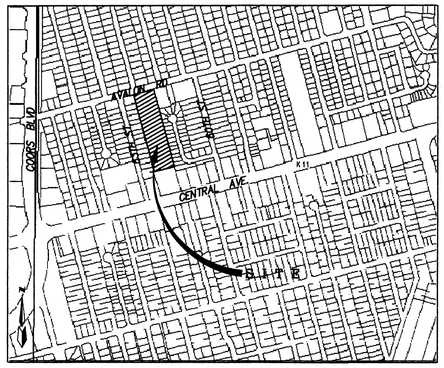
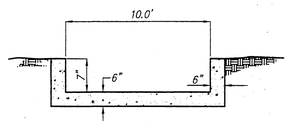


VICINITY MAP ZONE MAP: K-11-Z



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ MIN. OF 10' O.C.

CONCRETE RUNDOWN SECTION

N.T.S.

DRAINAGE CERTIFICATION w/ VERIFICATION BY ENGINEER OF RECORD
8/05/04

DRAINAGE CERTIFICATION

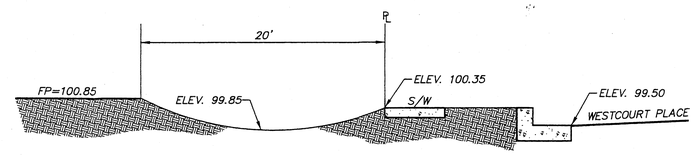
I, John M. MacKenzie, NMPE 11619, of the firm Mark Goodwin & Associates, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12/03/01. The record information edited onto the original design document has been obtained by me or under my direct supervision 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.

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.

John M. MacKenzie (SEAL)
John M. MacKenzie NMPE 11619

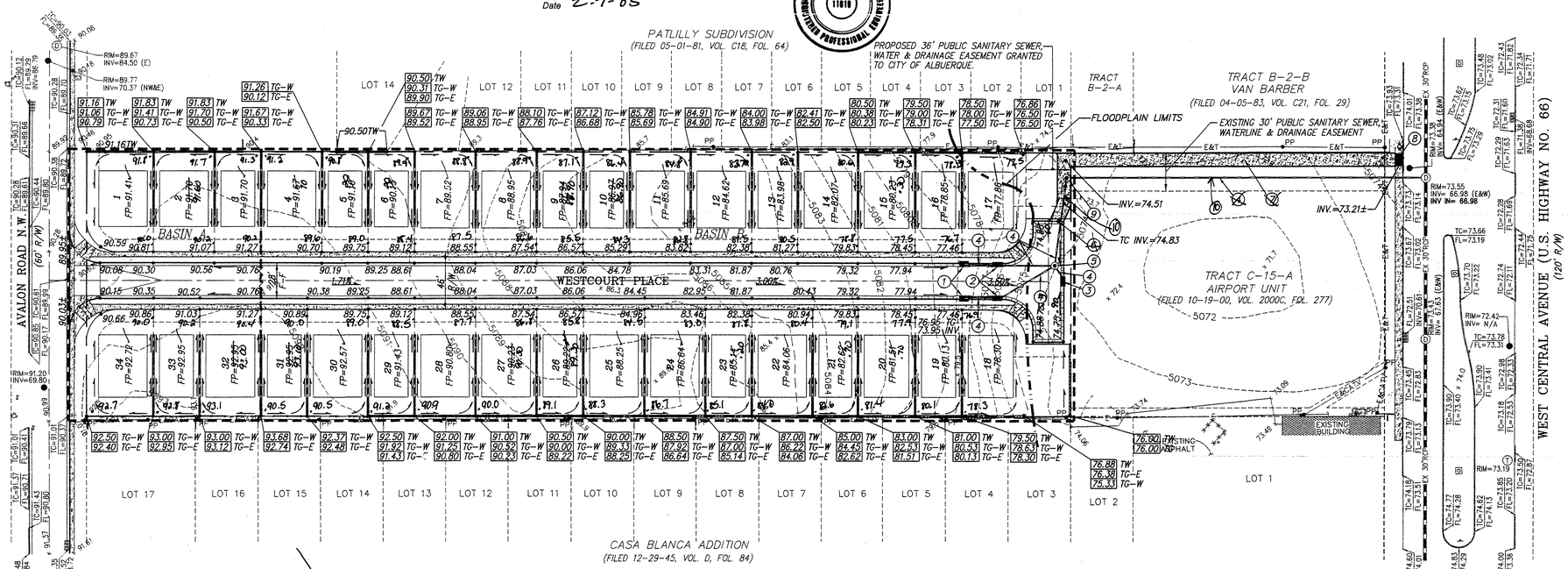
Date 2-7-05

JOHN M. MACKENZIE NEW MEXICO 11619 REGISTERED PROFESSIONAL ENGINEER



EROSION CONTROL SWALE DETAIL

N.T.S.

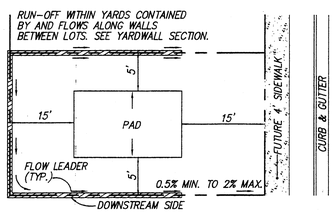


RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Cardinal Construction Company, and by the surveyor, Walker Surveying Company, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

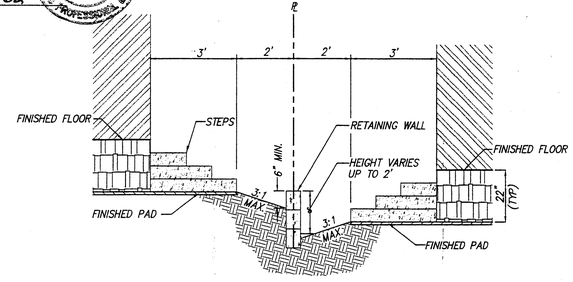
Amy L. Driscoll, PE NMPE 15334 8/19/02

AMY L. DRISCOLL NEW MEXICO 15334 REGISTERED PROFESSIONAL ENGINEER



TYPICAL LOT LAYOUT PLAN

N.T.S.



TYPICAL LOT LAYOUT SECTION

N.T.S.

LEGEND

MOUNTABLE CURB & GUTTER	EXISTING CONTOUR MAJOR
STANDARD 8" CURB & GUTTER	EXISTING CONTOUR MINOR
FP= 30.38 FINISHED PAD ELEVATION	EXISTING FIRE HYDRANT
00.00 PROPOSED SPOT ELEVATION	EXISTING WATER VALVE
85.00 TW PROPOSED TOP OF WALL ELEVATION	EXISTING SANITARY SEWER MANHOLE
84.45 TG-W PROPOSED TOP GROUND ELEVATION-WEST	EXISTING STORM DRAIN MANHOLE
83.37 TG-E PROPOSED TOP GROUND ELEVATION-EAST	EXISTING STORM DRAIN INLET
PROPOSED SLOPE	EXISTING TOP OF CURB ELEVATION / EXISTING FLOW LINE ELEVATION
FLOODPLAIN LINE	EXISTING SPOT ELEVATION
PROPOSED WATER BLOCK	EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
PROPOSED 4' SIDEWALK	EXISTING POWER POLE
TRACT/LOT BOUNDARY LINE	EXISTING TELEPHONE MANHOLE
RIGHT OF WAY LINE	EXISTING STREET LIGHT
EASEMENT LINE	EXISTING CHAIN LINK FENCE
FLOW DIRECTION	EXISTING WOOD FENCE
PROPOSED SWALE	DRAINAGE BASIN LINE
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN PIPE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	

A1024an\A1024gd3.dwg\12-03-01\DER

NOTES

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5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

KEYED NOTES

1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202. TOP GRATE= 76.95 INV. EL= 73.95
2. TOTAL OF 2 TYPE "C" DOUBLE INLETS PER C.O.A. STANDARD DETAIL #2205. TOP GRATE= 75.83 INV. EL= 72.83
3. TOTAL OF 1 TYPE "C" DOUBLE INLET PER C.O.A. STANDARD DETAIL #2205. TOP GRATE= 74.33 INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101. RIM EL= 74.65 INV. IN= 71.25 INV. OUT= 71.10
6. ~~NEW 10' WIDE CURB CUT. INV. EL=74.75~~
7. ~~NEW 10' WIDE CONCRETE RUNDOWN @ 0.48% SLOPE PER DETAIL THIS SHEET.~~
8. ~~5- 2' WIDE SIDEWALK CULVERTS PER C.O.A. STANDARD DETAIL #2236.~~
9. 6' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101. RIM EL.= 74.54 INV. IN= 70.40 INV. OUT= 70.30
10. NEW 24" RCP STORM DRAIN PIPE

50' 25' 0 50' 100'

SCALE: 1" = 50'

RECEIVED FEB 08 2005 HYDROLOGY SECTION

AS BUILT INFORMATION

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

BENCH MARKS

BENCHMARK FOR THIS PROJECT IS A STANDARD NMSHC BRASS CAP, STAMPED "NM448-C1", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND AND LOCATED IN THE WEST MEDIAN AT THE INTERSECTION OF 59th STREET S.W. AND CENTRAL AVENUE. X=364764.30, Y=1485275.17, G-G=0.99967831, DELTA ALPHA= -00°15'35", NM STATE PLANE (NAD 27). ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		
DESIGNED BY	ALD	11/01
DRAWN BY	DER	11/01
CHECKED BY	DMG	11/01

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

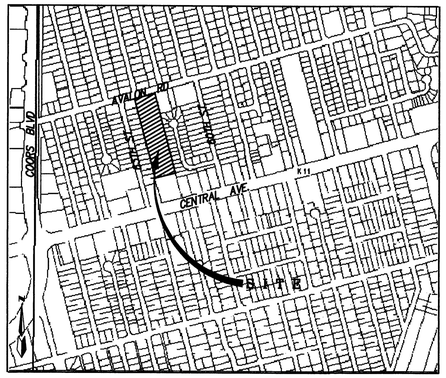
TITLE:

St. JOSEPH'S PLACE GRADING AND DRAINAGE PLAN

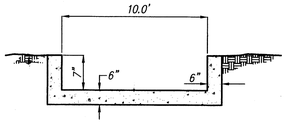
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
FOR INFORMATION ONLY				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6760.81	K-11-Z	4	8

F:\A01J085\A1024an\A1024gd3.dwg Mon Dec 03 13:28:27 2001 by der



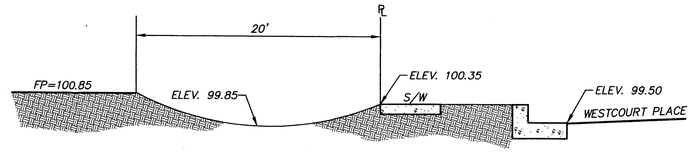
VICINITY MAP ZONE MAP: K-11-Z



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ MIN. OF 10' O.C.

CONCRETE RUNDOWN SECTION

N.T.S.



EROSION CONTROL SWALE DETAIL

N.T.S.

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   INV. IN= 71.25
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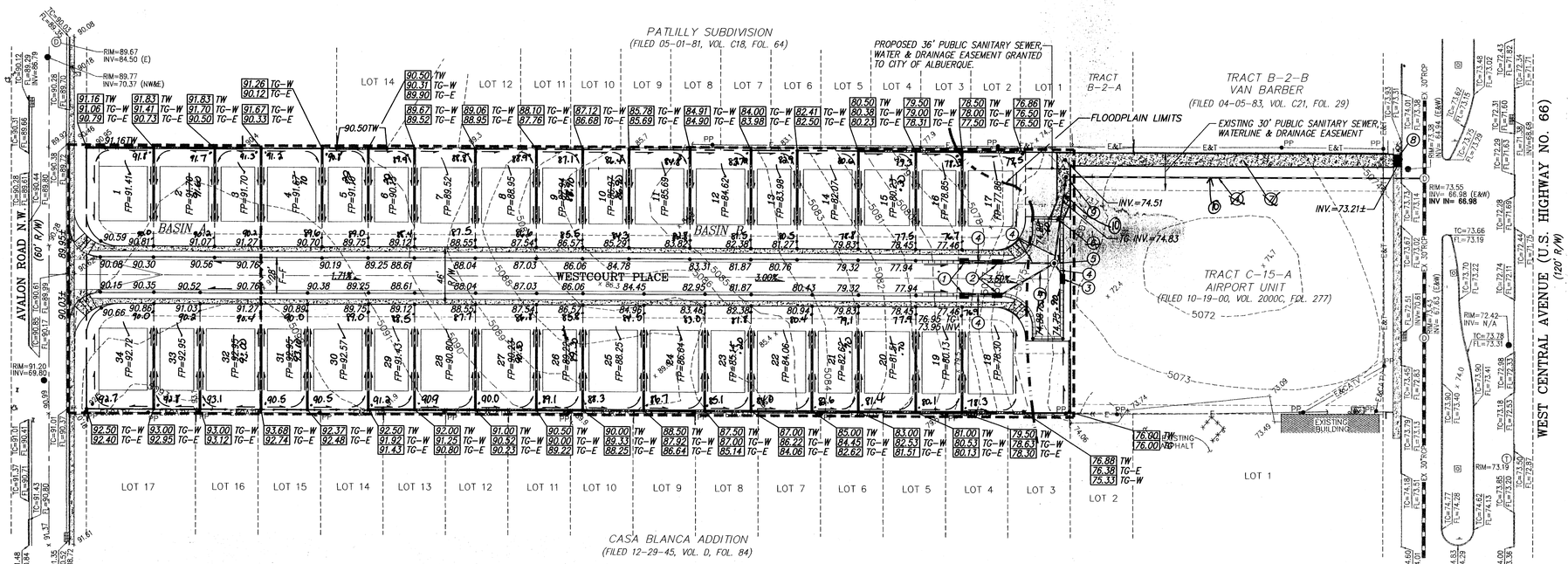
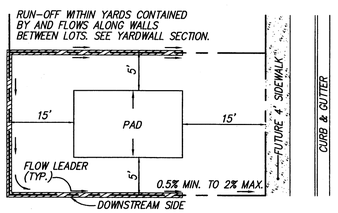


RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Cordova Construction Company, and by the surveyor, Walker Surveying Company, and reflects the construction as actually accomplished. This drawing as constructed is in substantial compliance with the Approved Plan.

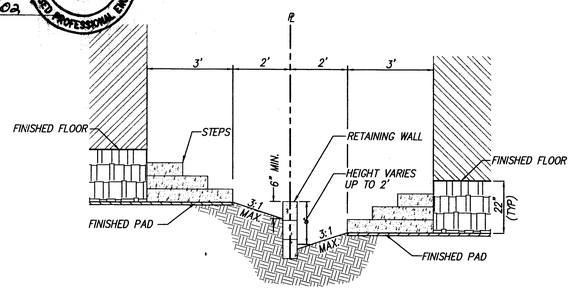
Amy L. Driscoll, PE NMPE 15334 8/19/02

DRISCOLL NEW MEXICO 15334 REGISTERED PROFESSIONAL ENGINEER



TYPICAL LOT LAYOUT PLAN

N.T.S.



TYPICAL LOT LAYOUT SECTION

N.T.S.

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PROPOSED WATER BLOCK	EXISTING SPOT ELEVATION
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PROPOSED RETAINING WALL	DRAINAGE BASIN LINE
PROPOSED STORM DRAIN PIPE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	

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RECEIVED AUG 19 2002 HYDROLOGY SECTION

SCALE: 1" = 50'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

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AS BUILT INFORMATION

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

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	ALD	11/01
DRAWN BY	DER	11/01
CHECKED BY	DMG	11/01

dmg MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: St. JOSEPH'S PLACE GRADING AND DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6760.81	K-11-Z	4	8

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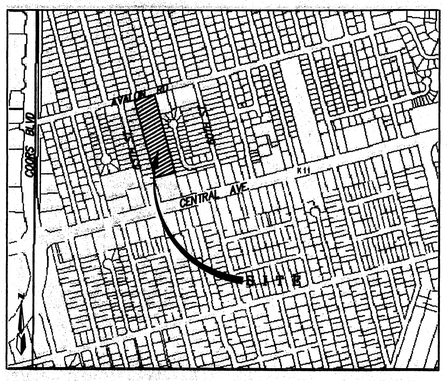

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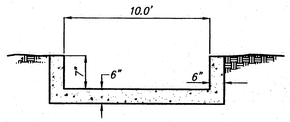

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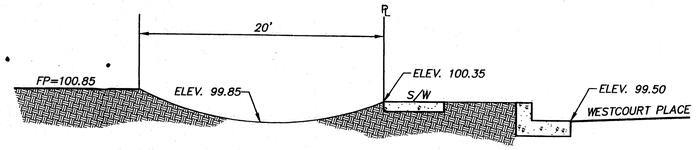
CONCRETE RUNDOWN SECTION
N.T.S.



EROSION CONTROL SWALE DETAIL
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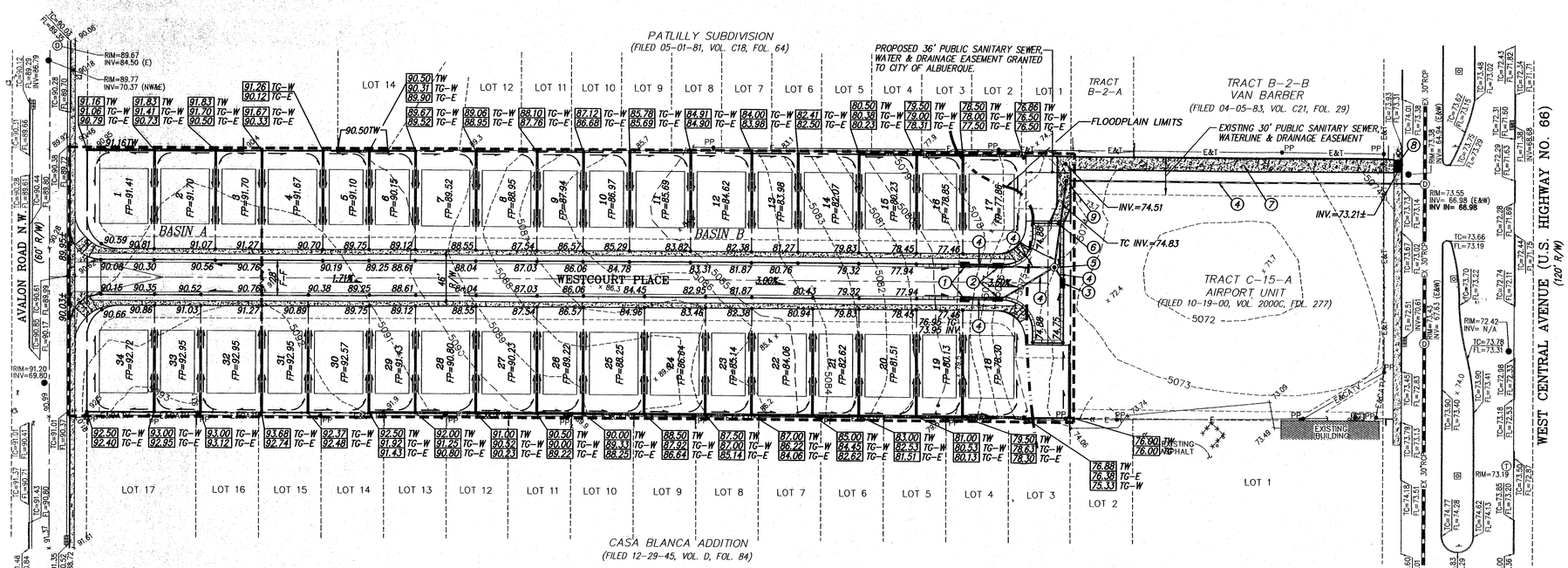
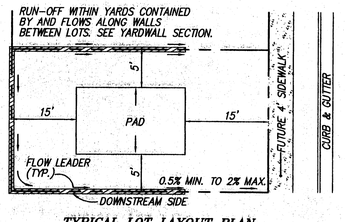


50' 25' 0 50' 100'
SCALE: 1" = 50'



TYPICAL LOT LAYOUT PLAN
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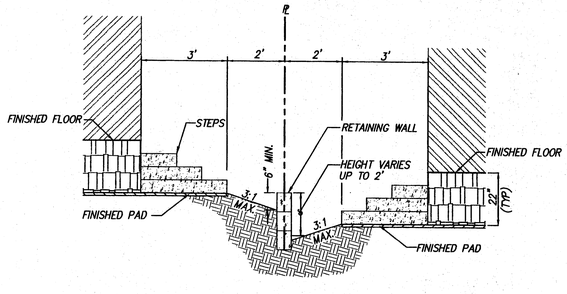

TYPICAL LOT LAYOUT SECTION
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A1024an\A1024gd3.dwg\12-03-01\DER

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTORS ACCEPTANCE BY
DATE
VERIFICATION BY
DATE
DRAWINGS CORRECTED BY
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DATE
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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	ALD	DATE 11/01
DRAWN BY	DER	DATE 11/01
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dmg
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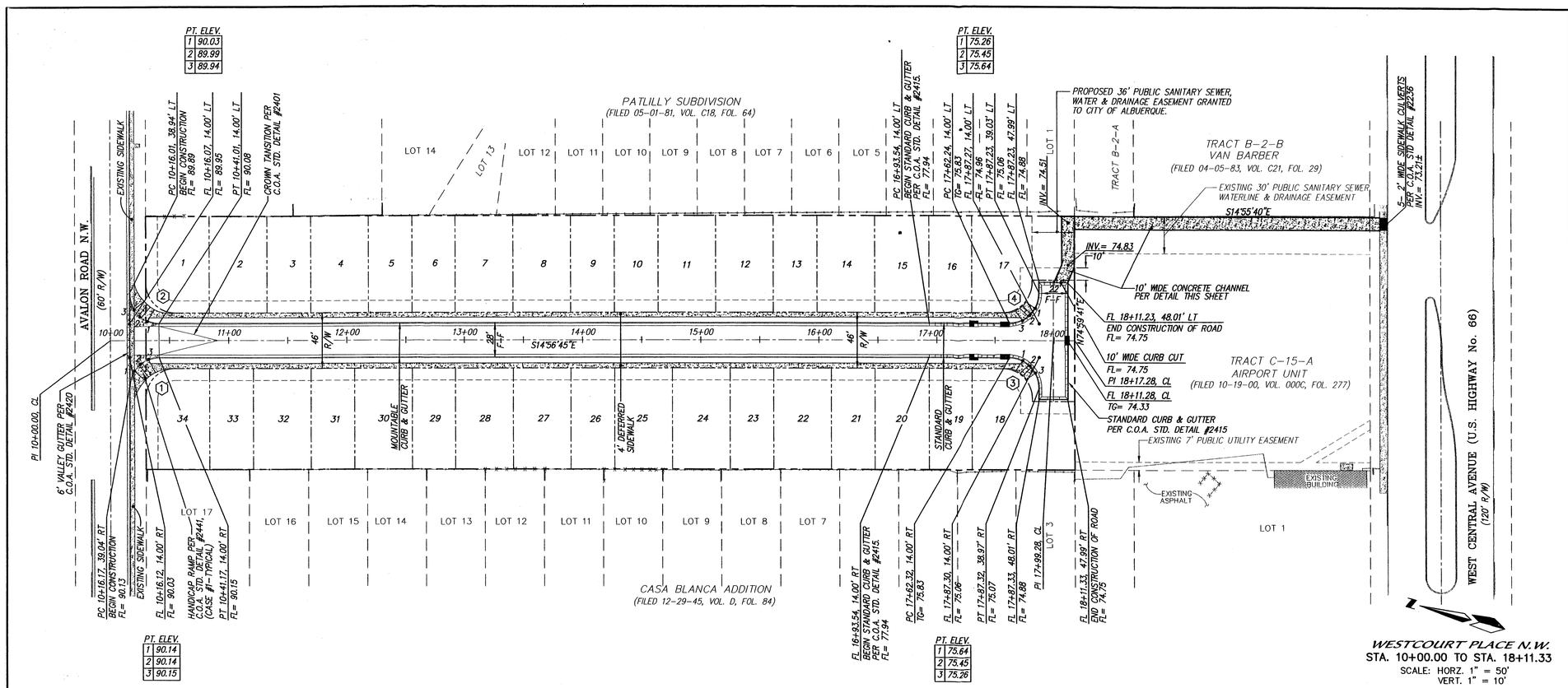
PUBLIC WORKS DEPARTMENT

TITLE:
St. JOSEPH'S PLACE 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
6760.81	K-11-Z	4	8



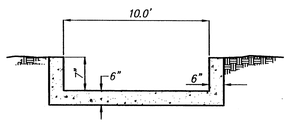
WESTCOURT PLACE N.W.
STA. 10+00.00 TO STA. 18+11.33
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. PAVING PER C.O.A. STD. DETAIL #2405 AND PAVING SECTION DETAIL THIS SHEET.
3. TRANSITION EXISTING SIDEWALK ON AVALON ROAD TO NEW WHEEL CHAIR RAMPS.

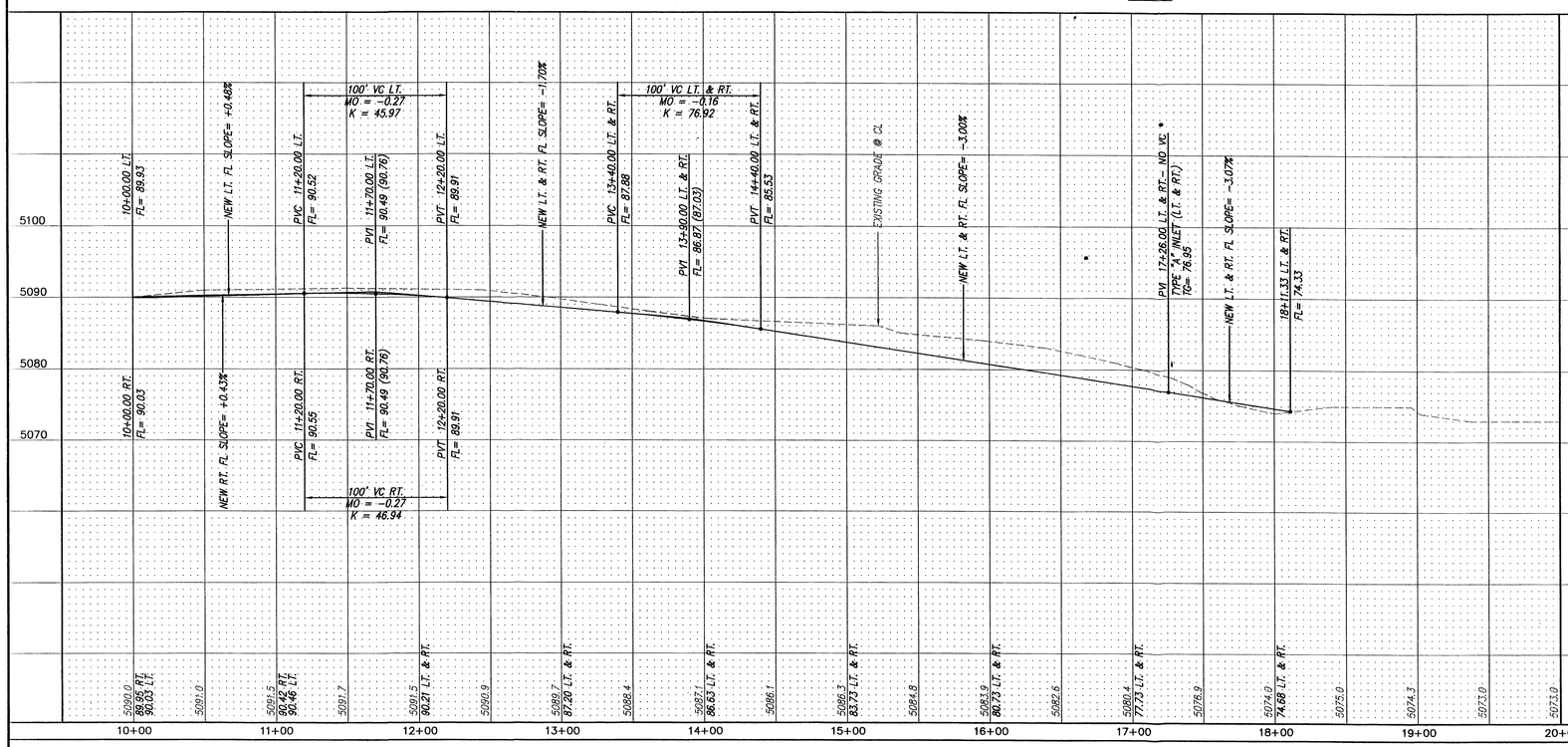
CURVE DATA – DESCRIBES FACE OF NEW CURB

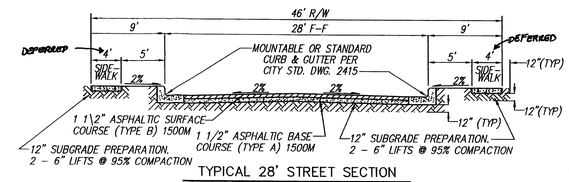
1. Δ = 90°05'54" R = 25.00' L = 39.31' T = 25.04'
2. Δ = 89°51'59" R = 25.00' L = 39.21' T = 24.94'
3. Δ = 89°56'26" R = 25.00' L = 39.24' T = 24.97'
4. Δ = 90°03'34" R = 25.00' L = 39.30' T = 25.03'



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ 10' O.C.

CONCRETE RUNDOWN SECTION
N.T.S.





TYPICAL 28' STREET SECTION
N.T.S.

NOTE: SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.

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

BENCHMARK FOR THIS PROJECT IS A STANDARD NMSHC BRASS CAP STAMPED "NM448-C1", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND AND LOCATED IN THE WEST MEDIAN AT THE INTERSECTION OF 59th STREET S.W. AND CENTRAL AVENUE. X=364764.30, Y=1485275.17, G-G=0.99967831, DELTA ALPHA= -0°15'35", NM STATE PLANE (NAD 27), ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9845 MARK GOODWIN 12/10/01

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	ALD	DATE 11/01
DRAWN BY	DER	DATE 11/01
CHECKED BY	DMG	DATE 11/01

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

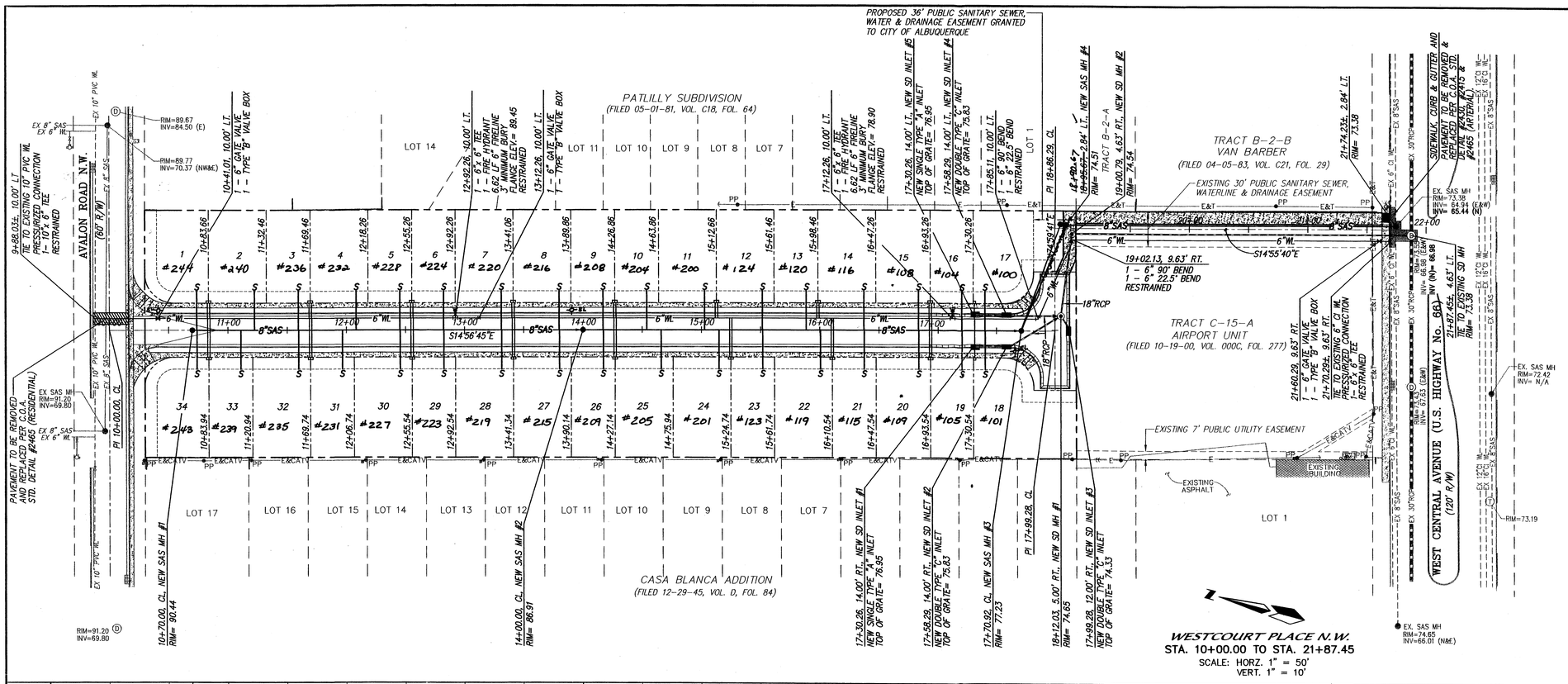
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

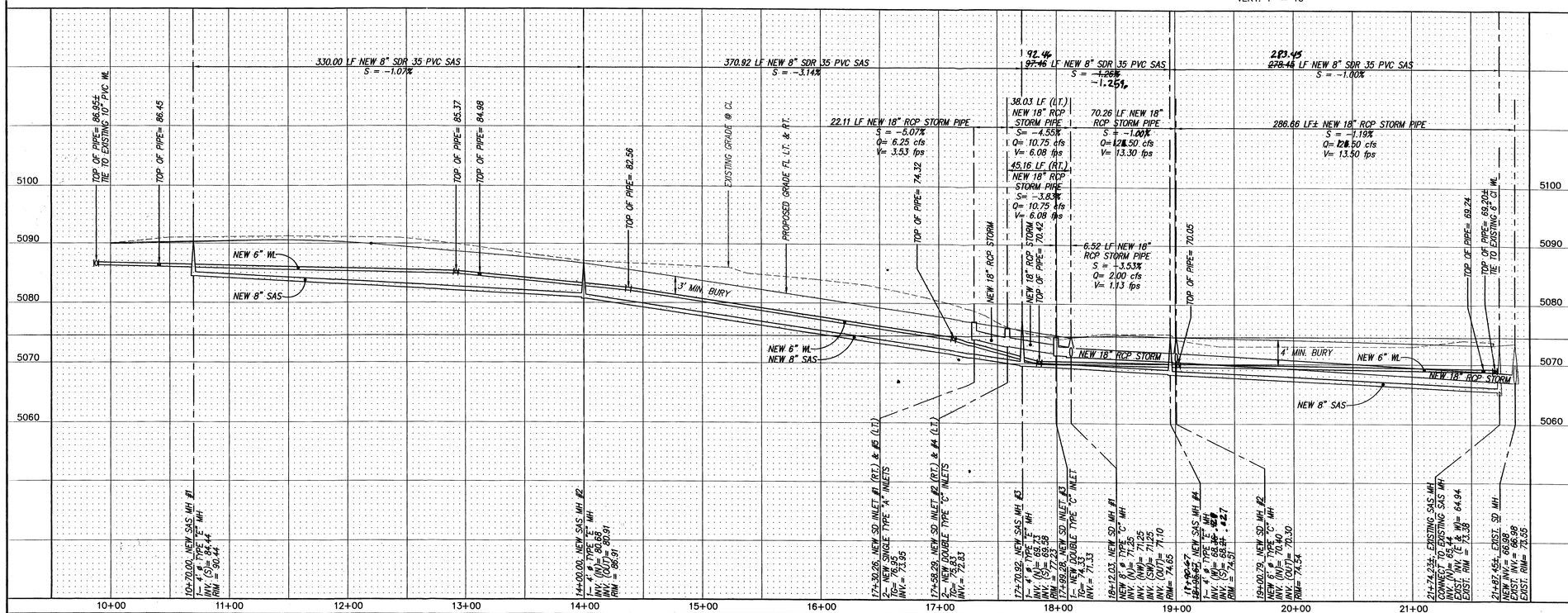
TITLE: St. JOSEPH'S PLACE
WESTCOURT PLACE N.W.
PAVING PLAN AND PROFILE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6760.81	K-11-Z	5	8

A1024an/A1024pv1.dwg/12-07-01/DER





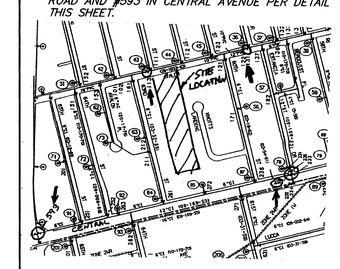
A1024an/A1024up1.dwg/12-03-01/DER

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING TO PI STATION 17+99.28, STATIONING AFTER PI IS CENTERLINE OF EASEMENT.
2. RESTRAINED JOINTS PER TABLE THIS SHEET.

WATER SHUT-OFF PLAN

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200 FIVE (5) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. ALL VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. CLOSE EXISTING VALVE #113 & #122 IN AVALON ROAD AND #593 IN CENTRAL AVENUE PER DETAIL THIS SHEET.



SANITARY SEWER SERVICES

BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
–	1	10+73.66	85.26	33.00'
–	2	11+22.46	85.71	33.00'
–	3	11+59.46	85.54	33.00'
–	4	12+08.26	85.08	33.00'
–	5	12+45.26	85.46	33.00'
–	6	12+82.26	83.84	33.00'
–	7	13+31.06	83.01	33.00'
–	8	13+79.86	82.07	33.00'
–	9	14+16.86	81.15	33.00'
–	10	14+53.86	80.06	33.00'
–	11	15+02.66	78.59	33.00'
–	12	15+51.46	77.13	33.00'
–	13	15+88.46	76.02	33.00'
–	14	16+37.26	74.56	33.00'
–	15	16+83.26	73.18	33.00'
–	16	17+20.26	72.07	33.00'
–	17	17+40.26	71.45	33.00'
–	18	17+40.54	71.44	33.00'
–	19	17+20.54	72.06	33.00'
–	20	16+83.54	73.17	33.00'
–	21	16+37.54	74.56	33.00'
–	22	16+00.54	75.66	33.00'
–	23	15+51.74	77.12	33.00'
–	24	15+14.74	78.23	33.00'
–	25	14+65.94	80.06	33.00'
–	26	14+17.14	81.14	33.00'
–	27	13+80.14	82.06	33.00'
–	28	13+31.34	83.01	33.00'
–	29	12+82.54	83.83	33.00'
–	30	12+45.54	84.46	33.00'
–	31	11+96.74	85.24	33.00'
–	32	11+59.74	85.54	33.00'
–	33	11+10.94	85.47	33.00'
–	34	10+73.94	85.35	33.00'

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	–	7'	–	–	46'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
10"x10"x6"	6'	1'
6"x6"x6"	10'	2'

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AS BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

BENCHMARK FOR THIS PROJECT IS A STANDARD NMSHC BRASS CAP STAMPED "NM449-C1", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND AND LOCATED IN THE WEST MEDIAN AT THE INTERSECTION OF 59th STREET & W. CENTRAL AVENUE. X=364764.30, Y=1485275.17, G-G=0.99967831, DELTA ALPHA= -00°15'35", NM STATE PLANE (NAD 27), ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEER'S SEAL

NO.	DATE	REMARKS REVISIONS	BY

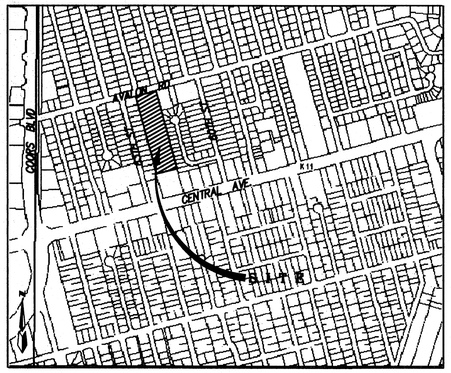
DESIGN		DATE
DESIGNED BY	ALD	11/01
DRAWN BY	DER	11/01
CHECKED BY	DMG	11/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

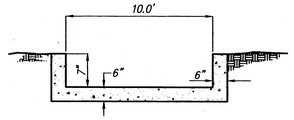
TITLE: St. JOSEPH'S PLACE
WESTCOURT PLACE N.W.
UTILITY & STORM DRAIN PLAN AND PROFILE

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6760.81	K-11-Z	6	8



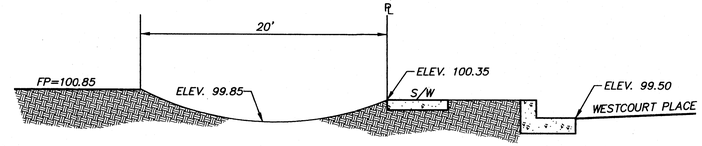
VICINITY MAP ZONE MAP: K-11-Z



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ MIN. OF 10' O.C.

CONCRETE RUNDOWN SECTION

N.T.S.



EROSION CONTROL SWALE DETAIL

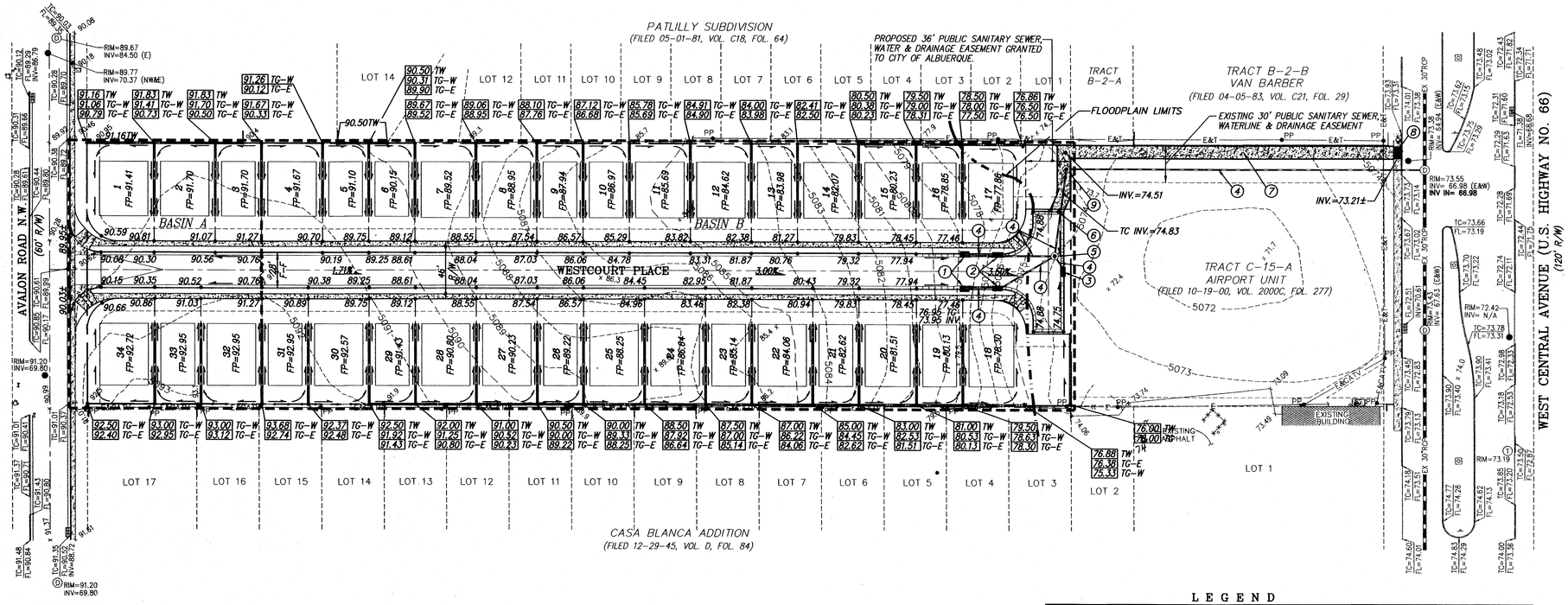
N.T.S.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

KEYED NOTES

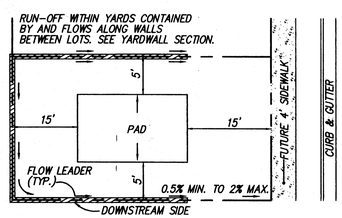
1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202.
   TOP GRATE= 76.95
   INV. EL= 73.95
2. TOTAL OF 2 TYPE "C" DOUBLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 75.83
   INV. EL= 72.83
3. TOTAL OF 1 TYPE "C" DOUBLE INLET PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 74.33
   INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 74.65
   INV. IN= 71.25
   INV. OUT= 71.10
6. NEW 10' WIDE CURB CUT. INV. EL.=74.75
7. NEW 10' WIDE CONCRETE RUNDOWN @ 0.48% SLOPE PER DETAIL THIS SHEET.
8. 5- 2' WIDE SIDEWALK CULVERTS PER C.O.A. STANDARD DETAIL #2236.
9. 6' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 74.54
   INV. IN= 70.40
   INV. OUT= 70.30



SCALE: 1" = 50'

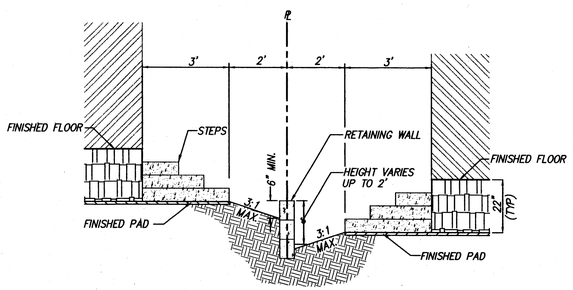
LEGEND

	MOUNTABLE CURB & GUTTER
	STANDARD 8" CURB & GUTTER
FP= 30.38	FINISHED PAD ELEVATION
00.00	PROPOSED SPOT ELEVATION
85.00 TW 84.45 TG-W 83.37 TG-E	PROPOSED TOP OF WALL ELEVATION PROPOSED TOP GROUND ELEVATION-WEST PROPOSED TOP GROUND ELEVATION-EAST
	PROPOSED SLOPE
	FLOODPLAIN LINE
	PROPOSED WATER BLOCK
	PROPOSED 4' SIDEWALK
	TRACT/LOT BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	FLOW DIRECTION
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
5135	EXISTING CONTOUR MAJOR
5135	EXISTING CONTOUR MINOR
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN INLET
TC=73.90 FL=73.41	EXISTING TOP OF CURB ELEVATION EXISTING FLOW LINE ELEVATION
x 00.00	EXISTING SPOT ELEVATION
E&CATV	EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
PP	EXISTING POWER POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STREET LIGHT
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	DRAINAGE BASIN LINE



TYPICAL LOT LAYOUT PLAN

N.T.S.



TYPICAL LOT LAYOUT SECTION

N.T.S.

A1024an\A1024gd3.dwg\12-03-01\DER

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK FOR THIS PROJECT IS A STANDARD NMSHC BRASS CAP STAMPED "NM448-C1", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND AND LOCATED IN THE WEST MEDIAN AT THE INTERSECTION OF 59th STREET S.W. AND CENTRAL AVENUE. X=1464764.30, Y=1485275.17, G-G=0.9996783I, DELTA ALPHA= -00°15'35", NM STATE PLANE (NAD 27), ELEVATION (NGVD29)= 5074.028

AS BUILT INFORMATION

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

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	ALD	11/01
DRAWN BY	DER	11/01
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MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

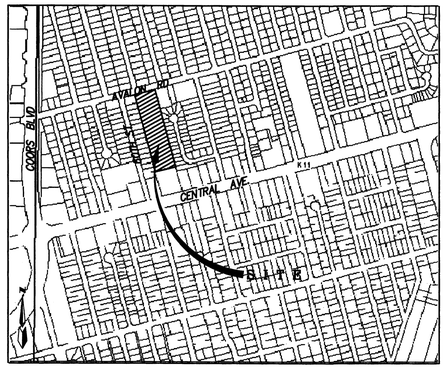
RECEIVED DEC 04 2001 HYDROLOGY SECTION

TITLE:

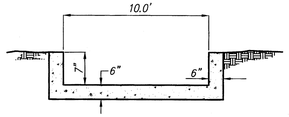
St. JOSEPH'S PLACE GRADING AND DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
6760.81	K-11-Z	4	8

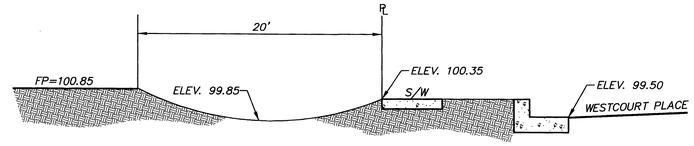


VICINITY MAP ZONE MAP: K-11-Z



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ MIN. OF 10' O.C.

CONCRETE RUNDOWN SECTION
N.T.S.



EROSION CONTROL SWALE DETAIL
N.T.S.

NOTES

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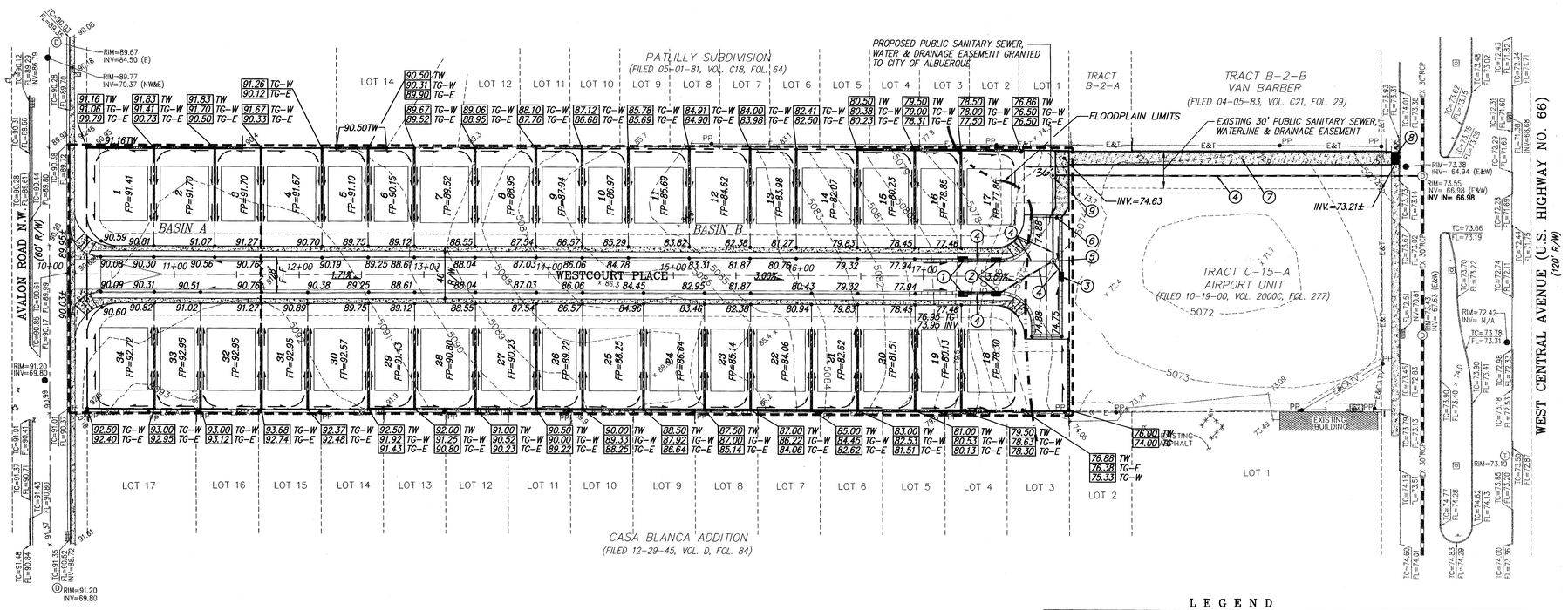
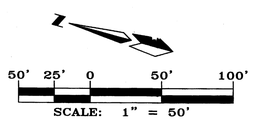
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

KEYED NOTES

1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202.
   TOP GRATE= 76.95
   INV. EL= 73.95
2. TOTAL OF 4 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 75.83
   INV. EL= 72.83
3. TOTAL OF 2 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 74.33
   INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 74.65
   INV. IN= 71.25
   INV. OUT= 71.10
6. NEW 8' WIDE CURB CUT. INV. EL.=74.88
7. NEW 10' WIDE CONCRETE RUNDOWN @ 0.52% SLOPE PER DETAIL THIS SHEET.
8. 5- 2' WIDE SIDEWALK CULVERTS PER C.O.A. STANDARD DETAIL # 2236.
9. 6' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 75.00
   INV. IN= 70.45
   INV. OUT= 70.35





LEGEND

	MOUNTABLE CURB & GUTTER
	STANDARD 8" CURB & GUTTER
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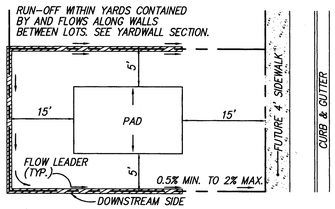
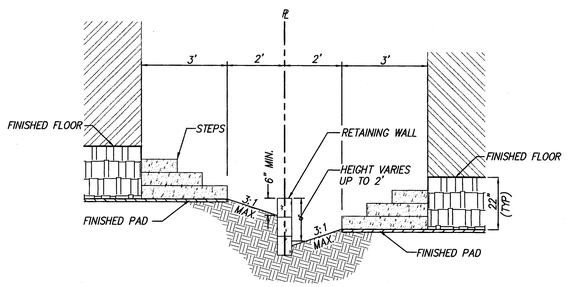
00.00	PROPOSED SPOT ELEVATION
85.00 TW 84.45 TG-W 83.37 TG-E	PROPOSED TOP OF WALL ELEVATION PROPOSED TOP GROUND ELEVATION-WEST PROPOSED TOP GROUND ELEVATION-EAST
	PROPOSED SLOPE
	FLOODPLAIN LINE
	PROPOSED WATER BLOCK
	PROPOSED 4' SIDEWALK
	TRACT/LOT BOUNDARY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	FLOW DIRECTION
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
5135	EXISTING CONTOUR MAJOR
5135	EXISTING CONTOUR MINOR
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN INLET
TC=73.90 FL=73.41	EXISTING TOP OF CURB ELEVATION EXISTING FLOW LINE ELEVATION
x 00.00	EXISTING SPOT ELEVATION
E&CATV	EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
PP	EXISTING POWER POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STREET LIGHT
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	DRAINAGE BASIN LINE



TYPICAL LOT LAYOUT PLAN
N.T.S.



TYPICAL LOT LAYOUT SECTION
N.T.S.

A1024an\A1024gd3.dwg\08-31-01\DER JMM

AS BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

NMSHC BRASS CAP "NM448-C1"
X= 364764.30
Y= 1485275.17
G-G= 0.99967831
DELTA ALPHA= -00°15'35"
NM STATE PLANE (NAD 27)
ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JOHN M. MacKENZIE
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
11819
John M. MacKenzie
9/04/01

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	JMM	DATE 05/01
DRAWN BY	DER	DATE 05/01
CHECKED BY	DMG	DATE 05/01

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:

St. JOSEPH'S PLACE 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
	K-11-Z	-	-

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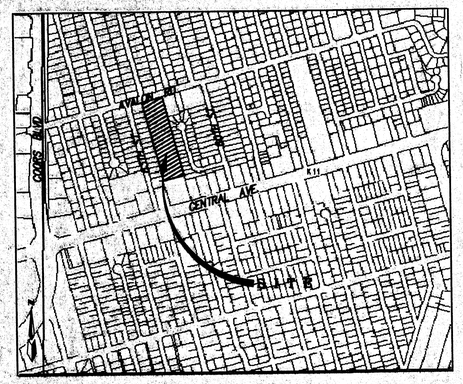
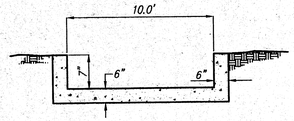
RECEIVED
NOV 07 2001
HYDROLOGY SECTION



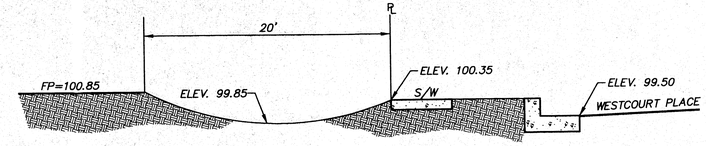
VICINITY MAP ZONE MAP: K-11-Z



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ MIN. OF 10' O.C.

CONCRETE RUNDOWN SECTION

N.T.S.



EROSION CONTROL SWALE DETAIL

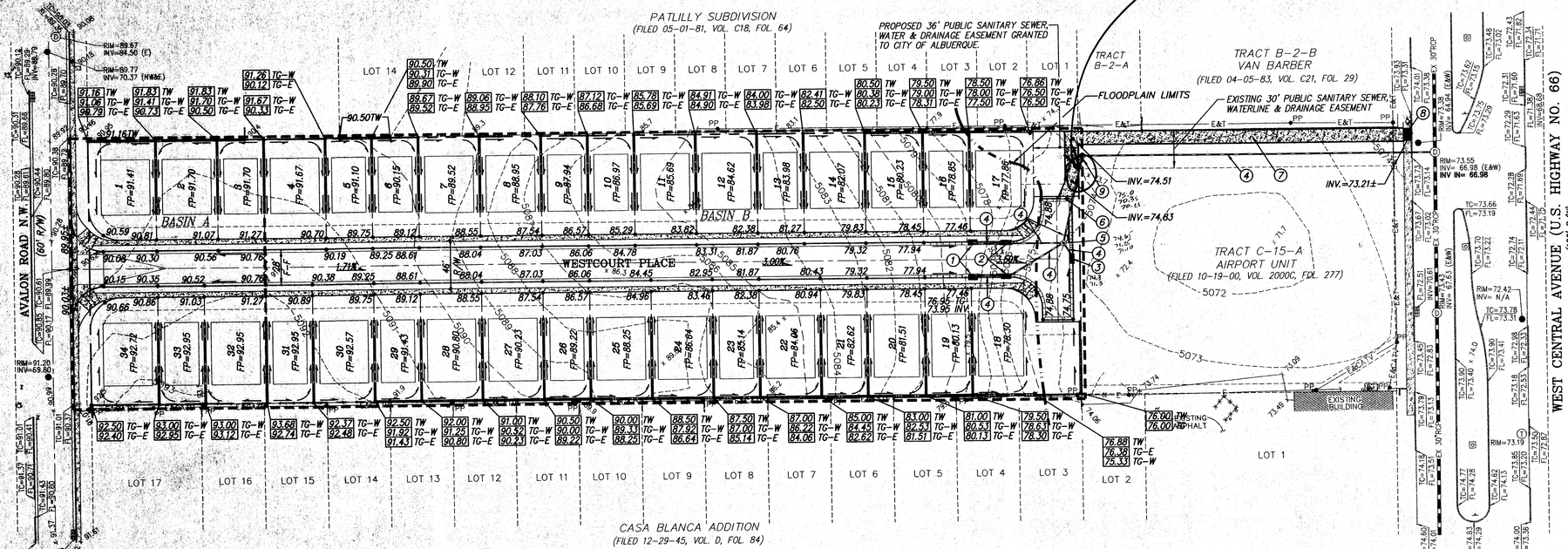
N.T.S.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

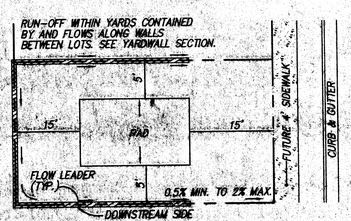
KEYED NOTES

1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202.
   TOP GRATE= 76.95
   INV. EL= 73.95
2. TOTAL OF 2 TYPE "C" DOUBLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 75.83
   INV. EL= 72.83
3. TOTAL OF 1 TYPE "C" DOUBLE INLET PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 74.33
   INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 74.65
   INV. IN= 71.25
   INV. OUT= 71.10
6. NEW 10' WIDE CURB CUT. INV. EL.=74.75
7. NEW 10' WIDE CONCRETE RUNDOWN @ 0.48% SLOPE PER DETAIL THIS SHEET.
8. 5- 2' WIDE SIDEWALK CULVERTS PER C.O.A. STANDARD DETAIL #2236.
9. 6' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 75.00
   INV. IN= 70.35
   INV. OUT= 70.25



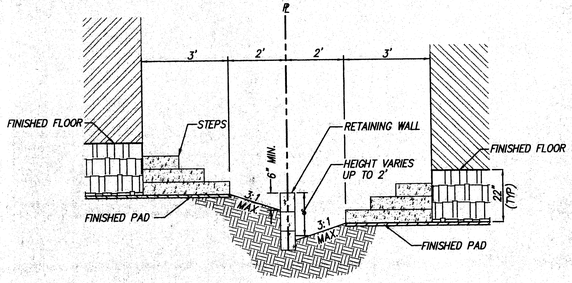
LEGEND

MOUNTABLE CURB & GUTTER	EXISTING CONTOUR MAJOR
STANDARD 8" CURB & GUTTER	EXISTING CONTOUR MINOR
FP= 30.38 FINISHED PAD ELEVATION	EXISTING FIRE HYDRANT
00.00 PROPOSED SPOT ELEVATION	EXISTING WATER VALVE
85.00 TW PROPOSED TOP OF WALL ELEVATION	EXISTING SANITARY SEWER MANHOLE
84.45 TG-W PROPOSED TOP GROUND ELEVATION-WEST	EXISTING STORM DRAIN MANHOLE
83.37 TG-E PROPOSED TOP GROUND ELEVATION-EAST	EXISTING STORM DRAIN INLET
PROPOSED SLOPE	EXISTING TOP OF CURB ELEVATION / EXISTING FLOW LINE ELEVATION (TC=73.90 FL=73.41)
FLOODPLAIN LINE	EXISTING SPOT ELEVATION
PROPOSED WATER BLOCK	EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
PROPOSED 4' SIDEWALK	EXISTING POWER POLE
TRACT/LOT BOUNDARY LINE	EXISTING TELEPHONE MANHOLE
RIGHT OF WAY LINE	EXISTING STREET LIGHT
EASEMENT LINE	EXISTING CHAIN LINK FENCE
FLOW DIRECTION	EXISTING WOOD FENCE
PROPOSED SWALE	DRAINAGE BASIN LINE
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN PIPE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	



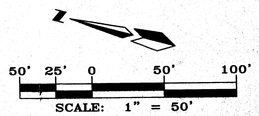
TYPICAL LOT LAYOUT PLAN

N.T.S.



TYPICAL LOT LAYOUT SECTION

N.T.S.



RECEIVED
NOV 07 2001
HYDROLOGY SECTION

AS BUILT INFORMATION

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WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
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NO.	

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Y= 1485275.17
G-C= 0.99967831
DELTA ALPHA= -00°15'35"
NM STATE PLANE (NAD 27)
ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 8248

Engineer Signature + date

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		11/01
DESIGNED BY	ALD	11/01
DRAWN BY	DER	11/01
CHECKED BY	DMG	11/01

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:
St. JOSEPH'S PLACE 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
	K-11-Z	4	8

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PRELIMINARY PLAT

St. Joseph's Place

SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY,2001

SUBDIVISION DATA

GROSS ACREAGE	3.7909 Ac
ZONEATLAS NO.	K-11-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	2 TRACTS/34 LOTS
NO. OF TRACTS ELIMINATED	1
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.8648 AC
DATE OF SURVEY	MARCH, 2001

OWNERS

WESTCOR PROPERTIES LLC
11600 ACADEMY N.E.
ALBUQUERQUE, N.M. 87111
(505) 237-9311

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER:

CHARLES BACHELLER DATE
PRESIDENT OF WESTCOR PROPERTIES LLC.

LOCATION MAP

NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

5-22-01

City Surveyor, City of Albuquerque, N.M. Date

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 34 RESIDENTIAL LOTS AND 2 TRACTS
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 23, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C-15-B, Airport unit filed in the office of the Bernalillo County Clerk on October 19, 2000, Volume 200C, Folio 277, and containing 3.7909 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.

FAMILY HOUSING DEVELOPMENT NOTICE

THIS SUBDIVISION QUALIFIES UNDER THE CITY'S FAMILY HOUSING DEVELOPMENT PROGRAM. THE CONTROLLING MINIMUM LOT WIDTH AND AREA HAVE ALL BEEN REDUCED AS SPECIFIED UNDER THE ZONING REGULATIONS. ALL OF THE STANDARD SETBACK AND OPEN SPACE REQUIREMENTS OF THE ZONE MUST BE MET FOR ALL LOTS WITHIN THE FAMILY HOUSING DEVELOPMENT.

Dwg:	A01024SHT1	Drawn:	SPS	Checked:	ALS	Sheet	1 of 3
Scale:	AS SHOWN	Date:	05/01/01	Job:	A01024		

PRELIMINARY PLAT

St. Joseph's Place SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

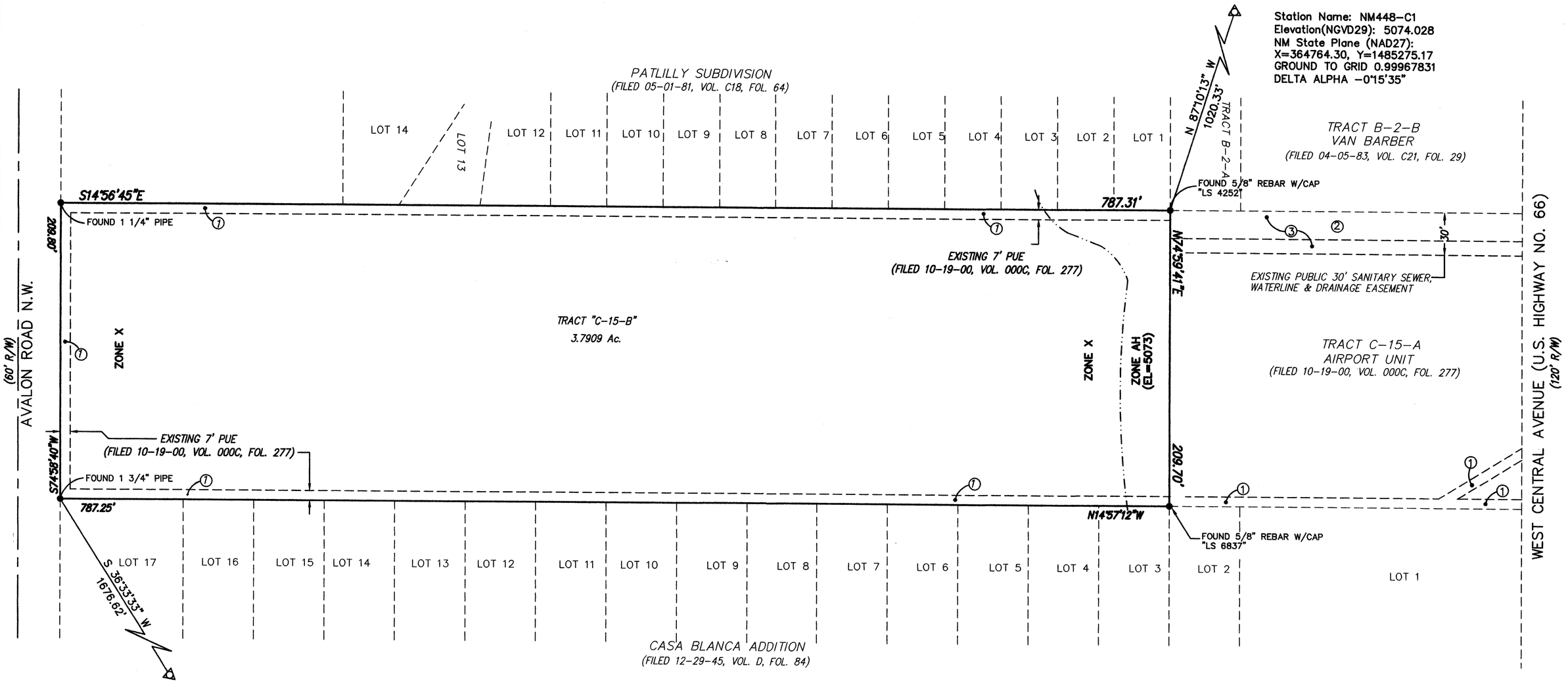
EXISTING EASEMENTS

① 7' PUE (10-19-00, 000C-277)

② 20' SEWER, WATER AND DRAINAGE EASEMENT (10-19-00, 000C-277)

③ 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT (01-18-01, A14-3887)

50' 25' 0 50' 100'
SCALE: 1" = 50'



ACS MONUMENT "5-K10"
Y=1484685.30, Y=362341.63
GROUND TO GRID 0.99967811
DELTA ALPHA -00
CENTRAL ZONE "15'52"
(NAD 1927/SLD 1929)
ELEVATION =5093.73

Dwg:	A01024SHT2	Drawn:	SPS	Checked:	ALS	Sheet	2 of 3
Scale:	1"=50'	Date:	05/22/01	Job:	A01024		

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NOTE:

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

2. AT THE TIME OF INDIVIDUAL BUILDING PERMIT APPLICATION, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE THAT THERE EXISTS AT LEAST 600 S.F. OF OPEN SPACE ON EACH LOT. DEFICIENCIES IN OPEN SPACE MAY BE COMPENSATED FOR ACCORDING TO SECTION 14-16-3-8A OF THE ZONING CODE

3. AN "AH" FLOOD ZONE (ELEV. 5073) EXISTS AT THE FAR SOUTH END OF THE SUBDIVISION. FLOOD INSURANCE MAY BE REQUIRED FOR HOMEOWNERS AFFECTED BY THIS FLOOD ZONE, UNTIL SUCH TIME THAT A LOMR IS OBTAINED.

4. 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 # 7719".

CURVE TABLE

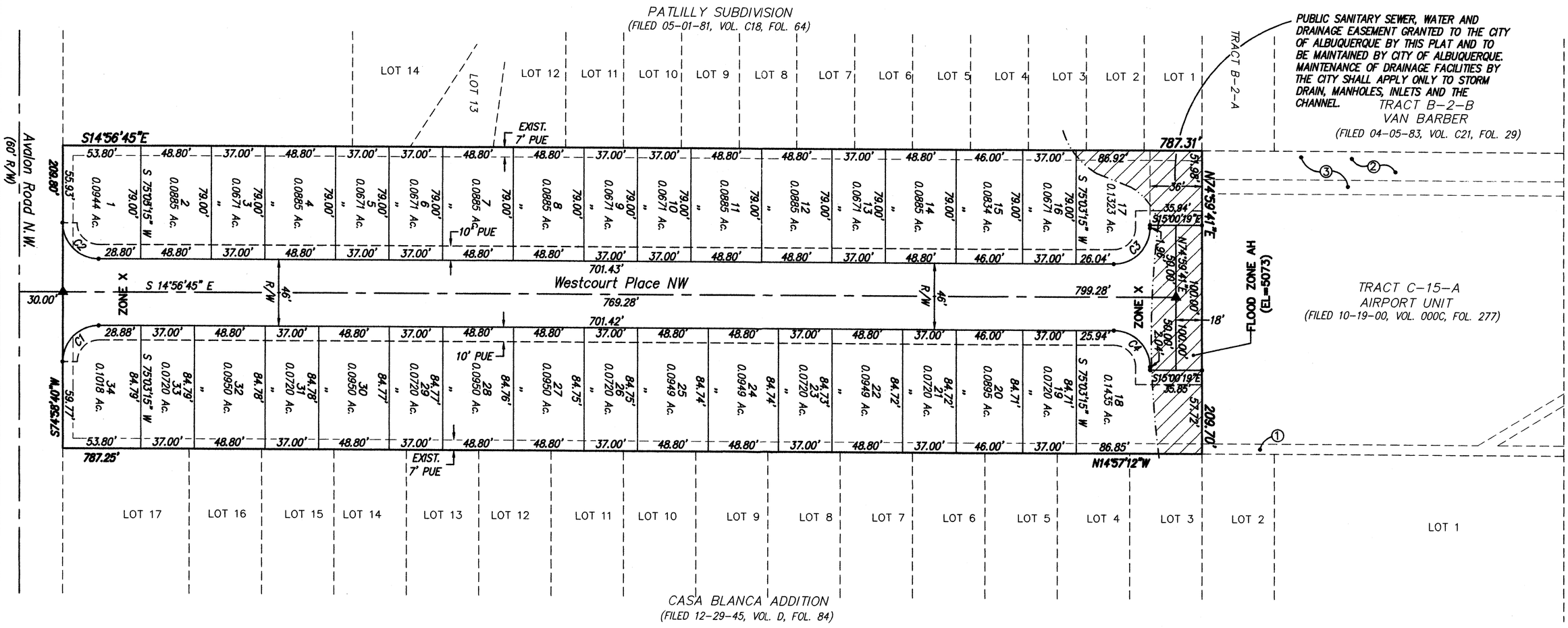
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.30	25.00	90°04'35"	25.03	N59°59'03"W	35.38
C2	37.34	25.00	85°34'25"	23.14	S27°50'27"W	33.96
C3	39.30	25.00	90°03'34"	25.03	S59°58'32"E	35.37
C4	39.24	25.00	89°56'26"	24.97	N30°01'28"E	35.34

PRELIMINARY PLAT

St. Joseph's Place SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2001

50' 25' 0 50' 100'
SCALE: 1" = 50'



EXISTING EASEMENTS

① 7' PUE (10-19-00, 000C-277)

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③ 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT (01-18-01, A14-3887)

Dwg: A01024SHT3	Drawn: SPS-JMM	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 08/31/01	Job: A01024	

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PRELIMINARY PLAT

St. Joseph's Place

SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY,2001

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DATE OF SURVEY	MARCH, 2001

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WESTCOR PROPERTIES LLC
11600 ACADEMY N.E.
ALBUQUERQUE, N.M. 87111
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ENGINEERS

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CHARLES BACHELLER DATE
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NOT TO SCALE

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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. TRACTS "A" AND "B" ARE TO BE DEEDED AS JOINT USE RECREATIONAL AREAS TO THE HOME OWNER'S ASSOCIATION AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

5-22-01

City Surveyor, City of Albuquerque, N.M. Date

Dwg:	A01024SHT1	Drawn:	SPS	Checked:	ALS	Sheet	1 of 3
Scale:	AS SHOWN	Date:	05/01/01	Job:	A01024		

PRELIMINARY PLAT

St. Joseph's Place SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
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MAY, 2001

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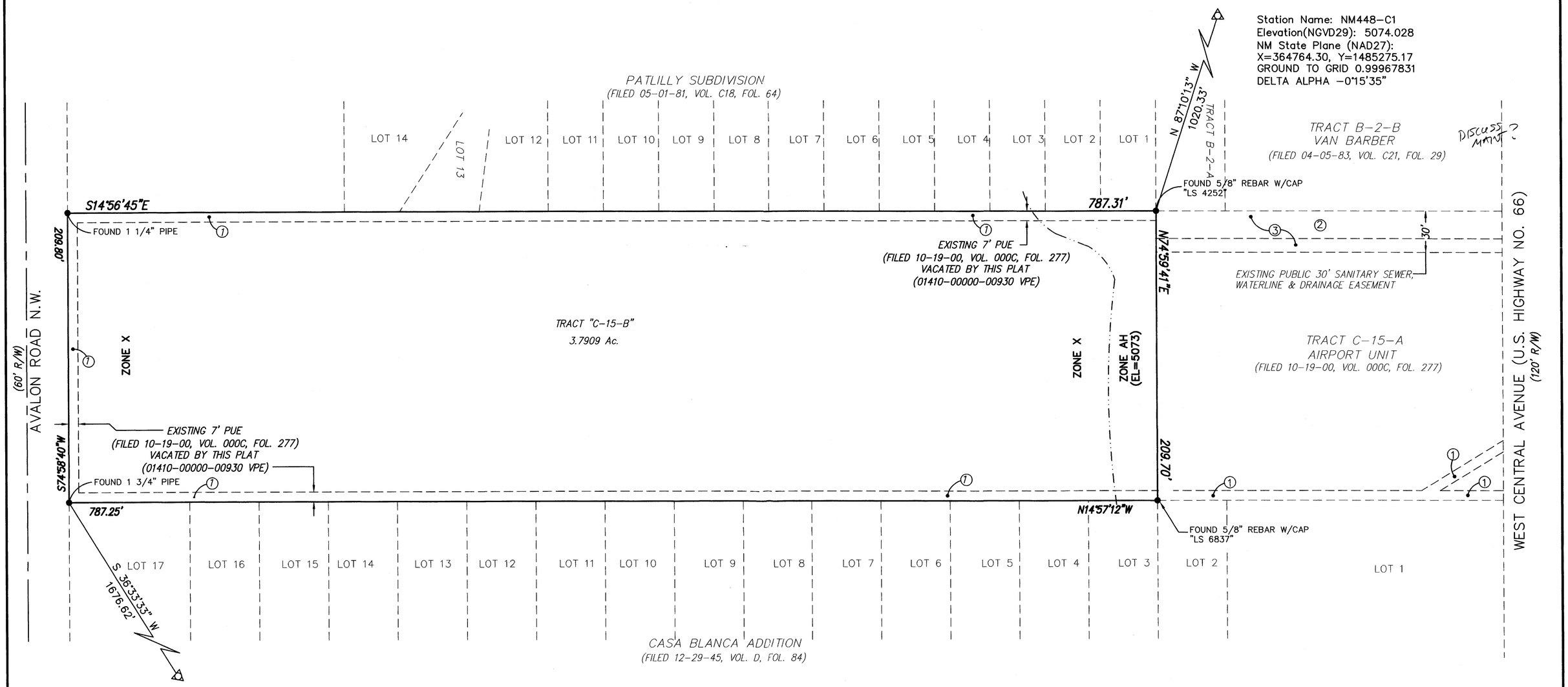

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Scale:	1"=50'	Date:	05/22/01	Job:	A01024		

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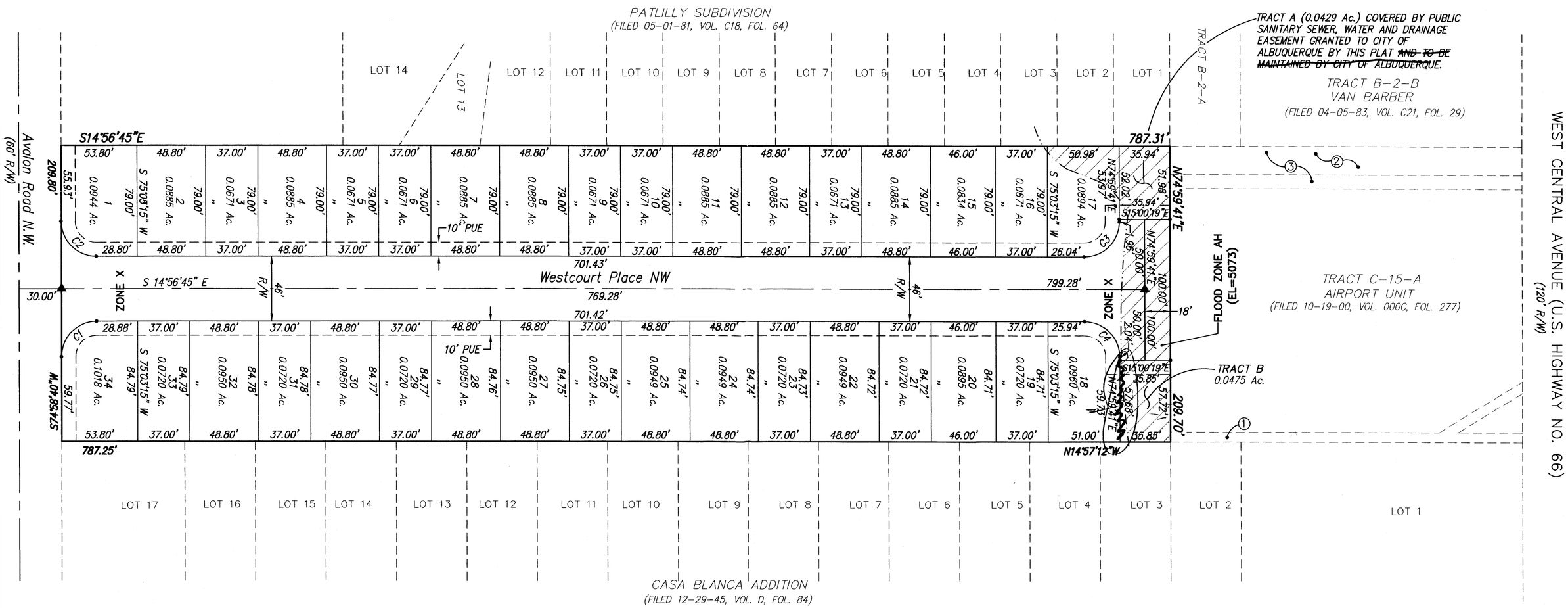
C2	37.34	25.00	85°34'25"	23.14	S27°50'27"W	33.96
C3	39.30	25.00	90°03'34"	25.03	S59°58'32"E	35.37
C4	39.24	25.00	89°56'26"	24.97	N30°01'28"E	35.34

PRELIMINARY PLAT

St. Joseph's Place SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2001

50' 25' 0 50' 100'
SCALE: 1" = 50'



EXISTING EASEMENTS

① 7' PUE
(10-19-00, 000C-277)

② 20' SEWER, WATER AND DRAINAGE EASEMENT
(10-19-00, 000C-277)

③ 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT
(01-18-01, A14-3887)

Dwg:	A01024SHT3	Drawn:	SPS	Checked:	ALS	Sheet 3 of 3
Scale:	1"=50'	Date:	08/21/01	Job:	A01024	

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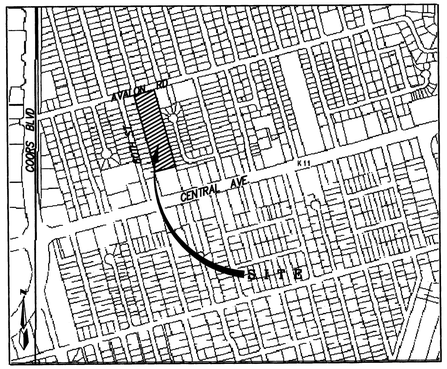
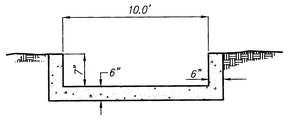


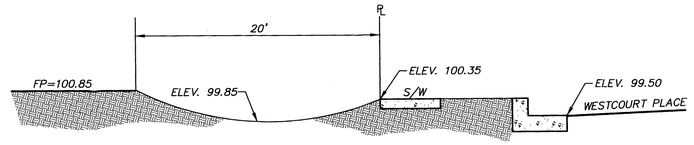
VICINITY MAP ZONE MAP: K-11-Z



NOTE: PROVIDE 6x6 WWF AND EXPANSION JOINTS @ MIN. OF 10' O.C.

CONCRETE RUNDOWN SECTION

N.T.S.



EROSION CONTROL SWALE DETAIL

N.T.S.

NOTES

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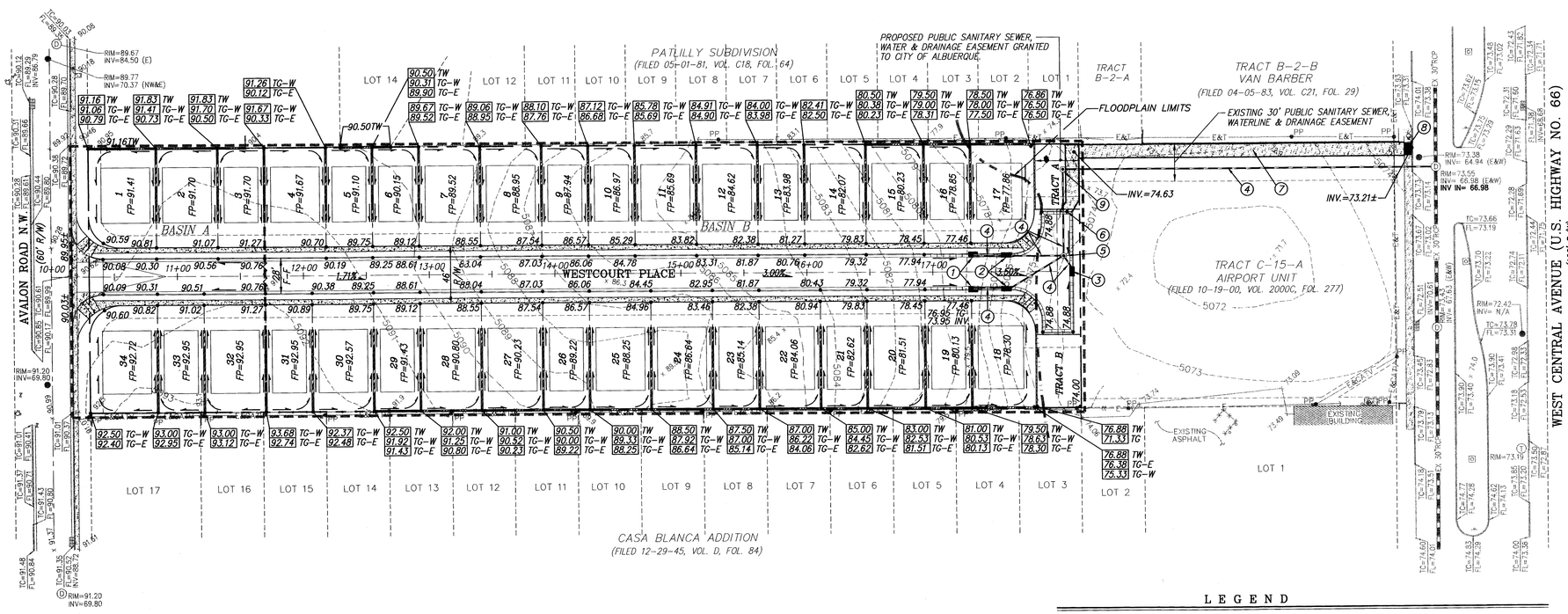
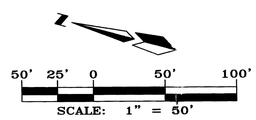
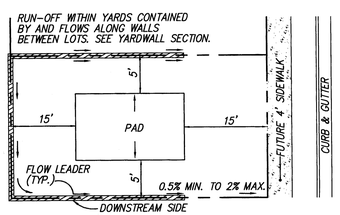
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

KEYED NOTES

1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202.
   TOP GRATE= 76.95
   INV. EL= 73.95
2. TOTAL OF 4 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 75.83
   INV. EL= 72.83
3. TOTAL OF 2 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 74.33
   INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 74.65
   INV. IN= 71.25
   INV. OUT= 71.10
6. NEW 8' WIDE CURB CUT. INV. EL.=74.88
7. NEW 10' WIDE CONCRETE RUNDOWN @ 0.52% SLOPE PER DETAIL THIS SHEET.
8. 5- 2' WIDE SIDEWALK CULVERTS PER C.O.A. STANDARD DETAIL # 2236.
9. 6' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 75.00
   INV. IN= 70.45
   INV. OUT= 70.35

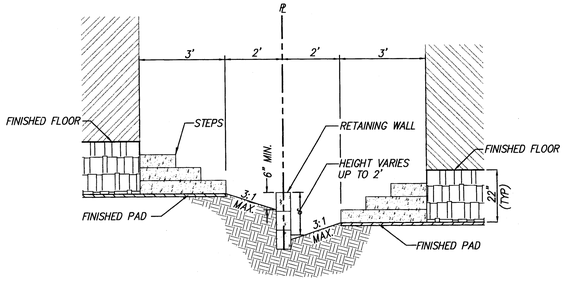






TYPICAL LOT LAYOUT PLAN

N.T.S.



TYPICAL LOT LAYOUT SECTION

N.T.S.

LEGEND

MOUNTABLE CURB & GUTTER	EXISTING CONTOUR MAJOR
STANDARD 8" CURB & GUTTER	EXISTING CONTOUR MINOR
FP= 30.38 FINISHED PAD ELEVATION	EXISTING FIRE HYDRANT
00.00 PROPOSED SPOT ELEVATION	EXISTING WATER VALVE
85.00 TW PROPOSED TOP OF WALL ELEVATION 84.45 TG-W PROPOSED TOP GROUND ELEVATION-WEST 83.37 TG-E PROPOSED TOP GROUND ELEVATION-EAST	EXISTING SANITARY SEWER MANHOLE EXISTING STORM DRAIN MANHOLE
PROPOSED SLOPE	EXISTING STORM DRAIN INLET
FLOODPLAIN LINE	EXISTING TOP OF CURB ELEVATION EXISTING FLOW LINE ELEVATION
PROPOSED WATER BLOCK	EXISTING SPOT ELEVATION
PROPOSED 4' SIDEWALK	EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
TRACT/LOT BOUNDARY LINE	EXISTING POWER POLE
RIGHT OF WAY LINE	EXISTING TELEPHONE MANHOLE
EASEMENT LINE	EXISTING STREET LIGHT
FLOW DIRECTION	EXISTING CHAIN LINK FENCE
PROPOSED SWALE	EXISTING WOOD FENCE
PROPOSED RETAINING WALL	DRAINAGE BASIN LINE
PROPOSED STORM DRAIN PIPE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	

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SURVEY INFORMATION — FIELD NOTES: NO. / DATE / BY

AS BUILT INFORMATION — CONTRACTOR / WORK STAKED BY / INSPECTOR'S ACCEPTANCE BY / VERIFICATION BY / AS-BUILTS CORRECTED BY / MICRO-FILM INFORMATION / RECORDED BY / DATE / NO.

BENCH MARKS: NMSHC BRASS CAP "NM448-C1"
X= 364764.30
Y= 1485275.17
G-G= 0.99967831
DELTA ALPHA= -0015'35"
NM STATE PLANE (NAD 27)
ELEVATION (NGVD29)= 5074.028

ENGINEER'S SEAL: E. DEWAYNE RECKER 10819 NEW MEXICO REGISTERED — 8-23-01

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JMM	05/01
DRAWN BY	DER	05/01
CHECKED BY	DMG	05/01

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:

St. JOSEPH'S PLACE 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
	K-11-Z	-	-

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PRELIMINARY PLAT

St. Joseph's Place
SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY,2001

SUBDIVISION DATA

GROSS ACREAGE	3.7909 Ac
ZONEATLAS NO.	K-11-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	2 TRACTS/34 LOTS
NO. OF TRACTS ELIMINATED	1
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.8648 AC
DATE OF SURVEY	MARCH, 2001

OWNERS

WESTCOR PROPERTIES LLC
11600 ACADEMY N.E.
ALBUQUERQUE, N.M. 87111
(505) 237-9311

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER:

CHARLES BACHELLER DATE
PRESIDENT OF WESTCOR PROPERTIES LLC.

RECEIVED
AUG 1 5 2001
HYDROLOGY SECTION

LOCATION MAP
NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

5-22-01

City Surveyor, City of Albuquerque, N.M. Date

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 34 RESIDENTIAL LOTS AND 2 TRACTS
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 23, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C-15-B, Airport unit filed in the office of the Bernalillo County Clerk on October 19, 2000, Volume 200C, Folio 277, and containing 3.7909 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. *TRACTS "A" AND "B" ARE TO BE DEEDED AS JOINT USE RECREATIONAL AREAS TO THE HOME OWNER'S ASSOCIATION AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.*

Dwg:	A01024SHT1	Drawn:	SPS	Checked:	ALS	Sheet	1 of 3
Scale:	AS SHOWN	Date:	05/01/01	Job:	A01024		

PRELIMINARY PLAT

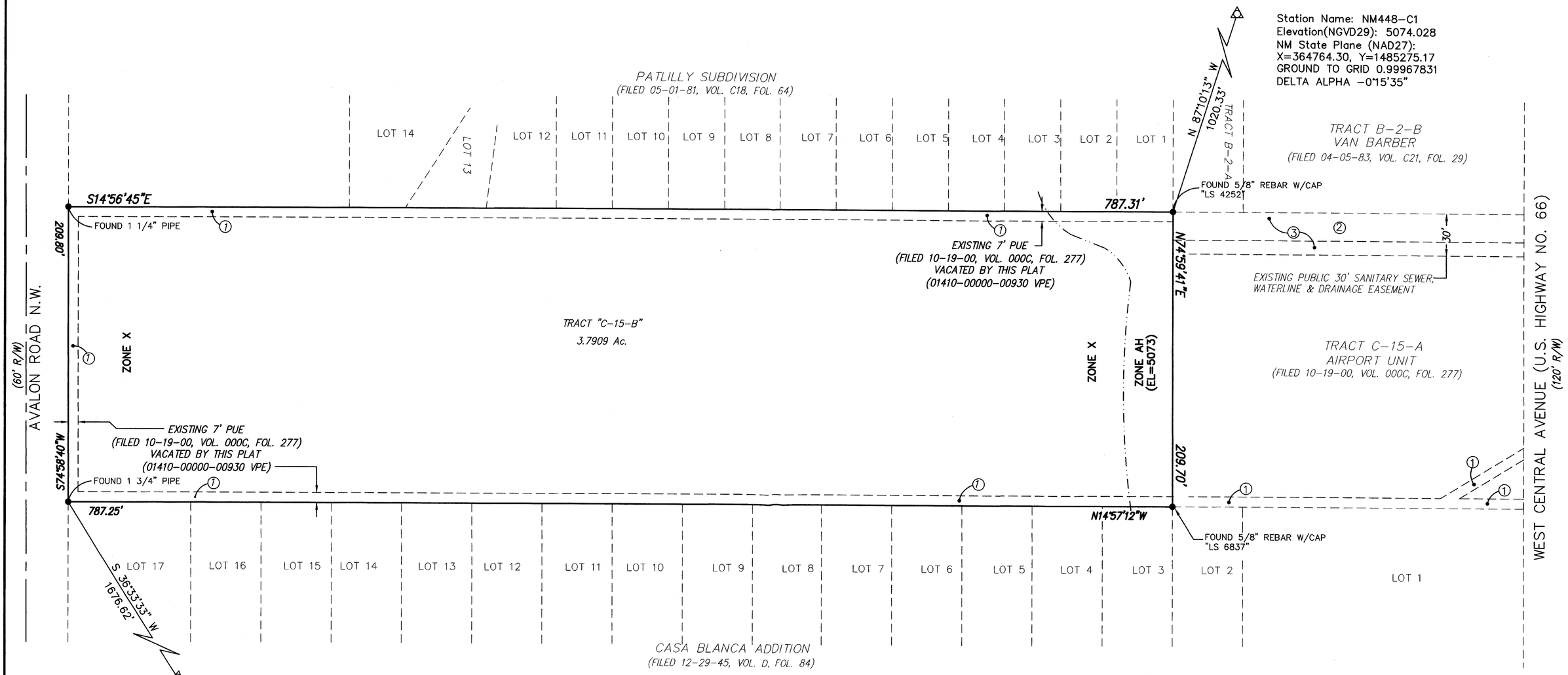
St. Joseph's Place SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

EXISTING EASEMENTS

1. 7' PUE (10-19-00, 000C-277)
2. 20' SEWER, WATER AND DRAINAGE EASEMENT (10-19-00, 000C-277)
3. 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT (01-18-01, A14-3887)

50' 25' 0 50' 100'
SCALE: 1" = 50'



ACS MONUMENT "5-K10"
Y=1484685.30, Y=362341.63
GROUND TO GRID 0.99967811
DELTA ALPHA -00
CENTRAL ZONE "15'52"
(NAD 1927/SLD 1929)
ELEVATION =5093.73

RECEIVED
AUG 15 2001
HYDROLOGY SECTION

Dwg:	A01024SHT2	Drawn:	SPS	Checked:	ALS	Sheet	2 of 3
Scale:	1"=50'	Date:	05/22/01	Job:	A01024		

NOTE:

1. ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY.
2. AT THE TIME OF INDIVIDUAL BUILDING PERMIT APPLICATION, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE THAT THERE EXISTS AT LEAST 600 S.F. OF OPEN SPACE ON EACH LOT. DEFICIENCIES IN OPEN SPACE MAY BE COMPENSATED FOR ACCORDING TO SECTION 14-16-3-8A OF THE ZONING CODE
3. TRACTS A AND B ARE ENCUMBERED BY A BLANKET DRAINAGE EASEMENT FOR THE PURPOSE OF STORM WATER DETENTION. THE EASEMENT SHALL REMAIN UNTIL EXISTING DOWNSTREAM PUBLIC DRAINAGE CAPACITY IS INCREASED AT WHICH TIME THE TRACTS MAY BE RECLAIMED, SUBJECT TO C.O.A. HYDROLOGY DIVISION APPROVAL.
4. AN "AH" FLOOD ZONE (ELEV. 5073) EXISTS AT THE FAR SOUTH END OF THE SUBDIVISION. FLOOD INSURANCE MAY BE REQUIRED FOR HOMEOWNERS AFFECTED BY THIS FLOOD ZONE, UNTIL SUCH TIME THAT A LOMR IS OBTAINED.
5. 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 # 7719".

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.30	25.00	90°04'35"	25.03	N59°59'03"W	35.38
C2	37.34	25.00	85°34'25"	23.14	S27°50'27"W	33.96
C3	39.30	25.00	90°03'34"	25.03	S59°58'32"E	35.37
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St. Joseph's Place SUBDIVISION

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APRIL, 2001

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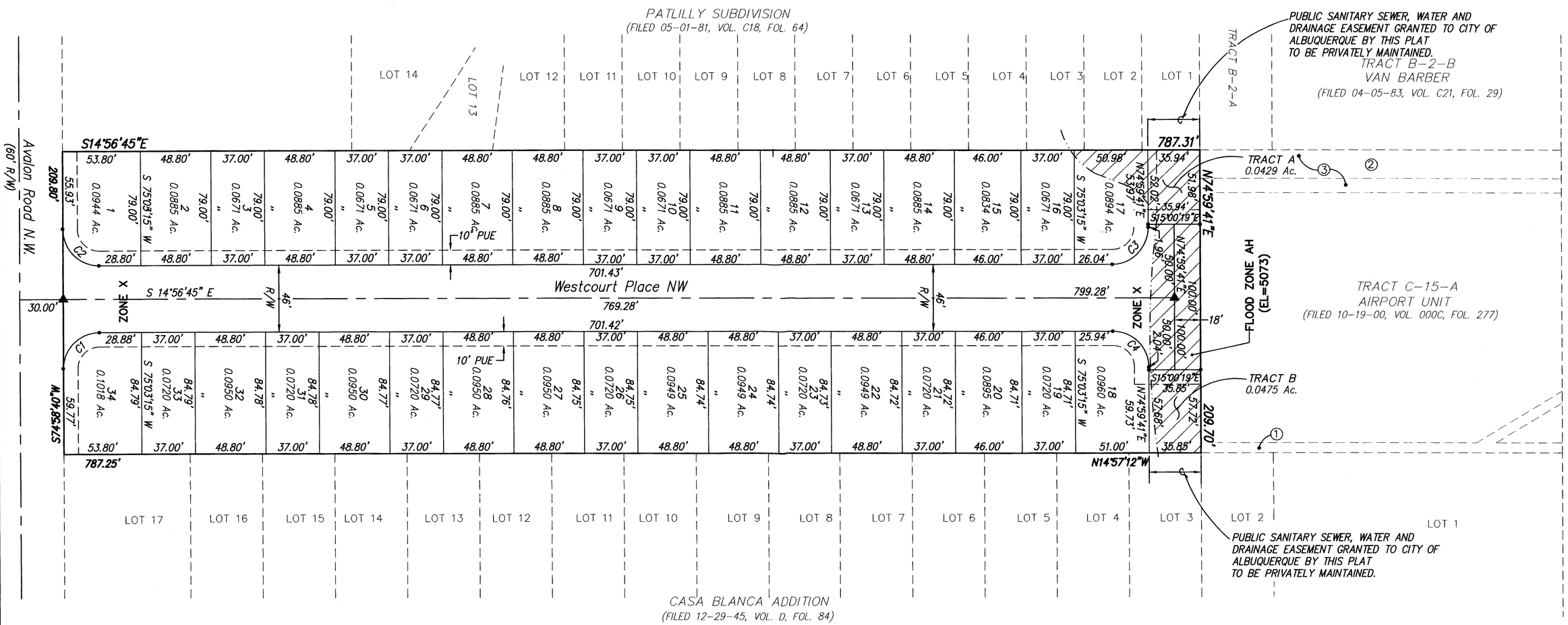

EXISTING EASEMENTS

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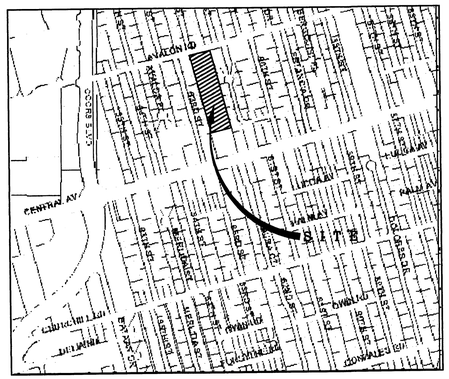
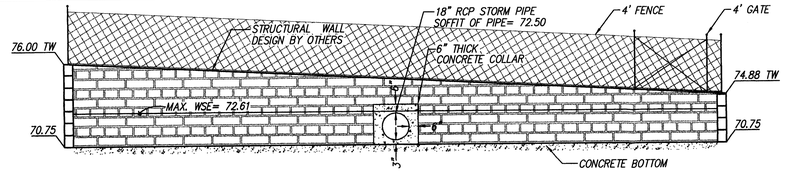
3. 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT (01-18-01, A14-3887)

RECEIVED
AUG 15 2001
HYDROLOGY SECTION

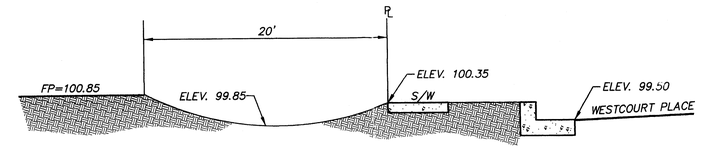
Dwg:	A01024SHT3	Drawn:	SPS	Checked:	ALS	Sheet	3 of 3
Scale:	1"=50'	Date:	06/28/01	Job:	A01024		



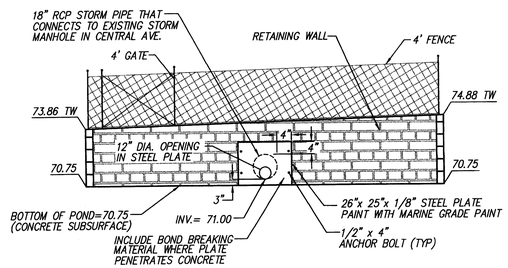
VICINITY MAP ZONE MAP: K-11-Z



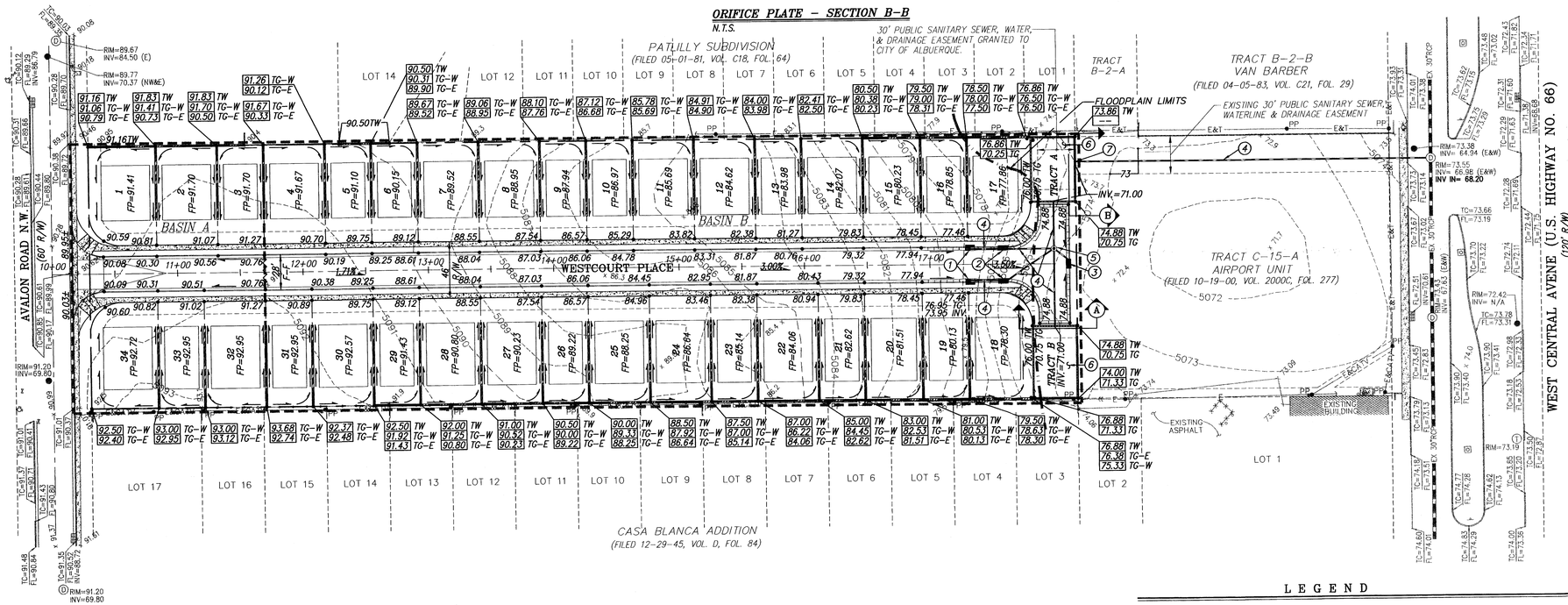
WALL SECTION A-A (TYP)
N.T.S.



EROSION CONTROL SWALE DETAIL
N.T.S.



ORIFICE PLATE - SECTION B-B
N.T.S.



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   INV. EL= 73.95
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   INV. EL= 72.83
3. TOTAL OF 2 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
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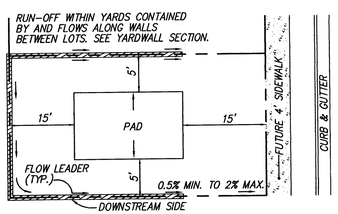
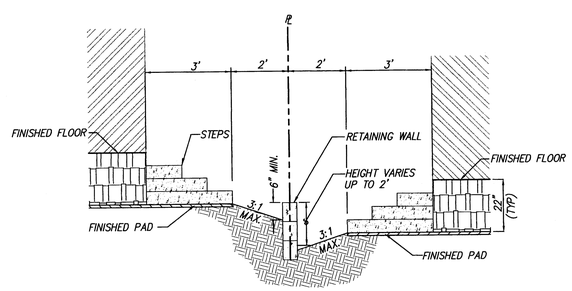
   INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL= 74.50
   INV. IN= 71.15
   INV. OUT= 71.00
6. NEW DETENTION POND WITH CONCRETE BOTTOM AND MAX. WATER SURFACE ELEVATION OF 72.61. PROVIDE FENCE ENCLOSING POND AND GATE WITH LADDER TO BOTTOM.
7. NEW ORIFICE PLATE PER DETAIL THIS SHEET.

50' 25' 0 50' 100'
SCALE: 1" = 50'



TYPICAL LOT LAYOUT PLAN
N.T.S.



TYPICAL LOT LAYOUT SECTION
N.T.S.

LEGEND

MOUNTABLE CURB & GUTTER	5135 EXISTING CONTOUR MAJOR
STANDARD 8" CURB & GUTTER	5135 EXISTING CONTOUR MINOR
FP= 30.38 FINISHED PAD ELEVATION	EXISTING FIRE HYDRANT
00.00 PROPOSED SPOT ELEVATION	EXISTING WATER VALVE
85.00 TW PROPOSED TOP OF WALL ELEVATION	EXISTING SANITARY SEWER MANHOLE
84.45 TG-W PROPOSED TOP GROUND ELEVATION-WEST	EXISTING STORM DRAIN MANHOLE
83.37 TG-E PROPOSED TOP GROUND ELEVATION-EAST	EXISTING STORM DRAIN INLET
PROPOSED SLOPE	TC=73.90 FL=73.41 EXISTING TOP OF CURB ELEVATION / EXISTING FLOW LINE ELEVATION
FLOODPLAIN LINE	x 00.00 EXISTING SPOT ELEVATION
PROPOSED WATER BLOCK	E&CATV EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
PROPOSED 4' SIDEWALK	PP EXISTING POWER POLE
TRACT/LOT BOUNDARY LINE	EXISTING TELEPHONE MANHOLE
RIGHT OF WAY LINE	EXISTING STREET LIGHT
EASEMENT LINE	EXISTING CHAIN LINK FENCE
FLOW DIRECTION	EXISTING WOOD FENCE
PROPOSED SWALE	DRAINAGE BASIN LINE
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN PIPE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	

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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
NMSHC BRASS CAP "NM448-C1"
X= 364764.30
Y= 1485275.17
G-G= 0.99967831
DELTA ALPHA= -00°15'35"
NM STATE PLANE (NAD 27)
ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL
HUGH M. HOOKENZIE
NEW MEXICO
11819
PROFESSIONAL ENGINEER
8-9-01

RECEIVED
AUG 15 2001
HYDROLOGY SECTION

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JMM	05/01
DRAWN BY	DER	05/01
CHECKED BY	DMG	05/01

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:
St. JOSEPH'S PLACE 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
	K-11-Z		

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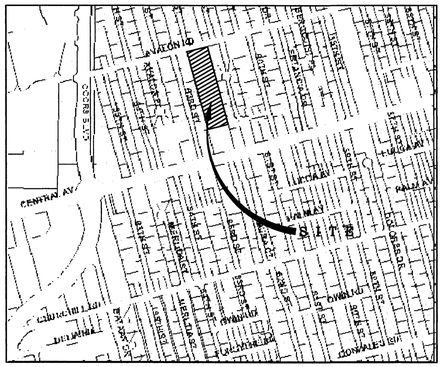
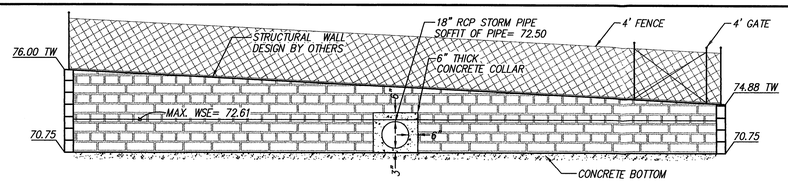
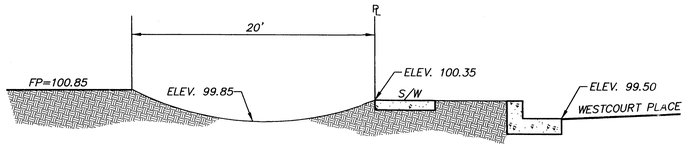


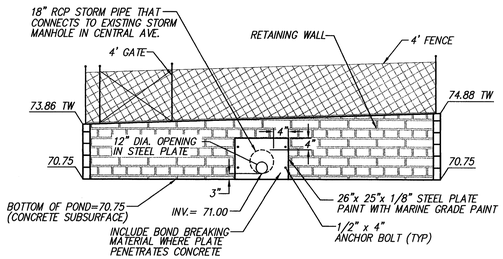
VICINITY MAP ZONE MAP: K-11-Z



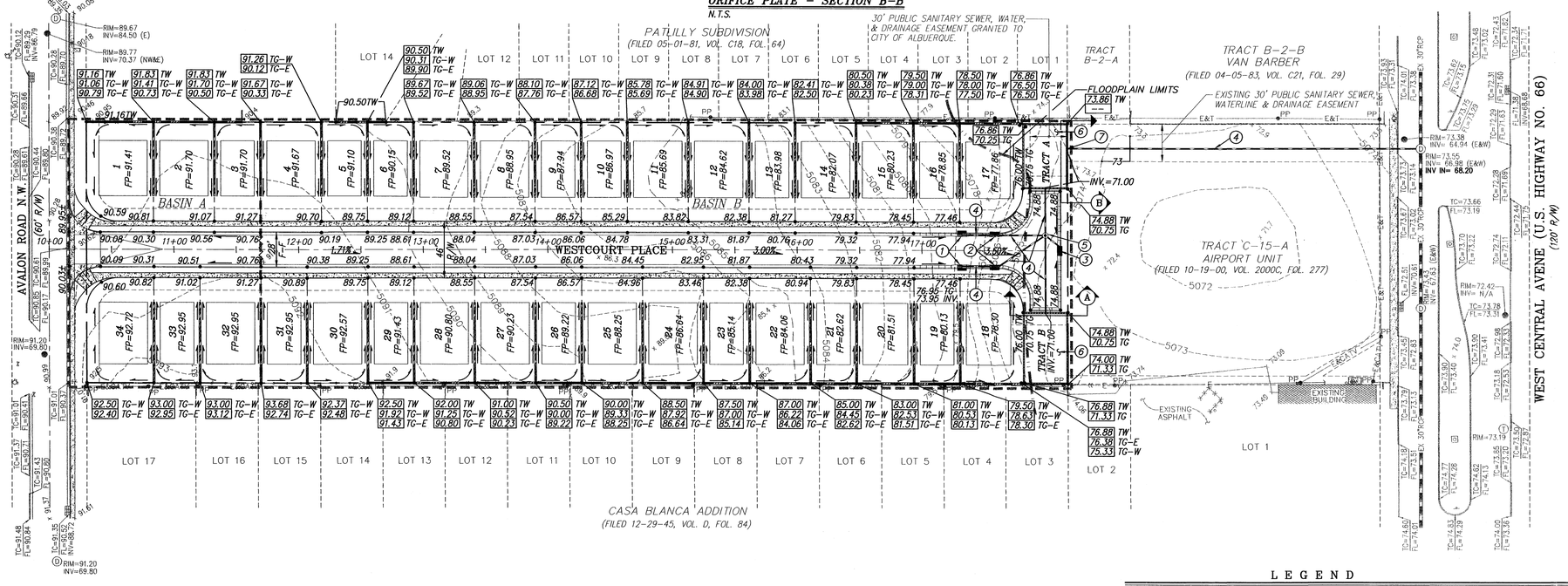
WALL SECTION A–A (TYP)
N.T.S.



EROSION CONTROL SWALE DETAIL
N.T.S.



ORIFICE PLATE – SECTION B–B
N.T.S.



NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

KEYED NOTES

1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202.
   TOP GRATE= 76.95
   INV. EL= 73.95
2. TOTAL OF 4 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 75.83
   INV. EL= 72.83
3. TOTAL OF 2 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 74.33
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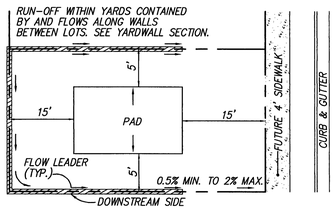
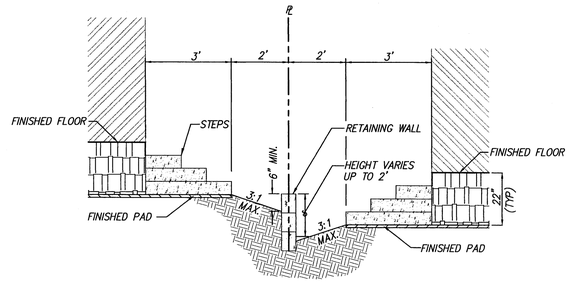
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL.= 74.50
   INV. IN= 71.15
   INV. OUT= 71.00
6. NEW DETENTION POND WITH CONCRETE BOTTOM AND MAX. WATER SURFACE ELEVATION OF 72.61. PROVIDE FENCE ENCLOSING POND AND GATE WITH LADDER TO BOTTOM.
7. NEW ORIFICE PLATE PER DETAIL THIS SHEET.



TYPICAL LOT LAYOUT PLAN
N.T.S.



TYPICAL LOT LAYOUT SECTION
N.T.S.

LEGEND

MOUNTABLE CURB & GUTTER	EXISTING CONTOUR MAJOR
STANDARD 8" CURB & GUTTER	EXISTING CONTOUR MINOR
FP= 30.38 FINISHED PAD ELEVATION	EXISTING FIRE HYDRANT
00.00 PROPOSED SPOT ELEVATION	EXISTING WATER VALVE
85.00 TW PROPOSED TOP OF WALL ELEVATION 84.45 TG–W PROPOSED TOP GROUND ELEVATION–WEST 83.37 TG–E PROPOSED TOP GROUND ELEVATION–EAST	EXISTING SANITARY SEWER MANHOLE EXISTING STORM DRAIN MANHOLE
PROPOSED SLOPE	EXISTING STORM DRAIN INLET
FLOODPLAIN LINE	EXISTING TOP OF CURB ELEVATION EXISTING FLOW LINE ELEVATION
PROPOSED WATER BLOCK	EXISTING SPOT ELEVATION
PROPOSED 4' SIDEWALK	EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
TRACT/LOT BOUNDARY LINE	EXISTING POWER POLE
RIGHT OF WAY LINE	EXISTING TELEPHONE MANHOLE
EASEMENT LINE	EXISTING STREET LIGHT
FLOW DIRECTION	EXISTING CHAIN LINK FENCE
PROPOSED SWALE	EXISTING WOOD FENCE
PROPOSED RETAINING WALL	DRAINAGE BASIN LINE
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PROPOSED STORM DRAIN INLET	

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50' 25' 0 50' 100'
SCALE: 1" = 50'

RECEIVED AUG 13 2001 HYDROLOGY SECTION

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:
St. JOSEPH'S PLACE 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. K-11-Z | SHEET | OF

AS BUILT INFORMATION

BENCH MARKS	
NMSHC BRASS CAP, "NM448-C1"	
X= 364764.30	
Y= 1485275.17	
G-G= 0.99967831	
DELTA ALPHA= -00°15'35"	
NM STATE PLANE (NAD 27)	
ELEVATION (NGVD29)= 5074.028	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

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

ENGINEER'S SEAL
JOHN A. MOONEYHAN
NEW MEXICO
11018
REGISTERED PROFESSIONAL ENGINEER
8-9-01

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN	JMM	05/01
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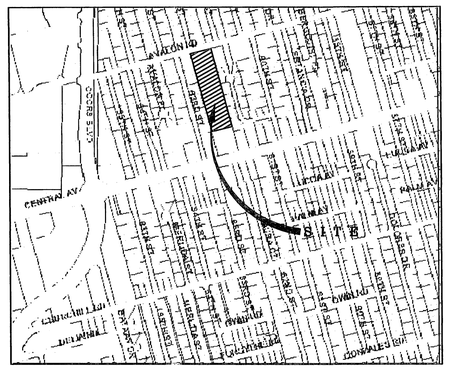
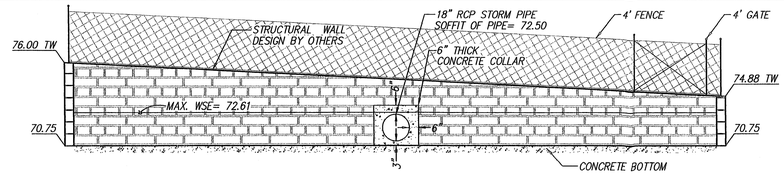


VICINITY MAP ZONE MAP: K-11-Z



WALL SECTION A–A (TYP)

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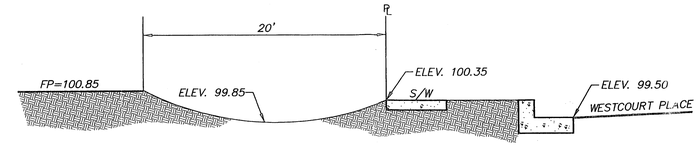

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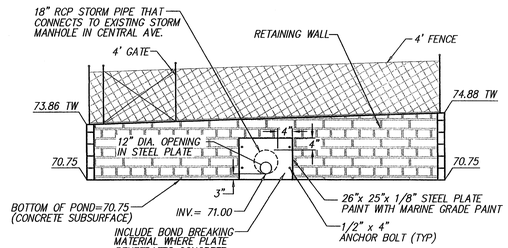

ORIFICE PLATE – SECTION B–B

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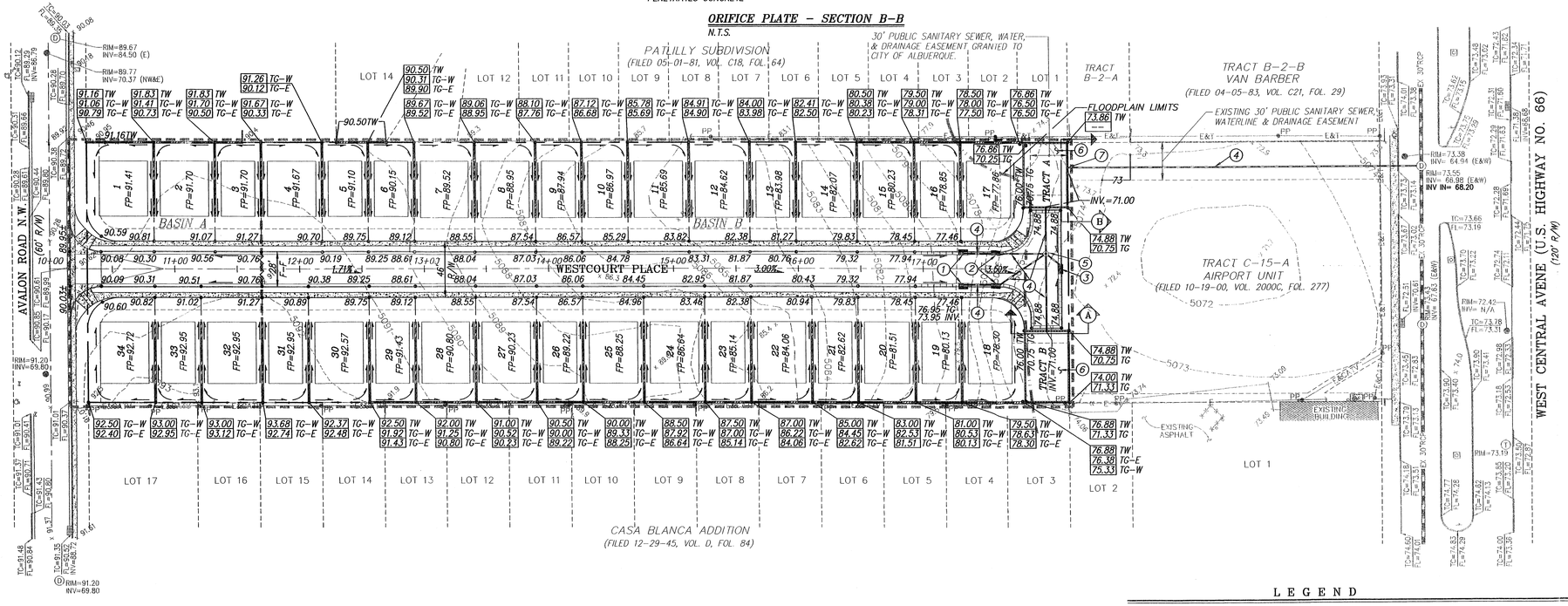

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50' 25' 0 50' 100'

SCALE: 1" = 50'

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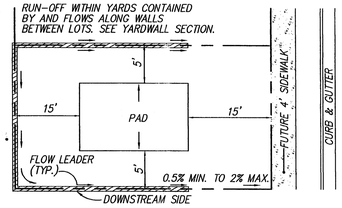
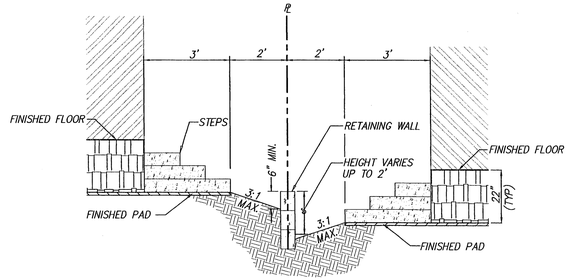


TYPICAL LOT LAYOUT PLAN

N.T.S.



TYPICAL LOT LAYOUT SECTION

N.T.S.

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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

NMSHC BRASS CAP "NM448-C1"
X= 364764.30
Y= 1485275.17
G-G= 0.99967831
DELTA ALPHA= -0°15'35"
NM STATE PLANE (NAD 27)
ELEVATION (NGVD29)= 5074.028

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JOHN C. MEDINA JR. NEW MEXICO 11018 PROFESSIONAL ENGINEER

8-9-01

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JMM	05/01
DRAWN BY	DER	05/01
CHECKED BY	DMG	05/01

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

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St. JOSEPH'S PLACE 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
	K-11-Z	.	.

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PRELIMINARY PLAT

St. Joseph's Place

SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY,2001

SUBDIVISION DATA

GROSS ACREAGE	3.7909 Ac
ZONEATLAS NO.	K-11-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	2 TRACTS/34 LOTS
NO. OF TRACTS ELIMINATED	1
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.8648 AC
DATE OF SURVEY	MARCH, 2001

OWNERS

WESTCOR PROPERTIES LLC
11600 ACADEMY N.E.
ALBUQUERQUE, N.M. 87111
(505) 237-9311

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER:

CHARLES BACHELLER DATE
PRESIDENT OF WESTCOR PROPERTIES LLC.

LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 34 RESIDENTIAL LOTS AND 2 TRACTS
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 23, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract C-15-B, Airport unit filed in the office of the Bernalillo County Clerk on October 19, 2000, Volume 200C, Folio 277, and containing 3.7909 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. *TRACTS "A" AND "B" ARE TO BE DEEDED AS JOINT USE RECREATIONAL AREAS TO THE HOME OWNER'S ASSOCIATION AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.*

APPROVED FOR MONUMENTATION AND STREET NAMES

5-22-01

City Surveyor, City of Albuquerque, N.M. Date

RECEIVED
AUG 13 2001
HYDROLOGY SECTION

Dwg:	A01024SHT1	Drawn:	SPS	Checked:	ALS	Sheet	1 of 3
Scale:	AS SHOWN	Date:	05/01/01	Job:	A01024		

PRELIMINARY PLAT

St. Joseph's Place SUBDIVISION

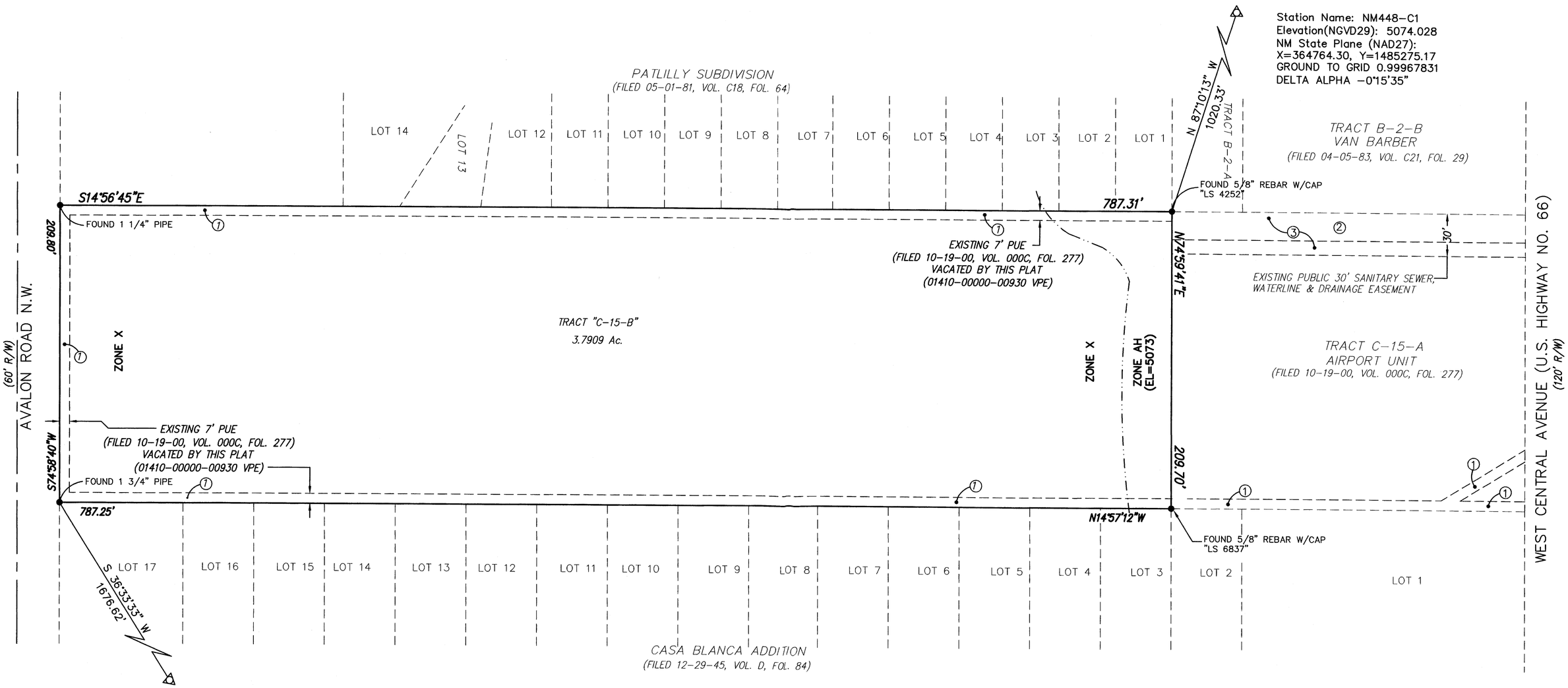
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 23
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

EXISTING EASEMENTS

1. 7' PUE (10-19-00, 000C-277)
2. 20' SEWER, WATER AND DRAINAGE EASEMENT (10-19-00, 000C-277)
3. 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT (01-18-01, A14-3887)

50' 25' 0 50' 100'
SCALE: 1" = 50'

Station Name: NM448-C1
Elevation(NGVD29): 5074.028
NM State Plane (NAD27):
X=364764.30, Y=1485275.17
GROUND TO GRID 0.99967831
DELTA ALPHA -0°15'35"



ACS MONUMENT "5-K10"
Y=1484685.30, Y=362341.63
GROUND TO GRID 0.99967811
DELTA ALPHA -00
CENTRAL ZONE 15'52"
(NAD 1927/SLD 1929)
ELEVATION =5093.73

Dwg:	A01024SHT2	Drawn:	SPS	Checked:	ALS	Sheet	2 of 3
Scale:	1"=50'	Date:	05/22/01	Job:	A01024		

NOTE:

1. ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY.
2. AT THE TIME OF INDIVIDUAL BUILDING PERMIT APPLICATION, THE APPLICANT SHALL BE REQUIRED TO DEMONSTRATE THAT THERE EXISTS AT LEAST 600 S.F. OF OPEN SPACE ON EACH LOT. DEFICIENCIES IN OPEN SPACE MAY BE COMPENSATED FOR ACCORDING TO SECTION 14-16-3-8A OF THE ZONING CODE
3. TRACTS A AND B ARE ENCUMBERED BY A BLANKET DRAINAGE EASEMENT FOR THE PURPOSE OF STORM WATER DETENTION. THE EASEMENT SHALL REMAIN UNTIL EXISTING DOWNSTREAM PUBLIC DRAINAGE CAPACITY IS INCREASED AT WHICH TIME THE TRACTS MAY BE RECLAIMED, SUBJECT TO C.O.A. HYDROLOGY DIVISION APPROVAL.
4. AN "AH" FLOOD ZONE (ELEV. 5073) EXISTS AT THE FAR SOUTH END OF THE SUBDIVISION. FLOOD INSURANCE MAY BE REQUIRED FOR HOMEOWNERS AFFECTED BY THIS FLOOD ZONE, UNTIL SUCH TIME THAT A LOMR IS OBTAINED.
5. 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 # 7719".

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.30	25.00	90°04'35"	25.03	N59°59'03"W	35.38
C2	37.34	25.00	85°34'25"	23.14	S27°50'27"W	33.96
C3	39.30	25.00	90°03'34"	25.03	S59°58'32"E	35.37
C4	39.24	25.00	89°56'26"	24.97	N30°01'28"E	35.34

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

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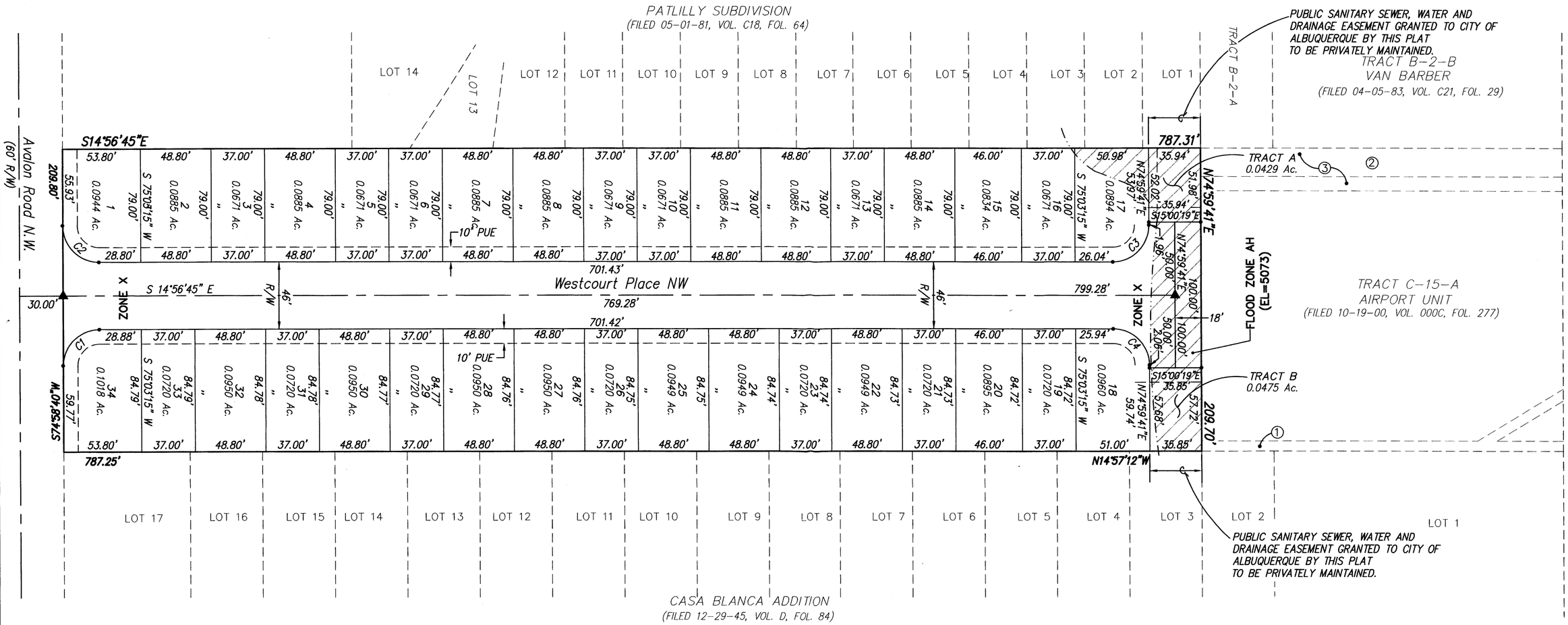
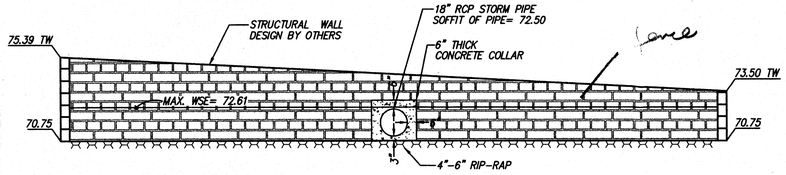


EXISTING EASEMENTS

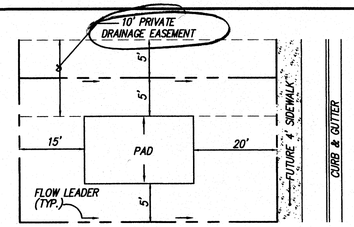
1. 7' PUE (10-19-00, 000C-277)
2. 20' SEWER, WATER AND DRAINAGE EASEMENT (10-19-00, 000C-277)
3. 30' PUBLIC SEWER, WATER AND DRAINAGE EASEMENT (01-18-01, A14-3887)

Dwg:	A01024SHT3	Drawn:	SPS	Checked:	ALS	Sheet	3 of 3
Scale:	1"=50'	Date:	06/28/01	Job:	A01024		

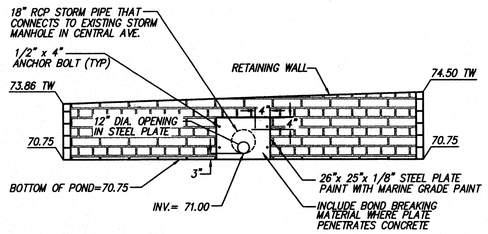
VICINITY MAP ZONE MAP: K-11-Z



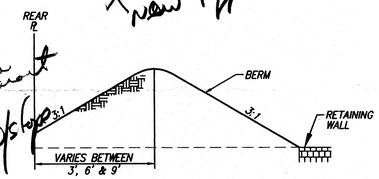
WALL SECTION A-A (TYP)
N.T.S.



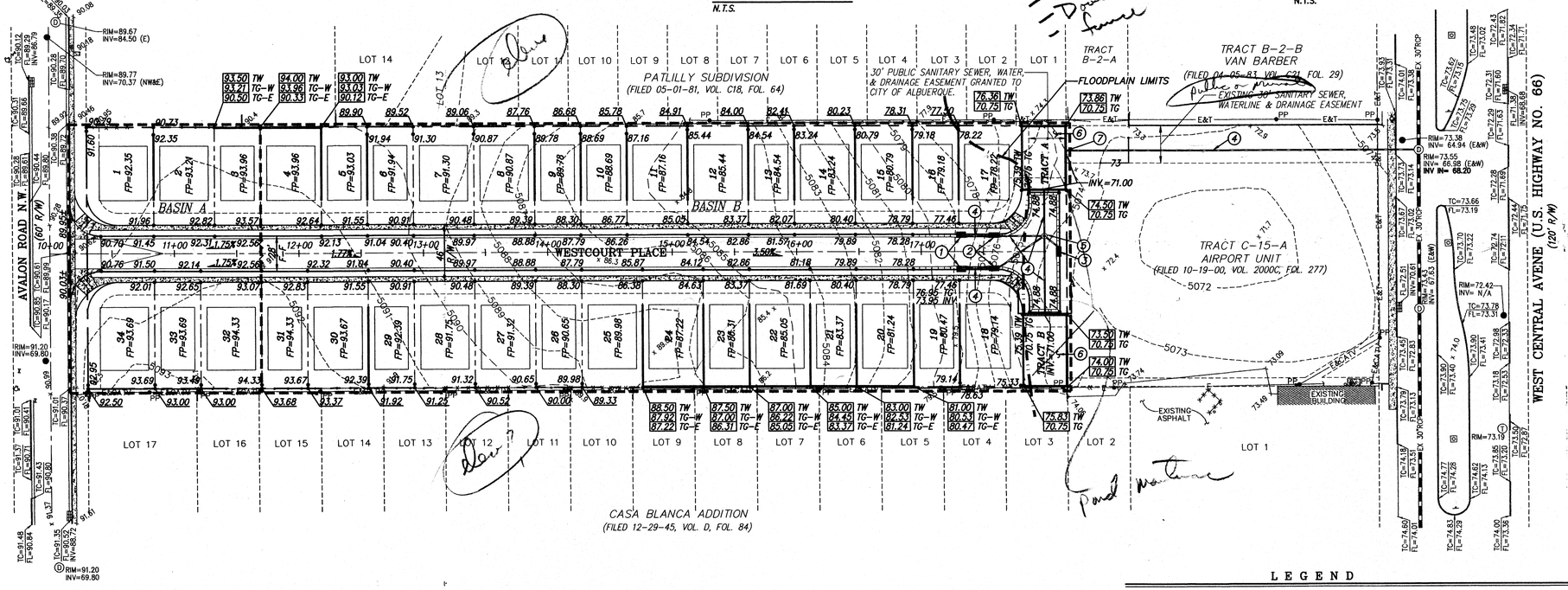
TYPICAL LOT LAYOUT PLAN
N.T.S.

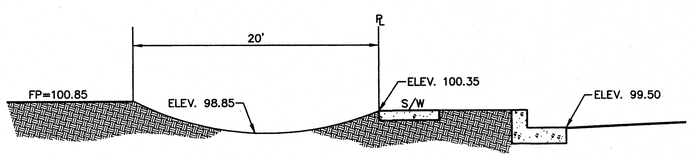


ORIFICE PLATE DETAIL
N.T.S.

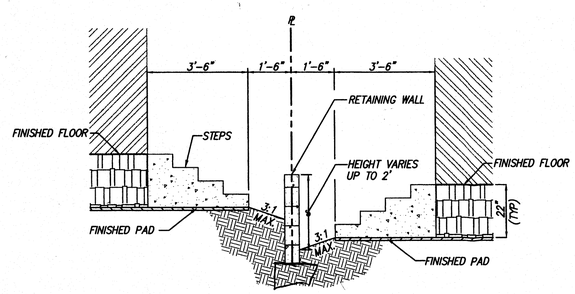


REAR LOT BERM DETAIL
N.T.S.





EROSION CONTROL SWALE DETAIL
N.T.S.



TYPICAL LOT LAYOUT SECTION
N.T.S.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

KEYED NOTES

1. TOTAL OF 2 TYPE "A" INLETS PER C.O.A. STANDARD DETAIL #2202.
   TOP GRATE= 76.95
   INV. EL= 73.95
2. TOTAL OF 4 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 75.83
   INV. EL= 72.83
3. TOTAL OF 2 TYPE "C" SINGLE INLETS PER C.O.A. STANDARD DETAIL #2205.
   TOP GRATE= 74.33
   INV. EL= 71.33
4. NEW 18" RCP STORM DRAIN PIPE.
5. 8' DIAMETER TYPE "C" MANHOLE PER C.O.A. STANDARD DETAIL #2101.
   RIM EL= 74.50
   INV. IN= 71.15
   INV. OUT= 71.00
6. NEW DETENTION POND WITH 4"-6" RIP-RAP IN BOTTOM AND MAX. WATER SURFACE ELEVATION OF 72.61. BOTTOM POND= 70.75
7. NEW ORIFICE PLATE PER DETAIL THIS SHEET.

LEGEND

MOUNTABLE CURB & GUTTER	5135 EXISTING CONTOUR MAJOR
STANDARD 8" CURB & GUTTER	5135 EXISTING CONTOUR MINOR
FP= 30.38 FINISHED PAD ELEVATION	EXISTING FIRE HYDRANT
00.00 PROPOSED SPOT ELEVATION	EXISTING WATER VALVE
85.00 TW PROPOSED TOP OF WALL ELEVATION	EXISTING SANITARY SEWER MANHOLE
84.45 TG-W PROPOSED TOP GROUND ELEVATION-WEST	EXISTING STORM DRAIN MANHOLE
83.37 TG-E PROPOSED TOP GROUND ELEVATION-EAST	EXISTING STORM DRAIN INLET
PROPOSED SLOPE	TC=73.90 FL=73.41 EXISTING TOP OF CURB ELEVATION / EXISTING FLOW LINE ELEVATION
FLOODPLAIN LINE	x 00.00 EXISTING SPOT ELEVATION
PROPOSED WATER BLOCK	E&CATV EXISTING OVERHEAD ELECTRIC & CABLE TV LINE
PROPOSED 4' SIDEWALK	PP EXISTING POWER POLE
TRACT/LOT BOUNDARY LINE	EXISTING TELEPHONE MANHOLE
RIGHT OF WAY LINE	EXISTING STREET LIGHT
EASEMENT LINE	EXISTING CHAIN LINK FENCE
FLOW DIRECTION	EXISTING WOOD FENCE
PROPOSED SWALE	DRAINAGE BASIN LINE
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN PIPE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	

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50' 25' 0 50' 100'
SCALE: 1" = 50'

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL SWALES ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL SWALES MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.
6. SWALES TO BE BLOCKED AT EACH PROPERTY LINE.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

BENCH MARKS
NMSHC BRASS CAP "NM448-C1"
X= 364764.30
Y= 1485275.17
G-G= 0.99967831
DELTA ALPHA= -0015'35"
NM STATE PLANE (NAD 27)
ELEVATION (NGVD29)= 5074.028

AS BUILT INFORMATION
CONTRACTOR | DATE
WORK STAKED BY | DATE
STAKING CHECKED BY | DATE
ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
DAVID GOODWIN
8948
REGISTERED
RECEIVED JUN 29 2001 HYDROLOGY SECTION

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JMM	05/01
DRAWN BY	DER	05/01
CHECKED BY	DMG	05/01

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:
St. JOSEPH'S PLACE 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
	K-11-Z	-	-

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