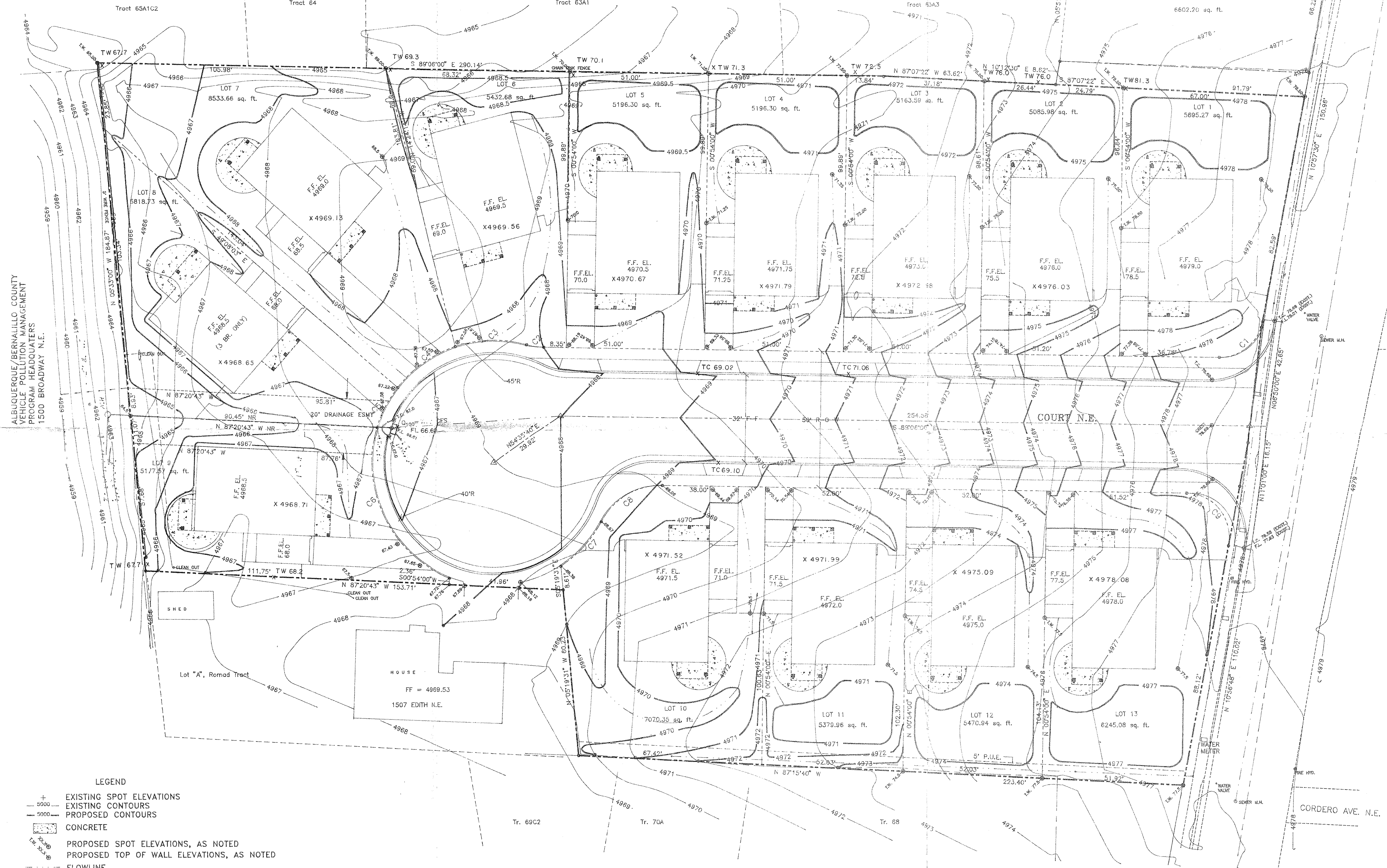
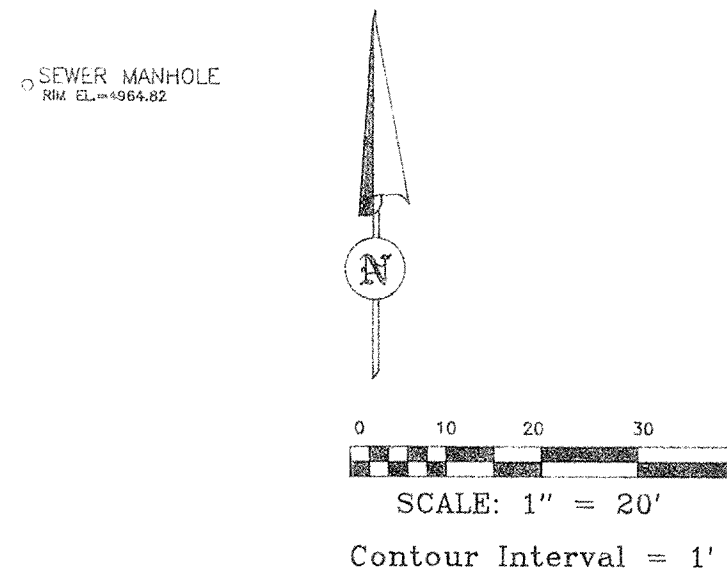
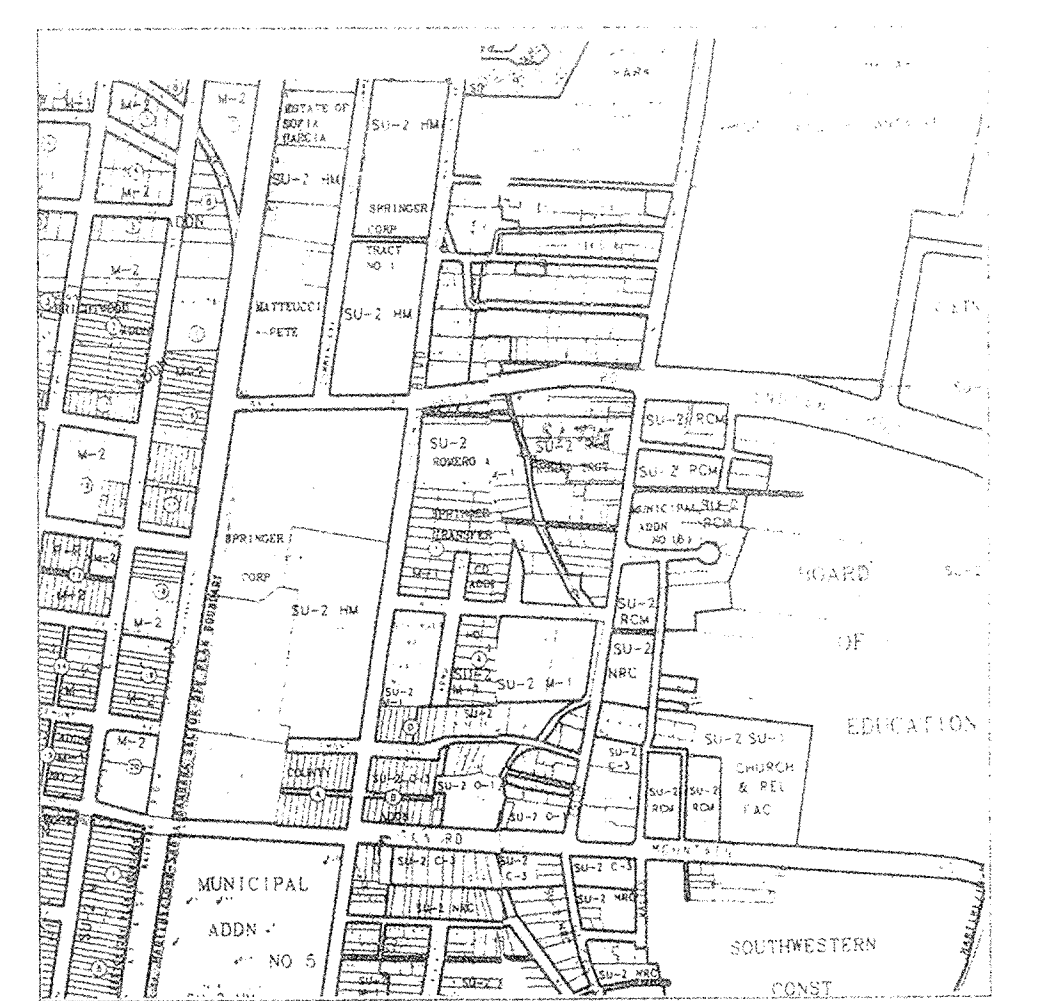




- LEGEND
- EXISTING SPOT ELEVATIONS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - CONCRETE
 - PROPOSED SPOT ELEVATIONS, AS NOTED
 - PROPOSED TOP OF WALL ELEVATIONS, AS NOTED
 - FLOWLINE
 - CENTERLINE
 - PROPERTY (LOT) LINES
 - SUBDIVISION BOUNDARY LINE
 - EXISTING INFRASTRUCTURE
 - EXISTING POWER LINE
- X 4972.98 AS BUILT ELEVATION 1-18-97

NOTES:

- 1) BASIS OF BEARINGS: SOUTH LINE, LOT B, ROMAD TRACT.
- 2) BASIS OF ELEVATION: ACS STA. 13+14, ELEV. = 4960.167
- 3) Survey control and mapping by ConServe Surveying Co., P.O. BOX 8, SAN FIDEL, New Mexico, 87049, (505) 552-9998
- 4) Unless otherwise indicated, all lot corners are #5 rebar/cap.
- 5) Date of Field Survey: January 17, 1996.
- 6) This is NOT a Boundary Survey; Lot or Tract lines are for illustrative purposes only.



LOCATION MAP J-14-Z

LEGAL DESCRIPTION: TRACTS A, B, & C, LANDS OF CHAVEZ, ELY POR. TR. 67-B-2; ROMAD TR. LOT B, BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 1500 EDITH BLVD., N.E.



FLOOD BOUNDARY AND FLOODWAY MAP

PANEL NO. 350002 0029

TABLE 1. PAD AND D.V. E.L.S.			
LOT NO.	PAD EL.	D.V. EL.	
1	4978.5	4979.0	166
2	4975.5	4976.0	146
3	4972.5	4973.0	151
4	4971.25	4971.75	153
5	4970.0	4970.5	153
6	4969.0	4969.5	114
7	4968.5	4969.0	180
8	4968.0	4968.5	166
9	4968.0	4968.5	181
10	4971.0	4971.5	
11	4971.5	4972.0	
12	4974.5	4975.0	
13	4977.5	4978.0	

TABLE 2. REAR YARD CATCHMENT			
LOT NO.	LANDSCAPING (S.F.)	PATIO (S.F.)	VOL. (C.F.)
1	2019	197	166
2	1713	197	146
3	1784	197	151
4	1815	197	153
5	1813	197	153
6	1216	197	114
7	1929	197	180
8	2021	197	166
9	2248	197	181

BASED ON EXCESS PRECIP. OF 0.78 IN. FOR LANDSCAPE AND 2.12 INCHES FOR IMPERVIOUS (PATIO).

- LOT GRADING SPECIFICATIONS:
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
 2. ALL DWELLING UNIT ROOF DRAINAGE WILL BE TO THE STREET.
 3. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3% HORIZONTAL TO 1% VERTICAL.
 - B. BUILDING PADS SHALL BE SET AT LEAST 0.2 FT. ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
 4. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS AS SHOWN.
 5. ALL CURBS ARE ROLLOVER TYPE.
- NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.

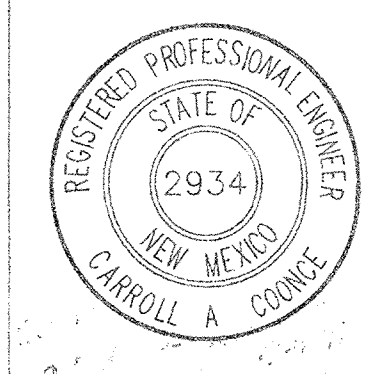
ON 1/18/96 THIS SITE WAS INSPECTED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAINAGE AND GRADING PLAN.

C. A. COONCE N.M.P.E. # 2934 DATE 1/18/96

DRB-96-166

APPROVED FOR ROUGH GRADING

CITY HYDROLOGY DATE



C.A. COONCE & ASSOC.

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112 PH (505) 286-1089

TITLE **SITE, GRADING AND DRAINAGE**

PROJECT **SAN IGNACIO SUBDIVISION**

DATE	05/21/96	REVISED	
DRAWN	LSC	CHECKED	CAC
CHECKED	CAC		

SHEET 1 of 1