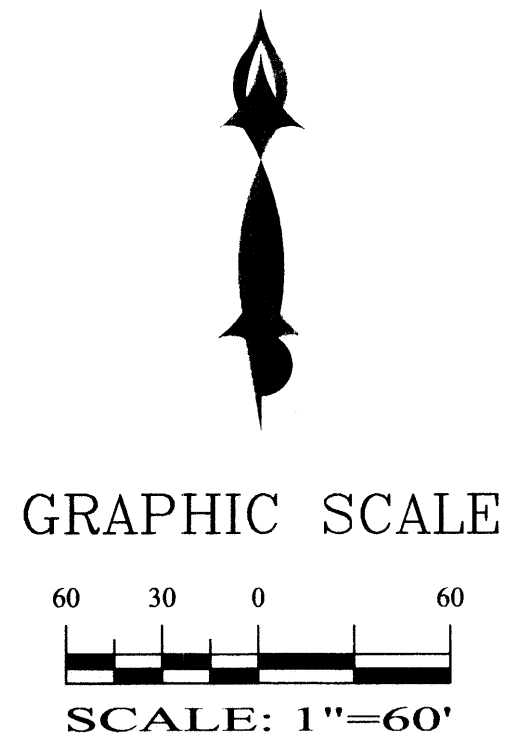
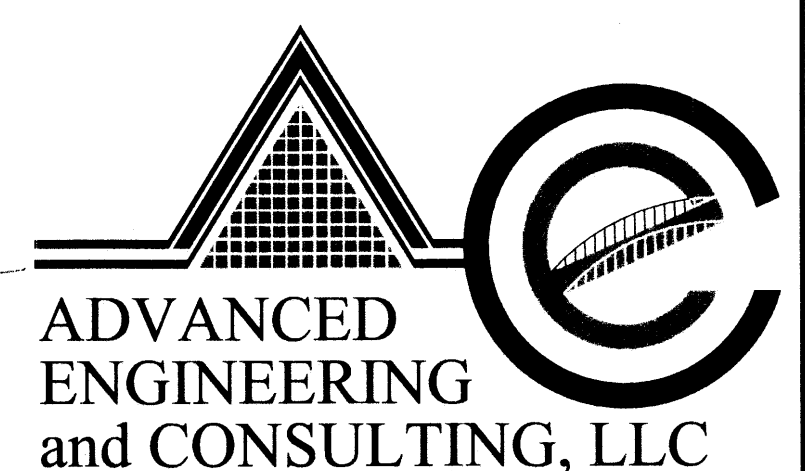
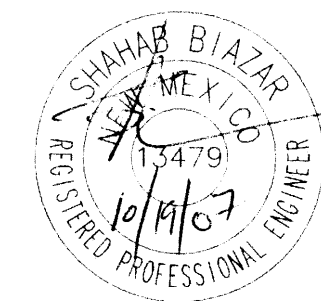


EUCARIZ AVE., SW
(ROW VARIES 60' - 64')

CONNEMARA AVE.



NEW 68 R.O.W.
ALIGNMENT



SHAHAB BIAZAR
P.E. #13479

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

ESENCIA
CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
200618-GR.DWG	SBB	10-15-2007	3.1 OF 4

LAST REVISION: 10-19-2007

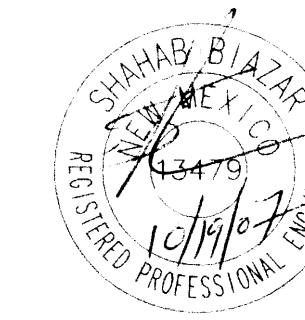
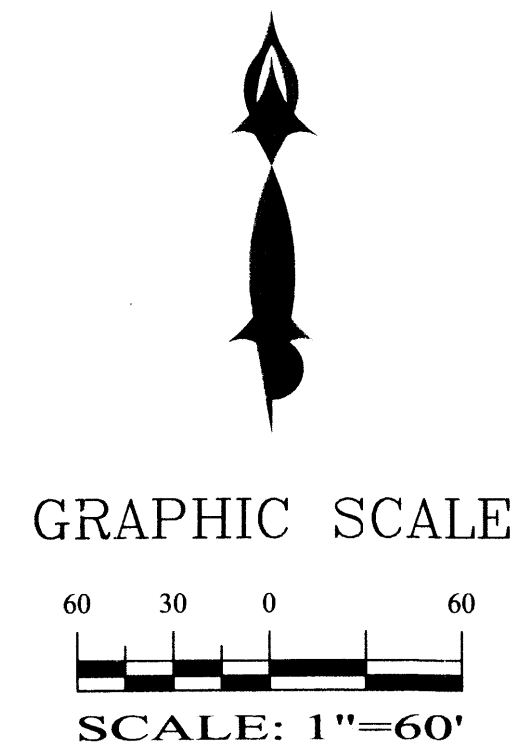
100' PUBLIC SERVICE COMPANY
OF NEW MEXICO EASEMENT
FILED 7-6-1977
BK. MS.545, PG. 411-414
100' PLAINS ELECTRIC GENERATION &
TRANSMISSION CO-OP INC. EASEMENT
FILED 6-16-2000
BK. A6, PG. 8301

PROPOSED RETENTION
POND

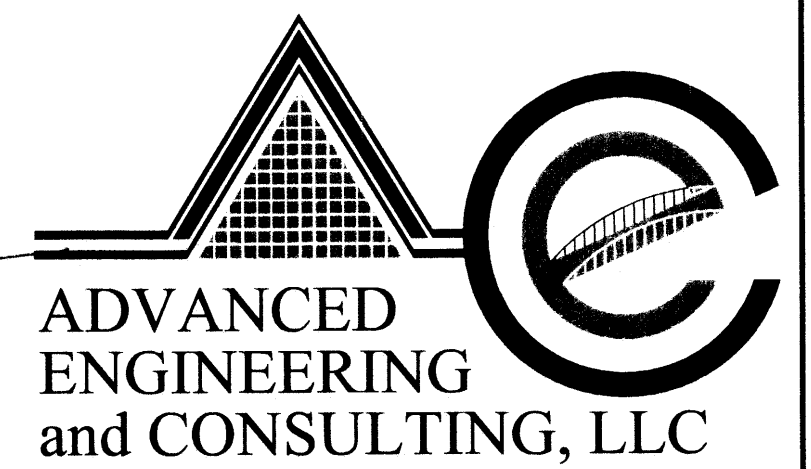
PROPOSED RETENTION
POND

NEW 68 R.O.W.
ALIGNMENT

HACKAMORE AV



SHAHAB BIAZAR
P.E. #13479

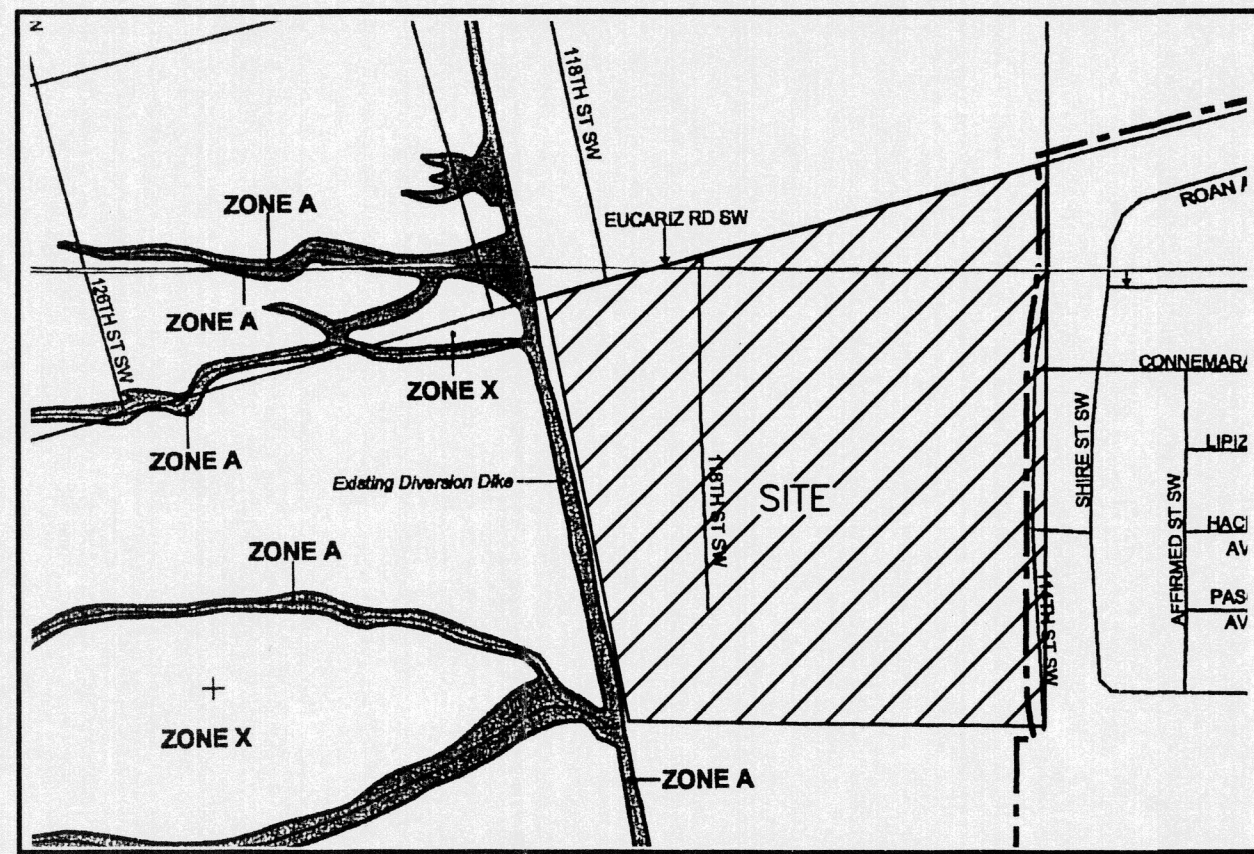


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4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

ESENCIA CONCEPTUAL GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200618-GR.DWG	SBB	10-15-07	3.2 OF 4

LAST REVISION: 10-19-2007



FIRM MAP: 35001C0317 E & 0309 E

GENERAL NOTES:

1. CONTOUR INTERVAL IS ONE (1) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-6-LB. HAVING AN ELEVATION OF 5383.906 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

100' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT
FILED 7-6-1977
BK. MS.545, PG. 411-412

100' PLAINS ELECTRIC GENERATION & TRANSMISSION CO.-OP INC. EASEMENT
FILED 6-16-2000
BK. A6, PG. 8301

TOWER RD., SW
(ROW 60')

TRACT R/N 4
ANAHEIM POWER
LINE CHANNELED ROW
FILED: 8/3/1998
BOOK C37, PAGE 28

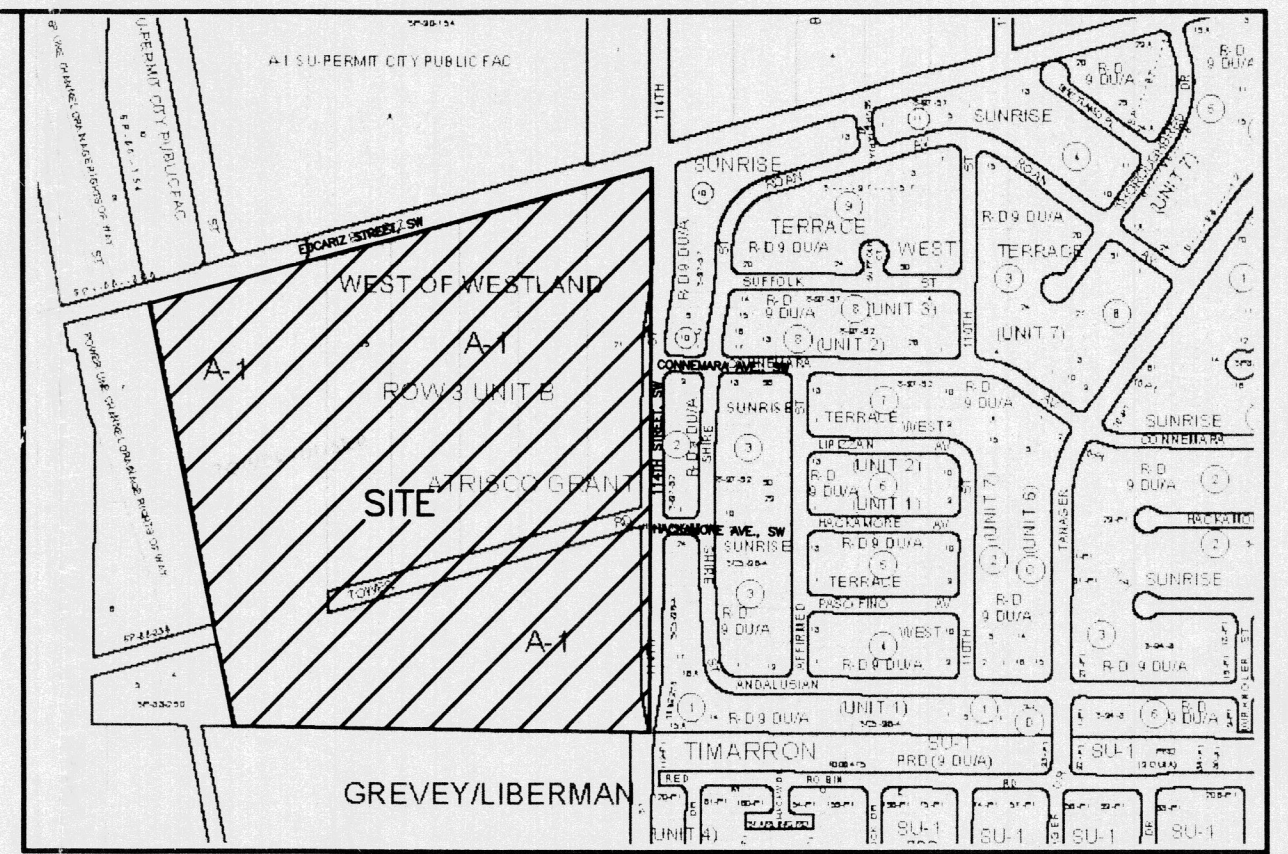
EUCARIZ AVE., SW
(ROW VARIES 60' - 64')

BLOCK 10,
SUNRISE TERRACE WEST UNIT 3
FILED: 9/11/1997
BOOK 97C, PAGE 272

BLOCK 2,
SUNRISE TERRACE WEST UNIT 2
FILED: 8/8/1997
BOOK 97C, PAGE 243

NEW 68 R.O.W.
ALIGNMENT

BLOCK 1,
SUNRISE TERRACE WEST UNIT 1
FILED: 1/6/1997
BOOK 97C, PAGE 4



VICINITY MAP: L-08-Z

LEGAL DESCRIPTION:

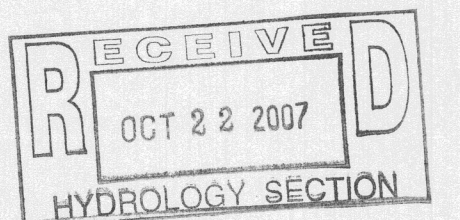
TRACTS 21-25, ROW 3, UNIT B WEST OF WESTLAND (UNRECORDED SUBDIVISION) AND UNPLATTED TRACT OF THE ATRISCO GRANT.
(CONTAINING 2,239,579.32 SQ. FT. MORE OR LEES)

EXISTING CONDITIONS

THE ENGINEER HAS PERSONALLY INSPECTED THE LAND, AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED THEREON SINCE THE EXISTING CONTOUR MAP WAS PREPARED.

SHAHAB BIAZAR, P.E.

DATE



NOTICE TO CONTRACTORS

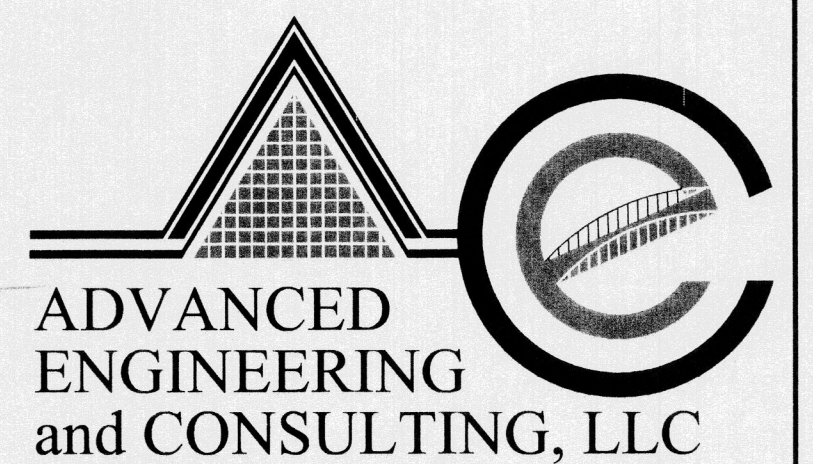
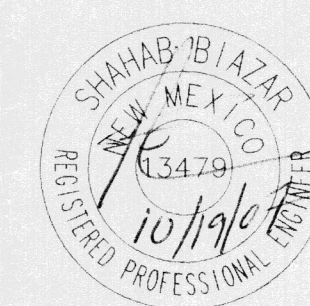
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM 1986 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THROUGH UPDATE 7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GRAPHIC SCALE

100 50 0 100

SCALE: 1"=100'

TRACT 3
LANDS OF GREVEY/LIBERMAN
FILED: 7/17/1998
BOOK 98C, PAGE 210



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ESENCIA CONCEPTUAL GRADING AND DRAINAGE PLAN			
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LAST REVISION: 10-19-2007