

ACS BRASS TABLET STAMPED "S2834-11"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 357,384.19 Y= 1,508,498.54
Ground-to-Grid Factor = 0.99966821
 $\Delta\alpha = -00^{\circ}16'29"$

BUTTERFIELD
SUBDIVISION

VISTA MONTANO SOUTH
SUBDIVISION

MONTAÑO BLVD

S 72°00'10" W
8111.52'

S 89°47'40" E 579.26'

GATED ENTRANCE

MESA VISTA CIRCLE NW

TRACT "A"

TRACT 21
SADDLE RIDGE UNIT 2

MESA VISTA CIRCLE NW

TRACT "A"

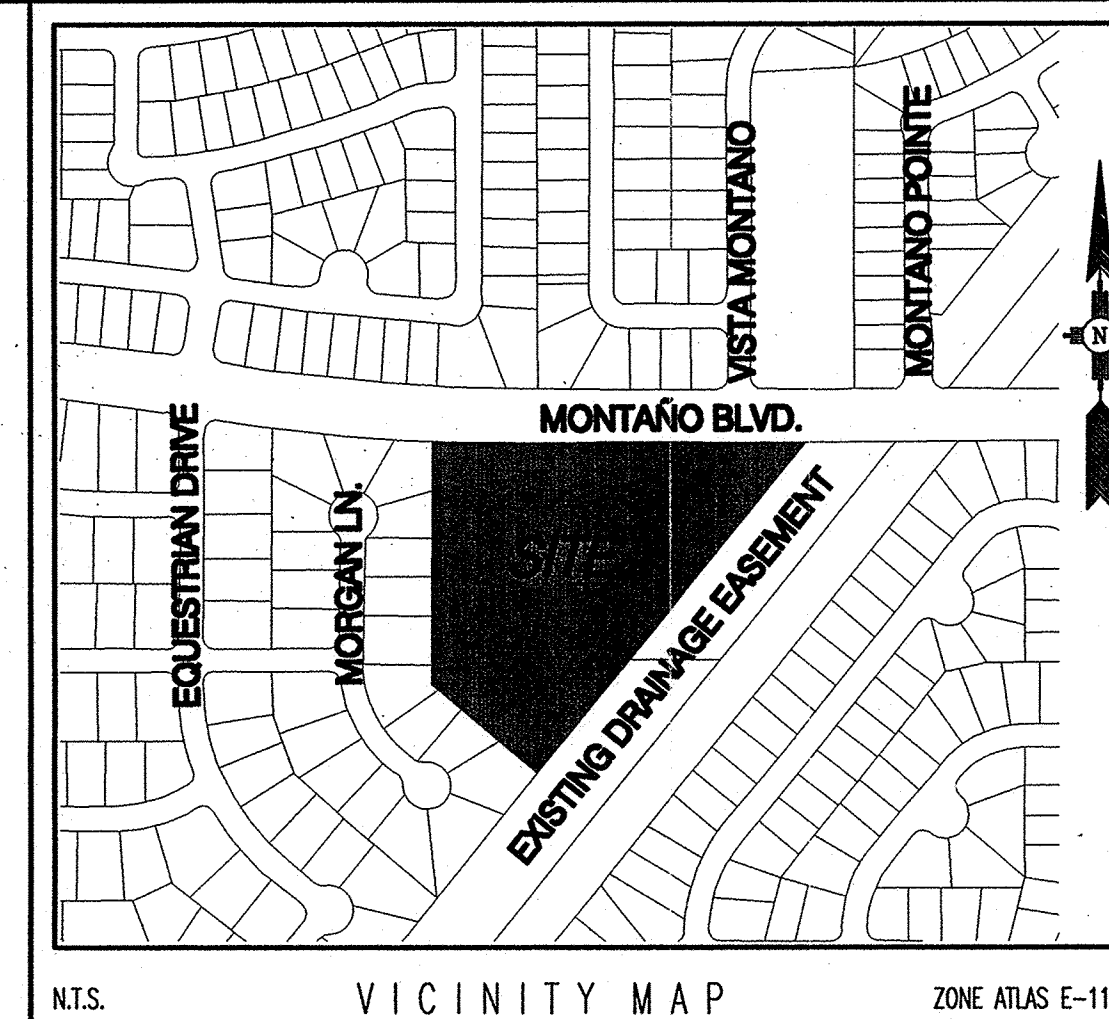
MESA VISTA CIRCLE NW

TRACT "A"

MANOPOSA DIVERSION CHANNEL

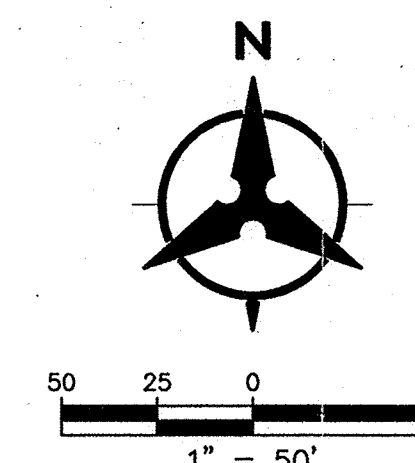
SADDLE RIDGE UNIT 2

ACS BRASS TABLET STAMPED "NM448-N6A"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 366,640.72 Y= 1,507,308.30
Ground-to-Grid Factor = 0.9996784
 $\Delta\alpha = -00^{\circ}15'24"$



VICINITY MAP

ZONE ATLAS E-11-Z



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

Boundary Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	216.96'	4226.79'	02°56'27"	108.50'

KEYED NOTES

- 10' PUBLIC UTILITY EASEMENT.
- 25' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT.
- 38' PUBLIC DRAINAGE STORM DRAIN AND WATER EASEMENT.
- PUBLIC STORM DRAIN EASEMENT.
- EXISTING 10' EQUESTRIAN EASEMENT (06/28/77 - 07/184) TO BE VACATED PER THIS PLAT.
- PORTION OF EXISTING 10' EQUESTRIAN AND UTILITY EASEMENT (06/28/77 - 07/184), EQUESTRIAN PORTION OF EASEMENT TO BE VACATED PER THIS PLAT.
- EXISTING 2' UTILITY EASEMENT (06/28/77 - 07/184).
- PORTION OF EXISTING 10' EQUESTRIAN AND UTILITY EASEMENT (06/28/77 - 07/184).

PRELIMINARY PLAT FOR MESA RIDGE SUBDIVISION

LOT Z1
SADDLE RIDGE UNIT 2
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

LEGAL DESCRIPTION

TRACT Z1 SADDLE RIDGE UNIT 2
(BOOK: C33, PAGE: 145, DATE: 05/22/87)

GENERAL NOTES

- EXISTING ZONING: SU-1 FOR PRD
PROPOSED DEVELOPMENT: SU-1 FOR PRD
- PROPOSED NET ACREAGE: 7.68 AC
NUMBER OF LOTS: 34
PROPOSED DENSITY: 4.43 DU/AC
- MIN. LOT DIMENSIONS: 57' X 106'
MINIMUM LOT AREA: 6,042 SQFT
- ALL UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO MINIMUM BUILDING SETBACKS AS SPECIFIED ON THE SITE PLAN FOR SUBDIVISION.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MONTAÑO BLVD.
- PRIVATE ACCESS: THIS SUBDIVISION IS PLANNED TO BE A GATED COMMUNITY. ALL ROADS WITHIN THE DEVELOPMENT EXIST WITHIN TRACT "A". PRIVATE ACCESS, PUBLIC DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ON TRACT "A".
- HOMEOWNERS ASSOCIATION: THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL OWN TRACTS "A", AND BE RESPONSIBLE FOR MAINTENANCE INCLUDING STREET AND LANDSCAPE IMPROVEMENTS.

SITE DATA

ZONE ATLAS NO.	E-11-Z
ZONING	SU-1 FOR PRD
MILES OF FULL WIDTH STREETS CREATED	0.31 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	34
DENSITY	4.43 DU/AC

SURVEY NOTES

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS "18469".
- 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 BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

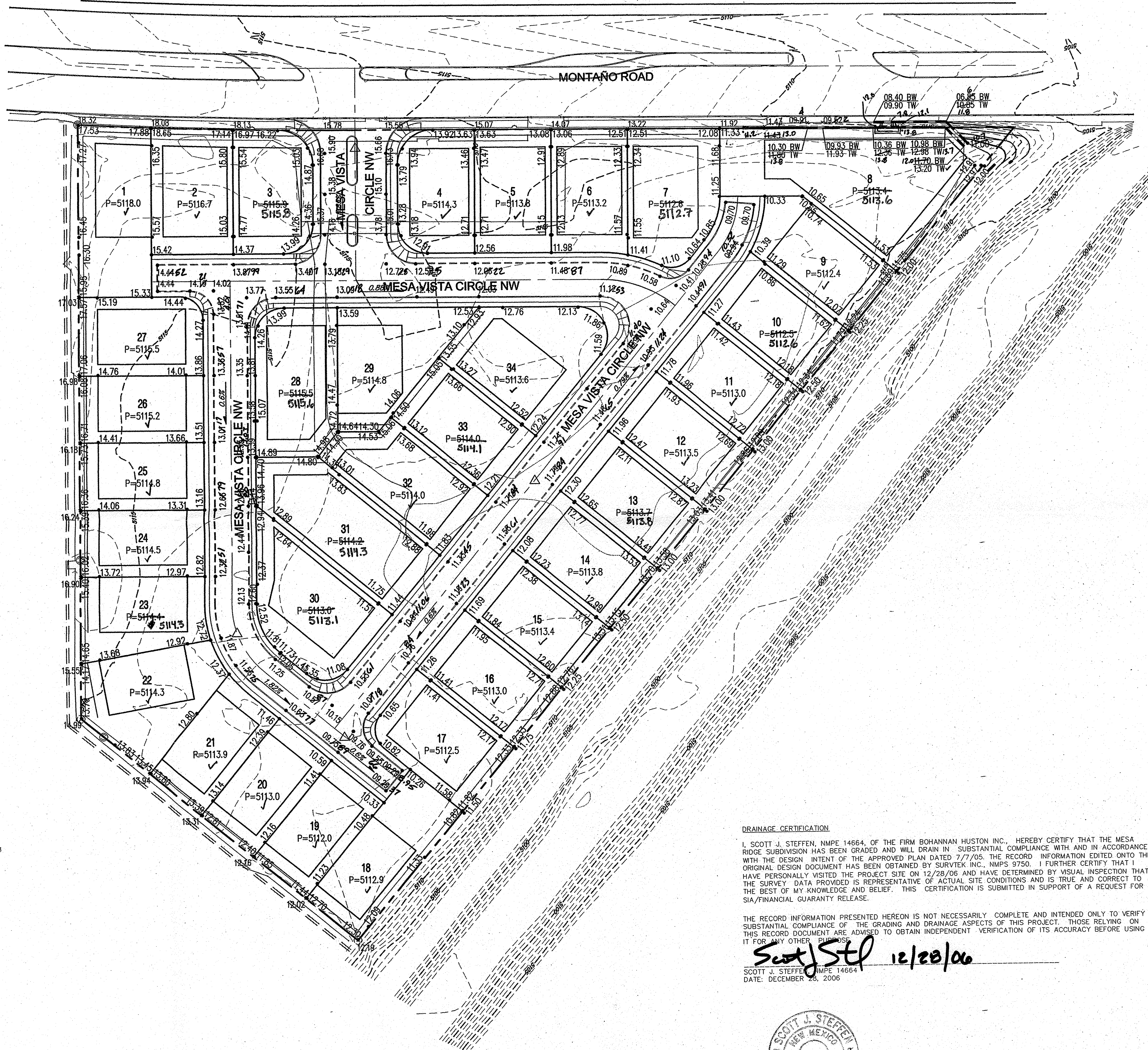
APPROVED

[Signature] 7/8/05
CITY SURVEYOR DATE

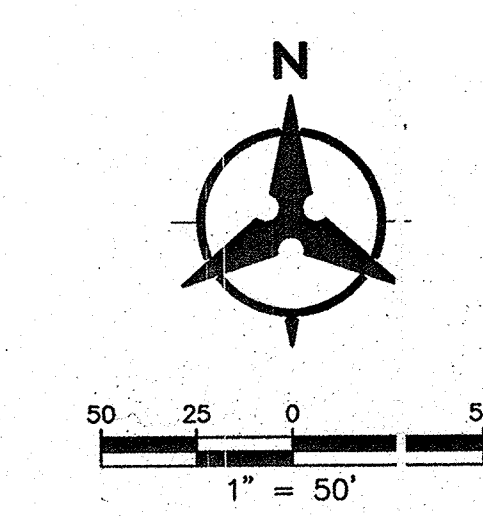
[Signature] 7/7/05
JUDE BACA, OWNER DATE

Bohannon & Huston

Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4396
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS A D WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND MOWING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTAIN CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - EXISTING CONTOUR 1' INDEX ELEVATION
 - FLOW ARROW
 - ===== PROPOSED RETAINING WALL
 - ===== PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - WALL DRAIN

DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE MESA RIDGE SUBDIVISION HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/7/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY SURVEX INC., NMPS 8750. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/28/06 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR SIA/FINANCIAL GUARANTY RELEASE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSES.

Scott J. Steffen 12/28/06
SCOTT J. STEFFEN, NMPE 14664
DATE: DECEMBER 28, 2006

Bohannon & Huston, Inc.
Courtney Rd. 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
MESA RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXX Zone Map No. E-11-Z Sheet 1 Of X

City Engineer: *Bradley A. Bohannon* DATE: 12/28/06

REVISIONS
DESIGN
DATE: 11/04/04
DRAWN BY: DH
CHECKED BY: SJS
DATE: 11/04/04

