

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	143.00	61.12	31.03	60.65	N 11°29'31" W	24°29'19"

NOTE: ROOF DRAINS ON LOTS 1-3 SHALL BE DIRECTED TO FRONT OF LOTS.

LEGEND

- EXISTING CURB & GUTTER
- ROADWAY IMPROVEMENTS (TO BE CONSTRUCTED WITH RESIDENTIAL SITE)
- FUTURE ROADWAY IMPROVEMENTS ADJACENT TO TRACT 'D' (TO BE CONSTRUCTED WITH THE COMMERCIAL SITE)
- EXISTING CONTOUR INTERVAL (1VF)
- EXISTING SPOT ELEVATION
- EXISTING TC ELEVATION
- POT HOLE LOCATION NUMBER TOP OF 36" WL
- PROPOSED SPOT ELEVATION
- PROPOSED TC ELEVATION
- FUTURE STORM DRAIN (TO BE CONSTRUCTED WITH THE COMMERCIAL SITE)
- FUTURE INLET (TO BE CONSTRUCTED WITH THE COMMERCIAL SITE)
- AS-BUILT TOP OF WALL/BASE OF WALL
- AS-BUILT PAD GRADE

ELEVATIONS ARE IN LOCAL DATUM. TO CONVERT TO NGVD 29 ADD 0.66 FEET. ELEVATIONS IN () INNER BENCH MARKS ARE NGVD 29.

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with the design and the design intent of the approved plan dated 10/30/02. 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 02/10/04 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 project acceptance and release of financial guarantee.

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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

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 04/29/04

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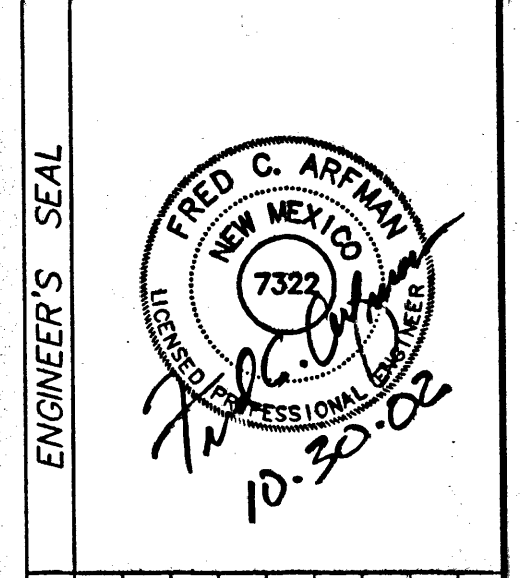
**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP**

**TITLE: SAPPHIRE ESTATES SUBDIVISION
 AS-BUILT
 GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
FOR INFORMATION ONLY		Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
6987.81	M-10	3	10

AS-BUILT INFORMATION

CONTRACTOR	DATE	BY	DATE	BY	DATE	BY	DATE	BY
ACS 3 1/4" ALUM. CAP STAMPED, "12-L11, 1989"	9/02	ADRIAN LAND SURVEYING						
CENTRAL ZONE (NAD 1927). STATION IS LOCATED IN THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COORS BLVD AND SAN YGNACIO RD SW.								
ELEVATION=5007.402, LOCAL DATUM, (5008.062), NGVD 1929								
BM: ACS MONUMENT "1-M10"								
ELEVATION=5079.88, LOCAL DATUM								



REVISIONS

NO.	DATE	REMARKS	BY
1	10/30/02	DESIGN	
2	04/29/04	AS-BUILT	

HYDROLOGY SECTION

DESIGNED BY ANW	DATE 10/02
DRAWN BY ANW	DATE 10/02
CHECKED BY FCA	DATE 10/02

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 AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. SEE 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 BE WHERE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION SHOWN ON 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 PRELIMINARY 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.



* GARAGE SETBACK 20'
HOUSE SETBACK 15'

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SAPPHIRE ESTATES SUBDIVISION
GRADING & DRAINAGE DETAILS

Design Review Committee	City Engineer Approval	Least Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No. M-10	Sheet 4 Of 10		