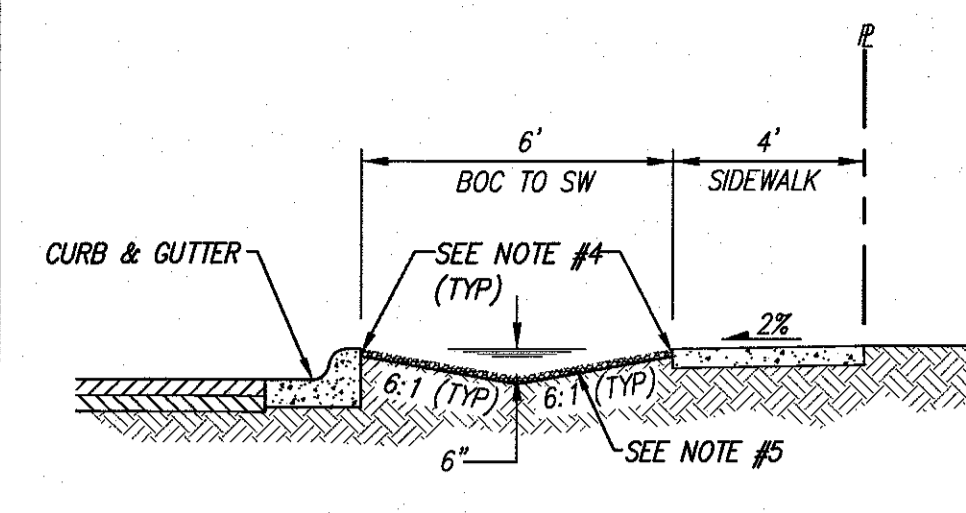


EAGLE ROCK ESTATES, UNIT III (05-13-1999, 99C-118) LOT 9-P1

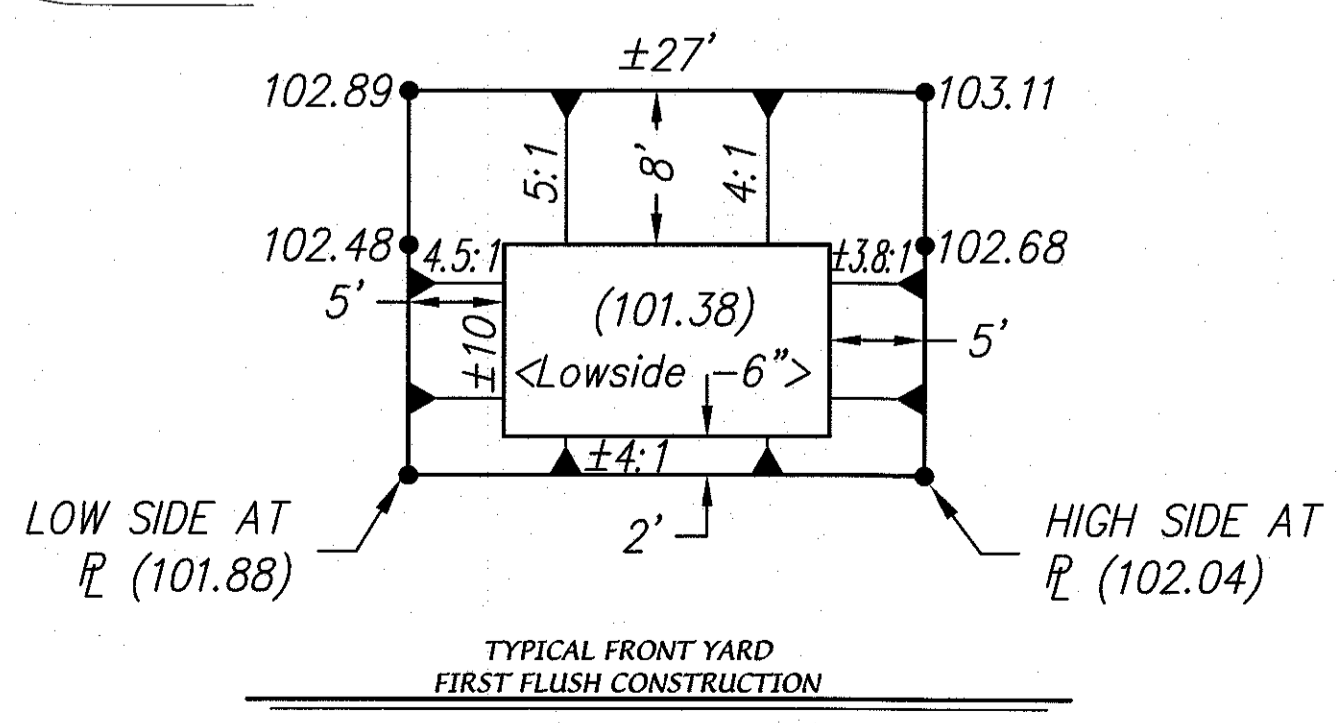
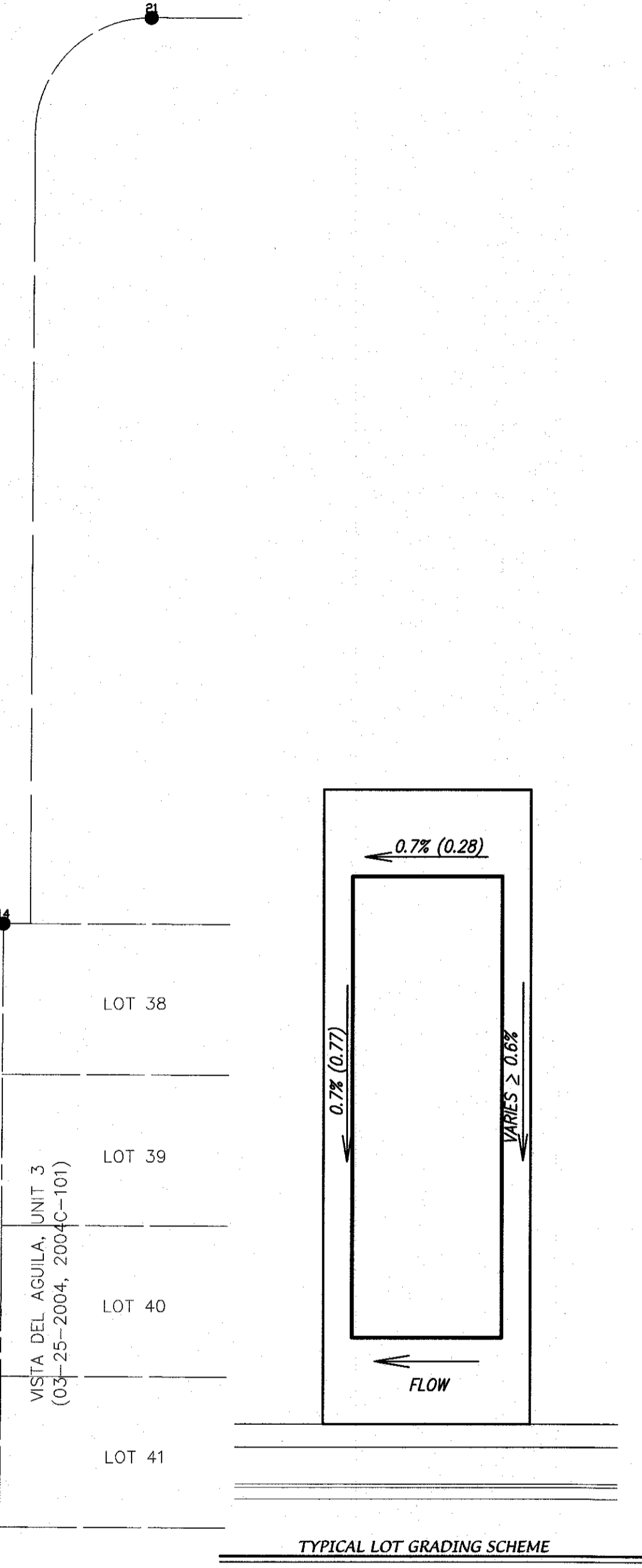
**CAUTION:**  
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.



- LANDSCAPE BUFFER NOTES:**
- Surface between back of curb and sidewalk to be covered with gravel mulch (minimum 3/4"), cobbles or rip-rap. Do not fill entire swale.
  - Landscape fabric is recommended, but not required, between the dirt and the stone. If landscape fabric is to be used it is to be permeable.
  - The 6" depth is measured from top of curb to top of landscape rock material or gravel mulch.

**LEGEND**

	EXISTING CONCRETE
	EXISTING BLOCK WALL
	EXISTING METAL FENCE
	EXISTING METAL FENCING W/BLOCK PILASTERS
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN INLET
	EXISTING UTILITY PEDESTAL
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND SANITARY SEWER
	EXISTING UNDERGROUND STORM DRAIN LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING SPOT ELEVATION
BC 5075.50	EXISTING BACK OF CURB ELEVATION
FL 5075.50	EXISTING FLOW LINE ELEVATION
TOP 5075.50	EXISTING TOP ELEVATION
TOE 5075.50	EXISTING TOE ELEVATION
TC 5075.50	EXISTING TOP OF CONCRETE ELEVATION
	NEW STANDARD CURB & GUTTER
	NEW MOUNTABLE CURB & GUTTER
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
69.537W	NEW TOP OF WALL ELEVATION
68.256W	NEW BOTTOM OF WALL ELEVATION
-81.77	NEW SPOT ELEVATIONS
	NEW FLOW DIRECTION
	NEW STORM DRAIN



**AS BUILT INFORMATION**

CONTRACTOR	DATE	NO.

**CONTRACTOR'S ACCEPTANCE BY**

DATE	NO.

**ENGINEER'S ACCEPTANCE BY**

DATE	NO.

**REVISIONS**

NO.	DATE	REVISIONS

**DESIGNED BY** *DMG* **DATE** 01/17

**DRAWN BY** *DER* **DATE** 01/17

**CHECKED BY** *DMG* **DATE** 01/17

**VICINITY MAP (NTS)** ZONE ATLAS MAP C-18-Z

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING LOT 15, 16, 17 & 18, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, 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 APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, AND CONTAINING 4.0446 GROSS ACRES MORE OR LESS.

EXCEPTING THEREFROM, AN AREA OF UNDEDICATED RIGHT-OF-WAY BEING PORTIONS OF OAKLAND AVENUE NE, LOUISIANA BOULEVARD NE AND ALAMEDA BOULEVARD NE, 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 APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, AND CONTAINING 0.8236 ACRES MORE OR LESS.

FURTHER EXCEPTING THEREFROM, A TRACT OF LAND FOR PUBLIC RIGHT-OF-WAY, DEDICATED TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED IN WARRANTY DEED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 29, 2013, IN DOCUMENT NO. 2013118575, AND CONTAINING 0.4433 ACRES MORE OR LESS.

COMPRISING 2.7777 NET ACRES, MORE OR LESS.

**GENERAL NOTES**

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- 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.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

**ENGINEER'S SEAL**

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE PLANNING DEPARTMENT**

**TITLE: OAKLAND RIDGE SUBDIVISION GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. ZONE MAP NO. SHEET OF

C-18-Z 1 1