



LOCATION MAP (NTS) G-12-Z

### SUBDIVISION DATA

GROSS ACREAGE ..... 2.6098 AC  
ZONE ATLAS NO. .... G-12-Z  
NO. OF EXISTING LOTS ..... 2 LOTS  
NO. OF TRACTS CREATED ..... 1 TRACT  
NO. OF LOTS CREATED ..... 10 LOTS  
EXISTING ZONING ..... RA-2  
DATE OF SURVEY ..... SEPTEMBER, 2016  
AREA OF PARCELED COMMONS AREA ..... 0.7782 AC  
MILES OF PRIVATE ACCESS EASEMENT ..... 0.08 MILES

### PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 15A & 16A, ALVARADO GARDENS, UNIT 2
2. TO ELIMINATE LOT LINES AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. CREATE PRIVATE PARCELED COMMONS AREA.

### FREE CONSENT AND DEDICATION

The subdivision hereon described is with the 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 grant: all access, utility and drainage 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground 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 and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon. 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Alfeld 4, LLC.  
By: David Kleinfeld, Member

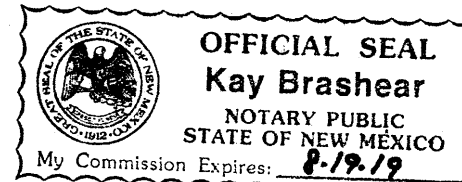
*David Kleinfeld* 10-20-16  
Date

### OWNER'S ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on Oct 20, 2016  
By Alfeld 4, LLC., by David Kleinfeld, Member.

*Kay Brashear* 09/19/2019  
NOTARY PUBLIC MY COMMISSION EXPIRES



### LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian, within M.R.G.C.D. Map No. 34, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 15-A AND 16-A, ALVARADO GARDENS, UNIT NO. 2, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 2, 1995, in Plat Book 95C, Page 396, and containing 2.6098 acres more or less.

### SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

### DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink do not waive or release any easement or easement rights, which may have been granted by prior plat, replat or other document, and which are not shown on this plat.

### NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (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:  
"ALVARADO GARDENS, UNIT NO. 2", (01-26-1934, C-28)  
"ALVARADO GARDENS, UNIT NO. 2, TRACTS X AND Y", (02-17-1959, C4-76)  
"THOMAS VILLAGE ESTATES, PHASE II", (11-25-1975, C10-190)  
"THOMAS VILLAGE ESTATES, PHASE II (CORRECTED)", (03-25-1976, C11-36)  
"THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOTS 25-29", (03-31-1977, B12-154)  
"ALVARADO GARDENS, UNIT NO. 2, TRACTS 13-A AND 13-B", (05-12-1977, A6-51)  
"THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOT 25-A AND 25-B", (04-17-1978, A6-191)  
"ALVARADO GARDENS, UNIT NO. 2, LOT 13A1 AND 13A2", (06-07-1978, A6-217)  
"THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOT 25-B-1", (09-18-1979, A7-154)  
"THOMAS VILLAGE ESTATES, PHASE II, BLOCK 1, LOTS 26-A THRU 29-A", (12-18-1979, A7-189)  
"ALVARADO GARDENS, UNIT NO. 2, TRACT X-1 AND X-2", (04-23-1982, B19-154)  
"RIO GRANDE COMPOUND, TRACT A", (03-31-1983, C21-21)  
"RIO GRANDE COMPOUND", (06-26-1984, C24-91)  
"ALVARADO GARDENS, UNIT NO. 2, TRACT 17-A", (06-17-1987, C33-188)  
"RIO GRANDE COMPOUND, BLOCK 2, LOTS 3A-11A", (01-26-1989, C38-97)  
"RIO GRANDE COMPOUND, BLOCK 2, LOTS 13A AND 15A", (01-26-1989, C38-99)  
"ALVARADO GARDENS, UNIT NO. 2, TRACTS 17-A-1 THRU 17-A-5", (12-22-1994, 94C-429)  
"ALVARADO GARDENS, UNIT NO. 2, LOT 15-A, 15-B AND 16-A", (11-02-1995, 95C-396)  
"ALVARADO GARDENS, UNIT NO. 2, LOTS 14-A AND 14-B", (06-27-2000, 2000C-168)  
"CAMPBELL ESTATES, LOTS 1-4", (10-12-2007, 2007C-298)  
"ALVARADO GARDENS, UNIT NO. 2, WEST 1/2 LOT 16", (10-30-2009, 2009S-69)  
all being records of Bernalillo County, New Mexico.
5. Field Survey performed in September, 2016.
6. City of Albuquerque, New Mexico Zone: RA-2
7. 100 Year Flood Zone Designation: Zone X (areas protected by levees), as shown on Panel 331 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
8. Title Report: None provided
9. 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 inch (4") aluminum cap stamped:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
N.M.P.S.#7719
10. 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.

## PLAT FOR PUERTA del BOSQUE WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 1 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2016

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_

### PLAT APPROVAL

Utility Approvals:

*Gerardo Ruiz* 11-28-16  
Public Service Company of New Mexico Date  
*Chris Salgado* 11-28-16  
New Mexico Gas Company Date  
*Qwest* 11/20/2016  
Qwest Corporation dba CenturyLink QC Date  
*Comcast* 11/28/16  
Comcast Date  
City Approvals:  
*Steven M. Risenhoover* P.S. 10/25/16  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date  
Traffic Engineering, Transportation Division \_\_\_\_\_ Date  
Albuquerque-Bernalillo County Water Utility Authority \_\_\_\_\_ Date  
Parks and Recreation Department \_\_\_\_\_ Date  
AMAFCA \_\_\_\_\_ Date  
City Engineer \_\_\_\_\_ Date  
DRB Chairperson, Planning Department \_\_\_\_\_ Date

### SURVEYOR'S CERTIFICATION:

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

*Timothy Aldrich* 10/23/16  
Timothy Aldrich, P.S. No. 7719 Date

**ALDRICH LAND  
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

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Scale: AS SHOWN	Date: 10/2/2016	Job: A16018	1 2

AGRS MONUMENT  
"6-G13AR 1980/1997"  
N=1500719.134  
E=1515743.949  
G-G=0.999684045  
Δα=-00°14'23.60"  
CENTRAL ZONE  
(NAD83)

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
Qwest Corporation D/B/A CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
Comcast D/B/A Xfinity for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein

and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

#### Disclaimer

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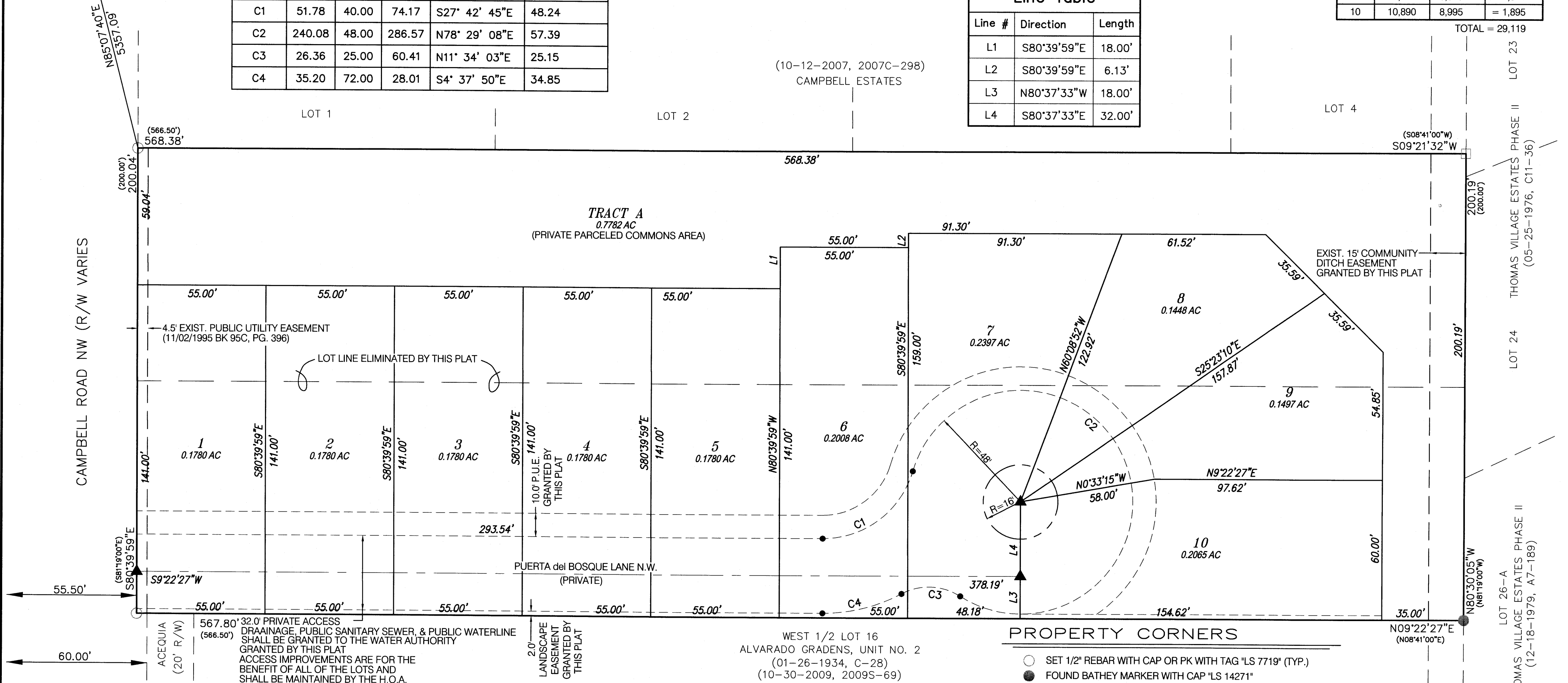
# PLAT FOR PUERTA del BOSQUE WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 1 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2016

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	51.78	40.00	74.17	S27° 42' 45"E	48.24
C2	240.08	48.00	286.57	N78° 29' 08"E	57.39
C3	26.36	25.00	60.41	N11° 34' 03"E	25.15
C4	35.20	72.00	28.01	S4° 37' 50"E	34.85

Line Table		
Line #	Direction	Length
L1	S80°39'59"E	18.00'
L2	S80°39'59"E	6.13'
L3	N80°37'33"W	18.00'
L4	S80°37'33"E	32.00'

MIN. OPEN SPACE REQUIRED			
LOT #	S.F.	S.F.	S.F.
1	10,890	7,755.00	= 3,135.00
2	10,890	7,755.00	= 3,135.00
3	10,890	7,755.00	= 3,135.00
4	10,890	7,755.00	= 3,135.00
5	10,890	7,755.00	= 3,135.00
6	10,890	8,745.00	= 2,145.00
7	10,890	10,441	= 449
8	10,890	6,306	= 4,584
9	10,890	6,519	= 4,371
10	10,890	8,995	= 1,895

TOTAL = 29,119



#### PRIVATE PARCELED COMMONS AREA NOTES:

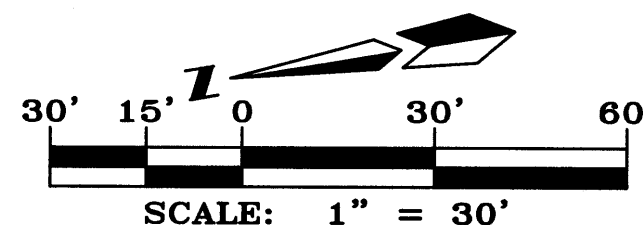
1. THERE SHALL BE RECORDED DEED RESTRICTIONS CONCERNING TRACT A.
2. THERE SHALL BE NO DEVELOPMENT OF TRACT A EXCEPT AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.
3. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACT A.
4. TRACT A SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION; THE CITY SHALL HAVE THE AUTHORITY TO PERFORM SUCH MAINTENANCE AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY. THE CITY MAY, AFTER WRITTEN NOTICE AND FAILURE TO COMPLY WITHIN 30 DAYS, ENTER UPON AND MAINTAIN THE

- (4. Cont)  
PRIVATE PCA. THE COST OF SUCH MAINTENANCE PLUS ANY OTHER PENALTIES OR COSTS ALLOWED BY LAW IN CONNECTION THEREIN, SHALL BE ASSESSED AGAINST THE PROPERTIES WITHIN THE PCA AND FAILURE TO PAY ASSESSED CHARGES MAY RESULT IN A MUNICIPAL LIEN AGAINST EACH OF THE INDIVIDUAL LOTS IN THE PCA. THIS PROVISION SHALL NOT BE DEEMED TO CREATE AN OBLIGATION TO ACT ON PART OF THE CITY. UNDER NO CIRCUMSTANCES WILL THE CITY MAINTAIN RECREATIONAL USES. UNDER NO CIRCUMSTANCES SHALL THE CITY MAINTAIN THE PCA FOR A PERIOD LONGER THAN ONE YEAR.

5. THE USE OF A PCA MAY BE RESTRICTED TO THE RESIDENTS OF THE PCA AND MAY BE FENCED SO LONG AS THE PUBLIC'S VIEW IS NOT SIGNIFICANTLY DIMINISHED.

#### PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND BATHEY MARKER WITH CAP "LS 14271"
- FOUND 5/8" REBAR WITH CAP "ILLEDGIBLE"



**ALDRICH LAND  
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
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Scale: AS SHOWN	Date: 10/25/2016	Job: A16018	



HYDROLOGY NOTES

OVERALL HYDROLOGY PLAN:

THIS SITE IS LOCATED ON THE ZONE ATLAS MAP G-14-Z AND IS ZONED RA-2. THE PROPERTY IS BOUNDED ON THE WEST BY ALVARADO GARDENS, UNIT NO. 2, ON THE EAST BY CAMPBELL ESTATES, ON THE NORTH BY CAMPBELL ROAD, AND ON THE SOUTH BY THOMAS VILLAGE ESTATES PHASE II. THE PROJECT PROPOSES TO USE DRAINAGE PATTERNS THAT WILL DIRECT RUNOFF TO A DETENTION POND LOCATED ALONG THE EAST SIDE OF THE PROJECT SITE. THIS DRAINAGE POND WILL RETAIN THE REQUIRED FIRST FLUSH VOLUME.

THE SITE WILL BE GRADED TO DIRECT FLOWS TO THE OPEN SPACE POND EAST OF THE SITE. THE POND HAS BEEN SIZED TO HOLD THE 100 YEAR TO DAY STORM EVENT. FRENCH DRAINS WILL BE INSTALLED TO ALLOW FOR INFILTRATION OF THE COLLECTED WATER.

THERE ARE NO OFFSITE FLOWS ENTERING THE SITE.

THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.

THE HYDROLOGY FOR THE PROJECT SITE WAS CALCULATED USING AHYMO FOR THE 100 YEAR 6 HOUR STORM EVENT FOR ZONE 2. THE RESULTS ARE SUMMARIZED BELOW:

DEVELOPED CONDITIONS:

SITE AREA = 2.6 ACRES  
LAND TREATMENTS: A=0% B=20% C=30% D=50%  
TOTAL PROJECT SITE: Q=8.83cfs V=0.3071 AC-FT

POND CALCS

Design Pond Volume = 16,930 Cu.Ft.  
Maximum Storage Volume = 17,907 Cu.Ft.  
Pond Bottom Elevation = 63.50  
Pond Top Elevation = 65.00  
Pond Side Slopes = 5:1  
MAX. WSEL= 63.91

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. 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.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL GARDEN WALLS TO BE CONSTRUCTED WITH THE CONSTRUCTION OF THE HOMES ON EACH LOT.



VICINITY MAP

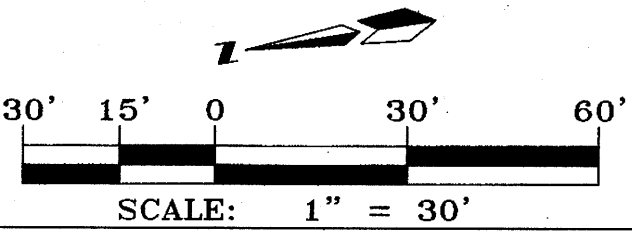
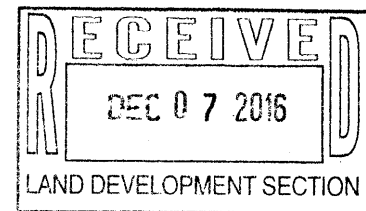
ZONE ATLAS MAP G-14-Z

LEGAL DESCRIPTION

LOTS 15-A AND 16-A,  
ALVARADO GARDENS UNIT No. 2  
CITY OF ALBUQUERQUE, BERNILLO COUNTY,  
NEW MEXICO

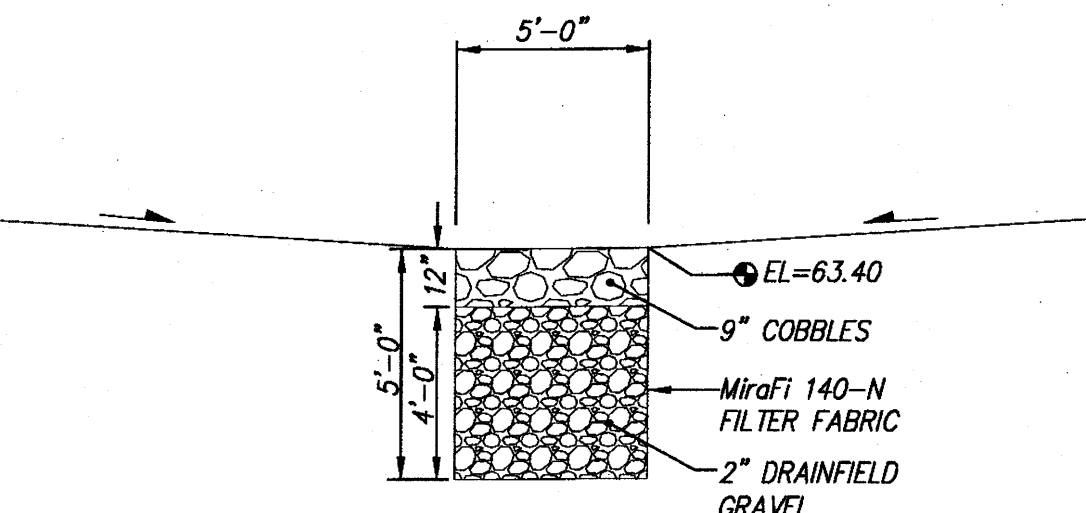
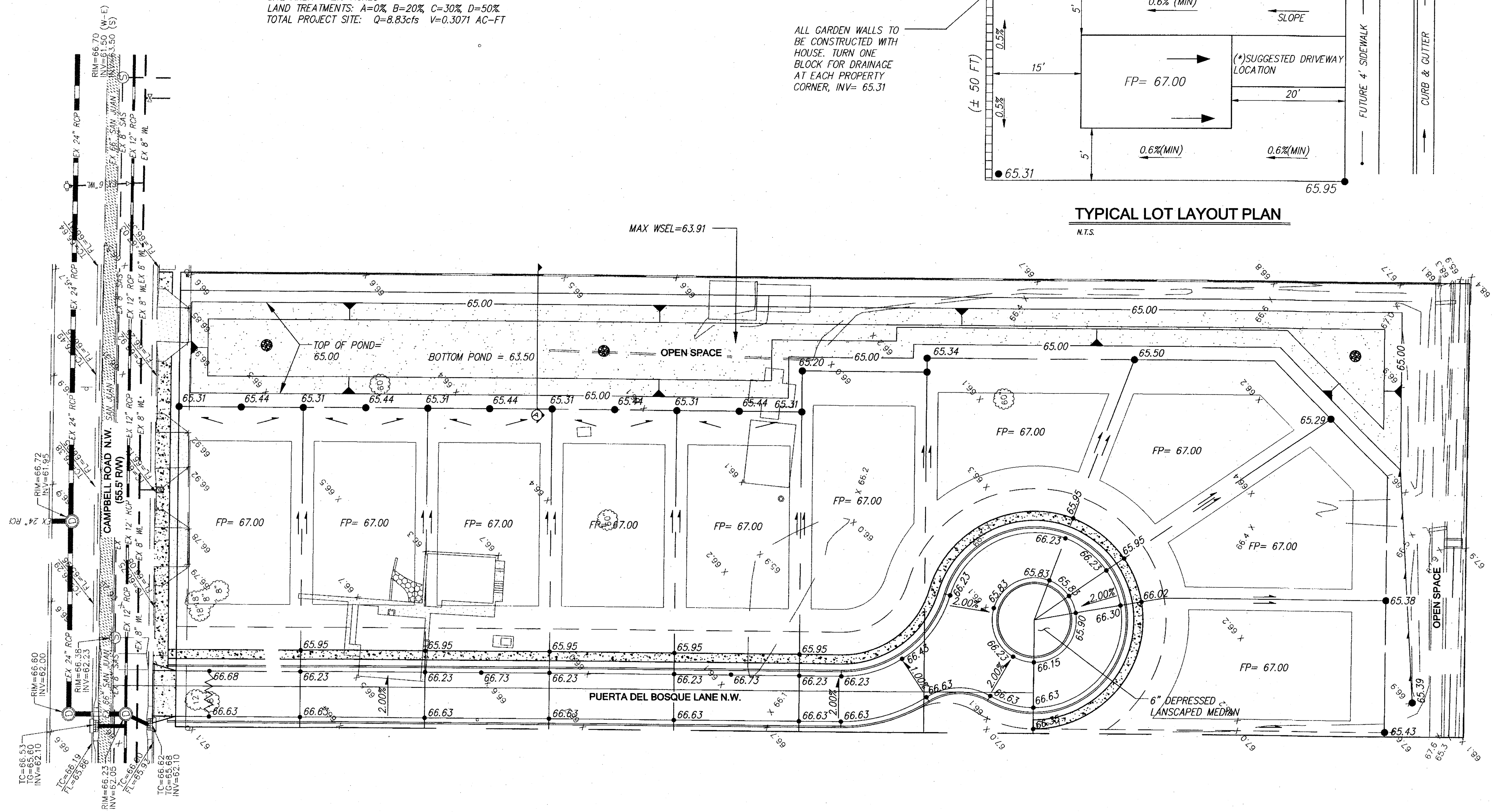
LEGEND

- EXISTING STANDARD CURB & GUTTER
- EXISTING ROLL CURB & GUTTER
- EXISTING TOP CURB/FLOWLINE
- EXISTING CONCRETE/SIDEWALK
- EXISTING WALL OR HEAD WALL
- EXISTING TOP WALL/BOTTOM WALL
- EXISTING CONTOUR-MAJOR
- EXISTING CONTOUR-MINOR
- EXISTING SPOT ELEV
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING CMP/PVC DRAIN PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING POWER POLE-WOOD
- EXISTING POLE ANCHOR
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE TV PEDESTAL
- EXISTING SIGN
- EXISTING TREE/DIAMETER
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- NEW ESTATE CURB & GUTTER
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW WATER BLOCK
- 5:1 SLOPE
- NEW POND AREA



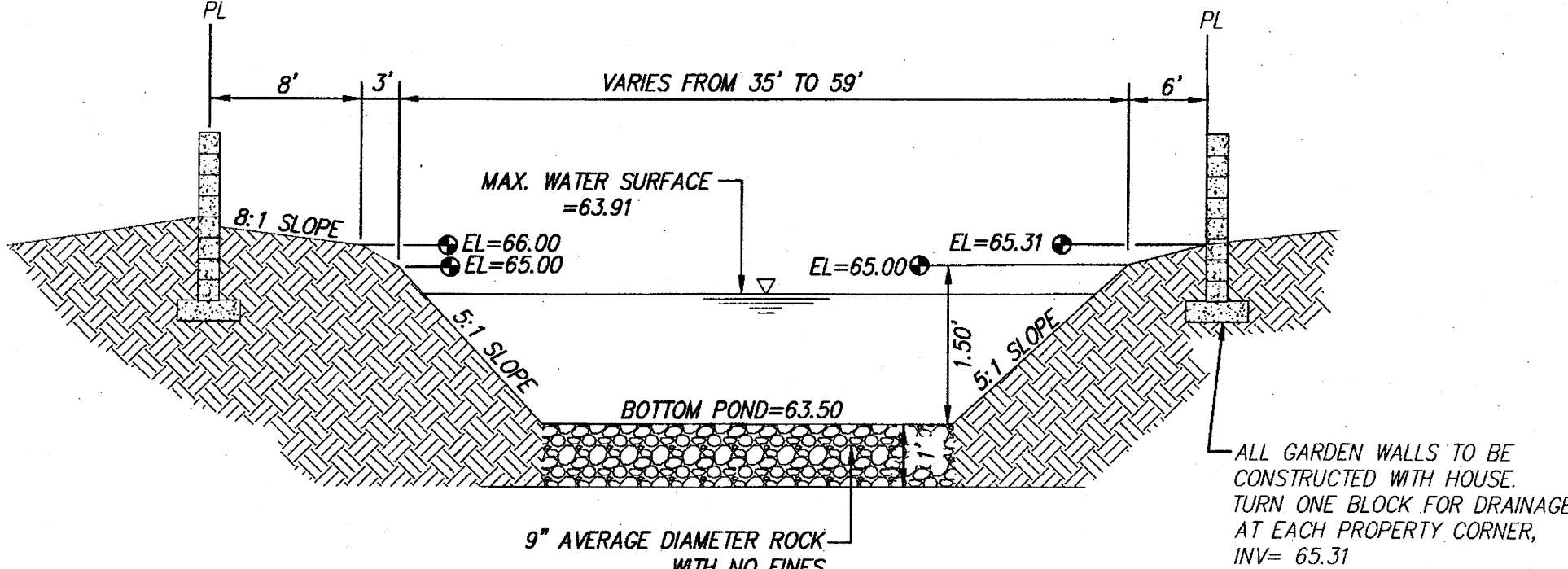
MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: PUERTA DEL BOSQUE GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
DATE	MO/DAY/YR
DESIGNED BY HLC	DATE 10/16
DRAWN BY HLC	DATE 10/16
CHECKED BY DMG	DATE 10/16
CITY PROJECT NO.	ZONE MAP NO. G-14-Z
SHEET 1 OF 1	



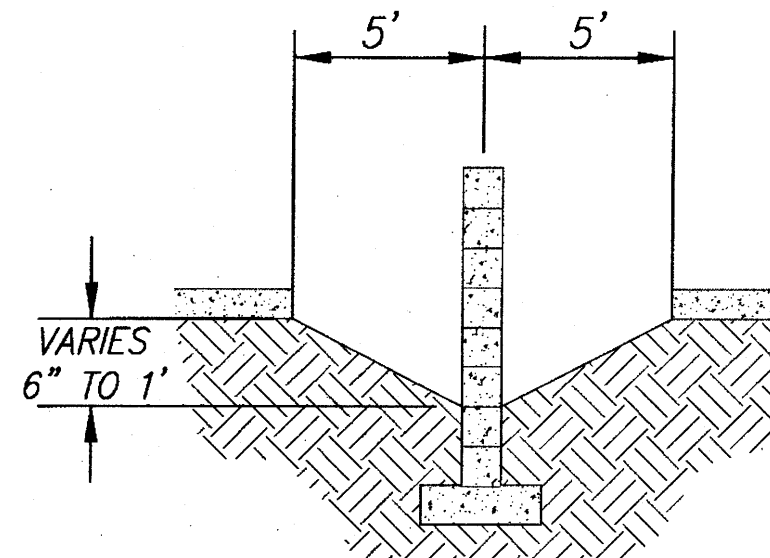
FRENCH DRAIN DETAIL

N.T.S.



DRAINAGE POND/ OPEN SPACE LAYOUT

N.T.S.



TYPICAL WALL LOCATION/ SIDE YARD LAYOUT

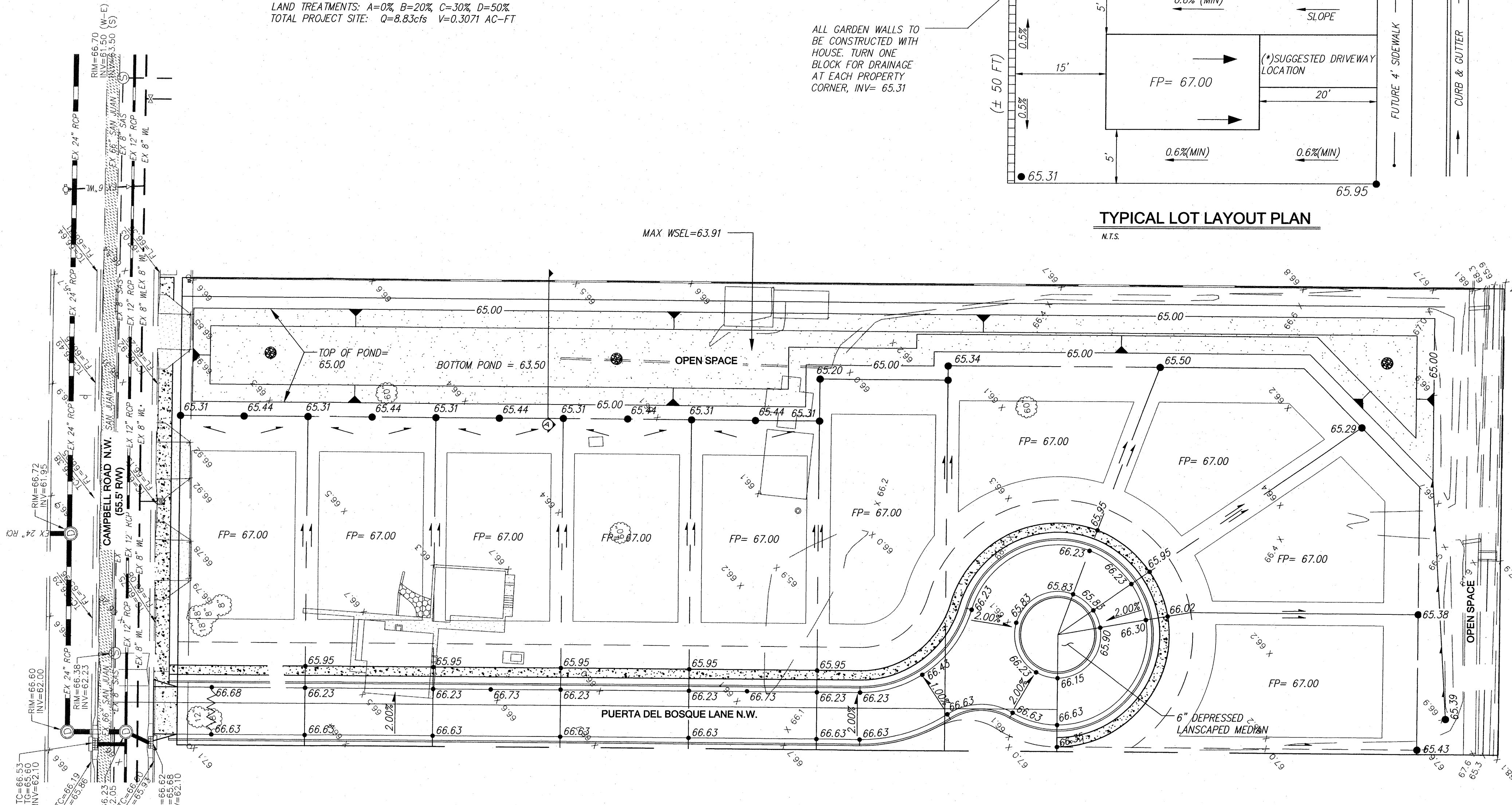
N.T.S. NOTE: TO BE CONSTRUCTED WITH THE HOUSE



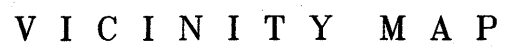
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ZONE ATLAS MAP G-14-Z

LOTS 15-A AND 16-A,  
ALVARADO GARDENS UNIT No. 2  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO

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	EXISTING WOOD FENCE
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	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
	NEW SPOT ELEVATIONS
	NEW FLOW DIRECTION
	NEW WATER BLOCK
	5:1 SLOPE
	NEW POND AREA

[illegible]



F:\A16\JOBS\A16018 Alvarado Gardens\GRADE & DRAIN\A16018\_G&DPLAN.dwg, Last saved by: Hiram, 10/11/16