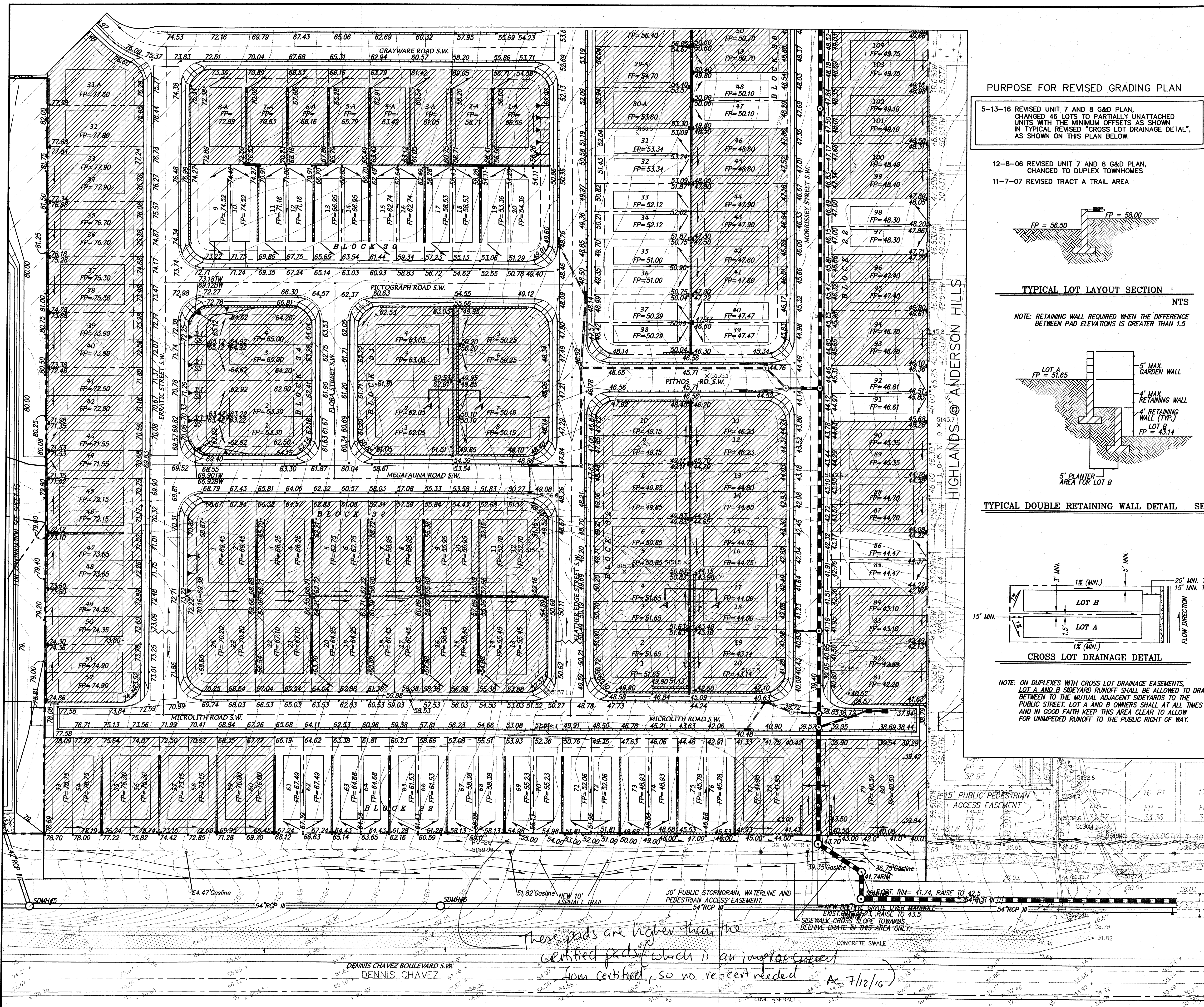


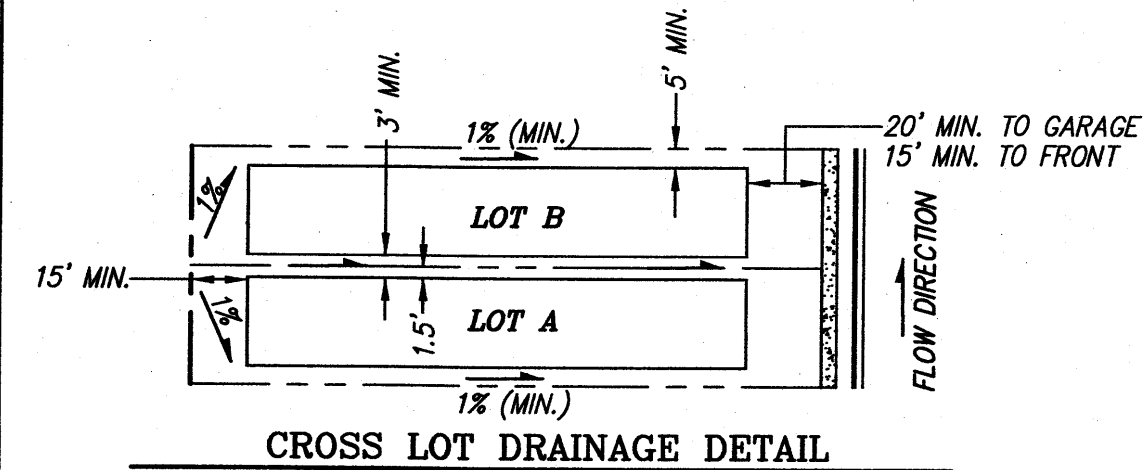
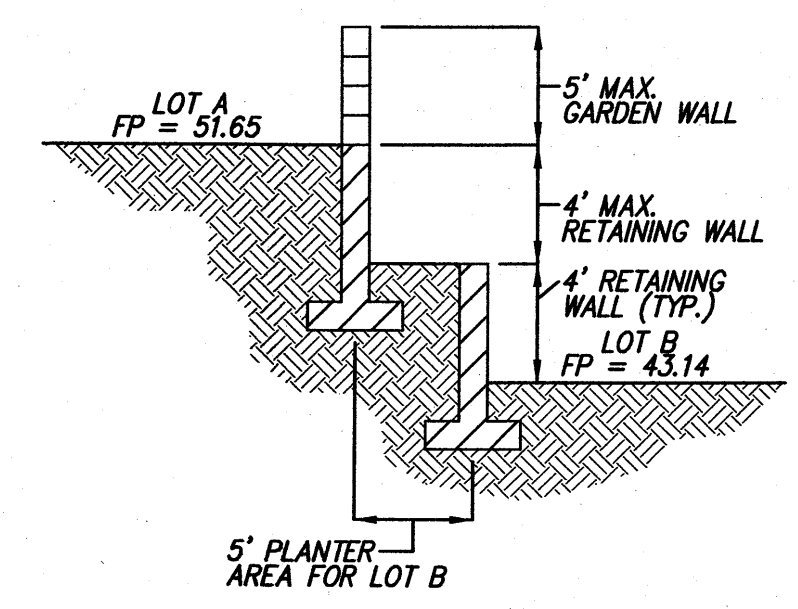
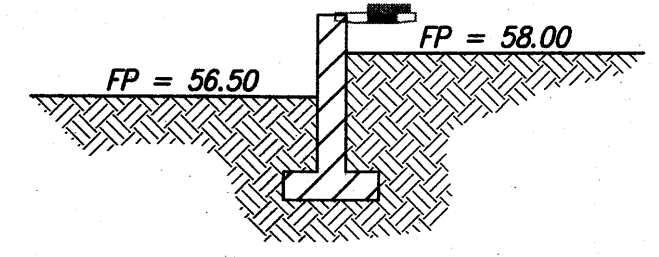


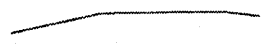
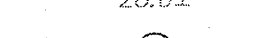
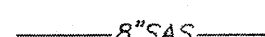
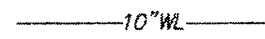
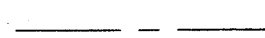
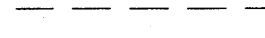
PURPOSE FOR REVISED GRADING PLAN

5-13-16 REVISED UNIT 7 AND 8 G&D PLAN,
CHANGED 46 LOTS TO PARTIALLY UNATTACHED
UNITS WITH THE MINIMUM OFFSETS AS SHOWN
IN TYPICAL REVISED "CROSS LOT DRAINAGE DETAIL",
AS SHOWN ON THIS PLAN BELOW.

12-8-06 REVISED UNIT 7 AND 8 G&D PLAN,
CHANGED TO DUPLEX TOWNHOMES

11-7-07 REVISED TRACT A TRAIL AREA



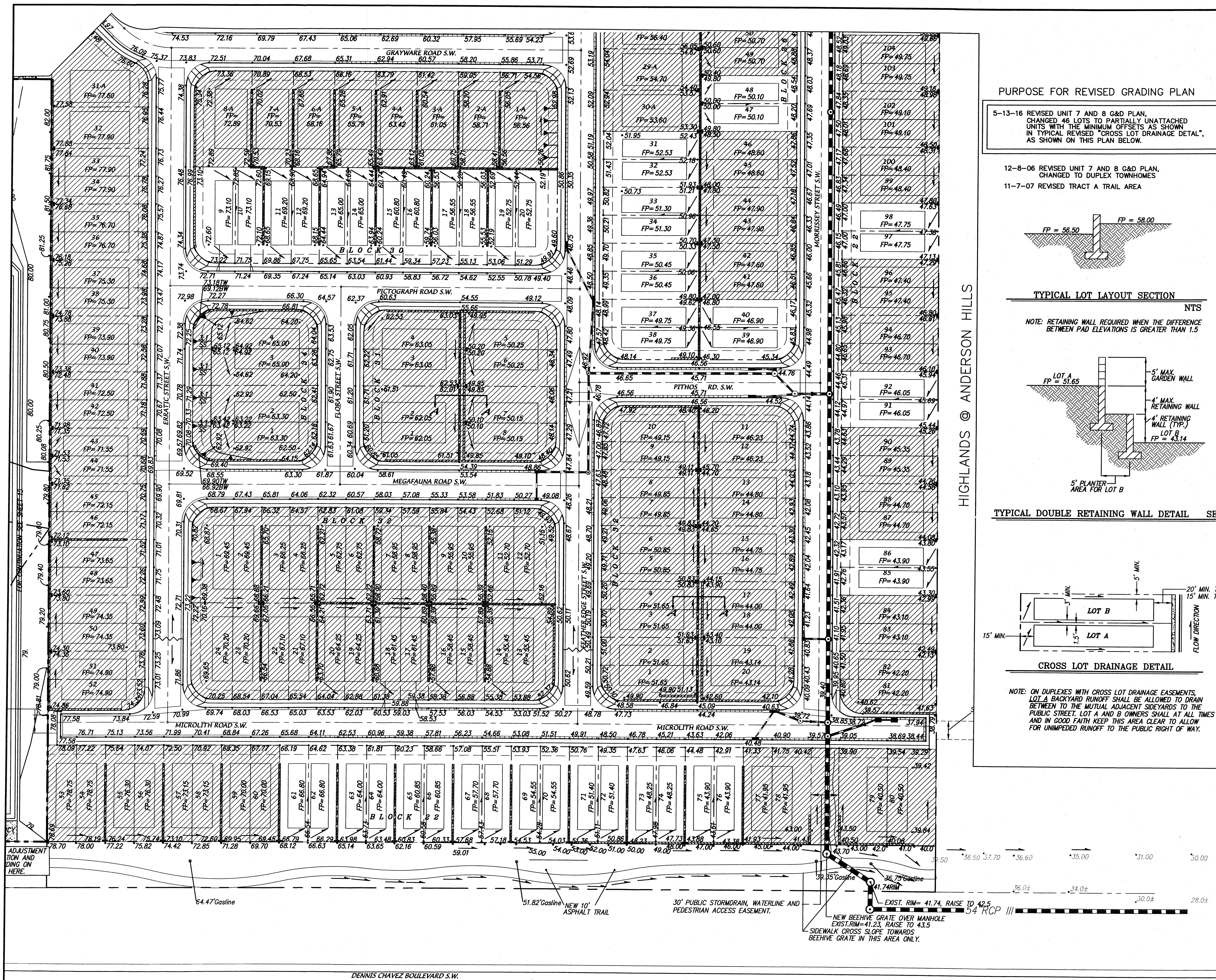
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	EXISTING CONTOUR (MINOR)
	EXISTING SPOT ELEVATION
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING FENCE
	EXISTING POWER POLE
	EXISTING GAS LINE
	EXISTING STORM DRAIN
	EXISTING SAS LINE
	EXISTING WATER LINE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
	NEW SIDEWALK
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
	NEW RETAINING WALL
	NEW SPOT ELEVATIONS
	NEW FLOW DIRECTION
	NEW SLOPE

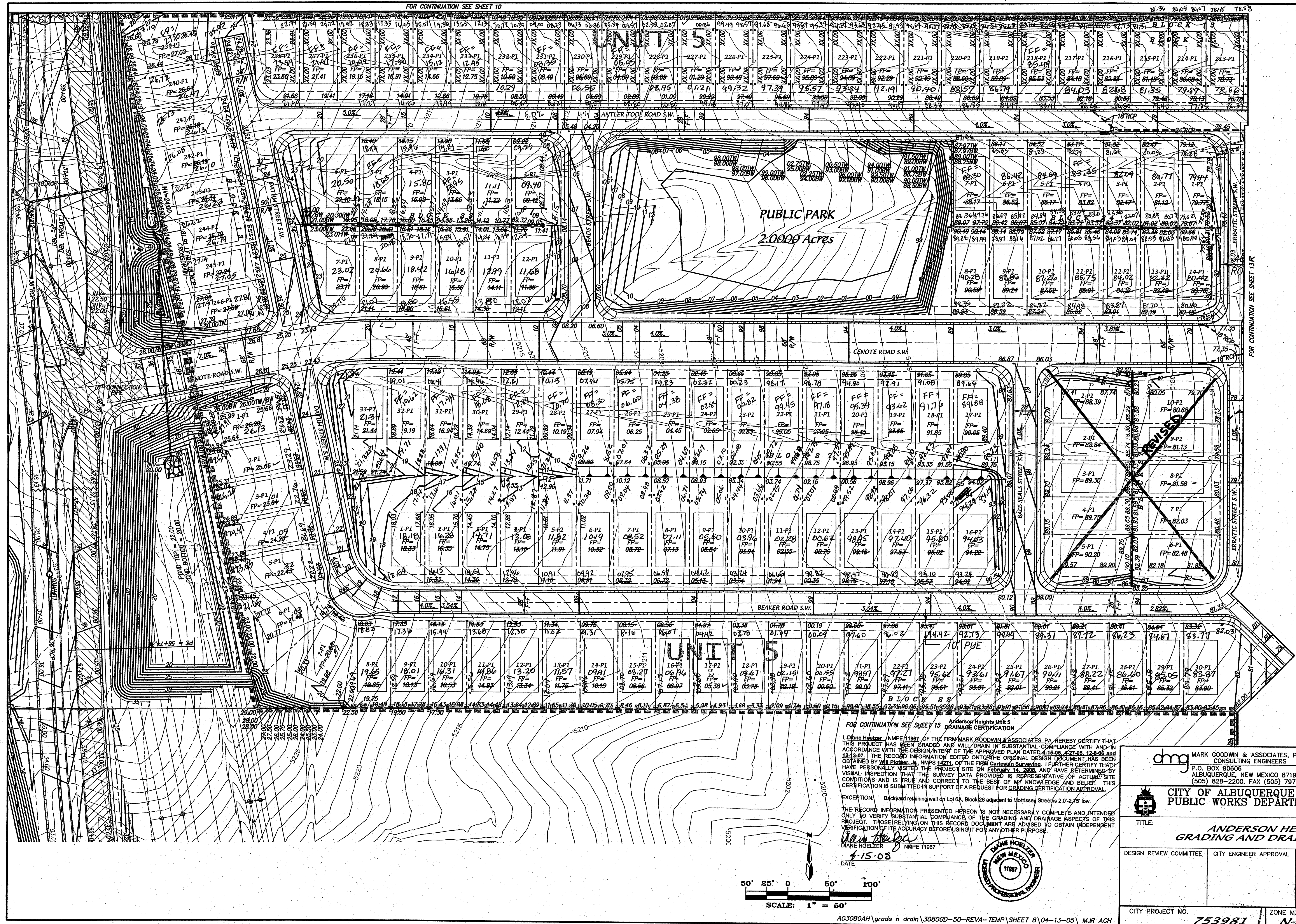
ENGINEER'S SEAL						SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
						FIELD NOTES				CONTRACTOR	
						NO.	BY	DATE		WORK STAKED BY	DATE
										INSPECTED BY	DATE
										ACCEPTANCE BY	DATE
										FIELD VERIFICATION BY	DATE
										CORRECTED BY	DATE
										MICRO-FILM INFORMATION	
										RECORDED BY	DATE
										NO.	

STATION "3-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO). GO S. ON COORS BLVD. 0.82 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVETED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-P10, 1988".
X=3607233.56, Y=1462437.48 (NAD 27), ELEV=4935.735 (SLD 28)

SHEET _____ OF _____

F:\ALB085\A16033 Anderson Heights Unit 7 Townhomes\GRADE & DRAIN\ACAD-3080GD_50.dwg, 5/13/2016 3:55:29 PM, Diane, 1
\\DMG-SVR02\Oce PlotWave 500 - WPD2





FOR CONTINUATION SEE SHEET 15

Anderson Heights Unit 5
Grading and Drainage Plan

I, Diane Hoelzer, NMPE 11987, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADUALLY AND DRAINAGE IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4-15-08, 4-15-08, 4-15-08 AND OBTAINED BY WILLIAM J. HOELZER, NMPE 14271, OF THE FIRM CARTER SURVEYING, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 14, 2008, 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 GRADING CERTIFICATION APPROVAL.

EXCEPTION: Backyard retaining wall on Lot 6A, Block 28 adjacent to Morrissey Street is 2'-0" to 2'-6" low.

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.

Diane Hoelzer
NMPE 11987
4-15-08
DATE

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **ANDERSON HEIGHTS UNIT 5
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.

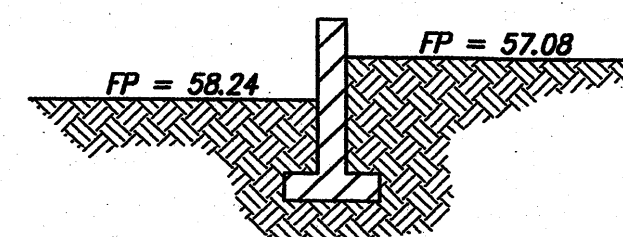
CITY PROJECT NO. **753981** ZONE MAP NO. **N-8/P-8** SHEET **12** OF **83**

DESIGNED BY **GJK** DATE **02/04**
DRAWN BY **DMG** DATE **02/04**

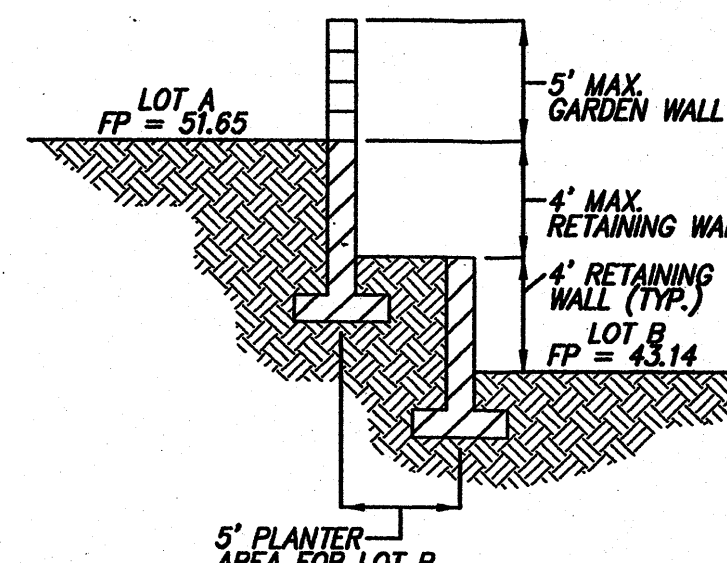
REVISIONS
NO. DATE BY
1 02/04 GJK
2 02/04 DMG

HYDROLOGY SECTION
APR 16 2008

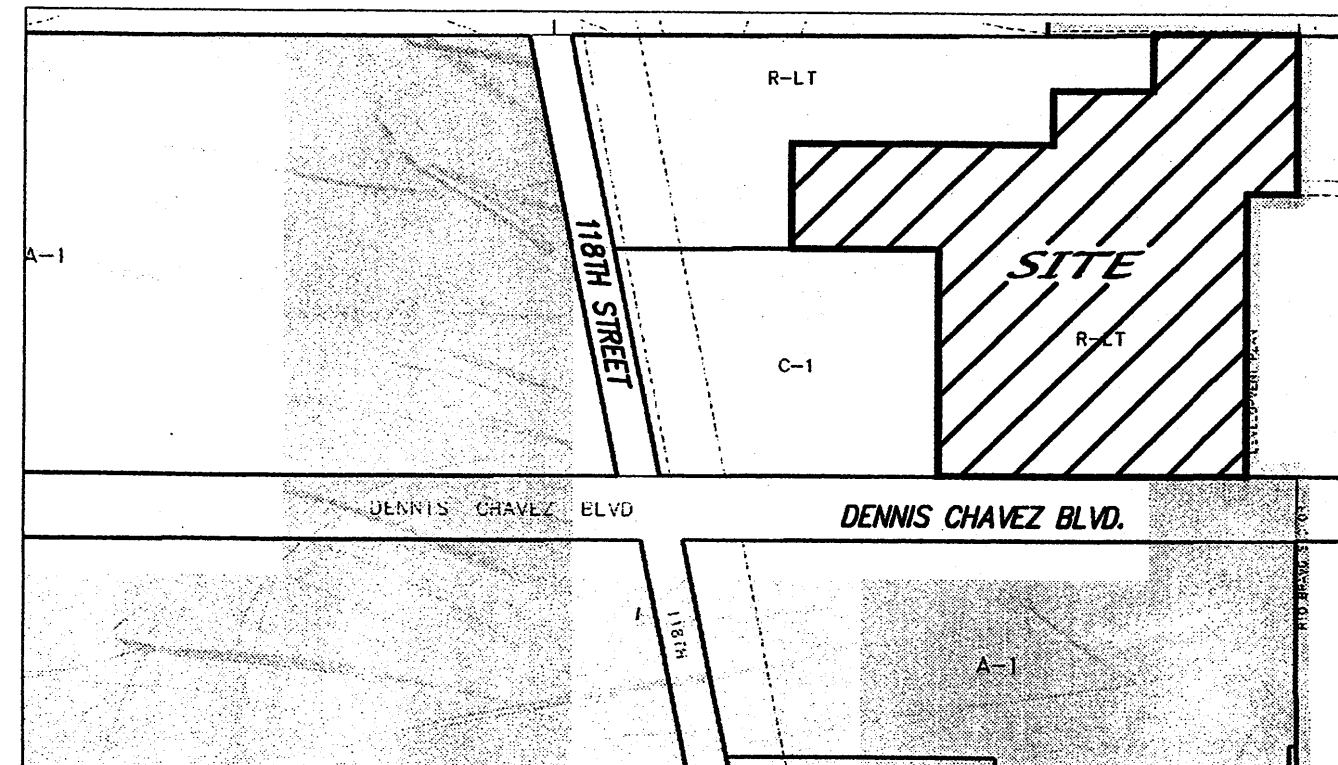
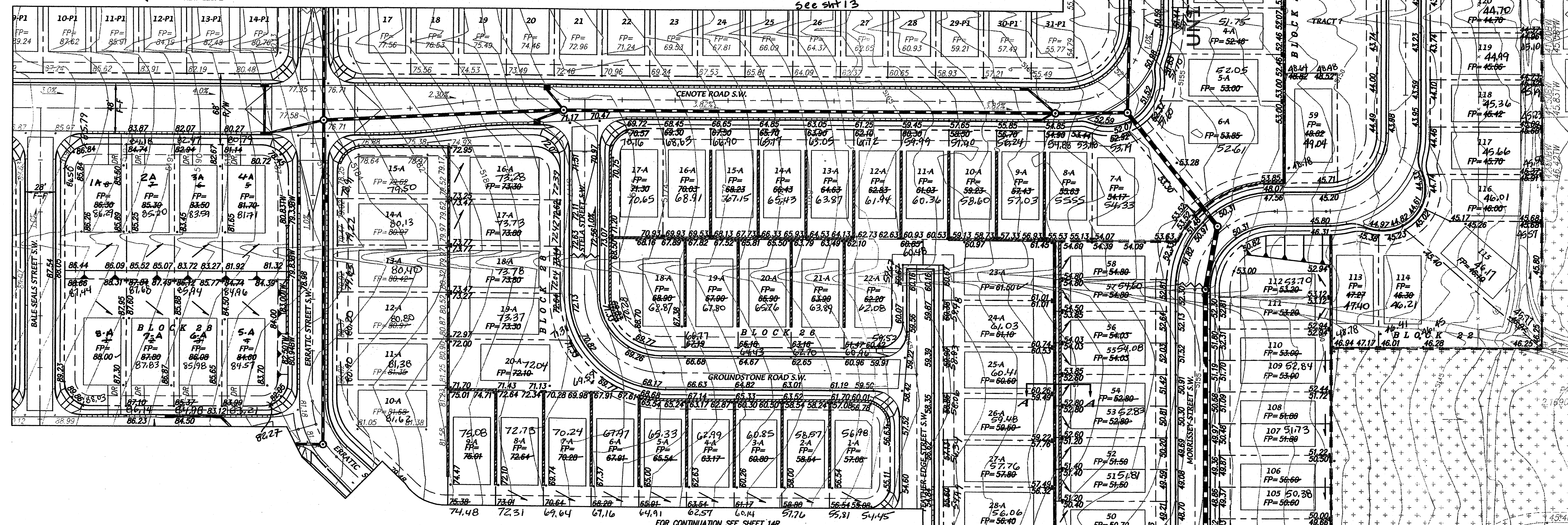
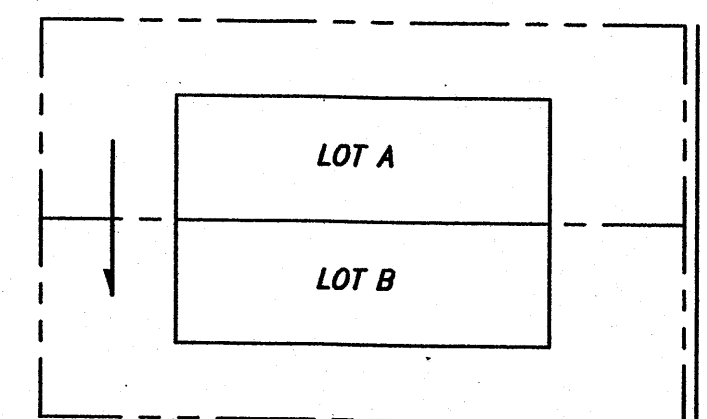
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING SPOT ELEVATION
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING FENCE
	EXISTING POWER POLE
	EXISTING GAS LINE
	EXISTING STORM DRAIN
	EXISTING SAS LINE
	EXISTING WATER LINE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
	NEW SIDEWALK
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
	NEW RETAINING WALL
	NEW SPOT ELEVATIONS
	NEW FLOW DIRECTION
	NEW SLOPE



NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 1.5

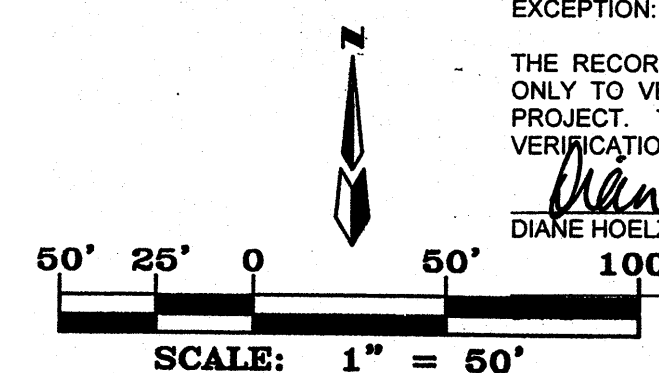


TYPICAL DOUBLE RETAINING WALL DETAIL SECTION A-A
NTS

V I C I N I T Y M A P ZONE MAP: P-8

NT

NOTE: ON DUPLEXES WITH CROSS LOT DRAINAGE EASEMENTS, LOT A SHALL BE ALLOWED TO DRAIN BACKYARD RUNOFF THROUGH AT LEAST TWO TURNED BLOCKS THROUGH LOT B'S BACKYARD AND SIDE YARD TO THE PUBLIC STREET. LOT B OWNER SHALL AT ALL TIMES AND IN GOOD FAITH KEEP THIS OPENING CLEAR TO ALLOW FOR UNIMPEDED RUNOFF THROUGH THE OPENING. THERE SHALL BE A BLANKET DRAINAGE EASEMENT ON LOT B FOR THE BENEFIT OF LOT A.



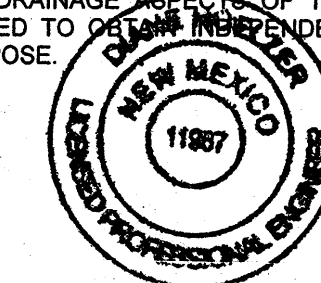
A03080AH\grade n drain\UNITS 7 & 8 REGRADE\ACAD-3080GD-50-REVA4\SHEET 9-REVISED\12-08-06\ MJR ACH DER

I, Diane Hoelzer, NMP# 12667, of the FIRM MARK GOODWIN & ASSOCIATES, 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 4-15-05, 4-27-05, 12-8-06 AND 12-13-07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Will Plotner, Jr., NMP# 14271, of the FIRM Cartesian Surveying. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON February 14, 2008, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL.

EXCEPTION: Backyard retaining wall on Lot 6A, Block 26 adjacent to Morrissey Street is 2.0'-2.75' low.

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 AN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

DIANE HOELZER NMPE 11967
100' 4-15-08



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

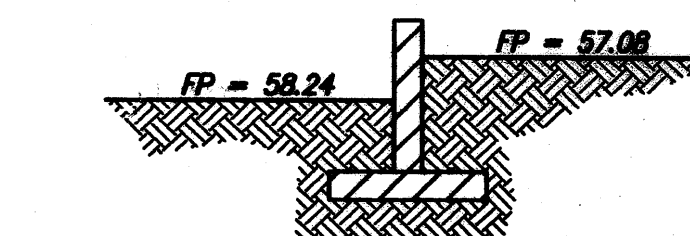
TITLE: **ANDERSON HEIGHTS (UNIT 7+8) &
GRADING AND DRAINAGE PLAN UNITS**

[illegible]HYDROLOGY
APR 18 2008

FOR CONTINUATION SEE SHEET 13

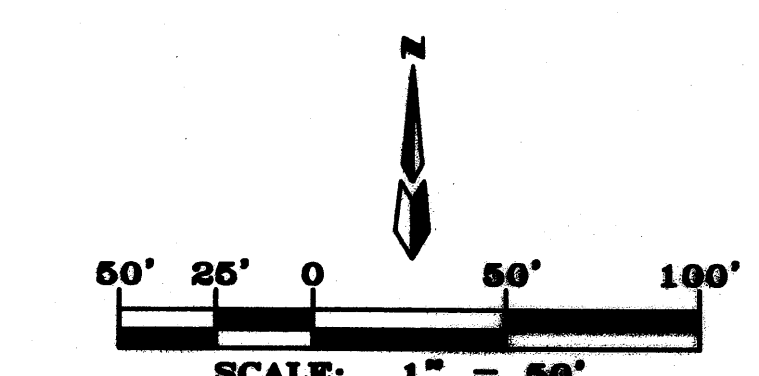
LEGEND

- 5210 EXISTING CONTOUR (MAJOR)
- 28.0± EXISTING CONTOUR (MINOR)
- ⊙ EXISTING SPOT ELEVATION
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING ELECTRIC TRANSFORMER
- ⊕ EXISTING FENCE
- ⊕ EXISTING POWER POLE
- 6" GAS EXISTING GAS LINE
- 30" SD EXISTING STORM DRAIN
- 8" SAS EXISTING SAS LINE
- 10" WL EXISTING WATER LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW SLOPE



TYPICAL LOT LAYOUT SECTION
NTS

NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 1.5



MARK GOODWIN & ASSOCIATES, P.A.
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ALBUQUERQUE, NEW MEXICO 87199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

ANDERSON HEIGHTS
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. # ZONE MAP NO. N-8/P-8 SHEET 148 OF 148

NOV 28 2006
HYDROLOGY SECTION

