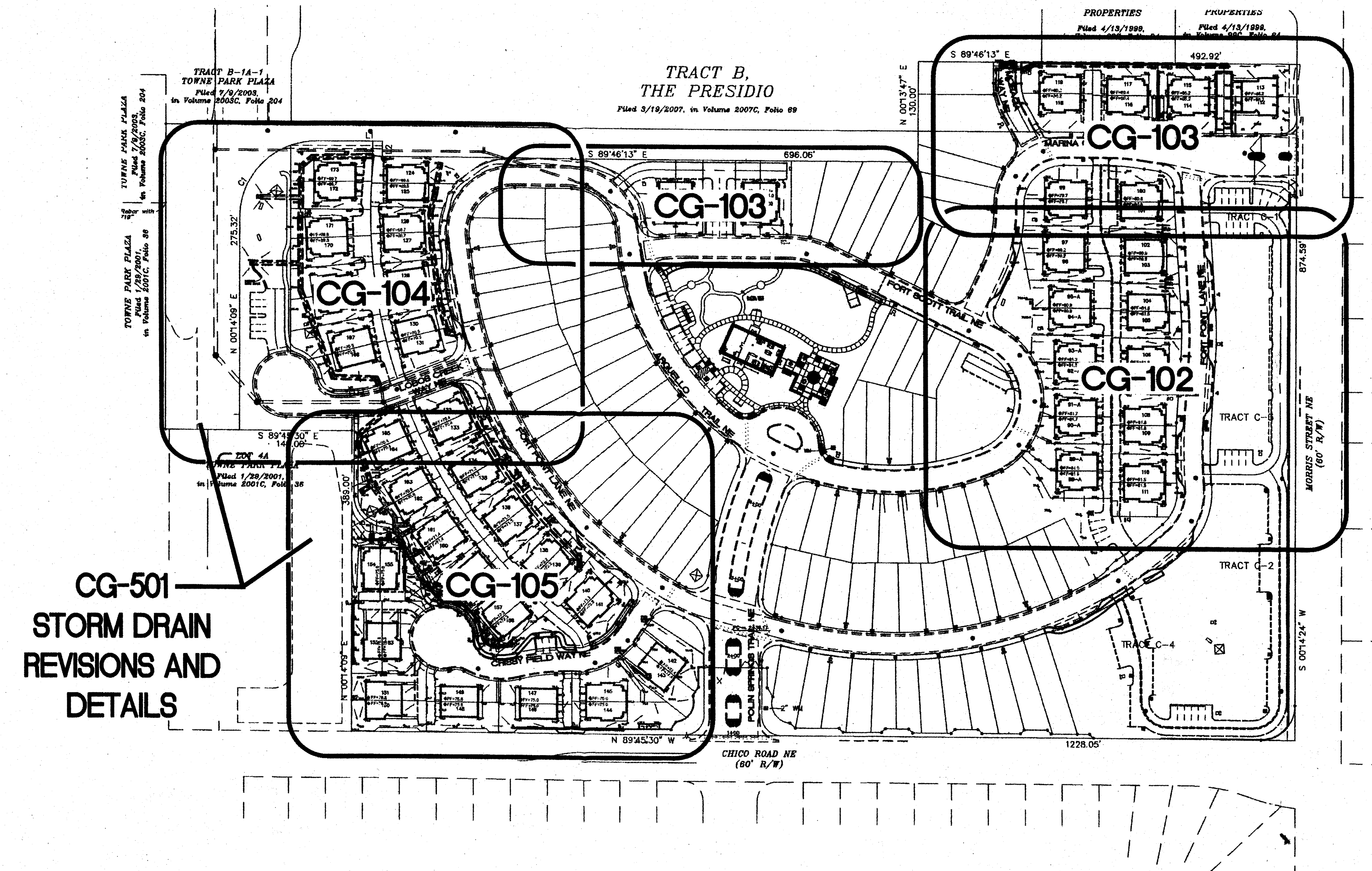
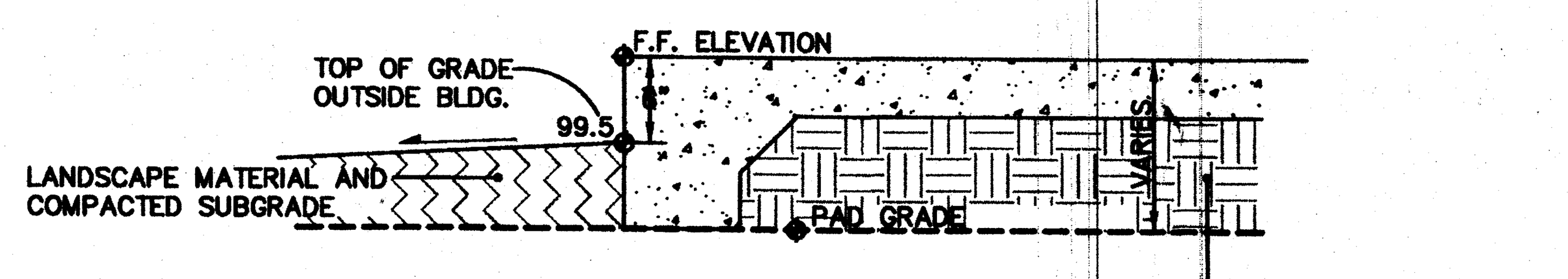
GENERAL NOTES

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
2. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. PAD AND ROUGH GRADING ELEVATIONS SHALL CONFORM TO ELEVATIONS SHOWN ON PLANS.
5. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
6. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
7. FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
8. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
9. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
10. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT THE CONTRACTOR'S SOLE EXPENSE.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
12. ALL NEW PAVEMENT GRADES SHOWN AS 'MATCH' OR '±' REPRESENT TRANSITIONS TO EXISTING. TRANSITIONS SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.



SHEET KEY
1"=100'



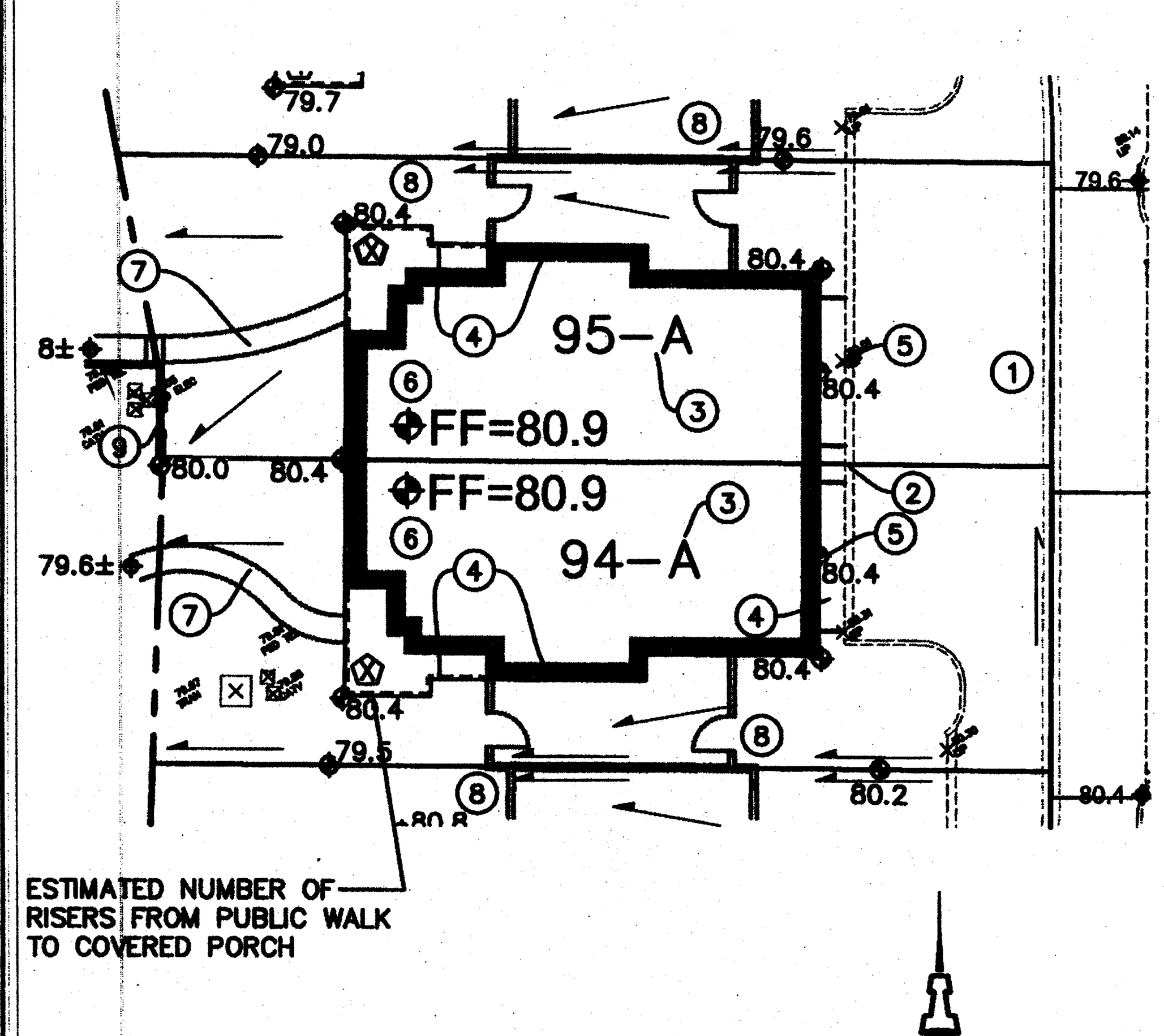
TYPICAL SECTION AT BUILDING
1"=20'

ⓧ TYPICAL LOT GRADING PLAN

1"=20'

KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. LOT NUMBER.
4. BUILDING OUTLINE REPRESENTS FURTHEST POSSIBLE BUILDING EXTENTS, HEAVY DASHED LINE REPRESENTS FURTHEST POSSIBLE COVERED PORCH EXTENTS. ACTUAL UNITS AND PORCHES WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY.
5. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING.
6. ELEVATION AT GARAGE DOOR IS SET 6" BELOW FINISH FLOOR ELEVATION (FF) TO ACCOMMODATE 2" SLOPE IN GARAGE FLOOR AND 4" WHEEL STOP. SEE ARCHITECTURAL FOR INTERIOR GRADE TRANSITIONS.
6. ELEVATION AT PEDESTRIAN ENTRY DOORS ARE TO BE 4" BELOW FF ELEVATION TO ACCOMMODATE 4" STOOP. COVERED PORCH CONCRETE TO SLOPE AT 1% MIN. TO DRAIN. SEE ARCHITECTURAL.
7. CONSTRUCT CONCRETE WALKS TO ACCESS UNITS. WALKS TO BE 5' WIDE FOR MULTI-UNIT ACCESS AS SHOWN ON GRADING AND DRAINAGE PLANS (WITH STAIRS WHERE REQUIRED) AND 3' WIDE FOR INDIVIDUAL UNIT WALKS (NOT SHOWN ON GRADING AND DRAINAGE PLANS). LOCATION OF INDIVIDUAL UNIT WALKS WILL VARY DEPENDING ON WHICH UNIT TYPE IS CHOSEN FOR CONSTRUCTION. MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED (ESTIMATED NO. OF RISERS FROM PUBLIC WALK TO COVERED PORCH NOTED AS ⓧ WITHIN COVERED PORCH AREA).
   * PROVIDE 2% CROSS-SLOPE TO DRAIN WALKS TO LANDSCAPING.
   * TOP OF WALK ELEVATION AT PORCH TRANSITION TO BE FLUSH.
   * SLOPE WALK AWAY FROM PORCH TRANSITION AT 2% FOR 5' MIN.
   * WHERE WALKS CROSS DRAINAGE PATHS, DIP WALK OR INSTALL SIDEWALK TRENCH DRAIN TO PASS FLOW.
8. 1% MINIMUM SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER (TYPICAL). AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE 1 TURNED BLOCK O.E. AT ALL FLOWLINE LOW POINTS (PASSING FLOW INTO AND OUT OF SIDE YARD) TO PASS FLOW WITHIN LOT BOUNDARY. TYPICAL.



TYPICAL LOT GRADING PLAN
1"=20'

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., 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 08/18/2010. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 10/18/2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

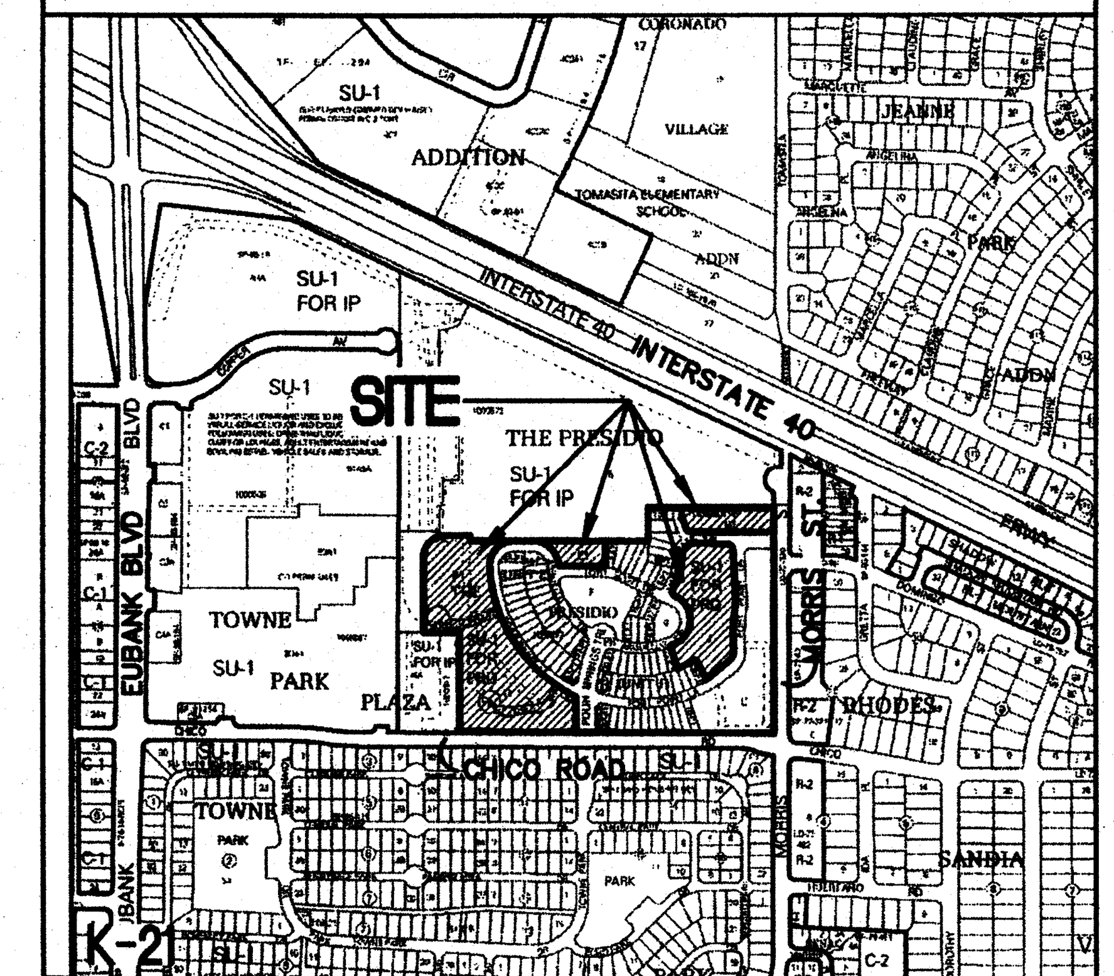
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other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

[illegible]
Fred C. Arfman NMPE 7322
10-18-11
Date

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

RECEIVED
OCT 18 2011
HYDROLOGY SECTION

VICINITY MAP K-21



LEGAL (EXISTING):
TRACT D, THE PRESIDIO, UNIT 1 (04-13-07, 2007C-81);
TRACT J-2A, THE PRESIDIO UNIT 1 (05-11-10, 2010C-57);
TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2.

TEMPORARY BENCHMARK: STREET CENTERLINE MONUMENTS HAVE BEEN PROVIDED AS PART OF PHASE I. SEE CG-102 THROUGH CG-105 FOR LOCATIONS AND ELEVATIONS TO NAVD 1988 DATUM.

PROJECT NOTES:

THE PAVING, CURB AND GUTTER (PRIVATE STREETS AND ALLEYS), WATER AND SANITARY SEWER WERE INSTALLED WITH THE PRESIDIO, UNIT 1 PLANS (CPN 797481) AND UNIT 2 PLANS (CPN 797482).

THIS PLAN SET SHOWS REVISED GRADES FOR EACH AREA TO BE REVISED.

DRAINAGE PATTERNS SHALL FOLLOW THE APPROVED PLAN FOR THE CONDOMINIUM UNITS, AND THE EXISTING CONDOMINIUM PADS SHALL BE RESHAPED TO ACCOMMODATE THE SINGLE-DETACHED LOTS.

CHANGE IN DISCHARGE RATE: IN GENERAL, EACH PREVIOUSLY PROPOSED CONDO UNIT (3045 SF FOOTPRINT) WILL BE REPLACED BY A MAXIMUM FOOTPRINT OF 2860 SF (DEPENDING ON WHICH MODEL IS CHOSEN) - A REDUCTION OF 115 SF LAND TREATMENT 'D' PER UNIT (MINIMUM). ADDITIONAL IMPERMEABLE FOR DRIVEPAD EXTENSIONS WILL ACCOUNT FOR SOME OF THE SAVINGS. THE CHANGE IN THE SITE DISCHARGE RATE DUE TO THIS PROPOSED CONVERSION WILL BE NEGLIGIBLE.

LEGEND

◆81.0	PROPOSED SPOT ELEVATION
◆81.0±	EXISTING DESIGN SPOT ELEVATION (ADJUSTED TO NEW DATUM)
→	FLOW ARROW
FF=80.8	FINISH FLOOR ELEVATION
×UP XXXX.XX	AS-BUILT SPOT ELEVATION (NAVD 1988)
×XX.XX FD CL MON 9750	TBM: AS-BUILT SPOT ELEVATION AT CENTERLINE MONUMENT (NAVD 1988)

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
08-18-10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1750 CG CONDOS CG-101 TO CG-105.dwg Jul 30,2010

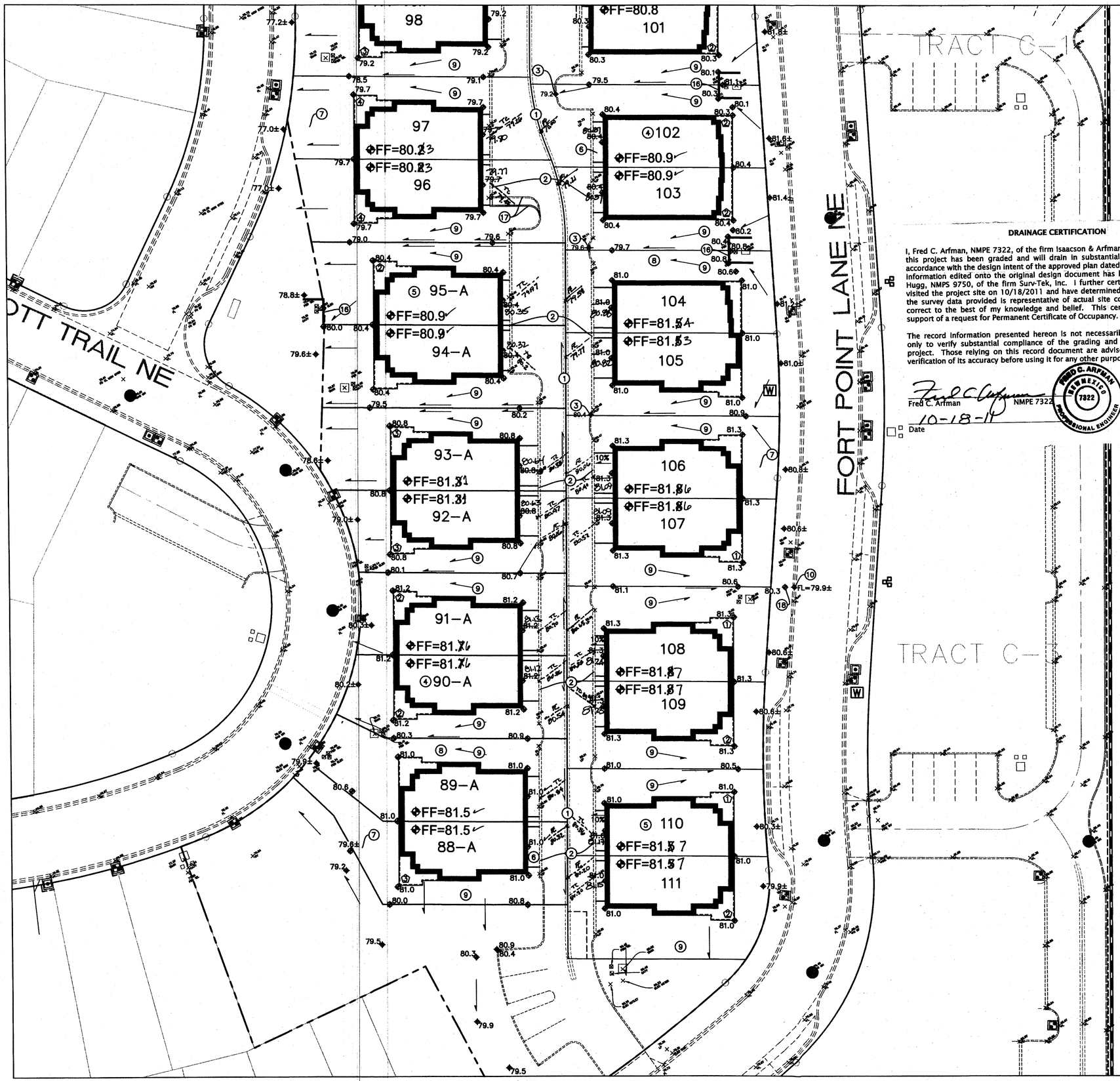
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.©

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 1 OF 5

Date: JUNE 2010	No.	Revision	Date	Job No. 1750
Drawn By: BJB				CG-101
Ckd By: ANW				SH. OF

I:\CAD FILES\1700-1799\1750\dwg\1750 CG CONDOS CG-101 TO CG-105.dwg, 8/18/2010 10:16:30 AM, thor



0 10 20 40 60

SCALE 1"=20'

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., 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 08/18/2010. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 10/18/2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

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.

Fred C. Arfman NMPE 7322

10-18-11
Date

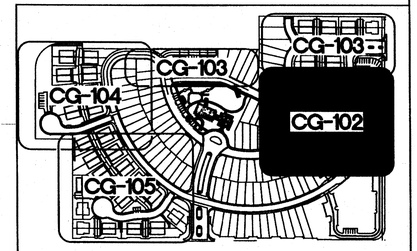
FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. LOT NUMBER (TYPICAL).
5. BUILDING OUTLINE REPRESENTS FURTHEST POSSIBLE BUILDING EXTENTS, HEAVY DASHED LINE REPRESENTS FURTHEST POSSIBLE COVERED PORCH EXTENTS. ACTUAL UNITS AND PORCHES WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI-UNIT WALKS (AS SHOWN), 3' WIDE FOR INDIVIDUAL UNIT WALKS (NOT SHOWN). MAX. SLOPE = 5% PROVIDE STEPS AS REQUIRED (ESTIMATED NO. OF 6"± RISERS NOTED WITHIN COVERED PORCH AREA AS ⑰).
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE 1 TURNED BLOCK O.E. AT EACH FLOWLINE LOW POINT TO PASS FLOW WITHIN LOT BOUNDARY. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12'WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG-501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG-501.
12. CONSTRUCT 12'WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG-501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18"WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. PROVIDE GUARDRAIL ADJACENT TO WALK. DESIGN BY OTHERS. SEE SHEET CG-502 FOR GENERAL SECTION.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 98 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG-501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG-501.
22. SEE SHEET CG-501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG-101 FOR LEGEND

SITE KEY



RECEIVED
OCT 19 2011
HYDROLOGY SECTION

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER 10-18-11

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Phone 505-268-8828 Fax. 505-268-2632
1750 CG CONDOS CG-101 TO CG-105.dwg Jul 30,2010

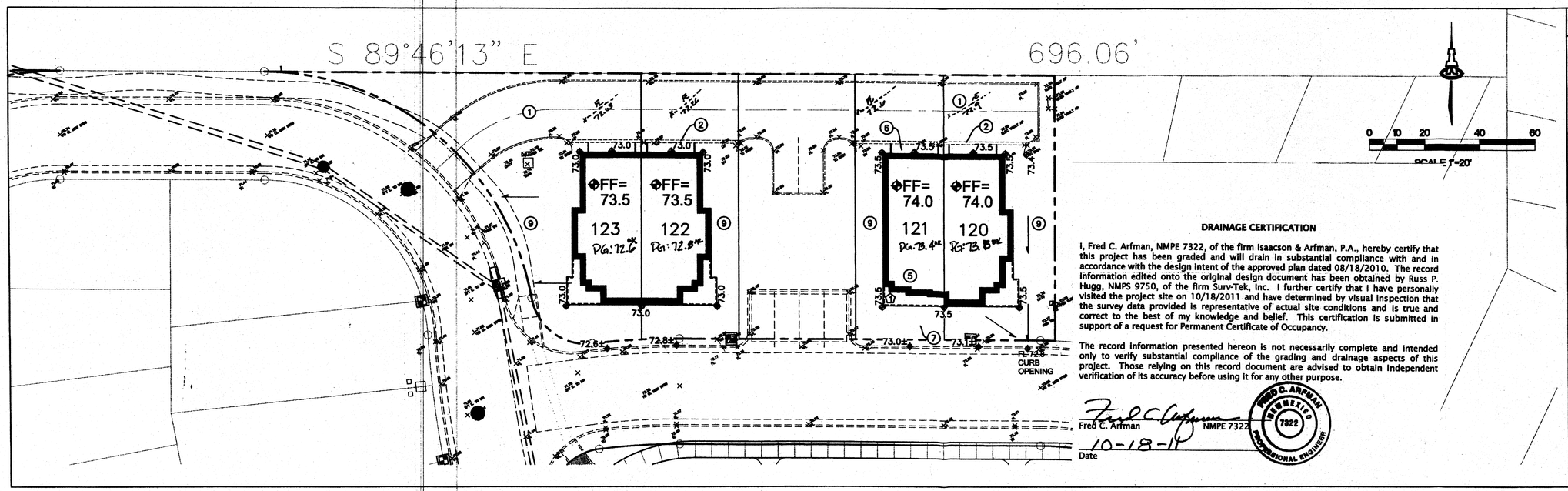
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 2 OF 5

Date:	No.	Revision	Date	Job No.
JUNE 2010				1750
Drawn By: BJB				CG-102
Ckd By: ANW				SH. OF

...CAD FILES\1700-1799\1750dwgs\1750 CG CONDOS CG-101 TO CG-105.dwg, 8/18/2010 10:22:37 AM, thor



DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., 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 08/18/2010. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 10/18/2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

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.

Fred C. Arfman NMPE 7322

10-18-11
Date

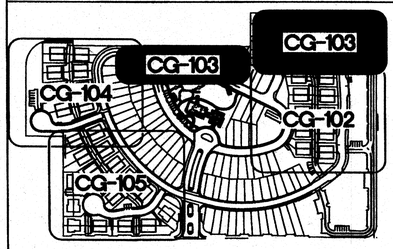
FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. LOT NUMBER (TYPICAL).
5. BUILDING OUTLINE REPRESENTS FURTHEST POSSIBLE BUILDING EXTENTS, HEAVY DASHED LINE REPRESENTS FURTHEST POSSIBLE COVERED PORCH EXTENTS. ACTUAL UNITS AND PORCHES WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI-UNIT WALKS (AS SHOWN), 3' WIDE FOR INDIVIDUAL UNIT WALKS (NOT SHOWN). MAX. SLOPE = 5% PROVIDE STEPS AS REQUIRED (ESTIMATED NO. OF 6"± RISERS NOTED WITHIN COVERED PORCH AREA AS (9)).
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE 1 TURNED BLOCK O.E. AT EACH FLOWLINE LOW POINT TO PASS FLOW WITHIN LOT BOUNDARY. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12' WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG-501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG-501.
12. CONSTRUCT 12' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG-501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. PROVIDE GUARDRAIL ADJACENT TO WALK. DESIGN BY OTHERS. SEE SHEET CG-502 FOR GENERAL SECTION.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG-501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG-501.
22. SEE SHEET CG-501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG-101 FOR LEGEND

SITE KEY



RECEIVED
OCT 18 2011
HYDROLOGY SECTION

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax. 505-268-2632

1750 CG CONDOS CG-101 TO CG-105.dwg Jul 30,2010

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 3 OF 5

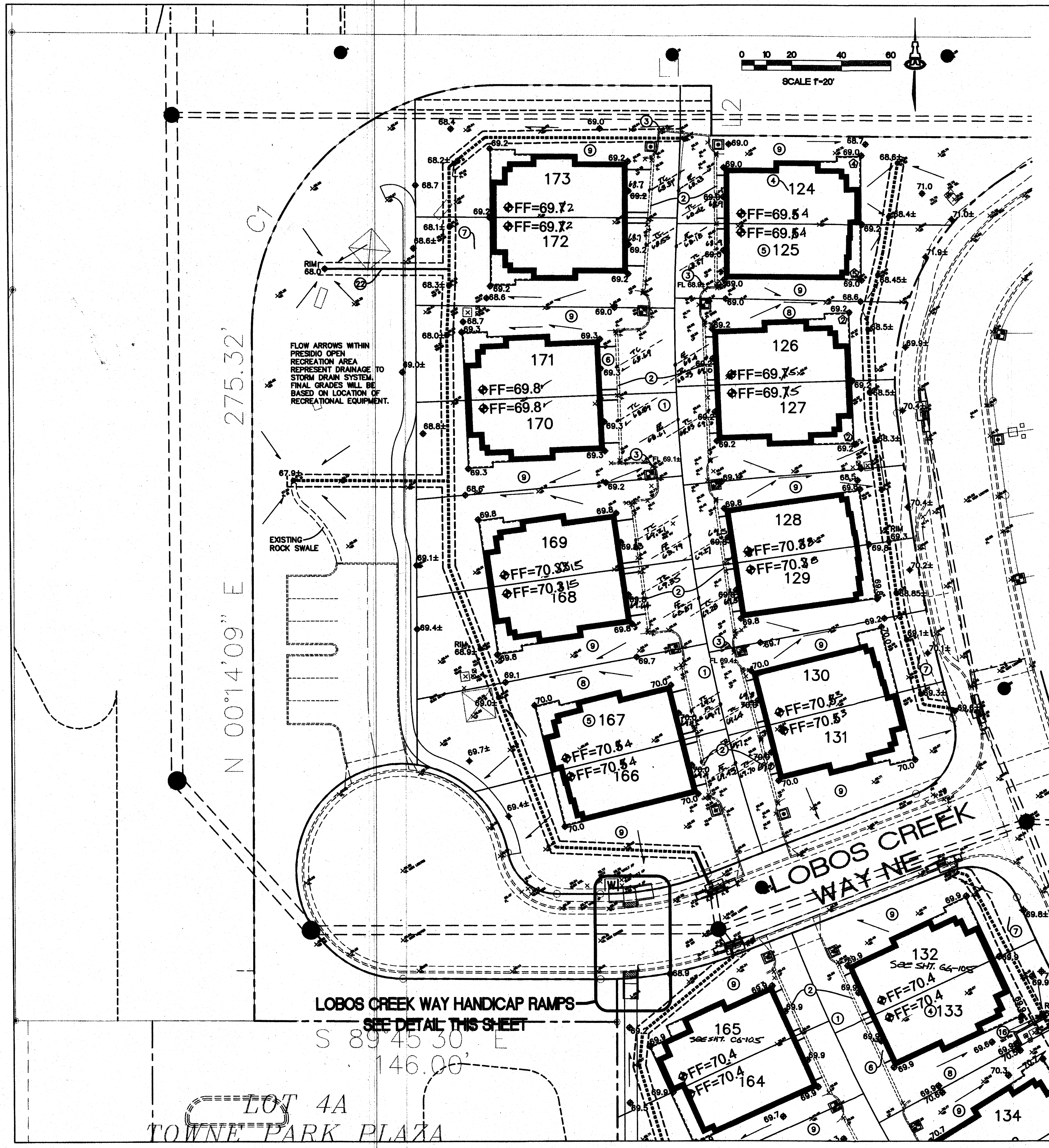
Date: JUNE 2010	No.	Revision	Date
Drawn By: BJB			
Ckd By: ANW			

Job No. 1750

CG-103

SH. OF

...\CAD FILES\1700-1799\1750dwg\1750 CG CONDOS CG-101 TO CG-105.dwg, 8/18/2010 10:19:51 AM, thor



LOBOS CREEK WAY HANDICAP RAMPS

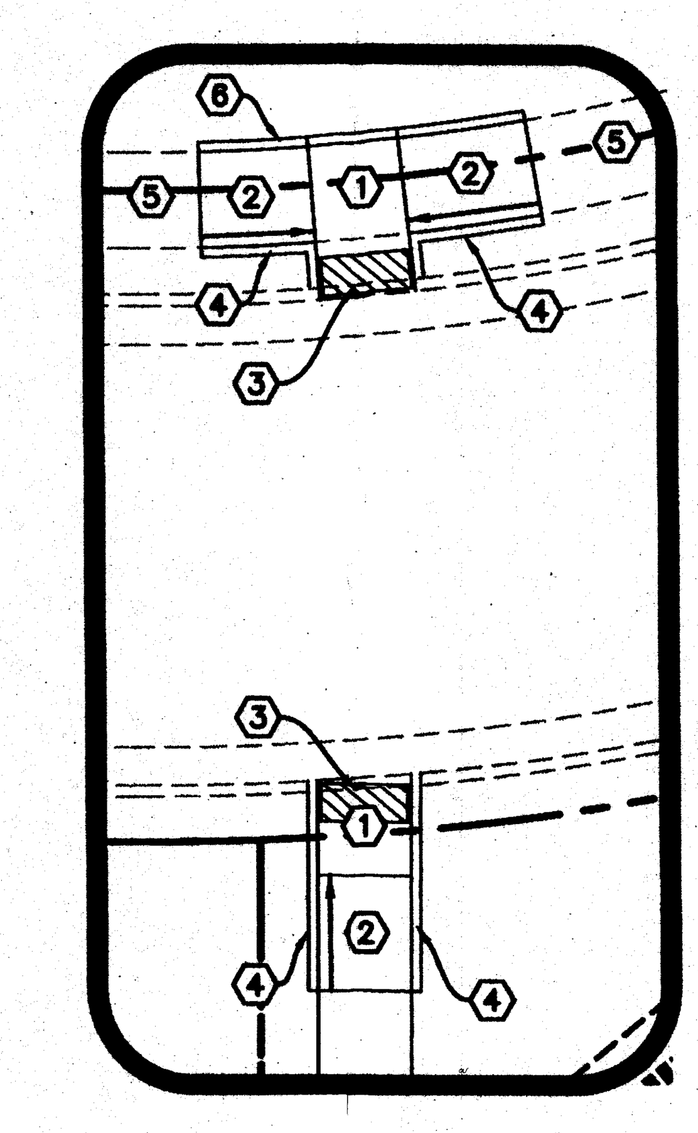
GENERAL NOTES

A. SEE COA STD DWG #2441 FOR CONSTRUCTION NOTES AND SECTIONS A–A AND B–B.

B. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM–WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR HANDICAP RAMPS.

KEYED NOTES (X)

1. 5'X5' MIN LANDING AREA AT 50:1 SLOPE (MAX.)
2. RAMP AT 12:1 SLOPE (MAX.) WITH 5' BOTTOM WIDTH (MIN).
3. 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES) PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
4. TRANSITION CURB HEIGHT FROM 6" TO 0".
5. TRANSITION TO EXISTING SIDEWALK WIDTH AND GRADES.
6. 6" HEADER CURB PER COA STD DWG #2415B.



DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., 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 08/18/2010. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 10/18/2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

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.

Fred C. Arfman NMPE 7322

Date 10-18-11

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

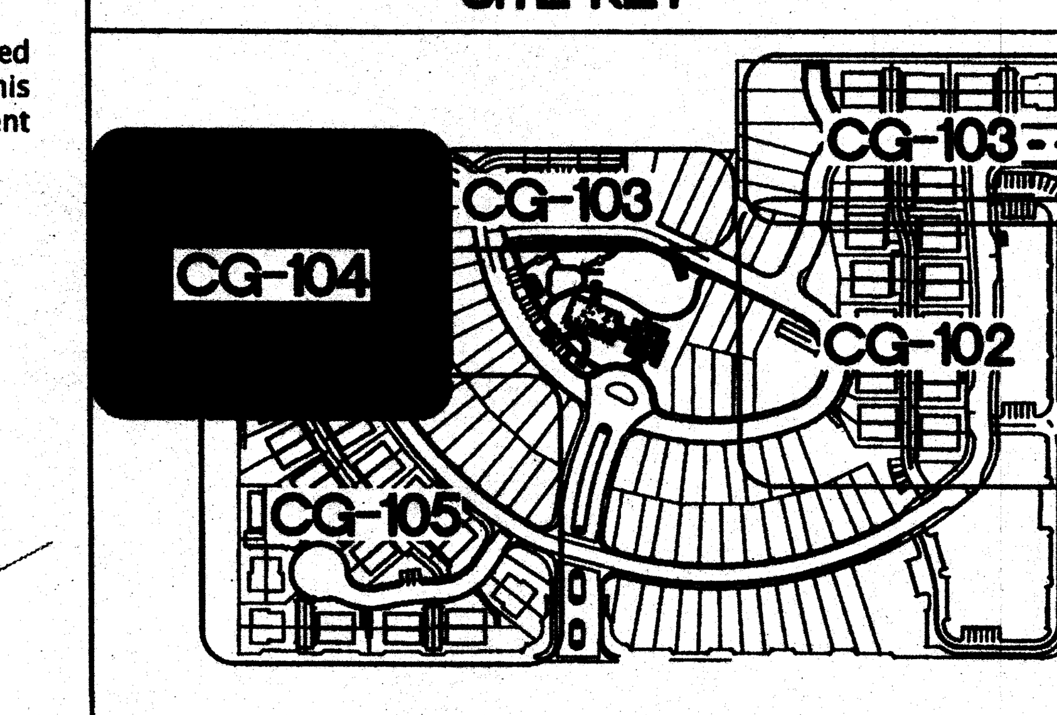
RECEIVED OCT 18 2011 HYDROLOGY SECTION

(X) KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. LOT NUMBER (TYPICAL).
5. BUILDING OUTLINE REPRESENTS FURTHEST POSSIBLE BUILDING EXTENTS, HEAVY DASHED LINE REPRESENTS FURTHEST POSSIBLE COVERED PORCH EXTENTS. ACTUAL UNITS AND PORCHES WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI–UNIT WALKS (AS SHOWN), 3' WIDE FOR INDIVIDUAL UNIT WALKS (NOT SHOWN). MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED (ESTIMATED NO. OF 6"± RISERS NOTED WITHIN COVERED PORCH AREA AS (X)).
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE 1 TURNED BLOCK O.E. AT EACH FLOWLINE LOW POINT TO PASS FLOW WITHIN LOT BOUNDARY. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12" WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG–501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG–501.
12. CONSTRUCT 12" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG–501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. PROVIDE GUARDRAIL ADJACENT TO WALK. DESIGN BY OTHERS. SEE SHEET CG–502 FOR GENERAL SECTION.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG–501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG–501.
22. SEE SHEET CG–501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG-101 FOR LEGEND

SITE KEY



FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 08-18-10

ISAACSON & ARFMAN, P.A.
...ulting Engineering Associates
...nroe Street N.E.
...querque, New Mexico 87108
...h. 505-268-8828 Fax. 505-268-2632

1750 CG CONDOS CG–101 TO CG–105.dwg Jul 30,2010

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

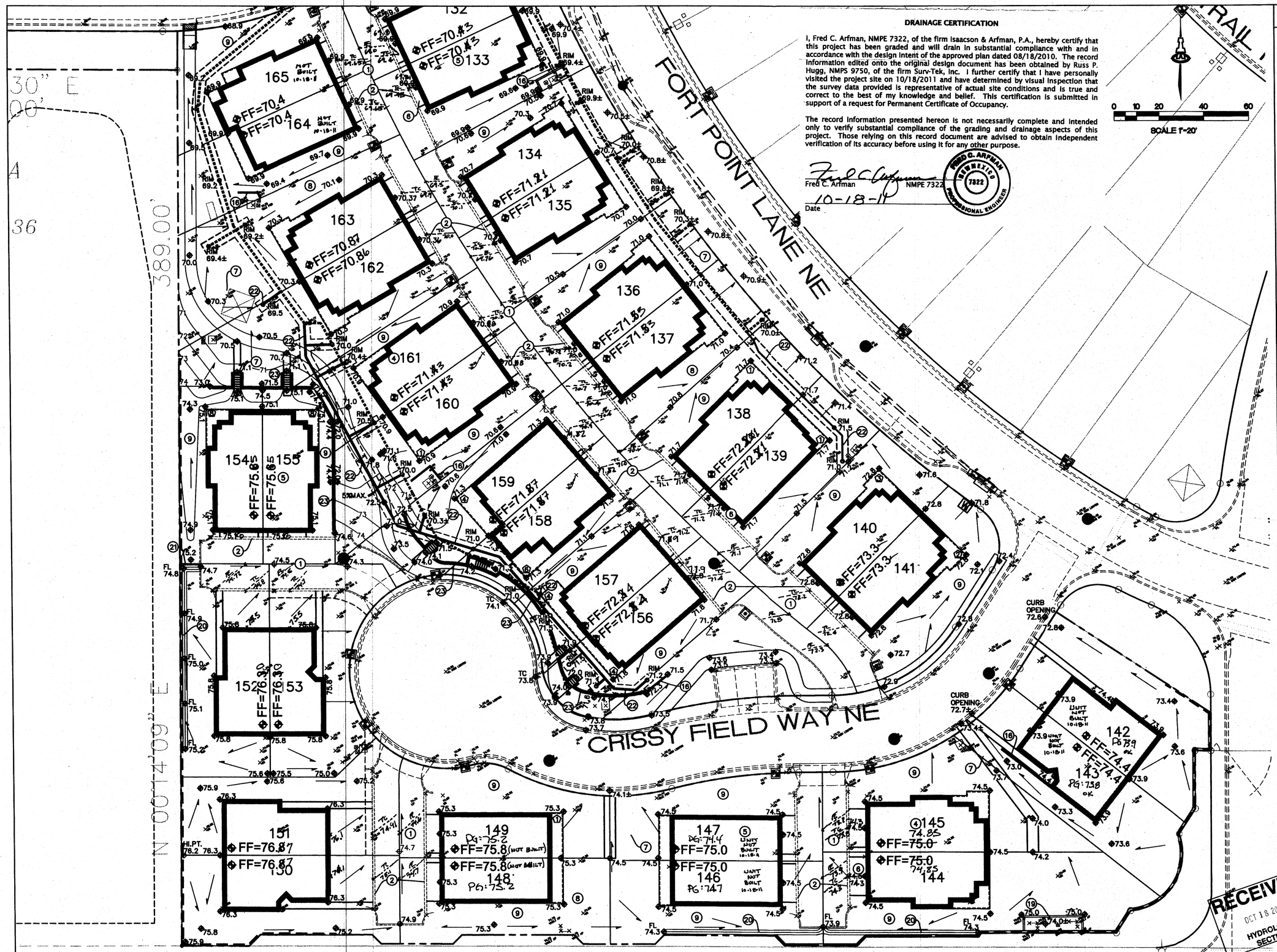
CENTEX HOMES

PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 4 OF 5

Date: JUNE 2010	No.	Revision	Date	Job No. 1750
Drawn By: BJB				CG-104
Ckd By: ANW				SH. OF

...\CAD FILES\1700-1799\1750dwg\1750 CG CONDOS CG-101 TO CG-105.dwg, 8/18/2010 10:18:00 AM, thor



DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., 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 08/18/2010. The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 10/18/2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

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.

Fred C. Arfman NMPE 7322

10-18-11
Date

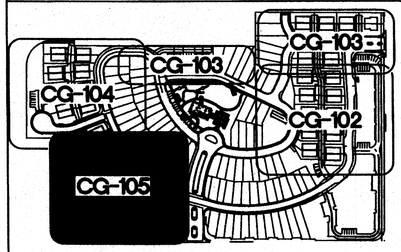
FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. LOT NUMBER (TYPICAL).
5. BUILDING OUTLINE REPRESENTS FURTHEST POSSIBLE BUILDING EXTENTS. HEAVY DASHED LINE REPRESENTS FURTHEST POSSIBLE COVERED PORCH EXTENTS. ACTUAL UNITS AND PORCHES WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN. PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI-UNIT WALKS (AS SHOWN), 3' WIDE FOR INDIVIDUAL UNIT WALKS (NOT SHOWN). MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED (ESTIMATED NO. OF 6"± RISERS NOTED WITHIN COVERED PORCH AREA AS (X)).
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE 1 TURNED BLOCK O.E. AT EACH FLOWLINE LOW POINT TO PASS FLOW WITHIN LOT BOUNDARY. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12'WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG-501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG-501.
12. CONSTRUCT 12"WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG-501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18"WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. PROVIDE GUARDRAIL ADJACENT TO WALK. DESIGN BY OTHERS. SEE SHEET CG-502 FOR GENERAL SECTION.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG-501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG-501.
22. SEE SHEET CG-501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG-101 FOR LEGEND

SITE KEY



FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
10-18-11

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax. 505-268-2632

1750 CG CONDOS CG-101 TO CG-105.dwg Jul 30,2010

All designs, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

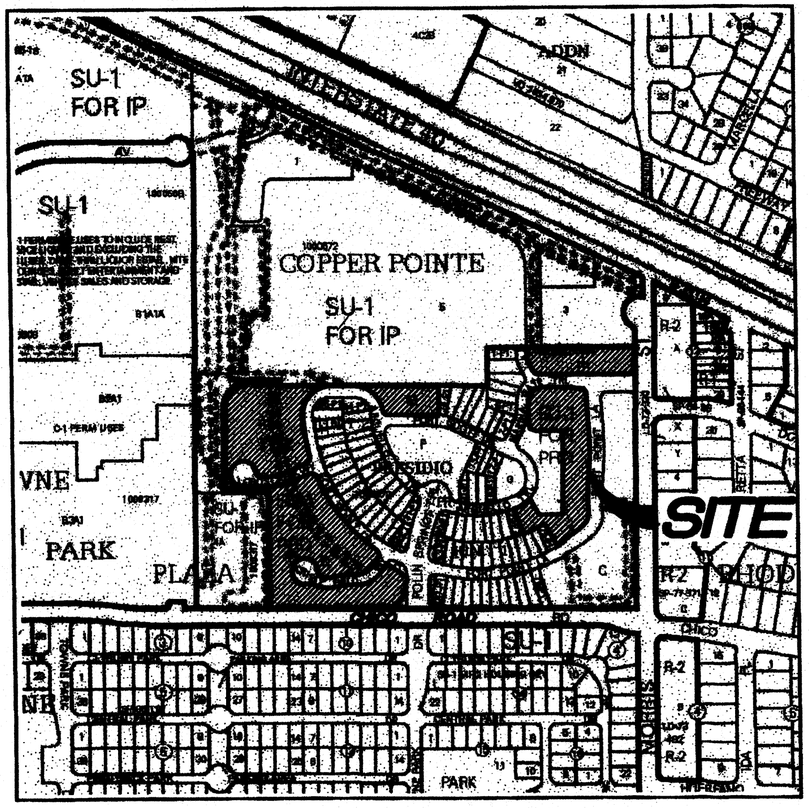
RECEIVED
OCT 18 2011
HYDROLOGY SECTION

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 5 OF 5

Date:	No.	Revision	Date	Job No.
JUNE 2010				1750
Drawn By: BJB				CG-105
Ckd By: ANW				SH. OF

I:\CAD FILES\1700-1799\1750\dwg\1750 CG CONDOS CG-101 TO CG-105.dwg, 8/19/2010 10:21:13 AM, thor



VICINTY MAP

Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone — NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. U.C.L.S. Log Number 2010094718.
8. City of Albuquerque Zone Atlas Page: K-21-Z

SUBDIVISION DATA

Total number of existing Tracts: 5

Total number of new lots created: 78

Total number of new Tracts created: 4

Gross Subdivision acreage: 7.4820 acres.

SHEET INDEX

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

See parcels below

Centex Homes

08-11-10

Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

The Purpose of this plat is to:

1. Create new Lots 96 thru 173 and Tracts D-1, E-1A, J-2A-1 and R-1A as shown hereon.
2. Show the Vacation of Portions of Public Utility Easements VACATED by 10DRB 70160
3. Grant additional easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
June 1, 2010

PROFESSIONAL SURVEYOR STATE OF No. 9750 NEW MEXICO RUSS P. HUGG

PLAT OF
LOTS 96 THRU 173
AND TRACTS D-1, E-1A, J-2A-1 AND R-1A
THE PRESIDIO, UNIT 2A

(BEING A REPLAT OF TRACTS D AND J-2A, THE PRESIDIO, UNIT 1 (AND TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2)

SITUATE WITHIN

SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE , 2010

PROJECT NUMBER: 1000572

Application Number: 10DRB-70160

PLAT APPROVAL

Utility Approvals:

Public Service Compnay of New Mexico (PNM)	7-21-2010 Date
New Mexico Gas Company (NMGC)	7.22.2010 Date
QWest Corporation	09.26.10 Date
Comcast	7.22.10 Date

City Approvals:

City Surveyor, Department of Municipal Development	6-3-10 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	08-11-10 Date
A.B.C.W.U.A.	08/11/10 Date
Parks and Recreation Department	8-11-10 Date
AMAFCA	8/11/10 Date
City Engineer	8/11/10 Date
DRB Chairperson, Planning Department	8-11-10 Date

DOC# 2010081179

08/11/2010 03:44 PM Page: 1 of 10
typPLAT R:$52.00 B: 2010C P: 0050 M. Toulous Olivere, Bernalillo Cour

SHEET 1 OF 10

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

P:\Dick\100069\dwg\100069_SHTS 1- 4.dwg, 6/3/2010 12:03:38 PM

PLAT OF
LOTS 96 THRU 173
AND TRACTS D-1, E-1A, J-2A-1 AND R-1A
THE PRESIDIO, UNIT 2A

(BEING A REPLAT OF TRACTS D AND J-2A, THE PRESIDIO, UNIT 1
(AND TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2)

SITUATE WITHIN

SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE , 2010

DOC# 2010081179
06/11/2010 03:44 PM Page: 6 of 10
PLAT R: $25.00 B: 2010C P: 0060 M. Toulous Olivere, Bernalillo Cour

EXISTING EASEMENTS BY DOCUMENT

(A) Existing 10' Public Service Company of New Mexico Easement per Document filed May 12, 1971 in Book Misc. 213, Page 816-817. A new 10' Public Utility Easement is hereby granted over said Easement by this plat.

(B) Existing Ingress Egress and Utilities Easement per Document filed October 24, 2000 in Book A11, Page 4868.

(C) Existing 20' Public Sanitary Sewer Easement granted to the City of Albuquerque by plat filed on March 19, 2007 in Book 2007C, Page 69

(D) Existing 25' Public Sanitary Sewer and Waterline Easement granted to the City of Albuquerque by plat filed on March 19, 2007 in Book 2007C, Page 69

(E) Existing 20' Private Storm Drain Easement granted by plat filed on March 19, 2007C in Book 2007C, Page 69

(F) Existing Private Storm Drain Easement granted by plat filed on March 19, 2007 in Book 2007C, Page 69

(G) Existing 10' Utility Easement as shown on Survey prepared by New Mexico Surveying Company filed March 17, 1997 in Volume 97S, Folio 25.

(H) Existing Utility Easement per Document filed December 6, 2007 Document Number 2007164923. A new Public Utility Easement is hereby granted over said easement by this plat.

EXISTING EASEMENTS BY PLAT

Existing Easements granted by The Presidio Unit 1 and Unit 2 plats filed April 13, 2007 in Plat Book 2007C, Page 91 and June 7, 2007 in Plat Book 2007C, Page 158.

(1) 10' Public Utility Easement.

(2) 25' Public Sanitary Sewer and Waterline Easement granted to the City of Albuquerque.

(3) 20' Public Sanitary Sewer Easement granted to the City of Albuquerque.

(4) 20' Public Waterline Easement granted to the City of Albuquerque.

(5) 20' Private Storm Drain Easement granted to Centex Homes or their assigns and to be maintained by Centex Homes or their assigns.

(6) Private Storm Drain Easement granted to Centex Homes or their assigns and to be maintained by Centex Homes or their assigns.

(7) 10' X 3' Water Meter Easement granted to the City of Albuquerque.

(8) 5' X 3' Water Meter Easement granted to the City of Albuquerque.

(9) Landscaping and NO BUILD Easement for the benefit of the owner(s) of Tract B, The Presidio. Maintenance to be the responsibility of the owner(s) of Tract B, The Presidio.

(10) 10' PNM Access Easement.

(11) Existing Private Sanitary Sewer Easement granted for the benefit of Lots 88 and 89 by plat filed July 17, 2009 in Plat Book 2009C, Page 112.

(12) Existing 20' Private Access and Drainage Easement granted to the Presidio Homeowners' Association by plat filed July 17, 2009 in Plat Book 2009C, page 112.

(13) 8' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed on April 13, 2007 in Book 2007C, Page 81.

(14) 8' Public Utility Easement.

(15) 5' X 6' Water Meter Easement granted to the City of Albuquerque.

(16) Portions of Public Utility Easements VACATED BY 10DRB-70161. (Cross hatched areas)

ENT LEGEND

1/2" Alumnium Monument in the pavement "L.S. 9750"

"B" Rebar and cap "L.S. 9750"

New 2' x 6' Public Utility Easement granted by this plat

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

C:\CAD FILES\1700-1799\1750\DOWNLOADED FILES\2010 06-10 FINAL PLAT\100069_SHTS 5-6_6-10-10.dwg, 6/10/2010 4:02:03 PM, thor

I:\CAD FILES\1700-1799\1750\DOWNLOADED FILES\2010 08-10 FINAL PLAT\100069_SHTS 7-10_8-10-10.dwg, 8/10/2010 4:03:26 PM, thor

NEW EASEMENTS GRANTED

DOC# 2010081179
08/11/2010 03:44 PM Page: 7 of 10
TYPLAT R:$52.00 B: 2010C P: 0099 M. Toulous Olivere, Bernalillo Cour

PLAT OF
LOTS 96 THRU 173
AND TRACTS D-1, E-1A, J-2A-1 AND R-1A
THE PRESIDIO, UNIT 2A

(BEING A REPLAT OF TRACTS D AND J-2A, THE PRESIDIO, UNIT 1
(AND TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2)

SITUATE WITHIN

SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE , 2010

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SHEET 7 OF 10

SURVTEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
LOTS 96 THRU 173
AND TRACTS D-1, E-1A, J-2A-1 AND R-1A
THE PRESIDIO, UNIT 2A

(BEING A REPLAT OF TRACTS D AND J-2A, THE PRESIDIO, UNIT 1
(AND TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2)

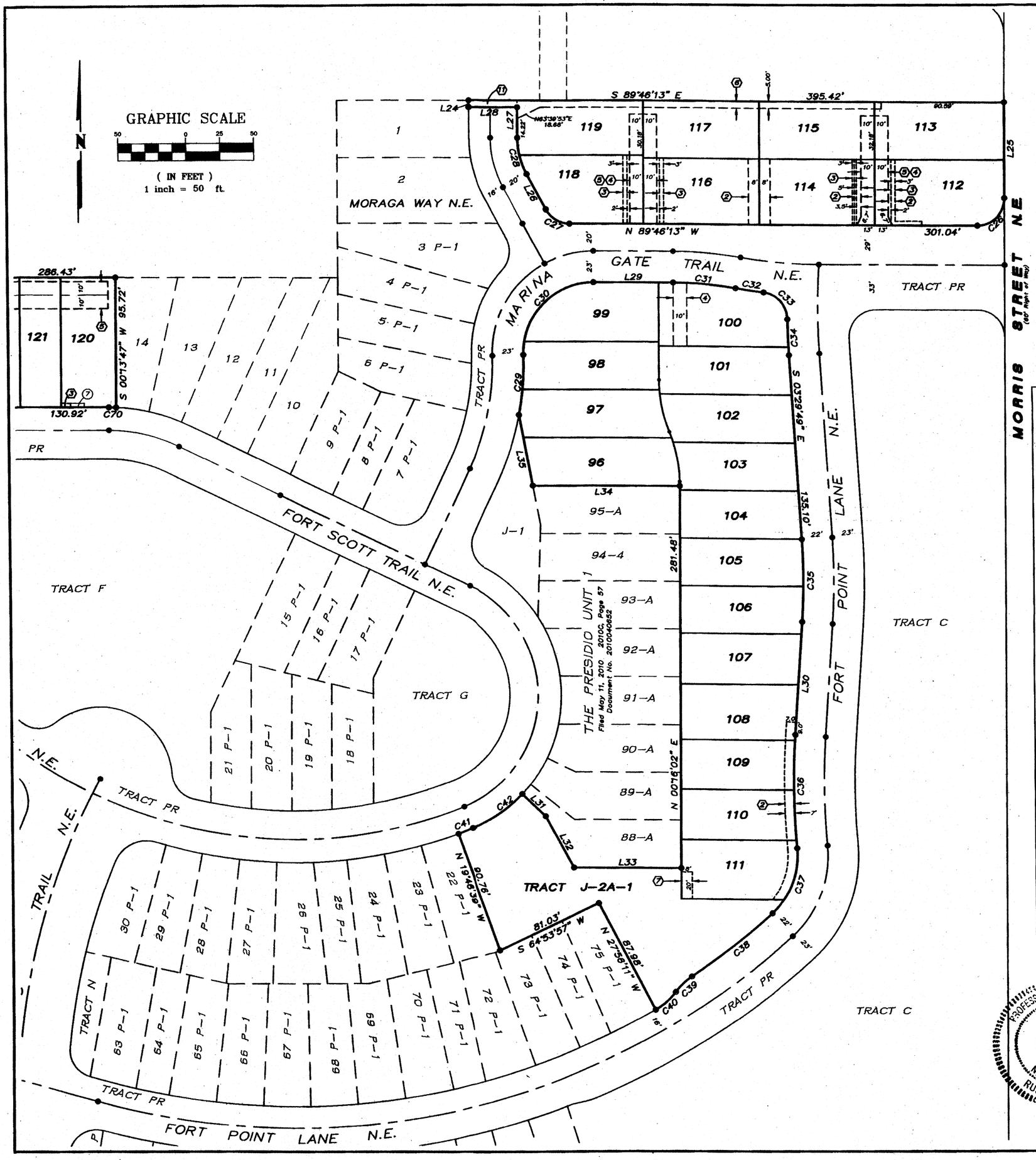
SITUATE WITHIN

SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE , 2010

DOC# 2010081179
06/11/2010 03:44 PM Page: 8 of 10
typPLAT R:$52.00 B: 2010C P: 0099 M. Toulous Olivere, Bernalillo Cour

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



NEW EASEMENTS GRANTED

(1) Private Storm Drain Easement granted to the Presidio HOA by this plat. Maintenance of the drain pipes and grates ONLY shall be the responsibility of the Presidio HOA.

(2) Private Pedestrain Access Easement granted to the Presidio HOA by this plat. Maintenance shall be the responsibility of the individual lot owner(s) in which the easement lies.

(3) Private Water Service Line Easement granted by this plat for the benefit of the lot being served. Maintenance shall be the responsibility of the individual lot owner(s) being served.

(4) Private Sanitary Sewer Service Line Easement granted by this plat for the benefit of the lot being served. Maintenance shall be the responsibility of the individual lot owner(s) being served.

(5) Private Vehicular & Pedestrian Access and Surface Drainage Easement granted to the Presidio HOA by this plat. Maintenance shall be the responsibility of the individual lot owner(s) in which the easement lies.

(6) Private Surface Drainage Channel Easement granted to the Presidio HOA by this plat. Maintenance shall be the responsibility of the individual owner(s) in which the easement lies.

(7) Private Fire Line Easement granted to the Presidio Condominium Association by this plat. Maintenance shall be the responsibility of the Presidio Condominium Association.

(8) A Private Cross Lot Drainage Easement along the front, sides and rear of all lots extending from the lot lines up to the face of building on each respective lot is hereby granted by this plat.
The Easements noted above are herey granted by this plat for the benefit of the new Lots 96 thru 173 created by this plat. Maintenance of said easements to be the responsibility of the individual lot owner(s) in which the easement lies.

(9) Public Utilitiy Easement granted by this plat
New easements are shown and noted on Sheets 5 and 6

(10) Private Utility Service Line Easement granted by this plat for the benefit of the lot being served. Maintenance shall be the responsibility of the individual lot owner(s) being served. New easement is shown and noted on Sheet 6.

(11) Private Pedestrain Access Easement granted to the Presidio HOA by this plat. Maintenance shall be the responsibility of the HOA.

(12) Private Pedestrain Access, Landscaping and Wall Easement granted to the Presidio HOA by this plat. Maintenance shall be the responsibility of the HOA.

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
NEW MEXICO
RUSS P. HUGG

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.87	S00°14'09"W
L2	7.00	N89°45'51"W
L3	25.82	S00°14'09"W
L4	13.53	S33°05'29"W
L5	11.76	S33°05'29"W
L6	60.52	N90°00'00"W
L7	1.73	S45°00'00"W
L8	50.00	N89°45'30"W
L9	5.66	S45°14'30"W
L10	32.00	N89°45'30"W
L11	5.66	N44°45'30"W
L12	50.00	N89°45'30"W
L13	5.66	S45°14'30"W
L14	32.00	N89°45'30"W
L15	5.66	N44°45'30"W
L16	50.00	N89°45'30"W
L17	5.66	S45°14'30"W
L18	32.00	N89°45'30"W
L19	5.66	N44°45'30"W
L20	50.00	N89°45'30"W
L21	7.07	S45°14'30"W
L22	30.00	N89°45'30"W
L23	20.00	S00°13'47"W
L24	5.00	N00°13'47"E
L25	70.00	S00°14'24"W
L26	29.18	N28°33'27"W
L27	22.57	N00°13'47"E
L28	36.00	N89°46'13"W
L29	58.80	S89°46'13"E
L30	83.13	S04°00'33"W
L31	23.62	S46°16'21"E
L32	43.04	S28°52'40"E
L33	79.02	S89°43'58"E
L34	108.45	N89°43'58"W
L35	52.73	N10°40'27"W
L36	90.14	S68°55'06"W
L37	17.44	N89°45'30"W
L38	79.47	S89°45'30"E
L39	92.62	N68°55'06"E
L40	30.39	S33°05'29"W
L41	30.07	N33°05'29"E
L42	81.98	S56°54'31"E
L43	15.24	S89°39'12"W
L44	15.24	N89°39'12"E
L45	38.28	S07°04'08"E
L46	27.92	N00°16'02"E
L47	24.92	N00°16'02"E
L48	43.71	N00°16'02"E
L49	46.71	N00°16'02"E
L50	3.00	N00°16'04"E
L51	3.32	N00°01'27"E
L52	22.84	N00°16'02"E
L53	35.84	N10°40'27"W
L54	16.90	N10°40'27"W
L55	49.81	N00°13'47"E
L56	40.18	N00°13'47"E
L57	47.82	N00°13'47"E
L58	42.18	N00°13'47"E
L59	47.82	N00°13'47"E
L60	42.18	N00°13'47"E
L61	47.82	N00°13'47"E
L62	42.18	N00°13'47"E
L63	12.50	S89°46'13"E
L64	19.73	S00°13'47"W
L65	33.22	S02°42'27"W
L66	35.49	S02°42'27"W
L67	11.77	S02°42'27"W
L68	9.51	S02°42'27"W
L69	17.00	S89°45'51"E
L70	5.67	S33°05'30"W
L71	7.85	N33°05'30"E
L72	37.12	N00°14'09"E
L73	39.57	N00°14'09"E
L74	41.18	N00°14'09"E
L75	35.51	N00°14'09"E
L76	10.39	N89°39'12"E
L77	4.85	N89°39'12"E
L78	17.05	S89°45'30"E
L79	14.95	S89°45'30"E
L80	12.11	S89°45'30"E
L81	19.89	S89°45'30"E
L82	38.11	N00°14'30"E
L83	27.66	N00°14'30"E
L84	8.35	S89°45'30"E
L85	23.65	S89°45'30"E
L86	39.14	N00°06'56"E
L87	33.90	N00°06'56"E
L88	38.10	N00°06'56"E
L89	34.94	N00°06'56"E
L90	68.67	S89°50'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L91	25.35	N46°49'57"E
L92	39.78	S89°50'38"E
L93	28.89	S89°50'38"E
L94	39.78	S89°45'51"E
L95	50.59	S89°45'51"E
L96	37.10	S89°45'51"E
L97	32.10	S89°45'51"E
L98	0.10	S89°45'51"E
L99	21.07	S89°45'51"E
L100	12.18	S30°12'33"E
L101	37.10	S89°45'51"E
L102	25.15	S89°45'51"E
L103	12.26	S34°18'47"E
L104	69.00	S00°14'09"W
L105	51.38	S89°45'51"E
L106	10.86	S89°45'51"E
L107	18.69	S00°14'09"W
L108	50.31	S00°14'09"W
L109	0.15	S03°29'49"E
L110	175.17	S89°45'21"E
L111	4.00	N48°02'30"E
L112	78.65	S89°18'16"W
L113	18.72	S50°38'48"W
L114	23.82	S00°05'54"W
L115	23.54	S00°54'28"W
L116	20.09	S02°58'21"W
L117	58.44	S00°08'42"E
L118	64.79	N89°45'51"W
L119	34.49	S00°08'42"E
L120	120.09	S20°28'56"E
L121	56.19	S87°44'13"E
L122	9.86	S23°29'02"E
L123	47.07	S50°45'26"W
L124	14.26	S05°45'26"W
L125	53.83	S16°44'34"E
L126	2.09	S35°48'04"E
L127	16.88	S59°21'55"W
L128	33.68	S35°48'04"E
L129	12.50	S54°11'56"W
L130	52.50	N89°45'51"W
L131	17.50	S35°48'04"E
L132	9.86	S02°03'04"E
L133	14.84	N87°56'56"E
L134	5.14	S02°03'04"E
L135	10.42	S27°58'15"E
L136	18.71	N62°01'45"E
L137	29.83	S27°58'15"E
L138	5.91	S70°58'37"E
L139	15.50	N62°01'45"E
L140	25.85	S27°28'53"E
L141	15.50	N62°01'45"E
L142	19.28	S27°58'15"E
L143	10.29	S72°58'15"E
L144	10.66	N17°01'45"E
L145	38.18	S72°58'15"E
L146	55.47	S40°43'42"E
L147	11.09	S49°16'18"W
L148	15.17	S40°43'42"E
L149	8.21	S49°16'18"W
L150	6.37	S40°43'42"E
L151	9.08	S85°43'42"E
L152	8.75	N49°16'18"E
L153	13.50	S33°27'54"E
L154	3.41	N62°31'30"E
L155	11.26	N48°24'01"E
L156	10.86	N81°55'23"W
L157	37.72	N14°25'23"W
L158	79.65	N07°45'30"W
L159	39.42	N01°58'51"W
L160	27.52	N13°39'22"E
L161	38.72	N09°51'03"E
L162	50.84	S36°41'10"E
L163	16.44	S00°00'00"E
L164	56.34	S89°45'51"E
L165	15.24	N89°45'30"W
L166	12.50	N57°46'41"E
L167	12.49	N55°07'57"E
L168	28.19	S00°13'47"W
L169	10.49	S28°28'15"E
L170	6.23	S00°13'47"W
L171	14.43	S28°33'27"E
L172	12.25	S00°14'09"W
L173	2.00	S89°45'51"E
L174	6.00	S00°14'09"W
L175	45.69	S00°14'09"W
L176	12.44	N50°17'03"E
L177	12.49	N48°24'01"E
L178	15.05	S00°02'03"W
L179	23.69	N45°02'03"E
L180	50.49	N00°06'56"E

LINE TABLE		
LINE	LENGTH	BEARING
L181	13.61	N53°39'25"E
L182	28.79	N49°48'43"E
L183	23.42	N00°06'56"E
L184	12.52	N45°02'03"E
L185	1.71	S48°04'47"E
L186	3.00	N41°24'52"E
L187	12.62	S49°16'18"W
L188	4.29	S48°47'11"E
L189	3.00	S40°49'37"W
L190	51.08	S89°45'51"E
L191	38.52	S59°03'09"E
L192	12.50	N55°07'57"E
L193	0.50	S34°53'20"E
L194	3.00	N54°39'29"E
L195	31.84	S89°45'51"E
L196	34.65	S05°58'16"E
L197	25.39	S89°45'51"E

LOT ACREAGES	
Lot No.	Acres
Lot 96	0.0889
Lot 97	0.0853
Lot 98	0.0809
Lot 99	0.0871
Lot 100	0.0936
Lot 101	0.0782
Lot 102	0.0765
Lot 103	0.0710
Lot 104	0.0718
Lot 105	0.0733
Lot 106	0.0730
Lot 107	0.0761
Lot 108	0.0796
Lot 109	0.0711
Lot 110	0.0715
Lot 111	0.0837
Tract J-2A-1	0.3165
Lot 112	0.1029
Lot 113	0.0926
Lot 114	0.0938
Lot 115	0.0827
Lot 116	0.0938
Lot 117	0.0827
Lot 118	0.0909
Lot 119	0.0898
Lot 120	0.0884
Lot 121	0.0707
Lot 122	0.0772
Lot 123	0.1317
Lot 124	0.1128
Lot 125	0.0707
Lot 126	0.0686
Lot 127	0.0754
Lot 128	0.0653
Lot 129	0.0654
Lot 130	0.0654
Lot 131	0.0867
Lot 132	0.0815
Lot 133	0.0763
Lot 134	0.0762
Lot 135	0.0762
Lot 136	0.0762
Lot 137	0.0762
Lot 138	0.0762
Lot 139	0.0723
Lot 140	0.0808
Lot 141	0.0917
Lot 142	0.0898
Lot 143	0.0832
Lot 144	0.1174
Lot 145	0.0939
Lot 146	0.0759
Lot 147	0.0764
Lot 148	0.0771
Lot 149	0.0789
Lot 150	0.0832
Lot 151	0.0844
Lot 152	0.0864
Lot 153	0.0903
Lot 154	0.0674
Lot 155	0.0575
Lot 156	0.0708
Lot 157	0.0626
Lot 158	0.0591
Lot 159	0.0837
Lot 160	0.0978
Lot 161	0.0665
Lot 162	0.1079
Lot 163	0.1102
Lot 164	0.0746
Lot 165	0.0815
Tract D-1	0.0699
Lot 166	0.1177
Lot 167	0.1031
Lot 168	0.0993
Lot 169	0.0916
Lot 170	0.0883
Lot 171	0.0868
Lot 172	0.0859
Lot 173	0.1275
Tract R-1A	0.4737
Tract E-1A	0.0927

PLAT OF
LOTS 96 THRU 173
AND TRACTS D-1, E-1A, J-2A-1 AND R-1A
THE PRESIDIO, UNIT 2A

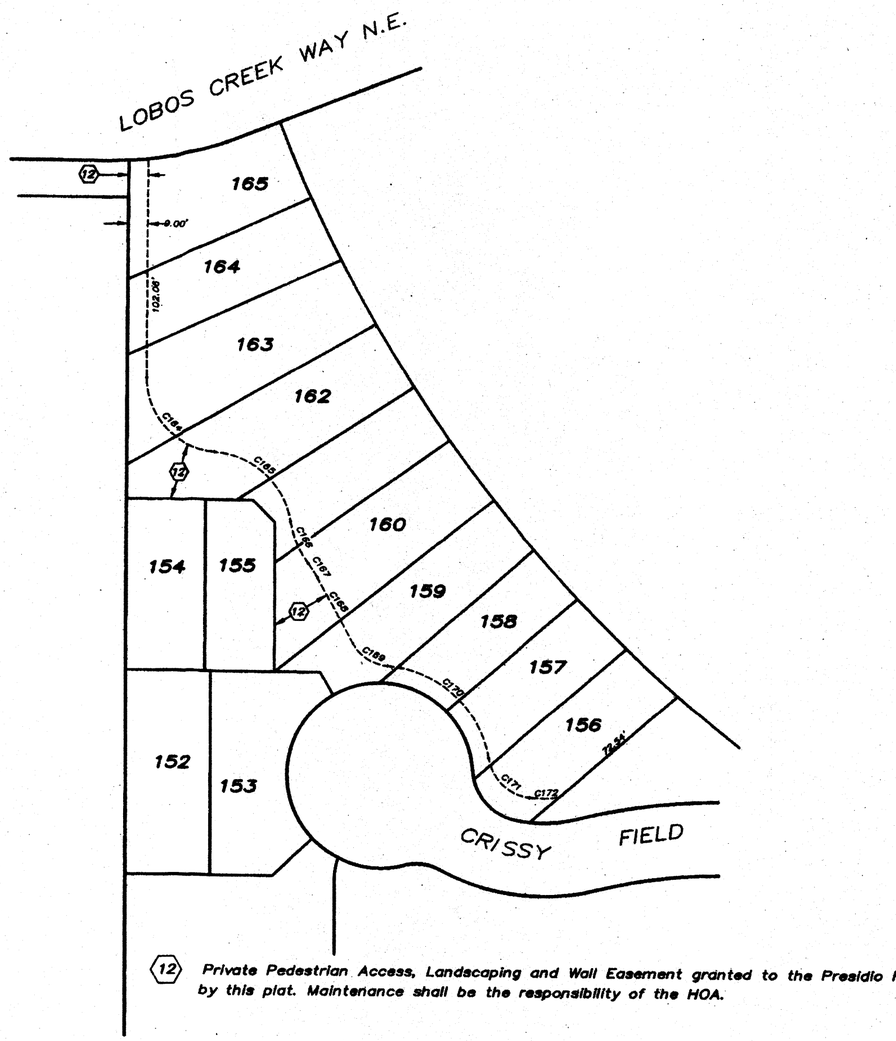
(BEING A REPLAT OF TRACTS D AND J-2A, THE PRESIDIO, UNIT 1
(AND TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2)

SITUATE WITHIN

SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE , 2010

DOC# 2010081179
08/11/2010 03:44 PM Page: 9 of 10
tyPLAT R:$52.00 B: 2010C P: 0069 M. Toulous Olivere, Bernalillo Cour



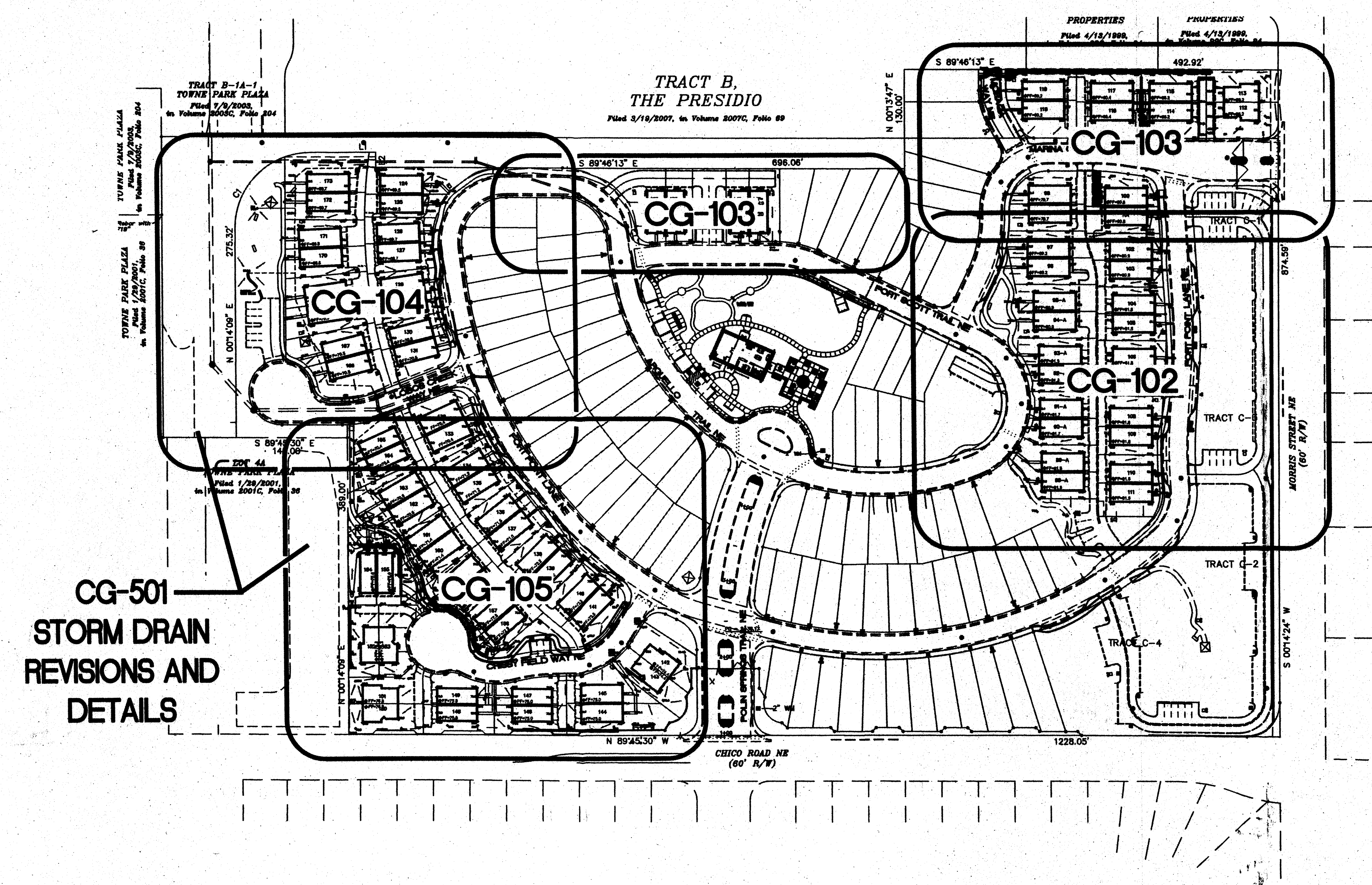
(12) Private Pedestrian Access, Landscaping and Wall Easement granted to the Presidio HOA by this plat. Maintenance shall be the responsibility of the HOA.

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

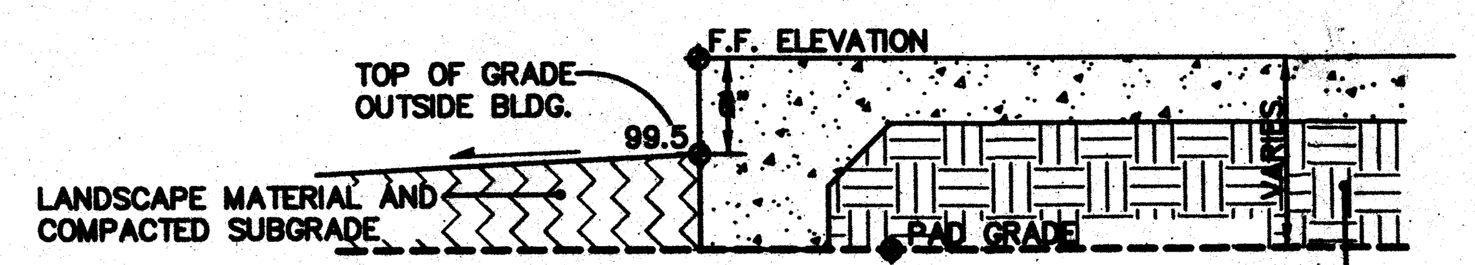
CAD FILES\1700-1799\1750DOWNLOADED FILES\2010 08-10 FINAL PLAT\100069_SHTS 7-10_8-10-10.dwg, 8/10/2010 4:04:02 PM, thor

GENERAL NOTES

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
2. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. PAD AND ROUGH GRADING ELEVATIONS SHALL CONFORM TO ELEVATIONS SHOWN ON PLANS.
5. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
6. MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
7. FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
8. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
9. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
10. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT THE CONTRACTOR'S SOLE EXPENSE.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
12. ALL NEW PAVEMENT GRADES SHOWN AS 'MATCH' OR '±' REPRESENT TRANSITIONS TO EXISTING. TRANSITIONS SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BIRDBATH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.



SHEET KEY
1"=100'

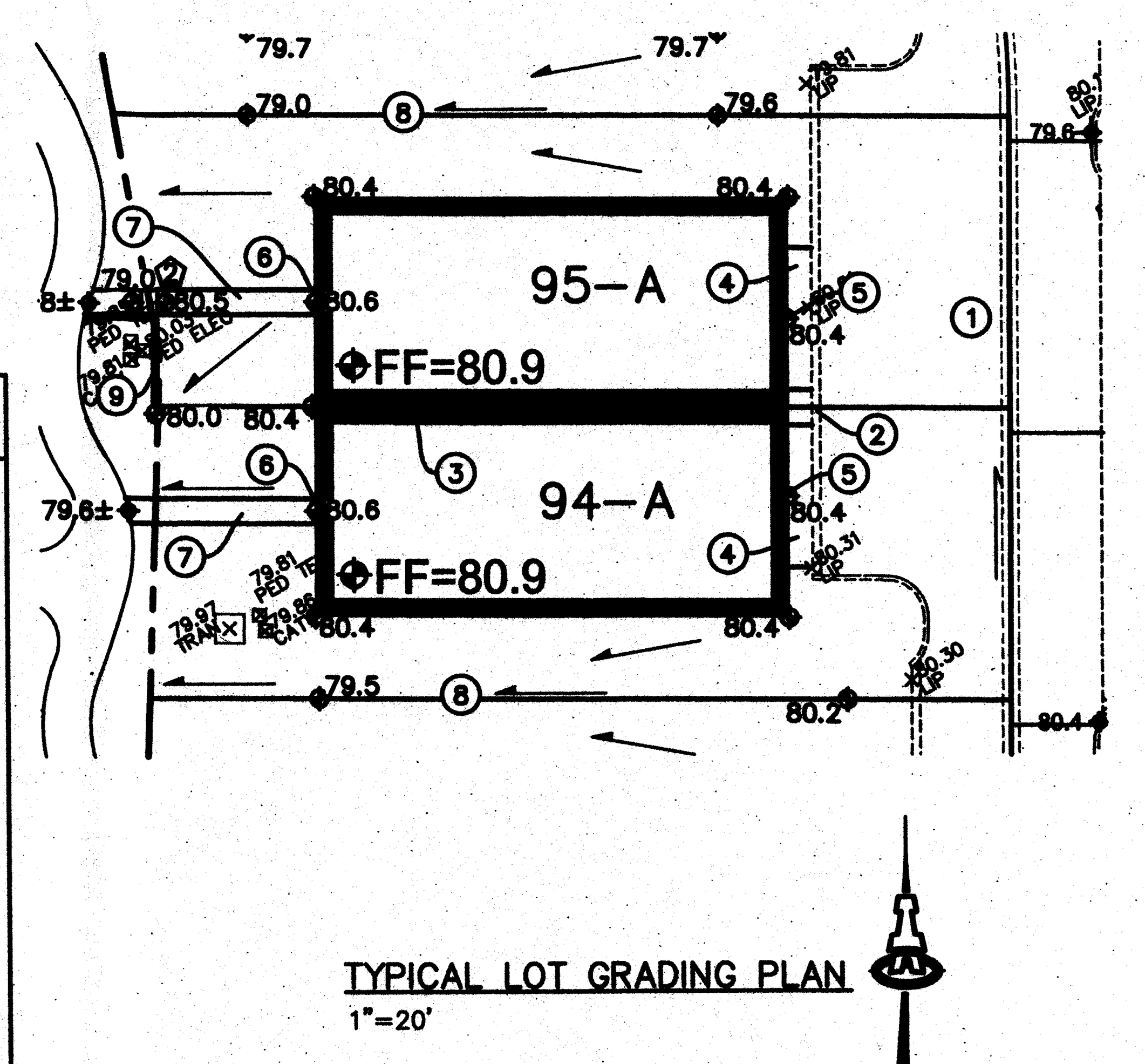


TYPICAL SECTION AT BUILDING
1"=20'

COMPACTED FILL PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.

ⓧ TYPICAL LOT GRADING PLAN

1"=20'



TYPICAL LOT GRADING PLAN
1"=20'

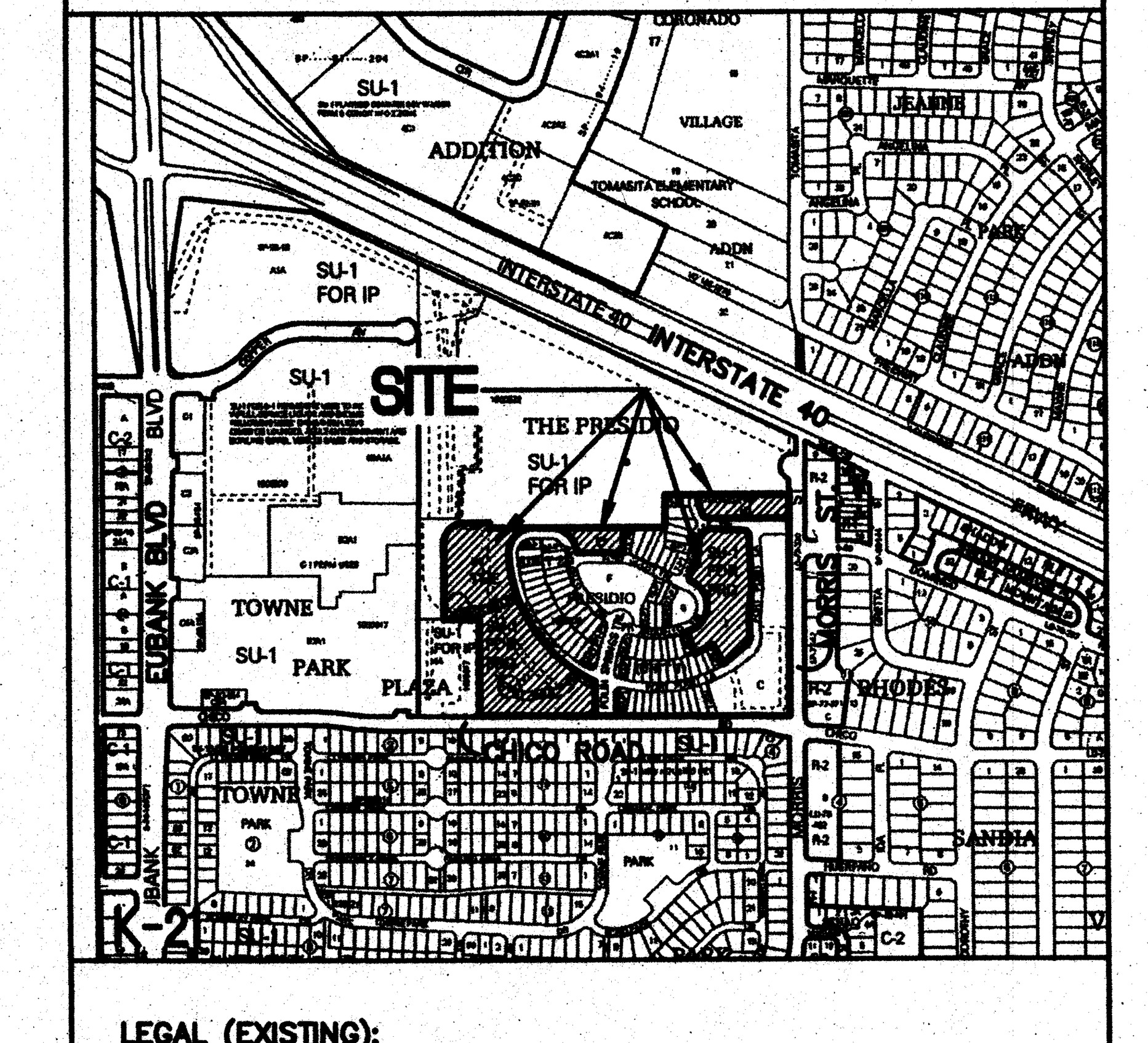
KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. BUILDING OUTLINE REPRESENTS LARGEST UNIT. ACTUAL UNITS AND PATIOS WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
4. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN (ACTUAL DEPTH WILL VARY BASED ON UNIT SELECTED). PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
5. ELEVATION AT GARAGE DOOR IS SET 6" BELOW FINISH FLOOR ELEVATION (FF) TO ACCOMMODATE 2" SLOPE IN GARAGE FLOOR AND 4" WHEEL STOP. SEE ARCHITECTURAL FOR INTERIOR GRADE TRANSITIONS.
6. ELEVATION AT EXTERIOR DOORS ARE SET 4" BELOW FF ELEVATION TO ACCOMMODATE 4" STOOP. SEE ARCHITECTURAL. MAXIMUM SLOPE = 2% OVER FIRST 5' AT LANDING.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI-UNIT WALKS, 3' WIDE FOR INDIVIDUAL UNIT WALKS. MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED. NUMBER OF STEPS REQUIRED PROVIDED ⓧ. SEE ARCHITECTURAL FOR DETAILS.
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF ELECTRIC EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.

IS Grading Complete?

RECEIVED
JUN 17 2010
HYDROLOGY SECTION

VICINITY MAP K-21



LEGAL (EXISTING):
TRACT D, THE PRESIDIO, UNIT 1 (04-13-07, 2007C-81);
TRACT J-2A, THE PRESIDIO UNIT 1 (05-11-10, 2010C-57);
TRACTS E-1, H-1 AND R-1, THE PRESIDIO, UNIT 2.

TEMPORARY BENCHMARK: STREET CENTERLINE MONUMENTS HAVE BEEN PROVIDED AS PART OF PHASE I. SEE CG-102 THROUGH CG-105 FOR LOCATIONS AND ELEVATIONS TO NAVD 1988 DATUM.

PROJECT NOTES:

THE PAVING, CURB AND GUTTER (PRIVATE STREETS AND ALLEYS), WATER AND SANITARY SEWER WERE INSTALLED WITH THE PRESIDIO, UNIT 1 PLANS (CPN 797481) AND UNIT 2 PLANS (CPN 797482).

THIS PLAN SET SHOWS REVISED GRADES FOR EACH AREA TO BE REVISED.

DRAINAGE PATTERNS SHALL FOLLOW THE APPROVED PLAN FOR THE CONDOMINIUM UNITS, AND THE EXISTING CONDOMINIUM PADS SHALL BE RESHAPED TO ACCOMMODATE THE SINGLE-DETACHED LOTS.

CHANGE IN DISCHARGE RATE: IN GENERAL, EACH PREVIOUSLY PROPOSED CONDO UNIT (3045 SF FOOTPRINT) WILL BE REPLACED BY A MAXIMUM FOOTPRINT OF 2860 SF (DEPENDING ON WHICH MODEL IS CHOSEN) - A REDUCTION OF 115 SF LAND TREATMENT 'D' PER UNIT (MINIMUM). ADDITIONAL IMPERMEABLE FOR DRIVEPAD EXTENSIONS WILL ACCOUNT FOR SOME OF THE SAVINGS. THE CHANGE IN THE SITE DISCHARGE RATE DUE TO THIS PROPOSED CONVERSION WILL BE NEGLIGIBLE.

LEGEND

◆81.0	PROPOSED SPOT ELEVATION
◆81.0±	EXISTING DESIGN SPOT ELEVATION (ADJUSTED TO NEW DATUM)
⟶	FLOW ARROW
FF=80.8	FINISH FLOOR ELEVATION
X LIP XXXX.XX	AS-BUILT SPOT ELEVATION (NAVD 1988)
X XX.XX FD CL MON 9750	TBM: AS-BUILT SPOT ELEVATION AT CENTERLINE MONUMENT (NAVD 1988)

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 06.17.10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
...onroe Street N.E.
...querque, New Mexico 87108
...l. 505-268-8828 Fax. 505-268-2632

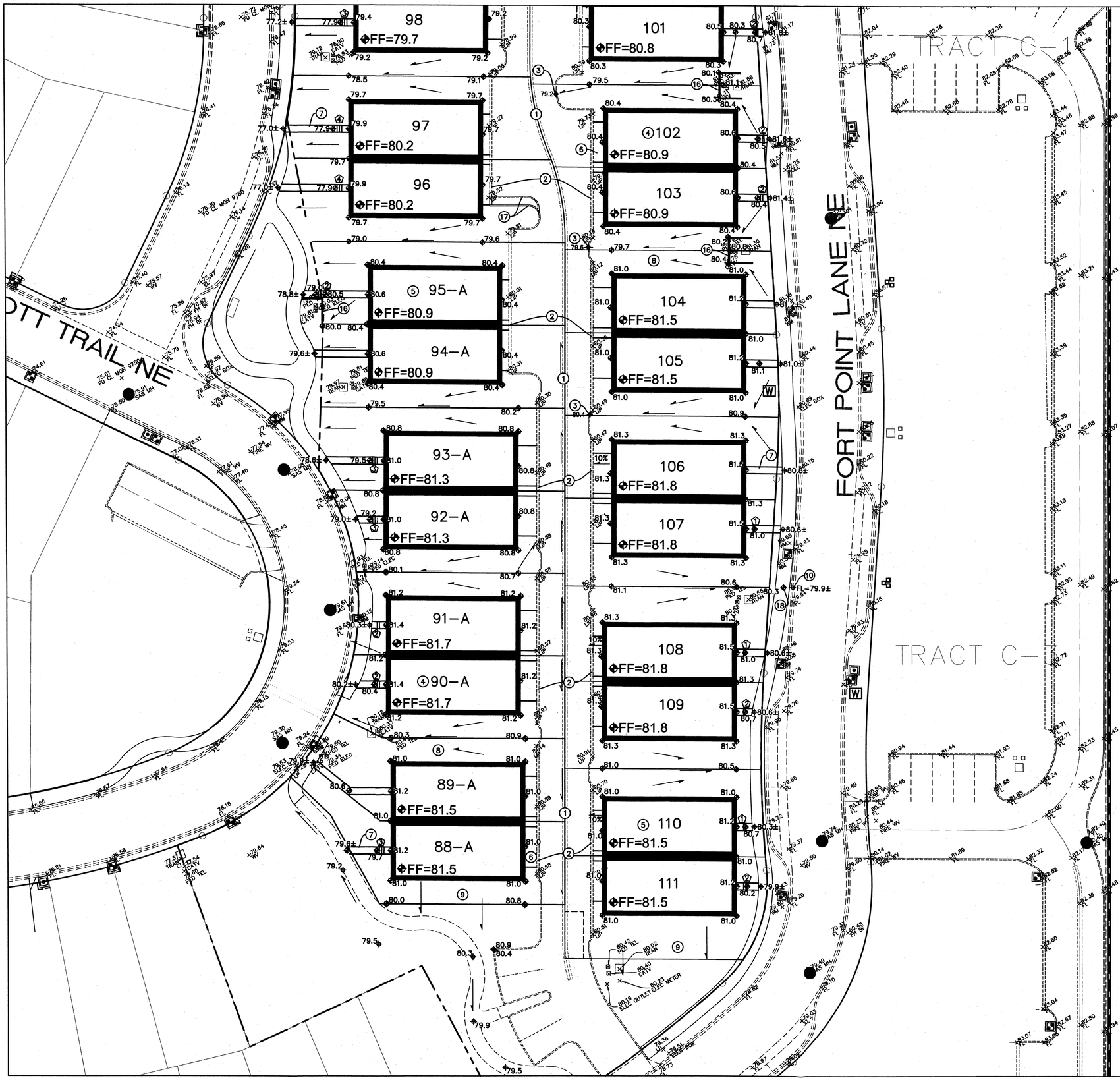
1750 CG CONDOS CG-101 TO CG-105.dwg Jun 16,2010

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 1 OF 5

Date:	No.	Revision	Date	Job No.
JUNE 2010				1750
Drawn By: BJB				CG-101
Ckd By: ANW				SH. OF



0 10 20 40 60

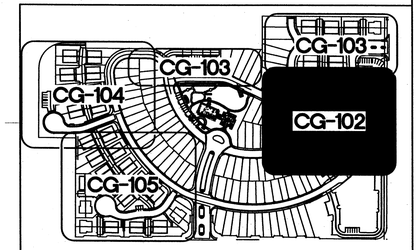
SCALE 1"=20'

KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. NEW LOT NUMBER. TYPICAL.
5. BUILDING OUTLINE REPRESENTS LARGEST UNIT. ACTUAL UNITS AND PATIOS WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN (ACTUAL DEPTH WILL VARY BASED ON UNIT SELECTED). PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI–UNIT WALKS, 3' WIDE FOR INDIVIDUAL UNIT WALKS. MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED. NUMBER OF STEPS REQUIRED PROVIDED ⑫
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE TWO 6" WIDE X 6" HIGH OPENING (1 TURNED BLOCK O.E.) AT LOW POINT TO PASS FLOW. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12' WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG–501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG–501.
12. CONSTRUCT 12' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG–501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. WHERE GRADE DIFFERENCE EXCEEDS 24", A GUARDRAIL MUST BE INSTALLED AS PART OF THE ASSOCIATED BUILDING PERMIT. DESIGN BY OTHERS. SEE SHEET CG–502.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG–501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG–501.
22. SEE SHEET CG–501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG–101 FOR LEGEND

SITE KEY



FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 06/17/10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1750 CG CONDOS CG–101 TO CG–105.dwg Jun 16,2010

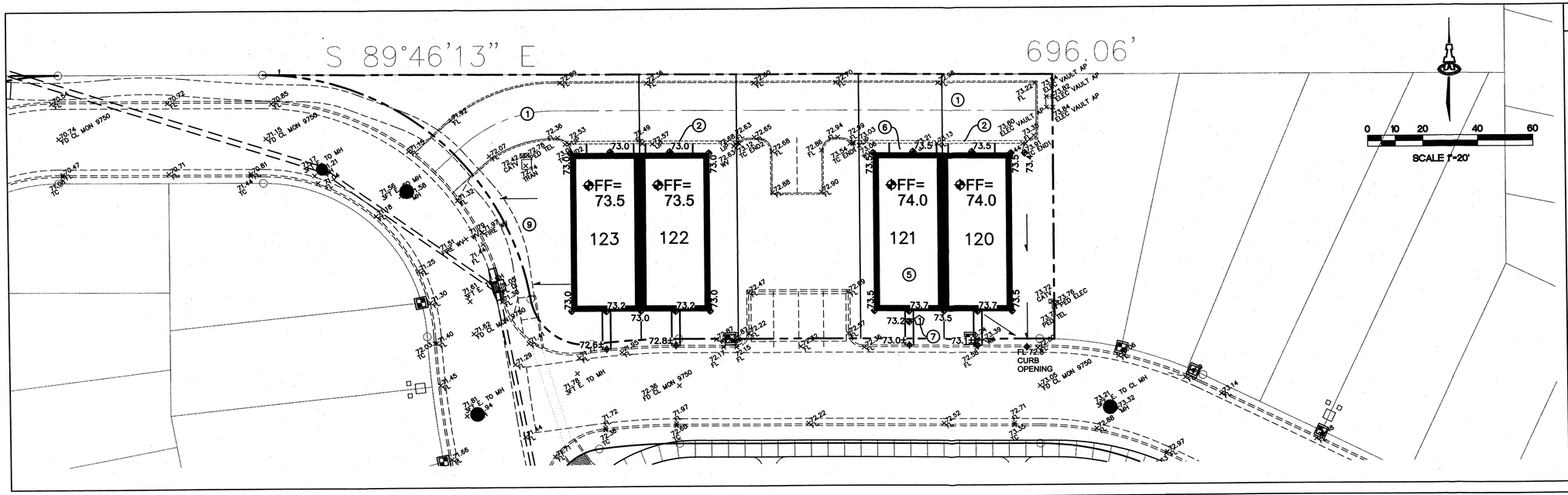
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

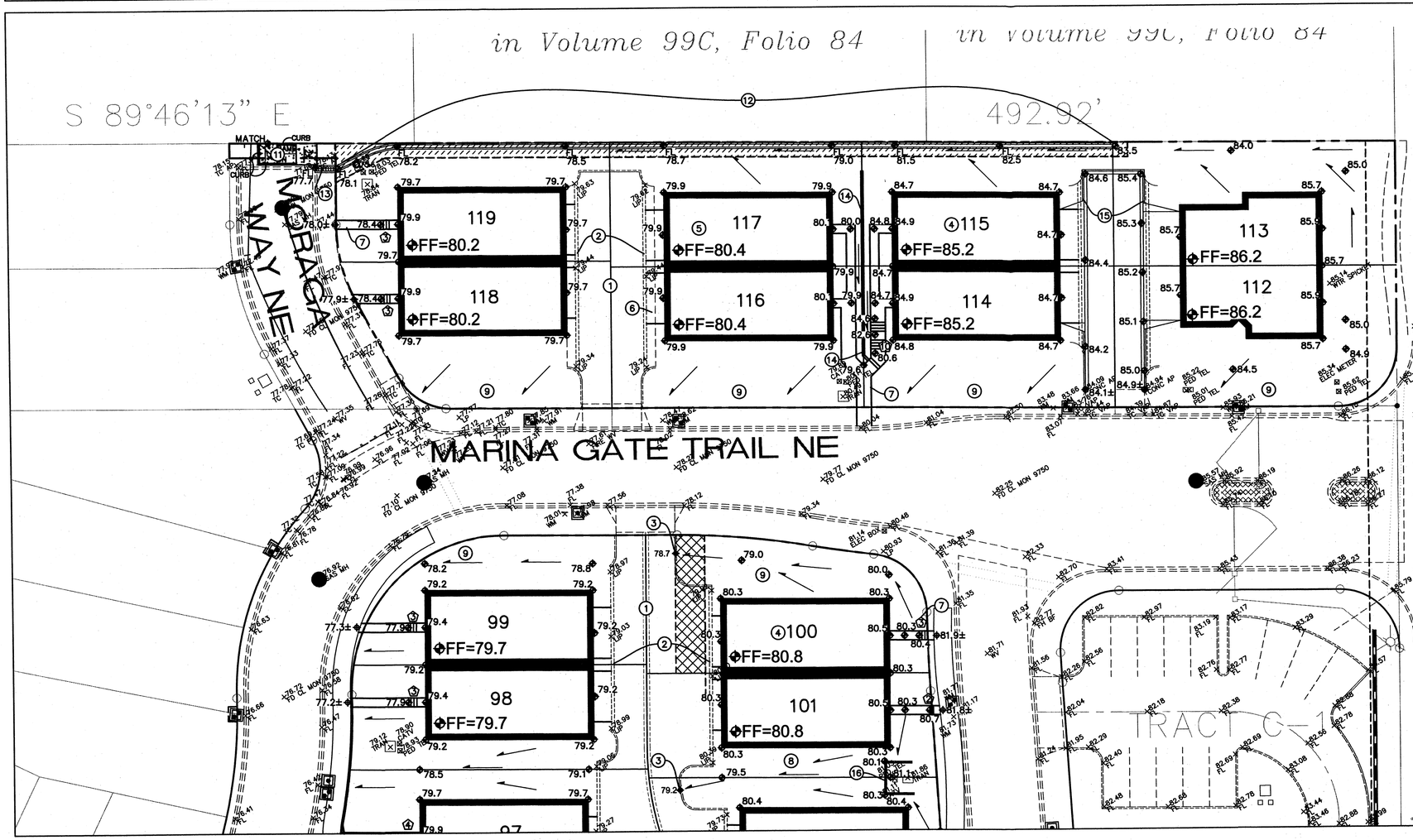
RECEIVED
JUN 17 2010
HYDROLOGY SECTION

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 2 OF 5

Date: JUNE 2010	No.	Revisions	Date
Drawn By: BJB			Job No. 1750
Ckd By: ANW			CG–102
			SH. OF



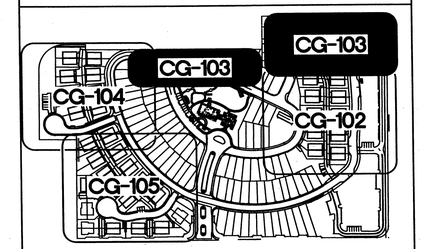


KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. NEW LOT NUMBER. TYPICAL.
5. BUILDING OUTLINE REPRESENTS LARGEST UNIT. ACTUAL UNITS AND PATIOS WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN (ACTUAL DEPTH WILL VARY BASED ON UNIT SELECTED). PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI-UNIT WALKS, 3' WIDE FOR INDIVIDUAL UNIT WALKS. MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED. NUMBER OF STEPS REQUIRED PROVIDED Ⓧ
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE TWO 6" WIDE X 6" HIGH OPENING (1 TURNED BLOCK O.E.) AT LOW POINT TO PASS FLOW. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12'WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG-501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG-501.
12. CONSTRUCT 12'WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG-501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18'WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. WHERE GRADE DIFFERENCE EXCEEDS 24", A GUARDRAIL MUST BE INSTALLED AS PART OF THE ASSOCIATED BUILDING PERMIT. DESIGN BY OTHERS. SEE SHEET CG-502.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG-501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG-501.
22. SEE SHEET CG-501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG-101 FOR LEGEND

SITE KEY



FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 06/17/10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax. 505-268-2632
1750 CG CONDOS CG-101 TO CG-105.dwg Jun 16,2010

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A.Ⓒ

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 3 OF 5

Date:	No.	Revisions	Date	Job No.
JUNE 2010				1750
Drawn By: BJB				CG-103
Ckd By: ANW				SH. OF

RECEIVED
JUN 17 2010
HYDROLOGY SECTION

SCALE 1"=20'

FLOW ARROWS WITHIN PRESIDIO OPEN RECREATION AREA REPRESENT DRAINAGE TO STORM DRAIN SYSTEM. FINAL GRADES WILL BE BASED ON LOCATION OF RECREATIONAL EQUIPMENT.

EXISTING ROCK SWALE

LOBOS CREEK WAY HANDICAP RAMPS
SEE DETAIL THIS SHEET

LOBOS CREEK WAY NE

FORT POIN

N 00°14'09" E 275.32'

S 89°45'30" E 146.00'

LOT 4A
TOWNE PARK PLAZA

LOBOS CREEK WAY HANDICAP RAMPS

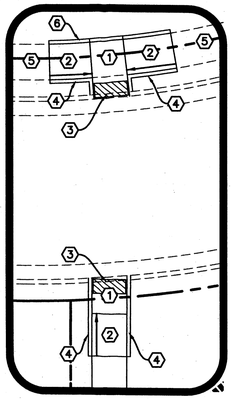
GENERAL NOTES

A. SEE COA STD DWG #2441 FOR CONSTRUCTION NOTES AND SECTIONS A–A AND B–B.

B. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM–WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR HANDICAP RAMPS.

KEYED NOTES ⓧ

1. 5'X5' MIN LANDING AREA AT 50:1 SLOPE (MAX.)
2. RAMP AT 12:1 SLOPE (MAX.) WITH 5' BOTTOM WIDTH (MIN).
3. 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES) PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
4. TRANSITION CURB HEIGHT FROM 6" TO 0".
5. TRANSITION TO EXISTING SIDEWALK WIDTH AND GRADES.
6. 6" HEADER CURB PER COA STD DWG #2415B.

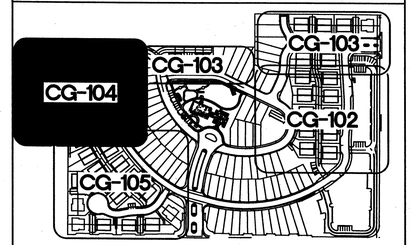


ⓧ KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. NEW LOT NUMBER. TYPICAL.
5. BUILDING OUTLINE REPRESENTS LARGEST UNIT. ACTUAL UNITS AND PATIOS WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN (ACTUAL DEPTH WILL VARY BASED ON UNIT SELECTED). PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI–UNIT WALKS, 3' WIDE FOR INDIVIDUAL UNIT WALKS. MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED. NUMBER OF STEPS REQUIRED PROVIDED ⓧ
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE TWO 6" WIDE X 6" HIGH OPENING (1 TURNED BLOCK O.E.) AT LOW POINT TO PASS FLOW. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12'WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG–501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG–501.
12. CONSTRUCT 12'WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG–501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18'WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. WHERE GRADE DIFFERENCE EXCEEDS 24", A GUARDRAIL MUST BE INSTALLED AS PART OF THE ASSOCIATED BUILDING PERMIT. DESIGN BY OTHERS. SEE SHEET CG–502.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG–501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG–501.
22. SEE SHEET CG–501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG–101 FOR LEGEND

SITE KEY



FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 6.17.10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1750 CG CONDOS CG–101 TO CG–105.dwg Jun 16,20

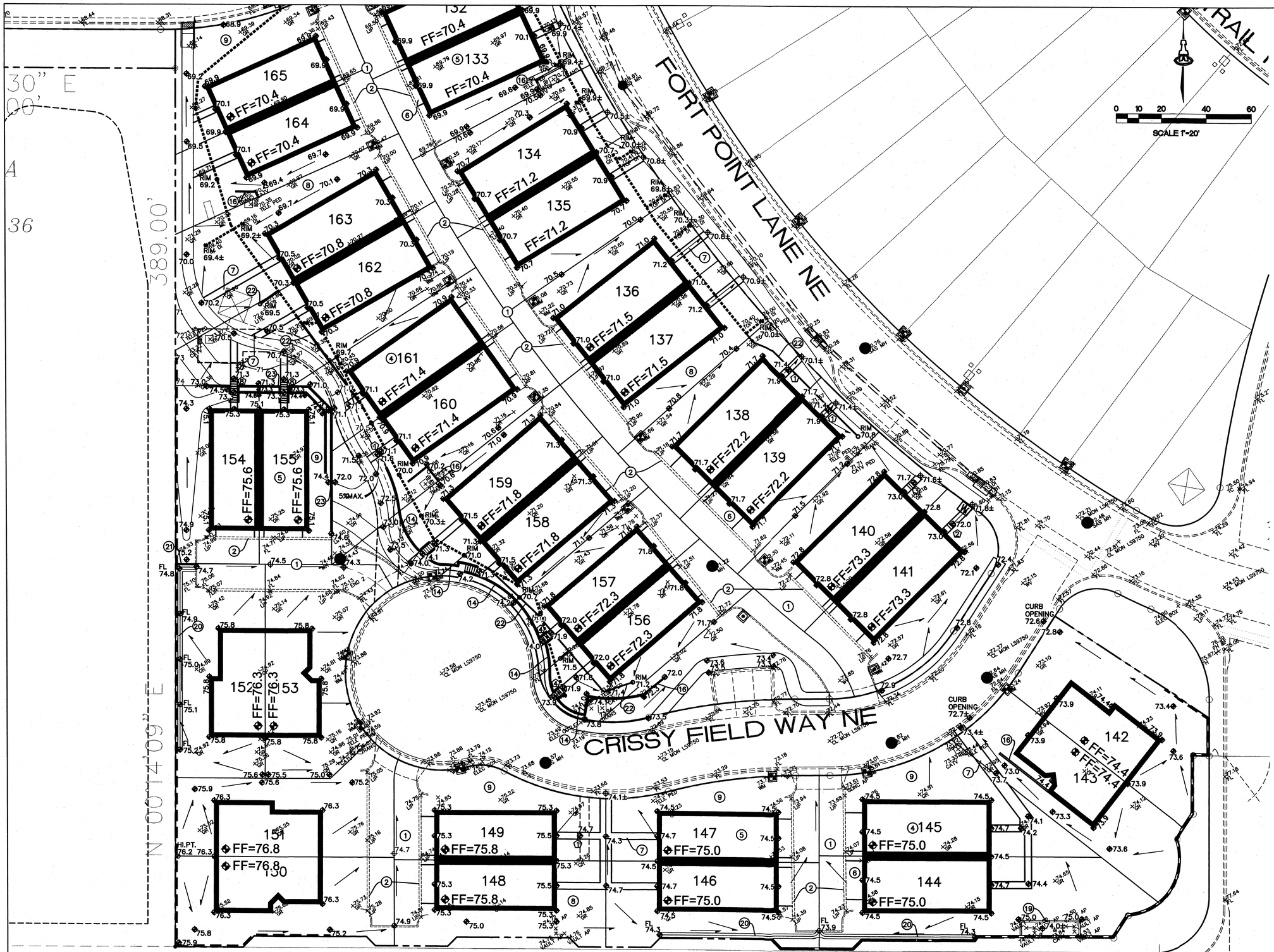
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 4 OF 5

Date: JUNE 2010	No.	Revision	Date	Job No. 1750
Drawn By: BJB				CG–104
Ckd By: ANW				SH. OF

RECEIVED
JUN 17 2010
HYDROLOGY SECTION

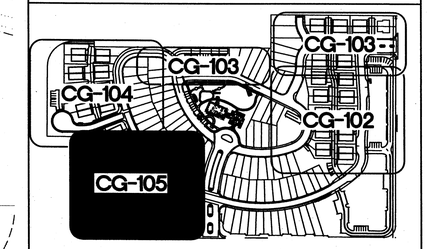


⊗ KEYED NOTES

1. EXISTING ASPHALT ACCESS DRIVE.
2. EXISTING CONCRETE RIBBON CURB.
3. EXISTING CURB CUT.
4. NEW LOT NUMBER. TYPICAL.
5. BUILDING OUTLINE REPRESENTS LARGEST UNIT. ACTUAL UNITS AND PATIOS WILL VARY. FINE GRADE EACH UNIT TO ESTABLISH POSITIVE DRAINAGE AWAY FROM UNIT PER THIS PLAN. TYPICAL.
6. CONSTRUCT NEW CONCRETE DRIVEPAD BETWEEN BACK OF EXISTING CONCRETE RIBBON CURB AND NEW BUILDING AT ELEVATIONS SHOWN (ACTUAL DEPTH WILL VARY BASED ON UNIT SELECTED). PROVIDE SMOOTH TRANSITION TO EXISTING. TYPICAL.
7. CONSTRUCT CONCRETE WALK TO ACCESS UNITS. 5' WIDE FOR MULTI-UNIT WALKS, 3' WIDE FOR INDIVIDUAL UNIT WALKS. MAX. SLOPE = 5%. PROVIDE STEPS AS REQUIRED. NUMBER OF STEPS REQUIRED PROVIDED ⊗
8. 1% SLOPE DRAINAGE SWALE SHALL BE ESTABLISHED AS PART OF FINAL GRADING OF EACH INDIVIDUAL UNIT AND BE MAINTAINED BY HOME OWNER. TYPICAL.
9. AS SIDE YARD WALLS ARE CONSTRUCTED, CONTRACTOR SHALL PROVIDE TWO 6" WIDE X 6" HIGH OPENING (1 TURNED BLOCK O.E.) AT LOW POINT TO PASS FLOW. TYPICAL.
10. SAWCUT EXISTING CURB TO PROVIDE 12'WIDE OPENING FOR FLOW TO PASS. SEE DETAIL SHEET CG-501.
11. CONSTRUCT NEW CONCRETE WALK TO ACCESS EXISTING PEDESTRIAN GATE TO ADJACENT PROPERTY. SEE ENLARGED PLAN, SHEET CG-501.
12. CONSTRUCT 12"WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL ALONG EXISTING WALL AS SHOWN TO DRAIN LOTS 113, 115, 117 AND 119. SEE DETAIL SHEET CG-501.
13. SAWCUT EXISTING CONCRETE WALK AS REQUIRED AND CONSTRUCT 18"WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
14. CONSTRUCT RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCE SHOWN. WHERE GRADE DIFFERENCE EXCEEDS 24", A GUARDRAIL MUST BE INSTALLED AS PART OF THE ASSOCIATED BUILDING PERMIT. DESIGN BY OTHERS. SEE SHEET CG-502.
15. CONSTRUCT 20' WIDE (FACE TO FACE) ASPHALT PAVED ACCESS DRIVE WITH MEDIAN CURB AND GUTTER EACH SIDE AT ELEVATIONS SHOWN. COORDINATE DRIVEPAD LOCATIONS WITH ARCHITECTURAL.
16. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) ALONG EDGE OF PUBLIC UTILITY EASEMENT THIS AREA TO ACHIEVE GRADE TRANSITION NECESSARY TO ALLOW FLOW TO PASS.
17. REMOVE EXISTING CONCRETE CURB EXTENDING INTO LOT 96 DRIVE AREA. CONSTRUCT NEW MEDIAN CURB AND GUTTER, NEW CONCRETE RIBBON CURB AND NEW ASPHALT PAVING AT ELEVATIONS SHOWN.
18. DIP NEW PEDESTRIAN WALK TO ALLOW MINOR FLOW TO PASS TO STREET.
19. USE LANDSCAPE WALL SYSTEM (KEYESTONE O.E.) AROUND EXISTING UTILITY VAULTS WITHIN LOT 144 TO ACHIEVE GRADE DIFFERENCE REQUIRED TO DRAIN LOT TO CRISSY FIELD WAY.
20. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT 0.5% MIN. SLOPE AND PROVIDE 2' WIDE CURB CUT AS SHOWN TO PASS FLOW TO EXISTING ACCESS DRIVE. SEE DETAIL SHEET CG-501.
21. CONSTRUCT HEADER CURB AND PROVIDE 2' WIDE CURB CUT AT NORTHWEST END OF LOT 152 TO DIRECT FLOW TO ACCESS DRIVE. SEE DETAIL SHEET CG-501.
22. SEE SHEET CG-501 FOR MODIFIED PRIVATE STORM DRAIN SYSTEM DESIGN.
23. USE TERRACED LANDSCAPE WALLS WITH 2.5' SEPARATION. (MAX. HEIGHT 30" PER TERRACE) TO ACHIEVE GRADE DIFFERENCE SHOWN FOR LOT 155.

SEE SHEET CG-101 FOR LEGEND

SITE KEY



FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 6-17-10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax. 505-268-2632

1750 CG CONDOS CG-101 TO CG-105.dwg Jun 16,2010

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

CENTEX HOMES
PRESIDIO UNITS CONVERSION

GRADING AND DRAINAGE 5 OF 5

RECEIVED
JUN 17 2010
HYDROLOGY SECTION

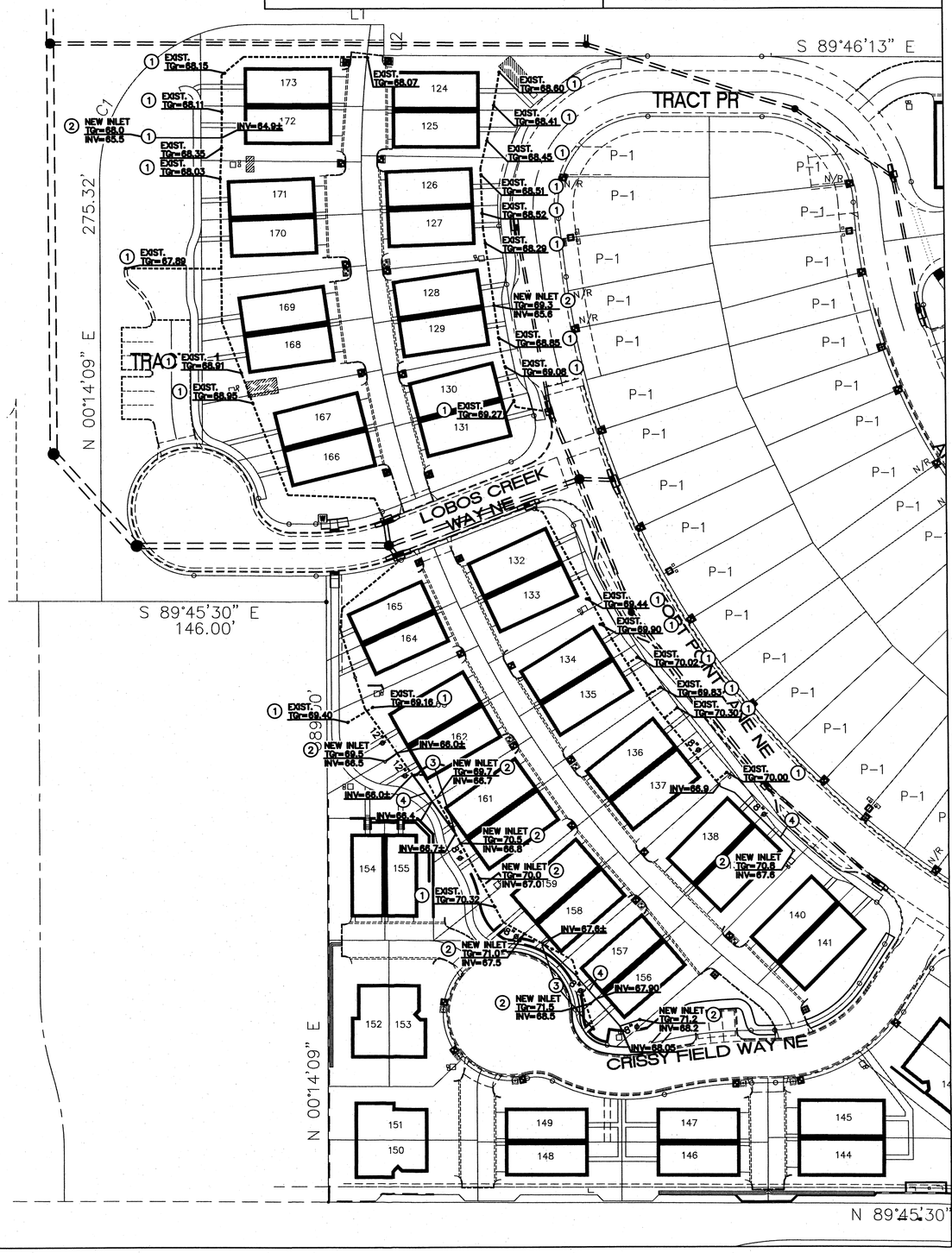
Date:	No.	Revision	Date	Job No.
JUNE 2010				1750
Drawn By: BJB				CG-105
Ckd By: ANW				SH. OF

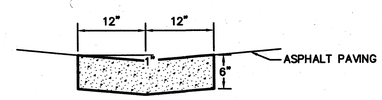
LEGEND

TGr	TOP OF GRATE RIM (SEE INLINE DRAIN DETAIL THIS SHEET)
INV	STORM DRAIN INVERT

ⓧ STORM DRAIN KEYED NOTES

1. EXISTING INLET TO REMAIN.
2. NEW INLET: 12" DIA. ADS INLINE DRAIN INLET WITH 12" DIA. DOMED GRATE AND 6" DIA. OUTLET. EXTEND 6" DIA. ADS N-12 STORM DRAIN TO MAIN LINE. MAKE TIGHT CONNECTION USING FITTINGS AS REQUIRED.
3. EXISTING STORM DRAIN LINE AND INLETS TO BE REMOVED.
4. NEW STORM DRAIN LINE. 8" DIA. ADS N-12 STORM DRAIN. SEE DETAIL THIS SHEET FOR INVERTS. MAKE TIGHT CONNECTION TO EXISTING USING FITTINGS AS REQUIRED.



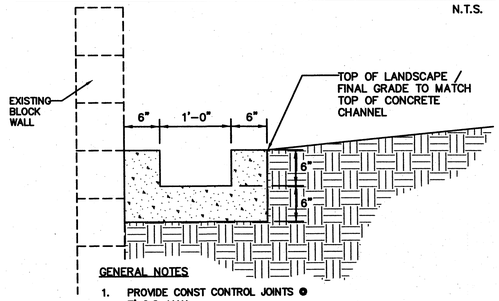


GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

CONCRETE ALLEY GUTTER

N.T.S.



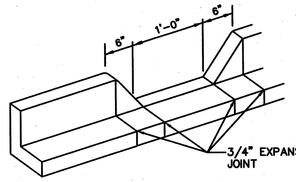
GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

'U' SHAPED CONC. CHANNEL

TO DRAIN LOTS 113, 115, 117 AND 119

N.T.S.

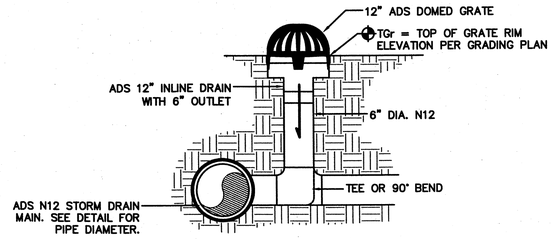


GENERAL NOTES

1. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

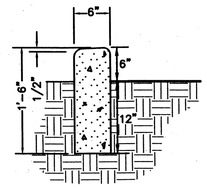
CURB OPENING

N.T.S.



INLINE DRAIN

N.T.S.

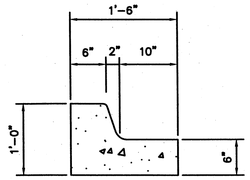


GENERAL NOTES

1. PROVIDE CONST CONTROL JOINTS @ 7' O.C. MAX.
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

HEADER CURB

N.T.S.



MEDIAN CURB

N.T.S.

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 6.17.10

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Phone 505-268-8828 Fax. 505-268-2632
1750 CG CONDOS CG-501.dwg Jun 16,2010

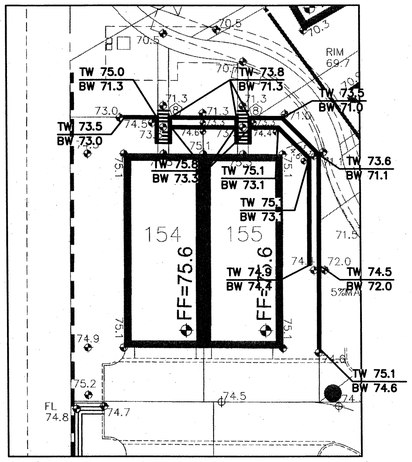
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

CENTEX HOMES
PRESIDIO UNITS CONVERSION

STORM DRAIN, GRADING AND DRAINAGE DETAIL

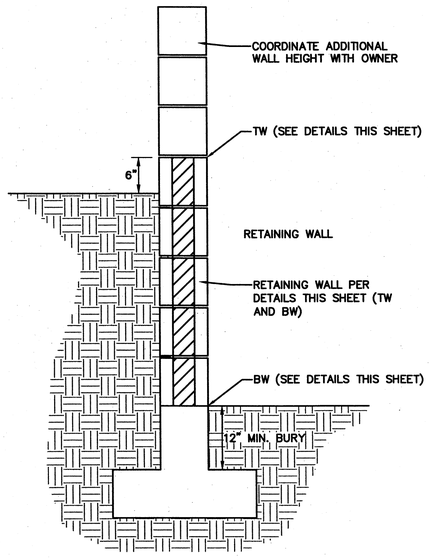
Date:	No.	Revisions	Date	Job No.
JUNE 2010				1750
Drawn By: BJB				CG-501
Ckd By: FCA				SH. OF

RECEIVED
JUN 17 2010
HYDROLOGY SECTION



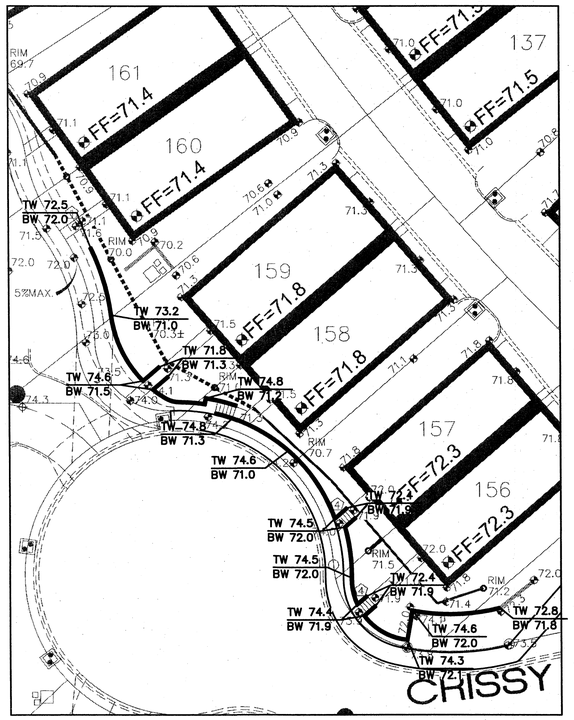
WALL #2 ELEVATIONS

1"=20'



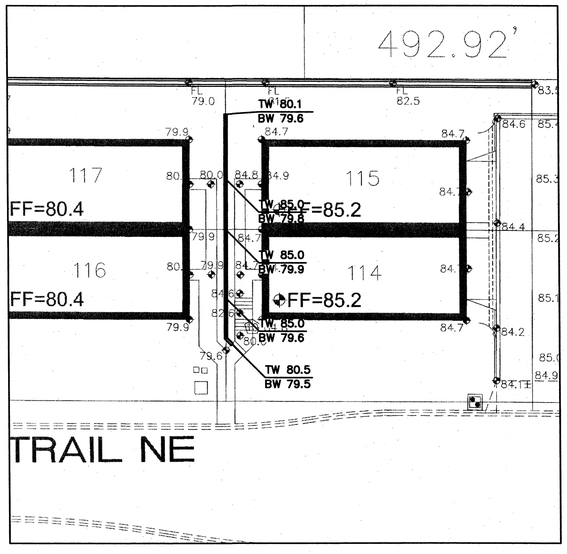
TYPICAL RETAINING WALL SECTION

1"=20'



WALL #2 ELEVATIONS

1"=20'



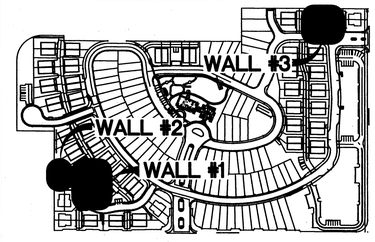
WALL #3 ELEVATIONS

1"=20'

WALL NOTES

1. OWNER'S OPTION: RETAINING HEIGHTS LESS THAN 30" MAY RETAIN AGAINST STACKED LANDSCAPE WALL SYSTEM INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
2. RETAINING HEIGHTS GREATER THAN 30" REQUIRE RETAINING WALL (STRUCTURAL DESIGN BY OTHERS).
3. WALLS SHALL NOT BE BACKFILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. WHERE HEAVY EQUIPMENT IS USED NEAR RETAINING WALLS, SUCH EQUIPMENT SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL. CARE SHOULD BE TAKEN TO AVOID EXERTING IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH OR EQUIPMENT.
4. VERTICAL EXPANSION JOINTS WITH CLOSED CELL INSERTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 20'-0" ON CENTER.
5. OMISSION OF A VERTICAL MORTAR JOINT ON FIRST COURSE AT 32" O.C. SHALL BE USED FOR WEEP HOLES.

RETAINING WALL KEY



FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1750 CG CONDOS CG-101 TO CG-105.dwg Jun 16,2010

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

RECEIVED
JUN 17 2010
HYDROLOGY

CENTEX HOMES
PRESIDIO UNITS CONVERSION

RETAINING AND GARDEN WALL ELEVATIONS

Date:	No.	Revisions	Date	Job No.
MAY 2010				1750
Drawn By: BJB				CG-502
Ckd By: ANW				SH. OF