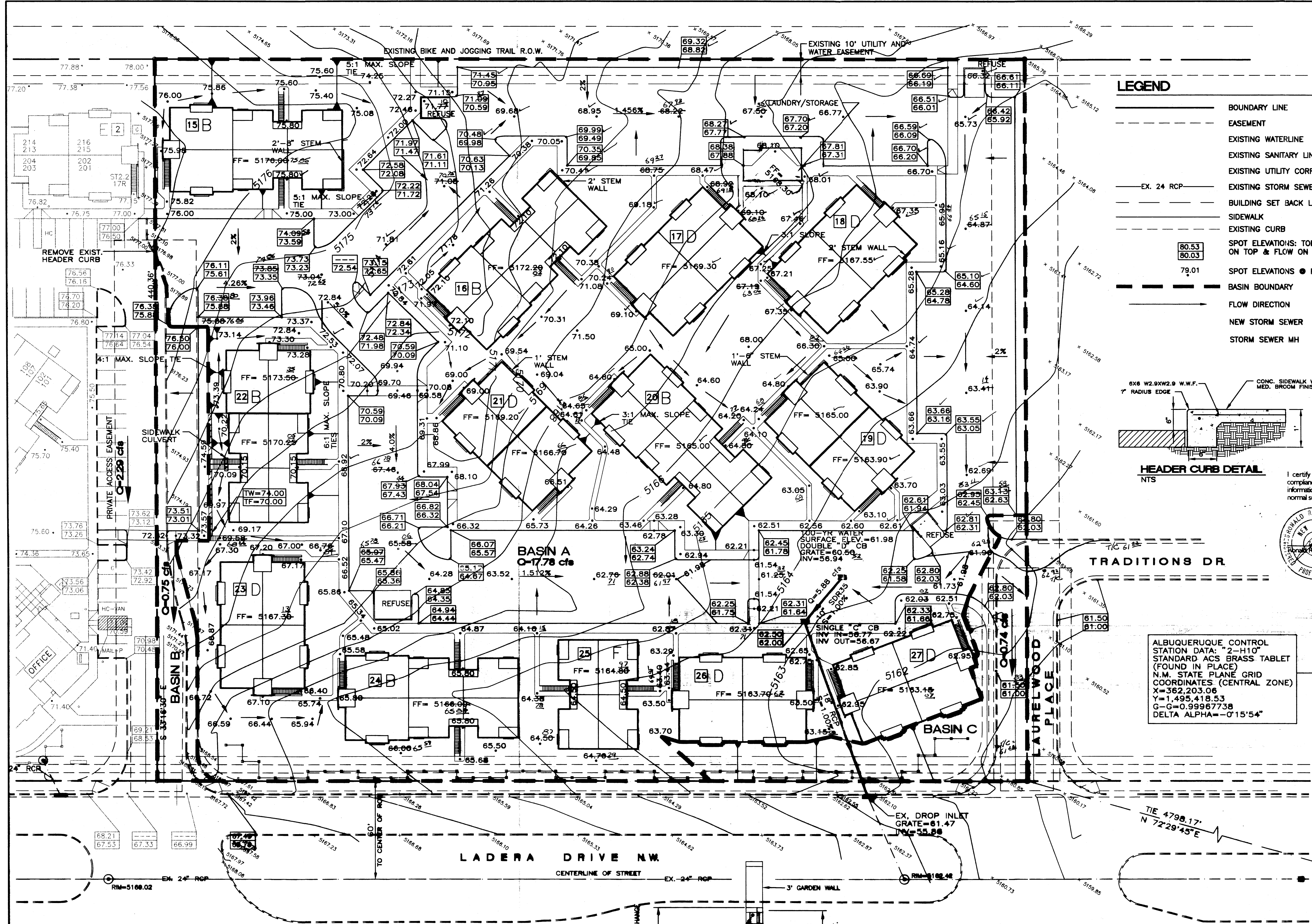
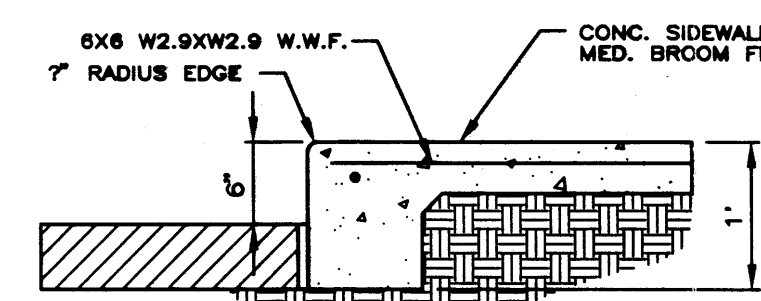




LEGEND

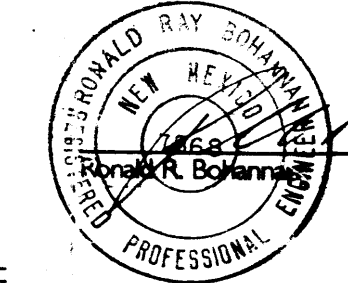
- BOUNDARY LINE
- EASEMENT
- EXISTING WATERLINE
- EXISTING SANITARY LINE
- EXISTING UTILITY CORRIDOR
- EXISTING STORM SEWER LINE
- BUILDING SET BACK LINE
- SIDEWALK
- EXISTING CURB
- SPOT ELEVATIONS: TOP OF CURB ON TOP & FLOW ON BOTTOM
- SPOT ELEVATIONS • FLOW
- BASIN BOUNDARY
- FLOW DIRECTION
- NEW STORM SEWER
- STORM SEWER MH



HEADER CURB DETAIL

NTS

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 03-19-98. Survey information was supplied by Precision Surveys in accordance with normal surveying practices.

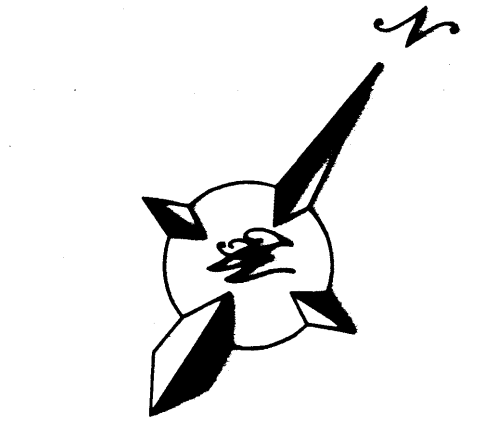


TRADITIONS DR

ALBUQUERQUE CONTROL STATION DATA: "2-H10" STANDARD ACS BRASS TABLET (FOUND IN PLACE) N.M. STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=362,203.06 Y=1,495,418.53 G-G=0.99967738 DELTA ALPHA=-0°15'54"

EROSION CONTROL PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- EROSION CONTROL BERM IS REQUIRED ALONG THE EAST BOUNDARY LINE TO DIVERT RUNOFF TO NEW DESILTING POND ON THE EAST SIDE OF AQUARIUS AVE.
- EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.



GRAPHIC SCALE

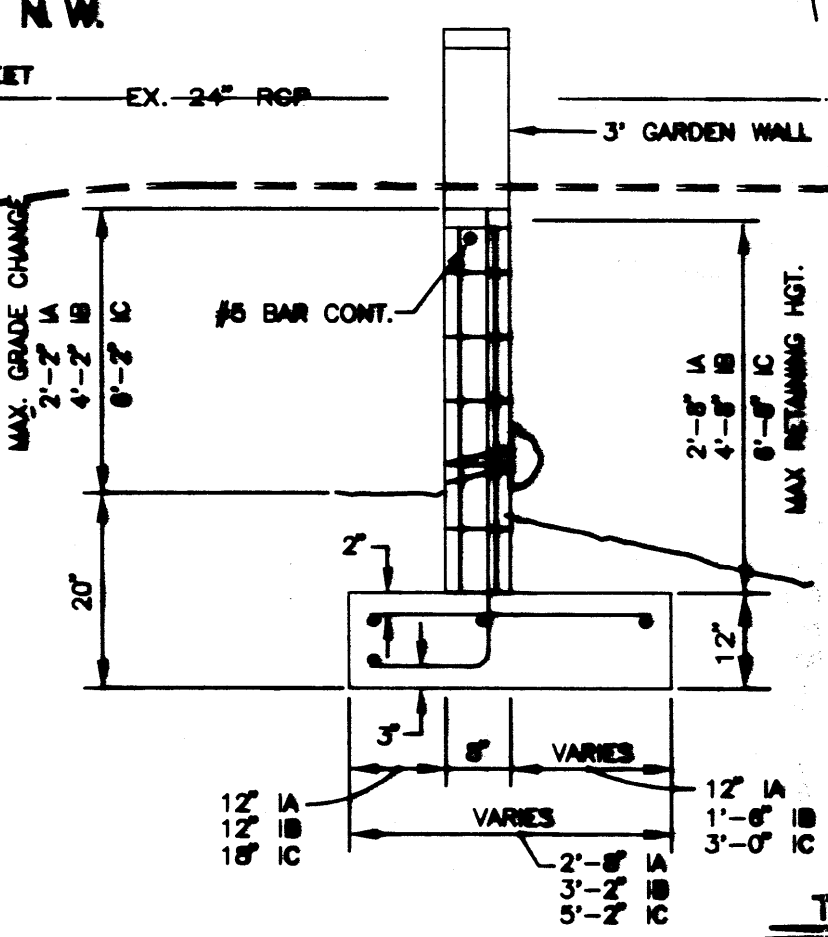
SCALE: 1"=30'

RECEIVED JUL 23 1998 HYDROLOGY SECTION

NOTICE TO CONTRACTORS

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- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
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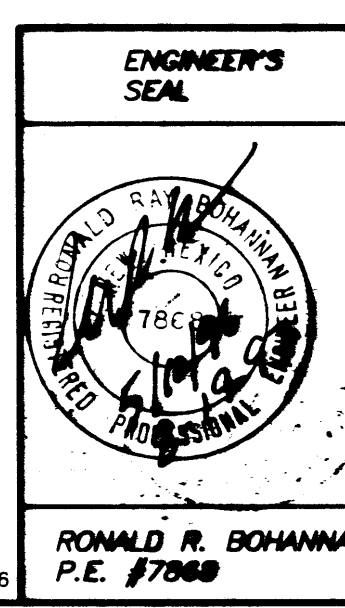
APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
ACE/FIELD		



TYPE I - RETAINED WALL NOT TO SCALE

NOTE: ALL PROPOSED CURBS TO BE HEADER CURB. SEE DETAIL THIS SHEET.

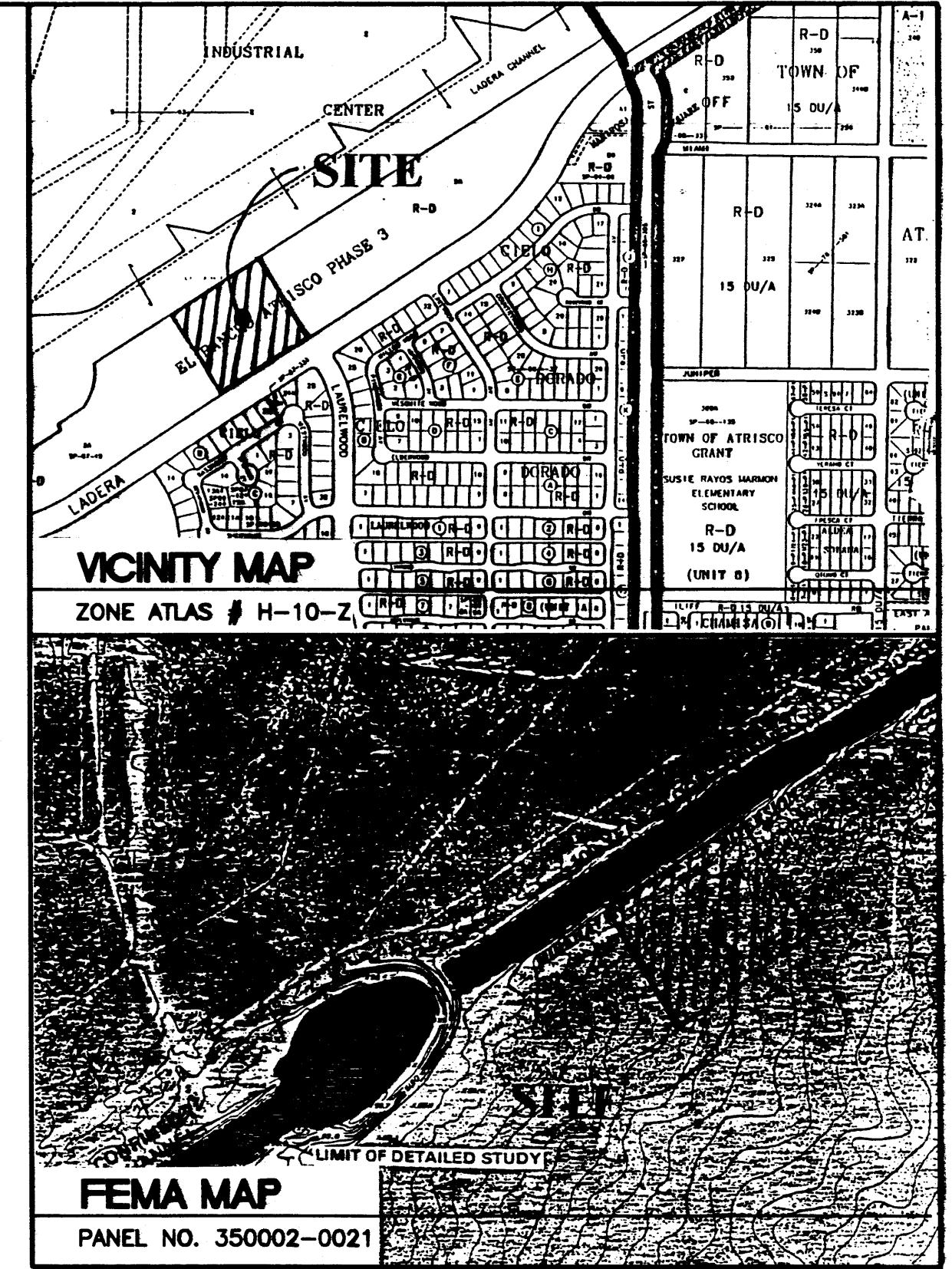
WALL	DOWNHILL BARR	VERTICAL BARR	HEEL BARR	LONG BARR	LAIR. SPICE
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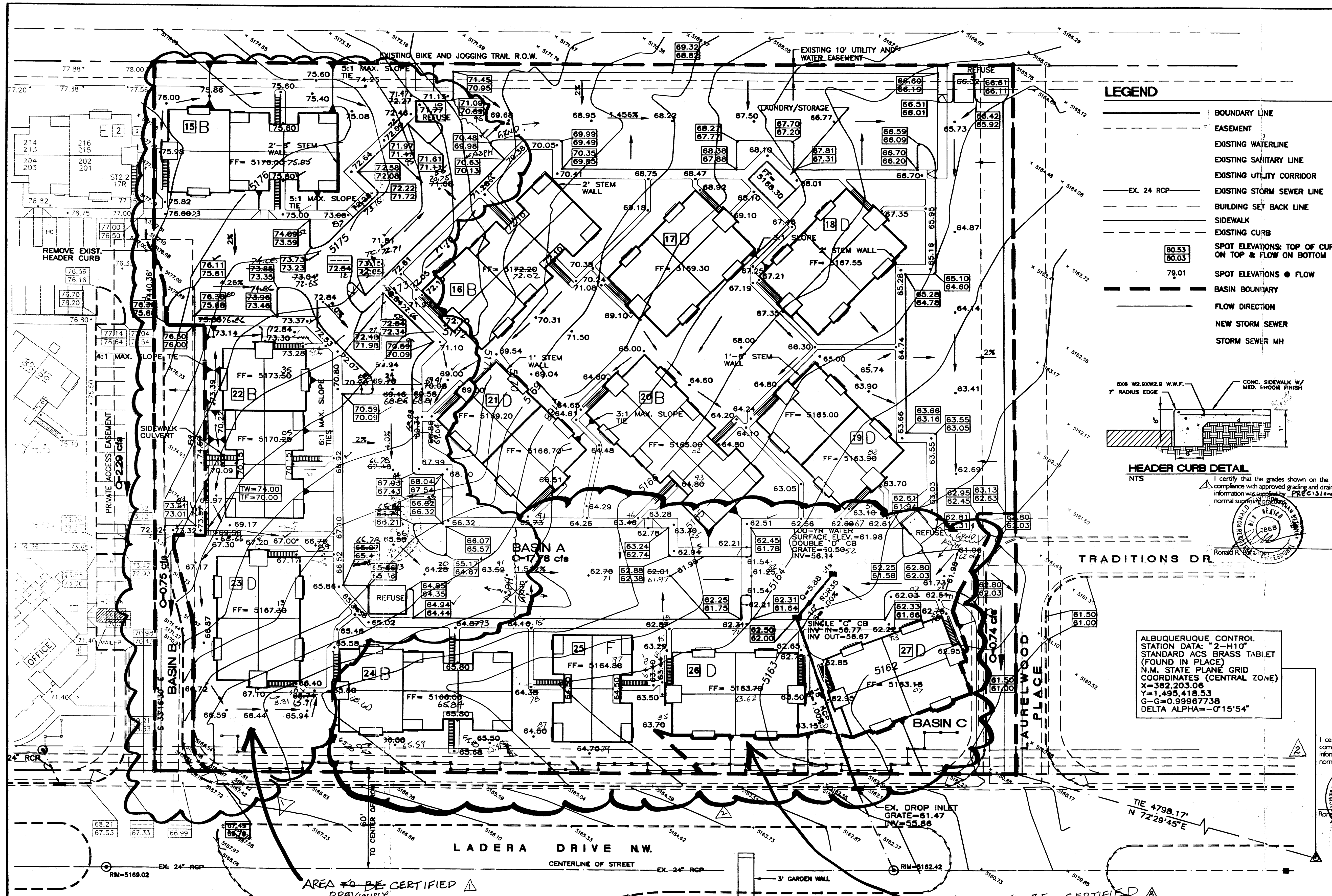
RIO VOLCAN APARTMENTS
GRADING & DRAINAGE PLAN / PHASE II
TERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 MILEO ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868

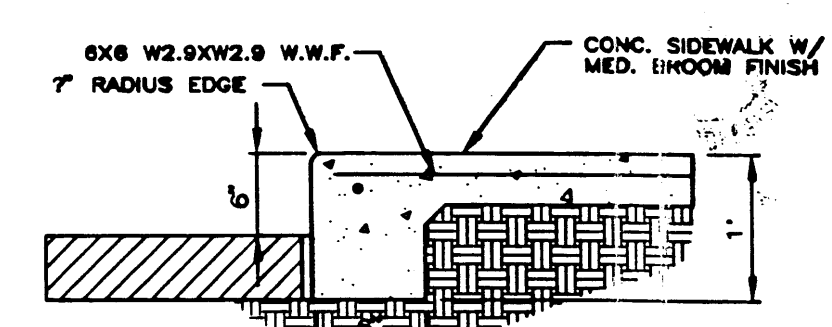
DRAWN BY BOB
DATE 3-22-98
9624GR1.DWG
SHEET #
C
JOB # 960024



LEGAL DESCRIPTION
TRACT 5-A-1A, 5.333 ACRES, EL RANCHO ATRISCO

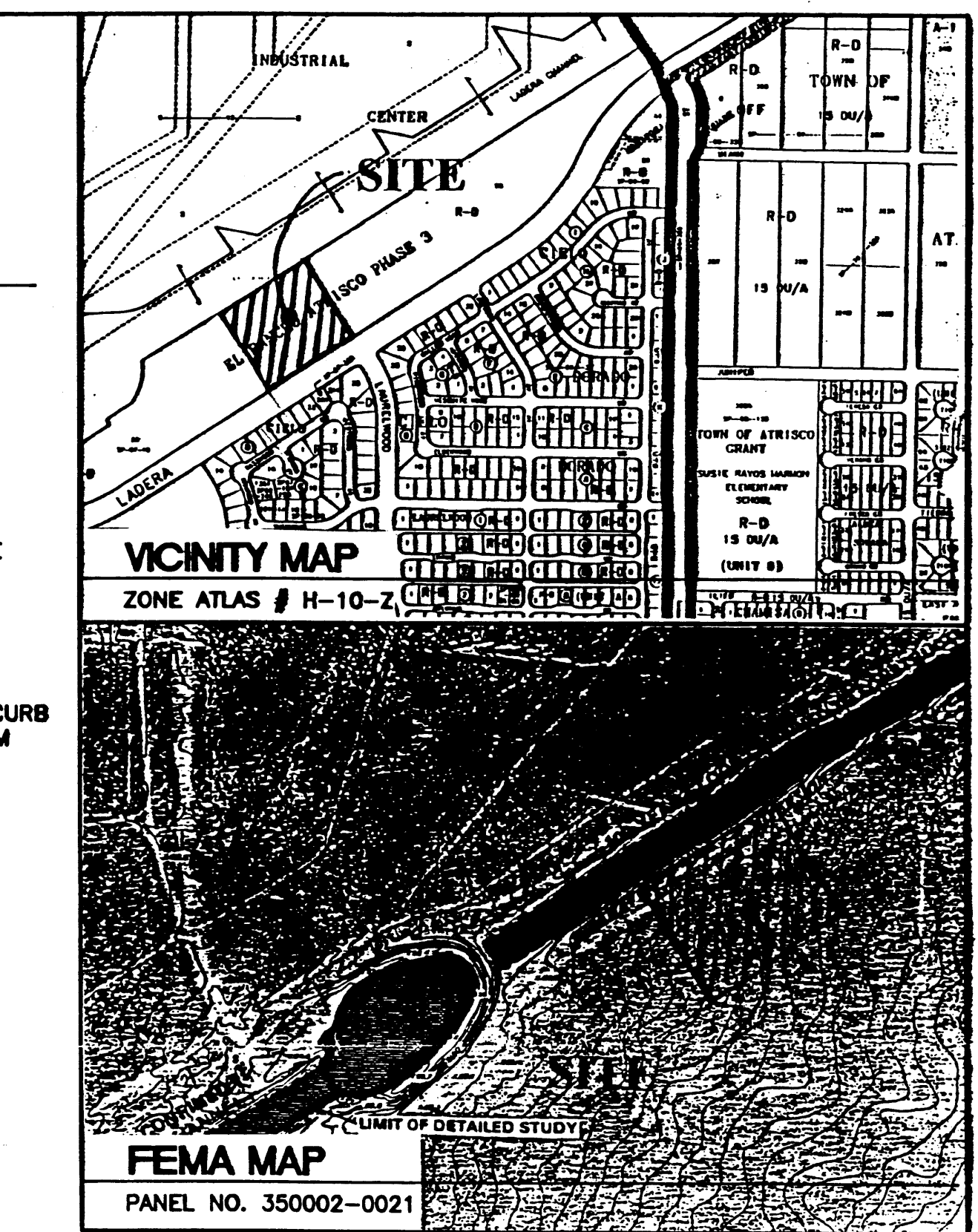


- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - EXISTING WATERLINE
 - EXISTING SANITARY LINE
 - EXISTING UTILITY CORRIDOR
 - EXISTING STORM SEWER LINE
 - BUILDING SET BACK LINE
 - SIDEWALK
 - EXISTING CURB
 - SPOT ELEVATIONS: TOP OF CURB ON TOP & FLOW ON BOTTOM
 - SPOT ELEVATIONS & FLOW
 - BASIN BOUNDARY
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 - NEW STORM SEWER
 - STORM SEWER MH



HEADER CURB DETAIL
NTS
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 8-17-92. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

ALBUQUERQUE CONTROL STATION DATA: "2-H10" STANDARD ACS BRASS TABLET (FOUND IN PLACE) N.M. STATE PLANE GRID COORDINATES (CENTRAL ZONE) X=382,203.08 Y=1,495,418.53 G=0.99967738 DELTA ALPHA=-0°15'54"



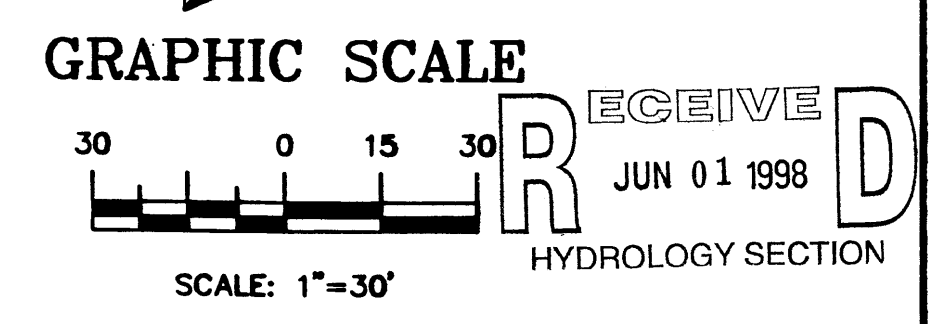
LEGAL DESCRIPTION:
TRACT 5-A-1A, 5.333 ACRES, EL RANCHO ATRISCO

RECORD DRAWING
DATE: 5-28-92
DRAFTED BY: J. TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

- EROSION CONTROL PLAN NOTES**
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 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - EROSION CONTROL BERM IS REQUIRED ALONG THE EAST BOUNDARY LINE TO DIVERT RUNOFF TO NEW DESILTING POND ON THE EAST SIDE OF AQUARIUS AVE.
 - EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.

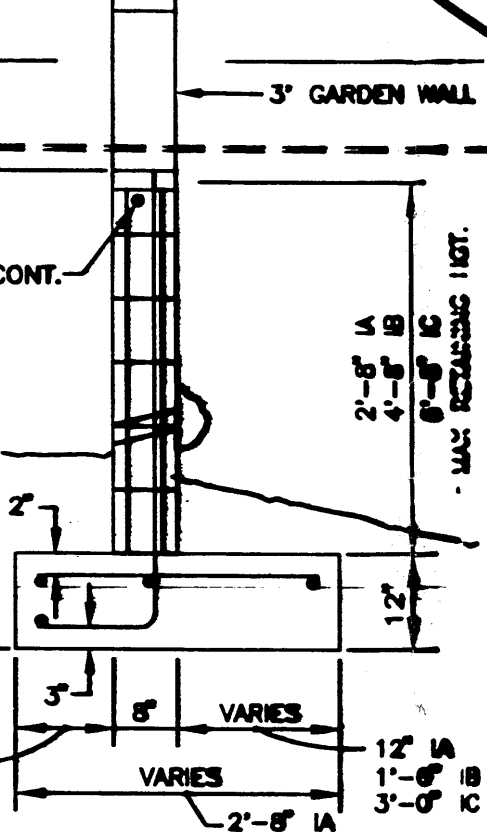
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 8-17-92. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.

RONALD R. BOHANNON
PROFESSIONAL ENGINEER
No. 7868



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 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988.
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 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
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 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		



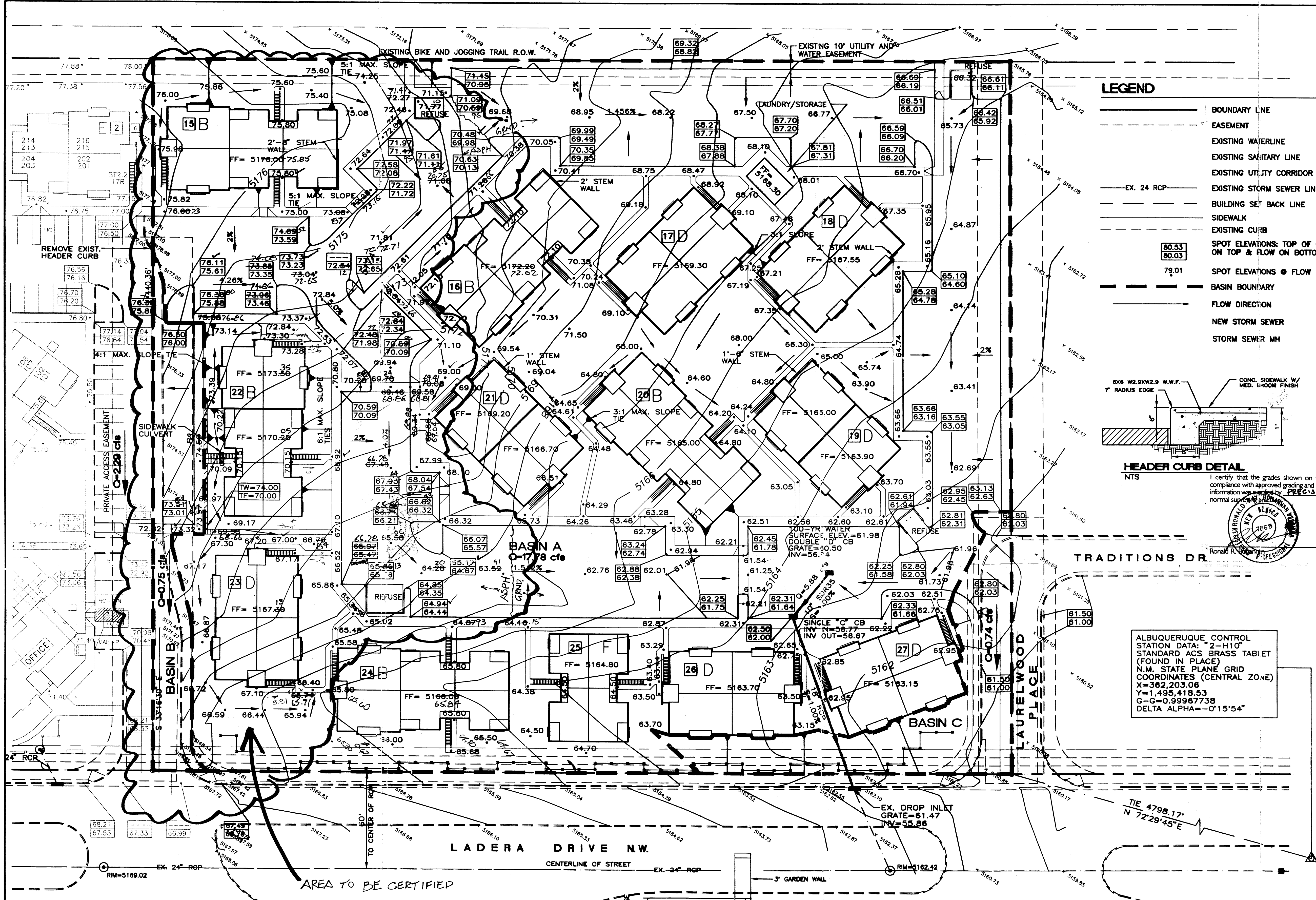
- GENERAL NOTES**
- ALL CONCRETE IS TO BE AC-201 PER 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MEASURED TO THE BOTTOM OF THE FOOTING.
 - BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL DRAINAGE IS TO BE GRADE 88, ASTM 818.
 - TRUSS TYPE DRAINAGE IS TO BE USED EVERY OTHER COURSE.

WALL	DOWNED BAR	VERTICAL BAR	HEEL BAR	LONG BAR	END, SPLICE
18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"	18" x 18" x 18"

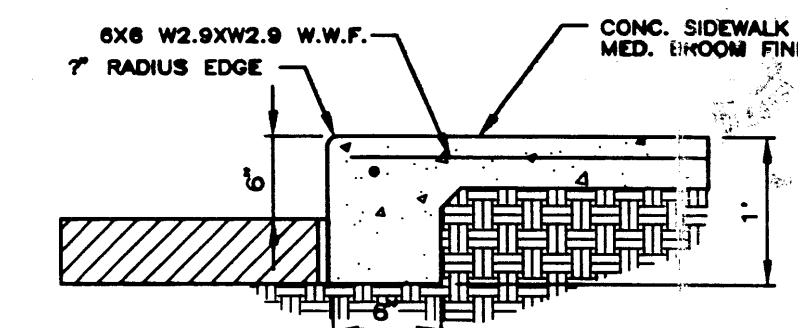
NOTE:
ALL PROPOSED CURB TO BE HEADER CURB. SEE DETAIL THIS SHEET.

ENGINEER'S SEAL
RONALD R. BOHANNON
P.E. #7868

RIO VOLCAN APARTMENTS GRADING & DRAINAGE PLAN / PHASE II TERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 MCLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505) 883-7992	DRAWN BY BDG DATE 3-22-98 9624GR1.DWG SHEET C JOB 960024
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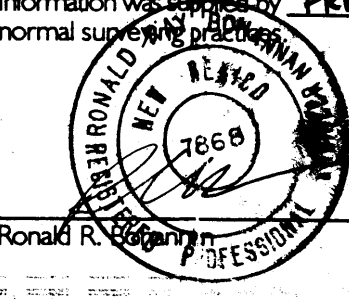


- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - EXISTING WATERLINE
 - EXISTING SANITARY LINE
 - EXISTING UTILITY CORRIDOR
 - EXISTING STORM SEWER LINE
 - BUILDING SET BACK LINE
 - SIDEWALK
 - EXISTING CURB
 - SPOT ELEVATIONS: TOP OF CURB ON TOP & FLOW ON BOTTOM
 - SPOT ELEVATIONS @ FLOW
 - BASIN BOUNDARY
 - FLOW DIRECTION
 - NEW STORM SEWER
 - STORM SEWER MH



HEADER CURB DETAIL
NTS

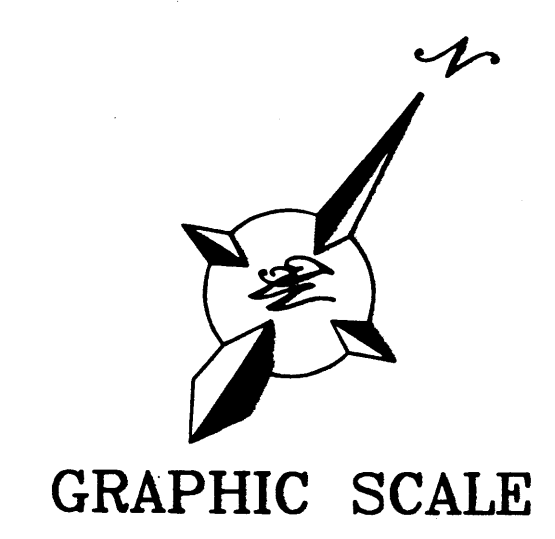
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 8-11-77. Survey information was supplied by PRECISION SURVEYS in accordance with normal surveying practice.



TRADITIONS DR

ALBUQUERQUE CONTROL STATION DATA: "2-H10" STANDARD ACS BRASS TABLET (FOUND IN PLACE)
N.M. STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=362,203.06
Y=1,495,418.53
G-G=0.99967738
DELTA ALPHA=-0°15'54"

- EROSION CONTROL PLAN NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - EROSION CONTROL BERM IS REQUIRED ALONG THE EAST BOUNDARY LINE TO DIVERT RUNOFF TO NEW DESILTING POND ON THE EAST SIDE OF AQUARIUS AVE.
 - EROSION CONTROL BERM MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.

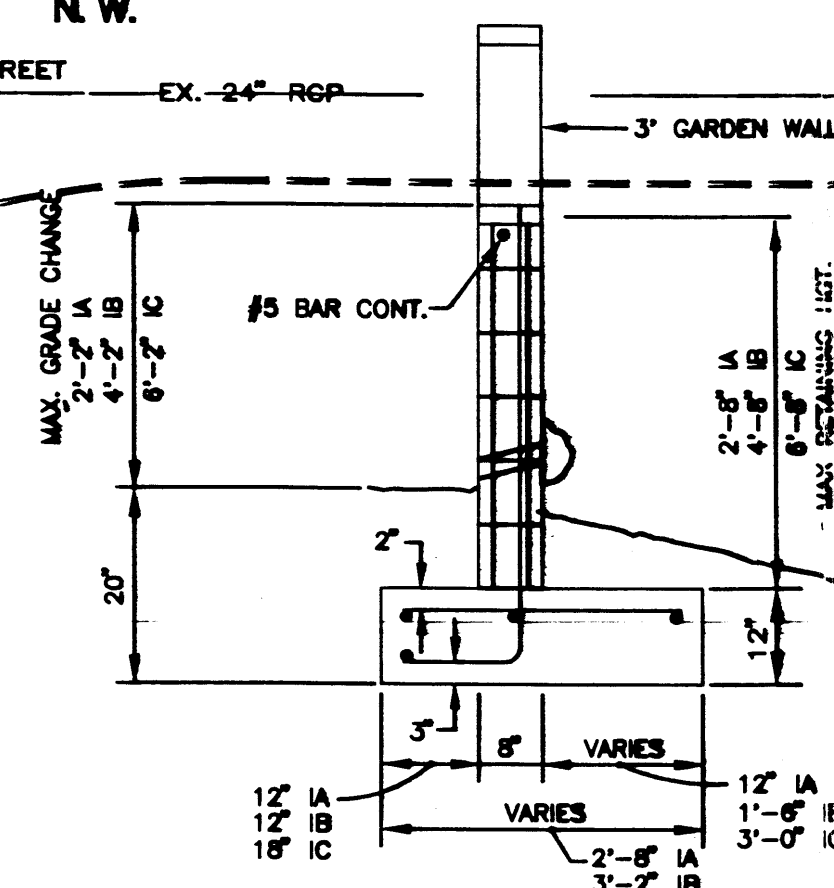


SCALE: 1"=30'

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HYDROLOGY SECTION

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/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.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		



TYPE I - RETAINING WALL
NOT TO SCALE

- DETAILS**
- GROUT SOLID
 - IF CHAL. SOL. W/ST-110 PCF ALLOW = 1000PSI
 - REINFORCING
 - A 2'-4" RETAINED HGT 2'-4" GRADE CHANGE
 - B 4'-6" RETAINED HGT 4'-2" GRADE CHANGE
 - C 6'-8" RETAINED HGT 8'-2" GRADE CHANGE
- GENERAL NOTES**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 90% PER ASTM D 1557 FOR A DEPTH OF 12" MONOLITHIC CONCRETE IS TO BE 4" MIN.
 - BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL WALLS ARE TO BE GRADE 60 ASTM #10.
 - TRUSS TYPE DRAIN-WALL EVERY OTHER COURSE.

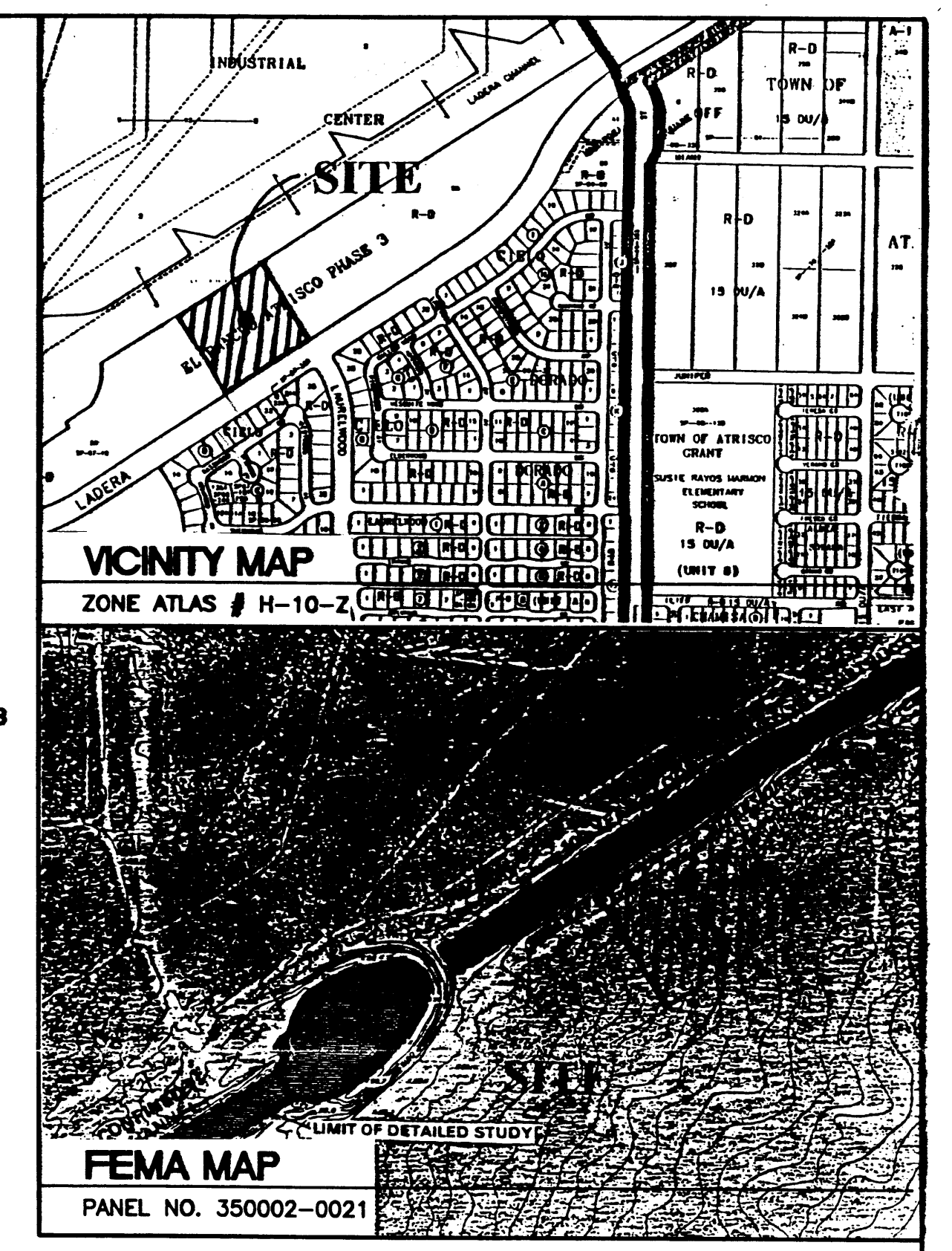
WALL	DOWEL BAR	VERTICAL BAR	HEEL BAR	LONG BAR	LAD. SPLICE
10' IA	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"
10' IB	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"
10' IC	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"	2#5 @ 12"

NOTE: ALL PROPOSED CURB TO BE HEADER CURB. SEE DETAIL THIS SHEET.

ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #17868

RIO VOLCAN APARTMENTS
GRADING & DRAINAGE PLAN / PHASE II
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 MCLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY BDG
DATE 3-22-98
9624GR1.DWG
SHEET C
JOB # 960024



LEGAL DESCRIPTION
TRACT 5-A-1A, 5.333 ACRES, EL RANCHO ATRISCO

RECORD DRAWING
DATE: 4-30-98
DRAFTED BY: TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.