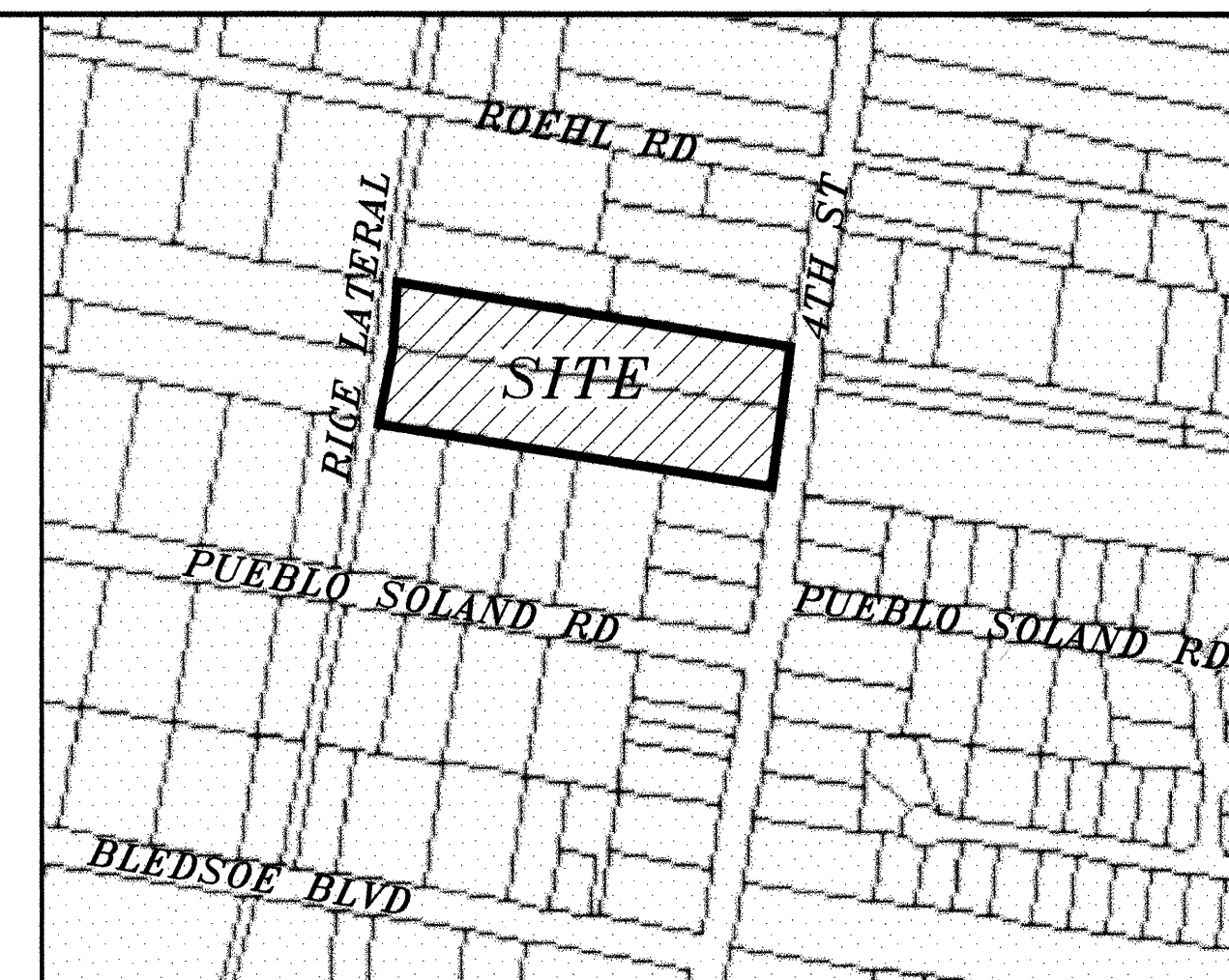


2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-1313-81-001

CONSTRUCTION PLANS FOR RANCHO FARM SUBDIVISION



VICINITY MAP ZONE ATLAS D-15-Z

N.T.S. NOTICE TO CONTRACTORS SCALE NONE

- 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 EDITION (UPDATE #7)
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
- 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE DESIGN ENGINEER.
 - ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>Paul R. ...</i>	11-16-04	APPROVED FOR CONSTRUCTION		
		Transportation	<i>N/A</i>	8/6/04			
		Water/Wastewater	<i>N/A</i>	8/12/04			
		Hydrology	<i>N/A</i>	8/6/04			
		C.I.P.	<i>N/A</i>	8/6/04			
		Constr. Coord.	<i>Paul R. ...</i>	11-16-04	<i>Paul R. ...</i> City Engineer Date		
		Village of Los Ranchos					
CITY PROJECT NO.					731381		
					SHEET 1 OF 4		

DRAWING: 200341-TITLE DRAWN BY: SHH DATE: 04-20-04

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

ADVANCED
ENGINEERING
and CONSULTING, LLC

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Shahab Biazar P.E.
DATE: 10/3/2006

NOTE:
1- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY LOCAL POLICE. IF THE OFFICE OF THE MEDICAL EXAMINER DETERMINING THAT THE HUMAN REMAINS ARE NOT RECENT THEN NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320. WORK MAY PROCEED AFTER COORDINATION WITH SHPO IS COMPLETE.
2- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

INDEX TO DRAWINGS
1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN
4. UTILITY IMPROVEMENT PLAN

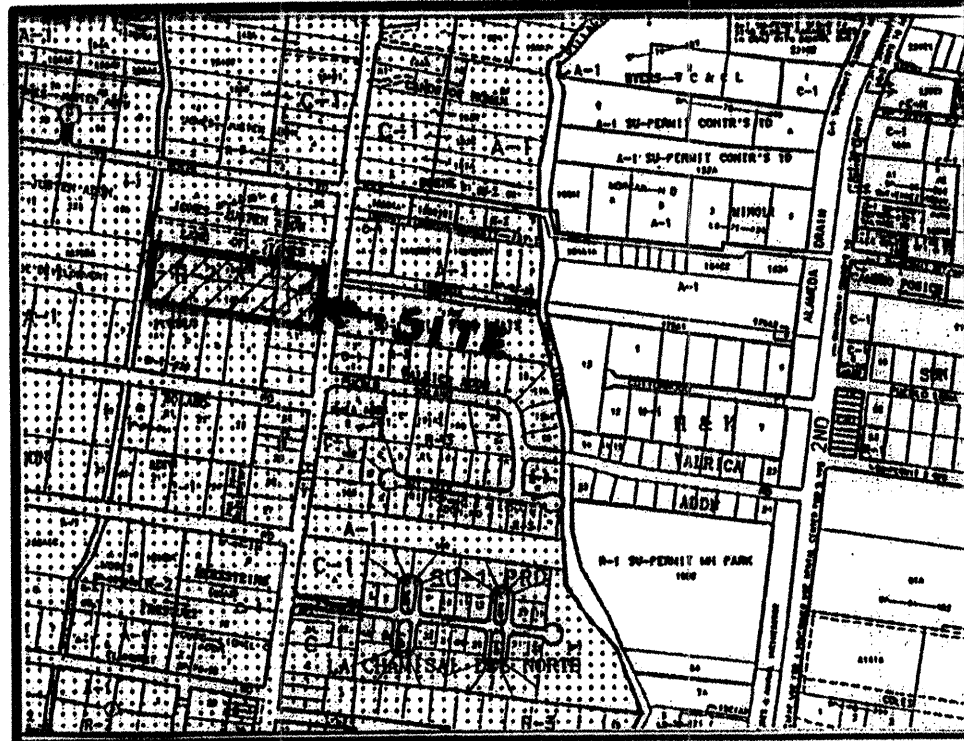
DRB CASE NUMBER

WATER SHUTOFF PLAN

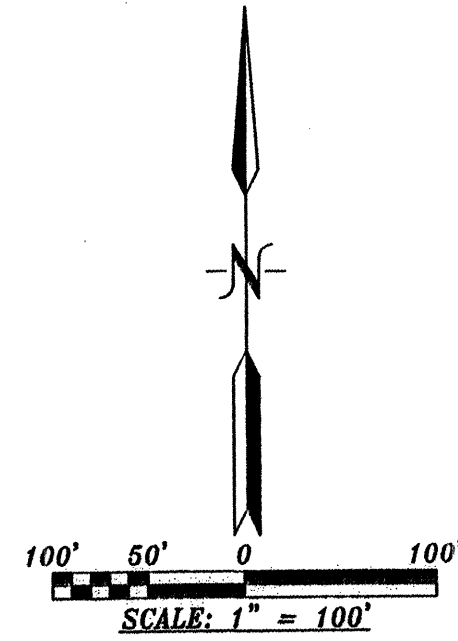
WATER SHUTOFF NOTES:
1. ONLY C.O.A. WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF VALVES INDICATED ON THE PLAN BELOW (→).

RECORD DRAWING
1. SHAHAB BIAZAR OF THE FIRM OF ADVANCED ENGINEERING AND CONSULTING, LLC, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER AND THAT THE ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET, EXCEPT AS NOTED BY ME ON THE AS-BUILT CONSTRUCTION DRAWINGS. THIS CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY LEONARD MARTINEZ OF ADVANCED ENGINEERING, NMPS NUMBER 8901.
SHAHAB BIAZAR, PE
NMPE NO. 13479
DATE 11/21/05
Advanced Engineering & Cons., LLC

PAVING AND UTILITY IMPROVEMENTS
CITY OF ALBUQUERQUE
NEW MEXICO
JULY 2004
Municipal jurisdiction of the Village of Los Ranchos de Albuquerque.



VICINITY MAP No. D-15



DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS 167-A-2 & 167-B-2-B INTO SIX (6) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1. UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 4.1296 ACRES.
4. BASIS OF BEARINGS IS THE NORTH LINE OF THE PLAT OF LANDS OF YANES FILED: 9-21-94 IN VOLUME 94C, FOLIO 313
5. FIELD WORK PERFORMED ON: MARCH-AUGUST, 2003
6. CURRENT ZONING: C-1 AND R-2 BY VILLAGE ZONE DISTRICT.

PUBLIC UTILITY EASEMENT

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

THE PNM ELECTRIC SERVICE 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.

THE PNM GAS SERVICE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

COMCAST INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

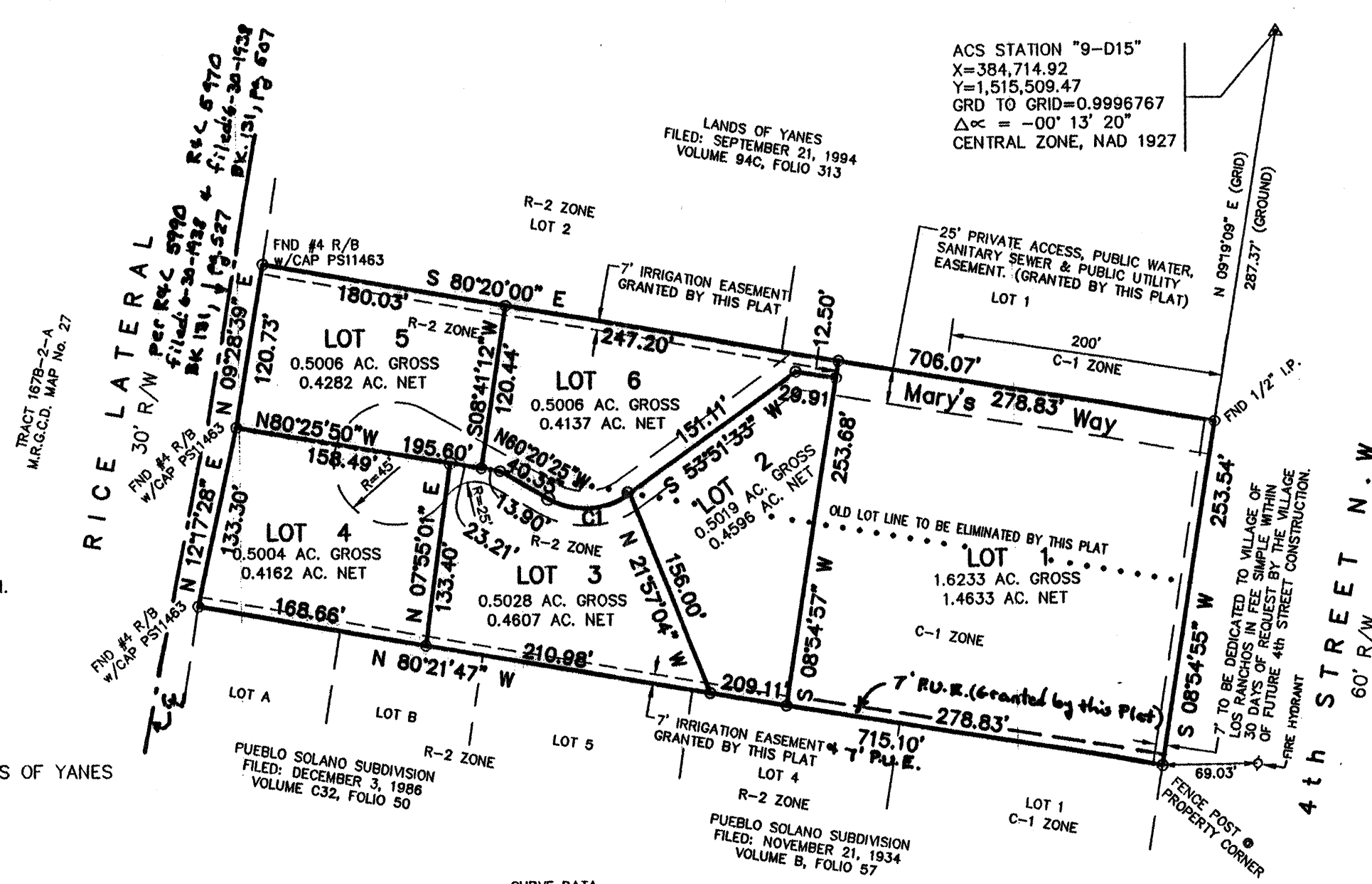
QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

*THE PUBLIC SANITARY SEWER AND WATERLINE EASEMENTS ("WATER AND SEWER EASEMENT") SHOWN ON THIS PLAT ARE GRANTED EXCLUSIVELY TO THE CITY OF ALBUQUERQUE, ITS SUCCESSORS AND ASSIGNS ("CITY"), EXCEPT FOR WATER AND SEWER EASEMENTS GRANTED WITHIN PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS EASEMENTS (COLLECTIVELY "STREET"), WHICH SHALL BE EXCLUSIVE TO THE CITY FOR UNDERGROUND WATER AND SANITARY SEWER LINES, BUT SURFACE USES SUCH AS INGRESS, EGRESS, ACCESS AND DRAINAGE (BUT NOT INCLUDING PONDING) SHALL BE ALLOWED. IN THE EVENT GRANTOR CONSTRUCTS ANY IMPROVEMENTS ("ENCROACHMENTS") BUT NOT INCLUDING ROAD SURFACING OR CURB AND GUTTER WITHIN STREETS) WITHIN THE WATER AND SEWER EASEMENTS THE CITY SHALL HAVE THE RIGHT TO ENTER UPON GRANTOR'S PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF THE ENCROACHMENTS, IF, IN THE OPINION OF THE CITY THE WORK COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE ENCROACHMENTS, THE GRANTOR SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE ENCROACHMENTS. IN ADDITION, PERPENDICULAR CROSSINGS OF THE CITY'S WATER AND SEWER EASEMENTS BY OTHER UTILITY (P.U.E.), OR IRRIGATION EASEMENTS ARE NOT PROHIBITED BY THE EXCLUSIVE NATURE OF THE CITY'S EASEMENTS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1015063056158 30715 / 1015063053144 30714
PROPERTY OWNER OF RECORD: Mary's 278.83 Way Marlene John
BERNALILLO CO. TREASURER'S OFFICE: Marchewini 3/05/04

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE N.M.P.M., VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 167-A-2 AND 167-B-2-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 27 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY LINE OF FOURTH STREET, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "9-015" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=384,714.92 AND Y=1,515,509.47 BEARS N. 09 deg. 19' 09" E., A DISTANCE OF 287.37 FEET RUNNING;
THENCE S. 08 deg. 54' 55" W., ALONG THE WESTERLY LINE OF FOURTH STREET, A DISTANCE OF 253.54 FEET TO THE SOUTHEAST CORNER;
THENCE N. 80 deg. 21' 47" W., A DISTANCE OF 715.10 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE RICE LATERAL;
THENCE N. 12 deg. 17' 28" E., ALONG THE EASTERLY LINE OF THE RICE LATERAL, A DISTANCE OF 133.30 FEET TO A POINT;
THENCE CONTINUING ALONG THE EASTERLY LINE OF THE RICE LATERAL, N. 09 deg. 28' 39" E., A DISTANCE OF 120.73 FEET TO THE NORTHWEST CORNER;
THENCE S. 80 deg. 20' 00" E., A DISTANCE OF 706.07 FEET TO THE NORTHEAST CORNER AND PLACE CONTAINING 4.1296 ACRES MORE OR LESS.



CURVE DATA
C1
R = 55.00'
D = 65°48'02"
CH = W 88°53'34" E
L = 63.16'

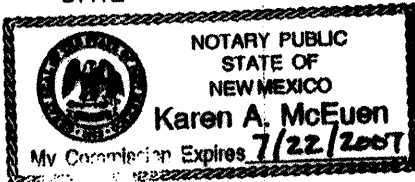
FREE CONSENT

THE SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER OF THE LAND; THE PUBLIC RIGHTS-OF-WAY AND OTHER PUBLIC AREAS SHOWN ON THE PLAT ARE DEDICATED TO THE VILLAGE (IF THE SUBDIVISION IS WITHIN THE VILLAGE BOUNDARIES) OR TO ANOTHER APPROPRIATE GOVERNMENTAL ENTITY AS SPECIFIED ON THE PLAT; AND THE EASEMENTS AS SHOWN ON THE PLAT ARE GRANTED FOR THE SPECIFIED USE, SHOWING TO WHOM THEY ARE GRANTED AND ANY CONDITIONS ASSOCIATED THEREWITH.

Robert J. Kantor
ROBERT J. KANTOR
P.O. BOX 10222
ALAMEDA, NEW MEXICO 87184

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March, 2004, BY
Robert J. Kantor
OWNERS NAME
MY COMMISSION EXPIRES: 7-22-2007 BY Karen A. McEuen
NOTARY PUBLIC



PLAT OF
LOTS 1, 2, 3, 4, 5 & 6
RANCHO FARM
(A Mixed Use Development)
(BEING A REPLAT OF TRACTS 167-A-2 AND 167-B-2-B, M.R.G.C.D. MAP No. 27)

SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

APPROVALS:

<u>David G. Mark</u>	<u>2-23-04</u>
PNM ELECTRIC SERVICE	DATE
<u>David R. Muller</u>	<u>3-14-04</u>
QWEST COMMUNICATIONS COMPANY	DATE
<u>David G. Mark</u>	<u>2-23-04</u>
PNM GAS SERVICE	DATE
<u>Robert E. Jackson</u>	<u>2-25-04</u>
COMCAST INTERCABLE	DATE
<u>Annabelle Silva</u>	<u>2-25-04</u>
M.R.G.C.D.	DATE

APPROVAL BY THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

<u>John H. Hooker</u>	<u>3/4/04</u>
BY MAYOR	DATE
<u>Annabelle Silva</u>	<u>3/5/04</u>
ATTEST: VILLAGE CLERK	DATE
ANNABELLE SILVAS	

<u>N.A. cco</u>	DATE
P & Z COMMISSION, CHAIR	
<u>N.A. cco</u>	DATE
P & Z COMMISSION SECRETARY	

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 TO 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.

APPROVED: APB DATE 2/25/04

PNM DISCLAIMER

BY APPROVING THIS DOCUMENT, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE DEDICATED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST BY THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE.

SURVEYORS CERTIFICATE:

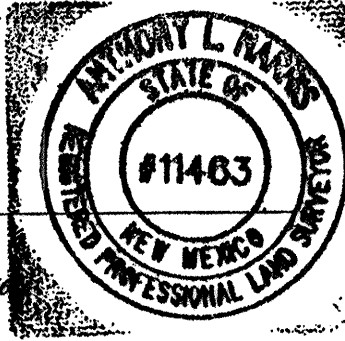
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

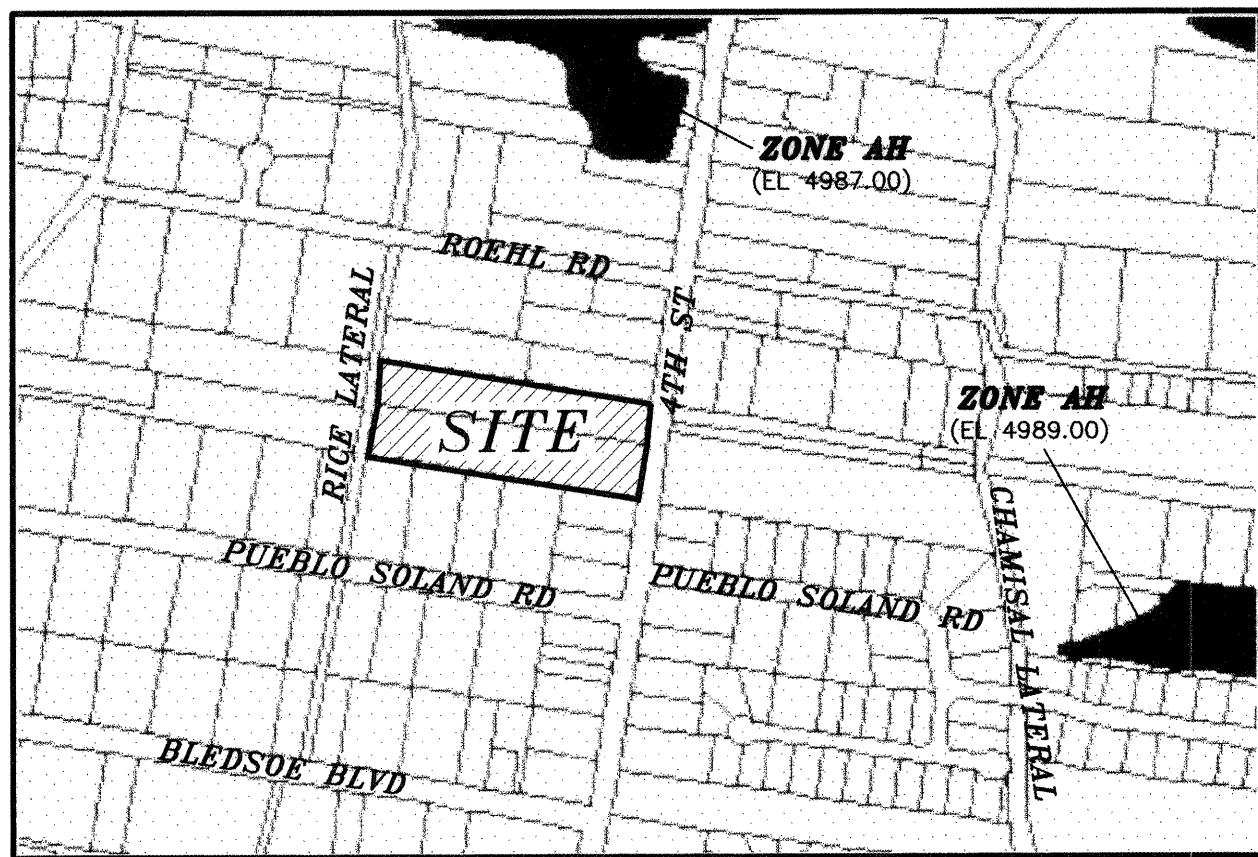
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 20th DAY OF Feb, 2004.

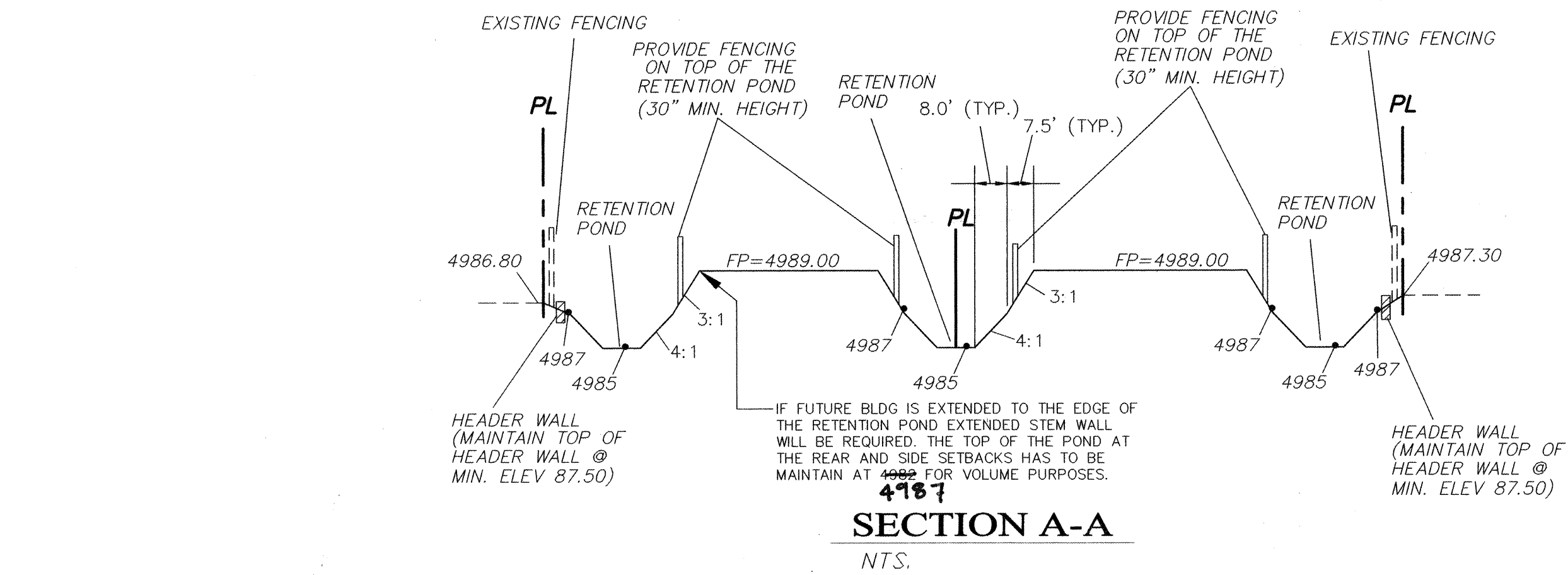
Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11483

Anthony L. Harris
HARRIS SURVEYING, INC. PHONE: (505) 889-8050
1412-B MONROE STREET N.E. FAX: (505) 889-8045
ALBUQUERQUE, NEW MEXICO 87110





FIRM MAP: 35001C0117 D



SECTION A-A
NTS.

GENERAL NOTES:

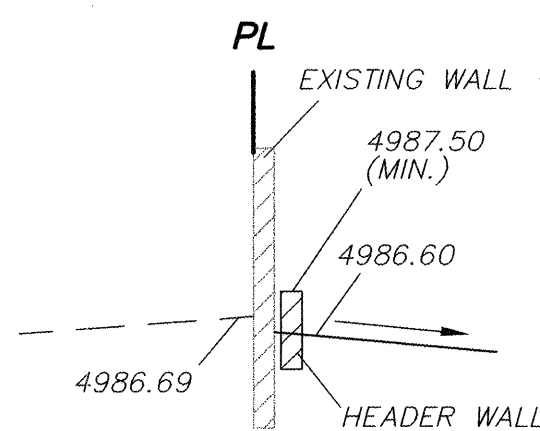
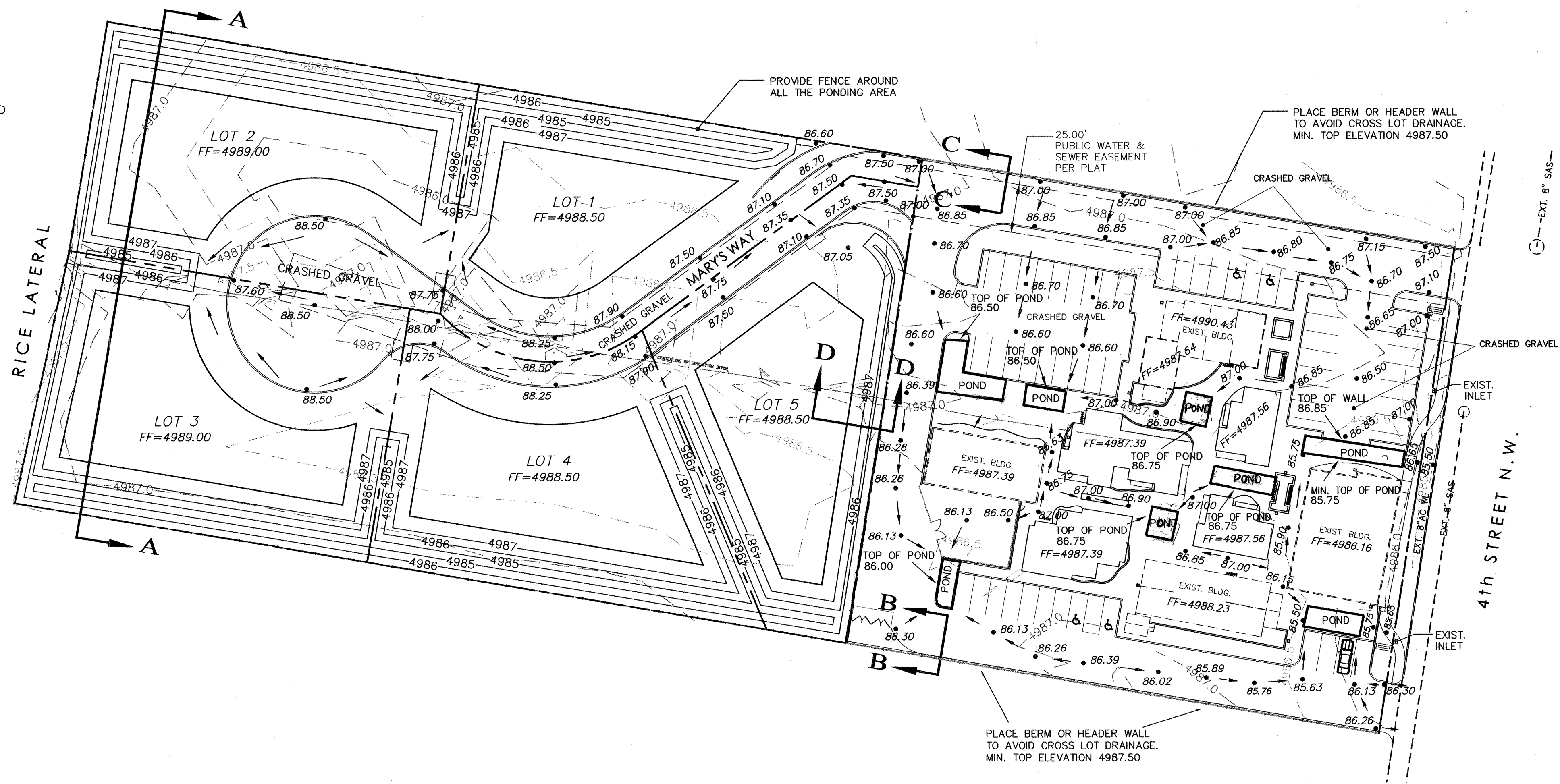
1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 4986.07 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY. BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 4:1 MAXIMUM.
7. TOPOGRAPHY AND LAYOUT WAS PROVIDED BY THE OWNER.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 1926.650 SUBPART P.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

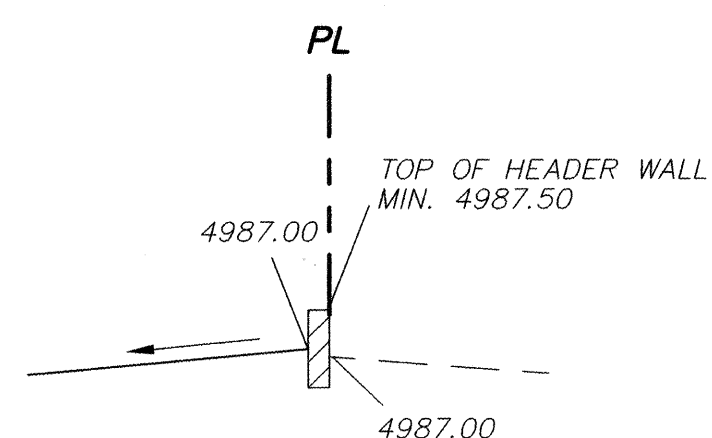
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

LEGEND

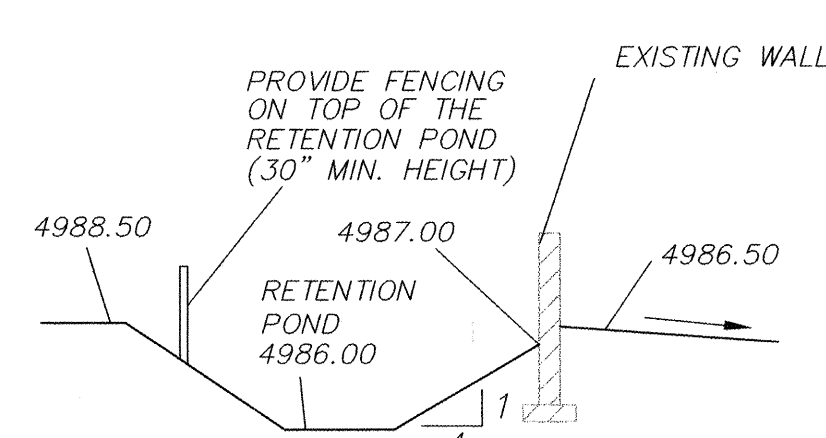
- EXISTING SAS MANHOLE
- EXISTING METER
- ⊗ EXISTING VALVE W/BOX
- ⊕ EXISTING FIRE HYDRANT
- ⊘ EXISTING AIR RELEASE VALVE
- ▷ EXISTING REDUCER
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 16" WL --- EXISTING WATER LINE
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- 5100--- EXISTING CONTOUR (MAJOR)
- 5102--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- ===== PROPOSED SIDEWALK
- TC 70.90 PROPOSED GRADE
- FL 70.40
- 70.28 PROPOSED SPOT ELEVATION
- * 5265.16 EXISTING GRADE
- EXISTING POWER LINES
- X---X--- EXISTING FENCE



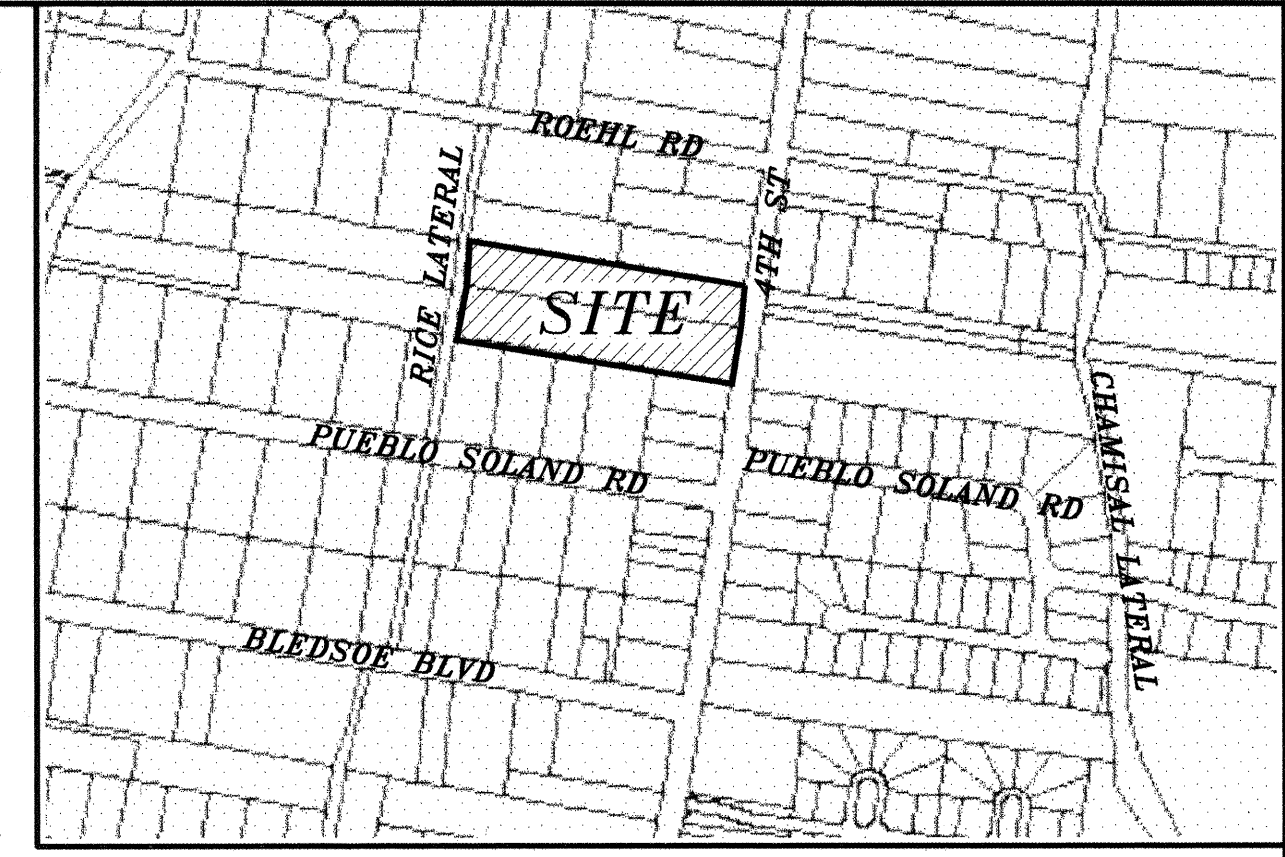
SECTION B-B
NTS.



SECTION C-C
NTS.



SECTION D-D
NTS.

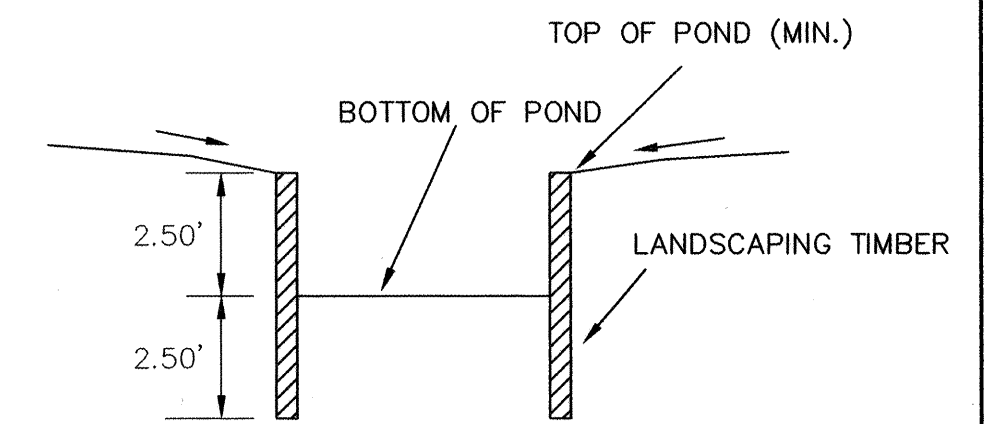


VICINITY MAP: D-15-Z

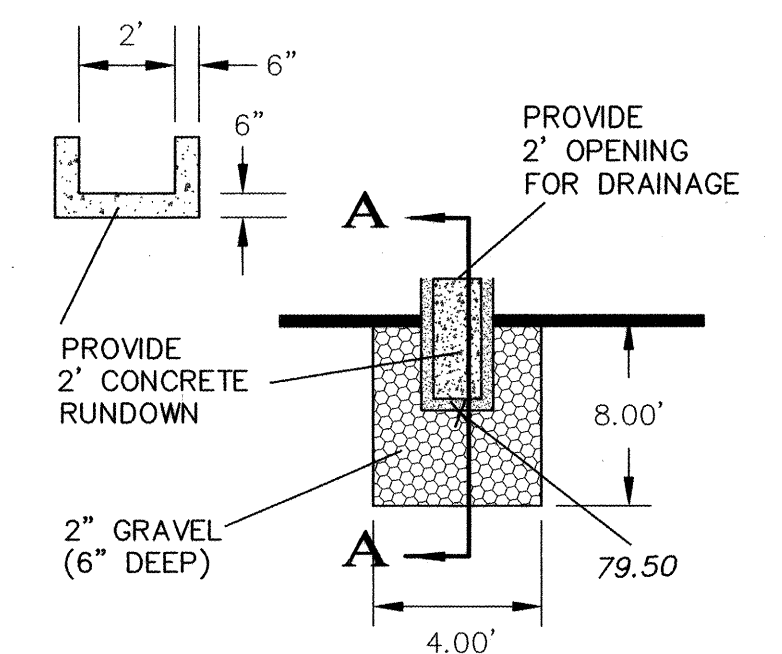
LEGAL DESCRIPTION:

TRACTS 167-A-2 AND 167-B-2-B, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, CONTAINING 179,885.37 SF. (4.1296 AC.) MORE OR LESS.

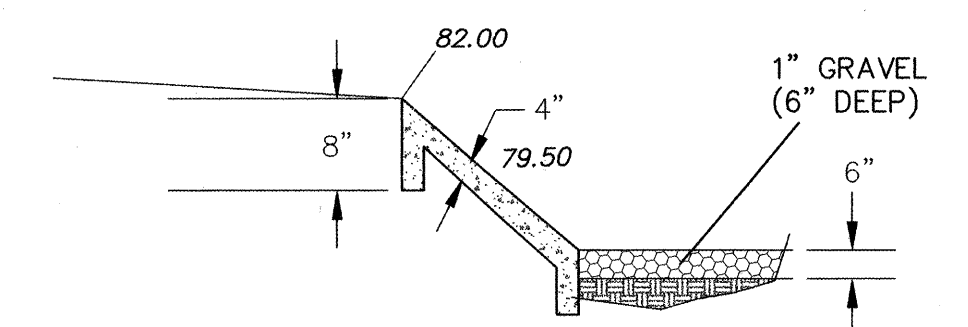
ZONING C-1 AND R-1



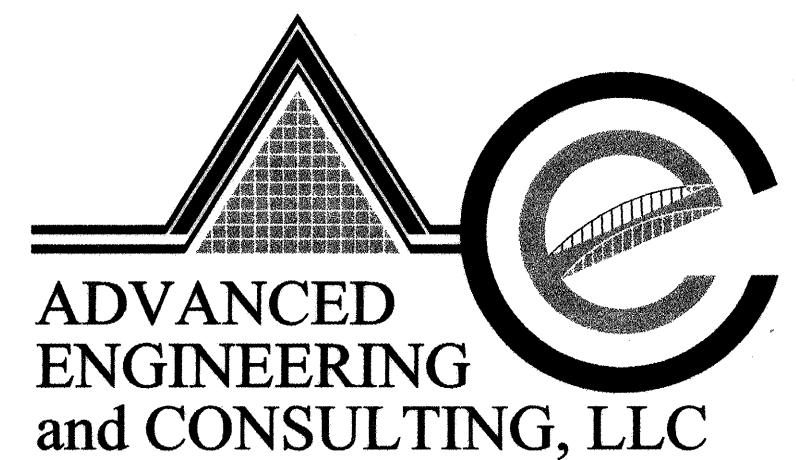
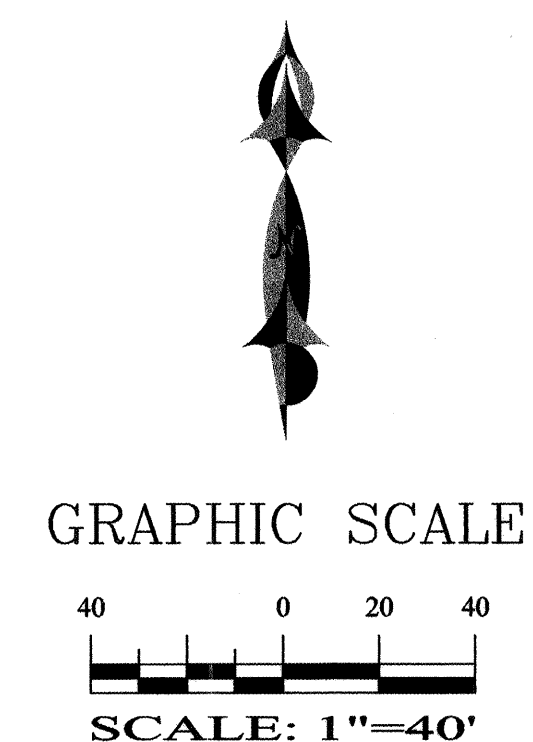
TYPICAL POND SECTION
NTS.



TYPICAL RUNDOWN DETAIL
NTS. (LOCATED AT LOW POINT OF THE PONDS)



SECTION A-A
NTS.



SHAHAB BIAZAR
P.E. #13479

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

RANCHO FARM GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200341-GR.DWG	SBB	09-15-03	3 OF 4

7313 81

