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GENERAL NOTES

- A. COORDINATE WORK WITH LANDSCAPE PLAN.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND VERIFY THE INTENT BEFORE PROCEEDING.
- C. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- D. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- E. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- F. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- G. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST. WHERE SHOWN OR NOT SHOWN, CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- H. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EROSION THRESHOLD, (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS), A CITY-APPROVED ESC PERMIT FOR GRADING WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- I. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- J. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'WATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- K. SEE LANDSCAPE PLAN FOR EROSION CONTROL.
- L. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (PER LANDSCAPE PLAN) INSTALLED. TYPICAL NO SLOPE SHALL BE STEEPER THAN 2:1.
- M. EXISTING SURGE POND GRADES TO BE MAINTAINED.
- N. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

KEYED NOTES

THESE KEYED NOTES ARE REFERENCED ON GRADING & DRAINAGE PLANS EAST AND WEST. NOT ALL NOTES ARE USED ON EACH SHEET.

1. CONCRETE PAVED SIDE SLOPES WITH INTERMITTENT BOULDERS AND VARYING WIDTH CONCRETE BANDS. COORDINATE LOCATIONS WITH LANDSCAPE ARCHITECT.
2. CONCRETE MOW STRIP / MOW CURB AT ELEVATIONS SHOWN. SEE CONSTRUCTION PLAN.
3. CONSTRUCT ADA ACCESS RAMP. SEE CONSTRUCTION PLAN.
4. CONSTRUCT SURGE POND 6" PCC ACCESS DRIVE WITH EMERGENCY OVERTFLOW ELEVATION SHOWN FLUSH WITH TOP OF EXISTING CONCRETE RAMP. EXTEND TO BOTTOM OF SURGE POOL AT 10% MAX. SLOPE. STRICTLY ADHERE TO EMERGENCY OVERTFLOW ELEVATION. SEE CONSTRUCTION PLAN.
5. CONTRACTOR RETAINING WALL, STEPS, ADA ACCESSIBLE SLOPED WALKS AS SHOWN TO ACHIEVE GRADE TRANSITIONS. SEE CONSTRUCTION PLANS.
6. CONTRACTOR TO FIELD LOCATE AND PROTECT EXISTING SAS AND STORM DRAIN UTILITIES. GRADES SHOWN THIS AREA REFLECT EXISTING GRADES IN ORDER TO MAINTAIN COVER.
7. GRADES WITHIN GRASS ON NORTH SIDE OF FIELD AND WITHIN DRAINAGE EASEMENT NOT TO EXCEED 5:1. ALL OTHER GRASS AREAS TO BE MAX. 6:1. COORDINATE WITH LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL REGRADE SURGE POND WITHIN PUBLIC DRAINAGE EASEMENT AND ADHERE STRICTLY TO ELEVATIONS SHOWN. ELEVATIONS SHOWN REFLECT TOP OF FINAL LANDSCAPE SURFACE. 5:1 SIDE SLOPES WITHIN EASEMENT AS SHOWN. AN AS-BUILT SURVEY SHALL BE PROVIDED BY OWNER TO ENABLE THE ENGINEER TO VERIFY THE VOLUME AND LIMITS OF PONDING PRIOR TO SOD INSTALLATION.
9. FIELD LOCATE 5% MAX. ACCESS PATH INCORPORATED INTO GRASS THIS AREA. UTILIZE BOULDERS TO ACHIEVE 3:1 TRANSITION ALONG EAST SIDE OF PATH. COORDINATE WITH LANDSCAPE ARCHITECT.

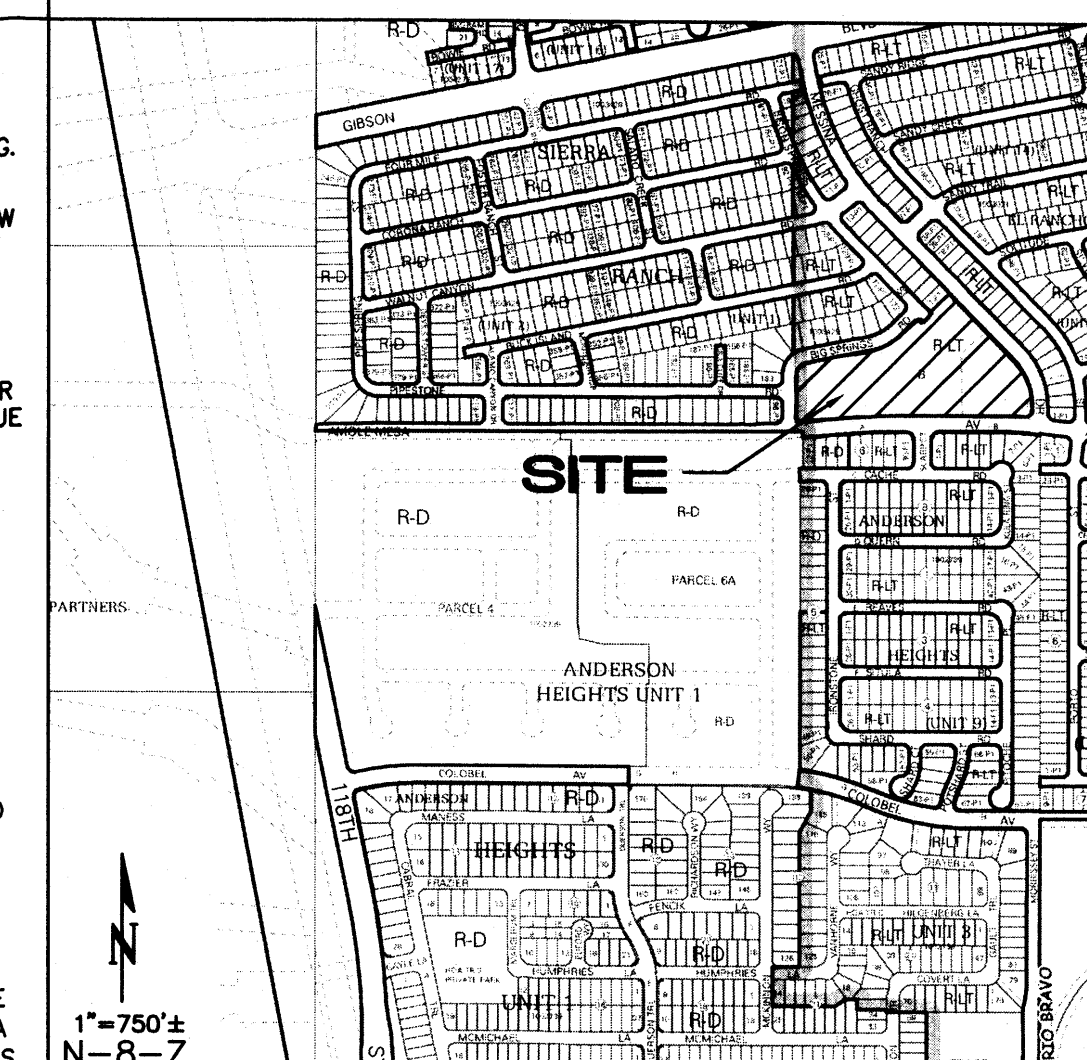
TEMPORARY BENCHMARKS

- TBM1** CP-52 (SURV-TEK)
N=1469699.693
E=1491838.453
EL=5180.93
- TBM2** CP-3
N=1469742.531
E=1492603.353
EL=5163.37

LEGEND

- - - - - EXISTING CONTOUR (1' INCREMENTS)
 → FLOW DIRECTION
 ———— 72 ———— PROPOSED CONTOUR (1' INCREMENTS)

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP N-8. THE SITE IS BOUND TO THE EAST BY MESSINA DR., TO THE WEST BY BIG SPRINGS RD., TO THE NORTH BY DEVELOPED RESIDENTIAL AND TO THE SOUTH BY AMOLE MESA AVE..

SITE AREA: 6.32 ACRES

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE GRASS FIELD, PLAYGROUND, WALKING PATHS AND TRANSITIONAL LANDSCAPING.

LEGAL: LOT B, SIERRA RANCH UNIT 1, ALBUQUERQUE, NM

ADDRESS: 10600 BIG SPRINGS RD. SW

BENCHMARK: ELEVATION = SEE PLAN FOR TEMPORARY
BENCHMARKS (NAVD 1988).

OFF-SITE: THE EASTERN PORTION OF THIS PROPERTY IS A DESIGNATED SURGE POND FOR THE PUBLIC STORM DRAIN SYSTEM. GRADING WILL BE DONE AS PART OF THE INSTALLATION OF THE GRASS AND LANDSCAPING BUT EXISTING ELEVATIONS WILL BE RE-ESTABLISHED. NO OTHER OFF-SITE FLOW IMPACTS THIS PROPERTY.

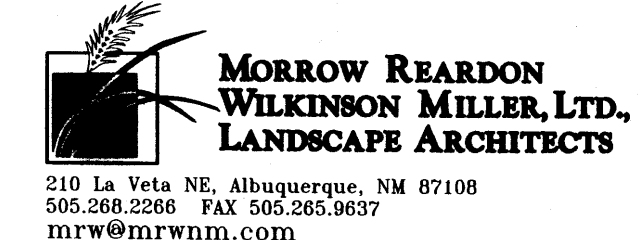
FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0336H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: TRANSITION SLOPE GRADING ON THE WEST SIDE WITH A MAXIMUM SLOPE TO ESTABLISH A FLATTER (2.5% SLOPE) PLAYING FIELD, MINOR SWALES AND BERMS TO PROVIDE SLOPE VARIATION AND TO DEFLECT STORMWATER AROUND PLAYGROUND. ALL STORMWATER CONTINUES TO DRAIN TO THE EAST TO ENTER THE PUBLIC STORM DRAIN SYSTEM AT THE EXISTING SURGE POND INLETS. DUE TO THE PROPOSED GRASS FIELDS, THE PROPOSED DISCHARGE FROM THE DEVELOPED PROPERTY IS CALCULATED TO BE SLIGHTLY LESS THAN (-0.4 CFS) THE UNDEVELOPED GRADED CONDITION.

SURGE POND VOLUME TO BE RE-ESTABLISHED TO 4.2 AC.FT. PER
'DRAINAGE STUDY FOR SIERRA RANCH SUBDIVISION' BY BOHANNAN
HUSTON, INC. DATED DECEMBER 16, 2004.

ENGINEER: ISAACSON & ARFMAN, I
128 MONROE NE 87111
505-268-8828

SURVEYOR: PHILIP W. TURNER, NMPS #10204
PAIKI
2901 JUAN TABO NE, SUITE 10
505-816-7340



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

SIERRA SUNSET PARK
GRADING AND DRAINAGE PLAN WEST

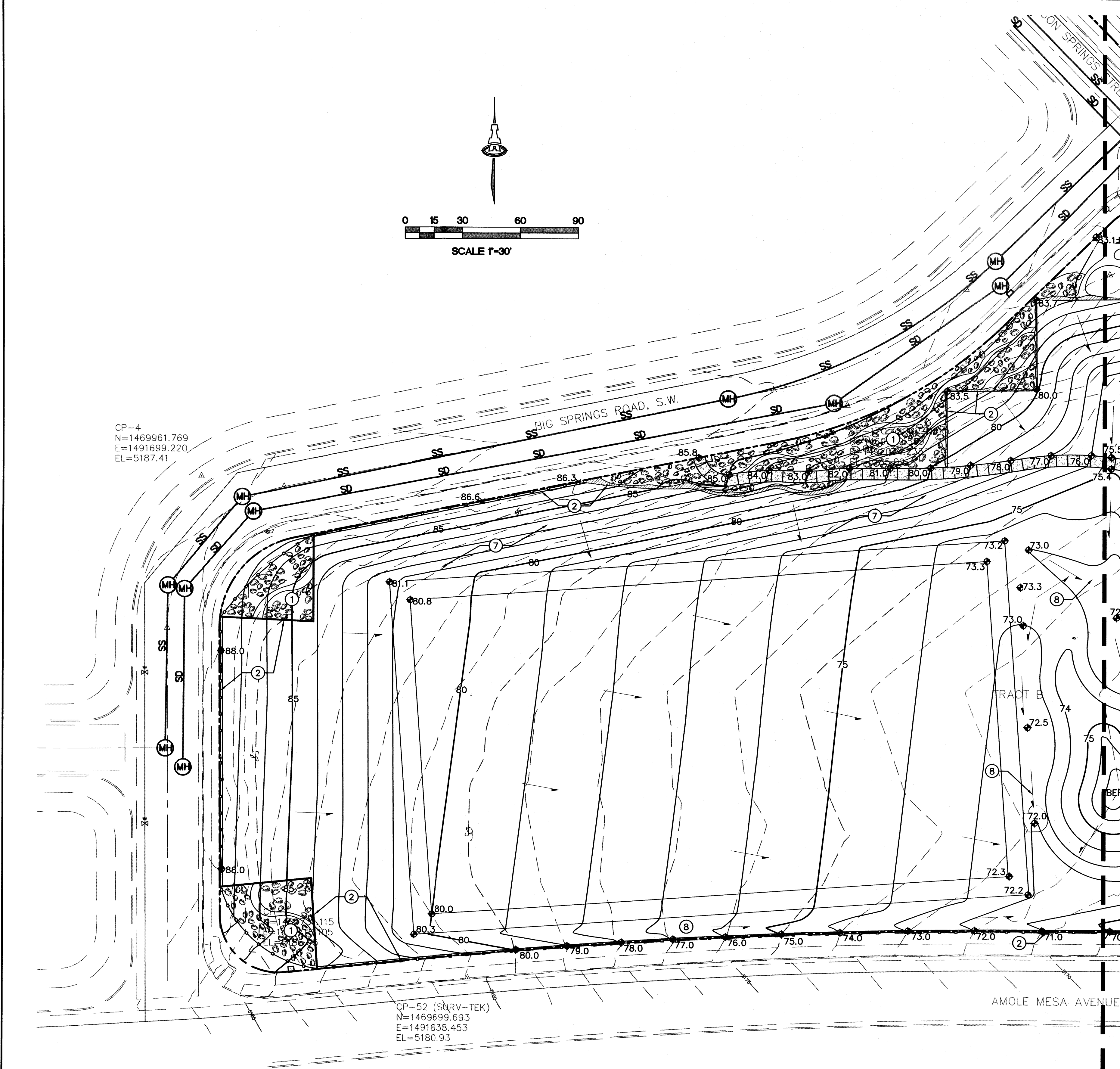
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
757591	N-8	9		20

SIERRA SUNSET PARK	
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PROJECT# 757591

RECORD DRAWINGS
DATE:

100% NOT FOR CONSTRUCTION
DATE: MAY 2, 2014



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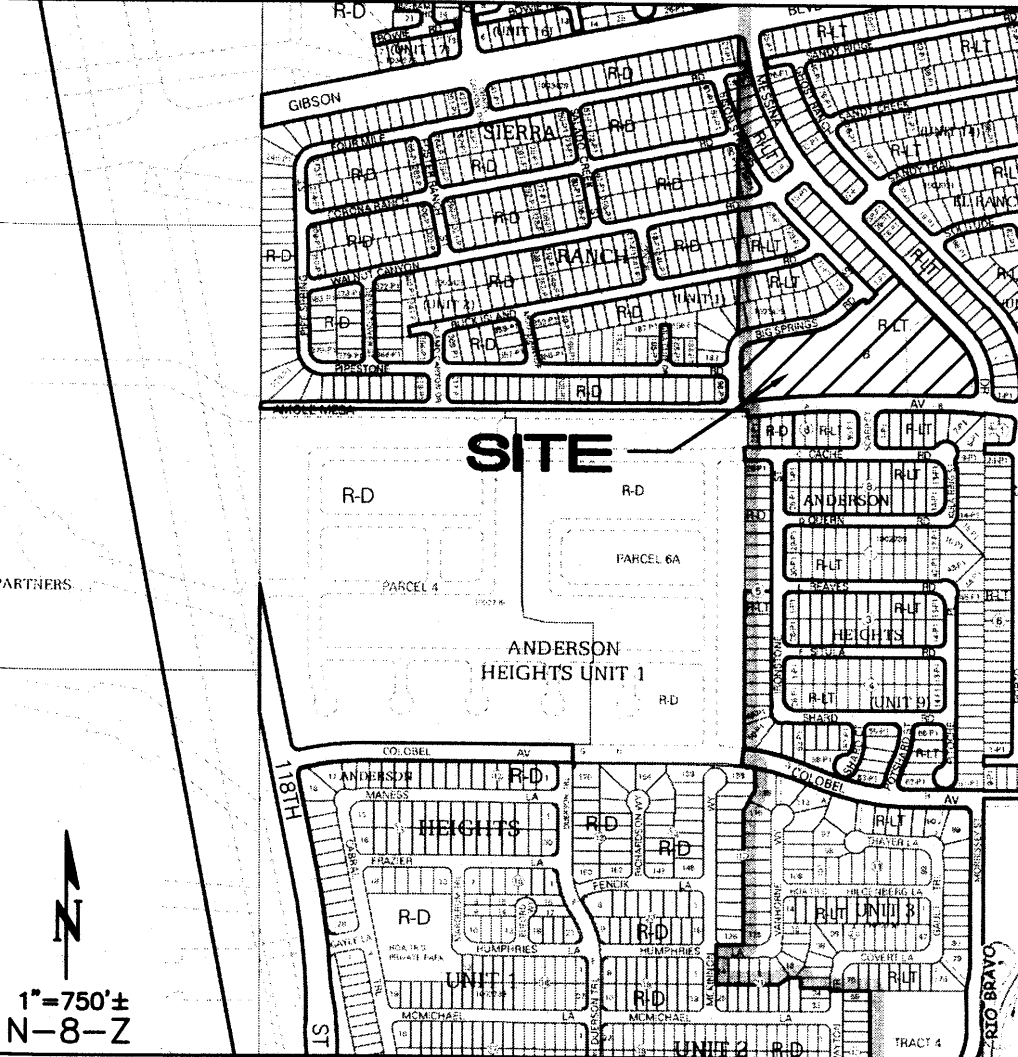
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LEGEND

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- FLOW DIRECTION
- 72— PROPOSED CONTOUR (1' INCREMENTS)

VICINITY MAP



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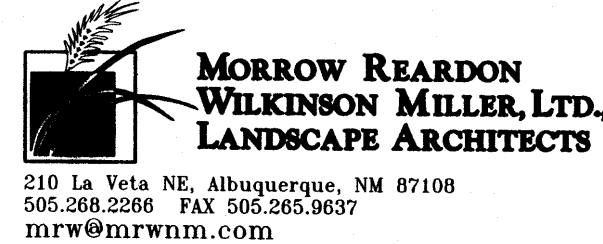
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ENGINEER: ISAACSON & ARFMAN, PA
128 MONROE NE 87111
505-268-8828

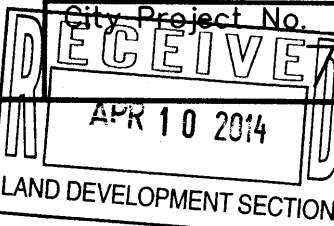
SURVEYOR: PHILIP W. TURNER, NMPS #10204
PAIKI
2901 JUAN TABO NE, SUITE 101, 87112
505-816-7340



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

SIERRA SUNSET PARK
GRADING AND DRAINAGE PLAN WEST

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.



City Project No. 757591
Zone Map No. N-8
Sheet 9 of 20

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS		REMARKS		NO. DATE		BY		DESIGNED BY		DRAWN BY		CHECKED BY		DATE		DATE		DATE		DATE	
CONTRACTOR	DATE	INSPECTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	NO.	DATE	NO.	DATE	NO.	DATE	NO.	NO.	DATE	NO.	NO.	DATE	NO.

95% NOT FOR CONSTRUCTION
DATE: MARCH 14, 2014
SIERRA SUNSET PARK
PROJECT# 757591
RECORD DRAWINGS
DATE:

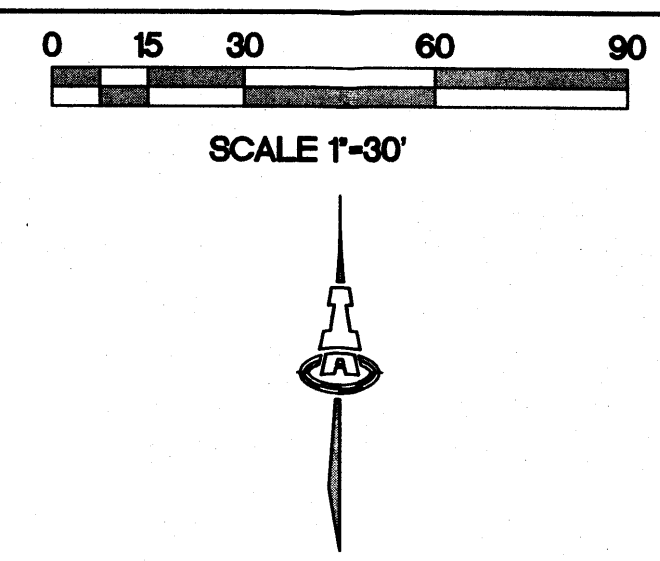
\\projects\2000-2099\2045\DWG\2045 CG-101.dwg, 4/10/2014 2:17:53 PM, thp

MATCHLINE A SEE SHEET 9

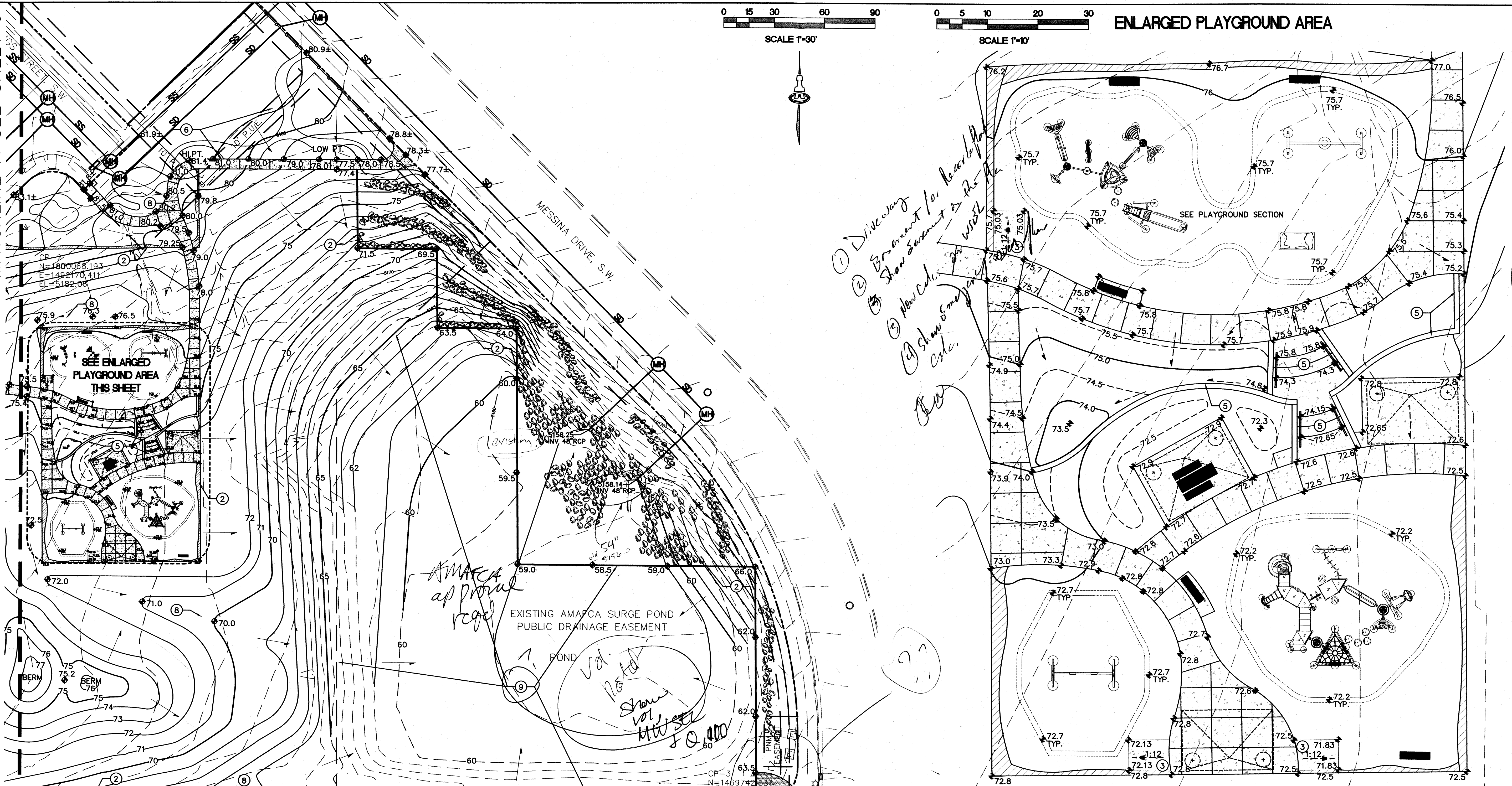
MATCHLINE A SEE SHEET 9

VENUE, S.W.

AMOLE MESA AVENUE, S.W.



ENLARGED PLAYGROUND AREA



- ① Drive way
- ② Erosion control for boardwalk
- ③ Show existing on the plan
- ④ Show erosion control

AMAFCA approval req'd

EXISTING AMAFCA SURGE POND PUBLIC DRAINAGE EASEMENT

POND

drainage report shows 4.2 ac ft pond volume

$$V = \frac{A_2 + A_3}{2} (h)$$

LEGEND

- EXISTING CONTOUR (1' INCREMENTS)
- FLOW DIRECTION
- 72 --- PROPOSED CONTOUR (1' INCREMENTS)

CALCULATIONS

CALCULATIONS: SIERRA SUNSET PARK : April 9, 2014					
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993					
ON-SITE					
AREA OF SITE:	6.32 Ac ±	275299.2	SF	=	6.3 ACRE
100-year, 6-hour					
ALLOWABLE DISCHARGE:		DEVELOPED FLOWS:		EXCESS PRECIP:	
	Treatment SF	%		Treatment SF	%
Area A =	0	0%	Area A =	0	0%
Area B =	137649.6	50%	Area B =	170686	62%
Area C =	137649.6	50%	Area C =	96355	35%
Area D =	0	0%	Area D =	8259	3%
Total Area =	275299.2	100%	Total Area =	275299.2	100%
Precip. Zone 1					
Area A =	0	0%	Area A =	0	0%
Area B =	137649.6	50%	Area B =	170686	62%
Area C =	137649.6	50%	Area C =	96355	35%
Area D =	0	0%	Area D =	8259	3%
Total Area =	275299.2	100%	Total Area =	275299.2	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)					
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$					
AA + AB + AC + AD					
Allowable E =	0.83 in.	Developed E =	0.82 in.		
On-Site Volume of Runoff: V360 = E * A / 12					
Allowable V360 =	19042 CF	Developed V360 =	18835 CF	(18835 / 43560) SF = .42	
On-Site Peak Discharge Rate: Qp = QpAA + QpAB + QpAC + QpAD / 43,560					
For Precipitation Zone 1					
QpA =	1.29	QpC =	2.87		
QpB =	2.03	QpD =	4.37		
Allowable Qp =	15.5 CFS	Developed Qp =	15.1 CFS		

KEYED NOTES

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9.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2045 CG-101.dwg Apr 10, 2014

MORROW REARDON WILKINSON MILLER, LTD.
LANDSCAPE ARCHITECTS
210 La Veta NE, Albuquerque, NM 87108
505.268.2266 FAX 505.268.0857
mrw@mrwnm.com

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

SIERRA SUNSET PARK GRADING AND DRAINAGE PLAN EAST

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
591	N-8	10	20	

RECEIVED
APR 10 2014
LAND DEVELOPMENT SECTION

AS-BUILT INFORMATION										BENCH MARKS										SURVEY INFORMATION										ARCHITECTURAL SEAL										REVISIONS										FIELD NOTES										MICRO-FILM 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95% NOT FOR CONSTRUCTION
DATE: MARCH 14, 2014

SIERRA SUNSET PARK

PROJECT# 757591

RECORD DRAWINGS
DATE: