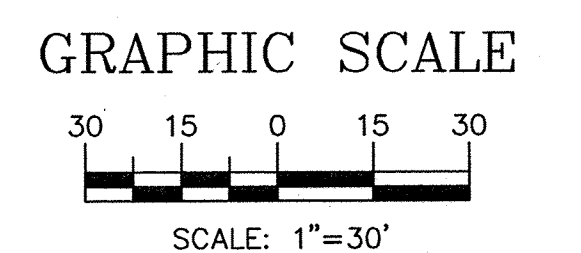
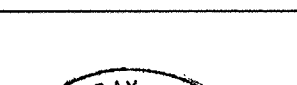
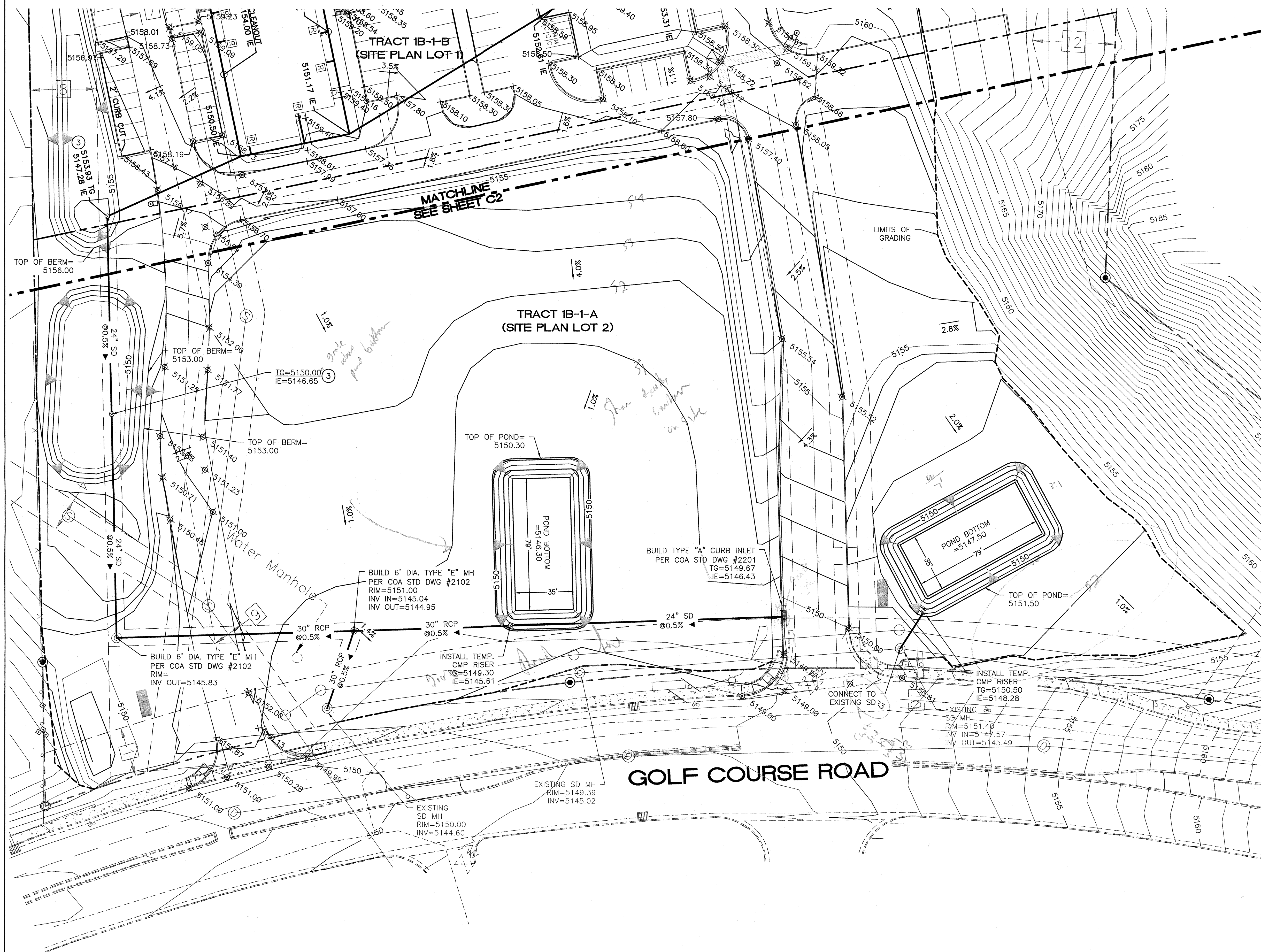


- NOTES:**
1. GRADES ON CURB LINE ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
 2. ALL STORM LINE SHALL BE 6" PVC (SDR35) UNLESS OTHERWISE SHOWN.
 3. SEE SHEET C3C FOR RETAINING WALL PLAN & PROFILES.
 4. SMALL DIAMETER AREA DRAIN ($\leq 12"$) MAY BE HDPE OR PVC SDR35. LARGE DIAMETER DRAIN ($> 12"$) MAY BE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

- by *W. J. W.*



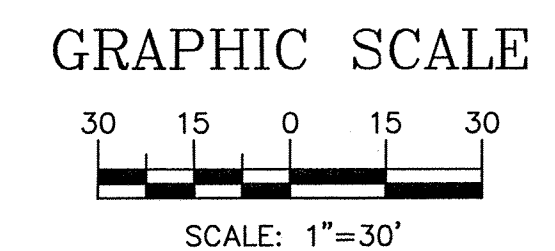
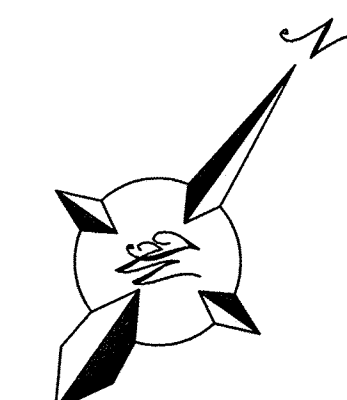
ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
	GRADING AND DRAINAGE PLAN	DATE 11/21/11
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2011026-GRB-30
		SHEET #
RONALD R. BOHANNAN P.E. #7868	C3A	JOB # 2011026



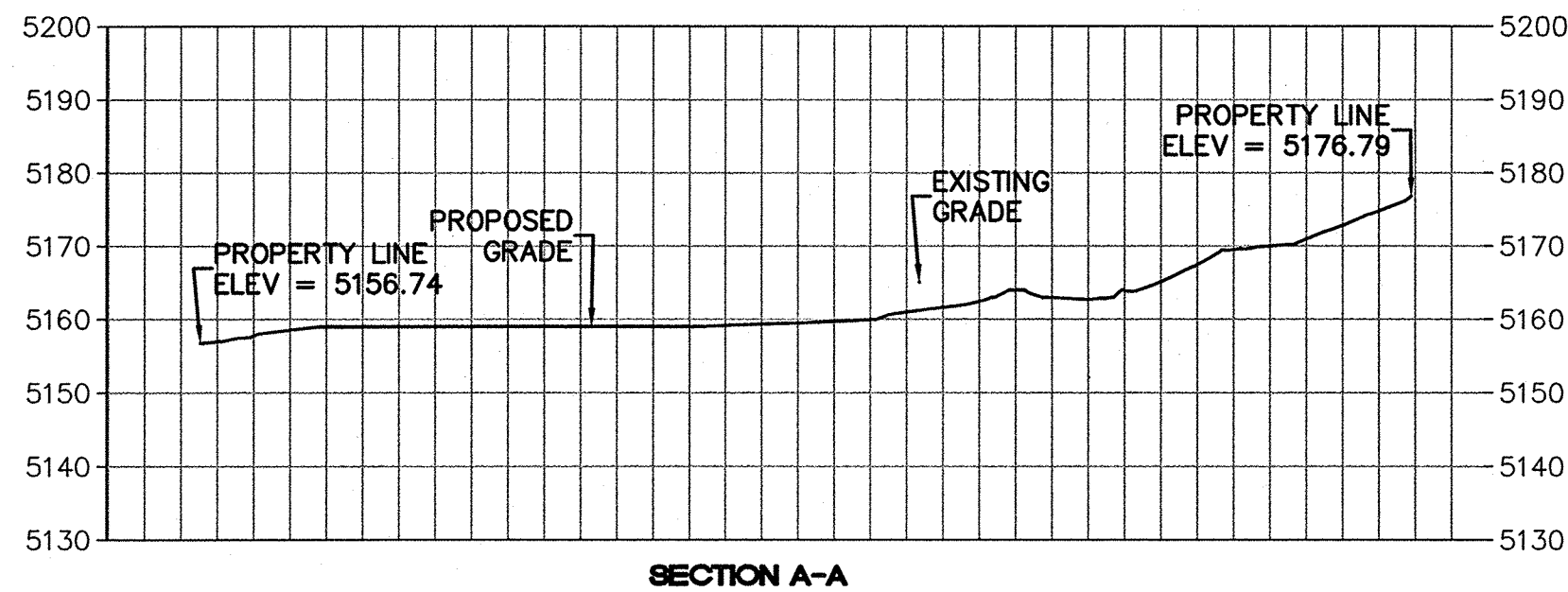
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	DRAIN SPOUT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

- NOTES:**
- GRADES ON CURB LINE ARE FLOWLINE UNLESS OTHERWISE SPECIFIED.
 - ALL STORM LINE SHALL BE 6" PVC (SDR35) UNLESS OTHERWISE SHOWN.
 - SEE SHEET C30 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.

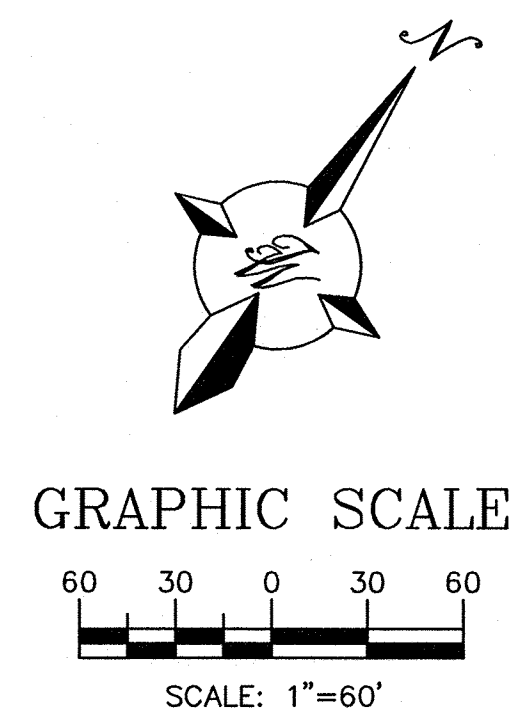
- KEYED NOTE:**
- AREA DRAIN (NDS #2400 OR #2404 24" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #2412)
 - AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
 - 24" ADS BASIN "IN-LINE DRAIN" (2724AG) W/ 24" DOME GRATE
 - NYLOPLAST 18" DRAIN BASIN W/ STD H-20 GRATE STRUCTURE



	ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY BJF
			DATE 11/14/11
		GRADING AND DRAINAGE PLAN	2011026-GRB-30-LOT2
		 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C3B JOB # 2011026

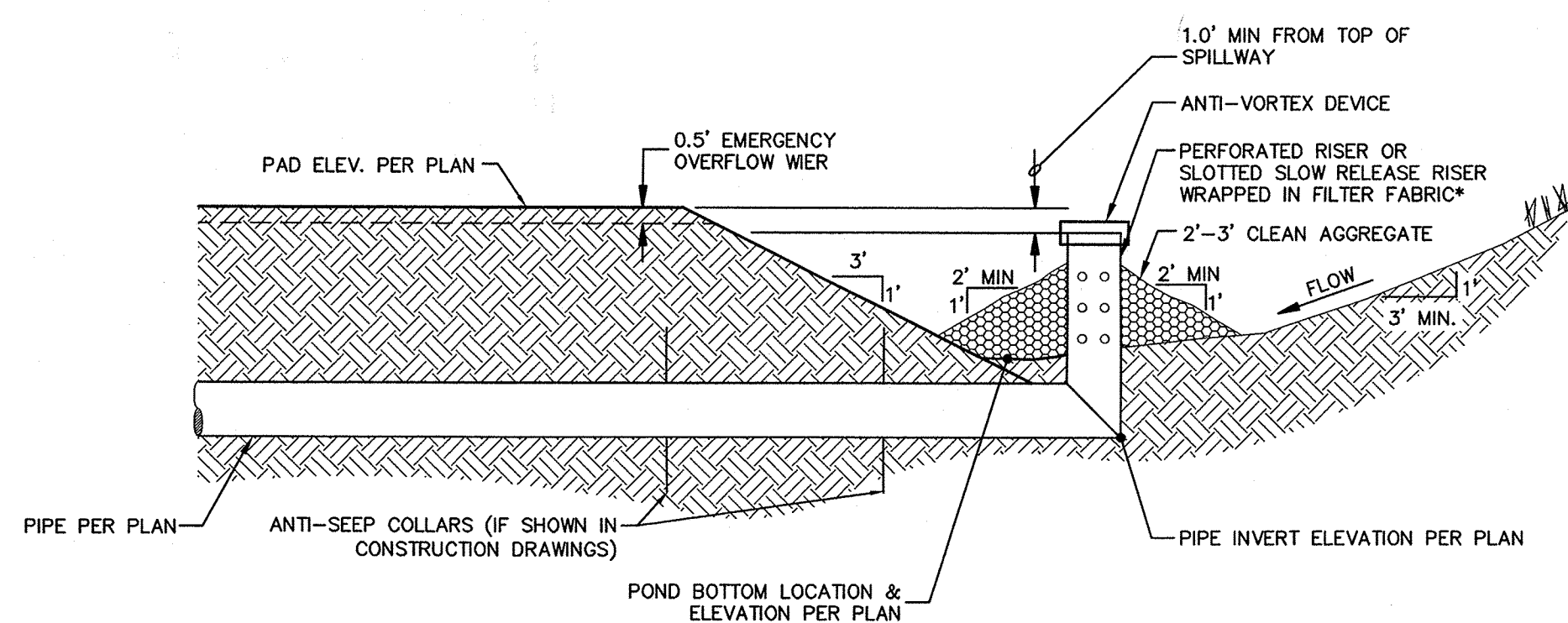


- EASEMENTS**
- EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
 - EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
 - EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182)
 - EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
 - EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
 - EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
 - EXISTING 15' WATERLINE EASEMENT (C32-69)
 - EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9428 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 EASEMENT AGREEMENT (1/9/06, A110, 3271)



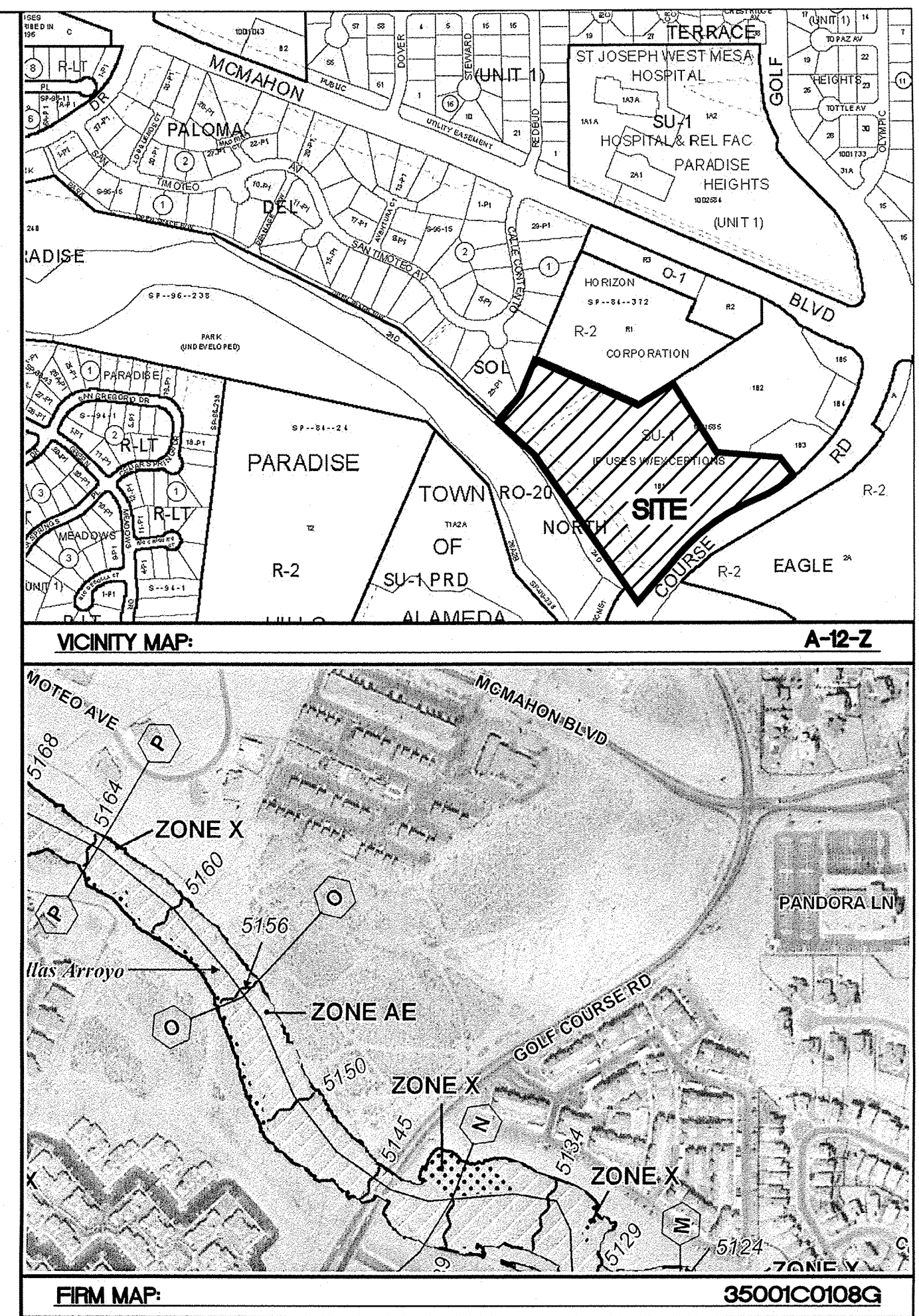
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 -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

- 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



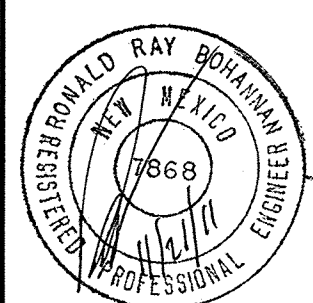
- GENERAL NOTES:**
- RISER PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
 - GEOTEXTILE FILTER FABRIC (MIRAFI, OR EQUAL).
 - RISER PERFORATION SHALL BE 1" x 6" O.C.
 - ALL PIPE CONNECTION SHALL BE WATERTIGHT.
 - FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. 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.

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



SEDIMENT BASIN WITH PIPE OUTLET
N.T.S.

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SPECTRUM ASSISTED LIVING GRADING AND DRAINAGE PLAN  TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY BJF DATE 10/28/11 2011026-GRB SHEET # C3 JOB # 2011026
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