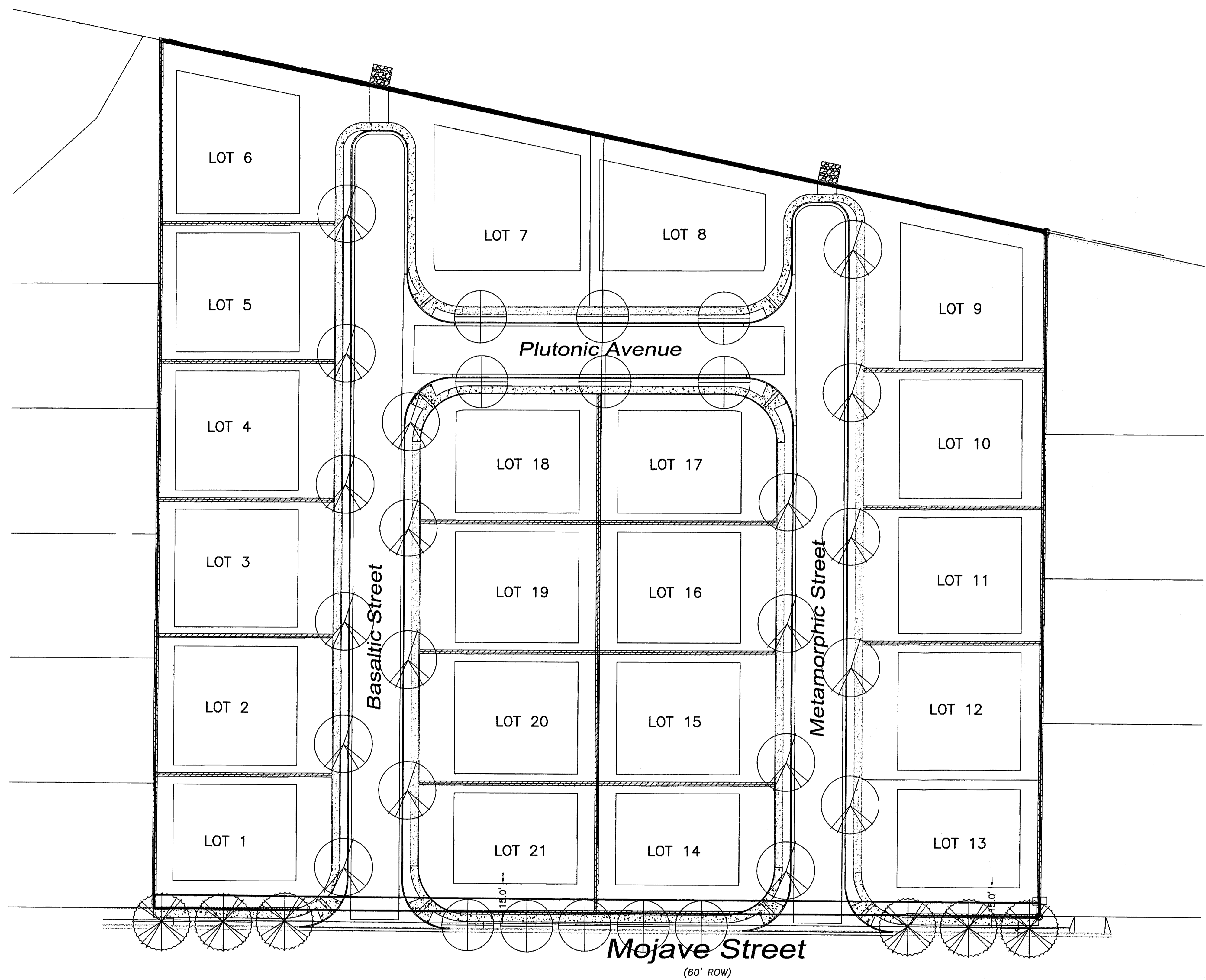


GRAPHIC SCALE



SCALE: 1"=30'

ENGINEER'S SEAL	VOLCANO CLIFFS SUBDIVISION	DRAWN BY EMT
	SKETCH PLAT	DATE 07-10-07
		2762-SKETCH PLAT.dwg
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 27062



PLANT LEGEND

Symbol	Scientific Name Common Name	Size	Water Use
	<i>Prosopis glandulosa</i> Honey Mesquite	15-Gal.	Low +
	<i>Robinia ambigua</i> 'Purple Robe' Purple Robe Locust	2" B4B	Medium
	<i>Chitalpa tashkentensis</i> 'Pink Dawn' Chitalpa	15 Gal.	Medium

NOTES

- The rear yards of Lots 6, 7, 8, and 9 shall be restricted to low, drought tolerant trees - Desert Willow, Chitalpa, New Mexico Clive, Vitex, etc.
- Street trees shall be provided along Mojave Street and along internal streets. The street trees shall be Honey Mesquite and Chitalpa along Mojave, which will be planted at a rate of 1 per 30 linear feet. Purple Robe Locust will be the street tree for the internal roadway, one tree shall be planted per lot. Street tree locations shown on this plan are approximate.
- Maintenance of street trees shall be the responsibility of the individual lot owner.
- An individual irrigation system shall be provided for the front yard landscape of each lot and the street tree in front of each lot.

MINIMUM FRONT YARD LANDSCAPE STANDARDS

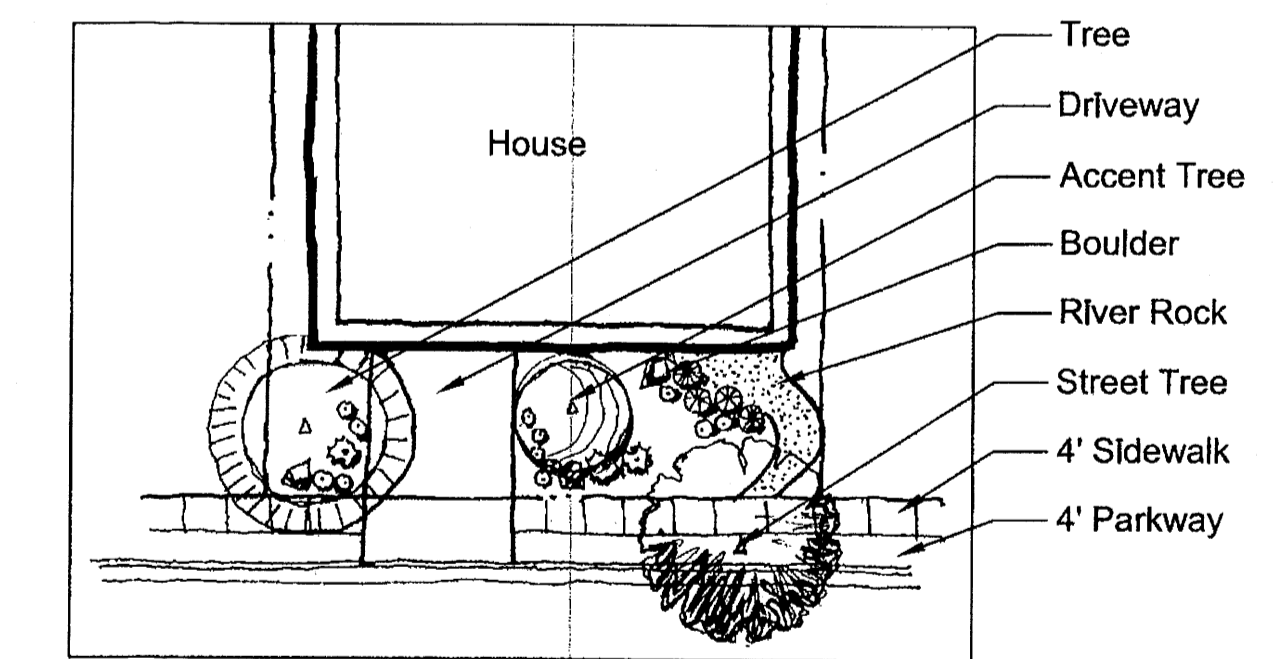
The following are minimum requirements for front yard landscaping. A plant palette is provided for guidance purposes.

- One 1.5" caliper tree
- One 15-gallon accent tree or one 8-10 foot evergreen tree
- Seven 5-gallon shrubs
- Twelve 1-gallon shrubs
- Three 3' x 3' landscape boulders
- One street tree, 1.5" caliper tree

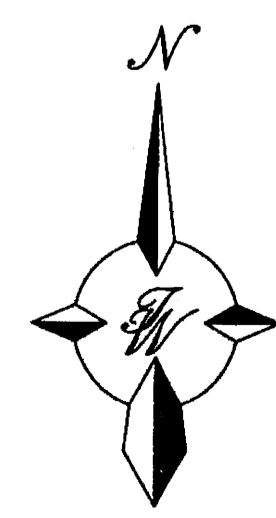
- Steel headers between turf and shrub areas are required
- Santa Fe brown rock mulch or equivalent for all landscape areas not covered with living vegetative groundcover
- Landscape irrigation system with automatic timer
- River rock may also be used as an accent, no greater than 25% of the area. Bark mulch in tree wells only.

Plant Materials:

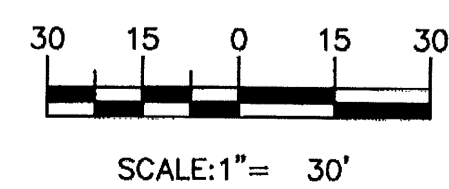
- Trees** Desert Willow, New Mexico Olive, Chinese Pistache, Vitex, Honey Mesquite
- Shrubs** Apache Plume, Artemisia, Cliffrose, Shubby Cinquefoil, Three-leaf Sumac, Cherry Sage, Santolina, Cotoneaster, Broom Dalea, Prostrate Rosemary, Chamisa, Desert Bird of Paradise, Blue Mist Splea
- Ornamental Grasses** Maiden Hair Grass, Beargrass, Blue Avena Grass
- Desert Accents** New Mexico Century Plant, Iceplant, Sotol, Soaptree Yucca



TYPICAL FRONT YARD LANDSCAPE

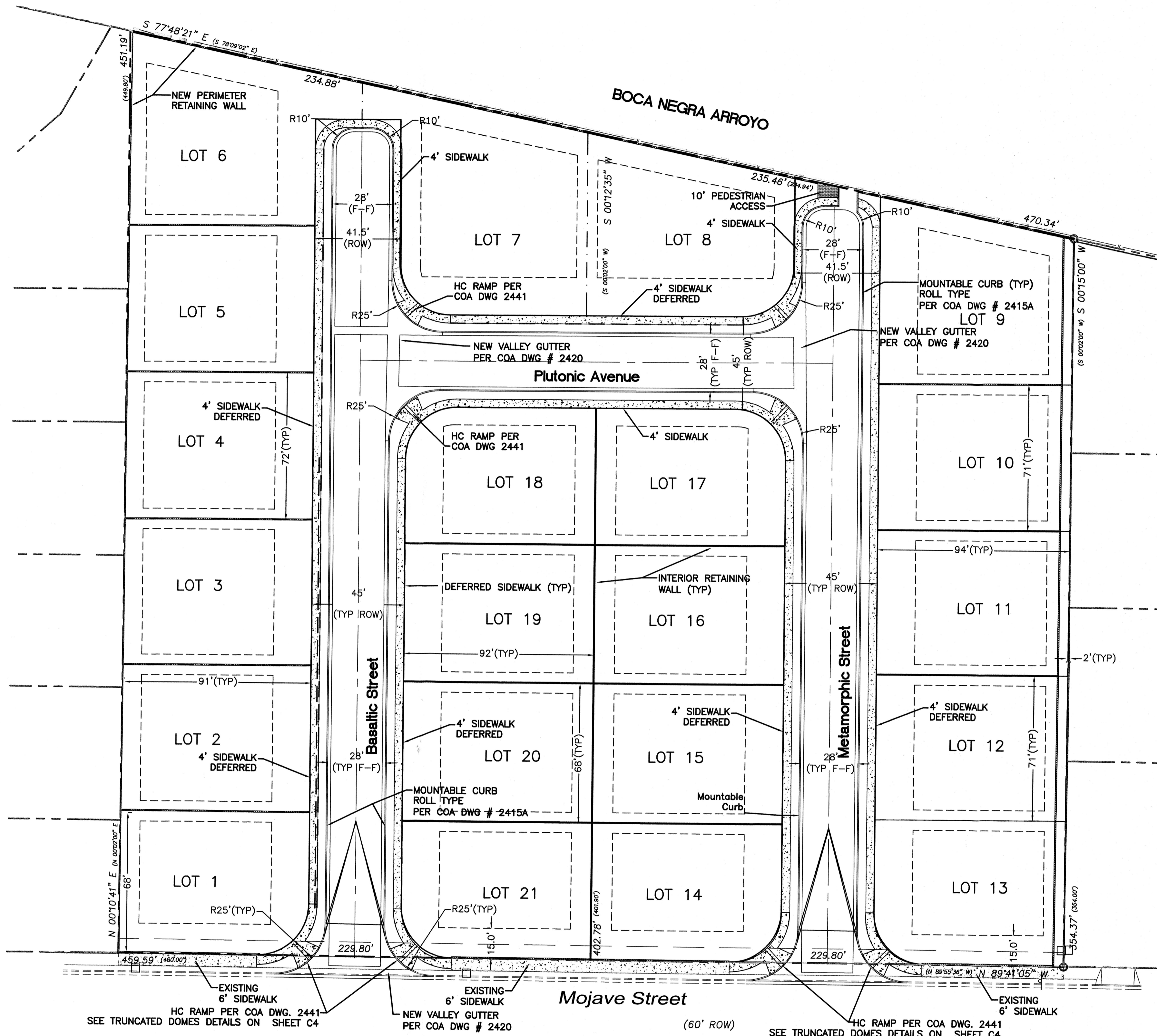


GRAPHIC SCALE



CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

ENGINEER'S SEAL	PETROGLYPH EDGE	DRAWN BY
	LANDSCAPE PLAN	DATE
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	EPC SUBMITTAL FINAL LANDSCAPE PLAN
		SHEET #
		JOB # 27062



LEGEND

- ===== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BUILDING LOTS
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LANE
- EXISTING STRIPING
- PROPOSED SIDEWALKS
- DEFERRED SIDEWALKS

LOT INFORMATION TABLE

LOT#	Bldg. Env. - SF	Lot - SF
LOT-1	3,198.50 - SF	6,327.44 - SF
LOT-2	3,945.39 - SF	6,582.28 - SF
LOT-3	3,945.39 - SF	6,559.70 - SF
LOT-4	3,945.39 - SF	6,537.15 - SF
LOT-5	3,945.39 - SF	6,514.59 - SF
LOT-6	4,312.59 - SF	8,314.04 - SF
LOT-7	5,136.88 - SF	9,354.00 - SF
LOT-8	4,185.70 - SF	8,144.65 - SF
LOT-9	4,119.80 - SF	7,864.00 - SF
LOT-10	3,887.48 - SF	6,643.68 - SF
LOT-11	3,887.48 - SF	6,615.35 - SF
LOT-12	3,887.48 - SF	6,587.07 - SF
LOT-13	3,243.72 - SF	6,254.88 - SF
LOT-14	3,222.56 - SF	6,093.52 - SF
LOT-15	3,708.56 - SF	6,285.88 - SF
LOT-16	3,708.56 - SF	6,286.08 - SF
LOT-17	3,387.48 - SF	6,011.48 - SF
LOT-18	3,387.41 - SF	6,012.45 - SF
LOT-19	3,708.56 - SF	6,286.07 - SF
LOT-20	3,708.56 - SF	6,285.98 - SF
LOT-21	3,004.36 - SF	6,070.87 - SF

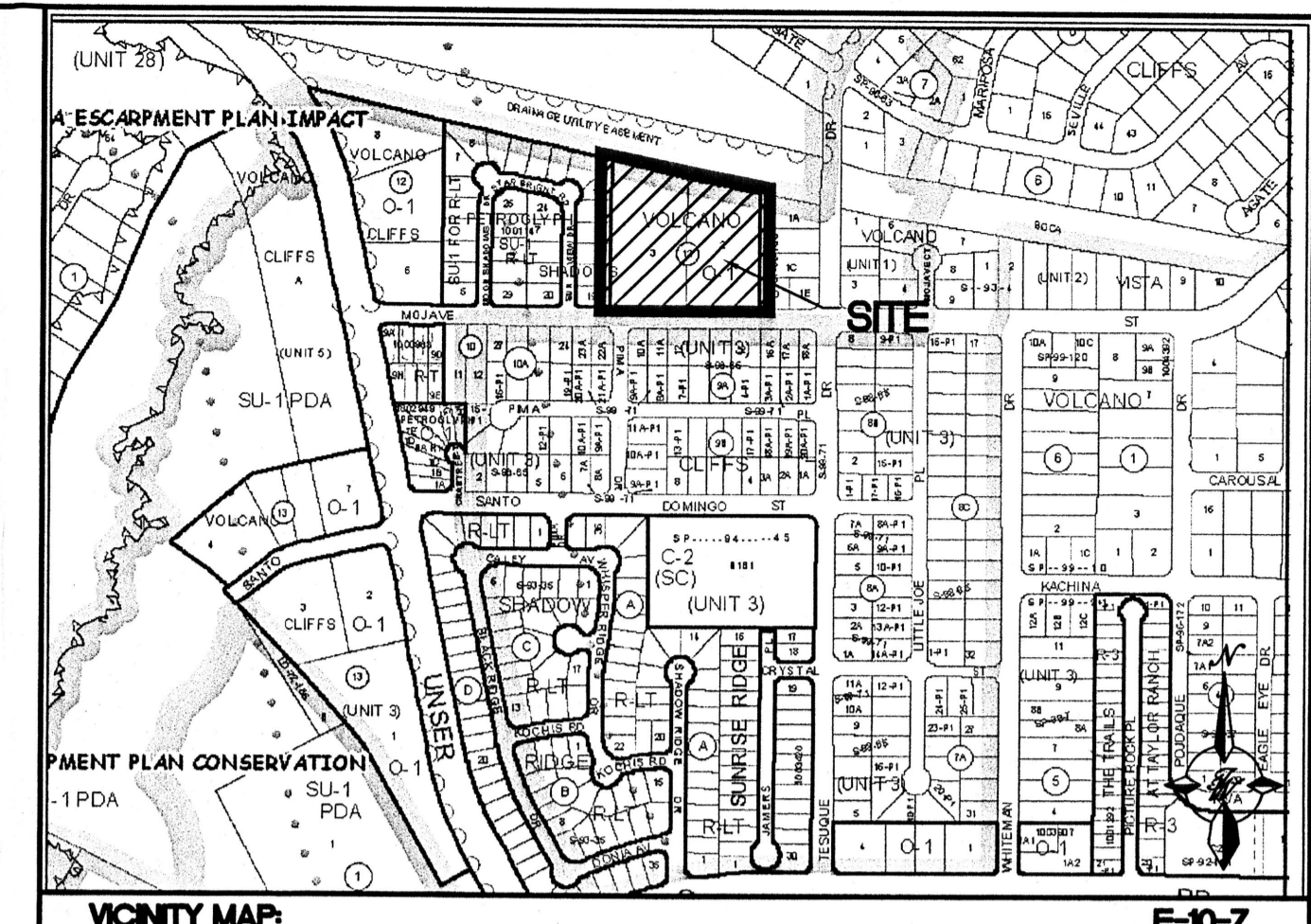
PROJECT NUMBER: 1006537
APPLICATION NUMBER: 07DRB-70249

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



LEGAL DESCRIPTION: LOTS 2 & 3, BLOCK 12 Volcano Cliffs Subdivision

NOTES TO SITE PLAN

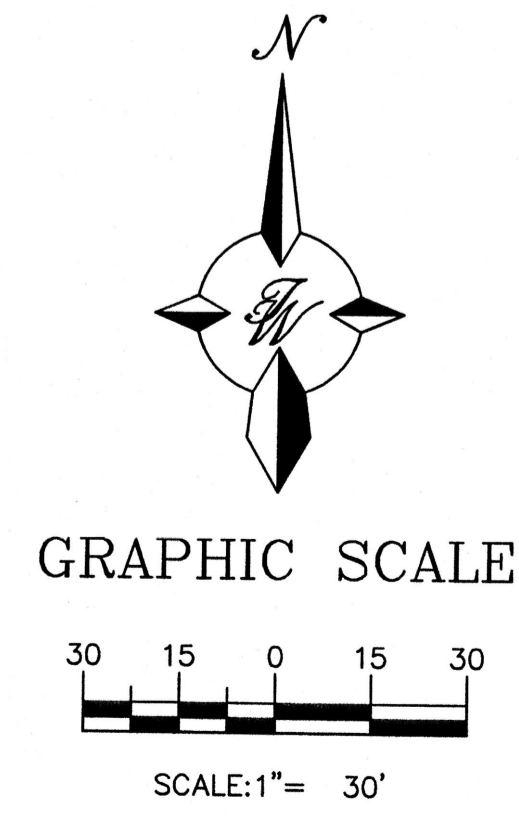
- There shall be an additional 5' of setback for the houses along Mojave St. which will increase the side yard setback to 15 feet.
- The layout of the property shall accommodate (2) view corridors that follow the north-south interior streets from Mojave to the National Monument.
- There shall be a minimum of one pedestrian connection from the development to the National Monument.
- View fencing shall be provided on the north side of the subdivision with a combination of split face block and open wrought iron or tubular steel fencing. The View Fence shall match the View Fence constructed at "Petroglyph Shadows" The Subdivision to the West.
- Grading shall reflect the natural ground of the property as much as possible Must meet City requirements.
- Garages shall meet the following criteria:
 Each home must have a garage and driveway sufficient to park up to four vehicles for 1 and/or 2 bedroom homes. 5 spaces are required for 3 and/or 4 bedroom homes, 6 spaces required for 5 or more bedrooms.
 Garage doors shall be offset from the surface of the front facade by a minimum of eight inches (8")
 Total width of Garage doors shall not exceed 34 feet.
 The garage doors shall be no greater than 8 feet in height.
 Half of the lots shall have a choice: The garage shall either be rotated 90 degrees from the front facade, or the garage shall be setback and additional 5 ft. from the front facade of the living quarters, portion of the house.
 Garage doors that face the street will be painted the color of the majority of the house.
- Solar panels:
 No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat.
 The foregoing requirement shall be a condition of approval of this plat or site development plan for subdivision.
- Height of walls and fences adjacent to the Boca Negra Arroyo shall not exceed 6 ft.
- Structure height shall not exceed 15 ft.
- The exterior colors of houses and roofs shall be per the approved color range found in the NWMEP. Trim material on facades constituting less than 20% of the facade's opaque surface may be any color.
- Glass on any facade shall not be reflective or mirror glass.
- No exposed roof mounted heating or air-conditioning equipment shall be permitted. Roof mounted heating and air-conditioning equipment shall be fully screened from views, both from the ground and from the escarpment.

PRELIMINARY PLAT
APPROVED BY DRB
ON

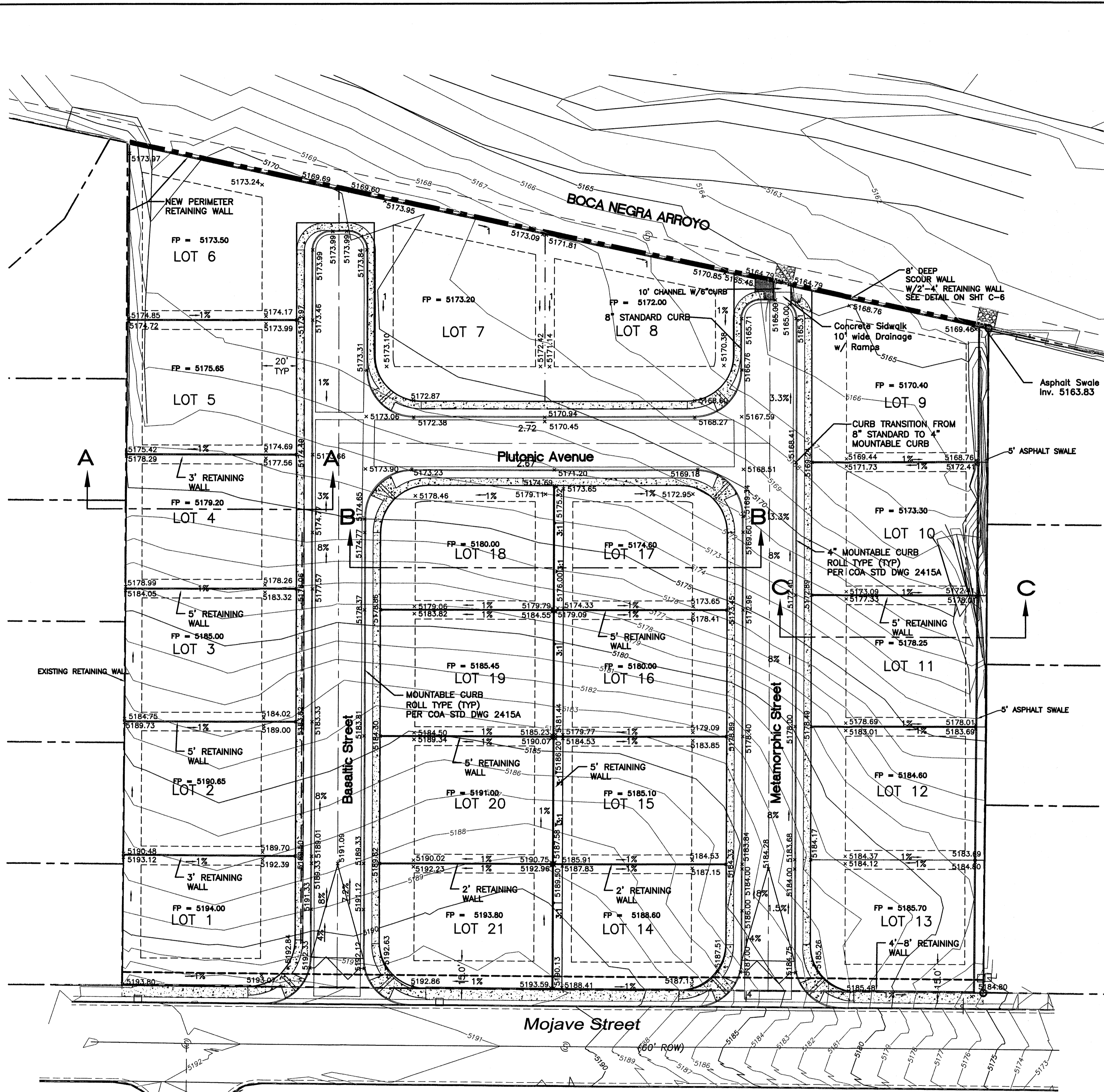
SITE DATA

PROPOSED USAGE:	SINGLE FAMILY HOUSING
TRACT AREA:	(4.2520 ACRES)
NUMBER OF LOTS :	21
DENSITY :	4.94 UNITS PER ACRE
ZONING:	R-1

- INDEX TO DRAWINGS**
- C1. SITE PLAN
 - C2. GRADING PLAN
 - C3. MASTER UTILITY PLAN
 - C4. DETAILS - SECTION VIEWS AND SCOUR WALL
 - C5. RETAINING AND SCREEN WALL PLAN
 - C6. RETAINING AND SCREEN WALL DETAILS
 - C7. RETAINING AND SCREEN WALL DETAILS
 - L1. LANDSCAPING

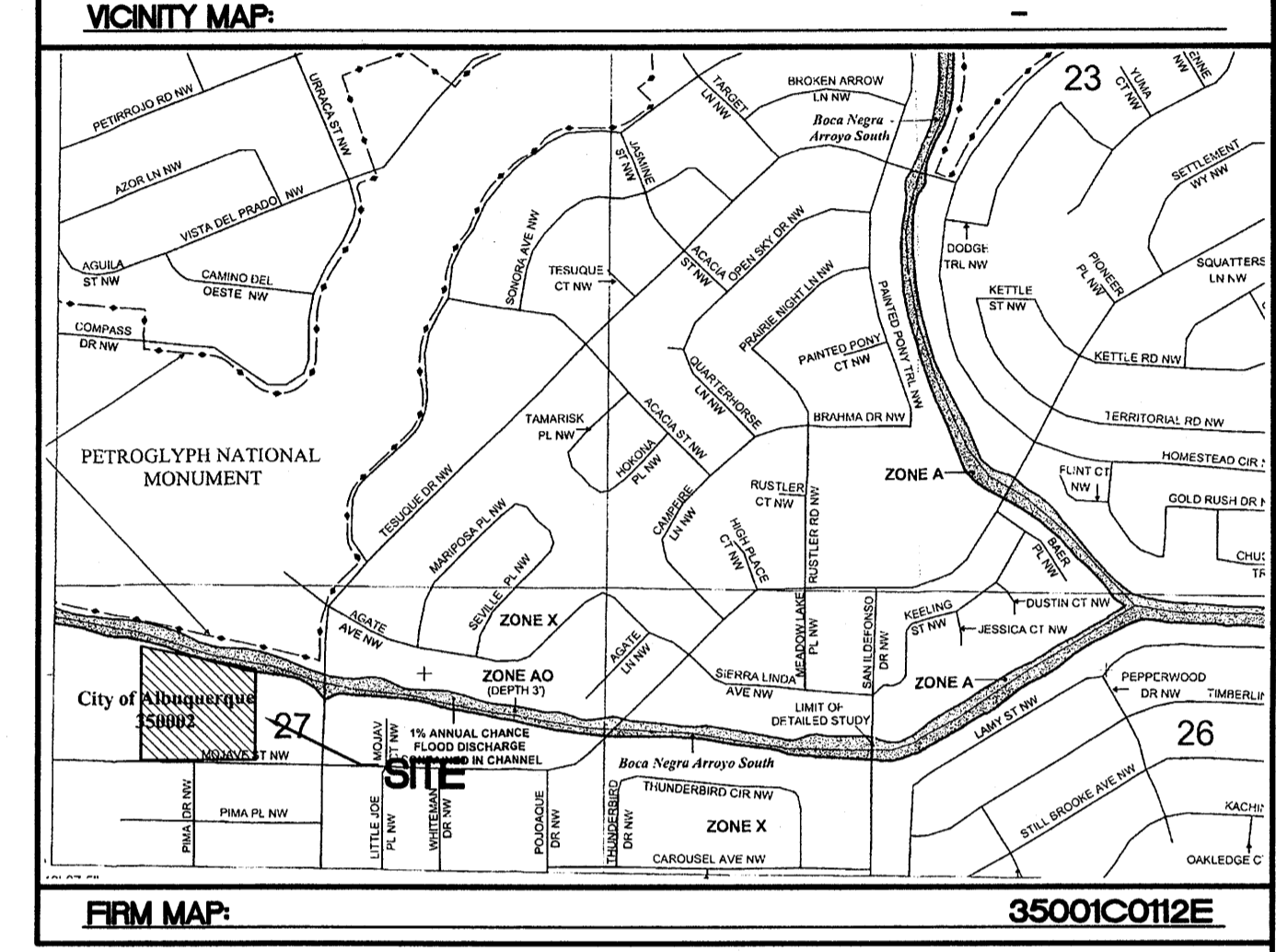
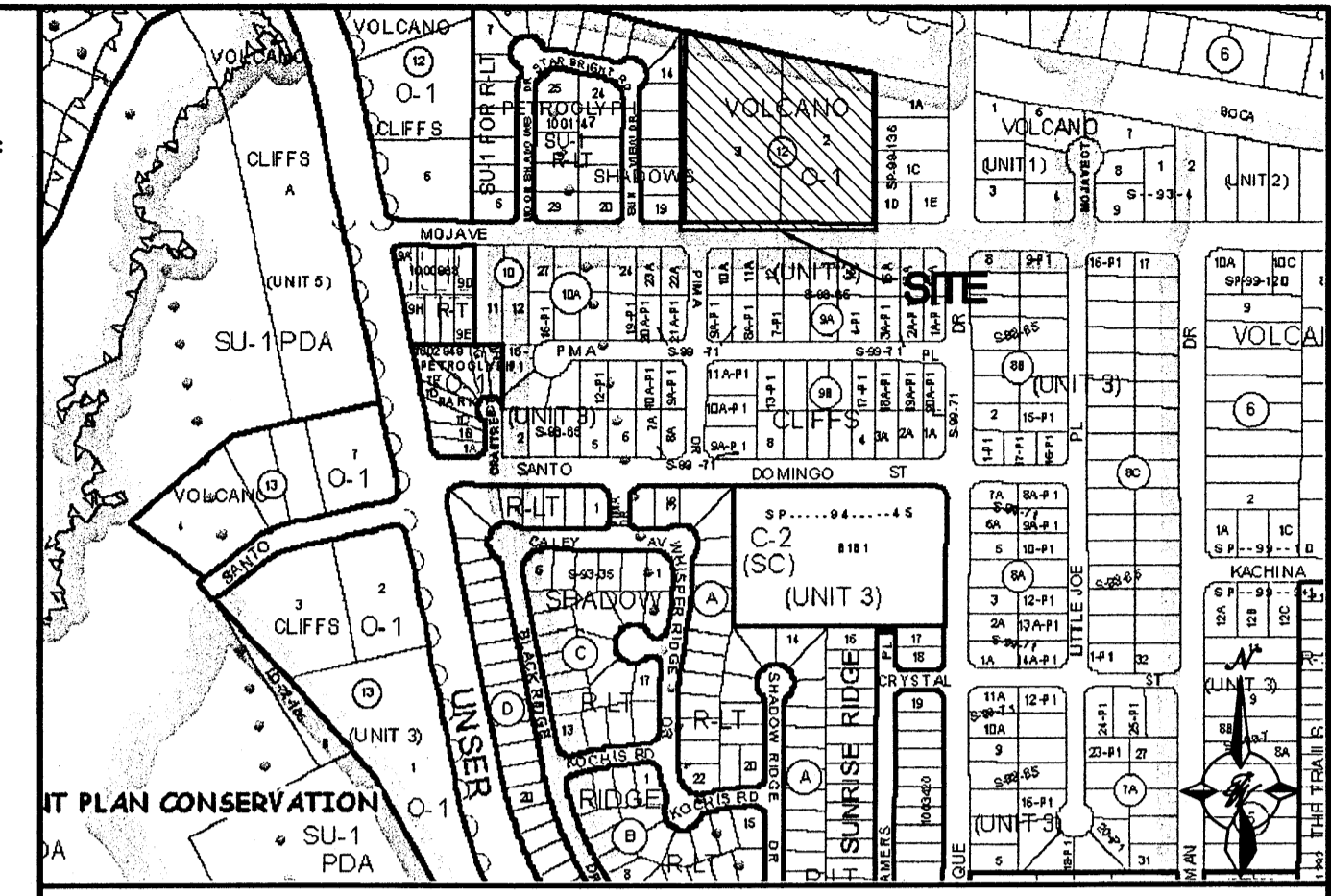


	ENGINEER'S SEAL	DRAWN BY BJF
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	DATE 09/27/07
TIERRA WEST, LLC		DATE 09/27/07
TIERRA WEST, LLC		SHEET # C1
TIERRA WEST, LLC		JOB # 27062



LEGEND

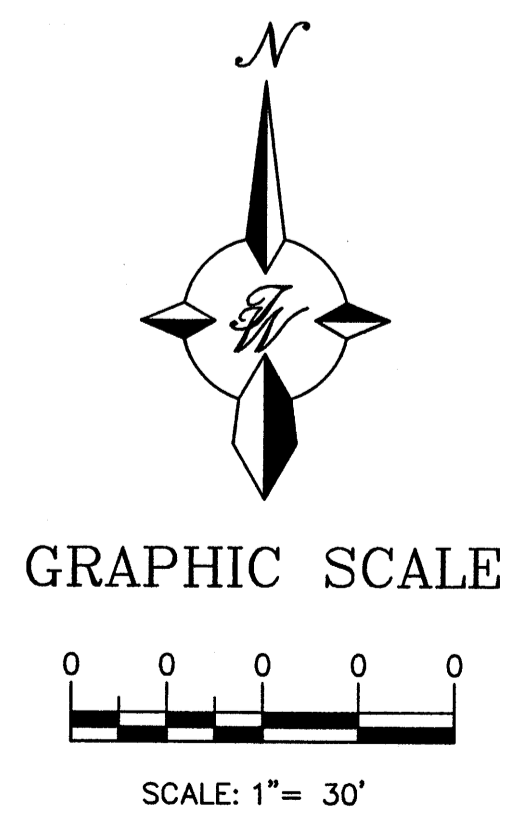
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED BUILDING LOTS
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING LANE
	EXISTING STRIPING
	PROPOSED FIRE HYDRANT
	PROPOSED SIDEWALKS
	DEFERRED SIDEWALKS
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	SCOUR WALL



NOTE: ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

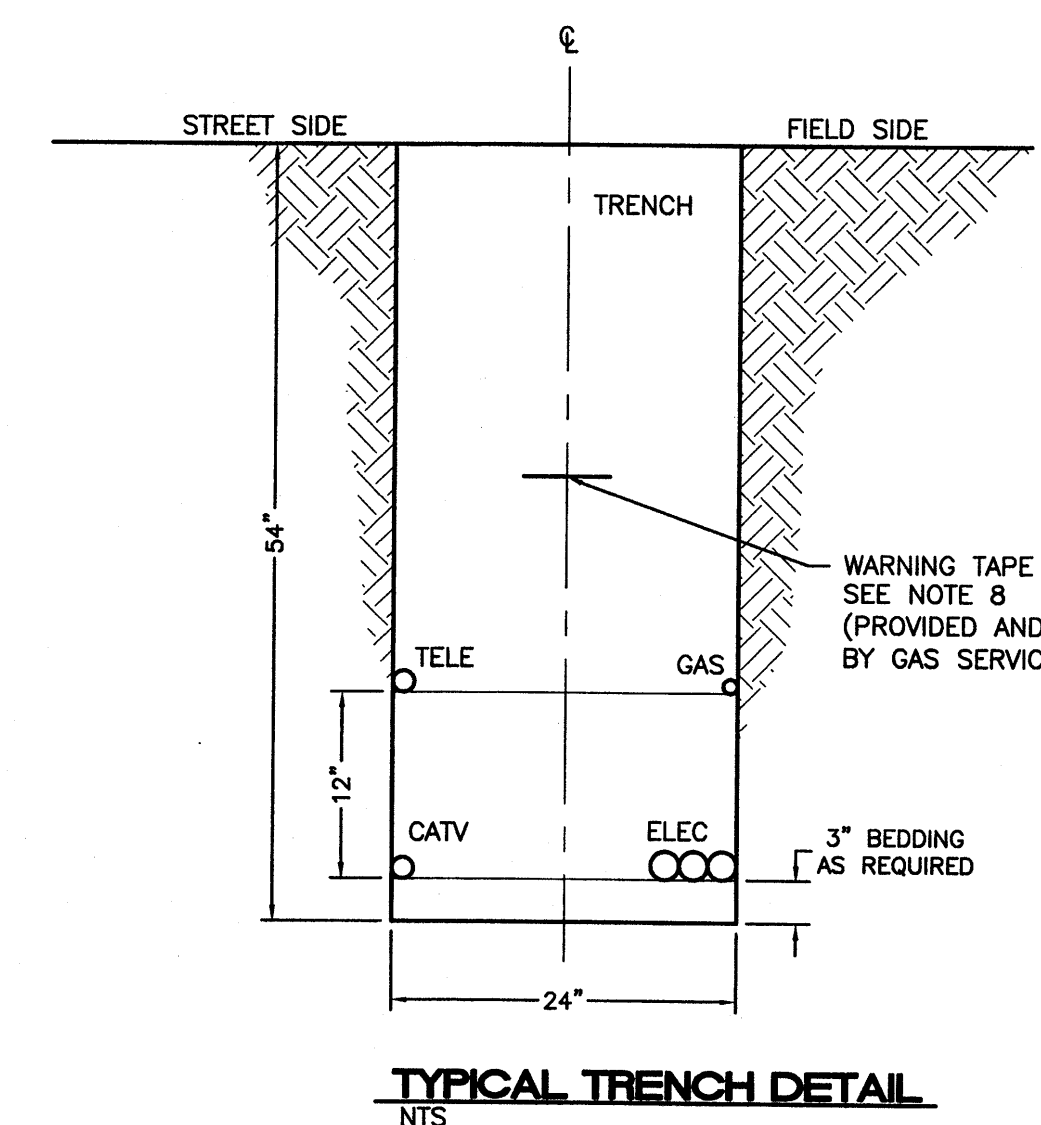
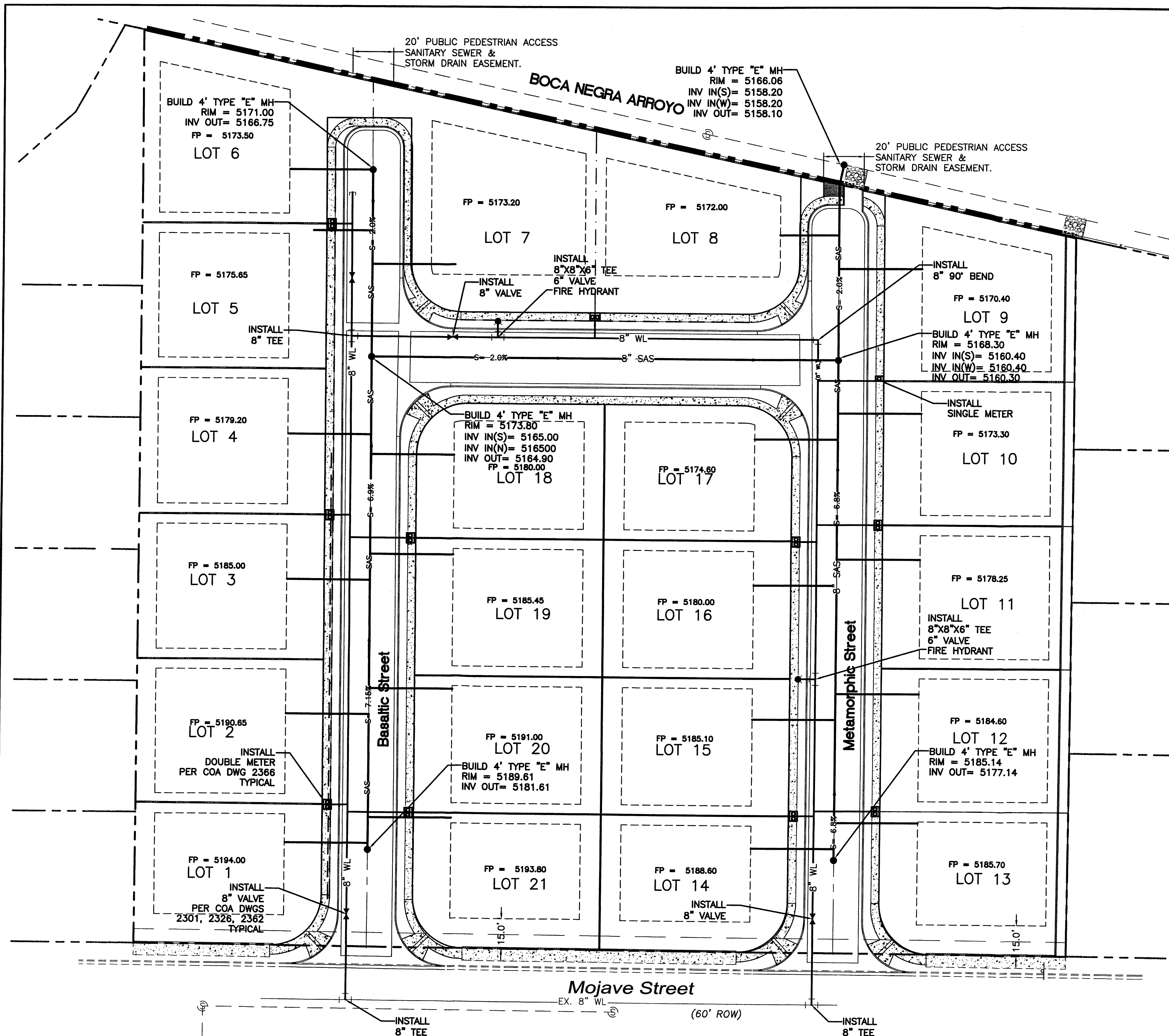
BENCHMARK	ELEVATION	DESCRIPTION	ORDER/CLASS
25-E10	5182.69	ACS STATION BEING 1 3/4" ALUMINUM CAP, STAMPED "A25-E10 2003", SET FLUSH ON TOP OF CONCRETE CURB 12.0 FEET WEST OF THE EAST NORTHEAST CURB RETURN OF MONTANO ROAD AND TESUQUE DRIVE, NW AND 0.18 MILES EAST OF UNSER BOULEVARD NW.	2ND-ORDER 1ST CLASS
	NGVD 1929		

NOTE: SEE DETAIL SHEET FOR SECTION VIEWS A-A, B-B & C-C



ROUGH GRADING APPROVAL _____ DATE _____

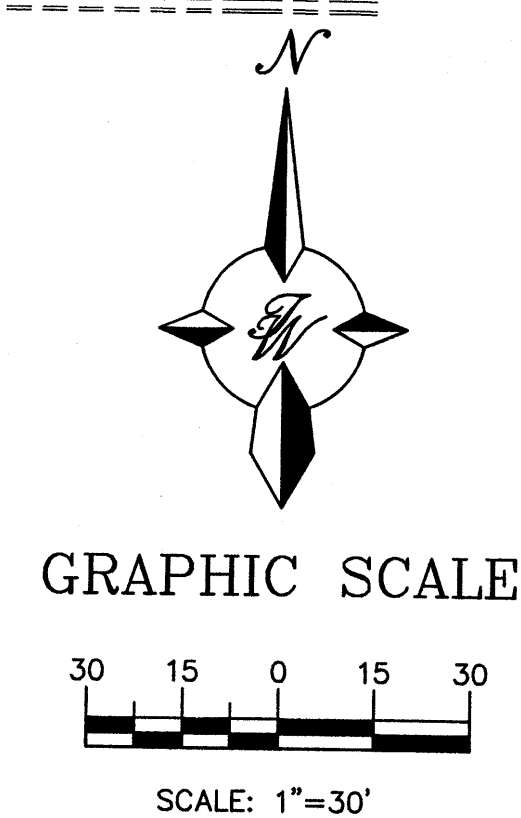
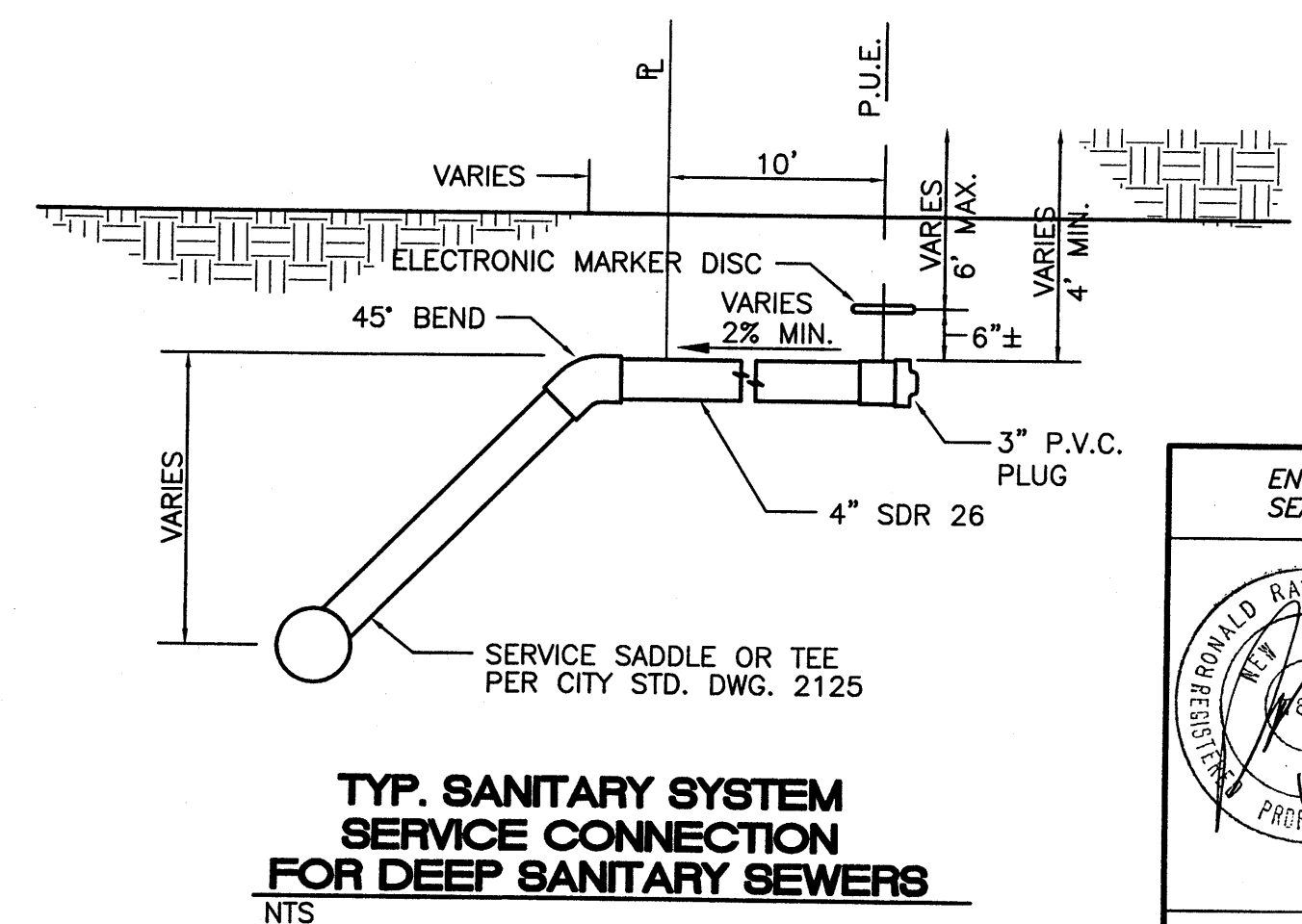
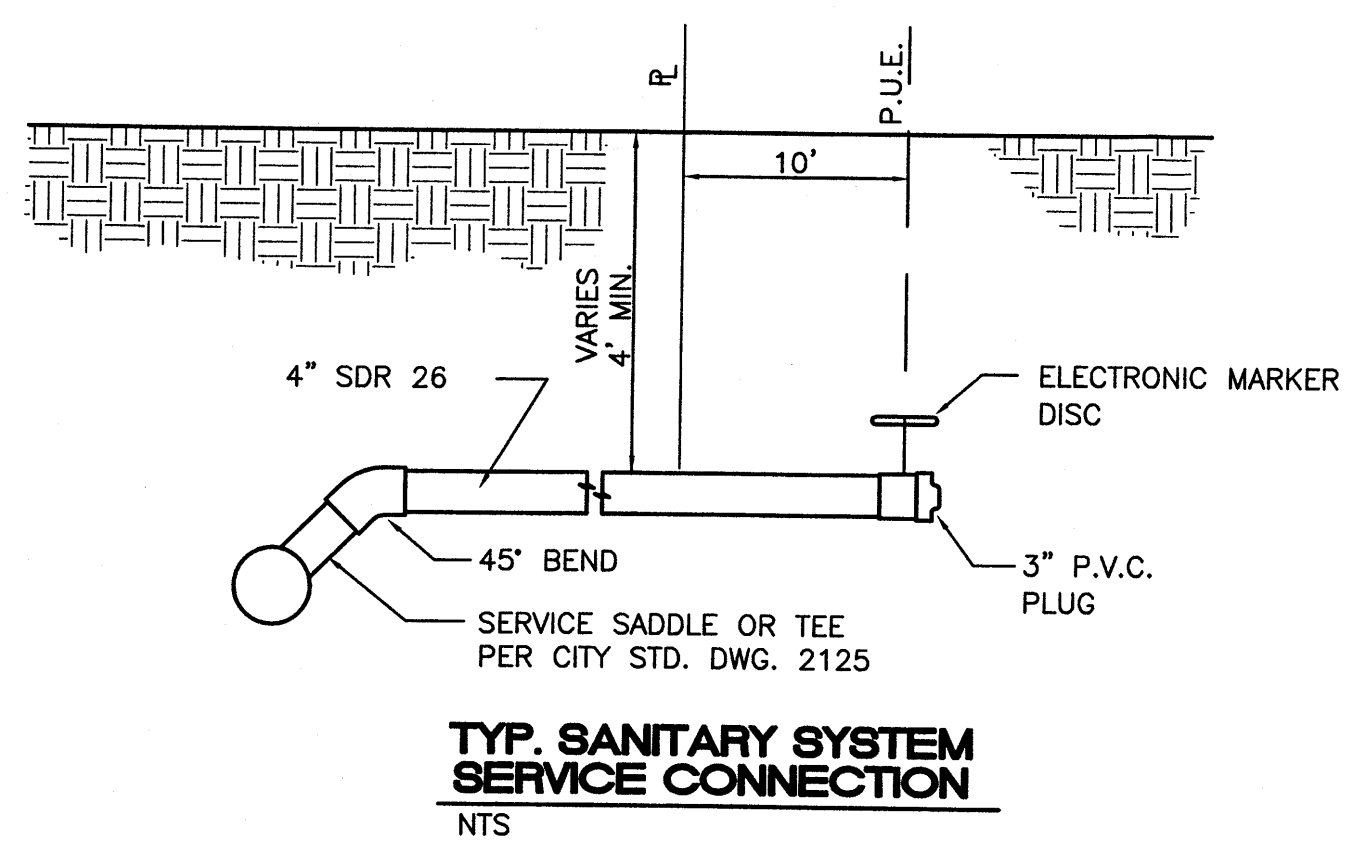
	ENGINEER'S SEAL	PETROGLYPH EDGE GRADING AND DRAINAGE PLAN	DRAWN BY BJF DATE 9/27/07 2762-GRB SHEET # C2 JOB # 27062
	RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	



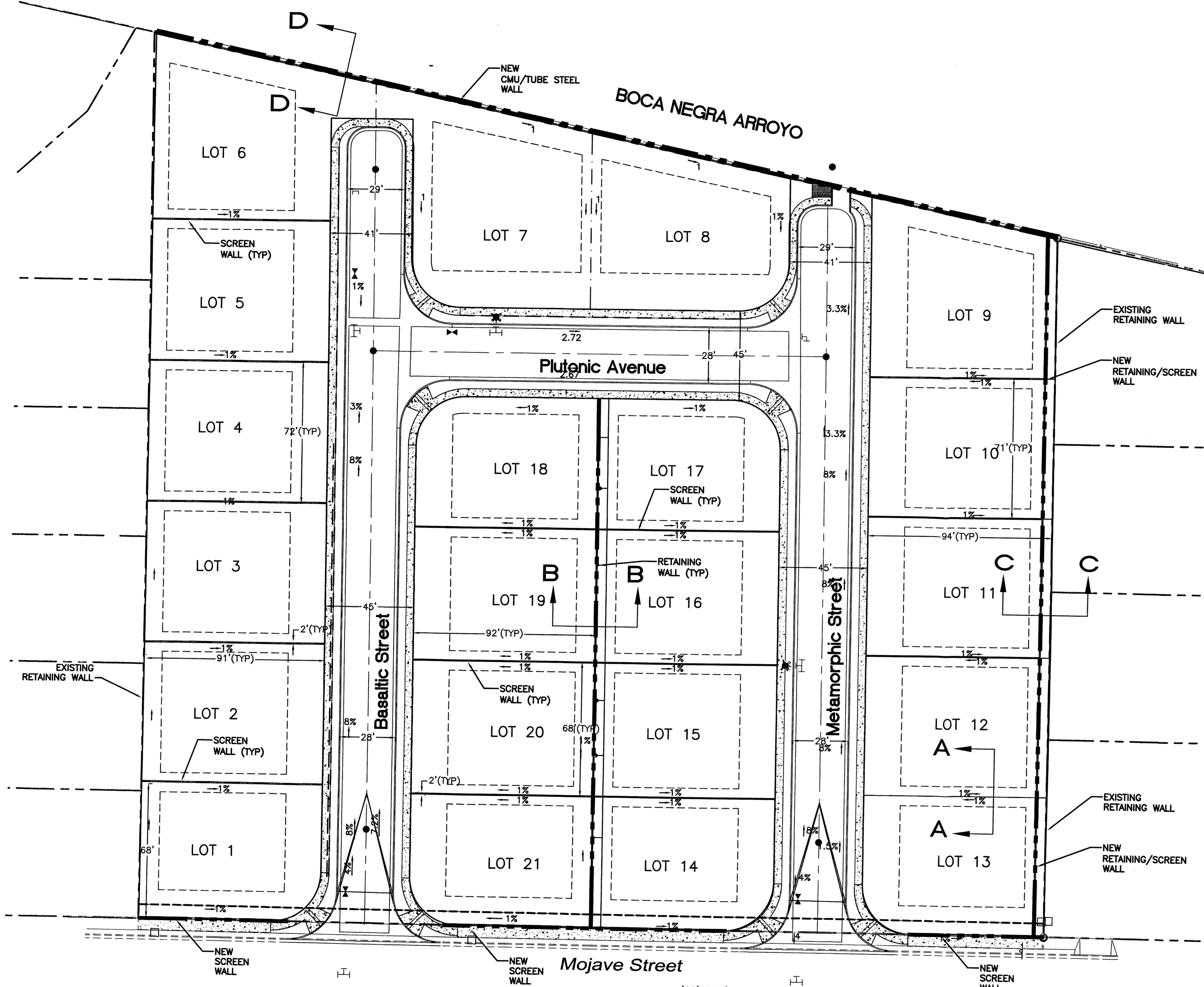
- GENERAL NOTES:**
1. COMPACTION IN CITY OR STATE RIGHT-OF-WAYS SHALL MEET OR EXCEED MINIMUM SPECIFIED REQUIREMENTS
 2. SHADING AND BEDDING MATERIAL TO BE TYPE IV, CLASS 1 FOR DIRECT BURIED CABLE AND TYPE IV, CLASS 2 FOR CABLE IN CONDUIT, TYPE III MATERIAL IS SUITABLE FOR EITHER TYPE OF INSTALLATION. REFER TO DS-10-12.4 FOR FILL MATERIAL REQUIREMENTS.
 3. IF TRENCH-RUN MATERIAL MEETS BACK FILL MATERIAL REQUIREMENTS TYPE REQUIREMENTS, 3" BEDDING MAY BE OMITTED PROVIDED THE TRENCH BOTTOM IS SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
 4. SEPARATION BETWEEN JACKETED PRIMARY AND COMMUNICATION CABLE SHALL BE AT LEAST 12".
 5. SPOIL PILE SHALL BE PLACED ON THE FIELD SIDE A MINIMUM OF 2' FROM TRENCH EDGE.
 6. WATER LINES SHALL MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES AND MAY BE INSTALLED EITHER ABOVE OR BELOW OTHER UTILITIES DEPENDING ON FREEZE DEPTH.
 7. LATEST OSHA TRENCH SAFETY REQUIREMENTS SHALL BE STRICTLY OBSERVED.
 8. WARNING TAPE SHALL BE PLACED A MINIMUM OF 12" ABOVE THE UPPER LEVEL OF UTILITIES AT THE CENTER OF TRENCH.

LEGEND

- ===== EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCOUR WALL
- PROPOSED RETAINING WALL
- DEFERRED SIDEWALKS
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- PROPOSED PARKING LOT LIGHT
- PROPOSED CLEAN OUT
- PROPOSED DOUBLE CLEAN OUT
- U EXISTING OVERHEAD UTILITIES
- EX. UGE EXISTING UNDERGROUND UTILITIES
- EX. 2" GAS EXISTING GAS
- EX. 8" SAS EXISTING SANITARY SEWER LINE
- EX. 10" WL EXISTING WATER LINE
- EX. 18" RCP EXISTING STORM SEWER LINE
- 36" SD PROPOSED STORM SEWER LINE
- 8" SAS PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- 8" WL PROPOSED WATERLINE

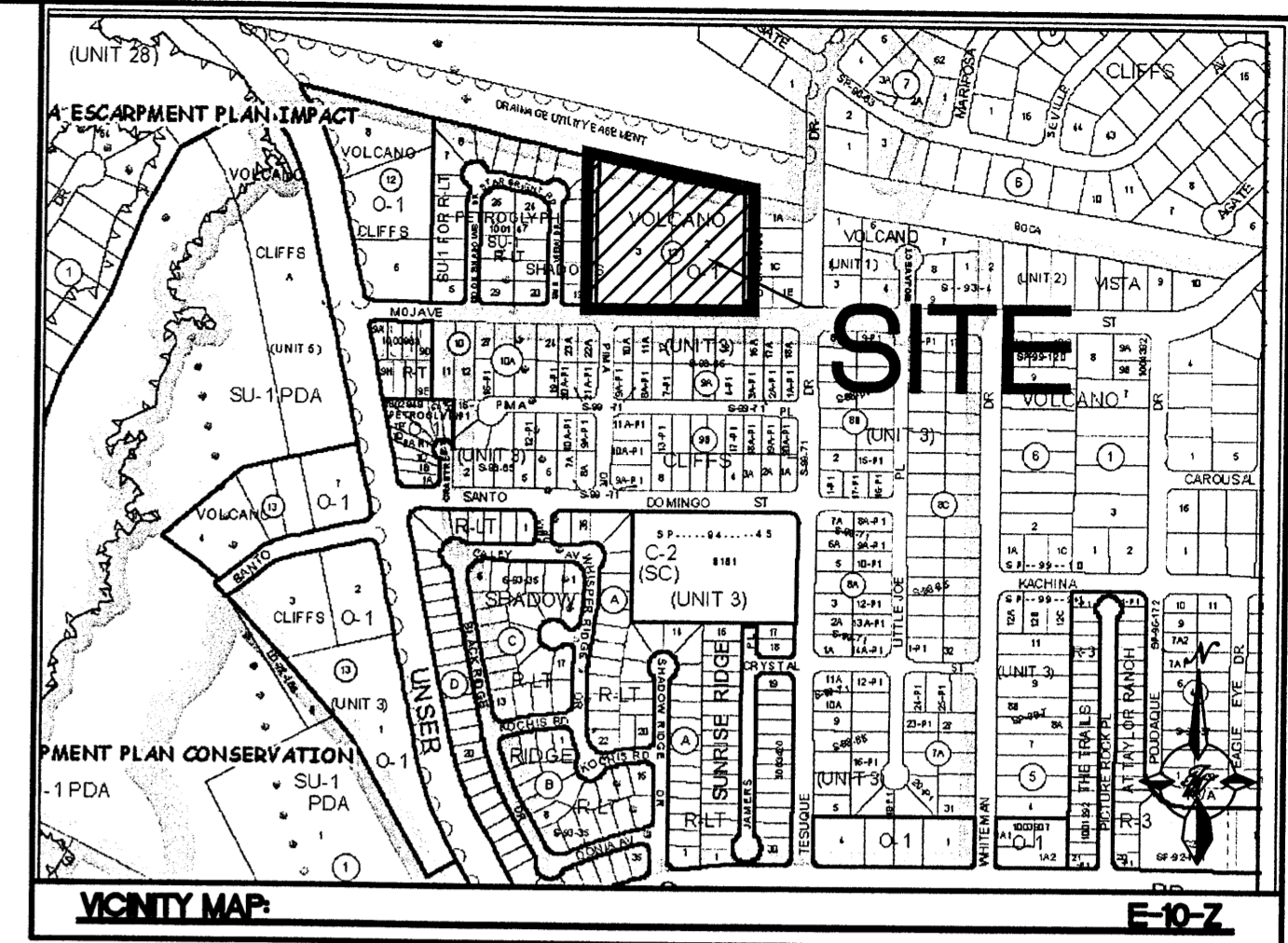


	PETROGLYPH EDGE		DRAWN BY BJF
	MASTER UTILITY PLAN		DATE 09/27/07
		2762-MUB	SHEET # C3
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100		JOB # 27062	

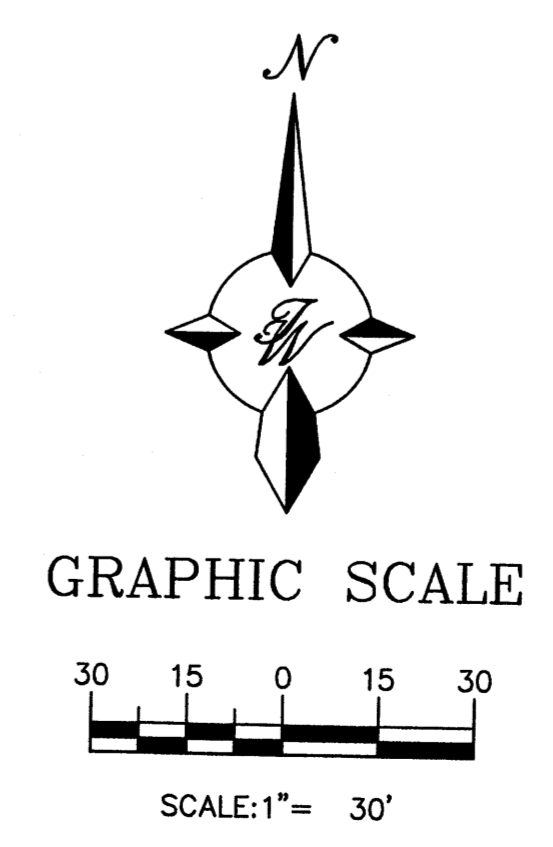


LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	RIGHT-OF-WAY
	PROPOSED BUILDING LOTS
	PROPOSED WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE

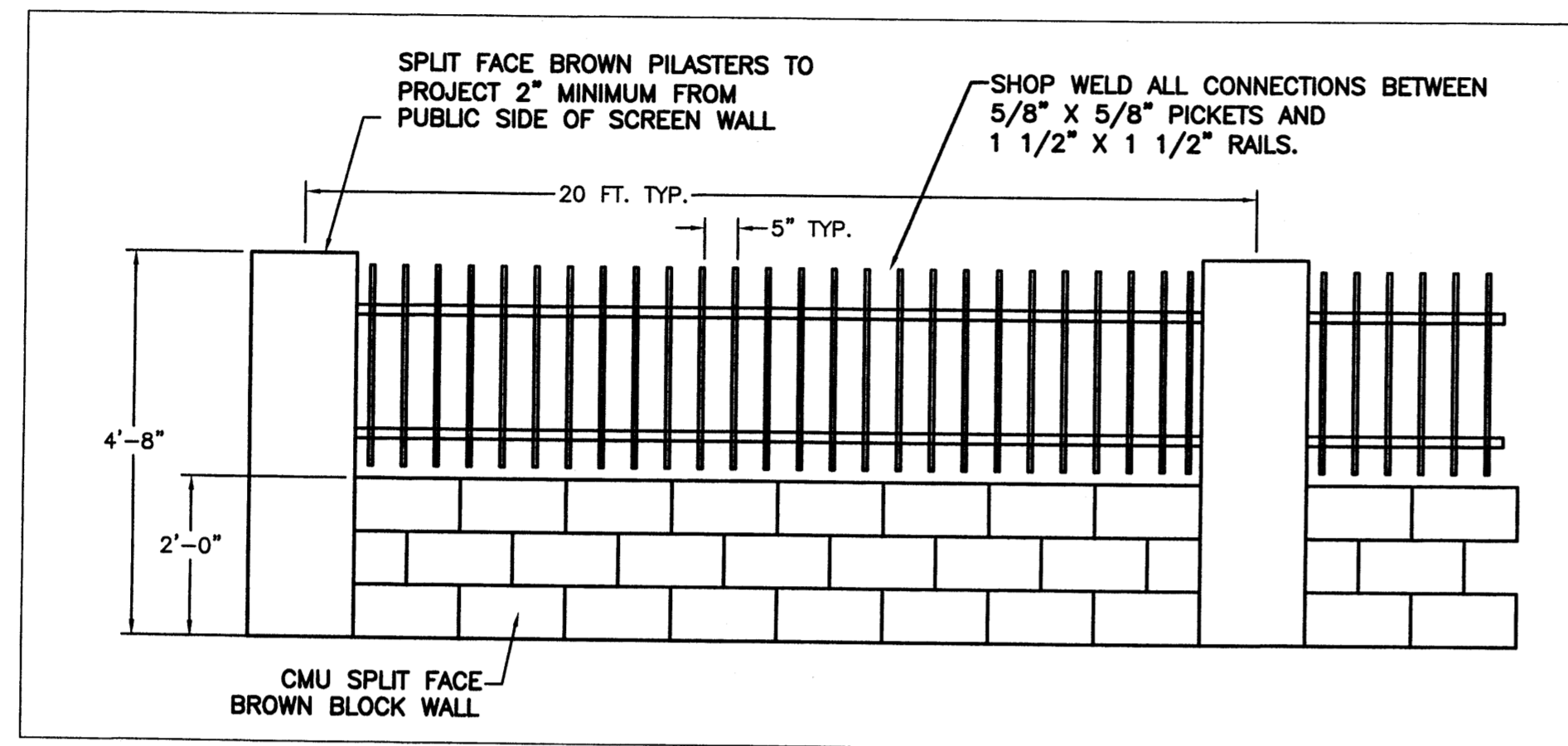


LEGAL DESCRIPTION
 LOTS 2 & 3, BLOCK 12 Volcano Cliffs Subdivision



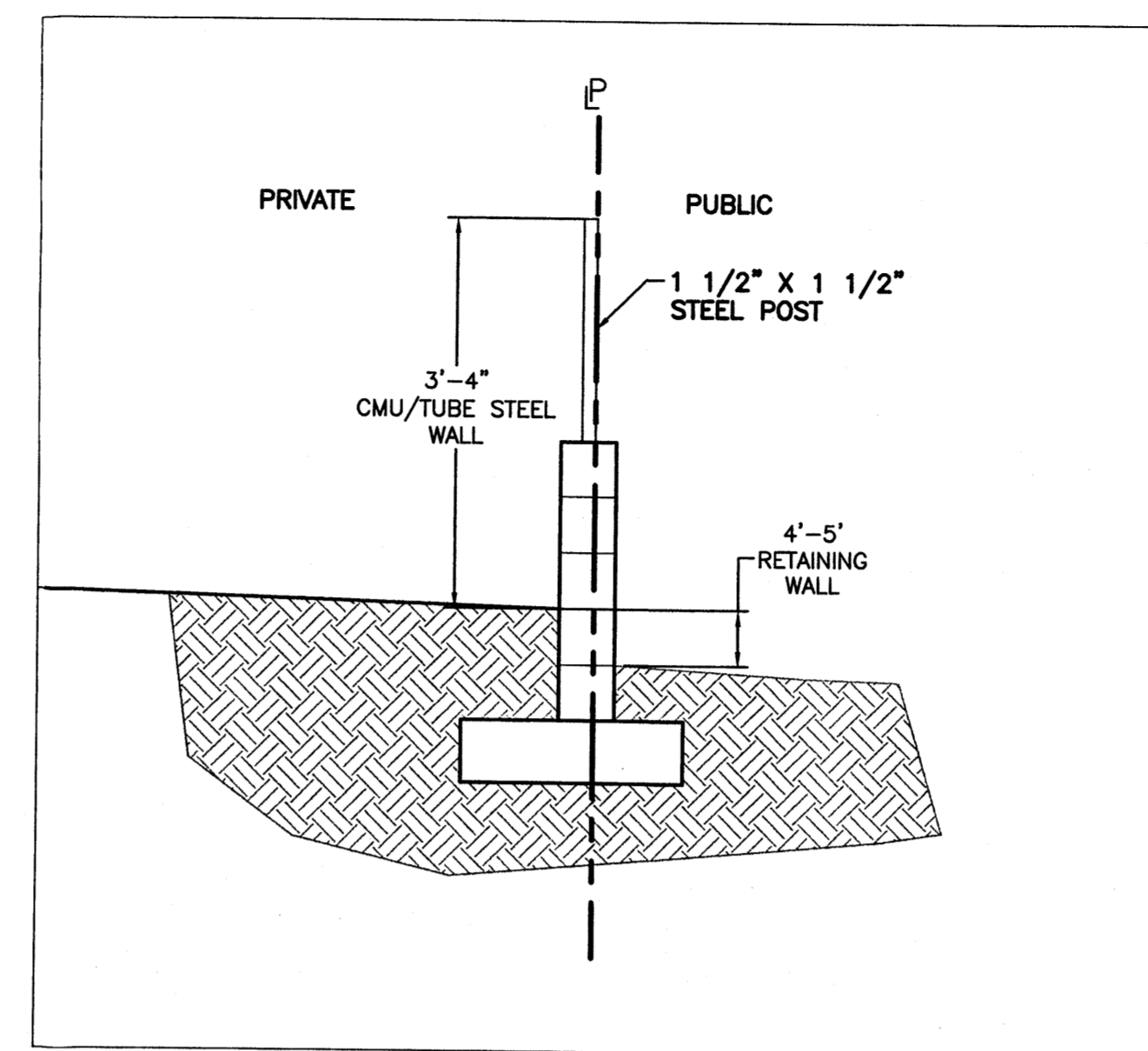
	ENGINEER'S SEAL	PETROGLYPH EDGE	DRAWN BY BJF
		RETAINING AND SCREEN WALL PLAN	DATE 09/27/07
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2762 RETAINING-SCREEN WALL PLAN
			SHEET # C5
			JOB # 27062

Z:\2007\27062\27062-LD Projects\dwg\DRB\2762-Retaining-Screen Wall Plan.dwg, Site Plan, 10/18/2007 4:50:26 PM



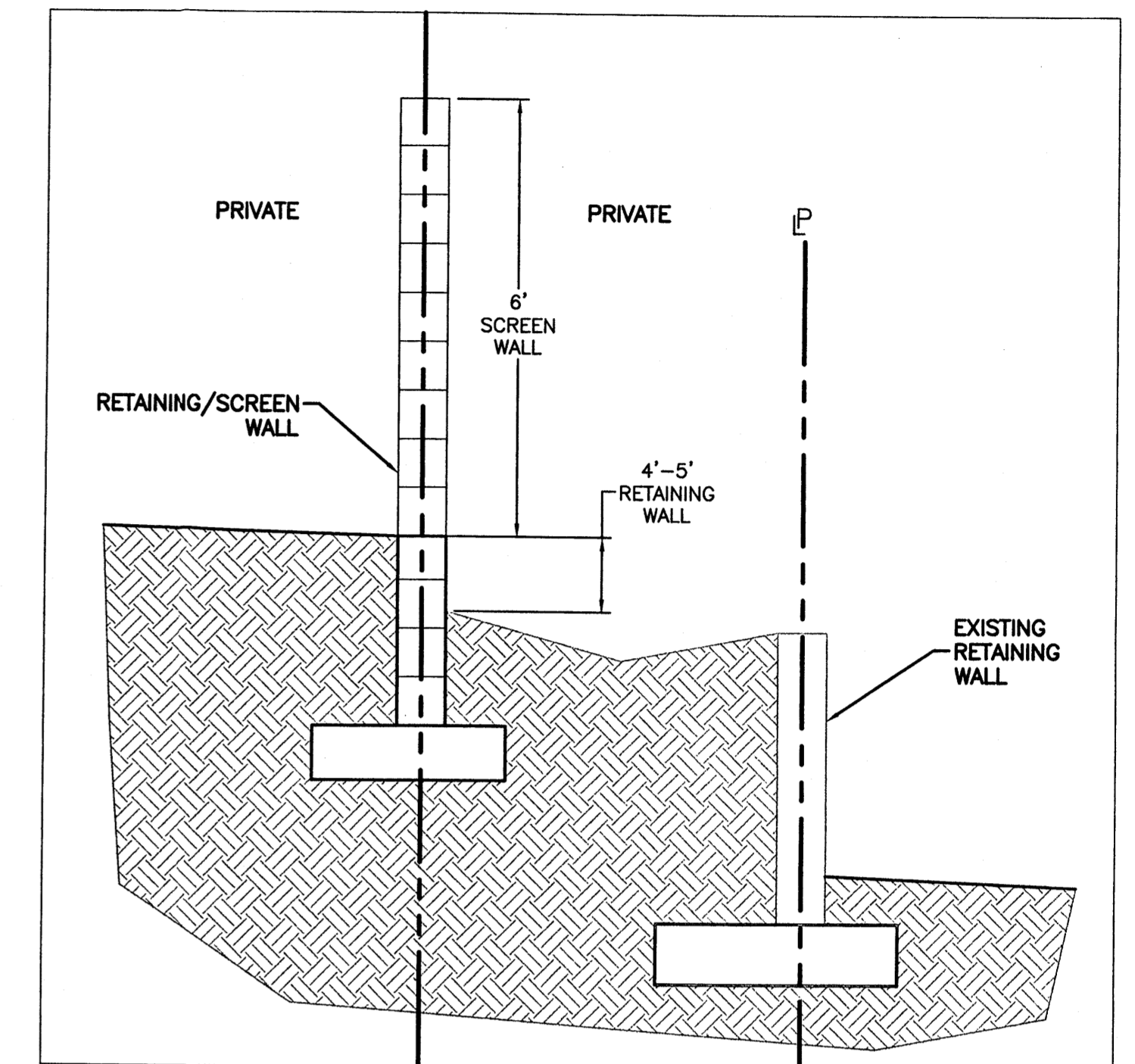
CMU AND TUBE STEEL FENCE WALL DETAIL

NTS LOCATED ALONG NORTH PROPERTY LINE OF LOTS 6, 7, 8, AND 9



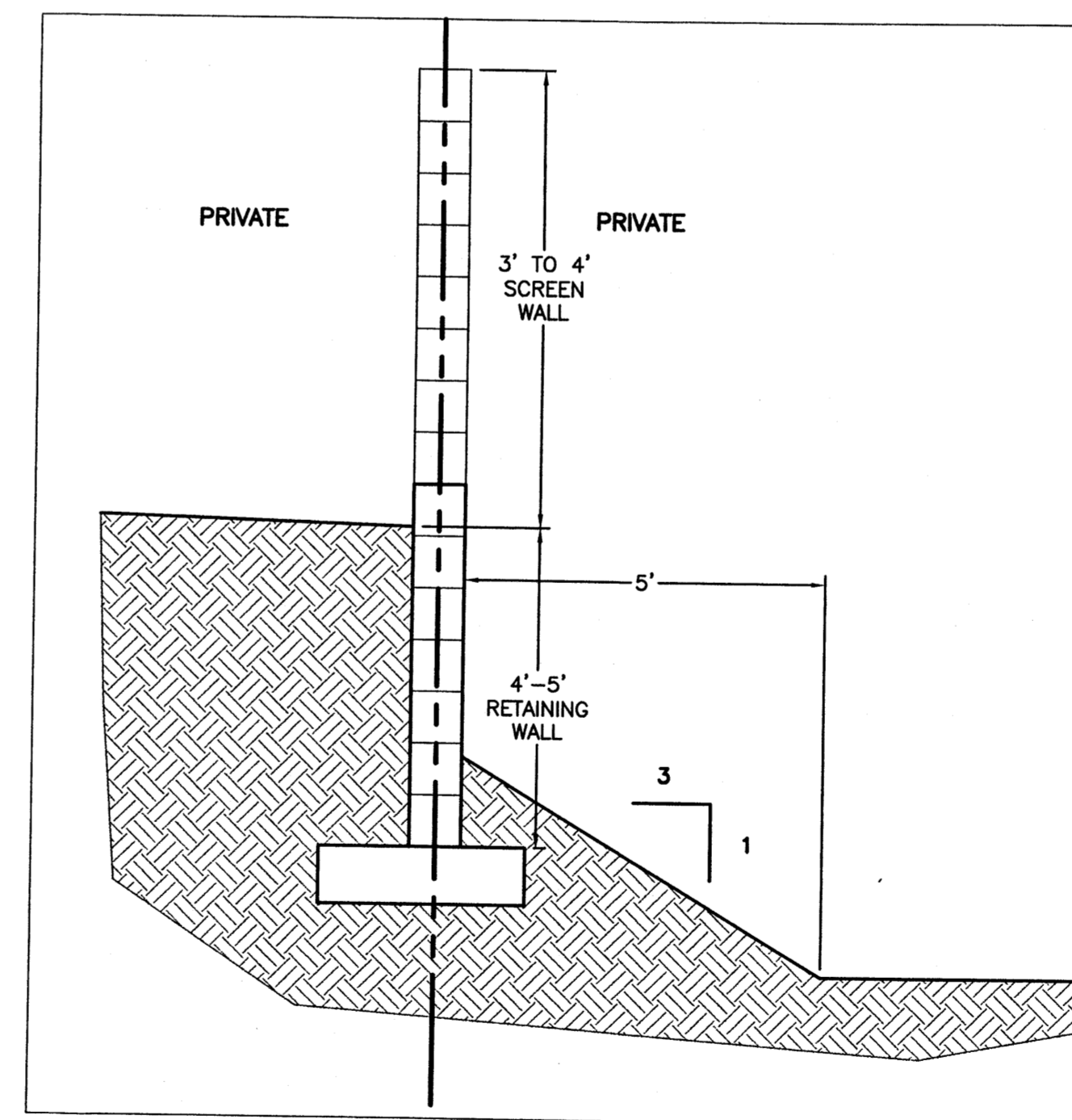
CMU AND TUBE STEEL FENCE WALL DETAIL- SECTION D-D

NTS



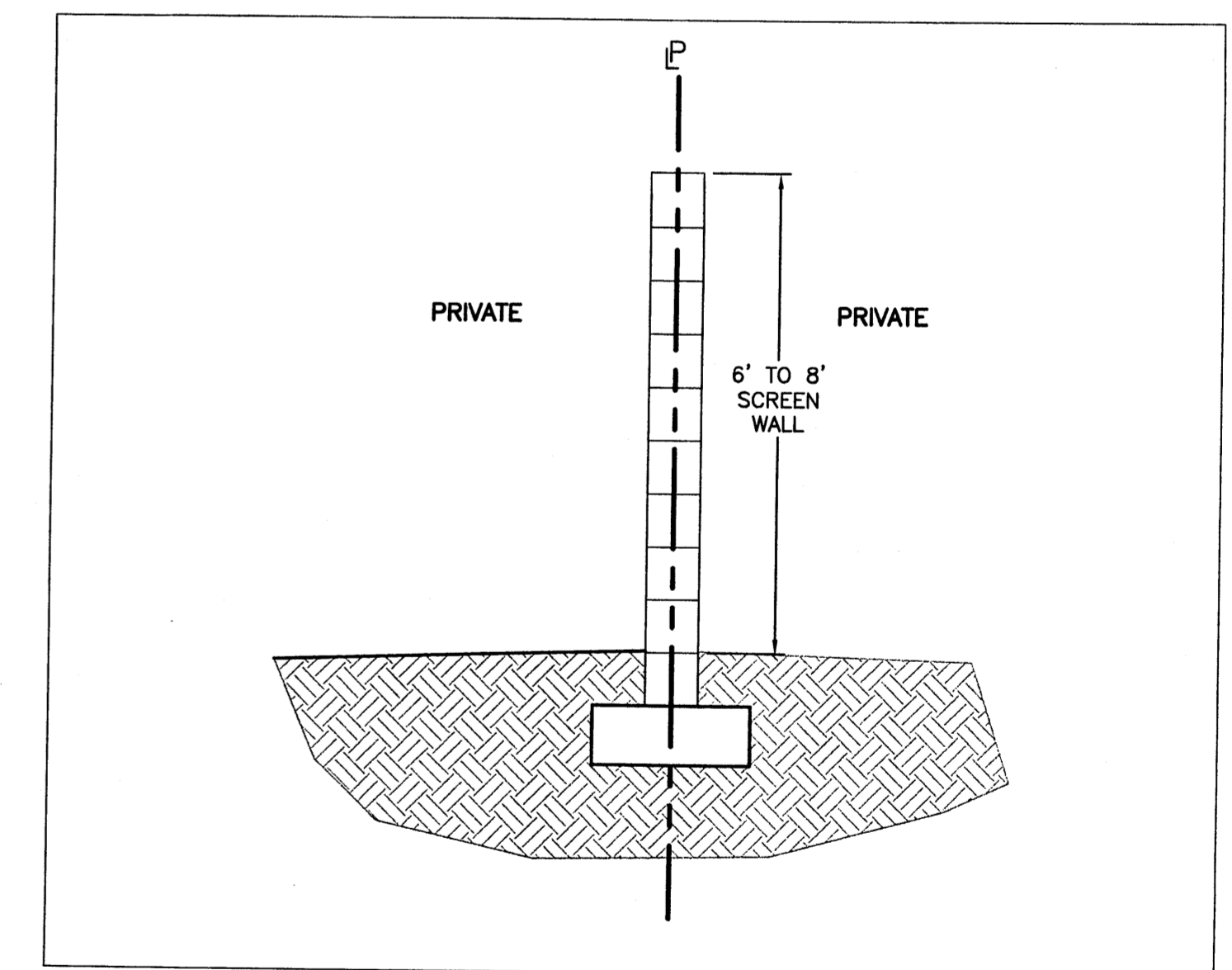
RETAINING WALL W/ SCREEN WALL DETAIL- SECTION C-C

NTS



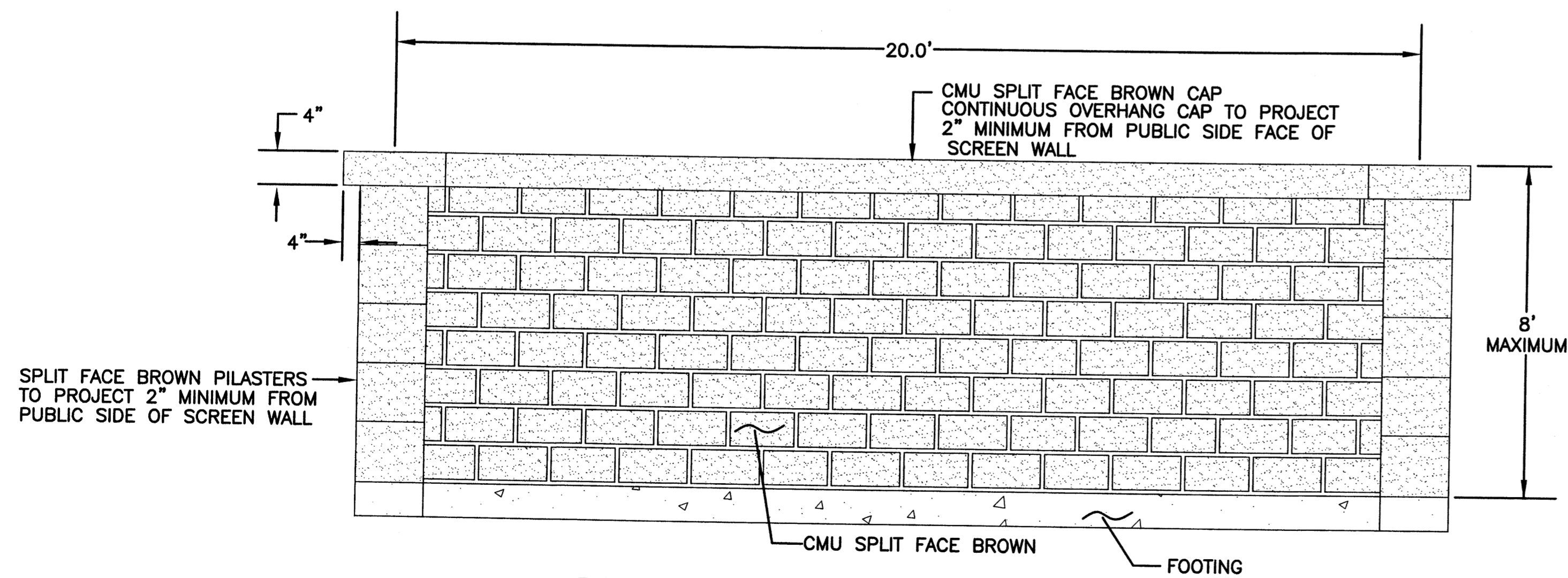
RETAINING WALL W/ SCREEN WALL DETAIL- SECTION B-B

NTS



SCREEN WALL DETAIL- A-A

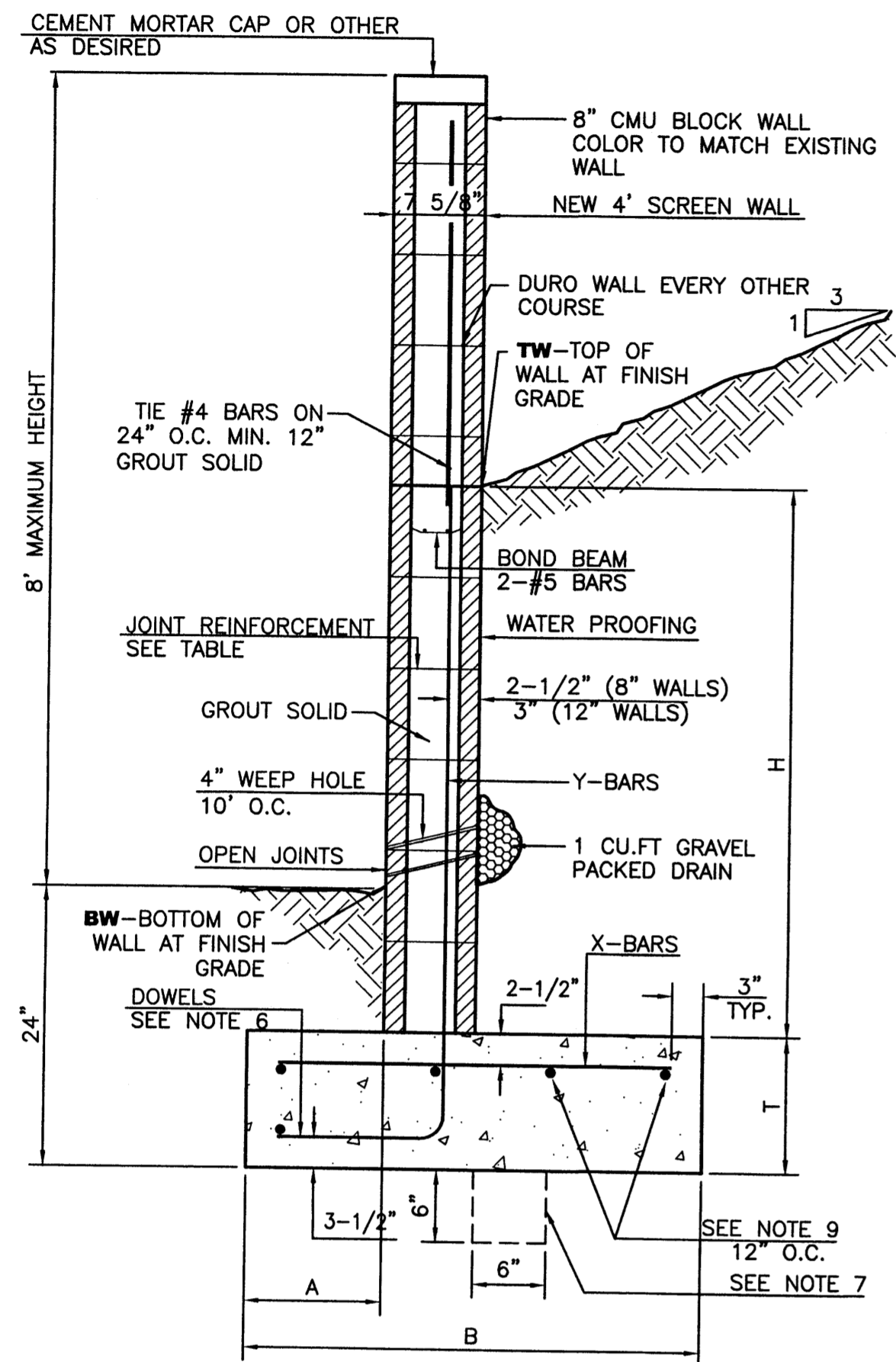
NTS



SCREENWALL/RETAINING WALL- ELEVATION FOR STREET FACING WALL

NTS

<p>RONALD R. BOHANNAN P.E. #7888</p>	<p>ENGINEER'S SEAL</p> <p>PETROGLYPH EDGE</p>	<p>DRAWN BY BJF</p>
	<p>DATE 09/27/07</p>	<p>DATE 09/27/07</p>
	<p>RETAINING AND SCREEN WALL DETAILS</p>	<p>2762 RETAINING-SCREEN WALL PLAN</p>
	<p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100</p>	<p>SHEET # C6</p>
		<p>JOB # 27062</p>



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

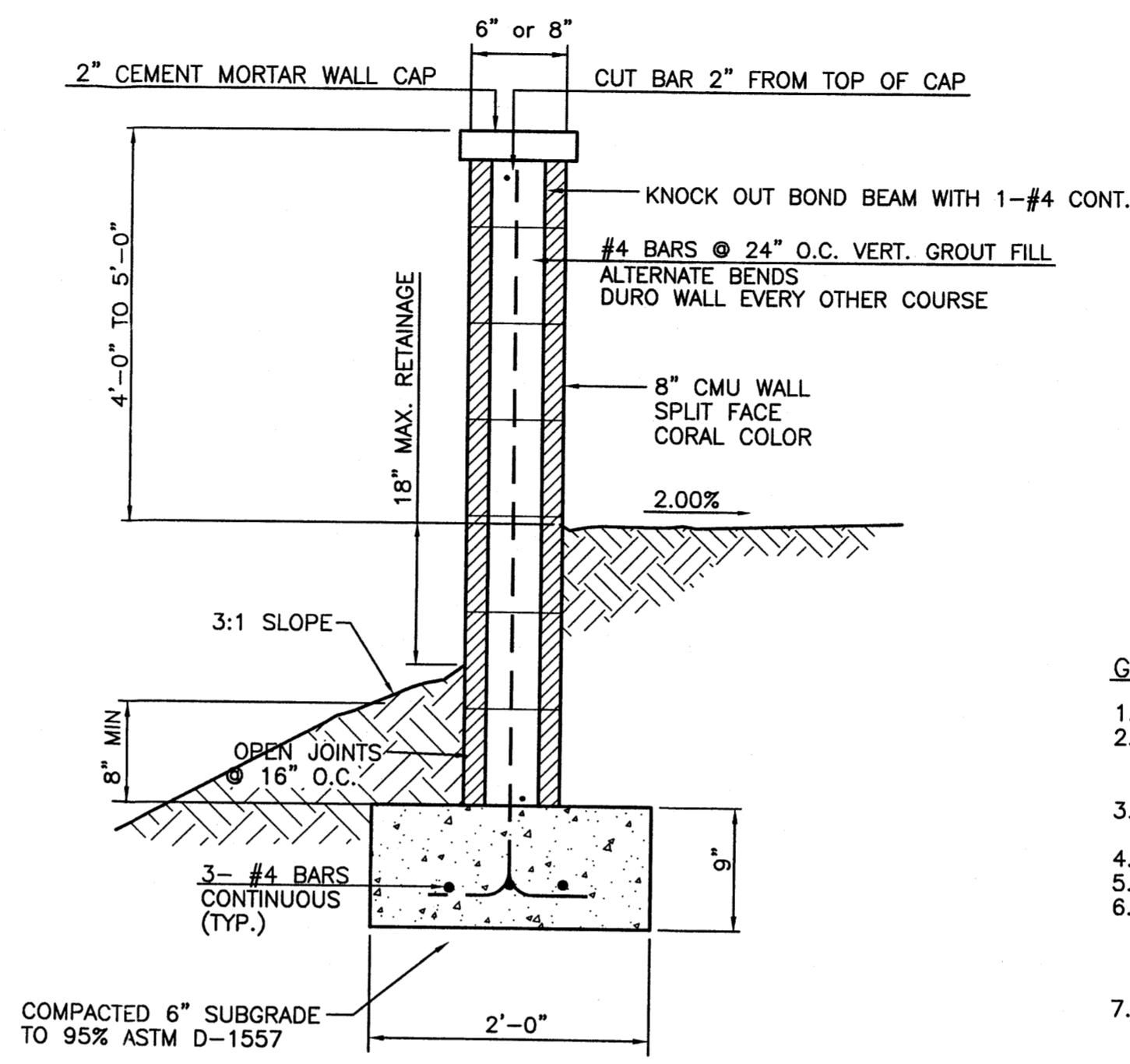
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



SCREEN WALL SECTION
NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

	ENGINEER'S SEAL	PETROGLYPH EDGE	DRAWN BY BJF
		RETAINING AND SCREEN WALL DETAILS	DATE 09/27/07
			2762 RETAINING-SCREEN WALL PLAN
			SHEET # C7
			JOB # 27062
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	
RONALD R. BOHANNAN P.E. #7868			

Preliminary Plat of
Lots 1 through 21
Petroglyph Edge Subdivision

Albuquerque, Bernalillo County, New Mexico
October 2007

**PRELIMINARY PLAT
APPROVED BY DRB
ON 10/24/07**

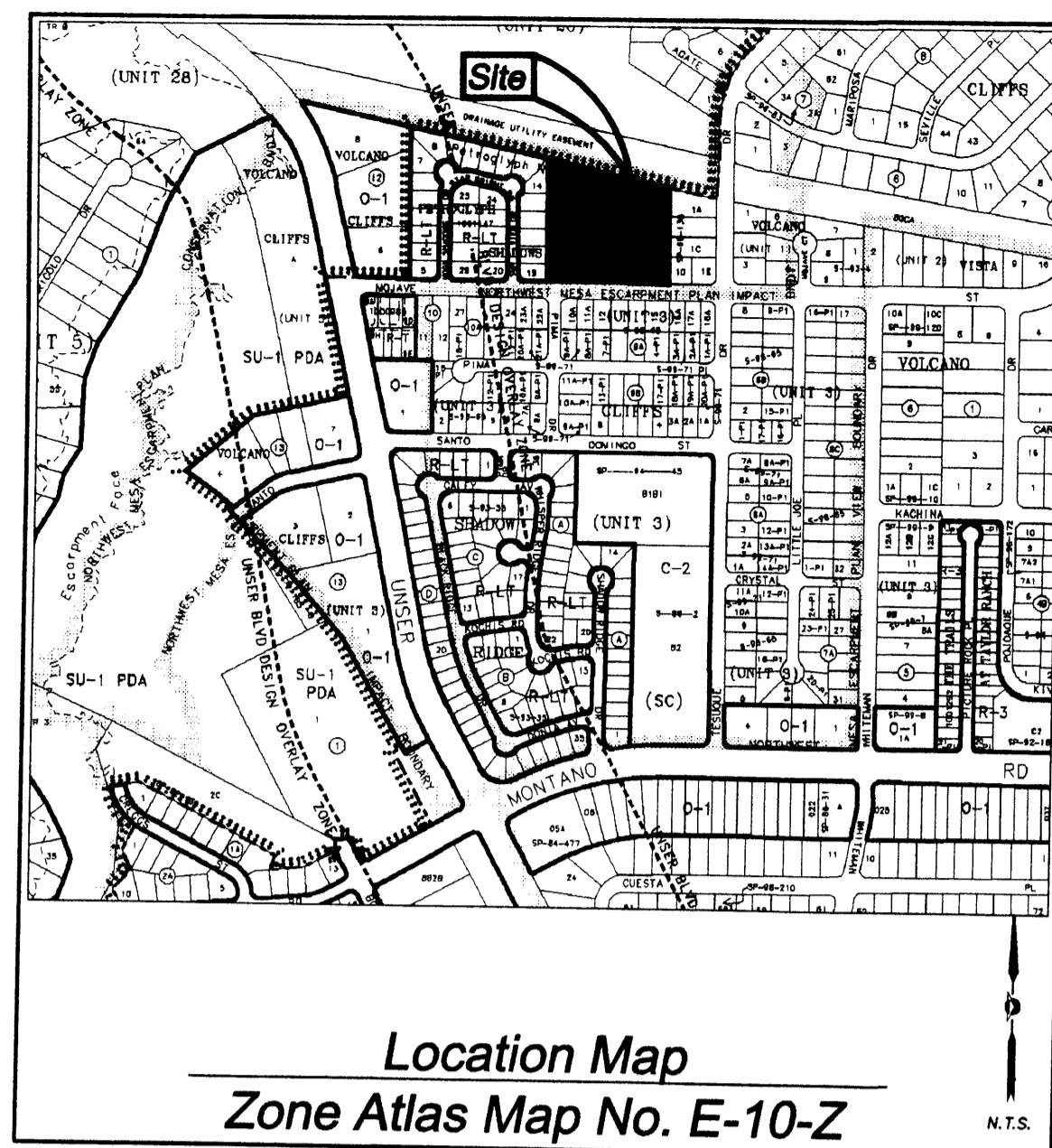
Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 27, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED TWO (2) AND THREE (3) IN BLOCK NUMBERED TWELVE (12) OF UNIT THREE (3), VOLCANO CLIFFS, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 15, 1966, IN MAP BOOK C3, FOLIO 107, CONTAINING 4,252.0 ACRES (185,215 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1 THROUGH 21, PETROGLYPH EDGE.

Owner's Signature:

Katherine J. Trujillo
KATHERINE J. TRUJILLO

23 Oct 07
DATE



Zoning Data:

CURRENT ZONING: A-1

APS Note:

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS. SAID AGREEMENT TO BE RECORDED PRIOR TO RECORDING OF FINAL PLAT.

Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THIS \odot SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED "PS 11993".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927)
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT / 2007.
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

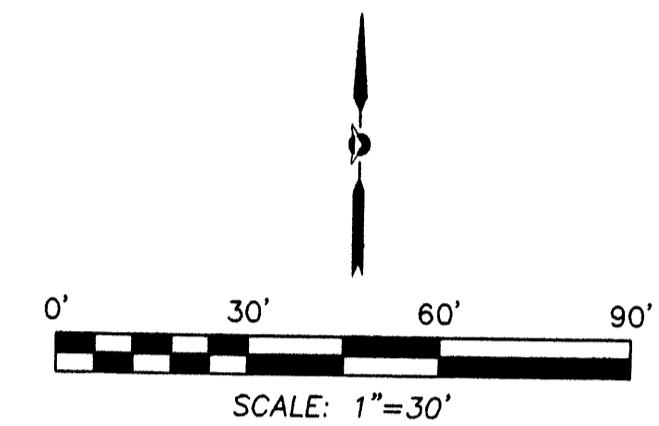
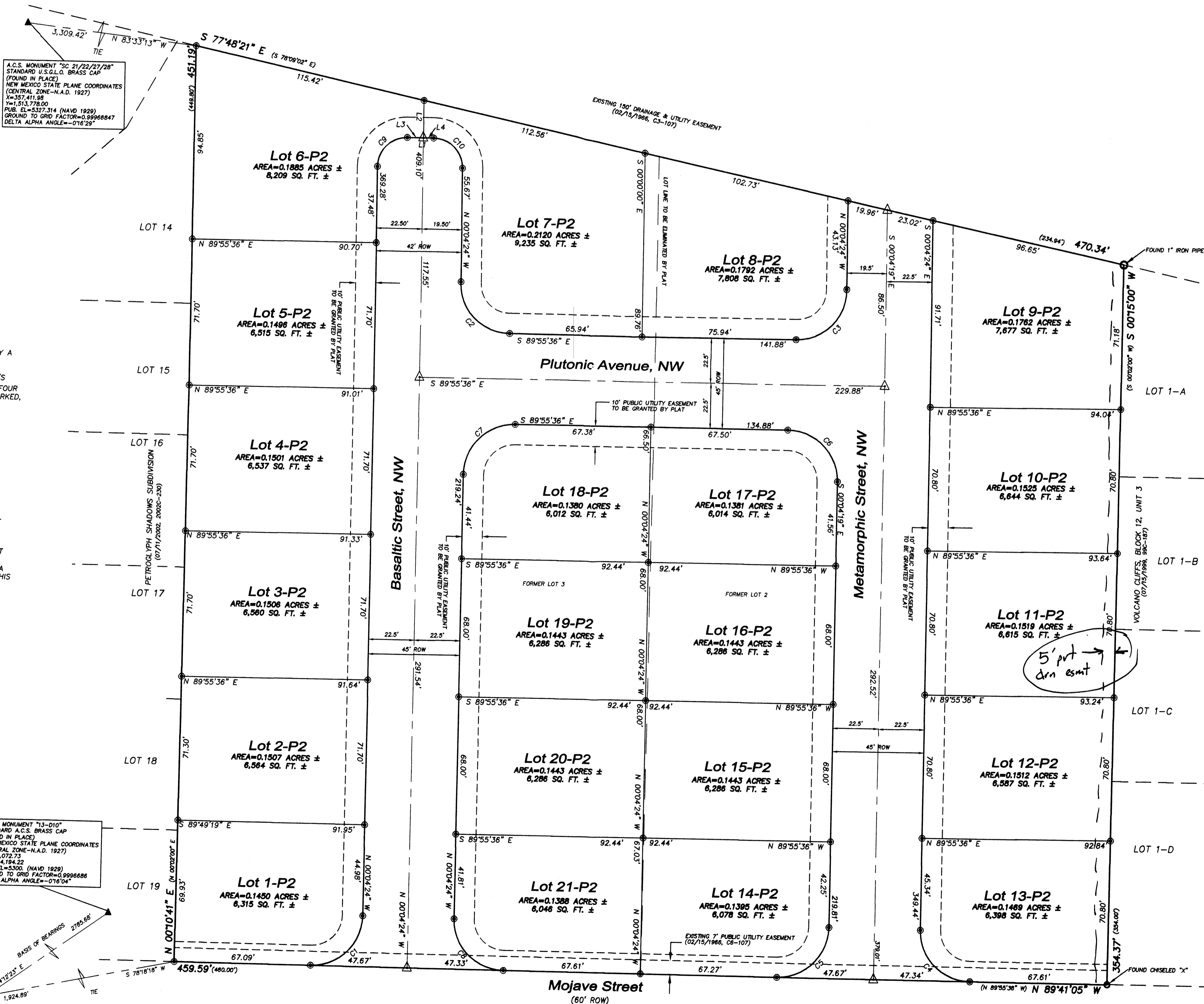
APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature]
CITY SURVEYOR
10-23-07
DATE

A.C.S. MONUMENT "SC 21/22/21/20" STANDARD A.C.S. BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=357,411.99
Y=513,778.00
PUB. EL.=5327.314 (NAVD 1929)
GROUND TO GRID FACTOR=0.99988847
DELTA ALPHA ANGLE=-0'16"28"

A.C.S. MONUMENT "13-010" STANDARD A.C.S. BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=361,072.73
Y=514,194.22
PUB. EL.=5300 (NAVD 1929)
GROUND TO GRID FACTOR=0.9998688
DELTA ALPHA ANGLE=-0'16"04"

A.C.S. MONUMENT "3-1-E10" STANDARD A.C.S. BRASS CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=356,813.84
Y=513,565.54
PUB. EL.=5318.12 (NAVD 1929)
GROUND TO GRID FACTOR=0.99986844
DELTA ALPHA ANGLE=-0'16"19"



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- (N 90°00'00" E) MEASURED BEARING AND DISTANCES
- \odot FOUND AND USED MONUMENT AS DESIGNATED
- \odot DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" TO BE SET BY SURVEY
- Δ DENOTES ALUMINUM CENTERLINE MONUMENT "PS 11993" TO BE SET BY SURVEY

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.44'	90°23'19"	38.48'	N 45°07'16" E
C2	24.17'	39.08'	92°39'03"	25.31'	S 44°29'14" E
C3	24.17'	39.21'	92°56'00"	25.44'	N 44°29'13" E
C4	25.00'	39.10'	89°36'41"	35.24'	S 44°52'44" E
C5	25.00'	39.44'	90°23'14"	35.47'	N 45°07'18" E
C6	25.00'	39.21'	89°51'17"	35.31'	N 44°59'07" W
C7	25.00'	39.33'	90°04'46"	35.40'	S 45°00'00" W
C8	25.00'	39.10'	89°36'41"	35.24'	S 44°52'44" E
C9	14.50'	22.78'	90°00'00"	14.50'	S 44°55'36" W
C10	14.50'	22.78'	90°00'00"	14.50'	N 45°04'24" W

Line Table

LINE	BEARING	DISTANCE
L1	S 89°55'36" W	13.00'
L2	N 00°04'19" W	78.34'
L3	N 89°55'36" E	8.00'
L4	N 89°55'36" E	8.00'



8500-A Jefferson Street, NE
Albuquerque, NM 87113

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