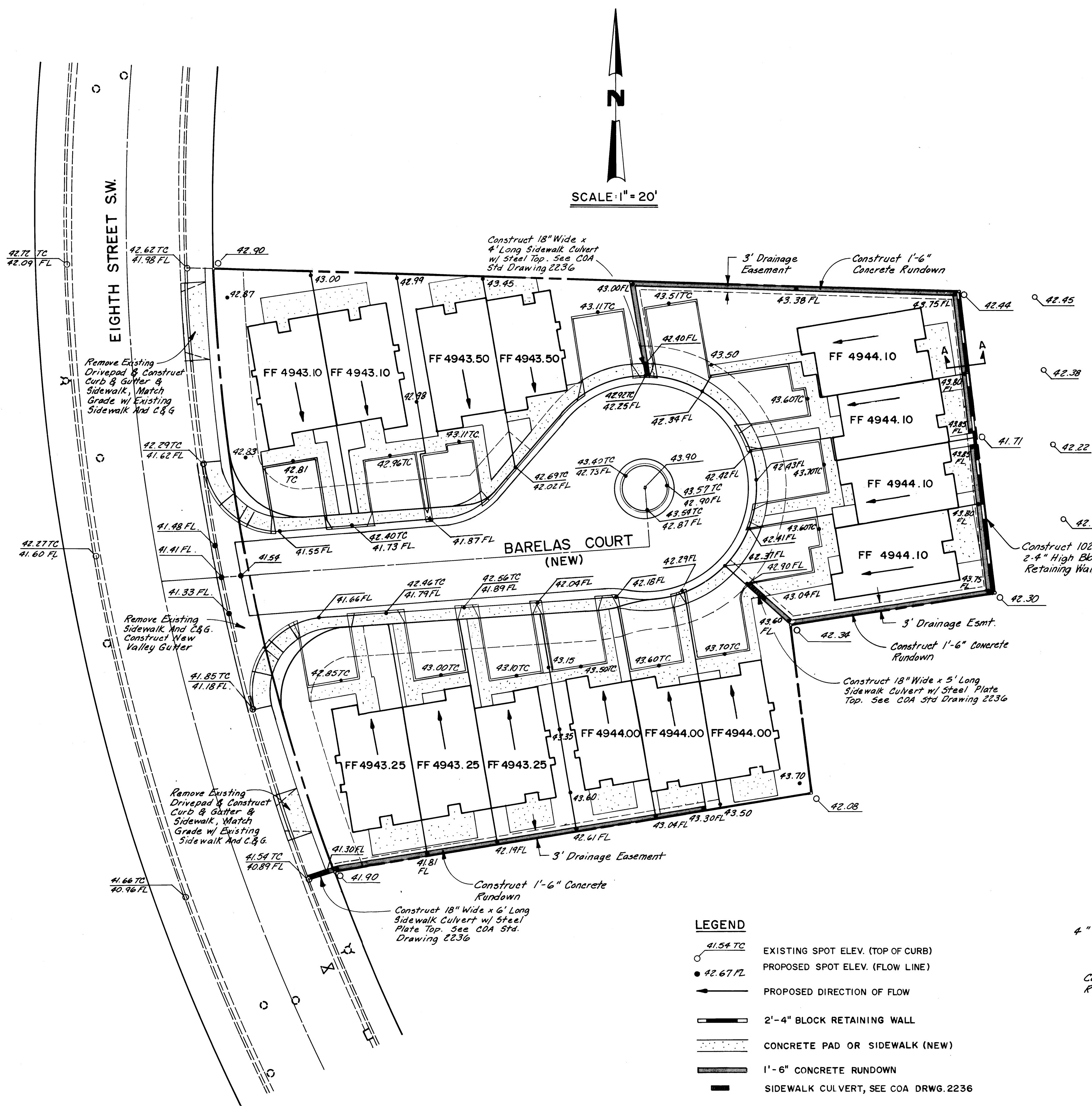
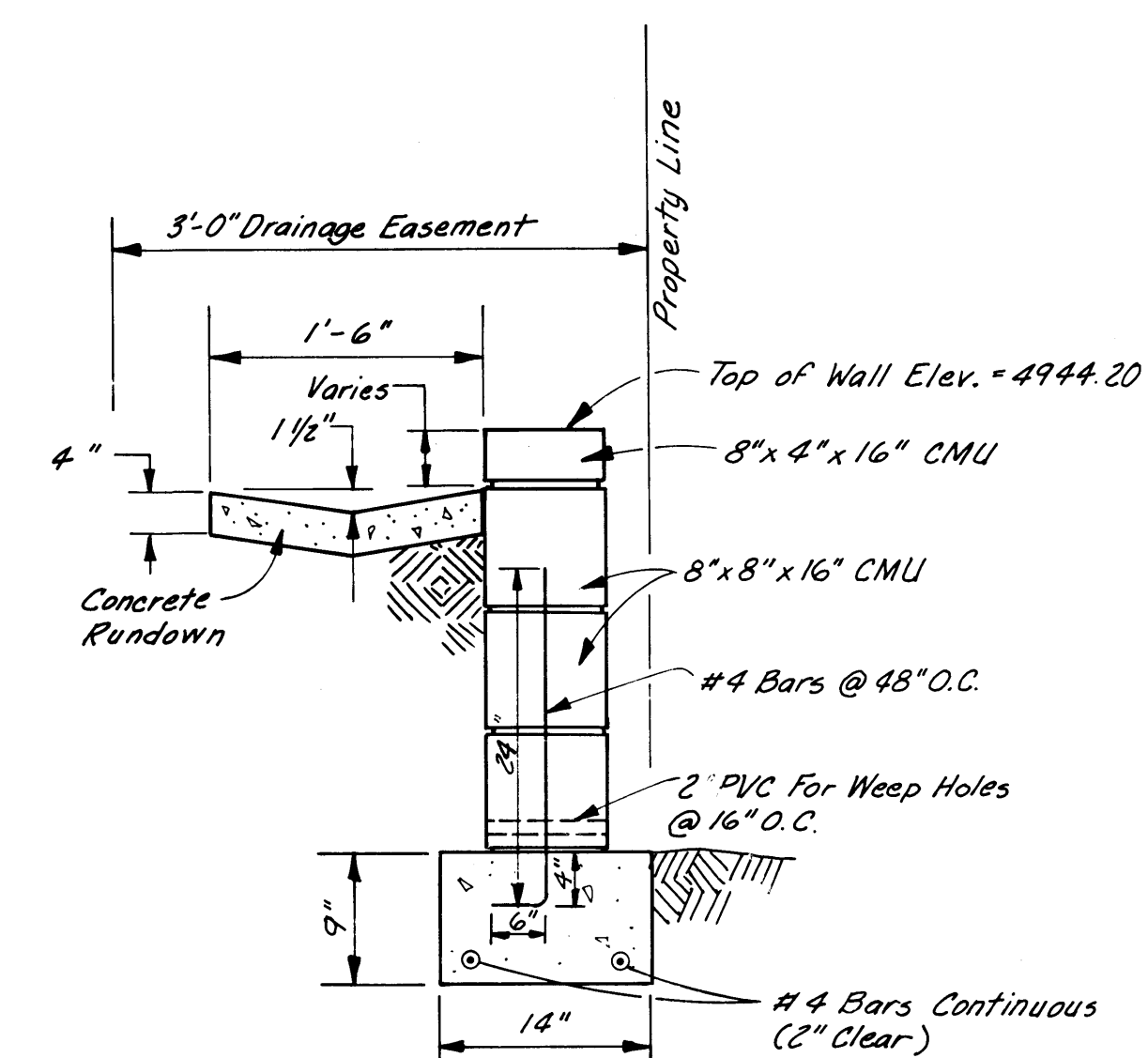




SCALE: 1" = 20'

Rough GRADING
Approval
Calvin A. Monty
6-14-89

- LEGEND**
- 41.54 TC EXISTING SPOT ELEV. (TOP OF CURB)
 - 42.67 FL PROPOSED SPOT ELEV. (FLOW LINE)
 - PROPOSED DIRECTION OF FLOW
 - 2'-4" BLOCK RETAINING WALL
 - CONCRETE PAD OR SIDEWALK (NEW)
 - 1'-6" CONCRETE RUNDOWN
 - SIDEWALK CULVERT, SEE COA DRWG. 2236



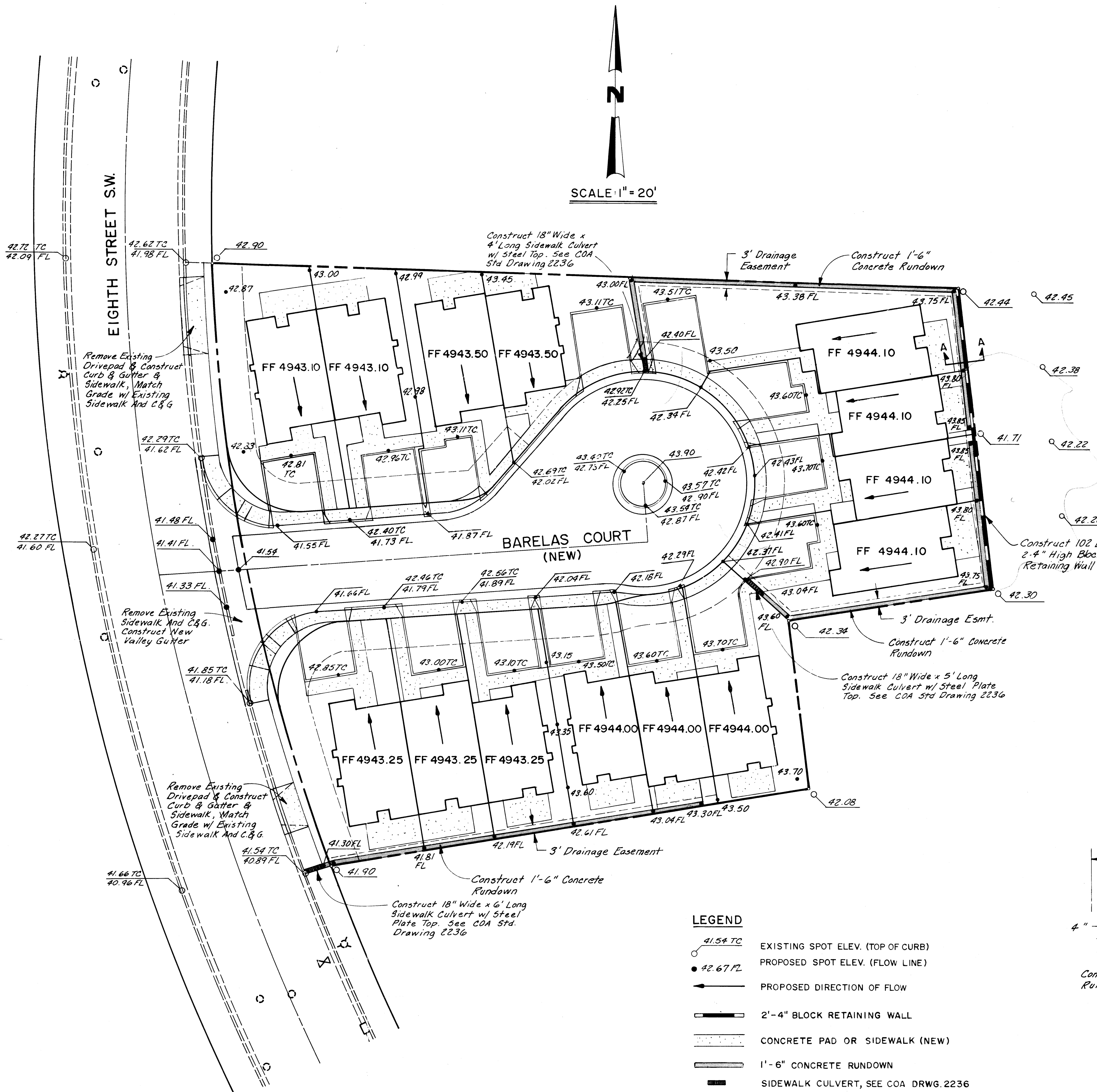
SECTION A-A
BLOCK RETAINING WALL & CONC. RUNDOWN
NOTE: WHERE THE RUNDOWN CONNECTS TO A SIDEWALK CULVERT, FLATTEN THE INVERT OF THE RUNDOWN TO MATCH THE STANDARD SIDEWALK CULVERT SECTION OVER 5'-0" OF LENGTH. (STD. CULVERT INV. = 1/2")

NOTE:
INDIVIDUAL BUILDING SLABS, PATIOS, SIDEWALKS AND DRIVEWAYS ARE NOT TO BE CONSTRUCTED UNDER THIS CONTRACT. THESE ELEVATIONS ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR ONLY.

AVID ENGINEERING, INC.
Civil • Structural • Transportation
5801 Osuna Rd. NE • Suite 204
Albuquerque, NM 87109 • (505) 881-5357

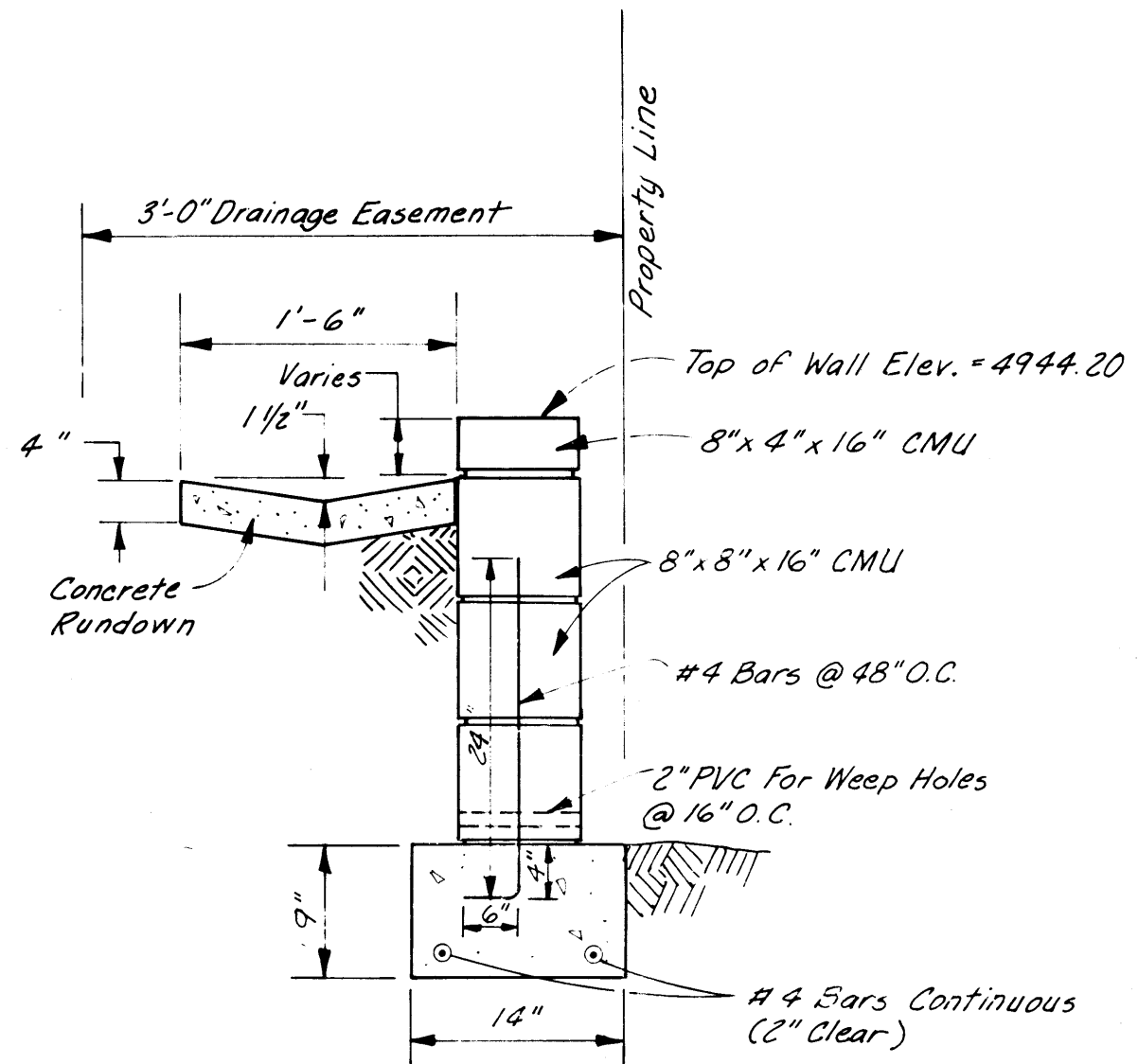
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: BARELAS COURT TOWNHOMES GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Tracy A. Khan</i>	4/6/89			
Trans. Dev.					
Utility Dev.	<i>REDO</i>	3/24/88			
DRAWING NO.	3683	MAP NO.	K-14	SHEET	5 OF 6

						ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			
								FIELD NOTES		"1-K-13" ELEV. 4944.026		CONTRACTOR			
				NO.				BY				DATE		WORK STAKED BY	
				1				BOUNDARY & EXISTING CONDITIONS SURVEYED BY Performed By Wayne Johnson NIPSS & ASSOCIATES, INC. SURVEYING CO.				1988		ACCEPTANCE BY	
NO. DATE		REMARKS		BY						225' SOUTH OF STOVER AVE. S.W. AND 0.4' WEST OF EIGHTH ST. S.W.		FIELD VERIFICATION BY DATE CORRECTED BY DATE			
												MICRO-FILM INFORMATION			
												RECORDED BY			
												DATE			
DESIGNED BY JVD												NO.			
DRAWN BY RB															
CHECKED BY JVD															



SCALE: 1" = 20'

- LEGEND**
- EXISTING SPOT ELEV. (TOP OF CURB)
 - PROPOSED SPOT ELEV. (FLOW LINE)
 - PROPOSED DIRECTION OF FLOW
 - 2'-4" BLOCK RETAINING WALL
 - CONCRETE PAD OR SIDEWALK (NEW)
 - 1'-6" CONCRETE RUNDOWN
 - SIDEWALK CULVERT, SEE COA DRWG. 2236



SECTION A-A
BLOCK RETAINING WALL & CONC. RUNDOWN

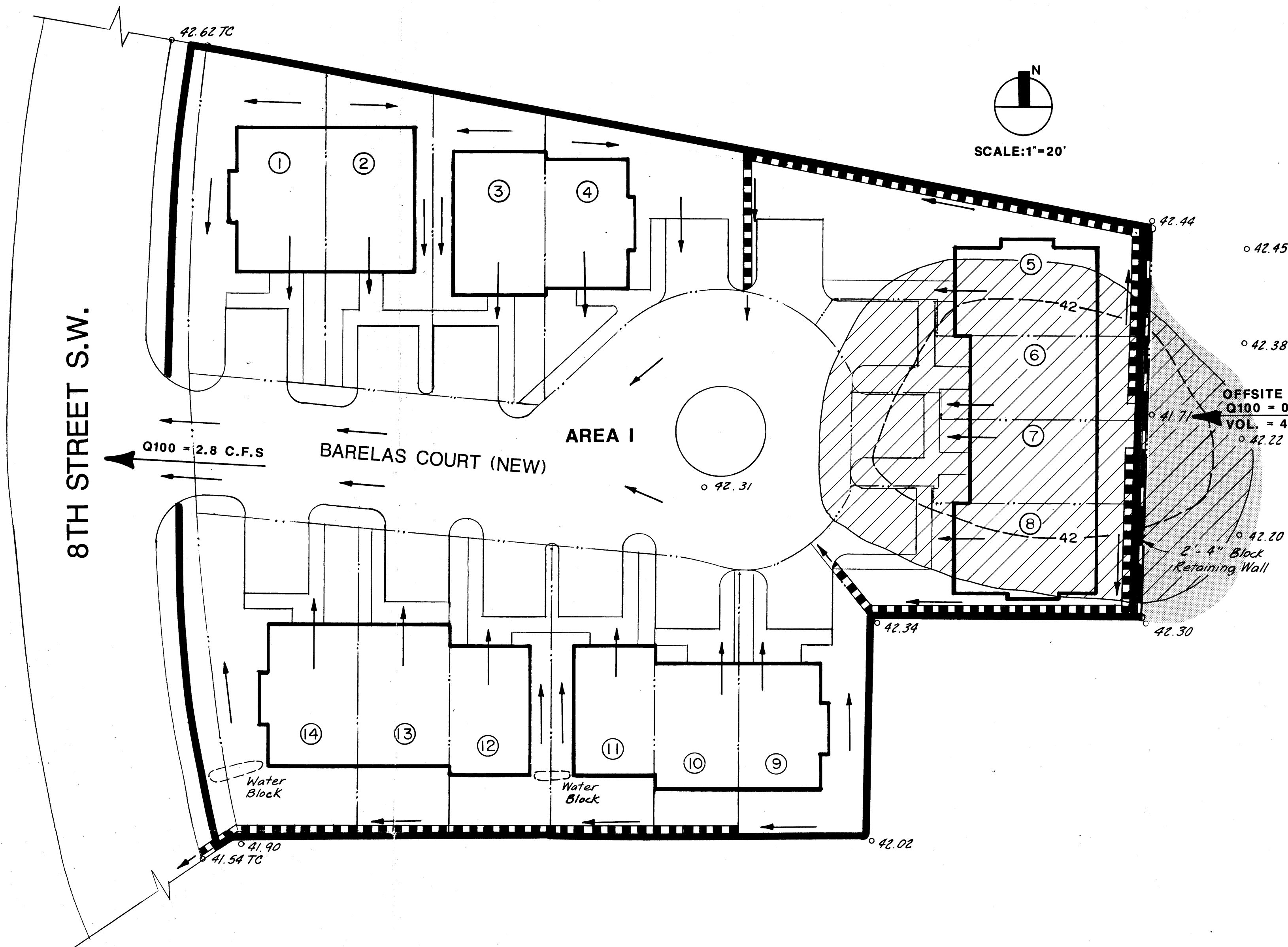
NOTE: WHERE THE RUNDOWN CONNECTS TO A SIDEWALK CULVERT, FLATTEN THE INVERT OF THE RUNDOWN TO MATCH THE STANDARD SIDEWALK CULVERT SECTION OVER 5'-0" OF LENGTH. (STD. CULVERT INV. = 1/2")

NOTE:
INDIVIDUAL BUILDING SLABS, PATIOS, SIDEWALKS AND DRIVEWAYS ARE NOT TO BE CONSTRUCTED UNDER THIS CONTRACT. THESE ELEVATIONS ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR ONLY.

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Albuquerque, NM 87109 • (505) 881-5357

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: BARELAS COURT TOWNHOMES GRADING PLAN					
APPROVALS: ENGINEER DATE APPROVALS: ENGINEER DATE					
D.R.C. Chair					
Trans. Dev.					
Utility Dev.					
DRAWING NO. 3683		MAP NO. K-14		SHEET 5 OF 6	

SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		AS BUILT INFORMATION	
NO.	1	BY	DATE	NO.	DATE	CONTRACTOR	DATE
FIELD NOTES		BY DATE		REVISIONS		BENCH MARKS	
1988		1988		DESIGN		ELEV. 4944.026	
Performed by Wayne		Performed by Wayne		BY		BRASS TABLET SET IN TOP OF CONCRETE	
Surveying Co.		Surveying Co.		DATE		POST 0.2' ABOVE GROUND, LOCATED APPROX.	
SURVEYING CO.		SURVEYING CO.		DATE		225' SOUTH OF STOVER AVE. S.W. AND 0.4'	
SURVEYING CO.		SURVEYING CO.		DATE		WEST OF EIGHTH ST. S.W.	
SURVEYING CO.		SURVEYING CO.		DATE		MICRO-FILM INFORMATION	
SURVEYING CO.		SURVEYING CO.		DATE		RECORDED BY	
SURVEYING CO.		SURVEYING CO.		DATE		NO.	



FLOOD MAP

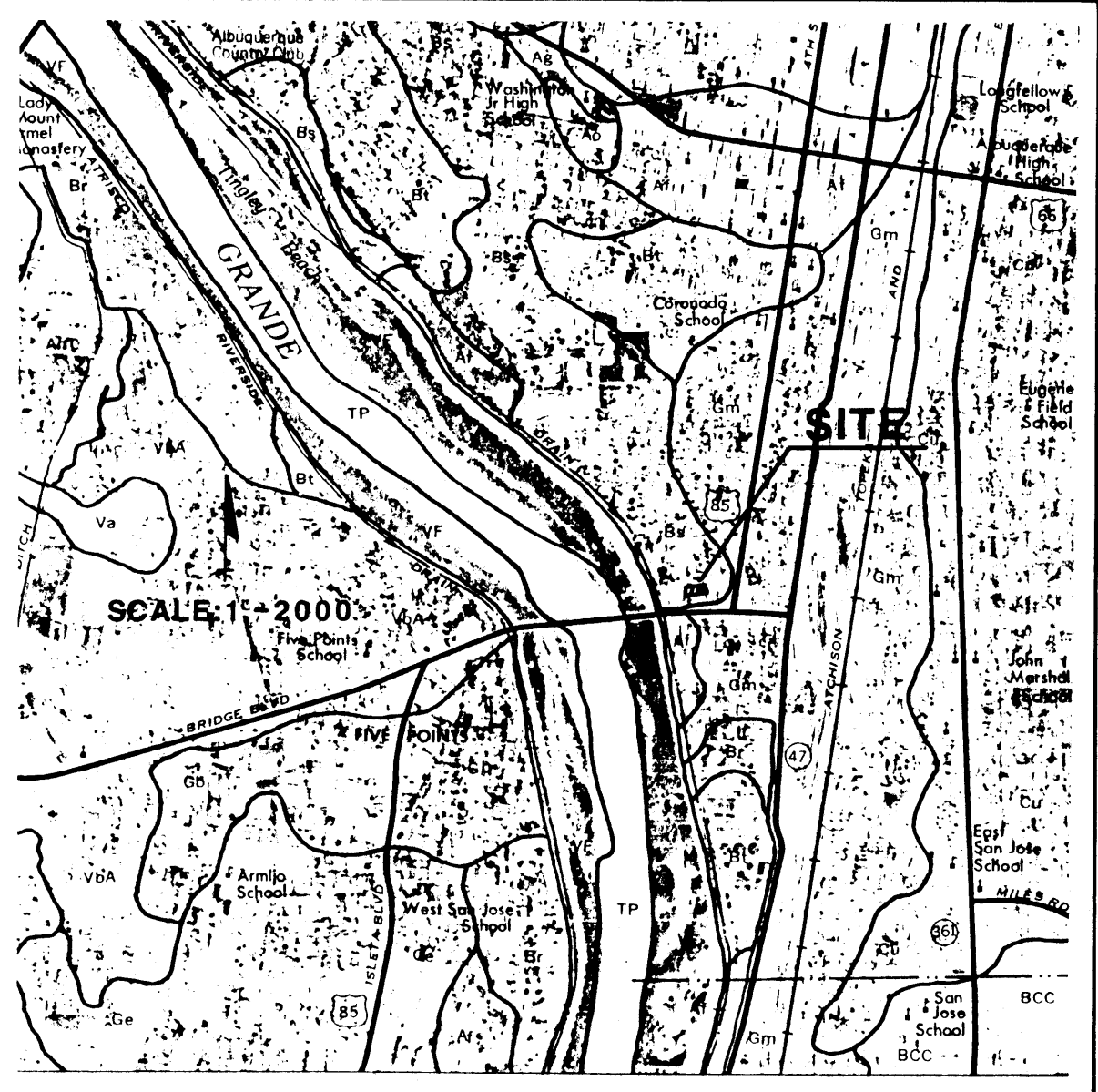


VICINITY MAP



CITY OF ALBUQUERQUE ZONE
ATLAS MAP NO. K-14-Z

SOILS MAP



FROM SOIL SURVEY, BERNALILLO
COUNTY-U.S.D.A., S.C.S. MAP NO. 30

NOTES

- 1.) BENCH MARK: ACS STANDARD BRASS TABLET STAMPED "ACS 1-K-13". LOCATED APPROX. 225' SOUTH OF STOVER AVE. S.W. AND 0.4' WEST OF EIGHTH ST. S.W. ELEV. 4944.03
- 2.) SEE GRADING PLAN FOR PROPOSED ELEVATIONS AND CONSTRUCTION DETAILS.

LEGEND

- DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- PROPOSED CONCRETE RUNDOWN
- EXISTING SPOT ELEVATION
- RETAINING WALL
- APPROXIMATE OFFSITE PONDING (PROPOSED)
- APPROXIMATE PONDING (EXISTING CONDITIONS)

EXISTING HYDROLOGY

AREA	D.A.	H	S	L	Tc	SOIL	%	CN	C	P2	P 10	P 100	I 2	I 10	I 100	VOL 2	VOL 10	VOL 100	Q 2	Q 10	Q 100
ac.	ft.	ft/ft	ft	min	min	TYPE	IMP			in.	in.	in.	in/hr	in/hr	in/hr	cf	cf	cf	cfs	cfs	cfs
EXIST	1.38	2.0	0.0100	200	10	A	10	58	0.24	1.00	1.48	2.25	2.12	3.12	4.76	0	200	1,002	0.7	1.0	1.6

PROPOSED HYDROLOGY

AREA	D.A.	H	S	L	Tc	SOIL	%	CN	C	P2	P 10	P 100	I 2	I 10	I 100	VOL 2	VOL 10	VOL 100	Q 2	Q 10	Q 100
ac.	ft.	ft/ft	ft	min	min	TYPE	IMP			in.	in.	in.	in/hr	in/hr	in/hr	cf	cf	cf	cfs	cfs	cfs
I	0.93	1.0	0.0040	250	10	A	80	89	0.64	1.00	1.48	2.25	2.12	3.12	4.76	2,026	3,376	6,077	1.3	1.9	2.8
OFFSITE	0.45	2.0	0.0100	200	10	A	30	64	0.30	1.00	1.48	2.25	2.12	3.12	4.76	0	82	408	0.3	0.4	0.6

SOILS INFORMATION:

FROM SOIL SURVEY, BERNALILLO COUNTY, U.S.D.A., S.C.S.

Soil series and map symbols	Degree and kind of limitations for—						Suitability as source of—				Soil features affecting—		Hydrologic soil group
	Septic tank absorption fields	Sewage lagoons	Shallow excavations	Dwellings without basements	Sanitary landfill (trench type)	Local roads and streets	Road fill	Sand	Gravel	Topsoil	Pond reservoir areas	Dikes, levees, and other embankments	
Brazito: Br, Bs, Bt.....	Slight.....	Severe: seepage.	Severe: cutbanks cave.	Slight.....	Severe: seepage; too sandy.	Slight.....	Good.....	Fair: excess fines.	Unsuited.....	Fair: thin layer.	Seepage.....	Seepage: piping; erodes easily.	A

Bs—Brazito silty clay loam. This level soil is in the Rio Grande Valley. It has a profile similar to that described as representative of the series, but the surface layer is commonly 12 inches thick and in some areas is 12 to 14 inches thick. The surface layer is silty clay loam because plowing has mixed the fines from silty irrigation water with the underlying sand. In most areas the seasonal water table is below 60 inches. In about 7 percent of the mapped areas, however, it is at a depth of 45 to 60 inches and the soil is slightly to moderately saline. Slopes are 0 to 1 percent. Included in mapping are small areas of Agua silty clay loam and Brazito fine sandy loam.

Runoff is slow, and the hazard of water erosion is slight. Permeability is moderate to the underlying strongly contrasting sand layer and rapid below. Available water capacity is 4 to 5.5 inches. This soil is used for irrigated alfalfa, row crops, and tame pasture. It is also used for wildlife habitat and community development. Sewage effluent can contaminate underground water supplies where this soil is used for community development. Irrigate capability unit III-8.

DESCRIPTION:

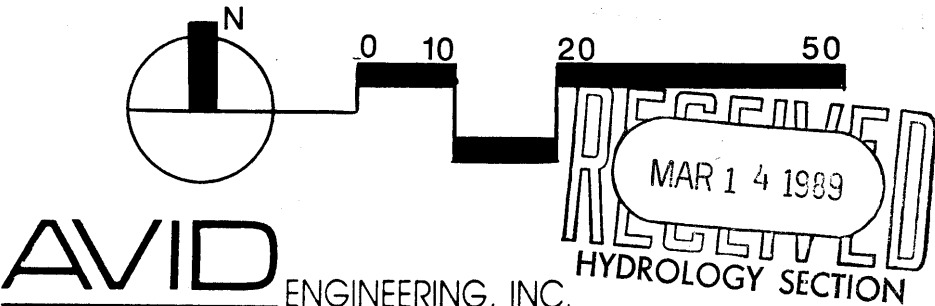
TRACT A, of THE LANDS of SANCHEZ/CHAVEZ, as the same is shown and designated on the Map of said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 19, 1988 in Plat Book C37, page 135.

BARELAS COURT TOWNHOMES

DRAINAGE REPORT EXHIBIT I

SCALE: 1" = 20'-0"

REVISIONS			
No.	Date	Remarks	By
1	3/8/89	Added Existing Hydrology And Concrete Rundown.	JD



DESIGN COLLABORATIVE SOUTHWEST INC. ARCHITECTS