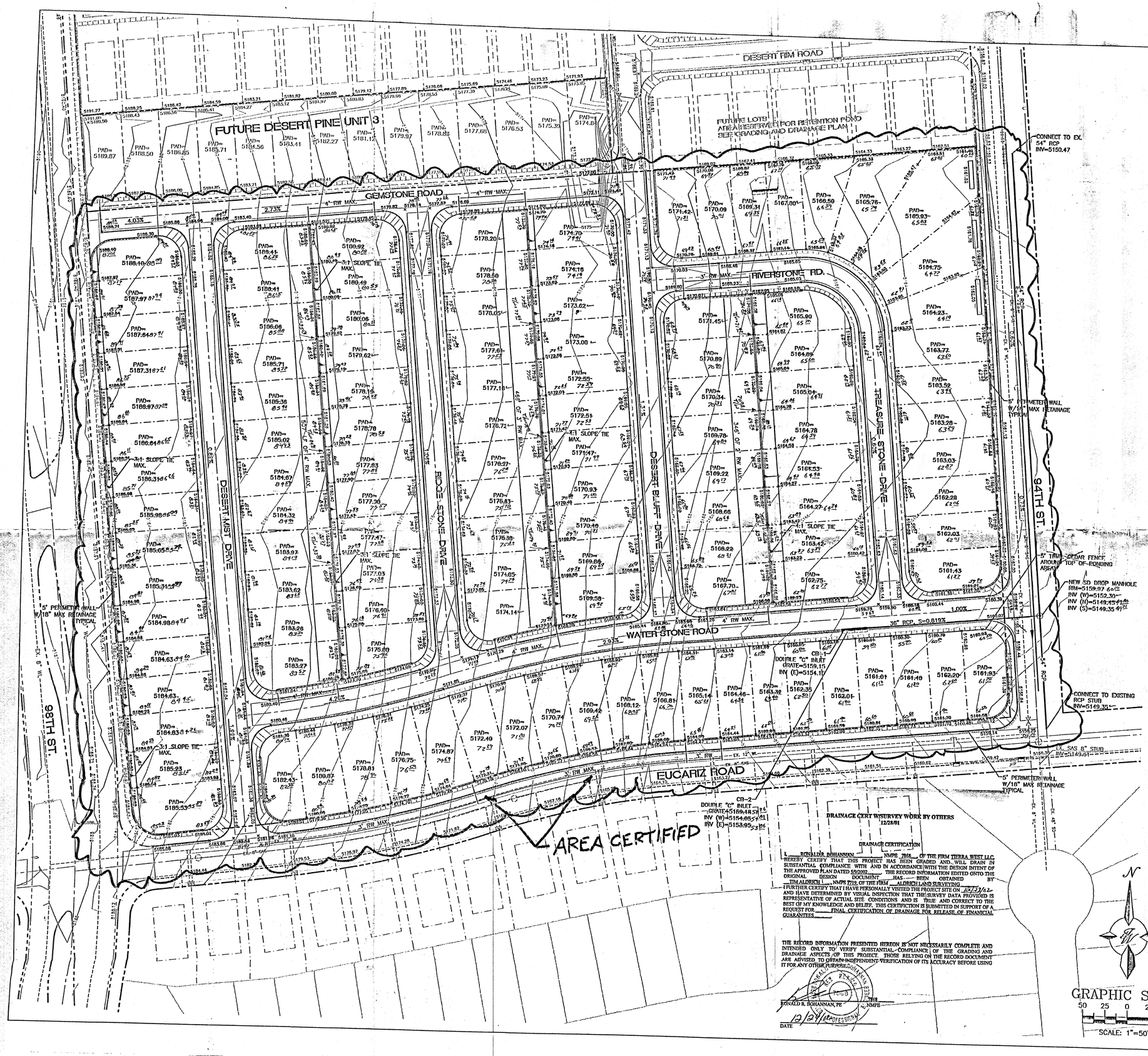
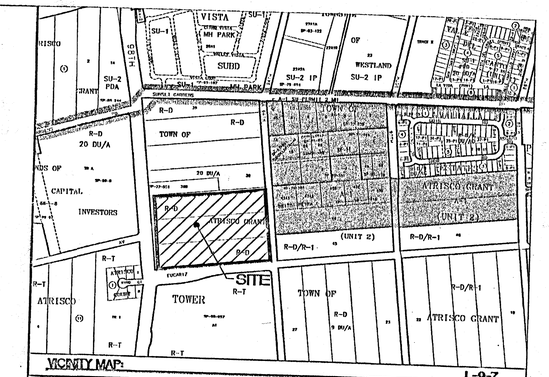
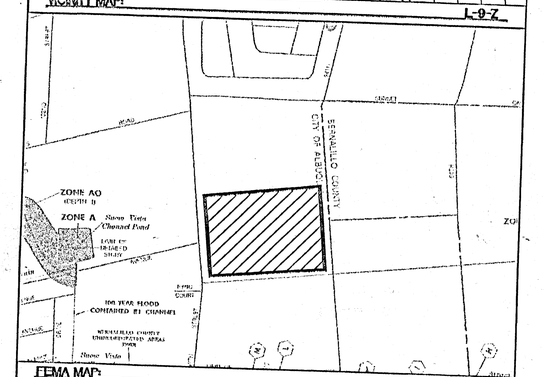



**LEGAL DESCRIPTION:**

Proposed Desert Pine Subdivision, Comprising of Lot 36-A and all of Lots 37, 38 and 39, Unit 2

**NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. SEE SHEET 5 FOR TYPICAL LOT LAYOUT AND GRADING
3. 98th STREET IS PART OF SAD 222 AND WILL BE BUILT BY OTHERS ALONG WITH A 6' WIDE SIDEWALK.
4. LIMITS OF STANDARD CURB AND GUTTER AS SHOWN. VERIFY WITH PLAN AND PROFILE SHEETS.

**LEGEND**

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- SIDEWALKS TO BE DEFERRED
- PROPOSED RETAINING WALL (RW)
- PROPOSED SCREEN WALL
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED DEPRESSED MOUNTABLE C & G
- PROPOSED STANDARD CURB & GUTTER

**DRAINAGE CERT W/SURVEY WORK BY OTHERS**
**12/28/01**

**DRAINAGE CERTIFICATION**

I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/2/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIM ALDRICH, NMPS 7719, OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/23/02 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF DRAINAGE FOR RELEASE OF FINANCIAL GUARANTEES.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

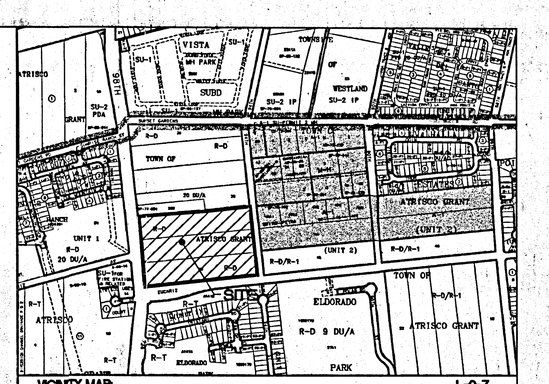
RONALD R. BOHANNAN, PE 7868 NMPE

12/24/02
DATE

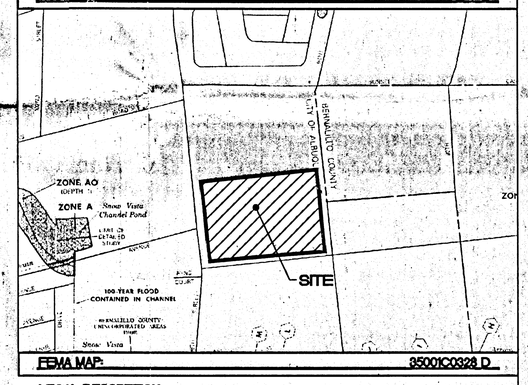
RECEIVED
DEC 24 2002
HYDROLOGY SECTION

ROUGH GRADING APPROVAL

| | | |
|---|---|---|
| ENGINEER'S SEAL | DESERT PINE SUBDIVISION PHASE 2 | DRAWN BY DMP |
| | GRADING AND DRAINAGE PLAN | DATE 05/08/02 |
| | | 2134GRD.DWG |
| RONALD R. BOHANNAN P.E. #7868 | TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100 | SHEET # 4 |
| | | JOB # 210034 |




VICINITY MAP: L-9-Z




FEMA MAP: 35001C0328 D

**LEGAL DESCRIPTION:**

Proposed Desert Pine Subdivision, Comprising of Lot 36-A and all of Lots 37, 38 and 39, Unit 2

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4. LIMITS OF STANDARD CURB AND GUTTER AS SHOWN. VERIFY WITH PLAN AND PROFILE SHEETS.

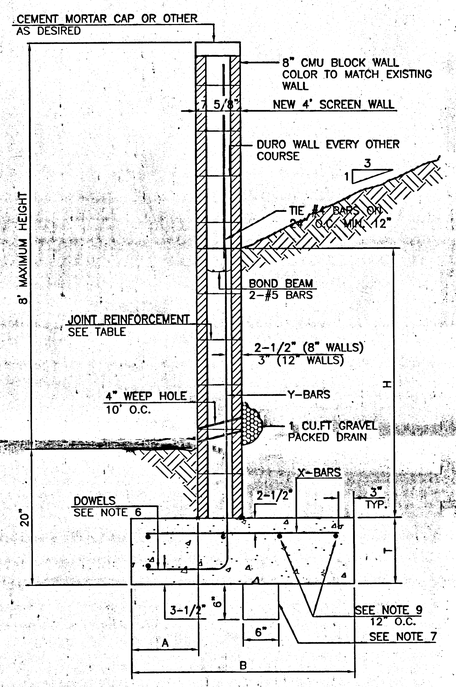
**LEGEND**

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- SIDEWALKS TO BE DEFERRED
- PROPOSED RETAINING WALL (RW)
- PROPOSED SCREEN WALL
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED DEPRESSED MOUNTABLE C & G
- PROPOSED STANDARD CURB & GUTTER

RECEIVED OCT 26 2001 HYDROLOGY SECTION

ROUGH GRADING APPROVAL DATE

| | | |
|---|---|---|
| ENGINEER'S SEAL | DESERT PINE SUBDIVISION PHASE 2 | DRAWN BY BDG |
| | | DATE 10/18/01 |
| | GRADING AND DRAINAGE PLAN | 2134GRA.DWG |
| | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET # 4 |
| RONALD R. BOHANNAN P.E. #7868 | | JOB # 200048 |




RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

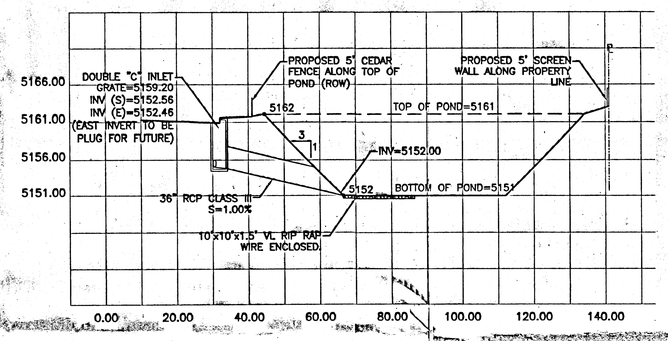
| H | X | A | B | T | Y-BARS | X-BARS |
|---|---|---|---|---|---|---|
| ft.-in. | ft.-in. | in. | ft.-in. | in. | | |
| 2'-0" | 1'-1" | 8" | 2'-4" | 9" | #3 @32" O.C. | |
| 2'-8" | 1'-9" | 8" | 2'-9" | 9" | #4 @32" O.C. | #3 @27" O.C. |
| 3'-4" | 2'-5" | 8" | 2'-4" | 9" | #3 @32" O.C. | #3 @27" O.C. |
| 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

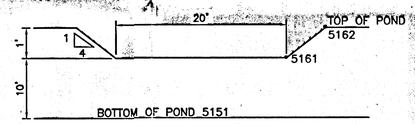
| H | X | A | B | T | Y-BARS | X-BARS |
|---|---|---|---|---|---|---|
| ft.-in. | ft.-in. | in. | ft.-in. | in. | | |
| 5'-4" | 4'-8" | 14" | 3'-8" | 10" | #4 @24" O.C. | #3 @25" O.C. |
| 6'-0" | 5'-4" | 15" | 4'-2" | 12" | #4 @16" O.C. | #4 @30" O.C. |
| 6'-8" | 6'-0" | 16" | 4'-6" | 12" | #6 @24" O.C.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

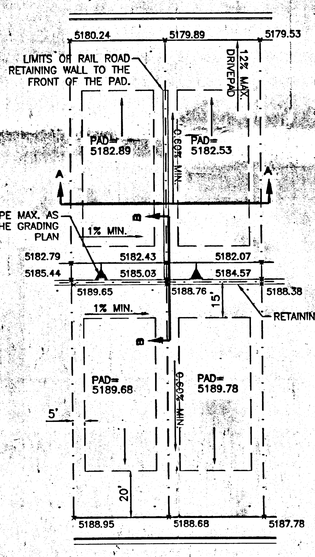
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY 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 LESS THAN 2'-8" IN HEIGHT. #4 BARS TO BE USED ON WALLS GREATER THAN OR EQUAL TO 2'-8" X BARS TO BE USED ON WALLS EXCEEDING 2'-8"
10. 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".



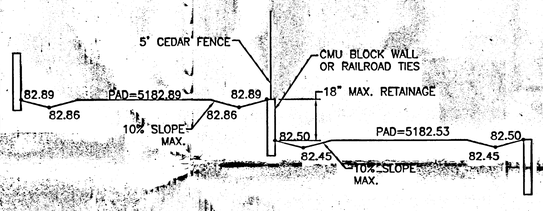

SECTION A-A
HORZ SCALE: 1"=20'
VERT. SCALE: 1"=10'



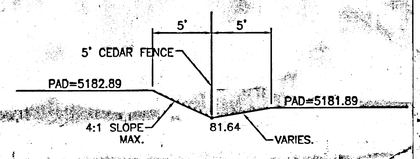

EMERGENCY SPILLWAY #1
NTS



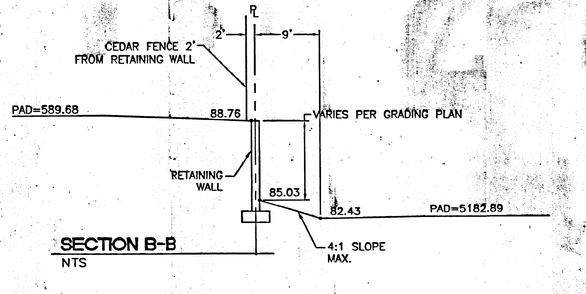

TYPICAL LOT GRADING
SCALE: 1"=30'



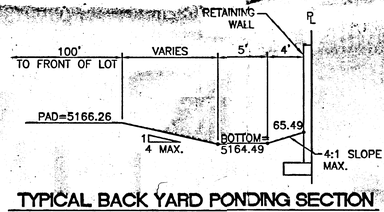

SECTION A-A
TYPICAL SIDE YARD GRADING
NTS




(OPTIONAL) SECTION A-A
TYPICAL SIDE YARD GRADING
NTS




SECTION B-B
NTS




TYPICAL BACK YARD PONDING SECTION
NTS

RECEIVED
OCT 26 2001
HYDROLOGY SECTION

ENGINEER'S SEAL

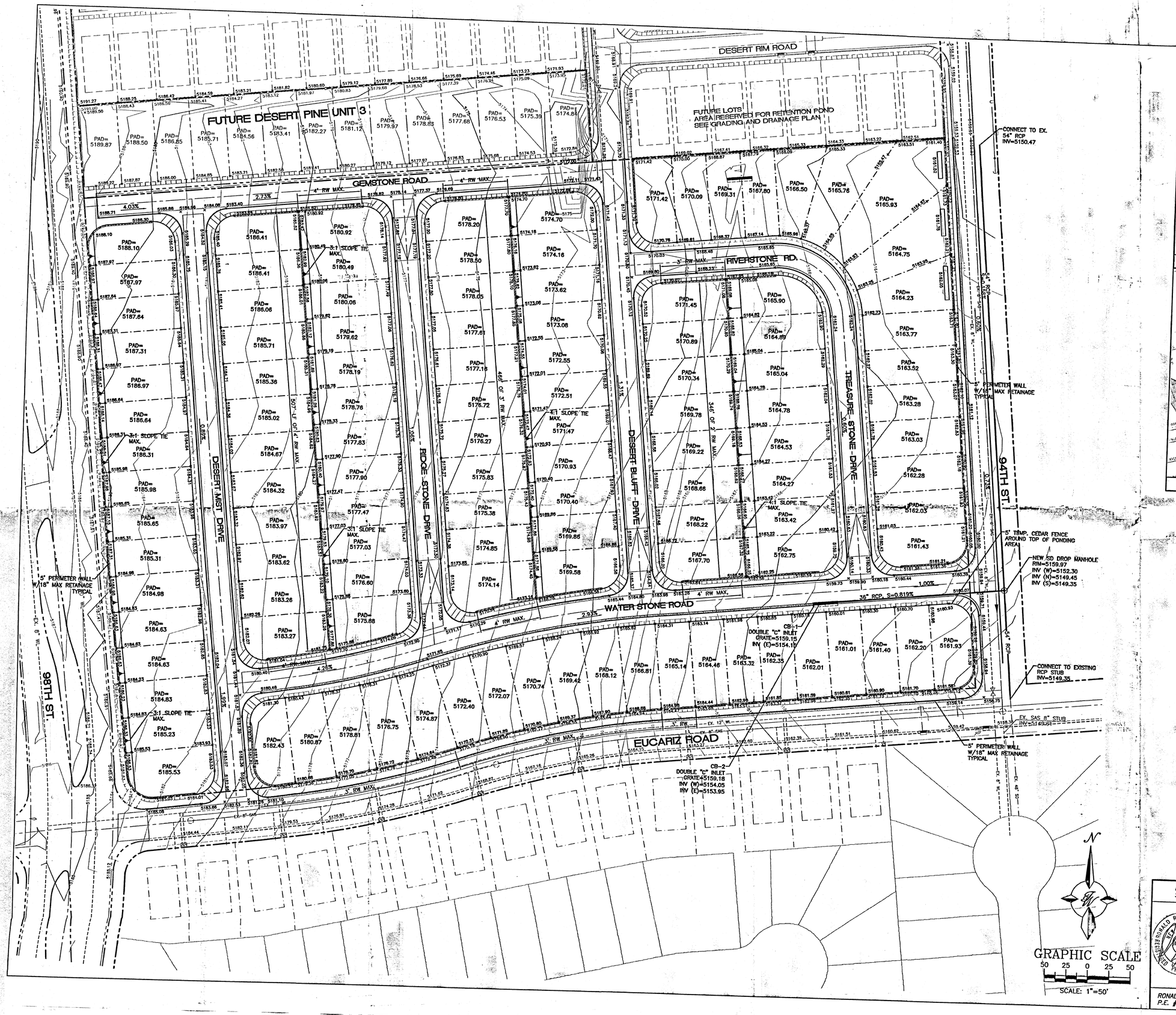
RONALD R. BOHANNAN P.E. #7868

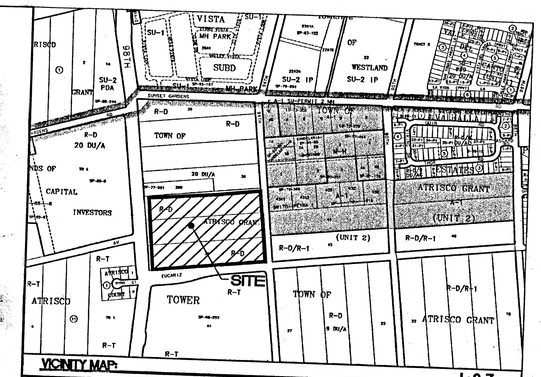
DESERT PINE SUBDIVISION

GRADING AND DRAINAGE PLAN DETAILS

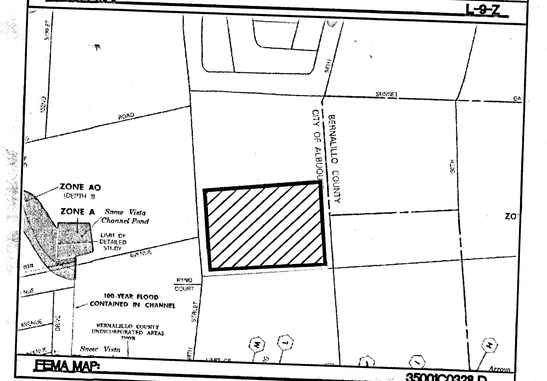
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BDG
DATE 10/18/01
2134GRA.DWG
SHEET # 4
JOB # 200048




VICINITY MAP: L-9-Z




FEMA MAP: 35001C0328 D

**LEGAL DESCRIPTION:**
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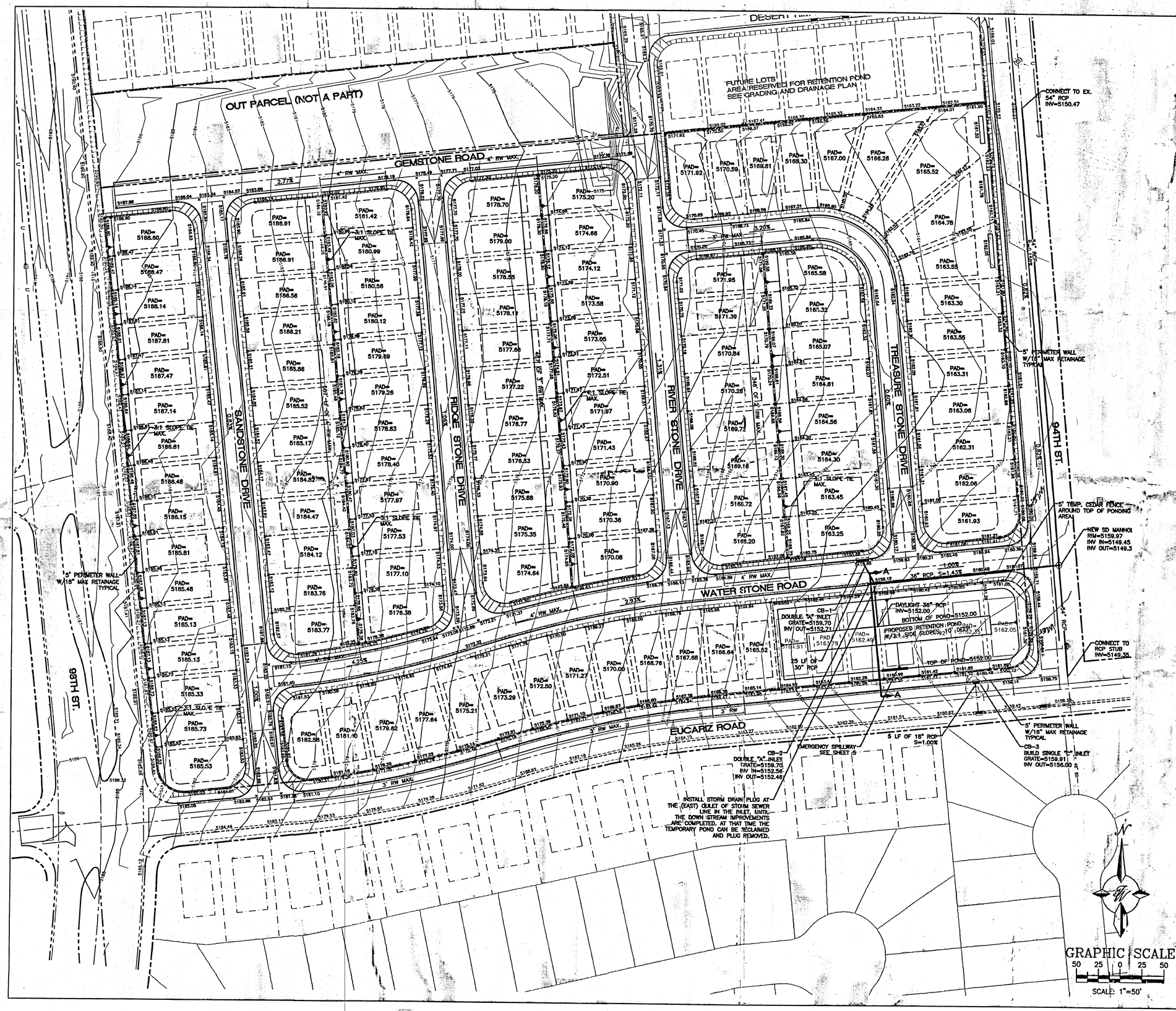
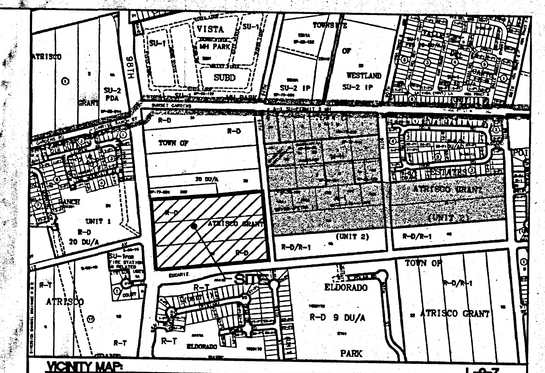
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- SIDEWALKS TO BE DEFERRED
- PROPOSED RETAINING WALL (RW)
- PROPOSED SCREEN WALL
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED DEPRESSED MOUNTABLE C & G
- PROPOSED STANDARD CURB & GUTTER

RECEIVED MAY 21 2002 HYDROLOGY SECTION

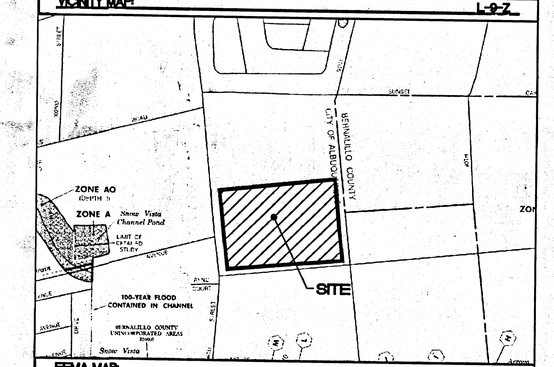
ROUGH GRADING APPROVAL _____ DATE

| | | |
|---|---|---|
| ENGINEER'S SEAL | DESERT PINE SUBDIVISION PHASE 2 | DRAWN BY BMP |
| | GRADING AND DRAINAGE PLAN | DATE 05/08/02 |
| | | 2134GRB.DWG |
| | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET # 4 |
| RONALD R. BOHANNAN P.E. #7868 | | JOB # 210034 |




VICINITY MAP: L-9-Z




FEMA MAP: 35001C0328 D

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- PROPOSED DEPRESSED MOUNTABLE C & G
- PROPOSED STANDARD CURB & GUTTER

RECEIVED SEP 04 2001 HYDROLOGY SECTION

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL

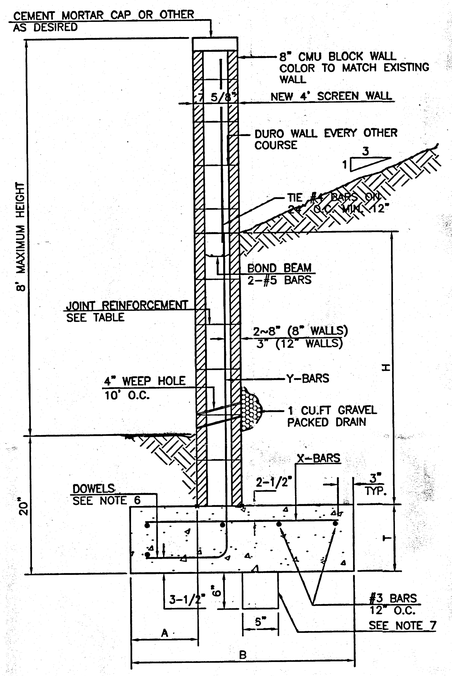
RONALD R. BOHANNAN P.E. #7868

# DESERT PINE SUBDIVISION PHASE 2

## GRADING AND DRAINAGE PLAN

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

DRAWN BY BDG
DATE 08/30/01
2134GRA.DWG
SHEET # 3
JOB # 200048




## RETAINING WALL DETAIL
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:

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4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
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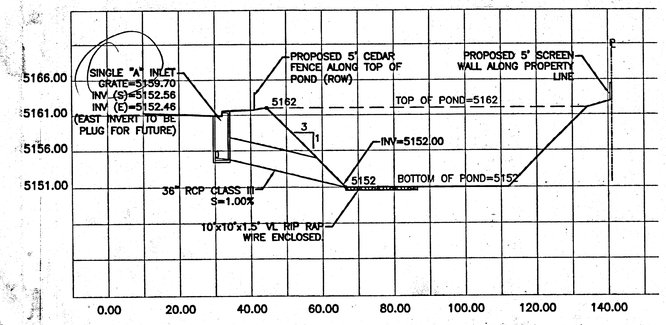
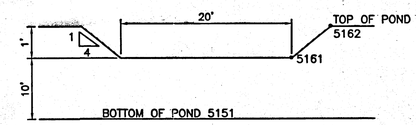
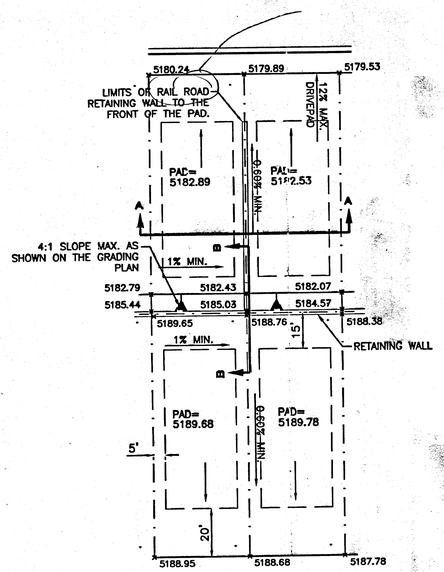
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
12. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



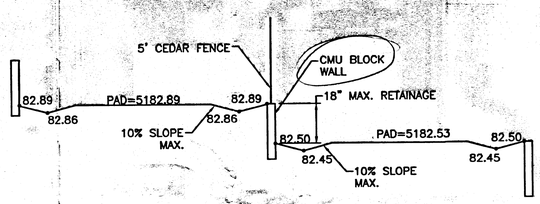

## SECTION A-A
HORZ SCALE: 1"=20'
VERT. SCALE: 1"=10'



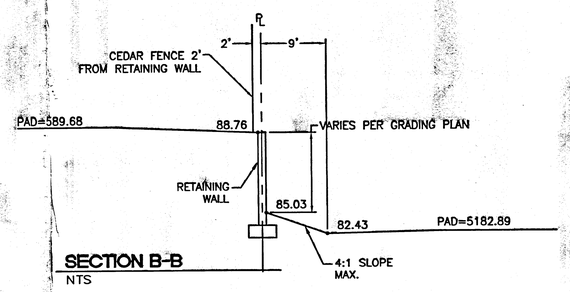

## EMERGENCY SPILLWAY #1
NTS



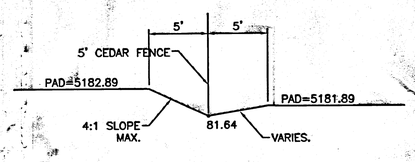

## TYPICAL LOT GRADING
SCALE: 1"=30'



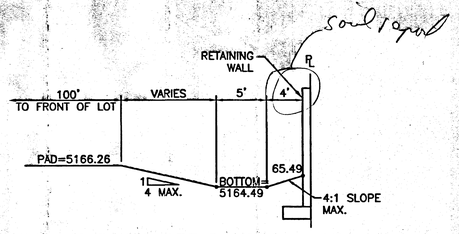

## SECTION A-A
## TYPICAL SIDE YARD GRADING
NTS




## SECTION B-B
NTS




## (OPTIONAL) SECTION A-A
## TYPICAL SIDE YARD GRADING
NTS




## TYPICAL BACK YARD PONDING SECTION
NTS

RECEIVED
SEP 04 2001
HYDROLOGY SECTION

| ENGINEER'S SEAL | DESERT PINE SUBDIVISION | DRAWN BY BDG |
|---|---|---|
| | | DATE 01-08-01 |
| | GRADING AND DRAINAGE PLAN DETAILS | 2134GRA.DWG |
| | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET # 4 |
| RONALD R. BOHANNAN P.E. #7868 | | JOB # 200048 |