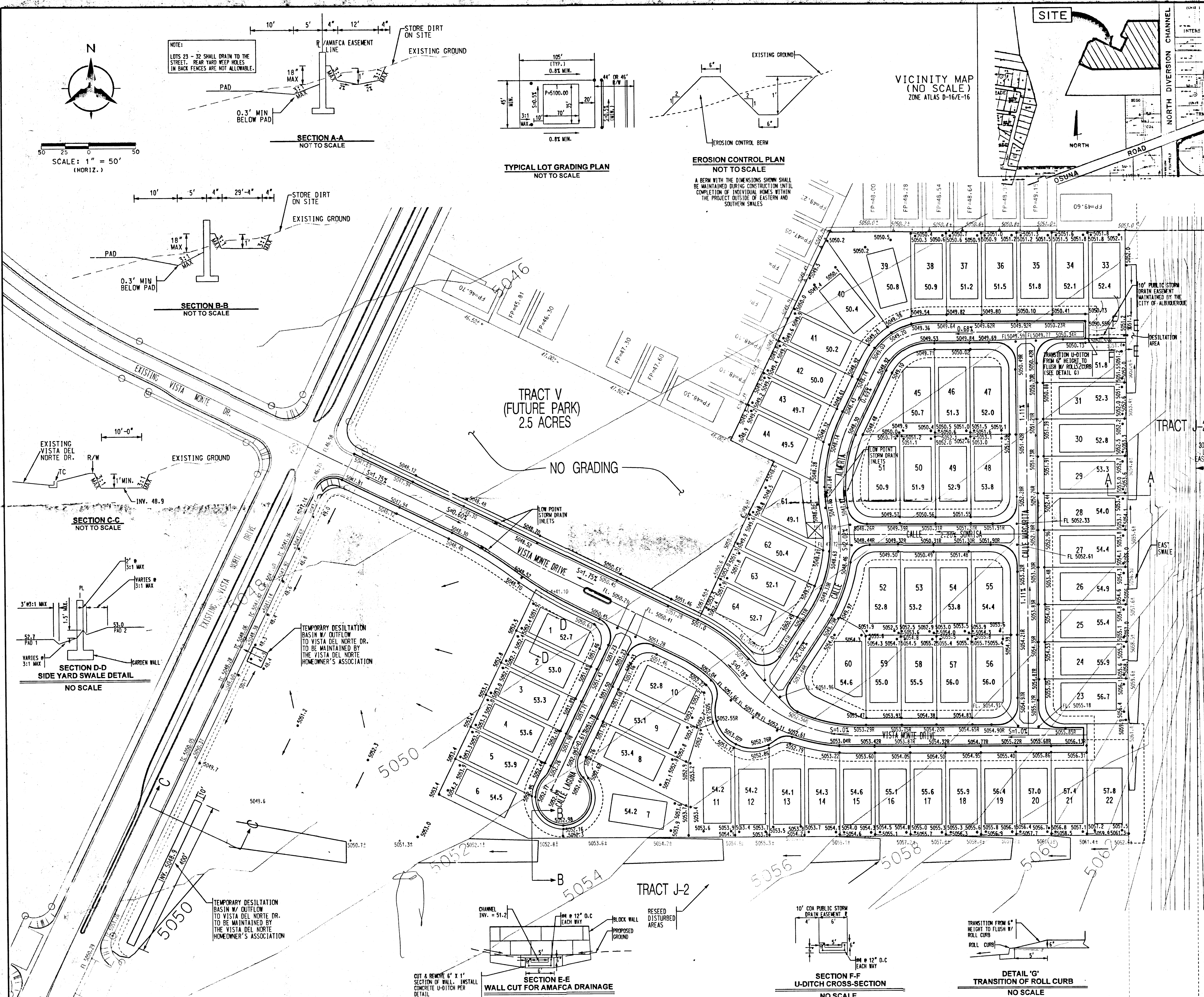




- | GENERAL NOTES | | AS-BUILT INFORMATION | |
|---------------|--|--------------------------|------------------------|
| 1. | CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. | CONTRACTOR | |
| 2. | THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT. | STARTED BY | |
| 3. | 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. | INSPECTOR'S (TRAIL ZONE) | DATE |
| 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 THE DETAIL ON THIS SHEET AND WINDING THE SOIL TO KEEP IT FROM BLOWING AS PER THE EROSION CONTROL DETAIL ON THIS SHEET. | VERIFIED BY | DATE |
| 5. | ALL STREET SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION. SPOT ELEVATIONS SHOWN OFF CURB ARE | DRAWING NO. | DATE |
| | | 96640 | |
| | | N. 30 SEC. | MICRO-FILM INFORMATION |
| | | RECORDED BY | DATE |
| | | 9522 | |
| | | NO. | |

GROUND SHOTS.	
LEGAL DESCRIPTION A PORTION OF TRACT J OF VISTA DEL NORTE	TABLET STAMPED "1-1-1929" POSITION (NAD 1929) PLANE COORD. (CENT) 99 Y=1525.168, 35 X=1525.168, 35 GRID FACTOR = 1.999 UA = -00 DEG 16 MIN ELEVATION = 5419.

[illegible][illegible]

PROPOSED CONTOUR	_____	REMARKS	DATE 9/99	BY
EXISTING CONTOUR	_____			
DIRECTION OF FLOW	→	REVISIONS DESIGN	DATE 9/99	BY
EXISTING STORM DRAIN LINE	- - - - - SD - - - - -		DATE 9/99	BY
EXISTING STORM DRAIN MANHOLE	⊕		DATE 9/99	BY
PROPOSED STORM DRAIN INLET	⌑		DATE 9/99	BY
PROPOSED STORM DRAIN LINE	=====		DATE 9/99	BY
PROPOSED STORM DRAIN MANHOLE	⊙		DATE 9/99	BY
PROPOSED WATER BLOCK	~~~~~		DATE 9/99	BY
EXISTING SAS MANHOLE	⊕		DATE 9/99	BY
SPOT ELEVATIONS CONTAINING AN "R" DENOTES TOP OF MOUNTABLE ROLL TYPE CURB, 1.0, xxx.xxx			DATE 9/99	BY
Roberson & Huston			DATE 9/99	BY

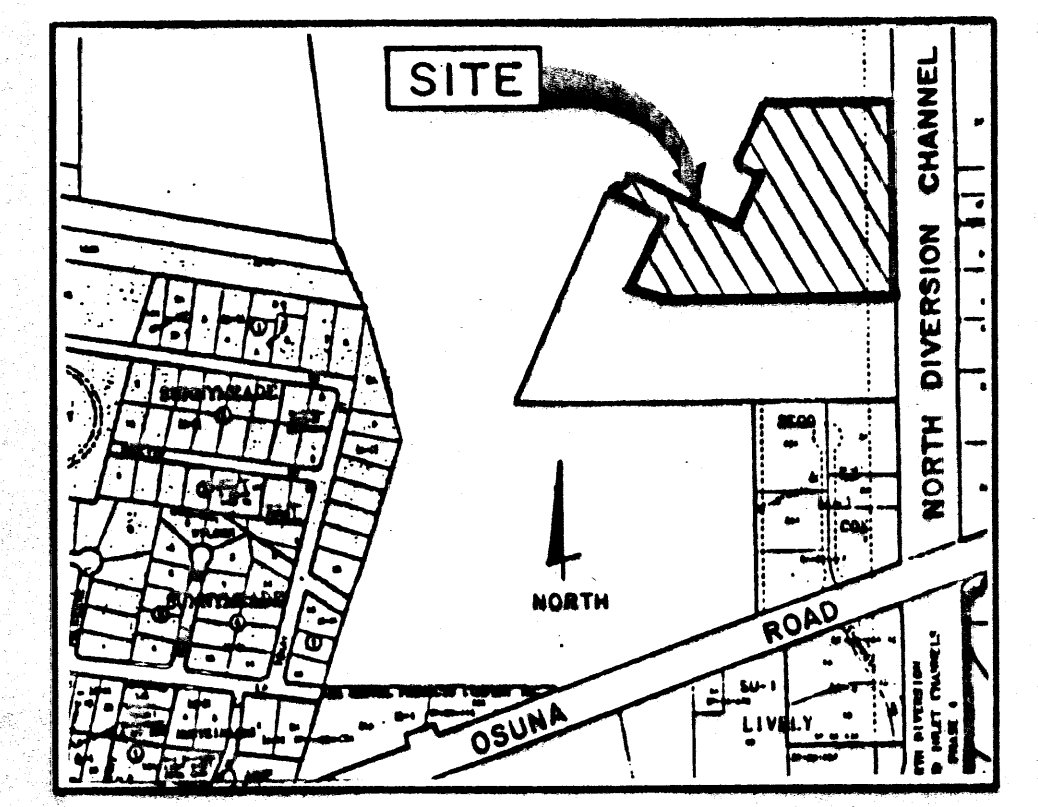
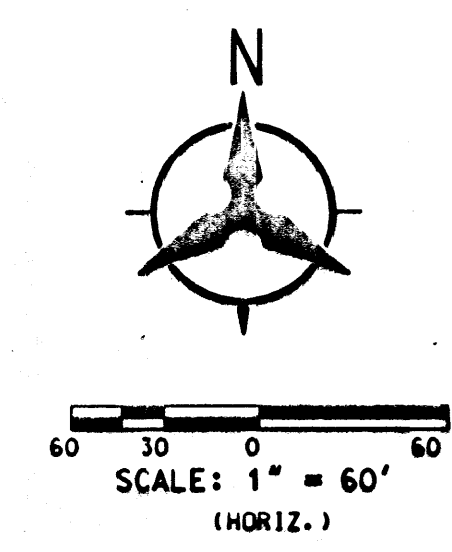
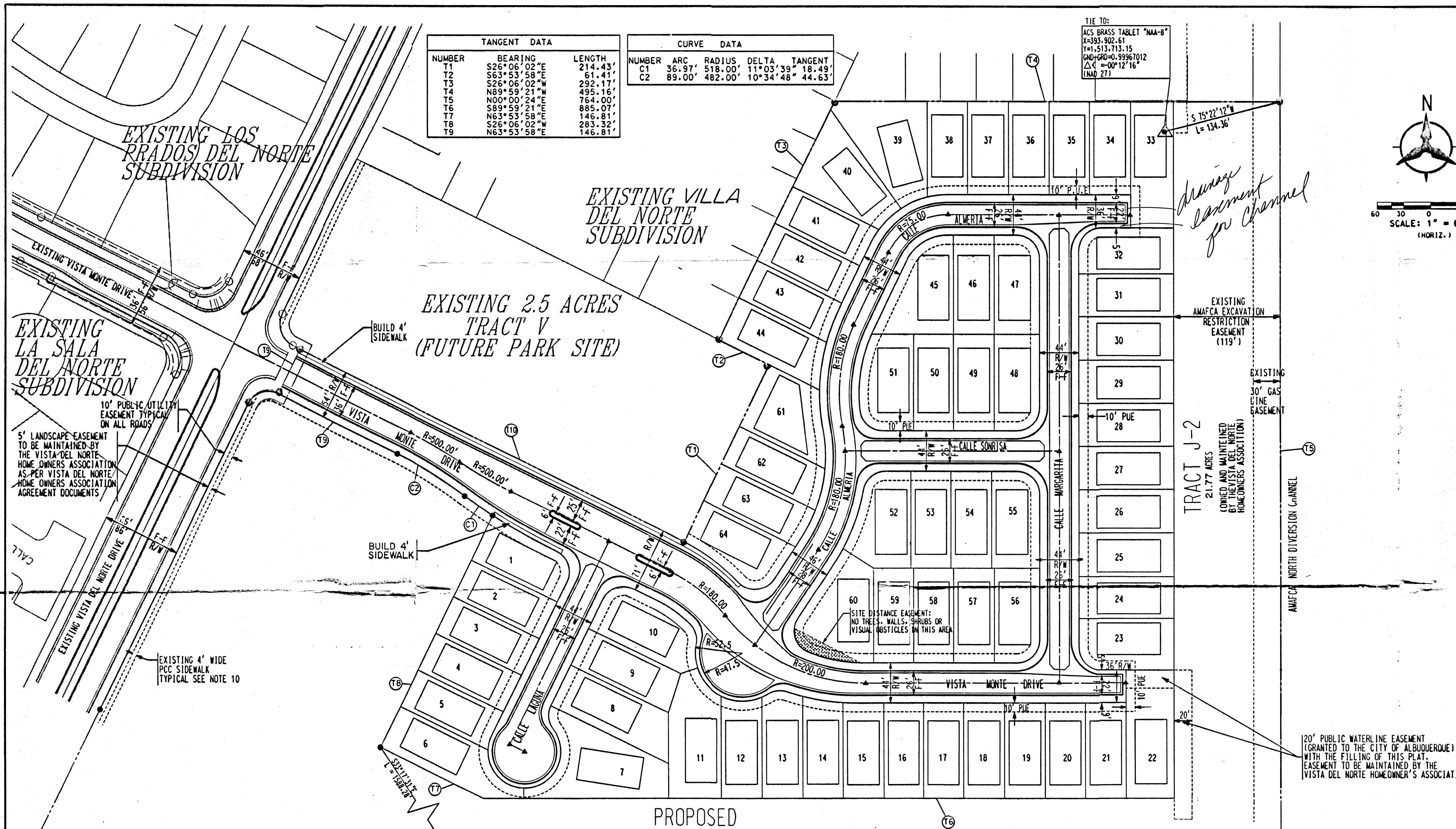
		Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109		DATE
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS		NO.	DESIGNED BY	CHECKED BY

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BERNARDO DEL NORTE SUBDIVISION
GRADING PLAN

DEVELOPMENT REVIEW BOARD	APPROVED BY DRB:	LAST DESIGN UPDATE		
DRB # 99-149				
CITY PROJECT NO.	6257.81	ZONE MAP NO.	0-167-11D	SHEET OF

COPYRIGHT © BOYAN HAN-HUSTON, 1999
 DATE: SEPTEMBER 9 1999
 HYDROLOGY SECTION



VICINITY MAP
ZONE ATLAS MAP NO. D-16/E-16
NO SCALE
EXISTING LEGAL DESCRIPTION: A PORTION OF TRACT J OF VISTA DEL NORTE

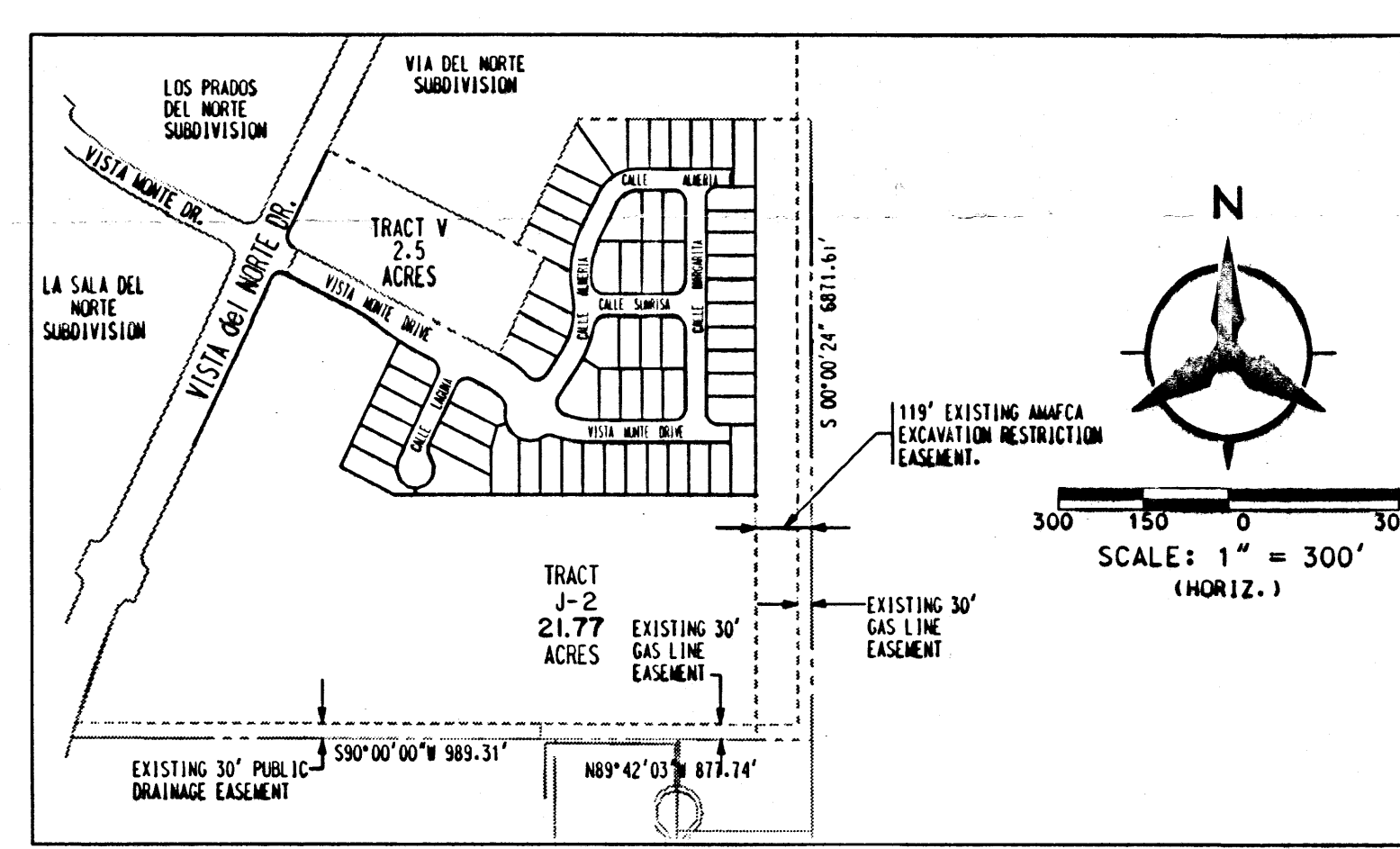
- GENERAL NOTES:
- EXISTING ZONING: R-1
PROPOSED DEVELOPMENT: R-1
(SINGLE FAMILY DETACHED RESIDENTIAL)
 - GROSS ACREAGE: (ORIGINAL TRACT J) 32.89 ACRES
TRACT J-2 ACREAGE: 21.77 ACRES
SUBDIVISION ACREAGE: 11.11 ACRES
TOTAL NUMBER OF LOTS/RESIDENTIAL: 64
PROPOSED DENSITY: 5.76 D.U./AC
 - MINIMUM LOT DIMENSIONS: 45' x 105' TYP.
MINIMUM PAD SIZE: 35' x 70' TYP.
LOTS 45 & 61 ARE CUSTOM LOTS
 - ALL STREETS, AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
 - ALL SANITARY AND PUBLIC EASEMENTS AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
 - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE.
 - ALL LOTS ARE TO BE "P1" AND SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA (ITEM 1).
 - LOT SETBACKS SHALL CONFORM TO R-1 ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20' (TYP)
SIDE YARD: 5' (MIN.)
BACK YARD: 15' (MIN.)
CORNER SIDEYARD: 10' TO R/W
 - ALL SIDEWALKS INTERIOR TO THE SUBDIVISION ARE 4' WIDE AND DEFERRED, UNLESS STATED OTHERWISE ON THIS PLAT.
 - PROPOSED STREET INFRASTRUCTURE FOR VISTA DEL NORTE DR. AND VISTA MONTE DR. (WEST OF THE VISTA DEL NORTE DR. INTERSECTION) ARE UNDER CONSTRUCTION BY A SEPARATE CONTRACT/PROJECT. (CDA PROJECT #5970.01)

- SURVEY NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #8 REBAR STAMPED "HEAVY LS 6544".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) 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.
 - MARKERS 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.

TIE TO:
ACS BRASS TABLET "NOC 11-9"
X=393,905.07
Y=1,511,711.51
GND=GRD=0.99968973
ΔC = 0°00'12"16"
(NAD 27)

PRELIMINARY PLAT DESCANSADO DEL NORTE SUBDIVISION ALBUQUERQUE, NEW MEXICO JULY 1999

APPROVED FOR MONUMENTATION AND STREET NAMES
CITY SURVEYOR
DATE 07/29/99



INSET MAP DESCANSADO DEL NORTE SUBDIVISION

RECEIVED
SEP 29 1999
HYDROLOGY SECTION

Bohannan & Huston
Court yard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS