

LOCATION MAP NOT TO SCALE

DESCRIPTION

Lots 76, 77 and 88 of the Correction Plat of Pulte @ Mirehaven Phase 1, filed as Book 2014C, Page 64, Document No. 2014052206 records of the Bernalillo County Clerk on June 30, 2014, located within the Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

Area contains 0.5145 acres of land, more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41". Bearing = N03°09'40"E
- Distances are ground distances.
- Record Bearings and distances are the same as shown on this plat and the same as shown on the Correction Plat of Pulte @ Mirehaven Phase 1 filed on June 30, 2014 in Book 2014C, page 64 Document No. 2014052206.
- This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1911525-AL04, Effective Date: March 6, 2014.
- SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
- The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "x" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".

FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat.

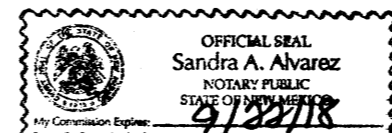
PULTE HOMES OF NEW MEXICO, INC.

BY: *Garret Price*
Garret Price, Vice President of Land
Pulte Homes of New Mexico, Inc.

State of New Mexico)
) SS
County of Bernalillo

This instrument was acknowledged before me on 9 day of October 2015, by Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.

My Commission Expires: 9/30/18
Pandora A. Allen
Notary Public



PLAT OF
LOTS 76-A, 77-A AND 88-A
PULTE @ MIREHAVEN
PHASE I
(A REPLAT LOTS 76, 77 AND 88, CORRECTION PLAT OF
PULTE @ MIREHAVEN PHASE 1)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2015

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

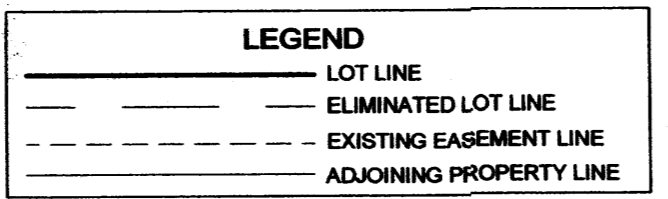
CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

SUBDIVISION DATA

- DRB No.
- Zone Atlas Index Number: H-9.
- Zoning: SU-2 FOR PDA
- Gross Subdivision Acreage: 0.5145 Acres.
- Total number of Lots/Tracts Created: Zero (0)
- Date of Survey: March, 2014.
- Plat is located within Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.



PURPOSE OF PLAT

The purpose of this Plat is to adjust the boundary lines between LOTS 76, 77 and 88 of the Correction Plat of Pulte Mirehaven Phase 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 30, 2014 in Book 2014C page 64 as Document No. 2014052206.

PUBLIC UTILITY EASEMENTS

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

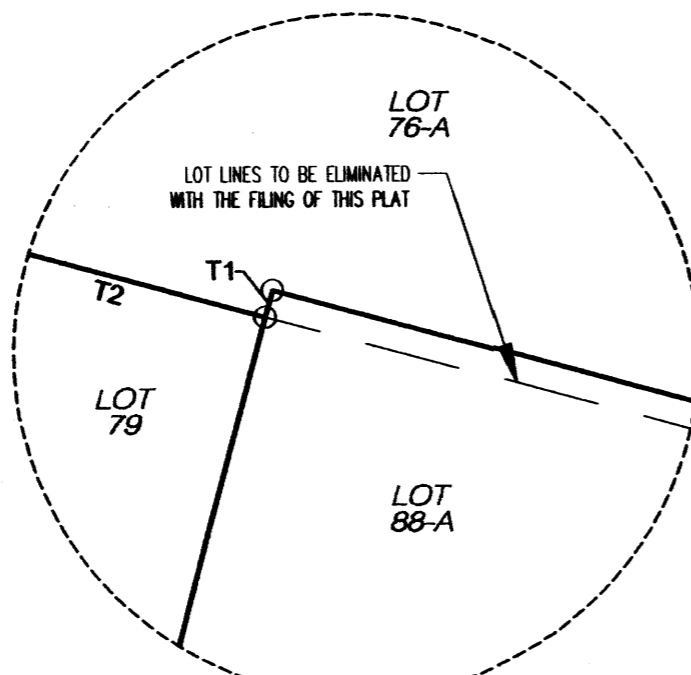
- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (above ground 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

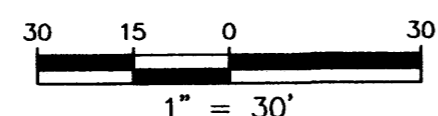
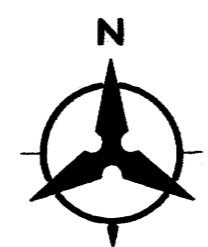
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

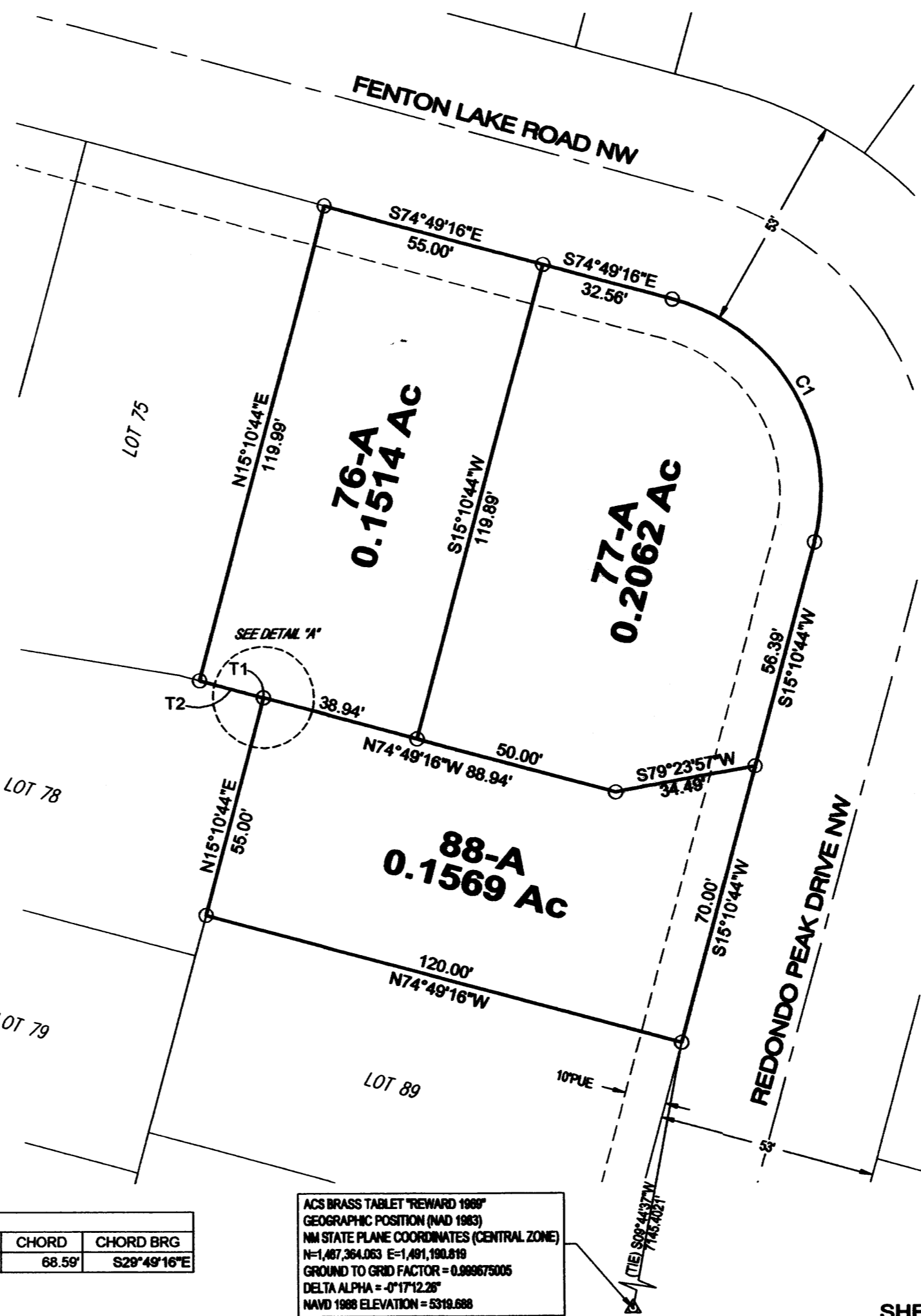


DETAIL "A" NOT TO SCALE



Tangent Data		
ID	BEARING	DISTANCE
T1	S15°10'44"W	0.09'
T2	N74°52'43"W	16.06'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°00'00"	48.50'	76.18'	48.50'	68.59'	S29°49'16"E



ACS BRASS TABLET "REWARD 1988"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,467,364.063 E=1,491,190.619
GROUND TO GRID FACTOR = 0.9999675005
DELTA ALPHA = -0°17'12.28"
NAVD 1988 ELEVATION = 5319.688

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

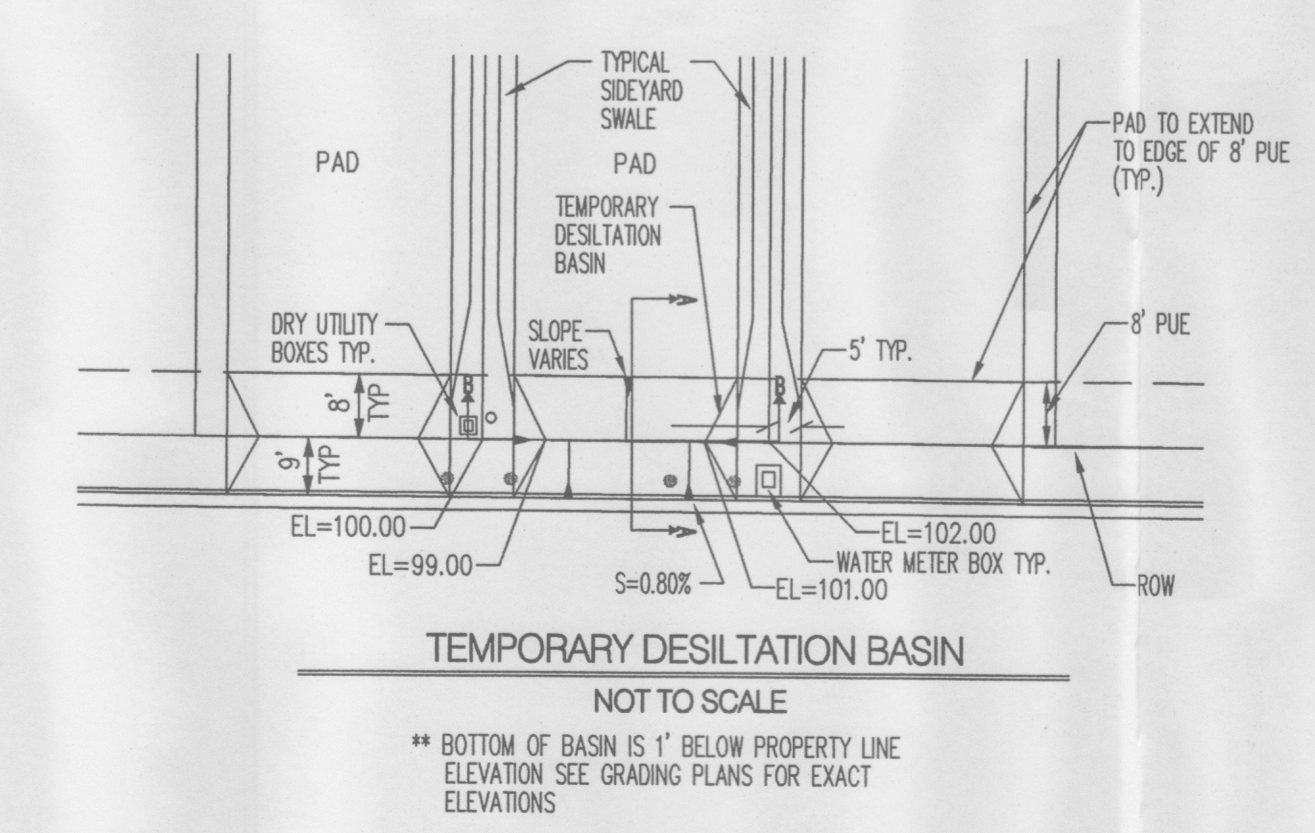
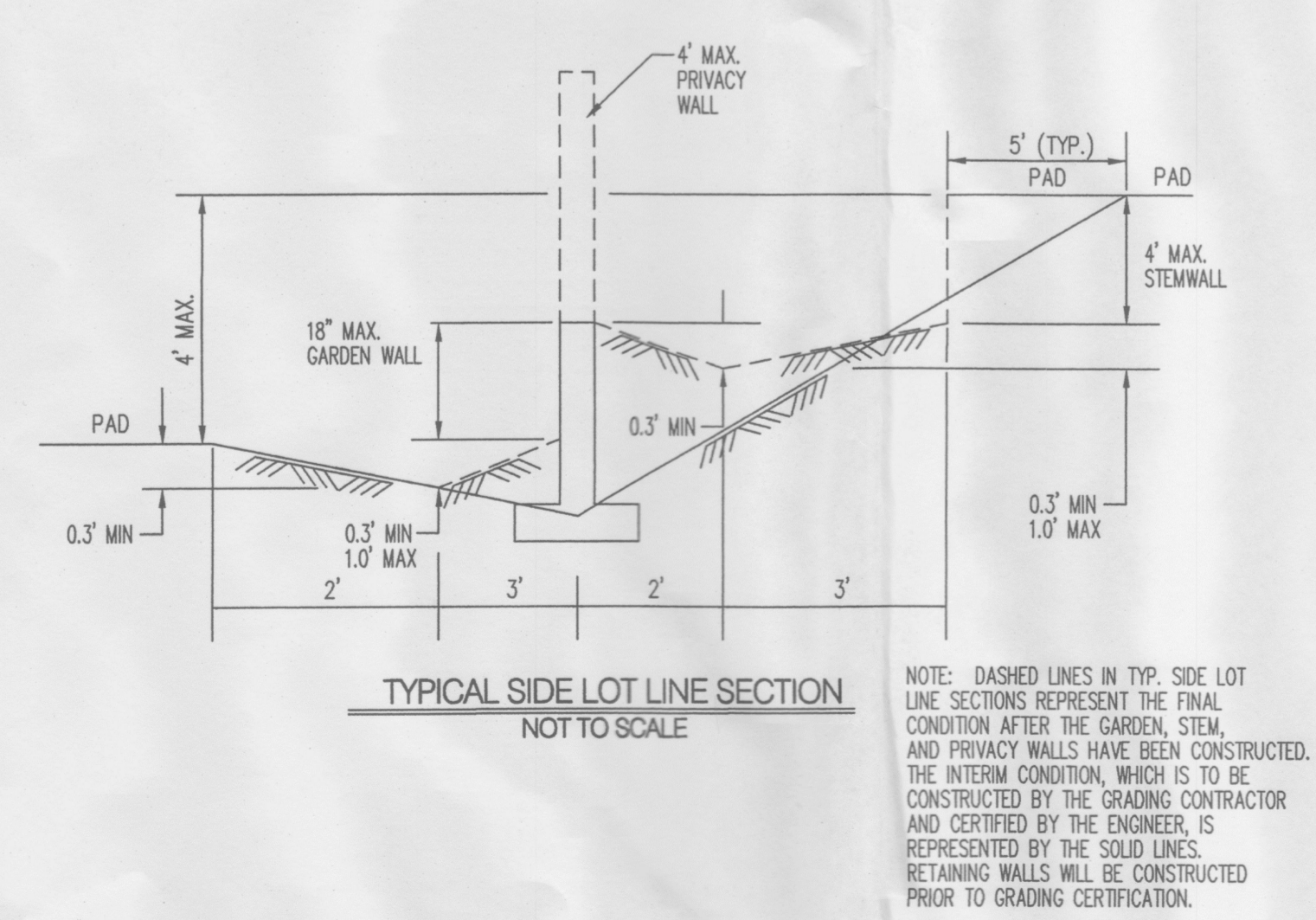
SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

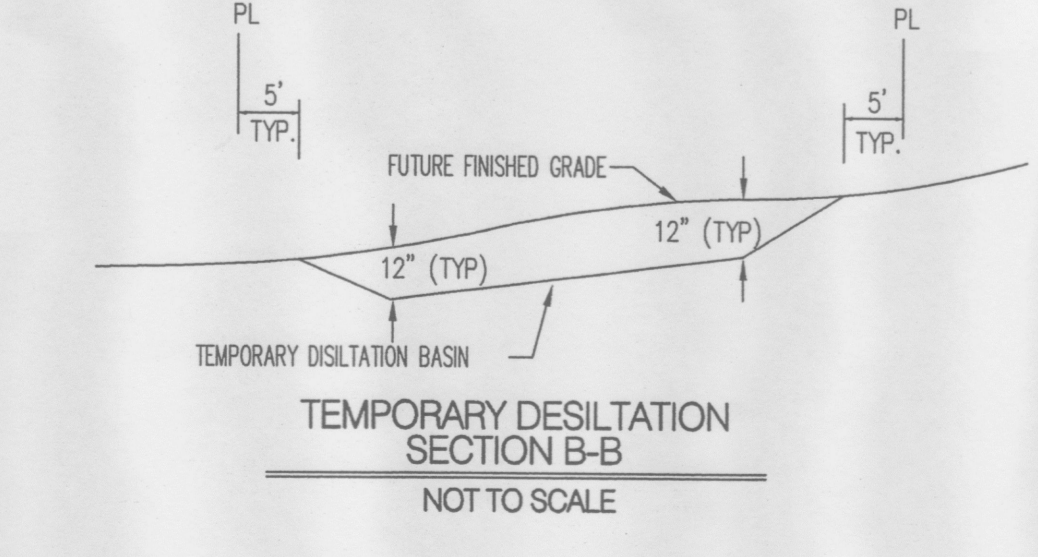
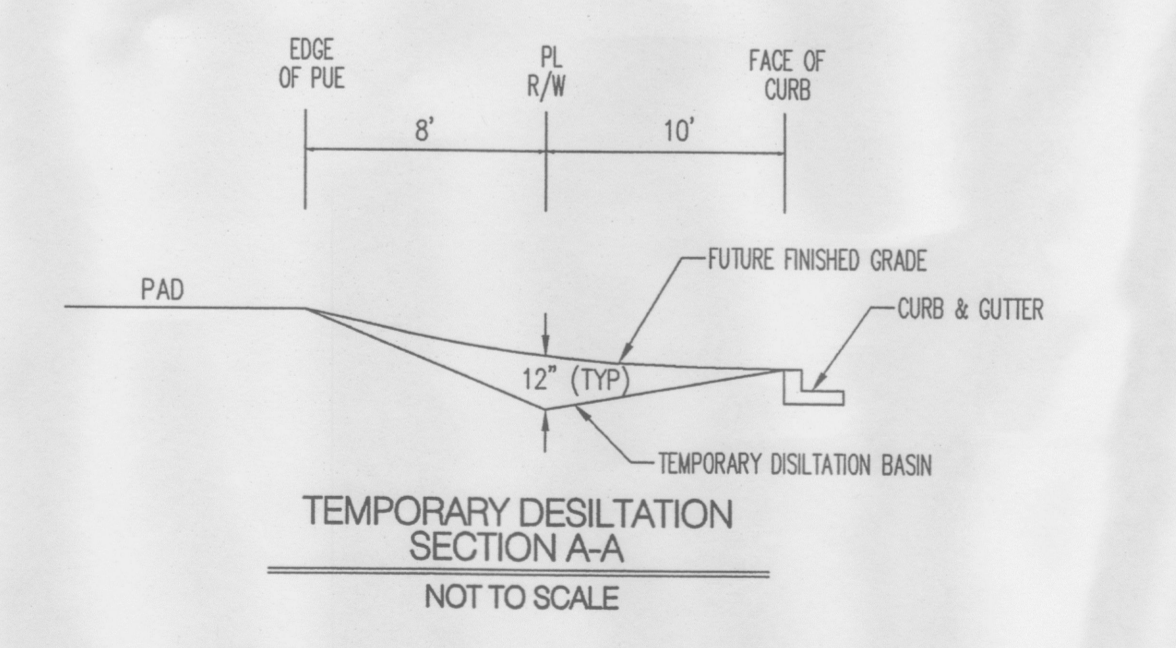
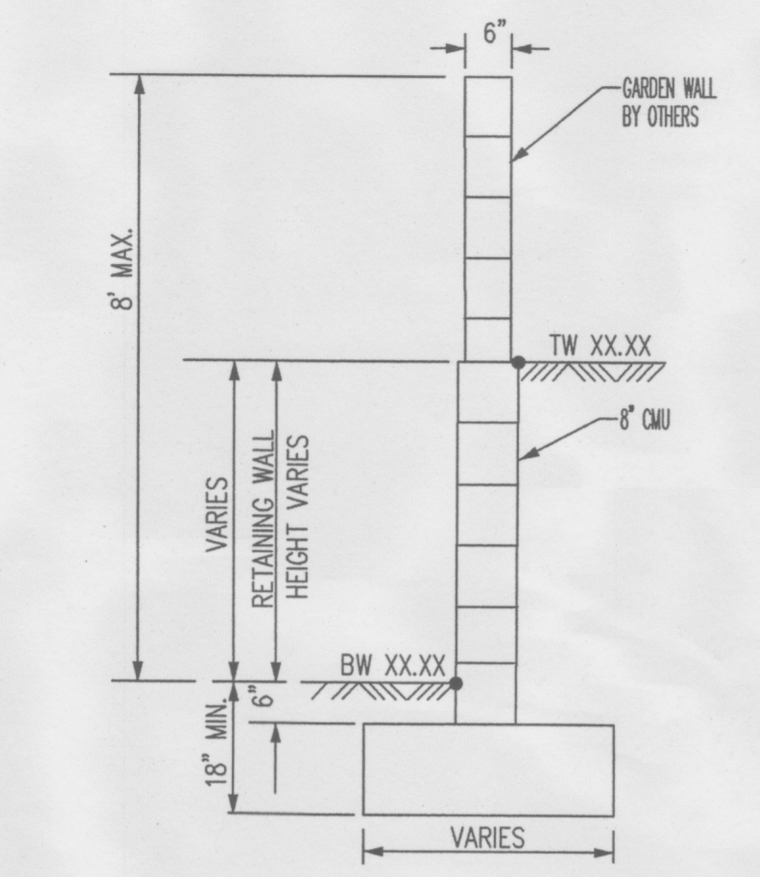
Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor #16469
Date: October 6, 2015



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR ——— 5025 ———
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE ———
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK ████████
 - RETAINING WALL [Symbol]
 - PAD [Symbol]
 - TB [Symbol]
 - STREET SLOPE XX [Symbol]



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION. PRIOR TO CONSTRUCTION, THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY XBEVINYARD DATED JULY 22, 2013. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES MEETING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

Bohannon & Huston
www.bhinc.com 800.877.5332

**CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT**
**PULTE @ MIREHAVEN PHASE 2
OVERALL GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		1	5

SCALE: 1"=200'

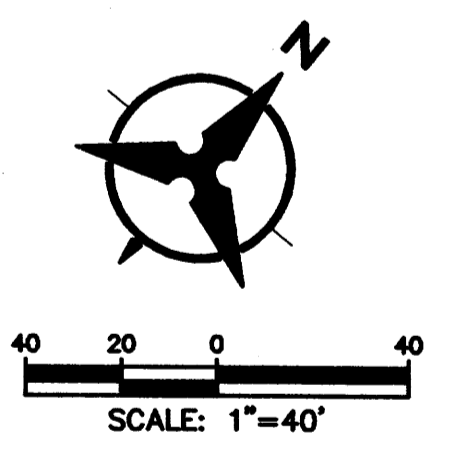
BHI JOB NO. 20160103

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKS BY	DATE
STAMPED BY	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
US&GS BRASS DISC STAMPED "REWARD 1969"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
N=1497364.063 E=1491180.819	DATE
GROUND TO GRID = 0.999675005	DATE
DELTA ALPHA = -0.01712.26"	DATE
NAVD 1988 ELEVATION = 5319.688	DATE
ENGINEER'S SEAL	
REMARKS	BY
REVISIONS	DATE
DESIGN	DATE
DESIGNED BY YPM	DATE
DRAWN BY AR	DATE
CHECKED BY YPM	DATE



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235-25
 - EXISTING SPOT ELEVATION ● EX 5235-25
 - EXISTING CONTOUR - - - - - 5225
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE |||
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK [Wavy lines]
 - RETAINING WALL [Hatched area]
 - PAD [Square with 10]
 - WALL OPENING [Arrow with P=5300.00]
 - STREET SLOPE [Arrow with XY]



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

PULTE @ MIREHAVEN PHASE 2
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

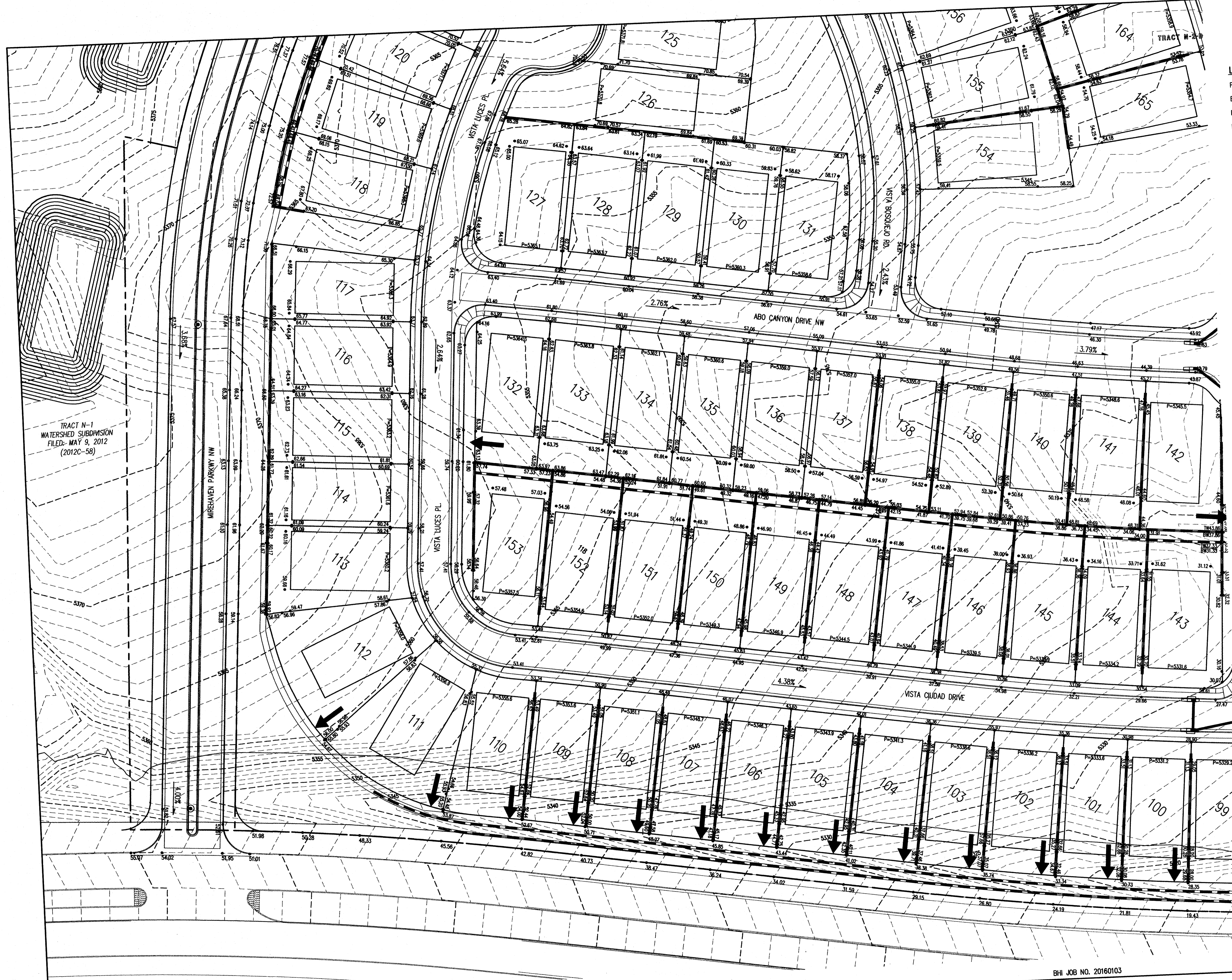
GTY PROJECT NO. ZONE MAP NO. SHEET 3 OF 5

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	USCGS BRASS DISC STAMPED "REWARD 1968"	CONTRACTOR	DATE
			GEOGRAPHIC POSITION (NAD 83)	STAKED BY	DATE
			(CENTRAL ZONE)	INSPECTOR	DATE
			N.M. STATE PLANE COORDINATES	FIELD CHANGE BY	DATE
				VERIFICATION BY	DATE
			GROUND TO GRID = 1491190.819	CORRECTED BY	DATE
			DELTA ALPHA = -001712.26"		
			NAD 1988 ELEVATION = 5319.688	RECORDED BY	DATE
				NO.	DATE

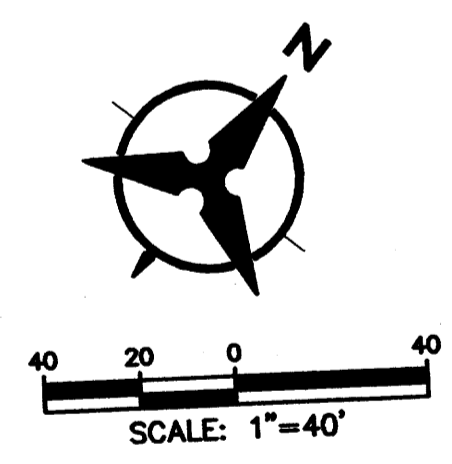


ENGINEER'S SEAL	REMARKS	BY
	REVISIONS	
	DESIGN	
	DATE: 08/2015	DATE: 08/2015
	DRAWN BY: YPM	CHECKED BY: YPM

P:\20160103\CDP\Plans\General\20160103_Grading02.dwg
 Thu, 8-Oct-2015 - 4:38:pm, Plotted by: AROMERO



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR - - - - -
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE = = = = =
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK [Wavy line symbol]
 - RETAINING WALL [Double line symbol]
 - PAD [Square symbol]
 - WALL OPENING [Arrow symbol]
 - STREET SLOPE XX



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
PULTE @ MIREHAVEN PHASE 2
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. ZONE MAP NO. SHEET 4 OF 5

BHI JOB NO. 20160103

AS-BUILT INFORMATION	
CONTRACTOR	REWARD 1969
DATE	DATE
INSPECTOR'S NAME	DATE
FIELD ENGINEER	DATE
VERIFICATION BY	DATE
(CENTRAL ZONE)	DATE
N=1487364.063 E=1491190.819	DATE
GROUND TO GRID = 0.999675005	DATE
DELTA ALPHA = -001712.26"	DATE
NAVD 1988 ELEVATION = 5319.688	DATE
NO.	NO.
RECORDED BY	RECORDED BY
NO.	NO.
BENCH MARKS	
USGS BRASS DISC STAMPED "REWARD 1969"	DATE
STAMPED BY	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
NO.	DATE
SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	DATE
ENGINEER'S SEAL	
REMARKS	BY
REVISIONS	DATE
DESIGN	DATE
NO.	DATE
DESIGNED BY YPM	DATE 08/2015
DRAWN BY AR	DATE 08/2015
CHECKED BY YPM	DATE 08/2015

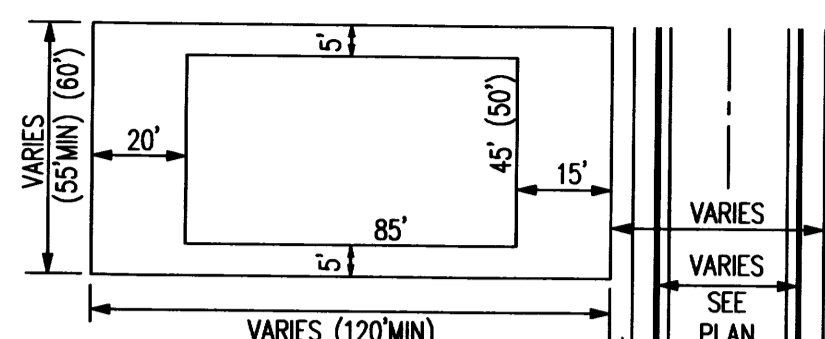
PROJECT NUMBER: 1006864

Application Number: 13EPC-40115

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG 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 Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



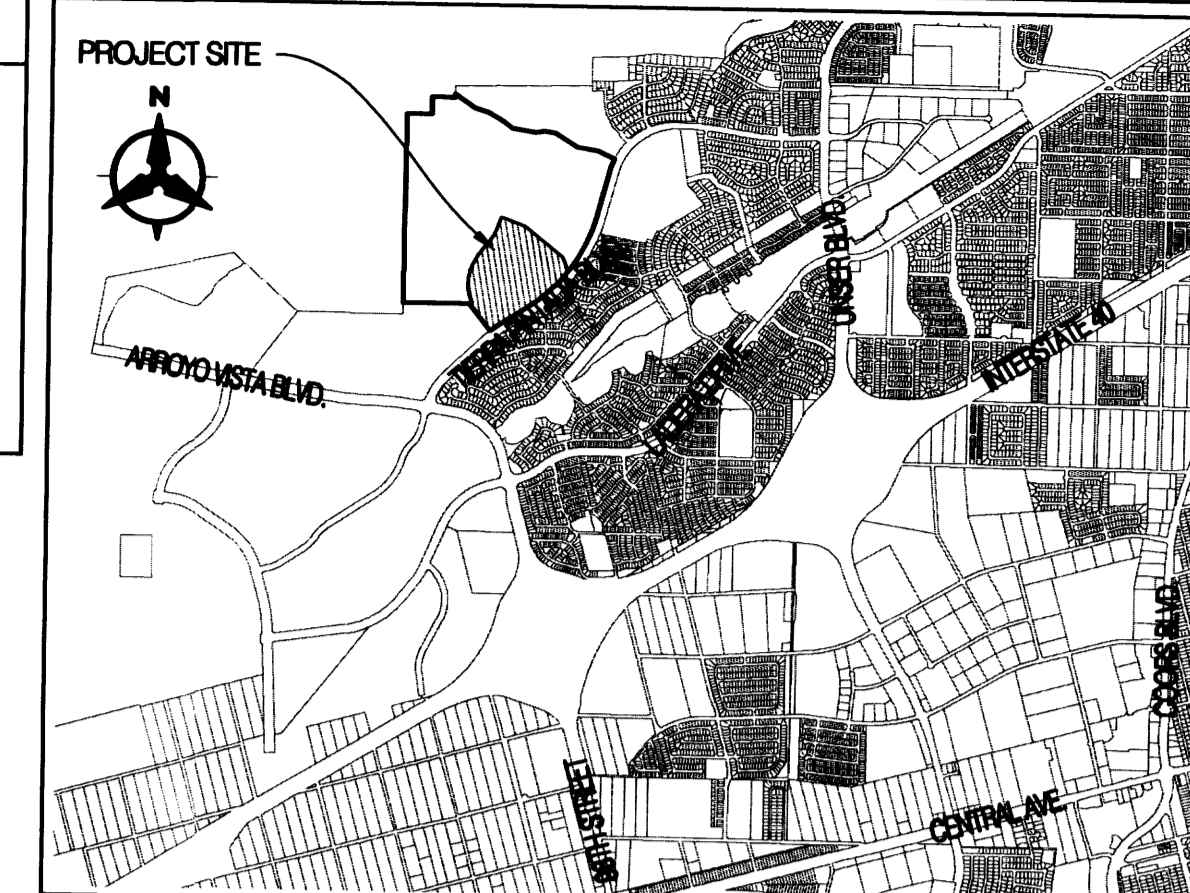
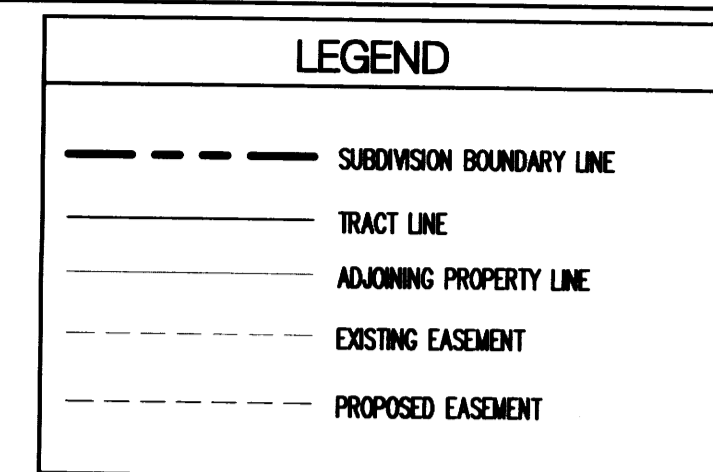
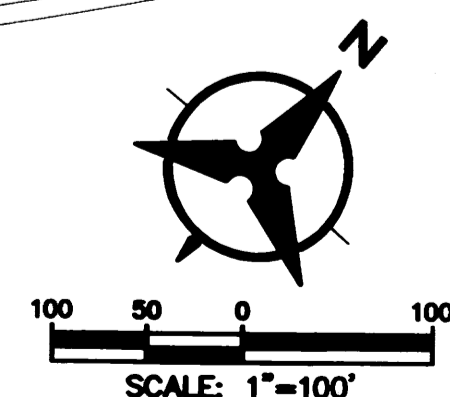
TRACT N-2-B
FILED: OCTOBER 17, 2013
(2013C-116)

TRACT N-2-C
FILED: OCTOBER 17, 2013
(2013C-116)

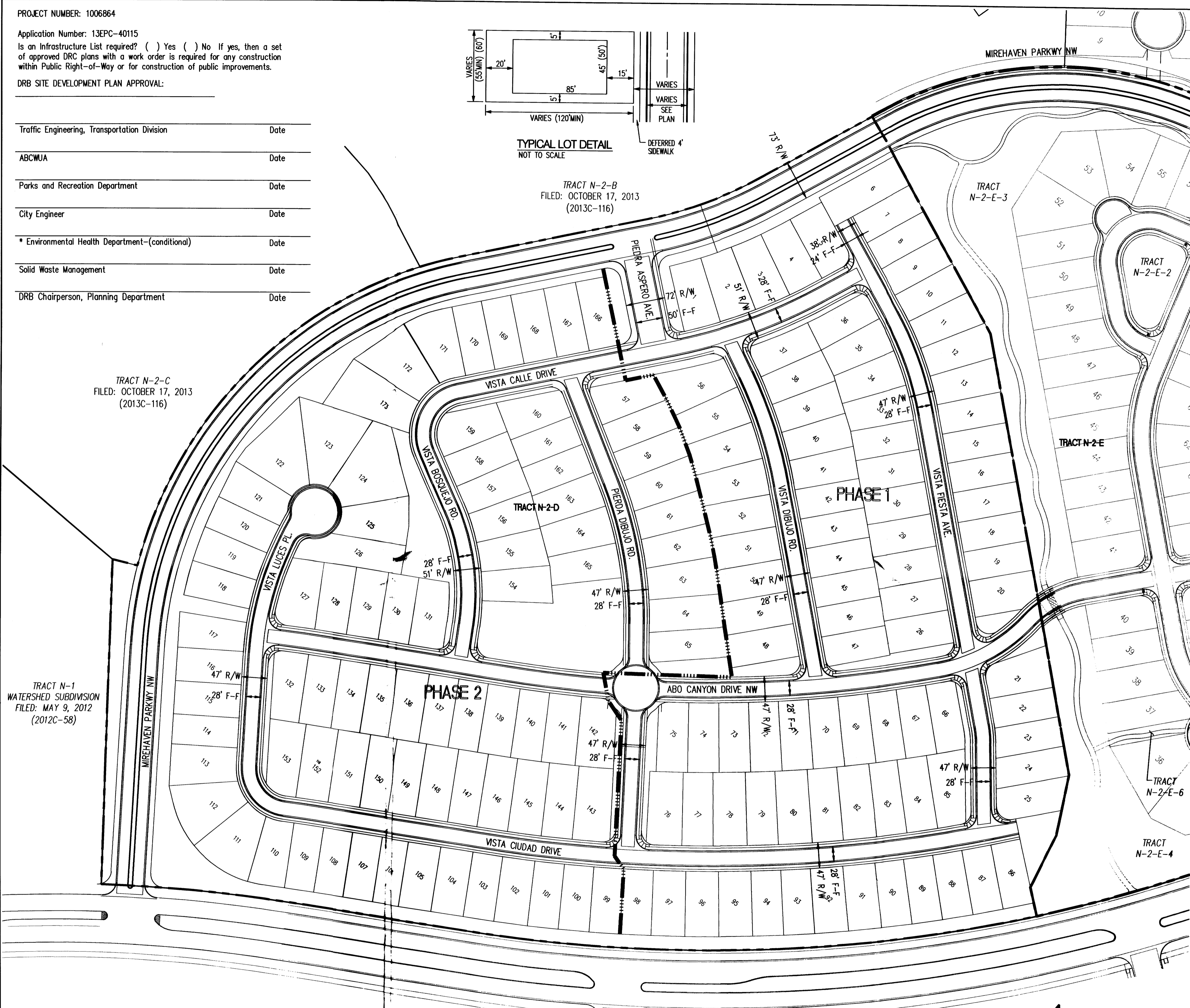
TRACT N-1
WATERSHED SUBDIVISION
FILED: MAY 9, 2012
(2012C-58)

STORMCLOUD SUBDIVISION UNIT 1
FILED: JUNE 27, 2006
(2006C-204)

TERRA PINTADA BLVD.



LOCATION MAP
SCALE: 1"=3000'



PULTE TRADITIONAL PHASE 2 @ MIREHAVEN SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE PULTE TRADITIONAL PHASE 2 @ MIREHAVEN (TRACT N-2-D) IS WITHIN THE LARGER SITE DEVELOPMENT PLAN FOR SUBDIVISION AREA THAT WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION EPC (PROJECT #1006864; 13EPC-40115). THE SITE IS COMPRISED OF 47.12 ACRES, WHICH WILL INCLUDE 173 RESIDENTIAL LOTS DIVIDED AMONGST 2 PHASES. PHASE 1 (21.89 ACRES) INCLUDES 89 RESIDENTIAL LOTS AND APPROXIMATELY 1.28 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS. PHASE 2 (25.23 ACRES) INCLUDES 84 RESIDENTIAL LOTS AND APPROXIMATELY 3.04 ACRES OF PRIVATE OPEN SPACE/LANDSCAPED AREAS.

ZONING: SU-2 FOR PDA, SEE WESTLAND MASTER PLAN FOR SU-2 FOR PDA REGULATIONS.

LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH PRIVATE POCKET PARKS, PRIVATE OPEN SPACE AREAS, AND TRAILS. NO COMMERCIAL USE IS ALLOWED.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

PRIMARY VEHICULAR ACCESS IS FROM MIREHAVEN PARKWAY, VIA TIERRA PINTADA BOULEVARD, AN EXISTING MINOR ARTERIAL. MIREHAVEN PARKWAY IS THE PRIMARY ACCESS TO TRACT N-2-D. THE SITE CAN ALSO BE ACCESSED VIA ABO CANYON DRIVE AND PULTE TRADITIONAL PHASE 1.

PEDESTRIAN ACCESS/CIRCULATION WILL BE MIREHAVEN PARKWAY TO WEST, MIREHAVEN PARKWAY FROM SOUTH, THE LINEAR PARK TO THE NORTH. INTERNAL PEDESTRIAN CIRCULATION IS PROVIDED IN THE SIDEWALKS PLANNED ALONG THE PROPOSED LOCAL ROADWAYS.

TRAILS SHALL BE DESIGNED FOR MULTI-USE AND ACCOMMODATE PEDESTRIANS, RUNNERS, AND BICYCLISTS.

TRANSIT ACCESS: TRANSIT ACCESS IS NOT CURRENTLY AVAILABLE.

BUILDING HEIGHTS:

DEVELOPMENT WITHIN THE 350 FOOT IMPACT AREA OF THE NORTHWEST MESA ESCARPMENT AREA PLAN SHALL BE LIMITED TO A BUILDING HEIGHT OF 19 FEET, IN ACCORDANCE WITH THE DESIGN OVERLAY ZONE POLICY 12-2, WHICH ALLOWS EXCEPTIONS TO THE 15 FOOT HEIGHT LIMIT ON A CASE-BY-CASE BASIS BY THE ENVIRONMENTAL PLANNING COMMISSION.

NO LOTS ARE WITHIN THE 350 FOOT IMPACT AREA.

AREAS OUTSIDE THE 350 FOOT IMPACT AREA SHALL BE LIMITED TO 26 FEET IN HEIGHT.

SETBACKS:

- MINIMUM FRONT YARD SETBACKS: 15 FEET, EXCEPT 20 FEET FOR GARAGES FACING STREET.
- MINIMUM REAR YARD SETBACKS: 15 FEET.
- MINIMUM SIDE YARD SETBACKS: 5 FEET, EXCEPT 10 FEET FOR LOTS ADJACENT TO ROADWAY. ZERO LOT LINE IS PERMITTED PROVIDED 10 FEET OF SEPARATION BETWEEN BUILDINGS IS MAINTAINED. FOR SINGLE FAMILY ATTACHED UNITS, NO REQUIRED SIDE YARD SETBACK, EXCEPT THERE SHALL BE 10 FEET ON THE STREET SIDE OF CORNER LOTS.

DENSITY:

THE DENSITY IS 3.67 DWELLING UNITS PER ACRE, CONSISTENT WITH THE OVERALL DENSITY ALLOWED BY THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION. SEE DENSITY TABLE BELOW.

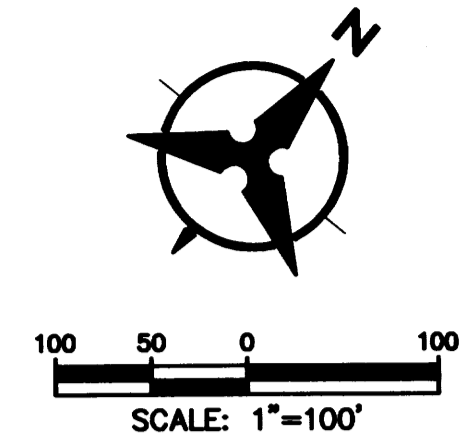
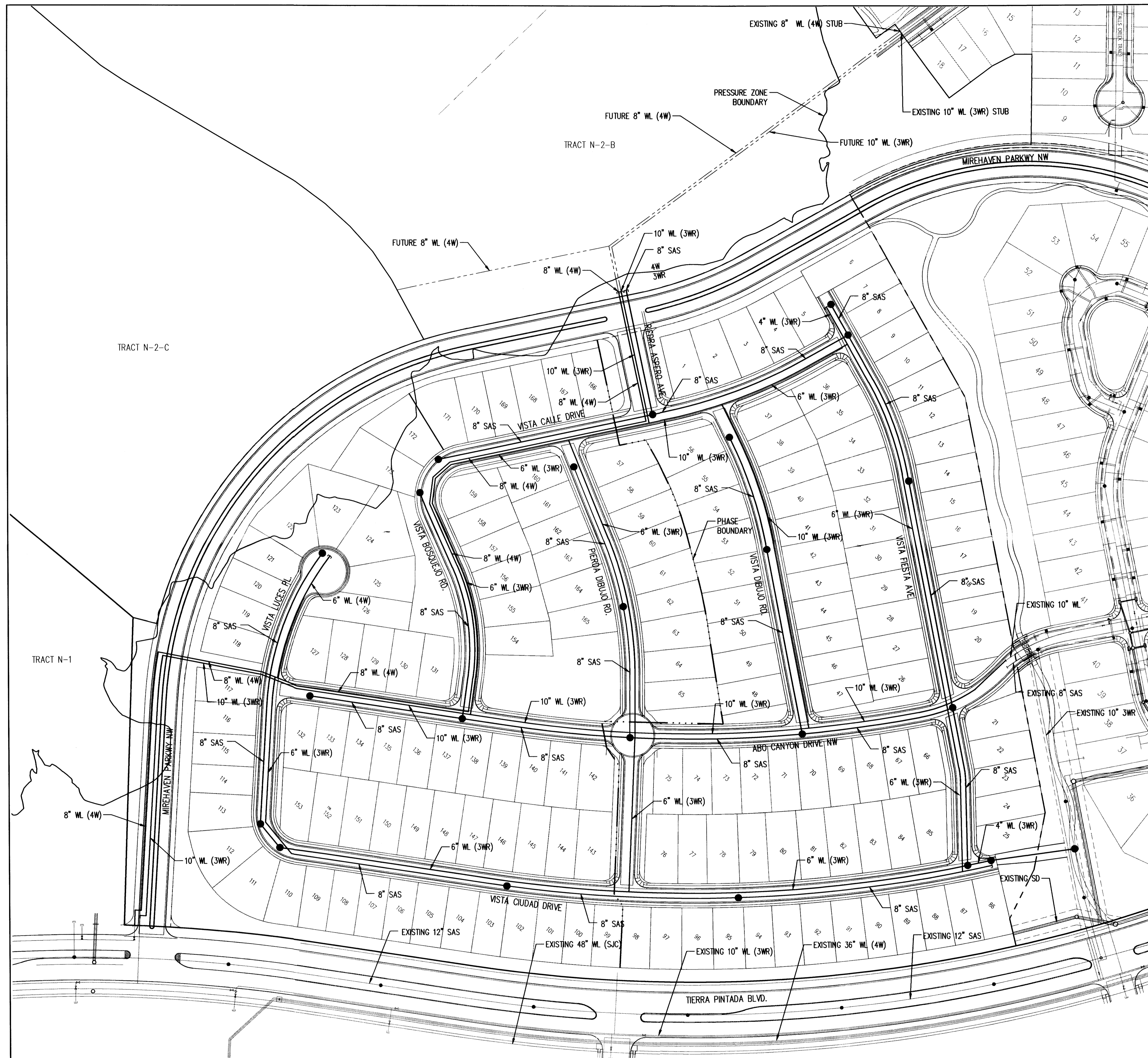
LANDSCAPE PLAN:

THE LANDSCAPE PLAN FOR TRACT N-2-D IS PROVIDED AND IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

GENERAL NOTES:

1. THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION IS CONSISTENT WITH THE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND THE ASSOCIATED DESIGN STANDARDS (PROJECT #1006864; 13EPC-40115).
2. LOCAL RESIDENTIAL STREET CROSS SECTIONS AS STATED IN THE APPROVED SITE PLAN FOR SUBDIVISION (PROJECT #1006864; 13EPC-40115) ARE USED WITHIN THIS SITE.

SITE PLAN FOR SUBDIVISION PULTE @ MIREHAVEN PHASE 2



1. ALL WATER AND SANITARY SEWER LINES SHALL BE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN UTILITY EASEMENT THAT WILL BE DEDICATED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH FUTURE PLATS.
2. ALL EXISTING WATER AND SANITARY SEWER LINES ARE LOCATED WITHIN CITY OF ALBUQUERQUE (COA) PUBLIC RIGHT-OF-WAY OR WITHIN AN EXISTING UTILITY EASEMENT.
3. UTILITY LINES AND FIRE HYDRANT'S SHALL BE LOCATED PER CRITERIA STATED IN THE COA'S DEVELOPMENT PROCESS MANUAL.
4. ALL FUTURE WATER AND SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH CRITERIA STATED IN THE APPROVED WATER-SANITARY SEWER AVAILABILITY LETTER PROVIDED BY ABCWUA.
5. THE SITE LIES WITHIN TWO (2) WATER PRESSURE ZONES: 4W AND 3WR w/AN 8" STUB TO MP.
 - WATER PRESSURE ZONE 4W**
 - THERE IS AN EXISTING 8" STUB FROM DEL WEBB PHASE 1 WILLOW CANYON TRAIL WHICH WILL LOOP THE FUTURE PHASE DEL WEBB (N-2-B).
 - WATER PRESSURE ZONE 3WR**
 - THERE IS AN EXISTING 10" WATERLINE LOCATED IN ABO CANYON DR NW
 - THERE IS AN EXISTING 10" STUB ON WILLOW CANYON TRAIL WHICH WILL LOOP THROUGH FUTURE PHASE OF DEL WEBB (N-2-B).

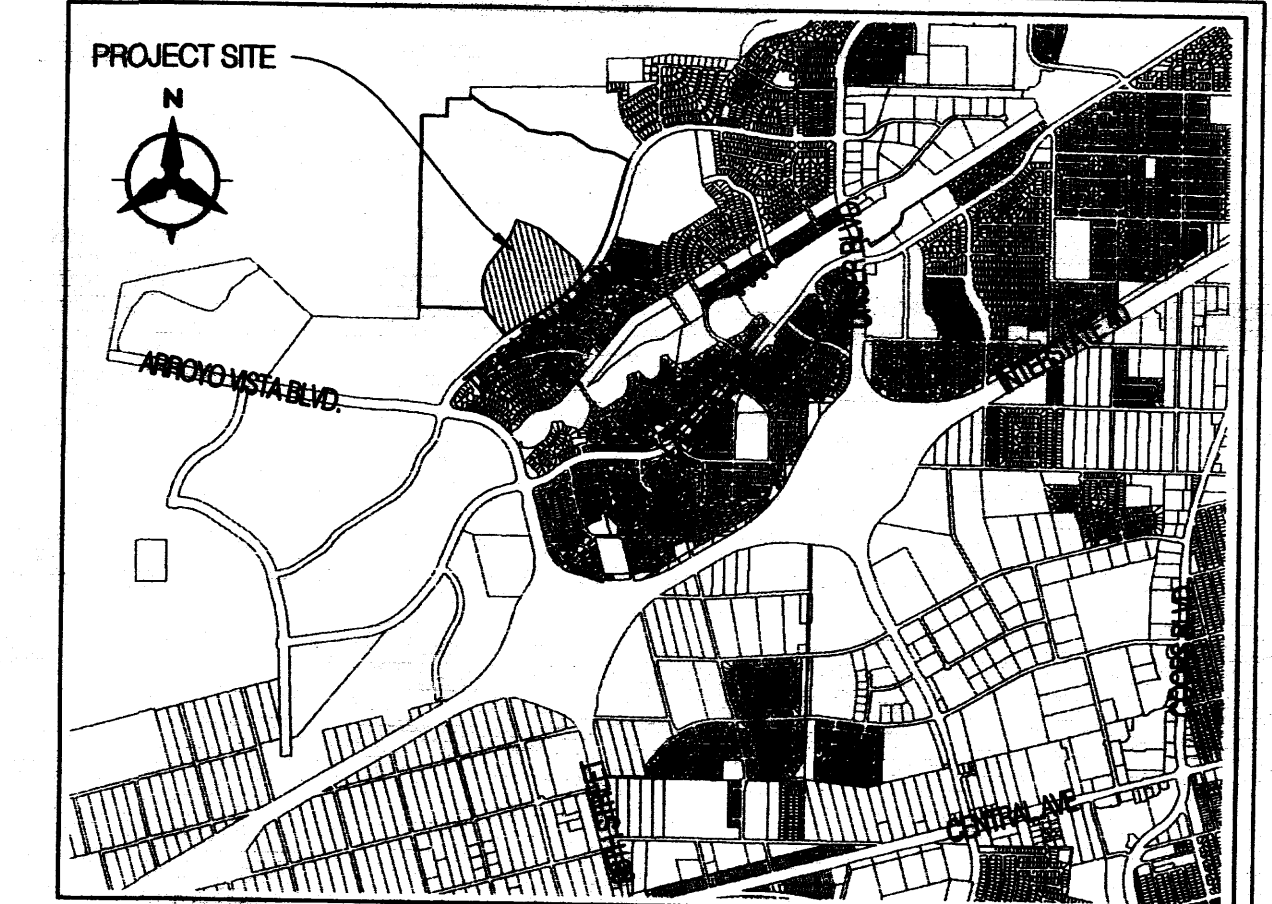
LEGEND

PROPERTY LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED SANITARY SEWER	—●—
PROPOSED WATER LINE	—○—
EXISTING STORM DRAIN	---
EXISTING SANITARY SEWER	---
EXISTING WATER LINE	---

**CONCEPTUAL UTILITY PLAN
PULTE @ MIREHAVEN PHASE 2**

PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO OCTOBER, 2015

Plat is located within Town of Atasco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.



LOCATION MAP
SCALE: 1"=300'

Zone Atlas Index Number: H-8 & H-9.

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
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 MARKED. DO NOT DISTURB, P.L.S. 16469".
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.

APPROVED FOR MONUMENTATION AND STREET NAMES

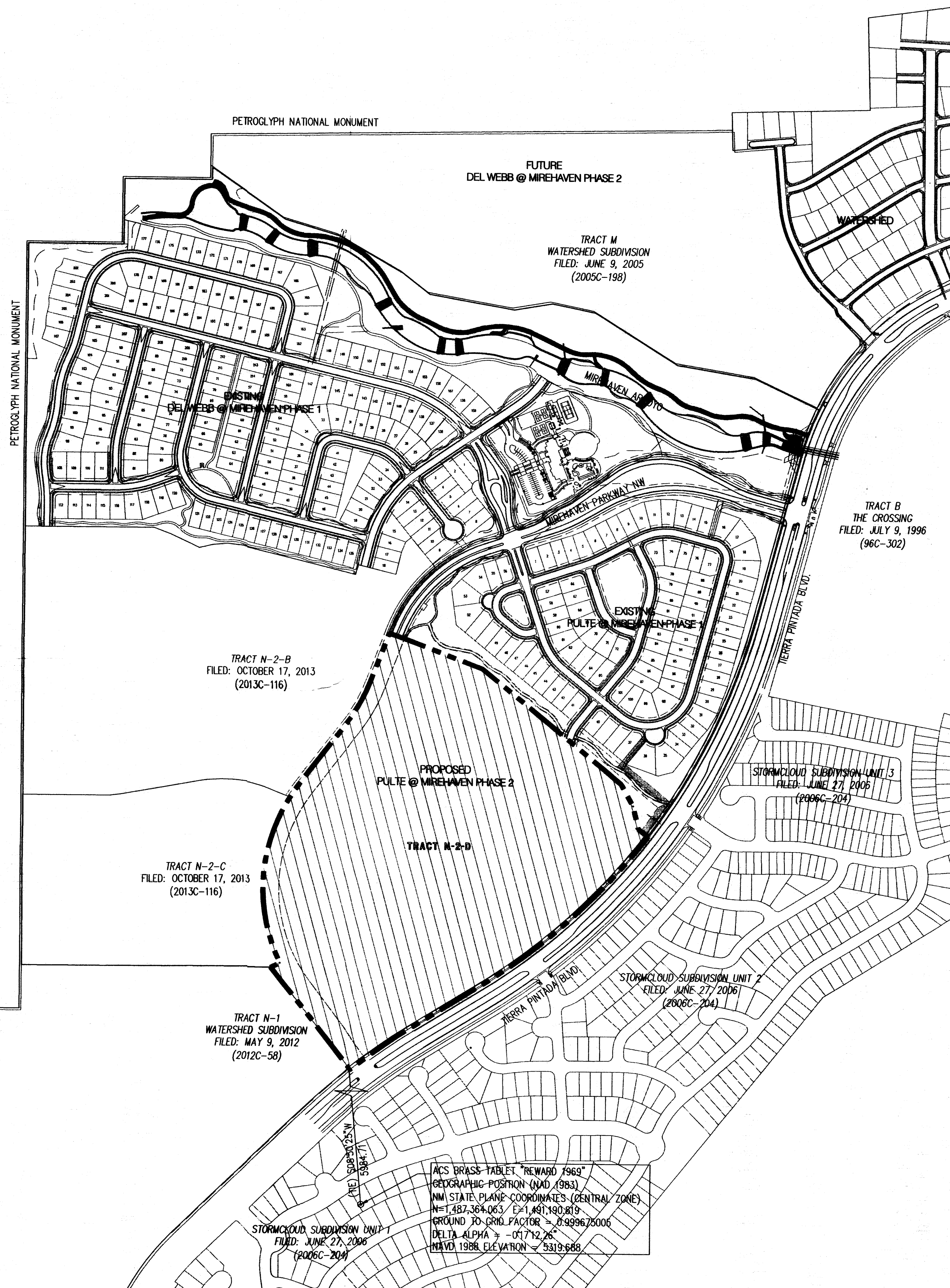
Sharon M. Rainwater PS. 10/8/15
CITY SURVEYOR DATE

OWNER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: GARRETT DEVELOPMENT CORPORATION, AGENT

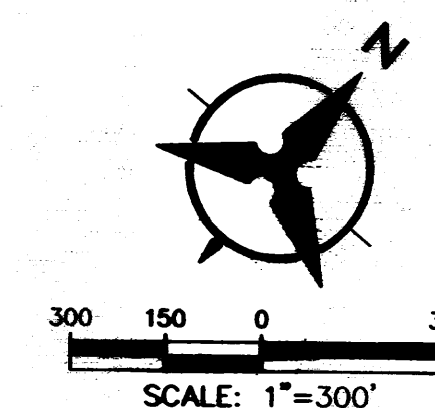
BY: *Ted E. Garrett*
TED E. GARRETT
VICE PRESIDENT

DATE: *OCTOBER 7, 2015*



LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROJECT SITE

ACS BRASS TABLE "REWARD 1969"
GEOGRAPHIC POSITION (NAD, 1983)
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,487,364.063 E=1,491,190.819
GROUND TO GRID FACTOR = 0.999675006
DELTA ALPHA = -01712.26"
NAVD 1988 ELEVATION = 5319.688



SHEET 1 of 2

Bohannon & Huston
www.bhinc.com 800.877.5332

LEGAL DESCRIPTION:
 A REPLAT OF:
 TRACT N-2-D, WATERSHED SUBDIVISION
 FILED: OCTOBER 17, 2013 (2013C-116)

NUMBER OF LOTS: PHASE 1 = 89
 PHASE 2 = 84
 TOTAL 173

PRELIMINARY PLAT PULTE @ MIREHAVEN PHASE 2 (REPLAT OF TRACT N-2-D) ALBUQUERQUE, NEW MEXICO OCTOBER, 2015

1. EXISTING ZONING: SU-2 FOR PDA
 PROPOSED ZONING: SU-2 FOR PDA
 PROPOSED RESIDENTIAL DEVELOPMENT:
 SINGLE FAMILY DETACHED RESIDENTIAL

PROPOSED DENSITY: 3.67 D.U./ACRE

3. MINIMUM LOT DIMENSIONS 55' x 120'
 MINIMUM LOT AREA 6600 S.F.

4. ALL STREETS, UTILITIES AND DRAINAGE
 IMPROVEMENTS ARE TO BE PUBLIC, TO BE
 DEDICATED FOR MAINTENANCE TO THE CITY OF
 ALBUQUERQUE.

5. LOT SETBACKS SHALL CONFORM TO SU-2 FOR DA
 ZONE REGULATIONS.

2. TOTAL ACRES:
 EXISTING TRACT N-2-D = 47.1187 ACRES

ACREAGE:
 TRACT N-2-D-1 = 2.1071 Acres
 TRACT N-2-D-2 = 0.0513 Acres
 TRACT N-2-D-3 = 0.3692 Acres
 TRACT N-2-D-4 = 0.8263 Acres
 TRACT N-2-D-5 = 0.0814 Acres
 TRACT N-2-D-6 = 0.1722 Acres
 TRACT N-2-D-7 = 0.0907 Acres
 TRACT N-2-D-8 = 0.0374 Acres
 TRACT N-2-D-9 = 0.0565 Acres
 TRACT N-2-D-10 = 0.1422 Acres
 TRACT N-2-D-11 = 0.0410 Acres
 TRACT N-2-D-12 = 0.0818 Acres
 TRACT N-2-D-13 = 0.0459 Acres
 TRACT N-2-D-14 = 0.2377 Acres
 TRACT N-2-D-15 = 0.3471 Acres
 TRACT N-2-D-16 = 0.0522 Acres
 TRACT N-2-D-17 = 0.0455 Acres

TOTAL NET ACRES 47.1187 ACRES

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 FILED: OCTOBER 17, 2013
 (2013C-116)

EXISTING PUBLIC ACCESS &
 PUBLIC DRAINAGE EASEMENT
 (HATCHED AREA)
 TO BE VACATED WITH THE
 FINAL PLAT

TRACT N-2-D-15

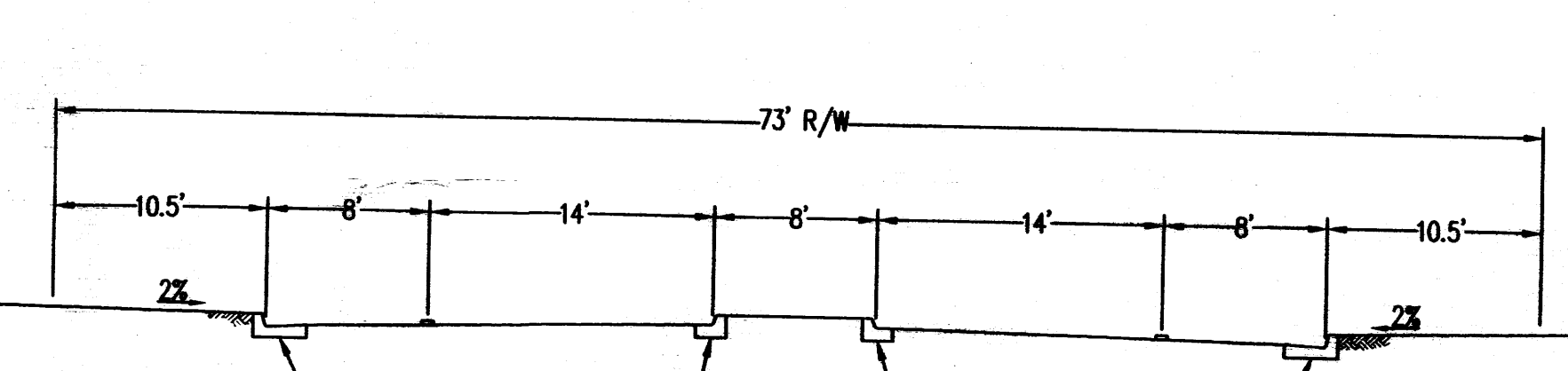
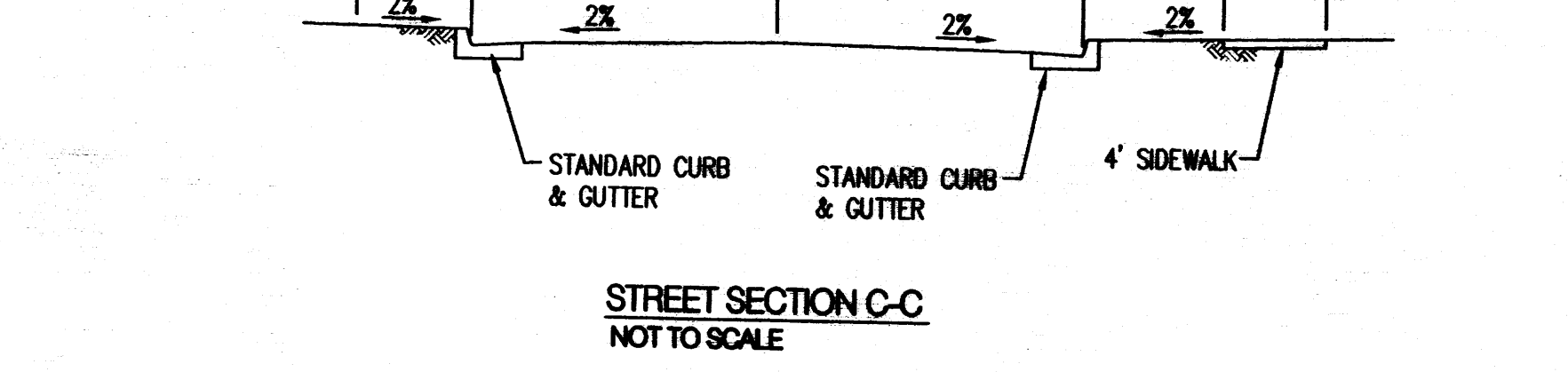
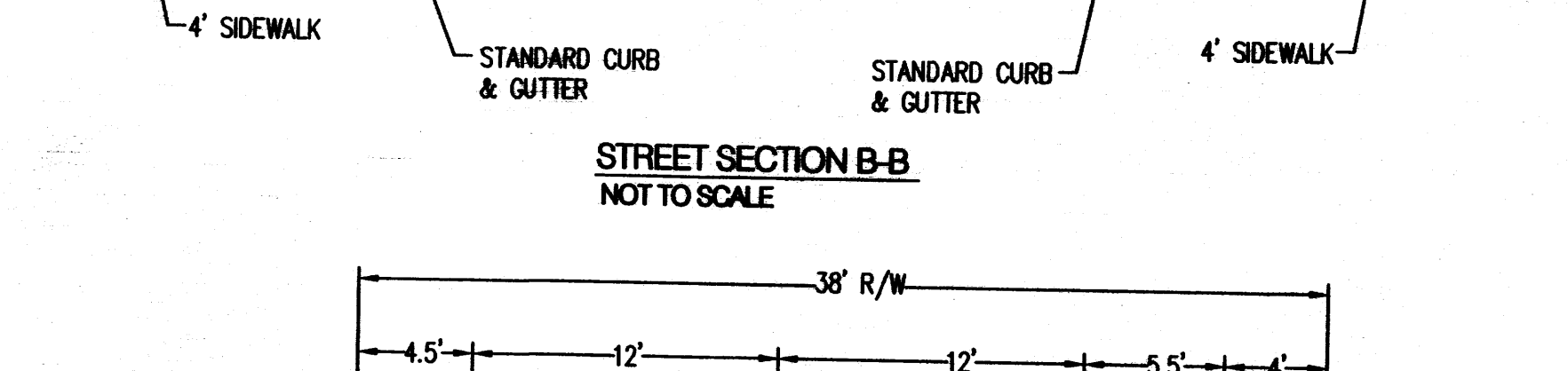
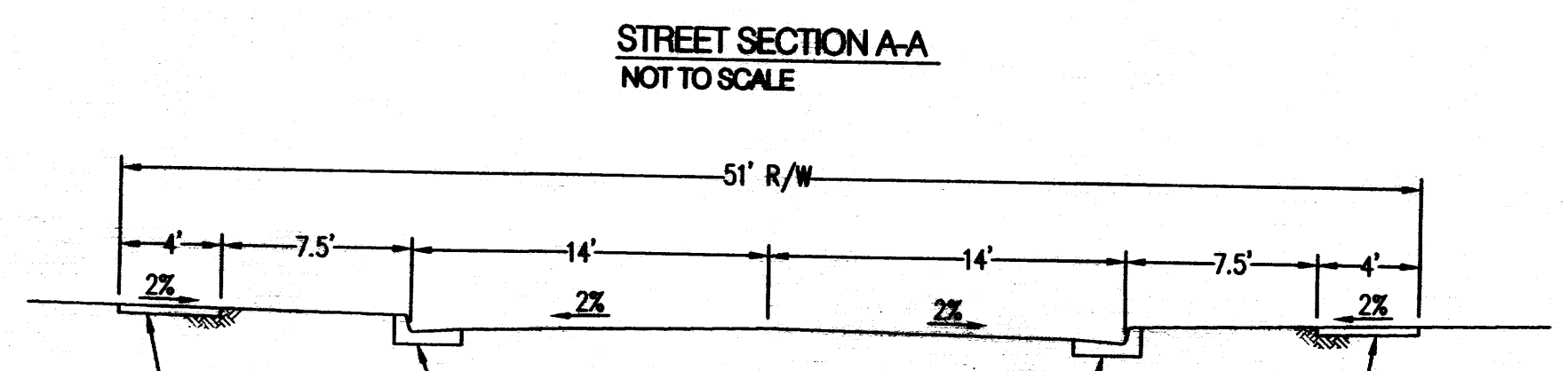
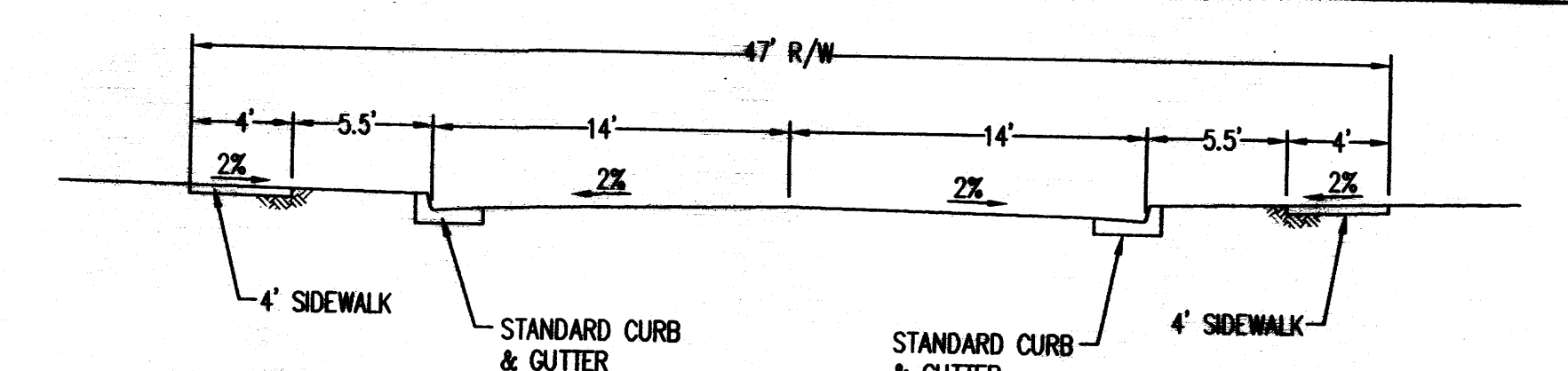
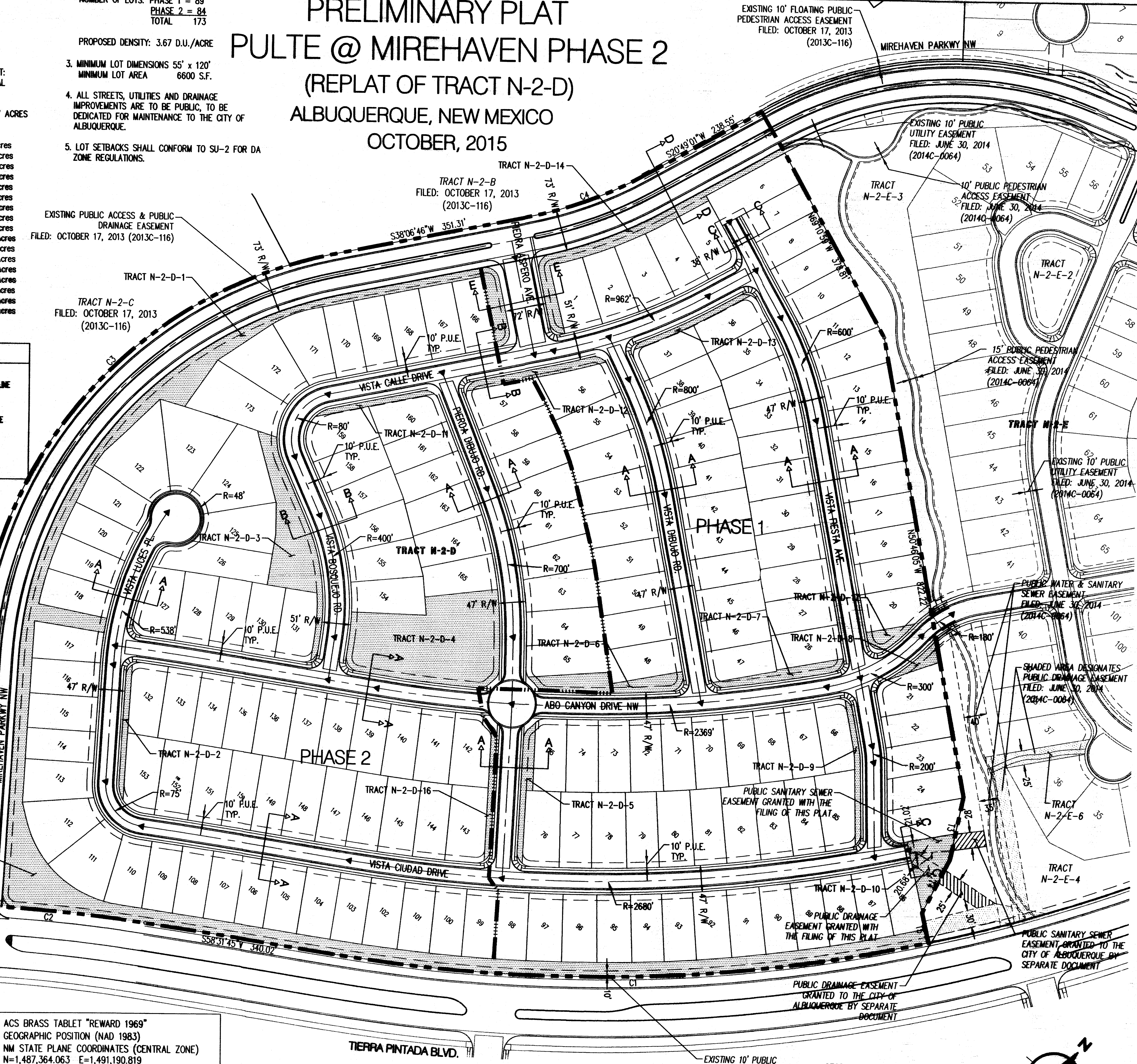
80' FLOATING PUBLIC
 VEHICULAR & PEDESTRIAN
 ACCESS EASEMENT FOR THE
 BENEFIT OF TRACT N-1 TO
 BE CONFINED AND DEFINED
 WITH FUTURE PLATTING

TRACT N-1
 WATERSHED SUBDIVISION
 FILED: MAY 9, 2012
 (2012C-58)

TRACT N-2-D-1

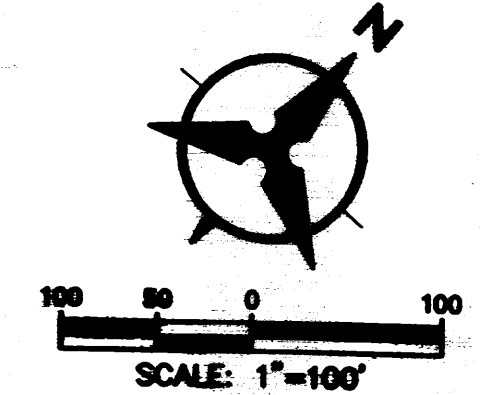
ACS BRASS TABLET "REWARD 1969"
 GEOGRAPHIC POSITION (NAD 1983)
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 N=1,487,364.063 E=1,491,190.819
 GROUND TO GRID FACTOR = 0.999675005
 DELTA ALPHA = -017'12.26"
 NAVD 1988 ELEVATION = 5319.688

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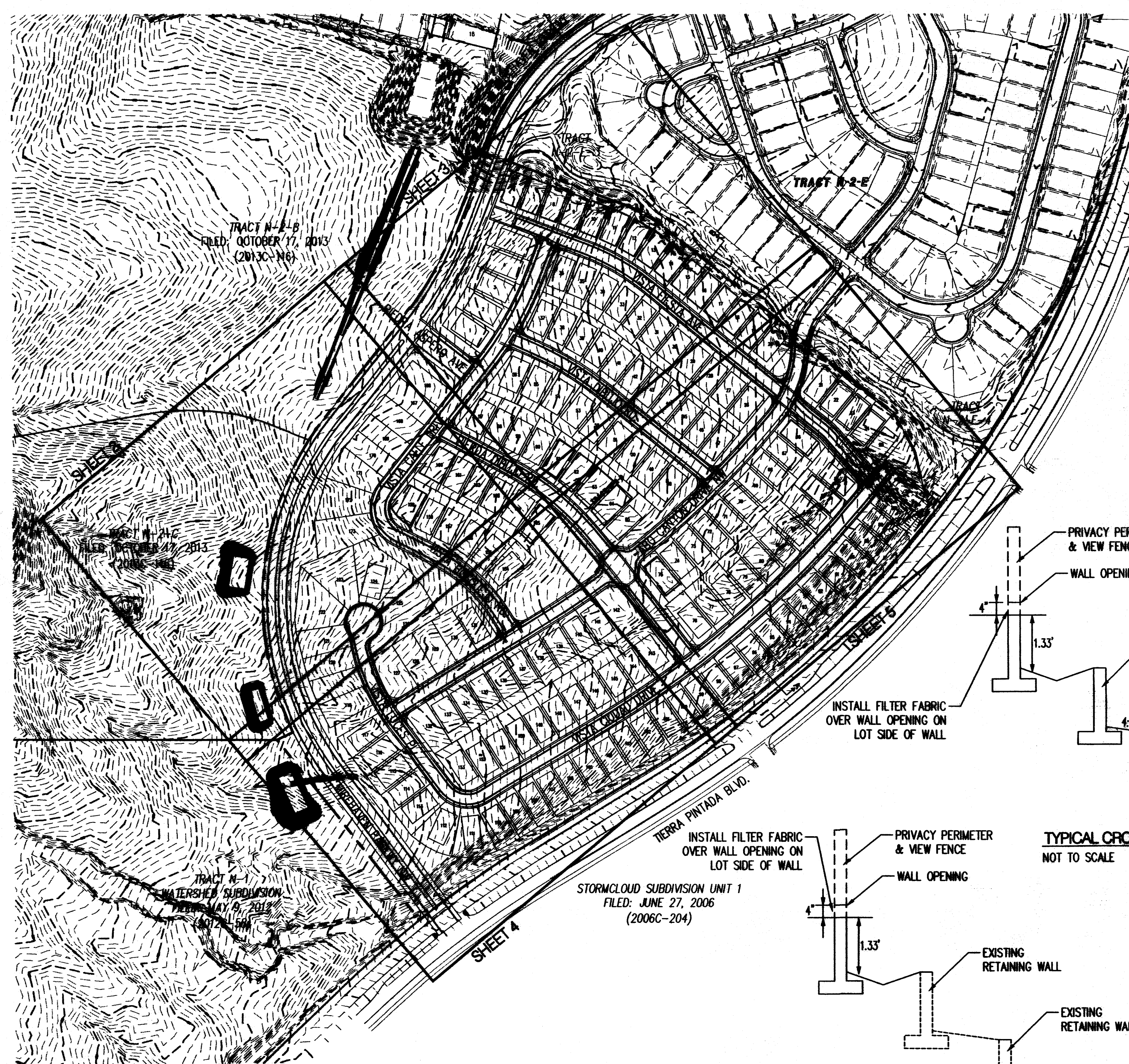


Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	21°20'26"	536.61'	1060.78'	2848.00'	1054.66'	S47°51'22"W
C2	06°41'04"	173.09'	345.79'	2964.00'	345.60'	S55°11'13"W
C3	63°53'55"	486.13'	869.33'	778.50'	824.98'	N06°09'48"E
C4	171°7'45"	108.58'	217.50'	720.50'	216.67'	N29°27'54"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S64°12'51"W	46.91'
T2	N70°45'54"W	75.52'
T3	N28°47'32"W	113.85'
T4	N13°29'28"W	106.12'
T5	N52°48'51"W	54.87'



SHEET 2 of 2

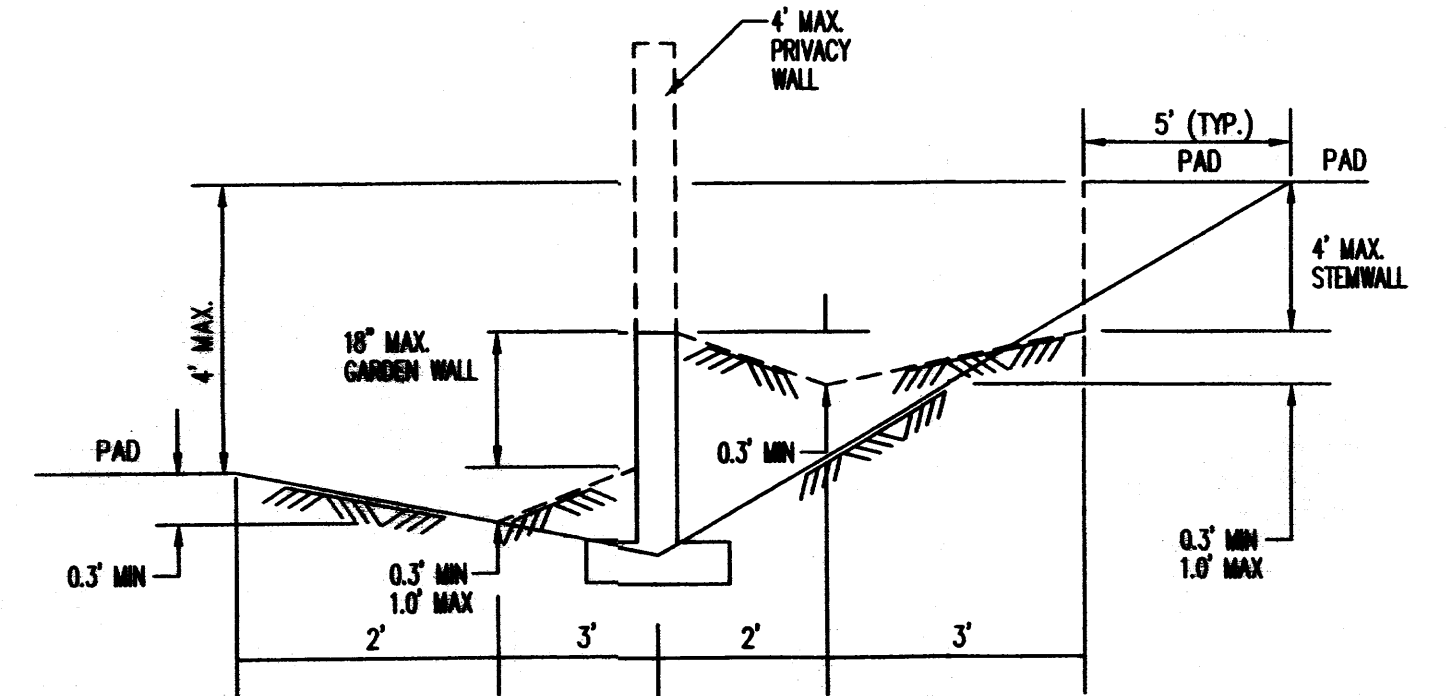
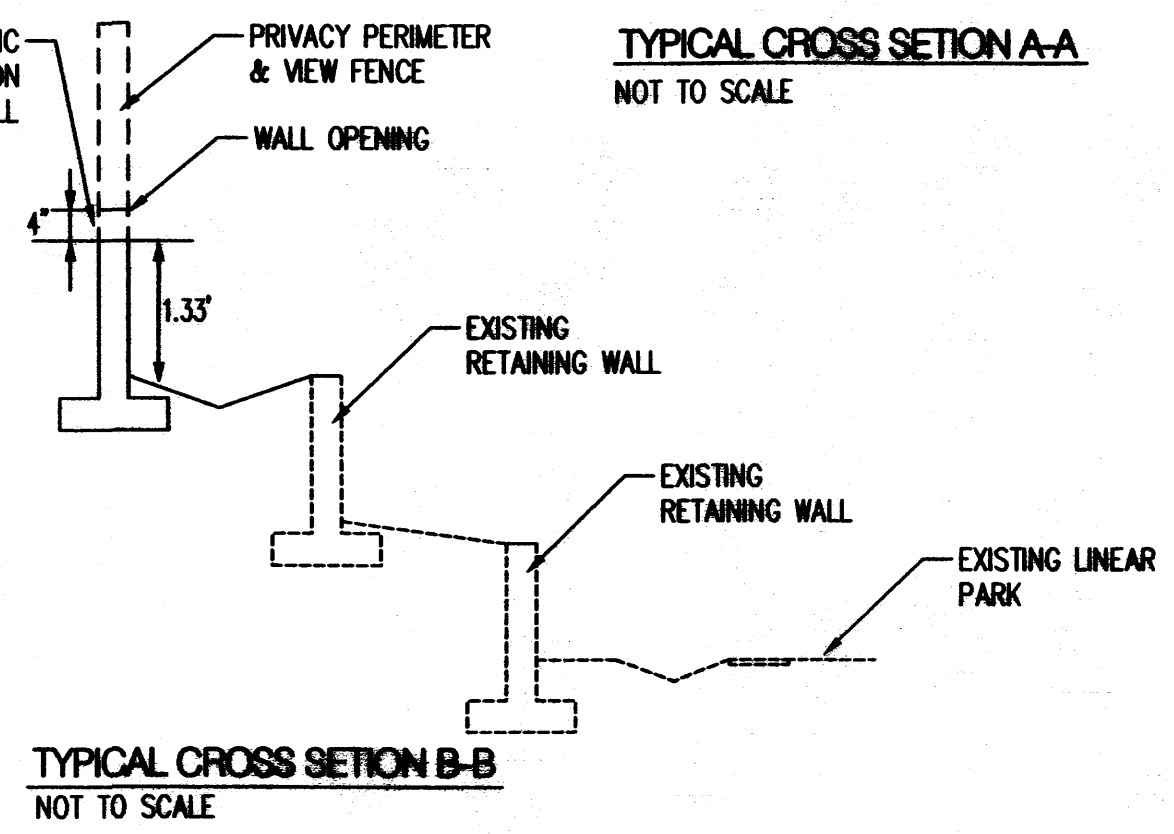
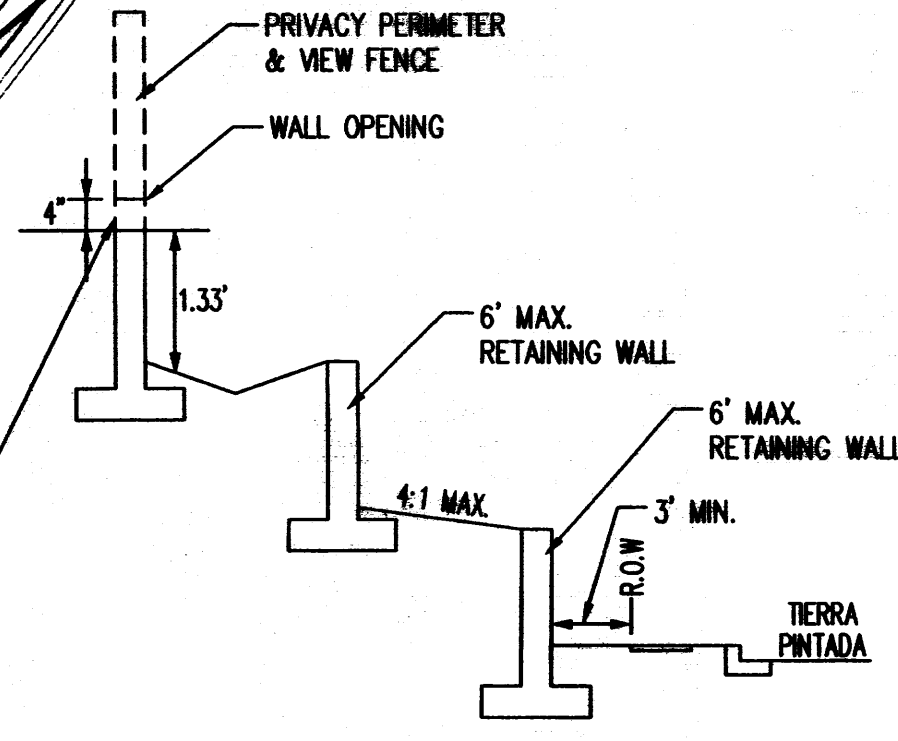
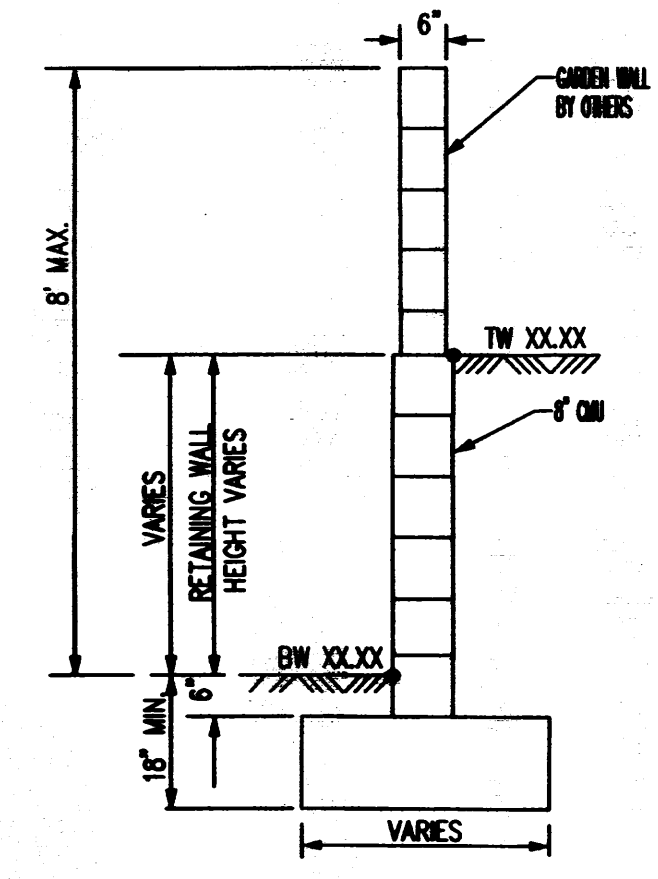


LEGEND

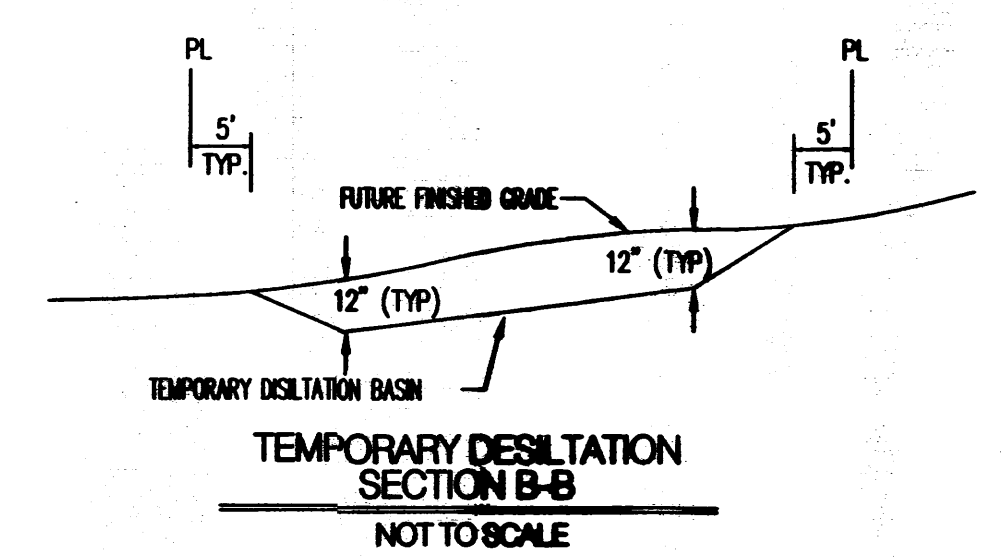
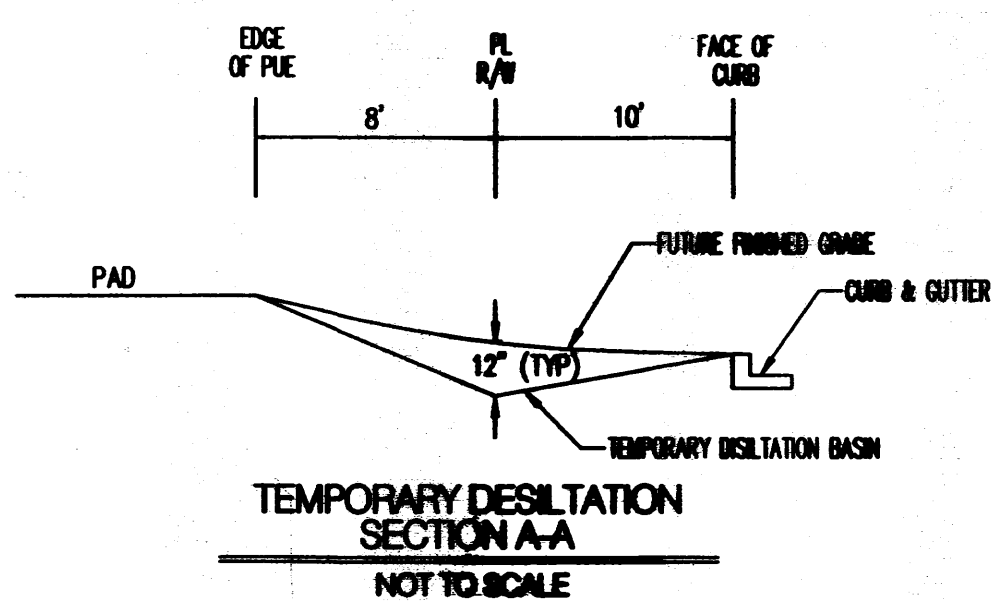
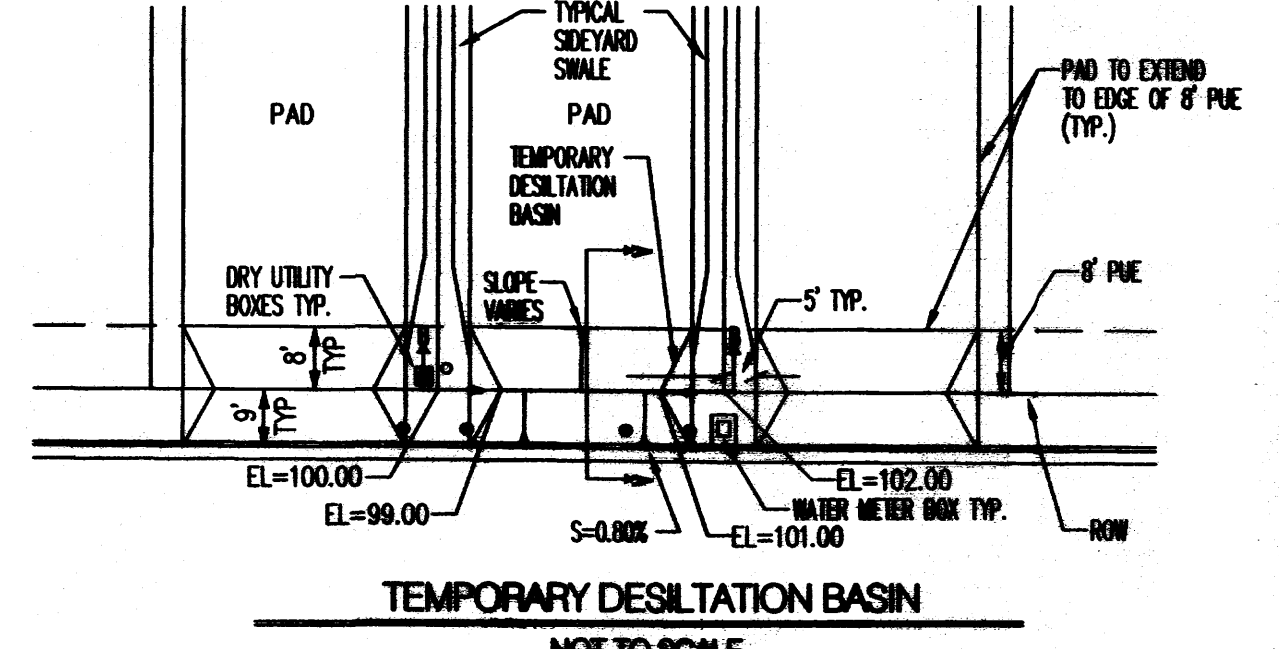
- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR ——— 5025
- EXISTING STORM DRAIN LINE ———
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ———
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ———
- RETAINING WALL ———
- PAD □
- TB □
- STREET SLOPE ———

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADEING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADEING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

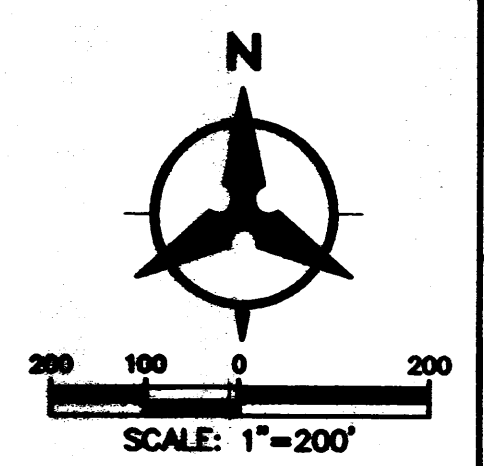


NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

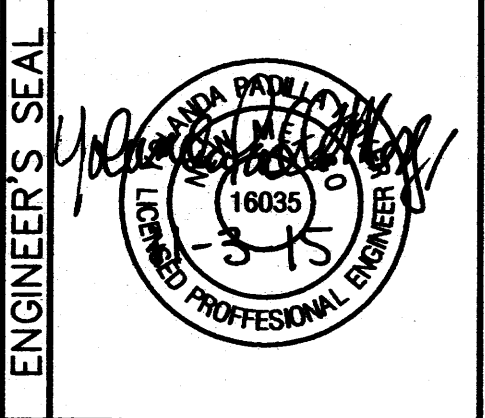


GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND PERMITS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY XERO MYNARD DATED JULY 22, 2013. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



BENCH MARKS		AS-BUILT INFORMATION	
USGAS BRASS DISC	STAMPED REWARD 1989	CONTRACTOR	DATE
GEOGRAPHIC POSITION (NAD 83)		STAMPED BY	DATE
N.M. STATE PLANE COORDINATES		INSPECTOR'S NAME	DATE
(CENTRAL ZONE)		DATE	DATE
N=1487364.063 E=1491190.819		DATE	DATE
GROUND TO GRID = 0.999675005		DATE	DATE
DELTA ALPHA = -0.01712.26"		DATE	DATE
NAVD 1988 ELEVATION = 5319.688		DATE	DATE



SURVEY INFORMATION		FIELD NOTES	
NO.	BY	NO.	DATE

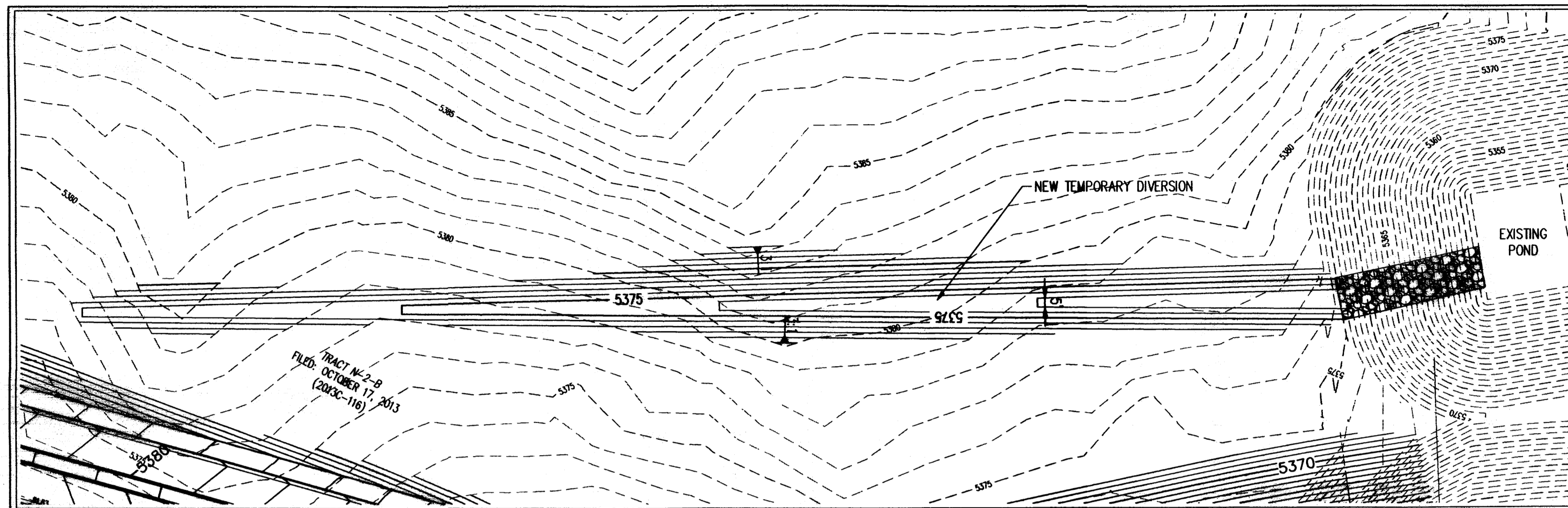
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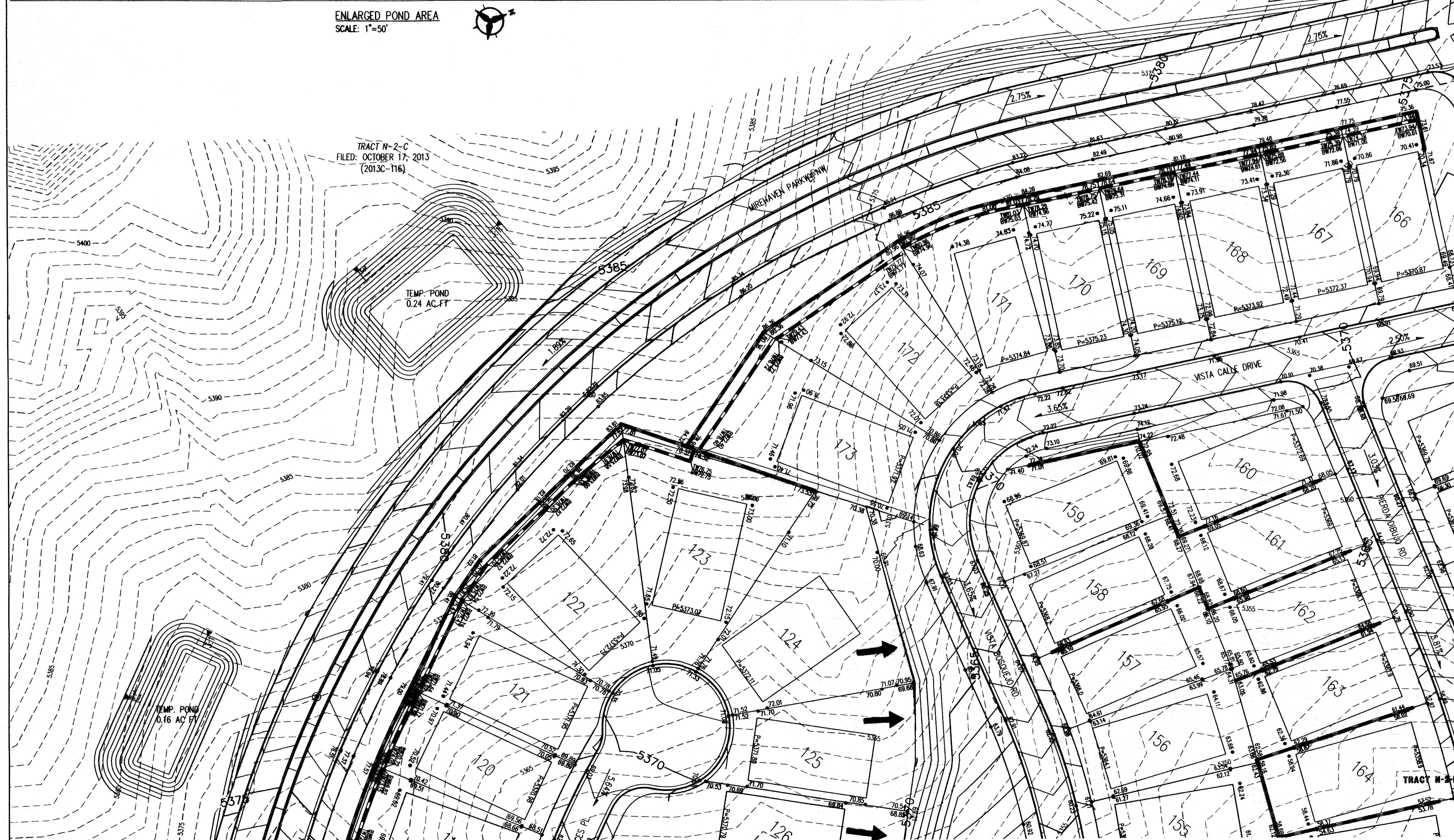
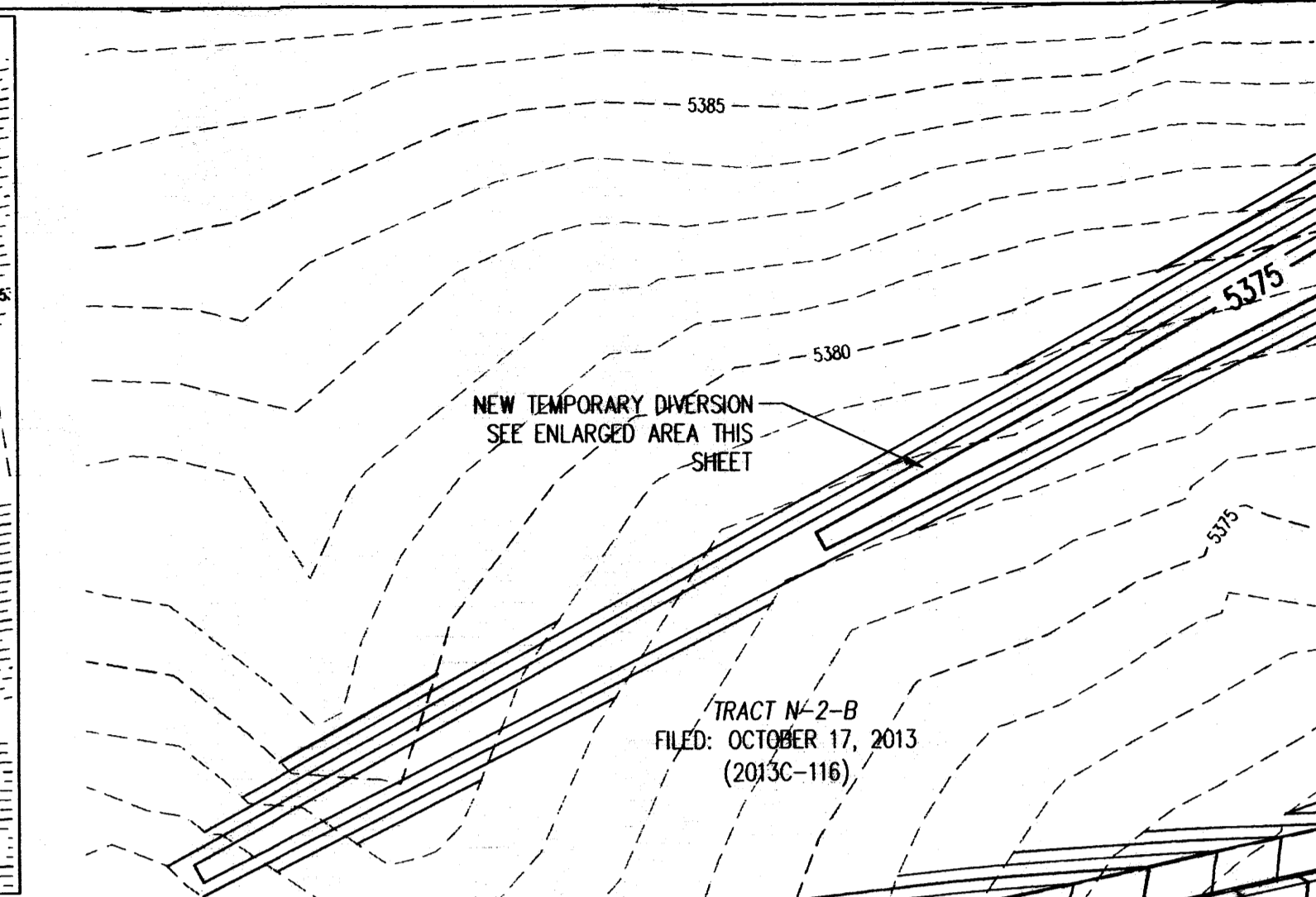
PULTE @ MIREHAVEN PHASE 2
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.

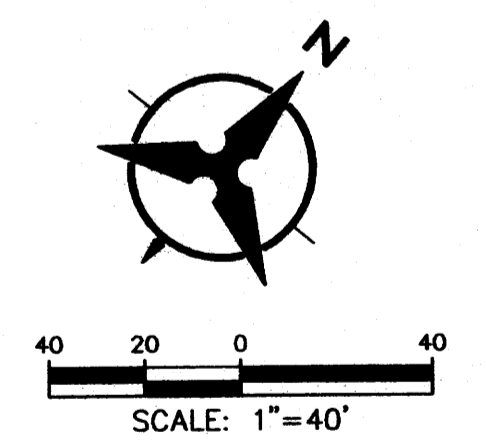
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		1	5



ENLARGED POND AREA
SCALE: 1"=50'



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR - - - - - 5225
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE |||
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK ~~~~~
 - RETAINING WALL [Symbol]
 - PAD [Symbol]
 - WALL OPENING [Symbol]
 - STREET SLOPE XX
 - COBBLE RUNDOWN [Symbol]



AS-BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FIELD NOTES	NO.		NO. DATE BY REVISIONS DESIGN DESIGNED BY YPM DATE 08/2015 DRAWN BY AR DATE 08/2015 CHECKED BY YPM DATE 08/2015
STARTED BY	DATE	DATE	NO.		
INSPECTED BY	DATE				
FIELD VERIFICATION BY	DATE				
CORRECTED BY	DATE				
MICRO-FILM INFORMATION	DATE				
RECORDED BY	DATE				
NO.	DATE				

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DEPARTMENT OF MUNICIPAL DEVELOPMENT

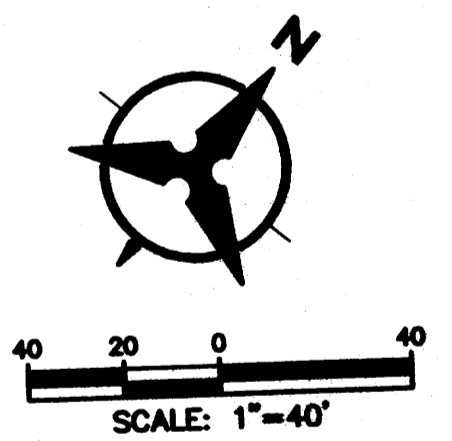
PULTE @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET 2 OF 5

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Tue, 3-Nov-2015 - 2:59:pm, Plotted by: AROMERO



- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR --- 5025
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET □
 - PROPOSED STORM DRAIN LINE ———
 - PROPOSED STORM DRAIN MANHOLE ○
 - PROPOSED WATER BLOCK ~~~~~
 - RETAINING WALL [10' P=6300.00]
 - PAD [10' P=6300.00]
 - WALL OPENING [X]
 - STREET SLOPE [X%]

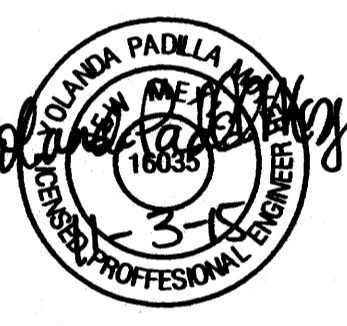


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 PULTE @ MIREHAVEN PHASE 2
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. DAY/YR.	NO. DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET 3 OF 5

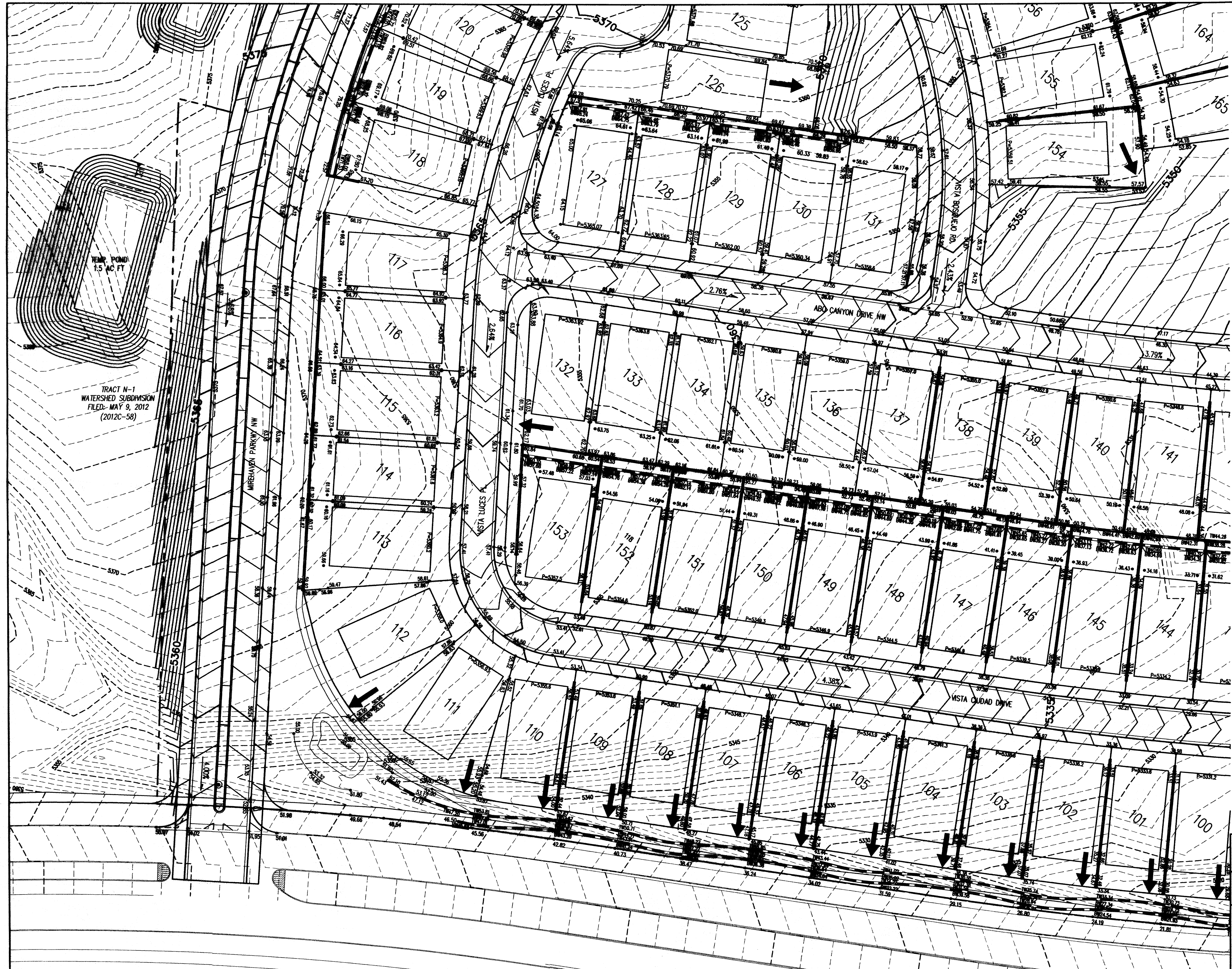
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES	DATE	USCGS BRASS DISC STAMPED	REWARD 1969	CONTRACTOR	DATE
NO.	BY	GEOGRAPHIC POSITION (NAD 83)		INSPECTED BY	DATE
		N.M. STATE PLANE COORDINATES		ACCEPTANCE BY	DATE
		(CENTRAL ZONE)		PREPARED BY	DATE
		N=1487364.083 E=1491190.819		DESIGNED BY	DATE
		GROUND TO GRID = 0.999675005		CHECKED BY	DATE
		DELTA ALPHA = -001712.26"		RECORDED BY	DATE
		NAVD 1988 ELEVATION = 5319.688		NO.	



NO.	DATE	REVISIONS	BY
		DESIGN	

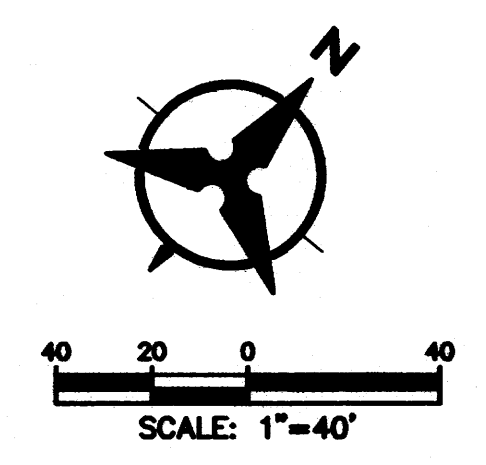
DESIGNED BY: YPM DATE: 08/2015
 DRAWN BY: AR DATE: 08/2015
 CHECKED BY: YPM DATE: 08/2015

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 Tue, 3-Nov-2015 3:01:pm, Plotted by: AROMERO



LEGEND

- PROPOSED SPOT ELEVATION ● 5235.25
- EXISTING SPOT ELEVATION ● EX 5235.25
- PROPOSED CONTOUR --- 5225 ---
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ———
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK [Wavy line symbol]
- RETAINING WALL [Double line symbol]
- PAD [10' x 300' symbol]
- WALL OPENING [Arrow symbol]
- STREET SLOPE [Arrow symbol]



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 PULTE @ MIREHAVEN PHASE 2
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/yr.	NO./DAY/yr.
CITY PROJECT NO.		ZONE MAP NO.	SHEET 4 OF 5

AS-BUILT INFORMATION

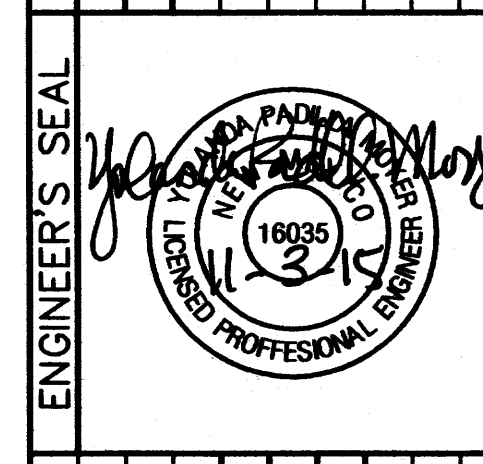
CONTRACTOR	DATE
INSPECTOR	DATE
ACCEPTANCE BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
RECORDED BY	DATE

BENCH MARKS

USC&GS BRASS DISC STAMPED "REWARD 1969"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
N=1487364.063 E=1491190.819	DATE
GROUND TO GRID = 0.999675005	DATE
DELTA ALPHA = -001712.26"	DATE
NAVD 1988 ELEVATION = 5319.688	DATE

SURVEY INFORMATION

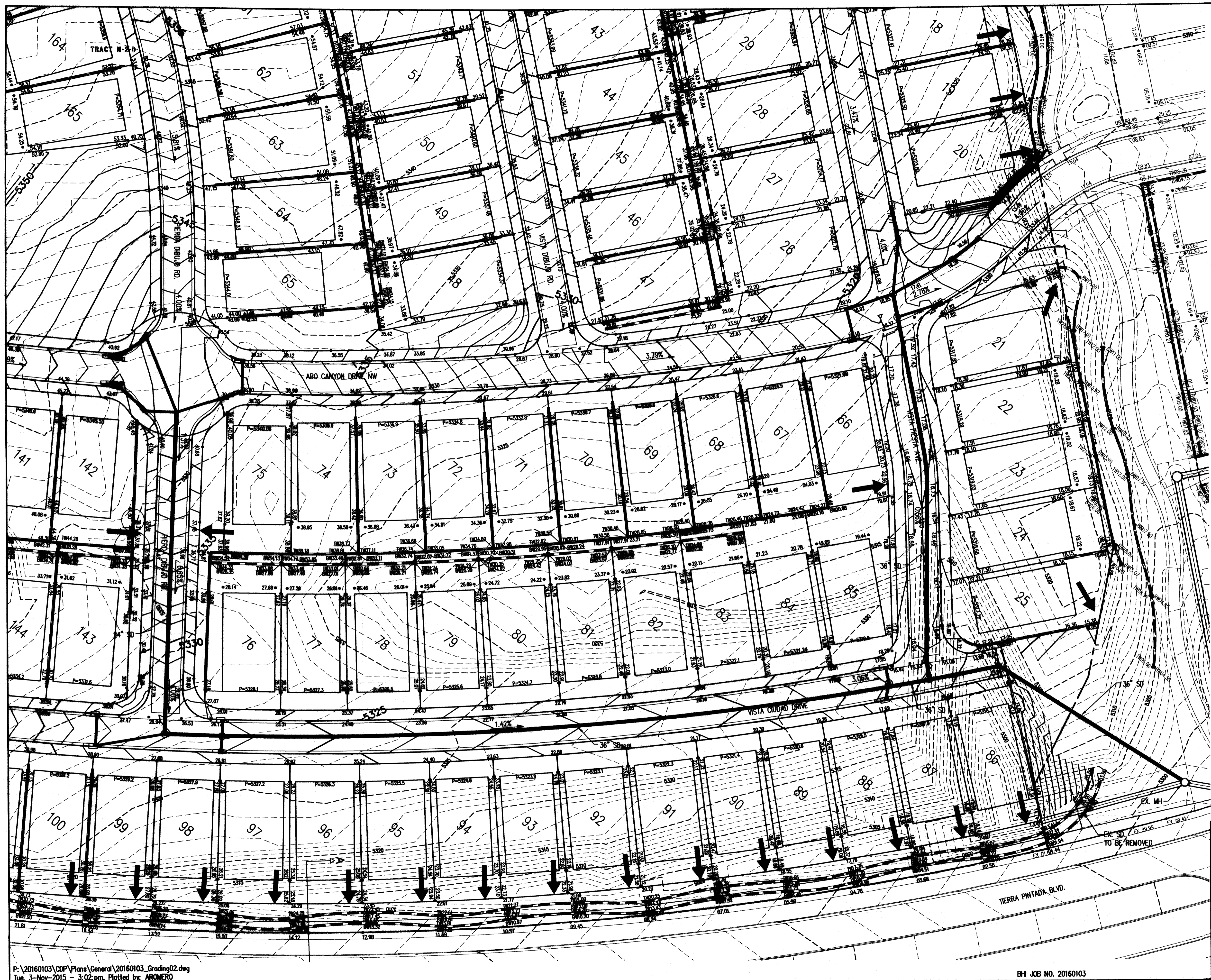
FIELD NOTES	DATE
BY	DATE
NO.	DATE



REVISIONS

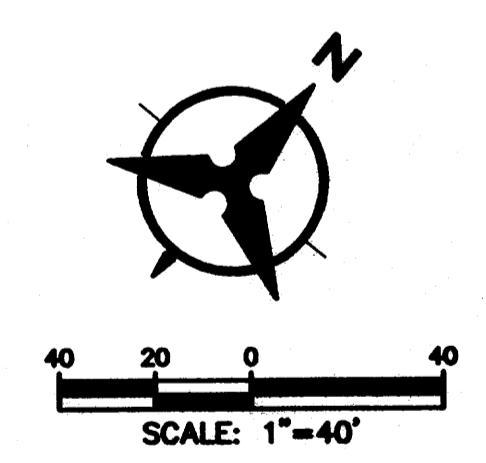
NO.	DATE	REMARKS	BY

DESIGN DATE: 08/2015
 DRAWN BY: YPM
 CHECKED BY: YPM



LEGEND

- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR - - - - - 5225
- EXISTING STORM DRAIN LINE - - - - -
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE |||
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ~~~~~
- RETAINING WALL []
- PAD []
- WALL OPENING []
- STREET SLOPE XX



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
PULTE @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	NO. / DAY / YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		5	5

ENGINEER'S SEAL	SURVEY INFORMATION		AS-BUILT INFORMATION	
	NO.	DATE	CONTRACTOR	DATE
REVISIONS	NO.	DATE	BY	DATE
REMARKS	NO.	DATE	BY	DATE
DESIGNED BY	NO.	DATE	BY	DATE
DRAWN BY	NO.	DATE	BY	DATE
CHECKED BY	NO.	DATE	BY	DATE
BENCH MARKS		MICRO-FILM INFORMATION		
USC&GS BRASS DISC STAMPED "REWARD 1969"		CONTRACTOR		
GEOGRAPHIC POSITION (NAD 83)		INSPECTOR'S		
N.M. STATE PLANE COORDINATES		FIELD CHECK BY		
(CENTRAL ZONE)		CORRECTED BY		
GROUND TO GRID = 0.999875005		DATE		
DELTA ALPHA = -007712.26"		DATE		
NAVD 1988 ELEVATION = 5319.868		DATE		

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