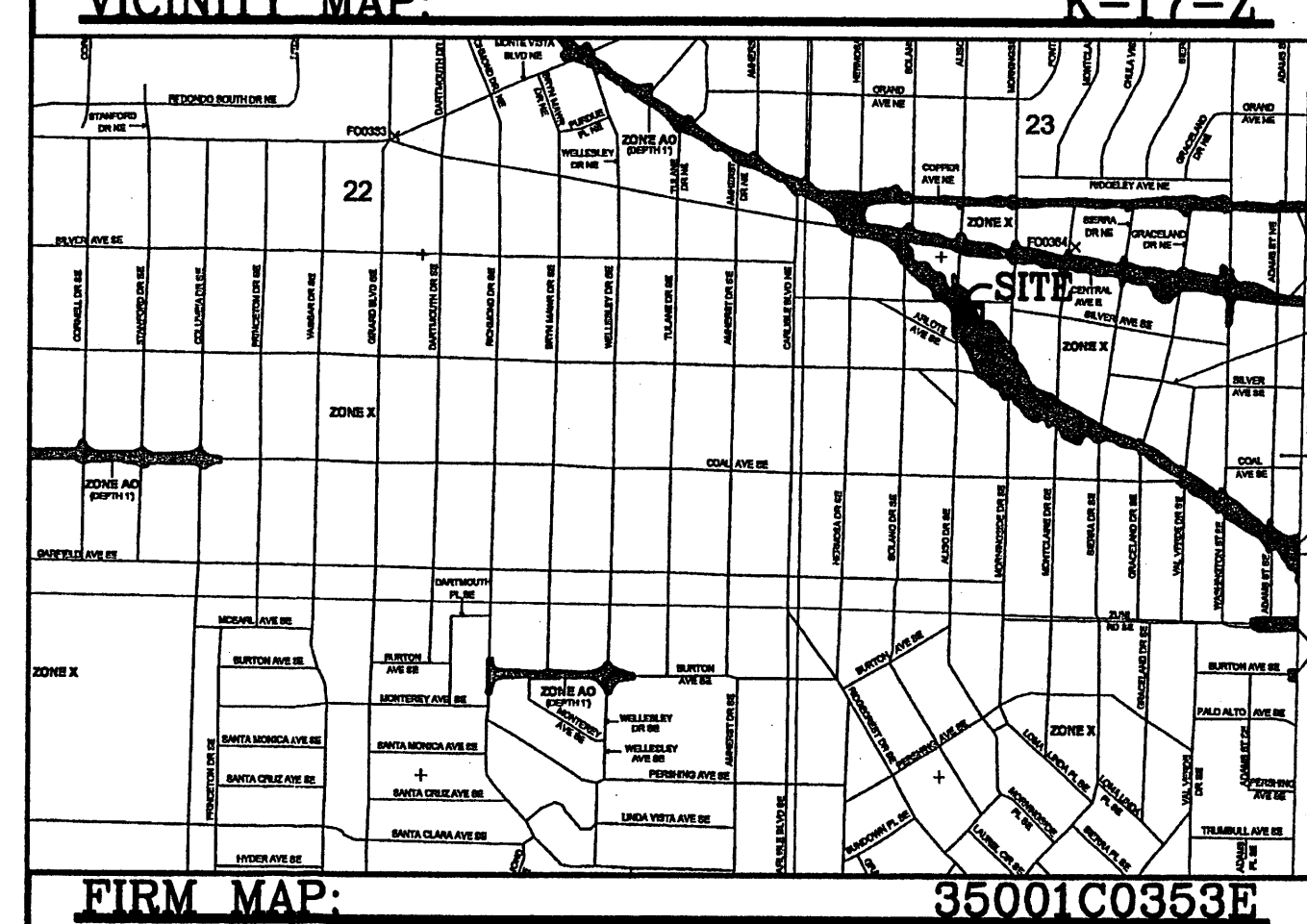
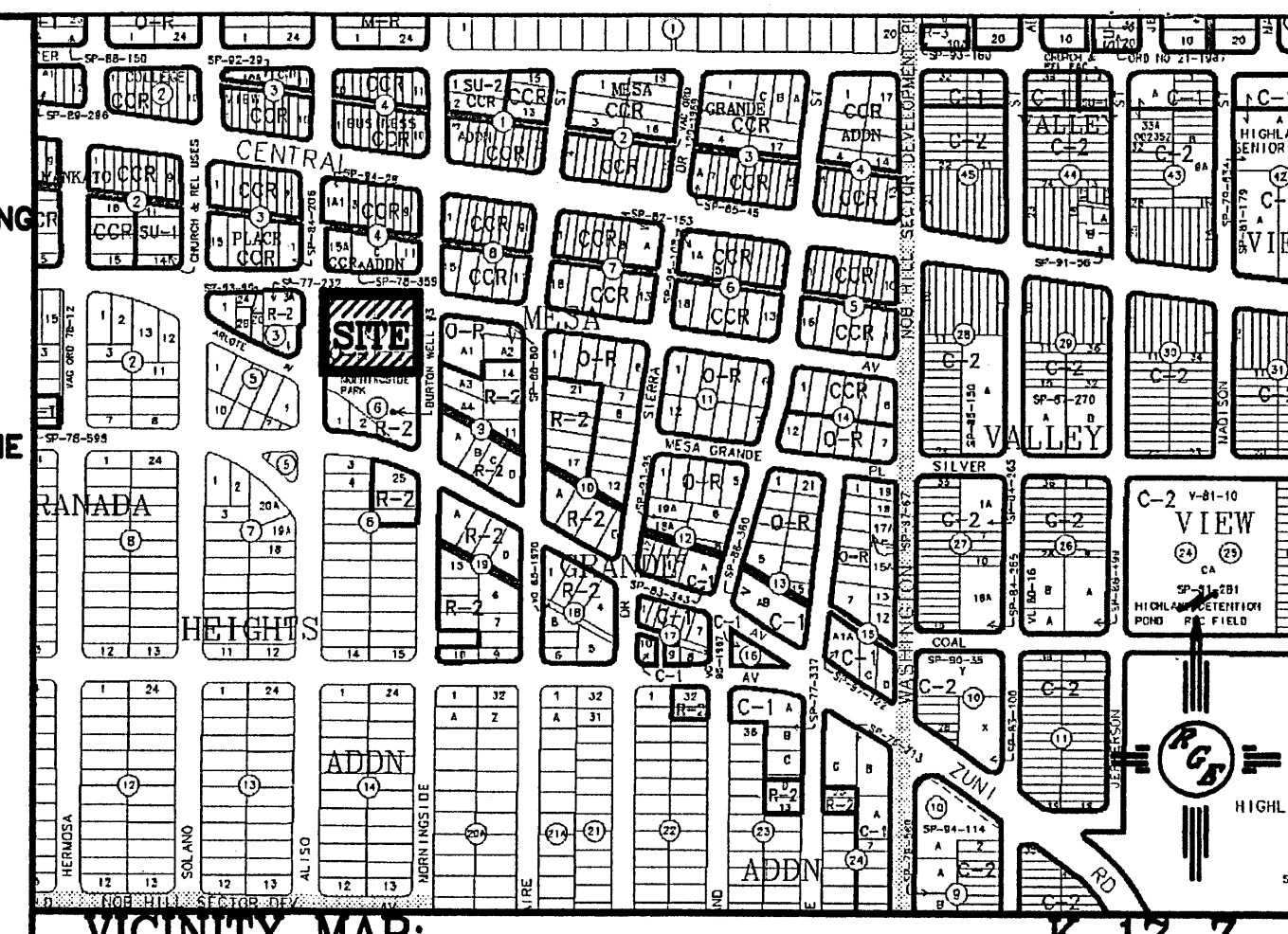
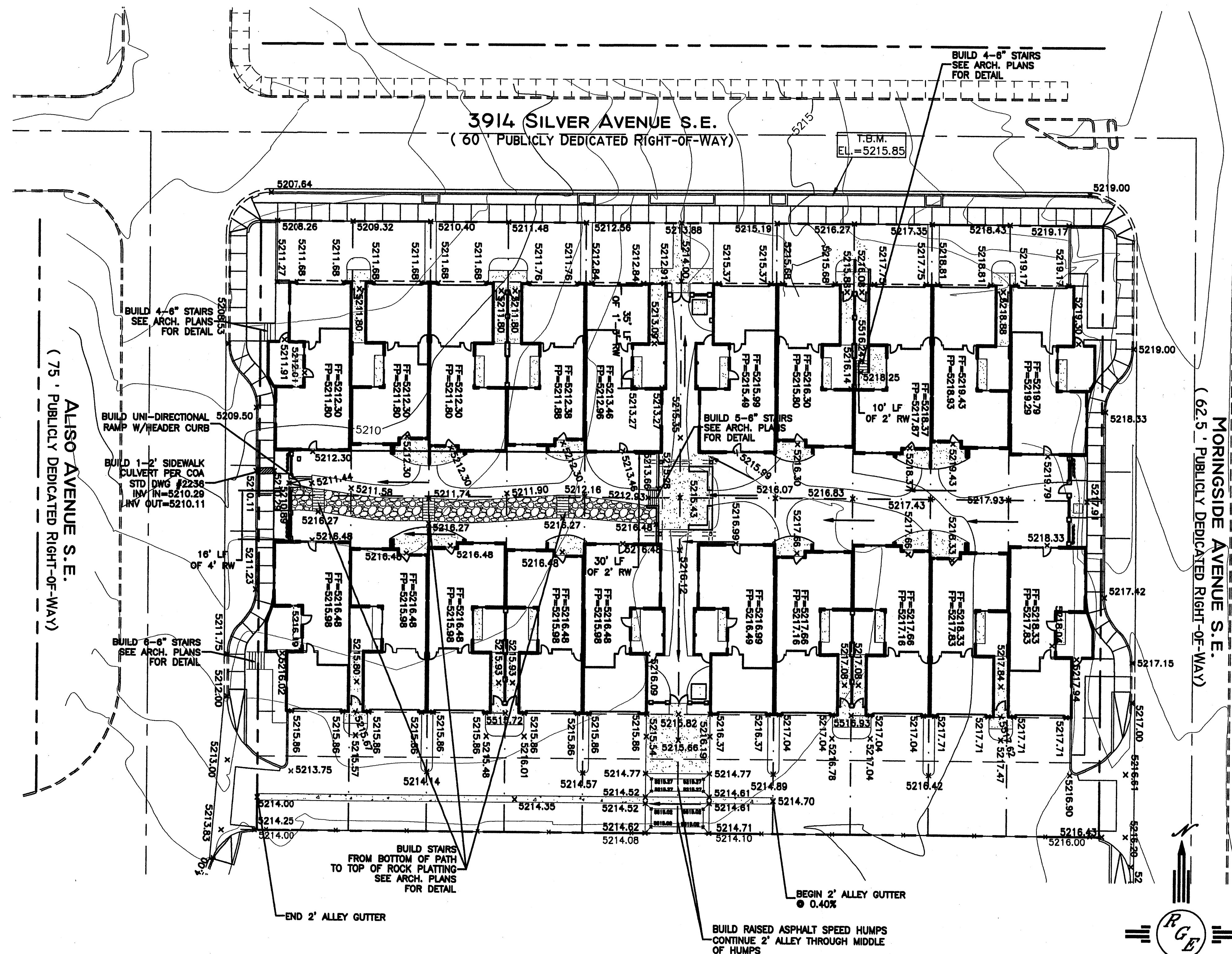


NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CITY CURB AND GUTTER TO BE 8" STD PER COA STD DWG #2415A.
3. ALL GARAGES SHALL HAVE 1.50% SLOPE MIN.
4. ALL EXTERIOR DOORS SHALL HAVE A 3.5" STEP DOWN. EXCEPT IN BACK YARD AREAS.
5. SEE GEOTECH REPORT FOR FOOTING AND PAD REQUIREMENTS.
6. ALL SIDEWALKS SHALL BE PER COA STD DWG #2430.

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.
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5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:
LOT 1,2,3,4 BLK 4, GRANADA HEIGHTS ADDITION

LEGEND

- EXISTING FENCE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ROCK PLATTING-2: SLOPE TIE MAX.

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL
DAVID SOULE
P.E. #14522

TOWNHOMES @
MASON'S LANDING
GRADING AND
DRAINAGE PLAN
Rio Grande
Engineering
1808 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87108
(505) 672-0699

DRAWN BY WCHW
DATE 2-24-05
2448-GRB-1-13-05X
SHEET # C-100
JOB # 2448

DRAWN: XXX
CHECKED: XXX
DATE: 12.08.04
REVISIONS
XXX
XXX
MAY 12 2005
HYDROLOGY SECTION

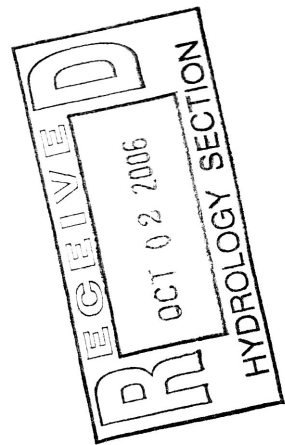
CAUTION:
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NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

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NCSS
MENTAL
320 CENTRAL AVE SW
ALBUQUERQUE, NM 87102
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ALSO
NOB HILL TOWNHOUSES
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ALBUQUERQUE NM 87108

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HAND WRITTEN NOTES ON THIS AS BUILT

DRAWING ARE MY NOTATION.

Gary E. Grisko
GARY E. GRISKO

NOTES:

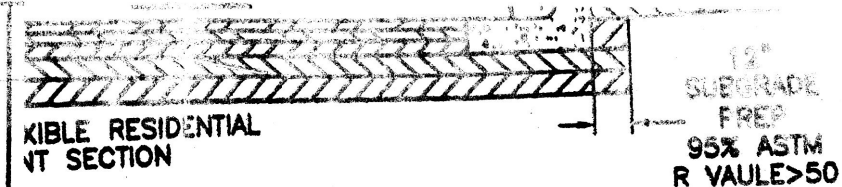
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4. ALL EXTERIOR DOORS SHALL HAVE A 3.5" STEP DOWN. EXCEPT IN BACK YARD AREAS.
5. SEE GEOTECH REPORT FOR FOOTING AND PAD REQUIREMENTS.
6. ALL SIDEWALKS SHALL BE PER COA STD DWG #2430.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 12/17/04. The record information edited on the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The certification is submitted in support of a request for Release of Financial Guarantee. The interior court yard was been graded such that French drains and sumps are used for water harvesting. The location, maintenance and function of these areas are outside of this certification. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

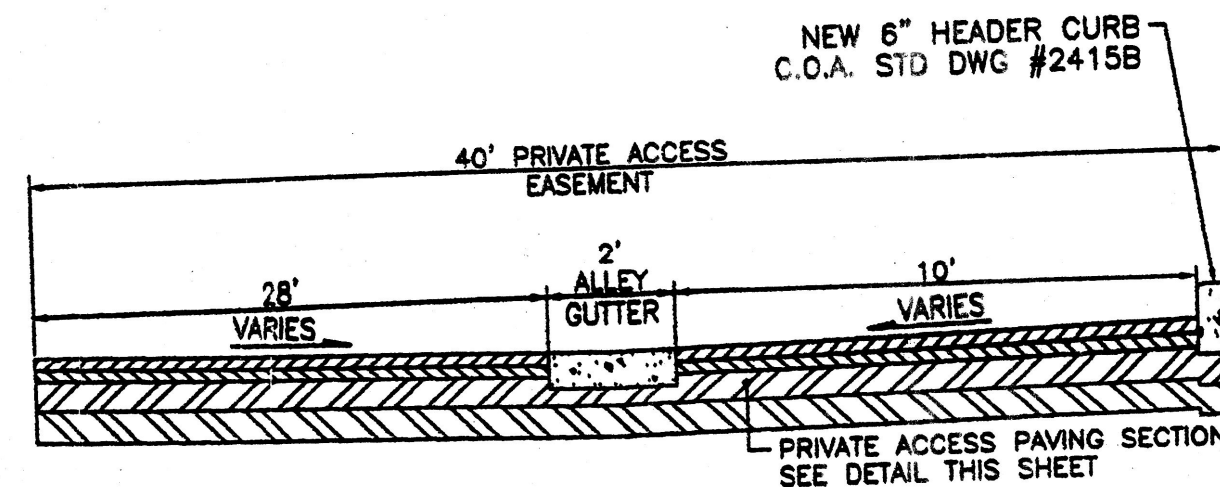


EROSION CONTROL NOTES:

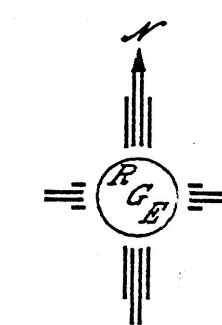
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SECTION E-E



TYPICAL 40' PRIVATE ACCESS W/2' ALLEY GUTTER



FIRM MAP: 35001C0353E

LEGAL DESCRIPTION:

LOT 1,2,3,4 BLK 4, GRANADA HEIGHTS ADDITION

LEGEND

- EXISTING FENCE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ROCK PLATTING-2: SLOPE TIE MAX.

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL 	TOWNHOMES @ MASON'S LANDING GRADING AND DRAINAGE PLAN <i>Rio Grande Engineering</i> 1006 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (755) 572-0939	DRAWN BY: WCWJ DATE: 2-24-05 2448-GRB-1-13-05X SHEET # C-100 JOB # 2448
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NOB HILL TOWNHOUSES
SILVER & MORNINGSID
ALBUQUERQUE NM 87108

AS BUILT

DRAWN: XXX
CHECKED: XXX
DATE: 12-08-04

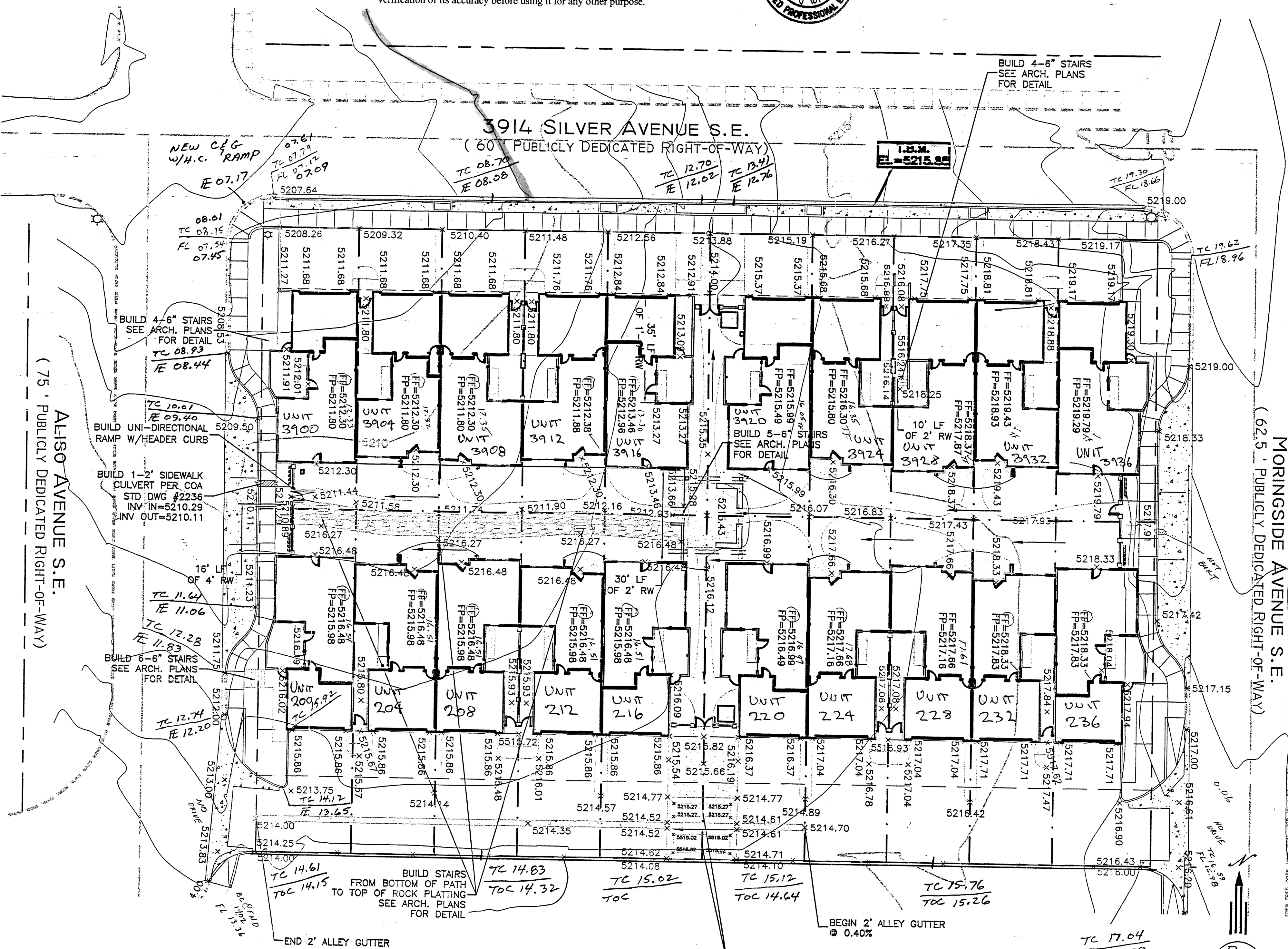
REVISIONS

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HYDROLOGY SECTION



SEE ATTACHED DETAIL
E-E FROM RIO GRANDE ENG.
PERMIT DRAWINGS

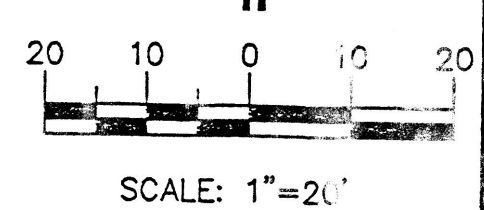
AS-BUILTS
CURBS
MR-BMC
1-12-06

NOTE: ON SOUTH
SIDE OF PROJECT
NO ASPHALT HAS
BEEN INSTALLED

BUILD RAISED ASPHALT SPEED HUMPS
CONTINUE 2' ALLEY THROUGH MIDDLE
OF HUMPS

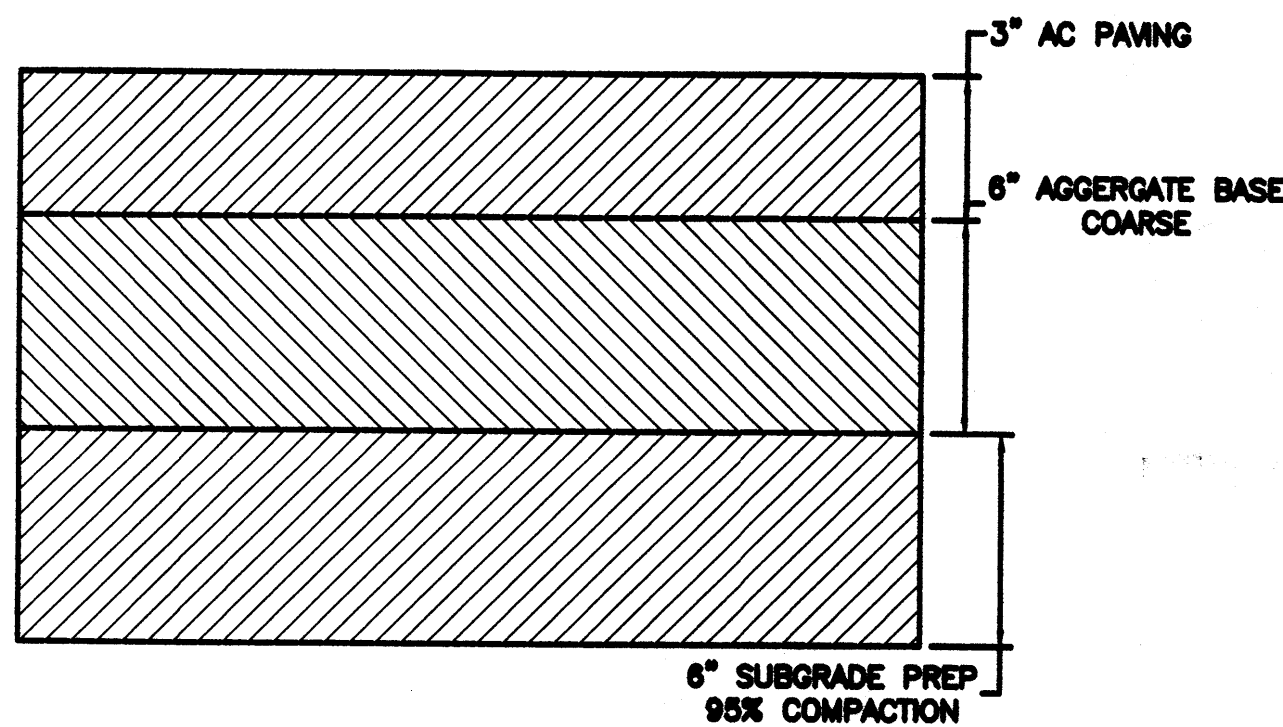
TOC = TOP OF CONC
ON PARK SIDE OF
NEW CURB

TC = TOP OF CURB



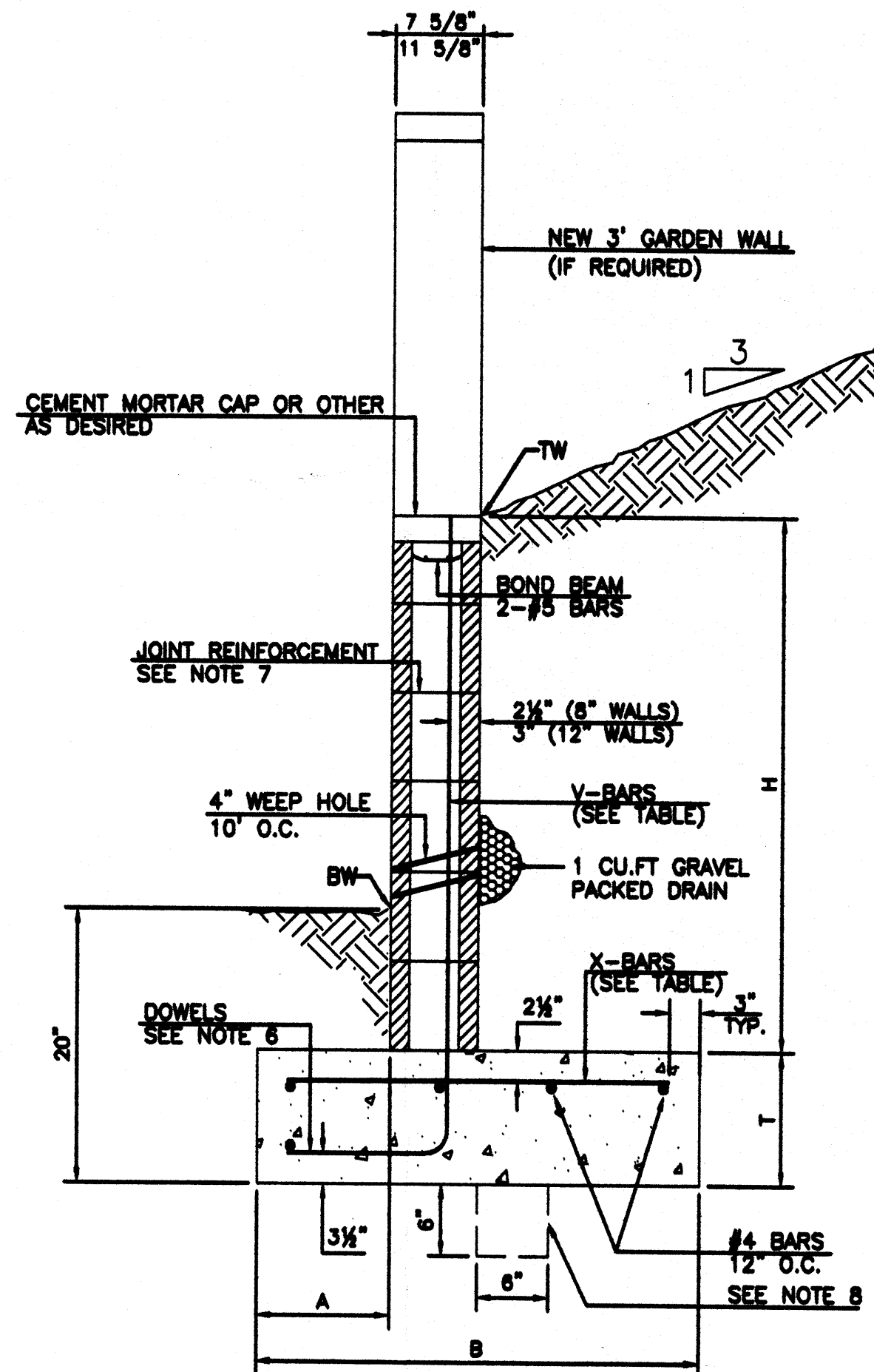
SCALE: 1"=20'

CAUTION: 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.



PAVING SECTION

NTS
FOR BIDDING PURPOSES ONLY
SEE GEOTECH REPORT FOR SECTION



RETAINING WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

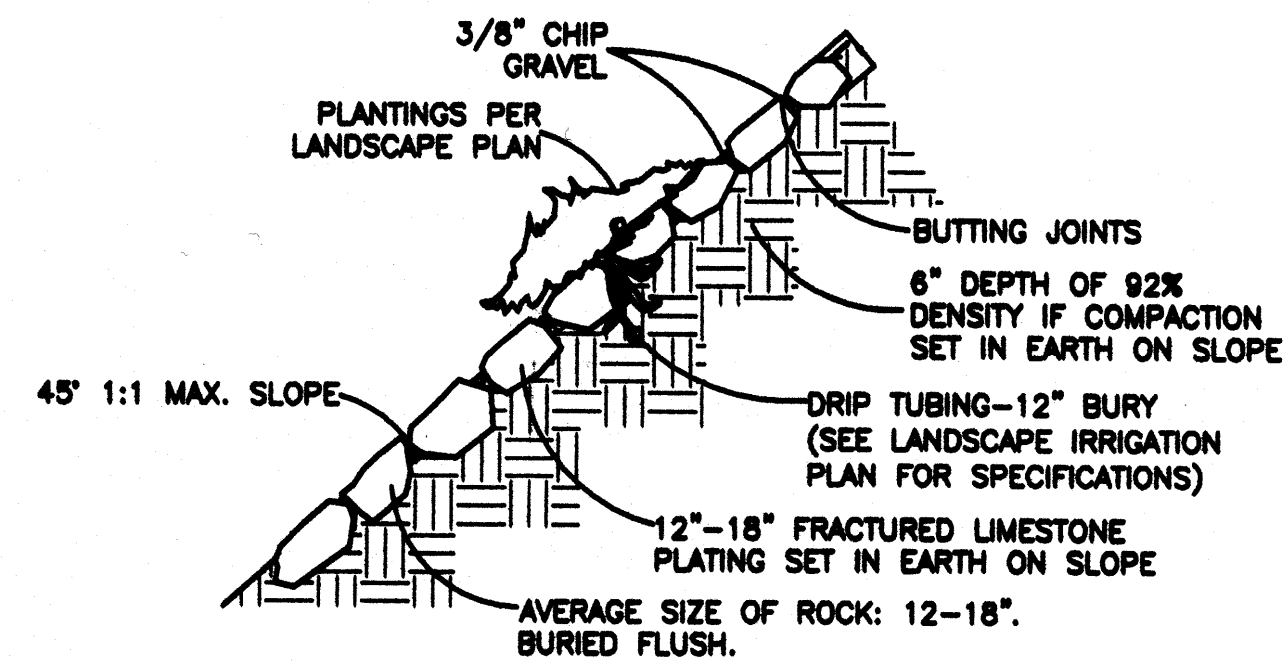
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-6"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-0"	10"	2'-10"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-8"	12"	3'-6"	12"	#4 @24" O.C.	#4 @24" O.C.
5'-4"	14"	3'-10"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-0"	16"	4'-4"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	18"	4'-10"	14"	#5 @16" O.C.	#5 @16" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

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

GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- 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.
- JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8' CENTERS VERTICALLY.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



ROCK PLATING DETAIL

GREY LIMESTONE

NTS

ENGINEER'S SEAL 	SILVER TOWNHOMES GRADING AND DRAINAGE PLAN <i>Pio Grande Engineering</i> 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 672-0999	DRAWN BY WCWJ
		DATE 12-08-04
DAVID SOULE P.E. #14522		SHEET # C-101
		JOB # 2448

DRAWN: xxx
CHECKED: xxx
DATE: 12.08.04

REVISIONS

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320 CENTRAL AVE SW
ALBUQUERQUE, NM 87102
TEL: 505.242.2851 FAX: 505.242.2852

ALISO
NOB HILL TOWNHOUSES
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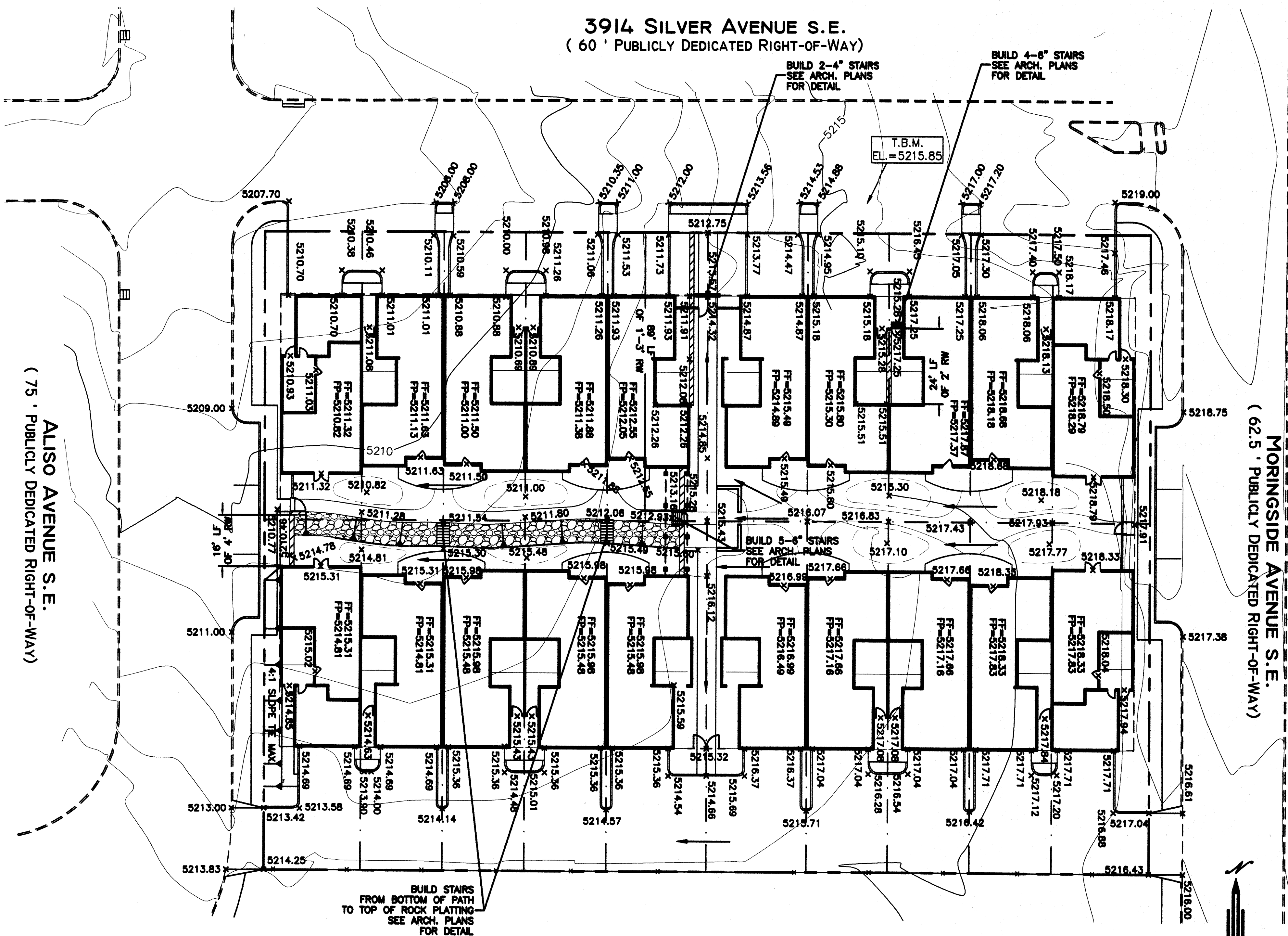
FOR CONSTRUCTION

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO BE 6" MEDIAN
3. ALL GARAGES SHALL HAVE 1.50% SLOPE MIN.
4. ALL EXTERIOR DOORS SHALL HAVE A 3.5" STEP DOWN. EXCEPT IN BACK YARD AREAS.
5. SEE GEOTECH REPORT FOR FOOTING AND PAD REQUIREMENTS FOR STRUCTURES AROUND WATER STORAGE/PONDING AREAS IN REAR YARDS.
6. WATER STORAGE AREAS SHALL NOT EXCEED 6" IN DEPTH.

EROSION CONTROL NOTES:

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FIRM MAP:

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LOT 1,2,3,4 BLK 4, GRANADA HEIGHTS ADDITION

LEGEND

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- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ROCK PLATING-2: SLOPE TIE MAX.

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL
DAVID SOULE
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
P.E. #14522

TOWNHOMES @ MASON'S LANDING
GRADING AND DRAINAGE PLAN
Rio Grande Engineering
1806 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0000

DRAWN BY WCWJ
DATE 12-08-04
SHEET # C-100
JOB # 2448

DRAWN: xxx
CHECKED: xxx
DATE: 12.08.04

REVISIONS

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320 CENTRAL AVE SW
ALBUQUERQUE NM 87102
TEL: 505.242.2851 FAX: 505.242.2852

ALISO
NOB HILL TOWNHOUSES
SILVER & MORRISIDE
ALBUQUERQUE NM 87108

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