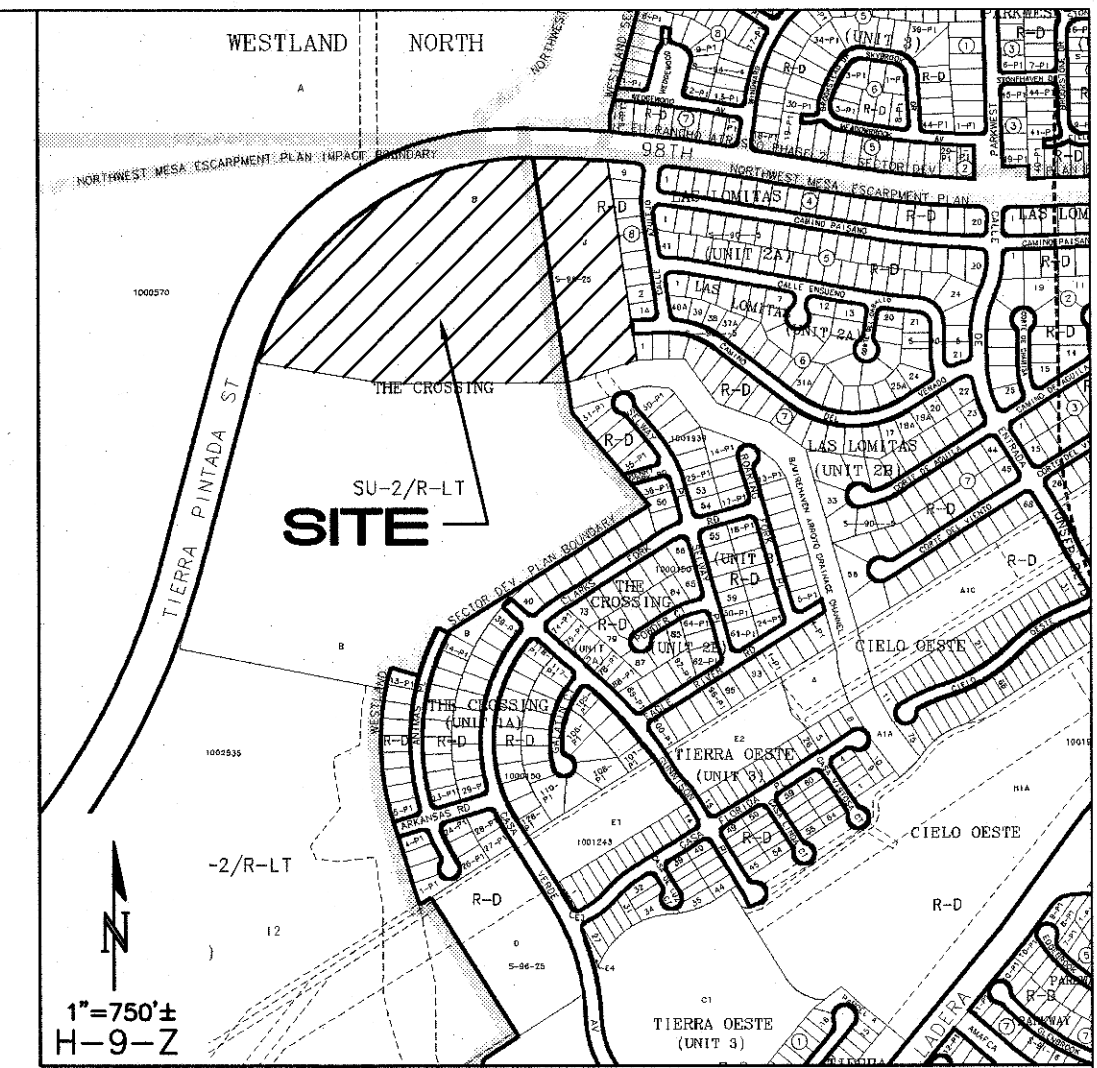


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	305.79'	3000.00'	153.03'	305.66'	N18°05'56"E	5°50'25"
C2	1444.55'	1100.00'	847.76'	1342.96'	N52°48'00"E	75°14'32"
C3	284.65'	4546.13'	142.37'	284.60'	S87°45'27"E	3°35'15"
C4	190.45'	762.00'	95.72'	189.95'	S50°44'51"W	14°19'12"
C5	208.45'	762.00'	104.88'	207.80'	S35°45'41"W	15°40'25"
C6	197.52'	920.00'	99.14'	197.14'	S21°46'26"W	12°18'05"
C7	84.44'	1032.00'	42.24'	84.41'	S13°16'45"W	4°41'16"

TIERRA PINTADA PHASE I
CITY PROJECT #650272



PROJECT NOTES:

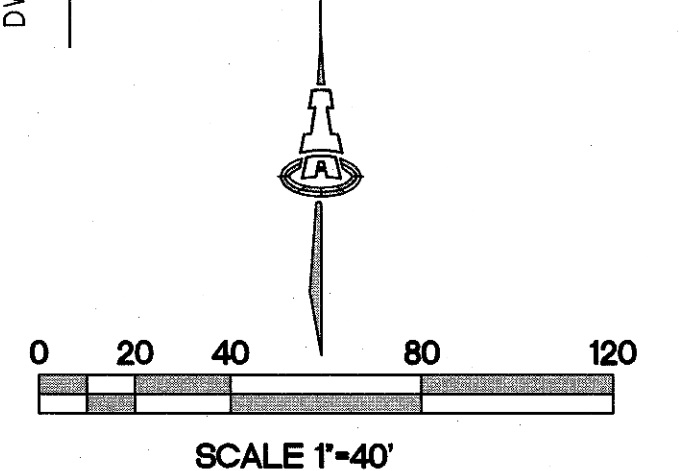
- EXST LEGAL: TRACTS B & J, THE CROSSINGS
- BENCHMARK: ACS MONUMENT 4-H9
ELEVATION: 5209.315 (NAVD 1988)
- AREA: UNIT 5=21.4 AC.
- ENGINEER: ASA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
- SURVEYOR: RUSTY HUGG
SURVTEK, INC.
- FLOOD PLAIN: THE SITE LIES WITHIN ZONE "X",
ZONE "AO" AND ZONE "AE"
PER FIRM MAP 35001C0326G.

NOTES:

- STREET GRADES ARE AT FLOWLINE.
- SEE SHEETS 4-6 FOR RETAINING WALL GRADES AND SECTIONS.
- SEE SHEET 7 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PROPOSED ELEV. AT TIERRA PINTADA R/W
- PAD GRADE ELEVATION
- STANDARD (STD) CURB & GUTTER
- MOUNTABLE (MTBL) CURB & GUTTER
- STORM DRAIN W/ MANHOLE
- STORM DRAIN INLET
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- RECOMMENDED DRIVEWAY LOCATION



ISAACSON & ARFMAN, P.A.
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1822 CG-101.dwg Mar 26, 2012

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STORM CLOUD SUBDIVISION, UNIT 5

WALH, LLC.

GRADING AND DRAINAGE PLAN

Date:	No. Revision	Date	Job No.
NOV. 2011			1822
Drawn By:			PAGE
CKD By:			SH.1 OF 7

CHANNEL, CULVERT &
STREET IMPROVEMENTS
BY OTHERS

MIREHAVEN ARROYO

SEE SHEET 1

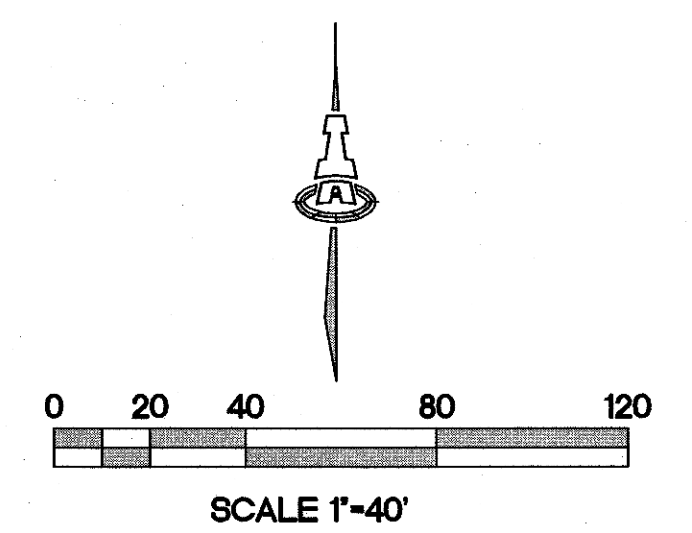
Albuquerque Control Survey Monument "3-H9"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,496,938.322 feet
East= 1,496,470.170 feet
Elevation= 5,209.519 (NAVD 1988)
Delta Alpha= -00°16'36.72"
Ground to Grid Factor= 0.999678486

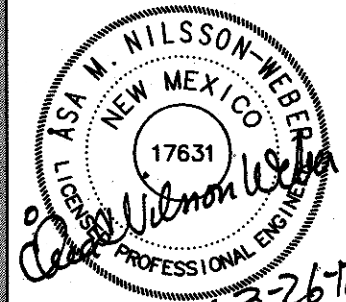
NOTES:

1. STREET GRADES ARE AT FLOWLINE.
2. SEE SHEETS 4-6 FOR RETAINING WALL GRADES AND SECTIONS.
3. SEE SHEET 7 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN

LEGEND

- 5270 --- EXISTING CONTOUR
- 52 --- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED ELEVATION
- 78.9 PROPOSED ELEV. AT TIERRA PINTADA R/W
- PG=5272.1 PAD GRADE ELEVATION
- ==== STANDARD (STD) CURB & GUTTER
- ===== MOUNTABLE (MTBL) CURB & GUTTER
- S --- STORM DRAIN W/ MANHOLE
- I --- STORM DRAIN INLET
- R --- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- DW --- RECOMMENDED DRIVEWAY LOCATION





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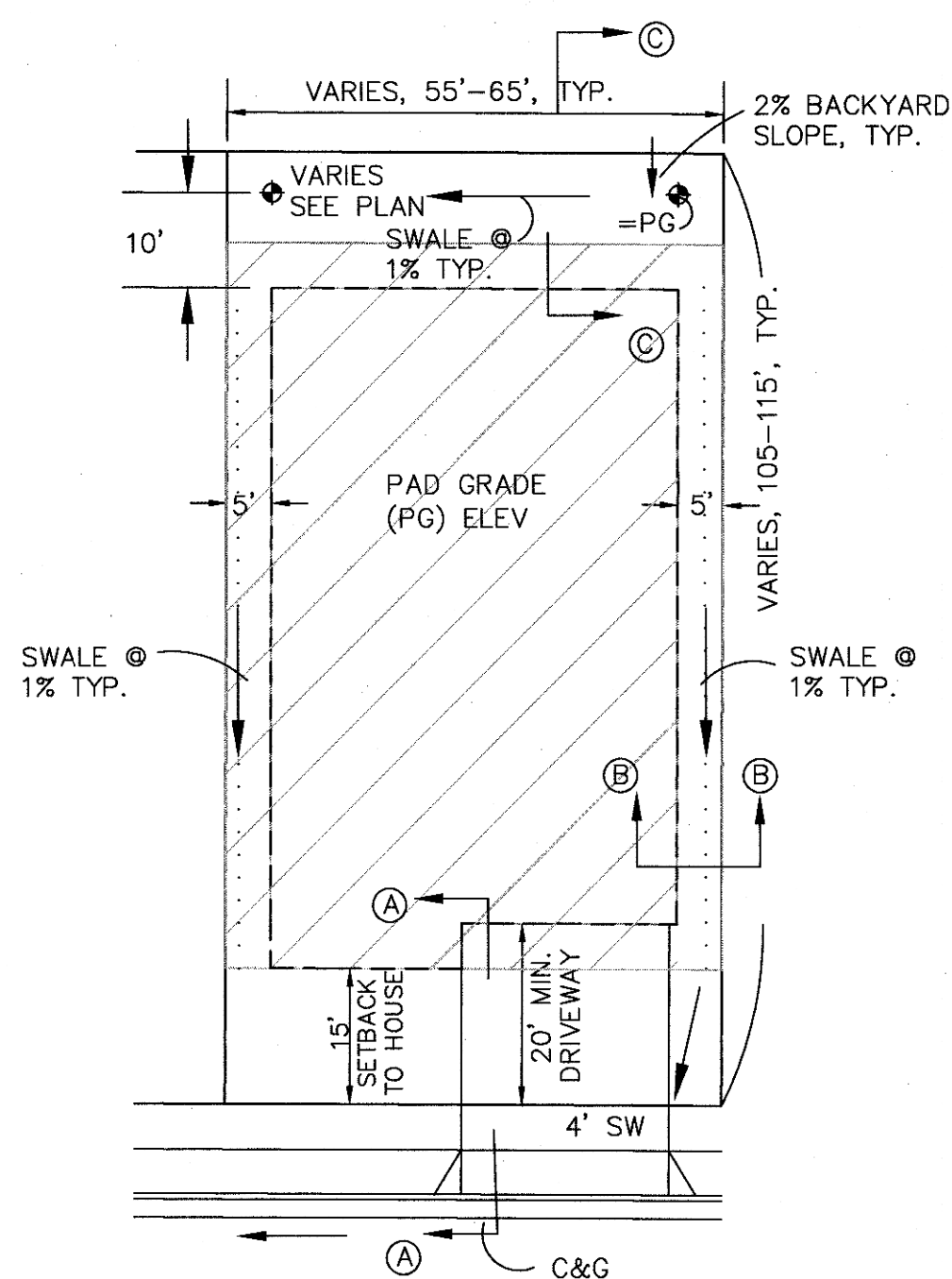
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STORM CLOUD SUBDIVISION, UNIT 5

WALH, LLC.

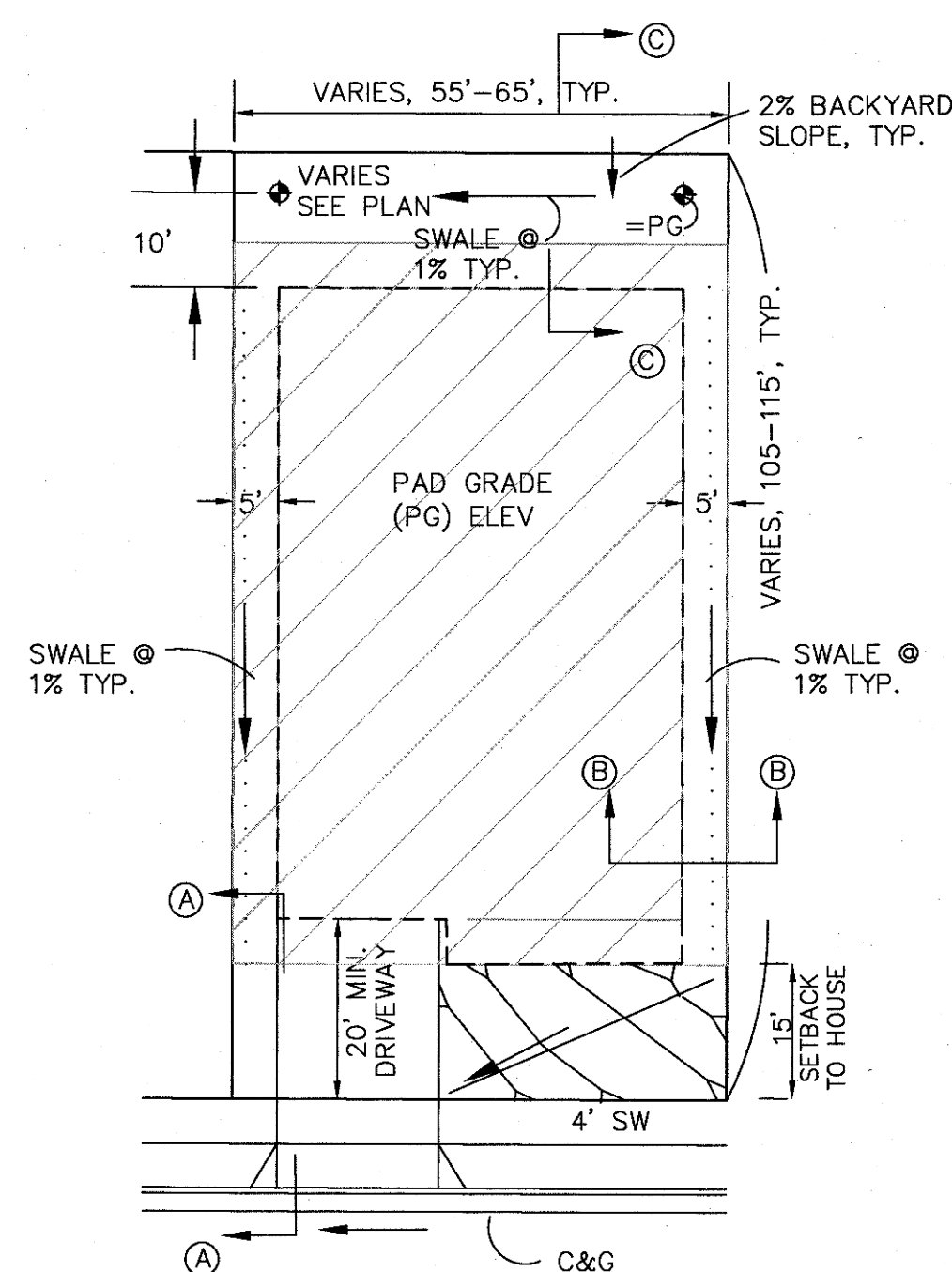
GRADING AND DRAINAGE PLAN

Date:	NOV. 2011	No. Revision:		Date:		Job No.	1822
Drawn By:	ANW					PAGE	
Ckd By:						SHEET	2 OF 7



TYPICAL LOT GRADING DETAIL

SCALE: 1"=20' NOTE: 10' SIDEYARD SETBACK
ADJACENT TO STREETS.

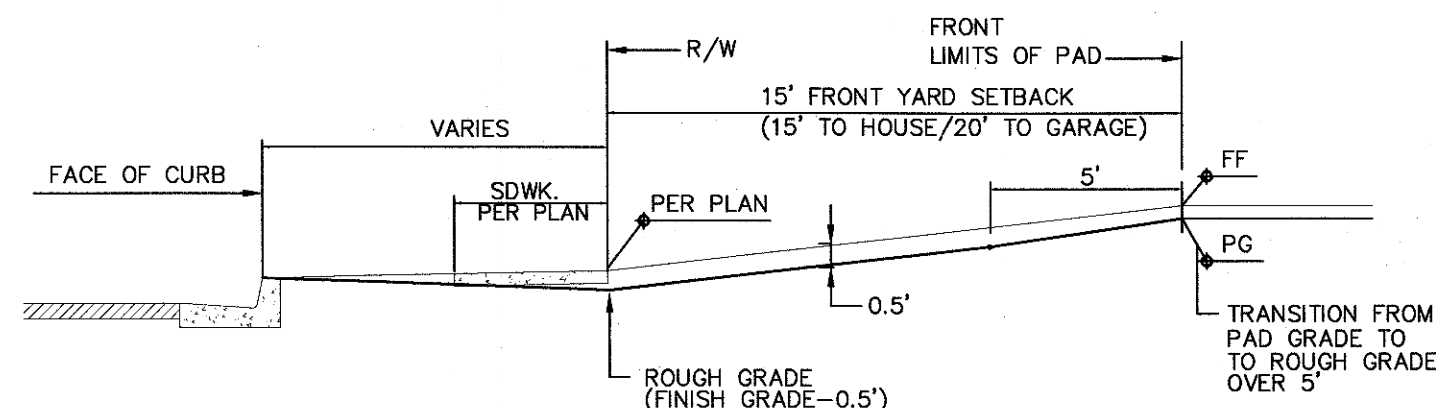


**TYPICAL LOT GRADING DETAIL
DRIVEWAY ON LOW SIDE**

SCALE: 1"=20' NOTE: 10' SIDEYARD SETBACK
ADJACENT TO STREETS.

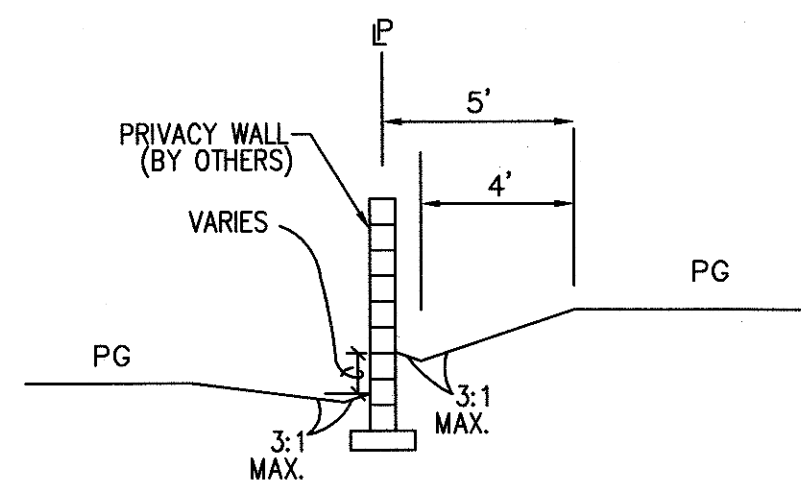
DRIVEWAY NOTE:

RECOMMENDED DRIVEWAY LOCATIONS ARE SHOWN ON PLANS WHERE STEEP STREET SLOPES OCCUR TO MINIMIZE DRIVEWAY SLOPES AND TO MINIMIZE RETAINING WALL HEIGHTS. WHERE DRIVEWAYS ARE SHOWN ON LOW SIDE, DRIVEWAYS SHALL BE CONSTRUCTED IN THIS LOCATION TO ENSURE A MIN. 1% SIDEYARD SWALE SLOPE.



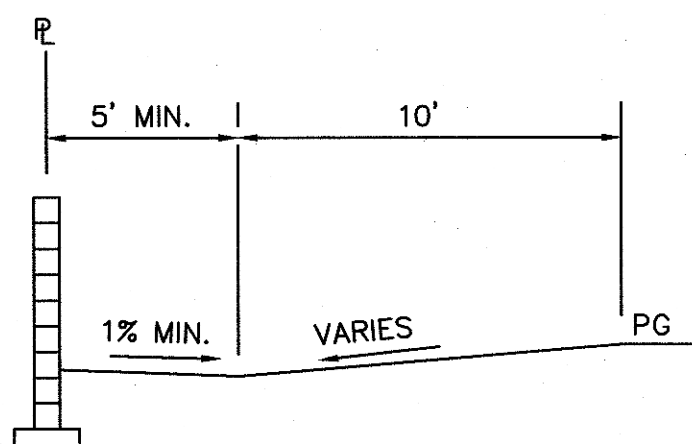
**SECTION A-A
FRONT YARD GRADING**

SCALE: 1"=5'-0"



**SECTION B-B
TYPICAL SIDEYARD GRADING**

SCALE: 1"=5'



**SECTION C-C
TYPICAL BACKYARD GRADING**

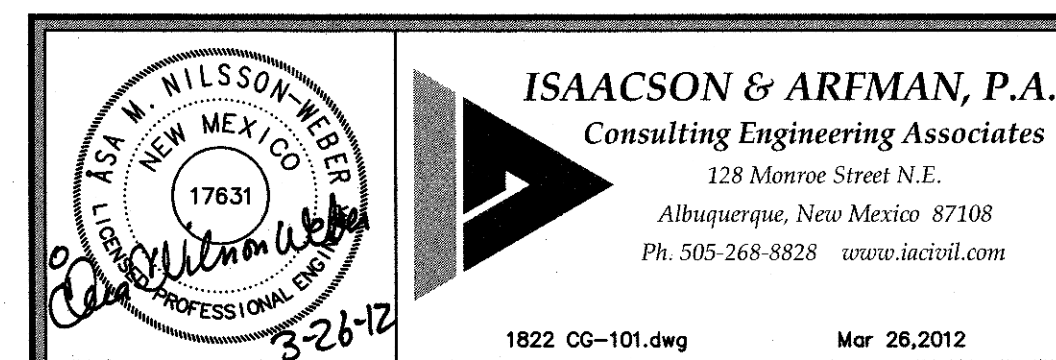
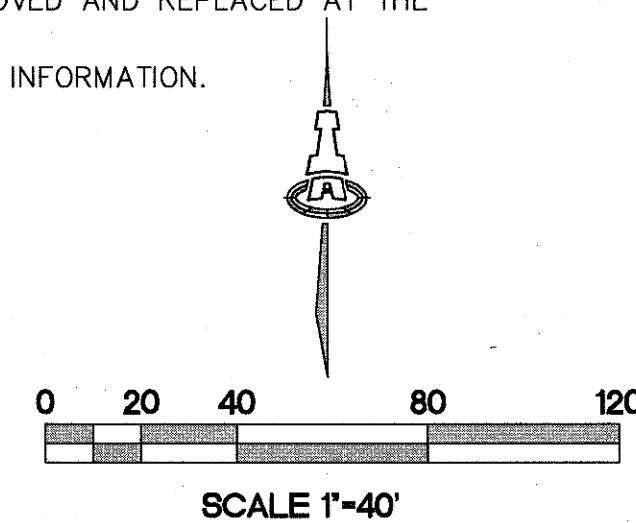
SCALE: 1"=5'

OVEREXCAVATION NOTE:

BUILDING PADS SHALL BE OVEREXCAVATED TO PROVIDE THREE FEET OF STRUCTURAL FILL BELOW BUILDING SLABS PER THE GEOTECHNICAL REPORT BY VINYARD & ASSOCIATES, JUNE 6, 2006 (PROJECT #05-1-466).

GRADING NOTES:

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT BY VINYARD & ASSOCIATES, JUNE 6, 2006 (PROJECT #05-1-466) AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- PAD AND ROUGH GRADING ELEVATIONS SHALL CONFORM TO ELEVATIONS SHOWN ON PLANS LESS MATERIAL THICKNESS WITHIN A TOLERANCE OF 0.2± FEET.
- GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATI.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- TRANSITIONS TO EXISTING PAVEMENT GRADES SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
- SEE SITE DEMOLITION PLAN FOR ALL SITE DEMOLITION INFORMATION.

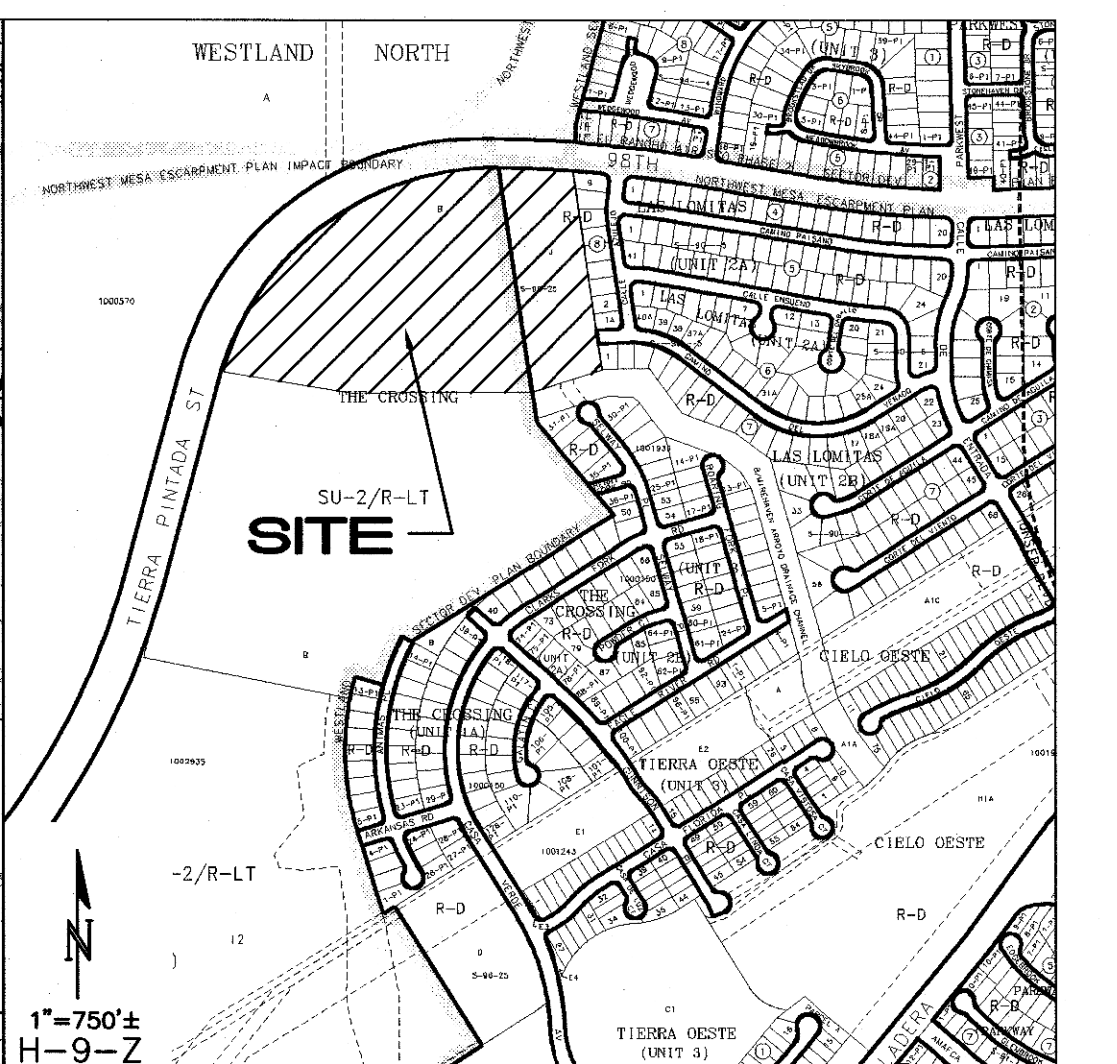


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**STORM CLOUD SUBDIVISION, UNIT 5
GRADING & DRAINAGE PLAN
WALH, LLC.**

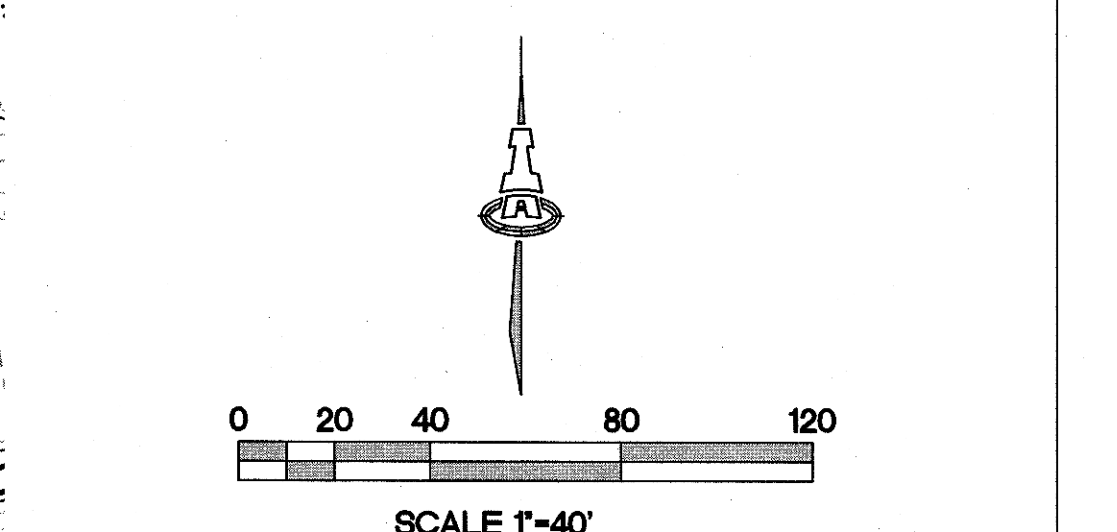
GRADING DETAILS

Date:	No. Revision:	Date:	Job No.
NOV. 2011			1822
Drawn By:			PAGE
ANW			
Ckd By:			SH. 3 OF 7



- GENERAL WALL NOTES:**
1. RETAINING WALL DESIGN BY OTHERS.
 2. ALL EXISTING RETAINING WALLS AND PERIMETER WALLS SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
 3. SEE SHEET 6 FOR RETAINING WALL SECTIONS.
 4. SEE SHEET 7 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN.

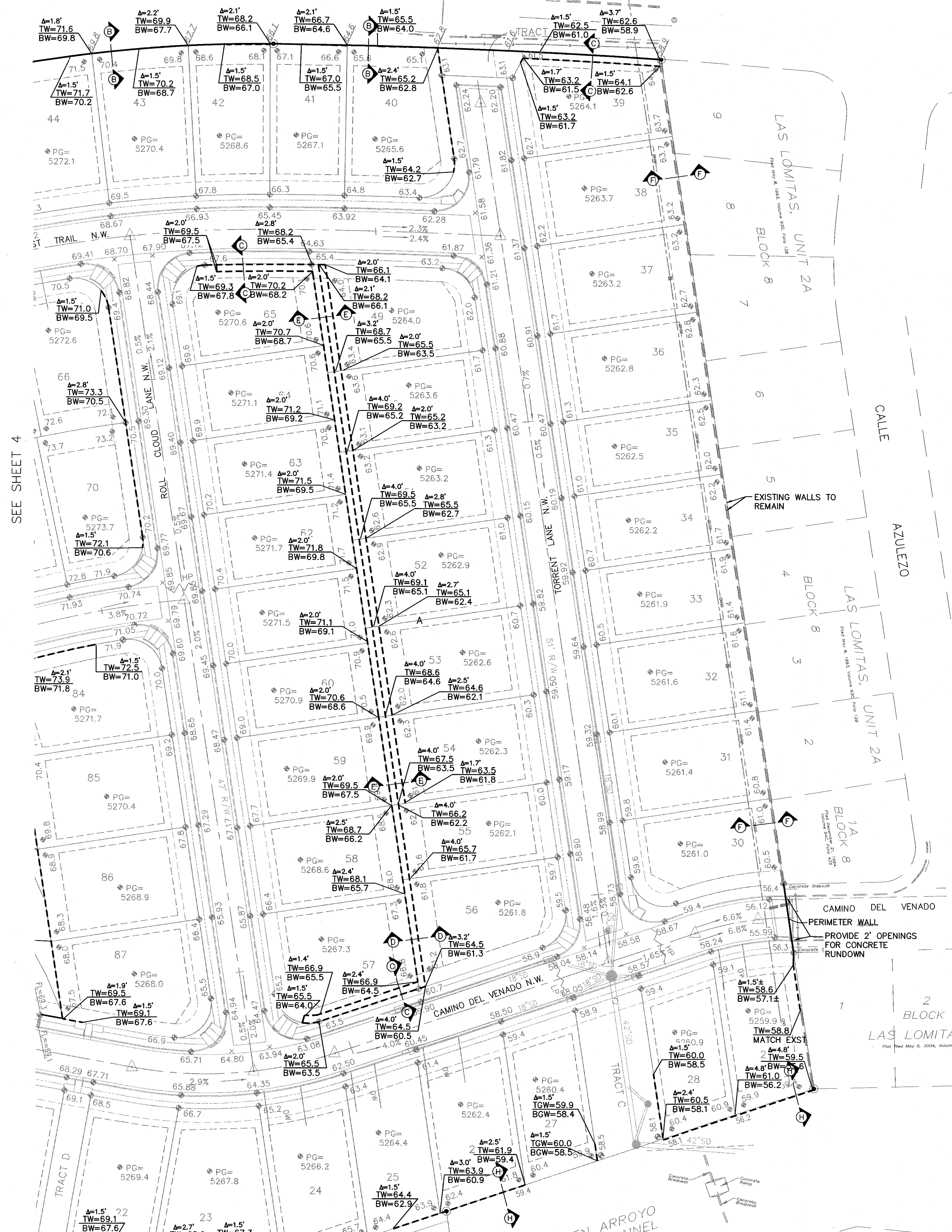
- LEGEND**
- EXISTING RETAINING WALL TO REMAIN
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN RETAINING WALL (MAX. 1.5' RETAINING)
 - TW= PROPOSED TOP/BOTTOM OF RETAINING WALL
 - BW= PROPOSED TOP/BOTTOM OF GARDEN RETAINING WALL
 - H= PROPOSED RETAINING WALL HEIGHT





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STORM CLOUD SUBDIVISION, UNIT 5 GRADING & DRAINAGE PLAN WALH, LLC.			
RETAINING WALL PLAN			
Date:	No. Revision:	Date:	Job No.
NOV. 2011			1822
Drawn By:			PAGE
ANW			SH 4 OF 7
Ckd By:			

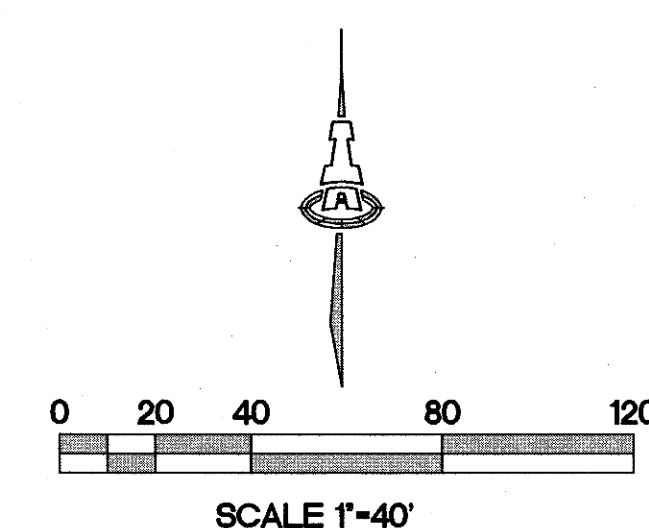


GENERAL WALL NOTES:

- RETAINING WALL DESIGN BY OTHERS.
- ALL EXISTING RETAINING WALLS AND PERIMETER WALLS SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
- SEE SHEET 6 FOR RETAINING WALL SECTIONS.
- SEE SHEET 7 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN.

LEGEND

- EXISTING RETAINING WALL TO REMAIN
- PROPOSED RETAINING WALL
- PROPOSED GARDEN RETAINING WALL (MAX. 1.5' RETAINING)
- TW= PROPOSED TOP/BOTTOM OF RETAINING WALL
- TGW= PROPOSED TOP/BOTTOM OF GARDEN RETAINING WALL
- Δ=2.7' PROPOSED RETAINING WALL HEIGHT

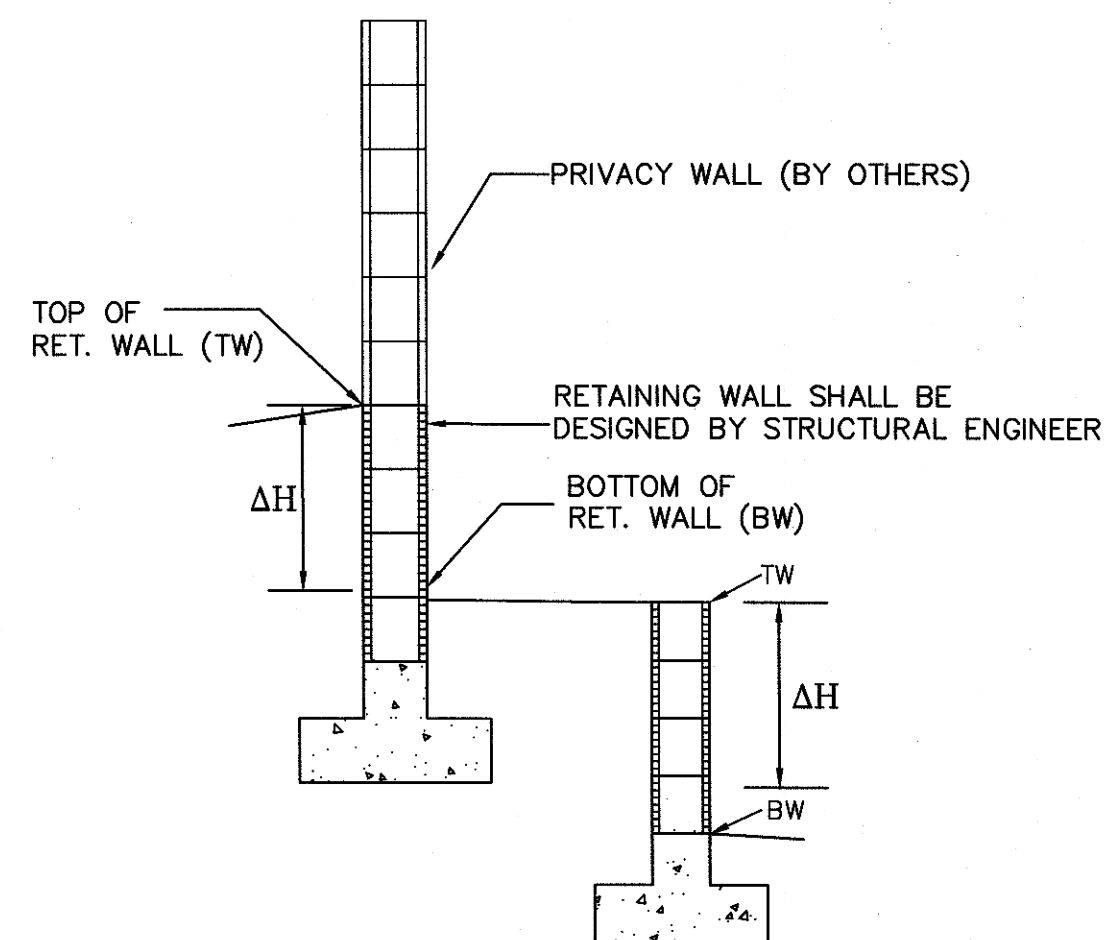


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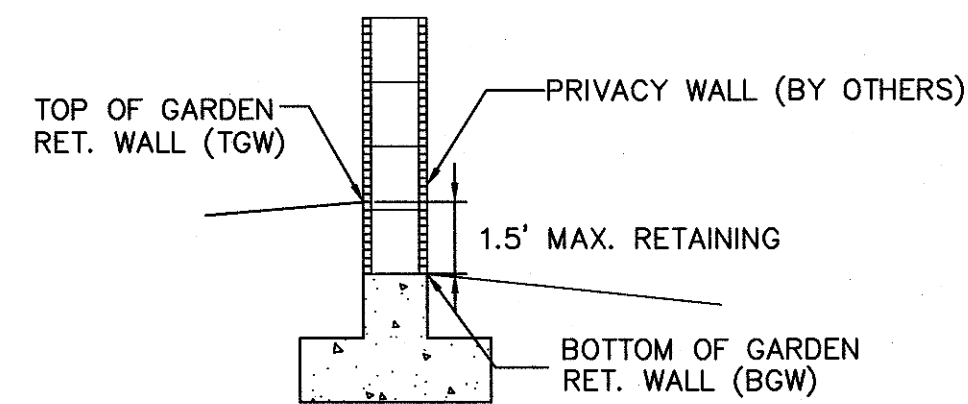
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STORM CLOUD SUBDIVISION, UNIT 5 RETAINING WALL PLAN WALH, LLC.			
RETAINING WALL PLAN			
Date:	NOV. 2011	Date:	Job No. 1822
Drawn By:	ANW		PAGE
Ckd By:			SH 5 OF 7

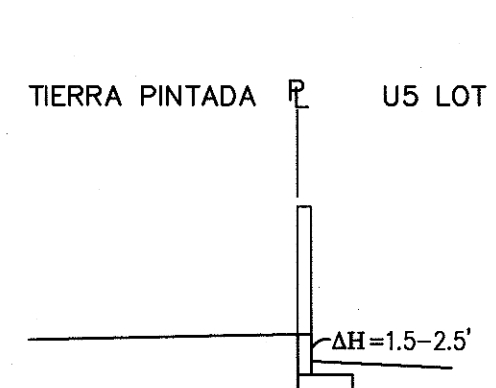


RETAINING WALL
SCALE: 1"=5'-0"

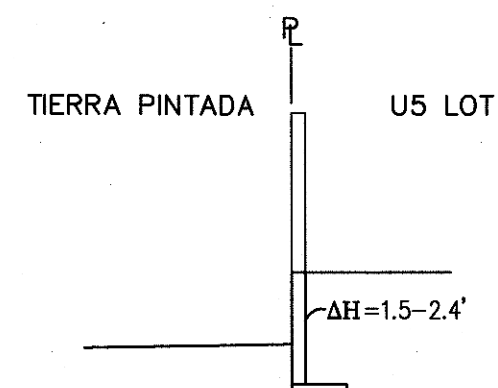
ΔH=RETAINING HEIGHT (SEE SECTIONS THIS SHEET)



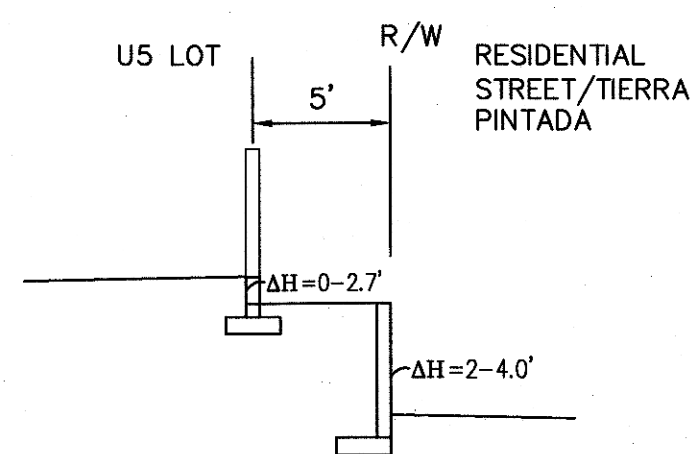
GARDEN WALL RETAINING WALL
SCALE: 1"=5'-0"



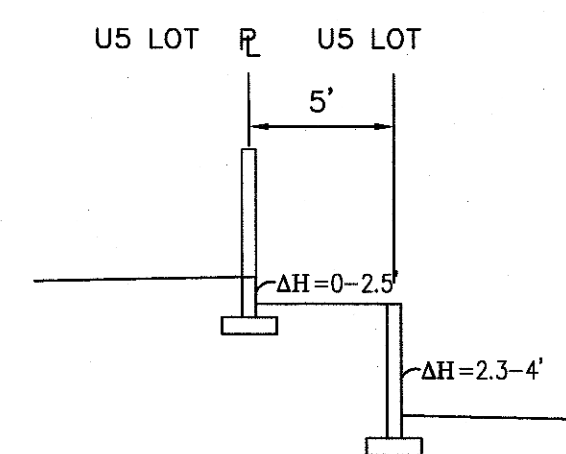
SECTION A-A
NTS



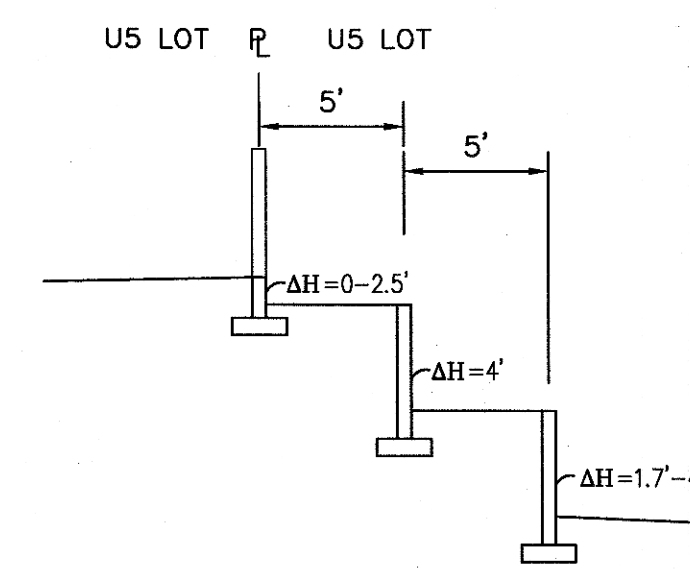
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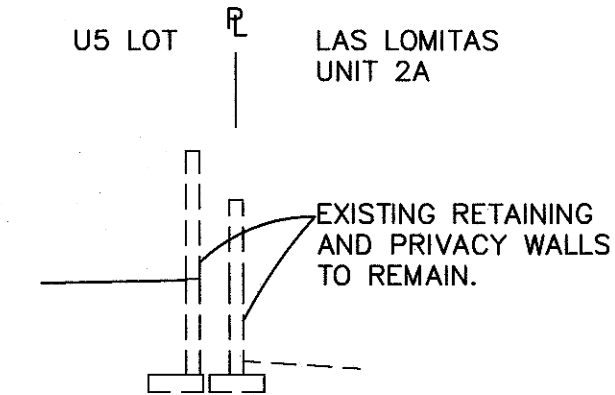
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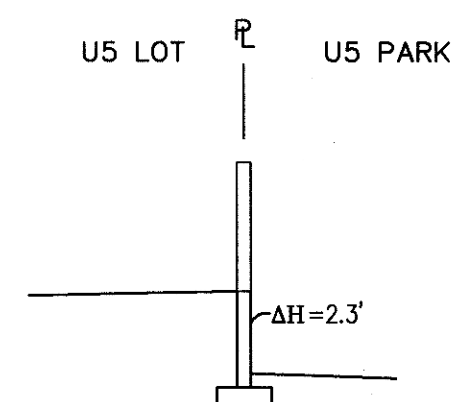
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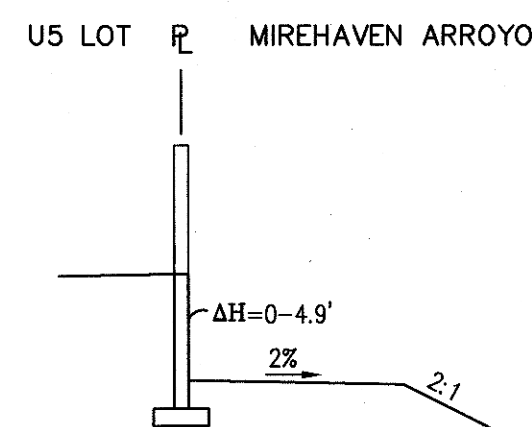
SECTION E-E
NTS



SECTION F-F
NTS



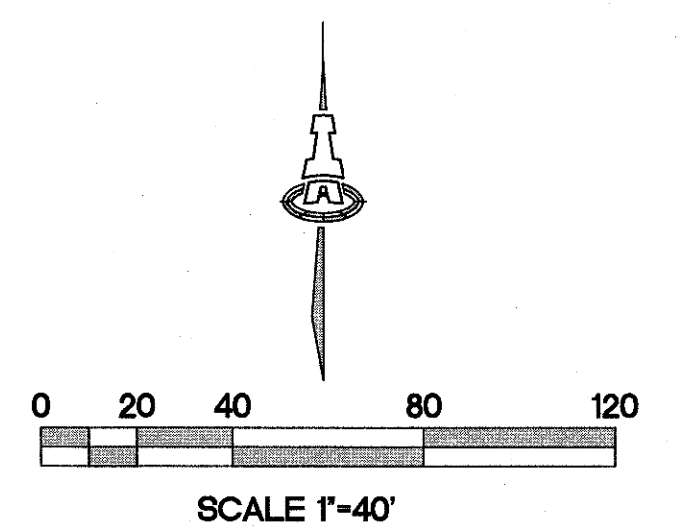
SECTION G-G
NTS



SECTION H-H
NTS

NOTE:

SEE SHEET 7 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN.



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STORM CLOUD SUBDIVISION, UNIT 5

WALH, LLC.

RETAINING WALL SECTIONS

Date:	No. Revision:	Date:	Job No.
NOV. 2011			1822
Drawn By:			PAGE
ANW			
Ckd By:			SH. 6 OF 7



Albuquerque Control Survey Monument "3-H9"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,496,938.322 feet
East= 1,496,470.170 feet
Elevation= 5,208.519 (NAVD 1988)
Delta Alpha= -00°19'36.72"
Ground to Grid Factor= 0.999678488

WALL DEMOLITION NOTES

ALL WALLS SHALL BE DEMOLISHED EXCEPT AS NOTED ON PLAN.

DASHED LINES REPRESENT WALLS TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING WALLS TO REMAIN.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ENGINEER IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.

ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER.

THOROUGHLY CLEAN ADJACENT AREAS OF DEBRIS CAUSED BY DEMOLITION WORK.

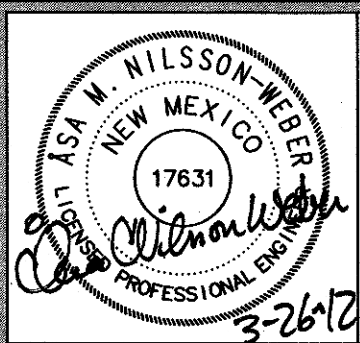
PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE WALLS TO REMAIN.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.

CONTRACTOR SHALL REVIEW ALL WALLS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED AND DETERMINE SALVAGE LOCATION. UNSALVAGEABLE WALL BLOCKS AND FOOTINGS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED.

LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE DEMOLISHED



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Storm Cloud Unit 5

WALH, LLC.

WALL DEMOLITION PLAN

Date:	No.	Revisions	Date	Job No.
3-14-12				1822
Drawn By:				
anw				
Ckd By:				
anw				SH. 7 OF 7