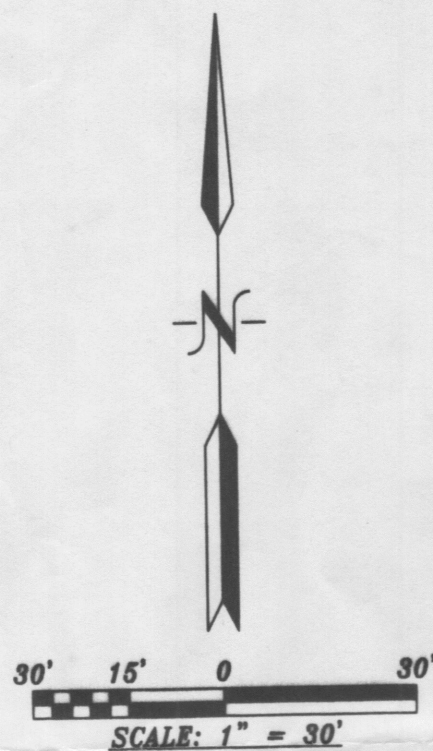


VICINITY MAP No. K-10



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS A, B AND C INTO 6 LOTS, VACATE THE PRIVATE DRAINAGE EASEMENTS AND GRANT ANY EASEMENTS AS SHOWN.

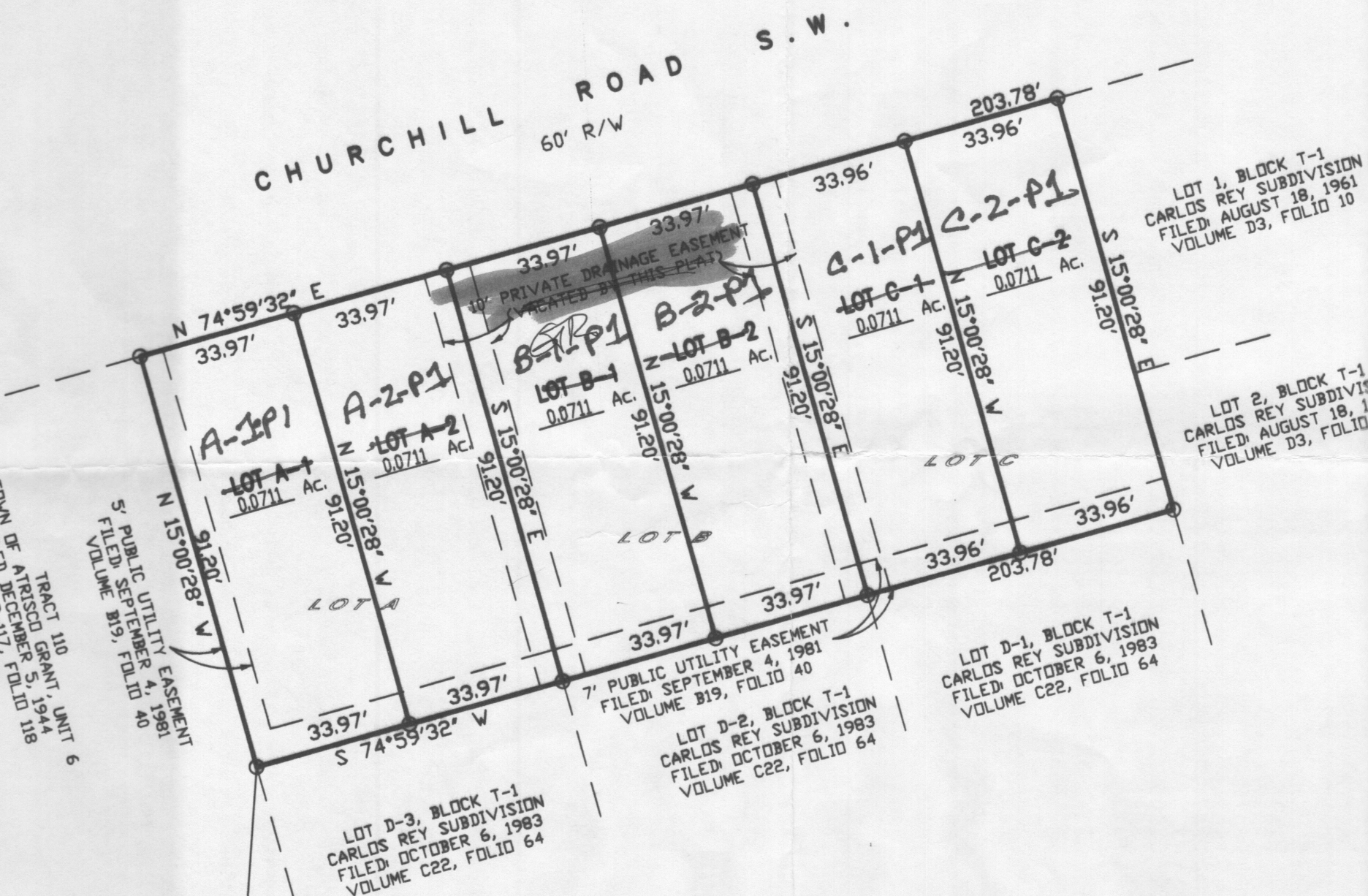
GENERAL NOTES:

- 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: 0.4266 ACRES.
- 4: TALOS LOG NO. 2006749176
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: JULY, 2006
- 9: CURRENT ZONING: R-2

ACS STATION "2-L10"
 X=362077.14
 Y=1,480,935.16
 GRD TO GRID=0.99968111
 $\Delta\alpha = -00^{\circ} 15' 53''$
 CENTRAL ZONE, NAD 1927

LEGAL DESCRIPTION

LOTS LETTERED "A", "B", AND "C" IN BLOCK LETTERED T-1 OF THE PLAT OF LOTS A, B, C, AND D BLOCK T-1, CARLOS REY SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1981 IN VOLUME B19, FOLIO 40



FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jose Rodriguez 11-03-06
 J+S Development INC. DATE

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 3rd DAY OF November, 20 06.

BY: *Jose Rodriguez*
 OWNERS NAME

MY COMMISSION EXPIRES: 10-16-2009 BY: *Janet Luceo*
 NOTARY PUBLIC

PLAT OF
LOTS A-1, A-2, B-1, B-2, C-1, C-2, BLOCK T-1
CARLOS REY SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2006

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	DATE
<i>Jose Rodriguez</i>	11-6-06
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PRELIMINARY PLAT
APPROVED BY DRB

ON 12/13/06

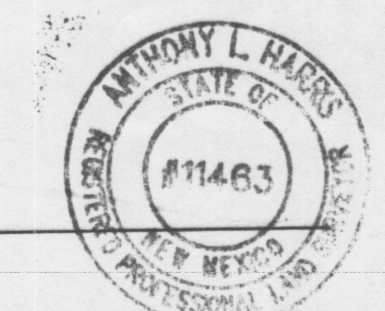
SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 3rd DAY OF November, 2006.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC.
 2412-D MONTEZ STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056 FAX: (505) 889-8645

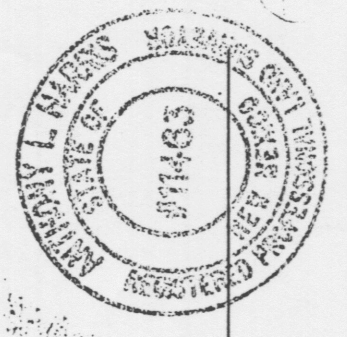
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

All lots with F-1 designated on PLAT OF
LOTS A-1, A-2, B-1, B-2, C-1, C-2, BLOCK T-1
CARLOS REY SUBDIVISION

WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2006

PROJECT NUMBER: 1005250
 APPLICATION NUMBER: CG DRB 01G13

- UTILITY APPROVALS:
- PNM ELECTRIC SERVICES: Lee B. Mark DATE: 5-24-07
 - PNM GAS SERVICES: Lee B. Mark DATE: 5-24-07
 - WEST TELECOMMUNICATIONS: [Signature] DATE: 6/1/07
 - COMCAST: [Signature] DATE: 5-24-07
 - NEW MEXICO UTILITIES: N/A DATE: _____
 - CITY APPROVALS: [Signature] DATE: 11-6-06
 - CITY SURVEYOR: _____ DATE: _____
 - *REAL PROPERTY DIVISION (CONDITIONAL): _____ DATE: _____
 - **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL): _____ DATE: _____
 - TRAFFIC ENGINEERING / TRANSPORTATION DIVISION: [Signature] DATE: 5-23-07
 - UTILITIES DEVELOPMENT: [Signature] DATE: 5-23-07
 - PARKS AND RECREATION DEPARTMENT: [Signature] DATE: 5/23/07
 - ANAFC: [Signature] DATE: 5/23/07
 - CITY ENGINEER: [Signature] DATE: 5/23/07
 - DRB CHAIRPERSON / PLANNING DEPARTMENT: [Signature] DATE: 6-1-07



SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

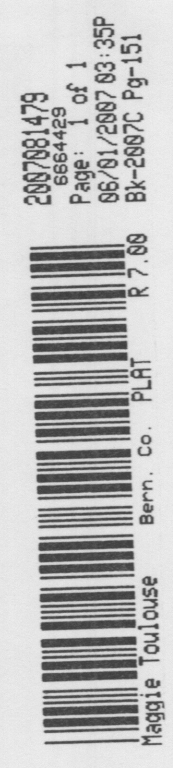
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 3rd DAY OF November, 2006.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463

PROFESOR: (606) 888-8056
 FAX: (606) 888-8846
 11463

LEGAL DESCRIPTION
 LOTS LETTERED 'A', 'B', AND 'C' IN BLOCK LETTERED T-1 OF THE PLAT OF LOTS A, B, C, AND D BLOCK T-1, CARLOS REY SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1981 IN VOLUME B19, FOLIO 40



VICINITY MAP No. K-10



PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS A, B AND C INTO 6 LOTS, AND GRANT ANY EASEMENTS AS SHOWN FOR THE BENEFIT OF SAID LOTS AND INDIVIDUALLY MAINTAINED.

GENERAL NOTES:
 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#1463 WERE SET AT ALL PROPERTY CORNERS.
 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 3: TOTAL AREA OF PROPERTY: 0.4266 ACRES.
 4: TALOS LOG NO. 2006749176
 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 8: DATE OF FIELD WORK: JULY, 2006
 9: CURRENT ZONING: R-2

ACS STATION "2-L10"
 X=362077.14
 Y=1,480,935.16
 GRD TO GRID=0.99968111
 Δα = -00° 15' 53"
 CENTRAL ZONE, NAD 1927

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jose Rodriguez DATE: 11-03-06
JTS Development Inc.

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 3rd DAY OF November, 2006

BY: Jose Rodriguez
 OWNERS NAME

MY COMMISSION EXPIRES: 10-16-2009 BY: Janet Suero
 NOTARY PUBLIC

CONSTRUCTION ADDRESS 6616 DELIA RD SW 87121

APPLICANT TO PROVIDE ALL INFORMATION BELOW:

TYPE OF APPLICATION
 NEW BUILDING ADDITION REMODEL REPAIR OTHER

RETAIN FOR RE-ISSUE? YES NO

SEPTIC TANK REQUIRED? YES NO
(IF YES, SHOW LOCATION OF APPROVED SEPTIC TANK ON SITE PLAN.)

LEGAL DESCRIPTION

LOT NO. 12 BLOCK NO. T-1 UNIT #6
SUBDIVISION CARLOS REY SUBDIVISION
UNIFORM PROPERTY CODE 1010000091004125

OWNER INTERNATIONAL BROKERAGE PHONE 440-5104
ADDRESS 504 LOUISIANA BLDG SE
ALBUQUERQUE, NM ZIP 87108

ARCHITECT, ENGINEER
OR DESIGNER LENI J. VALDES PHONE 610-65-93
ADDRESS 12800 SAN JUAN NE
ALBUQUERQUE NM ZIP 87123

CONTRACTOR GUADALUPE GONZALEZ PHONE 977-92-73
ADDRESS 124 PASO DEL VOLCAN SW #424
ALBUQUERQUE, NM ZIP 87121
NM STATE LICENSE NO. 94136
NM STATE TAX NO. 03-06494-00-1
CITY TAX NO. PA 0071125

CONSTRUCTION DATA:

NUMBER OF STORIES 1
SQUARE FOOTAGE:
HEATED _____
GARAGE _____
CARPORT, PORCH,
& PATIO COVER _____
TOTAL 289 W/F
VALUATION OF WORK \$10,716

OWNERSHIP PRIVATE PUBLIC

DESCRIPTION OF WORK:

Retaining wall
 SINGLE-FAMILY DWELLING DUPLEX
 TOWNHOUSE GARAGE
 CARPORT SWIMMING POOL
 PATIO COVER FOUNDATION ONLY
 PATIO ENCLOSURE
(APPENDIX CHAP. 31, DIV. III)
 FOUNDATION FOR MOBILE HOME
 FOUNDATION FOR MODULAR BUILDING
 FOUNDATION FOR MOVED BUILDING
 GARDEN WALL, FENCE, RETAINING WALL

SIGN Guadalupe Gonzalez DATE 1-9-07

Albuquerque
Building & Safety

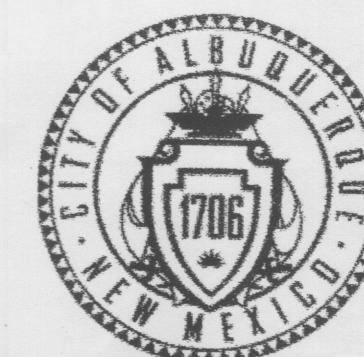
JAN 09 2007

I.B.C.

Plan Check Section
ZONING DISAPPROVED APPROVED
HYDROLOGY DISAPPROVED APPROVED
BUILDING CODE DISAPPROVED APPROVED

IS THIS DEVELOPMENT WITHIN 1000 FT.
OF A FORMER LANDFILL SITE?
 YES NO

PLAN CHECK APPLICATION NO. 0700288
PLAN CHECK APP. FEE 63.46 ADJUSTED _____
ZONING 25.00 F.P.O. _____
VALUATION OF WORK 10716
BUILDING PERMIT NO. 0700288
BUILDING PERMIT FEE 97.63
FEE FOR DUPLICATE SET(S) _____



CITY OF
ALBUQUERQUE

BUILDING SAFETY DIVISION

600 Second Street N.W.
Albuquerque, New Mexico 87102

GENERAL NOTES

- One set of approved plans shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.
- Separate permits are required for plumbing, gas and electrical work.
- For foundation-only permits, a separate set of plans must be submitted. Plumbing, mechanical and electrical work in/under the slab shall be inspected and approved before any concrete is poured.
- The issuance of a permit does not guarantee that the permit holder (owner) will receive a Certificate of Occupancy upon completion of construction. It is the permit holder's responsibility to comply with all of the requirements for a Certificate of Occupancy including obtaining water and sanitary sewer service, electrical service and natural gas service.
- The issuance of this building permit does not constitute a guarantee of water and sanitary sewer service. Such availability is determined by the Utility Development Division of the Public Works Department.
- City-approved street and alley top-of-curb elevations shall be used when establishing lot grades and rear property lines. In the event that these approved elevations are not used, the City assumes no responsibility for loss of access to property or damage to property-line walls upon construction of streets, alleys, curbs and gutters.
- Separate permits are required for retaining walls, garden walls and fences.
- Gates in walls or fences on private or public property shall not swing over sidewalks, streets, alleys or other public rights-of-way.

INTERNATIONAL RESIDENTIAL CODE
UPC, UMC, NEC

UNIFORM ADMINISTRATIVE CODE OF THE CITY OF ALBUQUERQUE
(505) 924-39

NOTE: Plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

DESCRIPTION OF WORK Retain Wall
SIZE OF BLDG. (SQ.FT.) 289 W/F OCCUPANCY GROUP _____
CONSTRUCTION TYPE VB BUILDING CODE EDITION (YR.) 2003

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE 1-9-07

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

HYDROLOGY

FLOOD HAZARD ORDINANCE CERTIFICATION
(505) 924-3962

THIS SITE IS IN FLOOD HAZARD ZONE _____

- IF ZONE X, NO ADDITIONAL APPROVALS ARE REQUIRED.
- IF ZONE AE OR AH:
 - THE FINISHED FLOOR ELEVATION SHALL BE _____
 - AN ELEVATION CERTIFICATE IS REQUIRED PRIOR TO ISSUING OF A BUILDING PERMIT.
- IF ZONE A OR AO (BASE FLOOD ELEVATION NOT DETERMINED), AN APPROVED GRADING AND DRAINAGE PLAN IS REQUIRED PRIOR TO ISSUING OF A BUILDING PERMIT.

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE _____

- SEPARATE CERTIFICATION is required prior to issuing of a Certificate of Occupancy. Certification includes either an Elevation Certificate or a certified grading plan based upon as-built conditions.
- Elevation Certificate forms are available at the Development Services Center, 600 Second Street, N.W., Albuquerque, New Mexico.
- All grading undertaken to construct this home shall be in compliance with the approved grading and drainage plan filed in the City Engineer's office.

ZONING ENFORCEMENT

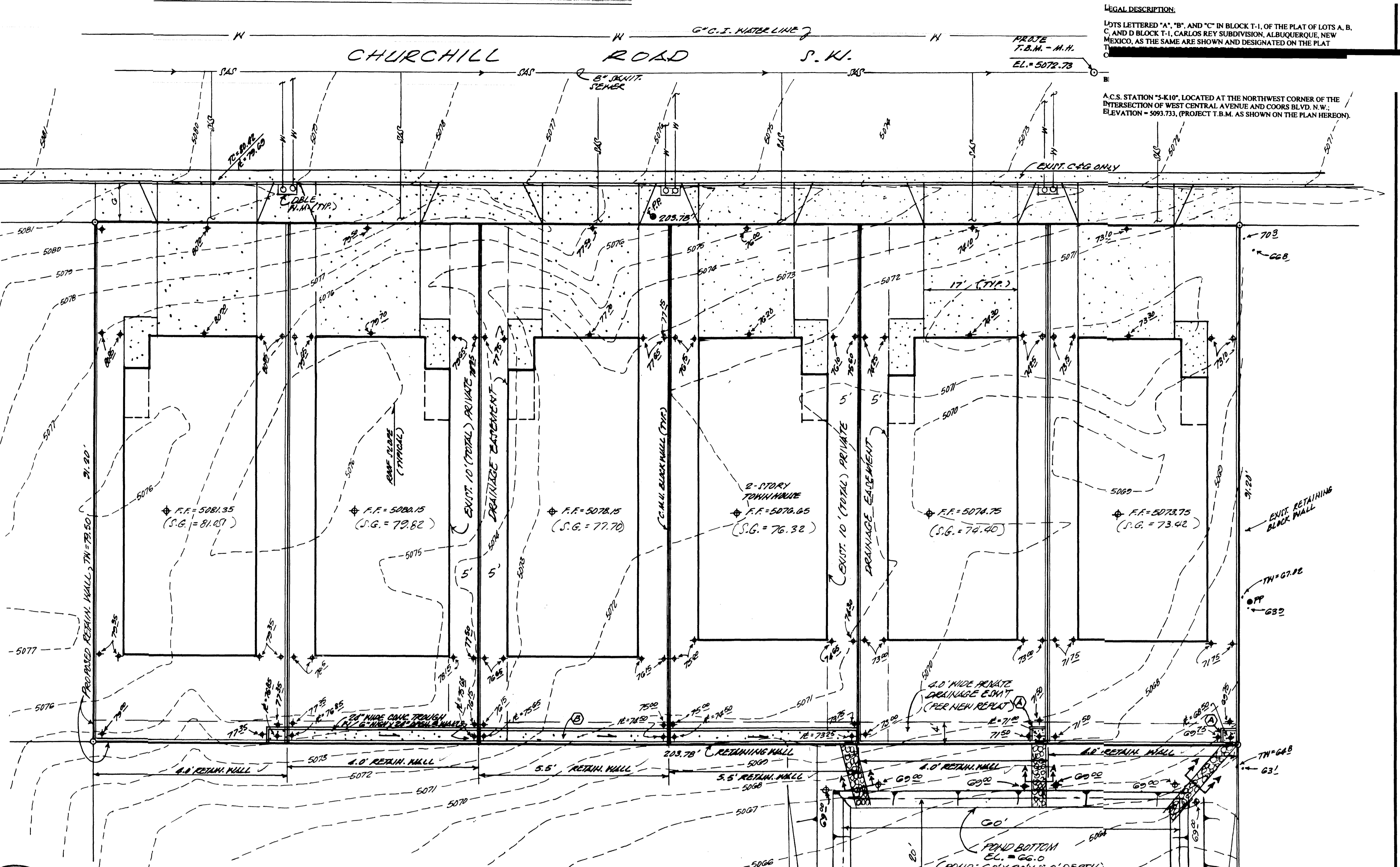
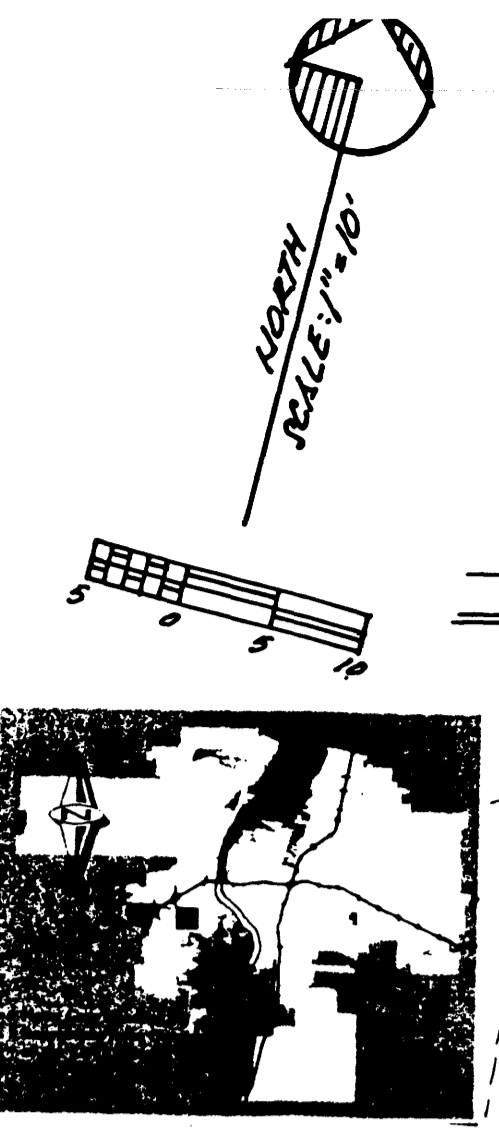
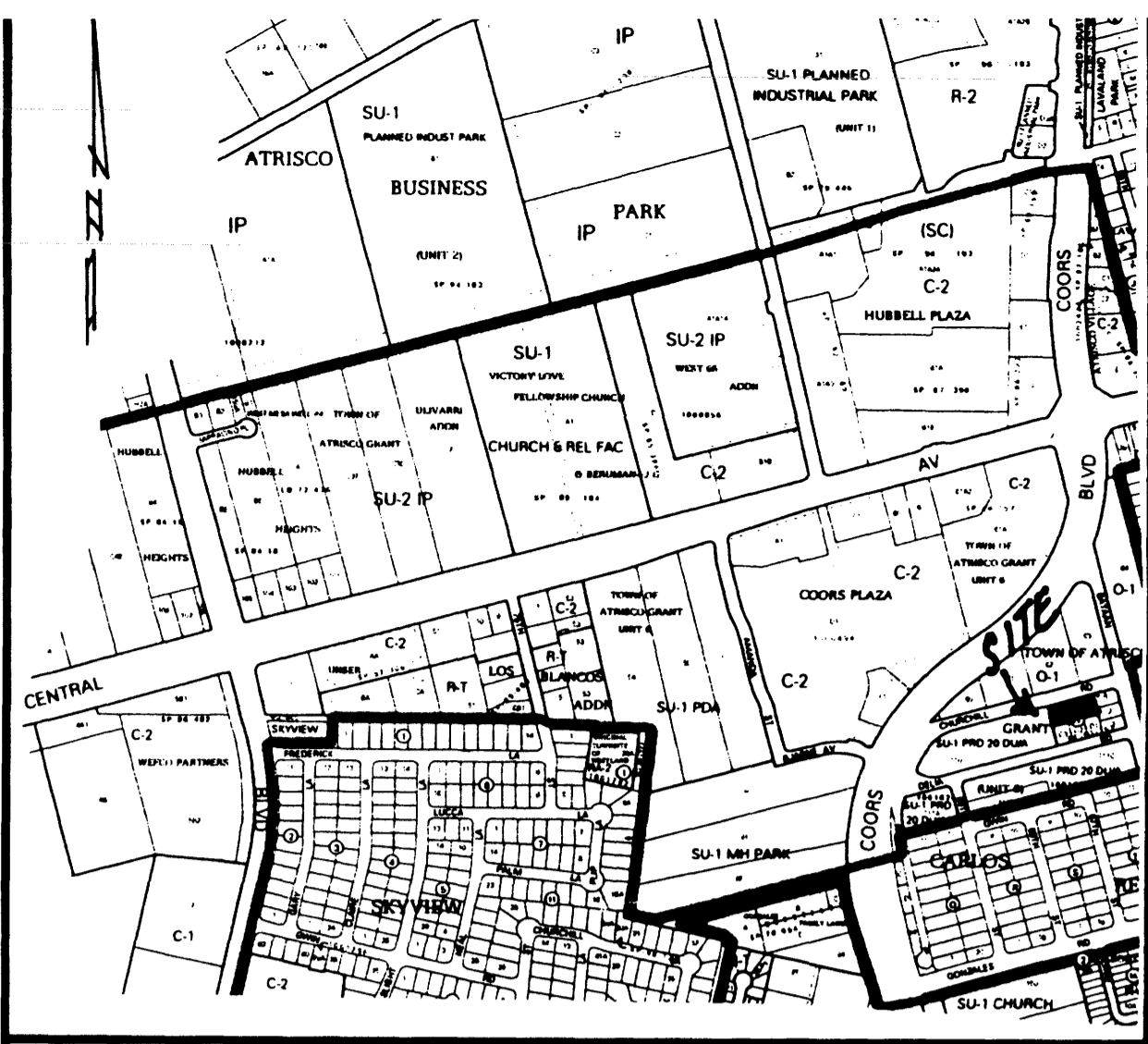
COMPREHENSIVE CITY ZONING CODE, 14-16, ROA 1994
(505) 924-3849

CITY ZONE R-2 ZONING MAP K-10 LOT ACREAGE _____
CASE/FILE NO. _____
USE WALL

- CAUTION ON LOCATION OF STRUCTURE: City approval is contingent upon correct information being received from the owner's agent (architect, engineer, etc.). Zoning approval is for structures sited exactly as specified on these plans. Setbacks are measured from the lot lines. The lot line at the street right-of-way is not necessarily the curb or the edge of the sidewalk.
- \$ _____ Park Development Fee, Park Dedication and Development Ordinance, Sections 14-9-3(A) and (B), ROA 1994.
- Landscaping and irrigation shall be designed, installed, maintained and operated as required by the Water Conservation, Landscaping and Water Waste Ordinance, 6-1, ROA 1994.
- All construction shall be in compliance with the Solar Permit Ordinance, 14-11, ROA 1994. City approval of plans is not a guarantee of compliance with any private solar rights which may be recorded with the County Clerk pursuant to Section 14-9-1, NMSA, 1978.

PLANS DISAPPROVED _____ DATE _____
PLANS APPROVED _____ DATE 1-9-07

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)



LEGAL DESCRIPTION:
 LOTS LETTERED "A", "B", AND "C" IN BLOCK T-1, OF THE PLAT OF LOTS A, B, C, AND D BLOCK T-1, CARLOS REY SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT
 A.C.S. STATION "5-K10", LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST CENTRAL AVENUE AND COORS BLVD. N.W., ELEVATION = 5093.733. (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

EROSION CONTROL MEASURES:
 THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

LEGEND:
 TOP OF CURB ELEVATION = TC = 81.88
 CURB FLOWLINE ELEVATION = FL = 79.00
 EXISTING SPOT ELEVATION = SE = 63.00
 EXISTING CONTOUR ELEVATION = SC = 5078
 PROPOSED SPOT ELEVATION = SP = 80.00
 PROPOSED CONTOUR ELEVATION = PC = 11/4
 PROPOSED OR EXISTING CONCRETE SURFACE = CS
 EXISTING FENCE LINE = FL
 CURB WALL

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 200-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OR SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

INFRASTRUCTURE LIST CERTIFICATION

I, LEVI J. VALDEZ, N.M.P.E. NO. 5693, hereby certify that the following items for the "CHURCHILL TOWNHOMES" project shown herein have been constructed in "substantial" compliance with and in accordance with the design intent of the Grading and Drainage Plan for the said project submittal dated December 12, 2006, (K10/D50):

- building pad elevations
- retaining walls
- 6" sidewalks with 6" driveways
- 6" residential sewer stub - outs
- 6" residential water meter stub - outs
- 2" wide 6" deep concrete drain trough(s) as shown on said plan
- 2" 18" x 18" concrete drain boxes
- 3" 3" wide drain swales (rip - rap)
- 20" wide re-paving on Churchill Road S.W. after utility taps
- included and attached is a copy of Temporary Private Retention Pond easement covenant.

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil unimpacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Creosoles, Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unimpacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unimpacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unimpacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

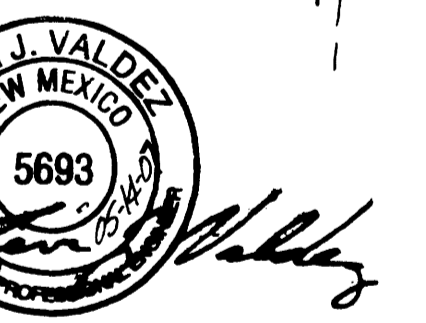
TABLE A-9. PEAK DISCHARGE (cfs/acre)

Zone	Treatment			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.00)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.17, 3.57)

I further certify that I have personally visited the subject project site on May 14, 2007, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Final Plat approval.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project, those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Levi J. Valdez
 NMPE
 Date: May 14, 2007



Drainage Comments:
 As shown on the Vicinity Map hereon, the subject site is located on the south side of Churchill Road S.W. between Bataan Street S.W. and Coors Blvd. S.W. in the City of Albuquerque, Bernalillo County, New Mexico, (City Zone Atlas Map Yc 10-2).

The subject site is presently a vacant infill property; the proposed plan is to have six (6) townhomes, landscaped area and associated improvements thereon.

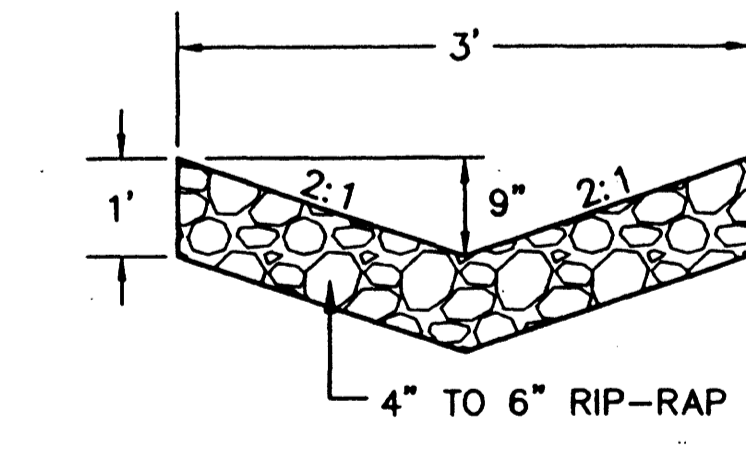
The subject site: 1) Does not lie within a designated floodplain, nor does it have downstream flooding conditions (Re: F.E.M.A. Panel 329 of 825). 2) Does not accept minor off-site flows from the adjacent property to the west. 3) Does not contribute to the off-site flows of the adjacent property to the south. 4) Does not lie adjacent to a natural or artificial water course. 5) Is allowed free discharge or developed flows from the said property, said free discharge of flows do not and will not have an adverse impact on the downstream properties.

Calculations:
 Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico.
 Site Area: 0.43 acres
 Precipitation Zone: One (1)
 Peak Intensity: In./hr. at T = Twelve (12) minutes, 100-Yr. 6 Hr. = 4.70
 Land Treatment Method for Calculation of "Q", Tables A-8 & A-9.
 Land Treatment Factors, Table A-4.

PRECIPITATION: 360 = 2.20 in.
 1440 = 2.66 in.
 10 DAY = 3.67 in.

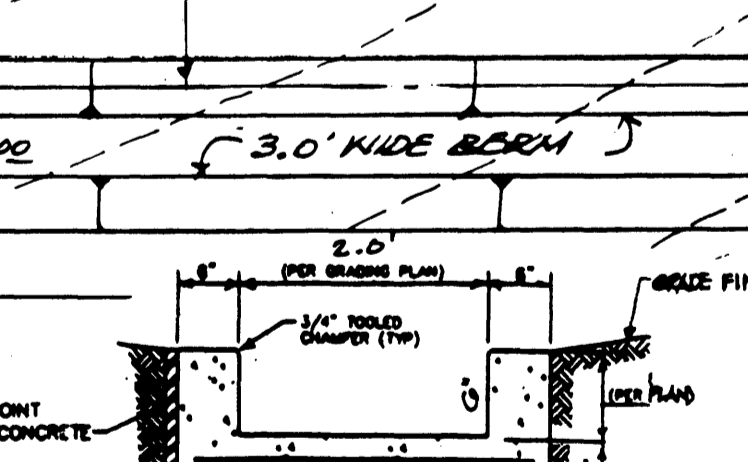
EXCESS PRECIPITATION: PEAK DISCHARGE:
 TREATMENT A 0.44 in. 1.29 cfs/acre
 TREATMENT B 0.67 in. 2.03 cfs/acre
 TREATMENT C 0.99 in. 2.87 cfs/acre
 TREATMENT D 1.97 in. 4.37 cfs/acre

EXISTING CONDITIONS: AREA: AREA
 TREATMENT A 0.00 ac. 0.00 ac.
 TREATMENT B 0.00 ac. 0.00 ac.
 TREATMENT C 0.99 ac. 0.20 ac.
 TREATMENT D 0.00 ac. 0.23 ac.



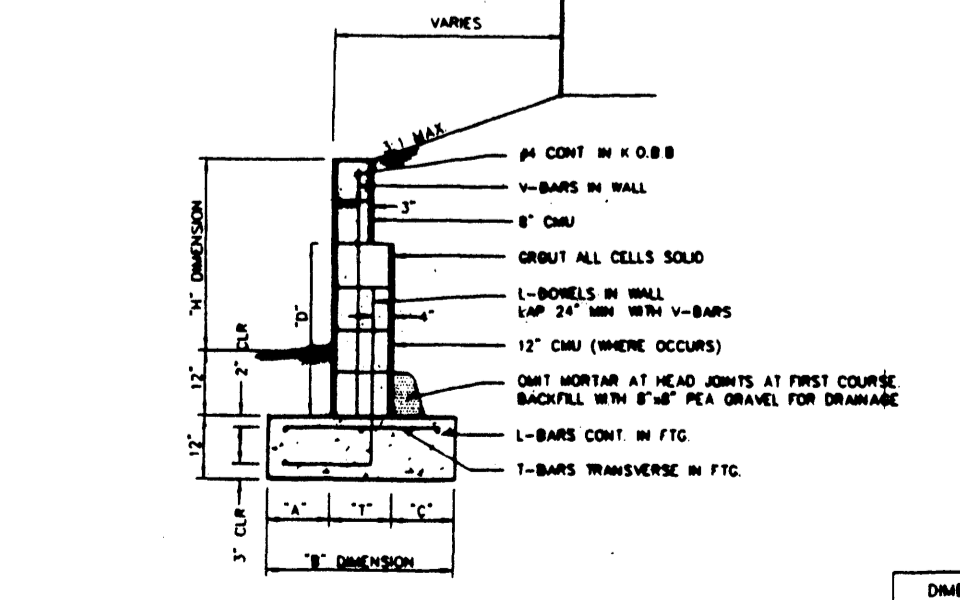
NOTE: PROVIDE 6" HIGH X 24" WIDE GRANITE RIP-RAP FOR DRAINAGE TRAP AND TRAP.

NOTE: SAME UNIT MAY REQUIRE EXTENDED FOOTING AS STEEL WALLS AT BREAK.



NOTE: 18" X 18" CONC. DRAIN BOX WITH 6" HIGH X 1.0" WIDE OPENING FOR DRAINAGE TO RIP-RAP SWALE.

NOTE: 40.0' X 80.0' TEMPORARY DRAINAGE POND EASEMENT BY REPERATE DOCUMENT.



RETAINING WALL CONSTRUCTION NOTES:

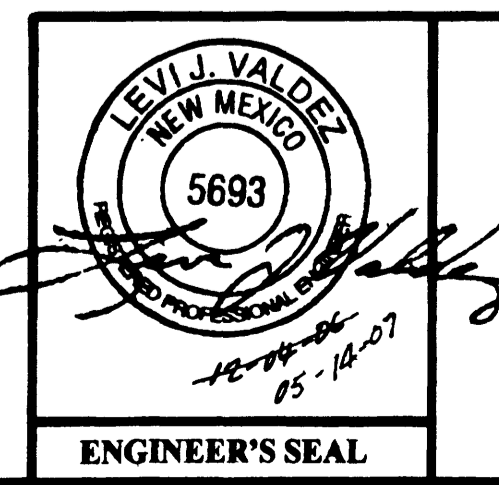
- ALL SUBGRADE AND BACKFILL SHALL BE COMPACTED TO 95% M.D.D. BACKFILL MATERIAL WITH A CONSPICUOUS CONTENT OF ORGANIC MATTER AND/OR CLAY IS NOT ALLOWED.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL REINFORCING SHALL BE DEFORMED BARS WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI (GRADE 60).
- ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE AND ITS APPLICABLE STANDARDS.
- IF PILASTERS ARE BUILT WITH WALL THE 8" CMU MAY BE CENTERED ON THE 12" CMU BELOW PROVIDED THAT THE VERTICAL REINFORCING IN THE 8" CMU IS AS DIMENSIONED. PLASTERS SHALL BE 12" BY 16" WITH ONE #5 VERTICAL BAR IN EACH CELL.

RETAINING WALL TABLE OF DIMENSIONS AND REINFORCING

DIMENSION	DIMENSION	DIMENSION	DIMENSION	DIMENSION	DIMENSION	L-DOWELS	V-BARS	L-BARS	T-BARS
3'-4" to 6'-0"	1'-2"	12"	11'-10"	4'-0"	3'-4"	#5 @ 16" O.C.	#5 @ 16" O.C.	4 #4	#4 @ 48" O.C.
2'-0" to 3'-4"	12"	12"	12"	3'-0"	2'-8"	#5 @ 16" O.C.	#5 @ 16" O.C.	3 #4	#4 @ 48" O.C.
0 to 2'-0"	8"	8"	12"	2'-4"	1'-0"	#4 @ 24" O.C.	#4 @ 24" O.C.	3 #4	#4 @ 48" O.C.

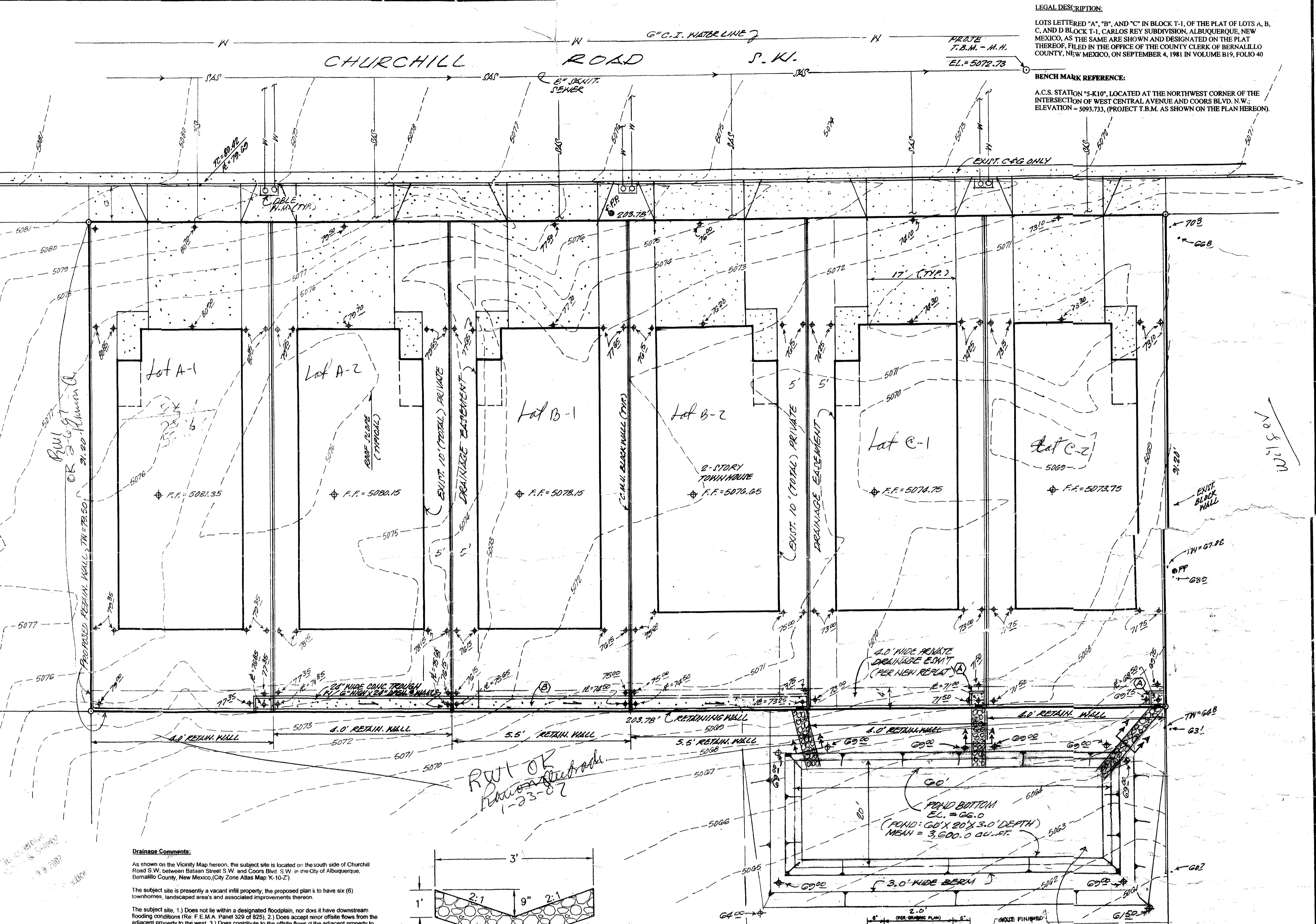
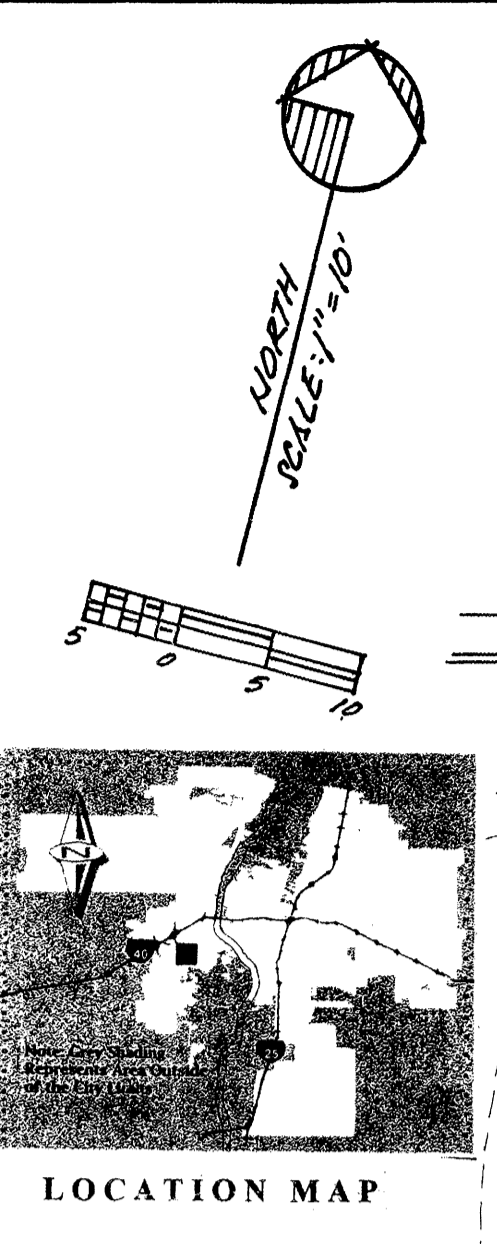
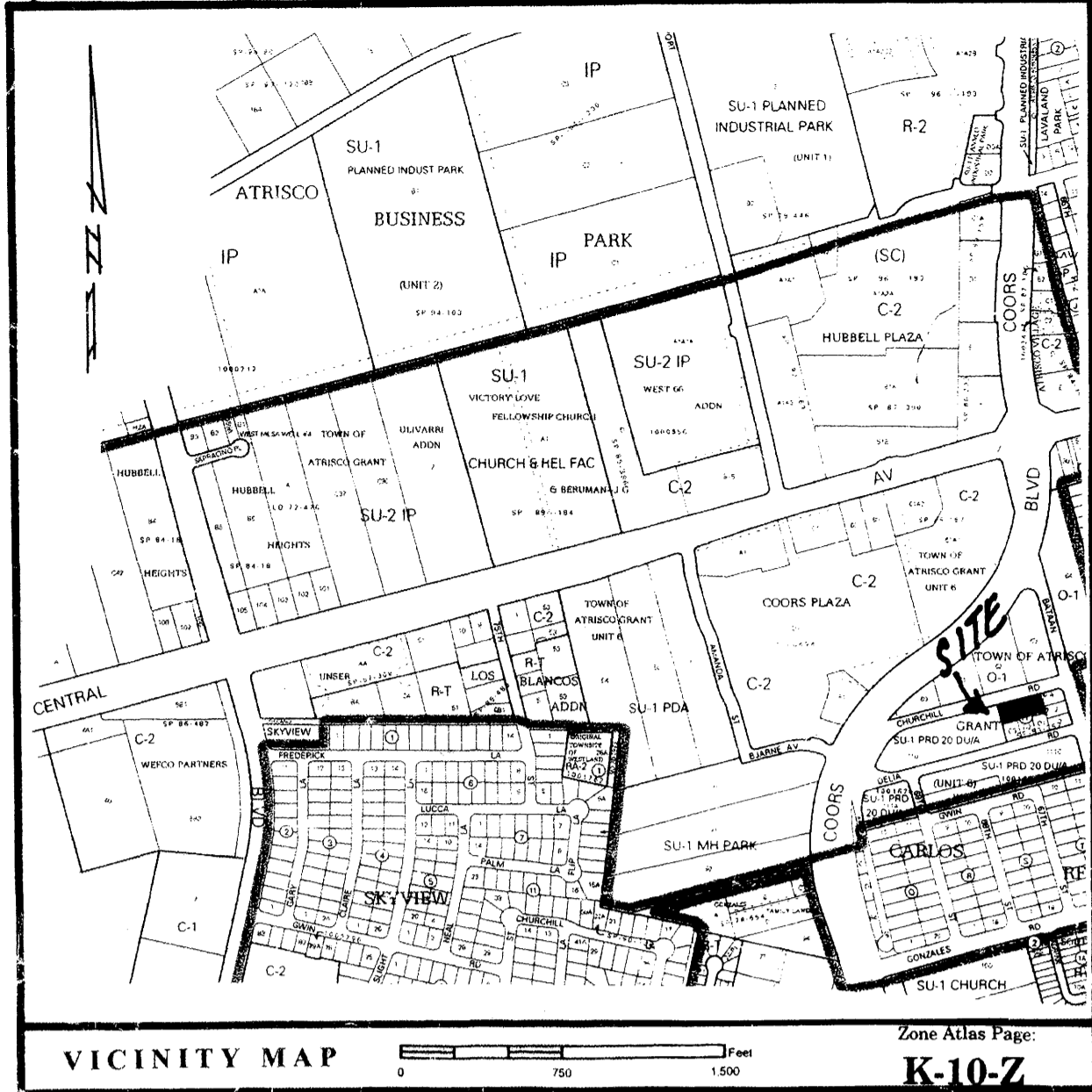
"INFRASTRUCTURE CERTIFICATION" GRADING AND DRAINAGE PLAN

A PROPOSED PLAN FOR CHURCHILL TOWNHOMES CHURCHILL ROAD S.W. ALBUQUERQUE, NEW MEXICO NOVEMBER, 2006



ENGINEER'S SEAL

Page 16 of 19



LEGAL DESCRIPTION:
 LOTS LETTERED "A", "B", AND "C" IN BLOCK T-1, OF THE PLAT OF LOTS A, B, C, AND D BLOCK T-1, CARLOS REY SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1981 IN VOLUME B19, FOLIO 40

BENCHMARK REFERENCE:
 A.C.S. STATION "S-K10", LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST CENTRAL AVENUE AND COORS BLVD. N.W., ELEVATION = 5093.733, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

EROSION CONTROL MEASURES:
 THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT-BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

LEGEND:
 TOP OF CURB ELEVATION = 70-80.42
 CURB FLOWLINE ELEVATION = 70.00
 EXISTING SPOT ELEVATION = 69.00
 EXISTING CONTOUR ELEVATION = 5078
 PROPOSED SPOT ELEVATION = 70.00
 PROPOSED CONTOUR ELEVATION = 11/4
 PROPOSED OR EXISTING CONCRETE SURFACE = 11/4
 EXISTING FENCE LINE = 1/2 BLK. WALL

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LOCAL UTILITY LOCATING SERVICE AT 266-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- BEFORE CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

A.1 PRECIPITATION ZONES
 Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

Zone	Intensity (2-YR, 10-YR)
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	3.38 (2.21, 3.65)
4	5.61 (2.34, 3.83)

Treatment	Land Condition
A	Soil unimpacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Croplands. Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unimpacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unimpacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on planter (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unimpacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay loam soils and other soils of very low permeability as classified by SC5 Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Zone	Treatment (2-YR, 10-YR)			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.87)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.66, 1.71)	4.70 (1.84, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.00)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.97 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.34, 3.51)

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

RETAINING WALL CONSTRUCTION NOTES:

- ALL SUBGRADE AND BACKFILL SHALL BE COMPACTED TO 90% M.D.D. BACKFILL MATERIAL WITH A CONSISTENT CONTENT OF ORGANIC MATTER AND/OR CLAY IS NOT ALLOWED.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL REINFORCING SHALL BE DEFORMED BARS WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI (GRADE 60).
- ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STANDARDS.
- IF PILLARS ARE BUILT WITH WALL, THE 8" CMU MAY BE ENTERED ON THE 8" CMU BELOW PROVIDED THAT THE VERTICAL REINFORCING IN THE 8" CMU IS AS DIMENSIONED. PILLARS SHALL BE 12" BY 16" WITH ONE #5 VERTICAL BAR IN EACH CELL.

DIMENSION	DIMENSION	DIMENSION	DIMENSION	DIMENSION	L-DOWELS	L-BARS	T-BARS
3'-4" TO 6'-0"	1'-2"	12"	1'-10"	4'-0"	3'-4"	#5 @ 18" O.C.	#4 @ 48" O.C.
2'-0" TO 3'-4"	12"	12"	12"	3'-0"	2'-8"	#5 @ 18" O.C.	#4 @ 48" O.C.
0 TO 2'-0"	6"	8"	12"	2'-8"	1'-0"	#4 @ 24" O.C.	#4 @ 48" O.C.

Drainage Comments:
 As shown on the Vicinity Map hereon, the subject site is located on the south side of Churchill Road S.W. between Bataan Street S.W. and Coors Blvd. S.W. in the City of Albuquerque, Bernalillo County, New Mexico, (City Zone Atlas Map K-10-Z).

The subject site is presently a vacant infill property, the proposed plan is to have six (6) townhomes, landscaped areas and associated improvements thereon.

The subject site: 1) Does not lie within a designated floodplain, nor does it have downstream flooding conditions (F.E.M.A. Panel 329 of 825). 2) Does not accept nor offsite flows from the adjacent property to the west. 3) Does not contribute to the offsite flows of the adjacent property to the south. 4) Does not lie adjacent to a natural or artificial water course. 5) Is allowed free discharge of developed flows from the said property, said free discharge of flows do not and will not have an adverse impact on the downstream properties.

Calculations:
 Per Section 22.7, Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico.

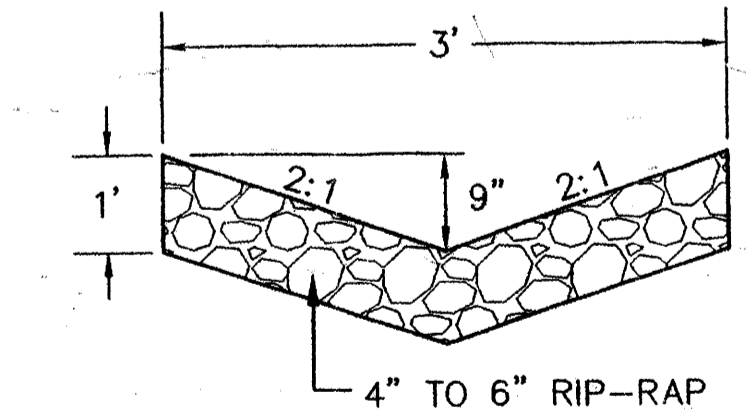
Site Area: 0.43 acre
 Precipitation Zone: One (1)
 Peak Intensity: in./hr. at T = Twelve (12) minutes, 100-Yr. 6-Hr. = 4.70
 Land Treatment Method for Calculation of "Q": Tables A-8 & A-9
 Land Treatment Factors, Table A-4.

EXISTING EXCESS PRECIPITATION:
 Weighted E = (0.44 x (0.00) + (0.67 x (0.00) + (0.99 x (0.43) + (1.97 x (0.00) 0.43 = 0.99 in.
 V100-360 = (0.99 x (0.43) 12 = 0.035475 ac-ft = 1,545.3 cft

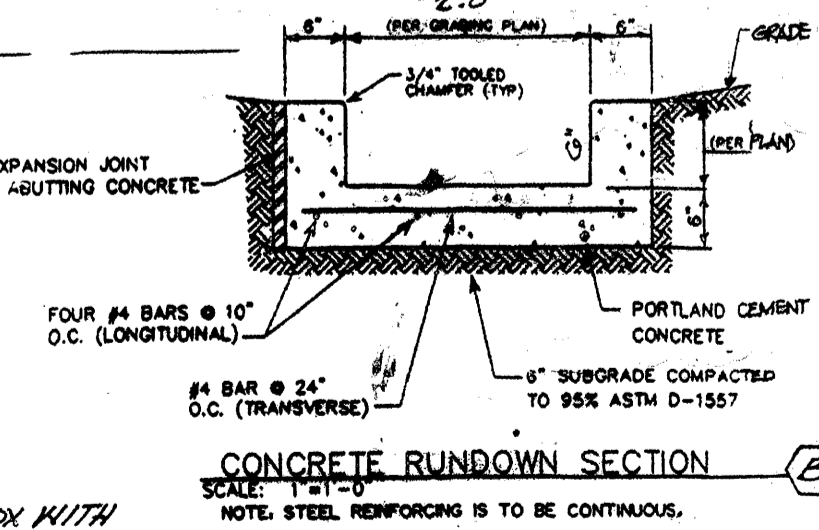
EXISTING PEAK DISCHARGE:
 Q100 = (1.29 x (0.00) + (2.03 x (0.00) + (2.87 x (0.43) + (4.37 x (0.00) = 1.23

PROPOSED EXCESS PRECIPITATION:
 Weighted E = (0.44 x (0.00) + (0.67 x (0.00) + (0.99 x (0.20) + (1.97 x (0.23) 0.43 = 1.51 in.
 V100-360 = (1.51 x (0.43) 12.0 = 0.05411 ac-ft = 2,357.0 cft
 V100-1440 = (0.05) + (0.23) x (2.66 - 2.20) 12 = 0.05882 ac-ft = 2,562.2 cft
 V100-10day = (0.05) + (0.23) x (3.67 - 2.20) 12 = 0.07818 ac-ft = 3,495.5 cft

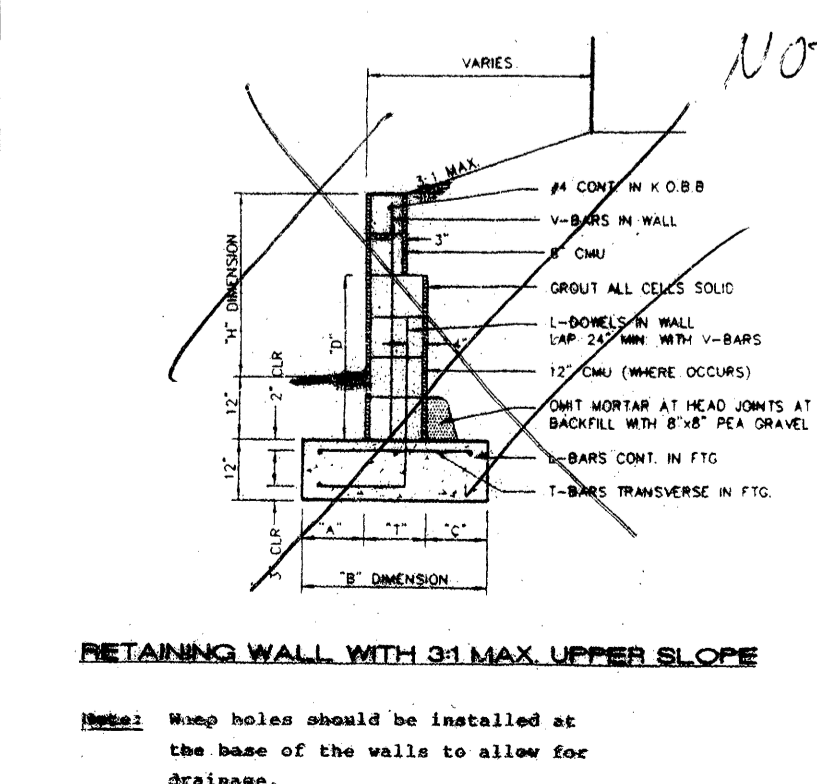
PROPOSED PEAK DISCHARGE:
 Q100 = (1.29 x (0.00) + (2.03 x (0.00) + (2.87 x (0.20) + (4.37 x (0.23) = 1.58 INCREASE = 0.35 CFS



RIP-RAP SWALE SECTION A-A



CONCRETE RUNOFF SECTION



RETAINING WALL WITH 31 MAX UPPER SLOPE



GRADING AND DRAINAGE PLAN

A PROPOSED PLAN FOR CHURCHILL TOWNHOMES, CHURCHILL ROAD S.W., ALBUQUERQUE, NEW MEXICO, NOVEMBER, 2006