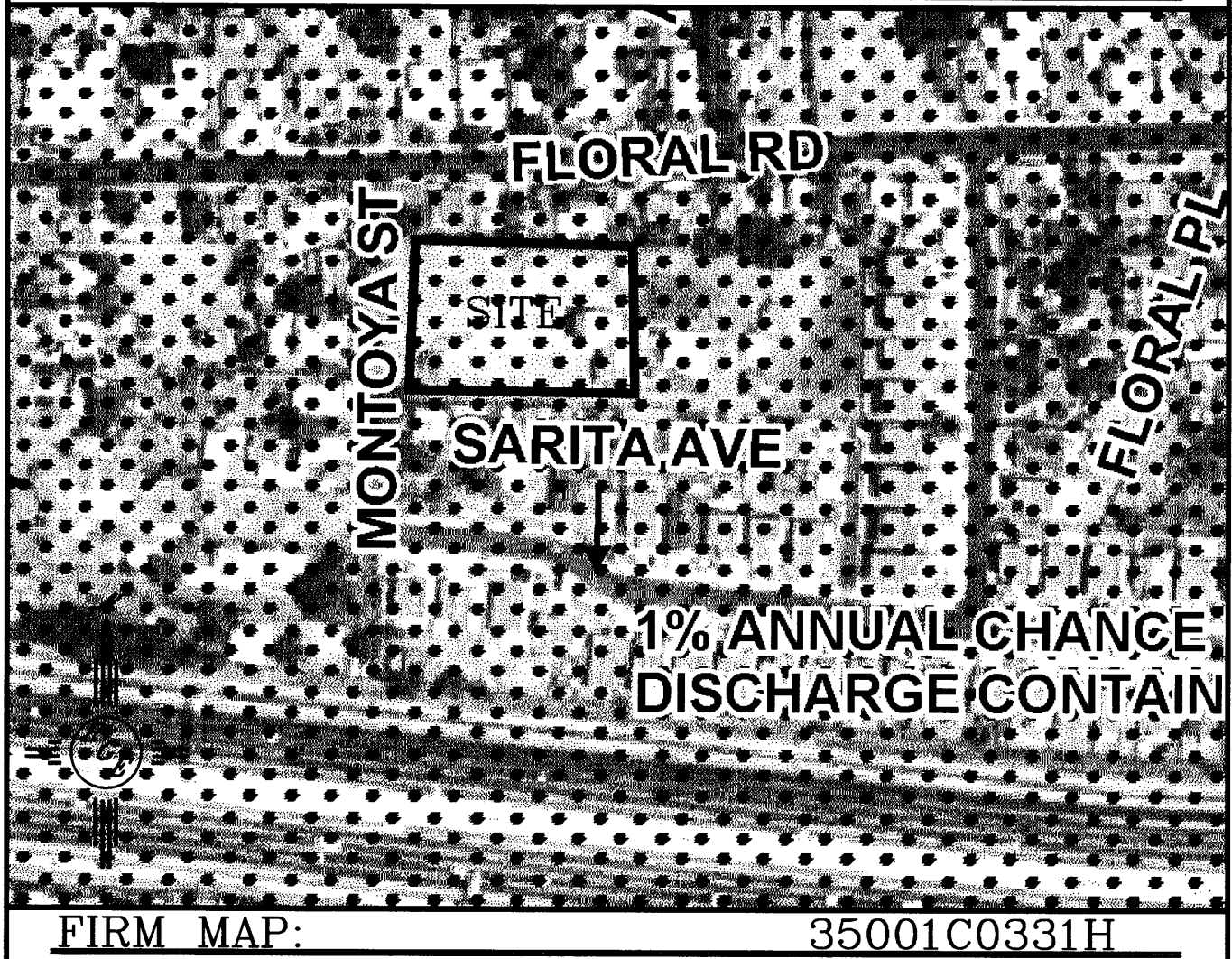
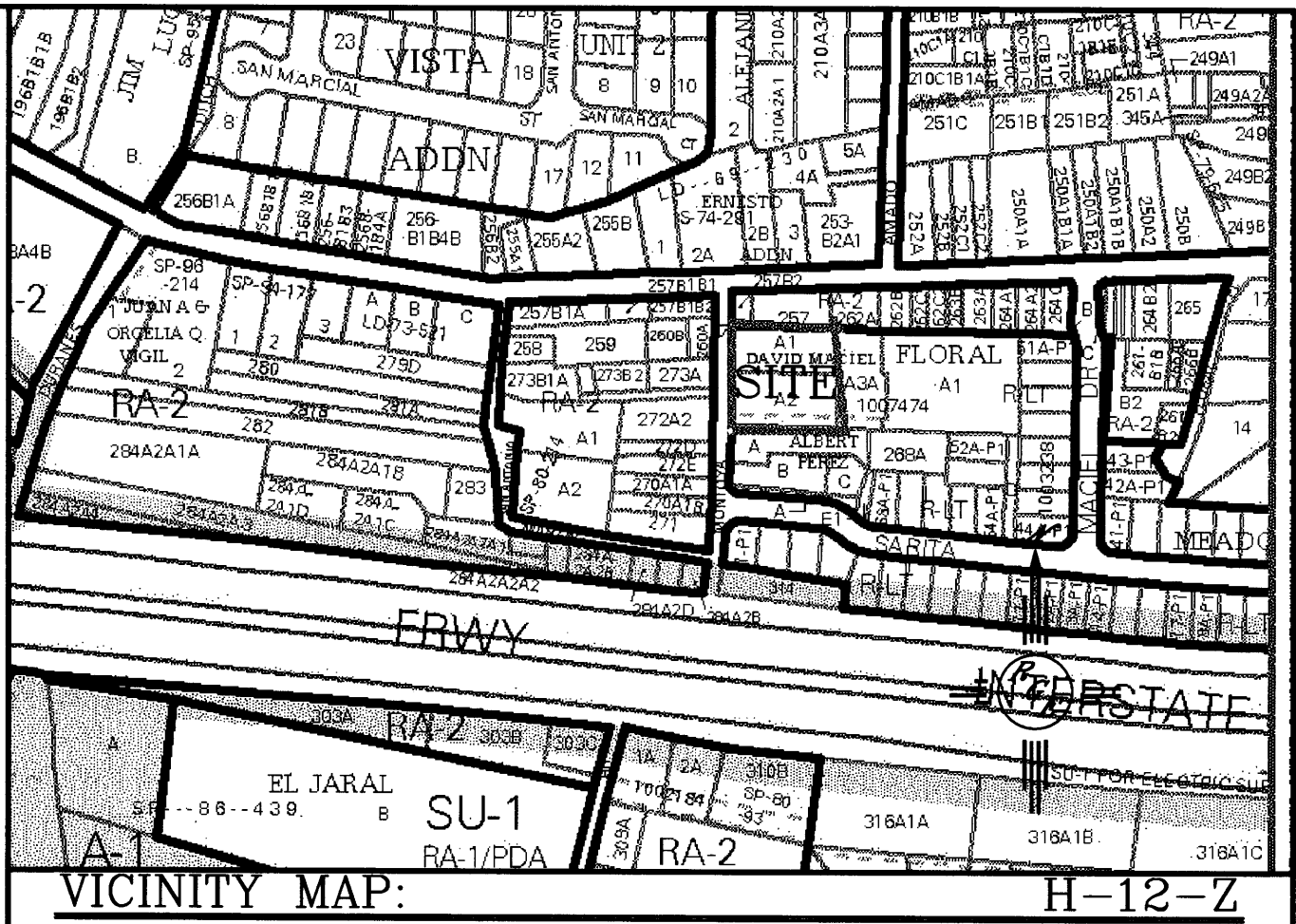


EROSION CONTROL NOTES:

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



LEGAL DESCRIPTION:

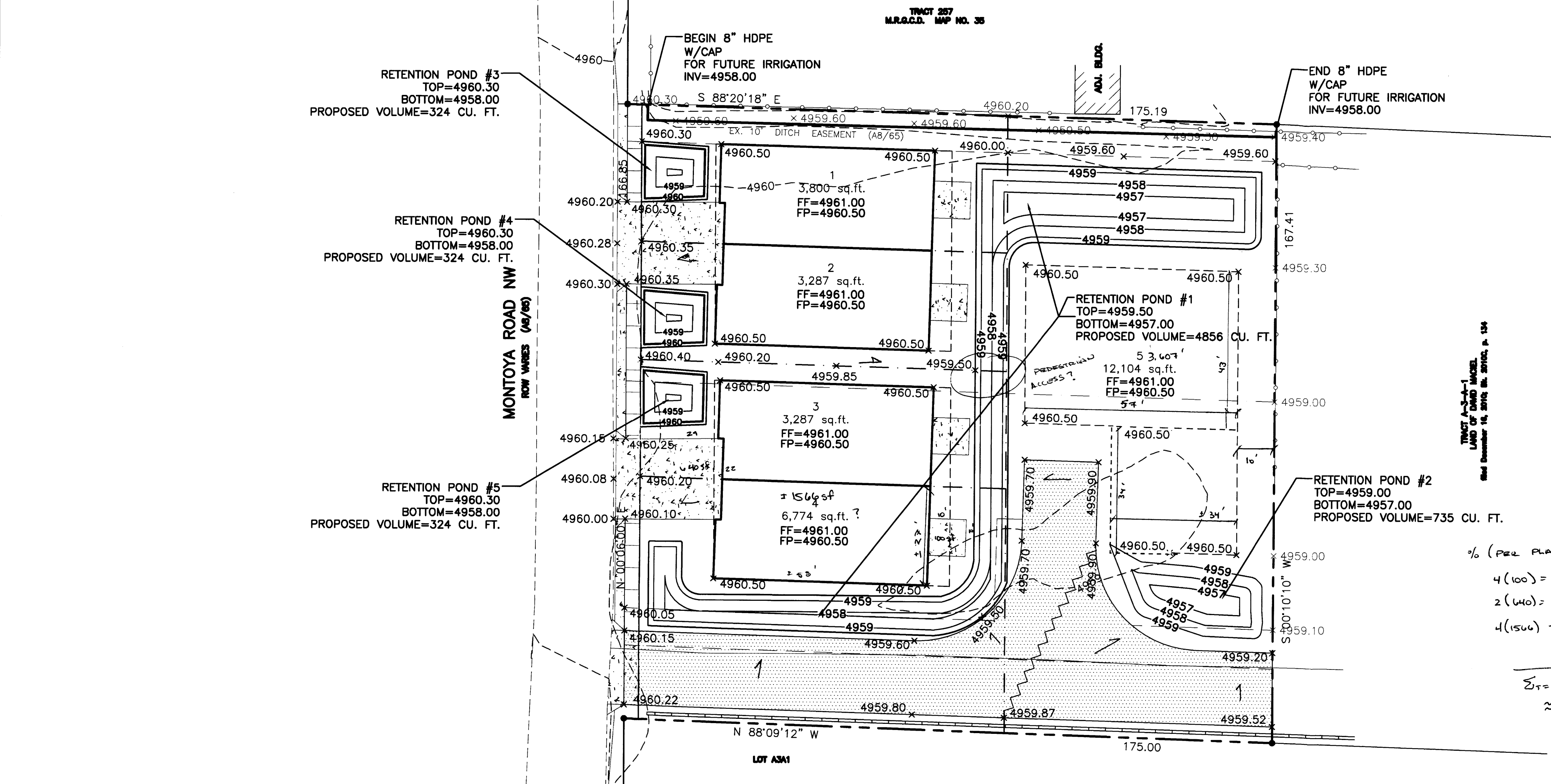
TRACTS A-1 AND A-2 LAND OF DAVID MACIEL

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. All walls shall provide 1 turned block at grade every 18'
3. All lots shall be provided reciprocal cross lot drainage easement

LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	SLOPE TIE
X 4048.25	EXISTING SPOT ELEVATION
X 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	EASEMENT
---	PROPOSED EDGE OF GRAVEL
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SCREEN WALL
---	PROPOSED SCREEN WALL
---	PROPOSED GRAVEL DRIVE



% (PER PLAN SCALING)

4(100) = 400sf CONCRETE PAD (BACK)

2(140) = 1280sf " (FRONT)

4(150) = 624sf townhomes 1-4

360sf townhomes 5

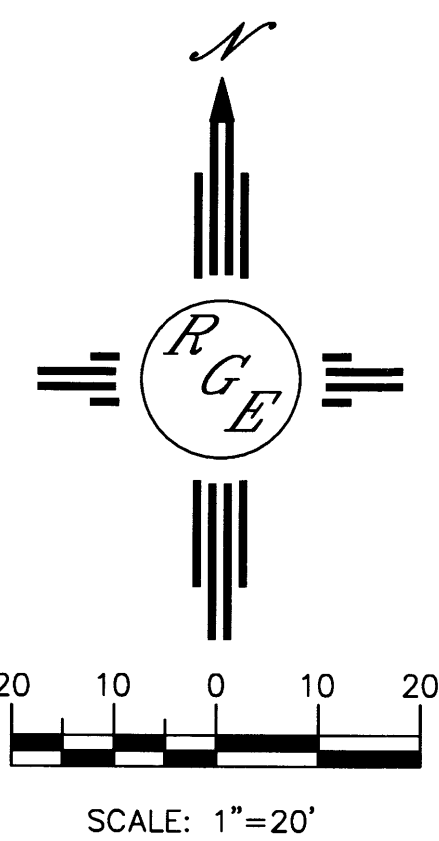
$\Sigma = 11,551 sf$

$\approx .265 ac$

- PROVIDE FLOW ARROWS FOR OVERALL DRAINAGE SCHEME
- PROVIDE ROOF DRAINAGE LOCATIONS
- CLEARLY DEFINE PROPERTY LINES
- EXIST 10' DITCH EASEMENT LIMITS
- DOS THE PLATIN ACTION COMBINE LOTS A1 & A2?
- DRAINAGE REPORT INDICATES AN EVENT EXCEEDING THE 100-YR STORM EVENT, DRAINAGE WILL FLOW TO MONTOYA ROAD. WITH SPOT ELEVATIONS SHOWN, IT APPEARS FLOWS WILL TRAVEL FIRST AWAY FROM MONTOYA.
- SHOW FLOWS FOR CROSS LOT DRAINAGE, WHICH PROPERTIES ARE EXPECTED TO FLOW ON SITE?

CAUTION:

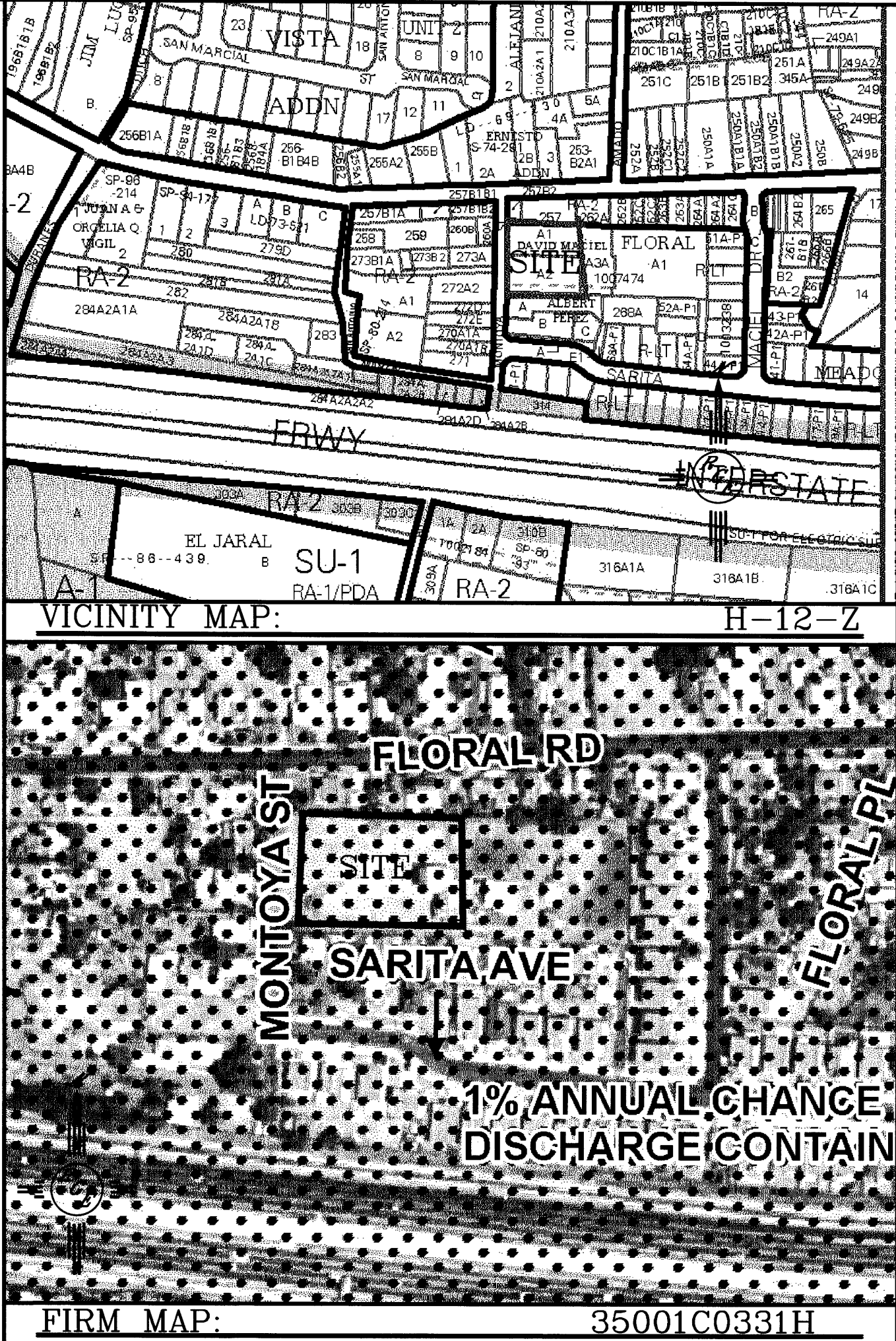
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	ENGINEER'S SEAL	MONTOKA STREET TOWNHOMES	DRAWN BY WCMJ
	DAVID SOULE	GRADING AND DRAINAGE PLAN	DATE 10-15-15
	10/15/15		21523-LAYOUT-8-05-15
DAVID SOULE P.E. #14522		1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # JOB # 21523

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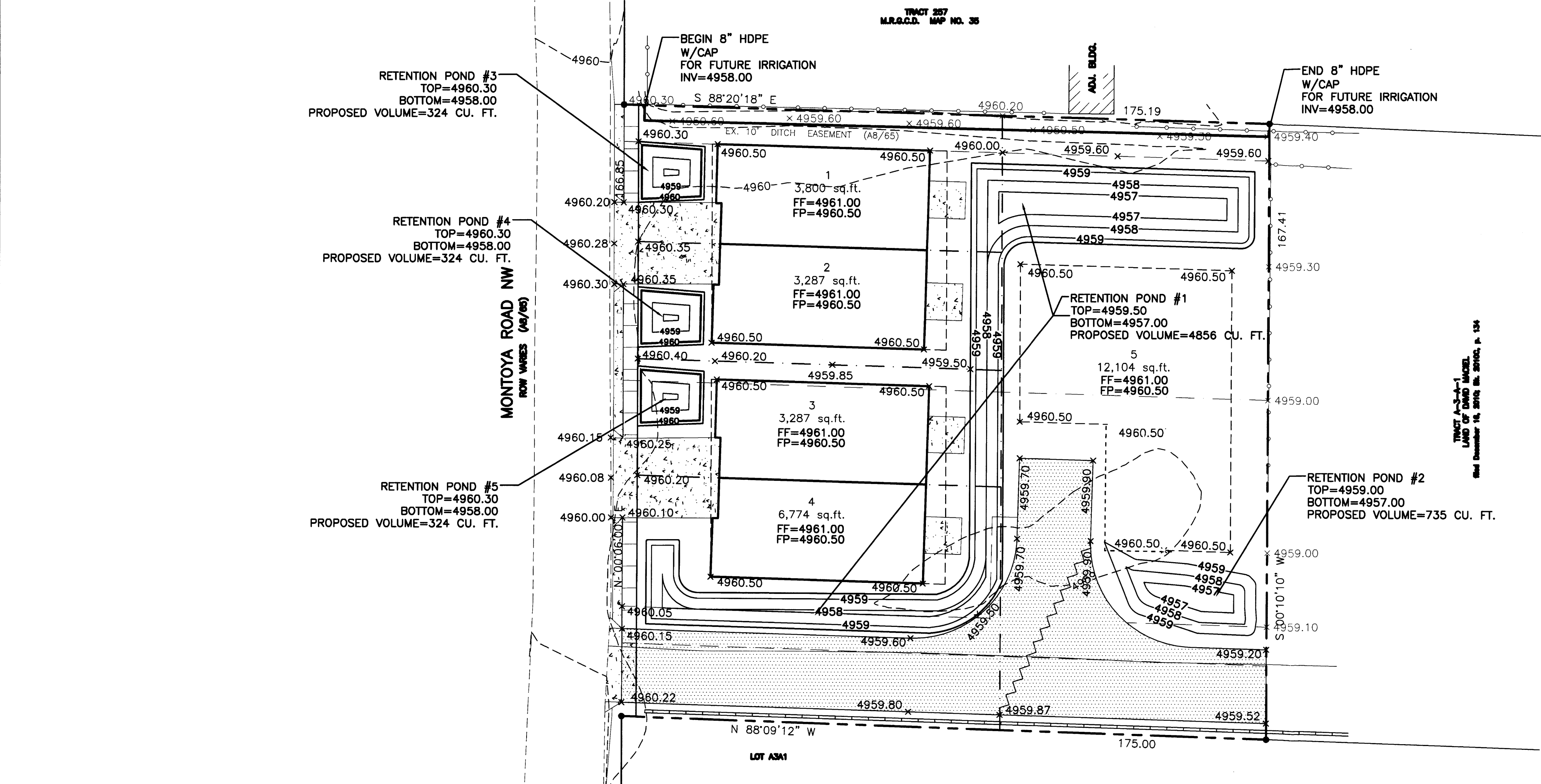
TRACTS A-1 AND A-2 LAND OF DAVID MACIEL

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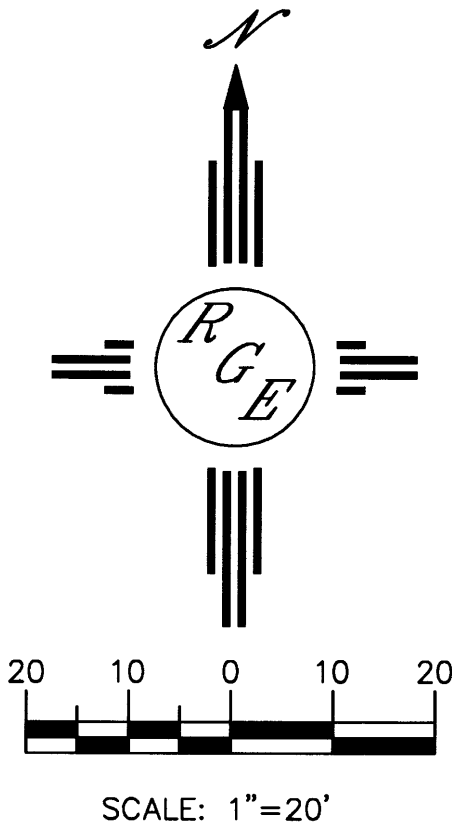
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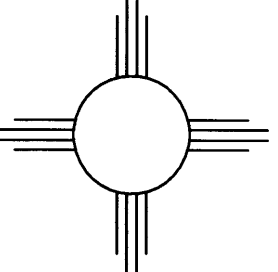
LEGEND

- S414--- EXISTING CONTOUR
- S415--- EXISTING INDEX CONTOUR
- S414--- PROPOSED CONTOUR
- S415--- PROPOSED INDEX CONTOUR
- SLOPE TIE
- DATE 4048.25
- EXISTING SPOT ELEVATION
- X 4048.25
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING SCREEN WALL
- PROPOSED SCREEN WALL
- PROPOSED GRAVEL DRIVE



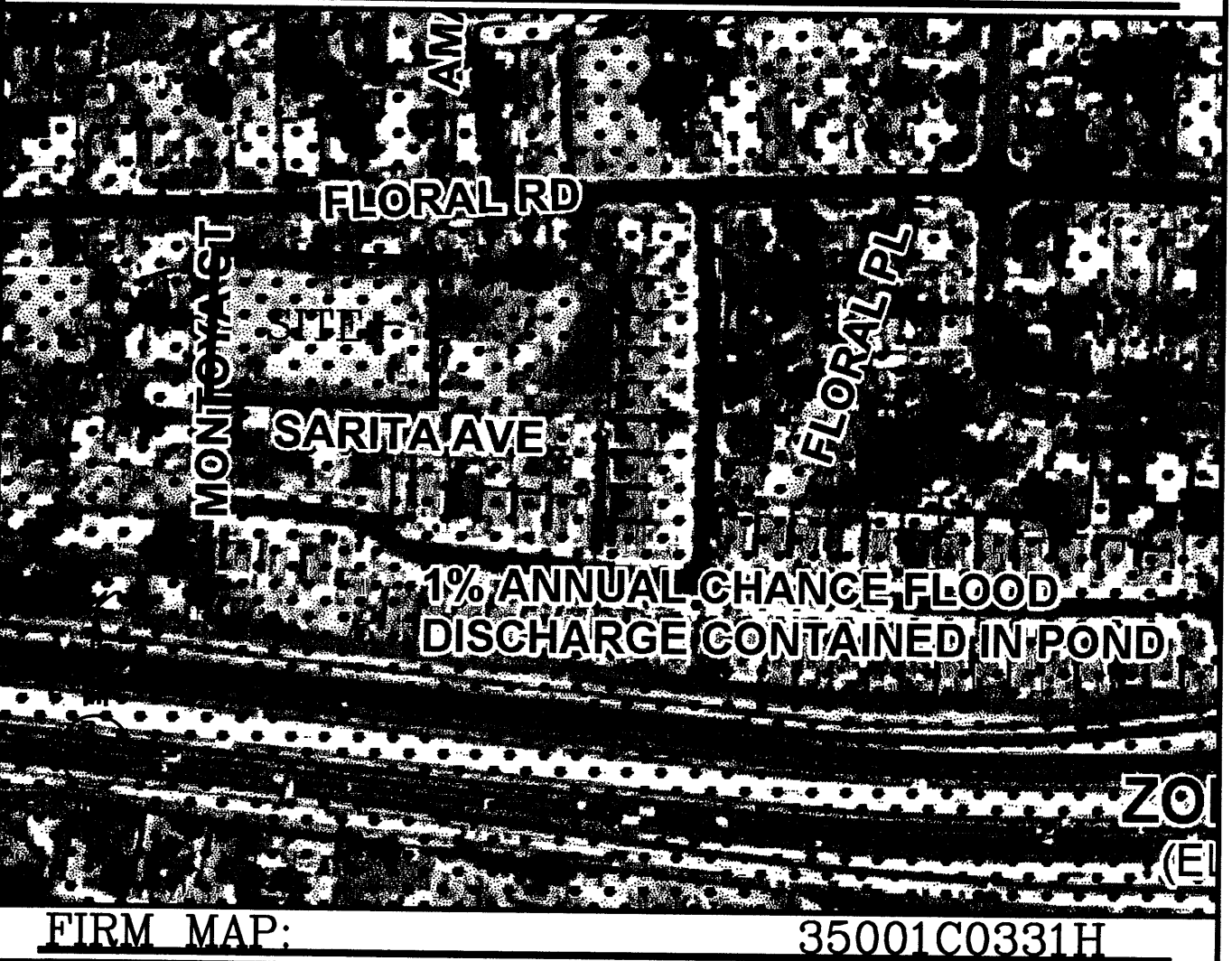
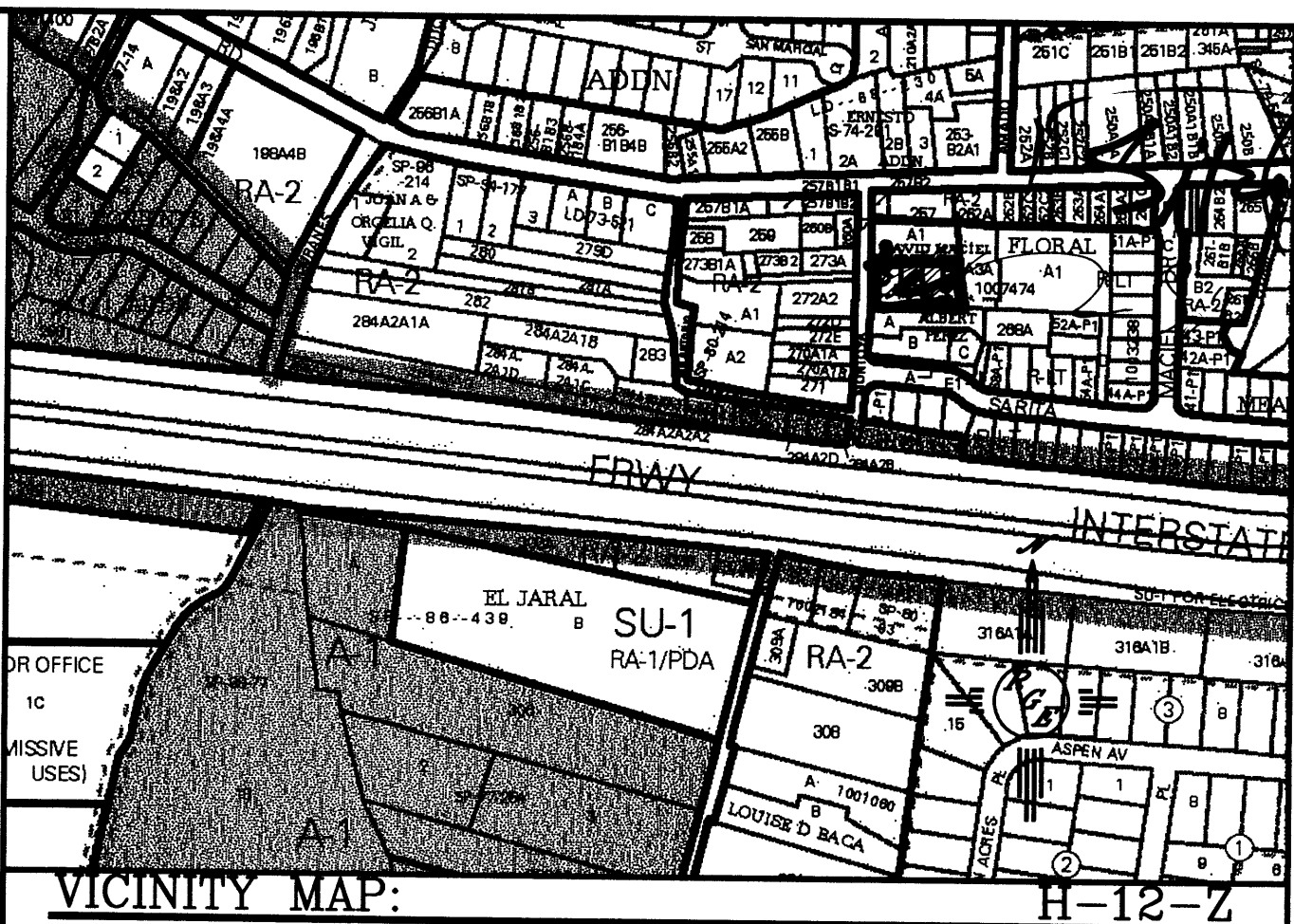
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ENGINEER'S SEAL  10/15/15 DAVID SOULE P.E. #14522	MONTOKA STREET TOWNHOMES	DRAWN BY WCUJ
	GRADING AND DRAINAGE PLAN	DATE 10-15-15
		21523-LAYOUT-8-05-15
 Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # —	JOB # 21523

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TRACTS A-1 AND A-2 LAND OF DAVID MACIEL

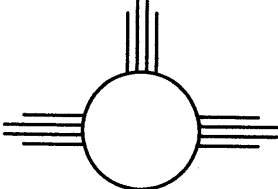
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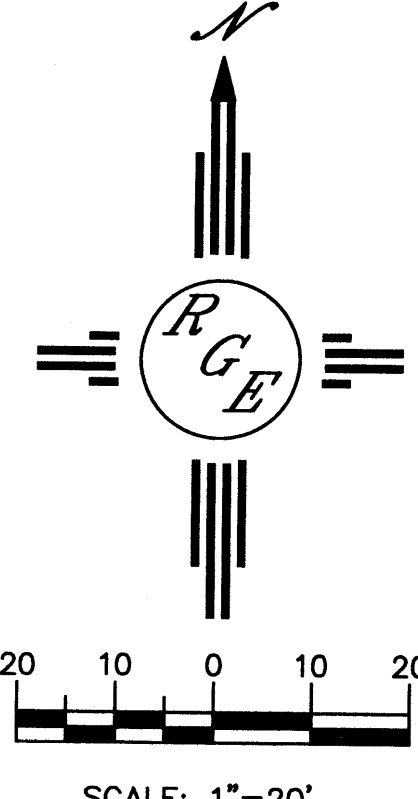
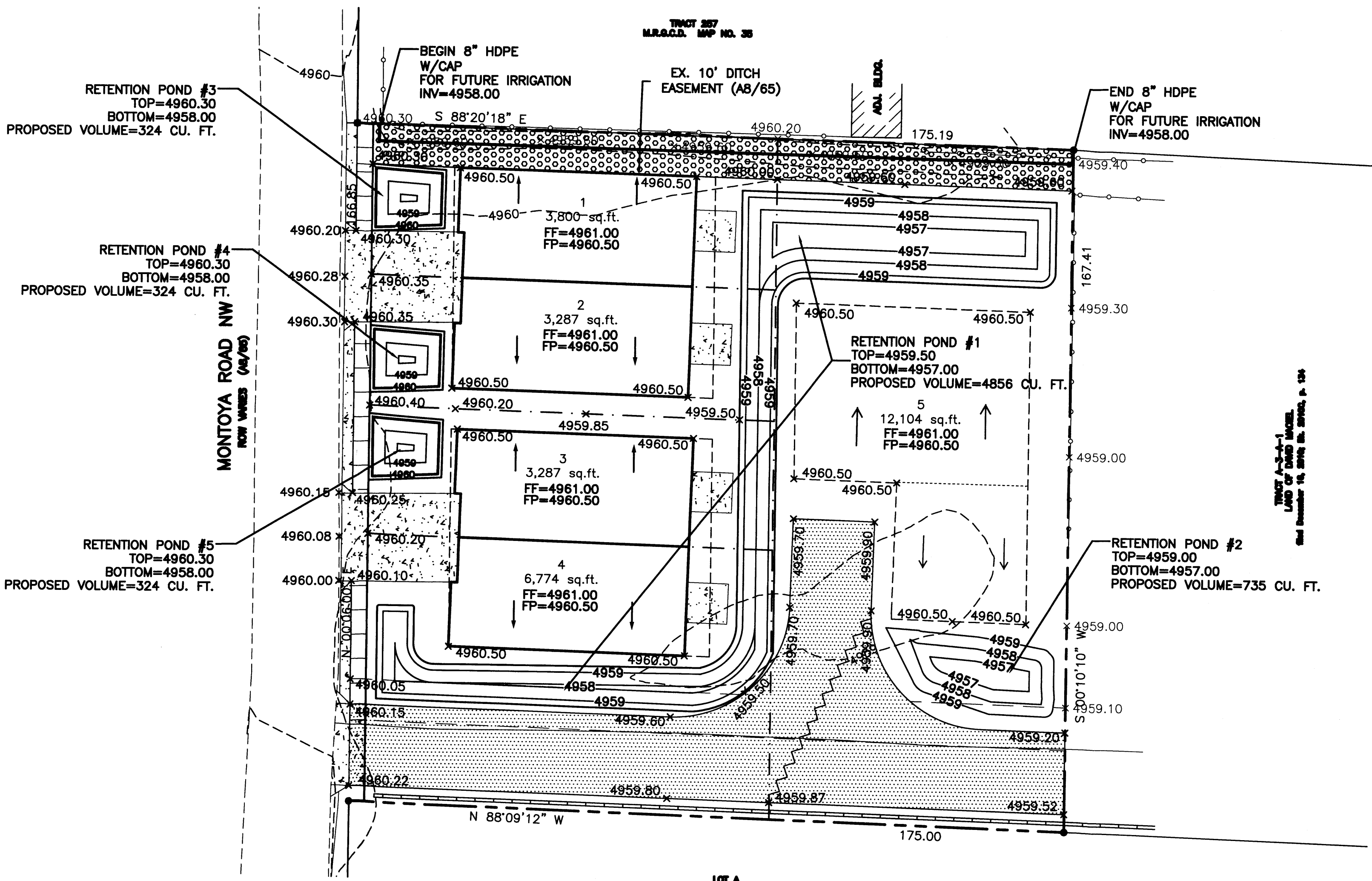
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- 5414 --- EXISTING CONTOUR
- 5415 --- EXISTING INDEX CONTOUR
- 5414 --- PROPOSED CONTOUR
- 5415 --- PROPOSED INDEX CONTOUR
- 5415 --- SLOPE TIE
- × 4048.25 EXISTING SPOT ELEVATION
- × 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING SCREEN WALL
- PROPOSED SCREEN WALL
- PROPOSED GRAVEL DRIVE
- EX. 10' DITCH- EASEMENT (AB/65)



ENGINEER'S SEAL  12/16/15 DAVID SOULE P.E. #14522	MONTOKA STREET TOWNHOMES GRADING AND DRAINAGE PLAN  Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY WCUJ
		DATE 10-15-15 21523-LAYOUT-8-05-15 SHEET # — JOB # 21523



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