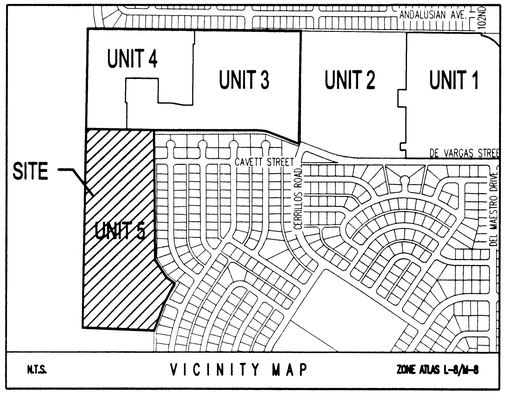
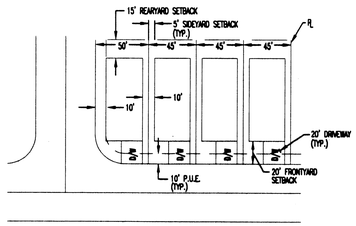
PRELIMINARY PLAT
FOR
TIMARRON WEST UNIT 5

COMPRISED OF PORTIONS OF
TRACT 2, LANDS OF GREVEY/LIBERMAN AND LUTHERAN CHURCH PROPERTY
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
"PROJECTED" SECTION 32, T10N, R2E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
MAY, 1998

RECEIVED MAY 26 2000 HYDROLOGY SECTION

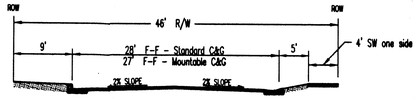




TYPICAL LOT DETAIL
FOR SINGLE FAMILY DETACHED DWELLINGS

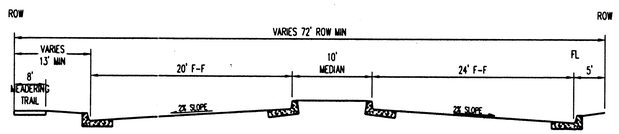
N.T.S.

NOTE:
1. FRONT, SIDE AND REAR YARD SETBACKS ARE AS INDICATED ABOVE.
2. BUILDING HEIGHTS SHALL NOT EXCEED 26 FT.

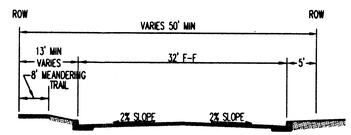


NOTE: Standard Vs. Mountable C&G ocation to be determined by Drainage Requirements

TYPICAL 40' ROW STREET SECTION
NTS

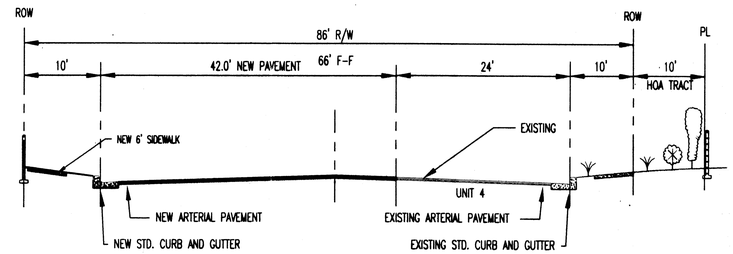


OSPREY DRIVE ENTRANCE SECTION
NTS

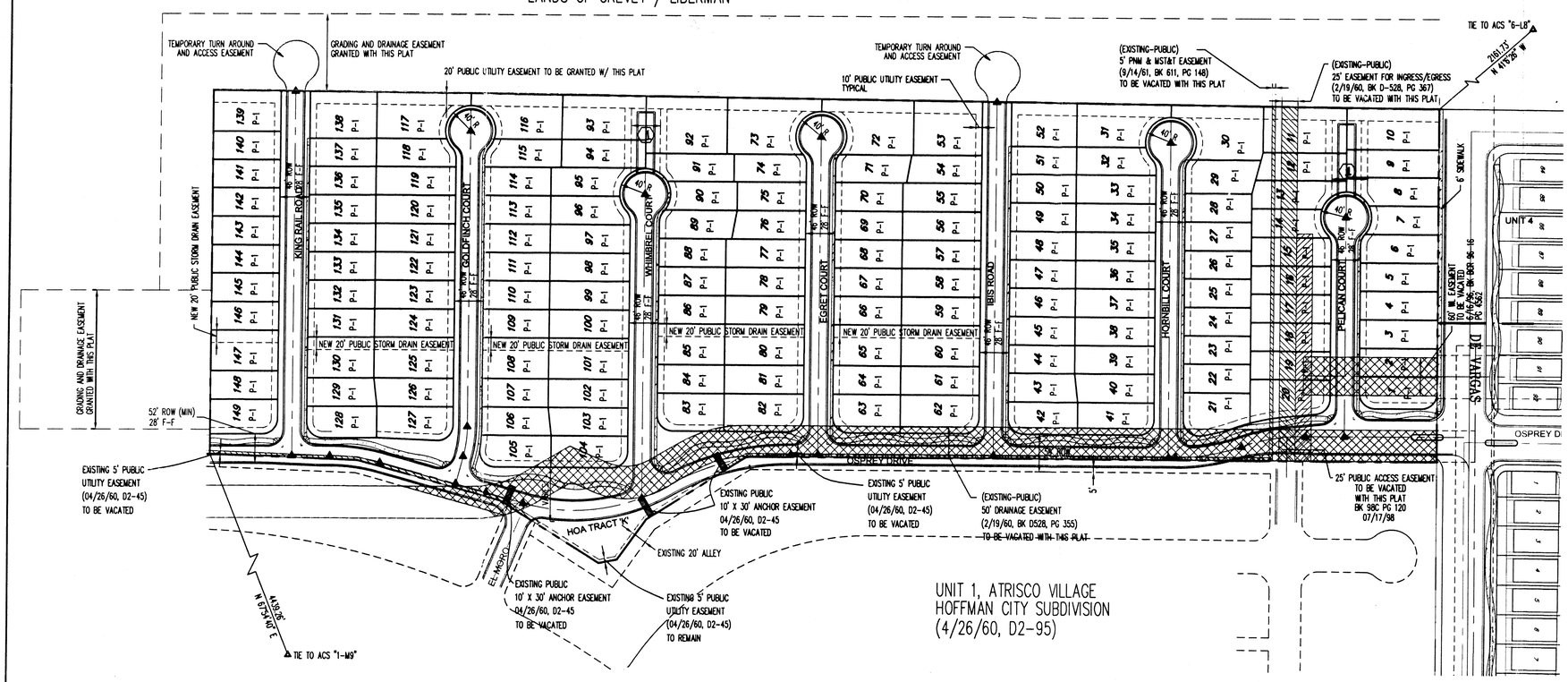


OSPREY DRIVE TYPICAL
NTS

(1) 46' PRIVATE ACCESS EASEMENT
20' F-F TO BE MAINTAINED BY THE HOA



PROPOSED SECTION - DE VARGAS ROAD SW
NTS



SURVEY NOTES:

1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 5978"
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 5-25-00

SITE DATA

ZONE ATLAS NO.	L-8-Z/M-8-Z
FEMA MAP NO.	35001C0336 D
ZONING	SU-1 PRD 9 DU/AC
MILES OF FULL WIDTH STREETS CREATED	1.1
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	148
DENSITY	5.67 DU/AC
NO. OF H.O.A. TRACTS CREATED (TRACT K)	1
AREA	26.27 ACRES

GENERAL NOTES:

1. EXISTING ZONING: SU-1 PRD 9 DU/AC
PROPOSED ZONING: NO CHANGE
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE 26.27 ACRES
NUMBER OF LOTS 149 D.U.
PROPOSED DENSITY 5.67 D.U./ACRE
3. TYPICAL LOT DIMENSIONS: 45'x105'
MIN/MAX LOT DIMENSIONS: 45'x105' MIN., 87'x125 MAX.
SMALLEST MINIMUM LOT AREA: 4725 SQ. FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE. EXCEPT STUB STREETS AT PELIGAN COURT AND WHIMBREL COURT ARE PRIVATE ACCESS STREETS TO BE MAINTAINED BY THE HOA
5. LOT SETBACKS SHALL CONFORM TO R-T ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO DE VARGAS ROAD OR 114TH STREET.

OWNER/DEVELOPER
CENTEX HOMES
6700 JEFFERSON NE BUILDING B
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 761-9606

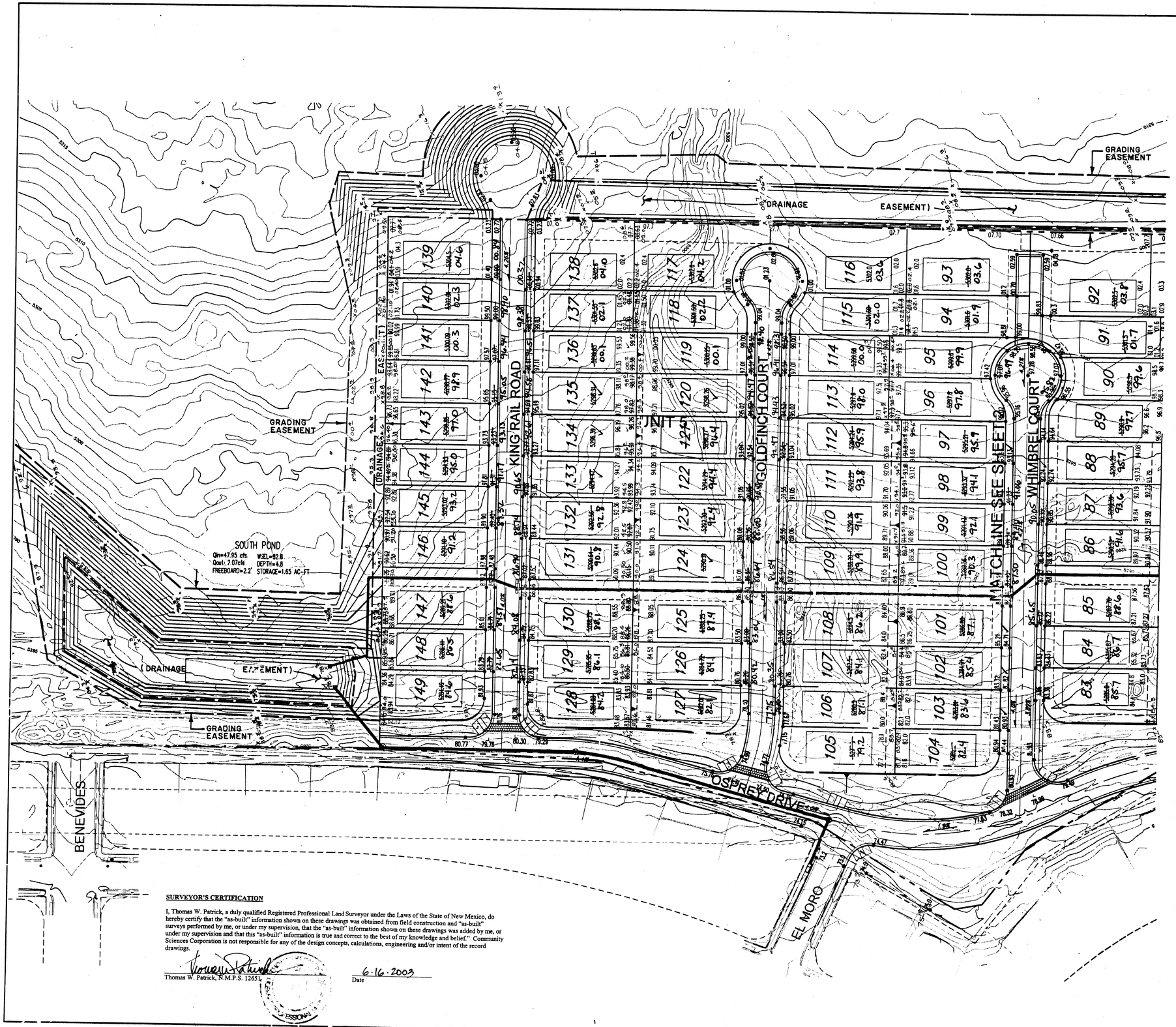
RECEIVED MAY 26 2000 HYDROLOGY SECTION

OWNER — DATE 5/26/00
CENTEX HOMES

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\99470\CDP\GENERAL\UNIT_5\SITE_DEVELOPMENT\UNIT5_PREPLAT.DWG

Copyright Bohannan Huston 2000
05/15/00



DRAINAGE CERTIFICATION

I, RICHARD LYNN BELTRAMO, NMPE #10596, OF THE FIRM BOHANNAN HUSTON INC., 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 (INCLUDING THE UNIT 4 POND) DATED 6/27/00. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS #12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03/10/04 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 SIA/FINANCIAL GUARANTY RELEASE.

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.

DATE: MAY 2004 RICHARD LYNN BELTRAMO, NMPE #10596

RICHARD LYNN BELTRAMO NEW MEXICO 10596 REGISTERED PROFESSIONAL ENGINEER

MAY 04 2004 HYDROLOGY SECTION

LEGEND

- 98.43 PROPOSED TOP OF CURB ELEVATION
- 98.0 PROPOSED SPOT ELEVATION
- 98.0 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- EXISTING POWER POLE
- OVERHEAD ELECTRIC LINE
- EXISTING WATER MAIN
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED SLOPE
- MANDATORY DRIVEWAY LOCATION
- EXISTING UNIT

NOTE: ALL ELEVATIONS ARE IN THE 5000 RANGE.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651 — Date: 6·16·2003

SURVEY INFORMATION FIELD NOTES			
NO.	BY	DATE	

ENGINEER'S SEAL — RICHARD LYNN BELTRAMO NEW MEXICO 10596 REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS / REVISIONS / DESIGN	By

Design & By: DATE:
Drawn By: DATE:
Checked By: DATE:

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

BENCH MARKS	
AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	CSC DATE 1/8/2
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	JPG/CSC DATE 6/18/05
DRAWINGS CORRECTED BY	JPG/CSC DATE 6/14/05
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

A: N/S Alum. cap stamped "6-18, 1989"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 346,973.32 Y= 1,477,845.64
Ground-to-Grid Factor= 0.999668139
a.s.l.= -007°37'37"
SID 1929 Elevation= 5383.905'

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 5
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Up.	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No. M-8	Sheet 1	Of 3	

BHI JOB NO. 99470

Copyright Bohannan Huston 2000
Date: March 14, 2000

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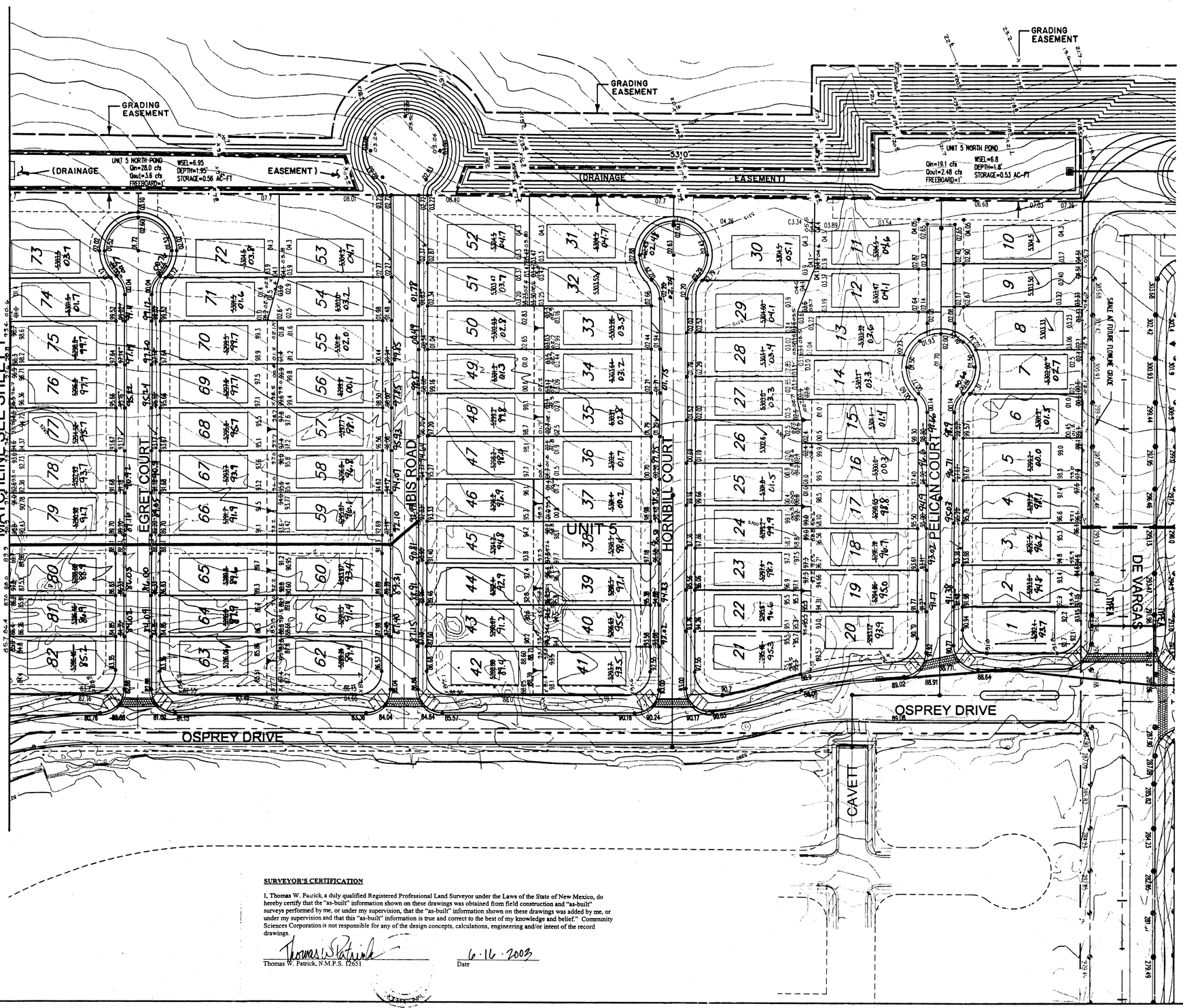

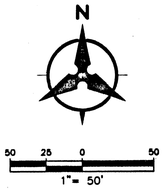

DRAINAGE CERTIFICATION

I, RICHARD LYNN BELTRAMO, NMPE #10596, OF THE FIRM BOHANNAN HUSTON INC., 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 (INCLUDING THE UNIT 4 POND) DATED 8/27/00. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS #12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03/10/04 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 SIA/FINANCIAL GUARANTY RELEASE.

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.

DATE: MAR 9 2004 RICHARD LYNN BELTRAMO, NMPE #10596

RICHARD LYNN BELTRAMO NEW MEXICO 10596 REGISTERED PROFESSIONAL ENGINEER

LEGEND

- PROPOSED TOP OF CURB ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- EXISTING POWER POLE
- OVERHEAD ELECTRIC LINE
- EXISTING WATER MAIN
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED SLOPE
- MANDATORY DRIVEWAY LOCATION
- EXISTING UNIT

NOTE: ALL ELEVATIONS ARE IN THE 5000 RANGE.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651 — Date: 6·16·2003

AS-BUILT INFORMATION

CONTRACTOR		DATE
STAKED BY	CSC	DATE VAR.
INSPECTORS ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	JTCS/CSC	DATE 6.13.03
DRAWINGS CORRECTED BY	RW/CSC	DATE 7.14.03
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS Mum. cap stamped "6-LB, 1989"	
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X= 346,973.32 Y= 1,417,845.64	
Ground-to-Grid Factor= 0.999666939	
a.f.= -0017'37"	
SLD 1929 Elevations= 5,303.906'	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RICHARD LYNN BELTRAMO NEW MEXICO 10596 REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	

Designed By: DATE:
Drawn By: DATE:
Checked By: DATE:

Bohannan · Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 5
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	M-8	2	3

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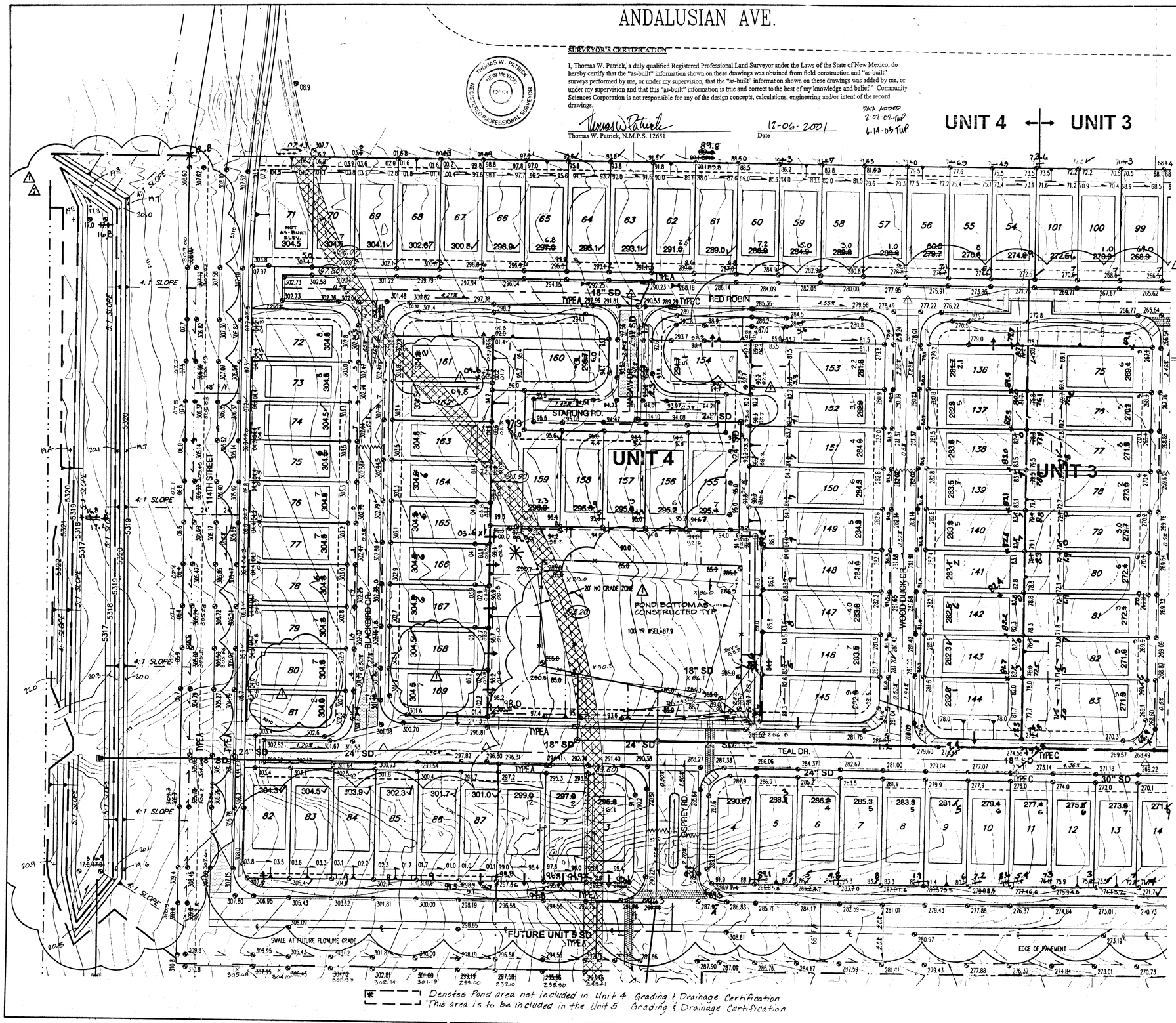
BHI JOB No. 99470

Copyright Bohannan Huston 2000
Date: March 14, 2000

ANDALUSIAN AVE.



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THOMAS W. PATRICK — NEW MEXICO — 12651 — REGISTERED PROFESSIONAL SURVEYOR

Thomas W. Patrick, N.M.P.S. 12651 — Date: 12-06-2001

DATA ADDED 2-07-02 TWP 6-14-03 TWP

DRAINAGE CERTIFICATION UNIT 4

I, RICHARD LYNN BELTRAMO, NMPE #10596, OF THE FIRM BOHANNAN HUSTON INC., 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 (EXCLUDING THE POND) DATED 10/16/00. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS #12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION, DATED 06/14/03. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 06/16/03 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 SIA/FINANCIAL GUARANTY RELEASE.

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.

DATE: 7-10-2003 — RICHARD LYNN BELTRAMO, NMPE #10596

RICHARD LYNN BELTRAMO — NEW MEXICO — 10596 — REGISTERED PROFESSIONAL ENGINEER

LEGEND

- 62.4 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- 16"W EXISTING WATER MAIN
- 62.4 EXISTING GRADE
- (06.07) EXISTING TOP OF PIPE WATERLINE ELEVATION
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- WATER BLOCK
- PROPOSED SLOPE
- MANDATORY DRIVEWAY LOCATION
- STORM DRAIN INLET

20' GRADE RESTRICTION AREA FOR EXISTING WATER LINE NO GRADING IN THIS AREA UNTIL EXISTING WATERLINE IS RELOCATED. DENOTES EXISTING WATERLINE. CONTRACTOR WILL USE CAUTION WHEN WORKING OVER OR CROSSING EXISTING WATERLINE. DAMAGE TO WATERLINE DUE TO EARTH WORK CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR BY THE CONTRACTORS EXPENSE.

PRELIMINARY
SUBJECT TO CITY REVIEW
10/16/00

√ = NO CHANGE

AS-BUILT NOTE:
ALTERED, EDITED, OR NEW GRADES ON THIS DRAWING REPRESENT AS-BUILT INFORMATION PER 11/30/01 AND 12/03/01 FIELDWORK.

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

NO.	Date	REMARKS	By
1	10/03/00	REVISED GRADING PLAN	RLB
2	10/16/00	REVISED GRADING PLAN	RLB
3	12/05/01	AS-BUILT INFORMATION	TWP
SEE NOTE	2/01/02	AS-BUILT TOP OF WEST POND AS SHOWN	TWP

REVISIONS

DESIGN

Designed By: EES — DATE: 4/16/00
Drawn By: — DATE:
Checked By: — DATE:

AS-BUILT INFORMATION

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

BENCH MARKS

ACS 1 3/4" Alum. disk stamped "ACS BM, 6-W9" LOCATED A" THE ESE QUADRANT OF DE VARGAS RD. AND DE. MASTRO DR. SW. EPOXIED TO TOP OF CONCRETE CURB.
Elevation: 5174.047

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEER'S SEAL — RICHARD LYNN BELTRAMO — NEW MEXICO — 10596 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 4
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	L8/M8	2	3

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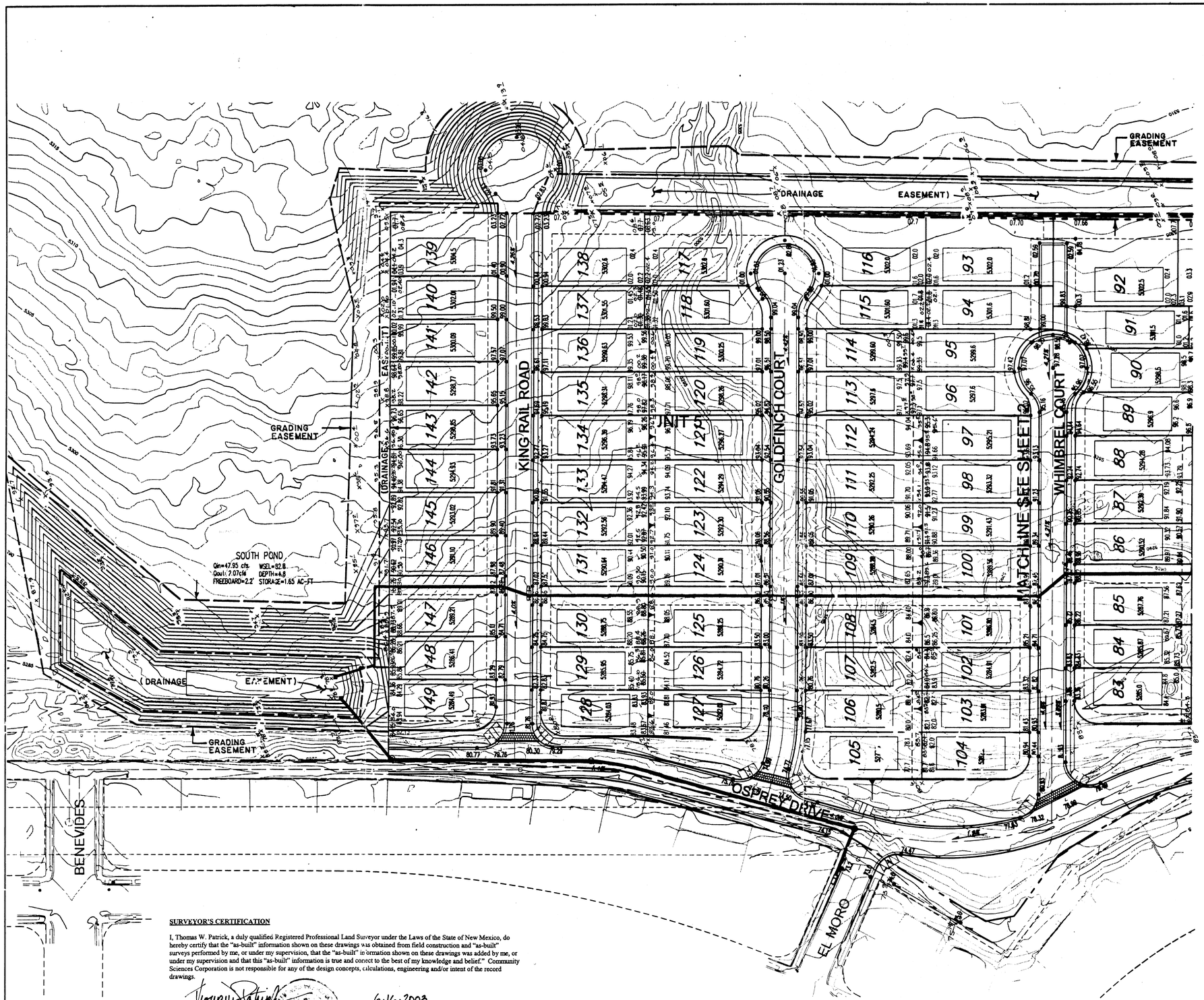
BHI JOB NO. 99470

"AS BUILT"

Copyright Bohannan Huston 2000
Date: February 22, 2000



DRAINAGE CERTIFICATION

I, RICHARD LYNN BELTRAMO, NMPE #10596, OF THE FIRM BOHANNAN HUSTON INC., 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 09/21/01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS #12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 06/16/03 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 SIA/FINANCIAL GUARANTEE RELEASE.

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH)

(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH)

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.

RICHARD LYNN BELTRAMO, NMPE #10596

DATE: JUNE 19, 2003

DRB Approval
See Revised 10/5/00
9/21/01

LEGEND

• 88.41	PROPOSED TOP OF CURB ELEVATION
• 88.6	PROPOSED SPOT ELEVATION
● 88.8	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
— 4973 —	EXISTING CONTOUR W/ INDEX ELEVATION
	EXISTING POWER POLE
	OVERHEAD ELECTRIC LINE
	EXISTING WATER MAIN
	SWALE
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL
	PROPOSED SLOPE
	MANDATORY DRIVEWAY LOCATION
	EXISTING UNIT

NOTE: ALL ELEVATIONS ARE IN THE 5000 RANGE.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651

6-16-2003
Date

AS-BUILT INFORMATION

CONTRACTOR		DATE
STAKED BY	CSC	DATE VAR.
SURVEYOR'S FIELD NOTES		DATE
FIELD VERIFICATION BY	JRG/CSC	DATE 6-18-03
DRAWINGS CORRECTED BY	RDL/CSC	DATE 6-18-03
MICRO-FILM INFORMATION		
RECORDED BY		DATE
S.D. 1929 Elevation= 5383.906'		
NO.		

BENCH MARKS

AKS Alum. cap stamped "9-LB, 1985"	
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X= 346,973.32 Y= 1,477,845.64	
Ground-to-Grid Factor= 0.999669939	

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Design d By: DATE:
Drawn By: DATE:
Checked By: DATE:

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMANAGERS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 5
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Up.	Mo./Day/Yr.	Mo./Day/Yr.
	RECEIVED JUN 20 2003 HYDROLOGY SECTION			

City Project No.	Zone Map No.	Sheet	Of
	M-8	1	3

P:\99470\LDP\GENERAL\GP02.DWG

BHI JOB NO. 99470

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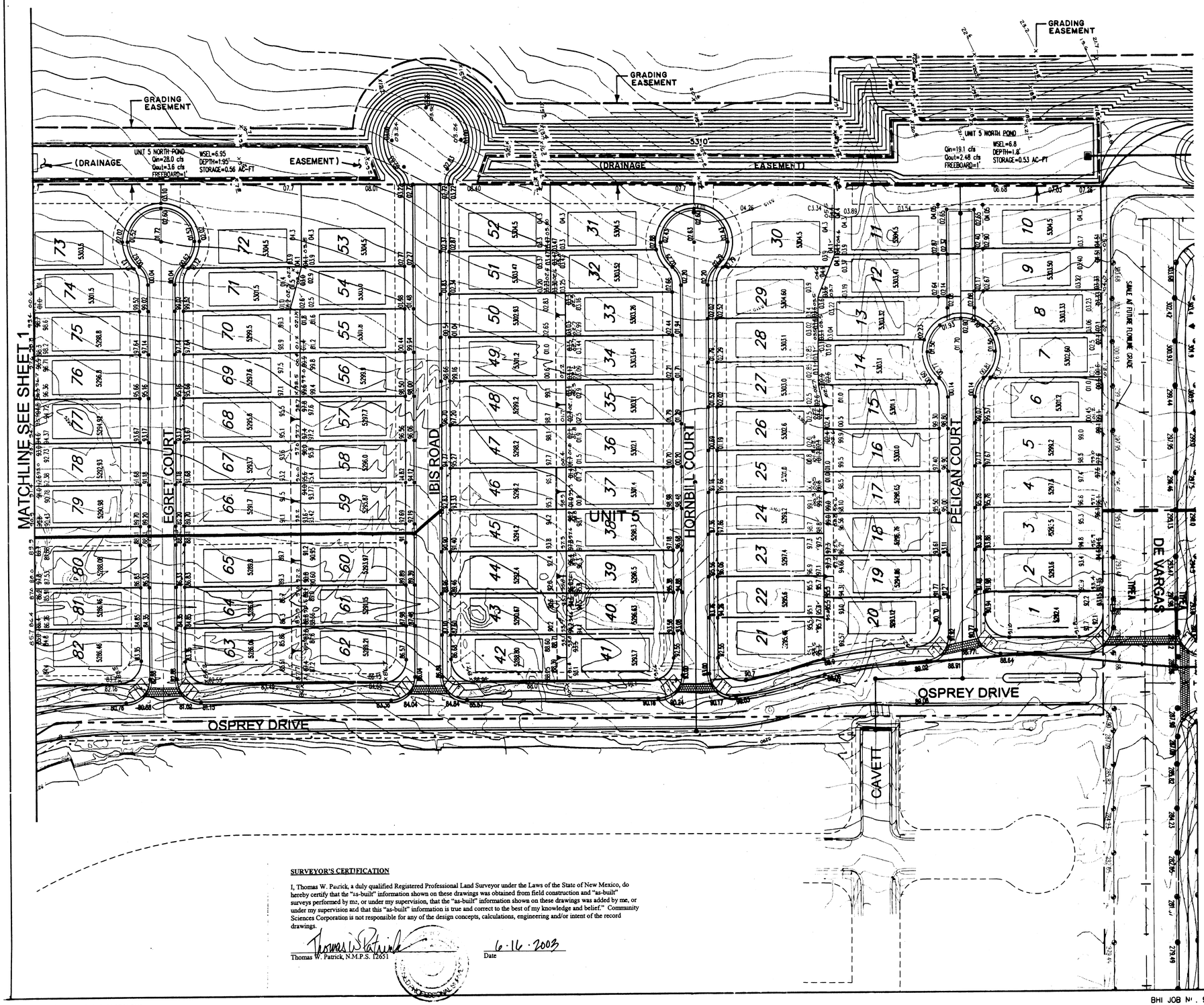
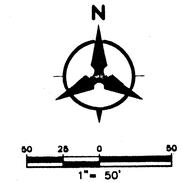
Date: March 14, 2000





DRAINAGE CERTIFICATION

I, RICHARD LYNN BELTRAMO, NMPE #10596, OF THE FIRM BOHANNAN HUSTON INC., 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 09/21/01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS #12651, OF THE FIRM COMMUNITY SCIENCES CORPORATION. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 06/16/03 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 SIA/FINANCIAL GUARANTEE RELEASE.

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH)

(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH)

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.

RICHARD LYNN BELTRAMO, NMPE #10596

DATE: JUNE 19, 2003

RICHARD LYNN BELTRAMO
NEW MEXICO
10596
PROFESSIONAL ENGINEER

DRB APPROVED
SEE REVISED
10/6/00

LEGEND

- 88.3 PROPOSED TOP OF CURB ELEVATION
- 88.4 PROPOSED SPOT ELEVATION
- 88.5 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- PP EXISTING POWER POLE
- OHW OVERHEAD ELECTRIC LINE
- WAT EXISTING WATER MAIN
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED SLOPE
- MANDATORY DRIVEWAY LOCATION
- EXISTING UNIT

NOTE: ALL ELEVATIONS ARE IN THE 5000 RANGE.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651

6-16-2003
Date

AS-BUILT INFORMATION

		DATE
CONTRACTOR		
WORK STAKED BY	CSC	
INSPECTED BY		DATE VAC
ACCEPTANCE BY		
FIELD VERIFICATION BY	JCC/JSC	DATE 6.13.03
DRAWINGS MARKED BY	RW/JSC	DATE 6.14.03

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

ACS Alum. cap stamped "6-18, 1985"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 346,973.32 Y= 1,477,645.64
Ground-to-Grid Factor= 0.999966939
ø.l.= -00°17'37"
S.D. 1929 Elevation= 5383.906'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RICHARD LYNN BELTRAMO
NEW MEXICO
10596
PROFESSIONAL ENGINEER

No.	Date	REMARKS
		REVISIONS
		DESIGN

Designed By: DATE:
Drawn By: DATE:
Checked By: DATE:

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS/MANAGERS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 5
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	M-8	2	3

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BHI JOB No. 99470

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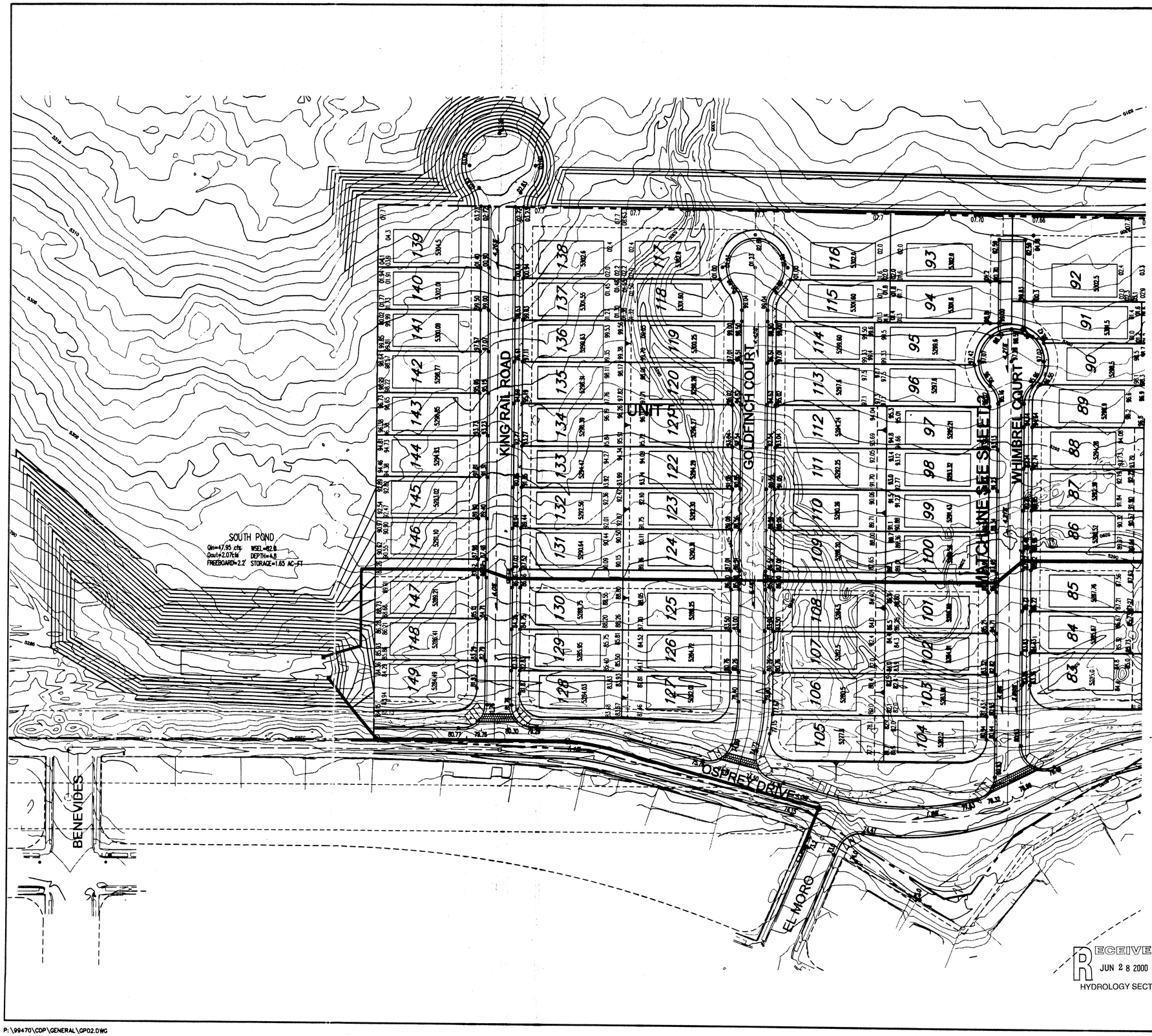
Date: March 14, 2000



LEGEND

- PROPOSED TOP OF CURB ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- EXISTING POWER POLE
- OVERHEAD ELECTRIC LINE
- EXISTING WATER MAIN
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED SLOPE
- MANDATORY DRIVEWAY LOCATION
- EXISTING UNIT

NOTE: ALL ELEVATIONS ARE IN THE 5000 RANGE.

RECEIVED
JUN 28 2000
HYDROLOGY SECTION

AS-BUILT INFORMATION

CONTRACTOR
Reviewed By: DATE
Surveyed By: DATE
Staked By: DATE
Excavation By: DATE
Inspected By: DATE
Final Inspection By: DATE

CLOSE-OUT FILM INFORMATION

Exposed By: DATE
Scribed By: DATE

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS Alum. cap stamped "B-13, 1988"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 345,973.39 Y= 1,477,845.94
Ground-to-Grid Factor= 0.999668319
dh= -0017.3'
S.D. 1929 Elevation= 5,361.905'

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: DATE:
Drawn By: DATE:
Checked By: DATE:

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERING PLANNING ENVIRONMENTAL SURVEYING SOFTWARE DEVELOPMENT

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 5
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	M-8	1	3

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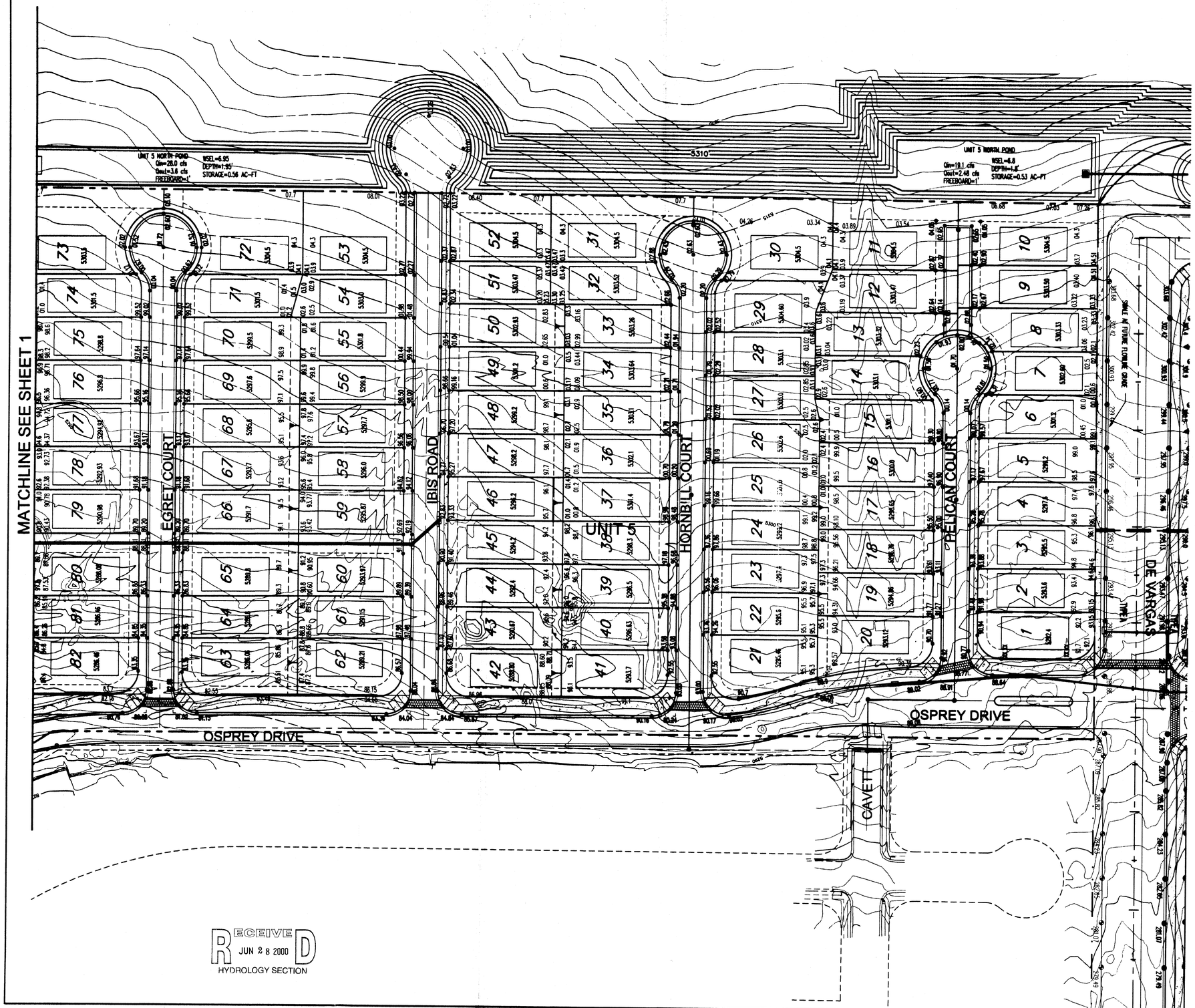
BHI JOB NO. 99470

Copyright Bohannan Huston 2000
Date: March 14, 2000



N

50 25 0 50

1"= 50'

LEGEND

- PROPOSED TOP OF CURB ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- EXISTING POWER POLE
- OVERHEAD ELECTRIC LINE
- EXISTING WATER MAIN
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED SLOPE
- MANDATORY DRIVEWAY LOCATION
- EXISTING UNIT

NOTE: ALL ELEVATIONS ARE IN THE 5000 RANGE.

RECEIVED
JUN 28 2000
HYDROLOGY SECTION

AS-BUILT INFORMATION

CONTRACTOR | DATE
Staked by | DATE
Inspected by | DATE
Field Verified by | DATE
Drawings Reviewed by | DATE
Work Staked by | DATE
Final Inspection by | DATE
IDO-FILM INFORMATION
Recorded by | DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: | DATE:
Drawn By: | DATE:
Checked By: | DATE:

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNIT 5
GRADING & EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	M-8	2	3

P:\99470\CDP\GENERAL\UNIT_5\GP01.DWG

BHI JOB NO. 99470

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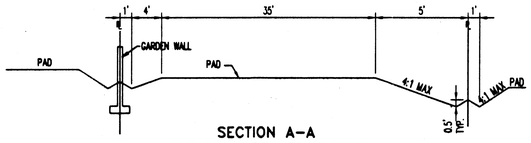
Date: March 14, 2000

NOTE:

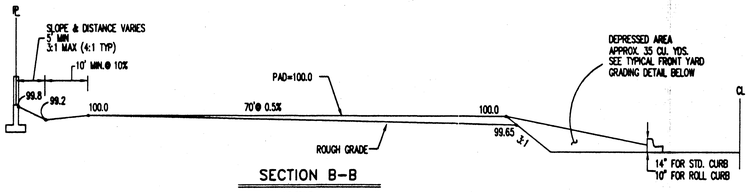
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.

2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.

3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

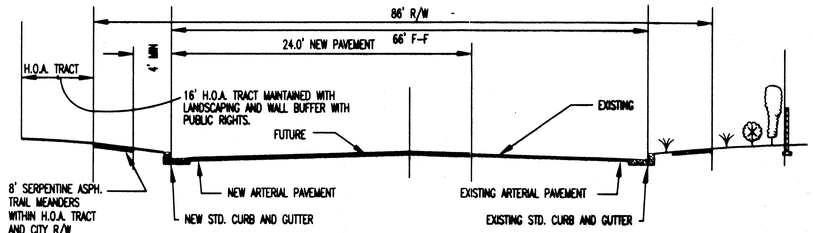


SECTION A-A
TYPICAL SIDEYARD SWALE
N.T.S.

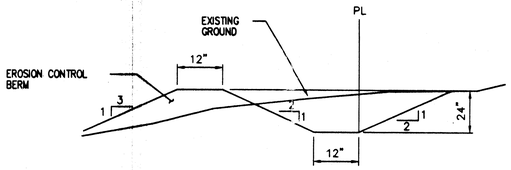


SECTION B-B
NO SCALE

TYPICAL LOT GRADING DETAILS
NO SCALE



PROPOSED SECTION - DE VARGAS ROAD SW
NTS



EROSION CONTROL BERM

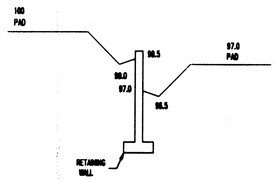
1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.

2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.

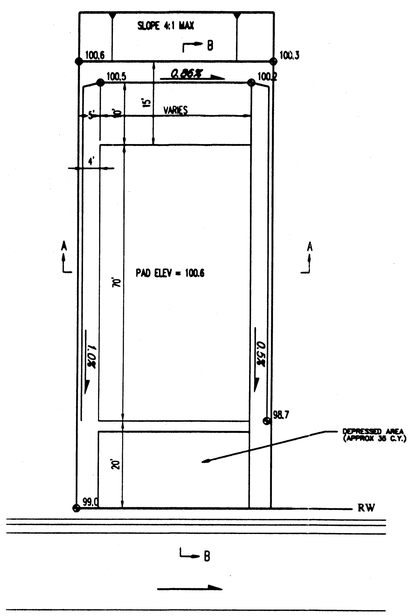
3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.

4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

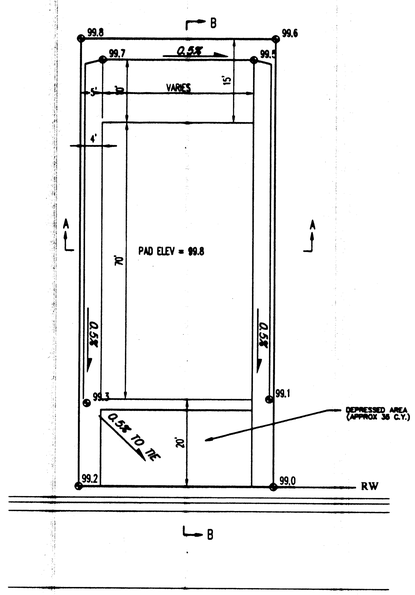
EROSION CONTROL PLAN
NO SCALE



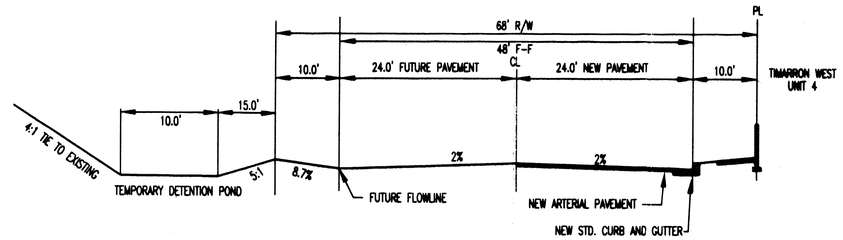
SIDE YARD RETAINING WALL DETAIL
N.T.S.



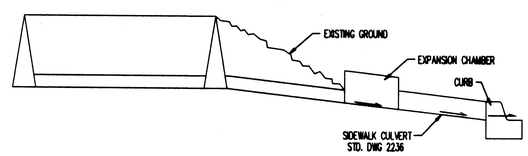
TYPICAL HIGH SIDE LOT GRADE DETAIL



TYPICAL LOW SIDE LOT GRADE DETAIL



PROPOSED SECTION - 114TH STREET
MATCHES COA #549581
NTS



PROPOSED STORM DRAIN
TIE TO EL MORO LANE
NTS

RECEIVED
JUN 28 2000
HYDROLOGY SECTION

AS-BUILT INFORMATION
CONTRACTOR | DATE
Staking By | DATE
Asbuilts By | DATE
Inspection By | DATE
Accepted By | DATE
MICRO-FILM INFORMATION
REVIEWED BY | DATE
SAS.

BENCH MARKS
A.C.S. Brass Tablet stamped "1-A11-1986"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
E= 345,538.49 N= 1,530,711.18
Ground = 5417 (Adjusted)
Grid = 0.9996
SLD 1929 Elevation= 5330.73

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
RICHARD LYNN BOHANNAN
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: EES DATE: 04/00
Drawn By: DATE: 04/00
Checked By: RLB DATE: 04/00

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PROGRAMMERS SURVEYORS SUPPORT SERVICES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TIMARRON WEST UNITS 3 & 4
GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	L-8	3	3

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Date: January, 2000

BHI JOB NO. 99470

11/24/99

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MAY 2 6 2000
HYDROLOGY SECTION

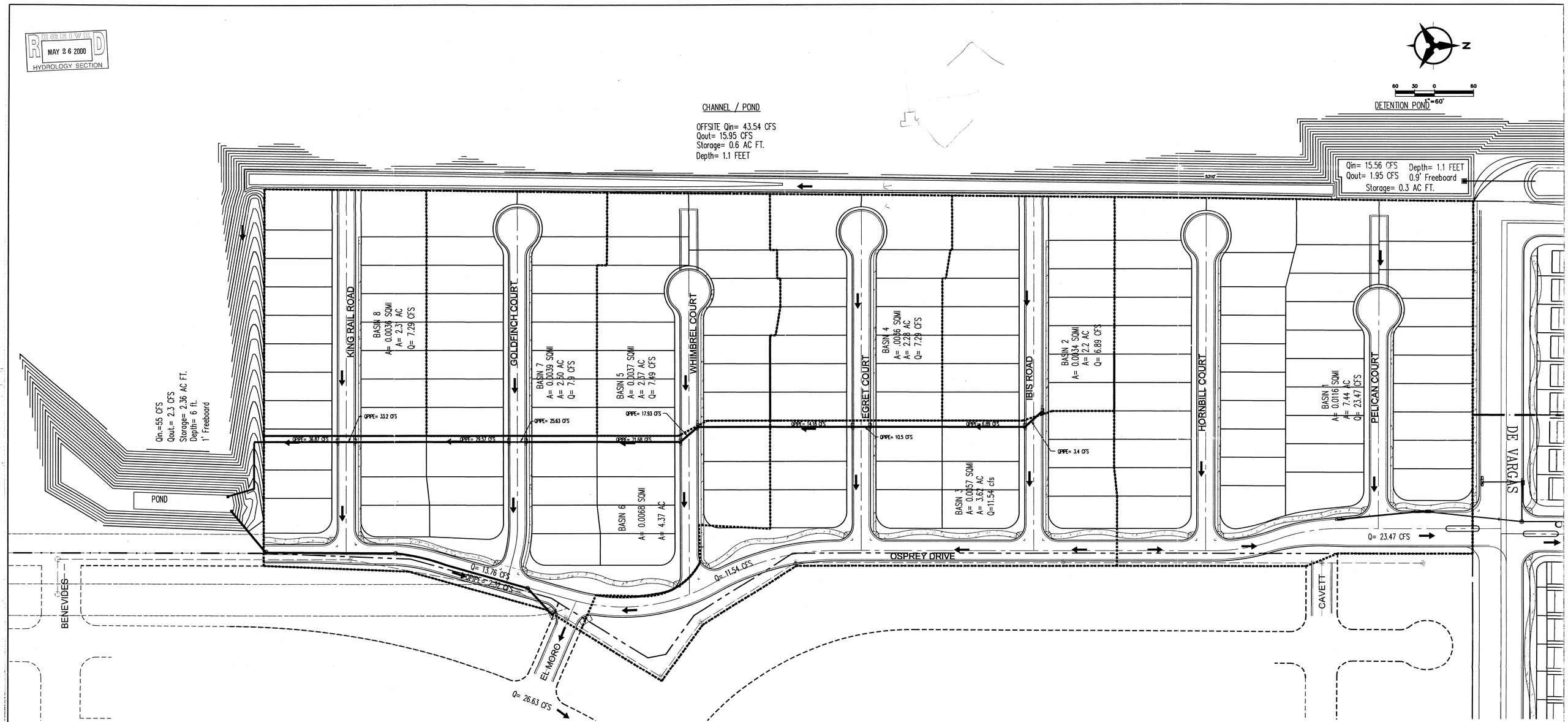
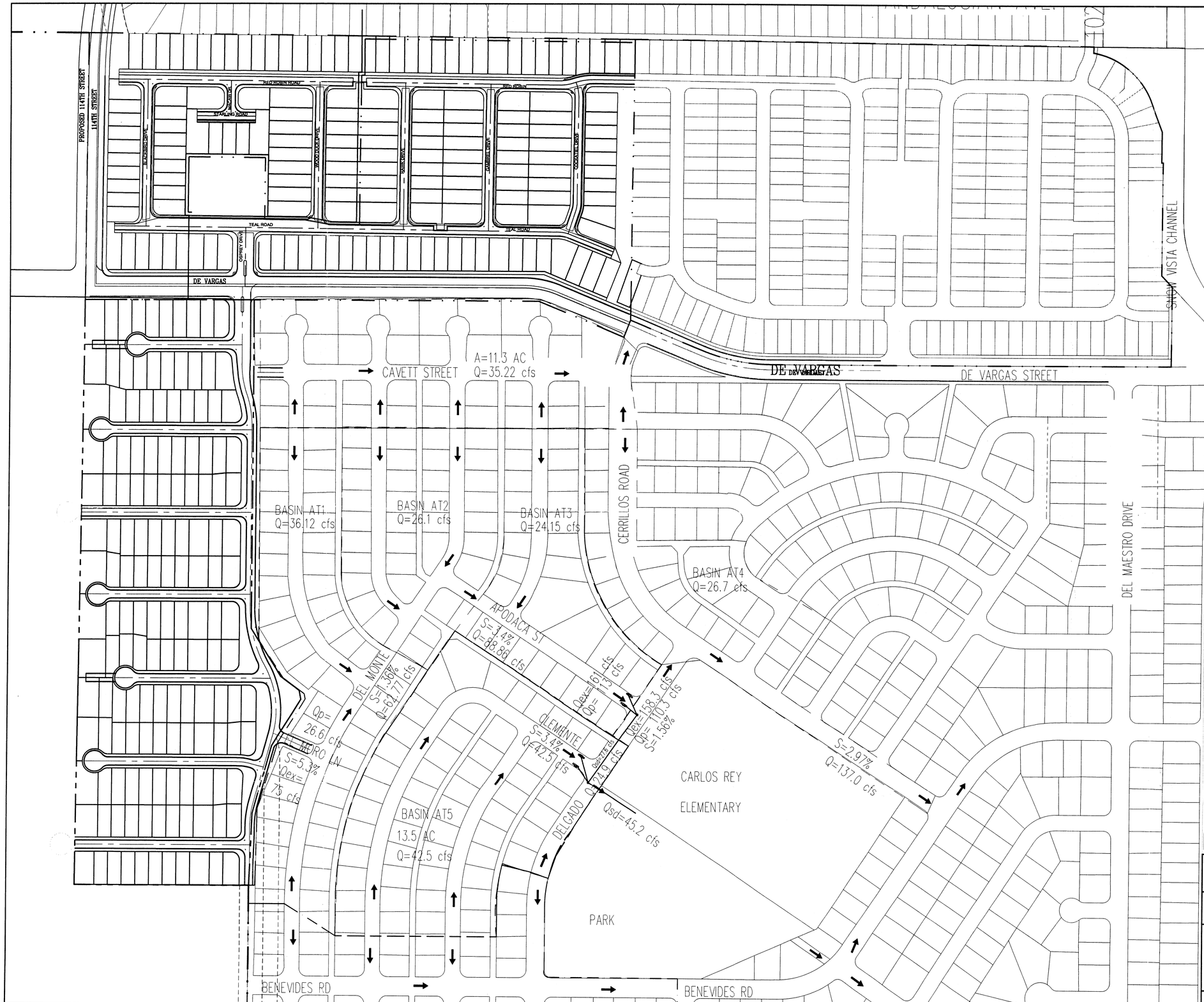


PLATE 3

TIMARRON WEST UNIT 5
PROPOSED CONDITIONS
BASIN MAP

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

RECEIVED
MAY 2 6 2000
HYDROLOGY SECTION



RECEIVED
MAY 26 2000
HYDROLOGY SECTION

AS-BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RICHARD LYNN BELTRAND
NEW MEXICO
10596
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: DATE:
Drawn By: DATE:
Checked By: DATE:

RECEIVED
MAY 26 2000
HYDROLOGY SECTION

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ATRISCO VILLAGE BASIN MAP
PLATE 4

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of

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BHI JOB NO. 99470

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Date: MARCH, 2000