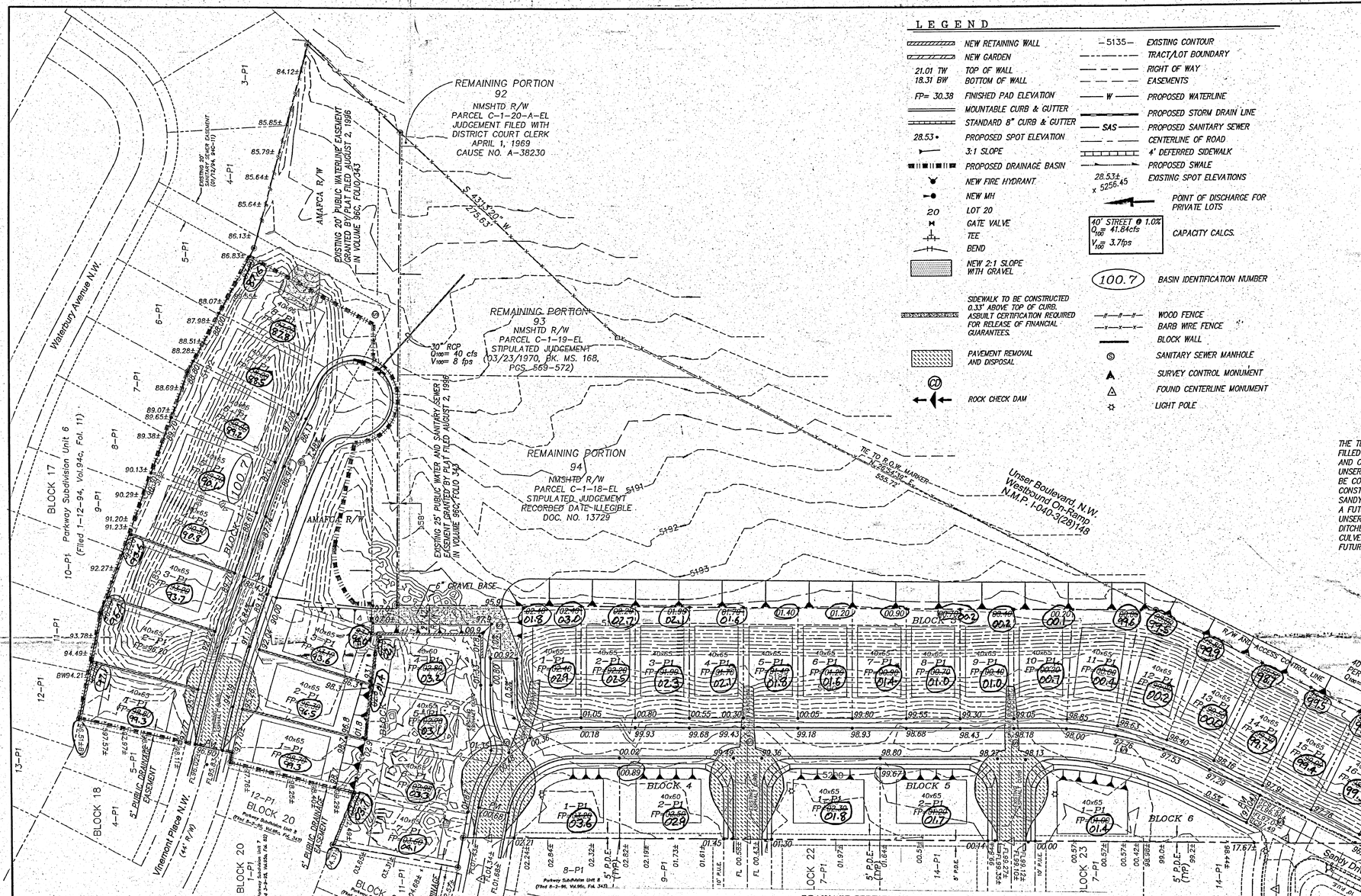
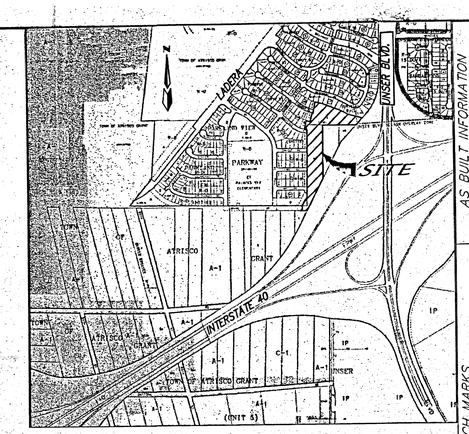


LEGEND

NEW RETAINING WALL	5135 EXISTING CONTOUR
NEW GARDEN	TRACT/LOT BOUNDARY
21.01 TW / 18.31 BW TOP OF WALL / BOTTOM OF WALL	RIGHT OF WAY
	EASEMENTS
FP= 30.38 FINISHED PAD ELEVATION	W PROPOSED WATERLINE
MOUNTABLE CURB & GUTTER	PROPOSED STORM DRAIN LINE
STANDARD 8" CURB & GUTTER	SAS PROPOSED SANITARY SEWER
28.53• PROPOSED SPOT ELEVATION	CENTERLINE OF ROAD
3:1 SLOPE	4' DEFERRED SIDEWALK
PROPOSED DRAINAGE BASIN	PROPOSED SWALE
NEW FIRE HYDRANT	28.53± x 5256.45 EXISTING SPOT ELEVATIONS
NEW MH	POINT OF DISCHARGE FOR PRIVATE LOTS
20 LOT 20	40' STREET @ 1.0% Q_{100}= 41.84cfs V_{100}= 3.7fps CAPACITY CALCS.
GATE VALVE	
TEE	
BEND	
NEW 2:1 SLOPE WITH GRAVEL	100.7 BASIN IDENTIFICATION NUMBER
SIDEWALK TO BE CONSTRUCTED 0.33' ABOVE TOP OF CURB. ASBUILT CERTIFICATION REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES.	WOOD FENCE
	BARB WIRE FENCE
	BLOCK WALL
PAVEMENT REMOVAL AND DISPOSAL	SANITARY SEWER MANHOLE
	SURVEY CONTROL MONUMENT
	FOUND CENTERLINE MONUMENT
ROCK CHECK DAM	LIGHT POLE



VICINITY MAP ZONE MAP: J-9

NOT TO SCALE

PROPOSED MANAGEMENT PLAN

THE TEMPORARY RETENTION PONDS ON THIS SITE ARE TO BE COMPLETELY FILLED IN AND THIS SITE WILL BE ALLOWED FREE DISCHARGE OF ALL ON-SITE AND OFF-SITE DEVELOPED RUN-OFF INTO THE I-40 DIVERSION CHANNEL BELOW UNSER BLVD. TO BE CONSTRUCTED BY AMAFCA. TWO NEW SUMP INLETS WILL BE CONSTRUCTED AT THE END OF VINEMONT PLACE AND PIPES WILL BE CONSTRUCTED TO TAKE DRAINAGE FROM BOTH THAT SUMP AND THE EXISTING SANDY DRIVE SUMP INTO THE HIGHWAY RIGHT-OF-WAY EAST OF THIS SITE. A FUTURE POND IS TO BE CONSTRUCTED IN THE NORTHWEST CORNER OF THE UNSER / I-40 INTERSECTION, BUT FOR NOW THE PIPES WILL DRAIN INTO DIRT DITCHES WHICH WILL CONVEY RUN-OFF TO THE EXISTING CONCRETE BOX CULVERTS UNDER UNSER BLVD. THE PIPES WILL MATCH GRADE WITH BOTH THE FUTURE POND AND WITH THE TEMPORARY DITCH.

DRAINAGE CERTIFICATION

I, James D Hughes, NMPE 11674, of the firm Mark Goodwin & Associates, hereby certify that the private portion of this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 1/19/04 (Except as noted below). The record information edited onto the original design document (circled as-built elevations) was obtained from Russ P. Hugg, NMPS 9750, of the firm Surv-tek Inc., and wall survey by Larry W. Madrano NMPS 11993 of the firm Precision Survey Inc. I further certify that I have personally visited the project site on 4/12/2005 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 Release of Financial Guaranty.

Exceptions:

The following significant deviations from the approved plan were noted during inspection:

1. Rear yard grades on lots 4 thru 7 block 3 are lower than planed. The grades must be raised by Westland's wall builder so those lots drain to the street as planned.

Information:

The following minor deviations from the approved plan were noted during inspection:

1. The side yard swales were supposed to be separated by a 6" high dirt berm that is missing on most lots. So the drainage goes into a common swale on the low side of the lot line. It does not cause a problem now, but there is no private drainage easement for this "Common" and / or "Cross Lot" drainage.
2. Several of the lots had completed houses on them houses were under construction on others. All retaining walls and perimeter fence was complete.
3. All existing grades were found to be about 0.30' higher than shown on the plans, so all proposed grades were raised by 0.30'.
4. Front property corners were intentionally graded about one foot low to give the builder a place to dispose of excess dirt from the footers on the houses.
5. The AMAFCA infrastructure on sheet 2 of the approved plan is not included in this certification since it was changed at DRC (see separate infrastructure certification).

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

James D. Hughes NMPE 11674 Date 4-19-05 (SEAL)

Approved for

SCALE: 1" = 50'

Bradley L. Bjerkman 2/25/04
Approved for Rough Grading, City, Date

A1037PWY//A1037gd2r.dwg/01-07-04 /RDQ DER KJS

AS BUILT INFORMATION

CONTRACTOR WORK STAKED BY ACCEPTANCE BY FIELD VERIFICATION BY DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE

NO.

BENCH MARKS

ACS MONUMENT "REWARD"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X = 350944.85 Y = 1487301.42
DELTA ALPHA = -01°71'
G-G = 0.99987114
ELEVATION = 5316.951

SURVEY INFORMATION

FIELD NOTES

NO.	DATE

ENGINEER'S SEAL

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 1-19-04

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JDH	05/02
DRAWN BY	RDQ	05/02
CHECKED BY	DMG	05/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

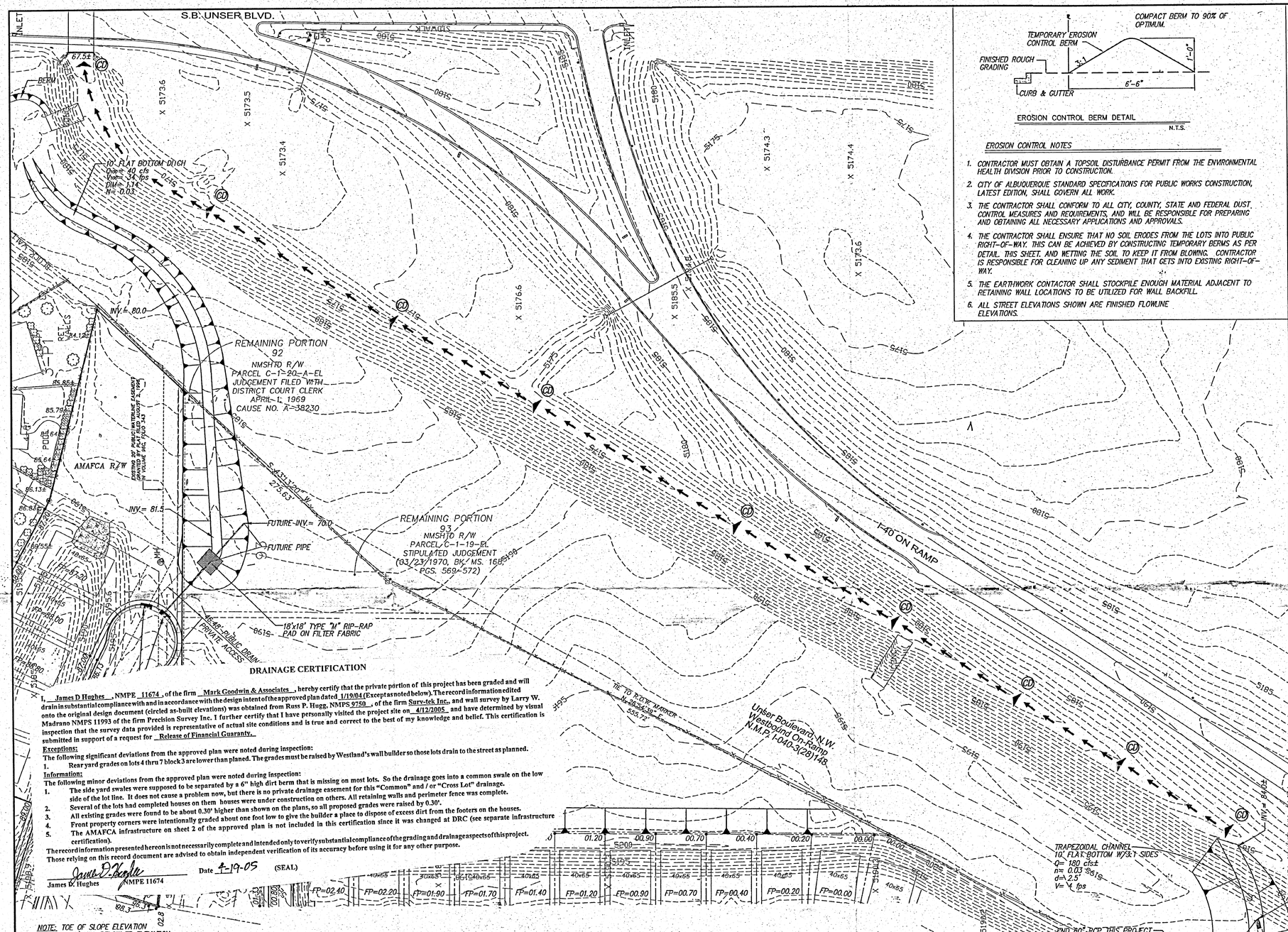
TITLE: PARKWAY SUBDIVISION UNIT 10 GRADING AND DRAINAGE PLAN ENGINEERS CERTIFICATION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
DRB #1000570	J-9	1	2

RECEIVED APR 20 2005 HYDROLOGY SECTION

F:\A01JOBS\A1037PWY\A1037gd2r.dwg Mon Jan 19 11:25:33 2004 PLOTTED BY: KJS D. MARK GOODWIN & ASSOCIATES



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5. The AMAFCA infrastructure on sheet 2 of the approved plan is not included in this certification since it was changed at DRC (see separate infrastructure certification).

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James D. Hughes NMPE 11674 Date 4-19-05 (SEAL)

EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL 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 AS PER DETAIL. THIS SHEET. AND WETTING THE SOIL TO KEEP IT FROM BLOWING. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
5. THE EARTHWORK CONTACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. ALL STREET ELEVATIONS SHOWN ARE FINISHED FLOWLINE ELEVATIONS.

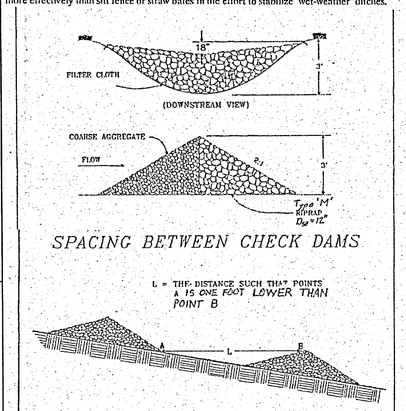
ROCK CHECK DAM (CD)

Definition

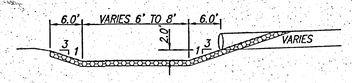
Small temporary stone dams constructed across a swale or drainage ditch.

Purpose

To reduce the velocity of concentrated stormwater flows, thereby reducing erosion of the swale or ditch. This practice also traps sediment generated from adjacent areas or the ditch itself, mainly by ponding of the stormwater runoff. Field experience has shown it to perform more effectively than silt fence or straw bales in the effort to stabilize "wet-weather" ditches.

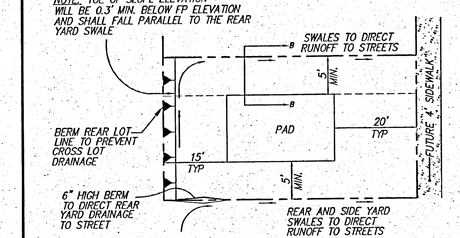


1. The center of the check dam must be at least 6 inches lower than the outer edges. Field experience has shown that many dams are not constructed to promote this "weir" effect. Stormwater flows are then forced to the stone-soil interface, thereby promoting scour at that point and subsequent failure of the structure to perform its intended function.
2. For added stability, the base of the check dam must be keyed into the soil approximately 6 inches.
3. The maximum spacing between the dams should be such that the toe of the upstream dam is one foot below the top of the downstream dam.
4. Stone should be placed according to the configuration in Plate 3.20-1. Hand or mechanical placement will be necessary to achieve complete coverage of the ditch or swale and to insure that the center of the dam is lower than the edges.
5. Filter cloth must be used under the stone to provide a stable foundation and to facilitate the removal of the stone.



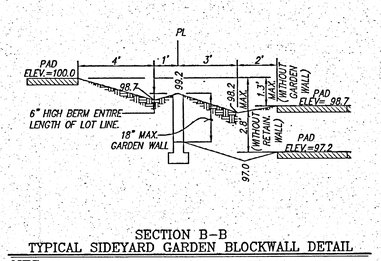
STILLING BASIN DETAIL

NTS



TYPICAL LOT GRADING DETAIL

N.T.S.



SECTION B-B

TYPICAL SIDEYARD GARDEN BLOCKWALL DETAIL

NTS

ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS

NOTES:

1. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.7' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.7' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMADATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL
3. EXTRA WIDTH IS PROVIDED ON THE HIGH SIDE OF LOTS 2,3,4, BLOCK 1, AND ALL LOTS IN BLOCKS 4, 5 & 6 TO ACCOMODATE 0.5' EXTRA CHANGE IN ELEVATION FROM ONE PAD TO THE NEXT WITHOUT ANY GARDEN OR RETAINING WALLS. THE EXTRA WIDTH IS FOR A 3:1 SLOPE THE PADS MUST ALL BE CONSTRUCTED ON THE LOW SIDE OF THESE LOTS.

A1037PWY/A1037gd2bR.dwg/01-30-04 /RDQ DER KJS

AS BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	
INSPECTOR'S INITIALS	BY / DATE
FIELD VERIFICATION BY	DATE
AS BUILT BY	
CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "PEWARD"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X = 350944.85 Y = 1487301.42
DELTA ALPHA = -017711"
G-G = 0.99987114
ELEVATION = 5316.951

SURVEY INFORMATION

FIELD NOTES

NO.	DATE

ENGINEER'S SEAL

JAMES D. HUGHES NEW MEXICO 11674 REGISTERED PROFESSIONAL ENGINEER 1-19-04

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN		
DESIGNED BY	JDH	05/02
DRAWN BY	RDQ	05/02
CHECKED BY	DMG	05/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

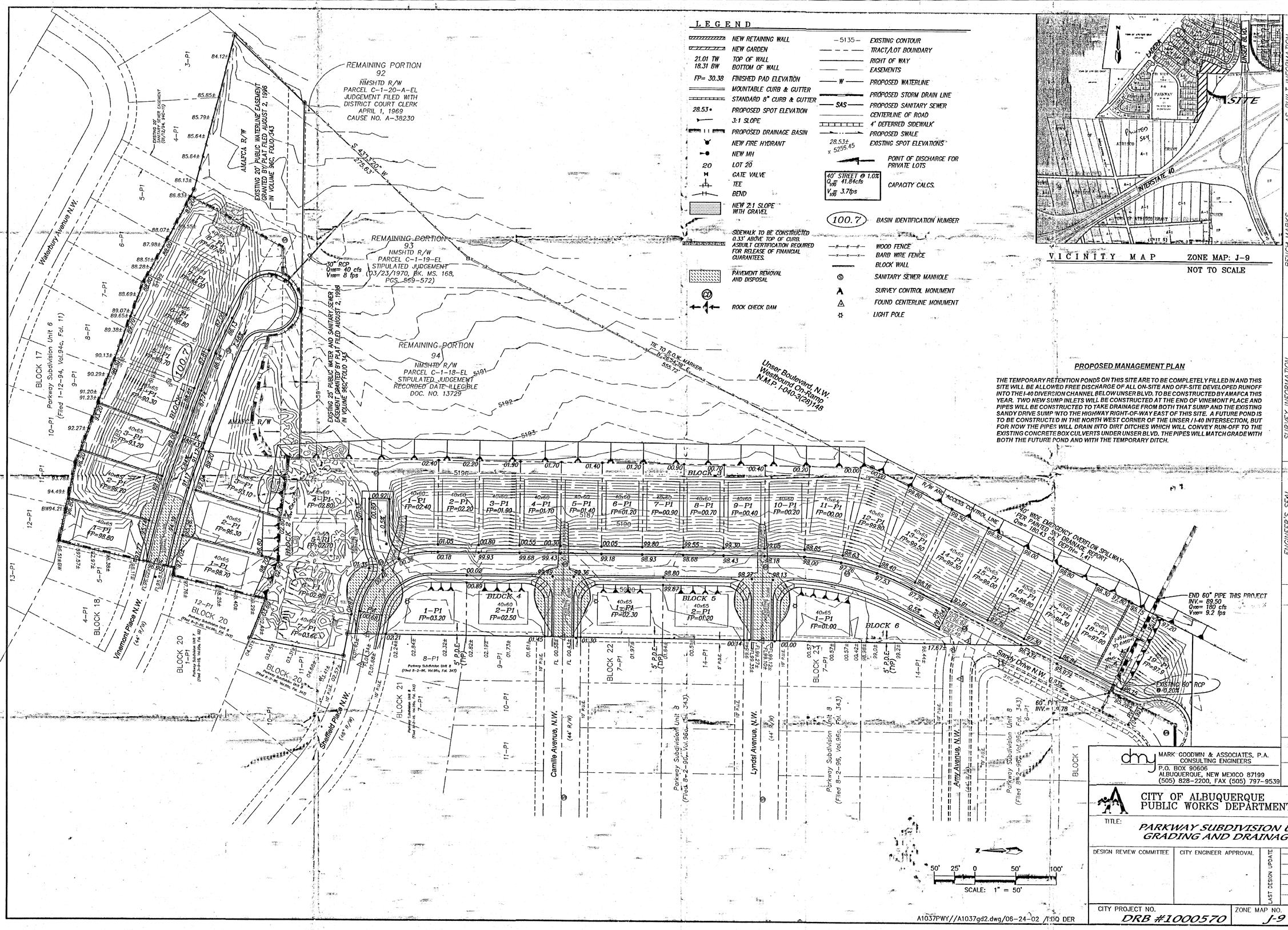
TITLE: PARKWAY SUBDIVISION UNIT 10
GRADING AND DRAINAGE PLAN
ENGINEER'S CERTIFICATION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
DRB #1000570	J-9	2	2

RECEIVED APR 20 2005 HYDROLOGY SECTION

C:\dwgs\a1037\A1037gd2bR.dwg Fri Jan 30 09:40:36 2004 PLOTTED BY: KJS D. MARK GOODWIN & ASSOCIATES



VICINITY MAP ZONE MAP: J-9

NOT TO SCALE

PROPOSED MANAGEMENT PLAN

THE TEMPORARY RETENTION PONDS ON THIS SITE ARE TO BE COMPLETELY FILLED IN AND THIS SITE WILL BE ALLOWED FREE DISCHARGE OF ALL ON-SITE AND OFF-SITE DEVELOPED RUNOFF INTO THE I-40 DIVERSION CHANNEL BELOW UNSER BLVD. TO BE CONSTRUCTED BY AMAFCA THIS YEAR. TWO NEW SUMP INLETS WILL BE CONSTRUCTED AT THE END OF VINEMONT PLACE AND PIPES WILL BE CONSTRUCTED TO TAKE DRAINAGE FROM BOTH THAT SUMP AND THE EXISTING SANDY DRIVE SUMP INTO THE HIGHWAY RIGHT-OF-WAY EAST OF THIS SITE. A FUTURE POND IS TO BE CONSTRUCTED IN THE NORTH WEST CORNER OF THE UNSER / I-40 INTERSECTION, BUT FOR NOW THE PIPES WILL DRAIN INTO DIRT DITCHES WHICH WILL CONVEY RUN-OFF TO THE EXISTING CONCRETE BOX CULVERTS UNDER UNSER BLVD. THE PIPES WILL MATCH GRADE WITH BOTH THE FUTURE POND AND WITH THE TEMPORARY DITCH.

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "REWARD"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X = 350944.85 Y = 1487301.42
DELTA ALPHA = -01°11'
G-G = 0.99987114
ELEVATION = 5316.951

SURVEY INFORMATION

FIELD NOTES

NO.	DATE

ENGINEER'S SEAL

JAMES D. HUBBELL NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9234

20-52-0

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN		05/02
DESIGNED BY	JDH	DATE 05/02
DRAWN BY	RDQ	DATE 05/02
CHECKED BY	JMG	

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

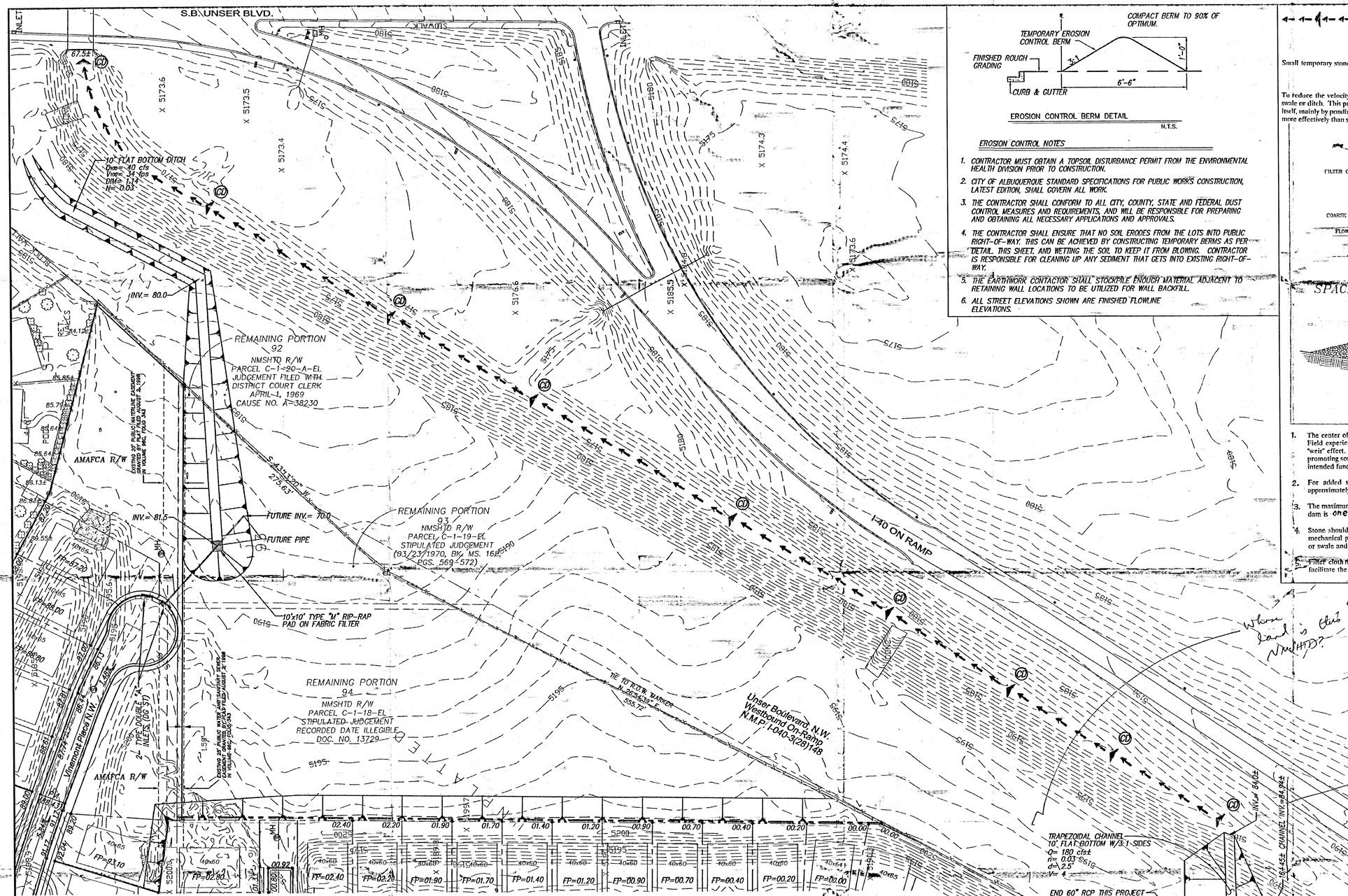
RECEIVED JUN 26 2002 HYDROLOGY SECTION

TITLE:

PARKWAY SUBDIVISION UNIT 8
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
DRB #1000570	J-9	1	2



EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL 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 AS PER DETAIL, THIS SHEET, AND WETTING THE SOIL TO KEEP IT FROM BLOWING. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
5. THE EARTHWORK CONTACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. ALL STREET ELEVATIONS SHOWN ARE FINISHED FLOWLINE ELEVATIONS.

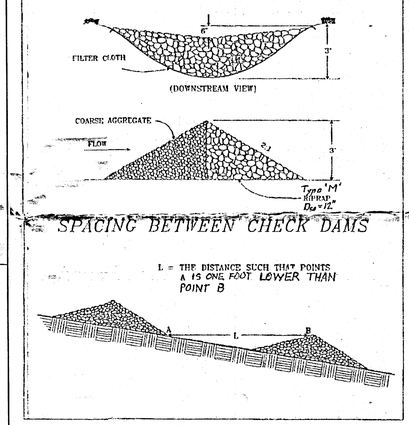
ROCK CHECK DAM (CD)

Definition

Small temporary stone dams constructed across a swale or drainage ditch.

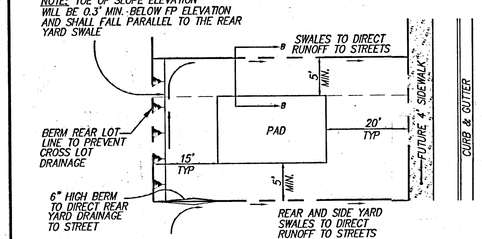
Purpose

To reduce the velocity of concentrated stormwater flows, thereby reducing erosion of the swale or ditch. This practice also traps sediment generated from adjacent areas or the ditch itself, mainly by ponding of the stormwater runoff. Field experience has shown it to perform more effectively than silt fence or straw bales in the effort to stabilize "wet-weather" ditches.



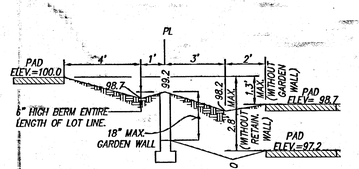
1. The center of the check dam must be at least 6 inches lower than the outer edges. Field experience has shown that many dams are not constructed to promote this "weir" effect. Stormwater flows are then forced to the stone-soil interface, thereby promoting scour at that point and subsequent failure of the structure to perform its intended function.
2. For added stability, the base of the check dam *must* be keyed into the soil approximately 6 inches.
3. The maximum spacing between the dams should be such that the toe of the upstream dam is one foot below the top of the downstream dam.
4. Stone should be placed according to the configuration in Plate 3.20-1. Hand or mechanical placement will be necessary to achieve complete coverage of the ditch or swale and to insure that the center of the dam is lower than the edges.
5. Filter cloth must be used under the stone to provide a stable foundation and to facilitate the removal of the stone.

NOTE: TOE OF SLOPE ELEVATION WILL BE 0.3' MIN. BELOW FP ELEVATION AND SHALL FALL PARALLEL TO THE REAR YARD SWALE



TYPICAL LOT GRADING DETAIL

N.T.S.



SECTION B-B

TYPICAL SIDEYARD GARDEN BLOCKWALL DETAIL

NTS

ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS

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3. EXTRA WIDTH IS PROVIDED ON THE HIGH SIDE OF LOTS 8-17, BLOCK 1, LOTS 12-19, BLOCK 3, AND ALL OF BLOCK 2 TO ACCOMODATE 0.5' EXTRA CHANGE IN ELEVATION FROM ONE PAD TO THE NEXT WITHOUT ANY GARDEN OR RETAINING WALLS. THE EXTRA WIDTH IS FOR A 3:1 SLOPE. THE PADS MUST ALL BE CONSTRUCTED ON THE LOW SIDE OF THESE LOTS.

A1037PWY/A1037qd2b.dwg/06-24-02 /RDQ DER

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCHMARKS

ACS MONUMENT "REWARD"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X = 350944.85 Y = 1487301.42
DELTA ALPHA = -01°11'
G-G = 0.99967114
ELEVATION = 5316.951

SURVEY INFORMATION

FIELD NOTES

NO.	DATE

ENGINEER'S SEAL

JAMES D. HUGHES JR. NEW MEXICO 7574 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	JDH	DATE 05/02
DRAWN BY	RDQ	DATE 05/02
CHECKED BY	DMG	DATE 05/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

RECEIVED JUN 26 2002 PLANNING SECTION

TITLE: PARKWAY SUBDIVISION UNIT 2
GRADING AND DRAINAGE PLAN

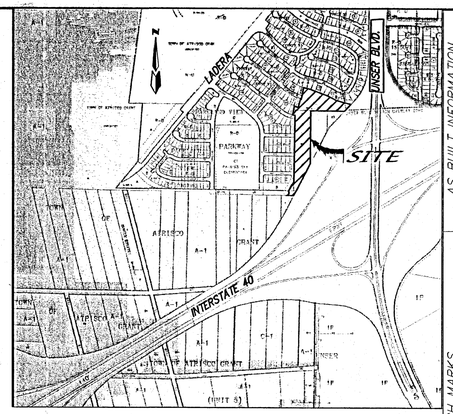
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
DRB #1000570	J-9	2	2

LEGEND

NEW RETAINING WALL	EXISTING CONTOUR
NEW GARDEN	TRACT/LOT BOUNDARY
21.01 TW / 18.31 BW — TOP OF WALL / BOTTOM OF WALL	RIGHT OF WAY
	EASEMENTS
FP= 30.38 — FINISHED PAD ELEVATION	PROPOSED WATERLINE
MOUNTABLE CURB & GUTTER	PROPOSED STORM DRAIN LINE
STANDARD 8" CURB & GUTTER	PROPOSED SANITARY SEWER
28.53• — PROPOSED SPOT ELEVATION	CENTERLINE OF ROAD
3:1 SLOPE	4' DEFERRED SIDEWALK
PROPOSED DRAINAGE BASIN	PROPOSED SWALE
NEW FIRE HYDRANT	EXISTING SPOT ELEVATIONS
NEW MH	POINT OF DISCHARGE FOR PRIVATE LOTS
20 — LOT 20	CAPACITY CALCS.
GATE VALVE	
TEE	
BEND	
NEW 2:1 SLOPE WITH GRAVEL	BASIN IDENTIFICATION NUMBER
SIDEWALK TO BE CONSTRUCTED 0.33' ABOVE TOP OF CURB. ASBUILT CERTIFICATION REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES.	WOOD FENCE
	BARB WIRE FENCE
	BLOCK WALL
PAVEMENT REMOVAL AND DISPOSAL	SANITARY SEWER MANHOLE
	SURVEY CONTROL MONUMENT
ROCK CHECK DAM	FOUND CENTERLINE MONUMENT
	LIGHT POLE

- 5135 — EXISTING CONTOUR
- W — PROPOSED WATERLINE
- SAS — PROPOSED SANITARY SEWER
- 28.53± x 5256.45 — EXISTING SPOT ELEVATIONS
- 40' STREET @ 1.0% Q_{100} = 41.84cfs V_{100} 3.7fps — CAPACITY CALCS.
- 100.7 — BASIN IDENTIFICATION NUMBER
- —//—//— WOOD FENCE
- —x—x—x— BARB WIRE FENCE
- BLOCK WALL
- SANITARY SEWER MANHOLE
- SURVEY CONTROL MONUMENT
- FOUND CENTERLINE MONUMENT
- LIGHT POLE



VICINITY MAP ZONE MAP: J-9

NOT TO SCALE

PROPOSED MANAGEMENT PLAN

THE TEMPORARY RETENTION PONDS ON THIS SITE ARE TO BE COMPLETELY FILLED IN AND THIS SITE WILL BE ALLOWED FREE DISCHARGE OF ALL ON-SITE AND OFF-SITE DEVELOPED RUN-OFF INTO THE I-40 DIVERSION CHANNEL BELOW UNSER BLVD. TO BE CONSTRUCTED BY AMAFCA. TWO NEW SUMP INLETS WILL BE CONSTRUCTED AT THE END OF VINEMONT PLACE AND PIPES WILL BE CONSTRUCTED TO TAKE DRAINAGE FROM BOTH THAT SUMP AND THE EXISTING SANDY DRIVE SUMP INTO THE HIGHWAY RIGHT-OF-WAY EAST OF THIS SITE. A FUTURE POND IS TO BE CONSTRUCTED IN THE NORTHWEST CORNER OF THE UNSER / I-40 INTERSECTION, BUT FOR NOW THE PIPES WILL DRAIN INTO DIRT DITCHES WHICH WILL CONVEY RUN-OFF TO THE EXISTING CONCRETE BOX CULVERTS UNDER UNSER BLVD. THE PIPES WILL MATCH GRADE WITH BOTH THE FUTURE POND AND WITH THE TEMPORARY DITCH.

REMAINING PORTION 92
NMSHTD R/W
PARCEL C-1-20-A-EL
JUDGEMENT FILED WITH DISTRICT COURT CLERK
APRIL 1, 1969
CAUSE NO. A-38230

REMAINING PORTION 93
NMSHTD R/W
PARCEL C-1-19-EL
STIPULATED JUDGEMENT
(03/23/1970, BK. MS. 168, PGS. 569-572)

REMAINING PORTION 94
NMSHTD R/W
PARCEL C-1-18-EL
STIPULATED JUDGEMENT
RECORDED DATE ILLEGIBLE
DOC. NO. 13729

EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED BY PLAT FILED AUGUST 2, 1996 IN VOLUME 96C, FOLIO 343

EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY PLAT FILED AUGUST 2, 1996 IN VOLUME 96C, FOLIO 343

30" RCP Q_{100}= 40 cfs V_{100}= 8 fps

TIE TO R.O.W. MARKER N.=2654.39' E.=555.72'

Unser Boulevard, N.W. Westbound On-Ramp N.M.P. I-040-3(28)148

AMAFCA R/W

Waterbury Avenue N.W.

Vinemont Place N.W.

Sheffield Place N.W.

Camille Avenue, N.W.

Lyndsi Avenue, N.W.

Amy Avenue, N.W.

Sandy Drive N.W.

BLOCK 17 Parkway Subdivision Unit 6 (Filed 1-12-94, Vol.94c, Fol. 11)

BLOCK 18 Parkway Subdivision Unit 7 (Filed 6-2-95, Vol.95c, Fol. 343)

BLOCK 20 Parkway Subdivision Unit 8 (Filed 8-2-96, Vol.96c, Fol. 343)

BLOCK 21 Parkway Subdivision Unit 8 (Filed 8-2-96, Vol.96c, Fol. 343)

BLOCK 22 Parkway Subdivision Unit 8 (Filed 8-2-96, Vol.96c, Fol. 343)

BLOCK 23 Parkway Subdivision Unit 8 (Filed 8-2-96, Vol.96c, Fol. 343)

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

6" GRAVEL BASE

R/W AND ACCESS CONTROL LINE

40' WIDE EMERGENCY OVERFLOW SPILLWAY PER PARKWAY SKY DRAINAGE REPORT Q_{100}= 180.43 cfs DEPTH= 1.41'

END 60" PIPE THIS PROJECT INV.= 89.50 Q_{100}= 180 cfs V_{100}= 9.2 fps

EXISTING 60" RCP @ 0.20%

60" PIPE INV.= 89.78

5' PUBLIC DRAINAGE EASEMENT

5' P.D.E. (TYP)

SCALE: 1" = 50'

A1037PWY//A1037gd2r.dwg/01-07-04 /RDQ DEN KJS

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: PARKWAY SUBDIVISION UNIT 10 GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
DRB #1000570	J-9	1	2

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS MONUMENT "REWARD"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X = 350944.85 Y = 1487301.42
DELTA ALPHA = -01°71'1"
G-G = 0.99987114
ELEVATION = 5316.951

SURVEY INFORMATION

FIELD NOTES

NO.	DATE

ENGINEER'S SEAL

1-19-04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	JDH	DATE	05/02
DRAWN BY	RDQ	DATE	05/02
CHECKED BY	DMG	DATE	05/02

HYDROLOGY SECTION

JAN 20 2004

APPROVED

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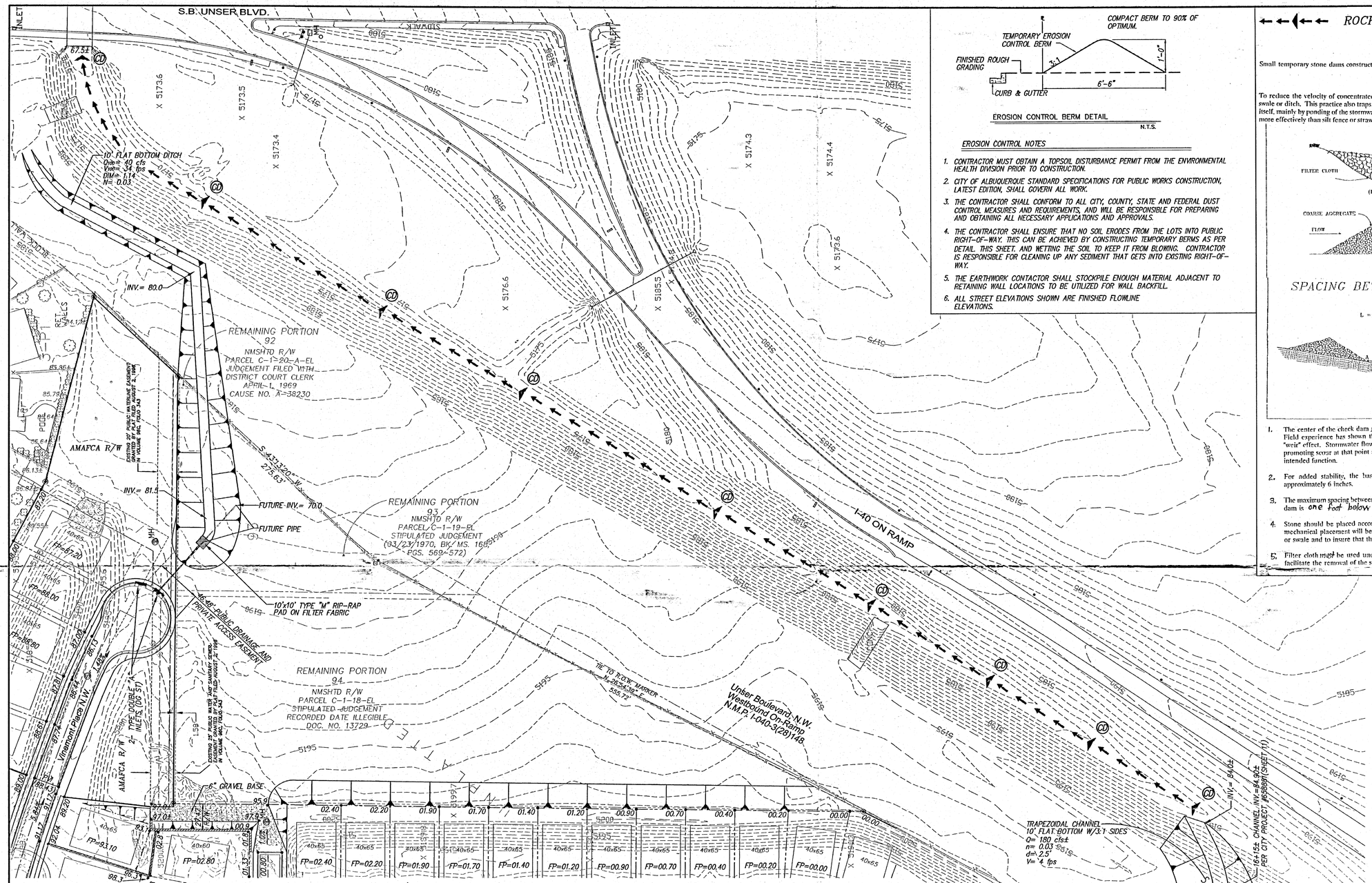


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL 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 AS PER DETAIL THIS SHEET, AND WETTING THE SOIL TO KEEP IT FROM BLOWING. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
5. THE EARTHWORK CONTACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. ALL STREET ELEVATIONS SHOWN ARE FINISHED FLOWLINE ELEVATIONS.

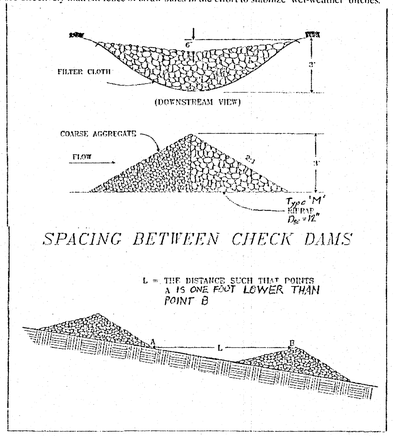
ROCK CHECK DAM (CD)

Definition

Small temporary stone dams constructed across a swale or drainage ditch.

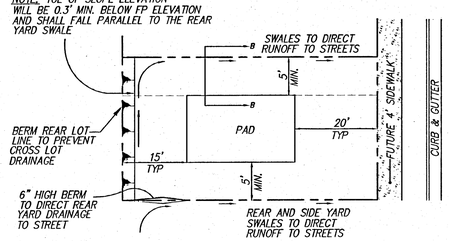
Purpose

To reduce the velocity of concentrated stormwater flows, thereby reducing erosion of the swale or ditch. This practice also traps sediment generated from adjacent areas or the ditch itself, mainly by ponding of the stormwater runoff. Field experience has shown it to perform more effectively than silt fence or straw bales in the effort to stabilize "wet-weather" ditches.



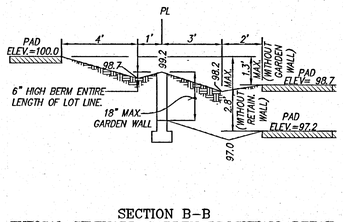
1. The center of the check dam must be at least 6 inches lower than the outer edges. Field experience has shown that many dams are not constructed to promote this "weir" effect. Stormwater flows are then forced to the stone-soil interface, thereby promoting scour at that point and subsequent failure of the structure to perform its intended function.
2. For added stability, the base of the check dam must be keyed into the soil approximately 6 inches.
3. The maximum spacing between the dams should be such that the toe of the upstream dam is one foot below the top of the downstream dam.
4. Stone should be placed according to the configuration in Plate 3.20-1. Hand or mechanical placement will be necessary to achieve complete coverage of the ditch or swale and to insure that the center of the dam is lower than the edges.
5. Filter cloth must be used under the stone to provide a stable foundation and to facilitate the removal of the stone.

NOTE: TOE OF SLOPE ELEVATION WILL BE 0.3' MIN. BELOW FP ELEVATION AND SHALL FALL PARALLEL TO THE REAR YARD SWALE



TYPICAL LOT GRADING DETAIL

N.T.S.



SECTION B-B
TYPICAL SIDEYARD GARDEN BLOCKWALL DETAIL

NTS

ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS

NOTES:

1. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.7' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.7' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL
3. EXTRA WIDTH IS PROVIDED ON THE HIGH SIDE OF LOTS 2,3,4, BLOCK 1, AND ALL LOTS IN BLOCKS 4, 5 & 6 TO ACCOMODATE 0.5' EXTRA CHANGE IN ELEVATION FROM ONE PAD TO THE NEXT WITHOUT ANY GARDEN OR RETAINING WALLS. THE EXTRA WIDTH IS FOR A 3:1 SLOPE. THE PADS MUST ALL BE CONSTRUCTED ON THE LOW SIDE OF THESE LOTS.

AS BUILT INFORMATION

		DATE
CONTRACTOR		
WORK STAKED BY		
AS-BUILTS MADE BY		
ACCEPTANCE BY		
FIELD VERIFICATION BY		
DRAWINGS CORRECTED BY		

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "RCWARD"	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) NAD 27	
X = 350944.85 Y = 1487301.42	
DELTA ALPHA = -01°11"	
G-G = 0.99967114	
ELEVATION = 5316.951	

SURVEY INFORMATION

FIELD NOTES

NO.	DATE

ENGINEER'S SEAL

JAMES D. HIGHFILL, NEW MEXICO, REGISTERED PROFESSIONAL ENGINEER, 10984, 1-19-04

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JDH	05/02
DRAWN BY	RDQ	05/02
CHECKED BY	DWG	05/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: PARKWAY SUBDIVISION UNIT 10
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
DRB #1000570	J-9	2	2

A1037PWY/A1037qd2bR.dwg/01-19-04 /RDQ DER KJS

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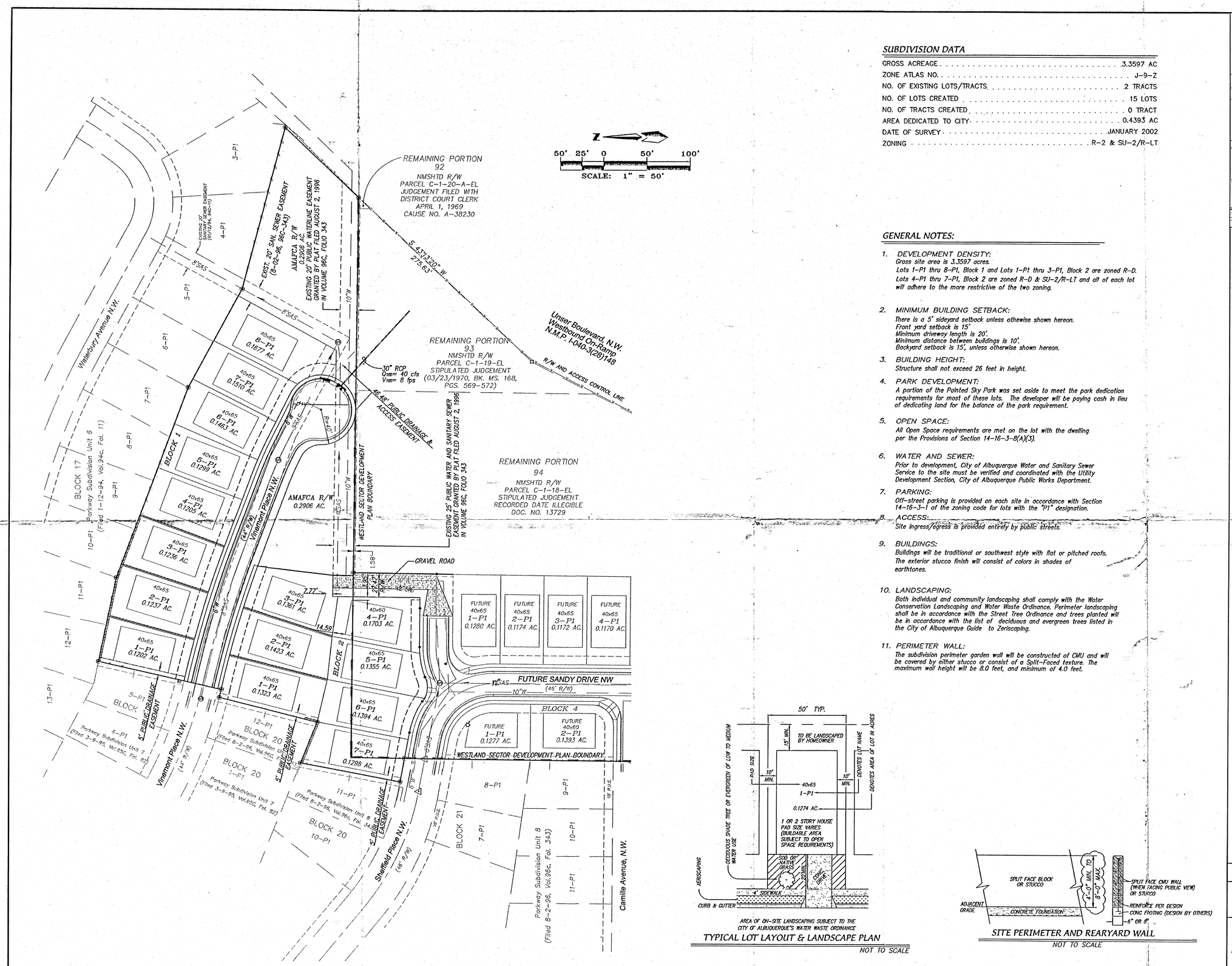


SUBDIVISION DATA

GROSS ACREAGE	3.3597 AC
ZONE ATLAS NO.	J-9-Z
NO. OF EXISTING LOTS/TRACTS	2 TRACTS
NO. OF LOTS CREATED	15 LOTS
NO. OF TRACTS CREATED	0 TRACT
AREA DEDICATED TO CITY	0.4393 AC
DATE OF SURVEY	JANUARY 2002
ZONING	R-2 & SU-2/R-LT

GENERAL NOTES:

1. DEVELOPMENT DENSITY:
   Gross site area is 3.3597 acres.
   Lots 1-P1 thru 8-P1, Block 1 and Lots 1-P1 thru 3-P1, Block 2 are zoned R-D.
   Lots 4-P1 thru 7-P1, Block 2 are zoned R-D & SU-2/R-LT and all of each lot will adhere to the more restrictive of the two zoning.
2. MINIMUM BUILDING SETBACK:
   There is a 5' sideyard setback unless othewise shown hereon.
   Front yard setback is 15'
   Minimum driveway length is 20'.
   Minimum distance between buildings is 10'.
   Backyard setback is 15', unless otherwise shown hereon.
3. BUILDING HEIGHT:
   Structure shall not exceed 26 feet in height.
4. PARK DEVELOPMENT:
   A portion of the Painted Sky Park was set aside to meet the park dedication requirements for most of these lots. The developer will be paying cash in lieu of dedicating land for the balance of the park requirement.
5. OPEN SPACE:
   All Open Space requirements are met on the lot with the dwelling per the Provisions of Section 14-16-3-8(A)(3).
6. WATER AND SEWER:
   Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
7. PARKING:
   Off-street parking is provided on each site in accordance with Section 14-16-3-1 of the zoning code for lots with the "P1" designation.
8. ACCESS:
   Site ingress/egress is provided entirely by public streets.
9. BUILDINGS:
   Buildings will be traditional or southwest style with flat or pitched roofs. The exterior stucco finish will consist of colors in shades of earthtones.
10. LANDSCAPING:
    Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zeriscaping.
11. PERIMETER WALL:
    The subdivision perimeter garden wall will be constructed of CMU and will be covered by either stucco or consist of a Split-Faced texture. The maximum wall height will be 8.0 feet, and minimum of 4.0 feet.

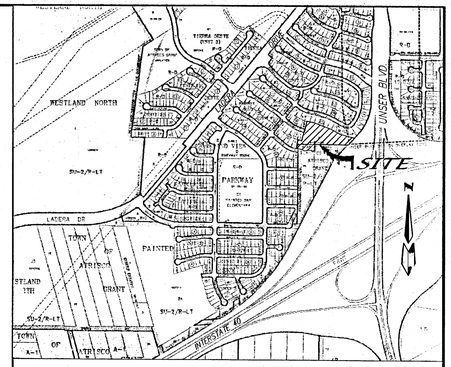
TYPICAL LOT LAYOUT & LANDSCAPE PLAN

NOT TO SCALE

SITE PERIMETER AND REARYARD WALL

NOT TO SCALE

A01037/ SITEPLAN/SITEPLAN.DWG/1-08-04/ RDO KJS



VICINITY MAP ZONE MAP: J-9-Z

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL "A", PARKWAY SUBDIVISION UNIT 8", 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 August 2, 1996 in Volume 96C, Folio 343; TOGETHER with a portion of Tract 92 of Original Tracts allotted from the Town of Atrisco Grant (formerly NMSHTD R/W PARCEL C-1-17-EL) 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 December 5, 1944 in volume D, page 118 and all of the above containing 3.3597 acres more or less.

PROJECT NO. _____

APPLICATION NO. _____

APPROVED AND ACCEPTED BY:

Planning Department

City Engineer

Transportation Development

Utility Development

Parks and Recreation

LEGEND

	NEW RETAINING WALL
	NEW GARDEN
	MOUNTABLE CURB & GUTTER
	STANDARD 8" CURB & GUTTER
	TRACT/LOT BOUNDARY
	RIGHT OF WAY
	EASEMENTS
W	PROPOSED WATERLINE
	PROPOSED STORM DRAIN LINE
SAS	PROPOSED SANITARY SEWER
	CENTERLINE OF ROAD
EXISTING 8" WL	EXISTING WATERLINE
EXISTING 8" SAS	EXISTING SANITARY SEWER LINE
EX 36" SD	EXISTING STORM DRAIN
	EXISTING CURB AND GUTTER
	EXISTING PROPERTY LINE
	BOUNDARY CORNER
	WOOD FENCE
	BARB WIRE FENCE
	BLOCK WALL
	SECTOR PLAN BOUNDARY
	FOUND CENTERLINE MONUMENT
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE

RECEIVED JAN 20 2004 HYDROLOGY SECTION

PARKWAY SUBDIVISION UNIT 10

SITE DEVELOPMENT PLAN FOR SUBDIVISION & CONCEPTUAL UTILITY PLAN

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

Dwg: SITEPLAN	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 01/08/04	Job: A01037	

F:\A01JOBS\A1037PKY\SITEPLAN\SITEPLAN.dwg Mon Jan 19 11:28:48 2004 PLOTTED BY: KJS D. MARK GOODWIN & ASSOCIATES

PRELIMINARY PLAT

FOR

PARKWAY SUBDIVISION UNIT 10

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002

SUBDIVISION DATA

GROSS ACREAGE	7.6262 AC.
ZONE ATLAS NO.	J-9-Z
NO. OF EXISTING TRACTS/LOTS	3 TRACTS
NO. OF TRACTS/LOTS CREATED	39 LOTS
NO. OF TRACTS/LOTS ELIMINATED	3 TRACTS
STREET AREA DEDICATED TO C.O.A.	1.5801 AC
DATE OF SURVEY	JANUARY, 2002

OWNERS

WESTLAND DEVELOPMENT COMPANY, INC
ALBUQUERQUE, N.M. 87121
(505)831-9600

ENGINEERS

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

SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E.
ALBUQUERQUE, N.M. 87113
(505) 856-5700

OWNER:

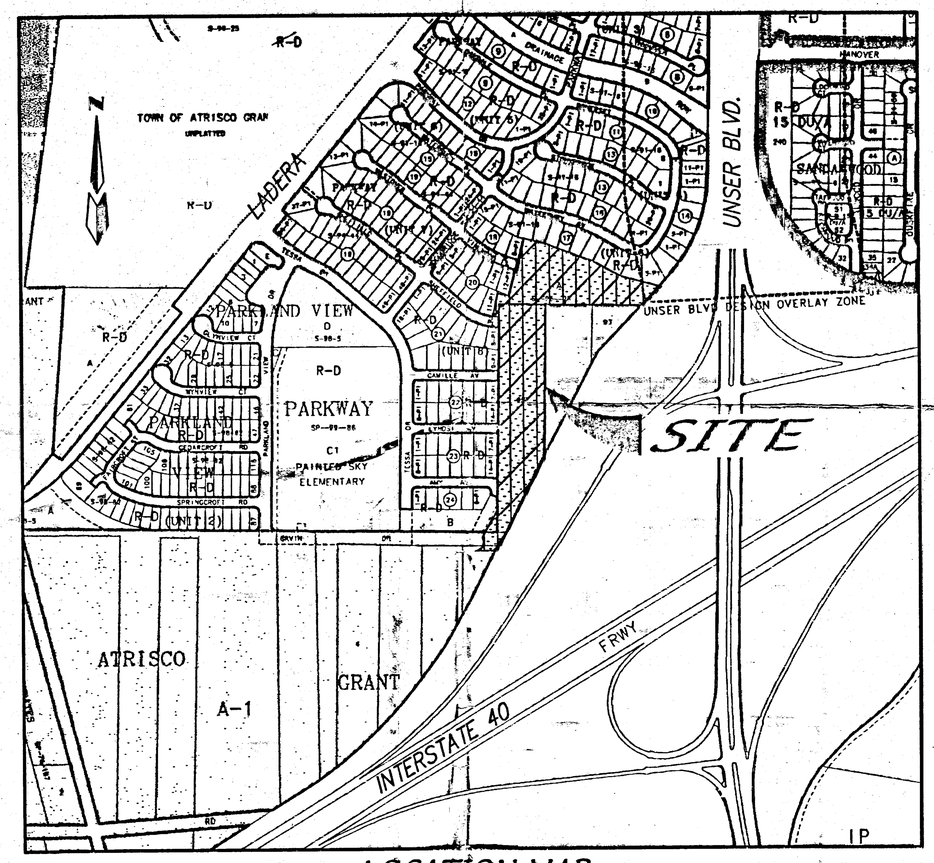
Barbara Page 6-28-02
BARBARA PAGE, PRESIDENT AND C.E.O. DATE
WESTLAND DEVELOPMENT COMPANY, INC.

OWNER:

John Kelly 6-25-02 *
JOHN KELLY, EXECUTIVE ENGINEER DATE
ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY

*SEE NOTE BELOW

* "AMAFCA has executed this plat as owner of Tracts AMAFCA ROW "A" and AMAFCA ROW "B" in order that Westland Development Company may proceed with the development process for its property shown on this Preliminary Plat. Before Westland can develop its property shown on this Preliminary Plat, and before Westland can vacate the easements it proposes to vacate with final plat approval, significant downstream drainage infrastructure is required. The execution of this plat by AMAFCA as owner of Tracts AMAFCA ROW "A" and AMAFCA ROW "B" in no way implies that AMAFCA has approved Westland's plans or the vacation of various easements shown on this Preliminary Plat. A Grading and Drainage Plan will be required to be submitted to AMAFCA and the City of Albuquerque for review and approval."



LOCATION MAP
NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

7-3-02
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

PURPOSE OF PLAT

1. Subdivide 3 existing Tracts into 39 residential lots.
2. Dedicate right-of-way as shown hereon.
3. Grant new easements as shown hereon.
4. Vacate easements as shown hereon.

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL "A", PARKWAY SUBDIVISION UNIT 8", 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 August 2, 1996 in Volume 96C, Folio 343; TOGETHER with a portion of Tract 95 of Original Tracts allotted from the Town of Atrisco Grant (formerly NMSHTD R/W PARCEL C-1-17-EL) 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 December 5, 1944 in volume D, page 118; TOGETHER with all of TRACT "A" PAINTED SKIES SUBDIVISION UNIT 1 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 August 10, 2001 in Book 2001C, page 231 and all of the above containing 7.6262 acres more or less.

NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".

2. 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"
"PLS # 7719".

3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.

5. ALL DISTANCES SHALL BE GROUND DISTANCES.

6. 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.

7. A 10' PRIVATE DRAINAGE EASEMENT (PDE) IS CENTERED ON COMMON SIDE LOT LINES AND ON REAR LOT LINES WHERE THEY ABUT THE SIDE YARD OF THE ADJACENT LOT AS SHOWN AND NOTED HEREIN FOR THE PURPOSE OF CONVEYING SURFACE DRAINAGE FROM BOTH LOTS IN A COMMON SWALE LOCATED MOSTLY ON THE LOW SIDE LOT. SAID EASEMENT BENEFITS THE ADJACENT LOT OWNERS AND IS TO BE MAINTAINED BY EITHER LOT OWNER.

RECEIVED
JAN 20 2004
HYDROLOGY SECTION

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

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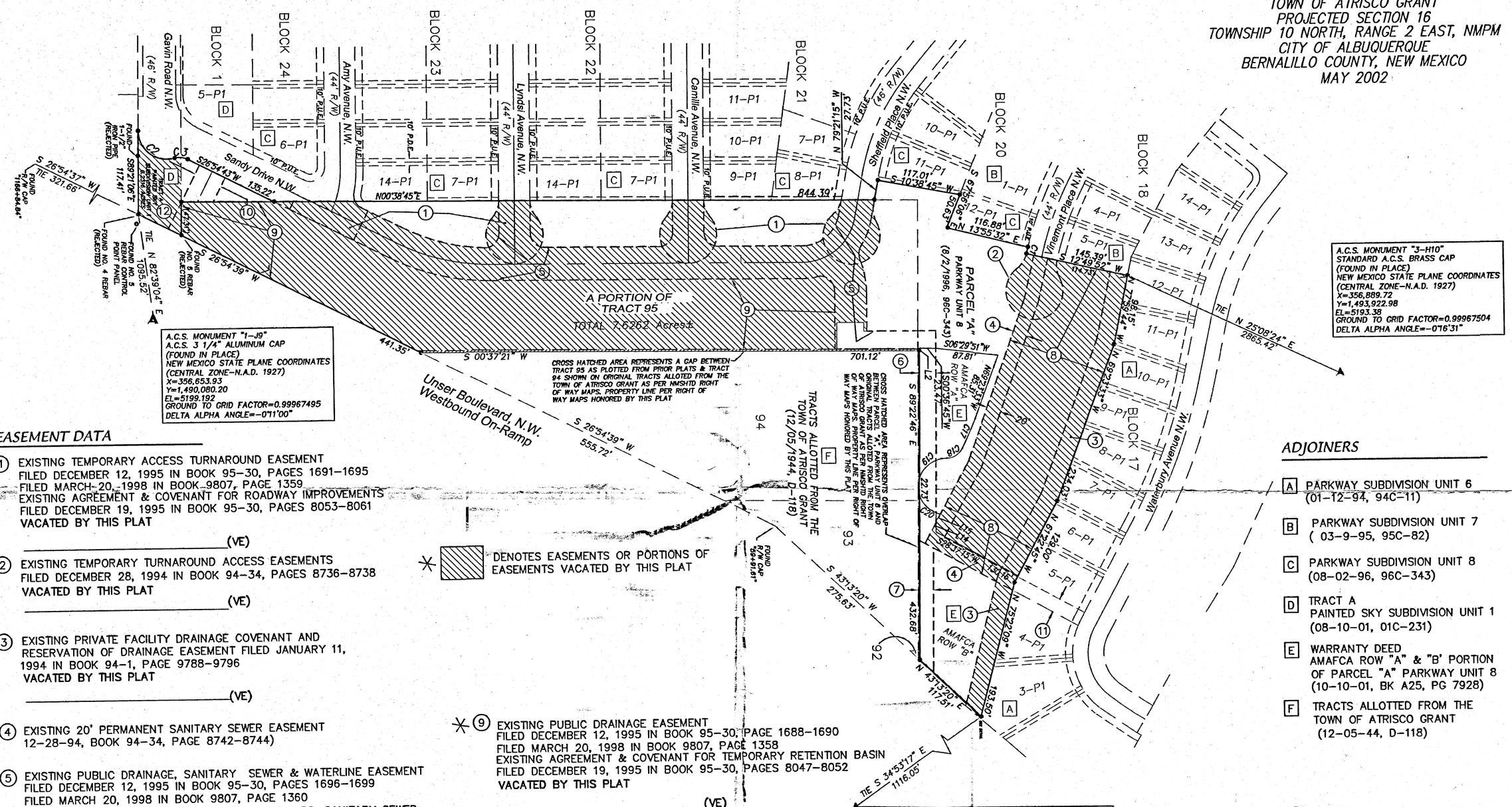
Scale: AS SHOWN	Date: 06/25/02	Job: A01037	

PRELIMINARY PLAT

PARKWAY SUBDIVISION UNIT 10

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002



EASEMENT DATA

✳ ① EXISTING TEMPORARY ACCESS TURNAROUND EASEMENT
FILED DECEMBER 12, 1995 IN BOOK 95-30, PAGES 1691-1695
FILED MARCH 20, 1998 IN BOOK 9807, PAGE 1359
EXISTING AGREEMENT & COVENANT FOR ROADWAY IMPROVEMENTS
FILED DECEMBER 19, 1995 IN BOOK 95-30, PAGES 8053-8061
VACATED BY THIS PLAT
_____(VE)

✳ ② EXISTING TEMPORARY TURNAROUND ACCESS EASEMENTS
FILED DECEMBER 28, 1994 IN BOOK 94-34, PAGES 8736-8738
VACATED BY THIS PLAT
_____(VE)

✳ ③ EXISTING PRIVATE FACILITY DRAINAGE COVENANT AND RESERVATION OF DRAINAGE EASEMENT FILED JANUARY 11, 1994 IN BOOK 94-1, PAGE 9788-9796
VACATED BY THIS PLAT
_____(VE)

④ EXISTING 20' PERMANENT SANITARY SEWER EASEMENT
12-28-94, BOOK 94-34, PAGE 8742-8744)

✳ ⑤ EXISTING PUBLIC DRAINAGE, SANITARY SEWER & WATERLINE EASEMENT
FILED DECEMBER 12, 1995 IN BOOK 95-30, PAGES 1696-1699
FILED MARCH 20, 1998 IN BOOK 9807, PAGE 1360
EXISTING AGREEMENT & COVENANT FOR WATERLINES, SANITARY SEWER LINES AND DRAINAGE WAY IMPROVEMENTS
FILED DECEMBER 12, 1995 IN BOOK 95-30, PAGES 8070-8075
PORTION AS SHOWN VACATED BY THIS PLAT
_____(VE)

⑥ EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT
08-02-96, 96C-343)

⑦ EXISTING 20' PUBLIC WATERLINE EASEMENT
08-02-96, 96C-343)

✳ ⑧ EXISTING TEMPORARY DRAINAGE EASEMENT
FILED DECEMBER 28, 1994 IN BOOK 94-34, PAGES 8724-8726
EXISTING AGREEMENT & COVENANT FOR TEMPORARY RETENTION POND
FILED DECEMBER 28, 1994 IN BOOK 94-34, PAGES 8727-8735
VACATED BY THIS PLAT
_____(VE)

✳ DENOTES EASEMENTS OR PORTIONS OF EASEMENTS VACATED BY THIS PLAT

✳ ⑨ EXISTING PUBLIC DRAINAGE EASEMENT
FILED DECEMBER 12, 1995 IN BOOK 95-30, PAGE 1688-1690
FILED MARCH 20, 1998 IN BOOK 9807, PAGE 1358
EXISTING AGREEMENT & COVENANT FOR TEMPORARY RETENTION BASIN
FILED DECEMBER 19, 1995 IN BOOK 95-30, PAGES 8047-8052
VACATED BY THIS PLAT
_____(VE)

⑩ EXISTING 40' PUBLIC STORM, DRAINAGE EASEMENT & PUBLIC TRAIL ACCESS EASEMENT
(08-10-01, 01C-231)

⑪ EXISTING 20' SANITARY SEWER EASEMENT
(01-12-94, 94C-11)

✳ ⑫ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT
FILED APRIL 7, 1998 IN BOOK 98-08, PAGE 349
EXISTING PUBLIC DRAINAGE EASEMENT
FILED DECEMBER 12, 1995 IN BOOK 95-30, PAGES 1685-1687
EXISTING AGREEMENT & COVENANT FOR DRAINAGE EASEMENT
FILED DECEMBER 19, 1995 IN BOOK 95-30, PAGE 8041-8046
PORTION AS SHOWN VACATED BY THIS PLAT
_____(VE)

ADJOINERS

Ⓐ PARKWAY SUBDIVISION UNIT 6
(01-12-94, 94C-11)

Ⓑ PARKWAY SUBDIVISION UNIT 7
(03-9-95, 95C-82)

Ⓒ PARKWAY SUBDIVISION UNIT 8
(08-02-96, 96C-343)

Ⓓ TRACT A
PAINTED SKY SUBDIVISION UNIT 1
(08-10-01, 01C-231)

Ⓔ WARRANTY DEED
AMAFCA ROW "A" & "B" PORTION OF PARCEL "A" PARKWAY UNIT 8
(10-10-01, BK A25, PG 7928)

Ⓕ TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT
(12-05-44, D-118)

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ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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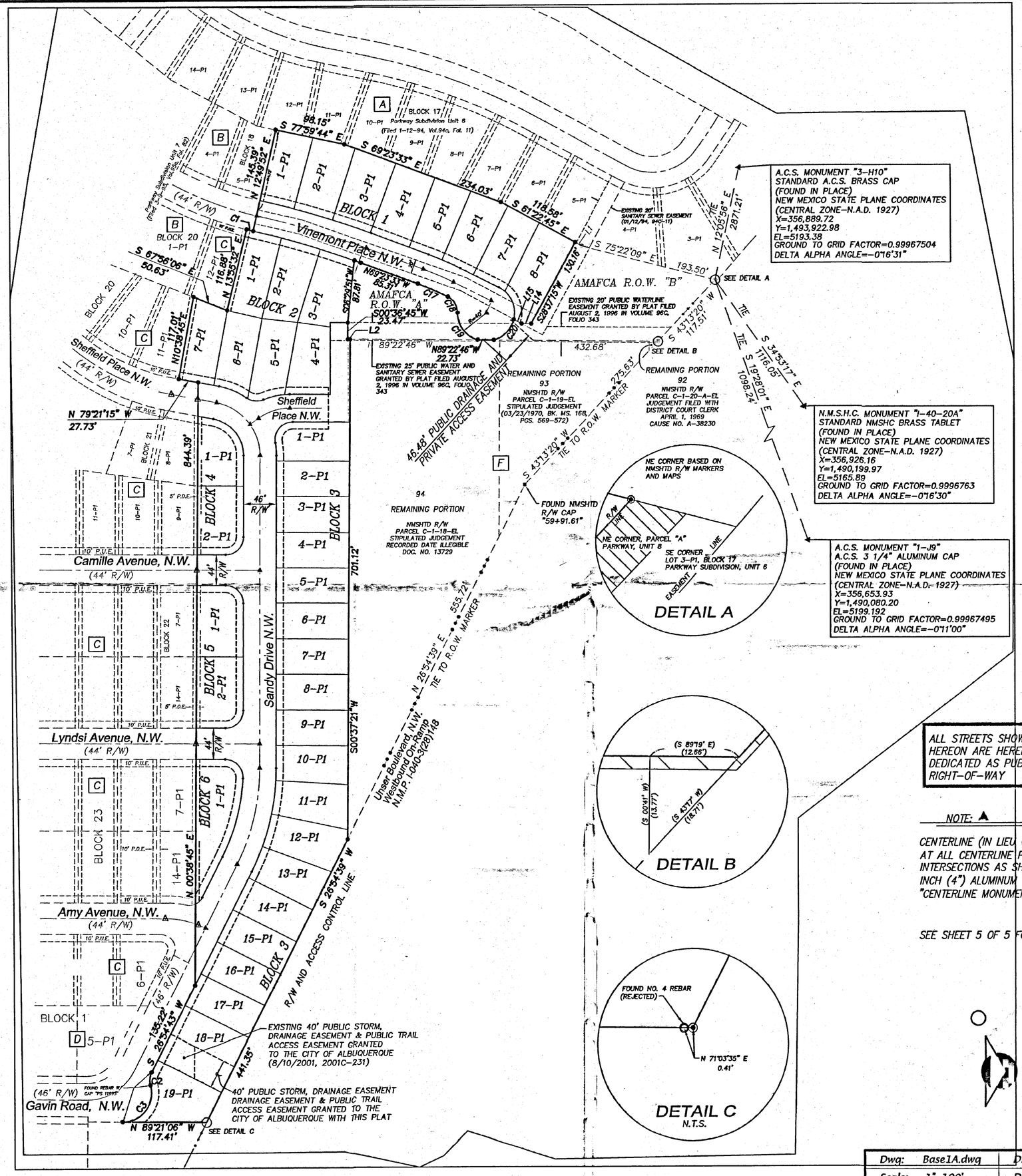
Scale: 1"=100'	Date: 07/03/02	Job: A01037	

PRELIMINARY PLAT FOR

PARKWAY SUBDIVISION UNIT 10

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002



A.C.S. MONUMENT "3-H10"
STANDARD A.C.S. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=356,889.72
Y=1,493,922.98
EL=5193.38
GROUND TO GRID FACTOR=0.99967504
DELTA ALPHA ANGLE=-0°16'31"

N.M.S.H.C. MONUMENT "I-40-20A"
STANDARD NMSHC BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=356,926.16
Y=1,490,199.97
EL=5165.89
GROUND TO GRID FACTOR=0.9996763
DELTA ALPHA ANGLE=-0°16'30"

A.C.S. MONUMENT "1-J9"
A.C.S. 3 1/4" ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=356,653.93
Y=1,490,080.20
EL=5199.192
GROUND TO GRID FACTOR=0.99967495
DELTA ALPHA ANGLE=-0°11'00"

N
100' 50' 0 100' 200'
SCALE: 1" = 100'

ADJOINERS

- [A] PARKWAY SUBDIVISION UNIT 6 (01-12-94, 94C-11)
- [B] PARKWAY SUBDIVISION UNIT 7 (03-9-95, 95C-82)
- [C] PARKWAY SUBDIVISION UNIT 8 (08-02-96, 96C-343)
- [D] TRACT A PAINTED SKY SUBDIVISION UNIT 1 (08-10-01, 01C-231)
- [E] WD AMAFCA ROW A & B (10-10-01, BK A25, PG 7928)
- [F] TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT (12-05-44, D-118)

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 11993".

SEE SHEET 5 OF 5 FOR CURVE DATA

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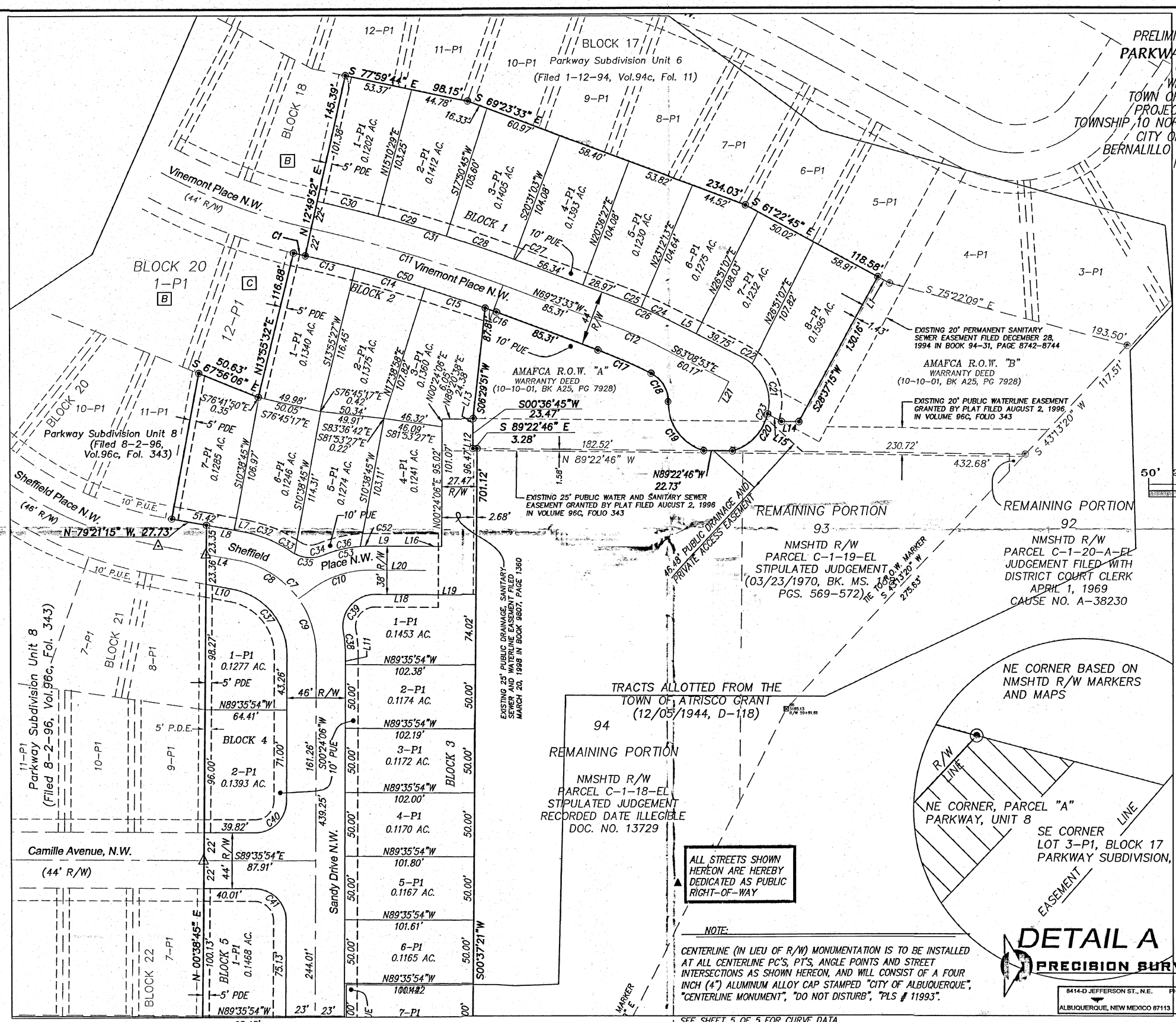
Scale:	1"=100'	Date:	01/08/04	Job:	A01037		

PRELIMINARY PLAT FOR
PARKWAY SUBDIVISION UNIT 10
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002



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NOTE:

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SEE SHEET 5 OF 5

SEE SHEET 5 OF 5 FOR CURVE DATA

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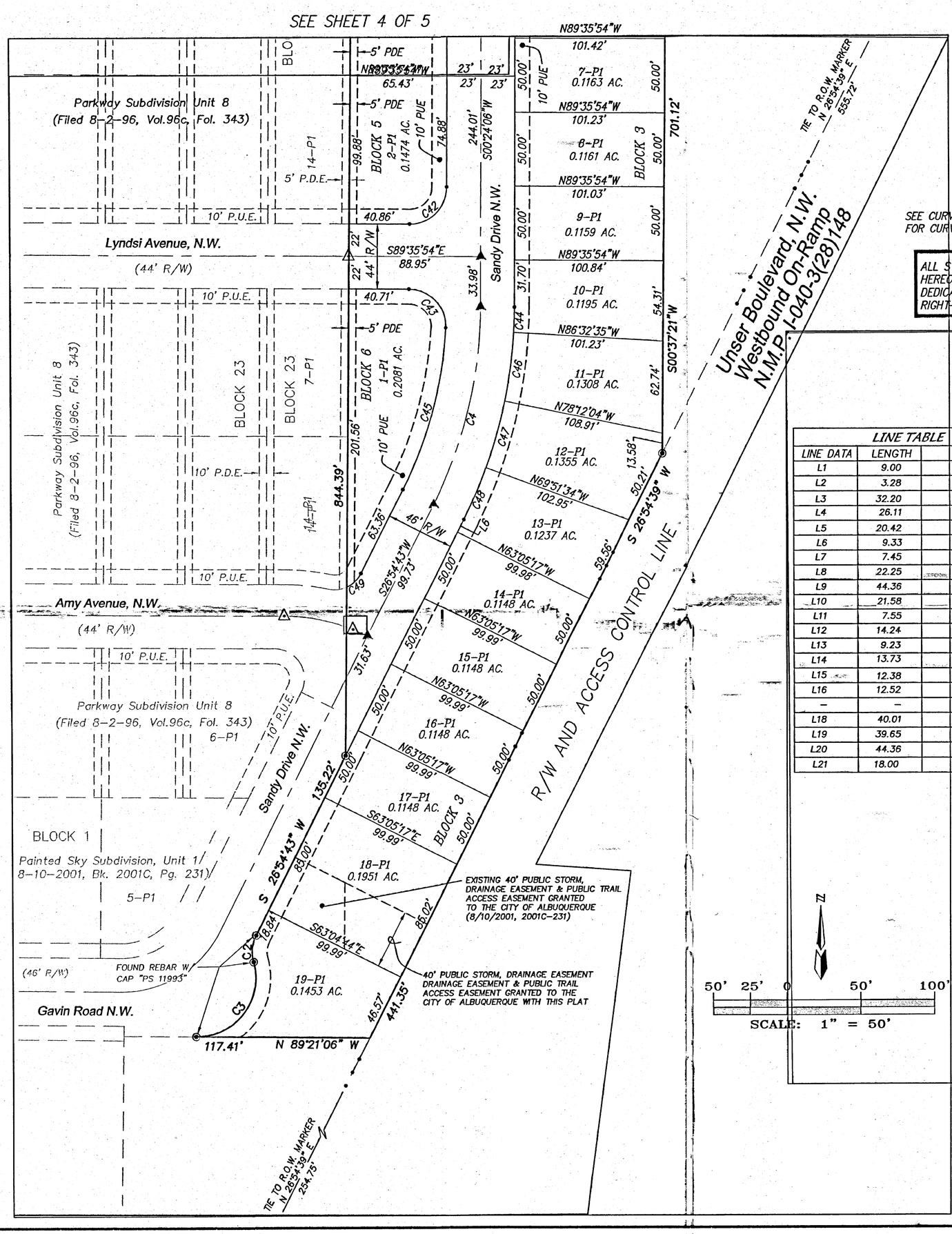
Scale:	1"=50'	Date:	01/16/04	Job:	A01037		



PRELIMINARY PLAT FOR

PARKWAY SUBDIVISION UNIT 10

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2002

SEE CURVE TABLE ON SHEET 4 OF 5 FOR CURVE INFORMATION.

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 11993".

LINE TABLE

LINE DATA	LENGTH		BEARING
L1	9.00		S61°22'45"E
L2	3.28		S89°22'46"E
L3	32.20		S89°22'46"E
L4	26.11		S79°21'15"E
L5	20.42		N63°08'53"W
L6	9.33		N26°54'43"E
L7	7.45		N79°21'15"W
L8	22.25		S79°21'15"E
L9	44.36		N89°35'54"W
L10	21.58		S79°21'15"E
L11	7.55		N00°24'06"E
L12	14.24		N00°36'45"E
L13	9.23		N00°36'45"E
L14	13.73		N89°20'38"W
L15	12.38		N61°23'00"W
L16	12.52		S89°35'54"E
–	–		–
L18	40.01		N89°35'54"W
L19	39.65		S89°35'54"E
L20	44.36		N89°35'54"W
L21	18.00		N26°51'07"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	494.00	9.43	1°05'38"	4.72	S76°37'19"E	9.43
C2	25.00	18.50	42°23'56"	9.70	S05°42'45"W	18.08
C3	40.00	74.10	106°08'26"	53.22	N37°35'00"E	63.95
C7	75.00	104.40	79°45'21"	62.66	N39°28'34"W	96.17
C8	75.00	57.64	44°01'48"	30.32	N57°20'21"W	56.23
C9	75.00	46.77	35°43'33"	24.17	N17°27'41"W	46.01
C10	75.00	46.77	35°43'33"	24.17	S72°32'19"W	46.01
C11	1180.35	160.20	7°46'35"	80.22	N73°16'51"W	160.08
C12	422.00	45.99	6°14'40"	23.02	N66°16'13"W	45.97
C13	1158.35	40.56	2°00'23"	20.28	N76°09'57"W	40.56
C14	1158.35	56.96	2°49'02"	28.48	N73°45'14"W	56.95
C15	1158.35	50.23	2°29'04"	25.12	N71°06'10"W	50.23
C16	1158.35	9.46	0°28'05"	4.73	N69°37'36"W	9.46
C17	400.00	45.73	6°33'01"	22.89	N66°07'03"W	45.70
C18	25.00	27.57	63°11'30"	15.38	N31°14'47"W	26.20
C19	40.00	51.12	73°13'20"	29.72	S36°15'42"E	47.71
C20	40.00	42.00	60°10'02"	23.17	N44°01'48"E	40.10
C21	40.00	43.45	62°14'32"	24.15	N17°10'29"W	41.35
C22	40.00	10.37	14°51'07"	5.21	N55°43'19"W	10.34
C23	40.00	95.83	137°15'41"	102.23	N05°28'58"E	74.50
C24	444.00	28.27	3°38'55"	14.14	N64°58'20"W	28.27
C25	444.00	20.12	2°35'46"	10.06	N68°05'40"W	20.12
C26	444.00	48.39	6°14'40"	24.22	N66°16'13"W	48.37
C27	1202.35	1.89	0°05'24"	0.94	N69°26'15"W	1.89
C28	1202.35	56.06	2°40'18"	28.04	N70°49'06"W	56.06
C29	1202.35	56.05	2°40'16"	28.03	N73°29'23"W	56.05
C30	1202.35	49.17	2°20'35"	24.59	N75°59'48"W	49.17
C31	1202.35	163.18	7°46'33"	81.71	N73°16'49"W	163.05
C32	98.00	41.95	24°31'42"	21.30	N67°05'24"W	41.63
C33	25.00	2.02	4°37'47"	1.01	S57°08'27"E	2.02
C34	25.00	23.17	53°06'34"	13.32	S86°00'37"E	22.35
C35	25.00	25.19	57°44'21"	13.78	S83°41'44"E	24.14
C36	94.00	30.54	18°36'54"	15.41	S76°44'33"W	30.41
C37	52.00	72.38	79°45'21"	43.44	N39°28'34"W	66.68
C38	98.00	18.00	10°31'31"	9.03	N04°51'39"W	17.98
C39	25.00	43.86	100°31'31"	30.07	S40°08'21"W	38.45
C40	25.00	39.09	89°35'54"	24.83	N45°12'03"E	35.23
C41	25.00	39.27	90°00'00"	25.00	N44°35'54"W	35.36
C42	25.00	39.27	90°00'00"	25.00	N45°24'06"E	35.36
C43	25.00	40.56	92°57'42"	26.33	N43°07'03"W	36.26
C44	323.00	17.22	3°03'19"	8.61	N01°55'46"E	17.22
C45	277.00	113.85	23°32'55"	57.74	N15°08'15"E	113.05
C46	323.00	47.03	8°20'31"	23.55	N07°37'40"E	46.98
C47	323.00	47.03	8°20'31"	23.55	N15°58'11"E	46.98
C48	323.00	38.17	6°46'17"	19.11	N23°31'35"E	38.15
C49	20.00	13.50	38°39'42"	7.02	N46°14'34"E	13.24
C50	1158.35	157.22	7°46'35"	78.73	N73°16'51"W	157.09
C51	125.00	15.19	6°57'51"	7.61	N66°34'06"W	15.18

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