

SKETCH PLAT FOR
GABALDON PROPERTY SUBDIVISION

TRACTS 331-B, 336 AND 337
M.R.G.C.D. MAP NO. 35

CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

MARCH 20, 2007

SITE RESTRICTIONS:

SETBACKS: (AS TO TRACT 336)

FRONT: 20'
SIDE: 5' (10' ADJACENT TO STREET CORNER)
REAR: 25'
HEIGHT: 26' PERMISSIBLE
LOT SIZE: 10,890 square feet NET
LOT WIDTH: 75'
ZONE: RA-2 RESIDENTIAL AND AGRICULTURAL ZONE
RA-2 SITE RESTRICTIONS ARE FROM CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.
CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3842.

SETBACKS: (AS TO TRACTS 331-B AND 337)

FRONT: 20'
SIDE: 5' (10' ADJACENT TO STREET CORNER)
REAR: 15' (20' ADJACENT TO FRONT YARD OF ADJACENT LOT)
HEIGHT: 26' PERMISSIBLE
LOT SIZE: 5,000 square feet
LOT WIDTH: 50'
ZONE: R-1 RESIDENTIAL ZONE
R-1 SITE RESTRICTIONS ARE FROM CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.
CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3842.

SURVEYOR'S NOTES:

INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY GABALDON ROAD, NW, A DEDICATED AND ACCEPTED RIGHT-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE, NEW MEXICO. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.

THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

ELEVATIONS SHOWN HEREON ARE BASED UPON ACS MONUMENT "20-J13", EPOXIED TO TOP OF CURB SSW CURB RETURN OF RIO GRANDE BOULEVARD AND CARSON ROAD, NW. NAVD 1988 ELEVATION: 4980.717

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE TO NEW MEXICO STATE PLANE GRID, CENTRAL ZONE (NAD 1927) RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (500 year Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 350002 0331 E EFFECTIVE DATE: NOVEMBER 19, 2003.

BENCH MARK

ACS STA. 20-J13, 1-3/4" METALLIC DISK EPOXIED TO TOP OF CURB IN SSW RETURN OF RIO GRANDE BOULEVARD AND CARSON ROAD, NW. ELEV. 4980.717 (NAVD88)

LEGEND:

- MH SANITARY SEWER MANHOLE
- PP OVERHEAD UTILITY POLE
- ▲ ANCH ANCHOR
- CO SEWER CLEANOUT
- ◆ FH FIRE HYDRANT
- SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- FL FLOWLINE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD POWER LINE
- SANITARY SEWER
- TREE, CALIPER NOTED
- - - INDEX CONTOURS @ 5' INTERVALS
- - - INTERMEDIATE CONTOURS @ 0.5' INTERVALS (WITHIN PROPERTY BOUNDARIES) @ 1' INTERVALS THROUGH DITCHES



ZONE ATLAS #H-12 1"=750'

AREA:

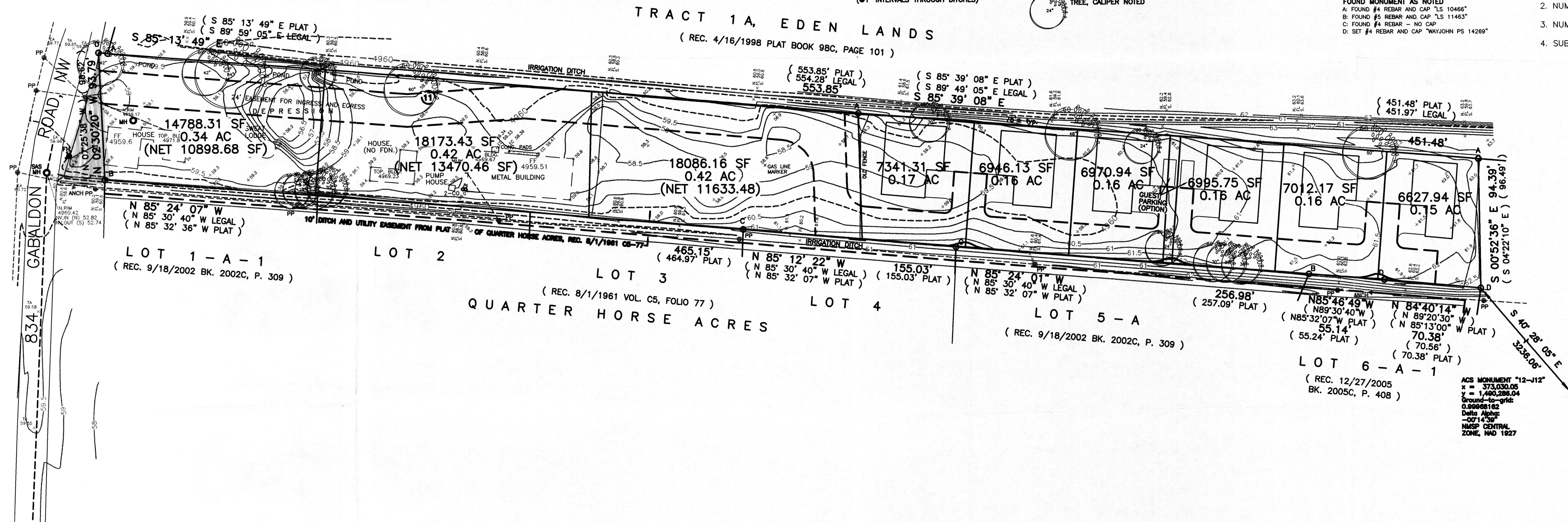
92,898.19 sq.ft.
2.1326 Acres

VICINITY MAP

NOTES

1. NUMBER OF EXISTING TRACTS: 3
2. NUMBER OF PROPOSED TRACTS: 0
3. NUMBER OF PROPOSED LOTS: 9
4. SUBDIVISION ACREAGE: 2.1326 Ac.

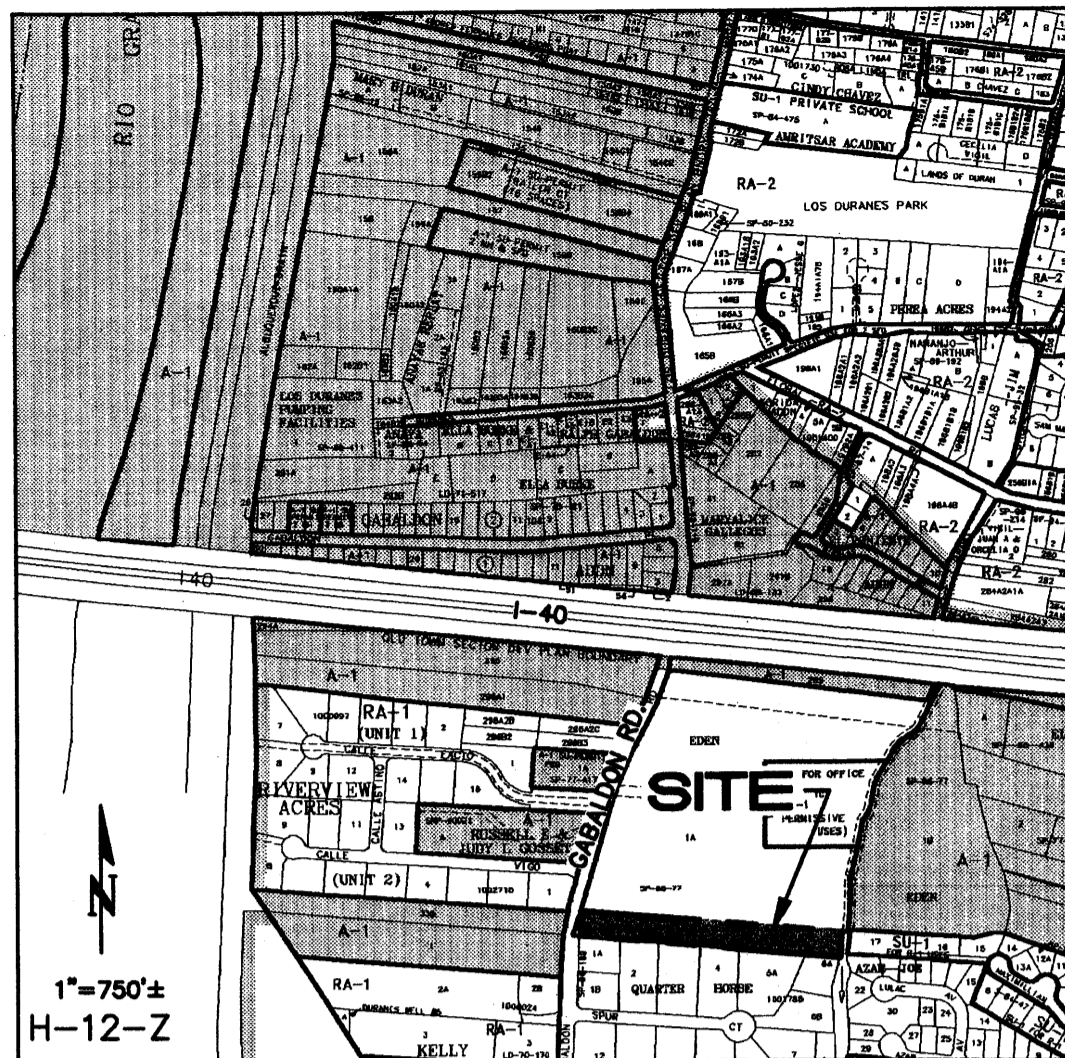
FOUND MONUMENT AS NOTED
A: FOUND #4 REBAR AND CAP "LS 10466"
B: FOUND #5 REBAR AND CAP "LS 11463"
C: FOUND #4 REBAR - NO CAP
D: SET #4 REBAR AND CAP "WAYJOHN PS 14289"



ACS MONUMENT "12-J12"
x = 373,030.05
y = 1,460,288.04
Ground-to-grid:
0.0008162
Delta Alpha:
-0.014335
NAD83 CENTRAL ZONE, NAD 1927

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

XXXX.DWG XX.XX.XX



LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- EXISTING PROPERTY LINE TO BE VACATED BY FINAL PLAT
- ▨ RIGHT-OF-WAY TO BE DEDICATED BY FINAL PLAT
- ▲ CENTERLINE MONUMENT
- A: FOUND #4 REBAR AND CAP "LS 10466"
- B: FOUND #5 REBAR AND CAP "LS 11463"
- C: FOUND #4 REBAR - NO CAP
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 12, Township 10 North, Range 2 East, NMPM, Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, being known as tracts numbered 331-B, 336 and 337, of the Middle Rio Grande Conservancy District Map No. 35, and being more particularly described as follows: BEGINNING at the Southeast corner of the property herein described, being a point on the Westerly Right-of-Way line of the Duranes Acequia, and being a point on the Northerly line of Quarter Horse Acres, from whence the ACS Monument "12-J12" (x=1513276.047, y=1490348.740, NMSF Central Zone, NAD 1983) bears S 40° 28' 05" E, 3236.06 feet distant; THENCE along said Northerly line, N 84° 40' 14" W, 70.38 feet; THENCE N 85° 46' 49" W, 55.14 feet; THENCE N 85° 24' 01" W, 256.98 feet; THENCE N 85° 12' 22" W, 155.03 feet; THENCE N 85° 24' 07" W, 465.15 feet to the Southwest corner, being a point on the Easterly Right-of-Way line of Gabaldon Road, NW; THENCE along said Right-of-Way line, N 02° 30' 20" W, 93.79 feet to the Northwest corner, being a point on the Southerly line of Plat of Tracts 1A, 1B & 1C, Eden Lands; THENCE leaving said Right-of-Way line and along said Southerly line, S 85° 13' 49" E, 553.85 feet; THENCE S 85° 39' 08" E, 451.48 feet to the Northeast corner, being a point on the Westerly Right-of-Way line of the Duranes Acequia; THENCE leaving said Southerly line and along said Westerly Right-of-Way line, S 00° 52' 36" E, 94.39 feet to the Point of Beginning and containing 2.1326 acres, more or less.

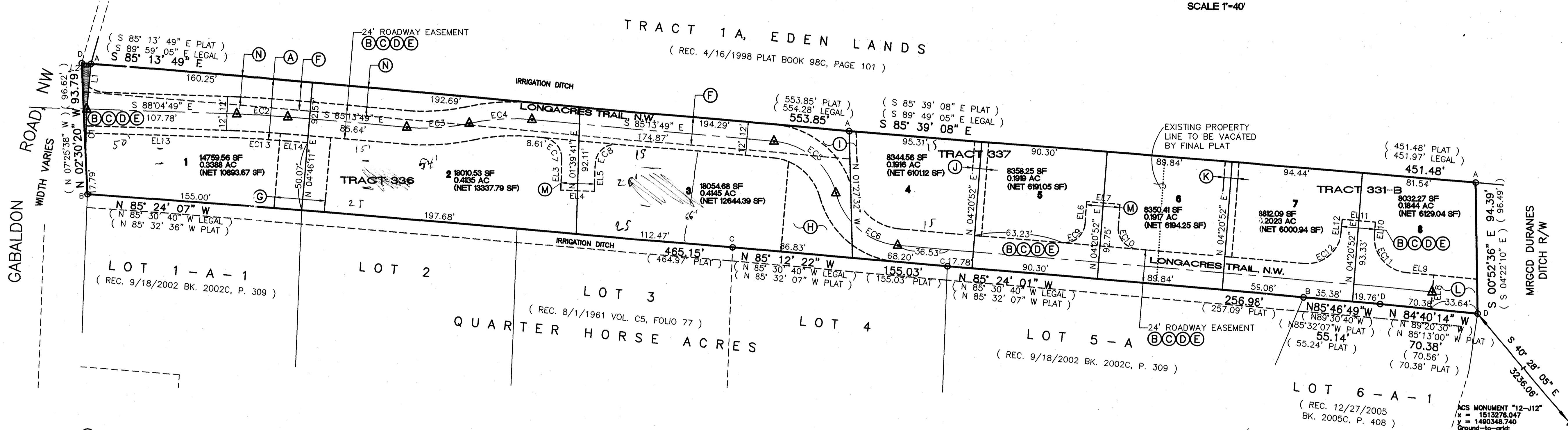
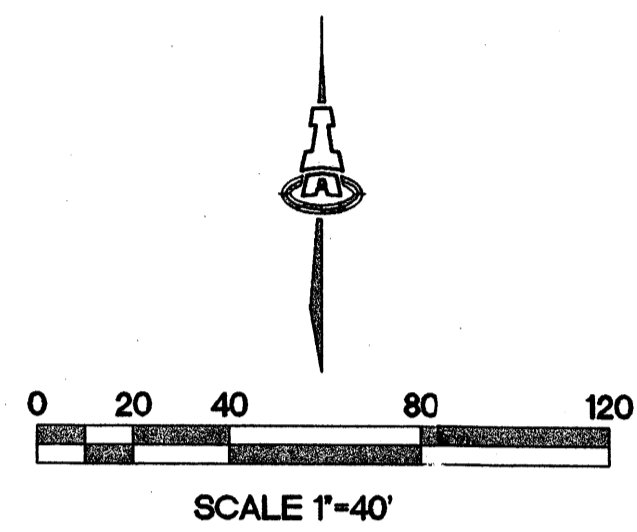
ACS BENCHMARK

ACS STA. 20-J13, 1-3/4" METALLIC DISK EPOXIED TO TOP OF CURB IN SSW RETURN OF RIO GRANDE BOULEVARD AND CARSON ROAD, NW ELEV. 4960.717 (NAVD88)

PRELIMINARY PLAT FOR
LONGACRE SUBDIVISION
 BEING A REPLAT OF TRACTS 331-B, 336, 337 MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35 WITHIN THE TOWN OF ALBUQUERQUE PROJECTED SECTION 12, T. 10 N, R. 2 E, NMPM,

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MAY 2007
 NOVEMBER 2008



EASEMENT NOTES:

- A. PROPOSED WALL SETBACK.
- B. PRIVATE ROADWAY AND SANITARY SEWER EASEMENT TO BE GRANTED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GRANTED BY FINAL PLAT.
- C. PUBLIC WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY FINAL PLAT.
- D. PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- E. PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- F. EXISTING 20' ACCESS EASEMENT TO BE VACATED BY FINAL PLAT.
- G. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 & 2.
- H. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE OWNER OF LOT 3.
- I. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE OWNER OF LOT 4.
- J. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 5 & 6.
- K. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE OWNER OF LOT 7.
- L. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE OWNER OF LOT 8.
- M. PRIVATE DRIVEWAY EASEMENT TO BE GRANTED BY FINAL PLAT, TO BE MAINTAINED BY THE OWNER OF THE PROPERTY ON WHICH THE EASEMENT IS GRANTED.
- N. PRIVATE LANDSCAPE AND DRAINAGE EASEMENT TO BE GRANTED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. GRANTED BY FINAL PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
EL3	S 01°39'41" W	22.93
EL4	S 88°20'19" E	24.00
EL5	N 01°39'41" E	20.00
EL6	N 04°20'52" E	16.25
EL7	S 85°39'08" E	24.00
EL8	N 04°55'38" E	24.00
EL9	N 85°04'22" W	20.00
EL10	N 04°20'52" E	9.36
EL11	N 85°39'08" W	24.00
EL12	S 04°20'52" W	9.30
EL13	N 88°04'49" W	107.96
EL14	N 85°13'49" W	15.47
L1	N 05°20'22" E	20.75
L2	N 85°13'49" W	6.63

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
EC1	400.00	54.77	7°50'43"	S 01°25'01" W
EC2	750.00	37.31	2°51'00"	N 86°39'19" W
EC3	150.00	45.17	17°15'14"	N 86°08'34" E
EC4	150.00	45.17	17°15'14"	S 86°08'34" W
EC5	50.00	61.75	70°45'33"	N 49°51'02" W
EC6	50.00	61.73	70°44'07"	S 49°50'19" E
EC7	15.00	22.75	86°53'30"	N 41°47'04" W
EC8	15.00	24.38	93°06'30"	S 48°12'56" W
EC9	15.00	23.61	90°11'07"	N 49°30'27" E
EC10	15.00	23.50	89°44'53"	S 40°31'35" E
EC11	25.00	39.02	89°25'14"	S 40°21'45" E
EC12	25.00	39.38	90°15'07"	N 49°28'25" E
EC13	733.00	36.46	2°51'00"	N 86°39'19" W

SITE DATA

- 1. TOTAL LAND AREA = 2.1326 ACRES.
- 2. NUMBER OF EXISTING TRACTS IS 3.
- 3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 8.
- 4. CURRENT ZONING: RA-2 & R-1.
- 5. ALL STREETS WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. A VARIANCE IS REQUESTED FOR STREET EASEMENT AND PAVING WIDTHS.
- 7. WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

NOTES

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS # 14269".
- 2. ALL STREET CENTERLINE POINTS SHOWN THUS ▲ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS # 14269".
- 3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. BASIS OF BEARINGS WILL BE NMSF GRID BEARINGS.
- 5. DISTANCES WILL BE GROUND DISTANCES.
- 6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

WAYJOHN SURVEYING, INCORPORATED
 330 LOUISIANA BOULEVARD, NE ALBUQUERQUE, NM 87108-2082
 Phone: (505) 255-2052 Fax: (505) 255-2887

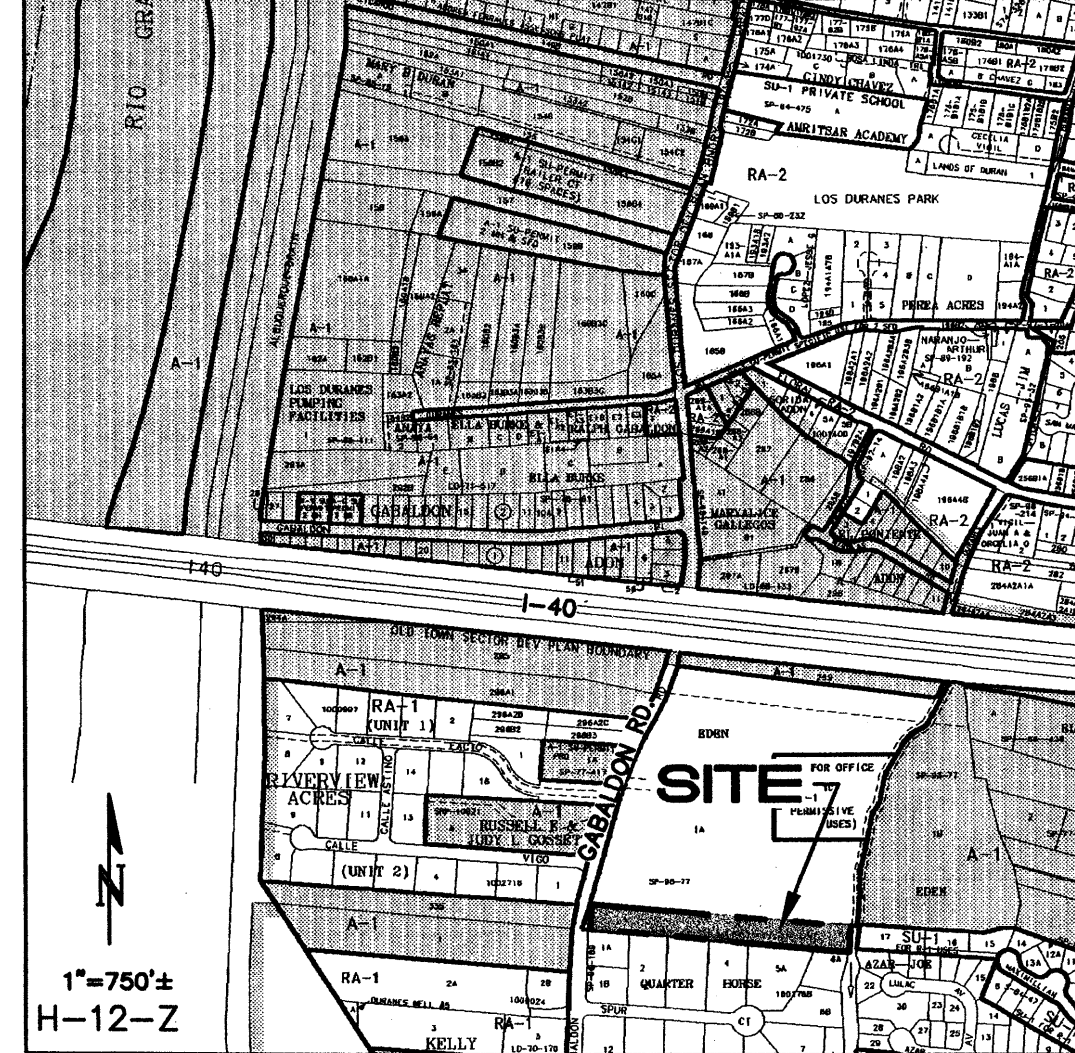
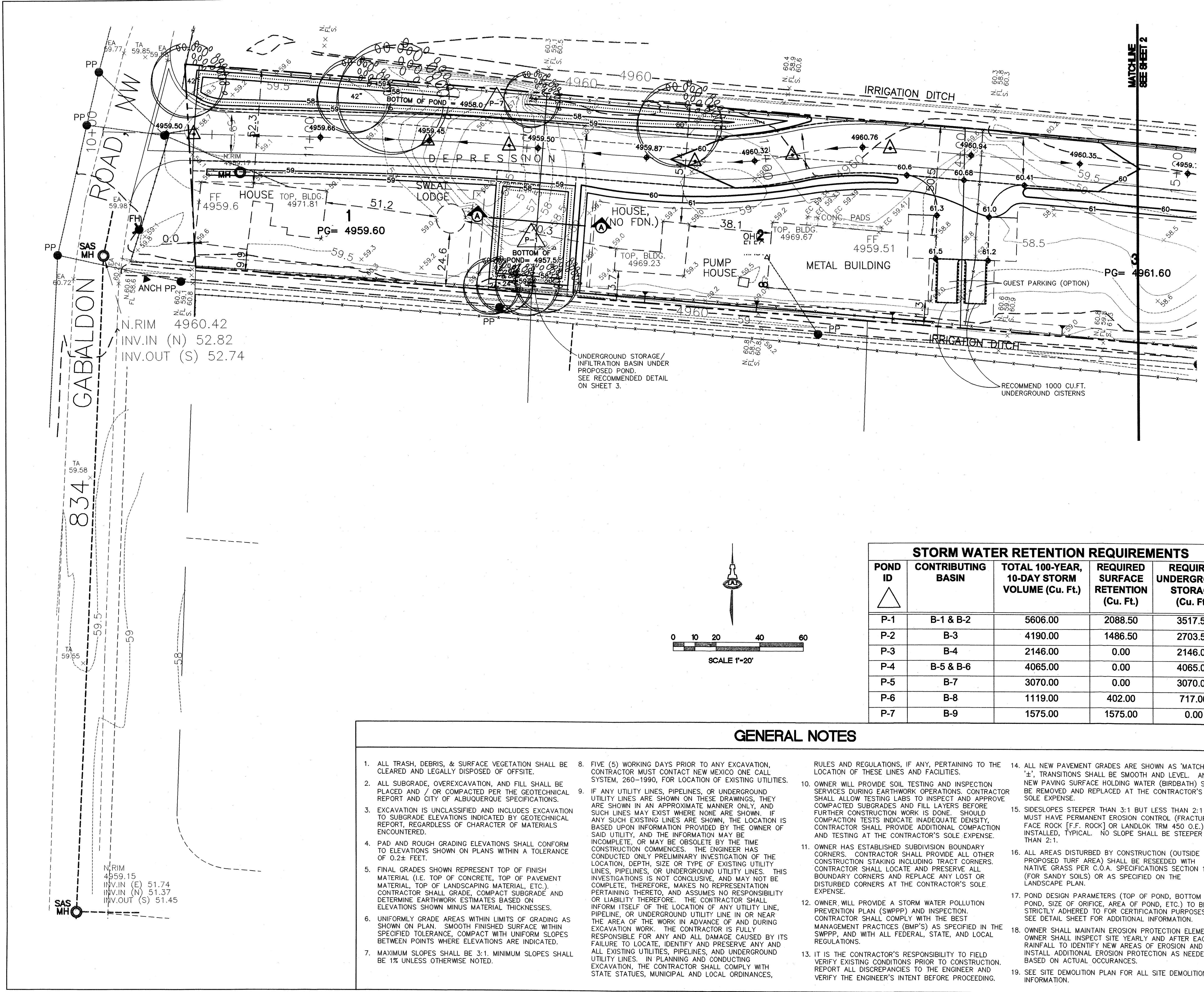
APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature] 11-20-08
 CITY SURVEYOR DATE

OWNERSHIP

[Signature] 11/19/08
 WILLIAM KRAEMER, MANAGING MEMBER DATE
 GABALDON PROPERTY, LLC.

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1579PLIM.dwg Nov 19, 2008



PROJECT DATA

LEGAL DESCRIPTION:
TRACTS 331-B, 336, AND 337, OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35, WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE TO NEW MEXICO STATE PLAN GRID, CENTRAL ZONE (NAD 1927). RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE 'X' (500 YEAR FLOOD HAZARD) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 360002 03331E EFFECTIVE DATE: NOVEMBER 19, 2003.

BENCHMARK:
ACS STA 20-J13, 1-3/4" METALLIC DISK EPOXIED TO TOP OF CURB IN SSW RETURN ELEV. 4960.717 (NVD 88)

LEGEND

- PROPOSED 1' INTERVAL CONTOUR
- PROPOSED 0.5' INTERVAL CONTOUR
- ▲ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG = 6881.0 PAD GRADE ELEVATION
- △ P-1 POND NUMBER
- ↑ SLOPE TIE
- - - EXISTING CONTOUR
- - - EXISTING CONTOUR
- - - EXISTING FENCE
- PP EXISTING POWERLINE & POLE
- EXISTING TREE
- ▬ RECOMMENDED UNDERGROUND STORM PIPE
- RECOMMENDED UNDERGROUND CISTERN

STORM WATER RETENTION REQUIREMENTS

POND ID	CONTRIBUTING BASIN	TOTAL 100-YEAR, 10-DAY STORM VOLUME (Cu. Ft.)	REQUIRED SURFACE RETENTION (Cu. Ft.)	REQUIRED UNDERGROUND STORAGE (Cu. Ft.)
P-1	B-1 & B-2	5606.00	2088.50	3517.50
P-2	B-3	4190.00	1486.50	2703.50
P-3	B-4	2146.00	0.00	2146.00
P-4	B-5 & B-6	4065.00	0.00	4065.00
P-5	B-7	3070.00	0.00	3070.00
P-6	B-8	1119.00	402.00	717.00
P-7	B-9	1575.00	1575.00	0.00

GENERAL NOTES

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- PAD AND ROUGH GRADING ELEVATIONS SHALL CONFORM TO ELEVATIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.2± FEET.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- ALL NEW PAVEMENT GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
- SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (FRACTURED FACE ROCK [F.F. ROCK] OR LANDLOCK TRM 450 O.E.) INSTALLED, TYPICAL. NO SLOPE SHALL BE STEEPER THAN 2:1.
- ALL AREAS DISTURBED BY CONSTRUCTION (OUTSIDE PROPOSED TURF AREA) SHALL BE RESEED WITH NATIVE GRASS PER C.O.A. SPECIFICATIONS SECTION 1012 (FOR SANDY SOILS) OR AS SPECIFIED ON THE LANDSCAPE PLAN.
- POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURANCES.
- SEE SITE DEMOLITION PLAN FOR ALL SITE DEMOLITION INFORMATION.

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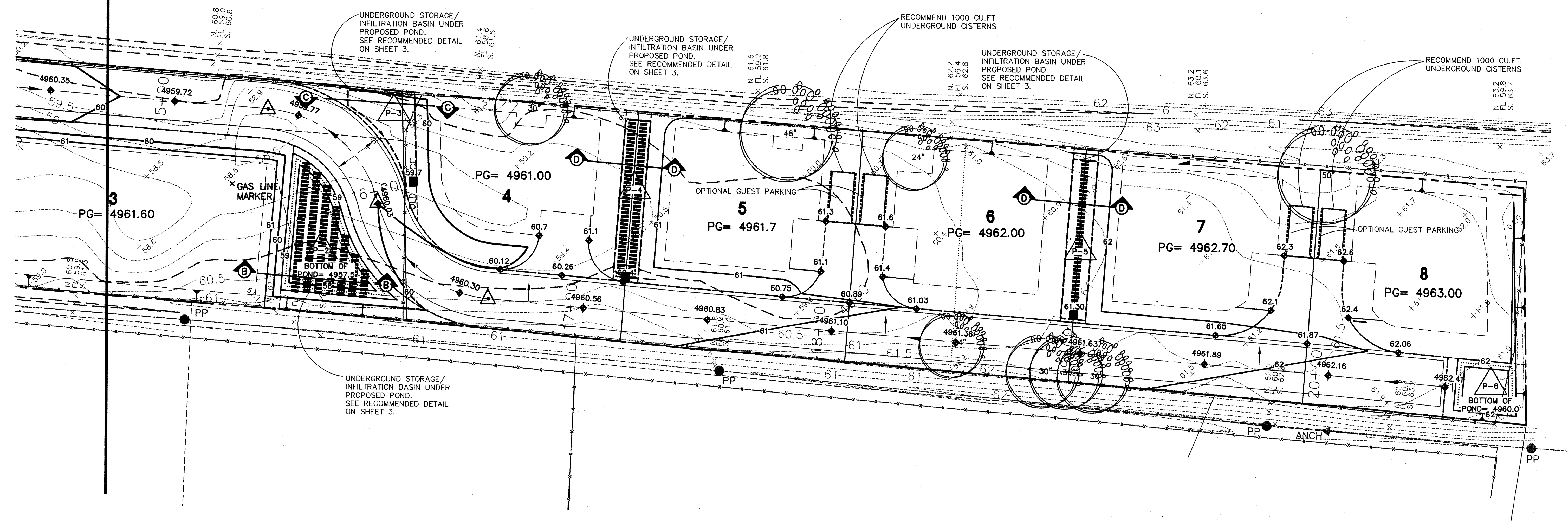
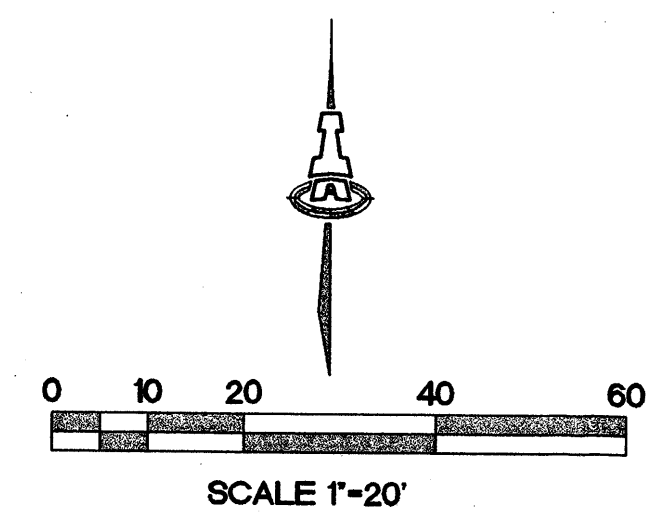
LONGACRE SUBDIVISION
MYERS/KRAMER

GRADING AND DRAINAGE PLAN

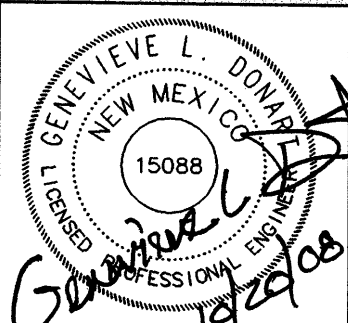
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MATCHLINE
SEE SHEET 1



LEGEND	
	PROPOSED 1' INTERVAL CONTOUR
	PROPOSED 0.5' INTERVAL CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	PAD GRADE ELEVATION
	POND NUMBER
	SLOPE TIE
	EXISTING CONTOUR
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING POWERLINE & POLE
	EXISTING TREE
	RECOMMENDED UNDERGROUND STORM PIPE
	RECOMMENDED UNDERGROUND CISTERN



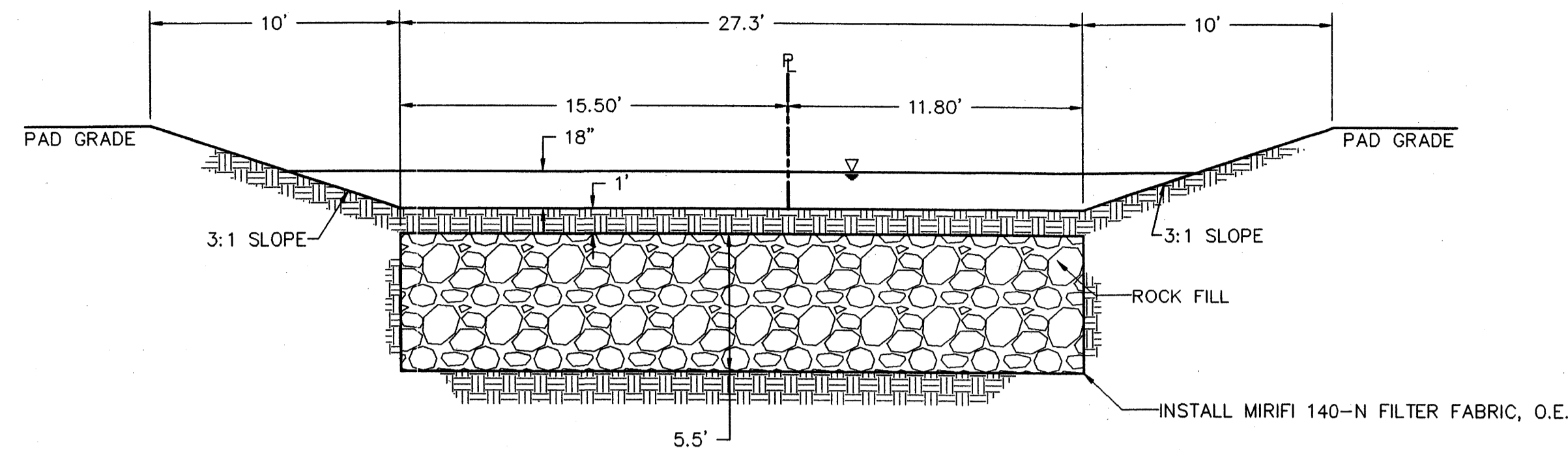
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 1575GRD.dwg Oct 20, 2008

**LONGACRE
 SUBDIVISION
 MYERS/KRAMER**

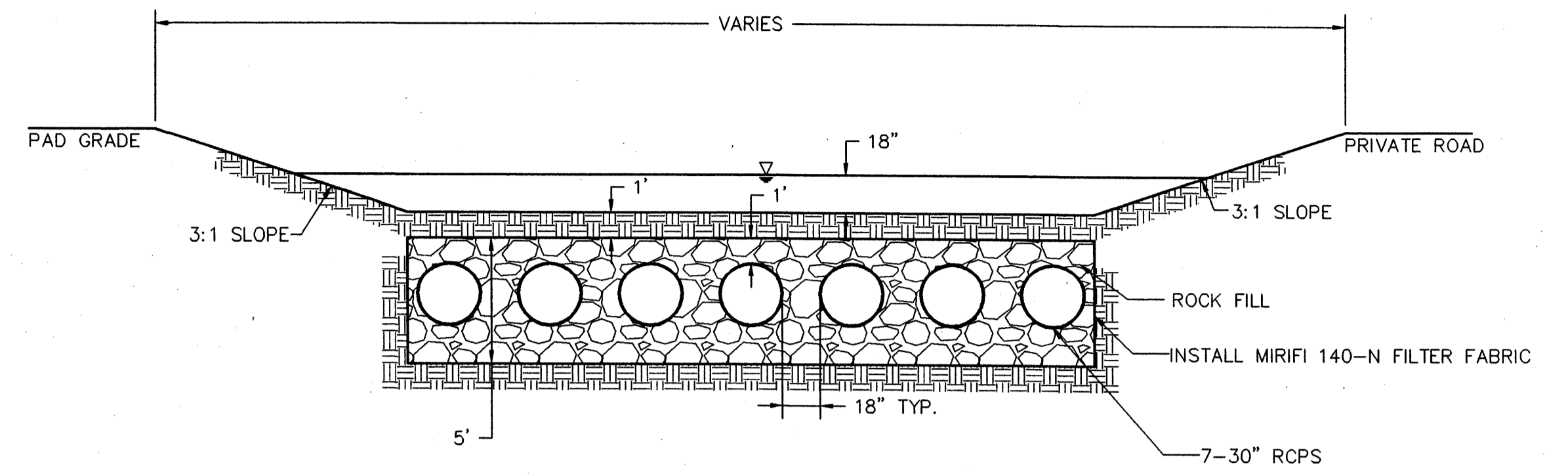
GRADING AND DRAINAGE PLAN

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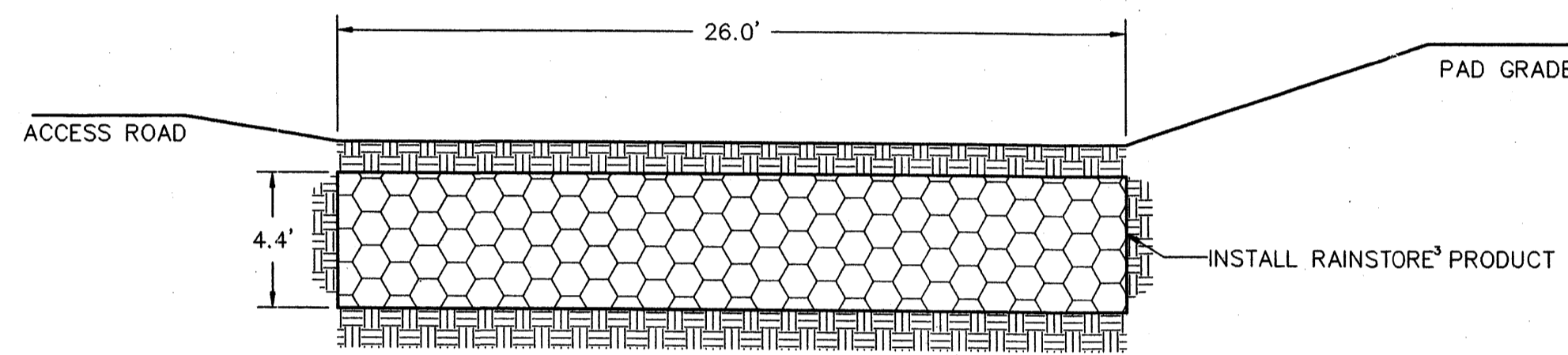
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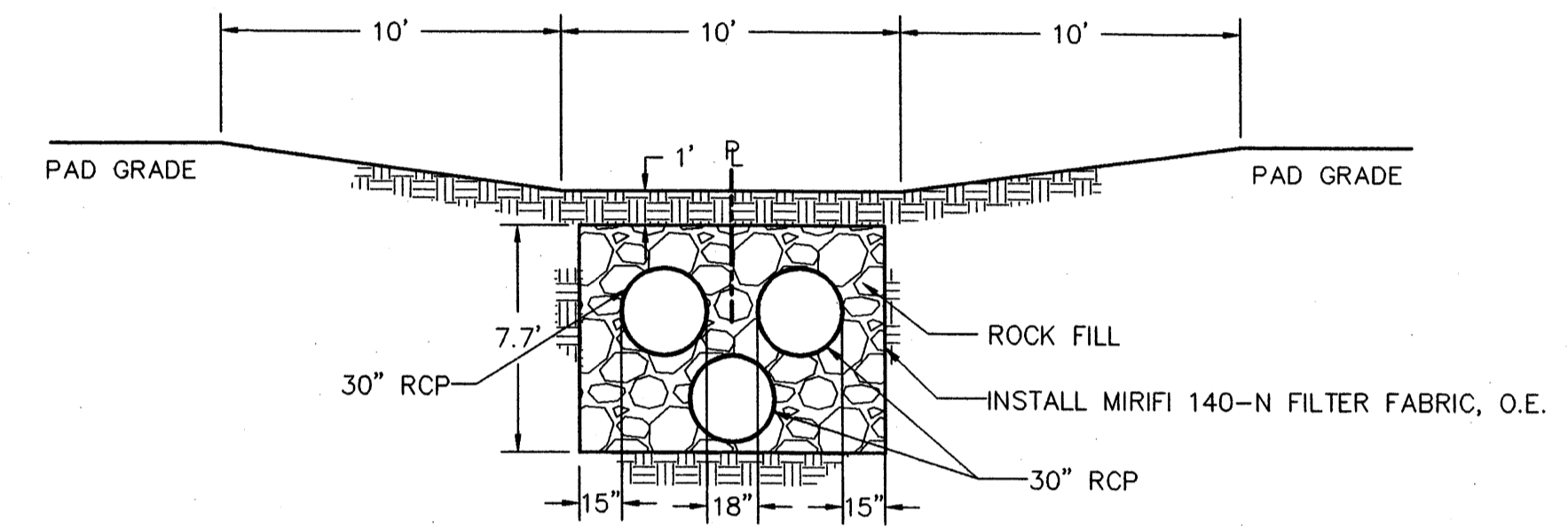
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SCALE: 1"=5'



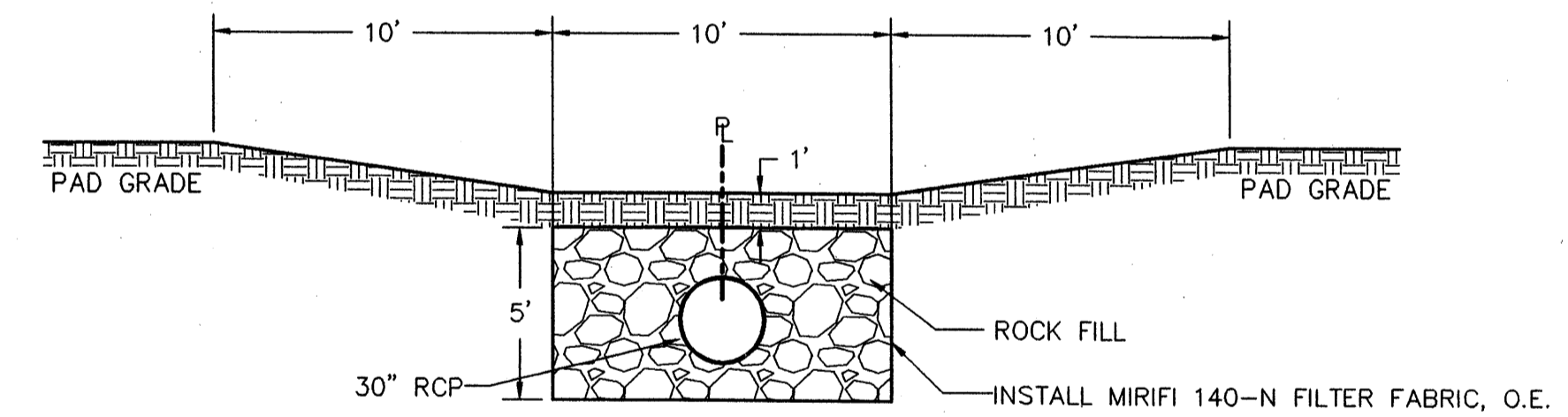
POND CROSS-SECTION B-B
SCALE: 1"=5'



INFILTRATION BASIN CROSS-SECTION C-C
SCALE: 1"=5'



POND CROSS-SECTION D-D
SCALE: 1"=5'



POND CROSS-SECTION E-E
SCALE: 1"=5'

M:\cad files\1500-1598\1575.dwg(1575GRD-DTL.dwg, 10/20/2008 3:14:00 PM, Cae 24636 ROLL.p2, gfc

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1575GRD-DTL.dwg Oct 20, 2008

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**LONGACRE
SUBDIVISION
MYERS/KRAMER**

RECOMMENDED DETAILS

Date	No.	Revision	Date	Job No.
10-15-08				1575
Drawn By:				PAGE
DLP				
Clk By:				
GLD				SH 3 OF 4