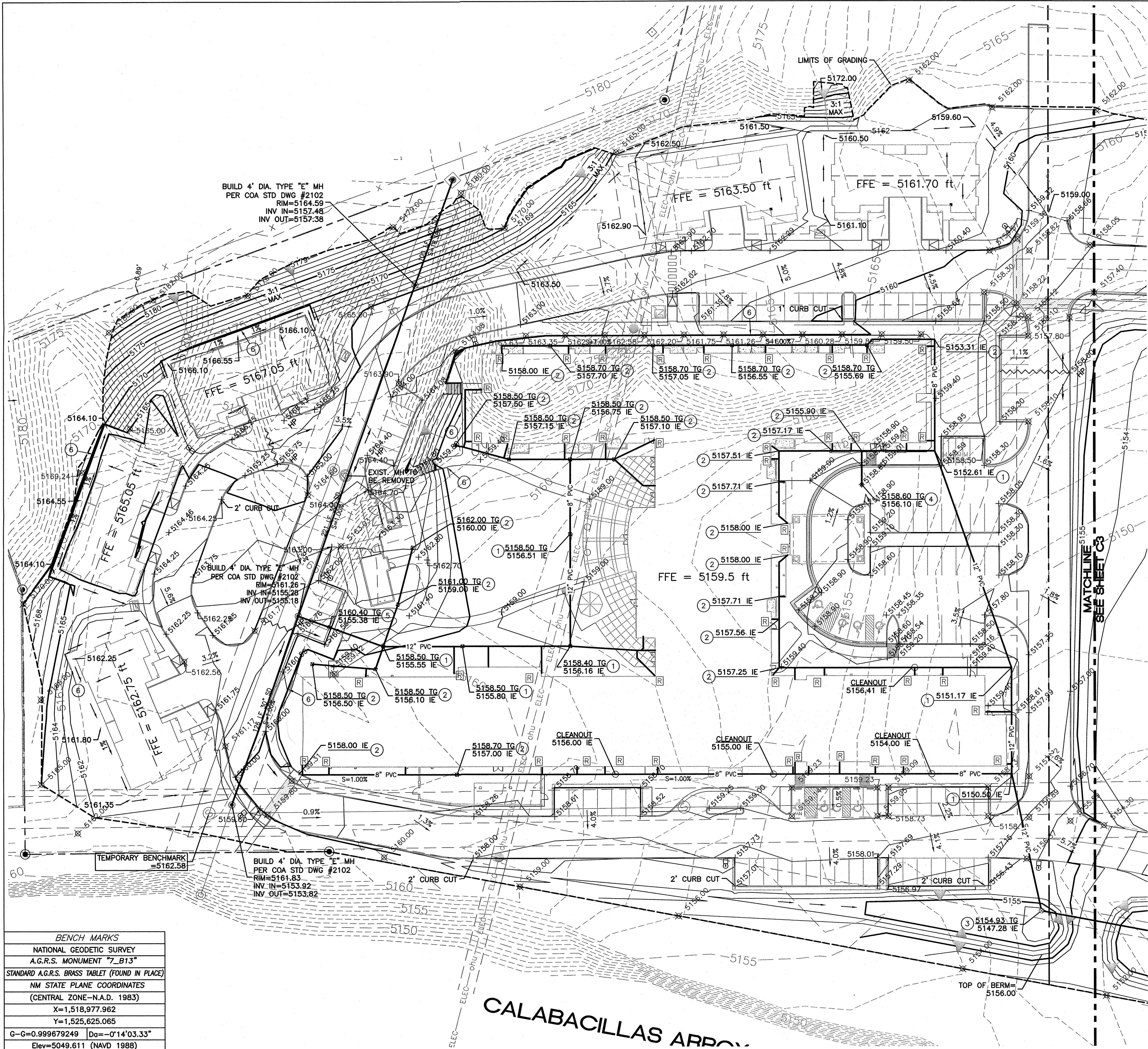
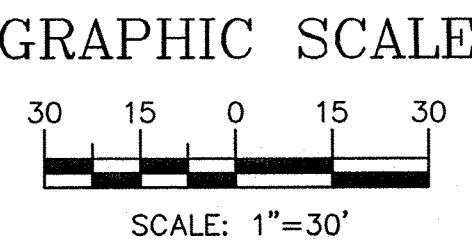
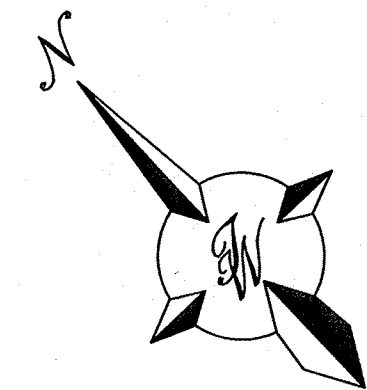
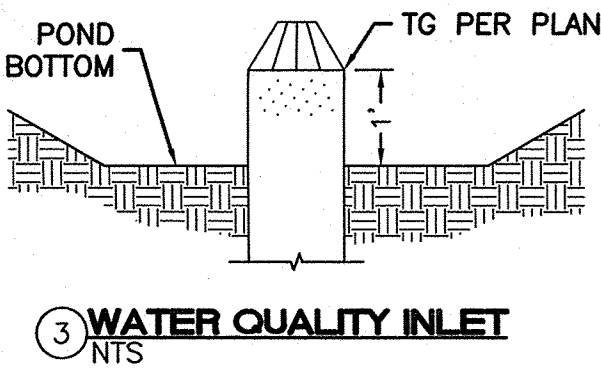




- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 -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

- NOTES:**
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 - 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.

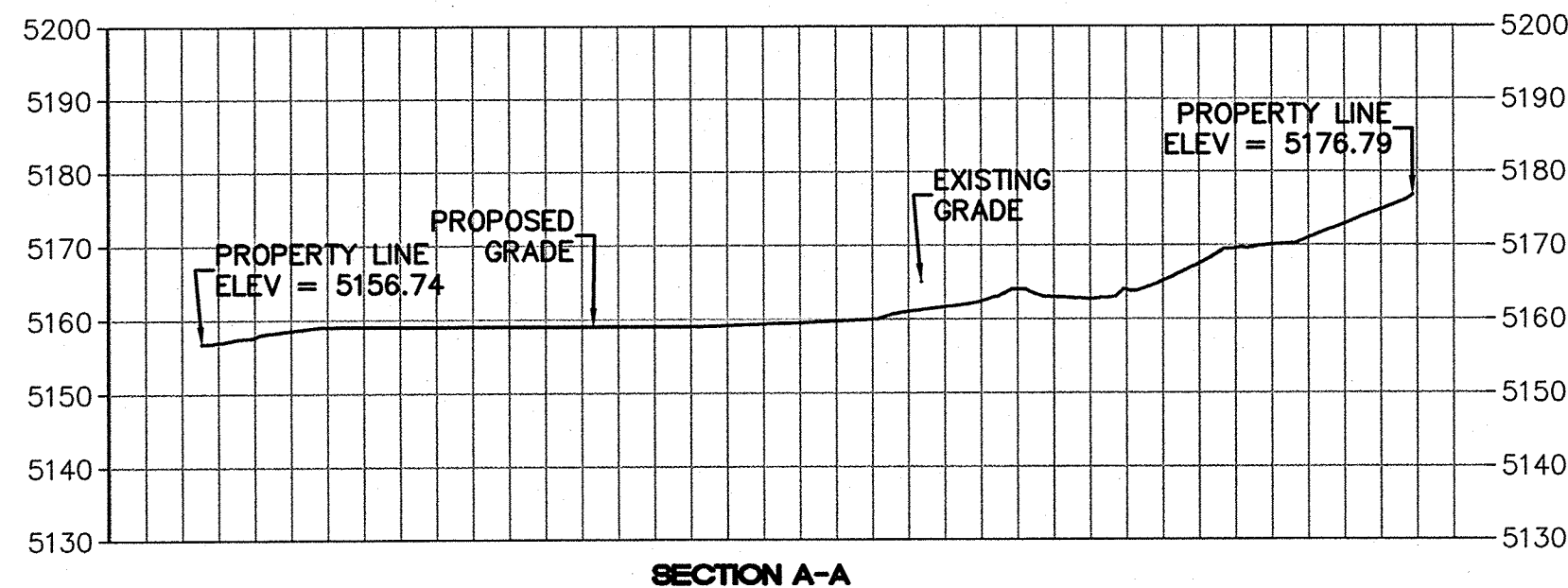
- KEYED NOTE:**
- AREA DRAIN (NDS #2400 OR #2404 24" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #2412)
 - AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
 - 24" ADS BASIN "IN-LINE DRAIN" (2724AG) W/ 24" DOME GRATE
 - NYLOPLAST 18" DRAIN BASIN W/ STD H-20 GRATE STRUCTURE
 - NYLOPLAST 30"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



BENCH MARKS	
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NM STATE PLANE COORDINATES	
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X=1,518,977.962	
Y=1,525,625.065	
G-G=0.999679249	Da=-0°14'03.33"
Elev=5049.611 (NAVD 1988)	

CALABACILLAS ARROYO

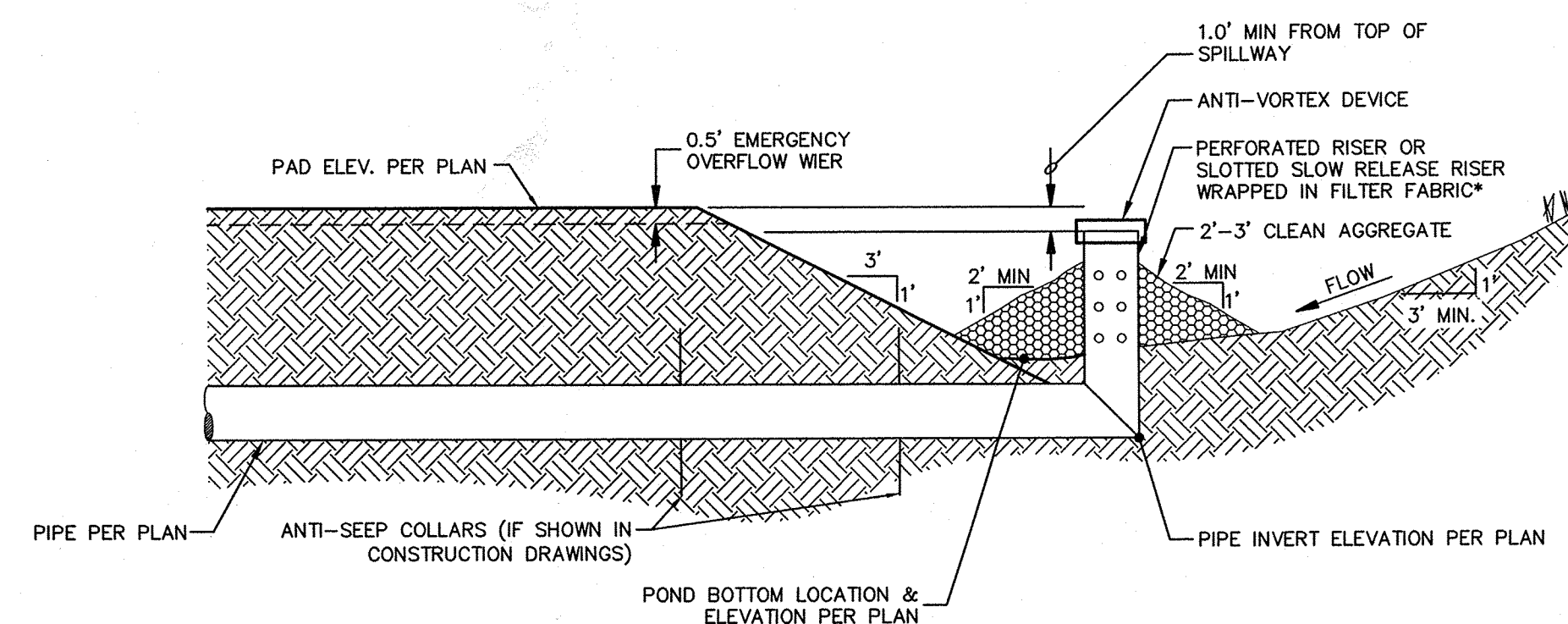
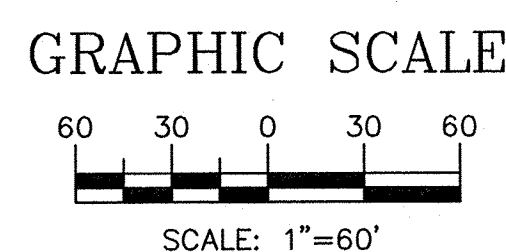
	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
	GRADING AND DRAINAGE PLAN	DATE 1/20/12
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2011026-C3A-GRB-30
		SHEET # C3A JOB # 2011026



- EASEMENTS**
- EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-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 (C32-89)
 - EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
 - EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)
 - EXISTING SIDEWALK EASEMENT (11/17/05, 2005C-371)
 - EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
 - SLOPE EASMENT AGREEMENT (1/9/06, A110, 3271)

- LEGEND**
- CURB & GUTTER
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 - 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

- 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



- GENERAL NOTES:**
- RISER PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
 - GEOTEXTILE FILTER FABRIC (MIRAFI, OR EQUAL).
 - RISER PERFORATION SHALL BE 1" Ø, 6" O.C.
 - ALL PIPE CONNECTION SHALL BE WATER TIGHT.
 - 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.

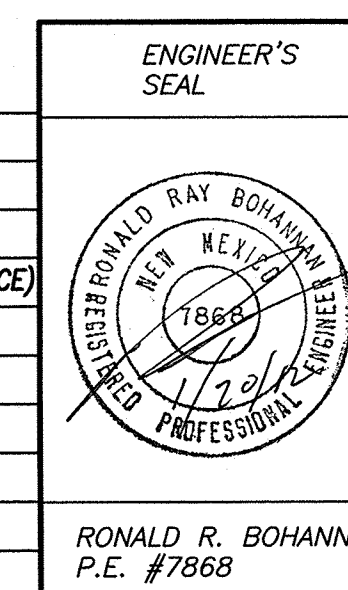
SEDIMENT BASIN WITH PIPE OUTLET
N.T.S.

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

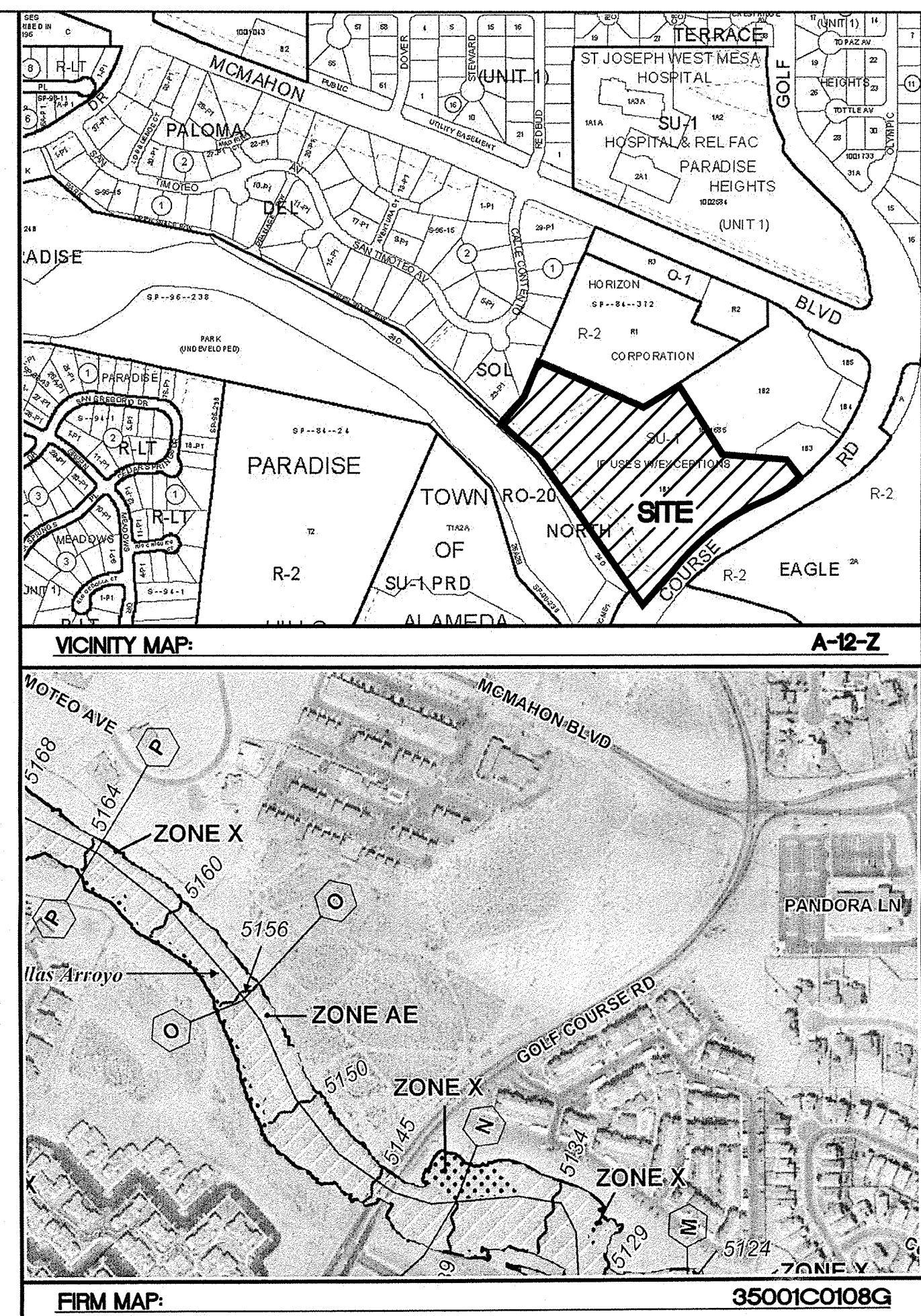
SEE SHEETS C3A AND C3B FOR ADDITIONAL GRADING DETAILS. SEE SHEET C3C FOR RETAINING WALL PLAN AND PROFILE. SEE SHEET C3D FOR STORM DRAIN VERTICAL RELOCATION DETAILS.

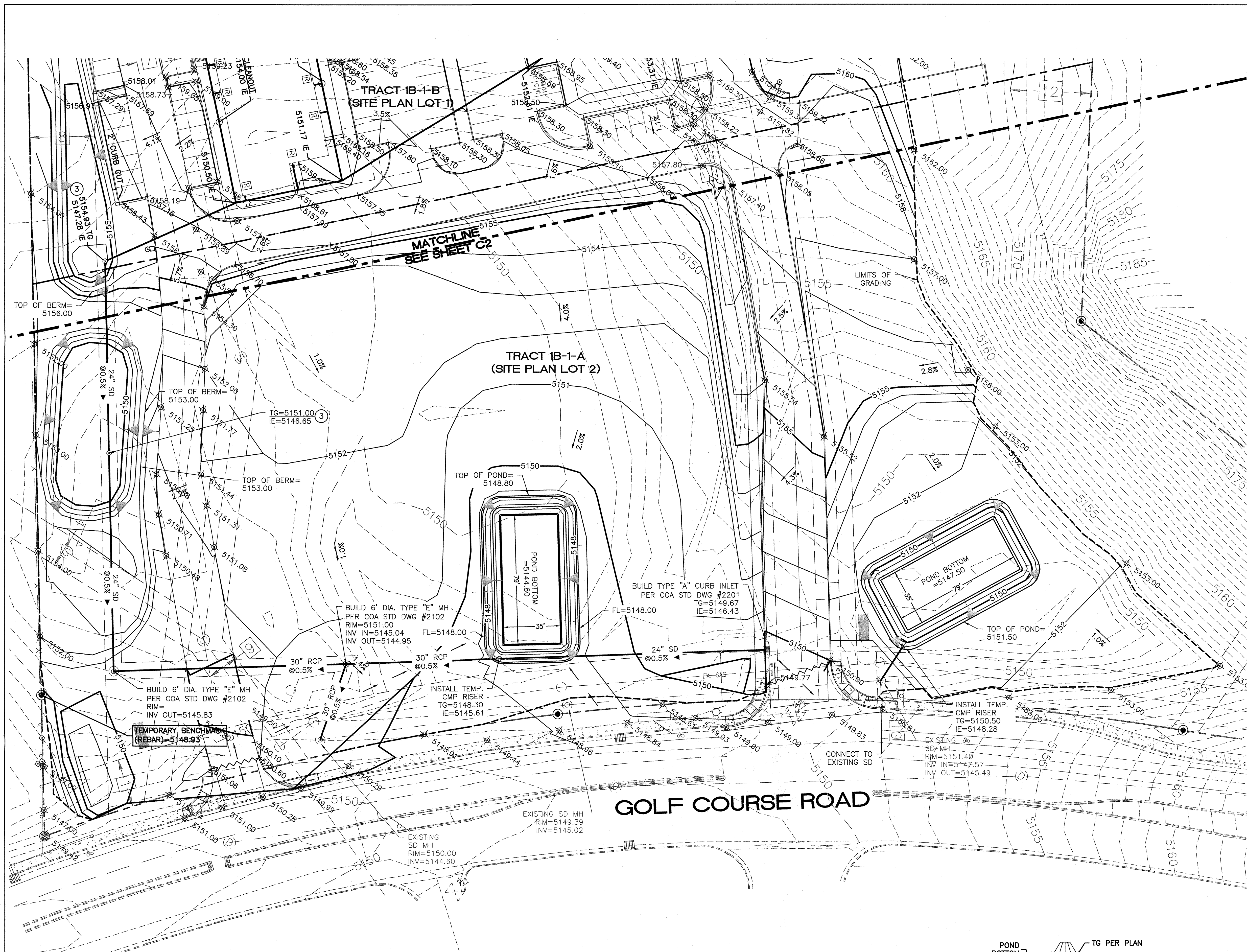
CONTRACTOR SHALL ENSURE ALL EXISTING UTILITIES ARE PROTECTED IN PLACE. NOT ALL EXISTING UTILITIES ARE REFLECTED ON THIS PLAN SET. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO EXCAVATION.

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SPECTRUM ASSISTED LIVING		DRAWN BY	
GRADING AND DRAINAGE PLAN		BJF	
DATE		1/20/12	
2011026-C3-GRB		SHEET #	
C3		JOB #	
2011026			

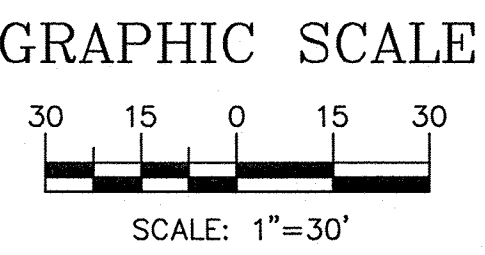
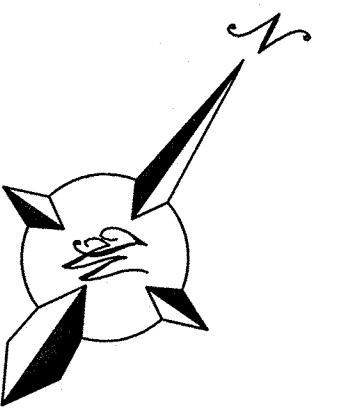




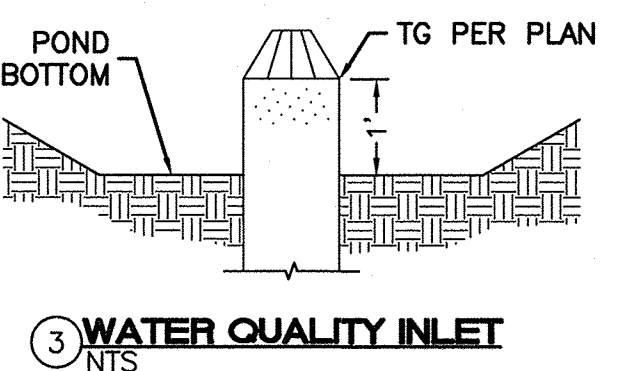
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	CONTOUR MINOR
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	ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
		GRADING AND DRAINAGE PLAN	DATE 1/20/12
			2011026-C3B-GRB-30-1072
		SHEET # C3B	JOB # 2011026