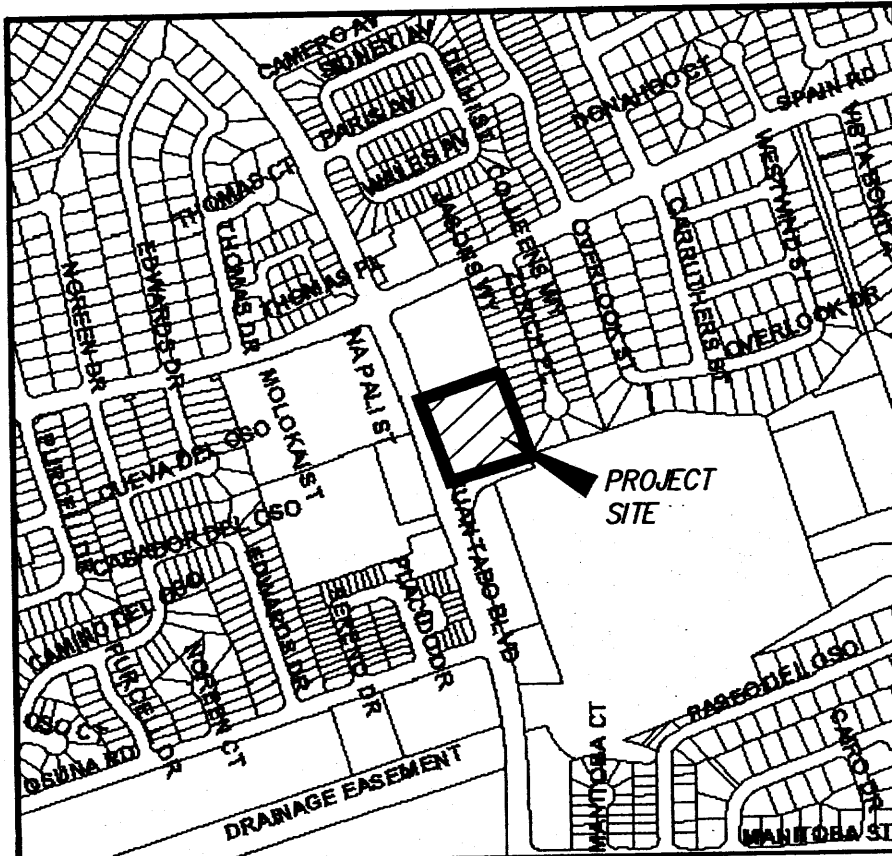
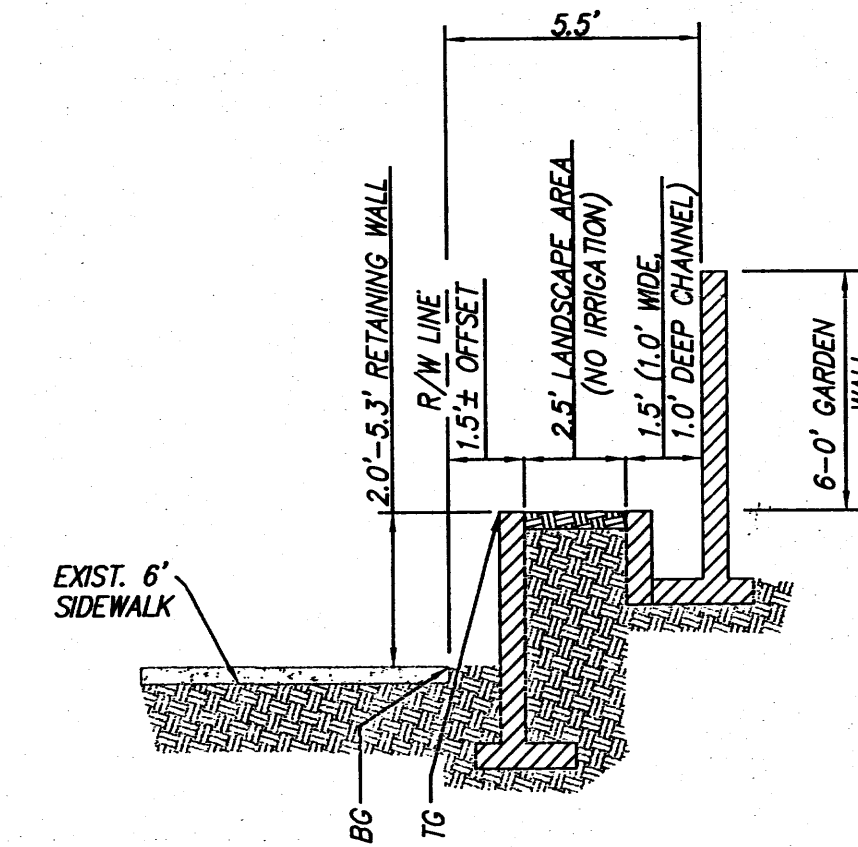
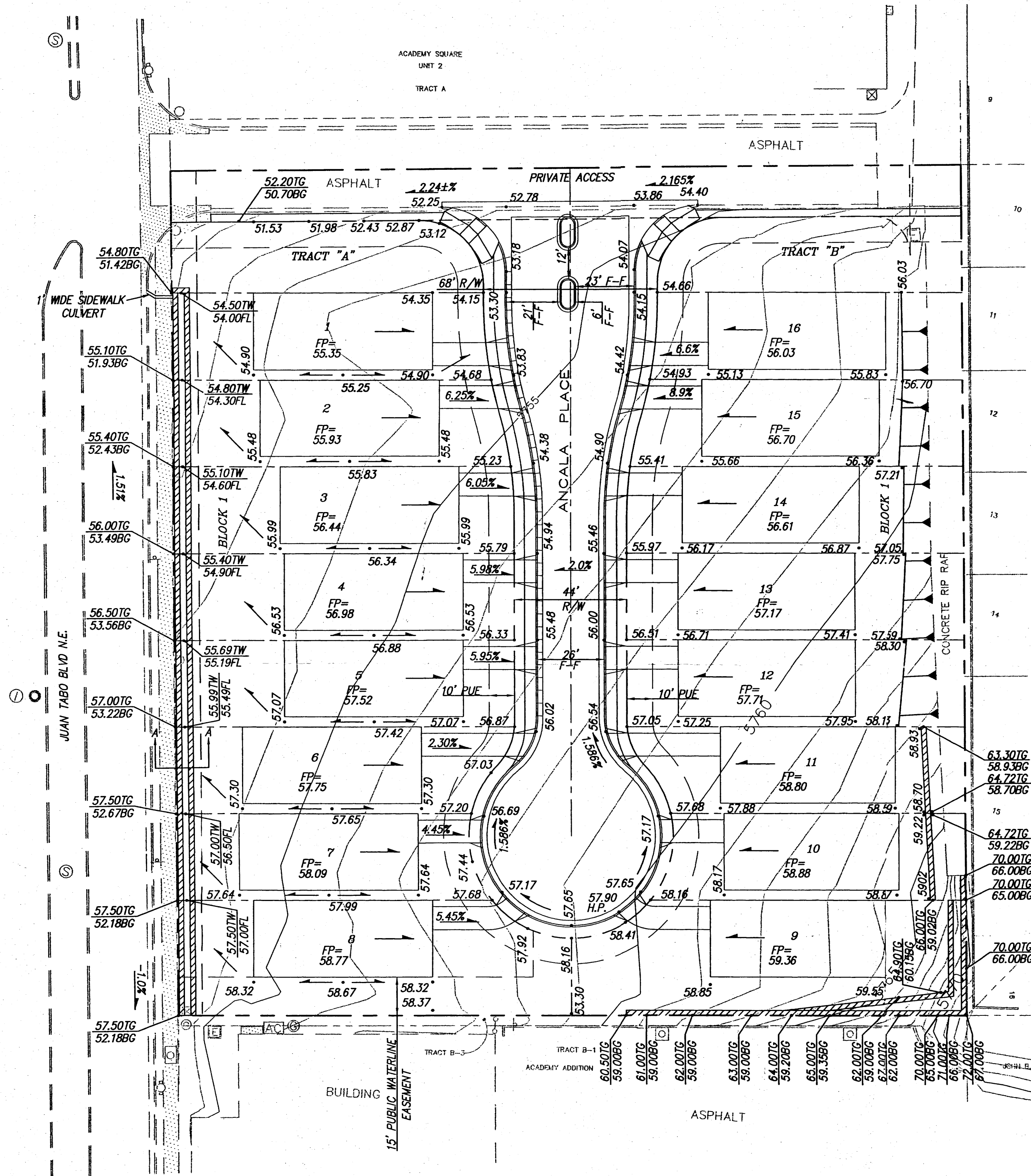




LOCATION MAP
ZONE ATLAS F-21
SCALE: NONE



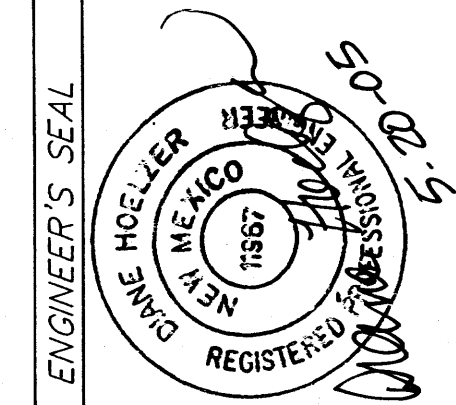
RETAINING WALL/CHANNEL/ GARDEN WALL INTERFACE
(DETAIL A-A)

NTS
BG= EXIST. TOP SIDEWALK/BOTTOM GRADE
TG= TOP OF GRADE

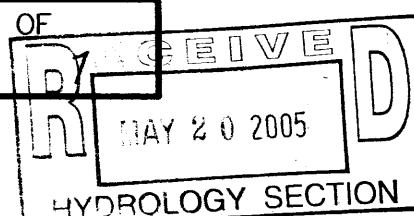
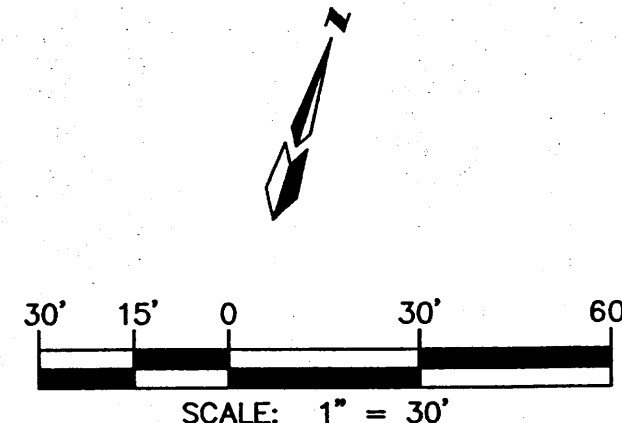
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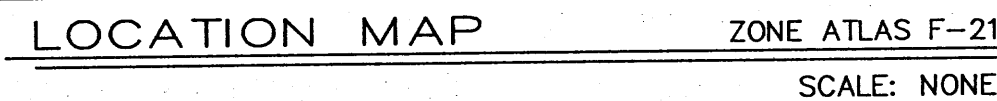
LEGEND

- 5770 EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- TC= EXISTING SPOT ELEVATION
- x 00.00 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING CONCRETE SIDEWALK
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING DROP INLET
- EXISTING BLOCK WALL
- EXISTING FENCE
- EXIST SD EXISTING STORM PIPE
- 69.85 EXISTING SD MANHOLE
- FP= 69.00 NEW SPOT ELEVATION
- NEW FINISHED PAD ELEVATION
- NEW FLOW ARROW
- NEW SLOPE
- NEW STORM DRAIN
- NEW STORM INLET
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW RETAINING WALL
- EXIST. DRY UTILITY BOX/PEDESTAL
- EXIST. STREET LIGHT



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: ANCALA VILLAGE SUBDIVISION GRADING AND DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
SHEET 1 OF 1	

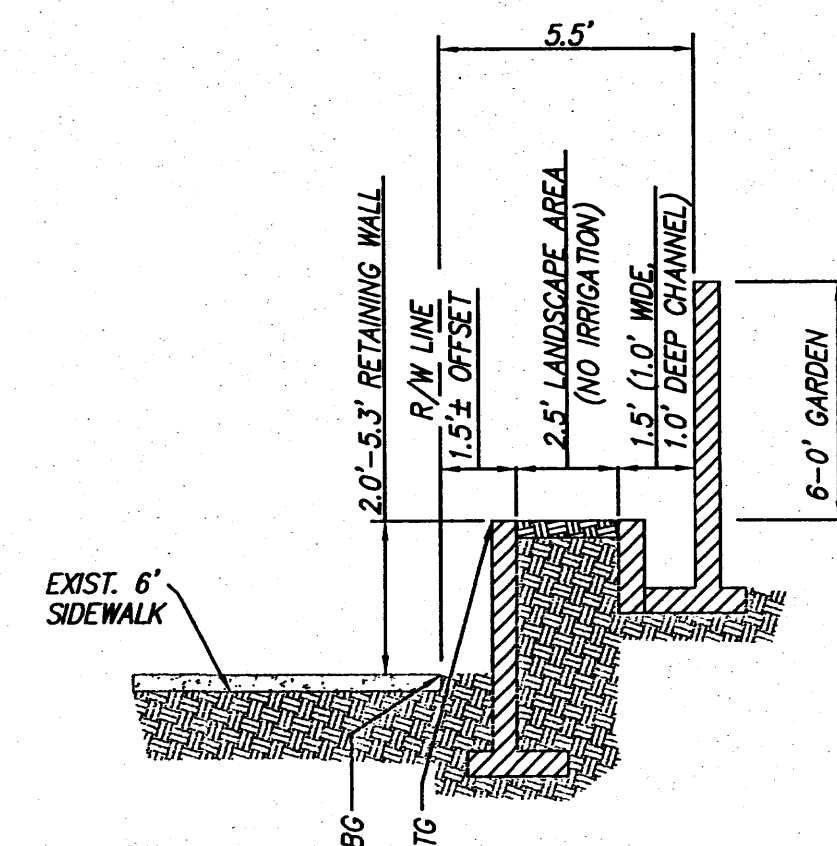




I, Diane Hoelzer, NMP# 11967, of the firm Mark Goodwin & Associates, PA, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design document of the approved plan dated 5/20/2005. The record information edited onto the original design document has been obtained by William C. Carlesian of the firm Carlesian Survey. I further certify that I have personally visited the project site on 5/24/05 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 Grading Certification 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 the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

DIANE HOELZER NMPE 11967

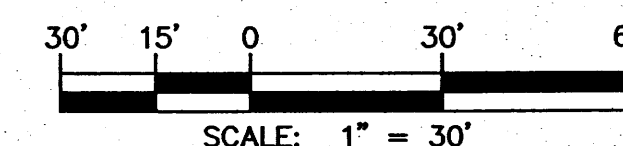
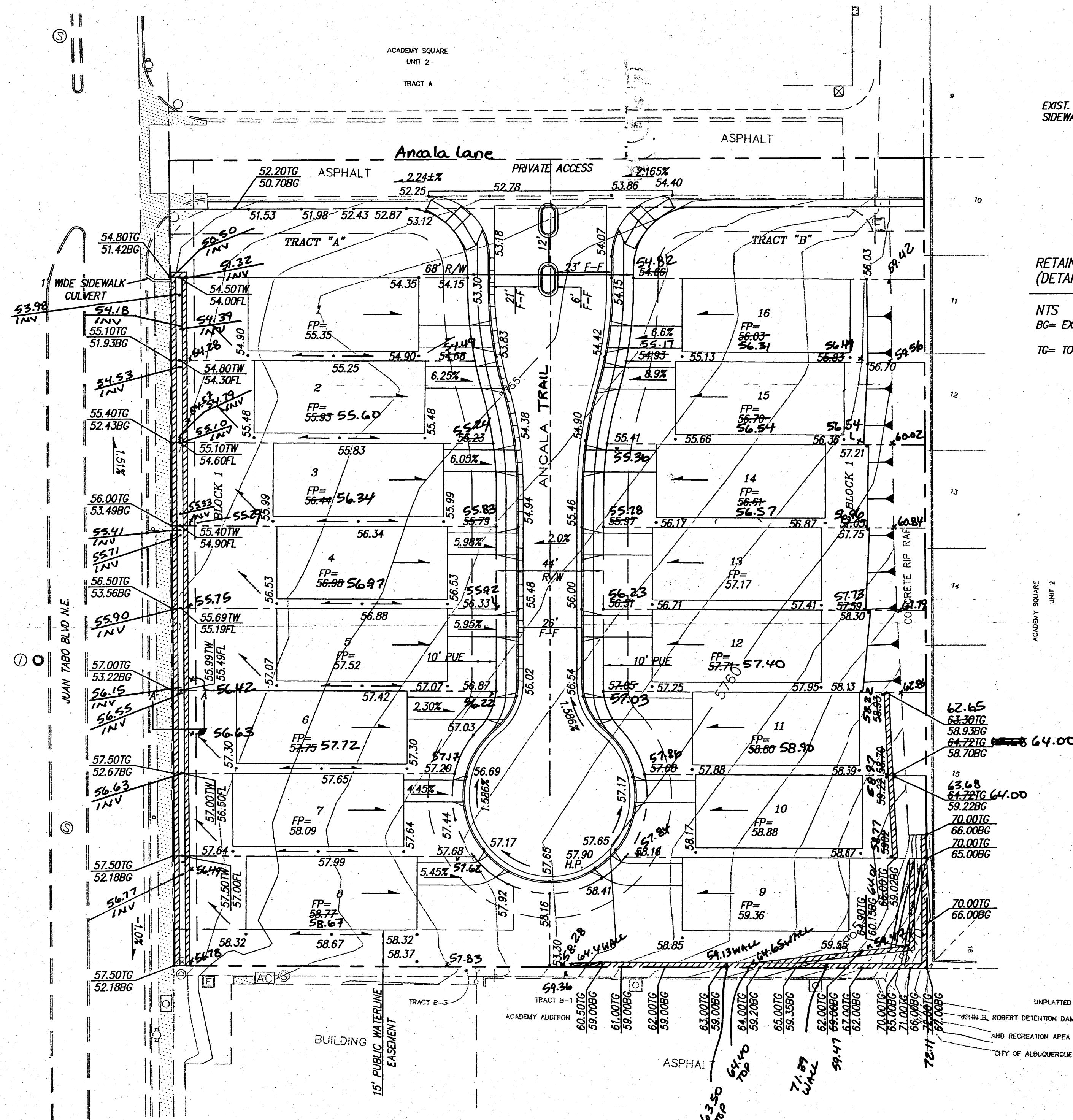


RETAINING WALL/CHANNEL/ GARDEN WALL INTERFACE
(DETAIL A-A)

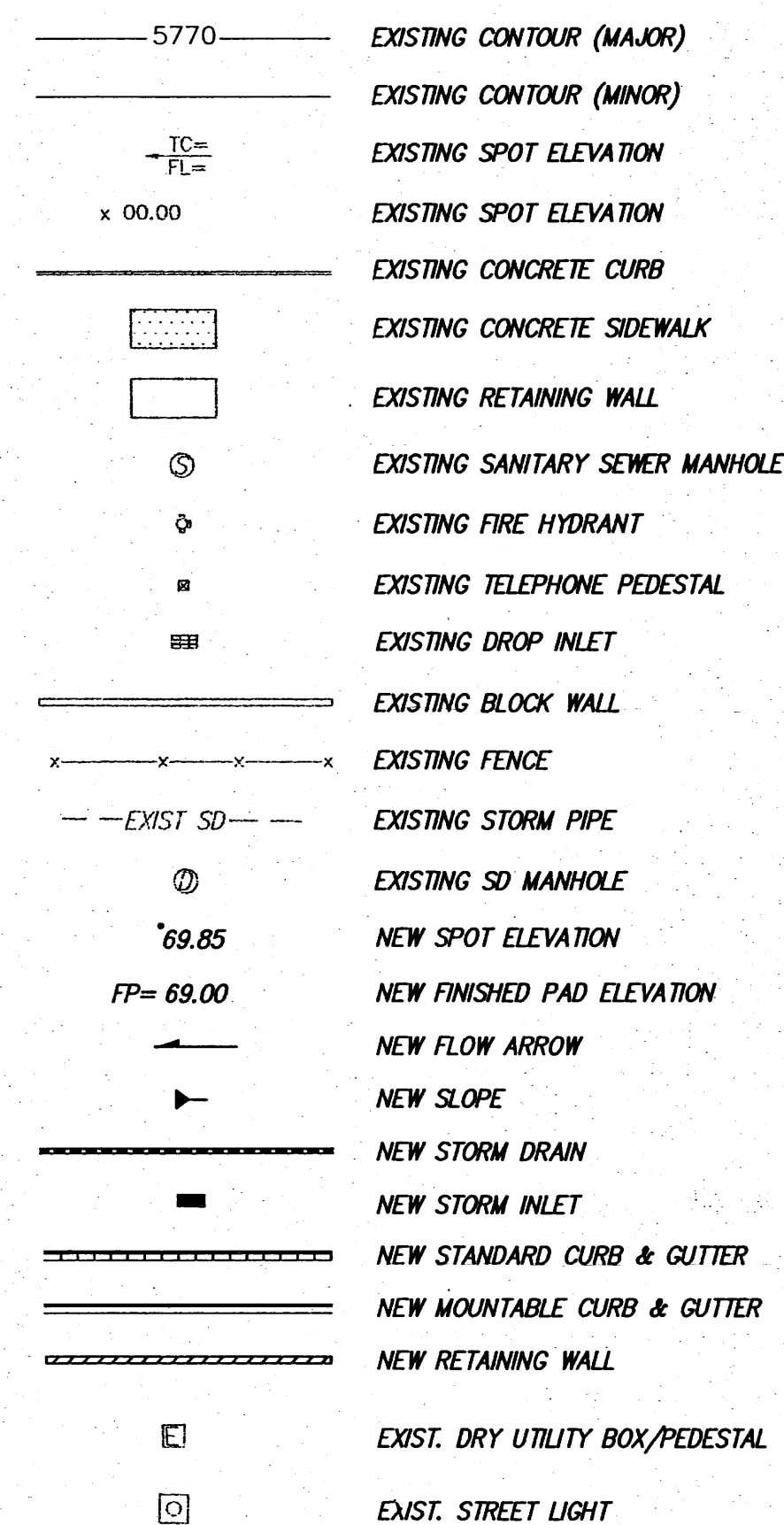
NTS

BG= EXIST. TOP SIDEWALK/BOTTOM GRADE

TG= TOP OF GRADE



LEGEND



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITL

FILE: *ANCALA VILLAGE SUBDIVISION
GRADING AND DRAINAGE PLAN*

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

TE	MO./DAY/YR.	MO./DAY
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DESIGN		
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UNIT D		
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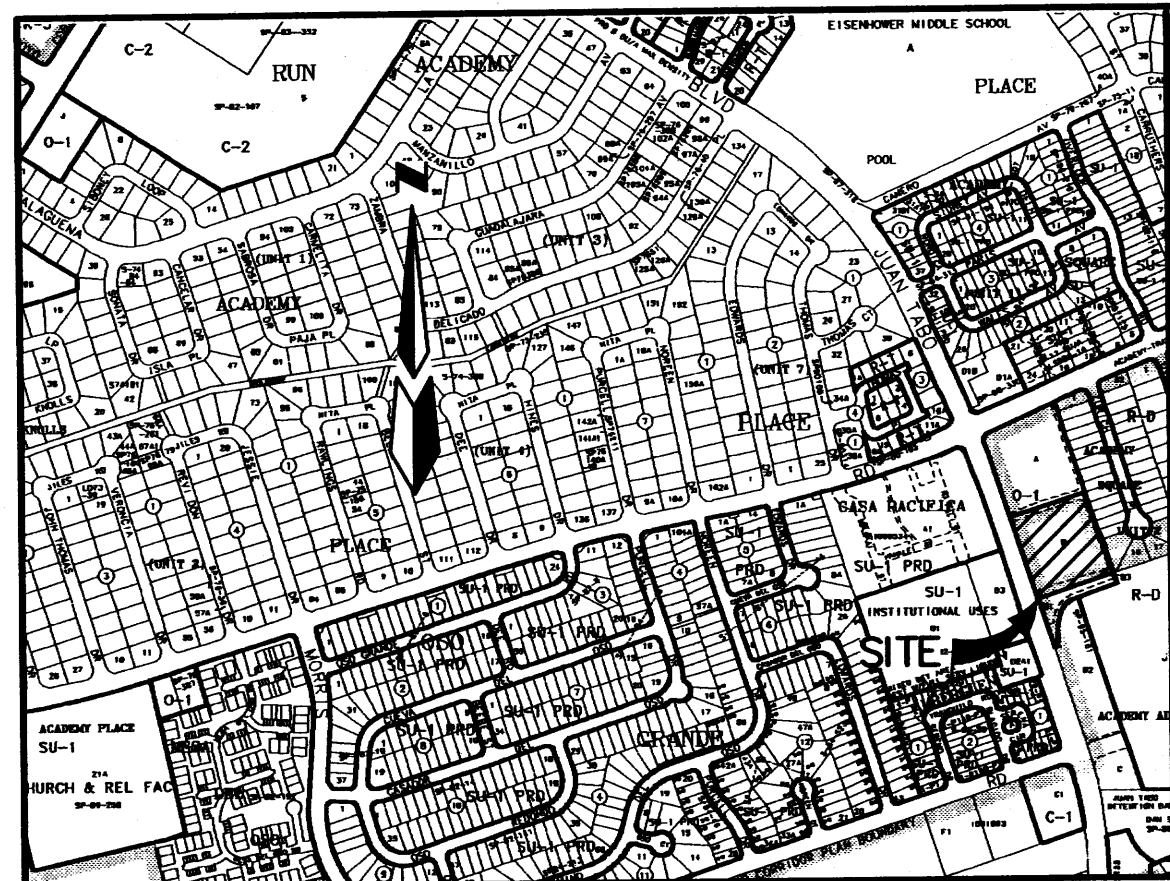
MAP NO.	SHEET	OF
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F-23 | 1

100

A4100JTT/Grading and drainage plans/A4100GD30/05-20-05 KJS DLH

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
763481	F-23	1	1



LOCATION MAP SCALE: 1"=750' F-21-Z

SUBDIVISION DATA

Gross acreage.....2.3659 AC.
Zone Atlas No.....F-21-Z
No. of existing Tracts/Lots.....1 Tract
No. of Tracts/Lots created.....4 Tracts/16 Lots
No. of Tracts/Lots eliminated.....1 Tract
Right-of-way dedicated to City.....0.0000 Ac
Date of Survey.....February, 2005
Zoning.....O-1

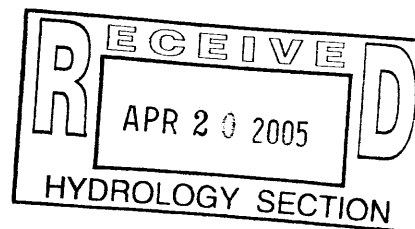
DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, Projected Section 34, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, UNIT 2, ACADEMY SQUARE filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 24, 1979, Book D9, Page 131 and containing 2.3659 acres more or less.

PURPOSE OF PLAT

1. Subdivide Tract B, Unit 2, Academy Square into 16 Lots and 4 Tracts.
2. Grant easements as shown.
3. Vacate easements as shown.

PRELIMINARY PLAT
ANCALA VILLAGE
TOWNHOMES SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 34
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2005



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
PLAT OF "ACADEMY SQUARE, UNIT 2, TRACT B",
(05-24-1979, D9-131)
PLAT OF "ACADEMY ADDITION, TRACT B-1",
(07-14-95, 95C-257)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed on February, 2005.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2005071028
7. Title Report Provided by First American Title Insurance Company
File No.: NM04-478358-AL02, CHM
8. City of Albuquerque, New Mexico Zone: O-1
9. 100 Year Flood Zone Designation: Zone X, as shown on Panel 144 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)
10. All street centerline monumentation shall be installed at all centerline PC'S, PT'S, Angle Points, street intersections and shown thus , will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719".
11. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
12. Tract "A" is a private drainage and access easement Granted to and to be maintained by the Ancala Village Homeowners Association. Tract "A" is also a public water and sanitary sewer easement granted to the Albuquerque Bernalillo County Utility Authority.
13. Tract "B" is a private drainage easement and a public water and sanitary sewer easement granted to the Albuquerque Bernalillo County Utility Authority and a private access easement for the joint benefit of the Ancala Village and Academy Square Unit 2, Tract A to be maintained by the Ancala Village Homeowners Association.

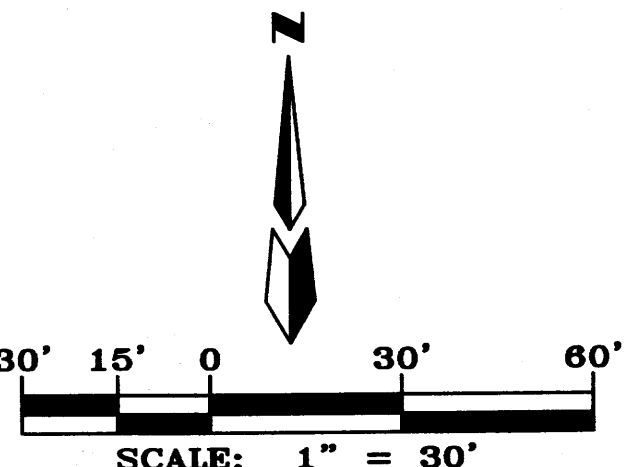
PROPERTY CORNERS

- FOUND CROSS IN CONCRETE
- FOUND PK W/TAG
- FOUND 5/8" REBAR WITH CAP "LS 4071"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"

NOTE: 
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST	
C1	20.00	3843.54	071°53"	10.00	N18°00'55"W	20.00	
C29	39.09	25.00	89°35'19"	24.82	S27°16'21"W	35.23	
C30	30.61	159.00	110°1'46"	15.35	N12°00'26"W	30.56	
C31	14.52	159.00	57°3'51"	7.26	N03°52'37"W	14.51	
C32	20.37	141.00	81°6'39"	10.20	S05°24'01"E	20.35	
C33	19.64	141.00	7°58'58"	9.84	S13°31'49"E	19.63	
C34	2.05	25.00	4°42'24"	1.03	S19°52'30"E	2.05	
C35	17.01	25.00	38°59'04"	8.85	S41°43'14"E	16.68	
C36	21.58	40.00	30°54'38"	11.06	N45°45'27"W	21.32	
C37	36.12	40.00	51°44'27"	19.40	N04°25'54"W	34.91	
C38	35.63	40.00	51°02'22"	19.10	N46°57'31"E	34.47	
C39	35.63	40.00	51°02'22"	19.10	S82°00'07"E	34.47	
C40	36.12	40.00	51°44'27"	19.40	S30°36'43"E	34.91	
C41	17.01	25.00	38°59'04"	8.85	N06°40'37"E	16.68	
C42	21.58	40.00	30°54'38"	11.06	S10°42'50"W	21.32	
C43	2.05	25.00	4°42'24"	1.03	N15°10'07"W	2.05	
C45	19.64	141.00	7°58'58"	9.84	N21°30'47"W	19.63	
C46	20.37	141.00	81°6'39"	10.20	N29°38'36"W	20.35	
C47	14.52	159.00	57°3'51"	7.26	S31°10'00"E	14.51	
C48	30.61	159.00	110°1'46"	15.35	S23°02'11"E	30.56	
C49	39.09	25.00	90°24'41"	25.18	N62°43'39"W	35.48	

UNPLATTED
JOHN B. ROBERT DETENTION DAM
AND RECREATION AREA
CITY OF ALBUQUERQUE



OWNERS

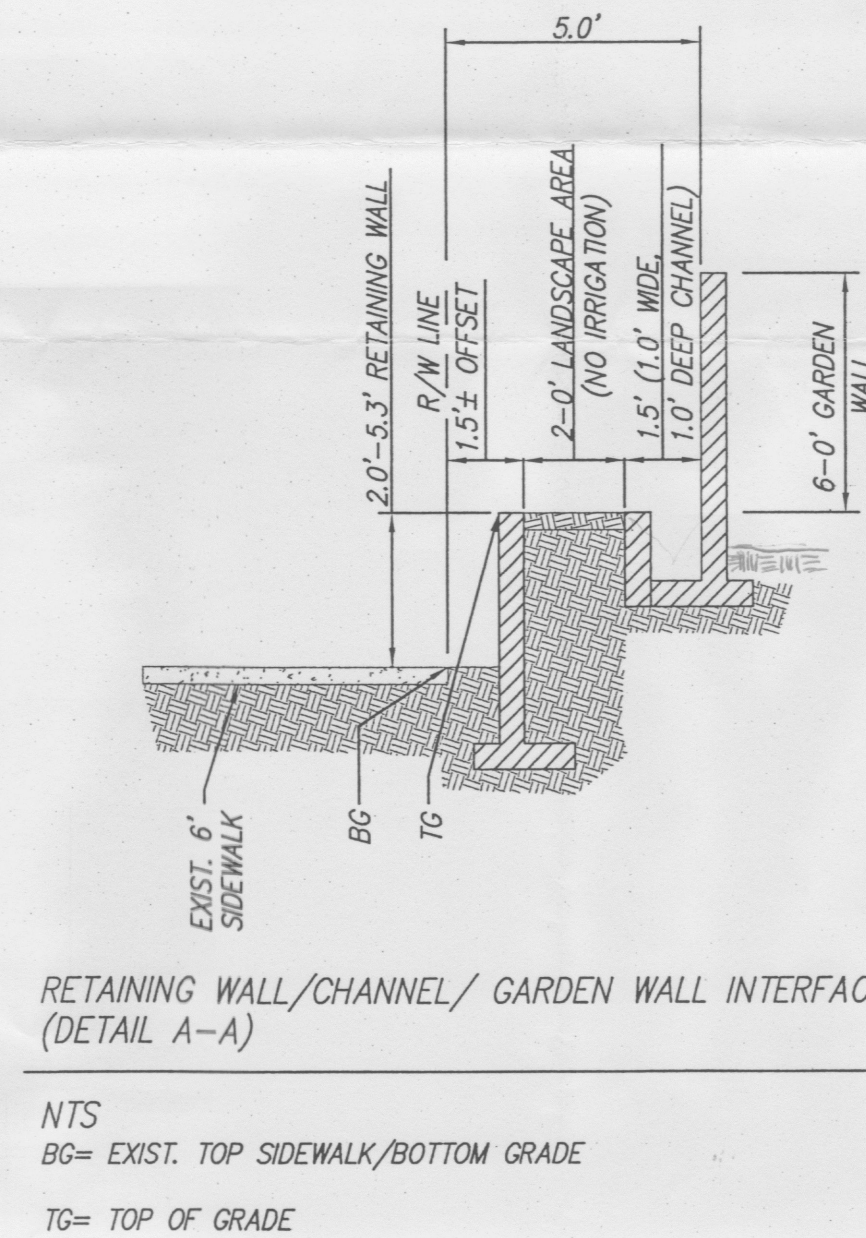
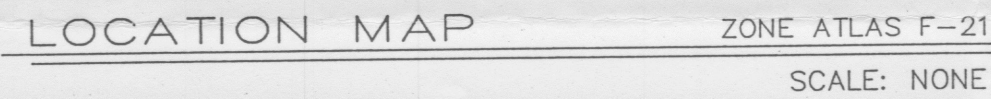
ALPHA EQUITIES, LLC
P.O. Box 10005
Albuquerque, NM 87184
(505) 922-4911

ENGINEERS

MARK GOODWIN &
ASSOCIATES
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, N.M. 87199
(505) 828-2200

SURVEYOR

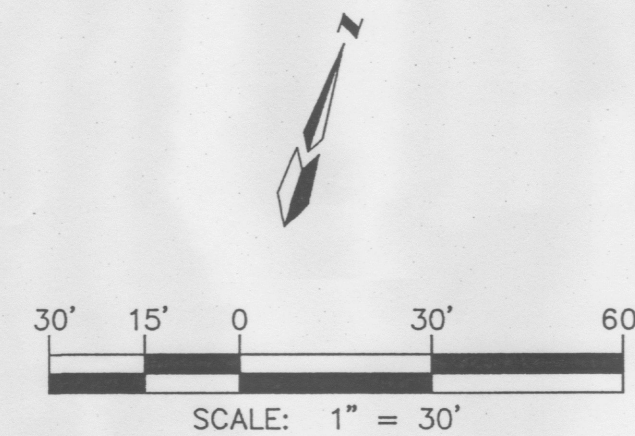
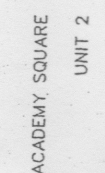
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990



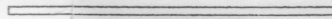
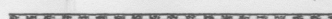
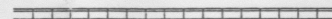
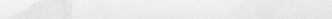
NTS

BG= EXIST. TOP SIDEWALK/BOTTOM GRADE

TG= TOP OF GRADE



LEGEND

- | | |
|---|---------------------------------|
| _____ 5770 _____ | EXISTING CONTOUR (MAJOR) |
| _____ | EXISTING CONTOUR (MINOR) |
| $\frac{TC=}{FL=}$ | EXISTING SPOT ELEVATION |
| x 00.00 | EXISTING SPOT ELEVATION |
| _____ | EXISTING CONCRETE CURB |
|  | EXISTING CONCRETE SIDEWALK |
|  | EXISTING RETAINING WALL |
|  | EXISTING SANITARY SEWER MANHOLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING DROP INLET |
|  | EXISTING BLOCK WALL |
| x — x — x — x — | EXISTING FENCE |
| — EXIST SD — | EXISTING STORM PIPE |
|  | EXISTING SD MANHOLE |
| * 69.85 | NEW SPOT ELEVATION |
| FP= 69.00 | NEW FINISHED PAD ELEVATION |
|  | NEW FLOW ARROW |
|  | NEW SLOPE |
|  | NEW STORM DRAIN |
|  | NEW STORM INLET |
|  | NEW STANDARD CURB & GUTTER |
|  | NEW MOUNTABLE CURB & GUTTER |
|  | NEW RETAINING WALL |
|  | EXIST. DRY UTILITY BOX/PEDESTAL |
|  | EXIST. STREET LIGHT |

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: *ANCALA VILLAGE SUBDIVISION
GRADING AND DRAINAGE PLAN*

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO.

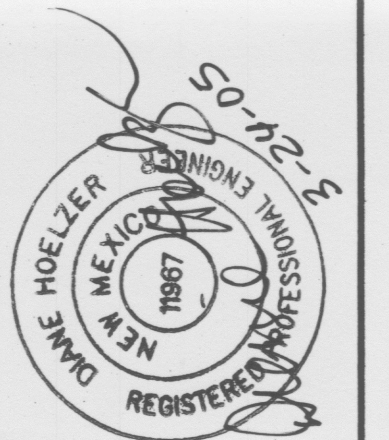
F-23-Z

SHEET OF

1 1

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES					
NO.	BY	DATE		CONTRACTOR	
				WORK PERFORMED BY	DATE
				INSPECTOR'S ACCEPTANCE BY	DATE
				FIELD VERIFICATION BY	DATE
				DRAWINGS CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

ENGINEER'S SEAL



NO.	DATE	REMARKS	B
		REVISIONS	
		DESIGN	
	DESIGNED BY	DLH	DATE 03/05
	DRAWN BY	KJS	DATE 03/05
	CHECKED BY	DMG	DATE 03/05

RECEIVED
APR 20 1995
HYDROLOGY SECTION