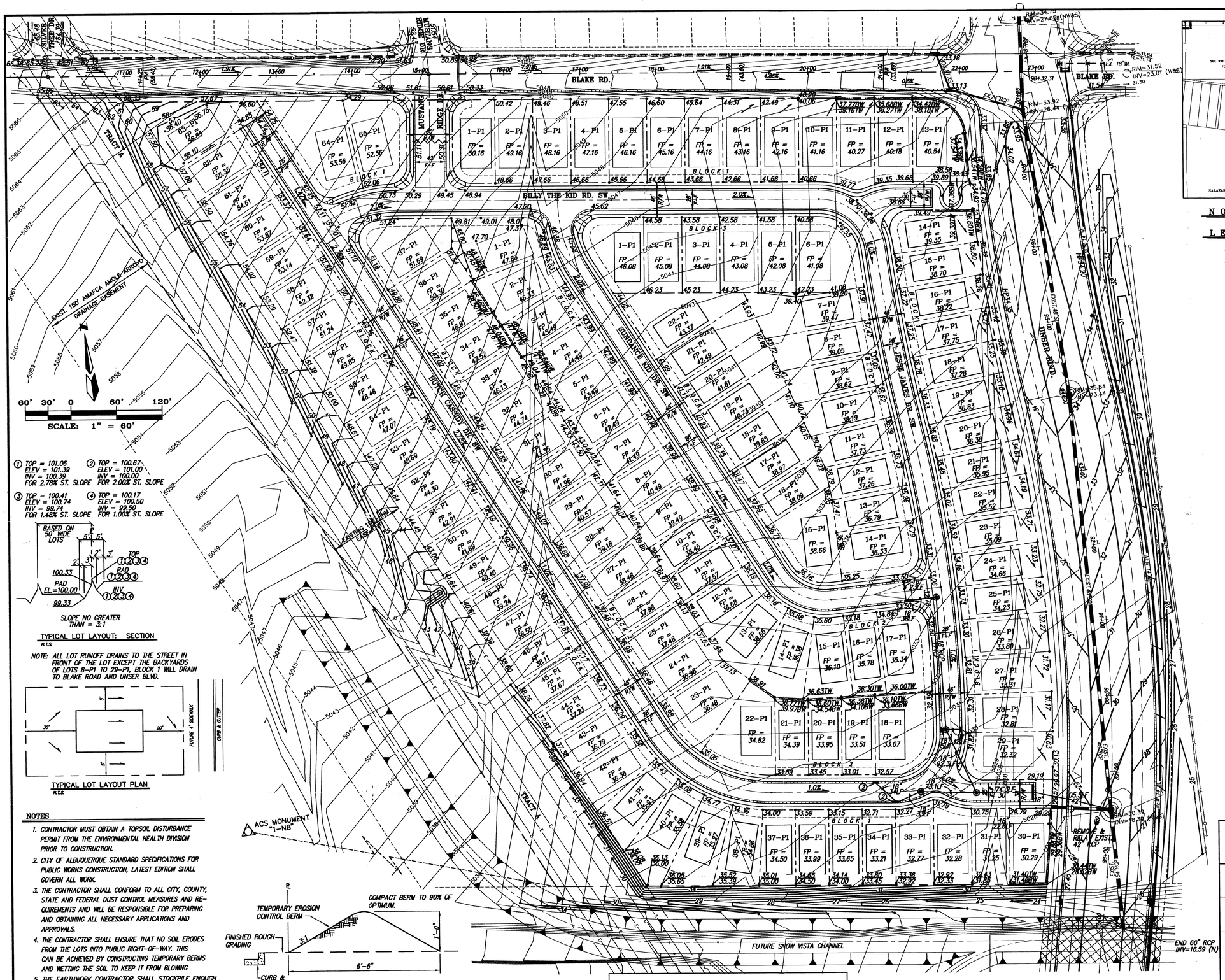


① TOP = 101.06
ELEV = 101.39
INV = 100.39
FOR 2.78% ST. SLOPE

② TOP = 100.67
ELEV = 101.00
INV = 100.00
FOR 2.00% ST. SLOPE

③ TOP = 100.41
ELEV = 100.74
INV = 99.74
FOR 1.48% ST. SLOPE

④ TOP = 100.17
ELEV = 100.50
INV = 99.50
FOR 1.00% ST. SLOPE

SLOPE NO GREATER THAN = 3:1

TYPICAL LOT LAYOUT: SECTION
N.T.S.

NOTE: ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT EXCEPT THE BACKYARDS OF LOTS 8-P1 TO 29-P1, BLOCK 1 WILL DRAIN TO BLAKE ROAD AND UNSER BLVD.

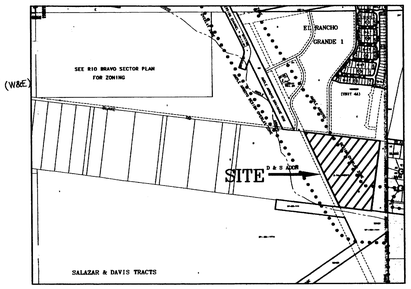
TYPICAL LOT LAYOUT PLAN
N.T.S.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

EROSION CONTROL BERM DETAIL
N.T.S.

APPROVED ROUGH GRADING ±18" _____ CITY HYDROLOGY _____ DATE



NOTES

ZONE MAP: N-9

LEGEND

5615	EXISTING CONTOUR (MAJOR)
5616	EXISTING CONTOUR (MINOR)
TC= FL= x 00.0	EXISTING SPOT ELEVATION
	EXISTING CONCRETE CURB
	EXISTING WALL OR HEAD WALL
	EXISTING SIGN
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING TREE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING POWER POLE
	EXISTING DROP INLET
	EXISTING STORM DRAIN MH
	EXISTING TELEPHONE BOX
	EXISTING WATER VALVE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
	NEW SIDEWALK
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
56	NEW CONTOURS
	NEW RETAINING WALL
20.00	NEW SPOT ELEVATIONS
	NEW FLOW
	NEW SLOPE
	NEW WATERBLOCK
	NEW STORM DRAIN MANHOLE

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S CHANGES BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

RIM=21.48
INV=05.57

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ACS BRASS CAP STAMPED "1-N9"
NEAR SOUTHWEST CORNER DE VARGAS AND 98TH SW
GEOGRAPHIC POSITION (NAD 1927), IN FEET
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,063.17, Y=1,475,755.53
ELEVATION=5147.87 (NGVD29) IN FEET

ENGINEER'S SEAL

NO.	REMARKS	BY	DATE
	REVISIONS		
	DESIGN		

DESIGNED BY	GJK	DATE	07/02
DRAWN BY	ACH	DATE	07/02
CHECKED BY	DMG	DATE	07/02

RIM=17.30
INV=09.87

dmg 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

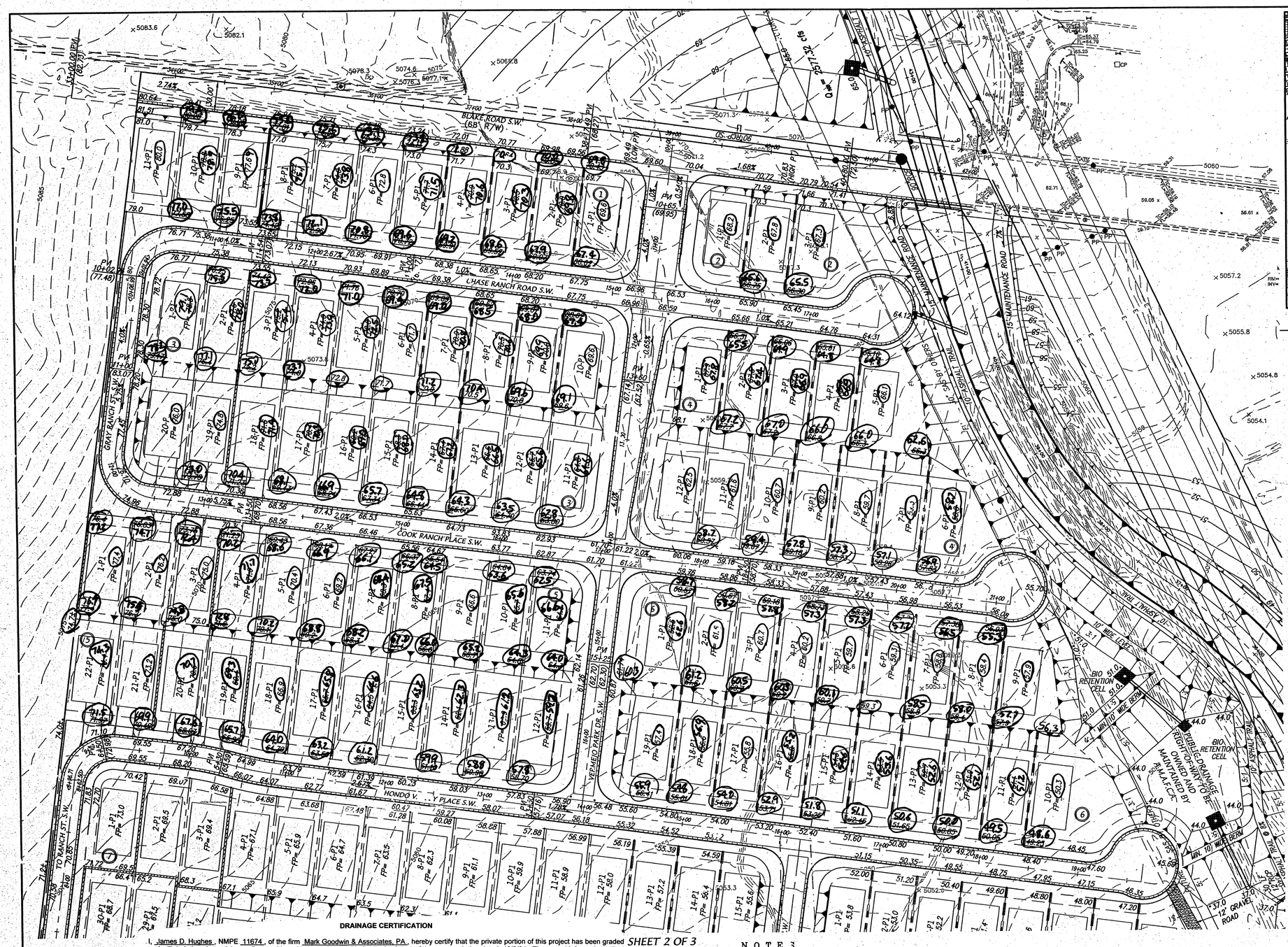
RECEIVED DEC 06 2002 HYDROLOGY SECTION

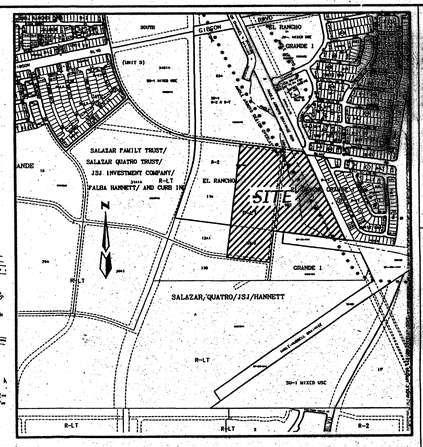
TITLE: EL RANCHO GRANDE I ~~UNIT 3A~~
GRADING & DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	N-9	5	25

A2067/EL RANCHO GRANDE 9/GD60A/11-07-02/ACH NHE GJK REV. 12-05-02





LOCATION MAP

ZONE ATLAS N-9

SCALE: NONE

LEGEND

5060	EXISTING CONTOUR (MAJOR)
5059	EXISTING CONTOUR (MINOR)
×5054.8	EXISTING SPOT ELEVATION
TC=56.78 FL=56.14	EXISTING TOP OF CURB ELEVATION / EXISTING FLOWLINE ELEVATION
	EXISTING CONCRETE CURB
	EXISTING GUY WIRE
E	EXISTING OVERHEAD ELECTRIC LINE
PP	EXISTING POWER POLE
MH	EXISTING SANITARY SEWER MANHOLE
	EXISTING GAS MARKER
CP	EXISTING ELECTRIC PEDESTAL
	EXISTING STORM SEWER MANHOLE
WV	EXISTING WATER VALVE
	PROPOSED STANDARD CURB & GUTTER
	FUTRE CURB & GUTTER
	PROPOSED SLOPE SYMBOL
.47.20	PROPOSED SPOT ELEVATION
FP= 52.0	PROPOSED FINISHED PAD ELEVATION
0.50%	PROPOSED FLOW ARROW
	PROPOSED STORM DRAIN INLET
	PROPOSED RETAINING WALL
35	PROPOSED CONTOUR LINE
	OFFSITE CONTOUR (MINOR)
5030	OFFSITE CONTOUR (MAJOR)

AS BUILT INFORMATION

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

BENCH MARKS

SURVEY INFORMATION:

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES — NEW MEXICO — REGISTERED PROFESSIONAL ENGINEER — 11674 — 12-2-04

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JH	09/04
DRAWN BY	DER	09/04
CHECKED BY	DMG	09/04

dmg 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:

EL RANCHO GRANDE I, UNIT 9-B
GRADING & DRAINAGE PLAN
ENGINEER'S CERTIFICATION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	RECEIVED NOV 27 2006 HYDROLOGY SECTION		

CITY PROJECT NO. 679481 | ZONE MAP NO. N-9 | SHEET 1 OF 1

DRAINAGE CERTIFICATION

SHEET 2 OF 3

I, James D. Hughes, NMPE 11674, of the firm Mark Goodwin & Associates, PA, hereby certify that the private portion of this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12/2/04. The record information edited onto the original design document (circled as-built elevations) has been obtained by Tim Aldrich NMPS 9750 of the firm Aldrich Land Surveying on 8/26/05 and 3/27/06. I further certify that I have personally visited the project site on 12/20/05 & 4/3/06 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, except as follows. This certification is submitted in support of a request for Release of Financial Guaranty.

The following minor deviations from the approved plan were noted during inspection:

1. *North PL of Amole Mesa is as much as 1.3' higher than planed. All other street / front corners were intentionally left one foot lower than planed as a place for home builders to dispose of footer excavations during house construction. The survey of the west end of Amole Mesa is 3' lower than planned, but it has apparently been regarding since the survey.*
2. *The rear corners of Lots 1 & 2 Block 5, Lot 5 Block 4, and Lot 8 Block 8 are too low to drain to street.*
3. *Pads on lots 12 & 13 Block 5 are 0.5' lower and 0.3 higher than planned making pad to pad change of 2.0'.*
4. *Side yard walls are not built to the street right of way as planned, so cross lot drainage is possible particularly to Lot 20 Block 5, Lot 2 Block 7, Lot 28 Block 7, Lot 22 Block 10,and Lot 3 Block11. The builders will need to make special provisions to prevent cross lot drainage and to get the drainage from the high side lot around the dry utility pedestals and to the street on the above mentioned lots. The lots can easily be made to drain to the street on the other lots where the side yard retaining wall ends short of the street right 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 the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

JAMES D. HUGHES — NEW MEXICO — REGISTERED PROFESSIONAL ENGINEER — 11674

JAMES D. HUGHES NMPE 11674

NOTES

1. *CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.*
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5. *THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZE FOR WALL BACKFILL.*

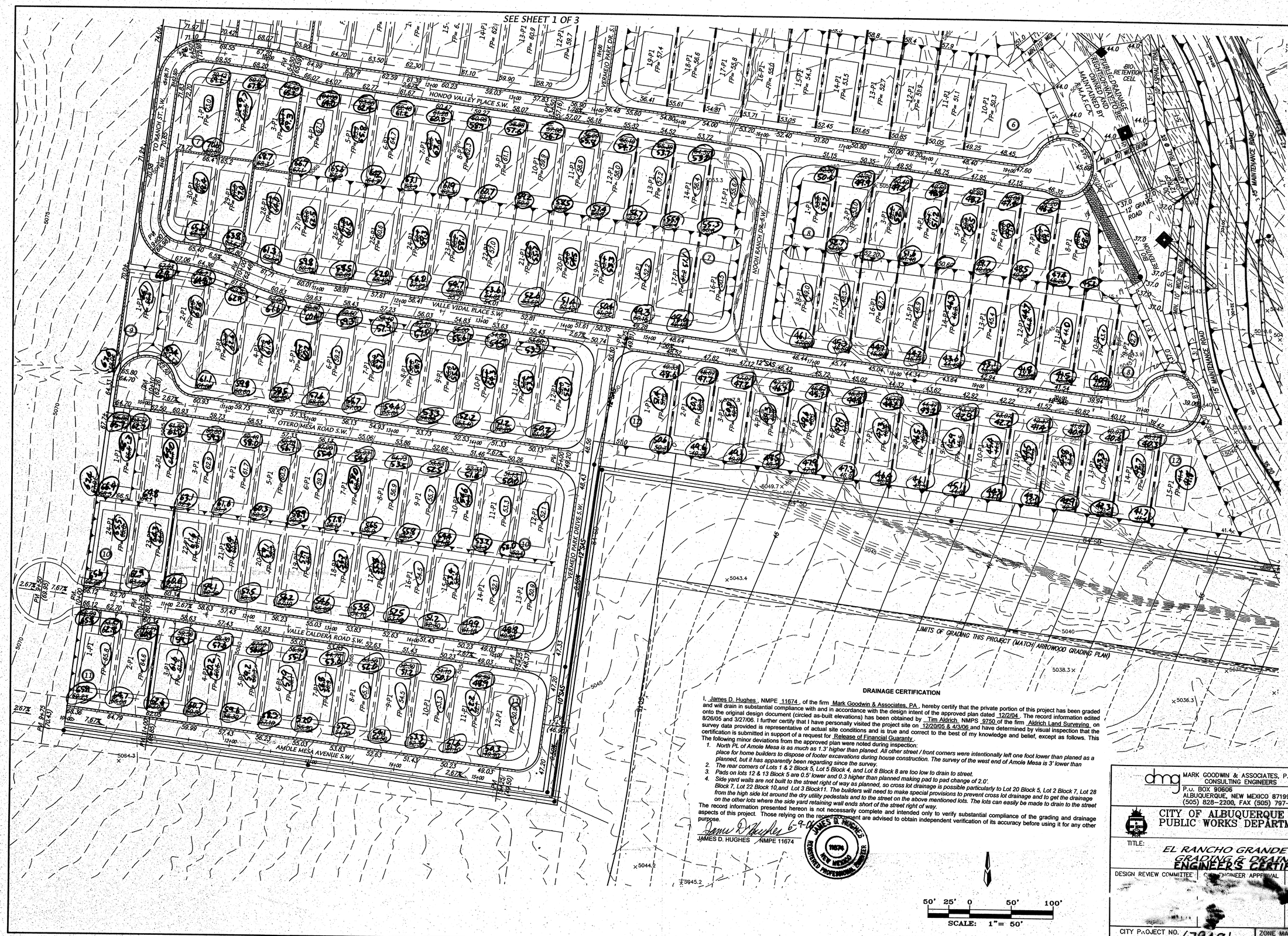
N

50' 25' 0 50' 100'

SCALE: 1"= 50'

A04j\...\4024 EL RANCHO GRANDE\A4024gd-1.dwg\11-30-04\DER NHE

DesignJet 1050C by HP (temporary).pc3



DRAINAGE CERTIFICATION

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James D. Hughes 6-9-06
JAMES D. HUGHES / NMPE 11674

JAMES D. HUGHES — NEW MEXICO — 11674 — REGISTERED PROFESSIONAL ENGINEER

A04jobs\A4024 EL RANCHO GRANDE\A4024gd-C.dwg\11-30-04\DER NHE ACH

AS BUILT INFORMATION

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

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES — NEW MEXICO — 11674 — REGISTERED PROFESSIONAL ENGINEER — 12-2-04

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JDH	09/04
DRAWN BY	DER	09/04
CHECKED BY	DMG	09/04

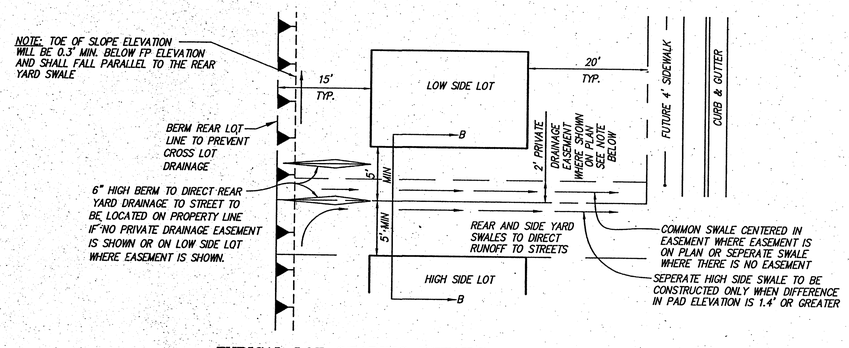
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: EL RANCHO GRANDE 1, UNIT 9-B
GRADING & DRAINAGE PLAN
ENGINEER'S CERTIFICATION

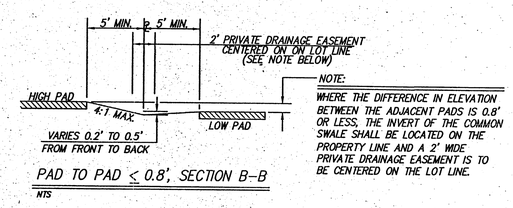
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 679481 | ZONE MAP NO. N-9-Z | SHEET 2 OF 3



TYPICAL LOT GRADING DETAILS

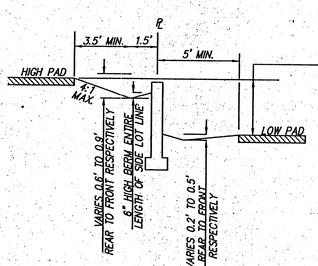
NTS



NOTE:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 0.8' OR LESS, THE INVERT OF THE COMMON SWALE SHALL BE LOCATED ON THE PROPERTY LINE AND A 2' WIDE PRIVATE DRAINAGE EASEMENT IS TO BE CENTERED ON THE LOT LINE.

PAD TO PAD ≤ 0.8', SECTION B–B

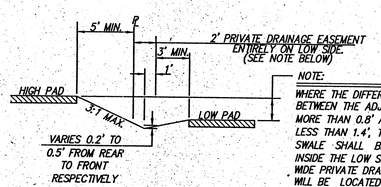
NTS



NOTE:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 1.4' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT. EACH LOT OWNER MUST CONSTRUCT, OPERATE, AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.

PAD TO PAD ≥ 1.4', SECTION B–B

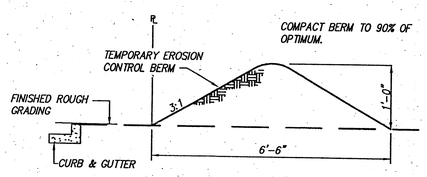
NTS



NOTE:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS MORE THAN 0.8' AND LESS THAN LESS THAN 1.4', THE INVERT OF THE SWALE SHALL BE 1 FOOT (1.0') INSIDE THE LOW SIDE LOT AND A 2' WIDE PRIVATE DRAINAGE EASEMENT WILL BE LOCATED ENTIRELY ON THE LOW SIDE LOT IMMEDI– ATELY ADJACENT TO THE LOT LINE.

0.8' < PAD TO PAD < 1.4'. SECTION B–B

NTS



EROSION CONTROL BERM DETAIL

N.T.S.

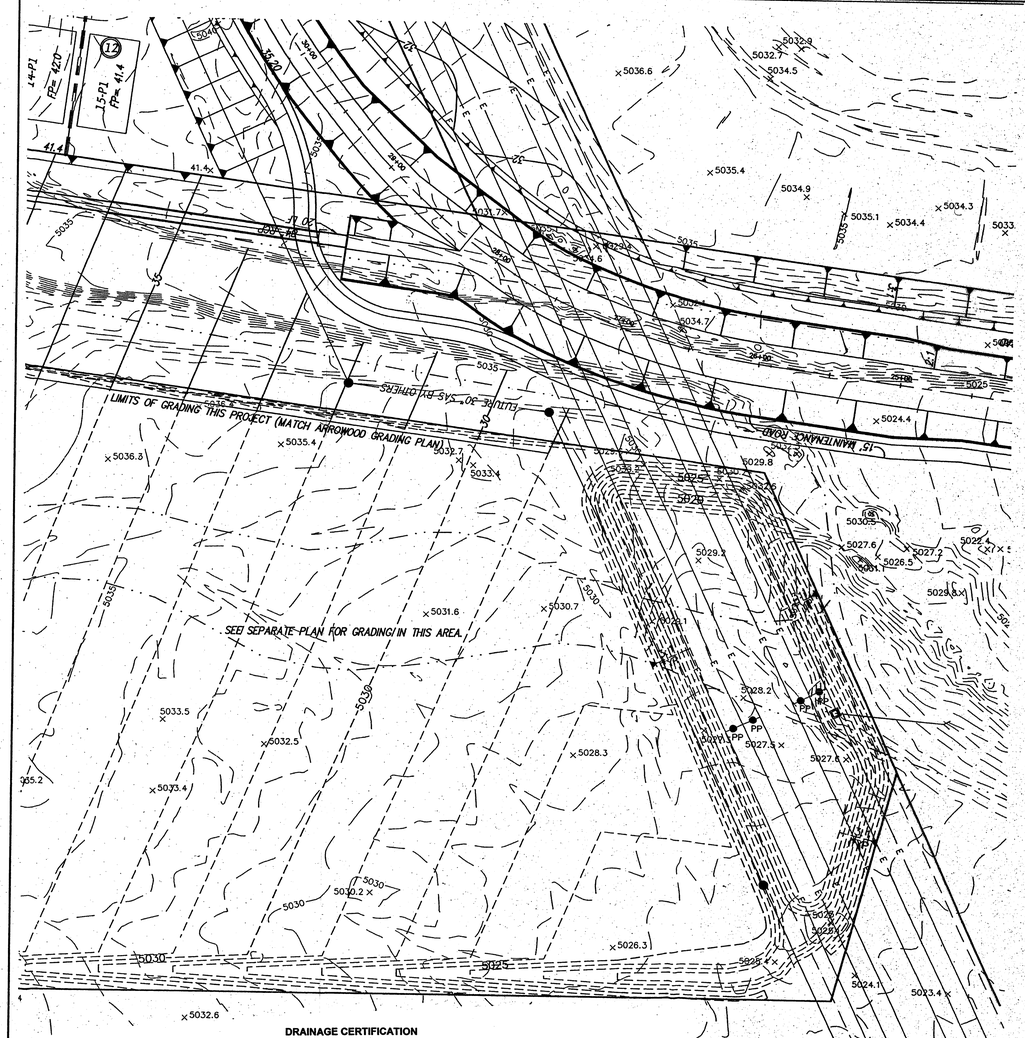
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT–OF–WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT–OF–WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

NOTES



DRAINAGE CERTIFICATION

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James D. Hughes
JAMES D. HUGHES NMPE 11674

12-2-04

6-9-06

50' 25' 0 50' 100'
SCALE: 1"= 50'

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
VERIFICATION BY		DATE
CLEANING CORRECTED BY		DATE

MICRO–FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JDH	09/04
DRAWN BY	DER	09/04
CHECKED BY	DMG	09/04

dmg MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

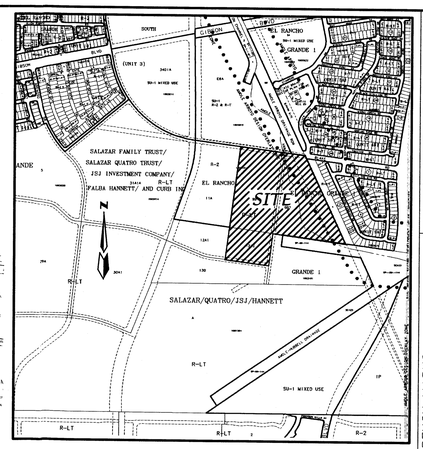
EL RANCHO GRANDE 1, UNIT 9-B
GRADING & DRAINAGE PLAN
ENGINEER'S CERTIFICATION

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

CITY PROJECT NO. 679481 | ZONE MAP NO. N-9-Z | SHEET 3 OF 3

A04jobs\A4024 EL RANCHO GRANDE\A4024gd–C.dwg\11–30–04\DER NHE

SEE SHEET 2 OF 3



LOCATION MAP

ZONE ATLAS N-9

SCALE: NONE

LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SPOT ELEVATION
- EXISTING TOP OF CURB ELEVATION / EXISTING FLOWLINE ELEVATION
- EXISTING CONCRETE CURB
- EXISTING GUY WIRE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GAS MARKER
- EXISTING ELECTRIC PEDESTAL
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- PROPOSED STANDARD CURB & GUTTER
- FUTRE CURB & GUTTER
- PROPOSED SLOPE SYMBOL
- .47.20 PROPOSED SPOT ELEVATION
- FP= 52.0 PROPOSED FINISHED PAD ELEVATION
- 0.50% PROPOSED FLOW ARROW
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL
- 35 PROPOSED CONTOUR LINE
- OFFSITE CONTOUR (MINOR)
- 5030 OFFSITE CONTOUR (MAJOR)

NOTES

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5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

50' 25' 0 50' 100'

SCALE: 1"= 50'

A04jobs\A4024 EL RANCHO GRANDE\A4024gd-C.dwg\11-30-04\DER NHE

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
STAKING CHECKS ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES-FAY
NEW MEXICO
19674
REGISTERED PROFESSIONAL ENGINEER
12-2-04

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	JDH	DATE 09/04
DRAWN BY	DER	DATE 09/04
CHECKED BY	DMG	DATE 09/04

dmg
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

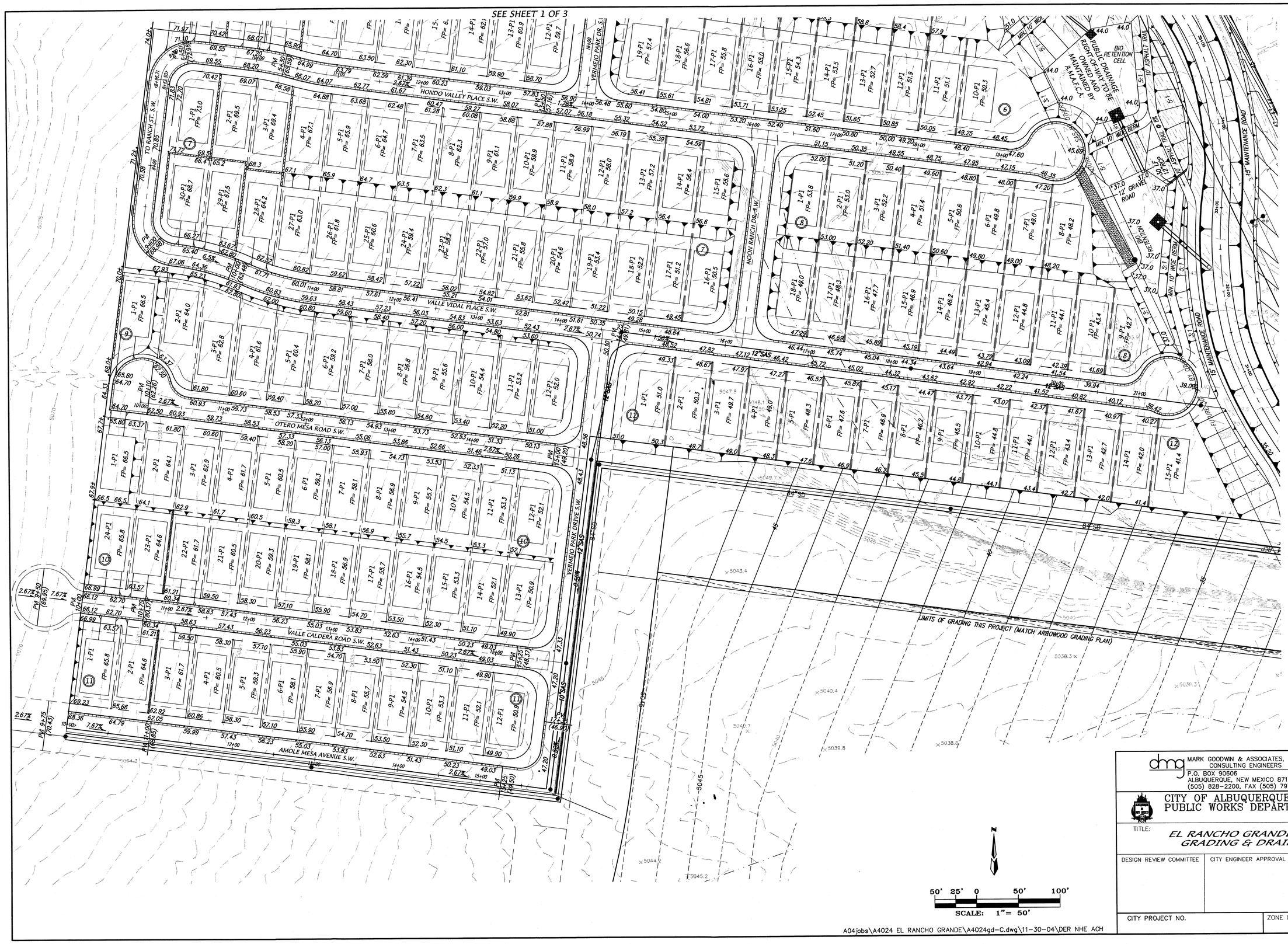
TITLE:

EL RANCHO GRANDE I, UNIT 9-B GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	UPDATE	MO./DAY/YR.	MO./DAY/YR.
	RECEIVED DEC - 2 2004 HYDROLOGY SECTION	FINAL DESIGN		

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	N-9-Z	1	3

SEE SHEET 1 OF 3



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.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JULIES D. HUGHES NEW MEXICO 14674 REGISTERED PROFESSIONAL ENGINEER 12-2-04

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	JDH	DATE 09/04
DRAWN BY	DER	DATE 09/04
CHECKED BY	DMG	DATE 09/04

dmg MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

EL RANCHO GRANDE 1, UNIT 9-B 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
	N-9-Z	2	3

A04jobs\A4024 EL RANCHO GRANDE\A4024gd-C.dwg\11-30-04\DER NHE ACH

I:\A04JOBS\A4024 EL RANCHO GRANDE\Grade N Drain\A4024gd-C.dwg, 11/30/2004 3:22:22 PM, chris,
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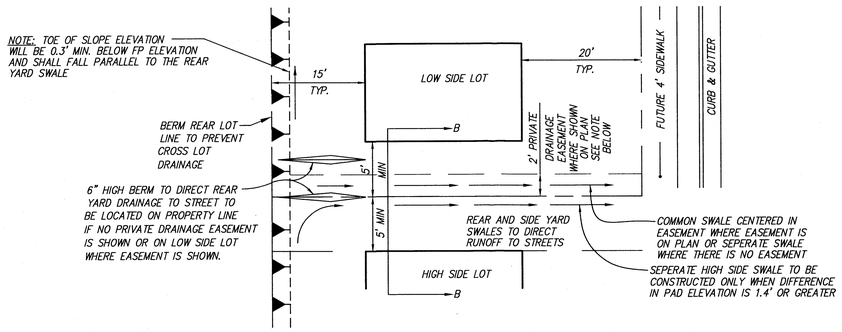
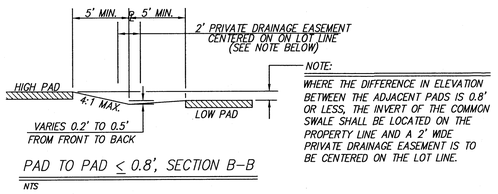


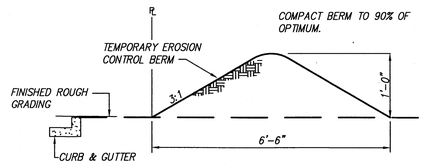
TYPICAL LOT GRADING DETAILS

NTS



PAD TO PAD ≤ 0.8', SECTION B–B

NTS

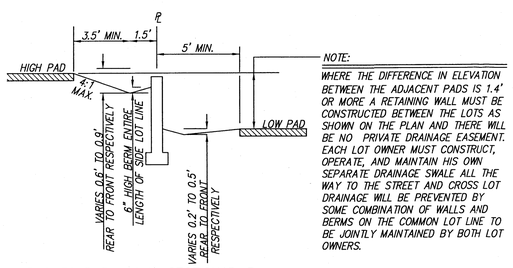


EROSION CONTROL BERM DETAIL

N.T.S.

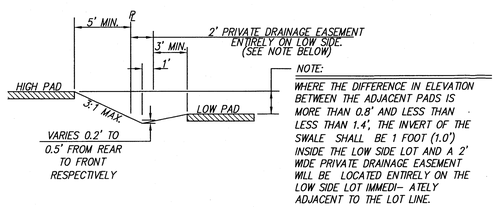
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



PAD TO PAD ≥ 1.4', SECTION B–B

NTS



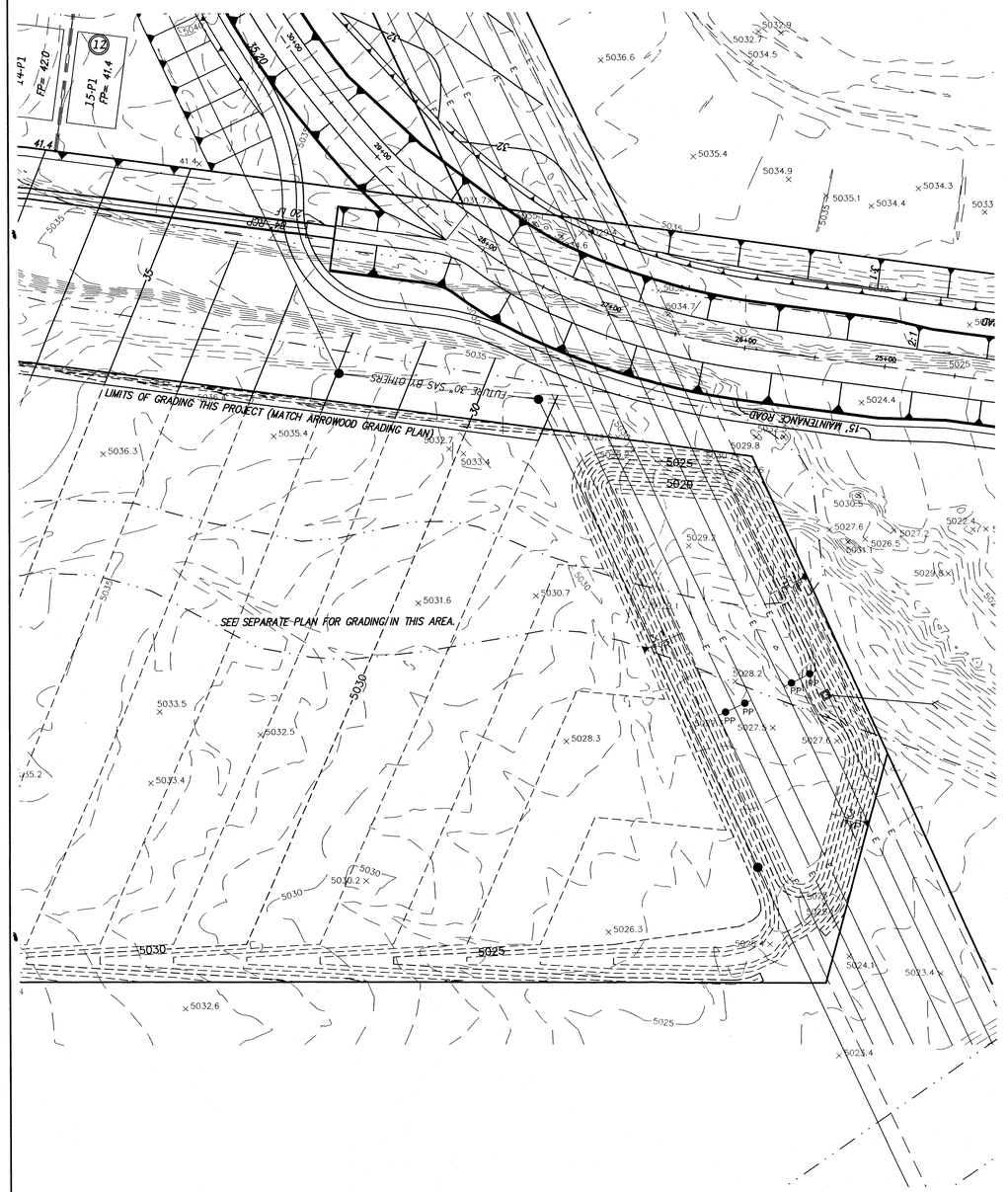
0.8' < PAD TO PAD < 1.4'. SECTION B–B

NTS

PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

NOTES



N

50' 25' 0 50' 100'

SCALE: 1"= 50'

A04jobs\A4024 EL RANCHO GRANDE\A4024gd–C.dwg\11–30–04\DER NHE

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.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

WALES D. HIGHSMITH, NEW MEXICO 7201, REGISTERED PROFESSIONAL ENGINEER, 12-2-04

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	JDH	09/04
DRAWN BY	DER	09/04
CHECKED BY	DMG	09/04

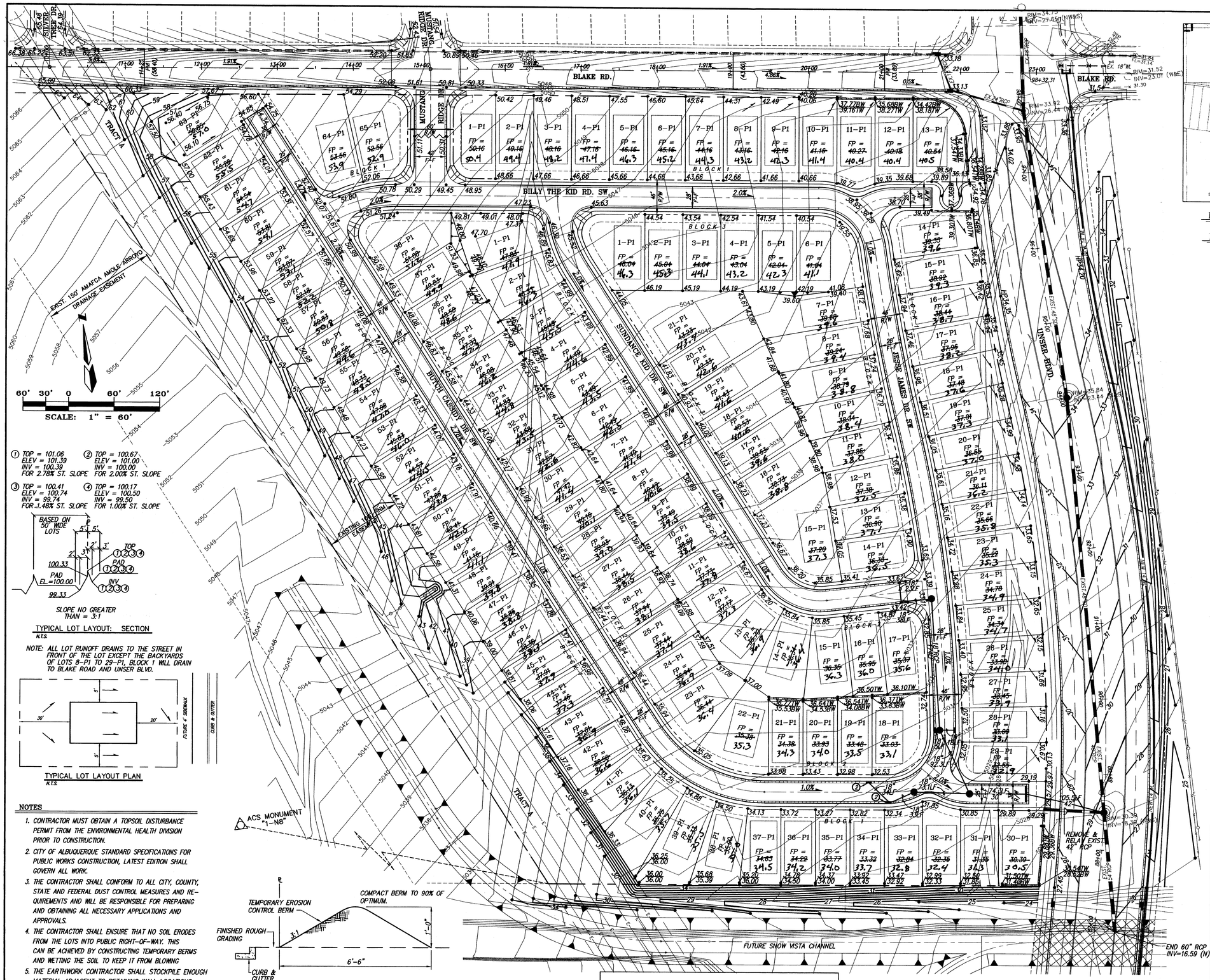
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828–2200, FAX (505) 797–9539

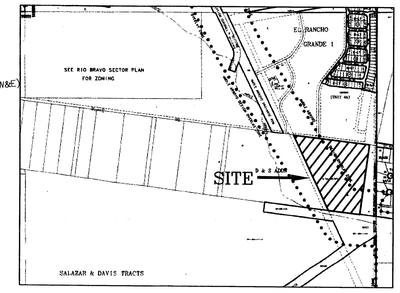
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: EL RANCHO GRANDE 1, UNIT 9-B
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
	N-9-Z	3	3





NOTES ZONE MAP: N-9

LEGEND

- 5615 — EXISTING CONTOUR (MAJOR)
- 5616 — EXISTING CONTOUR (MINOR)
- TC= FL= x 00.0 — EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SIGN
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- E — E — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING POWER POLE
- EXISTING DROP INLET
- EXISTING STORM DRAIN MH
- EXISTING TELEPHONE BOX
- EXISTING WATER VALVE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- 56 — NEW CONTOURS
- NEW RETAINING WALL
- 19.90 ~~20.00~~ ASBUILT — NEW SPOT ELEVATIONS
- NEW FLOW
- NEW SLOPE
- NEW WATERBLOCK
- NEW STORM DRAIN MANHOLE

FP ~~33.45~~ 33.9 ASBUILT FINISH PAD

① TOP = 101.06 ELEV = 101.39 INV = 100.39 FOR 2.78% ST. SLOPE

② TOP = 100.67 ELEV = 101.00 INV = 100.00 FOR 2.00% ST. SLOPE

③ TOP = 100.41 ELEV = 100.74 INV = 99.74 FOR -1.48% ST. SLOPE

④ TOP = 100.17 ELEV = 100.50 INV = 99.50 FOR 1.00% ST. SLOPE

SLOPE NO GREATER THAN = 3:1

TYPICAL LOT LAYOUT: SECTION
N.T.S.

NOTE: ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT EXCEPT THE BACKYARDS OF LOTS 8-P1 TO 29-P1, BLOCK 1 WILL DRAIN TO BLAKE ROAD AND UNSER BLVD.

TYPICAL LOT LAYOUT PLAN
N.T.S.

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6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

EROSION CONTROL BERM DETAIL
N.T.S.

APPROVED ROUGH GRADING ±18" _____
CITY HYDROLOGY DATE

DRAINAGE CERTIFICATION

I, Gregory J. Krenik, NMPE 11929, of the firm Mark Goodwin & Associates, 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 1/30/03. The record information edited onto the original design document has been obtained by Tim Aldrich, NMPS 7719, of the firm ALS, Inc. I further certify that I have personally visited the project site on 2/10/2003 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 Release of Financial Guaranty.

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. Persons relying on this record document are advised to obtain independent verification of the information pertaining it for any other purpose.

Gregory J. Krenik NMPE 11929
Date 5-1-03

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 11929

dmg 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: EL RANCHO GRANDE I - UNIT 9A
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
	N-9	5	25

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE		DATE
GEOGRAPHIC POSITION (NAD 1927), IN FEET		
VERIFICATION BY		DATE
DRAWINGS CORRECT BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

RIM=21.48 INV=05.57 (NAVD)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ACS BRASS CAP STAMPED "1-N9"	
	NEAR SOUTHWEST CORNER DE VARGAS AND 98TH SW	

ENGINEER'S SEAL

REMARKS

REVISIONS

NO.	DATE	BY

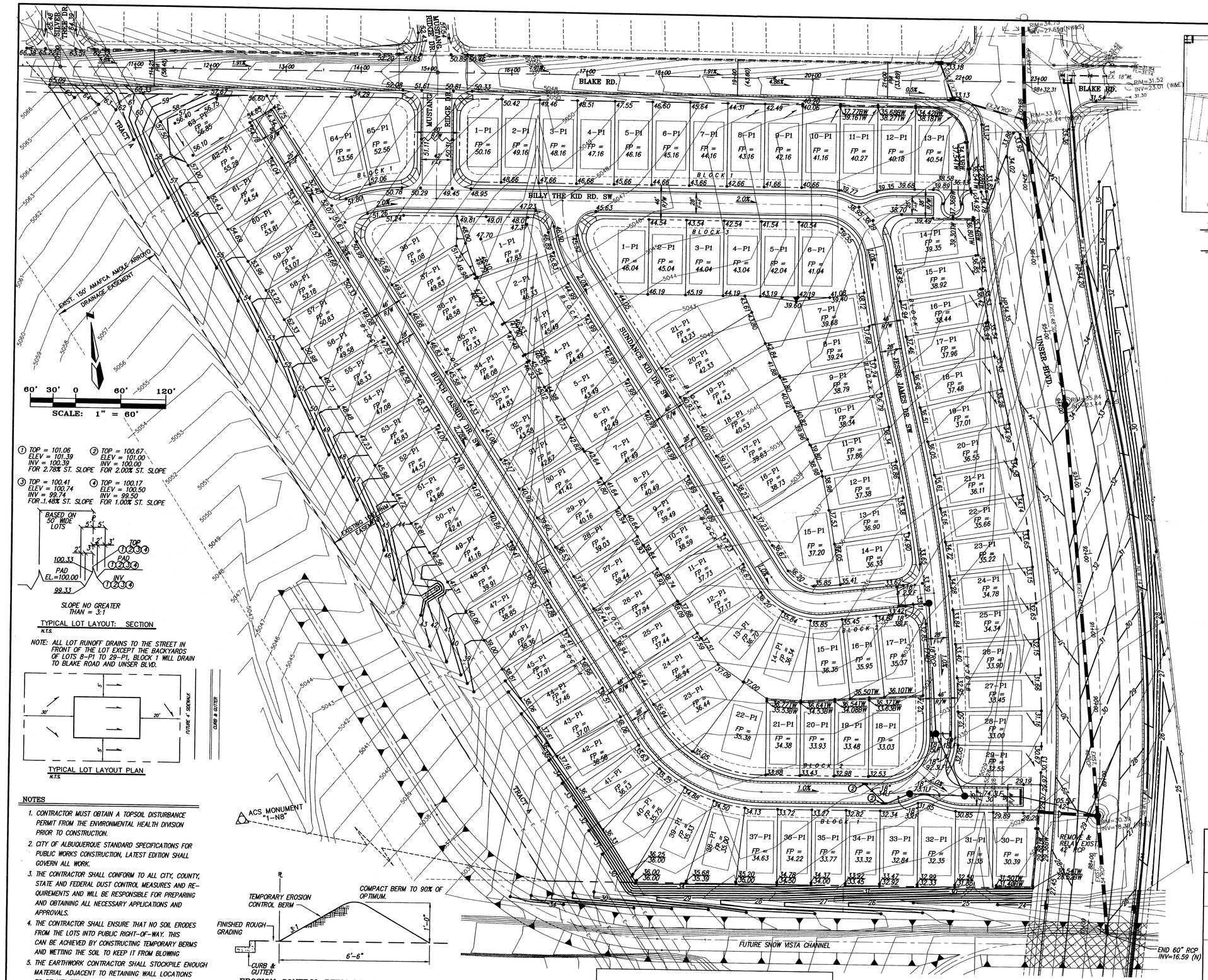
DESIGN	GJK	DATE 07/02
DRAWN BY	ACH	DATE 07/02
CHECKED BY	DMG	DATE 07/02

RIM=7.30 INV=09.80 (N)

MAY 01 2003 HYDROLOGY SECTION

A2067/EL RANCHO GRANDE 9/GD60B/11-07-02/ACH NHE GJK REV. 01-30-03

P:\A2067\A2067 EL RANCHO GRANDE 9\GD60B.DWG THU JAN 30 15:44:25 2003 D: MARK GOODWIN & ASSOCIATES, PLTTED BY: ACH



① TOP = 101.06
ELEV = 101.39
INV = 100.39
FOR 2.78% ST. SLOPE

② TOP = 100.67
ELEV = 101.00
INV = 100.00
FOR 2.00% ST. SLOPE

③ TOP = 100.41
ELEV = 100.74
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FOR -1.48% ST. SLOPE

④ TOP = 100.17
ELEV = 100.50
INV = 99.50
FOR 1.00% ST. SLOPE

SLOPE NO GREATER THAN = 3:1

TYPICAL LOT LAYOUT: SECTION
N.T.S.

NOTE: ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT EXCEPT THE BACKYARDS OF LOTS 8-P1 TO 29-P1, BLOCK 1 WILL DRAIN TO BLAKE ROAD AND UNSER BLVD.

TYPICAL LOT LAYOUT PLAN
N.T.S.

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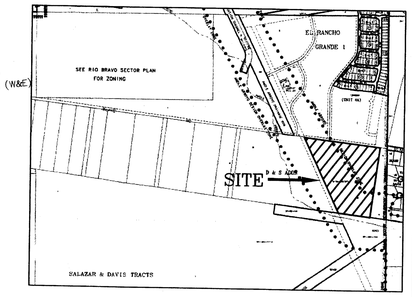
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

EROSION CONTROL BERM DETAIL
N.T.S.

APPROVED ROUGH GRADING ±18" _____
CITY HYDROLOGY DATE



NOTES

ZONE MAP: N-9

LEGEND

- 5615 — EXISTING CONTOUR (MAJOR)
- 5616 — EXISTING CONTOUR (MINOR)
- TC= FL= × 00.0 — EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
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- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
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- EXISTING FIRE HYDRANT
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- EXISTING POWER POLE
- EXISTING POWER POLE
- EXISTING DROP INLET
- EXISTING STORM DRAIN MH
- EXISTING TELEPHONE BOX
- EXISTING WATER VALVE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- 56 — NEW CONTOURS
- NEW RETAINING WALL
- 20.00 — NEW SPOT ELEVATIONS
- NEW FLOW
- NEW SLOPE
- NEW WATERBLOCK
- NEW STORM DRAIN MANHOLE

AS BUILT INFORMATION

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

BENCH MARKS

RIM=21.48 INV=05.57 (N&W)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ACS BRASS CAP STAMPED "1-M9"
NEAR SOUTHWEST CORNER DE VARGAS AND 98TH SW
GEOGRAPHIC POSITION (NAD 1927), IN FEET
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,063.17, Y=1,475,755.53
ELEVATION=5147.87 (NGVD29) IN FEET

ENGINEER'S SEAL

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 11829

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN	DATE	07/02
DESIGNED BY	GJK	
DRAWN BY	ACH	DATE 07/02
CHECKED BY	DMG	DATE 07/02

RIM=17.30 (N) INV=09.87 (N)

dmg 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

RECEIVED APR 28 2003 HYDROLOGY SECTION

TITLE:

EL RANCHO GRANDE I - UNIT 9A GRADING & DRAINAGE PLAN

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

CITY PROJECT NO. | ZONE MAP NO. N-9 | SHEET 5 OF 25

A2067/EL RANCHO GRANDE 9/GD60B/11-07-02/ACH NHE GJK REV. 01-30-03