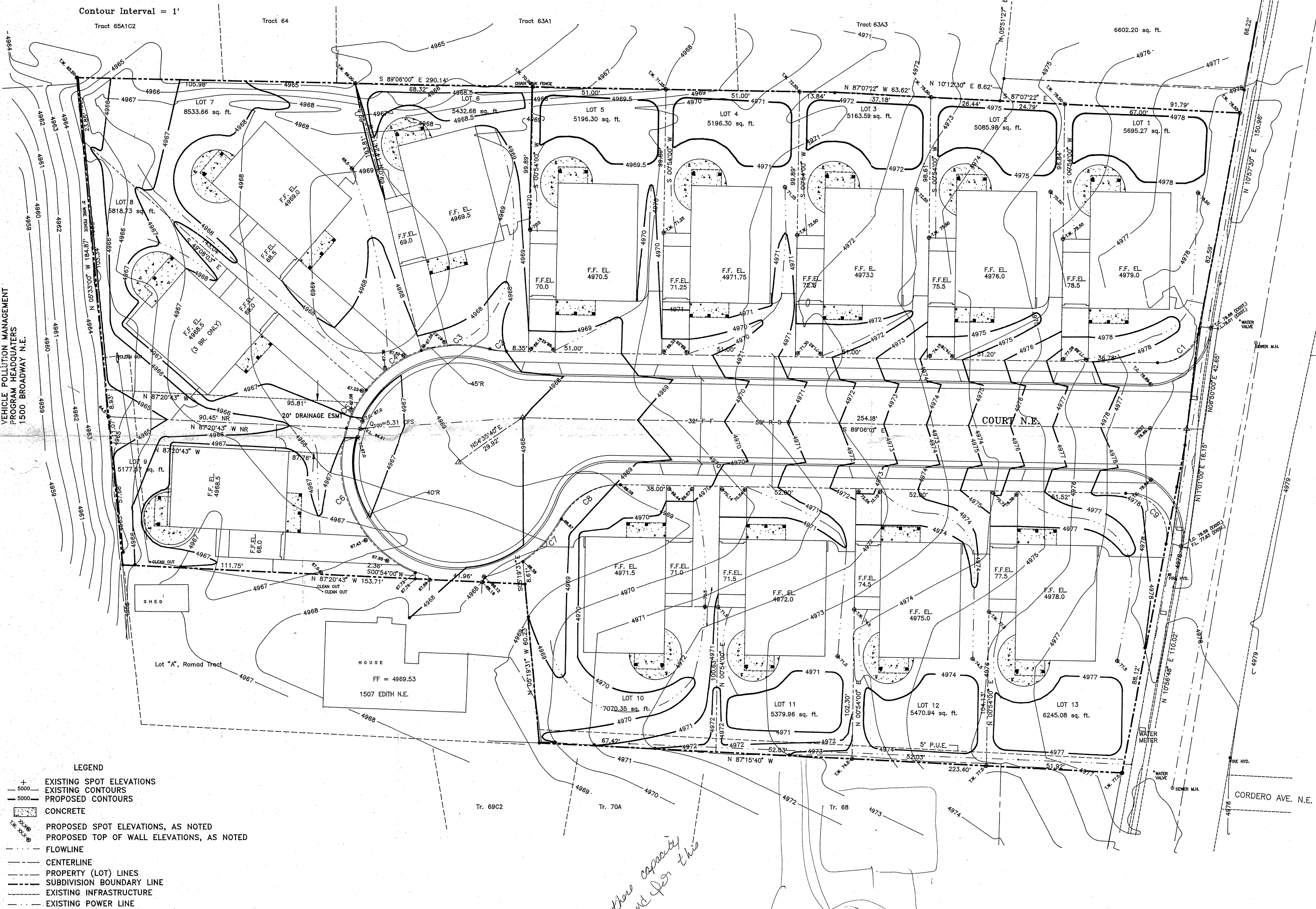


SEWER MANHOLE
RM EL. 4864.82



SCALE: 1" = 20'
Contour Interval = 1'

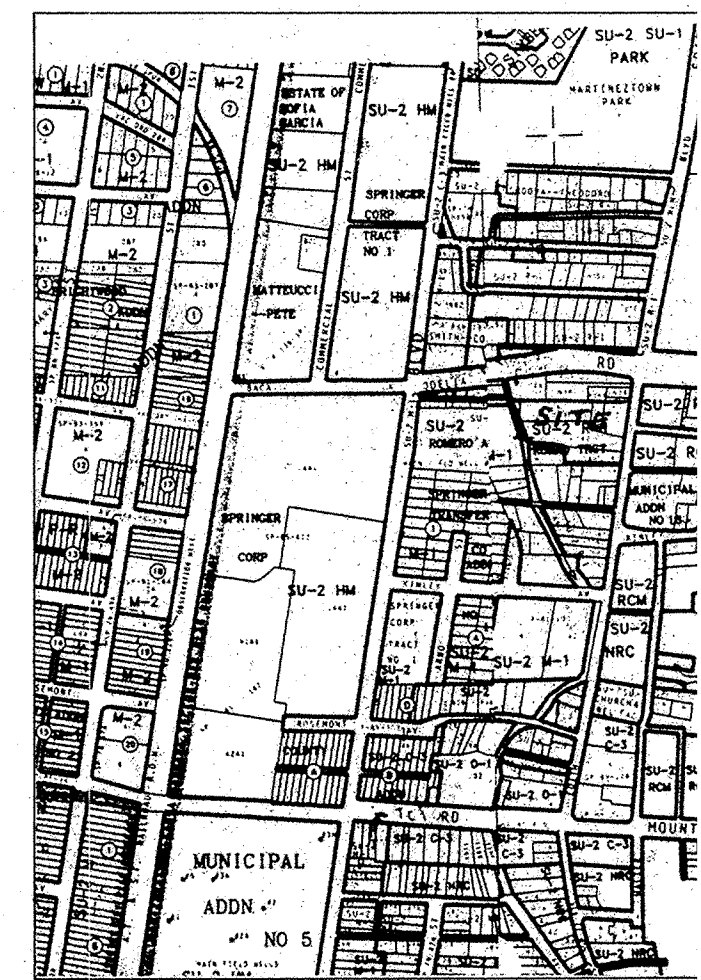
ALBUQUERQUE/BERNALILLO COUNTY
VEHICLE POLLUTION MANAGEMENT
PROGRAM HEADQUARTERS
1500 BROADWAY N.E.



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

- NOTES:
- 1) BASIS OF BEARINGS: SOUTH LINE, LOT B, ROMAD TRACT.
 - 2) BASIS OF ELEVATION: ACS STA. 13-J14, ELEV. = 4960.167
 - 3) Survey control and mapping by ConSurvey Surveying Co., P.O. BOX 9, SAN FIDEL, New Mexico, 87049, (505) 552-9898
 - 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
POR. TR. 67-B-2; ROMAD TR. LOT B, BERNALILLO
ADDRESS: 1500 EDITH BLVD., N.E.



FLOOD BOUNDARY AND FLOODW

PANEL NO. 350002 0025

TABLE 1. PAD AND D.U. ELS.

LOT NO.	PAD EL.	D.U. EL.
1	4978.5	4979.0
2	4975.5	4976.0
3	4972.5	4973.0
4	4971.25	4971.75
5	4970.0	4970.5
6	4968.0	4969.5
7	4968.5	4969.0
8	4968.0	4968.5
9	4968.0	4968.5
10	4971.0	4971.5
11	4971.5	4972.0
12	4974.5	4975.0
13	4977.5	4978.0

TABLE 2. REAR YARD

LOT NO.	LANDSCAPING (S.F.)
1	2019
2	1713
3	1784
4	1815
5	1813
6	1216
11	1929
12	2021
13	2248

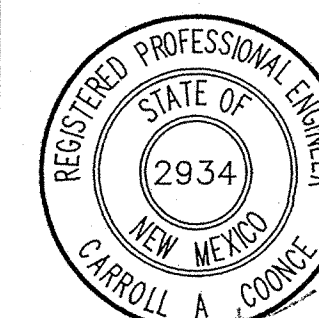
LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DWELLING UNIT ROOF DRAINAGE WILL BE TO THE STREET OR TO A DRAINAGE SWALE.
3. CRITERIA FOR SETTING LOT ELEVATION CONTROLS SHALL INCLUDE THE FOLLOWING:
 - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL BE SET TO A MINIMUM OF 1% AND MAXIMUM SLOPES OF 12%.
 - B. BUILDING PADS SHALL BE SET AT LEAST 1' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - C. PAD ELEVATIONS WILL BE ASSUMED TO BE FLOOR OF GARAGE. MINIMUM DRIVEWAY AND DRIVEWAY SLOPES SHALL NOT EXCEED 12%.
4. WHERE YARD GRADES OF ADJACENT LOTS AT P ARE MATCHED USING THE ABOVE CRITERIA, THE GRADE SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENCES.
5. ALL CURBS ARE ROLLOVER TYPE.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISSECTION PRIOR TO GRADING.

ON 1/17/96, 1996 THIS SITE WAS INSPECTED FOR SUBSTANTIAL COMPLIANCE WITH THIS APPROVED DRAWING.

C. A. COONCE N.M.P.E. # 292
DRB-96-166



C.A. COONCE & ASSOCIATES	
ENVIRONMENTAL, WATER RESOURCES, & SANITARY	
12324 PINERIDGE N.E. ALBUQUERQUE, N.M. 87112	
TITLE: SITE, GRADING AND	
PROJECT: SAN IGNACIO SUBDIVISION	
DATE: 05/21/96	REVISED:
DRAWN: LSC	CHECKED: CAC