



May 2, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Bo K. Johnson, P.E.
Bokay Construction, Inc.
5905 Azuelo Court NW
Albuquerque, New Mexico 87120

RE: Revised Grading Plan for Tuscany Subdivision Unit 1, (A12/D1) Submitted for Grading Permit Approval, Engineer's Stamp Dated May 2, 1997.

Dear Mr. Johnson:

Based on the information provided in the submittal of April 15, 1997, the above referenced plan is approved for Grading Permit release.

As you are aware, all grading within the Calabacillas Arroyo must be coordinated with AMAFCA.

An Engineer's Certification must be submitted to and approved by my office after the work within the subdivision is complete. This certification must include As-Built elevations for the Fill area.

If you should have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

A handwritten signature in cursive script that reads 'Susan Calongne'.

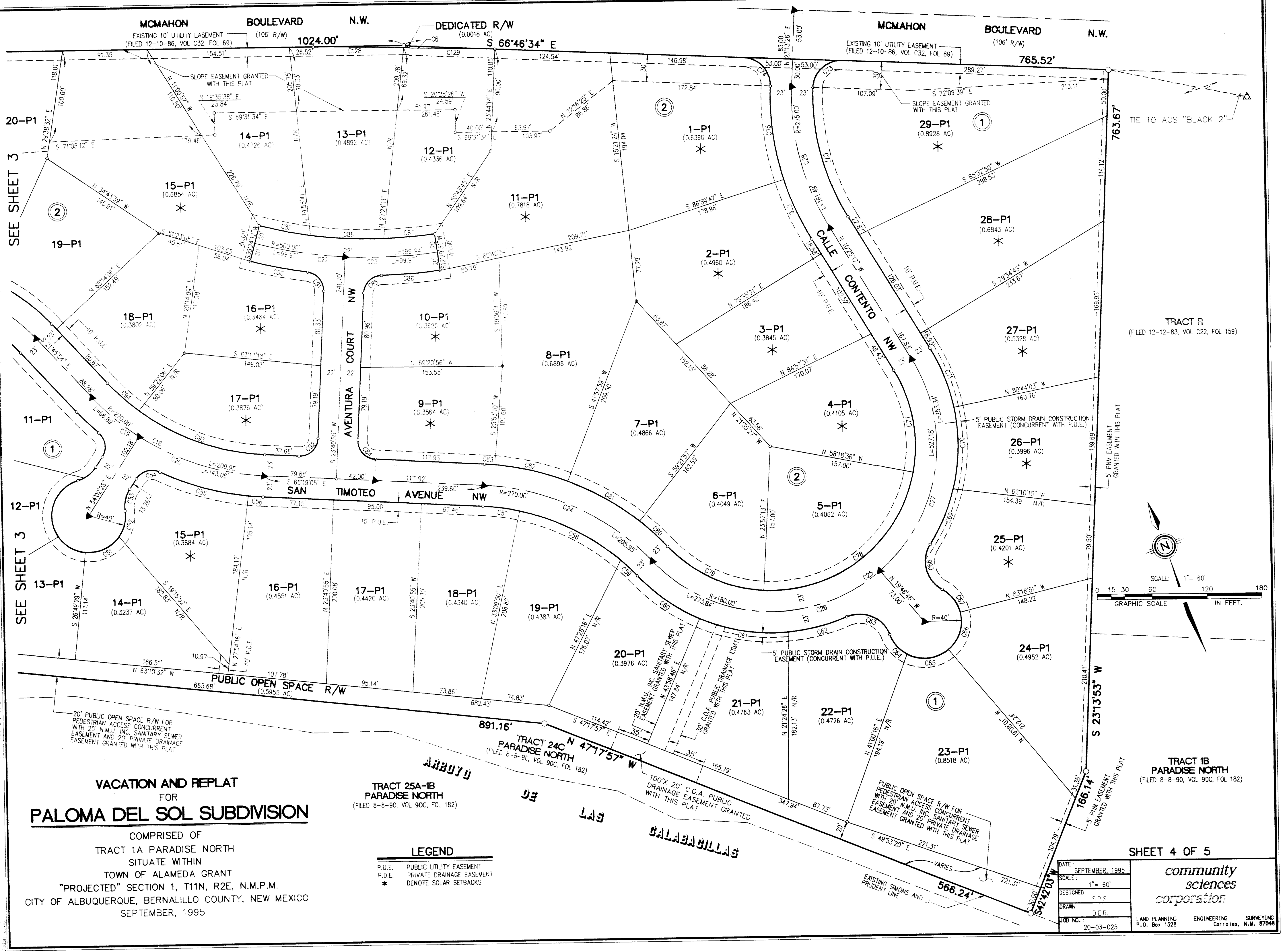
Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





CURVE DATA									
Iden	Radius	Arc	Delta	Tangent	Chord	Chord Brg			
C1	609.00	103.69	009-45-19	51.97	103.56	S62-36-50W	C105	280.00	64.59
C2	414.00	268.21	037-07-08	139.00	263.54	S39-10-37W	C106	320.00	34.86
C3	30.00	18.29	034-56-00	9.44	18.01	N38-03-03E	C107	20.00	27.27
C4	1347.00	114.95	005-26-47	69.11	138.07	S66-31-28E	C108	172.00	58.15
C5	1453.00	138.12	002-45-00	98.73	197.40	N66-48-10W	C109	20.00	39.89
C6	4113.17	197.42	002-45-00	98.73	197.40	S68-09-04E	C110	252.00	117.69
C7	275.00	223.67	046-36-05	118.44	217.56	N55-33-52W	C111	252.00	19.65
C8	275.00	206.16	042-57-10	108.19	201.37	N53-44-24W	C112	20.00	34.23
C9	275.00	136.09	003-38-55	8.76	17.51	N77-02-27W	C113	448.00	83.44
C10	275.00	149.88	016-35-24	68.52	135.61	N21-34-25E	C114	20.00	29.22
C11	150.00	57.35	031-13-35	76.85	148.03	S85-31-18W	C115	20.00	33.61
C12	150.00	69.52	026-32-13	29.03	57.00	S35-41-30E	C116	492.00	96.54
C13	150.00	69.52	026-32-13	29.03	57.00	N33-28-06W	C117	20.00	33.63
C14	300.00	138.41	013-13-03	34.76	69.05	S76-31-02W	C118	252.00	119.05
C15	300.00	69.21	013-13-03	34.76	69.05	S63-18-00W	C119	252.00	25.08
C16	300.00	277.49	088-19-35	174.82	250.81	S65-55-41E	C120	20.00	31.42
C17	180.00	209.95	044-33-13	110.61	204.70	N44-04-29E	C121	414.00	89.50
C18	270.00	66.89	0128-31-38	33.62	66.72	N28-51-43W	C122	414.00	68.78
C19	270.00	143.06	030-21-33	73.25	141.40	N51-08-19W	C123	414.00	109.93
C20	500.00	199.94	022-54-41	101.32	198.61	N66-03-08W	C124	1347.00	110.56
C21	500.00	99.97	011-27-21	50.15	99.80	N60-19-28W	C125	1347.00	4.39
C22	500.00	99.97	011-27-21	50.15	99.80	N71-46-49W	C126	1453.00	74.29
C23	270.00	209.95	043-42-17	108.28	201.00	S44-27-56E	C127	1453.00	63.83
C24	180.00	527.18	167-48-29	171.31	357.96	S73-28-57W	C128	4113.17	98.62
C25	180.00	273.84	087-09-57	152.77	248.19	N66-11-47W	C129	4113.17	98.80
C26	180.00	253.34	080-38-32	152.77	232.95	S25-53-59W			
C27	275.00	162.49	033-38-44	83.15	159.18	N06-24-05E			
C28	275.00	20.00	001-52-54	10.00	20.00	S66-33-02W			
C29	609.00	83.69	007-52-25	41.91	83.62	S61-40-23W			
C30	20.00	31.42	090-00-00	20.00	28.28	S77-15-49E			
C31	298.00	91.78	017-38-46	46.26	91.42	N41-51-42W			
C32	298.00	91.78	017-38-46	46.26	91.42	N59-08-26W			
C33	298.00	91.78	017-38-46	46.26	91.42	N73-37-06W			
C34	298.00	91.78	017-38-46	46.26	91.42	N83-00-51W			
C35	298.00	91.78	017-38-46	46.26	91.42	S81-22-22W			
C36	298.00	91.78	017-38-46	46.26	91.42	S85-31-18W			
C37	35.00	64.83	106-07-48	46.56	55.95	N42-24-35W			
C38	40.00	53.68	076-53-48	31.76	49.74	S57-59-21W			
C39	40.00	57.46	082-18-19	34.96	52.65	S69-41-33E			
C40	40.00	37.04	053-03-28	19.97	35.73	N16-50-37E			
C41	35.00	64.83	106-07-48	46.56	55.95	S85-31-18W			
C42	177.00	93.59	034-09-12	48.23	92.21	N86-59-02E			
C43	157.00	66.95	025-31-43	35.57	69.38	S63-10-25E			
C44	157.00	78.49	028-38-39	40.08	77.68	S36-05-14E			
C45	293.00	33.15	006-28-57	16.59	33.13	N25-00-22W			
C46	20.00	28.72	082-17-19	17.47	26.32	S12-53-49W			
C47	35.00	17.48	028-36-49	8.93	17.30	S68-10-31W			
C48	35.00	7.28	011-55-20	3.65	7.27	S88-36-57W			
C49	40.00	75.32	107-53-17	54.94	64.68	N40-37-59E			
C50	40.00	34.81	049-51-52	18.59	33.72	N38-14-36W			
C51	40.00	42.61	061-01-54	23.58	40.62	S86-18-32W			
C52	40.00	29.52	042-17-16	15.47	28.86	S33-38-57W			
C53	35.00	24.76	018-32-17	12.92	24.25	N33-46-24E			
C54	20.00	28.72	082-17-19	17.47	26.32	S84-48-53E			
C55	293.00	99.71	019-29-51	50.34	99.23	N53-25-09W			
C56	293.00	16.11	003-09-01	8.06	16.11	N64-44-34W			
C57	247.00	40.88	009-28-55	20.49	40.88	S61-40-23W			
C58	247.00	122.90	005-42-54	12.33	121.63	S42-34-56E			
C59	247.00	24.64	005-42-54	12.33	24.63	S25-28-15E			
C60	203.00	82.90	023-23-53	42.04	82.32	N34-18-44W			
C61	203.00	99.81	028-10-19	50.94	98.81	N60-05-50W			
C62	203.00	65.10	018-22-23	32.83	64.94	N83-21-14W			
C63	35.00	56.65	082-47-37	36.75	50.69	S46-09-34E			
C64	40.00	28.72	041-07-54	15.01	28.10	N20-19-43W			
C65	40.00	47.64	068-14-21	27.10	44.87	N75-00-50W			
C66	40.00	44.81	064-10-50	25.08	42.50	S38-46-34W			
C67	40.00	32.45	046-28-55	17.18	31.57	S16-33-18E			
C68	35.00	56.65	082-47-37	36.75	50.69	N06-36-04E			
C69	203.00	99.81	028-10-19	50.94	98.81	S43-43-44W			
C70	203.00	65.10	018-22-23	32.83	64.94	S21-51-46W			
C71	203.00	89.26	019-41-14	35.22	88.55	S10-34-40E			
C72	252.00	147.98	033-38-44	83.15	145.86	N74-22-13W			
C73	30.00	18.29	034-56-00	9.44	18.01	S34-43-44W			
C74	30.00	18.29	034-56-00	9.44	18.01	S21-46-34E			
C75	298.00	103.43	019-53-14	52.24	102.92	N13-16-50E			
C76	298.00	71.56	013-45-30	35.95	71.39	N03-32-32W			
C77	157.00	115.39	022-08-41	60.44	115.39	S12-53-49W			
C78	157.00	115.39	022-08-41	60.44	115.39	S12-53-49W			
C79	157.00	115.39	022-08-41	60.44	115.39	S12-53-49W			
C80	293.00	41.02	008-01-15	20.54	40.98	S26-37-25E			
C81	293.00	88.98	017-33-58	44.83	88.64	S36-31-18E			
C82	293.00	88.98	017-33-58	44.83	88.64	S56-04-25E			
C83	293.00	88.98	017-33-58	44.83	88.64	S65-12-58E			
C84	20.00	31.42	090-00-00	20.00	28.28	N21-19-05W			
C85	20.00	29.94	085-47-09	18.58	27.23	N66-34-29E			
C86	520.00	63.31	006-58-33	31.69	63.62	N58-06-03W			
C87	480.00	54.46	009-34-09	28.59	57.08	S18-51-15E			
C88	480.00	54.46	009-34-09	28.59	57.08	S68-40-55W			
C89	480.00	54.46	009-34-09	28.59	57.08	N49-21-26W			
C90	520.00	63.31	006-58-33	31.69	63.62	N27-04-50W			
C91	20.00	29.94	085-47-09	18.58	27.23	S32-04-25E			
C92	20.00	29.94	085-47-09	18.58	27.23	S18-51-15E			
C93	247.00	45.83	010-37-53	22.98	45.77	S76-24-05E			
C94	247.00	45.83	010-37-53	22.98	45.77	S18-51-15E			
C95	203.00	80.19	022-08-41	60.44	80.19	N72-26-11W			
C96	203.00	71.74	020-14-58	36.25	71.37	S45-42-11E			
C97	203.00	71.74	020-14-58	36.25	71.37	N37-10-03W			
C98	203.00	71.74	020-14-58	36.25	71.37	N26-56-33W			
C99	203.00	71.74	020-14-58	36.25	71.37	S59-78-55W			
C100	203.00	71.74	020-14-58	36.25	71.37	S65-17-58E			

VACATION AND REPLAT FOR PALOMA DEL SOL SUBDIVISION

COMPRISED OF TRACT 1A PARADISE NORTH SITUATE WITHIN TOWN OF ALAMEDA GRANT "PROJECTED" SECTION 1, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 1995

(NOTE CONTINUED FROM SHEET 1)

D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

9. THE "P-1" SUFFIX ON LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIES THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOM DWELLINGS. ALL DWELLINGS WILL HAVE 2 CAR ATTACHED GARAGES WITH 2 CAR WIDTH DRIVEWAYS.

10. THIS PROPERTY IS WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU, INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY THE CITY OF ALBUQUERQUE AND NMU, INC.

11. THE PARK SITE IS APPROXIMATELY 0.30 ACRES AND IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE. APPROXIMATELY 0.26 ACRES OF THE 0.30 ACRES IS DEDICATED TO MEET THE REQUIRED PARK LAND DEDICATION OF 170 SF PER LOT. THE REMAINDER IS ENCUMBERED BY A SANITARY SEWER EASEMENT AND A PUBLIC UTILITY EASEMENT, AND DOES NOT QUALIFY FOR PARKLAND CREDITS.

12. NO DRIVEWAY ACCESS TO BANDELER DRIVE OR MCMAHON BLVD. WILL BE ALLOWED FROM ANY LOT ADJACENT TO BANDELER DRIVE OR MCMAHON BLVD.

13. UNLESS OTHERWISE SPECIFIED, BUILDING SETBACKS FOR ALL LOTS ARE AS REQUIRED FOR THE R-1 ZONE (FRONT-YARD - 20', REAR-YARD - 15', SIDE-YARD - 5').

14. LOTS MARKED WITH AN ASTERISK (*) SHALL MEET SOLAR SIDEYARD SETBACK REQUIREMENTS FOR THE R-1 ZONE WITH 10' SOUTH SIDEYARD SETBACKS AND 5' NORTH SIDEYARD SETBACKS AS DESCRIBED IN SECTION 14-16-3-3 OF THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE.

15. THE VACATION OF THE EXISTING WATER LINE AND SANITARY SEWER EASEMENT (N-95-01) SHOWN ON THIS PLAT WILL OFFICIALLY OCCUR WHEN THE NEW RELOCATED SANITARY SEWER LINE IS CONSTRUCTED AND IS IN SERVICE.

16. LOTS 1 THRU 23 OF BLOCK 1, PADS AND ROOFWATER SHALL DRAIN TO PUBLIC STREETS. ONLY SIDE YARD AND REAR YARD DRAINAGE WILL BE ALLOWED INTO PRIVATE PONDS PROVIDED.

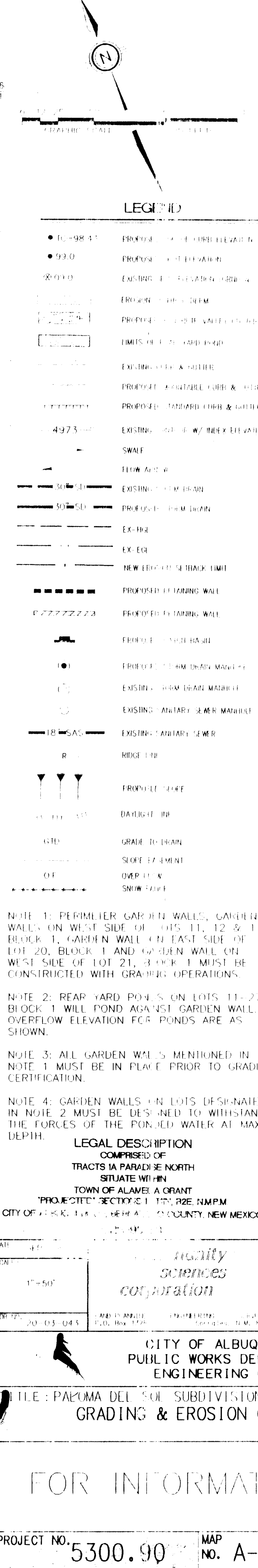
17. AFTER GRADING AND CONSTRUCTION OF PALOMA DEL SOL IS COMPLETED AND ACCEPTED BY CITY, ALL FUTURE WORK DONE IN THE OPEN SPACE RIGHT-OF-WAY (TRAIL) WILL REPLACE THE TRAIL FACILITY TO ITS PRE-DISTURBED & POST CITY ACCEPTANCE CONDITION BY THE PARTY RESPONSIBLE FOR THE DISTURBANCE.

SHEET 5 OF 5

community sciences corporation

DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
DESIGNED: S.D.S.
DRAWN: D.E.S.
JOB NO.: 20-03-025
LAND PLANNING: P.O. Box 1328
ENGINEERING: Corrales, N.M. 87048
SURVEYING: Corrales, N.M. 87048

PROJECT NO. 5300.90
SHT 3 OF 24



NOTE 1: PERIMETER GARDEN WALLS, GARDEN WALLS ON WEST SIDE OF LOTS 11, 12 & 13, REAR 1/4 GARDEN WALL ON EAST SIDE OF LOT 20, BLOCK 1 AND GARDEN WALL ON WEST SIDE OF LOT 21, BLOCK 1 MUST BE CONSTRUCTED WITH GRADE-UP OPERATIONS.

NOTE 2: REAR YARD PONDS ON LOTS 11-21, BLOCK 1 WILL POND AGAINST GARDEN WALLS. MINIMUM ELEVATION FOR PONDS ARE AS SHOWN.

NOTE 3: ALL GARDEN WALLS MENTIONED IN NOTE 1 MUST BE IN PLACE PRIOR TO GRADING CERTIFICATION.

NOTE 4: GARDEN WALLS ON LOTS DESIGNATED IN NOTE 2 MUST BE DESIGNED TO WITHSTAND THE FORCES OF THE PONDING WATER AT MAX DEPTH.

LEGAL DESCRIPTION
COMPRISED OF
TRACTS 1A PARADISE NORTH
SITUATE WITHIN
TOWN OF ALABAMA A GRANT
PROJECTED SECTION 17, T29N, R16W,
CITY OF JACKSON, MISSISSIPPI, COUNTY, NEW JERSEY

QUALITY
sciences
corporation

CITY OF ALBUQU
PUBLIC WORKS DE
ENGINEERING

PROJECT TITLE: PALOMA DEL SOL SUBDIVISION GRADING & EROSION CONTROL

FOR INFORMATION

PROJECT NO. 5300.90 MAP NO. A-

1962 14 15

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	-	5	3	0	0	-	9	0	-	0	5	9	8

...the

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	FIELD NOTES				
			BY	DATE			
		REVISIONS DESIGN BENCH MARK					
		12 23					

SCANNED BY
BY LASON

