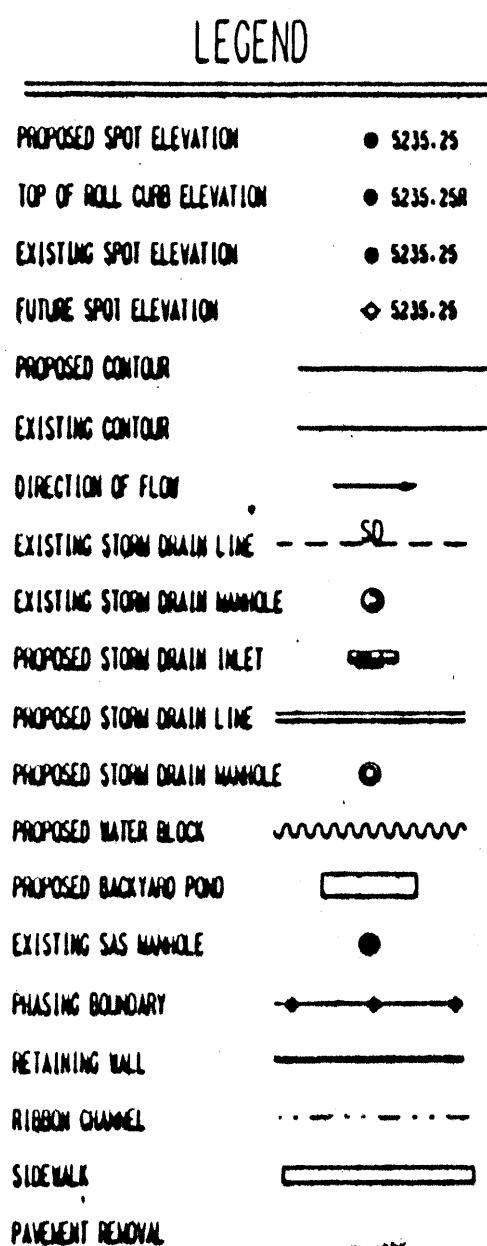
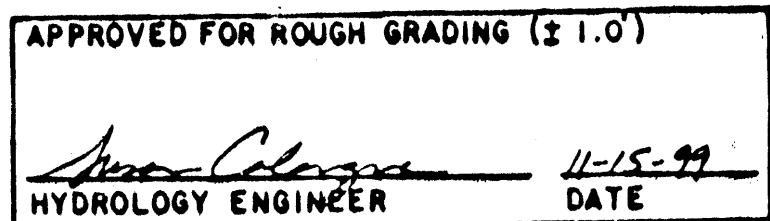
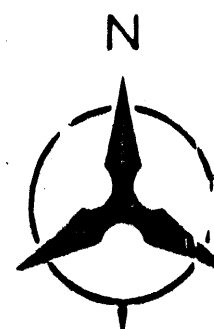




Carl Smith
Carl Smith S.C.C.I. Survey Manager



SCALE: 1"=60'
(HORIZ.)

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY GEO-TEST, INC., DATED OCTOBER 1997. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR SPECIFICATIONS OF ALBUQUERQUE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXIST UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY COMPOSED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL PERFORM ALL WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
9. THE CONTRACTOR IS TO ENSURE THAT NO SOIL EROSION FROM THE SITE INTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHALL BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS. THE PROPERTY LINES PER DETAIL THIS SHEET AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
10. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THEREO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
11. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATIONS SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
12. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

Bohannon ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OXBOW PARK
SUBDIVISION
OVERALL GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
99-293	11 / 15 / 99			

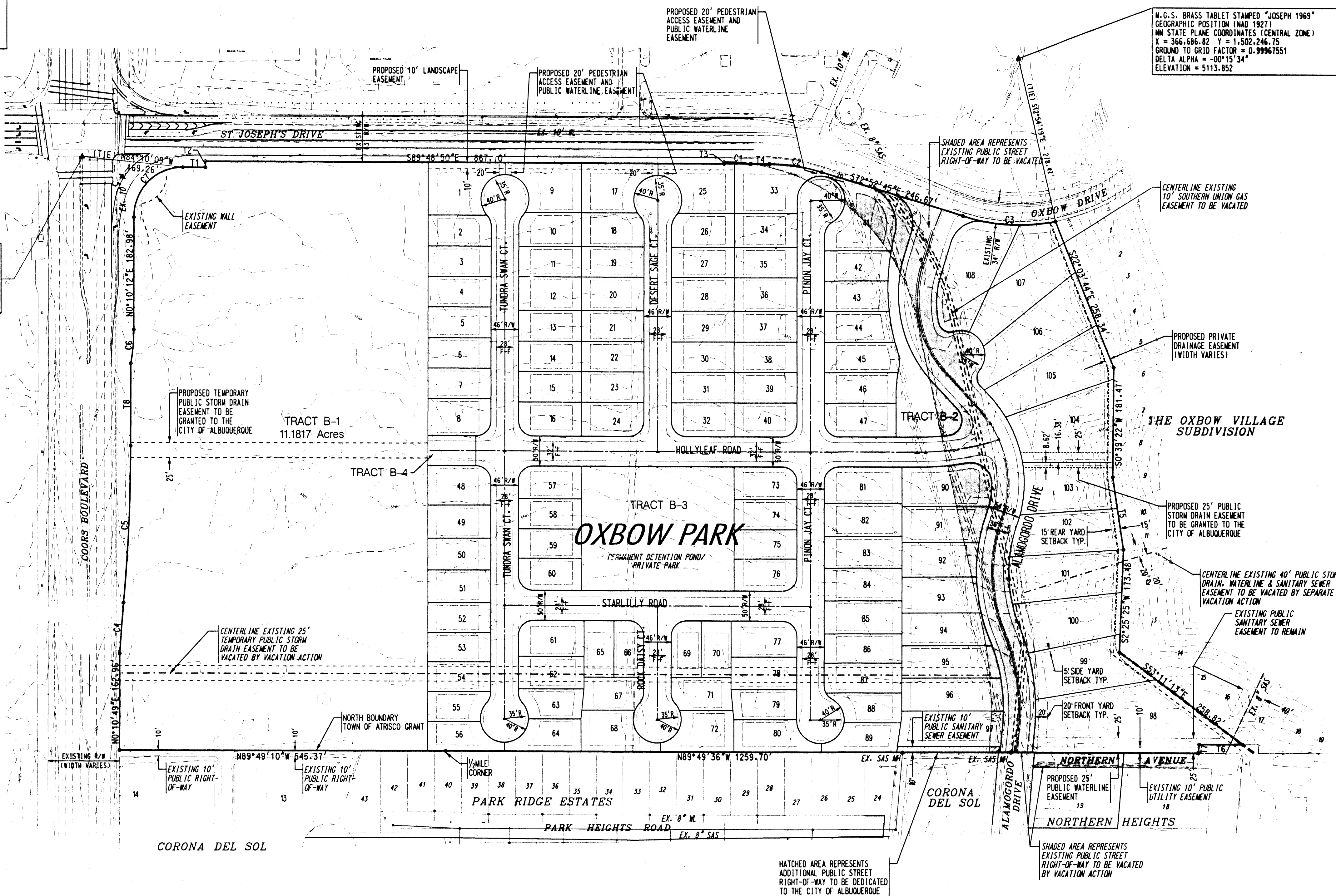
CITY PROJECT NO.	628881	ZONE MAP NO.	G-11	SHEET	5	OF	25
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BHI JB NO. 00192 COPYRIGHT BOHANNAN HUSTON 1999

CURVE DATA						
No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	7°43'10"	22.33	44.60	331.05	44.57	S 85°57'15" E
C2	16°56'05"	44.66	88.67	300.00	88.35	S 81°20'47" E
C3	27°53'21"	80.21	157.23	323.00	155.68	S 86°49'28" E
C4	1°46'57"	43.35	86.70	2786.79	86.69	N 4°24'50" E
C5	5°08'08"	131.97	263.77	2942.79	263.68	N 2°44'15" E
C6	10°21'18"	27.82	55.48	307.00	55.41	N 5°20'51" E
C7	90°00'52"	82.02	128.83	82.00	115.98	N 45°10'41" E

TANGENT DATA		
No.	BEARING	DISTANCE
T1	S 89°48'50" E	37.83
T2	N 0°11'10" E	10.00
T3	N 0°11'10" E	3.00
T4	S 89°48'50" E	31.13
T5	S 8°11'46" E	122.60
T6	N 89°49'36" W	73.15
T7	S 5°04'24" W	15.06
T8	N 0°10'11" E	134.93

ALUMINUM TABLE STAMPED "ACS, NM448-448, 1984"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 365,122.05 Y = 1,502,080.02
 GROUND TO GRID FACTOR = 0.9996762
 DELTA ALPHA = -00°15'34"
 ELEVATION = 5113.596



GENERAL NOTES

- EXISTING ZONING: SU-3
PROPOSED ZONING: SU-3
- TOTAL ACREAGE: 36.3634 ACRES
NET ACREAGE: 25.1817 ACRES
AREA TRACT B-1: 11.1817 ACRES
AREA TRACT B-2: 00.3664 ACRES
AREA TRACT B-3: 01.2342 ACRES
AREA TRACT B-4: 00.0918 ACRES
- NUMBER OF LOTS: 108
TOTAL NUMBER OF LOTS: 108
PROPOSED DENSITY: 4.29 D.U./AC.
- THIS PRELIMINARY PLAT CONFORMS TO THE EPC APPROVED SITE PLAN FOR SUBDIVISION CASE #2-97-103 AND THE REQUIRED CONDITIONS.
- ALL LOTS ARE TO BE P-1 AND SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA.
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
- FIREPLACES AND/OR STOVES SHALL BE LIMITED TO GAS LOGS AND ENVIRONMENTAL PROTECTION AGENCY APPROVED WOOD-BURNING DEVICES. NO ORDINARY WOOD-BURNING FIREPLACES SHALL BE INSTALLED IN ANY RESIDENTIAL DWELLING UNIT.

OWNER:

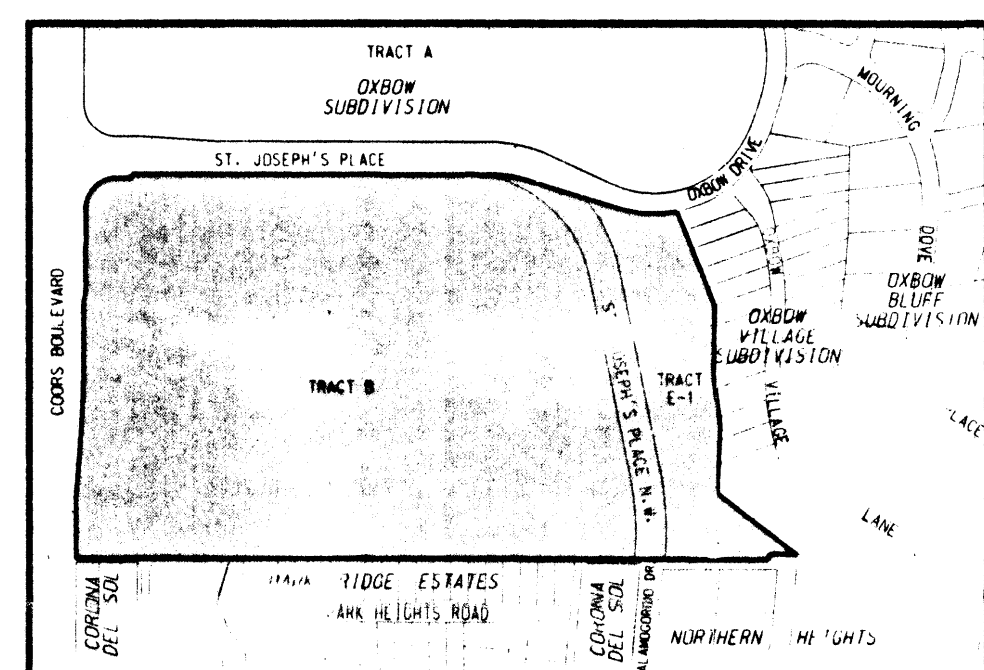
Tom Kelleher 9-30-99
 TOM KELLEHER, PRESIDENT, DATE
 ALBUQUERQUE, NM
James W. Rogers 9-30-99
 JAMES W. ROGERS, VICE PRESIDENT, DATE
 ALBUQUERQUE, NM

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "HEAVY LS 6544".
- FOUND CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "HEAVY LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, P.I.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

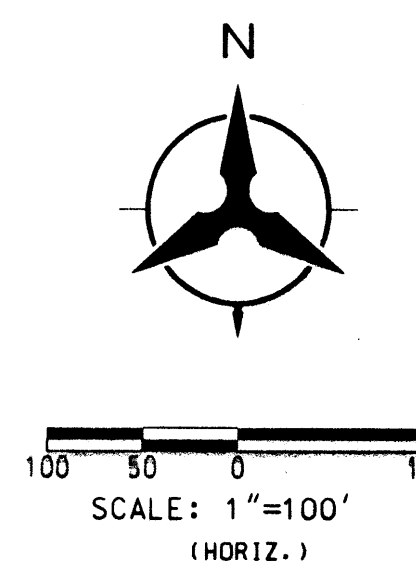
W. C. C. C. 093029
 CITY SURVEYOR DATE



LOCATION MAP
 ZONE ATLAS MAP NO. G-11
 NOT TO SCALE

PRELIMINARY PLAT FOR THE OXBOW PARK SUBDIVISION

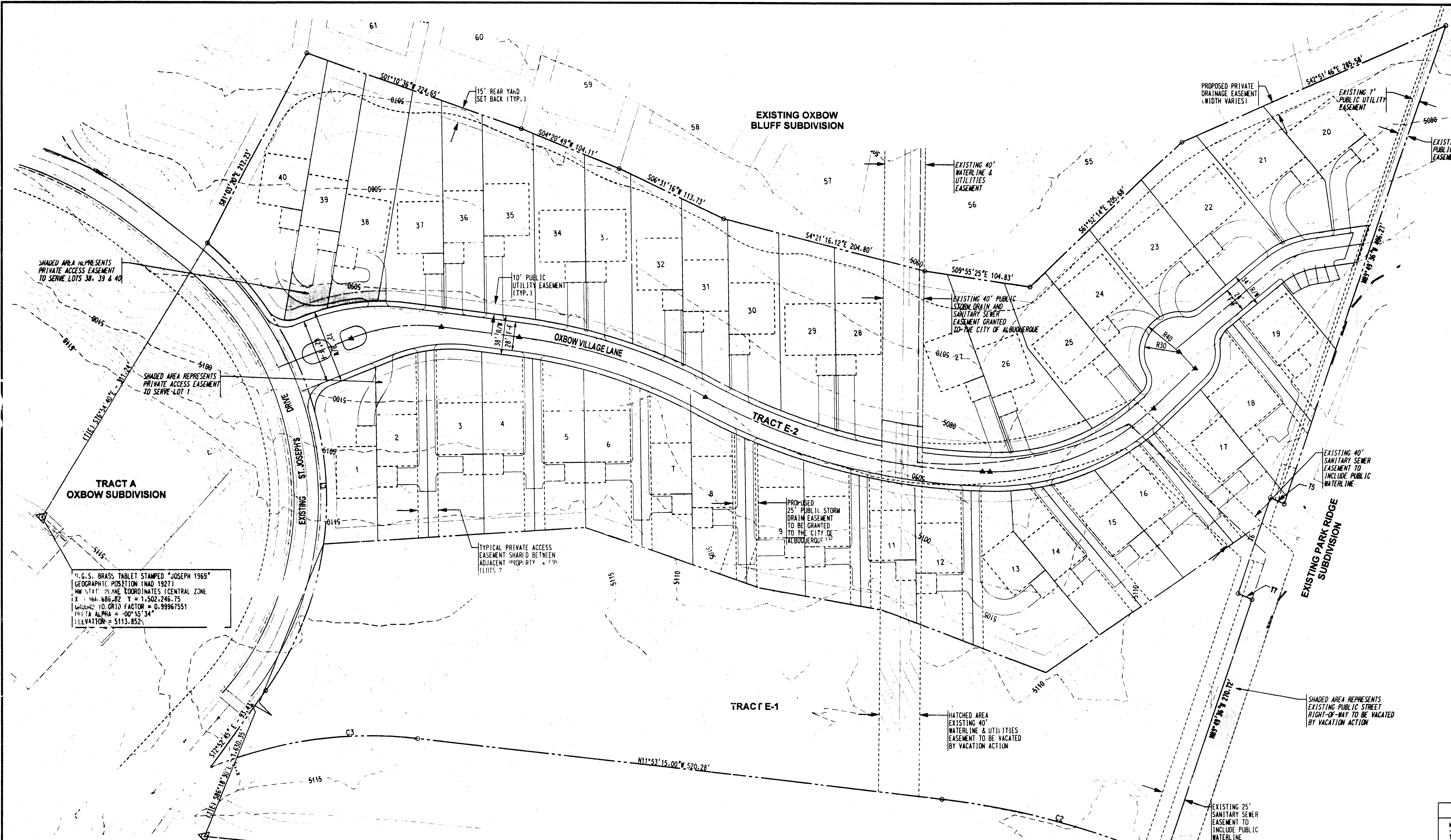
(TRACTS B & E-1 OF OXBOW SUBDIVISION)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 1999



Bohannon & Huston

Courtesy One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



- GENERAL NOTES
- EXISTING ZONING: SU-3
PROPOSED ZONING: SU-3
 - TOTAL ACREAGE: 13.7704 ACRES
NET ACREAGE: 9.5867 ACRES
TRACT E-1: 4.1837 ACRES
TRACT E-2: 0.9034 ACRES
 - NUMBER OF LOTS: 40
PROPOSED DENSITY: 4.17 D.U./AC.
 - THIS PRELIMINARY PLAT CONFORMS TO THE EPC APPROVED SITE PLAN FOR SUBDIVISION CASE #2-97-103 AND THE REQUIRED CONDITIONS.
 - ALL STREETS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
 - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
 - FIREPLACES AND/OR STOVES SHALL BE LIMITED TO GAS LOGS AND ENVIRONMENTAL PROTECTION AGENCY APPROVED WOOD-BURNING DEVICES. NO ORDINARY WOOD-BURNING FIREPLACES SHALL BE INSTALLED IN ANY RESIDENTIAL DWELLING UNIT.
 - TRACT E-2 (0.9034 AC) IS GRANTED AS A PUBLIC SANITARY SEWER, WATER AND SURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THE PLAT.
 - TRACT E-2 IS ALSO GRANTED AS A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 40 IN THE OXBOW VILLAGE SUBDIVISION. TRACT E-2 (0.9034 AC) IS TO BE RESERVED FOR AND GRANTED TO THE OXBOW HOMEOWNERS ASSOCIATION AND ITS ASSIGNS BY SEPARATE DOCUMENT.

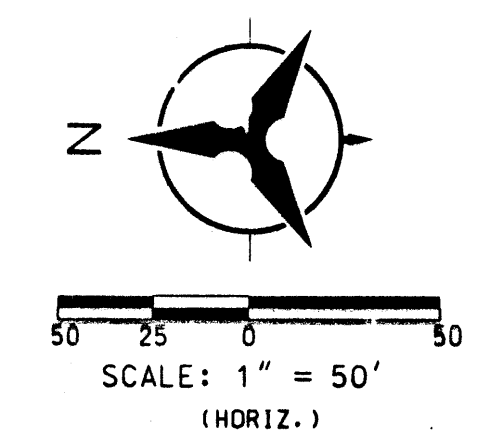
OWNER:
Tom Keleher 9-30-99
TOM KELEHER, PRESIDENT, DATE
ALTURA WEST LTD. CO.
James H. Rogers 9-30-99
JAMES H. ROGERS, VICE-PRESIDENT, DATE
ALTURA WEST LTD. CO.

- SURVEY NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS () SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
 - FOUND CORNERS SHOWN THUS () SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS () WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB. P.L.S. 6544".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES
Neil Allen 09/30/99
CITY SURVEYOR, DATE

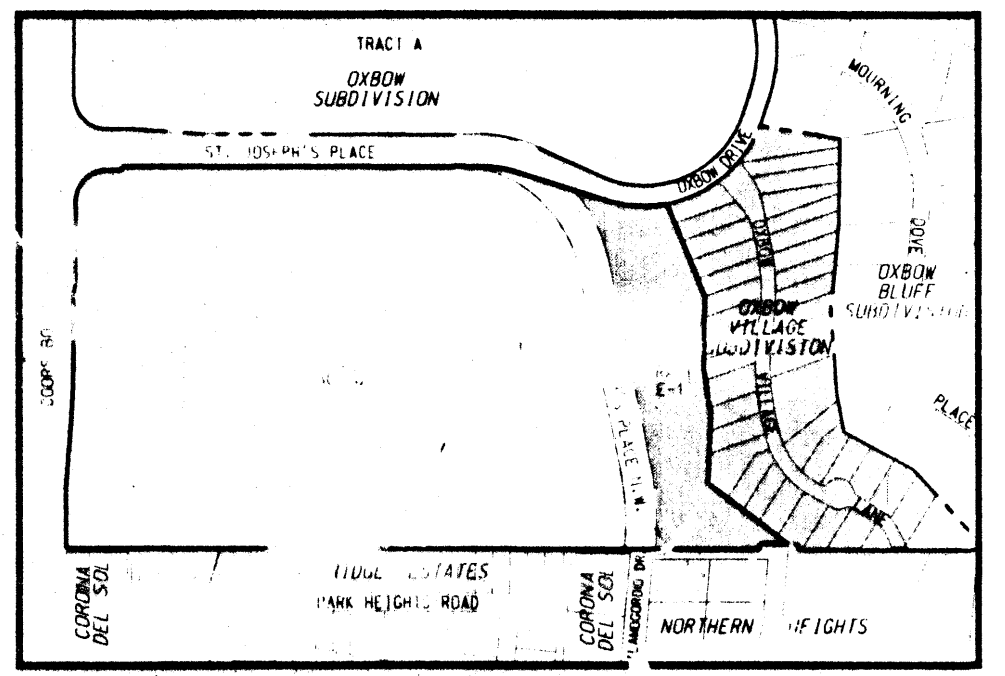
TANGENT DATA		
No.	Direction	Distance
T1	S 72°52'44.78" E	93.43
T2	S 4°20'49.48" W	104.11
T3	S 6°31'15.82" W	113.73
T4	S 9°55'25.43" E	104.83
T5	N 5°04'24.05" E	15.06
T6	N 8°49'36.01" W	100.37
T7	S 5°04'24.05" W	15.06
T8	N 4°52'24.81" E	6.88

CURVE DATA					
No.	Delta	Tangent	Arc	Radius	Chord
C1	86°00'23.39"	301.24	484.85	323.00	440.60
C2	16°45'40.00"	111.40	221.21	756.19	220.43
C3	29°03'40.48"	106.54	208.49	411.05	206.26



PRELIMINARY PLAT FOR THE OXBOW VILLAGE SUBDIVISION

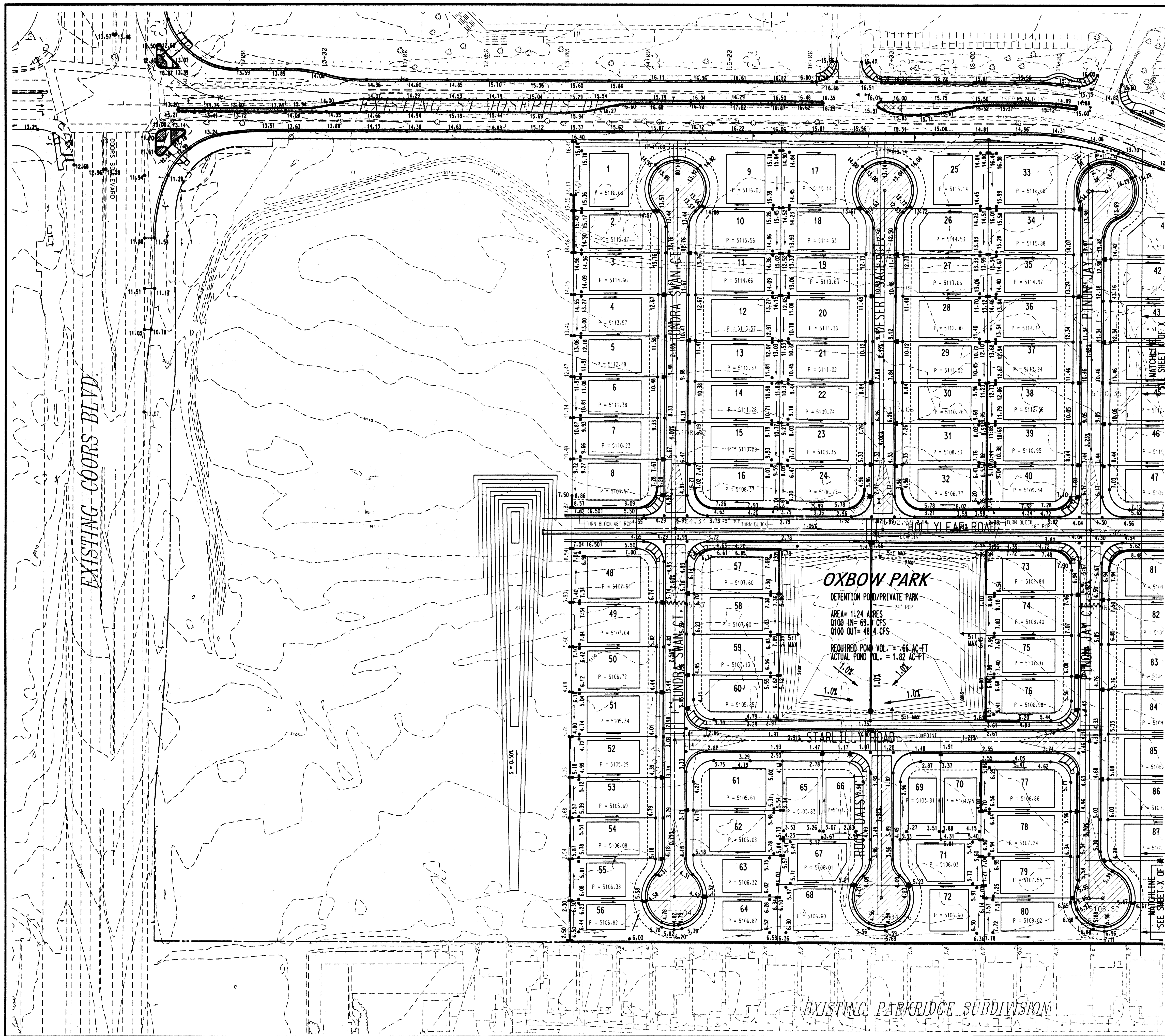
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1999



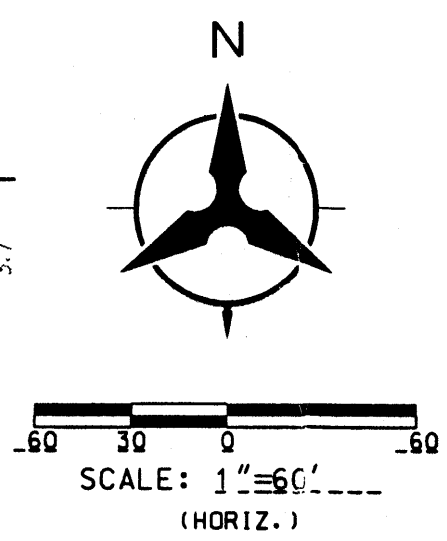
LOCATION MAP
ZONE ATLAS MAP NO. G-11
NUT PB SCALE

ALUMINUM TABLET STAMPED "ACS, NM448-N48, 1984"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 365,122.05 Y = 1,502,080.28
GROUND TO GRID FACTOR = 0.9996762
DELTA ALPHA = -00°15'34"
ELEVATION = 5113.596

Bohannon & Huston
Surveyors
7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



LEGEND	
PROPOSED SPOT ELEVATION	• 5235.25
TOP OF ROLL CURB ELEVATION	• 5235.25H
EXISTING SPOT ELEVATION	• 5235.25
FUTURE SPOT ELEVATION	• 5235.25
PROPOSED CONTOUR	—
EXISTING CONTOUR	—
DIRECTION OF FLOW	→
EXISTING STORM DRAIN LINE	---
EXISTING STORM DRAIN MANHOLE	○
PROPOSED STORM DRAIN (LINE)	---
PROPOSED STORM DRAIN MANHOLE	○
PROPOSED WATER BLOCK	■
PROPOSED BACKYARD POND	□
EXISTING GAS MANHOLE	○
PHASING BOUNDARY	—
RETAINING WALL	—
RIBBON CHANNEL	---
SIDEWALK	---



- GENERAL NOTES:
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY GEO-TEST INC., DATED OCTOBER, 1997. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
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 - CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL THIS SHEET 2 OF 2 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 - PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

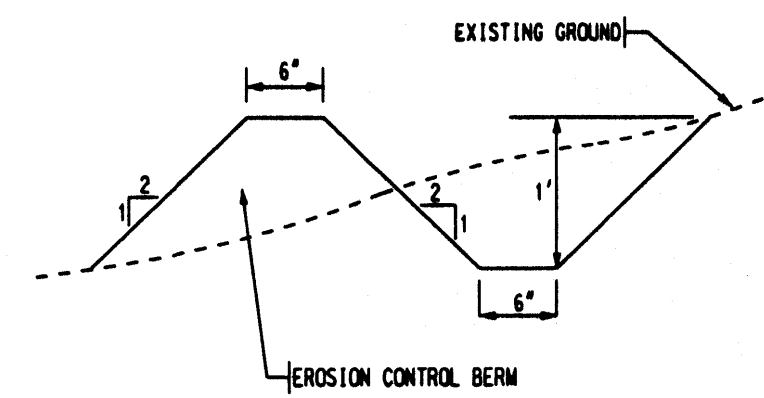
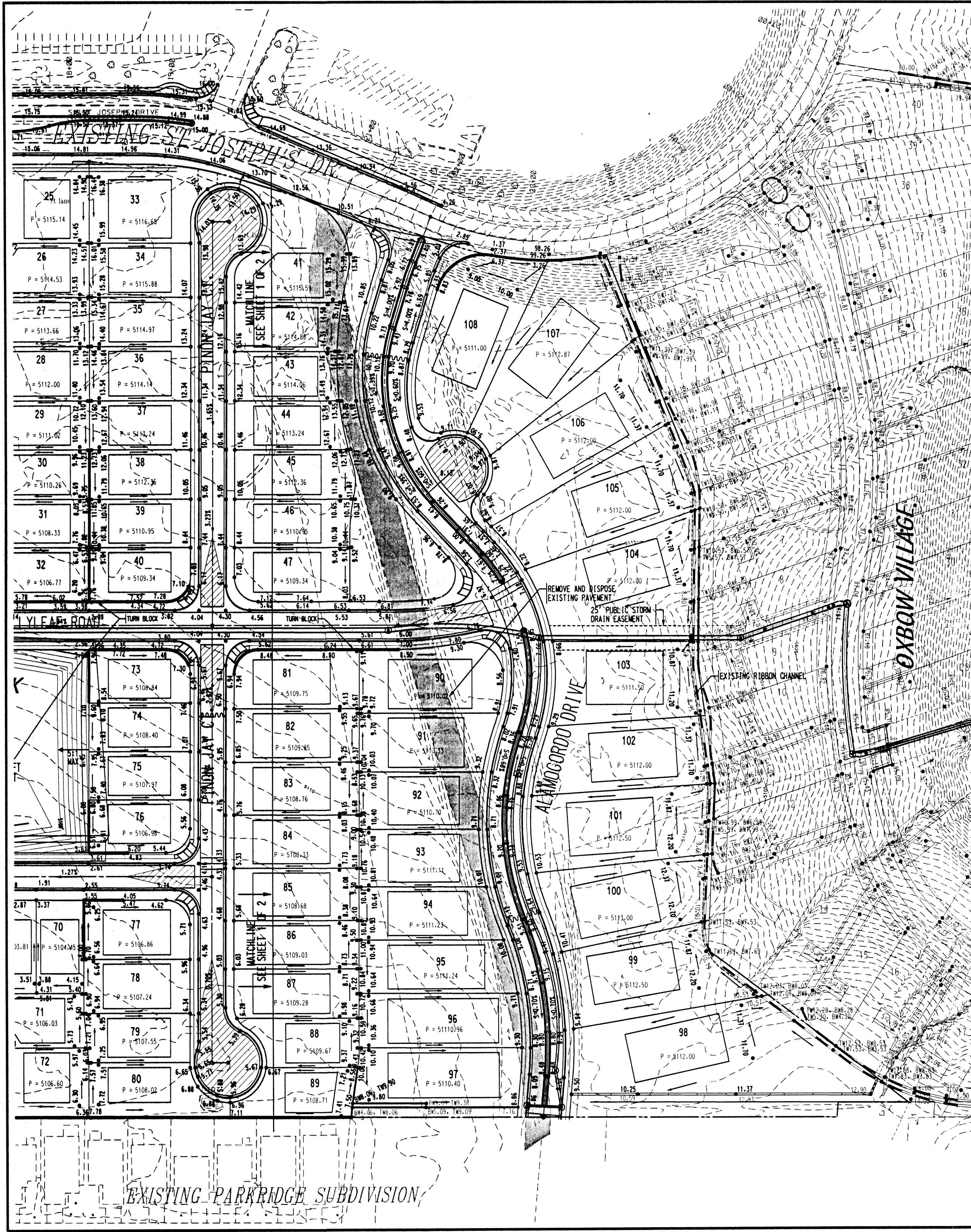
Bohannon & Huston
Courtney One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE		PUBLIC WORKS DEPARTMENT		ENGINEERING DEVELOPMENT GROUP	
OXBOW PARK SUBDIVISION OVERALL GRADING PLAN					
DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.	LAST DESIGN UPDATE	
XXXXXX	---	---	---		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF		
XXXXXX	G-11	1	3		

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	DATE	ACS BRASS TABLET STAMPED "JOSEPH"	CONTRACTOR	CONTRACTOR	CONTRACTOR
				GEOGRAPHIC POSITION (NAD 1927)	SWAYED BY	SWAYED BY	SWAYED BY
				N.M. STATE PLANE COORDINATES	ADJUSTED BY	ADJUSTED BY	ADJUSTED BY
				(CENTRAL ZONE) X=366,686.82	FIELD DATE	FIELD DATE	FIELD DATE
				Y=1,502,246.75	VERIFICATION BY	VERIFICATION BY	VERIFICATION BY
				GROUND-TO-GRID FACTOR = 0.99967551	DATE	DATE	DATE
				DELTA ALPHA-00'15"24"	RECORDED BY	RECORDED BY	RECORDED BY
				NGVD 1929 ELEVATION = 5113.852'	NO.	NO.	NO.

KEVIN G. PATTON
NEW MEXICO
PROFESSIONAL ENGINEER
11749

REVISIONS		DATE	
NO.	DATE	BY	DATE
DESIGNED BY	KGP/YP	BS	8/99
DRAWN BY	BS	BS	8/99
CHECKED BY	KGP	KGP	8/99



EROSION CONTROL BERM
NOT TO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

LEGEND

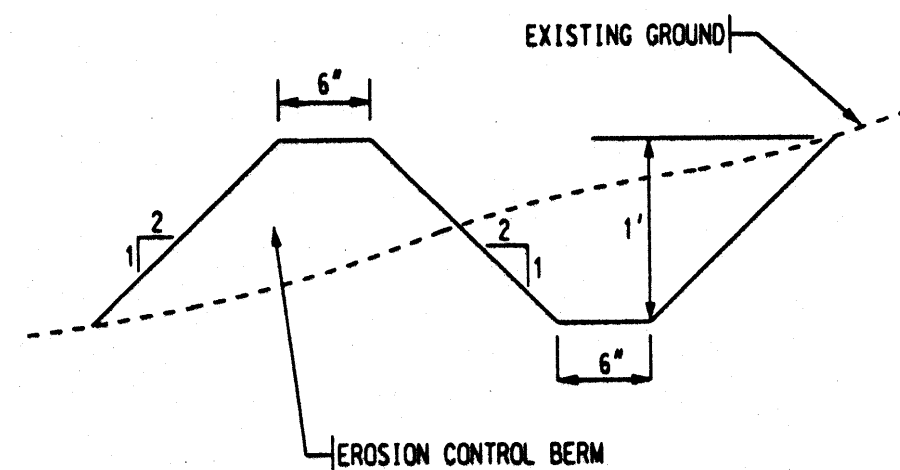
- PROPOSED SPOT ELEVATION • 5235.25
- TOP OF ROLL CURB ELEVATION • 5235.25H
- EXISTING SPOT ELEVATION • 5235.25
- FUTURE SPOT ELEVATION > 5235.25
- PROPOSED CONTOUR ———
- EXISTING CONTOUR ———
- DIRECTION OF FLOW ———>
- EXISTING STORM DRAIN LINE - - - - -
- EXISTING STORM DRAIN MANHOLE ⊙
- PROPOSED STORM DRAIN INLET ⊕
- PROPOSED STORM DRAIN LINE ———
- PROPOSED STORM DRAIN MANHOLE ⊙
- PROPOSED WATER BLOCK [Symbol]
- PROPOSED BACKYARD POOL [Symbol]
- EXISTING GAS MANHOLE ⊙
- PHASING BOUNDARY [Symbol]
- RETAINING WALL [Symbol]
- RIBBON CHANNEL [Symbol]
- SIDEWALK [Symbol]
- PAVEMENT REMOVAL [Symbol]

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- CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BEAMS AT THE PROPERTY LINES PER DETAIL THIS SHEET AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

Bohannon & Huston
Courtney One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

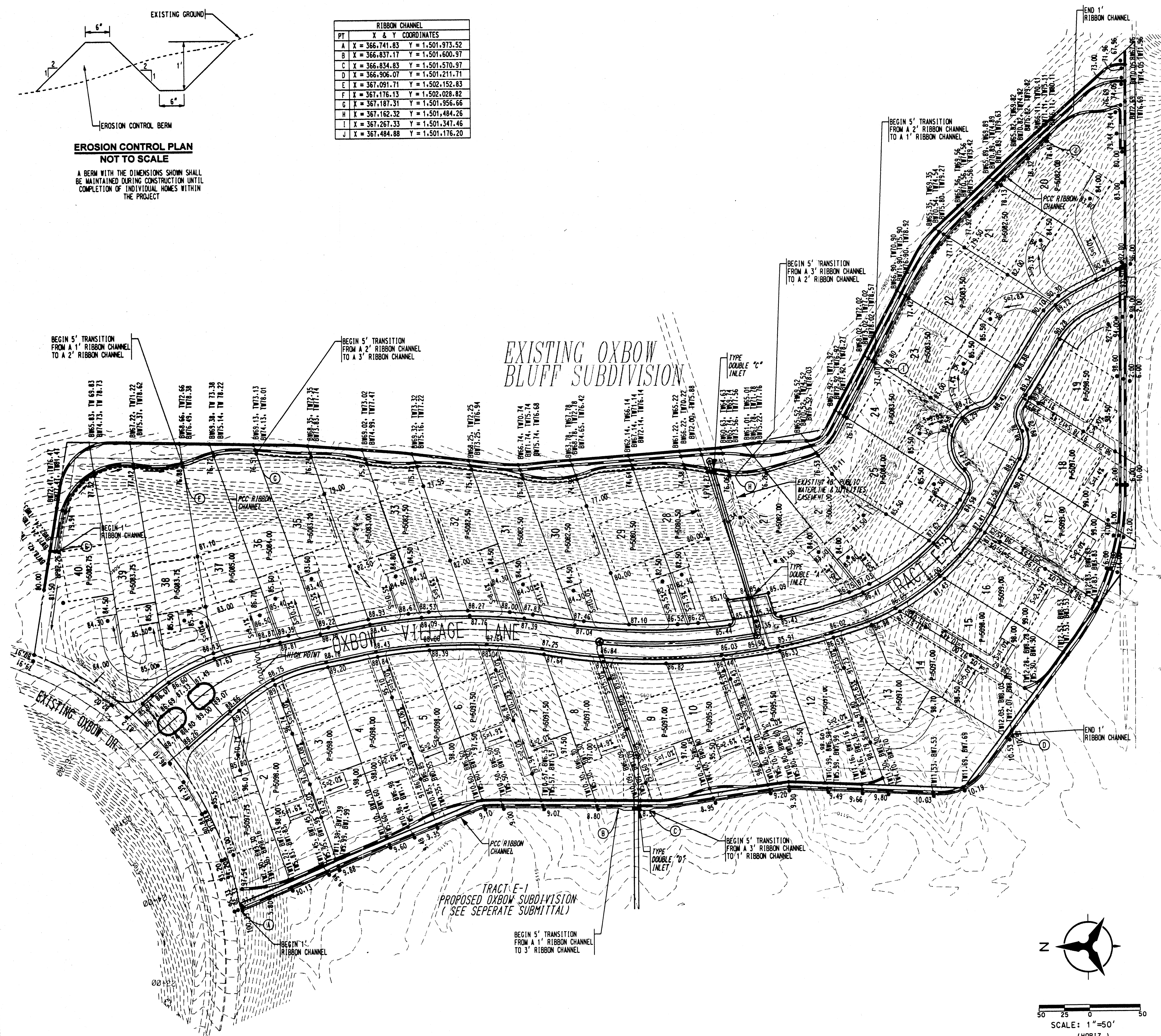
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
OXBOW PARK SUBDIVISION OVERALL GRADING PLAN			
DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
XXXXXX	G-11	2	3



**EROSION CONTROL PLAN
NOT TO SCALE**

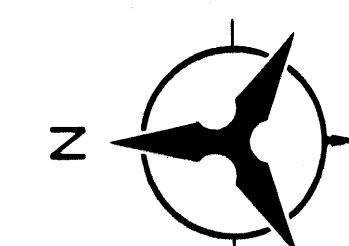
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT

RIBBON CHANNEL		
PT	X & Y COORDINATES	
A	X = 366,741.83	Y = 1,501,973.52
B	X = 366,837.17	Y = 1,501,600.97
C	X = 366,834.83	Y = 1,501,570.97
D	X = 366,906.07	Y = 1,501,211.71
E	X = 367,091.71	Y = 1,502,152.83
F	X = 367,176.13	Y = 1,502,028.82
G	X = 367,187.31	Y = 1,501,956.66
H	X = 367,182.32	Y = 1,501,484.26
I	X = 367,267.33	Y = 1,501,347.46
J	X = 367,484.88	Y = 1,501,176.20



LEGEND

PROPOSED SPOT ELEVATION	• 5235.25
TOP OF ROLL CURB ELEVATION	• 5235.25R
EXISTING SPOT ELEVATION	• 5235.25
FUTURE SPOT ELEVATION	◊ 5235.25
PROPOSED CONTOUR	—
EXISTING CONTOUR	—
DIRECTION OF FLOW	→
EXISTING STORM DRAIN LINE	—
EXISTING STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	⊙
PROPOSED STORM DRAIN LINE	—
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED WATER BLOCK	—
PROPOSED BACKYARD POND	—
EXISTING SAS MANHOLE	⊙
PHASING BOUNDARY	—
RETAINING WALL	—
RIBBON CHANNEL	—
SIDEWALK	—



SCALE: 1"=50'
(HORIZ.)

GENERAL NOTES:

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY GEO-TEST, INC., DATED OCTOBER, 1997. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL THIS SHEET AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
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- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

APPROVED FOR ROUGH GRADING		DATE
Bohannon + Huston		
Court yard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109		
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS		

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
OXBOW VILLAGE SUBDIVISION OVERALL GRADING PLAN			
DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
XXXXXX	G-11	3	3

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.		DATE		CONTRACTOR		CONTRACTOR	
BY		DATE		ACCS BRASS TABLET STAMPED "JOSEPH"		CONTRACTOR	
NO.		DATE		N.M. STATE PLANE COORDINATES		CONTRACTOR	
BY		DATE		(CENTRAL ZONE) X=366,686.82		CONTRACTOR	
NO.		DATE		Y=1,502,246.75		CONTRACTOR	
BY		DATE		GROUND-TO-GRID FACTOR = 0.99967551		CONTRACTOR	
NO.		DATE		DELTA ALPHA -00°15'24"		CONTRACTOR	
BY		DATE		NGVD 1929 ELEVATION = 5113.852		CONTRACTOR	

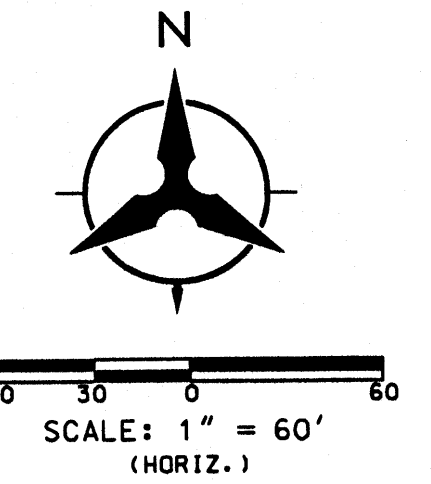


NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY	DATE 10/99		
DRAWN BY	DATE 10/99		
CHECKED BY	DATE 10/99		

EXISTING ST JOSEPH'S DR

St Joseph West
1.52 Acres
Q100 = 6.72cfs

St Joseph East
1.38 Acres
Q100 = 7.85cfs



Tract B-1
11.18 Acres
Q100 = 15.23cfs

Basin A
3.20 Acres
Q100 = 10.66cfs

OXBOW PARK
DETENTION POND/PRIVATE PARK

AREA = 1.24 ACRES
Q100 IN = 69.4 CFS
Q100 OUT = 48.4 CFS

REQUIRED POND VOL. = 66 AC-FT
ACTUAL POND VOL. = 1.82 AC-FT

1.0% 1.0% 1.0%

Basin I
2.50 Acres
Q100 = 8.33cfs

Basin G
1.55 Acres
Q100 = 5.16cfs

Basin H
2.74 Acres
Q100 = 9.13cfs

Basin D
0.22 Acres
Q100 = 0.91cfs

Basin E
4.37 Acres
Q100 = 14.56cfs

Basin J
0.77 Acres
Q100 = 2.03cfs

Basin F
2.12 Acres
Q100 = 7.06cfs

OXBOW VILLAGE

15' WIDE UTILITY
EASEMENT

PARK RIDGE SUBDIVISION

Bohannon - Huston

Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

OXBOW PARK
SUBDIVISION
BASIN MAP

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DATE: JUNE, 1999.

BASIN AREA	A	B	C	D	C	I	Q
ACRE	%	%	%	%		in/hr	cfs
A	27.21	0.00%	7.50%	7.50%	85.00%	0.87	4.70 111.09
B	31.45	0.00%	7.50%	7.50%	85.00%	0.87	4.70 128.39
C	20.83	0.00%	36.90%	36.90%	26.19%	0.63	4.70 61.41
D	11.65	0.00%	36.90%	36.90%	26.19%	0.63	4.70 34.36
E	22.85	0.00%	36.90%	36.90%	26.19%	0.63	4.70 67.39
K	33.12	0.00%	21.57%	21.57%	56.87%	0.68	4.70 120.74
L	38.01	0.00%	31.00%	31.00%	38.00%	0.75	4.70 117.23
01	8.77	0.00%	25.00%	25.00%	50.00%	0.73	4.70 29.89
02	1.83	0.00%	25.00%	25.00%	50.00%	0.73	4.70 6.22
03	0.78	0.00%	0.00%	3.00%	0.00%	0.28	4.70 1.03
04	2.44	0.00%	0.00%	3.00%	0.00%	0.28	4.70 3.21
05	2.52	0.00%	0.00%	3.00%	0.00%	0.28	4.70 3.32
06	2.01	0.00%	0.00%	3.00%	0.00%	0.28	4.70 2.64
07	0.43	0.00%	25.00%	25.00%	50.00%	0.73	4.70 1.46
08	6.26	0.00%	5.00%	10.00%	85.00%	0.87	4.70 25.67
09	1.74	0.00%	5.00%	10.00%	85.00%	0.87	4.70 7.16
10	1.26	0.00%	5.00%	10.00%	85.00%	0.87	4.70 5.18
11	1.12	0.00%	5.00%	10.00%	85.00%	0.87	4.70 4.61
12	1.79	0.00%	5.00%	10.00%	85.00%	0.87	4.70 7.36
13	2.15	0.00%	5.00%	10.00%	85.00%	0.87	4.70 8.83

LEGEND

→ DIRECTION OF FLOW

⊙ PROPOSED SD MANHOLE

===== EXISTING BASIN BOUNDARY

———— PROPOSED BASIN BOUNDARY

→ EXISTING DRAINAGE SWALE

→ SHEET FLOW

- NOTES**
- ALL STORM FLOWS AND VOLUMES REPRESENT THE 100-YEAR, 6-HOUR EVENT, UNLESS OTHERWISE NOTED.
 - ALL STORM FLOWS AND VOLUMES WERE CALCULATED USING AHYMO IN ACCORDANCE WITH REVISED SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE.
 - THE EXISTING CONTOURS WERE GENERATED FROM DATA COMPILED BY DIGITAL STEREOPHOTOGRAMMETRIC METHODS USING VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON 8/29/95. THE DATA WAS COMPILED FOR USE AT A SCALE OF 1"=50' WITH A CONTOUR INTERVAL OF 1' FOR THE PURPOSE OF PLANNING AND SITE DEVELOPMENT. BOHANNAN HUSTON ASSUMES NO RESPONSIBILITY FOR THE QUALITY, ACCURACY, OR COMPLETENESS OF THIS DATA WHEN USED FOR OTHER THAN THE INTENDED PURPOSE OR WHEN USED AT OTHER THAN THE COMPILED SCALE.
 - ALL EXISTING AND PROPOSED MANHOLES, INLETS, PONDS, AND UTILITY LINES ARE SHOWN AT THEIR APPROXIMATE LOCATION.
 - PHASE 1 CONSTRUCTION INCLUDES CONSTRUCTION OF THE OUTFALL TO THE RIO GRANDE RIVER AND THE STORM DRAIN WITHIN PARCEL F.
 - PHASE 2 CONSTRUCTION INCLUDES STORM SEWER CONSTRUCTION IN ALTURA WEST PARCELS OR A TEMPORARY RETENTION POND.
 - PHASE 3 CONSTRUCTION INCLUDES CONSTRUCTION OF STORM SEWER IN COORS BOULEVARD AND DETENTION PONDS. THIS PHASE SHALL BE SCHEDULED FOR CONSTRUCTION AFTER OR DURING PHASE 2 CONSTRUCTION.

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ALBUQUERQUE, NEW MEXICO

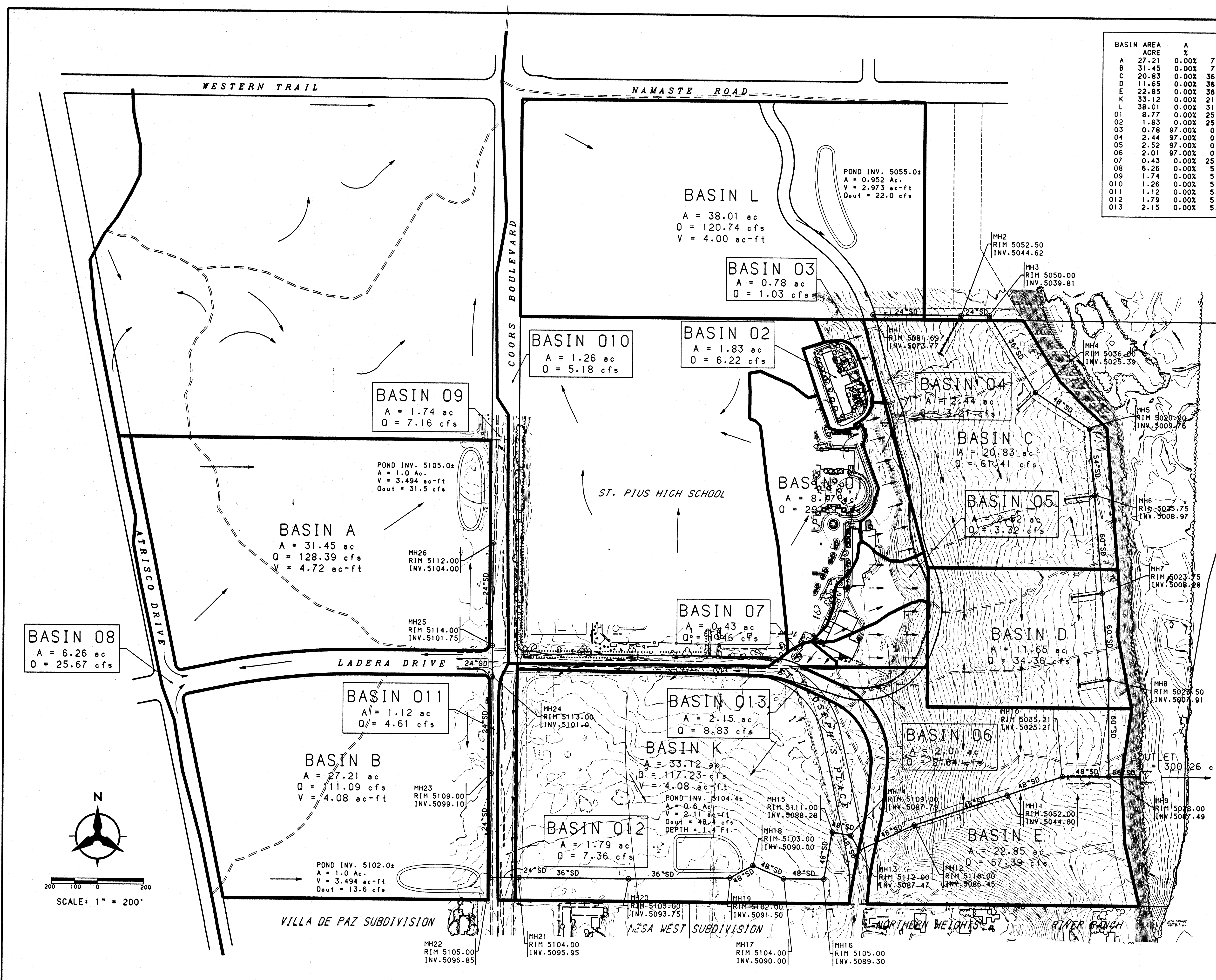
ALTURA WEST
ARCHDIOCESE OF SANTA FE

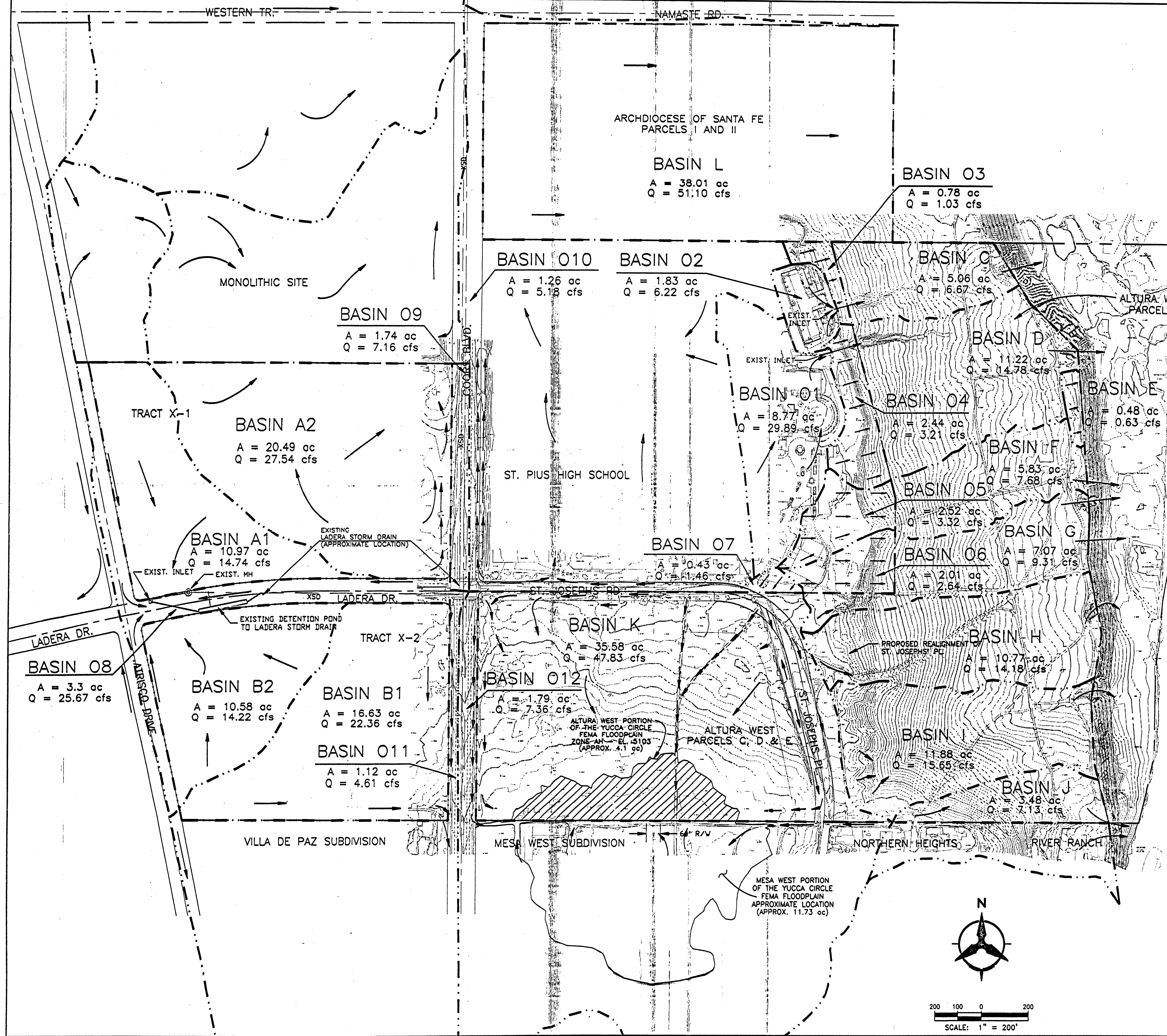
Project No. 1-
Scale 1"=200'

FULLY DEVELOPED PROPOSED DRAINAGE CONDITIONS

Drawn By: MKC
Checked By: VXX
Date: 9/97
Job No.: 97142A
Sheet 1 of 1

DATE: SEPTEMBER 22, 1997





- NOTES**
1. ALL STORM FLOWS AND VOLUMES REPRESENT THE 100-YEAR, 6-HOUR EVENT, UNLESS OTHERWISE NOTED.
 2. ALL STORM FLOWS AND VOLUMES WERE CALCULATED USING AHYMO IN ACCORDANCE WITH REVISED SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE.
 3. THE EXISTING CONTOURS WERE GENERATED FROM DATA COMPILED BY DIGITAL STEREOPHOTOGRAMMETRIC METHODS USING VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON 8/29/95. THE DATA WAS COMPILED FOR USE AT A SCALE OF 1"=50' WITH A CONTOUR INTERVAL OF 1' FOR THE PURPOSE OF PLANNING AND SITE DEVELOPMENT. BOHANNAN-HUSTON INC. ASSUMES NO RESPONSIBILITY FOR THE QUALITY, ACCURACY OR COMPLETENESS OF THIS DATA WHEN USED FOR OTHER THAN THE INTENDED PURPOSE OR WHEN USED AT OTHER THAN THE COMPILED SCALE.
 4. ALL EXISTING AND PROPOSED MANHOLES, INLETS, PONDS AND UTILITY LINES ARE SHOWN AT THEIR APPROXIMATE LOCATION.

LEGEND

- DIRECTION OF FLOW
- BASIN BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING STORM SEWER
- EXISTING DRAINAGE SWALE
- OFFSITE BASINS
- DISCHARGE (100-YR, 6-HR STORM EVENT)
- SHEET FLOW

BASIN O#
Q = 18.0 cfs

BASIN	AREA acre	A %	B %	C %	D %	E %	F %	G %	H %	I %	J %	K %	L %	Q cfs
A1	16.63	90.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	22.36
A2	10.58	90.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.22
B1	10.97	90.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.74
B2	20.49	90.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	27.54
C	5.06	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.67
D	11.22	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.78
E	0.48	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.63
F	5.83	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.68
G	7.07	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.31
H	10.77	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.18
I	11.88	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.65
J	3.48	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.70
K	35.58	90.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	47.83
L	38.01	90.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	51.10
O1	8.77	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	29.89
O2	1.83	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.22
O3	0.78	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.03
O4	2.44	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.21
O5	2.52	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.32
O6	2.01	97.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.64
O7	0.43	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.58
O8	6.26	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.13
O9	1.74	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.23
O10	1.26	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.58
O11	1.12	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.46
O12	1.79	0.0%	25.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.36

REV	DESCRIPTION	USER	DEPARTMENT	DATE

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ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

ALTURA WEST & ARCHDIOCESE OF SANTA FE EXIST. DRAINAGE CONDITIONS

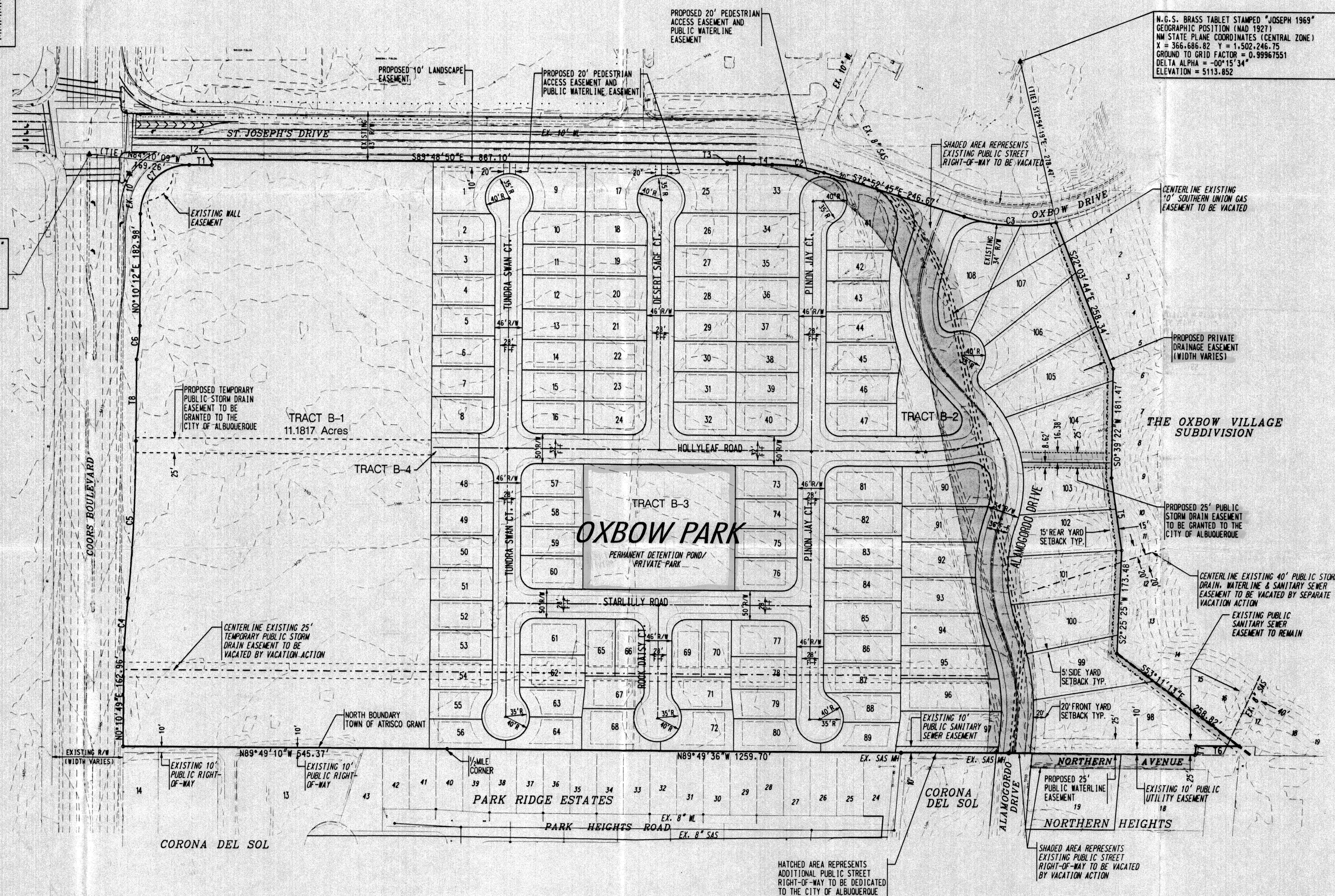
PROJECT NUMBER: 1-950244C.2482

SHEET 1 OF 2

CURVE DATA						
No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	7°43'10"	22.33	44.60	331.05	44.57	S 85°57'15" E
C2	16°56'05"	44.66	88.67	300.00	88.35	S 81°20'47" E
C3	27°53'27"	80.21	157.23	323.00	155.68	S 86°49'28" E
C4	1°46'57"	43.35	86.70	2786.79	86.69	N 4°24'50" E
C5	5°08'08"	131.97	263.77	2942.79	263.68	N 2°44'15" E
C6	10°21'18"	27.82	55.48	307.00	55.41	N 5°20'51" E
C7	90°00'52"	82.02	128.83	82.00	115.98	N 45°10'41" E

TANGENT DATA		
No.	BEARING	DISTANCE
T1	S 89°48'50" E	37.83
T2	N 0°11'10" E	10.00
T3	N 0°11'10" E	3.00
T4	S 89°48'50" E	31.13
T5	S 81°11'46" E	122.60
T6	N 89°49'36" W	73.15
T7	S 5°04'24" W	15.06
T8	N 0°10'11" E	134.93

ALUMINUM TABLE STAMPED "ACS, NM448-NMB, 1984"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 365,122.05 Y = 1,502,080.02
 GROUND TO GRID FACTOR = 0.9996762
 DELTA ALPHA = -00°15'34"
 ELEVATION = 5113.596



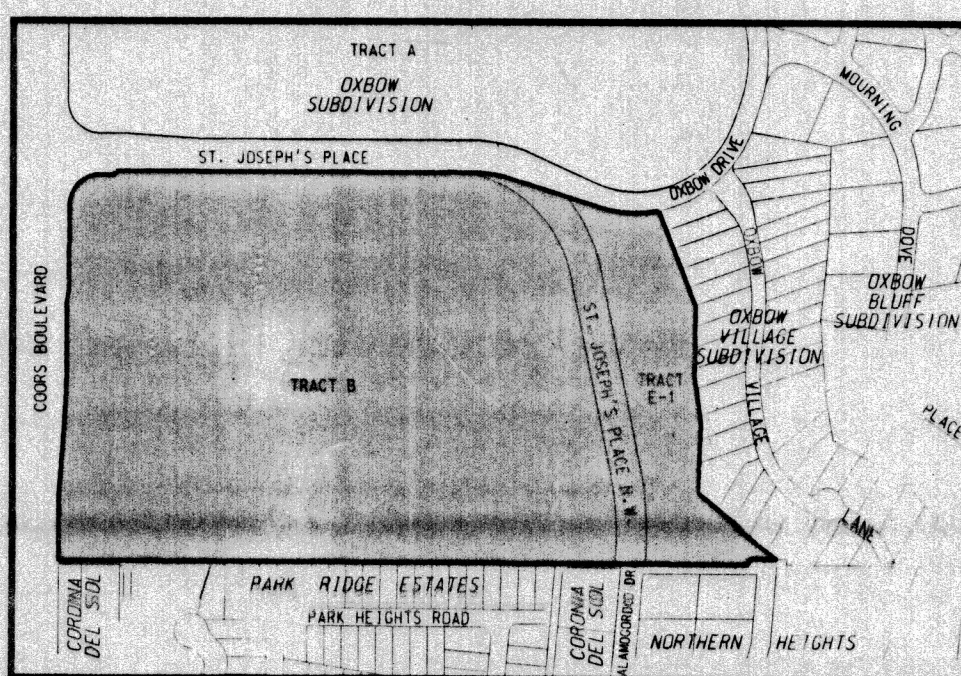
N.G.S. BRASS TABLE STAMPED "JOSEPH 1969"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 365,646.12 Y = 1,502,246.75
 GROUND TO GRID FACTOR = 0.99967551
 DELTA ALPHA = -00°15'34"
 ELEVATION = 5113.852

- GENERAL NOTES
- EXISTING ZONING: SU-3
PROPOSED ZONING: SU-3
 - TOTAL ACREAGE: 36.3634 ACRES
NET ACREAGE: 25.1817 ACRES
AREA TRACT B-1: 11.1817 ACRES
AREA TRACT B-2: 00.3664 ACRES
AREA TRACT B-3: 01.2342 ACRES
AREA TRACT B-4: 00.0918 ACRES
 - NUMBER OF LOTS: 108
TOTAL NUMBER OF LOTS: 108
PROPOSED DENSITY: 4.29 D.U./AC.
 - THIS PRELIMINARY PLAT CONFORMS TO THE EPC APPROVED SITE PLAN FOR SUBDIVISION CASE #2-97-103 AND THE REQUIRED CONDITIONS.
 - ALL LOTS ARE TO BE P-1 AND SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA.
 - ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
 - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
 - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
 - FIREPLACES AND/OR STOVES SHALL BE LIMITED TO GAS LOGS AND ENVIRONMENTAL PROTECTION AGENCY APPROVED WOOD-BURNING DEVICES. NO ORDINARY WOOD-BURNING FIREPLACES SHALL BE INSTALLED IN ANY RESIDENTIAL DWELLING UNIT.

OWNER: **THM** 9-30-99
 TOM KELEHER, PRESIDENT, DATE
 ALURA WEST LTD. CO.
Ja Regue Jr 9-30-99
 JAMES W. ROGERS, VICE PRESIDENT, DATE
 ALURA WEST LTD. CO.

- SURVEY NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "HEAVER LS 6544".
 - FOUND CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "HEAVER LS 6544".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB. P.L.S. 6544".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

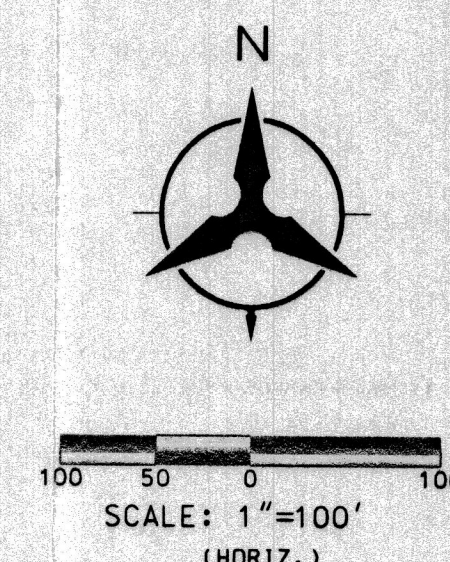
APPROVED FOR MONUMENTATION AND STREET NAMES
W. C. C. 093099
 CITY SURVEYOR DATE



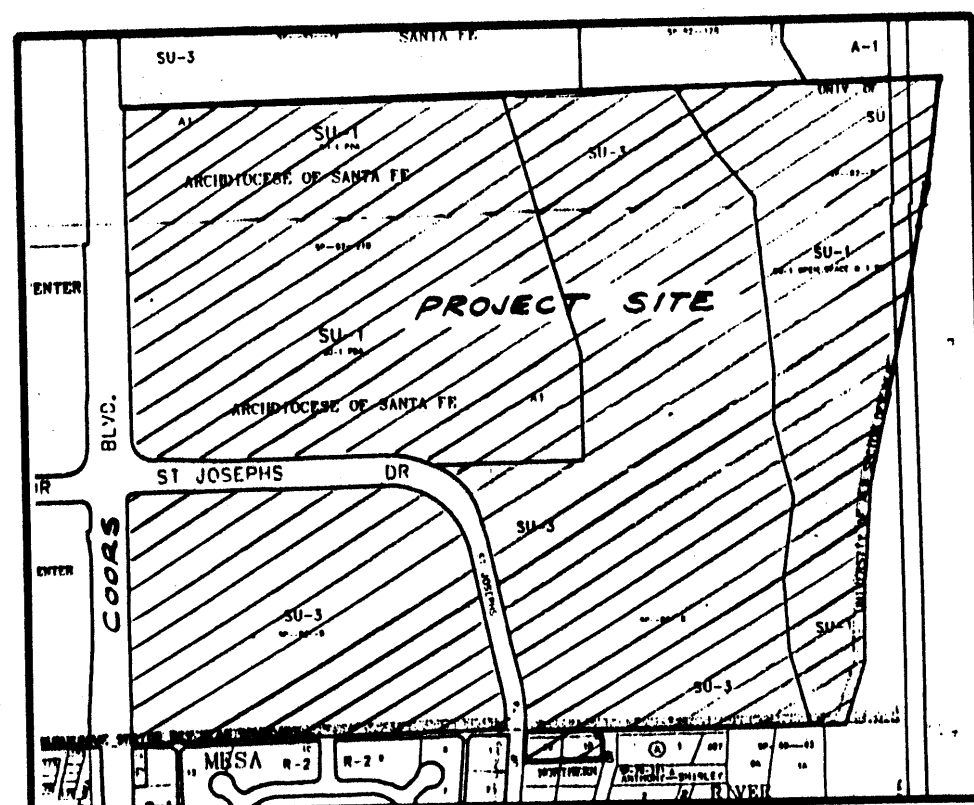
LOCATION MAP
 ZONE ATLAS MAP NO. G-11
 NOT TO SCALE

PRELIMINARY PLAT FOR THE OXBOW PARK SUBDIVISION

(TRACTS B & E-1 OF OXBOW SUBDIVISION)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 1999



Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-11-Z & G-11-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 97-237
2. Gross Subdivision Area: 171.5662 Acres.
3. Total number of tracts created: Five (5) Tracts.
4. Total mileage of full width streets created: 0.396 Mile.
5. Total mileage of partial width streets created: 0.183 Mile.
6. Date of Survey: September 24, 1997.
7. Plat is located within the City of Albuquerque, Bernalillo County, New Mexico within Section 2 and projected Section 2, T10N, R2E, N.M.P.M. and Section 35, T11N, R2E, N.M.P.M.

DISCLOSURE STATEMENT

The purpose of this Plat is to eliminate tract lines, dedicate right-of-way, grant easements and create Tracts A,B,E,F&G.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. All easements of record are shown.
4. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
5. Record bearings and distances are shown in parenthesis ().
6. See Sheet 3 for Notice of Subdivision Plat Conditions.
7. Maintenance of Temporary Private Access Easement shall be the responsibility of Tract F.

DESCRIPTION

A certain tract of land situate within Section 2, T10N, R2E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, said tract being and comprising all of a 31.6815 acre tract of ANNEXATION PLAT OF LAND IN SECTION 2, T10N, R2E, N.M.P.M., filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 20, 1982 in Volume C19, Folio 67 less a 0.5232 acre parcel of Public Street Right-of-Way dedicated to the City of Albuquerque by Resolution No. 95027107 in Book 95-7, Pages 195-201 and being more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, also being a point on the easterly right-of-way line of Coors Boulevard and the southerly right-of-way line of St. Joseph's Place, whence the Albuquerque City Survey (ACS) Monument "448-N48", an aluminum tablet having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=365,122.05 and Y=1,502,080.28 bears S80°11'30"W, 209.45 feet and from said point of beginning running thence along the northerly boundary line of the Tract herein described and also along said southerly right-of-way line of St. Joseph's Place, S89°48'50"E, 867.10 feet to a point; thence, S00°11'10"W, 40.00 feet to a point of curvature; thence along the easterly boundary line of the tract herein described and also along the westerly boundary line of said St. Joseph's Place, 450.25 feet along the arc of a curve to the right having a radius of 331.05 feet and a chord bearing S50°51'03"E, 416.34 feet to a point of tangency; thence, S11°53'15"E, 520.28 feet to a point of curvature; thence, 197.81 feet along the arc of a curve to the right having a radius of 676.19 feet and a chord bearing S03°30'25"E, 197.11 feet to a point of tangency; thence, S04°52'25"W, 13.47 feet to the southeast corner of the tract herein described, also being a point on the northerly boundary line of the Town of Atrisco Grant; thence leaving said westerly right-of-way line of St. Joseph's Place and continuing along the southerly boundary line of the tract herein described and said northerly boundary line of the Town of Atrisco Grant, N89°49'36"W, 908.71 feet to the 1/2 mile corner marked by a City of Albuquerque Brass Cap; thence, N89°49'10"W, 545.37 feet to the southwest corner of the tract herein described, a point on the easterly right-of-way line of Coors Boulevard; thence leaving said northerly boundary line of the Town of Atrisco Grant and continuing along said easterly right-of-way line of Coors Boulevard, to the N00°10'49"E, 162.96 feet to a point of curvature; thence, 86.70 feet along the arc of a curve to the right having a radius of 2786.79 feet and a chord bearing N04°24'51"E, 86.69 feet to a point of reverse curvature; thence, 263.77 feet along the arc of a curve to the left having a radius of 2942.79 feet and a chord bearing N02°44'15"E, 263.68 feet to a point of tangency; thence, N00°10'11"E, 134.93 feet to a point of curvature; thence, 55.48 feet along the arc of a curve to the left having a radius of 307.00 feet and a chord bearing N05°20'51"E, 55.41 feet to a point of tangency; thence, N00°10'12"E, 182.98 feet to a point of curvature; thence, 128.83 feet along the arc of a curve to the right having a radius of 82.00 feet and a chord bearing N45°10'41"E, 115.98 feet to a point on the southerly right-of-way of said St. Joseph's Place; thence along said right-of-way, S89°48'50"E, 37.83 feet to a point; thence, N00°11'10"E, 53.00 feet to the point and place of beginning.

Tract contains 31.1587 acres, more or less.

DESCRIPTION

A certain tract of land situate within Section 2 and projected Section 2, T10N, R2E and Section 35, T11N, R2E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, said tract being and comprising all of an 83.7148 acre tract, ANNEXATION PLAT OF LAND IN SECTION 2, T10N, R2E, N.M.P.M., as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 20, 1982 in Volume C19, Folio 67 together with all of Tract A-1, PLAT OF ARCHDIOCESE OF SANTA FE, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 19, 1987 in Volume C33, Folio 196 and being more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, also being the north northeast point of return of Coors Boulevard and St. Joseph's Place, whence the Albuquerque City Survey (ACS) Monument "448-N48", an aluminum tablet having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=365,122.05 and Y=1,502,080.28 bears S25°11'31"W, 192.37 feet and from said point of beginning running thence along the westerly boundary line of the Tract herein described and also along the easterly right-of-way line of Coors Boulevard, N00°10'49"E, 1111.91 feet to a point; thence, N03°02'43"E, 100.04 feet to a point; thence, N00°10'49"E, 150.00 feet to the northwest corner of the tract herein described, also being the northwest corner of said Tract A-1, thence leaving said right-of-way line of Coors Boulevard and A-1, thence along the northerly boundary line of said Tract A-1 and said 83.7148 acre tract, S89°48'50"E, 3317.00 feet to the northeast corner of said 83.7148 acre tract, also being a point on the west bank of the Rio Grande River; thence continuing along said west bank and also along the easterly boundary of the tract herein described, S18°44'51"W, 362.18 feet to a point; thence, S15°44'32"W, 801.26 feet to a point; thence, S09°40'33"W, 410.77 feet to a point; thence, S05°39'42"W, 302.60 feet to a point; thence, S00°33'54"W, 403.28 feet to a point; thence, S12°44'21"W, 302.55 feet to the southeast corner of said 83.7148 acre tract, also being a point on the northerly boundary line of the Town of Atrisco Grant; thence leaving the said west bank of the Rio Grande River and running thence along the said northerly boundary line of the Town of Atrisco Grant and the southerly boundary line of said 83.7148 acre tract, N89°49'36"W, 1310.20 feet to the southwest corner of said 83.7148 acre Tract and a point on the easterly right-of-way line of St. Joseph's Place; thence leaving said northerly boundary line of Town of Atrisco Grant and running thence along the westerly boundary line of said 83.7148 acre Tract and said easterly right-of-way line of St. Joseph's Place, N04°52'25"E, 6.89 feet to a point of curvature; thence, 221.21 feet along the arc of a curve to the left having a radius of 756.19 feet and a chord bearing N03°30'25"W, 220.43 feet to a point of tangency; thence, N11°53'15"W, 520.28 feet to a point of curvature; thence, 559.06 feet along the arc of a curve to the left having a radius of 411.05 feet and a chord bearing N50°51'02"W, 516.95 feet to a point of tangency; thence, N89°48'50"W, 642.07 feet to a point; thence, N86°05'39"W, 200.39 feet to a point; thence, N89°48'50"W, 65.02 feet to a point of curvature at the east northeast point of return of Coors Boulevard and St. Joseph's Place; thence running along said return, 133.51 feet along the arc of a curve to the right having a radius of 85.00 feet and a chord bearing N44°49'01"W, 120.20 feet to the point and place of beginning.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situated within Section 2 and projected Section 2, T10N, R2E and Section 35, T11N, R2E, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract being and comprising all of Tract A-1 of PLAT OF ARCHDIOCESE OF SANTA FE, as the same is shown and designated on the Plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on June 19, 1987 in Volume C33, Folio 196 as Document No. 8765168 together with all of the 31.6815 acre tract and the 83.7148 acre tract of ANNEXATION PLAT, as the same is shown and designated on the Plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 20, 1982 in Volume C19, Folio 67 as document 823120 now comprising Tracts A, B, E, F and G, OXBOW SUBDIVISION, Albuquerque, New Mexico, is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, do hereby grant all easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried and/or overhead distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee'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 Work affects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the improvements or encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Altura West LTD. Co. (Owner of Tracts B, E, F, and G)

Thomas Kelleher
Thomas Kelleher, President

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on the 10 day of September, 1997, by Thomas Kelleher, President of Altura West LTD. Co., New Mexico, ID# 10, Liability Comm.

My Commission Expires 4-15-00

Archdiocese of Santa Fe (Owner of Tract A)

Michael J. Sheehan
Michael J. Sheehan
Archbishop of the Archdiocese of Santa Fe

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on the 10th day of September, 1997, by Michael J. Sheehan, Archbishop of the Archdiocese of Santa Fe, New Mexico, ID# 10, Liability Comm.

My Commission Expires 9/15/99

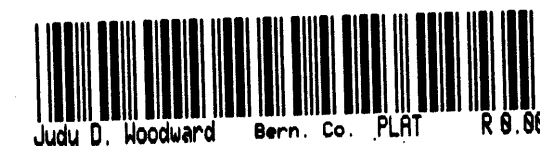
My Commission Expires 9/15/99

Notary

PLAT OF
OXBOW SUBDIVISION

ALBUQUERQUE, NEW MEXICO

OCTOBER, 1997



Judy D. Woodward Bern. Co. PLAT R 8.88

1998018915
5966993
Page 1 of 3
82/18/1998 11:28A
BK-98C Pg-44

APPROVALS

PLAT NUMBER	DATE
2-97-66	2/7/98
PLANNING DIRECTOR	11-25-97
CITY ENGINEER	11-25-97
A.M.A.F.C.A.	2-12-98
TRAFFIC ENGINEER	10/7/97
CITY SURVEYOR	2-12-98
PROPERTY MANAGEMENT	11-25-97
UTILITY DEVELOPMENT DEPARTMENT	11-25-97
PLANNING DEPARTMENT	11-3-97
PLM ELECTRIC SERVICES	10-9-97
U.S. WEST COMMUNICATIONS	11-3-97
PNM GAS SERVICES	

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 011 060 335500 10716
PROPERTY OWNER OF RECORD 1 011 060 335577 10816
Archdiocese of Santa Fe
Mc Mary, John T. and
J. White, Susan
BERNALILLO COUNTY TREASURER'S OFFICE DATE 2/18/98

PNM STAMP

IN APPROVING THIS PLAT, PNM 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.

SURVEYOR'S CERTIFICATION

I, A. Dwein Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February, 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon Huston
Courtney 1
7500 Jefferson Street, N.E.
Albuquerque, NM 87109

A. Dwein Weaver
New Mexico Professional Surveyor 6544
Date: OCT. 9, 1997

Bohannon Huston



Courtney One
7500 JEFFERSON NE
Albuquerque
N.M. 87109

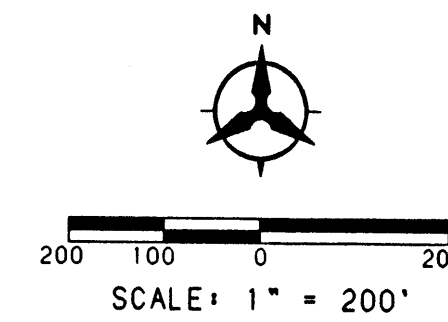
ENGINEERS PLUMBERS PHOTOGRAMMETRISTS
SURVEYORS LANDSCAPE ARCHITECTS

SHEET 1 OF 3 SHEETS

2231 (1)

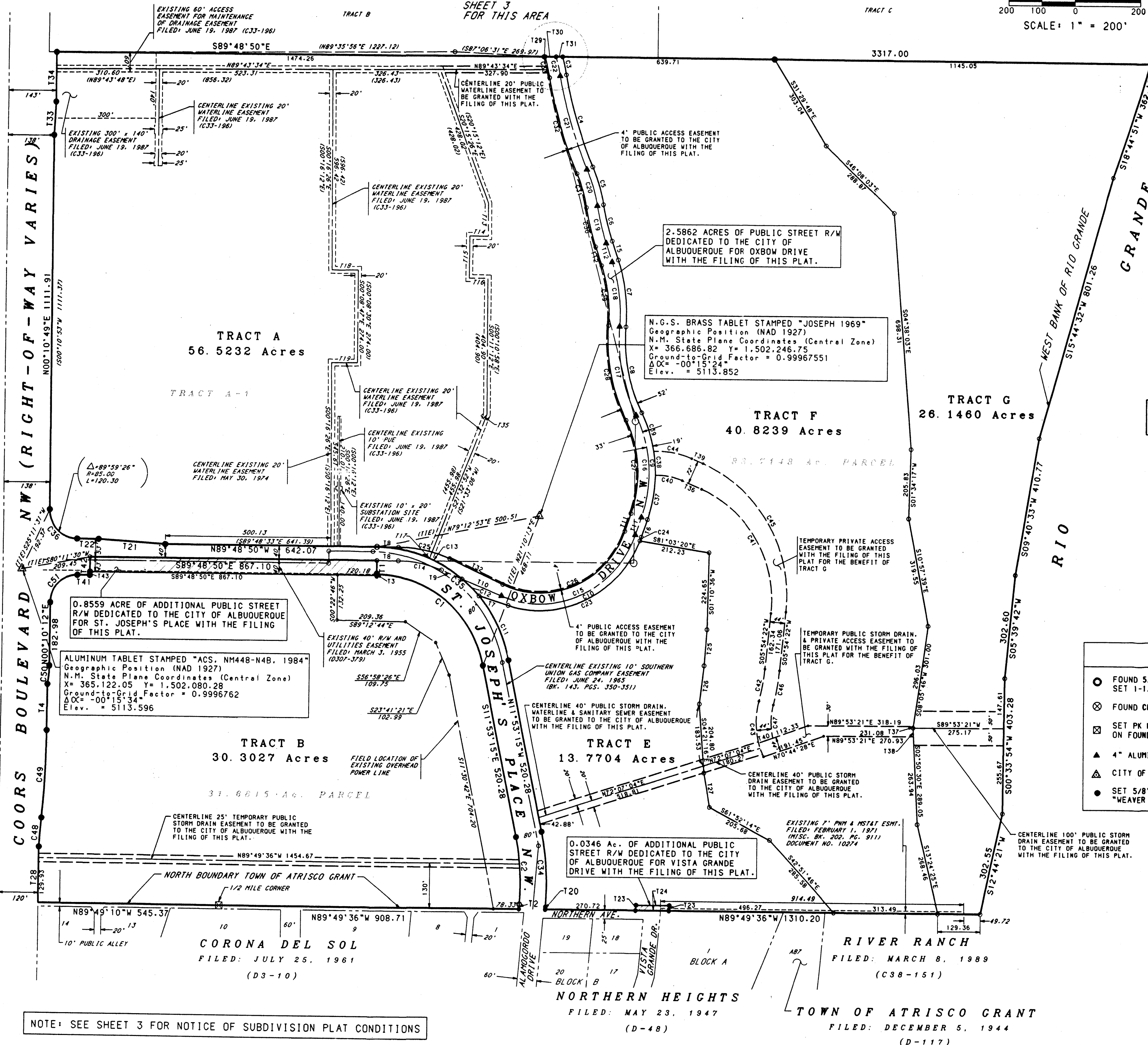
JOB NO. 97142A-10

PLAT OF
OXBOW SUBDIVISION
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1997



ANNEXATION PLAT
FILED: MAY 17, 1982
(C19-146)

SEE DETAIL "A"
SHEET 3
FOR THIS AREA



NOTE:
SEE SHEET 3 FOR CURVE & TANGENT DATA

LEGEND

- FOUND 5/8" REBAR WITH 1-1/4" PLASTIC SURVEY CAP STAMPED "LS 4078" SET 1-1/2" SURVEY WASHER STAMPED "WEAVER RLS 6544"
- ⊗ FOUND CHISELED "X" IN CONCRETE
- ⊠ SET PK NAIL WITH 1-1/2" SURVEY WASHER STAMPED "WEAVER RLS 6544" ON FOUND CITY OF ALBUQUERQUE CONCRETE MONUMENT
- ▲ 4" ALUMINUM ALLOY CAP - SEE NOTE 4, SHEET 1
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- SET 5/8" REBAR WITH 1-1/4" PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

Bohannon & Huston

Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS LANDSCAPE ARCHITECTS

NOTE: SEE SHEET 3 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS

PLAT OF
 OXBOW SUBDIVISION
 ALBUQUERQUE, NEW MEXICO
 OCTOBER, 1997



NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS- OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

WATER AND SANITARY SEWER AVAILABILITY,
 FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
 PARK AND OPEN SPACE REQUIREMENTS,
 DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
 EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

PUBLIC UTILITY EASEMENTS

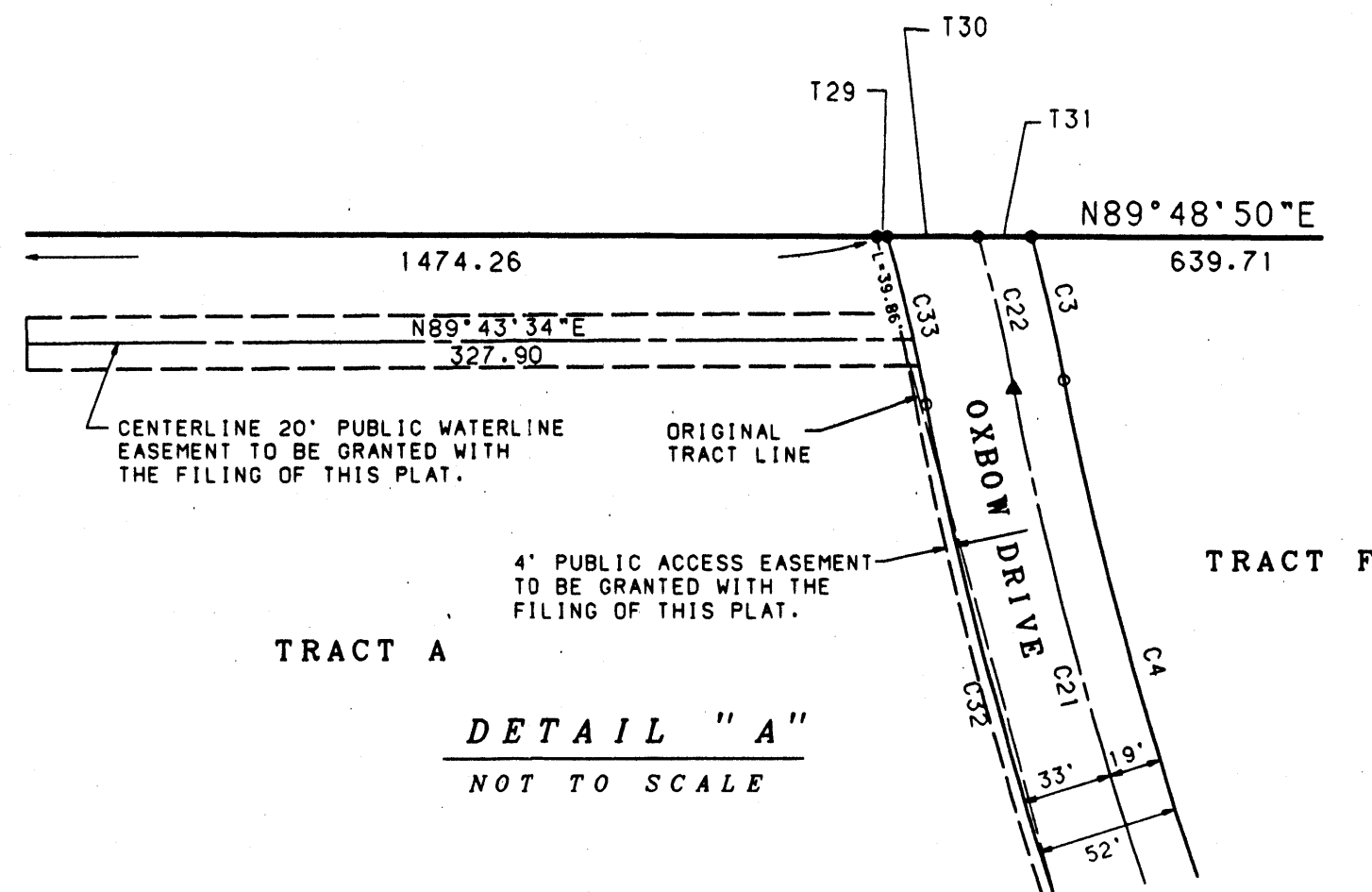
PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

- The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West 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.
- Jones Interco 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 the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

CURVE DATA						
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	450.25	331.05	77°55'35"	416.34	S50°51'02"E	267.73
C2	197.81	676.19	16°45'40"	197.11	S03°30'25"E	99.62
C3	55.33	647.00	4°53'59"	55.31	S12°26'02"E	27.68
C4	287.58	1253.00	13°09'01"	286.95	S16°33'33"E	144.43
C5	119.35	497.00	13°45'32"	119.06	S16°15'18"E	59.96
C6	109.23	665.50	9°24'16"	109.11	S14°04'39"E	54.74
C7	199.70	501.50	22°48'54"	198.38	S07°22'20"E	101.19
C8	262.49	498.50	30°10'10"	259.47	S11°02'58"E	134.36
C9	325.50	413.00	45°09'23"	317.14	S03°33'22"E	171.73
C10	496.65	323.00	88°05'56"	449.15	S63°04'17"W	312.46
C11	208.49	411.05	29°03'40"	206.26	N26°25'05"W	106.54
C12	71.21	411.05	9°55'33"	71.12	N45°54'42"W	35.69
C13	279.36	411.05	38°56'21"	274.01	N70°20'39"W	145.32
C14	133.91	345.00	22°14'23"	133.07	S78°41'39"E	67.81
C15	495.58	304.00	93°24'14"	442.50	N65°43'26"E	322.62
C16	310.52	394.00	45°09'23"	302.55	N03°33'22"W	163.83
C17	272.49	517.50	30°10'10"	269.36	N11°02'58"W	139.48
C18	192.13	482.50	22°48'54"	190.86	N07°22'20"W	97.35
C19	112.35	684.50	9°24'16"	112.23	N14°04'39"W	56.30
C20	114.79	478.00	13°45'32"	114.51	N16°15'18"W	57.67
C21	291.94	1272.00	13°09'01"	291.30	N16°33'33"W	146.62
C22	58.83	628.00	5°22'01"	58.80	N12°40'03"W	29.43
C23	484.85	323.00	86°00'23"	440.60	N64°07'04"E	301.24
C24	11.80	323.00	2°05'33"	11.80	N20°04'05"E	5.90
C25	159.82	385.00	23°47'05"	158.68	S77°55'17"E	81.08
C26	452.02	271.00	95°34'03"	401.41	N66°48'21"E	298.70
C27	284.51	361.00	45°09'23"	277.21	N03°33'22"W	150.11
C28	289.87	550.50	30°10'10"	286.53	N11°02'58"W	148.38
C29	178.99	449.50	22°48'54"	177.81	N07°22'20"W	90.70
C30	117.77	717.50	9°24'16"	117.64	N14°04'39"W	59.02
C31	106.86	445.00	13°45'32"	106.60	N16°15'18"W	53.69
C32	299.52	1305.00	13°09'01"	298.86	N16°33'33"W	150.42
C33	64.93	595.00	6°15'09"	64.90	N13°06'37"W	32.50
C34	221.21	756.19	16°45'40"	220.43	N03°30'25"W	111.40
C35	559.06	411.05	77°55'35"	516.95	N50°51'02"W	332.42
C36	133.51	85.00	89°59'39"	120.20	N44°49'01"W	84.99
C37	133.36	413.00	18°30'03"	132.78	N09°46'17"E	67.26
C38	72.13	413.00	10°00'24"	72.04	N04°28'56"W	36.16
C39	120.01	413.00	16°38'55"	119.59	N17°48'36"W	60.43
C40	83.96	189.00	25°27'10"	83.27	S79°32'26"E	42.68
C41	449.22	354.00	72°42'27"	419.68	S30°26'51"E	260.55
C42	96.36	678.00	8°08'35"	96.28	S09°58'39"W	48.26
C43	167.40	247.00	38°49'49"	164.21	S05°21'58"E	87.06
C44	118.73	261.00	26°03'51"	117.71	S79°50'48"E	60.41
C45	538.01	426.00	72°21'41"	502.96	S30°16'29"E	311.56
C46	102.61	722.00	8°08'35"	102.52	S09°58'40"W	51.39
C47	97.75	203.00	27°35'19"	96.81	S00°15'17"W	49.84
C48	86.70	2786.79	1°46'57"	86.69	N04°24'51"E	43.35
C49	263.77	2942.79	5°08'08"	263.68	N02°44'15"E	131.97
C50	55.48	307.00	10°21'18"	55.41	N05°20'51"E	27.82
C51	128.83	82.00	90°00'52"	115.98	N45°10'41"E	82.02

TANGENT DATA			
NUMBER	BEARING	DISTANCE	(RECORD)
T1	S00°11'10"W	40.00	
T2	S04°52'25"W	13.47	
T3	N00°11'10"E	3.00	
T4	N00°10'11"E	134.93	
T5	S18°46'47"E	57.74	
T6	S19°01'19"W	55.00	
T7	N72°52'45"W	93.43	
T8	S89°48'50"E	65.00	
T9	S67°34'28"E	67.81	
T10	S67°34'28"E	129.26	
T11	N19°01'19"E	55.00	
T12	N18°46'47"W	57.74	
T13	S00°11'12"E	95.76	(S00°10'58"E 95.76)
T14	N89°47'19"W	55.33	(N89°47'05"W 55.33)
T15	S00°12'41"W	122.94	(S00°12'55"W 122.94)
T16	S89°47'19"E	56.15	(S89°47'05"E 56.15)
T17	N89°48'47"W	4.68	
T18	N89°51'16"E	80.23	(N89°51'30"E 80.23)
T19	N89°51'16"E	79.62	(N89°51'30"E 79.62)
T20	N04°52'25"E	6.89	
T21	N86°05'39"W	200.39	(N86°05'25"W 200.42)
T22	N89°48'50"W	65.02	(N89°48'33"W 65.01)
T23	N05°04'24"E	15.06	
T24	N89°49'36"W	100.37	
T25	S04°20'49"W	104.11	
T26	S06°31'16"W	113.73	
T27	S09°55'25"E	104.83	
T28	N00°10'49"E	162.96	
T29	S89°48'50"E	3.95	
T30	S89°48'50"E	34.33	
T31	S89°48'50"E	19.70	
T32	S65°24'39"E	176.59	
T33	N03°02'43"E	100.04	(N03°02'44"E 100.32)
T34	N00°10'49"E	150.00	(N00°10'53"E 150.00)
T35	S46°21'26"W	15.55	(S46°21'40"W 15.55)
T36	S66°48'05"E	64.12	
T37	S08°05'46"W	4.97	
T38	S02°50'30"E	25.11	
T39	S66°48'05"E	37.39	
T40	N70°44'28"E	44.18	
T41	S89°48'50"E	37.83	
T42	N00°11'10"E	53.00	
T43	N00°11'10"E	10.00	



TRACT A

DETAIL "A"
 NOT TO SCALE

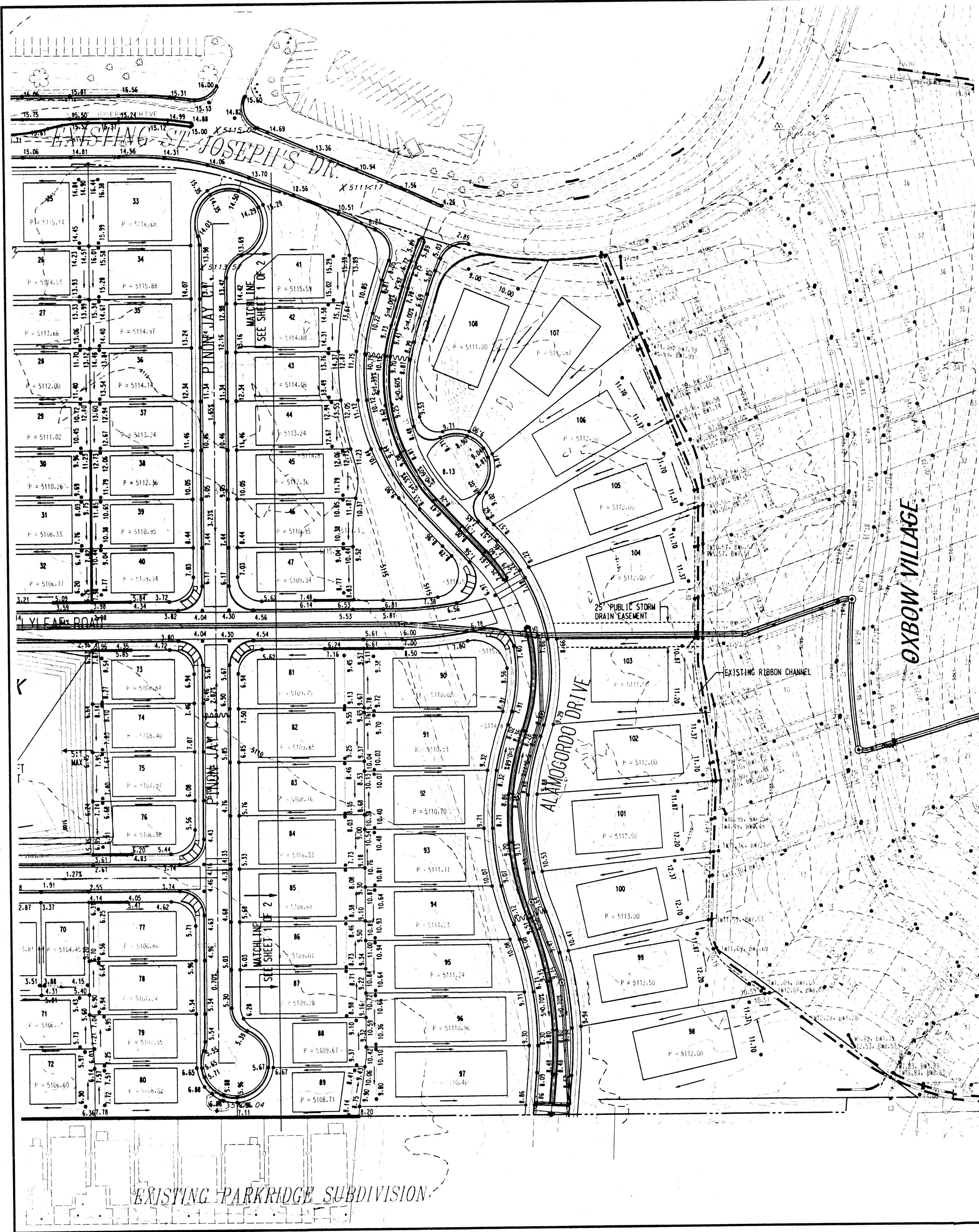
TRACT F

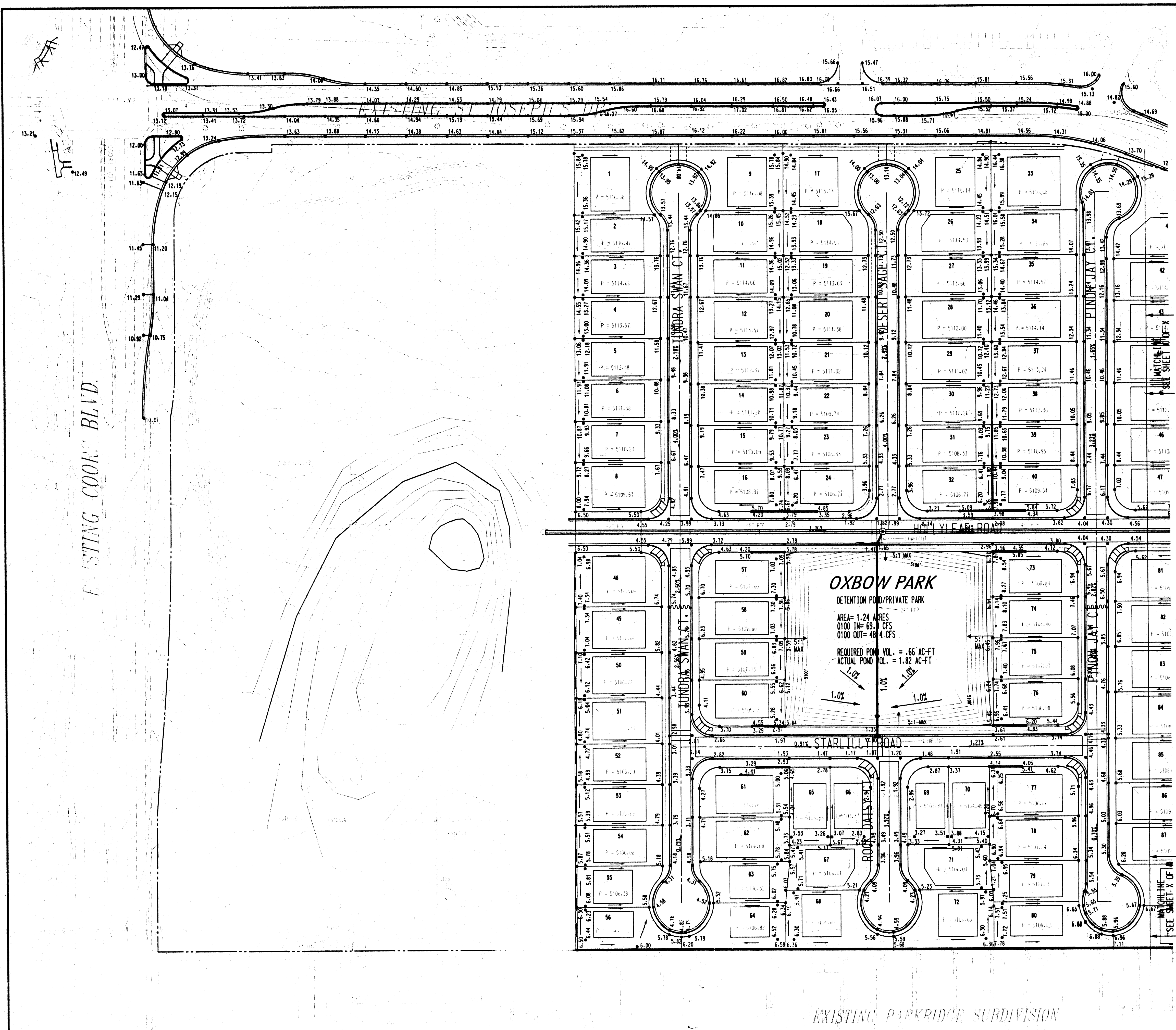
Bohannon & Huston



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 Albuquerque
 NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS
 SURVEYORS LANDSCAPE ARCHITECTS





- GENERAL NOTES:
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY GEO-TEST, INC., DATED OCTOBER, 1997. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 - CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM PROPERTY LINES PER DETAIL THIS SHEET 2 OF 2 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 - PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

LEGEND

PROPOSED SPOT ELEVATION	• 5235.25
TOP OF ROLL CURB ELEVATION	• 5235.25
EXISTING SPOT ELEVATION	• 5235.25
FUTURE SPOT ELEVATION	• 5235.25
PROPOSED CONTOUR	—
EXISTING CONTOUR	—
DIRECTION OF FLOW	→
EXISTING STORM DRAIN LINE	—
EXISTING STORM DRAIN MANHOLE	•
PROPOSED STORM DRAIN INLET	•
PROPOSED STORM DRAIN MANHOLE	•
PROPOSED WATER BLOCK	•
PROPOSED BACKYARD POND	•
EXISTING SAS MANHOLE	•
PHASING BOUNDARY	—
RETAINING WALL	—
RIBBON CHANNEL	—
SIDEWALK	—

North arrow pointing up.

SCALE: 1"=60' (HORIZ.)

Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEPARTMENT GROUP			
OXBOW PARK SUBDIVISION OVERALL GRADING PLAN			
DESIGN REVIEW BOARD NO.	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
—	— / — / —		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
XXXXXX	G-11	1	2

LAST DESIGN UPDATE

DESIGNED BY KGP/YP
DRAWN BY BS
CHECKED BY KGP

NO. DATE
REVISIONS
DESIGN

DATE 8/99
DATE 8/99
DATE 8/99

ENGINEER'S SEAL SURVEY INFORMATION				BENCH MARKS				AS-BUILT INFORMATION			
BY				DATE				CONTRACTOR			
NO.				DATE				ACCS BRASS TABLE STAMPED "JOSEPH"			
								GEOGRAPHIC POSITION (NAD 1927)			
								N.M. STATE PLANE COORDINATES			
								(CENTRAL ZONE) X=566,686.82			
								Y=1,502,246.75			
								GROUND-TO-GRID FACTOR = 0.99967551			
								DELTA ALPHA-00'15"24"			
								NGVD 1929 ELEVATION = 5113.852'			