

532-172

APPENDED TO SUB DIVISION

DISCLOSURE STATEMENT: The purpose of re-amending this plat is to add a five-foot (5') drainage easement within Lot E to drain Lot D.

RE-AMENDED

08717212

LOTS A thru K,  
ROSEMONT PLACE TOWNHOUSES,  
being a REPLAT of LOTS 9 thru 17 inclusive  
in BLOCK 1, N/2 vacated ALLEY,  
SUMMER GARDENS ADDITION,  
ALBUQUERQUE, NEW MEXICO.  
AUGUST, 1985

LEGAL DESCRIPTION

Lots numbered Nine (9) to Seventeen (17) inclusive, all in Block number One (1) of the SUMMER GARDENS ADDITION, to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 25, 1937, and North one-half of the vacated alley adjacent to the above-described property that was vacated by commission ordinance #2366 (V-435), July 9, 1963.

FREE CONSENT & DEDICATION

The above plat is with the free consent of the undersigned owner(s). The undersigned owner(s) have title and acknowledge that this plat is within the covenants and restrictions on this property. The undersigned owner(s) do hereby dedicate the utility easements as shown hereon, including ingress, egress, maintenance, and the right to trim interfering trees.  
DORADO DEVELOPMENT CORPORATION  
By: Jack Stahl, Pres.  
Owner(s)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
The foregoing instrument was acknowledged before me this 5th day of JUNE, 1986, by Jack Stahl, President of Dorado Development Corporation, a New Mexico Corporation, on behalf of said corporation.  
My Commission Expires: 5/14/90  
Notary Public

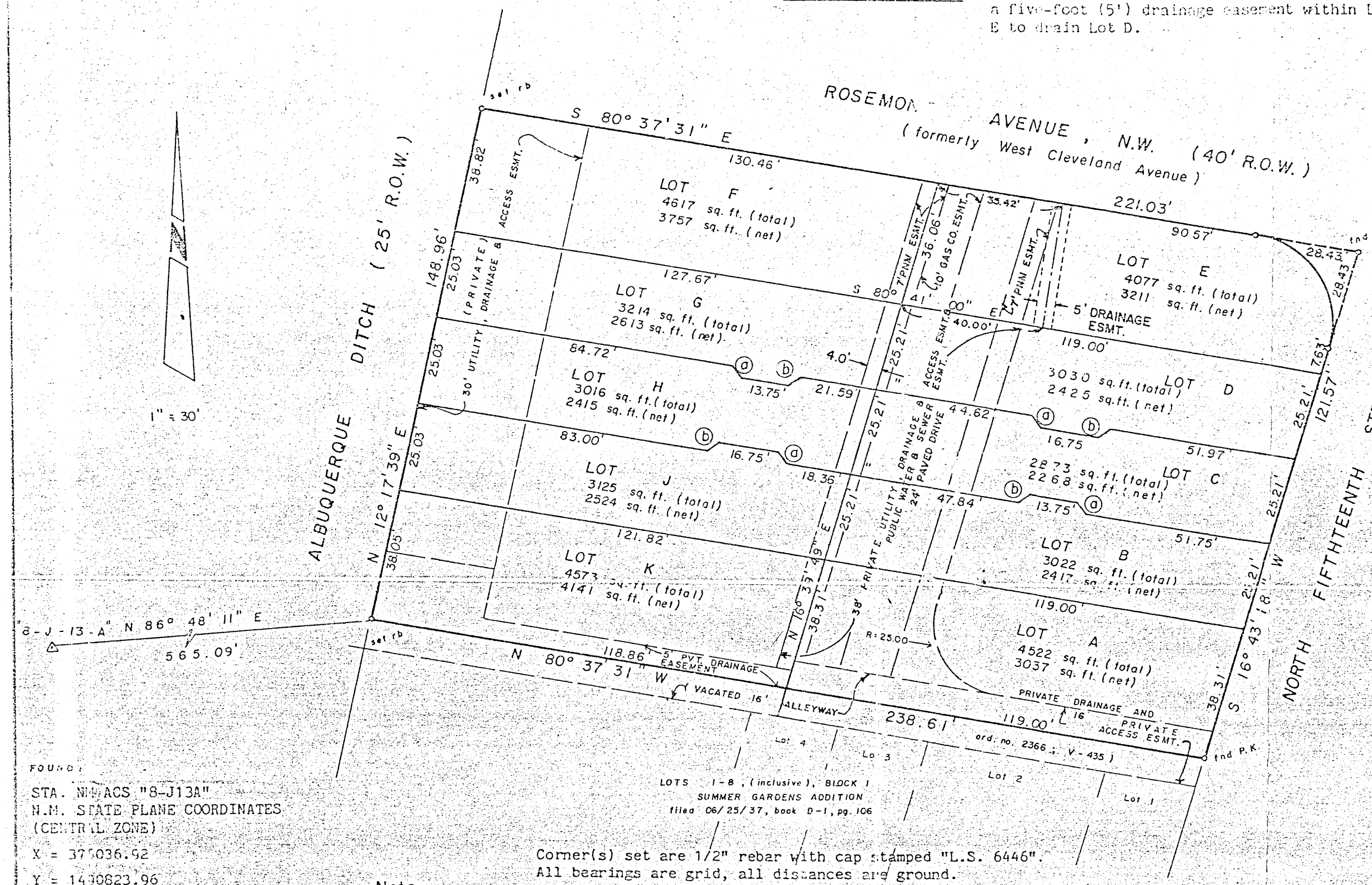
- (a) Public Service Company of New Mexico, Mountain Bell, and Cable Company - the Easterly seven feet (7') as shown.
- (b) Gas Company of New Mexico - the center ten feet (10') as shown.
- (c) Remaining area to be for the benefit of the Public Sewer, Water, and others.

CITY/COUNTY APPROVALS

Property Management O. Valdez 9-18-85  
City Surveyor Alfred Urbana 9/18/85  
City Water Resources Elizabeth A. Taught 2/25/86  
City Engineer Frank Johnson 3-10-86  
City Engineer Frank Johnson 3-10-86  
A.M. S.E.C.A. Adolfo Fernandez 2-25-86  
Traffic Engineer Justo Saez 2-25-84  
Parks and Recreation Richard Ponce 3-11-86  
City Planning Director S.P. No. 5-85-35

SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.  
Franklin E. Wilson, N.M.L.S. No. 6446  
SOUTHWEST SURVEYING CO., INC. 333 Lomas N.E., Albuquerque, New Mexico 87102  
(505) 247-4444



FOUND:  
STA. N.W. ACS "8-113A"  
N.M. STATE PLANE COORDINATES  
(CENTRAL ZONE)  
X = 375036.92  
Y = 1490823.96  
GROUND-TO-GRID FACTOR =  
0.9996805  
DELTA ALPHA = -0° 14' 18"  
ELEVATION = 4956.55 feet

Note:  
a = S 35° 41' 00" E, 4.00'  
b = N 54° 19' 00" E, 4.00'

Corner(s) set are 1/2" rebar with cap stamped "L.S. 6446".  
All bearings are grid, all distances are ground.

The undersigned owner of Lots One (1) through Four (4), Block One (1), of the SUMMER GARDENS ADDITION, and the adjacent eight feet (8') of the vacated alley to the North, hereby agrees to a joint use private sixteen foot (16') access easement.

Owner, TITO D. CHAVEZ and BEATRICE L. CHAVEZ Date

ACKNOWLEDGEMENT

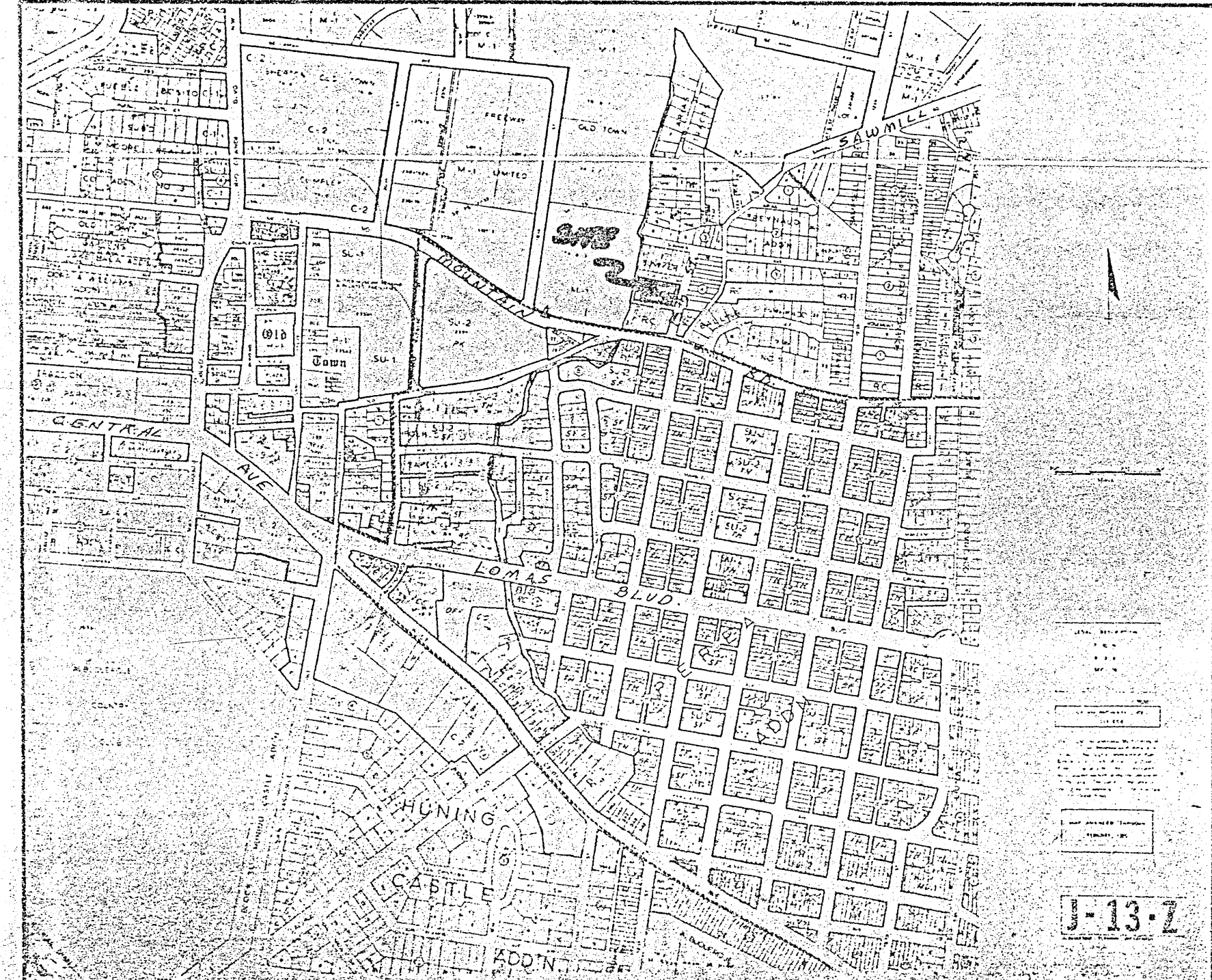
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
The foregoing instrument was acknowledged before me this 25th day of February, 1986.  
By: Beatrice L. Chavez and Tito D. Chavez  
My Commission Expires: 8-8-87  
Notary Public

MAINTENANCE AGREEMENT

- The owner(s) of Lots A through K shall be responsible for the maintenance of the thirty-foot (30') private access easement within the respective lots.  
a) Lot owner of Lot A shall be responsible for maintenance of the sixteen-foot (16') private access easement within Lot A along with the aforesaid thirty-foot (30') easement.
- The owner(s) of Lots One (1) through Four (4), Block One (1) of SUMMER GARDENS ADDITION shall be responsible for the joint maintenance of the sixteen-foot (16') private access easement adjacent to said lots.

Mad. Gibson 6-8-86  
GAS COMPANY OF NEW MEXICO  
Alvarez 6-4-86  
PUBLIC SERVICE COMPANY OF NEW MEXICO  
U. Michael 1-4-86  
MOUNTAIN BELL

DRB 85-626



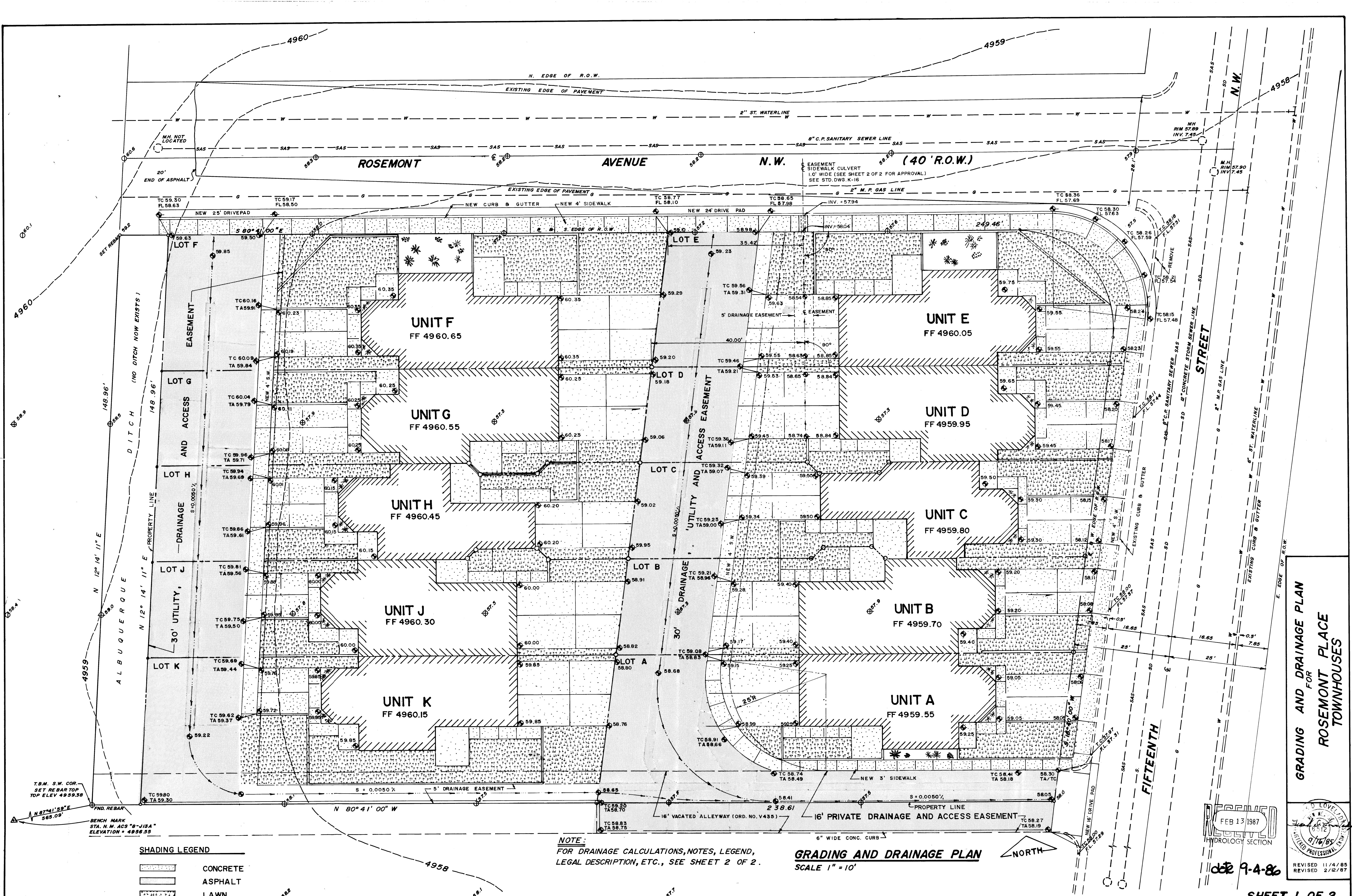
U-13-2

T. 10N, R. 3E, S. 36, 18 - C32-198









**SHADING LEGEND**

|  |          |
|--|----------|
|  | CONCRETE |
|  | ASPHALT  |
|  | LAWN     |

**NOTE:**  
FOR DRAINAGE CALCULATIONS, NOTES, LEGEND,  
LEGAL DESCRIPTION, ETC., SEE SHEET 2 OF 2.

**GRADING AND DRAINAGE PLAN**  
SCALE 1" = 10'

**RECEIVED**  
FEB 13 1987  
HYDROLOGY SECTION

GRADING AND DRAINAGE PLAN  
FOR  
ROSEMONT PLACE  
TOWNHOUSES

REVISED 11/4/85  
REVISED 2/12/87



## DRAINAGE CALCULATIONS

### I. REFERENCES:

- City of Albuquerque Development Process Manual (DPM) Volume 2, Design Criteria, Chapter 22, Drainage, Flood Control and Erosion Control.
- Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, United States Department of Agriculture, Soil Conservation Service.
- Floodway Map, Panel No. 28 of 56, Federal Emergency Management Agency.

### II. GENERAL INFORMATION:

- Soil Type (Ref. B., Sheet No. 30) Soil type is Ge, Gila clay loam, Hydrologic Soil Group "B".
- Imperviousness:

| Type of Surface     | Existing Area<br>Sq.Ft. Acres | Proposed Area<br>Sq.Ft. Acres |
|---------------------|-------------------------------|-------------------------------|
| Building roof       | -                             | 9,950 0.2284                  |
| Concrete Surfaces   | -                             | 2,200 0.0505                  |
| Asphalt Surfaces    | -                             | 9,661 0.2218                  |
| Landscaping         | -                             | 7,177 0.1648                  |
| Undeveloped surface | 28,988 0.6655                 | -                             |
| Site total          | 28,988 0.6655                 | 28,988 0.6655                 |
| Percent impervious  | 0.0%                          | 75%                           |

- "C" Factor (See Ref. A., Plate 22.2 C-1)
  - Undeveloped "C" Factor = 0.34
  - Developed "C" Factor = 0.72

- Rainfall, 100-year, 6-hour,  $R_6$ : (See Ref. A., Plate 22.2 D-1)  $R_6 = 2.2$  inches.

- Time of Concentration,  $T_c$ : Use Kirpich Equation.  
 $L = 238 + 150 = 388$  Delta Elev. = 2.0  $S = 2/388$   
 $s = 0.0052$  ft./ft.  
 $T_c = 0.0078(388)^{0.77}/0.0052^{0.385} = 5.81$  minutes.  
Use the minimum  $T_c$  of 10 minutes.

- Rainfall Intensity,  $I$ : (See Ref. A., Plate 22.2 D-2)

$$I = R_6 \times 6.84 \times T_c^{-0.51} = 2.2 \times 6.84 \times (10)^{-0.51}$$
$$I = 4.65 \text{ in/Hr}$$

### III. PEAK DISCHARGE:

- Existing Conditions. (Use Rational Equation.)

$$Q_{100} = 0.34 \times 4.65 \times 0.67 = 1.06 \text{ cfs}$$
$$Q_{10} = 0.657 \times 1.06 = 0.70 \text{ cfs}$$

- Developed Conditions.

$$Q_{100} = 0.72 \times 4.65 \times 0.67 = 2.24 \text{ cfs}$$
$$Q_{10} = 0.657 \times 2.24 = 1.47 \text{ cfs}$$

### IV. ANALYSIS OF DOWNSTREAM CAPACITY:

- Existing Storm Sewers.

- There is a 12" storm sewer in 15th Street adjacent to the site. This storm sewer crosses Mountain Road where it increases to a 15 inch diameter storm sewer, approximately 250 feet south of the site. This system extends north of the site approximately 3600 feet.

- There is a 36" storm sewer in Mountain Road beginning at 15th Street and running east to 12th Street where it turns south.

- There is an 18" storm sewer in Mountain Road beginning approximately 1000 feet west of 15th Street. The same system is also encountered in Old Town Road at approximately the same distance.

- Site in Relation to Drainage Cell.

- Drainage Cell. The Albuquerque Master Drainage Study Cell Map shows the site to be in Cell 99. It is estimated that 30% of the runoff from Cell 99 enters the 36 inch storm sewer in Mountain Road. The remaining 70 % appears to leave the cell via 15th Street at Mountain Road.

The site is at the extreme lower end of the cell. Therefore, runoff from the site will be discharged into the storm sewer well before the peak discharge from Cell 99 reaches the site as shown by the following analysis.

- Time of Concentration Analysis. It appears that the street need only carry that portion of the Cell No. 99 runoff not taken by the 36" storm sewer, approximately 25 acres. The total length of the watershed is approximately 1700 feet. The upper elevation is 60.8. The lower elevation is 57.5 or a difference in elevation of 3.3 feet. The average slope =  $3.3/1700 = 0.0019$  feet per foot. From Plate 22.2 B-2, the street flow velocity is approximately 1.5 feet per second. The time of concentration is  $1700/1.5 \times 60 = 18.9$  minutes.

The conclusion is that the site drainage will have entered one or more of the storm sewers before the peak discharge from Cell No. 99 reaches the site. Therefore, there should be adequate capacity downstream to accommodate the peak runoff from this site.

## DRAINAGE COMMENTS

- THERE IS NO OFF-SITE FLOW ENTERING THIS SITE FROM ANY ADJACENT PRIVATE OR PUBLIC PROPERTY OR DISCHARGING FROM THIS SITE TO ADJACENT PRIVATE PROPERTY.
- THIS SITE IS AN IN-FILL SITE IN THAT THE SURROUNDING AREA IS DEVELOPED MOSTLY AS SINGLE FAMILY RESIDENTIAL.
- IT IS ASSUMED THAT ONE-FOURTH OF THE SITE DISCHARGE DISCHARGES TO THE FRONT AND ONE-FOURTH TO THE REAR OF EACH ROW OF UNITS.
- THE EXISTING STREET GRADE ON 15TH STREET IS ONLY 0.0015 feet per foot. THE GRADES OF THE ALLEY GUTTER ON SITE WERE HELD TO THE MINIMUM TO MINIMIZE SITE FILL. THE GRADES ON ROSEMONT AVENUE HAVE ALSO BEEN HELD TO A MINIMUM DUE TO THE NORMAL DIFFICULTY IN OBTAINING ADEQUATE SLOPE IN VALLEY AREAS.

## CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 765-1234 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

### CITY OF ALBUQUERQUE

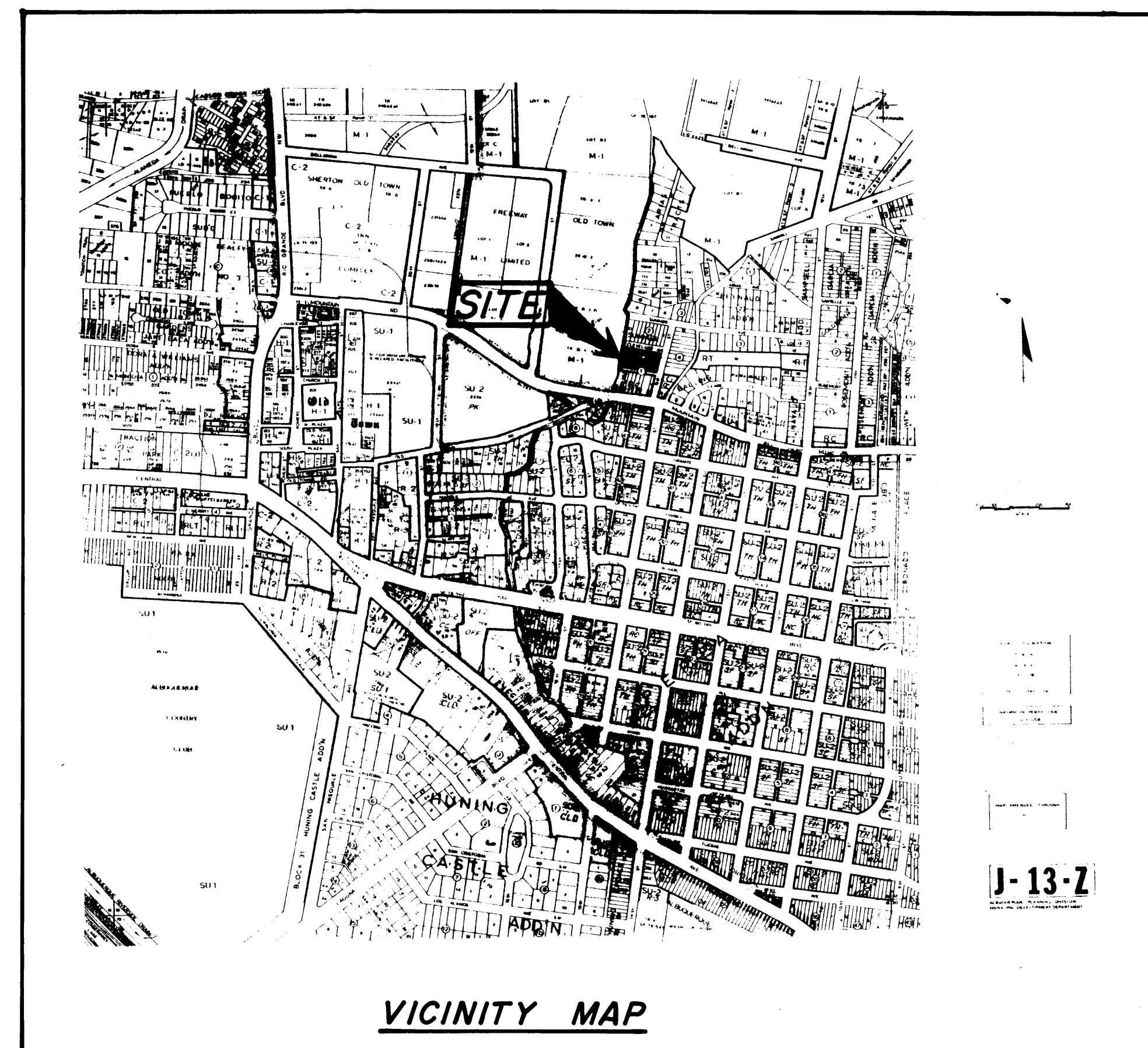
#### DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

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- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- THE ADDRESS OF THE PROPERTY SERVED IS \_\_\_\_\_

#### APPROVALS:

|                     |                              |      |
|---------------------|------------------------------|------|
| DESIGN APPROVAL     | HYDROLOGY SECTION            | DATE |
| INSPECTION APPROVAL | CONSTRUCTION SECTION         | DATE |
| ACCEPTANCE          | CONSTRUCTION SECTION/PERMITS | DATE |



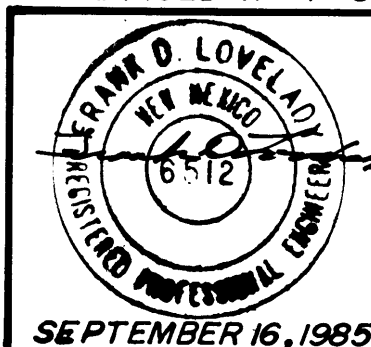
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being a replat of LOTS 9 thru 17 inclusive  
in BLOCK 1, N/2 vacated ALLEY,  
SUMMER GARDEN ADDITION,  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 1985

## LEGEND

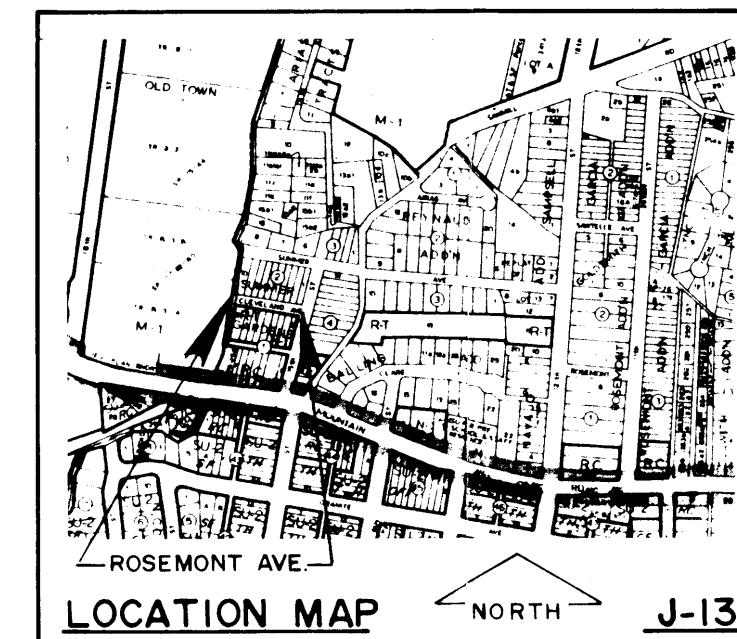
| EXISTING | NEW | DESCRIPTION          |
|----------|-----|----------------------|
| ---      | --- | WATERLINE            |
| ---      | --- | SANITARY SEWER       |
| ---      | --- | GAS LINE             |
| ---      | --- | CURB & GUTTER        |
| ---      | --- | CONTOUR LINE         |
| ---      | --- | SPOT ELEV.           |
| ---      | --- | FINISHED FLOOR ELEV. |
| ---      | --- | TOP OF SIDEWALK      |
| ---      | --- | TOP OF ASPHALT       |

REVISED 2-12-87  
REVISED 11-4-85



## GRADING AND DRAINAGE PLAN ROSEMONT PLACE TOWNHOUSES





| EXISTING  | NEW    | DESCRIPTION         |
|-----------|--------|---------------------|
| ---       |        | WATERLINE           |
| ---W---   |        |                     |
| ---SAS--- |        | SANITARY SEWER LINE |
| ---       |        | GAS LINE            |
| ---G---   |        |                     |
| ---       |        | STORM SEWER LINE    |
| ---SD---  |        |                     |
| ---       |        | CURB & GUTTER       |
| ⊕         | ⊕      | SPOT ELEVATION      |
| ---       |        | CENTERLINE          |
| ---       | XXXXXX | TEMPORARY PAVEMENT  |

8. If curb is depressed for a drivepad or a handicap ramp, the drivepad or ramp shall be constructed prior to acceptance of the curb and gutter.

Profile view of a proposed roadway. The vertical axis shows elevation from 4954 to 4960. The horizontal axis shows stationing from 10+00 to 12+00. The profile includes a dashed line for 'EXISTING GRADE AT C' and a solid line for 'TOP OF CURB'. The profile shows a slight dip followed by a rise and then a gradual decline. Key points include: TC 59.30, FL 56.63; TC 59.29, FL 56.62; TC 58.89, FL 56.22; TC 56.49, FL 57.82; TC 56.56, FL 57.63; and TC 56.15, FL 57.48. The profile is labeled with 'N.W. CORNER LOT 10' IS 20' RT. STA. 10+00.00' and 'STA. 12+72.37 PT. CURB RETURN MATCH EXISTING C.B.G.'.

RECEIVED  
NOV 18 1985  
HYDROLOGY SECTION

| APPROVALS          | ENGINEER | DATE | APPROVALS    | ENGINEER | DATE |
|--------------------|----------|------|--------------|----------|------|
| City Engineer      |          |      | Liquid Waste |          |      |
| A.C.E. - Design    |          |      | Traffic      |          |      |
| A.C.E. - Hydrology |          |      | Water        |          |      |

|                |                        |            |         |
|----------------|------------------------|------------|---------|
| DRAWING<br>NO. | MAP NO.<br><b>J-13</b> | SHEET<br>/ | OF<br>/ |
|----------------|------------------------|------------|---------|



## DRAINAGE CALCULATIONS

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## CONSTRUCTION NOTES

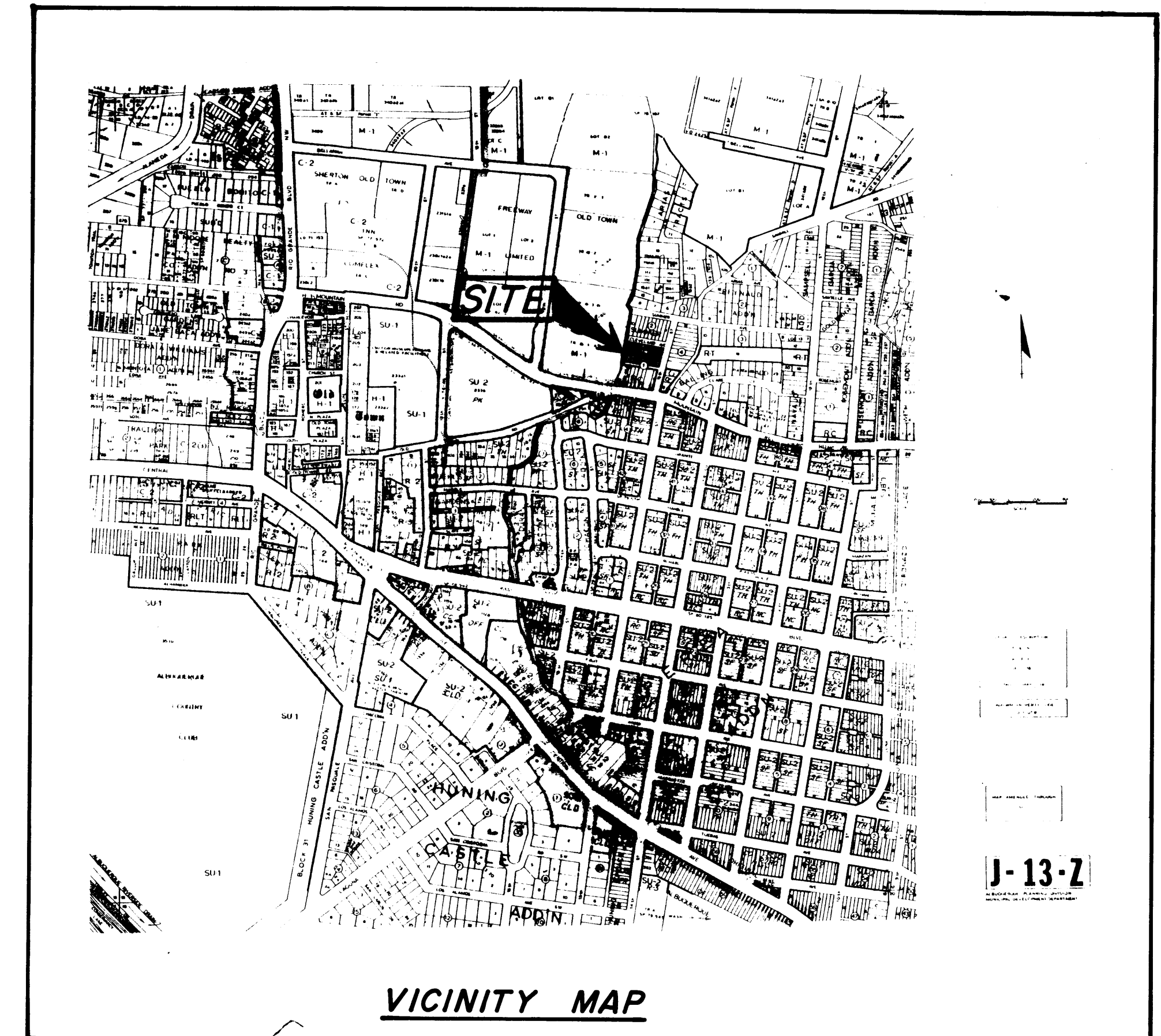
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#### APPROVALS:

|                     |                              |      |
|---------------------|------------------------------|------|
| DESIGN APPROVAL     | HYDROLOGY SECTION            | DATE |
| INSPECTION APPROVAL | CONSTRUCTION SECTION         | DATE |
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VICINITY MAP

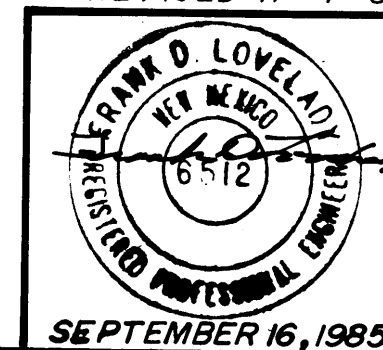
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ALBUQUERQUE, NEW MEXICO  
AUGUST, 1985

### LEGEND

| EXISTING | NEW | DESCRIPTION          |
|----------|-----|----------------------|
| ---      | --- | WATERLINE            |
| ---      | --- | SANITARY SEWER       |
| ---      | --- | GAS LINE             |
| ---      | --- | CURB & GUTTER        |
| ---      | --- | CONTOUR LINE         |
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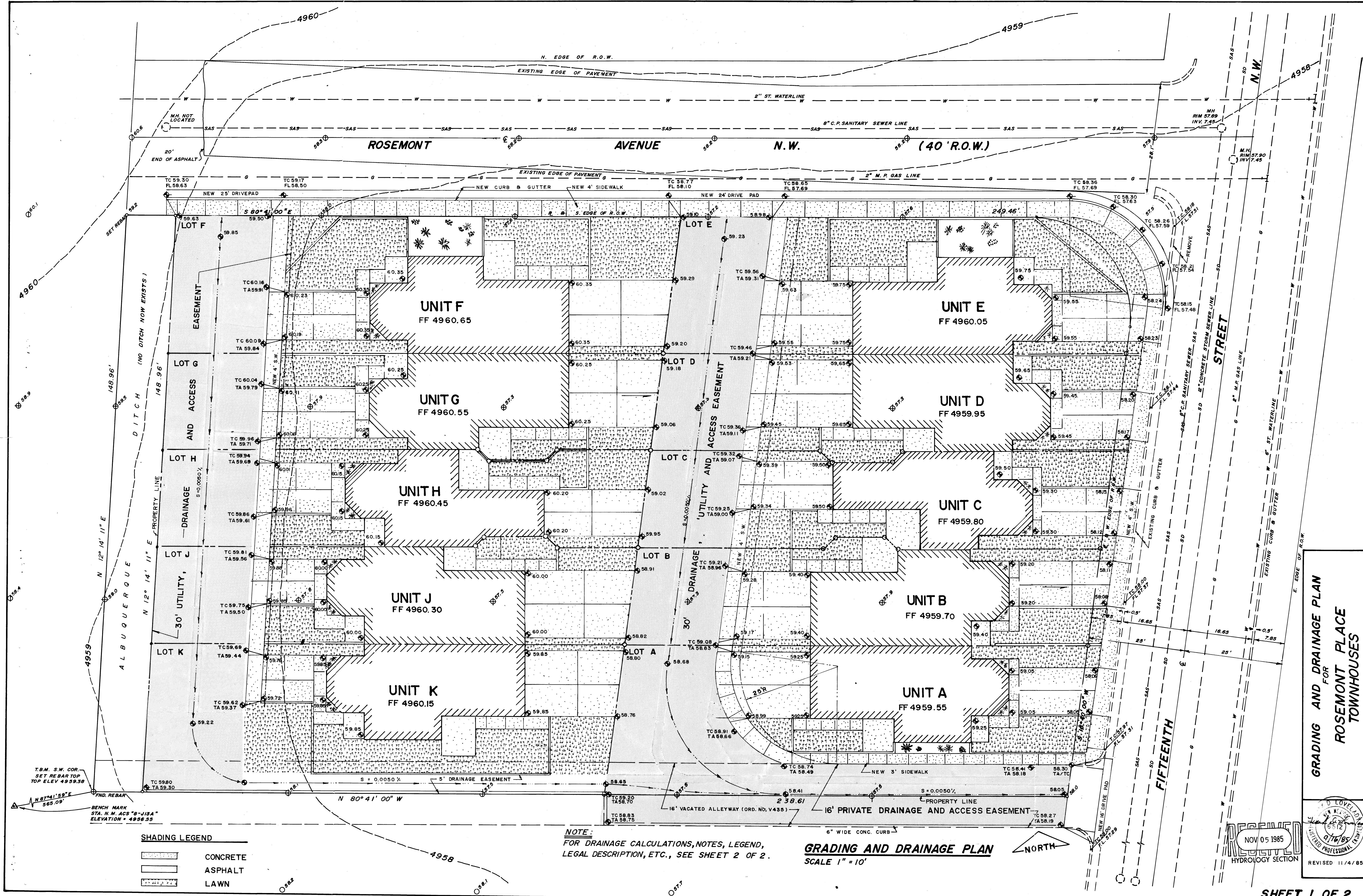
REVISED 2-12-87  
REVISED 11-4-85



### GRADING AND DRAINAGE PLAN ROSEMONT PLACE TOWNHOUSES

date 9-4-86







## DRAINAGE CALCULATIONS

### I. REFERENCES:

- City of Albuquerque Development Process Manual (DPM) Volume 2, Design Criteria, Chapter 22, Drainage, Flood Control and Erosion Control.
- Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, United States Department of Agriculture, Soil Conservation Service.
- Floodway Map, Panel No. 28 of 56, Federal Emergency Management Agency.

### II. GENERAL INFORMATION:

- Soil Type (Ref.B., Sheet No. 30) Soil type is Ge. Gila clay loam, Hydrologic Soil Group "B".
- Imperviousness:

| Type of Surface     | Existing Area<br>Sq.Ft. Acres | Proposed Area<br>Sq.Ft. Acres |
|---------------------|-------------------------------|-------------------------------|
| Building roof       | -                             | 9,950 0.2284                  |
| Concrete Surfaces   | -                             | 2,200 0.0505                  |
| Asphalt Surfaces    | -                             | 9,661 0.2218                  |
| Landscaping         | -                             | 7,177 0.1648                  |
| Undeveloped surface | 28,988 0.6655                 | -                             |
| Site total          | 28,988 0.6655                 | 28,988 0.6655                 |
| Percent impervious  | 0.0%                          | 75%                           |

- "C" Factor (See Ref. A., Plate 22.2 C-1)
  - Undeveloped "C" Factor = 0.34
  - Developed "C" Factor = 0.72

- Rainfall, 100-year, 6-hour,  $R_6$ ; (See Ref.A., Plate 22.2 D-1)  $R_6 = 2.2$  inches.

- Time of Concentration,  $T_c$ ; Use Kirpich Equation.
$$L = 238 + 150 = 388 \text{ Delta Elev.} = 2.0 \text{ S} = 2/388$$
$$s = 0.0052 \text{ ft./ft.}$$
$$T_c = 0.0078(388^{0.77}/0.0052^{0.385}) = 5.81 \text{ minutes.}$$
Use the minimum  $T_c$  of 10 minutes.

- Rainfall Intensity,  $I$ ; (See Ref. A, Plate 22.2 D-2)

$$I = R_6 \times 6.84 \times T_c^{-0.51} = 2.2 \times 6.84 \times (10)^{-0.51}$$
$$I = 4.65 \text{ In/Hr}$$

### III. PEAK DISCHARGE:

- Existing Conditions. (Use Rational Equation.)
$$Q_{100} = 0.34 \times 4.65 \times 0.67 = 1.06 \text{ cfs}$$
$$Q_{10} = 0.657 \times 1.06 = 0.70 \text{ cfs}$$

- Developed Conditions.
$$Q_{100} = 0.72 \times 4.65 \times 0.67 = 2.24 \text{ cfs}$$
$$Q_{10} = 0.657 \times 2.24 = 1.47 \text{ cfs}$$

### IV. ANALYSIS OF DOWNSTREAM CAPACITY:

- Existing Storm Sewers.

1. There is a 12" storm sewer in 15th Street adjacent to the site. This storm sewer crosses Mountain Road where it increases to a 15 inch diameter storm sewer, approximately 250 feet south of the site. This system extends north of the site approximately 3600 feet.

2. There is a 36" storm sewer in Mountain Road beginning at 15th Street and running east to 12th Street where it turns south.

3. There is an 18" storm sewer in Mountain Road beginning approximately 1000 feet west of 15th Street. The same system is also encountered in Old Town Road at approximately the same distance.

- Site in Relation to Drainage Cell.

1. Drainage Cell. The Albuquerque Master Drainage Study Cell Map shows the site to be in Cell 99. It is estimated that 30% of the runoff from Cell 99 enters the 36 inch storm sewer in Mountain Road. The remaining 70 % appears to leave the cell via 15th Street at Mountain Road.

The site is at the extreme lower end of the cell. Therefore, runoff from the site will be discharged into the storm sewer well before the peak discharge from Cell 99 reaches the site as shown by the following analysis.

2. Time of Concentration Analysis. It appears that the street need only carry that portion of the Cell No. 99 runoff not taken by the 36" storm sewer, approximately 25 acres. The total length of the watershed is approximately 1700 feet. The upper elevation is 60.8. The lower elevation is 57.5 or a difference in elevation of 3.3 feet. The average slope =  $3.3/1700 = 0.0019$  feet per foot. From Plate 22.2 B-2, the street flow velocity is approximately 1.5 feet per second. The time of concentration is  $1700/1.5 \times 60 = 18.9$  minutes.

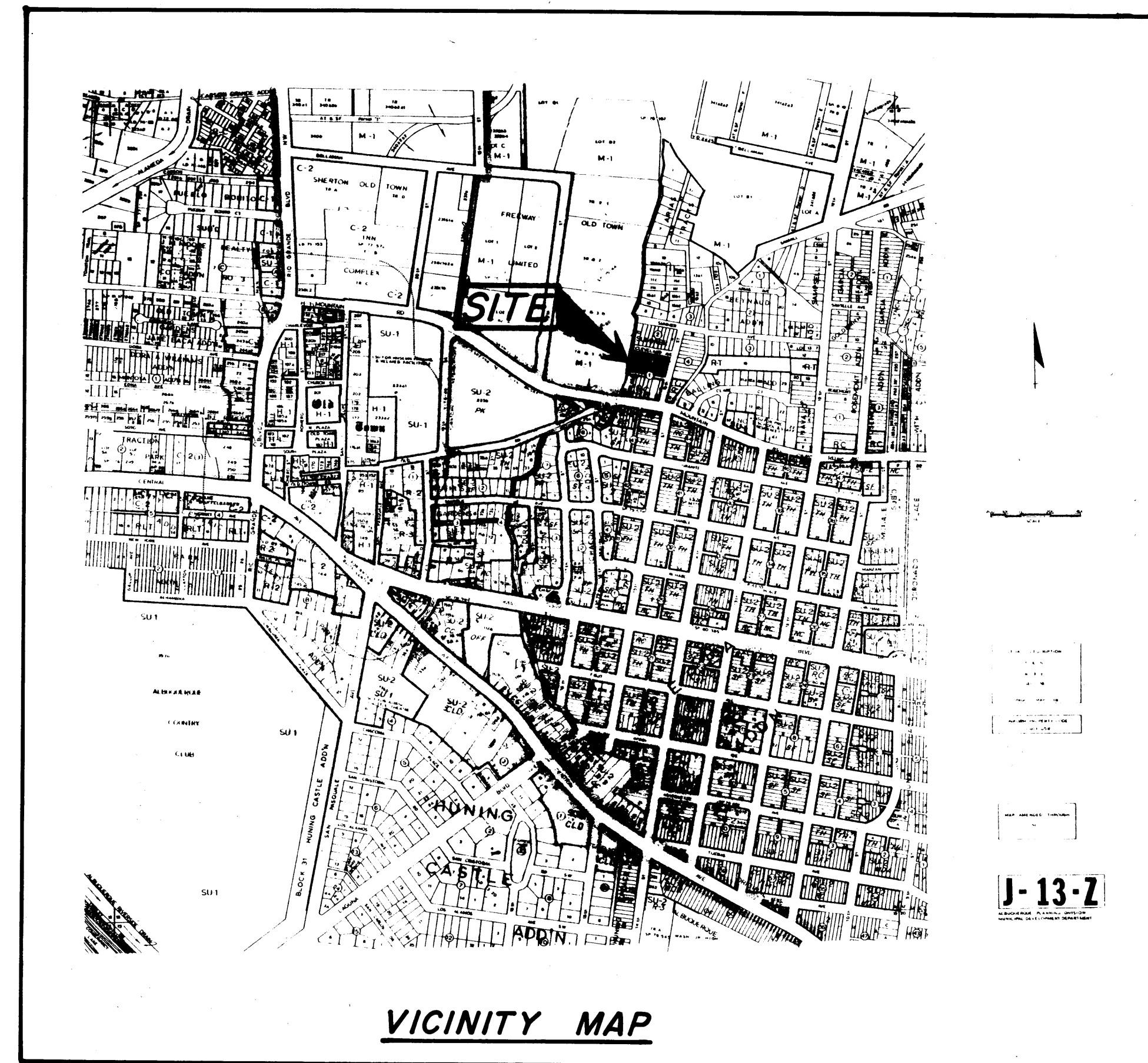
The conclusion is that the site drainage will have entered one or more of the storm sewers before the peak discharge from Cell No. 99 reaches the site. Therefore, there should be adequate capacity downstream to accommodate the peak runoff from this site.

## DRAINAGE COMMENTS

- THERE IS NO OFF-SITE FLOW ENTERING THIS SITE FROM ANY ADJACENT PRIVATE OR PUBLIC PROPERTY OR DISCHARGING FROM THIS SITE TO ADJACENT PRIVATE PROPERTY.
- THIS SITE IS AN IN-FILL SITE IN THAT THE SURROUNDING AREA IS DEVELOPED MOSTLY AS SINGLE FAMILY RESIDENTIAL.
- IT IS ASSUMED THAT ONE-FOURTH OF THE SITE DISCHARGE DISCHARGES TO THE FRONT AND ONE-FOURTH TO THE REAR OF EACH ROW OF UNITS.
- THE EXISTING STREET GRADE ON 15TH STREET IS ONLY 0.0015 feet per foot. THE GRADES OF THE ALLEY GUTTER ON SITE WERE HELD TO THE MINIMUM TO MINIMIZE SITE FILL. THE GRADES ON ROSEMONT AVENUE HAVE ALSO BEEN HELD TO A MINIMUM DUE TO THE NORMAL DIFFICULTY IN OBTAINING ADEQUATE SLOPE IN VALLEY AREAS.

## CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 765-1234 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

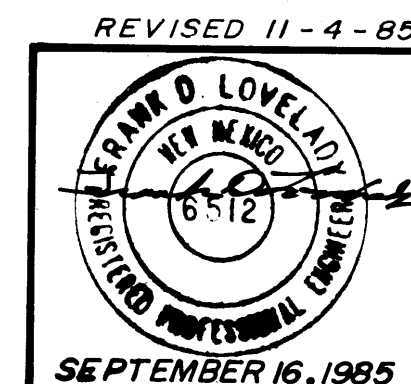


### LEGAL DESCRIPTION:

LOTS A thru K, ROSEMONT PLACE TOWNHOUSES,  
being a replat of LOTS 9 thru 17 inclusive  
in BLOCK 1, N/2 vacated ALLEY,  
SUMMER GARDEN ADDITION,  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 1985

### LEGEND

| EXISTING | NEW | DESCRIPTION          |
|----------|-----|----------------------|
| ---      | --- | WATERLINE            |
| ---      | --- | SANITARY SEWER       |
| ---      | --- | GAS LINE             |
| ---      | --- | CURB & GUTTER        |
| ---      | --- | CONTOUR LINE         |
| ---      | --- | SPOT ELEV.           |
| ---      | --- | FINISHED FLOOR ELEV. |
| ---      | --- | TOP OF SIDEWALK      |
| ---      | --- | TOP OF ASPHALT       |



## GRADING AND DRAINAGE PLAN ROSEMONT PLACE TOWNHOUSES

