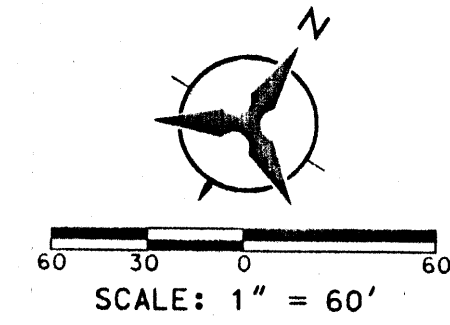
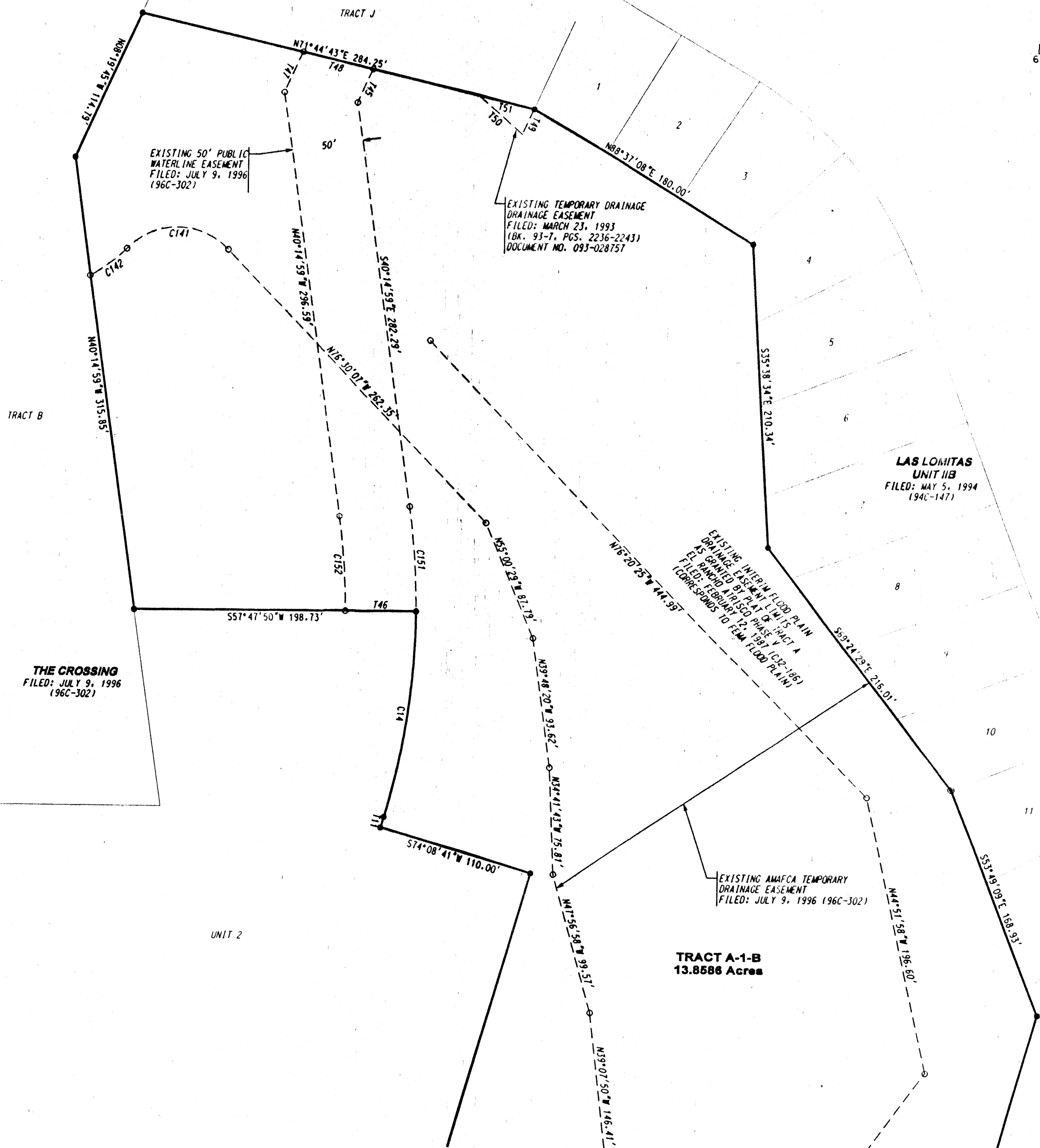
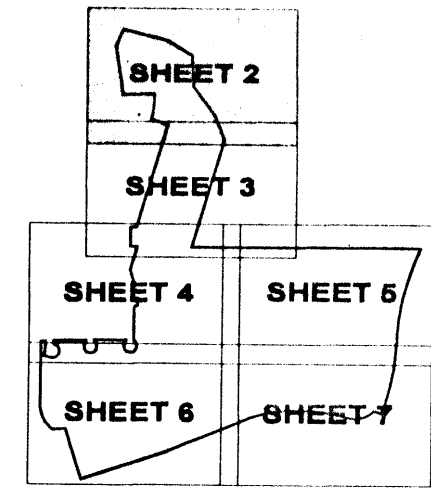


PLAT OF  
**CIELO OESTE**  
 (A REPLAT OF TRACTS A-1 & H-1  
 TIERRA OESTE SUBDIVISION  
 UNIT 3)  
 ALBUQUERQUE, NEW MEXICO  
 NOVEMBER, 2002



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



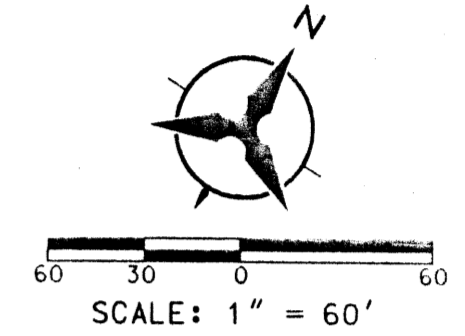
**THE CROSSING**  
 FILED: JULY 9, 1996  
 (96C-302)

**LAS LONITAS  
 UNIT IIB**  
 FILED: MAY 5, 1994  
 (94C-147)

**TRACT A-1-B**  
 13.8586 Acres

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF  
**CIELO OESTE**  
 (A REPLAT OF TRACTS A-1 & H-1  
 TIERRA OESTE SUBDIVISION  
 UNIT 3)  
 ALBUQUERQUE, NEW MEXICO  
 NOVEMBER, 2002



UNIT 2  
**THE CROSSING**  
 FILED: JULY 9, 1996  
 (196C-302)

**TRACT A-1-B**  
 13.8586 Acres

**LAS LOMITAS**  
**UNIT IIB**  
 FILED: MAY 5, 1994  
 (194C-147)

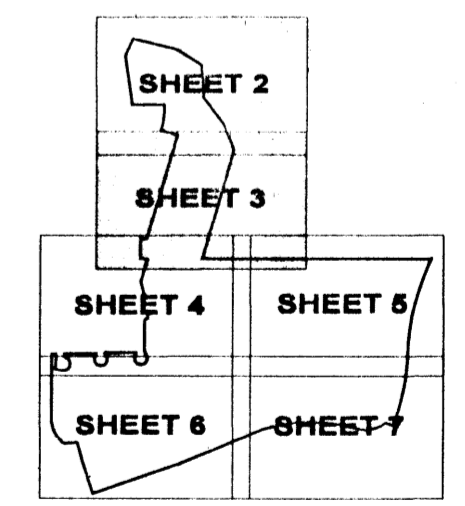
**TRACT E-2**  
**TIERRA OESTE**  
**SUBDIVISION**  
**UNIT 3**  
 FILED: FEBRUARY 12, 2002  
 (2002C-49)

**TRACT**  
**A-1**

**TRACT A-1-C**  
 4.5726 Acres

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**



**Bohannon & Huston**

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

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

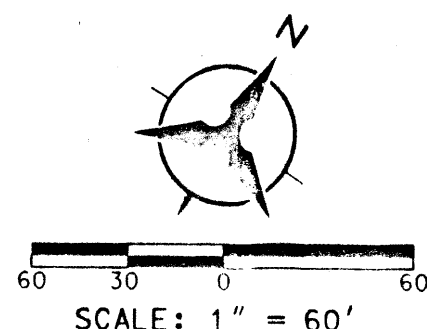
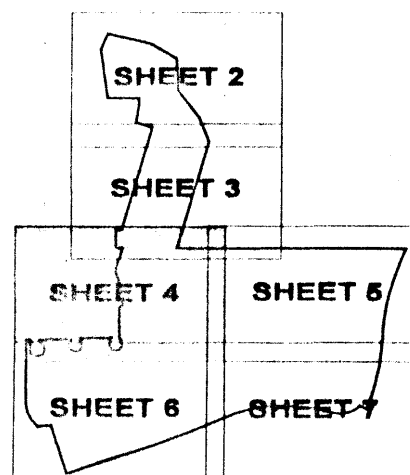
SHEET 3 OF 8

**LEGEND**

	10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
		CITY OF ALBUQUERQUE CONTROL MONUMENT
		CENTERLINE MONUMENT TO BE INSTALLED
		FOUND PK NAIL IN TOP OF CONCRETE WALL
		FOUND 5/8" REBAR
		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**

**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002



TIERRA OESTE SUBDIVISION  
UNIT 3  
FILED: FEBRUARY 12, 2002  
(2002C-49)

SHADED AREA DESIGNATES  
PORTION OF EXISTING PUBLIC  
STREET RIGHT-OF-WAY VACATED  
BY VACATION ACTION  
V-1001939-02DRB-00715

**CASA FLORIDA PLACE NW**  
(50' R/W)

PUBLIC STREET RIGHT-OF-WAY  
TO BE DEDICATED TO THE CITY  
OF ALBUQUERQUE WITH THE  
FILING OF THIS PLAT

**CASA LINDA COURT NW**  
(46' R/W)

CENTERLINE 30' PUBLIC  
STORM DRAIN EASEMENT  
FILED: FEBRUARY 12, 2002  
(2002C-49)

BOHANNAN & HUSTON BRASS CAP STAMPED "BH-40"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=352,790.66 Y=1,492,346.53  
GROUND TO GRID FACTOR = 0.99967105  
DELTA ALPHA = -00°16'59"  
NGVD 1929 ELEVATION = 5305.43

CROSS HATCHED AREA  
DESIGNATES EXISTING  
22' PUBLIC TRAIL ACCESS  
EASEMENT. THIS EASEMENT  
IS SUBORDINATE TO AMAFCA  
ACCESS EASEMENTS AND  
CONSTRUCTION PLANS FOR  
PUBLIC TRAIL REQUIRE  
AMAFCA APPROVAL.  
FILED: FEBRUARY 12, 2002  
(2002C-49)

20' PUBLIC PEDESTRIAN  
ACCESS & PUBLIC  
WATERLINE EASEMENT  
TO BE GRANTED TO THE  
CITY OF ALBUQUERQUE  
WITH THE FILING OF  
THIS PLAT

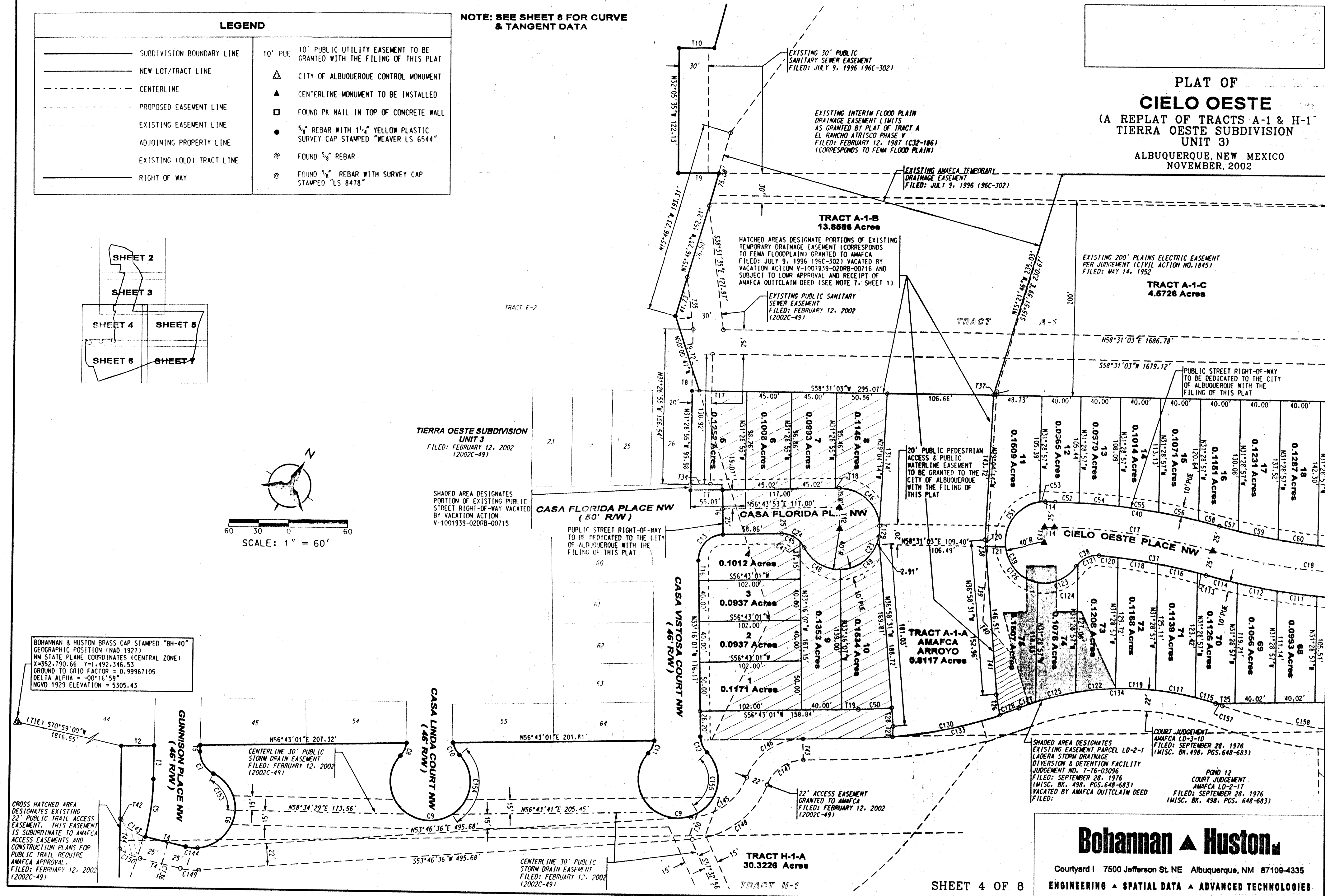
SHADED AREA DESIGNATES  
EXISTING EASEMENT PARCEL LD-2-1  
LADERA STORM DRAINAGE  
DIVERSION & DETENTION FACILITY  
JUDGEMENT NO. 7-76-03096  
FILED: SEPTEMBER 28, 1976  
(MISC. BK. 498, PGS. 648-683)  
VACATED BY AMAFCA QUITCLAIM DEED  
FILED:

POND 12  
COURT JUDGEMENT  
AMAFCA LD-2-1-17  
FILED: SEPTEMBER 28, 1976  
(MISC. BK. 498, PGS. 648-683)

**Bohannon & Huston**

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

ENGINEERING ▴ SPATIAL DATA ▴ ADVANCED TECHNOLOGIES



**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002

**LEGEND**

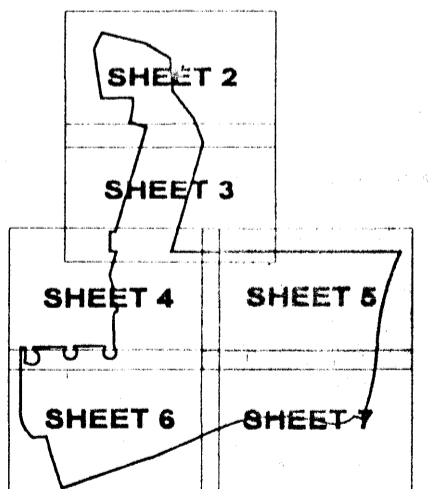
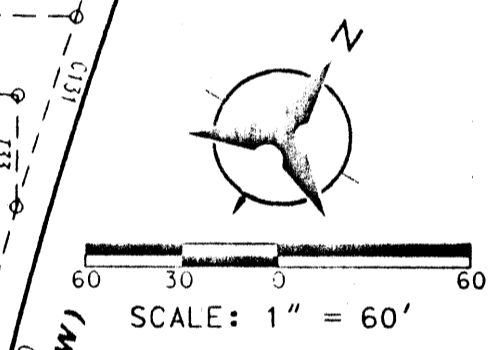
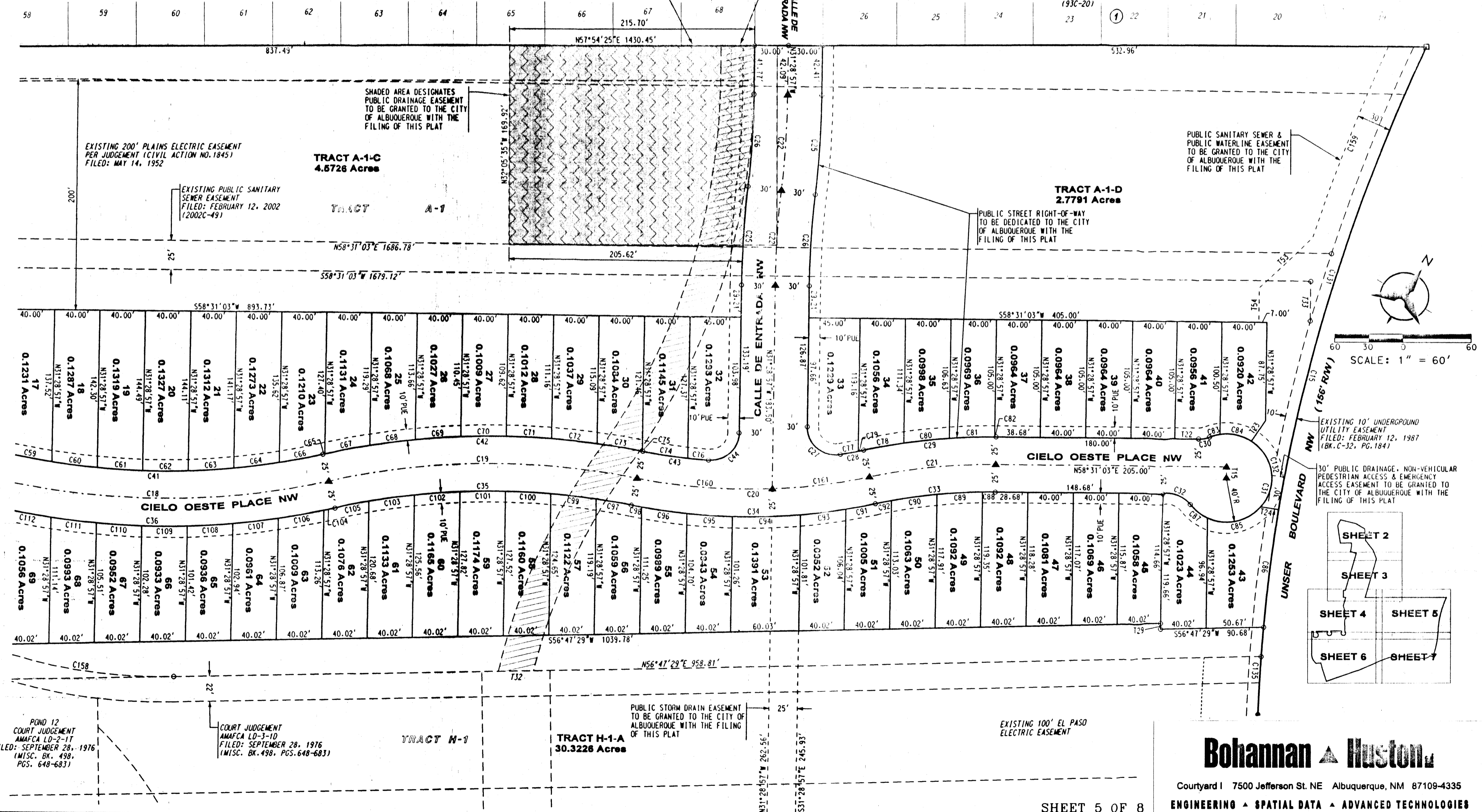
	SUBDIVISION BOUNDARY LINE		10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		3/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 3/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 3/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**

PATTERNED AREA DESIGNATES EXISTING CITY OF ALBUQUERQUE TEMPORARY DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PGS. 648-651) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PG. 652) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

**LAS LOMITAS  
UNIT I & UNIT II**  
FILED: JANUARY 20, 1993  
193C-201

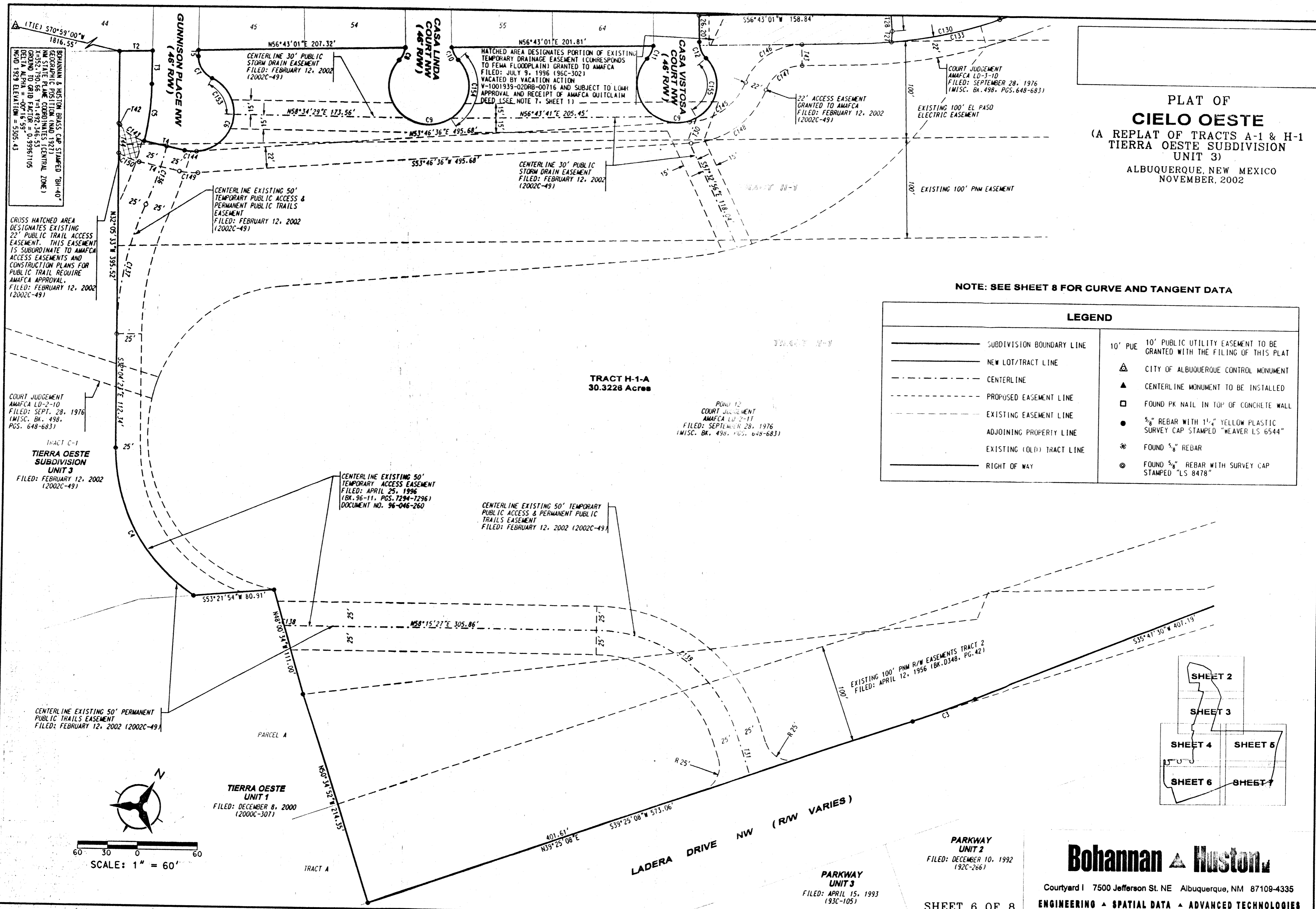


POND 12 COURT JUDGEMENT AMAFCA LD-2-1T FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT AMAFCA LD-3-1D FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

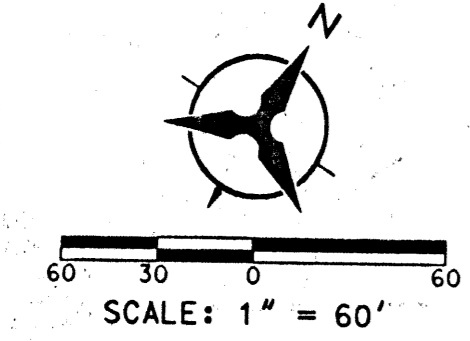
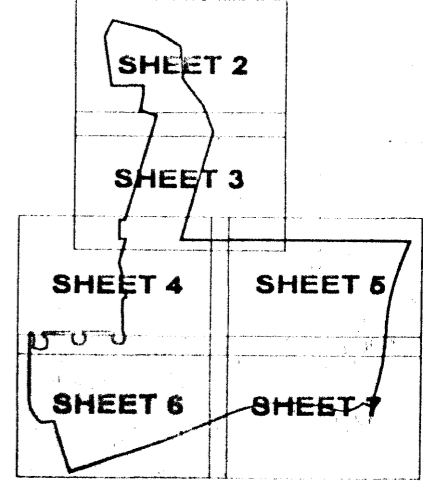
**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002



**NOTE: SEE SHEET 8 FOR CURVE AND TANGENT DATA**

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PARKWAY UNIT 2**  
FILED: DECEMBER 10, 1992 (192C-266)

**PARKWAY UNIT 3**  
FILED: APRIL 15, 1993 (193C-105)

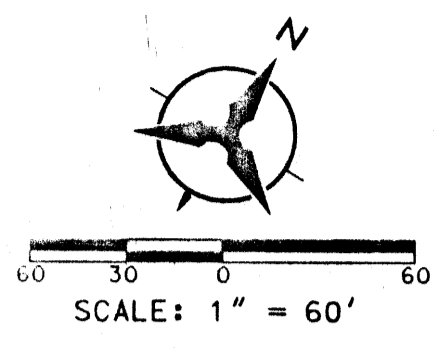
**SHEET 6 OF 8**

**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002

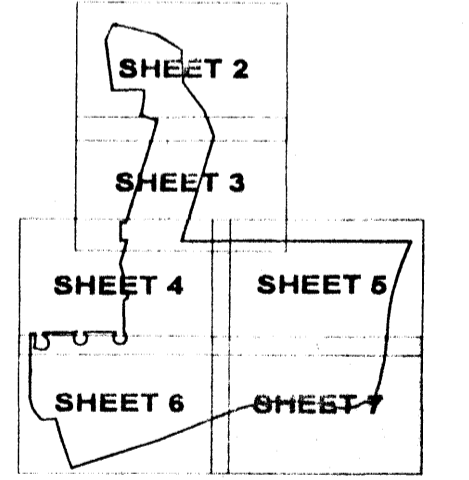
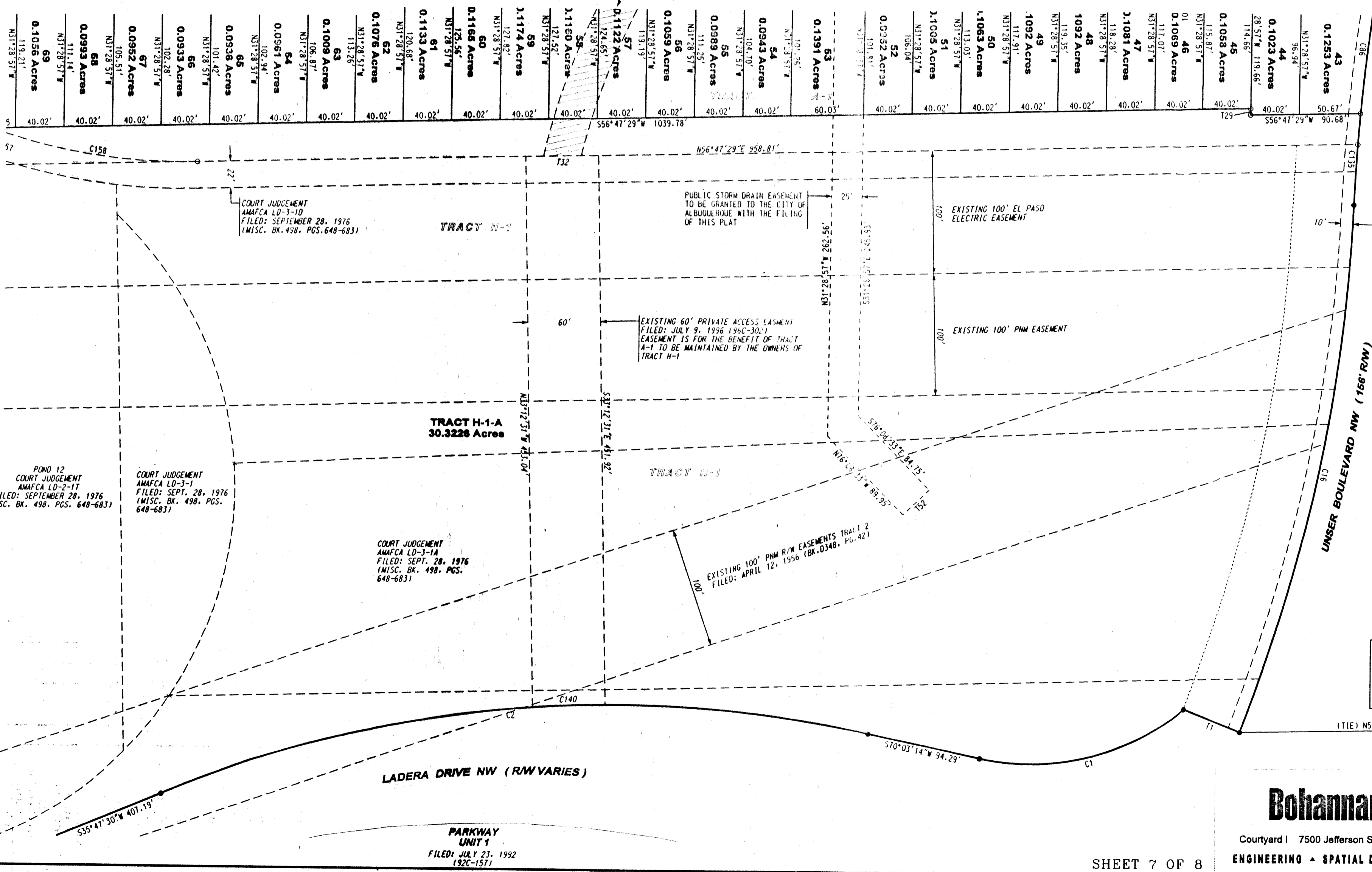
**LEGEND**

	SUBDIVISION BOUNDARY LINE		10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE			CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE			CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE			FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE			5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE			FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE			FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY			

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**



HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT  
FILED: JUNE 26, 1992 (BK. 92-15, PG. 652)  
DOCUMENT NO. 09261497  
VACATED BY VACATION V-100939-02DRB-00716



ACS BRASS CAP STAMPED "3-H10"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=356,889.72 Y=1,493,922.98  
GROUND TO GRID FACTOR = 0.99967504  
DELTA ALPHA = -00°16'31"  
NGVD 1929 ELEVATION = 5193.38

**Bohannon & Huston**

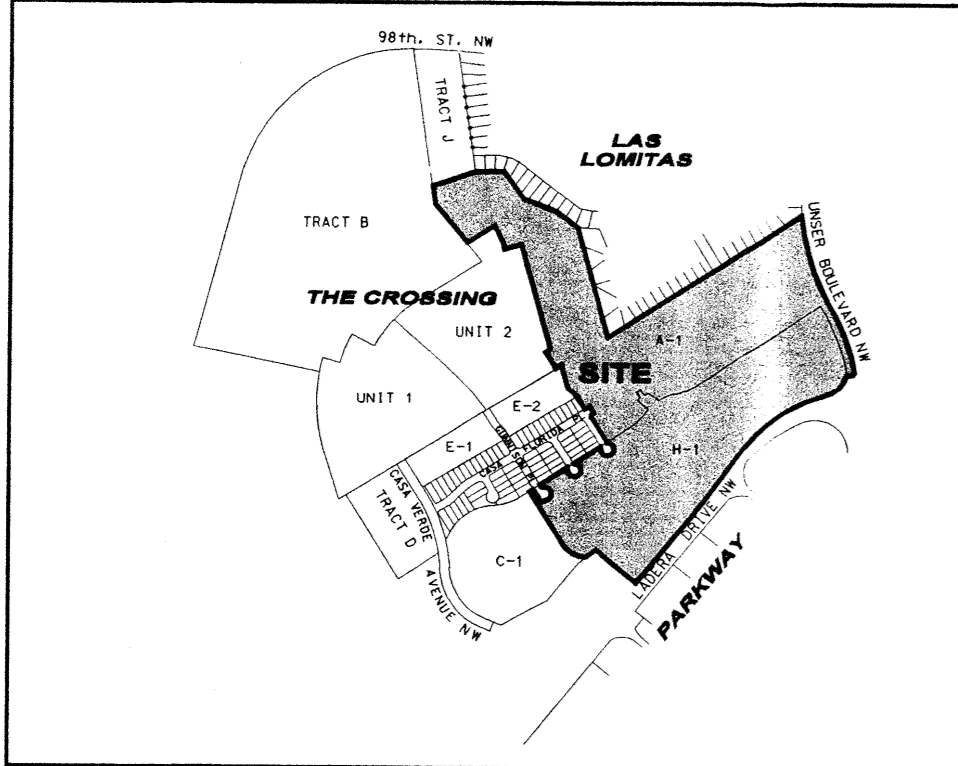
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
**ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES**





DESCRIPTION

FREE CONSENT AND DEDICATION



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. H-9-Z & J-9-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 1001939
2. Zone Atlas Index No. H-9-Z and J-9-Z.
3. Gross Subdivision Acreage: 62.9545 Acres.
4. Total Number of Tracts/Lots created: Five (5) Tracts and Seventy-five (75) Lots.
5. Total Mileage of full width Streets created: 0.3647 Mile.
6. Date of Survey: August, 2002
7. Plat is located within the Town of Atrisco Grant, within projected Sections 9 and 16. T10N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tracts A-1, H-1, & a portion of Casa Florida Place, NW of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico...

PNM NOTE

Any grading conducted, or improvements installed within PNM utility easements must comply with clearance provisions of the National Electrical Safety Code (NESC)...

PUBLIC UTILITY EASEMENTS

(TO BE GRANTED WITH THE FILING OF THIS PLAT)

PUBLIC UTILITY EASEMENTS granted with this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment...
B. PNM Gas services for installation, maintenance, and service of natural gas lines...
C. QWEST for the installation, maintenance, and service of all buried communication lines...
D. Comcast Cable for the installation, maintenance, and service of such buried lines, cable, and other related equipment...

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above...

Easements for electric transformers/switchgears, as installed shall extend ten feet(10') in front of transformers/switchgear door and five feet (5') on each side.

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico...

BEGINNING at the southeast corner of said Tract A-1, a point on the westerly right-of-way line of Unser Boulevard NW, whence the Albuquerque City Survey (ACS) monument '3-H10' a standard ACS brass tablet, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=356,889.72 and Y=1,493,922.98 bears N57°03'34"E, a distance of 410.11 feet and from said point of beginning crossing said right-of-way line...
179.26 feet along the arc of a curve to the right having a radius of 200.00 feet and a chord which bears S44°22'36"W, a distance of 173.32 feet to a point of tangency; thence, S70°03'14"W, a distance of 94.29 feet to a point of curvature; thence, S93°00'00"W, a distance of 593.80 feet along the arc of a curve to the left having a radius of 993.00 feet and a chord which bears S52°55'22"W, a distance of 584.99 feet to a point of non-tangency; thence, S35°47'30"W, a distance of 407.19 feet to a point of curvature; thence, S66°28'00"W, a distance of 1047.00 feet and a chord which bears S37°36'19"W, a distance of 66.27 feet to a point of tangency; thence, S39°25'08"W, a distance of 573.06 feet to the most southerly corner of said Tract H-1, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract H-1...

Tract contains 62.9545 acres, more or less.

The foregoing Plat of that certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts A-1 and H-1 of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2002 in Volume 2002C, Folio 49 as Document No. 2002018574, now comprising Tracts A-1-A, A-1-B, A-1-C, A-1-D, H-1-A, and Lots 1 through 75, inclusive of the PLAT OF CIELO OESTE, Albuquerque, New Mexico 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 rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby dedicate Tract A-1-A to Albuquerque Metropolitan Arroyo Flood Control Authority 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 buried/overhead distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

WESTLAND DEVELOPMENT COMPANY, INC. 401 Coors Boulevard, NW Albuquerque, NM 87121

BY: Barbara Page, President & C.E.O.

State of New Mexico ) County of Bernalillo )

This instrument was acknowledged before me on 14 day of November 2002, by Barbara Page, President & C.E.O. of Westland Development Company, Inc.



NOTARY PUBLIC Lindsay Blair My Commission Expires 8/15/05

- 1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF THE CROSSING, Filed: July 9, 1996 as Document No. 96076305 in Volume 96C, Folio 302.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. 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 shall consist of a standard four-inch (4") aluminum alloy cap stamped 'City of Albuquerque', 'Centerline Monumentation', 'Survey Marker', 'Do Not Disturb', 'PLS#6544'.
5. Tracts A-1-A, A-1-B, A-1-C, A-1-D & H-1-A are subject to an existing 'Temporary Drainage Easement' that was granted to ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, for drainage, flood control, conveyance of storm water, stockpiling of sediment, and the construction, reconstruction, operation, maintenance of, and access to such facilities by the Plat Of The Crossing, filed: July 9, 1996 in Volume 96C, Folio 302. This easement is subject to the provisions of the Easement shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of AMAFCA. Any reversion shall be conveyed by quitclaim deed. There is reserved to the Grantor, its successors and assigns, the right to use said Easement area for open space, landscaping and other purposes which will not interfere with the rights and Easement granted, provided the grantor obtains Grantee's prior written Licensed approval for such use, not to be unreasonably withheld.
6. Existing Temporary Drainage Easement on Lots 1 thru 75 and Tracts A-1-C and A-1-D to be vacated by Vacation Action V-1001939-02DRB and AMAFCA quitclaim deed.
7. Lots 1 thru 11 and 75 are within a 100-year Floodplain as shown on National Flood Insurance Program Rate Map 35001C03260 and are within an existing AMAFCA Floodplain Easement granted by Plat filed July 9, 1996 in Volume 96C, Folio 302 as Document No. 96076305. In such time that a LOR is issued by FEMA to remove the Floodplain, Flood Insurance may be required by the Mortgage Company. Final release of AMAFCA Easement is subject to receipt of a Quitclaim Deed from AMAFCA.
8. Total remaining open space requirements are met via the provisions of the detached open space per the provisions of Section 14-16-3-B(A)(3), The Crossing Agreement.

ENCROACHMENT AGREEMENT

Public Service Company (PNM) and Landowner, and its successors and assigns agree that encroachments into PNM utility easements as shown on this plat are permissible subject to the following:

- 1. By granting the right to encroach, PNM does not waive or relinquish any prior easement rights possessed by PNM, nor shall Landowner erect any structure or perform any activity that diminishes PNM's access and maintenance easement rights.
2. PNM shall not be responsible for any damage to facilities, equipment, structures or other property of Landowner if damaged by reason of PNM's use of the easements.
3. Landowner shall indemnify and hold harmless PNM for any and all claims resulting from the encroachments into the PNM easements.
4. All encroachments must comply with clearance provisions of the National Electrical Safety Code (NESC). If not, corrections shall be made at expense of Landowner.

PNM STAMP

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.

PLAT OF CIELO OESTE (A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3) ALBUQUERQUE, NEW MEXICO NOVEMBER, 2002

APPROVALS

Table listing approvals from Planning Director, City Engineer, Traffic Engineer, City Surveyor, Property Management, Utility Development Department, and PNM Gas Services with dates.

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-001-059-340-074-40969 1-009-059-346-042-40970 PROPERTY OWNER OF RECORD Westland Dev. Co. Inc. Flora B Andrade 12-10-02

SURVEYOR'S CERTIFICATION

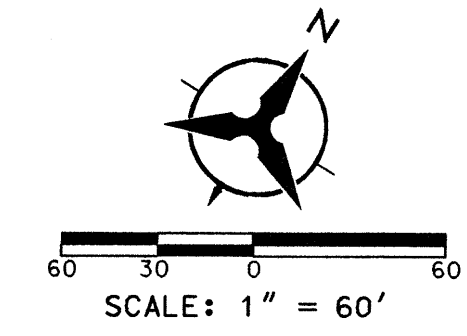
I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



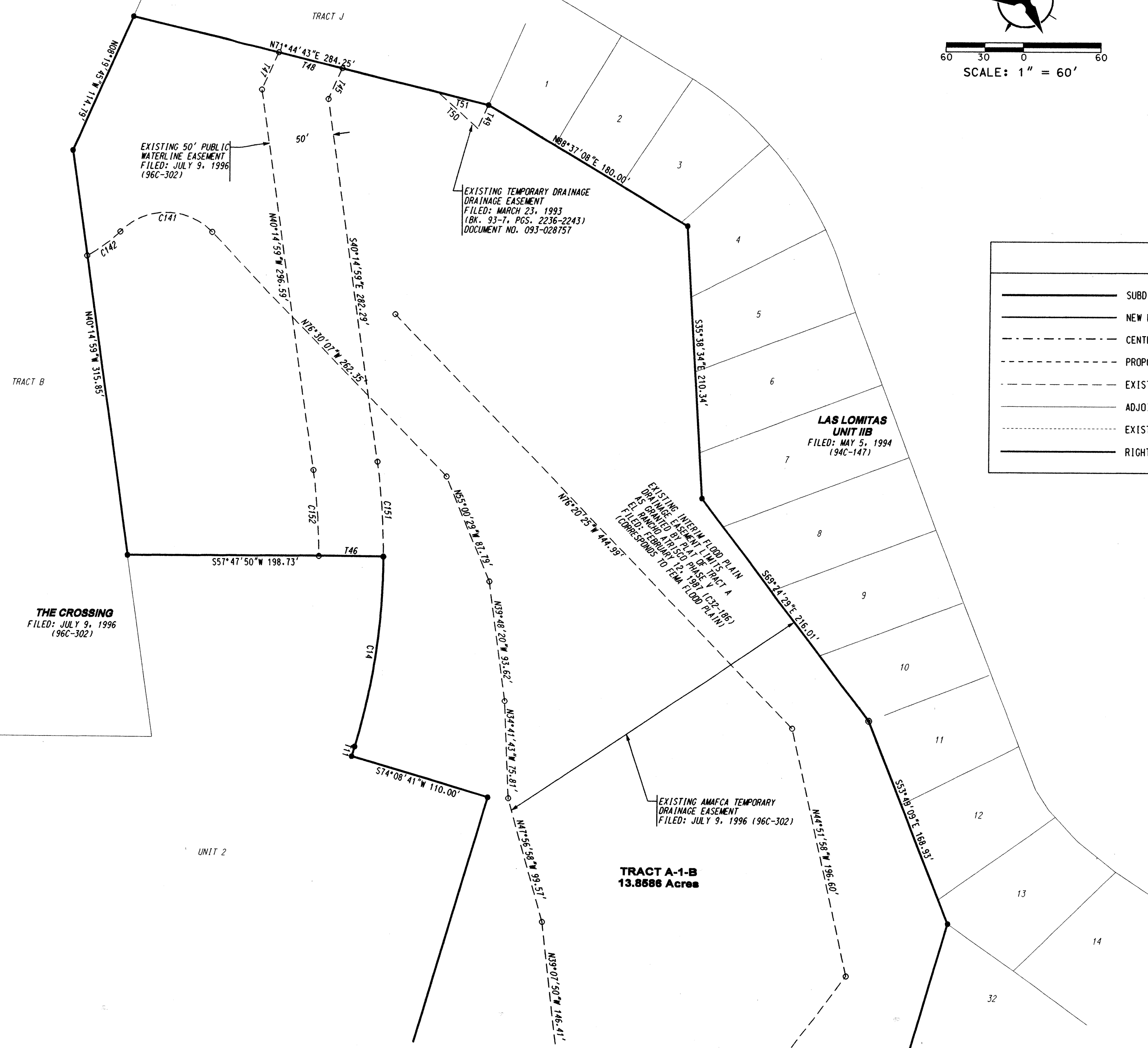
A. Dwain Weaver A. Dwain Weaver New Mexico Professional Surveyor 6544 Date: November 14, 2002

Bohannon & Huston

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

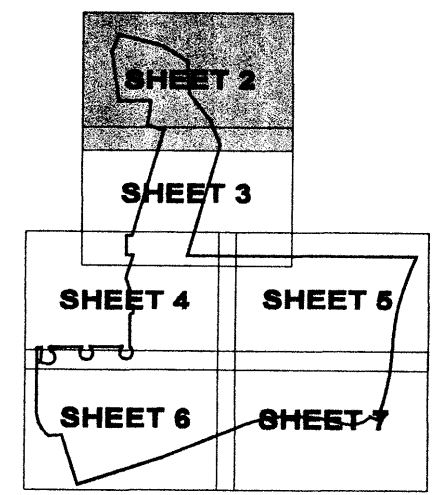


**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

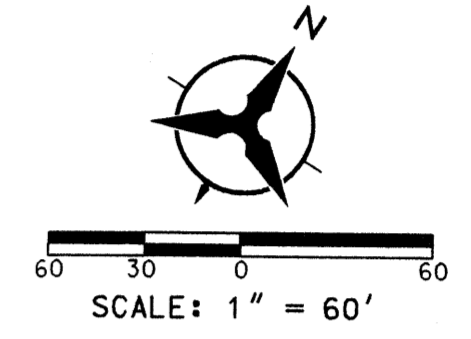
**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**



**Bohannon & Huston**

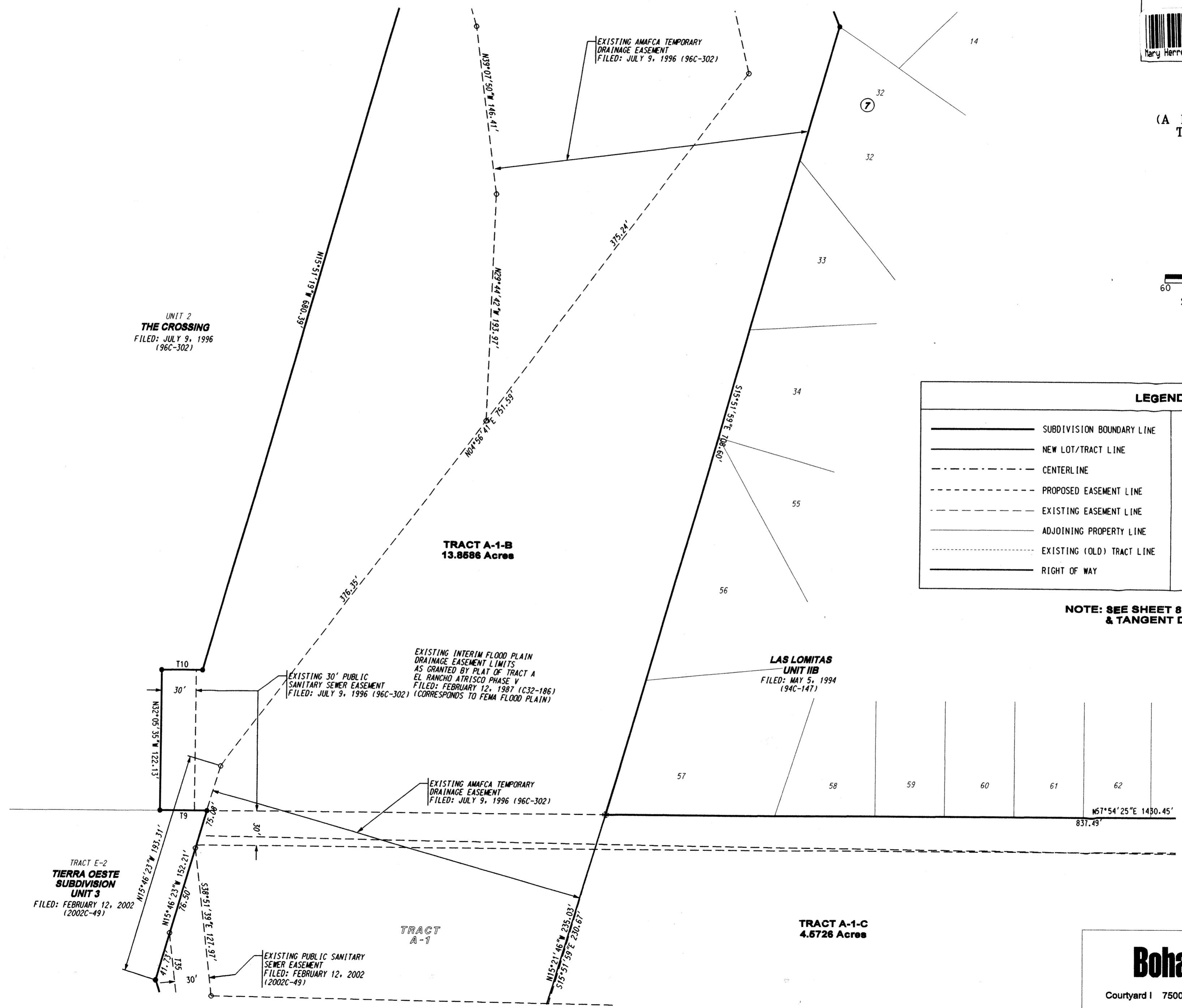
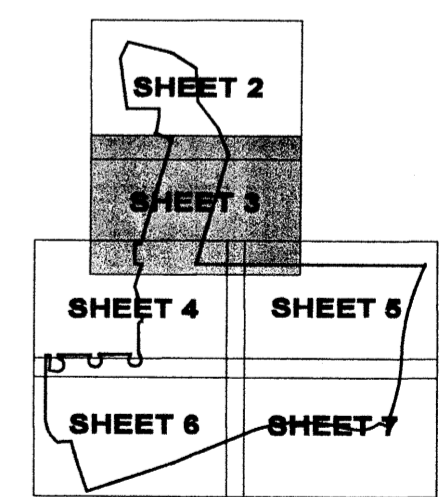
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF  
 CIELO OESTE**  
 (A REPLAT OF TRACTS A-1 & H-1  
 TIERRA OESTE SUBDIVISION  
 UNIT 3)  
 ALBUQUERQUE, NEW MEXICO  
 NOVEMBER, 2002



LEGEND			
	SUBDIVISION BOUNDARY LINE		10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**



TRACT E-2  
 TIERRA OESTE  
 SUBDIVISION  
 UNIT 3  
 FILED: FEBRUARY 12, 2002  
 (2002C-49)

UNIT 2  
 THE CROSSING  
 FILED: JULY 9, 1996  
 (196C-302)

TRACT A-1-B  
 13.8586 Acres

LAS LOMITAS  
 UNIT IIB  
 FILED: MAY 5, 1994  
 (194C-147)

TRACT  
 A-1

TRACT A-1-C  
 4.5726 Acres

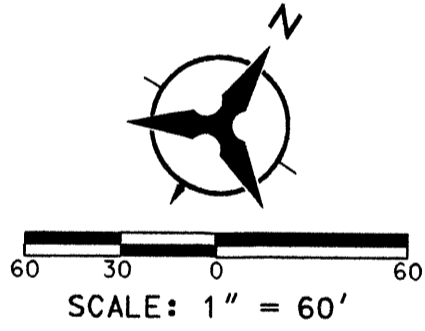
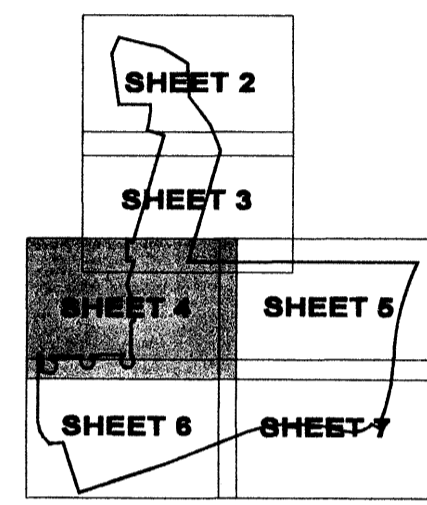
**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF  
 CIELO OESTE  
 (A REPLAT OF TRACTS A-1 & H-1  
 TIERRA OESTE SUBDIVISION  
 UNIT 3)  
 ALBUQUERQUE, NEW MEXICO  
 NOVEMBER, 2002**

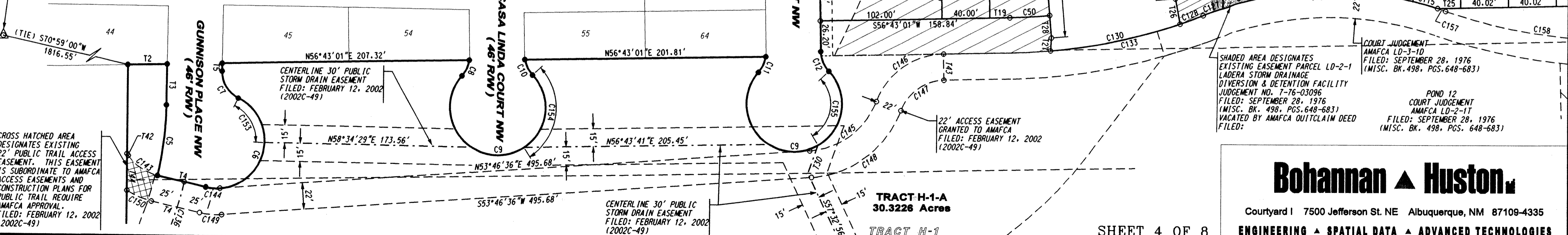
**LEGEND**

	SUBDIVISION BOUNDARY LINE	10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**



BOHANNAN & HUSTON BRASS CAP STAMPED "BH-40"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=352,790.66 Y=1,492,346.53  
 GROUND TO GRID FACTOR = 0.99967105  
 DELTA ALPHA = -00°16'59"  
 NGVD 1929 ELEVATION = 5305.43



**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
**ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES**

**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002

**LEGEND**

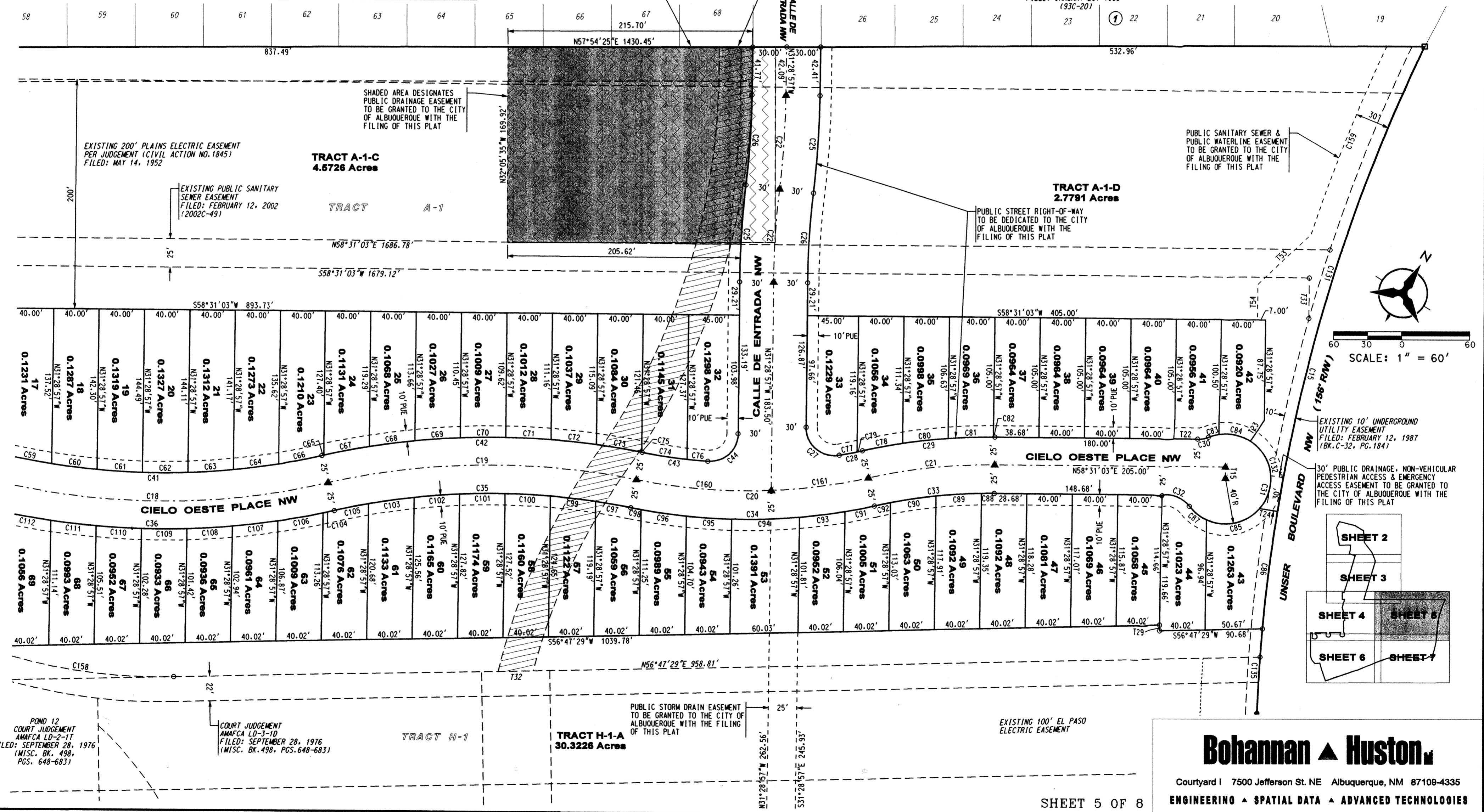
	SUBDIVISION BOUNDARY LINE	10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**

PATTERNED AREA DESIGNATES EXISTING CITY OF ALBUQUERQUE TEMPORARY DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PGS. 648-651) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PG. 652) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

**LAS LOMITAS  
UNIT I & UNIT II**  
FILED: JANUARY 20, 1993  
(193C-20)



SHEET 2	
SHEET 3	
SHEET 4	SHEET 5
SHEET 6	SHEET 7

**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

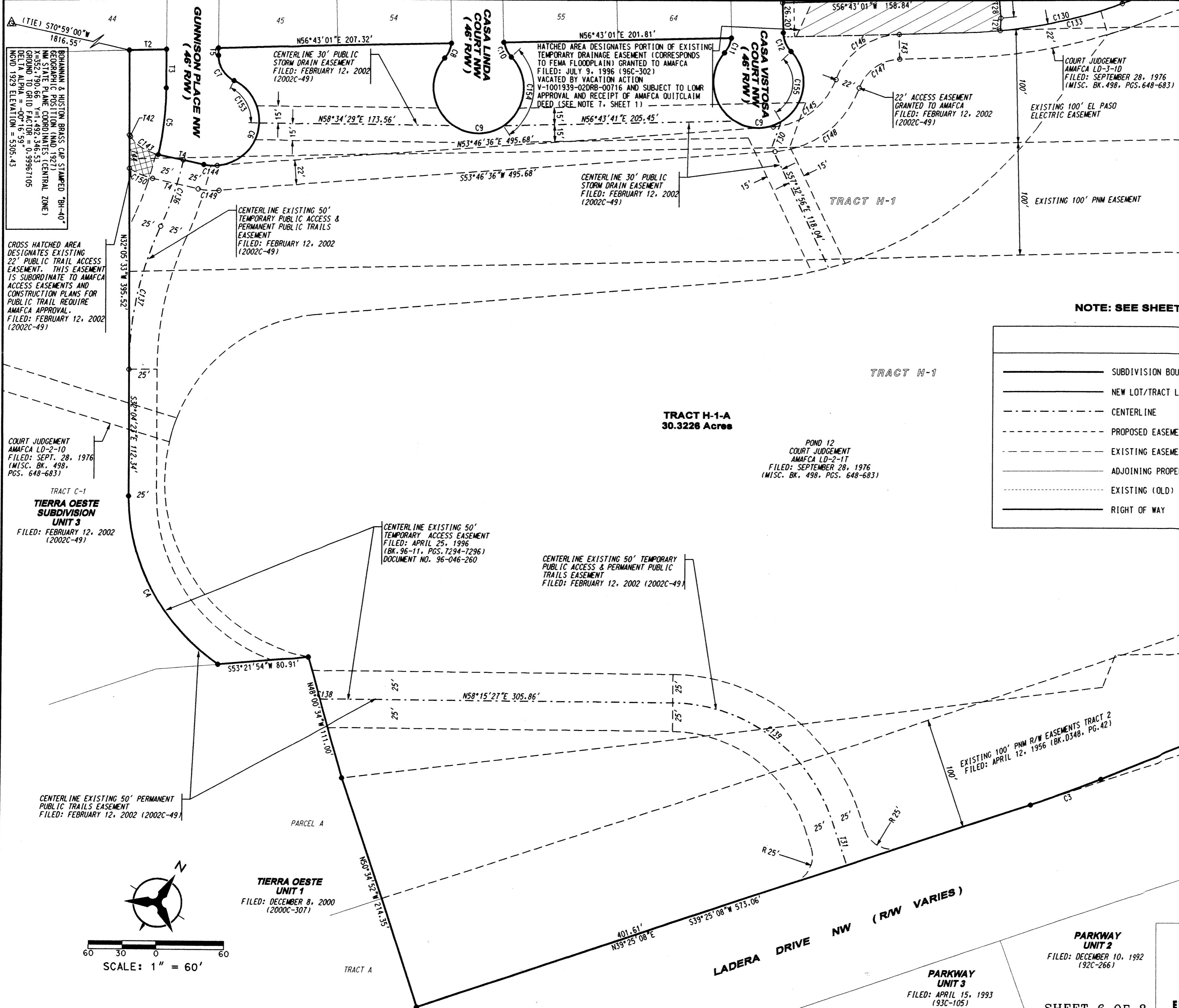
POND 12  
COURT JUDGEMENT  
AMAFCA LD-2-11  
FILED: SEPTEMBER 28, 1976  
(MISC. BK. 498,  
PGS. 648-683)

COURT JUDGEMENT  
AMAFCA LD-3-10  
FILED: SEPTEMBER 28, 1976  
(MISC. BK. 498, PGS. 648-683)

PUBLIC STORM DRAIN EASEMENT  
TO BE GRANTED TO THE CITY OF  
ALBUQUERQUE WITH THE FILING  
OF THIS PLAT

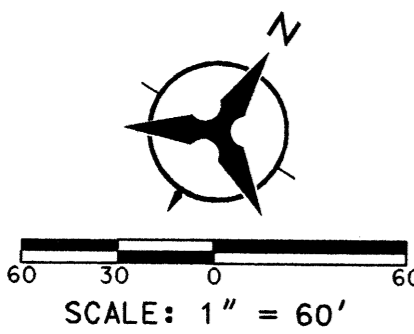
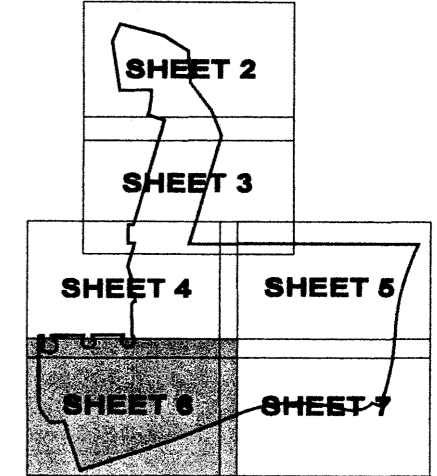
EXISTING 100' EL PASO  
ELECTRIC EASEMENT

**PLAT OF  
CIELO OESTE**  
(A REPLAT OF TRACTS A-1 & H-1  
TIERRA OESTE SUBDIVISION  
UNIT 3)  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2002



**NOTE: SEE SHEET 8 FOR CURVE AND TANGENT DATA**

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"



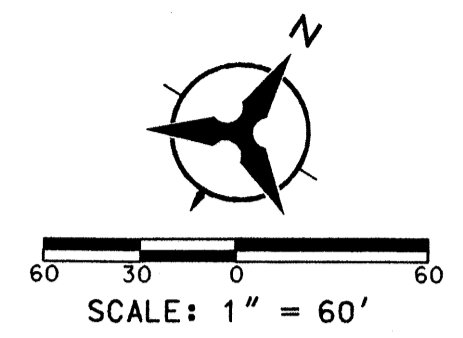
**Bohannon & Huston**  
Engineering & Spatial Data & Advanced Technologies  
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**PLAT OF**  
**CIELO OESTE**  
 (A REPLAT OF TRACTS A-1 & H-1  
 TIERRA OESTE SUBDIVISION  
 UNIT 3)  
 ALBUQUERQUE, NEW MEXICO  
 NOVEMBER, 2002

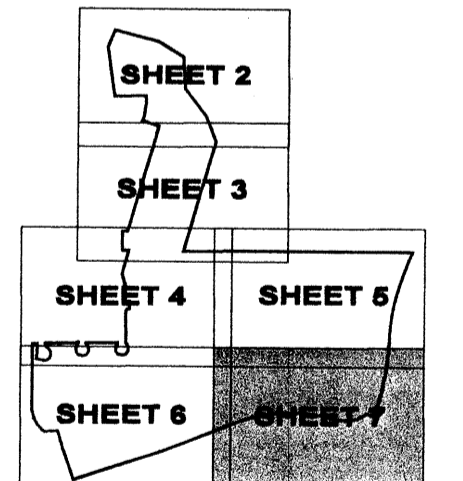
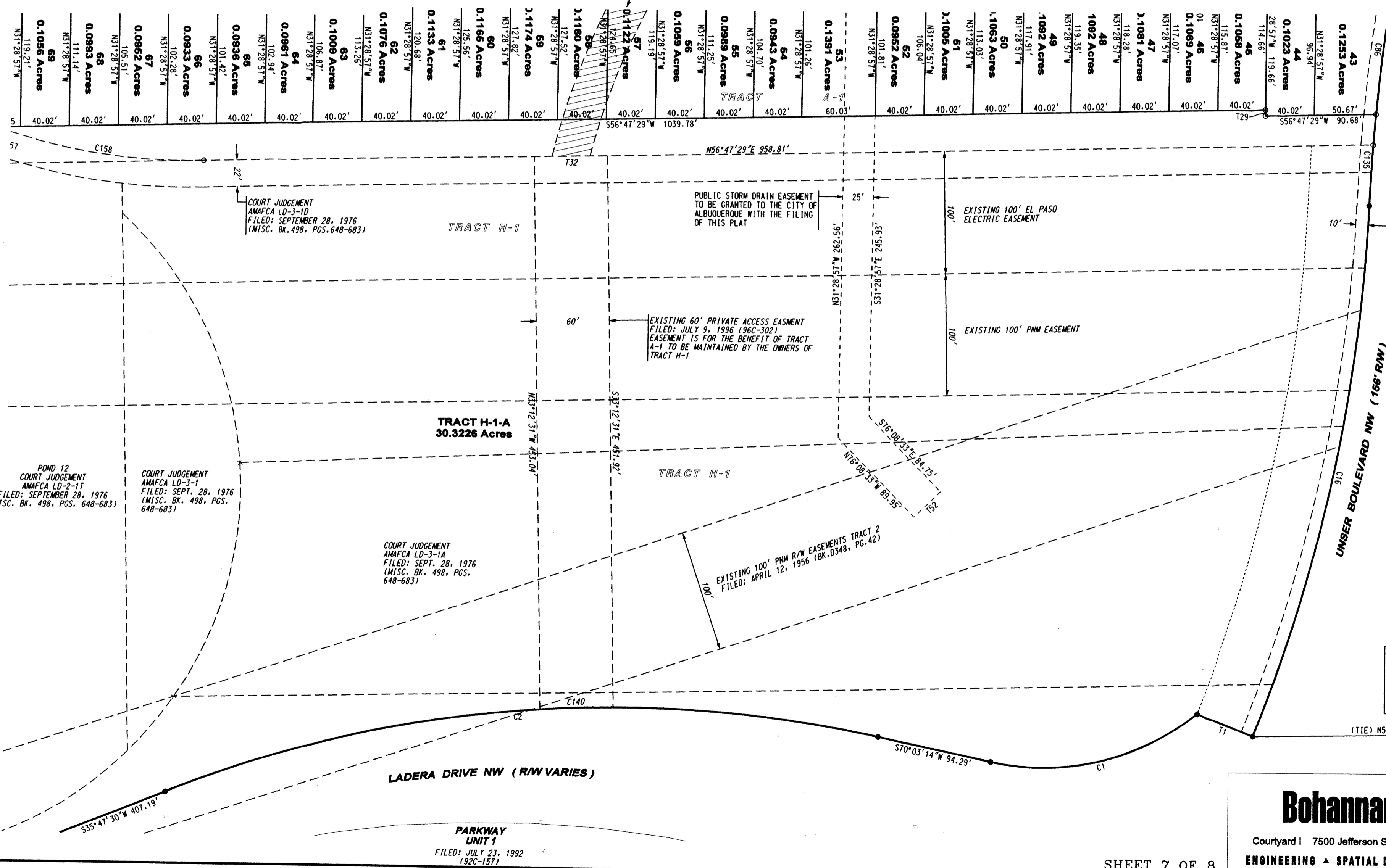
**LEGEND**

	SUBDIVISION BOUNDARY LINE		10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

**NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA**



HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT  
 FILED: JUNE 26, 1992 (BK. 92-15, PG. 652)  
 DOCUMENT NO. 09261497  
 VACATED BY VACATION V-100939-02DRB-00716

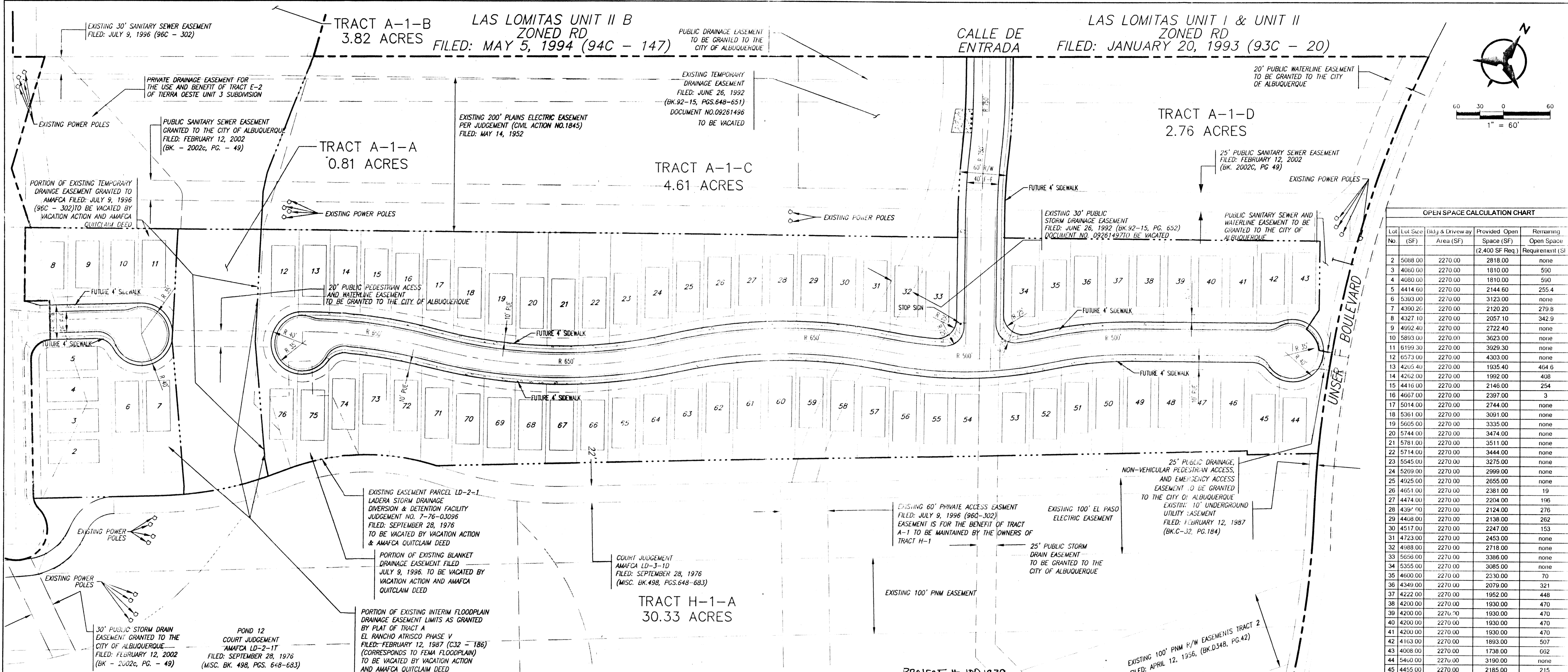


ACS BRASS CAP STAMPED "3-H10"  
 GEOGRAPHIC POSITION (NAD 1927)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=356,889.72 Y=1,493,922.98  
 GROUND TO GRID FACTOR = 0.99967504  
 DELTA ALPHA = -00°16'31"  
 NGVD 1929 ELEVATION = 5193.38

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES







OPEN SPACE CALCULATION CHART

Lot No.	Lot Size (SF)	Build & Driveway Area (SF)	Provided Open Space (SF)	Remaining Open Space Requirement (SF)
2	5088.00	2270.00	2818.00	none
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.60	2270.00	2144.60	255.4
6	5393.00	2270.00	3123.00	none
7	4390.20	2270.00	2120.20	279.8
8	4327.10	2270.00	2057.10	342.9
9	4992.40	2270.00	2722.40	none
10	5893.00	2270.00	3623.00	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	404.6
14	4262.00	2270.00	1992.00	408
15	4416.00	2270.00	2146.00	254
16	4667.00	2270.00	2397.00	3
17	5014.00	2270.00	2744.00	none
18	5361.00	2270.00	3091.00	none
19	5605.00	2270.00	3335.00	none
20	5744.00	2270.00	3474.00	none
21	5781.00	2270.00	3511.00	none
22	5714.00	2270.00	3444.00	none
23	5545.00	2270.00	3275.00	none
24	5269.00	2270.00	2999.00	none
25	4925.00	2270.00	2655.00	none
26	4651.00	2270.00	2381.00	19
27	4474.00	2270.00	2204.00	196
28	4397.00	2270.00	2124.00	276
29	4408.00	2270.00	2138.00	262
30	4517.00	2270.00	2247.00	153
31	4723.00	2270.00	2453.00	none
32	4988.00	2270.00	2718.00	none
33	5656.00	2270.00	3386.00	none
34	5355.00	2270.00	3085.00	none
35	4600.00	2270.00	2330.00	70
36	4349.00	2270.00	2079.00	321
37	4222.00	2270.00	1952.00	448
38	4200.00	2270.00	1930.00	470
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4163.00	2270.00	1893.00	507
43	4008.00	2270.00	1738.00	692
44	5400.00	2270.00	3190.00	none
45	4455.00	2270.00	2185.00	215
46	4610.00	2270.00	2340.00	60
47	4659.00	2270.00	2389.00	11
48	4707.00	2270.00	2437.00	none
49	4755.00	2270.00	2485.00	none
50	4756.00	2270.00	2486.00	none
51	4630.00	2270.00	2360.00	40
52	4377.00	2270.00	2107.00	293
53	4147.00	2270.00	1877.00	523
54	6058.00	2270.00	3788.00	none
55	4109.00	2270.00	1839.00	561
56	4309.00	2270.00	2039.00	361
57	4615.00	2270.00	2345.00	55
58	4885.00	2270.00	2615.00	none
59	5052.00	2270.00	2782.00	none
60	5115.00	2270.00	2845.00	none
61	5076.00	2270.00	2806.00	none
62	4934.00	2270.00	2664.00	none
63	4685.00	2270.00	2415.00	none

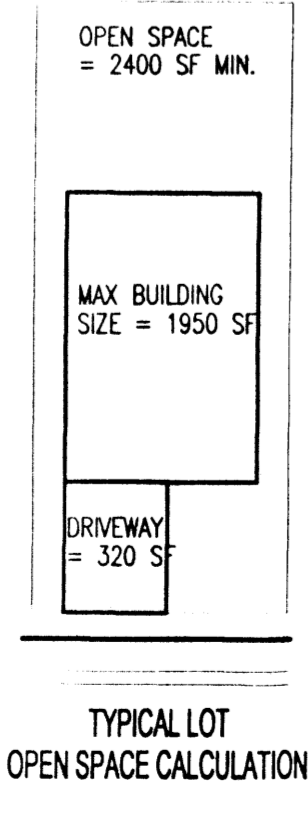
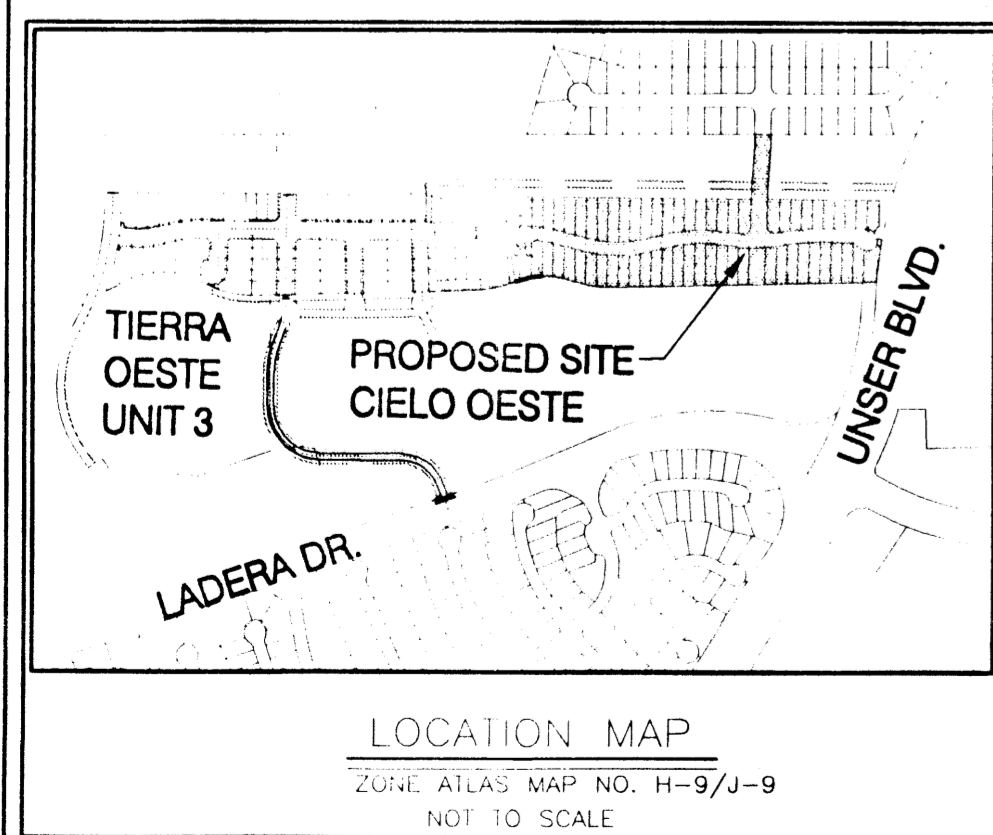
GENERAL NOTES:

- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
- PORTION OF TRACT A-1 BEING DEVELOPED = 10.40 ACRES
- PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
- PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION, ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
- PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL.
- PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING TO HIGH MAXIMUM. **ALONG UNSER WILL BE PRIVACY WALL. REMAINING LOTS WILL BE CMU BLOCK WALL.**
- 6-9 LOTS = 45'x100' MINIMUM. REMAINING LOTS = 40' x 100' MINIMUM.
- SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION.
- TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PROJECT # 1001939  
02DRB-01216, 02DRB-01217

[Signature] 9/17/02  
 PLANNING DIRECTOR DATE  
 [Signature] 8/14/02  
 CITY ENGINEER DATE  
 N/A  
 [Signature] 8/14/02  
 ENGINEER DATE  
 [Signature] 8-14-02  
 UTILITY DEVELOPMENT DEPARTMENT DATE  
 [Signature] 8-14-02  
 PARKS AND RECREATION DEPARTMENT DATE  
 [Signature] 8-13-02  
 SOLID WASTE MANAGEMENT DEPARTMENT DATE  
 will provide storage area for [Signature]

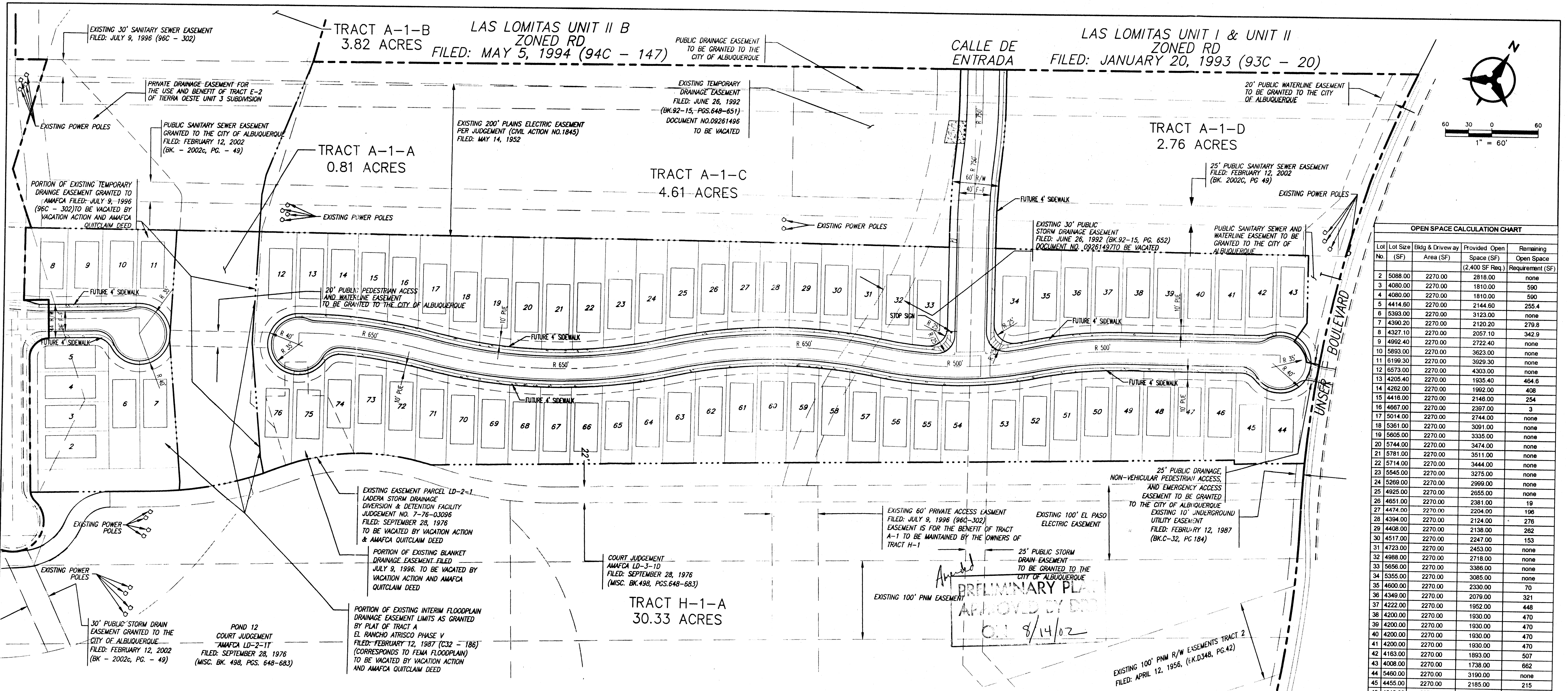
64	4,394.00	2270.00	2124.00	276
65	4,168.00	2270.00	1918.00	482
66	4,179.00	2270.00	1809.00	591
67	4,666.00	2270.00	1796.00	604
68	4,148.00	2270.00	1878.00	522
69	4,250.00	2270.00	2055.00	345
70	4,499.00	2270.00	2329.00	71
71	4,300.00	2270.00	2660.00	none
72	4,601.00	2270.00	2691.00	none
73	5,087.00	2270.00	2817.00	none
74	5,004.00	2270.00	2994.00	none
75	4,998.00	2270.00	2428.00	none
76	6,104.00	2270.00	4294.00	none



# AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

DRB PROJECT #1001939  
CASE TRACKING NUMBERS  
(SPS) 02DRB-00719  
(SPB) 02DRB-00720  
(PP) 02DRB-00714  
(VRW) 02DRB-00715  
(VPE) 02DRB-00716  
(SW) 00DRB-00718  
(TOS) 02DRB-00717

**Botnam-Houston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



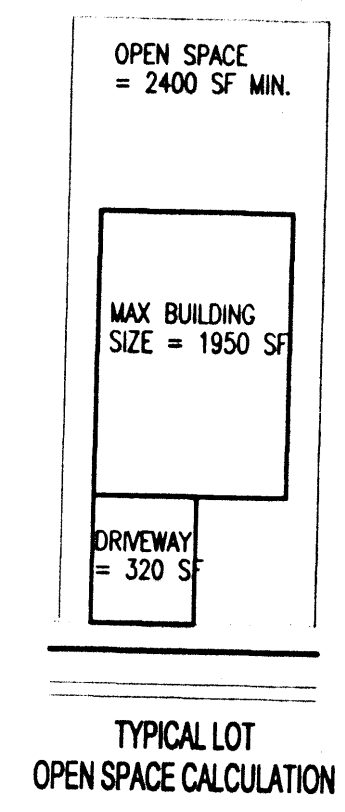
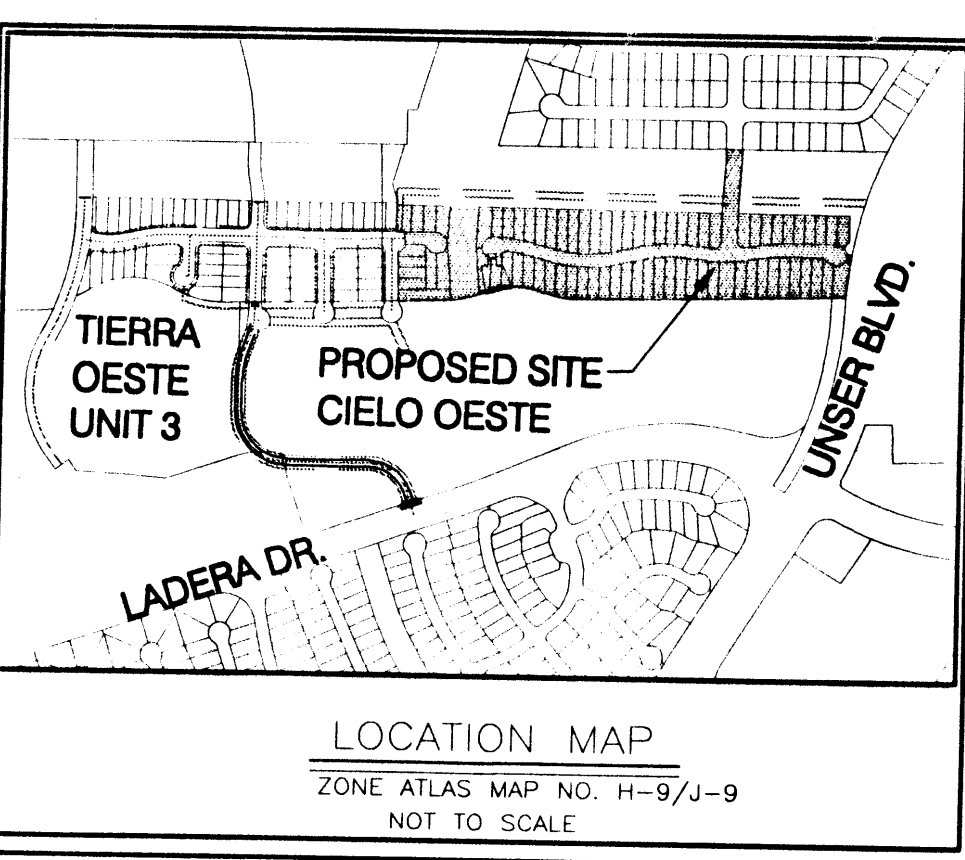
**OPEN SPACE CALCULATION CHART**

Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF)	Remaining Open Space (SF)
2	5088.00	2270.00	2818.00	none
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.60	2270.00	2144.60	255.4
6	5393.00	2270.00	3123.00	none
7	4390.20	2270.00	2120.20	279.8
8	4327.10	2270.00	2057.10	342.9
9	4992.40	2270.00	2722.40	none
10	5893.00	2270.00	3623.00	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	464.6
14	4282.00	2270.00	1992.00	408
15	4416.00	2270.00	2146.00	254
16	4687.00	2270.00	2397.00	3
17	5014.00	2270.00	2744.00	none
18	5361.00	2270.00	3091.00	none
19	5605.00	2270.00	3335.00	none
20	5744.00	2270.00	3474.00	none
21	5781.00	2270.00	3511.00	none
22	5714.00	2270.00	3444.00	none
23	5545.00	2270.00	3275.00	none
24	5269.00	2270.00	2999.00	none
25	4925.00	2270.00	2655.00	none
26	4651.00	2270.00	2381.00	19
27	4474.00	2270.00	2204.00	198
28	4394.00	2270.00	2124.00	276
29	4408.00	2270.00	2138.00	282
30	4517.00	2270.00	2247.00	153
31	4723.00	2270.00	2453.00	none
32	4988.00	2270.00	2718.00	none
33	5656.00	2270.00	3386.00	none
34	5355.00	2270.00	3085.00	none
35	4600.00	2270.00	2330.00	70
36	4349.00	2270.00	2079.00	321
37	4222.00	2270.00	1952.00	448
38	4200.00	2270.00	1930.00	470
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4163.00	2270.00	1893.00	507
43	4008.00	2270.00	1738.00	682
44	5460.00	2270.00	3190.00	none
45	4455.00	2270.00	2185.00	215
46	4610.00	2270.00	2340.00	60
47	4659.00	2270.00	2389.00	11
48	4707.00	2270.00	2437.00	none
49	4755.00	2270.00	2485.00	none
50	4756.00	2270.00	2486.00	none
51	4630.00	2270.00	2380.00	40
52	4377.00	2270.00	2107.00	293
53	4147.00	2270.00	1877.00	523
54	6058.00	2270.00	3788.00	none
55	4109.00	2270.00	1839.00	561
56	4309.00	2270.00	2039.00	361
57	4615.00	2270.00	2345.00	55
58	4885.00	2270.00	2615.00	none
59	5052.00	2270.00	2782.00	none
60	5115.00	2270.00	2845.00	none
61	5076.00	2270.00	2806.00	none
62	4934.00	2270.00	2664.00	none
63	4685.00	2270.00	2415.00	none

- GENERAL NOTES:**
- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
  - PORTION OF TRACT A-1 BEING DEVELOPED = 10.40 ACRES
  - PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
  - PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION. ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
  - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
  - PRIVACY WALLS WILL BE CONSTRUCTED ALONG FEAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
  - 6-9 LOTS = 45' X 100' MINIMUM REMAINING LOTS = 40' X 100' MINIMUM
  - SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
  - TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

64	4394.00	2270.00	2124.00	276
65	4188.00	2270.00	1918.00	482
66	4079.00	2270.00	1809.00	591
67	4068.00	2270.00	1796.00	604
68	4148.00	2270.00	1878.00	522
69	4325.00	2270.00	2055.00	345
70	4599.00	2270.00	2329.00	71
71	4930.00	2270.00	2660.00	none
72	4961.00	2270.00	2691.00	none
73	5087.00	2270.00	2817.00	none
74	5264.00	2270.00	2994.00	none
75	4698.00	2270.00	2428.00	none
76	6564.00	2270.00	4294.00	none



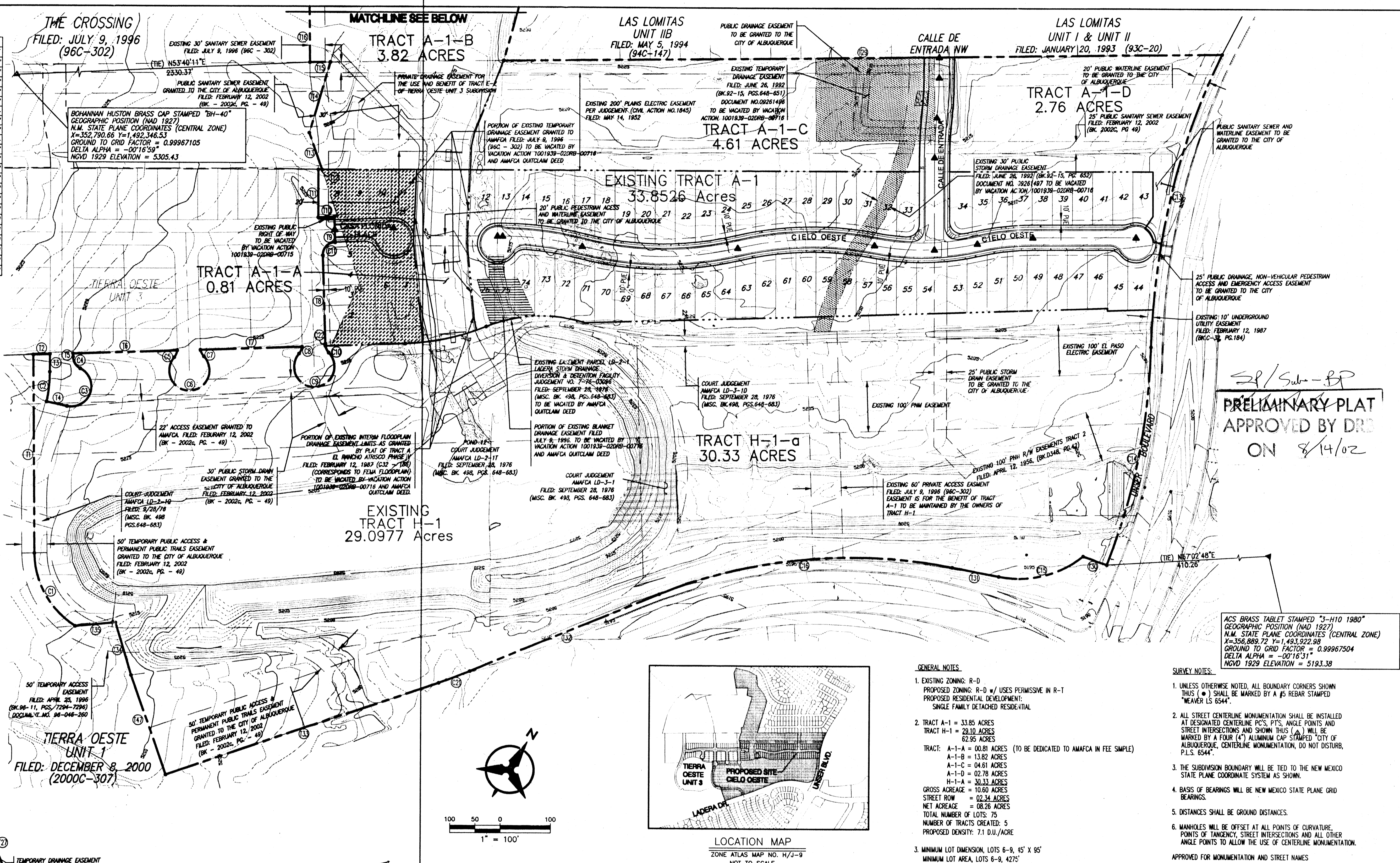
# AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

DRB PROJECT #1001939  
CASE TRACKING NUMBERS  
(SFS) 02DRB-00719  
(SPB) 02DRB-00720  
(PP) 02DRB-00714  
(VRM) 02DRB-00715  
(VPE) 02DRB-00716  
(SW) 00DRB-00718  
(TDS) 02DRB-00717

**Bohannon & Huston**  
Court yard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\020258\cdp\general\AMENDED SITE PLAN\_AMD.dwg  
August 05, 2002 - 01:22 PM  
Layout

Tangent Table			Curve Table				
ID	BEARING	LENGTH	ID	ARC	RADIUS	DELTA	TANGENT
T1	N32°05'33"E	395.52	C1	178.83	180.00	5617.07	96.28
T2	N64°30'1"E	33.00	C2	59.69	277.00	1220.50	29.96
T3	S31°28'55"E	34.56	C3	116.25	40.00	16831.21	338.53
T4	N70°51'56"E	41.50	C4	28.00	25.00	6410.30	15.67
T5	N31°28'55"E	6.53	C5	14.61	25.00	3328.49	7.52
T6	N56°43'01"E	207.32	C6	184.86	40.00	26447.56	—
T7	N56°43'01"E	201.81	C7	14.62	25.00	3337.27	7.53
T8	N33°21'41"W	179.97	C8	14.67	25.00	3337.29	7.55
T9	N33°16'07"W	50.00	C9	184.86	40.00	26447.56	—
T10	S56°43'53"W	31.82	C10	14.68	25.00	3339.06	7.56
T11	N31°28'55"W	94.04	C11	39.29	24.96	9011.07	25.94
T12	N58°31'03"E	7.14	C12	157.79	527.72	1707.55	79.49
T13	N50°00'47"W	79.72	C13	608.33	1478.00	2334.56	308.53
T14	N15°46'23"W	152.21	C14	446.13	1322.00	1920.07	225.21
T15	S57°54'25"W	40.66	C15	179.26	200.00	51211.17	96.16
T16	N32°05'35"W	122.13	C16	593.80	993.00	3415.44	306.08
T17	N57°54'25"E	35.35	E17	185.44	483.58	2028.91	83.81
T18	N15°19'19"W	680.39	E18	106.49	291.23	2120.04	54.86
T19	S74°08'41"W	110.00	E19	185.49	463.58	2028.93	83.81
T20	S57°47'50"W	198.73	E20	429.26	1272.00	1920.07	218.89
T21	N40°14'59"W	315.85	C21	66.28	1047.00	0337.38	33.15
T22	N08°19'45"W	114.79	C22	3.82	25.00	0614.52	1.91
T23	N71°44'43"E	284.25					
T24	N08°37'08"E	180.00					
T25	S35°38'54"E	710.34					
T26	S69°24'29"E	716.01					
T27	S53°49'09"E	168.93					
T28	S15°51'59"E	708.60					
T29	N57°54'25"E	1430.45					
T30	S79°29'21"W	50.00					
T31	S70°03'14"W	94.29					
T32	S35°47'30"W	407.19					
T33	S39°25'08"W	573.06					
T34	N48°00'34"W	111.00					
T35	S53°21'54"W	80.91					
T36	N36°43'01"E	158.56					
T37	N37°15'00"E	9.99					
T38	N48°38'04"W	95.99					
T39	N36°43'01"E	25.00					
T40	N33°16'58"W	45.00					
T41	N36°43'01"E	30.00					
T42	S33°16'58"W	45.00					
T43	N36°43'01"E	25.00					
T44	S56°51'00"E	84.50					
T45	N56°47'29"E	308.60					
T46	S29°56'20"E	46.81					
T47	N53°21'54"W	135.94					



SP/Sub-BP  
**PRELIMINARY PLAT**  
 APPROVED BY DRG  
 ON 8/14/02

ACS BRASS TABLE STAMPED "3-110 1980"  
 GEOGRAPHIC POSITION (NAD 1927)  
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)  
 X=356,889.72 Y=1,493,922.98  
 GROUND TO GRID FACTOR = 0.99967504  
 DELTA ALPHA = -00°16'31"  
 NGVD 1929 ELEVATION = 5193.38

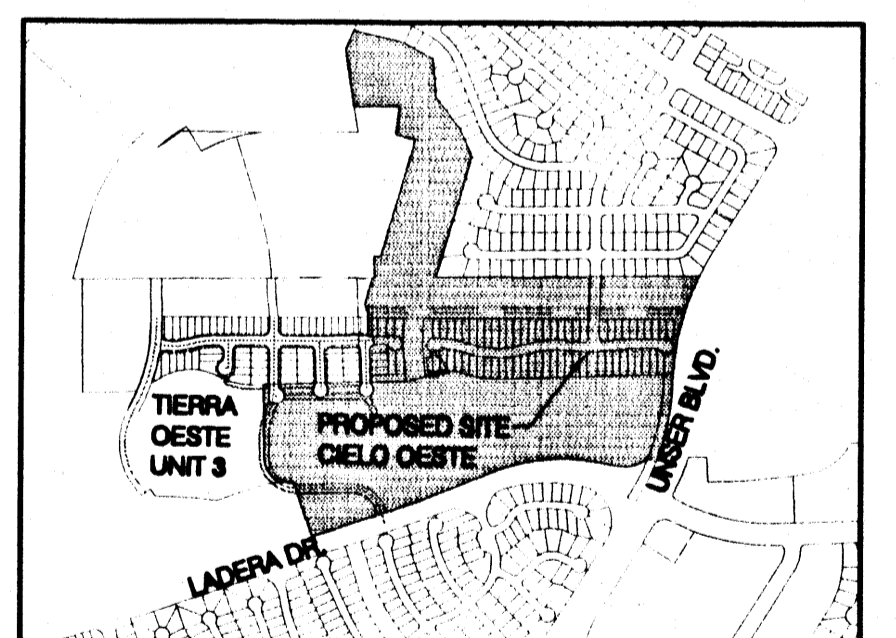
**GENERAL NOTES:**

- EXISTING ZONING: R-D  
 PROPOSED ZONING: R-D w/ USES PERMISSIVE IN R-T  
 PROPOSED RESIDENTIAL DEVELOPMENT:  
 SINGLE FAMILY DETACHED RESIDENTIAL
- TRACT A-1 = 33.85 ACRES  
 TRACT H-1 = 29.09 ACRES  
 TRACT: A-1-A = 0.81 ACRES (TO BE DEDICATED TO AMAFCA IN FEE SIMPLE)  
 A-1-B = 13.82 ACRES  
 A-1-C = 0.61 ACRES  
 A-1-D = 0.27 ACRES  
 H-1-A = 30.33 ACRES  
 GROSS ACREAGE = 10.60 ACRES  
 STREET ROW = 0.23 ACRES  
 NET ACREAGE = 0.82 ACRES  
 TOTAL NUMBER OF LOTS: 75  
 NUMBER OF TRACTS CREATED: 5  
 PROPOSED DENSITY: 71 D.U./ACRE
- MINIMUM LOT DIMENSION, LOTS 6-9, 45' X 95'  
 MINIMUM LOT AREA, LOTS 6-9, 4275'  
 MINIMUM LOT DIMENSION, REMAINING LOTS 40' X 100'  
 MINIMUM LOT AREA, REMAINING LOTS, 4080'
- ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO F-T ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
 FRONT YARD: 20' TYP. (15' W/ 20' TO GARAGE MIN.)  
 SIDE YARD: 5' MIN.  
 BACK YARD: 15' MIN.
- PORTION OF EXISTING BLANKET DRAINAGE EASEMENT ENCUMBERING TRACT A-1 TO BE VACATED BY VACATION ACTION AND AMAFCA QUITCLAIM DEED.

- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - 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 THE USE OF CENTERLINE MONUMENTATION.
- APPROVED FOR MONUMENTATION AND STREET NAMES

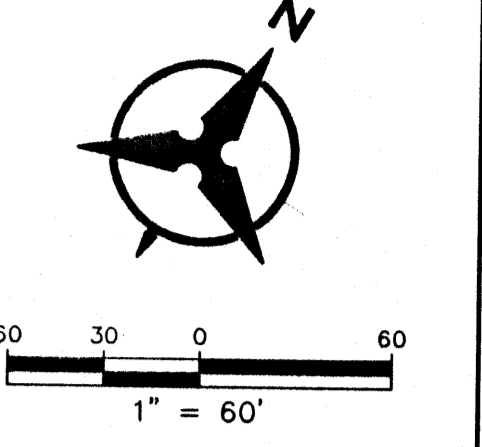
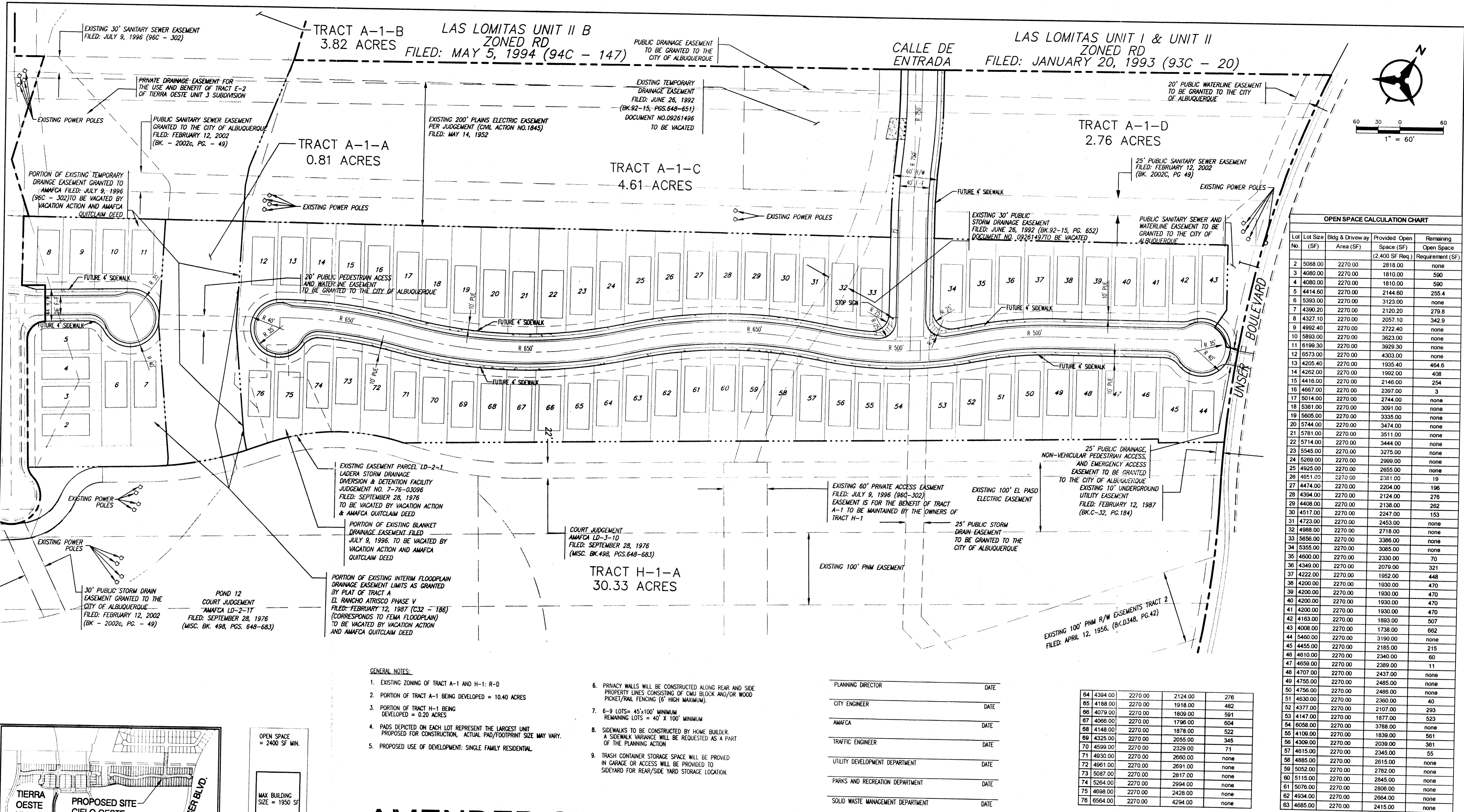
*[Signature]* 8-5-02  
 CITY SURVEYOR DATE

*[Signature]* 8/5/02  
 OWNER DATE  
 LEROY CHAVEZ, VICE-PRESIDENT OF DEVELOPMENT  
 WESTLAND DEVELOPMENT COMPANY INC.



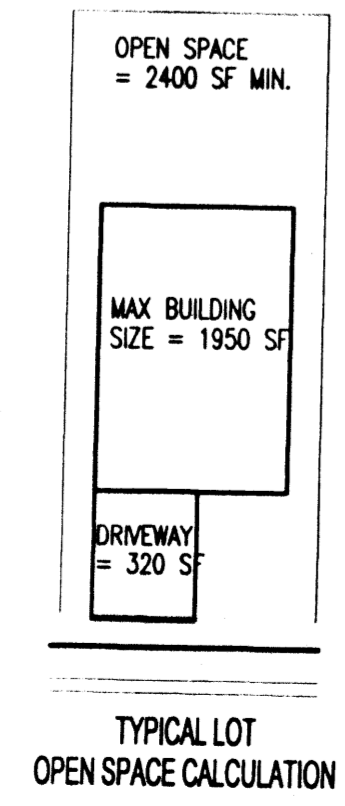
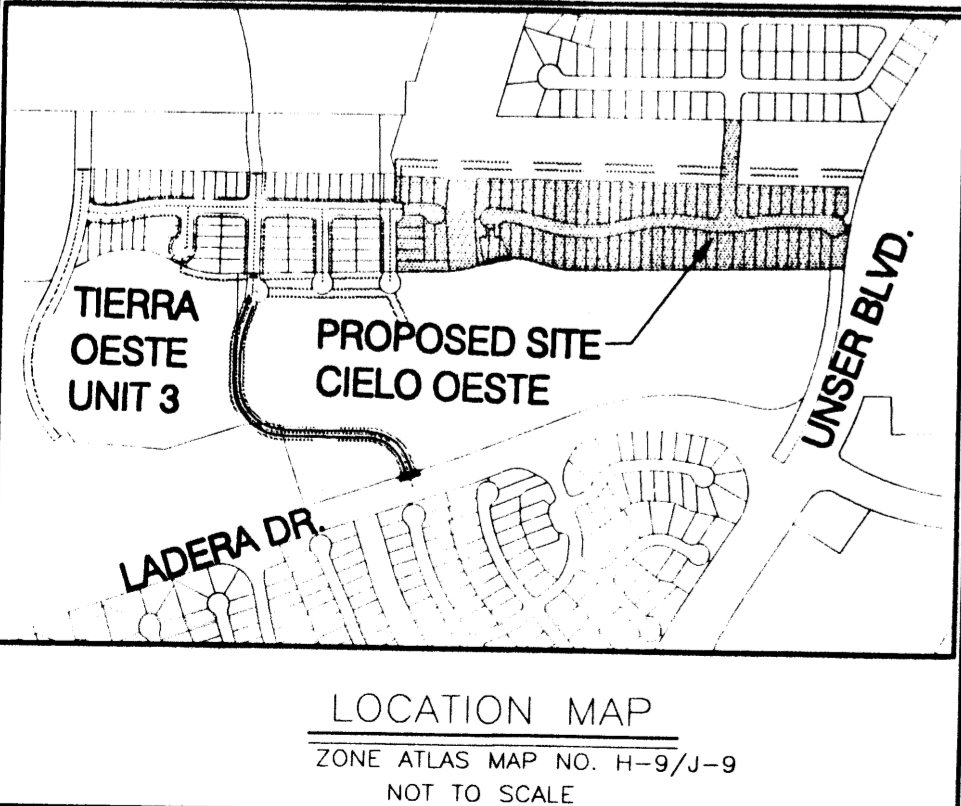
LOCATION MAP  
 ZONE ATLAS MAP NO. H/J-9  
 NOT TO SCALE

**AMENDED PRELIMINARY PLAT**  
**CIELO OESTE**  
**TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3**  
 ALBUQUERQUE, NEW MEXICO  
 AUGUST, 2002



**OPEN SPACE CALCULATION CHART**

Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF)	Required Open Space (2,400 SF Req.) (SF)	Remaining Open Space (SF)
2	5088.00	2270.00	2818.00	2818.00	none
3	4080.00	2270.00	1810.00	1810.00	590
4	4080.00	2270.00	1810.00	1810.00	590
5	4414.60	2270.00	2144.60	2144.60	255.4
6	5393.00	2270.00	3123.00	3123.00	none
7	4390.20	2270.00	2120.20	2120.20	279.8
8	4327.10	2270.00	2057.10	2057.10	342.9
9	4992.40	2270.00	2722.40	2722.40	none
10	5893.00	2270.00	3623.00	3623.00	none
11	6199.30	2270.00	3929.30	3929.30	none
12	6573.00	2270.00	4303.00	4303.00	none
13	4205.40	2270.00	1935.40	1935.40	464.6
14	4262.00	2270.00	1992.00	1992.00	208
15	4416.00	2270.00	2146.00	2146.00	254
16	4667.00	2270.00	2397.00	2397.00	3
17	5014.00	2270.00	2744.00	2744.00	none
18	5361.00	2270.00	3091.00	3091.00	none
19	5605.00	2270.00	3335.00	3335.00	none
20	5744.00	2270.00	3474.00	3474.00	none
21	5781.00	2270.00	3511.00	3511.00	none
22	5714.00	2270.00	3444.00	3444.00	none
23	5545.00	2270.00	3275.00	3275.00	none
24	5269.00	2270.00	2969.00	2969.00	none
25	4925.00	2270.00	2655.00	2655.00	none
26	4651.00	2270.00	2361.00	2361.00	19
27	4474.00	2270.00	2204.00	2204.00	196
28	4394.00	2270.00	2124.00	2124.00	276
29	4408.00	2270.00	2138.00	2138.00	262
30	4517.00	2270.00	2247.00	2247.00	153
31	4723.00	2270.00	2453.00	2453.00	none
32	4988.00	2270.00	2718.00	2718.00	none
33	5656.00	2270.00	3386.00	3386.00	none
34	5355.00	2270.00	3085.00	3085.00	none
35	4800.00	2270.00	2330.00	2330.00	70
36	4349.00	2270.00	2079.00	2079.00	321
37	4222.00	2270.00	1952.00	1952.00	448
38	4200.00	2270.00	1930.00	1930.00	470
39	4200.00	2270.00	1930.00	1930.00	470
40	4200.00	2270.00	1930.00	1930.00	470
41	4200.00	2270.00	1930.00	1930.00	470
42	4163.00	2270.00	1893.00	1893.00	507
43	4008.00	2270.00	1738.00	1738.00	662
44	5460.00	2270.00	3190.00	3190.00	none
45	4455.00	2270.00	2185.00	2185.00	215
46	4610.00	2270.00	2340.00	2340.00	60
47	4659.00	2270.00	2389.00	2389.00	11
48	4707.00	2270.00	2437.00	2437.00	none
49	4756.00	2270.00	2485.00	2485.00	none
50	4756.00	2270.00	2486.00	2486.00	none
51	4630.00	2270.00	2360.00	2360.00	40
52	4377.00	2270.00	2107.00	2107.00	293
53	4147.00	2270.00	1877.00	1877.00	523
54	6058.00	2270.00	3788.00	3788.00	none
55	4109.00	2270.00	1839.00	1839.00	561
56	4309.00	2270.00	2039.00	2039.00	361
57	4615.00	2270.00	2345.00	2345.00	55
58	4885.00	2270.00	2615.00	2615.00	none
59	5052.00	2270.00	2782.00	2782.00	none
60	5115.00	2270.00	2845.00	2845.00	none
61	5076.00	2270.00	2806.00	2806.00	none
62	4934.00	2270.00	2664.00	2664.00	none
63	4685.00	2270.00	2415.00	2415.00	none



- GENERAL NOTES:**
- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
  - PORTION OF TRACT A-1 BEING DEVELOPED = 10.40 ACRES
  - PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
  - PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION, ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
  - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
  - PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
  - 6-9 LOTS = 45'x100' MINIMUM REMAINING LOTS = 40'x100' MINIMUM
  - SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
  - TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

64	4394.00	2270.00	2124.00	276
65	4188.00	2270.00	1918.00	482
66	4079.00	2270.00	1809.00	591
67	4066.00	2270.00	1796.00	604
68	4148.00	2270.00	1878.00	522
69	4325.00	2270.00	2055.00	345
70	4599.00	2270.00	2329.00	71
71	4930.00	2270.00	2660.00	none
72	4961.00	2270.00	2691.00	none
73	5087.00	2270.00	2817.00	none
74	5264.00	2270.00	2994.00	none
75	4698.00	2270.00	2428.00	none
76	6564.00	2270.00	4294.00	none

# AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

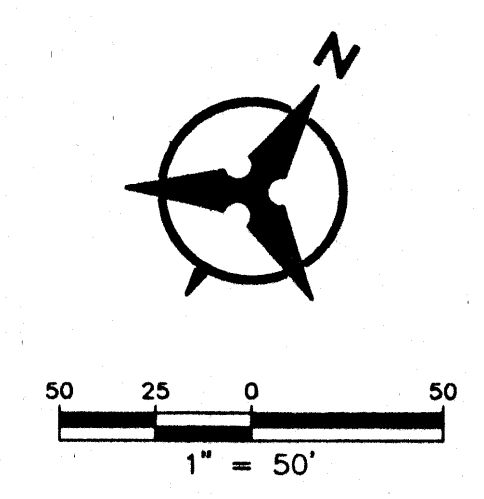
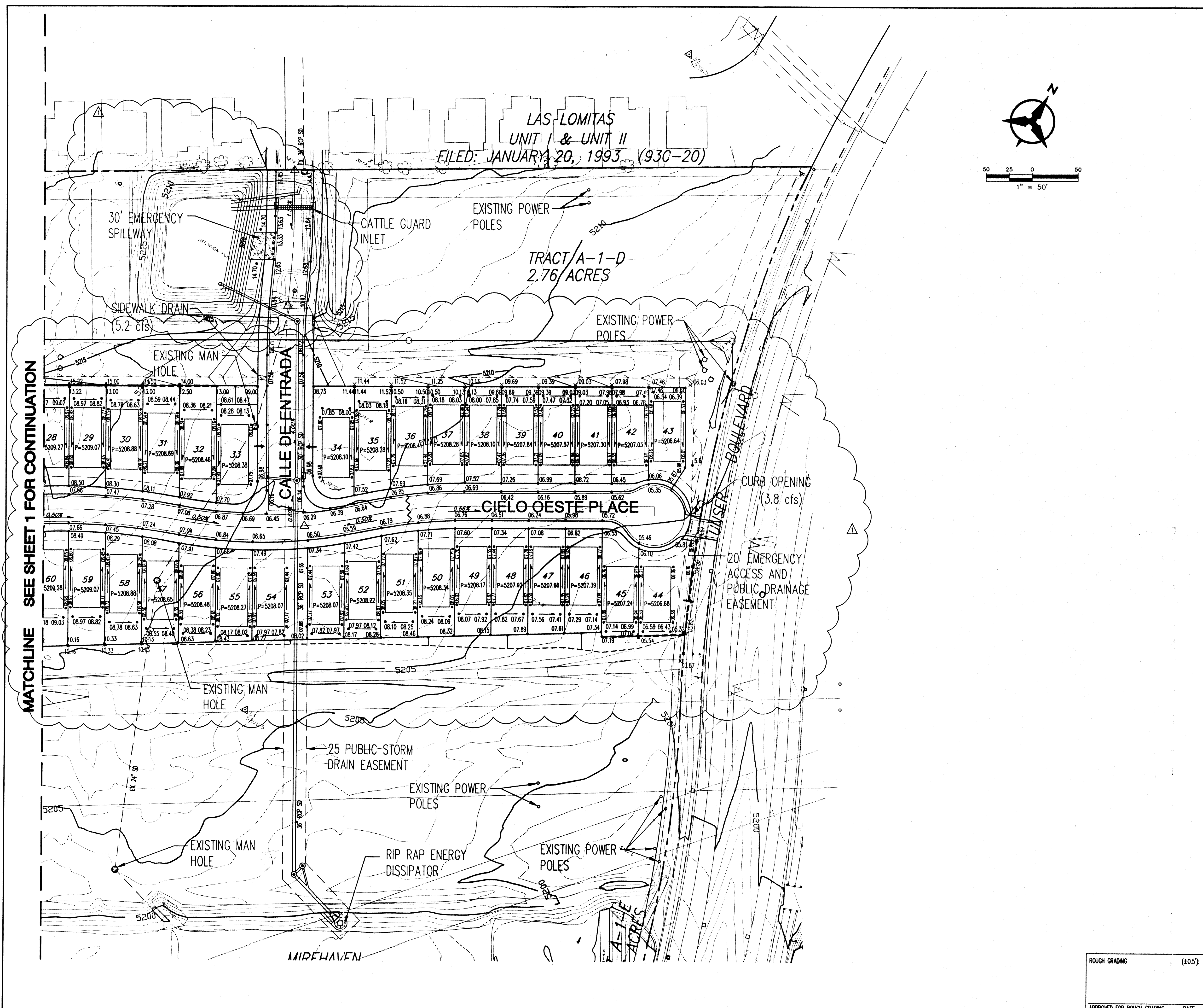
DRB PROJECT #1001939  
CASE TRACKING NUMBERS  
(SPS) 02DRB-00719  
(SPB) 02DRB-00720  
(PP) 02DRB-00714  
(VRW) 02DRB-00715  
(VPE) 02DRB-00716  
(SW) 02DRB-00718  
(TDS) 02DRB-00717

**Bohannon Huston**

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\020258\cdp\general\AMENDED\SITEPLAN\_AMD.dwg  
August 05, 2002 - 01:22 PM  
Layout



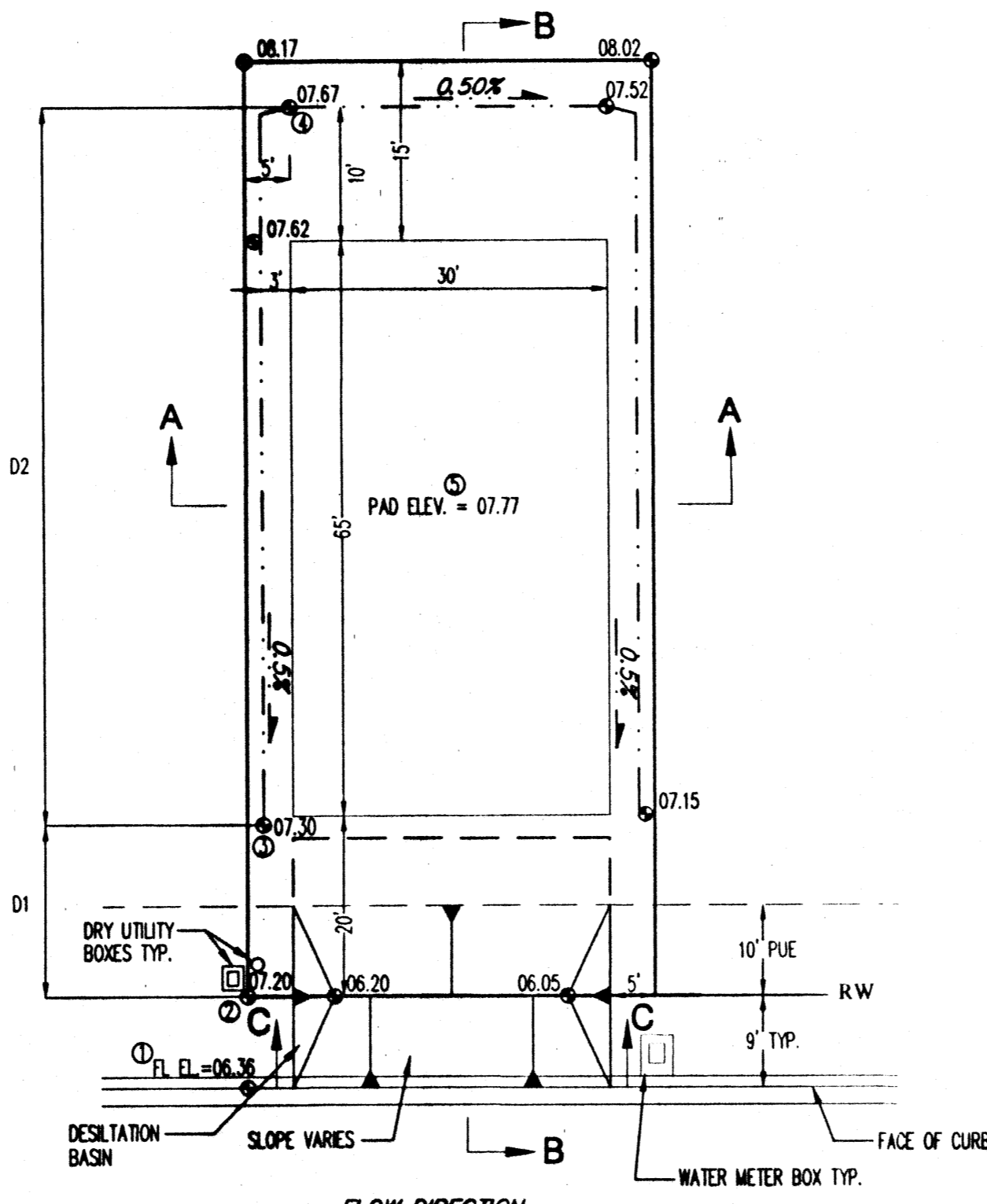
- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_/\_\_\_\_/\_\_\_\_.
  3. THE CONTRACTOR SHALL 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 \_\_\_\_ 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 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
  - EXISTING CURB & GUTTER
  - PROPOSED MOUNTABLE CURB & GUTTER
  - 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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	SS	By
ACCS BRASS CAP STAMPED "3-H10"							
GEOGRAPHIC POSITION (NAD 1927)							
N.M. State Plane Coordinates (Central Zone)							
X = 356,889.72 Y = 1,493,922.98							
Ground-to-Grid Factor = 0.99967504							
AD = -0016.31"							
NGVD 1929 Elevation = 5193.38							
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
No.	Date	No.	Date	No.	Date	No.	Date
DESIGNED BY: SJS		DATE: 08/06/02		DESIGNED BY: SJS		DATE: 08/06/02	
DRAWN BY: DTH		DATE: 08/06/02		DRAWN BY: DTH		DATE: 08/06/02	
CHECKED BY: SJS		DATE: 08/06/02		CHECKED BY: SJS		DATE: 08/06/02	
<b>Bohannon Histon</b> Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS							
<b>CITY OF ALBUQUERQUE</b> <b>PUBLIC WORKS DEPARTMENT</b> <b>CIELO OESTE</b> <b>GRADING AND EROSION CONTROL PLAN</b>							
Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
City Project No.		Zone Map No.		Sheet		Of	
691581		H9/J9		2		3	

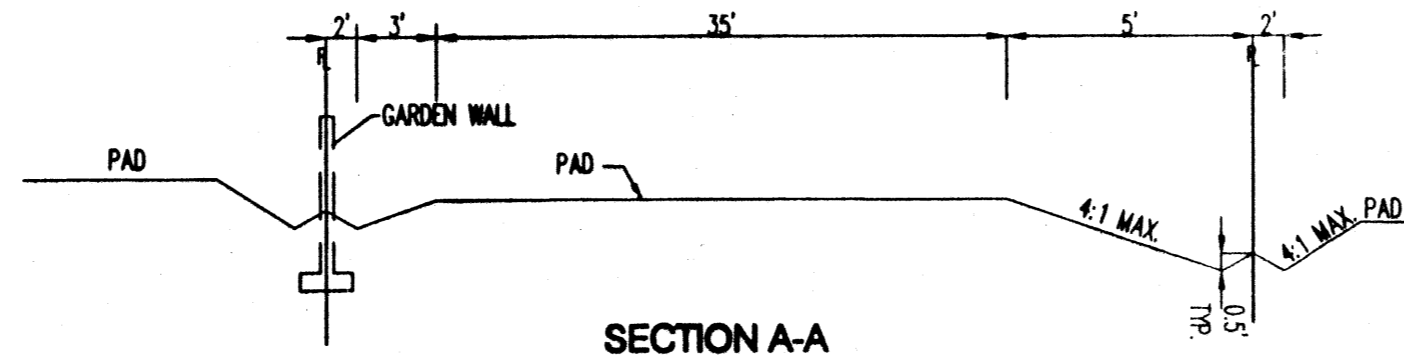
ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE

P:\020258\cwp\general\AMENDED\GENERAL\020258CP02.dwg  
 August 06, 2002 - 08:25 AM  
 Layout

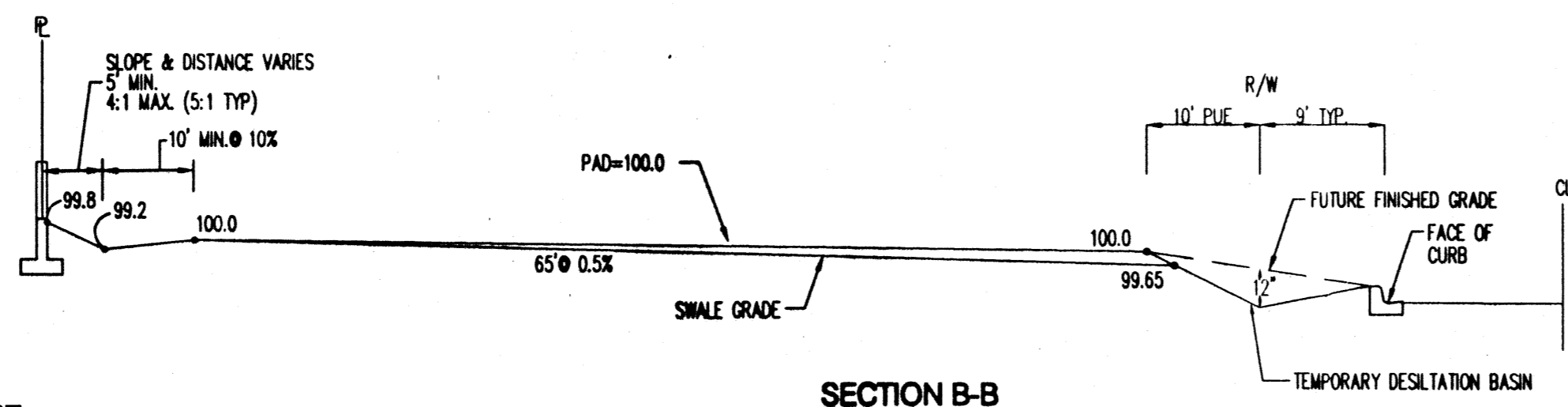


**TYPICAL LOT GRADE DETAIL WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL**  
NOT TO SCALE

TO SET SPOT Ⓞ - ADD 0.84' TO SPOT Ⓞ  
 TO SET SPOT Ⓞ - MULTIPLY D1 BY 0.5% AND ADD TO SPOT Ⓞ  
 TO SET SPOT Ⓞ - MULTIPLY D2 BY 0.5% AND ADD TO SPOT Ⓞ  
 TO SET SPOT Ⓞ - ADD 0.1' TO SPOT Ⓞ  
 BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.  
 SEE GRADING PLANS FOR EXACT ELEVATIONS.  
 CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.

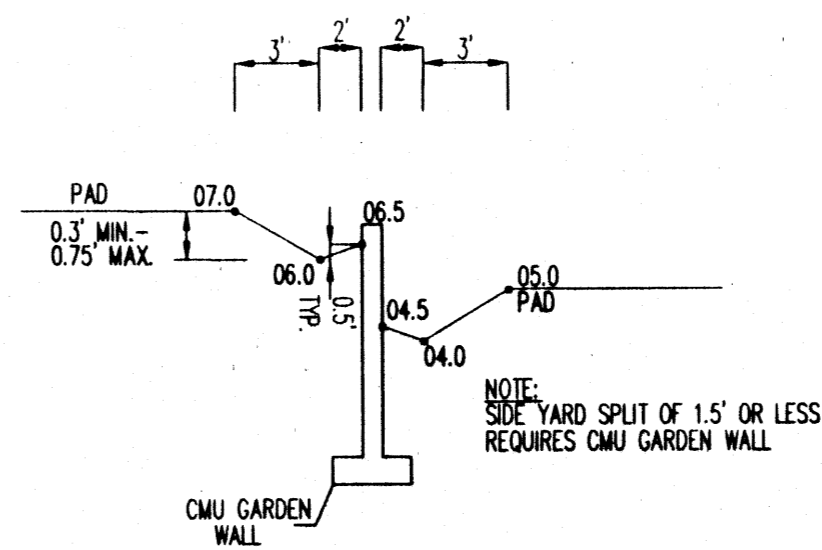


**SECTION A-A TYPICAL SIDE YARD SWALE**  
NOT TO SCALE

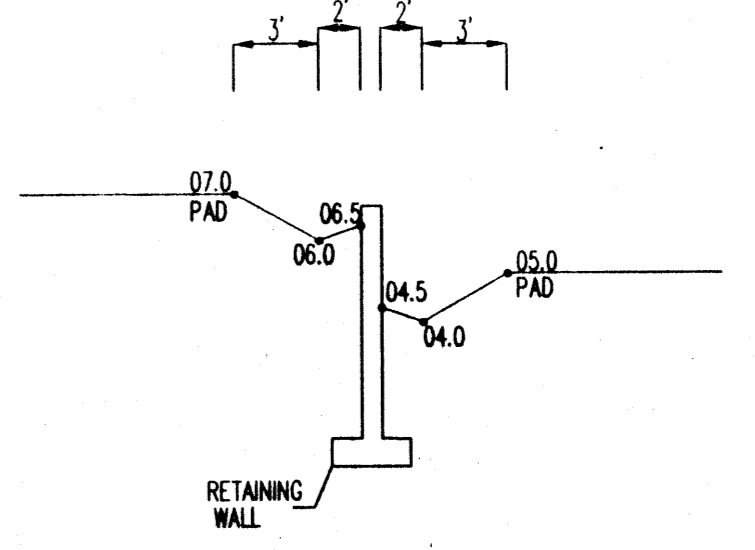


NOTE:  
 1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.  
 2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.  
 3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

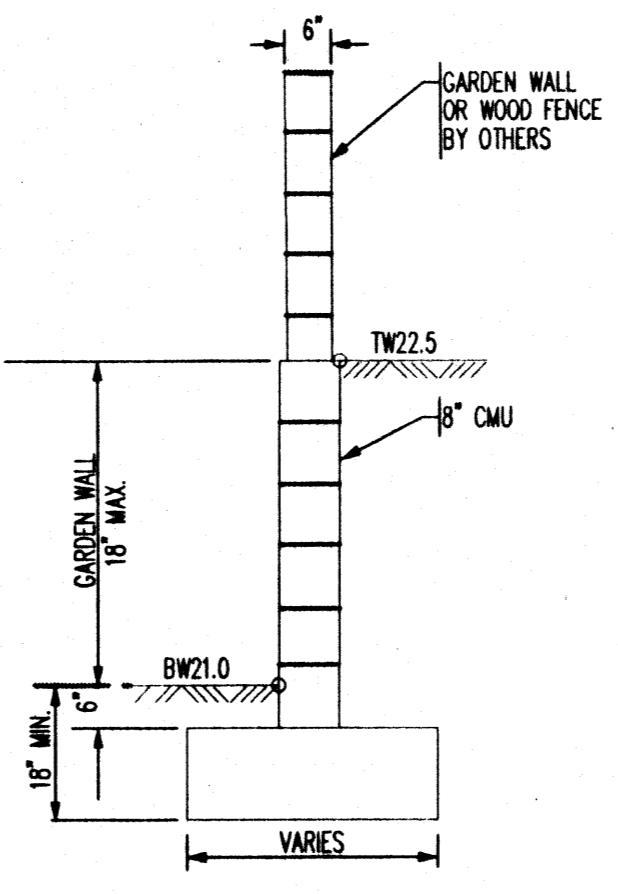
**TYPICAL LOT GRADING DETAILS**  
NOT TO SCALE



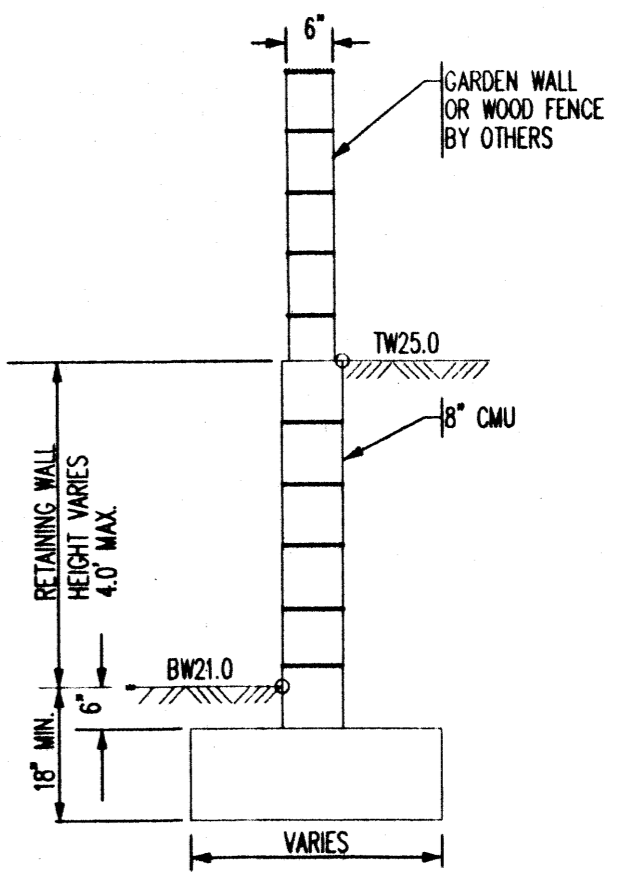
**SIDE YARD GARDEN WALL DETAIL**  
NOT TO SCALE



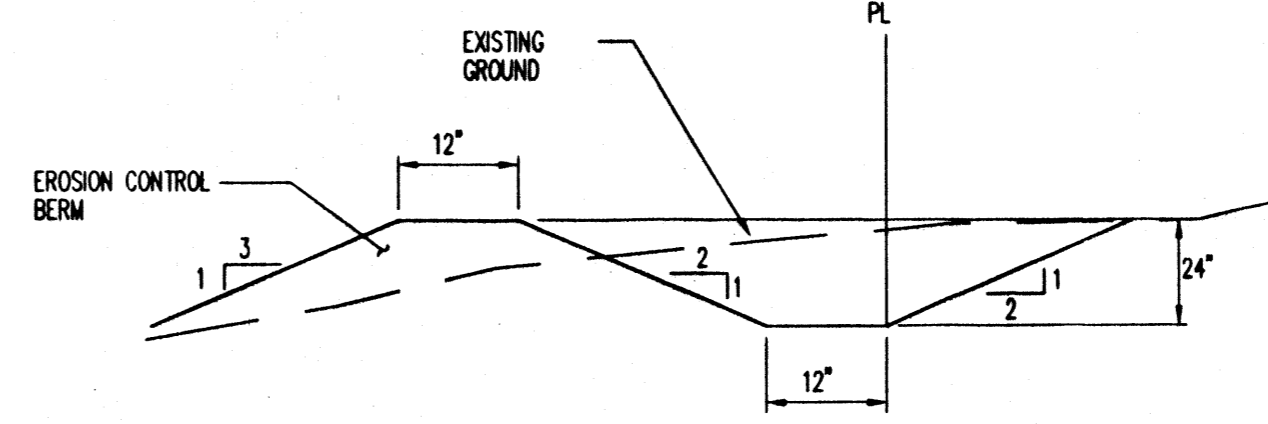
**SIDE YARD RETAINING WALL DETAIL**  
NOT TO SCALE



**TYPICAL GARDEN WALL NOMENCLATURE**  
NOT TO SCALE



**TYPICAL RETAINING WALL NOMENCLATURE**  
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

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

AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISIONS	DATE
DESIGN	DATE
NO.	DATE

**BENCH MARKS**  
 ACS BRASS CAP STAMPED "3-H10"  
 GEOGRAPHIC POSITION (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 356,889.72 Y= 1,493,922.98  
 Ground-to-Grid Factor= 0.99967504  
 GDA = -00'16.31"  
 NAD 1929 Elevations= 5193.38

**SURVEY INFORMATION**  
 FIELD NOTES  
 NO. BY DATE

**ENGINEER'S SEAL**  
 No. Date  
 REVISIONS  
 DESIGN  
 DATE: 08/06/02  
 DATE: 08/06/02  
 DATE: 08/06/02

**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St NE Albuquerque, NM 87108-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**CIELO OESTE**  
**GRADING DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
691581	H9/J9	3	3

TRACT A-1-B  
3.82 ACRES

LAS LOMITAS  
UNIT IIB  
FILED: MAY 5, 1994  
(94C-147)

TRACT A-1-C  
4.61 ACRES

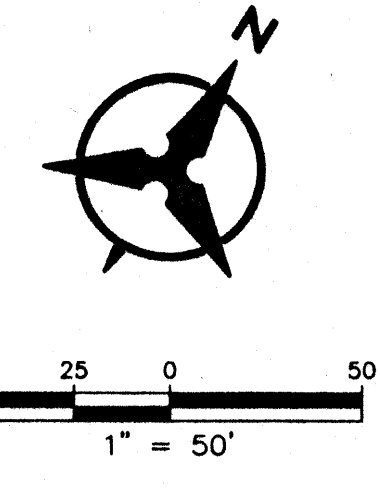
TRACT A-1-A  
0.81 ACRES

TRACT H-1-a  
28.90 ACRES

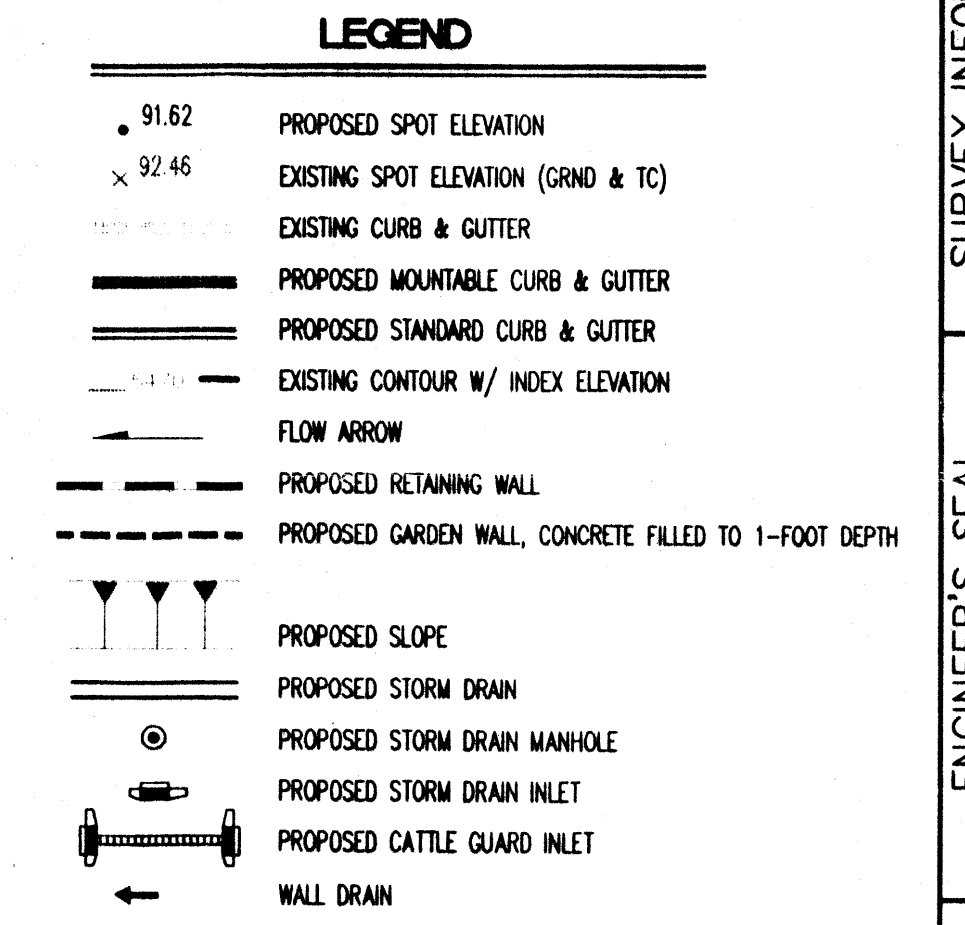
LADERA  
POND 12

MIREHAVEN  
DIVERSION CHANNEL

MATCHLINE SEE SHEET 2 FOR CONTINUATION



- 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 PREPARED BY \_\_\_\_\_ DATED \_\_\_/\_\_\_/\_\_\_
  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 \_\_\_\_\_ AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
  5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  6. BOLLERS 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.



AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR	DATE
APPROVED BY	DATE
APPROVED BY	DATE
APPROVED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	NO.

BENCH MARKS	
ACS BRASS CAP STAMPED "3-HIT"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X = 356,889.72 Y = 1,493,972.98	
Ground-to-Grid Factor = 0.999957504	
ad = -0016.31	
NGVD 1929 Elevation = 5193.38	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL

NO.	DATE	REVISIONS	By
		DESIGN	

Designed By: SJS DATE: 08/06/02  
 Drawn By: DTH DATE: 08/06/02  
 Checked By: SJS DATE: 08/06/02

**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

**CIELO OESTE  
GRADING AND EROSION CONTROL PLAN**

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

City Project No. **691581** Zone Map No. **H9/J9** Sheet **1** Of **3**

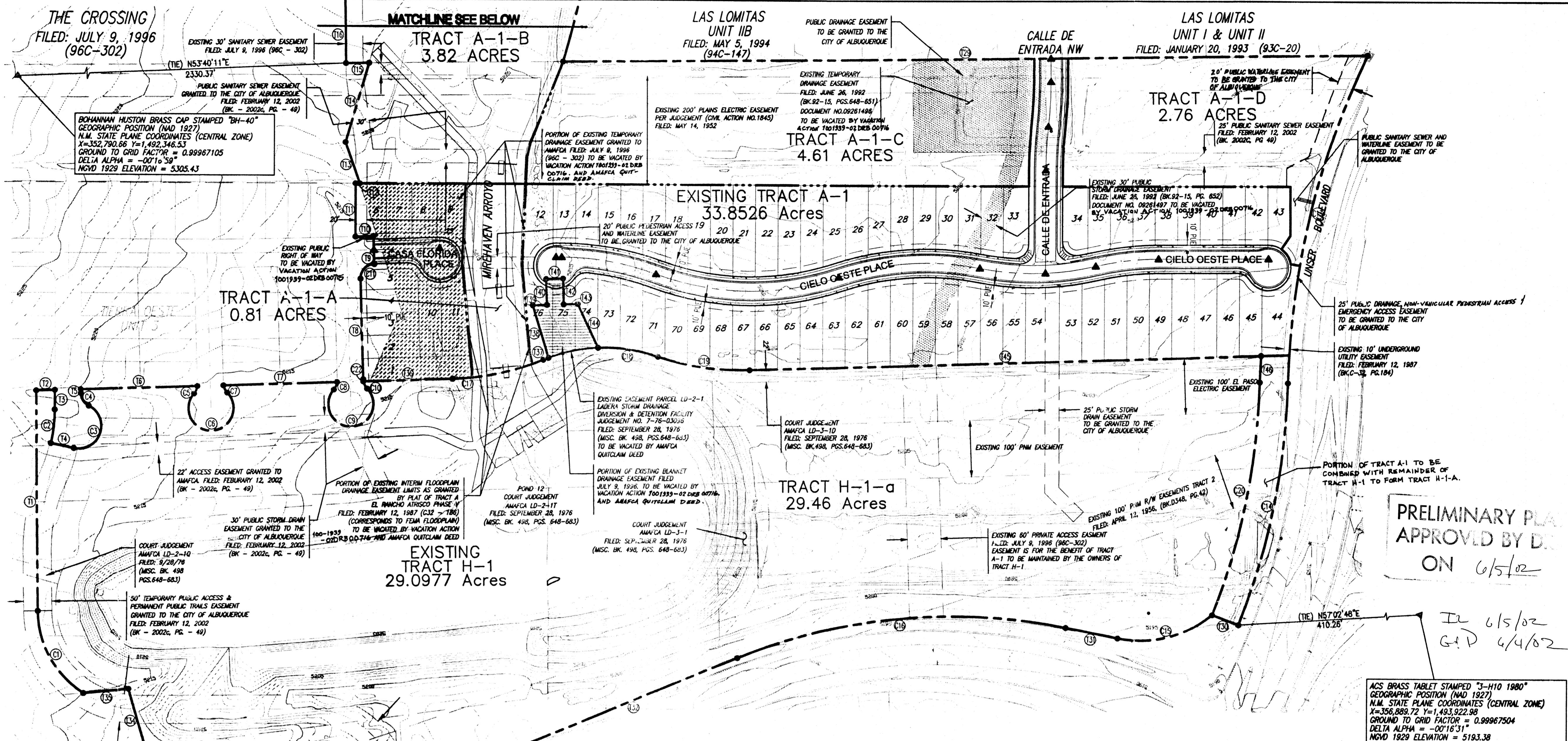
ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE: \_\_\_\_\_

P:\020258\cwp\general\AMENDED\GENERAL\020258GP01.dwg  
 August 06, 2002 - 08:49 AM  
 Layout1

1001939

ID	BEARING	LENGTH
T1	N32°05'33"W	395.52
T2	N56°43'01"E	33.00
T3	S31°28'55"W	34.56
T4	N70°51'56"W	41.50
T5	N31°28'55"W	6.53
T6	N56°43'01"E	207.32
T7	N56°43'01"E	201.81
T8	N33°16'07"W	179.97
T9	N33°16'07"W	50.00
T10	S56°43'01"E	31.82
T11	N31°28'55"W	1.04
T12	N58°31'03"E	7.14
T13	N50°00'47"W	79.72
T14	N15°46'23"E	152.21
T15	S57°54'25"W	40.66
T16	N32°05'35"W	122.13
T17	N57°54'25"E	35.35
T18	N°55'19"W	680.39
T19	S74°08'41"W	110.00
T20	S57°47'50"W	198.73
T21	N40°14'59"W	315.85
T22	N08°19'45"W	114.79
T23	N71°44'43"E	284.25
T24	N88°37'08"E	180.00
T25	S35°38'34"E	210.34
T26	S69°24'29"E	216.01
T27	S53°49'09"E	168.93
T28	S15°51'59"E	708.60
T29	N57°54'25"E	1430.45
T30	S79°29'21"W	50.00
T31	S70°03'14"W	94.29
T32	S35°47'30"W	407.19
T33	S39°25'08"W	573.06
T34	N48°00'34"W	111.00
T35	S53°21'54"W	80.91
T36	N56°43'01"E	158.56
T37	N37°15'08"E	9.99
T38	N48°38'04"W	95.89
T39	N56°43'01"E	25.00
T40	N33°16'59"W	45.00
T41	N56°43'01"E	30.00
T42	S33°16'59"E	45.00
T43	N56°43'01"E	25.00
T44	S56°51'00"E	84.52
T45	N56°47'29"E	908.60
T46	S28°58'20"E	46.61
T47	N53°21'54"W	135.94

ID	ARC	RADIUS	DELTA	TANGENT
C1	176.83	180.00	567.07	96.28
C2	59.69	277.00	1270.50	29.96
C3	116.25	40.00	166.31	338.53
C4	28.00	25.00	64.00	15.67
C5	14.61	25.00	33.28	7.52
C6	184.86	40.00	264.75	-----
C7	14.62	25.00	33.30	7.53
C8	14.62	25.00	33.30	7.52
C9	184.86	40.00	264.75	-----
C10	14.68	25.00	33.39	7.56
C11	39.29	24.96	90.11	25.04
C12	157.79	527.72	1707.55	79.49
C13	608.33	1478.00	2334.56	308.53
C14	446.13	1322.00	1920.07	225.24
C15	179.26	200.00	512.11	96.16
C16	593.80	993.00	3415.44	306.06
C17	165.44	463.58	2026.51	83.61
C18	108.45	291.25	2120.05	54.86
C19	165.45	463.58	2026.53	83.61
C20	429.26	1272.00	1920.07	216.69
C21	66.28	1047.00	0337.38	33.15
C22	3.82	25.00	0844.52	1.91



- GENERAL NOTES:**
- EXISTING ZONING: R-D  
PROPOSED ZONING: R-D w/ USES PERMISSIVE IN R-T  
PROPOSED RESIDENTIAL DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
  - TRACT A-1 = 33.85 ACRES  
TRACT H-1 = 28.10 ACRES  
62.95 ACRES  
TRACT:  
A-1-A = 0.81 ACRES (TO BE DEDICATED TO AMAFCA IN FEE SIMPLE)  
A-1-B = 13.82 ACRES  
A-1-C = 0.61 ACRES  
A-1-D = 0.78 ACRES  
H-1-A = 29.46 ACRES  
GROSS ACREAGE = 11.47 ACRES  
STREET ROW = 02.34 ACRES  
NET ACREAGE = 09.13 ACRES  
TOTAL NUMBER OF LOTS: 78  
NUMBER OF TRACTS CREATED: 5  
PROPOSED DENSITY: 6.6 D.U./ACRE
  - MINIMUM LOT DIMENSION, LOTS 6-9: 45' X 95'  
MINIMUM LOT AREA, LOTS 6-9: 4275'  
MINIMUM LOT DIMENSION, REMAINING LOTS 40' X 102'  
MINIMUM LOT AREA, REMAINING LOTS, 4080'
  - ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
  - LOT SETBACKS SHALL CONFORM TO R-T ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' TYP. (15' W/ 20' TO GARAGE MIN.)  
SIDE YARD: 5' MIN.  
BACK YARD: 15' MIN.
  - PORTION OF EXISTING BLANKET DRAINAGE EASEMENT ENCLUMBERING TRACT A-1 TO BE VACATED BY VACATION ACTION AND AMAFCA QUILCLAIM DEED.
- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "NEAVER LS 6544".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - 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 THE USE OF CENTERLINE MONUMENTATION.
- APPROVED FOR MONUMENTATION AND STREET NAMES
- City Surveyor: *[Signature]* 5/9/02 DATE
- Owner: *[Signature]* 5/9/02 DATE  
LEROY CHAVEZ, VICE-PRESIDENT OF DEVELOPMENT  
WESTLAND DEVELOPMENT COMPANY INC.

# PRELIMINARY PLAT

## CIELO OESTE

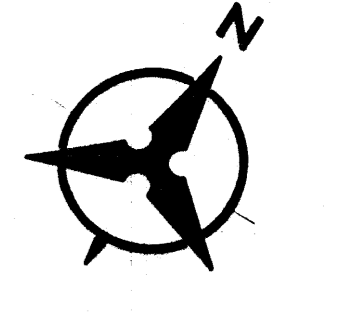
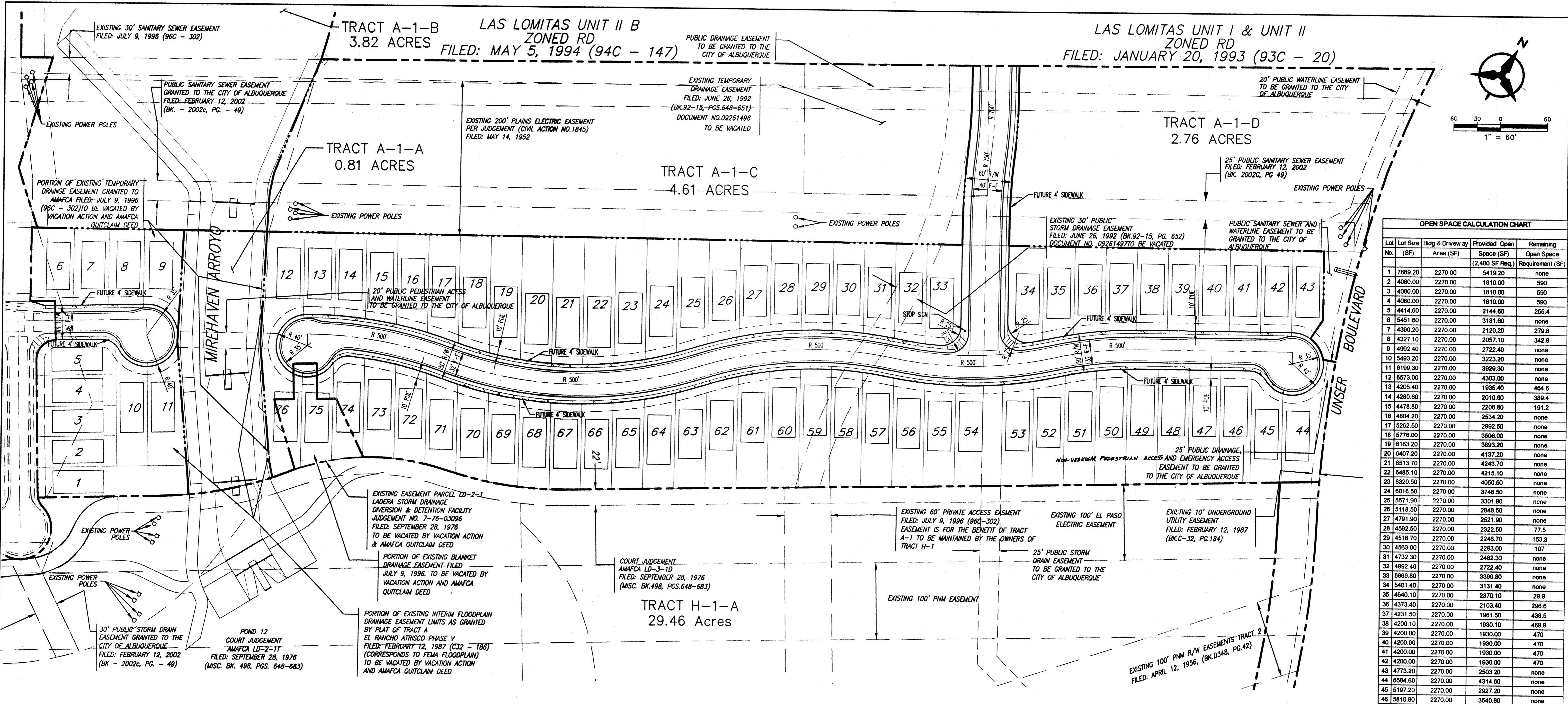
### TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO  
MAY, 2002

**Bohannon & Huston**  
 Court yard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\020258\cdp\general\020258PrePlat.dwg  
May 06, 2002 - 10:31 AM  
Loyall

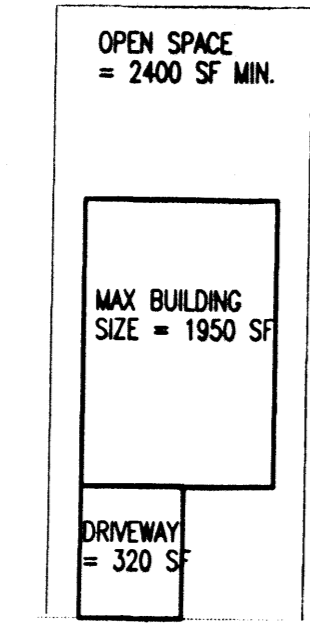
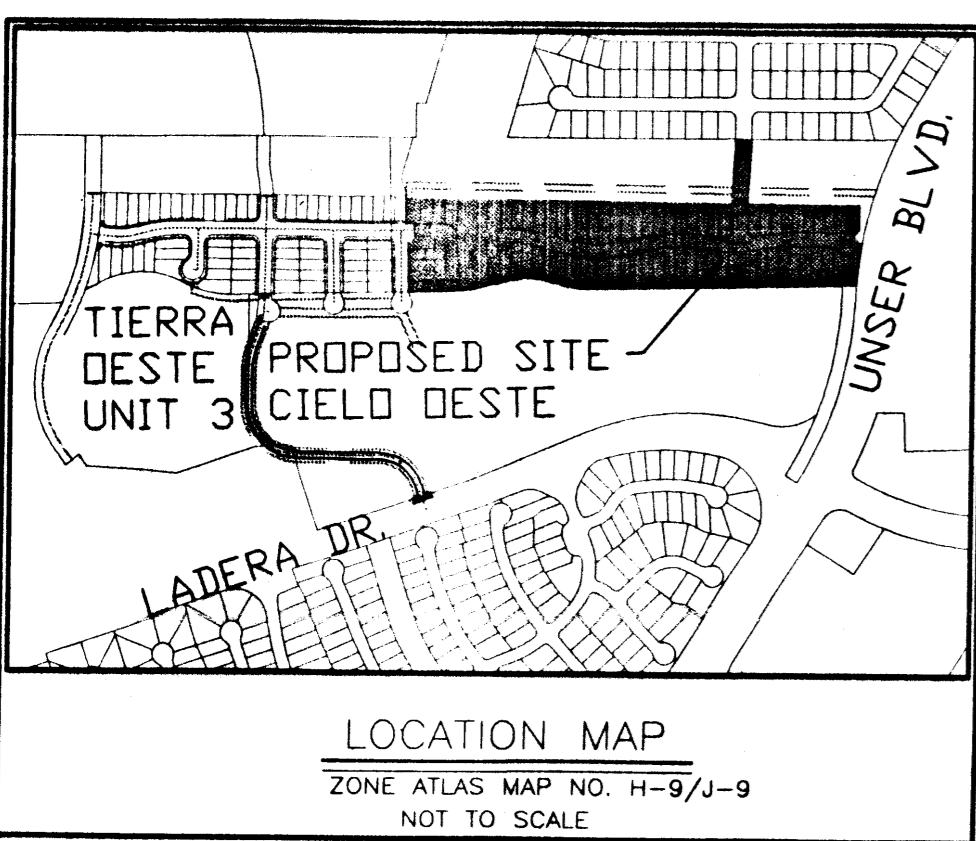




60 30 0 60  
1" = 60'

**OPEN SPACE CALCULATION CHART**

Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF)	Remaining Open Space (SF)
1	7889.20	2270.00	5419.20	none
2	4080.00	2270.00	1810.00	590
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.60	2270.00	2144.60	255.4
6	5451.60	2270.00	3181.60	none
7	4390.20	2270.00	2120.20	278.8
8	4327.10	2270.00	2057.10	342.9
9	4892.40	2270.00	2722.40	none
10	5493.20	2270.00	3223.20	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	464.8
14	4280.60	2270.00	2010.60	389.4
15	4478.80	2270.00	2208.80	191.2
16	4804.20	2270.00	2534.20	none
17	5262.50	2270.00	2992.50	none
18	5776.00	2270.00	3506.00	none
19	6183.20	2270.00	3913.20	none
20	6407.20	2270.00	4137.20	none
21	6513.70	2270.00	4243.70	none
22	6485.10	2270.00	4215.10	none
23	6320.50	2270.00	4050.50	none
24	6016.50	2270.00	3746.50	none
25	5571.90	2270.00	3301.90	none
26	5118.50	2270.00	2848.50	none
27	4791.90	2270.00	2521.90	none
28	4592.50	2270.00	2322.50	77.5
29	4516.70	2270.00	2246.70	153.3
30	4583.00	2270.00	2293.00	107
31	4732.30	2270.00	2462.30	none
32	4992.40	2270.00	2722.40	none
33	5669.80	2270.00	3399.80	none
34	5401.40	2270.00	3131.40	none
35	4640.10	2270.00	2370.10	29.9
36	4373.40	2270.00	2103.40	296.6
37	4231.50	2270.00	1961.50	438.5
38	4200.10	2270.00	1930.10	469.9
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4200.00	2270.00	1930.00	470
43	4773.20	2270.00	2503.20	none
44	6584.60	2270.00	4314.60	none
45	5197.20	2270.00	2927.20	none
46	5810.80	2270.00	3540.80	none
47	5859.30	2270.00	3589.30	none
48	5907.50	2270.00	3637.50	none
49	5954.20	2270.00	3684.20	none
50	5942.60	2270.00	3672.60	none
51	5799.40	2270.00	3529.40	none
52	5534.90	2270.00	3264.90	none
53	5311.70	2270.00	3041.70	none
54	7821.20	2270.00	5551.20	none
55	5295.10	2270.00	3025.10	none
56	5503.20	2270.00	3233.20	none
57	5809.80	2270.00	3539.80	none
58	6045.30	2270.00	3775.30	none
59	6144.70	2270.00	3874.70	none
60	6109.00	2270.00	3839.00	none
61	5938.40	2270.00	3668.40	none
62	5821.90	2270.00	3551.90	none
63	5193.30	2270.00	2923.30	none
64	4636.90	2270.00	2366.90	none
65	4611.10	2270.00	2341.10	58.9
66	4510.60	2270.00	2240.60	159.4
67	4527.40	2270.00	2257.40	142.6
68	4581.90	2270.00	2311.90	88.1
69	4621.70	2270.00	2351.70	48.3
70	4645.80	2270.00	2375.80	24.2
71	4668.30	2270.00	2398.30	1.7
72	4795.70	2270.00	2525.70	none
73	5012.00	2270.00	2742.00	none
74	5241.60	2270.00	2971.60	none
75	4697.80	2270.00	2427.80	none
76	6570.00	2270.00	4300.00	none



**GENERAL NOTES:**

- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
- PORTION OF TRACT A-1 BEING DEVELOPED = 11.27 ACRES
- PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
- PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION. ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
- PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL.
- PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
- 6-9 LOTS = 45'x95' MINIMUM REMAINING LOTS = 40' x 102' MINIMUM
- SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
- TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

**SITE DEVELOPMENT PLAN FOR  
SUBDIVISION AND BUILDING PERMIT  
CIELO OESTE  
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3**

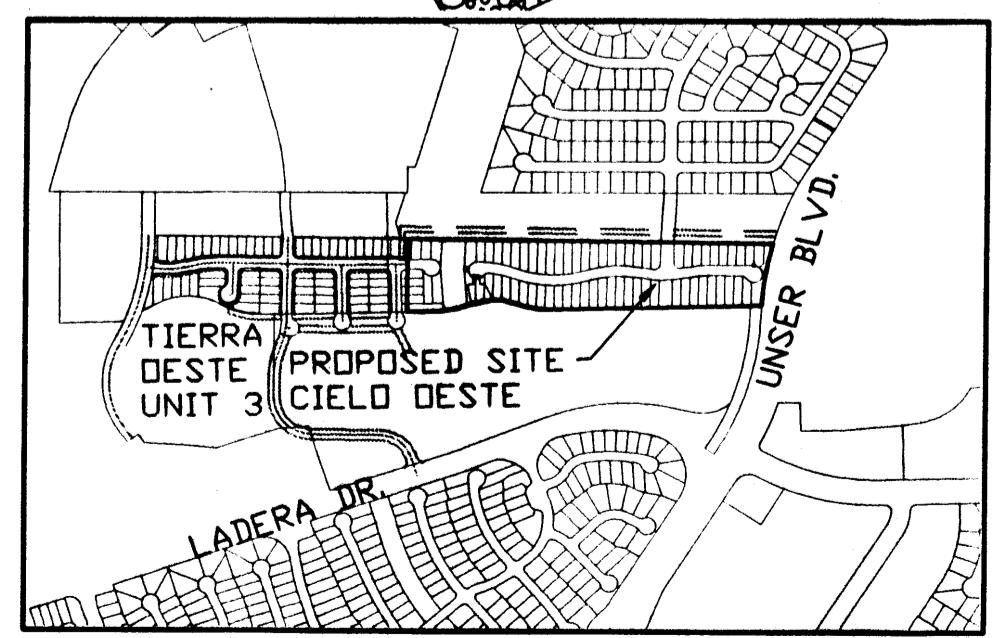
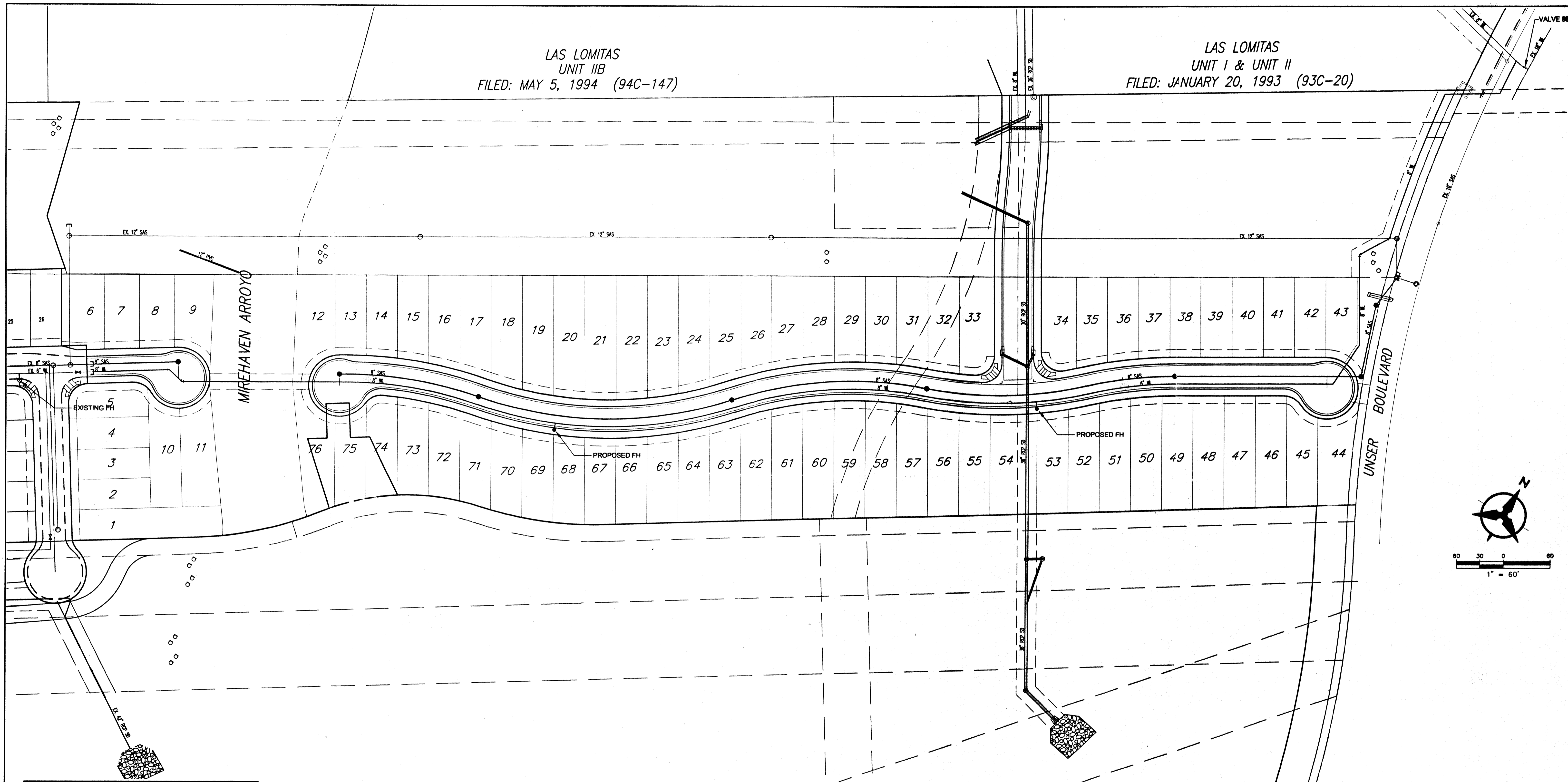
DRB PROJECT #1001939  
CASE TRACKING NUMBERS:  
(SPS) 02DRB-00719  
(SPB) 02DRB-00720  
(PP) 02DRB-00714  
(VRW) 02DRB-00715  
(VPE) 02DRB-00716  
(SW) 00DRB-00718  
(TDS) 02DRB-00717

SHEET 1 OF 7  
**Bohannon & Huston**  
Courtney One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\020258\cdd\general\SITEPLAN.dwg  
May 08, 2002 - 08:50 AM  
Layout

LAS LOMITAS  
UNIT IIB  
FILED: MAY 5, 1994 (94C-147)

LAS LOMITAS  
UNIT I & UNIT II  
FILED: JANUARY 20, 1993 (93C-20)



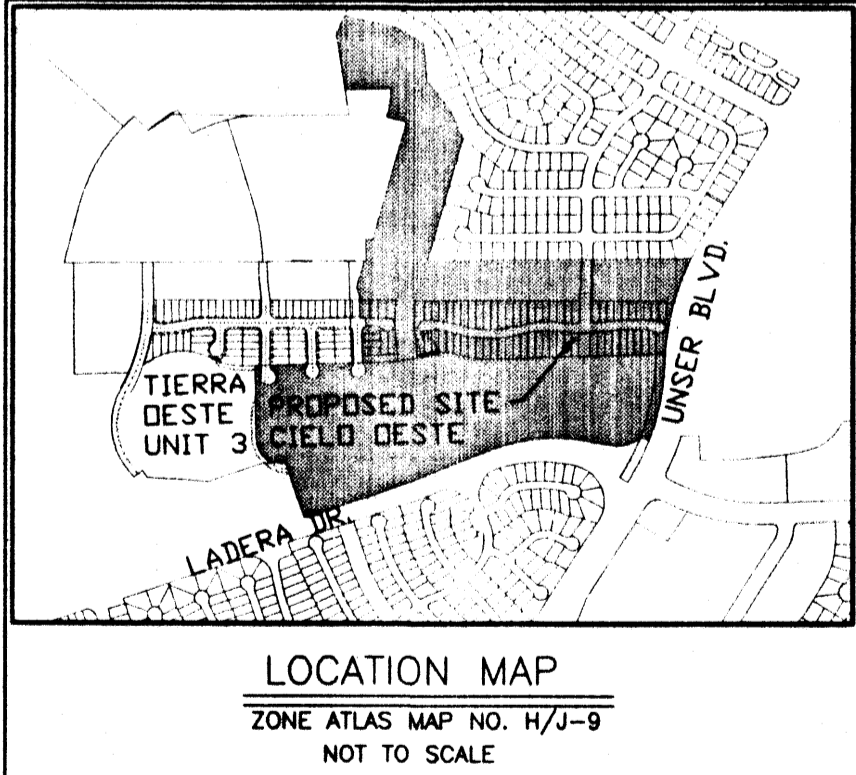
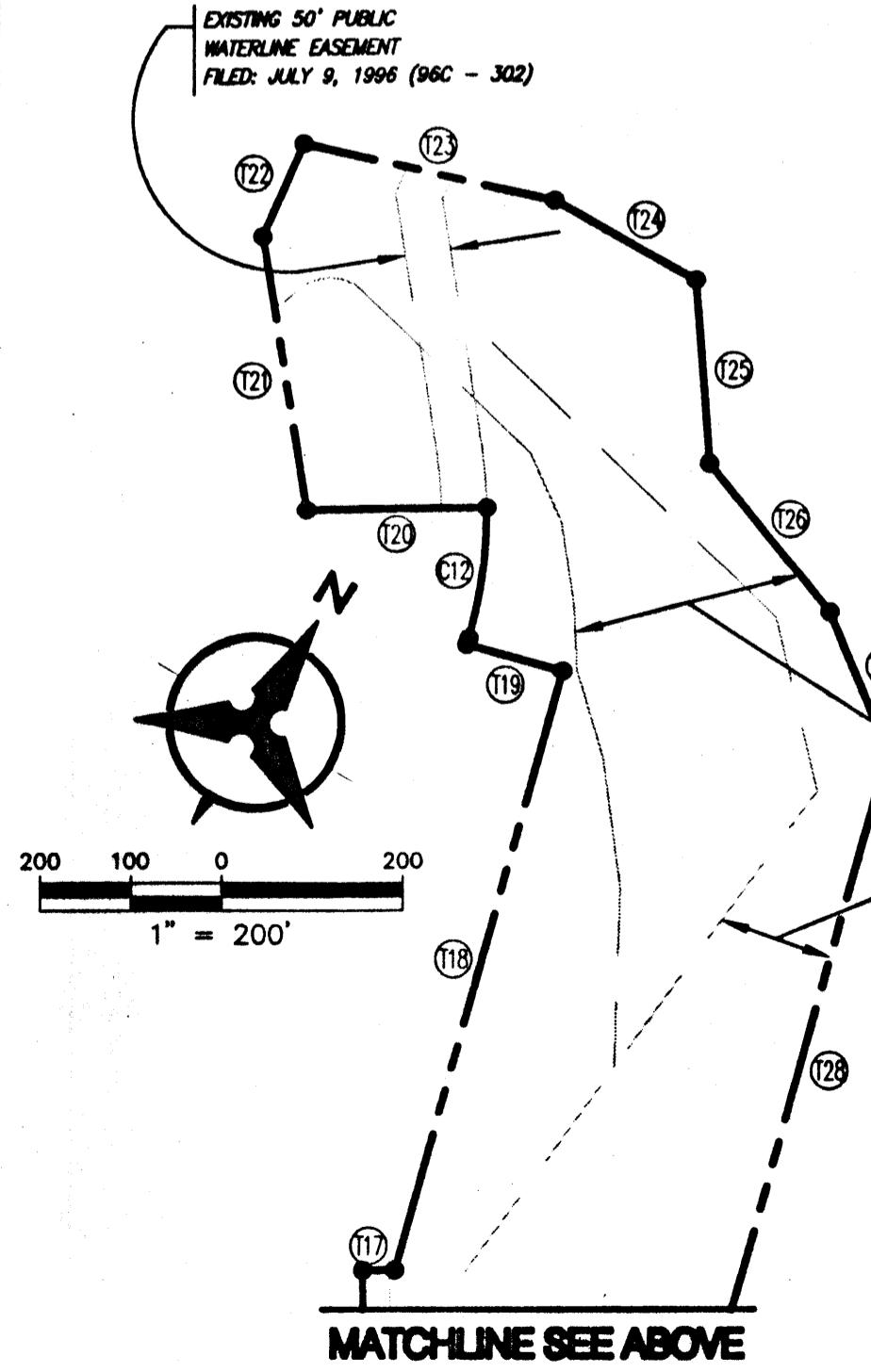
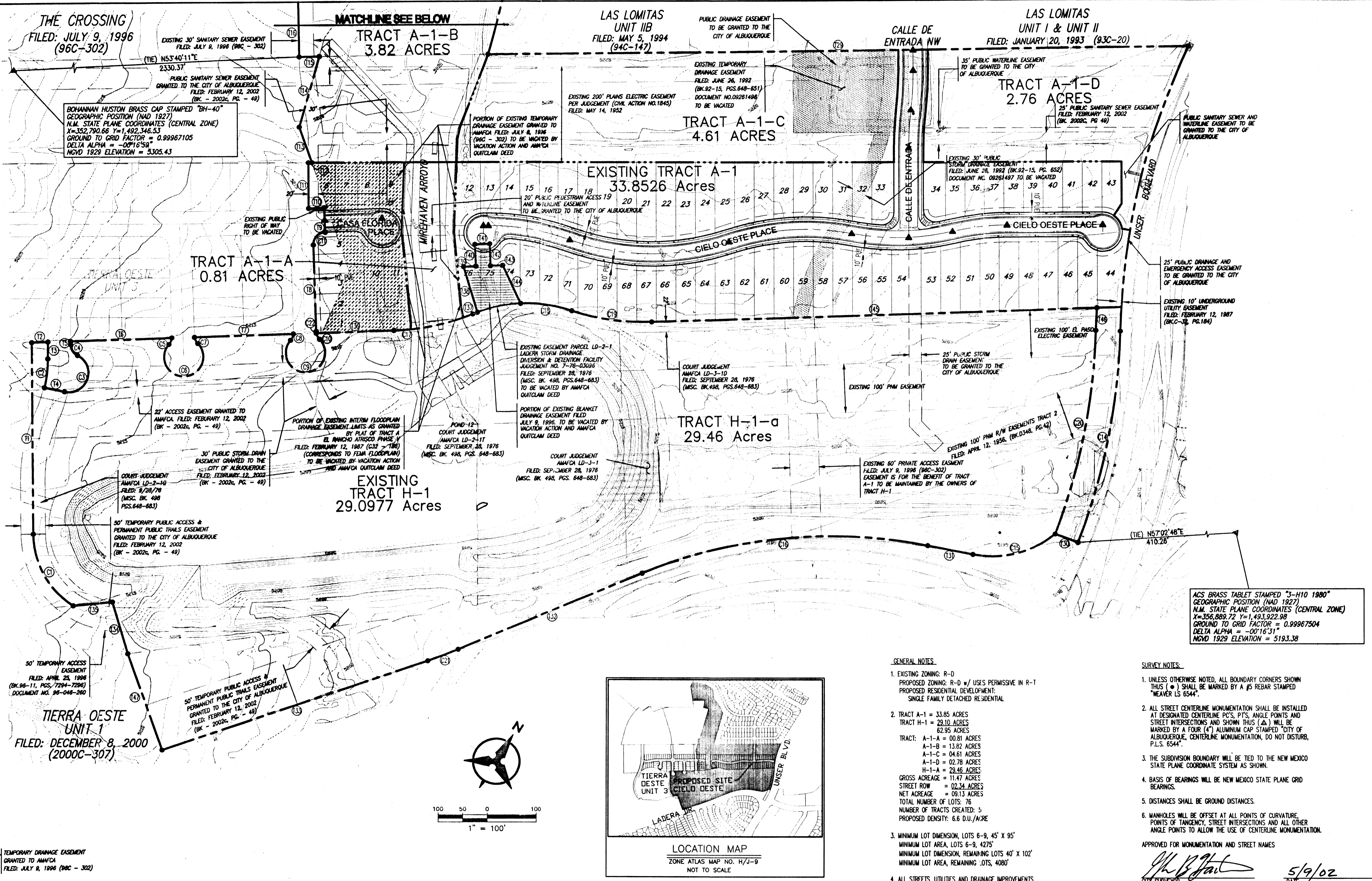
LOCATION MAP  
ZONE ATLAS MAP NO. H-9/J-9  
NOT TO SCALE

# CONCEPTUAL UTILITY PLAN CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

P:\020256\csp\general\CONCEPTUAL\_UTIL.dwg  
June 03, 2002 - 04:12 PM  
Layout1

ID	BEARING	LENGTH
T1	N32°06'33"W	395.52
T2	N58°43'01"E	33.00
T3	S31°28'59"W	34.96
T4	N70°51'56"E	41.50
T5	N31°28'55"W	6.33
T6	N56°43'01"E	207.32
T7	N56°43'01"E	201.81
T8	N33°21'41"W	179.97
T9	N33°16'07"W	50.00
T10	S58°43'53"W	31.82
T11	N31°28'55"W	4.04
T12	N58°43'01"E	7.14
T13	N50°00'47"W	79.72
T14	N15°46'23"W	152.21
T15	S57°54'25"W	40.66
T16	N32°06'33"W	122.13
T17	N57°54'25"W	35.35
T18	N55°11'19"W	680.39
T19	S74°08'41"W	110.00
T20	S57°47'50"W	198.73
T21	N40°14'59"W	315.85
T22	N08°19'45"W	114.79
T23	N71°44'43"E	284.25
T24	N88°37'08"E	180.00
T25	S35°38'34"E	210.34
T26	S69°24'29"E	216.01
T27	S53°49'09"E	168.93
T28	S15°51'59"E	708.60
T29	N57°54'25"E	1430.45
T30	S79°28'21"W	50.00
T31	S70°03'14"W	94.29
T32	S55°47'30"W	407.19
T33	S39°29'08"W	573.06
T34	N48°00'34"W	111.00
T35	S53°21'54"W	80.91
T36	N56°43'01"E	158.56
T37	N37°15'08"E	9.99
T38	N48°38'04"W	95.89
T39	N56°43'01"E	25.00
T40	N33°16'59"W	45.00
T41	N56°43'01"E	30.00
T42	S33°16'59"E	45.00
T43	N56°43'01"E	25.00
T44	S56°51'00"E	84.52
T45	N56°47'28"E	908.60
T46	S28°58'20"E	46.61
T47	N53°21'54"W	135.94

ID	ARC	RADIUS	DELTA	TANGENT
C1	176.83	180.00	5671.07	96.28
C2	59.69	277.00	1220.50	29.96
C3	116.25	40.00	16631.21	336.53
C4	28.00	25.00	6410.30	15.87
C5	14.61	25.00	3378.49	7.52
C6	184.86	40.00	26447.56	306.08
C7	14.67	25.00	3330.27	7.53
C8	14.67	25.00	3337.29	7.55
C9	184.86	40.00	26447.56	306.08
C10	14.68	25.00	3339.06	7.56
C11	39.29	24.96	9011.07	25.04
C12	157.79	527.72	17075.55	79.49
C13	608.33	1478.00	23345.56	308.53
C14	446.13	1322.00	19207.07	225.21
C15	179.26	200.00	5121.17	96.16
C16	593.80	993.00	34154.44	306.08
C17	165.44	463.58	2076.51	83.61
C18	108.45	291.25	2120.05	54.86
C19	165.45	463.58	2076.53	83.61
C20	429.26	1272.00	19207.07	216.69
C21	66.28	1047.00	0337.38	33.15
C22	3.82	25.00	0844.52	1.91



# PRELIMINARY PLAT

## CIELO OESTE

### TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO  
MAY, 2002

- GENERAL NOTES:**
- EXISTING ZONING: R-D  
PROPOSED ZONING: R-D w/ USES PERMISSIVE IN R-T  
PROPOSED RESIDENTIAL DEVELOPMENT:  
SINGLE FAMILY DETACHED RESIDENTIAL
  - TRACT A-1 = 33.85 ACRES  
TRACT H-1 = 29.10 ACRES  
62.95 ACRES  
TRACT:  
A-1-A = 0.81 ACRES  
A-1-B = 3.82 ACRES  
A-1-C = 0.41 ACRES  
A-1-D = 2.76 ACRES  
H-1-A = 29.46 ACRES  
GROSS ACREAGE = 11.47 ACRES  
STREET ROW = 02.34 ACRES  
NET ACREAGE = 09.13 ACRES  
TOTAL NUMBER OF LOTS: 76  
NUMBER OF TRACTS CREATED: 5  
PROPOSED DENSITY: 6.6 DU/ACRE
  - MINIMUM LOT DIMENSION, LOTS 6-9, 45' X 95'  
MINIMUM LOT AREA, LOTS 6-9, 4275'  
MINIMUM LOT DIMENSION, REMAINING LOTS 40' X 102'  
MINIMUM LOT AREA, REMAINING LOTS, 4080'
  - ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
  - LOT SETBACKS SHALL CONFORM TO R-T ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:  
FRONT YARD: 20' TYP. (15' w/ 20' TO GARAGE MIN.)  
SIDE YARD: 5' MIN.  
BACK YARD: 15' MIN.
  - PORTION OF EXISTING BLANKET DRAINAGE EASEMENT ENCUMBERING TRACT A-1 TO BE VACATED BY VACATION ACTION AND AMAFCA QUILCLAIM DEED.

**SURVEY NOTES:**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #8 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 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 THE USE OF CENTERLINE MONUMENTATION.

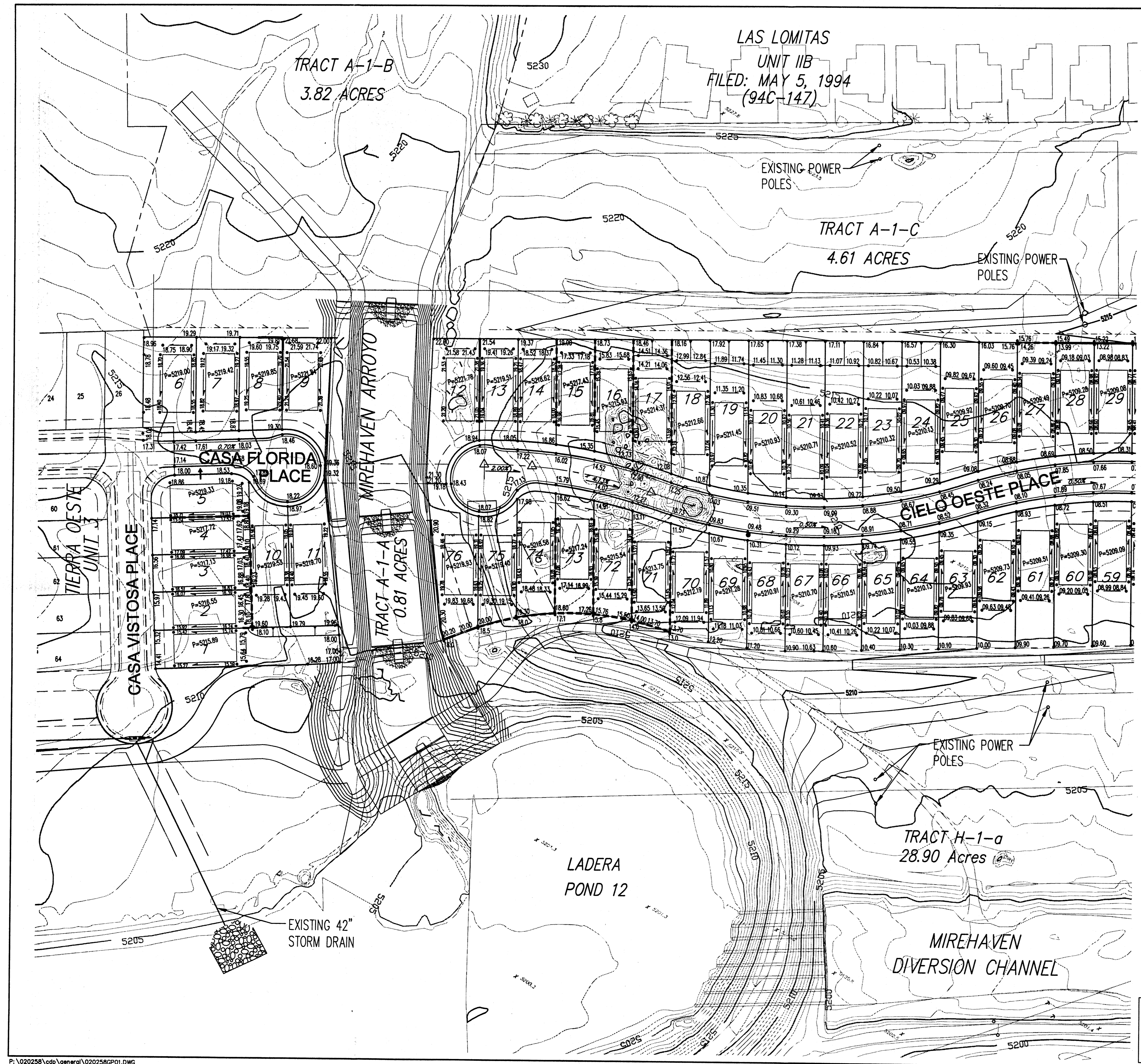
APPROVED FOR MONUMENTATION AND STREET NAMES

*J.H. B. J. J.* 5/9/02  
CITY SURVEYOR DATE

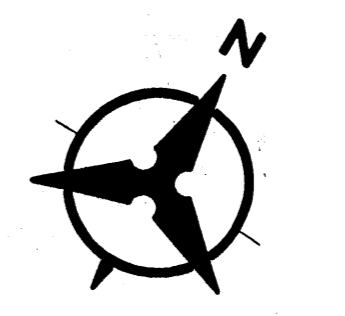
OWNER  
*Lesly Chavez* 5/9/02  
LESLEY CHAVEZ, VICE-PRESIDENT OF DEVELOPMENT DATE  
WESTLAND DEVELOPMENT COMPANY INC.

**Bohannon & Huston**  
  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

P:\020258\cadd\general\020258PrePlat.dwg  
May 08, 2002 - 10:31 AM



LAS LOMITAS  
UNIT IIB  
FILED: MAY 5, 1994  
(94C-147)



50 25 0 50  
1" = 50'

- 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 PREPARED BY \_\_\_\_\_ DATED \_\_\_\_/\_\_\_\_/\_\_\_\_
  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 \_\_\_\_\_, 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 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
  - EXISTING CURB & GUTTER
  - PROPOSED MOUNTABLE CURB & GUTTER
  - 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

- NOTES:**
- 1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET J.

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR	DATE
APPROVED BY	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

BENCH MARKS	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR	DATE
APPROVED BY	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY
NO.	BY
NO.	BY
NO.	BY

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

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

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

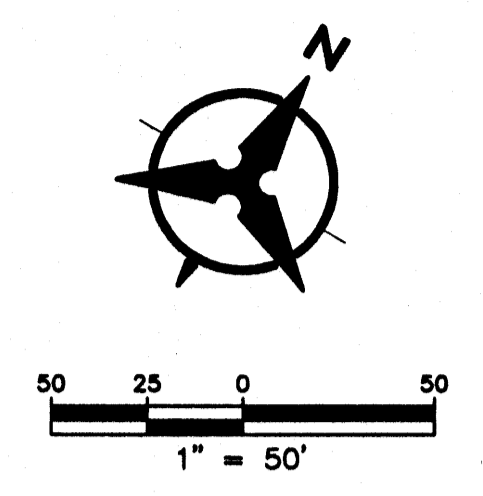
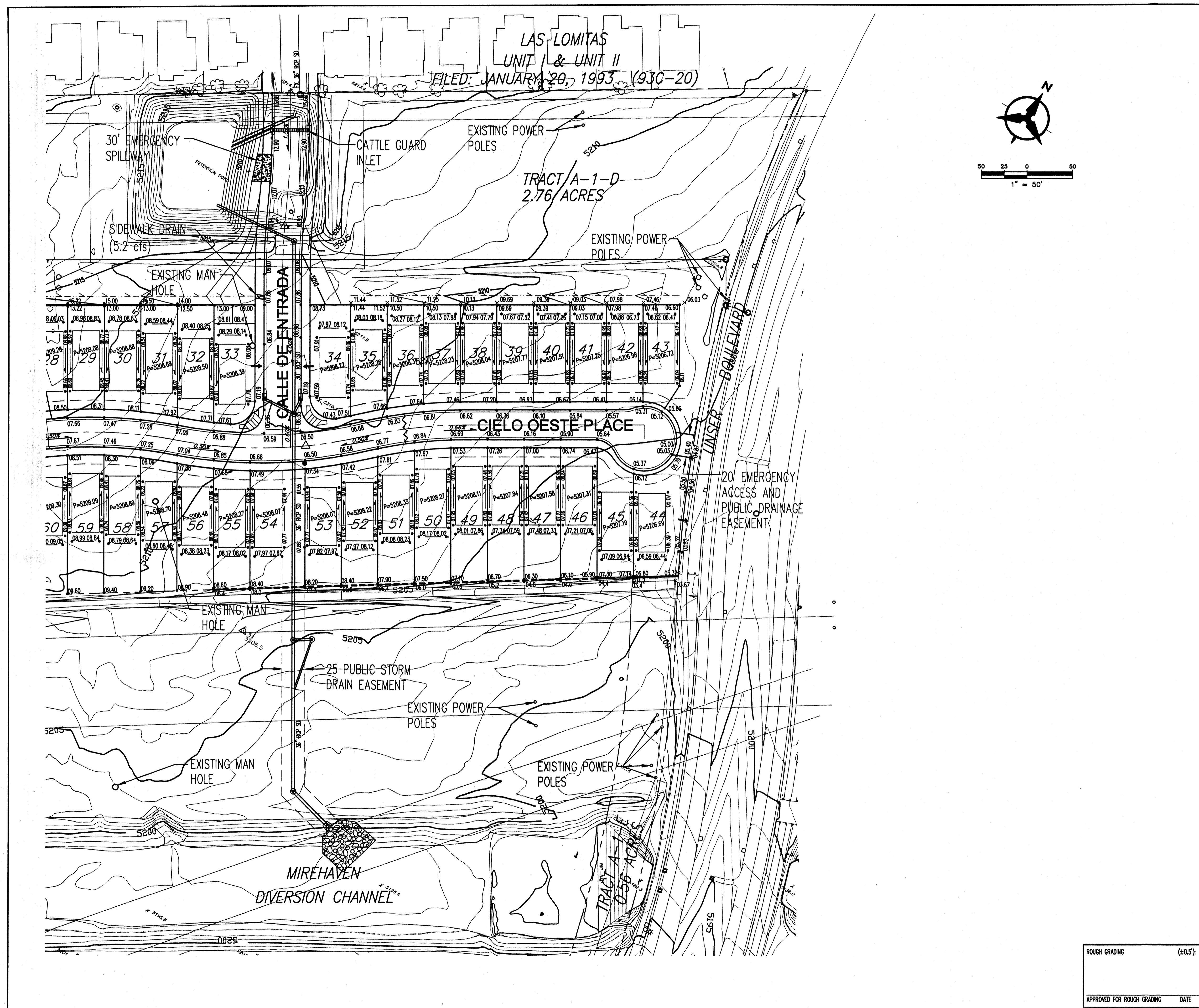
**CIELO OESTE  
GRADING AND EROSION CONTROL PLAN**

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

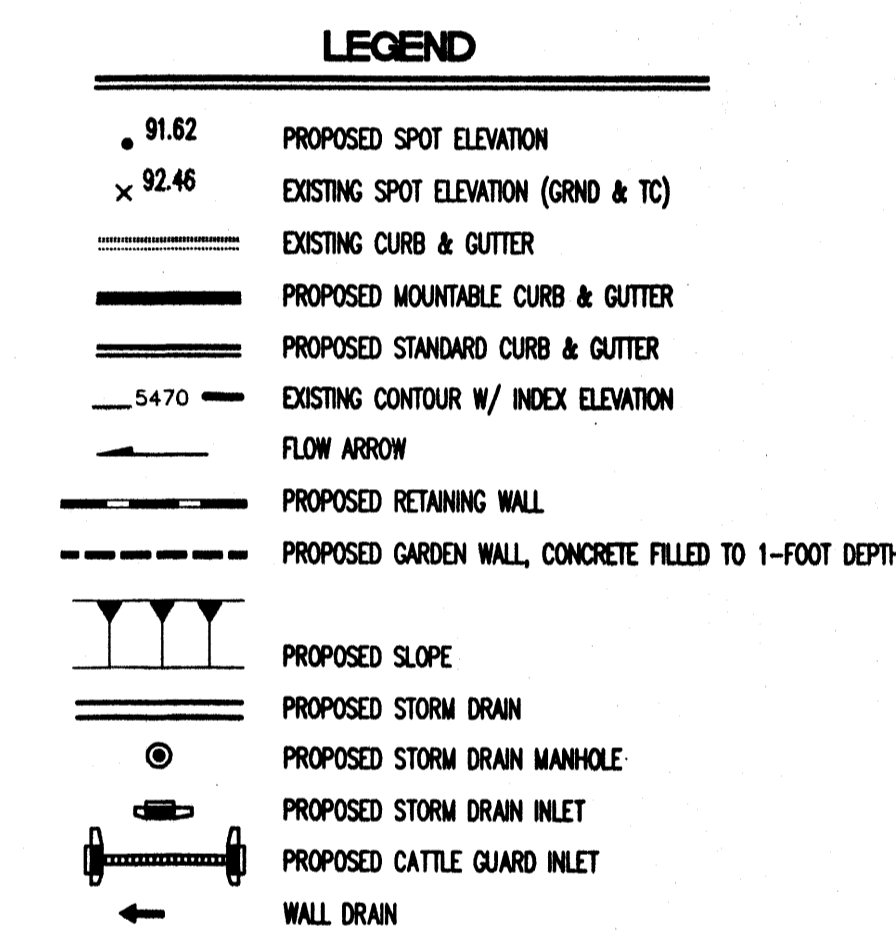
City Project No. \_\_\_\_\_ Zone Map No. \_\_\_\_\_  
 COA # \_\_\_\_\_ H9/J9

Sheet 1 of 3

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



- 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 PREPARED BY \_\_\_\_\_ DATED \_\_\_\_/\_\_\_\_/\_\_\_\_.
  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 \_\_\_\_\_ 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.



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL
CONTRACTOR	DATE	ACI BRASS CAP STAMPED "3-HI"	DATE	NO.	BY	
				FIELD NOTES		

**Bohman Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

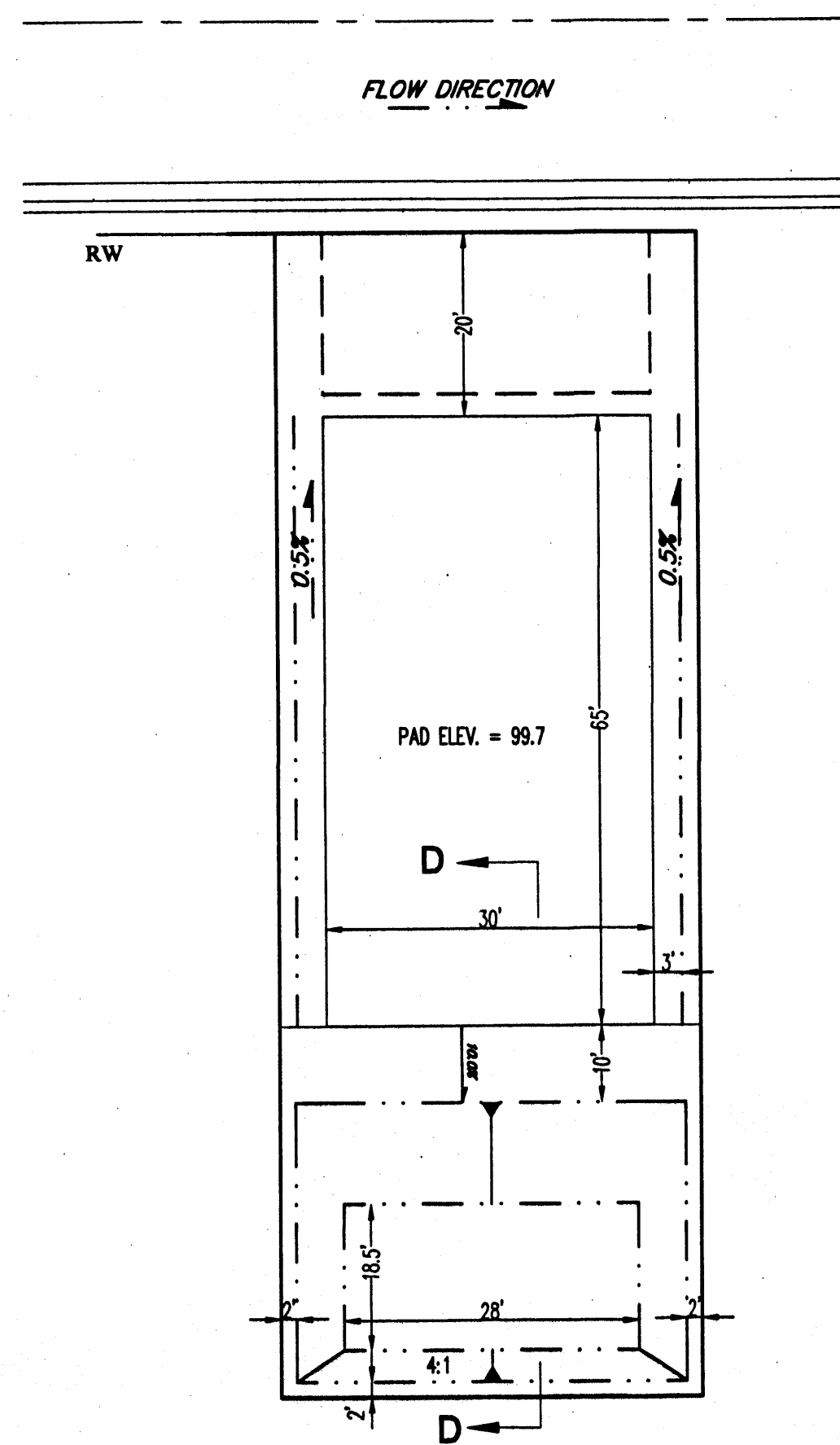
**CIELO OESTE  
GRADING AND EROSION CONTROL PLAN**

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

City Project No. \_\_\_\_\_ Zone Map No. \_\_\_\_\_ Sheet \_\_\_\_\_ Of \_\_\_\_\_

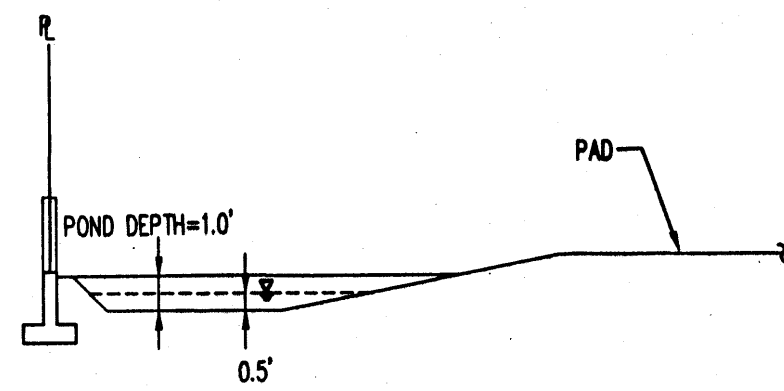
COA # **H9/J9** 2 of 3

ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING \_\_\_\_\_ DATE \_\_\_\_\_

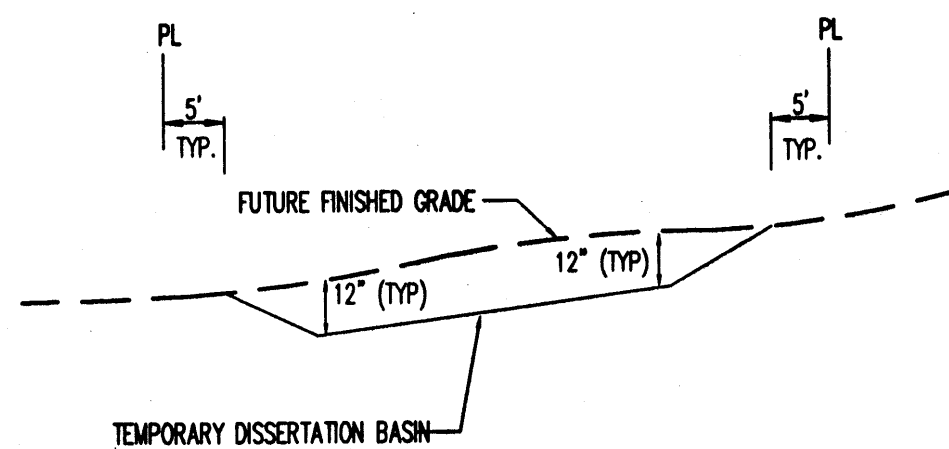


**TYPICAL BACK YARD POND DETAIL**  
NOT TO SCALE

NOTE:  
1. FOR LOTS WITH BACK YARD PONDING, ALL ROOF AND SIDE YARD DRAINAGE SHALL DRAIN TO FRONT OF LOT.

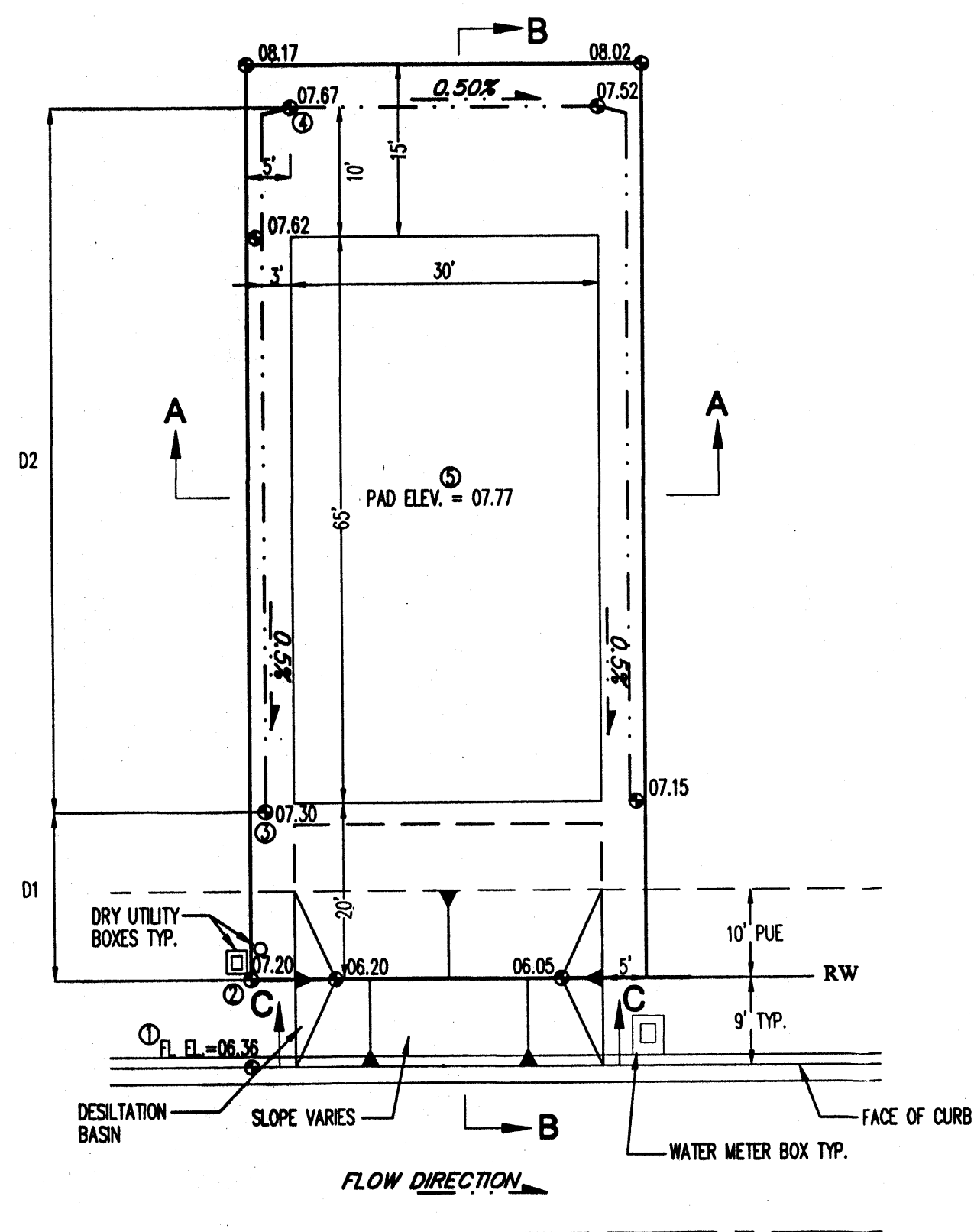


**SECTION D-D**  
NOT TO SCALE



**SECTION C-C**  
NOT TO SCALE

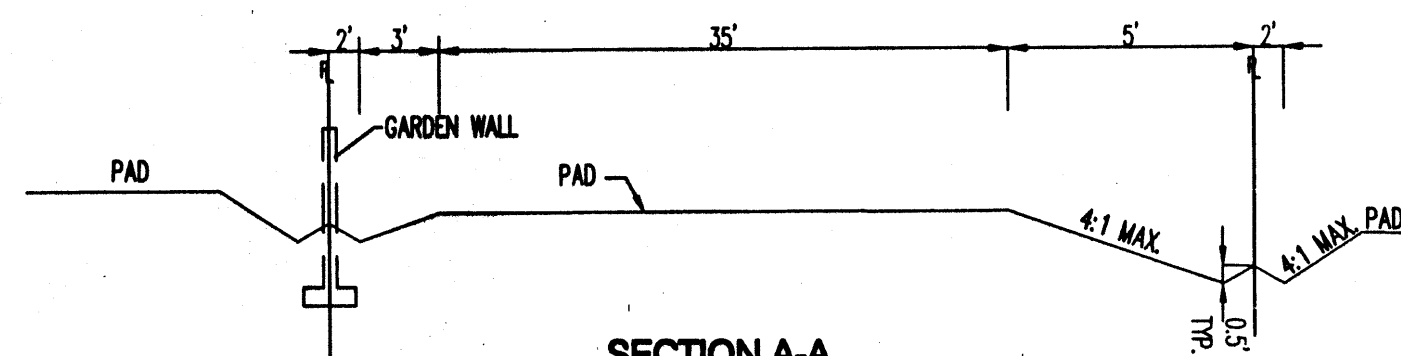
**TYPICAL LOT GRADING DETAILS**  
NOT TO SCALE



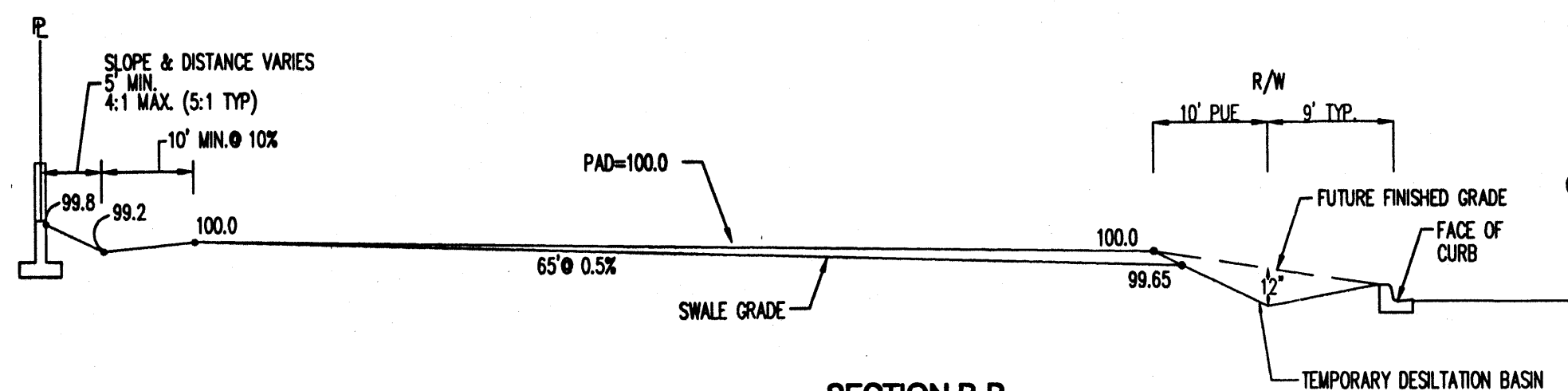
**TYPICAL LOT GRADE DETAIL WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL**  
NOT TO SCALE

TO SET SPOT ② - ADD 0.84' TO SPOT ①  
TO SET SPOT ③ - MULTIPLY D1 BY 0.5% AND ADD TO SPOT ②  
TO SET SPOT ④ - MULTIPLY D2 BY 0.5% AND ADD TO SPOT ③  
TO SET SPOT ⑤ - ADD 0.1' 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.

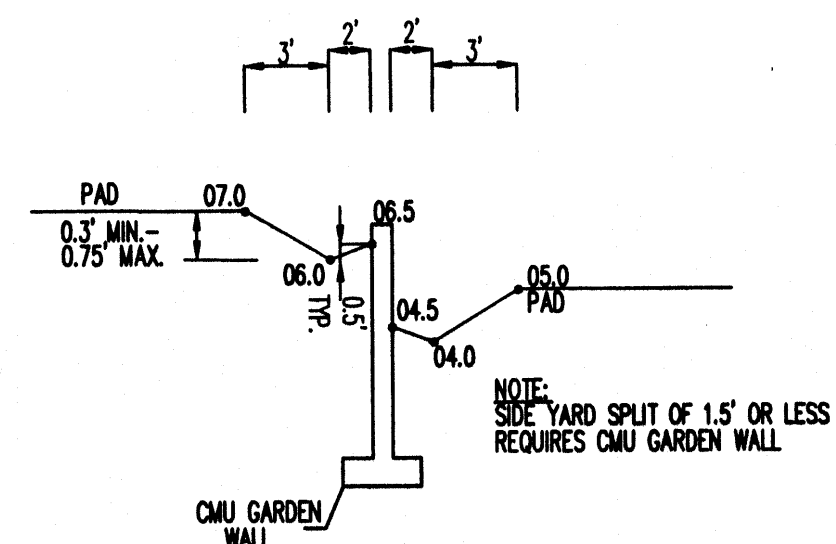


**SECTION A-A TYPICAL SIDE YARD SWALE**  
NOT TO SCALE

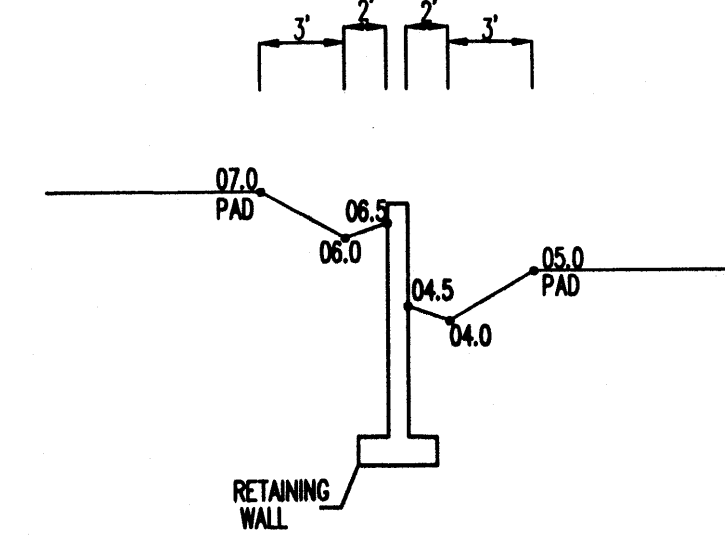


**SECTION B-B**  
NOT TO SCALE

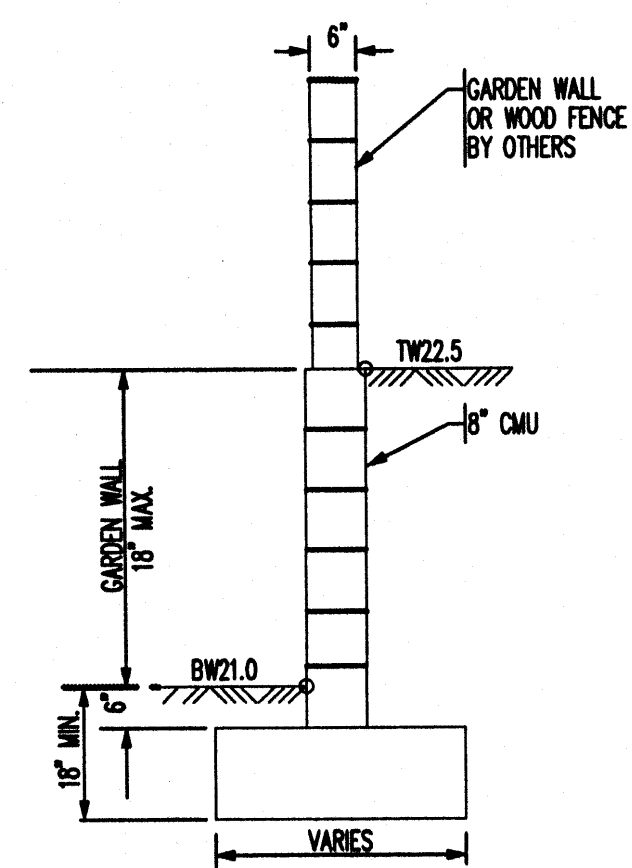
NOTE:  
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.  
2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.  
3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



**SIDE YARD GARDEN WALL DETAIL**  
NOT TO SCALE

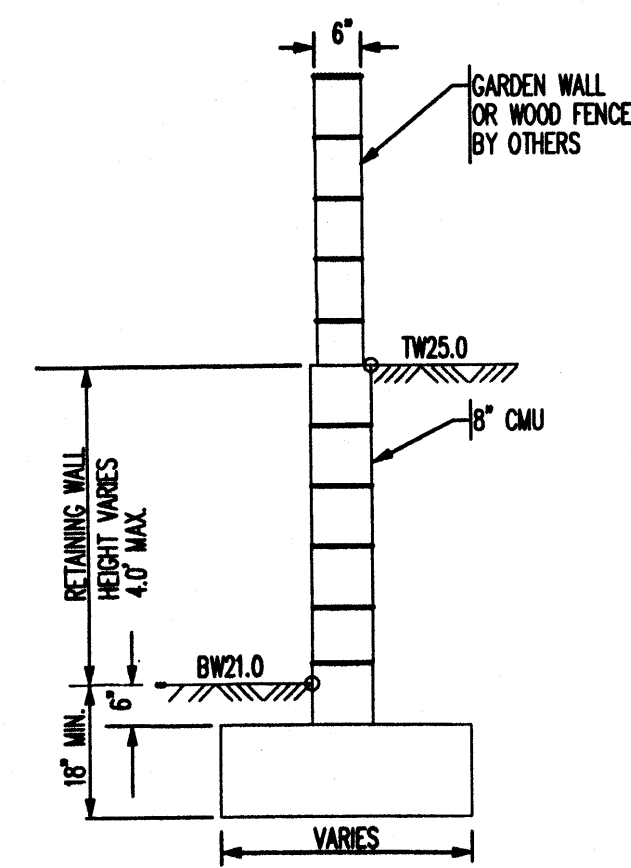


**SIDE YARD RETAINING WALL DETAIL**  
NOT TO SCALE



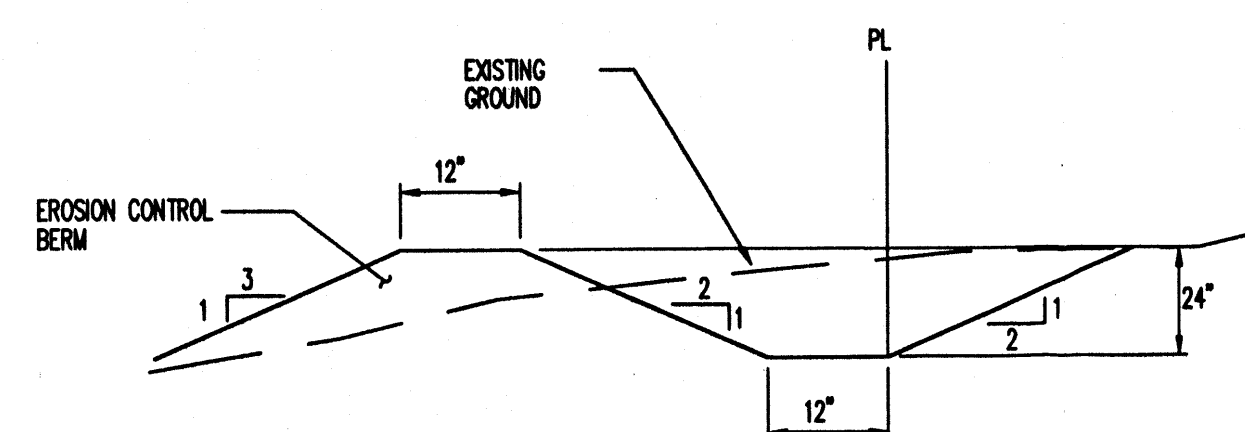
**TYPICAL GARDEN WALL NOMENCLATURE**  
NOT TO SCALE

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



**EROSION CONTROL BERM**

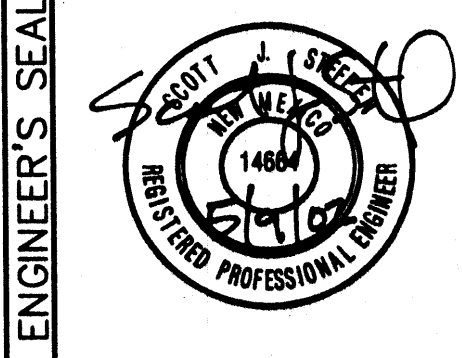
1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST BOUNDARY OF THE SITE.
2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED 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

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	MARK	DATE	FIELD NOTES	NO.	DATE	NO.
AS BRASS CAP STAMPED "3-H10"							
GEOGRAPHIC POSITION (NAD 1987)							
N.M. State Plane Coordinates (Central Zone)							
X= 356,889.72 Y= 1,493,922.86							
Ground-to-Gdd Factor= 0.99867504							
da = -00163"							
NGVD 1929 Elevation= 5193.38							



REVISIONS	By	Date
DESIGN		

**Bohannon Huston**  
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

Designed By: SJS DATE: 05/01/02  
 Drawn By: LSM DATE: 05/01/02  
 Checked By: SJS DATE: 05/01/02

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

**CIELO OESTE GRADING DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
COA #	H9/J9	3	3