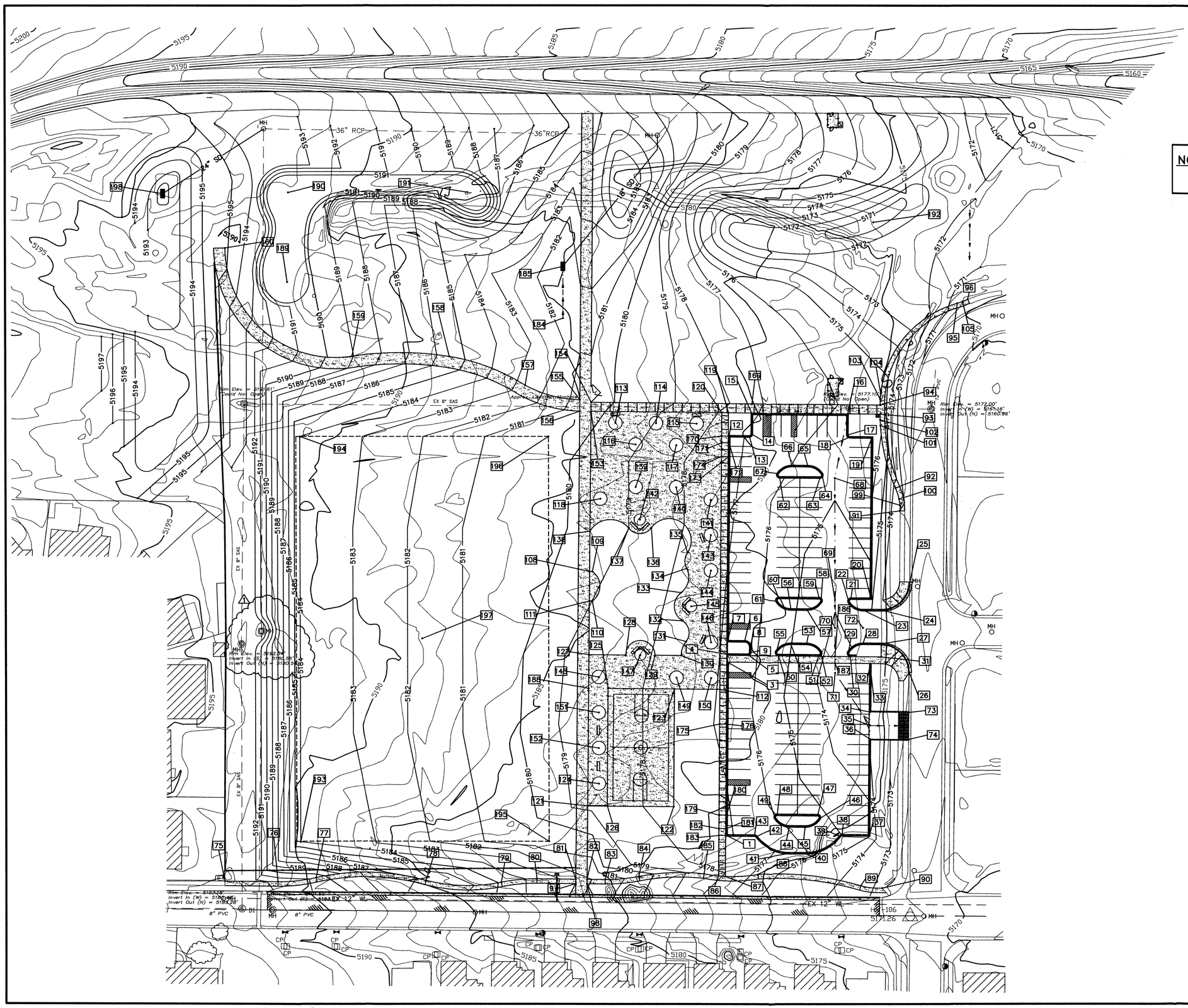


NOTE: SEE SHEET 7 FOR NODE DATA INFORMATION

40' 20' 0 40' 80'

SCALE: 1" = 40'

101132A

Smith Engineering Company
A Full Service Engineering Company
8828 San Pedro Boulevard, N.E., Bldg. #4, Suite 200 Albuquerque, New Mexico 87113

NO.	DATE	REMARKS	BY
1	8/23/05	MINOR GRADING MODIFICATION	

REVISIONS

DESIGN		
DESIGNED BY	DLA	DATE 09/05
DRAWN BY	KSH	DATE 09/05
CHECKED BY	DLA	DATE 09/05

ENGINEERS SEAL

DOUGLAS L. ANDREWS NEW MEXICO 11771 REGISTERED PROFESSIONAL ENGINEER

10-17-05

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

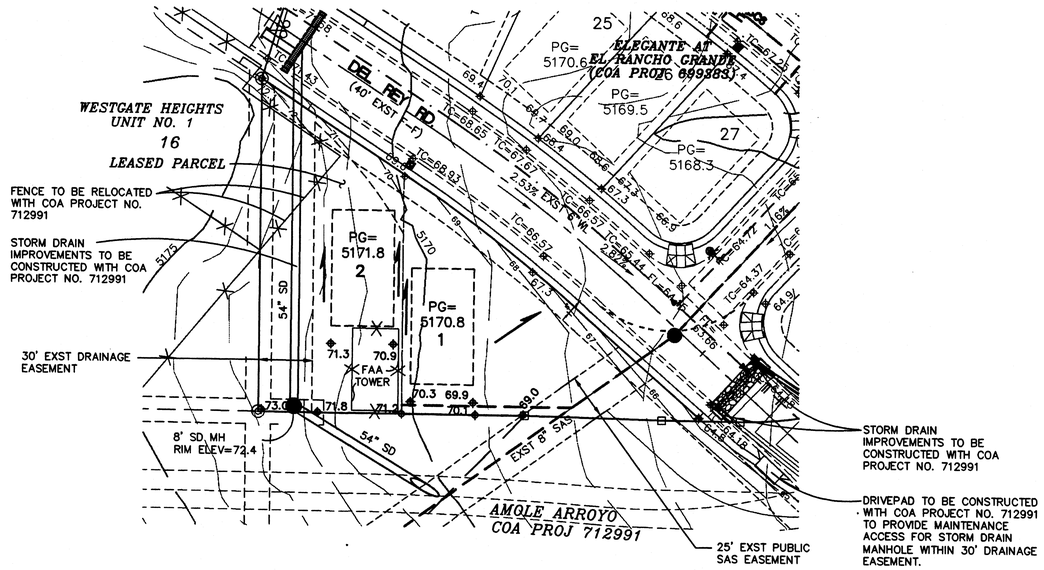
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PARK AND MEDIAN DESIGN DIVISION

TITLE: WESTGATE PARK – PHASE 2

CIVIL GRADING PLAN

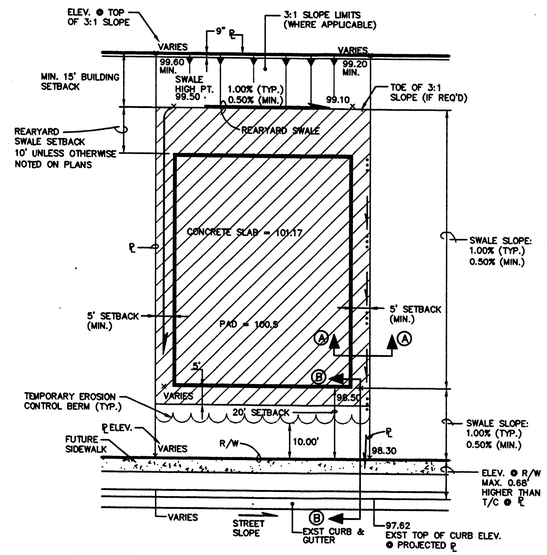
Design Review Committee	City Engineer Approval	Last Design Update	No. / Day / Yr.	No. / Day / Yr.

City Project No.	Zone Map No.	Sheet	Of
656302	M-8,9	6	22



LOTS 1 AND 2, TRACT A-1-A
ELEGANTE AT EL RANCHO GRANDE

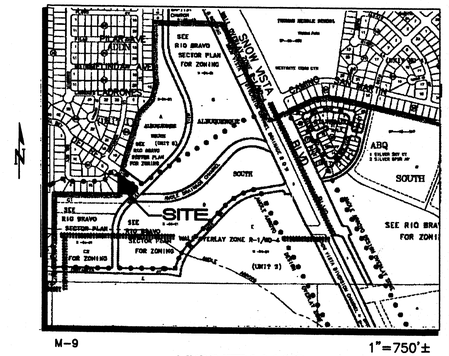
SCALE: 1"=40'



COMPACTION ZONE – CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING COMPACTION ZONE

SCALE: 1"=20'



1"=750'±

VICINITY MAP

Site Data

LEGAL DESCRIPTION: Tract A-1-A, Elegante at El Rancho Grande, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 28, 2003, in Book 2003C, Page 228.

AREA: 0.5678 Acres

BENCHMARK: ACS MONUMENT "7-L9"
ELEV. = 5175.74 (NGVD 1929)

FLOOD ZONE DESIGNATION: Zone X, This site is outside of the 100-year Flood Plain as designated on Panel 337 of 825 of the FEMA Flood Insurance Rate. Maps dated, September 20, 1996.

EXISTING CONDITIONS: The proposed Lot 1 is undeveloped and a portion of the proposed Lot 2 is currently a leased parcel with an FAA tower located at the south end of the lot. A 54-inch storm drain is proposed in the 30-foot drainage easement located at the west end of the lot. This storm drain will be built with City Project No. 712991 (Amole Arroyo). Del Rey Road (60' R.O.W.) located to the northeast of the subject property intercepts 100% of the storm waters generated on-site. Minor offsite flows enter Lot 2 from a residential lot to the west.

PROPOSED CONDITION: The proposed two lots will consist of detached residential housing with access off Del Rey Road. Storm waters from each lot shall be conveyed to the front road way and discharged into the inlets at the intersection of Del Rey Road and Camino San Martin Blvd. These inlets will be constructed with the Amole Arroyo Project--COA Proj. No. 712991. The offsite flows from the west will be diverted by a block wall along the western line of proposed Lot 2.

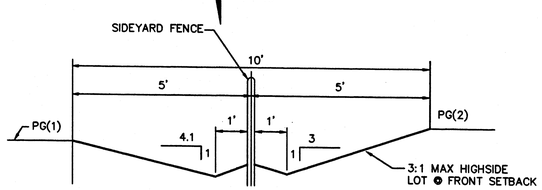
The developed flows from this tract were included in the AHYMO for the El Rancho Grande development, as shown in the approved Drainage Report for El Rancho Grande Units Six, Seven, and Eight, August 2001, by Isaacson & Arfman, P.A.

No developed storm waters will be directly discharged into the Amole Arroyo channel located south of the site.

RECEIVED
SEP 12 2003
HYDROLOGY SECTION

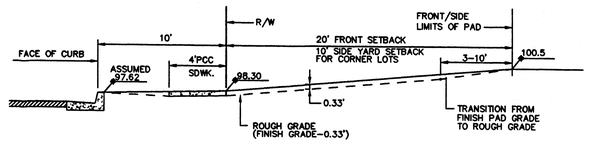
LEGEND

5175	EXISTING CONTOUR
TC 65.44 / FL 64.73	EXISTING TOP OF CURB / FLOWLINE ELEVATION
◆70.9	PROPOSED SPOT ELEVATION
→	FLOW ARROW
PG=5171.8	PROPOSED PAD GRADE ELEVATION
54"SD	STORM DRAIN W/ MANHOLE (TO BE CONSTR. W/ COA PROJ #712991)



SECTION A-A
SIDEYARD DRAINAGE SWALE

NOT TO SCALE



SECTION B-B
FRONT/SIDE YARD GRADING

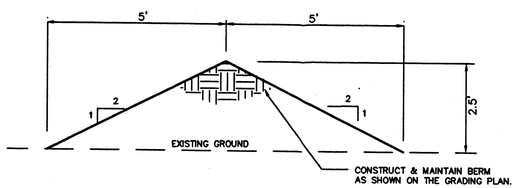
SCALE: 1"=5'-0"

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMIARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
13. ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED BELOW) AS SHOWN ON THE PLAN, WETTING THE SOIL TO KEEP IT FROM BLOWING, AND PROVIDING MEASURES TO PREVENT SOIL FROM HEAVY EQUIPMENT FROM LEAVING THE SITE.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CON- STRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL COMPLY WITH N.P.D.E.S. REGULATIONS.
4. THE CONTRACTOR SHALL PREVENT SOIL FROM ENTERING EXISTING STORM DRAIN INLETS BY INSTALLING SILT FENCES, HAY BALES, OR OTHER PREVENTIVE MEASURES.
5. SEE GRADING NOTES.



EROSION CONTROL BERM

SCALE: 1"=2'

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

ACS MONUMENT "7-L9" A C.O.A. BRASS CAP SET IN CONCRETE, LOCATED 39.2' WEST FROM THE CENTERLINE OF 98th STREET AND 31.0' SOUTH FROM THE CENTERLINE OF TOWNER ROAD.
ELEV. = 5175.74 (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES		
	ALS	11/99
1		

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
09-12-03

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	ÅNW	9/03
DRAWN BY	ÅNW	9/03
CHECKED BY	FCA	9/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
167GRD-FAA.DWGanw 9/8/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LOTS 1&2, TRACT A-1-A, ELEGANTE AT EL RANCHO GRANDE
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
.	M-9	1	1