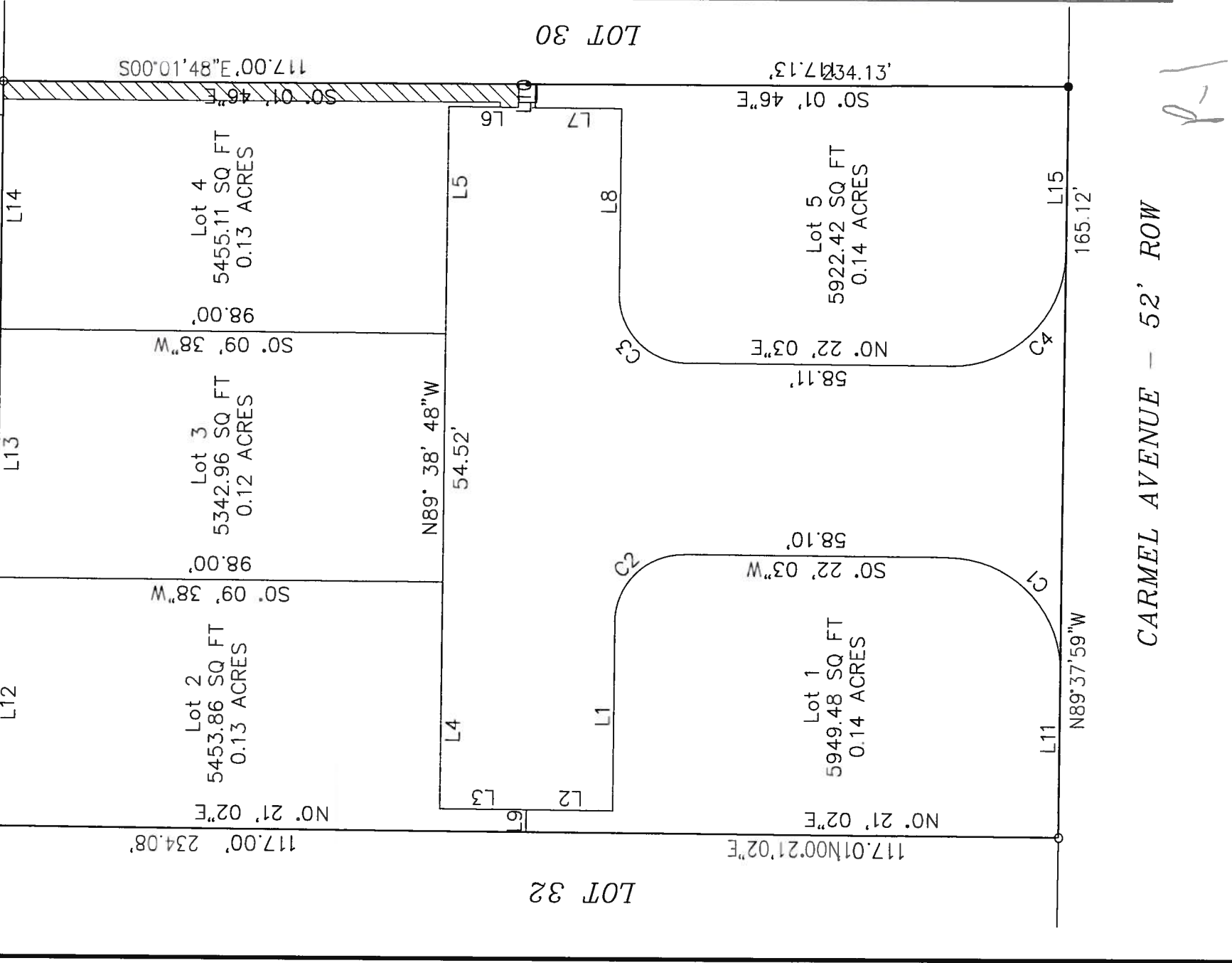


VINEYARD ESTATES V
 LOT 137 (4-21-03; 2003C-109) LOT 138
 163.56'

LOT 30

LOT 32



Parcel Line Table

Line #	Length	Direction
L1	41.58	S89° 38' 48.16"E
L2	19.00	S0° 21' 11.84"W
L3	19.00	S0° 21' 11.84"W
L4	49.85	N89° 38' 48.16"W
L5	49.85	N89° 38' 48.16"W
L6	19.00	N0° 21' 11.84"E
L7	19.00	N0° 21' 11.84"E
L8	40.63	S89° 38' 48.16"E
L9	5.00	S89° 38' 48.16"E
L10	5.13	S89° 38' 48.16"E
L11	38.29	N89° 36' 19.78"W
L12	54.52	S89° 38' 48.16"E
L13	54.52	S89° 38' 48.16"E
L14	54.52	S89° 38' 48.16"E
L15	37.50	N89° 36' 19.78"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.54	25.00	86.03	S43° 22' 55"W	34.11
C2	23.57	15.00	90.01	S44° 38' 23"E	21.22
C3	23.56	15.00	89.99	N45° 21' 37"E	21.21
C4	38.33	25.00	87.84	N43° 33' 12"W	34.68



SKETCH PLAT

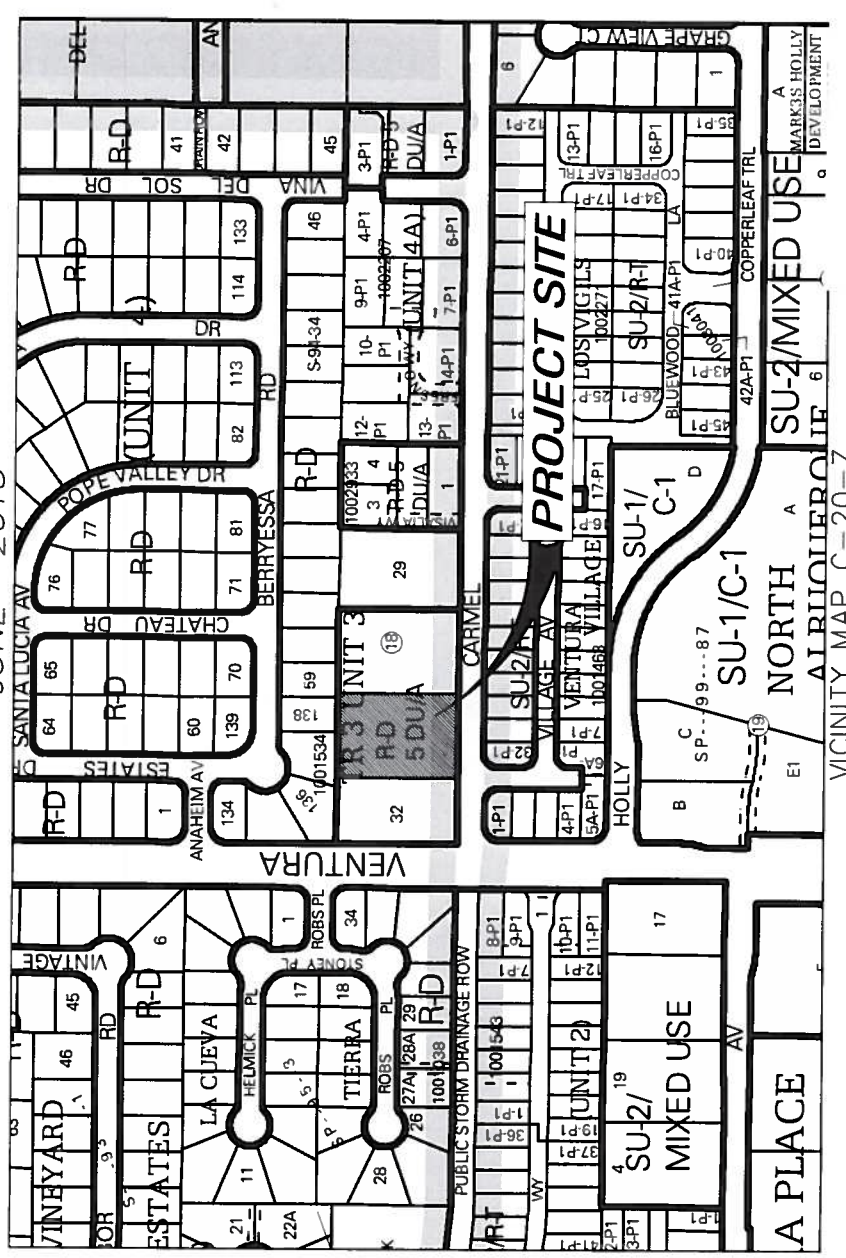
CARMEL SUBDIVISION

(BEING A REPLAT OF LOT 31, BLOCK 18, UNIT 3, TRACT 3)

WITHIN
 NORTH ALBUQUERQUE ACRES

IN
 PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
 ELENA GALLEGOS LAND GRANT
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2013



PROJECT # 1009840
 13-70692 (SK)
 10-9-13

CARMEL SUBDIVISION LOTS 1-5

(BEING A REPLAT OF LOT 31, BLOCK 3, UNIT 3, TRACT 2)
WITHIN NORTH ALBUQUERQUE ACRES

NOTES:

THE PROPOSED SITE IS 0.88 ACRES LOCATED ON THE NORTH SIDE OF CARMEL AVENUE EAST OF VENTURA BLVD. THE SITE IS CURRENTLY UNDEVELOPED WITH A TYPICAL DEVELOPED ONE ACRE NORTH ALBUQUERQUE ACRES LOT TO THE EAST, UNDEVELOPED PROPERTY TO THE WEST AND HIGHER DENSITY WALLED COMMUNITIES TO THE SOUTH AND NORTH. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

DRAINAGE:

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF AND THE OFFSITE BASIN TO THE EAST. THE RUNOFF WILL FREE DISCHARGE INTO CARMEL AVENUE. AN ASPHALT CURB AND TEMPORARY ASPHALT SECTION WILL BE CONSTRUCTED WEST ON THE SITE IN CARMEL AVE. TO CONVEY DRAINAGE TO EXISTING STORM DRAIN AT VENTURA BLVD.

TRANSPORTATION:

THE DEPICTED STANDARD STREET WIDTHS WILL BE CONSTRUCTED. CURB AND 4' SIDEWALK WILL CONSTRUCTED IN CARMEL AVENUE WITH PAVING CONSTRUCTED TO THE EXISTING PAVEMENT IN CARMEL AVE. THE PROPOSED STREET WILL BE CONSTRUCTED WITH A 4' SIDEWALK ON ONE SIDE.

UTILITIES:

THE PROPOSED UTILITY IMPROVEMENTS WILL CONNECT TO EXISTING INFRASTRUCTURE IN CARMEL AVE. AN 8" SANITARY SEWER LINE WITH SERVICES WILL BE CONSTRUCTED. A 6" WATER LINE WITH SERVICES AND A NEW HYDRANT WILL BE CONSTRUCTED.

PROJECT # 1009840
13-7009Z (SK)
10-9-13

