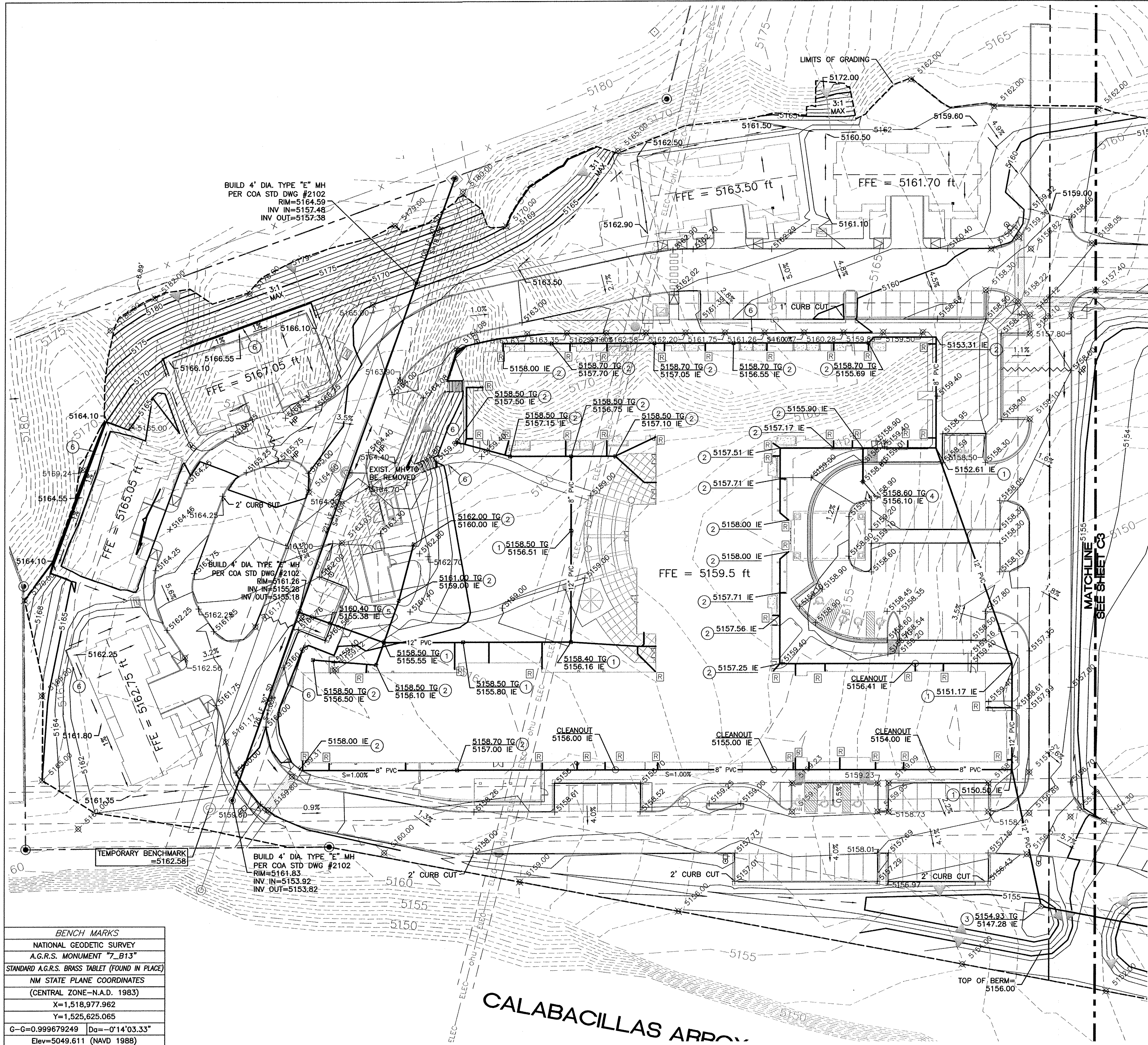
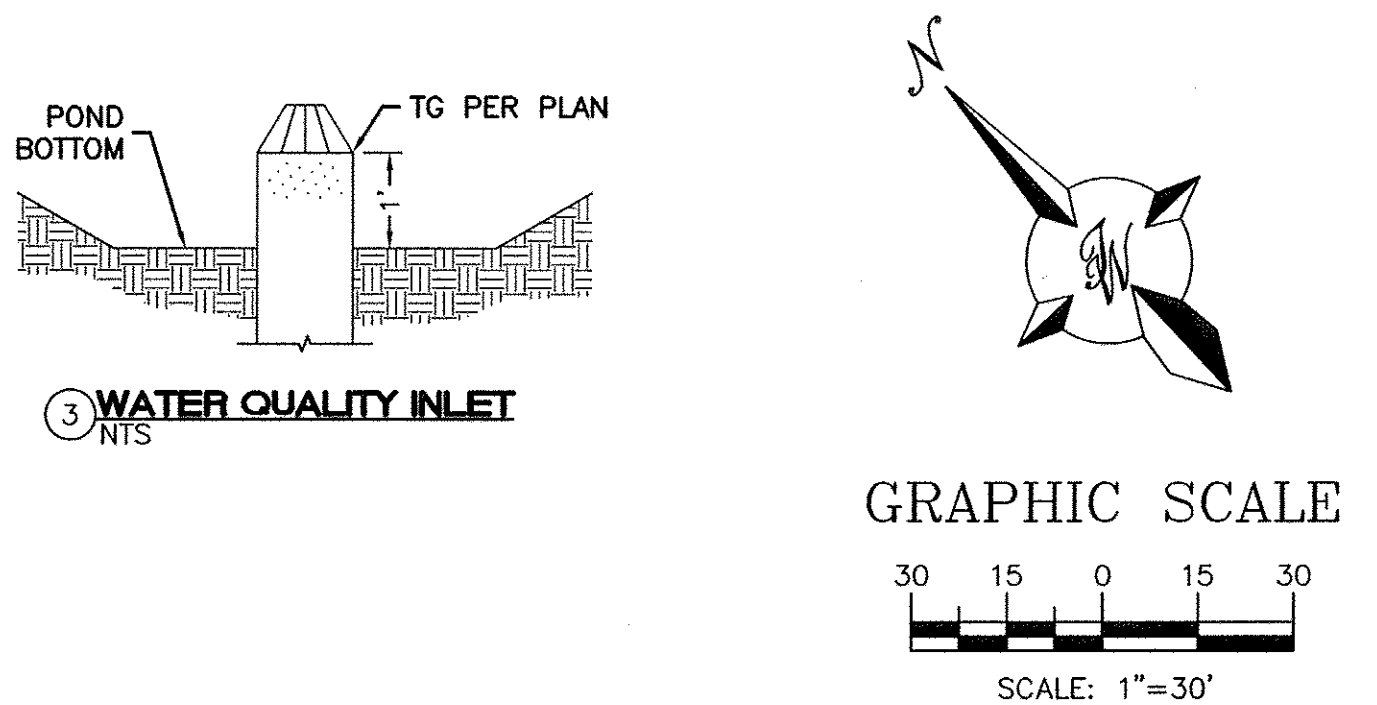




- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - DRAIN SPOUT
 - LIMITS OF GRADING
 - AREA DRAIN (SIZE PER PLAN)
 - CMP RISER (DETAIL SHEET C3)

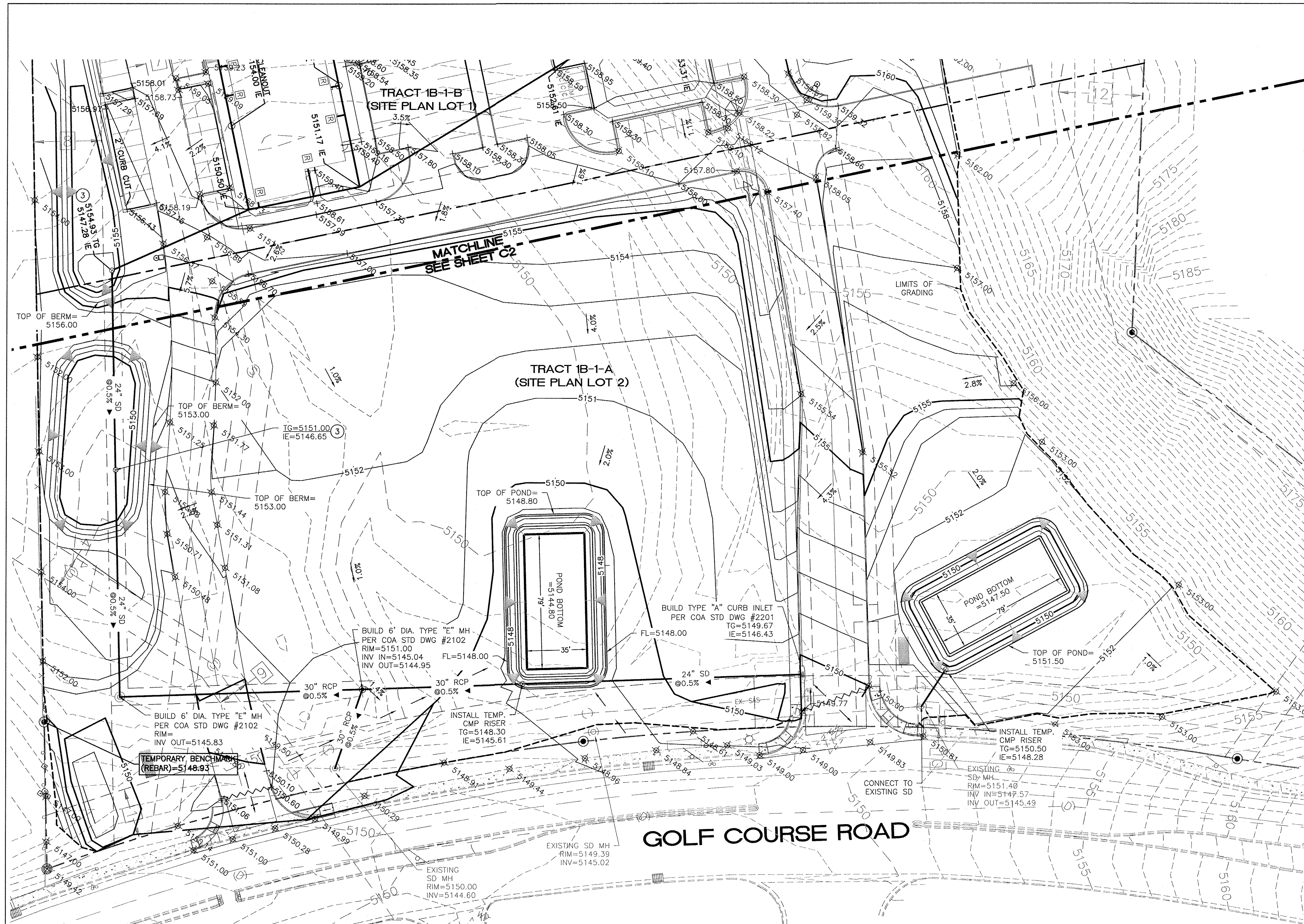
- NOTES:**
- GRADES ON CURB LINE ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
 - ALL STORM LINE SHALL BE 6" PVC (SDR35) UNLESS OTHERWISE SHOWN.
 - SEE SHEET C3C FOR RETAINING WALL PLAN & PROFILES.
 - SMALL DIAMETER AREA DRAIN ($\leq 12"$) MAY BE HDPE OR PVC SDR35. LARGE DIAMETER DRAIN ($> 12"$) MAY BE RCP OR HDPE.
 - SEE SHEET C3C FOR RETAINING WALL ELEVATIONS.

- KEYED NOTE:**
- AREA DRAIN (NDS #2400 OR #2404 24" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #2412)
 - AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
 - 24" ADS BASIN "IN-LINE DRAIN" (2724AG) W/ 24" DOME GRATE
 - NYLOPLAST 18" DRAIN BASIN W/ STD H-20 GRATE STRUCTURE
 - NYLOPLAST 30" DRAIN BASIN W/ 30" PEDESTRIAN GRATE
 - RETAINING WALL



BENCH MARKS	
NATIONAL GEODETIC SURVEY	
A.G.R.S. MONUMENT "7_B13"	
STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE)	
NM STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
X=1,518,977.962	
Y=1,525,625.065	
G-G=0.999679249 Da=-0°14'03.33"	
Elev=5049.611 (NAVD 1988)	

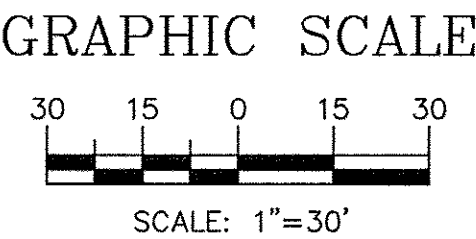
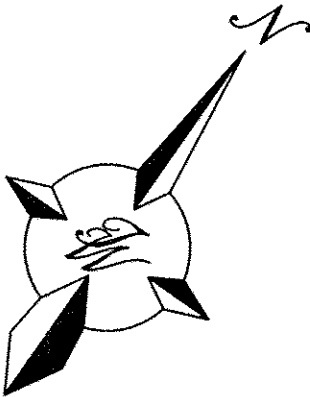
ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
		DATE 1/20/12
		2011026-C3A-GRB-30
RONALD R. BOHANNAN P.E. #7868	 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3A
		JOB # 2011026



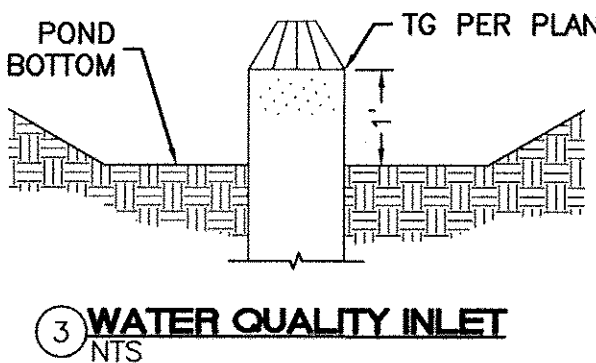
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	DRAIN SPOUT
	LIMITS OF GRADING
	AREA DRAIN (SIZE PER PLAN)
	CMP RISER (DETAIL SHEET C3)

- NOTES:**
1. GRADES ON CURB LINE ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
 2. ALL STORM LINE SHALL BE 6" PVC (SDR35) UNLESS OTHERWISE SHOWN.
 3. SEE SHEET C3C FOR RETAINING WALL PLAN & PROFILES.
 4. SMALL DIAMETER AREA DRAIN ($\leq 12"$) MAY BE HDPE OR PVC SDR35. LARGE DIAMETER DRAIN ($> 12"$) MAY BE RCP OR HDPE.

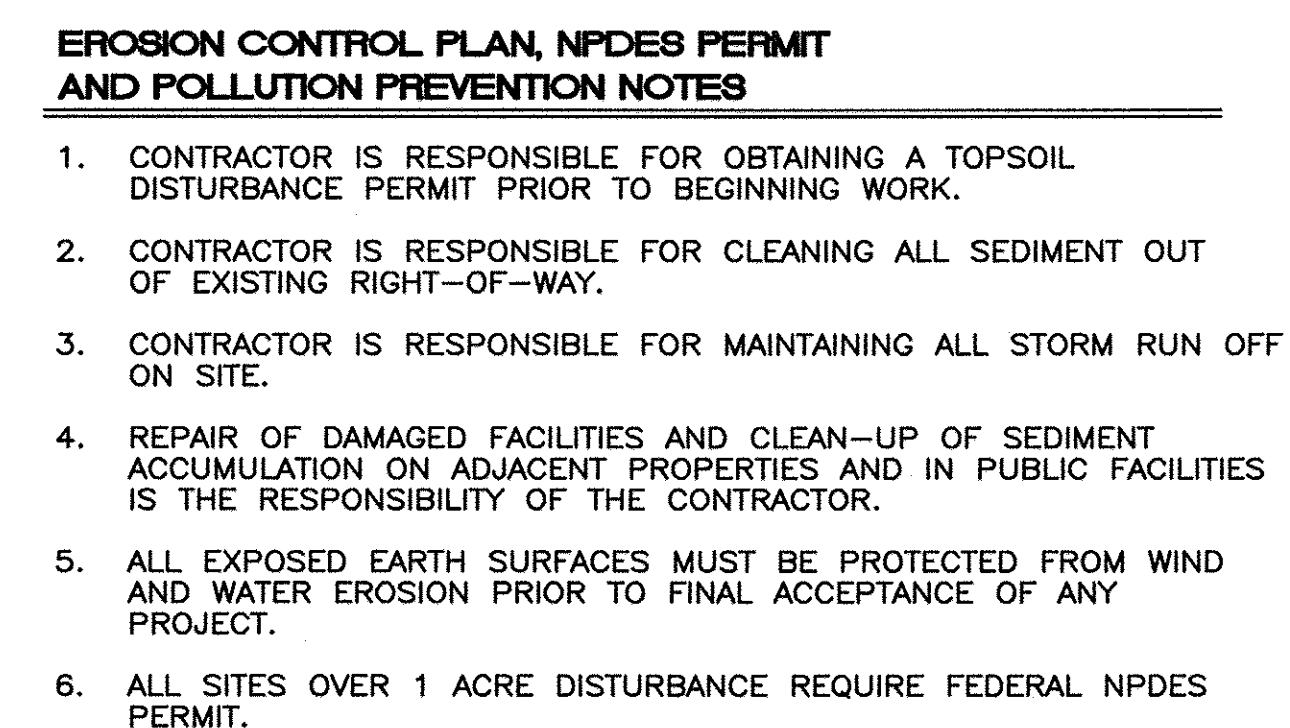
- KEYED NOTE:**
1. AREA DRAIN (NDS #2400 OR #2404 24" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #2412)
 2. AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
 3. 24" ADS BASIN "IN-LINE DRAIN" (2724AG) W/ 24" DOME GRATE
 4. NYLOPLAST 18" DRAIN BASIN W/ STD H-20 GRATE STRUCTURE



BENCH MARKS	
NATIONAL GEODETIC SURVEY	
A.G.R.S. MONUMENT "7_B13"	
STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE)	
NM STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
X=1,518,977.962	
Y=1,525,625.065	
G-G=0.999679249 Da=-0°14'03.33"	
Elev=5049.611 (NAVD 1988)	

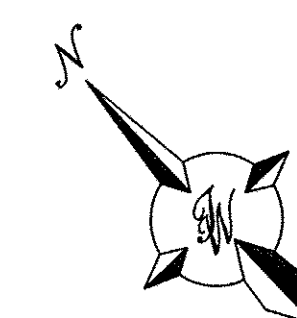
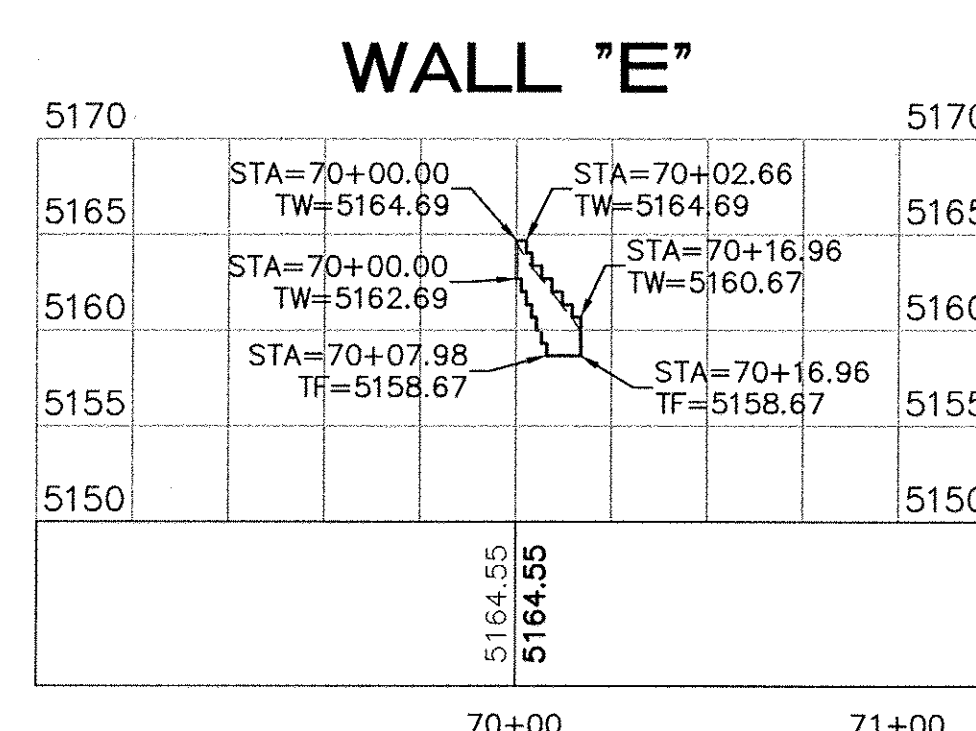
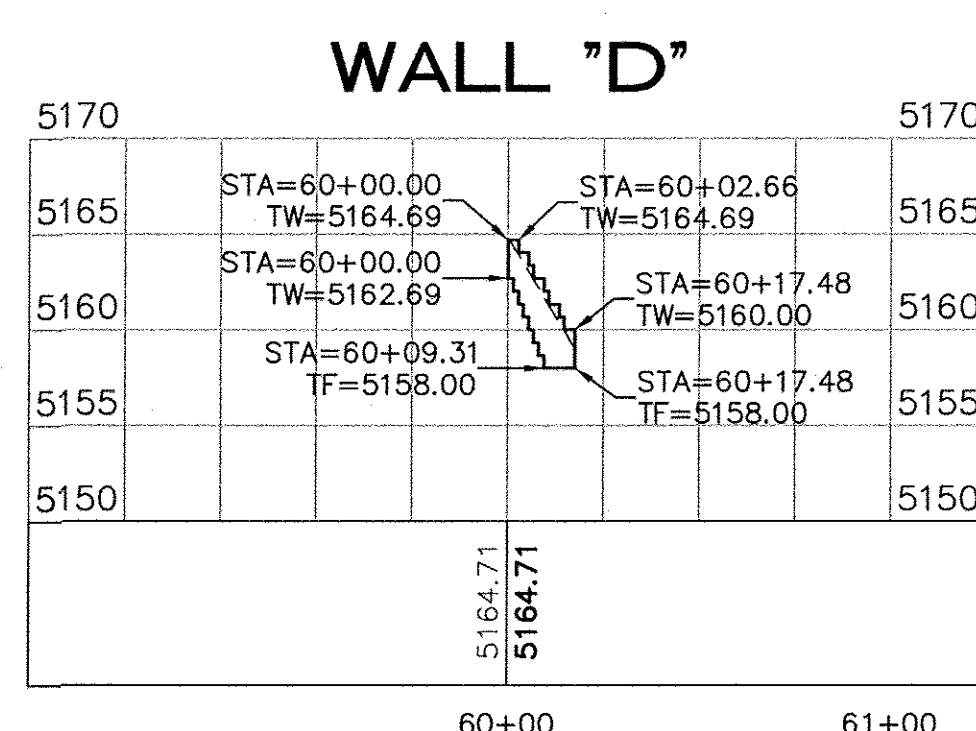
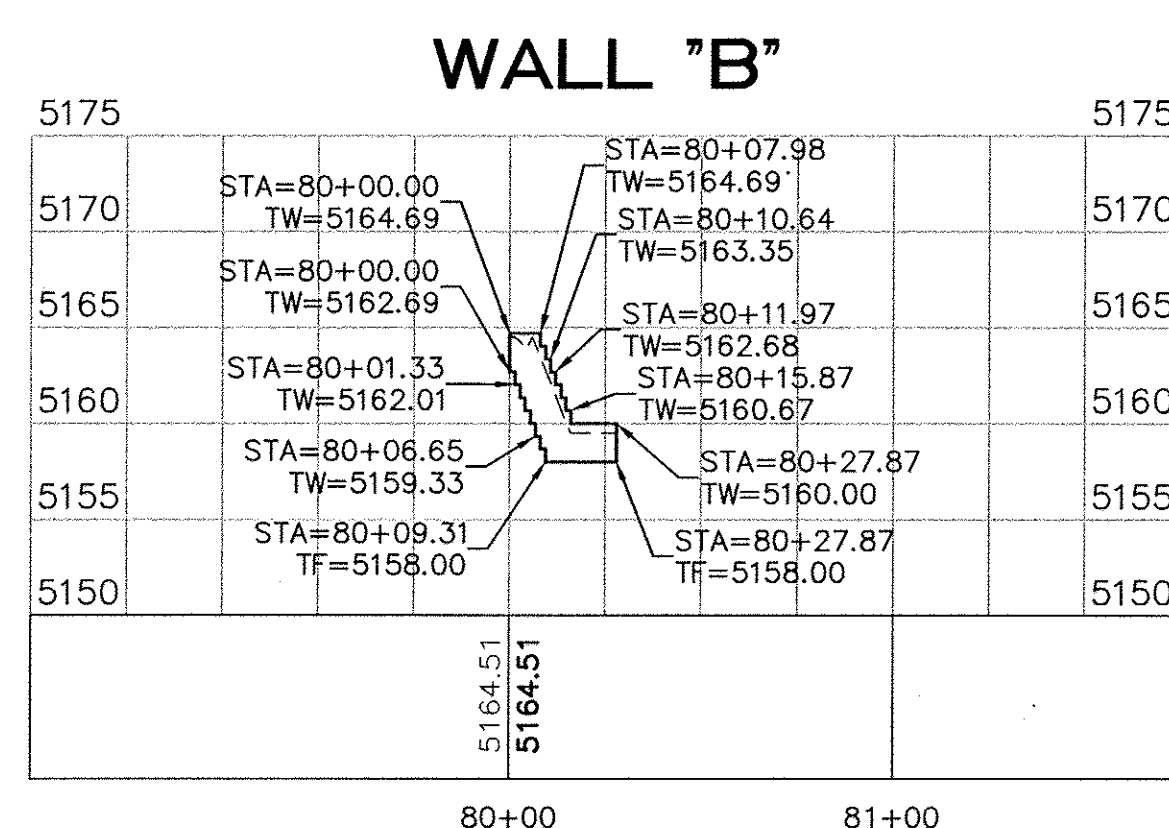


	ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
		GRADING AND DRAINAGE PLAN	DATE 1/20/12
			2011026-C3B-GRB-30-1072
		SHEET # C3B	JOB # 2011026

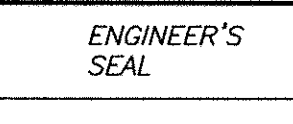


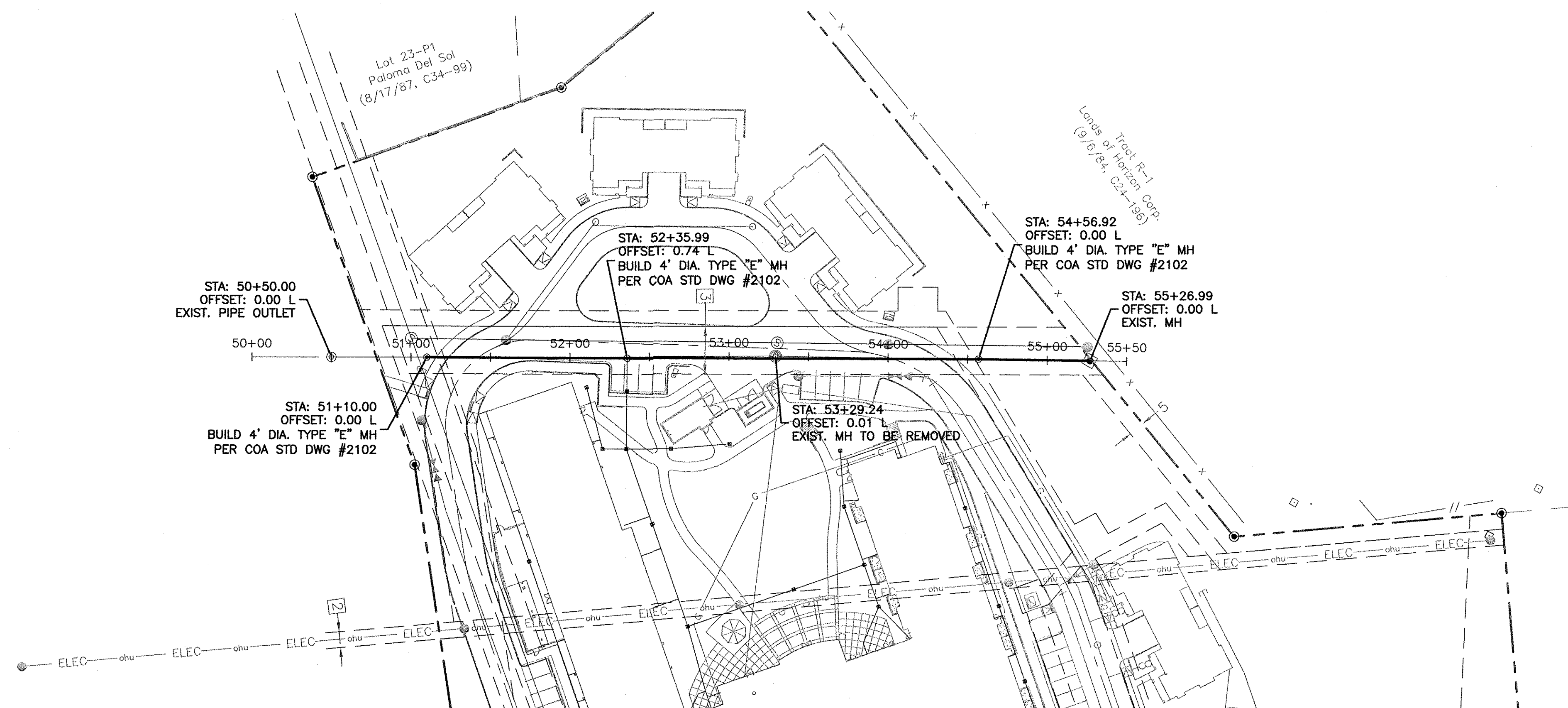
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

CONTRACTOR TO POT HOLE AND VERIFY
EXISTING SAS INVERTS PRIOR TO
CONSTRUCTION.



SCALE: HORIZ. 1"=50'
VERT. 1"=10'

ENGINEER'S SEAL 	SPECTRUM ASSISTED LIVING	DRAWN BY DY
	RETAINING WALLS	DATE 11/14/11
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	2011026-C3C-R_WALLS
RONALD R. BOHANNAN P.E. #7868		SHEET # C3C JOB # 2011026



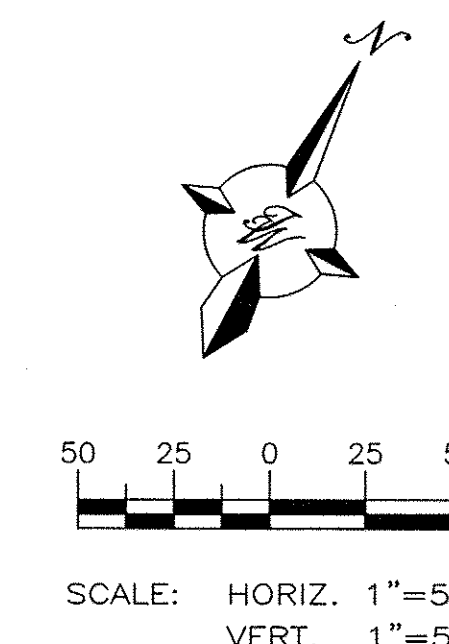
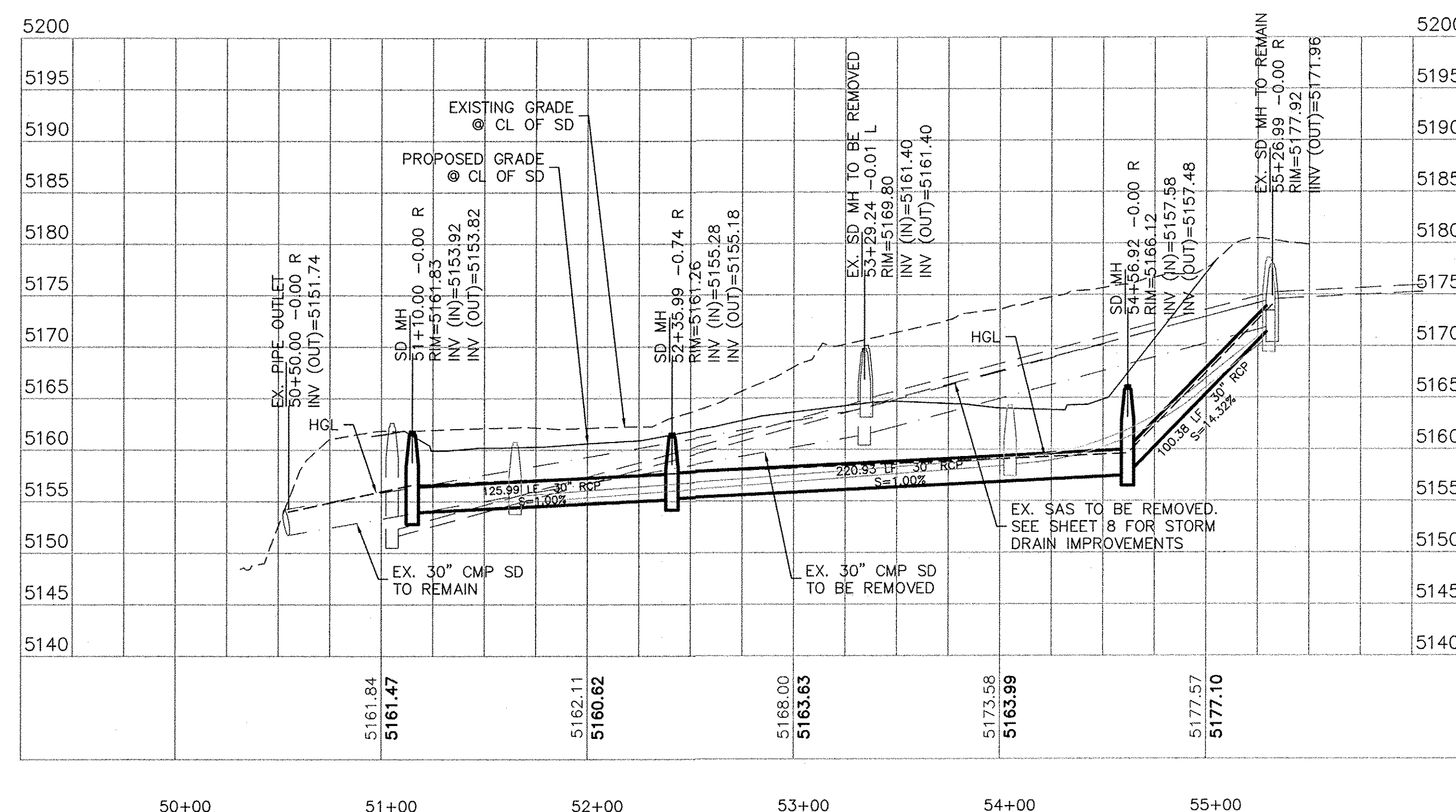
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	30" SD
	8" SAS
	6" WL
	SINGLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EX. 2" GAS
	EX. 8" SAS
	EX. 12" WL
	EX. 30" RCP

- NOTES:**
- SEE MASTER UTILITY PLAN SHEET _ FOR SANITARY SEWER AND FORCED MAIN SEWER SERVICE CONNECTION DETAILS.
 - ALL FIRE HYDRANTS ARE TO BE BUILT WITH MECH RESTRAINTS W/BLOCKING PER COA STANDARDS.
 - ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

CONTRACTOR TO POTHOLE AND VERIFY EXISTING SAS INVERTS PRIOR TO CONSTRUCTION.

STREET "A"



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
	STORM DRAIN IMPROVEMENTS	DATE 1/20/12
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		2011026-SH08-DRIVE-A-SD
		SHEET # C3D
		JOB # 2011026