



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 5, 1999

Rick Beltramo, P.E.
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

**RE: *Drainage Report and Grading and Drainage Plan for Tuscan Ridge Unit 2
Subdivision (A12/D15) Engineer's Stamp Dated 11/20/98 in Report, Revised Plans
Dated 1/5/99.***

Dear Mr. Beltramo:

Based on the information provided in the submittal of November 20, 1998, along with the additional data provided on December 10, 1998 and January 5, 1999, the above referenced plan is approved for Preliminary Plat and Site Development Plan for Subdivision approval. Prior to Final Plat sign-off, this plan must be approved by the DRB.

This plan is also approved for Grading Permit release. As you are aware, a top-soil disturbance permit must be obtained before any grading may occur on this site.

Please be advised that the concrete drainage rundown in the back of Lots 1-13 may experience a problem with nuisance flows. This problem may be prevented by raising the top of the retaining wall above the ground at the bottom of the slope. This may be revised during the DRC review.

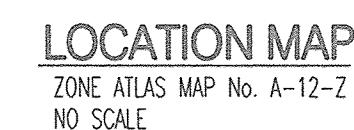
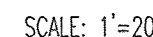
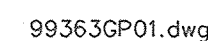
Prior to release of Financial Guarantees, the Grading and Drainage Certification will be required.

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

Sincerely,

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

c: Norm Gregory, Centex Homes
File



A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT. SEE TYPICAL LOT GRADING PLAN THIS SHEET FOR LOCATION









GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. 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.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS SHOWN AT THE FACE OF CURBS ARE FLOWLINE UNLESS OTHERWISE NOTED.

LEGEND

-
- Diagram illustrating a proposed boundary and existing features:
- PROPOSED BOUNDARY (indicated by a dashed line)
 - EXISTING INDEX CONTOUR (indicated by a dashed line with elevation 5285)
 - EXISTING SPOT ELEVATION (indicated by a point with elevation 5286.4)
 - EXISTING TREE (indicated by a tree symbol)
 - EXISTING WALL (indicated by a solid line)
 - RETAINING WALL (indicated by a solid line with a cross-hatch pattern)
 - PROPOSED FLOW (indicated by an arrow pointing right)
 - PROPOSED ELEVATION (indicated by a point with elevation 732)
 - PROPOSED STANDARD CURB & GUTTER (indicated by a solid line with a cross-hatch pattern)
 - PROPOSED ROLLED CURB & GUTTER (indicated by a solid line with a cross-hatch pattern)
 - FUTURE SIDEWALK (indicated by a dashed line)
 - FUTURE CURB & GUTTER (indicated by a solid line with a cross-hatch pattern)

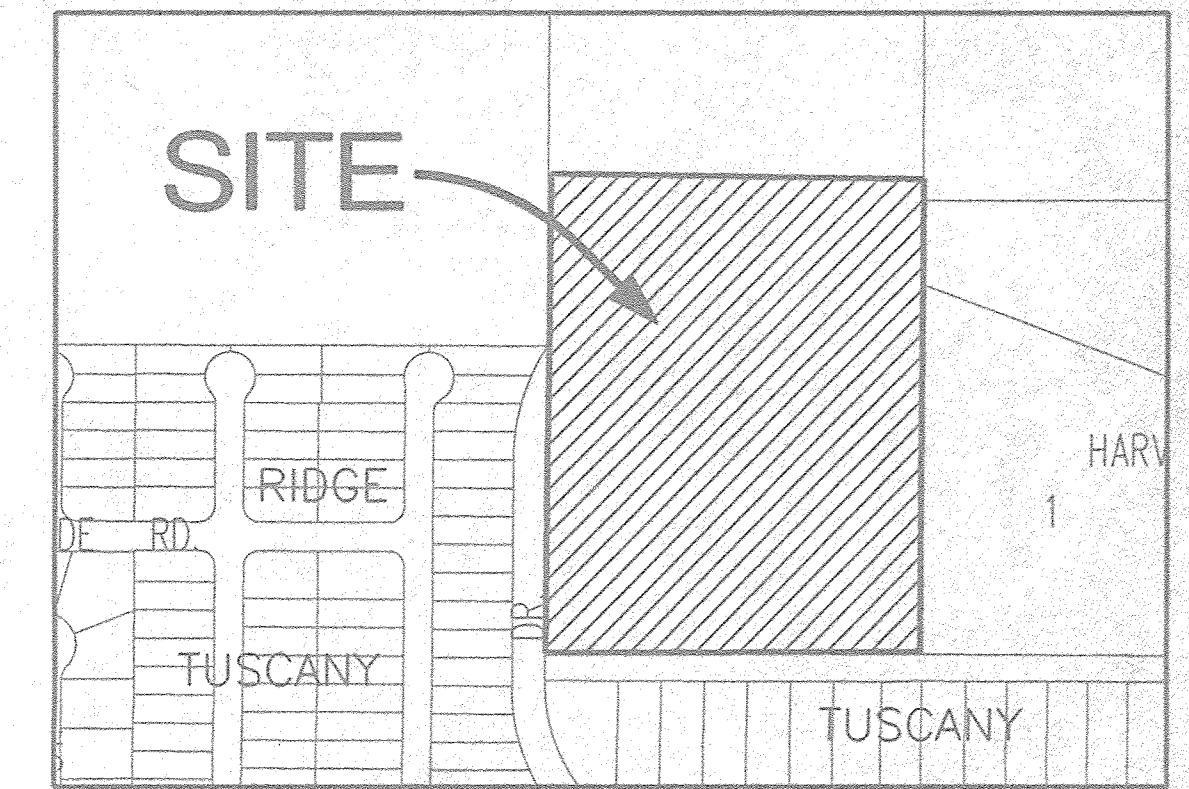
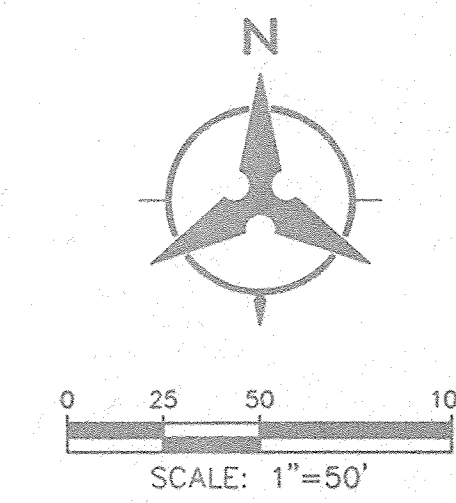
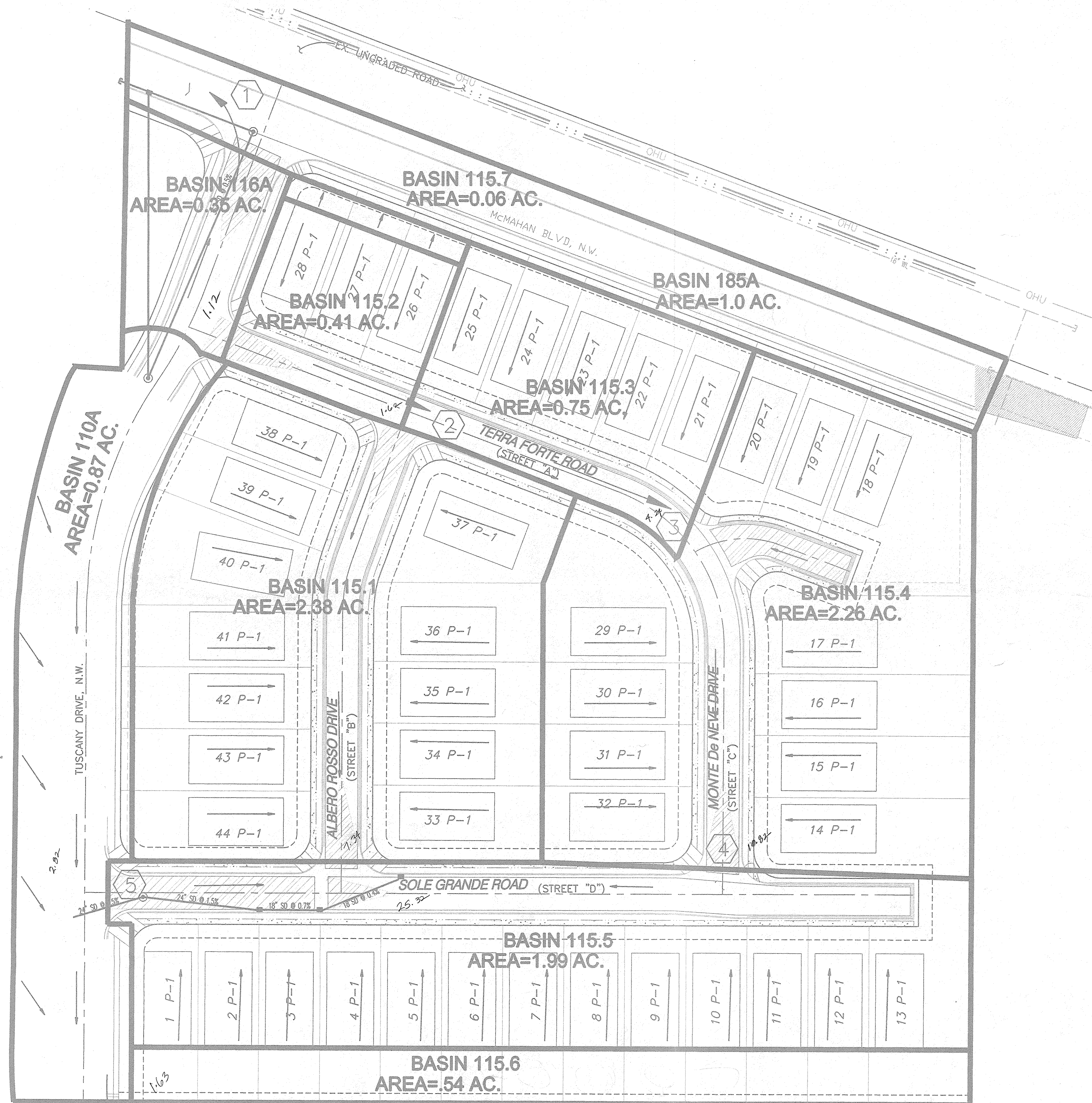
STORM DRAIN KEYED NOTES

-  EXISTING MANHOLE
INV. = 64.0
 4' DIA. TYPE "C" MANHOLE
RIM = 71.12±
INV.(N) = 64.93
INV.(OUT) = 64.83
 INLET #3 TYPE DOUBLE "A" GRADE = 70.6 TC=71.1
INV.(N) = 66.03
INV.(OUT) = 65.90
 INLET #2 TYPE SINGLE "A" GRADE = 70.74 TC=71.41
INV.(N) = 66.92
INV.(OUT) = 66.80
 INLET #1 TYPE SINGLE "A" GRADE = 71.16 TC=
INV. = 67.16
 6' DIA. TYPE "A" MANHOLE
RIM = 83.5
INV.(N) = 83.70
INV.(OUT) = 83.60±
 6' DIA. TYPE "C" MANHOLE
RIM = 90.0
INV.(N) = 84.73
INV.(OUT) = 84.63
 INLET #4 TYPE SINGLE "C"
DRAFT = R9.2 TC=R9.9

DRIVE PAD RESTRICTIONS
 (GR) = GARAGE RIGHT ONLY
 (GL) = GARAGE LEFT ONLY

<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; padding: 2px;">09</div> <div style="border: 1px solid black; padding: 2px;">09</div></div></div>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

PLATE 1



LOCATION MAP
ZONE ATLAS MAP NO. A-12-Z
NO SCALE

ANALYSIS POINTS

Analysis Pt.	Total Q (CFS)	Description
1	8.9	Flow in street; basins 116A + 115.7 + 185A
2	1.6	Flow in street; basin 115.2
3	4.2	Flow in street; basins 115.2 + 115.3
4	10.8	Flow in street; basins 115.2 + 115.3 + 115.4
5	0.18	Flow in street; 5% of 110A

LEGEND

- PROPOSED BOUNDARY
- - - EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- RETAINING WALL
- PROPOSED FLOW
- PROPOSED ELEVATION
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED ROLLED CURB & GUTTER
- FUTURE SIDEWALK
- BASIN BOUNDARY

TUSCANY RIDGE - UNIT 2 FULLY DEVELOPED CONDITIONS

BASIN On-Site	AREA (ACRES)	% LAND TREATMENT				PEAK DISCHARGE - (CFS/ACRE)**				(CFS/AC)	Q(100-YR) DEVELOPED (CFS)
		A	B	C	D	A	B	C	D		
115.1	2.38	0.00	55.00	0.00	45.00	1.29	2.03	2.87	4.37	3.06	7.34
115.2	0.47	0.00	39.00	0.00	61.00	1.29	2.03	2.87	4.37	3.46	1.62
115.3	0.75	0.00	37.50	0.00	62.50	1.29	2.03	2.87	4.37	3.49	2.62
115.4	2.26	0.00	62.40	0.00	37.60	1.29	2.03	2.87	4.37	2.91	5.58
115.5	1.99	0.00	22.00	17.00	61.00	1.29	2.03	2.87	4.37	3.60	7.16
115.6	0.54	0.00	90.00	10.00	10.00	1.29	2.03	2.87	4.37	3.02	1.63
115.7	0.06	0.00	0.00	100.00	100.00	1.29	2.03	2.87	4.37	4.37	0.26
Off-Site											27.22
110A	0.87	0.00	48.00	0.00	52.00	1.29	2.03	2.87	4.37	3.25	2.82
116A	0.35	0.00	50.00	0.00	50.00	1.29	2.03	2.87	4.37	3.20	1.12
185A	1.00	0.00	17.00	0.00	83.00	1.29	2.03	2.87	4.37	3.97	3.97
TOTAL	10.87										35.13

P:\99363\cdp\reports\basins.xls

NOTES:

Obtained from Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, July 1997

* Table A-4

** Table A-9

PROPOSED DRAINAGE CONDITIONS TUSCANY RIDGE UNIT 2

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1998



Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

GENERAL NOTES:

- EXISTING ZONING: SU-1
PROPOSED ZONING: R-2
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
- PROPOSED NET ACREAGE: 10.00 Acres
NUMBER OF LOTS: 44 D.U.
PROPOSED DENSITY: 4.40 D.U./Acre
- TYPICAL LOT DIMENSIONS: 45' x 125'
SMALLEST MINIMUM LOT AREA: 4,964 Sq. Ft.
- ALL STREETS, UTILITIES, AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC. STREET AND STORM DRAIN TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE. GAS & WATER LINE TO BE DEDICATED TO THE NMU FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-2 ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO TUSCANY DRIVE & MCMAHON BLVD.

OWNER:

CENTEX HOMES

10-15-98

OWNER:

LANDS OF LINCOLN ROAD LTD.

DATE

SURVEY NOTES:

- ALL BOUNDARY CORNERS ARE MARKED AS SHOWN.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE, P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (A) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544"
- 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 GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR

DATE

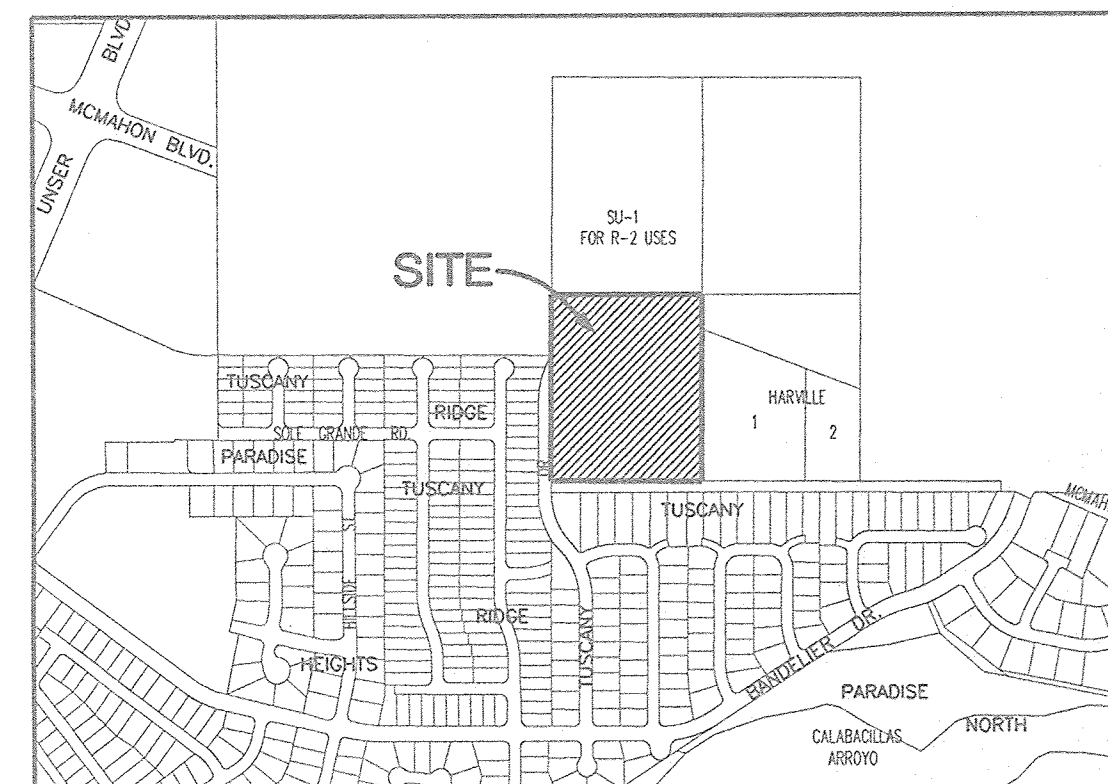
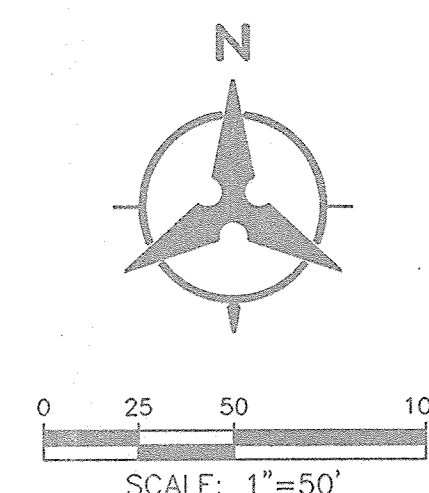
TUSCANY RIDGE
(8-12-97, VOL. 97C, FOLIO 273)

ACS Brass Tablet stamped "3-810 1980"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 360,239.42 Y= 1,529,014.85
Ground-to-Grid Factor= 0.9996639
Δm= -001611"
SLD 1929 Elevation= 5404.40

TUSCANY SUBDIVISION UNIT 3A
(2-4-98, BK 98C PG 39)

100' TEMPORARY SLOPE AND CONSTRUCTION EASEMENT (4-8-97, BK 97-9, PG 6765 DOC NO. 97035228)
TO BE VACATED

ACS Brass Tablet stamped "Block-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996682
Δm= -001443"
SLD 1929 Elevation= 5213.926



LOCATION MAP
ZONE ATLAS MAP NO. A-12-Z
NO SCALE

EXISTING LEGAL DESCRIPTION

TRACT 18, LANDS OF LINCOLN ROAD, LTD.

LEGEND

- PLAT BOUNDARY
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING INLET
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING STREET LIGHT
- EXISTING WALL
- EXISTING GAS LINE
- EXISTING FENCE
- PROPOSED EASEMENT
- EXISTING HV CONTROL POINT
- PROPOSED CL MONUMENT
- EASEMENTS TO BE VACATED

PRELIMINARY PLAT TUSCANY RIDGE UNIT 2

ALBUQUERQUE, NEW MEXICO
OCTOBER 1998

Bohannon & Huston

County One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS