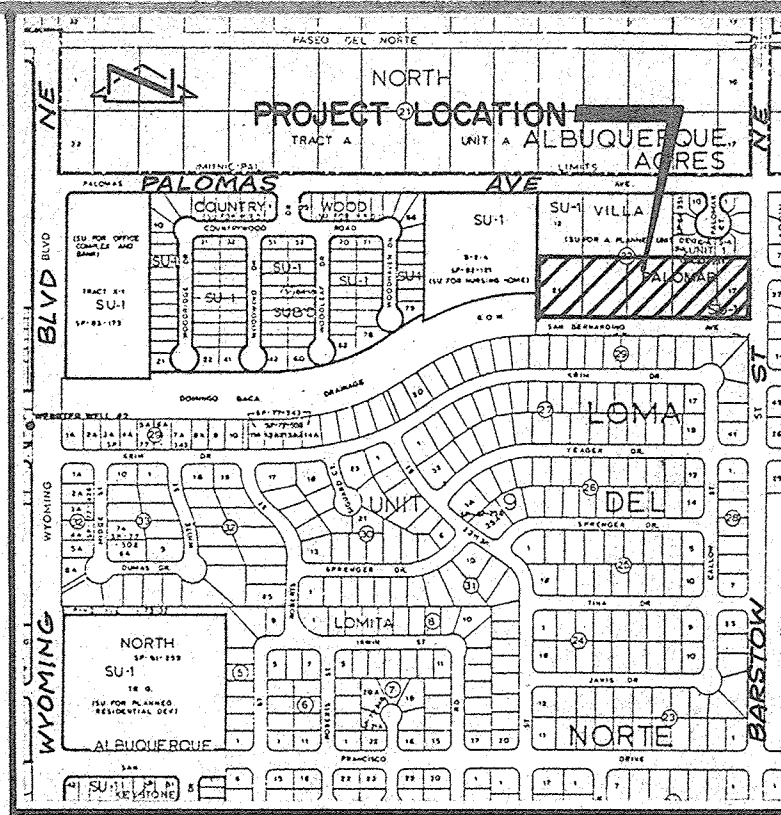


GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986. (UPDATE NO. 4)
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.



VICINITY MAP
SCALE: 1"=800' (APPROX.)

DRAINAGE PLAN

The following items concerning the Villa Palomar Phase III Drainage Plan are contained hereon: 1) Vicinity Map, 2) Grading Plan, 3) General Notes, and 4) Erosion Control Measures.

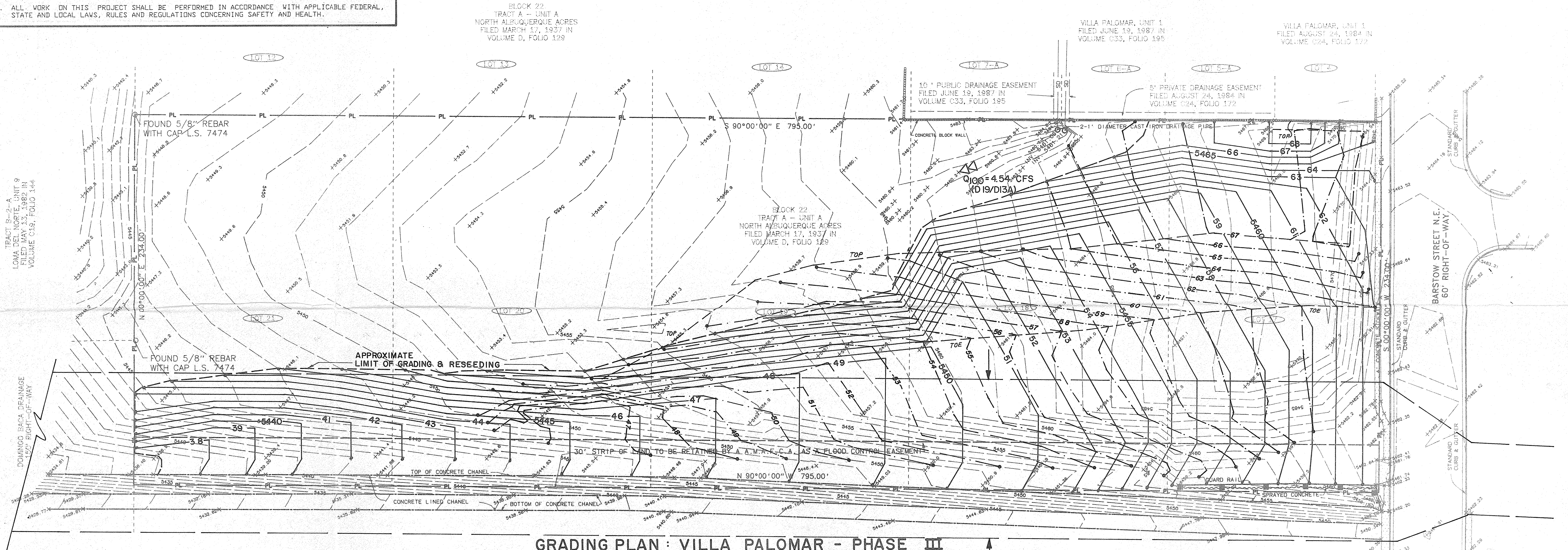
As shown by the Vicinity Map, the site is located at the northwest corner of the intersection of the South Arroyo de Domingo Baca and Barstow Street N.E. At present, the site is undeveloped. Previous plans for this site (D19/D13) anticipated the development of this property as a planned residential development. The City of Albuquerque is now planning to purchase this property for development as a neighborhood park. It is based upon this modification of land use that rough grading approval is being sought in advance of the park development.

As shown by Panel 10 of the 50 of the National Flood Insurance Rate Maps for the City of Albuquerque, dated October 14, 1983, this site does not lie within a designated flood hazard zone. Furthermore, the channelization of the South Arroyo de Domingo Baca has confined the 100-year flood to the constructed channel. The South Arroyo de Domingo Baca is an AMAFCA facility.

The Grading Plan shows 1) existing grades indicated by spot elevations and contours at 1'0" intervals as obtained by the City of Albuquerque Public Works Department Survey Section, 2) proposed grades indicated by contours at 1'0" intervals, 3) limits of grading and reseeded, 4) the limit and character of the existing improvements as determined from the survey prepared by the City and referenced above, and 5) continuity between existing and proposed grades. This project consists of the rough grading of portions of Lots 17-21, inclusive, Block 22, Tract A, Unit A, North Albuquerque Acres, also known as Villa Palomar Phase III. The grading is being undertaken at this time in preparation for development of the site as a City neighborhood park. In response to concerns of erosion and to preserve the native appearance of the site, reseeded of all disturbed areas is required upon the completion of the grading of the site. As shown by this plan, a maximum 4:1 slope ratio is proposed. The proposed grading will not alter the existing drainage characteristics of the site. Due to the fact that the property will be returned to natural conditions, calculations have not been provided. Calculations, if provided, would indicate that there would be no increase in runoff due to the proposed development. Concurrence for this grading adjacent to an AMAFCA facility is demonstrated by the AMAFCA approval which appears hereon.

Erosion Control Measures:

- The contractor shall ensure that no soil erodes from the site into public right-of-way or onto private property. This can be achieved by constructing temporary berms at the property lines and wetting the soil to keep it from blowing.
- The contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street.
- The contractor shall secure "Topsoil Disturbance Permit" prior to beginning construction.
- Upon completion of rough grading of site, Contractor must reseed all disturbed areas per Section 1012 of the Standard Specifications.



GRADING PLAN : VILLA PALOMAR - PHASE III

DESIGNATED 100-YEAR FLOOD PLAIN
PER FEMA PANEL 10 OF 50

LEGAL DESCRIPTION:

LOTS 17-21 INCLUSIVE, BLOCK 22, TR. A, UNIT A, NORTH ALBUQUERQUE ACRES.

PROJECT BENCHMARK = T.B.M.

SEE NOTE 3 AT RIGHT FOR BENCHMARK USED BY CITY OF ALBUQUERQUE PWD SURVEY SECTION TO PREPARE THE TOPOGRAPHIC SURVEY.

LEGEND

- x EXIST. SPOT ELEVATION
- - - EXIST. CONTOUR LINE
- 54 — PROPOSED CONTOUR LINE
- 57 — AS-BUILT CONTOUR LINE

Scale 1" = 30'

NOTES:

- All utilities as shown hereon have been located using existing records as provided by the perspective utilities and with above ground evidence as located in the field survey. All underground utilities must be located in the field by line spot and pot holing prior to any construction.
- All topographic information as shown hereon meets or exceeds national map accuracy standards.
- All elevations for this topographic survey are based on Albuquerque Control Survey Monument 5-D19.
- Contour interval is 1 foot. All elevations shown to two decimal places are on concrete or asphalt. All elevations shown to one decimal place are on dirt.
- All bearings and distances as shown hereon are referenced to the Plat of TRACT A - UNIT A, NORTH ALBUQUERQUE ACRES filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in volume D, folio 129.

THE ABOVE NOTES PREPARED BY CITY OF ALBUQUERQUE PUBLIC WORKS DEPT. SURVEY SECTION, PREPARER OF TOPOGRAPHIC SURVEY INFORMATION REPRODUCED HEREON.

SITE DEVELOPMENT PLAN AMENDMENT

This plan represents an amendment to the approved Site Development Plan for the Villa Palomar Site Plan (2-81-97-1). Lots 17-21, Block 22, Tract A, Unit A, North Albuquerque Acres were designated as Phase III by the above referenced plan. The Villa Palomar Site Plan was approved for a density of 6 du/acre. It is intended to develop the property as a neighborhood park which will represent a decrease in the maximum allowable density of 6 du/acre.

ENGINEER'S CERTIFICATION

As indicated by the as-built contours shown hereon, the subject site has not been graded in strict conformance with the approved Grading and Drainage Plan. Much less excavation was performed on the site than was indicated by the approved design. It is understood that the deviations from the approved plan received prior approval from both AMAFCA and the Parks & General Services of the City of Albuquerque. Review of the as-built grades does indicate compliance with the concept established by the approved Grading and Drainage Plan. The fact that less material was removed from the site than originally designed is not detrimental to the current and future use of the property. This certification is submitted to satisfy drainage requirements set forth as conditions for approval of the Grading and Drainage Plan.

Jeffrey G. Mortensen, NMPE 8547
Date 11-15-93

* PER AMENDED PLAN DATED 7 JUNE 93 BY CITY PARKS AND RECREATION, ON FILE AT AMAFCA JK

* SEE LETTER DATED 6/14/93 TO MA MORTENSEN RE: CONDITIONS OF APPROVAL JJK



REVISD 11/12/93

ROUGH GRADING APPROVALS:

* John Kelly 9 JUNE 93 DATE
* Fred J. Casper 6/14/93 DATE
HYDROLOGY SECTION

Jma JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (005345-4250)

930431

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
SURVEY SECTION

930431