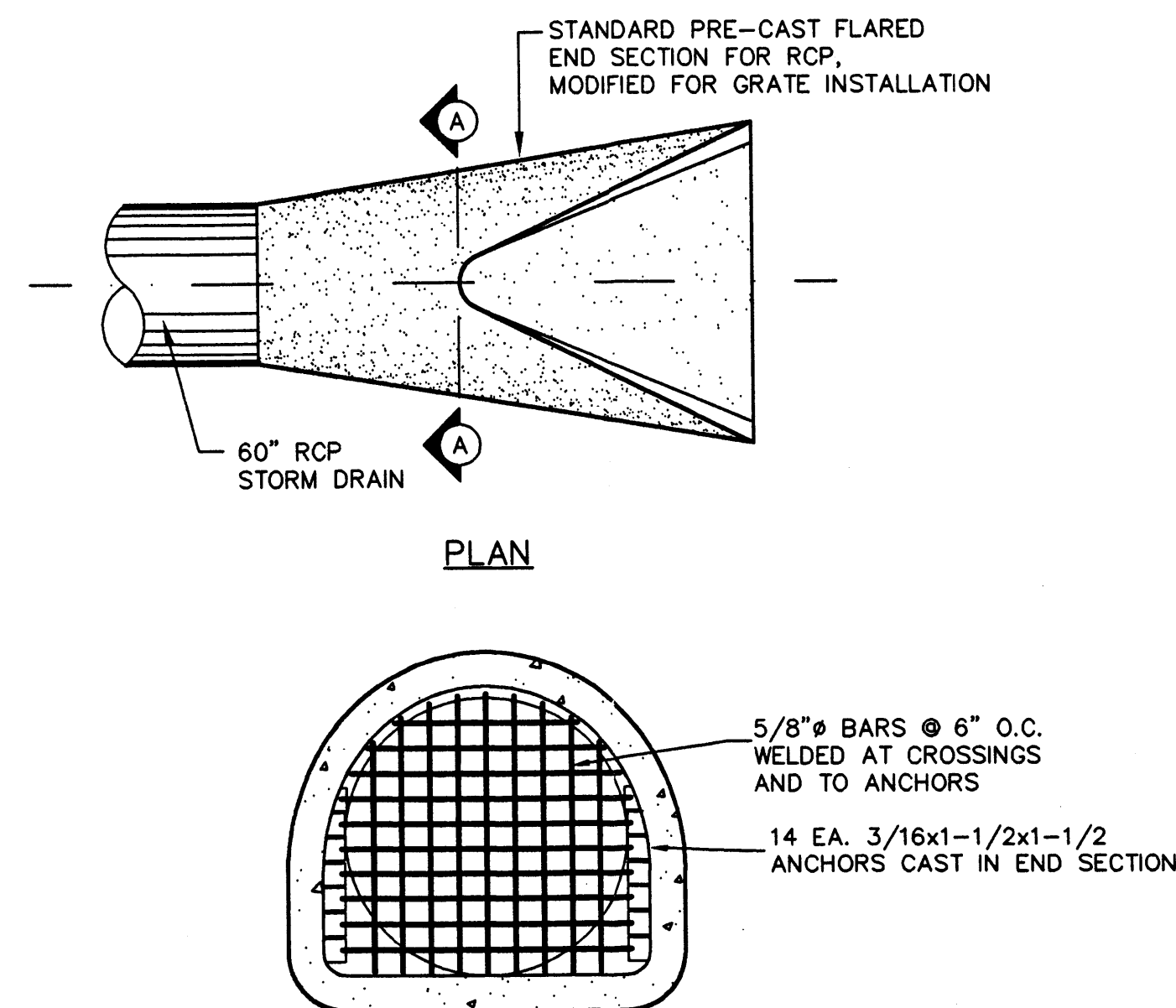
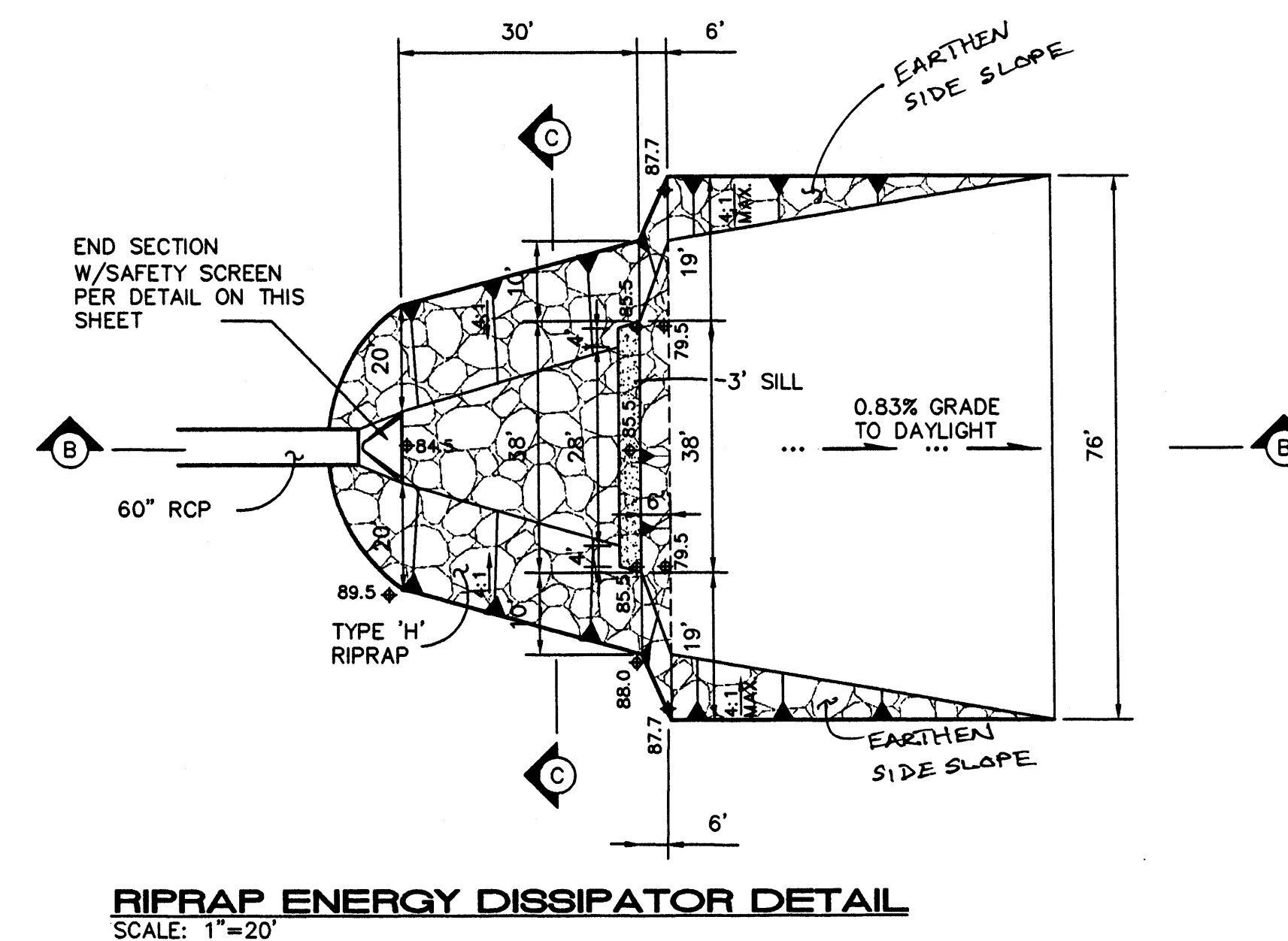
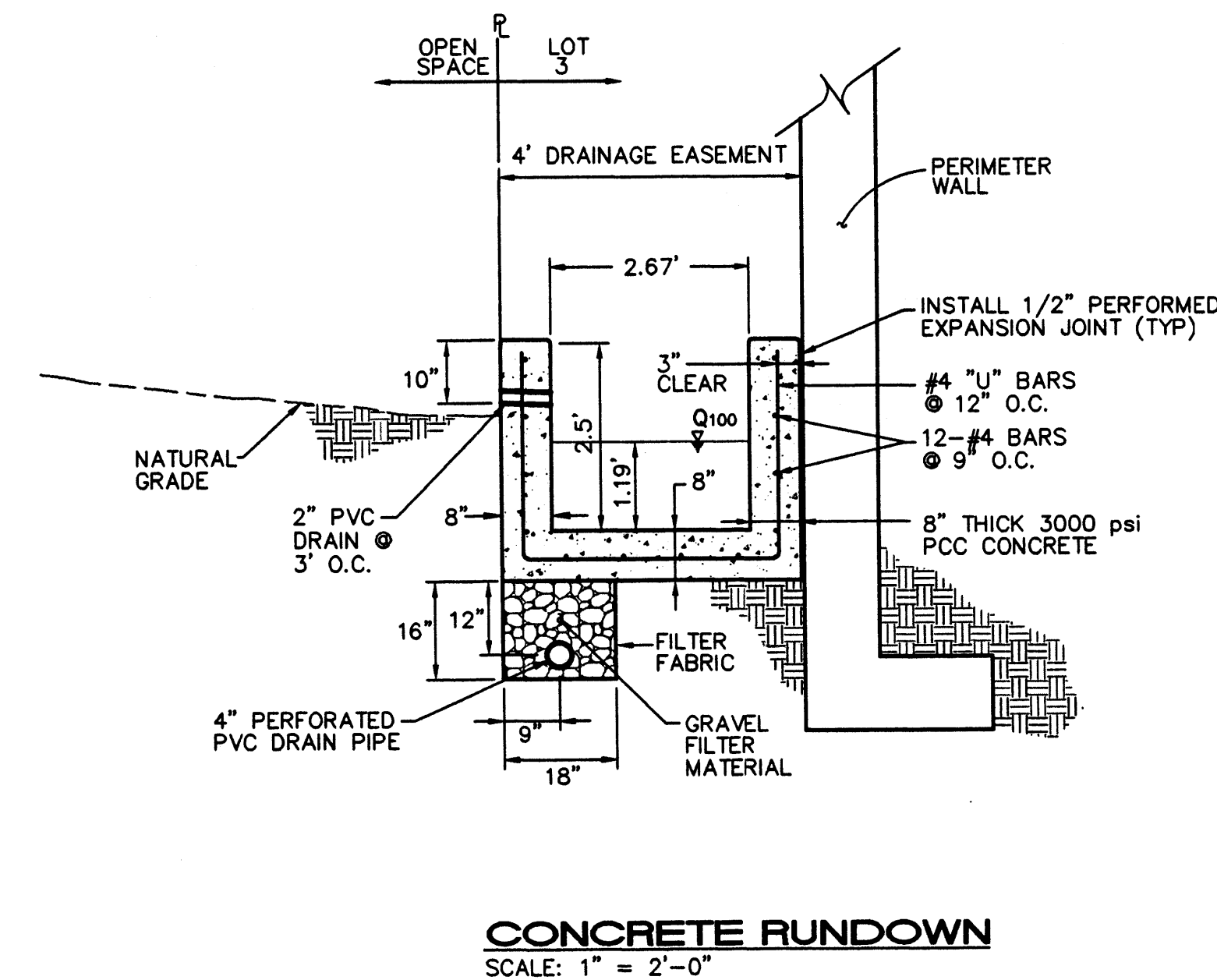
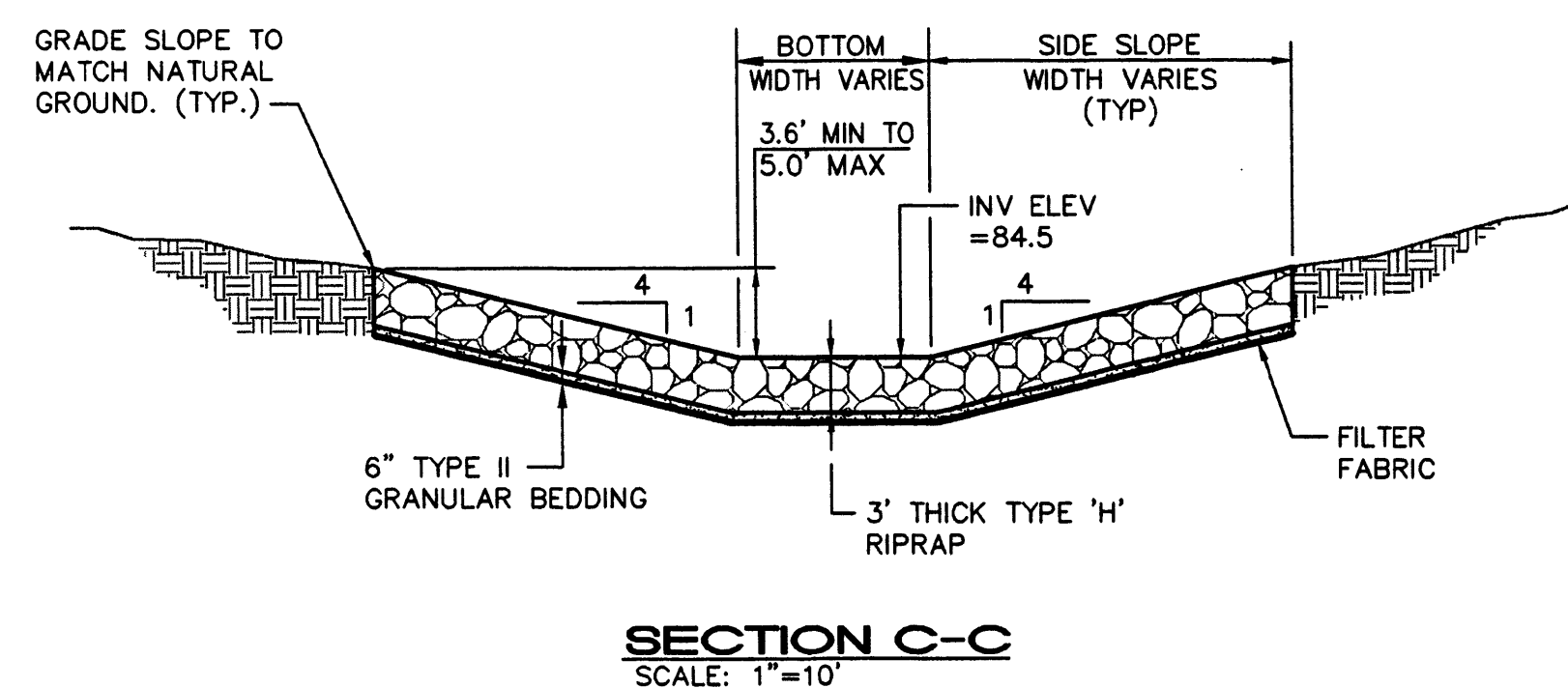
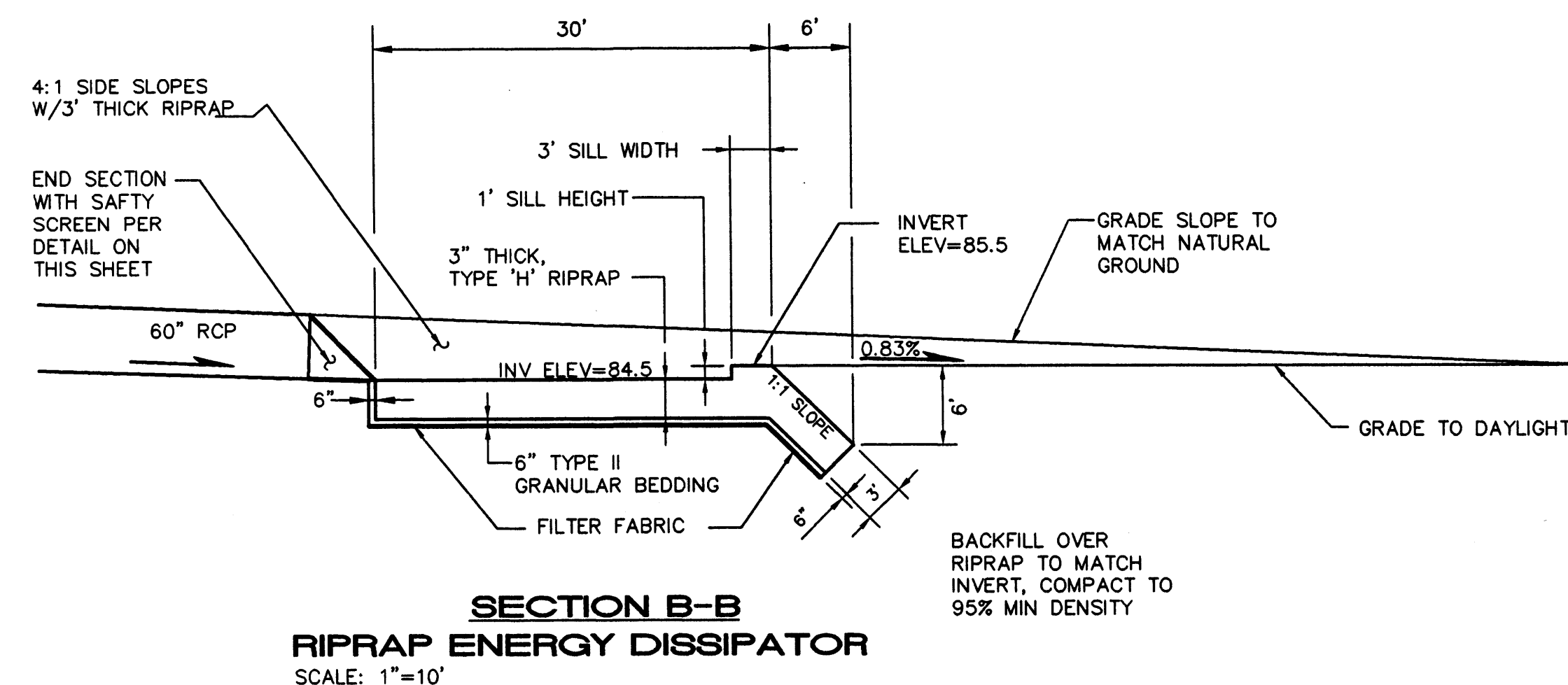


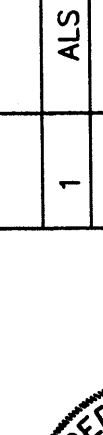


STORM DRAIN OUTLET
NTS



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
168DRDL.DWGnav 05/07/01

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT DRAINAGE DETAILS & SECTIONS	
Design Review Committee	City Engineer Approval
R MAY 07 2001 HYDROLOGY SECTION	
City Project No.	Zone Map No.
N-22	Sheet 2 of 5

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES					
NO.		DATE		REMARKS		BY	
DESIGNED BY		FCA		DATE		2/01	
DRAWN BY		ANW		DATE		2/01	
CHECKED BY		FCA		DATE		2/01	
REVISIONS		DESIGN					
1		ALS		3/94		ACS MONUMENT "7-19", A C.O.A. BRASS CAP SET IN CONCRETE, LOCATED 39.2' WEST FROM THE C. OF 98TH ST. & 31.0' SOUTH FROM THE C. OF TOWER RD.	
						ELEV. = 5175.74	
						TBM: RIM OF NORTHERLY MANHOLE AT TOWER ST. & 94TH ST.	
						ELEV. = 5051.86	
						NO.	

STA 10+00.00, 0' RT
SD MH #2
RIM ELEV=96.93

VIA
POSADA
SEE SHEET 3

STA 11+31.25, 0' RT
TYPE 'D' DOUBLE
GRATE INLET

FOUR HILLS VILLAGE
20TH INSTALLMENT
TRACT A
(12-29-98, BK. 98C, PG. 367)

RIPRAP ENERGY
DISSIPATOR. SEE DETAIL
ON SHEET 2.

STA 7+90.00, 7.5' RT
GRADE TO MATCH
EXIST GROUND

STA 8+80.00, 7.5' RT
BEGIN 60" SD

SEE SHEET 3

MATCHLINE
STA 10+00.00

LOT 3

VIA POSADA

SCALES:
1"=40' HOR.
1"=10' VERT.

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	TYPE A	10+05.99, 18' LT	96.59	89.00
2	TYPE A	10+08.89, 18' RT	96.72	89.00
11	DOUBLE TYPE D	11+31.25, 0' RT	08.50	04.70

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	10.45	18"	25'	0.045
2	10.45	18"	12'	0.094
11	26.70	24"	131.25'	0.004

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
168P4.DWG 05/07/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT
VIA POSADA LOT 3
STA 8+00.00 TO STA 10+00.00 STORM DRAIN PLAN & PROFILE

Design Review Committee

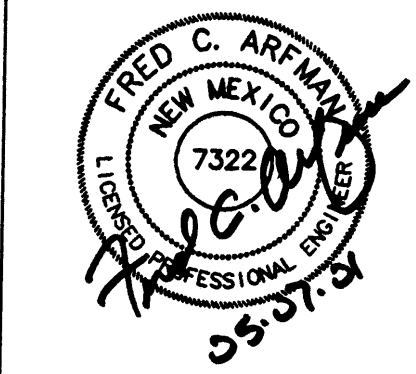
City Engineer Approval
MAY 07 2001
HYDROLOGY SECTION

Last Design Update

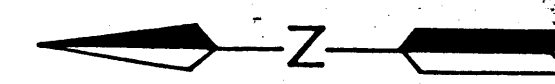
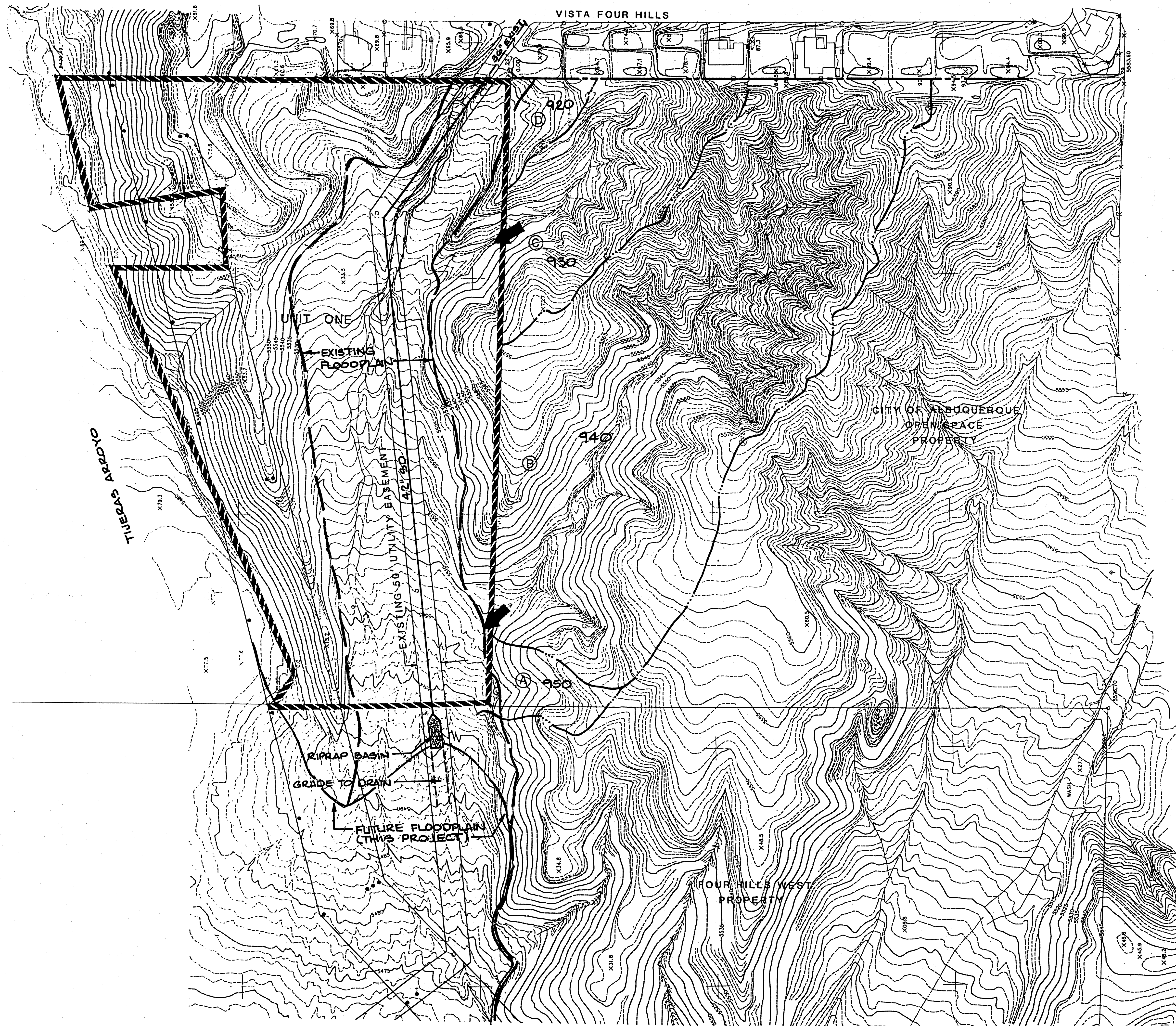
City Project No.

Zone Map No.
N-22

Sheet 5 of 5



REVISIONS
DESIGN
DATE 2/01
DRAWN BY JAW
CHECKED BY FCA



SCALE: 1" = 100' HORIZ.

Resource Technology, Inc.
ENGINEERS & ENVIRONMENTAL SCIENTISTS
CIVIL, ENVIRONMENTAL, WATER RESOURCES, RECREATION, & PLANNING
2120 OSUNA NE - SUITE 200, ALBUQUERQUE, NEW MEXICO 87113
TELEPHONE - (505) 345-3115

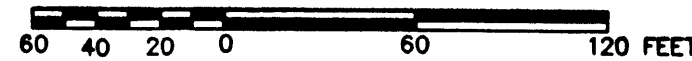
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: EXHIBIT 1 MAY 07 2001					
GENERAL SITE LAYOUT HYDROLOGY SECTION					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY					
OTHER			OTHER		
PROJECT NO.		MAP NO. M-22		SHEET OF	

ENGINEERS SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	BY	DATE		CONTRACTOR	
						INSPECTED BY	DATE
						FIELD VERIFICATION BY	DATE
						RECORDED BY	DATE
						NO.	

REVISIONS		MICRO-FILM INFORMATION	
NO.	DATE	RECORDED BY	DATE



SCALE: 1"=60'



NOTES

1. FOR LINE AND CURVE TABLES, SEE SHEET 4.
2. FOR LOT AREA TABLE, SEE SHEET 4.



PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1

BEING A REPLAT OF
TRACT C, FOUR HILLS VILLAGE
20TH INSTALLMENT

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2001

EASEMENTS

- 1 EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- 2 EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, MISC. 414, PG. 443 & 09-08-76, MISC. 495, PG. 479)
- 3 EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, MISC. 698, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- 4 EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PGS. 359-364)
- 5 EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- 6 EXISTING 10' PNM & M.S.T.&T. EASEMENT (03-01-77, BK.MISC. 522, PG. 404)
- 7 EXISTING 15' C.O.A. PUBLIC PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT (12-29-98, BK. 98C, PG. 367)
- 8 EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT GRANTED BY PLAT (12-29-98, 98C-367) TO BE RELEASED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A. TO THE UNDERLYING PROPERTY OWNER.
- 9 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 10 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 11 22' PRIVATE ACCESS, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 12 10' PNM & QWEST EASEMENT GRANTED BY THIS PLAT.

UNPLATTED
H.A.T. LIMITED

UNPLATTED
CITY OF ALBUQUERQUE
OPEN SPACE

FOUR HILLS VILLAGE
20TH INSTALLMENT
TRACT A
(12-29-98, BK. 98C, PG. 367)

CENTERLINE OF
EXISTING 50' C.O.A.
DRAINAGE UTILITY
EASEMENT

FOUND 5/8"
REBAR W/ CAP
"ALS LS 7719"

ACS MONUMENT
"7-M21"
Y= 1,471,620.84
X= 419,391.97
G-G= 0.99984447
Δα = -00°09'17"
CENTRAL ZONE
(NAD 1927)
ELEVATION=N/A
(NAVD 1929)

FOUND BLM
BRASS CAP
NW 1/16 CORNER
SECTION 34

10' PRIVATE DRAINAGE
EASEMENT GRANTED
BY THIS PLAT.

4' PUBLIC
DRAINAGE
EASEMENT.

MATCHLINE - SEE SHEET 3



	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG=5544.0	PAD GRADE ELEVATION
TC=48.0	TOP OF CURB ELEVATION
FL=45.68	FLOWLINE ELEVATION
	RETAINING WALL

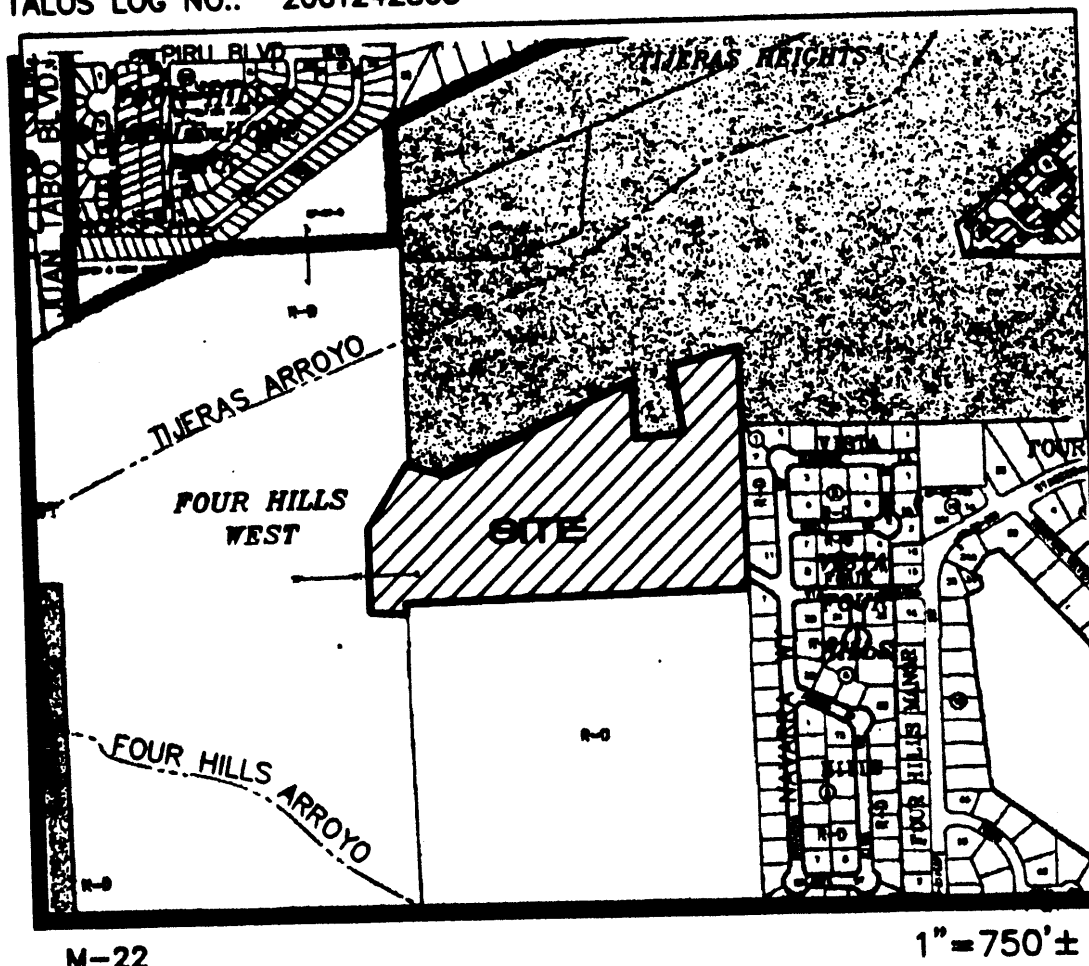
- ① EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT
(01-07-81, C17-174)
- ② EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT
(04-01-75, MISC. 414, PG. 443 & 09-08-76, MISC. 495, PG. 479)
- ③ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT
(06-21-79, MISC. 698, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- ④ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT
(05-16-78, MISC. 608, PGS. 359-364)
- ⑤ EXISTING 10' GAS EASEMENT
(09-30-87, BK. 97-27, PGS. 113-119)
- ⑥ EXISTING 10' PNM & M.S.T.&T. EASEMENT
(03-01-77, BK.MISC. 522, PG. 404)
- ⑦ EXISTING 15' C.O.A. PUBLIC PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT
(12-29-88, BK. 88C, PG. 397)

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
	N-22	1	5	



TALOS LOG NO.: 2001242863



VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 42
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 120.3401 Ac.
5. Total Mileage of Full Width Streets Created: 0.5433 miles
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:
"BULK LAND PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT TRACTS A, B, AND C" (12-29-98, 98C-367)
"SUMMARY PLAT FOR ANNEXATION, FOUR HILLS WEST" (1-7-81, C17-174).
"AMENDED REPLAT OF TRACT 1, VISTA FOUR HILLS" (5-25-79, D9-133).
"SUMMARY PLAT FOR ANNEXATION TO THE CITY OF ALBUQUERQUE OF NW1/4, NE1/4, S1/2NE1/4, NW1/4 AND NW1/4 OF SECTION 33, T.10N., R.4E., N.M.P.M." (8-24-82, C20-24).
"UNIT NO 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOME PARK" (12-7-78, D9-39)
"AMENDED PLAT OF TIERAS HEIGHTS" (12-18-78, D9-42)
"SUMMARY PLAT, BEING A REPLAT OF A SUMMARY PLAT OF TIERAS HEIGHTS" (5-31-78, D8-139).
"WARRANTY DEED" (Document No. 82-18044)
"QUITCLAIM DEED" (Document No. 82-18045)
"WARRANTY DEED" (Document No. 86-122458)
"WARRANTY DEED" (Document No. 86-122461)
"WARRANTY DEED" (Document No. 86-122464)
All being records of Bernalillo County, New Mexico.
10. Field Survey performed December 29, 1998
11. Title Report: None.
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. Maintenance of the private drainage easements as shown hereon shall be the responsibility of the owners and/or proprietors of the individual properties in which the easements exist.
14. Maintenance of the private access easements as shown hereon shall be the responsibility of the owners and/or proprietors of the individual properties in which the easements exist.
15. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Four Hills Village Subdivision 20th Installment must be verified and coordinated with the Public Works Department, City of Albuquerque."
16. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
17. Unless otherwise noted, all points shown as (●) are SET 5/8" REBAR with CAP "ALS LS# 7719". Points shown as (○) are "FOUND" with type of marker noted on plans.

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

168PT1.DWG

6/18/01



LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of TRACT C, FOUR HILLS VILLAGE 20TH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, Page 367 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, from whence the Albuquerque Control Survey Monument "5-M22" bears S 73°01'22" E, 607.40 feet;

THENCE S 00°40'49" W, 965.94 feet along a line common with the west line of BLOCK 1, VISTA FOUR HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 25, 1979 in Volume D9, Folio 133 to the southeast corner, said point also being on the west line of BLOCK 4, VISTA FOUR HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 25, 1979 in Volume D9, Folio 133;

THENCE leaving said west line N 87°22'47" W, 133.54 feet to a point;

(LEGAL DESCRIPTION CONTINUED ON SHEET 4)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1-22-055-216-435-2125
PROPERTY OWNER OF RECORD
Not Limited
BERNALILLO COUNTY TREASURER'S OFFICE
Pauline Rodriguez 6/28/01

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into 42 residential lots, to dedicate public right-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

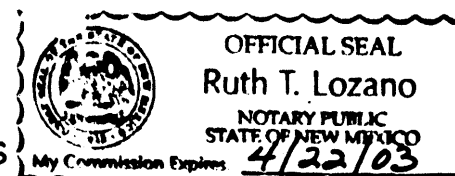
AZUELO L.L.C.
A NEW MEXICO LIMITED LIABILITY COMPANY

BO JOHNSON, MANAGING MEMBER

6/19/01
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }



This instrument was acknowledged before me on June 19, 2001, by Bo Johnson as a member of Azuelo, L.L.C., on behalf of said Limited Liability Company.

My Commission Expires: 4/22/03

Ruth T. Lozano
Notary Public

PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1

BEING A REPLAT OF
TRACT C, FOUR HILLS VILLAGE
20TH INSTALLMENT

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2001

APPROVALS

DRB PROJECT NO. 1000320
APPLICATION NO. 01440-00000-00857

<i>[Signature]</i> PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	6-27-01 DATE
<i>[Signature]</i> PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	6-27-01 DATE
<i>[Signature]</i> QUEST CORPORATION	6-27-01 DATE
<i>[Signature]</i> COMCAST CABLE	6-28-01 DATE
<i>[Signature]</i> CITY SURVEYOR, ENGR. DIV., P.W.D.	6-19-01 DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	6-27-01 DATE
<i>[Signature]</i> PARKS DEPARTMENT	6/27/01 DATE
<i>[Signature]</i> UTILITY DEVELOPMENT DIV., P.W.D.	6/28/01 DATE
N/A REAL PROPERTY DIVISION, D.F.M.	6-27-01 DATE
<i>[Signature]</i> A.M.A.F.C.A.	6/27/01 DATE
<i>[Signature]</i> CITY ENGINEER, PUBLIC WORKS DEPT.	6/27/01 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M. 1994.

[Signature]
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION
6/28/01
DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, Chapter 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.L.S. No. 7719
06-19-01
Date

SHEET 1 OF 4

PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1

BEING A REPLAT OF
TRACT C, FOUR HILLS VILLAGE
20TH INSTALLMENT
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2001

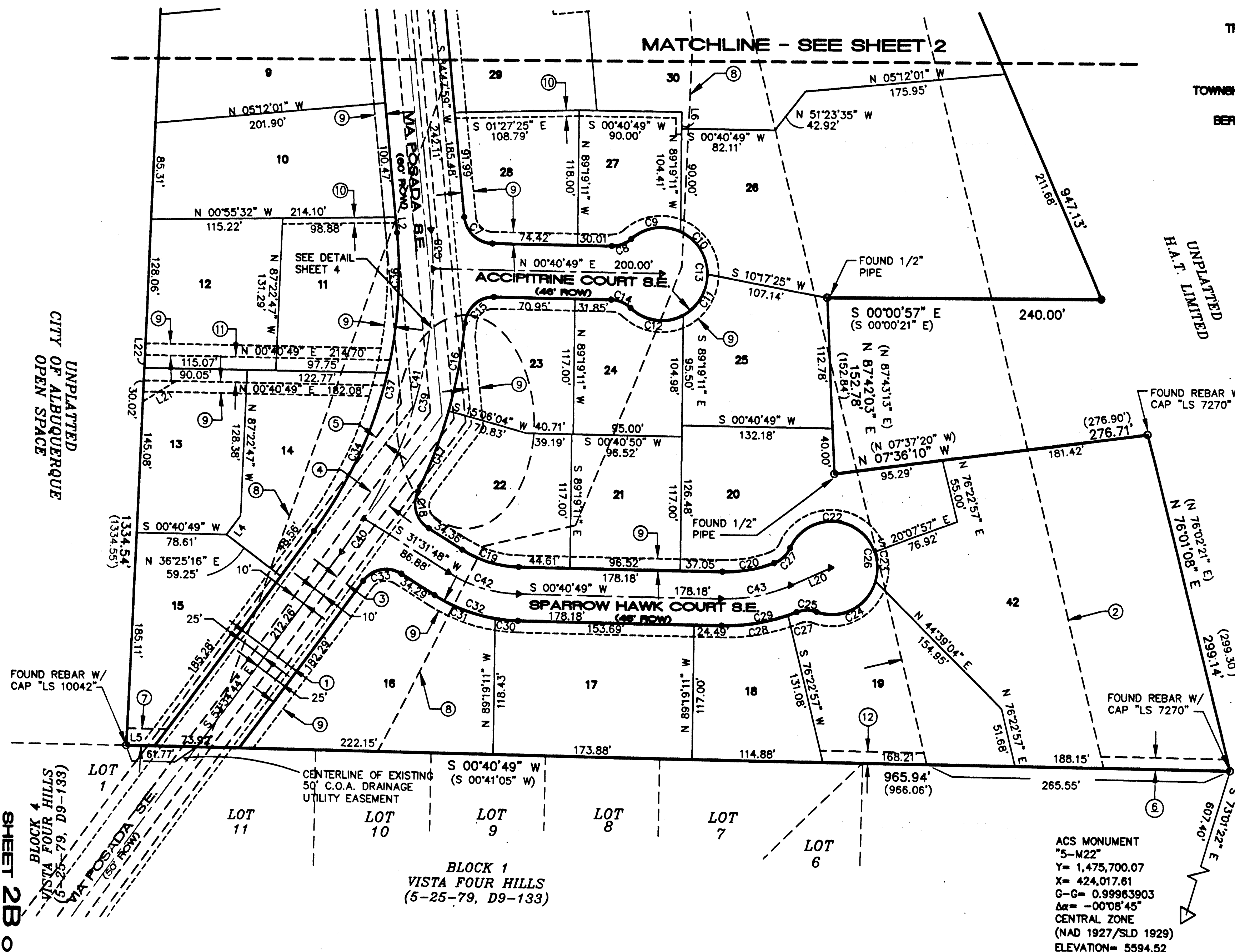
EASEMENTS

- EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, MISC. 414, PG. 443 & 09-08-76, MISC. 495, PG. 479)
- EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, MISC. 698, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PGS. 359-364)
- EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- EXISTING 10' PNM & M.S.T.&T. EASEMENT (03-01-77, BK.MISC. 522, PG. 404)
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- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 22' PRIVATE ACCESS, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 10' PNM&Q WEST EASEMENT GRANTED BY THIS PLAT.

NOTES

- FOR LINE AND CURVE TABLES, SEE SHEET 4.
- FOR LOT AREA TABLE, SEE SHEET 4.

SCALE: 1"=60'
60 40 20 0 60 120 FEET



4-8911

PLAT
FOR
FOUR HILLS VILLAGE
20TH INSTALLMENT, UNIT 1

BEING A REPLAT OF
TRACT C, FOUR HILLS VILLAGE
20TH INSTALLMENT

WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2001



LEGAL DESCRIPTION (CONTINUED)

THENCE S 00°43'04" W, 24.79 feet to a point, said point being on the east line of TRACT A, FOUR HILLS VILLAGE 20TH INSTALLMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 1998 in Book 98C, Page 367;

THENCE N 87°23'00" W, 132.86 feet along a line common with the east line of said TRACT A to the southwest corner;

THENCE continuing N 01°08'04" W, 270.46 feet to a point;

THENCE continuing N 34°19'37" E, 254.94 feet to the northwest corner;

THENCE leaving said east line S 54°46'54" E, 76.86 feet along the northerly line of the herein described tract to a point;

THENCE continuing N 66°43'25" E, 947.13 feet to a point;

THENCE continuing S 00°00'57" E, 240.00 feet to a point;

THENCE continuing N 87°42'03" E, 152.78 feet to a point;

THENCE continuing N 07°36'10" W, 276.71 feet to a point;

THENCE continuing N 76°01'08" E, 299.14 feet to the point of beginning and containing 21.9235 acres more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 23°01'18" E	11.09
L2	S 84°47'59" W	13.35
L3	S 00°43'04" W	24.79
L4	S 53°34'44" E	20.56
L5	N 00°40'49" E	24.74
L6	N 89°19'11" W	14.41
L7	N 00°40'49" E	15.23
L8	N 84°47'59" E	16.59
L9	N 05°12'01" W	20.23
L10	N 05°12'01" W	20.23
L11	S 84°47'59" W	6.59
L12	S 05°12'01" E	20.23
L13	S 05°12'01" E	20.23
L14	S 84°47'59" W	4.00
L15	N 05°12'01" W	20.00
L16	S 84°47'59" W	23.00
L17	S 84°47'59" W	23.00
L18	N 05°12'01" W	20.00
L19	N 54°46'54" W	29.78
L20	N 23°16'31" W	38.18
L21	N 32°24'25" W	34.80
L22	N 87°22'47" W	11.01

PUBLIC UTILITY EASEMENTS

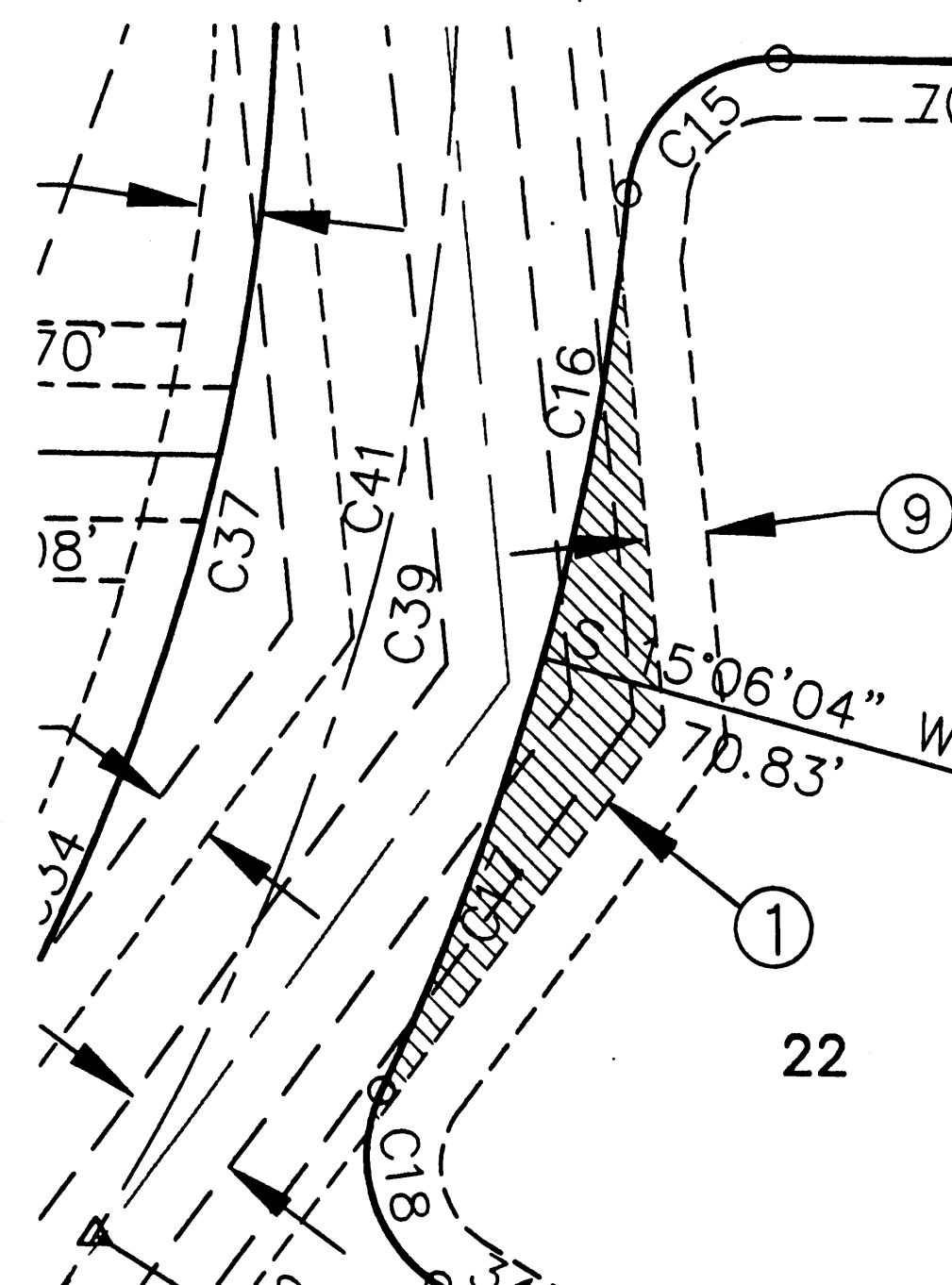
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED 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.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



WALL / STRUCTURE SETBACK DETAIL

NOTE: PERIMETER & RETAINING WALLS OR OTHER STRUCTURES ARE RESTRICTED FROM THAT AREA OF THE EXISTING 50 FT. DRAINAGE & UTILITY EASEMENT (EASEMENT 1) OUTSIDE OF THE RIGHT-OF-WAY AS DESIGNATED BY THE HATCHED AREA SHOWN ABOVE.

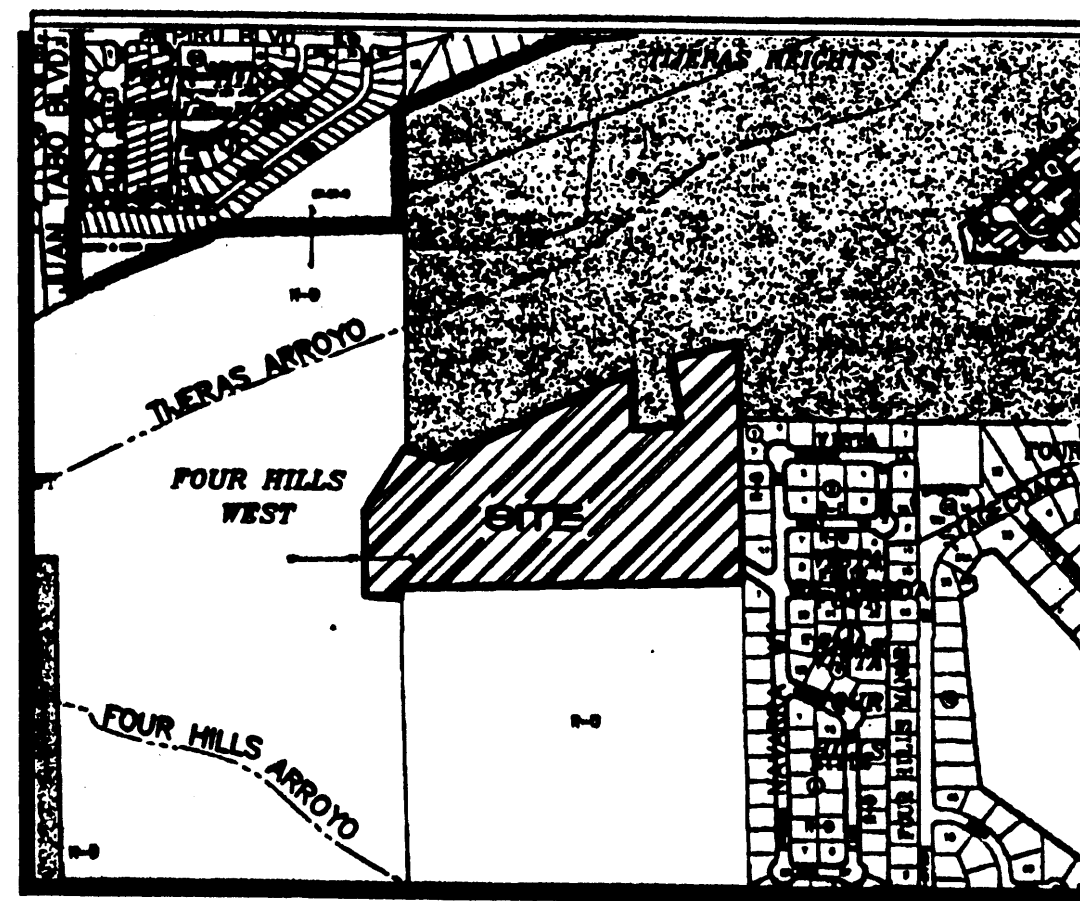
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	N 39°47'59" E	90°00'00"
C2	25.00	39.27	25.00	35.36	S 50°12'01" E	90°00'00"
C3	25.00	39.27	25.00	35.36	N 39°47'59" E	90°00'00"
C4	15.00	23.56	15.00	21.21	N 50°12'01" W	90°00'00"
C5	15.00	23.56	15.00	21.21	S 39°47'59" W	90°00'00"
C6	25.00	39.27	25.00	35.36	S 50°12'01" E	90°00'00"
C7	25.00	36.70	22.56	33.50	N 42°44'24" E	84°07'10"
C8	25.00	18.50	9.70	18.08	N 20°31'09" W	42°23'54"
C9	40.00	46.24	26.09	43.71	S 08°36'04" E	66°14'09"
C10	40.00	46.19	26.06	43.67	S 57°35'55" W	66°09'51"
C11	40.00	42.66	23.61	40.67	N 58°45'52" W	61°06'44"
C12	40.00	49.77	28.68	46.62	N 07°26'09" E	71°17'16"
C13	40.00	184.86	43.81	59.08	N 89°19'11" W	264°47'56"
C14	25.00	18.50	9.70	18.08	S 21°52'48" W	42°23'44"
C15	25.00	37.13	22.95	33.81	S 41°51'59" E	85°05'36"
C16	443.11	77.77	38.99	77.67	N 79°20'58" W	10°03'23"
C17	440.00	75.95	38.07	75.86	N 69°20'25" W	09°53'26"
C18	25.00	36.68	22.54	33.48	N 73°34'03" E	84°04'30"
C19	97.00	52.23	26.76	51.60	N 16°06'19" E	30°50'59"
C20	127.00	46.26	23.39	46.01	N 09°45'18" W	20°52'14"
C21	25.00	19.76	10.43	19.25	N 42°50'09" W	45°17'28"
C22	40.00	94.49	97.41	74.00	S 02°11'35" W	135°20'56"
C23	40.00	25.43	13.16	25.00	S 88°04'39" W	36°25'12"
C24	40.00	64.89	42.11	58.00	N 27°14'23" W	92°56'43"
C25	25.00	17.82	9.31	17.45	S 01°11'25" E	40°50'46"
C26	40.00	184.81	43.87	59.12	S 66°52'33" W	264°42'51"
C27	173.00	8.15	4.08	8.15	N 20°15'49" W	02°41'56"
C28	173.00	59.16	29.87	58.88	N 09°07'01" W	19°35'41"
C29	173.00	67.31	34.09	66.89	N 10°27'59" W	22°17'37"
C30	143.00	20.27	10.15	20.25	N 04°44'26" E	08°07'14"
C31	143.00	56.73	28.74	56.36	N 20°09'56" E	22°43'46"
C32	143.00	77.00	39.46	76.07	N 16°06'19" E	30°50'59"
C33	25.00	37.14	22.95	33.81	S 11°01'28" E	85°06'32"
C34	380.00	154.63	78.40	153.56	N 65°14'09" W	23°18'51"
C36 *	380.00	121.42	61.23	120.90	N 86°02'48" W	18°18'27"
C37	380.00	276.04	144.43	270.01	N 74°23'22" W	41°37'17"
C38	410.00	33.85	16.94	33.84	S 87°09'54" W	04°43'51"
C39	410.00	228.98	117.56	226.02	N 74°28'11" W	31°59'58"
C40	410.00	35.00	17.51	34.99	N 56°01'28" W	04°53'28"
C41	410.00	297.84	155.83	291.33	N 74°23'22" W	41°37'18"
C42	120.00	64.61	33.11	63.83	N 16°06'19" E	30°50'59"
C43	150.00	62.72	31.82	62.26	N 11°17'51" W	23°57'21"

*C35 INTENTIONALLY LEFT OFF PLANS

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)
1	14072	22	14495
2	12673	23	11141
3	12395	24	10413
4	12243	25	15357
5	13431	26	55124
6	14619	27	9958
7	15807	28	11833
8	16995	29	14377
9	18183	30	41188
10	19258	31	25275
11	13547	32	25999
12	14913	33	12761
13	12962	34	11626
14	15618	35	31595
15	15049	36	30429
16	24027	37	12151
17	20354	38	25929
18	11901	39	24042
19	19999	40	24536
20	21192	41	16223
21	11292	42	59337



VICINITY MAP

1"=750'

SCALE: 1"=40'

A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-29-98, 98C-367)

RETAINING WALL MAY BE CONSTRUCTED OUTSIDE OF PNM EASEMENT TO ACCOMMODATE FINAL BUILDING FOOTPRINT

FOUND 1/2" REBAR

SEE ENERGY DISSIPATOR DETAIL SHEET 7.

FOUR HILLS VILLAGE 20TH INSTALLMENT TRACT A (12-29-98, BK. 98C, PG. 367)

CENTERLINE OF EXISTING 50' C.O.A. DRAINAGE UTILITY EASEMENT

ACS MONUMENT

Y = 1,471,620.84
X = 419,391.97
C-C = 0.99964447
Δα = -0°09'17"
CENTRAL ZONE (NAD 1927)
ELEVATION = N/A (NAVD 1929)

DRAINAGE CERTIFICATION
I, Genevieve L. Donart, NMPE #15088, 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 7/9/01. The record information edited onto the original design document has been obtained by Stephen E. Walker, NMPS #6401, of the firm Walker Surveying on 1/30/03. I further certify that I have personally visited the project site on 1/30/03 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 a Letter of Acceptance.

Changes from the original design document include:
• the removal of hills on lots 32 and 42 due to the lowering of the existing PNM power poles;
• the energy dissipator west of the site was modified to protect existing water and sanitary sewer lines;
• the removal of retaining walls between lots 40 and 41, and behind lots 1 and 13 due to differing elevational conditions in the field than were represented on the topographic survey. Pad sizes were reduced and slopes lengthened on lots 13 and 41;
• changed pad grades on lots 13 and 15 to reduce grade changes along the south boundary line, and on lots 29, 33, 34, and 37 to allow driveway access off Owl Court and the Via Posada stub, rather than Via Posada.

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.

Genevieve L. Donart
NMPE #15088
DATE 2/4/03



LEGEND

- NG NATURAL GROUND
- 5500 EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG=5544.0 PAD GRADE ELEVATION
- TC=48.0 TOP OF CURB ELEVATION
- FL=45.68 FLOWLINE ELEVATION
- RETAINING WALL
- SIDEWALK CULVERT
- TW=35.2 TOP OF WALL ELEVATION
- IF=50.0 TOP OF FOOTING ELEVATION
- 1:1 SLOPE
- 1-1/2:1 SLOPE
- 2:1 SLOPE
- 3:1 SLOPE

EASEMENTS

- EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-73, MISC. 414, PG. 443 & 09-08-78, MISC. 495, PG. 479)
- EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, MISC. 698, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PGS. 359-364)
- EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- EXISTING 10' PNM & M.S.T.&T. EASEMENT (03-01-77, BK.MISC. 522, PG. 404)
- EXISTING 15' C.O.A. PUBLIC PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT (12-29-98, BK. 98C, PG. 367)

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87101
168GRD.DWG-01 VIEW 1 07/03/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT GRADING & DRAINAGE PLAN

Design Review Committee
APPROVE
JUL 10 2003
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVE
JUL 13 2003
CITY ENGINEER

City Project No. 5038 Zone Map No. M-22 Sheet 3 of 23



Genevieve L. Donart

REVISIONS	DATE	BY	REMARKS
DESIGN	6/01	GLD	
REVISION	2/01	GLD	
DESIGN	2/01	GLD	
REVISION	2/01	GLD	

SURVEY INFORMATION	FIELD NOTES	BENCH MARKS	AS-BUILT INFORMATION
1	ALS	ACS BENCHMARK "5-M22", LOCATED 60.0' EAST OF MUNICIPAL LIMITS LINE, 77.9' SOUTHEAST OF POWER POLE SE #37 AND 186.0' NORTHWEST OF POWER POLE #60 A STANDARD ACS BRASS DISK SET IN CONCRETE, STAMPED "5-M22, 1975 ACS" (NGVD 1929) ELEVATION= 5594.518'	CONTRACTOR DATE INSPECTED BY DATE APPROVED BY DATE MICRO-FILM INFORMATION DATE

LEGEND

- | | |
|---|--------------------------|
|  | EXISTING CONTOUR |
|  | PROPOSED SPOT ELEVATION |
|  | FLOW ARROW |
|  | PAD GRADE ELEVATION |
|  | TOP OF CURB ELEVATION |
|  | FLOWLINE ELEVATION |
|  | RETAINING WALL |
|  | SIDEWALK CULVERT |
|  | TOP OF WALL |
|  | TOP OF SLOPING ELEVATION |

-

EASEMENTS

- ① EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT
(01-07-81, C17-174)
- ② EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT
(04-01-75, MISC. 414, PG. 443 & 09-08-78, MISC. 495, PG. 479)
- ③ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT
(06-21-79, MISC. 898, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- ④ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT
(05-16-78, MISC. 808, PGS. 359-364)
- ⑤ EXISTING 10' GAS EASEMENT
(09-30-87, BK. 97-27, PGS. 113-119)
- ⑥ EXISTING 10' PNM & M.S.T.&T. EASEMENT
(03-01-77, BK.MISC. 522, PG. 404)
- ⑦ EXISTING 15' C.O.A. PUBLIC PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT
(12-28-88, BK. 98C, PG. 367)

 **ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
168GRD.DWGm VIEW: 2 07/03/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **FOUR HILLS VILLAGE--20TH INSTALLMENT
GRADING & DRAINAGE PLAN**

Design Review Committee
APPROVE
JUL 10 1967
DESIGN
REVIEW COMMITTEE



CITY ENGINEER APPROVAL
 PERMIT NO. 1322
 CITY ENGINEER

Last Design Update

Mo./Day/Yr.

City Project No.	5002	Zone Map No.	14-22	Sheet	1	Of	2
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AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH	MARKS
	ACS BENCHMARK "5-W22", LOCATED 60.0' EAST OF MUNICIPAL LIMITS LINE, 77.9' SOUTHEAST OF POWER POLE SE #37 AND 196.0' NORTHWEST OF POWER POLE #60 A STANDARD ACS BRASS DISK SET IN CONCRETE, STAMPED "5-W22, 1975 ACS" (NGVD 1929)
	ELEVATION= 5594.516'

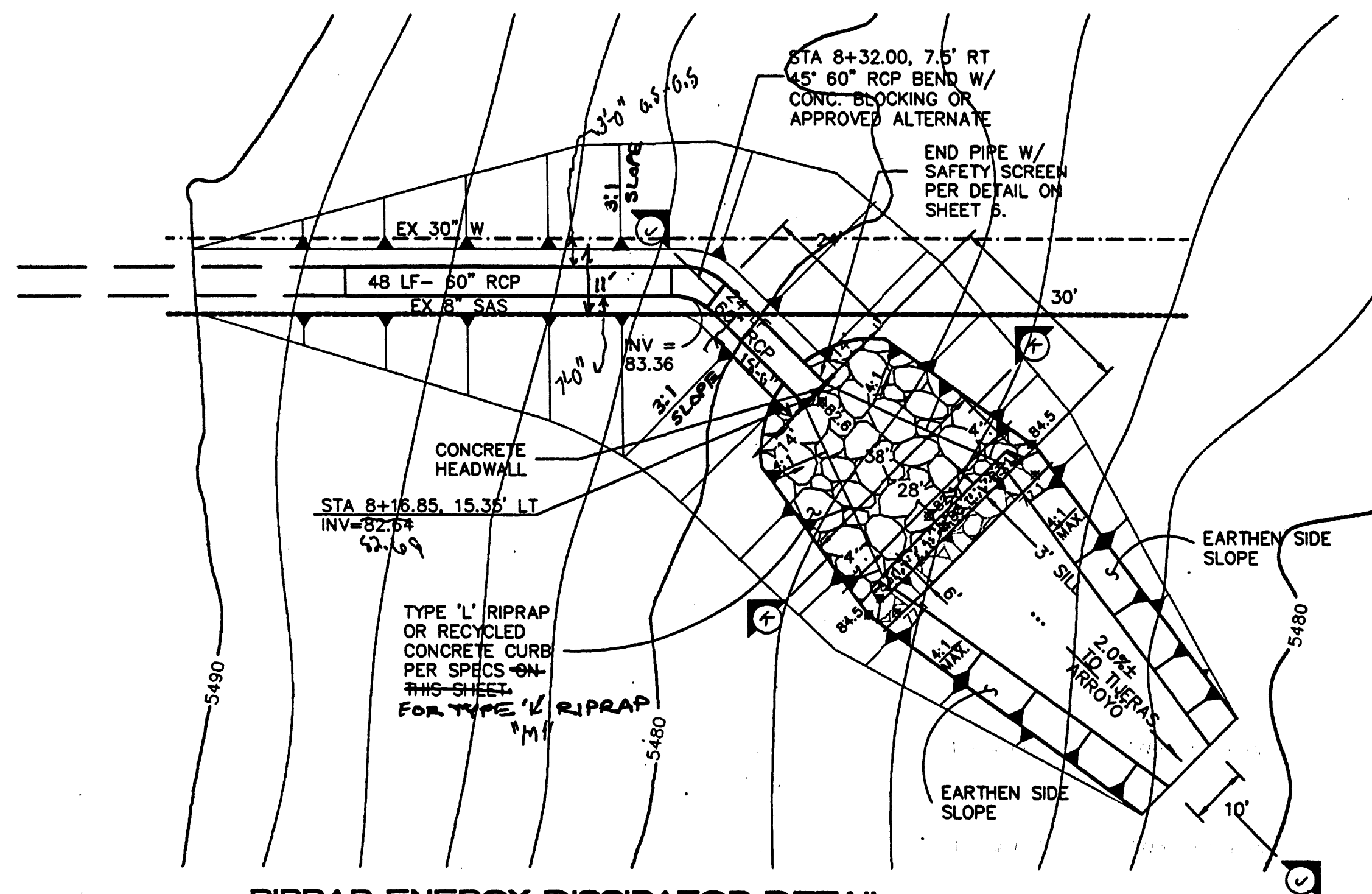
SURVEY INFORMATION		
FIELD NOTES		
1	ALS	3/

ENGINEER'S SEAL

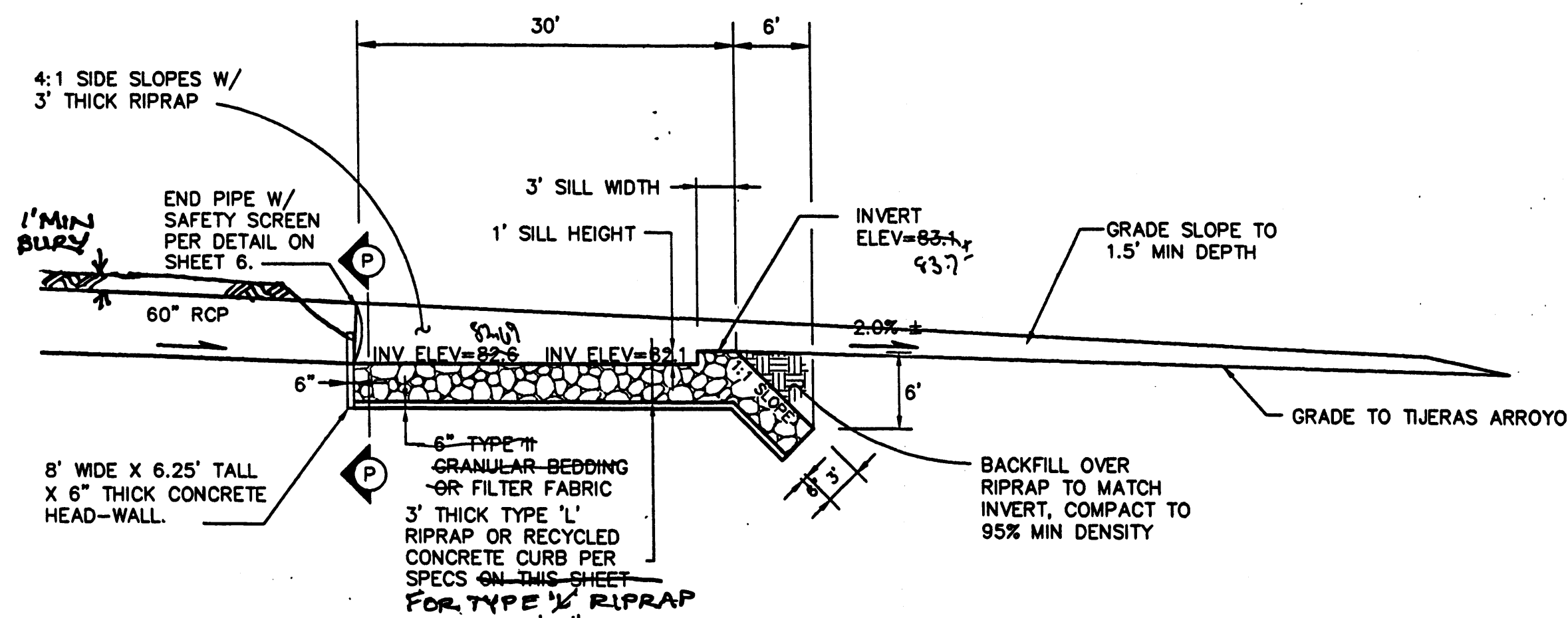
GENEVIEVE L. DONAT
NEW MEXICO
1908
1/19/01
PROFESSIONAL ENGINEER
Genevieve L. Donat

UNDETECTABLE PULSES, REMOVED NITRUS	GLD
MODIFIED ENERGY DISSIPATOR TO CLEAR	GLD
REPAIRS TO PLANTS DUE TO SMALLER BULK	GLD
REPAIRS TO PLANTS DUE TO CHANGED EX CONTAINERS	GLD
MODIFIED MAG GRADES	BY
REMARKS	
REVISIONS	
DESIGNED BY	DATE 6/01
DESIGNED BY	DATE 2/03

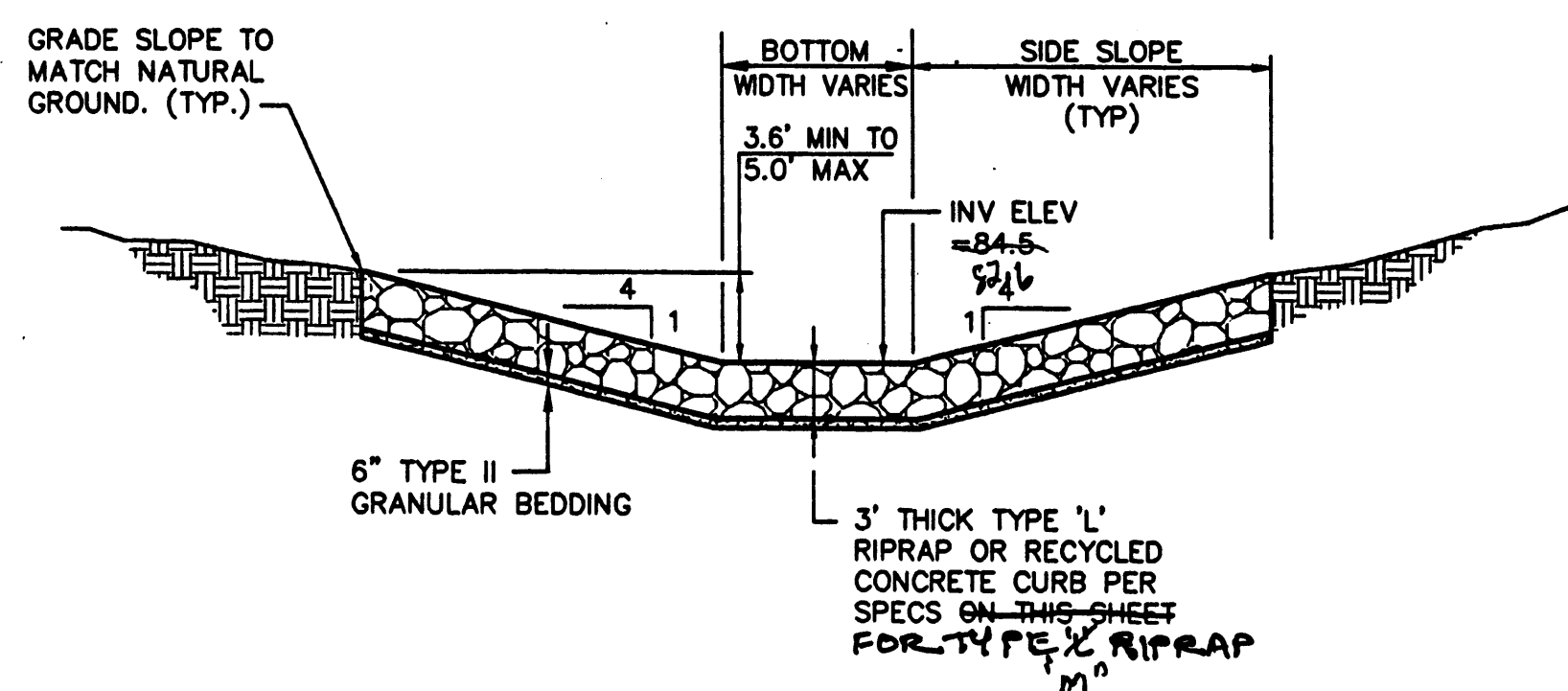
DATE CLIENT	
INSTALLMENT PAIDAGE PLAN	
Mo./Day/Yr.	Mo./Day/Yr.
Sheet	Of



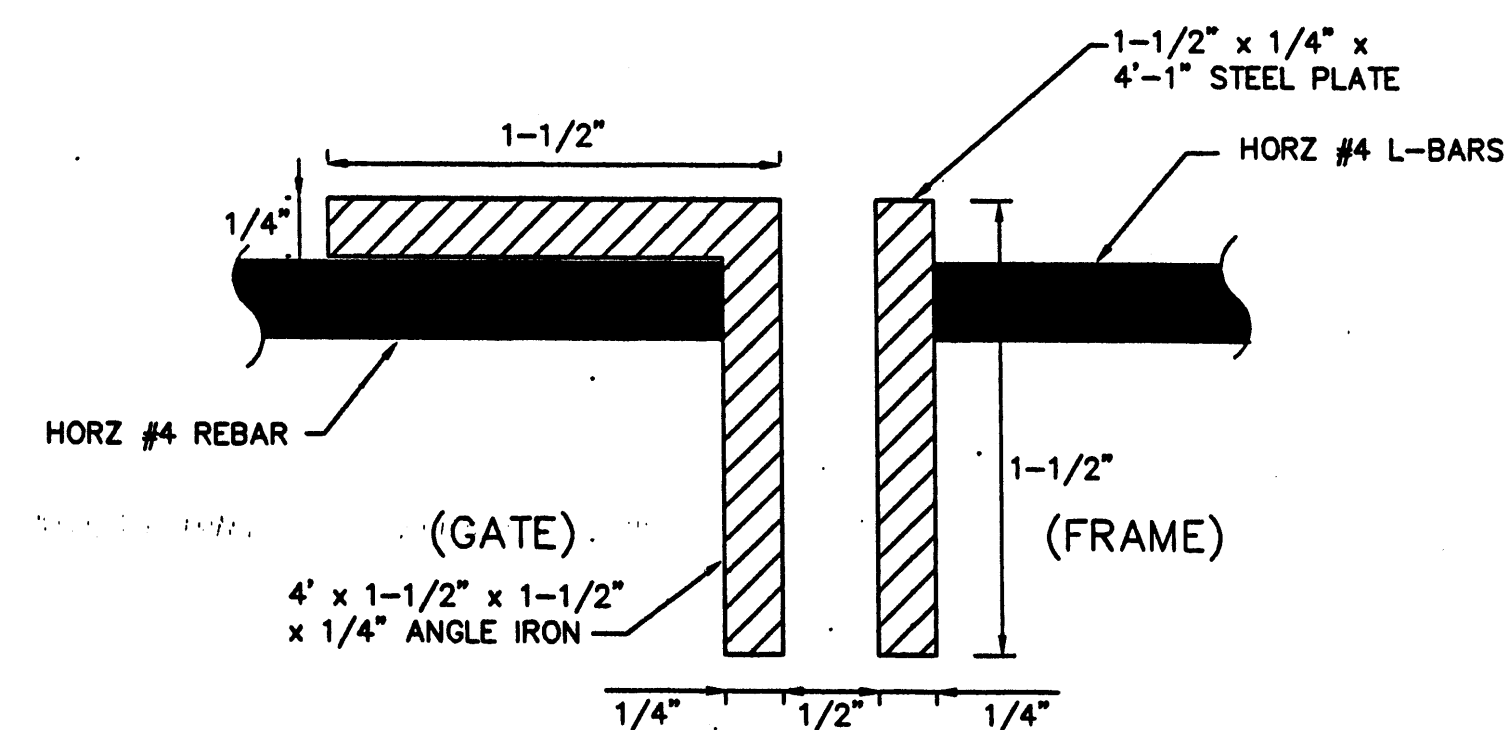
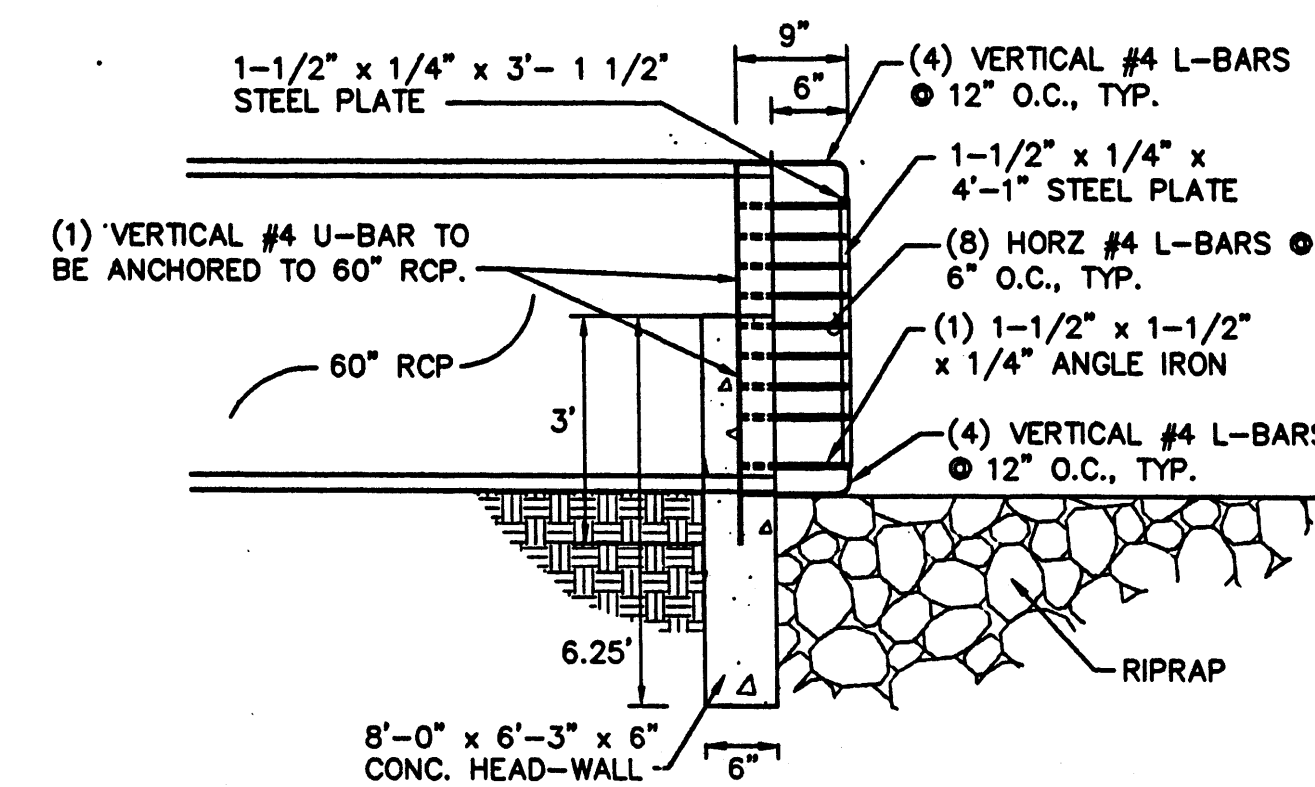
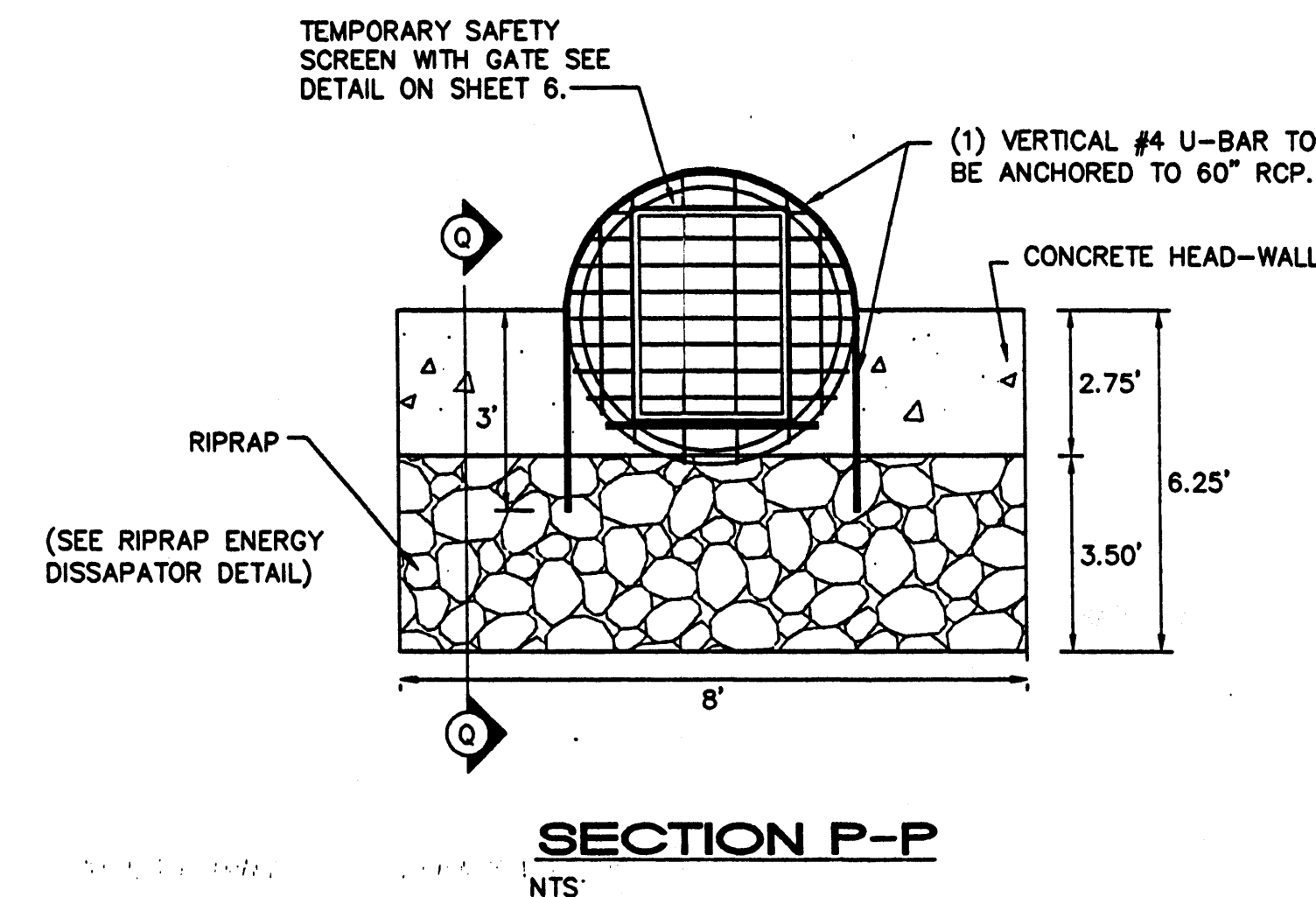
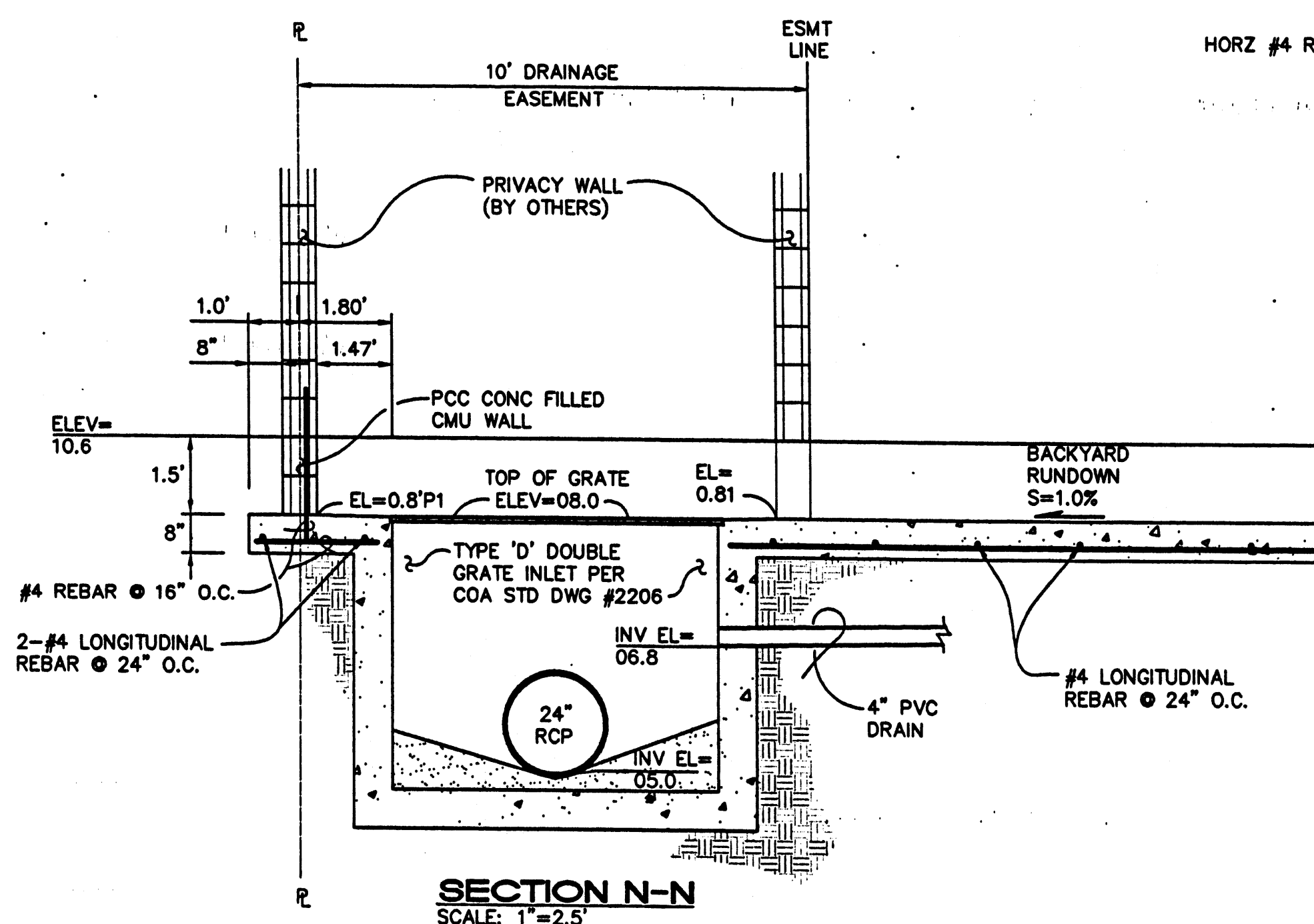
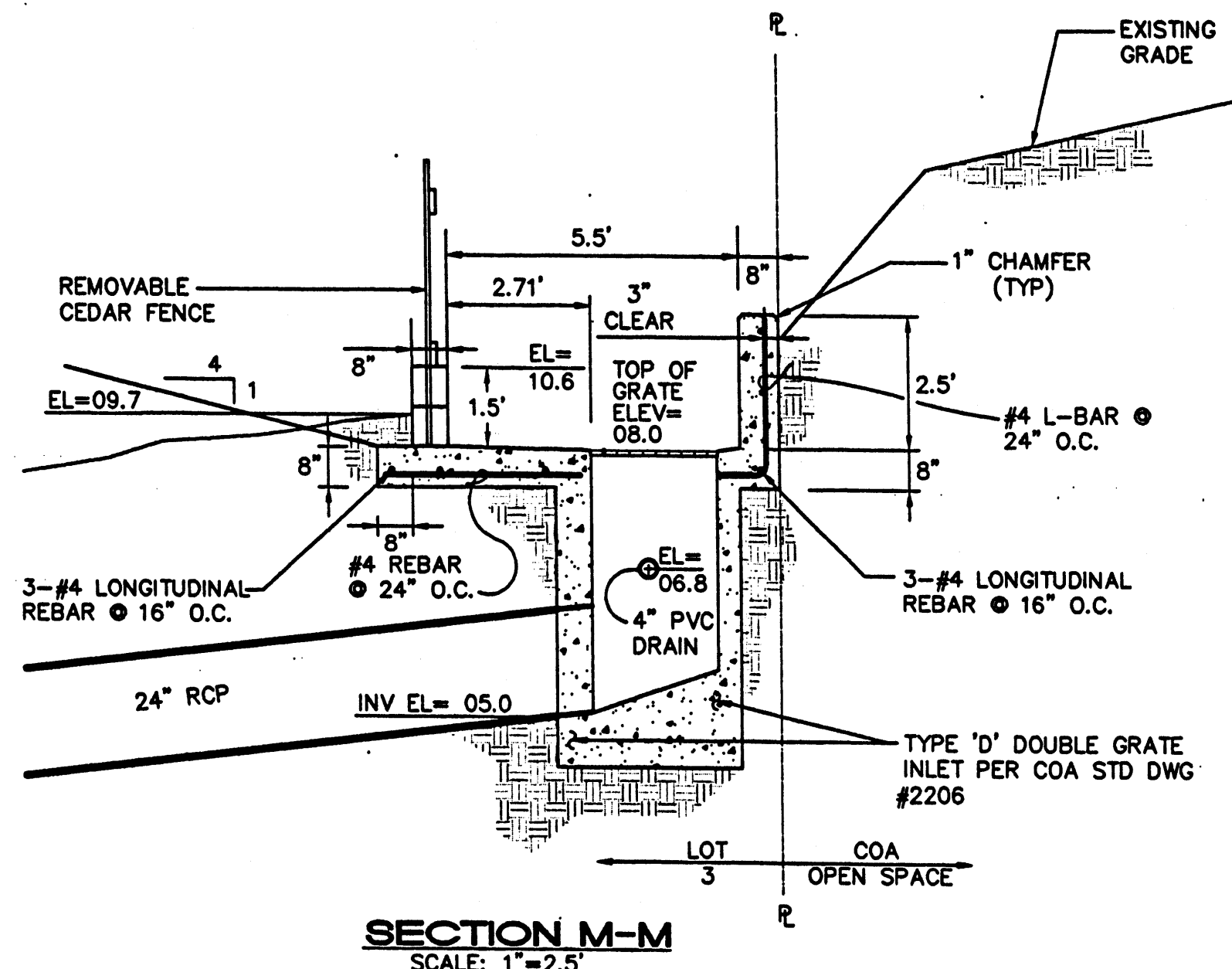
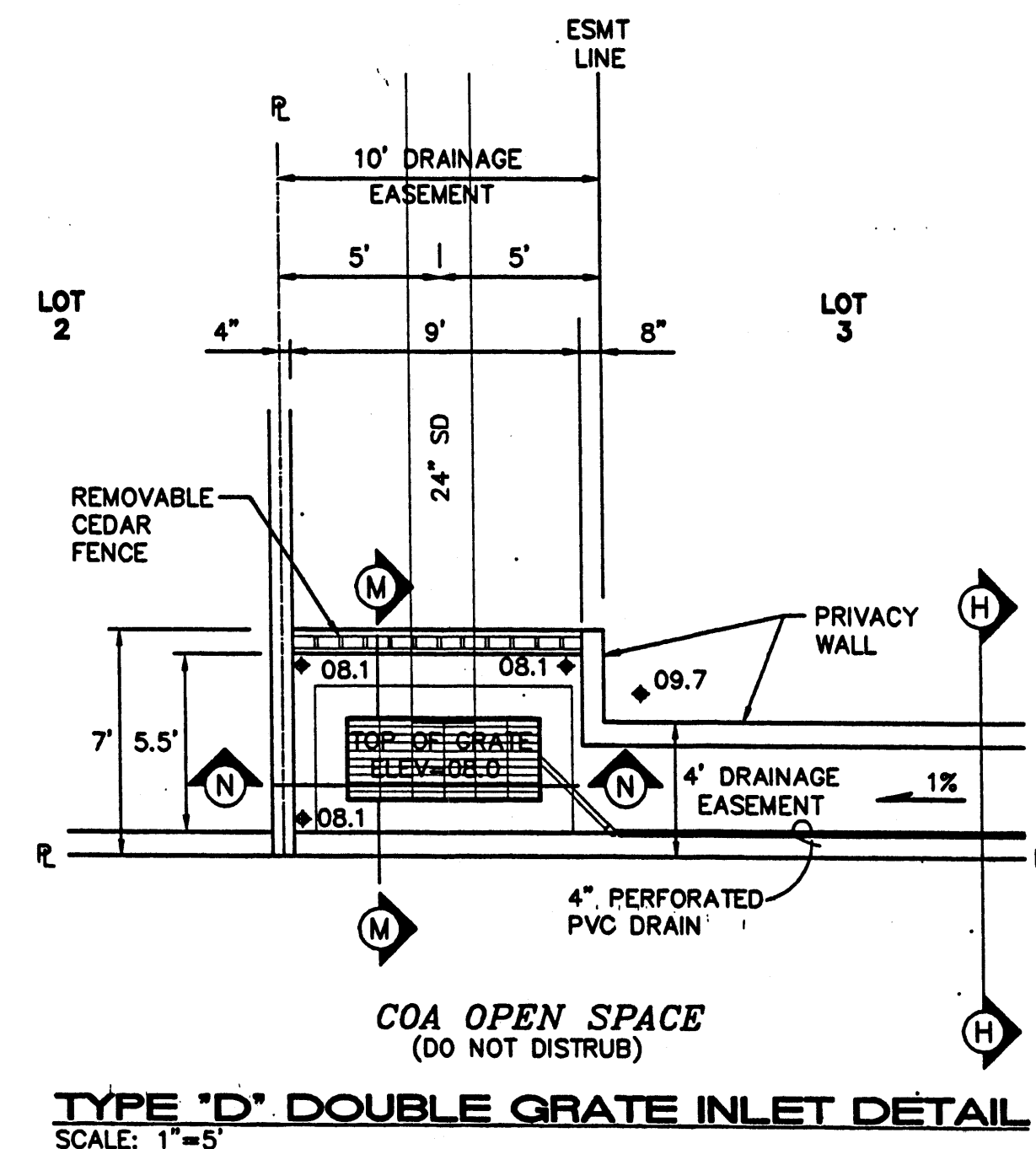
RIPRAP ENERGY DISSIPATOR DETAIL
SCALE: 1"=20'



SECTION J-J
RIPRAP ENERGY DISSIPATOR
SCALE: 1"=10'



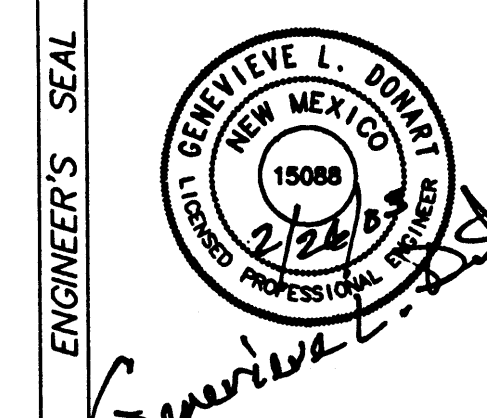
SECTION K-K
SCALE: 1"=10'



SECTION R-R
NTS

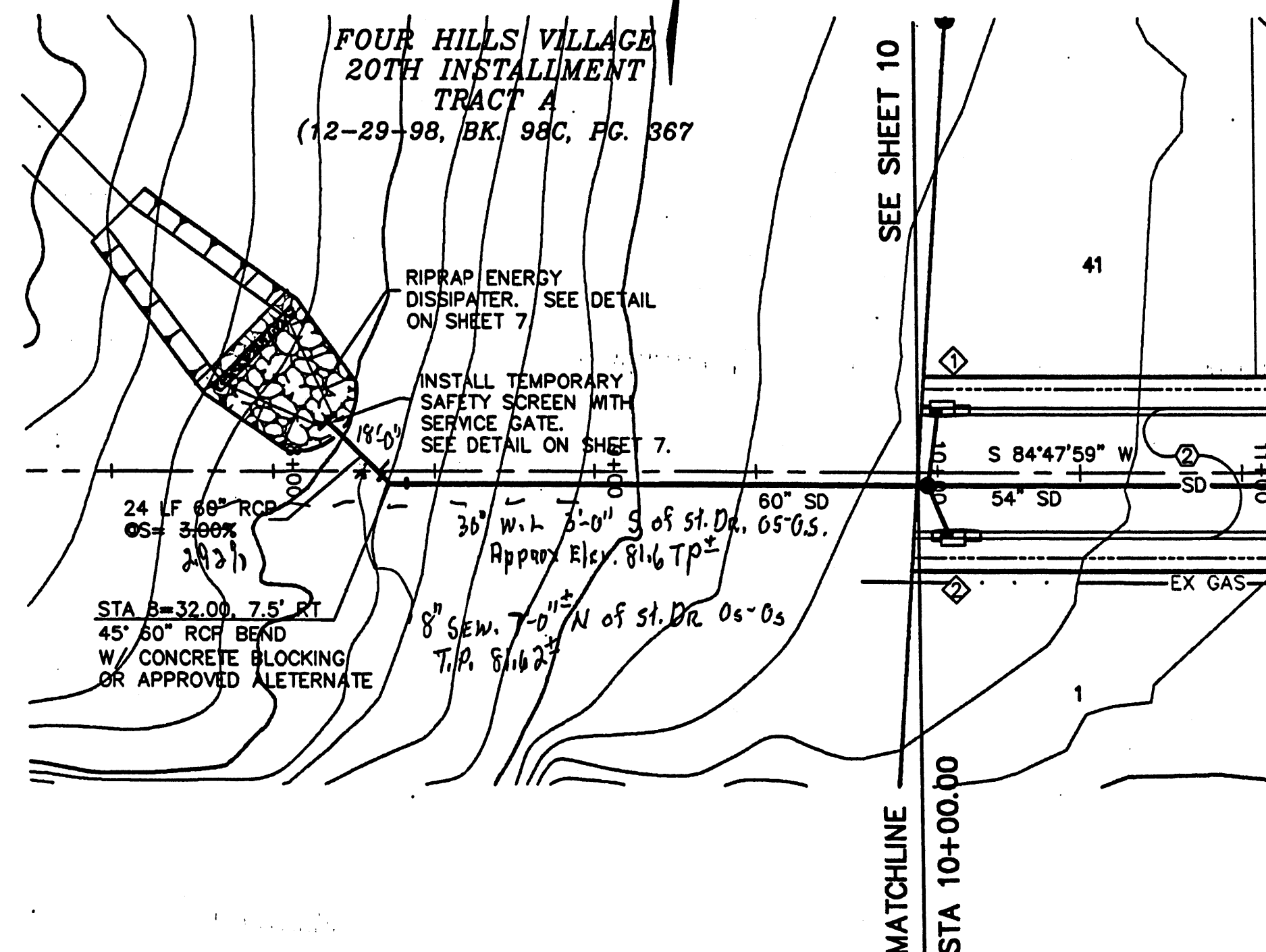
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
168GDTL.DWG/JS VIEW 3 02/24/03

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT GRADING & DRAINAGE DETAILS			
Design Review Committee	City Engineer Approval	Ms./Day/Tr.	Ms./Day/Tr.
City Project No. 5038	Zone Map No. M-22	Sheet 7	Of 23



NO.	DATE	REVISIONS
1	08/28/03	36' F-F VIA POSADA FROM 40' F-F
2	07/03/03	REMOVE RETAINING WALLS ON LOTS 13, 14 & 15. REMOVE SLOPES TO POWER POLES.

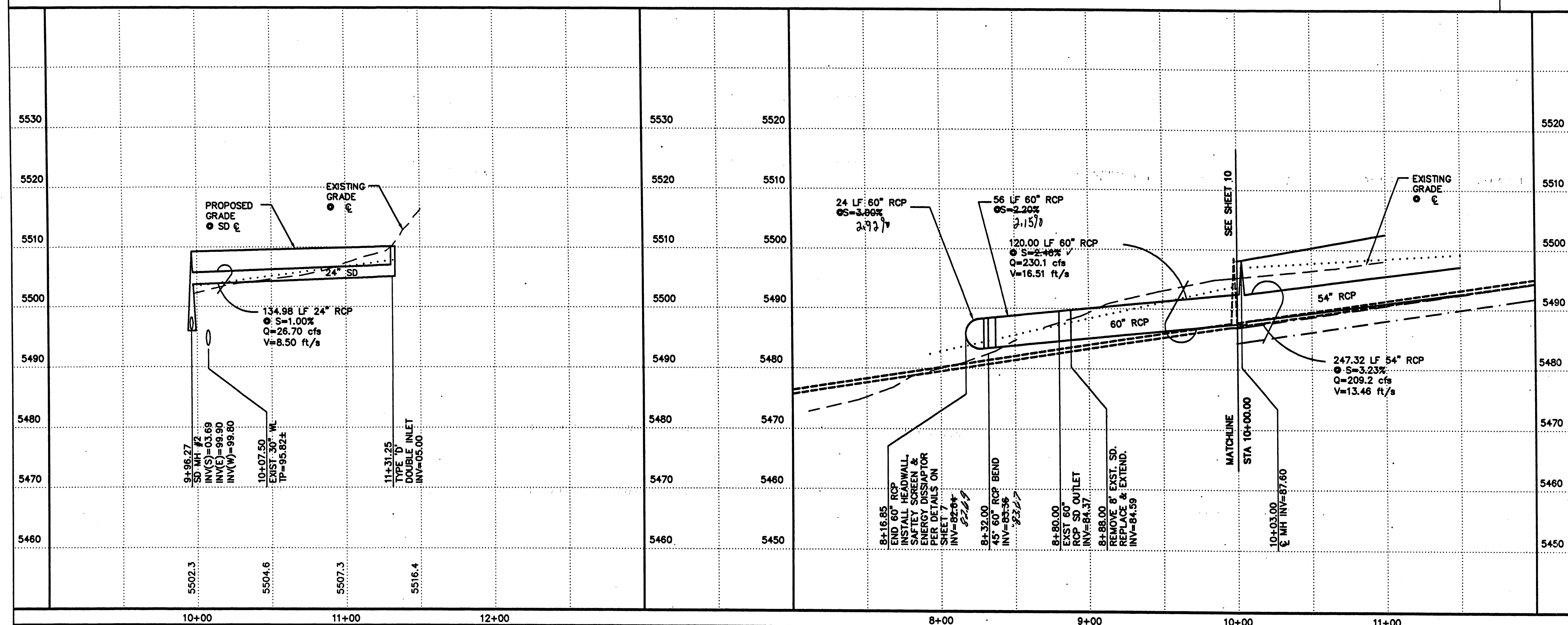
DESIGNED BY	DRAWN BY	CHECKED BY
GLD	RFH	FOA
DATE	DATE	DATE
6/01	2/01	2/01



Genevieve L. Donart
Genevieve L. Donart
NMPE #15088
3/20/03
Date

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION
FIELD NOTES			
1	ALS	ACS BENCHMARK "5-M22", LOCATED 60.0' EAST OF MUNICIPAL LIMITS LINE, 77.9' SOUTHEAST OF POWER POLE SE #37 AND 186.0' NORTHWEST OF POWER POLE #60 A STANDARD ACS BRASS DISK SET IN CONCRETE, STAMPED "5-M22, 1975 ACS" (NGVD 1929) ELEVATION= 5594.518'	CONTRACTOR <i>New Concepts, Inc.</i> WORK BY INSPECTOR'S ACCEPTANCE BY <i>RW</i> DATE <i>3-14-03</i> REVISION BY DATE DRAWINGS CORRECTED BY <i>JLL</i> DATE <i>3-14-03</i> <i>MICRO-FILM</i> INFORMATION RECORDED BY DATE NO.

VIA POSADA



STORM DRAIN INLET INFORMATION				
INLET NO. 	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INVERT OUTLET
1	TYPE A	10+05.99, 18' LT	96.51	89.00
2	TYPE A	10+08.89, 18' RT	96.62	89.00
11	DOUBLE TYPE D	11+31.25, 0' RT	09.00	05.00

* STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB				
CONNECTOR PIPE INFORMATION				
FROM INLET NO. 	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	10.45	18"	22.11'	0.060
2	10.45	18"	15.28'	0.087

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
168PV4.DWG Its 02/24/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **FOUR HILLS VILLAGE--20TH
VIA POSADA
STA 8+00.00 TO STA 10+00.00
STORM DRAIN PLAN &**

Design Review Committee	City Engineer Approval
-------------------------	------------------------

City Project No.	5000	Zone Map	M-6
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ENGINEER'S SEAL

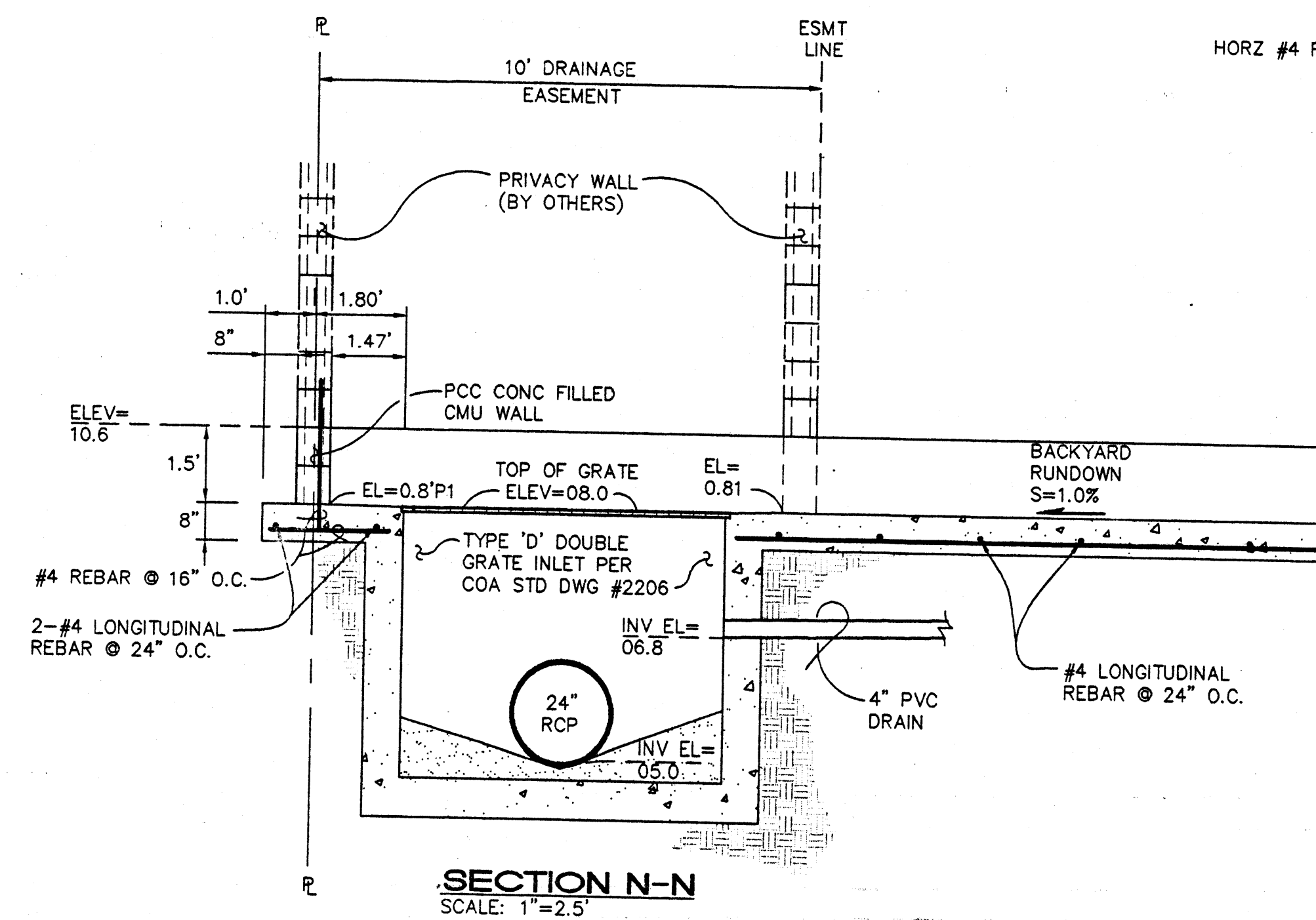
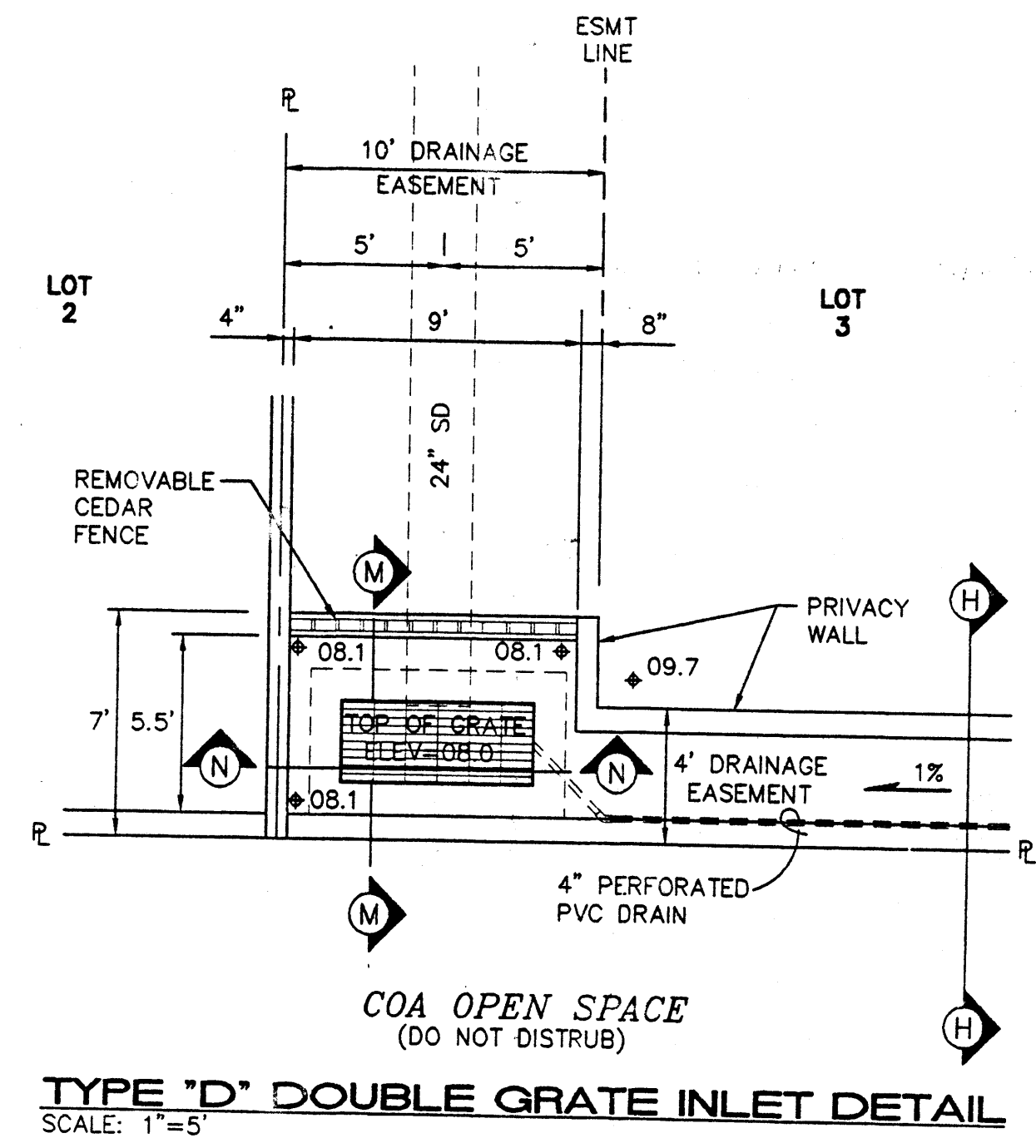
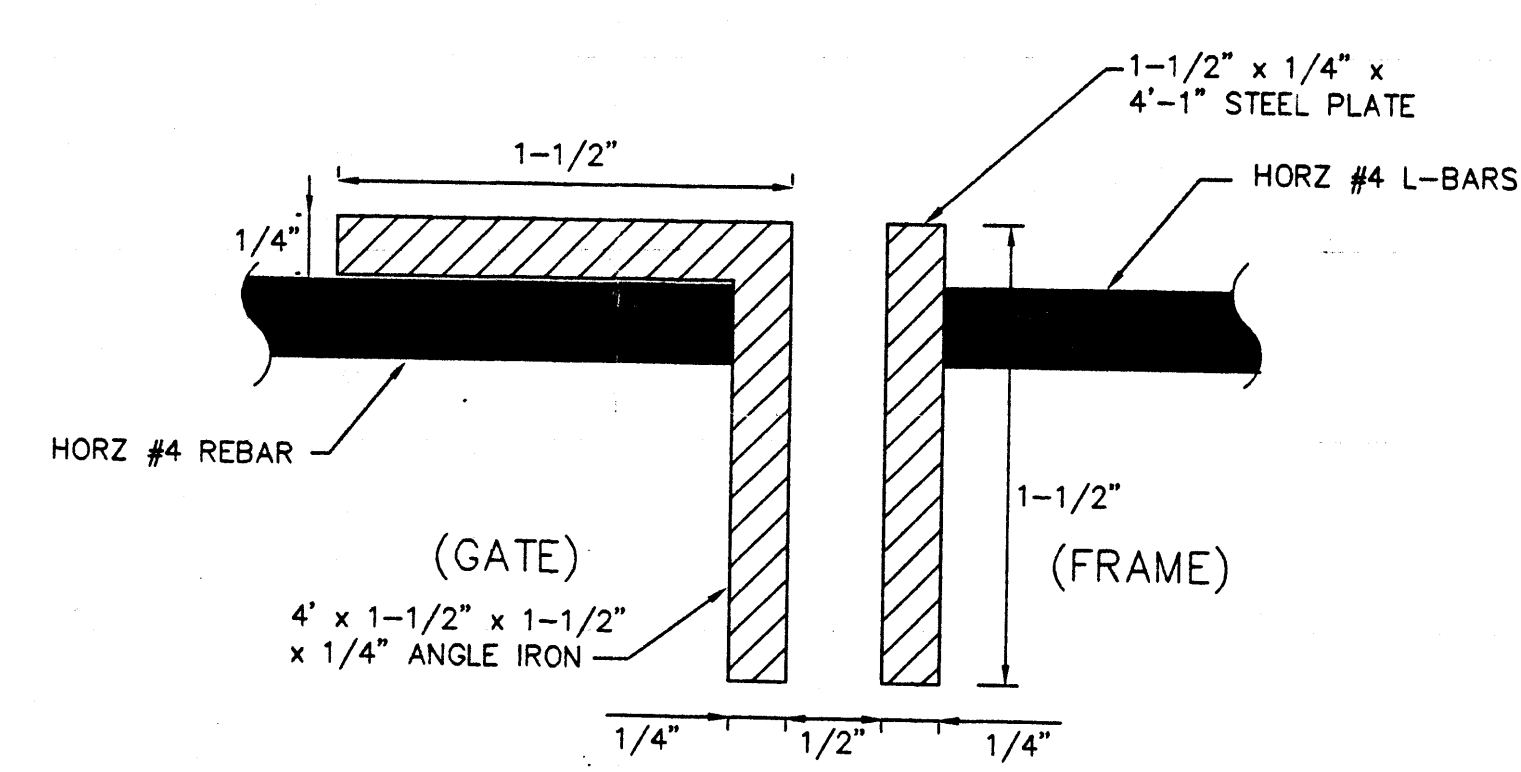
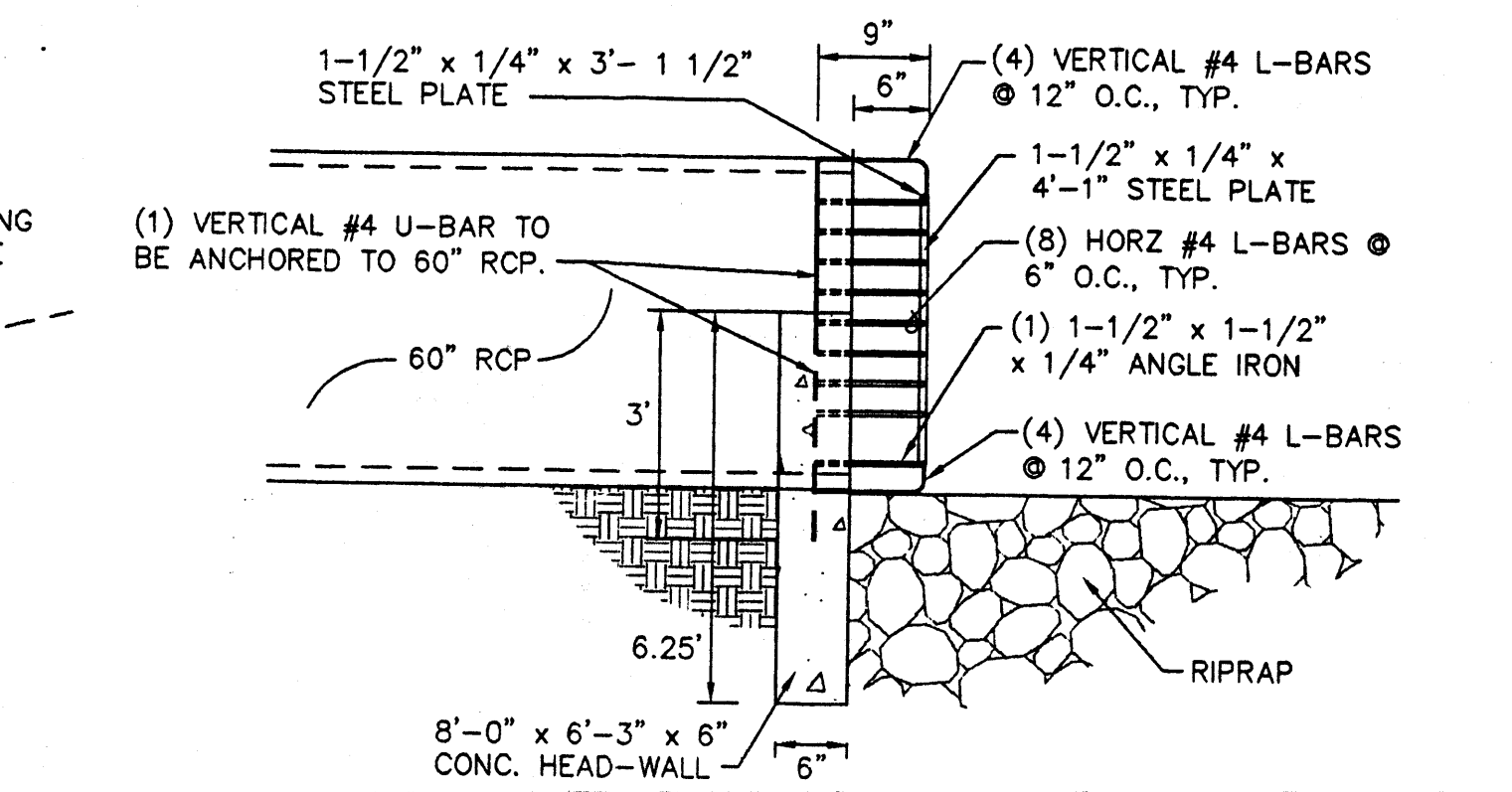
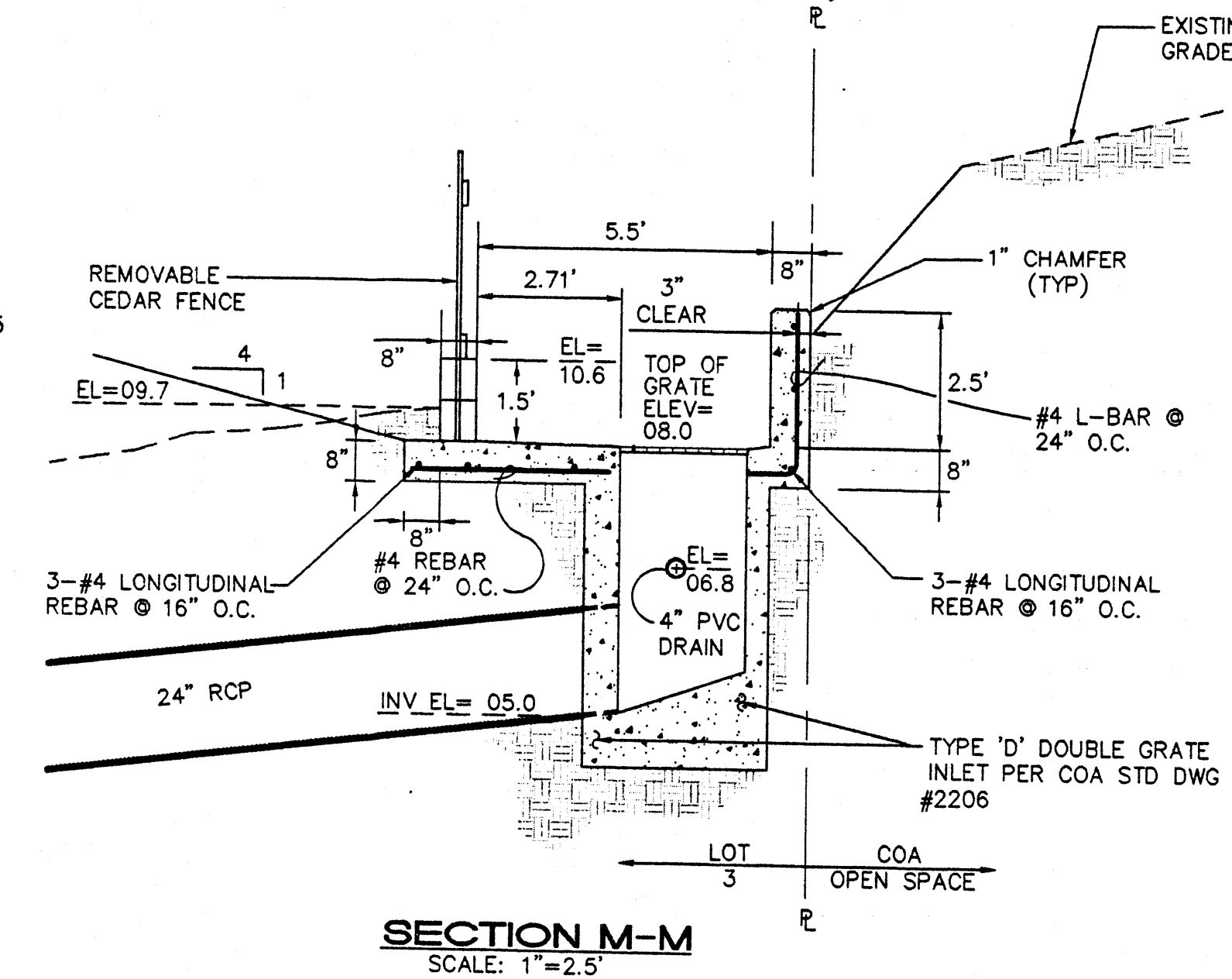
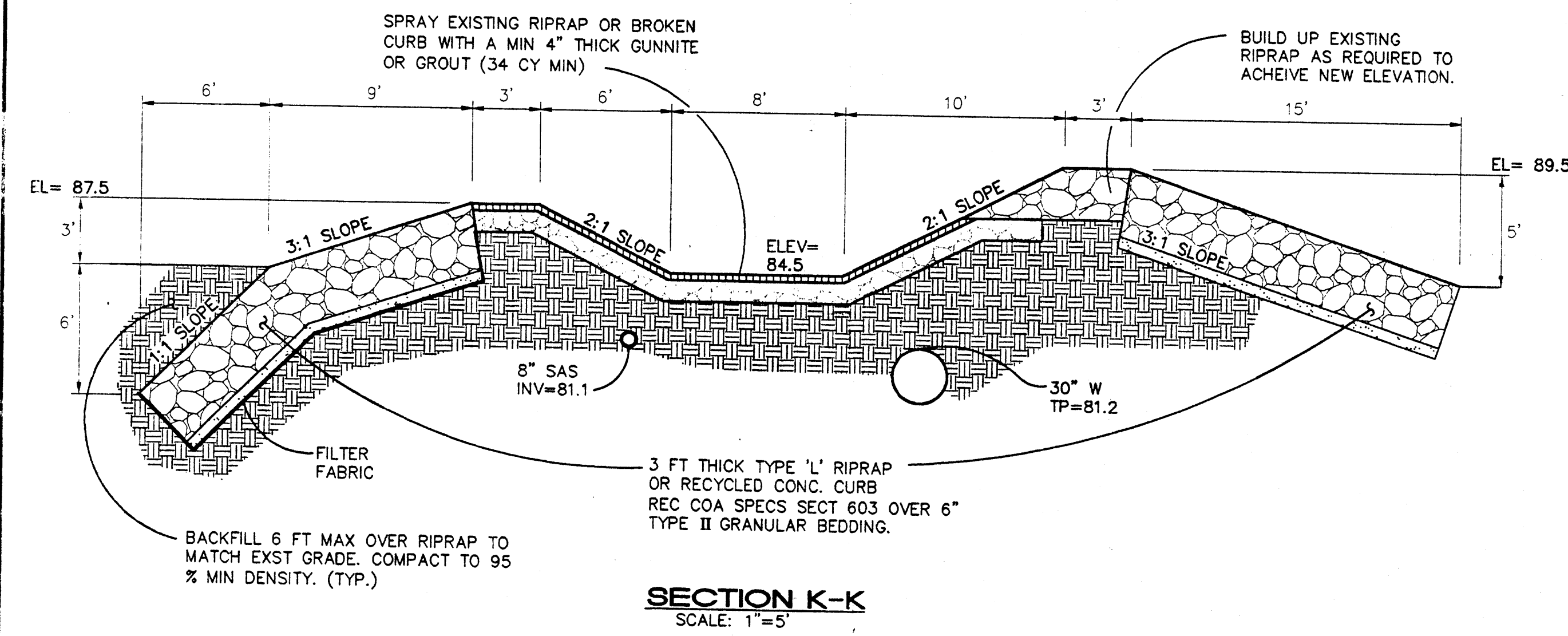
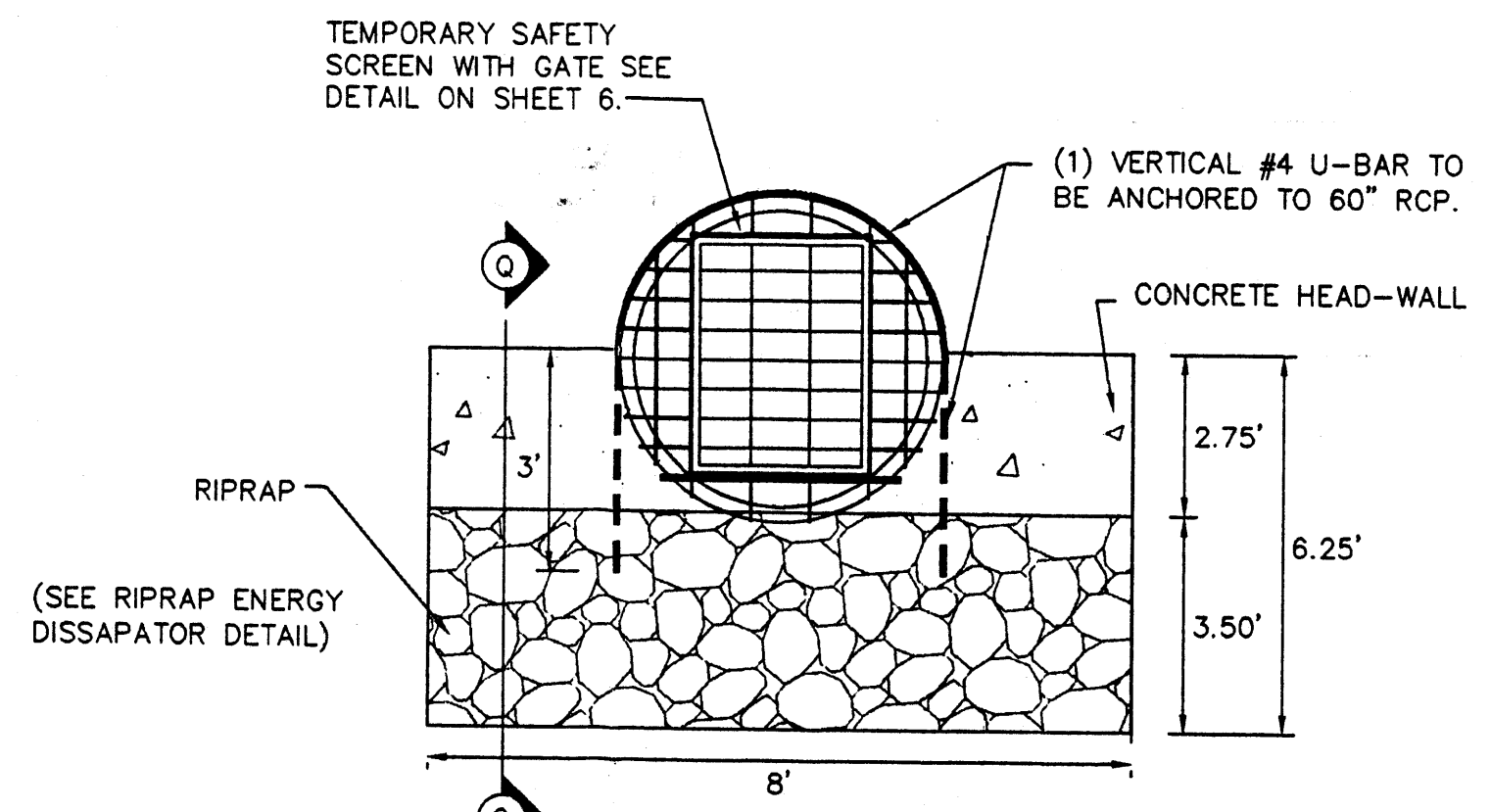
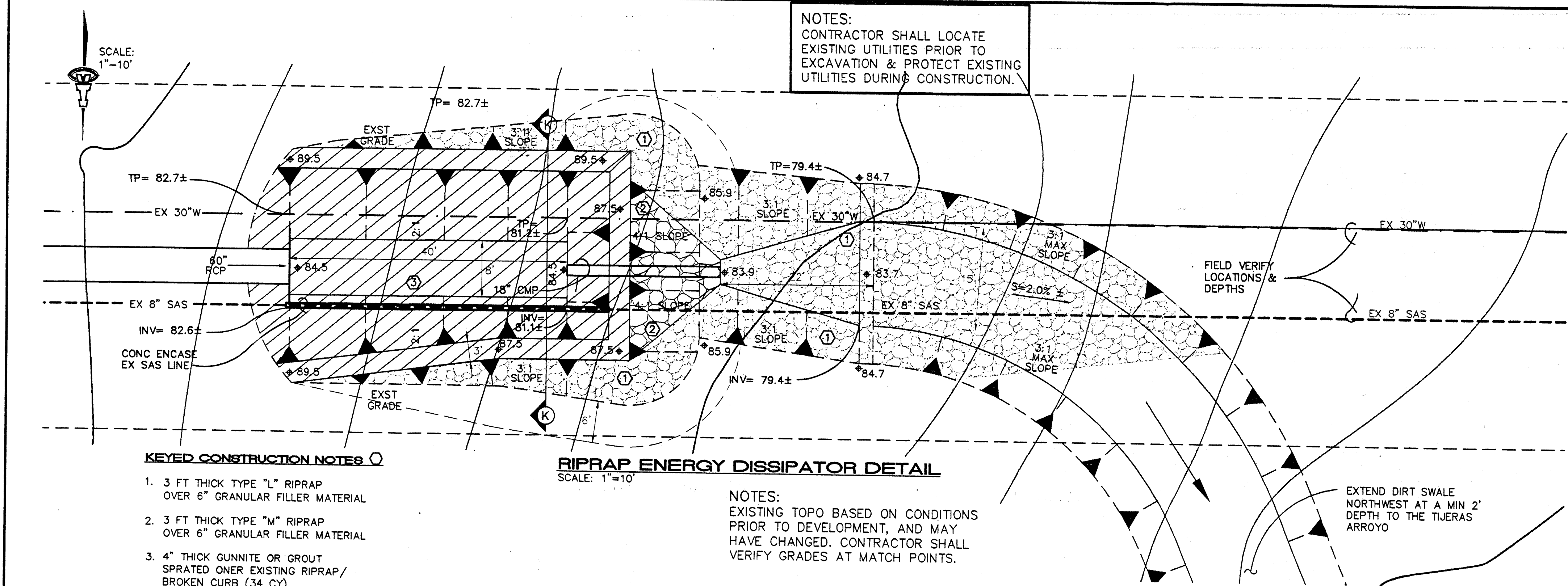
GENE VIEVE L. DOMA
NEW MEXICO
15088
2/26/09
REGISTERED PROFESSIONAL ENGINEER

[illegible]

INSTALLMENT
LOT 3
START 10:00.00 TO END
PROFILE

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

No. **23** Sheet **12** Of **23**



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
1686DLDWGm VIEW 3 02/04/03

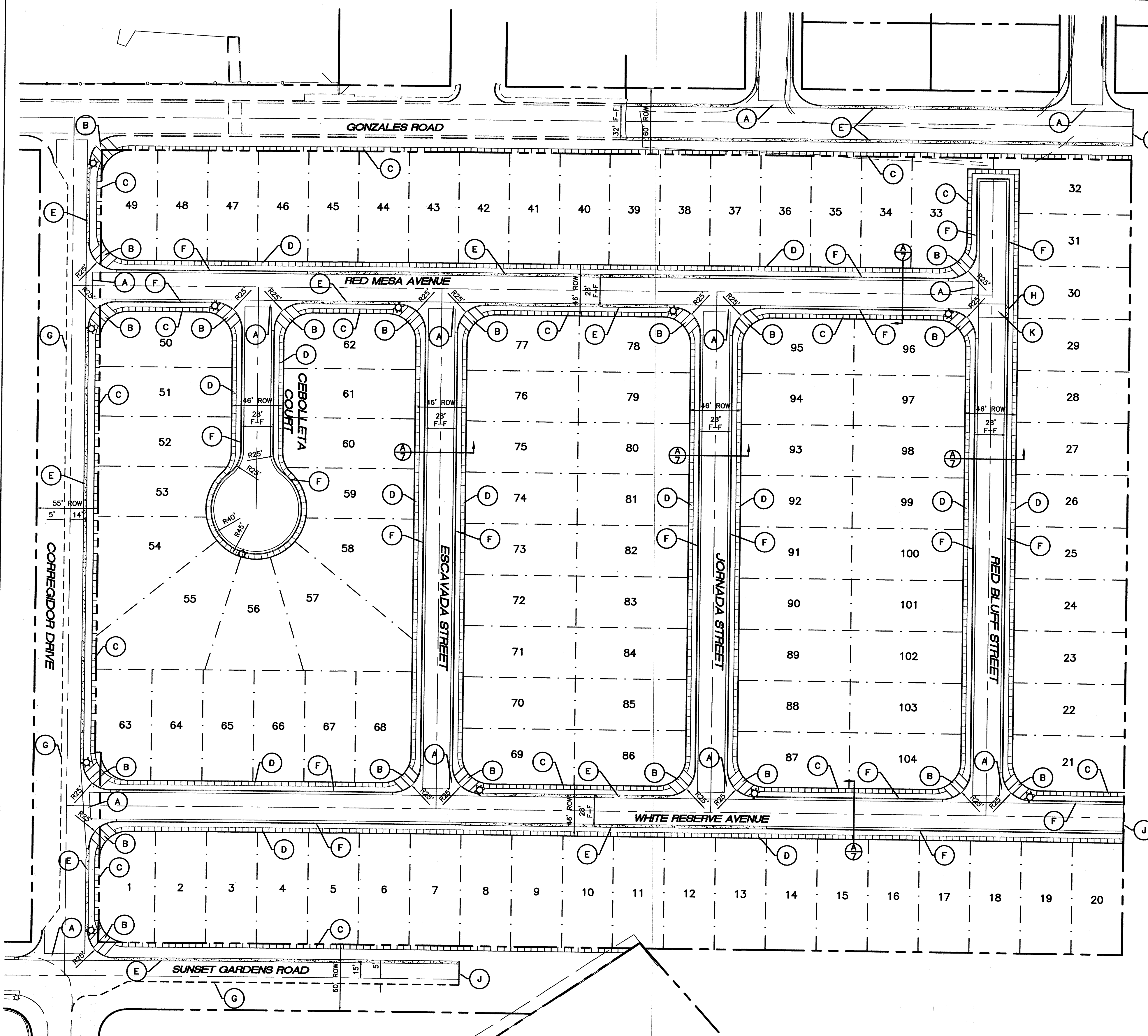
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT GRADING & DRAINAGE DETAILS			
Design Review Committee	City Engineer Approval	Last Design Update	
		Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
5038	M-22	7	22

AS-BUILT INFORMATION			
CONTRACTOR	WORKED BY	DATE	DATE
	ACCEPTED BY	DATE	DATE
	FIELD DRAWN BY	DATE	DATE
	CHECKED BY	DATE	DATE
	RECORDED BY	DATE	DATE
	NO.		

ENGINEER'S SEAL

NEW MEXICO
15088
Garcia

REVISIONS			
NO.	DATE	REMARKS	BY
1	07/03	REMOVE RETAINING WALLS ON LOTS 13, 14 & 15. REMOVE SLOPES TO POWER POLES.	GLD
2	08/28	36' F-F VIA POSADA FROM 40' F-F	RFH
3	02/04/03	DESIGN	FCA

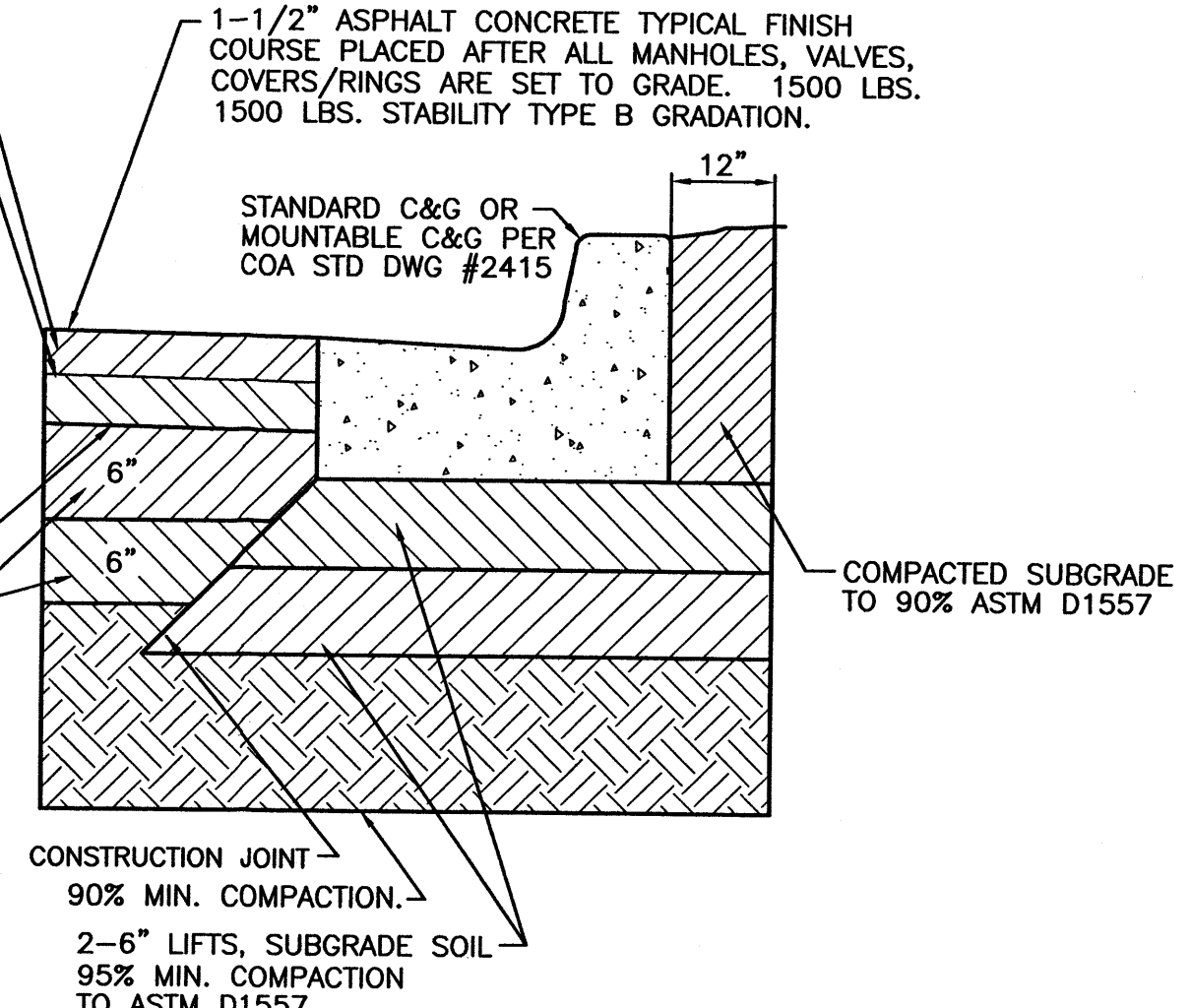


TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

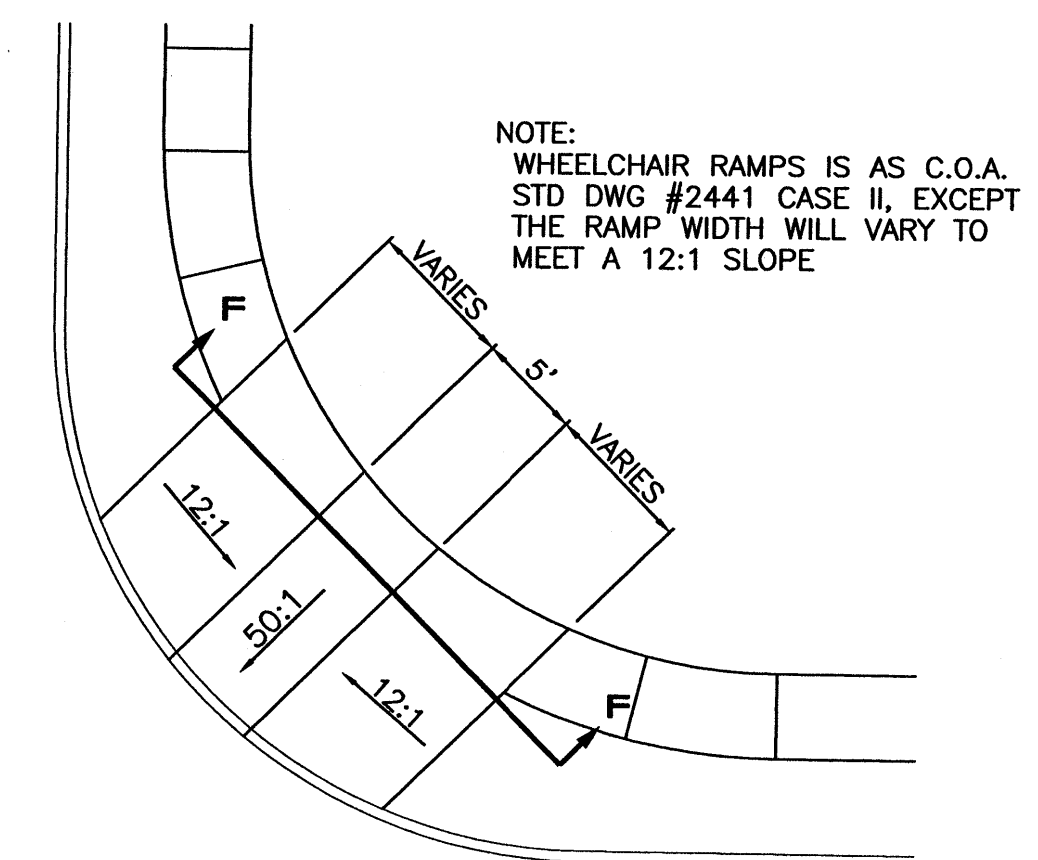
1-1/2" LIFTS, ASPHALT CONCRETE, 1800 LBS. STABILITY, TYPE B GRADATION.

FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL SURFACE IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED.

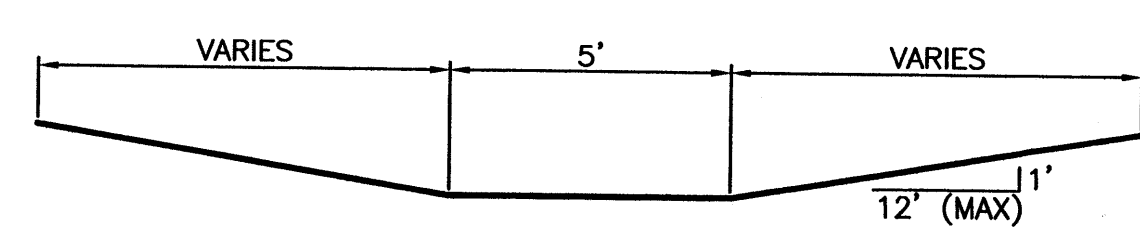
1' SUBGRADE SOIL, R-VALUE>50. PLACED IN 2-6" COMPACTED LIFTS. 95% MIN. COMPACTION, AT OPT. MOISTURE $\pm 2.0\%$, ASTM D1557, OR OPT. MOISTURE, TO $\pm 4\%$, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED BY TIERRA WEST, LLC ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.



SECTION 'A'
RESIDENTIAL PAVING SECTION
NTS PER COA STD DWG #2405



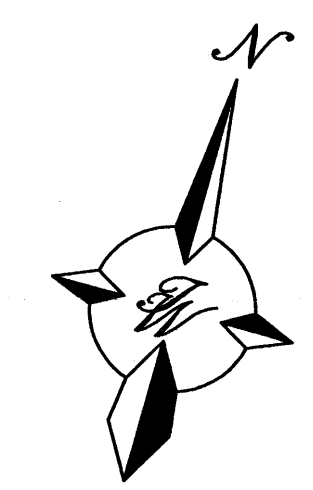
WHEELCHAIR RAMP DETAIL (TYP.)
NTS



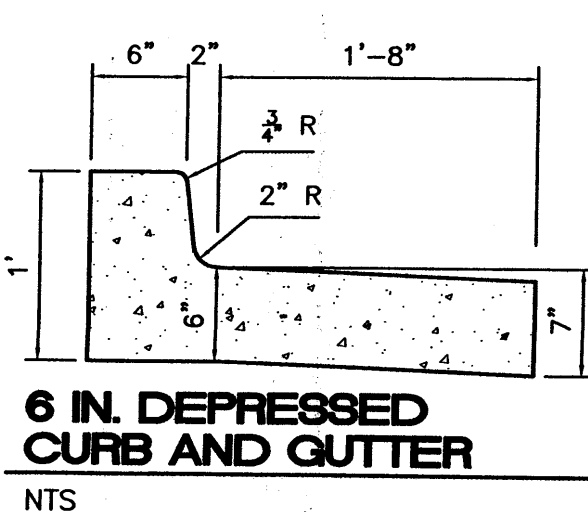
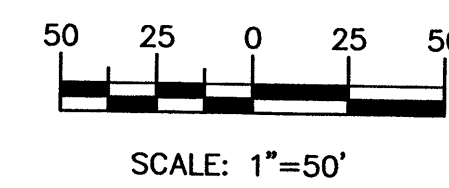
SECTION F-F
NTS

- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 - (B) TYPE II WHEELCHAIR RAMP PER C.O.A. STD DWG #2441
 - (C) 4' SIDEWALK TO BE BUILT WITH THIS CONTRACT.
 - (D) 4' SIDEWALK (DEFERRED)
 - (E) 8" STANDARD CURB & GUTTER PER C.O.A. STD DWG #2415
 - (F) 4" MOUNTABLE CURB & GUTTER PER C.O.A. STD DWG #2415
 - (G) 6" EXTRUDED ASPHALT CURB PER C.O.A. STD DWG #2415
 - (H) 4" DEPRESSED CURB & GUTTER PER C.O.A. STD DWG #2415
 - (J) CUT-OFF WALL PER C.O.A. STD DWG #2415
 - (K) 12' ALLEY GUTTER PER C.O.A. STD DWG #2415

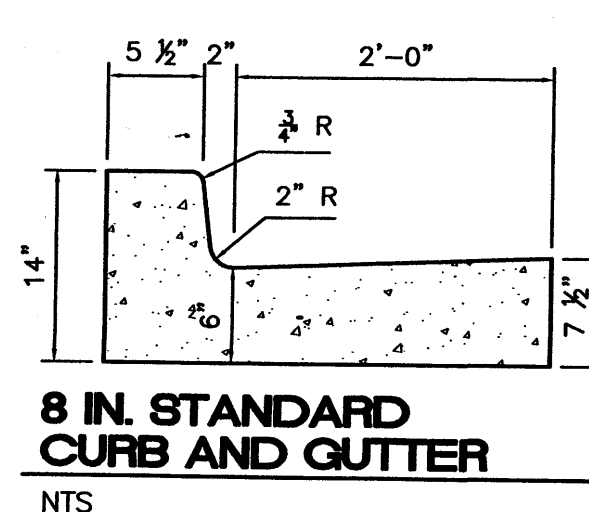
- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED PERIMETER WALL
 - CENTERLINE
 - RIGHT-OF-WAY
 - LOT LINES



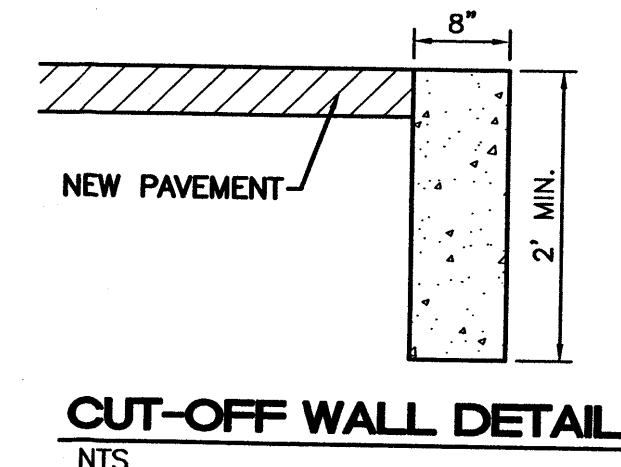
GRAPHIC SCALE



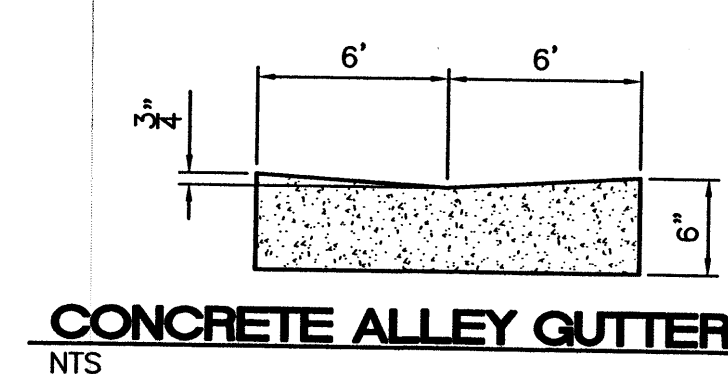
6 IN. DEPRESSED CURB AND GUTTER
NTS



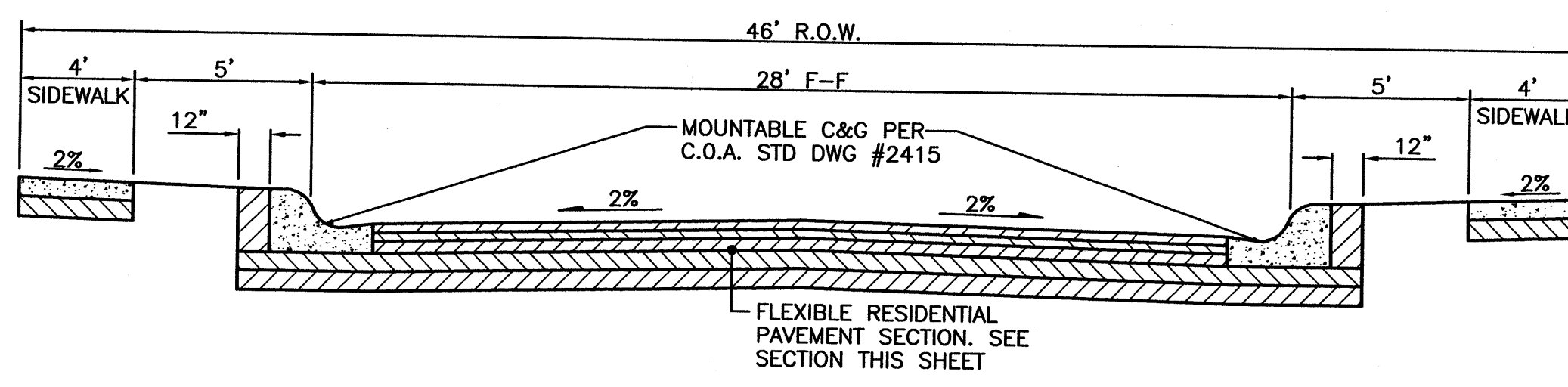
8 IN. STANDARD CURB AND GUTTER
NTS



CUT-OFF WALL DETAIL
NTS



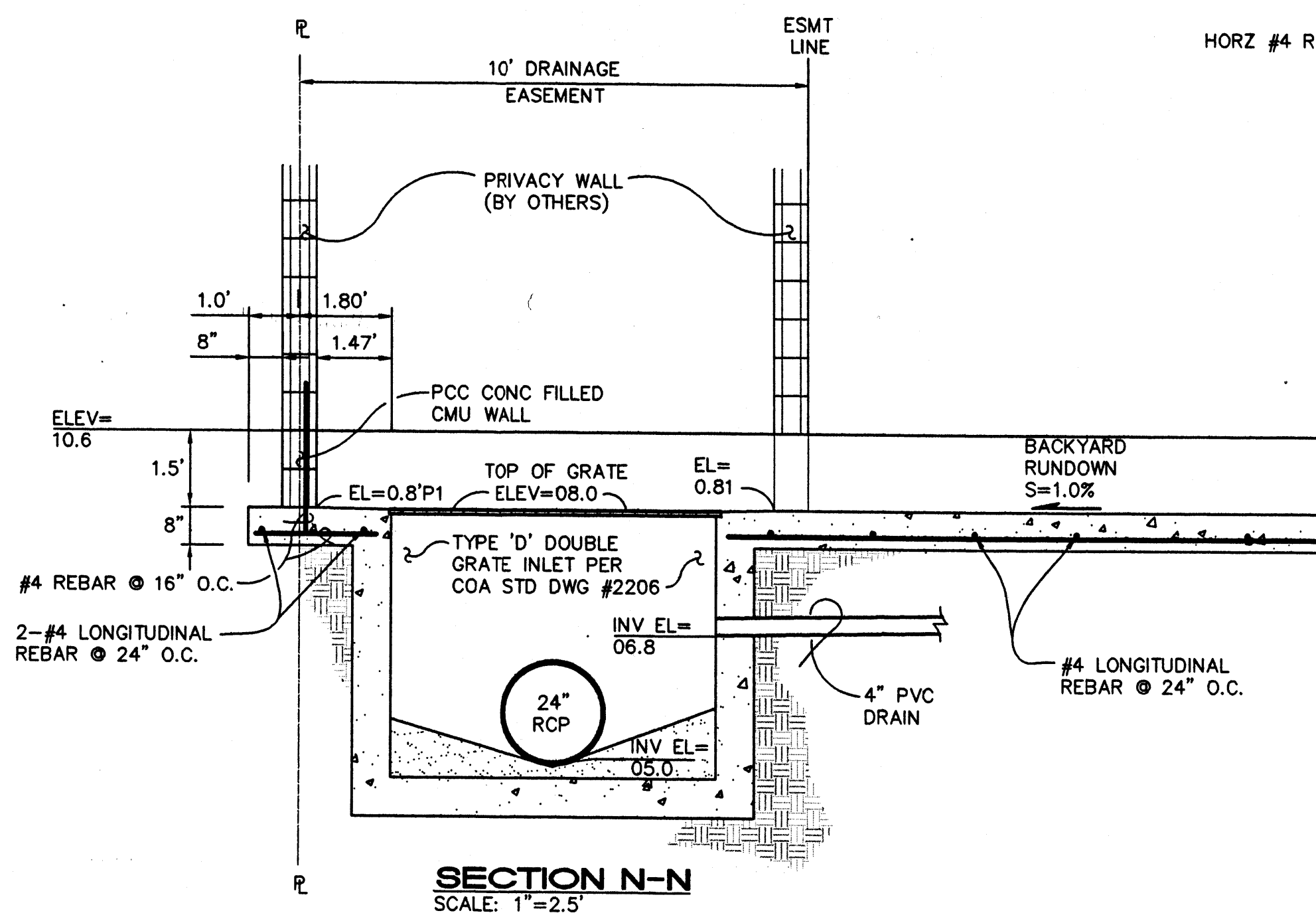
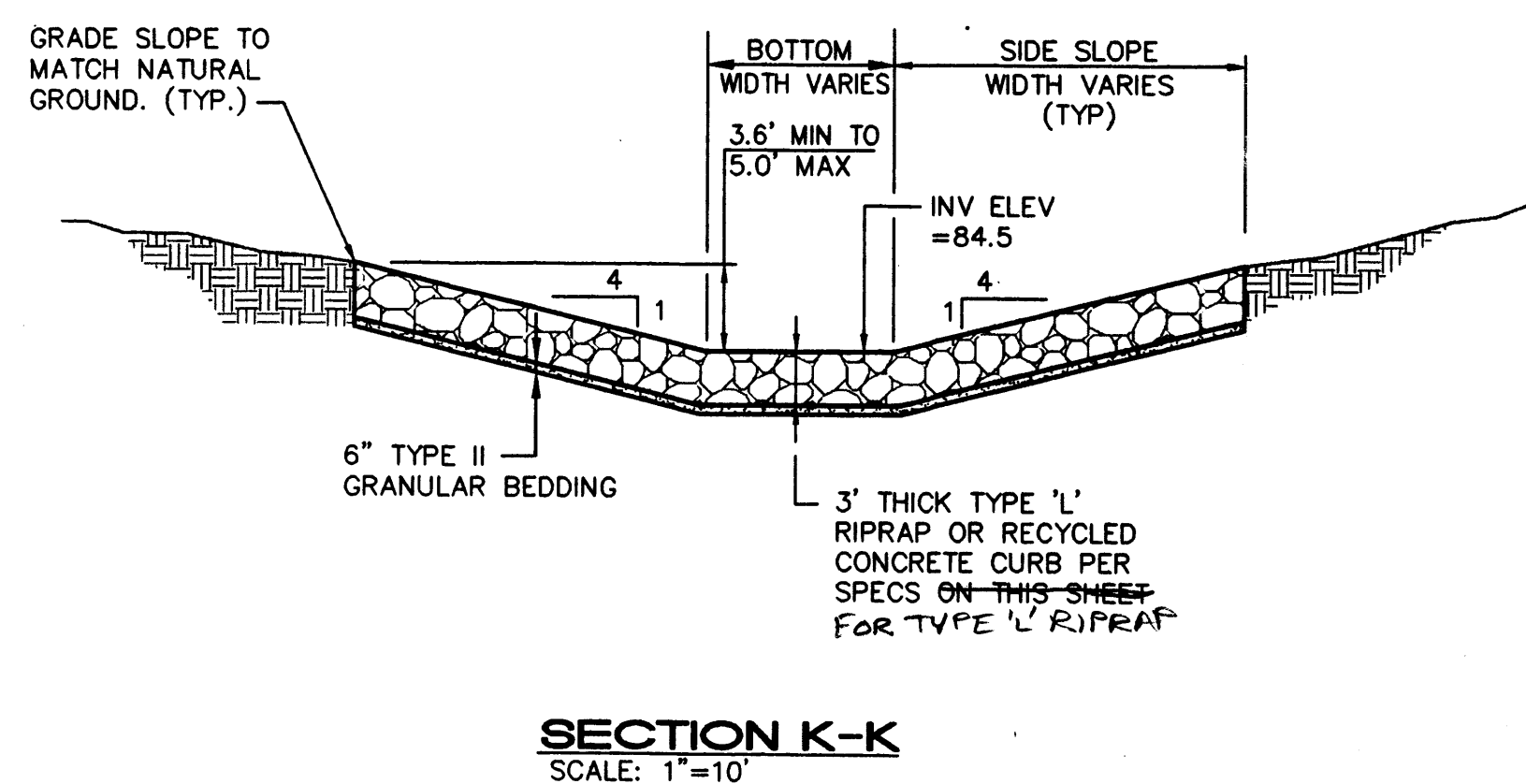
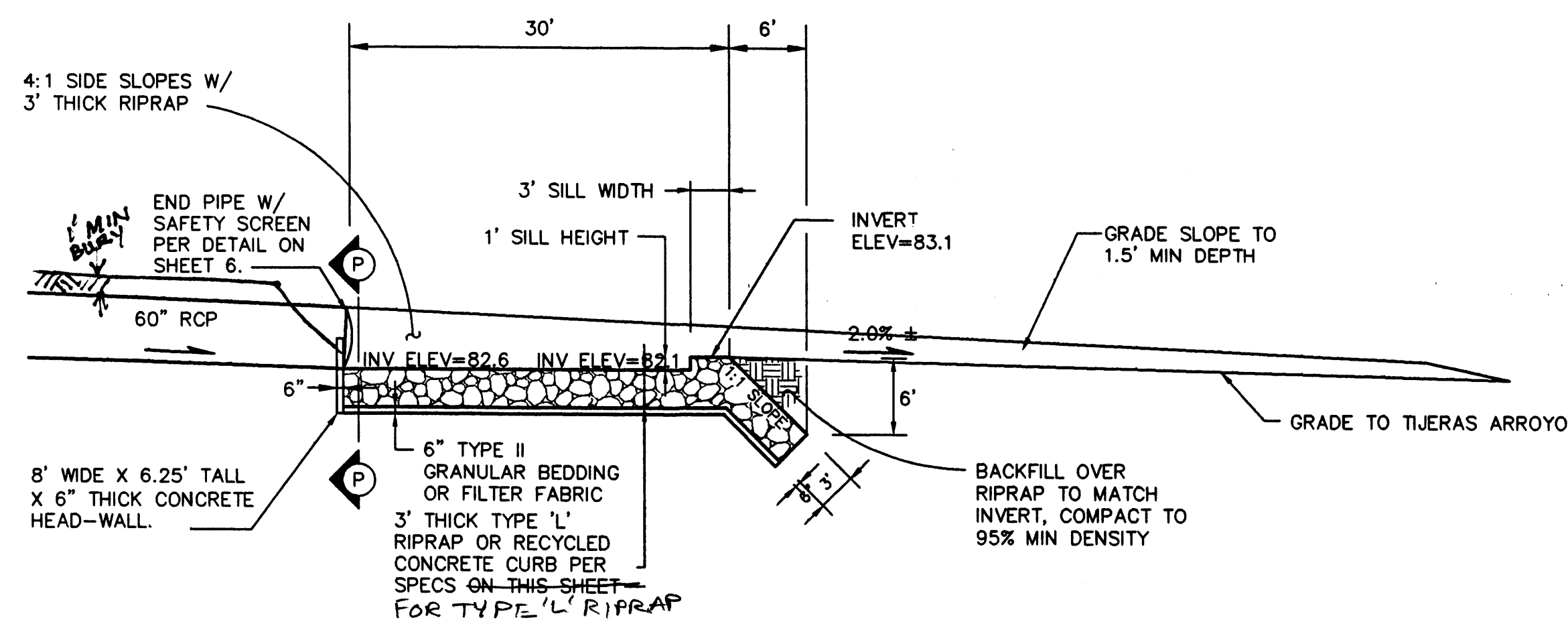
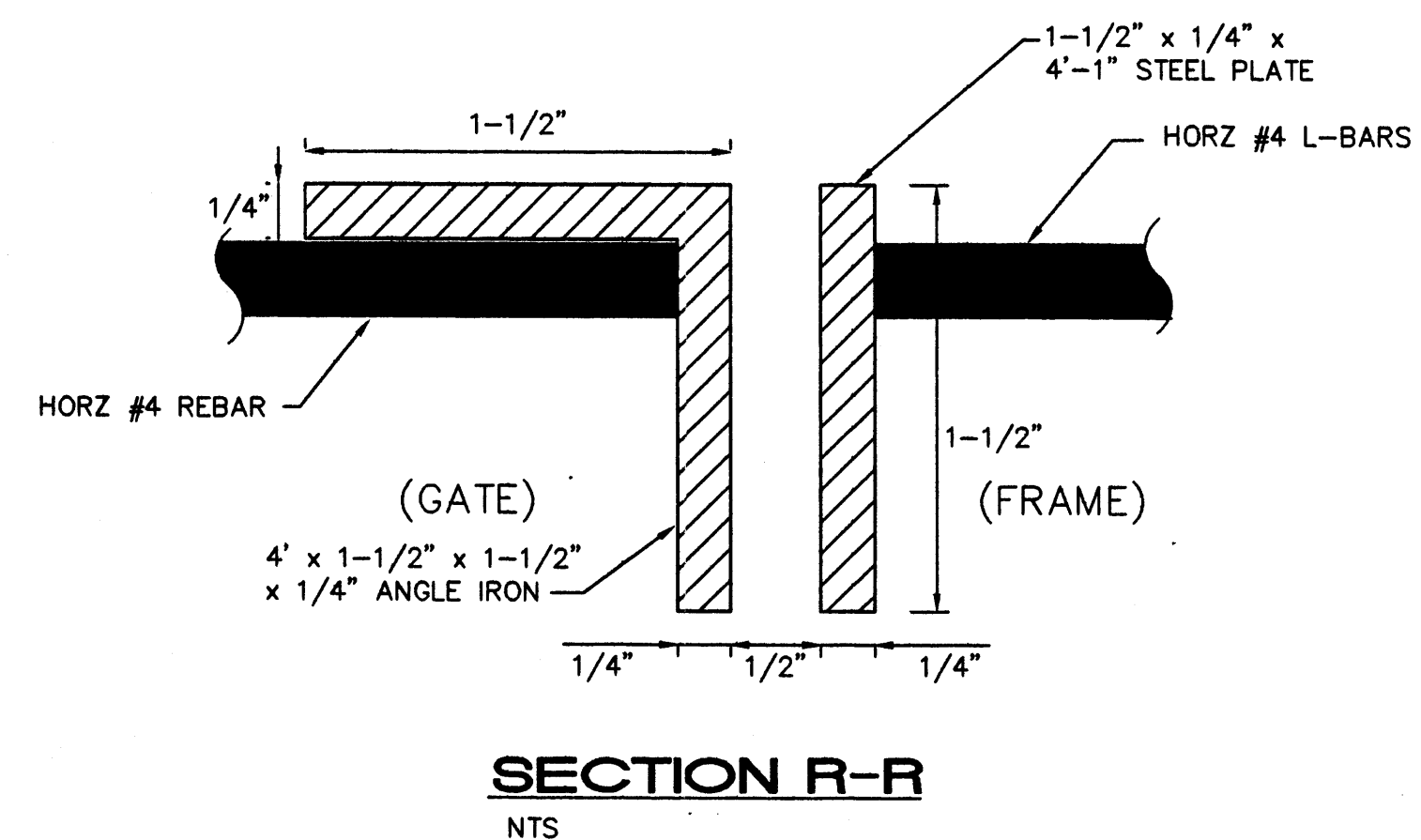
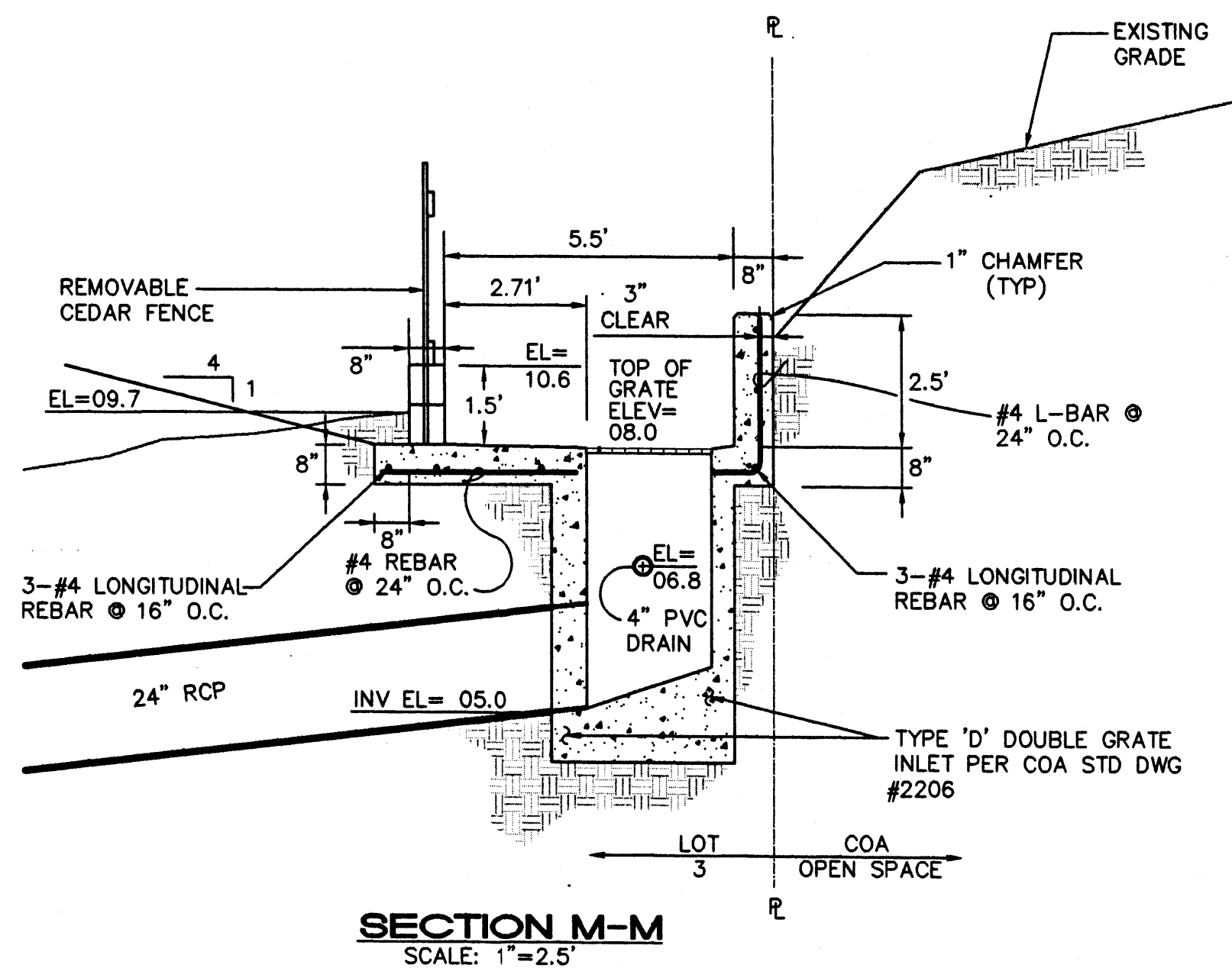
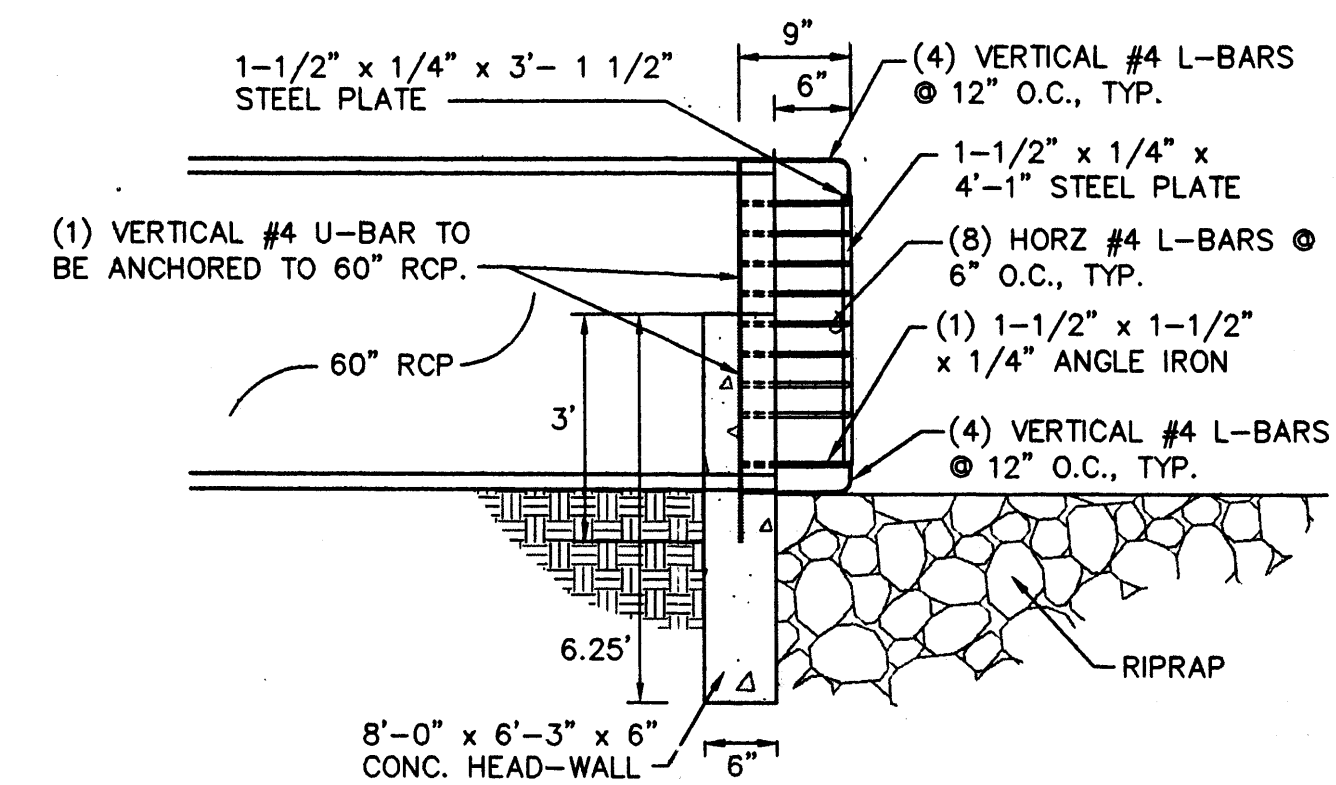
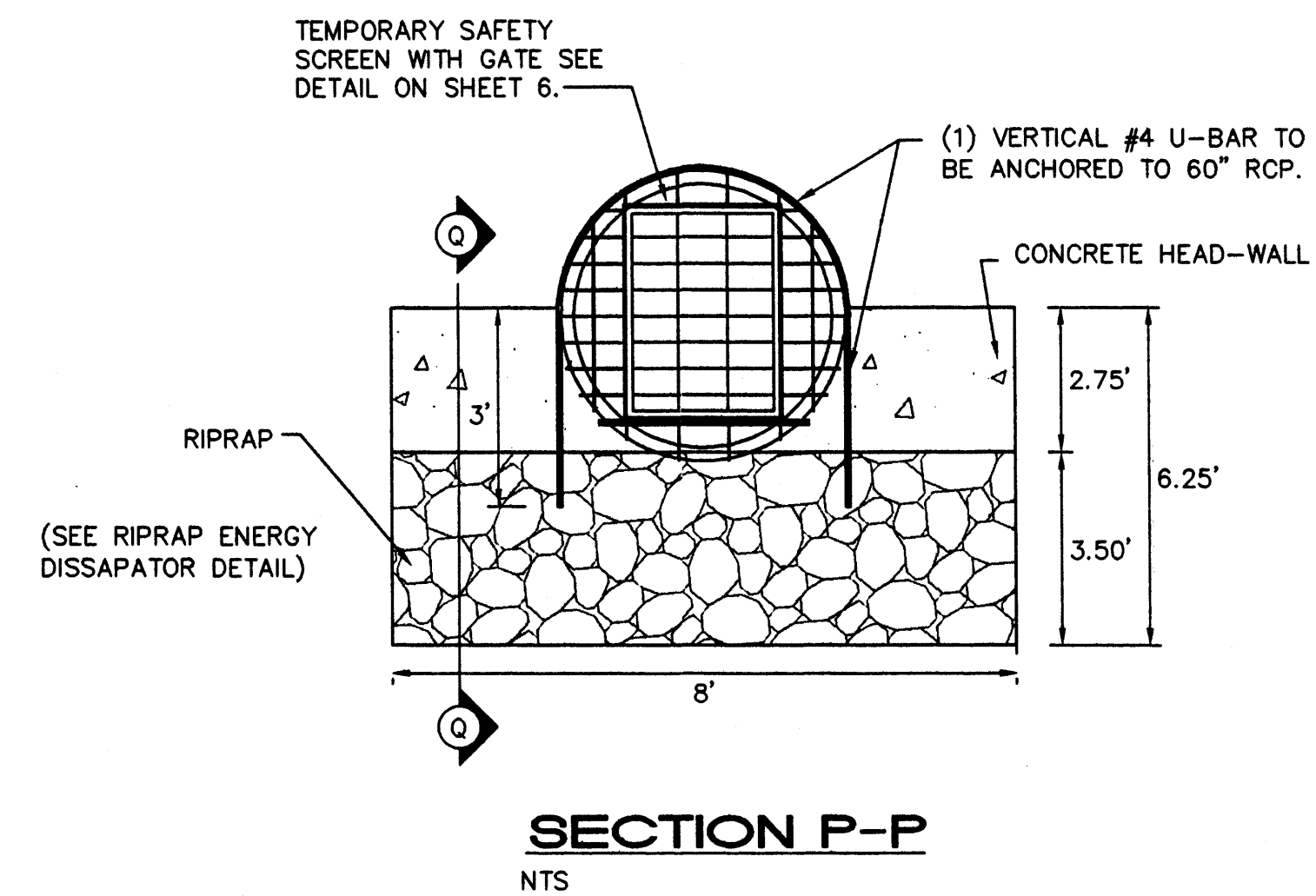
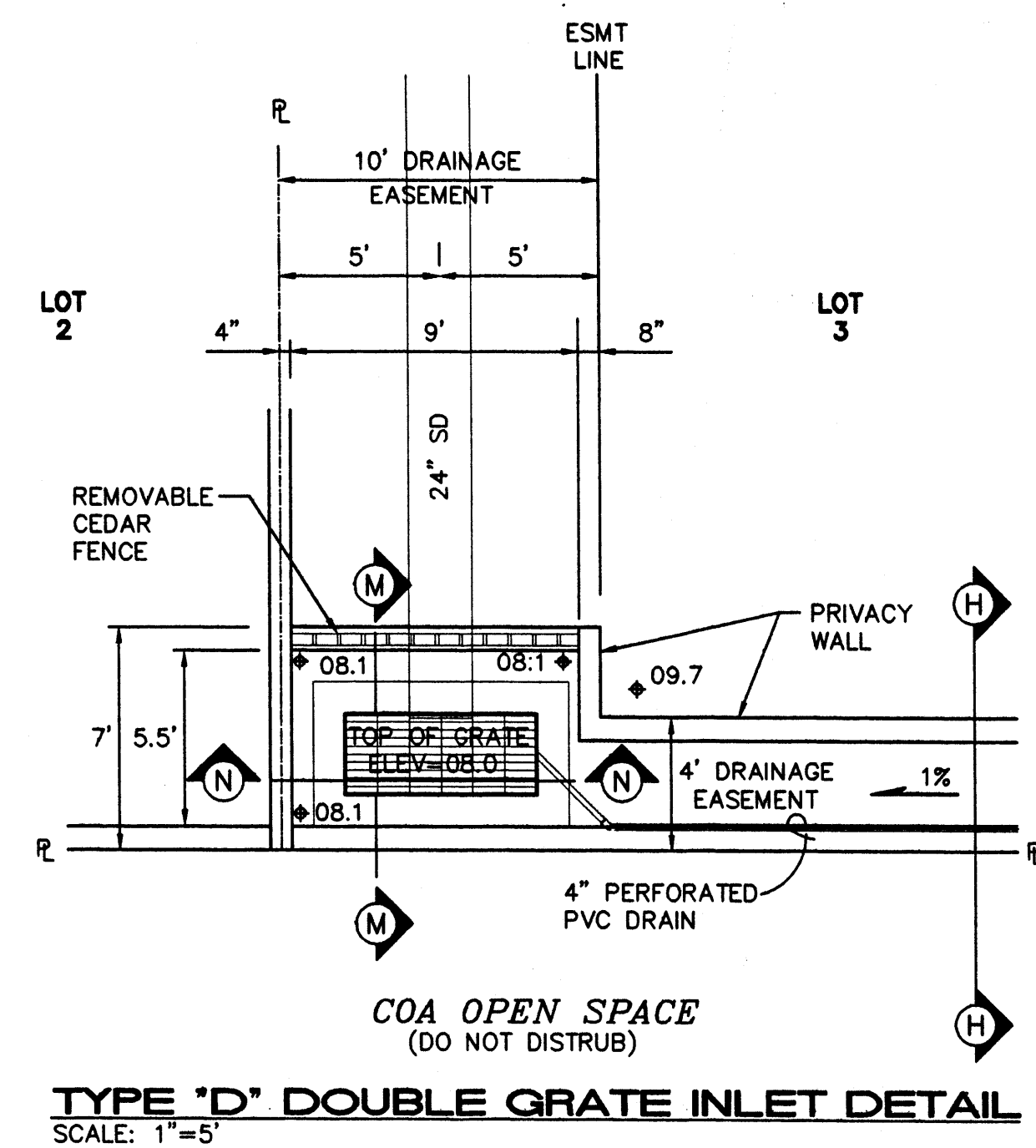
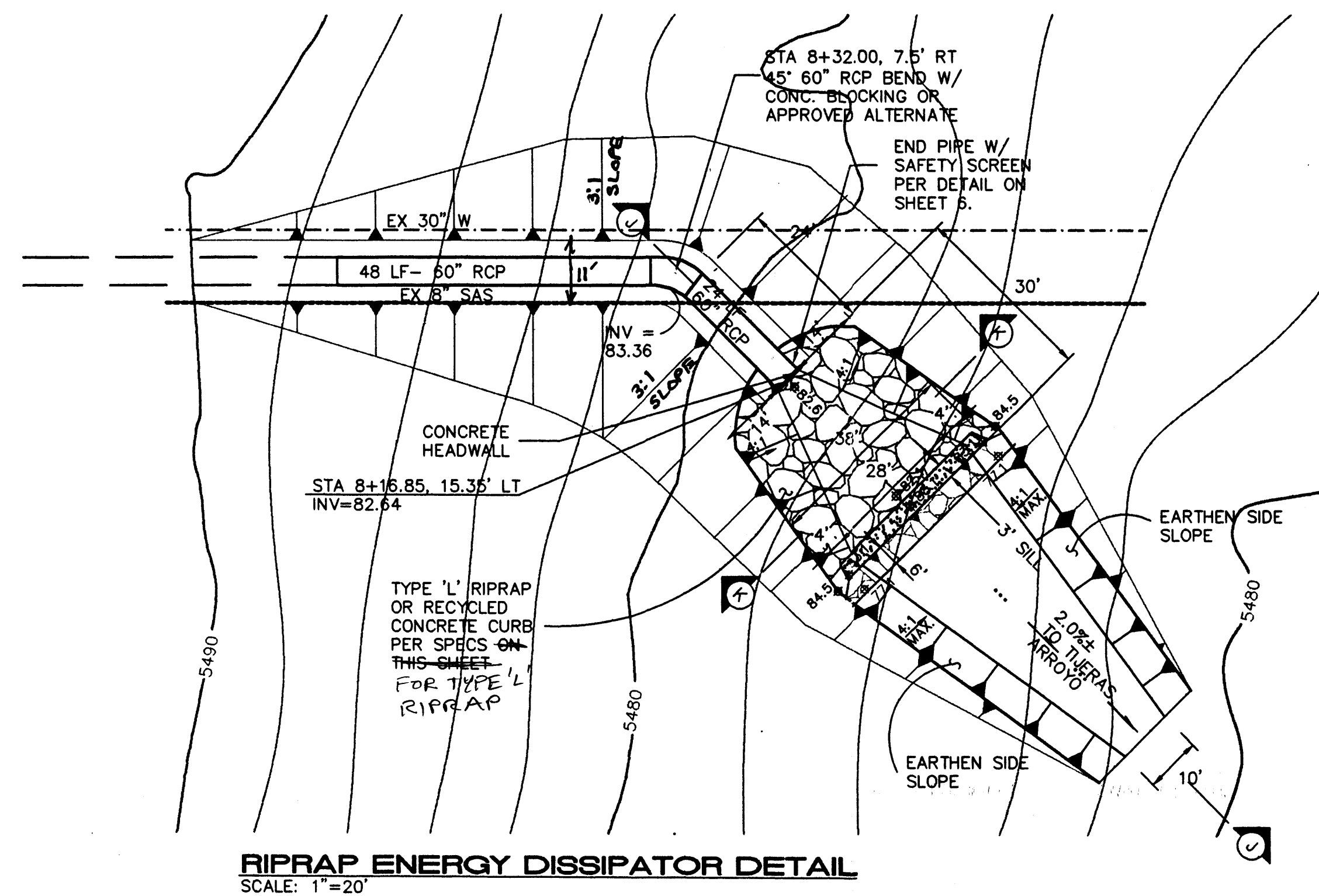
CONCRETE ALLEY GUTTER DETAIL
NTS



SECTION D-D
TYPICAL 28' STREET SECTION W/ MOUNTABLE C+G
NTS

TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VISTA PACIFICA SUBDIVISION MASTER PAVING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. —		ZONE MAP NO. K-11-Z	SHEET 7 OF 25

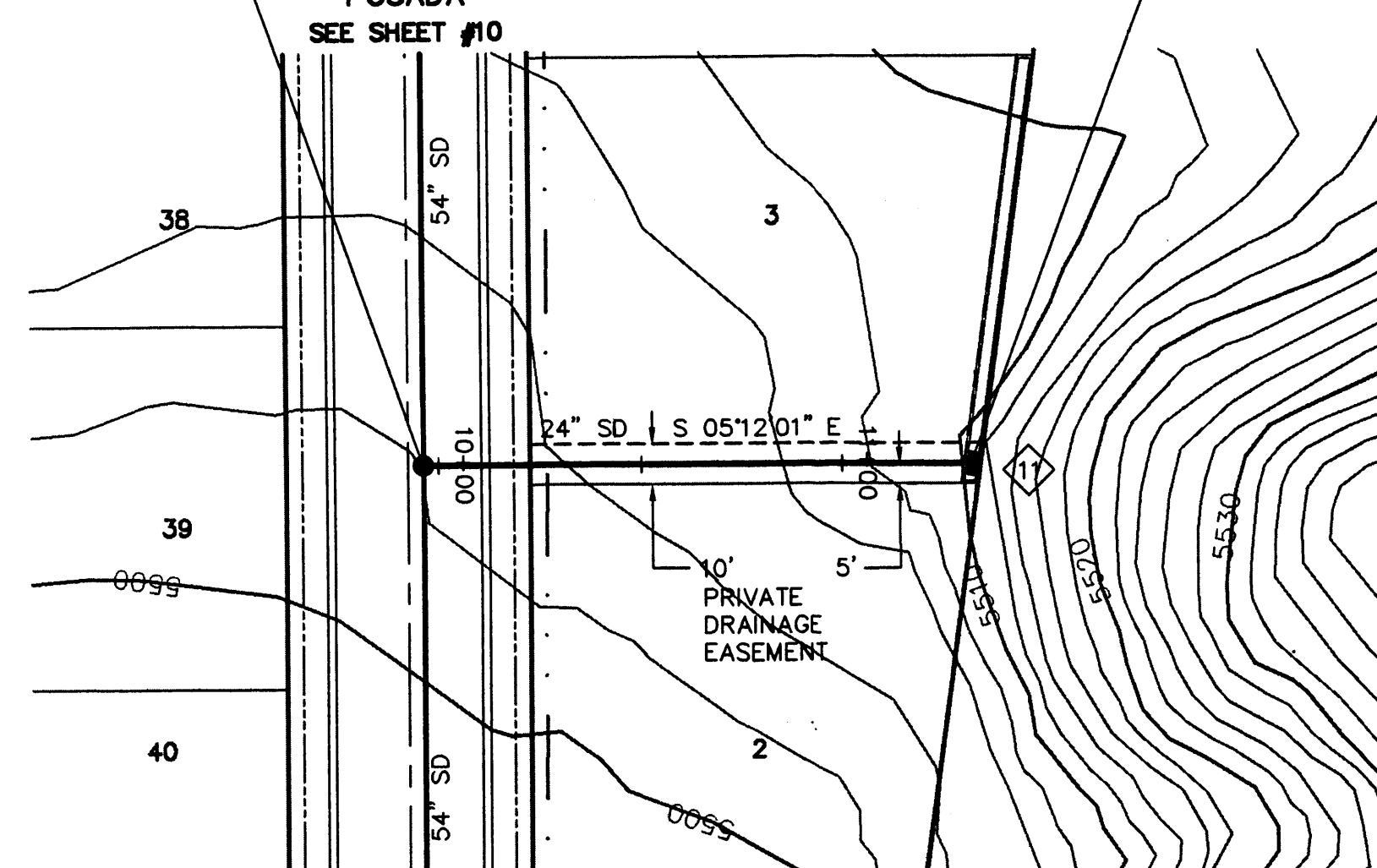
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	DATE	DATE	NO.	BY	NO.	BY
INSPECTOR'S	DATE	DATE	DATE				
STAKE BY	DATE	DATE	DATE				
FIELD	DATE	DATE	DATE				
VERIFICATION BY	DATE	DATE	DATE				
CORRECTED BY	DATE	DATE	DATE				
MICRO-FILM	DATE	DATE	DATE				
RECORDED BY	DATE	DATE	DATE				
NO.							

[illegible]

STA 9+96.27, 0' RT
SD MH #2
RIM ELEV=08.09

VIA
POSADA
SEE SHEET #10

STA 11+31.25, 0' RT
TYPE 'D' DOUBLE
GRATE INLET
SEE DETAIL
ON SHEET 7



FOUR HILLS VILLAGE
20TH INSTALLMENT
TRACT A
(12-29-98, BK. 98C, PG. 367)

RIPRAP ENERGY
DISSIPATER. SEE DETAIL
ON SHEET 7.

INSTALL TEMPORARY
SAFETY SCREEN WITH
SERVICE GATE.
SEE DETAIL ON SHEET 7.

24 LF 60" RCP
@S= 3.00%

STA 8+32.00, 7.5' RT
45' 60" RCP BEND
W/ CONCRETE BLOCKING
OR APPROVED ALTERNATE

SEE SHEET 10

MATCHLINE
STA 10+00.00

LOT 3

VIA POSADA

SCALES:
1"=40' HOR.
1"=10' VERT.

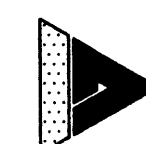
STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	TYPE A	10+05.99, 18' LT	96.51	89.00
2	TYPE A	10+08.89, 18' RT	96.62	89.00
11	DOUBLE TYPE D	11+31.25, 0' RT	09.00	05.00

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	10.45	18"	22.11'	0.060
2	10.45	18"	15.28'	0.087



ISAACSON & ARPMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
168PV4.DWG/its 02/24/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

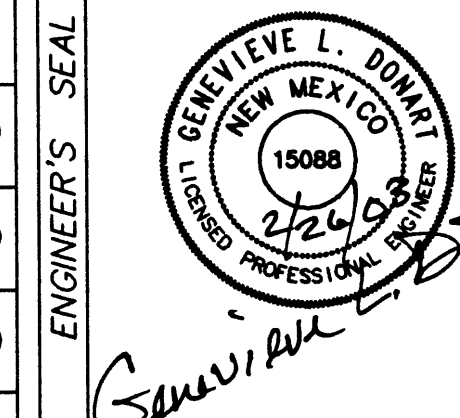
TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT
VIA POSADA
STA 8+00.00 TO STA 10+00.00 STA 10+00.00 TO END
STORM DRAIN PLAN & PROFILE

Design Review Committee City Engineer Approval

City Project No. 5038

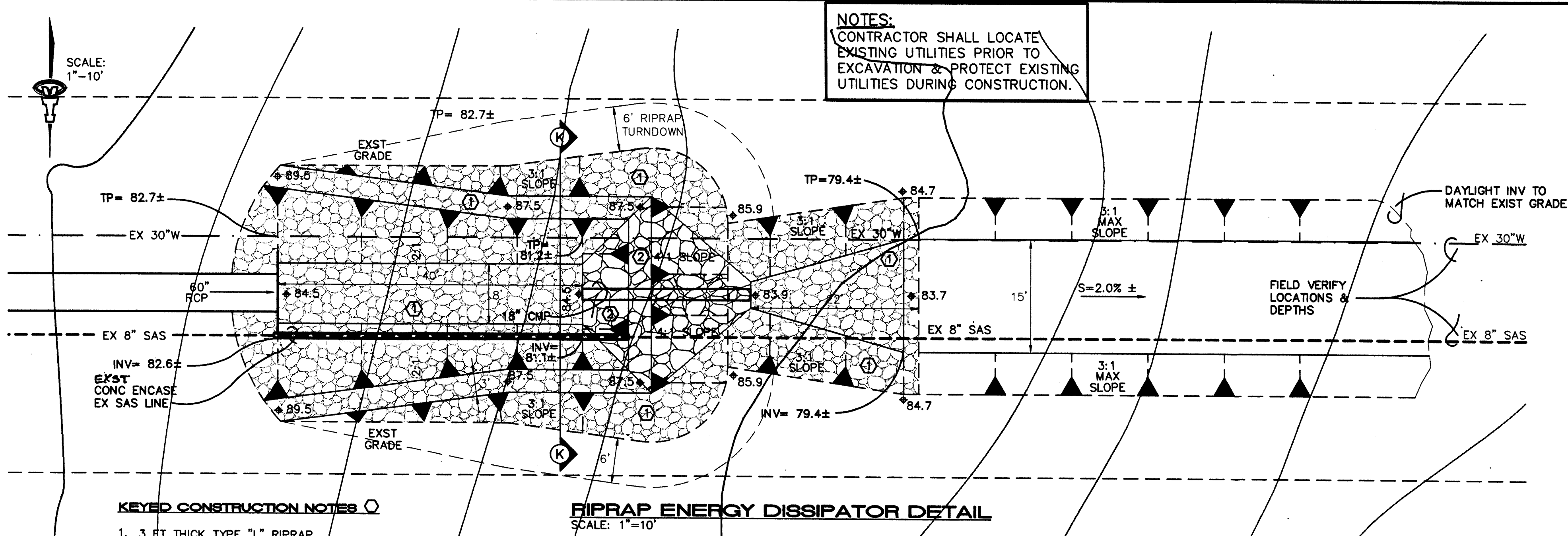
Zone Map No. M-22

Sheet 12 Of 23



NO.	DATE	REVISIONS
1	08/28	36' F-F VIA POSADA FROM 40' F-F
2	07/03	REMOVE RETAINING WALLS ON LOTS 13, 14 & 15. REMOVE SLOPES TO POWER POLES.

DESIGNED BY	GLD	DATE	6/01
DRAWN BY	RFH	DATE	2/01
CHECKED BY	FCA	DATE	2/01



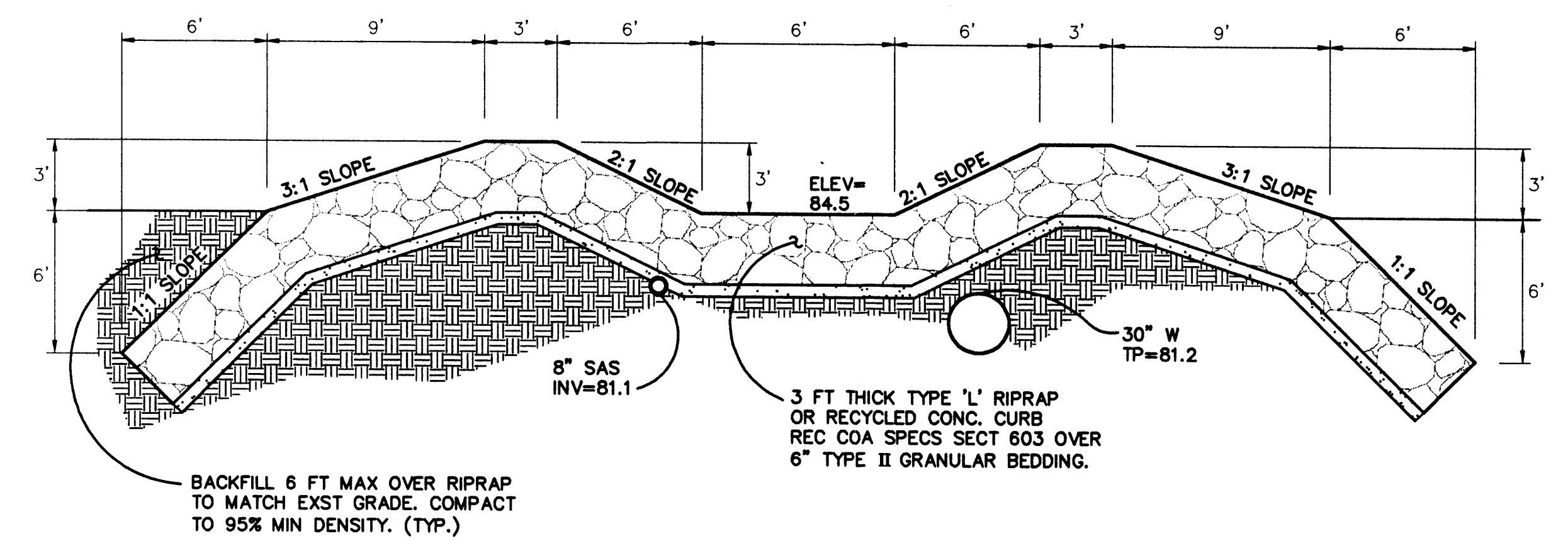
NOTES:
CONTRACTOR SHALL LOCATE
EXISTING UTILITIES PRIOR TO
EXCAVATION & PROTECT EXISTING
UTILITIES DURING CONSTRUCTION.

KEYED CONSTRUCTION NOTES

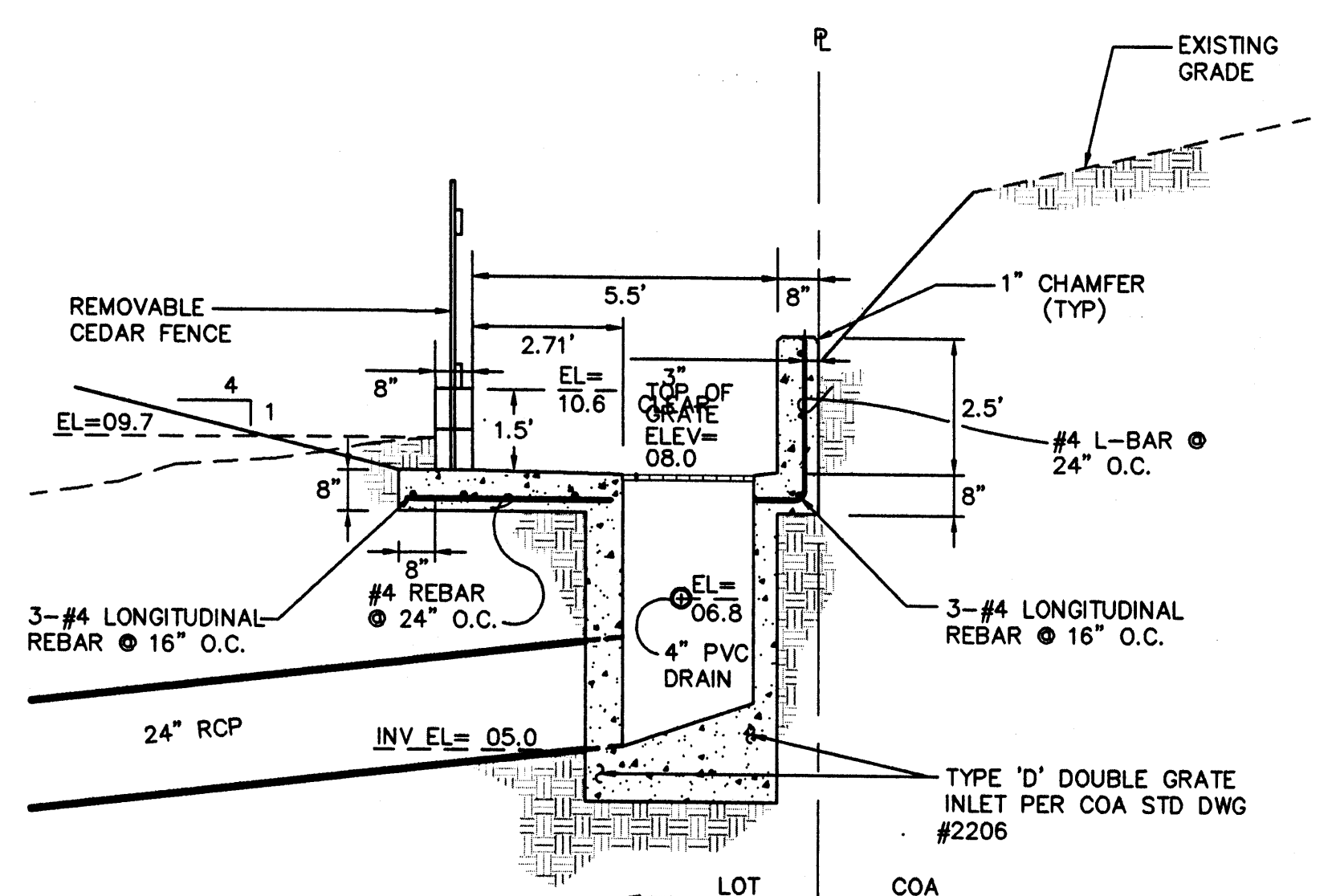
- 3 FT THICK TYPE "L" RIPRAP
OVER 6" GRANULAR FILLER MATERIAL
- 3 FT THICK TYPE "M" RIPRAP
OVER 6" GRANULAR FILLER MATERIAL

NOTE:
EXISTING TOPS BASED ON CONDITIONS
PRIOR TO DEVELOPMENT, AND MAY
HAVE CHANGED. CONTRACTOR SHALL
VERIFY GRADES AT MATCH POINTS.

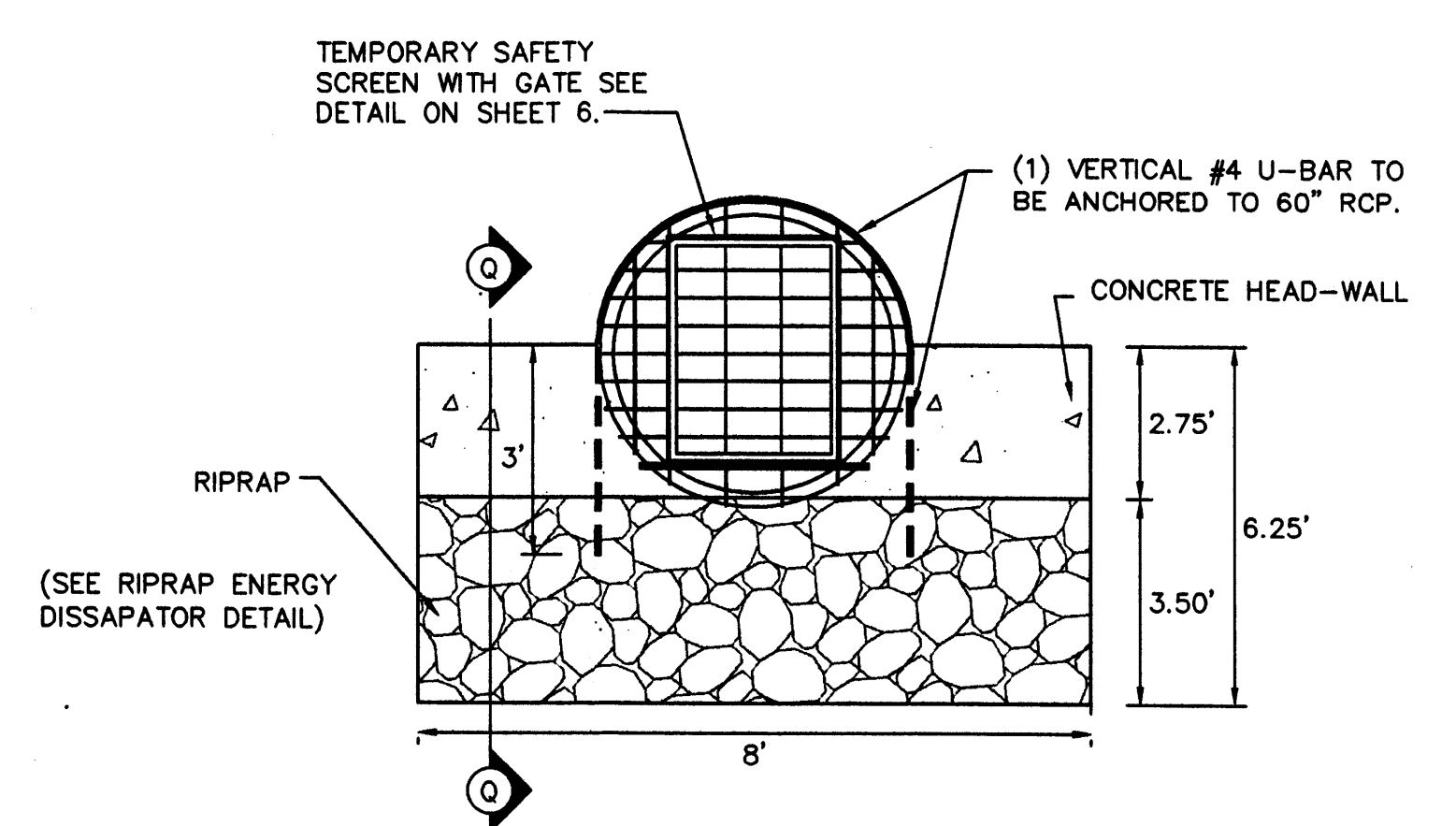
RIPRAP ENERGY DISSIPATOR DETAIL
SCALE: 1"=10'



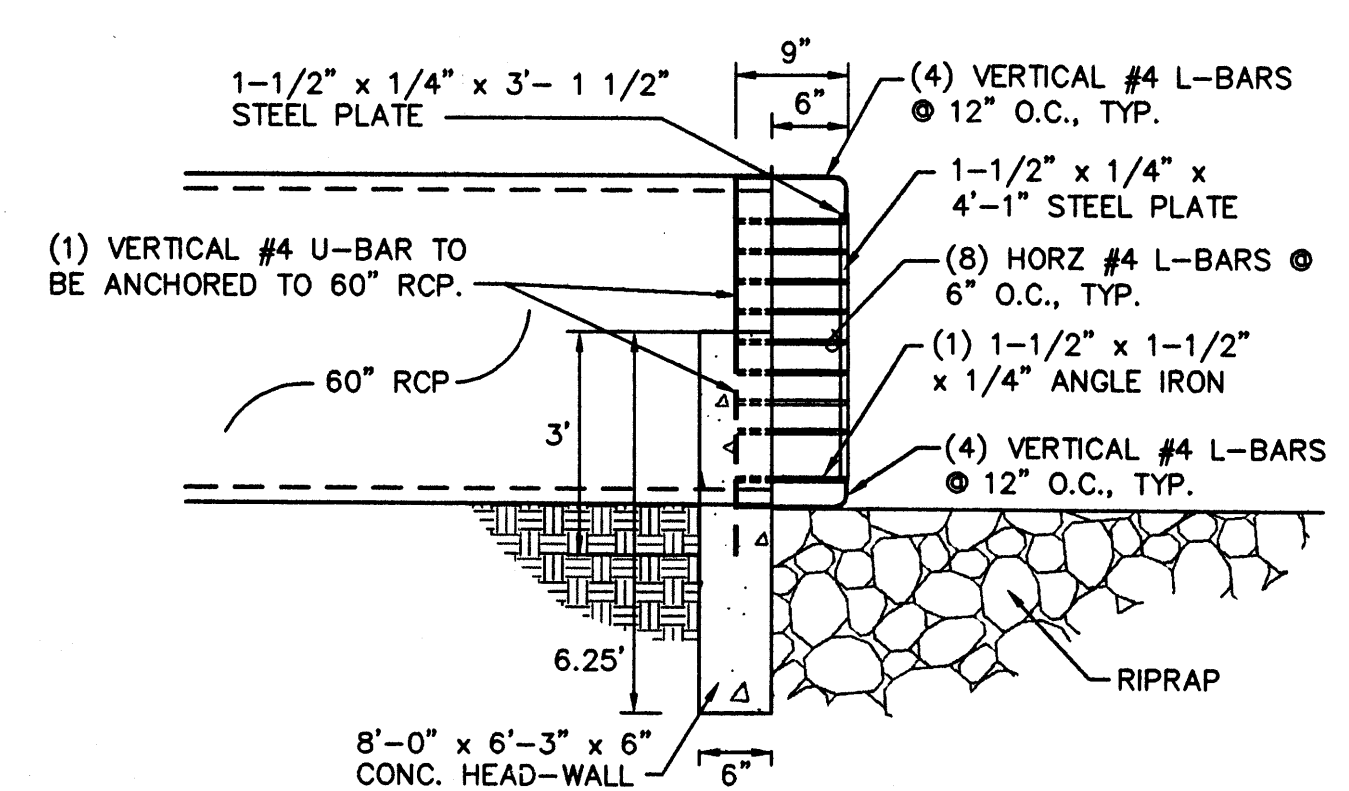
SECTION K-K
SCALE: 1"=5'



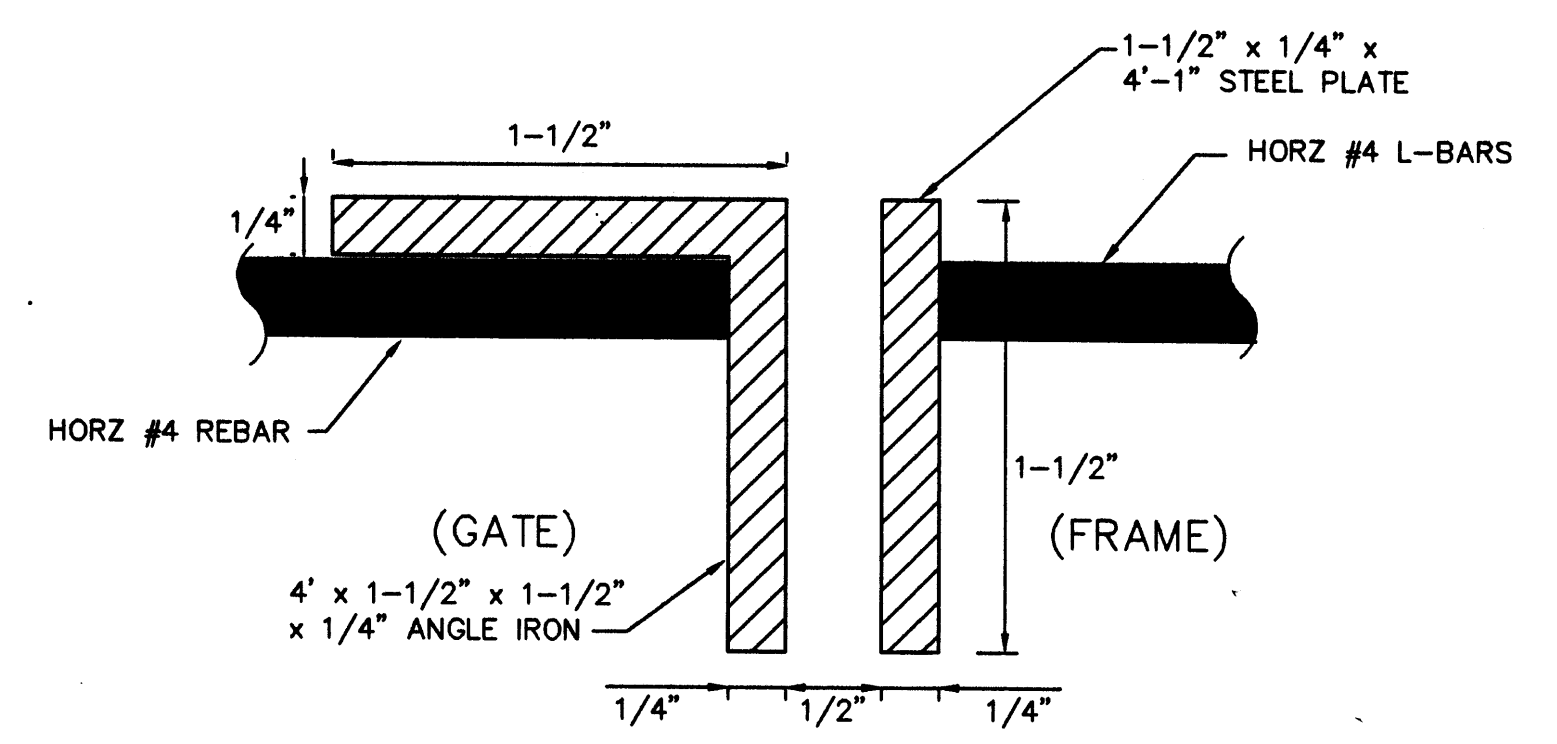
SECTION M-M
SCALE: 1"=2.5'



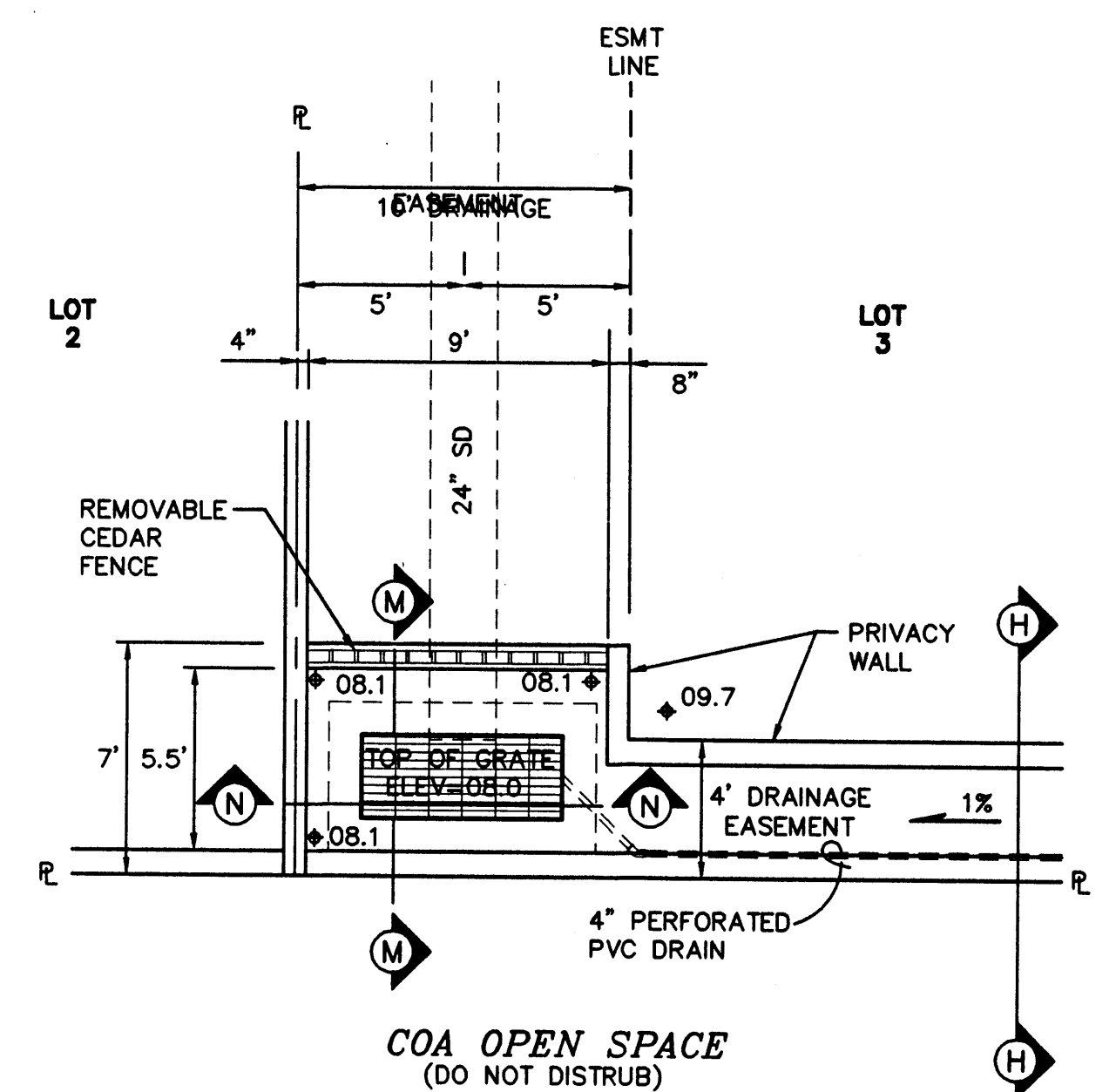
SECTION P-P
NTS



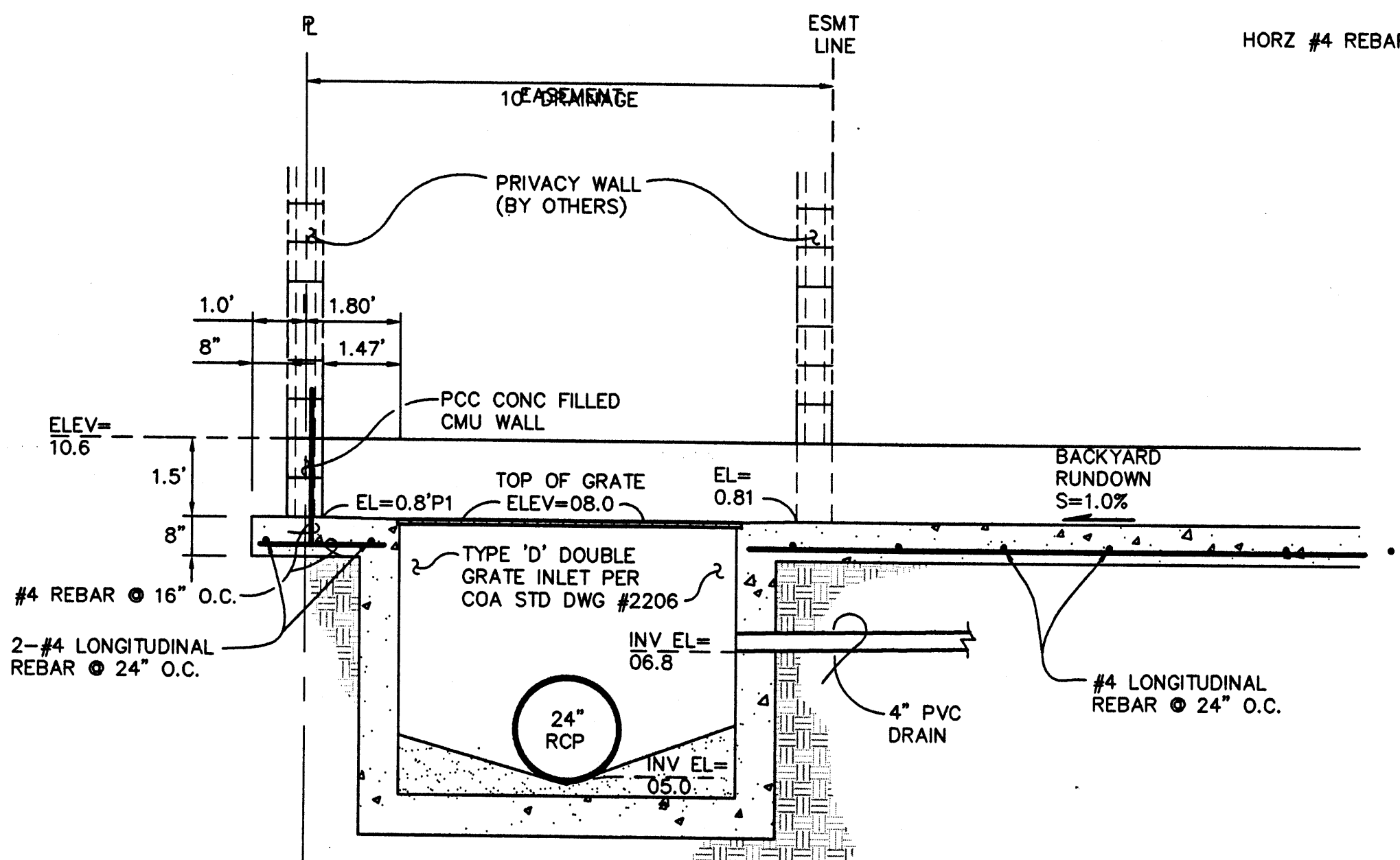
SECTION Q-Q
NTS



SECTION R-R
NTS



TYPE "D" DOUBLE GRATE INLET DETAIL
SCALE: 1"=5'



SECTION N-N
SCALE: 1"=2.5'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1680TLDWGrh VIEW 3 01/22/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

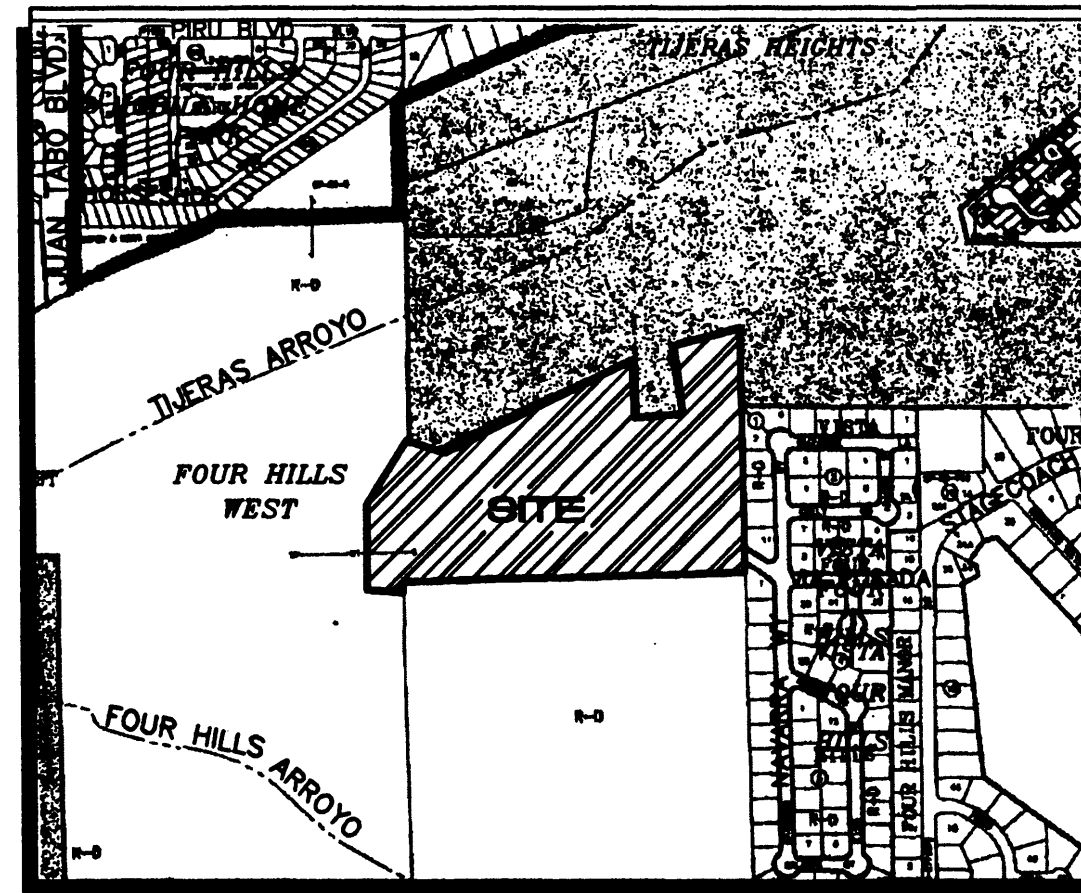
**TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT
GRADING & DRAINAGE DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
5038	M-22	7	23

GENIEVE L. DOMAT
Professional Engineer
15088
1/22/03
Geniewe L. Domat

NO.	DATE	REVISIONS	DESIGN
1	08/28/03	REMOVE RETAINING WALLS ON LOTS 13, 14 & 15. REMOVE SLOPES TO POWER POLES.	
2	07/03		
3	01/22/03		

DESIGNED BY	GLD	DATE	6/01
DRAWN BY	RFH	DATE	2/01
CHECKED BY	FCA	DATE	2/01



VICINITY MAP

1"=750'±

SCALE:
1"=40'

A.M.A.F.C.A. FLOOD
PLAIN EASEMENT
(12-29-98, 98C-367)

RETAINING WALL MAY BE
CONSTRUCTED OUTSIDE OF
PMM EASEMENT TO
ACCOMMODATE FINAL BUILDING
FOOTPRINT

FOUND 1/2" REBAR

SEE ENERGY
DISSIPATOR DETAIL
SHEET 7.

FOUR HILLS VILLAGE
TRACT A
20TH INSTALLMENT
(12-29-98, BK. 98C, PG. 367)

CENTERLINE OF
EXISTING 50' C.O.A.
DRAINAGE UTILITY
EASEMENT

ACS MONUMENT
"S-M22"
Y= 1,471,620.84
X= 419,391.97
G-G= 0.99964447
Δα = -00°09'17"
CENTRAL ZONE
(NAD 1927)
ELEVATION=N/A
(NAVD 1929)

LEGEND

- | | | |
|--------------------|---|---------------|
| 5500 | EXISTING CONTOUR | 1:1 SLOPE |
| 52.0 | PROPOSED SPOT ELEVATION | 1-1/2:1 SLOPE |
| → | FLOW ARROW | 2:1 SLOPE |
| PG=5544.0 | PAD GRADE ELEVATION | 3:1 SLOPE |
| TC=48.0 | TOP OF CURB ELEVATION | |
| FL=45.68 | FLOWLINE ELEVATION | |
| ▬ | RETAINING WALL | |
| ▬ | SIDEWALK CULVERT | |
| TW=35.2
IF=50.0 | TOP OF WALL
TOP OF FOOTING ELEVATION | |

EASEMENTS

- EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, MISC. 414, PG. 443 & 09-08-76, MISC. 495, PG. 479)
- EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, MISC. 698, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 808, PGS. 359-364)
- EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- EXISTING 10' PNM & M.S.T.&T. EASEMENT (03-01-77, BK.MISC. 522, PG. 404)
- EXISTING 15' C.O.A. PUBLIC PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT (12-29-98, BK. 98C, PG. 367)

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
168GRD.DWGth VIEW 1 07/03/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

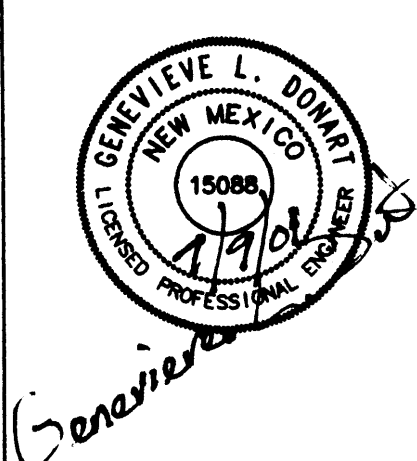
TITLE: **FOUR HILLS VILLAGE--20TH INSTALLMENT
GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
5038	M-22	3	23

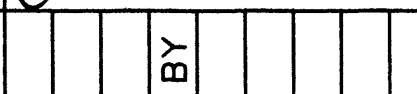
SURVEY INFORMATION

FIELD	NOTES
1	ALS

ENGINEER'S SEAL



HYDROLOGIST'S SEAL



REVISIONS

NO.	DATE	REMARKS
-----	------	---------

BY

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

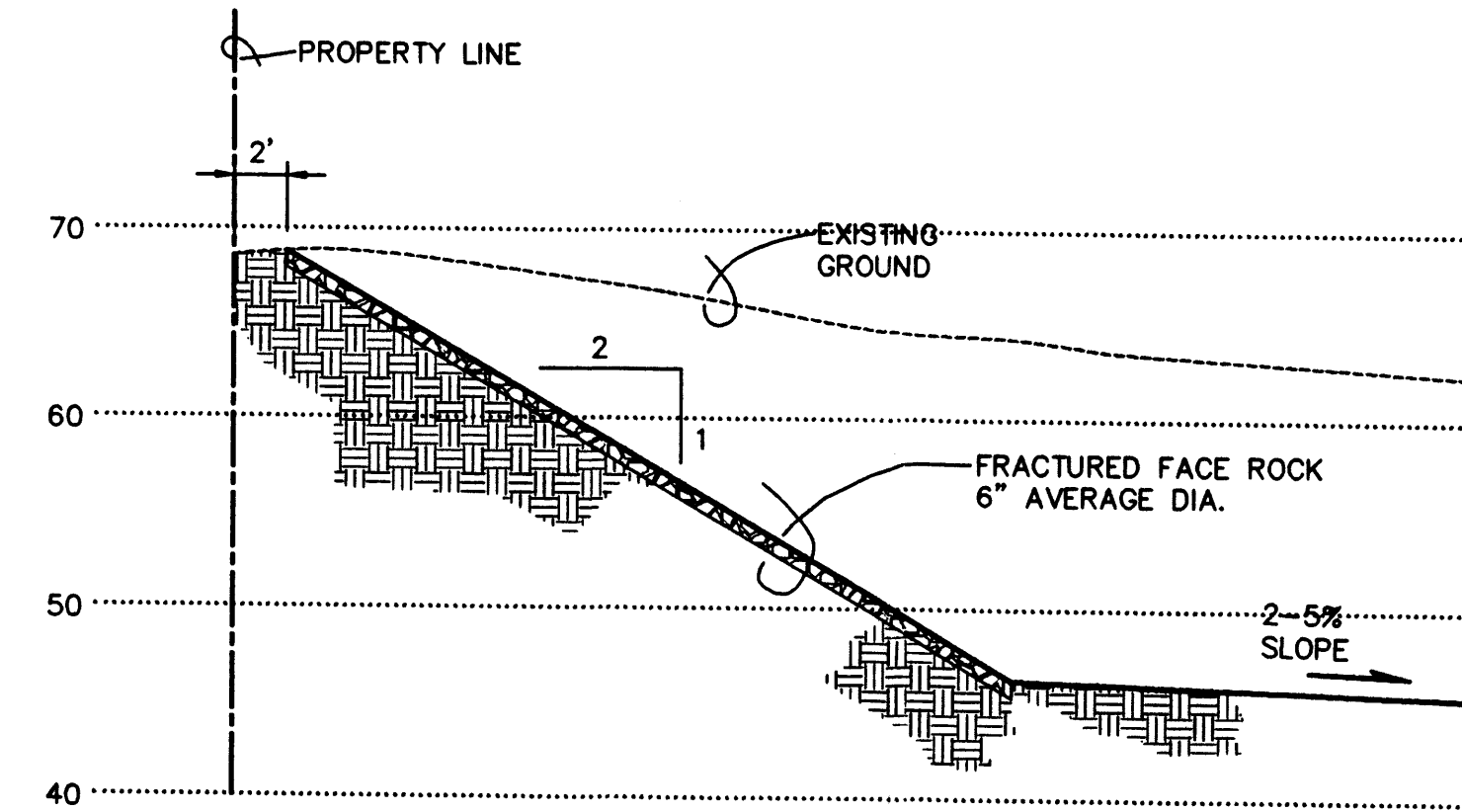
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

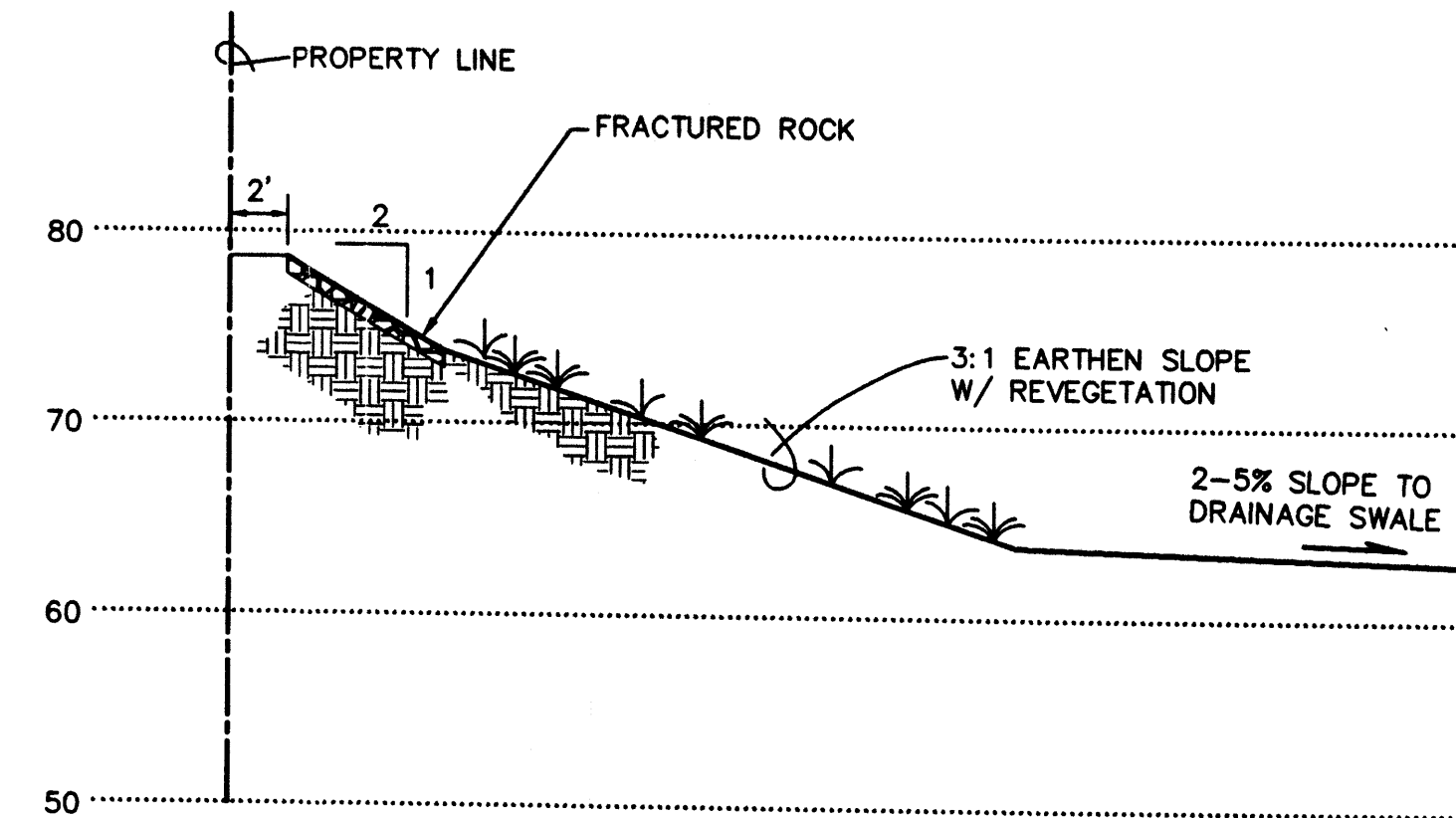
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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REVISIONS

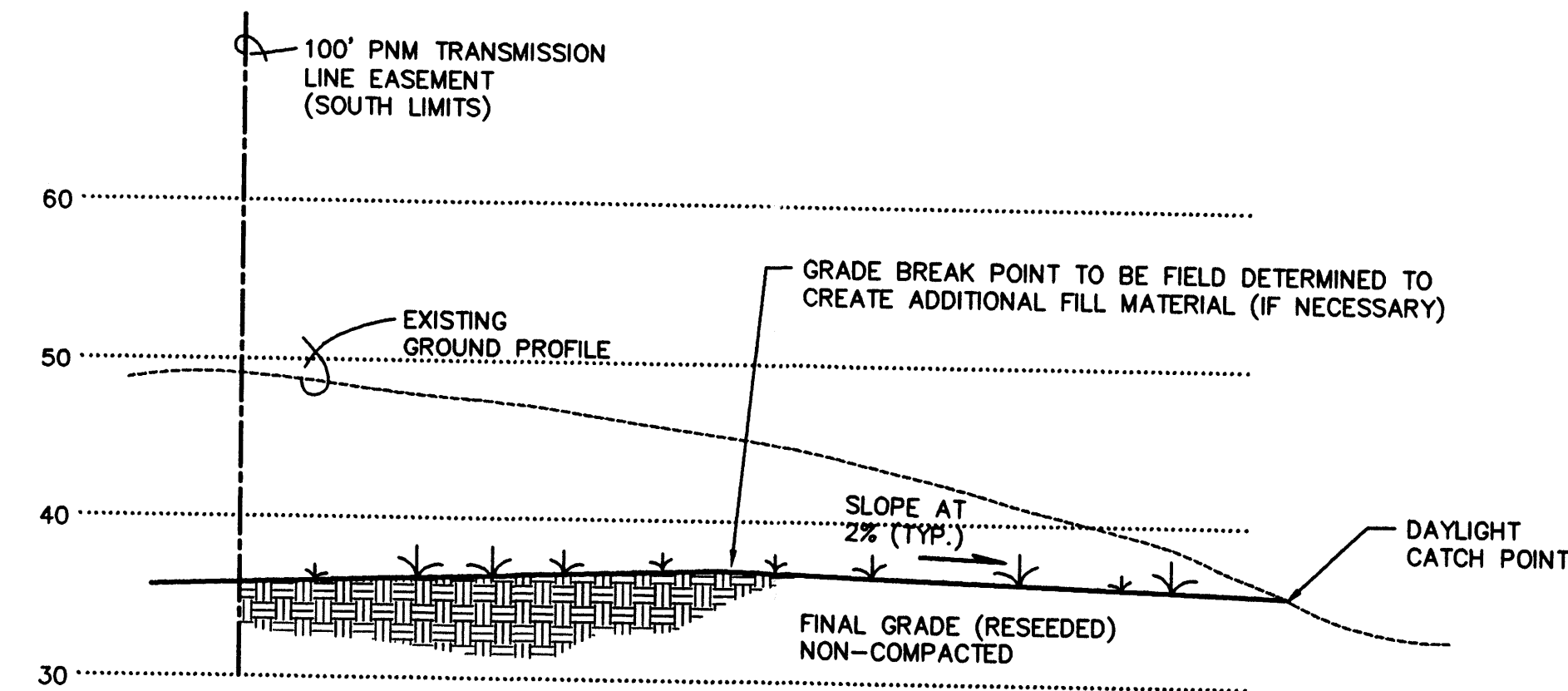
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
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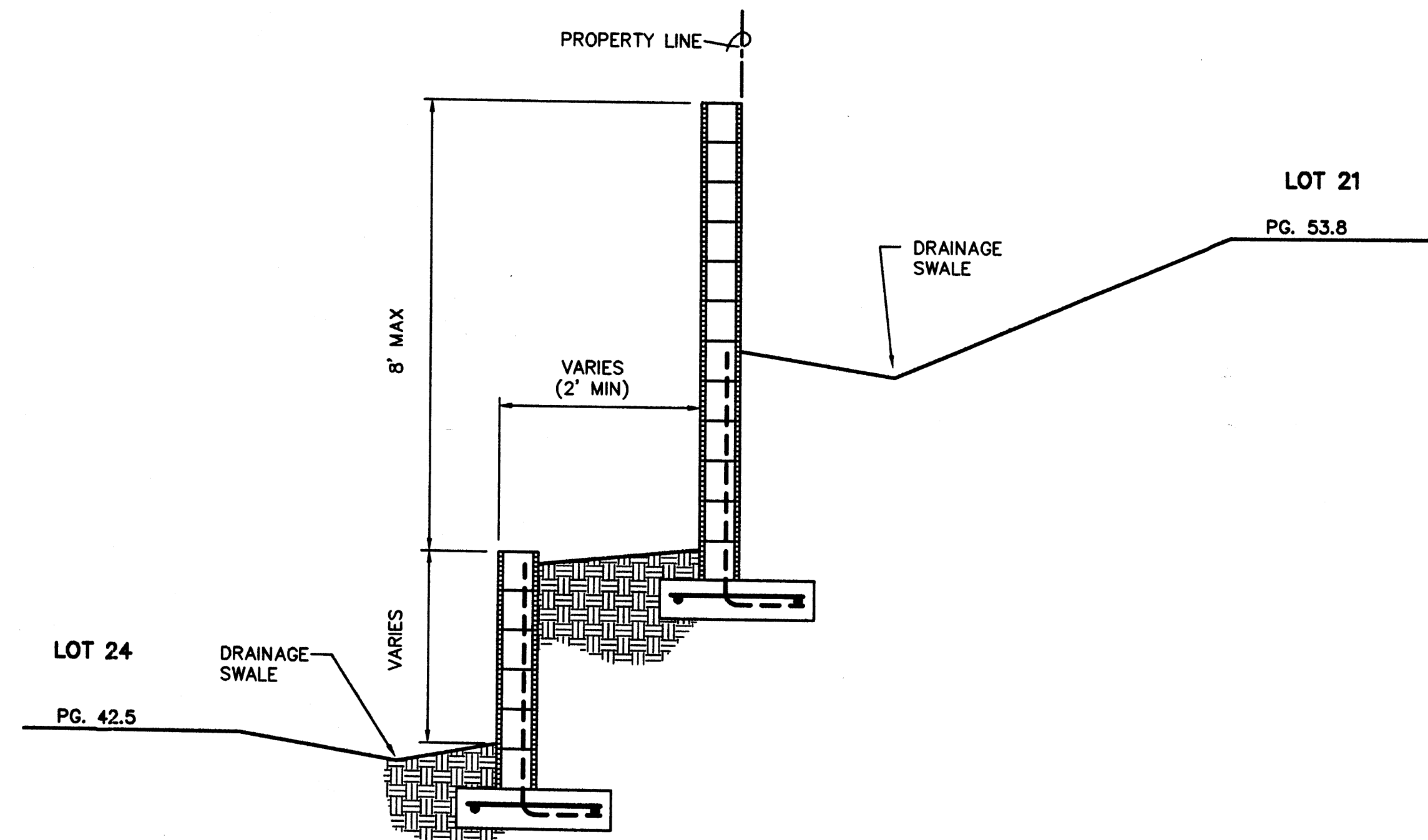
SECTION A-A
SCALE: 1"=10'



SECTION B-B
SCALE: 1"=10'



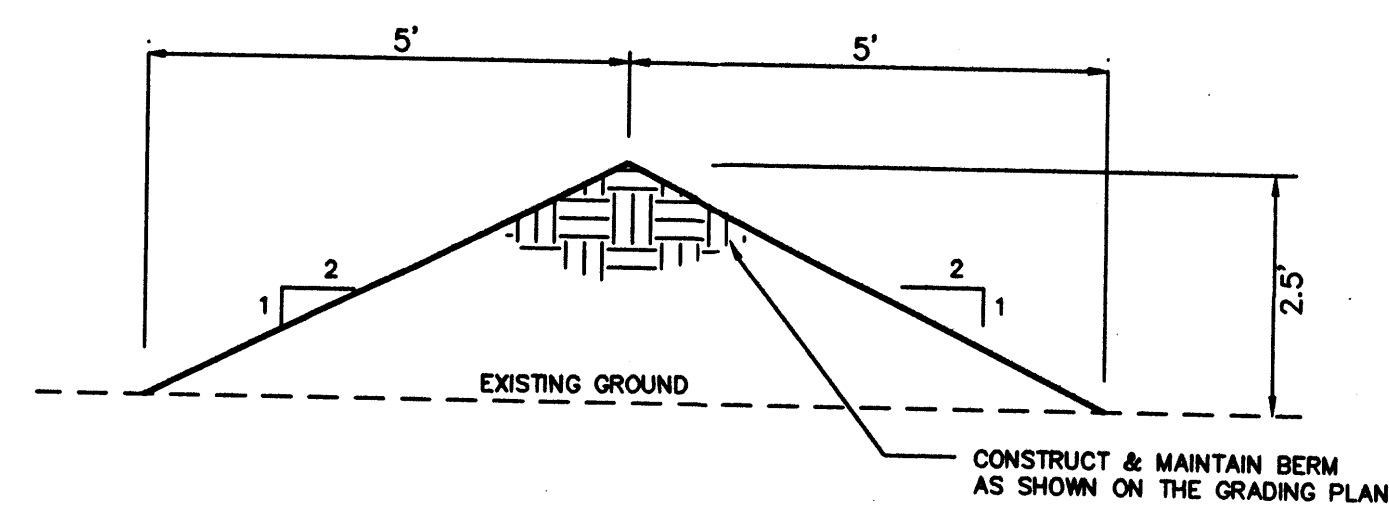
SECTION C-C
SCALE: 1"=10'



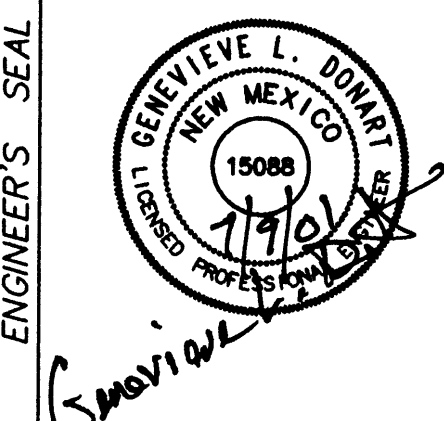
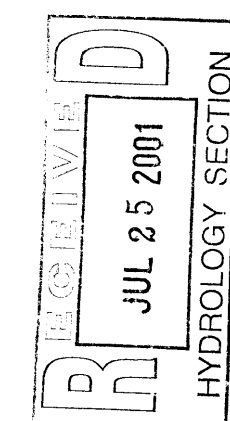
SECTION D-D
TWO-TIER RETAINING WALL
SCALE: 1"=5'-0"

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. SEE GRADING NOTES.



EROSION CONTROL BERM
SCALE: 1"=2'

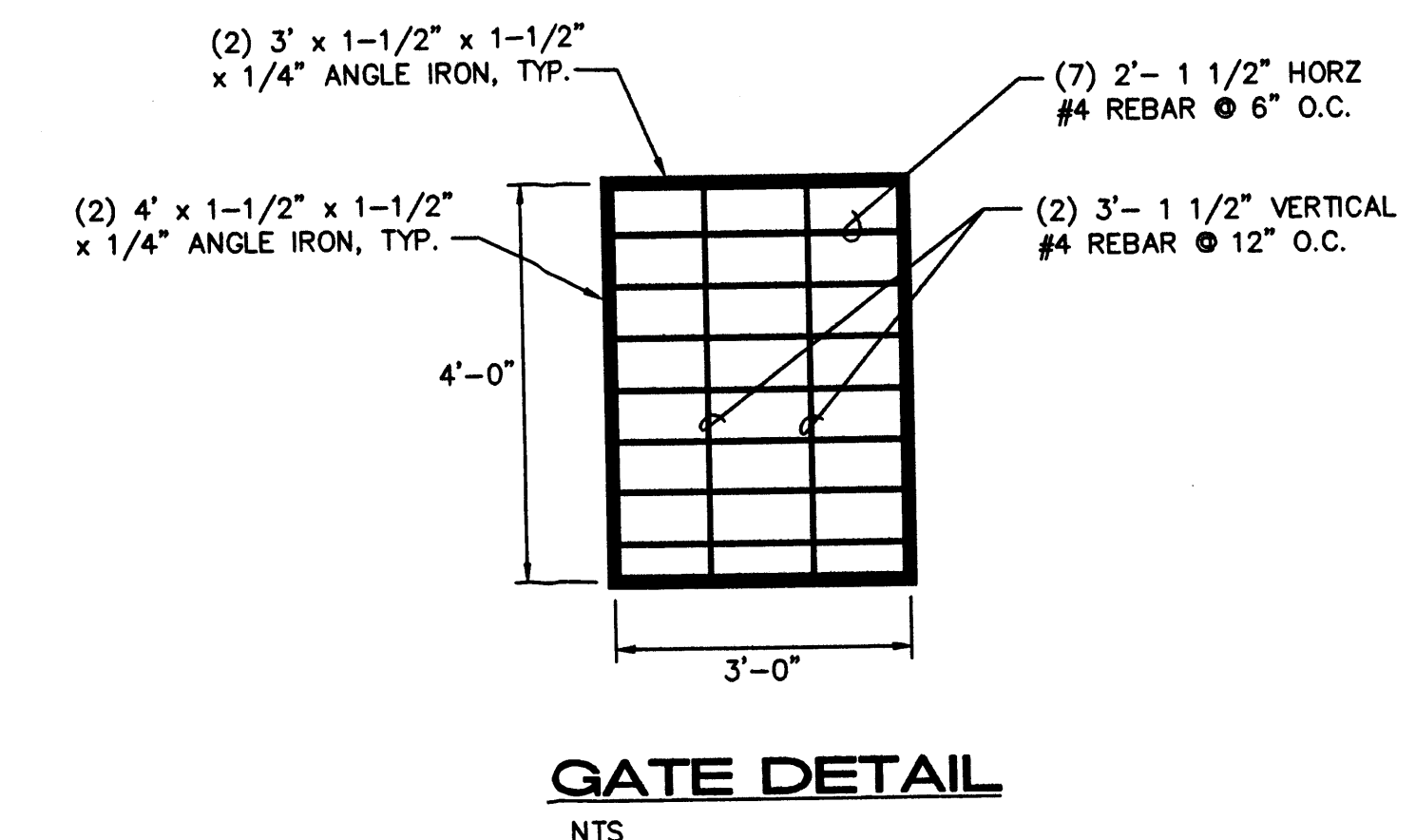
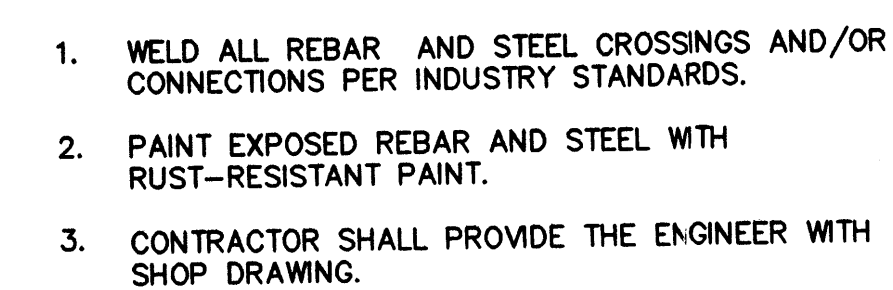


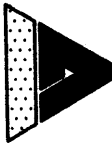
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
168GDTL.DWG/rh VIEW 1 07/06/01

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT GRADING & DRAINAGE DETAILS	
Design Review Committee	City Engineer Approval
City Project No. 5038	Zone Map No. M-22
Sheet 5 Of 23	

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD	NOTES	CONTRACTOR	DATE	CONTRACTOR	DATE
1	ALS	ACS BENCHMARK "5-M22", LOCATED 60.0' EAST OF MUNICIPAL LIMITS LINE, 77.9' SOUTHEAST OF POWER POLE SE #37 AND 186.0' NORTHWEST OF POWER POLE #60 A STANDARD ACS BRASS DISK SET IN CONCRETE, STAMPED "5-M22 1975 ACS" (NGVD 1929) ELEVATION= 5594.518'	3/94	CONTRACTOR	DATE
				RECORDED BY	DATE
				NO.	DATE

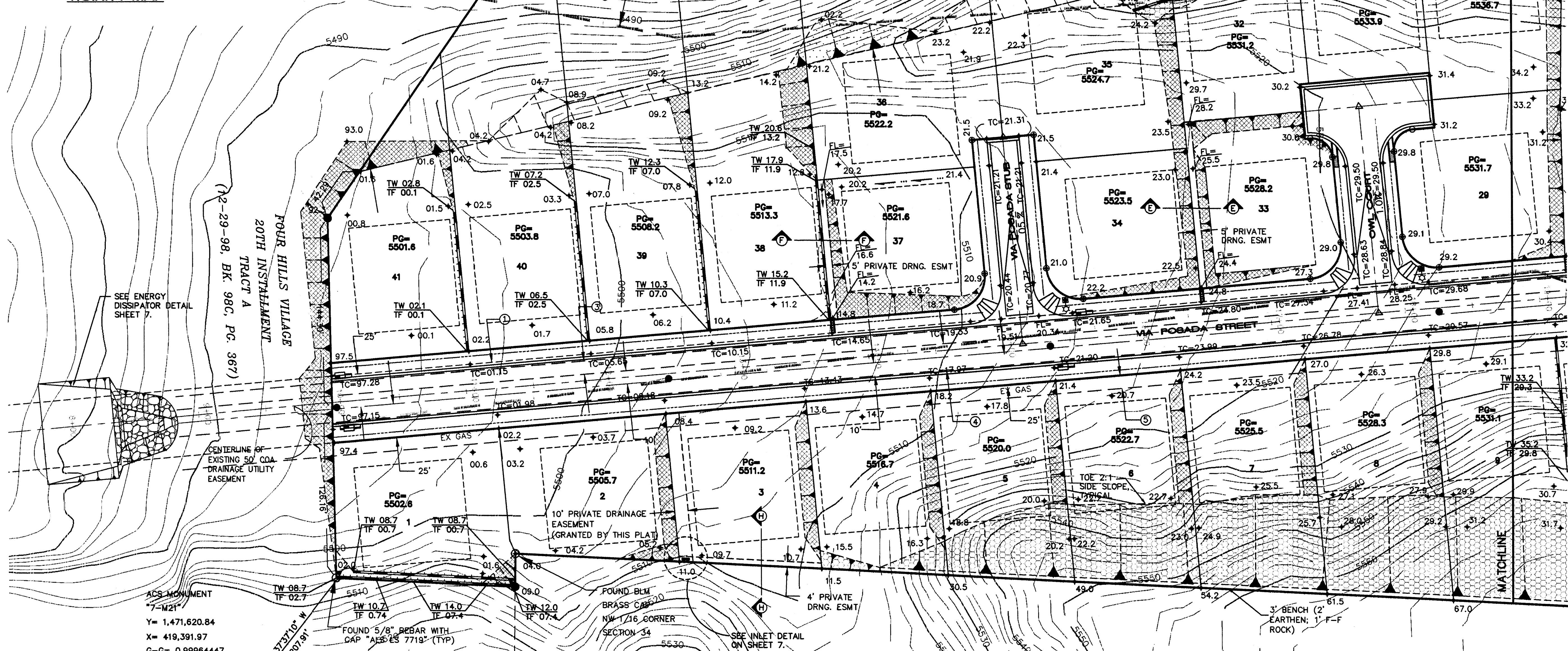
REVISIONS		REMARKS	
NO.	DATE	BY	DATE



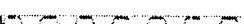
		ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico		NO.	DATE	DESIGNED BY C	DRAWN BY F	CHECKED BY F
		168GDLT-DWGksh	VIEW 2					
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP								
TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT GRADING & DRAINAGE DETAILS								
Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.		Mo./Day/Yr.	
City Project No.		Zone Map No.		Sheet		Of		
5038		M-22		6		23		

M-10222 1"=750'+

VICINITY MAP

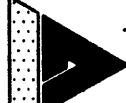


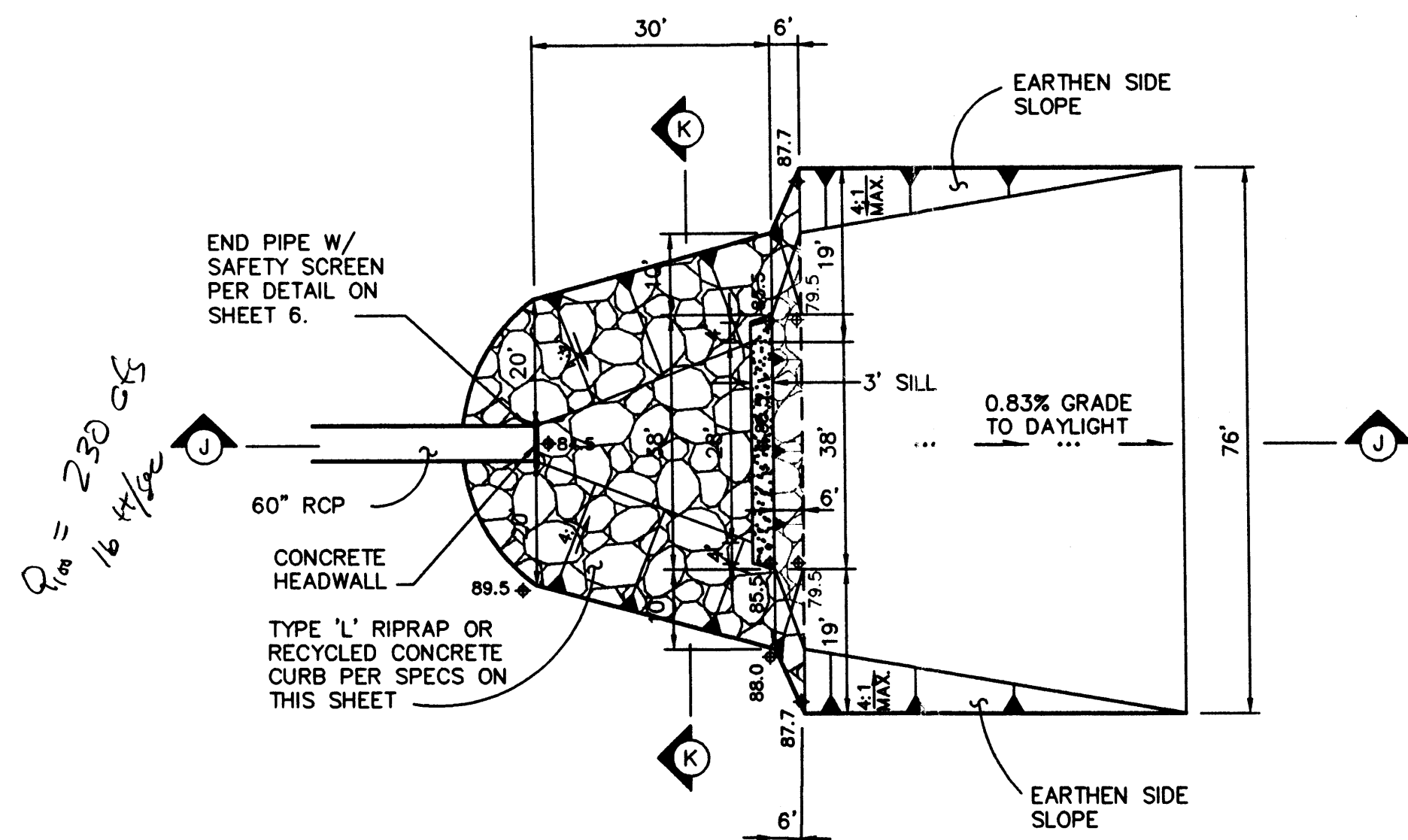
LEGEND

- | | | | |
|--|--------------------------|---|---------------|
|  | EXISTING CONTOUR |  | 1:1 SLOPE |
|  | PROPOSED SPOT ELEVATION |  | 1-1/2:1 SLOPE |
|  | FLOW ARROW |  | 2:1 SLOPE |
| PG=5544.0 | PAD GRADE ELEVATION |  | 3:1 SLOPE |
| TC=48.0 | TOP OF CURB ELEVATION | | |
| FL=45.68 | FLOWLINE ELEVATION | | |
|  | RETAINING WALL | | |
|  | SIDEWALK CULVERT | | |
| TW=35.2 | TOP OF WALL ELEVATION | | |
| IF=50.0 | TOP OF FOOTING ELEVATION | | |

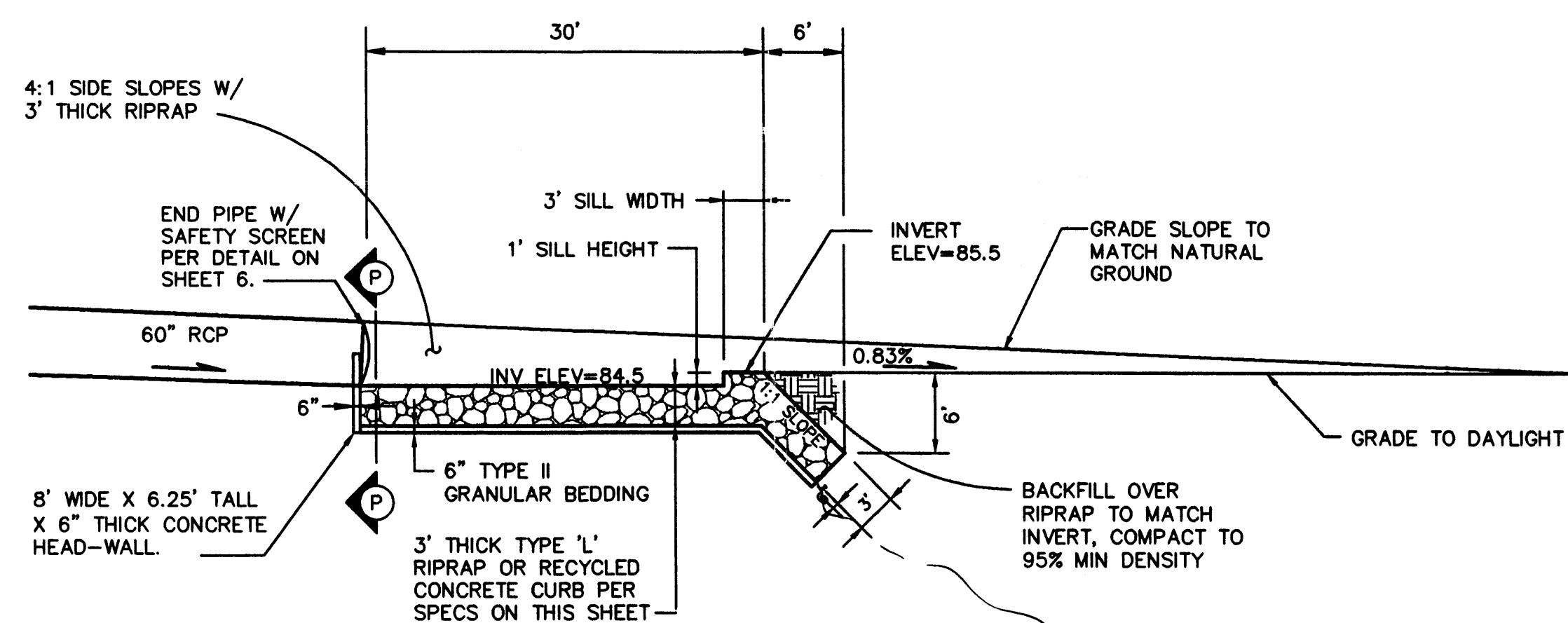
EASEMENTS

- ① EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT
(01-07-81, C17-174)
- ② EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT
(04-01-75, MISC. 414, PG. 443 & 09-08-76, MISC. 495, PG. 479)
- ③ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT
(06-21-79, MISC. 698, PGS. 291-293 & 07-09-79, MISC. 702, PGS. 289-291)
- ④ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT
(05-16-78, MISC. 608, PGS. 359-364)
- ⑤ EXISTING 10' GAS EASEMENT
(09-30-97, BK. 97-27, PGS. 113-119)
- ⑥ EXISTING 10' PNM & M.S.&T. EASEMENT
(03-01-77, BK.MISC. 522, PG. 404)
- ⑦ EXISTING 15' C.O.A. PUBLIC PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT
(12-29-98, BK. 98C, PG. 367)

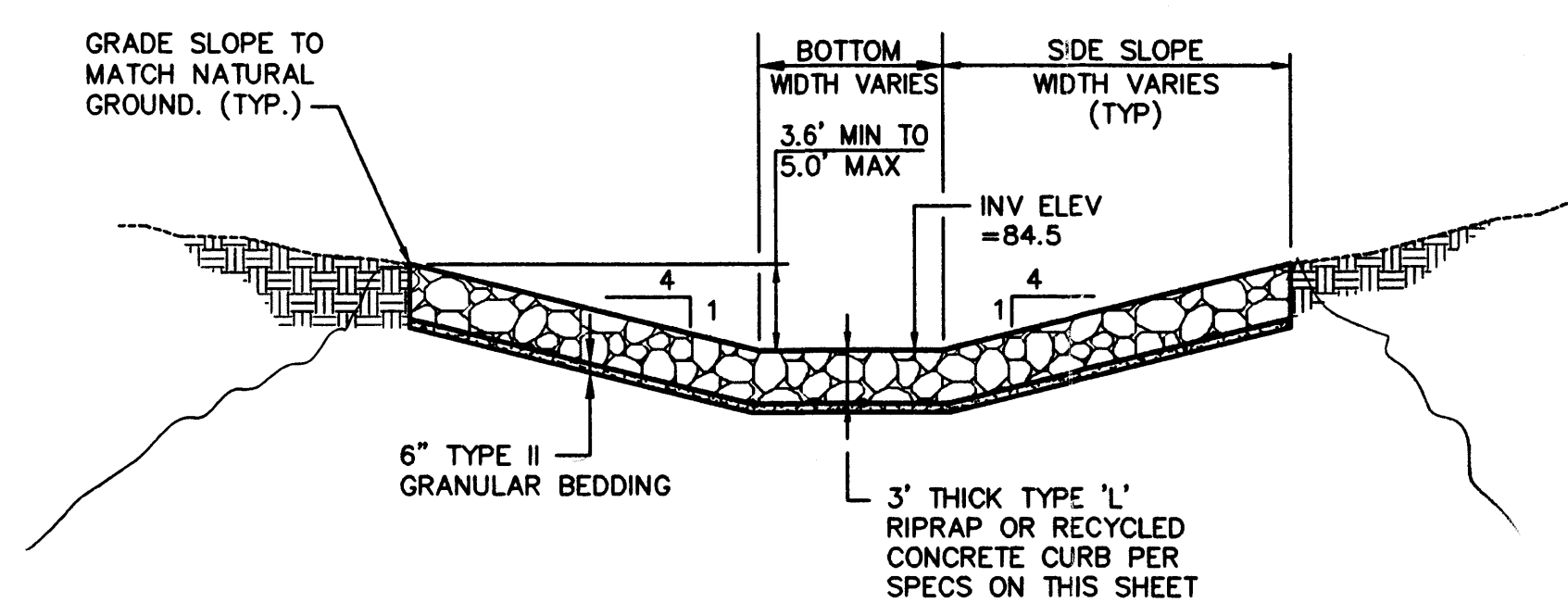
	<i>ISAACSON & ARFMAN, P.A.</i>		08/28							DESIGNED BY G DRAWN BY R CHECKED BY C	
	<i>Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico</i>										
	168GRD.DWGrh	VIEW 1									09/20/01
ELECTRICAL	OCT 0 8 2001	D	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP							NO.	DATE
HYDROLOGY FOUR HILLS VILLAGE--20TH INSTALLMENT											
GRADING & DRAINAGE PLAN											
Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.			Mo./Day/Yr.			
City Project No.		Zone Map No.			Sheet		Of				
5038		M-22			3		23				



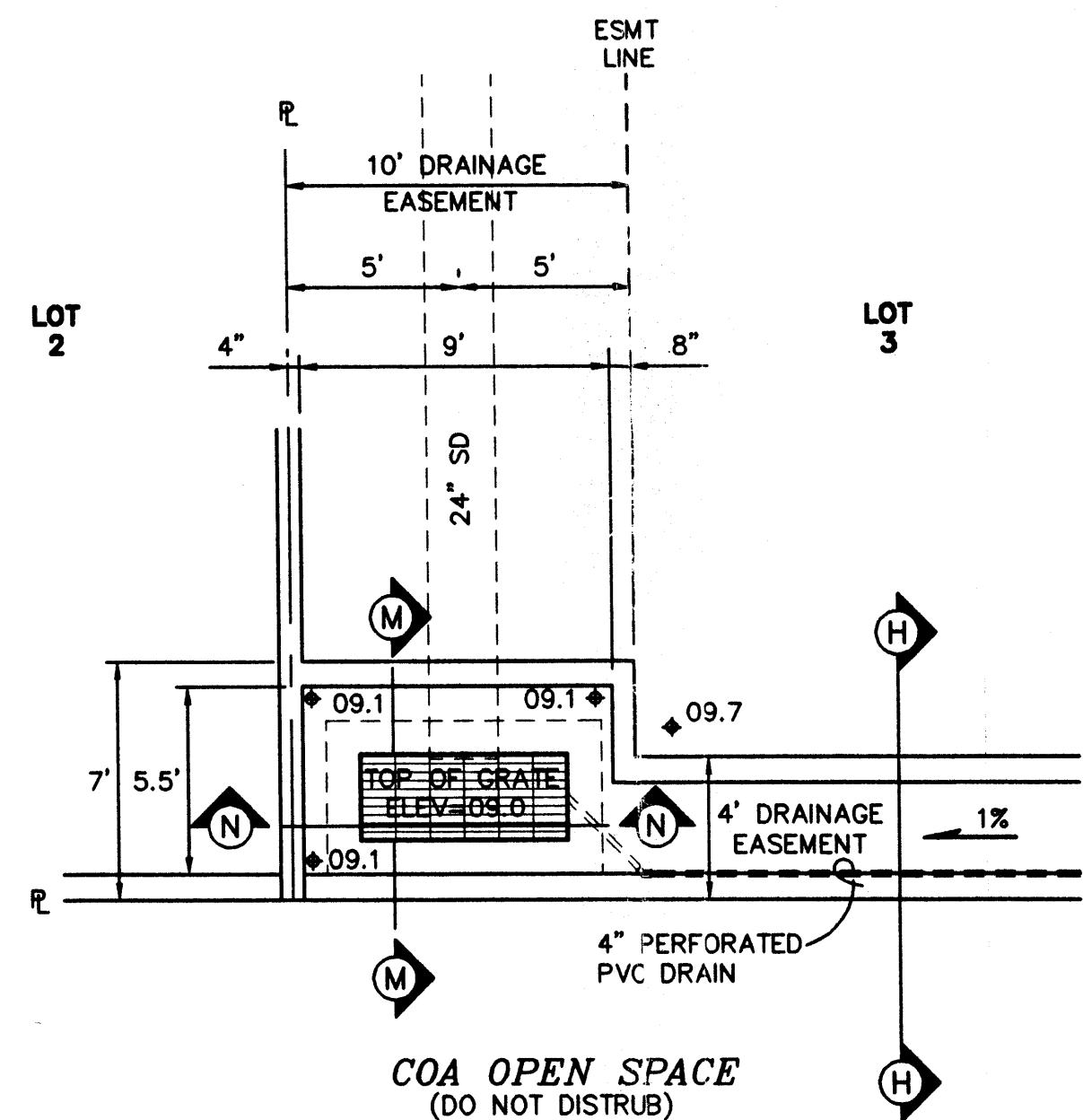
RIPRAP ENERGY DISSIPATOR DETAIL
SCALE: 1"=20'



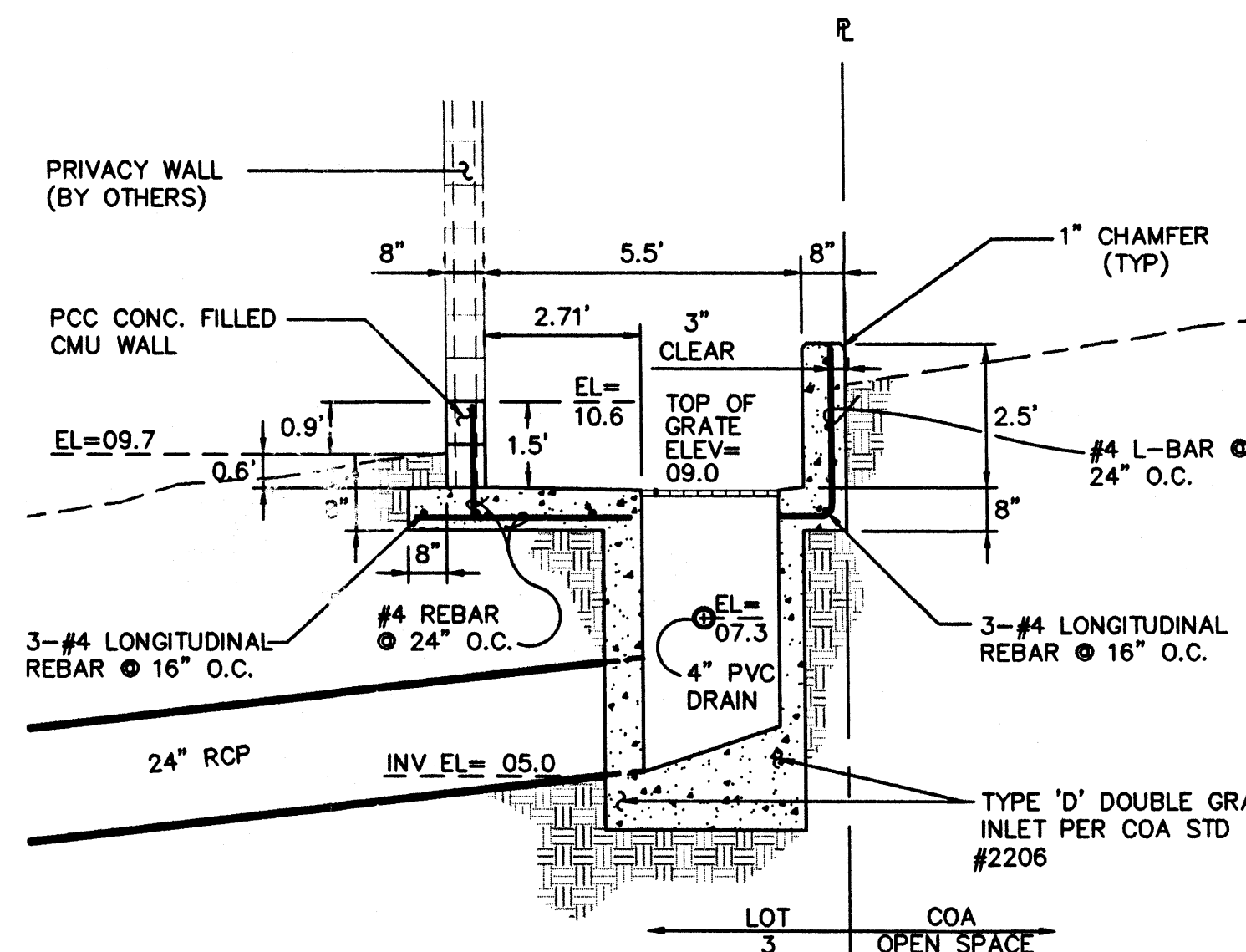
**SECTION J-J
RIPRAP ENERGY DISSIPATOR**
SCALE: 1"=10'



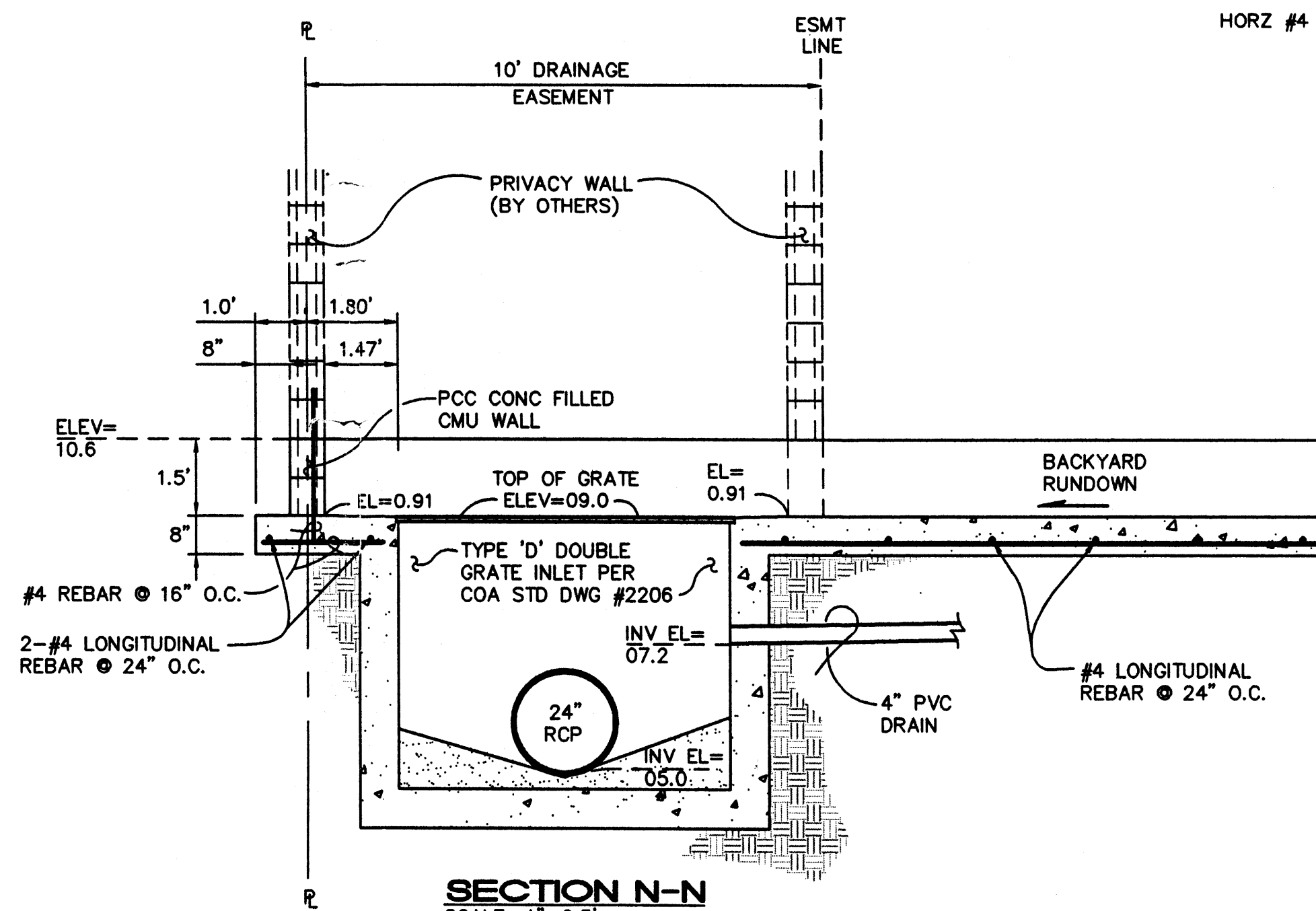
SECTION K-K
SCALE: 1"=10'



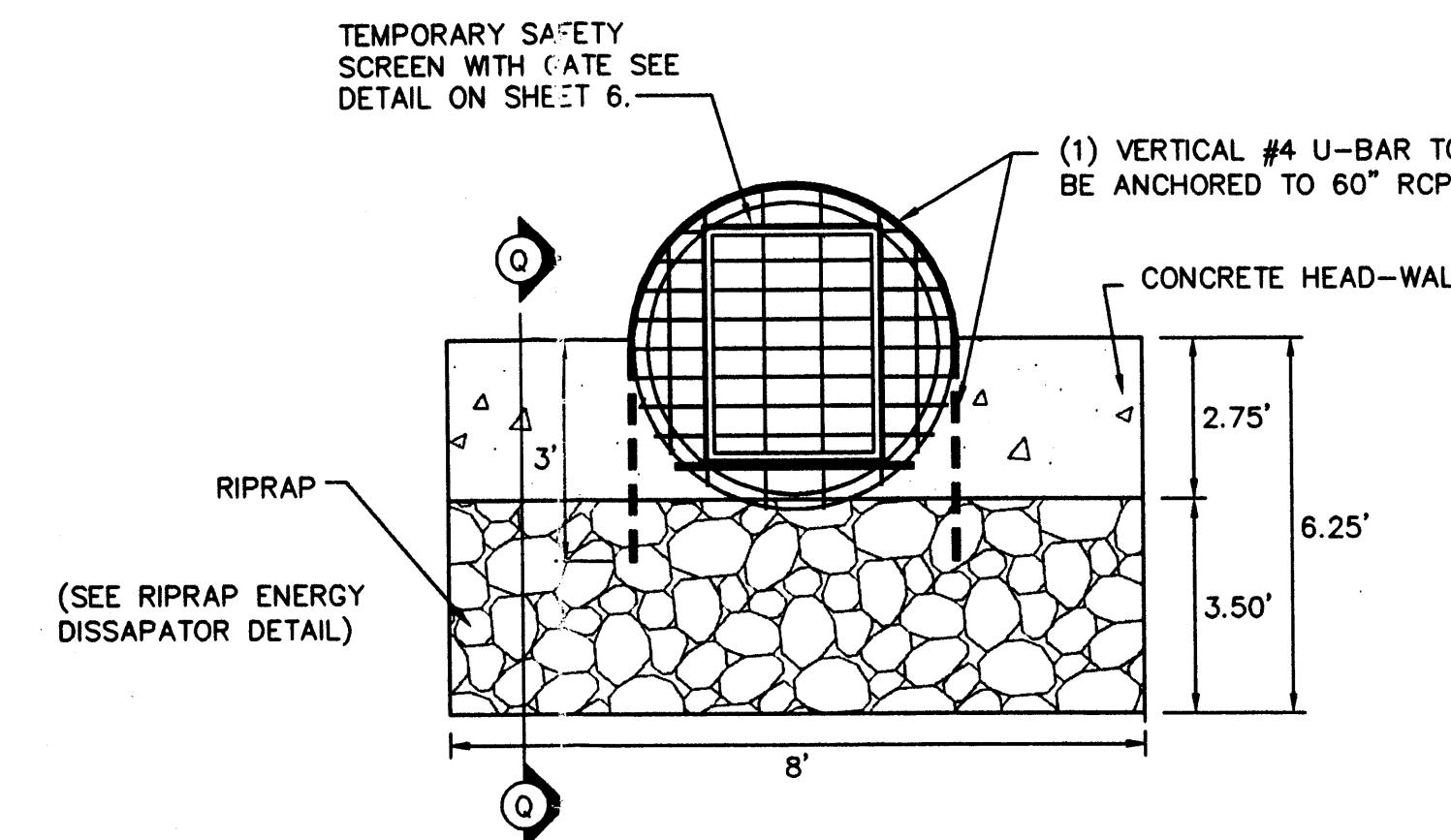
TYPE 'D' DOUBLE GRATE INLET DETAIL
SCALE: 1"=5'



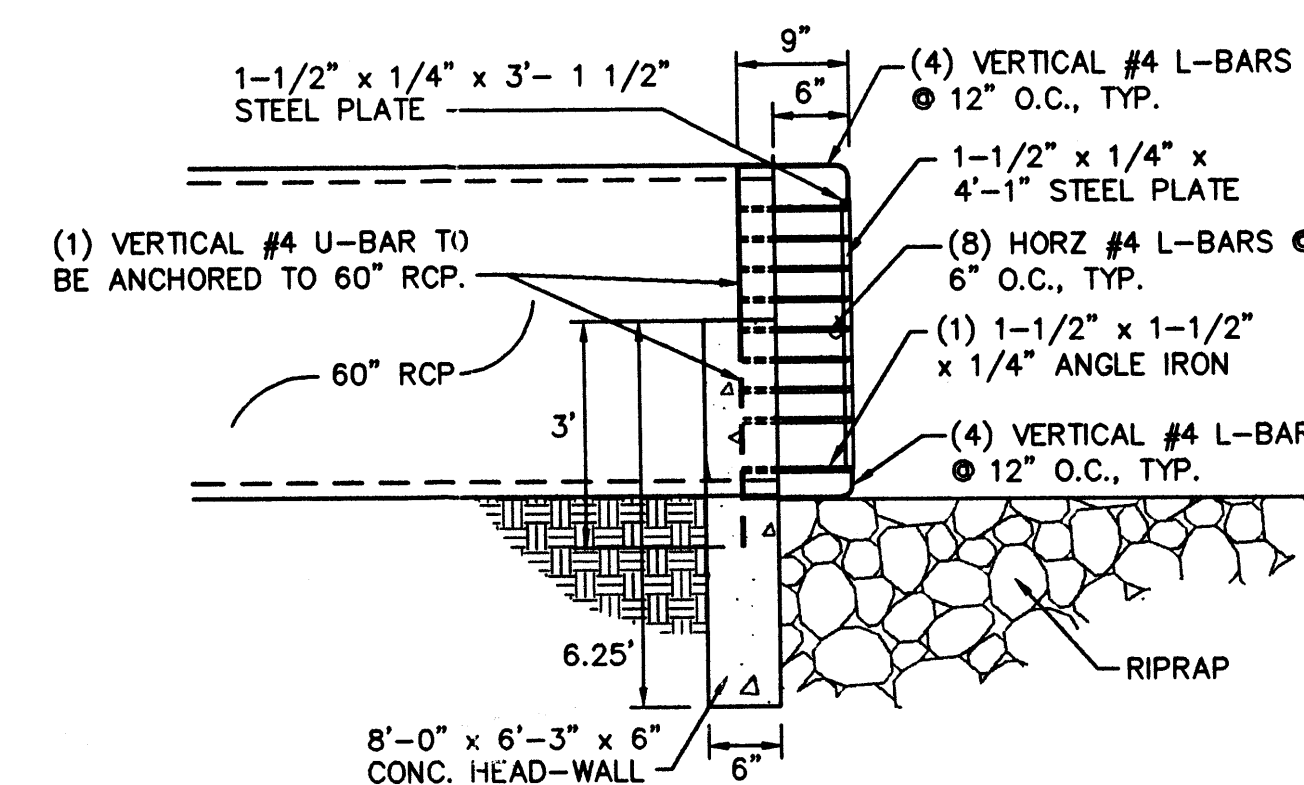
SECTION M-M
SCALE: 1"=2.5'



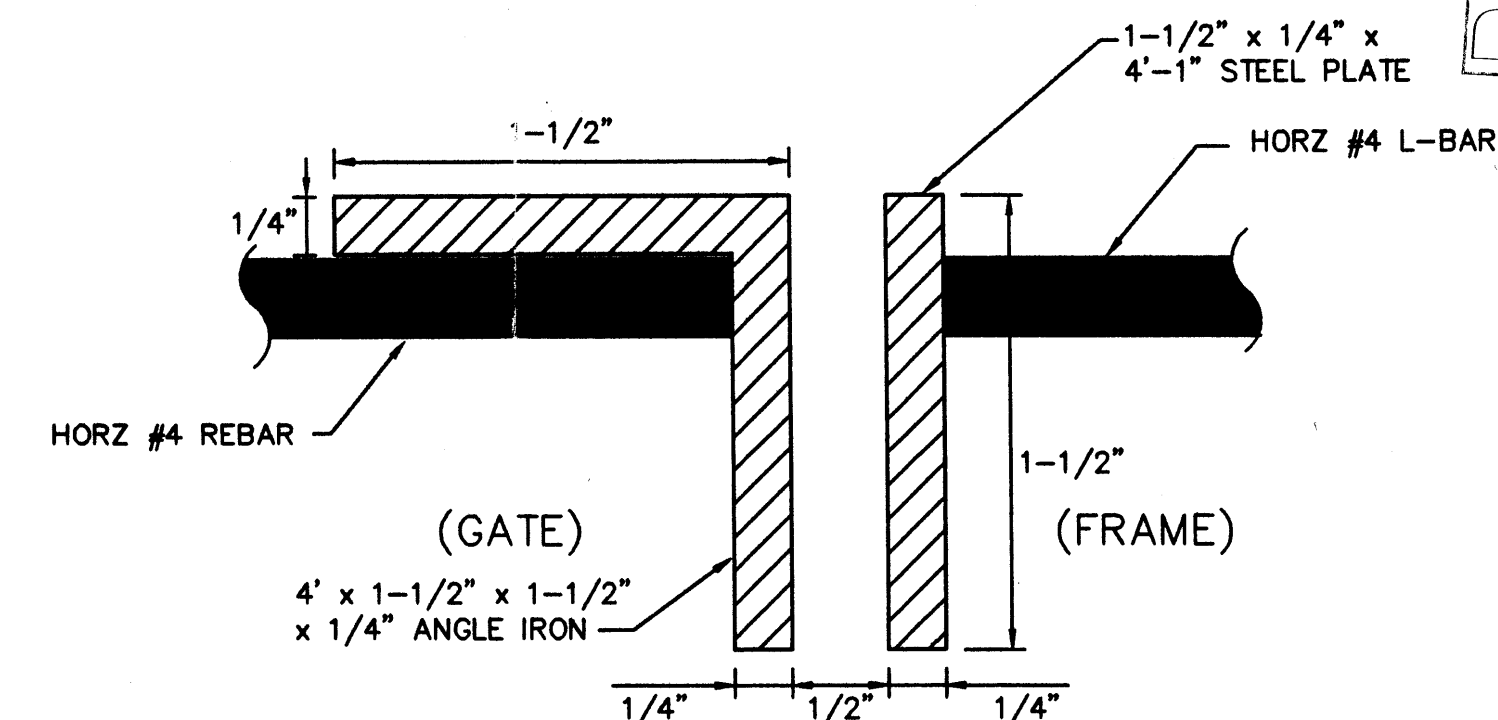
SECTION N-N
SCALE: 1"=2.5'



SECTION P-P
NTS



SECTION Q-Q
NTS



SECTION R-R
NTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico 87102
168601.DWG Date: 07/09/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: FOUR HILLS VILLAGE--20TH INSTALLMENT
GRADING & DRAINAGE DETAILS**

Design Review Committee	City Engineer Approval	City Project No.	Zone Map No.	Sheet	Of
		5038	M-22	7	23

AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	FIELD NOTES
CONTRACTOR: DATE: BY: CHECKED BY: NO.:	ACS BENCHMARK "5-M22", LOCATED 60.0' EAST OF MUNICIPAL LIMITS LINE, 77.9' SOUTHWEST OF POWER POLE SE #37 AND 186.0' NORTHWEST OF POWER POLE #60 A STANDARD ACS BRASS DISK SET IN CONCRETE, STAMPED "5-M22, 1975 ACS" (NGVD 1929) ELEVATION= 5594.518'	1 ALS	3/94

HYDROLOGIST'S SEAL
JUL 25 2001
NEW MEXICO
15088
796
G. S. S. S.

REVISIONS	DATE	BY
DESIGN	6/01	
REVISIONS	2/01	
DESIGN	2/01	

TYPE "D" DOUBLE GRATE INLET DETAIL
SCALE: 1"=5'

SECTION N-N
SCALE: 1"=2.5'

SECTION R-R
NTS

City Project No. **5038** Zone Map No. **M-22** Sheet **7** Of **23**

[illegible]