

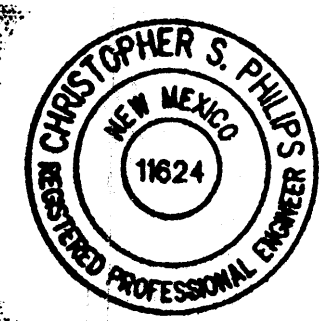
GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION - AS AMENDED THROUGH UPDATE NO. 5 - 11/15/94.
- A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.

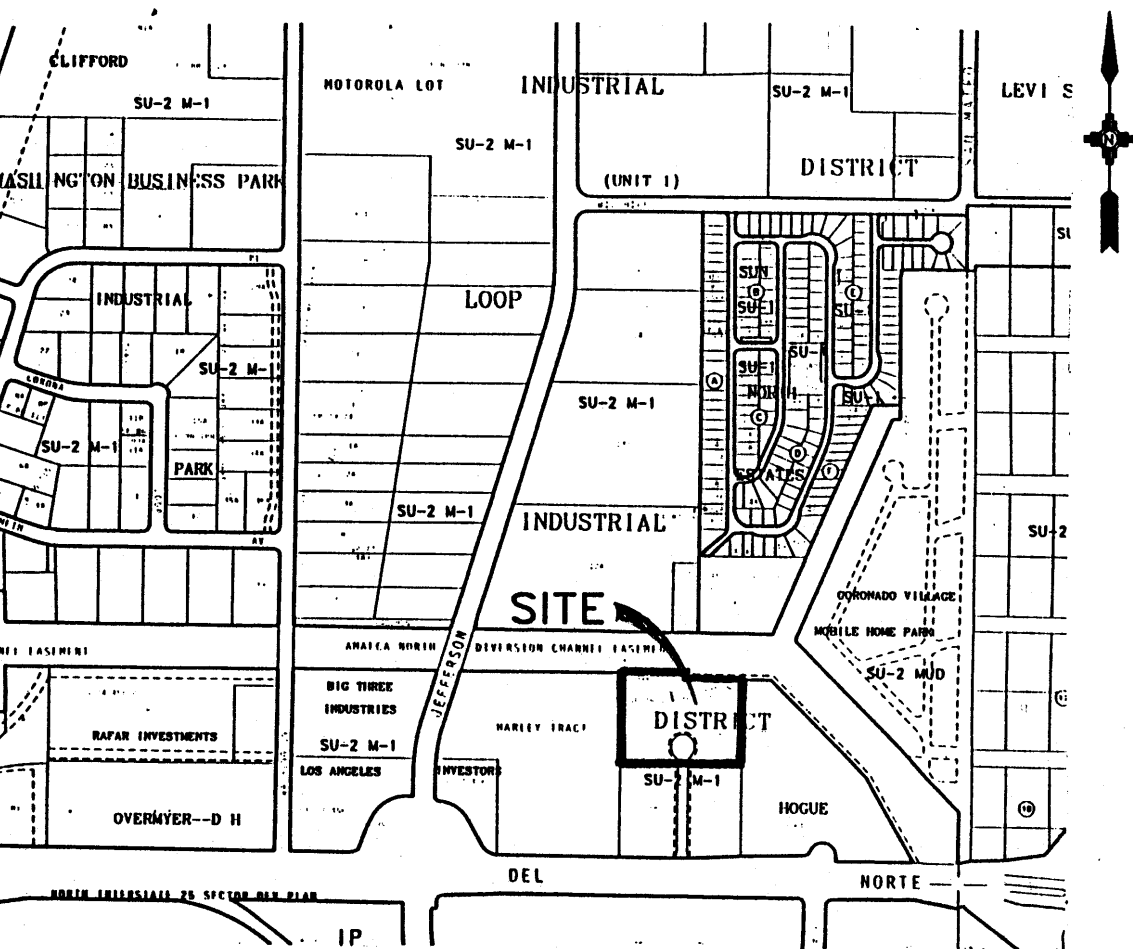
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

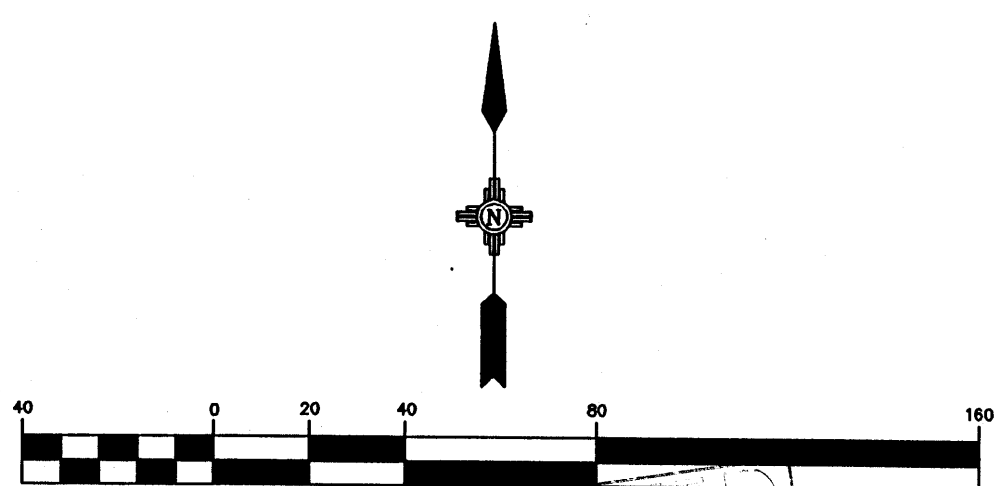
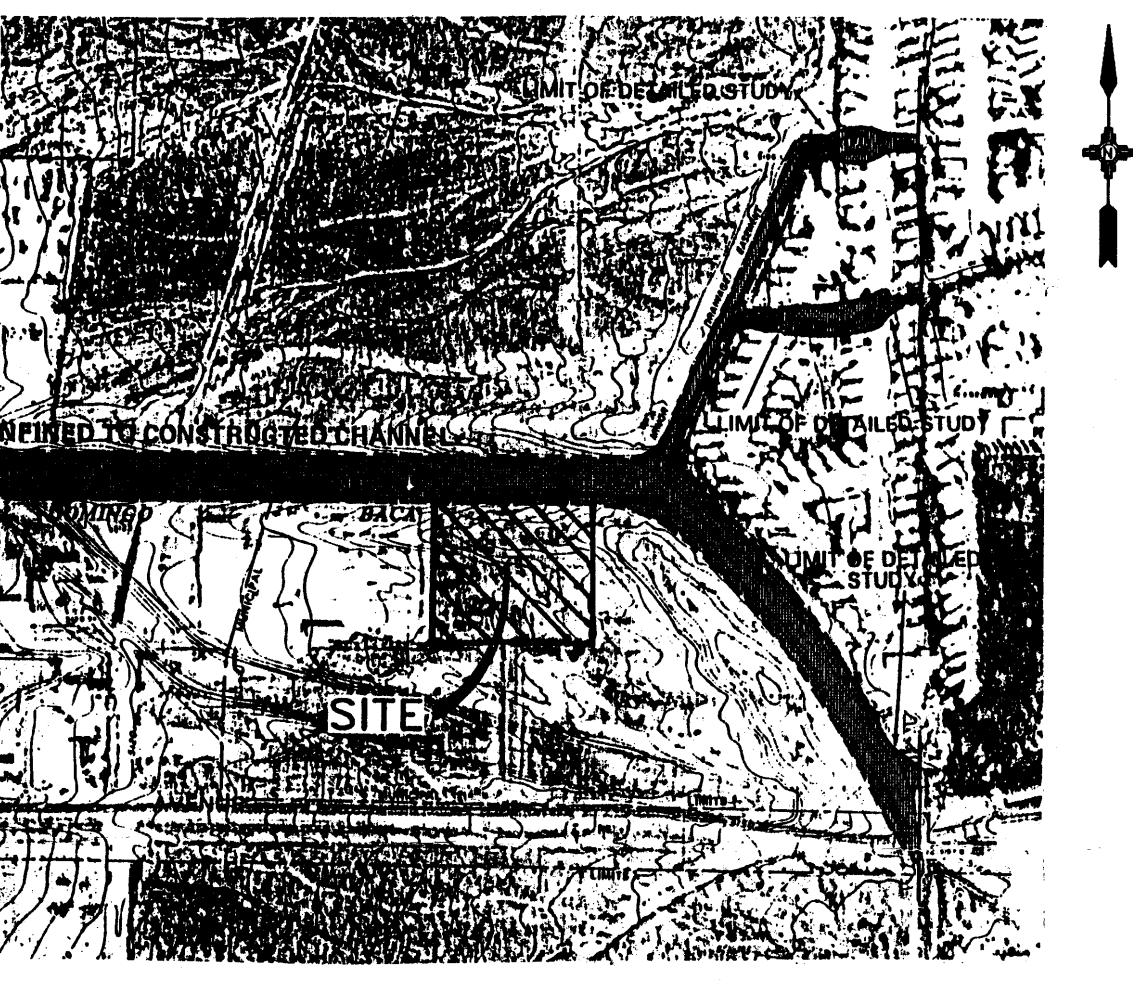
Christopher S. Philips
Christopher S. Philips, P.E. Date: 5/14/97
N.M.P.E. No. 11624



VICINITY MAP ZONE ATLAS MAP NO. C-17



FLOOD HAZARD MAP & OFFSITE FLOWS FEMA MAP NO. 350002 0009



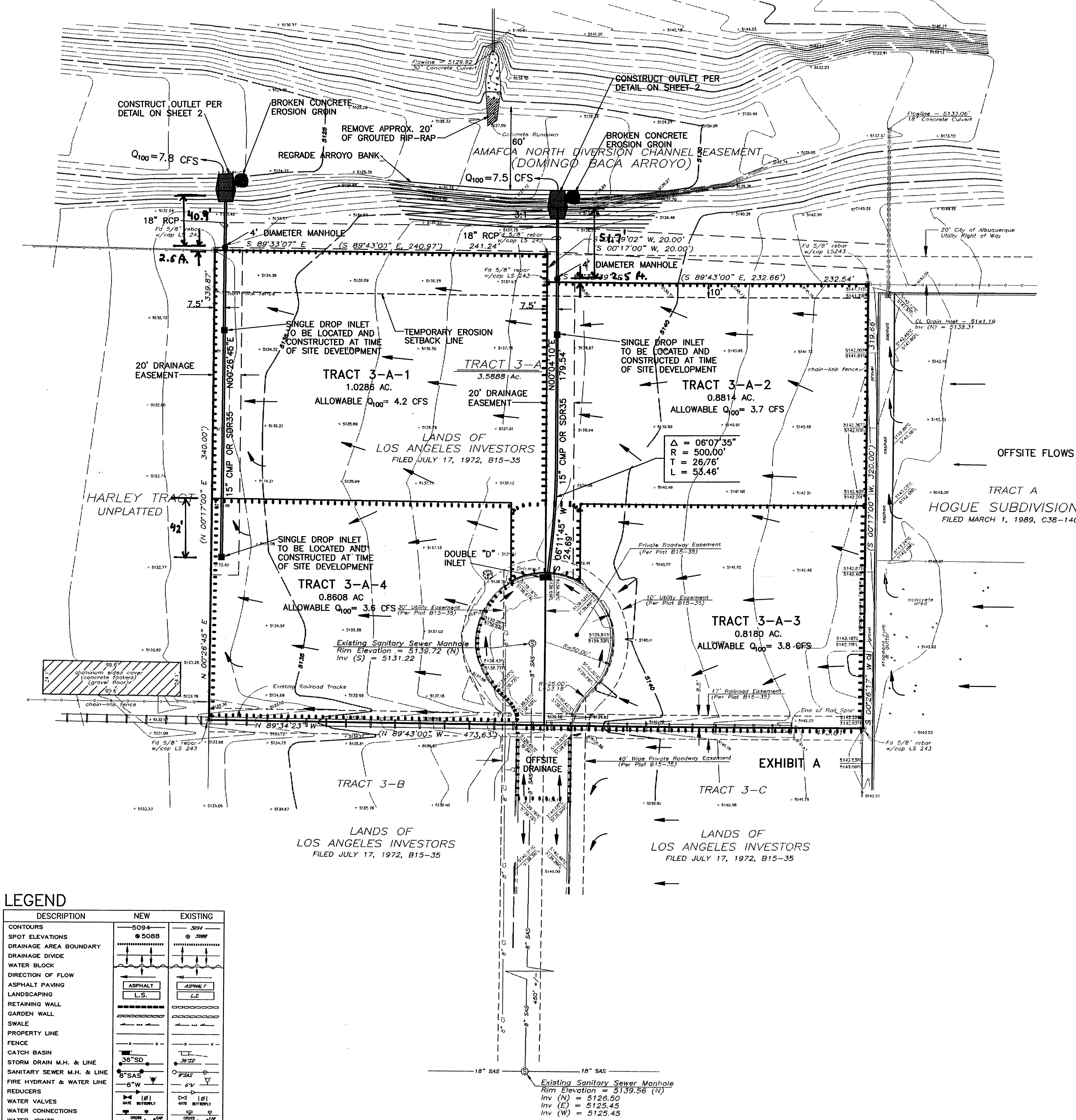
BENCHMARK
Vertical Datum for this survey is (SLD1929) and based on the Albuquerque City Survey Monument "11-D18" as being (5235.67').

LEGAL DESCRIPTION
Tract numbered Three-A (3-A), Lands of Los Angeles Investors as the same is shown and designated on the Plat entitled "REPLAT OF TRACT 3 OF THE LANDS OF LOS ANGELES INVESTORS", filed in the Office of the County Clerk of Bernalillo County on July 17, 1978 in Volume B15, Folio 35.

D.R.B.
DRB-96-054

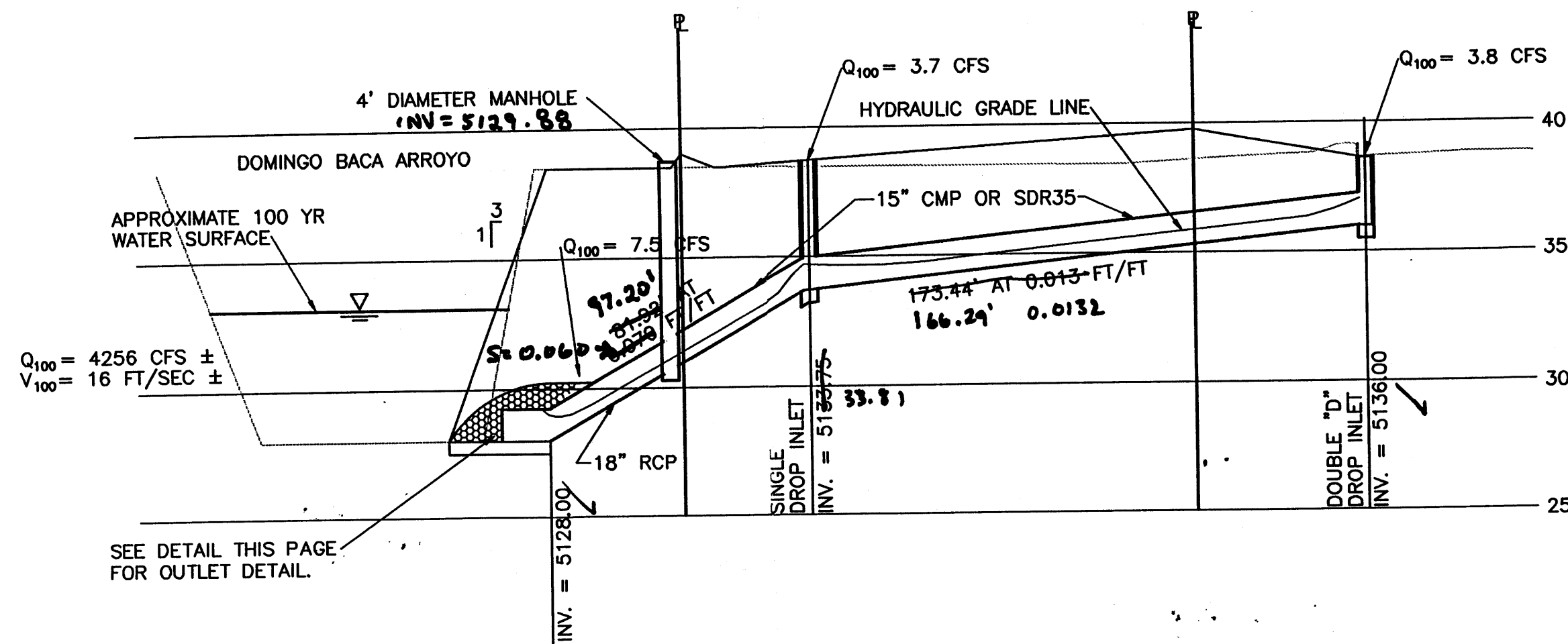
NO.	REVISIONS	BY	DATE
TRACTS 3-A-1 THRU 3-A-4 LANDS OF LOS ANGELES INVESTORS MASTER GRADING & DRAINAGE PLAN			
Easterling & Associates, Inc. CONSULTING ENGINEERS 10131 Coors Rd., NW, Suite H-7 Albuquerque, New Mexico 87114 (505) 898-8021 FAX (505) 898-8501			
DESIGNED BY: CSP	DRAWN BY: DEC	CHECKED BY: CSP	SHEET 1 OF 3
E.A.I. JOB NO.: 4300	DATE: JUNE 1996		

APPROVAL	NAME	DATE
HYDROLOGY		
INSPECTION		
A.C.E. / FIELD		

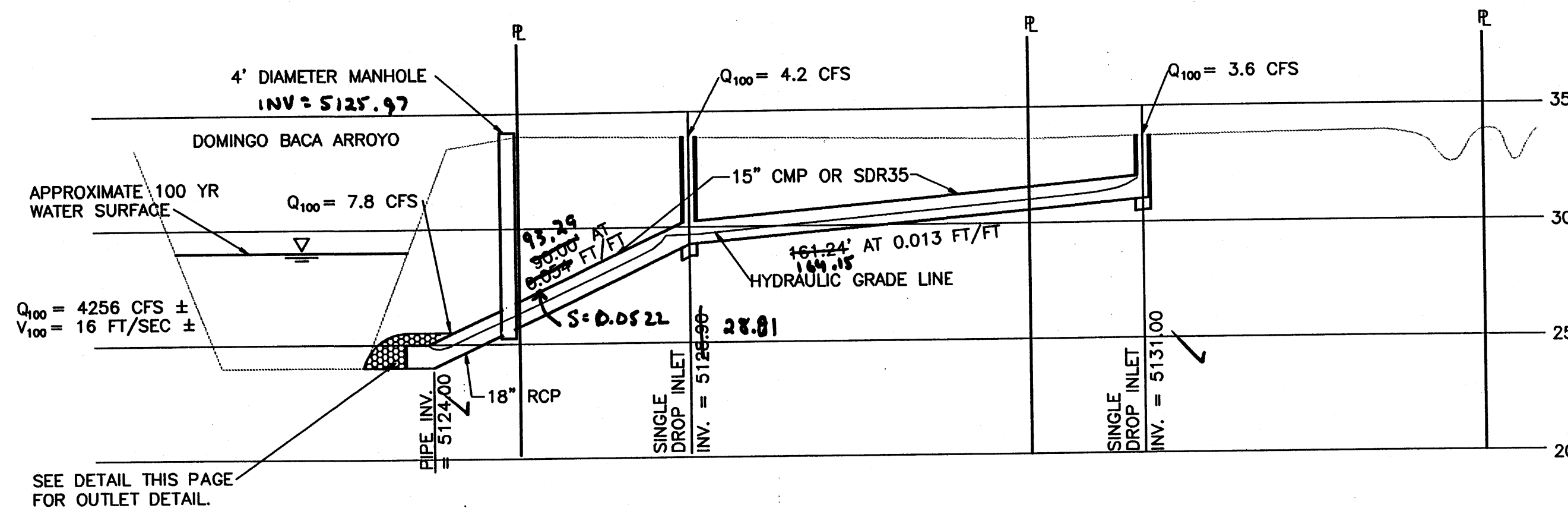


DESCRIPTION	NEW	EXISTING
CONTOURS	5084	5084
SPOT ELEVATIONS	5084	5084
DRAINAGE AREA BOUNDARY	5084	5084
DRAINAGE DIVIDE	5084	5084
WATER BLOCK	5084	5084
DIRECTION OF FLOW	5084	5084
ASPHALT PAVING	5084	5084
LANDSCAPING	5084	5084
RETAINING WALL	5084	5084
GARDEN WALL	5084	5084
SWALE	5084	5084
PROPERTY LINE	5084	5084
FENCE	5084	5084
CATCH BASIN	5084	5084
STORM DRAIN M.H. & LINE	5084	5084
SANITARY SEWER M.H. & LINE	5084	5084
FIRE HYDRANT & WATER LINE	5084	5084
REDUCERS	5084	5084
WATER VALVES	5084	5084
WATER CONNECTIONS	5084	5084
WATER JOINTS	5084	5084
CONCRETE	5084	5084
GAS LINE	5084	5084
UNDERGROUND TELEPHONE	5084	5084
CABLE TELEVISION	5084	5084
POWER/TELEPHONE POLE	5084	5084
UNDERGROUND ELECTRICAL	5084	5084
CURB ELEVATION	5084	5084
HYDROLOGICAL ANALYSIS PT.	5084	5084

DWG: T:\PROJECTS\4300.DWG
TIME: 09-13-96 11:13:21



STORM DRAIN PROFILE FOR 3-A-2 AND 3-A-3
NTS



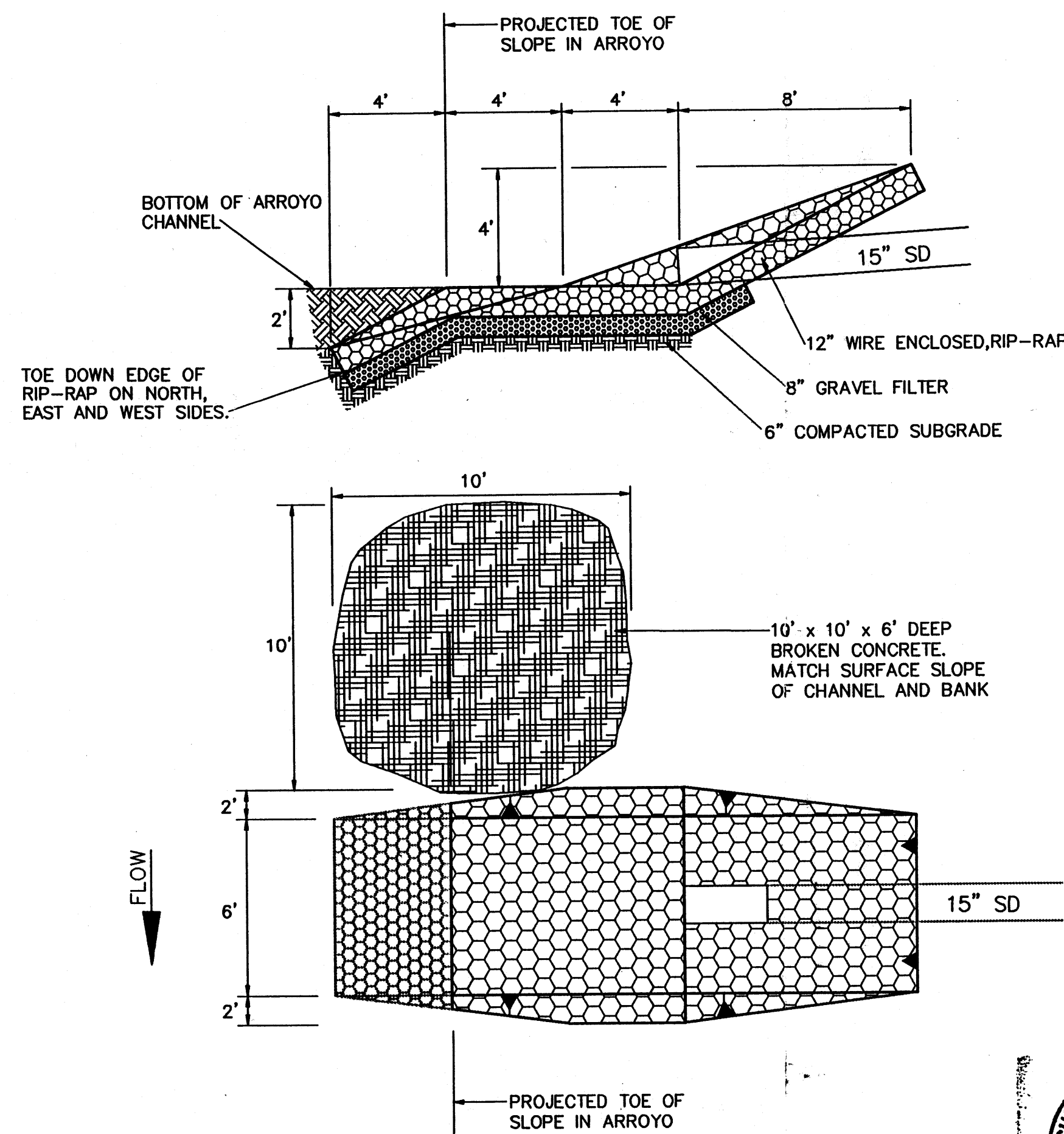
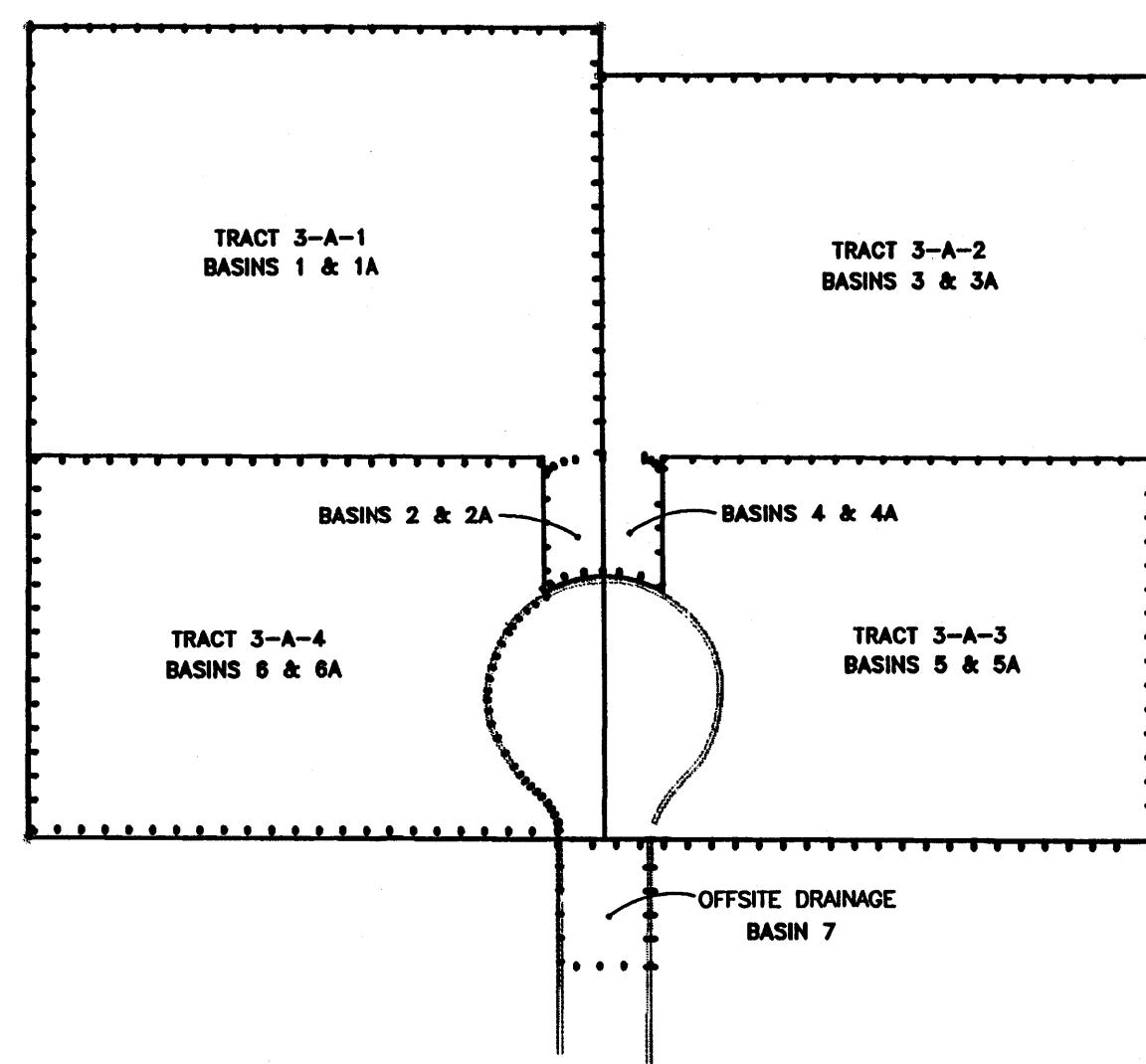
CHANNEL AND STORM DRAIN PROFILE FOR TRACTS 3-A-1 AND 3-A-4
NTS

HYDROLOGY SUMMARY

PROJECT NAME: TRACTS 3-A-1 THRU 3-A-4, L.A. INVESTORS								2 YEAR			10 YEAR			100 YEAR		
JOB NUMBER: 4300			AREA (acres)	LAND TREATMENTS				Q (cfs)	VOLUME (ac.ft.)		Q (cfs)	VOLUME (ac.ft.)		Q (cfs)	VOLUME (ac.ft.)	
BASIN	COND.	DESCRIPTION		A	B	C	D		6 HR	24 HR		6 HR	24 HR		6 HR	24 HR
1	UNDEV	TRACT 3-A-1	1.00	100.0%	0.0%	0.0%	0.0%	0.0	0.0000	0.0000	0.4	0.0108	0.0108	1.6	0.0441	0.0441
2	UNDEV	TRACT 3-A-1(B)	0.03	100.0%	0.0%	0.0%	0.0%	0.0	0.0000	0.0000	0.0	0.0003	0.0003	0.0	0.0013	0.0013
3	UNDEV	TRACT 3-A-2	0.85	100.0%	0.0%	0.0%	0.0%	0.0	0.0000	0.0000	0.3	0.0092	0.0092	1.3	0.0376	0.0376
4	UNDEV	TRACT 3-A-2(B)	0.03	100.0%	0.0%	0.0%	0.0%	0.0	0.0000	0.0000	0.0	0.0003	0.0003	0.0	0.0013	0.0013
5	UNDEV	TRACT 3-A-3(+CUL-DE-SAC)	0.91	100.0%	0.0%	0.0%	0.0%	0.0	0.0000	0.0000	0.3	0.0099	0.0099	1.4	0.0403	0.0403
6	UNDEV	TRACT 3-A-4	0.86	100.0%	0.0%	0.0%	0.0%	0.0	0.0000	0.0000	0.3	0.0093	0.0093	1.3	0.0380	0.0380
7	EXIST.	OFFSITE(3-C)	0.05	0.0%	0.0%	0.0%	100.0%	0.1	0.0033	0.0040	0.2	0.0056	0.0067	0.2	0.0088	0.0105
1A	DEV	TRACT 3-A-1	1.00	0.0%	20.0%	0.0%	80.0%	1.5	0.0529	0.0645	2.7	0.0939	0.1116	4.2	0.1541	0.1807
2A	DEV	TRACT 3-A-1(B)	0.03	0.0%	20.0%	0.0%	80.0%	0.0	0.0016	0.0019	0.1	0.0028	0.0034	0.1	0.0046	0.0054
3A	DEV	TRACT 3-A-2	0.85	0.0%	20.0%	0.0%	80.0%	1.3	0.0451	0.0550	2.3	0.0801	0.0952	3.6	0.1314	0.1541
4A	DEV	TRACT 3-A-2(B)	0.03	0.0%	20.0%	0.0%	80.0%	0.0	0.0016	0.0019	0.1	0.0028	0.0033	0.1	0.0046	0.0054
5A	DEV	TRACT 3-A-3(+CUL-DE-SAC)	0.91	0.0%	20.0%	0.0%	80.0%	1.4	0.0483	0.0589	2.5	0.0857	0.1019	3.8	0.1408	0.1651
6A	DEV	TRACT 3-A-4	0.86	0.0%	20.0%	0.0%	80.0%	1.3	0.0456	0.0556	2.3	0.0809	0.0962	3.6	0.1329	0.1558

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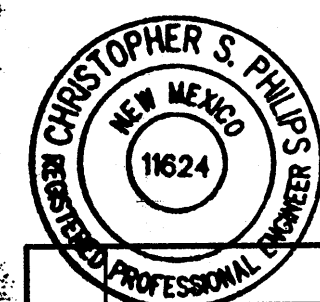
PRECIP. ZONE	1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
2	2.01	2.35	2.75	3.30	3.95



STORM DRAIN OUTLET DETAIL
NTS

CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.



Christopher S. Philips
Christopher S. Philips, P.E.
N.M.P.E. No. 11624
Date: 5/12/97

NO.	REVISIONS	BY	DATE
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TRACTS 3-A-1 THRU 3-A-4
LANDS OF LOS ANGELES INVESTORS

MASTER
GRADING & DRAINAGE PLAN

Easterling & Associates, Inc.

CONSULTING ENGINEERS

10131 Coors Rd., NW, Suite H-7

Albuquerque, New Mexico 87114

(505) 898-8021 FAX (505) 898-8501

DESIGNED BY: CSP

DRAWN BY: DEC

CHECKED BY: CSP

E.A.L. JOB NO.: 4300

DATE: JUNE 1996

SHEET 2
OF 3

APPROVAL	NAME	DATE
HYDROLOGY		
INSPECTION		
A.C.E. / FIELD		