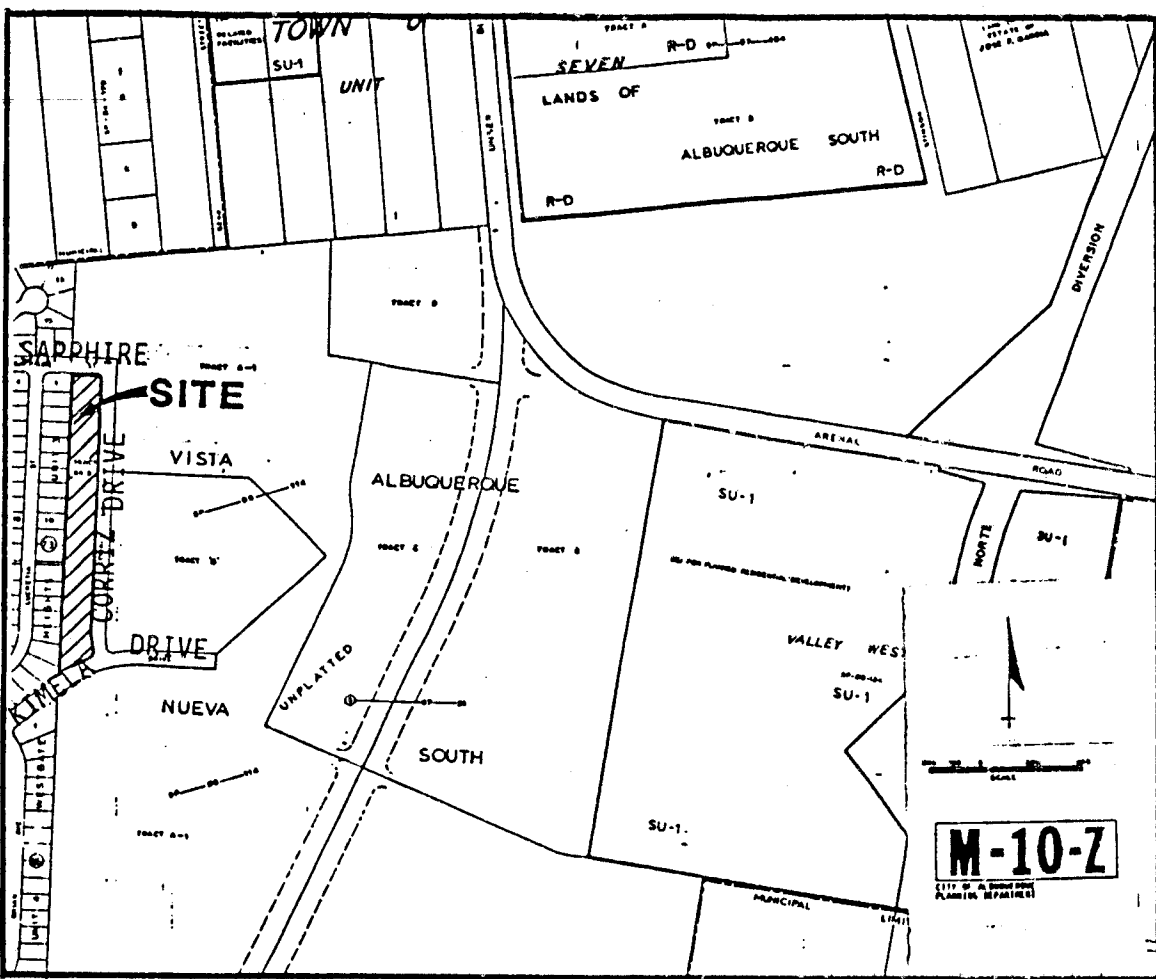


BINFORD SUBDIVISION

LOTS 1-18, REPLAT OF TRACT KK-2,  
TOWN OF ATRISCO GRANT

AUGUST, 1991



VICINITY MAP (M-10) 1"=750'

GENERAL NOTES

- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- ALL SANITARY SEWER MANHOLES SHALL BE 4 FEET IN DIAMETER UNLESS OTHERWISE NOTED.
- ALL WATER AND SANITARY SEWER LINE STATIONING REFERS TO SURVEY CENTERLINE STATIONING.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.

- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

INDEX

| SHEET No. | TITLE                           |
|-----------|---------------------------------|
| 1         | TITLE SHEET & VICINITY MAP      |
| 2         | SUBDIVISION PLAT                |
| 3         | DRAINAGE & GRADING PLAN         |
| 4         | PAVING & UTILITY PLAN & PROFILE |

PREPARED FOR:

ALBUQUERQUE SOUTH  
GENERAL PARTNERSHIP

ENGINEER

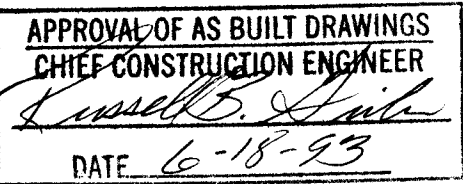
ISAACSON & ARFMAN, P.A.  
128 MONROE STREET, NE  
ALBUQUERQUE, NM 87108  
(505) 268-8828

WARNING - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

AS-BUILT CERTIFICATION

I, DAVID C. CLAUSEN, NEW MEXICO REGISTERED LAND SURVEYOR, NO. 6547, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON, CORRECTLY REPRESENTS THE AS-BUILT CONDITIONS OF THIS PROJECT. ELEVATIONS SHOULD BE VERIFIED PRIOR TO FUTURE CONSTRUCTION.



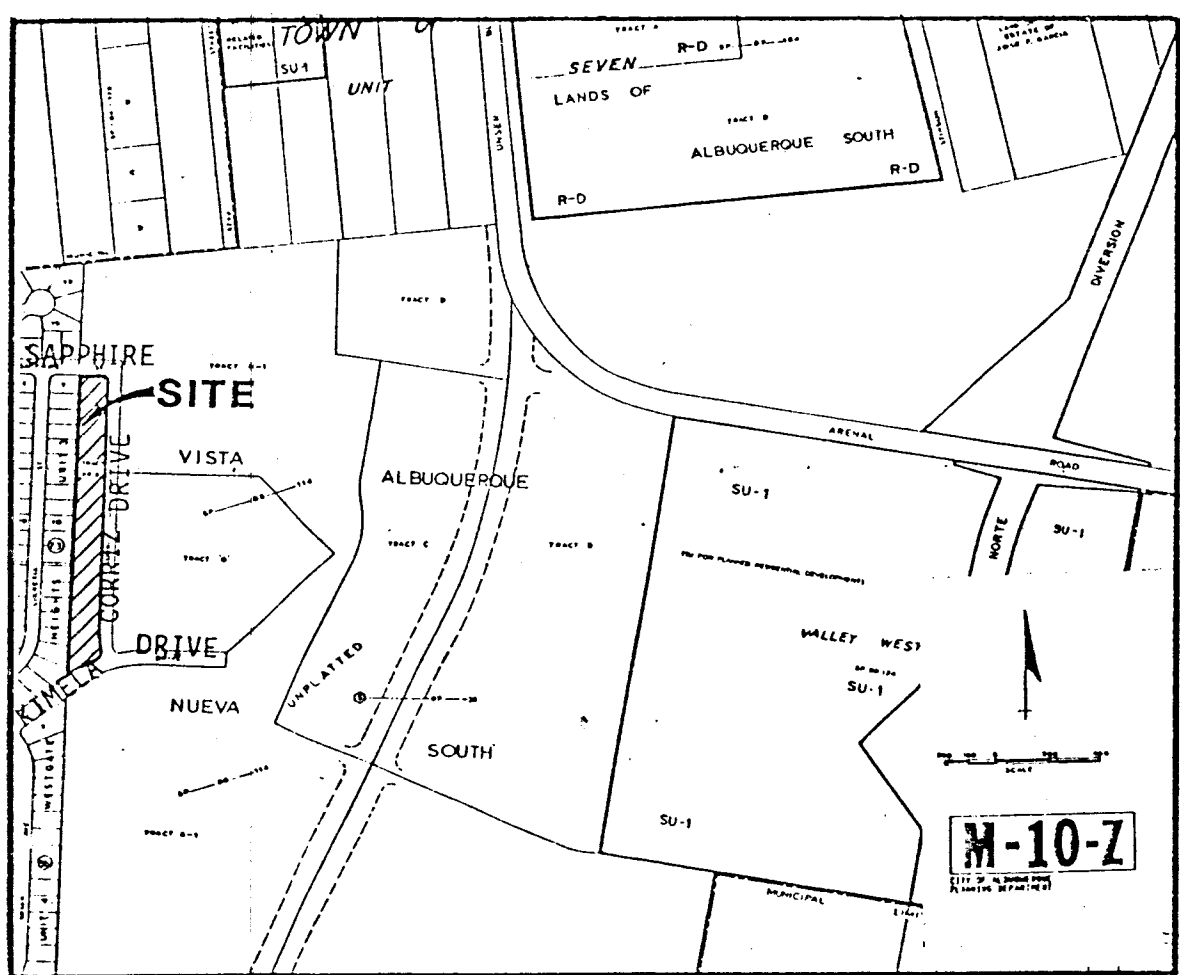
David C. Clausen 5-26-93  
DAVID C. CLAUSEN NMLS NO. 6547



20 4331.90 0193

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

|                     |  |   |
|---------------------|--|---|
|                     | <b>Isaacson &amp; Arfman, P.A.</b><br>CONSULTING ENGINEERING ASSOCIATES<br>Albuquerque, New Mexico | APPROVED FOR<br>CONSTRUCTION<br><i>Richard B. Pugh</i><br>3-26-93 |
| PROJECT NO. 4331.90 |  | SHEET 1 OF 4  |



VICINITY MAP (M-10) 1"=750'

#### SUBDIVISION DATA & NOTES

- GROSS PARCEL AREA: 3.2006 AC.
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF LOTS CREATED: 18
- LENGTH OF ROADWAYS DEDICATED: 0
- DISTANCES SHOWN ARE HORIZONTAL AND GROUND
- FIELD SURVEY WAS PERFORMED DURING APRIL 1991.
- BEARINGS SHOWN ARE BASED ON THE PLAT OF WESTGATE HEIGHTS, UNIT 3, FILED APRIL 22, 1977, BOOK D7, PG. 167.
- ALL CORNERS ARE MONUMENTED AS KEYS:
  - SET CONC. NAIL IN WALL
  - CHISELED "A" IN SIDEWALK
  - SET 5/8" REBAR W/ CAP LS 3243
- "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 1-18 OF THE BINFORD SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."

#### FREE CONSENT AND DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENT AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUAL IS AUTHORIZED TO DO ACT.

OWNER: ALBUQUERQUE SOUTH, A N.M. GENERAL PARTNERSHIP  
CARROLL R. HOCHNER FOR CAROLEX LTD., MANAGING GEN. PARTNER

Carroll R. Hochner 4-24-91  
CARROLL R. HOCHNER, CAROLEX LTD. DATE  
MANAGING GENERAL PARTNER

#### ACKNOWLEDGEMENT

STATE OF TEXAS }

COUNTY OF HARRIS }

ON THIS 24<sup>th</sup> DAY OF APRIL, 1991, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CARROLL R. HOCHNER OF CAROLEX LTD., KNOWN TO ME AS THE MANAGING GENERAL PARTNER OF ALBUQUERQUE SOUTH, A N.M. GENERAL PARTNERSHIP.

Pattie Ann Long  
Notary Public  
My Comm. Exp. May 19 1992

Pattie Ann Long  
NOTARY PUBLIC

#### DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 34, T. 10 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND ALSO BEING KNOWN AS TRACT KK-2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "CORRECTED SUMMARY PLAT OF TRACTS 'KK-1' & 'KK-2', TOWN OF ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 16, 1983 IN BOOK C22, PAGE 33, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY RETURN AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE CITY OF ALBUQUERQUE'S CONTROL STATION "1-M10" BEARS N 41°09'46" E, 2214.31 FEET DISTANT, SAID BEGINNING POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CORRIZ DRIVE SW;  
THENCE, ALONG SAID RIGHT-OF-WAY LINE S 00°28'10" W, 996.18 FEET DISTANT TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°35'50" AND A RADIUS OF 382.16 FEET;  
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 77.35 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°31'53" AND A RADIUS OF 25.00 FEET;  
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 33.83 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT ALONG THE NORTHERLY RIGHT-OF-WAY OF KIMELA DRIVE SW AND HAVING A CENTRAL ANGLE OF 15°01'13" AND A RADIUS OF 509.69 FEET;  
THENCE, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 133.62 FEET TO A POINT OF NON-TANGENCY;  
THENCE, N 00°28'10" E, 1200.62 FEET DISTANT TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAPPHIRE STREET SW;  
THENCE, S 89°31'50" E, 90.00 FEET DISTANT ALONG SAID RIGHT-OF-WAY LINE TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 30.00 FEET;  
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 47.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.201 ACRES (139,416 S.F.) MORE OR LESS.

#### DISCLOSURE STATEMENT

#### DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO SUBDIVIDE TRACT KK-2 IN EIGHTEEN (18) RESIDENTIAL LOTS AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE PROPERTY AS SHOWN HEREON.

#### APPROVALS

SP-

DRB CASE NO.:

Public Service Co. of New Mexico  
PUBLIC SERVICE CO. OF NEW MEXICO

Donna Berg  
GAS CO. OF NEW MEXICO

Mattie Weatherly  
U.S. WEST COMMUNICATIONS

James A. Sorensen  
JONES INTERCABLE

Chief City Surveyor  
CHIEF CITY SURVEYOR, ENGINEERING DIV., P.W.D.

Robert W. Kane  
TRAFFIC ENGINEER, TRANS. DEV. DIV., P.W.D.

PARKS AND RECREATION DEPARTMENT

Robert W. Kane  
UTILITY DEVELOPMENT DIV., P.W.D.

REAL PROPERTY DIV., P.W.D.

A.M.A.F.C.A.

CITY ENGINEER, PUBLIC WORKS DEPT.

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIV.

#### CERTIFICATION (PLAT PREPARATION)

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY USED FOR THE PREPARATION OF THIS PLAT AND THE SETTING OF THE MONUMENTATION WAS ACCOMPLISHED BY WILLIAM P. PETTIT, L.S. NO. 3243, SEE CERTIFICATION THIS PLAT.

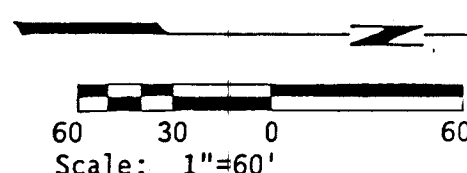
ISAACSON & ARFMAN, P.A.

Thomas O. Isaacson  
THOMAS O. ISAACSON  
N.M.P.E. & L.S. #3895



5/14/91  
DATE

SHEET 1 OF 2

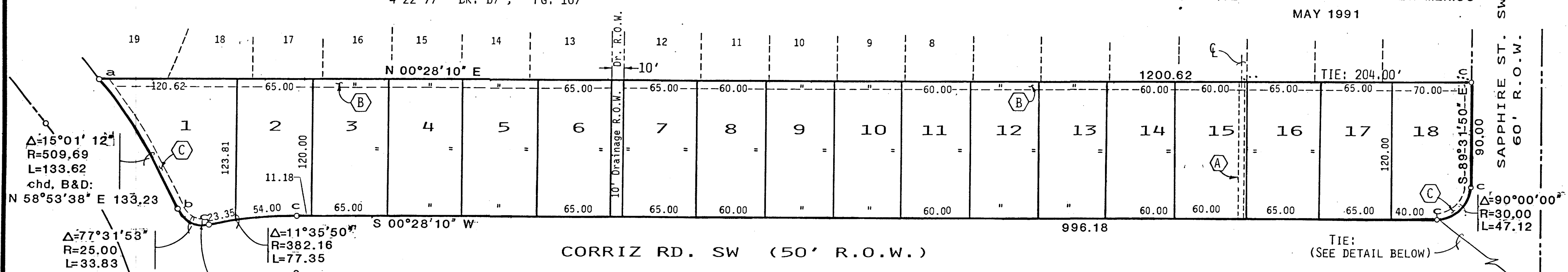


WESTGATE HEIGHTS UNIT 3  
4-22-77 Bk. D7, Pg. 167

#### PLAT OF BINFORD SUBDIVISION

SITUATE WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SECTION 34, T. 10 N., R. 2 E., N.M.P.M.  
ALBUQUERQUE NEW MEXICO

MAY 1991



MARY ANN BINFORD  
ELEMENTARY SCHOOL  
TRACT G  
VISTA NUEVA SUBD.  
4-12-88 Bk. C36, Pg. 69

TRACT A  
VISTA NUEVA SUBD.  
4-12-88 Bk. C36, Pg. 69

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SEVEN(7) & FIVE(5) FT. WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

#### CERTIFICATION (FIELD SURVEY)

I, WILLIAM P. PETTIT, HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William P. Pettit  
WILLIAM P. PETTIT  
N.M.L.S. No. 3243

MAY 13, 1991  
DATE



| LOT ACREAGE TABLE |         |        |
|-------------------|---------|--------|
| LOT               | SQ. FT. | ACRES  |
| 1                 | 9,941   | 0.2282 |
| 2                 | 7,868   | 0.1806 |
| 3                 | 7,800   | 0.1791 |
| 4                 | 7,800   | 0.1791 |
| 5                 | 7,800   | 0.1791 |
| 6                 | 7,800   | 0.1791 |
| 7                 | 7,800   | 0.1791 |
| 8                 | 7,200   | 0.1653 |
| 9                 | 7,200   | 0.1653 |
| 10                | 7,200   | 0.1653 |
| 11                | 7,200   | 0.1653 |
| 12                | 7,200   | 0.1653 |
| 13                | 7,200   | 0.1653 |
| 14                | 7,200   | 0.1653 |
| 15                | 7,200   | 0.1653 |
| 16                | 7,800   | 0.1791 |
| 17                | 7,800   | 0.1791 |
| 18                | 8,207   | 0.1884 |

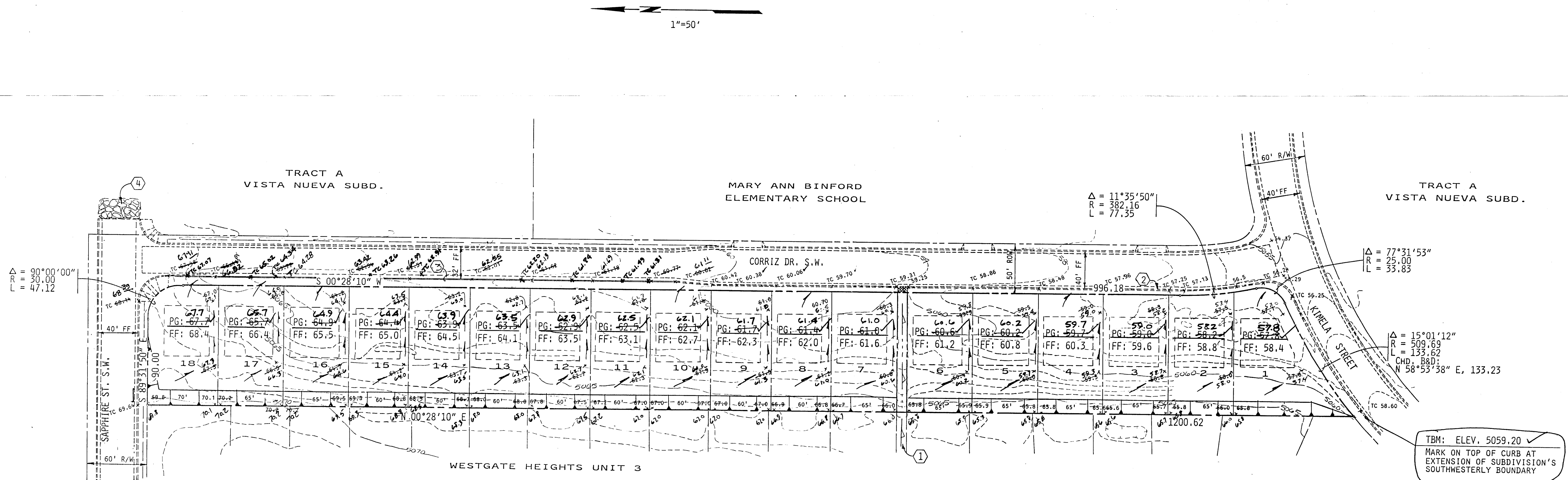
#### KEYED NOTES

- EXISTING 5-FOOT WIDE P.U.E GRANTED BY DOCUMENT NO. 88109112 ON DECEMBER 12, 1988, IN Misc. Bk. 692A, Pg. 776
- 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18  
26 4331 900293

SHEET 2 OF 2





#### LOCATION & DESCRIPTION:

THE BINFORD SUBDIVISION IS LOCATED IN THE SOUTHWEST MESA ADJACENT TO THE EASTERLY EDGE OF WESTGATE HEIGHTS SUBDIVISION. THE 3.2-ACRE SITE IS LINEAR IN THE NORTH-SOUTH ORIENTATION AND WAS CREATED BY THE PLATTING OF PUBLIC ROADWAYS TO SERVE THE MARY ANN BINFORD ELEMENTARY SCHOOL.

THE LOTS WERE ORIGINALLY PLANNED AND TRACT KK-2 PLATTED WITH A 120-FOOT DEPTH. THIS WAS TO ACCOMMODATE THE GRADE DIFFERENTIAL BETWEEN THE EXISTING LOTS AND THE PROPOSED STREET GRADE OF CORRIZZ DRIVE.

#### EXISTING CONDITIONS:

THE SITE IS 100% SURROUNDED BY EITHER A FULLY DEVELOPED SUBDIVISION (WEST) WITH A SOLID C.M.U. WALL ALONG THE PROPERTY LINE OR BORDERED BY DEVELOPED PUBLIC ROADWAYS (NORTH, EAST, SOUTH). THE SITE ALSO HAS AN IMPROVED 10-FOOT WIDE DRAINAGE RUNDOWN WHICH CONVEYS PUBLIC STORM WATERS FROM WESTGATE HEIGHTS TO CORRIZZ DRIVE.

ALL STORM WATERS DISCHARGE THE SITE ONTO CORRIZZ DRIVE AND ARE THEN ROUTED TO THE SOUTH TO KIMELA STREET AND FINALLY WESTERLY TOWARDS THE AMOLE DEL NORTE DIVERSION CHANNEL VIA OVERLAND FLOW.

#### PROPOSED CONDITIONS:

THE SUBDIVISION LAYOUT CALLS FOR 18 SINGLE FAMILY LOTS, ALL FRONTING ON CORRIZZ STREET. STORM WATER GENERATED IN THE REAR YARD AREAS ARE ALLOWED TO DISCHARGE THE LOT VIA A SIDE YARD SWALE ALONG THE SOUTH LOT LINES. ALL OTHER ROOF AND FRONT YARD FLOWS DISCHARGE DIRECTLY TO PUBLIC RIGHT-OF-WAY.

#### ENGINEER'S CERTIFICATION

I, FRED C. ARFMAN, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THOSE GRADES AND IMPROVEMENTS SHOWN HEREON AS FIELD VERIFIED (PADS & STREET GRADES) BY DAVID C. CLAUSEN, NMLS NO. 6547 ON MAY 26, 1993, IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978) AS INDICATED BY THE STAMP OF DAVID C. CLAUSEN, NMLS NO. 6547 AND HIS SIGNATURE.

NO PERIMETER RETAINING WALLS WERE REQUIRED ON THE APPROVED FINAL GRADING PLAN, DATED JUNE 21, 1991, AND NONE WERE BUILT AS PART OF THE BINFORD SUBDIVISION IMPROVEMENTS.

FRED C. ARFMAN  
FRED C. ARFMAN, P.E.  
7322  
DATE 07-14-93

#### HYDROLOGY (EXISTING CONDITIONS):

THE BINFORD SUBDIVISION IS WITHIN THE BOUNDARIES OF PARTICIPATION ZONE NO. 1 (WEST OF RIO GRANDE BOULEVARD), AS SUCH THE  $P_{360}$  (6-HOUR - 100-YEAR STORM) HAS A DEPTH OF 2.2 INCHES.

THE TOTAL DRAINAGE BASIN IS COMPRISED OF THE SUBDIVISION'S 3.2 ACRES OF VACANT LAND AND ASSUMED TO BE SPLIT EQUALLY BETWEEN LAND TREATMENT A AND C.

| LAND TREATMENT AREAS | ACRES |
|----------------------|-------|
| A                    | 1.6   |
| C                    | 1.6   |

PEAK DISCHARGE (USING A 10-MINUTE TIME OF CONCENTRATION), CFS/AC 100 YR., ZONE 1 (TABLE 9)

| TREATMENT | CFS/AC |
|-----------|--------|
| A         | 1.15   |
| C         | 2.73   |

DETERMINE TOTAL  $Q_p$  (100 YR)

$$Q_p = Q_{PA} A_A + Q_{PC} A_C$$

$$= (1.15)(1.6) + (2.73)(1.6)$$

$$= 1.84 + 4.37$$

$$= 6.2 \text{ CFS}$$

#### EXISTING IMPROVEMENTS--KEYED NOTES

- FULLY IMPROVED CONCRETE DRAINAGE RUNDOWN WITHIN PUBLIC RIGHT-OF-WAY.
- STANDARD CURB & GUTTER ADJACENT TO LOTS 1-9.
- EXISTING TEMP. ASPHALTIC CURB TO BE REPLACED BY STD. P.C.C. CURB & GUTTER.
- MAJOR DRAINAGE OUTFALL POINT FOR STORM WATER FLOWS FROM WESTGATE HEIGHTS. SUBJECT SITE DOES NOT CONTRIBUTE FLOWS.

#### HYDROLOGY (PROPOSED IMPROVEMENTS):

THE PROPOSED 18-LOT SUBDIVISION SHALL FOLLOW THE SAME ROUTING OF STORM WATERS AS THOSE OF THE UNDEVELOPED CONDITIONS. ALL STORM WATERS GENERATED WITHIN THE REAR AND FRONT YARDS AS WELL AS THE ROOF ARE ALL ALLOWED TO DISCHARGE THE INDIVIDUAL LOTS AND ENTER ONTO THE ADJACENT PUBLIC ROADWAYS.

THE PROPOSED SUBDIVISION DOES NOT ACCEPT ANY OFFSITE STORM WATER FLOODS.

SINGLE FAMILY RESIDENTIAL (N = UNITS/ACRE)  
 $N \leq 6$  (USE 3) NO LOCAL STREETS

PRESENT TREATMENT D (IMPERVIOUS)

$$7 \sqrt{(N \times N) + (5 \times N)} = 34\%$$

| LAND TREATMENT | ACRES |
|----------------|-------|
| A              | 1.23  |
| B              | 1.24  |
| D              | 0.73  |

PEAK DISCHARGE (USING A 10-MINUTE TIME OF CONCENTRATION), CFS/AC, 100 YR, ZONE 1 (TABLE 9)

$$Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PD} A_D$$

$$= (1.15)(1.23) + (1.24)(1.24) + (0.73)(4.37)$$

$$= 1.41 + 3.15 + 3.19$$

$$= 7.75 \text{ CFS}$$

#### GENERAL NOTES

LEGAL DESCRIPTION: TRACT KK-2, WITHIN PROJECTED SECTION 34, T. 10 N., R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO, FILED FOR RECORD ON SEPTEMBER 16, 1983, IN BOOK C22, PAGE 33.

ENGINEER: ISAACSON & ARFMAN, P.A.  
128 MONROE STREET, NE  
ALBUQUERQUE, NM 87108  
ATTN: FRED C. ARFMAN, P.E.

SURVEYOR: WILLIAM P. PETTIT, NMLS NO. 3243  
DATE OF SURVEY: MAY 1991

BENCHMARK: ACS MONUMENT "4-M9" LOCATED IN A POWER POLE IN THE NW CORNER OF THE INTERSECTION OF 86TH AND SAGE (60 PENNY NAIL IN WEST SIDE OF POWER POLE).  
ELEV: 5093.09

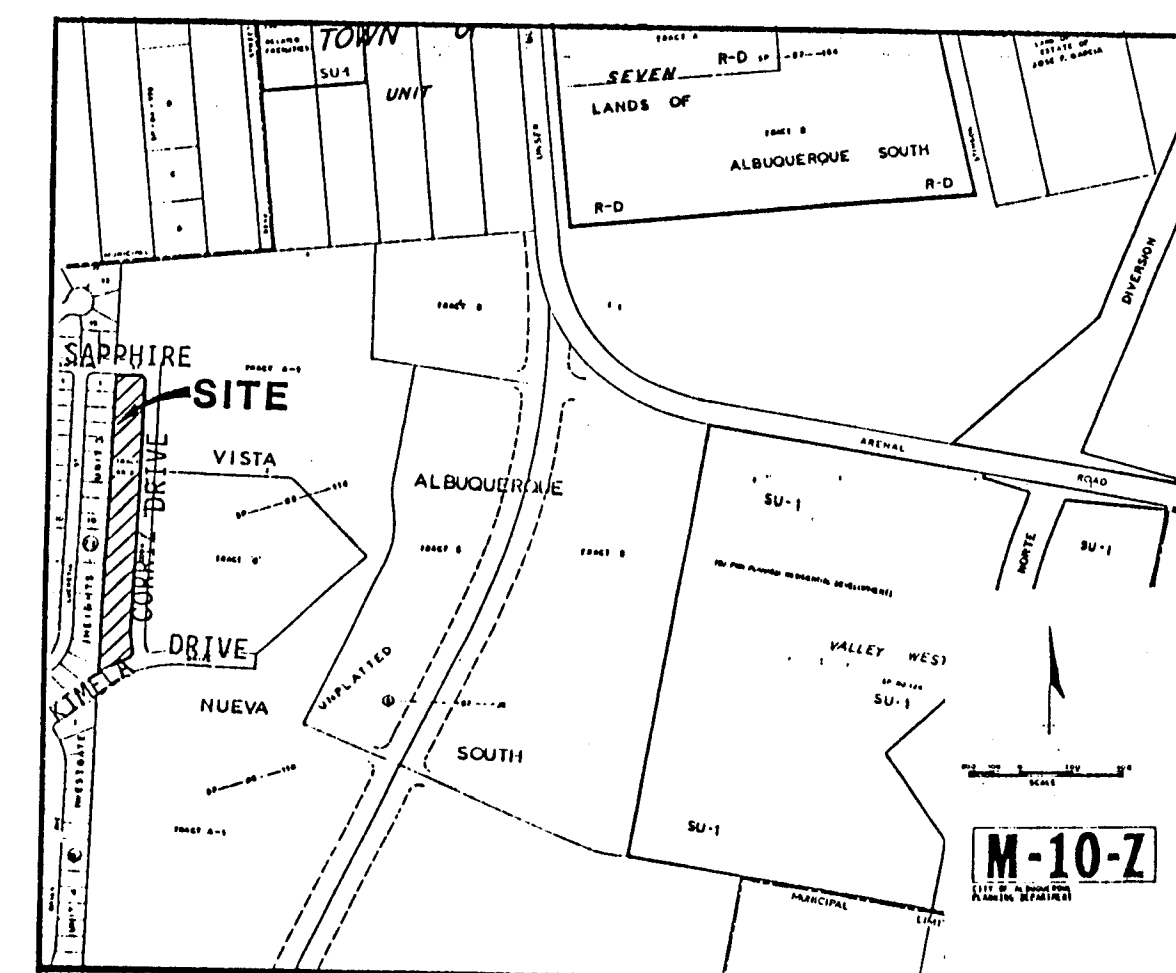
TEMPORARY BENCH MARK: TOP OF CURB ON NORTH CURB OF KIMELA STREET AT THE EXTENSION OF THE SUBDIVISION'S WESTERLY PROPERTY LINE.  
ELEV: 5059.20

ZONING: R-1

NUMBER OF LOTS: 18

AREA: 3.201 ACRES (139,436 SF)

FLOOD HAZARD: NO PART OF THIS SUBDIVISION OR THE ADJACENT PUBLIC ROADWAYS ARE SUBJECT TO A FLOOD HAZARD AREA AS DETERMINED BY PANEL NO. 350002-0033 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.



#### LEGEND

|          |                                   |
|----------|-----------------------------------|
| TC 57.25 | TOP OF CURB ELEVATION             |
| FL       | FLOWLINE ELEVATION                |
| FF       | PAD GRADE                         |
|          | FINISH FLOOR                      |
|          | EXISTING CURB & GUTTER            |
|          | NEW STD. CURB & GUTTER            |
|          | EXISTING TRIPLE SIDEWALK CULVERTS |
|          | FLOW DIRECTIONAL ARROW            |
|          | EXISTING SWALE                    |
|          | SLOPE TRANSITION                  |
|          | SPOT ELEVATION                    |
|          | INDEX CONTOUR                     |
|          | ONE-FOOT CONTOUR INTERVAL         |

FOR INFORMATION ONLY

26 1331.900393

FRED C. ARFMAN  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
7322  
6-21-91

SCANNED BY  
B. J. CLARK



