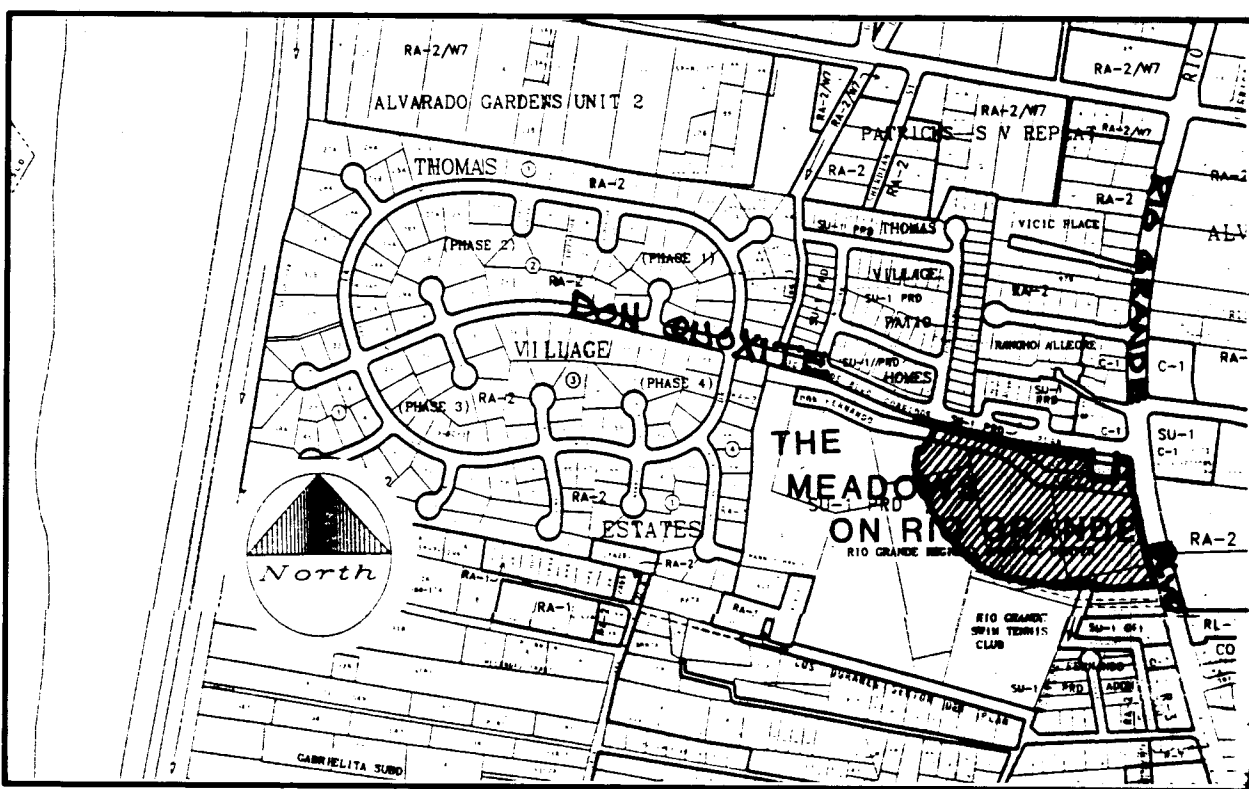


THE MEADOWS ON  
RIO GRANDE  
UNIT TWO  
ALBUQUERQUE, NEW MEXICO

--	--	--	--	--	--	--	--	--	--

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
			<p><b>ISAACSON &amp; ARFMAN, P.A.</b> Consulting Engineering Associates 128 Monroe Street N.E. <i>Albuquerque                  New Mexico</i></p>			APPROVED FOR CONSTRUCTION	<i>[Signature]</i> _____ DATE _____
			PROJECT NO.	4677.91	SHEET OF	<b>1      7</b>	



(G-12)

VICINITY MAP

SCALE: 1"=750'±

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD AND ACTUAL FIELD SURVEY.
2. ALL CORNERS OF THE SUBDIVISION WERE SET WITH A NO. 5 REBAR AND YELLOW PLASTIC CAP MARKED "PS 7719" UNLESS OTHERWISE INDICATED.
3. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
4. DISTANCES ARE GROUND DISTANCES.
5. ALL BOUNDARY DISTANCES & BEARINGS SHOWN ARE BOTH FIELD & RECORD.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. GROSS ACREAGE: 9.6788 ACRES
8. NUMBER OF EXISTING TRACTS: 1
9. NUMBER OF TRACTS/LOTS CREATED: 39 LOTS
10. THIS PLAT DEDICATES 0.290 MILES OF STREETS TO THE CITY OF ALBUQUERQUE.
11. BASIS OF BEARINGS: CITY OF ALBUQUERQUE PUBLISHED TIE BETWEEN ACS "7-H13B" AND "3-G12" HAVING A GRID AZIMUTH 167°37'30" NM STATE PLANE COORDINATES (CENTRAL ZONE).
12. CITY STANDARD UTILITY NOTE II: "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE MEADOWS ON RIO GRANDE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."
13. CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CENTERLINE MONUMENTATION, PLS#7719".

**CERTIFICATION (FIELD SURVEY)**

I, TIMOTHY ALDRICH, L.S. NO. 7719, 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.

TIMOTHY ALDRICH  
N.M.L.S. NO. 7719

**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 WAS ACCOMPLISHED BY TIMOTHY ALDRICH, L.S. NO. 7719, SEE CERTIFICATION THIS PLAT.

ISAACSON & ARFMAN, P.A.

THOMAS O. ISAACSON  
N.M.P.E. & L.S. #3695

DATE

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT WITHIN SECTION 1 (PROJECTED SECTION) TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING "TRACT C, THE MEADOWS ON RIO GRANDE, UNIT ONE, ALBUQUERQUE, NEW MEXICO", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1993, IN VOLUME 93C, FOLIO 194 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON A CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DON QUIXOTE DRIVE, N.W., WHENCE THE CITY OF ALBUQUERQUE CONTROL MONUMENT "3-G12" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE VALUES OF X=372,889.43 AND Y=1,498,606.10) BEARS N 51°3'45" E, A DISTANCE OF 212.96 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID RIGHT-OF-WAY,

36.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S 49°25'52" E, A DISTANCE OF 33.49 FEET TO A POINT OF REVERSE CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF RIO GRANDE BOULEVARD, N.W., THENCE RUNNING ALONG THE EASTERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID RIGHT-OF-WAY LINE,

346.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2907.78 FEET AND A CHORD BEARING S 10°47'07" E, A DISTANCE OF 345.96 FEET TO A POINT OF TANGENCY; THENCE,

S 13°47'11" E, A DISTANCE OF 111.51 FEET TO A POINT OF CURVATURE; THENCE,

38.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S 30°02'06" W, A DISTANCE OF 34.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DON FERNANDO ROAD N.W.; THENCE,

S 73°51'24" W, A DISTANCE OF 53.91 FEET TO A POINT OF CURVATURE; THENCE,

80.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING S 81°32'44" W, A DISTANCE OF 80.28 FEET TO A POINT OF TANGENCY; THENCE,

S 89°14'04" W, A DISTANCE OF 152.69 FEET TO A POINT OF CURVATURE; THENCE,

594.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.00 FEET AND A CHORD BEARING OF N 63°35'02" W, A DISTANCE OF 572.84 FEET TO A POINT OF COMPOUND CURVATURE; THENCE,

42.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N 12°30'53" E, A DISTANCE OF 37.69 FEET TO A POINT; THENCE,

N 35°20'02" W, A DISTANCE OF 46.32 FEET TO A POINT OF CURVATURE; THENCE, (CONTINUED SHEET 2 OF 3)

**DISCLOSURE STATEMENT**

THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT TRACT INTO RESIDENTIAL LOTS, TO DEDICATE PUBLIC RIGHT-OF-WAY AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT.

**FREE CONSENT / DEDICATION**

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARE AS INDICATED TO THE CITY OF ALBUQUERQUE, AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO DO ACT.

GREG ANIXTER, PRESIDENT  
LOS POBLANOS DEVELOPMENT CORP.

DATE: 10/8/93

# PLAT OF THE MEADOWS ON RIO GRANDE, UNIT TWO

BEING A REPLAT OF TRACT "C"  
THE MEADOWS ON RIO GRANDE, UNIT ONE

ALBUQUERQUE, NEW MEXICO  
OCTOBER, 1993

**APPROVALS****DRB NO.**

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
GAS COMPANY OF NEW MEXICO	DATE
U.S. WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, P.W.D.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

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 DIVISION DATE

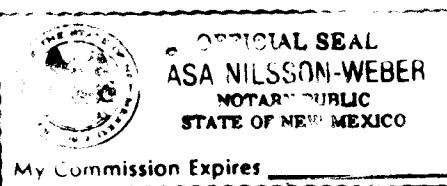
**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

ON THIS 8<sup>th</sup> DAY OF October, 1993, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, BY GREG ANIXTER, PRESIDENT OF LOS POBLANOS DEVELOPMENT CORP., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: 3/8/97

ASA NILSSON-WEBER  
NOTARY PUBLIC



SHEET 1 OF 3

**COURSE TABLE**

LINE	BEARING	DISTANCE
L1	S 72°28'30" W	33.44
L2	S 10°55'53" W	56.50
L3	S 82°32'14" E	1.16
L4	S 73°51'24" W	53.91
L5	N 35°20'01" W	46.32
L6	S 88°57'01" E	39.78
L7	N 88°57'01" W	36.93
L8	S 82°32'14" E	9.95
L9	N 82°32'16" W	11.59
L10	S 61°25'55" W	2.71
L11	N 17°32'56" E	34.50
L12	S 17°32'56" W	26.40
L13	S 41°0'41" W	4.01
L14	S 75°27'04" E	9.26
L15	S 84°53'01" E	10.10
L16	S 82°32'14" E	3.57
L17	S 73°51'24" W	8.96
L18	S 75°27'04" E	70.54
L19	S 84°53'01" E	70.78

**LEGAL DESCRIPTION (continued)**

39.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N 72°54'16" W, A DISTANCE OF 35.76 FEET TO A POINT OF COMPOUND CURVATURE; THENCE,

149.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.00 FEET AND A CHORD BEARING OF N 20°25'04" W, A DISTANCE OF 148.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

75.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 523.00 FEET AND A CHORD BEARING OF N 17°42'56" W, A DISTANCE OF 75.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

31.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N 14°17'31" E, A DISTANCE OF 29.48 FEET AND LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF DON FERNANDO ROAD N.W. AND TO A POINT OF REVERSE CURVATURE AND BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DON PEDRO DRIVE N.W.; THENCE,

81.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 198.00 FEET AND A CHORD BEARING OF N 38°41'29" E, A DISTANCE OF 80.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE,

33.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N 64°50'38" E, A DISTANCE OF 30.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DON QUIXOTE DRIVE N.W.; THENCE,

S 77°16'30" E, A DISTANCE OF 305.40 FEET TO A POINT OF CURVATURE; THENCE,

102.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1120.05 FEET AND A CHORD BEARING S 79°54'22" E, A DISTANCE OF 102.83 FEET TO A POINT OF TANGENCY; THENCE,

S 82°32'14" E, A DISTANCE OF 213.57 FEET TO A POINT, THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF DON QUIXOTE DRIVE, N.W. AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF M.R.G.C.D. TRACT 111-B, MAP NO. 34,

S 07°28'30" W, A DISTANCE OF 33.44 FEET TO A POINT; THENCE,

S 10°55'53" W, A DISTANCE OF 56.50 FEET TO THE SOUTHWEST CORNER OF SAID M.R.G.C.D. TRACT 111-B; THENCE,

S 83°46'59" E, A DISTANCE OF 92.02 FEET TO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 111-B; THENCE,

N 07°57'34" E, A DISTANCE OF 87.83 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DON QUIXOTE DRIVE, N.W., THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID RIGHT-OF-WAY LINE,

S 82°32'14" E, A DISTANCE OF 1.16 FEET TO A POINT OF CURVATURE; THENCE, 39.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 246.26 FEET AND A CHORD BEARING S 86°55'37" E, A DISTANCE OF 39.16 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 9.6788 ACRES, MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. 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.
4. 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 EASEMENT, 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 ERRECTED 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.

**PRIVATE DRAINAGE FACILITY NOTES**

A "FLAT LAND" DRAINAGE CONCEPT HAS BEEN APPROVED BY THE CITY OF ALBUQUERQUE AS FOUND IN CITY HYDROLOGY DRAINAGE FILE G13/D19, SHEETS 1 THROUGH 3, "THE MEADOWS ON RIO GRANDE, DRAINAGE AND GRADING PLAN." THE PLAN REQUIRES THE FOLLOWING IMPROVEMENTS:

1. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR ACCEPTANCE OF PUBLIC STREET STORM WATER RUNOFF AND ASSURANCE OF NO CROSS-LOT DRAINAGE.
2. FLAT GRADING OF ALL LOTS WITHIN THE SUBDIVISION, WITH NO DISTURBANCE (INCREASE) TO APPROVED GRADES.
3. PERIMETER IMPERMEABLE SOLID WALLS ALONG THE REARS AND SIDE LOT LINES OF ALL LOTS (8" MINIMUM HEIGHT).

REFER TO "PRIVATE FACILITY DRAINAGE COVENANT" FILED IN THE COUNTY CLERK OFFICE IN BK. 93-18, PG. 1877-1880.

SHEET 2 OF 3



PLAT OF  
THE MEADOWS  
ON RIO GRANDE,  
UNIT ONE

BEING A REPLAT OF TRACT "C"  
THE MEADOWS ON RIO GRANDE, UNIT ONE  
ALBUQUERQUE, NEW MEXICO  
OCTOBER, 1993

SCALE:  
1"=60'

THOMAS VILLAGE-PHASE VI  
FILED: OCTOBER 6, 1988  
(C37-118)

ACS Brass Tablet stamped "3-G12"  
N.M. State Plane Coord. (Cent. Zone)  
X= 372,889.43 Y= 1,498,606.10  
Ground-to-Grid Factor = 0.9996812  
NAD 1927  
 $\Delta \alpha = -00^{\circ}14'40''$   
Elevation = 4963.223

LOT AREA TABLE		
LOT NO.	AREA	(S.F.)
BLOCK A		
1	10,540	
2	9,081	
3	7,396	
4	9,833	
5	7,765	
6	7,700	
7	7,700	
8	7,900	
9	9,401	
10	11,237	
11	10,610	
12	8,195	
13	8,550	
14	8,260	
15	10,451	
16	10,823	
17	7,901	
18	7,852	
19	7,972	
20	7,901	
21	7,681	
22	7,807	
23	7,966	
24	9,681	
25	11,622	
26	8,174	
27	7,853	
28	8,544	
29	8,617	
30	8,617	
31	8,617	
32	8,617	
33	9,192	
34	8,042	
35	9,433	
BLOCK B		
1	9,383	
2	9,029	
3	10,573	
4	9,054	

- EASEMENT NOTES:
- 6' P.U.E. GRANTED ON THE PLAT OF THE MEADOWS ON RIO GRANDE, UNIT ONE, FILED JULY 8, 1993 VOL. 93-C, FOLIO 194.
  - SHOWN ON PLAT OF RIO GRANDE REGIONAL SHOPPING CENTER FILED MAR. 9, 1962 VOL. C5, FOLIO 108

M.R.C.C.D. TRACT 16a  
PROPERTY MAP NO. 35

ACS Brass Tablet stamped "7-H138"  
N.M. State Plane Coord. (Cent. Zone)  
X= 373,180.57 Y= 1,497,275.45  
Ground-to-Grid Factor = 0.9996810  
NAD 1927  
 $\Delta \alpha = -00^{\circ}14'38''$   
Elevation = 4964.16

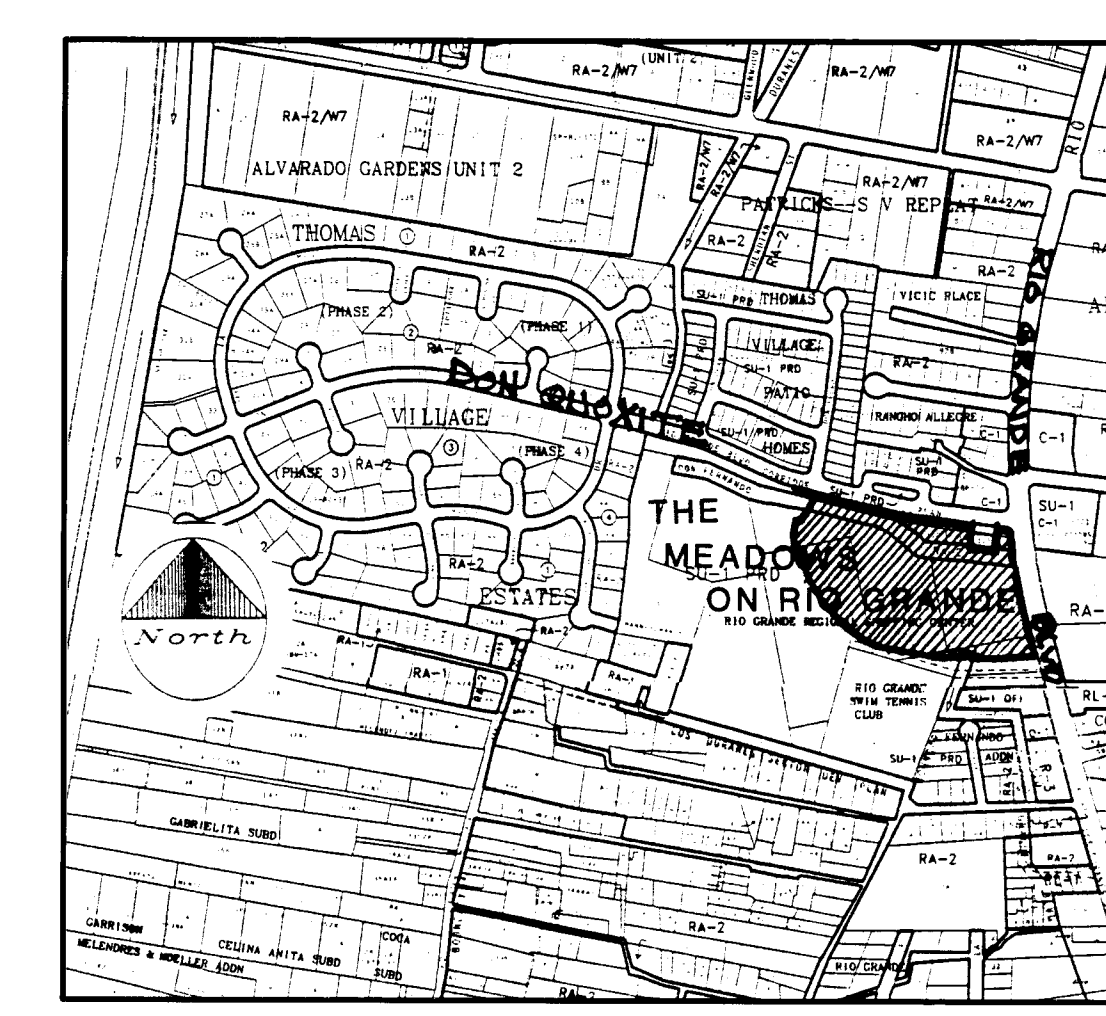
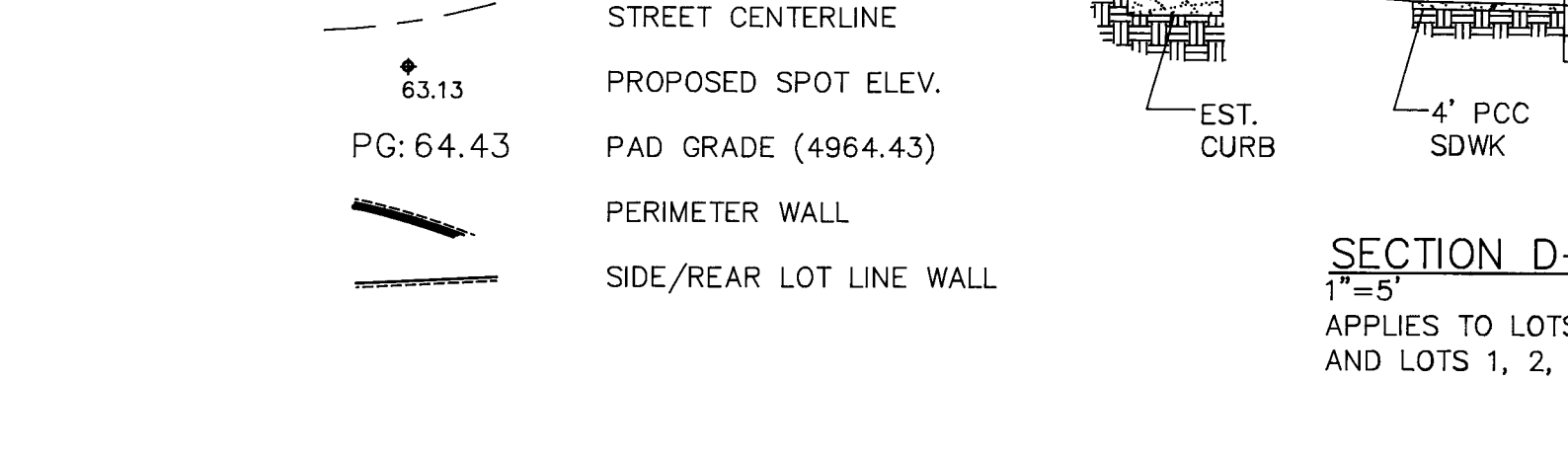
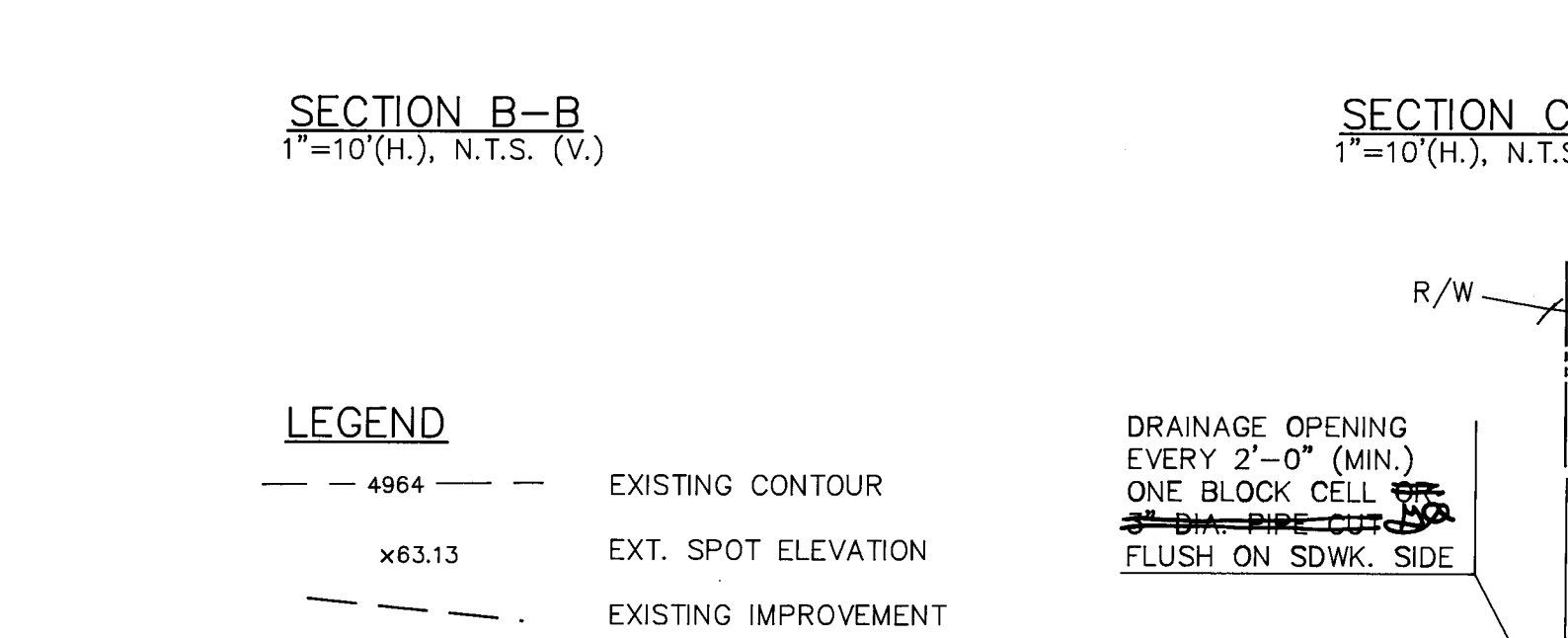
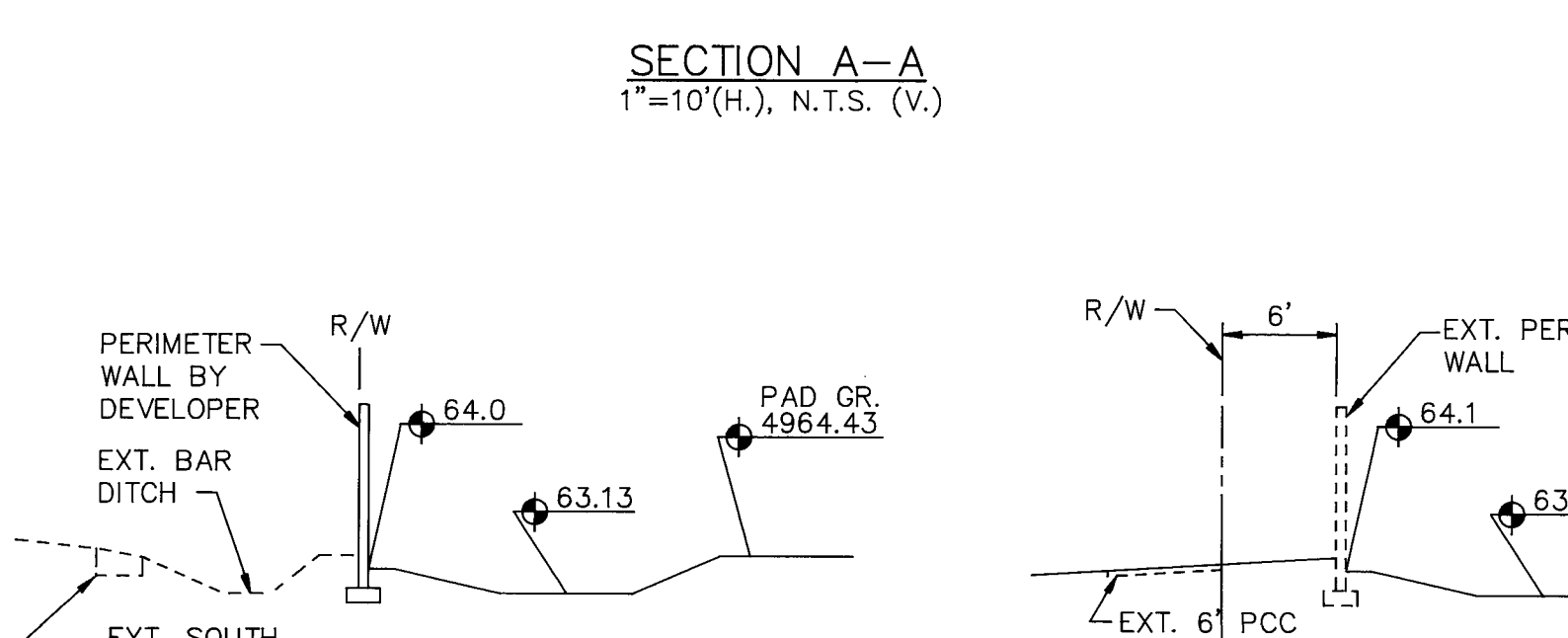
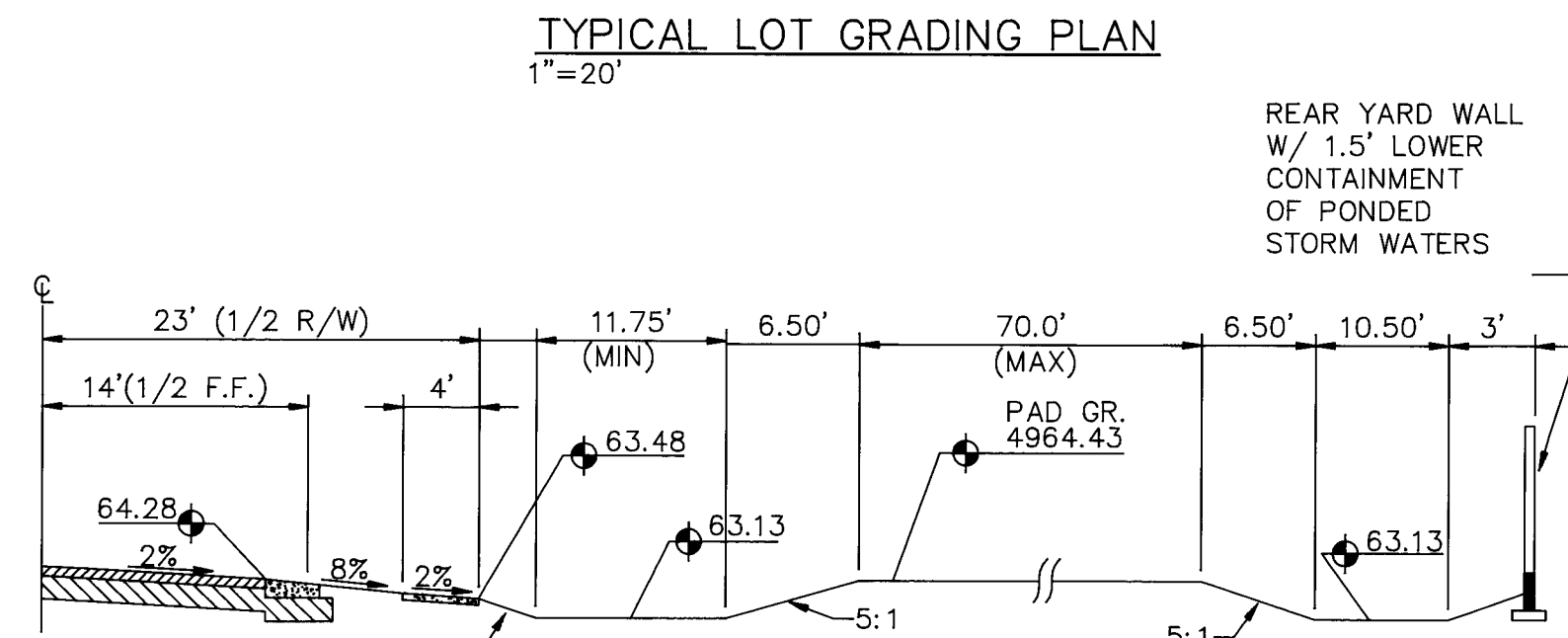
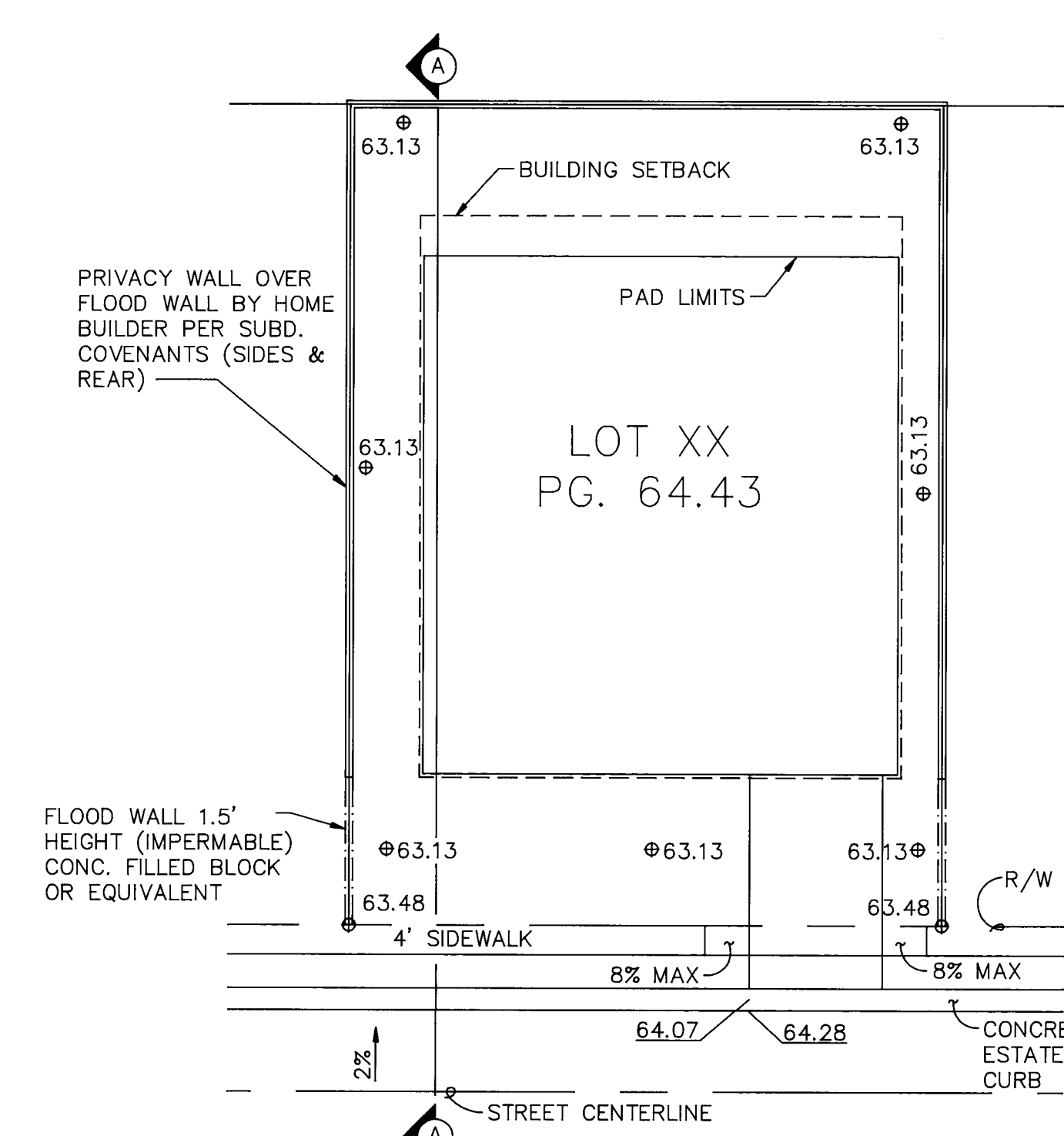
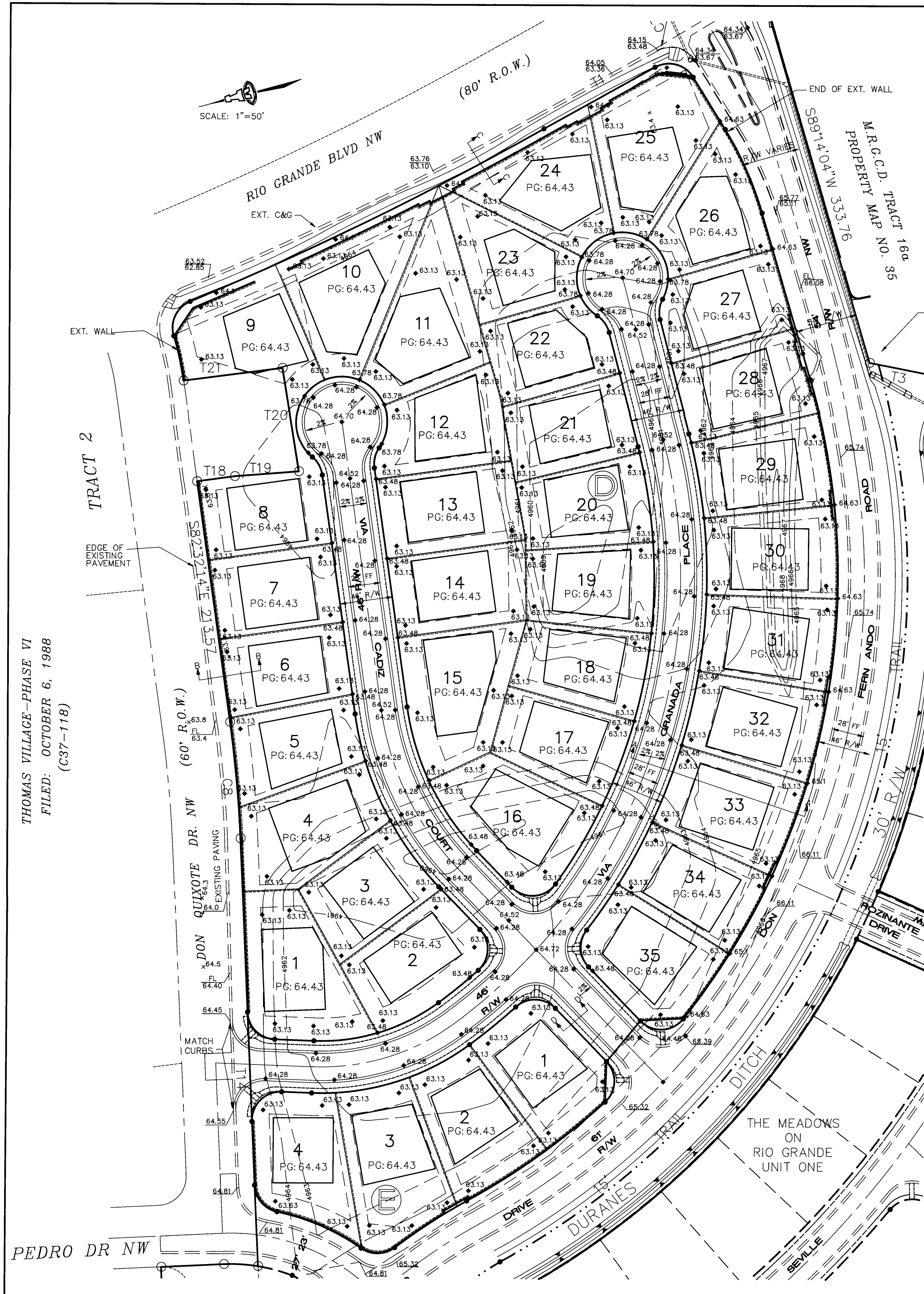
NOTE:  
INDIVIDUAL LOT SETBACK REQUIREMENTS SHALL  
MEET THE REQUIREMENTS OF THE R-1 ZONE,  
CITY ZONING CODE, LATEST EDITION.

735PT6.DWG 10/12/93  
ISACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
24-4477-810374

SHT. 3 of 7

THOMAS VILLAGE - PHASE VI  
FILED: OCTOBER 6, 1988  
(C37-118)



- ### NOTES
1. ALL ELEVATIONS SHOWN OF BUILDING FOOTPRINTS ARE PAD ELEVATIONS. SLAB THICKNESS (0.5'-0.7') MUST BE ADDED TO ACHIEVE FINISH FLOOR ELEV(S).
  2. THE IMPORT OF FILL MATERIAL TO RAISE THE LOT/PAD GRADES HIGHER THAN THOSE SHOWN ON THIS PLAN IS PROHIBITIVE.
  3. GRADING CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. CONTRACTOR IS REFERRED TO THE EARTHWORK SPECIFICATIONS AS NOTED IN THE PROJECT SOILS INVESTIGATION PREPARED BY VINYARD & ASSOCIATES.
  4. CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  5. ALL TOP OF CURB ELEVATIONS ARE AT THE EDGE OF CURB/ASPHALT FOR AN ESTATE TYPE CURB UNLESS OTHERWISE NOTED.
  6. GRADING PLAN REFLECTS A "FLATLAND" DRAINAGE SOLUTION. STORM WATERS GENERATED BY THE PUBLIC ROADWAYS ARE PERMITTED TO DISCHARGE FROM THE DRIVING SURFACES AND SIDEWALKS AND ENTER ONTO THE DEPRESSED PONDING AREAS OF EACH ADJACENT LOT.
  7. ALTERATIONS OF FINAL CERTIFIED PAD GRADES AND THE IMPORT OF ADDITIONAL FILL MATERIAL FOR THE FILLING OF THE INDIVIDUAL LOT PONDING AREAS WILL NOT BE PERMITTED. THESE ACTIONS ARE A VIOLATION OF THE SUBDIVISION COVENANTS AND THE APPROVED GRADING PLAN.
  8. SIDE AND REAR LOT LINE WALLS SHALL BE SUCH THAT THE MIGRATION OF PONDED STORM WATER VOLUMES BETWEEN LOTS IS BLOCKED.

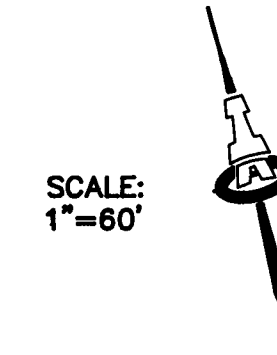
APPROVED FOR FINAL GRADING

HYDROLOGY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico  
735GR02.DWG 9/15/93

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: THE MEADOWS OF RIO GRANDE UNIT TWO DRAINAGE & GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	PA. B.	11-30-93	WATER	U/A RWK	10-28-93
TRANSPORTATION	PA. B.	11-30-93	WASTE WATER	U/A RWK	10-28-93
HYDROLOGY	PA. B.	11-22-93			
PROJECT NO.	4677.91	MAP NO.	G-12	SHEET	OF 4 7





UNLESS OTHERWISE SHOWN, ALL R.O.W.  
IS 46 FEET, PAVING WIDTH IS 28 FEET  
FACE-TO-FACE.

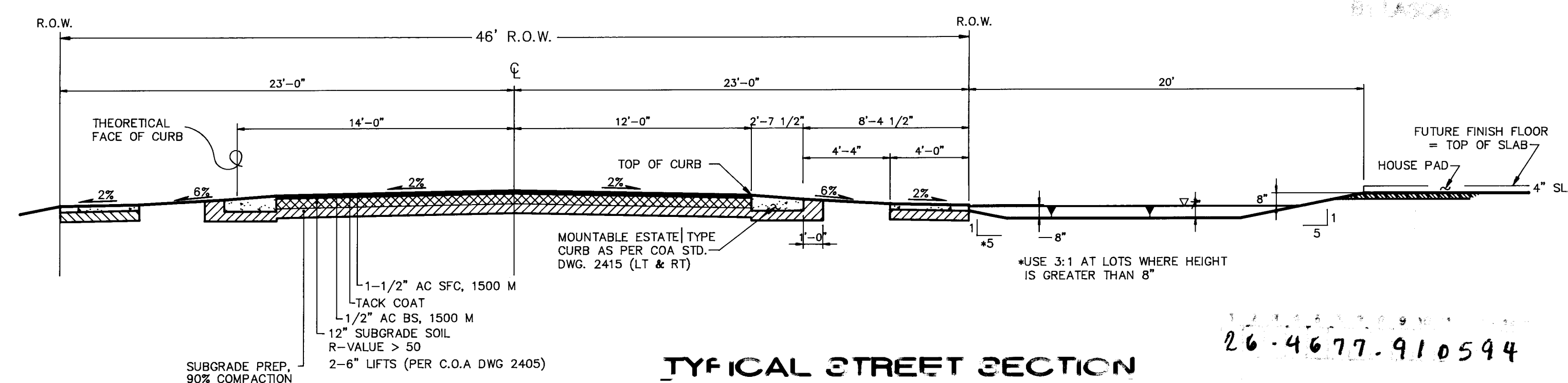
## LEGEND

	DURANES DITCH (RE-ALIGNED)
	PRV'T IRRIGATION LATERAL EXISTING WATER
	EXISTING SANITARY SEWER PROPOSED 6" WATER LINE UNLESS OTHERWISE NOTED
	PROPOSED SAS W/MANHOLE
	SAS SERVICE
	PROPOSED WATER VALVE
	FIRE HYDRANT & FITTINGS
	DOUBLE METER SETTING AT LOT LINE
	SINGLE METER SETTING AT LOT LINE
	PHASE LINE
	GAS LINE
	R.O.W.
	FUTURE R.O.W.
	CENTER LINE
	EDGE OF PAVEMENT
	CURBING
	EXITING DURANES DITCH
	IRRIGATION LATERALS
	PERIMETER WALL
	STREET LIGHTS
	REMOVED WATER LINE
	REMOVED SEWER LINE



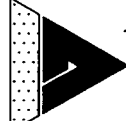
NO.		DATE	REMARKS	BY
<b>REVISIONS</b>				
<b>DESIGN</b>				
DESIGNED BY	FCA	DATE	07/93	
DRAWN BY	AS	DATE	07/93	
CHECKED BY	18A	DATE	09/93	

WATER VALVE SHUT-OFF PLAN			
CONNECTION DESCRIPTION	ZONE MAP NO.	VALVE TO BE CLOSED	LOCATION



**TYPICAL STREET SECTION**  
NTS

26-4677-910594

	ISAACSON & ARFMAN, P.A.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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COURSE NO.	COURSE	LENGTH(FT)	COMMENT
①	N 58°19'14" E	85.34	
②	= 39°08'31" =	170.79	TO P.T.
	R = 250.00		
③	N 82°32'14" W	276.04	TO MH-2B

KEYED NO.	STATION	DESCRIPTION	LENGTH OF PIPE REQUIRING RESTRAINT JOINTS
1	2+99.13, 10' LT	6" G.V.	39' BK. & AH.
2	4+42.57, 10' LT	6" TEE	10' BK.
3	4+42.57, 16' RT	6"x4" REDUCER	16' AW.
4	7+93.70, 10' LT	4" CAP	ALL JOINTS ON LEG.

- GENERAL NOTES:
- ALL CURBING IS CITY OF ALBUQUERQUE ESTATE CURB. THEORETICAL FLOWLINE ELEV. IS A CONSTANT GRADE OF 4964.28 EXCEPT WHERE OTHERWISE SHOWN.
  - ALL WATERLINES SHOWN ON THIS SHEET ARE 6" DIA. PVC C-900 PIPE UNLESS OTHERWISE NOTED.
  - ALL WATER METER SERVICES ARE LOCATED BY CENTERLINE STATIONING OR BY DIMENSIONING FROM CLOSEST LOT LINE AT CUL-DE-SAC BULBS. OFF LOCATIONS ARE FROM OFFSET 16 FEET FROM CENTERLINE LT & RT.
  - ALL FITTINGS TO BE INSTALLED WITH RE-STRANT JOINTS. SEE HARDWARE SCHEDULE FOR ADDITIONAL JOINTS REQUIRED TO BE RESTRAINT. END CAPS ARE EXCLUDED. POUR CONCRETE THRUST BLOCK PER C.O.A. STD. DWG. 2320.
  - ALL QUARTER POINT ELEVATIONS AT INTER-SECTIONS ARE 4964.28. UNLESS OTHERWISE NOTED.
  - ALL RIGHT-OF-WAY RETURN RADII ARE 25.00'

- CONSTRUCTION NOTES:
- BEGIN VIA CADIZ PAVING AT CURB RETURN LINE. MATCH EXISTING CURB ELEVATIONS LT & RT.
  - NON-STANDARD HANDICAP RAMP. SEE DETAIL.
  - 4' WIDE, 4" P.C.C. SIDEWALK (FUTURE) NOT TO BE BUILT UNDER THIS CONTRACT.
  - MH & 8" SAS REMOVE AS PART OF PROJ. NO. 4677.90
  - 6" WATER LINE AND FITTINGS REMOVED FROM 45' BEND IN DON QUIXOTE TO THE FH AS PART OF C.O.A. PROV. NO. 4677.90
  - REMOVE SAS MH
  - REMOVE 377 FT. OF 8" SAS P.C.C. PLUG LINE WITHIN RIO GRANDE R.O.W., COMP. & BKFL.
  - REMOVE 375 FT. OF 6" WATER LINE TO RIO GRANDE BLVD. R.O.W., COMP. & BKFL.
  - REMOVE AND REINSTALL EXT. FH. SEE KEYED NOTE ④.
  - RECONNECT WATER & SAS SERVICES TO TR. 111-A, YARD LINE EXTENSION REQ'D.
  - IRRIGATION METER BOX (EXISTING)

LOT/BLK	STATION	INV. @ P.L.
2/D	3+18.34	4959.6
3/D	3+74.43	"
4/D	4+38.58	"
5/D	4+93.30	"
15/D	5+32.67	"
6/D	5+50.28	"
14/D	5+94.21	"
7/D	6+14.26	"
13/D	6+64.21	"
8/D	6+84.26	"
12/D	7+34.93	"
TR 111-A	7+83.71	4959.9
11/D	7+93.70(MH)	4959.6
10/D	7+93.70(MH)	"
9/D	7+93.70(MH)	"

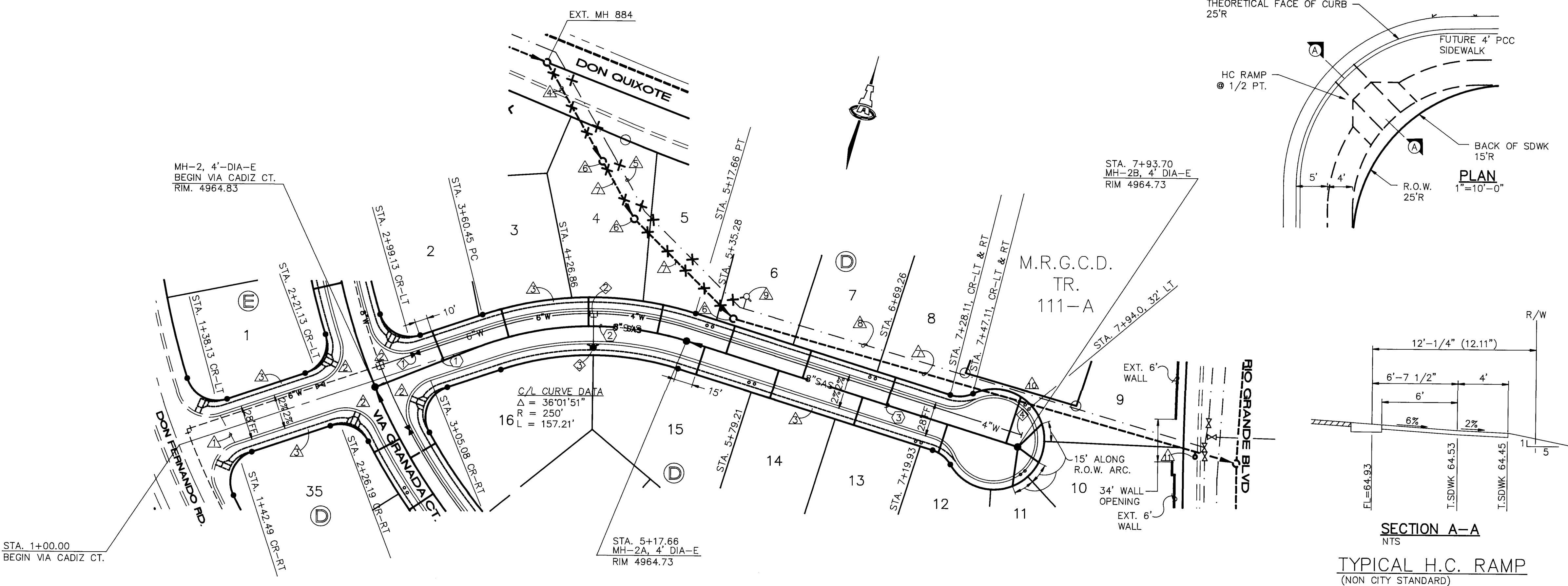
ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico  
735PV10.DWG 9/15/93

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: THE MEADOWS ON RIO GRANDE  
VIA CADIZ COURT  
WATER, SANITARY SEWER, PAVING

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	11-30-93	WATER	R.W. Kame	10-29-93
TRANSPORTATION	<i>[Signature]</i>	11-23-93	WASTE WATER	R.W. Kame	10-29-93
HYDROLOGY	<i>[Signature]</i>	11-23-93			

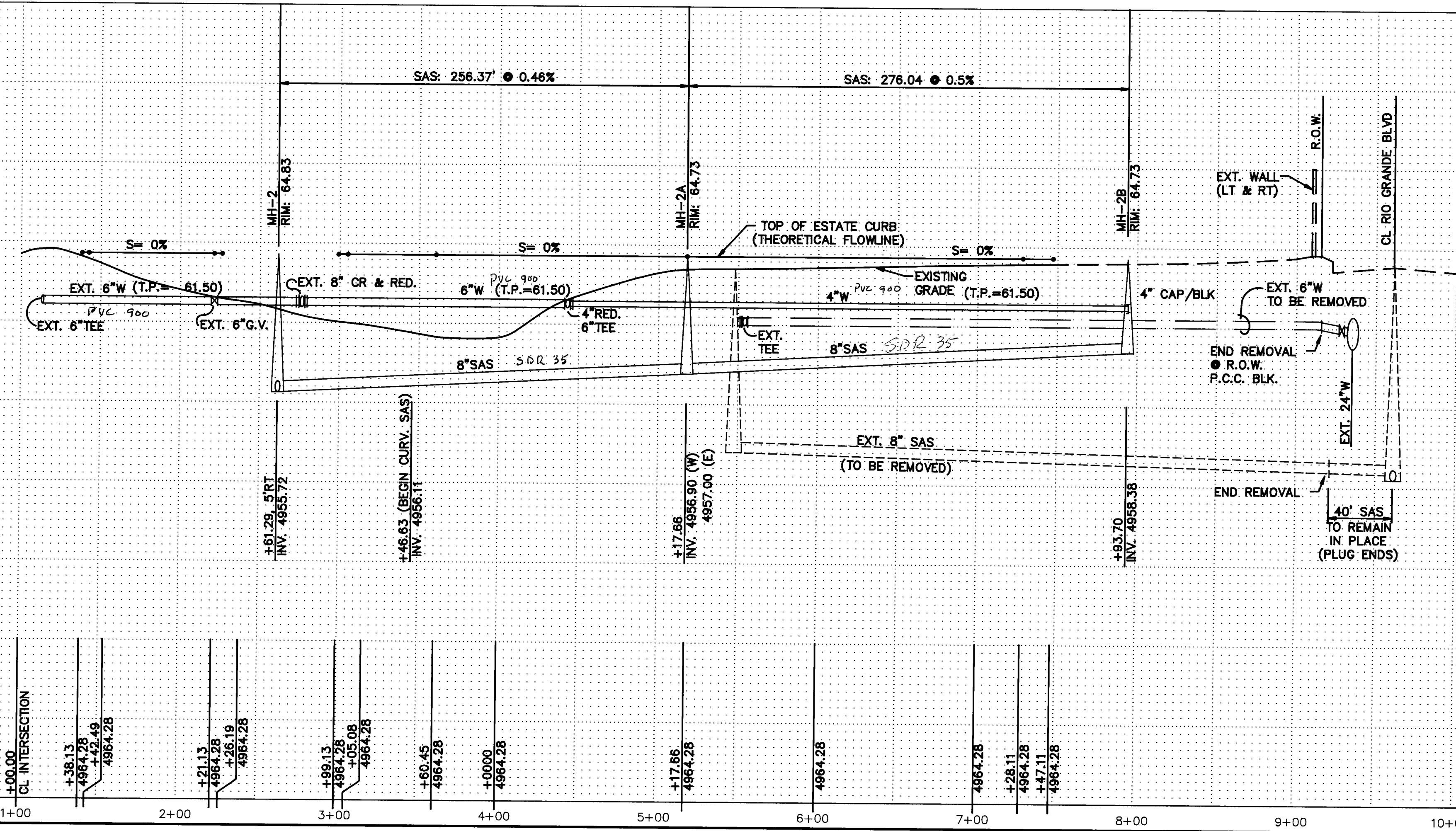
PROJECT NO. 4677.91 MAP NO. G-12 SHEET 6 OF 7



SECTION A-A  
NTS

TYPICAL H.C. RAMP  
(NON CITY STANDARD)

SCALE:  
1" = 50' H.  
1" = 5' V.





**STREET CENTERLINE COURSE TABLE**

COURSE NO. ( )	COURSE	LENGTH(FT)
T1	S 17°32'56" W	55.54
C1	△ = 38°47'11"	132.01
	R = 195.00	
C2	△ = 11°19'28"	96.65
	R = 489.00	
C3	△ = 56°23'23"	481.27
	R = 489.00	
T2	S 88°57'01" E	147.51


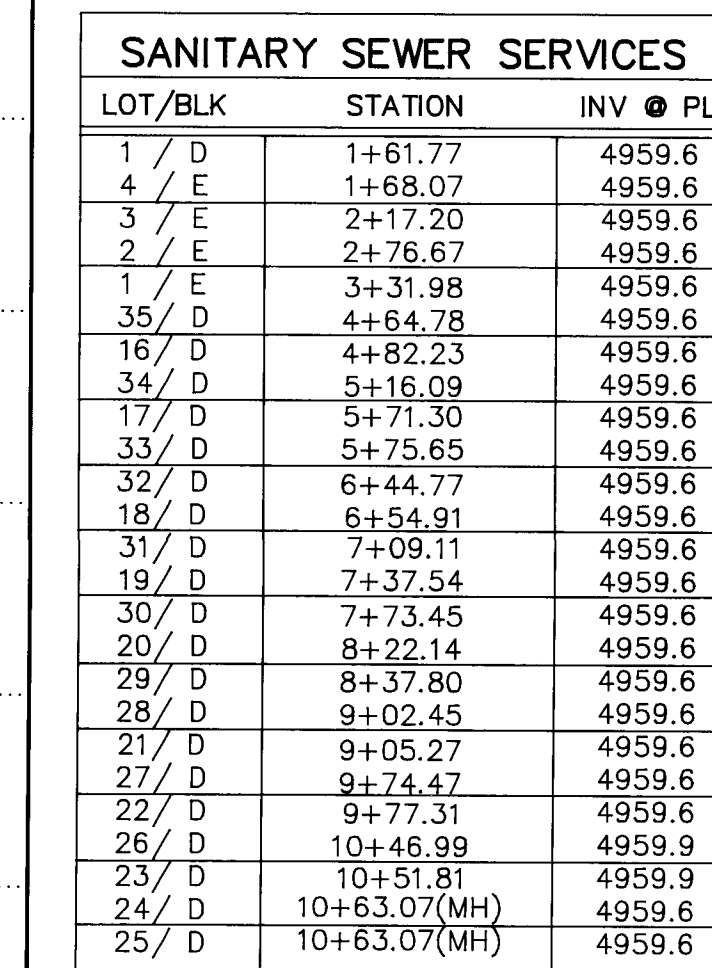
**SANITARY SEWER ALIGNMENT TABLE**

COURSE NO. ( )	COURSE	LENGTH(FT)	COMMENT
1	S 14°24'14" W	96.49	MH-1 TO PC
2	△ = 15°03'30"	72.27	PC TO MH-1A
	R = 275.00		
3	△ = 17°47'17"	151.82	MH-1A TO MH-2
	R = 489.00		
4	△ = 35°44'00"	305.07	MH-2 TO MH-3
	R = 489.00		
5	△ = 20°03'25"	171.18	MH-3 TO PT
	R = 489.00		
6	S 88°57'06" E	167.51	PT TO MH-4

**WATERLINE FITTING/HARDWARE SCHEDULE**

KEYED NO. ( )	STATION	DESCRIPTION	LENGTH OF PIPE REQUIRING RESTRAINT JOINTS
1	4+04.79	EXT. 8"x6" CROSS	REMOVE CAPS & TEMP. RSTR.
		EXT. 2-8"x6" REDUCERS	16' ON NEW RUNS
2	4+59.96	6" GV, TYPE 'B' BOX	39' BK & AH.
3	8+06.86	6" TEE	10' ON RUNS
		FH, 4" BURY, FL=65.0	ALL JOINTS ON LEG
		6"x4" REDUCER	
4	10+63.07	4" CAP	SEE NOTE 4

SCALE:  
1" = 50' H  
1" = 5' V.



**ISAACSON & ARFMAN, P.A.**  
*Consulting Engineering Associates*  
 128 Monroe Street N.E.  
 Albuquerque New Mexico

<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>	
<p>TITLE: <i>THE MEADOWS ON RIO GRANDE, UNIT TWO</i> VIA GRANADA PLACE WATER, SANITARY SEWER &amp; PAVING</p>	

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Gendley	11-30-93	WATER	R.W. Kane	10-29-93
TRANSPORTATION	M. R. Ryo	11-03-93	WASTE WATER	R.W. Kane	10-29-93
HYDROLOGY	S. R. Ryo	11-22-93			

PROJECT NO.	MAP NO.	SHEET	OF
4677.91	G-12	7	7