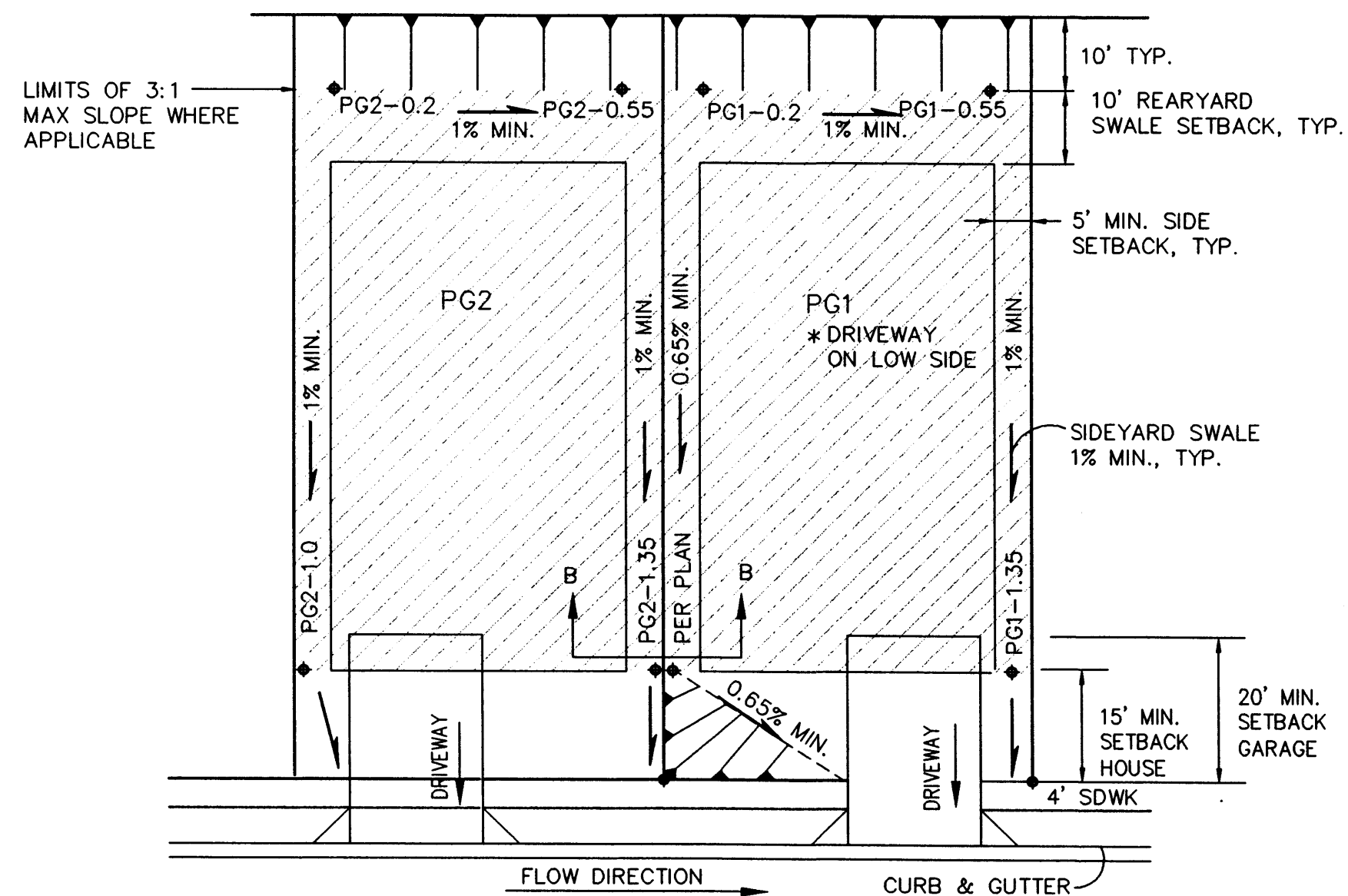
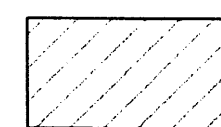
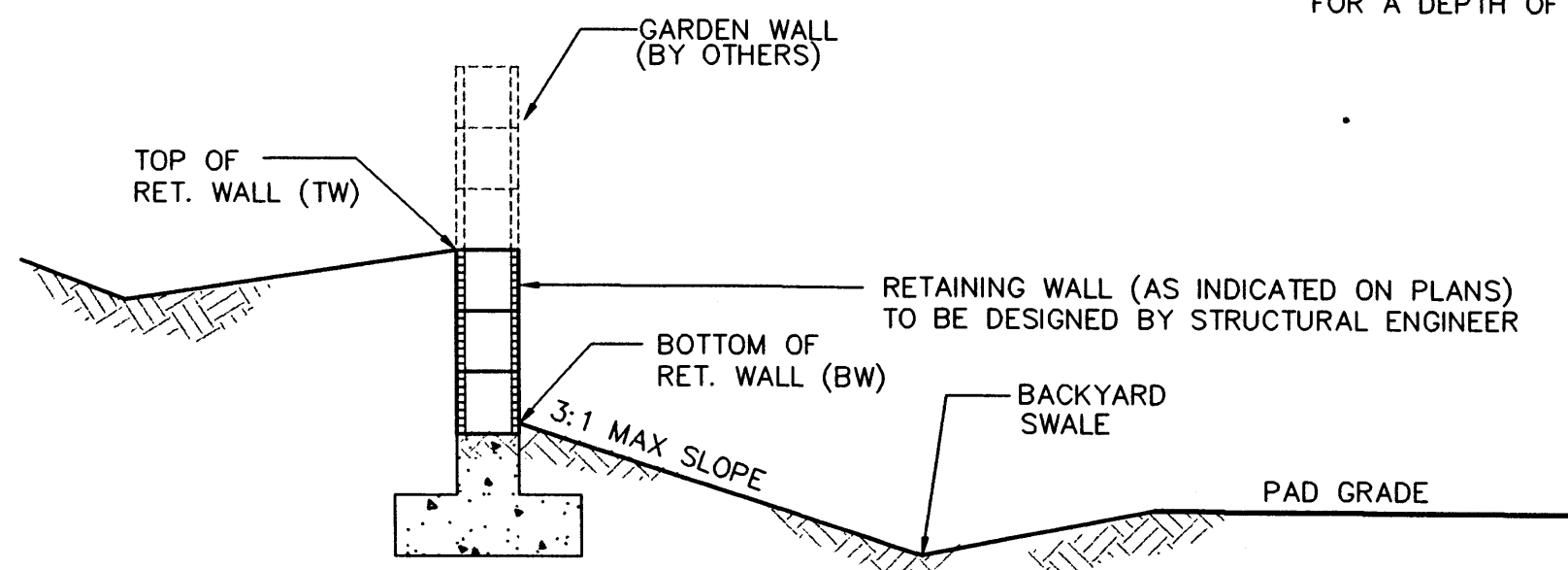




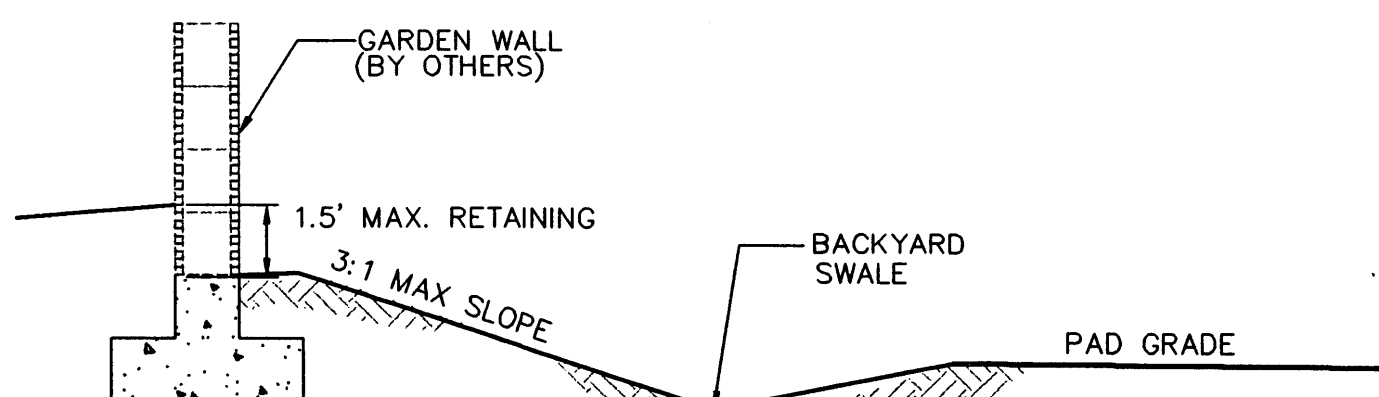
TYPICAL LOT GRADING
SCALE: 1"=20'



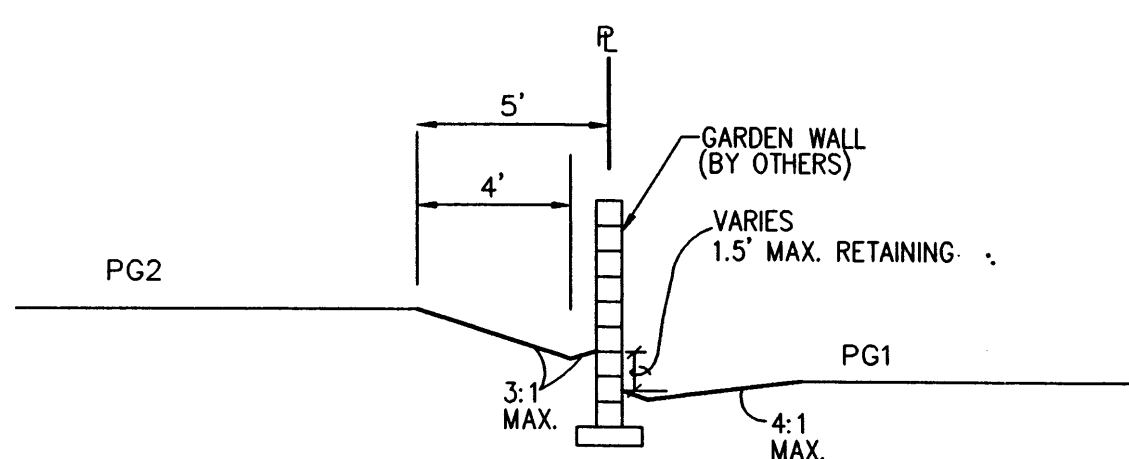
COMPACTION ZONE--CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.



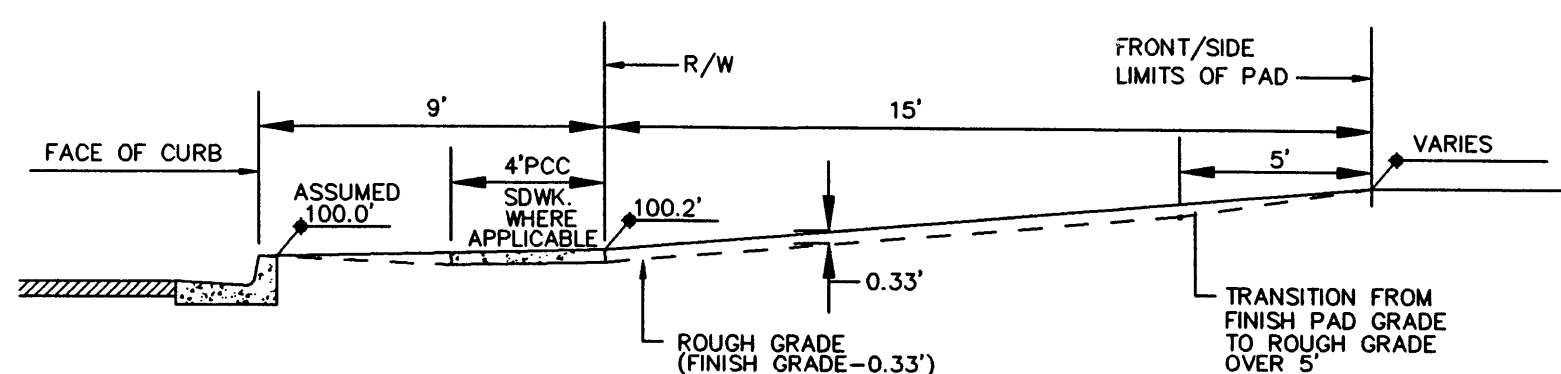
TYPICAL BACKYARD SLOPE WITH RETAINING WALLS
SCALE: 1"=5'-0"



TYPICAL BACKYARD SLOPE WITH GARDEN WALL RETAINAGE
SCALE: 1"=5'-0"



**SECTION B-B
TYPICAL SIDEYARD GRADING**
SCALE: 1"=5'



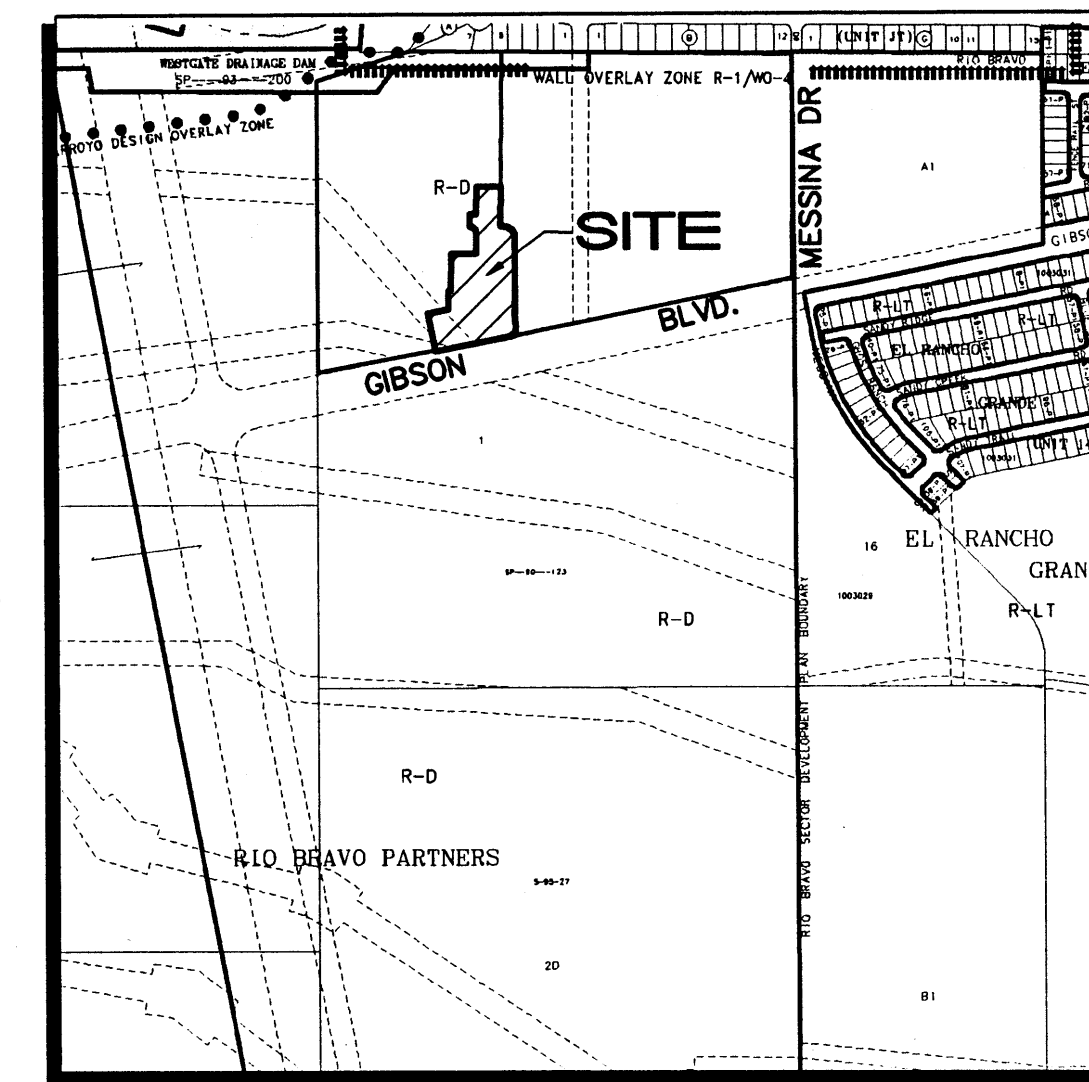
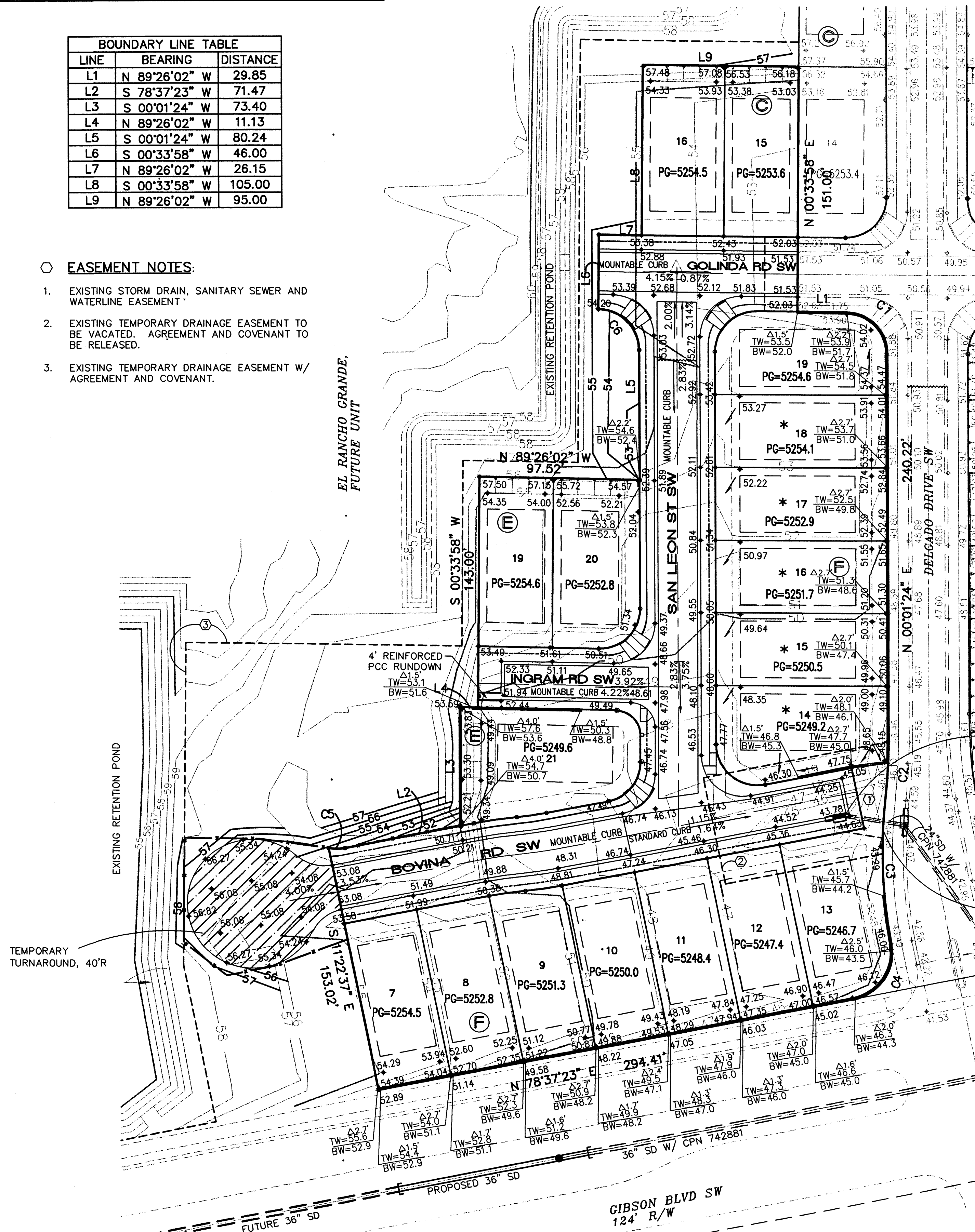
FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"

BOUNDARY LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 89°26'02" W	29.85	
L2	S 78°37'23" W	71.47	
L3	S 00°01'24" W	73.40	
L4	N 89°26'02" W	11.13	
L5	S 00°01'24" W	80.24	
L6	S 00°33'58" W	46.00	
L7	N 89°26'02" W	26.15	
L8	S 00°33'58" W	105.00	
L9	N 89°26'02" W	95.00	

EASEMENT NOTES:

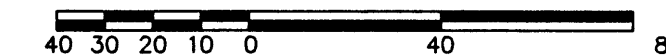
- EXISTING STORM DRAIN, SANITARY SEWER AND WATERLINE EASEMENT
- EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED. AGREEMENT AND COVENANT TO BE RELEASED.
- EXISTING TEMPORARY DRAINAGE EASEMENT W/ AGREEMENT AND COVENANT.



VICINITY MAP
SCALE: 1"=750'±



SCALE: 1"=40'



NOTE: FACE OF CURB GRADES ARE AT FLOWLINE.

BENCHMARK
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=0°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- WATER BAR
- PAD GRADE ELEVATION
- STREET GRADE BREAK W/ SLOPE
- PROPOSED RETAINING WALL
- STORM DRAIN W/ MANHOLE
- STORM DRAIN INLET
- DRIVEWAY RECOMMENDED ON LOW SIDE OF LOT
- TOP OF RETAINING WALL ELEVATION
- BOTTOM OF RETAINING WALL
- RETAINED HEIGHT

EXST 18" RCP STANDPIPE INLET TO BE REMOVED AND REPLACED W/ 1-DOUBLE TYPE 'C' INLET

TURN EVERY OTHER BLOCK IN WALL SIDEWAYS OVER 10' TO PROVIDE OPENINGS FOR EMERGENCY OVERFLOW

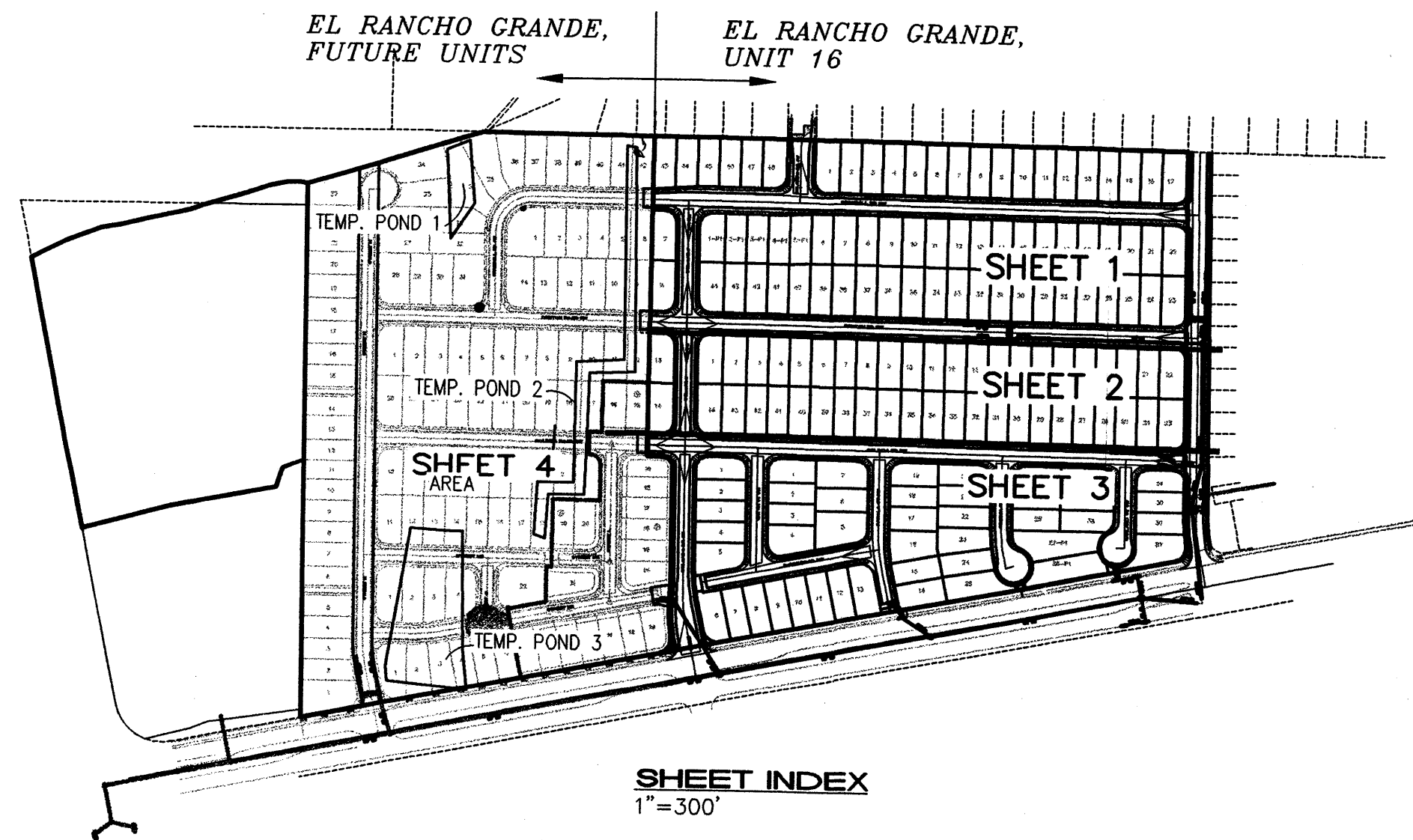
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1349GRD-17.DWGaw 6/14/05

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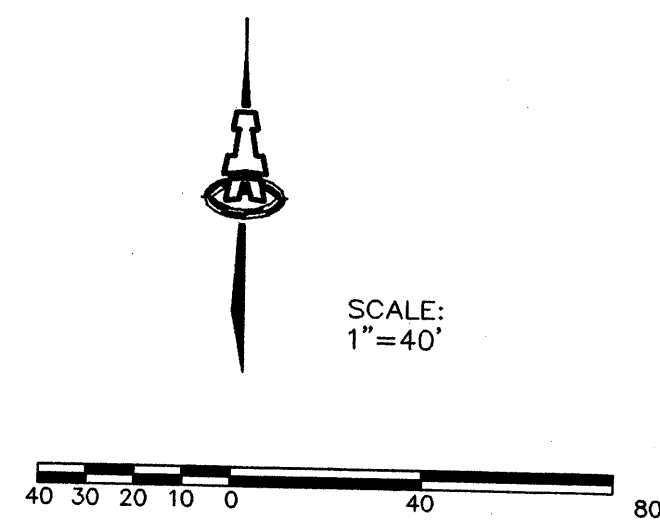
EL RANCHO GRANDE UNIT 17
CURB, INC. 8-24-05

GRADING & DRAINAGE PLAN

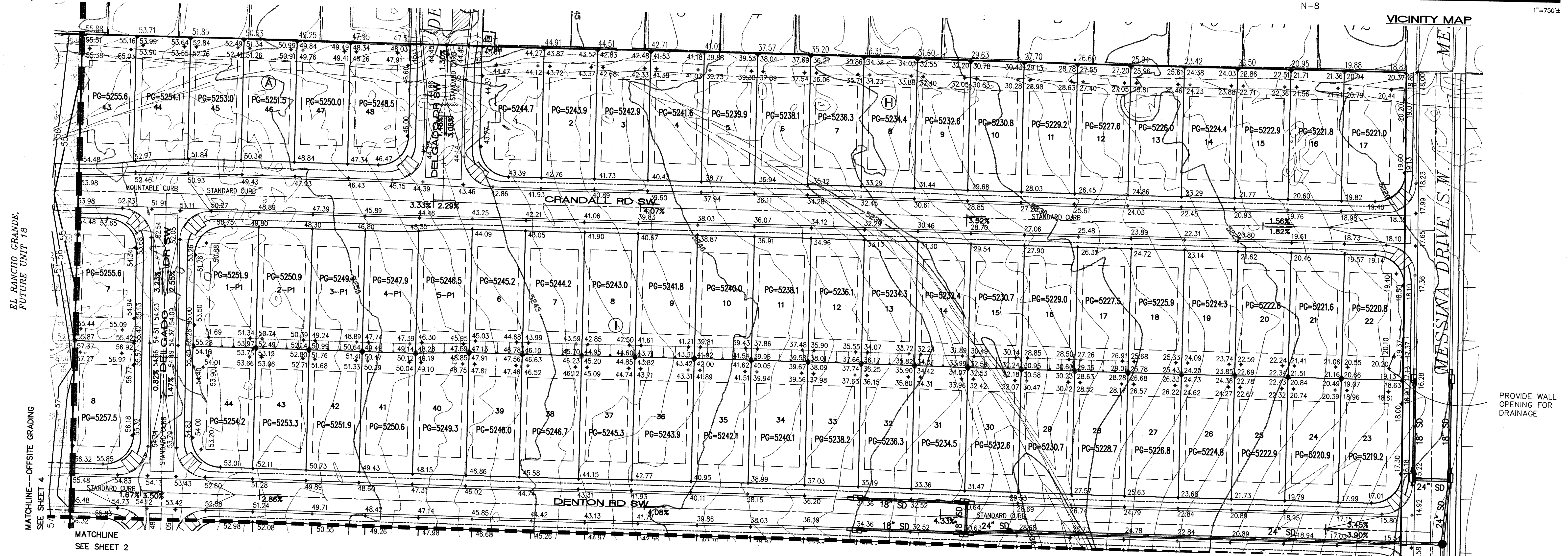
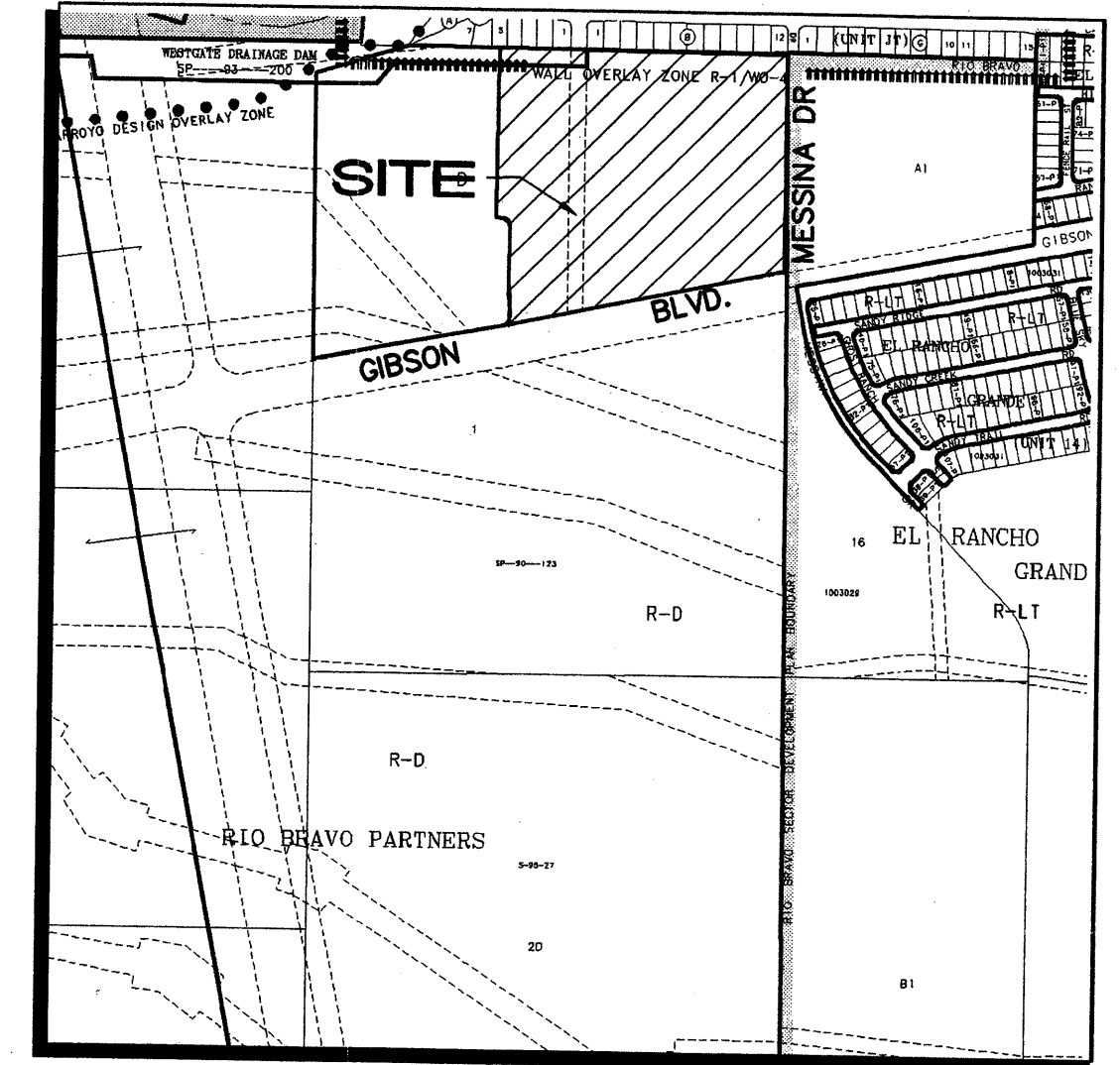
Checked By:	Drawn By:	No.	Revision:
FCA	ANW		
Date:	Job Number:		
6/05	1349		



- LEGEND**
- 5260— EXISTING CONTOUR
 - 55— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - ~~~~~ WATER BAR
 - PG=5462.3 PAD GRADE ELEVATION
 - TC=60.40 TOP OF CURB ELEVATION
 - FL=60.67 FLOWLINE ELEVATION
 - 2.00% STREET GRADE BREAK W/ SLOPE
 - PROPOSED RETAINING WALL
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET



NOTE:
FACE OF CURB GRADES ARE AT
FLOWLINE.



BENCHMARK
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-C=0.99967921
Δα=00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
1349GRD.DWGaw 4/18/05

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**EL RANCHO GRANDE
UNIT 16
CURB, INC.**

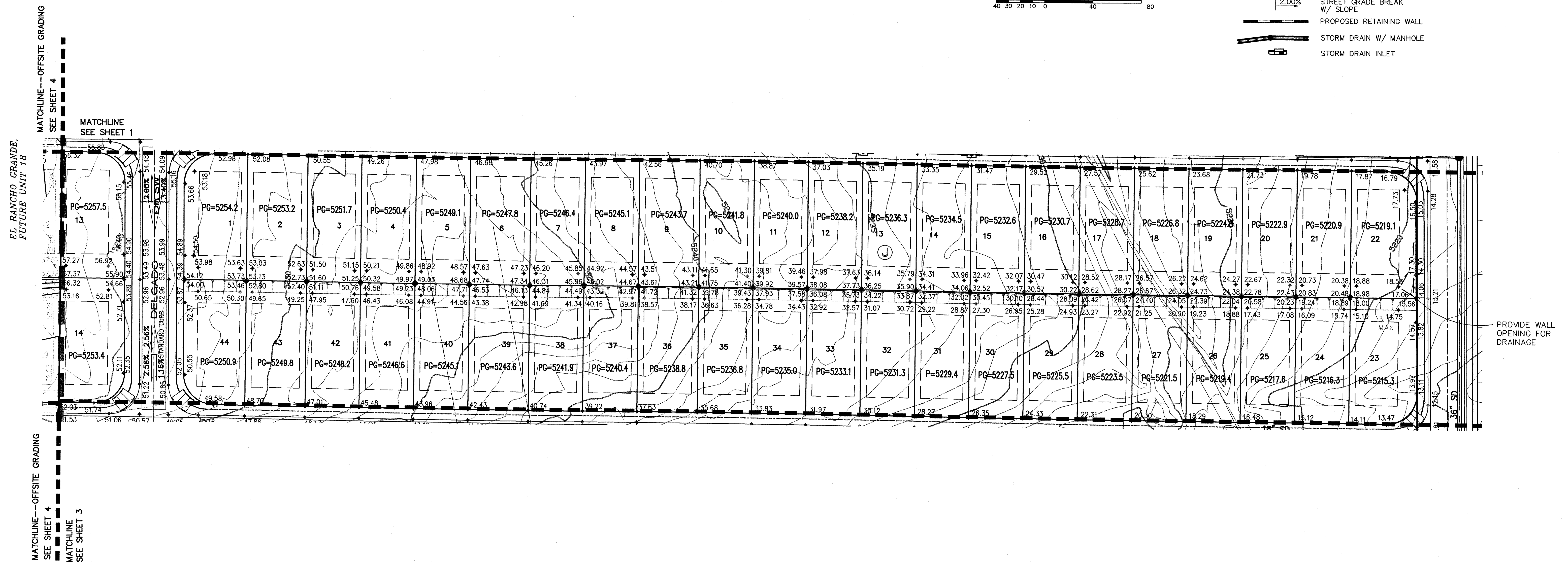
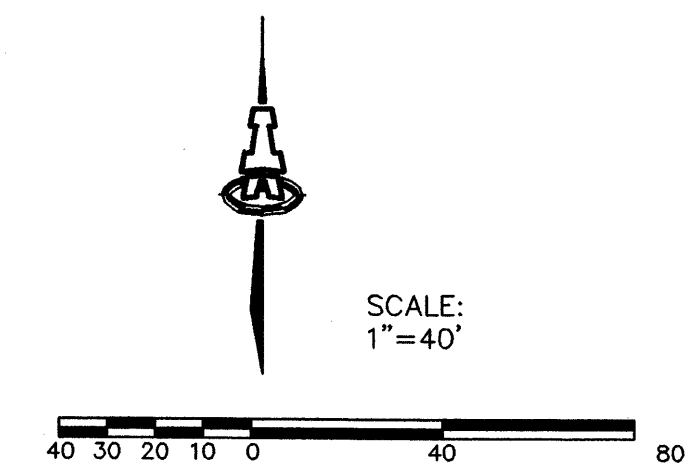
GRADING & DRAINAGE PLAN

811 OF 5

NOTE:
FACE OF CURB GRADES ARE AT
FLOWLINE.

LEGEND

- 5260 — EXISTING CONTOUR
- 55 — PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- ~~~~~ WATER BAR
- PG=5462.3 PAD GRADE ELEVATION
- TC=60.40 TOP OF CURB ELEVATION
- FL=60.67 FLOWLINE ELEVATION
- | 2.00% STREET GRADE BREAK W/ SLOPE
- PROPOSED RETAINING WALL
- STORM DRAIN W/ MANHOLE
- STORM DRAIN INLET



BENCHMARK
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G=0.99967921
Δα=0°01'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

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Consulting Engineering Associates
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Albuquerque, New Mexico 87108
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1349GRD.DWGanw 4/18/05

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UNIT 16
CURB, INC.

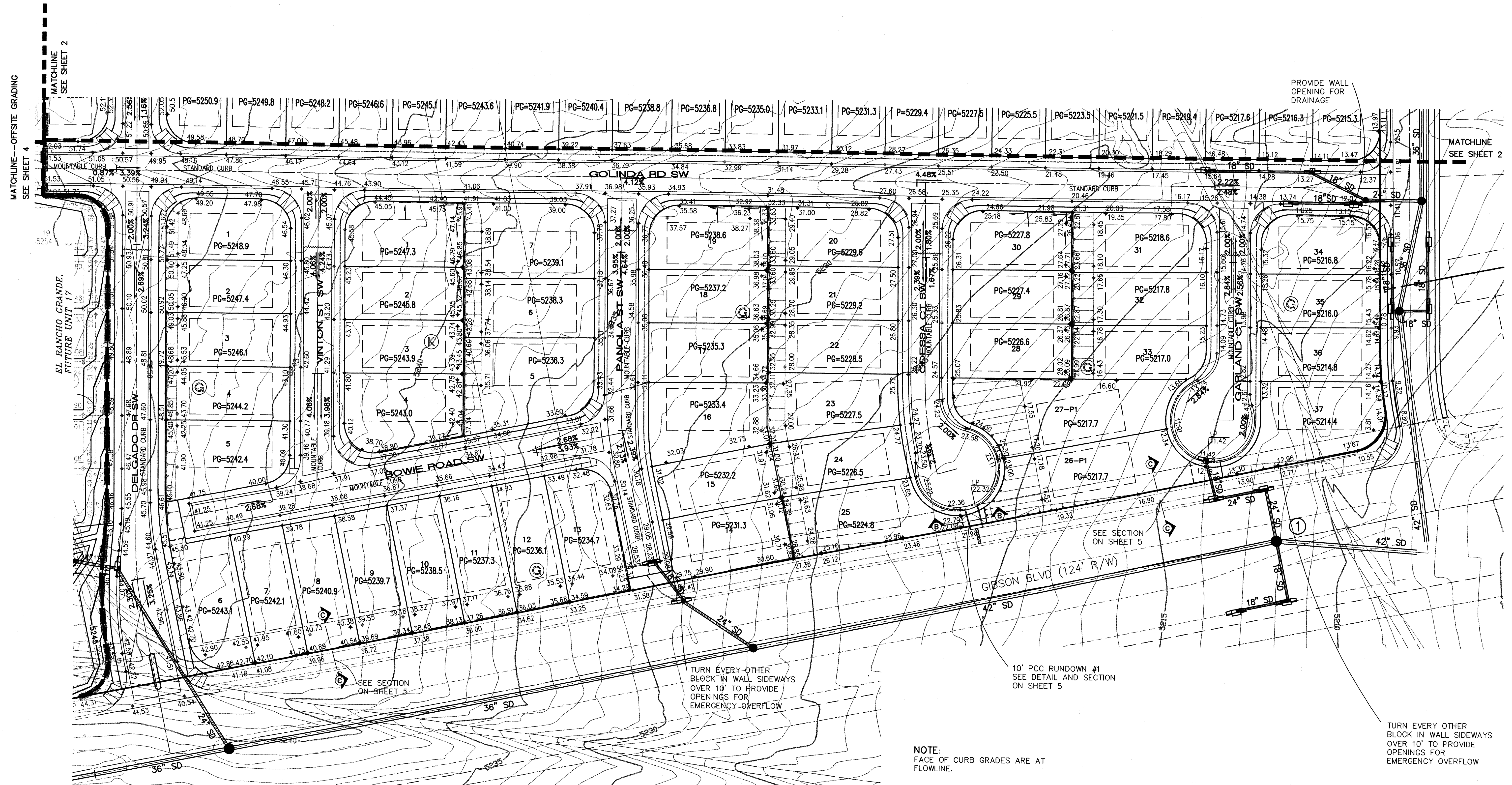
GRADING & DRAINAGE PLAN

DATE: 4/05

BY: JSA

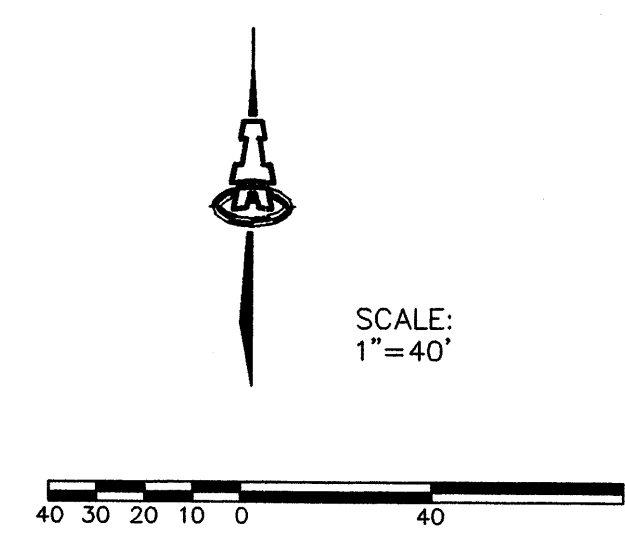
NO. 1348

SHEET 2 OF 5



NOTE:
FACE OF CURB GRADES ARE AT
FLOWLINE.

- LEGEND**
- 5260— EXISTING CONTOUR
 - 55— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - ~~~~~ WATER BAR
 - PG=5462.3 PAD GRADE ELEVATION
 - TC=60.40 TOP OF CURB ELEVATION
 - FL=60.67 FLOWLINE ELEVATION
 - |2.00%| STREET GRADE BREAK W/ SLOPE
 - PROPOSED RETAINING WALL
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET



BENCHMARK
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354699.45
G=500.99967921
AZ=001°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

TURN EVERY OTHER
BLOCK IN WALL SIDWAYS
OVER 10' TO PROVIDE
OPENINGS FOR
EMERGENCY OVERFLOW

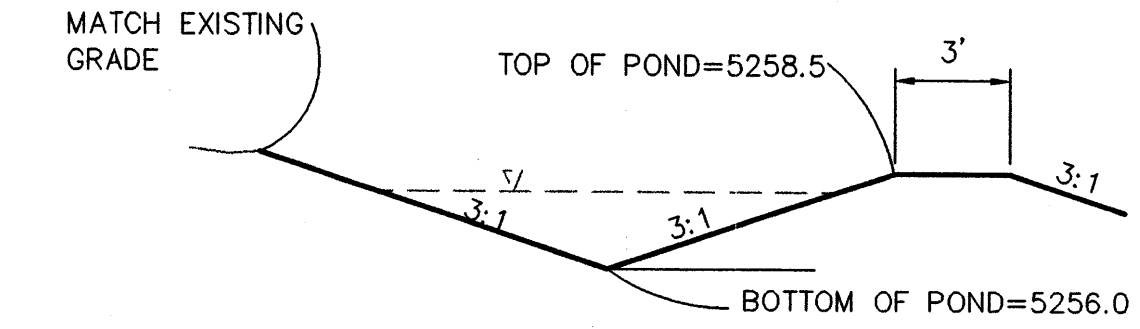
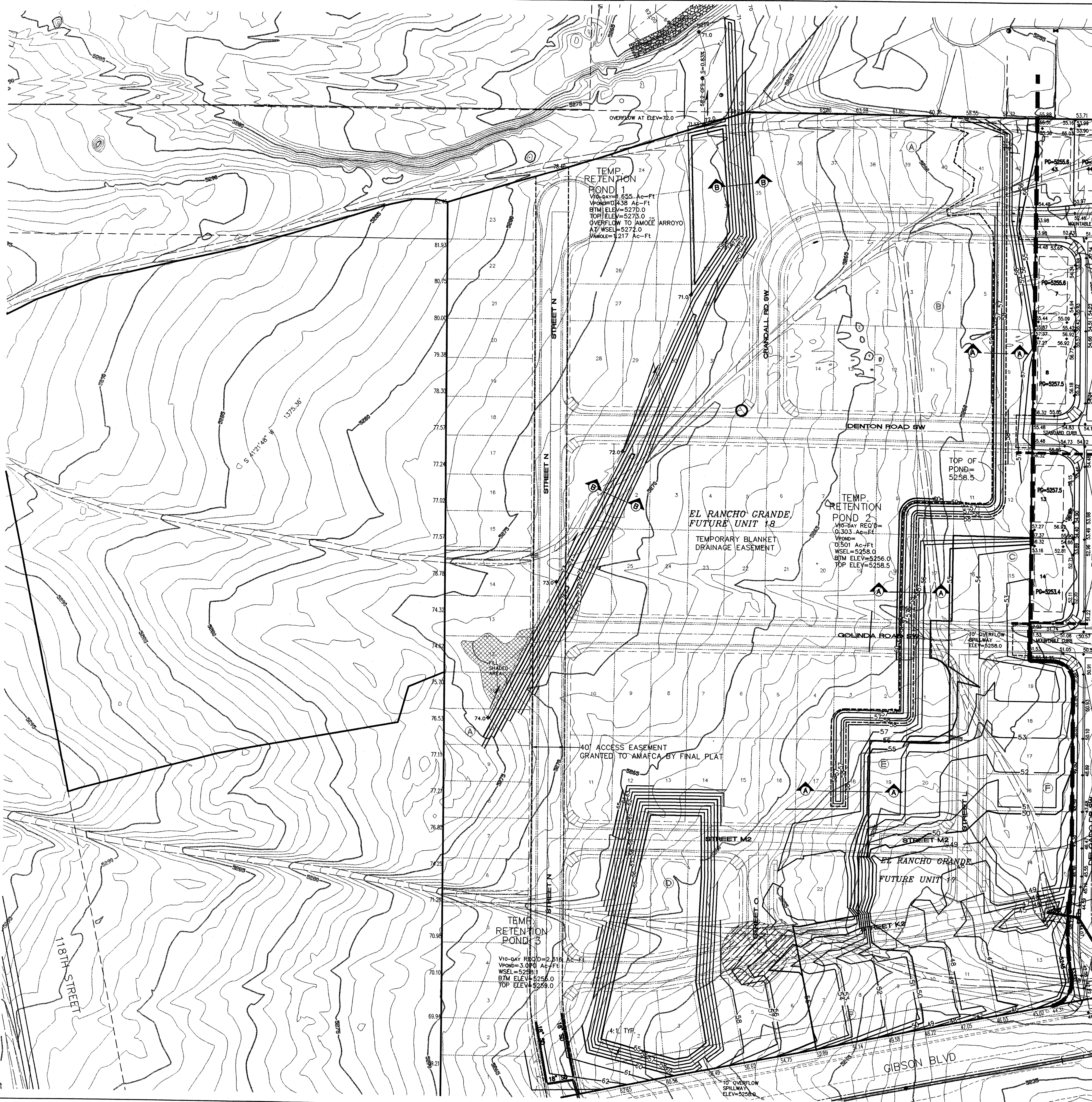
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Consulting Engineering Associates
1225 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
1349GRD.DWGonw 4/18/05

**EL RANCHO GRANDE
UNIT 16
CURB, INC.**

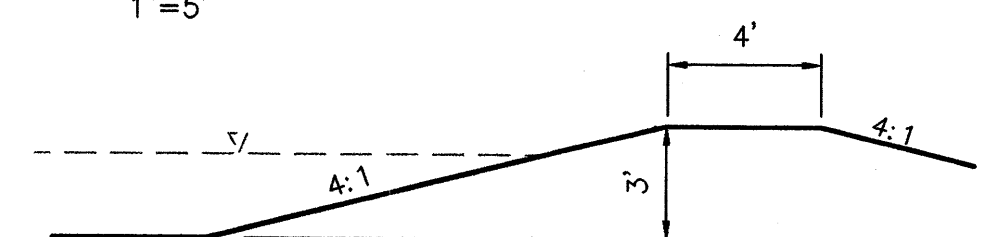
GRADING & DRAINAGE PLAN

DATE	DESIGNED BY	CHECKED BY	IN CHARGE
4/05	AW	NC	AW

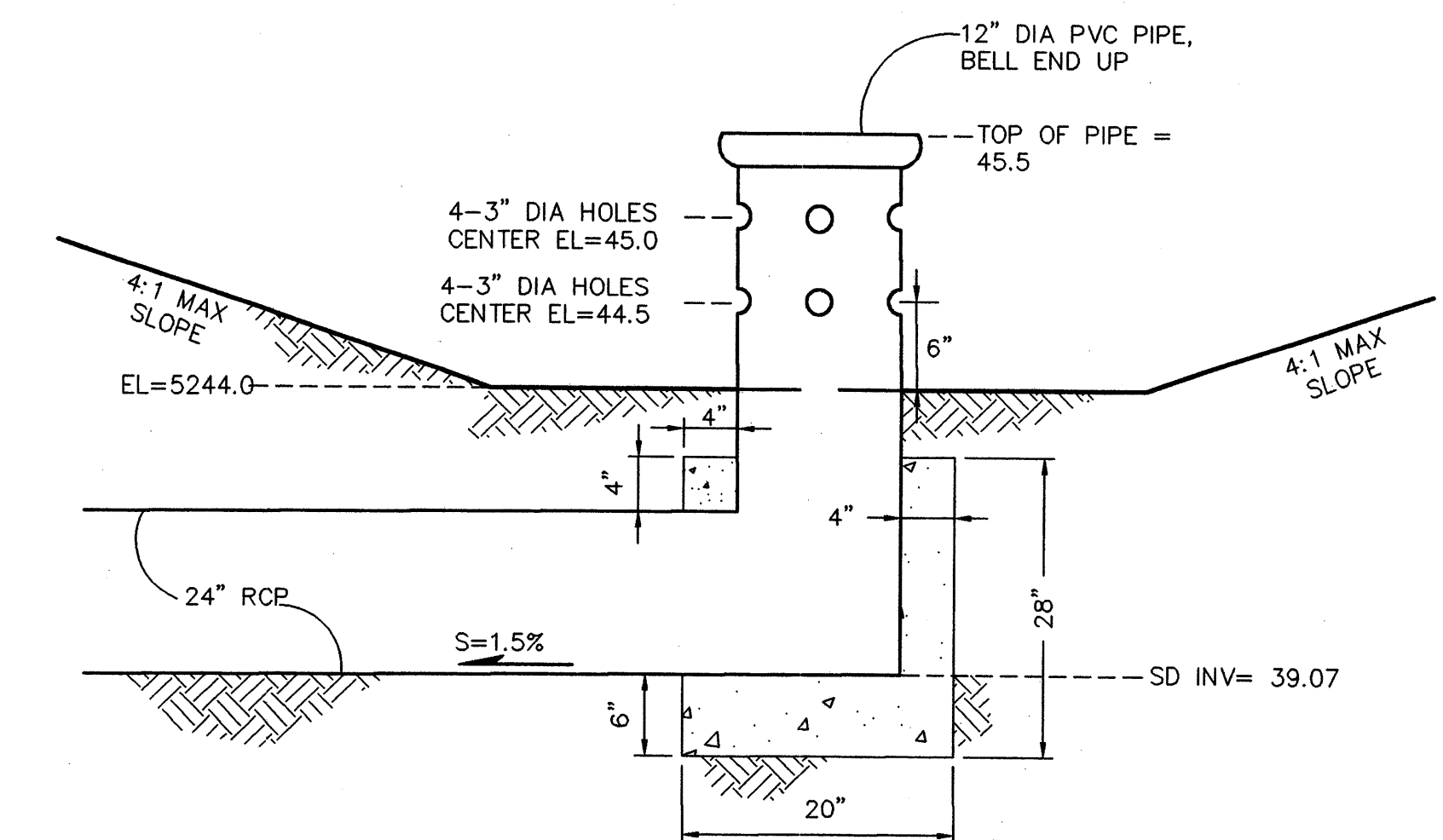
31 OF 5



SECTION A-A
1"=5'



SECTION B-B
1"=5'



TEMPORARY STANDPIPE
INLET DETAIL
NTS

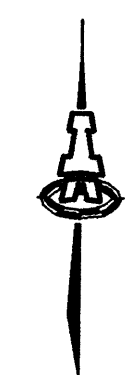
MATCHLINE
SEE SHEET 1
MATCHLINE
SEE SHEET 2

MATCHLINE
SEE SHEET 2
MATCHLINE
SEE SHEET 3

AREA TO BE FILLED WITH EXCESS
EARTH FROM EL RANCHO
GRANDE, UNIT 16.
BACKFILL AND COMPACTION
SHALL BE IN ACCORDANCE WITH
THE SOILS REPORT.

TEMPORARY STANDPIPE
INLET--SEE DETAIL THIS SHEET

BENCHMARK
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929



SCALE:
1"=60'
0 20 40 60 80 100 120 FEET

- LEGEND**
- 5260— EXISTING CONTOUR
 - 55— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - ~~~~~ WATER BAR
 - PG=5462.3 PAD GRADE ELEVATION
 - TC=60.40 TOP OF CURB ELEVATION
 - FL=60.67 FLOWLINE ELEVATION
 - 2.00% STREET GRADE BREAK W/ SLOPE
 - PROPOSED RETAINING WALL
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET

FRED C. ARFMAN
NEW MEXICO
7322
Professional Engineer
4/18/05

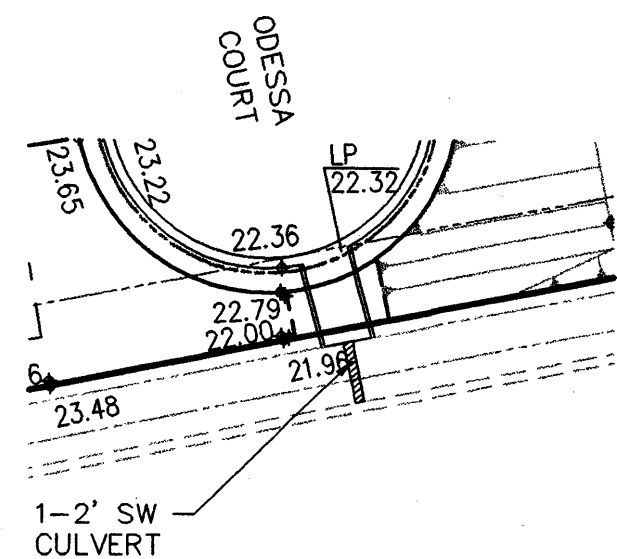
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Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632
1349GRD.DWGanw 4/18/05

**EL RANCHO GRANDE
UNIT 16
CURB, INC.**

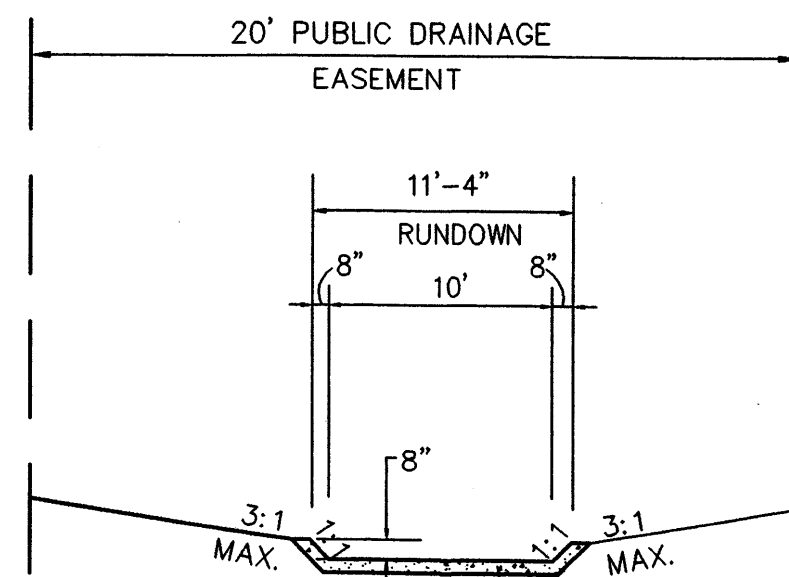
GRADING & DRAINAGE PLAN

By	App'd	Rev	Notes
PCA	ARF	1	4/18/05

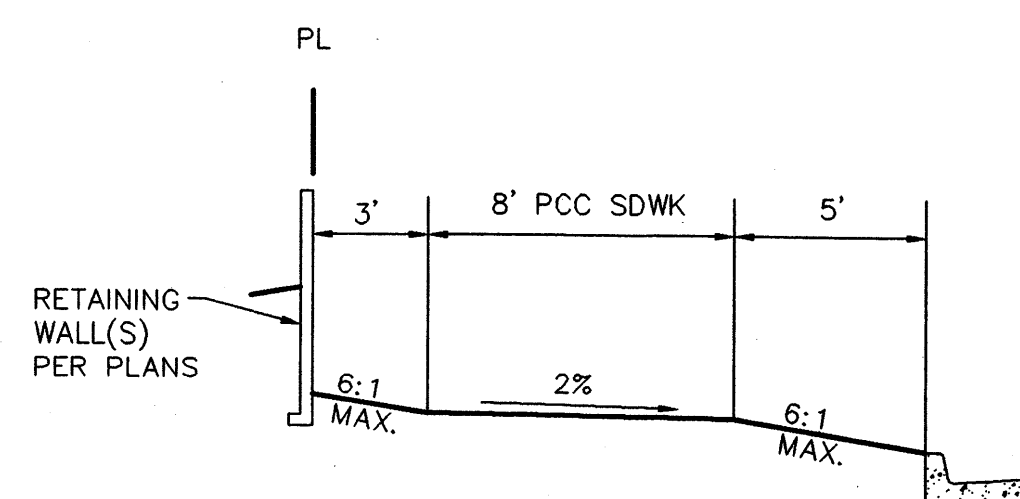
SH 4 OF 5



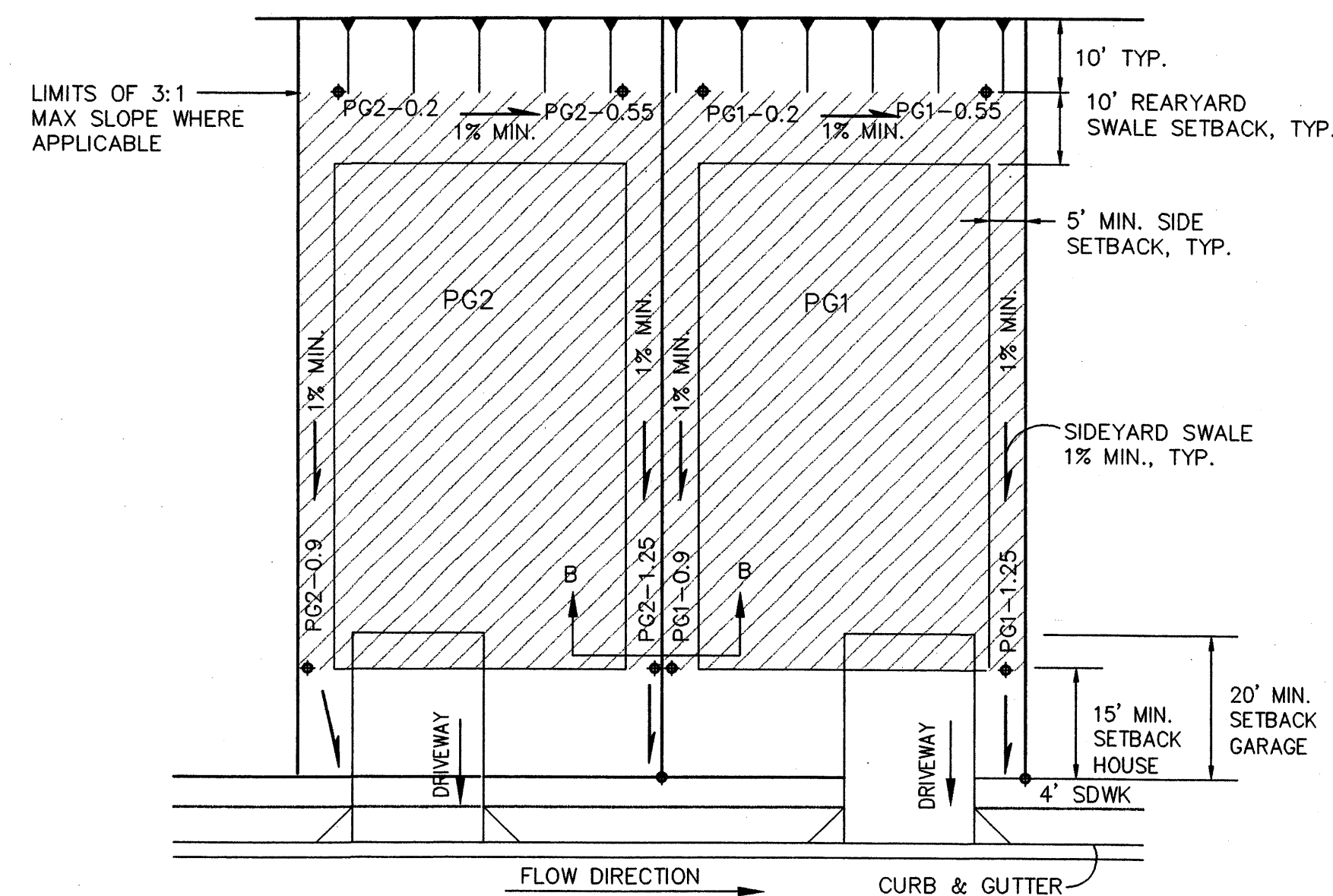
**PCC RUNDOWN #1
ODESSA CT**
1"=5'



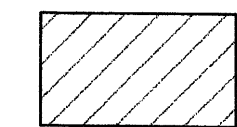
**PCC RUNDOWN
SECTION B-B**
NTS



**GIBSON BLVD
SECTION C-C**
1"=5'



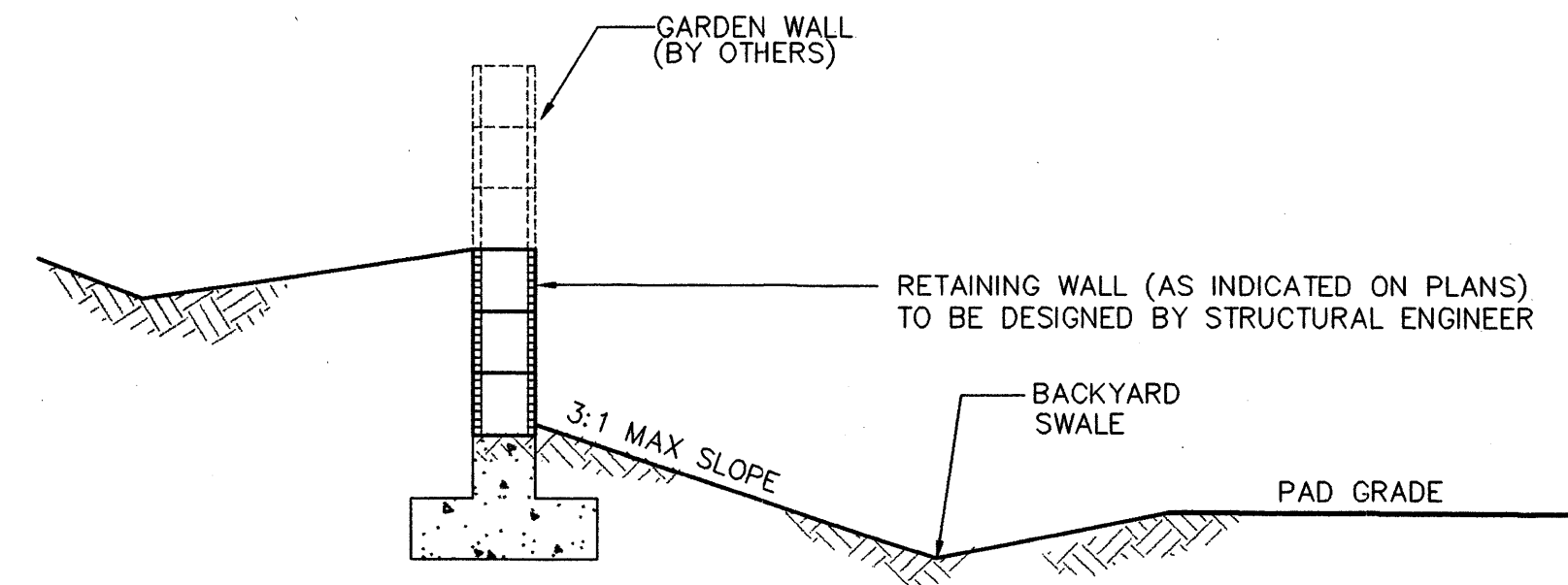
TYPICAL LOT GRADING
SCALE: 1"=20'



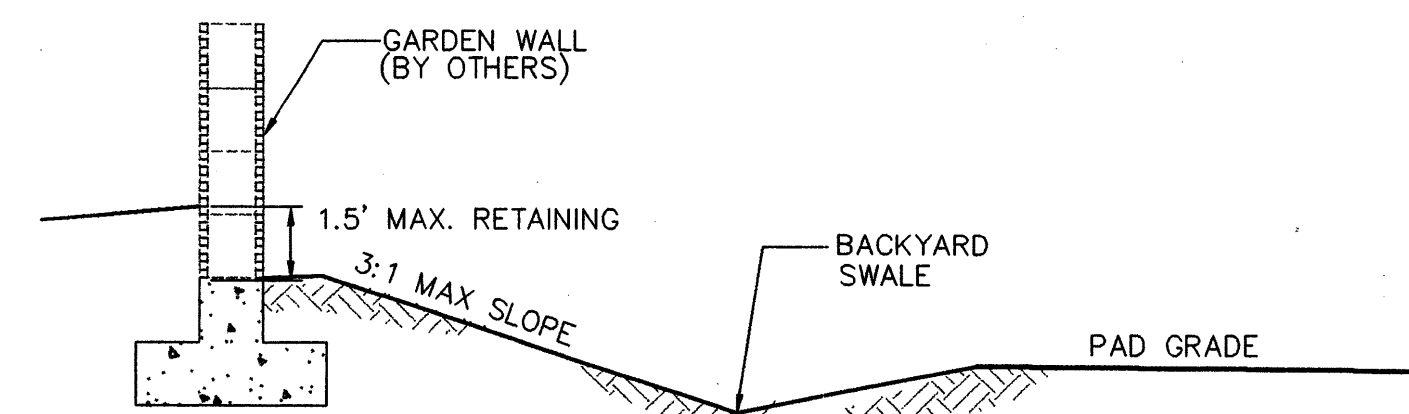
COMPACTION ZONE--CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

GRADING NOTES:

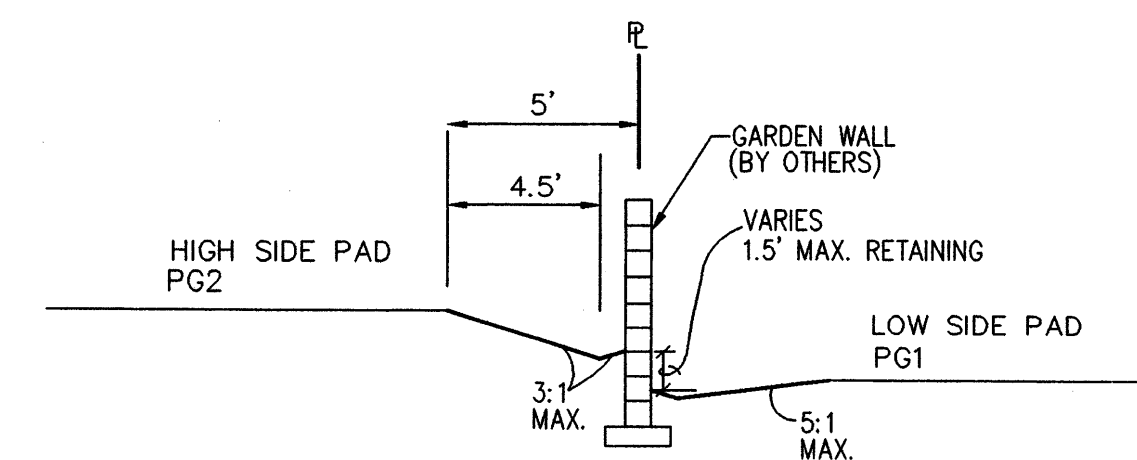
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- 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.
- 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.
- MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 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 THEREFOR. 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.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- 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.
- OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



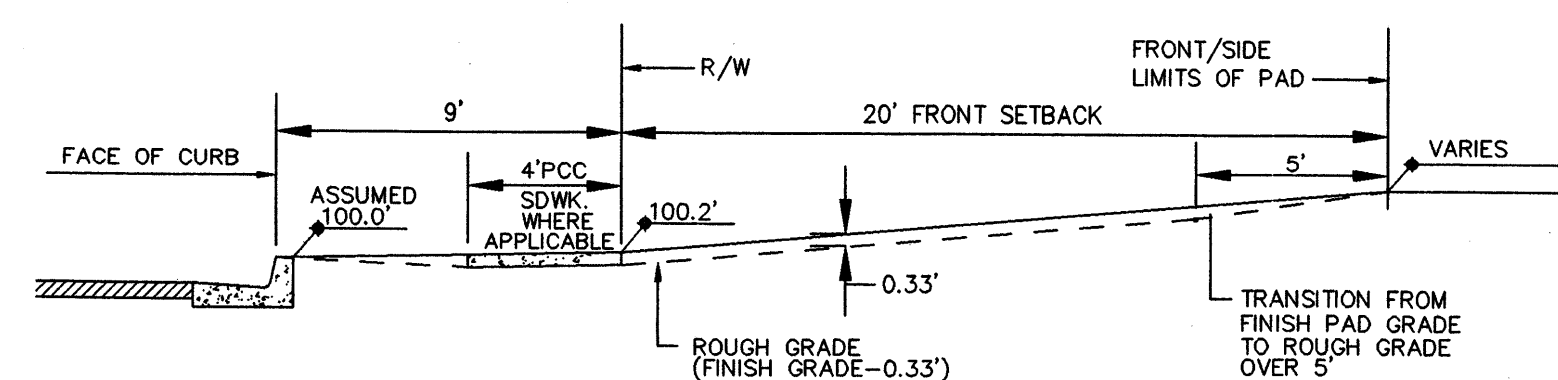
TYPICAL BACKYARD SLOPE WITH RETAINING WALLS
SCALE: 1"=5'-0"



TYPICAL BACKYARD SLOPE WITH GARDEN WALL RETAINAGE
SCALE: 1"=5'-0"



**SECTION B-B
TYPICAL SIDEYARD GRADING**
SCALE: 1"=5'

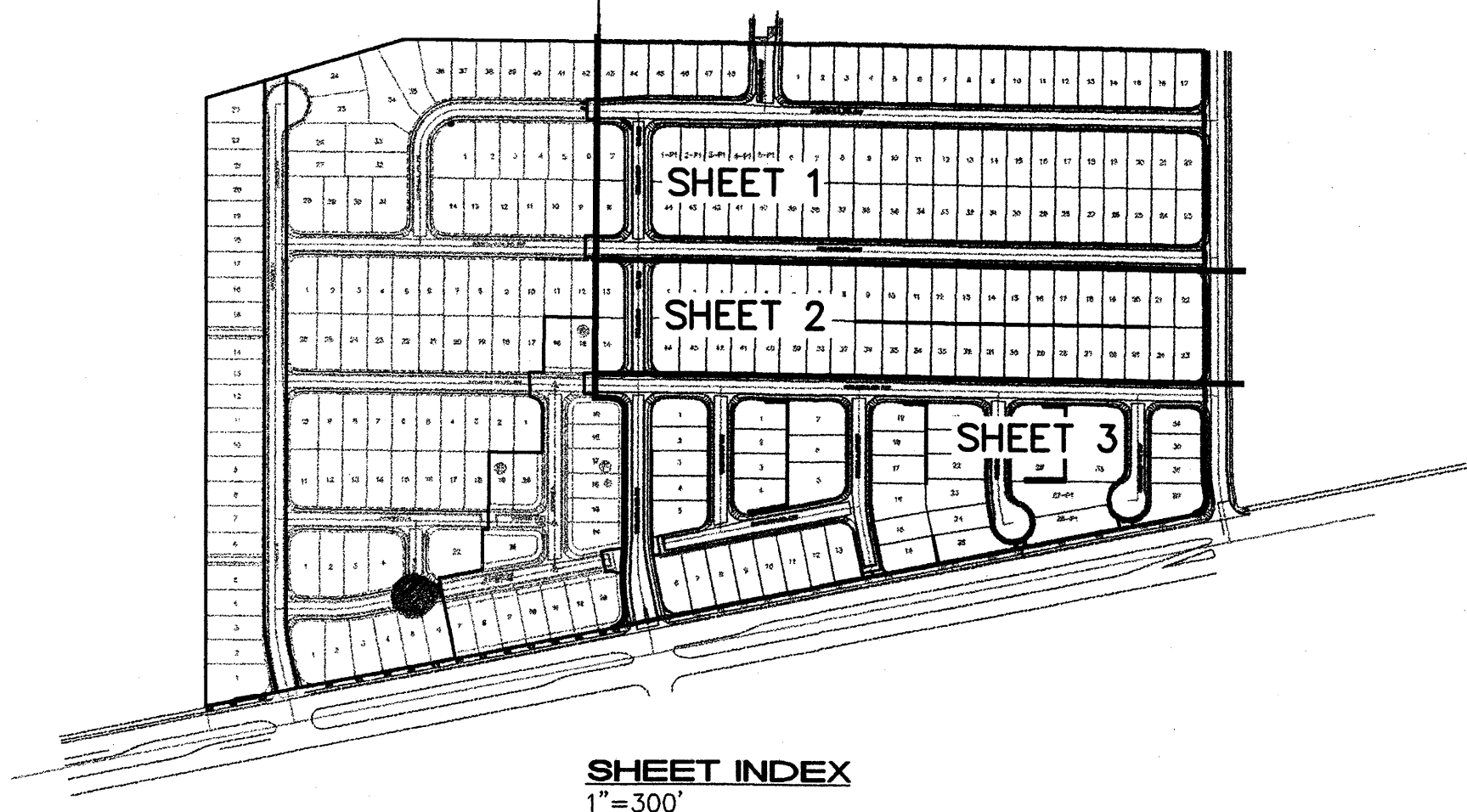


FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"

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	1349GRD.DWGanw 4/18/05	
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EL RANCHO GRANDE UNIT 16 CURB, INC.		
GRADING & DRAINAGE PLAN		
PLO 4/05	ANW 1349	84.5 OF 8

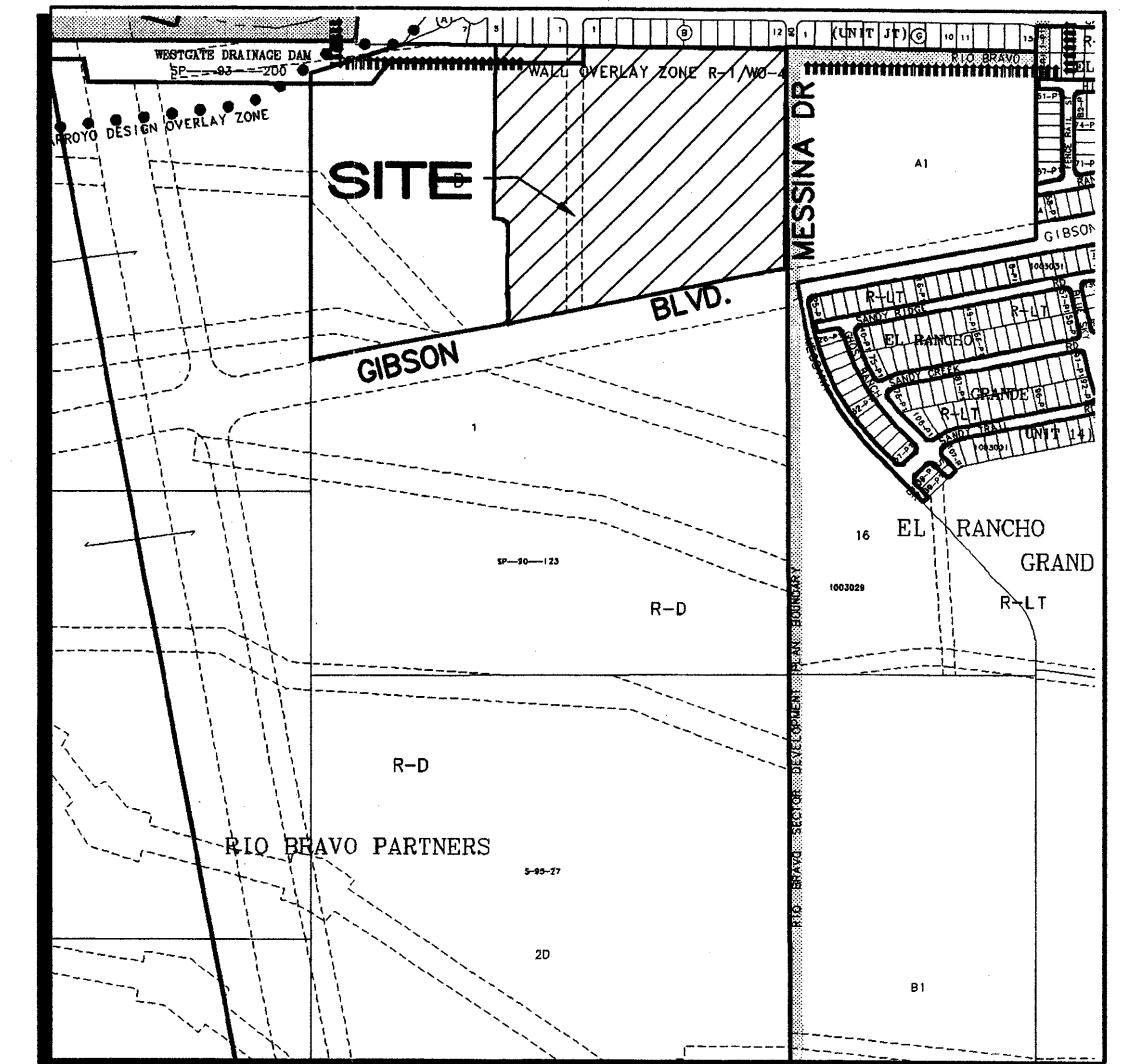
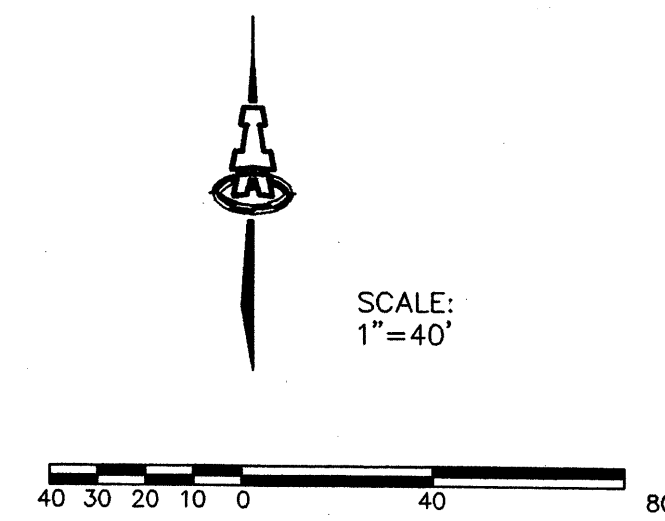
EL RANCHO GRANDE,
FUTURE UNITS

EL RANCHO GRANDE,
UNIT 16



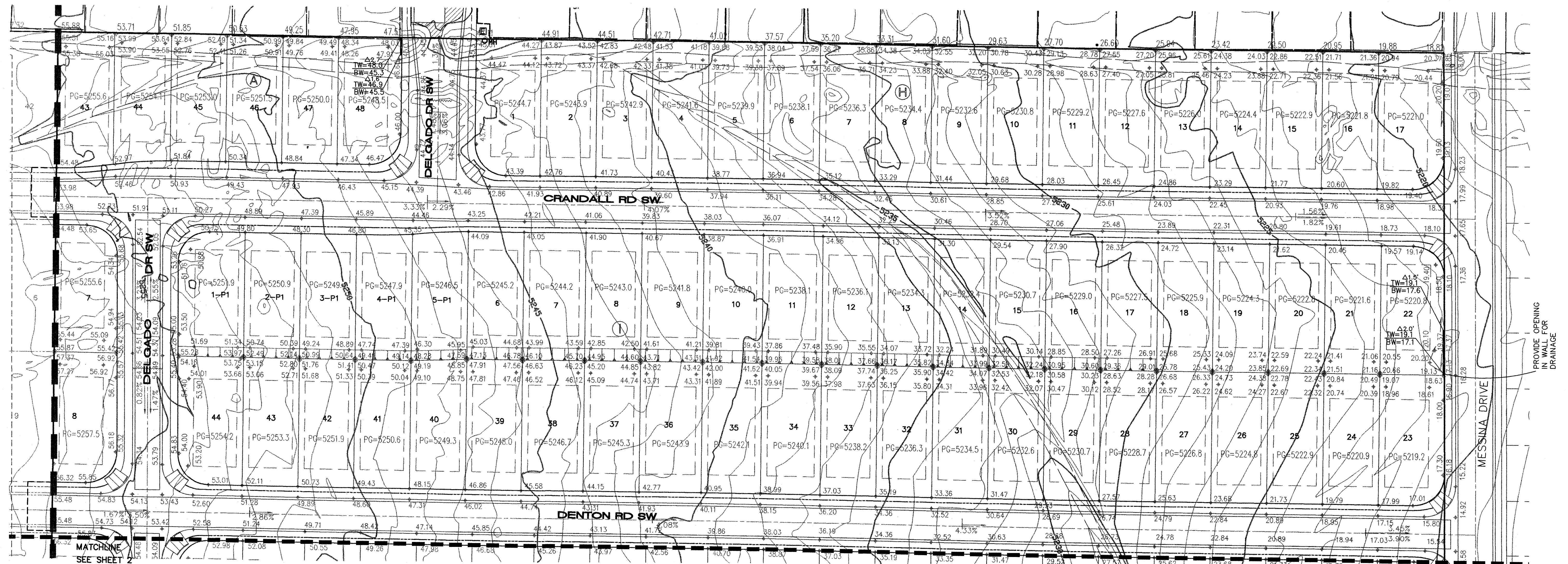
LEGEND

- PROPOSED RETAINING WALL
- GARDEN WALL
- TW= TOP OF RETAINING WALL ELEVATION
- BW= BOTTOM OF RETAINING WALL ELEVATION
- TGW= TOP OF GARDEN WALL ELEVATION
- BGW= BOTTOM OF GARDEN WALL ELEVATION
- △ 2.0' RETAINED HEIGHT



N-8

VICINITY MAP



EL RANCHO GRANDE,
FUTURE UNIT 18

MATCHLINE
SEE SHEET 2

PROVIDE OPENING
IN WALL FOR
DRAINAGE

BENCHMARK
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G=0.99967921
Δα=00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

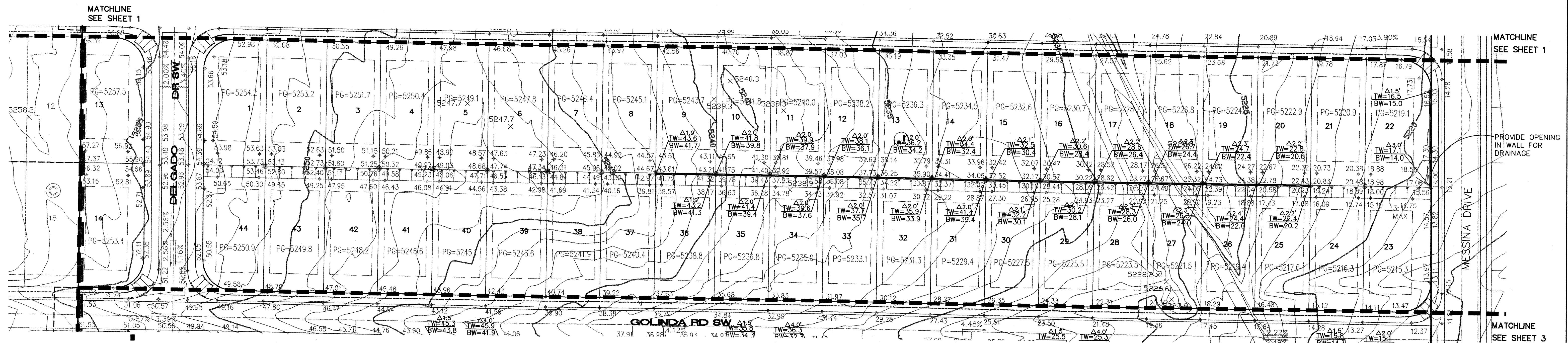
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1349RETWALL.DWGonw 4/6/05

EL RANCHO GRANDE
UNIT 16
CURB, INC.

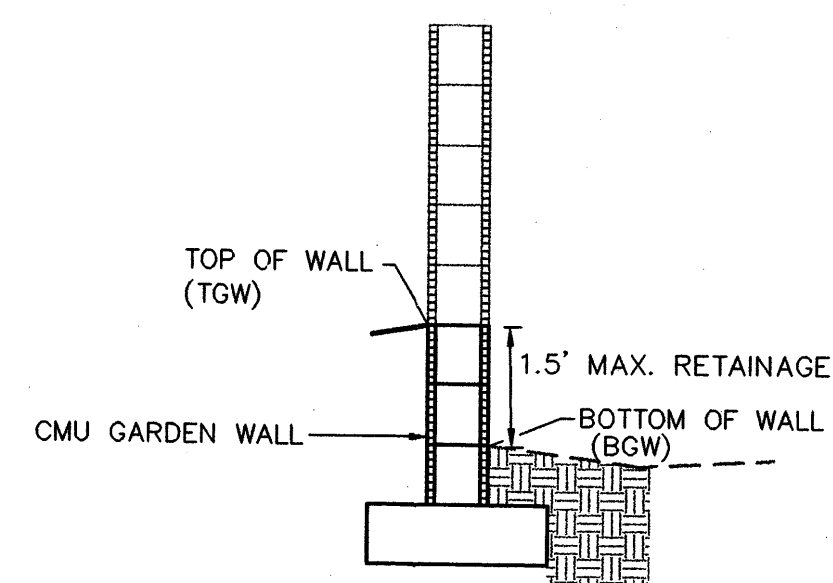
RETAINING WALL PLAN

4/05 1349 34 OF 3

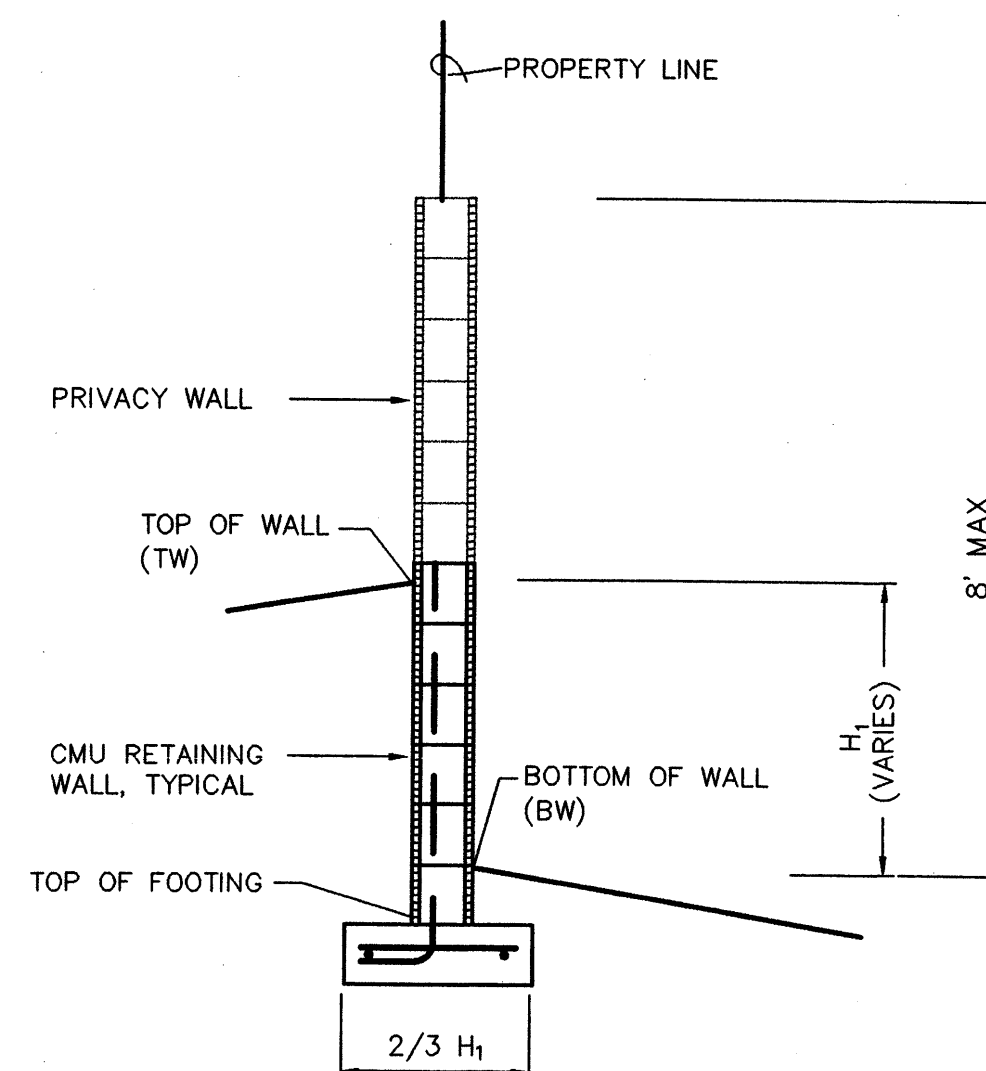
EL RANCHO GRANDE,
FUTURE UNIT 18



Matchline
SEE SHEET 3



TYPICAL GARDEN WALL DETAIL
NTS



TYPICAL RETAINING WALL DETAIL
NTS

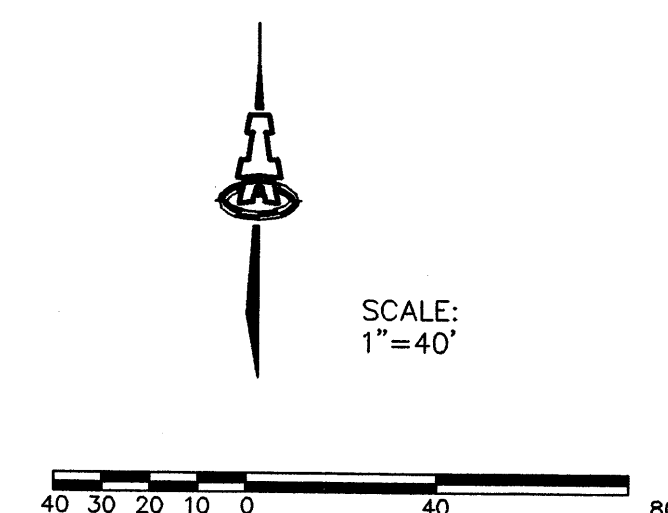
NOTE:

RETAINING WALLS SHALL BE DESIGNED BY A
STRUCTURAL ENGINEER.

LEGEND

- PROPOSED RETAINING WALL
 - GARDEN WALL
 - TOP OF RETAINING WALL ELEVATION
 - BOTTOM OF RETAINING WALL ELEVATION
 - TOP OF GARDEN WALL ELEVATION
 - BOTTOM OF GARDEN WALL ELEVATION
 - RETAINED HEIGHT
- TW=
- BW=
- TCW=
- BCW=
- △ 2.0'

BENCHMARK
ACS MONUMENT
TRANS
Y=1471822.67
X=354899.45
G-C=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929



FRED C. ARFMAN
NEW MEXICO
7322
Professional Engineer
No. 13499

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-6828 Fax. 505-268-2632
1349RETWALL.DWGonw 4/6/05

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EL RANCHO GRANDE
UNIT 16
CURB, INC.

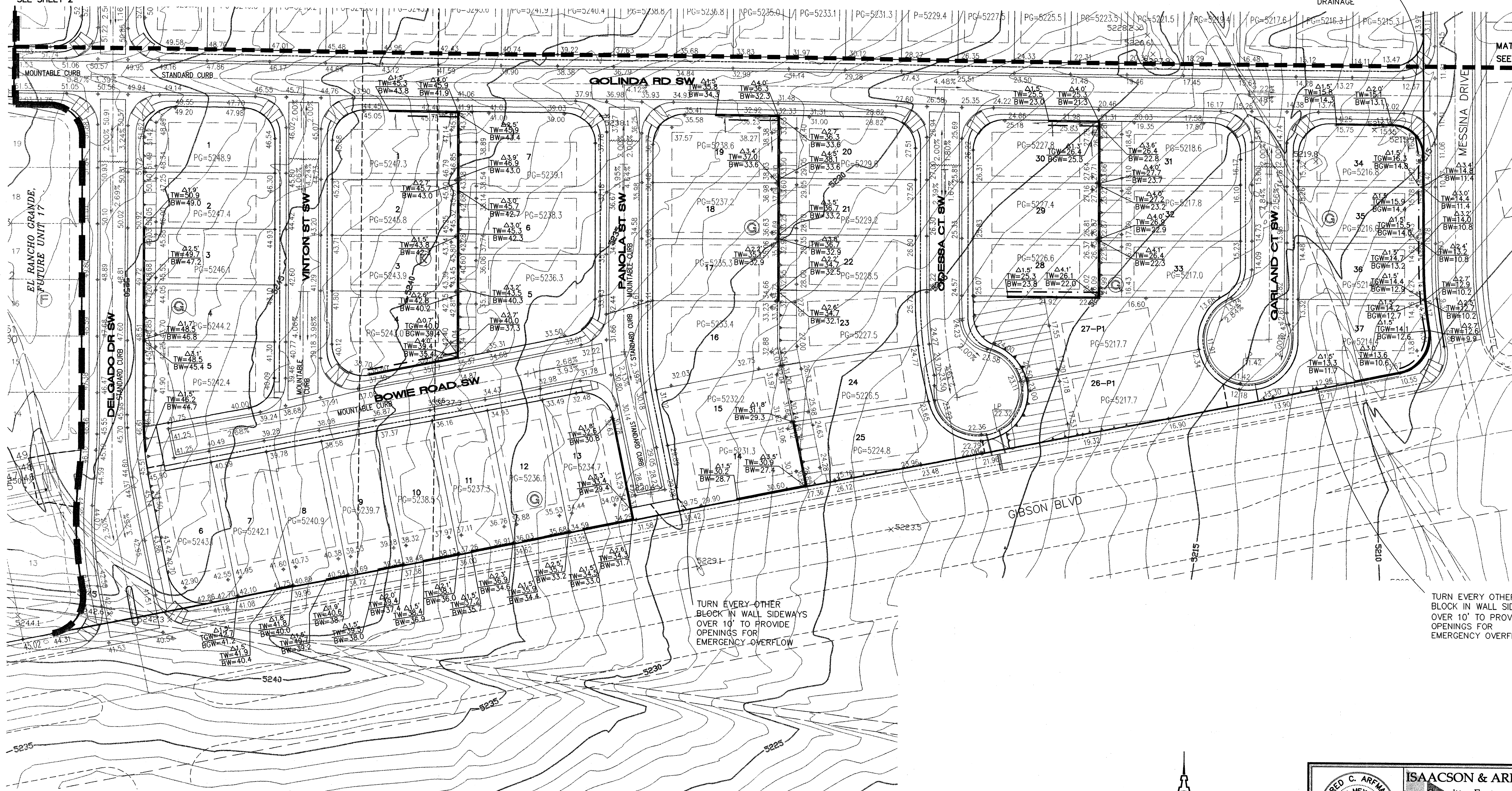
RETAINING WALL PLAN

4/05 1349 SH 2 OF 3

MATCHLINE
SEE SHEET 2

PROVIDE OPENING
IN WALL FOR
DRAINAGE

MATCHLINE
SEE SHEET 2



TURN EVERY OTHER
BLOCK IN WALL SIDEWAYS
OVER 10' TO PROVIDE
OPENINGS FOR
EMERGENCY OVERFLOW

TURN EVERY OTHER
BLOCK IN WALL SIDEWAYS
OVER 10' TO PROVIDE
OPENINGS FOR
EMERGENCY OVERFLOW

LEGEND

- PROPOSED RETAINING WALL
- GARDEN WALL
- TW= TOP OF RETAINING WALL ELEVATION
- BW= BOTTOM OF RETAINING WALL ELEVATION
- TGW= TOP OF GARDEN WALL ELEVATION
- BGW= BOTTOM OF GARDEN WALL ELEVATION
- Δ 2.0' RETAINED HEIGHT

SCALE:
1"=40'



BENCHMARK
ACS MONUMENT
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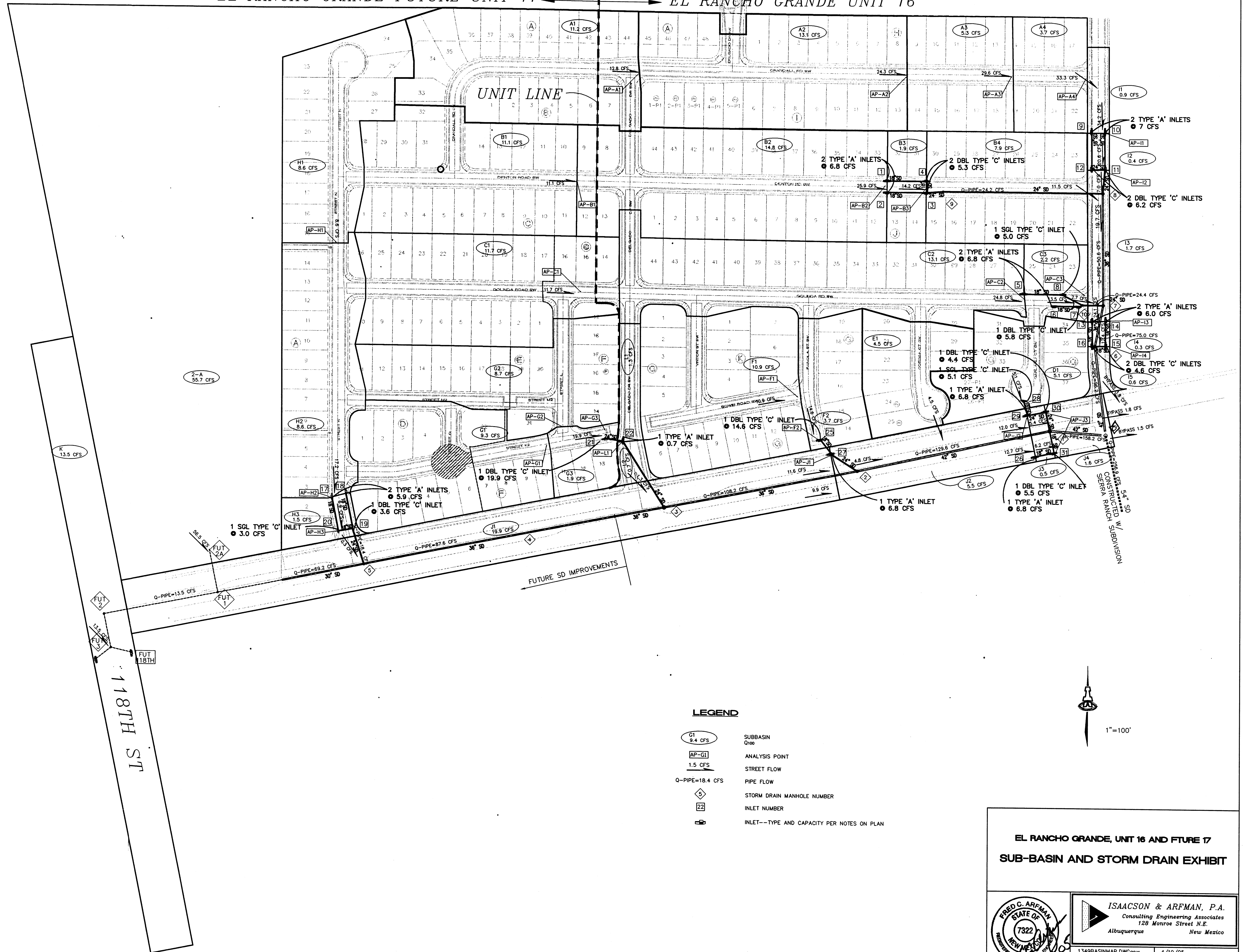
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**EL RANCHO GRANDE
UNIT 16
CURB, INC.**

RETAINING WALL PLAN

EL RANCHO GRANDE FUTURE UNIT 17 ← → EL RANCHO GRANDE UNIT 16

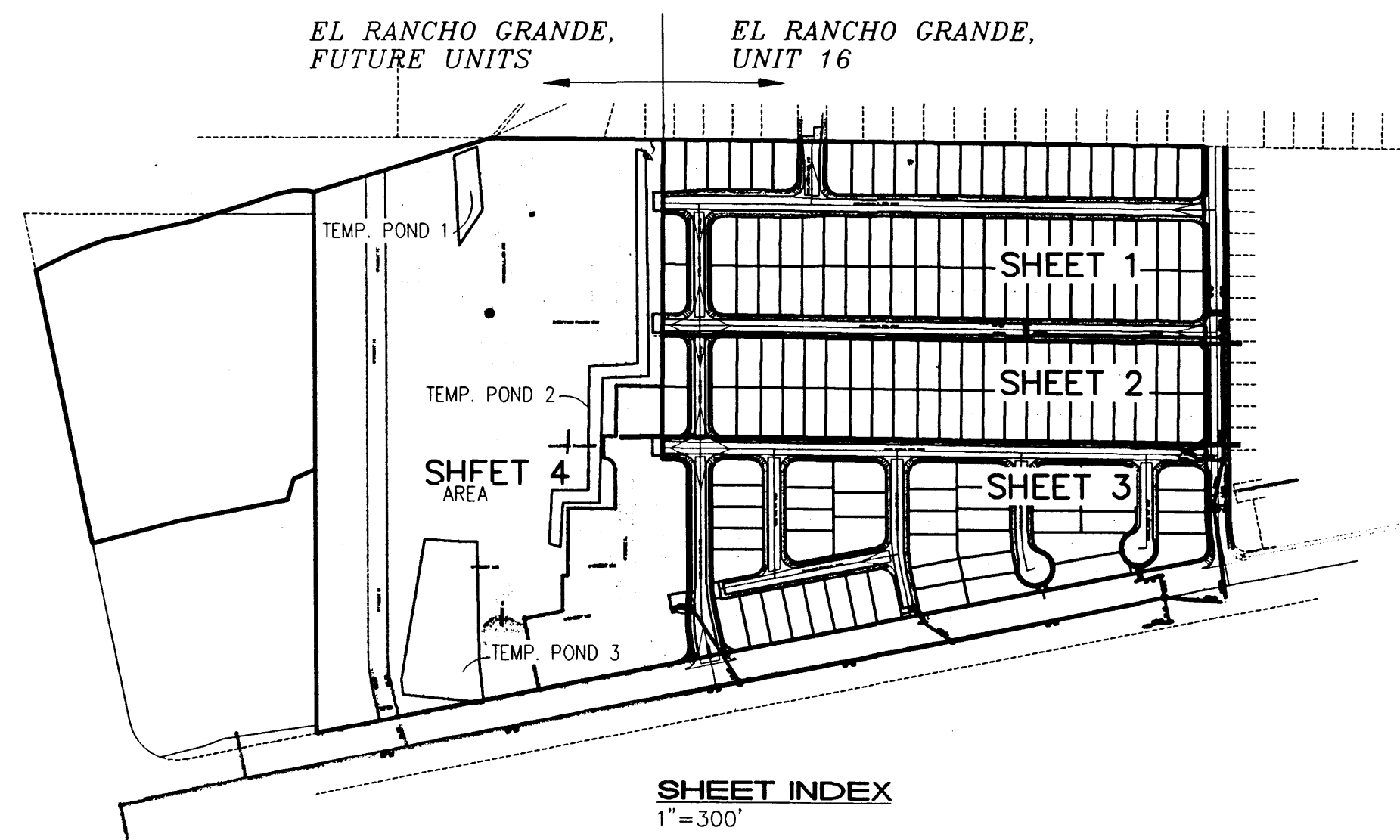


EL RANCHO GRANDE, UNIT 16 AND FUTURE 17
SUB-BASIN AND STORM DRAIN EXHIBIT

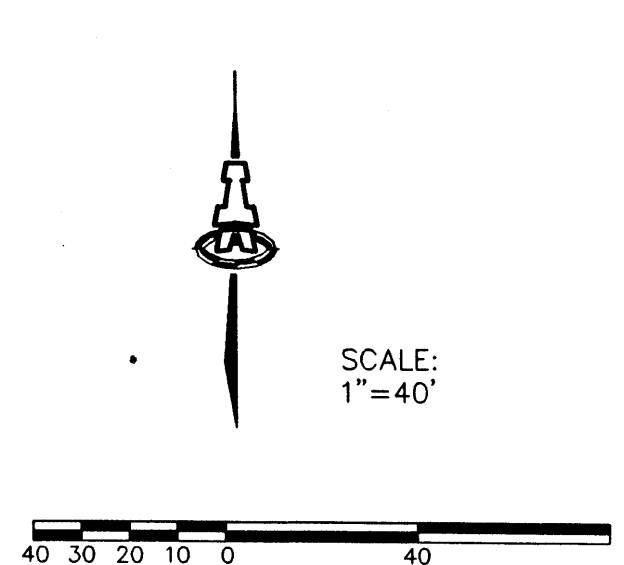
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128 Monroe Street N.E.
Albuquerque, New Mexico

1349BASINMAP.DWG 4/19/05

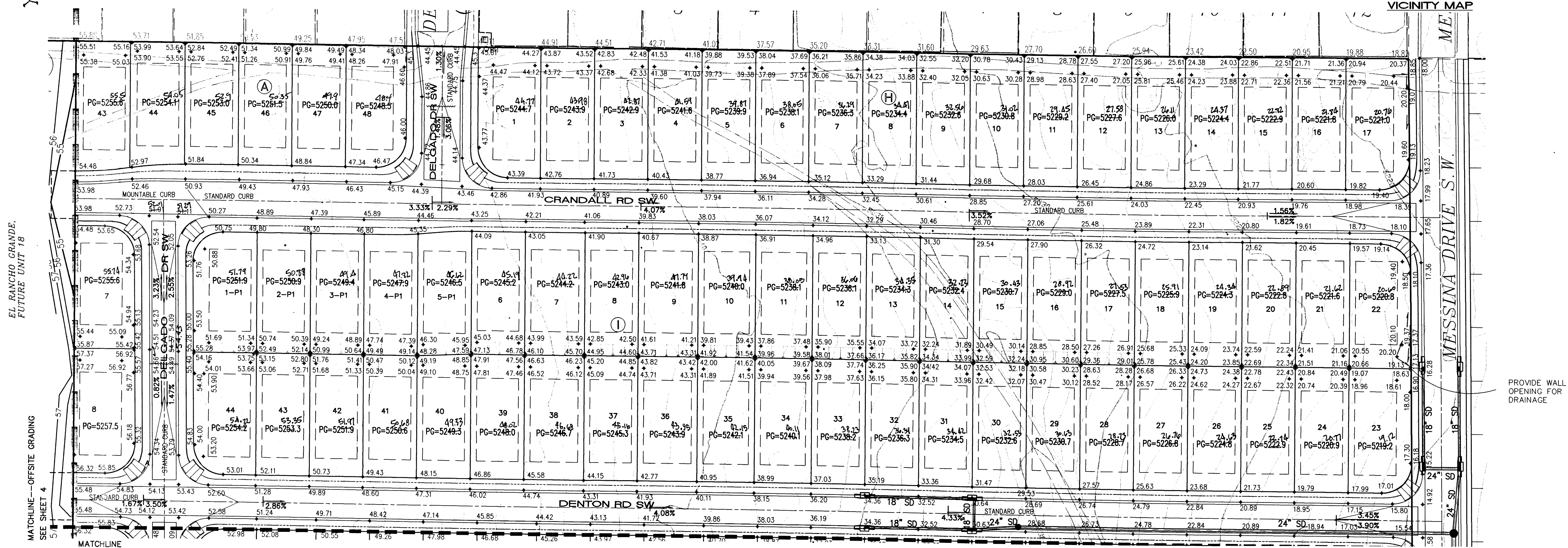
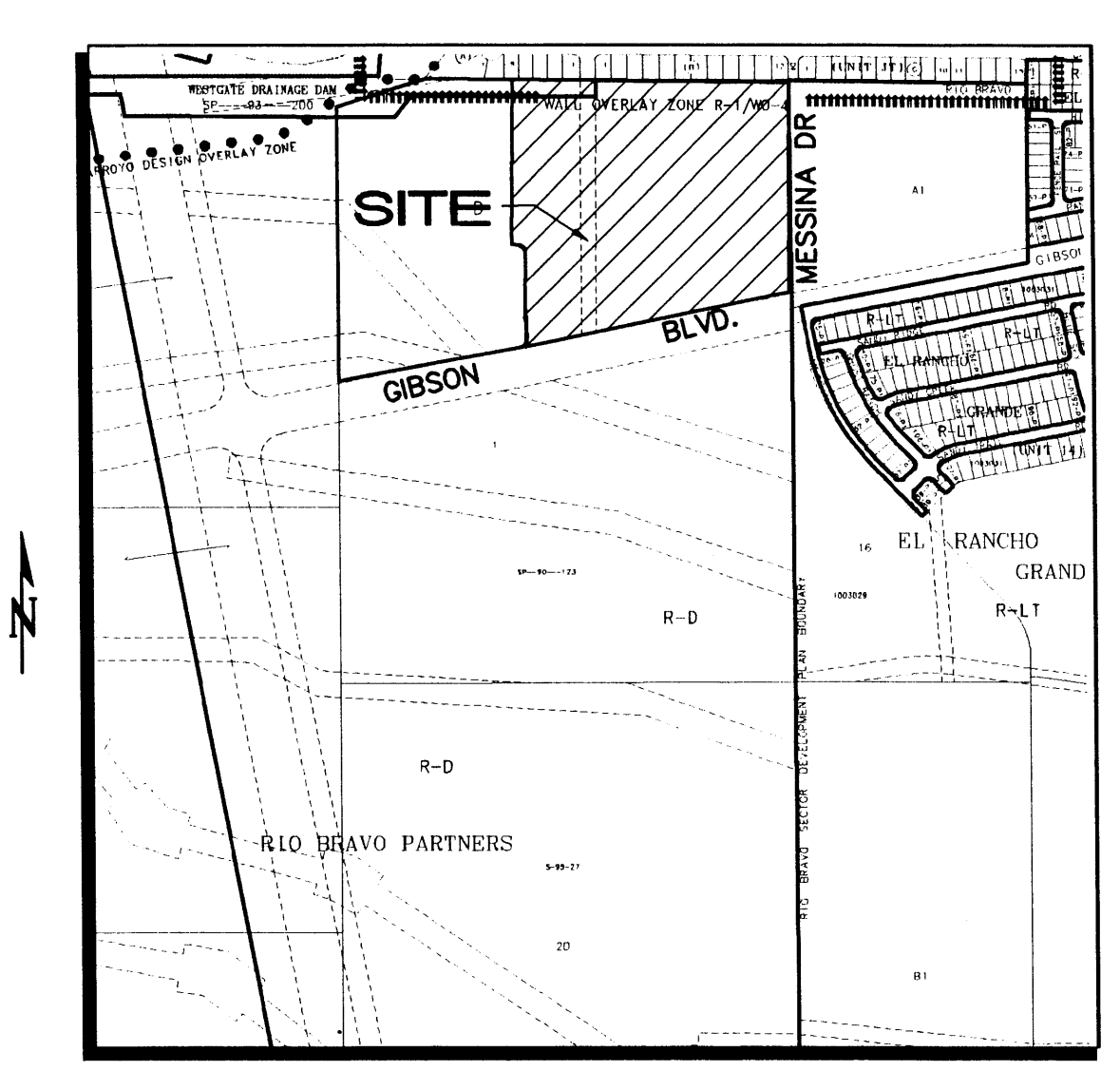
SHEET 1 OF 1



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - WATER BAR
 - PAD GRADE ELEVATION
 - TOP OF CURB ELEVATION
 - FLOWLINE ELEVATION
 - STREET GRADE BREAK W/ SLOPE
 - PROPOSED RETAINING WALL
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET



NOTE:
FACE OF CURB GRADES ARE AT FLOWLINE.



DRAINAGE CERTIFICATION

I, FRED C. ARFMAN, PE, NMPE NO. 7322, OF THE FIRM ISAACSON & ARFMAN, P.A., 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 06/15/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIM ALDRICH, NMPS NO. 7719, OF THE FIRM ALDRICH LAND SURVEYING.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/25/06 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 CLOSEOUT AND RELEASE OF FINANCIAL GUARANTEES.

CONSTRUCTION ACTIVITIES RELATED TO THE CONSTRUCTION OF THE INDIVIDUAL RESIDENTIAL HOUSING UNITS HAVE DISTURBED THE REAR AND SIDE LOT DRAINAGE SWALES FROM THOSE ORIGINALLY LEFT AT THE TIME OF SITE GRADING.

HOMEOWNER IS RESPONSIBLE FOR LEAVING THE SITE IN A PROPER CONDITION TO ALLOW FOR THE DISCHARGE OF SURFACE STORM WATER FLOW FROM THE LOTS TO THE PUBLIC RIGHTS-OF-WAY.

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.

Fred C. Arfman
FRED C. ARFMAN, NMPE 7322
DATE: 01-22-07

BENCHMARK
ACS MONUMENT
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X=354899.45
G-C=0.99967921
Δα=-0°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

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1349GRD.DWG 4/18/05

EL RANCHO GRANDE UNIT 16
CURB, INC.

GRADING & DRAINAGE PLAN

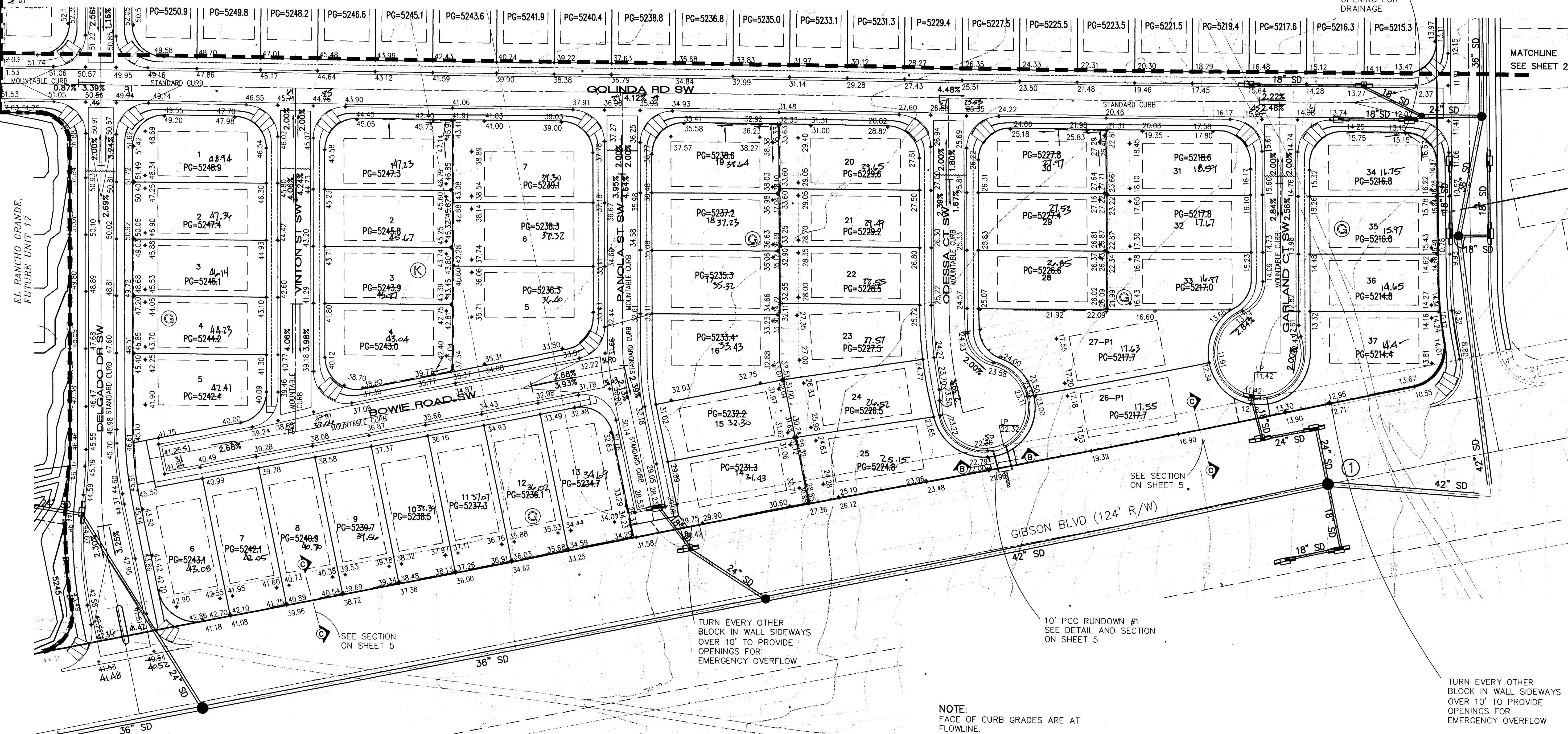
Checked By: FCA	Drawn By: ANW	No.:	Revision:
Date: 4/05	Job Number: 1349		

9-15 of 41

RECEIVED JAN 28 2007 HYDROLOGY SECTION

MATCHLINE--OFFSITE GRADING
SEE SHEET 4

EL RANCHO GRANDE,
FUTURE UNIT 17



DRAINAGE CERTIFICATION

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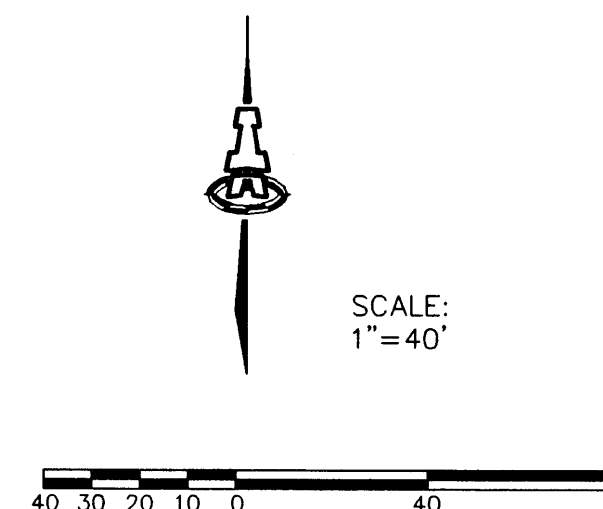
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Fred C. Arfman
FRED C. ARFMAN, NMPE 7322
DATE 01.22.07

NOTE:
FACE OF CURB GRADES ARE AT FLOWLINE.

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - WATER BAR
 - PAD GRADE ELEVATION
 - TOP OF CURB ELEVATION
 - FLOWLINE ELEVATION
 - STREET GRADE BREAK W/ SLOPE
 - PROPOSED RETAINING WALL
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET



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ACS MONUMENT
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Ph. 505-268-8828 Fax. 505-268-2632
1349GRD.DWGonw 4/18/05

EL RANCHO GRANDE
UNIT 16
CURB, INC.

GRADING & DRAINAGE PLAN

Checked By: FCA	Drawn By: ANW	No.	Revision
Date: 4/05	Job Number: 1349	SH 7 OF 41	

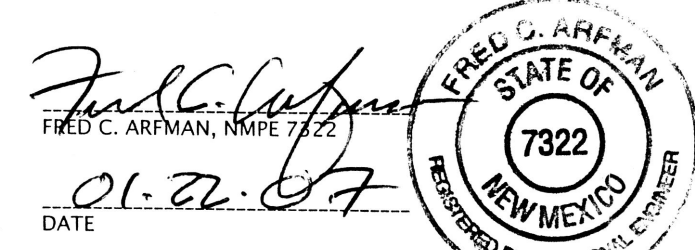
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JAN 23 2007
HYDROLOGY SECTION

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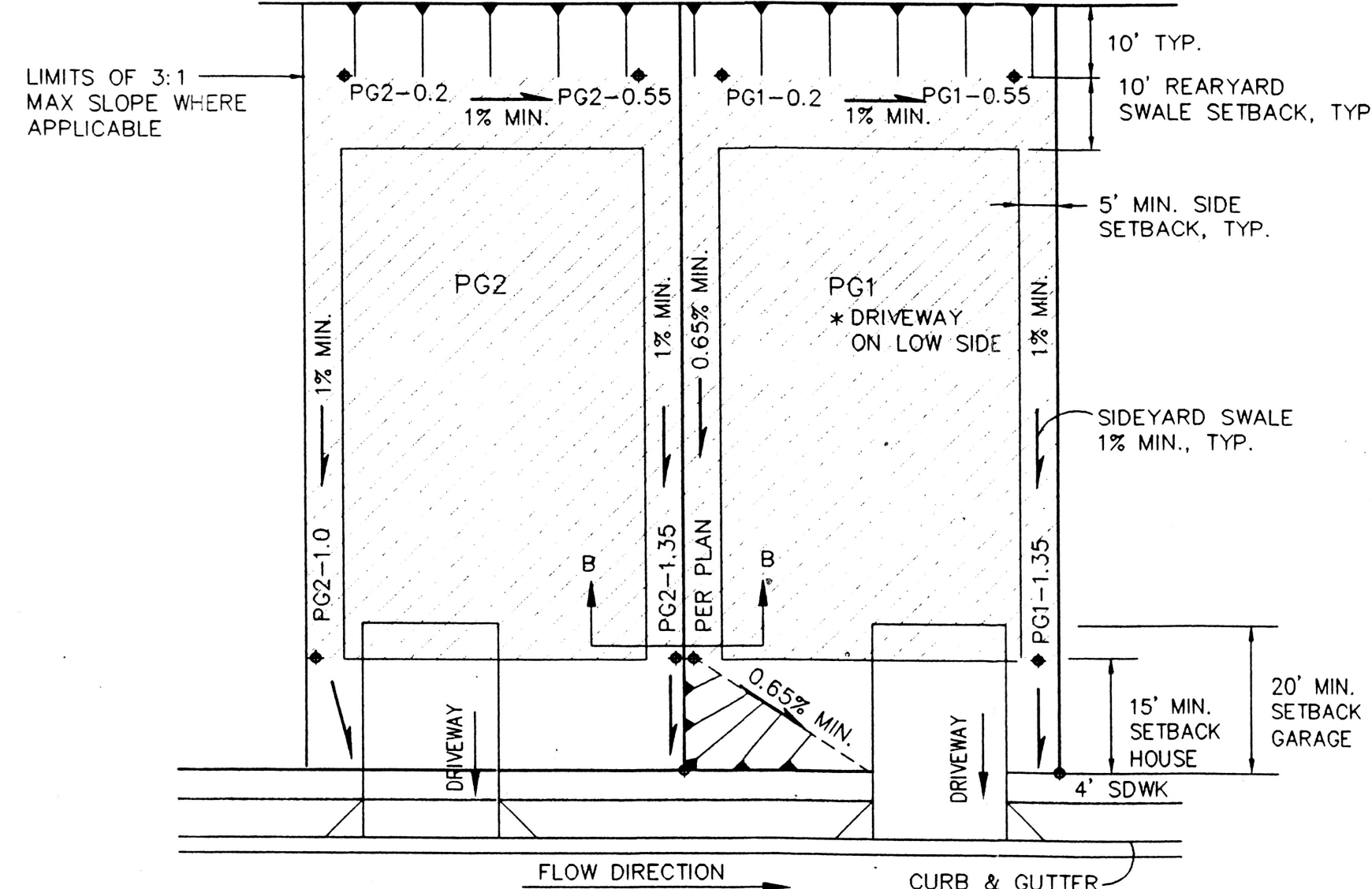


BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	25.00	39.03	24.76	35.19	N 44°42'19" W
C2	300.00	34.55	17.29	34.53	N 03°19'20" E
C3	300.00	90.79	45.75	90.45	S 02°02'56" E
C4	30.00	46.78	29.66	42.18	N 33°57'07" E
C5	25.00	10.12	5.13	10.05	S 89°46'58" E
C6	25.00	39.03	24.76	35.19	N 44°42'19" W

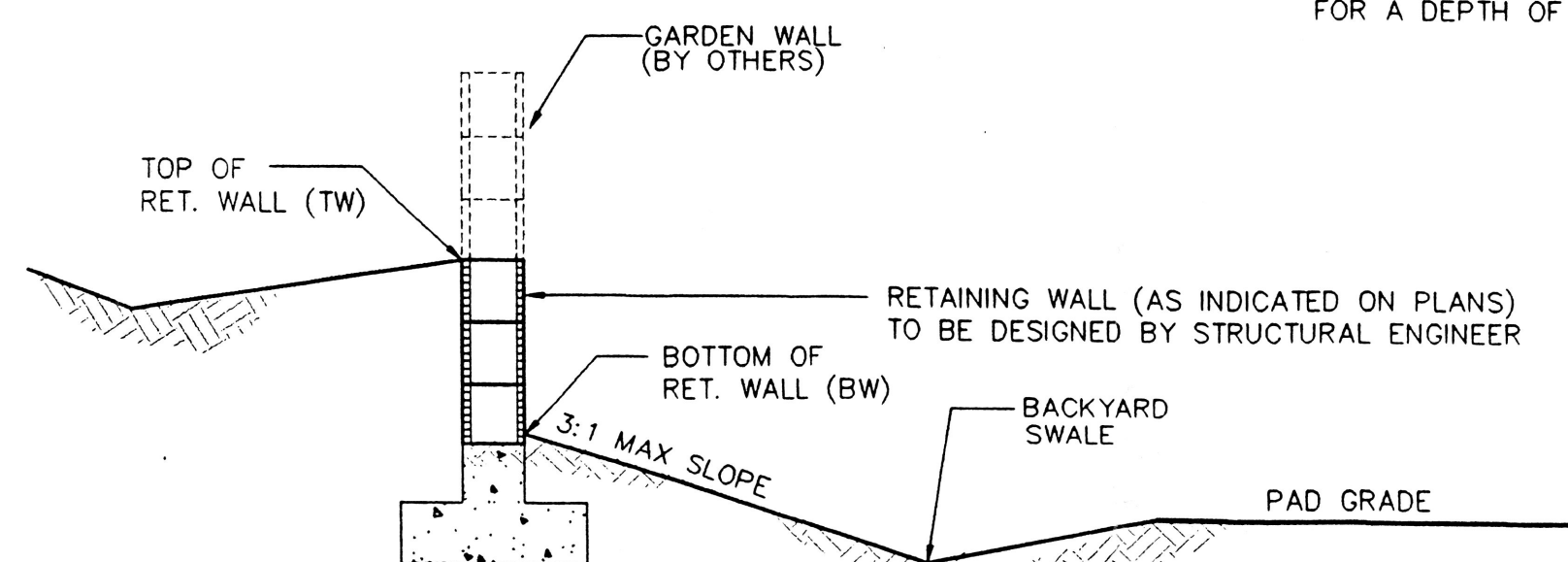
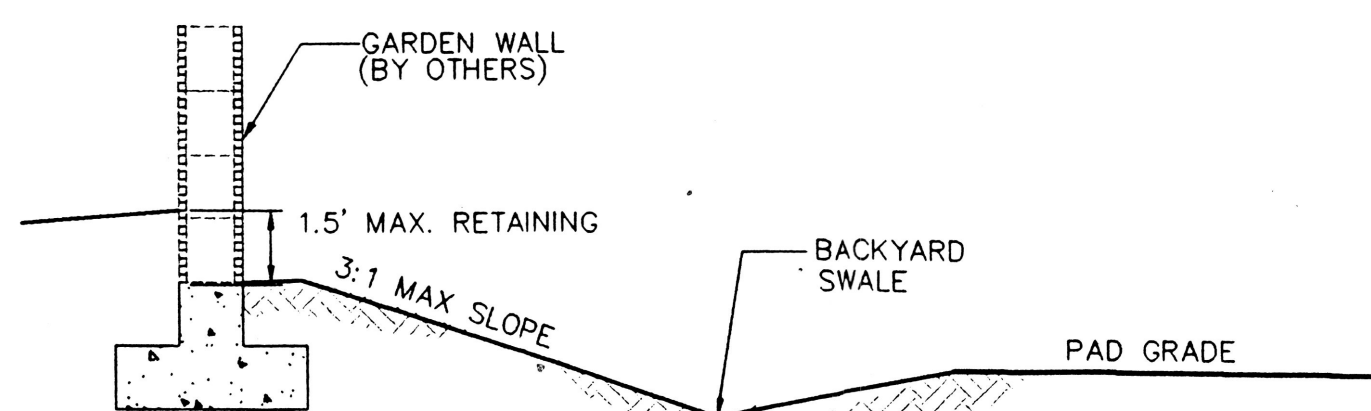
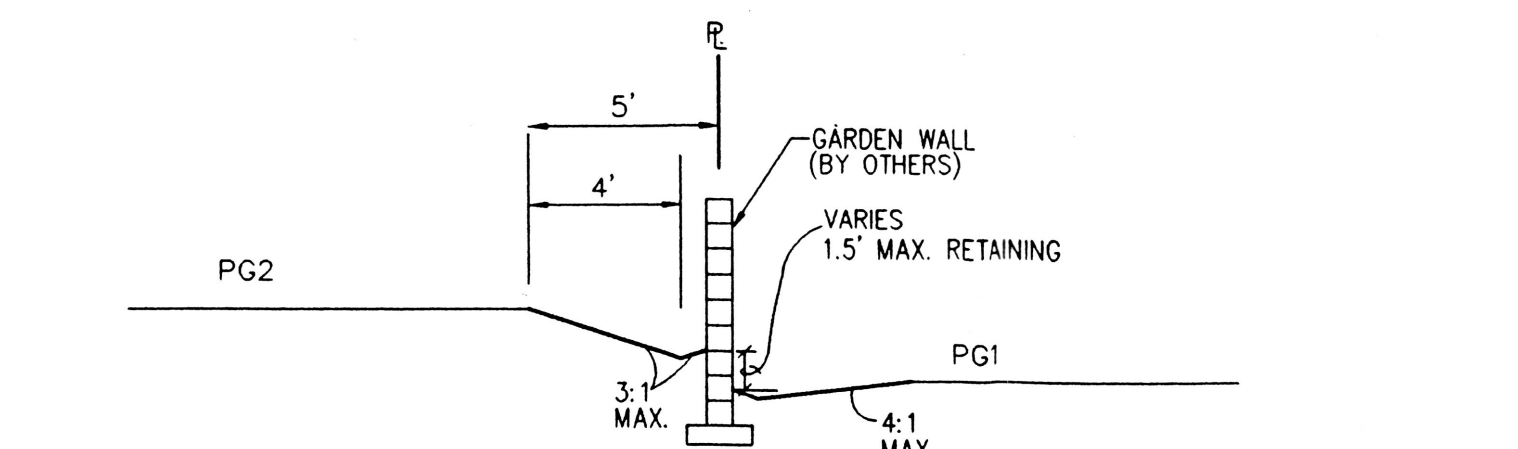
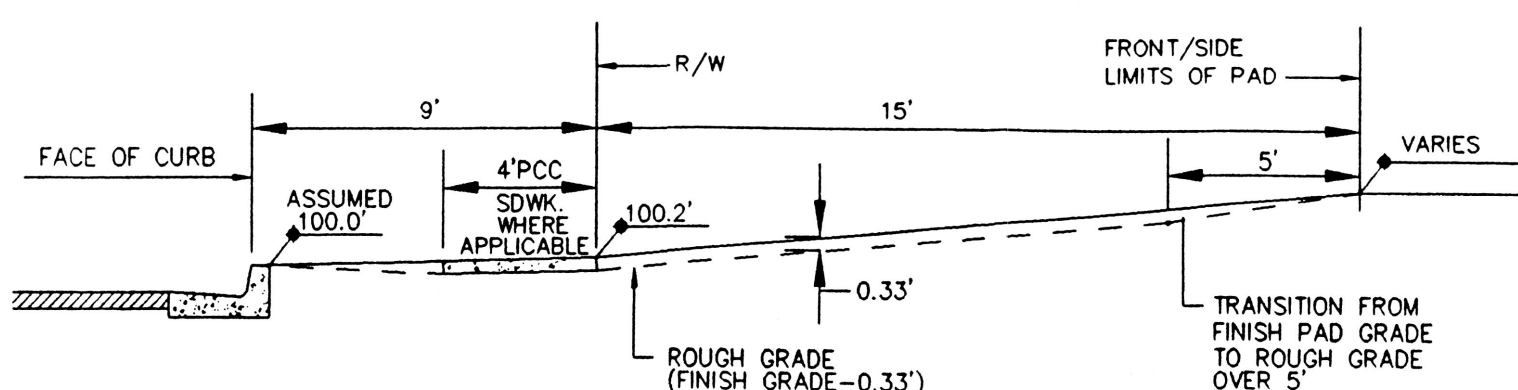
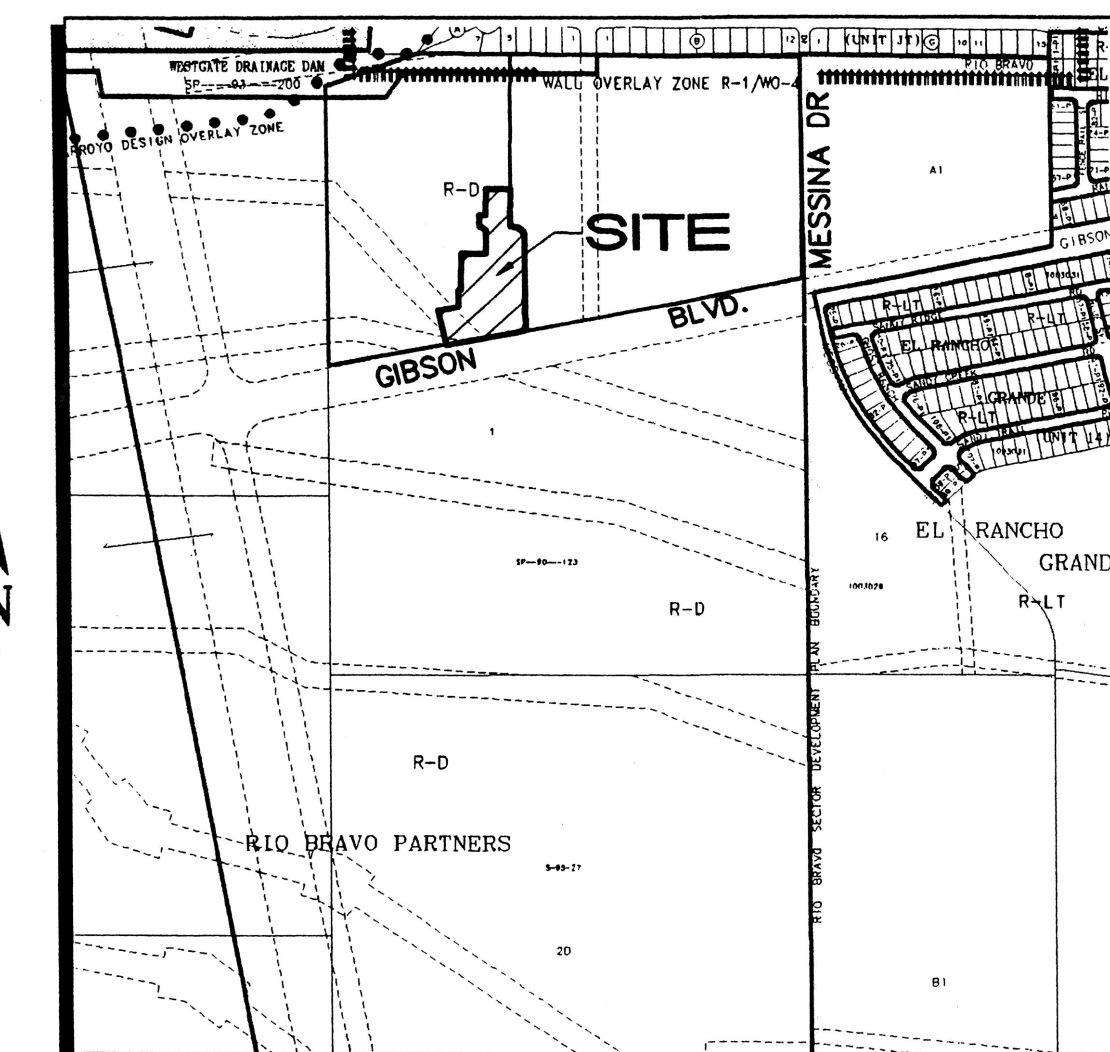
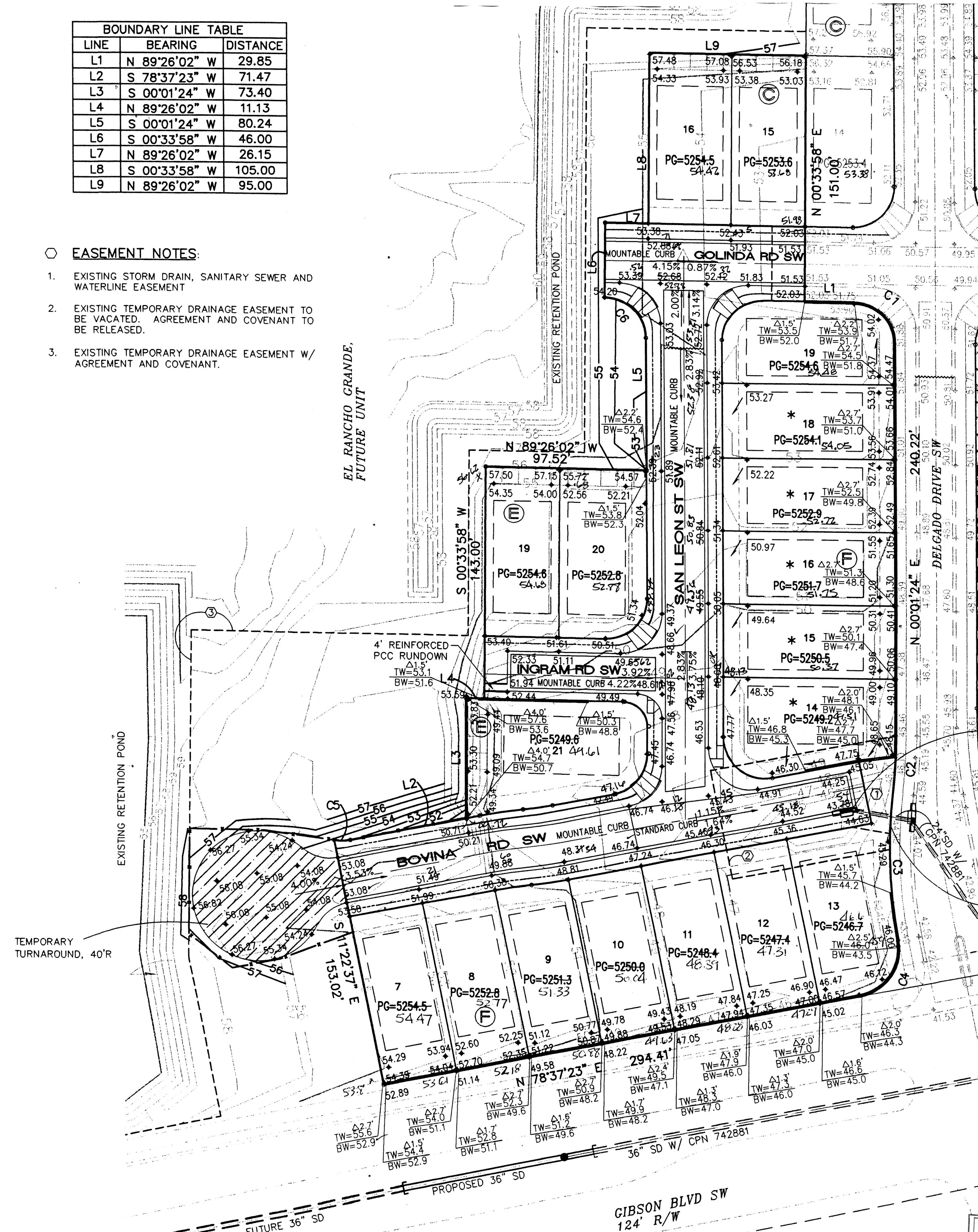
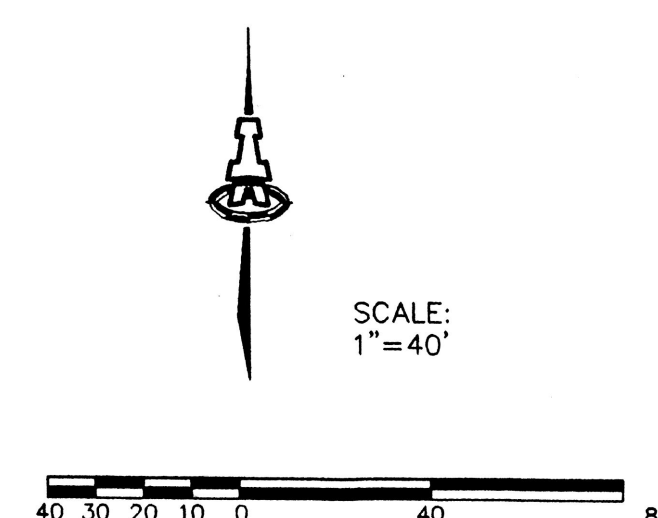
BOUNDARY LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 89°26'02" W	29.85	
L2	S 78°37'23" W	71.47	
L3	S 00°01'24" W	73.40	
L4	N 89°26'02" W	11.13	
L5	S 00°01'24" W	80.24	
L6	S 00°33'58" W	46.00	
L7	N 89°26'02" W	26.15	
L8	S 00°33'58" W	105.00	
L9	N 89°26'02" W	95.00	

EASEMENT NOTES:

- EXISTING STORM DRAIN, SANITARY SEWER AND WATERLINE EASEMENT
- EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED. AGREEMENT AND COVENANT TO BE RELEASED.
- EXISTING TEMPORARY DRAINAGE EASEMENT W/ AGREEMENT AND COVENANT.

TYPICAL LOT GRADING
SCALE: 1"=20'

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 BACKYARD SLOPE WITH RETAINING WALLS
SCALE: 1"=5'-0"TYPICAL BACKYARD SLOPE WITH GARDEN WALL RETAINAGE
SCALE: 1"=5'-0"SECTION B-B
TYPICAL SIDYARD GRADING
SCALE: 1"=5'FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"VICINITY MAP
SCALE: 1"=750'

NOTE: FACE OF CURB GRADES ARE AT FLOWLINE.

BENCHMARK
ACS MONUMENT
TRANS
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
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NAD 1927/SLD 1929

LEGEND	
50	EXISTING CONTOUR
55	PROPOSED CONTOUR
78.3	PROPOSED ELEVATION
78.3	EXISTING ELEVATION
~~~~~	WATER BAR
PG=5248.4	PAD GRADE ELEVATION
2.00%	STREET GRADE BREAK W/ SLOPE
~~~~~	PROPOSED RETAINING WALL
~~~~~	STORM DRAIN W/ MANHOLE
~~~~~	STORM DRAIN INLET
*	DRIVEWAY RECOMMENDED ON LOW SIDE OF LOT
TW=46.3 BW=44.3 Δ 2.7	TOP OF RETAINING WALL ELEVATION BOTTOM OF RETAINING WALL RETAINED HEIGHT

EXIST 18" RCP STANDPIPE INLET TO BE REMOVED AND REPLACED W/ 1-DOUBLE TYPE 'C' INLET

TURN EVERY OTHER BLOCK IN WALL SIDEWAYS OVER 10' TO PROVIDE OPENINGS FOR EMERGENCY OVERFLOW

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Ph. 505-268-8828 Fax. 505-268-2632
1349GRD-17.DWG 6/14/05

**EL RANCHO GRANDE
UNIT 17
CURB, INC.**

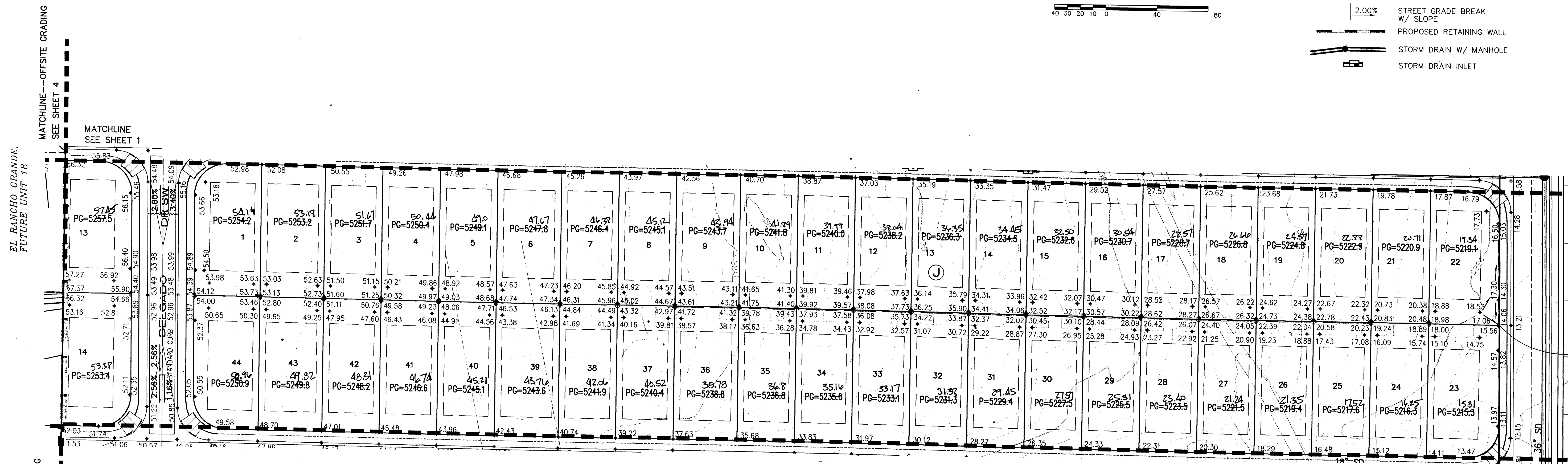
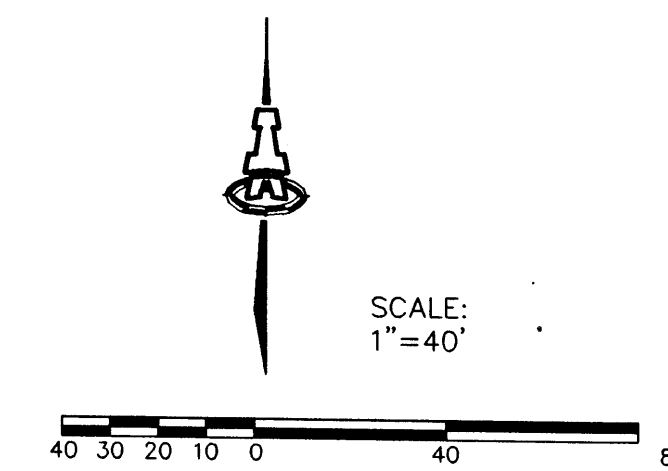
GRADING & DRAINAGE PLAN

Checked By: FCA	Drawn By: ANW	No.	Revision
Date: 6/05	Job Number: 1349		

NOTE:
FACE OF CURB GRADES ARE AT
FLOWLINE.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WATER BAR
- PAD GRADE ELEVATION
- TC=60.40 TOP OF CURB ELEVATION
- FL=60.67 FLOWLINE ELEVATION
- 2.00% STREET GRADE BREAK W/ SLOPE
- PROPOSED RETAINING WALL
- STORM DRAIN W/ MANHOLE
- STORM DRAIN INLET



DRAINAGE CERTIFICATION

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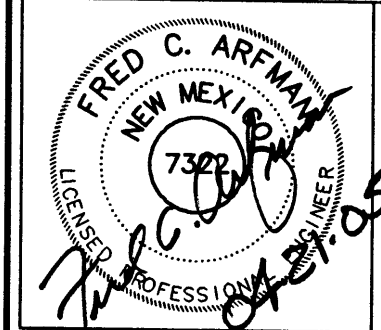
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FRED C. ARFMAN, NMPE 7322
01-22-07
DATE

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		ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 Fax. 505-268-2632 1349GRD.DWGonw 4/18/05	
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EL RANCHO GRANDE UNIT 16 CURB, INC.			
GRADING & DRAINAGE PLAN			
Checked By: FCA	Drawn By: ANW	No.	Revisions
Date: 4/05	Job Number: 1349		

516041

REVISION
JAN 22 2007
HYDRO SECTION