

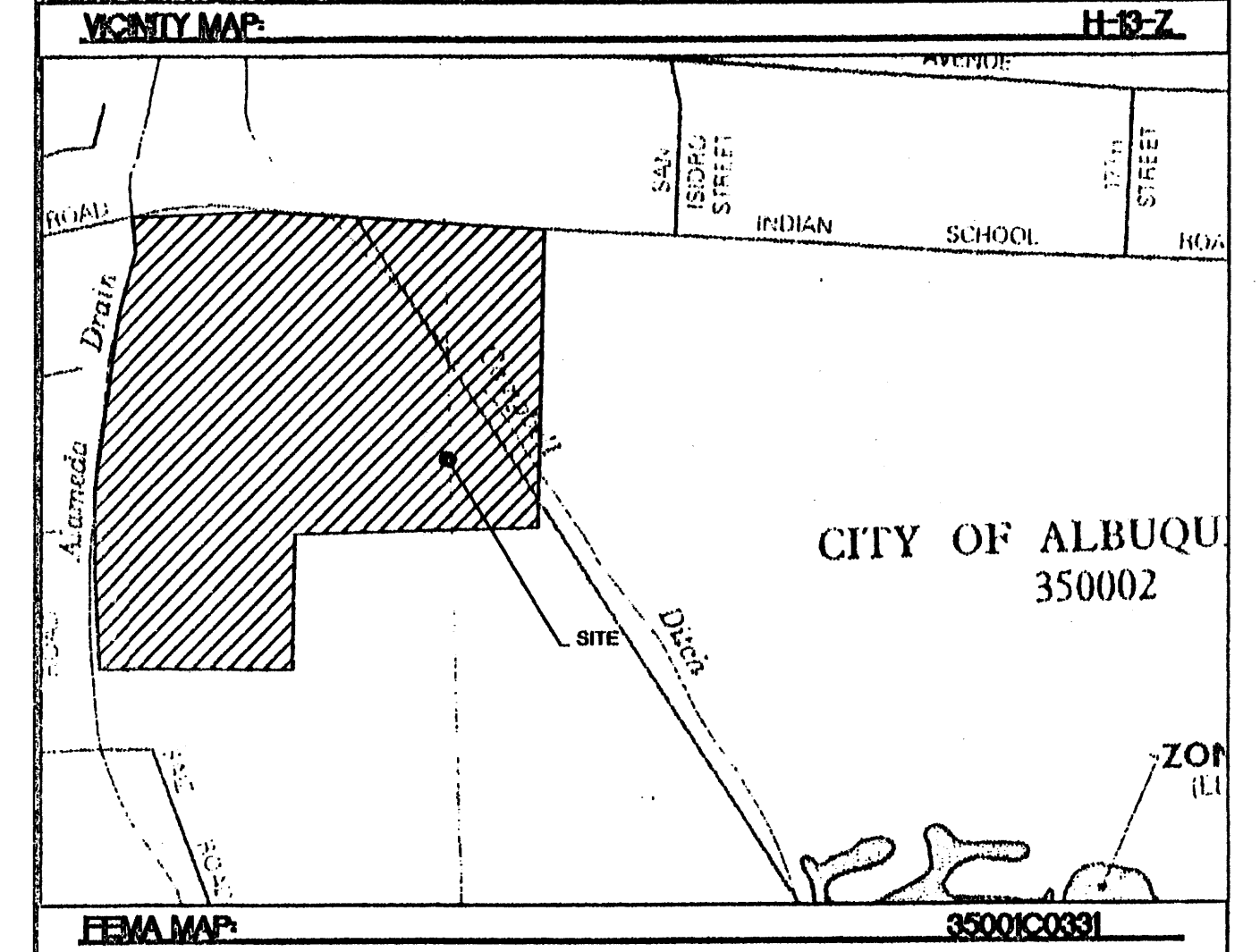
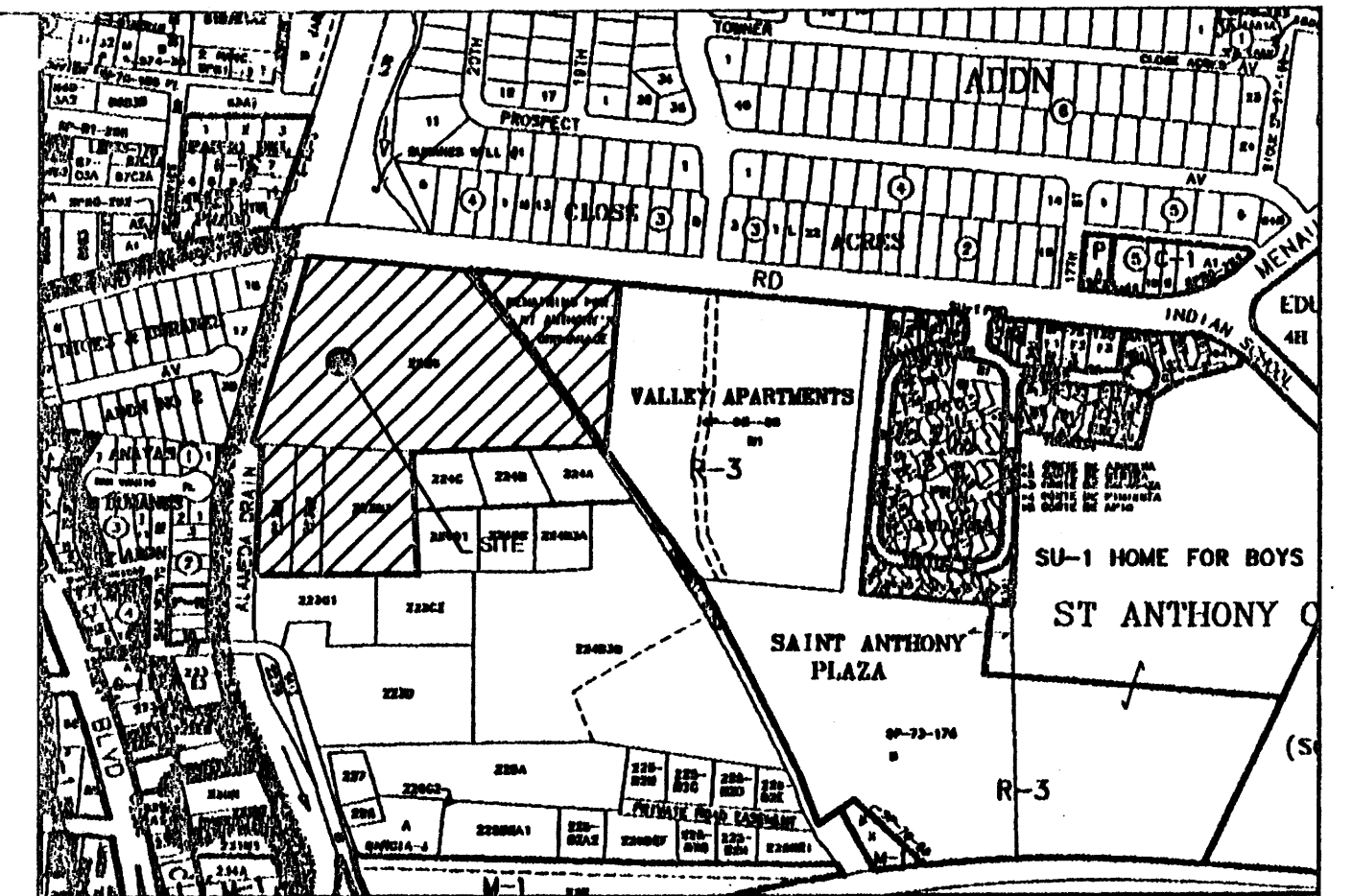
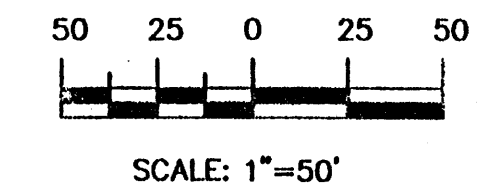
DRAINAGE CERTIFICATION

I, RONALD R. BOHANNAN, NAME OF THE FIRM, TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE PROVIDED PLAN DATED 02/28/01. THE RECORD INFORMATION EXTENDING ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMP# 12851, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/1/03 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 THE RELEASE OF FINANCIAL GUARANTEE.

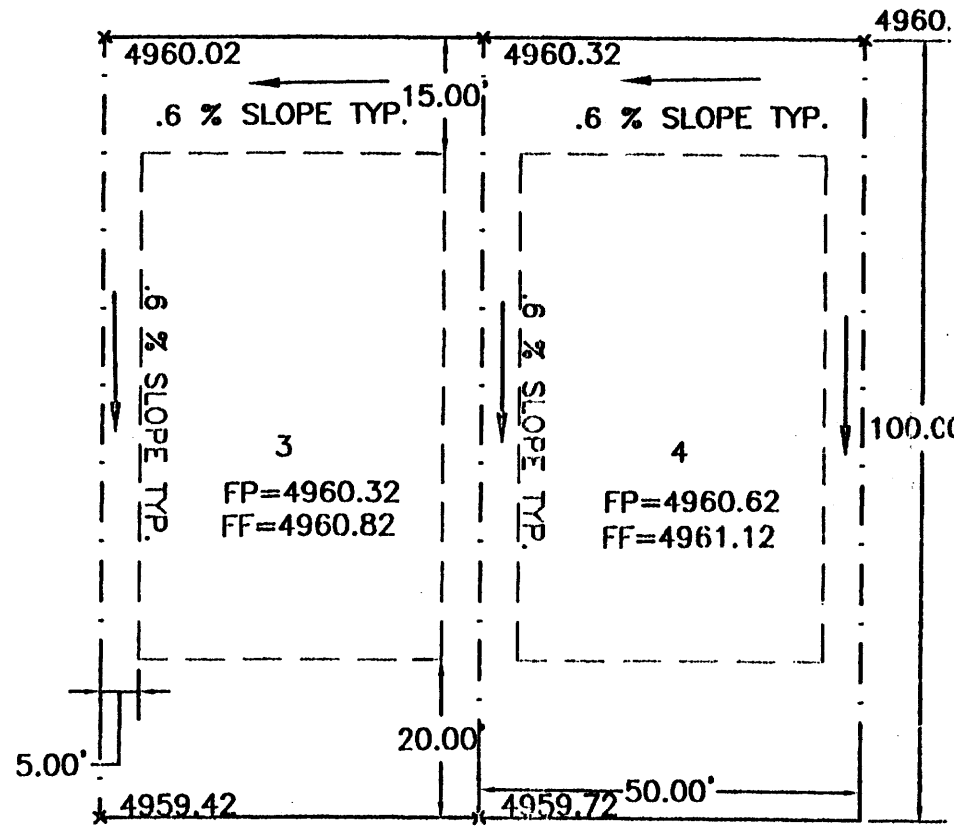
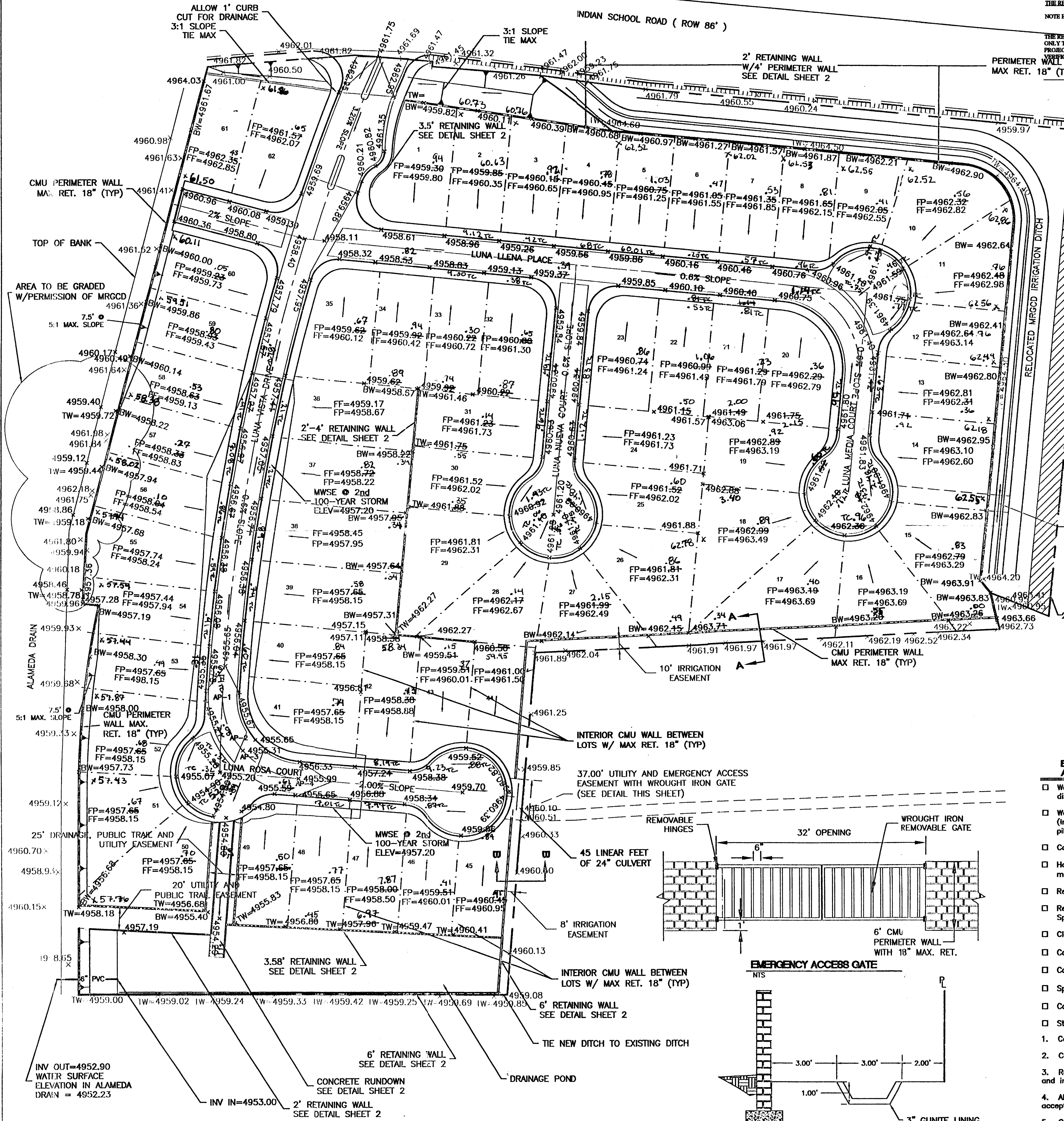
NOTE EXCEPTIONS HERE:

THE RECORD INFORMATION PRESENTED HEREON IS NOT GUARANTEED TO BE 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 THE ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

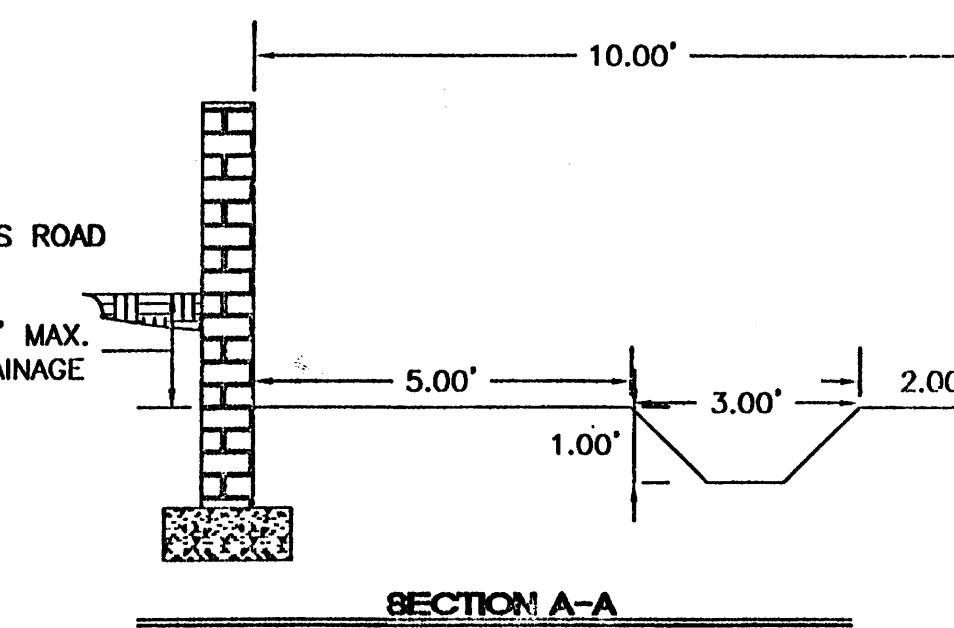
GRAPHIC SCALE



LEGAL DESCRIPTION
TRACT A (FORMER TRACTS 246-A1 & 222-B) AND TRACTS 223-B1, 223-B2, 223-B3



TYPICAL LOT GRADING
MOUNTABLE CURB AND GUTTER PER COA STD DWG #2415

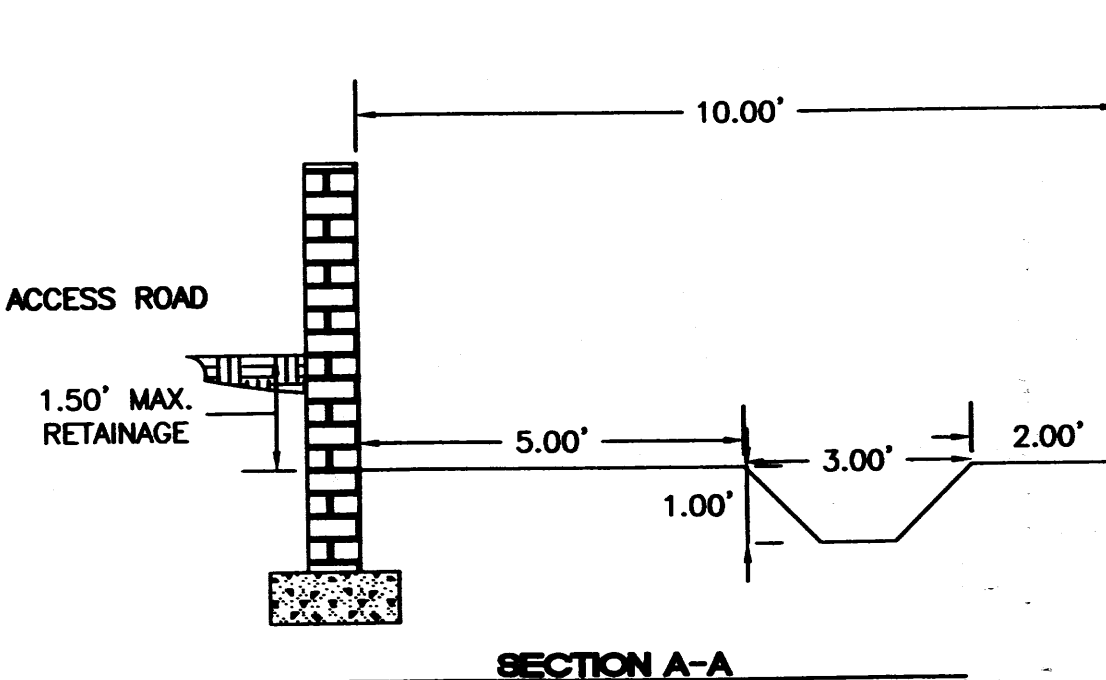
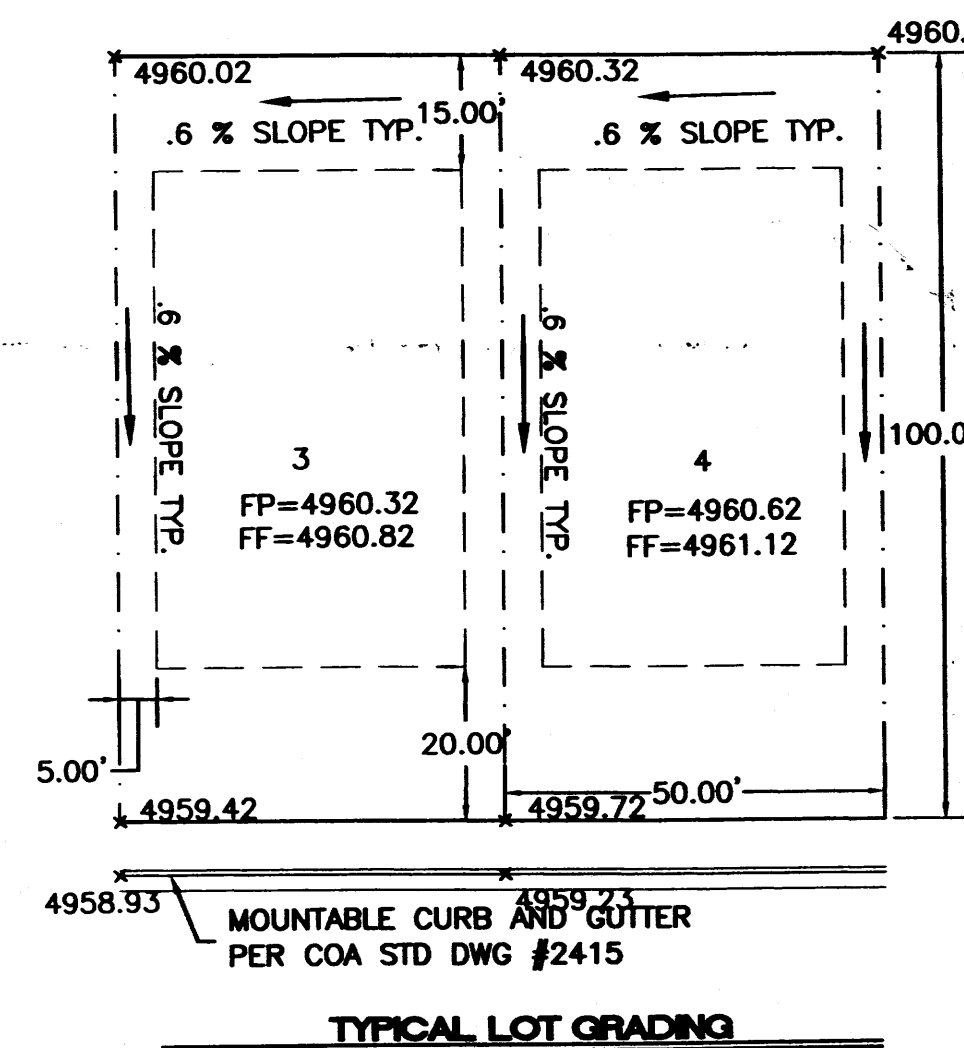
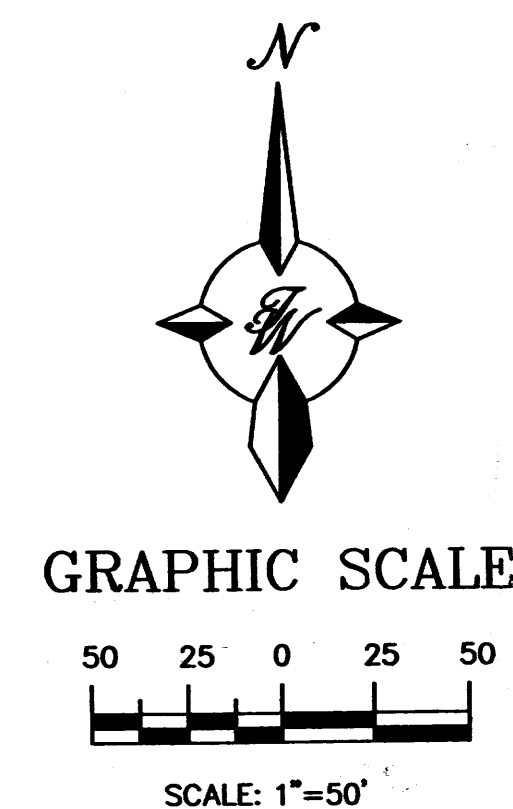
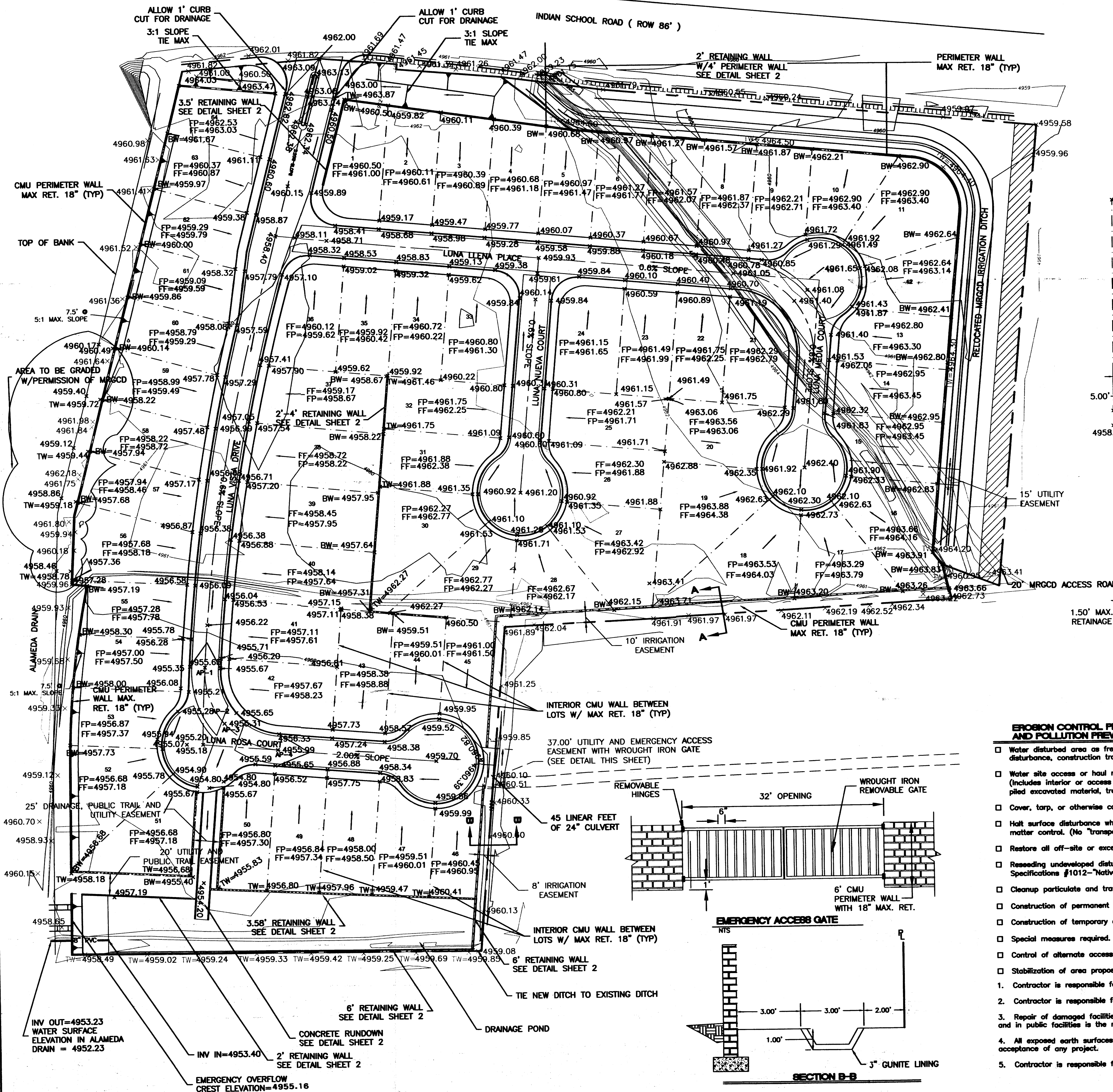


EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

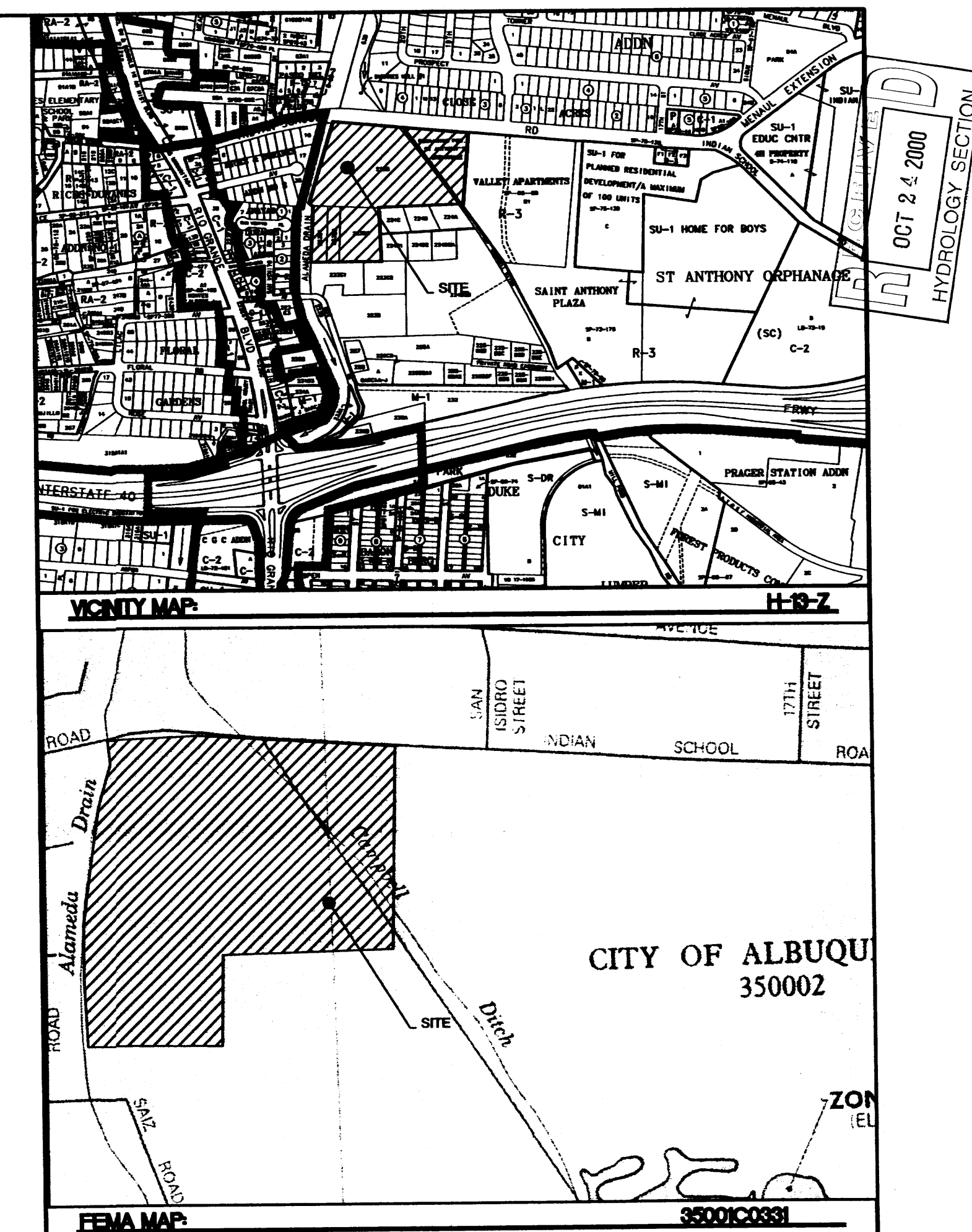
- ☐ Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
 - ☐ Water site access or haul roads during periods of active use associated with the project. (includes interior or access roads, yard or parking area of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc.)
 - ☐ Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - ☐ Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - ☐ Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - ☐ Reseeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - ☐ Cleanup particulate and transported material from nearby property and the public right-of-way.
 - ☐ Construction of permanent perimeter/interior fencing.
 - ☐ Construction of temporary erosion control fencing.
 - ☐ Special measures required. (See note)
 - ☐ Control of alternate access route or trespass traffic.
 - ☐ Stabilization of area proposed for future sale or future development.
1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
 2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
 3. Repair of damaged facilities and cleanup of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
 4. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
 5. Contractor is responsible for maintaining all storm sewer run off on site.

LEGEND	
	PROPOSED PERIMETER WALL
	BOUNDARY LINE
	EASEMENT
	PROPOSED CURB
	PROPOSED BACK OF CURB
	PROPOSED GUTTER
	LOT LINES
	ROW
	SETBACK
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	MAXIMUM WATER SURFACE ELEVATION

ROUGH GRADING APPROVAL		DATE
	LUNA VISTA (SYMPHONY) SUBDIVISION	
	GRADING AND DRAINAGE PLAN	
		DRAWN BY WCUJ
		DATE 10-19-01
		2136GR.DWG
		SHEET #
		JOB # 21036

**EROSION CONTROL PLAN
AND POLLUTION PREVENTION NOTES**

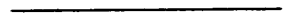
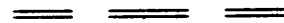
- ☐ Water disturbed area as frequently as necessary to control particulate matter during surface disturbances, construction traffic, wind events etc.
 - ☐ Water site access or haul roads during periods of active use associated with the project. (includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc).
 - ☐ Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - ☐ Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - ☐ Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - ☐ Reseeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - ☐ Cleanup particulate and transported material from nearby property and the public right-of-way
 - ☐ Construction of permanent perimeter/interior fencing.
 - ☐ Construction of temporary erosion control fencing.
 - ☐ Special measures required. (See note)
 - ☐ Control of alternate access route or trespass traffic.
 - ☐ Stabilization of area proposed for future sale or future development.
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 5. Contractor is responsible for maintaining all storm sewer run off on site.



LEGAL DESCRIPTION:

TRACT A (FORMER TRACTS 246-A1 & 222-B) AND TRACTS 223-B1, 223-B2, 223-B3

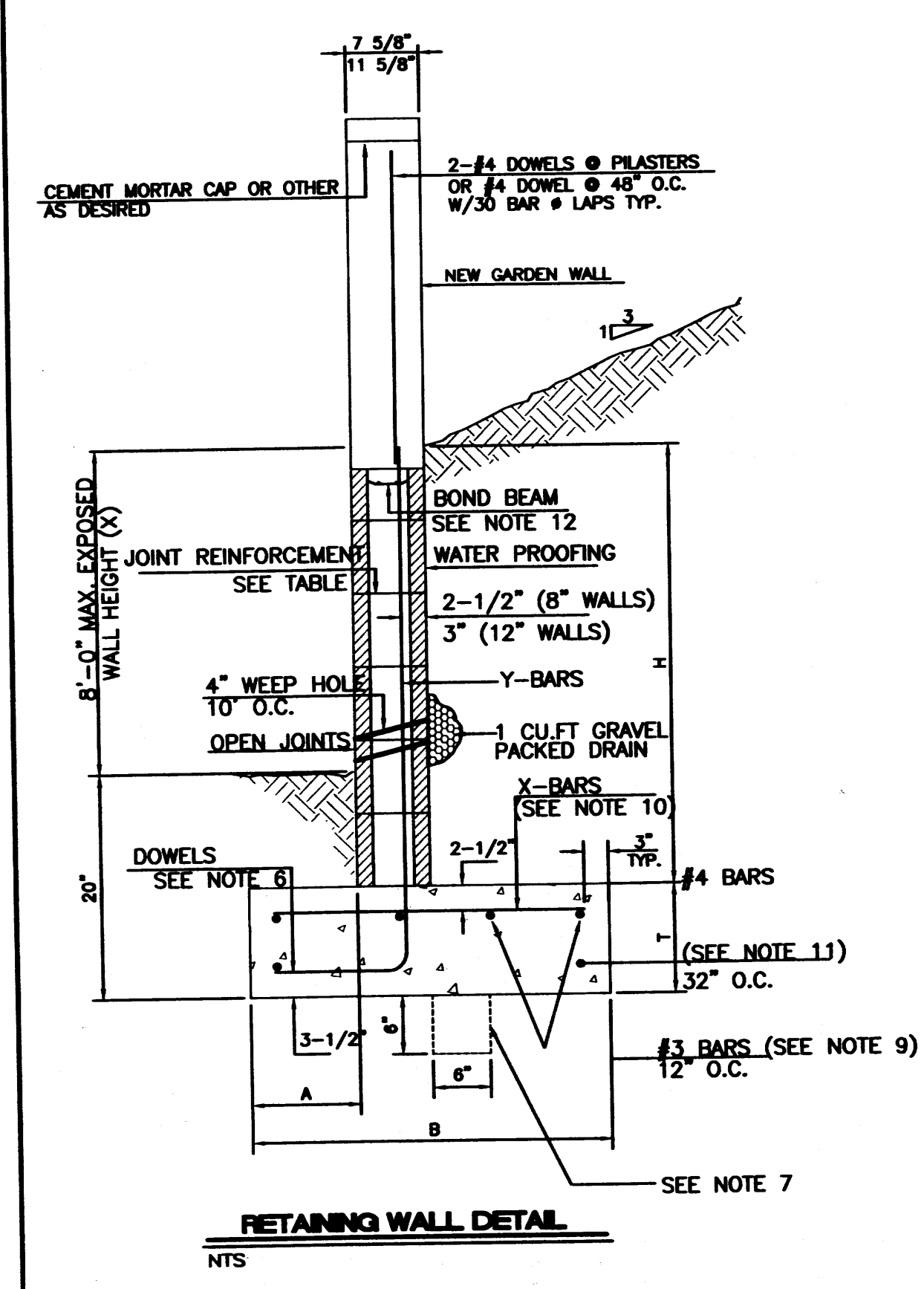
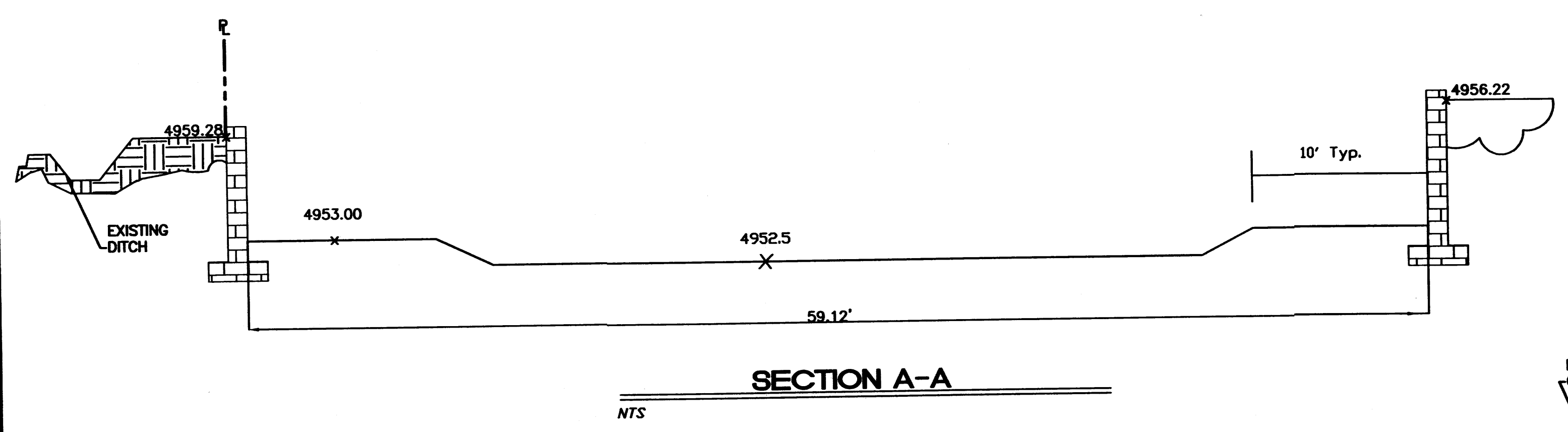
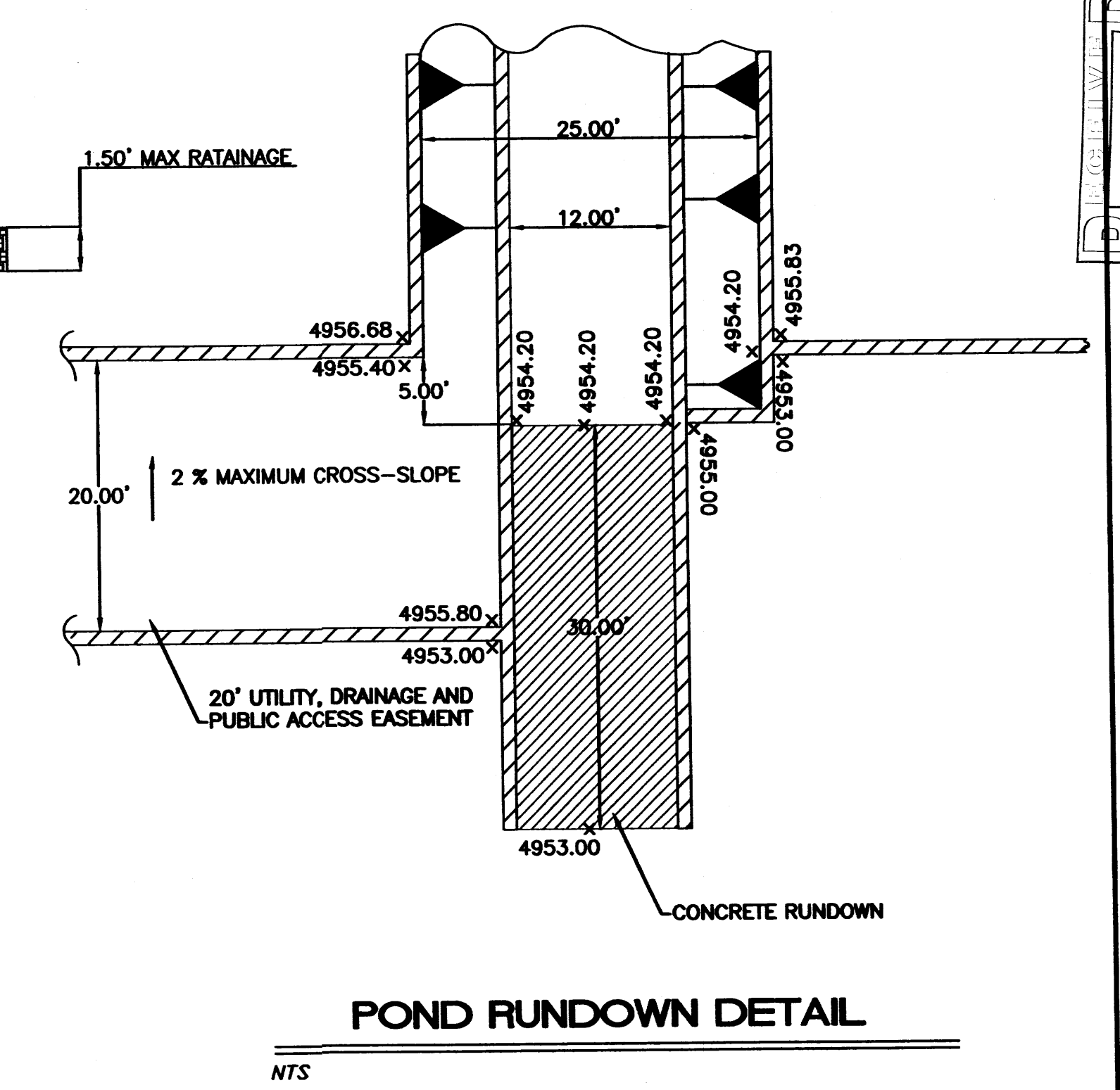
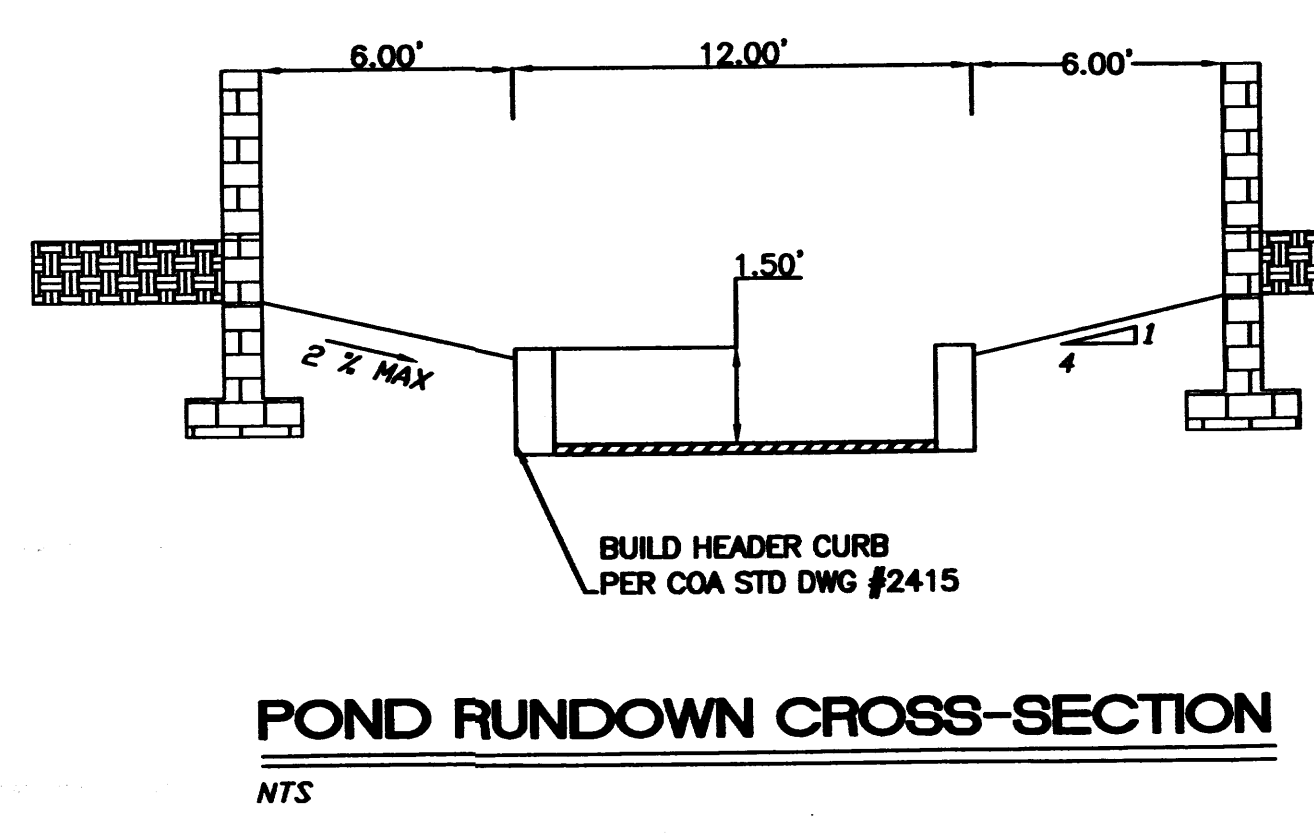
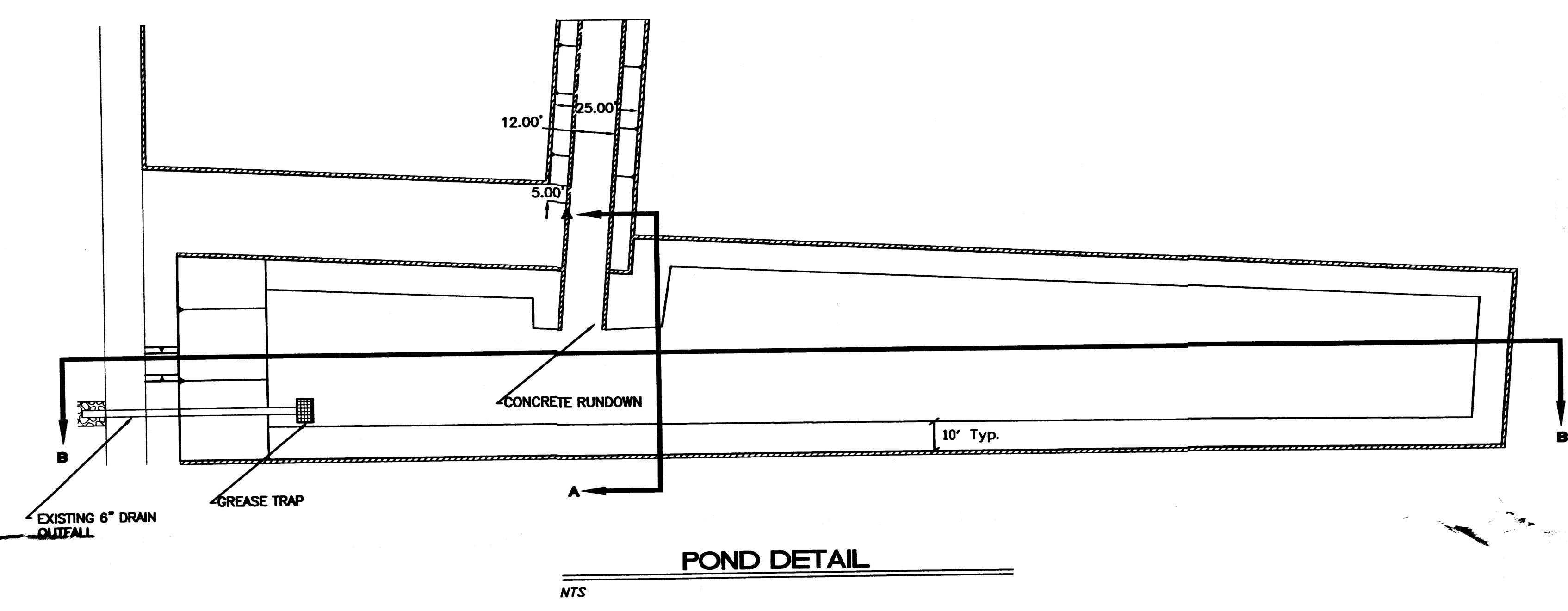
LEGEND

-  PROPOSED PERIMETER WALL
 BOUNDARY LINE
 EASEMENT
 PROPOSED CURB
 PROPOSED BACK OF CURB
 PROPOSED GUTTER
 LOT LINES
 ROW
 SETBACK
 PROPOSED SIDEWALK
 EXISTING CURB & GUTTER
 x 4963.81 EXISTING SPOT ELEVATION
 x 4963.57 PROPOSED SPOT ELEVATION
 PROPOSED FLOW ARROW
 EXISTING CONTOUR
 EXISTING INDEX CONTOUR

ROUGH GRADING APPROVAL

DATE _____

ENGINEER'S SEAL	LUNA VISTA SUBDIVISION	DRAWN BY WCVJ
	GRADING AND DRAINAGE PLAN	DATE 10-23-00
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9921GR.DWG SHEET # JOB # 990021



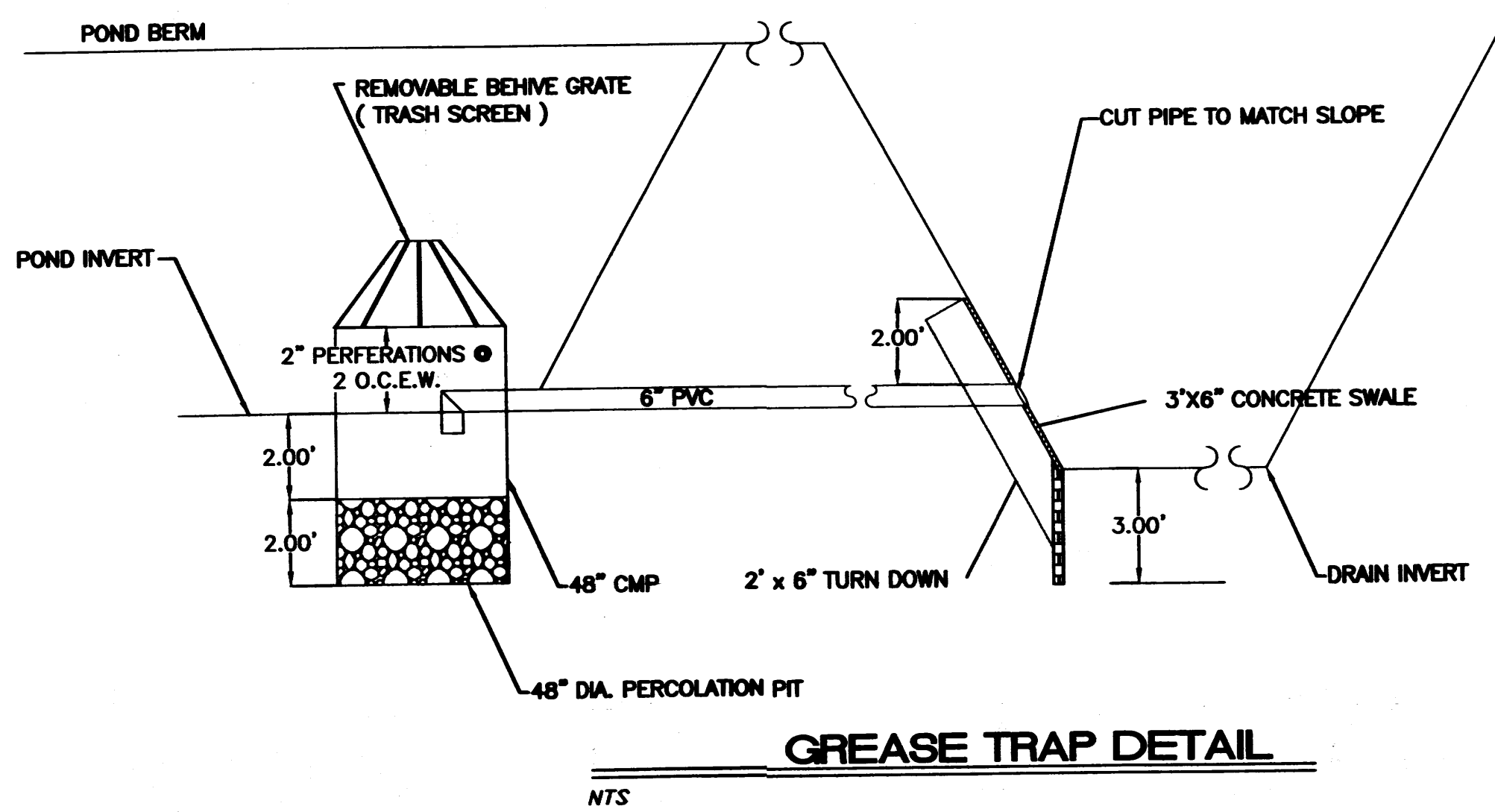
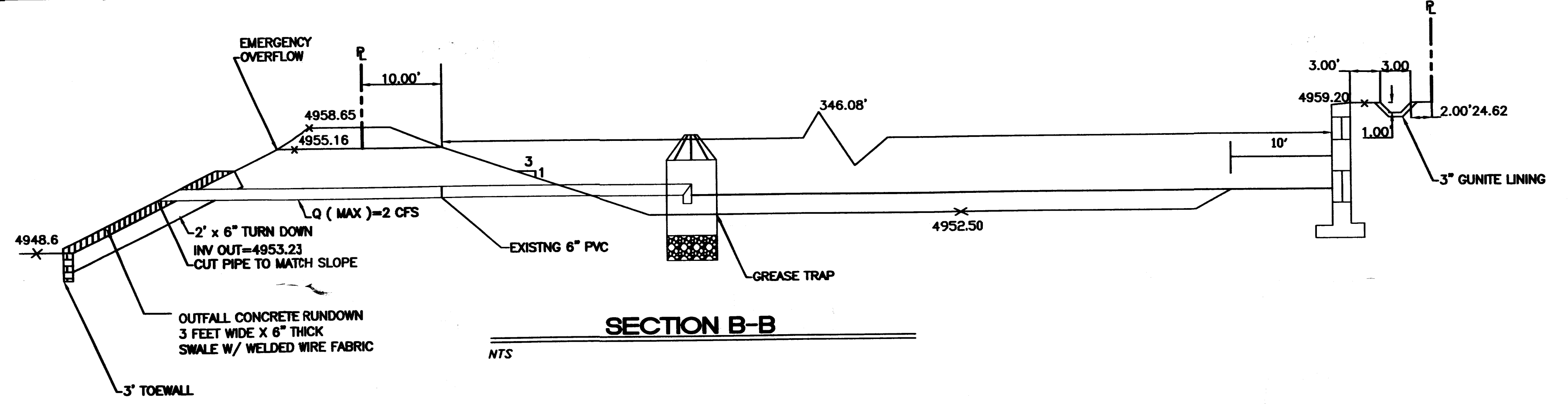
8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

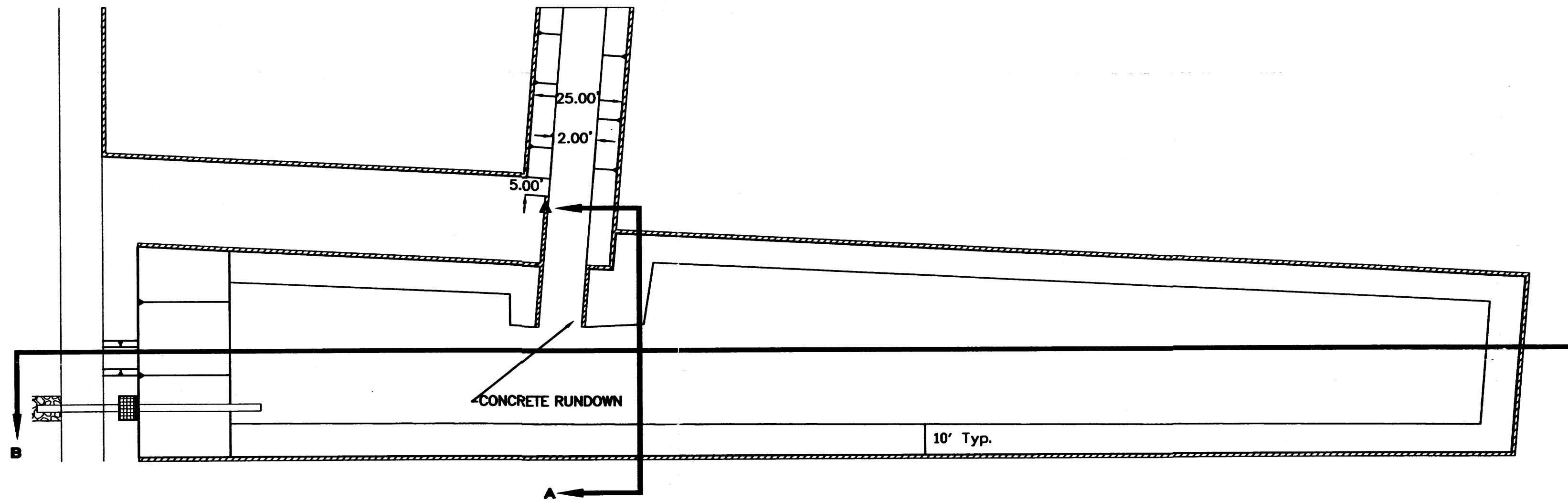
12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

- GENERAL NOTES:
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
 - BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

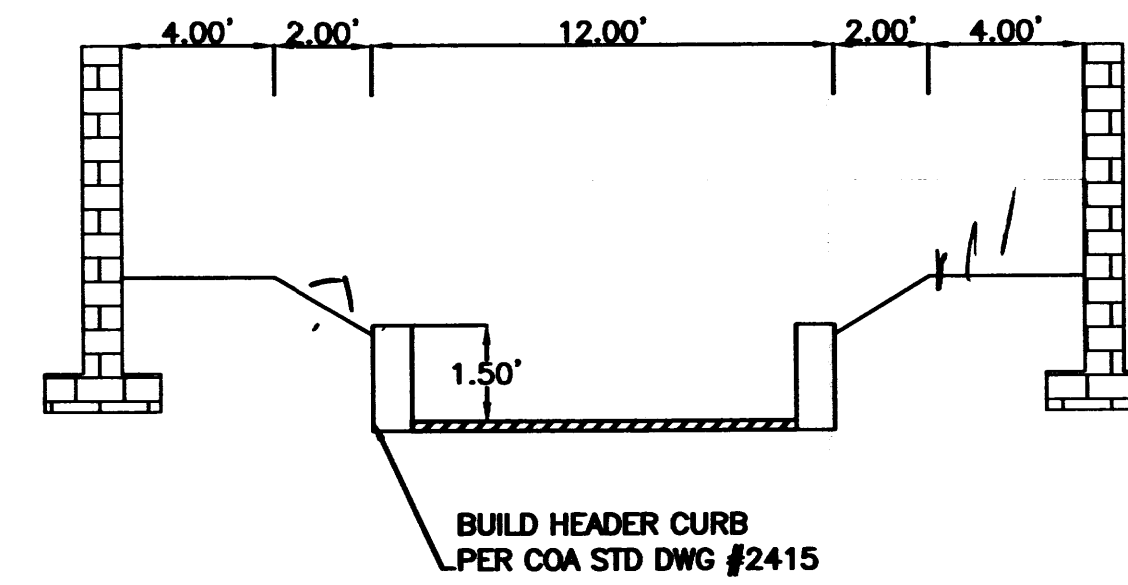


	LUNA VISTA SUBDIVISION	DRAWN BY VCVJ
	POND AND WALL DETAILS	DATE 9-15-00
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9921DET.DWG
		SHEET # 2
		JOB # 990021



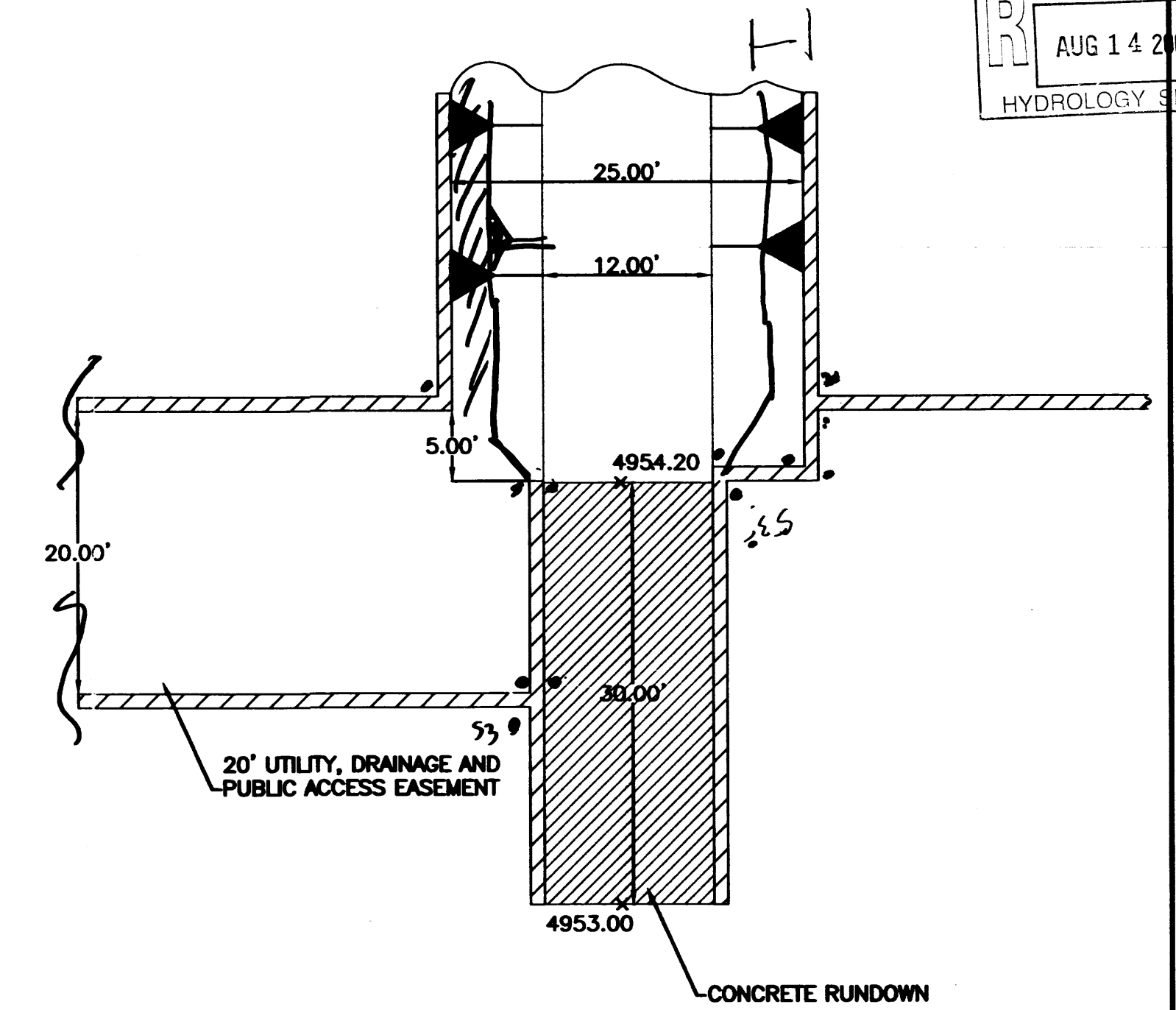
POND DETAIL

NTS



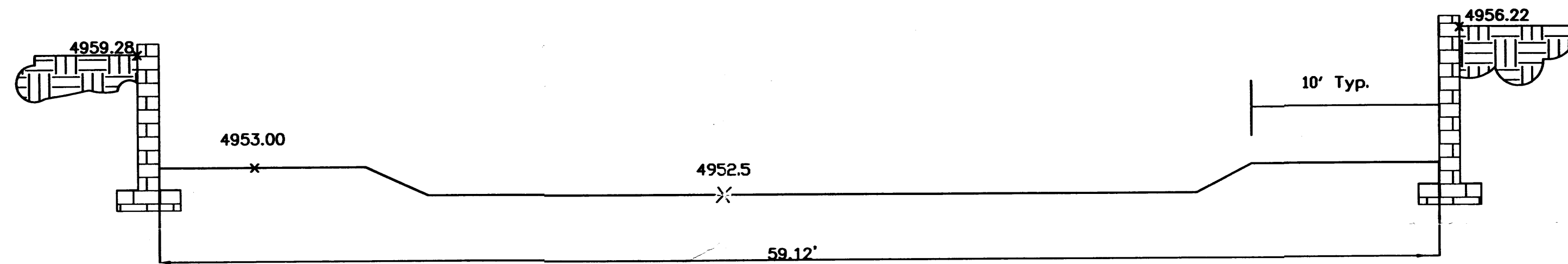
RUNDOWN CROSS-SECTION

NTS



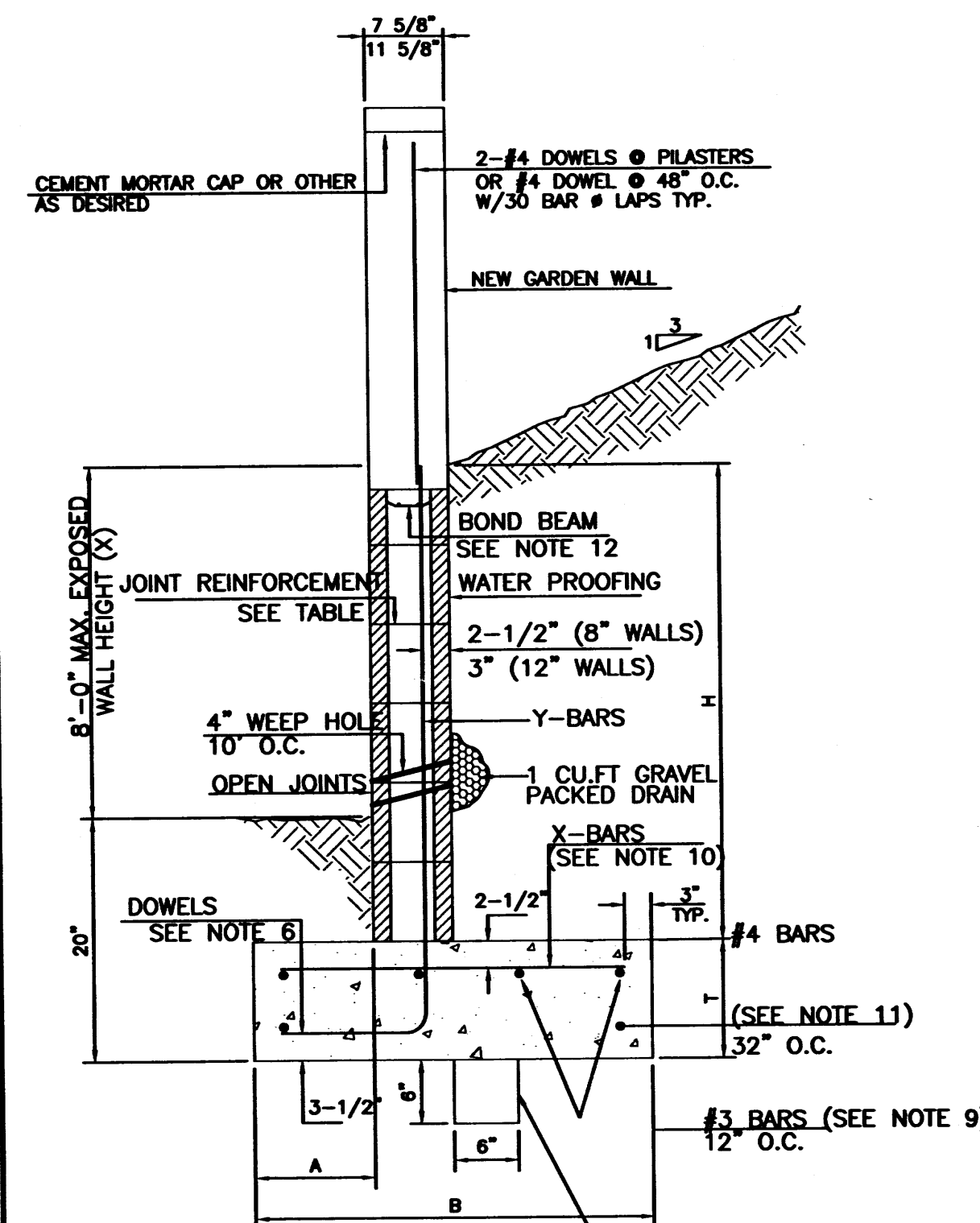
RUNDOWN DETAIL

NTS



SECTION A-A

NTS



RETAINING WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

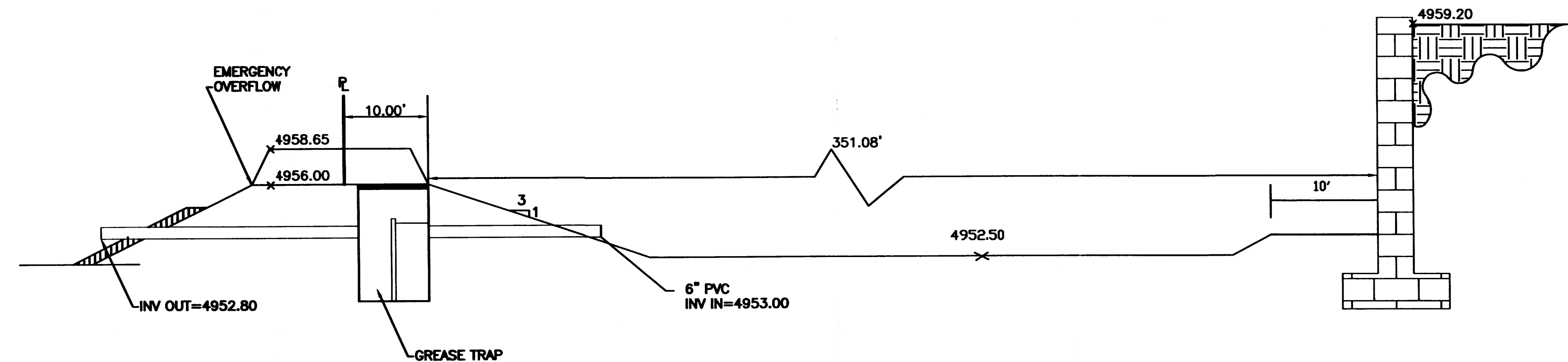
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

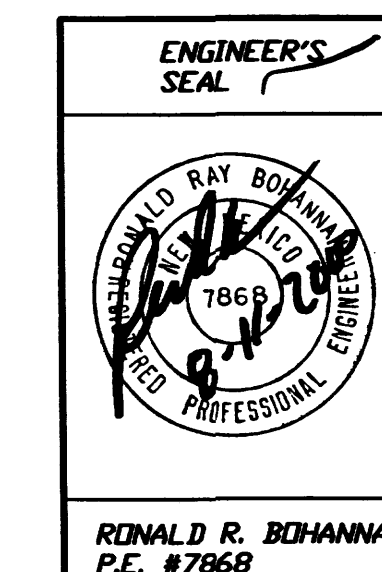
GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
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- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



SECTION B-B

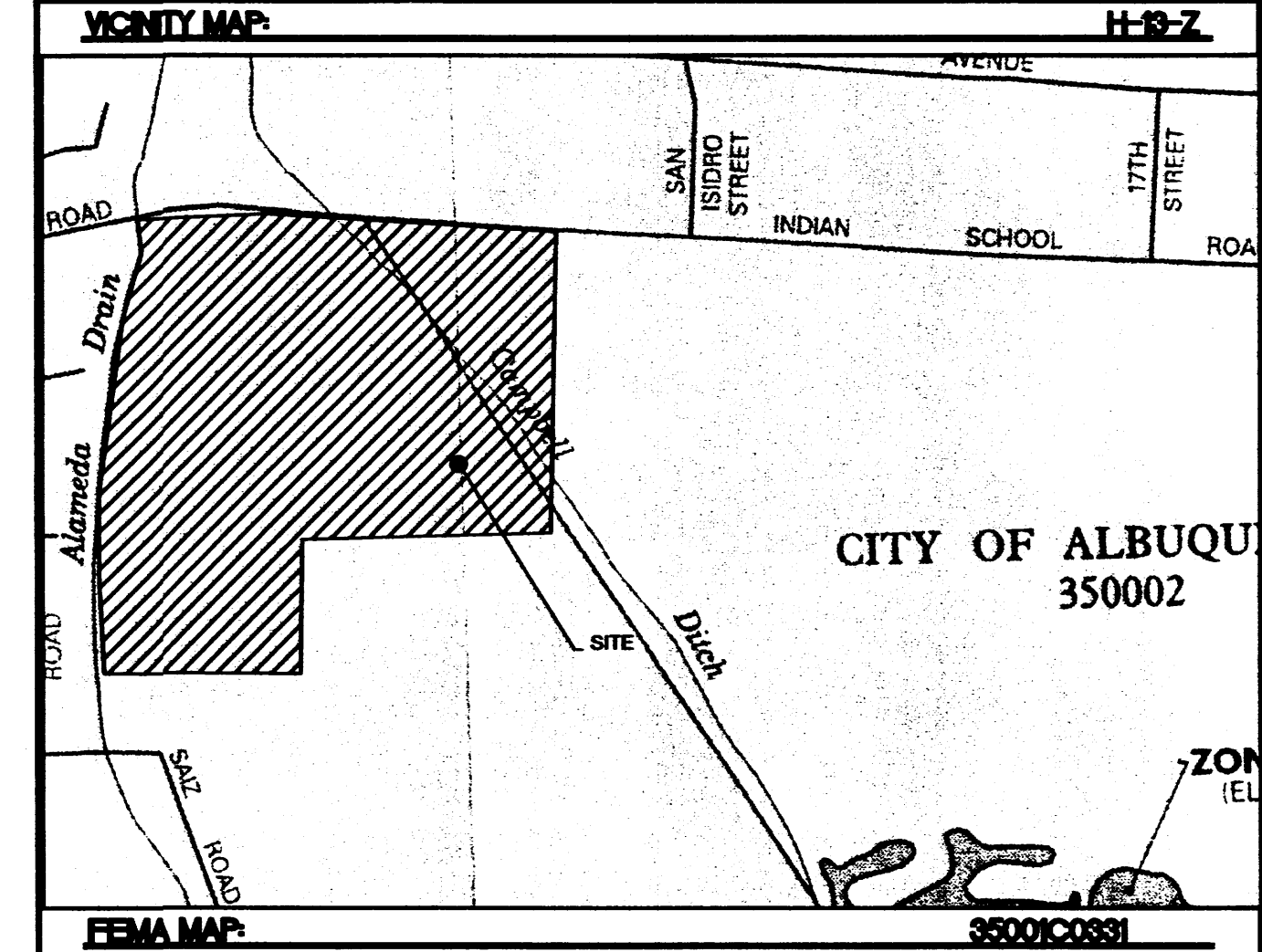
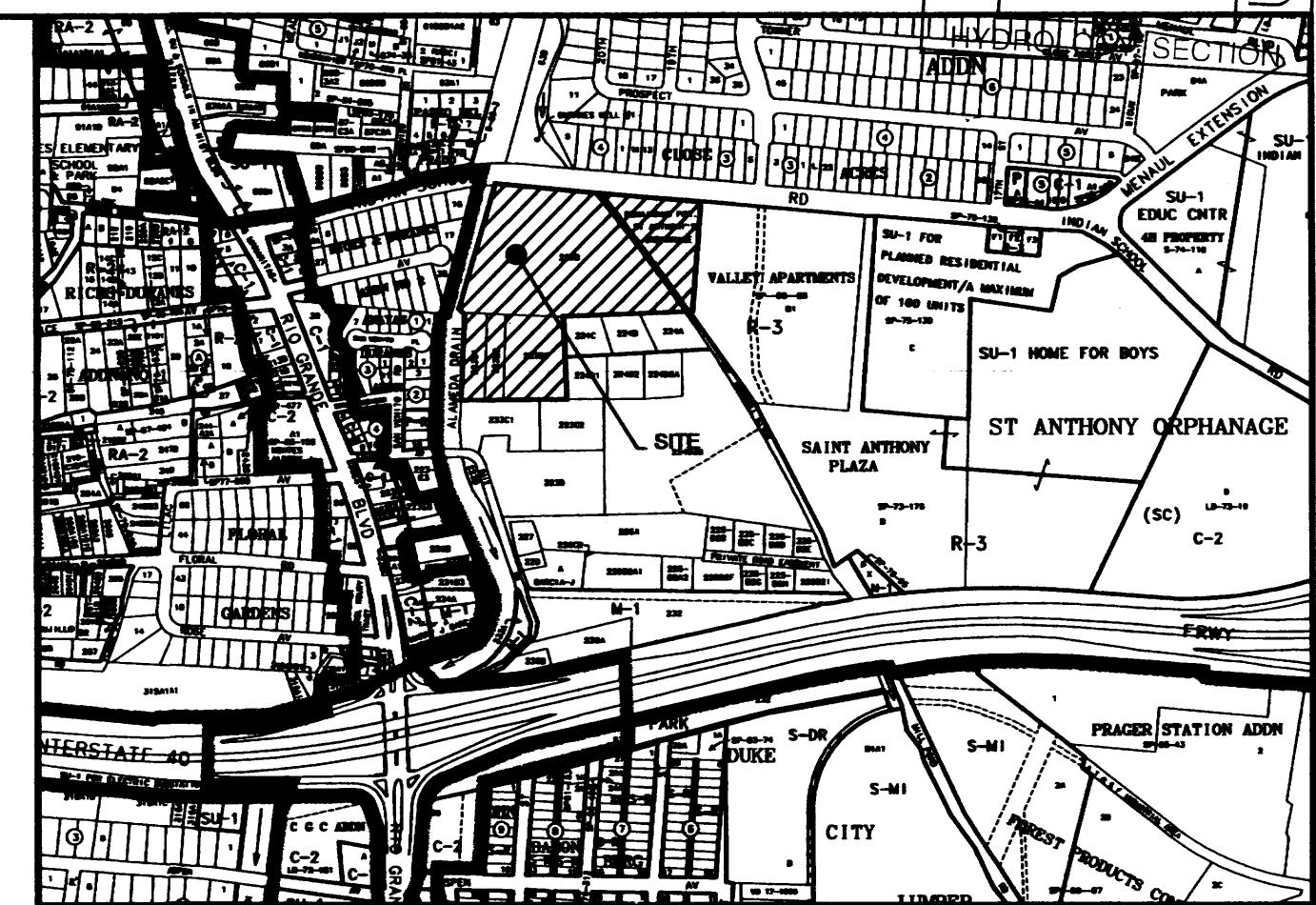
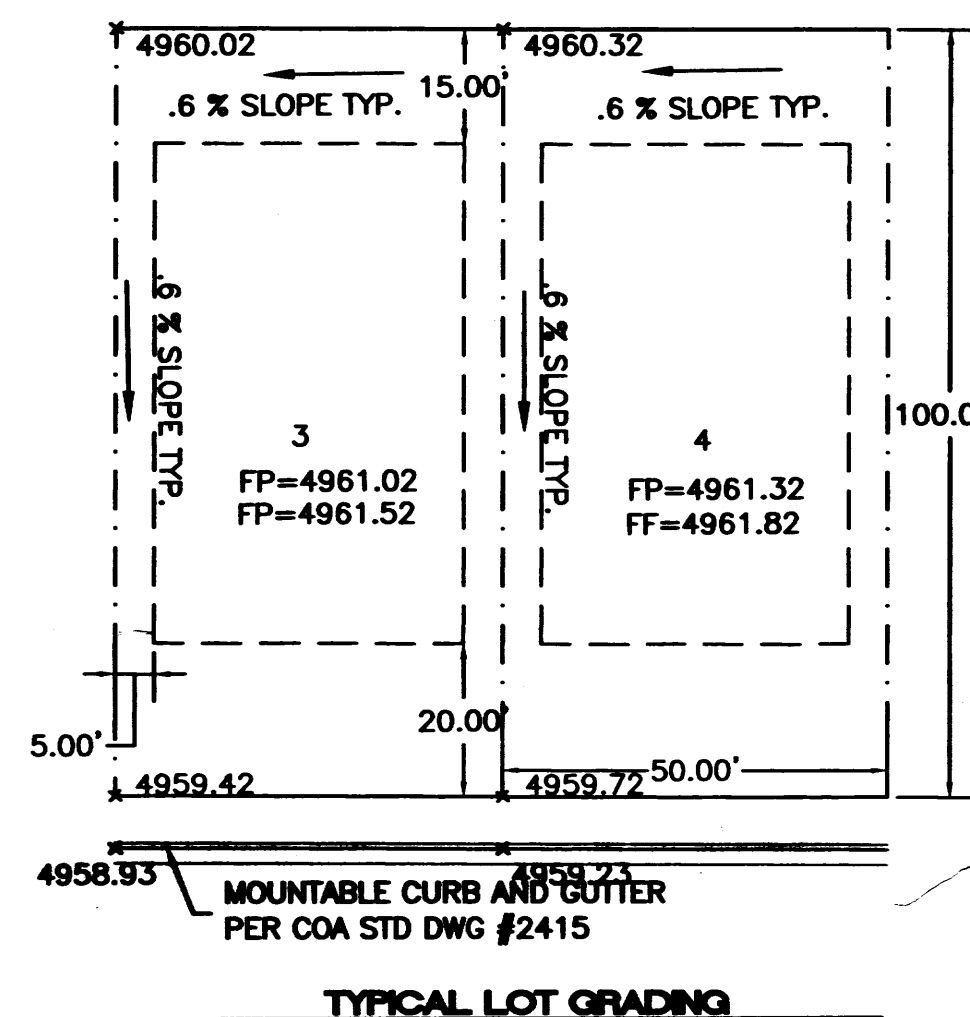
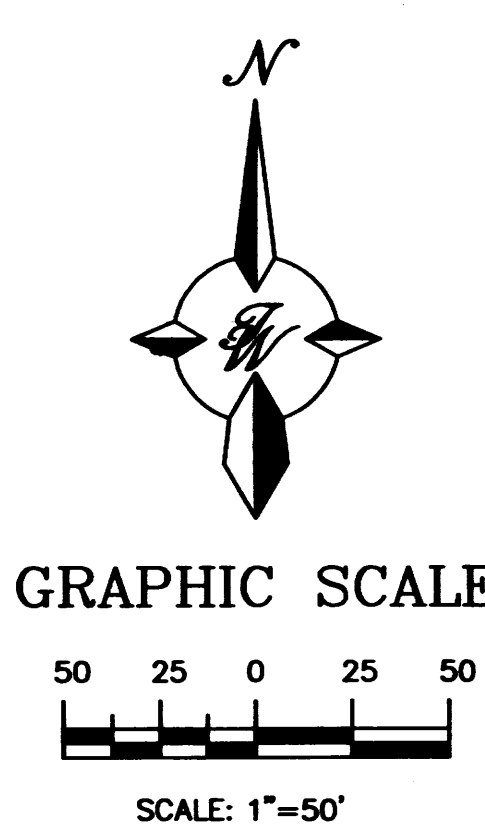
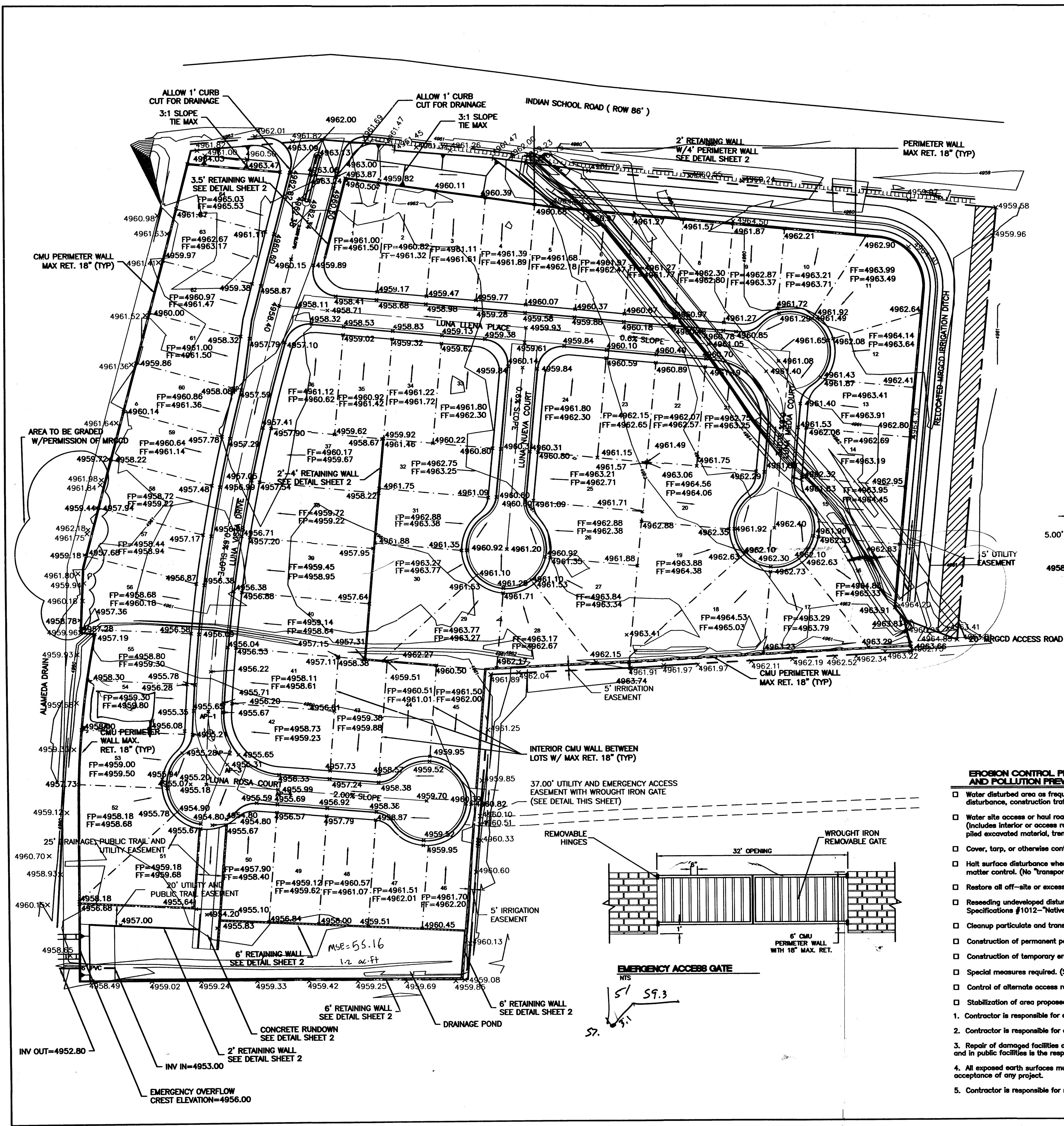
NTS



LUNA VISTA SUBDIVISION
POND AND WALL DETAILS

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY WCVJ
DATE 8-11-00
9921DET.DWG
SHEET # 2
JOB # 990021

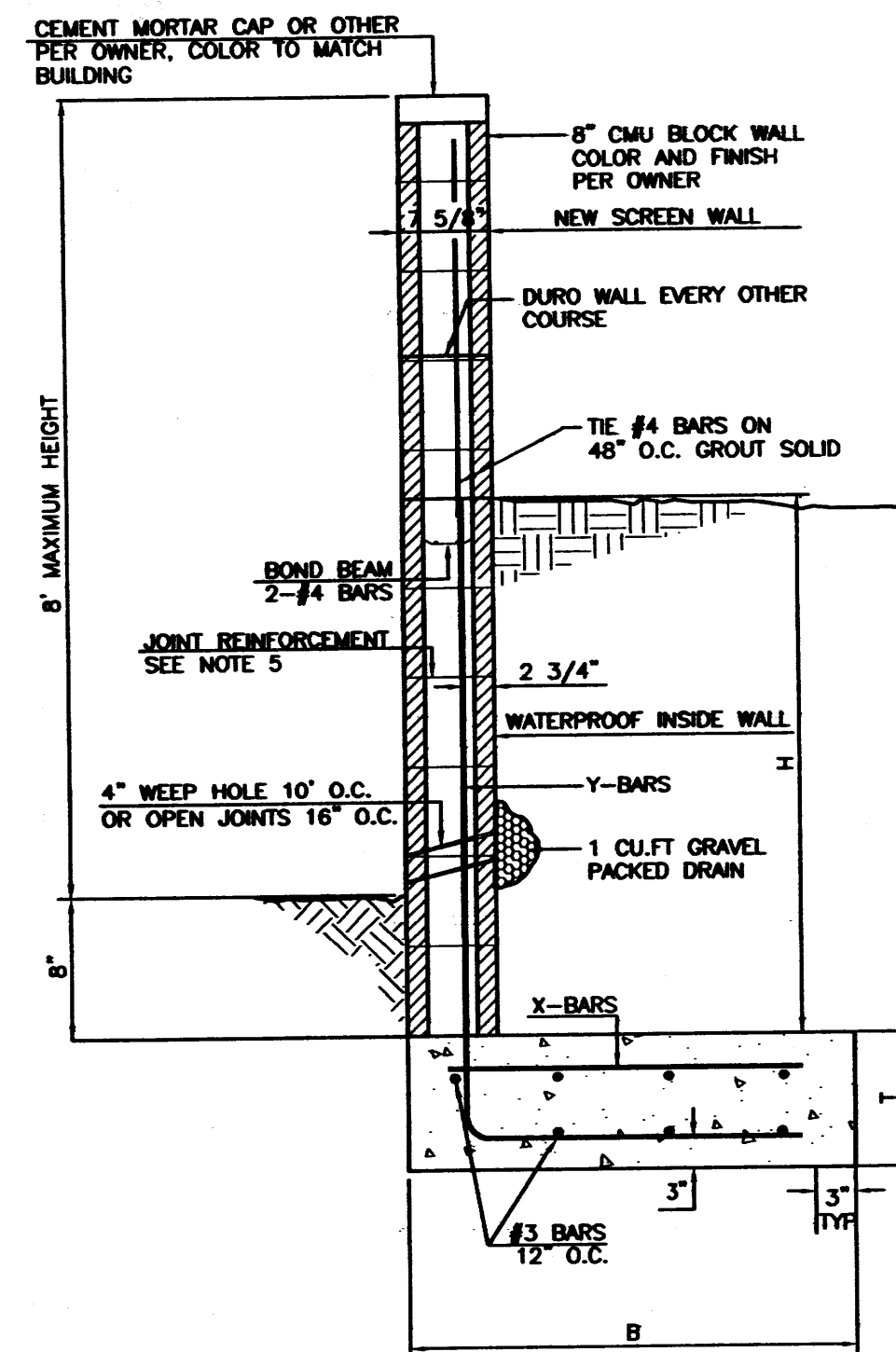


LEGAL DESCRIPTION
TRACT A (FORMER TRACTS 246-A1 & 222-B) AND TRACTS 223-B1, 223-B2, 223-B3

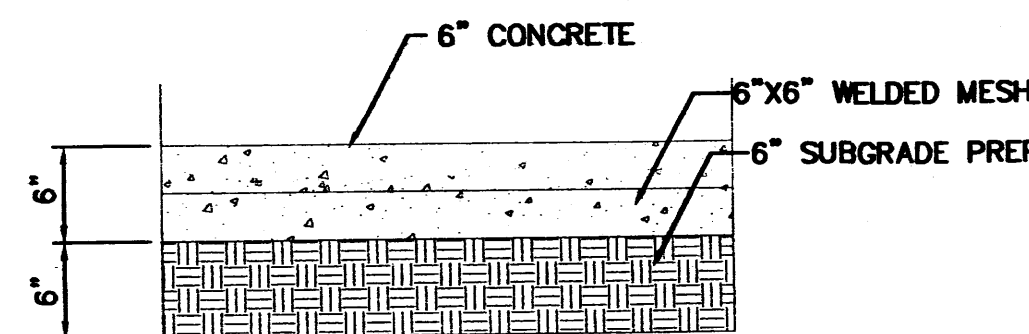
- LEGEND**
- PROPOSED PERIMETER WALL
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED CURB
 - PROPOSED BACK OF CURB
 - PROPOSED GUTTER
 - LOT LINES
 - ROW
 - SETBACK
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED FLOW ARROW
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR

- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
- Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
 - Water site access or haul roads during periods of active use associated with the project. (Includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc.)
 - Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - Re-seeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - Cleanup particulate and transported material from nearby property and the public right-of-way.
 - Construction of permanent perimeter/interior fencing.
 - Construction of temporary erosion control fencing.
 - Special measures required. (See note)
 - Control of alternate access route or trespass traffic.
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2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
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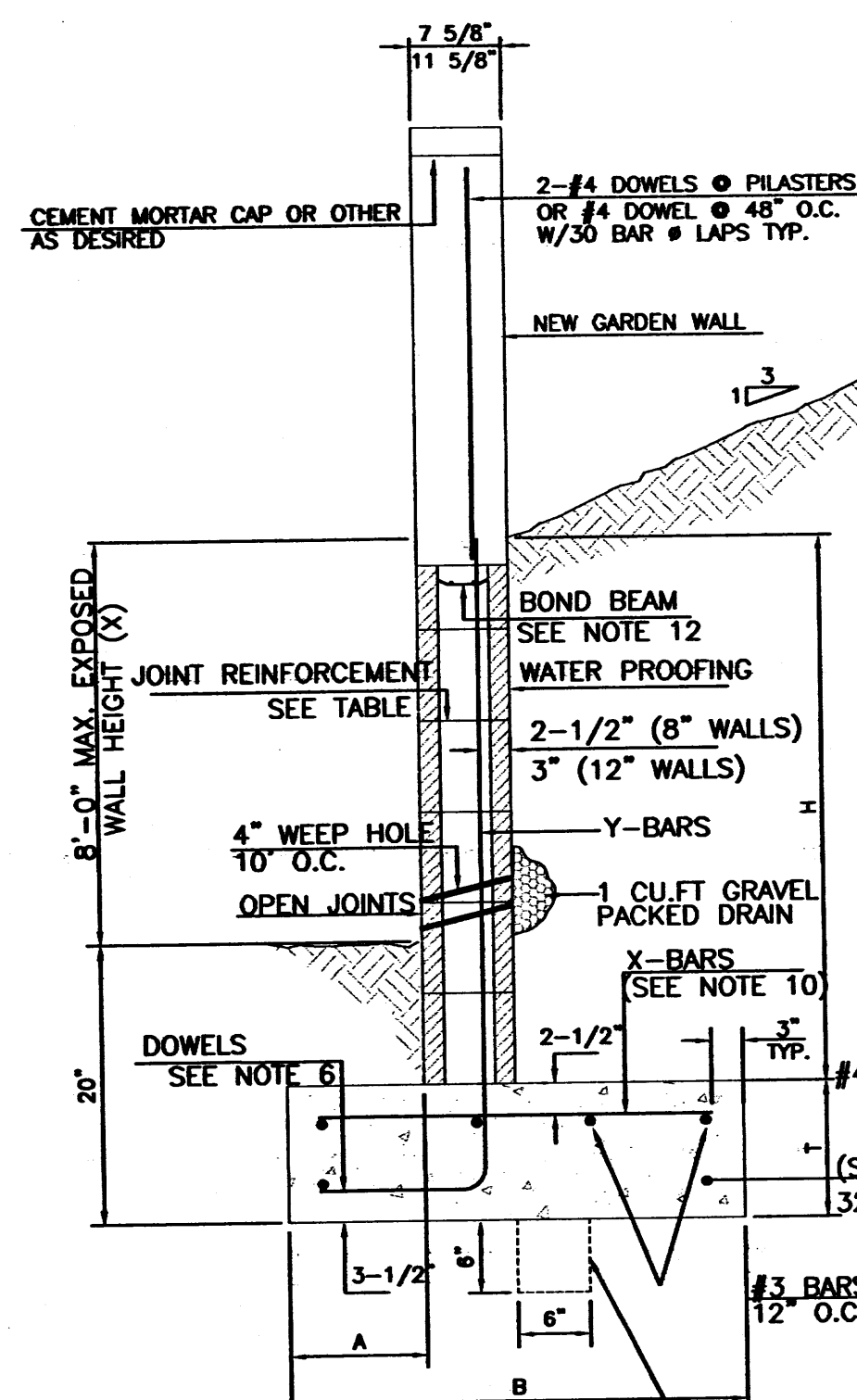
ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	LUNA VISTA SUBDIVISION	DRAWN BY WCHJ
	GRADING AND DRAINAGE PLAN	DATE 8-11-00
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9921GR.DWG
		SHEET #
		JOB # 990021



L-FOOTING
RETAINING WALL DETAIL
NTS



CONCRETE SECTION DETAIL
NTS



RETAINING WALL DETAIL
NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12\"/>

8 INCH REINFORCED CONCRETE MASONRY WALL
(FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

8 INCH REINFORCED CONCRETE MASONRY WALL

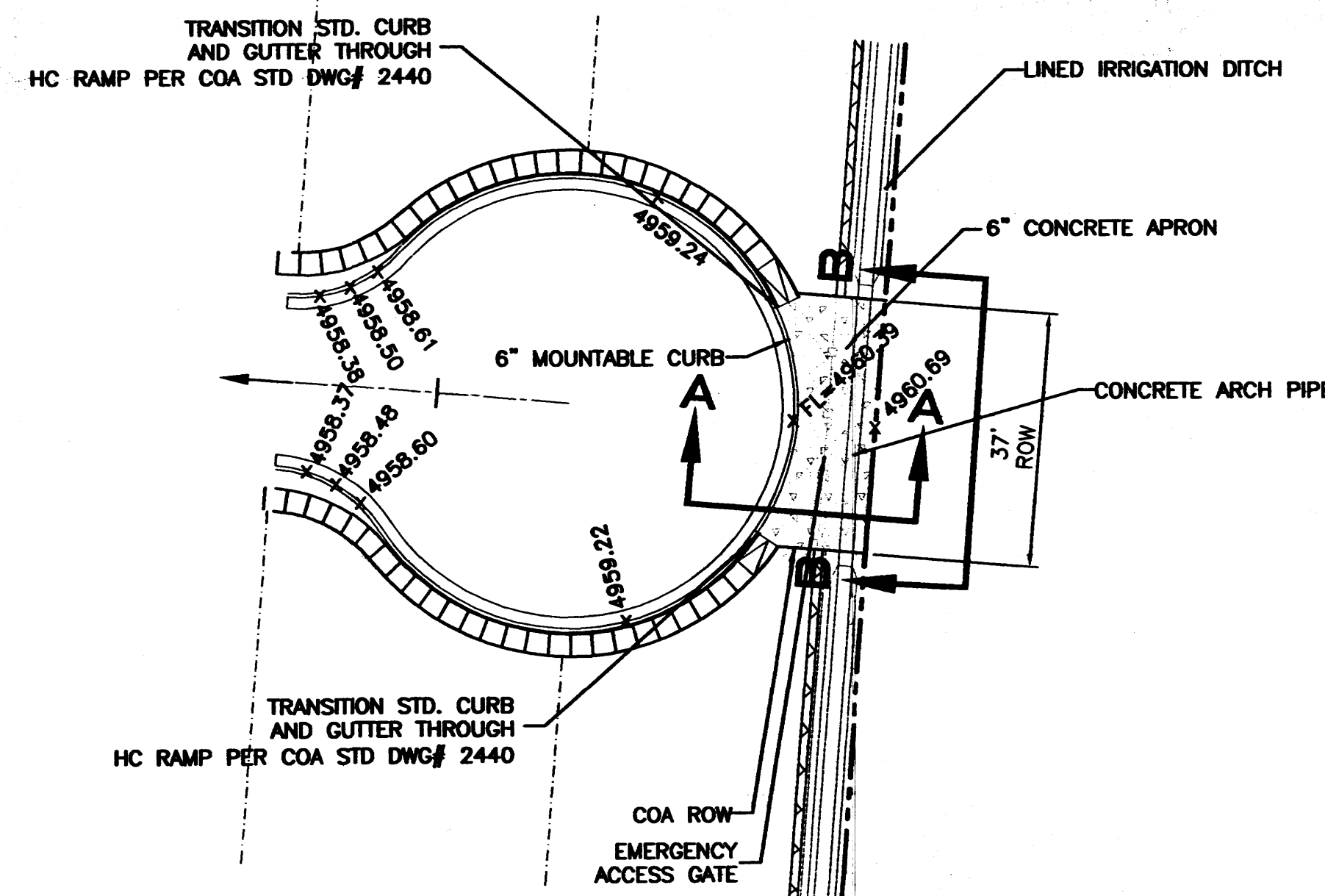
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @ 32" O.C.	
2'-8"	1'-9"	8"	2'-9"	9"	#3 @ 32" O.C.	#3 @ 27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @ 32" O.C.	#3 @ 27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @ 32" O.C.	#3 @ 27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @ 32" O.C.	#3 @ 27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @ 16" O.C.	#4 @ 30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @ 24" O.C.	#4 @ 25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

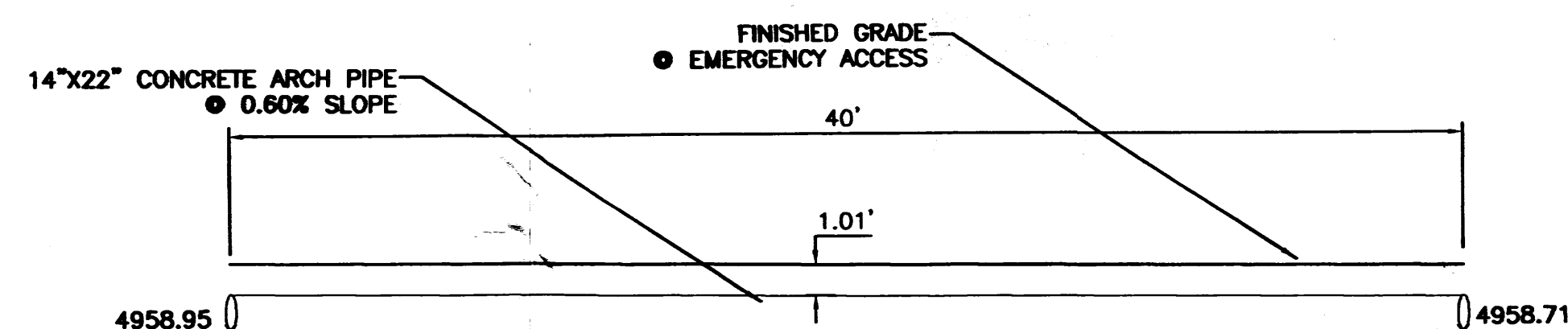
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @ 24" O.C.	#3 @ 25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @ 16" O.C.	#4 @ 30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @ 24" O.C.	#4 @ 22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @ 16" O.C.	#5 @ 26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @ 24" O.C.	#5 @ 21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @ 16" O.C.	#5 @ 21" O.C.

GENERAL NOTES:

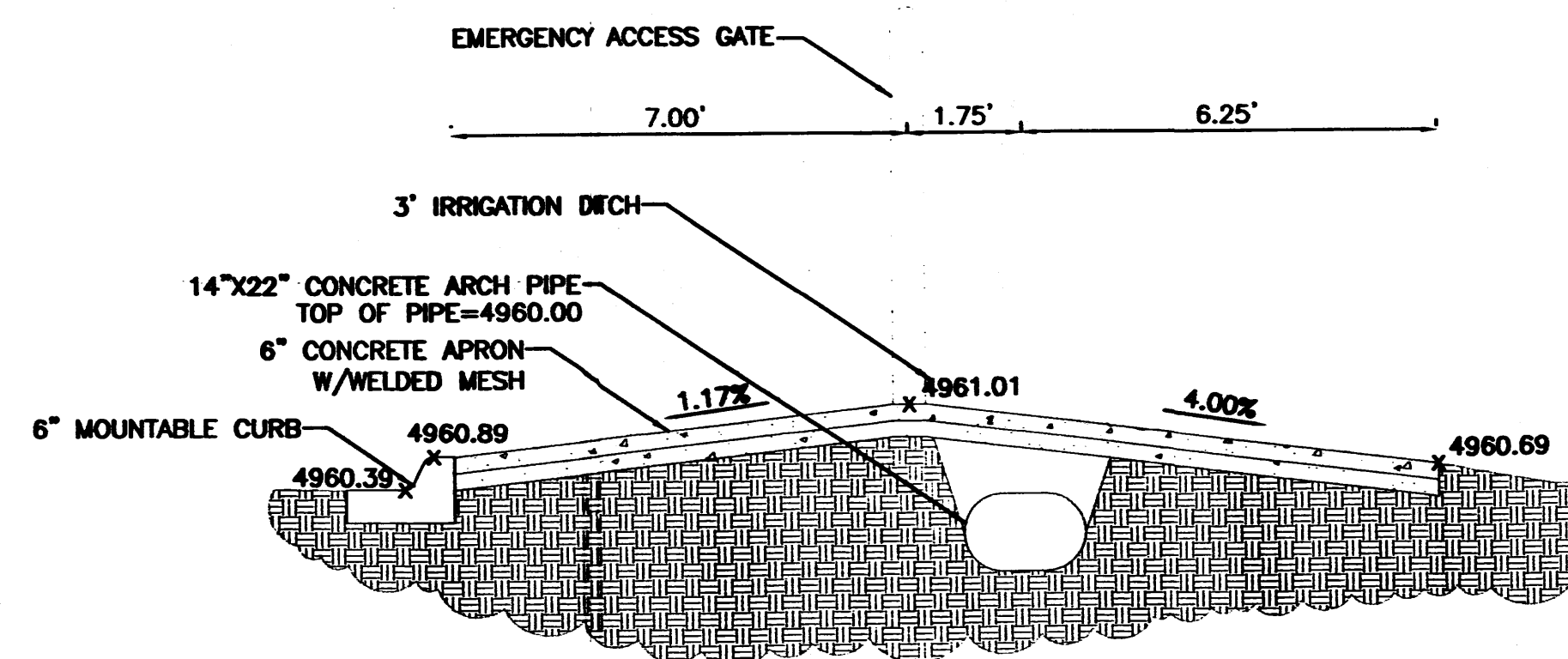
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12\"/>



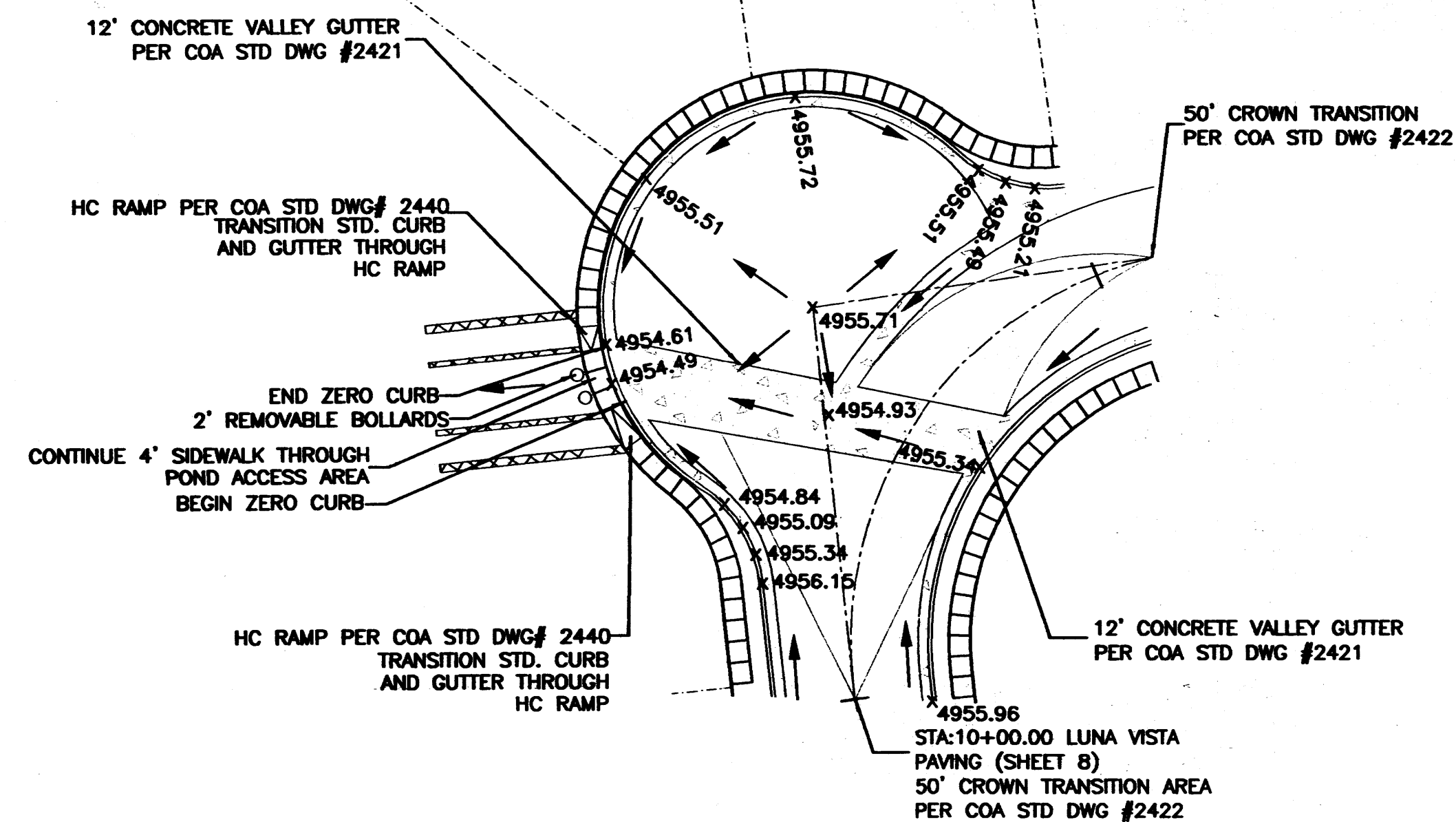
EMERGENCY ACCESS DETAIL
NTS



SECTION B-B
NTS



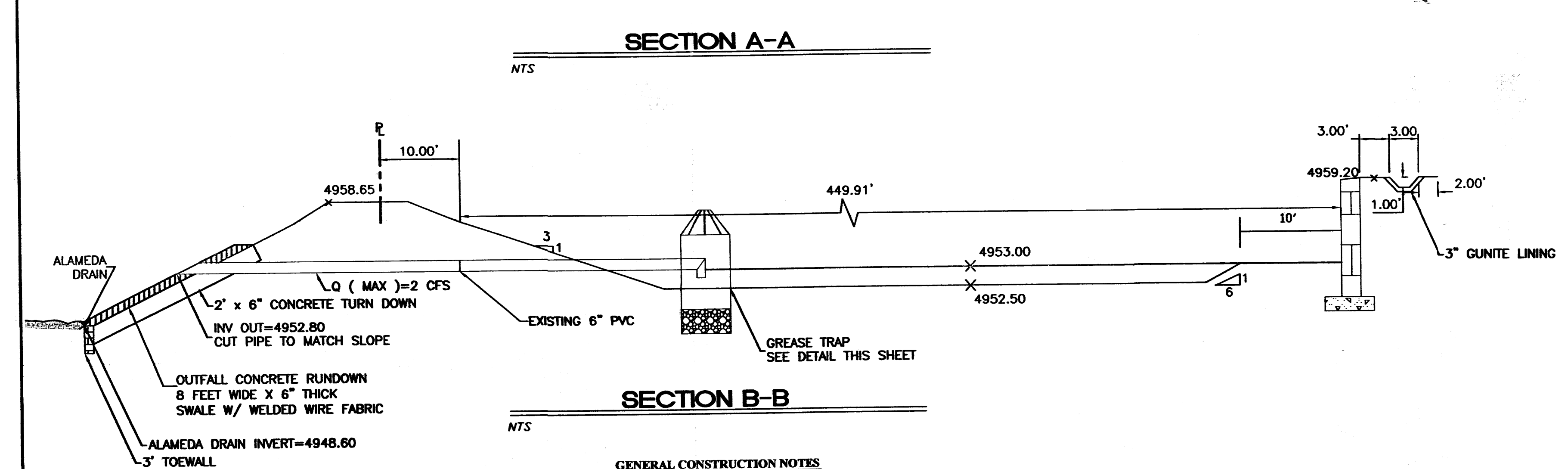
SECTION A-A
NTS



NTS

AS BUILT INFORMATION			
CONTRACTOR	NO.	DATE	NO.
WORK STARTED BY	NO.	DATE	NO.
STAMPED BY	NO.	DATE	NO.
ACCEPTANCE BY	NO.	DATE	NO.
FIELD NOTES BY	NO.	DATE	NO.
DRAWING BY	NO.	DATE	NO.
CHECKED BY	NO.	DATE	NO.
RECORDED BY	NO.	DATE	NO.
BENCH MARKS			
SURVEY INFORMATION			
FIELD NOTES	NO.	DATE	NO.
BY	NO.	DATE	NO.
ENGINEER'S SEAL			
REMARKS	BY	DATE	DATE
REVISIONS	NO.	DATE	DATE
DESIGN	NO.	DATE	DATE
DESIGNED BY	WCVJ	DATE 1-01	DATE 4-26-01
DRAWN BY	WCVJ	DATE 1-01	DATE 4-26-01
DRAWN NAME:	9921PONDDET.DWG	DATE 1-01	DATE 4-26-01
CHECKED BY	VC/RBB	DATE 1-01	DATE 4-26-01

TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: LUNA VISTA SUBDIVISION EMERGENCY ACCESS, EYEBROW, AND RETAINING WALL DETAILS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
663681	H-13-Z	6	21

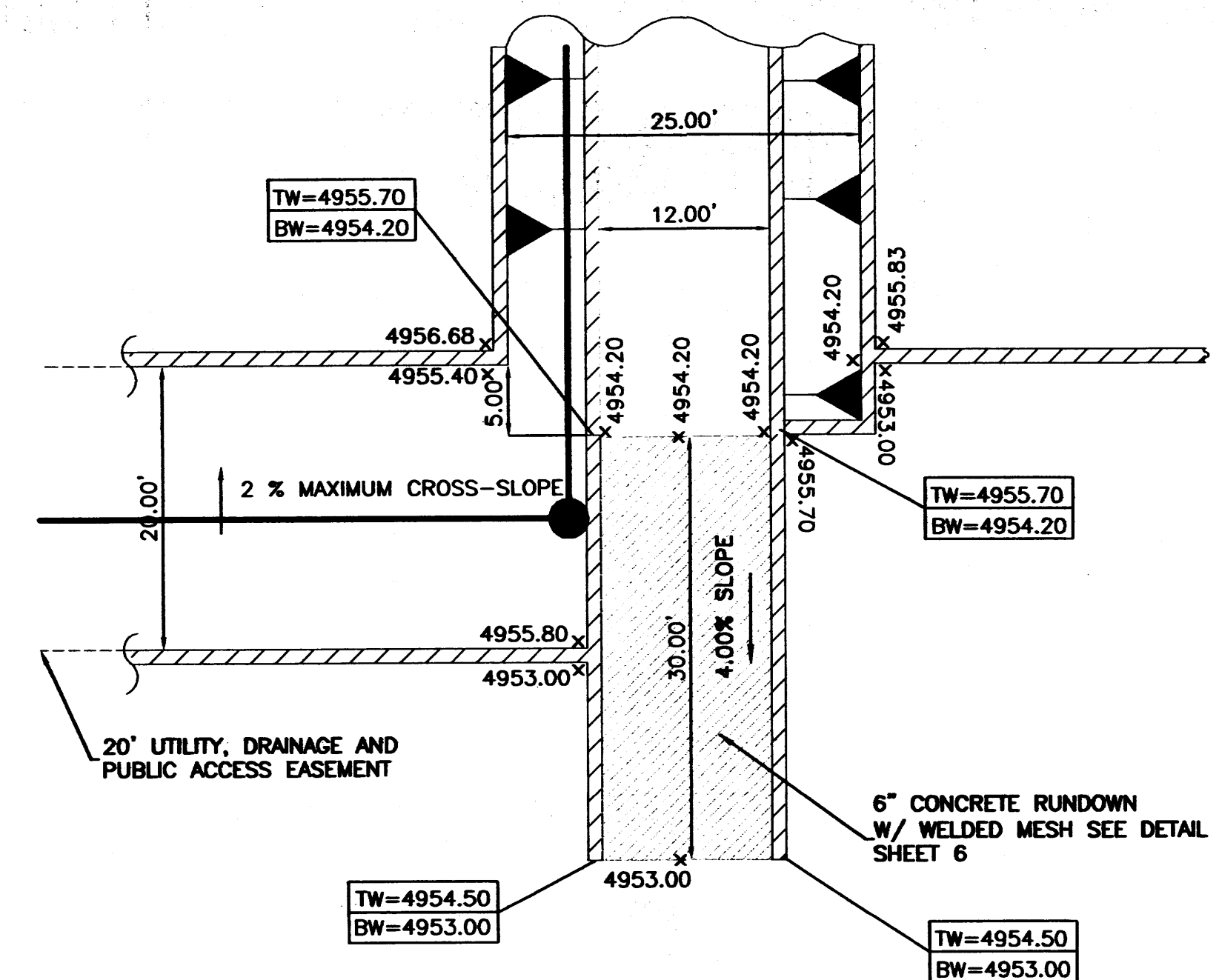


SECTION A-A

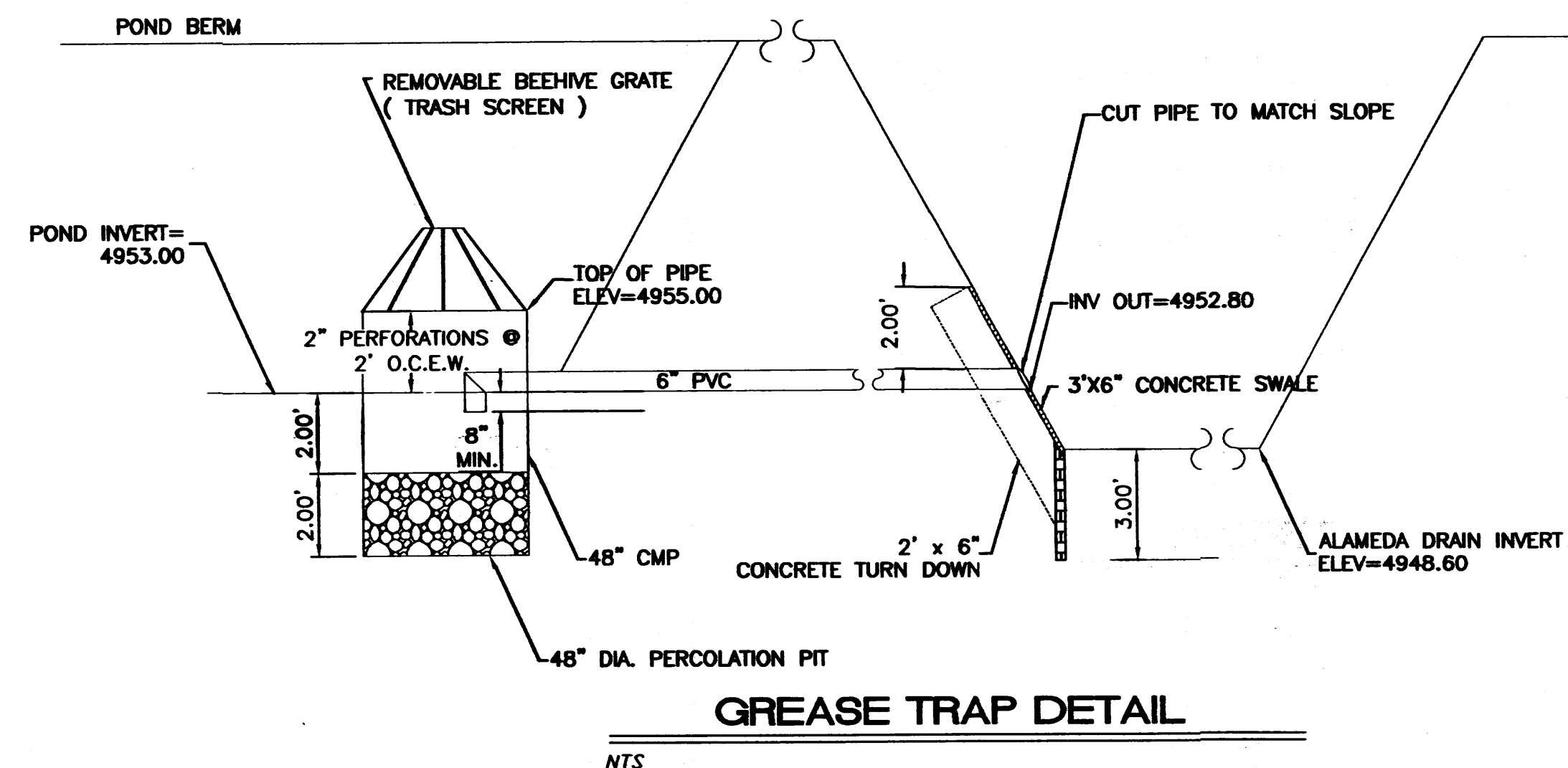
SECTION B-B

GENERAL CONSTRUCTION NOTES

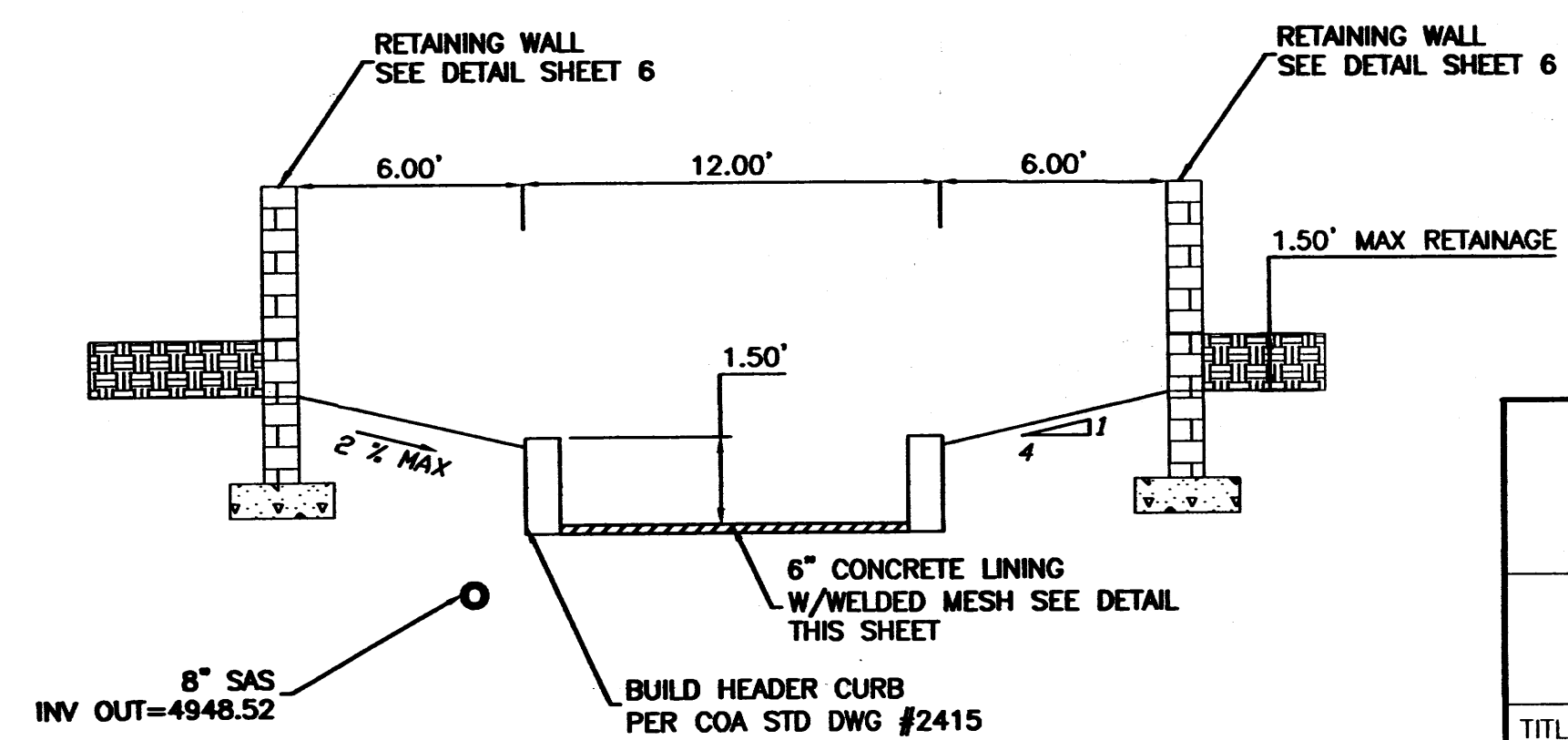
1. Any work to be performed within the Middle Rio Grande Conservancy District (M.R.G.C.D.) Right-of-Way shall be closely coordinated with the M.R.G.C.D. Engineering Department and appropriate field office. Phone: (505) 247-0234.
2. No work is to be done on facilities or structures belonging to, or operated by, the M.R.G.C.D. between March 1 and October 31 inclusive. However, work may be permitted by the M.R.G.C.D. if it can be shown that the work will not interfere with operations of the M.R.G.C.D. facility. All Work to be done within the M.R.G.C.D. facilities must be approved by the M.R.G.C.D. Engineer prior to commencing work.
3. The Contractor shall not store equipment, new materials or debris within District right-of-way which may interfere with operations and maintenance of the M.R.G.C.D. facility.
4. The Contractor shall not service vehicles or equipment within M.R.G.C.D. right-of-way.
5. Seeding of disturbed areas within M.R.G.C.D. Right-of-Ways is required per the M.R.G.C.D. seeding specifications.
6. The Contractor must maintain a minimum cover of 3' over all culvert crossings used for access to the project site.
7. The Contractor is responsible for repairing and or replacement of any structures removed and or damaged due to the Contractors activities within the Districts right-of-way. Should any turnouts, culvert pipes and or structures require replacement due to leakage and or damage by the Contractor, new turnouts, and new culvert pipes and or new structures shall replace the damaged item. Repairs and or replacements within the Districts right-of-way must comply with the Districts specifications.
8. All damaged culvert crossings and culvert crossings removed and or disturbed must be restored and/or replaced to the satisfaction of the M.R.G.C.D. and comply with M.R.G.C.D. specifications.
9. All salvageable culverts, irrigation gates, etc. must be returned to the M.R.G.C.D..
10. The Contractor is responsible for executing a "Special Use License Agreement" with the M.R.G.C.D. prior to construction.



POND RUNDOWN DETAIL



GREASE TRAP DETAIL



POND RUNDOWN CROSS-SECTION

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			
					CONTRACTOR		
					WORK		
					DESIGNED BY		
					DRAWN BY		
					CHECKED BY		
					REVISIONS		
					DESIGN		
					DATE 1-01		
					DATE 4-26-01		
					DRAWN NAME: 9921PONDDET.DWG		
					CHECKED BY: VC/2599		
					DATE 1-01		
					MICRO-FILM INFORMATION		
					RECORDED BY		
					DATE		
					NO.		

Professional Engineer Seal for Michael Raymond, State of Michigan, No. 7869, dated 12/15/00.

MO./DAY/YR.

MO./DAY/YR.

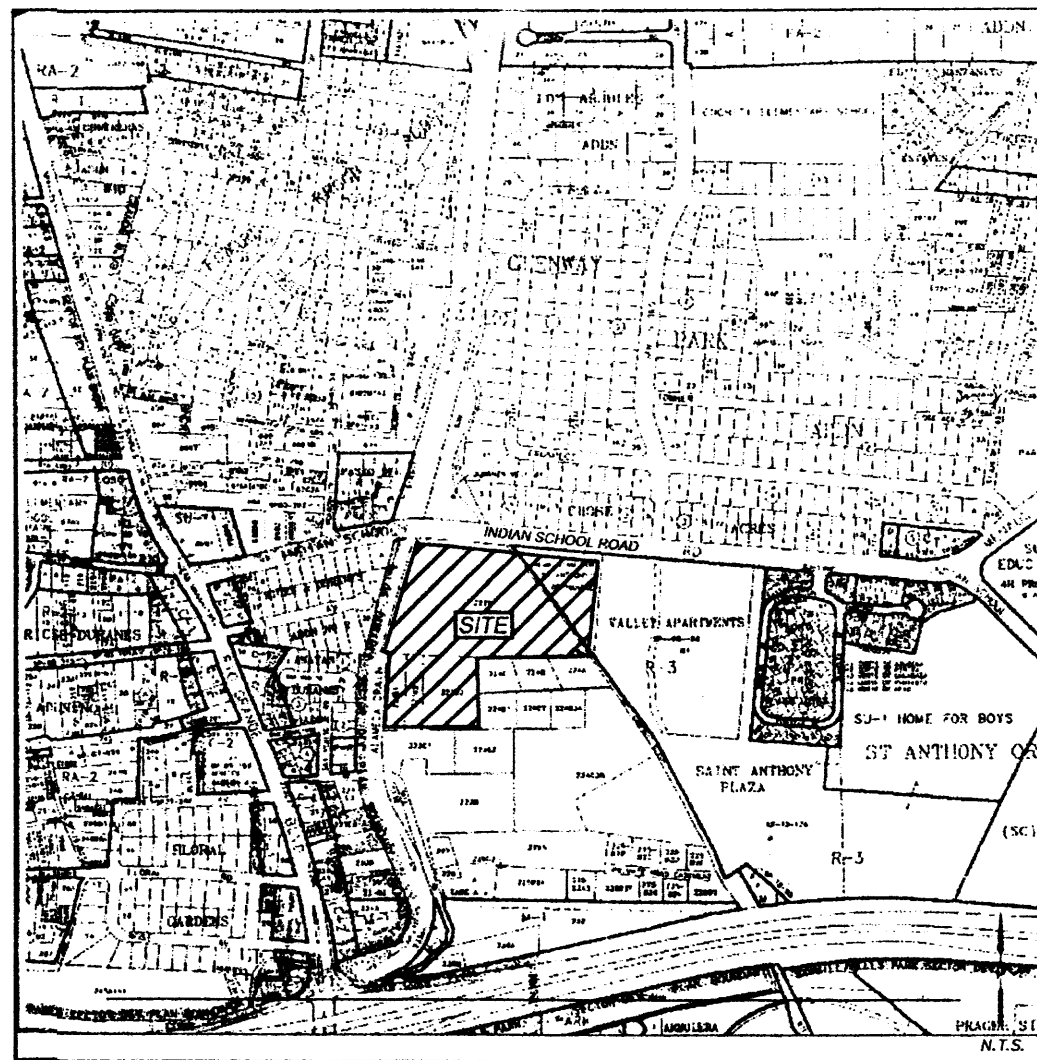
SHEET

OF

5

21

FORMERLY: LUNA VISTA SUBD'



Location Map

Zone Atlas Map No. H-13-Z
Subdivision Data:

GROSS SUBDIVISION ACREAGE: 12.6455 ACRES±
ZONE ATLAS INDEX NO: H-13-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 62
MILES OF FULL-WIDTH STREETS CREATED: 1.3403 MILES
DATE OF SURVEY: APRIL 27, 1999, JUNE 7, 1999 AND FEBRUARY 7, 2000

Notes:

- MISC. DATA: ZONING R-3
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING SIX TRACTS INTO 62 NEW LOTS AND 5 NEW TRACTS, ELIMINATE EXISTING LOT LINES, VACATE EASEMENTS, AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2001442571

Tracts "A", "C", "D" & "E" Maintenance

THE FOLLOWING IS A CONDITION OF PLAT APPROVAL:
SYMPHONY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE AND REPAIR OF THE ROADWAY, TEMPORARY POND AREAS AND OPEN SPACE AND LANDSCAPE EASEMENTS PURSUANT TO THE BYLAWS, AND ARTICLES OF INCORPORATION FILED IN THE OFFICE OF THE NEW MEXICO STATE CORPORATION COMMISSION IN SANTA FE, NEW MEXICO IN JANUARY 2002.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION 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.
- COMCAST CABLE 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Legal Description

A PARCEL OF LAND COMPRISING OF TRACTS 222-B, 223-B1, 223-B2, 223-B3 AND 246-A1, M.R.G.C.D. PROPERTY MAP NUMBER 35, TOGETHER WITH A PORTION OF THE MIDDLE RIO GRANDE CONSERVATION DISTRICT CAMPBELL DITCH RIGHT OF WAY, AND TOGETHER WITH AN UNDESIGNATED TRACT, FORMERLY BEING A PRIVATE DITCH LYING BETWEEN THE SOUTH BOUNDARY OF SAID M.R.G.C.D. TRACTS, AND THE NORTH BOUNDARY OF TRACTS 223-B1, 223-B2, 223-B3 AND TRACTS 224-A, 224-B AND 224-C, M.R.G.C.D. PROPERTY MAP NO. 35, ACQUIRED BY WARRANTY DEED RECORDED ON APRIL 24, 2001, IN BOOK 118, PAGE 3878, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, LYING AND SITUATE WITHIN SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 223-B1, MARKED BY A SET REBAR WITH CAP "PS 11993", LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ALAMEDA DRAIN, FROM WHENCE A TIE TO A.C.S. MONUMENT "8H-13", BEARS S 84°47'53" W, A DISTANCE OF 494.74 FEET;
THENCE ALONG THE EAST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES;
FROM SAID BEGINNING POINT, N 00°06'38" E, A DISTANCE OF 203.88 FEET TO A POINT OF CURVATURE, MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 897.43 FEET, AN ARC LENGTH OF 179.22 FEET AND A CHORD OF N 05°49'54" E, A DISTANCE OF 178.92 FEET TO AN ANGLE POINT, MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE N 89°42'15" W, A DISTANCE OF 17.84 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 914.93 FEET, AN ARC LENGTH OF 54.17 FEET AND A CHORD OF N 13°01'51" E, A DISTANCE OF 54.16 FEET TO A POINT OF TANGENCY, MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE N 14°43'38" E, A DISTANCE OF 411.53 FEET TO THE NORTHWEST CORNER OF DESCRIBED PARCEL LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, N.W., MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING SIX COURSES;
N 85°23'37" E, A DISTANCE OF 134.00 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE, S 85°17'35" E A DISTANCE OF 71.89 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE, S 04°45'51" W, A DISTANCE OF 5.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR;
THENCE, S 85°14'09" E, A DISTANCE OF 98.40 FEET TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE M.R.G.C.D. CAMPBELL DITCH, MARKED BY A FOUND NO. 5 REBAR;
THENCE S 82°16'25" E, A DISTANCE OF 97.37 FEET TO AN ANGLE POINT, LYING ON THE EASTERLY RIGHT OF WAY LINE OF THE M.R.G.C.D. CAMPBELL DITCH, MARKED BY A FOUND NO. 5 REBAR;
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, S 84°42'54" E, A DISTANCE OF 410.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT, MARKED BY A FOUND REBAR WITH CAP "PS 11184";
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 05°16'37" W, A DISTANCE OF 437.34 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, LYING ON THE EASTERLY RIGHT OF WAY LINE OF THE M.R.G.C.D. CAMPBELL DITCH, MARKED BY A FOUND REBAR WITH CAP "PS 11184";
THENCE N 68°36'00" W, A DISTANCE OF 56.97 FEET TO AN ANGLE POINT, LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAID DITCH, MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S 13°13'57" E, A DISTANCE OF 33.63 FEET TO AN ANGLE POINT OF SAID TRACT, MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF M.R.G.C.D. CAMPBELL DITCH, S 87°00'49" W, A DISTANCE OF 283.47 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH CAP "LS 10042";
THENCE S 87°30'45" W, A DISTANCE OF 141.12 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP "LS 10042";
THENCE S 04°44'13" W, A DISTANCE OF 143.07 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP "LS 10042";
THENCE S 04°44'13" W, A DISTANCE OF 165.23 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";
THENCE, N 89°42'15" W, A DISTANCE OF 390.46 FEET TO THE POINT OF BEGINNING CONTAINING 12.6455 ACRES (550,836 SQ. FT.) MORE OR LESS, NOW COMPRISING TRACTS A, B, C, D AND E AND LOTS ONE THROUGH 64, INCLUSIVE, SYMPHONY SUBDIVISION.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING 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 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. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS: MANAGING GENERAL PARTNER

BY: Virgil Polk 1-23-02
DIVISION PRESIDENT
DATE
BY: A. D. Shah 1/30/02
MIDDLE RIO GRANDE CONSERVANCY DISTRICT
SUBHAS SHAH
DATE

Acknowledgement

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUARY, 2002
BY VIRGIL POLK, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION,
MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, ON BEHALF OF SAID CORPORATION AND PARTNERSHIP.

BY: Karen Stewart MY COMMISSION EXPIRES: 1-5-2003
NOTARY PUBLIC
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF JANUARY, 2002
BY MIDDLE RIO GRANDE CONSERVANCY DISTRICT
BY: Shah MY COMMISSION EXPIRES: Jan 28, 2003



H-13

Final
Plat of
Symphony
City of Albuquerque, Bernalillo County, New Mexico
January 2002

ZONING ENFORCEMENT
CITY OF ALBUQUERQUE
Address Based on Information

MAR 1 8 2002

☒ Furnished By Requestee
☒ City Office

Street Name: All

Address Assignment: All

LEGAL DESCRIPTION:

Lot: All Block: All

Sub-Div: Symphony

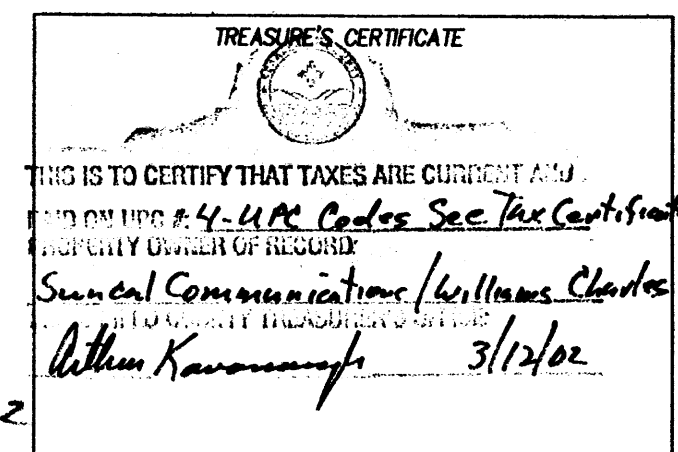
Date: 1/30/02 By: Shah

Approvals Application No. 02500-00320

Project 1000361

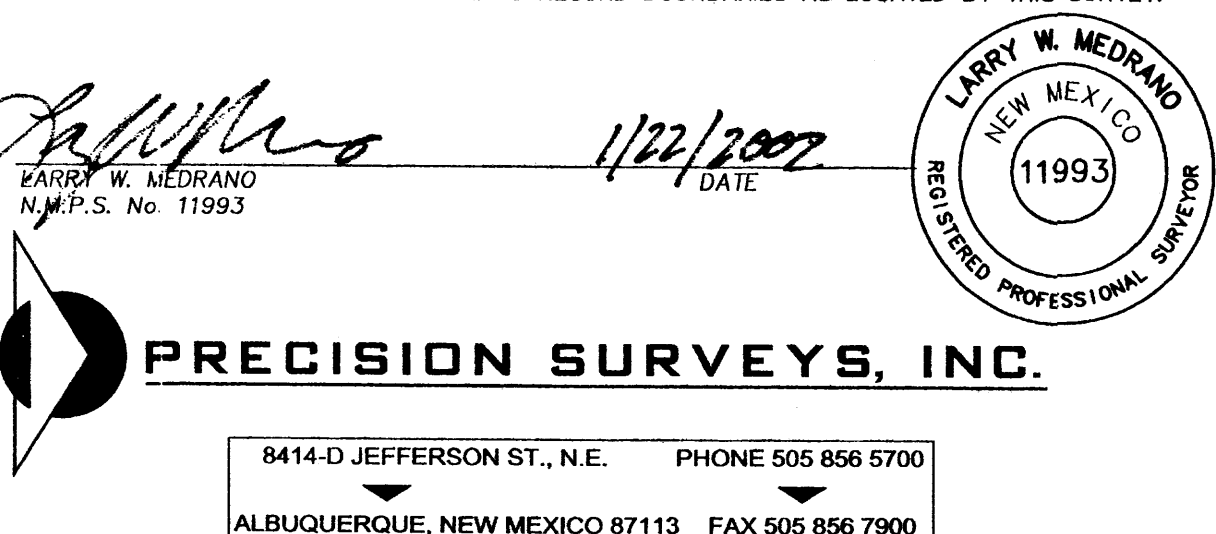
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	3/12/02
DATE	
<u>Beards J. Bighan</u>	3-6-02
CITY ENGINEER	DATE
<u>Roll D.</u>	3-04-02
A.M.A.F.C.A.	DATE
<u>Roll D.</u>	3-04-02
TRAFFIC ENGINEER	DATE
<u>Roll D.</u>	2-21-02
CITY SURVEYOR	DATE
<u>Roll D.</u>	
PROPERTY MANAGEMENT	DATE
<u>Roger A. Green</u>	3-5-02
WATER RESOURCES DEPARTMENT	DATE
<u>Adrienne E. Carls</u>	3/06/02
PARKS AND RECREATION DEPARTMENT	DATE
<u>Roll D.</u>	3-7-02
PNM ELECTRIC SERVICES	DATE
<u>Roll D.</u>	3-7-02
PNM GAS SERVICES	DATE
<u>David R. Muller</u>	2-27-02
QWEST CORPORATION	DATE
<u>Rita E. Nick</u>	4/24/02
COMCAST CABLE	DATE
<u>J. F. Shah</u>	1/29/02
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, easements and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is relieved of all obligations to furnish irrigation waters and services to any portions thereof, other than existing turnouts.
APPROVED: J. F. Shah DATE 4/29/02



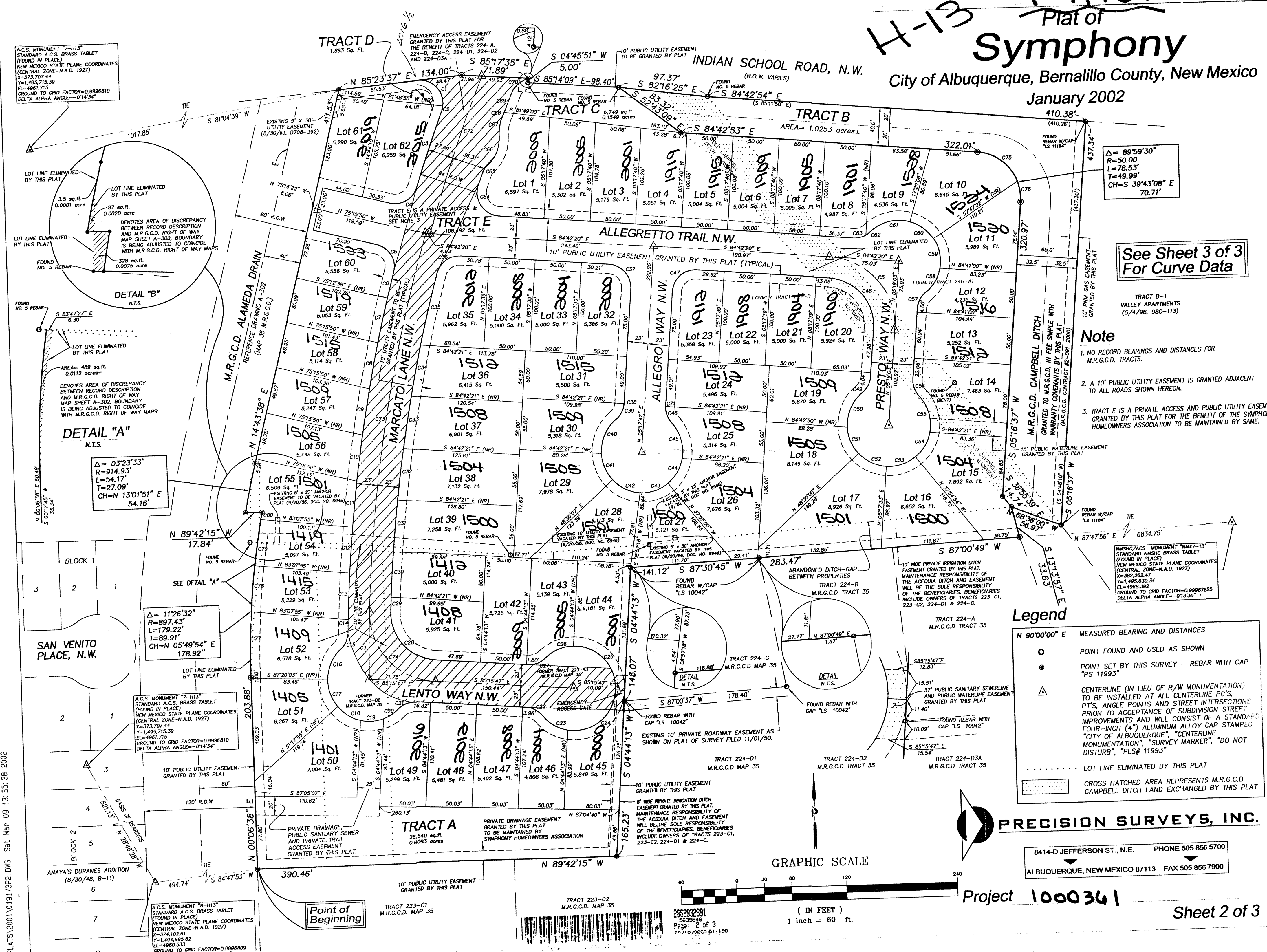
Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



Final Plat of Symphony

City of Albuquerque, Bernalillo County, New Mexico
January 2002



See Sheet 3 of 3
For Curve Data

- Note**
1. NO RECORD BEARINGS AND DISTANCES FOR M.R.G.C.D. TRACTS.
 2. A 10' PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL ROADS SHOWN HEREON.
 3. TRACT E IS A PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT. GRANTED BY THIS PLAT FOR THE BENEFIT OF THE SYMPHONY HOMEOWNERS ASSOCIATION TO BE MAINTAINED BY SAME.

- Legend**
- MEASURED BEARING AND DISTANCES
 - POINT FOUND AND USED AS SHOWN
 - POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"
 - △ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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# 11993"
 - LOT LINE ELIMINATED BY THIS PLAT
 - CROSS HATCHED AREA REPRESENTS M.R.G.C.D. CAMPBELL DITCH LAND EXCHANGED BY THIS PLAT

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project 1000361
Sheet 2 of 3

Final
Plat of
H-13 Symphony
City of Albuquerque, Bernalillo County, New Mexico
January 2002

Curve Data

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	25.00'	45.02'	103°10'56"	31.53	N 43°00'54" W	39.18'
C2	25.00'	5.81'	13°18'37"	2.92	N 15°13'52" E	5.79'
C3	1712.44'	84.59'	02°49'49"	42.31	S 20°28'16" W	84.59'
C4	25.00'	37.39'	85°40'48"	23.18	N 61°53'46" E	34.00'
C5	25.00'	39.72'	91°02'27"	25.46	N 29°44'37" W	35.67'
C6	1720.16'	29.60'	00°59'10"	14.80	S 15°17'02" W	29.60'
C7	1720.16'	50.00'	01°39'56"	25.00	S 13°57'29" W	50.00'
C8	1720.16'	50.00'	01°39'56"	25.00	S 12°17'34" W	50.00'
C9	1720.16'	50.00'	01°39'56"	25.00	S 10°37'38" W	50.00'
C10	1720.16'	50.00'	01°39'56"	25.00	S 08°57'43" W	50.00'
C11	1720.16'	49.91'	01°39'45"	24.96	S 07°17'52" W	49.91'
C12	1720.16'	50.01'	01°39'57"	25.01	S 05°38'01" W	50.01'
C13	1720.16'	50.07'	01°40'03"	25.03	S 03°58'01" W	50.06'
C14	1720.16'	13.91'	00°27'48"	6.95	S 02°54'05" W	13.91'
C15	25.00'	20.01'	45°51'57"	10.58	N 25°36'10" E	19.48'
C16	45.00'	36.02'	45°51'41"	19.04	S 25°36'18" W	35.07'
C17	45.00'	32.55'	41°26'57"	17.03	S 18°03'01" E	31.85'
C18	45.00'	28.75'	36°36'11"	14.88	S 57°04'35" E	28.26'
C19	45.00'	25.49'	32°27'34"	13.10	N 88°23'32" E	25.15'
C20	45.00'	18.95'	24°08'02"	9.62	N 60°05'44" E	18.81'
C21	25.00'	20.38'	46°42'29"	10.79	S 71°22'58" W	19.82'
C22	25.00'	20.38'	46°42'29"	10.79	N 61°54'32" W	19.82'
C23	45.00'	31.76'	40°26'31"	16.58	S 58°45'33" E	31.11'
C24	45.00'	75.61'	96°15'59"	50.21	N 52°52'12" E	67.02'
C25	45.00'	73.44'	93°30'21"	47.84	N 42°00'57" W	65.56'
C26	45.00'	33.93'	43°12'09"	17.82	S 69°37'48" W	33.13'
C27	25.00'	20.38'	46°42'29"	10.79	N 71°22'58" E	19.82'
C28	52.00'	80.51'	88°42'52"	50.85	S 40°54'21" E	72.71'
C29	1674.16'	14.89'	00°30'35"	7.45	S 03°42'22" W	14.89'
C30	1674.16'	49.99'	01°42'38"	25.00	S 04°48'59" W	49.99'
C31	1674.16'	56.02'	01°55'02"	28.01	S 06°37'49" W	56.02'
C32	1674.16'	56.09'	01°55'11"	28.05	S 08°32'56" W	56.09'
C33	1674.16'	56.23'	01°55'28"	28.12	S 10°28'15" W	56.23'
C34	1674.16'	55.12'	01°53'11"	27.56	S 12°22'34" W	55.11'
C35	1674.16'	80.77'	02°45'52"	40.40	S 14°42'06" W	80.77'
C36	25.00'	34.56'	79°12'38"	20.69	S 55°41'21" W	31.87'
C37	25.00'	39.27'	90°00'02"	25.00	N 39°42'19" W	35.36'
C38	25.00'	1.00'	02°16'54"	0.50	N 06°26'09" E	1.00'
C39	25.00'	19.38'	44°25'36"	10.21	N 29°47'24" E	18.90'
C40	45.00'	41.74'	53°08'41"	22.51	S 25°25'51" W	40.26'
C41	45.00'	31.70'	40°21'24"	16.54	S 21°19'11" E	31.04'
C42	44.89'	33.86'	43°12'46"	17.78	S 63°04'42" E	33.06'
C43	44.90'	34.01'	43°24'01"	17.87	N 73°45'34" E	33.20'
C44	45.00'	31.69'	40°21'12"	16.54	N 31°54'24" E	31.04'
C45	45.00'	41.74'	53°08'34"	22.51	N 14°50'30" W	40.26'
C46	25.00'	19.39'	44°25'42"	10.21	S 19°11'56" E	18.90'
C47	25.00'	39.27'	89°59'58"	25.00	S 50°17'41" W	35.36'
C48	52.00'	81.70'	90°01'23"	52.02	N 39°41'39" W	73.55'
C49	26.41'	24.45'	53°01'56"	13.18	N 24°46'39" E	23.58'
C50	45.00'	41.71'	53°06'39"	22.49	S 25°28'13" W	40.24'
C51	45.00'	31.74'	40°24'57"	16.56	S 21°17'35" E	31.00'
C52	45.00'	33.94'	43°12'28"	17.82	S 63°06'18" E	33.14'
C53	45.00'	33.93'	43°12'26"	17.82	N 73°41'15" E	33.14'
C54	45.00'	31.74'	40°24'38"	16.56	N 31°52'44" E	31.08'
C55	44.87'	41.69'	53°13'25"	22.48	N 14°51'31" W	40.20'
C56	25.00'	20.38'	46°42'29"	10.79	S 18°02'12" E	19.82'
C57	25.00'	20.38'	46°42'29"	10.79	S 28°40'18" W	19.82'
C58	45.00'	31.73'	40°23'45"	16.55	N 31°49'40" E	31.07'
C59	45.00'	34.43'	43°50'25"	18.11	N 10°17'25" W	33.60'
C60	45.00'	31.77'	40°27'16"	16.58	N 52°26'16" W	31.12'
C61	45.00'	46.14'	58°44'56"	25.33	S 77°37'38" W	44.15'
C62	25.00'	5.96'	13°39'53"	3.00	N 55°25'57" E	5.95'
C63	25.00'	14.42'	33°02'37"	7.42	N 78°46'22" E	14.22'
C64	25.00'	45.85'	105°04'53"	32.63	S 32°09'53" E	36.69'
C65	17.01'	8.83'	29°44'45"	4.52	S 35°52'44" W	8.73'
C66	38.00'	33.74'	50°52'44"	18.08	N 25°19'01" E	32.65'
C67	46.71'	25.36'	31°06'33"	13.00	S 12°56'51" W	25.05'
C68	1648.44'	1.66'	00°03'28"	0.83	S 22°36'25" W	1.66'
C69	1648.44'	22.40'	00°46'43"	11.20	S 23°01'30" W	22.40'
C70	25.00'	24.45'	56°02'06"	13.30	S 51°25'56" W	23.49'
C71	25.00'	0.99'	02°16'47"	0.50	S 04°09'19" W	0.99'
C72	1692.44'	176.99'	05°59'30"	88.57	S 20°27'29" W	176.91'
C73	1697.16'	414.00'	13°58'35"	208.03	S 10°26'22" W	412.97'
C74	75.00'	116.13'	88°42'52"	73.34	S 40°54'21" E	104.87'
C75	50.00'	56.47'	64°42'19"	31.67	N 52°21'44" W	53.51'
C76	50.00'	22.07'	25°17'11"	11.22	N 07°21'59" W	21.89'
C77	897.84'	71.89'	04°35'16"	35.97	S 02°20'31" W	71.87'
C78	897.43'	50.01'	03°11'34"	25.01	S 06°15'59" W	50.00'
C79	897.43'	50.06'	03°11'45"	25.03	S 09°25'38" W	50.05'
C80	897.43'	8.26'	00°31'39"	4.13	S 11°17'20" W	8.26'

PNM Electric & Gas Services Easement Release Approval

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED OR RELEASED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

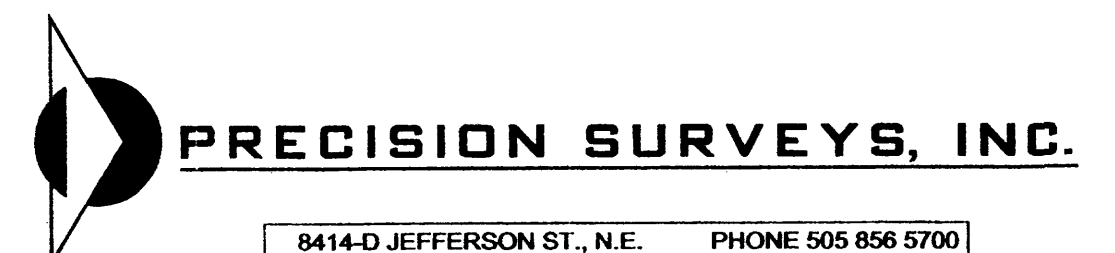
BY: *Karen Stewart*

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MARCH 2002 BY Karen Stewart OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

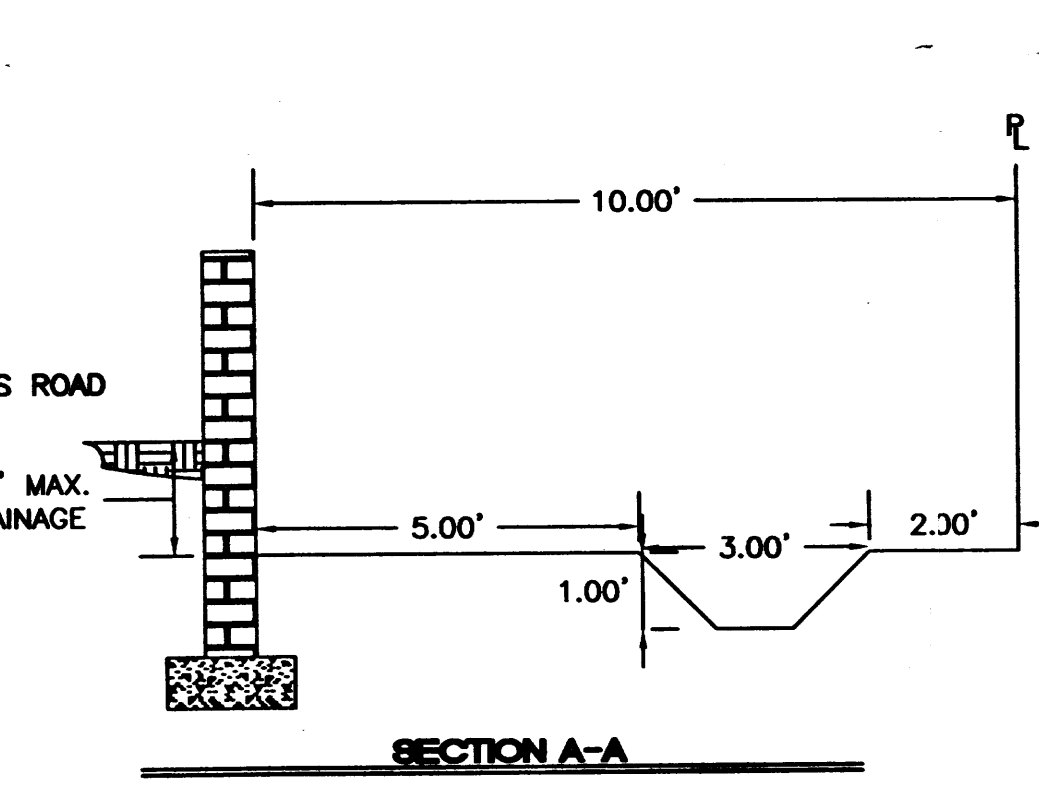
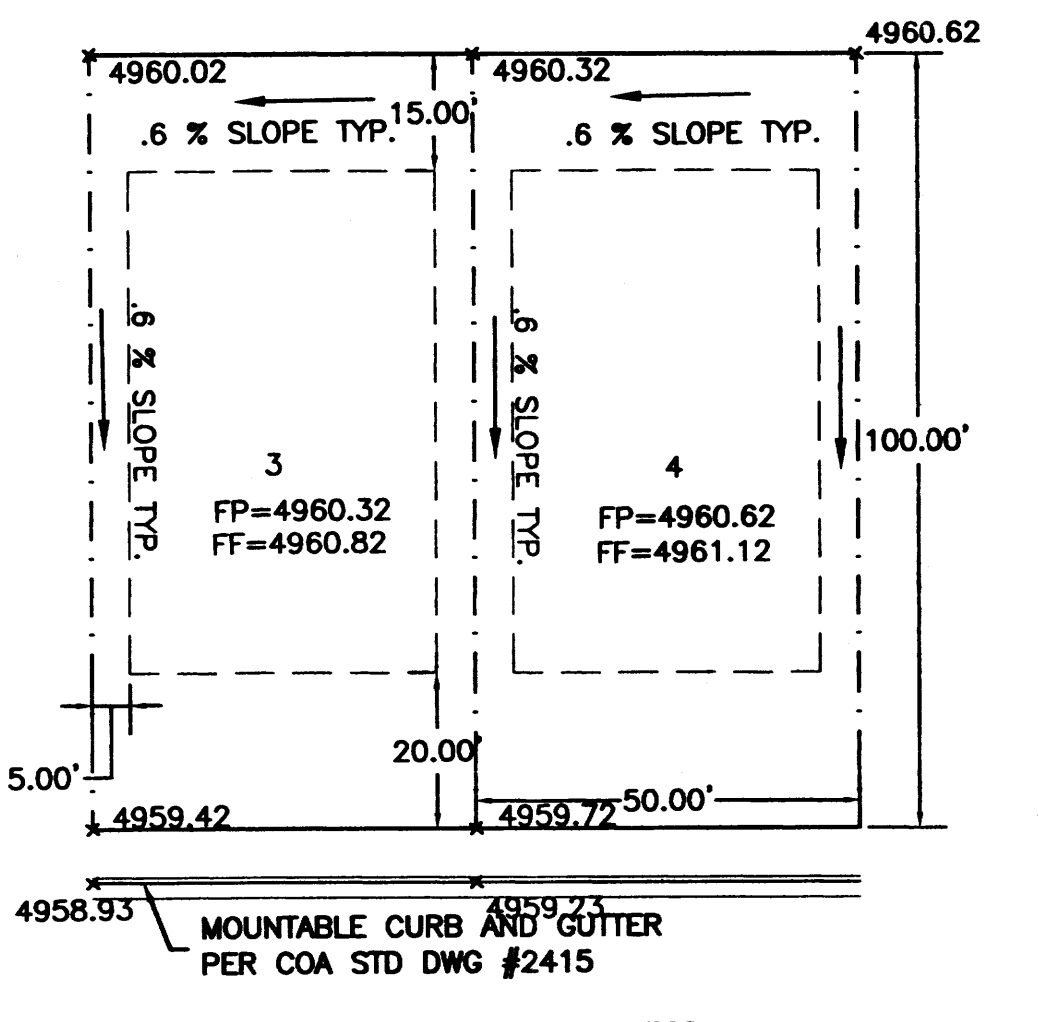
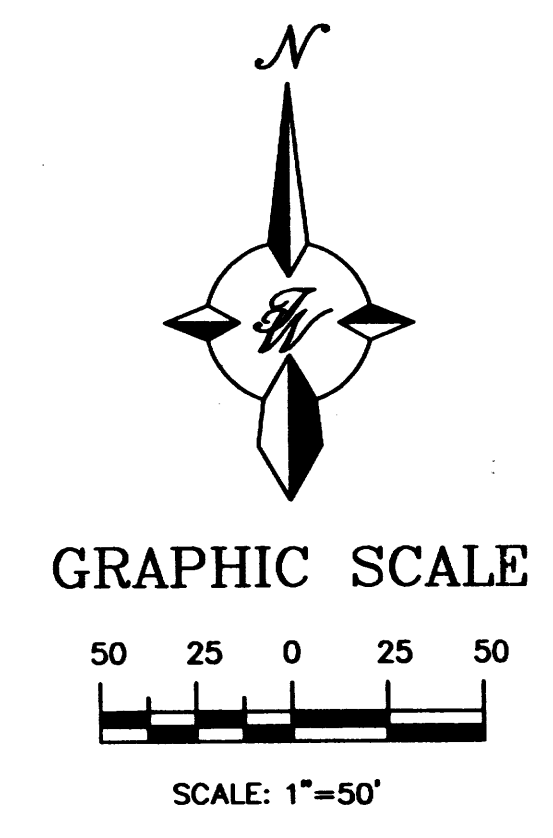
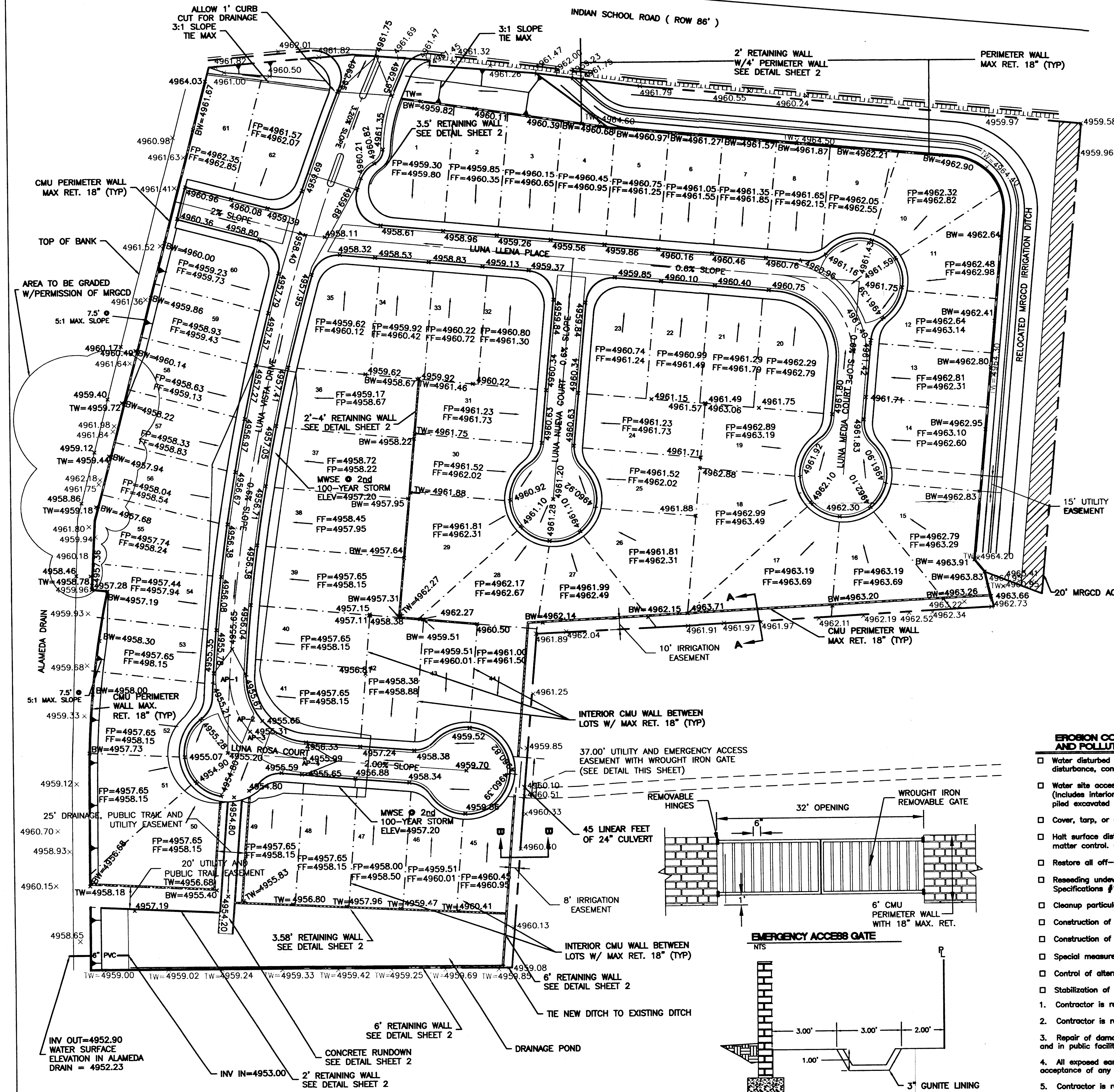
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-5-2003

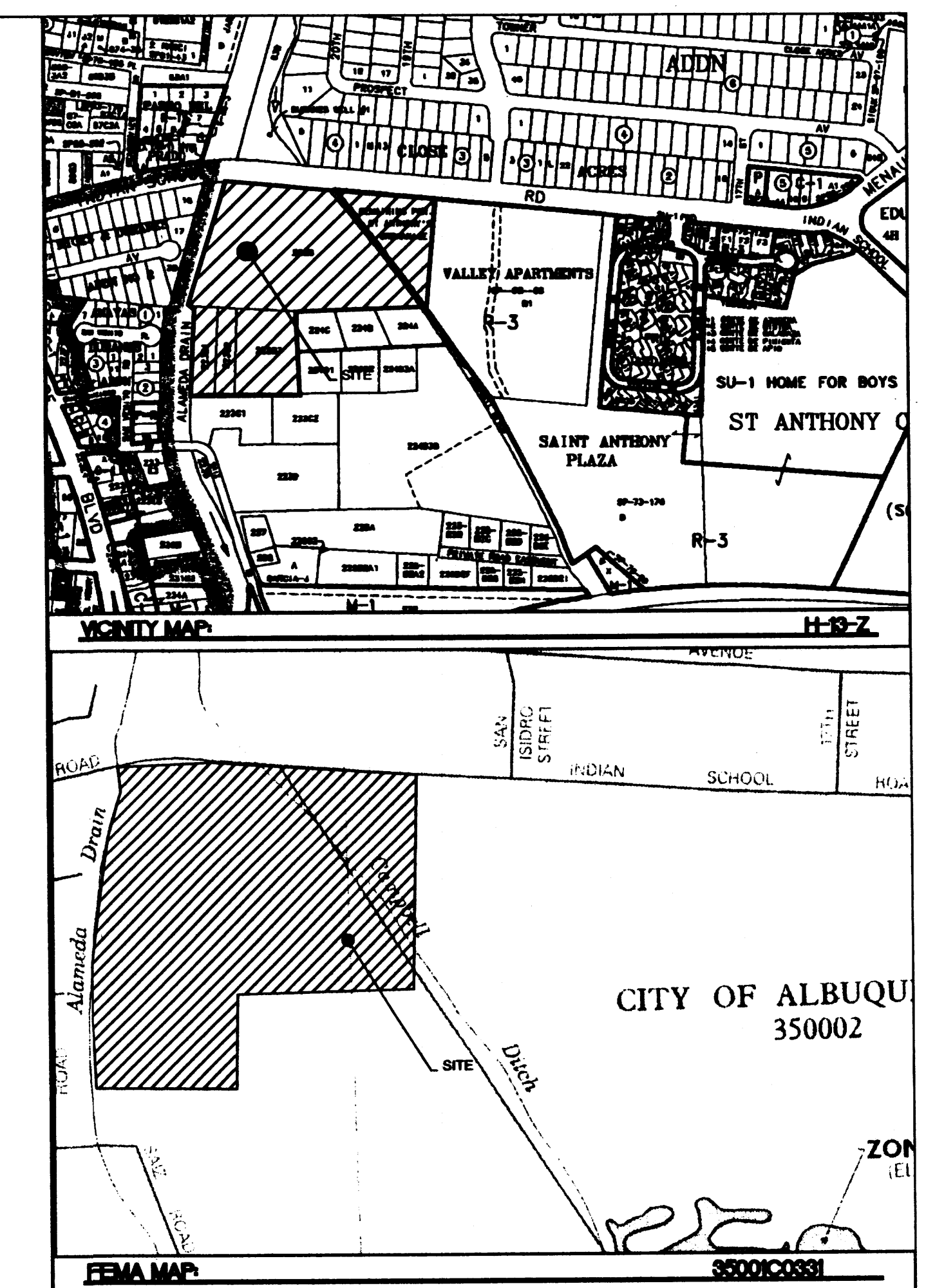


Project 1000361

Sheet 3 of 3



- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
- ☐ Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
 - ☐ Water site access or haul roads during periods of active use associated with the project. (Includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc.)
 - ☐ Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - ☐ Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - ☐ Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - ☐ Re-seeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - ☐ Cleanup particulate and transported material from nearby property and the public right-of-way.
 - ☐ Construction of permanent perimeter/interior fencing.
 - ☐ Construction of temporary erosion control fencing.
 - ☐ Special measures required. (See note)
 - ☐ Control of alternate access route or trespass traffic.
 - ☐ Stabilization of area proposed for future sale or future development.
1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
 2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
 3. Repair of damaged facilities and cleanup of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
 4. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
 5. Contractor is responsible for maintaining all storm sewer run off on site.



LEGAL DESCRIPTION
TRACT A (FORMER TRACTS 246-A1 & 222-B) AND TRACTS 223-B1, 223-B2, 223-B3

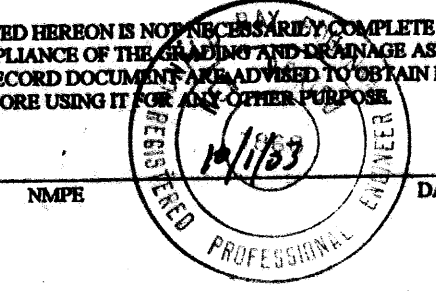
- LEGEND**
- PROPOSED PERIMETER WALL
 - BOUNDARY LINE
 - - - EASEMENT
 - PROPOSED CURB
 - PROPOSED BACK OF CURB
 - PROPOSED GUTTER
 - LOT LINES
 - ROW
 - SETBACK
 - PROPOSED SIDEWALK
 - x 4963.81 EXISTING CURB & GUTTER
 - x 4963.57 EXISTING SPOT ELEVATION
 - PROPOSED FLOW ARROW
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - MAXIMUM WATER SURFACE ELEVATION

ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	LUNA VISTA SUBDIVISION	DRAWN BY WCKJ
	GRADING AND DRAINAGE PLAN	DATE 10-19-01
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87131 (505)858-3100	2136GR.DWG
		SHEET #
		JOB # 21036

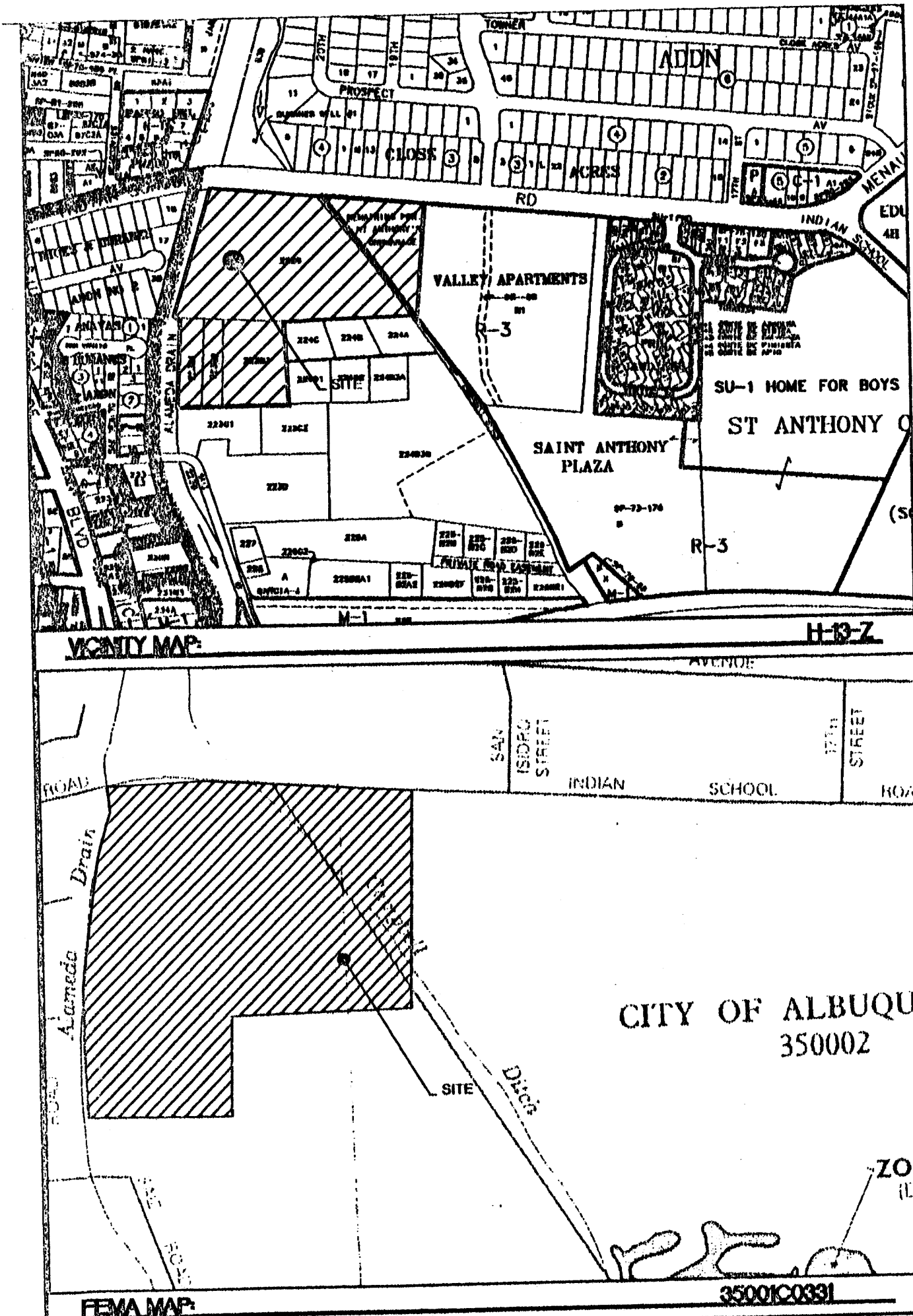
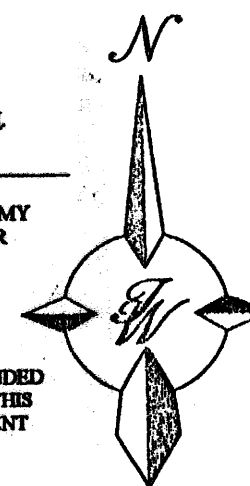
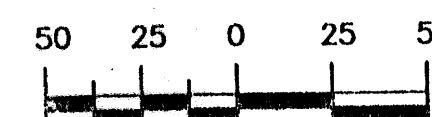
I, RONALD B. BOHANNAN, N.M.P.E. #7868, OF THE FIRM, TERRA WEST, L.L.C., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH ALL CITY AND STATE REQUIREMENTS. THE DESIGN INFORMATION PRESENTED ON THIS PLAN IS THE PROPERTY OF TERRA WEST, L.L.C. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TERRA WEST, L.L.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/16/03 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 THE RELEASE OF FINANCIAL GUARANTEE.

NOTE EXCEPTIONS HERE:

THE RECORD INFORMATION PRESENTED HEREON IS NOT A COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING INDEPENDENT VERIFICATION OF THE ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



GRAPHIC SCALE

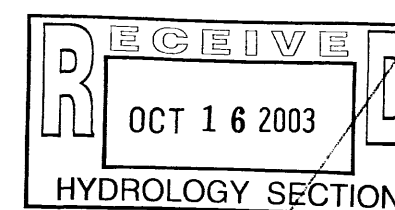


LEGAL DESCRIPTION:

TRACT A (FORMER TRACTS 246-A1 & 222-B) AND TRACTS 223-B1, 223-B2, 223-B3

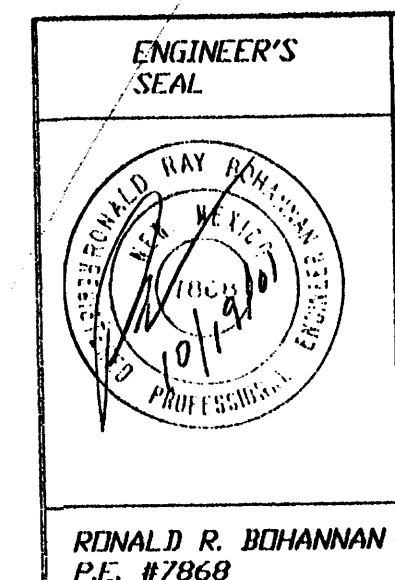
LEGEND

- PROPOSED PERIMETER WALL
- BOUNDARY LINE
- EASEMENT
- PROPOSED CURB
- PROPOSED BACK OF CURB
- PROPOSED GUTTER
- LOT LINES
- ROW
- SETBACK
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- MAXIMUM WATER SURFACE ELEVATION



ROUGH GRADING APPROVAL

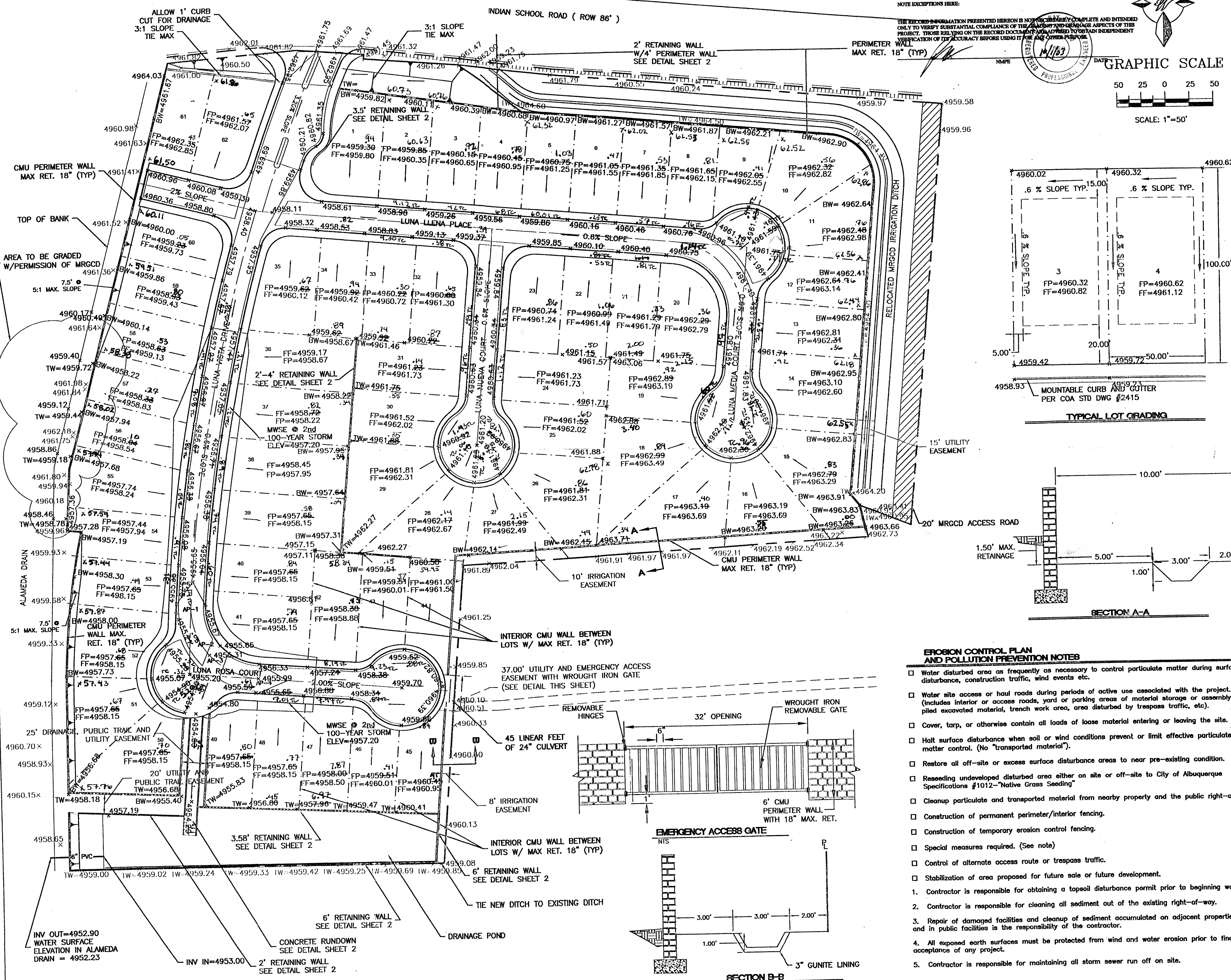
DATE



LUNA VISTA (SYMPHONY) SUBDIVISION
GRADING AND DRAINAGE PLAN

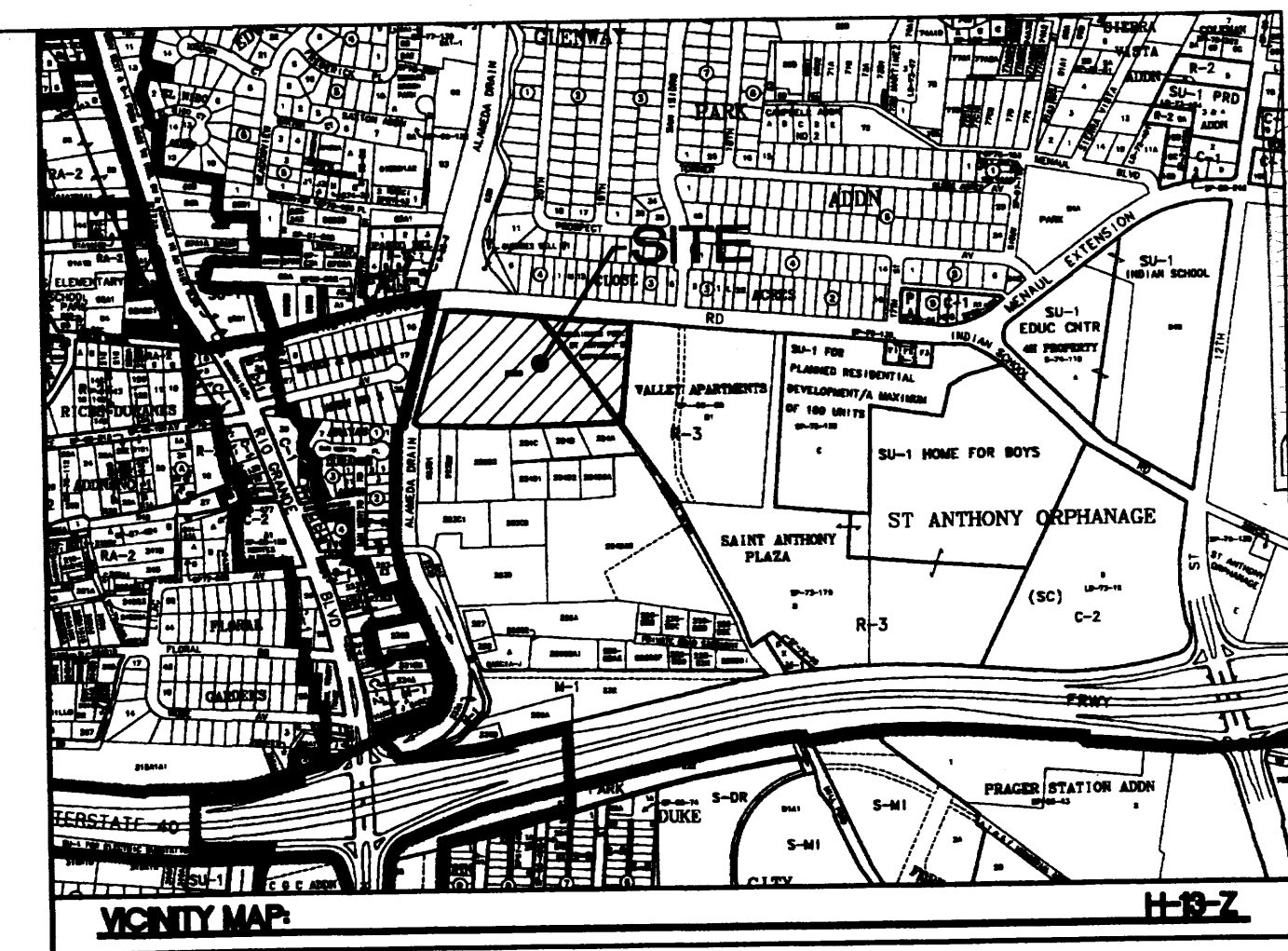
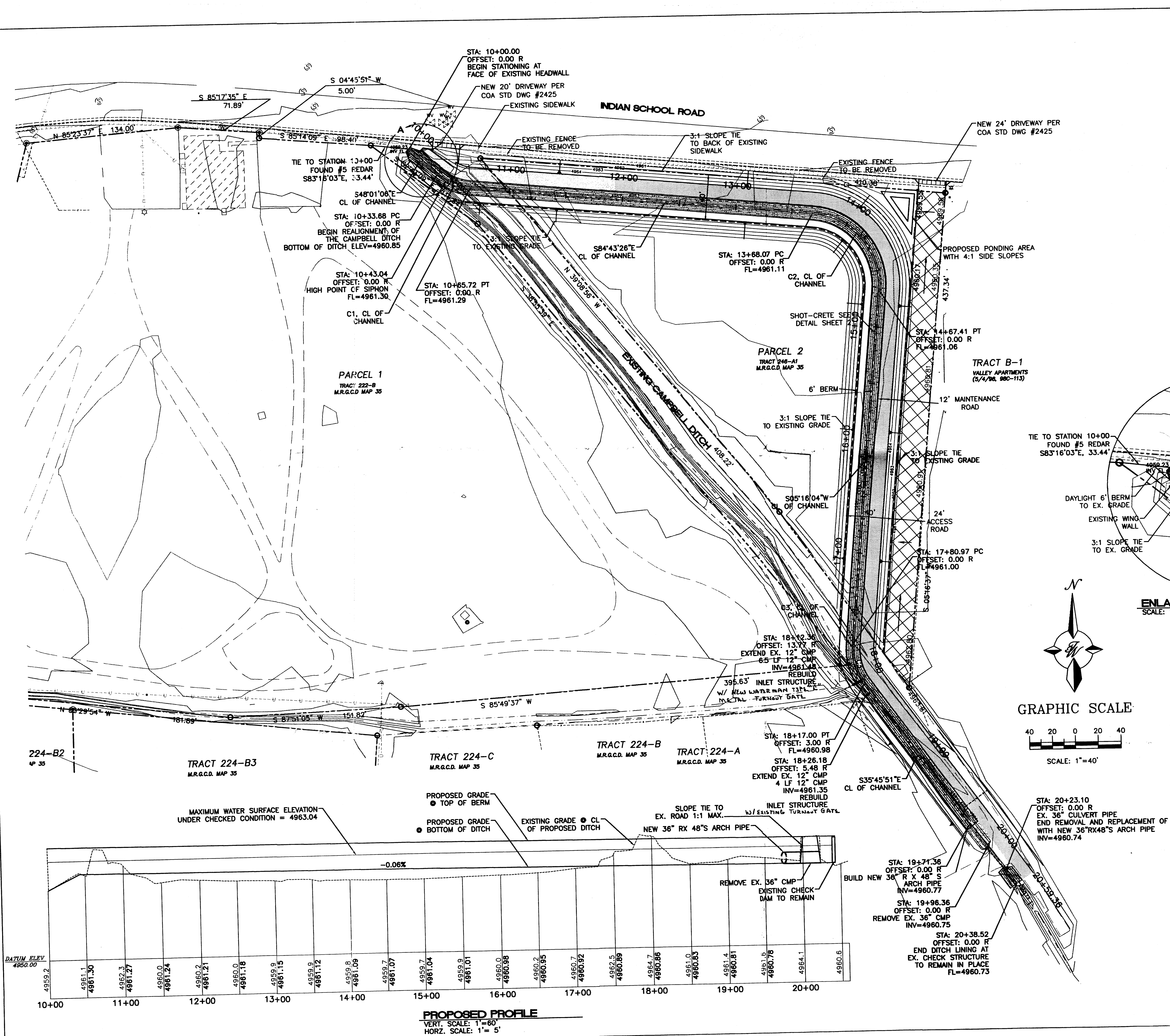
TERRA WEST, L.L.C.
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: WCWJ
DATE: 10-19-01
2136GR.DWG
SHEET #
JOB # 21036



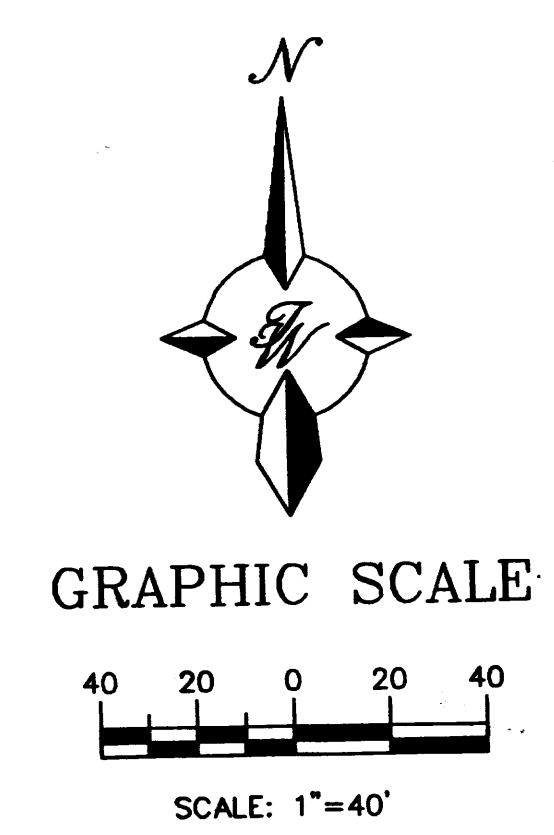
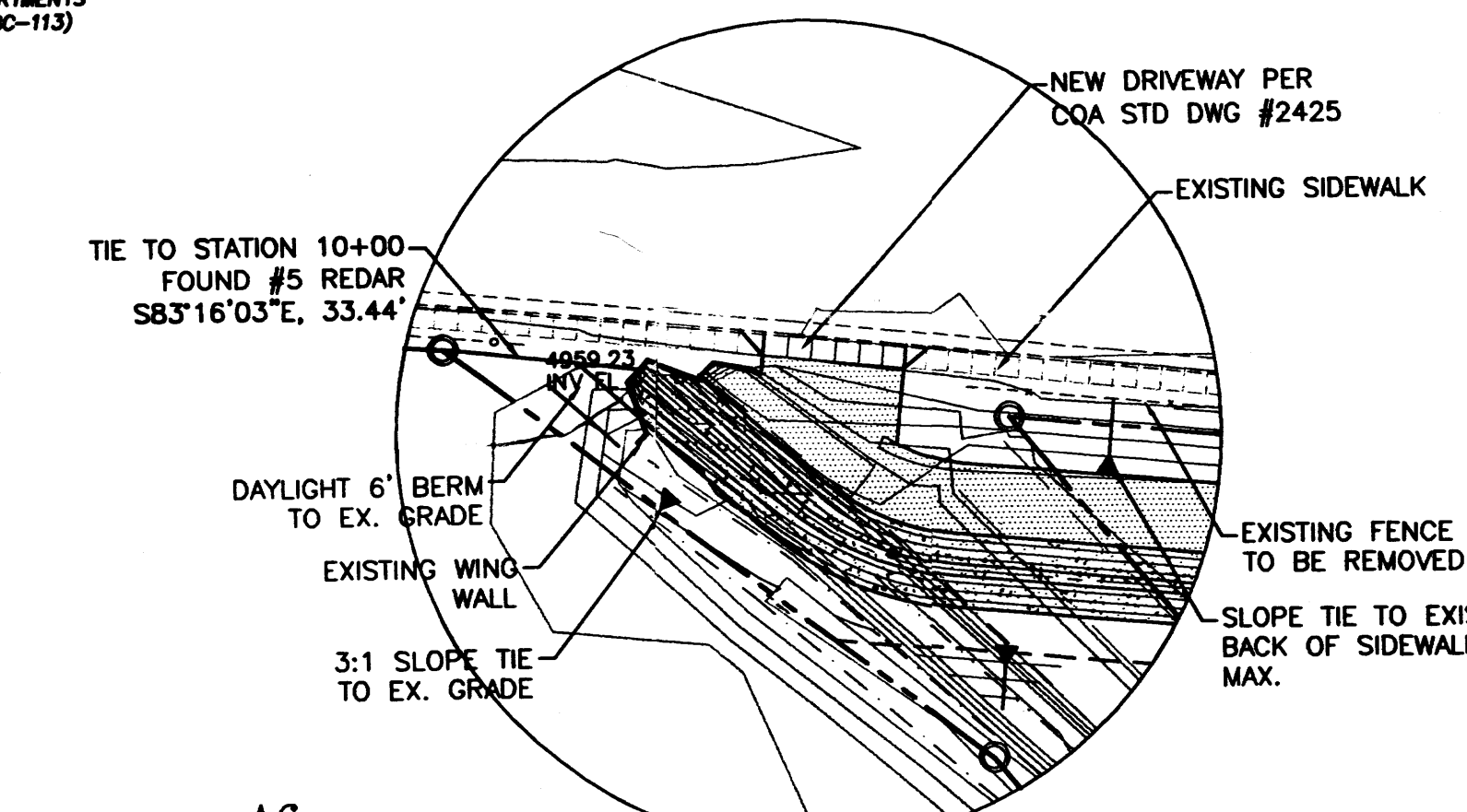
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

- ☐ Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events etc.
- ☐ Water site access or haul roads during periods of active use associated with the project. (Includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc.)
- ☐ Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
- ☐ Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
- ☐ Restore all off-site or excess surface disturbance areas to near pre-existing condition.
- ☐ Re-seeding undeveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
- ☐ Cleanup particulate and transported material from nearby property and the public right-of-way.
- ☐ Construction of permanent perimeter/interior fencing.
- ☐ Construction of temporary erosion control fencing.
- ☐ Special measures required. (See note)
- ☐ Control of alternate access route or trespass traffic.
- ☐ Stabilization of area proposed for future sale or future development.
- 1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
- 2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
- 3. Repair of damaged facilities and cleanup of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
- 4. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
- 5. Contractor is responsible for maintaining all storm sewer run off on site.



GENERAL NOTES:

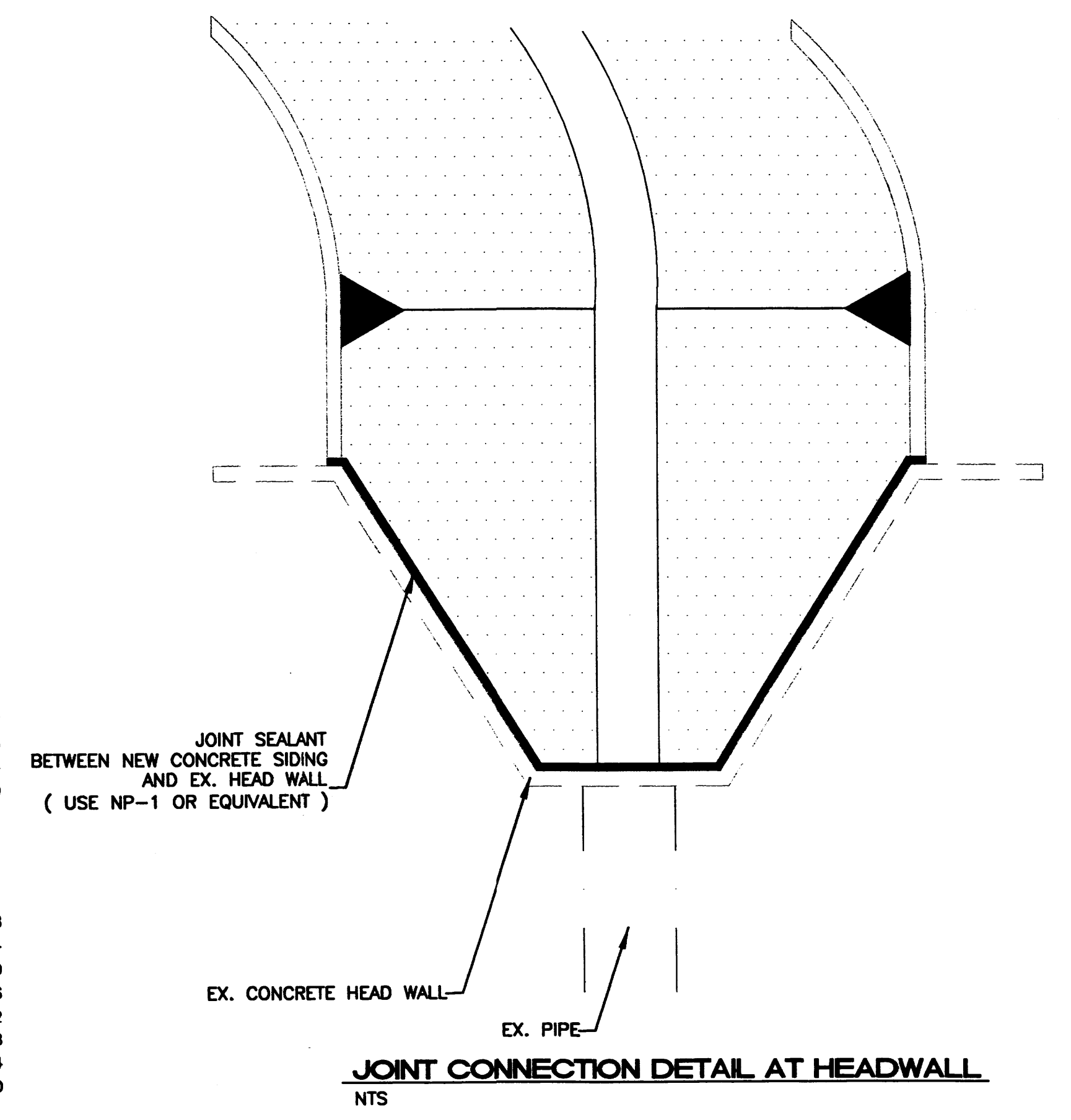
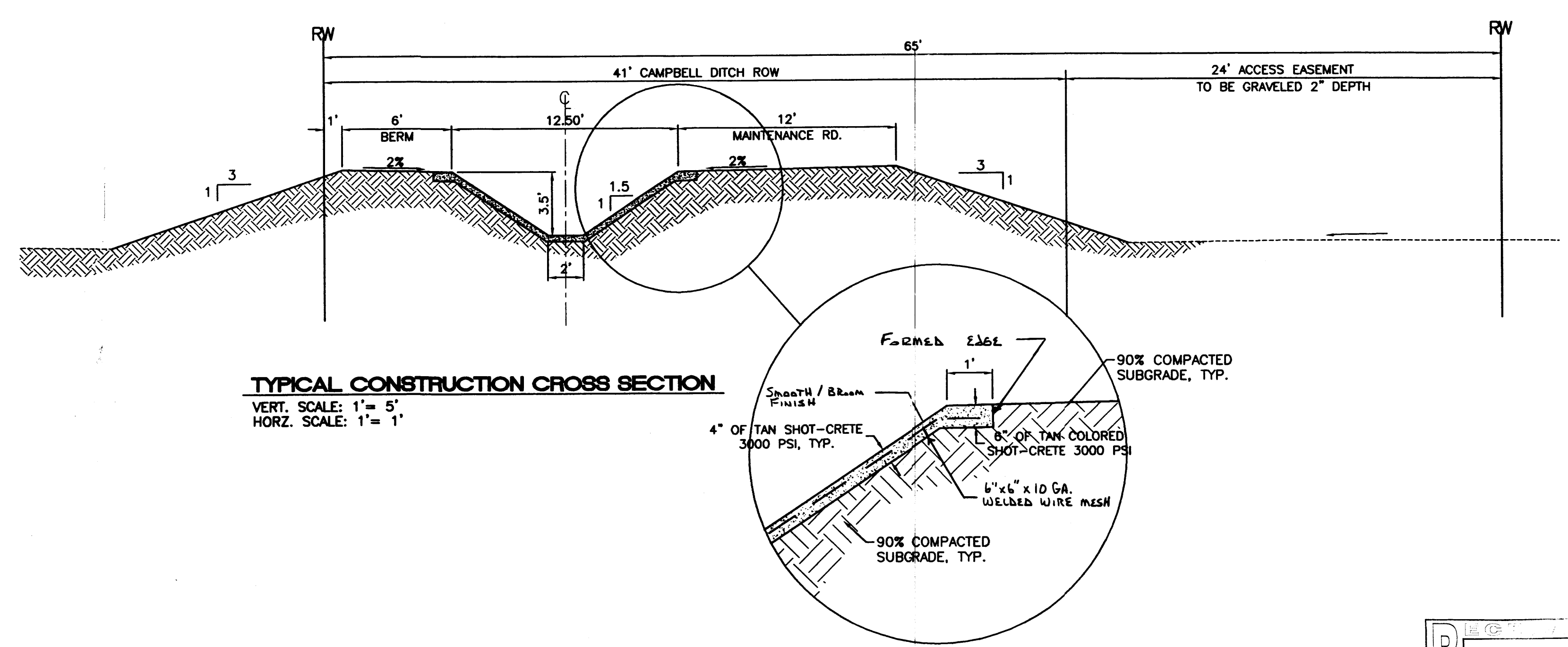
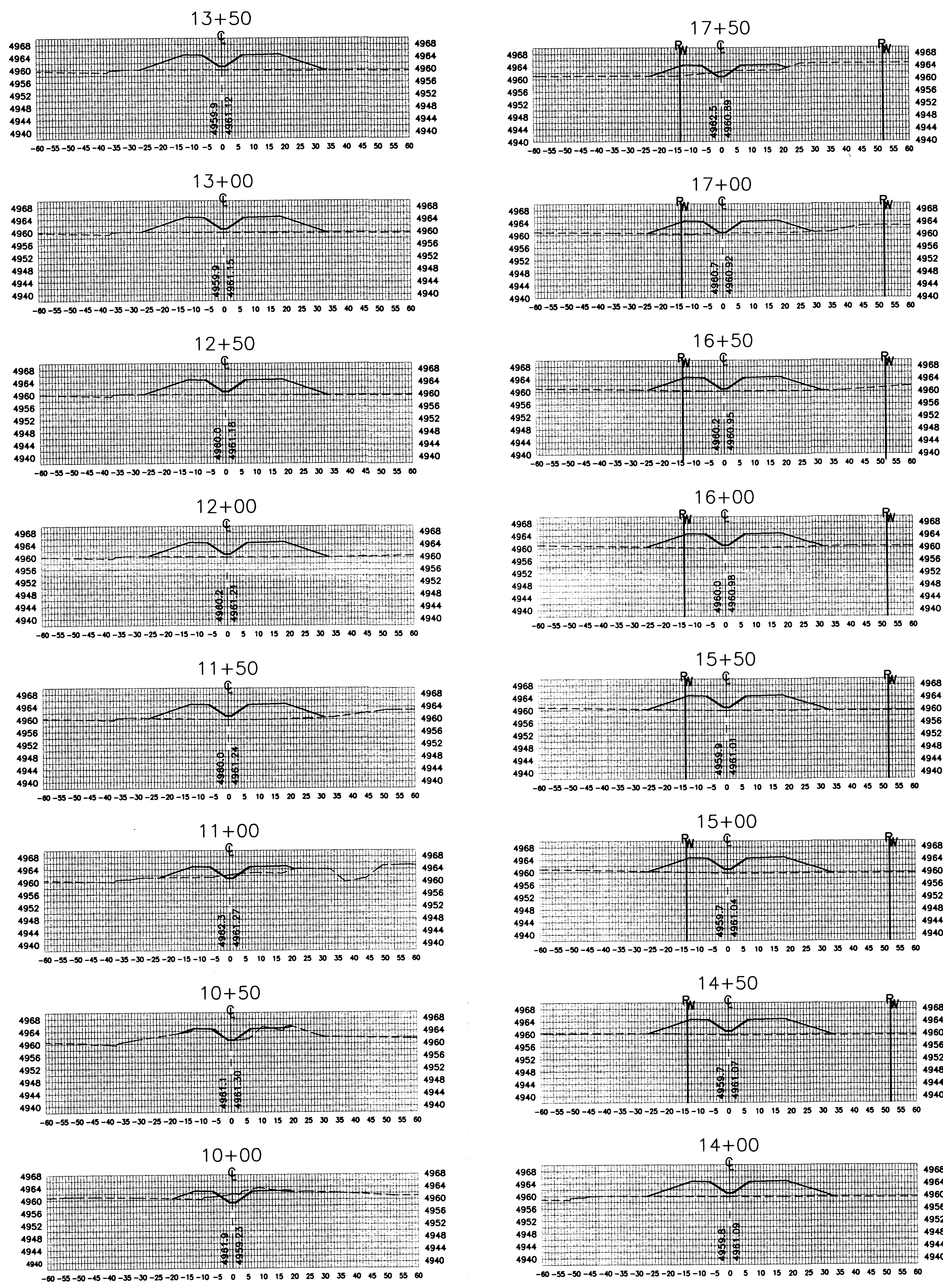
1. REFER TO THE CITY OF ALBUQUERQUE STANDARD SPECIFIC FOR ALL CONSTRUCTION, UNLESS THE M.R.G.C.D. STANDARD SPECIFICATIONS TAKE PRECEDENCE.
2. ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR CROSS SECTIONS AT 50 FOOT INTERVALS AND FOR THE TYPICAL CONSTRUCTION CROSS SECTION.



LEGEND	
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK

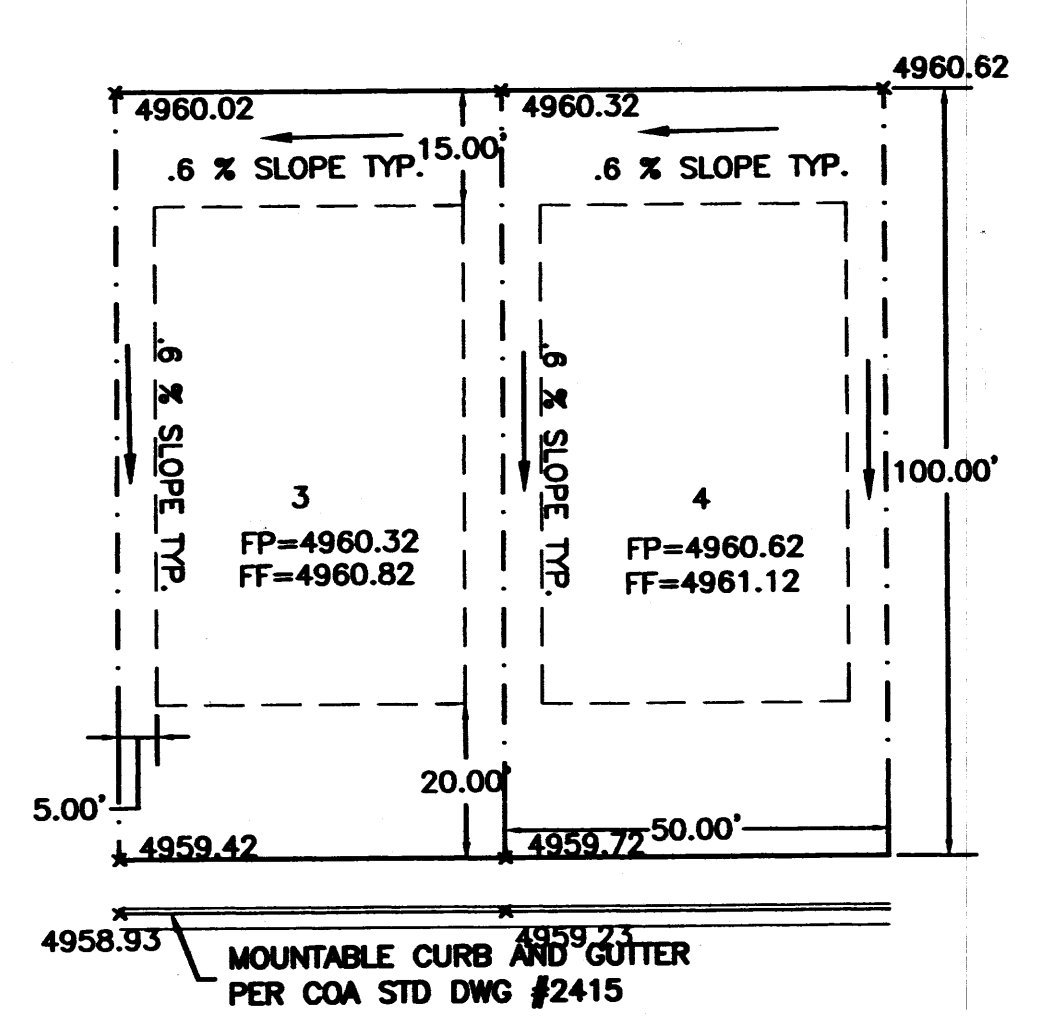
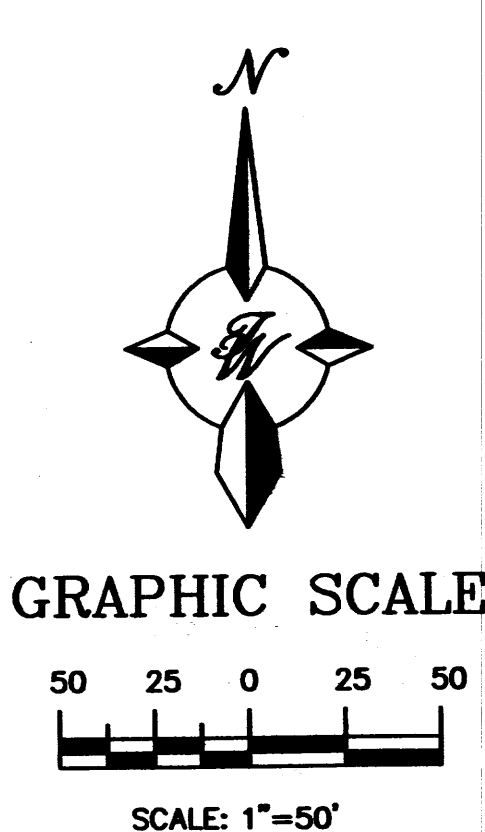
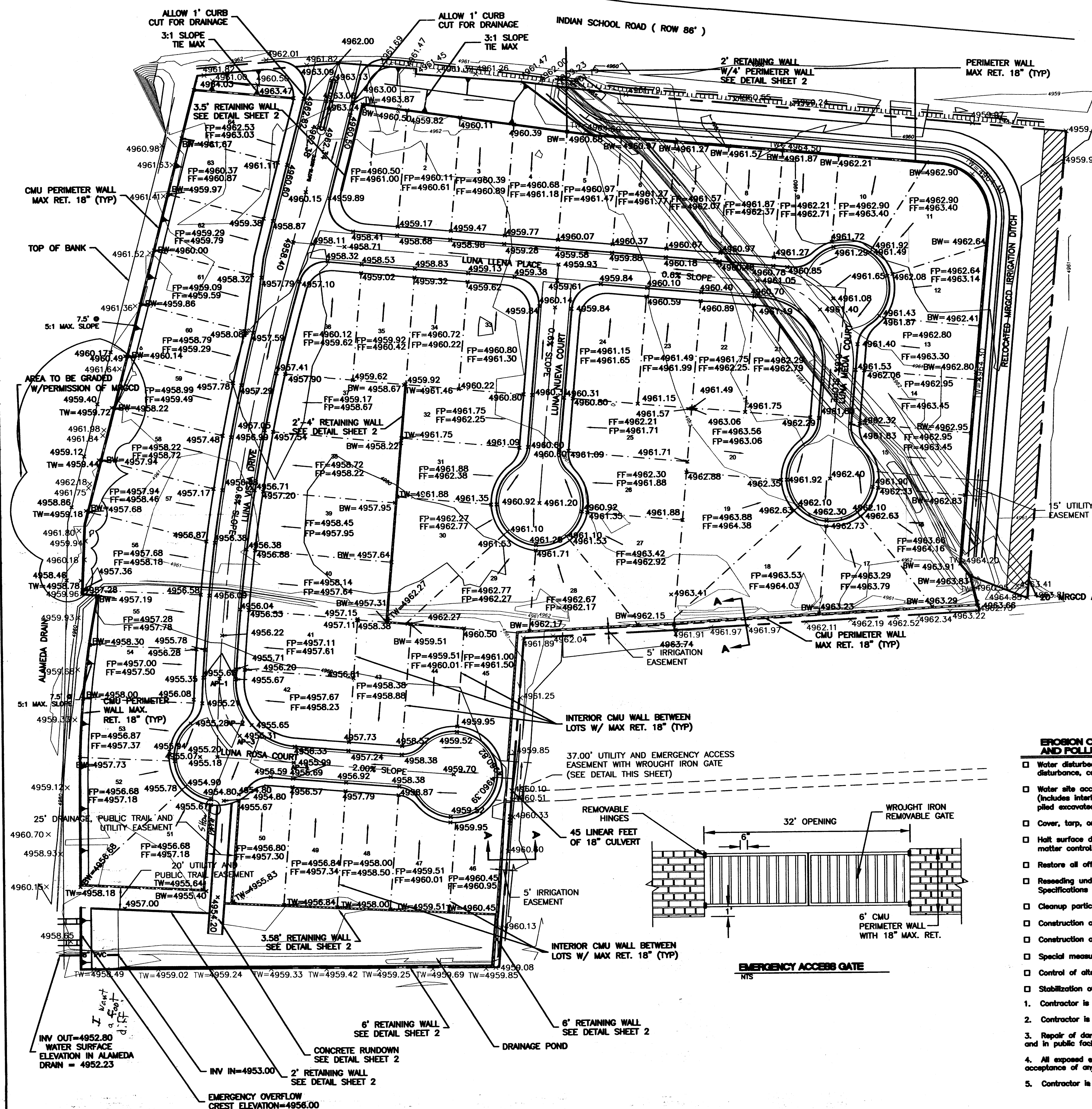
M.R.G.C.D. APPROVAL

	INDIAN SCHOOL AND ALAMEDA DRAIN		DRAWN BY: WCVJ
	REALIGNMENT OF THE CAMPBELL DITCH		DATE: 5-10-00
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		9921REAL.DWG
	SHEET # 1		JOB # 990021

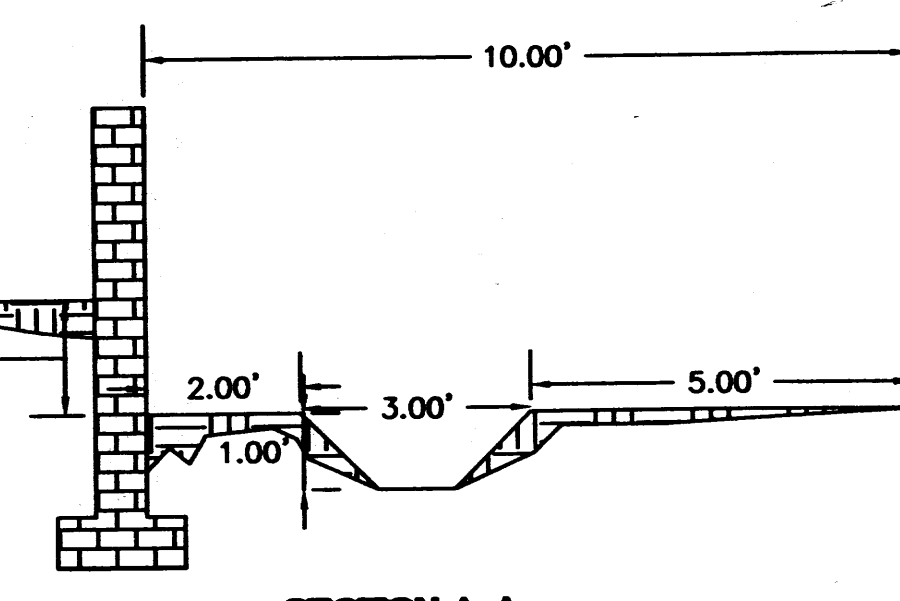


INDIAN SCHOOL AND ALAMEDA DRAIN CAMPBELL DITCH CROSS SECTIONS		ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	AUG 14 2000 DRAWN BY: WCUJ DATE: 5-9-00 9921REAL.DWG SHEET # 2 JOB # 990021
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SCALE: HORIZ. 1"=20'
 VERT. 1"= 1'

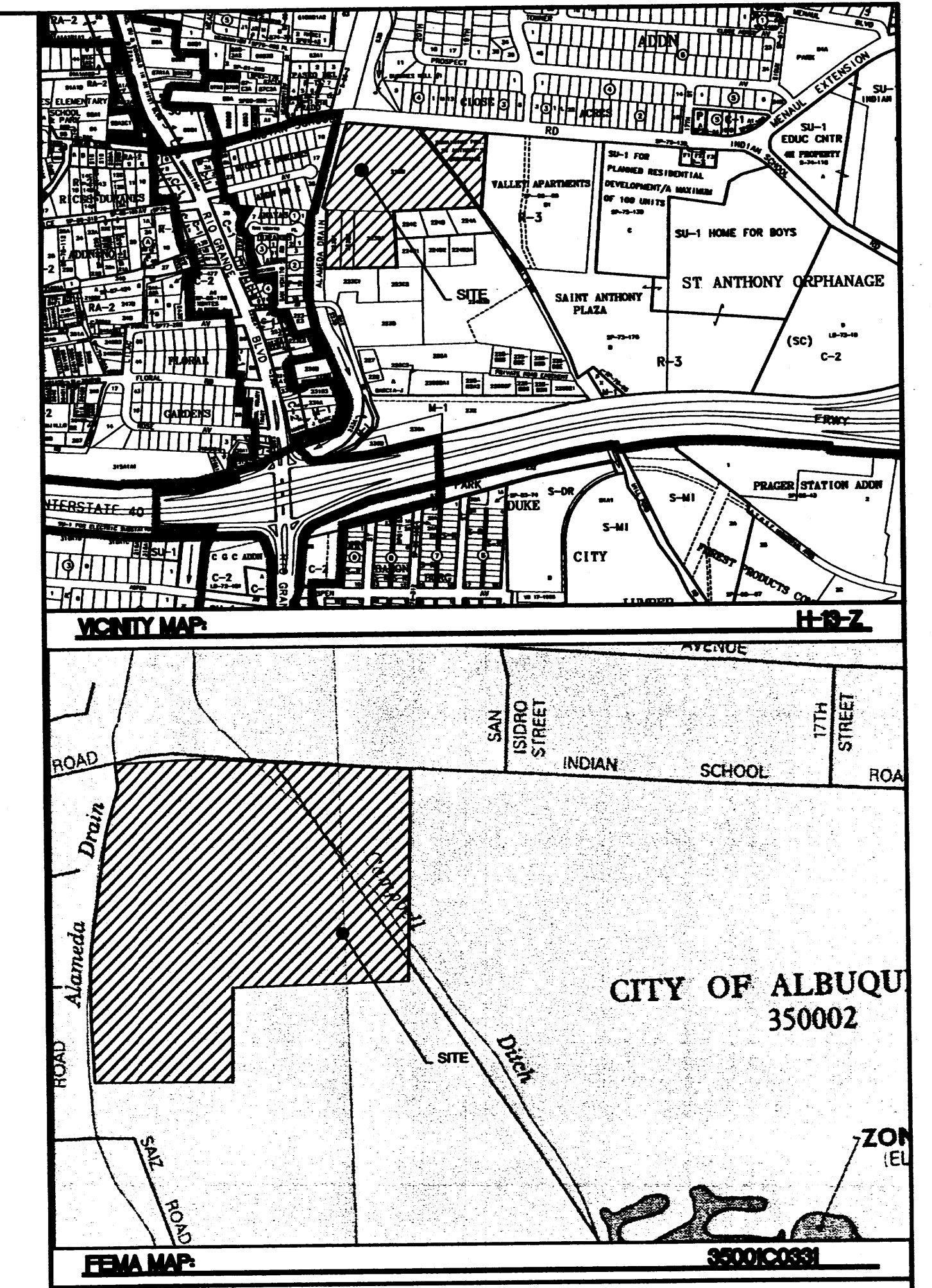


TYPICAL LOT GRADING



SECTION A-A

- EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
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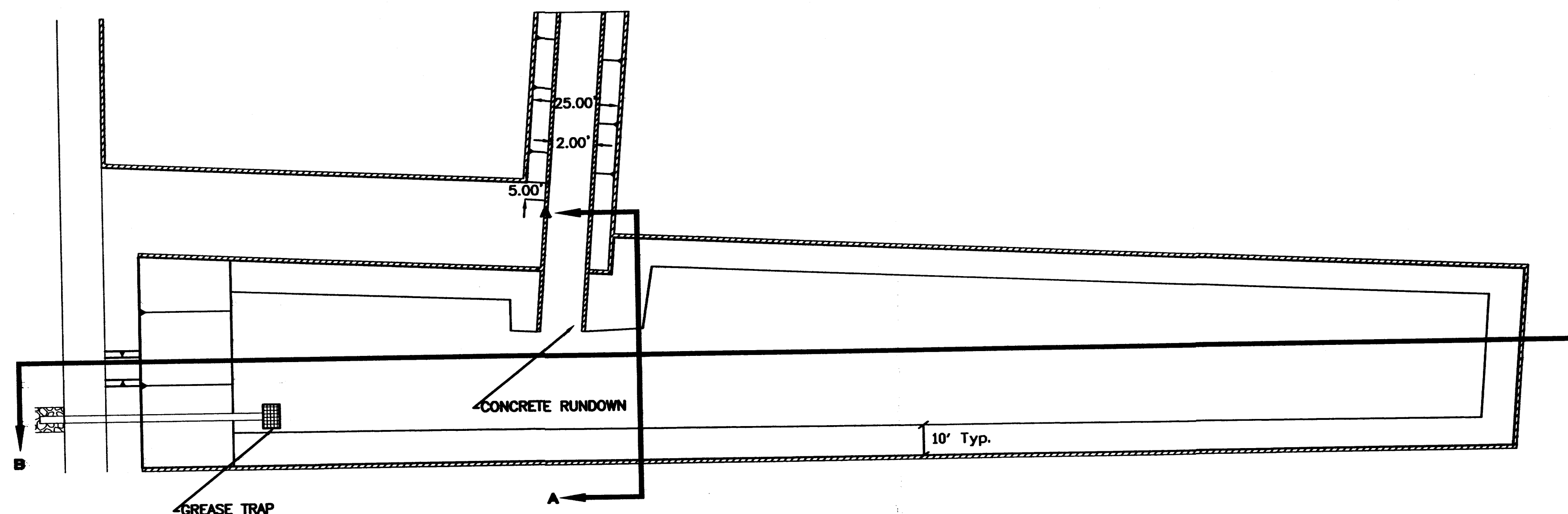
LEGAL DESCRIPTION
TRACT A (FORMER TRACTS 246-A1 & 222-B) AND TRACTS 223-B1, 223-B2, 223-B3

- LEGEND**
- PROPOSED PERIMETER WALL
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED CURB
 - PROPOSED BACK OF CURB
 - PROPOSED GUTTER
 - LOT LINES
 - ROW
 - SETBACK
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED FLOW ARROW
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR

ROUGH GRADING APPROVAL

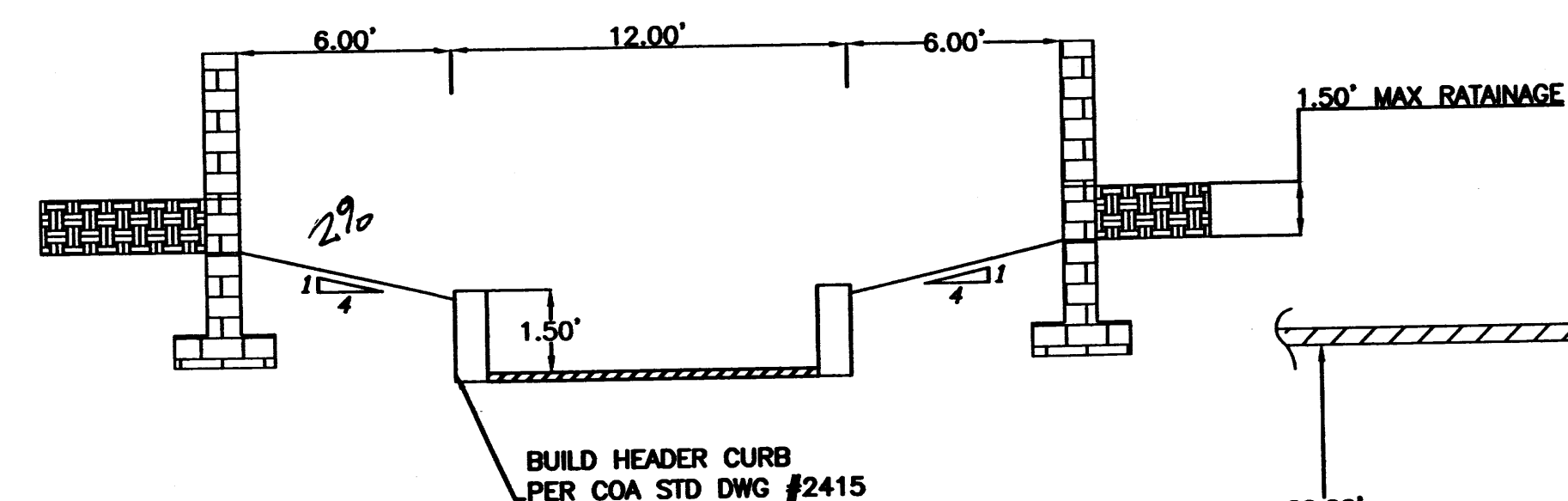
DATE

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LUNA VISTA SUBDIVISION GRADING AND DRAINAGE PLAN TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY WCKWJ DATE 9-15-00 9921GR.DWG SHEET # JOB # 990021
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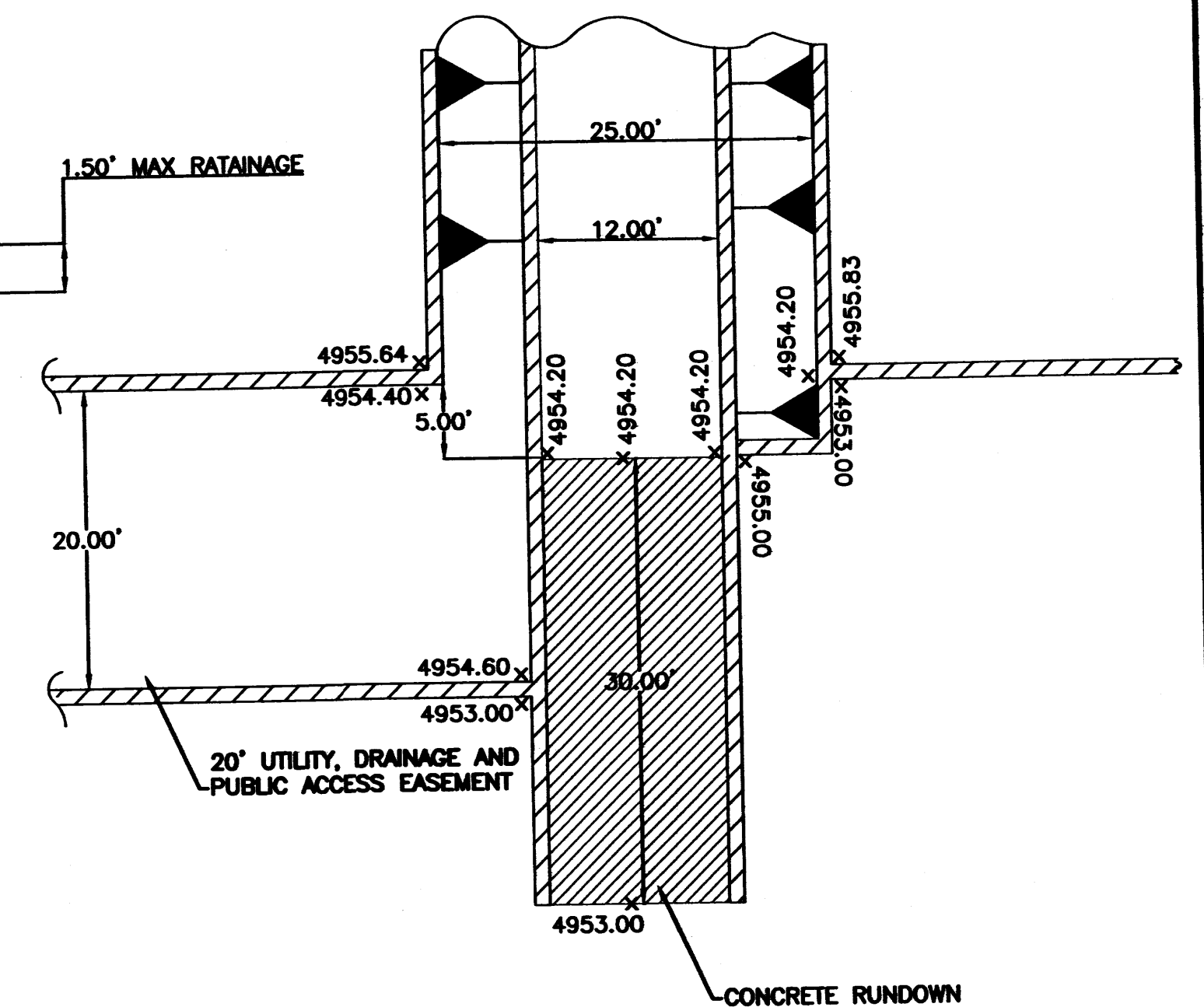
POND DETAIL

NTS



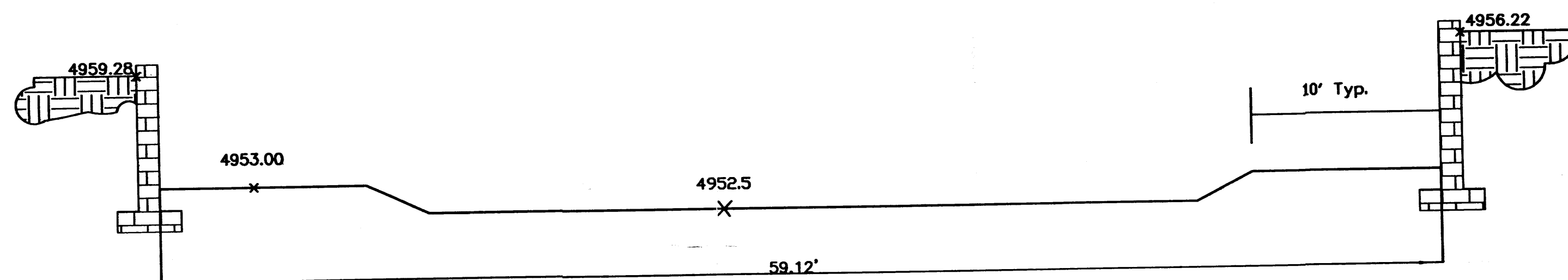
POND RUNDOWN CROSS-SECTION

NTS



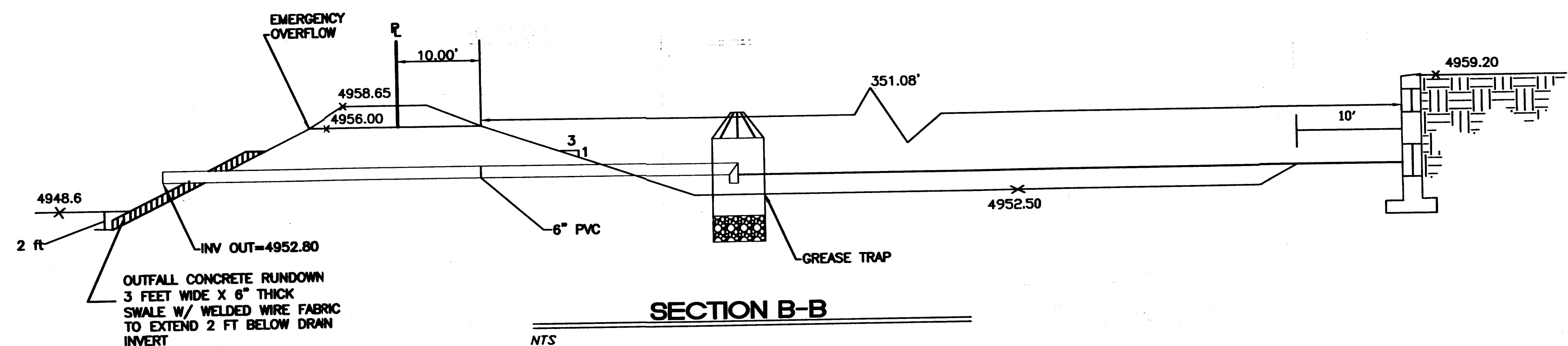
POND RUNDOWN DETAIL

NTS



SECTION A-A

NTS



SECTION B-B

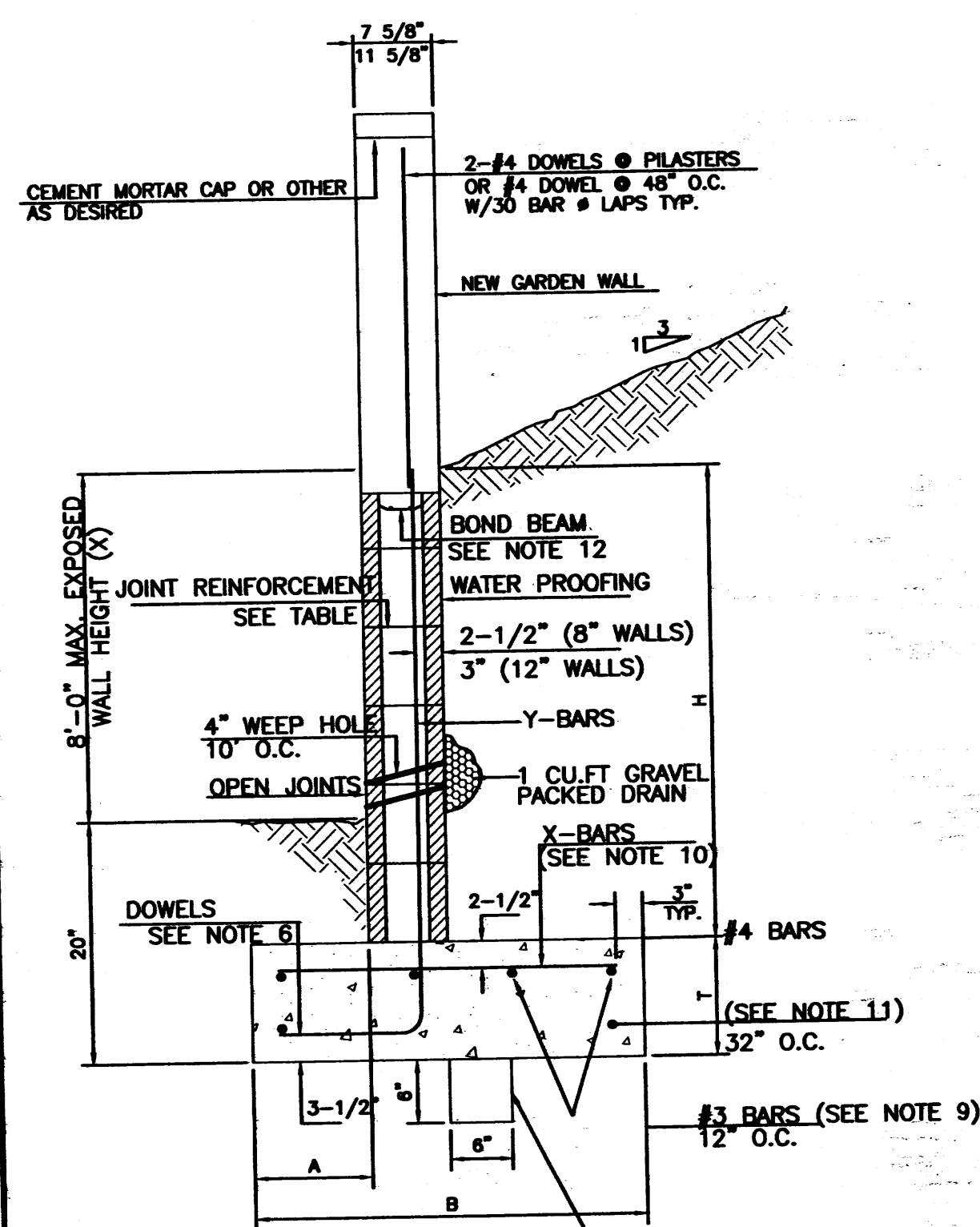
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL						
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL						
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @16" O.C.	#5 @21" O.C.

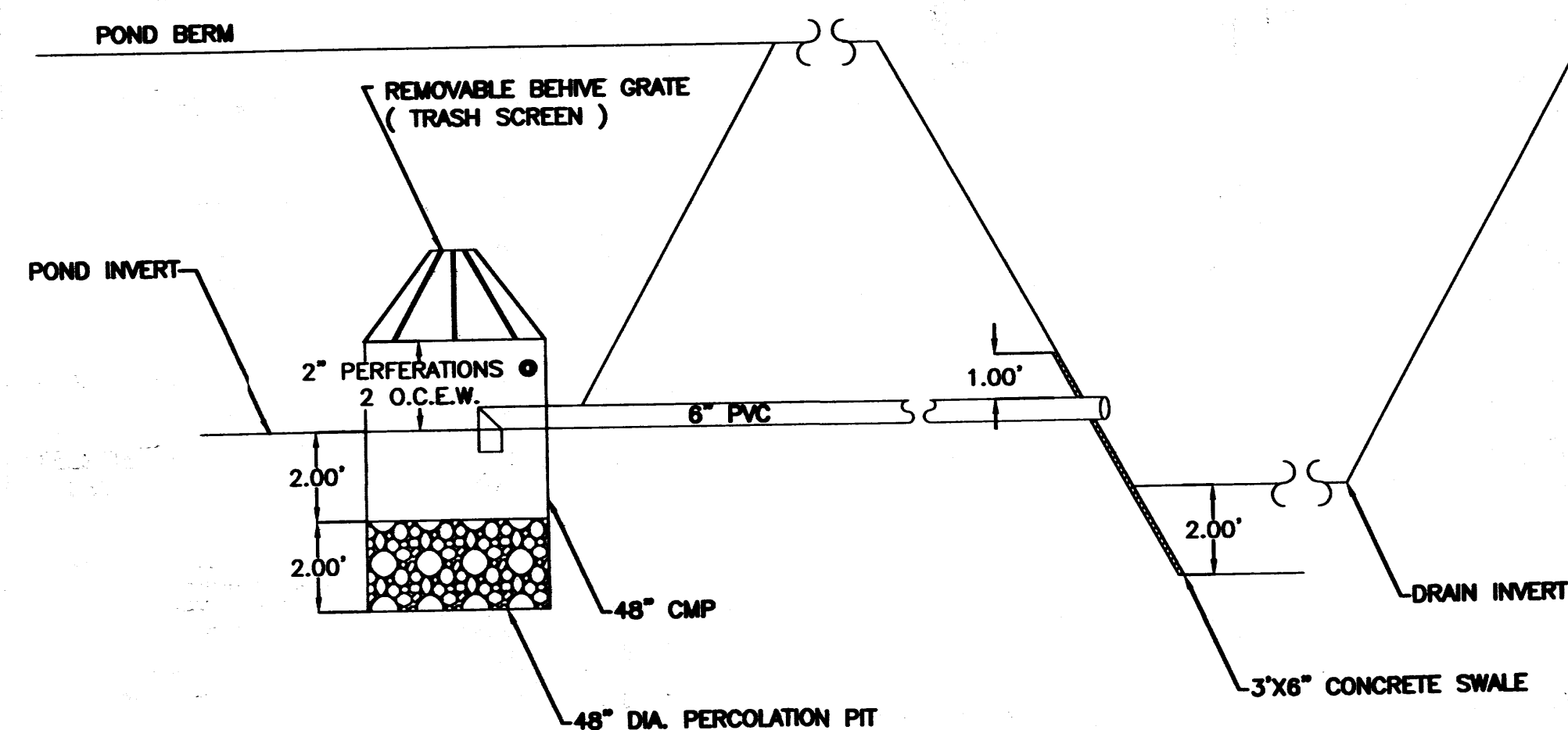
GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0" EVERY 16'.
- #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- #4 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
- #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



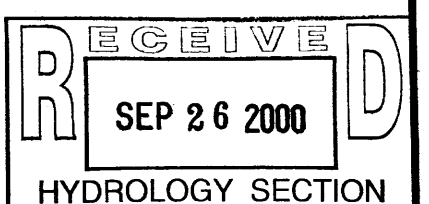
RETAINING WALL DETAIL

NTS

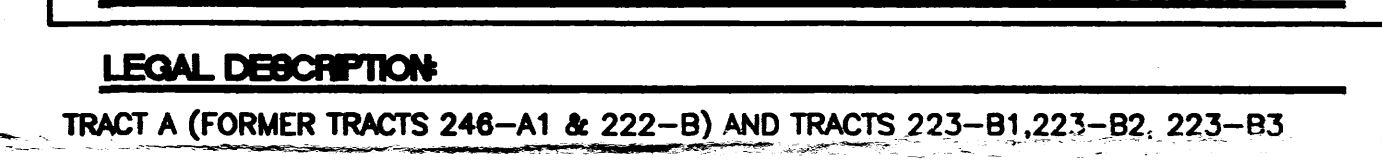
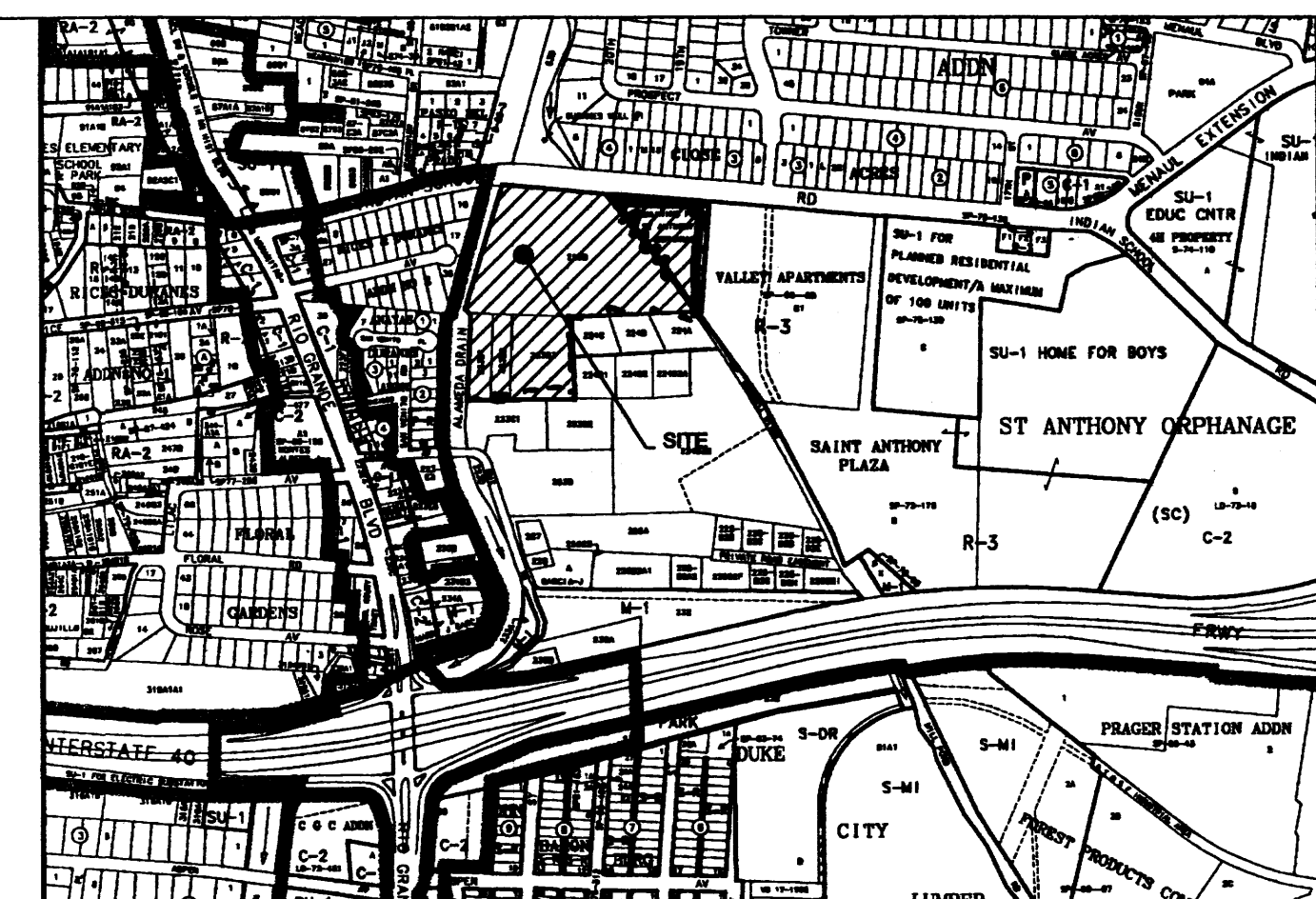


GREASE TRAP DETAIL

NTS



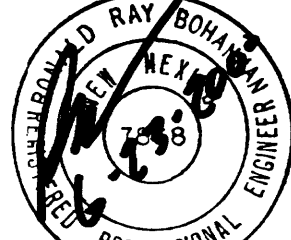
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LUNA VISTA SUBDIVISION		DRAWN BY WCVJ
	POND AND WALL DETAILS		DATE 9-15-00
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		9921DET.DWG
	SHEET # 2		JOB # 990021



- ## **EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**
-
- ☐ Water disturbed area as frequently as necessary to control particulate matter during surface disturbance, construction traffic, wind events, etc.
 - ☐ Water site access or haul roads during periods of active use associated with the project. (includes interior or access roads, yard or parking areas of material storage or assembly, piled excavated material, trench work area, area disturbed by trespass traffic, etc).
 - ☐ Cover, tarp, or otherwise contain all loads of loose material entering or leaving the site.
 - ☐ Halt surface disturbance when soil or wind conditions prevent or limit effective particulate matter control. (No "transported material").
 - ☐ Restore all off-site or excess surface disturbance areas to near pre-existing condition.
 - ☐ Reseeding undveloped disturbed area either on site or off-site to City of Albuquerque Specifications #1012-"Native Grass Seeding"
 - ☐ Cleanup particulate and transported material from nearby property and the public right-of-way.
 - ☐ Construction of permanent perimeter/interior fencing.
 - ☐ Construction of temporary erosion control fencing.
 - ☐ Special measures required. (See note)
 - ☐ Control of alternate access route or trespass traffic.
 - ☐ Stabilization of area proposed for future sale or future development.
1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work.
 2. Contractor is responsible for cleaning all sediment out of the existing right-of-way.
 3. Repair of damaged facilities and cleanup of sediment accumulated on adjacent properties and in public facilities is the responsibility of the contractor.
 4. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.
 5. Contractor is responsible for maintaining all storm sewer run off on site.

RECEIVED
JUN 30 2000
PWD/DESIGN REVIEW
DATE

ROUGH GRADING APPROVAL

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #780	LUNA VISTA SUBDIVISION		DRAWN BY WCM/J
	GRADING AND DRAINAGE PLAN		DATE 6-23-00
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		9921GR.DWG SHEET #
			JOB # 990021