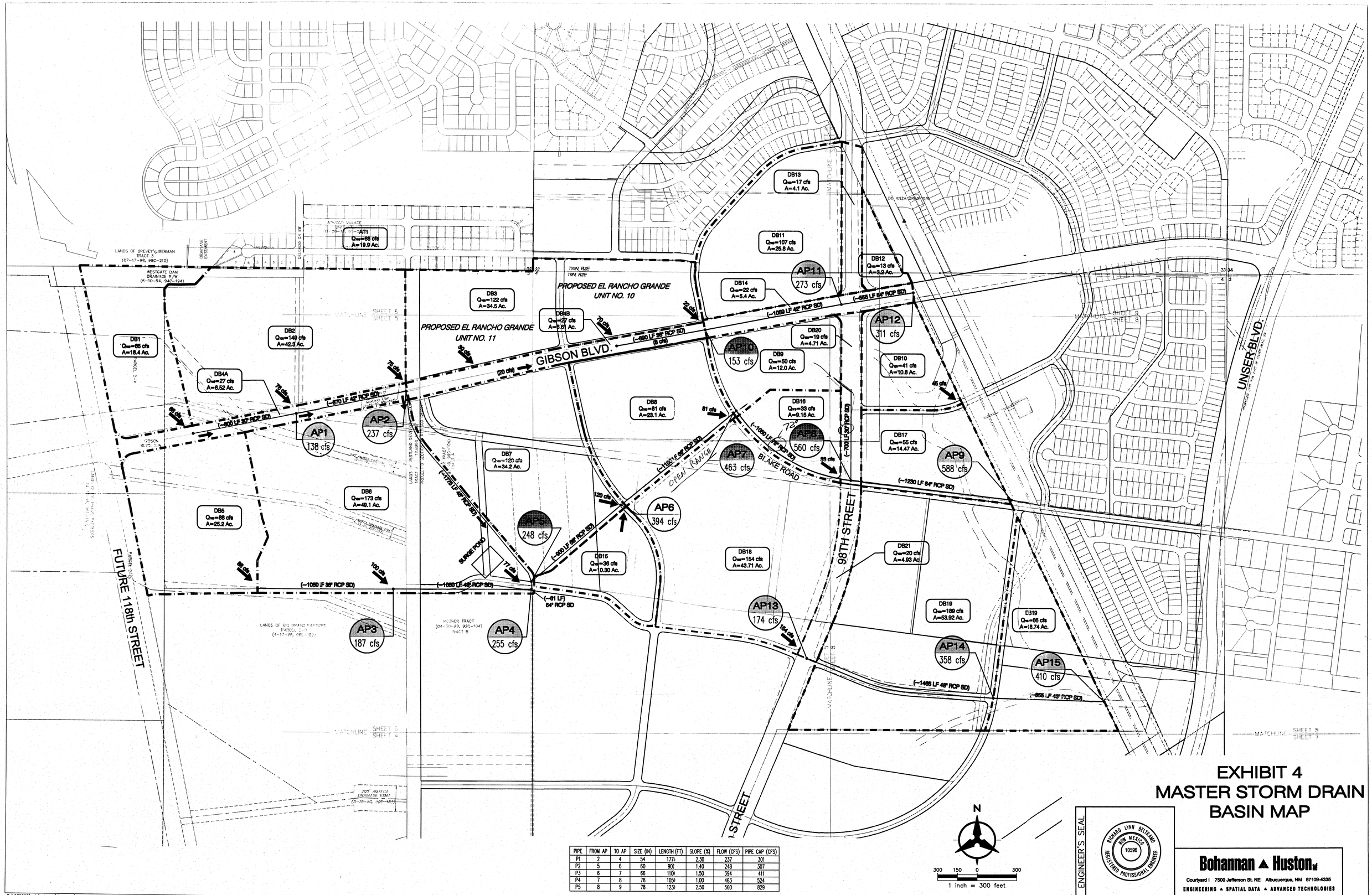

PIPE	FROM AP	TO AP	SIZE (IN)	LENGTH (FT)	SLOPE (%)	FLOW (CFS)	PIPE CAP (CFS)
P1	2	4	54	177)	2.30	237	301
P2	5	6	60	90(	1.40	248	307
P3	6	7	66	110(	1.50	394	411
P4	7	8	78	105(	1.00	463	524
P5	8	9	78	123(	2.50	560	829

EXHIBIT 4
MASTER STORM DRAIN BASIN MAP

ENGINEER'S SEAL

RICHARD LYNN BELTRAMO
NEW MEXICO
10596
REGISTERED PROFESSIONAL ENGINEER

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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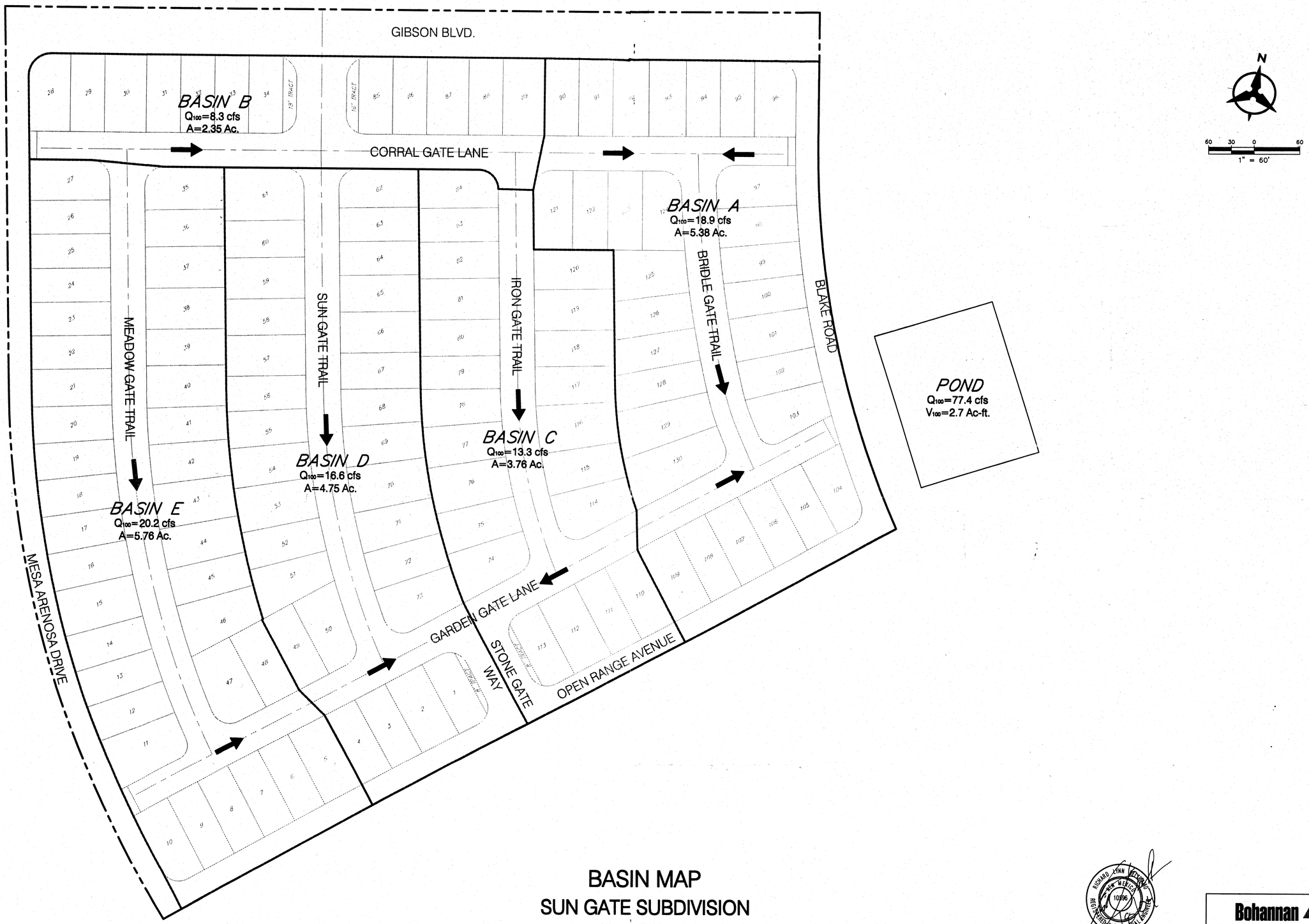
June 19, 2003 – 09:50 AM
1T0300

N9-07



BASIN MAP
SUN GATE SUBDIVISION
JANUARY, 2004

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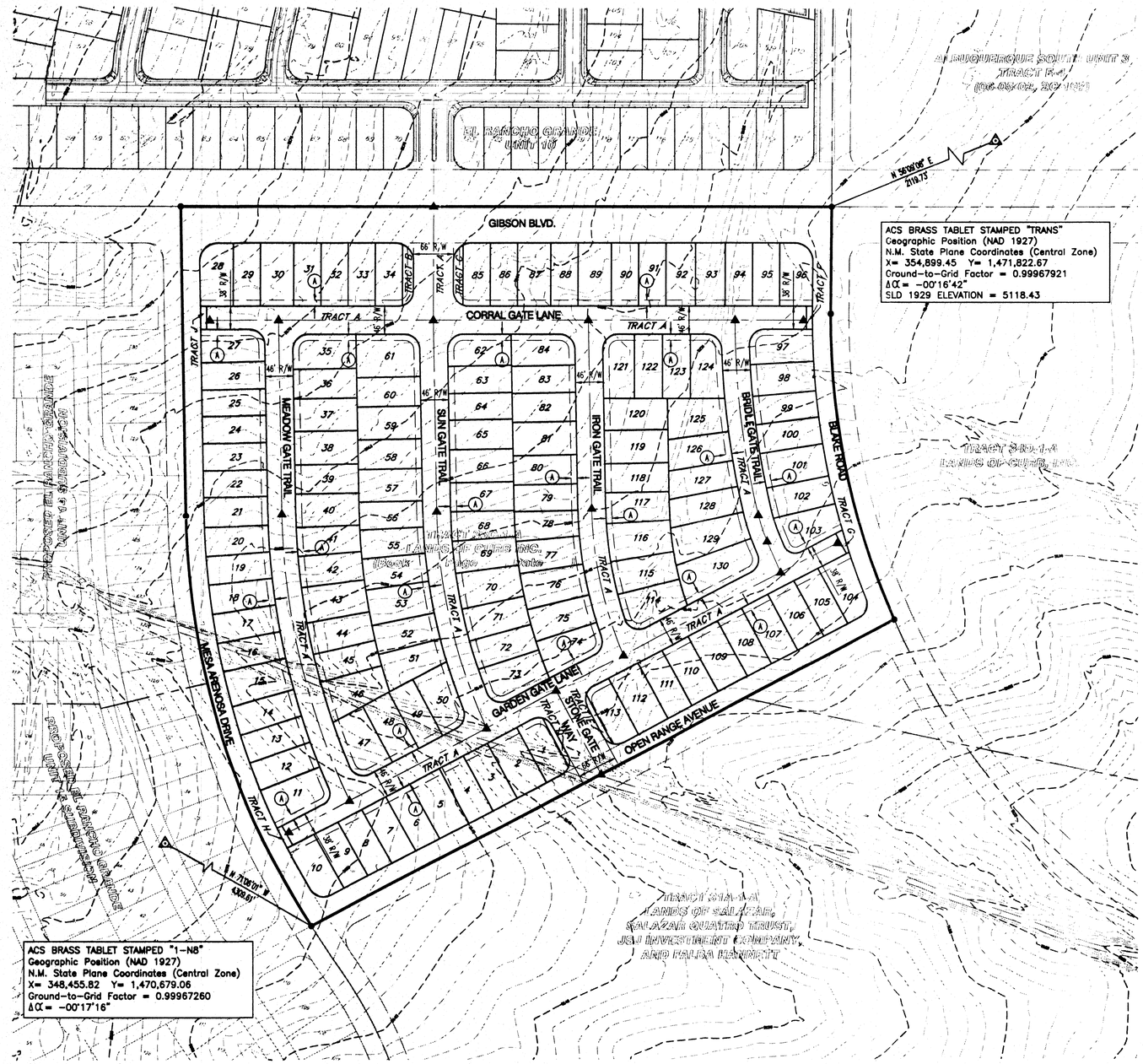
January 08, 2004 – 9:50am

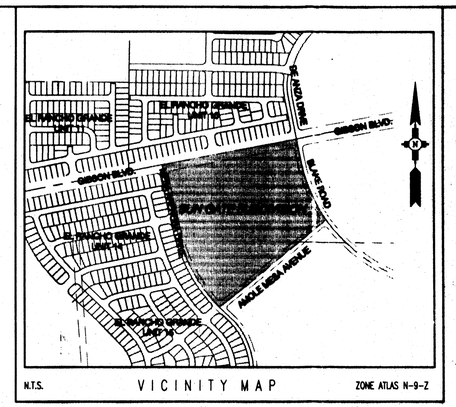
RICHARD LYNN LEONARD
NEW MEXICO
10396
REGISTERED PROFESSIONAL ENGINEER

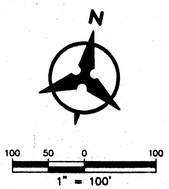
Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

PRELIMINARY PLAT FOR SUN GATE SUBDIVISION

TRACT 33C-1-A
LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT







LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

KEYED NOTES

(A) 10' PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

TRACT 33C-1-A LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT.
(BOOK 2003C, PAGE 357, DATE 10-05-03)

GENERAL NOTES

1. EXISTING ZONING: R-2 ALLOWING R-T AND R-LT
   (RIO BRAVO SECTOR PLAN)
   PROPOSED DEVELOPMENT: R-2 ALLOWING R-T AND R-LT
2. PROPOSED NET ACREAGE: 20.78 AC
   NUMBER OF LOTS: 130
   PROPOSED DENSITY: 6.26 DU/AC
3. MIN. LOT DIMENSIONS: 45' X 105'
   MINIMUM LOT AREA: 4725 SQ FT
4. ALL UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
   PROPOSED DEVELOPMENT: R-2 ALLOWING R-T AND R-LT
5. PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "A". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "A".
6. HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "J" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
7. TRACTS "B", "C", "D", "E", "F", "G", "H", AND "J" ARE LANDSCAPE TRACTS ENCUMBERED BY PRIVATE PEDESTRIAN ACCESS EASEMENTS
8. LOT SETBACKS SHALL BE 20' TO GARAGE, 5' SIDEYARD, AND 15' BACKYARD
9. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MESA ARENOSA DRIVE, OPEN RANGE AVENUE, AND/OR BLAKE ROAD.

SITE DATA

ZONE ATLAS NO.	N-9-Z
ZONING	R-2 ALLOWING R-T AND R-LT
MILES OF FULL WIDTH STREETS CREATED	.92 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	130
DENSITY	6.26 DU/AC

SURVEY NOTES

1. ALL BOUNDARY CORNERS SHOWN (⊕) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (△) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 7719".
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 BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

CITY SURVEYOR — DATE 1-8-04

BO JOHNSON
VICE PRESIDENT, CURB INC. — DATE 1/8/04

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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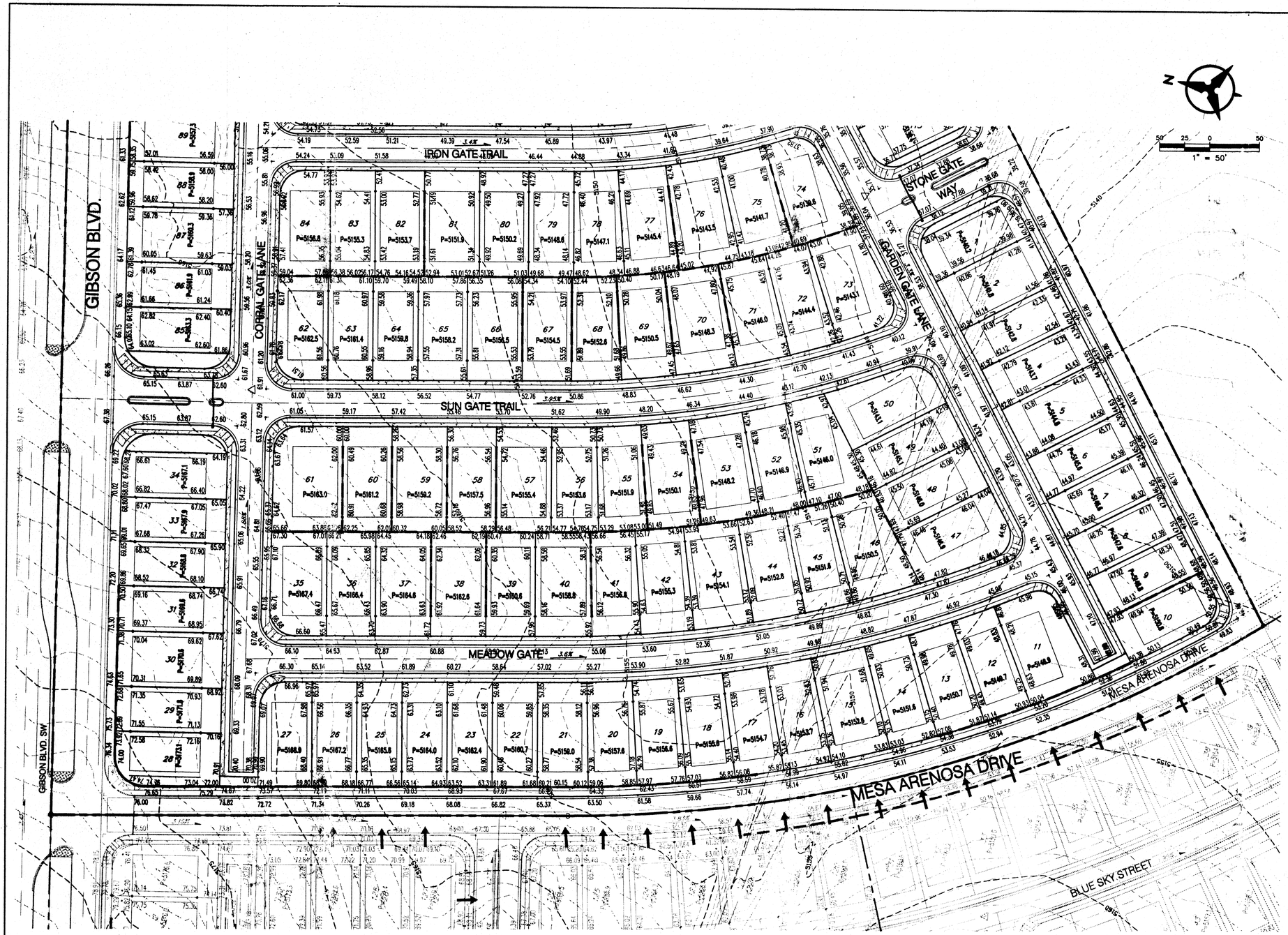

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & 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 ACHEIVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
× 92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

AS-BUILT INFORMATION

CONTRACTOR DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"

Geographic Position (NAD 1927)

N.M. State Plane Coordinates (Central Zone)

X= 354,899.45 Y= 1,471,822.67

Ground-to-Grid Factor = 0.99987921

θ C = -00°16'42"

SLD 1929 Elevation = 5118.43

MICROFILM INFORMATION

RECORDED BY DATE

NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 01/04

Drawn By: DH DATE: 01/04

Checked By: RLB DATE: 01/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	No./Day/Yr.	No./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
	N-9-Z	1	3

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

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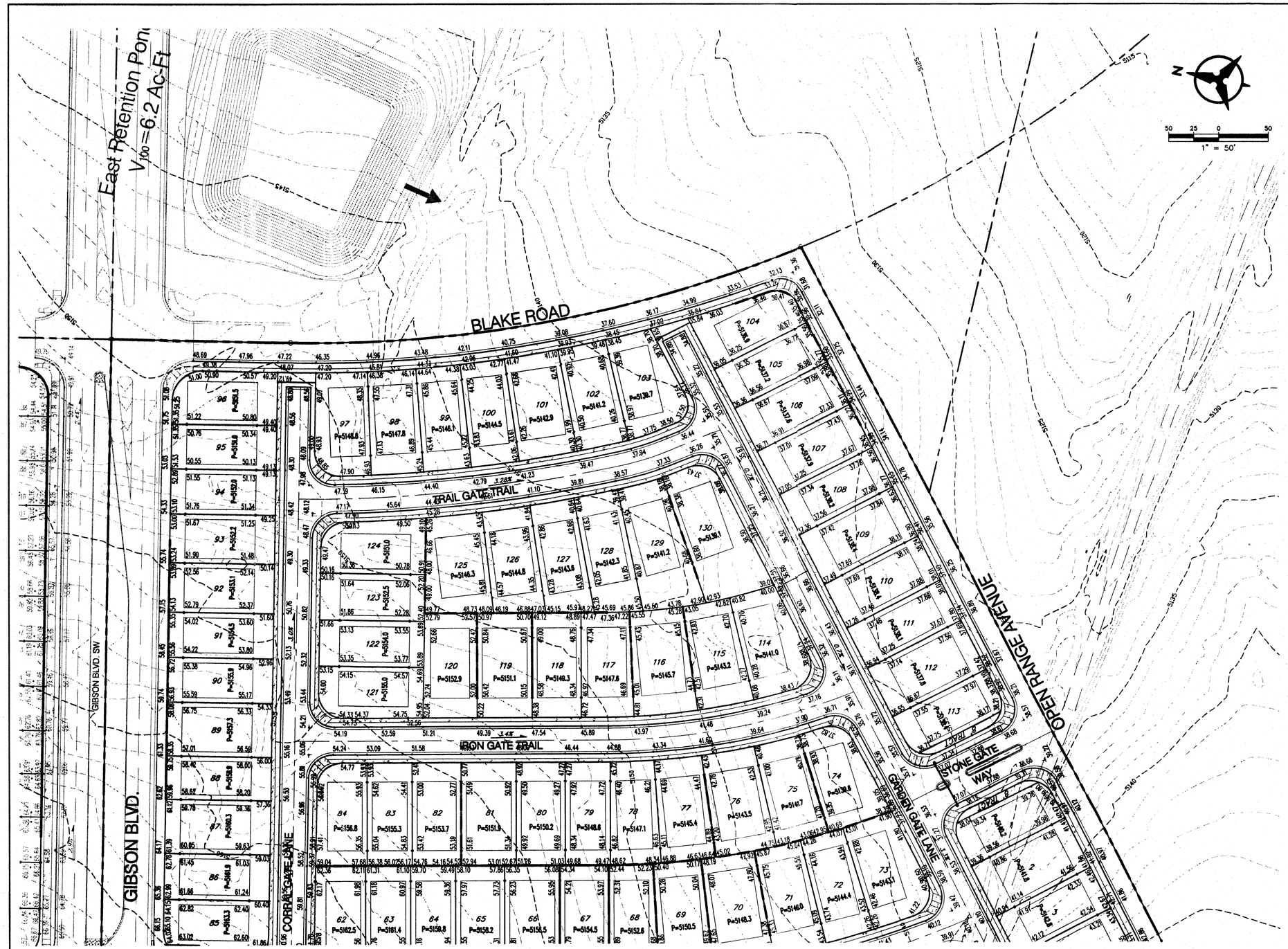

GENERAL NOTES

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91.62	PROPOSED SPOT ELEVATION
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	PROPOSED STANDARD CURB & GUTTER
	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

ROUGH GRADING (±0.5'):

APPROVED FOR ROUGH GRADING DATE

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
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-9-Z	2	3

AS-BUILT INFORMATION

CONTRACTOR	DATE
REVIEWED BY	DATE
ENGINEERING	DATE
SURVEYING BY	DATE
PLAT	DATE
DRAWINGS BY	DATE
FIELD VERIFICATION BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

SEAL

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 01/04
Drawn By: DH DATE: 01/04
Checked By: RLB DATE: 01/04

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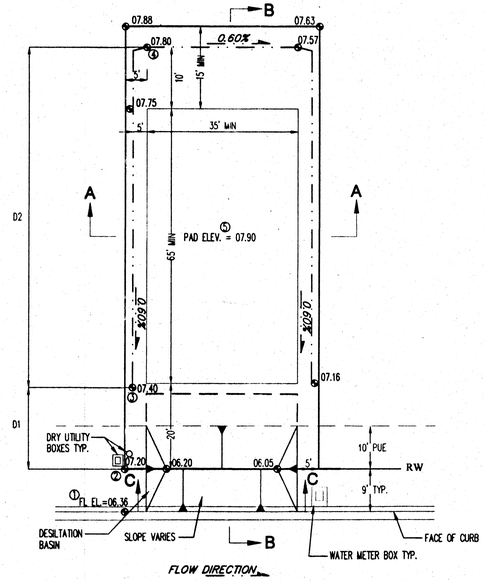
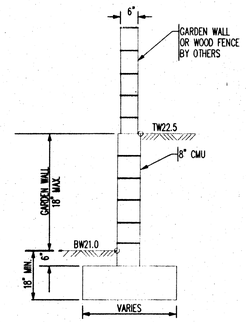


SUN GATE SUBDIVISION
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL

NOT TO SCALE

TO SET SPOT ② – ADD 0.84' TO SPOT ①
TO SET SPOT ③ – MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②
TO SET SPOT ④ – MULTIPLY D2 BY 0.5% AND ADD TO SPOT ③
TO SET SPOT ⑤ – ADD 0.2' TO SPOT ④

BOTTOM OF BASIN IS 1' INFLOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.

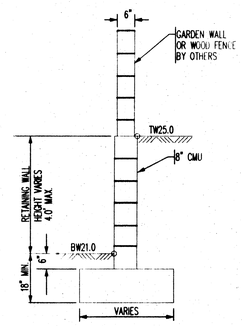


TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL GARDEN WALL NOMENCLATURE

NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

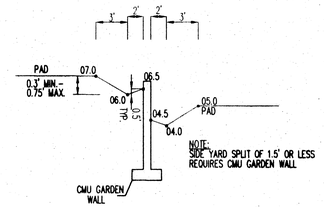


TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE

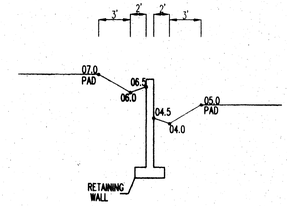
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



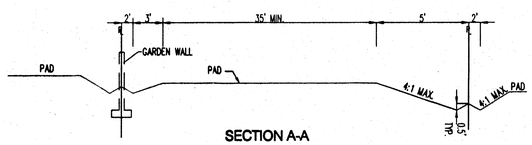
SIDE YARD GARDEN WALL DETAIL

NOT TO SCALE



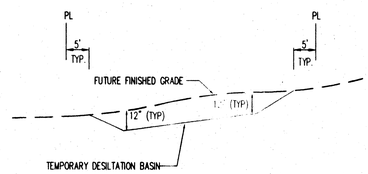
SIDE YARD RETAINING WALL DETAIL

NOT TO SCALE



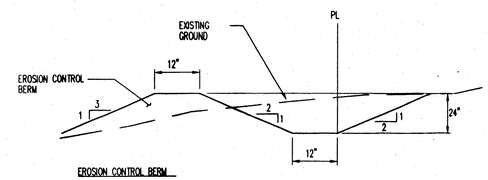
SECTION A-A
TYPICAL SIDE YARD SWALE

NOT TO SCALE



SECTION C-C

NOT TO SCALE



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.

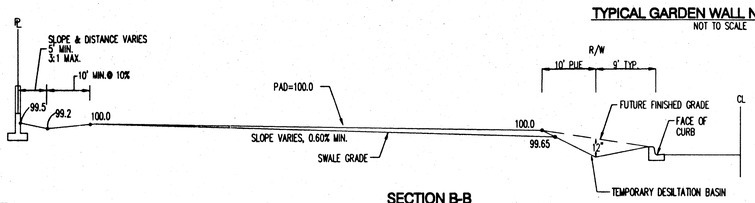
4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN

NOT TO SCALE

TYPICAL GARDEN WALL NOMENCLATURE

NOT TO SCALE



SECTION B-B

NOT TO SCALE

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 YARDS 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.

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January 08, 2004 – 1:04pm

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S REPORT BY — DATE
FIELD VERIFICATIONS BY — DATE
DRAWINGS CORRECTED BY — DATE
MICROFILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A/CS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = –00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By

REVISIONS
DESIGN
Designed By: SJS — DATE: 01/04
Drawn By: DH — DATE: 01/04
Checked By: RLB — DATE: 01/04

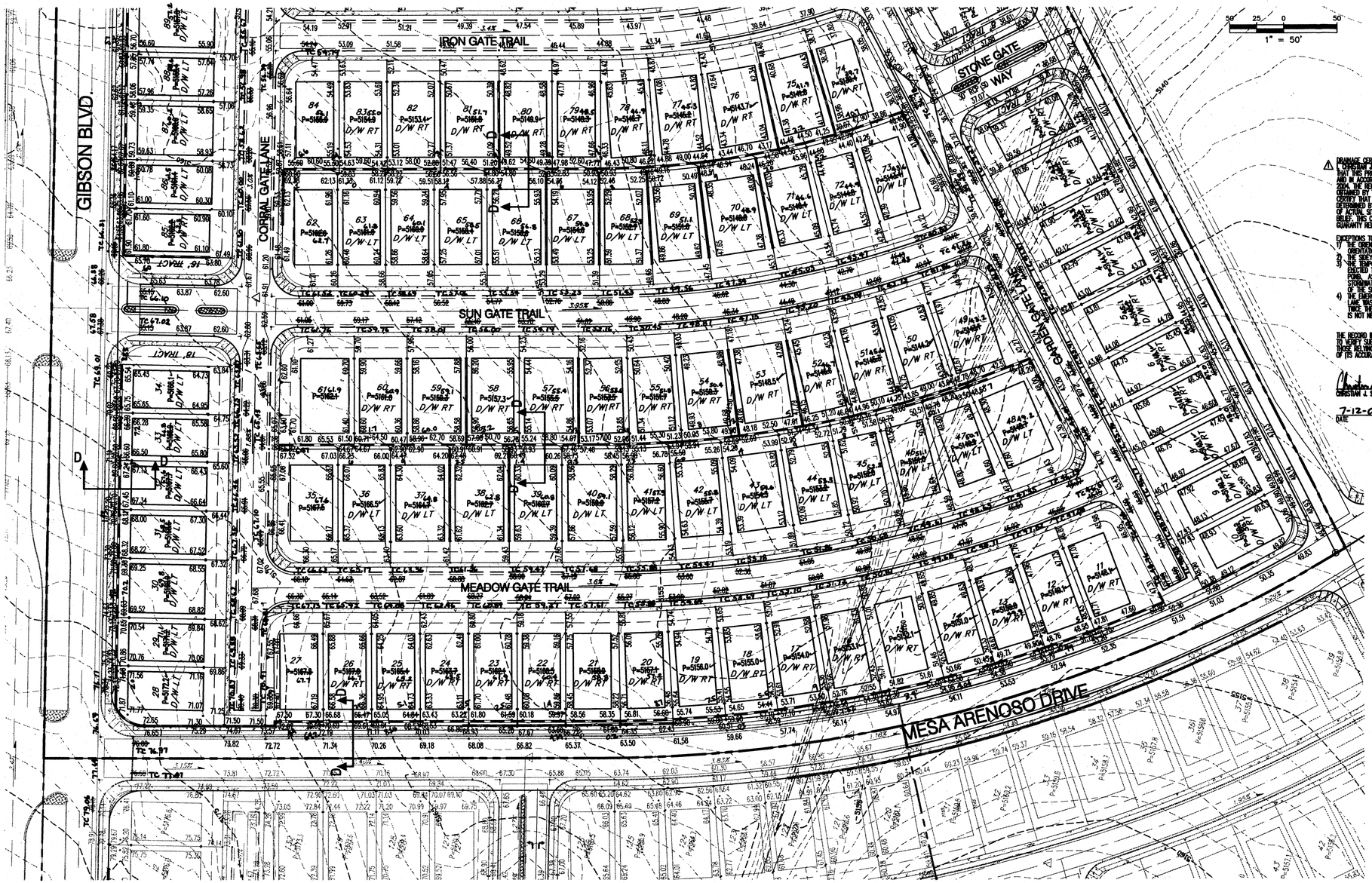
Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
GRADING AND DRAINAGE PLAN
GRADING DETAILS

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

City Project No.	Zone Map No.	Sheet	Of
	N–9–Z	3	3



GENERAL NOTES

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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 AS PER DETAIL, SHEET 3, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

8. WHEN SPECIFIED AS EITHER LEFT(LT) OR RIGHT(RT), THE DRIVEWAY SHALL BE LOCATED ON THAT SIDE OF THE LOT AS VIEWED FROM THE STREET LOOKING TOWARD THE LOT IN QUESTION.

⚠ DRAINAGE CERTIFICATION
I, CHRISTIAN J. SHOLTIS, NMPE 16244, 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, JANUARY 8, 2004. THE RECORD INFORMATION ENTERED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 7779, OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 11, 2005, 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.

EXCEPTIONS TO THE APPROVED PLAN ARE NOTED BELOW:
1) THE ORIENTATION OF LOTS 47-50 AND 123-124 WERE ROTATED 90 DEG TO MATCH THE ORIENTATION OF THE REMAINING LOTS ON THE BLOCK.
2) THE SIDEYARD SLOPES WERE REVISED TO UTILIZE 2X SLOPES INSTEAD OF 0.5X SLOPES.
3) THE TEMPORARY STORM WATER POND ON TRACT 34-A-1-A WAS NOT BUILT. THE DEVELOPER ELECTED TO BUILD A PUBLIC STORM DRAIN IN PLACE AND IN LIEU OF THE TEMPORARY POND. AS OF 7-11-05, THIS STORM DRAIN IS IN PLACE AND OPERATIONAL AND CONVEYS STORMWATER FROM THE PROJECT SITE TO THE EXISTING AMOLE ARROYO LOCATED EAST OF THE SITE. THE STORM DRAIN HAS BEEN BUILT BY PROJ. NO. 736782.
4) THE EMERGENCY OVERFLOW WEIR THE NEW WALL AT THE NORTH END OF GARDEN GATE LANE WAS NOT BUILT. THE STORM INLET AT THIS LOCATION HAS CAPACITY TO ACCEPT TWICE THE 100-YEAR DEVELOPED FLOWRATE; THEREFORE, THE EMERGENCY OVERFLOW IS NOT NEEDED.

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.

CHRISTIAN J. SHOLTIS, NMPE 16244

7-12-05
DATE

CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
x 92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN
P=5154.1 D/W RT	PAD ELEVATION WITH DRIVEWAY LOCATION SPECIFIED, SEE NOTE 8 ABOVE

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

No.	Date	REMARKS	By
1	7-05	GRADING AND DRAINAGE CERTIFICATION	CJS

REVISIONS
DESIGN
Designed By: CJS DATE: 03/04
Drawn By: DH DATE: 01/04
Checked By: RLB DATE: 01/04

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha = -00°16'42''$
SLD 1929 Elevation = 5118.43

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
FIELD ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICROFILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
5-5-04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
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-9-Z	1	3

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

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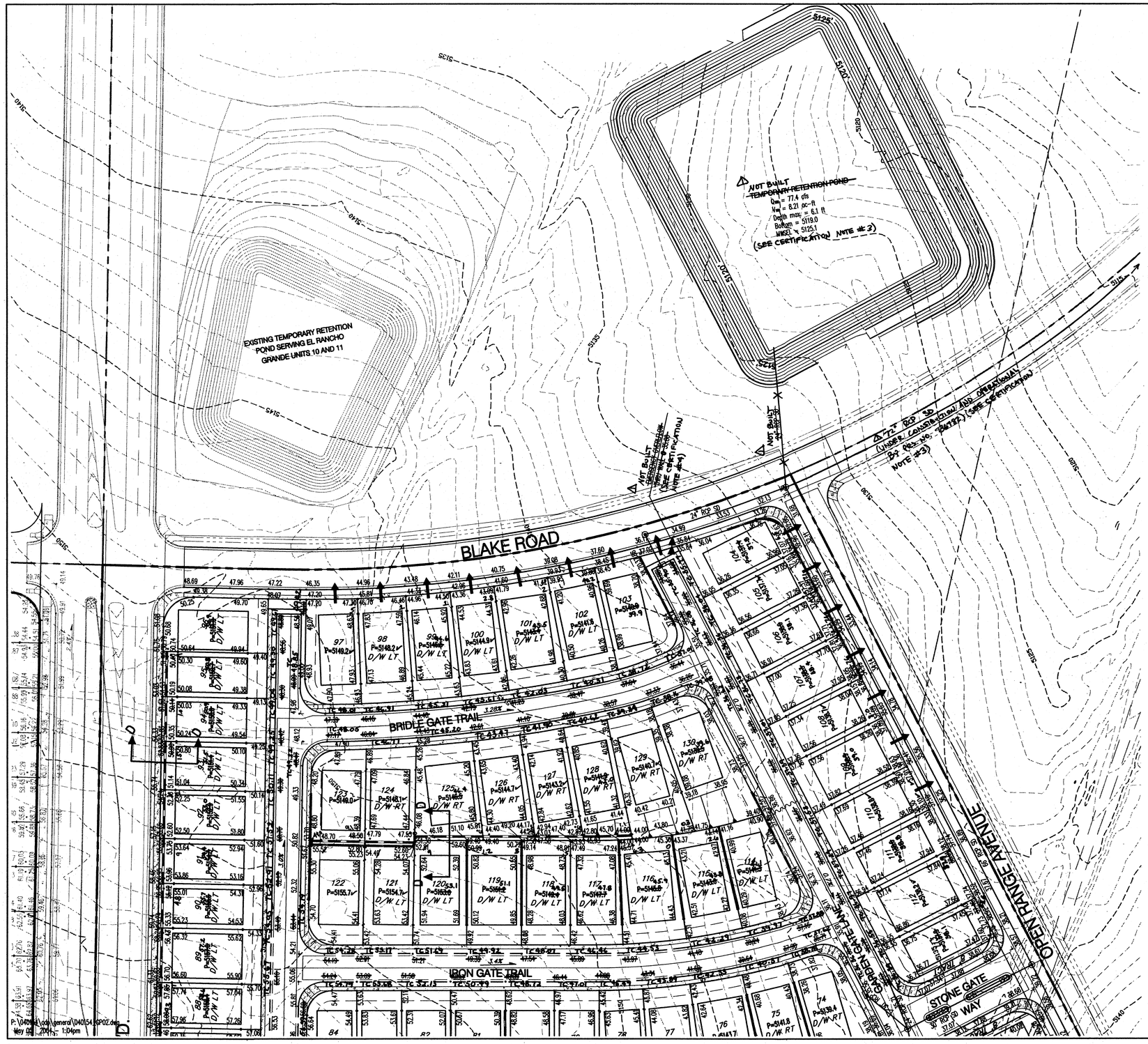
May 05, 2004 - 1:05pm

HYDROLOGY SECTION
RECEIVED JUL 12 2005



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & 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 AS PER DETAIL SHEET 3, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

8. WHEN SPECIFIED AS EITHER LEFT(LT) OR RIGHT(RT), THE DRIVEWAY SHALL BE LOCATED ON THAT SIDE OF THE LOT AS VIEWED FROM THE STREET LOOKING TOWARD THE LOT IN QUESTION.

N

50 25 0 50
1" = 50'

DRAINAGE CERTIFICATION
I, CHRISTIAN J. SHOLTIS, NMPE 16244, 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, JANUARY 8, 2004. THE RECORD INFORMATION ENTERED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALUNICH, NMPS 7775, OF THE FIRM ALUNICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 11, 2005, 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.

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CHRISTIAN J. SHOLTIS, NMPE 16244

7-12-05
DATE

CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
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	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
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	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
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	WALL DRAIN
P=5154.1 D/W RT	PAD ELEVATION WITH DRIVEWAY LOCATION SPECIFIED, SEE NOTE 8 ABOVE

ROUGH GRADING (±0.5'):

APPROVED FOR ROUGH GRADING DATE

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
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. N-9-Z | Sheet 2 Of 3

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
PLAN CHECKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD INFORMATION BY	DATE
DRAWING CORRECTED BY	DATE

MICROFILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔG = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
5-5-04

No.	Date	REVISIONS	By
1	7-05	GRADING AND DRAINAGE CERTIFICATION	CJS

DESIGN
Designed By: CJS DATE: 03/04
Drawn By: DH DATE: 01/04
Checked By: RLB DATE: 01/04

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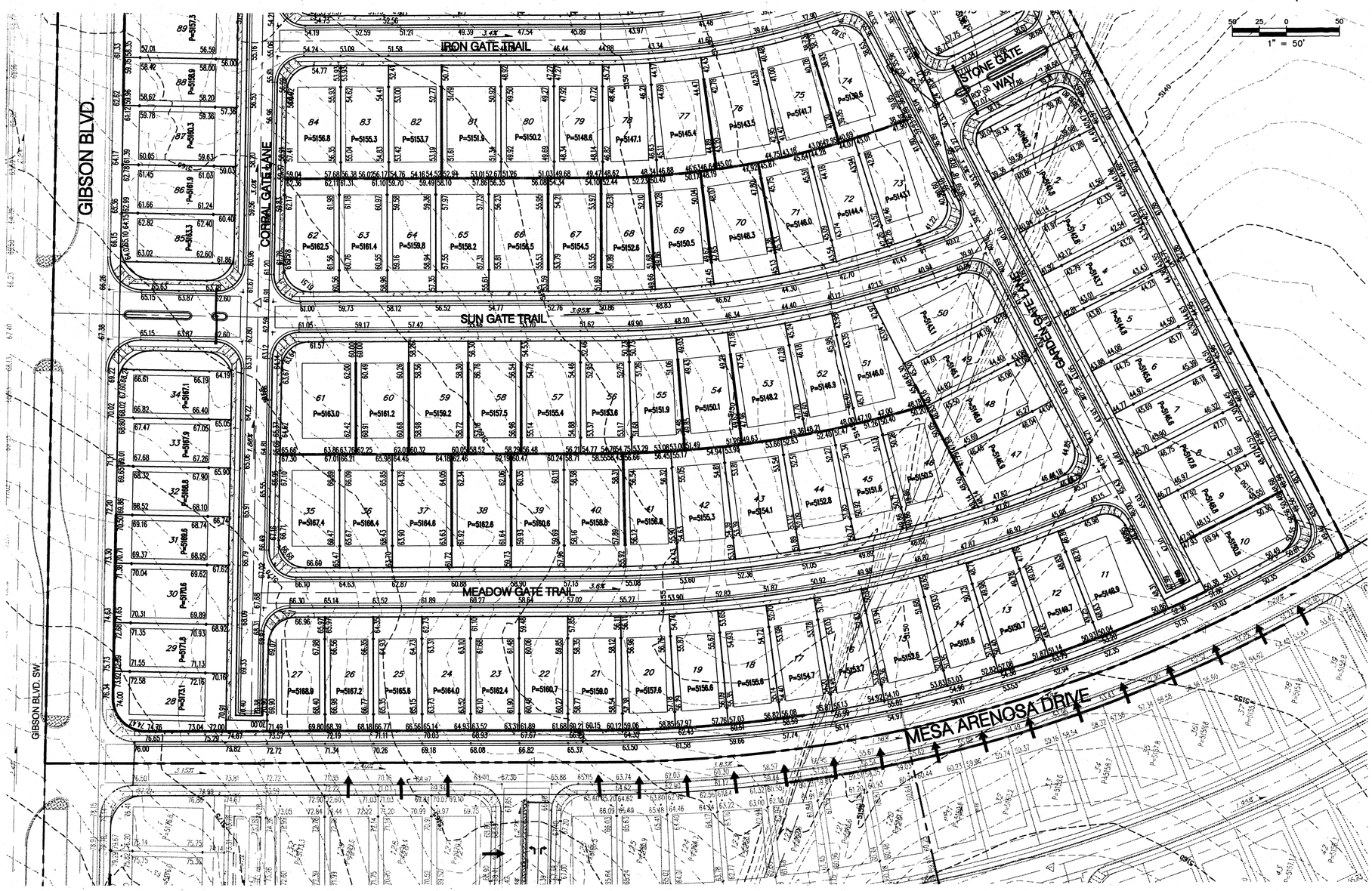
May 05, 2005, 1:04pm

HYDROLOGY SECTION
RECEIVED
JUL 12 2005



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	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

AS-BUILT INFORMATION

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

MICROFILM INFORMATION

RECORDED BY	DATE
NO.	

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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
RICHARD LYNN BERTRAND
NEW MEXICO
10596
REGISTERED PROFESSIONAL ENGINEER
01/04/05

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE: 01/04
Drawn By: DH DATE: 01/04
Checked By: RLB DATE: 01/04

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
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-9-Z	1	3

ROUGH GRADING (±0.5'):
APPROVED FOR ROUGH GRADING DATE 7/14/04

DRB APPROVED PLAN

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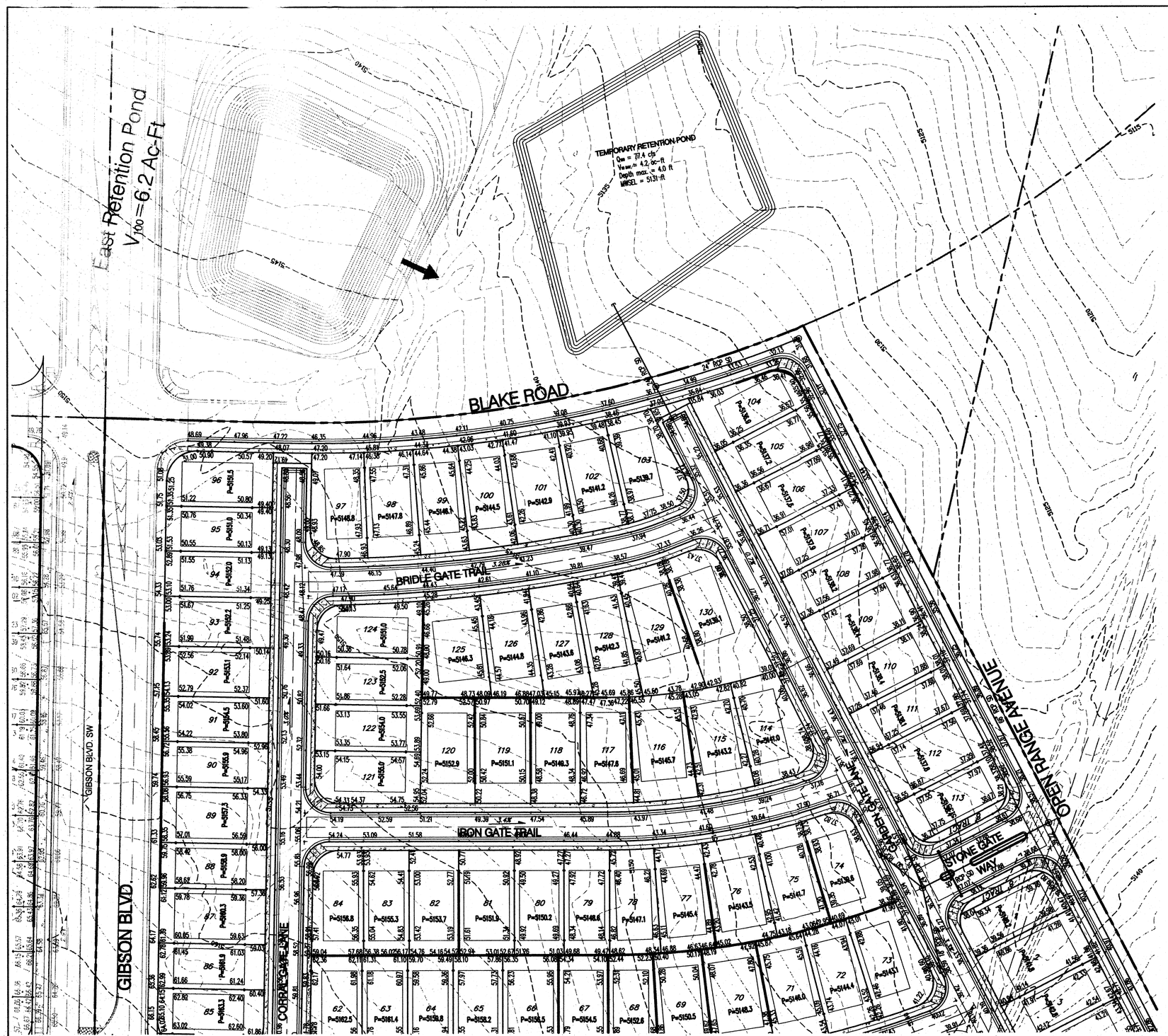
February 25, 2004 - 2:08pm



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- PROPOSED STORM DRAIN INLET
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- WALL DRAIN

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY SURVEYING	DATE
DRAWINGS CORRECTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"
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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE:01/04
Drawn By: DH DATE:01/04
Checked By: RLB DATE:01/04

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE SUBDIVISION
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-9-Z	2	3

ROUGH GRADING (±0.5')
APPROVED FOR ROUGH GRADING 3/1/04 DATE

DRB APPROVED PLAN

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