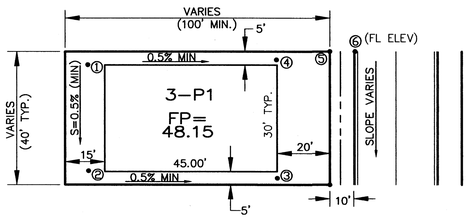


TYPICAL LOT GRADING PLAN

NO SCALE

TO SET SPOT ① – SUBTRACT 0.25' FROM THE PAD ELEV.
TO SET SPOT ② – SUBTRACT 0.2' FROM SPOT ①
TO SET SPOTS ③ & ④ – SUBTRACT 0.4' FROM SPOTS ② & ① RESPECTIVELY
TO SET SPOT ⑤ – MULTIPLY D1 BY 2.0%, ADD CURB HEIGHT, AND ADD TO SPOT

NOTE: 3500 PSI CONCRETE, MIN.

TYPICAL CHANNEL SECTION

NTS

LEGAL DESCRIPTION

WESTRIDGE DEVELOPMENT TRACT (A)
SOUTHERLY PORTION OF TRACTS 1, 2 & 3
UNPLATTED LANDS WITHIN TOWN OF ATRISCO GRANT

NOTES

1.) ALL ELEVATIONS IN ROAD ARE FLOWLINE UNLESS NOTED OTHERWISE.

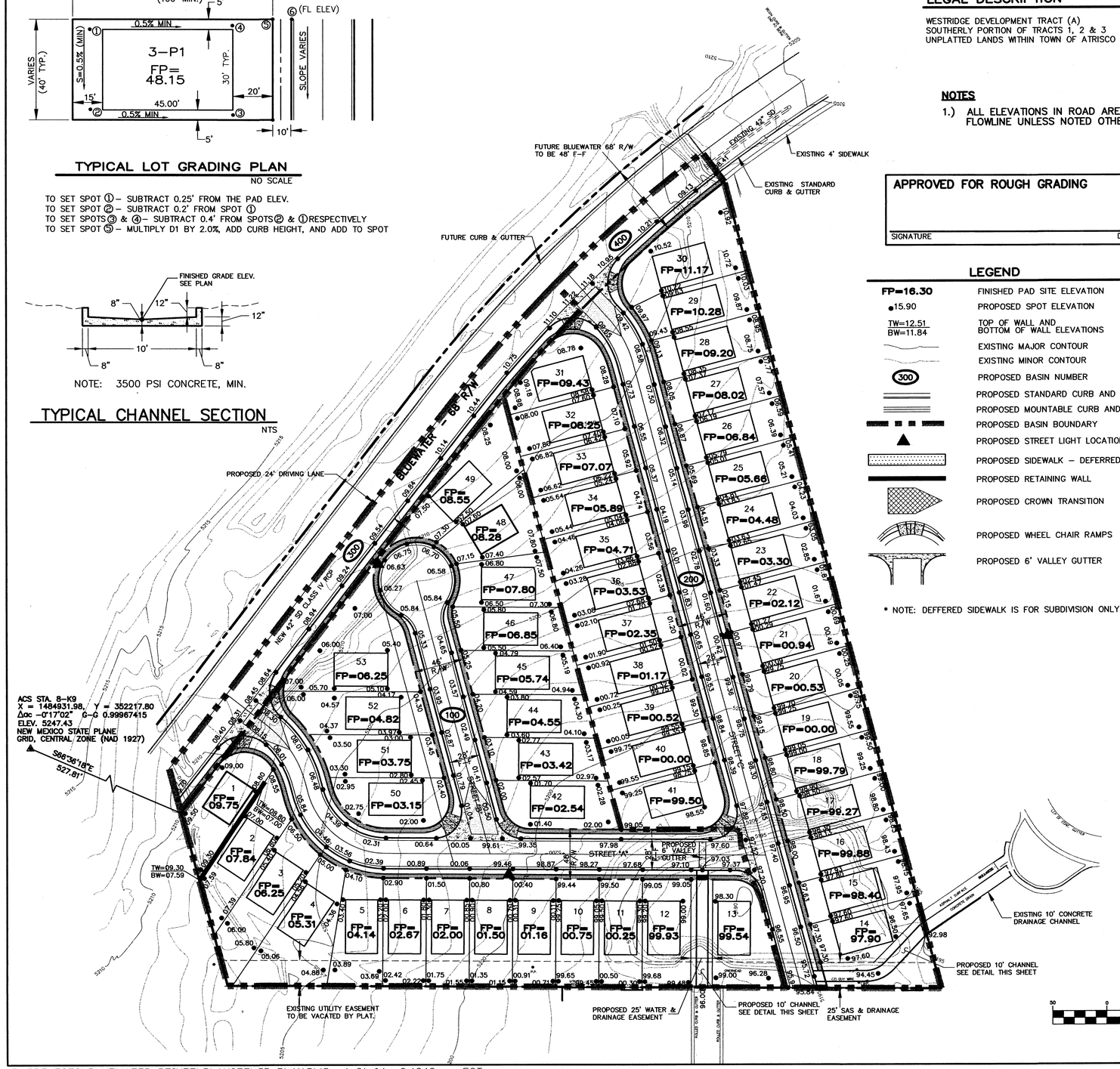
APPROVED FOR ROUGH GRADING

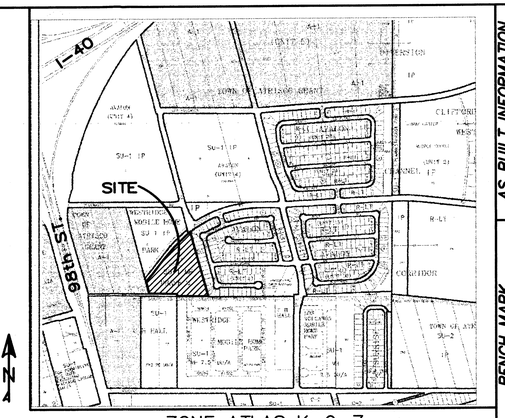
SIGNATURE DATE

LEGEND

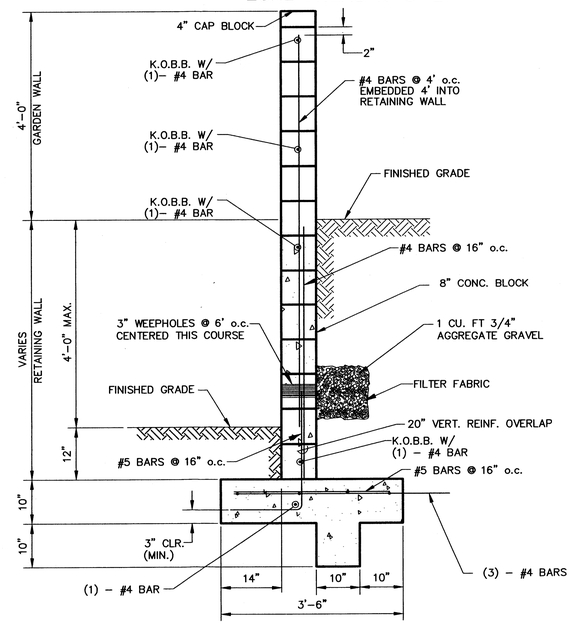
FP=16.30	FINISHED PAD SITE ELEVATION
•15.90	PROPOSED SPOT ELEVATION
TW=12.51 / BW=11.84	TOP OF WALL AND BOTTOM OF WALL ELEVATIONS
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
300	PROPOSED BASIN NUMBER
	PROPOSED STANDARD CURB AND GUTTER
	PROPOSED MOUNTABLE CURB AND GUTTER
	PROPOSED BASIN BOUNDARY
	PROPOSED STREET LIGHT LOCATION
	PROPOSED SIDEWALK – DEFERRED *
	PROPOSED RETAINING WALL
	PROPOSED CROWN TRANSITION
	PROPOSED WHEEL CHAIR RAMPS
	PROPOSED 6' VALLEY GUTTER

* NOTE: DEFFERED SIDEWALK IS FOR SUBDIVISION ONLY





ZONE ATLAS K-9-Z



TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION

NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

AS BUILT INFORMATION

CONTRACTOR

	DATE
WORK INSPECTOR	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARK

ACS STA. 8-K9
X = 1484931.98, Y = 352217.80
Δαc -0°17'02" G-G 0.99967415
ELEV. 5247.43
NEW MEXICO STATE PLANE
GRID, CENTRAL ZONE (NAD 1927)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DAVID A. THOMPSON 9871 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4800 JUAN TABO NE. SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

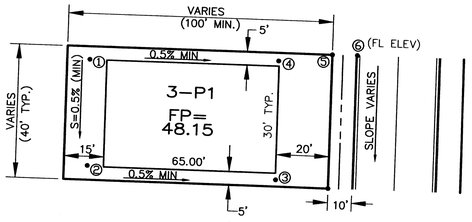
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

GRADING AND DRAINAGE PLAN
BLUEWATER POINTE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	K-9-Z	1	1

Z:\PROJECTS\BLUEWATER POINTE\PLANSET\GD-PLAN.DWG 4-21-04 9:43:18 am EST



TYPICAL LOT GRADING PLAN

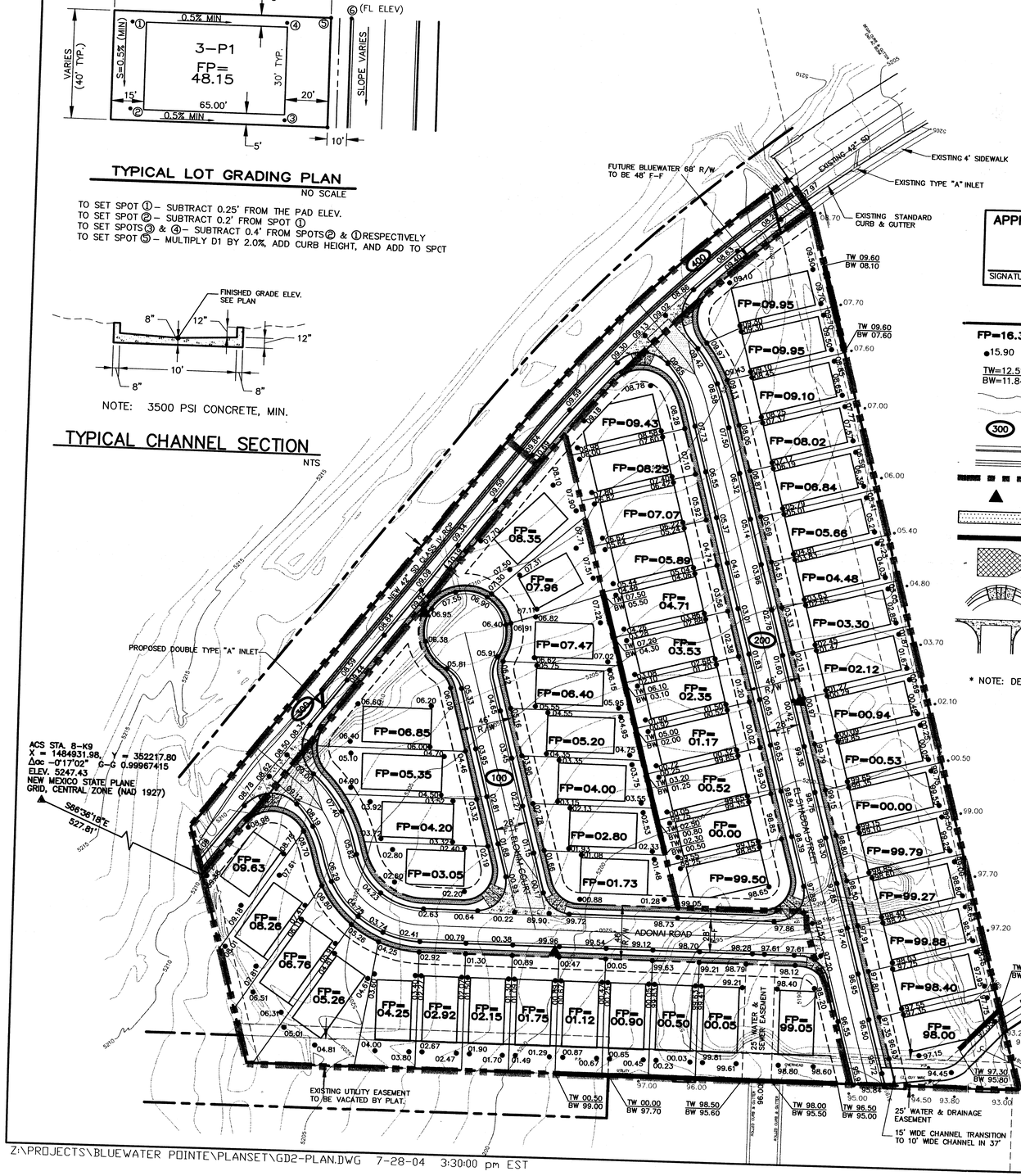
NO SCALE

TO SET SPOT ① – SUBTRACT 0.25' FROM THE PAD ELEV.
TO SET SPOT ② – SUBTRACT 0.2' FROM SPOT ①
TO SET SPOTS ③ & ④ – SUBTRACT 0.4' FROM SPOTS ② & ① RESPECTIVELY
TO SET SPOT ⑤ – MULTIPLY D1 BY 2.0%, ADD CURB HEIGHT, AND ADD TO SPOT

NOTE: 3500 PSI CONCRETE, MIN.

TYPICAL CHANNEL SECTION

NTS



LEGAL DESCRIPTION

WESTRIDGE DEVELOPMENT TRACT (A)
SOUTHERLY PORTION OF TRACTS 1, 2 & 3
UNPLATTED LANDS WITHIN TOWN OF ATRISCO GRANT

NOTES

1.) ALL ELEVATIONS IN ROAD ARE FLOWLINE UNLESS NOTED OTHERWISE.

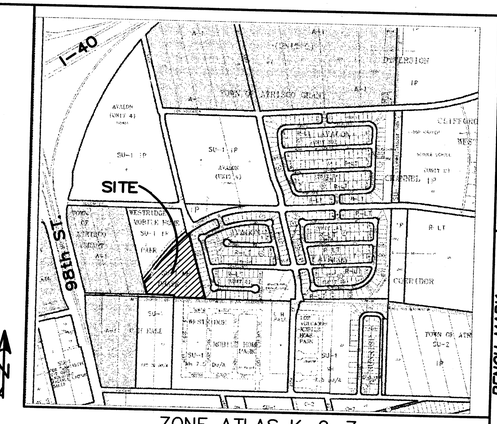
APPROVED FOR ROUGH GRADING

SIGNATURE DATE

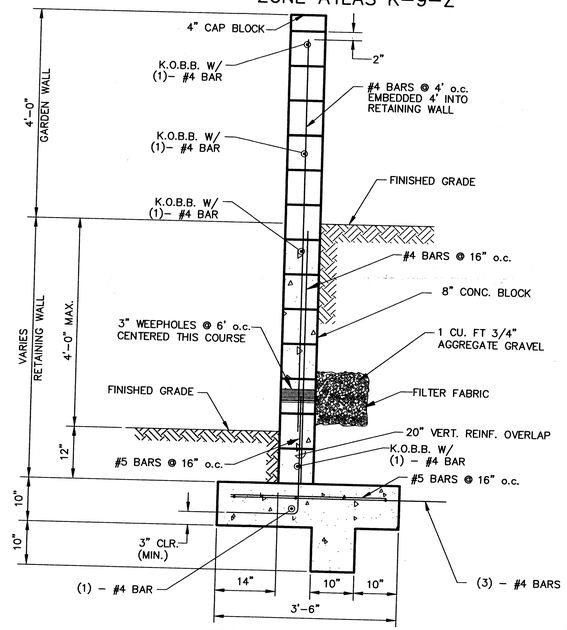
LEGEND

FP=16.30	FINISHED PAD SITE ELEVATION
●15.90	PROPOSED SPOT ELEVATION
TW=12.51 / BW=11.84	TOP OF WALL AND BOTTOM OF WALL ELEVATIONS
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
(300)	PROPOSED BASIN NUMBER
	PROPOSED STANDARD CURB AND GUTTER
	PROPOSED MOUNTABLE CURB AND GUTTER
	PROPOSED BASIN BOUNDARY
	PROPOSED STREET LIGHT LOCATION
	PROPOSED SIDEWALK – DEFERRED *
	PROPOSED RETAINING WALL
	PROPOSED CROWN TRANSITION
	PROPOSED WHEEL CHAIR RAMPS
	PROPOSED 6' VALLEY GUTTER

* NOTE: DEFFERED SIDEWALK IS FOR SUBDIVISION ONLY



ZONE ATLAS K-9-Z



TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION

NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
RECORDED BY — DATE

BENCH MARK

ACS STA. 8-K9
X = 1484931.98, Y = 352217.80
Δoc -0°17'02" G-G 0.99967415
ELEV. 5247.43
NEW MEXICO STATE PLANE
GRID, CENTRAL ZONE (NAD 1927)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DAVID E. THOMPSON
NEW MEXICO
9781
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4600 JUAN TABO NE. SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

GRADING AND DRAINAGE PLAN
BLUEWATER POINTE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	K-9-Z	1	1

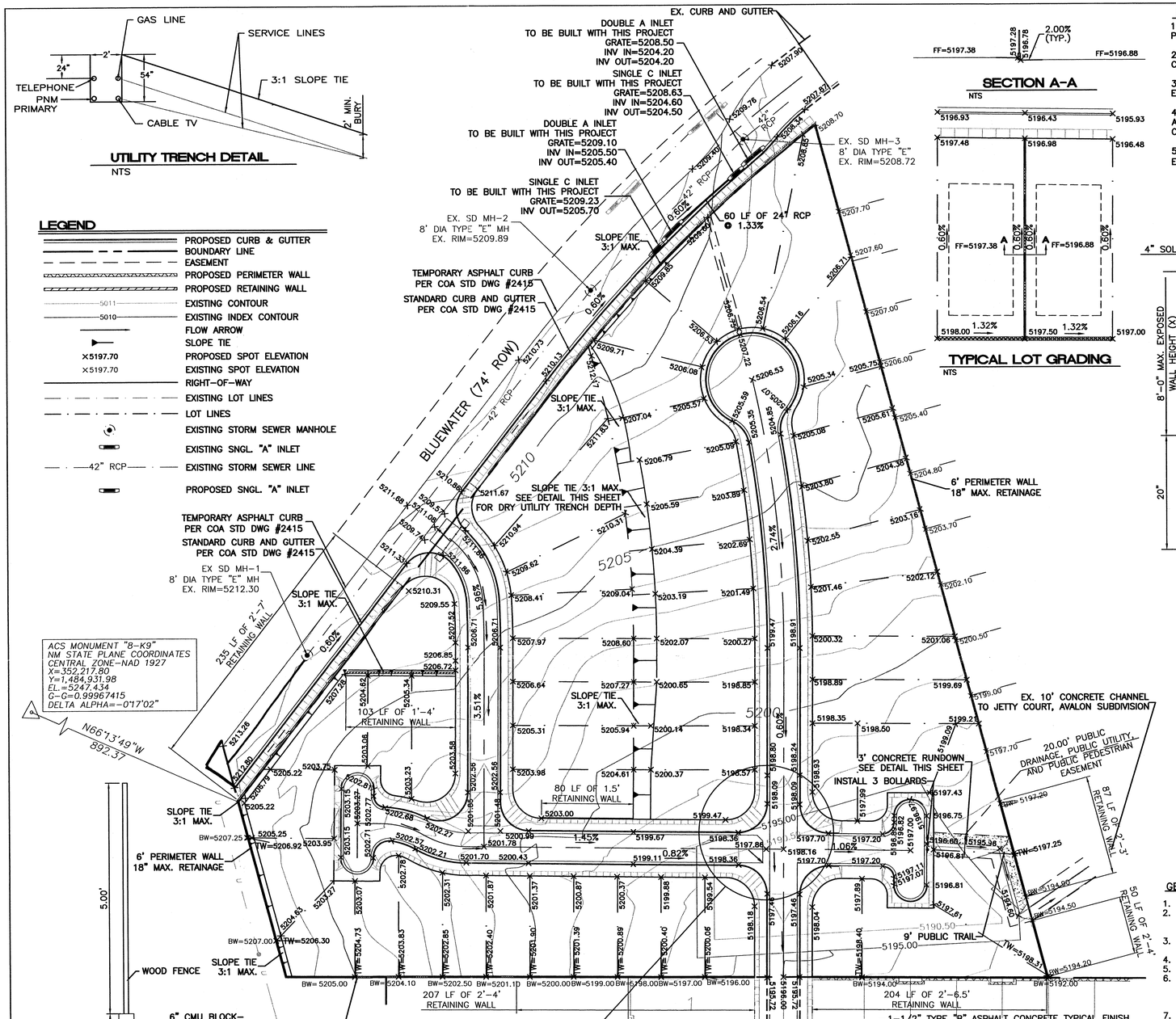
Z:\PROJECTS\BLUEWATER POINTE\PLANSET\GD2-PLAN.DWG 7-28-04 3:30:00 pm EST

UTILITY TRENCH DETAIL

NTS

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- 5011 — EXISTING CONTOUR
- 5010 — EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- ×5197.70 — PROPOSED SPOT ELEVATION
- ×5197.70 — EXISTING SPOT ELEVATION
- RIGHT-OF-WAY
- EXISTING LOT LINES
- LOT LINES
- EXISTING STORM SEWER MANHOLE
- EXISTING SNGL. "A" INLET
- 42" RCP — EXISTING STORM SEWER LINE
- PROPOSED SNGL. "A" INLET

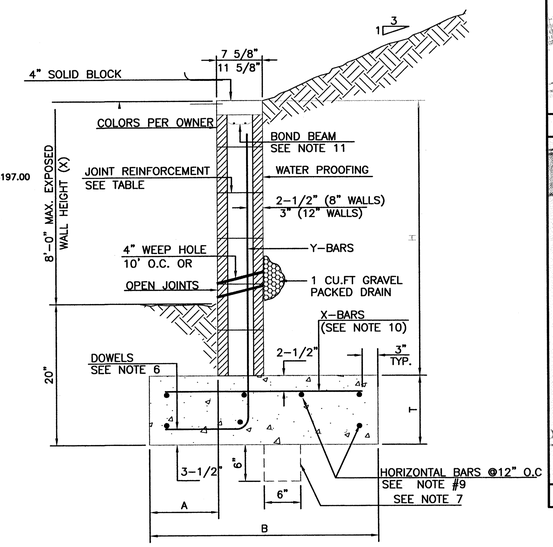


SECTION A-A

NTS

TYPICAL LOT GRADING

NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

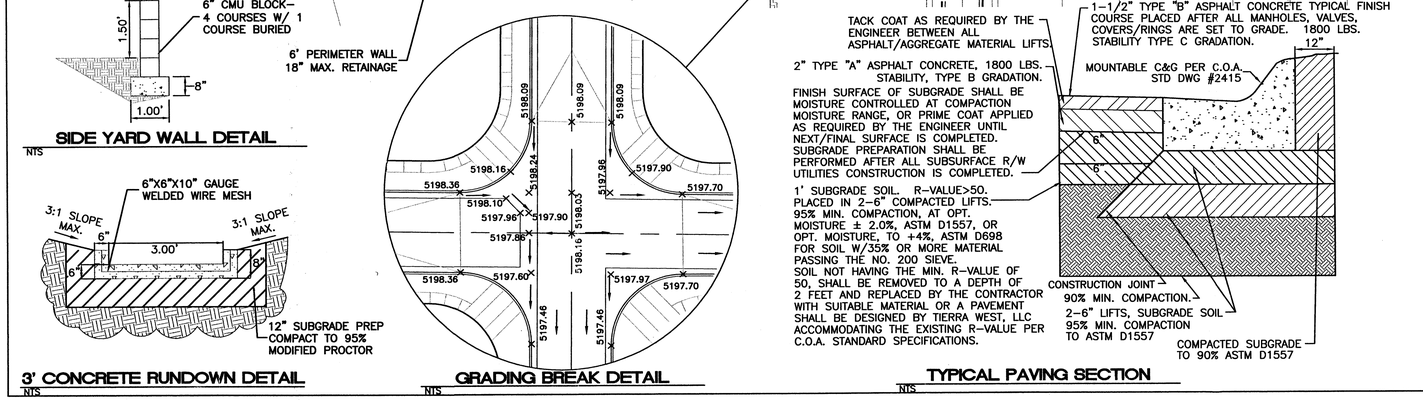
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS UNDER 2'-8" HEIGHT, #4 FOR WALLS EXCEEDING 2'-8"
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

RETAINING WALL DETAIL

NTS



SIDE YARD WALL DETAIL

NTS

3' CONCRETE RUNDOWN DETAIL

NTS

GRADING BREAK DETAIL

NTS

TYPICAL PAVING SECTION

NTS

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.

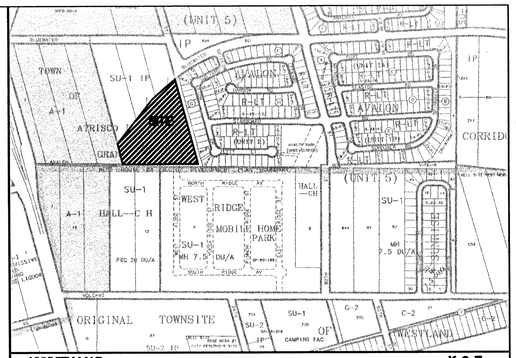
GRAPHIC SCALE

50 25 0 25 50

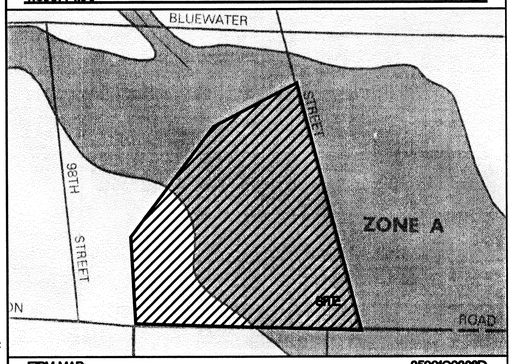
SCALE: 1"=50'

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 (CITY) ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: K-9-Z



FIRM MAP: 35001C0328D

LEGAL DESCRIPTION:

TRACTS 1, 2, 3, TOWN OF ATRISCO GRANT, UNIT 5

GENERAL NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE UNLESS OTHERWISE NOTED.
2. THE SITE CURRENTLY IS PROTECTED BY AN UPLAND POND THAT CAPTURES THE 100 YEAR EVENT. THE STORM SEWER IN BLUEWATER WILL DIVERT THE FLOW TO THE COA STORM DRAIN SYSTEM WHEN AVAILABLE.
3. ALL FLOWS FROM INDIVIDUAL UNITS WIL BE DIRECTED TO THE STREET AND THEN ROUTED TO THE EXISTING CONCRETE RUNDOWN INSTALLED ADJACENT TO THE SITE. NO PONDING WILL BE ALLOWED ON SITE.
4. REFERENCE COA PROJECT #613382 FOR BLUEWATER STORM DRAIN DESIGN.
5. ALL CURB AND GUTTER WILL BE MOUNTABLE UNLESS NOTED,EXCEPT AT ENTRANCE TO DRAINAGE CHANNEL ON SAGEBRUSH ST WHICH WILL REQUIRE A TRANSITION TO STANDARD CURB AND GUTTER.
6. JETTY COURT WILL REQUIRE THE ADDITION OF 3-24" SIDEWALKS CULVERTS PER COA STD DWG #2236, IN ADDITION TO EXISTING 24" SIDEWALK CULVERT.
7. ALL LOTS WILL REQUIRE SIDE YARD WALL AND FENCE, SEE DETAIL THIS SHEET.
8. STORM DRAIN MANHOLE RIMS IN BLUEWATER MAY NEED TO BE ADJUSTED. AS NEEDED TO MATCH BLUEWATER PAVING PROJECT.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

RECEIVED
MAY 07 2002
HYDROLOGY SECTION

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
PROFESSIONAL ENGINEER
5/7/02

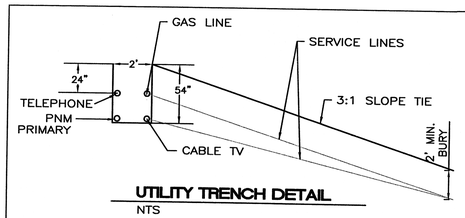
RONALD R. BOHANNAN
P.E. #7868

WEST RIDGE MHP PHASE II

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY	WCWJ
DATE	5-06-02
	2161GR.DWG
SHEET #	3 OF 4
JOB #	21061

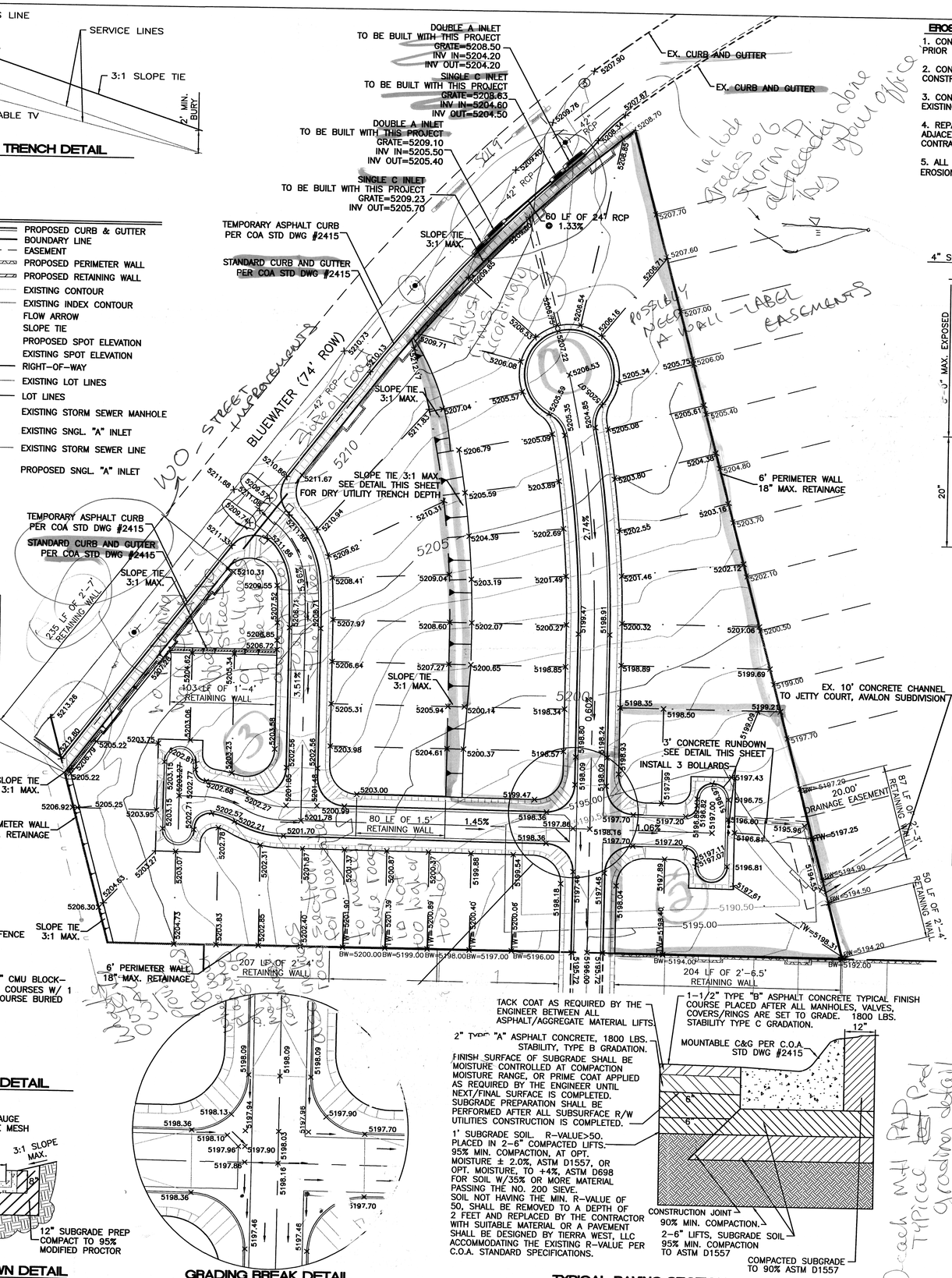


UTILITY TRENCH DETAIL

NTS

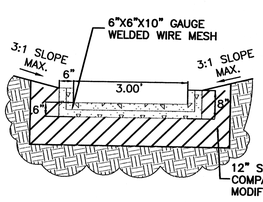
LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- 5011 — EXISTING CONTOUR
- 5010 — EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- ×5197.70 — PROPOSED SPOT ELEVATION
- ×5197.70 — EXISTING SPOT ELEVATION
- RIGHT-OF-WAY
- EXISTING LOT LINES
- LOT LINES
- EXISTING STORM SEWER MANHOLE
- EXISTING SNGL. "A" INLET
- 42" RCP — EXISTING STORM SEWER LINE
- PROPOSED SNGL. "A" INLET



SIDE YARD WALL DETAIL

NTS



3' CONCRETE RUNDOWN DETAIL

NTS

GRADING BREAK DETAIL

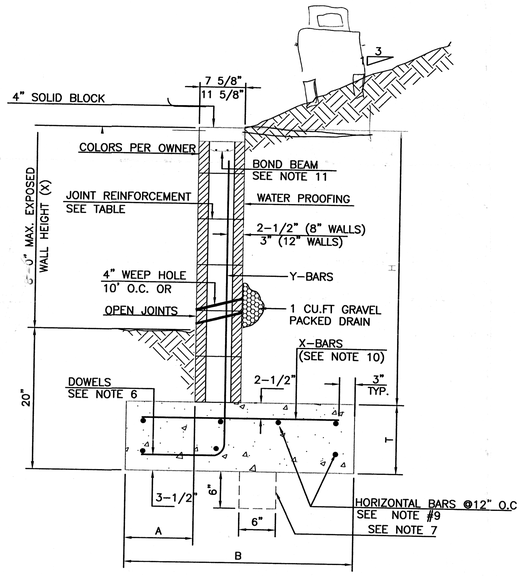
NTS

TYPICAL PAVING SECTION

NTS

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 (CITY) ACCEPTANCE OF ANY PROJECT.



8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-0"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

GENERAL NOTES:

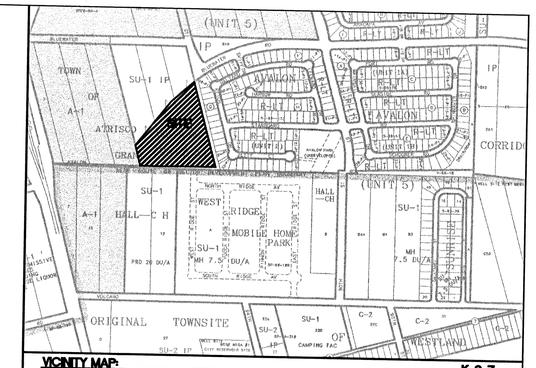
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS UNDER 2'-8" HEIGHT, #4 FOR WALLS EXCEEDING 2'-8"
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

RETAINING WALL DETAIL

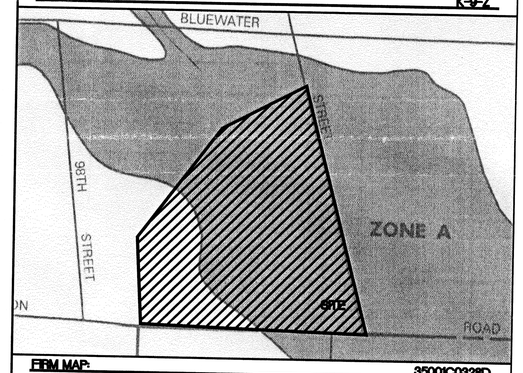
NTS

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.

GRAPHIC SCALE
50 25 0 25 50
SCALE: 1"=50'



VICINITY MAP: K-9-Z



FIRM MAP: 35001C0328D

LEGAL DESCRIPTION:

TRACTS 1, 2, 3, TOWN OF ATRISCO GRANT, UNIT 5

GENERAL NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE UNLESS OTHERWISE NOTED.
2. THE SITE CURRENTLY IS PROTECTED BY AN UPLAND POND THAT CAPTURES THE 100 YEAR EVENT. THE STORM SEWER IN BLUEWATER WILL DIVERT THE FLOW TO THE COA STORM DRAIN SYSTEM WHEN AVAILABLE.
3. ALL FLOWS FROM INDIVIDUAL UNITS WIL BE DIRECTED TO THE STREET AND THEN ROUTED TO THE EXISTING CONCRETE RUNDOWN INSTALLED ADJACENT TO THE SITE. NO PONDING WILL BE ALLOWED ON SITE.
4. REFERENCE COA PROJECT #613382 FOR BLUEWATER STORM DRAIN DESIGN.
5. ALL CURB AND GUTTER WILL BE MOUNTABLE UNLESS NOTED,EXCEPT AT ENTRANCE TO DRAINAGE CHANNEL ON SAGEBRUSH ST WHICH WILL REQUIRE A TRANSITION TO STANDARD CURB AND GUTTER.
6. JETTY COURT WILL REQUIRE THE ADDITION OF 3-24" SIDEWALKS CULVERTS PER COA STD DWG #2236, IN ADDITION TO EXISTING 24" SIDEWALK CULVERT.
7. ALL LOTS WILL REQUIRE SIDE YARD WALL AND FENCE, SEE DETAIL THIS SHEET.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

NO - 19 SEP

ROUGH GRADING APPROVAL

RECEIVED MAR 14 2002 HYDROLOGY SECTION

ENGINEER'S SEAL	WEST RIDGE MHP PHASE II	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 3-05-02
		2161GR.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 4
RONALD R. BOHANNAN P.E. #7868		JOB # 21061