

LOCATION MAP 1" = 750' L-10-Z

PURPOSE OF PLAT

- To eliminate tract line as shown hereon.
- To grant easements as shown hereon.
- To create Lots 1-P1 through 64-P1 as shown hereon.
- To dedicate street right-of-way to the C.O.A. as shown hereon.
- To vacate easement as shown hereon.

SUBDIVISION DATA

- Project No.:
Application No.:
- Zone Atlas Index No.: L-10-Z
- Total Number of Existing Lots: 0
- Total Number of Existing Tracts: 2
- Total Number of Lots created: 64
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 10.0099 Ac.
- Total Mileage of Full Width Streets Created: 0.4593
- Total Mileage of Half Width Streets Created: 0

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:

"TOWN OF ATRISCO GRANT" (12-05-44, D-118)
 "VISTA SANDIA SUBDIVISION, UNIT TWO" (06-19-00, 200C-161)
 all being records of Bernalillo County, New Mexico.

- Field Survey performed March, 2003.
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-D
- Title Report: LandAmerica Albuquerque Title Company, File No.: 213454ME (Effective Date: 10-04-02)
- Utility Council Location System Log No.: 2003142659
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
- 2400 Sq. Ft. of open useable space shall be provided on each lot.
- Unless otherwise noted all lot corners shall be set 5/8" rebar with cap marked "ALS LS 7719".
- No individual lot shall be allowed direct access to Eucariz Avenue S.W., Unser Boulevard S.W. or Tower Road S.W.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 8 AND 9, TOWN OF ATRISCO GRANT, UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 and containing 9.9817 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owners and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Lots 1-P1 thru 64-P1 as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate additional street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby consent that this subdivision is their free act and deed. Said owner warrants that he/she holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): Vista West Subdivision

S.T.V. INVESTMENTS IV, Timothy S. McNaney, Owner DATE

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS

This instrument was acknowledged before me on _____, 2004 by Timothy S. McNaney, Owner, S.T.V. Investments IV

Notary Public My Commission Expires _____

**PLAT FOR
 VISTA WEST SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 27
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004**

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Division _____ Date

PNM Gas Services Division _____ Date

Qwest Telecommunications _____ Date

Comcast _____ Date

City Approvals:

City Surveyor _____ Date

Real Property Division _____ Date

Environmental Health Department _____ Date

Traffic Engineering, Transportation Division _____ Date

Utilities Development _____ Date

Parks and Recreation Department _____ Date

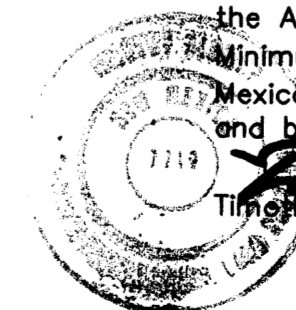
AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION

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



 Timothy Aldrich, P.S. No. 7719
 Date 07-13-04

REVISED: 07-13-04

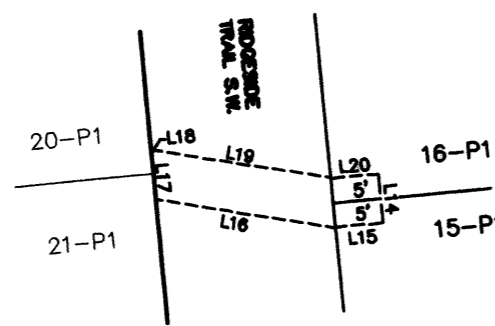
Drawn By:	RJA	Date:	04-03-03
Checked By:	TA	Drawing Name:	03026PLT.DWG
Job No.:	03-026	Sheet:	1 of 2



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

PLAT FOR
 VISTA WEST SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 27
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LINE	DIRECTION	DISTANCE
L14	S05°57'26"E	10.00'
L15	S84°02'34"W	10.82'
L16	N81°51'46"W	37.51'
L17	N05°57'26"W	10.16'
L18	N84°01'41"E	0.62'
L19	S81°51'46"E	38.15'
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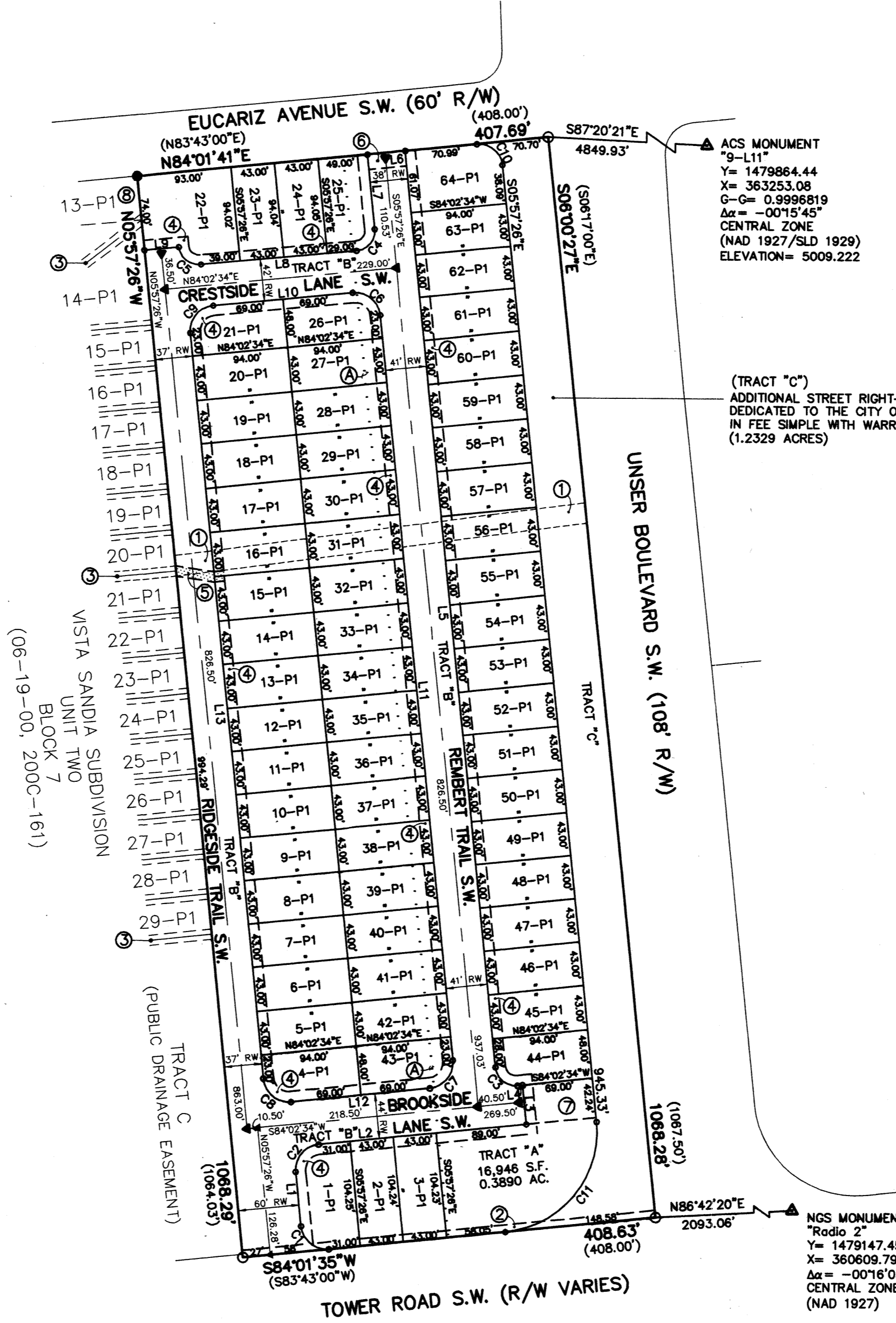
DETAIL- EASEMENT #5
 NOT TO SCALE

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L1	N05°57'26"W	54.26'
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L3	N05°57'26"W	38.00'
L4	S84°02'34"W	5.00'
L5	N05°57'26"W	906.07'
L6	S84°02'34"W	38.00'
L7	S05°57'26"E	74.07'
L8	S84°02'34"W	154.00'
L9	S84°02'34"W	34.00'
L10	N84°02'34"E	138.00'
L11	S05°57'26"E	734.00'
L12	S84°02'34"W	138.00'
L13	N05°57'26"W	734.00'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.28'	90°00'59"	25.01'	25.00'	N50°57'56"W	35.35'
C2	39.27'	90°00'00"	25.00'	25.00'	N39°02'34"E	35.36'
C3	31.42'	90°00'00"	20.00'	20.00'	N50°57'26"W	28.28'
C4	31.42'	90°00'00"	20.00'	20.00'	N39°02'34"E	28.28'
C5	31.42'	90°00'00"	20.00'	20.00'	N50°57'26"W	28.28'
C6	39.27'	90°00'00"	25.00'	25.00'	N50°57'26"W	35.36'
C7	39.27'	90°00'00"	25.00'	25.00'	N39°02'34"E	35.36'
C8	39.27'	90°00'00"	25.00'	25.00'	N50°57'26"W	35.36'
C9	39.27'	90°00'00"	25.00'	25.00'	N39°02'34"E	35.36'
C10	36.13'	90°00'53"	23.00'	23.01'	N50°57'53"W	32.53'
C11	157.03'	89°58'23"	100.00'	99.95'	N39°01'46"E	141.39'

LOT AREAS

LOT	GROSS	NET	LOT	GROSS	NET	LOT	GROSS	NET	LOT	GROSS	NET
LOT 1-P1	5570 S.F. GROSS	3170 S.F. NET	LOT 2-P1	4483 S.F. GROSS	2083 S.F. NET	LOT 3-P1	4482 S.F. GROSS	2082 S.F. NET	LOT 4-P1	4378 S.F. GROSS	1978 S.F. NET
- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.		
LOTS 5-P1 THRU 20-P1	4042 S.F. GROSS	1642 S.F. NET	LOT 21-P1	4378 S.F. GROSS	1978 S.F. NET	LOT 22-P1	7977 S.F. GROSS	5577 S.F. NET	LOT 23-P1	4043 S.F. GROSS	1643 S.F. NET
- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.		
LOT 24-P1	4044 S.F. GROSS	1644 S.F. NET	LOT 25-P1	4523 S.F. GROSS	2123 S.F. NET	LOT 26-P1	4378 S.F. GROSS	1978 S.F. NET	LOTS 27-P1 THRU 42-P1	4042 S.F. GROSS	1642 S.F. NET
- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.		
LOT 43-P1	4378 S.F. GROSS	1978 S.F. NET	LOT 44-P1	4426 S.F. GROSS	2026 S.F. NET	LOTS 45-P1 THRU 63-P1	4042 S.F. GROSS	1642 S.F. NET	LOT 65-P1	5628 S.F. GROSS	3228 S.F. NET
- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.			- 2400 S.F. O.S.		



PROPERTY CORNERS

- FOUND PK NAIL WITH TAG "LS 10042"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

EASEMENTS

- EXISTING 20' MST&T EASEMENT (VACATED BY THIS PLAT)
- EXISTING 7' PNM & MST&T EASEMENT - TO REMAIN (06-24-60, DOC.NO. 75171)
- EXISTING 10' PRIVATE DRAINAGE EASEMENT (06-19-00, 2000C-161)
- 10' PUE (GRANTED BY THIS PLAT)
- 10' QWEST UTILITY EASEMENT - SEE DETAIL (GRANTED BY THIS PLAT)
- 38' PUBLIC WATERLINE, PEDESTRIAN ACCESS AND EMERGENCY VEHICULAR ACCESS EASEMENT (GRANTED TO THE C.O.A. BY THIS PLAT)
- 38' PUBLIC SANITARY SEWER, PUBLIC PEDESTRIAN ACCESS, AND STORM DRAIN EASEMENT (GRANTED TO THE C.O.A. BY THIS PLAT)
- TEMPORARY PUBLIC DRAINAGE EASEMENT (06-19-00, 2000C-161)

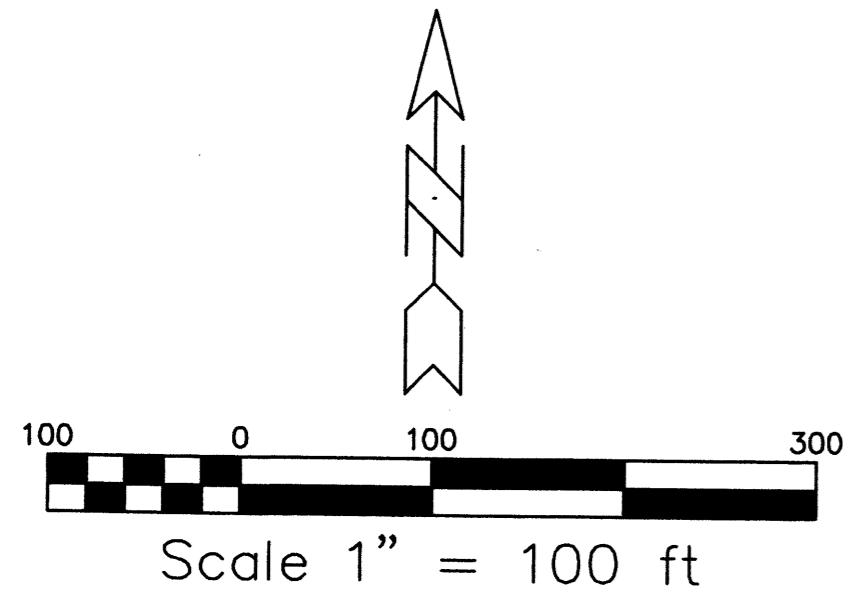
Ⓐ TRACT LINE TO BE ELIMINATED BY THIS PLAT.

THIS PROPERTY IS AFFECTED BY A DRAINAGE COVENANT. (12-23-96, BK. 96-33, PGS. 7105-7108)

HOMEOWNERS ASSOCIATION OWN TRACT "A" AND "B" AND WILL BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.

TRACT "A" IS A ^{PUBLIC} PRIVATE DRAINAGE EASEMENT. (GRANTED BY THIS PLAT)

TRACT "B" IS PRIVATE ACCESS EASEMENT AND PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT. (GRANTED BY THIS PLAT)



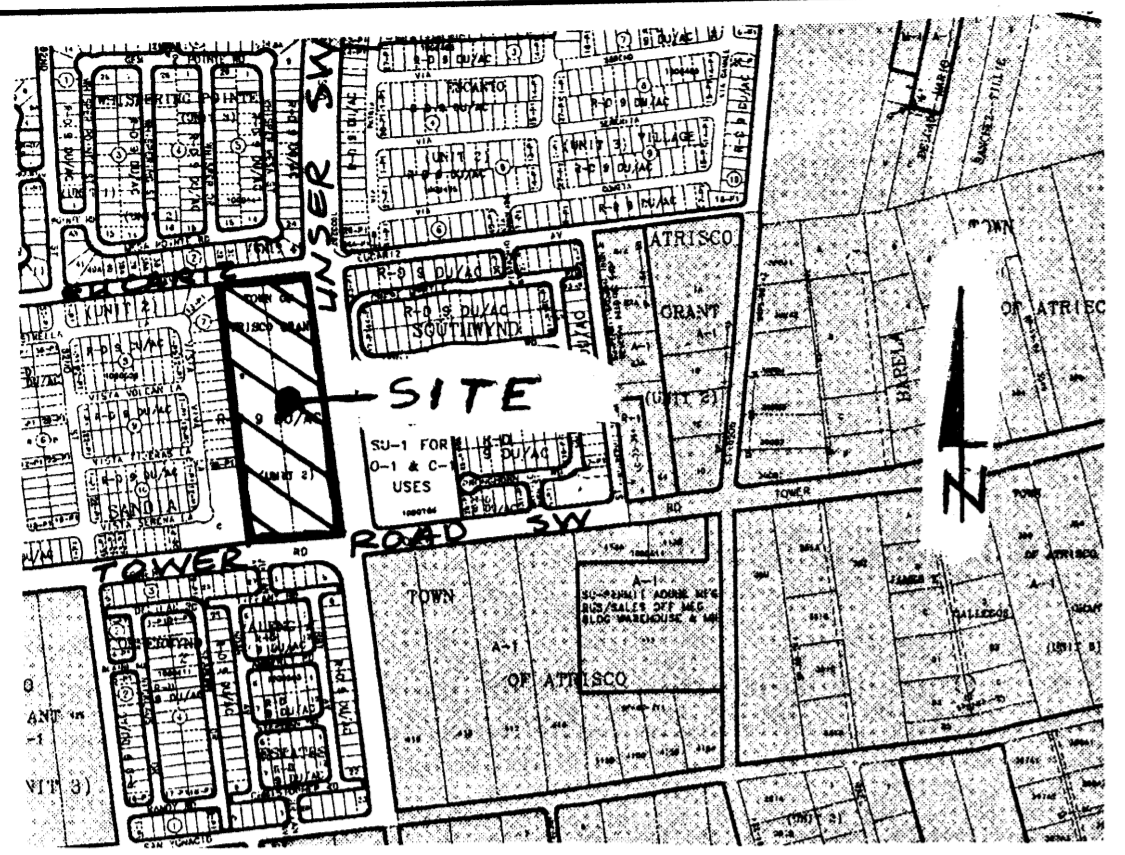
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Checked By:	TA	Drawing Name:	03026PLT.DWG
Job No.:	03-026	Sheet:	2 of 2

07-13-04

ALDRICH LAND SURVEYING

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

REVISED: 07-13-04



LOCATION MAP 1" = 750' L-10-Z

PURPOSE OF PLAT

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SUBDIVISION DATA

- Project No.: 1002022
Application No.:
- Zone Atlas Index No.: L-10-Z
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NOTES

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- Distances are ground distances.
- Bearings and distances in parenthesis are record.
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"VISTA SANDIA SUBDIVISION, UNIT TWO" (06-19-00, 200C-161)
all being records of Bernalillo County, New Mexico.
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- Address of Property: None provided.
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Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

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Owner(s): Vista West Subdivision
Timothy S. McNaney 10/18/04
S.T.V. INVESTMENTS IV, Timothy S. McNaney, Owner DATE

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS
This instrument was acknowledged before me on October 18, 2004 by Timothy S. McNaney, Owner, S.T.V. Investments IV
Stephanie L. Stratton 10-24-04
Notary Public My Commission Expires

Owner(s): Vista West Homeowner's Association
Timothy S. McNaney 10/18/04
Timothy S. McNaney, President DATE

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Page: 1 of 2
11/19/2004 02:48P
BK-2684C Pg-361
Mary Herrera Bern. Co. PLAT R 12 08

PLAT FOR
VISTA WEST SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

PROJECT NUMBER: 1002022
Application Number: 04-01477

Utility Approvals:

<u>Lead D. Mante</u>	11-17-04	Date
PNM Electric Services Division		
<u>Lead D. Mante</u>	11-17-04	Date
PNM Gas Services Division		
<u>David R. Mulla</u>	11-17-04	Date
Qwest Telecommunications		
<u>Rita E. Eubank</u>	11/10/04	Date
Comcast		

City Approvals:

<u>Mark J. Hat</u>	10-20-04	Date
City Surveyor		
<u>N/A</u>	10/20/04	Date
Real Property Division		
<u>N/A</u>	10/20/04	Date
Environmental Health Department		
<u>John J. ...</u>	10-20-04	Date
Traffic Engineering, Transportation Division		
<u>Roger A. Shean</u>	10/20/04	Date
Utilities Development		
<u>Christine Dandora</u>	10/20/04	Date
Parks and Recreation Department		
<u>Bradley S. Bingham</u>	10/20/04	Date
AMAFCA		
<u>Bradley S. Bingham</u>	10/20/04	Date
City Engineer		
<u>Sharon Matson</u>	11/19/04	Date
DRB Chairperson, Planning Department		

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-010-056-286-213-20104
PROPERTY OWNER OF RECORD:
STV Investments LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
Arthur Kavanaugh 10/19/04

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 10-24-07

OFFICIAL SEAL
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NOTARY PUBLIC - STATE OF NEW MEXICO
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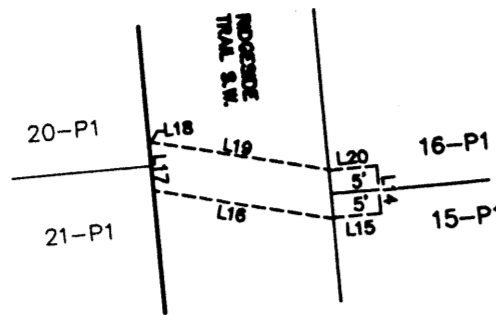
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Timothy Aldrich 10-15-04
Timothy Aldrich, P.S. No. 7719 Date

REVISED: 10-15-04
REVISED: 07-13-04

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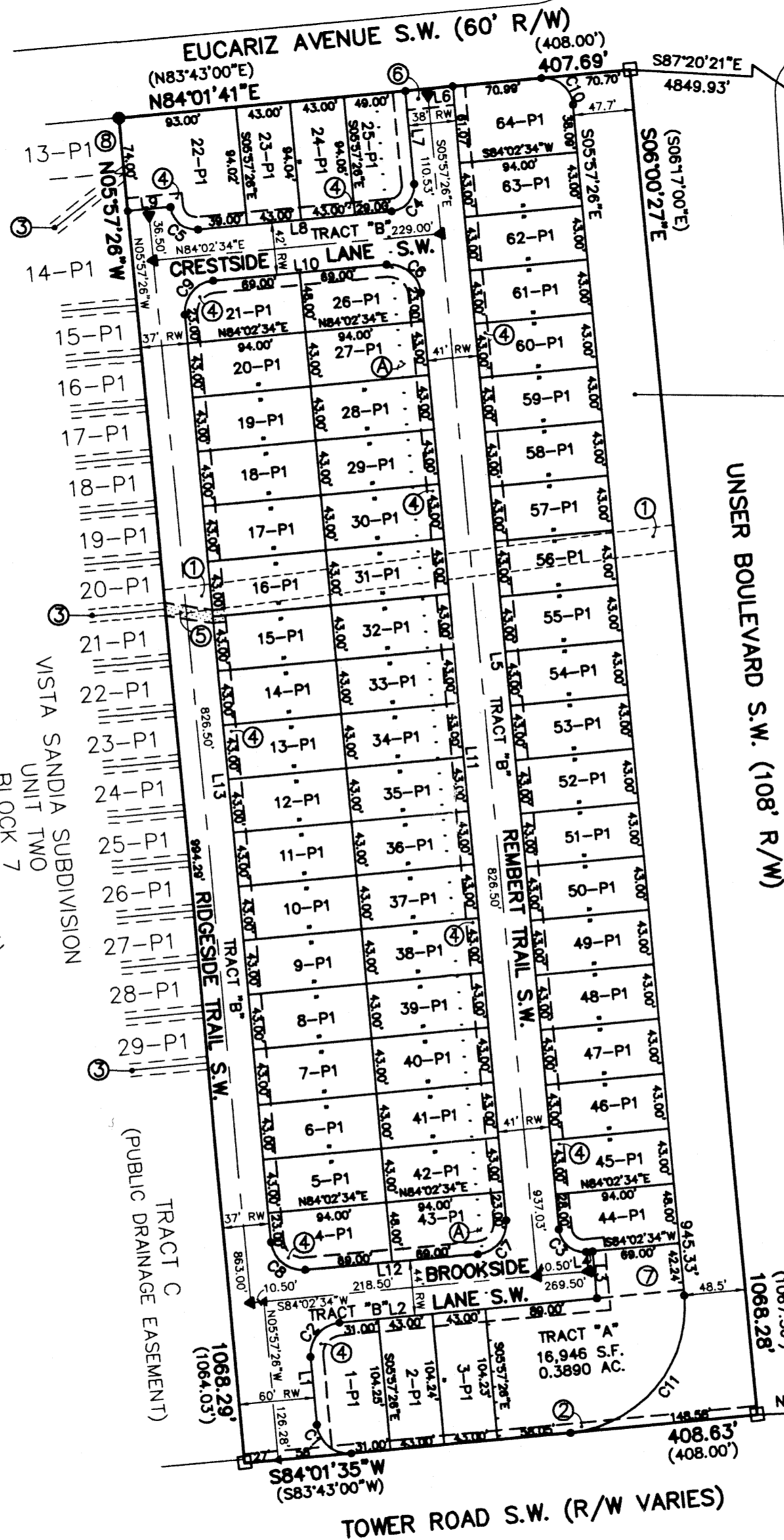
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C8	39.27'	90°00'00"	25.00'	25.00'	N39°02'34"E	35.36'
C9	39.27'	90°00'00"	25.00'	25.00'	N50°57'26"W	35.36'
C10	36.13'	90°00'53"	23.00'	23.01'	N50°57'53"W	32.53'
C11	157.03'	89°58'23"	100.00'	99.95'	N39°01'46"E	141.39'

LOT AREAS

LOT 1-P1	LOT 2-P1	LOT 3-P1	LOT 4-P1
5570 S.F. GROSS - 2400 S.F. O.S. 3170 S.F. NET	4483 S.F. GROSS - 2400 S.F. O.S. 2083 S.F. NET	4482 S.F. GROSS - 2400 S.F. O.S. 2082 S.F. NET	4378 S.F. GROSS - 2400 S.F. O.S. 1978 S.F. NET
LOTS 5-P1 THRU 20-P1	LOT 21-P1	LOT 22-P1	LOT 23-P1
4042 S.F. GROSS - 2400 S.F. O.S. 1642 S.F. NET	4378 S.F. GROSS - 2400 S.F. O.S. 1978 S.F. NET	7977 S.F. GROSS - 2400 S.F. O.S. 5577 S.F. NET	4043 S.F. GROSS - 2400 S.F. O.S. 1643 S.F. NET
LOT 24-P1	LOT 25-P1	LOT 26-P1	LOTS 27-P1 THRU 42-P1
4044 S.F. GROSS - 2400 S.F. O.S. 1644 S.F. NET	4523 S.F. GROSS - 2400 S.F. O.S. 2123 S.F. NET	4378 S.F. GROSS - 2400 S.F. O.S. 1978 S.F. NET	4042 S.F. GROSS - 2400 S.F. O.S. 1642 S.F. NET
LOT 43-P1	LOT 44-P1	LOTS 45-P1 THRU 63-P1	LOT 64-P1
4378 S.F. GROSS - 2400 S.F. O.S. 1978 S.F. NET	4426 S.F. GROSS - 2400 S.F. O.S. 2026 S.F. NET	4042 S.F. GROSS - 2400 S.F. O.S. 1642 S.F. NET	5628 S.F. GROSS - 2400 S.F. O.S. 3228 S.F. NET

VISTA SANDIA SUBDIVISION
UNIT TWO
BLOCK 7
(06-19-00, 200C-161)



2884161569
6175867
Page: 2 of 2
11/19/2004 02:48P
Bk-2884C Pg-361
Mary Herrera Bern. Co. PLRT R 12.00

PLAT FOR
VISTA WEST SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

PROPERTY CORNERS

- FOUND PK NAIL WITH TAG "LS 10042"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

EASEMENTS

- ① EXISTING 20' MST&T EASEMENT (VACATED BY THIS PLAT) **04DRB-01477**
- ② EXISTING 7' PNM & MST&T EASEMENT - TO REMAIN (06-24-60, DOC.NO. 75171)
- ③ EXISTING 10' PRIVATE DRAINAGE EASEMENT (06-19-00, 2000C-161)
- ④ 10' PUE (GRANTED BY THIS PLAT)
- ⑤ 10' QWEST UTILITY EASEMENT - SEE DETAIL (GRANTED BY THIS PLAT)
- ⑥ 38' PUBLIC WATERLINE, PEDESTRIAN ACCESS AND EMERGENCY VEHICULAR ACCESS EASEMENT (GRANTED TO THE C.O.A. BY THIS PLAT)
- ⑦ 38' PUBLIC SANITARY SEWER, PUBLIC PEDESTRIAN ACCESS, AND STORM DRAIN EASEMENT (GRANTED TO THE C.O.A. BY THIS PLAT)
- ⑧ TEMPORARY PUBLIC DRAINAGE EASEMENT (06-19-00, 2000C-161)

Ⓐ TRACT LINE TO BE ELIMINATED BY THIS PLAT.

THIS PROPERTY IS AFFECTED BY A DRAINAGE COVENANT. (12-23-96, BK. 96-33, PGS. 7105-7108)

TRACT A AND B TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.

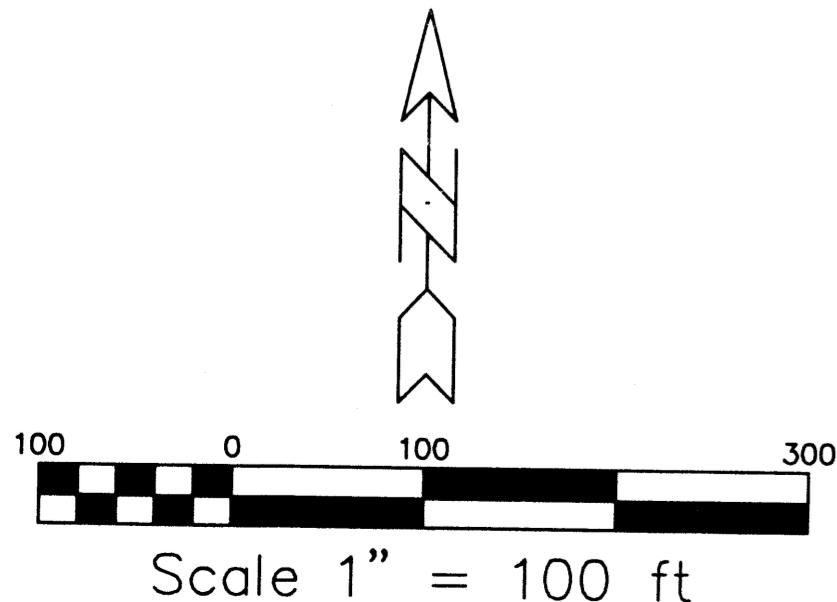
TRACT "A" IS A PUBLIC DRAINAGE EASEMENT. (GRANTED BY THIS PLAT)

TRACT "B" IS PRIVATE ACCESS EASEMENT AND PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT AND PUBLIC UTILITY EASEMENT. (GRANTED BY THIS PLAT)

ACS MONUMENT
"9-L11"
Y = 1479864.44
X = 363253.08
G-G = 0.9998819
Δα = -00°15'45"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION = 5009.222

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. (1.2329 ACRES)

NGS MONUMENT
"Radio 2"
Y = 1479147.45
X = 360609.79
Δα = -00°18'03"
CENTRAL ZONE
(NAD 1927)



Handwritten signature and date: 11-10-04

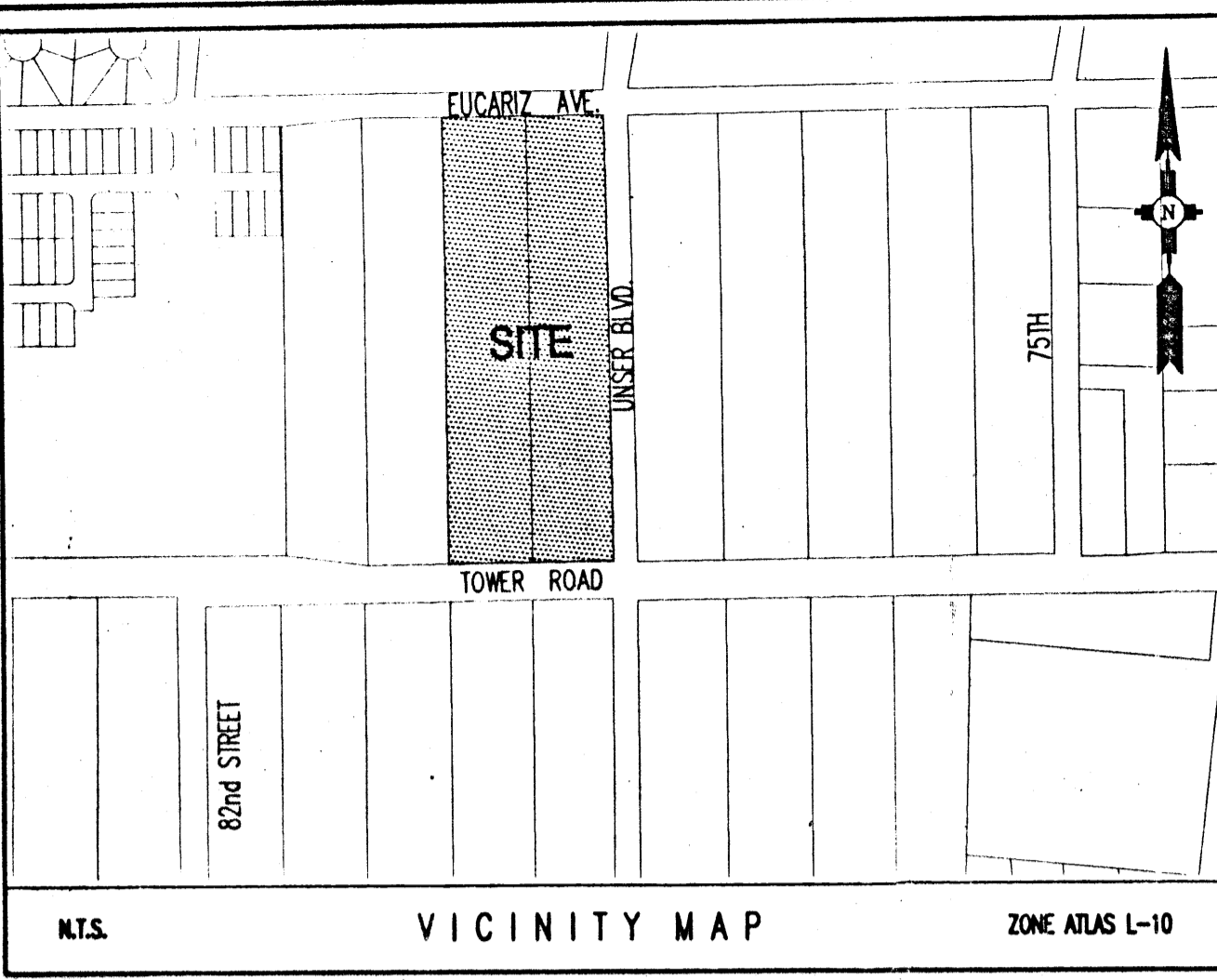
REVISED: 11-10-04
REVISED: 09-15-04
REVISED: 07-13-04

Drawn By:	RJA	Date:	04-03-03
Checked By:	TA	Drawing Name:	03026PLT.DWG
Job No.:	03-026	Sheet:	2 of 2

ALDRICH LAND SURVEYING

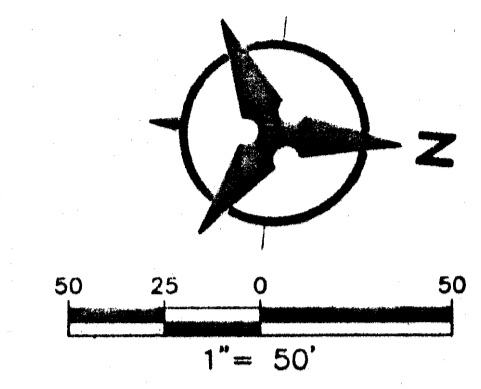
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

AMENDED PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 JULY 2003



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - 10' P.U.E. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/ CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



SURVEY NOTES

1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL 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"
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 GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10, 1989" STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (NGVD 29).

APPROVED FOR MONUMENTATION AND STREET NAMES

 CITY SURVEYOR DATE 7-30-03

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	64
DENSITY	6.4 DU/AC

GENERAL NOTES

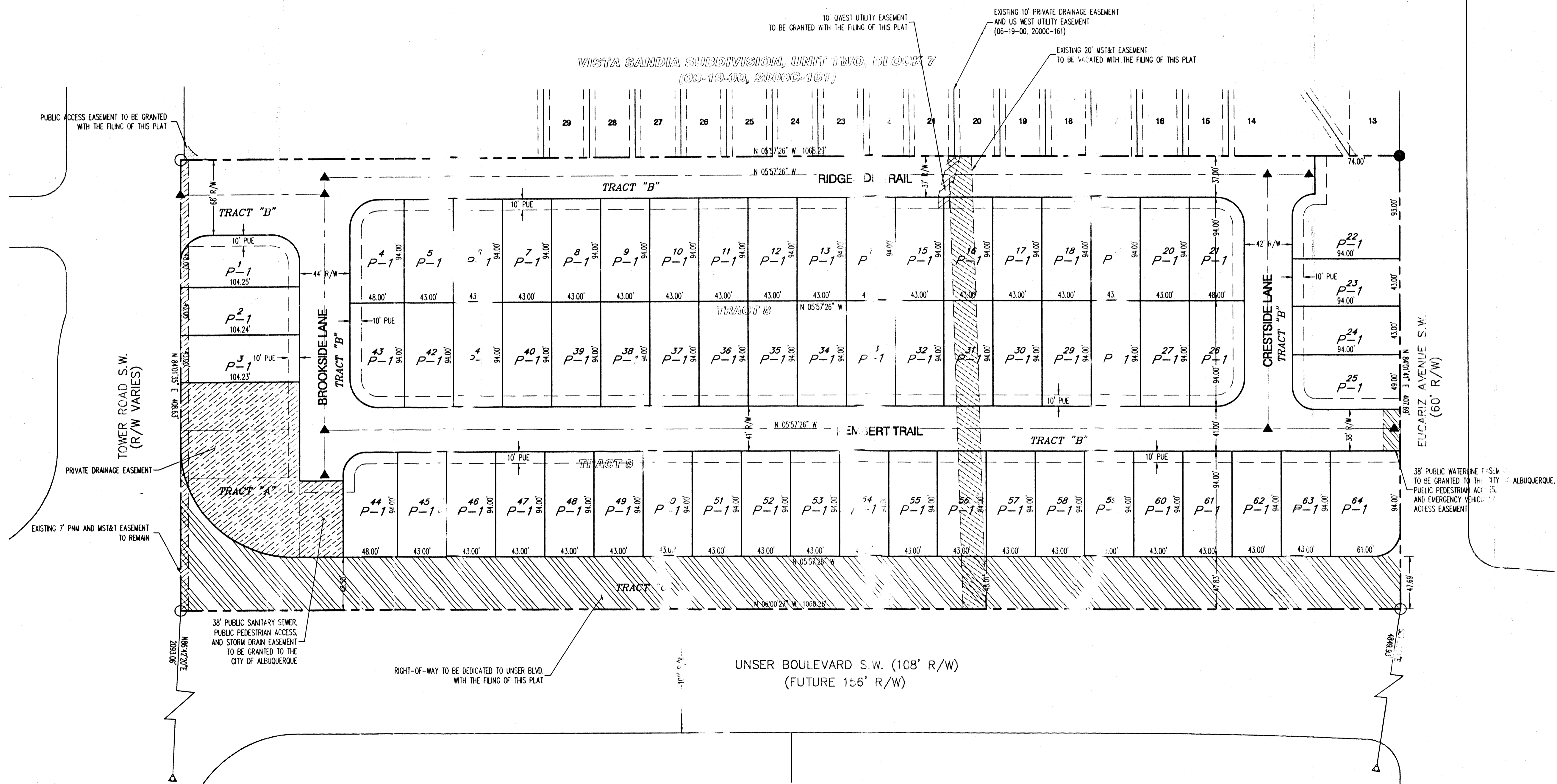
1. EXISTING ZONING: R-D 9 DU/AC
 PROPOSED ZONING: NO CHANGE
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 64 D.U.
 PROPOSED DENSITY: 6.4 D.U./ACRE
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 43'x94' MIN.
 4042 SQ. FT.
4. PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "B". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "B".
5. HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A" AND "B" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
6. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
7. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
8. ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER

TIMOTHY S. MCWANEY
 400 GOLD STREET SW, SUITE 700
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 338-2288

OWNER:

 TIMOTHY S. MCWANEY DATE 7/30/03

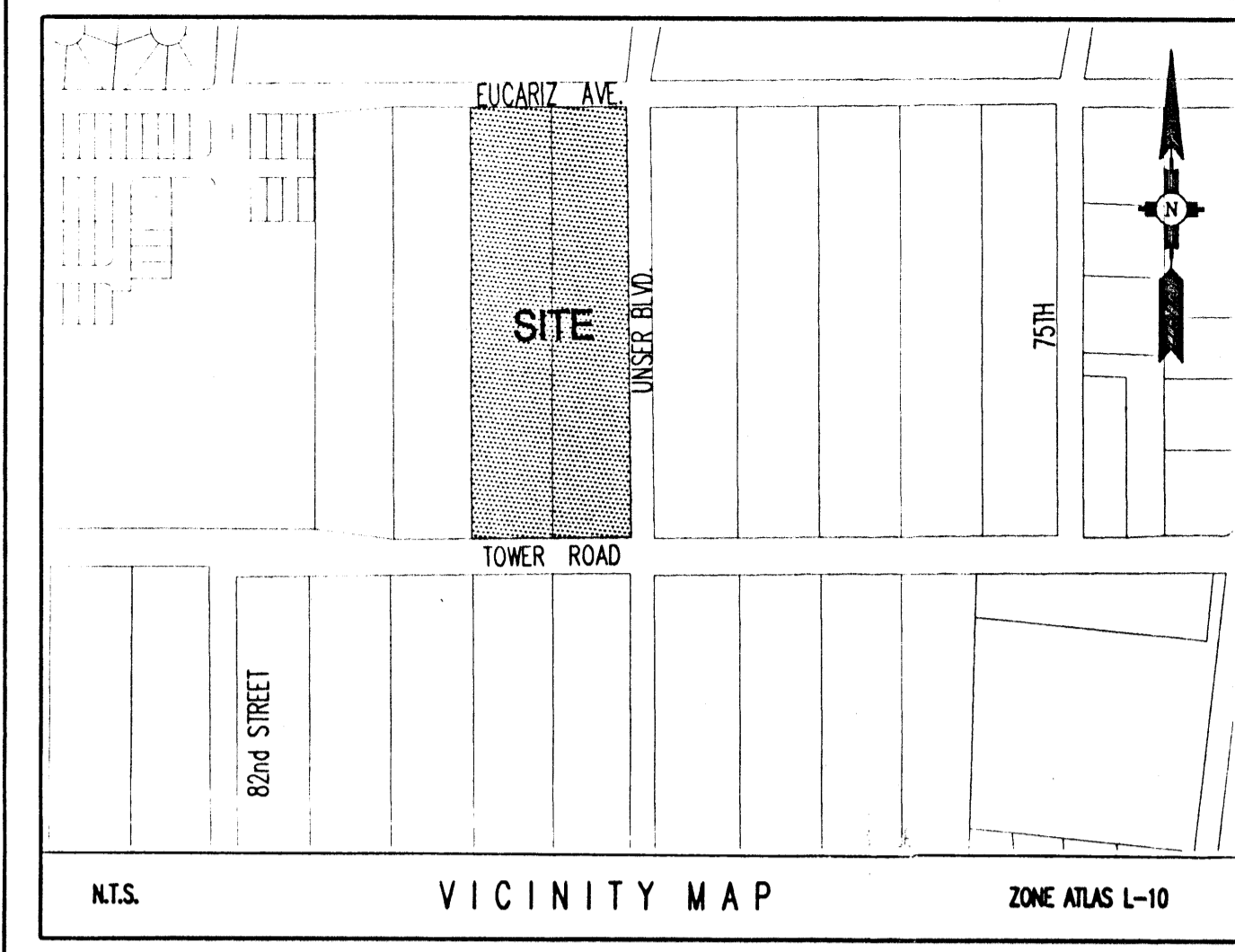


NGS Brass Tablet stamped "Radio 2 1979"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 360,609.79 Y = 1,479,147.45
 ΔX = -00°16'03"

ACS 3 1/4" Aluminum Cap Stamped "2 - L10, 1989"
 Geographic Position (NAD 1987)
 N.M. State Plane Coordinate (Central Zone)
 X = 362,077.14 Y = 1,480,935.16
 ΔX = -00°33'57"
 Ground to Grid Factor = 0.99968111

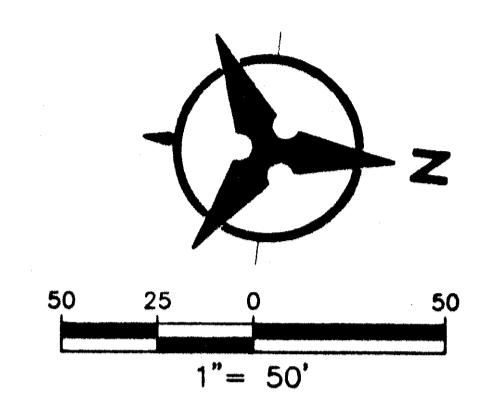
Bohannon & Huston
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES
 Courtesy: 1 7500 Jefferson St. NE Albuquerque, NM 87109-4336

AMENDED PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 JULY 2003



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - 10' P.U.E. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



- SURVEY NOTES**
1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
 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 GRID BEARINGS.
 5. DISTANCES SHALL BE GROUND DISTANCES.
 6. 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.
 7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10, 1989" STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (NGVD 29).

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 7-30-03
 CITY SURVEYOR DATE

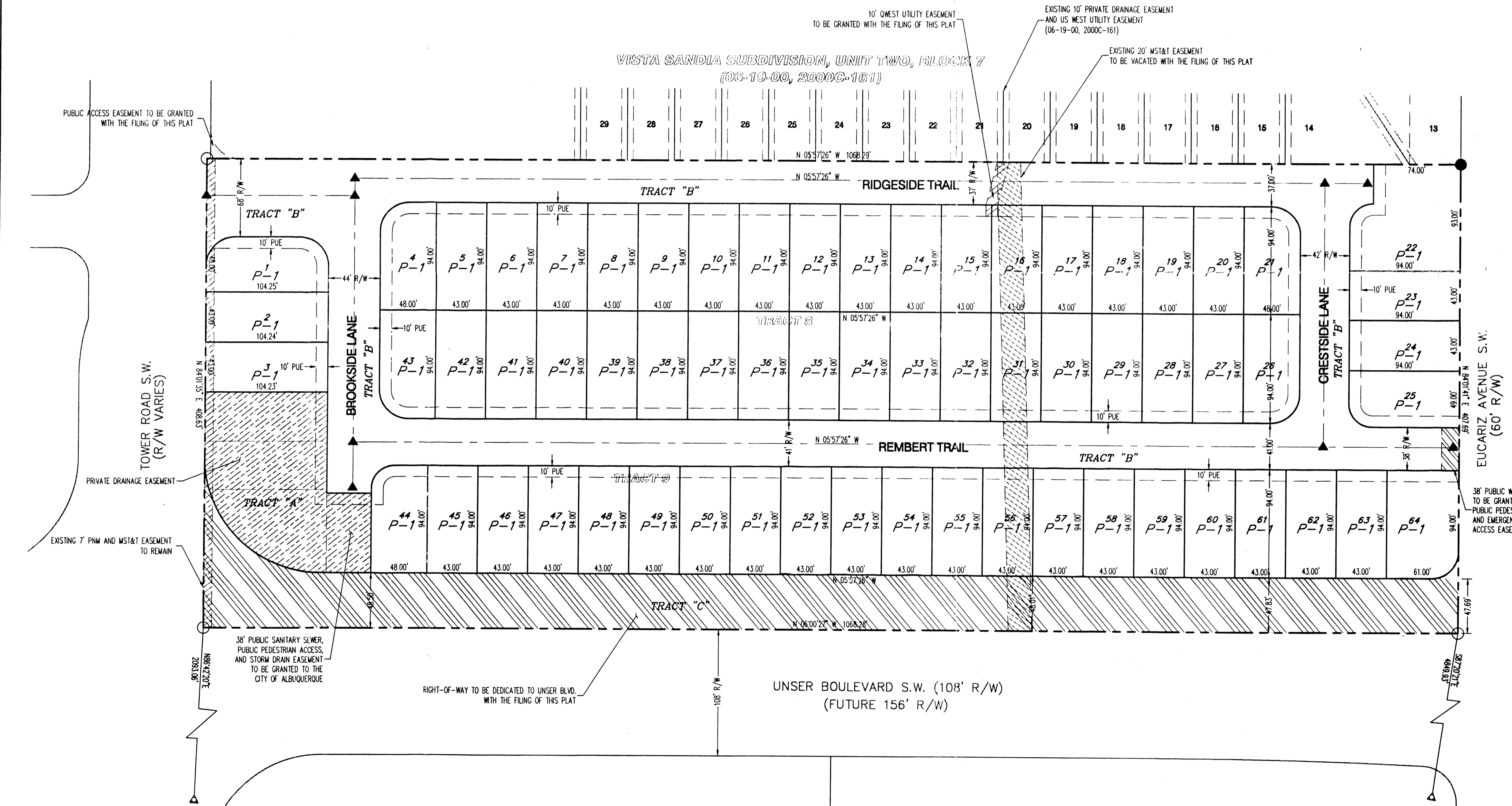
SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	64
DENSITY	6.4 DU/AC

- GENERAL NOTES**
1. EXISTING ZONING: R-D 9 DU/AC
 PROPOSED ZONING: NO CHANGE
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
 2. PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 64 D.U.
 PROPOSED DENSITY: 6.4 D.U./ACRE
 3. MIN. LOT DIMENSIONS: 43'x94' MIN.
 MINIMUM LOT AREA: 4042 SQ. FT.
 4. PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "B". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "B".
 5. HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A" AND "B" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
 6. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
 7. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
 8. ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER
 TIMOTHY S. MCWANEY
 400 GOLD STREET SW, SUITE 700
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 338-2286

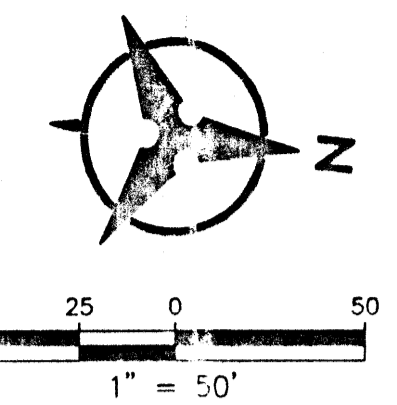
OWNER:
[Signature] 7/30/03
 TIMOTHY S. MCWANEY DATE



NGS Brass Tablet stamped "Radio 2 1979"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 360,609.79 Y = 1,479,147.45
 ΔC = -0°16'03"

ACS 3 1/4" Aluminum Cap Stamped "2-L10, 1989"
 Geographic Position (NAD 1987)
 N.M. State Plane Coordinates (Central Zone)
 X = 362,077.14 Y = 1,480,835.16
 ΔC = -0°15'53"
 Ground to Grid Factor = 0.9996811

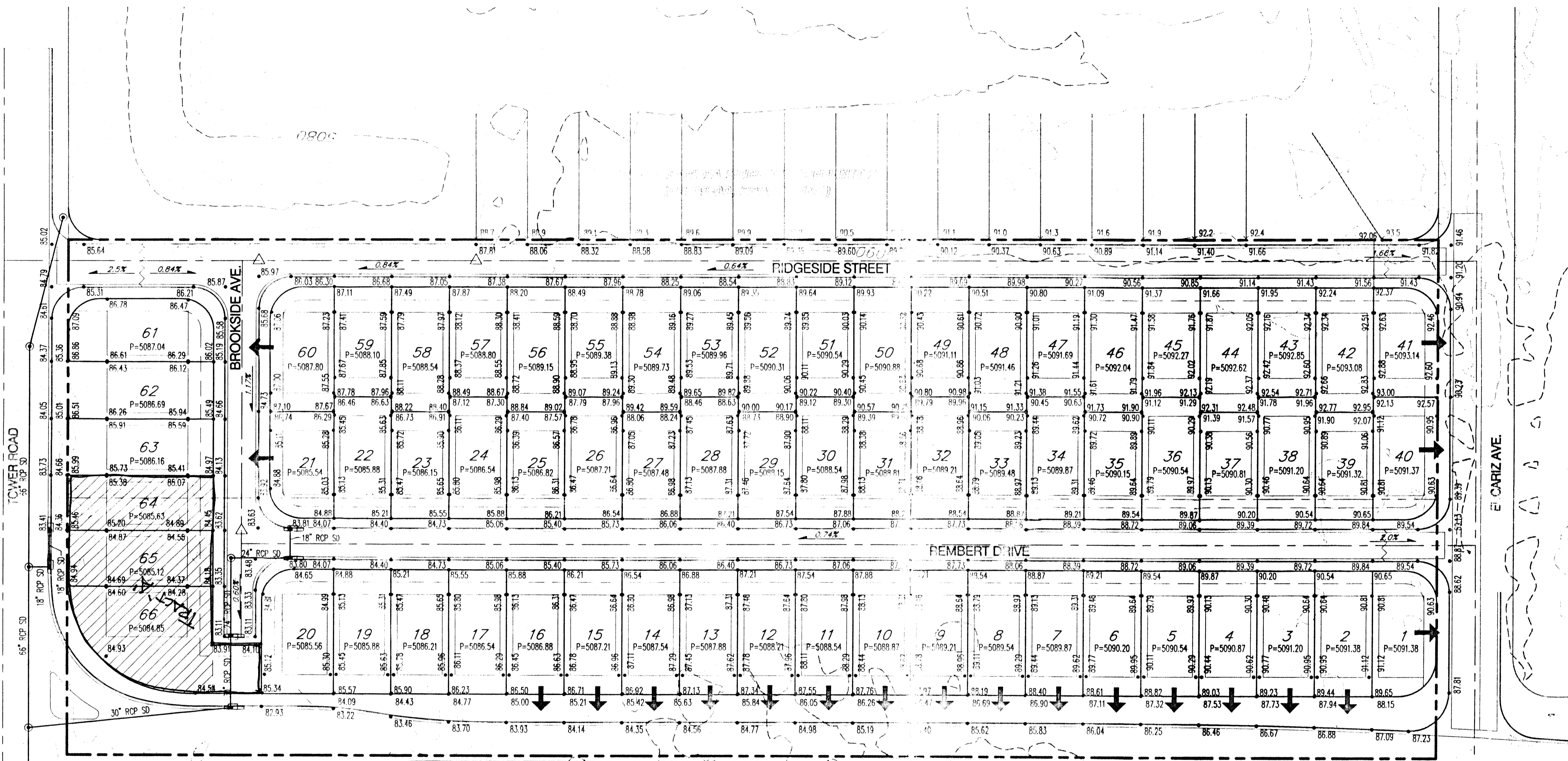
Bohannon & Huston
 Engineering & Spatial Data & Advanced Technologies
 7500 Jefferson St. NE Albuquerque, NM 87109-4336



- 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.
 8. LOTS 64-66 ARE ENCUMBERED BY A TEMPORARY PRIVATE POND. SEE SHEET 2 FOR POND DETAIL.

LEGEND

	EXISTING CONTOUR
	WALL DRAIN
	EXISTING ELEVATION
	SPOT ELEVATION
	CMU RETAINING WALL
	SWALE
	DIRECTION OF FLOW
	WATER BLOCK
	STORM DRAIN INLET
	UNIT BOUNDARY



AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
INSPECTOR'S DATE	DATE
FIELD REVISION BY	DATE
REVISION BY	DATE
RECORDED BY	DATE

BENCH MARKS	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
INSPECTOR'S DATE	DATE
FIELD REVISION BY	DATE
REVISION BY	DATE
RECORDED BY	DATE

SURVEY INFORMATION	
NO.	DATE
BY	

ENGINEER'S SEAL

REVISIONS	
No.	Date
By	
REVISIONS	
DESIGN	
DATE: 08/08/02	
DATE: 08/08/02	

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

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

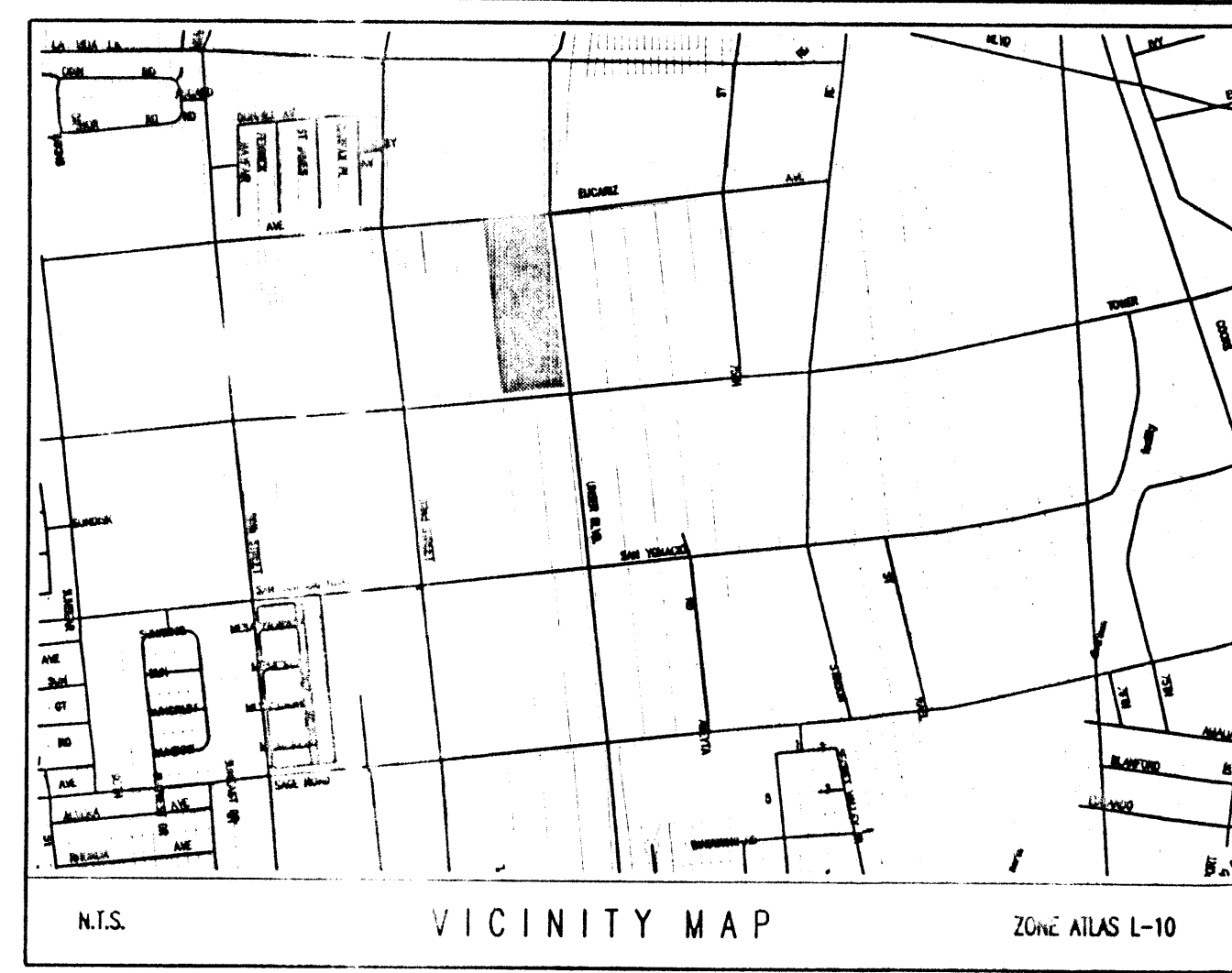
**VISTA WEST SUBDIVISION
 GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	COA #	Zone Map No.	Sheet 1 Of 2
		L-10	

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

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 August 08, 2002 - 04:19 PM
 Layout1

PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2002



SURVEY NOTES

1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL 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"
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANNING COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENT, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10 1989". STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE CORNERS OF BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (MVD 29).

RECEIVED
 SEP 24 2002
 PWD/DESIGN REVIEW

APPROVED FOR MONUMENTATION AND STREET NAMES

J.P. B. [Signature] 8/8/02
 CITY SURVEYOR DATE

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	66
DENSITY	6.6 DU/AC

GENERAL NOTES

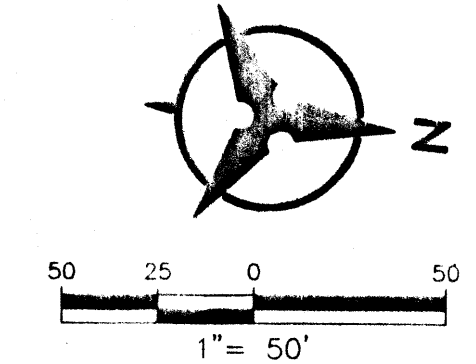
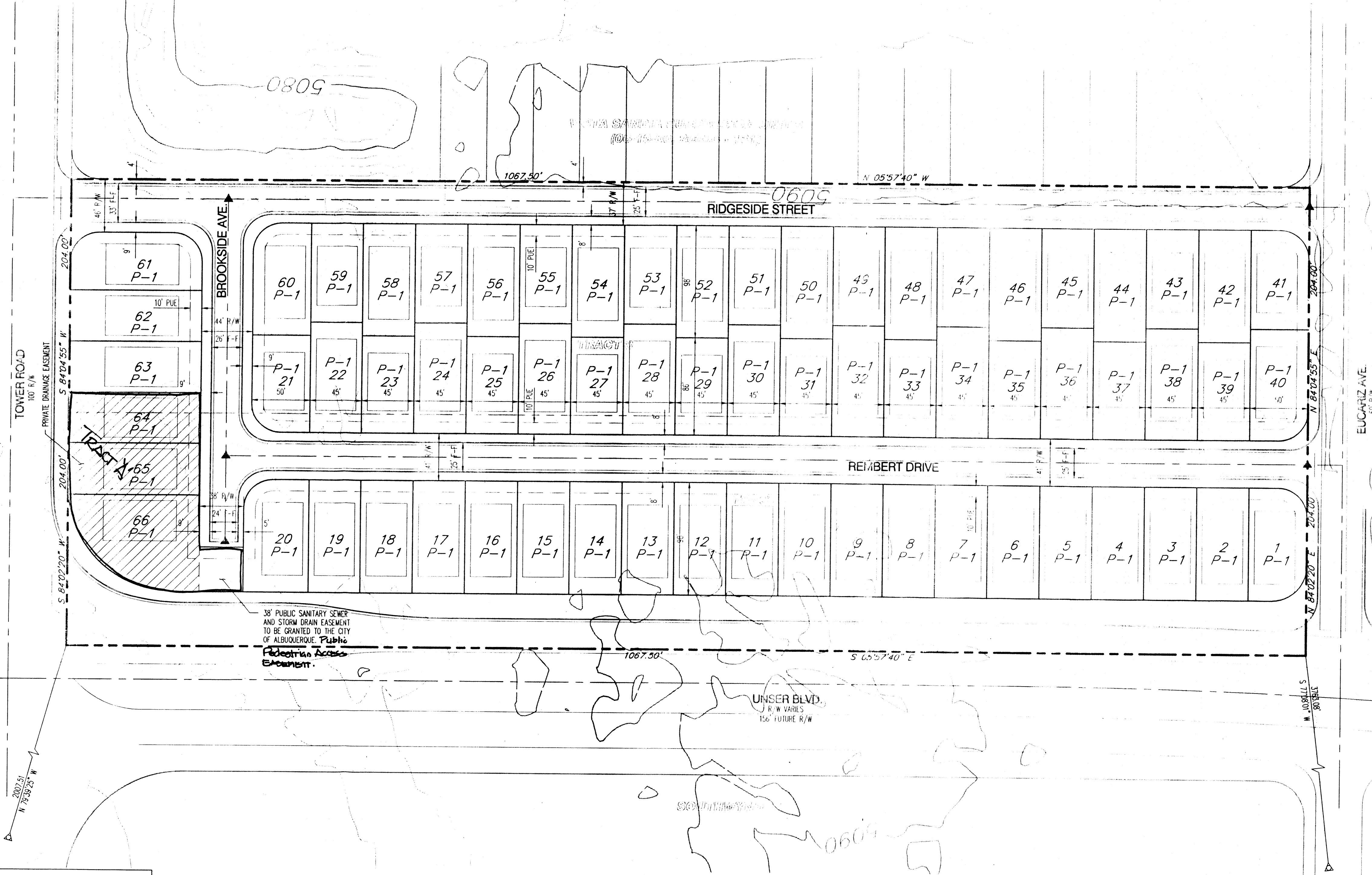
1. EXISTING ZONING: R-D 9 DU/AC
 PROPOSED ZONING: NO CHANGE
 PROPOSED DEVELOPMENT:
 SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 66 D.U.
 PROPOSED DENSITY: 6.6 D.U./ACRE
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 45'x85' MIN.
 3825 SQ. FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
7. ALL LOTS SHOWN WITH THE P-1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER

JUDE BACA
 3913 72ND STREET NW
 ALBUQUERQUE, NEW MEXICO 87120
 PHONE: (505) 831-2264

OWNER:

Jude Baca 08-08-02
 JUDE BACA DATE



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- 10' P.U.E. LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

NGS Brass Tablet stamped "Radio 2 1979"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 360,609.79 Y = 1,479,147.45
 Δ CL = -00'16"03"

ACS 3 1/4" Aluminum Cap Stamped "2 - L10, 1989"
 Geographic Position (NAD 1983)
 N.M. State Plane Coordinates (Central Zone)
 X = 362,077.14 Y = 1,480,935.15
 Δ CL = -00'15"53"
 Ground to Grid Factor = 0.9996811

Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2002

PRELIMINARY PLAT
 APPROVED BY THE CITY
 ON 9/4/02

IL 9/4/02
 GID 8/8/02

SURVEY NOTES

1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL 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"
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5. DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-110, 1989". STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (NGVD 29).

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature] 8/8/02
 CITY SURVEYOR DATE

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	3500100328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	66
DENSITY	6.6 DU/AC

GENERAL NOTES

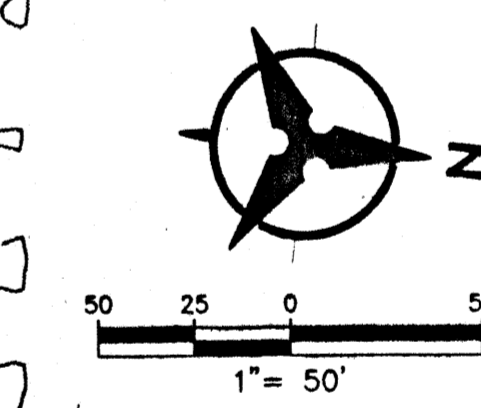
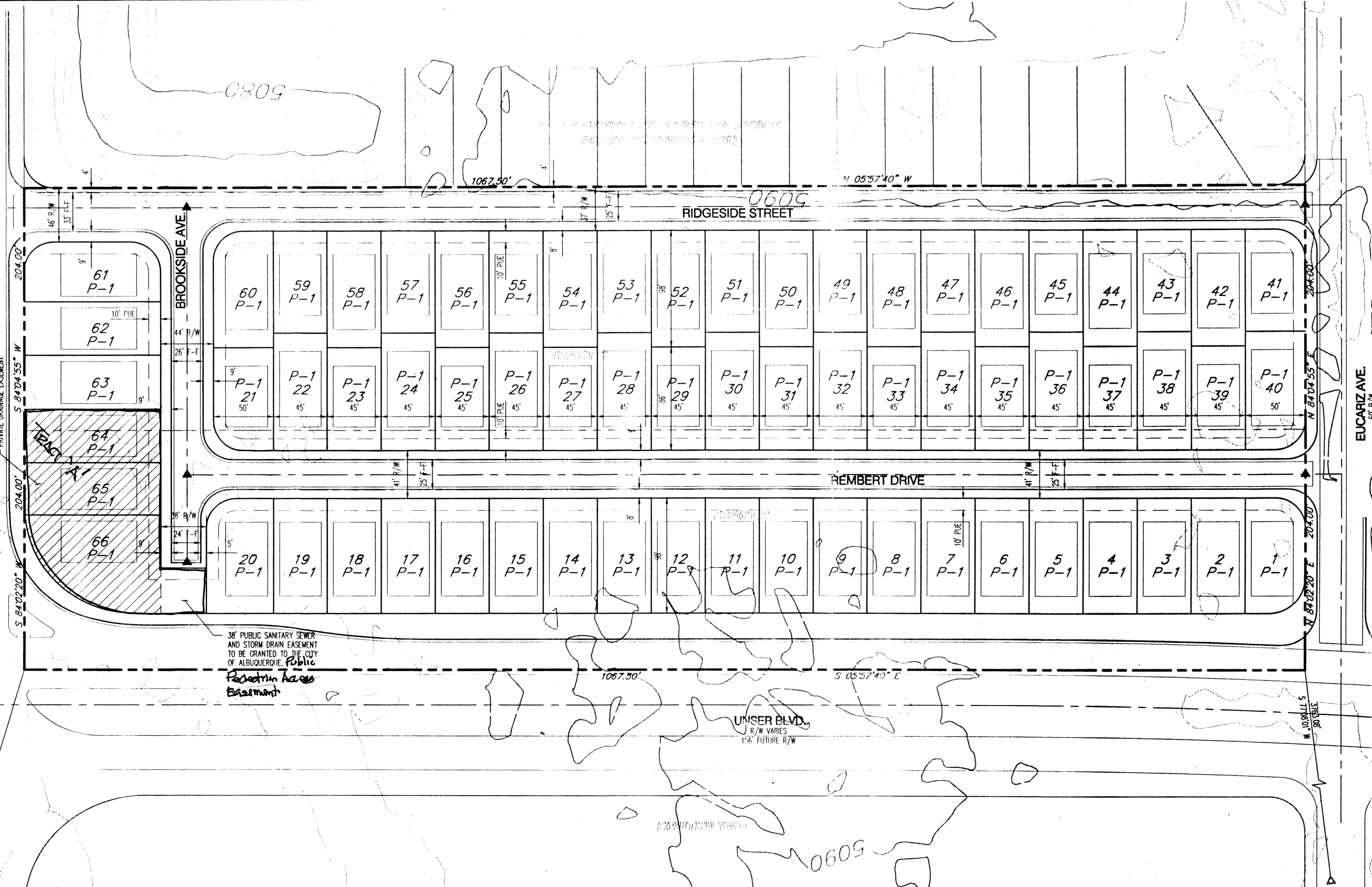
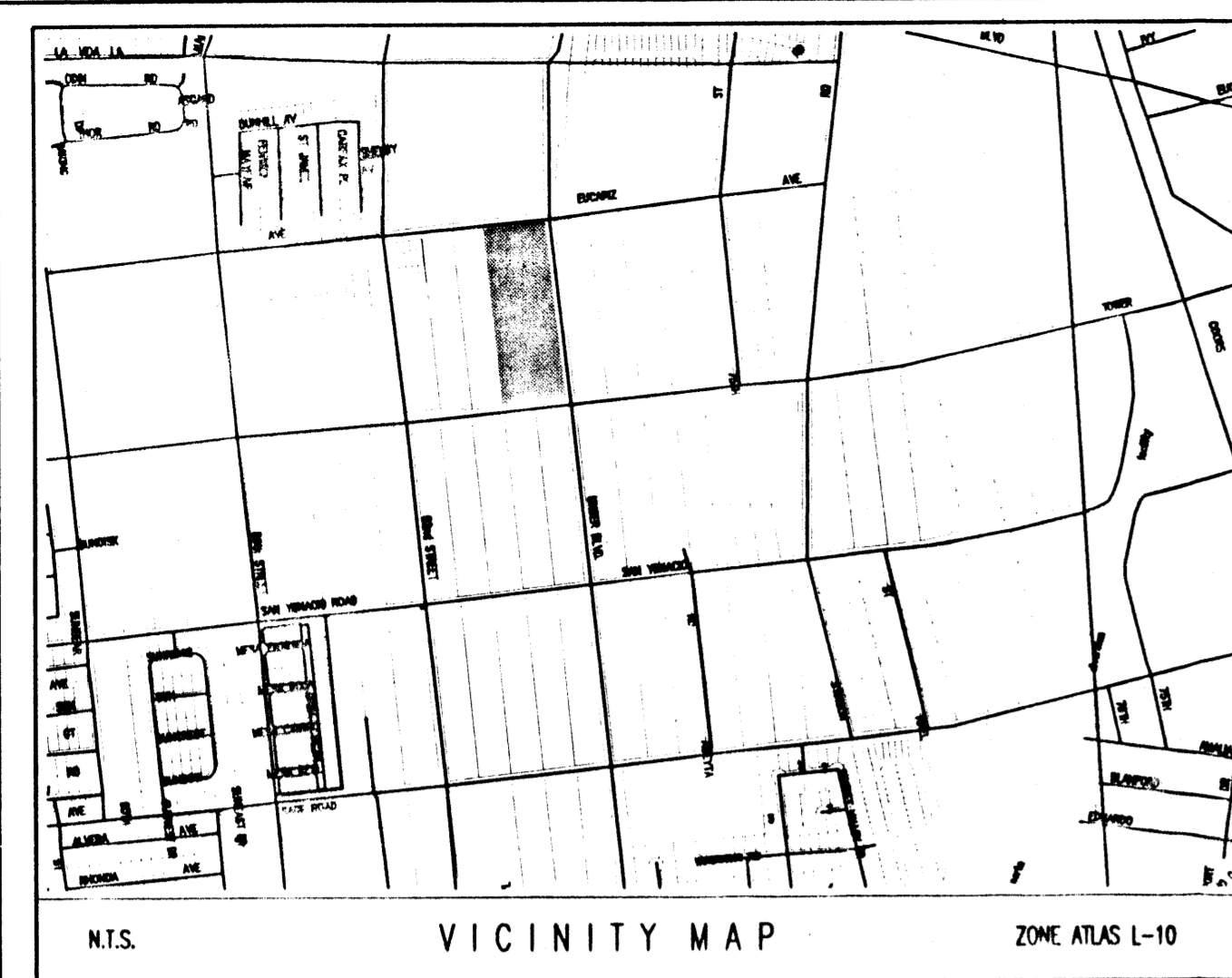
1. EXISTING ZONING: R-D 9 DU/AC
 PROPOSED ZONING: NO CHANGE
 PROPOSED DEVELOPMENT:
 SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE 10 ACRES
 NUMBER OF LOTS 66 D.U.
 PROPOSED DENSITY 6.6 D.U./ACRE
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 45'x85' MIN.
 3825 SQ. FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
7. ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER

JUDE BACA
 3913 72ND STREET NW
 ALBUQUERQUE, NEW MEXICO 87120
 PHONE: (505) 831-2264

OWNER:

[Signature] 08-08-02
 JUDE BACA DATE



LEGEND

--- SUBDIVISION BOUNDARY LINE
— NEW LOT LINE
— ADJOINING PROPERTY LINE
— 10' P.U.E. LINE
— EXISTING EASEMENT LINE
— NEW EASEMENT LINE
▲ CENTERLINE MONUMENT TO BE INSTALLED
○ FOUND REBAR W/ CAP
△ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

NGS Brass Tablet stamped "Radio 2 1979"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 360,609.79 Y = 1,479,147.45
 ΔCX = -00°16'03"

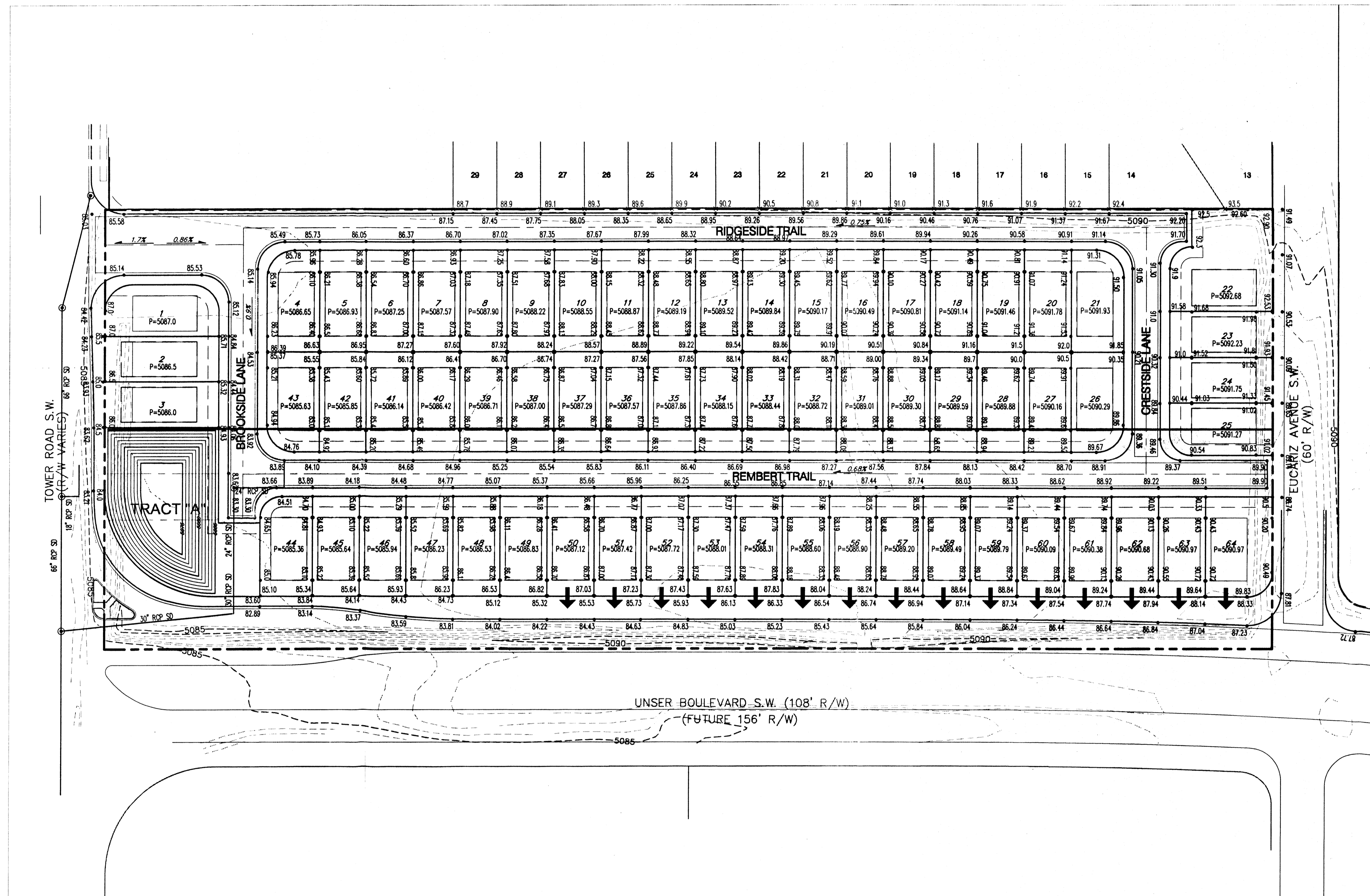
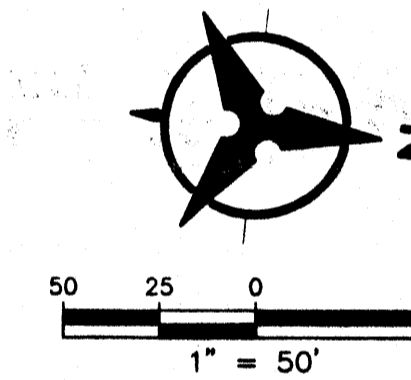
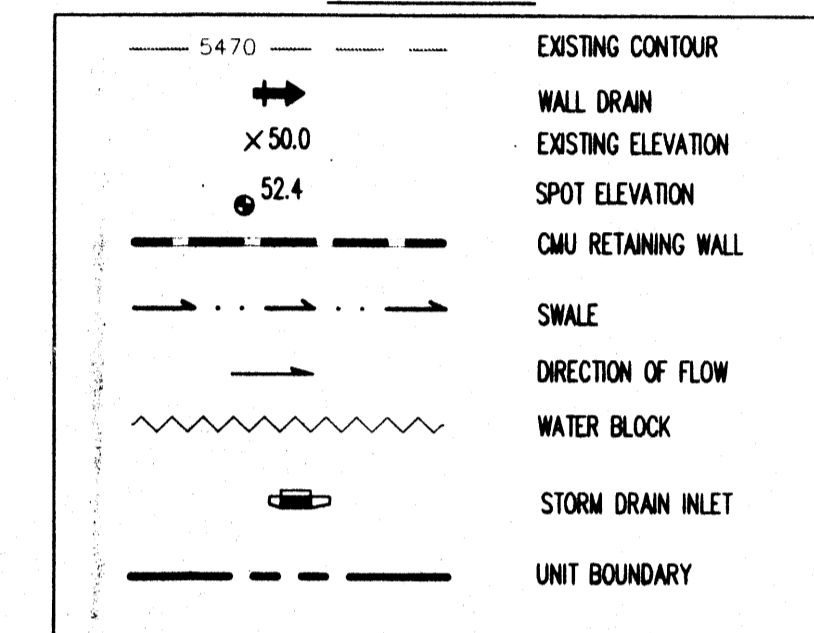
ACS 3 1/4" Aluminum Cap Stamped "2 - L10, 1989"
 Geographic Position (NAD 1987)
 N.M. State Plane Coordinates (Central Zone)
 X = 362,077.14 Y = 1,480,835.16
 ΔCX = -00°15'53"
 Ground to Grid Factor = 0.9999811

Bohannon & Huston
 Engineering & Spatial Data & Advanced Technologies
 Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4336

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 VINYARD & ASSOC., DATED 05/05/03
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 2, 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. TRACT "A" IS ENCLUMBERED BY A TEMPORARY DRAINAGE POND AND PRIVATE DRAINAGE EASEMENT. SEE SHEET 2 FOR POND DETAIL.

LEGEND



AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

SURVEY INFORMATION	
NO.	DATE
BY	

ENGINEER'S SEAL

No.	Date	REVISIONS	By
		DESIGN	

Designed By: NTL DATE: 07/31/03
 Drawn By: NTL DATE: 07/31/03
 Checked By: RLB DATE: 07/31/03

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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

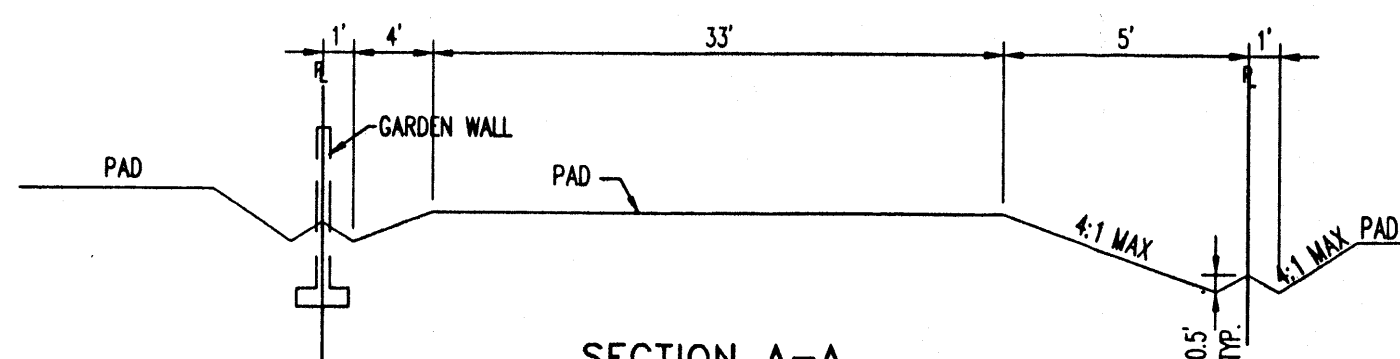
VISTA WEST SUBDIVISION GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	COA #	Zone Map No.	Sheet 1 Of 2
		L-10	

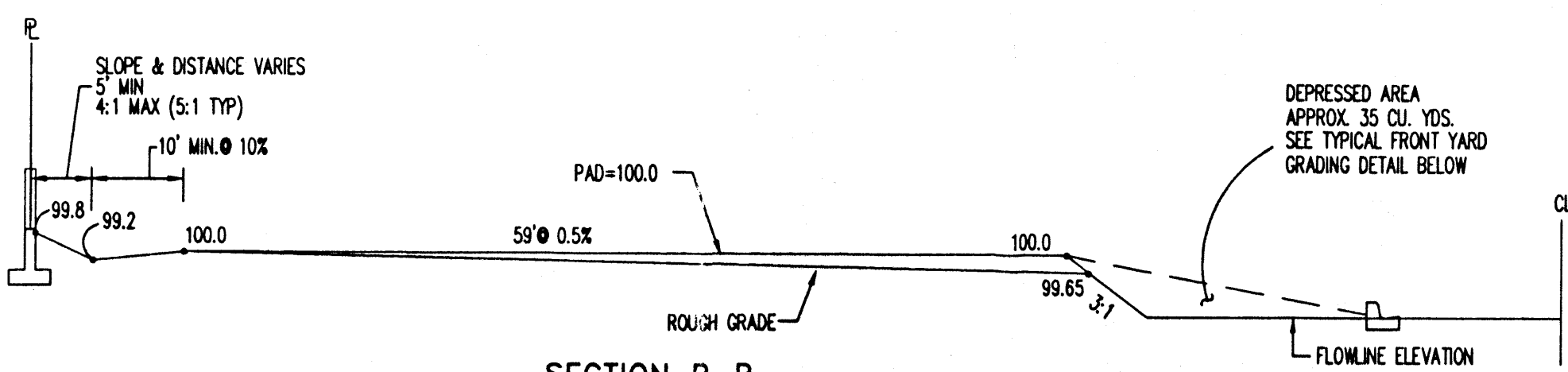
ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

NOTE:

- 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.
- FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
- 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.

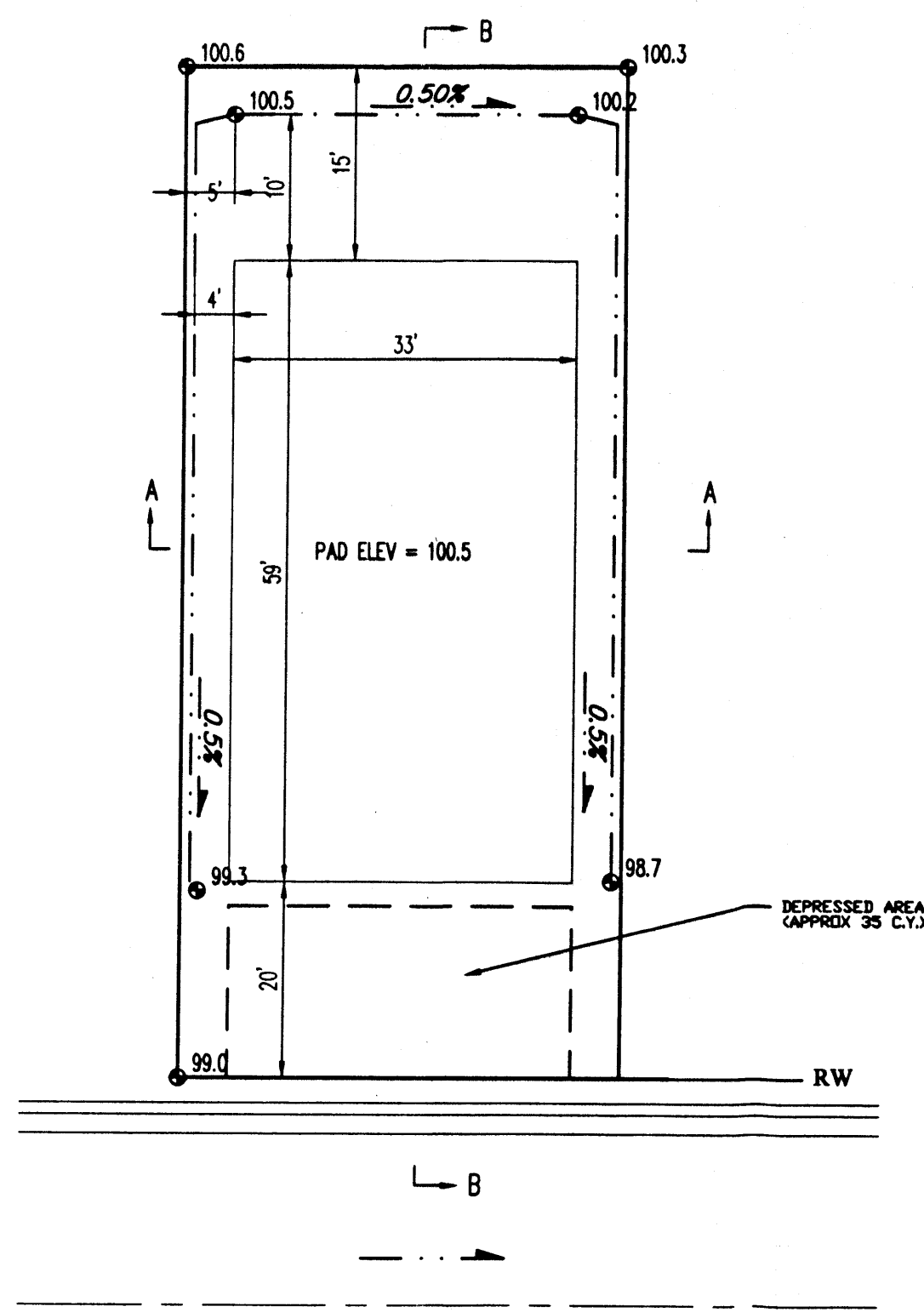


SECTION A-A
TYPICAL SIDEYARD SWALE
N.T.S.

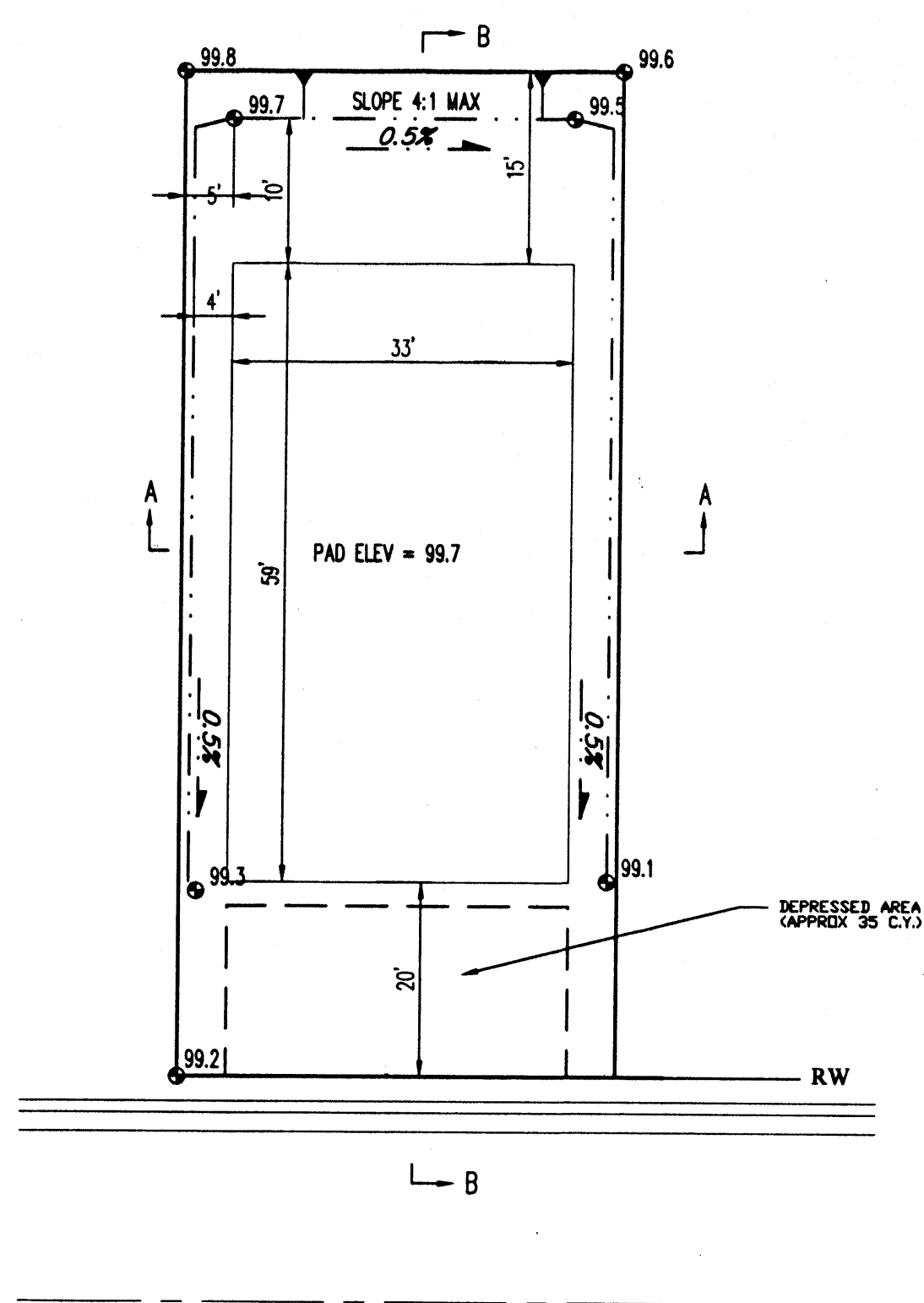


SECTION B-B
TYPICAL LOT GRADING DETAILS
NO SCALE

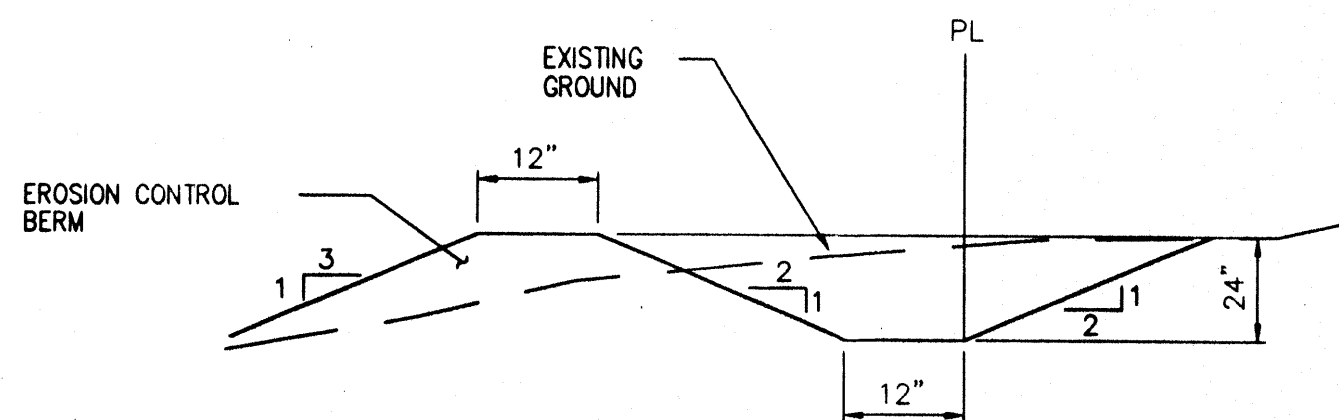
TYPICAL LOT GRADING DETAILS
NO SCALE



TYPICAL HIGH SIDE LOT GRADE DETAIL



TYPICAL LOW SIDE LOT GRADE DETAIL

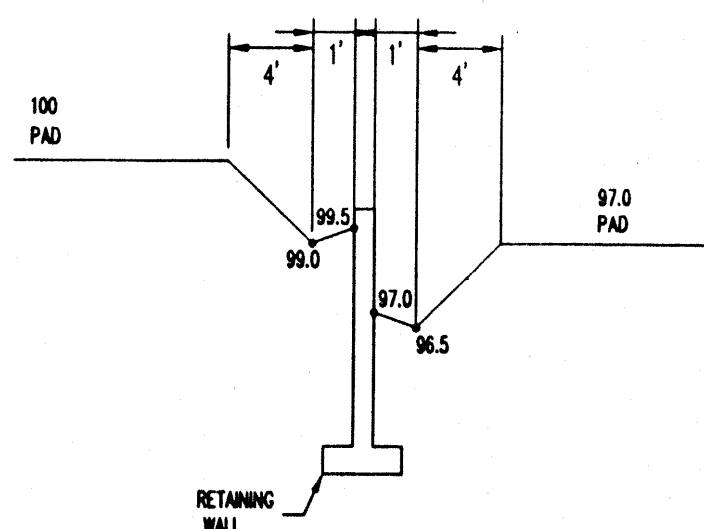


EROSION CONTROL BERM

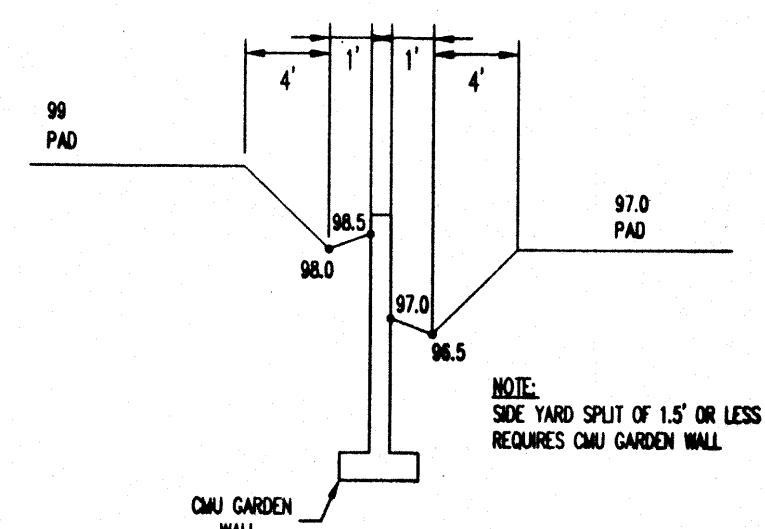
- TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.
- WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
- AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
- CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN

NO SCALE

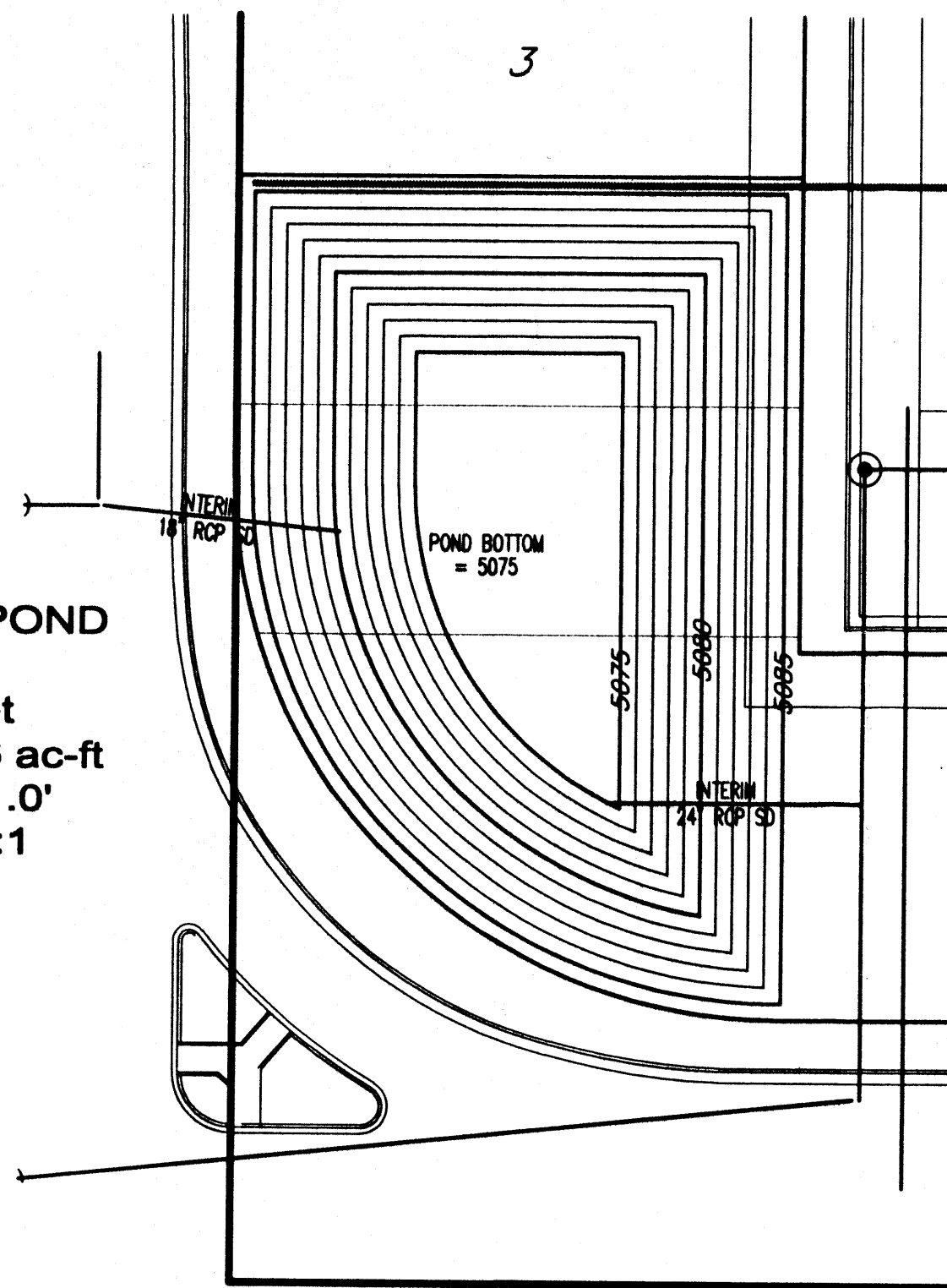


SIDE YARD RETAINING WALL DETAIL
N.T.S.



SIDE YARD GARDEN WALL DETAIL
N.T.S.

TEMPORARY
RETENTION POND
Q = 49.0 cfs
Depth = 10 feet
Storage = 1.86 ac-ft
Free Board = 1.0'
Max Slope = 3:1



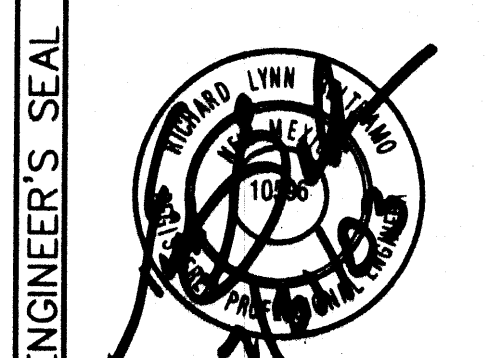
TEMPORARY RETENTION POND DETAIL

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

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

BENCH MARKS	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
RECORDED BY	DATE

SURVEY INFORMATION	
NO.	DATE
BY	



REVISIONS	
No.	Date
By	

Designed By: NTL	DATE: 03/17/03
Drawn By: NTL	DATE: 03/17/03
Checked By: RLB	DATE: 03/17/03

Bohannon & Huston
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

**VISTA WEST SUBDIVISION
 GRADING AND DRAINAGE
 DETAILS**

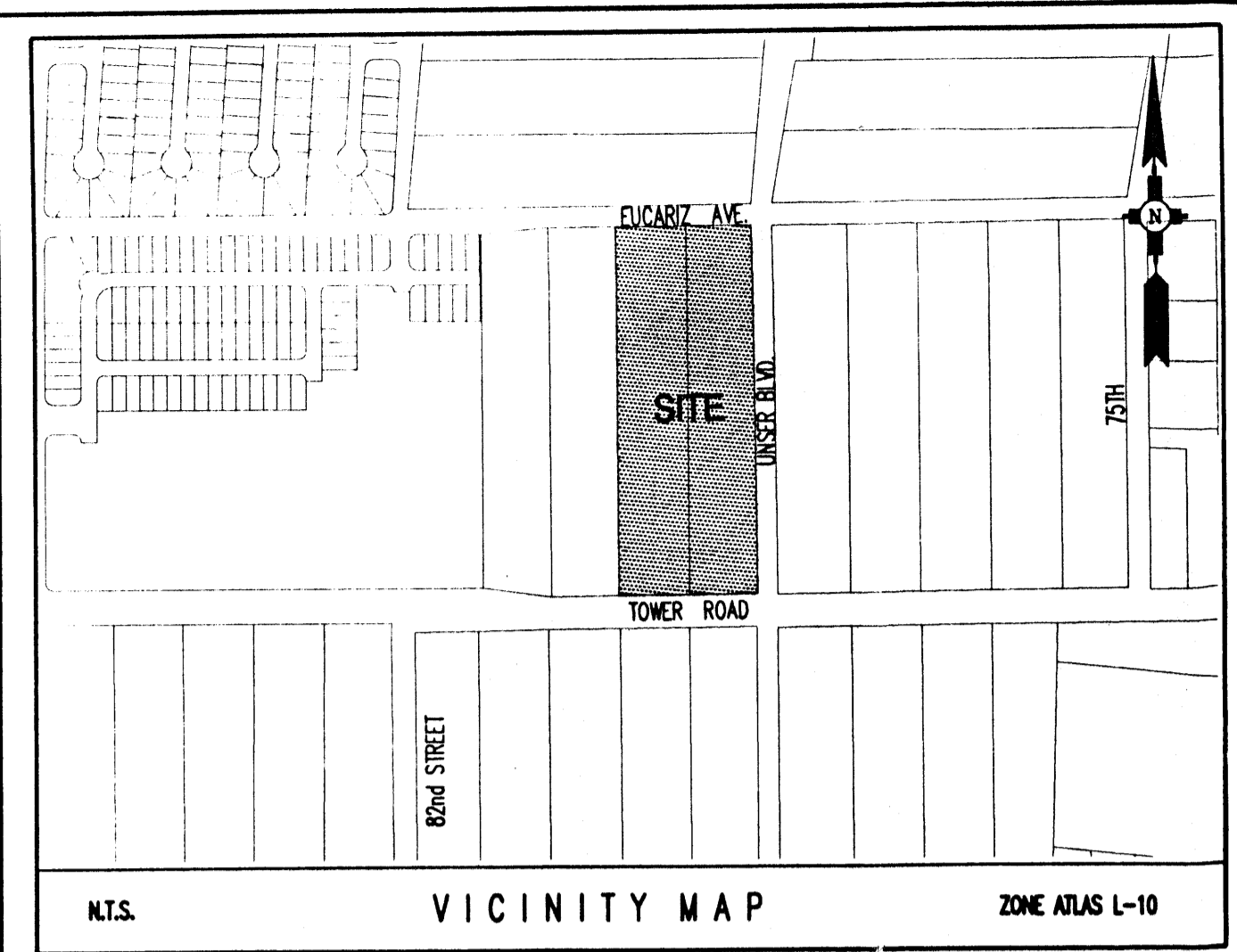
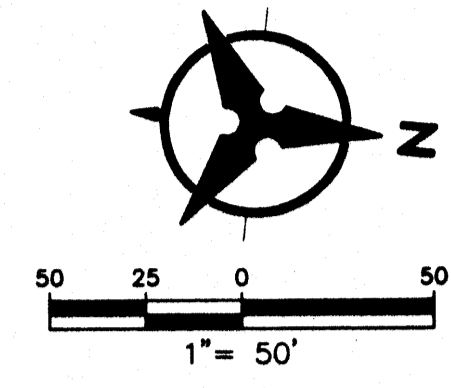
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **COA #** Zone Map No. **L10** Sheet **2** Of **2**

AMENDED PRELIMINARY PLAT FOR
VISTA WEST SUBDIVISION
TRACTS 8&9
TOWN OF ATRISCO GRANT (UNIT 2)
ALBUQUERQUE, NEW MEXICO
MARCH 2003

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - 10' P.U.E. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



- SURVEY NOTES**
- ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (A) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 8544"
 - 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.
 - PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10, 1989". STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (MGD 29).

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 3-14-03
CITY SURVEYOR DATE

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	3500100328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	61
DENSITY	6.1 DU/AC

- GENERAL NOTES**
- EXISTING ZONING: R-D 9 DU/AC
PROPOSED ZONING: NO CHANGE
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
 - PROPOSED NET ACREAGE: 10 ACRES
NUMBER OF LOTS: 61 D.U.
PROPOSED DENSITY: 6.1 D.U./ACRE
 - MIN. LOT DIMENSIONS: 45'-0" MIN.
MINIMUM LOT AREA: 4050 SQ. FT.
 - PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "B". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "B".
 - HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A" AND "B" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
 - LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
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 - ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

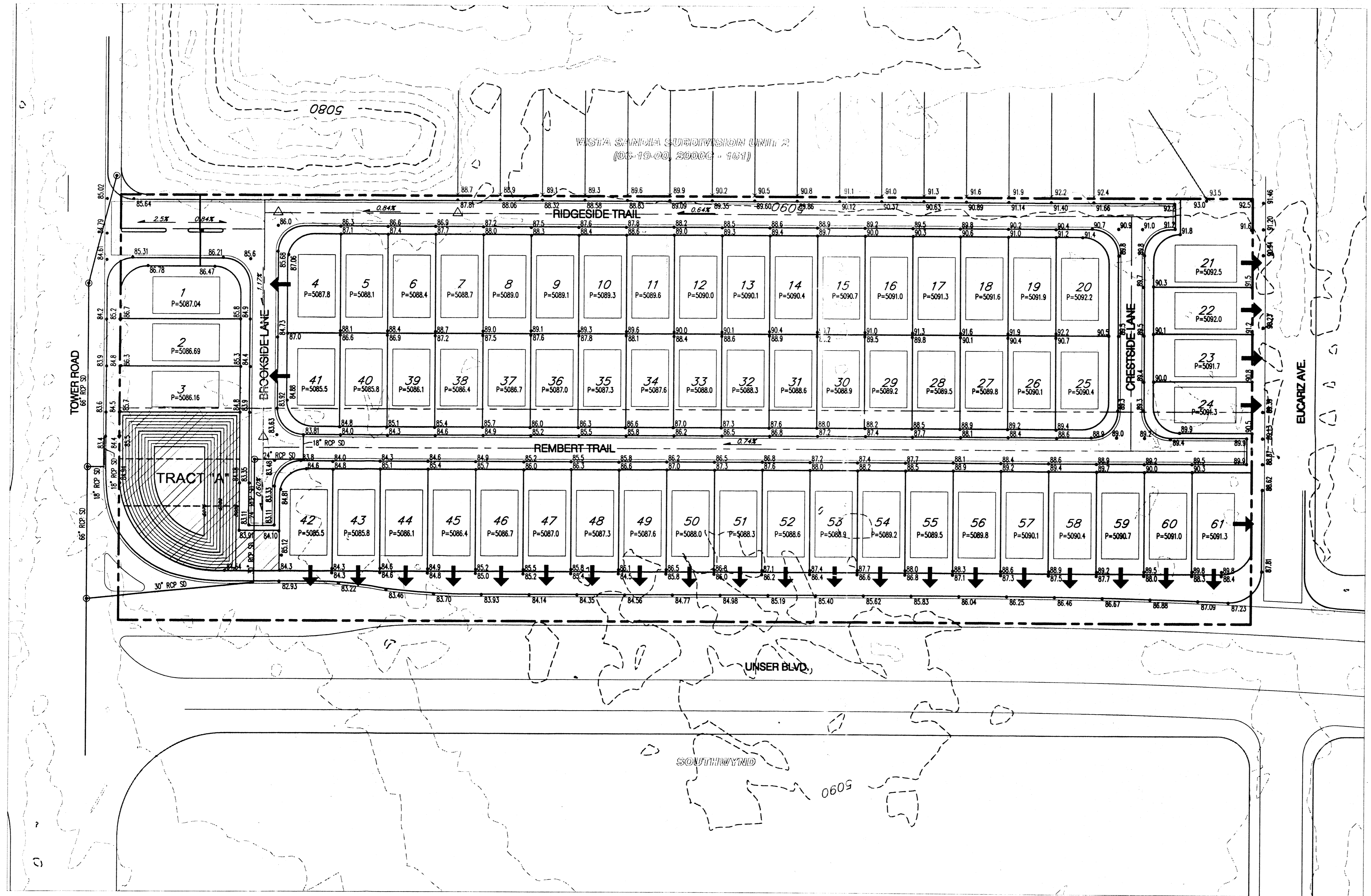
OWNER/DEVELOPER
TIMOTHY S. MCWANEY
400 GOLD STREET SW, SUITE 700
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 338-2286

OWNER:
[Signature] 3/13/03
TIMOTHY S. MCWANEY DATE

NCS Brass Tablet stamped "Radio 2 1979"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X = 360,609.79 Y = 1,479,147.45
ΔCX = -00°18'03"

ACS 3 1/4" Aluminum Cap Stamped "2 - L10, 1989"
Geographic Position (NAD 1987)
N.M. State Plane Coordinates (Central Zone)
X = 362,077.14 Y = 1,480,335.16
ΔCX = -00°15'57"
Ground to Grid Factor = 0.9996811

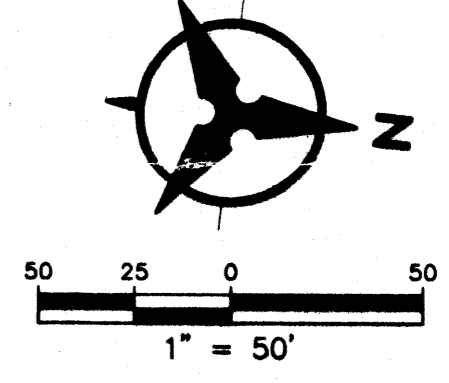
Bohannon & Huston
Engineering & Spatial Data • Advanced Technologies
Court yard | 7600 Jefferson St. NE Albuquerque, NM 87109-4336



- GENERAL NOTES**
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LEGEND

	EXISTING CONTOUR
	WALL DRAIN
	EXISTING ELEVATION
	SPOT ELEVATION
	CMU RETAINING WALL
	SWALE
	DIRECTION OF FLOW
	WATER BLOCK
	STORM DRAIN INLET
	UNIT BOUNDARY



AS-BUILT INFORMATION

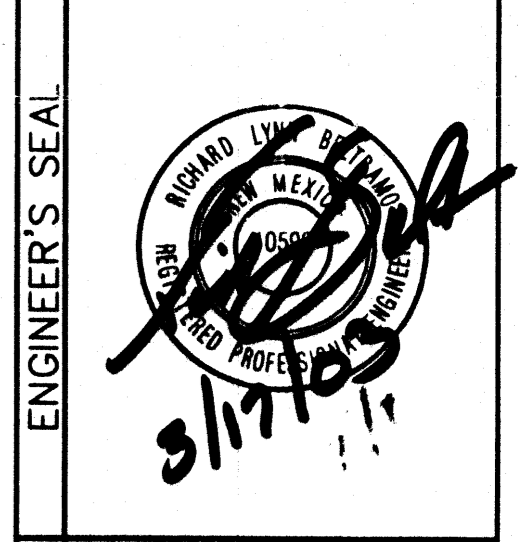
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS

CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

SURVEY INFORMATION

NO.	DATE



REVISIONS

No.	Date	By	REMARKS

DESIGN

Bohannon & Huston
 Courtyard | 7800 Jefferson St. NE Albuquerque, NM 87106-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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

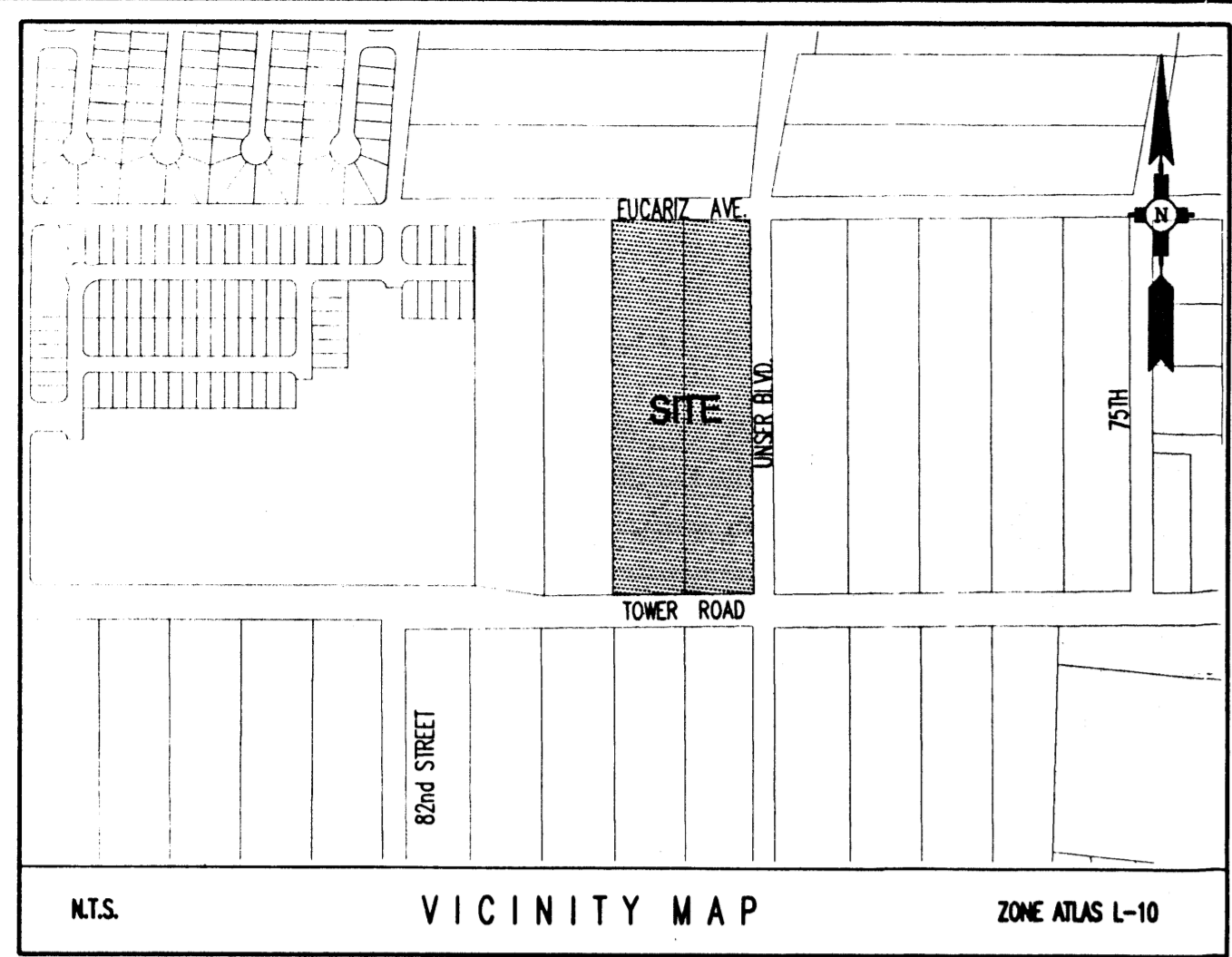
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

VISTA WEST SUBDIVISION
GRADING AND DRAINAGE PLAN

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

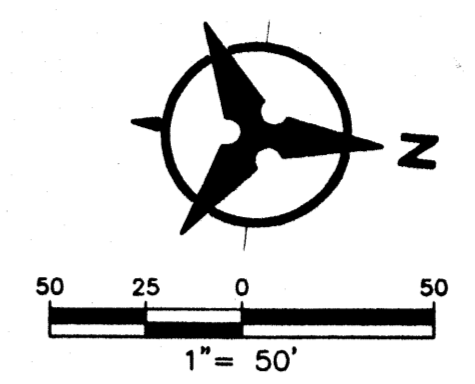
City Project No. **COA #** Zone Map No. **L-10** Sheet **1** Of **2**

AMENDED PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 MARCH 2003



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - 10' P.U.E. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



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APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 3-14-03
 CITY SURVEYOR DATE

SITE DATA

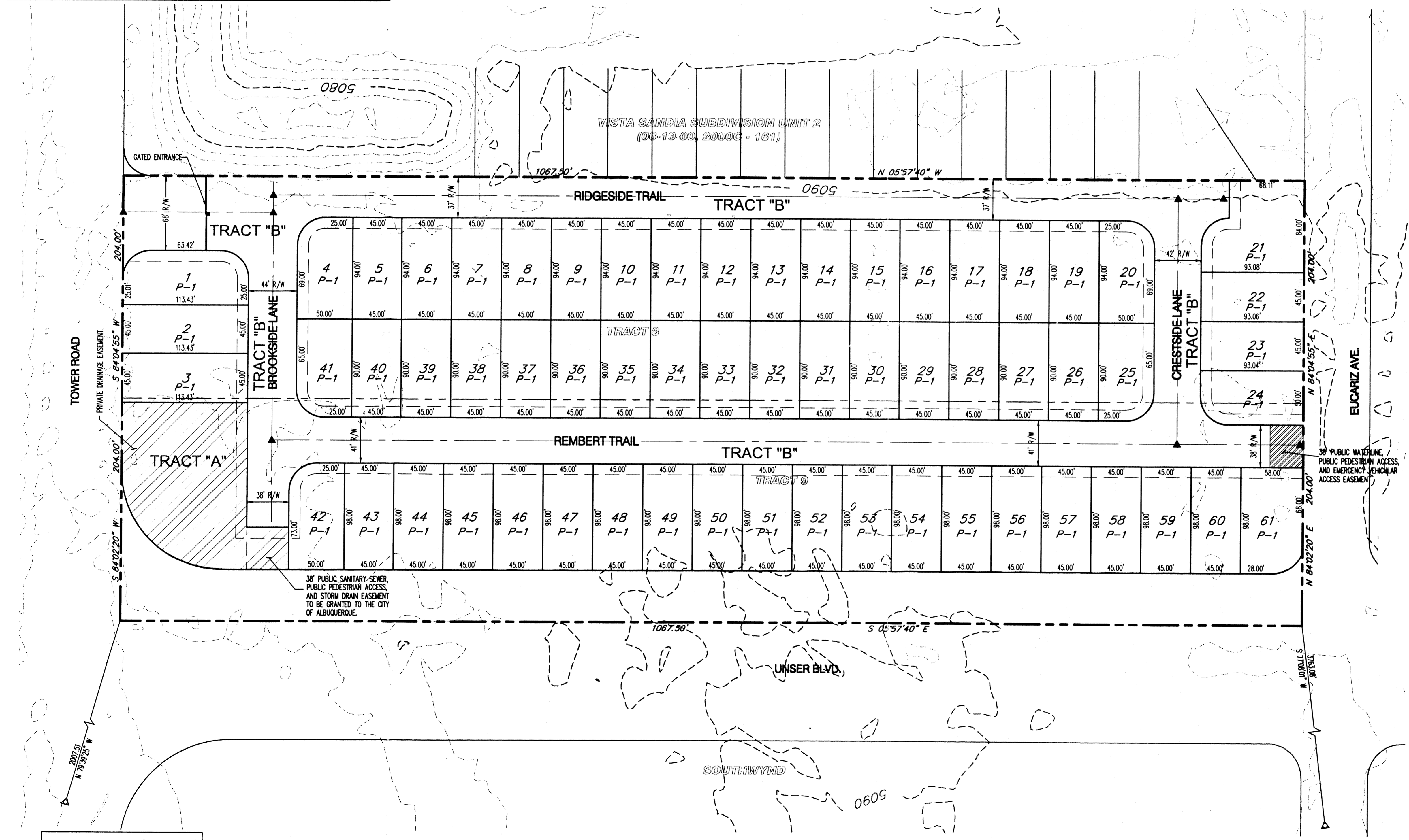
ZONE ATLAS NO.	L-10-2
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	61
DENSITY	6.1 DU/AC

- GENERAL NOTES**
- EXISTING ZONING: R-D 9 DU/AC
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 - PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 61 D.U.
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OWNER/DEVELOPER
 TIMOTHY S. MCWANEY
 400 GOLD STREET SW, SUITE 700
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 338-2286

OWNER:
[Signature] 3/13/03
 TIMOTHY S. MCWANEY DATE

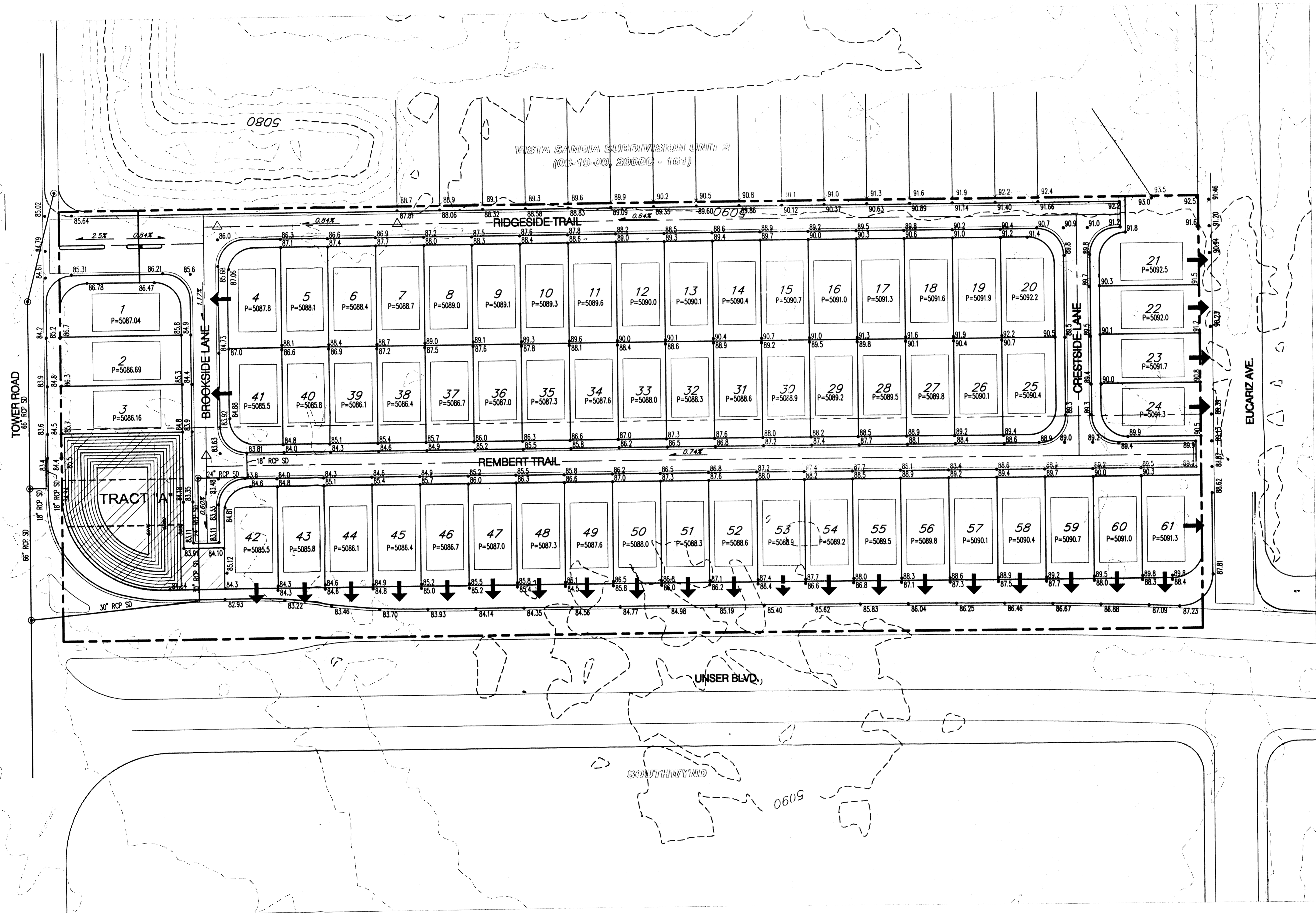
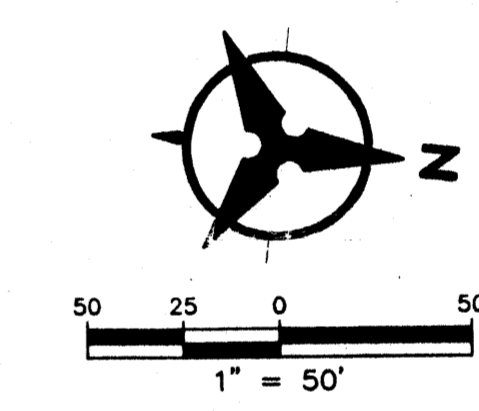
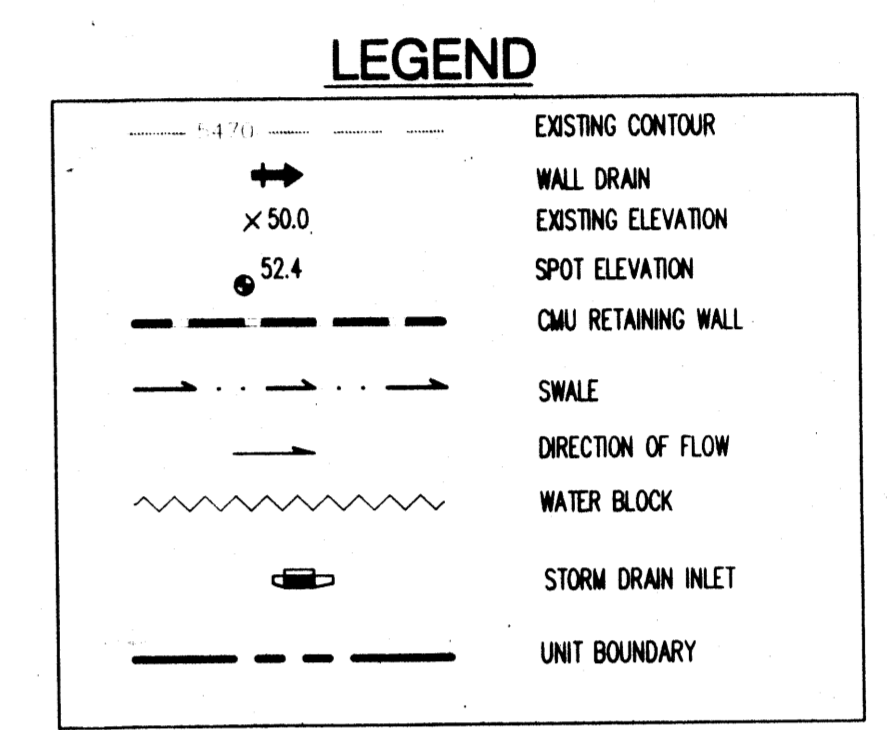
Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87108-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



NGS Brass Tablet stamped "Radio 2 1979"
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 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 - 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.
 - 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 2, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.
 - TRACT 'A' IS ENCUMBERED BY A TEMPORARY DRAINAGE POND AND PRIVATE DRAINAGE EASEMENT. SEE SHEET 2 FOR POND DETAIL.



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	REVISIONS	DATE
BY: [Signature]	DATE: 08/08/02					DESIGN	DATE: 08/08/02
ACCEPTED BY: [Signature]	DATE: 08/08/02						DATE: 08/08/02
APPROVED BY: [Signature]	DATE: 08/08/02						DATE: 08/08/02
RECORDED BY: [Signature]	DATE: 08/08/02						

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**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

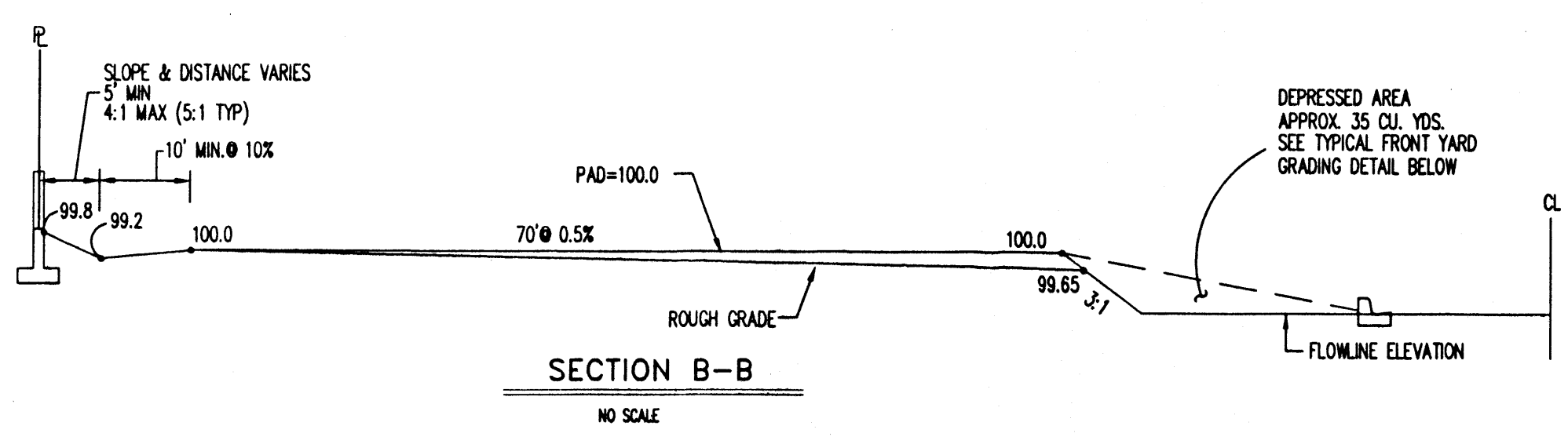
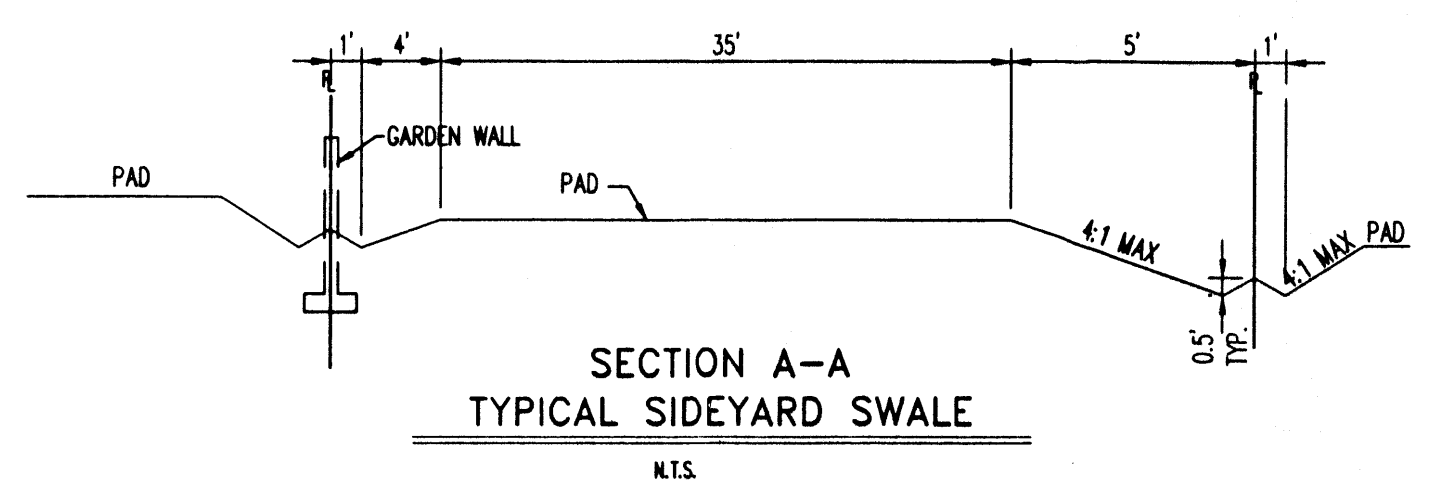
**VISTA WEST SUBDIVISION
 GRADING AND DRAINAGE PLAN**

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

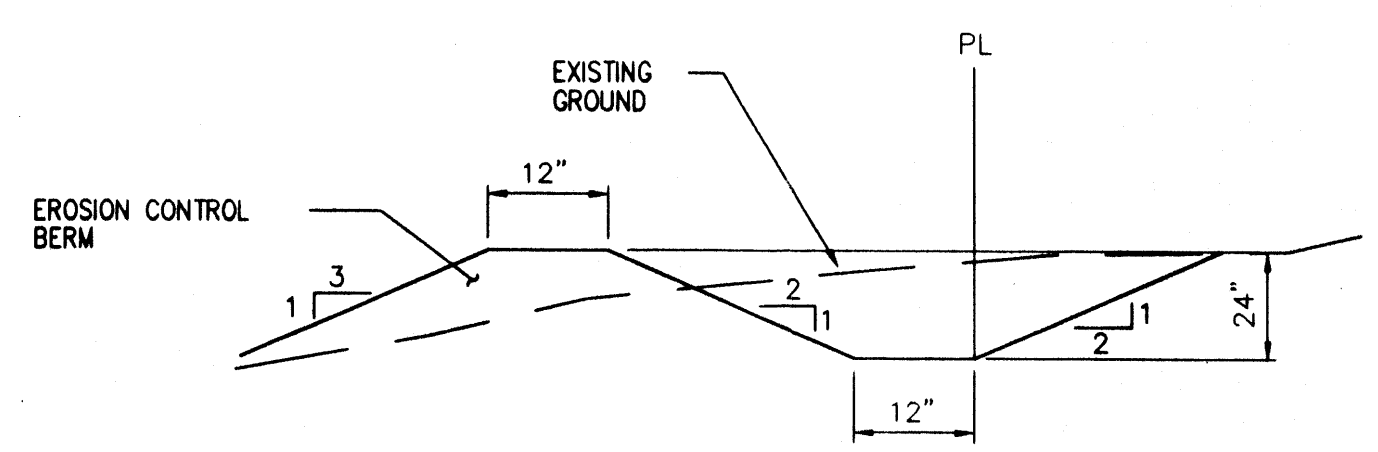
City Project No. **COA #** Zone Map No. **L-10** Sheet **1** Of **2**

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

- NOTE:
- 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.
 - FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
 - 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.

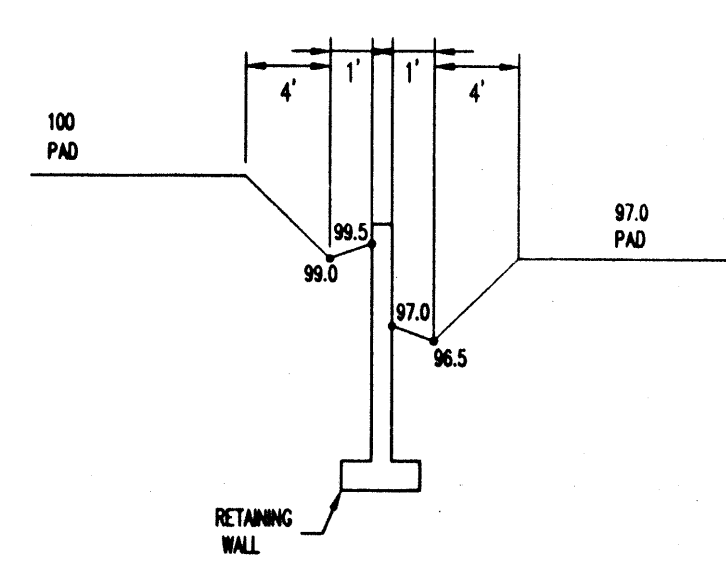


TYPICAL LOT GRADING DETAILS
NO SCALE

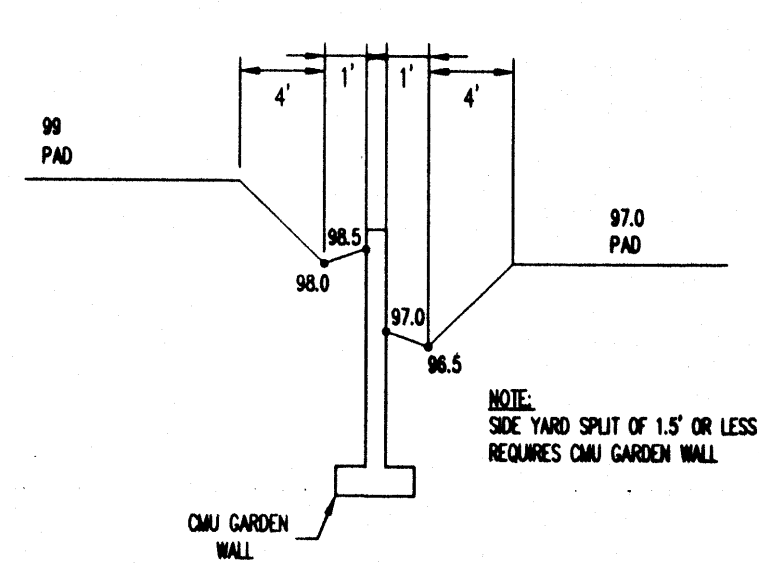


- EROSION CONTROL BERM
- TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.
 - WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
 - AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
 - CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

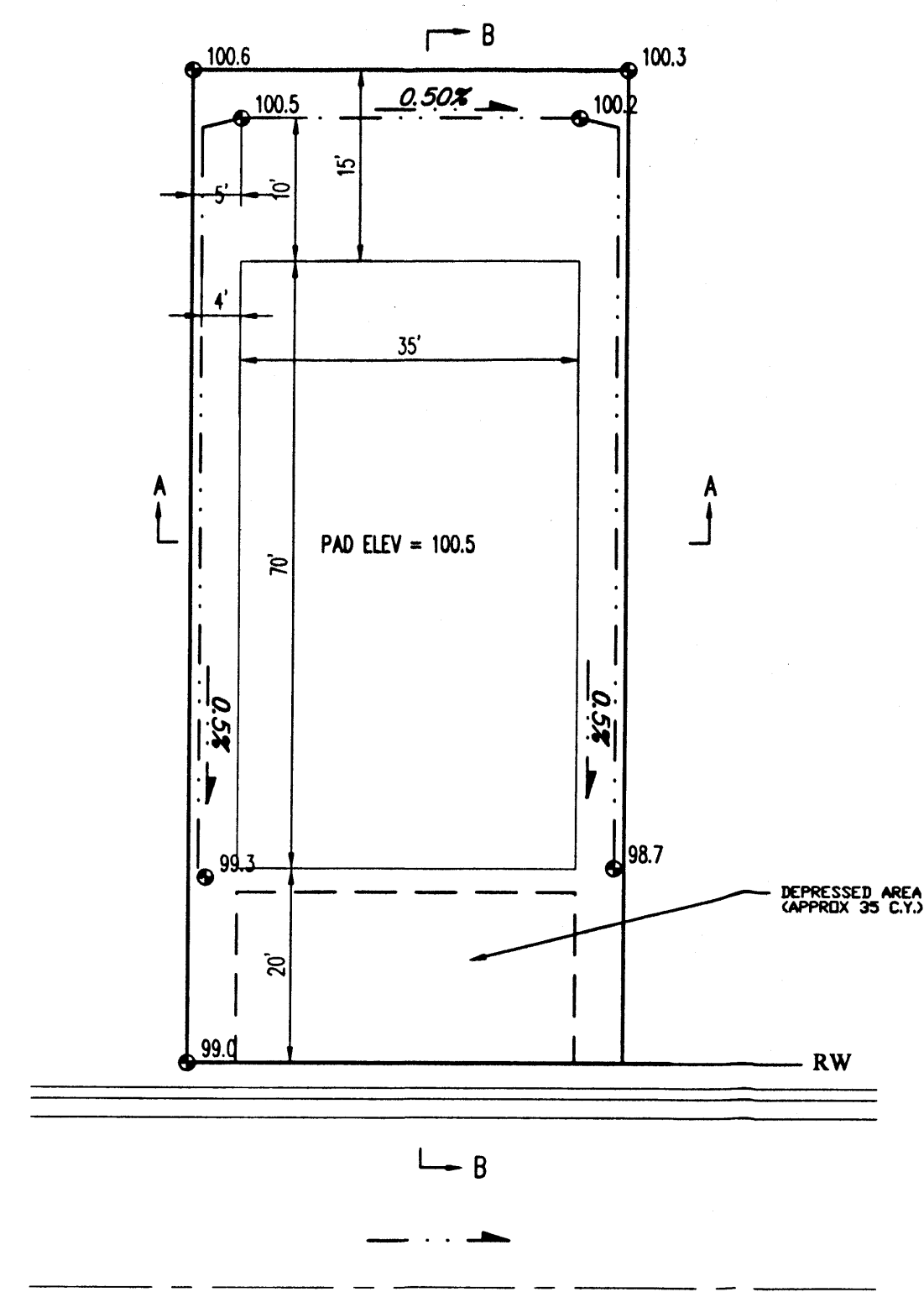
EROSION CONTROL PLAN
NO SCALE



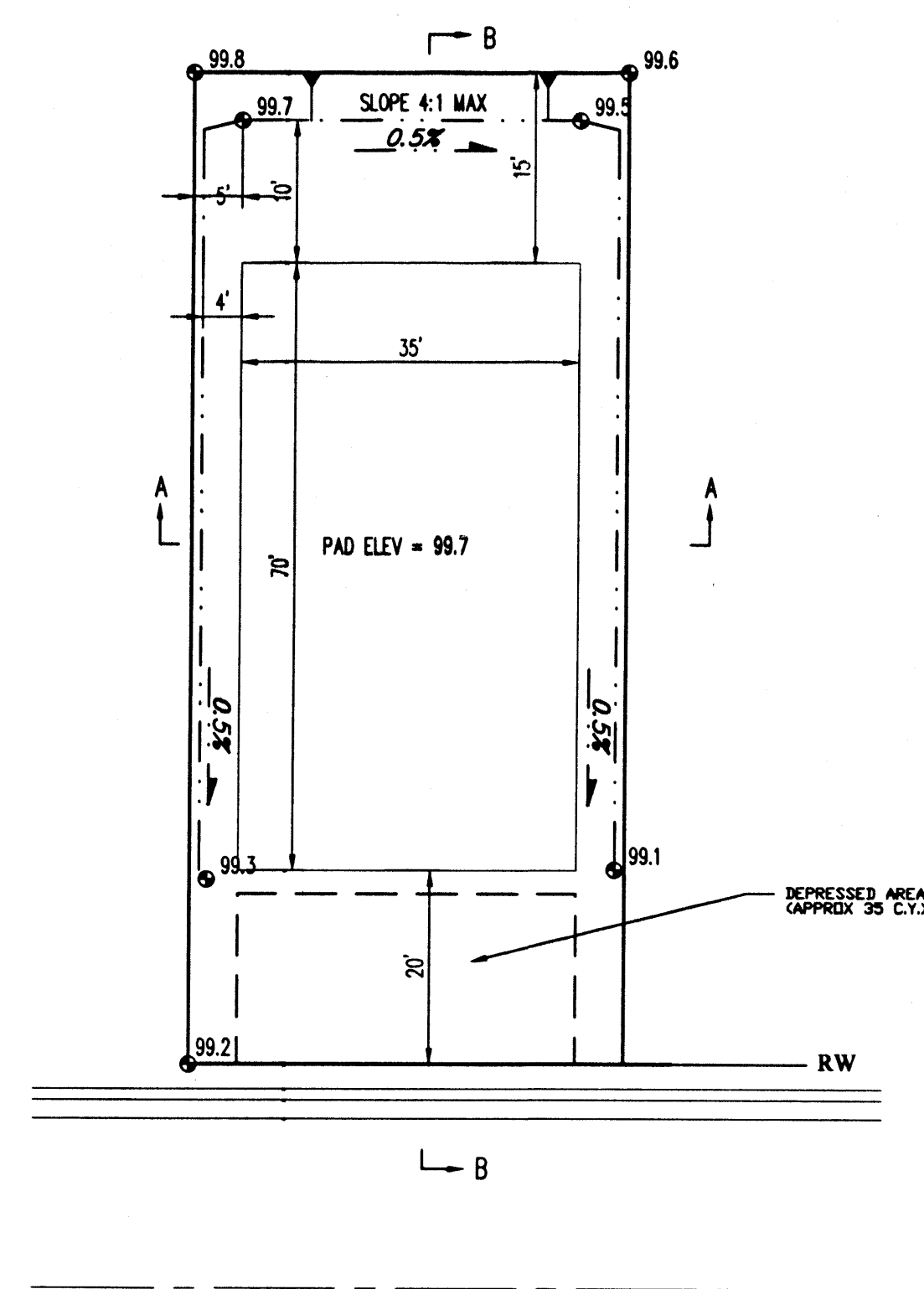
SIDE YARD RETAINING WALL DETAIL
N.T.S.



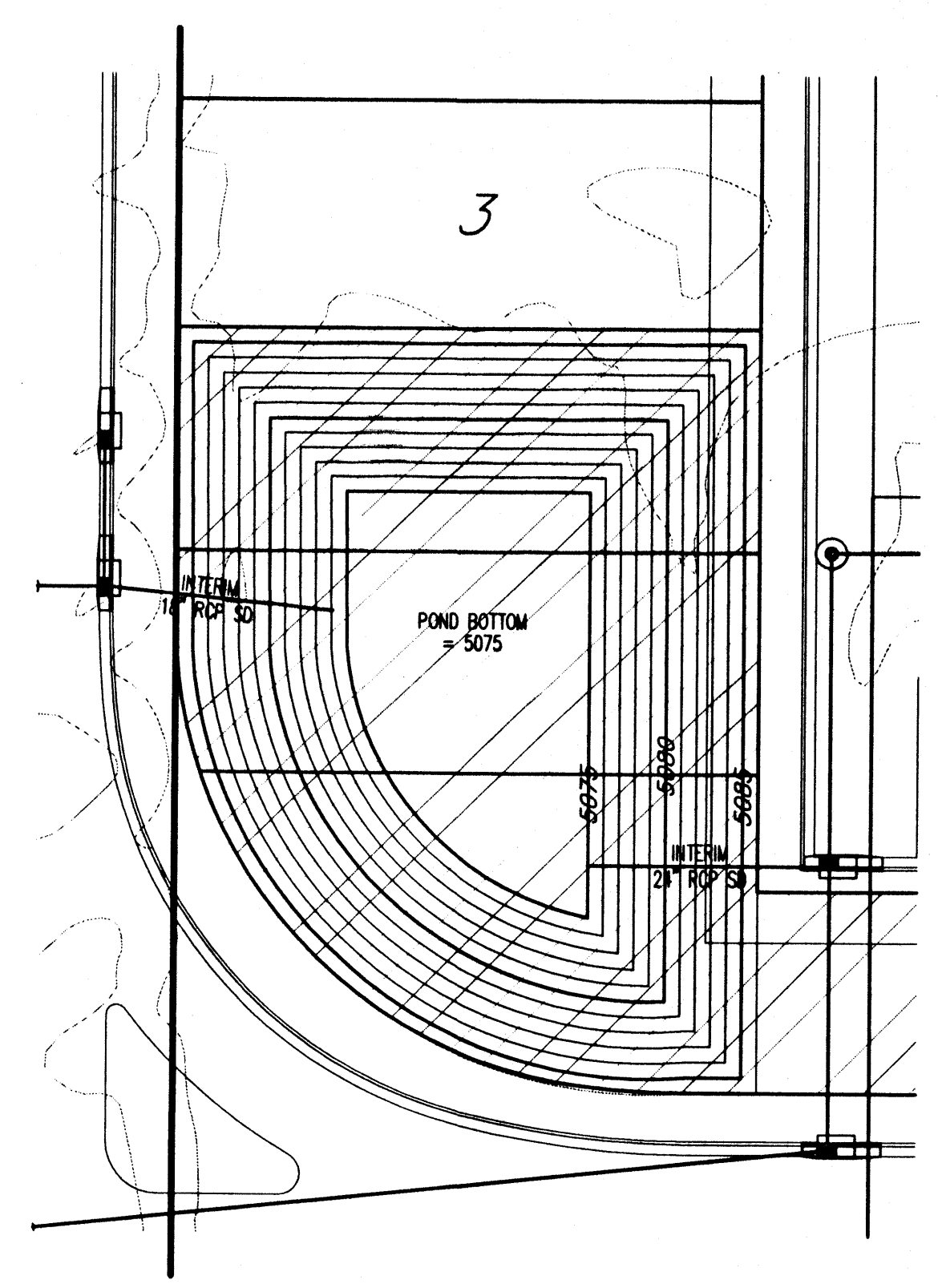
SIDE YARD GARDEN WALL DETAIL
N.T.S.



TYPICAL HIGH SIDE LOT GRADE DETAIL
N.T.S.



TYPICAL LOW SIDE LOT GRADE DETAIL
N.T.S.

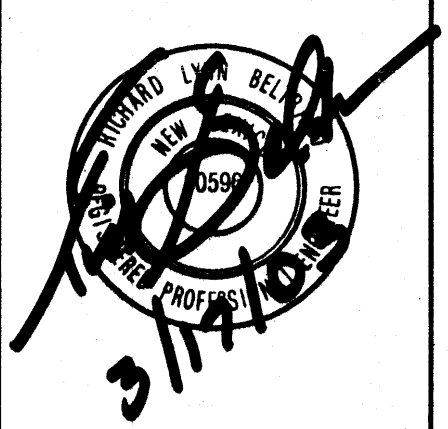


TEMPORARY RETENTION POND DETAIL
N.T.S.

TEMPORARY
RETENTION POND
Q = 49.0 cfs
Depth = 10 feet
Storage = 1.86 ac-ft
Free Board = 1.0'
Max Slope = 3:1

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	DATE	REVISIONS	DATE
ACS 3.1/4" Aluminum Cap Stamped "2" - L10, 1989"								DESIGN	03/17/03
Geographic Position (NAD 1987)								REVISIONS	03/17/03
N.M. State Plane Coordinate (Central Zone)									03/17/03
Drawn By: NTL									03/17/03
Checked By: RLB									03/17/03



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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT

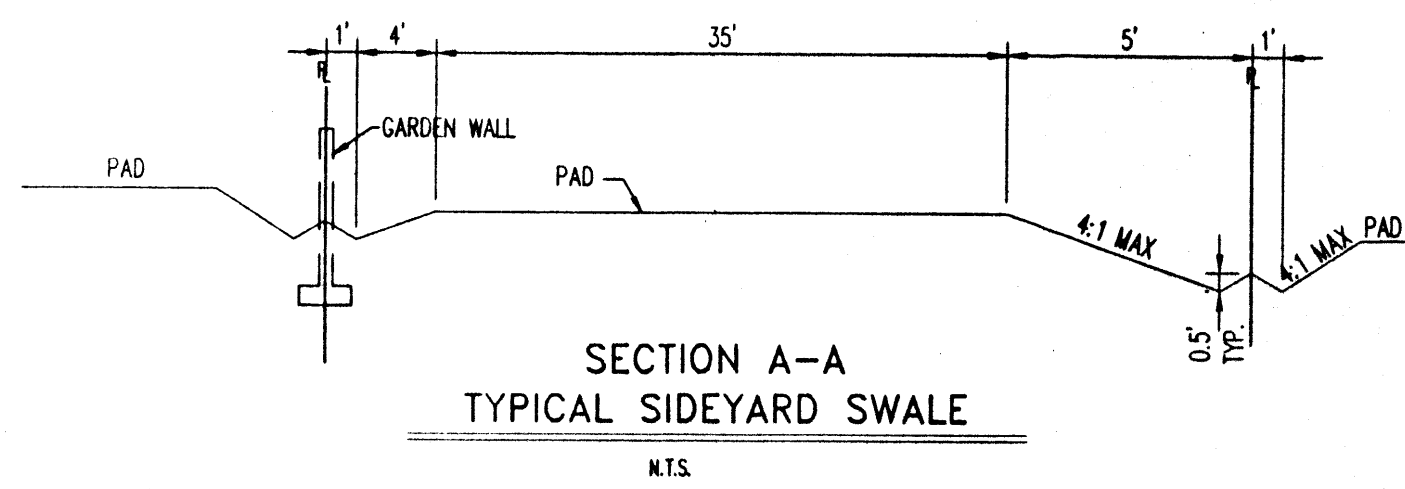
VISTA WEST SUBDIVISION
 GRADING AND DRAINAGE
 DETAILS

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

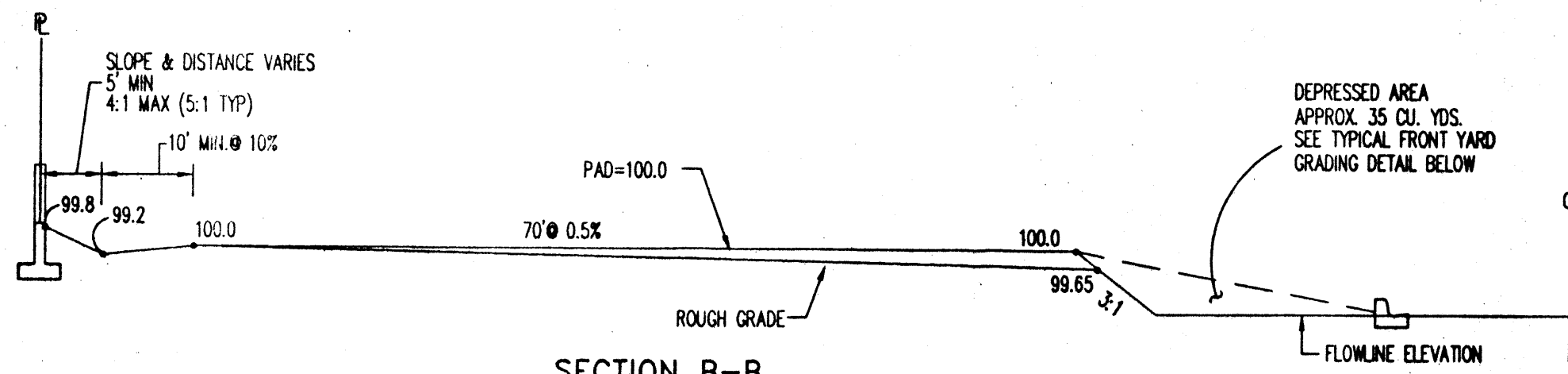
City Project No. **COA #** Zone Map No. **L10** Sheet **2** Of **2**

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.

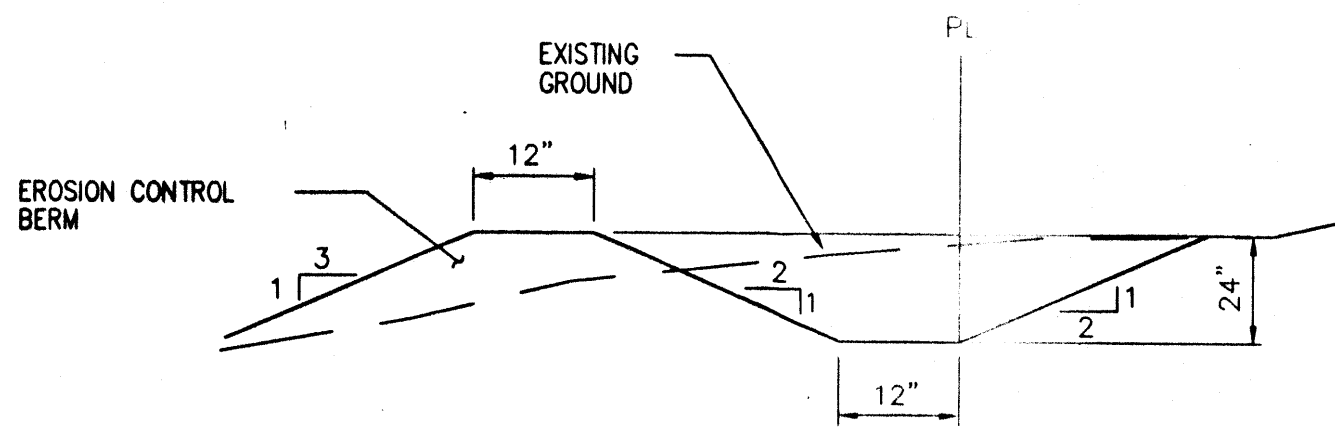


SECTION A-A
TYPICAL SIDEYARD SWALE
N.T.S.



SECTION B-B
NO SCALE

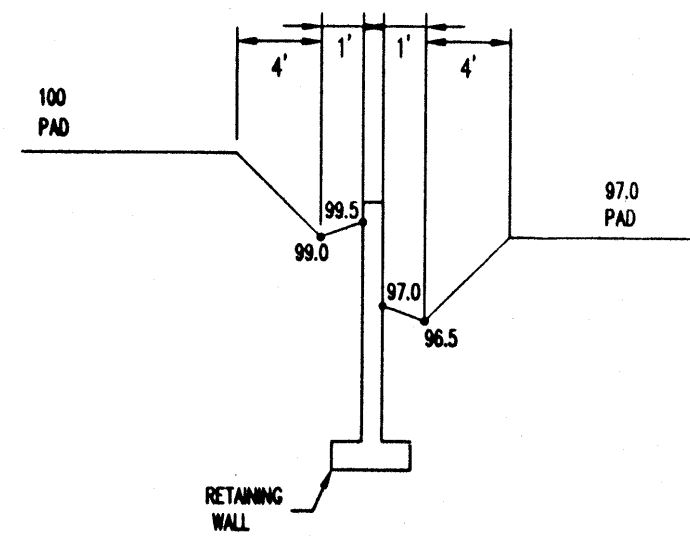
TYPICAL LOT GRADING DETAILS
NO SCALE



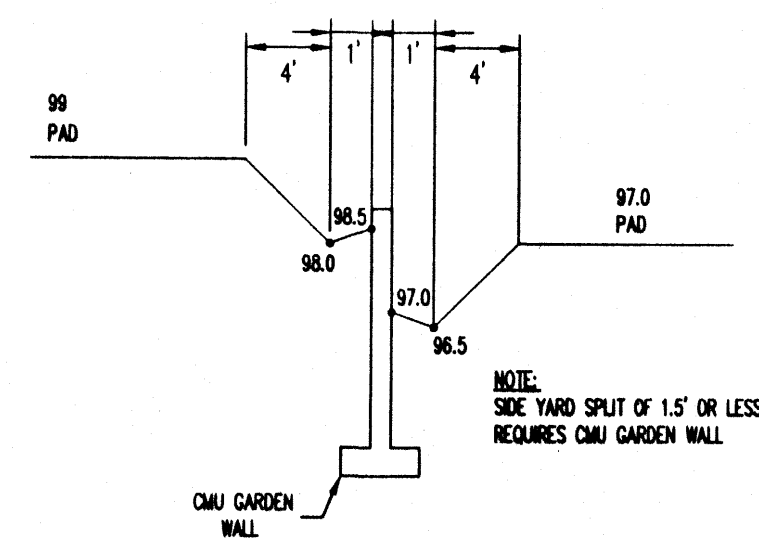
EROSION CONTROL BERM

1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST 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.

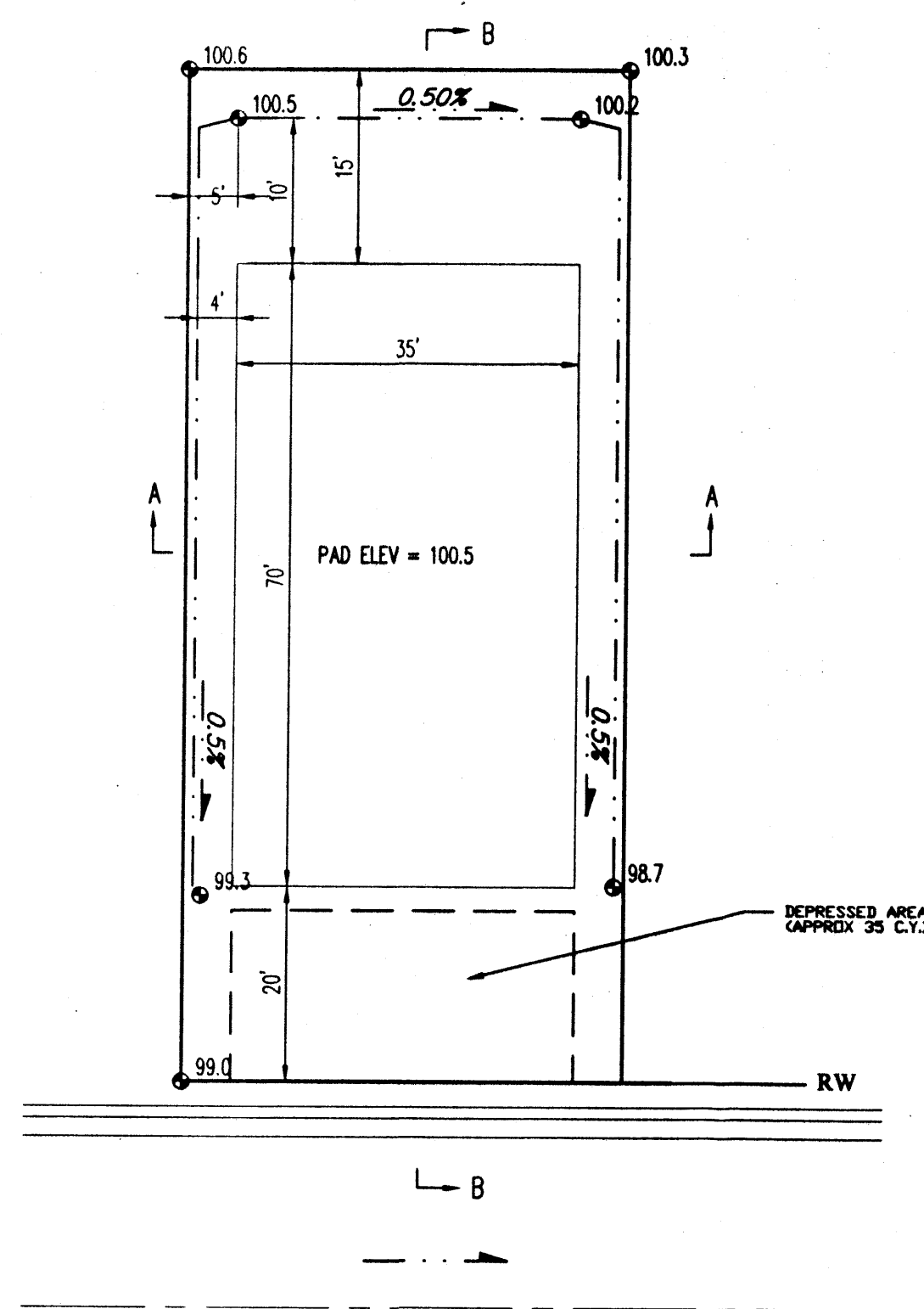
EROSION CONTROL PLAN
NO SCALE



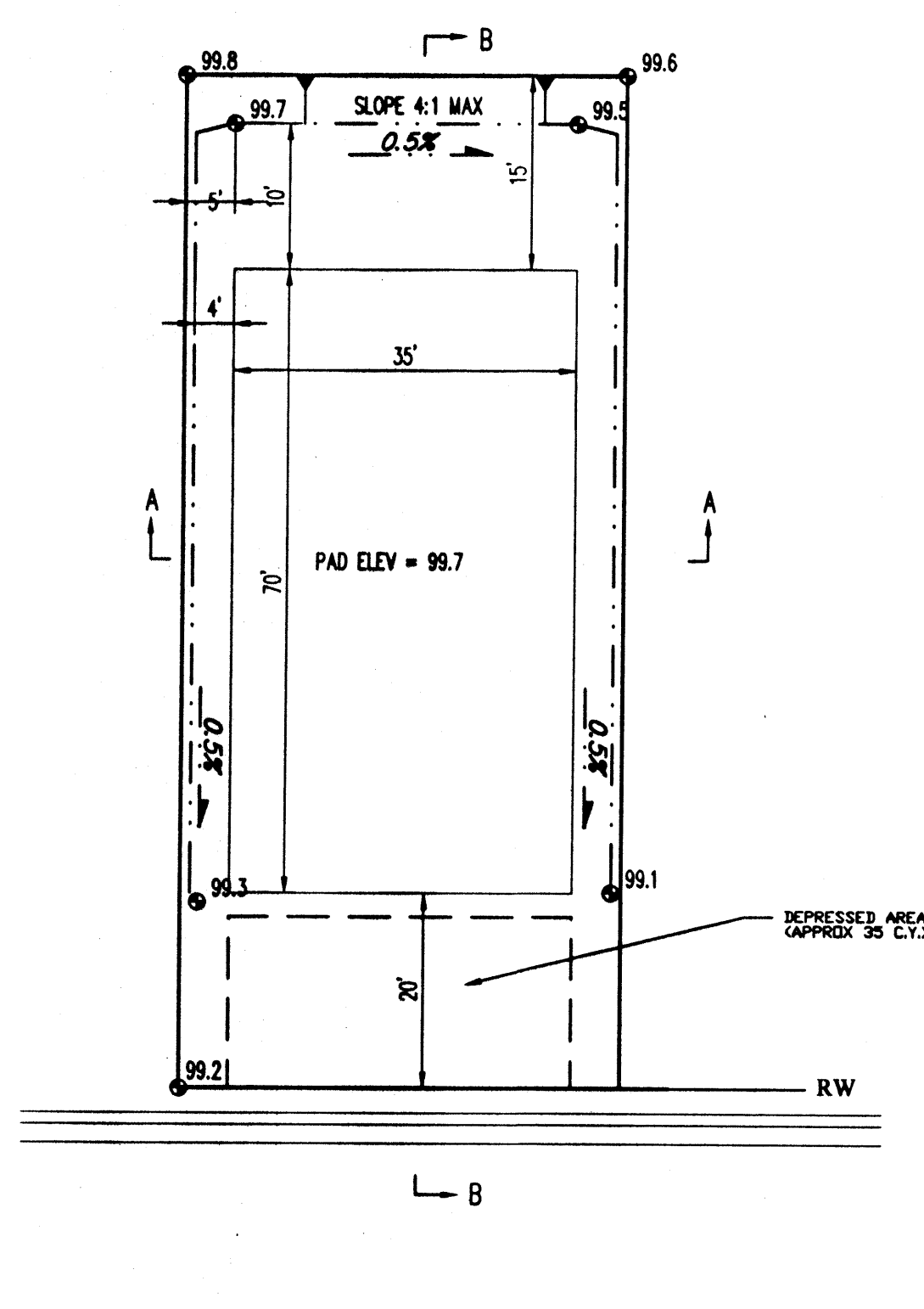
SIDE YARD RETAINING WALL DETAIL
N.T.S.



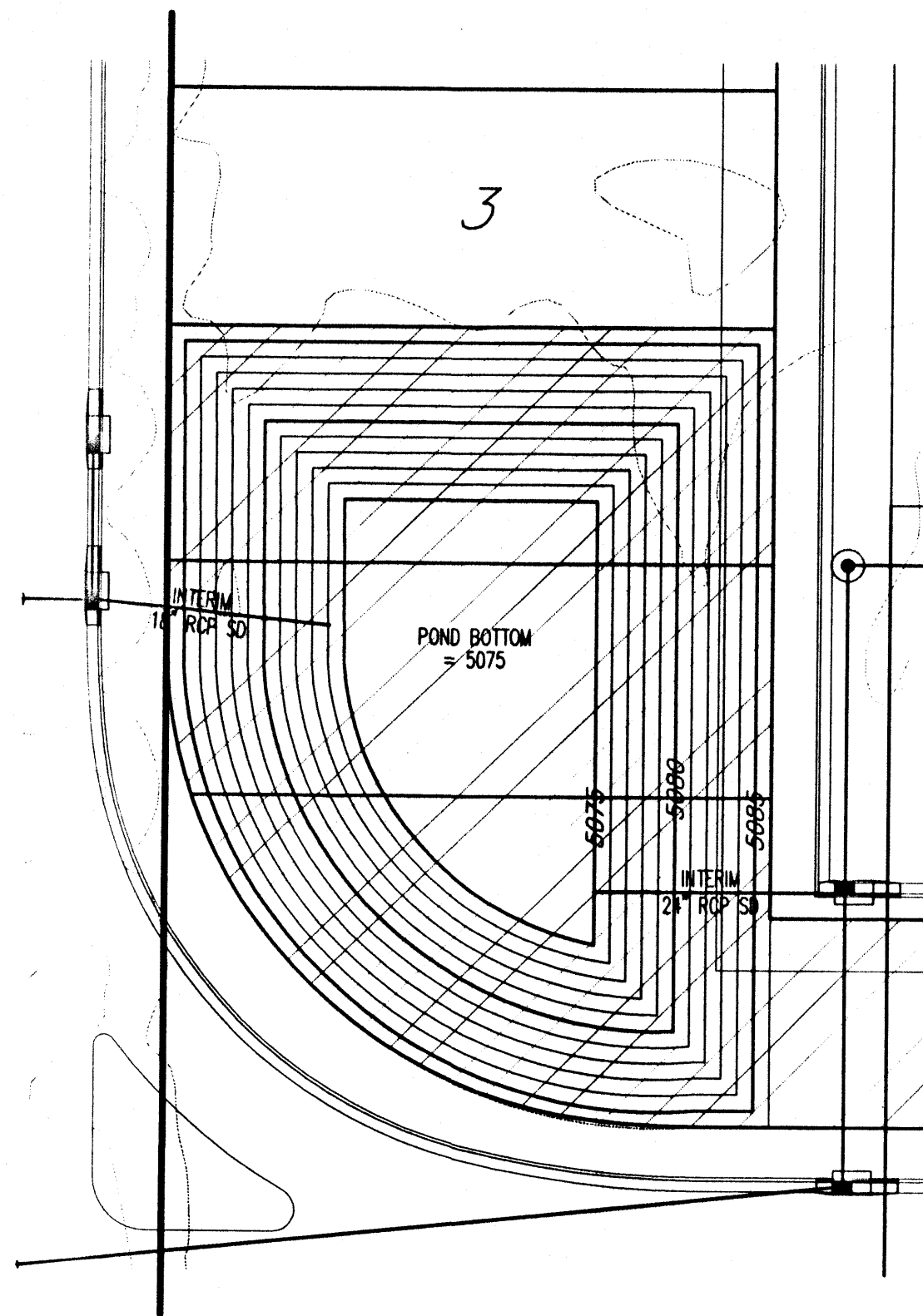
SIDE YARD GARDEN WALL DETAIL
N.T.S.



TYPICAL HIGH SIDE LOT GRADE DETAIL



TYPICAL LOW SIDE LOT GRADE DETAIL



TEMPORARY RETENTION POND DETAIL

TEMPORARY
RETENTION POND
Q = 49.0 cfs
Depth = 10 feet
Storage = 1.86 ac-ft
Free Board = 1.0'
Max Slope = 3:1

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

AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD REVISION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

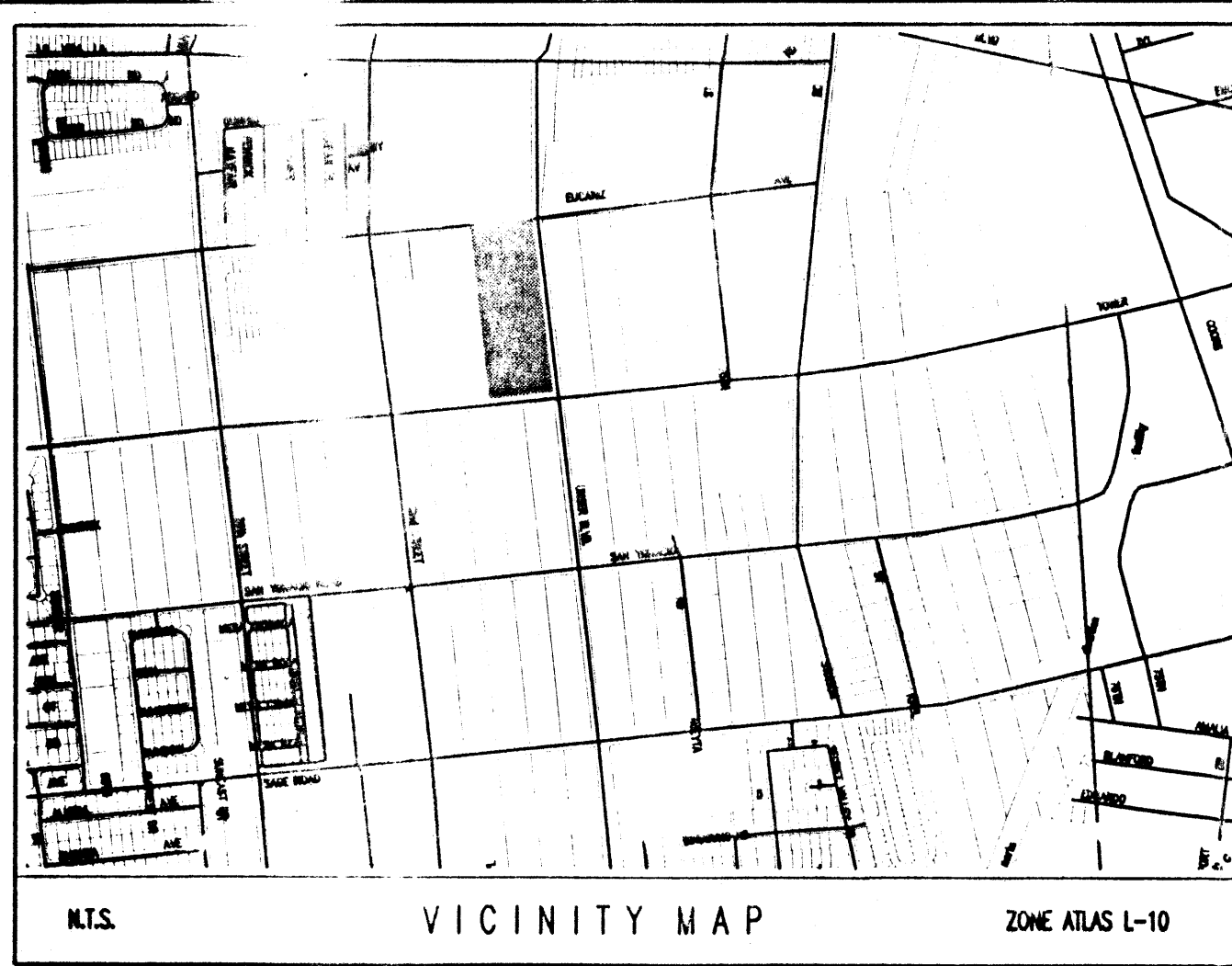
ENGINEER'S SEAL	
REVISIONS	By
DESIGN	
DATE: 03/17/03	
DATE: 03/17/03	
DATE: 03/17/03	

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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
VISTA WEST SUBDIVISION
 GRADING AND DRAINAGE
 DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. COA #		Zone Map No. L10	Sheet 2 Of 2

AMENDED PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER 2002



SURVEY NOTES

1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL 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"
3. THE SUBDIVISION BOUNDARIES WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE (H.S.) AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10, 1989". STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (NOV 29).

APPROVED FOR MONUMENTATION AND STREET NAMES

J.H. D. [Signature] 9/24/02
 CITY SURVEYOR DATE

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	66
DENSITY	6.6 DU/AC

GENERAL NOTES

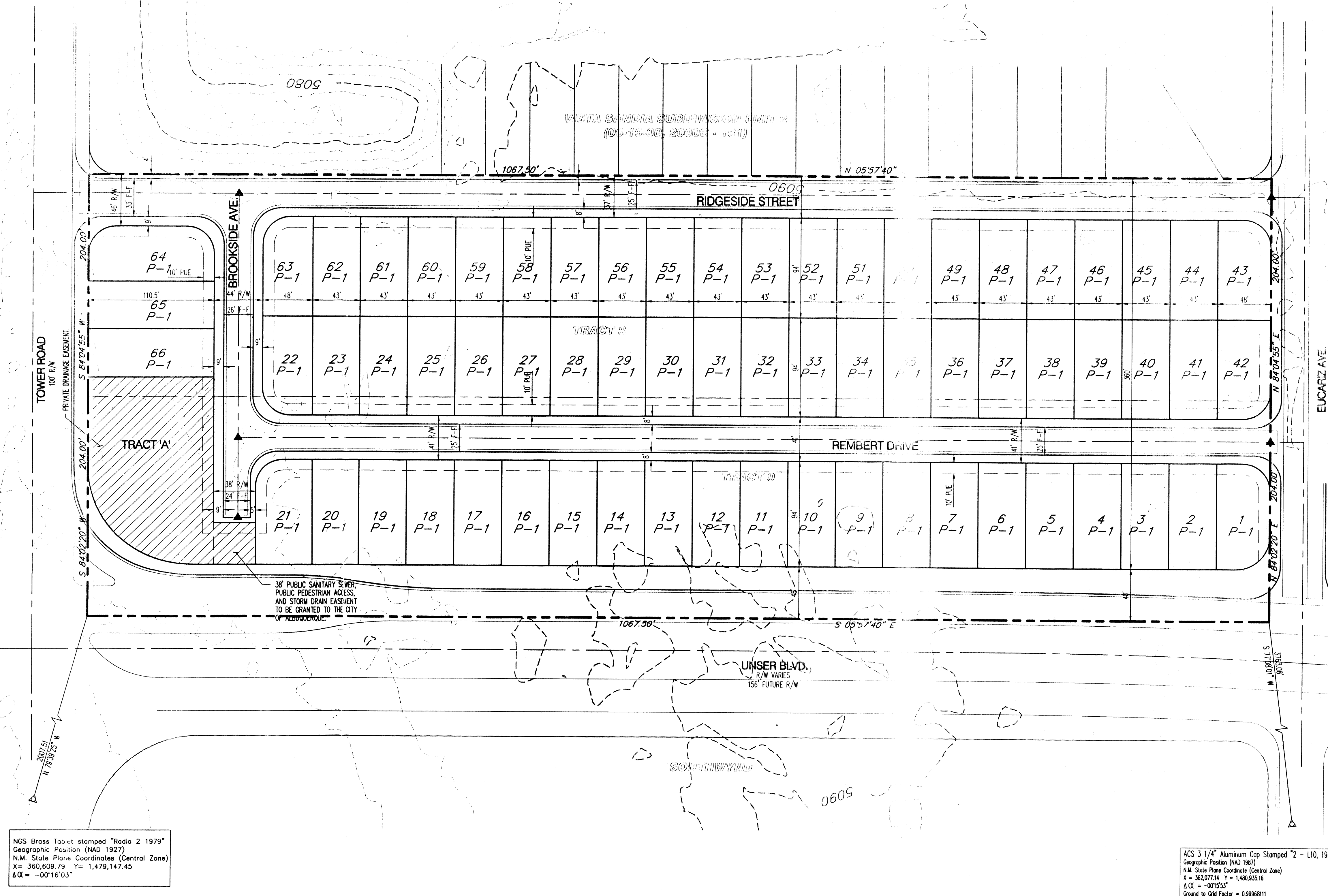
1. EXISTING ZONING: R-D 9 DU/AC
 PROPOSED ZONING: NO CHANGE
 PROPOSED DEVELOPMENT:
 SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 66 D.U.
 PROPOSED DENSITY: 6.6 D.U./ACRE
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 43'x94' MIN.
 4042 SQ. FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
7. ALL LOTS SHOWN WITH THE P-1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER

JUDE BACA
 3913 72ND STREET NW
 ALBUQUERQUE, NEW MEXICO 87120
 PHONE: (505) 831-2284

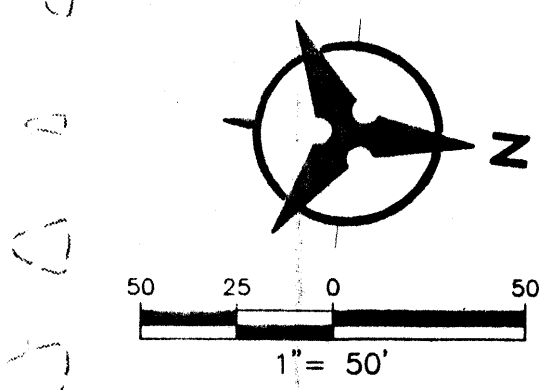
OWNER:

Jude Baca 09/24/02
 JUDE BACA DATE



NGS Brass Tablet stamped "Radio 2 1979"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 360,609.79 Y = 1,479,147.45
 ΔX = -00'16"05"

ACS 3 1/4" Aluminum Cap Stamped "2 - L10, 1989"
 Geographic Position (NAD 1987)
 N.M. State Plane Coordinate (Central Zone)
 X = 362,077.14 Y = 1,480,935.16
 ΔX = -00'15"35"
 Ground to Grid Factor = 0.9996811



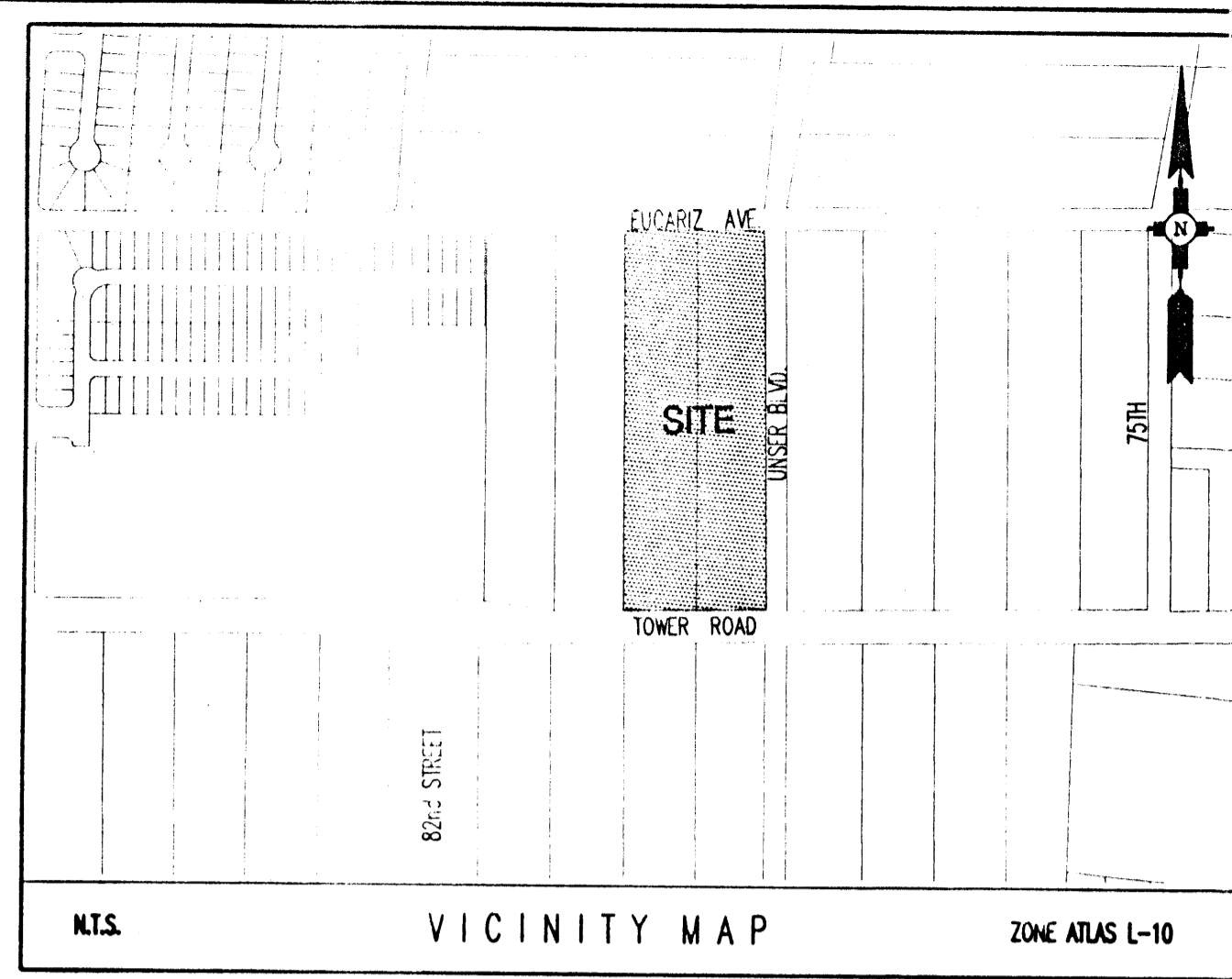
LEGEND

---	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
---	ADJOINING PROPERTY LINE
---	10' P.U.E. LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
○	FOUND REBAR W/CAP
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

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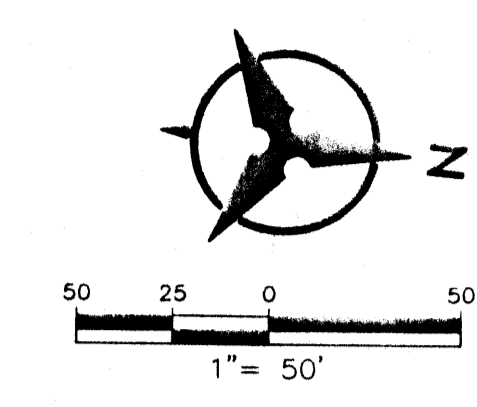
V01

AMENDED PRELIMINARY PLAT FOR
VISTA WEST SUBDIVISION
TRACTS 8&9
TOWN OF ATRISCO GRANT (UNIT 2)
ALBUQUERQUE, NEW MEXICO
MARCH 2003



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - ADJOINING PROPERTY LINE
- - - 10' P.U.E. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



AMENDED
PRELIMINARY PLAT
APPROVED BY DCS
ON 3/26/03

- SURVEY NOTES**
- ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL 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 G/SET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
 - PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10, 1989" STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (NGVD 29).
- APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 3-14-03
CITY SURVEYOR DATE

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	61
DENSITY	6.1 DU/AC

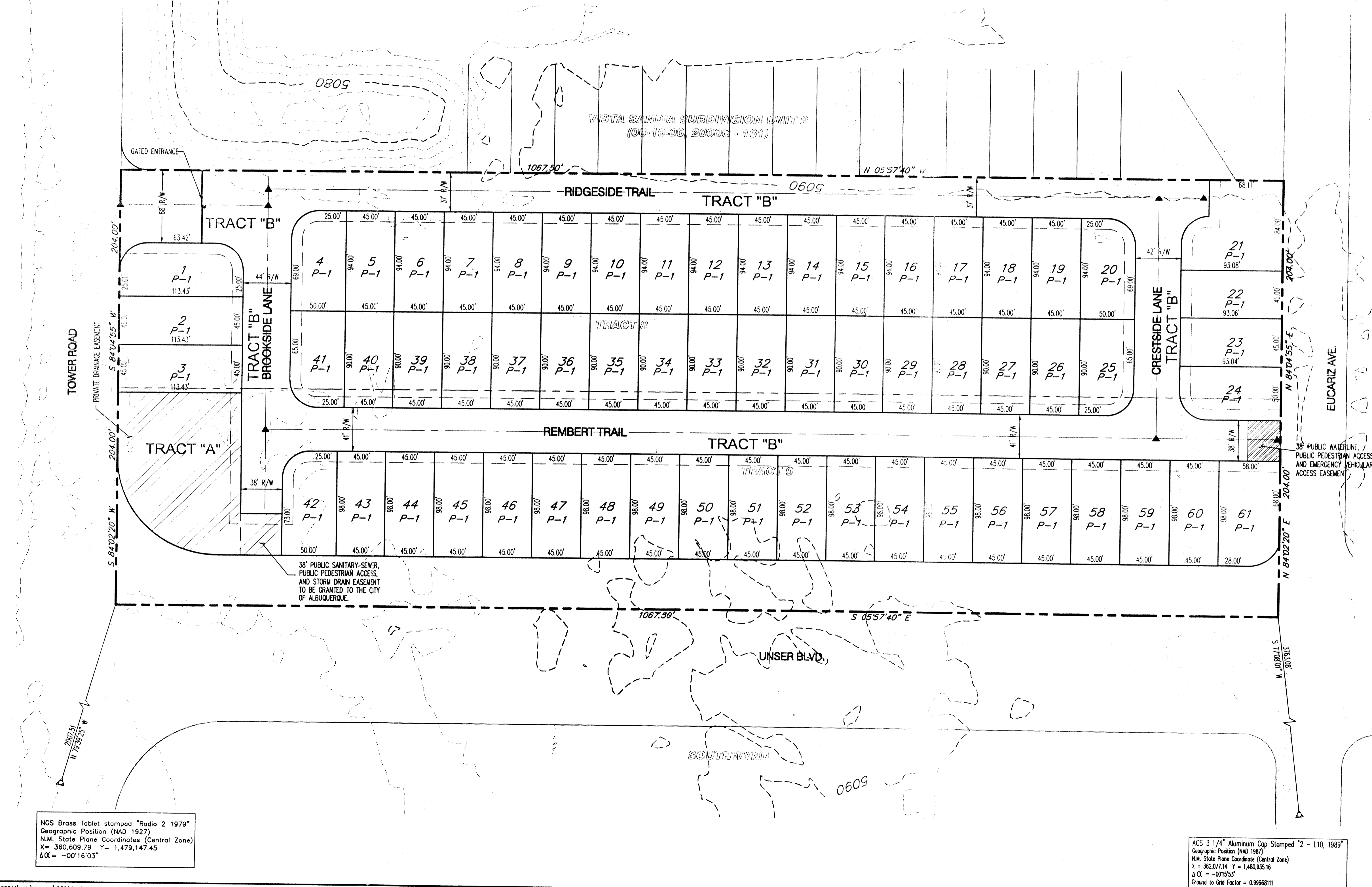
- GENERAL NOTES**
- EXISTING ZONING: R-D 9 DU/AC
PROPOSED ZONING: NO CHANGE
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
 - PROPOSED NET ACREAGE: 10 ACRES
NUMBER OF LOTS: 61 D.U.
PROPOSED DENSITY: 6.1 D.U./ACRE
 - MIN. LOT DIMENSIONS: 45'x90' MIN.
MINIMUM LOT AREA: 4050 SQ. FT.
 - PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "B". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "B".
 - HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A" AND "B" AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.
 - LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
 - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
 - ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER

TIMOTHY S. MCWANEY
400 GOLD STREET SW, SUITE 700
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 338-2286

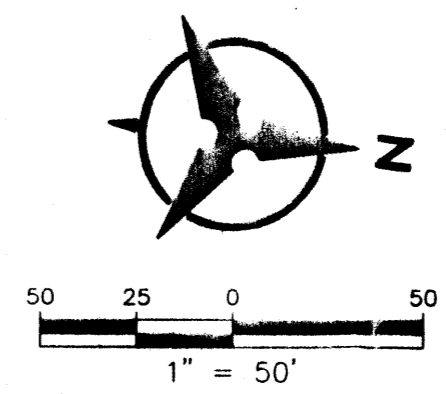
OWNER:
[Signature] 3/13/03
TIMOTHY S. MCWANEY DATE

Bohannon & Huston
Court yard | 7500 Jefferson St NE Albuquerque, NM 87109-4335
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NCS Brass Tablet stamped "Radio 2 1979"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X = 360,609.79 Y = 1,479,147.45
Δα = -00°16'03"

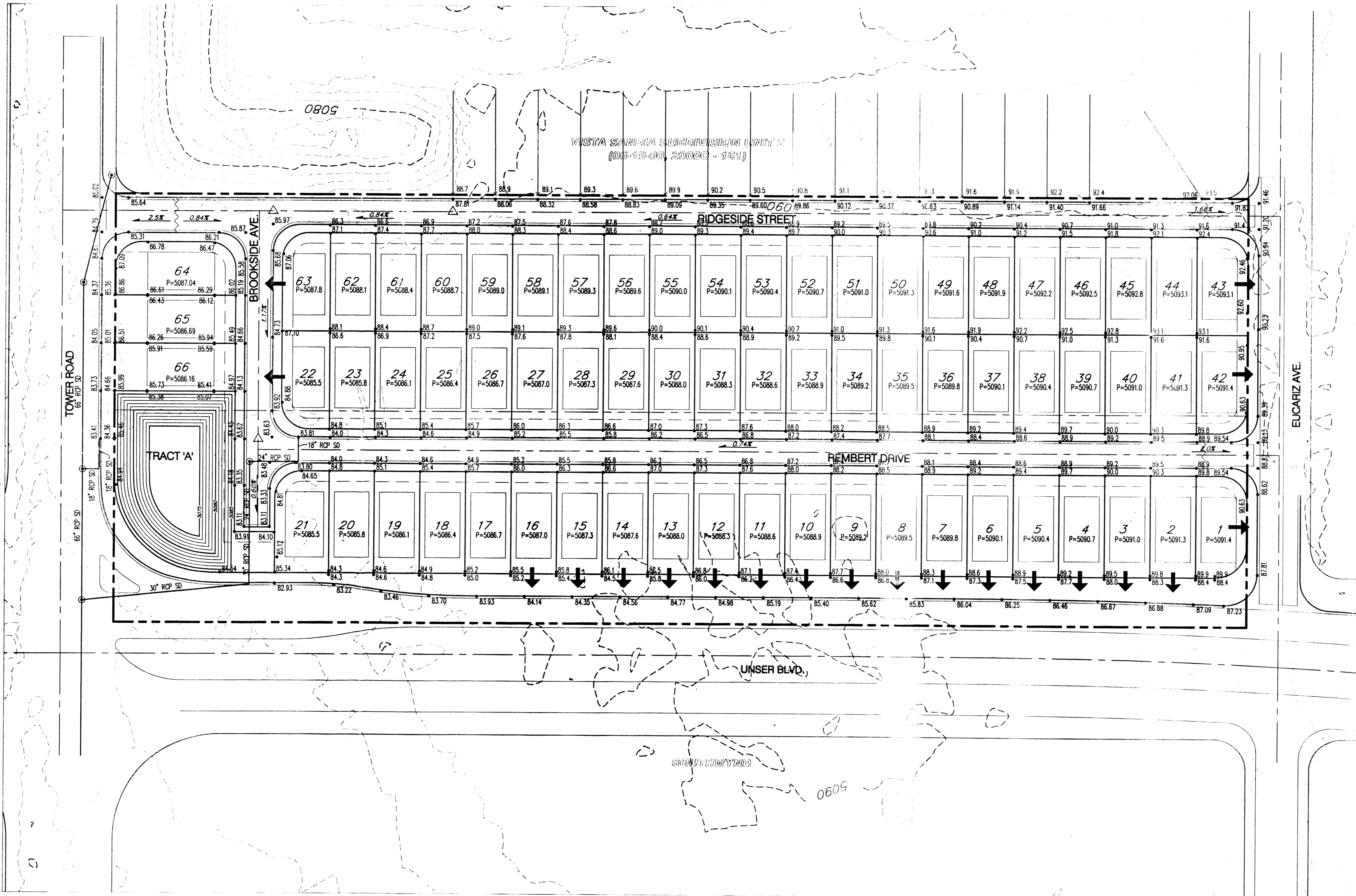
ACS 3 1/4" Aluminum Cap Stamped "2 - L10, 1989"
Geographic Position (NAD 1987)
N.M. State Plane Coordinate (Central Zone)
X = 362,077.14 Y = 1,480,935.16
Δα = -00°15'53"
Ground to Grid Factor = 0.9998811



- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN SOILS REPORT PREPARED BY _____ DATED ____/____/____.
 - 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.
 - 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.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.
 - TRACT 'A' IS ENCUMBERED BY A TEMPORARY DRAINAGE POND AND PRIVATE DRAINAGE EASEMENT. SEE SHEET 2 FOR POND DETAIL.

LEGEND

- EXISTING CONTOUR
- WALL DRAIN
- EXISTING ELEVATION
- SPOT ELEVATION
- CMU RETAINING WALL
- SWALE
- DIRECTION OF FLOW
- WATER BLOCK
- STORM DRAIN INLET
- UNIT BOUNDARY



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY	NO.	BY
WORK SHOWN BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
ACCEPTED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
FIELD CHECKED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CONDUCTED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
RECORDED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
ACS 3.1/4" Aluminum Cap Stamped "2 - 110, 1989"		Geographic Position (NAD 1987)		N.M. State Plane Coordinate (Central Zone)		X = 362,077.14 Y = 1,480,935.16		Ground to Grid Factor = 0.99968111	
REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS	
No.	Date	No.	Date	No.	Date	No.	Date	No.	Date
DESIGN		DESIGN		DESIGN		DESIGN		DESIGN	
Designed By: SJS		Designed By: SJS		Designed By: SJS		Designed By: SJS		Designed By: SJS	
Drawn By: DTH		Drawn By: DTH		Drawn By: DTH		Drawn By: DTH		Drawn By: DTH	
Checked By: SJS		Checked By: SJS		Checked By: SJS		Checked By: SJS		Checked By: SJS	
DATE: 08/08/02		DATE: 08/08/02		DATE: 08/08/02		DATE: 08/08/02		DATE: 08/08/02	
DATE: 08/08/02		DATE: 08/08/02		DATE: 08/08/02		DATE: 08/08/02		DATE: 08/08/02	

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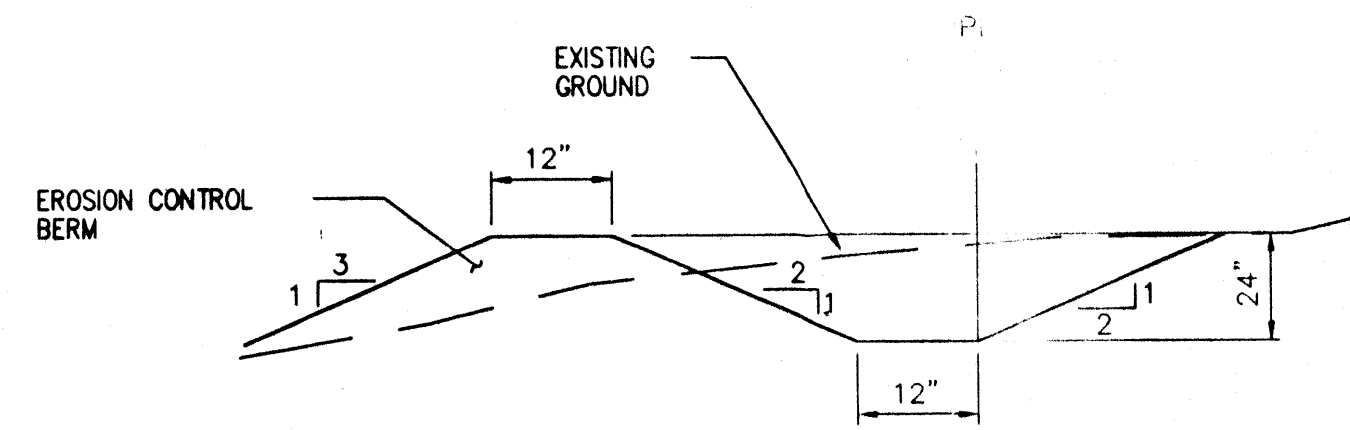
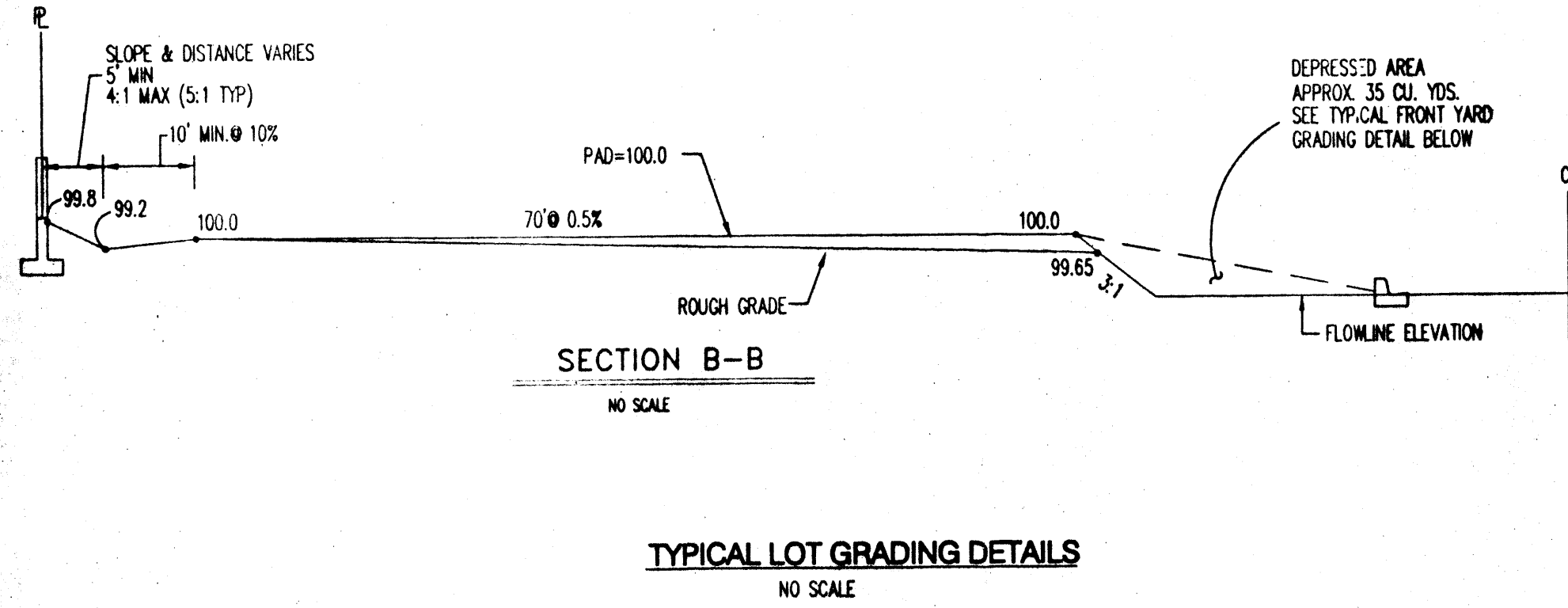
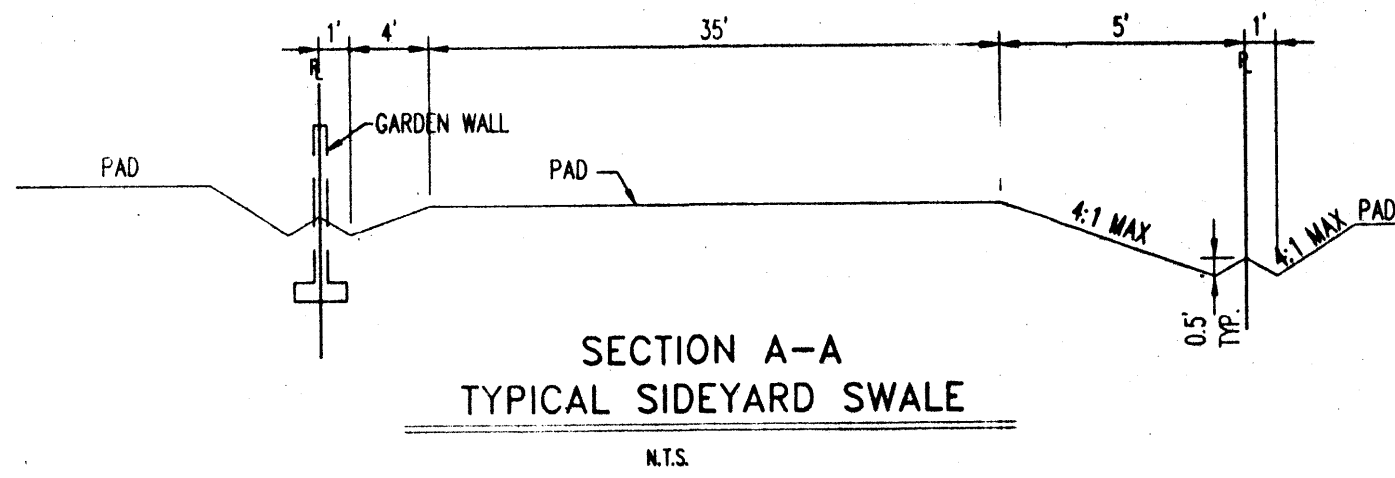
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
VISTA WEST SUBDIVISION
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	COA #	Zone Map No.	Sheet 1 of 2
		L-10	

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

NOTE:

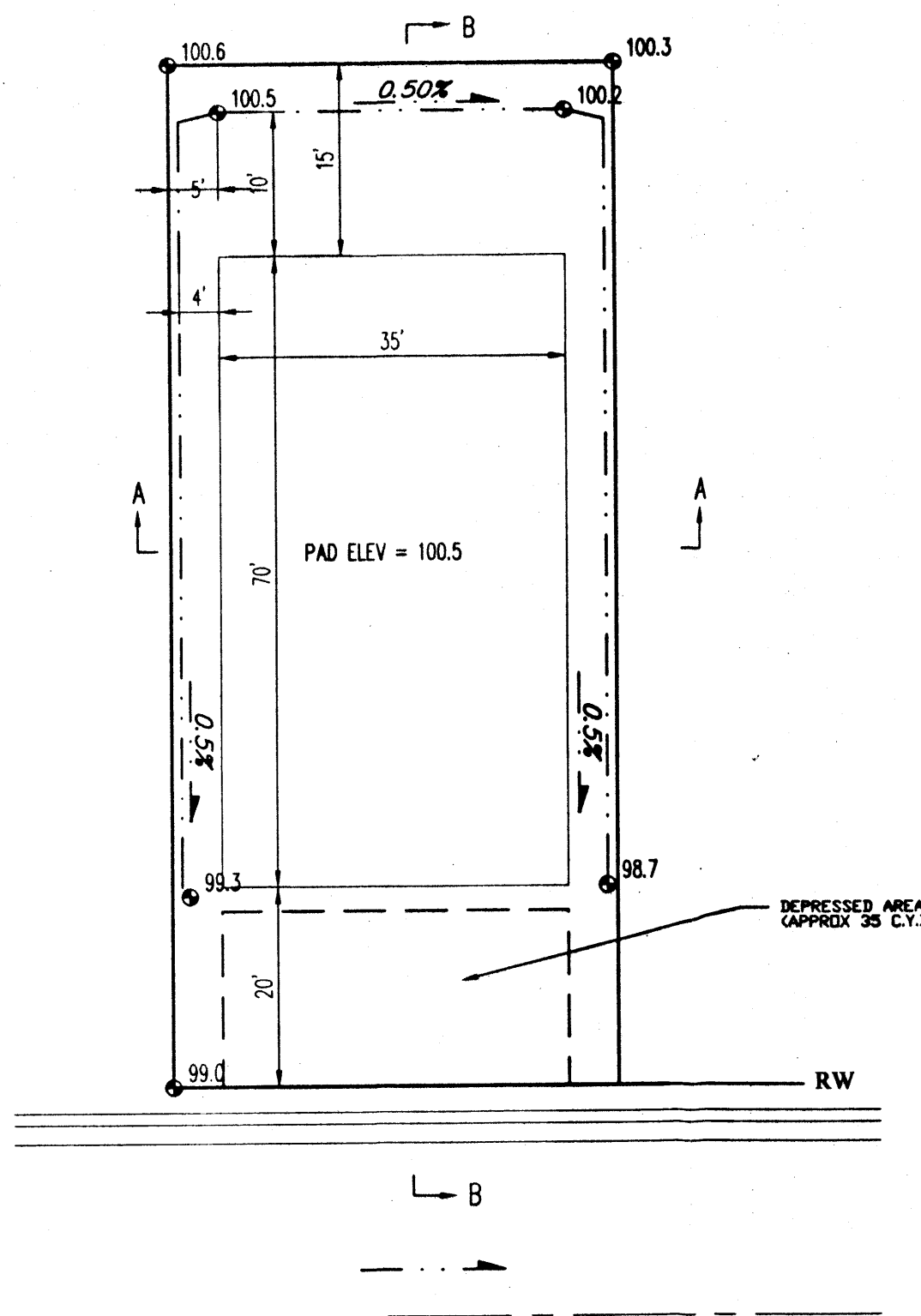
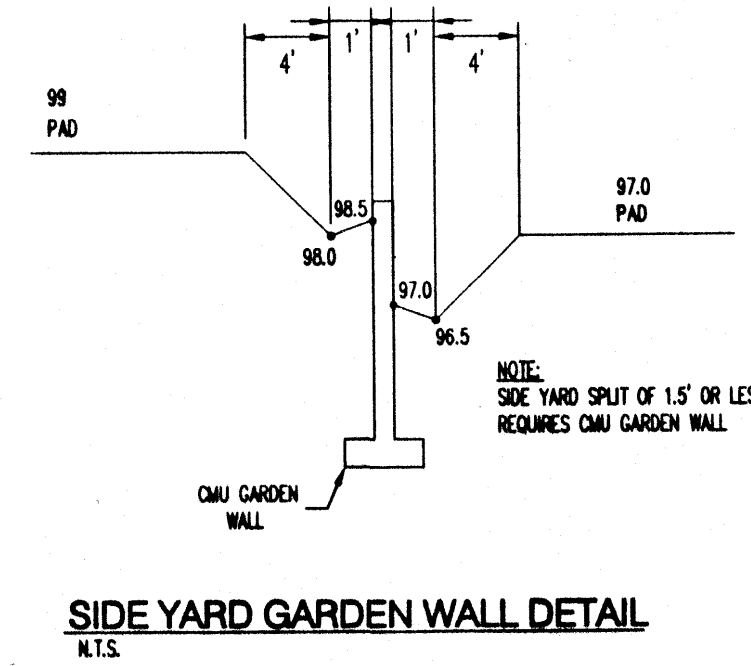
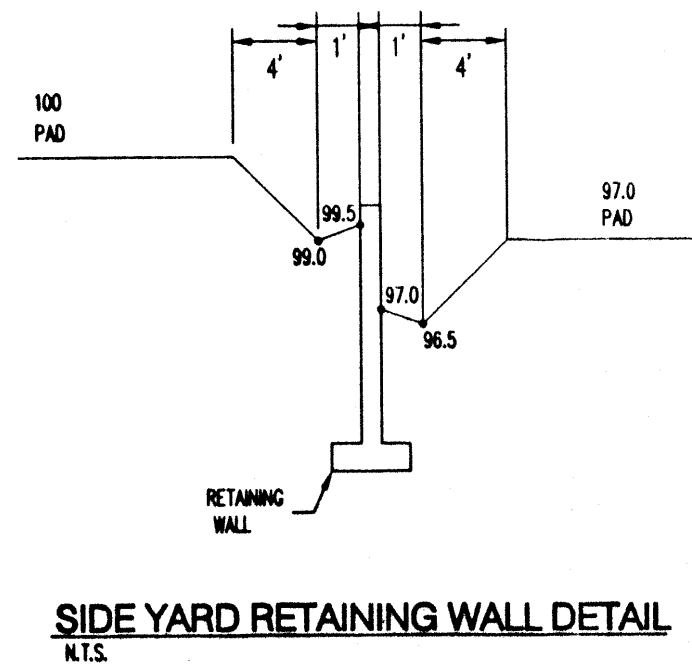
1. CONTRACTOR TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
2. FRONT YARD ABL TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE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



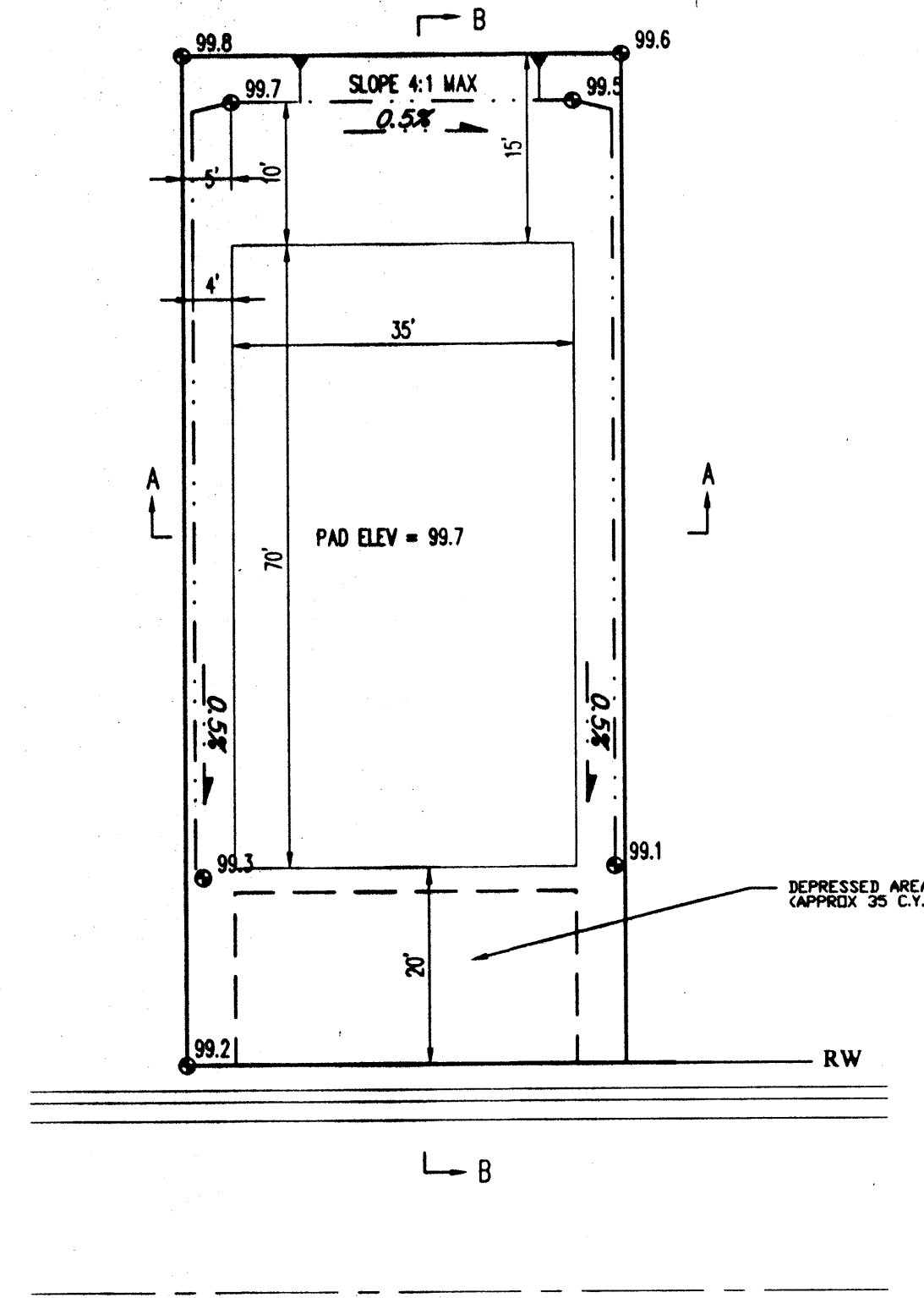
EROSION CONTROL BERM

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

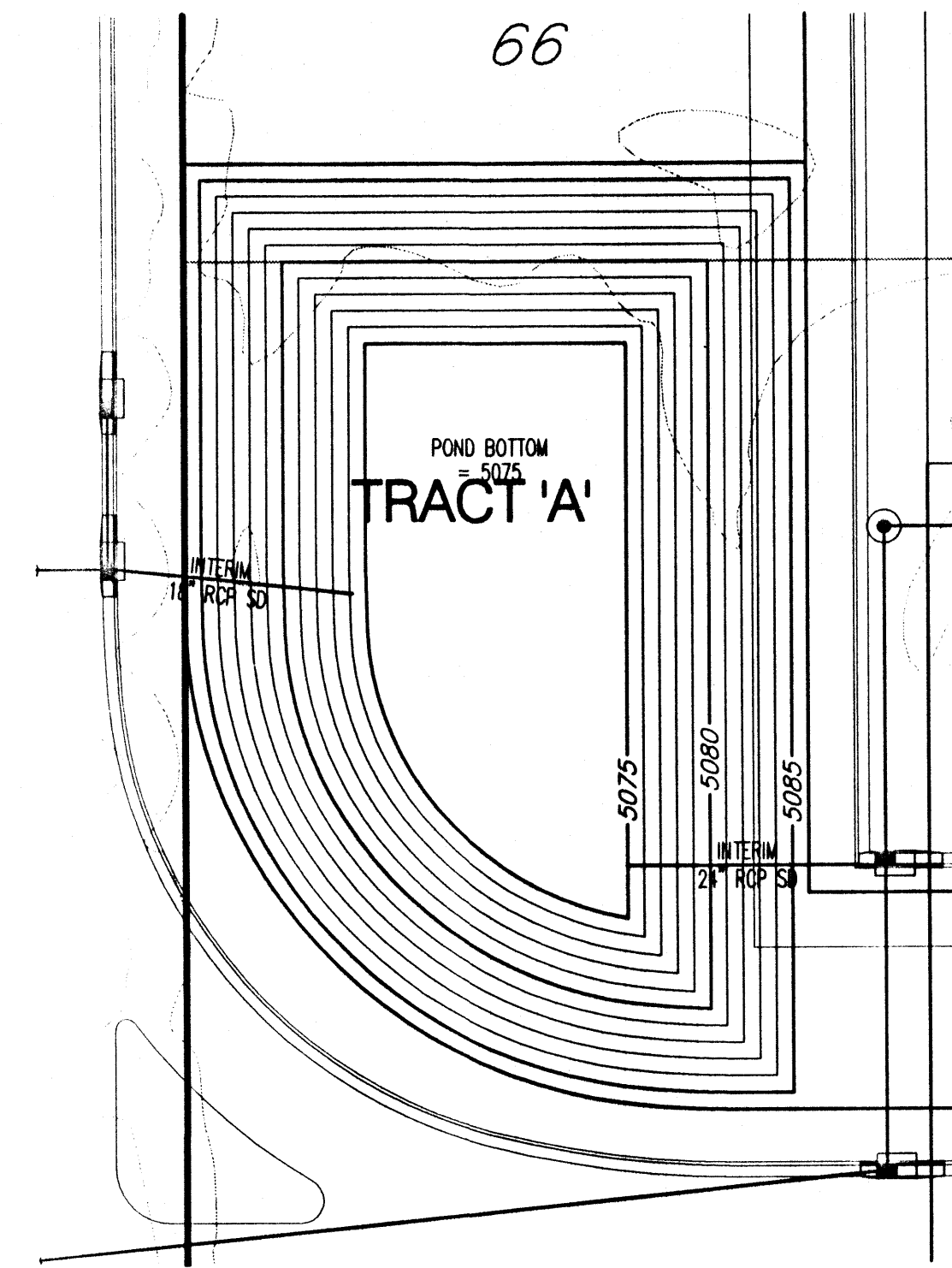
EROSION CONTROL PLAN
NO SCALE



TYPICAL HIGH SIDE LOT GRADE DETAIL



TYPICAL LOW SIDE LOT GRADE DETAIL

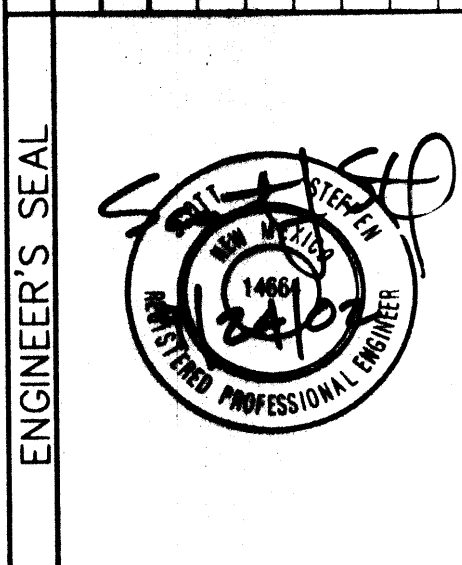


TEMPORARY RETENTION POND DETAIL

TEMPORARY RETENTION POND
Q = 49.0 cfs
Depth = 10 feet
Storage = 1.86 ac-ft
Free Board = 1.0'
Max Slope = 3:1

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	NO.	FIELD NOTES	BY	DATE
ACS 3.1/4" Aluminum Cap Stamped "2 - L10, 1988"					
Geographic Position (NAD 1987)					
N.M. State Plane Coordinate (Central Zone)					
X = 362,077.14					
Y = 1,480,335.16					
A.C.C. = -0015'53"					
Ground to Grid Factor = 0.99968111					



REVISIONS	By	Date
DESIGN <td></td> <td>08/08/02</td>		08/08/02
		08/08/02
		08/08/02

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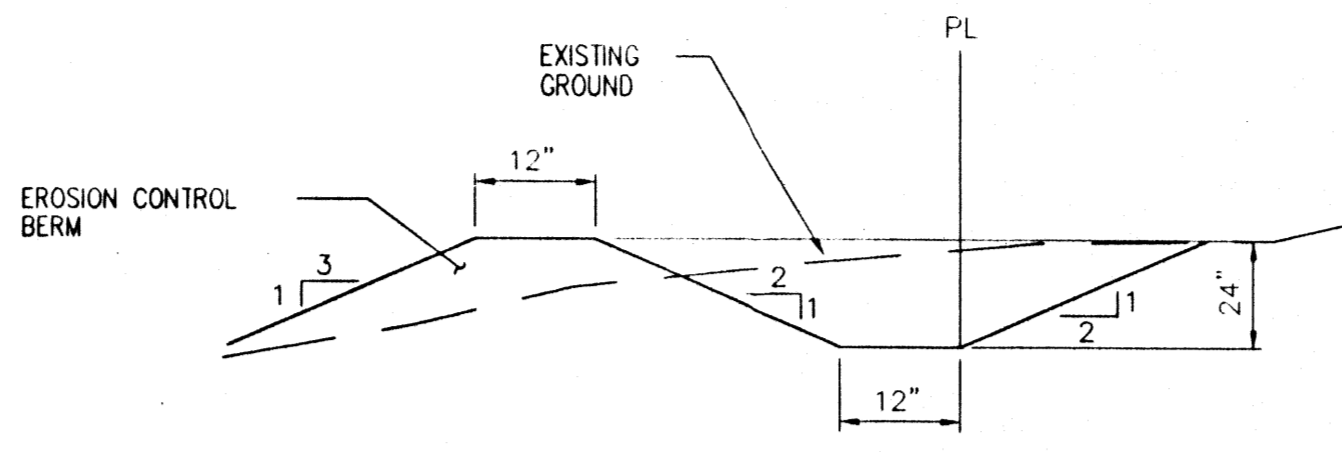
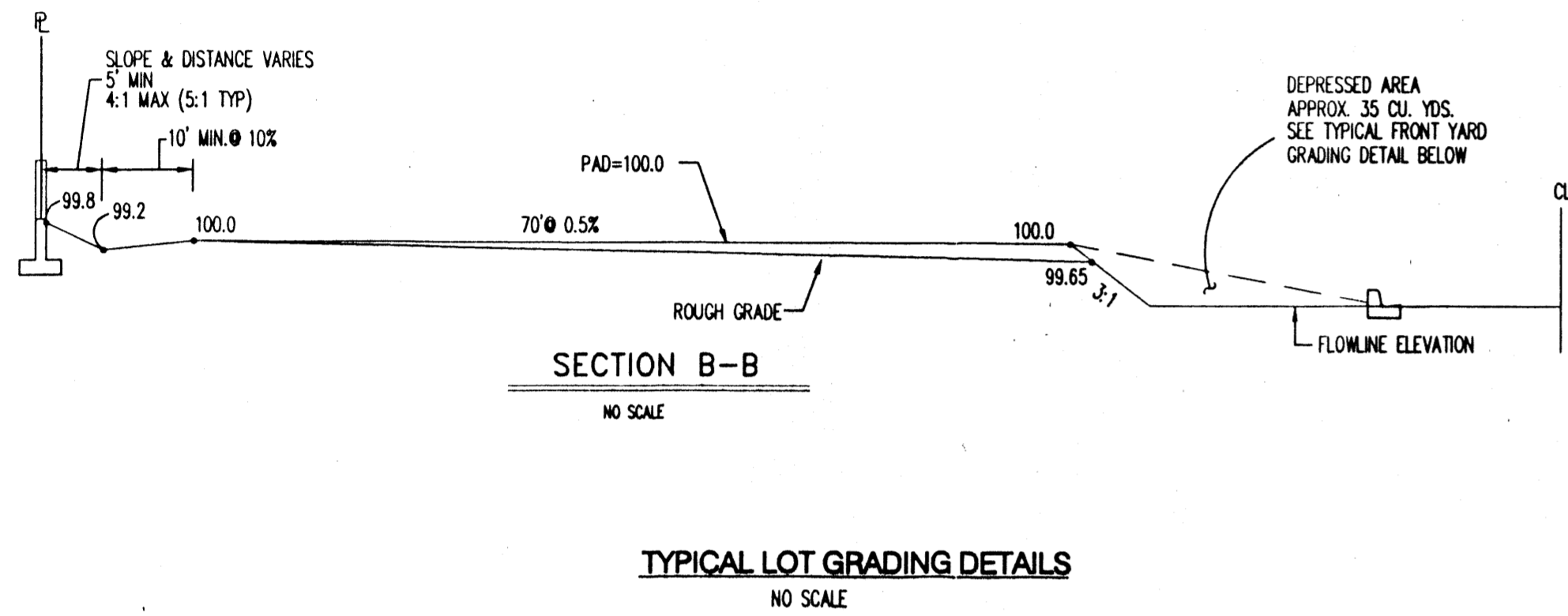
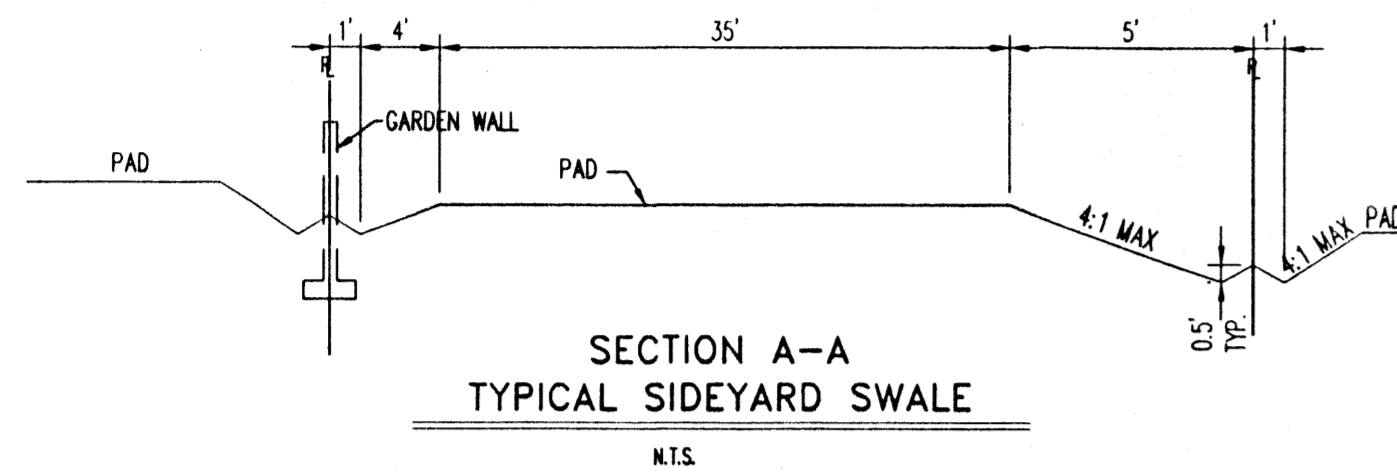
VISTA WEST SUBDIVISION
GRADING AND DRAINAGE
DETAILS

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

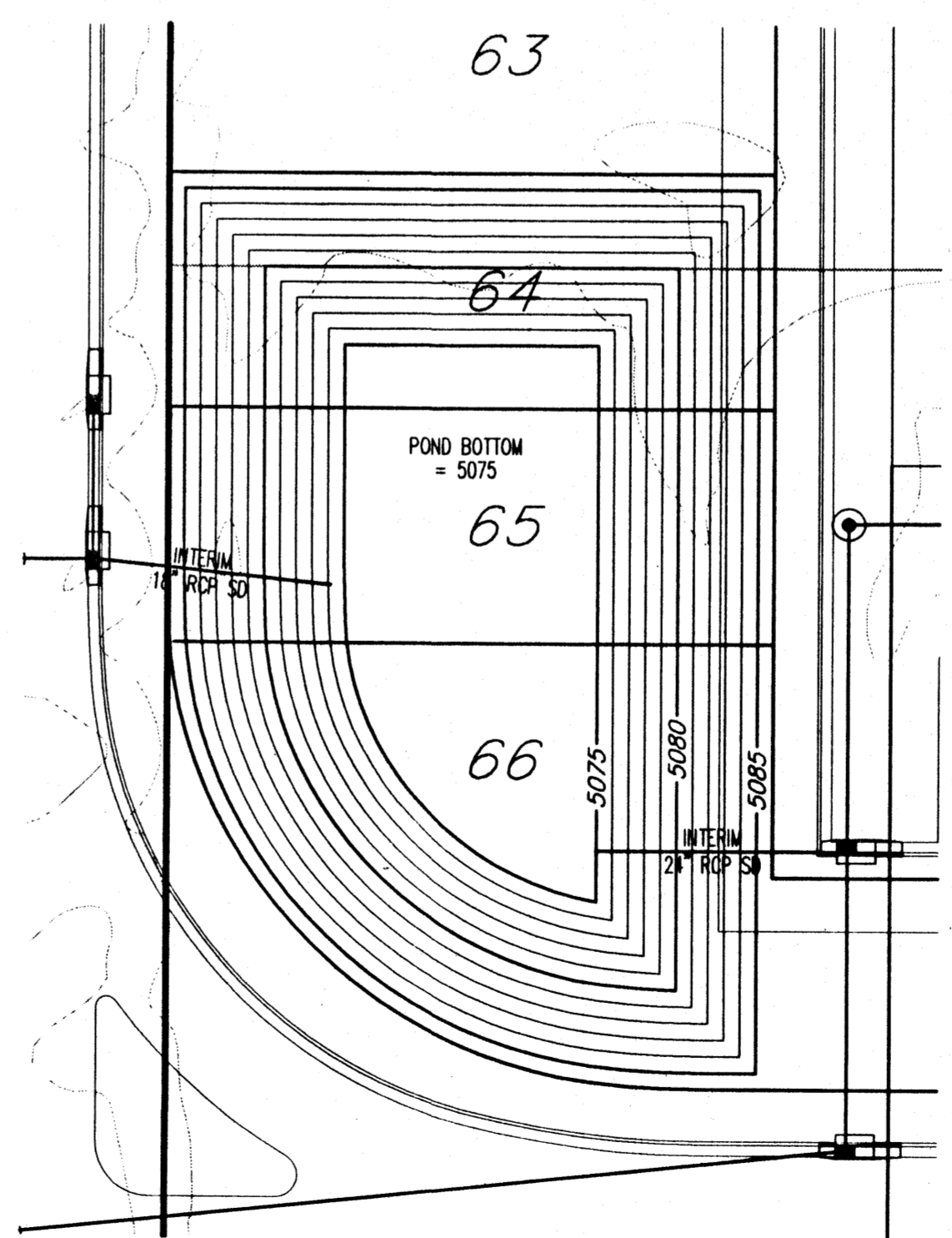
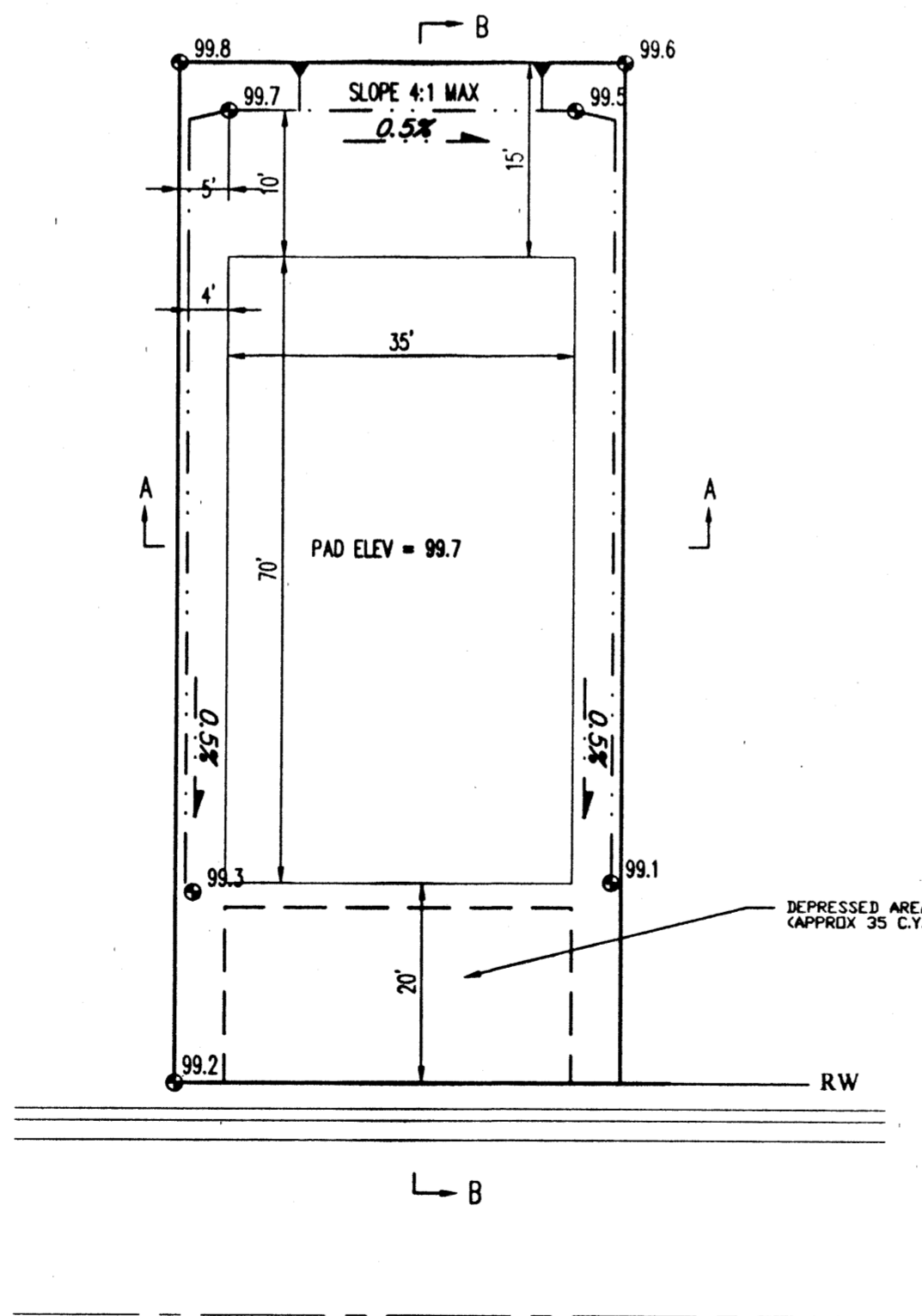
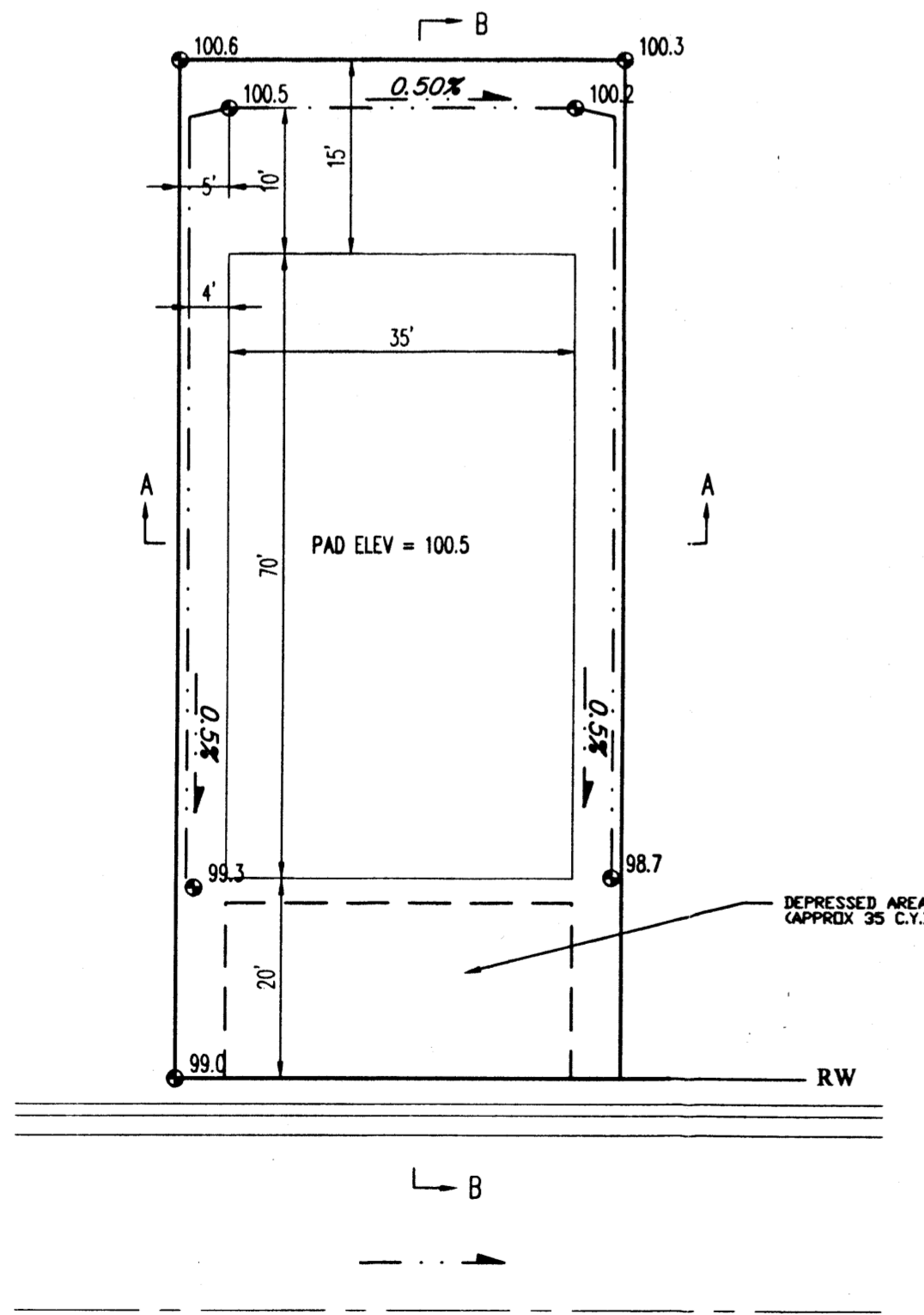
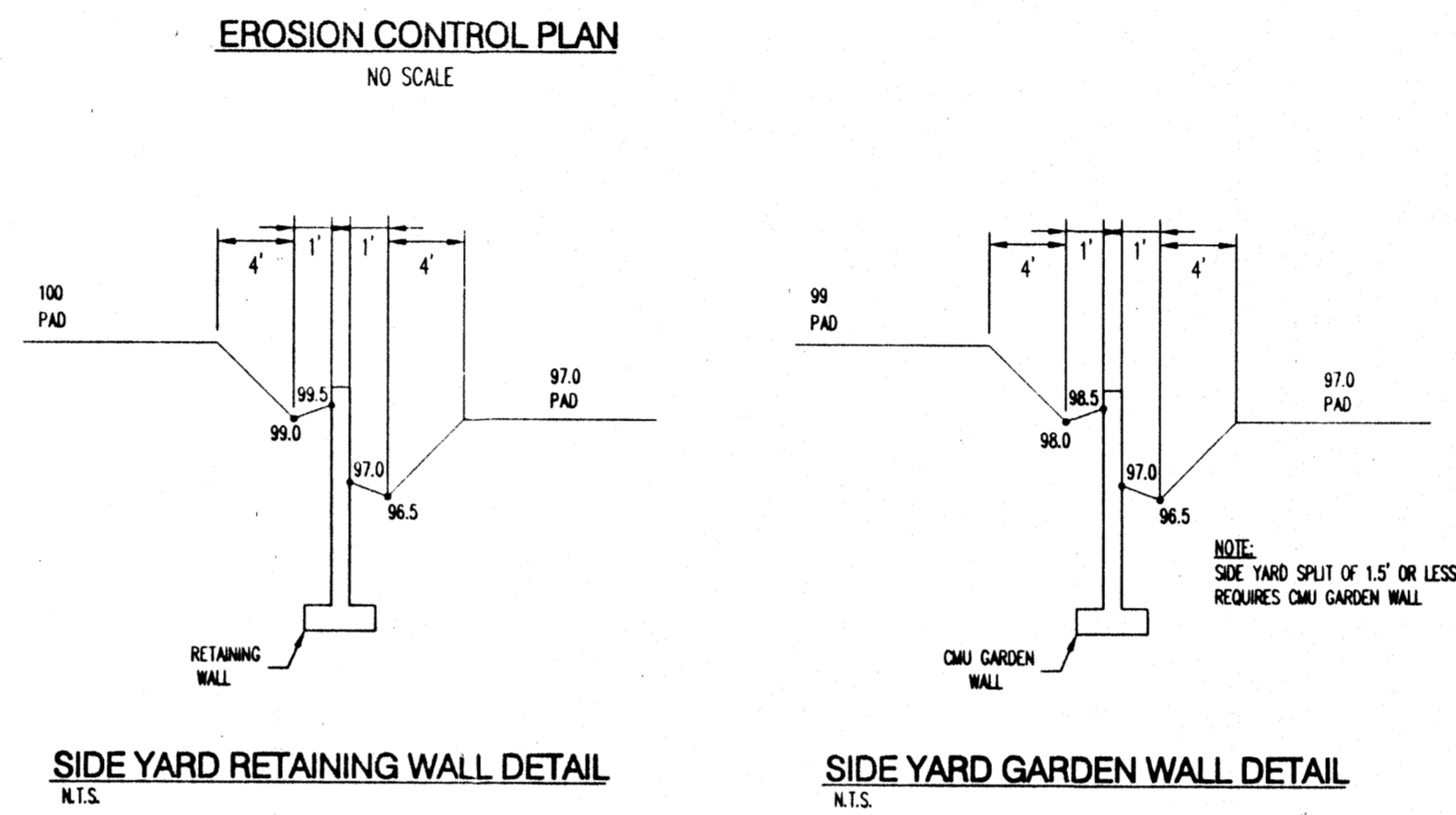
City Project No. **COA #** Zone Map No. **L10** Sheet **2** Of **2**

NOTE:

- 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.
- FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
- 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.



- EROSION CONTROL BERM
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TEMPORARY RETENTION POND
 Q = 49.0 cfs
 Depth = 10 feet
 Storage = 1.86 ac-ft
 Free Board = 1.0'
 Max Slope = 3:1

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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY
ACS 3.1/4" Aluminum Cap Stamped "2" - L10, 1989"							
Geographic Position (NAD 1987)							
N.M. State Plane Coordinate (Central Zone)							
PROJ. BY	DATE						
FIELD	DATE						
ADJUSTED BY	DATE						
CONNECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO							



NO.	DATE	REVISIONS	BY
		DESIGN	

Designed By: SUS DATE: 08/08/02
 Drawn By: DTH DATE: 08/08/02
 Checked By: SUS DATE: 08/08/02

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

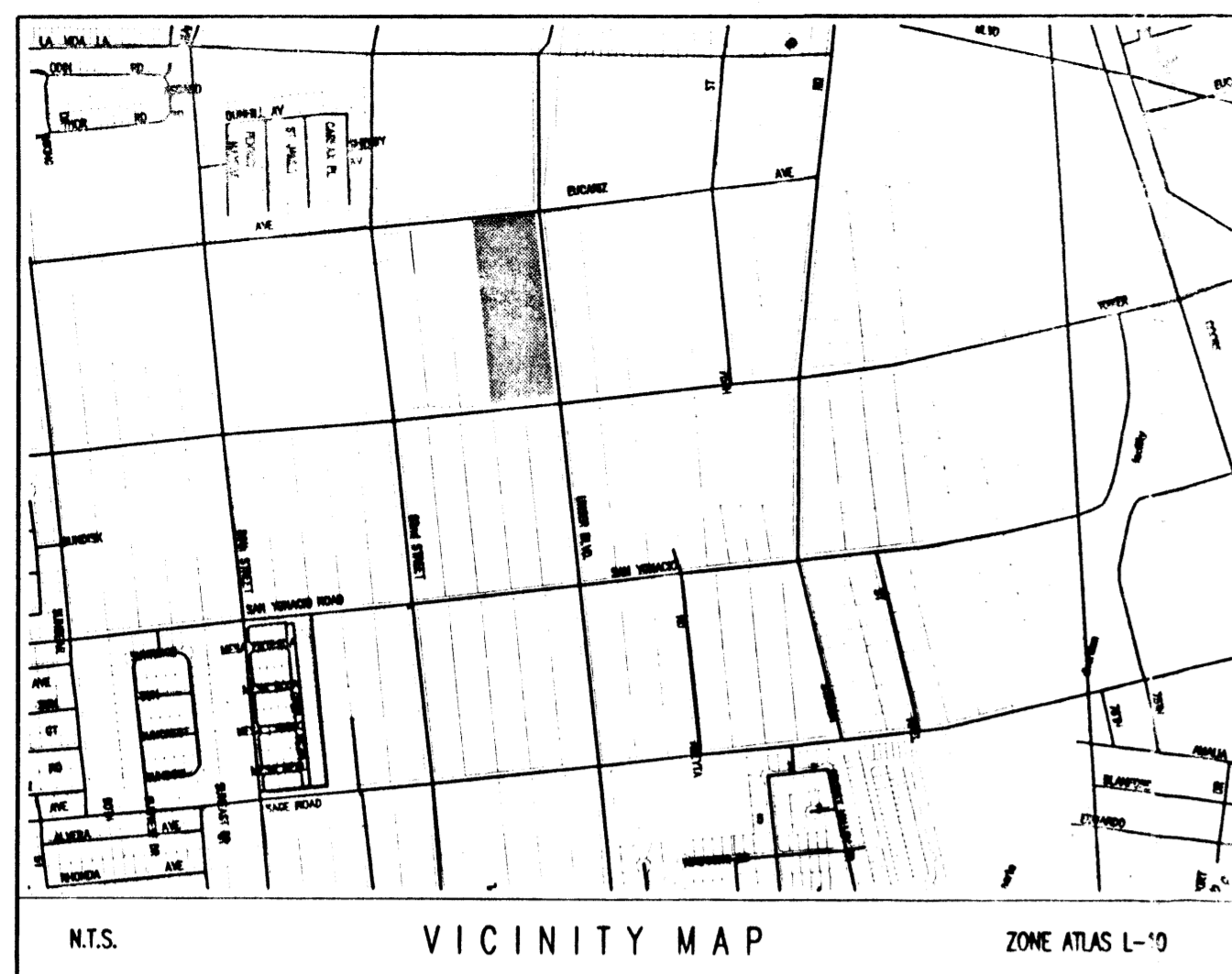
VISTA WEST SUBDIVISION
GRADING AND DRAINAGE
DETAILS

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

City Project No. **COA #** Zone Map No. **L10** Sheet **2** Of **2**

AMENDED PRELIMINARY PLAT FOR
 VISTA WEST SUBDIVISION
 TRACTS 8&9
 TOWN OF ATRISCO GRANT (UNIT 2)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER 2002

Amended
 PRELIMINARY PLAT
 APPROVED BY DRB
 ON 10/2/02



SURVEY NOTES

1. ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544"
 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 GRID BEARINGS.
 5. DISTANCES SHALL BE GROUND DISTANCES.
 6. 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.
 7. PROJECT BENCHMARK IS AN ACS 3 1/4" ALUMINUM CAP STAMPED "2-L10, 1989". STATION IS LOCATED IN THE SOUTHEAST QUADRANT OF THE COORS BLVD & BRIDGE BLVD INTERSECTION. CAP IS SET FLUSH IN THE TOP OF CURB IN THE NORTHWEST NOSE OF THE TRAFFIC ISLAND. ELEVATION = 5033.25 (NGVD 29).
- APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____

SITE DATA

ZONE ATLAS NO.	L-10-Z
FEMA MAP NO.	35001C0328 D
ZONING	R-D 9 DU/AC
NO. OF EXISTING PARCELS	2
NO. OF LOTS CREATED	66
DENSITY	6.6 DU/AC

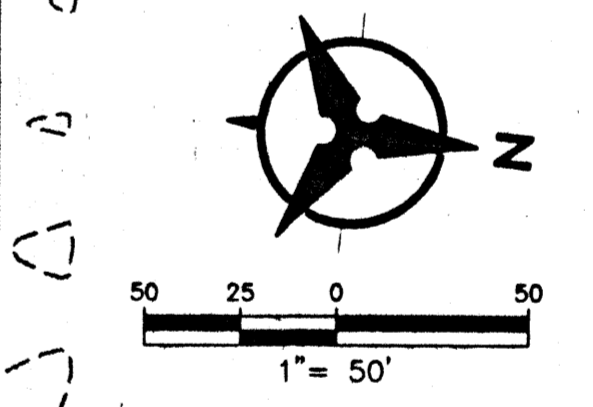
GENERAL NOTES

1. EXISTING ZONING: R-D 9 DU/AC
 PROPOSED ZONING: NO CHANGE
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE: 10 ACRES
 NUMBER OF LOTS: 66 D.U.
 PROPOSED DENSITY: 6.6 D.U./ACRE
3. MIN. LOT DIMENSIONS:
 MINIMUM LOT AREA: 43'x94' MIN.
 4042 SQ. FT.
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO EUCARIZ AVENUE, UNSER BLVD., OR TOWER ROAD.
7. ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

OWNER/DEVELOPER

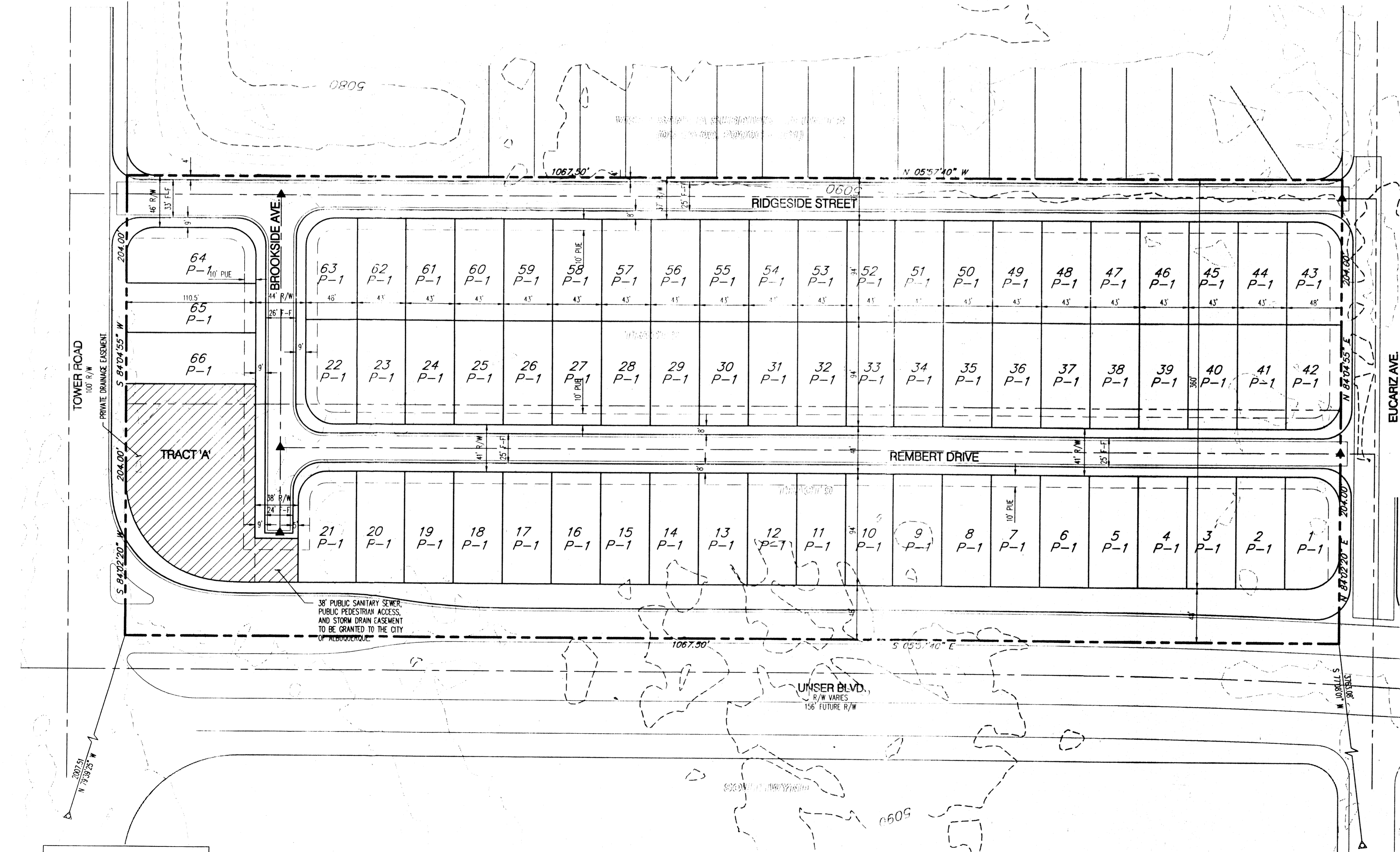
JUDE BACA
 3913 72ND STREET NW
 ALBUQUERQUE, NEW MEXICO 87120
 PHONE: (505) 831-2284

OWNER:
Jude Baca 09/24/02
 JUDE BACA DATE



LEGEND

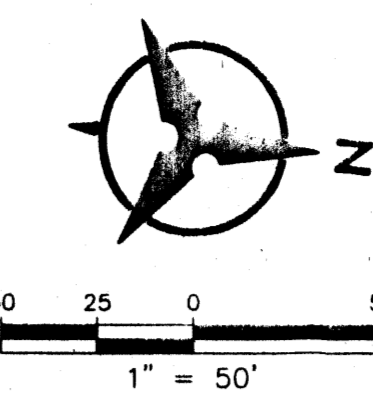
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- - - 10' P.U.E. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND REBAR W/CAP
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



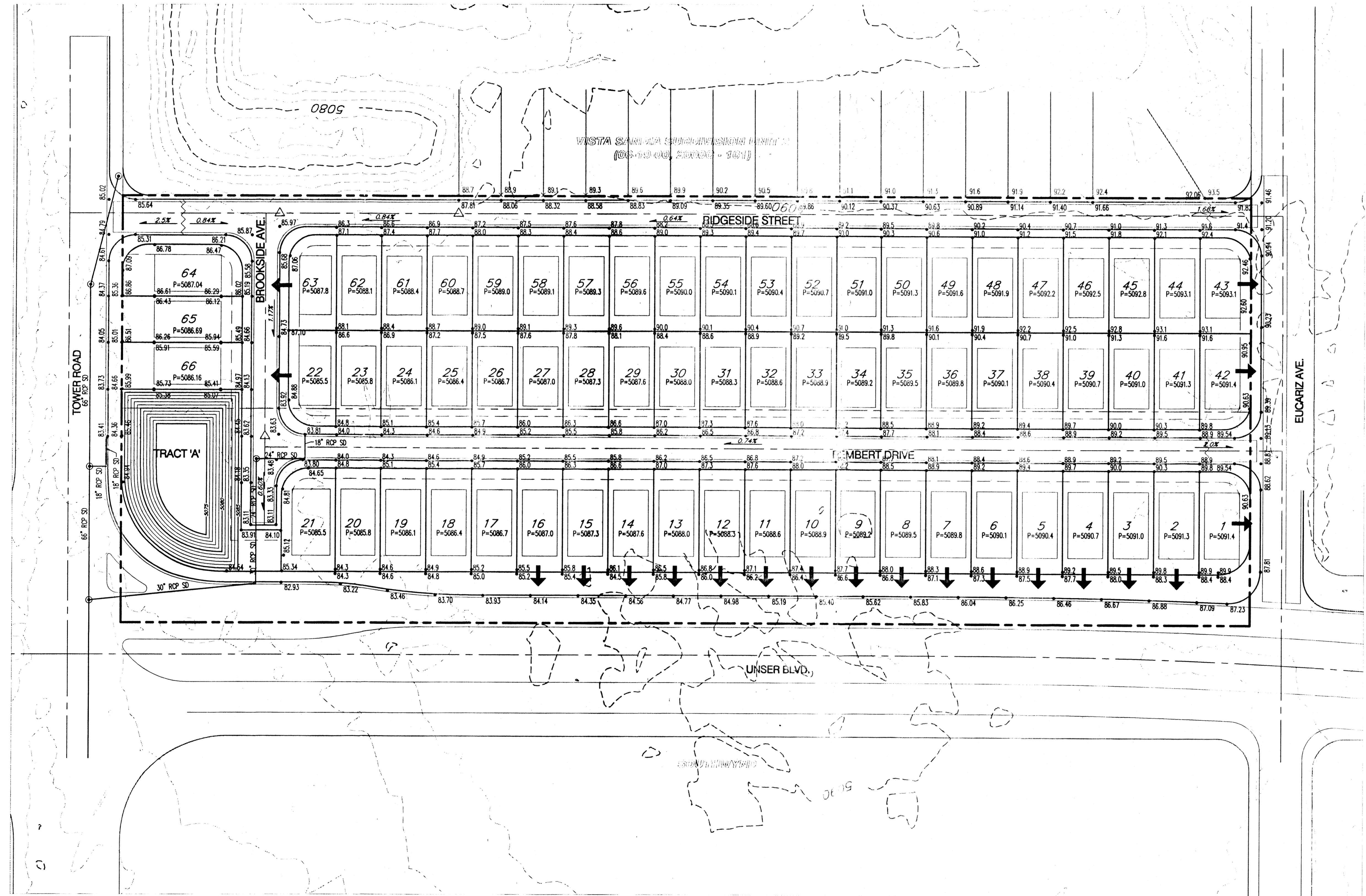
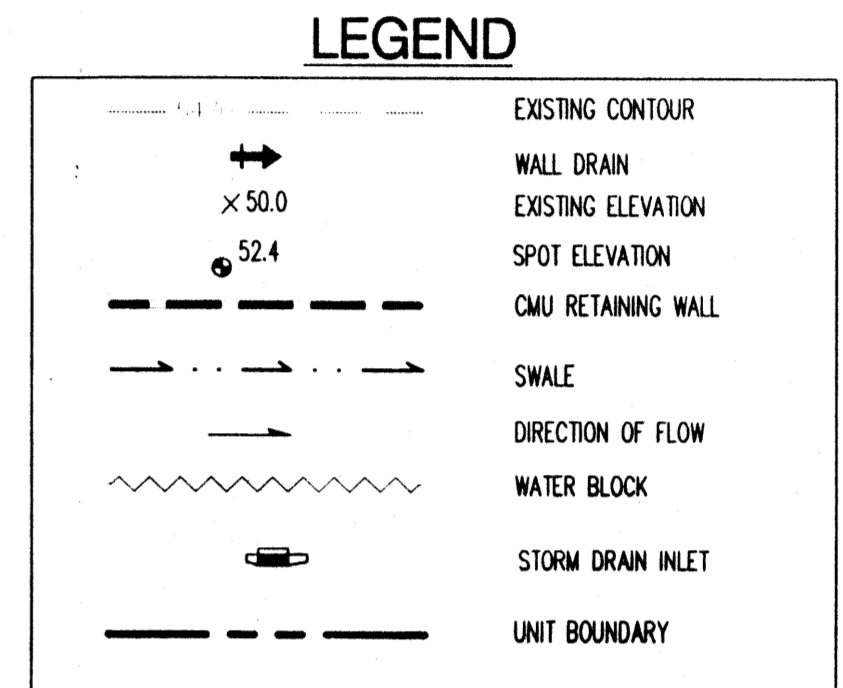
NGS Brass Tablet stamped "Radio 2 1979"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 360,609.79 Y = 1,479,147.45
 Δα = -00°16'03"

ACS 3 1/4" Aluminum Cap Stamped "2-L10, 1989"
 Geographic Position (NAD 1987)
 N.M. State Plane Coordinate (Central Zone)
 X = 362,077.14 Y = 1,480,935.16
 Δα = -00°15'35"
 Ground to Grid Factor = 0.9996811

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- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT 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.
 8. TRACT 'A' IS ENCOMBERED BY A TEMPORARY DRAINAGE POND AND PRIVATE DRAINAGE EASEMENT. SEE SHEET 2 FOR POND DETAIL.



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
FIELD ACCEPTANCE BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
MARK	DATE
BY	DATE

SURVEY INFORMATION	
NO.	DATE
BY	DATE

ENGINEER'S SEAL

REVISIONS	
No.	Date
By	By
REVISIONS	DESIGN

DESIGN REVIEW	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.
COA #	L-10
Sheet	1 of 2

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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 VISTA WEST SUBDIVISION
 GRADING AND DRAINAGE PLAN

ROUGH GRADING (10.5):
 APPROVED FOR ROUGH GRADING DATE

