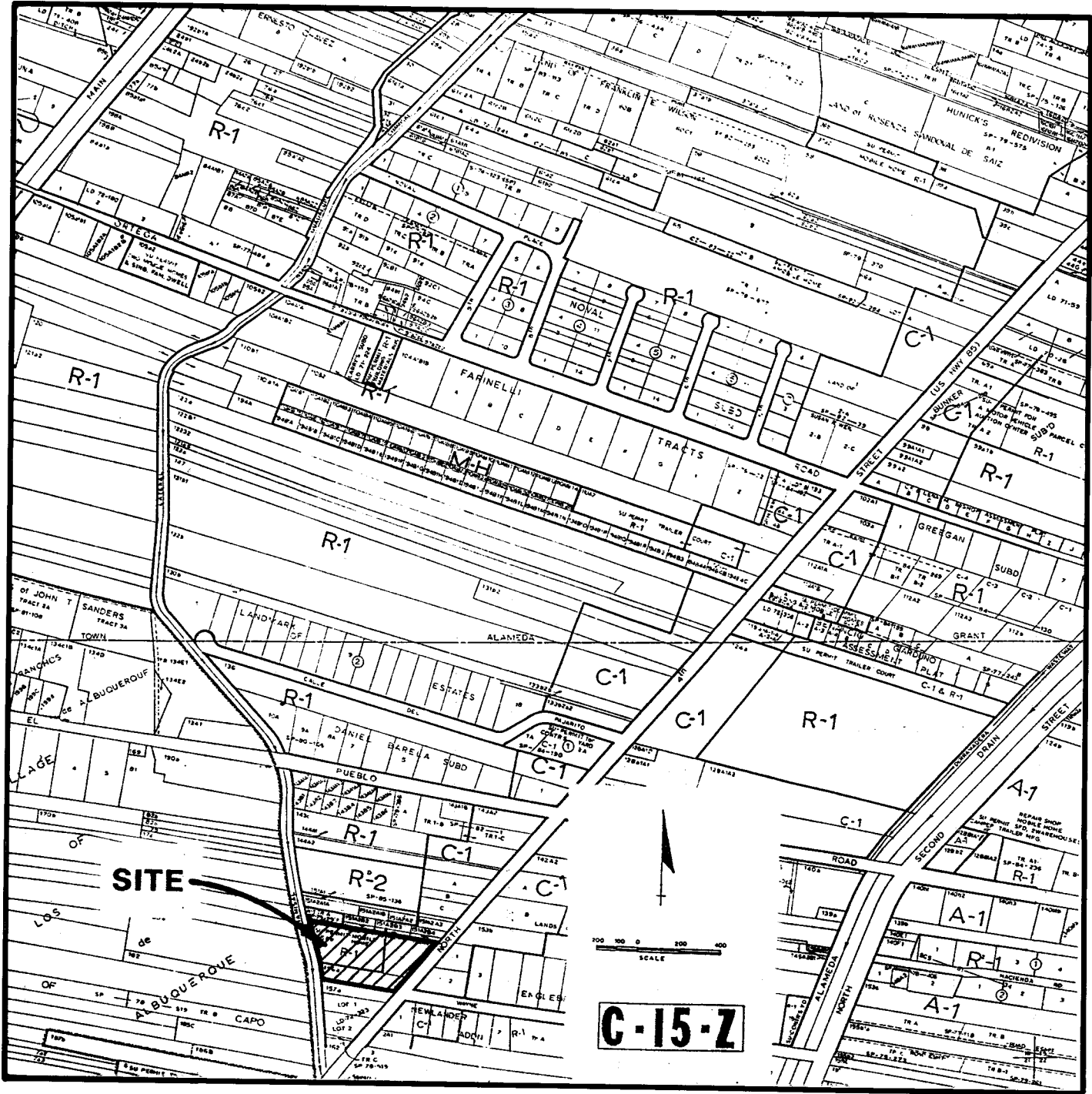


COMPOUND de DON DIEGO

WATER & SEWER PLANS



VICINITY MAP
SCALE: 1"=750±

DEVELOPER
BENJAMIN K. HORTON & ASSOCIATES
406 SAN MATEO BLVD. NE , SUITE 7
ALBUQUERQUE, N.M. 87108

- INDEX**
1. TITLE SHEET
 2. PLAT SHEET
 3. GRADING PLAN
 4. WATER AND SEWER PLAN

- NOTES**
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
 2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
 4. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

ENGINEER
ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, N.M. 87108

Handwritten signature: Russell B. Smith
12-16-87

26 33120187

12/14/87

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
APPROVAL OF REVISIONS							

	Isaacson & Arfman, P.A. CONSULTING ENGINEERING ASSOCIATES Albuquerque, New Mexico	APPROVED FOR CONSTRUCTION <i>Handwritten signature</i> 10/14/87
	PROJECT NO. 3312	SHEET 1 OF 4

APPROVALS

CHAIRMAN, BERNALILLO COUNTY COMMISSION	DATE
CHAIRMAN, BERNALILLO COUNTY PLANNING COMMISSION	DATE
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
PROPERTY MANAGER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
WATER RESOURCES, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
MOUNTAIN BELL	DATE
GAS COMPANY OF NEW MEXICO	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE

PLAT
OF
COMPOUND DE DON DIEGO
SUBDIVISION
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1987

LEGAL DESCRIPTION

THE FOREGOING SUBDIVISION OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION SIXTEEN (16), TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN; BEING AND COMPRISING ALL OF TRACTS 156-A AND 156-B, AS SHOWN AND DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 24, IN BERNALILLO COUNTY, NEW MEXICO.

DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE SUBJECT LAND AS SHOWN ON THE PLAT HEREON, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER AS SHOWN HEREON, AND DO HEREBY ALSO DEDICATE ALL UTILITY EASEMENTS AS SHOWN, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS, AND THE RIGHTS TO TRIM INTERFERING TREES.

BENJAMIN K. HORTON BETTY HORTON, (HIS WIFE)

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1987, BY BENJAMIN K. HORTON, BETTY HORTON, AND LAURA ENGLEBRECHT.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

M.R.G.C.D. STATEMENT

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED IN SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED: DATE:

CERTIFICATION

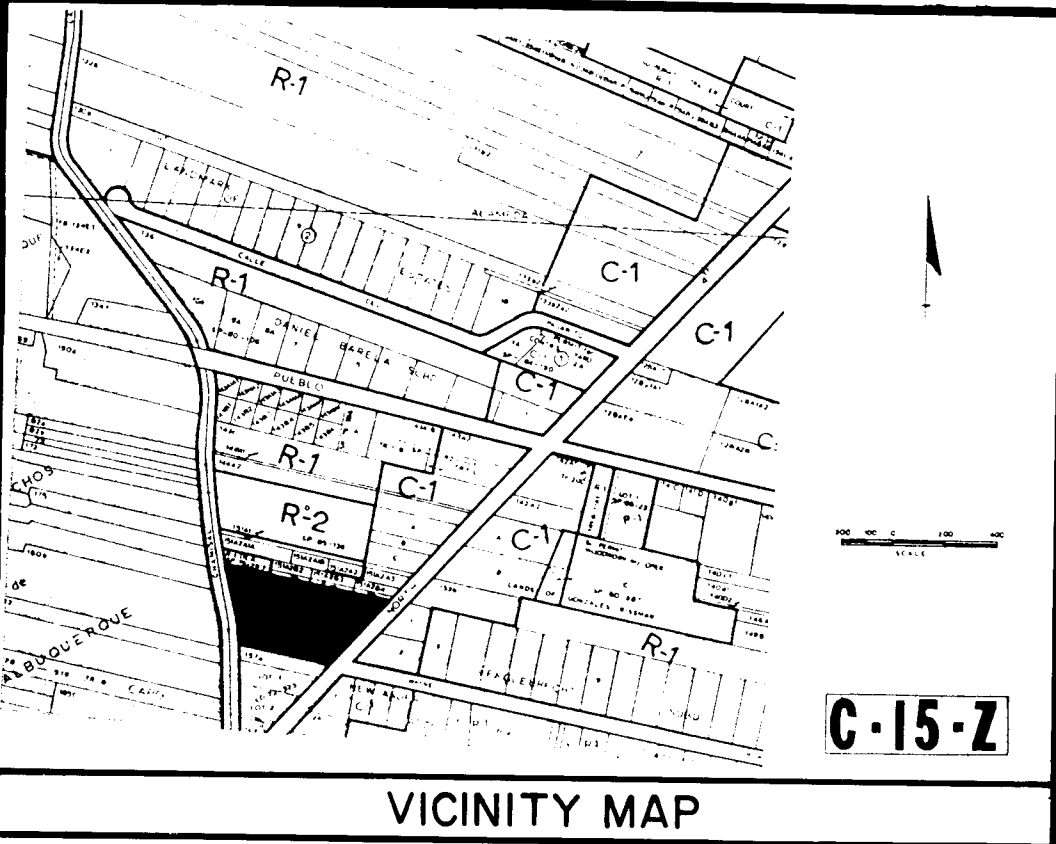
I, JOHN B. TORRES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3221, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTIONS, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN B. TORRES, N.M.R.P.L.S. NO. 3221

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1987, BY JOHN B. TORRES.

MY COMMISSION EXPIRES: 4-11-11
NOTARY PUBLIC:

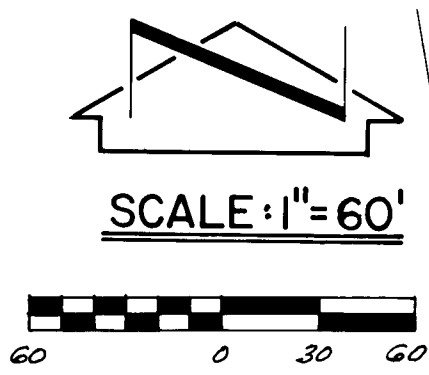


PLAT DATA:

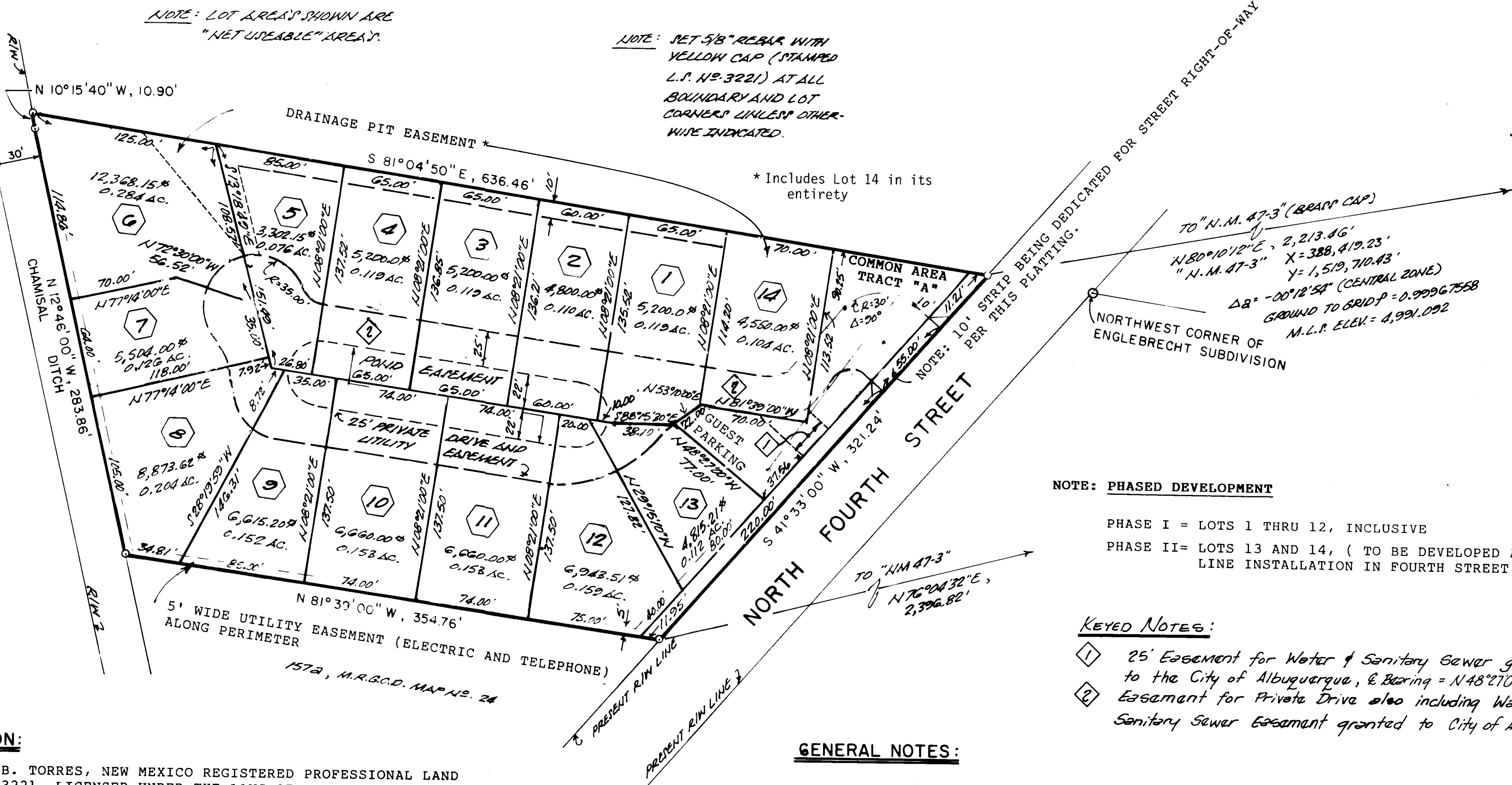
D.R.B. CASE NO.	87-262
ZONE ATLAS NO.	C-15-Z
GROSS ACREAGE	3.098 ACRES
TOTAL NUMBER OF LOTS CREATED	14
TOTAL MILEAGE OF DEDICATED STREETS CREATED	0
DATE OF SURVEY	JUNE, 1987

NOTE: ALL EASEMENTS AND COMMON AREA'S INURE TO AND BENEFIT ALL LOT OWNERS OF THE "COMPOUND DE DON DIEGO SUBDIVISION".

PLAT
OF
COMPOUND DE DON DIEGO
SUBDIVISION
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1987



1 2 3 4 5
26 31 20287



NOTE: PHASED DEVELOPMENT

PHASE I = LOTS 1 THRU 12, INCLUSIVE
PHASE II = LOTS 13 AND 14, (TO BE DEVELOPED AFTER SEWER LINE INSTALLATION IN FOURTH STREET N.W.).

KEYED NOTES:

- 25' Easement for Water & Sanitary Sewer granted to the City of Albuquerque, & Bearing = N48°17'00"W
- Easement for Private Drive also including Water & Sanitary Sewer Easement granted to City of Albuquerque

GENERAL NOTES:

- BEARINGS ARE REFERENCED TO THE SURVEY MAP OF THE SUBJECT PROPERTY PERFORMED BY ROBERT C. MILLER & ASSOCIATES, DATED JANUARY 5, 1964.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADWAYS AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT HEREON, AND ALSO FOR THE MAINTENANCE AND OPERATION OF THE PRIVATE SEWAGE SYSTEM FOR SAID DEVELOPMENT.
- THE RESTRICTIVE COVENANTS FOR THE "COMPOUND DE DON DIEGO SUBDIVISION", TO BERNALILLO COUNTY, NEW MEXICO, ARE BINDING FOR ALL HOMEOWNERS OF SAID SUBDIVISION; SAID COVENANTS ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DAY OF 1987, (DOCUMENT NO.).

CERTIFICATION:

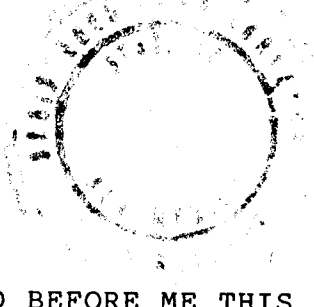
I, JOHN B. TORRES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3221, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTIONS, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN B. TORRES, N.M.R.P.L.S. NO. 3221

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1987, BY JOHN B. TORRES.

MY COMMISSION EXPIRES: 4 March 1991
NOTARY PUBLIC:



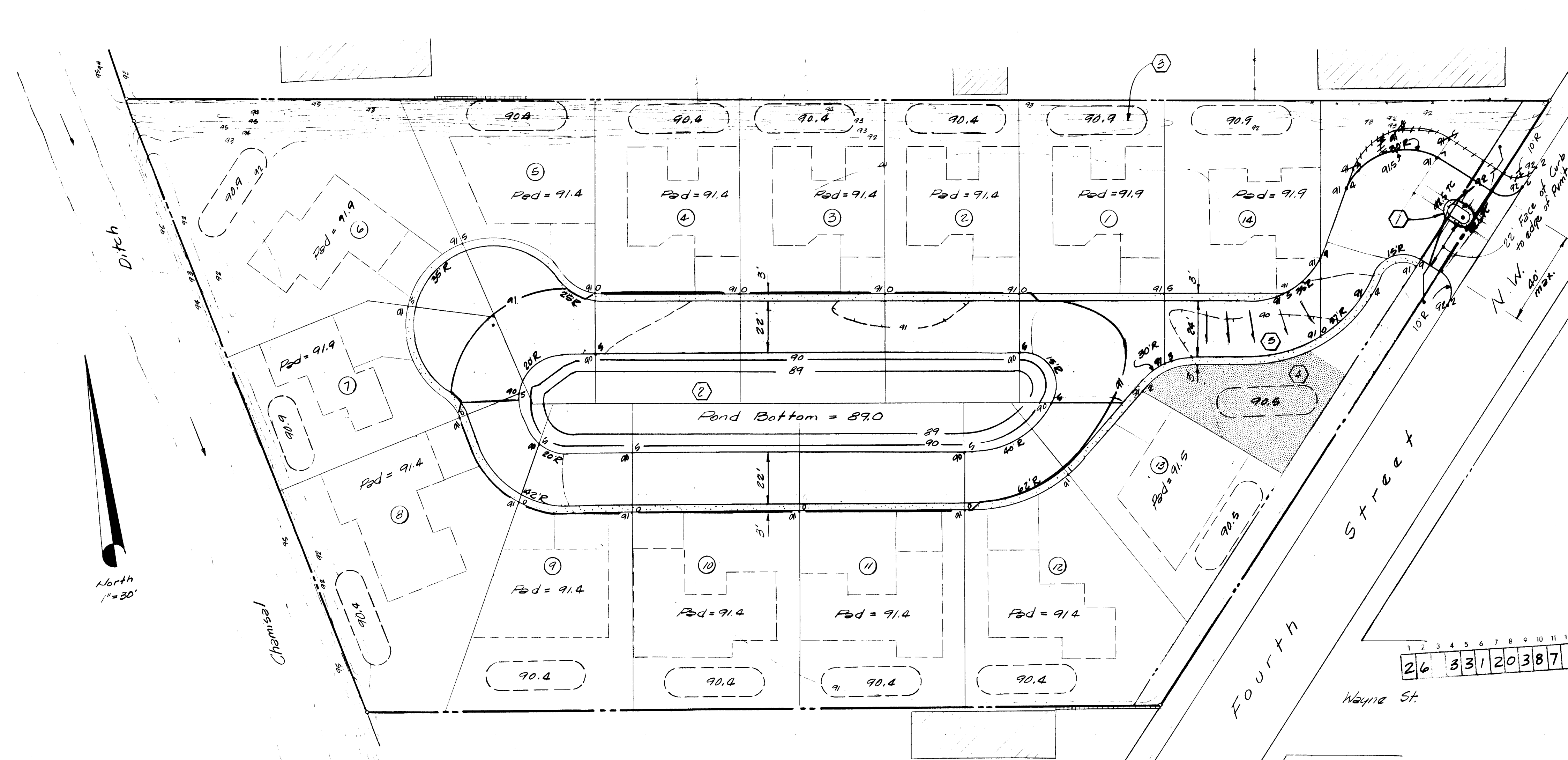
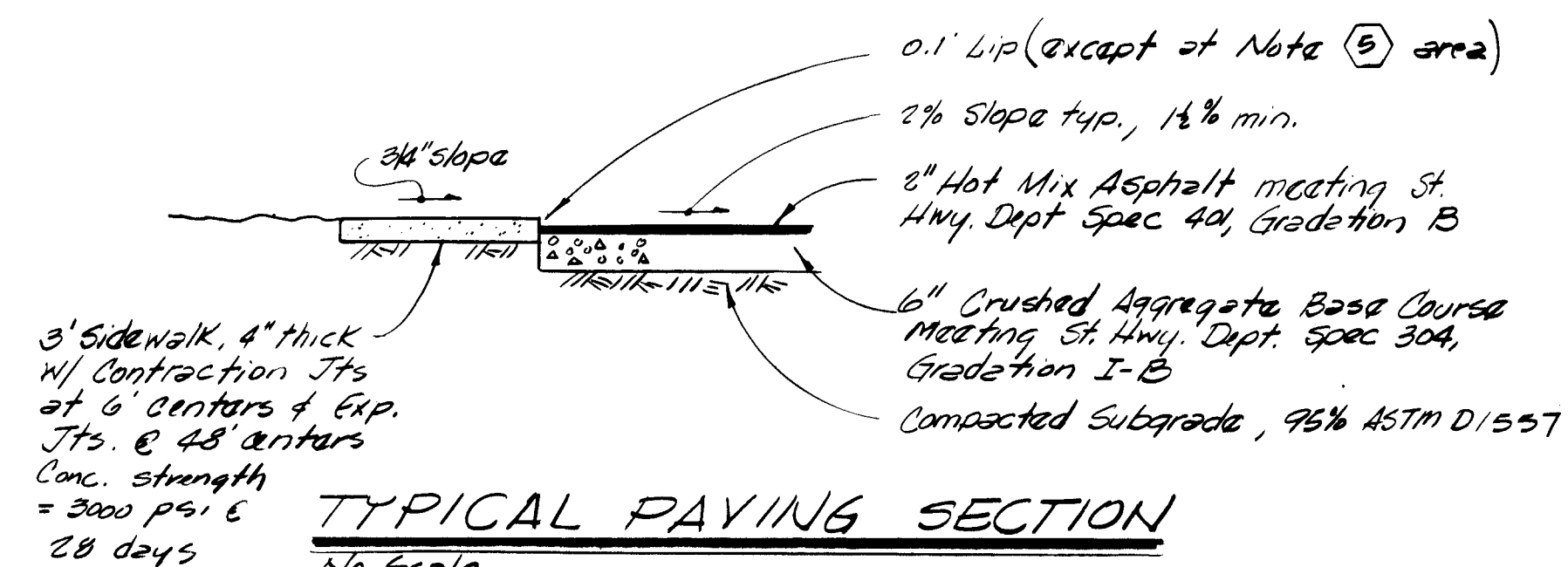
BENCH MARK: City of Albuquerque Station 4-D15, Located at the intersection of 4th St NW and Sarah Lane, being a 40 penny nail in the east side of a power pole at the southeast quadrant of the intersection, ELEV = 4992.034.

General Notes

- CONTRACTOR SHALL CARRY OUT GRADING WORK SO THAT NO OFFSITE FLOWS CURRENTLY ENTERING THE PROPERTY ARE BLOCKED BY TEMPORARY OR FINAL GRADING.
- GRADING OPERATIONS SHALL BE CARRIED OUT SO THAT SITE DRAINAGE AND ANY EROSION IS CONTAINED COMPLETELY WITHIN THE SITE.
- FINAL GRADING SHALL BE ACCOMPLISHED SO THAT ALL DRAINAGE OCCURRING ON THE SITE IS COMPLETELY RETAINED ON THE SITE.
- ALL TRASH, DEBRIS, SURFACE VEGETATION INCLUDING TREES, AND EXISTING BUILDINGS TO BE REMOVED SHALL BE CLEARED AND DISPOSED OF OFFSITE.
- PLACE ALL FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH, MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT ($\pm 2\%$), AND COMPACT TO 95% DENSITY AS DETERMINED BY ASTM D1557.
- CONTRACTOR TO ENGAGE A TESTING LABORATORY AND SECURE DENSITY TESTING ON 6 LOT PAD GRADES AND 6 RANDOM LOCATIONS ALONG THE STREET PAVEMENT AREA. ALL TESTING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO SLOPES SHALL BE STEEPER THAN 5 (HORIZONTAL) TO 1 (VERTICAL).
- UNIFORMLY GRADE ALL AREAS WITHIN THE LIMITS OF GRADING AS SHOWN ON THE PLAN.
- GRADING TOLERANCE SHALL $\pm .05'$ WITHIN THE STREET PAVEMENT AREA AND $\pm 0.1'$ ELSEWHERE.

KEYED NOTES:

- Build curbed Island centered on existing power pole, 5' wide x 10' long. Curb to be City of Albuquerque Median Type, See City Std. Draw 2415.
- Central Drainage Retention Pond, 5' max side slopes, provide minimum of 11,700 cubic feet of ponding storage.
- Typical Rear Yard Retention Pond, approximate dimensions 42' x 10' x 0.5'. Each pond shall be graded to provide a minimum of 810 cubic feet of ponding storage.
- Guest Parking Area gravelled w/ 4" crushed aggregate base course material.
- Build Street w/ 2% cross slope and depress sidewalk to flush profile with pavement and 2% cross slope towards Guest Parking area.



REVISION OF 8/20/87

The driveway connection to 4th Street is revised as shown. Work performed within the State Highway Department R/W (4th St.) must comply with the following:

- All work performed on State Right-of-Way shall meet the Standard Specifications for Road and Bridge Construction (Edition of 1984).
- Traffic Control shall be in accordance with Manual on Uniform Traffic Control Devices for Streets and Highways.
- The State Right-of-Way must be restored to its original condition or better.

LEGEND

- Existing Contour
- Finish Contour
- Fpd = 91.4 Finish House Pad Elevation (top of subgrade)
- 3' Sidewalk
- 15' Curb & Gutter
- 91.0 Finish Spot Elevation along Lot Line
- 90.9 Rear Yard Pond w/ Finish Bottom Elevation
- New Paved Street
- Gravelled Guest Parking Area
- Lot No.

SEWER LINE COURSES				
FROM	TO	BEARING	DISTANCE	
MH A	MH B	S 81°39'00" E	335.00	
MH B	END	S 48°27'00" E	35.00	

WATER & SEWER PLAN

SCALE: 1"=40' HORIZONTAL
1"=5' VERTICAL

WATER SERVICE LINE TABLE		
LOCATION	SIZE	LENGTH
1+35 RT	1 EA- 3/4"	55'
1+35 RT	2 EA- 3/4"	55' EA
1+72.50 LT	2 EA- 3/4"	20' EA
1+89.42 RT	2 EA- 3/4"	75' EA
3+02.50 LT	2 EA- 3/4"	20' EA
3+37.42 RT	2 EA- 3/4"	75' EA
4+12 RT	1 EA- 3/4"	25' EA
4+27.50 LT	2 EA- 3/4"	20' EA

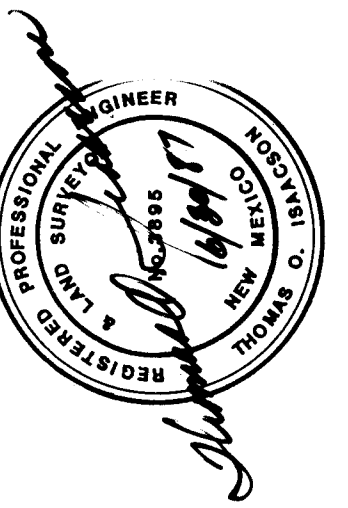
SEWER SERVICE LINE TABLE			
LOCATION	SIZE	LENGTH	INV. @ END
1+25 @ MH	2 EA 4"	45' EA	87.90
1+43 LT.	4"	34'	88.24
1+52 RT.	4"	84'	89.19
1+62 RT.	4"	92'	89.29
2+08 LT.	4"	15'	87.47
2+20 RT.	4"	90'	88.90
2+75 LT.	4"	15'	87.07
2+94 RT.	4"	90'	88.46
3+34 LT.	4"	15'	86.72
3+80 RT.	4"	78'	87.70
3+97 LT.	4"	15'	86.34
4+03 RT.	4"	50'	87.00
4+55 LT.	4"	15'	85.99

CONSTRUCTION NOTES

- METER BOX COVERS AND LIDS SHALL BE HEAVYWEIGHT TYPE, PER STD. DETAIL No. 2369
- INSTALL ELECTRONIC MARKER DISKS OVER ENDS OF ALL SEWER SERVICE LINES.
- CONTRACTOR TO COORDINATE WATER SHUTOFF WITH WATER SYSTEMS BY CALLING 823-4200 A MINIMUM OF 5 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES

- PUBLIC SAS LINE SHOWN WILL BE CONNECTED TO THE CITY OF ALBUQUERQUE SYSTEM WHEN A PUBLIC LINE IS AVAILABLE IN 4TH STREET. UNTIL SUCH TIME, ON-SITE SEWAGE WILL BE INTERCEPTED AT MH B AND DISPOSED OF IN A PRIVATE, STATE APPROVED, SEWAGE DISPOSAL SYSTEM.
- LOTS 13 & 14 ARE RESERVED FOR FUTURE DEVELOPMENT WHEN CONNECTION TO PUBLIC SEWER LINE IN 4TH ST. IS COMPLETED.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
AS BUILT INFORMATION DATE: 12/14/87 BY: J. E. ESTEY CHECKED BY: J. E. ESTEY		BENCH MARKS COA STATION 4+15, S.E. 1/4 OF 4TH & SARA LANE 40 PENNY NAIL IN EAST SIDE OF POWER POLE, ELEV. = 4992.034 DATE: 12/86 BY: JOHN TORRES		SURVEY INFORMATION FIELD NOTES NO. 1 BY: JOHN TORRES		ENGINEER'S SEAL 	
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	12/14/87	1	12/14/87	1	12/14/87	1	12/14/87
DESIGNED BY: J. E. ESTEY		DESIGNED BY: J. E. ESTEY		DESIGNED BY: J. E. ESTEY		DESIGNED BY: J. E. ESTEY	
DRAWN BY: J. E. ESTEY		DRAWN BY: J. E. ESTEY		DRAWN BY: J. E. ESTEY		DRAWN BY: J. E. ESTEY	
CHECKED BY: J. E. ESTEY		CHECKED BY: J. E. ESTEY		CHECKED BY: J. E. ESTEY		CHECKED BY: J. E. ESTEY	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE COMPOUND DE DON DIEGO WATER & SEWER PLAN AND PROFILE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
(D.R.C. Check)	J. E. ESTEY	12/14/87			
Trans. Dev.	NADWH	8/1/87			
Utility Dev.	J. E. ESTEY	8/14/87			
Hydrology	C. M. L. NA	8-14-87			
DRAWING NO.	3312	MAP NO.	C-15	SHEET	4 OF 4