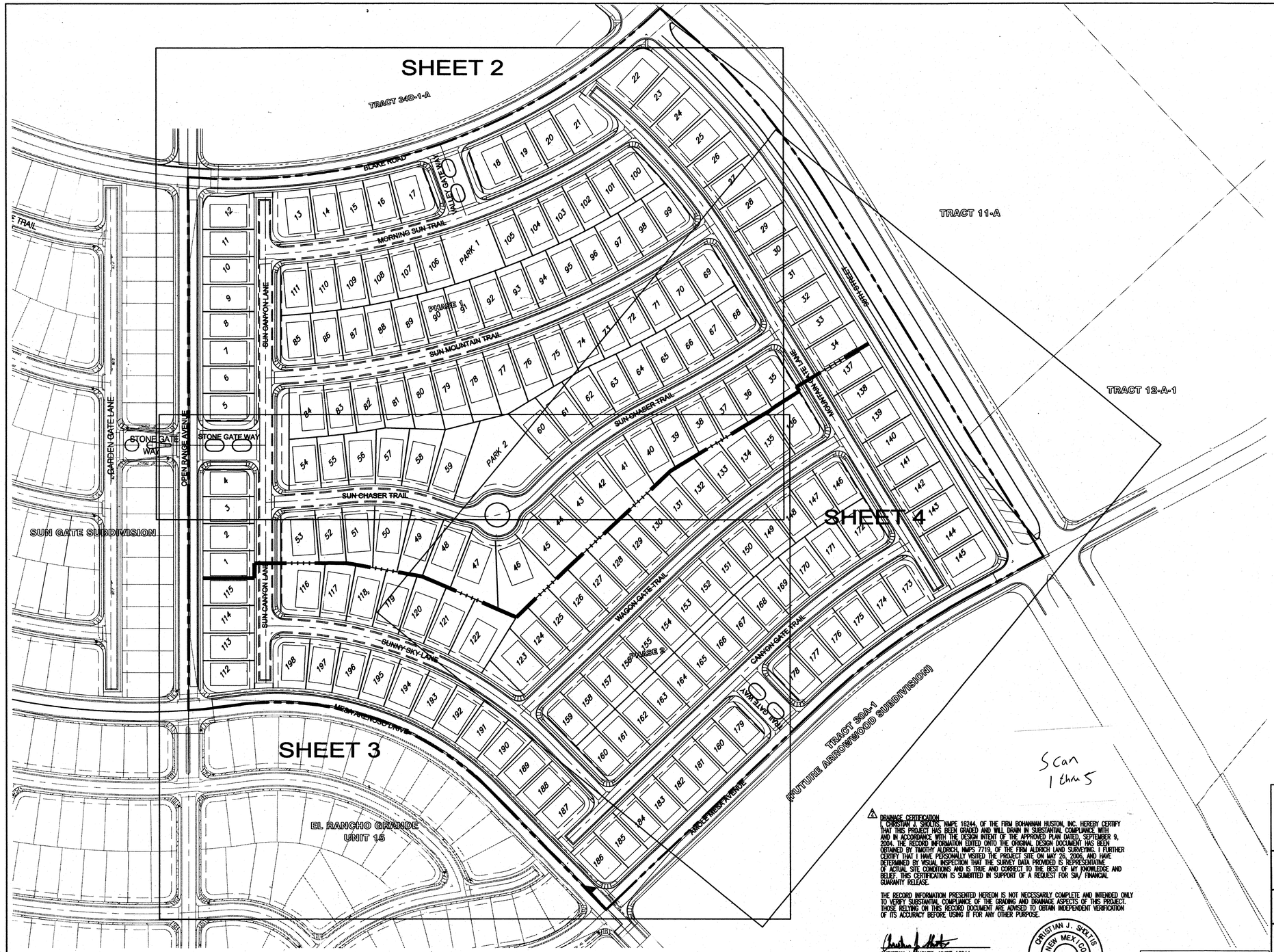


GENERAL NOTES

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 GEO-TECH REPORT FOR SALAZAR DAWS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS 22-24 SHALL DRAIN INTO 98TH STREET.

N

100 50 0 100
1" = 100'

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
	WALL DRAIN
P=5154.1	PAD ELEVATION WITH DRIVEWAY
D/W RT	LOCATION SPECIFIED, SEE NOTE 8 ABOVE

△ 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, SEPTEMBER 9, 2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 7719, OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 26, 2006, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SIA/ FINANCIAL GUARANTY RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

CHRISTIAN J. SHOLTIS, NMPE 16244

5-31-06
DATE

CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER

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

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(As Published)	
$\Delta\alpha$ = -00°16'42"	
SLD 1929 Elevation = 5118.43	

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S 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
9-9-04
12-7-04

No.	Date	By	REVISIONS
			DESIGN
			REMARKS
1	12-7-04	BJG	MISC. PHASE 1 & 2 TO 60 Sample
			ADD WALLS (SHEETS 2-4)

Designed By: CJS	C.J.S	DATE: 09/08/04
Drawn By: BJG	C.J.S	DATE: 09/08/04
Checked By: CJS		DATE: 09/08/04

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 ESTATES
GRADING AND DRAINAGE PLAN
OVERALL SHEET LOCATION PLAN

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

City Project No.	Zone Map No.	Sheet	Of
736782	N-9-Z	1	5

RECEIVED JUN 01 2006 HYDROLOGY SECTION

P:\050146\cdp\general\050146_GP05.dwg
December 08, 2004 - 8:00am

DRAINAGE CERTIFICATION

I, CHRISTIAN J. SKOLTIS, 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, SEPTEMBER 9, 2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 7719, OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 26, 2006, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SIA/ FINANCIAL GUARANTY RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

CHRISTIAN J. SKOLTIS, NMPE 16244

5-31-06
DATE

CHRISTIAN J. SKOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER

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 GEO-TECH REPORT FOR SALAZAR DAWS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS 22-24 SHALL DRAIN INTO 98TH STREET.

N

50 25 0 50
1" = 50'

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
	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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE ESTATES
GRADING PLAN 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
736782	N-9-Z	2	5

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION

CONTRACTOR DATE
STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
CORRECTED 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(As Published)
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

MICROFILM INFORMATION

RECORDED BY DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

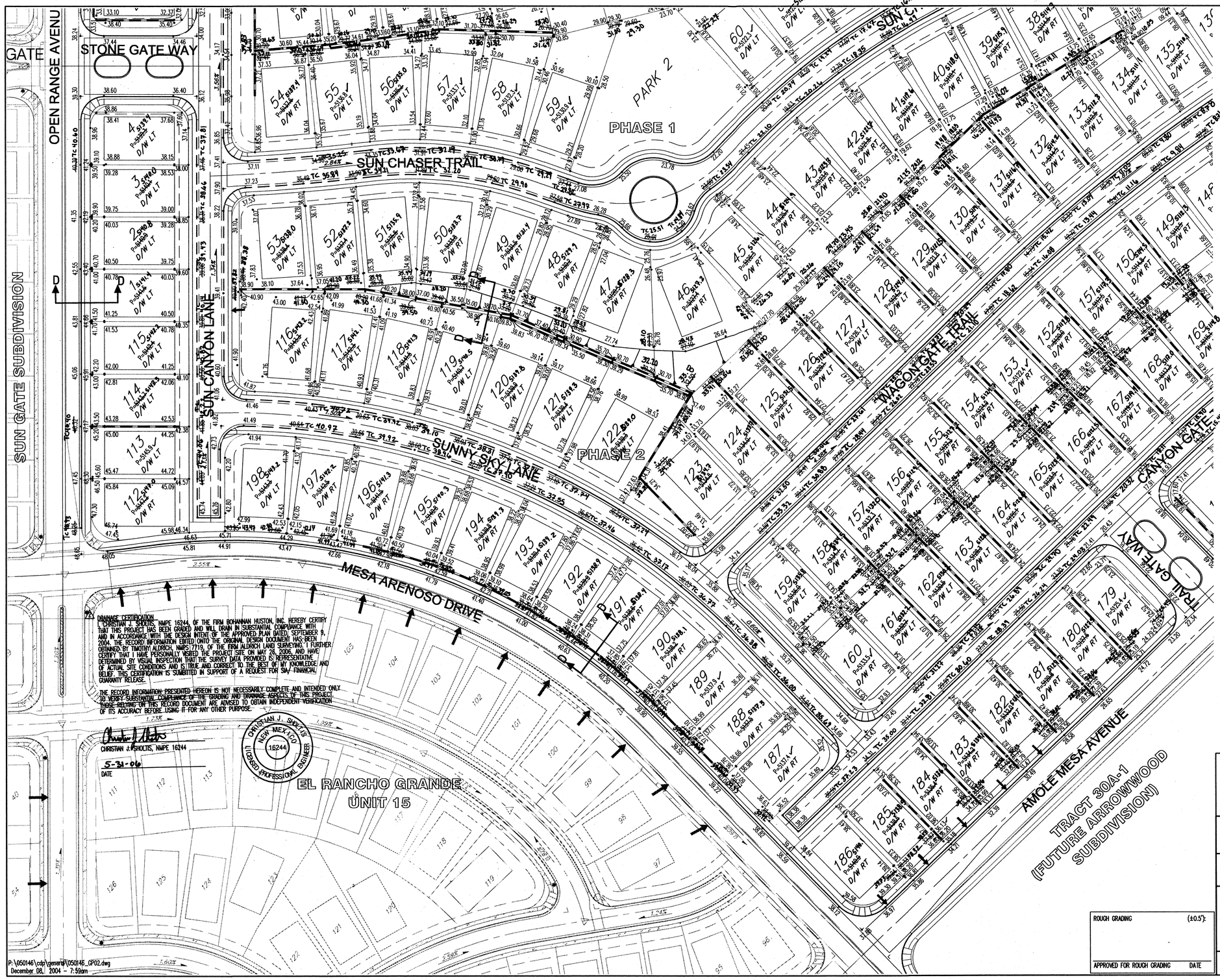
CHRISTIAN J. SKOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER
9-9-04
12-7-04

No.	Date	REMARKS	By
1	5-31-06	DRAINAGE CERTIFICATION	CJS

REVISIONS
DESIGN

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04

P:\050146\cdp\general\050146_GP01.dwg
December 08, 2004 - 7:59am



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 SEPTEMBER 9, 2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPLS 7719, OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 26, 2006, 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 SW/ FINANCIAL GUARANTY RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

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 GEO-TECH REPORT FOR SALAZAR DAVIS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS [illegible] WILL DRAIN INTO 98TH STREET.

50 25 0 50
1" = 50'

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
	WALL DRAIN
P=5154.1	PAD ELEVATION WITH DRIVEWAY
D/W RT	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

AS-BUILT INFORMATION

CONTRACTOR		DATE
REVIEWED BY		DATE
INSPECTOR'S		
AS-BUILT RECEIVED BY		DATE
FIELD		
VERIFICATION BY		DATE
AS-BUILT		
CORRECTED 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(As Published)
ΔΩ = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
9-9-04
12-7-04

No.	Date	REMARKS	By
2	5-31-06	DRAINAGE CERTIFICATION	CJS

REVISIONS
DESIGN

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE ESTATES
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
736782	N-9-Z	3	5

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 GEO-TECH REPORT FOR SALAZAR DAVIS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS 22-24 SHALL DRAIN INTO 98TH STREET.

N

50 25 0 50
1" = 50'

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
	WALL DRAIN
P=5154.1 D/W RT	PAD ELEVATION WITH DRIVEWAY LOCATION SPECIFIED, SEE NOTE 8 ABOVE

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, SEPTEMBER 9, 2004. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TIMOTHY ALDRICH, NMPS 7719, OF THE FIRM ALDRICH LAND SURVEYING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 26, 2006, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SIA/ FINANCIAL GUARANTY RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

CHRISTIAN J. SHOLTIS, NMPE 16244

5-31-06
DATE

CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER

P:\050146\cdp\general\050146_GP03.dwg
December 08, 2004 - 7:59am

Scan 1 thru 5

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 ESTATES
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
736782	N-9-Z	4	5

AS-BUILT INFORMATION

CONTRACTOR		DATE
WORK STAKED BY		DATE
INSPECTORS ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED 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(As Published)	
$\Delta\alpha$ = -00°16'42"	
SLD 1929 Elevation = 5118.43	

MICROFILM INFORMATION

RECORDED BY	DATE
NO.	

SURVEY INFORMATION
FIELD NOTES

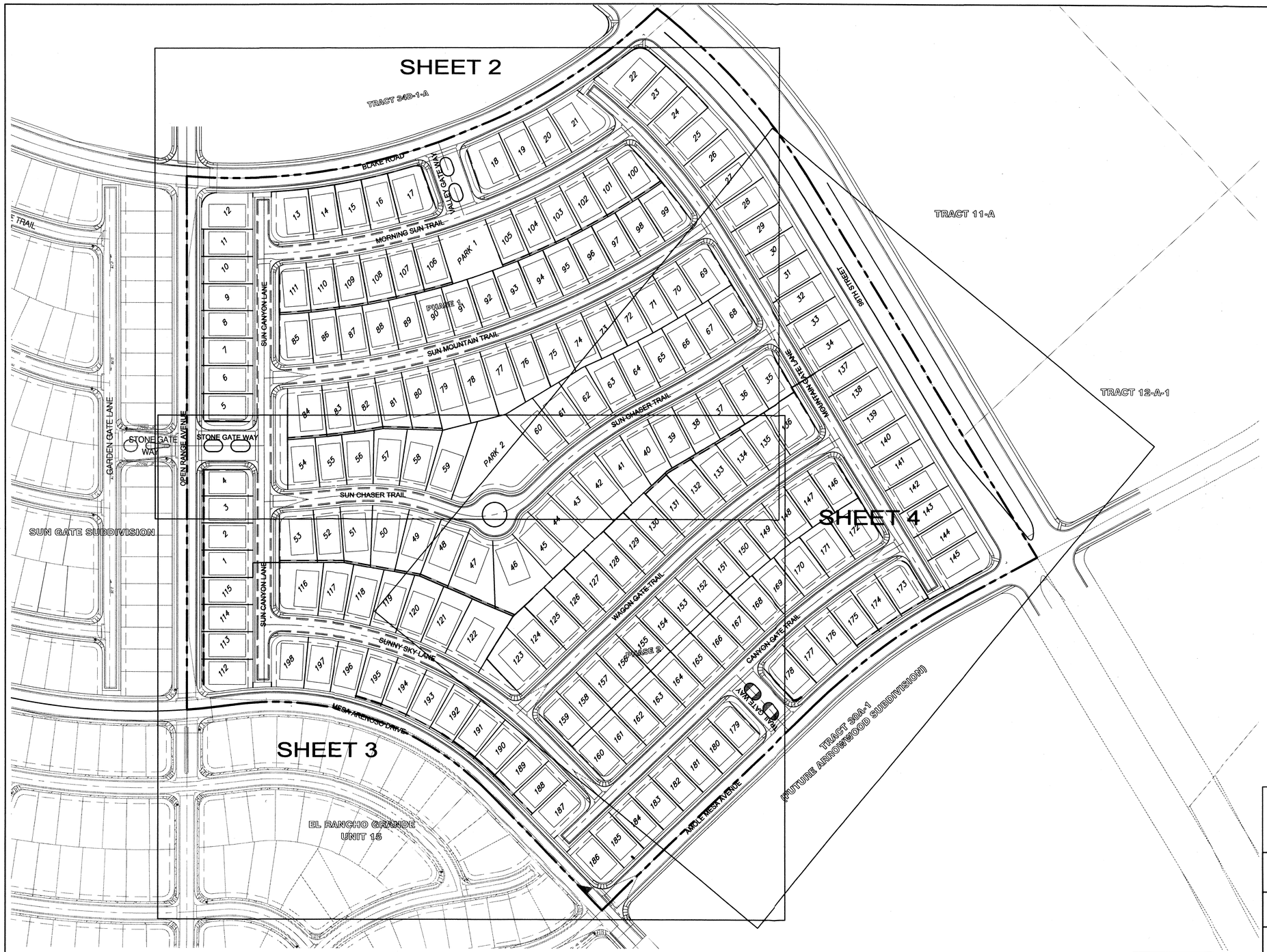
NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER
9-9-04
12-7-04

No.	Date	REMARKS	By
1	5-31-06	DRAINAGE CERTIFICATION	CJS

REVISIONS
DESIGN

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04



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 GEO-TECH REPORT FOR SALAZAR DAVIS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS 22-24 SHALL DRAIN INTO 98TH STREET.

N

100 50 0 100
1" = 100'

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
	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

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED 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(As Published)
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SPEIDEL
NEW MEXICO
LICENSED
REGISTERED PROFESSIONAL ENGINEER
9-9-04

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

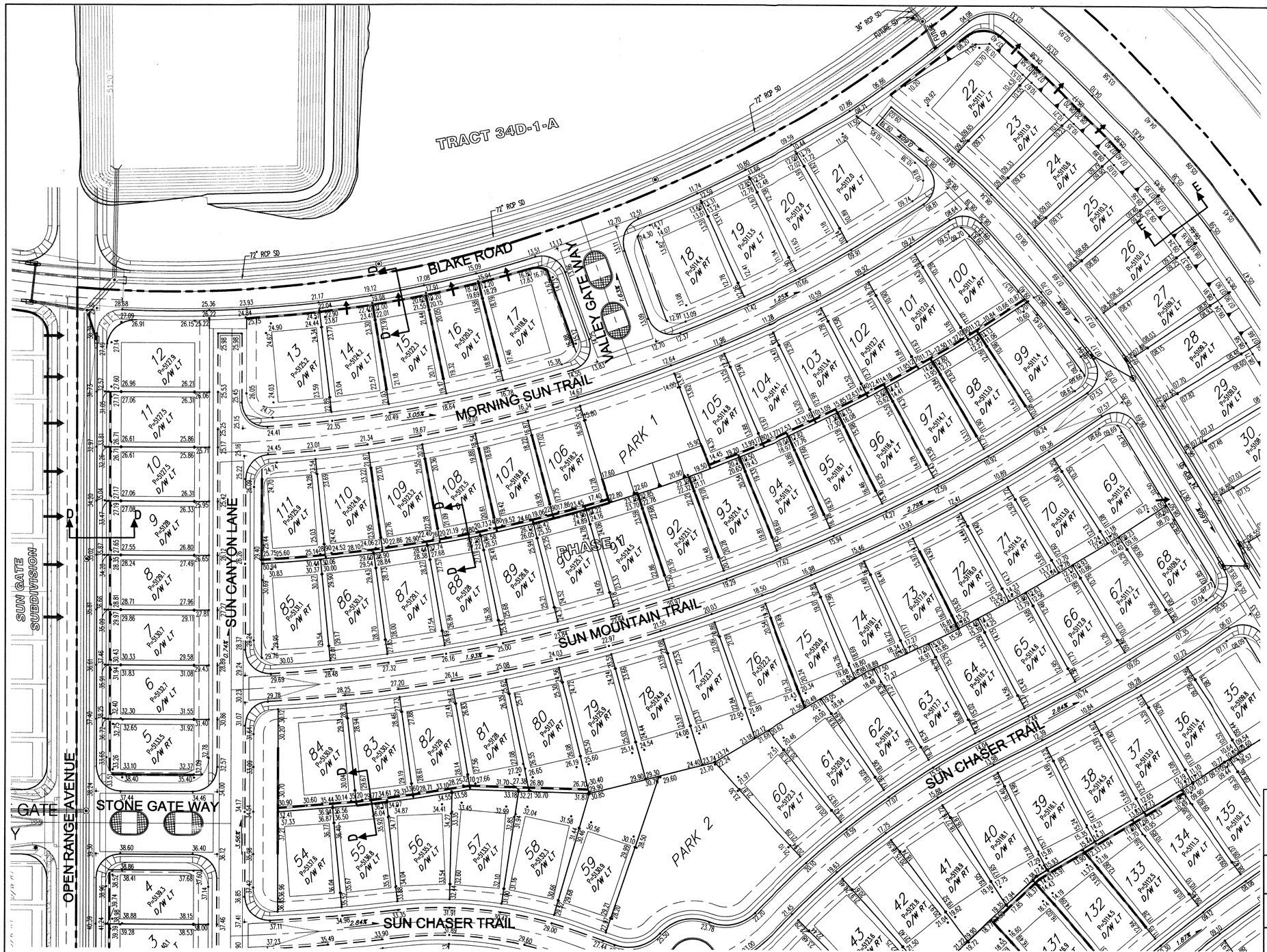
SUN GATE ESTATES
GRADING AND DRAINAGE PLAN
OVERALL SHEET LOCATION PLAN

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	5

RECEIVED
OCT 11 2004
HYDROLOGY SECTION

P:\050146\cdp\general\050146_GP05.dwg
October 08, 2004 - 8:36am



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 GEO-TECH REPORT FOR SALAZAR DAVIS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS 22-24 SHALL DRAIN INTO 98TH STREET.

N

50 25 0 50
1" = 50'

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
	WALL DRAIN
P=5154.1	PAD ELEVATION WITH DRIVEWAY
D/W RT	LOCATION SPECIFIED, SEE NOTE 8 ABOVE

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 ESTATES
GRADING PLAN AND DRAINAGE PLAN

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

City Project No.

Zone Map No. N-9-Z Sheet 2 Of 5

ROUGH GRADING (±0.5'):

APPROVED FOR ROUGH GRADING DATE

P:\050146\cdp\general\050146_GP01.dwg
October 08, 2004 - 8:13am

AS-BUILT INFORMATION

CONTRACTOR		DATE
WORK INSPECTOR'S		DATE
ACCEPTANCE BY		DATE
PROJECT ENGINEER'S CERTIFICATION BY		DATE
DRAWING CORRECTED 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=0.9996792(As Published)
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

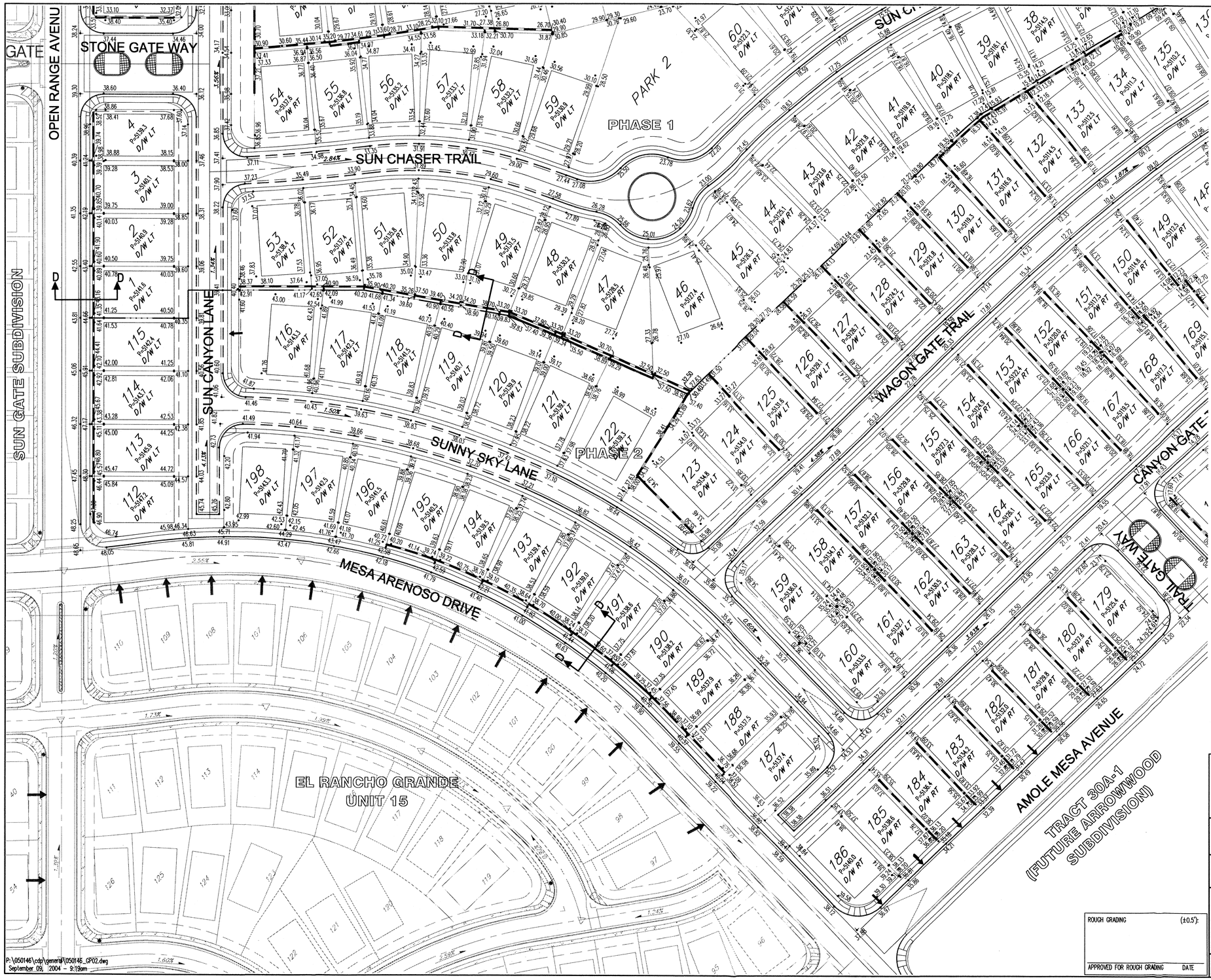
ENGINEER'S SEAL

CHRISTIAN J. SHOLTS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
9-9-04

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04

RECEIVED OCT 11 2004 HYDROLOGY SECTION



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 GEO-TECH REPORT FOR SALAZAR DAVIS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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'

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
	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 ESTATES
GRADING AND DRAINAGE PLAN

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

City Project No. | Zone Atlas No. 4-9-Z | Sheet 3 | Of 5

HYDROLOGY SECTION — REVIEWED — OCT 11 2004

SURVEY INFORMATION FIELD NOTES		
NO.	BY	DATE

BENCH MARKS	
ACS BRASS TABLET STAMPED "TRANS"	DATE
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X= 354,899.45 Y= 1,471,822.67	
Ground-to-Grid Factor=0.999679221(As Published)	
$\Delta\alpha$ = -00°16'42"	
SLD 1929 Elevation = 5118.43	

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S CHANGES BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICROFILM INFORMATION	
RECORDED BY:	DATE
NO.	

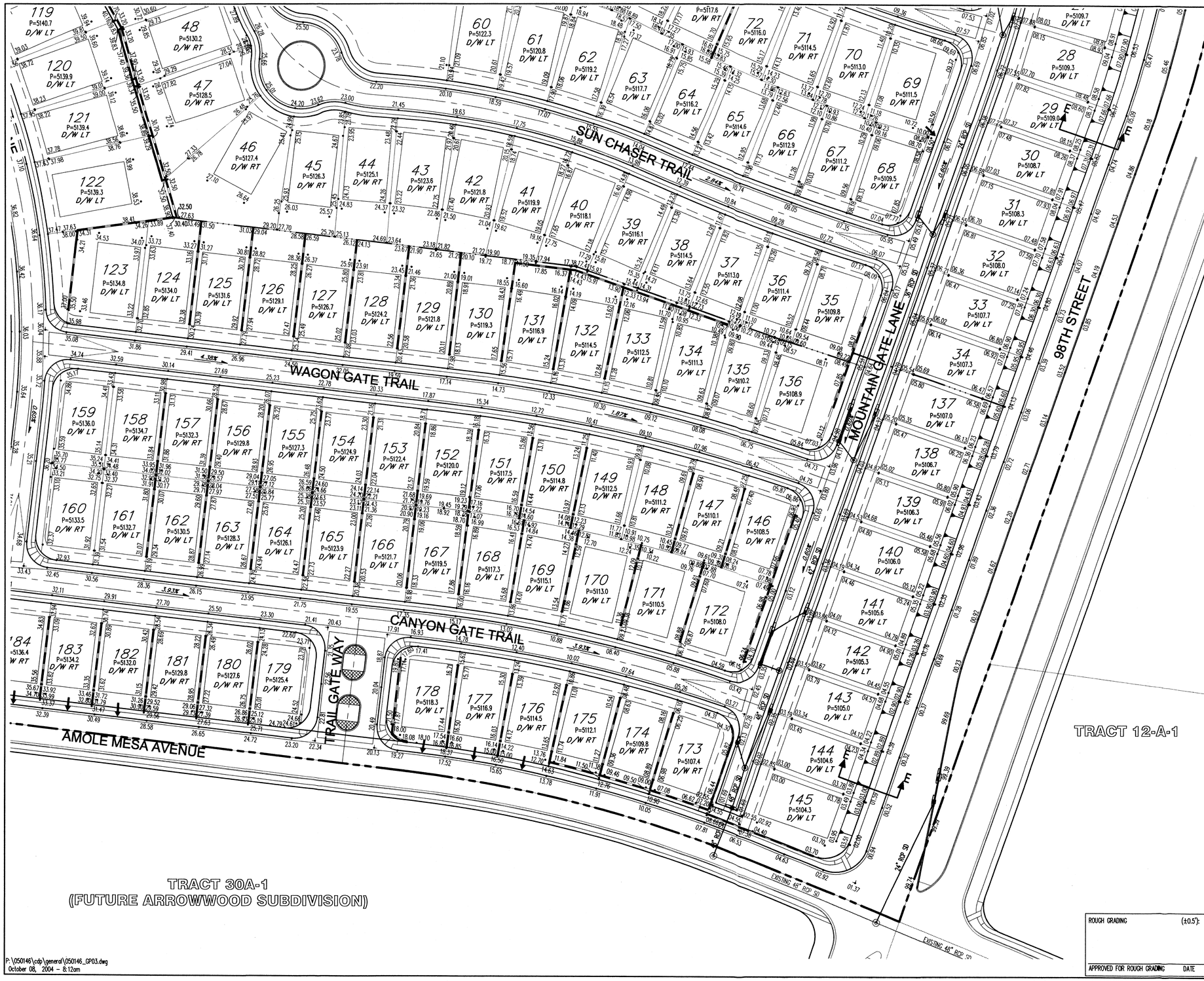
ENGINEER'S SEAL

CHRISTIAN J. SANDOVAL — NEW MEXICO — 15624 — REGISTERED PROFESSIONAL ENGINEER
9-9-04

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04

P:\050146\cdp\general\050146_GP02.dwg
September 09, 2004 - 9:19am



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 GEO-TECH REPORT FOR SALAZAR DAVIS PARCEL PREPARED BY VINYARDS ASSOC., NOVEMBER 6, 2003.

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 3B, 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.

9. LOTS 25-34 AND 137-145 WILL UTILIZE BACKYARD PONDING AS PER SECTION E-E, SHEET 5. TURN BLOCK WALL DRAINS IN THE BACKYARD WALLS FOR THESE LOTS SHALL NOT BE INSTALLED.

10. THE BACKYARDS ONLY ON LOTS 22-24 SHALL DRAIN INTO 98TH STREET.

N

50 25 0 50
1" = 50'

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
	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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE ESTATES
GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	Of
	N-9-Z	4	5

ROUGH GRADING (±0.5'):

APPROVED FOR ROUGH GRADING DATE

RECEIVED OCT 12 2004 HYDROLOGY

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD DRAWINGS BY	DATE
CORRECTED 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(As Published)
ΔCC = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION FIELD NOTES		
NO.	BY	DATE

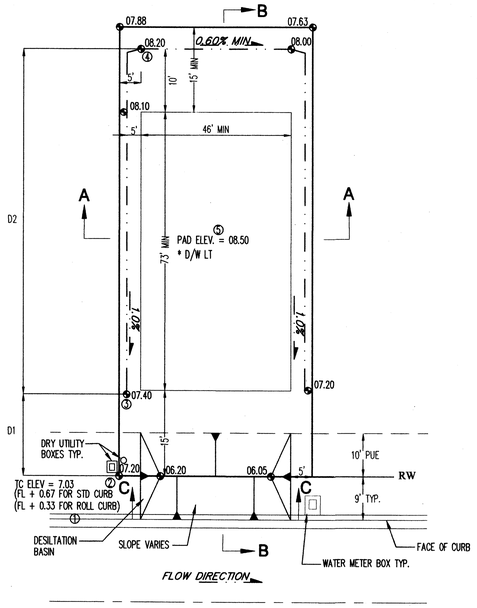
ENGINEER'S SEAL

CHRISTIAN J. SMITH
NEW MEXICO
16844
LICENSED PROFESSIONAL ENGINEER
9-9-04

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 09/08/04
Drawn By: BJG DATE: 09/08/04
Checked By: CJS DATE: 09/08/04

P:\050146\cdp\general\050146_GP03.dwg
October 08, 2004 - 8:12am

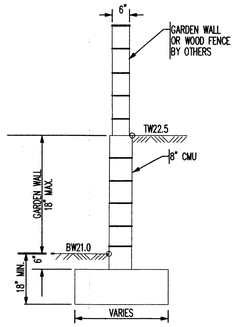


TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT ② – ADD 0.18' 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 0.3' TO SPOT ④

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

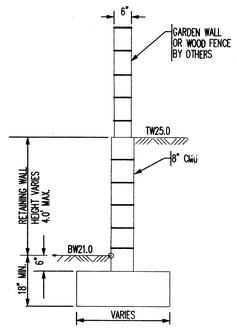
* DRIVEWAY SHALL BE PLACED ON THE LEFT OR RIGHT SIDE OF THE LOT WHEN SPECIFIED ON GRADING PLANS.



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

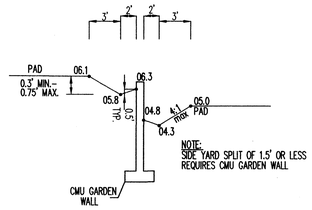
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



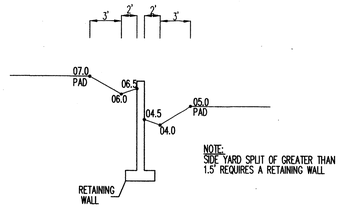
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

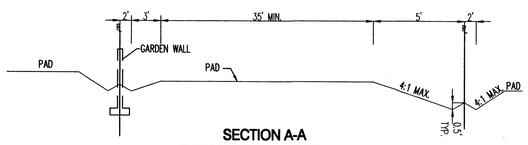
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



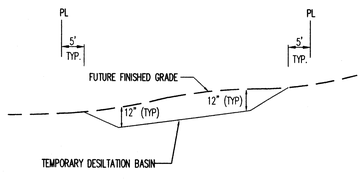
SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



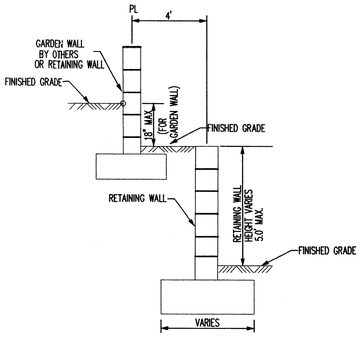
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE

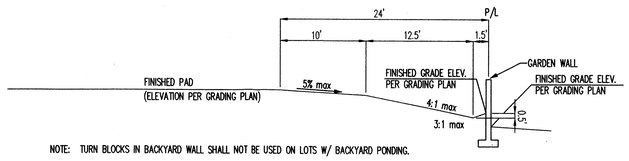


SECTION C-C
NOT TO SCALE



SECTION D-D
TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

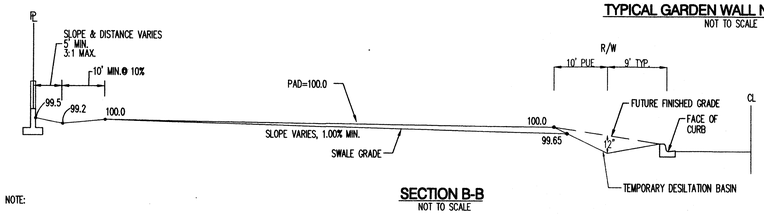
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES.)



NOTE: TURN BLOCKS IN BACKYARD WALL SHALL NOT BE USED ON LOTS W/ BACKYARD PONDING.

SECTION E-E
TYPICAL BACKYARD POND SECTION
NOT TO SCALE

(TO BE UTILIZED IN BACKYARDS ON LOTS 25–34 AND 137–145)



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.

P:\050146\cdp\general\050146_GP04.dwg
October 08, 2004 – 8:13am

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED 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(As Published)
ΔCX = –00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SKOPEC
NEW MEXICO
15704
LICENSED PROFESSIONAL ENGINEER
9-9-04

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS — DATE: 09/08/04
Drawn By: BJG — DATE: 09/08/04
Checked By: CJS — DATE: 09/08/04

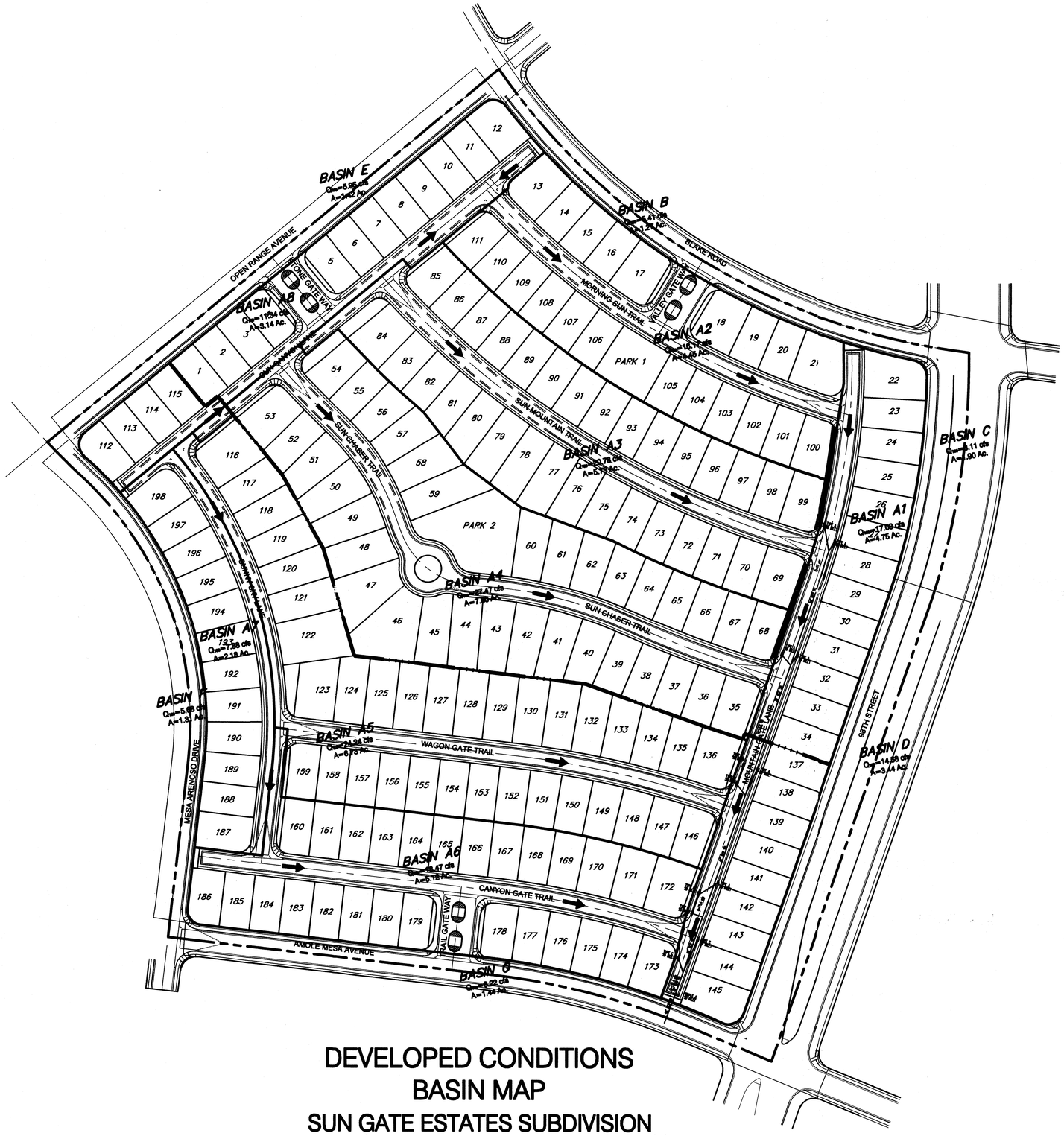
Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SUN GATE ESTATES
GRADING AND DRAINAGE PLAN
GRADING DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No. N–9–Z	Sheet 5	Of 5

RECEIVED OCT 11 2004 HYDROLOGY SECTION
Last Design Update



DEVELOPED CONDITIONS
BASIN MAP
SUN GATE ESTATES SUBDIVISION
SEPTEMBER, 2004

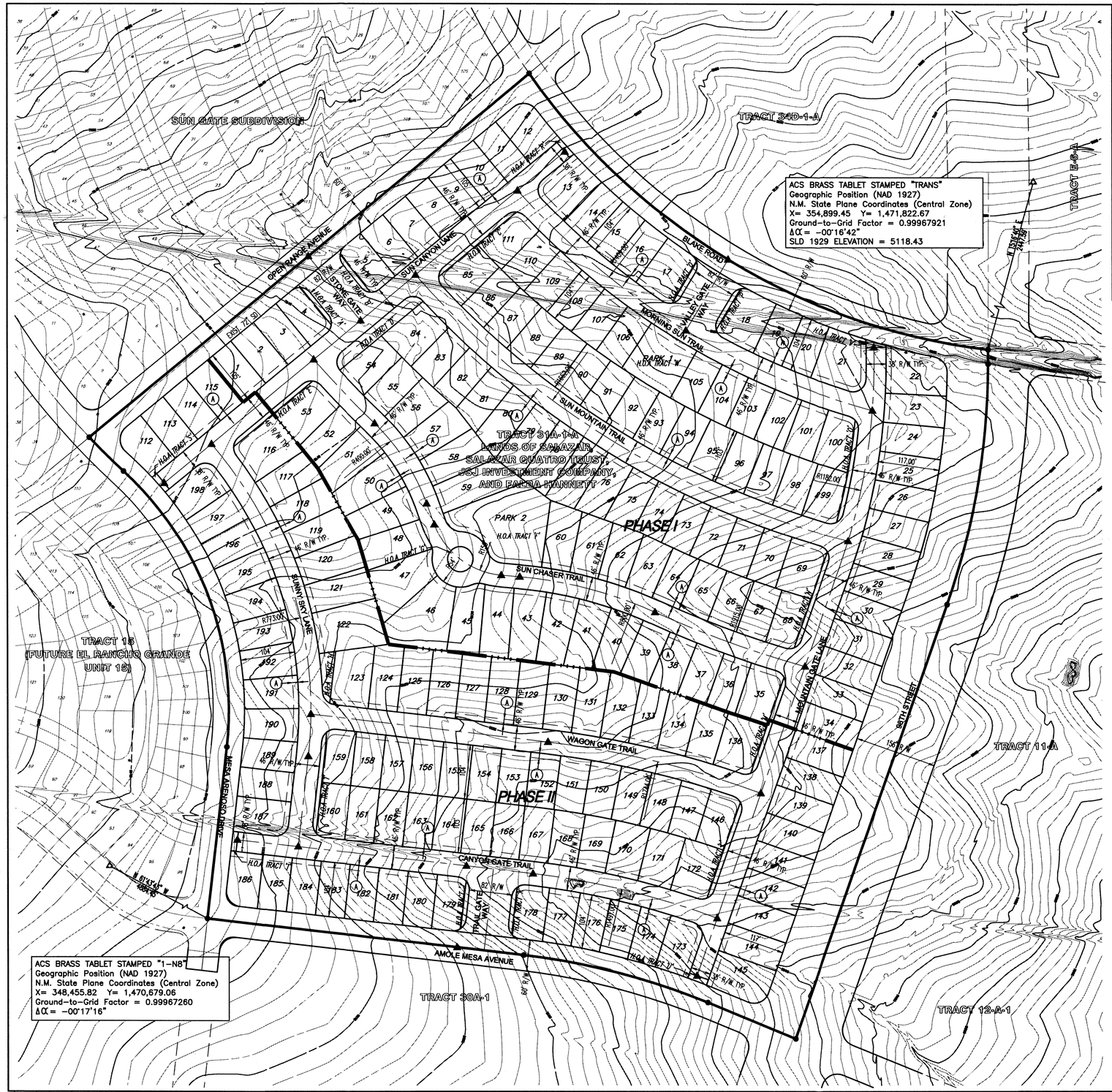
N

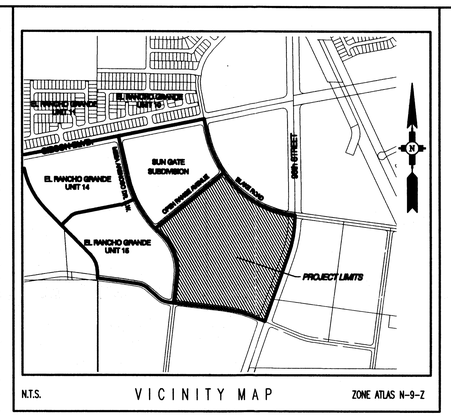
100 50 0 100
1"=100'

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES





N

100 50 0 100
1" = 100'

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- 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

PRELIMINARY PLAT FOR SUN GATE ESTATES

(REPLAT OF TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST
JSJ INVESTMENT COMPANY
AND FALBA HANNETT)

LEGAL DESCRIPTION

REPLAT OF TRACT 31A-1-A LANDS OF SALAZAR FAMILY TRUST
JSJ INVESTMENT COMPANY AND FALBA HANNETT.
(BOOK 2003C, PAGE223, DATE 07-23-2003)

GENERAL NOTES

1. EXISTING ZONING: R-LT
   PROPOSED DEVELOPMENT: R-LT
2. PROPOSED NET ACREAGE: 45.00 AC
   NUMBER OF LOTS: 198
   PROPOSED DENSITY: 4.4 DU/AC
3. MIN. LOT DIMENSIONS: 46' X 73'
   MINIMUM LOT AREA: 3,358.00 SQFT
4. ALL UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL BE 15' FRONT 5' SIDEYARD, AND 15' BACKYARD (DRIVEWAYS SHALL BE 20' (MIN.) IN LENGTH).
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO BLAKE ROAD, OPEN RANGE AVENUE, MESA ARENOSO DRIVE, AMOLE MESA AVENUE, AND/OR 98TH STREET.
7. PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "X". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "X".
8. HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", AND "X" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
9. TRACTS "S" AND "T" ARE LANDSCAPE TRACTS ENCUMBERED BY PRIVATE PEDESTRIAN ACCESS EASEMENTS.
10. TRACTS "R", "S", "T", "U", AND "V" ARE LANDSCAPE TRACTS ENCUMBERED BY PUBLIC STORM DRAIN, SANITARY SEWER, AND WATER LINE EASEMENTS.

SITE DATA

ZONE ATLAS NO.	N-9-Z
ZONING	R-LT
MILES OF FULL WIDTH STREETS CREATED	1.57 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	198
DENSITY	4.4 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.

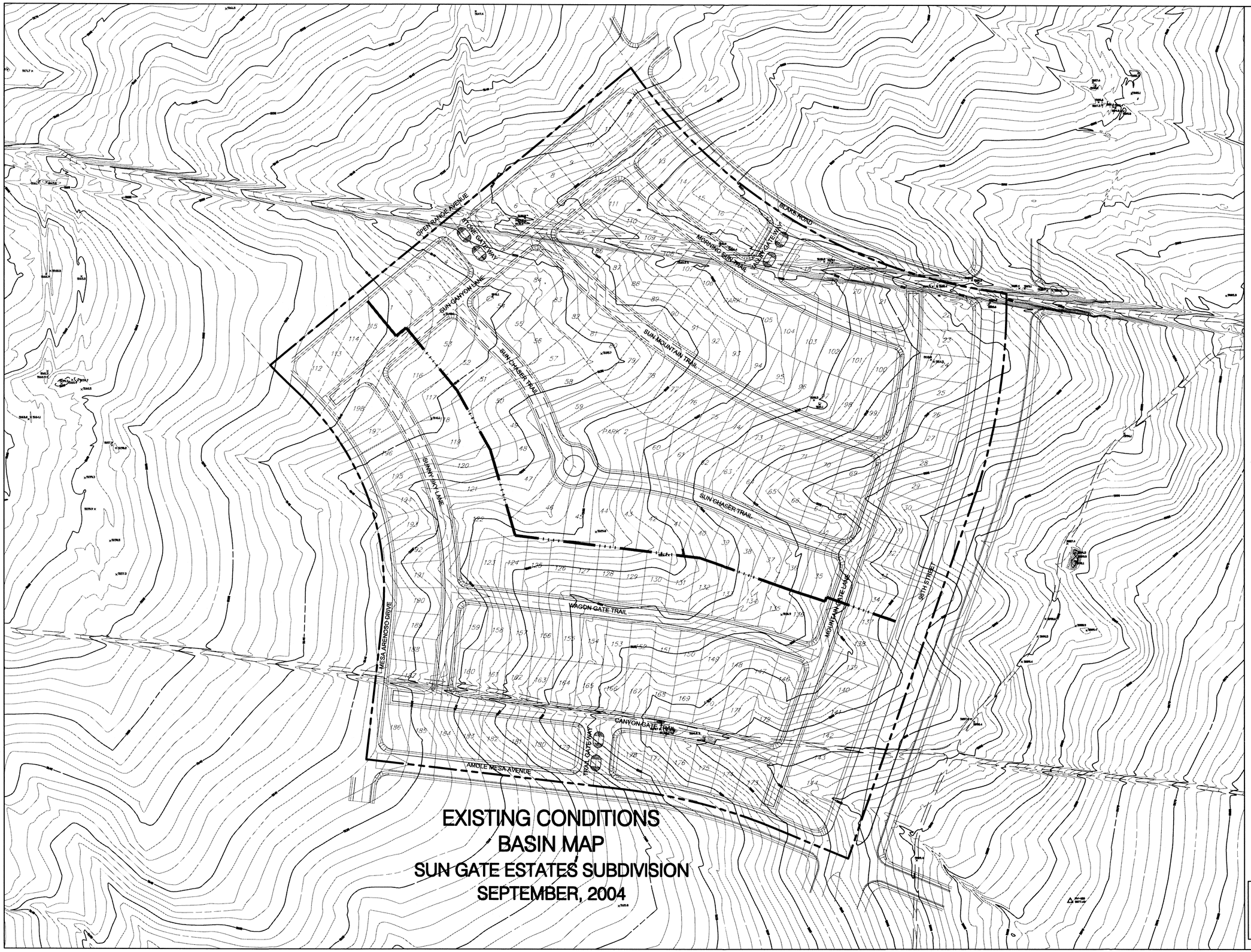
APPROVED

CITY SURVEYOR DATE

J. MARK FERGUSON DATE
DIVISION PRESIDENT, D.R. HORTON INC.

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

P:\050146\cdp\general\050146_Pre_Plat.dwg
September 07, 2004 - 2:57pm



EXISTING CONDITIONS
BASIN MAP
SUN GATE ESTATES SUBDIVISION
SEPTEMBER, 2004

N

100 50 0 100

1"=100'

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES