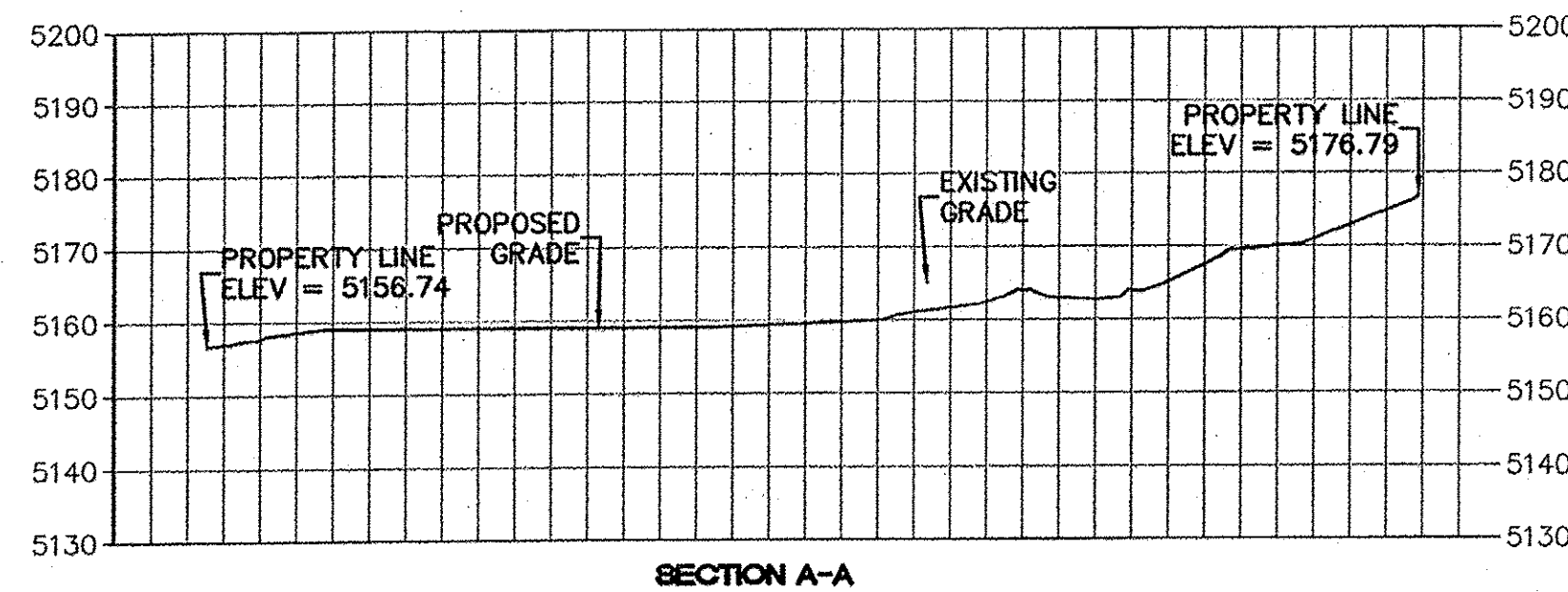
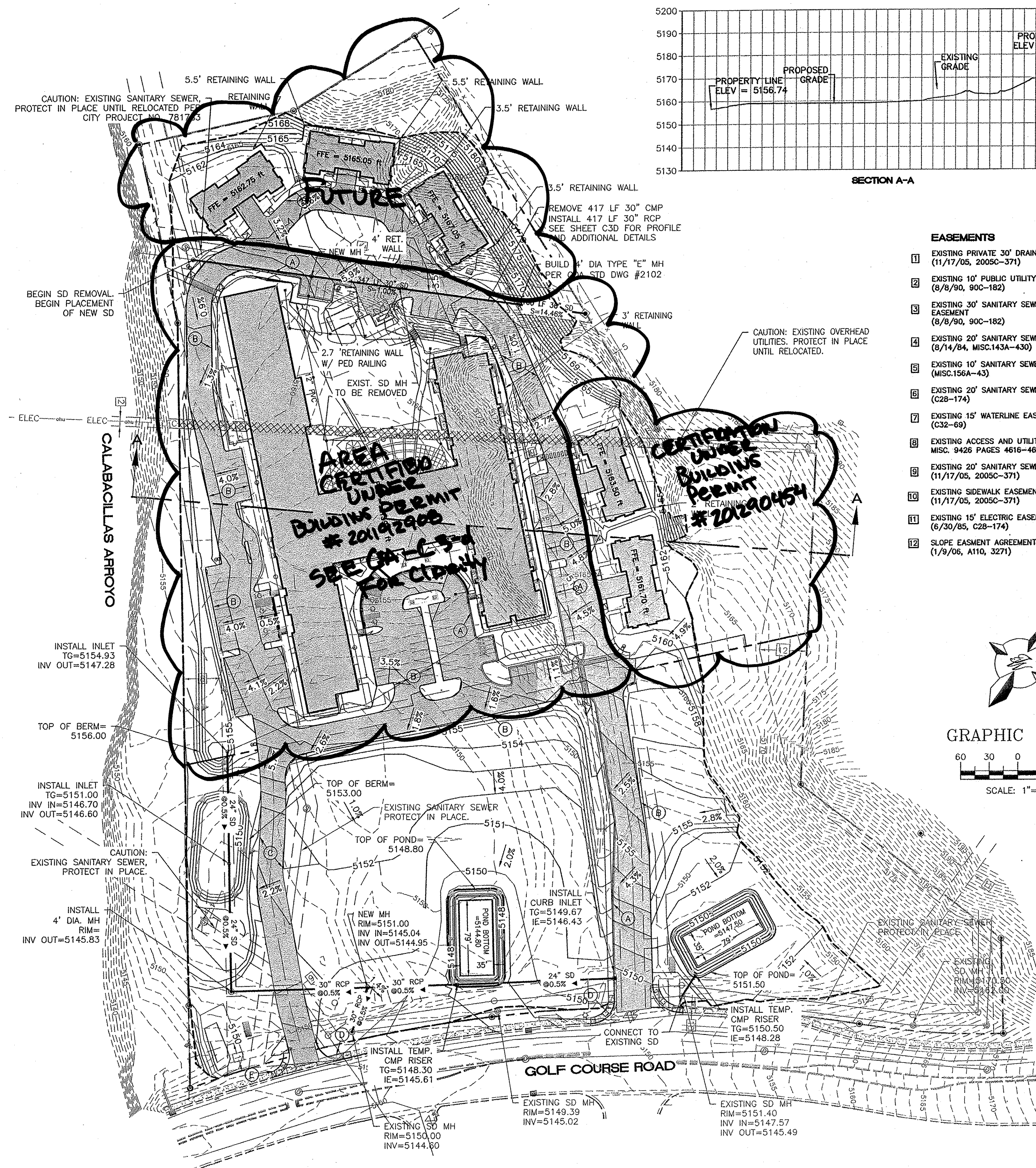




- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION

- EASEMENTS**
- EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 20050-371)
 - EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
 - EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182)
 - EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
 - EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
 - EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
 - EXISTING 15' WATERLINE EASEMENT (C32-69)
 - EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
 - EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 20050-371)
 - EXISTING SIDEWALK EASEMENT (11/17/05, 20050-371)
 - EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
 - SLOPE EASEMENT AGREEMENT (1/9/06, A110, 3271)

- KEYED NOTE:**
- (A) CURB & GUTTER PER COA STD DWG #2415B
 - (B) HEADER CURB PER COA STD DWG #2415B
 - (C) AC BERM PER COA STD DWG #2415B
 - (D) ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2426
 - (E) ADA RAMP "B" PER DETAIL SHEET C7

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

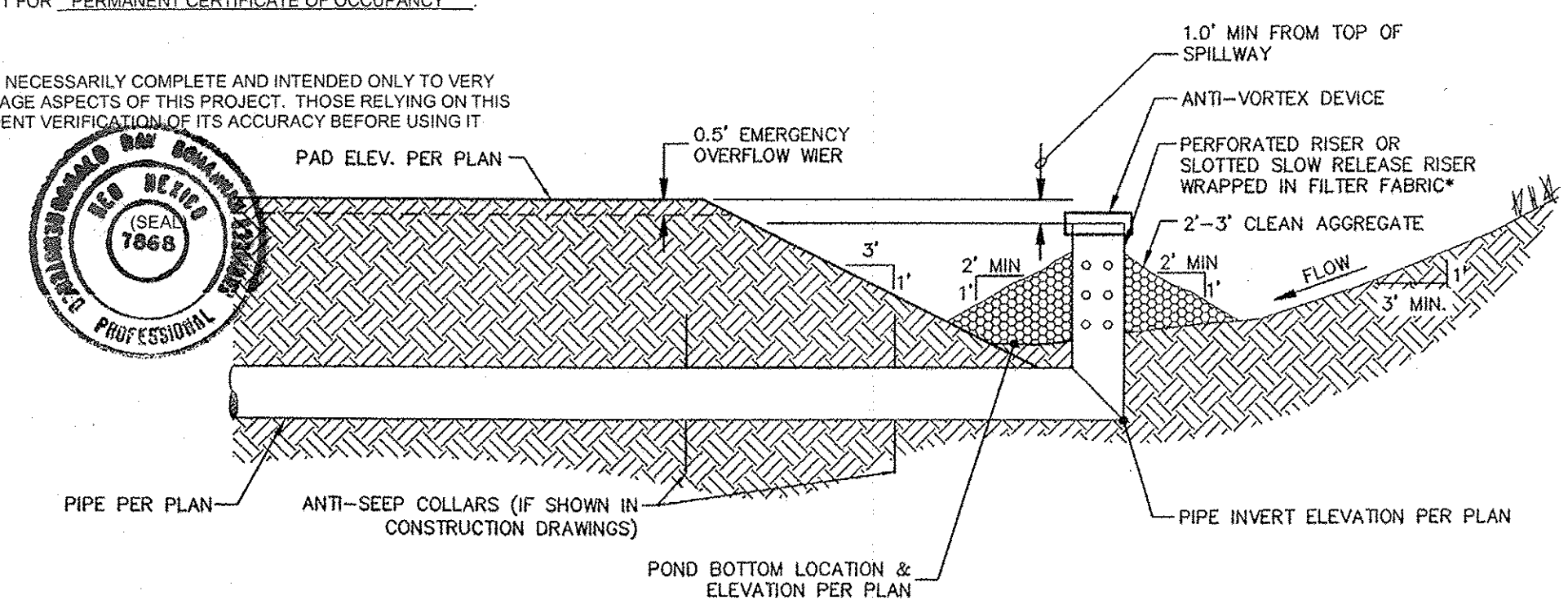
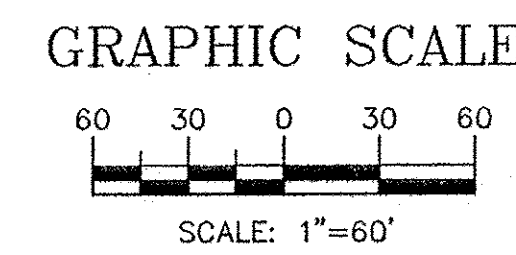
DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TIERRA WEST, LLC, 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 PLAN DATED 1/20/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS, 18374, OF THE FIRM, CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/14/10 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.

NO EXCEPTIONS TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE 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.

RONALD R. BOHANNAN, NMPE # 7868



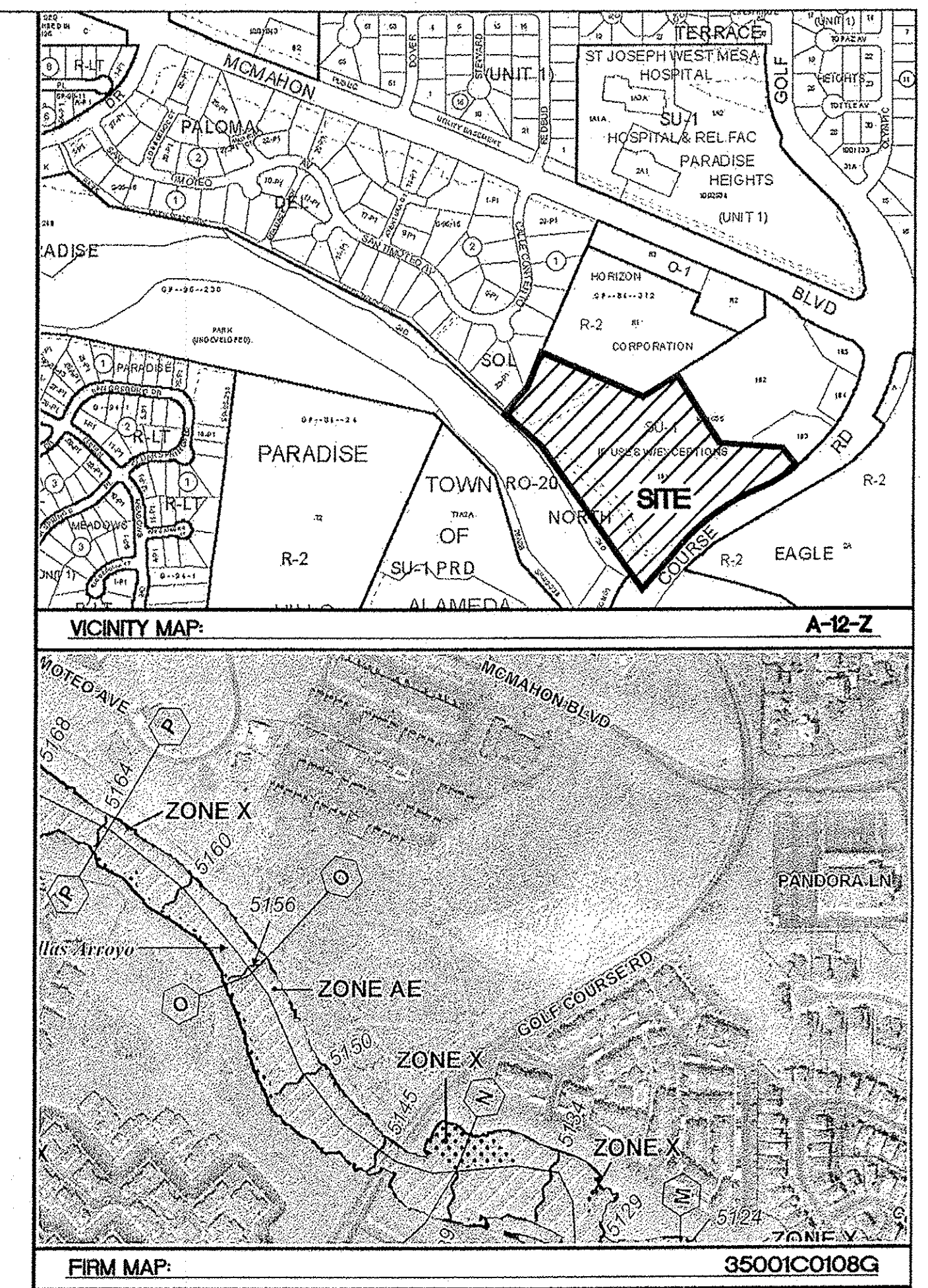
- GENERAL NOTES:**
- RISER PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
 - GEOTEXTILE FILTER FABRIC (MIRAFI 1 OR EQUAL).
 - RISER PERFORATION SHALL BE 1" & 6" O.C.
 - ALL PIPE CONNECTION SHALL BE WATERTIGHT.
 - FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC.
 - SIDE SLOPES SHALL BE 3:1 OR FLATTER.

SEDIMENT BASIN WITH PIPE OUTLET
N.T.S.

NOTE:
COMMON DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED BY THE REPLAT.

SEE SHEETS C3A AND C3B FOR ADDITIONAL GRADING DETAILS. SEE SHEET C3C FOR RETAINING WALL PLAN AND PROFILE. SEE SHEET C3D FOR STORM DRAIN VERTICAL RELOCATION DETAILS.

CONTRACTOR SHALL ENSURE ALL EXISTING UTILITIES ARE PROTECTED IN PLACE. NOT ALL EXISTING UTILITIES ARE REFLECTED ON THIS PLAN SET. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO EXCAVATION.



ROUGH GRADING APPROVAL _____ DATE _____

RECORD DRAWINGS

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
	GRADING AND DRAINAGE PLAN	DATE 1/20/12
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 Dq=-0'14"03.33" Elev=5049.611 (NAVD 1988)	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2011026-C3-GRB
		SHEET # C3
		JOB # 2011026

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

DRAINAGE CERTIFICATION

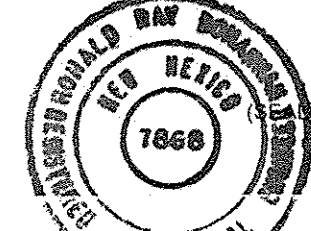
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NO EXCEPTIONS TAKEN

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RONALD R. BOHANNAN, NMPE # 7868

DATE: 5/24/13



BUILD 4' DIA. TYPE "E" MH
PER COA STD DWG #2102
RIM=5164.55
INV IN=5157.48
INV OUT=5157.38

CERTIFIED UNDER
SEPARATE CERTIFICATION
DURING PERMIT # 201290544
FFE = 5163.50 ft
FFE = 5161.70 ft

LEGEND

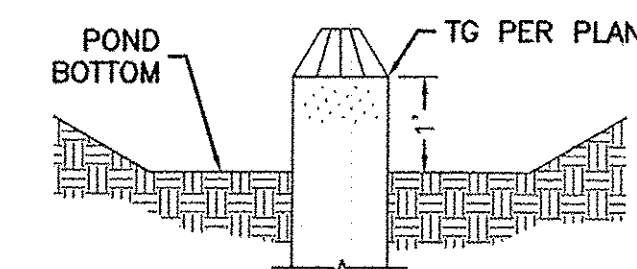
- ===== CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- ===== BUILDING
- ===== SIDEWALK
- ===== RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- [R] 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 (≤12") MAY BE HDPE OR PVC SDR35. LARGE DIAMETER DRAIN (>12") MAY BE RCP OR HDPE.
- SEE SHEET C3C FOR RETAINING WALL ELEVATIONS.

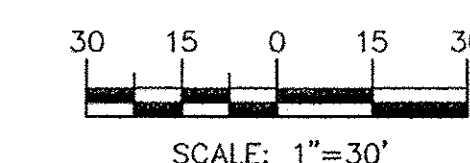
KEYED NOTE:

- 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



3 WATER QUALITY INLET

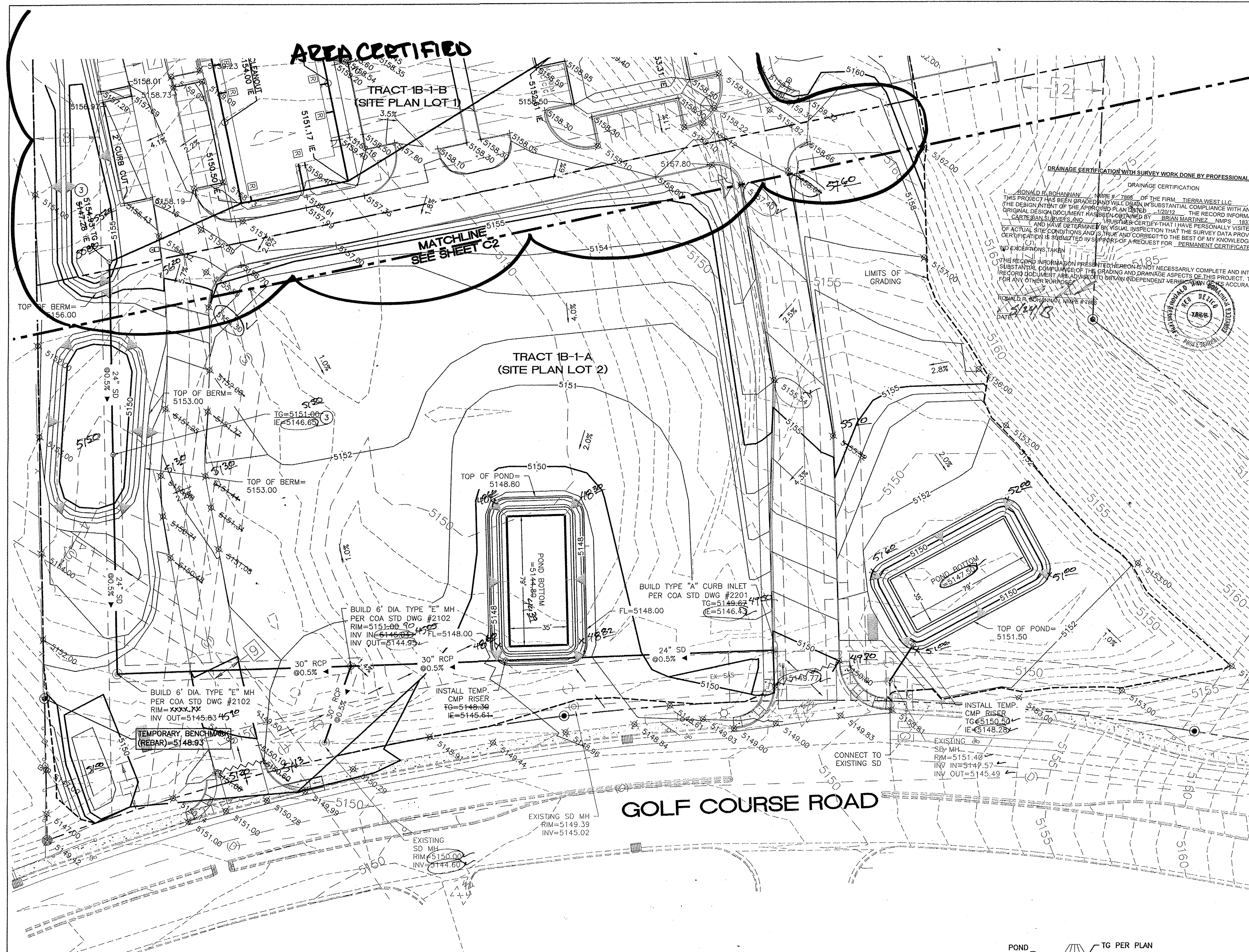
GRAPHIC SCALE



Record Drawings

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

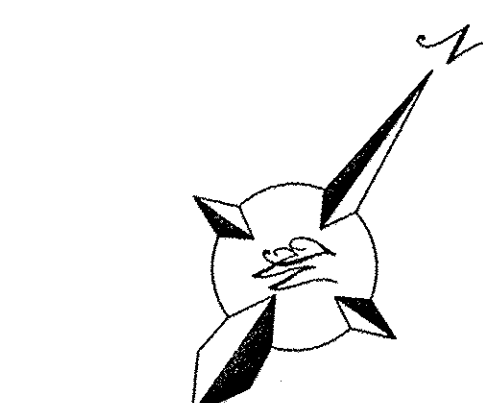
CALABACILLAS ARROYO



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.

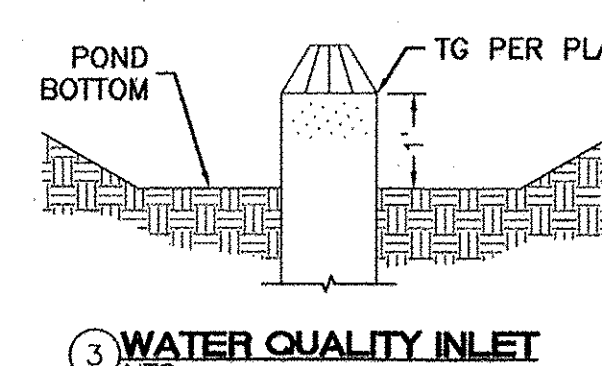
- KEYED NOTE:**
- ① AREA DRAIN (NDS #2400 OR #2404 24" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #2412)
 - ② AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
 - ③ 24" ADS BASIN "IN-LINE DRAIN" (2724AG) W/ 24" DOME GRATE
 - ④ NYLOPLAST 18" DRAIN BASIN W/ STD H-20 GRATE STRUCTURE



GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

RECORD DRAWINGS

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	DRAWN BY BJF
	SPECTRUM ASSISTED LIVING	DATE 1/20/12
	GRADING AND DRAINAGE PLAN	2011026-C3B-GRB-30-LOT2
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3B 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 STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	8" WL WATERLINE
	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
	EXISTING GAS
	EXISTING 8" SAS
	EXISTING 12" WL
	EXISTING 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.

RECORD DRAWING

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

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

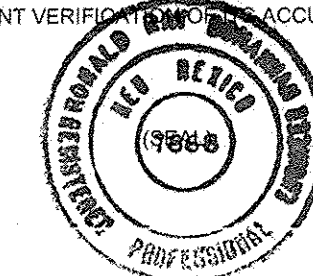
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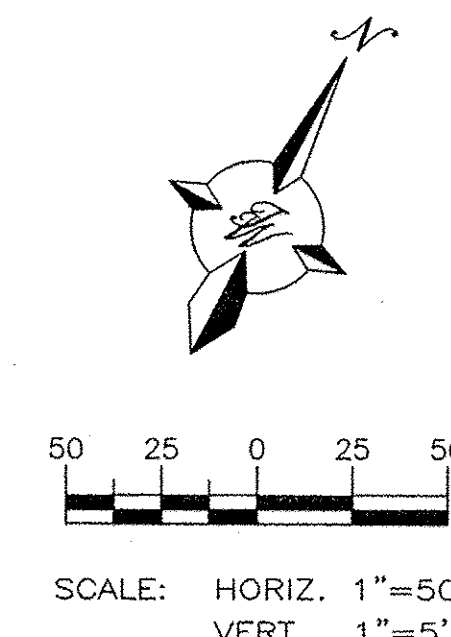
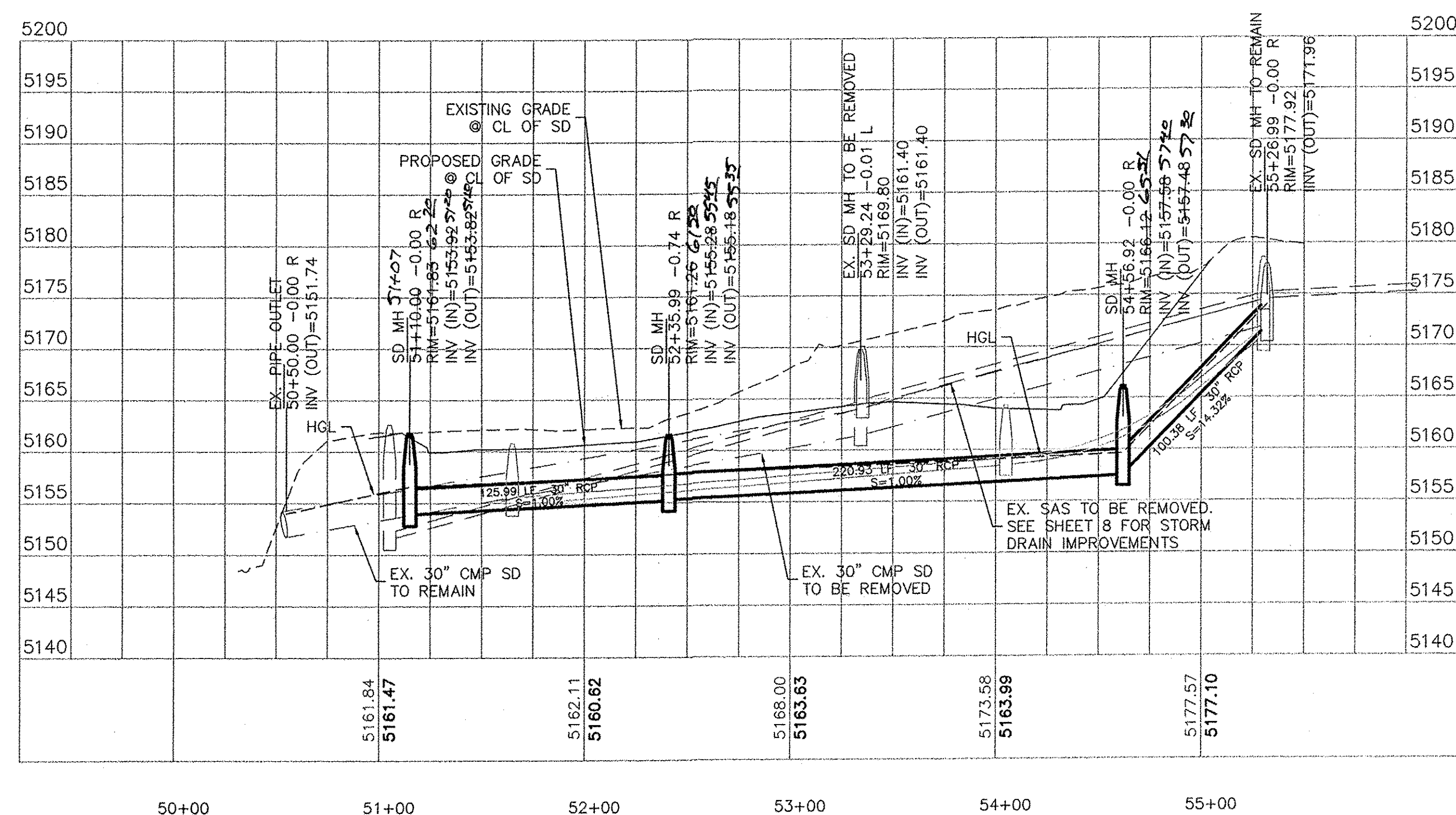
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RONALD R. BOHANNAN, NMPE # 7868
DATE 1/20/12



STREET "A"



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