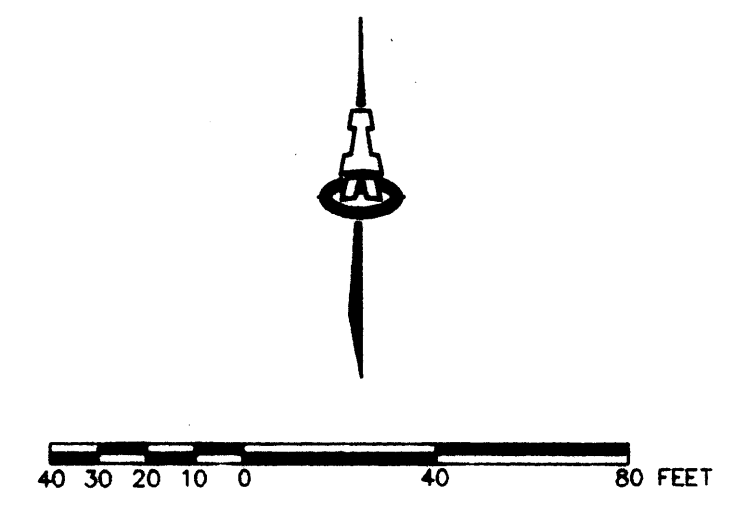
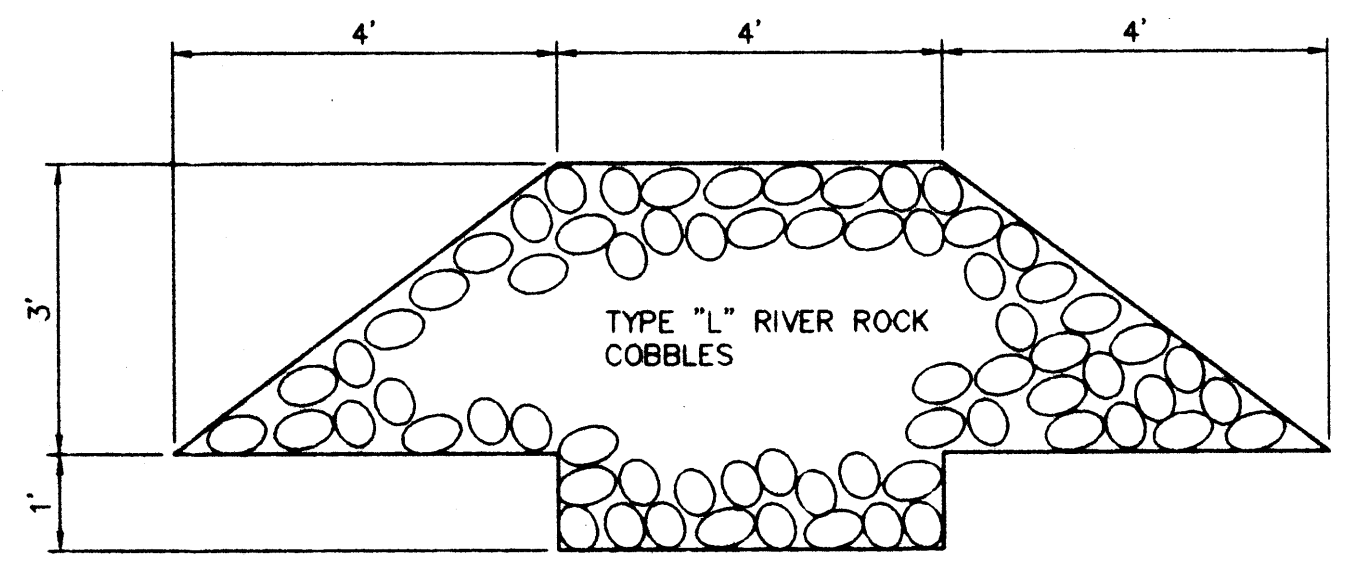
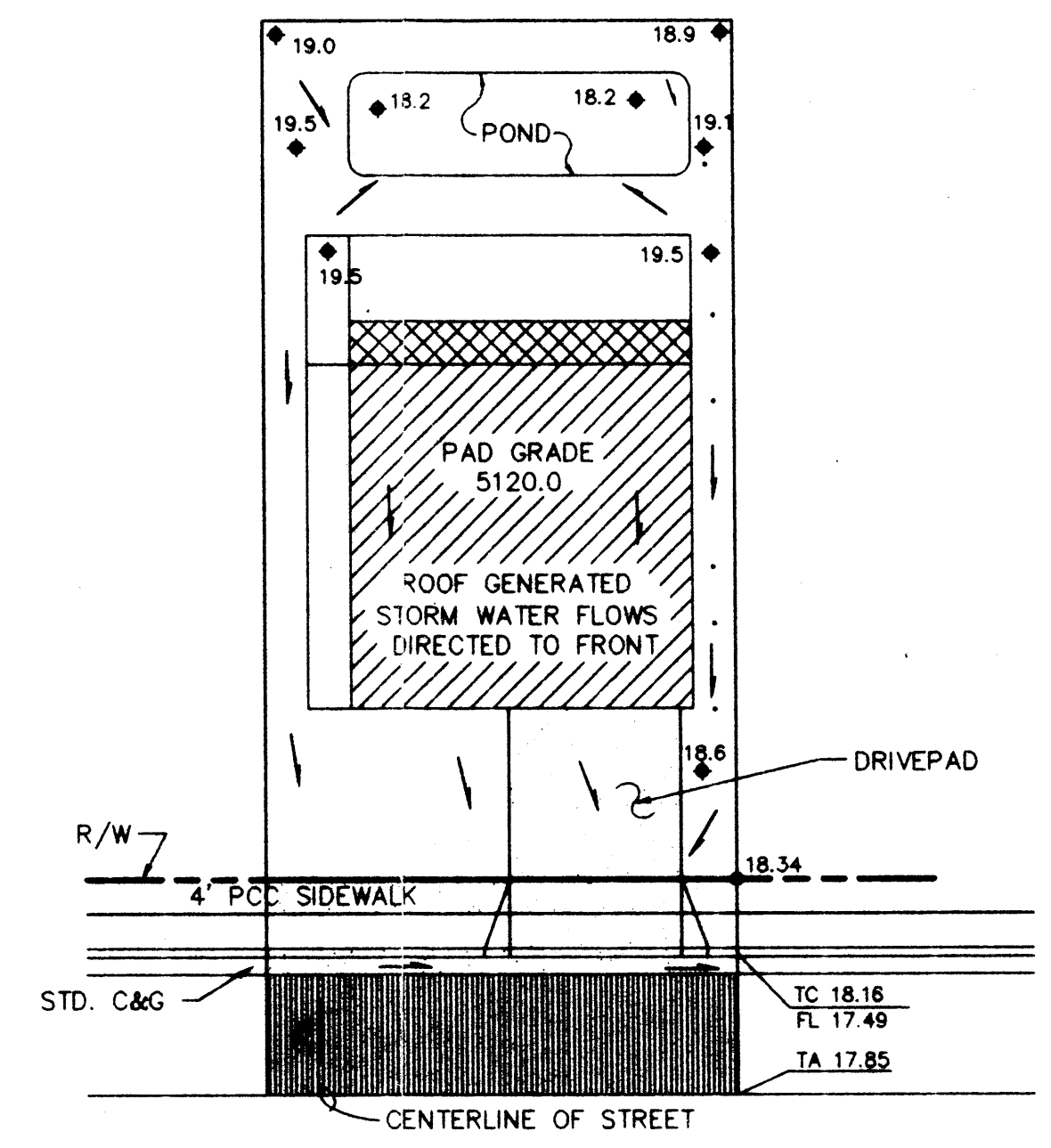




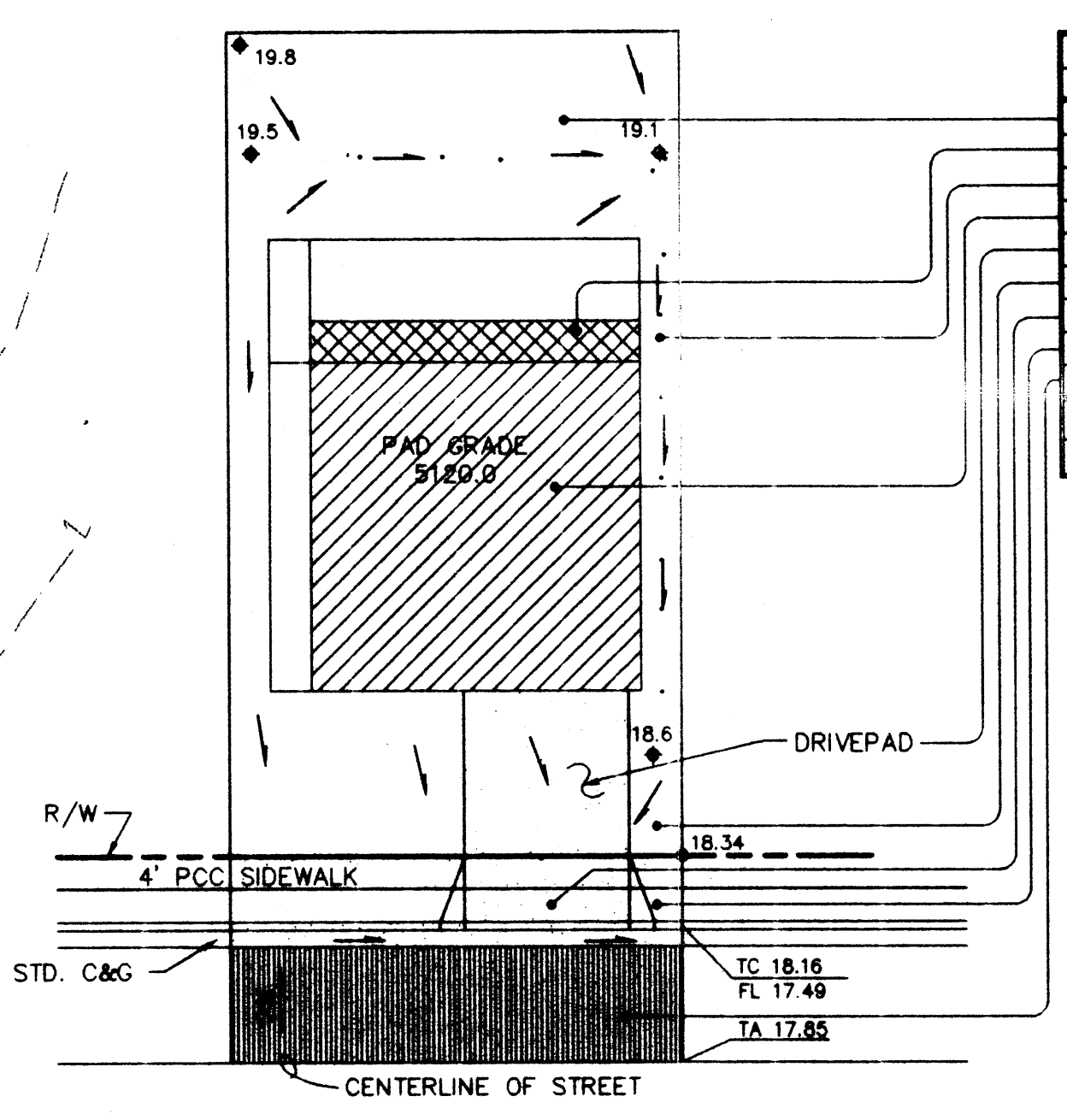
- LEGEND**
- FND. RBR. W/CAP "LS 10025"
 - FND. 1" PIPE
 - SET 5/8" RBR. W/CAP AL "LS 7719"
 - FND. 1/2" RBR.
 - FND. RBR. W/CAP "LS 6446"
 - EXISTING CURB & GUTTER
 - EXISTING SPOT ELEV.
 - EXISTING CONTOUR
 - PROPERTY LINE/CORNER
 - RIGHT-OF-WAY
 - CURB & GUTTER
 - STREET CENTERLINE
 - TC EL. OVER FLOWLINE EL.
 - FUTURE PCC SDWK.
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEV.
 - FL FLOW LINE ELEV.
 - PG. PAD GRADE
 - FLOW DIRECTIONAL ARROW
 - OFFSITE EARTHEN DRAINAGE SWALE
 - DRAINAGE BASIN BOUNDARY
 - PHASE LINE
 - PAD GRADE (AS-BUILT)
 - SPOT ELEV. (ROUGH AS-BUILT)



SECTION A-A: TEMP. DESILTATION STRUCTURE
1"=2'-0"



TYPICAL LOT GRADING WITH REAR YARD PONDING
1"=20'



LAND TREATMENT (AREA S.F.)			
B	C	D	COMMENT
1,870			REAR YARD
	200		WALKS/PATIO
338	337		SIDE YARDS
	1,600		HOUSE/GARAGE
	400		DRVPD & WALK
350	350		FRONT YARD
	358		SDWK & DRPD.
	152		COMP. R/W
	920		PAVING/C&G
2,558	839	3,478	TOTALS (S.F.)
37.2%	12.2%	50.6%	% OF TOTAL AREA

LAND TREATMENTS AND TYPICAL LOT GRADING PLAN
1"=20'

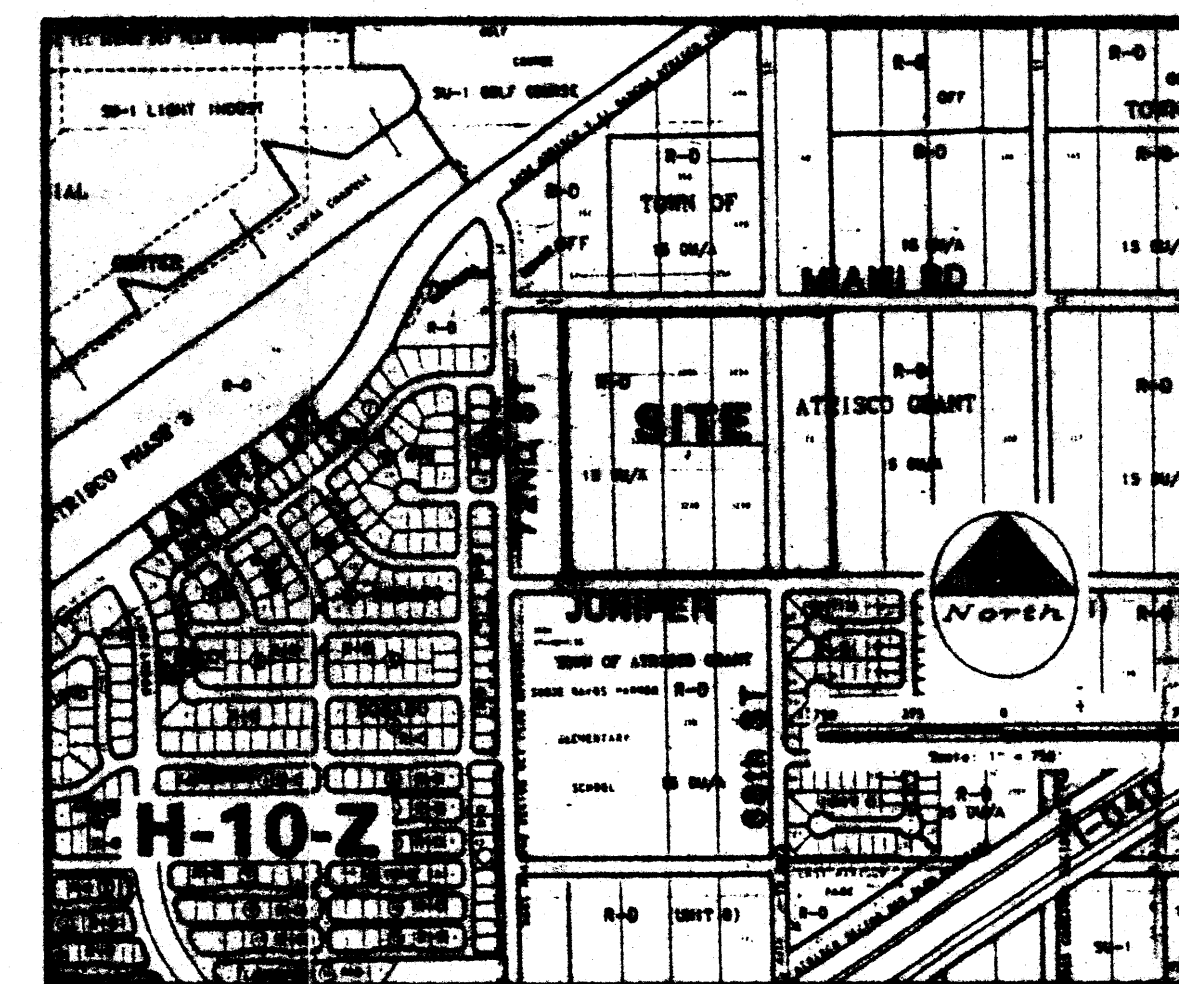
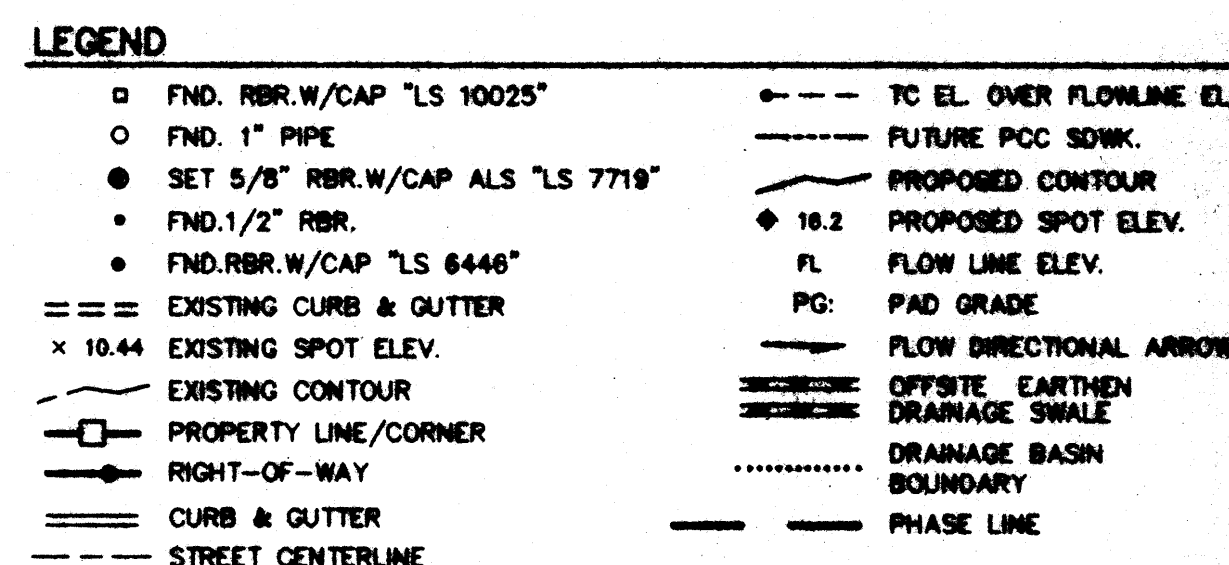


TR. 298
UNIT 8
TOWN OF
ATRISCO GRANT
(D-117, 12-5-44)

TR. 297
UNIT 8
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ATRISCO GRANT
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ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

763GRD.DWGweb 6/17/94					
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: TORATOLLA ACRES GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					
PROJECT NO.	MAP NO. H-10		SHEET 5 OF 15		



VICINITY MAP

SCALE: 1"=750'±



LEGAL DESCRIPTION: TRACT 322, UNIT NO. 8, TOWN OF ATRISCO GRANT, FILED IN VOL. D, FOLIO 117 ON DECEMBER 5, 1944; TRACTS 323A, 323B, 324A, AND 324B, FILED IN VOL. B11, FOLIO 168 AND TOGETHER WITH A VACATED PORTION OF 68TH STREET BETWEEN MIAMI ROAD NW AND JUNIPER ROAD NW (V-93-71A).

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

SURVEYOR: ALDRICH LAND SURVEYING
ATTN: TIM ALDRICH, NMPLS NO. 7719
(505) 884-1990

BENCHMARK: ACS "2-H10" LOCATED ALONG THE NORTHERLY RIGHT-OF-WAY OF MIAMI ROAD APPROXIMATELY 837 FT EAST OF THE SUBDIVISION NORTHEAST CORNER.
ELEVATION: 5108.81

TRM: SAS MH RIM (SOUTH PT.) AT JUNIPER ROAD AND 68TH STREET.
ELEVATION: 5110.31

ZONING: RD (15 DU/AC MAX.)

PROPOSED: 96 SINGLE FAMILY RESIDENTIAL LOTS

AREA: 15.73 AC (PHASE ONE)

FLOOD HAZARD: NO PART OF THIS DEVELOPMENT IS AFFECTED BY ANY FLOOD HAZARD DESIGNATIONS AS DETERMINED BY PANEL NO. 350002-0021 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION & DESCRIPTION: THE 15.73 ACRE SITE IS UNDEVELOPED AND UNDISTURBED LAND WITH TYPICAL WEST SIDE GROUND COVER OF SAGE AND NATIVE GRASSES. JUNIPER ROAD NW BORDERING ON THE SOUTH IS FULLY DEVELOPED WHILE MIAMI ROAD BORDERING ON THE NORTH IS UNDEVELOPED. THE TWO ADJACENT TRACTS TO THE EAST AND WEST ARE ALSO UNDEVELOPED.

EXISTING CONDITIONS: THE SITE IS COMPRISED OF TWO DISTINCT DRAINAGE BASINS AS DEFINED BY THE MASTER DRAINAGE STUDY OF S.A.D. 218. THE SOUTHERLY 9 ACRES (+/-) LIES WITHIN BASIN A-2. AS SUCH, THE STORM WATERS OVERLAND SHEETFLOW TO THE PAVING SURFACE OF JUNIPER ROAD ALONG THE SOUTH PROPERTY LINE.

THE FLOWS ARE CONVEYED SOUTHERLY WITHIN THE IMPROVED PAVING SURFACE OF 68TH STREET AND ACCEPTED BY A BATTERY OF CATCH BASINS AT ILIFF ROAD. THE NORTHERLY 20% OF THE SITE ALSO HAS AN OVERLAND FLOW CHARACTERISTIC. STORM WATERS WILL SHEET FLOW TO THE NORTH WHERE THEY ARE CAPTURED BY A PLAYA APPROXIMATELY 500 FEET TO THE NORTH.

THE PROPOSED SUBDIVISION DOES NOT ACCEPT ANY OFFSITE STORM WATERS. 72ND STREET IS IMPROVED AND INTERCEPTS ALL OF THE LAUERWOOD OVERFLOW RUNOFF. THE TWO UNDEVELOPED TRACTS BETWEEN 72ND STREET AND THE WESTERLY BOUNDARY OF PHASE ONE ARE OWNED BY THE DEVELOPERS AND SHALL BE DEVELOPED AS PHASE TWO OF THIS DEVELOPMENT. THOSE STORM WATER FLOWS ARE CONSIDERED AS PART OF THIS STUDY.

EXHIBIT INVESTIGATION

I, FRED G. ALDRICH, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED (MAINTAINED) IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED FINAL GRADING & DRAINAGE PLAN, DATED JUNE 28, 1984 FOR THE TORATOLLA AGROES SUBMISSION, ON FILE WITH THE HYDROLOGY DIVISION, P.W.D., CITY OF ALBUQUERQUE (H140418), AS FIELD VERIFIED BY ALDRICH LAND SURVEYING (BIOBETHY ALDRICH, P.S. NO. 7718) ON NOVEMBER 1, 1984, IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-26-25 (NMSD) (1978).

I FURTHER CERTIFY THAT PERIMETER WALLS WERE NOT REQUIRED ON THE APPROVED FINAL GRADING AND DRAINAGE PLAN, DATED JUNE 20, 1984 FOR THE ABOVE REFERENCED SUBDIVISION.

7-22-94
FRED C. JAMES, P.E. 7322 7322 108-94

 **ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
188 Monroe Street N.E.
Albuquerque New Mexico

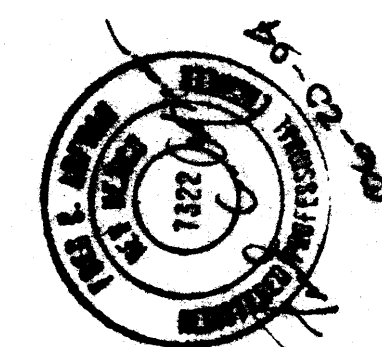
763GRD.DWGweb 6/17/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TORATOLLA ACRES
GRADING PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO.	MAP NO. H-10	SHEET 4 OF 15
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