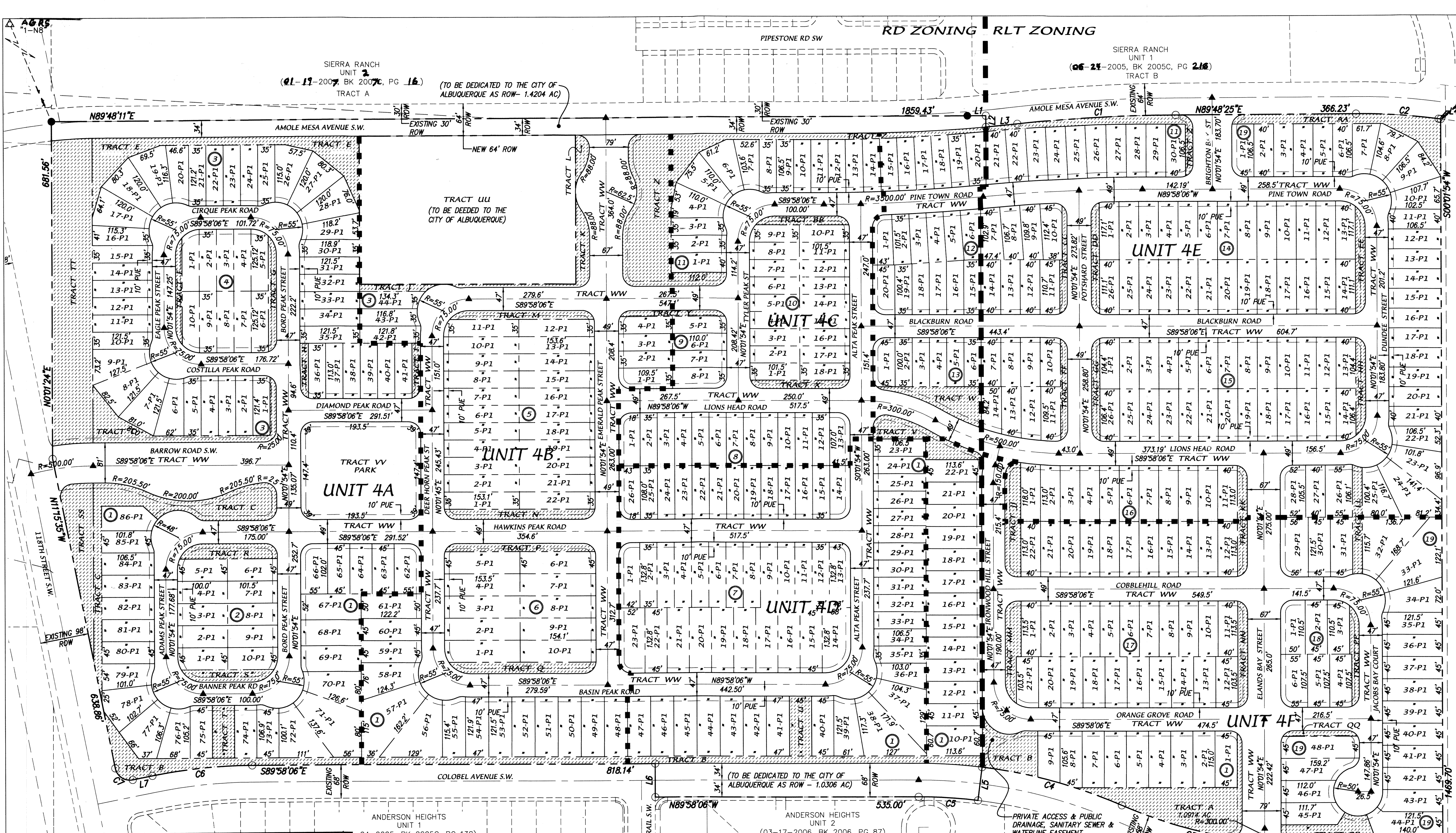




PRELIMINARY PLAT
**ANDERSON HEIGHTS
UNIT 4**
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2014

- LEGEND**
- 1-P1 LOT NUMBER
 - 1 BLOCK NUMBER
 - CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - ZONE BOUNDARY
 - PHASE LINE
- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)
 - SET BATHEY MARKER "LS 14271"

CURVE TABLE

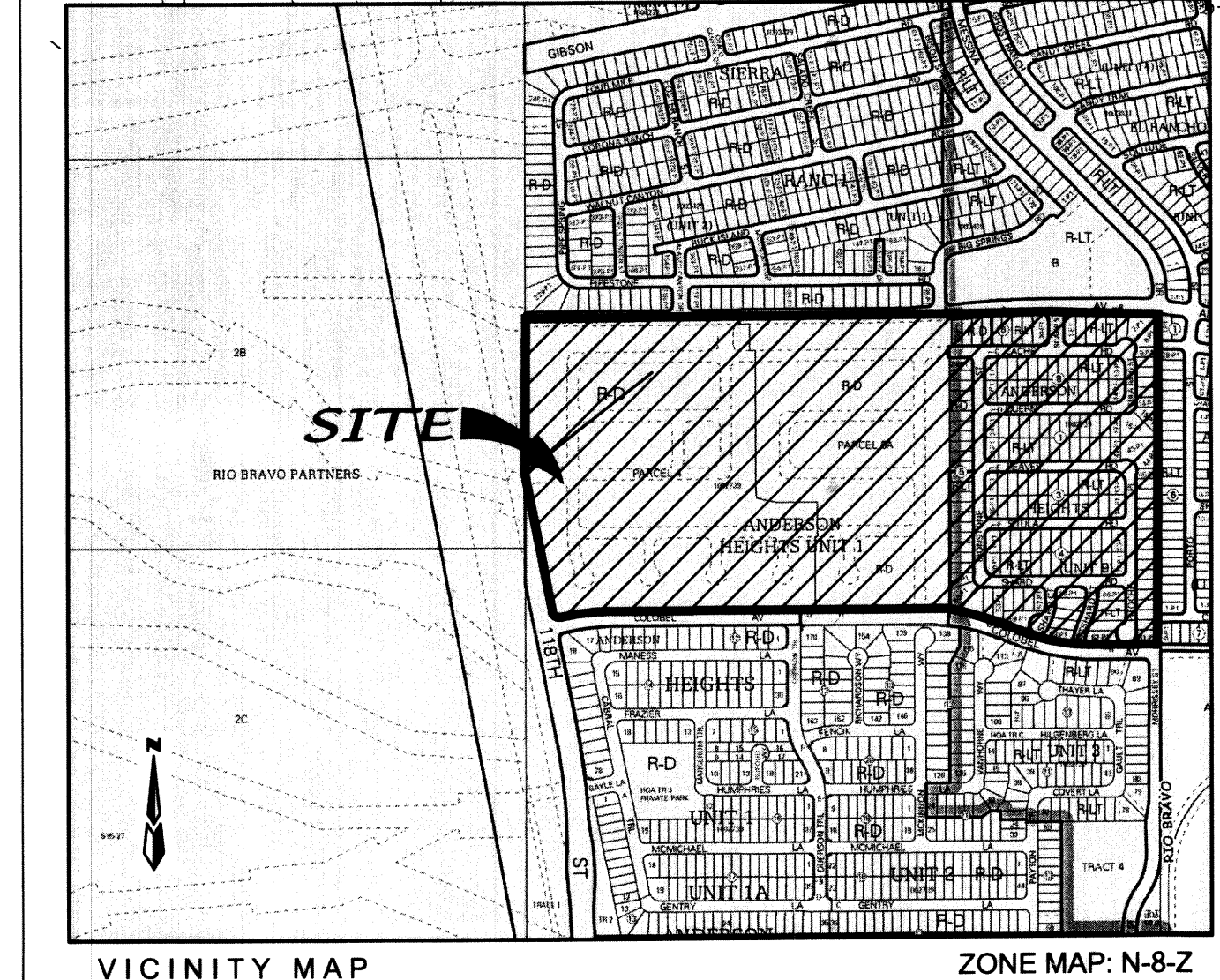
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	05°59'02"	1034.00'	161.37'	322.44'
C2	07°29'42"	1281.12'	83.91'	167.59'
C3	23°32'15"	966.00'	201.26'	396.84'
C4	16°21'49"	1034.00'	148.67'	295.31'
C5	71°02'26"	966.00'	60.55'	120.95'
C6	11°17'29"	1034.00'	102.22'	203.77'
C7	90°00'00"	30.00'	30.00'	47.12'

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°48'25"E	37.61'
L2	S00°15'54"W	22.88'
L3	N84°24'25"E	64.32'
L4	S82°41'53"E	4.34'
L5	S71°22'20"W	68.00'
L6	N00°15'54"E	68.00'
L7	S78°44'25"W	40.72'

AREA TABLE

TRACT ID	AREA (AC)	TRACT ID	AREA (AC)
TRACT A	0.4867 AC	TRACT AA	0.2794 AC
TRACT B	0.9560 AC	TRACT BB	0.0692 AC
TRACT C	0.5331 AC	TRACT CC	0.0596 AC
TRACT D	0.2619 AC	TRACT DD	0.0811 AC
TRACT E	0.4644 AC	TRACT EE	0.0911 AC
TRACT F	0.0591 AC	TRACT FF	0.0634 AC
TRACT G	0.0822 AC	TRACT GG	0.0747 AC
TRACT H	0.0405 AC	TRACT HH	0.0832 AC
TRACT I	0.0417 AC	TRACT II	0.1662 AC
TRACT J	0.0456 AC	TRACT JJ	0.0976 AC
TRACT K	0.1325 AC	TRACT KK	0.1001 AC
TRACT L	0.0439 AC	TRACT LL	0.1239 AC
TRACT M	0.1136 AC	TRACT MM	0.0935 AC
TRACT N	0.1376 AC	TRACT NN	0.0731 AC
TRACT O	0.1118 AC	TRACT OO	0.0367 AC
TRACT P	0.1481 AC	TRACT PP	0.2577 AC
TRACT Q	0.1275 AC	TRACT QQ	0.2931 AC
TRACT R	0.0833 AC	TRACT RR	1.1592 AC
TRACT S	0.1100 AC	TRACT SS	3.0113 AC
TRACT T	0.1255 AC	TRACT TT	1.0914 AC
TRACT U	0.1857 AC	TRACT UU	21.4495 AC
TRACT V	0.1871 AC		
TRACT W	0.0732 AC		
TRACT X	0.0550 AC		
TRACT Y	1.1218 AC		
TRACT Z			



SUBDIVISION DATA

GROSS ACREAGE	87.4236 AC
ZONE ATLAS NO.	N-8-Z
NO. OF LOTS CREATED	482 LOTS
NO. OF TRACTS CREATED	44 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	2.4924 AC
ZONING	R-D/R-LT
DATE OF SURVEY	MARCH, 2014

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Sections 5 and 8, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCELS 4 and 6, ANDERSON HEIGHTS UNIT 1, and ANDERSON HEIGHTS UNIT 9, and containing 87.4236 acres more or less.

- PURPOSE OF PLAT**
- SUBDIVIDE PARCELS 4, 6 & 9, ANDERSON HEIGHTS INTO 482 RESIDENTIAL LOTS & 44 TRACTS AS SHOWN.
 - DEDICATE RIGHT-OF-WAY AS SHOWN.
 - GRANT NEW EASEMENTS AS SHOWN.

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #4 REBAR WITH YELLOW PLASTIC CAP "N.M.P.S. 7719"
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS, ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
N.M.P.S. 7719
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - TRACT WW IS A PRIVATE ACCESS & DRAINAGE EASEMENT AND PUBLIC WATERLINE & SANITARY SEWER EASEMENT. IT IS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4 AND WILL BE MAINTAINED BY THE H.O.A.
 - TRACT UU WILL BE DEED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF A MEMORIAL PARK.
 - TRACTS "A-TT" AND TRACT "VV" ARE PRIVATE COMMON AREAS FOR THE BENEFIT OF ALL LOTS WITHIN UNIT 4. TRACTS WILL BE DEED TO THE H.O.A. AND WILL BE MAINTAINED BY THE H.O.A.

**ANDERSON HEIGHTS UNIT 3
(06-26-2003, 2007C-46)**

APPROVED
[Signature]
City Surveyor, City of Albuquerque, N.M.
Date: 6-30-14

Owner: KB HOME Colorado Inc
[Signature]
Matt Mandino, Division President
Date: 5/29/14

ABBREVIATIONS

10" PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
H.O.A. = HOME OWNERS ASSOCIATION
C.O.A. = CITY OF ALBUQUERQUE
A.B.C.W.U.A. = ALBUQUERQUE, BERNALILLO COUNTY WATER UTILITY AUTHORITY

OWNERS

KB HOME COLORADO Inc
7807 PeakView Ave
Suite 300
CENTENNIAL, COLORADO 80111
(303) 323-1130

ENGINEERS

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

SURVEYOR

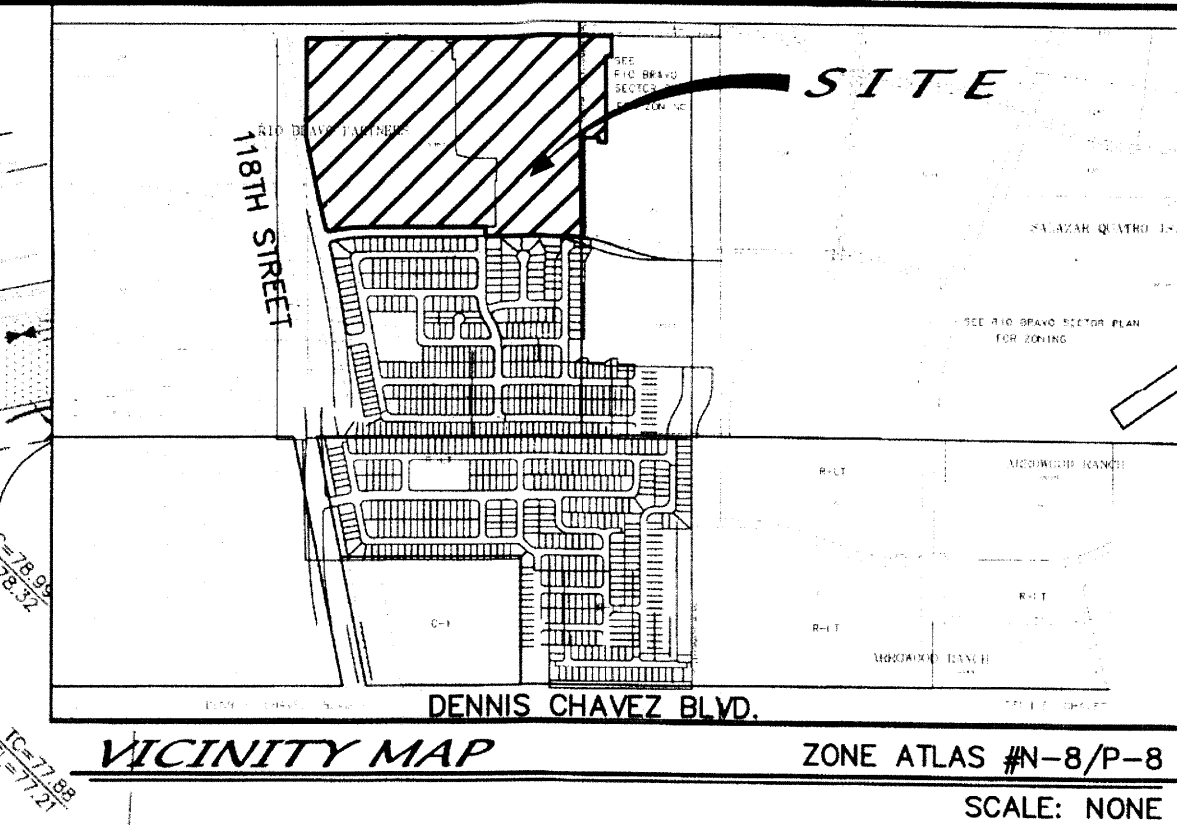
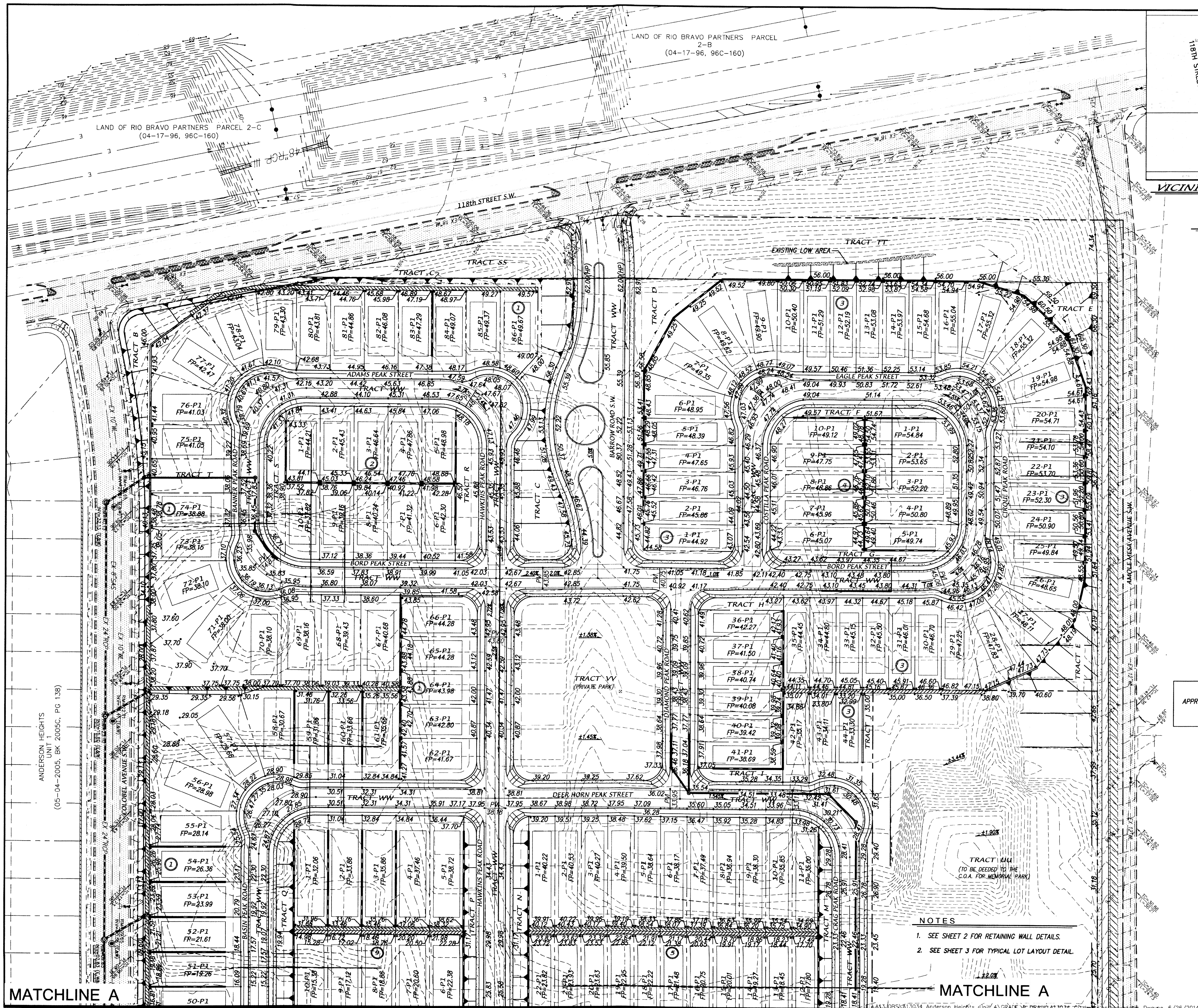
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, NEW MEXICO 87190
(505) 884-1990

SITE BENCHMARK

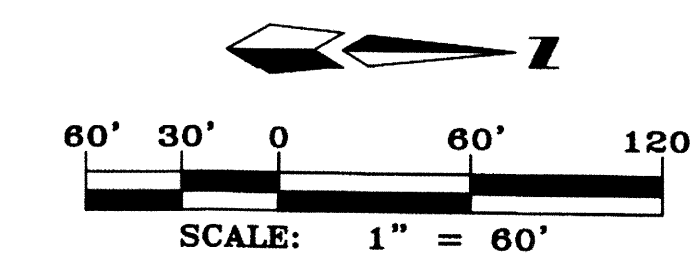
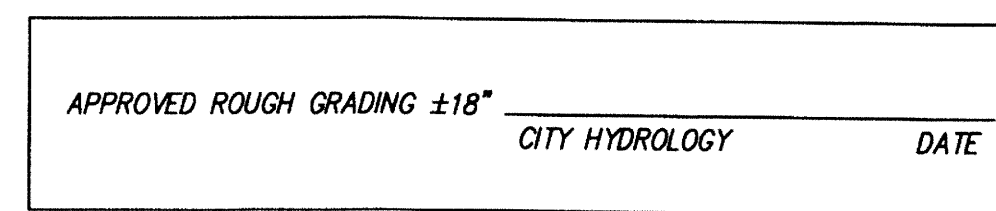
ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

**CITY PROJECT No. 1002739
SHEET 1 OF 1**

P:\A\13034 Anderson Heights, Unit 4\PLATS\PRELIMINARY PLATS\A13034_Prelat.dwg, dwayne, 5/28/14



-----	EXISTING CONTOUR (MAJOR)
-----	EXISTING CONTOUR (MINOR)
-----	EXISTING SPOT ELEVATION
$\frac{TC=}{FL=}$ x 00.0	EXISTING SANITARY SEWER MANHOLE
(S)	EXISTING FIRE HYDRANT
(E)	EXISTING ELECTRIC TRANSFORMER
x-----	EXISTING FENCE
■	EXISTING POWER POLE
-----6" GAS-----	EXISTING GAS LINE
-----30" SD-----	EXISTING STORM DRAIN
-----8" SAS-----	EXISTING SAS LINE
-----10" WL-----	EXISTING WATER LINE
=====	NEW MOUNTABLE CURB & GUTTER
=====	NEW STANDARD CURB & GUTTER
=====	NEW SIDEWALK (THIS PROJECT)
=====	NEW RIGHT-OF-WAY
-----	NEW CENTERLINE
-----	NEW LOT LINES
-----	NEW EASEMENTS
+81.77	NEW SPOT ELEVATIONS
▲-----	NEW FLOW DIRECTION
►-----	NEW SLOPE
HIGH PT	NEW HIGH POINT
-----	NEW STORM DRAIN INLET
=====	ZONE BOUNDARY LINE
=====	NEW SINGLE RETAINING WALL
=====	NEW DOUBLE RETAINING WALL
=====	NEW TRIPLE RETAINING WALL
PVI 24.60	NEW POINT OF VERTICAL INTERSECTION
-----24" RCP-----	NEW STORM DRAIN
●	NEW STORM DRAIN MANHOLE
=====	EXISTING ASPHALT PAVEMENT
=====	EXISTING CONCRETE



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



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **ANDERSON HEIGHTS - UNIT 4
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET	OF
		N-8/P-8	1	3

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES		CONTRACTOR	DATE	CONTRACTOR	DATE
	BY	DATE				
			STATION "3-P10" IS LOCATED 3.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVETED TO A PIPE 0.25" ABOVE THE GROUND AND IS STAMPED "3-P10, 1998".			
					INSPECTOR'S ACCEPTANCE BY	DATE
					VERIFICATION BY	DATE
					DRAWINGS CONTROLLED BY	DATE
					MICRO-FILM INFORMATION	
					RECORDED BY	DATE
					NO.	

[illegible]

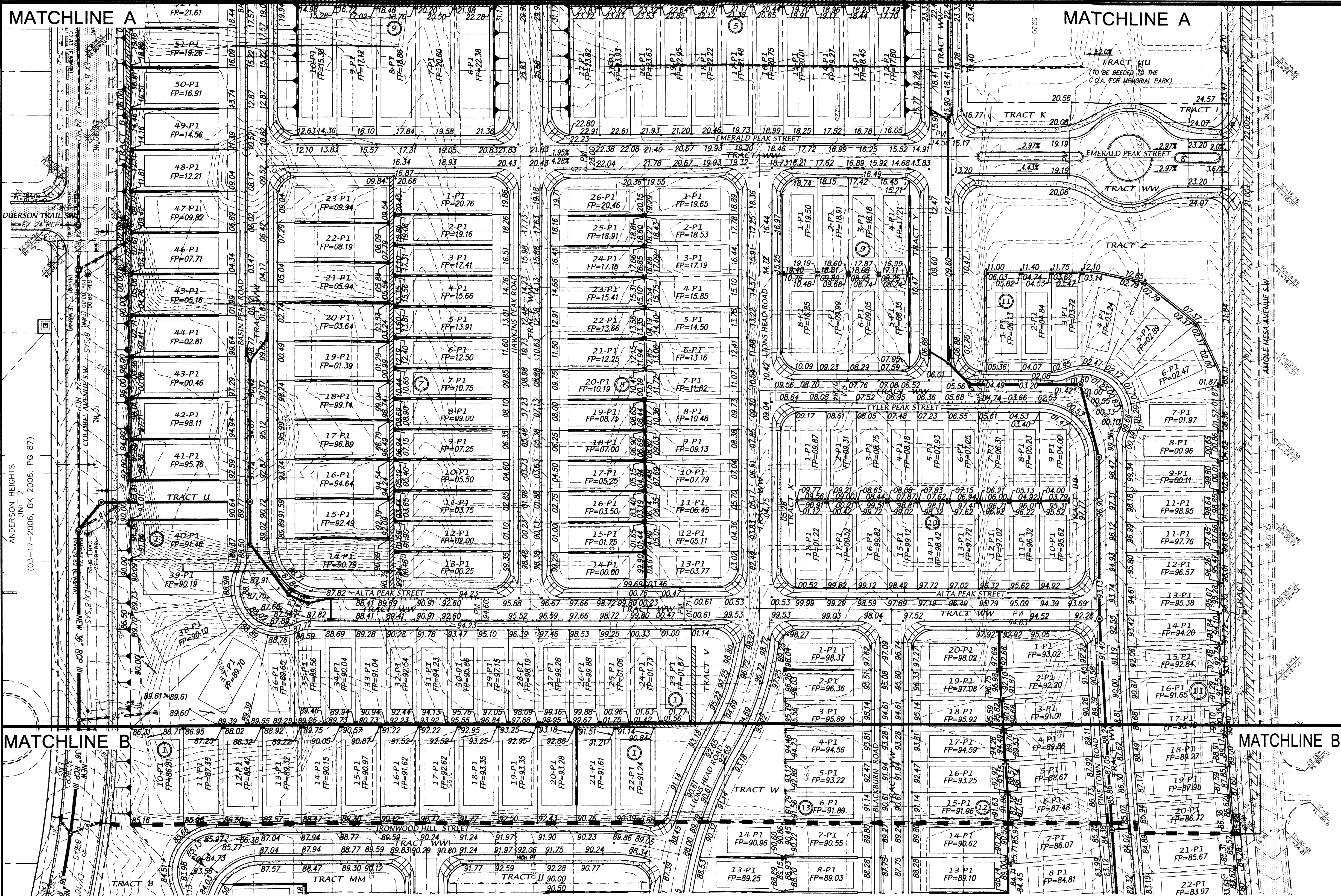
UNIT 1
(05-04-2005, BK 2005C, PG 138)

NOTES

1. SEE SHEET 2 FOR RETAINING WALL DETAILS.
2. SEE SHEET 3 FOR TYPICAL LOT LAYOUT DETAIL.

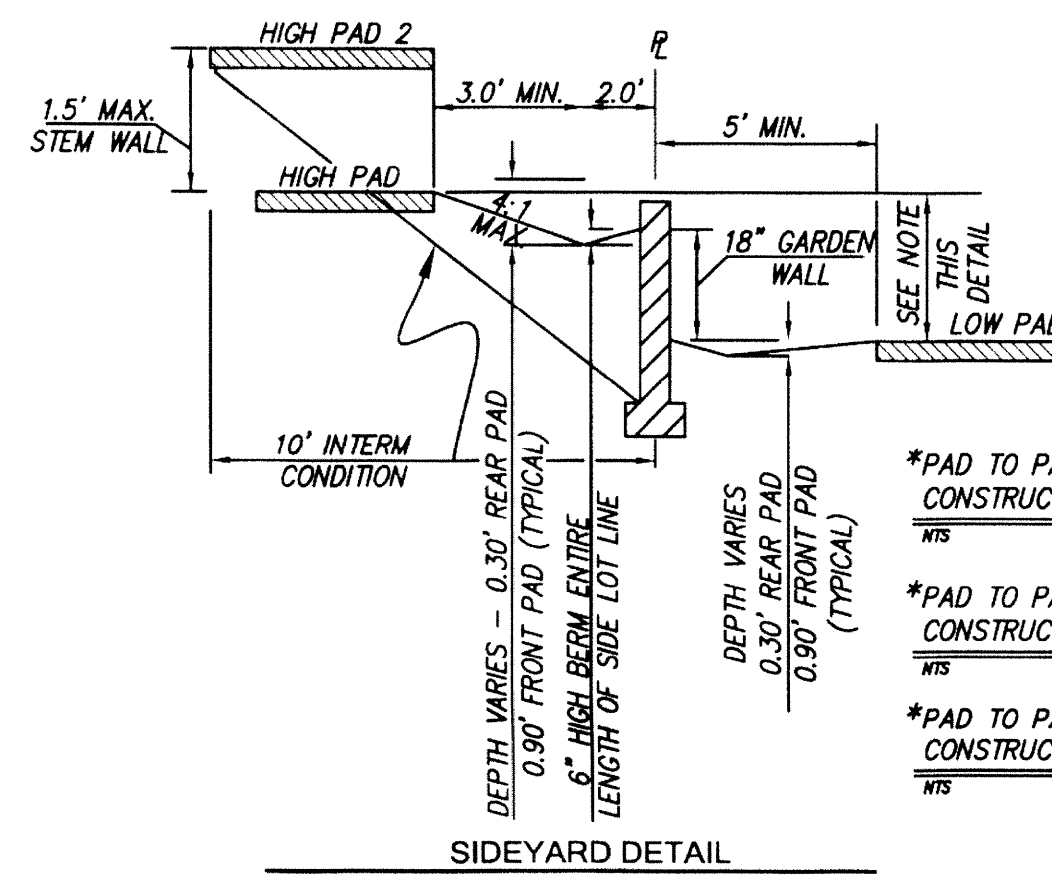
 MATCHLINE A

ZONE MAP NO. <i>N-8/P-8</i>	SHEET <i>1</i> OF <i>3</i>
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LEGEND

EXISTING CONTOUR (MAJOR)	EXISTING WATER LINE	NEW STORM DRAIN INLET
EXISTING CONTOUR (MINOR)	NEW MOUNTABLE CURB & GUTTER	ZONE BOUNDARY LINE
EXISTING SPOT ELEVATION	NEW STANDARD CURB & GUTTER	NEW SINGLE RETAINING WALL
EXISTING SANITARY SEWER MANHOLE	NEW SIDEWALK (THIS PROJECT)	NEW DOUBLE RETAINING WALL
EXISTING FIRE HYDRANT	NEW RIGHT-OF-WAY	NEW TRIPLE RETAINING WALL
EXISTING ELECTRIC TRANSFORMER	NEW CENTERLINE	NEW POINT OF VERTICAL INTERSECTION
EXISTING FENCE	NEW LOT LINES	NEW STORM DRAIN
EXISTING POWER POLE	NEW EASEMENTS	NEW STORM DRAIN MANHOLE
EXISTING GAS LINE	NEW SPOT ELEVATIONS	EXISTING ASPHALT PAVEMENT
EXISTING STORM DRAIN	NEW FLOW DIRECTION	EXISTING CONCRETE
EXISTING SAS LINE	NEW SLOPE	
EXISTING WATER LINE	NEW HIGH POINT	

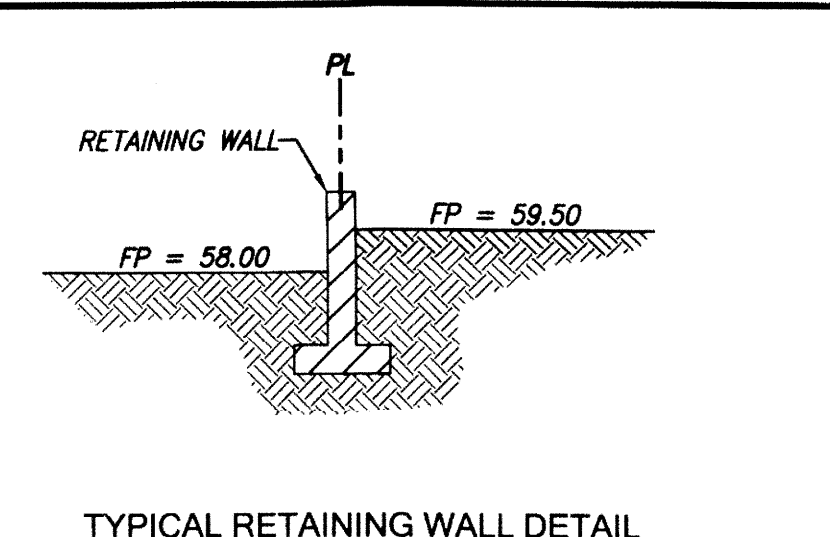


NOTE:

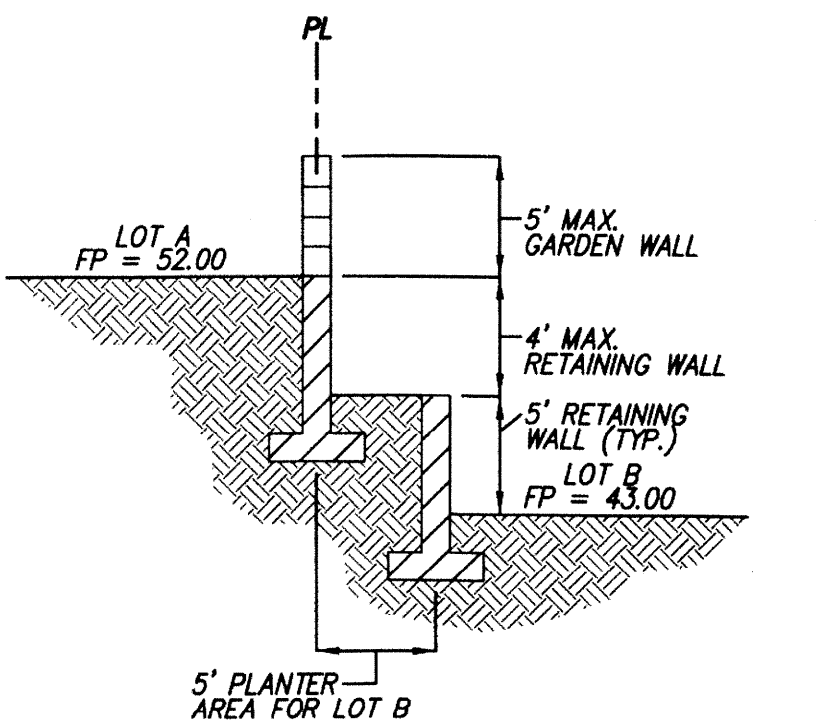
USE RETAINING WALLS:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 3.0' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT.

USE STEM WALLS:
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS GREATER THAN 1.5' BUT LESS THAN 3.0', A STEM WALL SHALL BE CONSTRUCTED BY THE BUILDER ON THE "HIGH SIDE" OF LOT PAD.

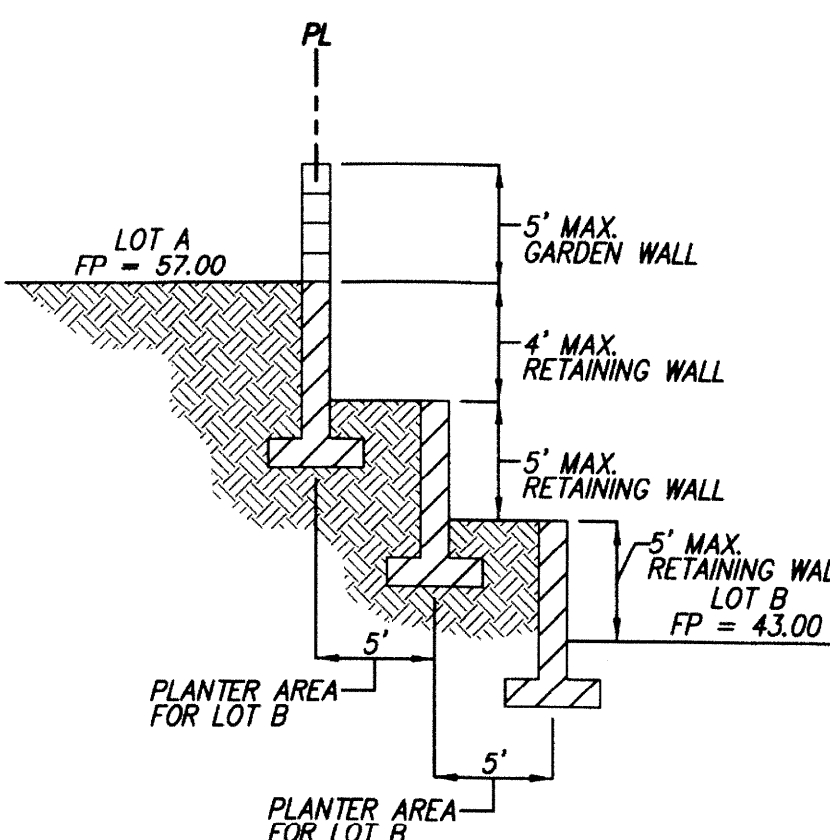
FOR ALL SIDE YARDS:
EACH LOT OWNER MUST CONSTRUCT, OPERATE, AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.



TYPICAL RETAINING WALL DETAIL
NTS



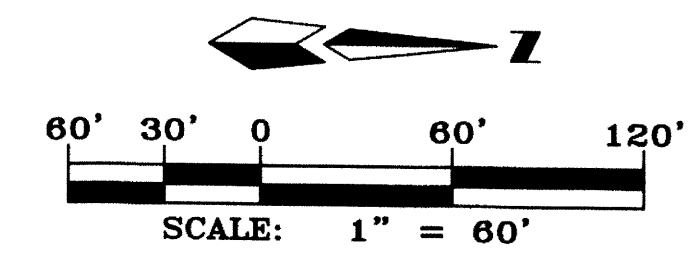
TYPICAL DOUBLE RETAINING WALL DETAIL
NTS



TYPICAL TRIPLE RETAINING WALL DETAIL
NTS

NOTES

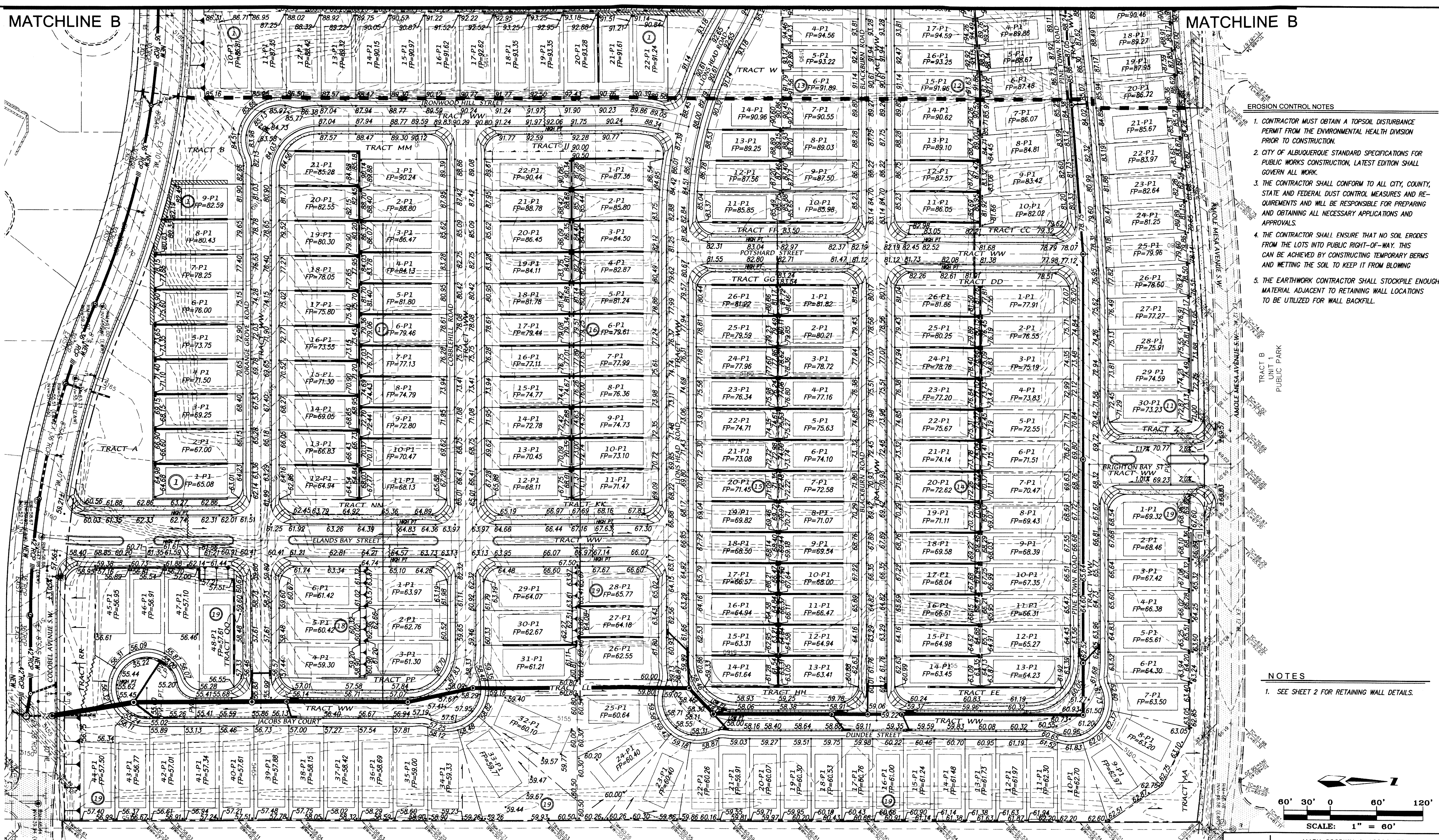
1. SEE SHEET 3 FOR TYPICAL LOT LAYOUT DETAIL.



MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: ANDERSON HEIGHTS - UNIT 4 GRADING AND DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
	N-8/P-8
SHEET	OF
	2 3

MATCHLINE B

MATCHLINE B

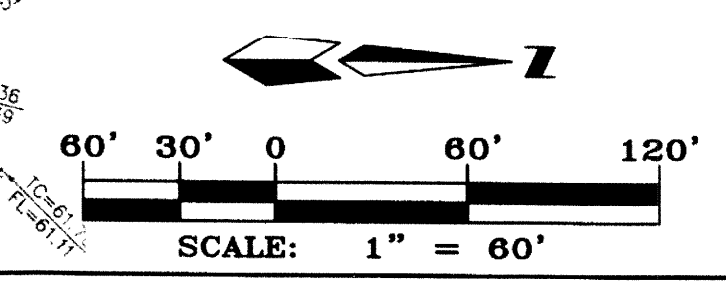


EROSION CONTROL NOTES

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

NOTES

1. SEE SHEET 2 FOR RETAINING WALL DETAILS.

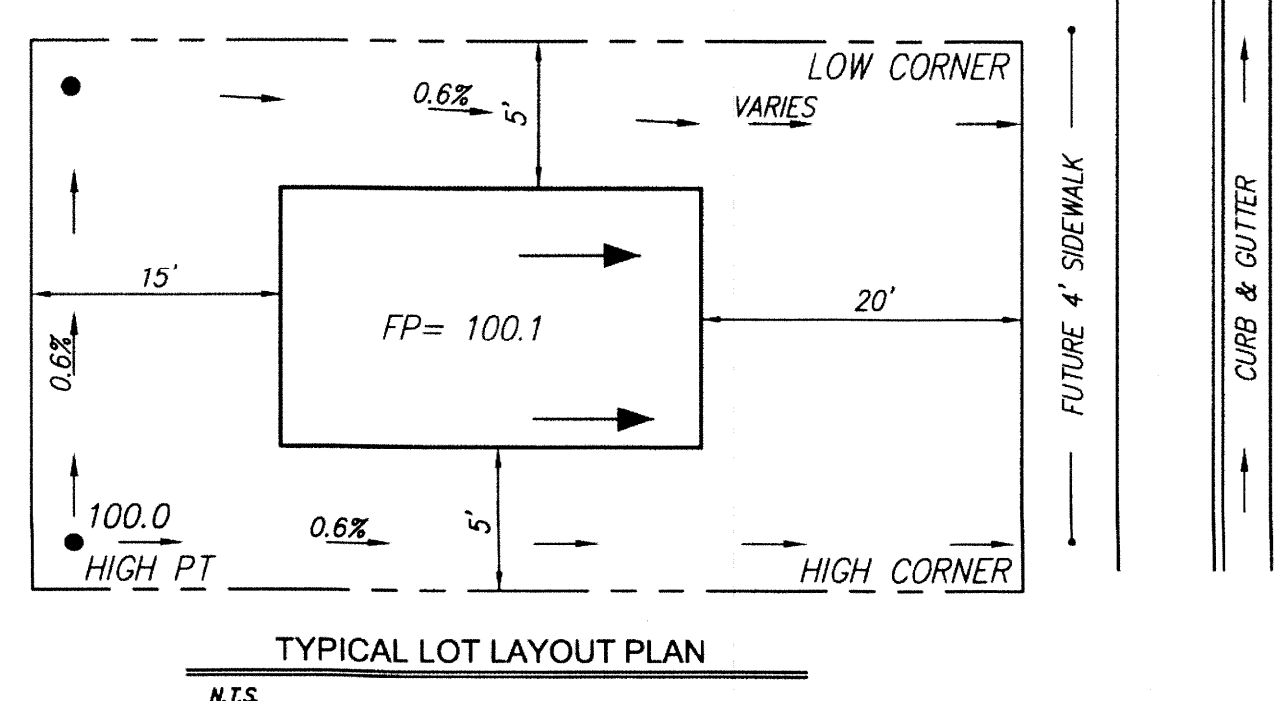


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	(01)	(02)	(03)	(04)	(05)	(06)	(07)	(08)	(09)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)	(43)	(44)	(45)	(46)	(47)	(48)	(49)	(50)	(51)	(52)	(53)	(54)	(55)	(56)	(57)	(58)	(59)	(60)	(61)	(62)	(63)	(64)	(65)	(66)	(67)	(68)	(69)	(70)	(71)	(72)	(73)	(74)	(75)	(76)	(77)	(78)	(79)	(80)	(81)	(82)	(83)	(84)	(85)	(86)	(87)	(88)	(89)	(90)	(91)	(92)	(93)	(94)	(95)	(96)	(97)	(98)	(99)	(00)
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT																																																																																																			
	TITLE: <i>ANDERSON HEIGHTS - UNIT 4 GRADING AND DRAINAGE PLAN</i>																																																																																																			

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF	
		N-8/P-8	3 3	

LEGEND					
---	EXISTING CONTOUR (MAJOR)	-----10"WL-----	EXISTING WATER LINE		NEW STORM DRAIN INLET
---	EXISTING CONTOUR (MINOR)	=====	NEW MOUNTABLE CURB & GUTTER		ZONE BOUNDARY LINE
$\frac{TC}{FL} \times 00.0$	EXISTING SPOT ELEVATION		NEW STANDARD CURB & GUTTER	=====	NEW SINGLE RETAINING WALL
	EXISTING SANITARY SEWER MANHOLE		NEW SIDEWALK (THIS PROJECT)		NEW DOUBLE RETAINING WALL
	EXISTING FIRE HYDRANT	-----	NEW RIGHT-OF-WAY		NEW TRIPLE RETAINING WALL
	EXISTING ELECTRIC TRANSFORMER	-----	NEW CENTERLINE		
-----x-----	EXISTING FENCE	-----	NEW LOT LINES	$\frac{PM}{94.60}$	NEW POINT OF VERTICAL INTERSECTION
	EXISTING POWER POLE	-----	NEW EASEMENTS		NEW STORM DRAIN
-----6" GAS-----	EXISTING GAS LINE	---.81.77---	NEW SPOT ELEVATIONS		NEW STORM DRAIN MANHOLE
	EXISTING STORM DRAIN		NEW FLOW DIRECTION		EXISTING ASPHALT PAVEMENT
-----8" GAS-----	EXISTING GAS LINE		NEW SLOPE		EXISTING CONCRETE
-----10" WL-----	EXISTING WATER LINE	HIGH PT	NEW HIGH POINT		



ARROWWOOD HILLS UNIT 1
(06-23-2006, 2006C-199)

F:\13JOBS\A13034 Anderson Heights, Unit 4\GRADE & DRAIN\A13034_GD.dwg, Last saved by: Dwayne, 6/26/2014