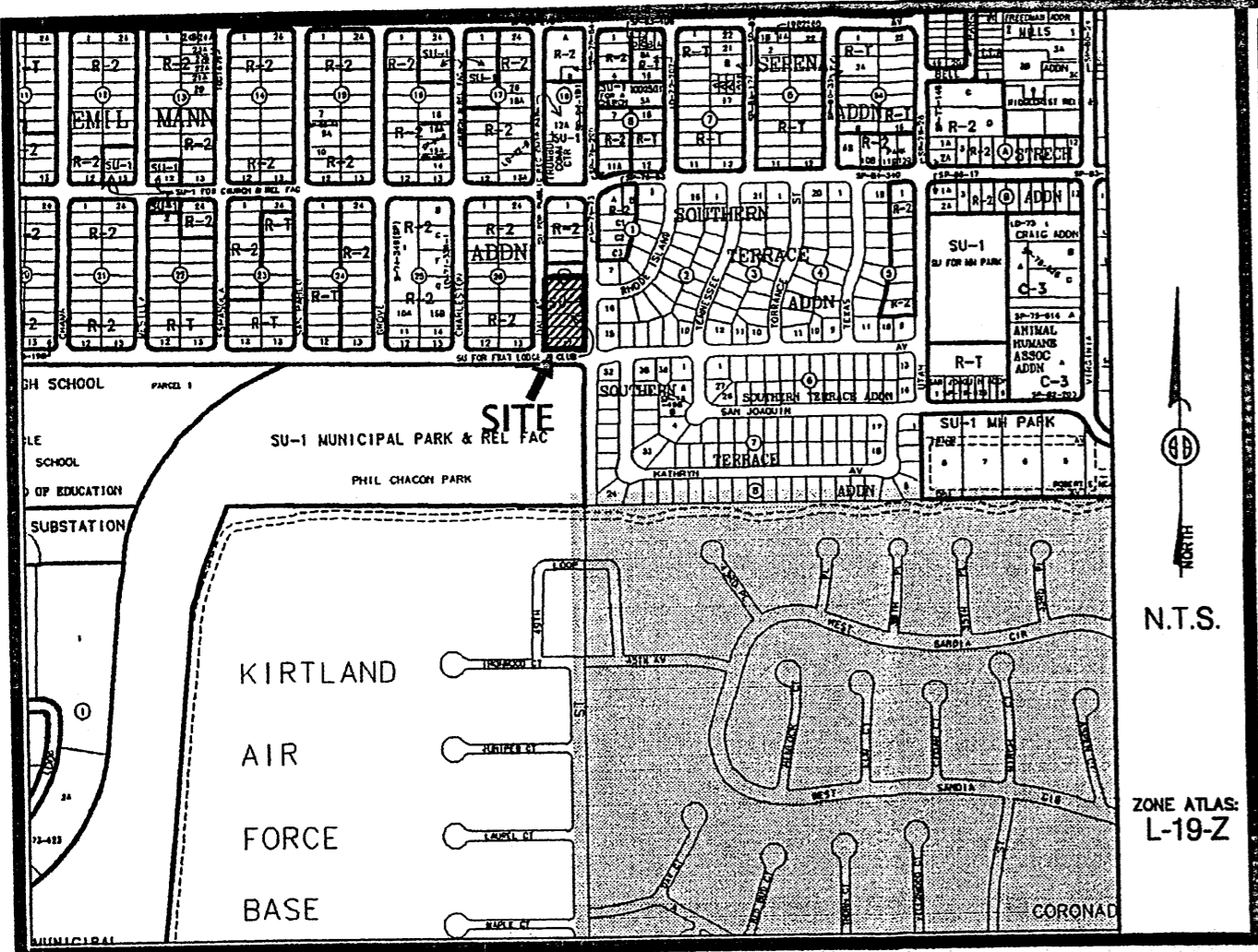


TALUS LOG # 2006-3-AUG-06



Vicinity Map

SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS G-2 AND 11-K19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF EMIL MANN ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1944 IN VOLUME D, FOLIO 78.
6. GROSS AREA: 1.1153 ACRES
7. NUMBER OF EXISTING LOTS: 6
8. NUMBER OF LOTS CREATED: 14
9. PROPERTY IS ZONED SU-1.
10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC #: 1019026120904
PROPERTY OWNER OF RECORD: GREATER ALBUQUERQUE HOLDING
BERNALILLO COUNTY TREASURER'S OFFICE: 4-15-08

LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWENTY-SEVEN (27) OF THE EMIL MANN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1944.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: [Signatures] DATE: 12/19/06
OWNER(S) PRINT NAME: Joe Miera, Louis Kolker For Greater Albuquerque Housing Partnership
ADDRESS: Block 27 Emil Mann Addition, Dallas, Pennsylvania AT TRACT: 7, 8, 9, 10, 11, 12
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, 2006.
BY: Joe Miera, Louis Kolker
MY COMMISSION EXPIRES: June 30, 2007
Rose A. [Signature] NOTARY PUBLIC

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 ELECTRIC SERVICES 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.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. 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.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV 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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 STUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

PLAT OF
LOTS 1 THROUGH 14
THE ALVORN CLIFTON SUBDIVISION
SECTION 30, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2006
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE SIX (6) EXISTING LOTS INTO FOURTEEN (14) NEW LOTS.

CITY APPROVALS: PROJECT NO.: 1003798 APPLICATION NO. 08DRB-10068
CITY SURVEYOR: [Signature] DATE: December 22, 2006
TRAFFIC ENGINEERING: [Signature] DATE: 2-20-08
PARKS & RECREATION DEPARTMENT: [Signature] DATE: 2/20/08
WATER UTILITIES DEPARTMENT: [Signature] DATE: 2-20-08
A.M.A.F.C.A.: [Signature] DATE: 2/20/08
CITY ENGINEER: [Signature] DATE: 4/15/08
DRB CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE: 3/27/08

UTILITY APPROVALS

[Signature] DATE: 3-31-08
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES
[Signature] DATE: 4/4/08
QWEST TELECOMMUNICATIONS
[Signature] DATE: 4-7-08
COMCAST CABLE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

[Signature] DATE: 12-21-06
Mitchell W. Reynolds
New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R4E SEC. 30

DOC# 2008042624
04/15/2009 04:30 PM Page: 1 of 2
PLAT R: \$12.00 B: 2008C P: 0072 R. Toulouse, Bernalillo County

**PLAT OF
LOTS 1 THROUGH 14
THE ALVORN CLIFTON SUBDIVISION
SECTION 30, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2006
SHEET 2 OF 2**

STATION 9-K18
X = 402191.18
Y = 1481876.71
GROUND TO GRID = 0.9996578
DELTA ALPHA = -00°11'16"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION (NAVD29) = 5292.50

S 71°32'19" E
5500.30'

LOT 6, BLOCK 27
EMIL MANN ADDN.
FILED 7-18-1944
(D. 78)

MONUMENT LEGEND

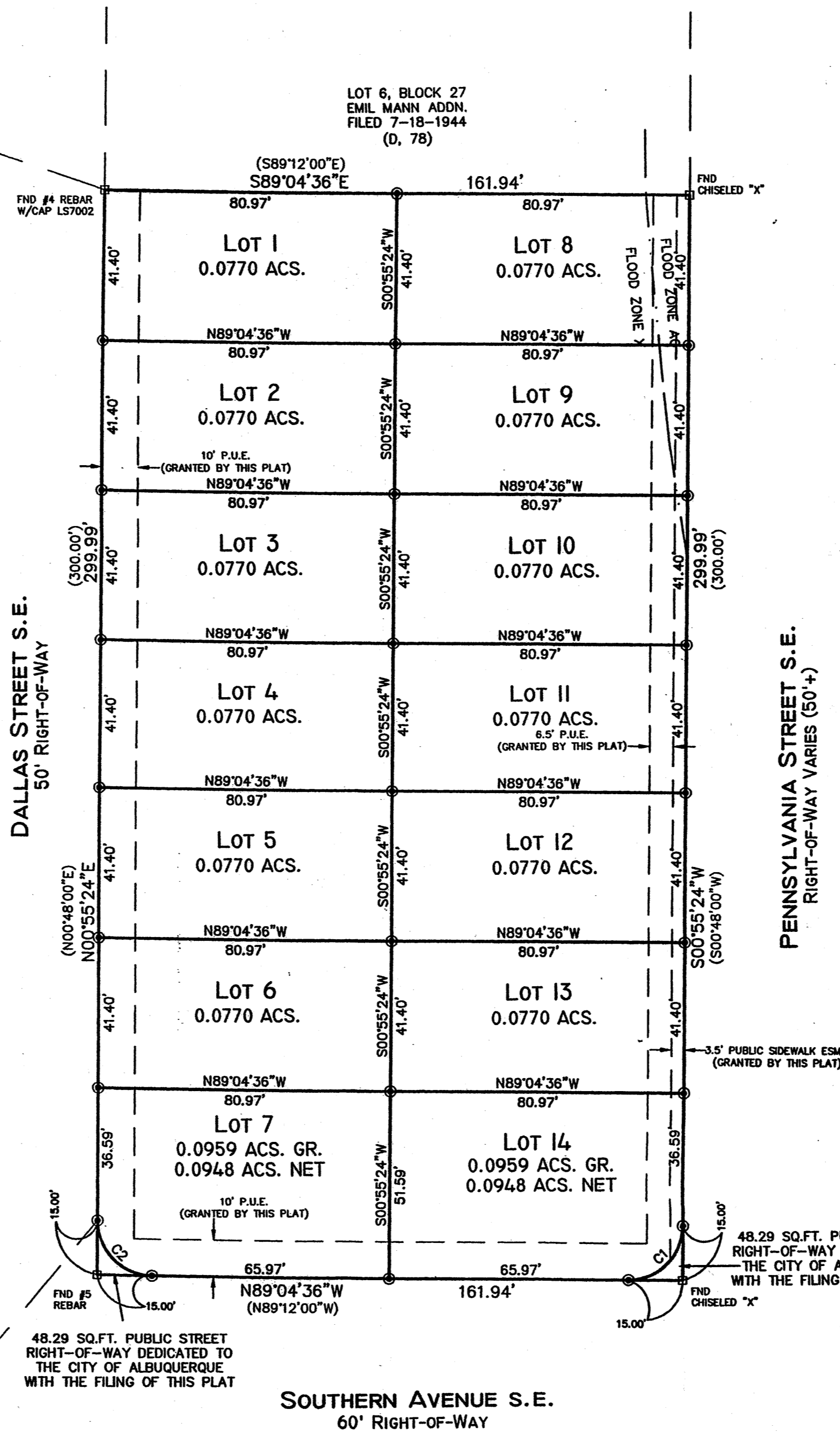
- ◆ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

STATION 11-K19
X = 404,841.10
Y = 1,481,830.40
GROUND TO GRID = 0.9996561
DELTA ALPHA = -00°10'58"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION (NAVD29) = 5315.70

15 10 5 0 10 20 30
SCALE: 1" = 30'
PROJECT NO. 0612PB03
DRAWN BY PGB
ZONE ATLAS: L-19-Z
27EMIL.CRS



STATION G-2
X = 404,700.02
Y = 1,476,567.80
GROUND TO GRID = 0.9996524
DELTA ALPHA = -00°10'58"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927
ELEVATION (NAVD88) = 5334.43



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.56'	90°00'00"	S45°55'24"W	21.21'
C2	15.00'	23.56'	90°00'00"	N44°04'36"W	21.21'

DOCH 2008042624
04/15/2008 09:30 PM Page: 2 of 2
PLAT R:\$12.00 B: 2008C P: 0072 N. Toulouse, Bernalillo County

SURVEYS SOUTHWEST LTD.

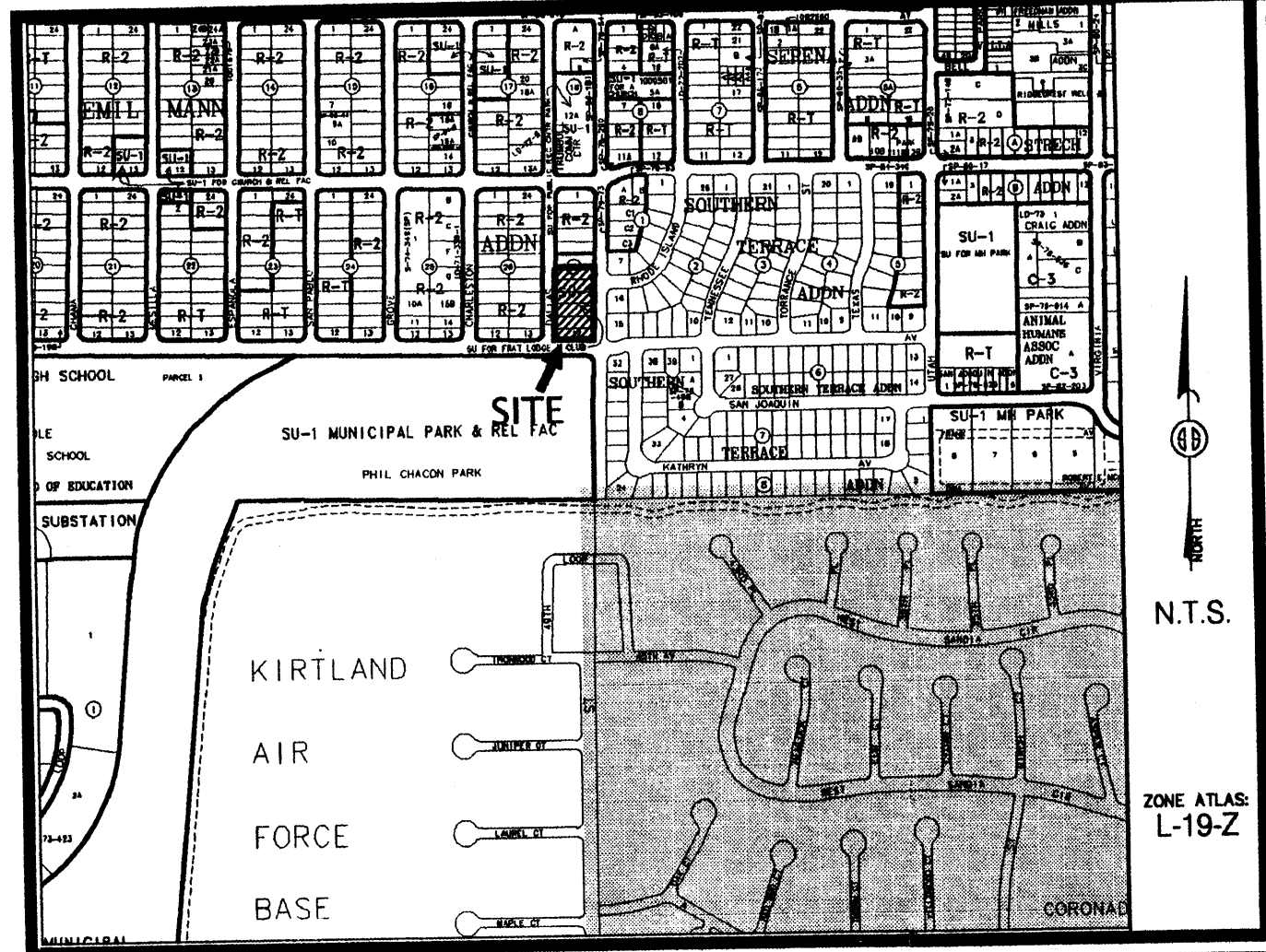
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R4E SEC. 30

TALOS LOG # 2006-5203-58

Preliminary



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS G-2 AND 11-K19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF EMIL MANN ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1944 IN VOLUME D, FOLIO 78.
6. GROSS AREA: 1.1153 ACRES
7. NUMBER OF EXISTING LOTS: 6
8. NUMBER OF LOTS CREATED: 14
9. PROPERTY IS ZONED ~~RT~~ RT
10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

PLAT OF
 LOTS 1 THROUGH 14
 TRUMBULL VILLAGE
 SECTION 30, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2006
 SHEET 1 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 01/31/07

LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWENTY-SEVEN (27) OF THE EMIL MANN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 18, 1944.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Joe Herrera, Louis Koller DATE: 12/19/06
 OWNER(S) PRINT NAME: Joe Herrera, Louis Koller For Greater Albuquerque Housing Partnership
 ADDRESS: Block 27 Emil Mann Addition, Bernalillo, New Mexico 87104 TRACT: 7, 8, 9, 10, 11, 12
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December, 2006.
 BY: Joe Herrera, Louis Koller
 MY COMMISSION EXPIRES: June 30, 2007
Rose A. Perry
 NOTARY PUBLIC

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 ELECTRIC SERVICES 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.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. 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.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV 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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE SIX (6) EXISTING LOTS INTO FOURTEEN (14) NEW LOTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>RCH/Wilkins</u>		<u>December 22, 2006</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
WATER UTILITIES DEPARTMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

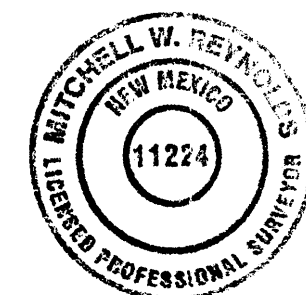
UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 12-21-06
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R4E SEC. 30

PLAT OF
 LOTS 1 THROUGH 14
 TRUMBULL VILLAGE
 SECTION 30, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2006
 SHEET 2 OF 2

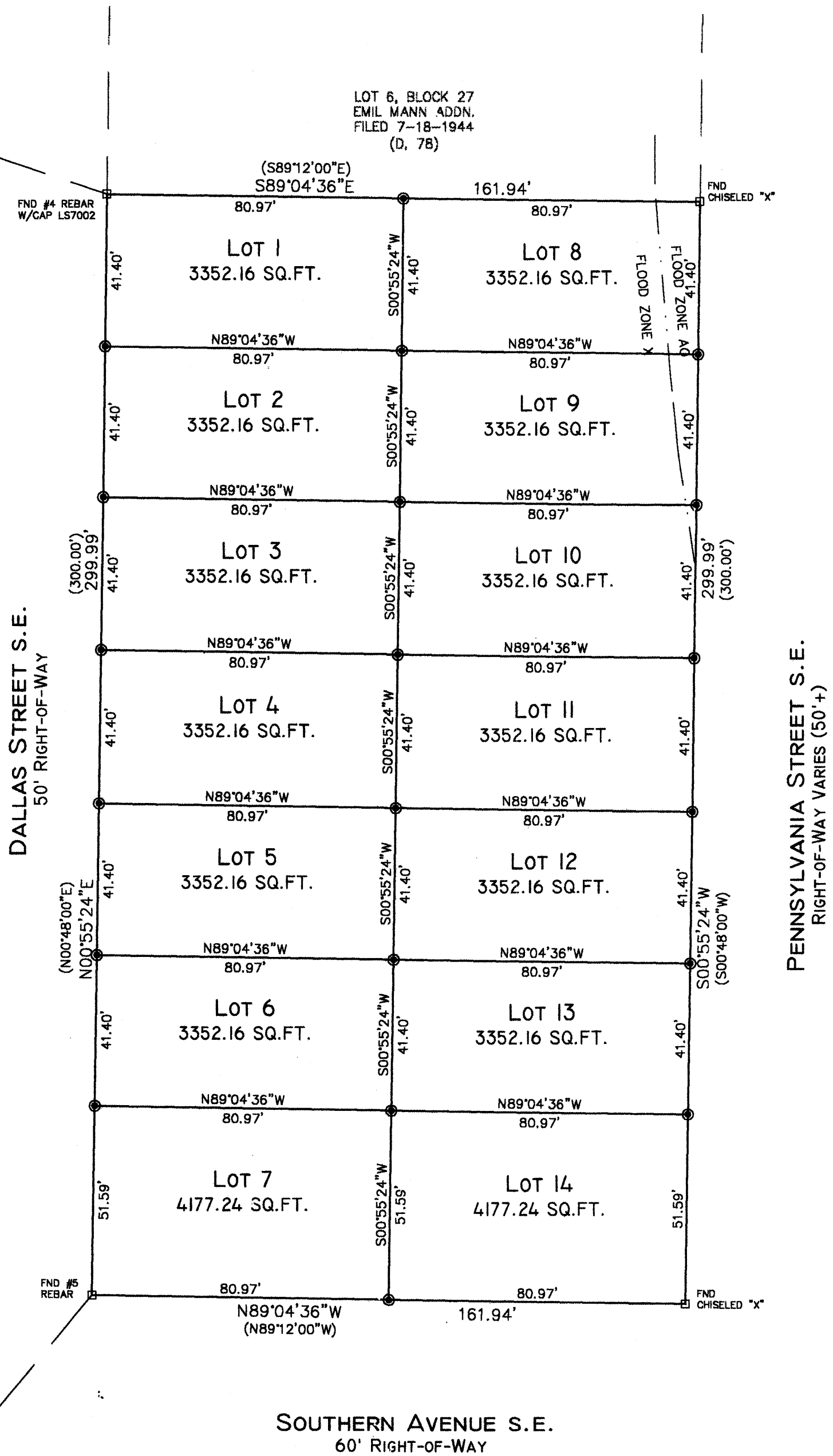
STATION 9-K18
 X = 402191.18
 Y = 1481876.71
 GROUND TO GRID = 0.9996578
 DELTA ALPHA = -00°11'16"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927
 ELEVATION (NAVD29) = 5292.50

STATION 11-K19
 X = 404,841.10
 Y = 1,481,830.40
 GROUND TO GRID = 0.9996561
 DELTA ALPHA = -00°10'58"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927
 ELEVATION (NAVD29) = 5315.70

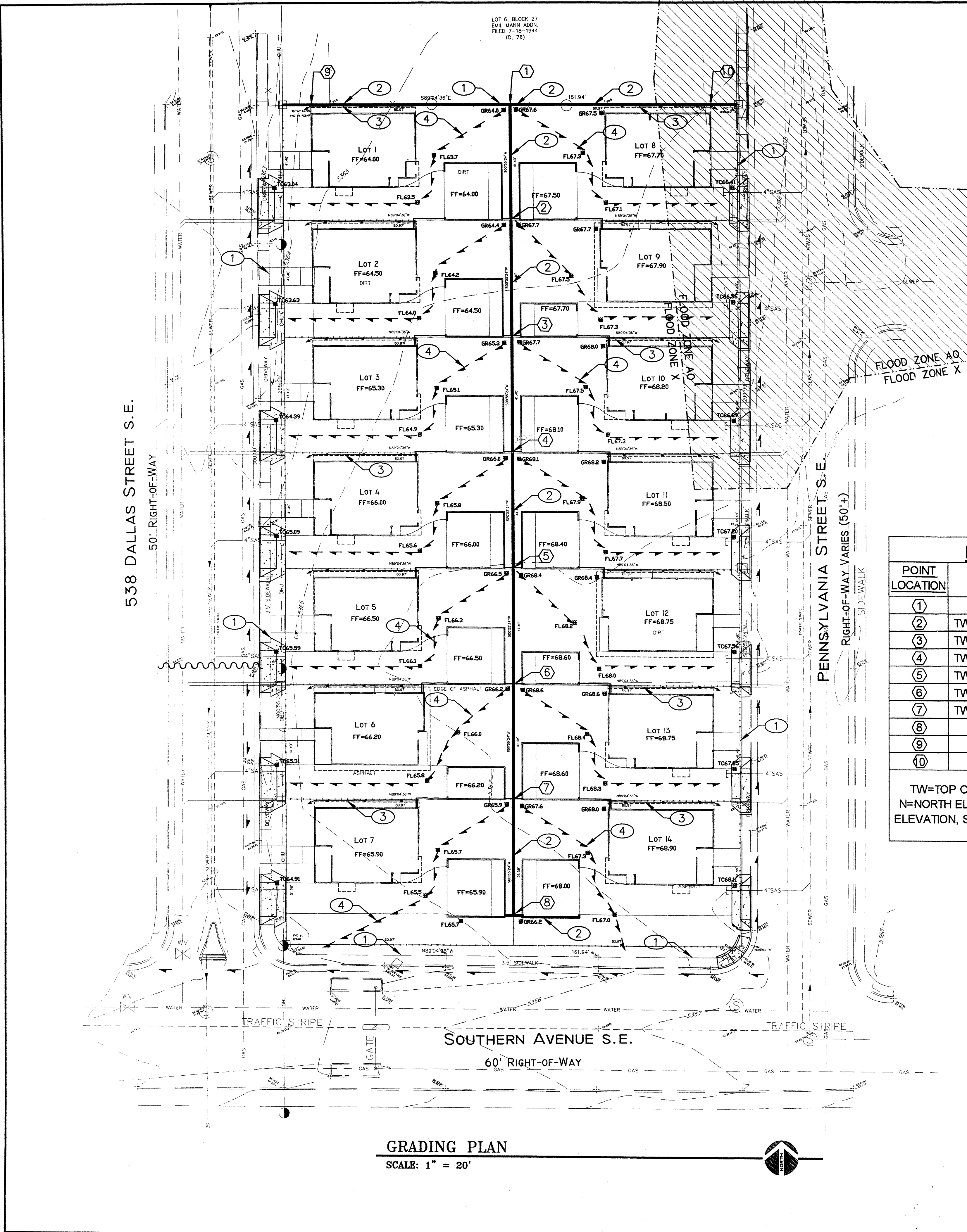
STATION G-2
 X = 404,700.02
 Y = 1,476,567.80
 GROUND TO GRID = 0.9996524
 DELTA ALPHA = -00°10'58"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927
 ELEVATION (NAVD88) = 5334.43

- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - ⊠ - FOUND MONUMENT AS NOTED
 - ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

15 10 5 0 10 20 30
 SCALE: 1" = 30'
 PROJECT NO. 0612PB03
 DRAWN BY PGB
 ZONE ATLAS: L-19-Z
 27EMIL.CR5



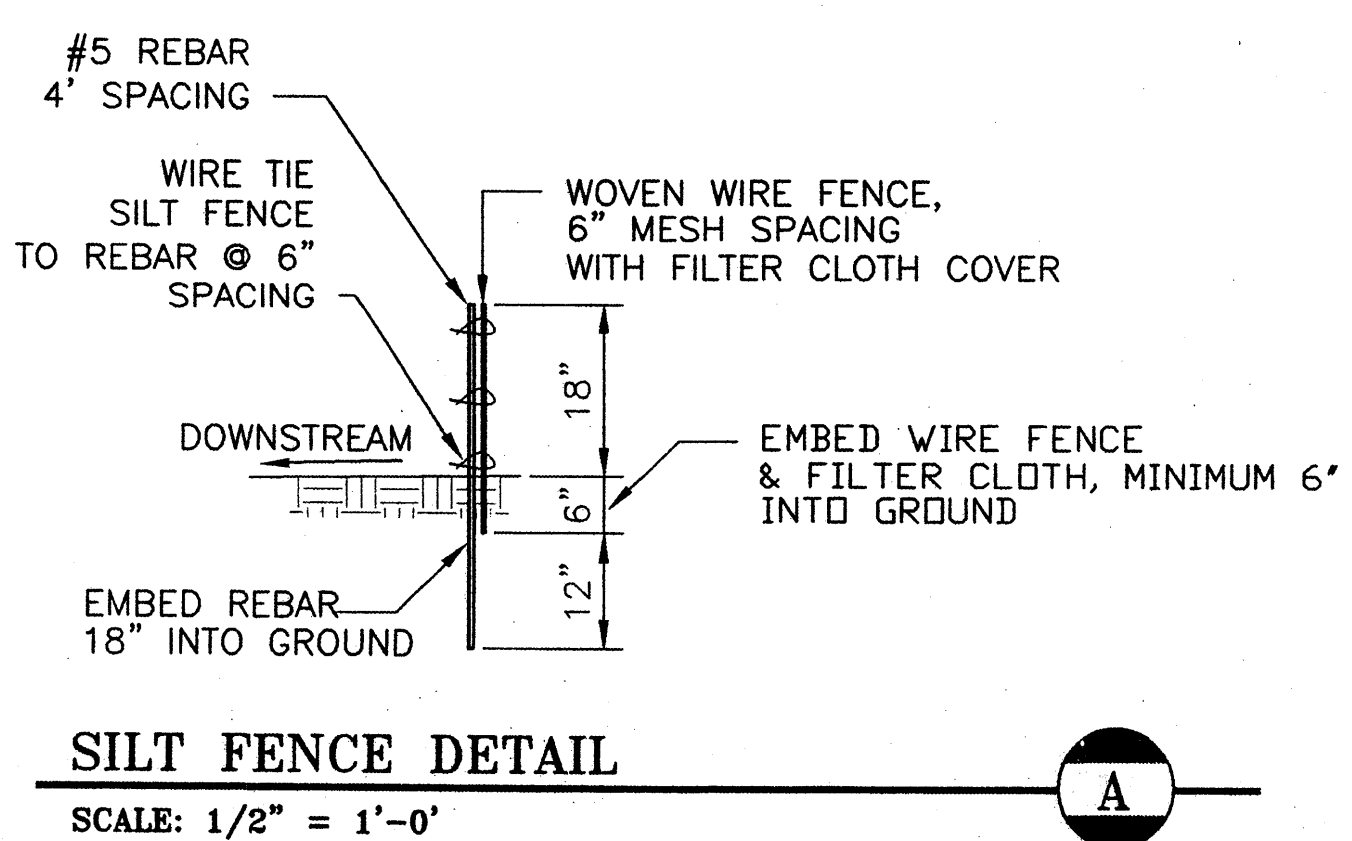
SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R4E SEC. 30



GRADING PLAN
SCALE: 1" = 20'

POINT LOCATION	ELEVATIONS
①	TW=67.8, BW=65.4N, BW=64.0SW, BW=67.6SE
②	TW=67.8, BW=67.5NE, BW=64.0NW, BW=64.4SW, BW=67.7SE
③	TW=67.8, BW=67.7NE, BW=64.5NW, BW= 65.3SW, BW=67.7SE
④	TW=68.5, BW=68.1NE, BW=65.3NW, BW= 66.0SW, BW=68.1SE
⑤	TW=68.5, BW=68.4NE, BW=66.0NW, BW= 66.5SW, BW=68.4SE
⑥	TW=69.2, BW=68.6NE, BW=66.5NW, BW= 66.2SW, BW=68.6SE
⑦	TW=69.2, BW=68.6NE, BW=66.2NW, BW= 65.9SW, BW=67.1SE
⑧	TW=68.5, BW=67.6NE, BW=65.9NW, BW= 65.9S
⑨	TW=64.6, BW=64.3N, BW=63.7S
⑩	TW=67.8, BW=66.0N, BW=67.3S

TW=TOP OF WALL, BW=BOTTOM OF WALL, S=SOUTH ELEVATION, N=NORTH ELEVATION, NE=NORTHEAST ELEVATION, NW=NORTHWEST ELEVATION, SW=SOUTHWEST ELEVATION, SE=SOUTHEAST ELEVATION



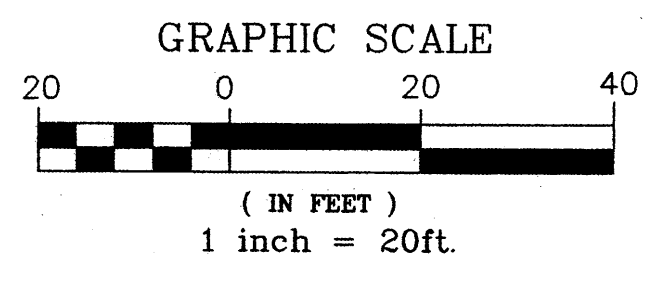
- CONSTRUCTION NOTES:**
- 1 PROVIDE SILT FENCE PER DETAIL SHOWN ON THIS SHEET ALONG PERIMETER OF ENTIRE CONSTRUCTION SITE. CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION UNTIL SUCH TIME THAT FINAL INSPECTION PERFORMED BY CITY OF ALBUQUERQUE OR PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
 - 2 CONSTRUCT RETAINING WALL PER GRADES SHOWN.
 - 3 PROVIDE ROOF GUTTER ALONG ROOF EDGE TO DRAIN ROOF FLOWS TO FRONT YARD WITH DOWNSPOUT AT FRONT YARD WITH CONCRETE SPLASH BLOCK.
 - 4 CONSTRUCT DRAINAGE SWALE TO DIVERT FLOWS FROM BACKYARD TO FRONTYARD PER GRADES SHOWN.

LEGEND	
5360	NEW CONTOUR GRADE
5362	EXISTING CONTOUR GRADE
---	DRAINAGE FLOW DIRECTION
TC62.50	NEW TOP OF CURB ELEVATION
FL62.00	NEW FLOWLINE OF CURB ELEVATION
TAB0.11	NEW TOP OF ASPHALT ELEVATION
TSW61.87	NEW TOP OF SIDEWALK ELEVATION
---	DRAINAGE SWALE
---	NEW GRADE BREAK
X	EXISTING GRADE ELEVATION
GR56.0	NEW GRADE ELEVATION
FL55.3	FLOODLINE GRADE ELEVATION
TW95.1	NEW TOP OF WALL ELEVATION
BW93.1	NEW BOTTOM OF WALL ELEVATION
TC93.1	NEW TOP OF CONCRETE ELEVATION

UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

**LOTS 1 THROUGH 14
TRUMBULL VILLAGE SUBDIVISION**

APPROVED FOR ROUGH GRADING:
NAME _____ DATE _____



APPLIED ENGINEERING AND SURVEYING, INC. ENGINEERS AND PLANNERS
1800 Blue Oaks NE, Albuquerque, New Mexico 87112
Office: (505) 273-1466 Fax: (505) 273-1498

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GRADING PLAN TRUMBULL VILLAGE SUBDIVISION

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **TBD** Zone Map No. **A-11** Sheet **1** Of **2**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
DATE	CONTRACTOR	DATE	INSPECTOR'S NAME	NO.	BY	REVISIONS	DESIGNED BY

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 21.19. THE PUBLISHED ELEVATION OF WHICH IS 5338.76. BENCHMARK IS LOCATED AT THE SOUTH RIGHT-OF-WAY OF THE SOUTH END OF CONTINENTAL LOOP SE AT ITS INTERSECTION WITH LOUISIANA BOULEVARD SE.

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING A 14 LOT SUBDIVISION KNOWN AS TRUMBULL VILLAGE SUBDIVISION, LOCATED IN EXISTING PLATTED LOTS 7, 8, 9, 10, 11 & 12, BLOCK 27, EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (L-19)
3. FLOOD INSURANCE RATE MAP 35001C0358D

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS BOUNDED ON THE WEST BY DALLAS STREET SE, ON THE EAST BY PENNSYLVANIA STREET SE, AND ON THE SOUTH BY SOUTHERN AVENUE SE AND ON THE NORTH BY LOT 6, BLOCK 27, EMIL MANN ADDITION, (SEE ATTACHED VICINITY MAP (L-19)). THE PARCEL'S EXISTING LEGAL DESCRIPTION OF LOTS 7, 8, 9, 10, 11 & 12, BLOCK 27, EMIL MANN ADDITION, WILL BE REPLATTED AS PART OF THIS DEVELOPMENT CONSISTING OF LOTS 1-14. THIS SITE CONTAINS APPROXIMATELY 1.12ACRES.

EXISTING LOTS 7 AND 8 HAVE BEEN UNDEVELOPED IN THE PAST AND APPEAR TO BE HUMAN COMPACTED LOTS WITH MINIMAL VEGETATION BASED ON 1999 AERIAL PHOTOGRAPHS. LOTS 9 AND 10 CONSISTED OF A LARGE BUILDING THAT OCCUPIED AT LEAST 50% OF THE LOT AREA BASED ON THE 1999 AERIAL PHOTOGRAPHS (THIS BUILDING NO LONGER EXIST ON THIS SITE). LOTS 11 AND 12 CONSISTED OF EXISTING ASPHALT PAVING THAT OCCUPIED APPROXIMATELY 100% OF THE LOT AREA BASED ON THE 1999 AERIAL PHOTOGRAPHS (ASPHALT PAVING IS EXISTING ON THIS SITE).

THE CALCULATIONS IDENTIFY ONE DRAINAGE BASIN FOR THIS EXISTING SITE SINCE ALL DRAINAGE FLOWS SHEETFLOW INTO DALLAS STREET SE.

THE MAJORITY OF THE SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN; HOWEVER, THE NORTHEAST CORNER OF THIS DEVELOPMENT ALONG PENNSYLVANIA STREET HAS A DESIGNATED 100-YEAR FLOODPLAIN PER FIRM MAP 35001C0358D

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF A SUBDIVISION WITH 14 NEW RESIDENTIAL LOTS EACH LOT WILL CONSIST OF A RESIDENTIAL HOME AND A DETACHED GARAGE. THE PLAN WILL ALSO CONSIST OF PATIOS, SIDEWALKS, DRIVEWAYS AND LANDSCAPING FOR EACH LOT AND IS TO BE PROVIDED PER CITY ZONING REQUIREMENTS.

THE PLAN ALSO SHOWS PROPOSED ELEVATIONS REQUIRED TO PROPERLY DRAIN EACH THE NEW HOMES AND GARAGES WITHIN EACH LOT. ALL DRIVEWAYS AT THE RIGHT-OF-WAY ARE TO BE PAVED WITH CONCRETE. ALL PORTIONS OF THE DRIVEWAY ON THE LOT ARE TO BE PAVED WITH BASE COURSE. THIS DRAINAGE ANALYSIS WILL BASE THIS DRIVEWAY ON ASPHALT IN CASE AN UPGRADE OF ASPHALT PAVING IS USED.

THE 4 NEW LOTS AT THE NORTHEAST CORNER OF THE PROPOSED SUBDIVISION THAT ARE ADJACENT TO PENNSYLVANIA BOULEVARD AND PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN WILL REQUIRE THAT THE FINISH FLOOR BE ELEVATED A MINIMUM OF TWO FEET ABOVE THE CURB FLOWLINE. THIS SHOULD PROVIDE A ONE FOOT OF FREEBOARD FLOODPROOFING ABOVE THE DESIGNATED 100-YEAR FLOODPLAIN.

THE CALCULATIONS WILL IDENTIFY TWO DRAINAGE BASINS FOR THE DEVELOPMENT. DRAINAGE BASIN "A" WILL DRAIN INTO PENNSYLVANIA STREET SE AND DRAINAGE BASIN "B" WILL DRAIN INTO DALLAS STREET SE.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

DOWNSTREAM CAPACITY

SINCE THIS SITE IS AN INFILL SITE AND THIS SITE WAS PREVIOUSLY DEVELOPED THIS NEW SUBDIVISION SHOULD HAVE MINIMAL IMPACT TO DOWNSTREAM CAPACITY.

OFFSITE FLOWS

IT DOES NOT APPEAR THAT OFFSITE FLOWS SHOULD IMPACT THE SITE AND FINISH FLOOR ELEVATIONS WILL BE SET AT LEAST 1.5 FEET ABOVE THE CURB FLOWLINE FOR EACH NEW LOT, THE EXCEPTION TO THIS IS THE 4 NEW LOTS AT THE NORTHEAST CORNER OF THE PROPOSED SUBDIVISION THAT ARE ADJACENT TO PENNSYLVANIA BOULEVARD. THESE LOTS ARE PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AND WILL REQUIRE THAT THE FINISH FLOOR BE ELEVATED A MINIMUM OF TWO FEET ABOVE THE CURB FLOWLINE. THIS SHOULD PROVIDE A ONE FOOT OF FREEBOARD FLOODPROOFING ABOVE THE DESIGNATED 100-YEAR FLOODPLAIN TO MINIMIZE OFFSITE FLOW IMPACTS.

EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SILT FENCES AROUND THE PROPOSED CONSTRUCTION AREAS AT THE BACK OF EXISTING SIDEWALK IN ORDER TO MINIMIZE SEDIMENT INTO THE PUBLIC ROADWAYS.

CONTRACT WILL ALSO BE REQUIRED TO PROTECT EXISTING INLETS ADJACENT TO THE SITE WITH SEDIMENT CONTROL MEASURES IN ORDER TO MINIMIZE SEDIMENT FROM ENTERING THESE INLETS.

DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 3

DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM
 6-HOUR = 2.60 INCHES
 24-HOUR = 3.10 INCHES
 10 DAY = 4.90 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:

Q = 1.87 CFS/ACRE SOIL UNCOMPACTED "A"
 Q = 2.60 CFS/ACRE LANDSCAPED "B"
 Q = 3.45 CFS/ACRE COMPACTED SOIL "C"
 Q = 5.02 CFS/ACRE IMPERVIOUS AREA "D"
 FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:

E = 0.66 INCHES SOIL UNCOMPACTED "A"
 E = 0.92 INCHES LANDSCAPED "B"
 E = 1.29 INCHES COMPACTED SOIL "C"
 E = 2.36 INCHES IMPERVIOUS AREA "D"

5. PRE-EXISTING CONDITIONS ONSITE PER 1999 AERIAL PHOTOGRAPH:

EXISTING TOTAL AREA OF SITE = 1.12ACRES
 EXISTING LOTS 7 AND 8 AREA = 0.37ACRES, 100% TYPE "C" - COMPACTED
 EXISTING LOTS 9 AND 10 AREA = 0.37ACRES, 50% TYPE "C" - COMPACTED
 AND 50% TYPE "D" - IMPERVIOUS
 EXISTING LOTS 11 AND 12 AREA = 0.37ACRES, 100% TYPE "D" - IMPERVIOUS

TREATMENT	AREA(ACRES)
A	0
B	0
C	0.37 + 0.5(0.37) = 0.56AC
D	0.5(0.37) + 0.37 = 0.56AC

Q(EXISTING-6HR) = (3.45 X 0.56) + (5.02 X 0.56)
 = 4.74CFS (6HR) EXISTING ONSITE FLOW INTO DALLAS STREET SE
 V(EXISTING-6HR) = ((1.29 X 0.56) + (2.36 X 0.56)) / 12
 = 0.17AC-FT = 7.420CF EXISTING ONSITE VOLUME INTO DALLAS STREET SE

6. PROPOSED CONDITIONS ONSITE:

BASIN "A", TOTAL AREA = 0.56ACRES INTO PENNSYLVANIA STREET SE
 0.56AC/7LOTS = 0.08AC PER LOT
 TYPE (TREATMENT "D") = (1240SF) HOUSE ROOF AREA + (4285F) GARAGE + (445F)SDWK + (730SF)DRVY = 2.442SF = 0.06AC PER LOT
 50% (TREATMENT "B") = (0.08 - 0.06)/2 = 0.01AC PER LOT
 50% (TREATMENT "C") = (0.08 - 0.06)/2 = 0.01AC PER LOT

TREATMENT	AREA(ACRES)
A	0
B	0.01 X 7LOTS = 0.07AC
C	0.01 X 7LOTS = 0.07AC
D	0.06 X 7LOTS = 0.42AC

Q(PROPOSED) = (2.60 X 0.07) + (3.45 X 0.07) + (5.02 X 0.42)
 = 2.53CFS (6HR) PROPOSED ONSITE FLOW INTO PENNSYLVANIA SE

V(EXISTING-6HR) = (0.92 X 0.07) + (1.29 X 0.07) + (2.36 X 0.42) / 12
 = 0.10AC-FT = 4.160CF PROPOSED VOLUME INTO PENNSYLVANIA SE

BASIN "B", TOTAL AREA = 0.56ACRES INTO DALLAS STREET SE
 0.56AC/7LOTS = 0.08AC PER LOT
 TYPE (TREATMENT "D") = (1240SF) HOUSE ROOF AREA + (4285F) GARAGE + (445F)SDWK + (730SF)DRVY = 2.442SF = 0.06AC PER LOT
 50% (TREATMENT "B") = (0.08 - 0.06)/2 = 0.01AC PER LOT
 50% (TREATMENT "C") = (0.08 - 0.06)/2 = 0.01AC PER LOT

TREATMENT	AREA(ACRES)
A	0
B	0.01 X 7LOTS = 0.07AC
C	0.01 X 7LOTS = 0.07AC
D	0.06 X 7LOTS = 0.42AC

Q(PROPOSED) = (2.60 X 0.07) + (3.45 X 0.07) + (5.02 X 0.42)
 = 2.53CFS (6HR) PROPOSED ONSITE FLOW INTO DALLAS STREET SE

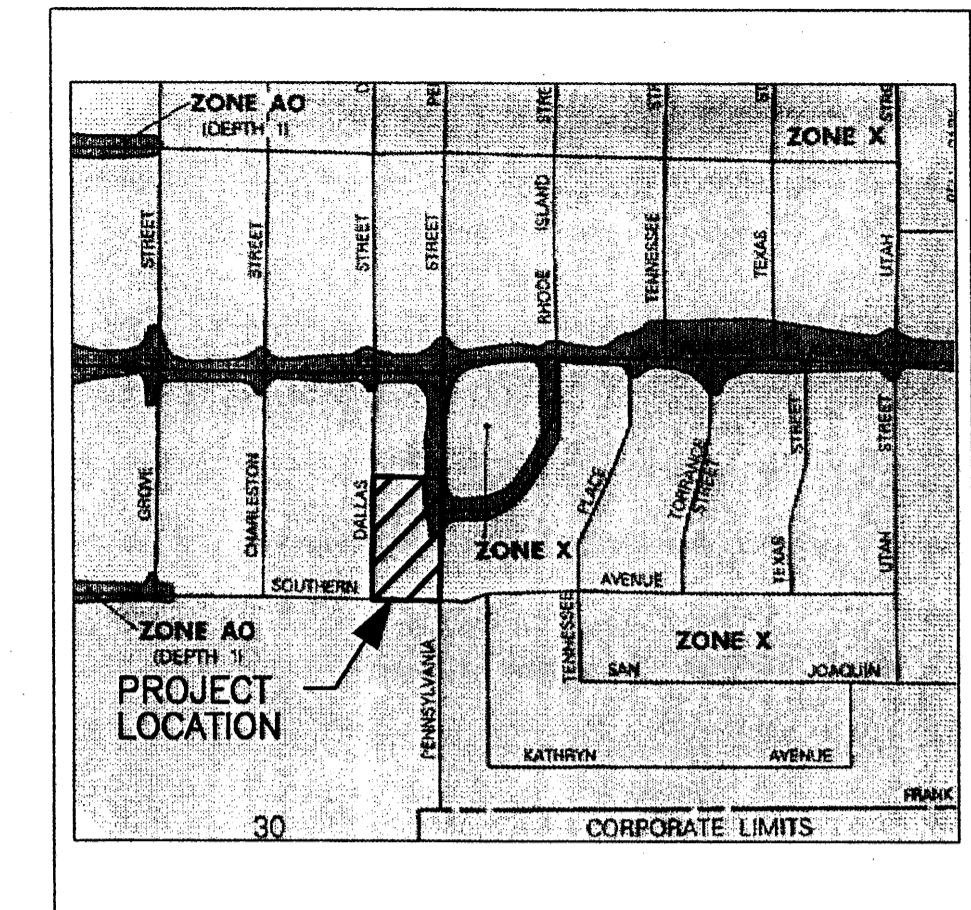
V(EXISTING-6HR) = (0.92 X 0.07) + (1.29 X 0.07) + (2.36 X 0.42) / 12
 = 0.10AC-FT = 4.160CF PROPOSED VOLUME INTO DALLAS STREET SE

7. IMPACT OF THIS DEVELOPMENT ON DOWNSTREAM CAPACITY NORTH ON DALLAS STREET AND PENNSYLVANIA STREET AND ULTIMATELY INTO THE TRUMBULL STREET SE

Q(EXISTING) = 0CFS (6HR) EXISTING ONSITE FLOW INTO PENNSYLVANIA STREET SE
 Q(PROPOSED) = 2.53CFS PROPOSED ONSITE FLOW INTO PENNSYLVANIA STREET SE
 FLOW INCREASE = 2.53CFS - 0CFS = 2.53CFS PROPOSED INCREASE OF FLOW INTO PENNSYLVANIA STREET SE AND NORTH INTO TRUMBULL STREET SE. EXISTING FLOWS FROM DALLAS STREET FLOW NORTH INTO TRUMBULL STREET SE. MINIMAL IMPACT TO FLOWS INTO TRUMBULL STREET SE.

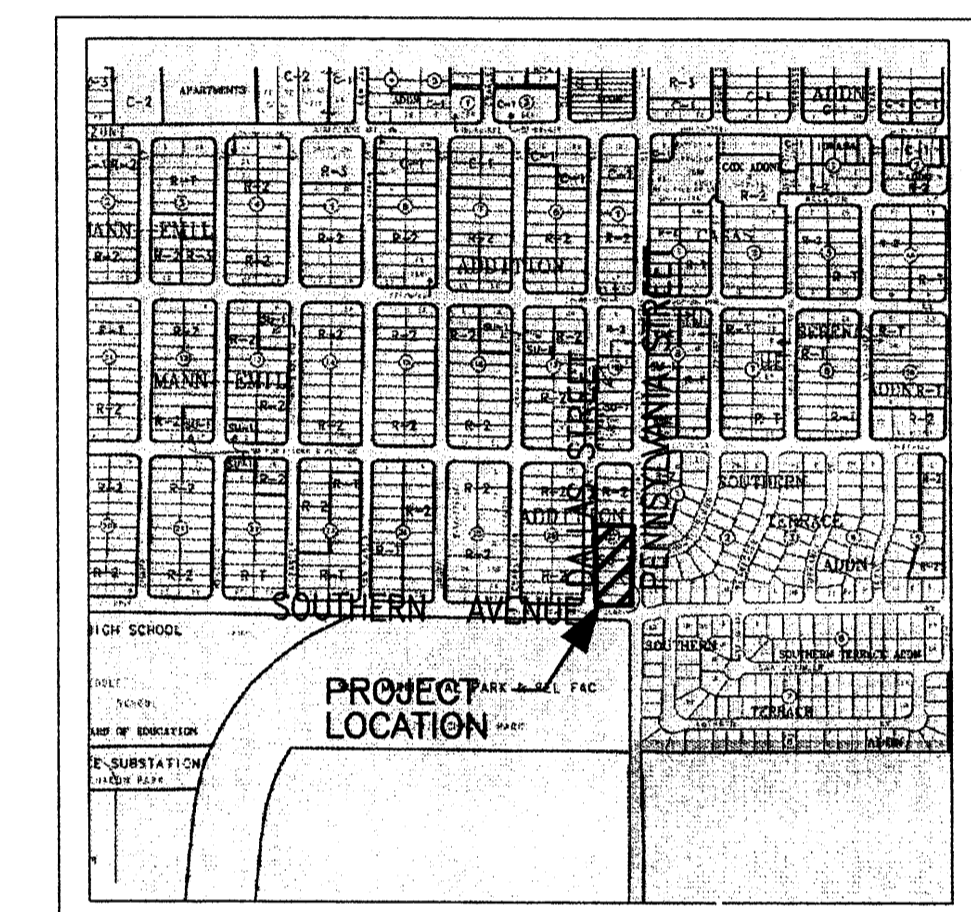
Q(EXISTING) = 4.74CFS (6HR) EXISTING ONSITE FLOW INTO DALLS STREET SE
 Q(PROPOSED) = 2.53CFS PROPOSED ONSITE FLOW INTO DALLAS STREET SE
 FLOW INCREASE/DECREASE = 2.53CFS - 4.74CFS = 2.21CFS PROPOSED DECREASE OF FLOW INTO DALLAS STREET SE AND NORTH INTO TRUMBULL STREET SE.

NET INCREASE OF FLOWS FROM THIS DEVELOPMENT ULTIMATELY INTO TRUMBULL STREET SE = 4.74 CFS - 5.04CFS = **0.32CFS INCREASE OF FLOW DUE TO THIS DEVELOPMENT RESULTING IN MINIMAL IMPACT TO DOWNSTREAM IMPACT TO TRUMBULL STREET SE.**



FIRM MAP 35001C0358D

SCALE: N.T.S.



VICINITY MAP L-19

SCALE: N.T.S.

**LOTS 1 THROUGH 14
 TRUMBULL VILLAGE SUBDIVISION**

UTILITY PRECAUTIONS
 THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

	DRAINAGE CALCULATIONS AND DETAILS TRUMBULL VILLAGE SUBDIVISION ALBUQUERQUE, NEW MEXICO	DATE/REVISIONS:
	Applied Engineering & Surveying, Inc. 1605 BLAIR DRIVE NE ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456	SHEET NUMBER: 2