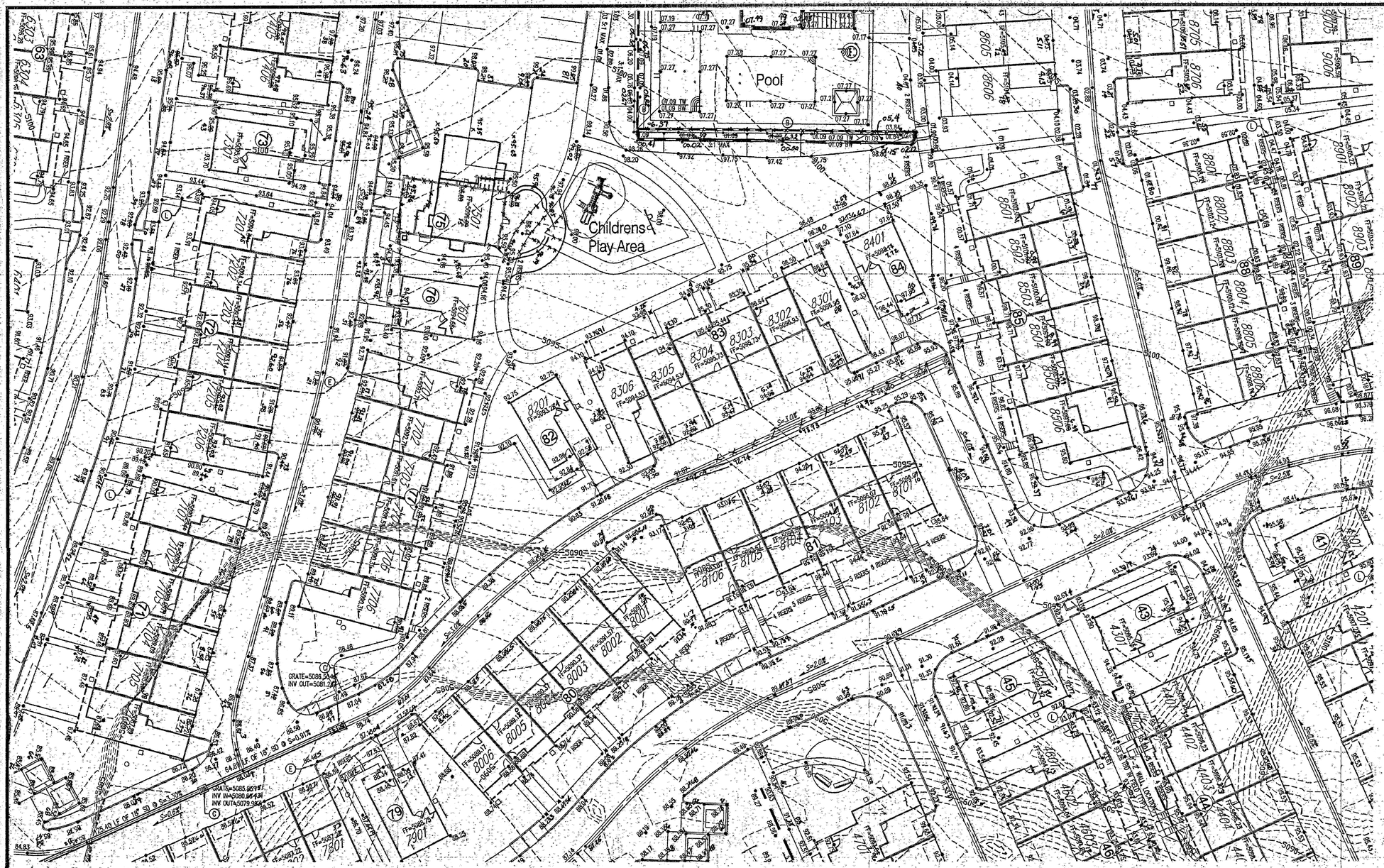

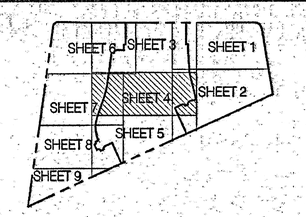

KEY

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5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

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KEYED NOTES

- ★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
- ★ B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
- C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
- ★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
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- ★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.
- ★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11
- ★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD. DWG 2012.
- L. INSTALL 4" DIA PVC SIDEWALK CULVERT.
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- ★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS).

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/16/13, 5/23/14, 6/17/13, 9/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/28/14, 1/28/15 AND 3/26/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNIT #'S 101, 201, 301-306, 401-406, 501-508, 5501-5506 AND 5601-5606, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2306, 2401-2406 AND 8601-8606, 2/1/13 FOR UNIT #'S 2501-2508, 2/19/13 FOR UNIT #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3205, 8/17/2013 FOR UNIT UNIT #'S 8501-8505, 8001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 8/1/13 FOR UNIT #'S 3301-3306 AND 9701-9706, 8/29/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/8/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

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SCOTT J. STEFFEN, NMPE 14684 — 3/26/15 DATE

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURBS ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

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LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- X 5301.15 — EXISTING GROUND SPOT ELEVATION
- 95.53 — PROPOSED SPOT ELEVATION
- S=2.0% — PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OR THOSE A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD HAVE DISCOVERED. ANY CONSTRUCTION PERFORMED IN CONFLICT WITH THE AFORESAID DOCUMENTS OR UNACCEPTABLE MANNER SHALL BE REQUIRED TO BE REDONE AT THE ARCHITECT PRIOR TO THE CLIENT OR OWNERS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

Z

20 10 0 20

1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

RECEIVED MAR 30 2015 LAND DEVELOPMENT SECTION

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.04

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Mon, 22-Oct-2012 - 2:14pm

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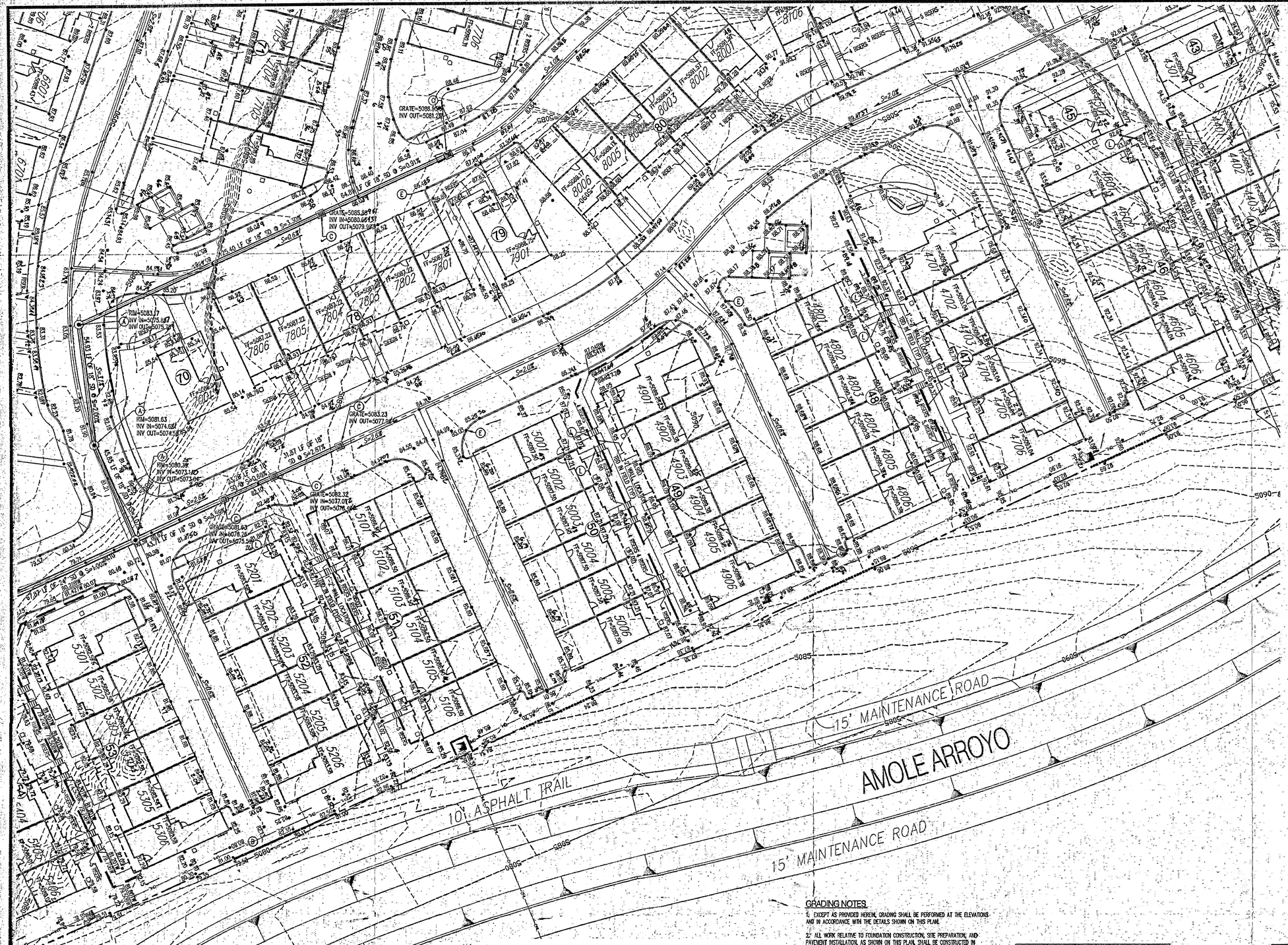

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SCOTT J. STEFFEN, NMPE 14684 — DATE: 3/26/15

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Bohannan ▲ Huston

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS, AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. FAILURE TO DO SO CONSTITUTES ACKNOWLEDGEMENT BY THE CLIENT THAT THE CONTRACTOR IS SATISFIED WITH THE DOCUMENTS AND THAT THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK, THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20

1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.05

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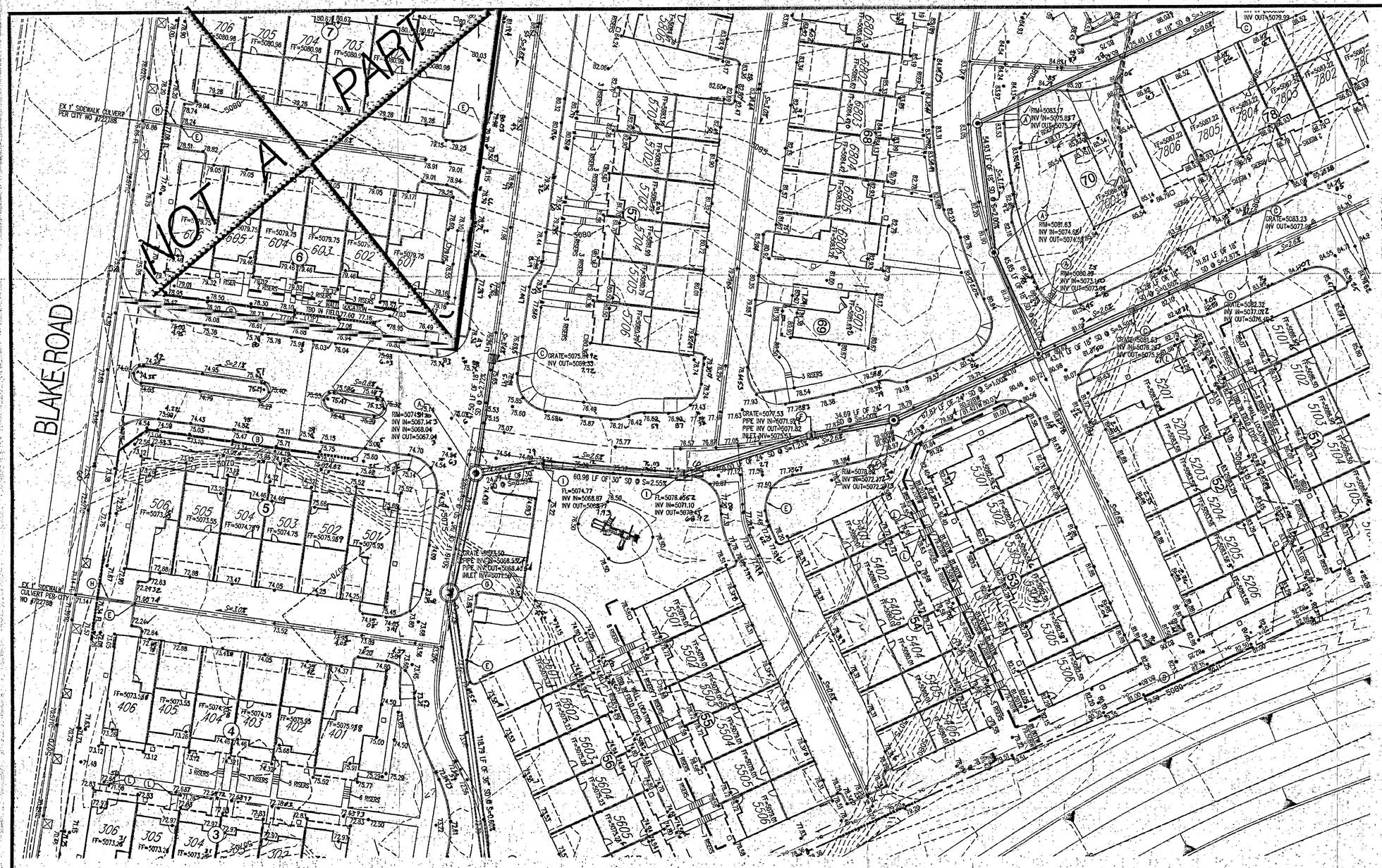
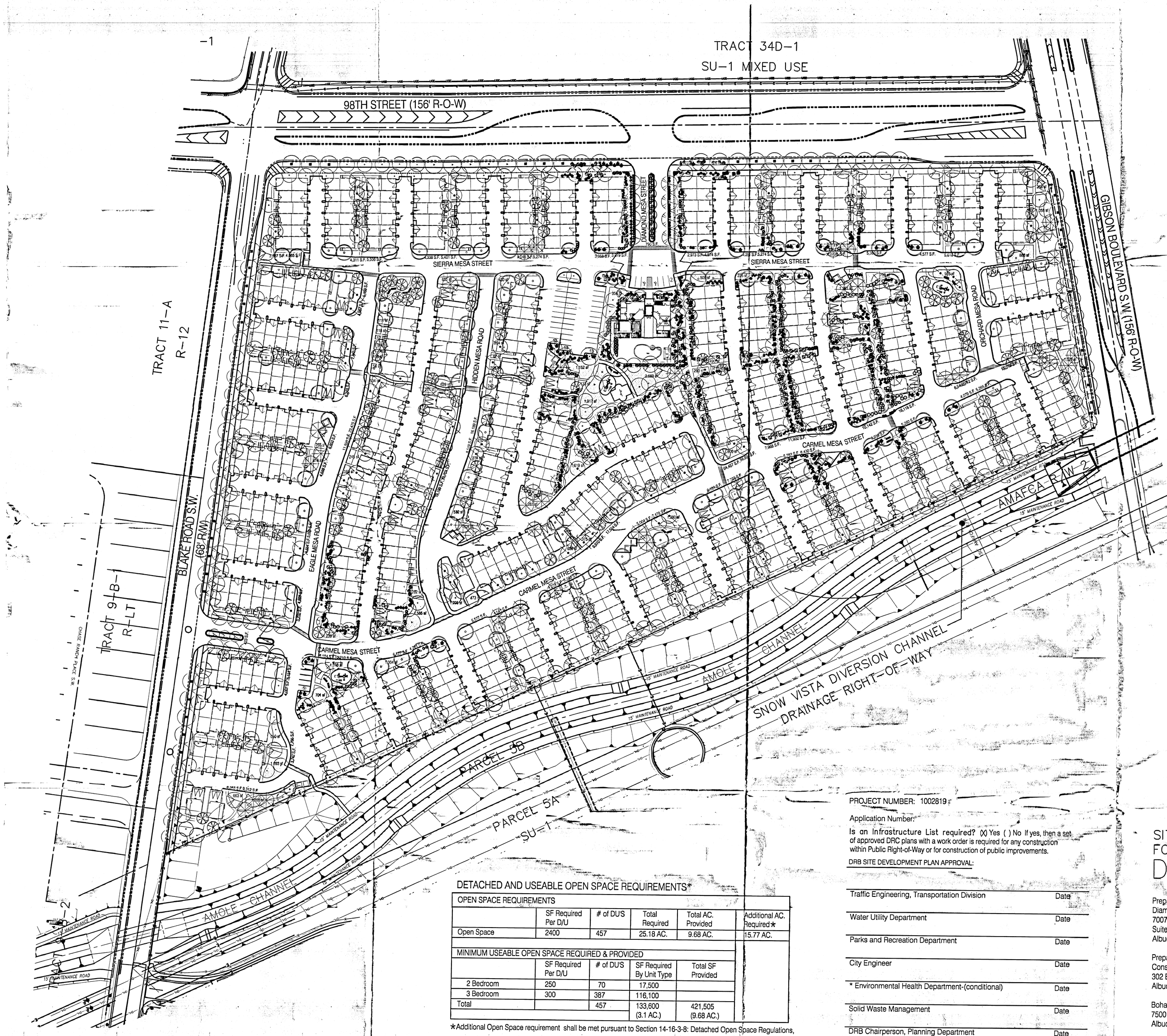
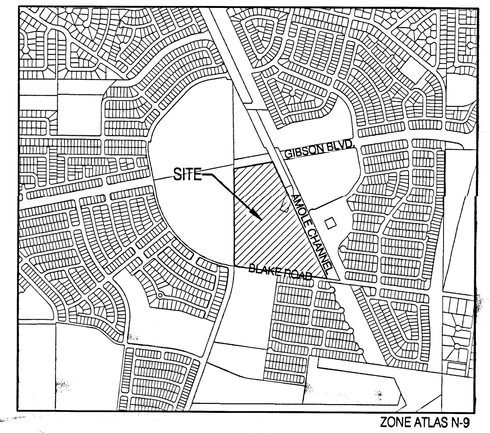

NOT A PART
BLAKE ROAD
EX 4' SIDEWALK CULVERT PER CITY WO #727788
EX 4' SIDEWALK CULVERT PER CITY WO #727788
60.98 LF OF 30" SD @ S=2.55%
34.69 LF OF 24" SD @ S=1.00%
118.78 LF OF 30" SD @ S=0.60%
493.40 LF OF 18" SD @ S=0.60%
31.87 LF OF 18" SD @ S=2.02%
31.89 LF OF 18" SD @ S=0.04%
31.89 LF OF 18" SD @ S=2.00%
31.89 LF OF 18" SD @ S=2.00%
31.89 LF OF 18" SD @ S=2.00



SITE VICINITY



SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-6-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

Proposed Use:
The Site Plan for Building Permit allows a residential condominium project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units – 35 Buildings.
2. a six-plex with 6 two-story units – 37 Buildings
3. a single family detached, two-story unit – 25 Buildings.

There are a total of 462 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 9.68 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access – Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access – Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access – A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys – The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

Transit Access – The site is currently not on a direct Transit route, however, it is feasible that in the future Gibson Boulevard and 98th Street could become Transit Routes.

Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas. Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community.

Building Heights and Setbacks:
Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per bath – two spaces per dwelling unit). In addition to the individual garage parking provided for each home (1 or 2 spaces), there are areas of on-street parking located throughout the community. 190 on-street parking spaces are provided throughout the community. There are an additional 60 guest parking spaces above the required off-street.

Condominium Association:
A Condominium Association will be established to maintain building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space.

Lighting:
Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate:
Gates shall remain open from 7am – 6pm.

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS					
	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	457	25.18 AC.	9.68 AC.	15.77 AC.

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED				
	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	387	116,100	
Total		457	133,600 (3.1 AC.)	421,505 (9.68 AC.)

*Additional Open Space requirement shall be met pursuant to Section 14-16-3-8: Detached Open Space Regulations,

PROJECT NUMBER: 1002819

Application Number:

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

north

Scale 1" = 60'

30 0 60 120

CONSENSUS PLANNING

March 20, 2007

Sheet 1

ADMINISTRATIVE AMENDMENT
FILE # 13-10002 PROJECT # 1002819
see 2
APPROVED BY — DATE 2/5/2014

TRACT 34D-1
SU-1 MIXED USE

98TH STREET (156' R-O-W)

TRACT 11-A
R-12

TRACT 9-B-1
R-LT

TRACT 9-B-2

BLAKE ROAD S.W. (68' R/W)

GIBSON BOULEVARD S.W. (156' R-O-W)

SIERRA MESA STREET

DIAMOND MESA ST.

HIDDEN MESA ROAD

ORCHARD MESA ROAD

CARMEL MESA STREET

Community Center

Pool

Park A
Community Club Room

Park B

Park C

Park D

Covered Mail Box Centers

Entry Monument See Sheet 3

Entry Gate See Sheet 3

Perimeter Wall See Sheet 3

Pedestrian Gate

10' Sidewalk

9' Sidewalk

Pedestrian Crossing

Power Pole Block Out

Street trees on Gibson Blvd shall be in 4' x 4' tree grates

AMAFCA R/W-2

SNOW VISTA DIVERSION CHANNEL
DRAINAGE RIGHT-OF-WAY

AMOLE CHANNEL

15' MAINTENANCE ROAD

EXISTING 10' ASPHALT TRAIL

PARCEL 5B

PARCEL 5A

SU-1

10' Easement

EX. 24" SAS

NOT A PART

Power Pole Block Out

Pedestrian Gate

Perimeter Wall See Sheet 3

Entry Monument See Sheet 3

Entry Gate See Sheet 3

Pedestrian Gate

Water Meter Block Out

Power Pole Block Out

Perimeter Wall See Sheet 3

9' Sidewalk

Pedestrian Gate

Street trees on Gibson Blvd shall be in 4' x 4' tree grates

Pedestrian Crossing

Power Pole Block Out

Pedestrian Gate

Power Pole Block Out

Perimeter Wall See Sheet 3

Entry Monument See Sheet 3

Entry Gate See Sheet 3

Pedestrian Gate

9' Sidewalk

Power Pole Block Out

Power Pole Block Out

Pedestrian Gate

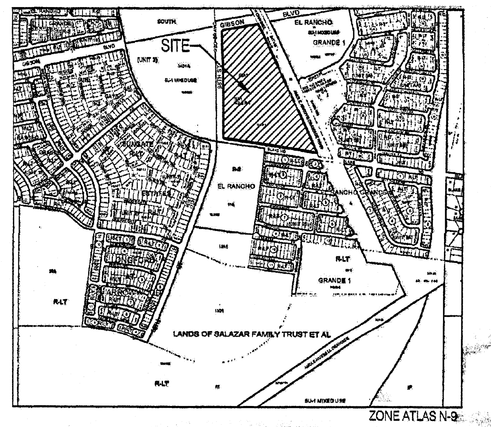
Power Pole Block Out

Power Pole Block Out

Pedestrian Gate

Power Pole Block Out

SITE VICINITY



NORTH

ZONE ATLAS N-9

SITE INFORMATION:
The site consists of approximately 26.5 acres. The legal description for the site is Tract E-8-A-1, Albuquerque South, Unit Three. The zoning is SU-1 R-2 & R-T.

1. Proposed Use: The Site Plan for Building Permit allows a residential Multi-Family project that includes three building types as follows:

1. a six-plex with 4 two-story units and 2 one-story units - 35 Buildings.
2. a six-plex with 6 two-story units - 37 Buildings
3. a single family detached, two-story unit - 24 Buildings.

2. There are a total of 456 dwelling units proposed. The community, named Diamond Mesa will be gated. It will contain a pool, a club house, and playground equipment, and 8.72 acres of open space.

Pedestrian and Vehicular Ingress and Egress:
Vehicular Access - Primary access into the development will be off of 98th Street SW. A secondary access is provided along Blake Road SW, on the south side of the site. Both accesses are gated. The 98th Street entrance will include a key pad and will be utilized by visitors and residents. The Blake Road access can be opened by a remote control provided to residents. Both access points will accommodate emergency vehicles.

Pedestrian Access - Pedestrians will be provided direct access through the subdivision from entry ways off of Gibson Boulevard, 98th Street SW and Blake Road SW. There will also be three pedestrian access points to the trail located along the Amole Channel.

Bicycle Access - A primary trail is planned along Gibson Boulevard SW that will connect to the Amole Channel Trail. The Gibson trail will be accessed from the Diamond Mesa community via the Amole Trail and a direct connection at the north end of the project. These trails serve as part of the regional trail network.

Alleys - The Diamond Mesa community contains alleys that serve each building. The garages for each dwelling unit will be accessed from the alleys.

3. Transit Access - The site is currently served by Route 196 along 98th Street with stops located at the intersection of 98th & Gibson and 98th Street & Blake.

Internal Circulation:
Internal roads will be private but will be designed and built in compliance with the DPM. Local roads (at varying lengths) internal to the development will be provided to provide access to buildings and common parking areas.
Pedestrian circulation within the community will be facilitated through a network of concrete walking paths that provide connectivity throughout the community. ADA compliant sidewalks will also be provided throughout the community. Crosswalks shall be constructed of colored textured concrete.

Building Heights and Setbacks - Maximum building height and setbacks comply with the City Comprehensive Zoning Ordinance for the R-2 zone.

Parking:
Parking will be provided in compliance with 14-16-3-1 of the City Zoning Code (one space per full bath - two spaces per dwelling unit).

Required:
456 units @ 2 full bath per unit = 912 parking spaces required.
Provided:
800 garage parking spaces
48 guest parking spaces
157 on-street parking spaces
1005 parking spaces provided

4. Maintenance - The building exterior, internal streets, the pool/clubhouse area, pedestrian walkways, and landscaping/open space maintenance shall be provided by the Owner.

Lighting - Lighting will be provided in compliance with the City Of Albuquerque Zoning Code.

Gate - Gates shall remain open from 7am - 6pm.

Solid Waste - The walls surrounding the refuse containers shall be a maximum of 8' in height and constructed of colored stucco or split face block. The gate will be opaque and of a durable material.

Perimeter Walls - Perimeter walls as illustrated on Sheet 3 shall not be changed or altered without prior approval by the Environmental Planning Commission.

Parks - The park area located adjacent to the community center is in addition to the (4) required pocket parks.

5. Parks: Amenities shall be determined by Phase and shall include any of the following: Children's Play Area, Passive Recreation, Car Care, Dog Park, Sports Court, etc. Per the EPC Notice of Decision, two Private Parks shall contain playground equipment.

1. The following changes are proposed:
1. Modify the building footprints to accommodate slightly smaller units;
2. Modify the building elevations;
3. Update the notes, open space, and landscape calculations;
4. Amend the pedestrian connections to better connect to the internal pedestrian circulation network and grade changes;
5. Eliminate one detached unit and replace with a community "club room"; and
6. Reduce turf areas and modify the landscape plan accordingly.

PROJECT NUMBER: 1002819

Application Number: 07DRB-00354

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date 4-11-07
Water Utility Department	Date 4/6/07
Parks and Recreation Department	Date 4/6/07
City Engineer	Date 8/29/07
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date 4/10/07
DRB Chairperson, Planning Department	Date 8/30/07

CM 4/9/07

Revised February 14, 2012

Revised February, 2014
1. Eliminate and add pedestrian crossings as needed.
2. Remove details for private Pocket Parks to allow flexibility.
3. Eliminate sidewalk located west of Building #33.
4. Revise entrance lane off of Blake Road to 20 feet.
5. Revise bike rack location.
6. Add existing covered Mail Box Center.
7. Add a pedestrian connection just south of Building #39.

DETACHED AND USEABLE OPEN SPACE REQUIREMENTS*

OPEN SPACE REQUIREMENTS	SF Required Per D/U	# of DU'S	Total Required	Total AC. Provided	Additional AC. Required*
Open Space	2400	456	25.18 AC.	7.99 AC.	15.03 AC.

MINIMUM USEABLE OPEN SPACE REQUIRED & PROVIDED	SF Required Per D/U	# of DU'S	SF Required By Unit Type	Total SF Provided
2 Bedroom	250	70	17,500	
3 Bedroom	300	386	115,800	
Total		456	133,300 (3.1 AC.)	379,902 (8.72 AC.)

*Additional Open Space requirement has been met through Cash in Lieu payment (May, 2007) per Zoning Ordinance Section 14-16-3-8 Detached Open Space Regulations.

TRAFFIC CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 2/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/1/13, 2/15/13, 4/18/13, 5/23/13, 6/7/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14 AND 3/5/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL UNITS #'S 8101-8103, 8301-8308, AND 8401 AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE AND UNIT #'S 2301-2306, 2401-2406, AND 8601-8606, 2/1/13 FOR UNITS #'S 2501-2506, 2/19/13 FOR UNITS #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNITS #'S 2701-2706, 2801-2806, 2901-2906, 3001-3008 AND 3101-3106, 5/24/13 FOR UNITS #'S 3201-3206, 6/17/13 FOR UNITS #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS #'S 9401, 9501-9508 AND 9601, 8/1/13 FOR UNITS #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNITS #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNITS #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 12/26/13 FOR UNITS #'S 7001, 7101-7106, 7201-7206, 7301, 7401-7406, 7501, 7601, 7701-7706, AND 7801-7806 AND 1/31/14 FOR UNITS #'S 7301, 8201-8206, AND 8201.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14664

3/6/14
DATE

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DIAMOND MESA

Prepared for:
Diamond Mesa, LLC
7007 Jefferson St. NE
Suite A
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Bohannan Huston
7500 Jefferson NE
Albuquerque, NM 87109

ADMINISTRATIVE AMENDMENT
FILE # 13-10158 PROJECT # 1002819
see 1
APPROVED BY — DATE 2/22/12

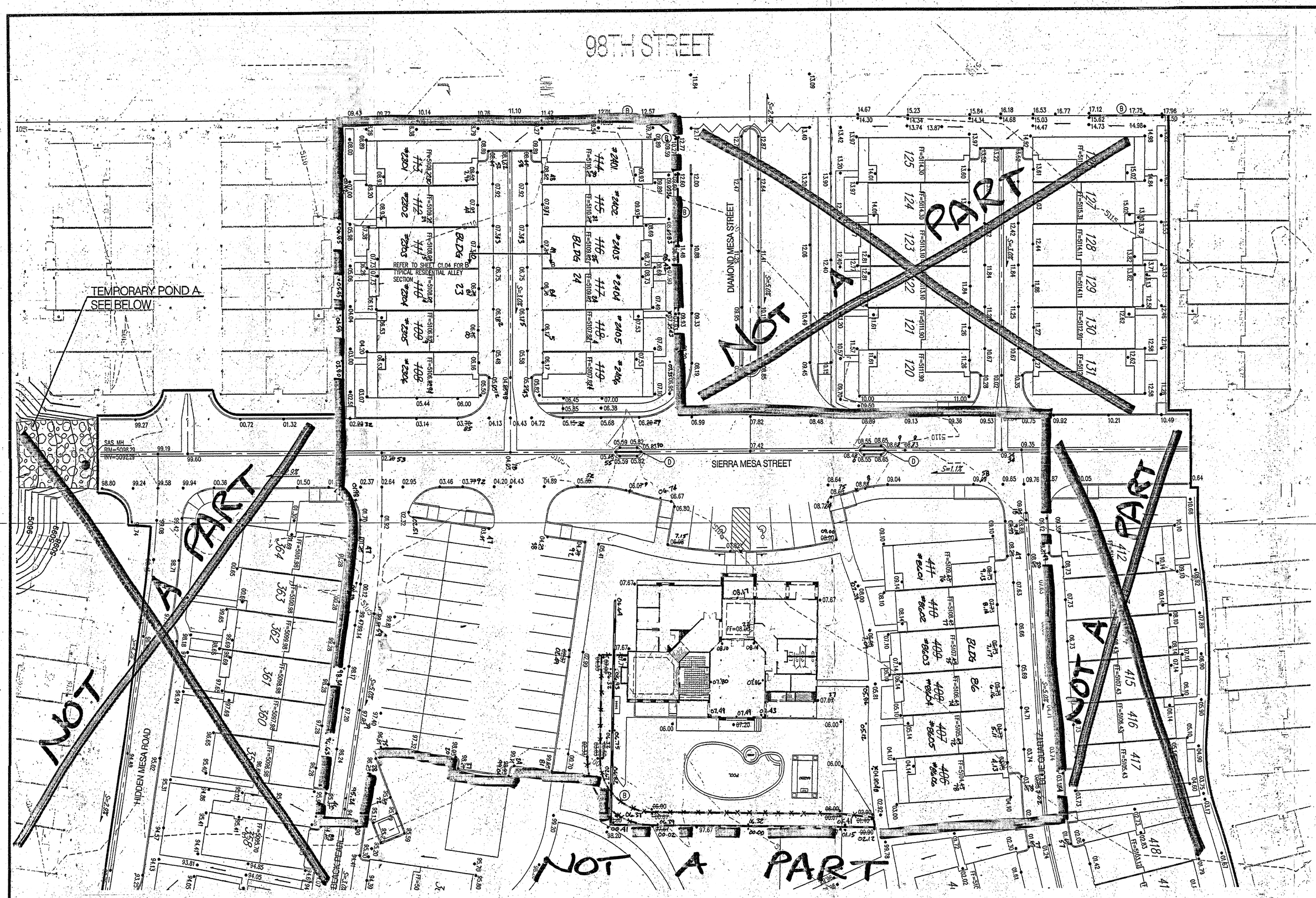
north
Scale: 1" = 60'
30 0 60 120

RECEIVED
MAR 05 2014
LAND DEVELOPMENT SECTION
PLANNING

CONSENSUS
December 2, 2011

Sheet 1 of 15

AA #2 3/13/2014



SHEET 1
PHASE I SHEET 2
PHASE II
PHASE III
SHEET 3

KEY

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C1.04 FOR TYPICAL RETAINING WALL NOMENCLATURE.

C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C1.04.

E. 2' CURB CUT PER DETAIL SHEET C1.04.

GRADING AND DRAINAGE CERTIFICATION

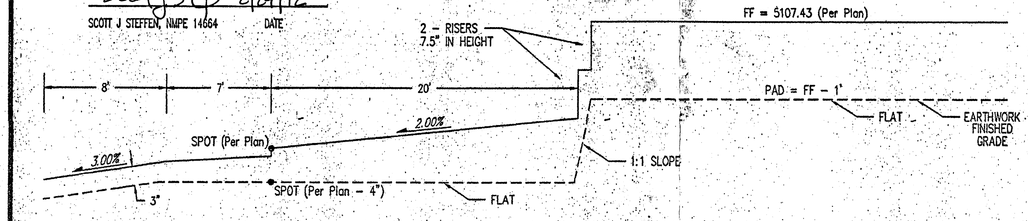
I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 09/09/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURV-TEK, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11 AND 2/29/12, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE DIAMOND MESA CLUBHOUSE AT 2300 DIAMOND MESA TRAIL, AND THE PREVIOUSLY APPROVED CERTIFICATION DATED 12/13/11 FOR THE FOLLOWING BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 2301-2306, 2401-2406, AND 8001-8006.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J STEFFEN, NMPE 14684 — DATE 2/29/12

SCOTT J. STEFFEN — NEW MEXICO — 14684 — REGISTERED PROFESSIONAL ENGINEER



TYPICAL BUILDING GRADING

SCALE: 1" = 5' Horizontal
1" = 1' Vertical

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" HEADER CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE TOP OF ASPHALT UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

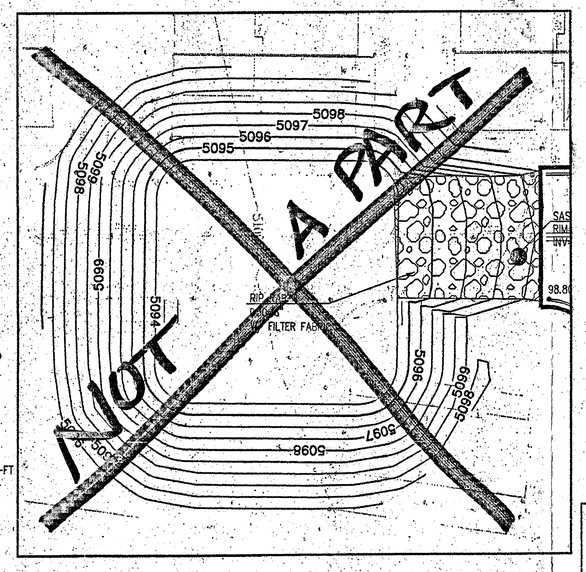
NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2115.

Z
20 10 0 20
1" = 20'

TEMPORARY POND A

BOTTOM- ELEV.=5094'
MAX. WATER SURFACE ELEV.=5099'
MAX. VOLUME=0.533 AC-FT
ACTUAL STORAGE VOLUME=0.467 AC-FT
Q100=13 CFS
CONTRIBUTING AREA=3.44 AC



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- X 5301.15 — EXISTING GROUND SPOT ELEVATION
- 95.53 — PROPOSED SPOT ELEVATION
- S=2.0% — PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- EXISTING BARBED WIRE FENCE

Bohannan Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO VERIFY THE ARCHITECT IS DOING ALL OF THE REQUIRED CHECKS ON THE PLANS & SPECIFICATIONS. IT IS ALSO THE CLIENTS RESPONSIBILITY TO MAKE SURE A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARDED A BID & MADE AWARE OF ANY & ALL WRITTEN INSTRUCTIONS, ADVISORIES, ETC. PERTAINING TO THE PROJECT. PREVIOUS ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA PHASE I

ALBUQUERQUE, N.M.

Z
20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN — NEW MEXICO — 14684 — REGISTERED PROFESSIONAL ENGINEER — 2/29/12

Project Contact: NAME
Phone #: PHONE
Fax #: FAC
E-Mail: E-MAIL

Principal in Charge : PRINCIPAL
Project Director : DIRECTOR
Project Designer: DESIGNER
Project Manager: PM

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No.

RECEIVED
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HYDROLOGY SECTION

C2.01

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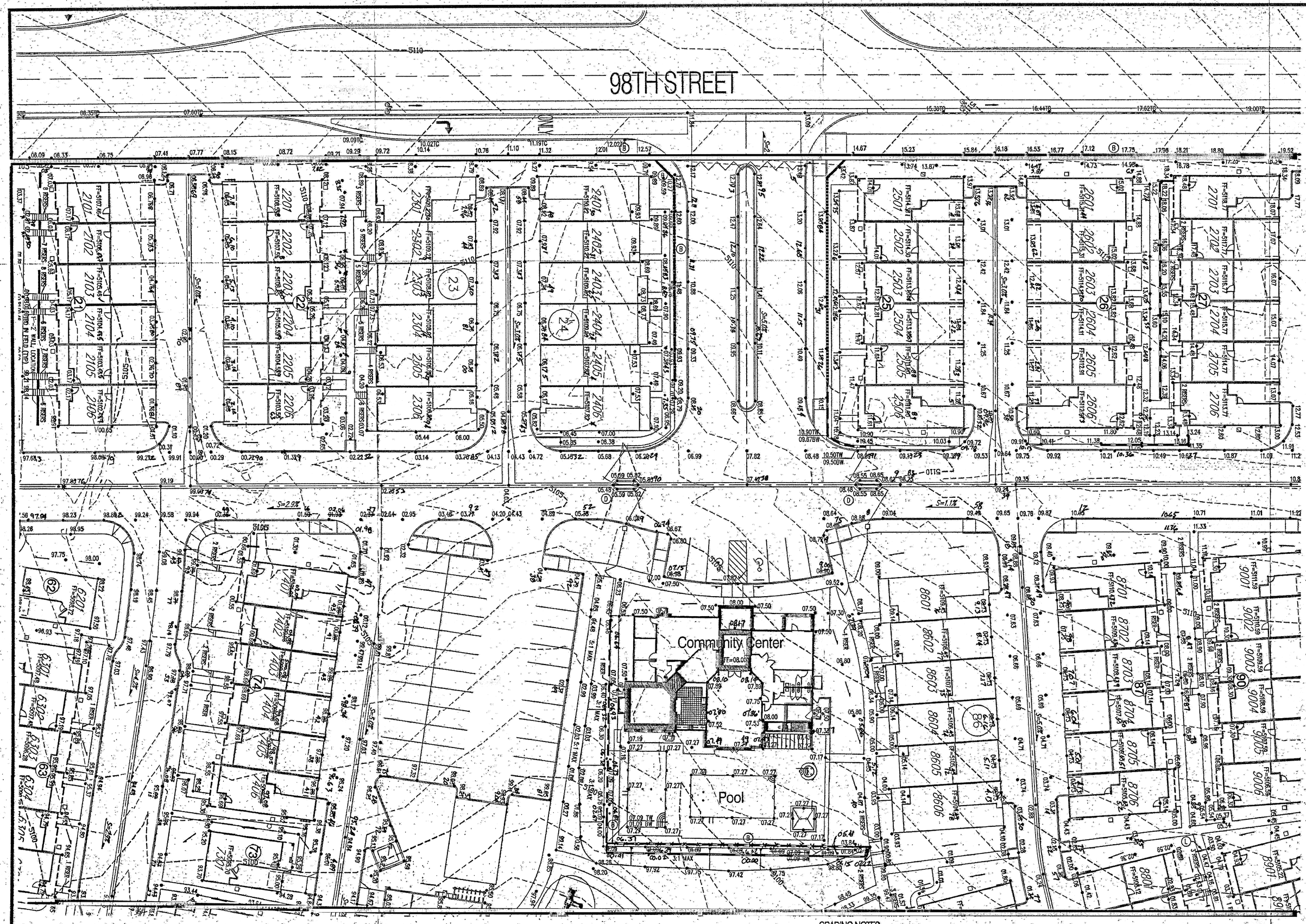

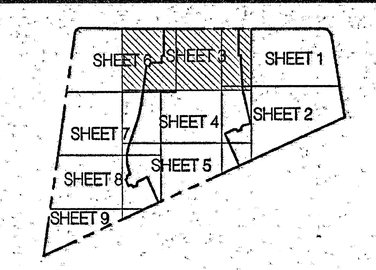

KEY

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES

* A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

* C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2208.

D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

* E. 2' CURB CUT PER DETAIL SHEET C2.11.

* F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

* G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

* H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

* I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

* J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

* K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

* M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 24159

* N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

* Not used this sheet.

MATERIALS:
SD LINES: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/29/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/25/14, 4/23/14, 7/10/14, 8/28/14, 12/8/15 AND 3/26/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 101, 201, 301-306, 401-408, 501-506, 5501-5508 AND 7001-7006, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2308, 2401-2406 AND 8501-8508, 2/1/13 FOR UNIT #'S 2501-2508, 2/13/13 FOR UNIT #'S 2601-2606 AND 8701-8708, 4/18/13 FOR UNIT #'S 2701-2706, 2801-2808, 2901-2908, 3001-3008 AND 3101-3108, 5/24/13 FOR UNIT #'S 3201-3206, 6/17/2013 FOR UNIT UNIT #'S 8501-8508, 9001-9008, 9101, 9201 AND 9301-9308, 6/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 9/1/13 FOR UNIT #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNIT #'S 3401-3408 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3708, 3801-3808 AND 3901-3908, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/5/14 FOR UNIT #'S 7101-7108, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7808, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4408, 4501, 4601-4606, 8501-8506 AND 8601-8608, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5108, 5201-5206 AND 5301-5306, 8/29/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 5001-5006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684 — DATE 3/26/15

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2115.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- 91 EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

LAND DEVELOPMENT SECTION — APPROVED — MAY 28 2015

Bohannan Huston

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Mon, 22-Oct-2012 - 2:14:pm

No. Date Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS OR THE CONSTRUCTION DOCUMENTS AND THE ACTUAL CONDITIONS ENCOUNTERED. SUCH NOTIFICATION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67'
Ground-to-Grid Factor = 0.9996792
Δα = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

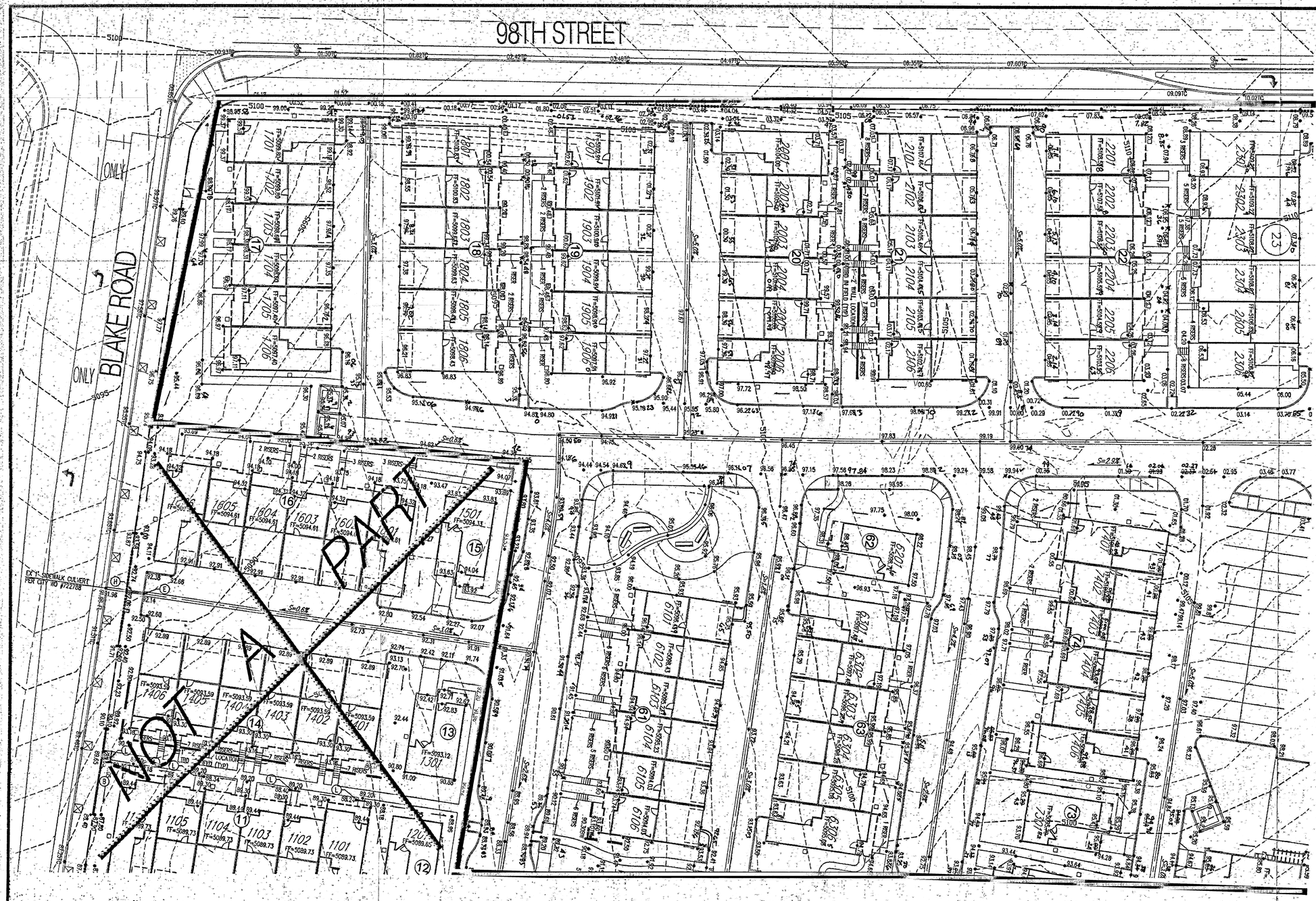
Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.03


98TH STREET
BLAKE ROAD
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Childrens Play Area
Pool
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INV OUT=5079.95
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S=0.02%
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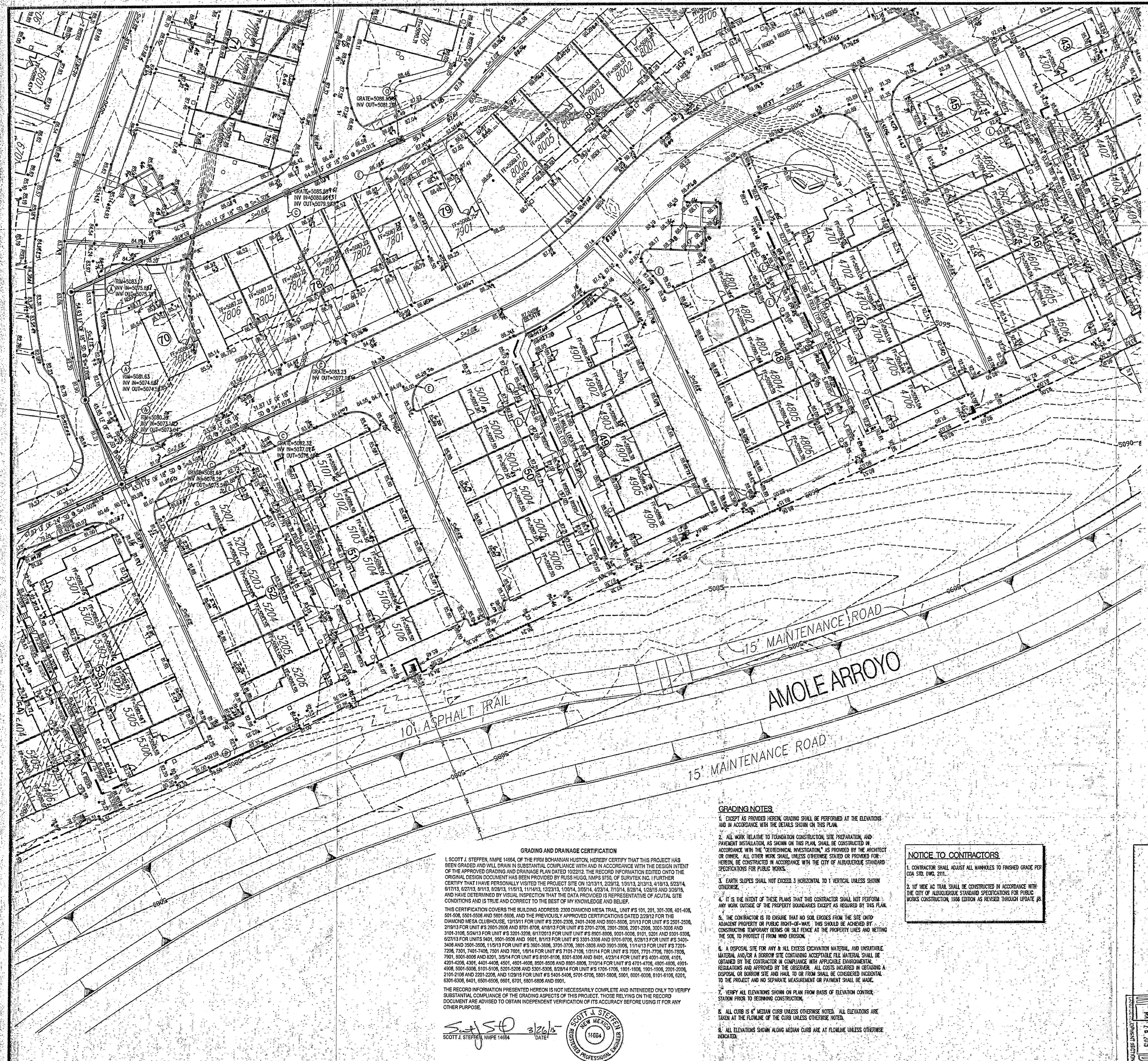
15' MAINTENANCE ROAD
AMOLE ARROYO
101' ASPHALT TRAIL
15' MAINTENANCE ROAD
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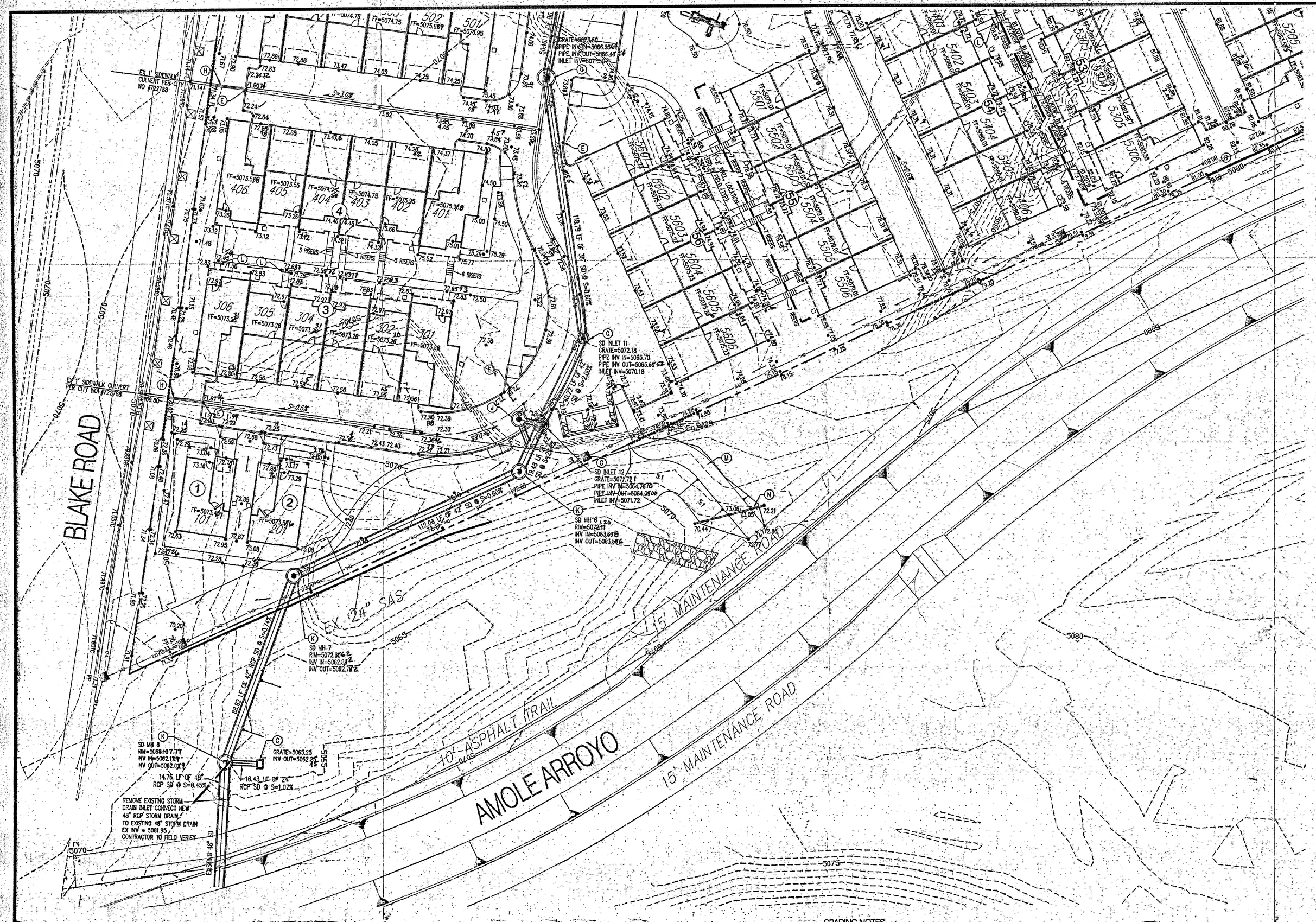

KEY

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9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

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13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG. 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

M. BUILD 10' WIDE 2" AC TRAIL, PER COA STD DWG 2415B

N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 9/17/13, 5/27/13, 8/1/13, 8/29/13, 11/5/13, 11/21/13, 12/22/13, 1/30/14, 3/25/14, 6/23/14, 7/10/14, 8/28/14, 1/28/15 AND 3/26/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 101, 201, 301-308, 401-408, 501-506, 5501-5506 AND 5601-5606, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2308, 2401-2406 AND 2501-2508, 2/1/13 FOR UNIT #'S 2501-2508, 2/19/13 FOR UNIT #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2708, 2801-2806, 2901-2906, 3001-3008 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3206, 6/17/2013 FOR UNIT UNIT #'S 8501-8506, 8001-8006, 9101, 9201 AND 9301-9306, 9/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 8/1/13 FOR UNIT #'S 3301-3308 AND 8701-8706, 8/28/13 FOR UNIT #'S 3401-3408 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3708, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7208, 7301, 7401-7408, 7501 AND 7601, 1/6/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7708, 7801-7809, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4408, 4501, 4601-4606, 8501-8506 AND 8801-8806, 7/10/14 FOR UNIT #'S 4701-4708, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684 — DATE 3/26/15

SCOTT J. STEFFEN, NEW MEXICO, 14684, REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

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5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- 34 EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

LAND DEVELOPMENT SECTION APPROVED — AUG 26 2015

Bohannan Huston

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No. Date Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PROPOSED CHANGES IN THE PLANS OR SPECIFICATIONS OF ANY CONSTRUCTION PROCEDURES WHICH MAY AFFECT THE STRUCTURAL, MECHANICAL OR ELECTRICAL CONSTRUCTION SHOULD ADDITIONAL BE MADE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PROPOSED CHANGES OR OMISSIONS SHALL BE OBTAINED FROM THE ARCHITECT PRIOR TO THE CLOSE OF CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project:

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20

1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔC = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN, 14684, REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge:
Project Director:
Project Designer:
Project Manager:

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C2.09

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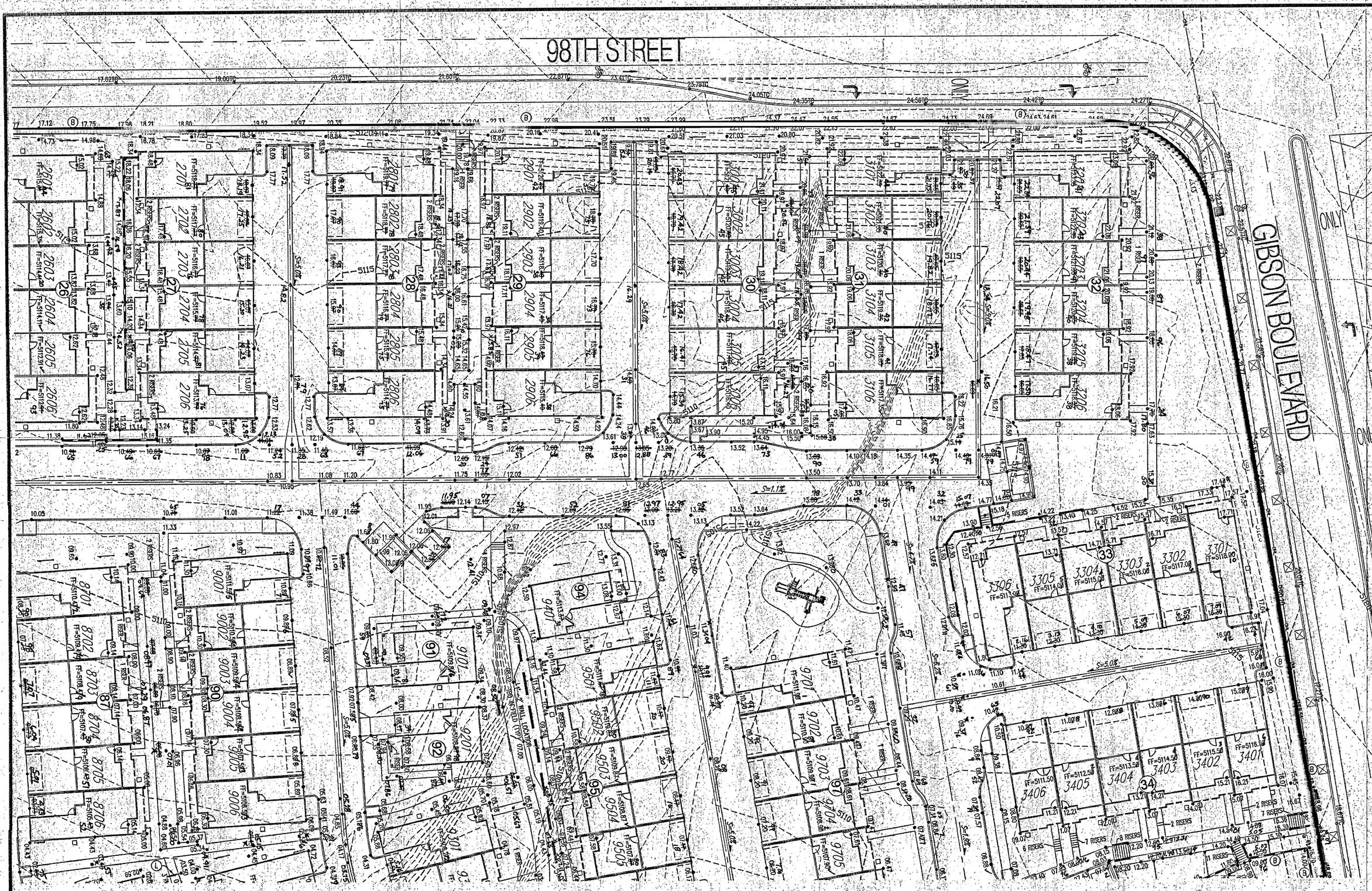

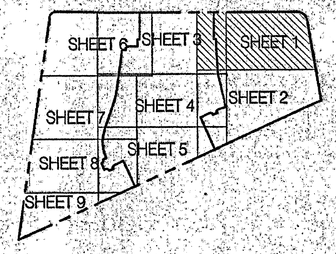

KEY

No. Date Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY REVISIONS MADE OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD RECOGNIZABLE BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLOSE OF CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE FIRM SHALL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY, THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION., THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

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* A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
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* C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
* D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
* E. 2' CURB CUT PER DETAIL SHEET C2.11.
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* I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS. 2201 & 2202.
* J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11
* K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.
L. INSTALL 4" DIA PVC SIDEWALK CULVERT.
* M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B
* N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

* Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

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SCOTT J. STEPHEN, NMPE 14684 — DATE: 3/26/15

SCOTT J. STEPHEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

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6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

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8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS:

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2115.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

20 10 0 20

1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.9996792
Δα = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEPHEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

RECEIVED
MAR 26 2015
LAND DEVELOPMENT

Sheet No. :

C2.01

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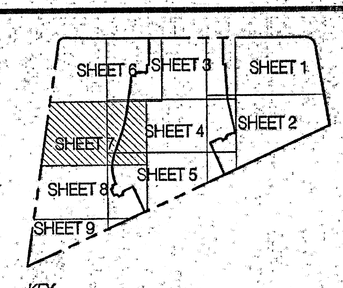

KEY

GENERAL NOTES

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3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

- ★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
- ★ B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
- C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
- ★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
- E. 2' CURB CUT PER DETAIL SHEET C2.11.
- ★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- ★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.
- ★ I. SINGLE GRATE TYPE-"A" INLET, PER COA STD DWGS 2201 & 2202.
- ★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11
- ★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.
- L. INSTALL 4" DIA PVC SIDEWALK CULVERT.
- ★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B
- ★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 9/1/13, 9/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/25/14, 4/23/14, 7/10/14, 8/29/14, 1/28/15 AND 3/26/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 101, 201, 301-308, 401-408, 501-506, 5501-5508 AND 5601-5606, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2306, 2401-2408 AND 8601-8608, 2/1/13 FOR UNIT #'S 2501-2508, 2/19/13 FOR UNIT #'S 2601-2608 AND 8701-8708, 4/18/13 FOR UNIT #'S 2701-2708, 2801-2808, 2901-2908, 3001-3008 AND 3101-3108, 5/24/13 FOR UNIT #'S 3201-3208, 6/17/2013 FOR UNIT UNIT #'S 8501-8508, 9001-9008, 9101, 9201 AND 9301-9308, 6/27/13 FOR UNITS 5401, 5501-5508 AND 9501, 8/1/13 FOR UNIT #'S 3301-3308 AND 9701-9708, 8/28/13 FOR UNIT #'S 3401-3408 AND 3501-3508, 11/5/13 FOR UNIT #'S 3601-3608, 3701-3708, 3801-3808 AND 3901-3908, 11/14/13 FOR UNIT #'S 7201-7208, 7301, 7401-7408, 7501 AND 7601, 1/8/14 FOR UNIT #'S 7101-7108, 1/31/14 FOR UNIT #'S 7001, 7701-7708, 7801-7808, 7901, 8001-8008 AND 8201, 3/5/14 FOR UNIT #'S 8101-8108, 8301-8308 AND 8401, 4/23/14 FOR UNIT #'S 4001-4008, 4101, 4201-4208, 4301, 4401-4408, 4501, 4601-4608, 8501-8508 AND 8801-8808, 7/10/14 FOR UNIT #'S 4701-4708, 4801-4808, 4901-4908, 5001-5008, 5101-5108, 5201-5208 AND 5301-5308, 8/28/14 FOR UNIT #'S 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108 AND 2201-2208, AND 1/29/15 FOR UNIT #'S 5401-5408, 5701-5708, 5801-5808, 5901, 6001-6008, 6101-6108, 6201, 6301-6308, 6401, 6501-6508, 6601, 6701, 6801-6808 AND 6901.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684 — DATE 3/26/15

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2101.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- ×5301.15 — EXISTING GROUND SPOT ELEVATION
- 95.53 — PROPOSED SPOT ELEVATION
- S=2.0% — PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OH — EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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No. Date Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY REVISIONS SHOWN OR INCLUDED IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE PERFORMANCE OF ANY AFFECTED WORK. THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK, WILL ASSUME FULL RESPONSIBILITY FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N
20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔCC = -00°16'42"
SLC 1929 Elevation = 5118.43'

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No.

C2.07

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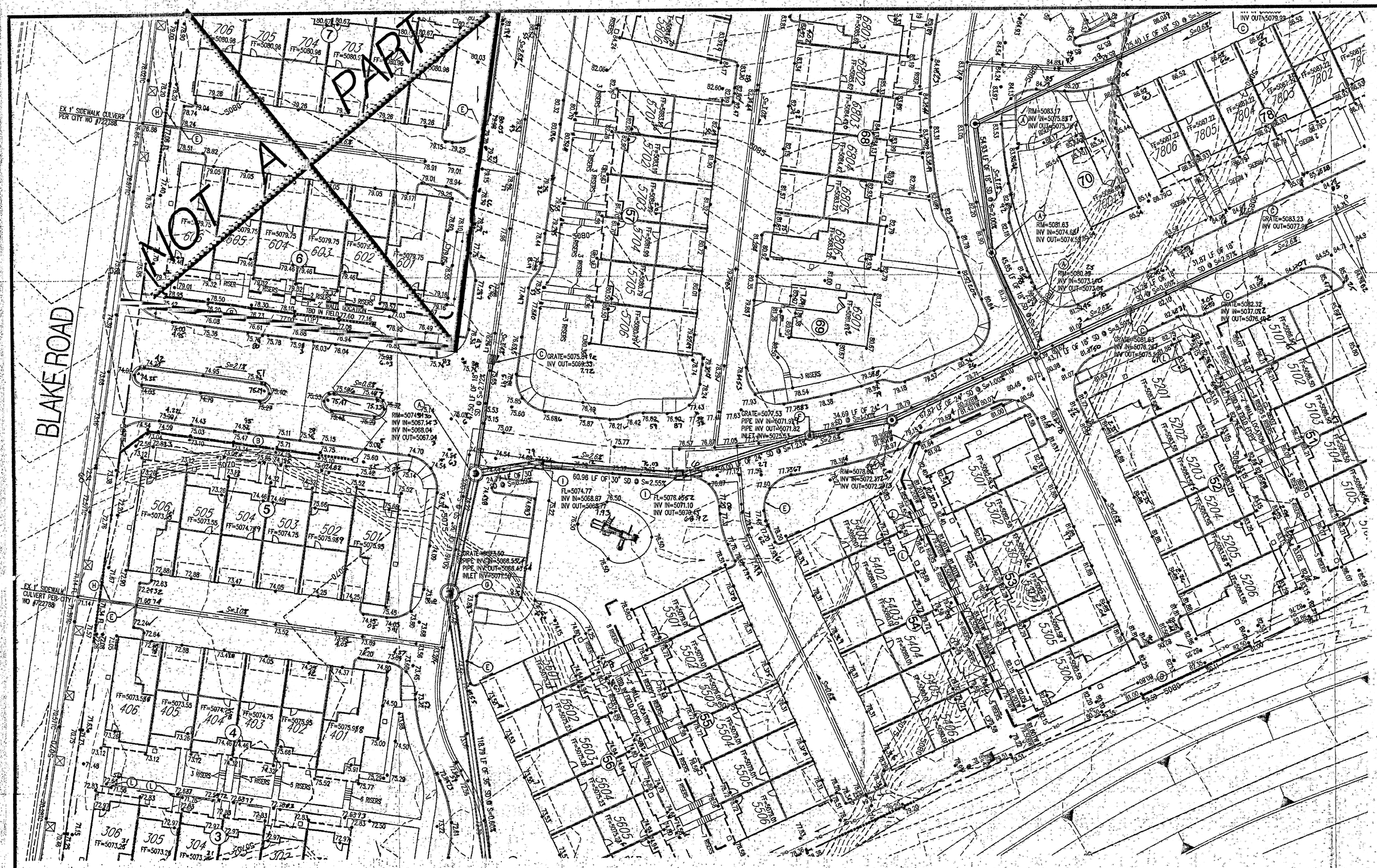

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

* D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

* J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

* K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG. 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

* M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

* N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

* Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2115.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 9/27/13, 8/1/13, 9/29/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/28/14, 1/29/15 AND 3/25/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 101, 201, 301-305, 401-406, 501-508, 5501-5506 AND 5601-5608, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2306, 2401-2406 AND 8501-8506, 2/1/13 FOR UNIT #'S 2501-2508, 2/19/13 FOR UNIT #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2708, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3208, 6/17/2013 FOR UNIT UNIT #'S 8601-8606, 9001-9006, 9101, 9201 AND 9301-9308, 9/27/13 FOR UNITS 5401, 5601-5606 AND 9501, 9/1/13 FOR UNIT #'S 3301-3306 AND 9701-9706, 8/29/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/8/14 FOR UNIT #'S 7101-7105, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101-4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684 — DATE: 3/26/15

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHP EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

LAND DEVELOPMENT SECTION — APPROVED — 2-6-2015

Bohannan Huston

No. Date Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. SUCH NOTIFICATION SHOULD BE GIVEN TO THE ARCHITECT PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY. THE CLIENT FURTHER AGREES THAT HE/SHE WILL REQUIRE ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT TO CARRY LIABILITY INSURANCE SUFFICIENT TO COVER THEIR RESPECTIVE RESPONSIBILITIES AND THE CLIENT WILL NOT BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS".
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.9996792 1
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER 3/26/15

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No.:

C2.08

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Mon, 22-Oct-2012 - 2:15pm

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GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/29/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/28/14, 1/29/15 AND 3/26/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 101, 201, 301-308, 401-406, 501-506, 5501-5506 AND 5601-5606, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2308, 2401-2406 AND 8601-8608, 2/1/13 FOR UNIT #'S 2501-2606, 2/19/13 FOR UNIT #'S 2501-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2706, 2801-2806, 3001-3008 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3208, 6/17/2013 FOR UNIT UNIT #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 5/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 8/1/13 FOR UNIT #'S 3301-3306 AND 9701-9706, 8/29/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/9/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4008, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8601-8606, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1908, 2001-2008, 2101-2106 AND 2201-2206, AND 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684 — DATE 3/26/15

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION NOTES for WORK in AMAFCA R/W

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W AT 884-2215.
2. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
3. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.
4. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
5. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE OWNER'S EXPENSE.
6. OWNER'S CONTRACTOR SHALL PROVIDE LIABILITY INSURANCE NAMING AMAFCA AS ADDITIONAL INSURED IN THE AMOUNT OF $2,000,000.00. PROOF OF INSURANCE SHALL BE PROVIDED TO AMAFCA PRIOR TO CONSTRUCTION.

APPROVED FOR CONSTRUCTION WITHIN THE AMAMFCA RIGHT-OF-WAY:

(FOR AMAFCA) — DATE

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
8. ALL CURB IS 6" HEADER CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.
2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION AS REVISED THROUGH UPDATE #8.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

★ E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ G. MODIFIED 8' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2102.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B.

N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHL EXISTING OVERHEAD POWER LINES AND POWER POLES
- EXISTING BARBED WIRE FENCE

Bohannan Huston — COURTYARD I NW ALBUQUERQUE, NEW MEXICO 87109

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No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ENGINEER IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OR IN THE A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHALL BE EMPLOYED TO BUILD THE PROJECT. FAILURE TO DO SO MAY CONSTITUTE ACCEPTANCE OF PERCEIVED ERRORS OR OMISSIONS SHALL BE RESOLVED FROM THE ENGINEER'S FIELD IN THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔCC = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax. #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.02

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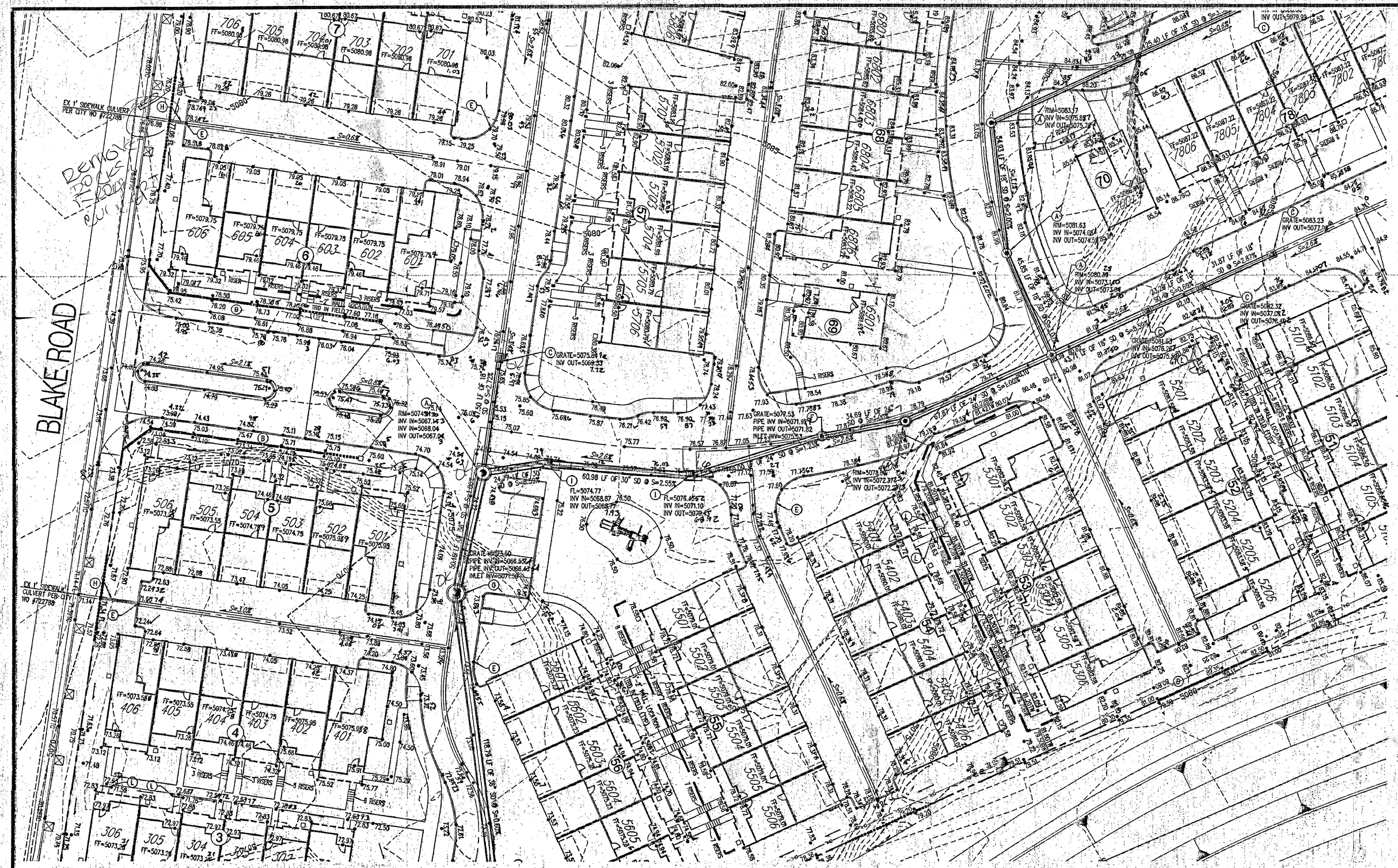
Mon, 22-Oct-2012 - 2:16pm



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○ KEYED NOTES

A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG. 2206.

* D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

* J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11.

* K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4' DIA PVC SIDEWALK CULVERT.

* M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B.

* N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12, THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/28/14, 1/28/15, 3/26/15 AND 5/27/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 601-606, 701-706, 801-806, 901-908, 1001-1008, 1101-1106, 1201, 1301, 1401-1408, 1501 AND 1601-1606, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2306, 2401-2406 AND 8601-8606, 2/1/13 FOR UNIT #'S 2501-2506, 2/19/13 FOR UNIT #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2706, 2801-2805, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3206, 6/17/2013 FOR UNIT UNIT #'S 8001-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 8/1/13 FOR UNIT #'S 3301-3306 AND 8701-8706, 8/23/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/6/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8601-8606, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, 1/29/15 FOR UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901, AND 3/26/15 FOR UNIT #'S 101, 201, 301-306, 401-406, 501-506, 5501-5506 AND 5601-5606.

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SCOTT J. STEFFEN, NMPE 14664 — DATE 5/28/15

SCOTT J. STEFFEN, NEW MEXICO, 14664, REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES

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7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS:

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2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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No. Date Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTING ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OF WHICH THE CLIENT IS AWARE. THE CONTRACTOR SHALL NOT PROCEED WITH ANY AREA OF CONSTRUCTION SHOULD HE BECOME AWARE OF ANY CONFLICTING, ERRONEOUS, INSUFFICIENT, INCONSISTENT, ILLEGAL OR CONFLICTING INSTRUCTIONS AND/OR CONFLICTING ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

Z

20 10 0 20

1" = 20'

ACS BRASS TABLET STAMPED "TRANS".
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔΘ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN, NEW MEXICO, 14664, REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.08

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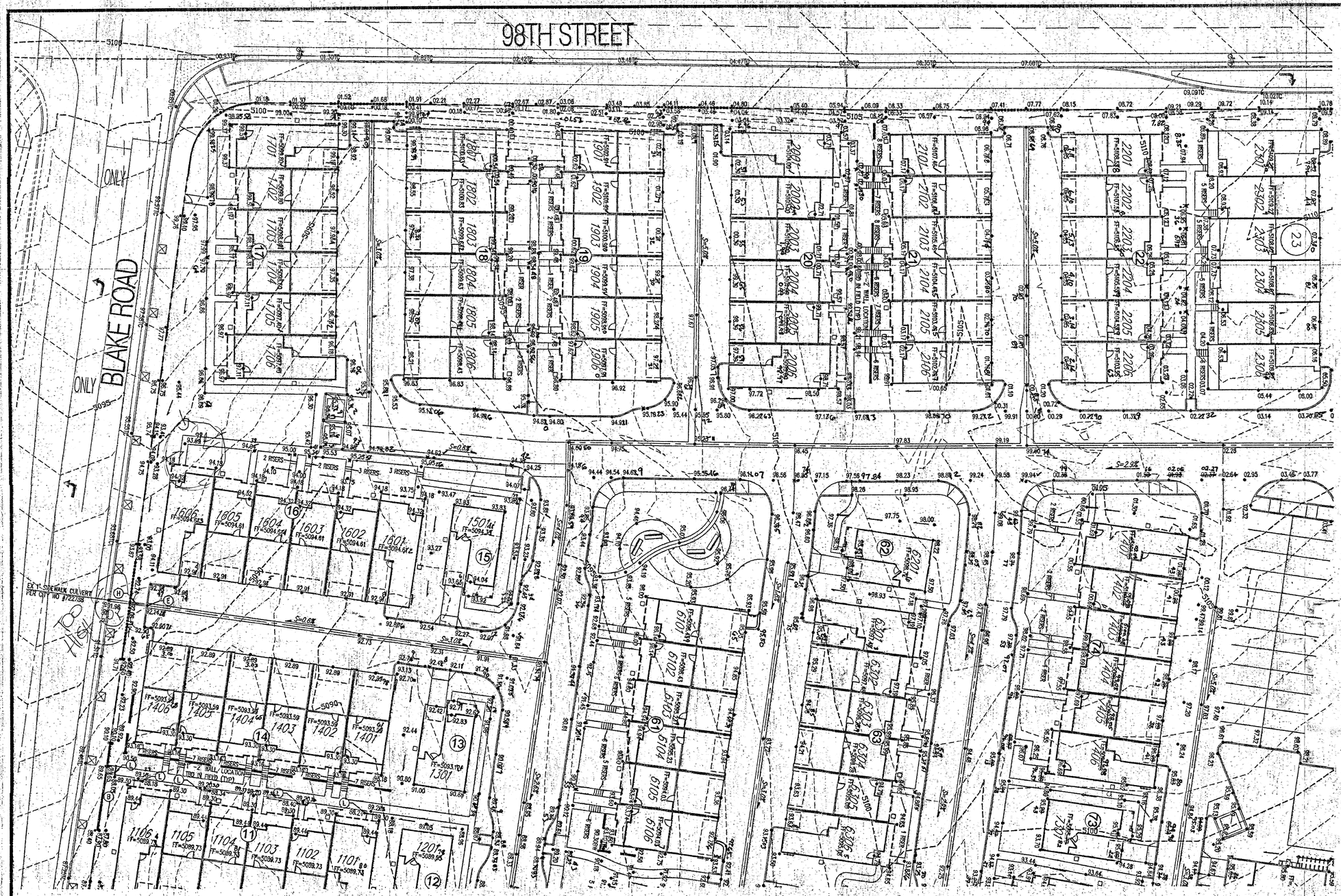
98TH STREET
BLAKE ROAD
ONLY
EX. SIDEWALK CULVERT PER CITY IMP. #727.08
TBD IN FIELD (TYP.)
2 WALL LOCATIONS
1601
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BLAKE ROAD
EX 1' SIDEWALK CULVERT PER CITY NO #722/08
EX 1' SIDEWALK CULVERT PER CITY NO #722/08
EX 1' SIDEWALK CULVERT PER CITY NO #722/08
Remove Berm
Remove Berm
S=0.6%
S=2.0%
S=3.00%
S=0.6%
S=3.00%
GRATE=5086.85
INV OUT=5081.25
GRATE=5085.85
INV IN=5080.95
INV OUT=5079.95
RIM=5083.17
INV IN=5078.67
INV OUT=5078.57
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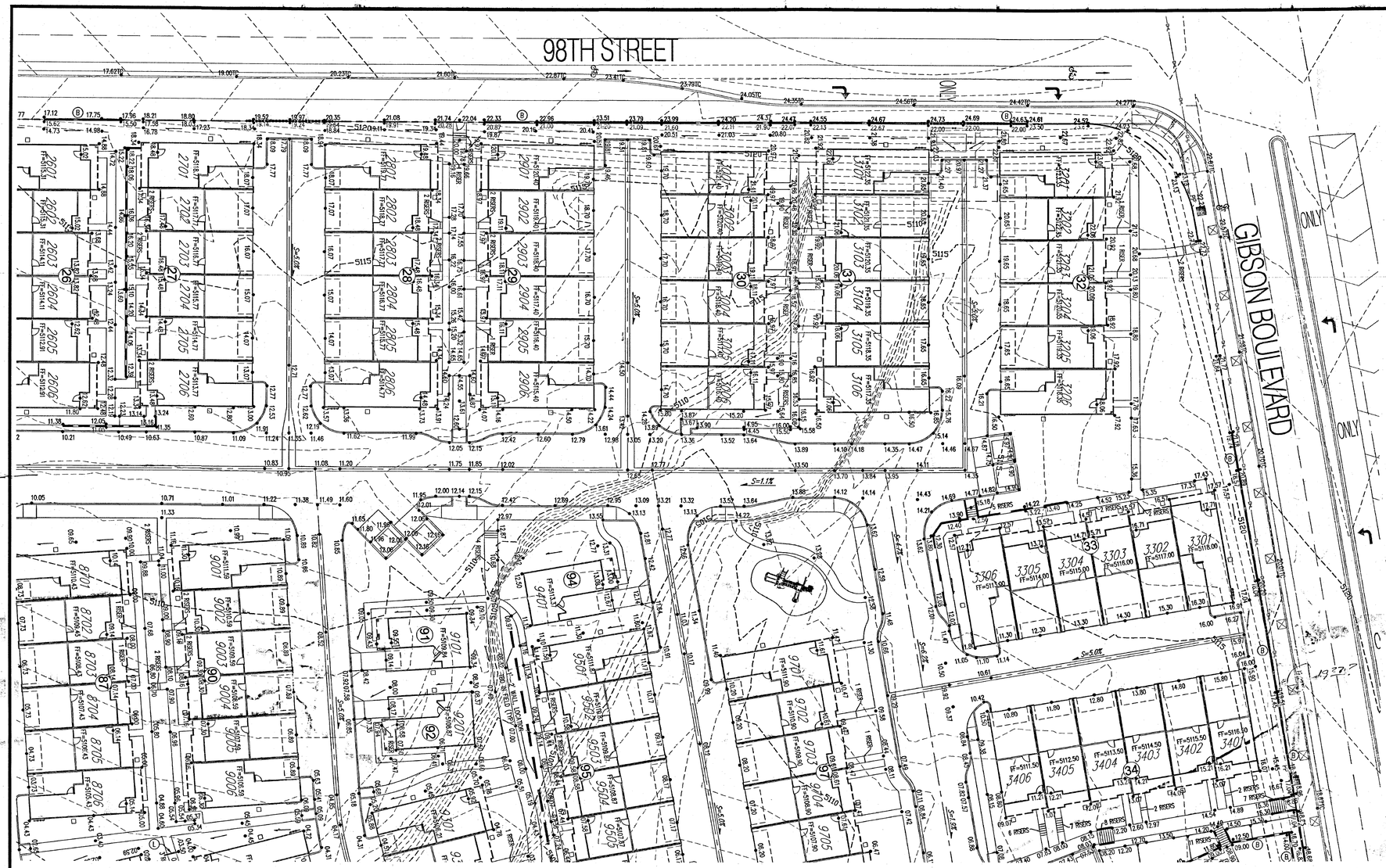
98TH STREET
GIBSON BOULEVARD
ONLY
ONLY
ONLY
S=5.00%
S=1.00%
S=4.75%
S=5.00%
S=5.00%
S=5.00

KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

★ E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" HEADER CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE TOP OF ASPHALT UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

CONSTRUCTION NOTES for WORK in AMAFCA R/W

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W AT 884-2215.

2. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.

3. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.

4. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.

5. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE OWNER'S EXPENSE.

6. OWNER'S CONTRACTOR SHALL PROVIDE LIABILITY INSURANCE NAMING AMAFCA AS ADDITIONAL INSURED IN THE AMOUNT OF $2,000,000.00. PROOF OF INSURANCE SHALL BE PROVIDED TO AMAFCA PRIOR TO CONSTRUCTION.

APPROVED FOR CONSTRUCTION WITHIN THE AMAFCA RIGHT-OF-WAY:

(FOR AMAFCA) DATE

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2101.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- EXISTING BARBED WIRE FENCE

Bohannan Huston

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C:\Users\dhuerta\appdata\local\temp\AcPublish_6356\GRADING_PLAN.dwg
Mon, 22-Oct-2012 - 2:14pm

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH POTENTIAL ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔC = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact:
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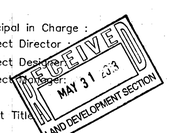
E-Mail:

Principal in Charge :
Project Director :
Project Designer :
Project Manager :

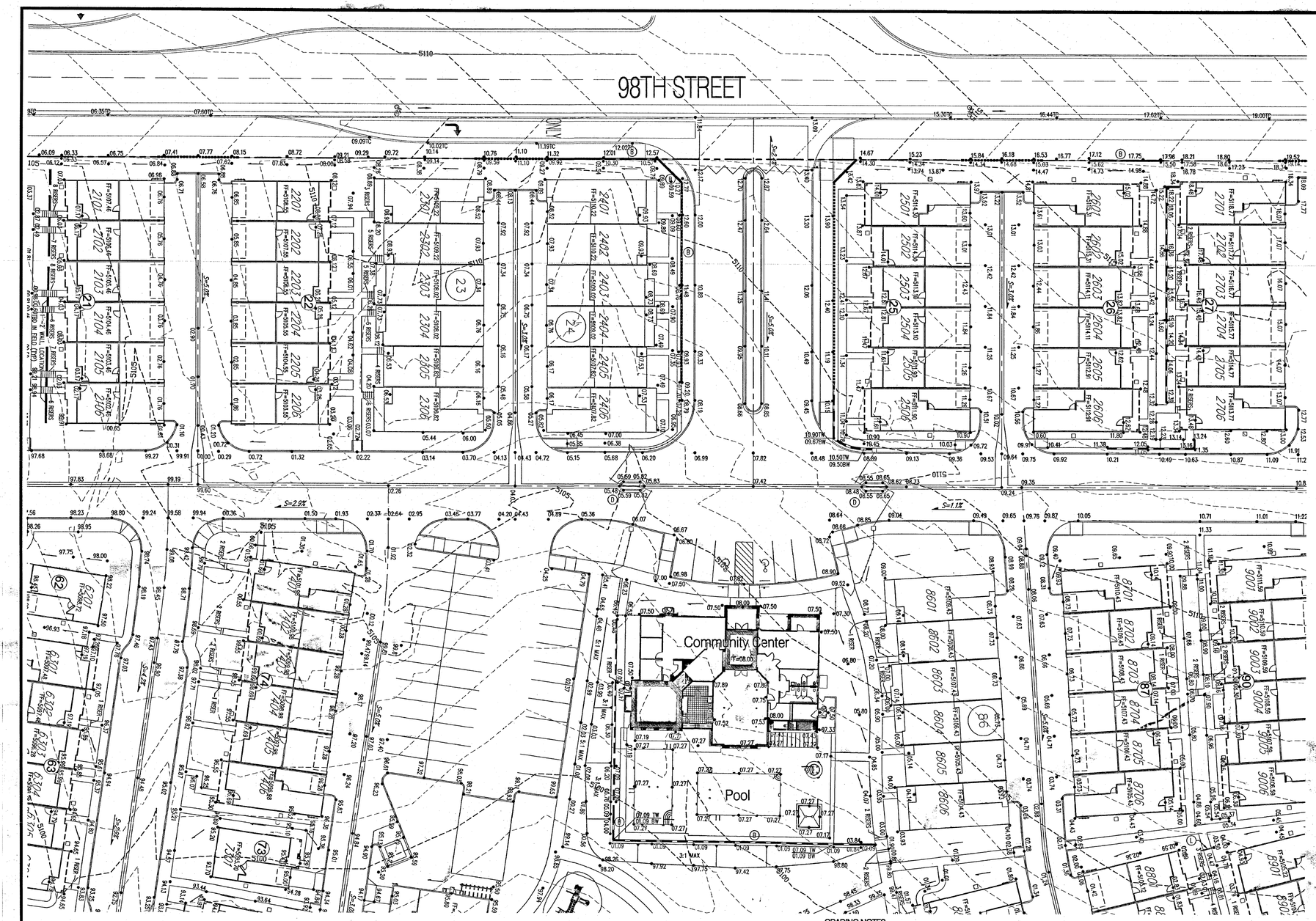


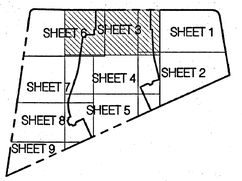
Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No. :

C2.02





KEY

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KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

★ E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING NOTES

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9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

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- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHL EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' – 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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C:\Users\dhuerta\appdata\local\temp\AcPublish_6356\GRADING_PLAN.dwg
Mon, 22-Oct-2012 - 2:14:pm

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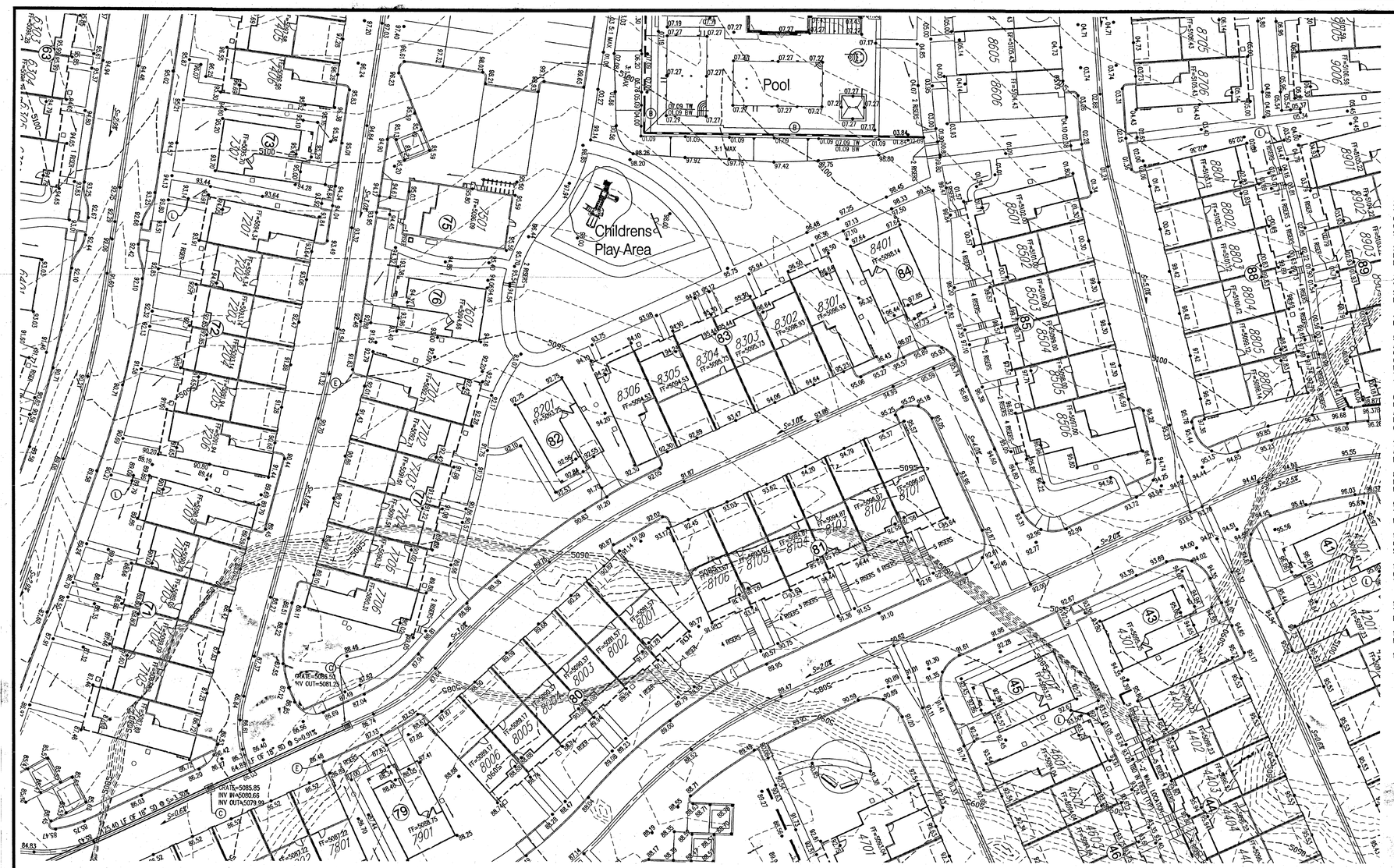
Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.03


Pool
Childrens Play Area
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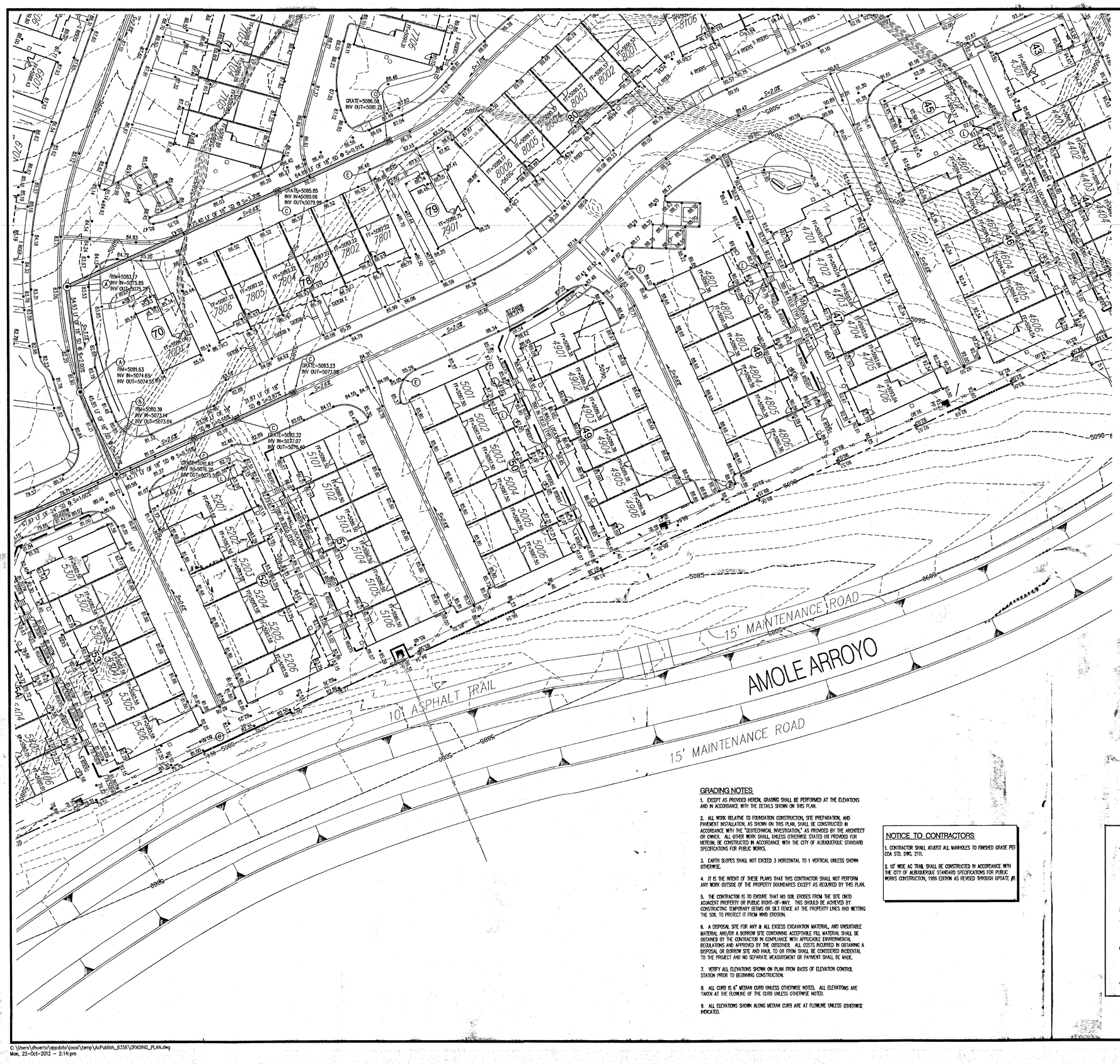
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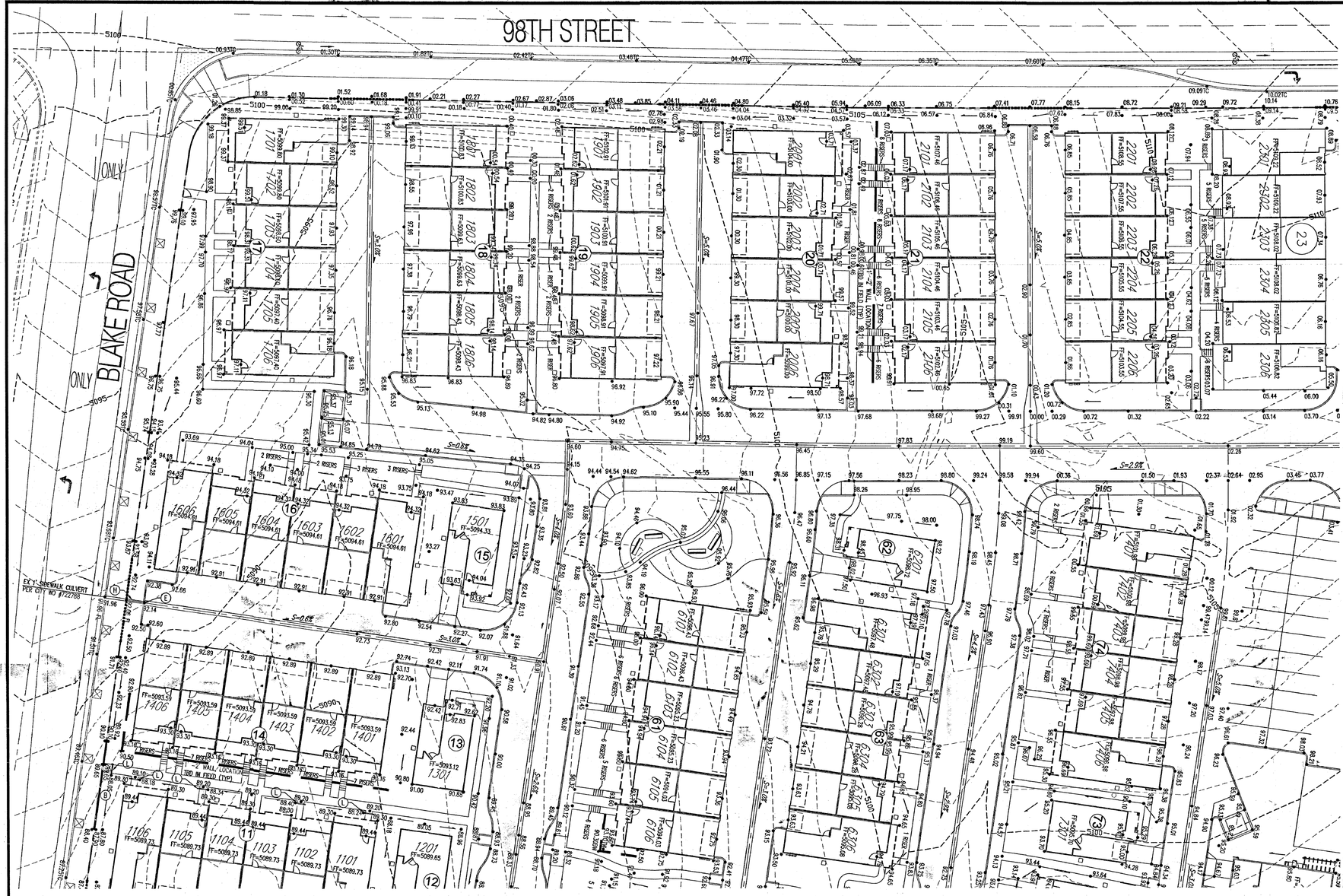

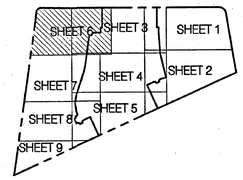

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

◯ KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

★ B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROJECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #5.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- ● 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHP EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL, TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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Mon, 22-Oct-2012 - 2:14:pm

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No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR TECHNICALLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. THE CLIENT SHALL NOTIFY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION RELATED TO THE ERROR OR OMISSION. THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PERFORMING WORK WITH THE WORK. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

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1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.9996792 1
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No. :

C2.06

BLAKE ROAD
EX 1' SIDEWALK CULVERT PER CITY NO #722788
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EX 1' SIDEWALK CULVERT PER CITY NO #722788
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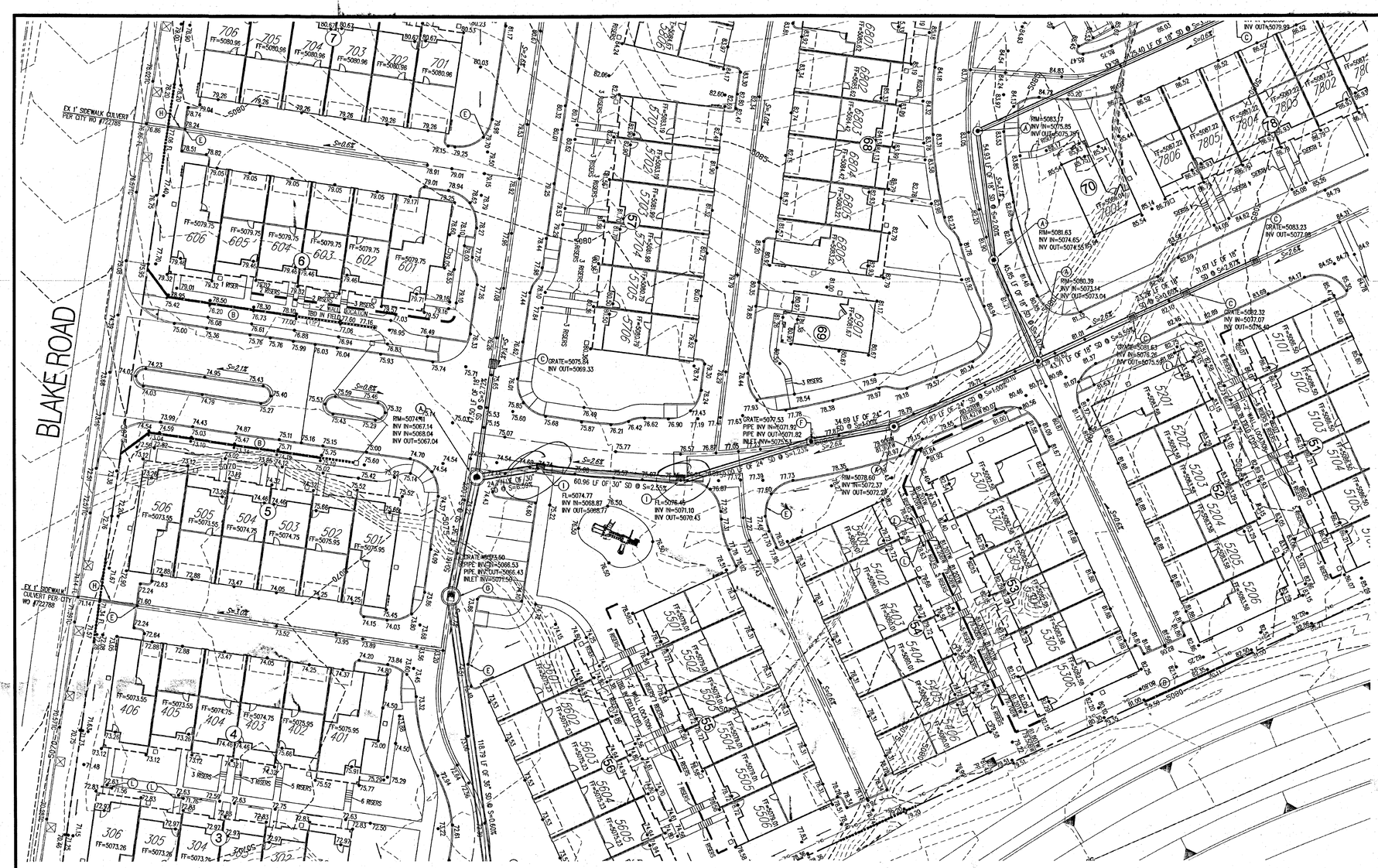

KEY

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6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES

A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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Mon, 22-Oct-2012 - 2:15pm

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS. IF NOTICE A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS, ANTICIPATING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT/ENGINEER BY THE CLIENT OR CLIENTS SUBCONTRACTORS PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

1" = 20'

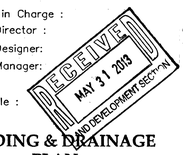
ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔCC = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

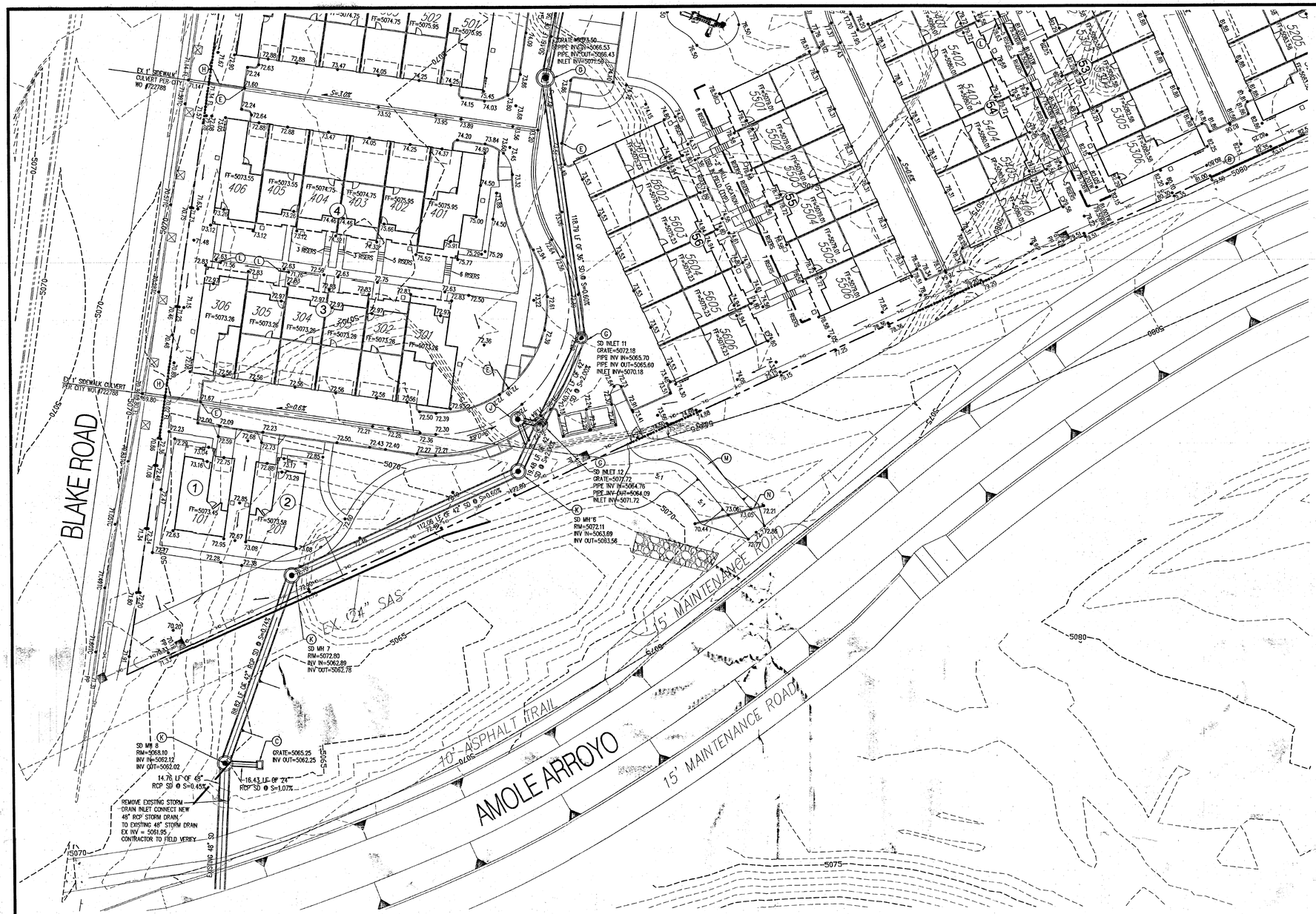
Sheet Title :



GRADING & DRAINAGE PLAN

Sheet No. :

C2.08



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHL EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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Mon, 22-Oct-2012 - 2:15pm

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY PERCEIVED ERRORS OR OMISSIONS IN SHOP DRAWINGS OR THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THOSE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
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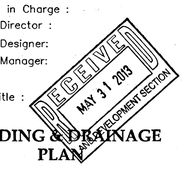
License Stamp:

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :



GRADING & DRAINAGE PLAN

Sheet No. :

C2.09

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Mon, 22-Oct-2012 - 2:13 pm

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE II REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL LEAVES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" HEADER CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE TOP OF ASPHALT UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

KEYED NOTES

- ★ A. INSTALL 4' DIA. TYPE "C" MANHOLE PER COA STD. DWG. 2102.
- B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
- C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
- ★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
- E. 2' CURB CUT PER DETAIL SHEET C2.11.
- ★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.
- ★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.
- J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11
- K. INSTALL 6' DIA TYPE "S" MANHOLE PER COA STD DWG 2012.
- L. INSTALL 4' DIA PVC SIDEWALK CULVERT.
- ★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B
- ★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2101.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #5.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- 5301.19 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- EXISTING BARBED WIRE FENCE

Bohannan Huston

No.	Date	Issue / Description

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

20 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
A.O.C. = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

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MAY 31 2013
DRC DEVELOPMENT SECTION

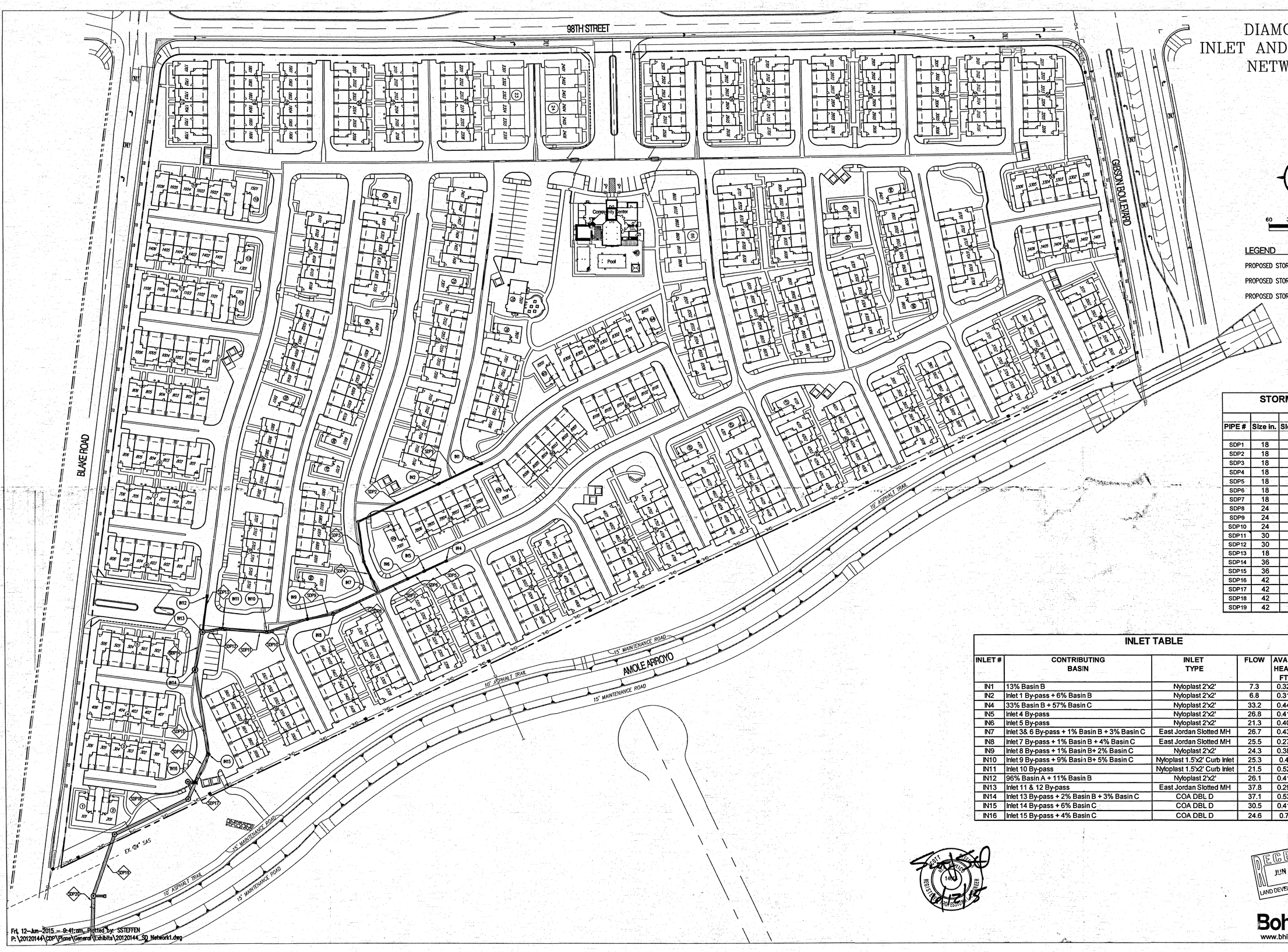
Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.10

DIAMOND MESA
INLET AND STORM DRAIN NETWORK MAP



N

60 30 0 60
1" = 60'

LEGEND

- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

STORM DRAIN PIPES

PIPE #	Size in.	Slope	Capacity	ACTUAL FLOW
			cfs	cfs
SDP1	18	0.91%	10.02	3.80
SDP2	18	3.30%	19.08	7.40
SDP3	18	2.00%	14.86	7.40
SDP4	18	3.07%	18.41	7.40
SDP5	18	2.87%	17.80	6.40
SDP6	18	0.60%	8.14	11.90
SDP7	18	5.59%	24.84	17.30
SDP8	24	1.00%	22.62	27.50
SDP9	24	1.00%	22.62	29.70
SDP10	24	1.23%	25.09	34.90
SDP11	30	2.55%	65.50	38.70
SDP12	30	6.59%	105.29	43.00
SDP13	18	2.72%	17.32	5.50
SDP14	36	1.00%	66.70	50.80
SDP15	36	0.60%	51.66	58.80
SDP16	42	2.00%	142.28	65.80
SDP17	42	2.00%	142.28	90.40
SDP18	42	0.60%	77.93	90.40
SDP19	42	0.74%	86.55	90.40

INLET TABLE

INLET #	CONTRIBUTING BASIN	INLET TYPE	FLOW	AVAIL HEAD FT	CAPACITY	BY-PASS FLOW
IN1	13% Basin B	Nyloplast 2'x2'	7.3	0.32	3.8	3.5
IN2	Inlet 1 By-pass + 6% Basin B	Nyloplast 2'x2'	6.8	0.31	3.6	3.2
IN4	33% Basin B + 57% Basin C	Nyloplast 2'x2'	33.2	0.44	6.4	26.8
IN5	Inlet 4 By-pass	Nyloplast 2'x2'	26.8	0.41	5.5	21.3
IN6	Inlet 5 By-pass	Nyloplast 2'x2'	21.3	0.40	5.4	15.9
IN7	Inlet 3& 6 By-pass + 1% Basin B + 3% Basin C	East Jordan Slotted MH	26.7	0.43	2.8	23.9
IN8	Inlet 7 By-pass + 1% Basin B + 4% Basin C	East Jordan Slotted MH	25.5	0.27	2.2	23.3
IN9	Inlet 8 By-pass + 1% Basin B+ 2% Basin C	Nyloplast 2'x2'	24.3	0.38	5.2	19.1
IN10	Inlet 9 By-pass + 9% Basin B+ 5% Basin C	Nyloplast 1.5'x2' Curb Inlet	25.3	0.4	3.8	21.5
IN11	Inlet 10 By-pass	Nyloplast 1.5'x2' Curb Inlet	21.5	0.52	4.3	17.2
IN12	96% Basin A + 11% Basin B	Nyloplast 2'x2'	26.1	0.41	5.5	20.6
IN13	Inlet 11 & 12 By-pass	East Jordan Slotted MH	37.8	0.29	2.3	35.5
IN14	Inlet 13 By-pass + 2% Basin B + 3% Basin C	COA DBL D	37.1	0.53	8.0	29.1
IN15	Inlet 14 By-pass + 6% Basin C	COA DBL D	30.5	0.41	7.0	23.5
IN16	Inlet 15 By-pass + 4% Basin C	COA DBL D	24.6	0.7	24.6	0.0

SCOTT STEFFEN 14803 REGISTERED PROFESSIONAL ENGINEER

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Bohannan Huston
www.bhinc.com 800.877.5332

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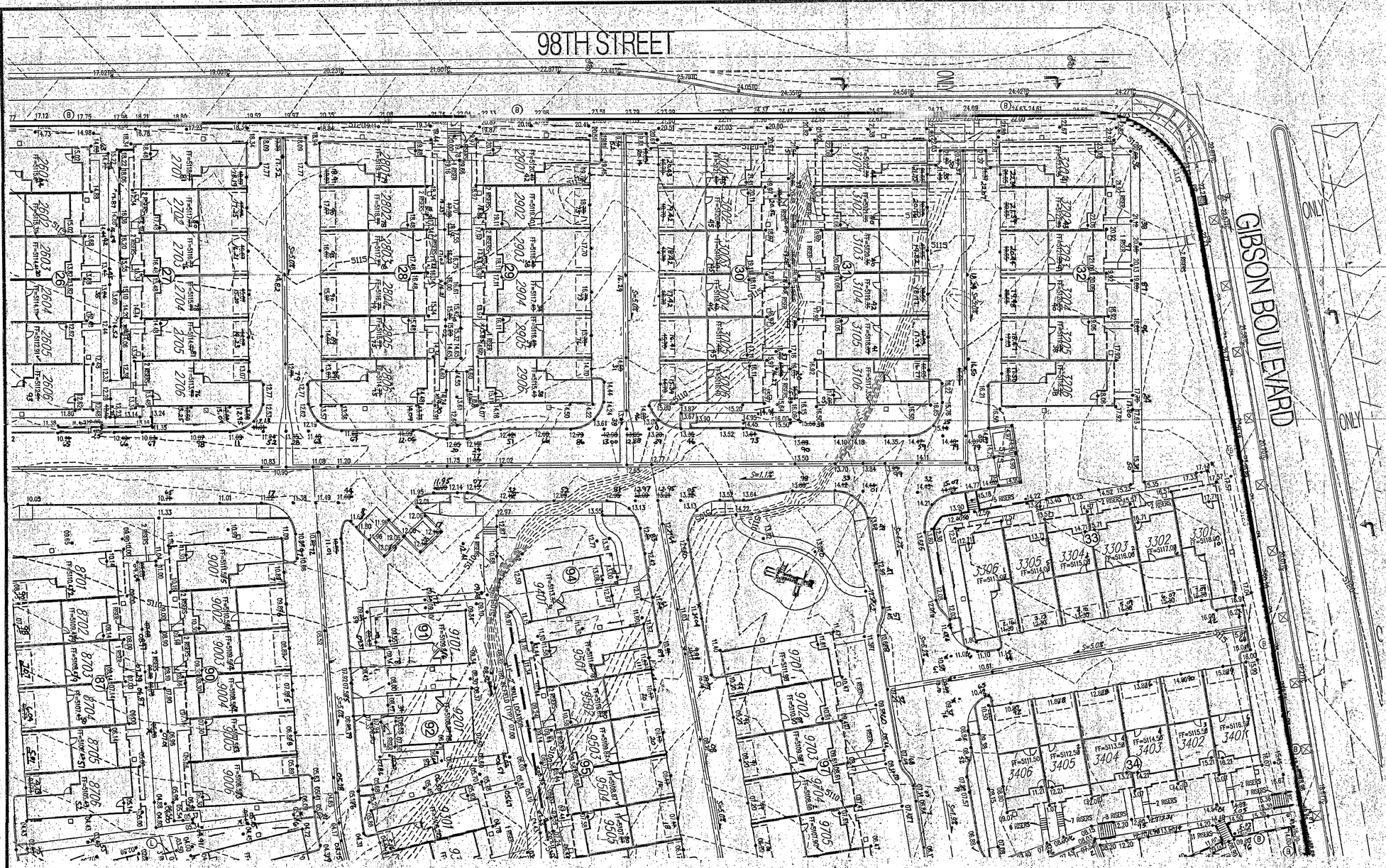

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

- ★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
- B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
- ★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
- ★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
- ★ E. 2' CURB CUT PER DETAIL SHEET C2.11.
- ★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- ★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- ★ H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.
- ★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.
- ★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11
- ★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.
- L. INSTALL 4" DIA PVC SIDEWALK CULVERT.
- ★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 24158
- ★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/28/14 AND 1/28/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 5401-5406, 5701-5708, 5801-5808, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2306, 2401-2408 AND 8601-8606, 2/1/13 FOR UNIT #'S 2501-2508, 2/19/13 FOR UNIT #'S 2901-2906 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2708, 2801-2806, 2901-2908, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3206, 6/17/2013 FOR UNIT UNIT #'S 8901-8906, 9001-9006, 9101, 2201 AND 9301-9306, 6/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 9/1/13 FOR UNIT #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/8/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, AND 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENEDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14664 — DATE 11/29/15

SCOTT J. STEFFEN, NEW MEXICO, 14664, REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES:

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHL EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' – 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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Mon, 22-Oct-2012 - 2:14:pm

No. Date Issue / Description

IF IT IS THE CLIENTS RESPONSIBILITY PRIOR TO THE DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. ADDITIN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE REQUIRED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DELAYS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

JAN 31 2013 DEVELOPMENT SERVICES

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
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N.M. State Plane Coordinates (Central Zone)
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SCOTT J. STEFFEN, NEW MEXICO, 14664, REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

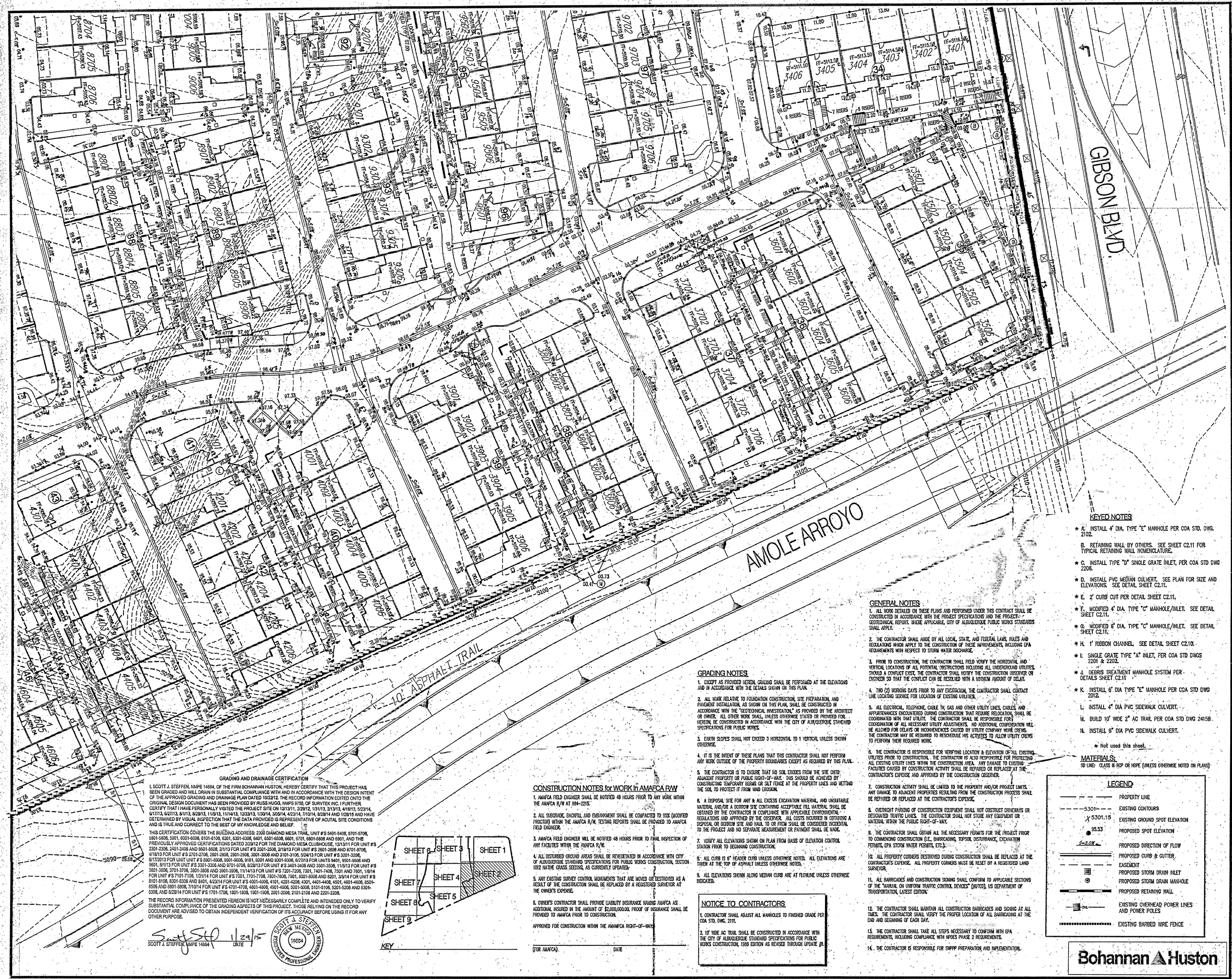
Principal In Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAG PLAN

Sheet No. :

C2.01



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SCOTT J. STEFFEN, NMPE 14664 — DATE 11/29/15

SCOTT J. STEFFEN, NEW MEXICO, 14664, REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION NOTES for WORK in AMAFCA R/W

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W AT 884-2215.
2. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
3. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.
4. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
5. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE OWNER'S EXPENSE.
6. OWNER'S CONTRACTOR SHALL PROVIDE LIABILITY INSURANCE NAMING AMAFCA AS ADDITIONAL INSURED IN THE AMOUNT OF $2,000,000.00. PROOF OF INSURANCE SHALL BE PROVIDED TO AMAFCA PRIOR TO CONSTRUCTION.

APPROVED FOR CONSTRUCTION WITHIN THE AMAMFCA RIGHT-OF-WAYS

(FOR AMAFCA) — DATE

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
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6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
8. ALL CURB IS 6" HEADER CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.
2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORTS. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
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KEYED NOTES

★ A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

★ C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2208.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

★ E. 2' CURB CUT PER DETAIL SHEET C2.11.

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★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

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★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

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L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B.

N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

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MATERIALS:

SD LINE: CLASS III-RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- X 5301.15 — EXISTING GROUND SPOT ELEVATION
- 95.53 — PROPOSED SPOT ELEVATION
- S=2.0% — PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- SDL — EXISTING OVERHEAD POWER LINES AND POWER POLES
- EXISTING BARBED WIRE FENCE

Bohannan A Huston

No. Date Issue / Description

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ALBUQUERQUE, N.M.

N

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1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.02

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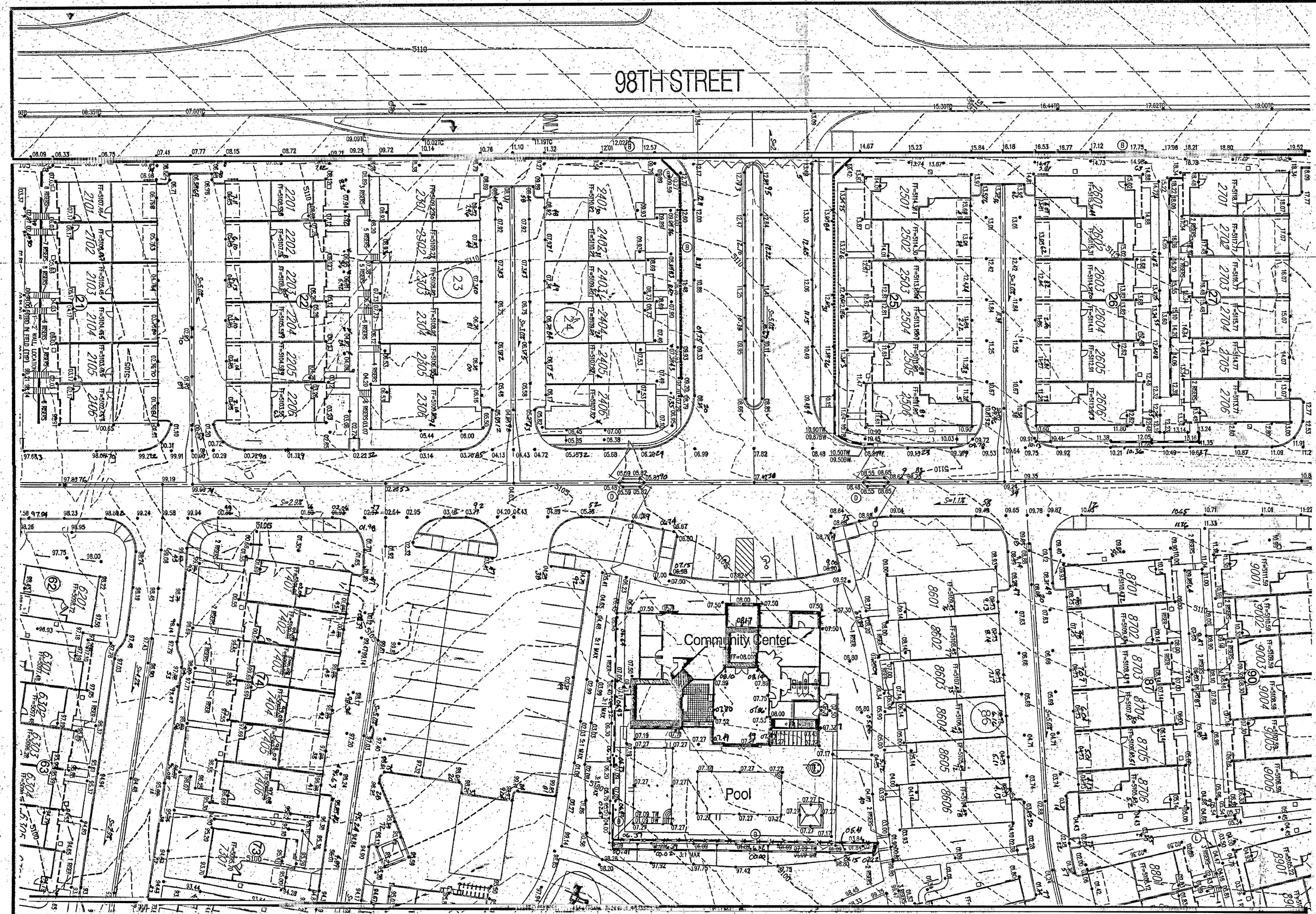

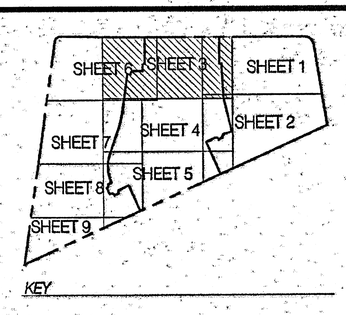

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★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2115.

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- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/28/12, 1/31/13, 2/13/13, 4/19/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/29/14 AND 1/28/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 5401-5408, 5701-5708, 5801-5808, 5901, 6001-6008, 6101-6108, 6201, 6301-6308, 6401, 6501-6508, 6601, 6701, 6801-6808 AND 6901, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2308, 2401-2408 AND 2601-2608, 2/1/13 FOR UNIT #'S 2501-2508, 2/19/13 FOR UNIT #'S 2601-2608 AND 8701-8708, 4/18/13 FOR UNIT #'S 2701-2708, 2801-2808, 2901-2908, 3001-3008 AND 3101-3108, 5/24/13 FOR UNIT #'S 3201-3208, 9/17/2013 FOR UNIT UNIT #'S 8901-8908, 9001-9008, 9101, 9201 AND 9301-9308, 6/27/13 FOR UNITS 9401, 9501-9508 AND 9601, 8/1/13 FOR UNIT #'S 3301-3308 AND 9701-9708, 8/28/13 FOR UNIT #'S 3401-3408 AND 3501-3508, 11/5/13 FOR UNIT #'S 3601-3608, 3701-3708, 3801-3806 AND 3901-3908, 11/14/13 FOR UNIT #'S 7201-7208, 7301, 7401-7406, 7501 AND 7601, 1/6/14 FOR UNIT #'S 7101-7109, 1/31/14 FOR UNIT #'S 7001, 7701-7708, 7801-7808, 7901, 8001-8008 AND 8201, 3/5/14 FOR UNIT #'S 8101-8108, 8301-8308 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4208, 4301, 4401-4408, 4501, 4601-4608, 8501-8508 AND 8801-8808, 7/10/14 FOR UNIT #'S 4701-4708, 4801-4808, 4901-4908, 5001-5008, 5101-5108, 5201-5208 AND 5301-5308, AND 8/28/14 FOR UNIT #'S 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108 AND 2201-2208.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14684 — DATE 1/29/15

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Bohannan Huston

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No.	Date	Issue / Description

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ALBUQUERQUE, N.M.

1" = 20'

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Δα = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14684 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

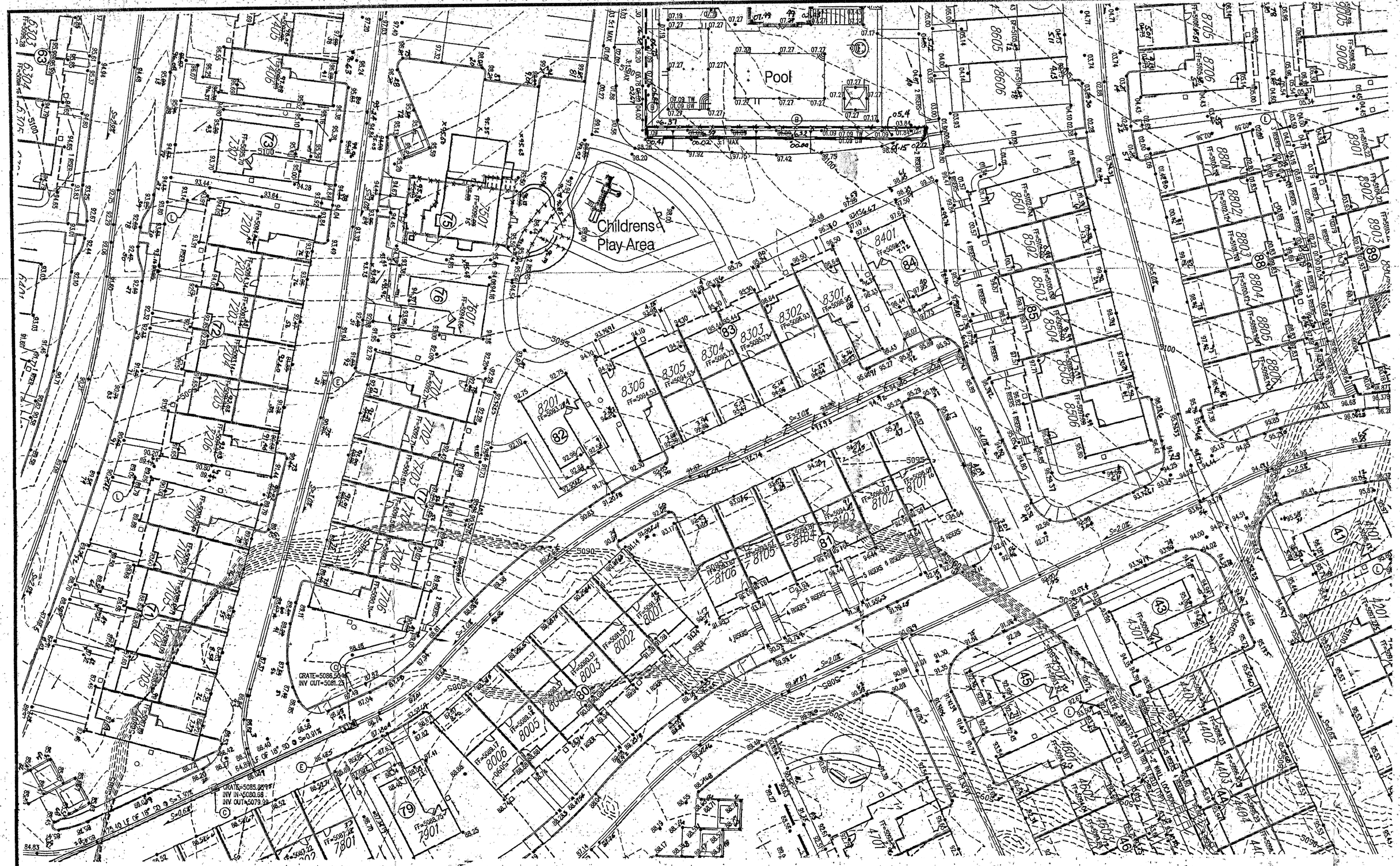
Principal In Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.03



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SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THEAPPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/31/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 9/17/13, 6/27/13, 8/1/13, 8/29/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/20/14, 4/23/14, 7/10/14, 9/28/14 AND 1/28/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2308, 2401-2406 AND 8601-8606, 2/1/13 FOR UNIT #'S 2501-2506, 2/19/13 FOR UNIT #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3206, 6/17/2013 FOR UNIT UNIT #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS 9401, 9501-9506 AND 9601, 8/1/13 FOR UNIT #'S 3301-3306 AND 9701-9706, 8/28/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/6/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #'S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8601-8606, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, AND 9/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN, NMPE 14664 — DATE 1/29/15

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.

9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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Mon, 22-Oct-2012 - 2:14:pm

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No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY EXISTING ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR REASONABLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. FAILURE TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION SHOULD RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR, AND RELEASE FROM, THE CORRECTION OF ANY COST OR DAMAGE. IF CONSTRUCTION PROCEEDS WITH THE KNOWLEDGE OF SUCH ERRORS, THE CLIENT WILL BE RESPONSIBLE FOR ANY REVISIONS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔG = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

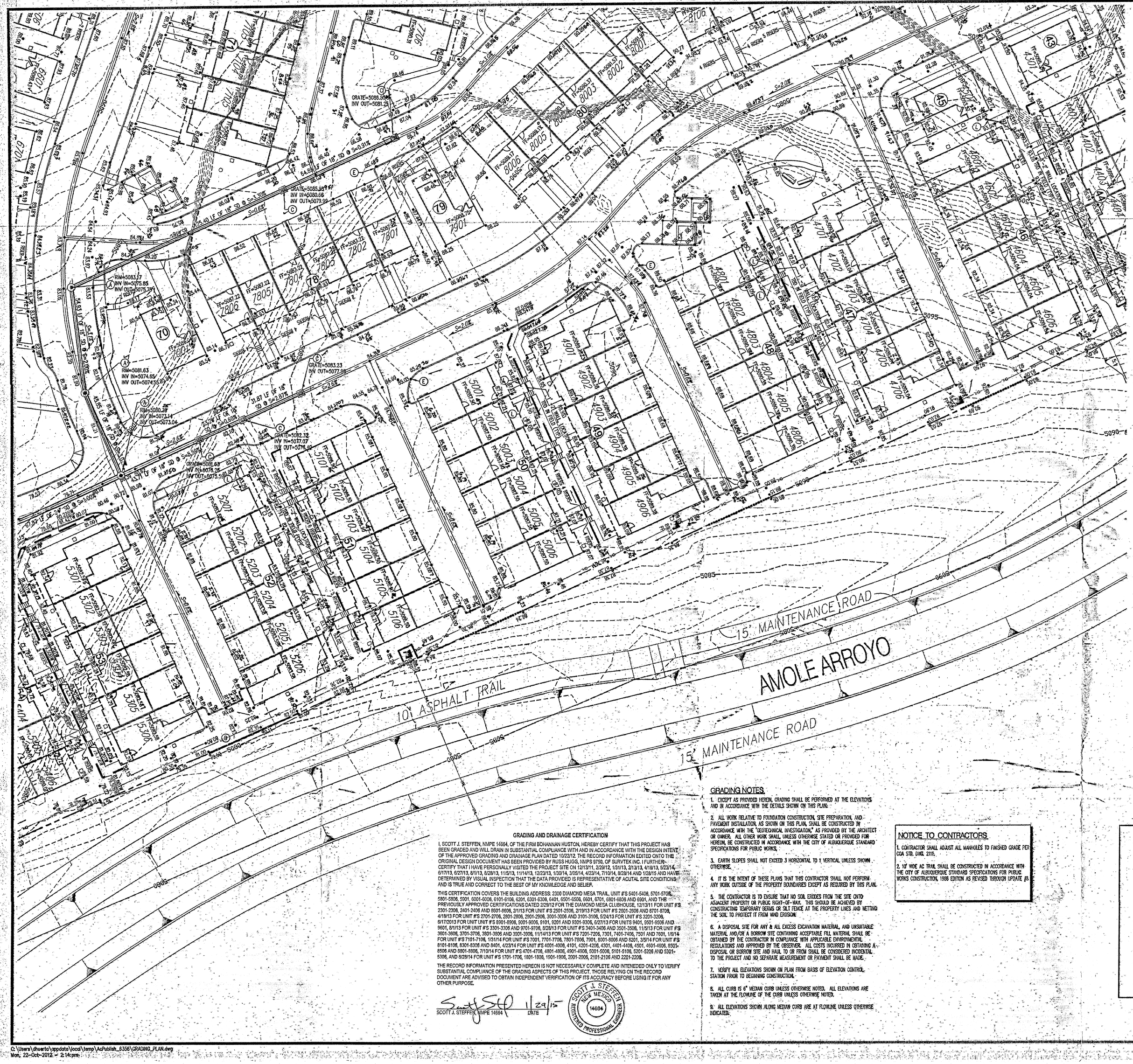
Principal in Charge :
Project Director :
Project Designer:
Project Manager:

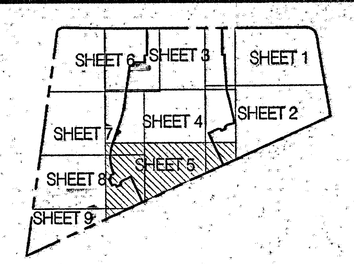
Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.04





KEY

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED PUBLIC SURVEYOR.

11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

○ KEYED NOTES

A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.

★ B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.

C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.

★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

★ F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.

★ H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.

★ I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.

★ J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11

★ K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2012.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

★ M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B

★ N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

★ Not used this sheet.

MATERIALS:

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GRADING AND DRAINAGE CERTIFICATION

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SCOTT J. STEFFEN, NMPE 14684 — DATE 1/29/15

SCOTT J. STEFFEN, NEW MEXICO, 14684, REGISTERED PROFESSIONAL ENGINEER

NOTICE TO CONTRACTORS

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LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHL EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' – 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan ▲ Huston

No.	Date	Issue / Description

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Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

RECEIVED
JAN 30 2015
PLANNING SECTION

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1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN, NEW MEXICO, 14684, REGISTERED PROFESSIONAL ENGINEER, 1/29/15

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No. :

C2.05

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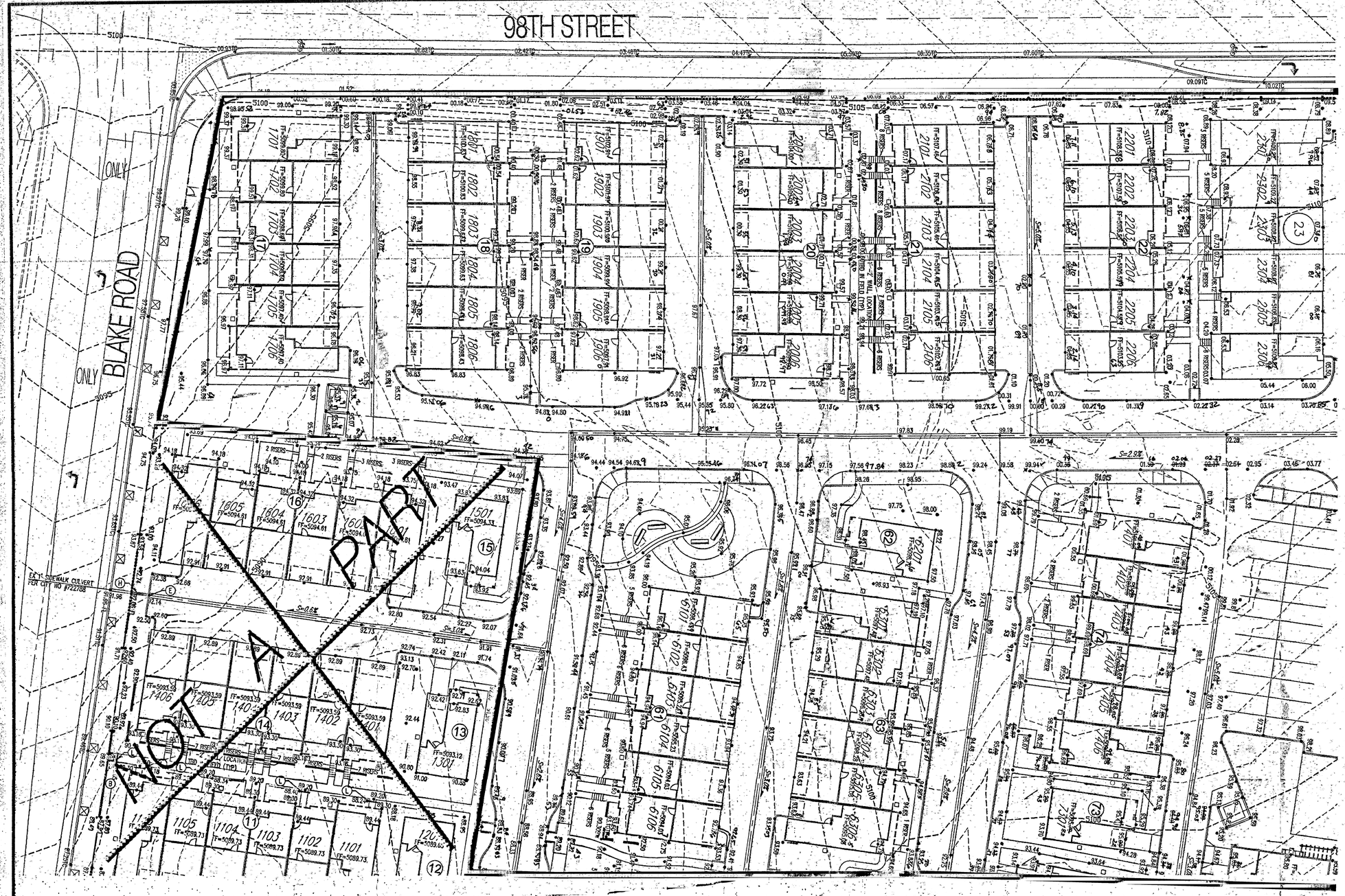
COPYRIGHT ©


98TH STREET
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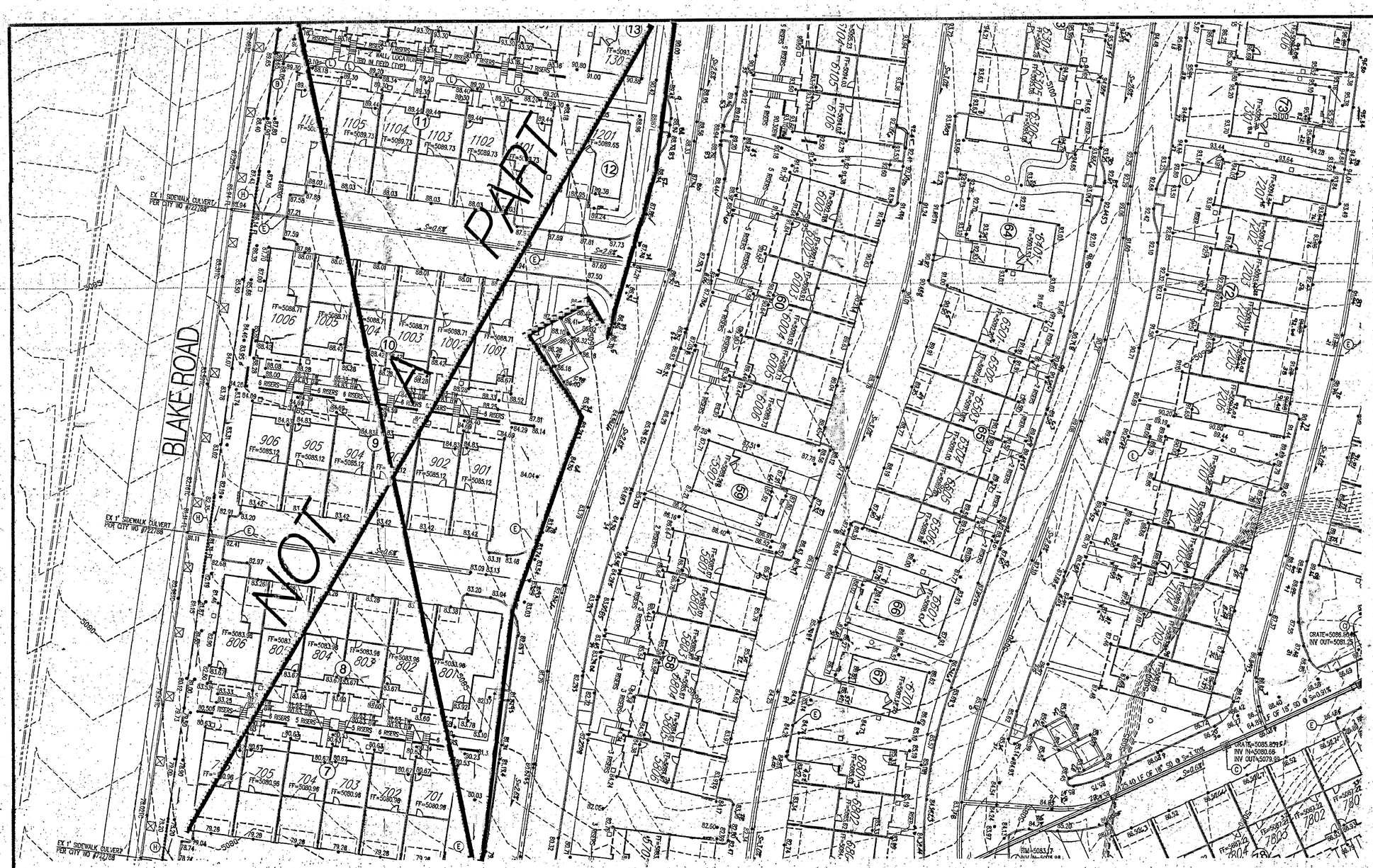

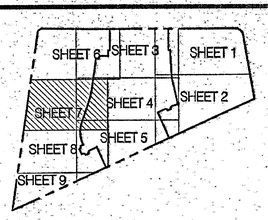

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★ D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.

E. 2' CURB CUT PER DETAIL SHEET C2.11.

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★ Not used this sheet.

MATERIALS:

SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

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I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/15/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/05/14, 4/23/14, 7/10/14, 8/28/14 AND 1/28/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #'S 5401-5408, 5701-5708, 5801-5808, 5901, 8001-8008, 8101-8106, 8201, 8301-8308, 8401, 8501-8508, 8601, 8701, 8801-8806 AND 8901, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #'S 2301-2308, 2401-2408 AND 8501-8509, 2/1/13 FOR UNIT #'S 2501-2506, 2/19/13 FOR UNIT #'S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #'S 2701-2708, 2801-2808, 2901-2908, 3001-3008 AND 3101-3106, 5/24/13 FOR UNIT #'S 3201-3208, 6/17/2013 FOR UNIT UNIT #'S 8901-8906, 9001-9006, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNITS 9401, 9501-9506 AND 9801, 8/1/13 FOR UNIT #'S 3301-3305 AND 9701-9708, 8/28/13 FOR UNIT #'S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #'S 3601-3606, 3701-3706, 3801-3808 AND 3901-3906, 11/14/13 FOR UNIT #'S 7201-7208, 7301, 7401-7406, 7501 AND 7901, 1/8/14 FOR UNIT #'S 7101-7106, 1/31/14 FOR UNIT #'S 7001, 7701-7706, 7801-7808, 7901, 8001-8008 AND 8201, 3/5/14 FOR UNIT #'S 8101-8106, 8301-8308 AND 8401, 4/23/14 FOR UNIT #'S 4001-4008, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8801-8806, 7/10/14 FOR UNIT #'S 4701-4706, 4801-4808, 4901-4908, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, AND 8/28/14 FOR UNIT #'S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206.

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SCOTT J. STEFFEN, NMPE 14664 — DATE 1/29/15

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

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NOTICE TO CONTRACTORS

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LEGEND

- PROPERTY LINE
- 5301 — EXISTING CONTOURS
- X 5301.15 — EXISTING GROUND SPOT ELEVATION
- 95.53 — PROPOSED SPOT ELEVATION
- S=2.0% — PROPOSED DIRECTION OF FLOW
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- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- OHP — EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO VERIFY THE ARCHITECT OR ENGINEER OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SAID PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20

1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.9996792
ΔCC = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN 14664 PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAG PLAN

Sheet No. :

C2.07

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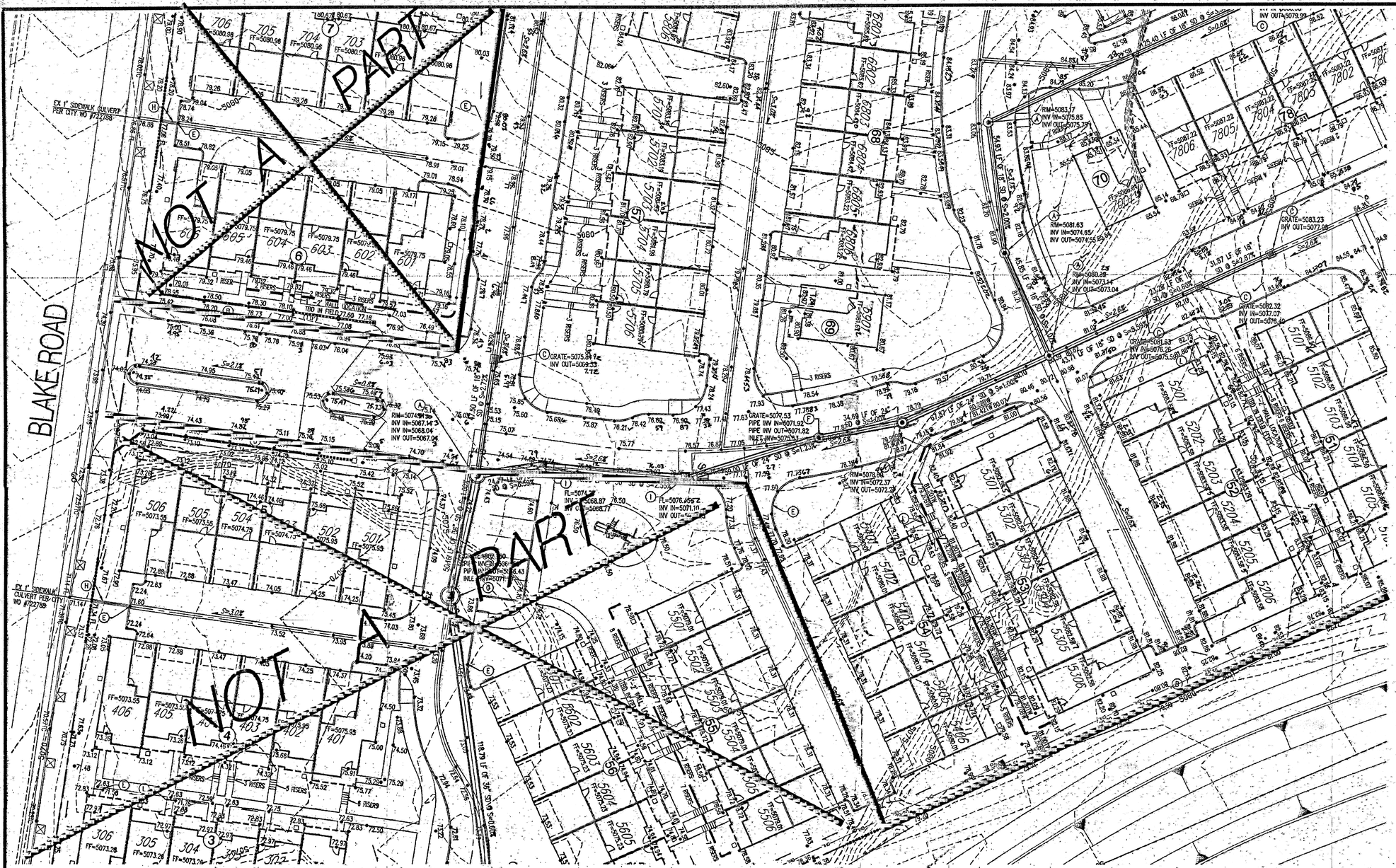

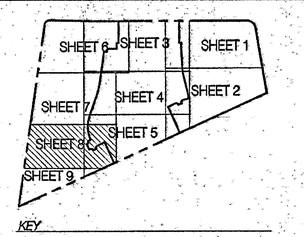

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Scott J. Steffen 11/29/15
SCOTT J. STEFFEN, NMPE 14664 DATE

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LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- PERIMETER WALL TYPE 'A' - 3' VIEW FENCE ON TOP OF BLOCK WALL

Bohannan Huston

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No.	Date	Issue / Description

IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING IF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING TRADES AND METHODS OF CONSTRUCTION WOULD BE AWARE. FAILURE TO NOTIFY THE ARCHITECT SHALL RELIEVE THE ARCHITECT OF CONSEQUENCES ARISING OR SUBSEQUENTLY SHALL BE RECORDED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENT'S CONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

N

20 10 0 20
1" = 20'

ACS BRASS TABLET STAMPED "TRANS".
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title :

GRADING & DRAINAGE PLAN

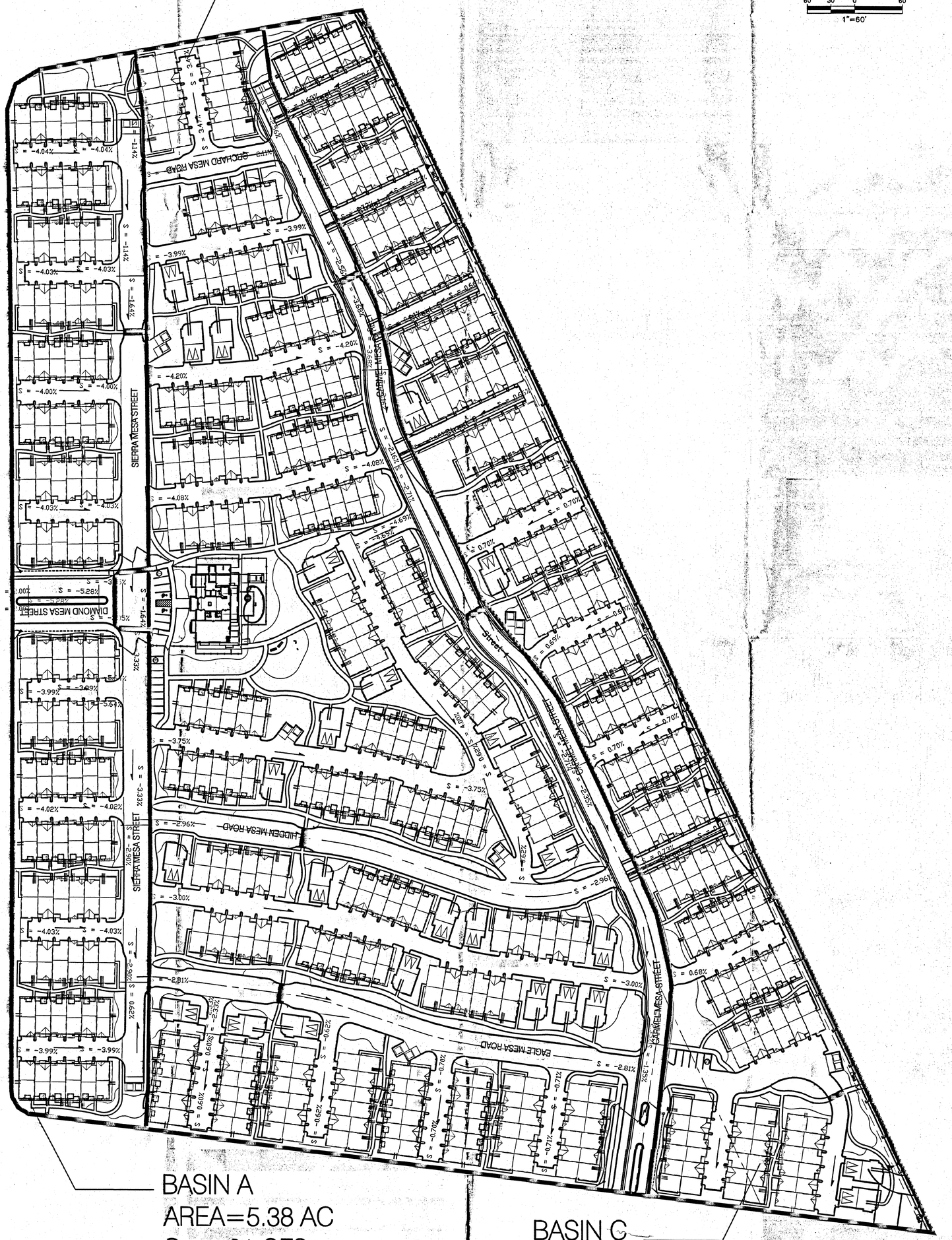
Sheet No: :

C2.08

BASIN B
AREA=14.56 AC
Q_{100}=56 CFS

N

60 30 0 60
1"=60'



BASIN A
AREA=5.38 AC
Q_{100}=21 CFS

BASIN C
AREA=6.64 AC
Q_{100}=26 CFS

DIAMOND MESA
DEVELOPED CONDITIONS
BASIN MAP