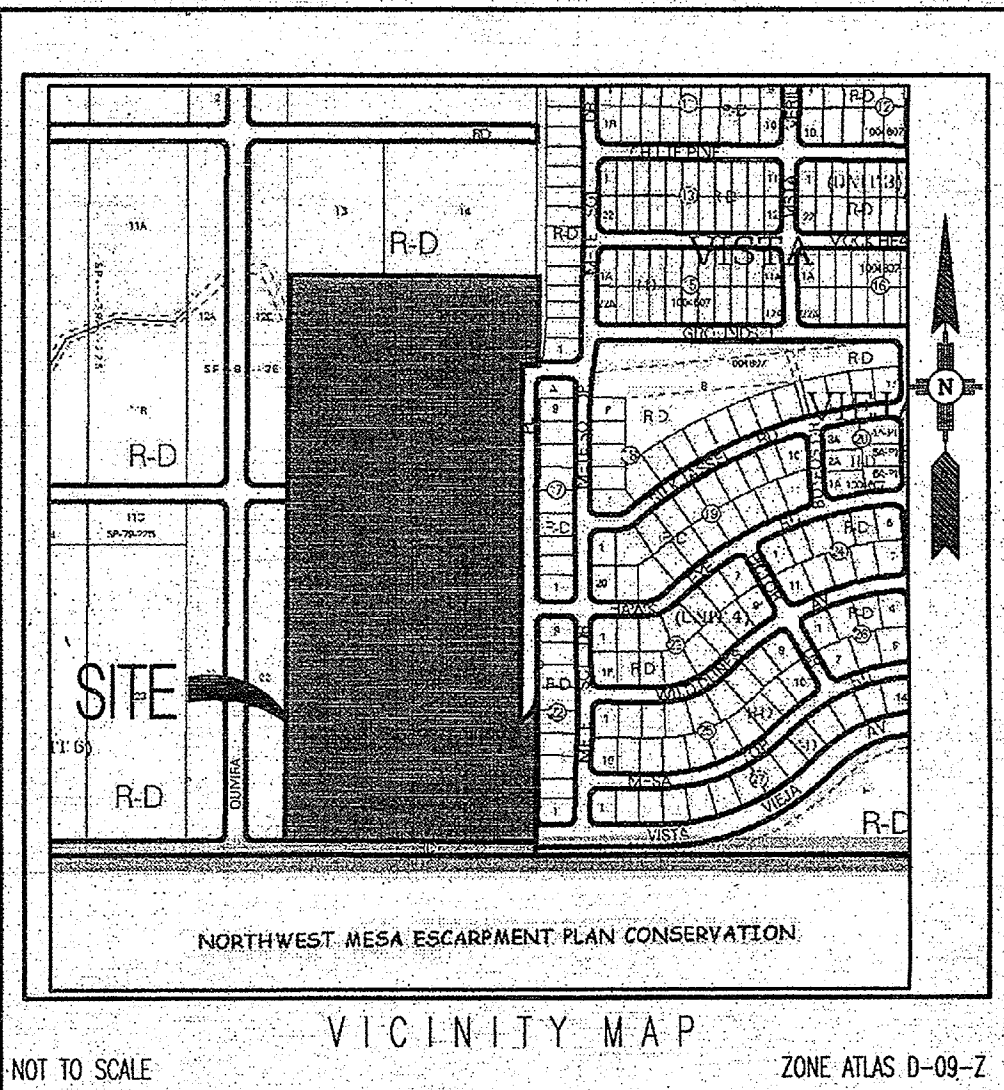
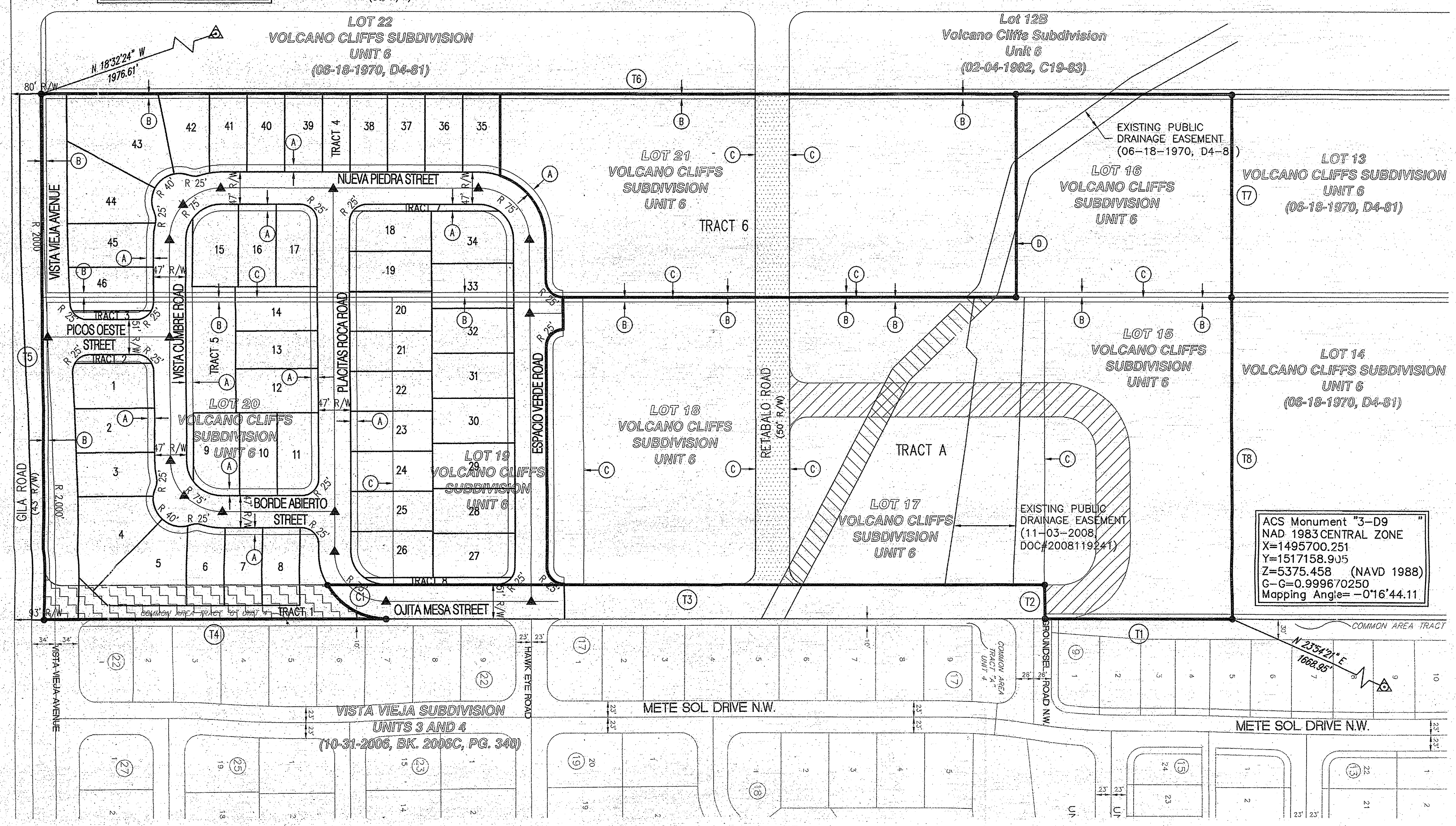


PROJECT # 1009506
12-4-13
SPS, PP, TDS, VAC, VAP

PRELIMINARY PLAT FOR
MONTECITO WEST UNIT 1
LOTS 1 - 46 & TRACTS 1 - 8, A
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2013



ACS Monument "2-D9
NAD 1983 CENTRAL ZONE
X=1493615.357
Y=1515761.743
Z=5441.396 (NAVD 1988)
G-C=0.999667790
Mapping Angle=-0°16'58.43"



LEGAL DESCRIPTION

Lots 15-21, together with a portion of vacated Retabalo Road and Albericoque Place of Volcano Cliffs Subdivision Unit 6, City of 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 18, 1970, Book D4, Page 84.

GENERAL NOTES

- EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL
PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL
PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
- PROPOSED ACREAGE: 17.42 AC
NUMBER OF LOTS: 46
PROPOSED DENSITY: 2.6 DU/AC
- MIN. LOT DIMENSIONS: 55' X 110'
MINIMUM LOT AREA: 6,050 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO VISTA VIEJA AVENUE.
- TRACTS 5 AND 6 SHALL BE DESIGNATED AS PRIVATE COMMONS AREA. THE TRACTS WILL HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCCR
MILES OF FULL WIDTH STREETS CREATED	0.69 MILES
NO. OF EXISTING LOTS	7
NO. OF LOTS CREATED	46
NO. OF HOA TRACTS CREATED	6
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2
NO. OF REMAINDER TRACTS CREATED	1

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLUS 14221".
- 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 BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED
Dale P. Acosta 11-7-13
CITY SURVEYOR DATE

Scott Schiabor 11-7-13
VICTORY LAND, LLC DATE

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	103.29'	99.49'	59°29'05"	56.84'

BOUNDARY TANGENT TABLE

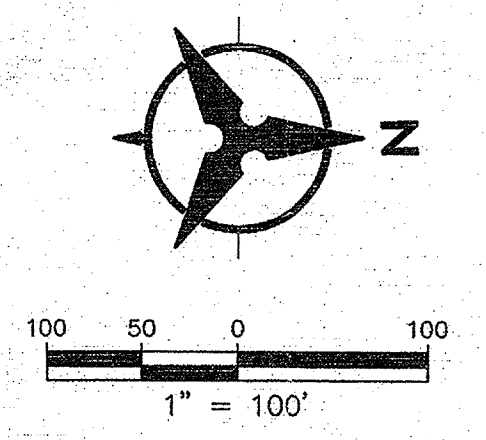
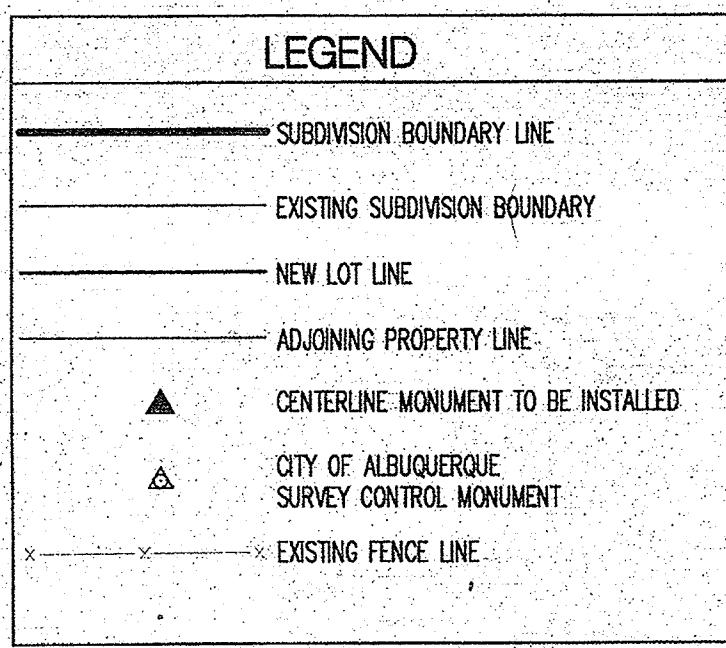
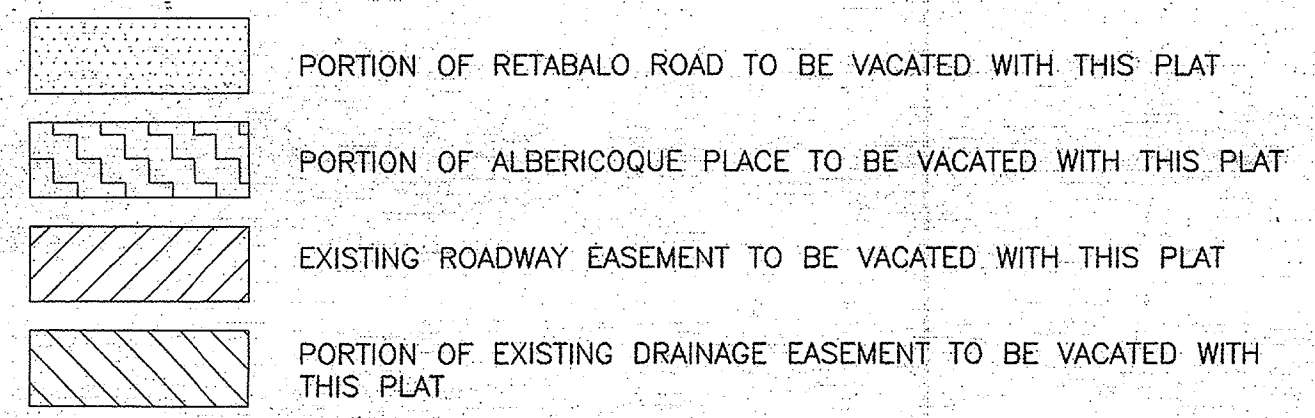
ID	BEARING	LENGTH
T1	S00°17'06"W	274.13'
T2	N89°52'58"W	50.00'
T3	S00°17'06"W	1051.95'
T4	S00°17'06"W	502.12'
T5	N89°55'12"W	768.42'
T6	N00°20'19"E	1743.69'
T7	S89°53'11"E	296.41'
T8	S89°53'11"E	470.38'

PRIVATE COMMONS DEVELOPMENT

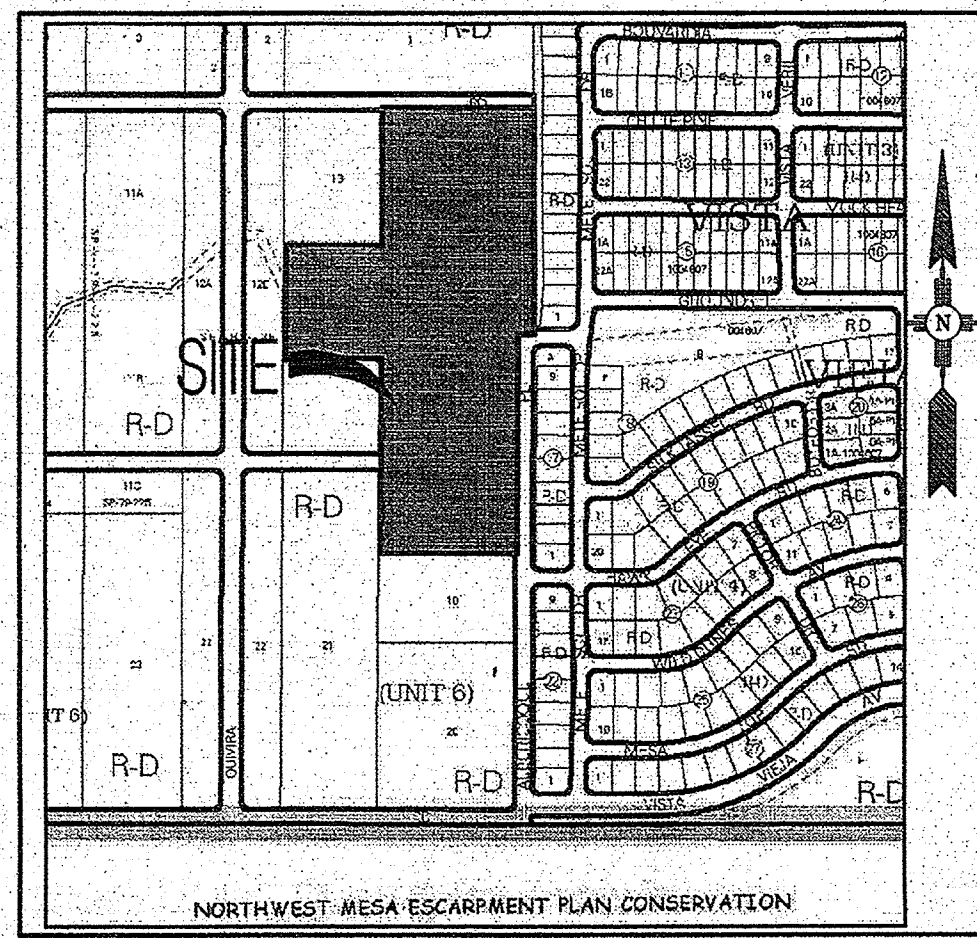
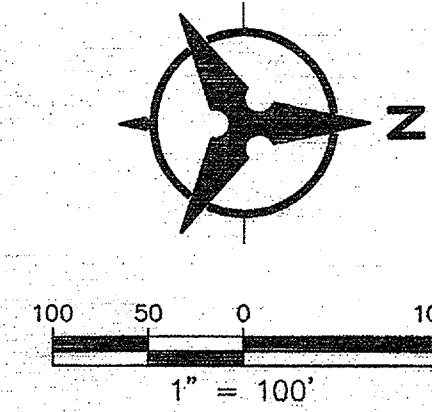
TOTAL ACREAGE	29.5439 ACRES
TRACT A, SUBDIVIDED AS PART OF MONTECITO WEST UNIT 2	12.1241 ACRES
MONTECITO WEST UNIT 1	17.4198 ACRES
LOTS, STREETS, HOA TRACTS	12.1916 ACRES
TRACTS 5-6, PRIVATE COMMONS AREA	5.2279 ACRES
% PRIVATE COMMONS AREA OPEN SPACE	30.01%
NUMBER OF LOTS	46
DENSITY	2.6 DU/AC

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- (C) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (D) NEW LOT LINE



PRELIMINARY PLAT FOR
MONTECITO WEST UNIT 2
 LOTS 1 - 48 & TRACTS 1 - 4
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2013



NOT TO SCALE VICINITY MAP ZONE ATLAS D-09-Z

KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 7' PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
- (C) LOT LINE TO BE ELIMINATED BY THIS PLAT
- (D) NEW LOT LINE

LEGAL DESCRIPTION

Lot 14, together with a portion of vacated Villa Real Road of Volcano Cliffs Subdivision Unit 6, City of 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 18, 1970, Book D4, Page 84 & Tract A, Montecito West Unit 1 City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "SUBDIVISION PLAT OF MONTECITO WEST UNIT 1 (LOTS 1-46 & TRACTS 1 - 8, A), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on _____ in Plat Book _____ Page _____ as Document No. _____

GENERAL NOTES

1. EXISTING ZONING: SU-2, VCCR RURAL RESIDENTIAL
 PROPOSED ZONING: SU-2, VCCR RURAL RESIDENTIAL
 PROPOSED DEVELOPMENT DENSITY: PRIVATE COMMONS DEVELOPMENT
2. PROPOSED ACREAGE: 16.54 AC
 NUMBER OF LOTS: 48
 PROPOSED DENSITY: 2.9 DU/AC
3. MIN. LOT DIMENSIONS: 55' X 110'
 MINIMUM LOT AREA: 6,050 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO PRIVATE COMMONS DEVELOPMENT ZONING REQUIREMENTS
6. TRACTS 1 AND 2 SHALL BE DESIGNATED AS PRIVATE COMMONS AREA. THE TRACTS WILL HAVE A BLANKET LAND USE EASEMENT & RESTRICTIVE COVENANTS

SITE DATA

ZONE ATLAS NO.	D-09-Z
ZONING	SU-2, VCCR
MILES OF FULL WIDTH STREETS CREATED	0.58 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS CREATED	48
NO. OF HOA TRACTS CREATED	2
NO. OF PRIVATE COMMONS AREA TRACTS CREATED	2

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 14221".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

 Don P. Acosta 11-7-13
 CITY SURVEYOR DATE

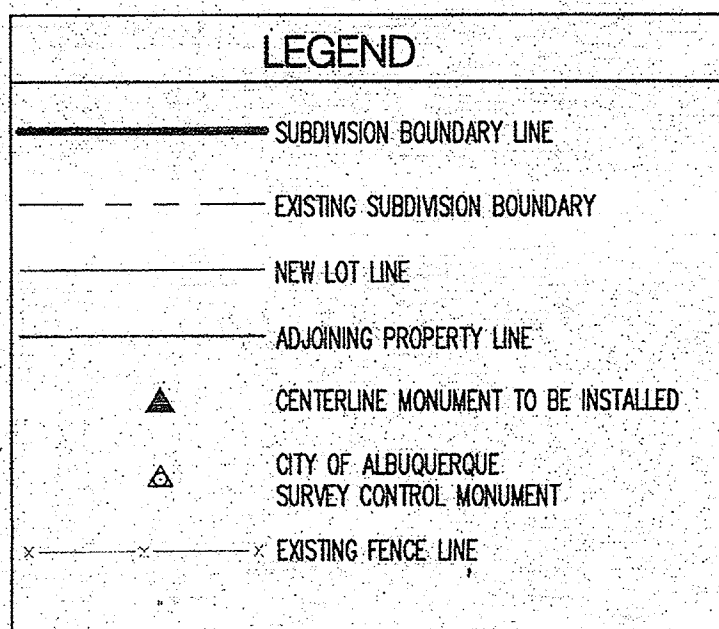
Scott Schiabor 11-7-13
 VICTORY LAND, LLC DATE

BOUNDARY CURVE TABLE

ID	ARC	RADIUS	DELTA	TANGENT
C1	39.36'	25.00'	90°11'57"	25.09'
C2	39.18'	25.00'	89°48'07"	24.91'

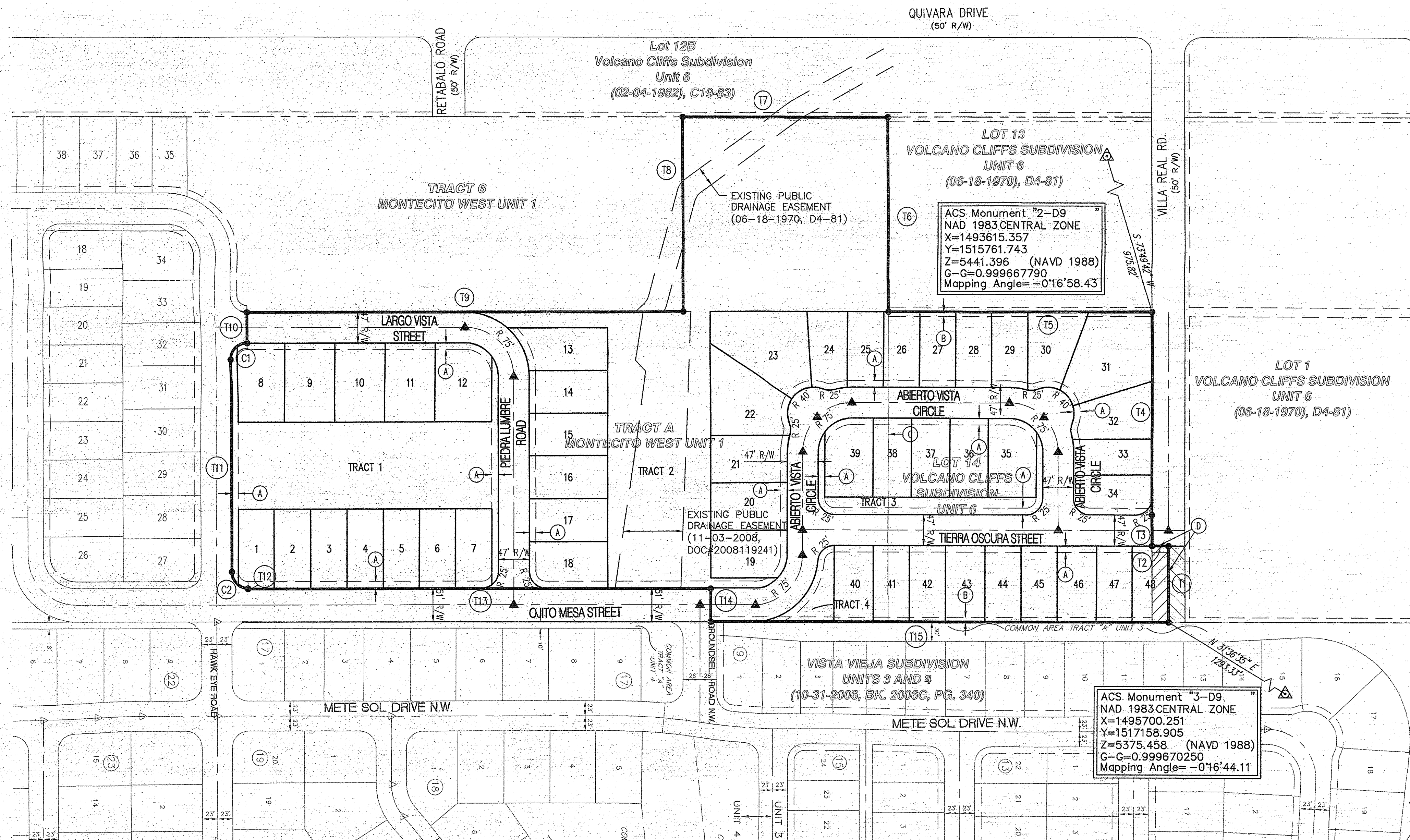
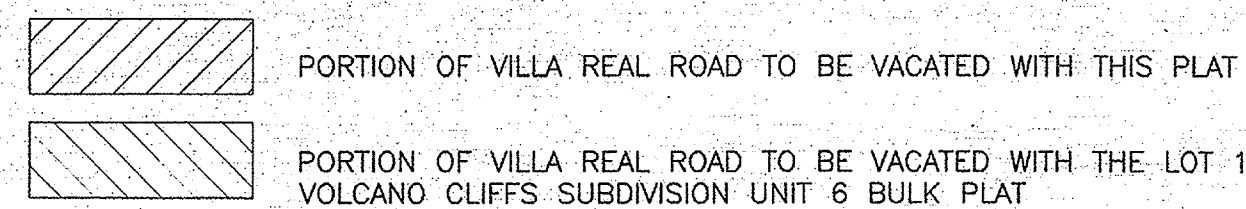
BOUNDARY TANGENT TABLE

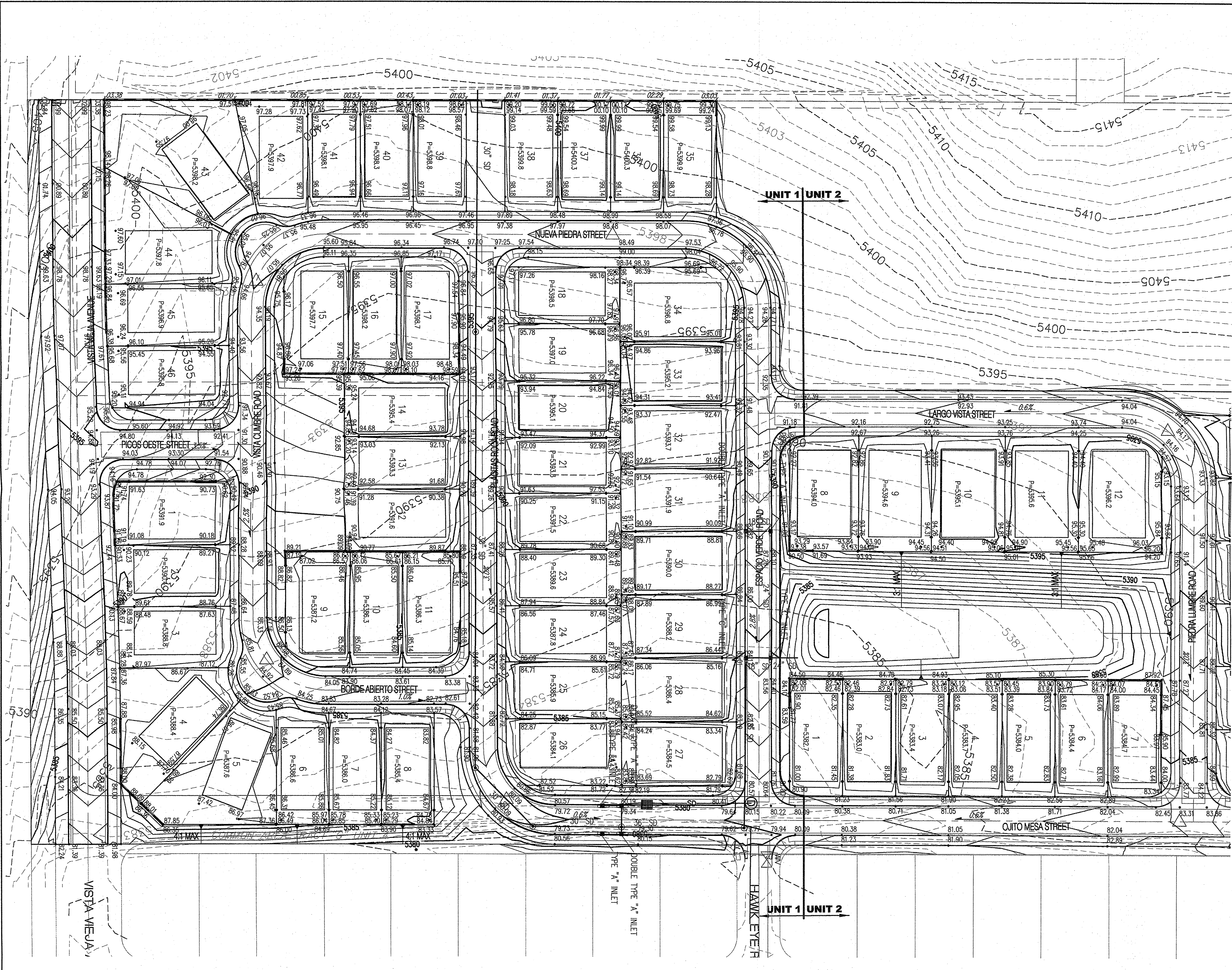
ID	BEARING	LENGTH
T1	N89°55'31"W	115.00'
T2	S00°17'06"W	25.17'
T3	N89°42'54"W	47.00'
T4	N89°55'31"W	308.37'
T5	S00°17'10"W	402.74'
T6	N89°53'12"W	296.41'
T7	S00°20'19"W	315.16'
T8	S89°52'36"E	296.69'
T9	S00°17'10"W	664.80'
T10	N89°52'30"E	47.00'
T11	S89°54'47"E	322.40'
T12	S89°42'50"E	1.00'
T13	N00°17'06"E	705.69'
T14	S89°52'58"E	50.00'
T15	N00°17'06"E	702.19'



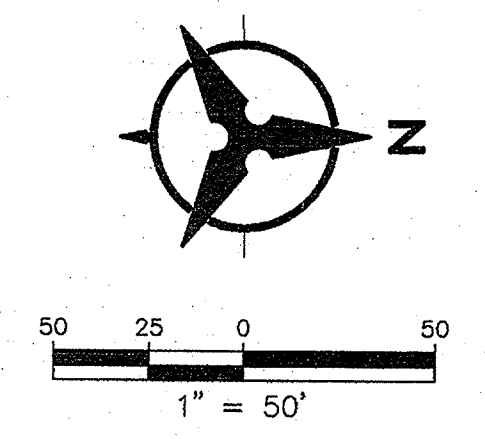
PRIVATE COMMONS DEVELOPMENT

MONTECITO WEST UNIT 2 TOTAL ACREAGE	16.5407 ACRES
LOTS, STREETS, HOA TRACTS	11.5516 ACRES
TRACTS 1-3, PRIVATE COMMONS AREA	4.9891 ACRES
% PRIVATE COMMONS AREA OPEN SPACE	30.16%
NUMBER OF LOTS	48
DENSITY	2.9 DU/AC





- 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 BY GEO-TEST, INC. DATED 9-29-10
 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 38, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 5.470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - HIGH POINT

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

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

SURVEY INFORMATION	
AGS MONUMENT "2-D9"	DATE
GEOGRAPHIC POSITION (NAD 83)	BY
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	NO.
X = 1,493,615.357 Y = 1,515,761.743	BY
GROUND-TO-GRID FACTOR = 0.999667790	NO.
Δm = -00'16"58.43"	BY
NNAD 1988 ELEVATION = 5441.396	NO.



ENGINEER'S SEAL	
NO.	DATE
REVISIONS	BY
DESIGN	DATE: 11/13
	DATE: 11/13
	DATE: 11/13

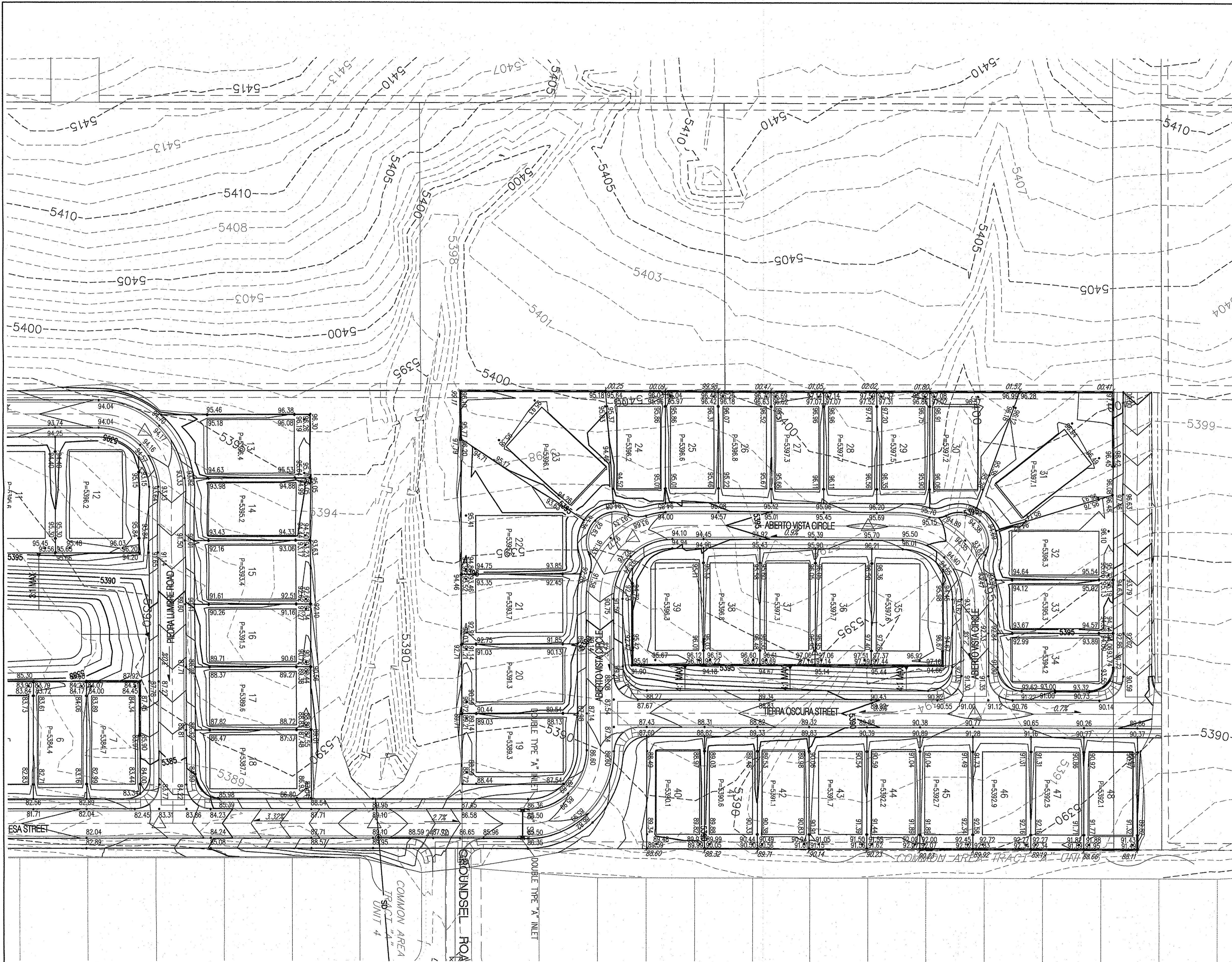
Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT
MONTECITO WEST UNITS 1 & 2
GRADING AND DRAINAGE PLAN

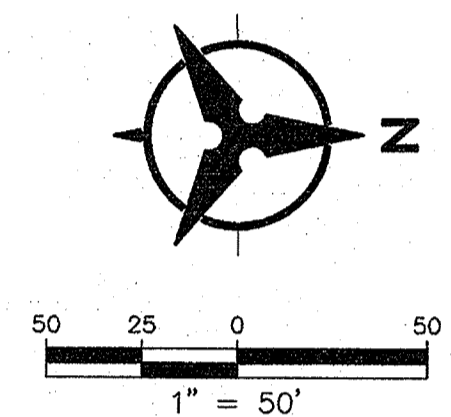
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

City Project No.	Zone Map No.	Sheet	Of
XXXXXX	D-09-Z	1	2

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November 07, 2013 - 3:10pm



- 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 BY GEO-TEST, INC. DATED 9-29-10
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

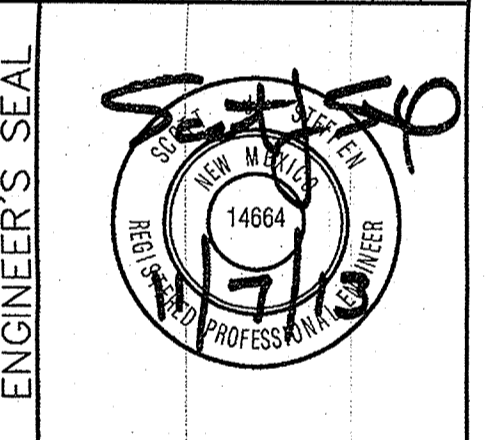


- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - HIGH POINT

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK PERFORMED BY	DATE
FIELD ACCEPTANCE BY	DATE
FIELD CHECKED BY	DATE
REVISIONS	DATE
CORRECTED BY	DATE

BENCH MARKS	
ACS MONUMENT "2-09"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
X = 1,493,615.357 Y = 1,515,761.743	DATE
GROUND-TO-GRID FACTOR = 0.999667790	DATE
Δα = -00°16'58.43"	DATE
NAVD 1988 ELEVATION = 5441.396	DATE

SURVEY INFORMATION	
NO.	DATE
BY	DATE



ENGINEER'S SEAL	
REVISIONS	By
DESIGN	Date
DATE: 11/13	DATE: 11/13
DESIGNED BY: SJS	CHECKED BY: SJS
DRAWN BY: DTH	DATE: 11/13

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
MONTECITO WEST UNITS 1 & 2
GRADING AND DRAINAGE PLAN

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

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November 07, 2013 - 3:10pm