

② REDD CALCS W/O ANY 'A'
Stamp + sign CALCS

③ MAX 45% D W/ FLAT GR.
SCHE. INCLUDES REDD
STREET AREA

④ RETENTION NOT DETENTION
SINCE NO CONTROLLED RELEASE

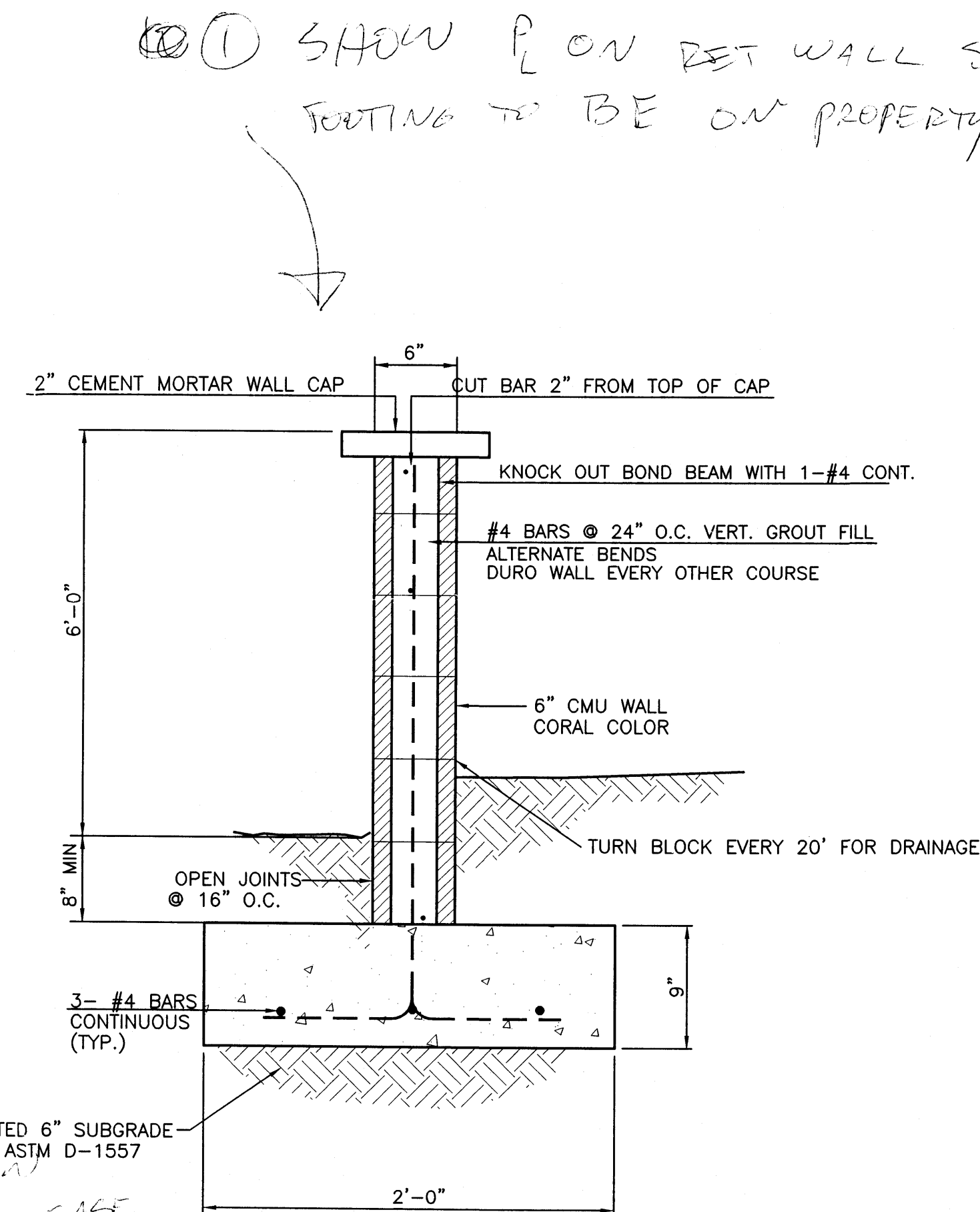
⑤ MAINTAINANCE POND 1 & 2
DIFF LOS. HEA?

⑥ BUILDING SULK IN
CAMPBELL? V.G.?
STD DOWLS

⑦ REVISE DRAINAGE REPORT TO REFLECT
THE CHANGES FROM THE
FPB 2007 RPT

LEGEND

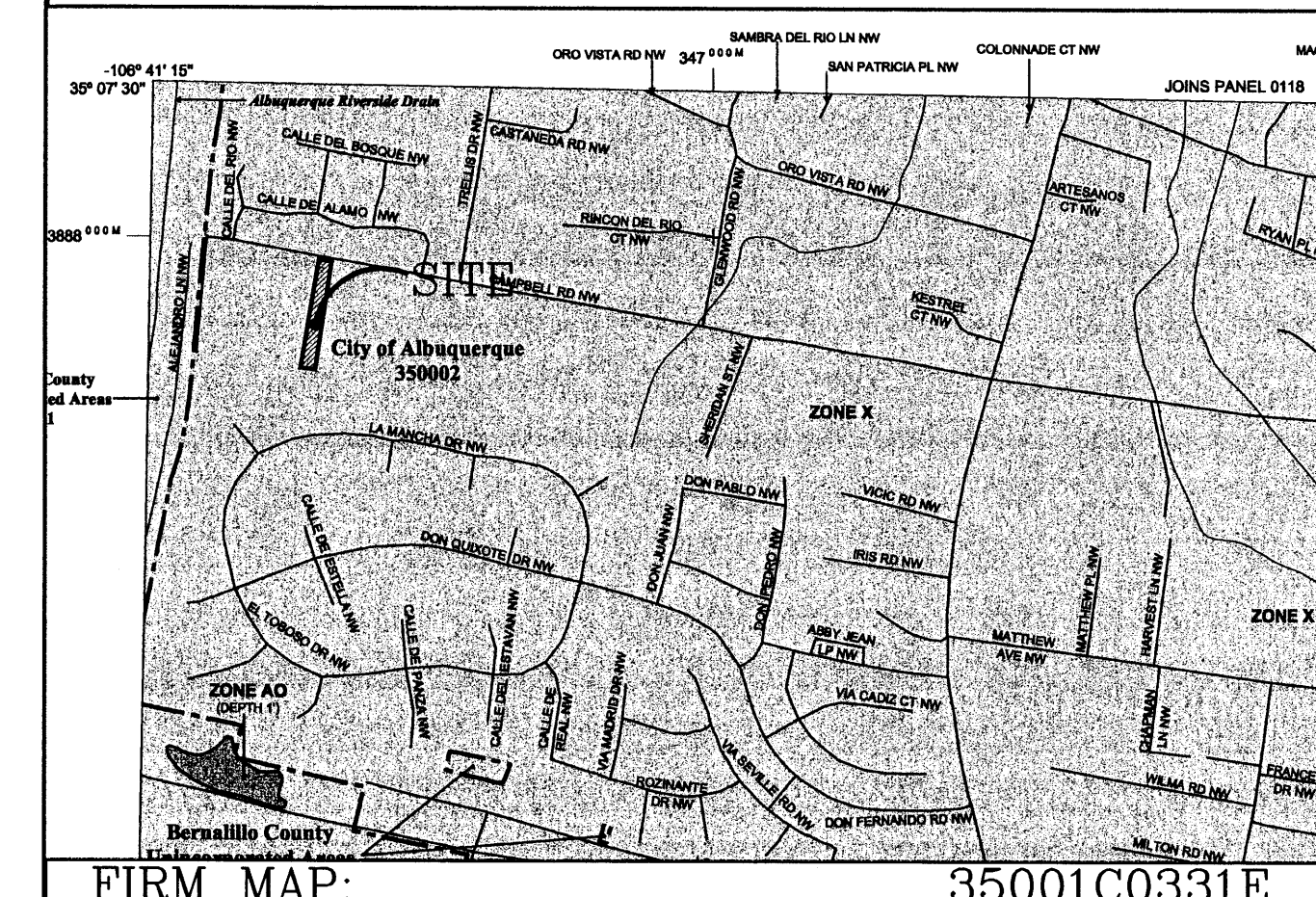
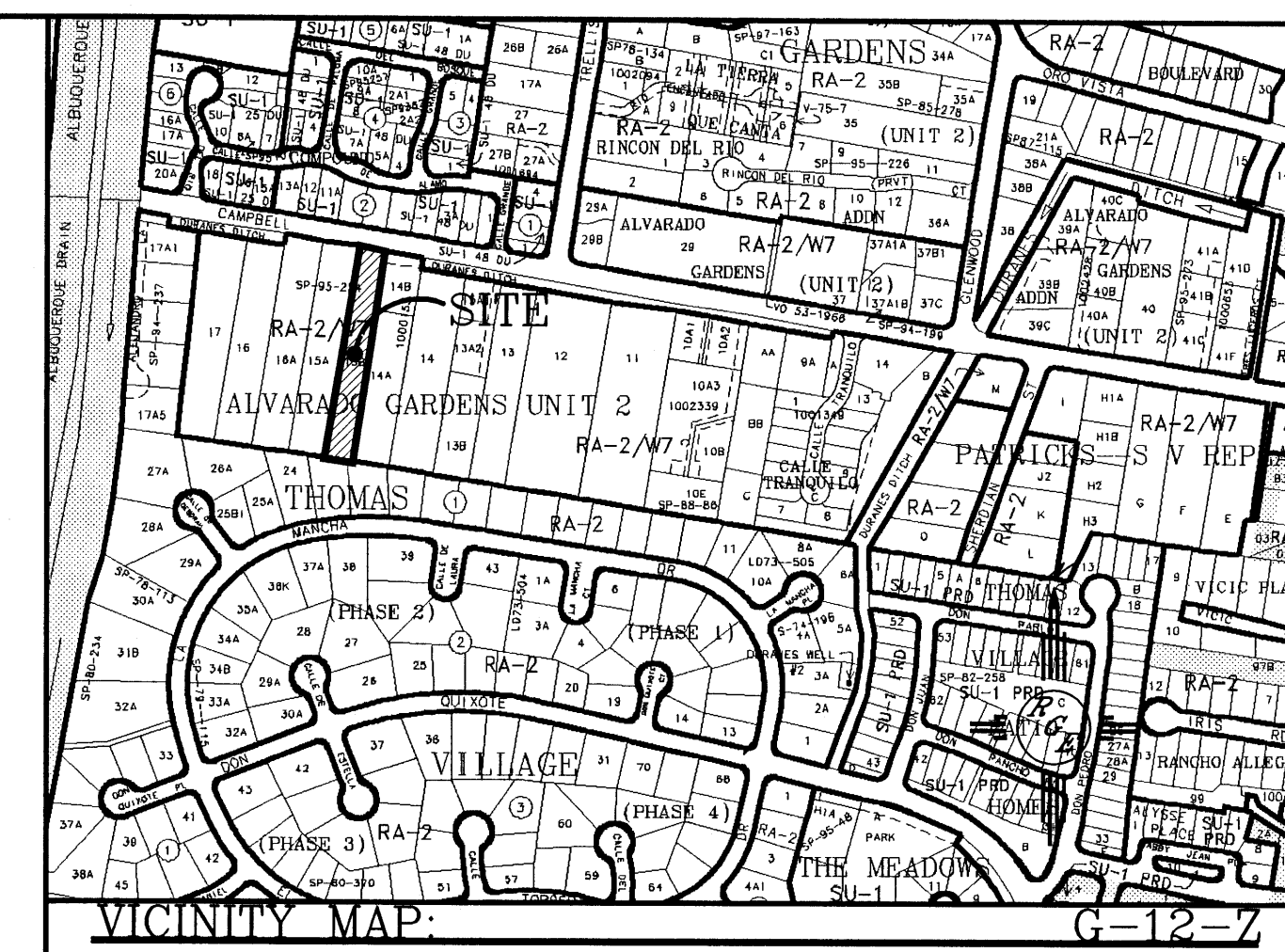
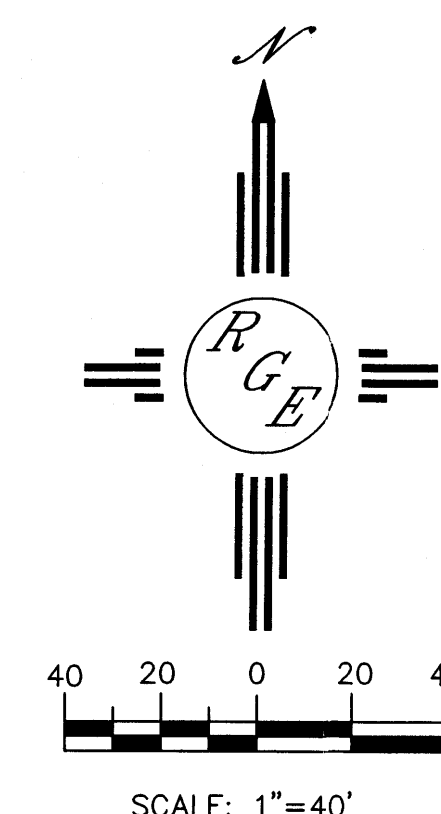
---	EXISTING 12" CMP
-x-x-x-x-x-x-	EXISTING FENCE
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
-----	PROPOSED PERIMETER WALL
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	PROPOSED CONTOUR
-----	PROPOSED INDEX CONTOUR
→	FLOW ARROW
▲	SLOPE TIE
x 5048.25	PROPOSED SPOT ELEVATION
x 5048.25	EXISTING SPOT ELEVATION
---	CENTERLINE
---	RIGHT-OF-WAY
---	LOT LINES
---	SETBACK LINE
---	4' SIDEWALK



6' PERIMETER WALL SECTION

GENERAL NOTES:

- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



LEGAL DESCRIPTION:

LOT 15B, UNIT 2, ALVARADO GARDENS

NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ENTIRE ACCESS DRIVE SHALL BE 4" BASE COURSE W/ESTATE CURB ALONG WEST SIDE.

EROSION CONTROL NOTES:

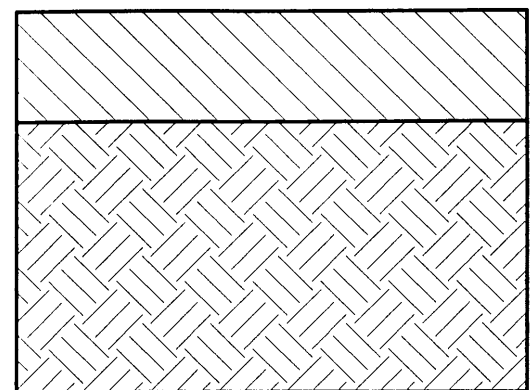
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

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.

ROUGH GRADING APPROVAL

ENGINEER'S SEAL	CAMPBELL ESTATES GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ
		DATE 5-25-07
		2712-GR-2-01-07X
DAVID SOULE P.E. #14522	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # —
		JOB # 2712

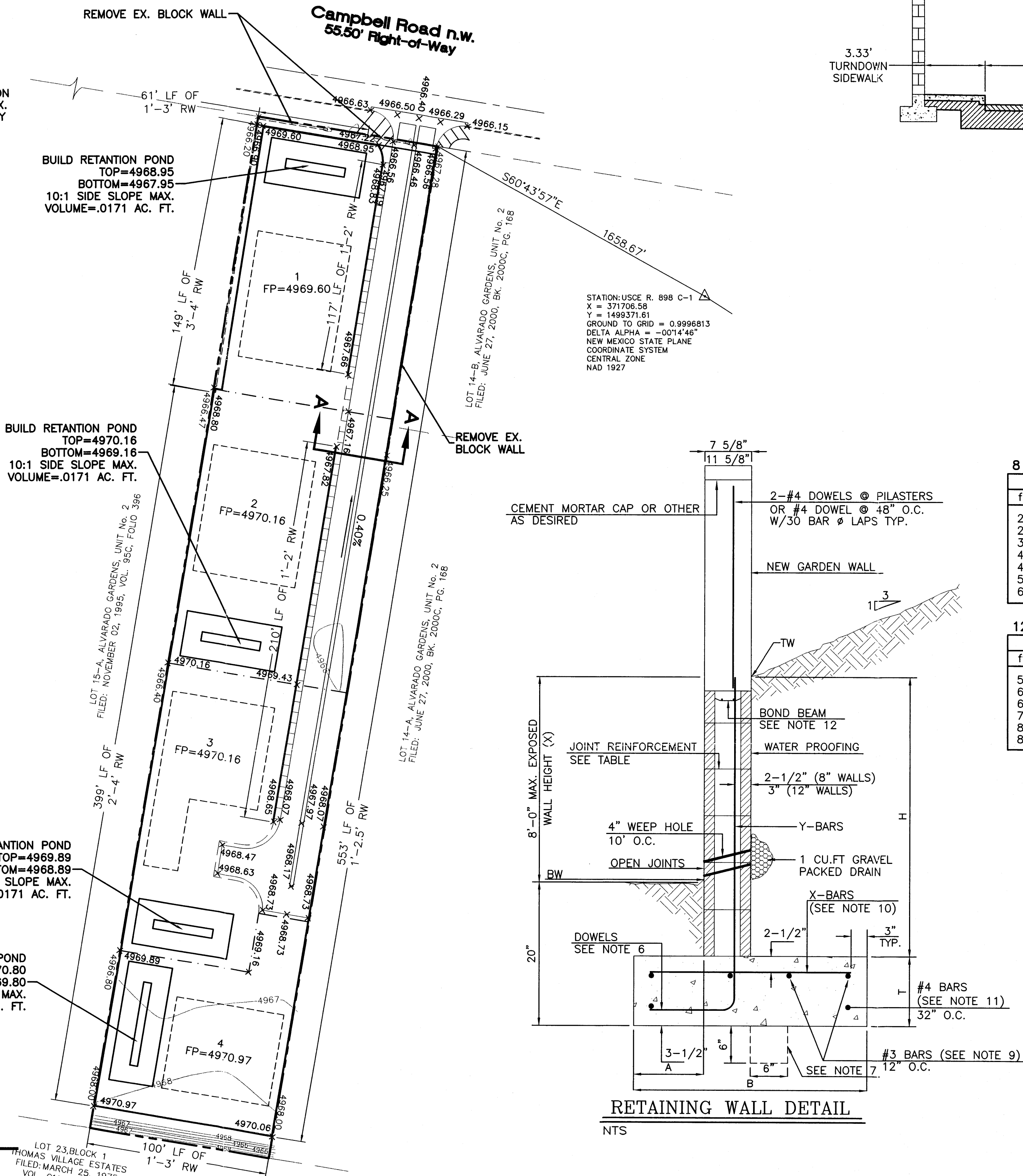


4" SP III

12" SUBGRADE PREPARATION
COMPACTED TO 95% OF MAX.
DENSITY AS DETERMINED BY
ASTM D-1557

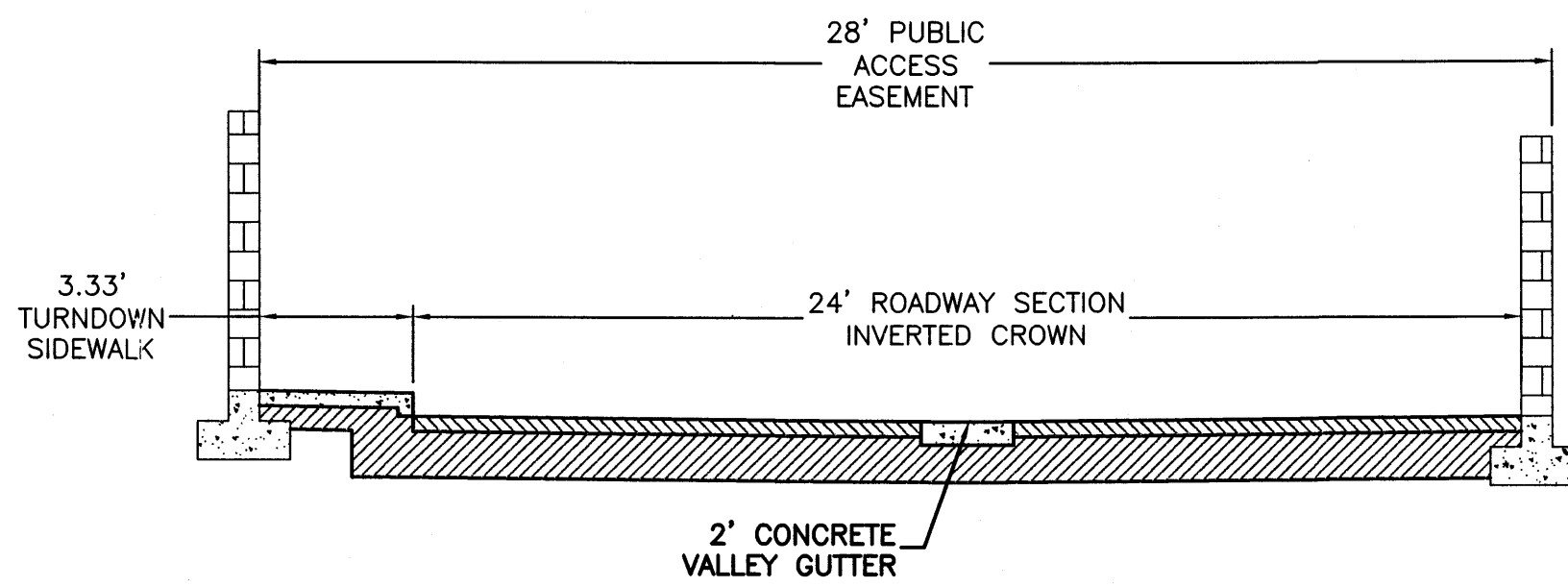
24' PAVING SECTION

NTS



LEGEND

- EXISTING 12" CMP
- - - - - EXISTING FENCE
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ===== PROPOSED PERIMETER WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- * 5048.25 PROPOSED SPOT ELEVATION
- * 5048.25 EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE



SECTION A-A

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-6"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-8"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-10"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

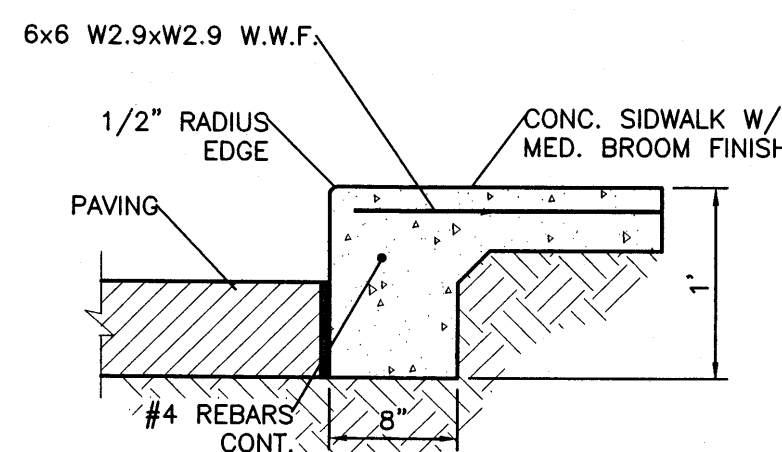
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE \pm 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".
- TW - DESIGNATES FINISHED GRADE @ TOP OF RETAINING WALL
BW - DESIGNATES FINISHED GRADE @ BOTTOM OF WALL.
BOTTOM OF FOOTING IS 20" BELOW THE DESIGNATED BW ELEVATION.

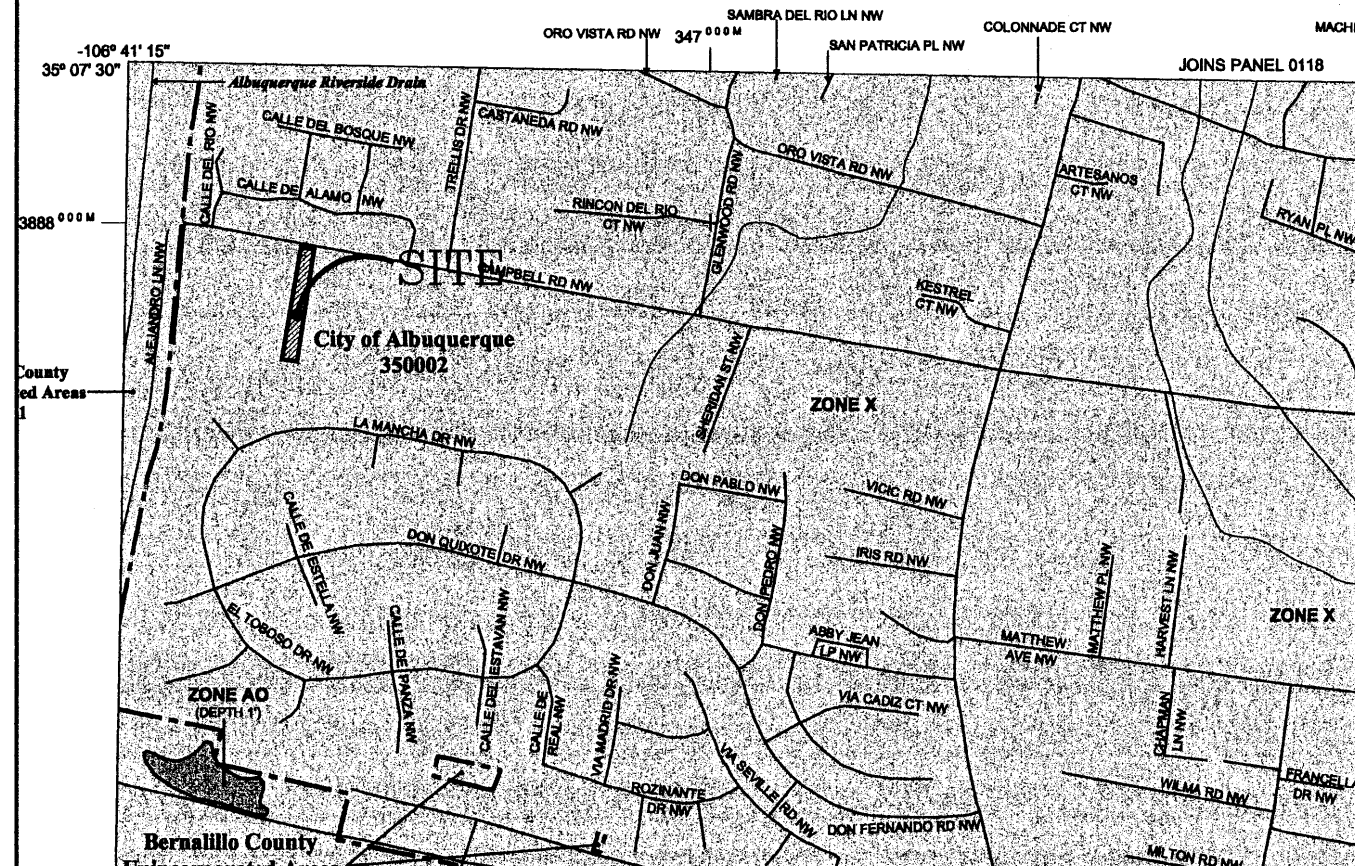
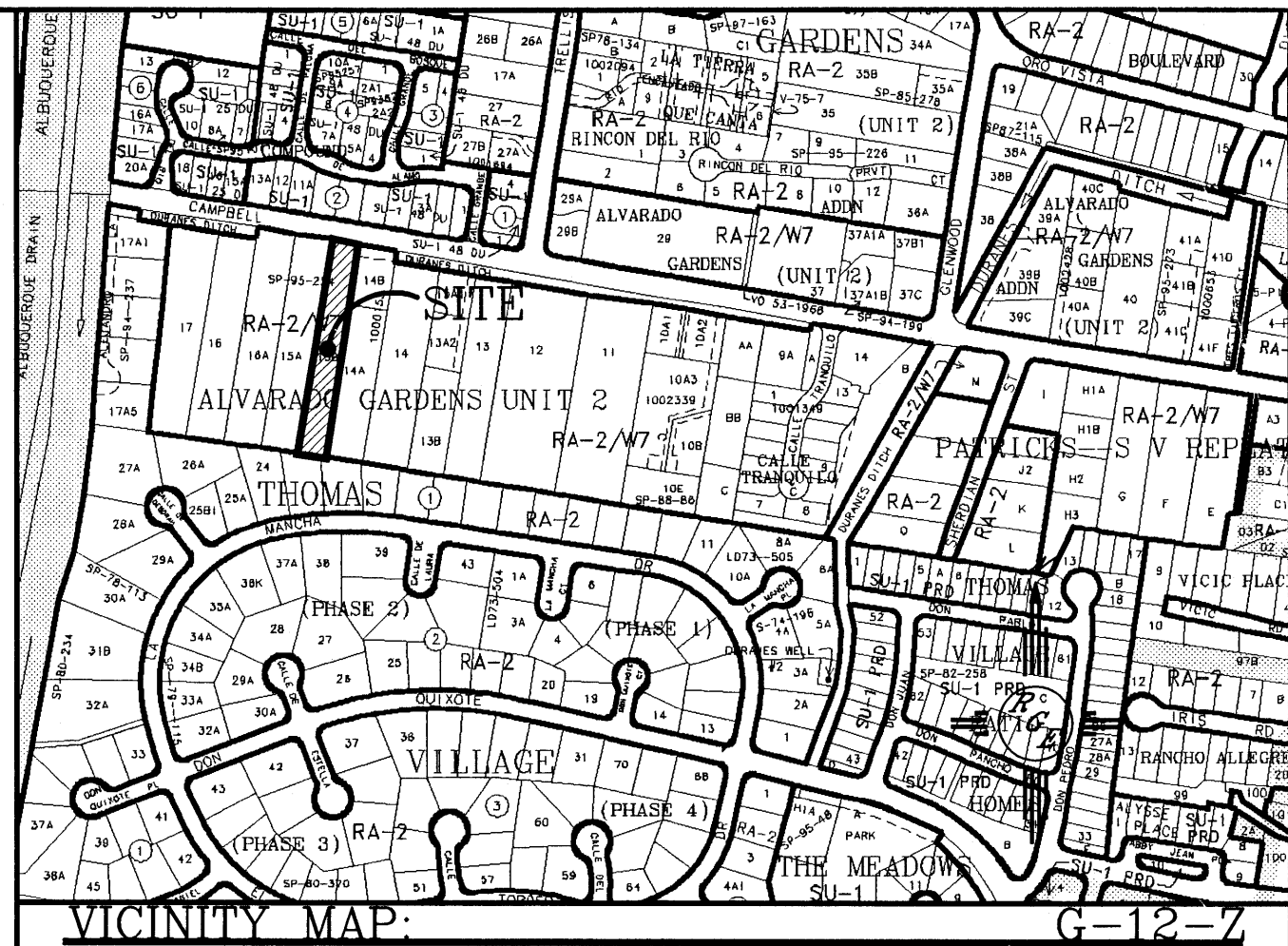
RETAINING WALL DETAIL

NTS



DETAIL-TURNDOWN CURB

NTS



35001C0331E

LEGAL DESCRIPTION:

LOT 15B, UNIT 2, ALVARADO GARDENS

NOTES:

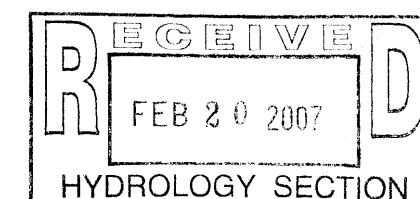
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER TO BE MOUNTABLE PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
- ALL PERIMETER BLOCK WALLS TO REMAIN UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
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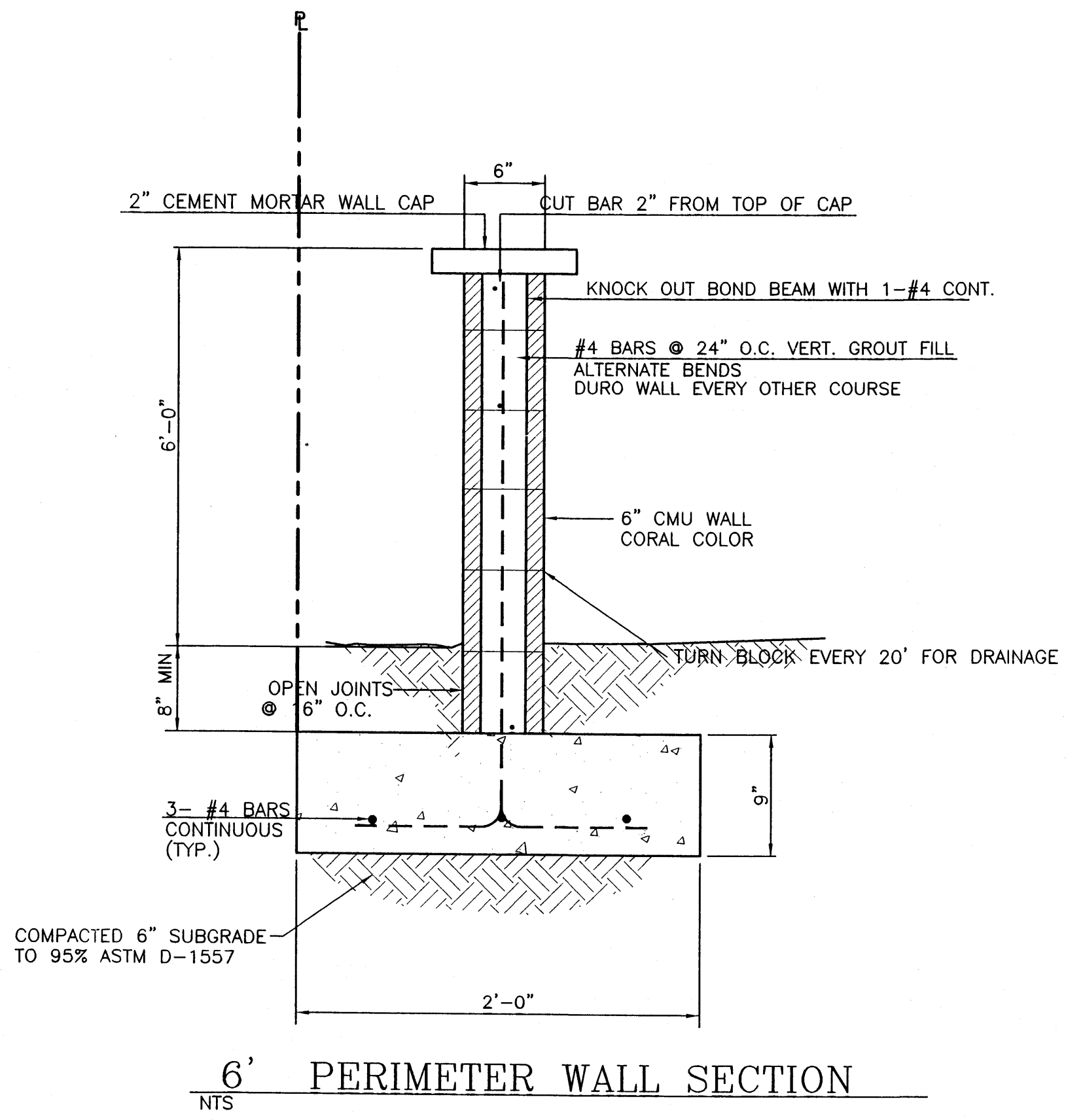
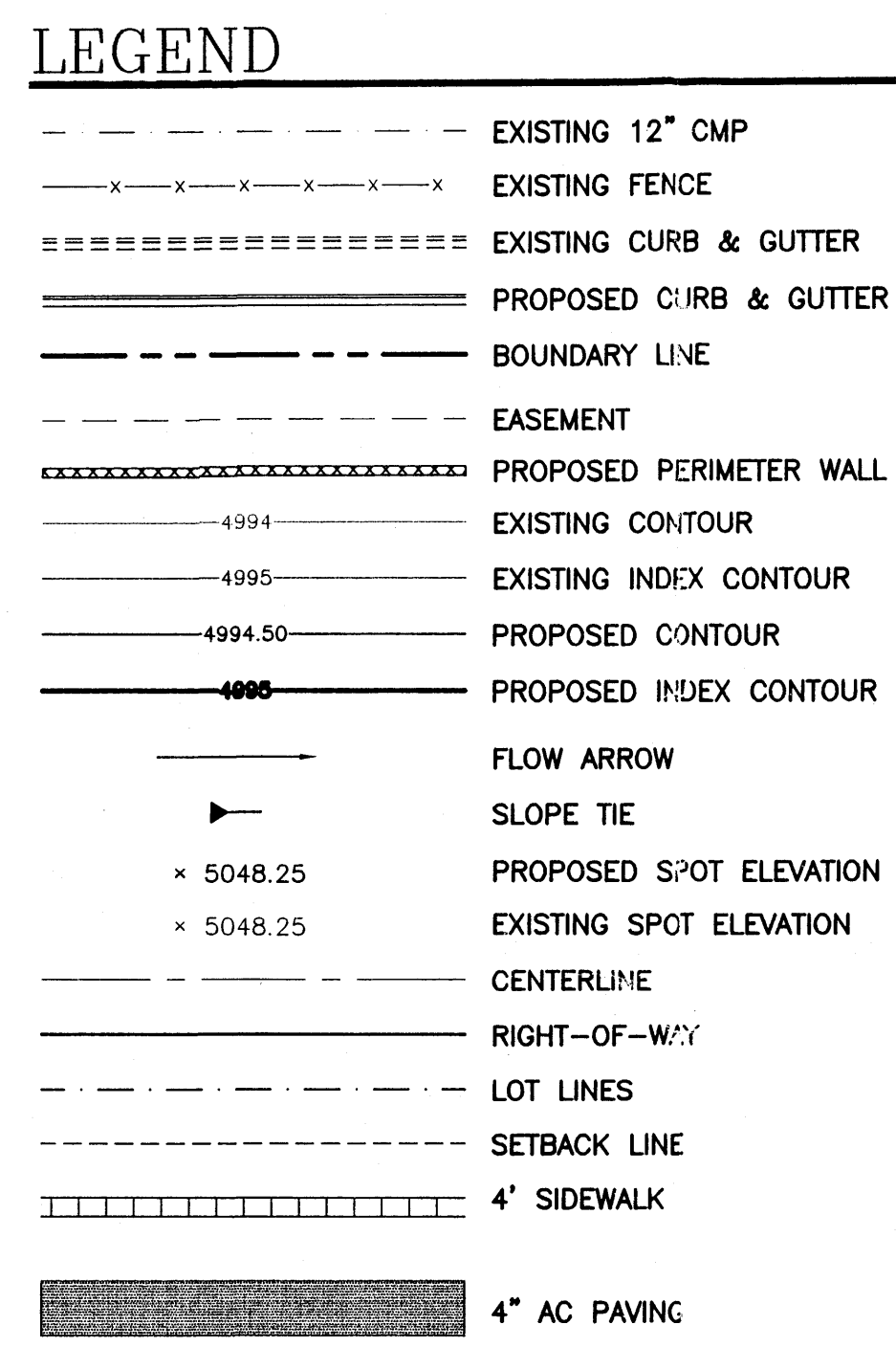
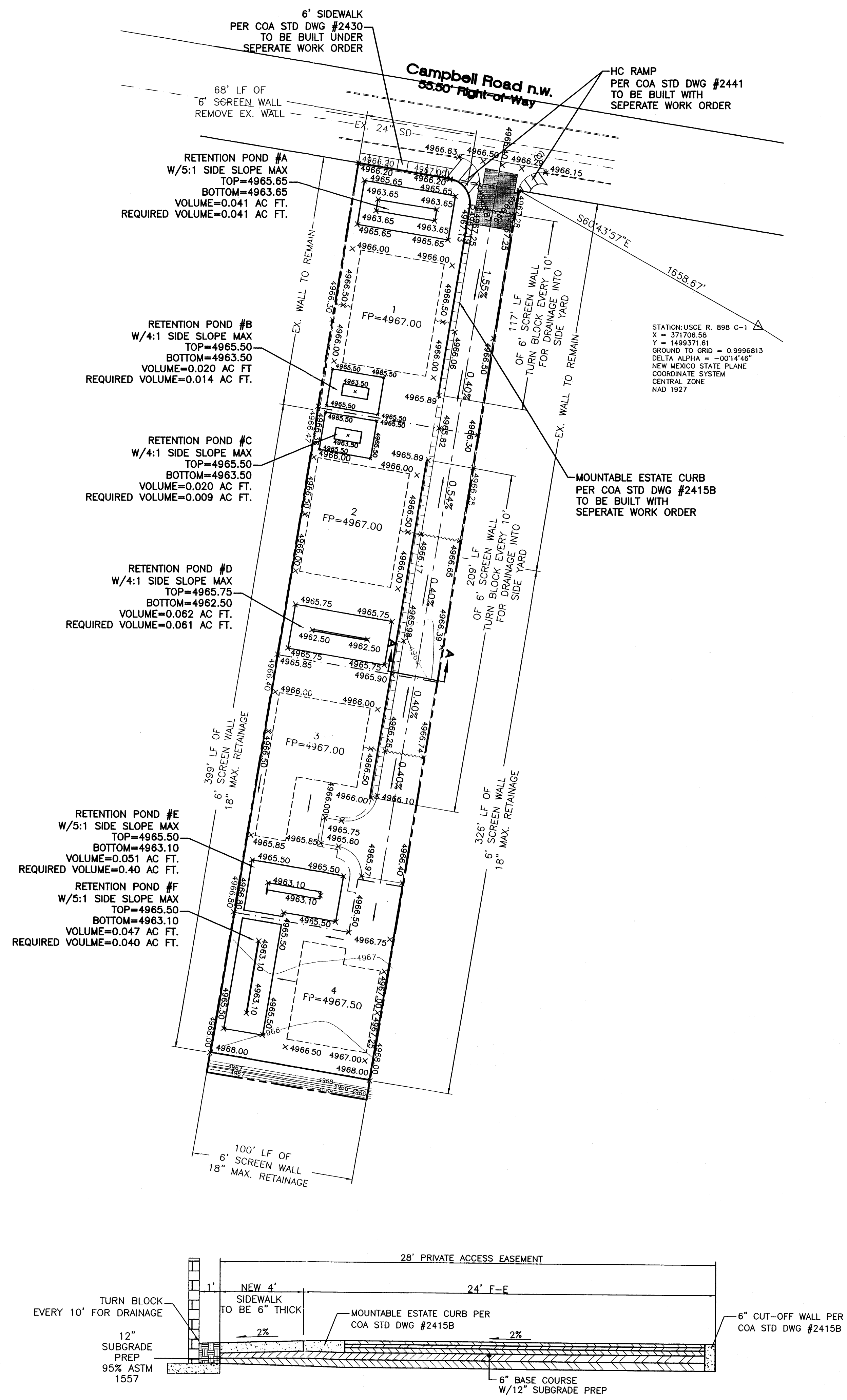
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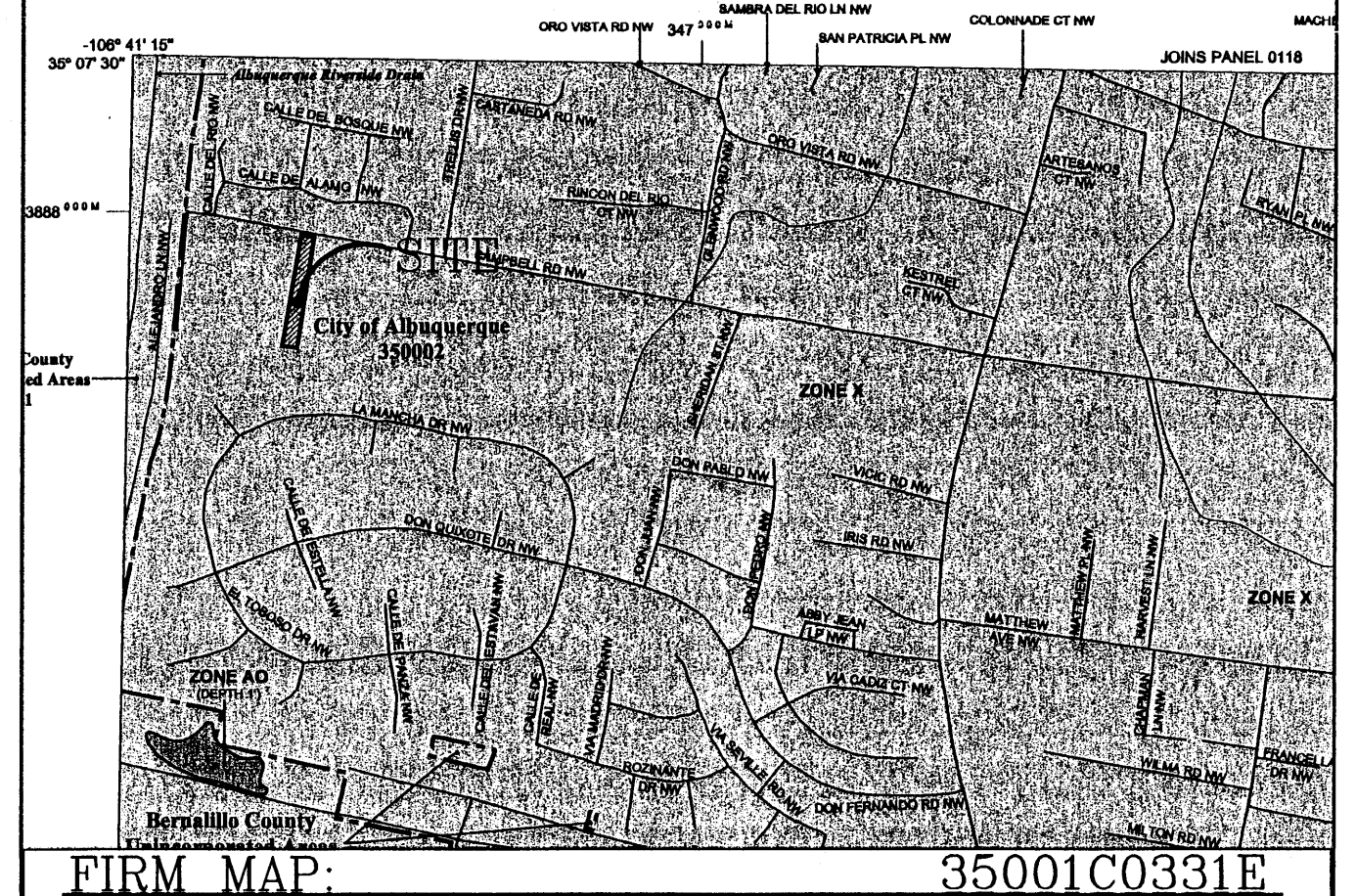
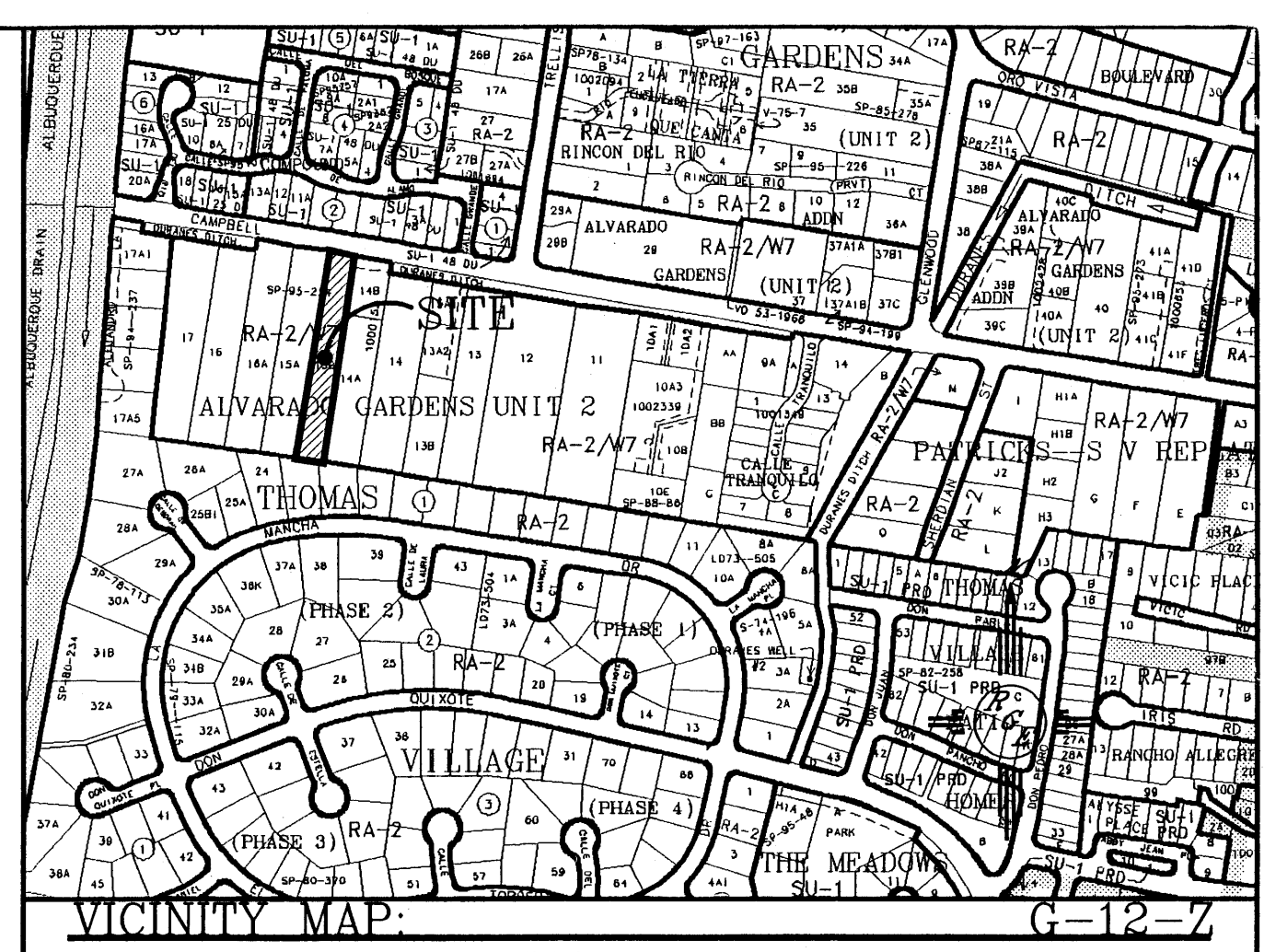
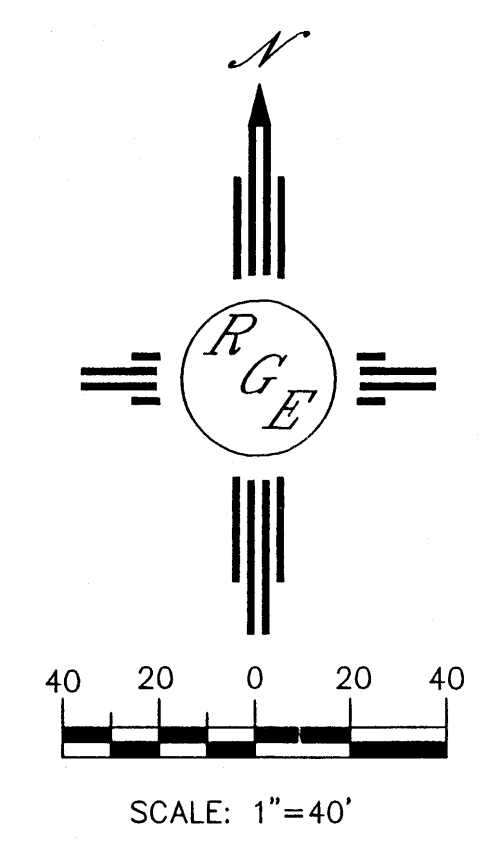


ROUGH GRADING APPROVAL

ENGINEER'S SEAL	CAMPBELL ESTATES GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ
		DATE 2-14-07
DAVID SOULE P.E. #14522		2712-GRB-2-01-07X
		SHEET #
		JOB # 2712



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 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
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LEGAL DESCRIPTION:
LOT 15B, UNIT 2, ALVARADO GARDENS

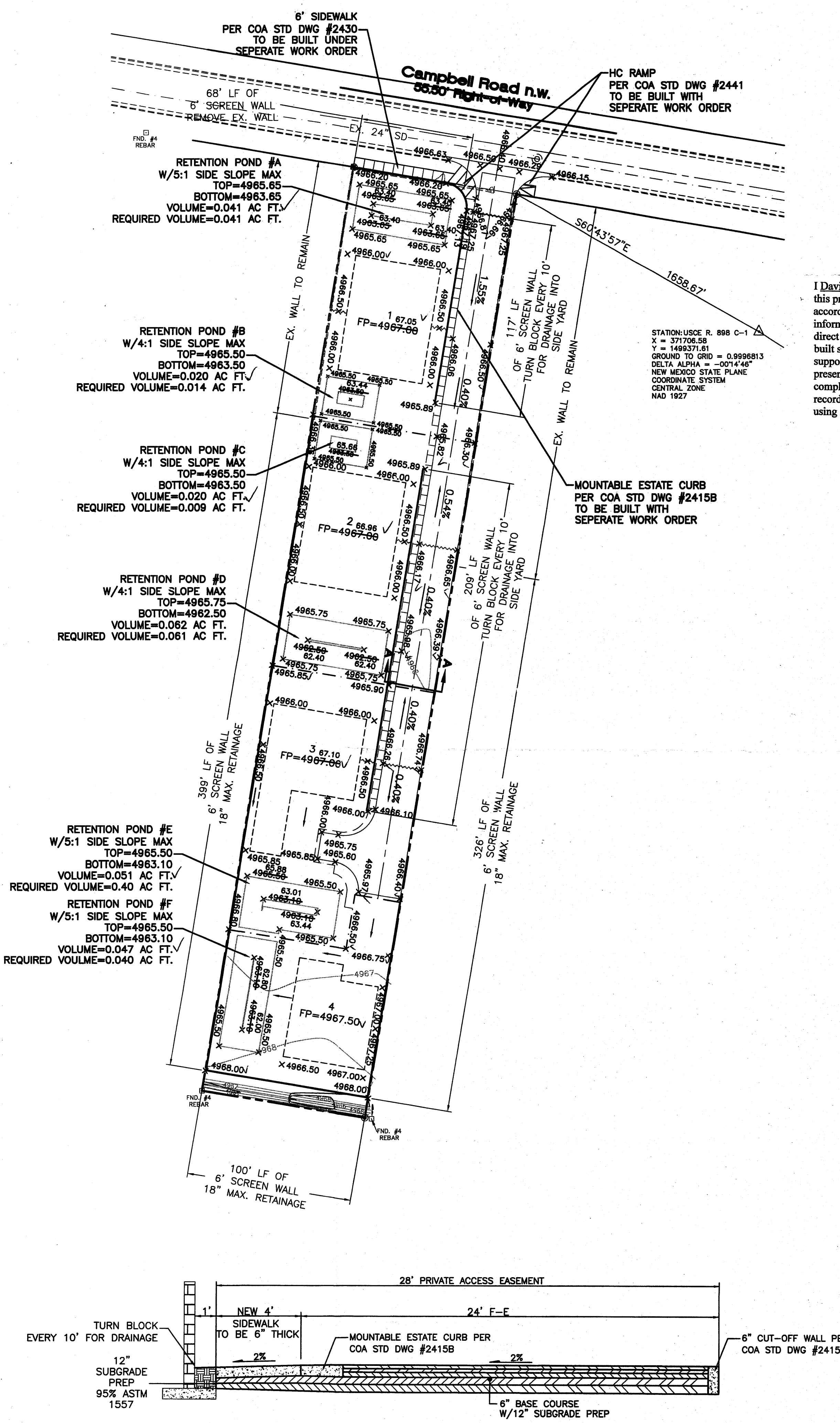
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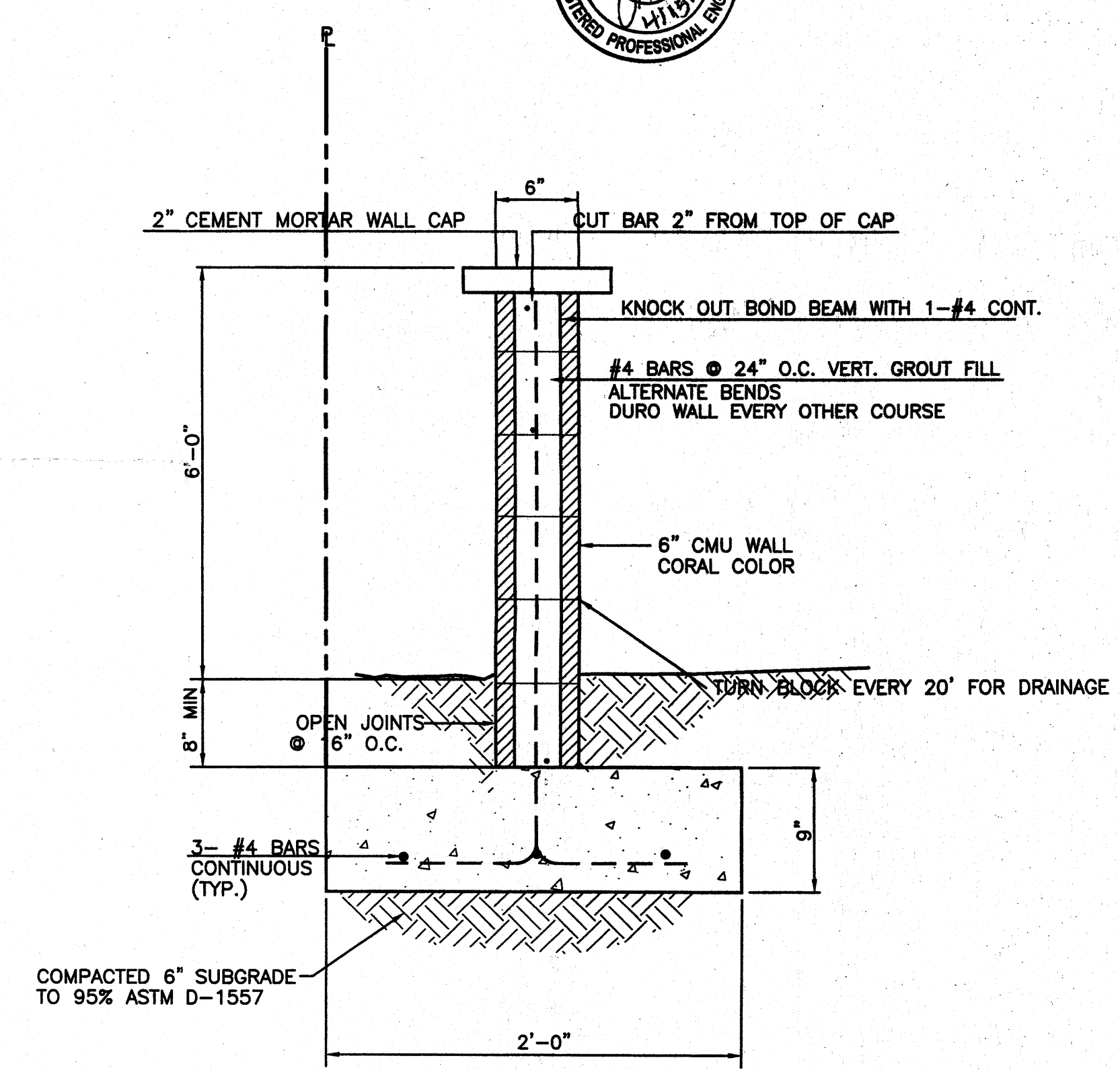
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ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	CAMPBELL ESTATES	DRAWN BY WCVJ
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER #14522	GRADING AND DRAINAGE PLAN	DATE 5-25-07
	Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2712-GR-2-01-07X
DAVID SOULE P.E. #14522		SHEET # —
		JOB # 2712



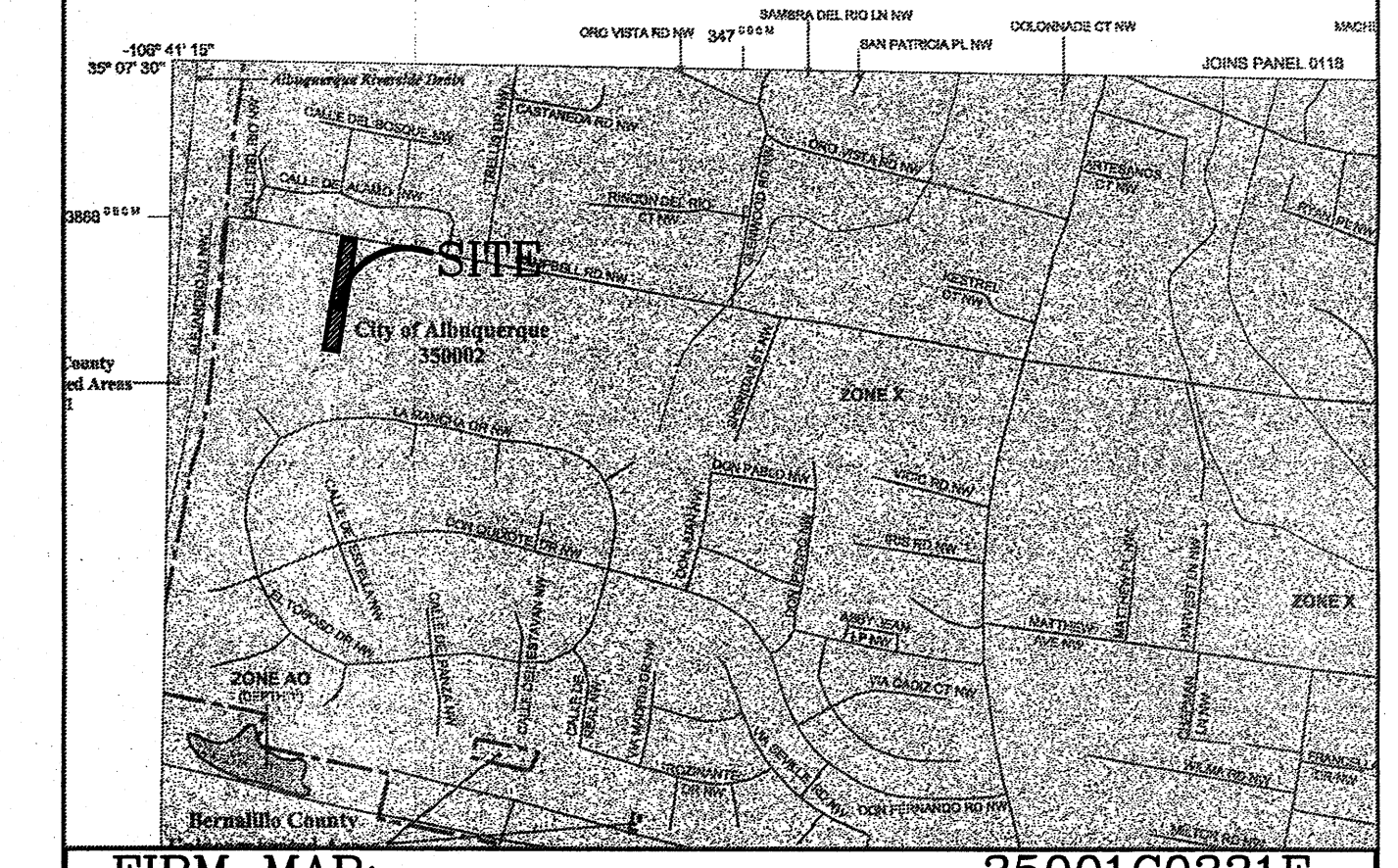
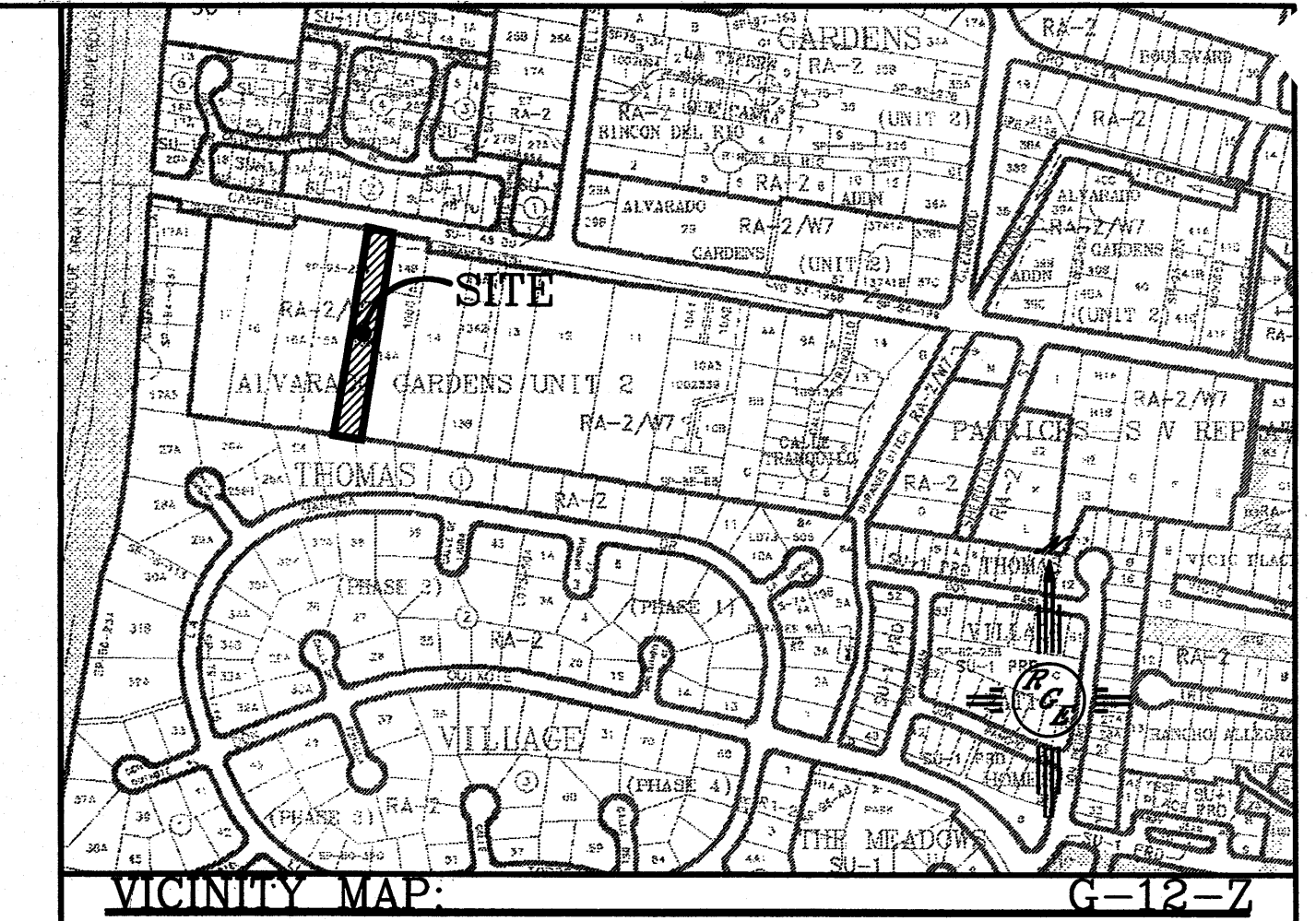
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 6/28/07. The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by David Vigil NMPS 8911. The certification is submitted in support of a request for Release of Financial Guarantee. The record information presented herein is not necessarily complete and intended only to verify 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.



6' PERIMETER WALL SECTION

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 - FLOW ARROW
 - SLOPE TIE
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - CENTERLINE
 - RIGHT-OF-WAY
 - LOT LINES
 - SETBACK LINE
 - 4' SIDEWALK
 - 4" AC PAVING



LEGAL DESCRIPTION:
LOT 15B, UNIT 2, ALVARADO GARDENS

NOTES:

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RECEIVED
APR 16 2009
HYDROLOGY
SECTION

ROUGH GRADING APPROVAL		DATE	
ENGINEER'S SEAL	DRAWN BY WCWJ		DATE
	CAMPBELL ESTATES GRADING AND DRAINAGE PLAN <i>Rio Grande Engineering</i> 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0898		2712-GR-2-01-07X
	SHEET # JOB # 2712		

