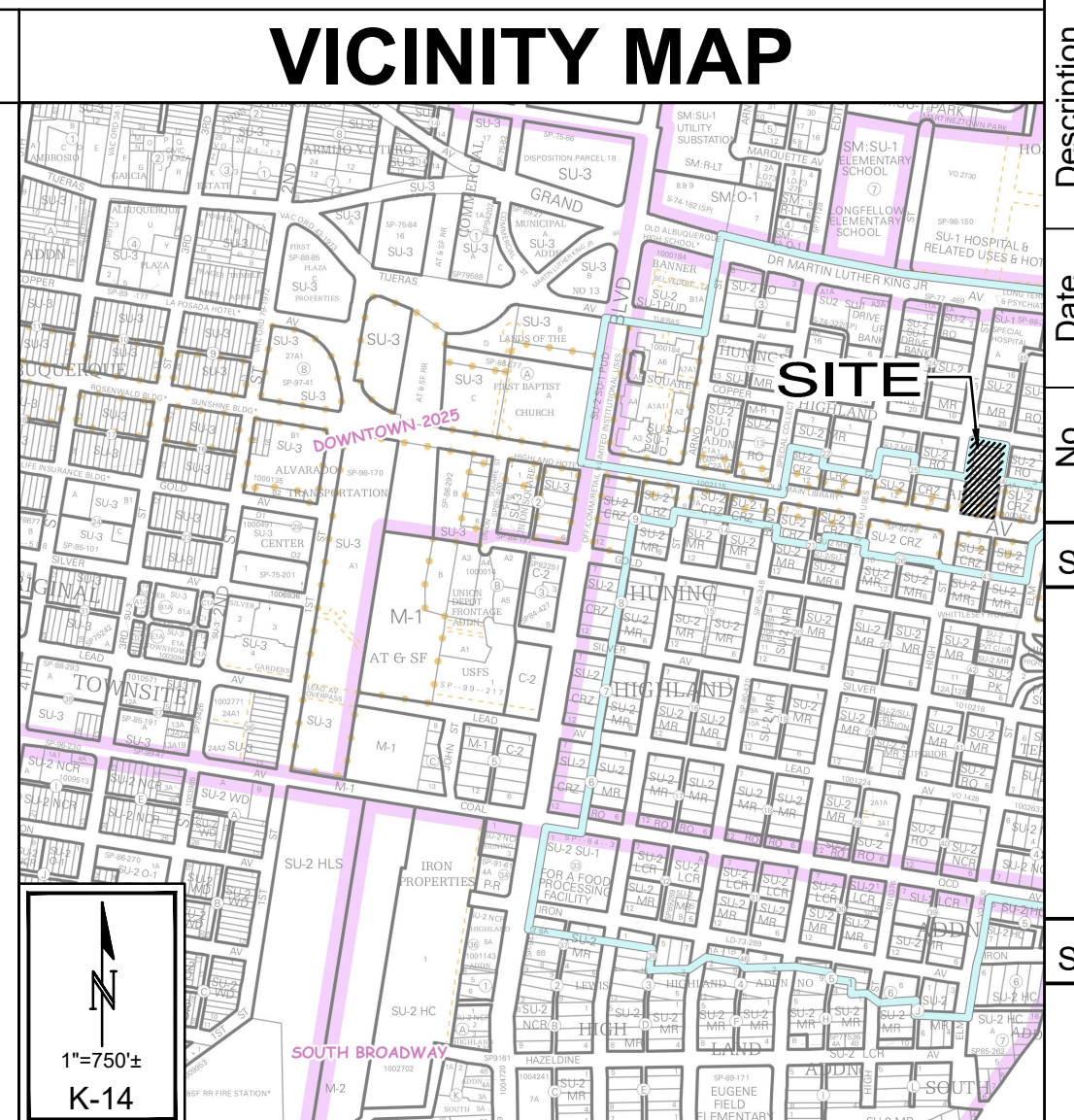


KEYED NOTES	
1.	PUBLIC SIDEWALK ENCROACHMENT (APPROX. 2'-3') - PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE GRANTED ON FINAL PLAT, IF REQUIRED.
2.	A.D.A ACCESSIBLE RAMP, LANDING AND STEPS APPROXIMATELY 2' EXTENSION INTO THE PUBLIC RIGHT-OF-WAY.
3.	2' LANDSCAPE STRIP WITHIN THE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY OWNER.
4.	ACCESS STEPS, RAILING AND LANDING WITHIN THE PUBLIC RIGHT-OF-WAY.
5.	ACCESS STEPS (2 EA.) AND RAILING WITHIN THE PUBLIC RIGHT-OF-WAY.
6.	BUILDING ACCESS, LANDING AND STEPS TO PROVIDE ACCESS TO BUILDING.
7.	EXISTING CITY MAINTAINED CENTRAL AVE. LANDSCAPING.
8.	EXTEND CITY LANDSCAPING & IRRIGATION TO AREA OF REMOVED DRIVEPAD.
9.	PORTION OF EXISTING DRIVEPAD TO REMAIN AS AN ACCESS RAMP FOR DELIVERY VEHICLES SERVICING THE RESTAURANT.
10.	OWNER MAINTAINED LANDSCAPING WITH THE PUBLIC RIGHT-OF-WAY.

PROJECT INFORMATION	
LEGAL DESCRIPTION	
ALL OF LOTS NUMBERED SEVEN (7) THRU TWELVE (12), IN BLOCK NUMBERED FORTY FOUR (44), HUNING'S HIGHLAND ADDITION AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "HUNING'S HIGHLAND ADDITION, ALBUQUERQUE, NM", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1887.	
SITE DATA	
1.	TOTAL LAND AREA = 0.9787 ACRES.
2.	NUMBER OF EXISTING TRACTS IS 6.
3.	NUMBER OF PROPOSED TRACTS IS 6.
4.	CURRENT ZONING: MX-L.
5.	ALL STREETS SHALL BE PUBLIC AND HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS (EXCEPT WHERE VARIANCES ARE APPROVED BY THE CITY OF ALBUQUERQUE).
6.	WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.
NOTES	
1.	TYPICAL SETBACKS ARE



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Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

NOT FOR CONSTRUCTION
Engineer

LOT 7 THRU LOT 12
HUNING'S HIGHLAND ADDITION

ISSUE:	
PROJECT NUMBER:	IA 2410
FILE:	
DRAWN BY:	thor
CHECKED BY:	FCA
DATE:	12-07-2021

No	Date	Description

SHEET TITLE
SKETCH PLAT

SHEET NUMBER
C-100

I:\PROJECTS\2021\HUNING'S HIGHLAND ADDITION\K-14 SKETCH PLAT.dwg JAH 12/07/2021 1:13 AM