

DRB-93-280

CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.

2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.
 - B. BUILDING PADDS SHALL BE SET AT LEAST 0.3' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 2% AND DRIVEWAY SLOPES SHALL NOT EXCEED 12%.
 - D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15'. SHALL HAVE MINIMUM SLOPES OF 1%, AND MAXIMUM SLOPES OF 33%.
3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.
4. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.

Cut	=	39,103 CY
Fill	=	17,186 CY
Export	=	15,900 CY

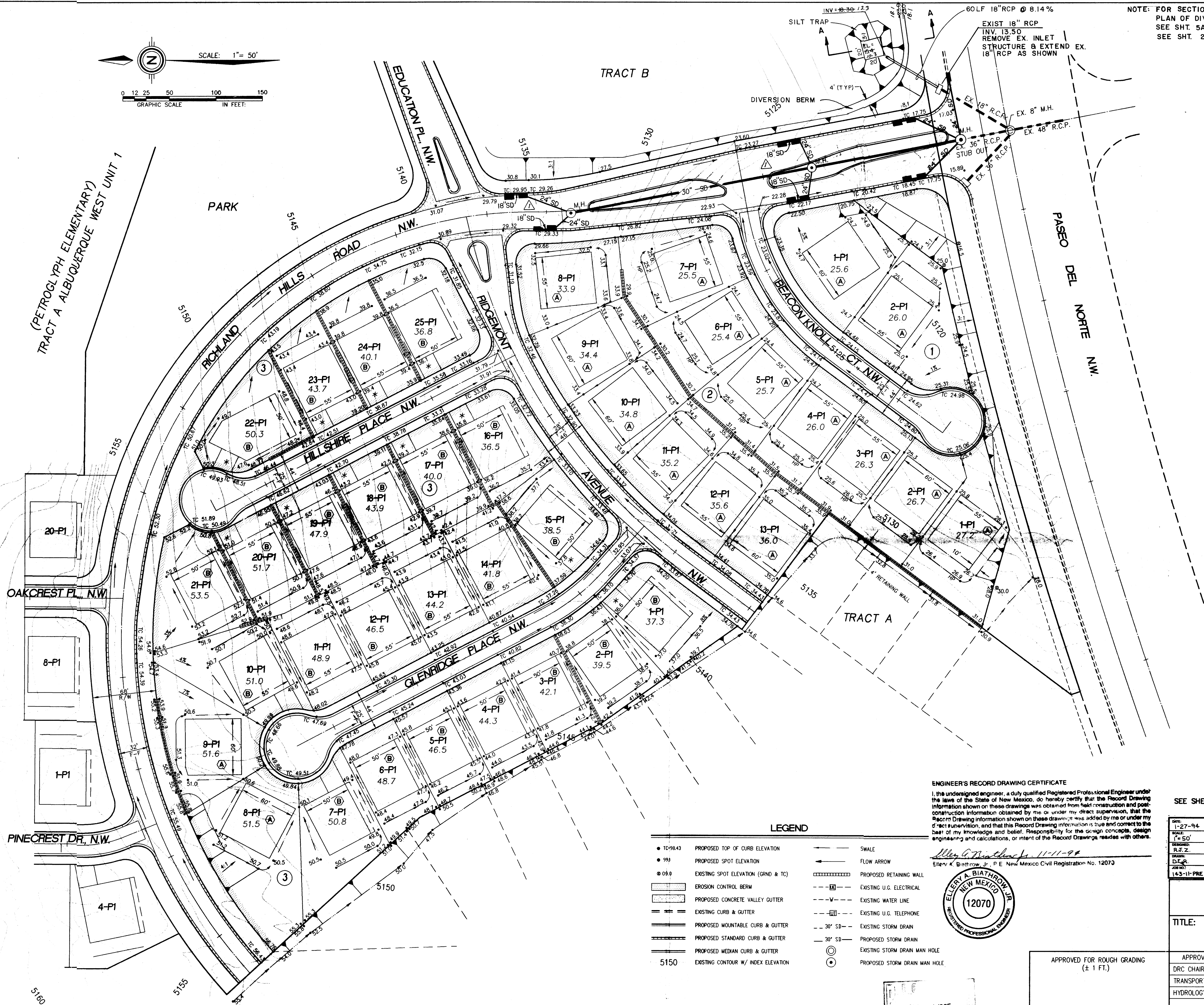
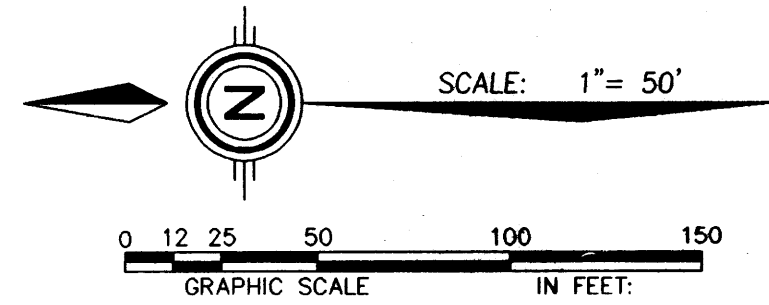
SEE SHEET 5A FOR TYPICAL GRADING DETAILS

DATE: 1-27-94	COMMUNITY SOLUTIONS CORPORATION		2/10/94	3/2/94	3/1/94	NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
SCALE: 1"=50'			1	1	1	NO.	DATE			
DESCRIPTION: R.37 Z.										
DESIGNER: D.E.R.										
143-11-PRE										

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP										
TITLE: RICHLAND HILLS- UNIT 1 GRADING & EROSION CONTROL PLAN										

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	5-5-94	WATER/S&S	N/A RWK	4-1-94
TRANSPORTATION	<i>[Signature]</i>	4-01-94			
HYDROLOGY	<i>[Signature]</i>	5-2-94			

PROJECT NO.	MAP NO.	SHEET	OF
4878.90	C-12	4	25



NOTE: FOR SECTION A-A & PLAN OF DIVERSION BERM SEE SHT. 5A FOR PROFILE SEE SHT. 20.

ENGINEER'S RECORD DRAWING CERTIFICATE
I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field observation and post-construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that this Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design concept, design engineering and calculations, or intent of the Record Drawings resides with others.

Walter A. Blathrow, Jr. 11-11-94
Elev. & Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070



LEGEND

- TO-9843 PROPOSED TOP OF CURB ELEVATION
- 999 PROPOSED SPOT ELEVATION
- 08.0 EXISTING SPOT ELEVATION (GRID & TC)
- EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MEDIAN CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- EXISTING U.G. ELECTRICAL
- EXISTING WATER LINE
- EXISTING U.G. TELEPHONE
- 30" SD - EXISTING STORM DRAIN
- 30" SD - PROPOSED STORM DRAIN
- EXISTING STORM DRAIN MAN HOLE
- PROPOSED STORM DRAIN MAN HOLE

SEE SHEET 5A FOR TYPICAL LOT DETAILS

DATE	1-27-94
SCALE	1" = 50'
DESIGNED BY	R.J.Z.
DRAWN BY	W.A.B.
CHECKED BY	W.A.B.
DATE	1-27-94

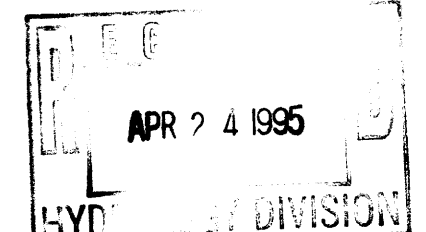
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RICHLAND HILLS- UNIT 1
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.A. Bailey	5-5-94	Water S&S	N.A. RUPK	4-1-94
TRANSPORTATION	N.A. RUPK	4-01-94			
HYDROLOGY	W.A.B.	5-2-94	A.M.A.F.C.A.	W.A.B.	5-2-94

PROJECT NO.	4878.90	MAP NO.	C-12	SHEET	5 OF 25
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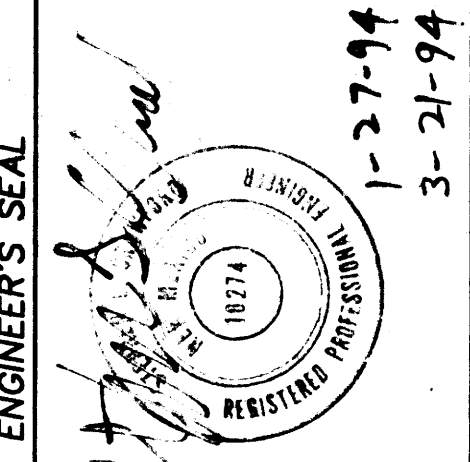
APPROVED FOR ROUGH GRADING
(± 1 FT.)
CITY HYDROLOGY



AS BUILT INFORMATION	
CONTRACTOR	WORK
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

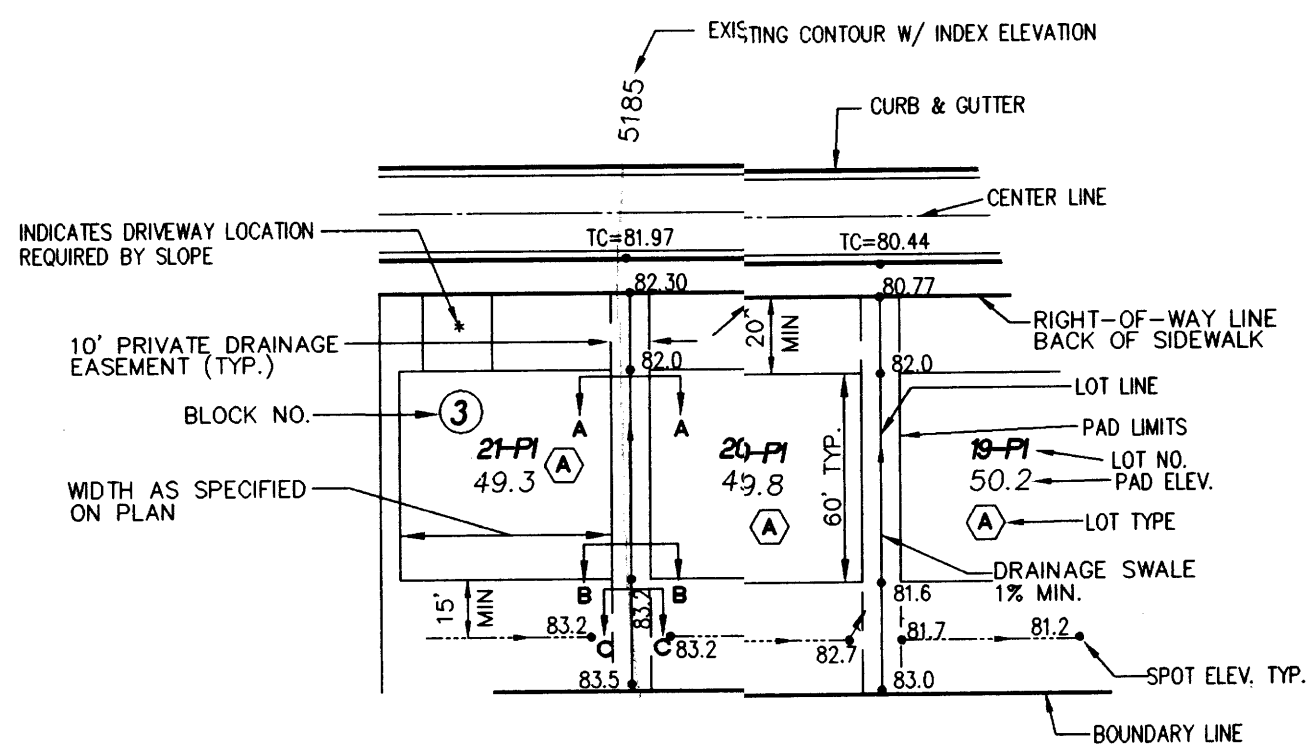
BENCH MARKS	
BENCHMARK	ESCAPPERMENT APPROXIMATELY 1/2 MILE SOUTHEAST OF THE INTERSECTION OF RADCLIFF ROAD N.W. AND PARADISE BOULEVARD N.W. ELEVATION = 5277.26

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	1
BY	COMMUNITY SCIENCES
DATE	1/93



ENGINEER'S SEAL	
DATE	1-27-94
DATE	3-21-94

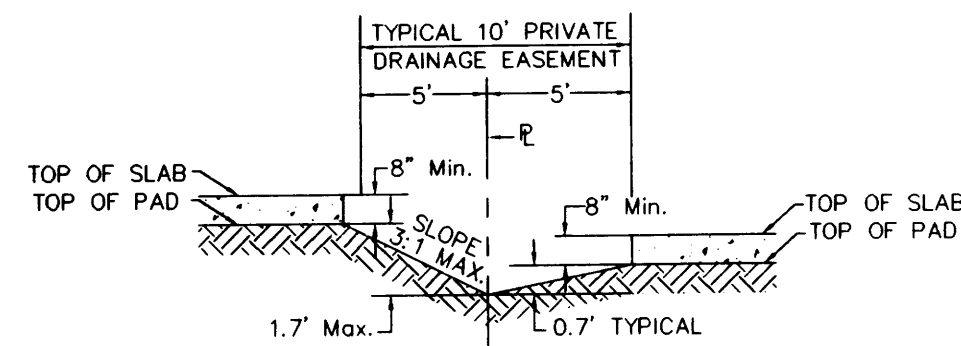
REVISIONS	
NO.	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE



TYPICAL TYPE (A) LOT DETAIL

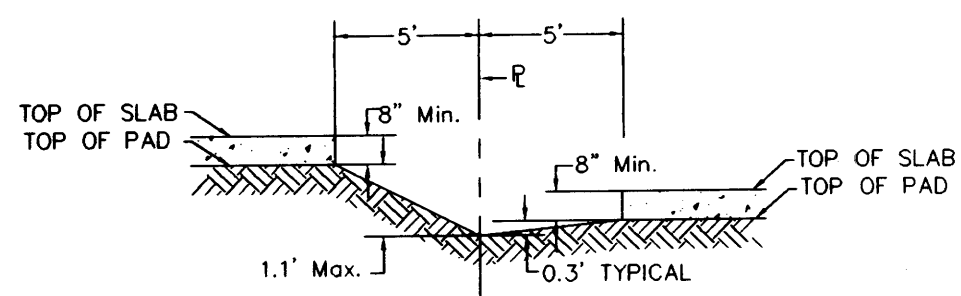
- FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 8" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)

TYPICAL TYPE A LOT GRADING DETAILS



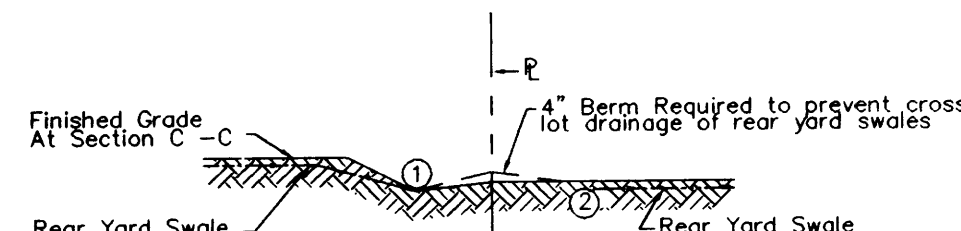
TYPICAL SECTION A - A

NOTE: FENCES ARE ALLOWED ON THE PROPERTY LINE WITHIN THE PRIVATE DRAINAGE EASEMENT.



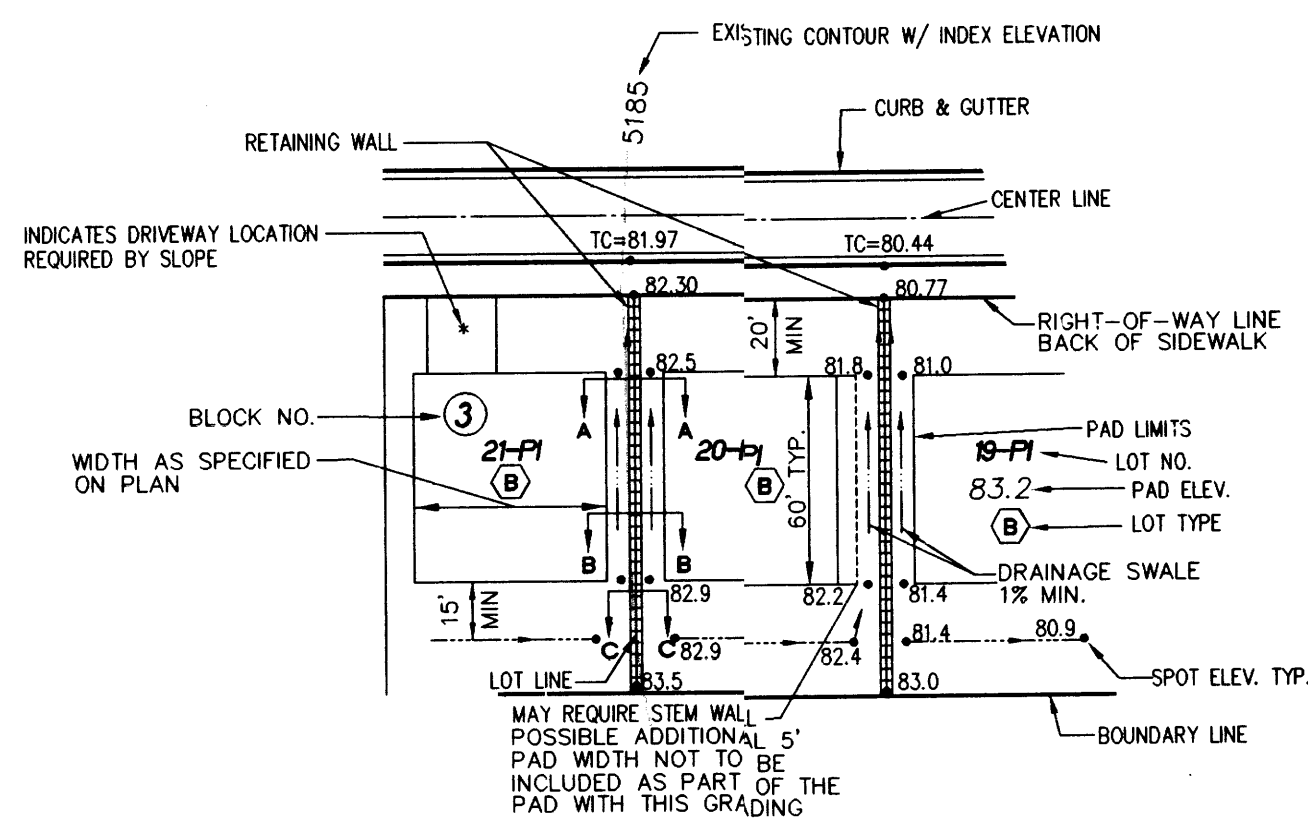
TYPICAL SECTION B - B

N.T.S.



TYPICAL SECTION C - C

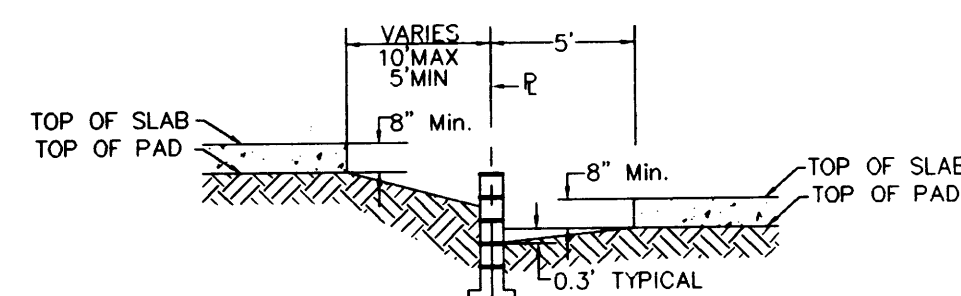
N.T.S.



TYPICAL TYPE (B) LOT DETAIL

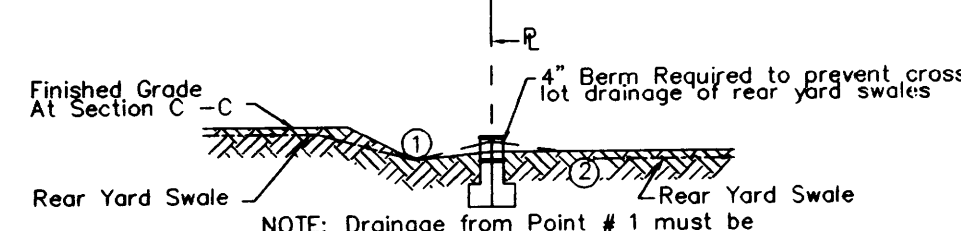
- FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 8" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)

TYPICAL TYPE B LOT GRADING DETAILS



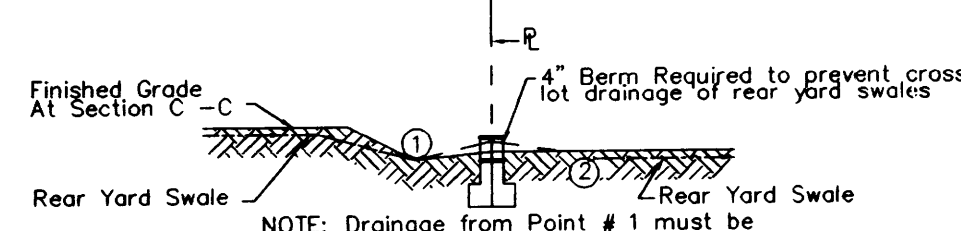
TYPICAL SECTION A - A

N.T.S.



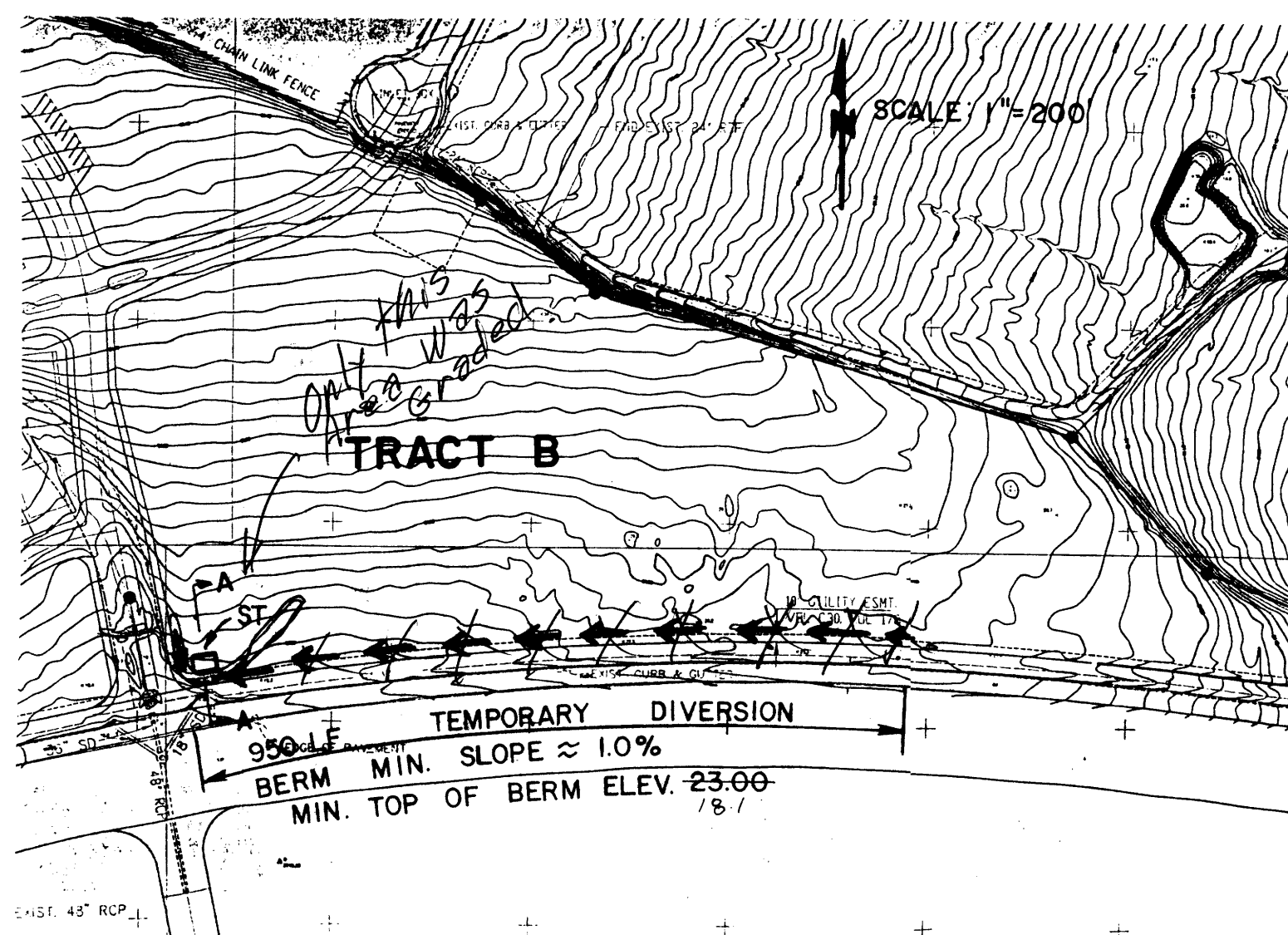
TYPICAL SECTION B - B

N.T.S.

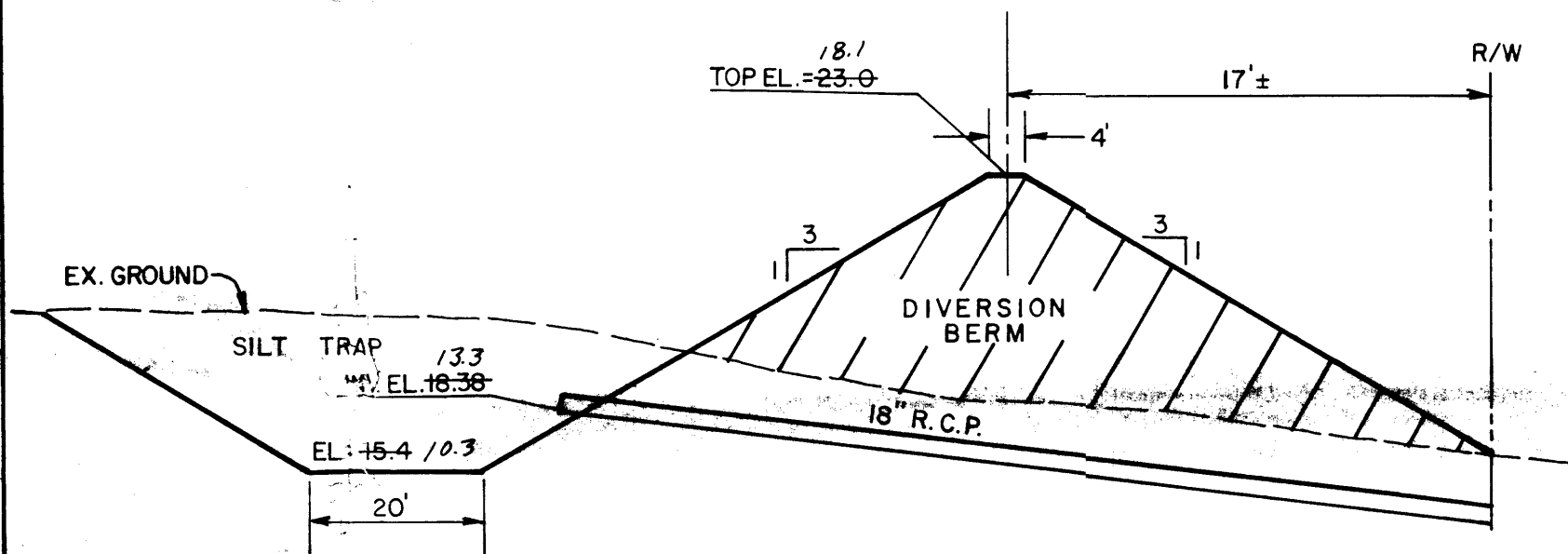


TYPICAL SECTION C - C

N.T.S.



TEMPORARY OFFSITE DIVERSION BERM THIS PROJECT



SECTION A-A

N.T.S.

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that this Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design concepts, design engineering and calculations, or intent of the Record Drawings resides with others.

Elery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070



APR 24 1995

APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY

DATE

DATE: 1-27-94

SCALE: AS SHOWN

DESIGNED BY: R.J.Z.

CHECKED BY: 143-11-PRE

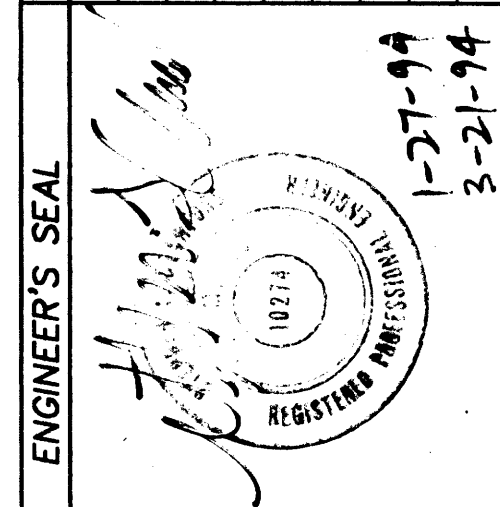
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RICHLAND HILLS- UNIT 1
TYPICAL LOT GRADING DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. J. Leal	5-5-94	Water/SAS	N/A RUK	4-1-94
TRANSPORTATION	N/A RUK	4-01-94			
HYDROLOGY	Blathrow	5-2-94			
PROJECT NO.	4878.90	MAP NO.	C-12	SHEET	5A OF 25

BENCH MARKS		AS BUILT INFORMATION	
BENCHMARK: ACS MONUMENT "3-B12" LOCATION ON LAVA ROCK	CONTRACTOR	DATE	DATE
ESCAPMENT APPROXIMATELY 1/2 MILE SOUTHEAST OF THE	STAKE BY	DATE	DATE
INTERSECTION OF RADCLIFF ROAD N.W. AND PARADISE BOULEVARD N.W.	FIELD ACCEPTANCE BY	DATE	DATE
ELEVATION = 5277.26	DRAWINGS	DATE	DATE
	CORRECTED BY	DATE	DATE
	RECORDED BY	DATE	DATE
	NO.		

SURVEY INFORMATION		FIELD NOTES	
NO.	1	DATE	1/93
BY	COMMUNITY SCIENCES		



ENGINEER'S SEAL		REVISIONS	
NO.	DATE	REMARKS	BY
		DESIGN	
		DATE	
		DATE	
		DATE	