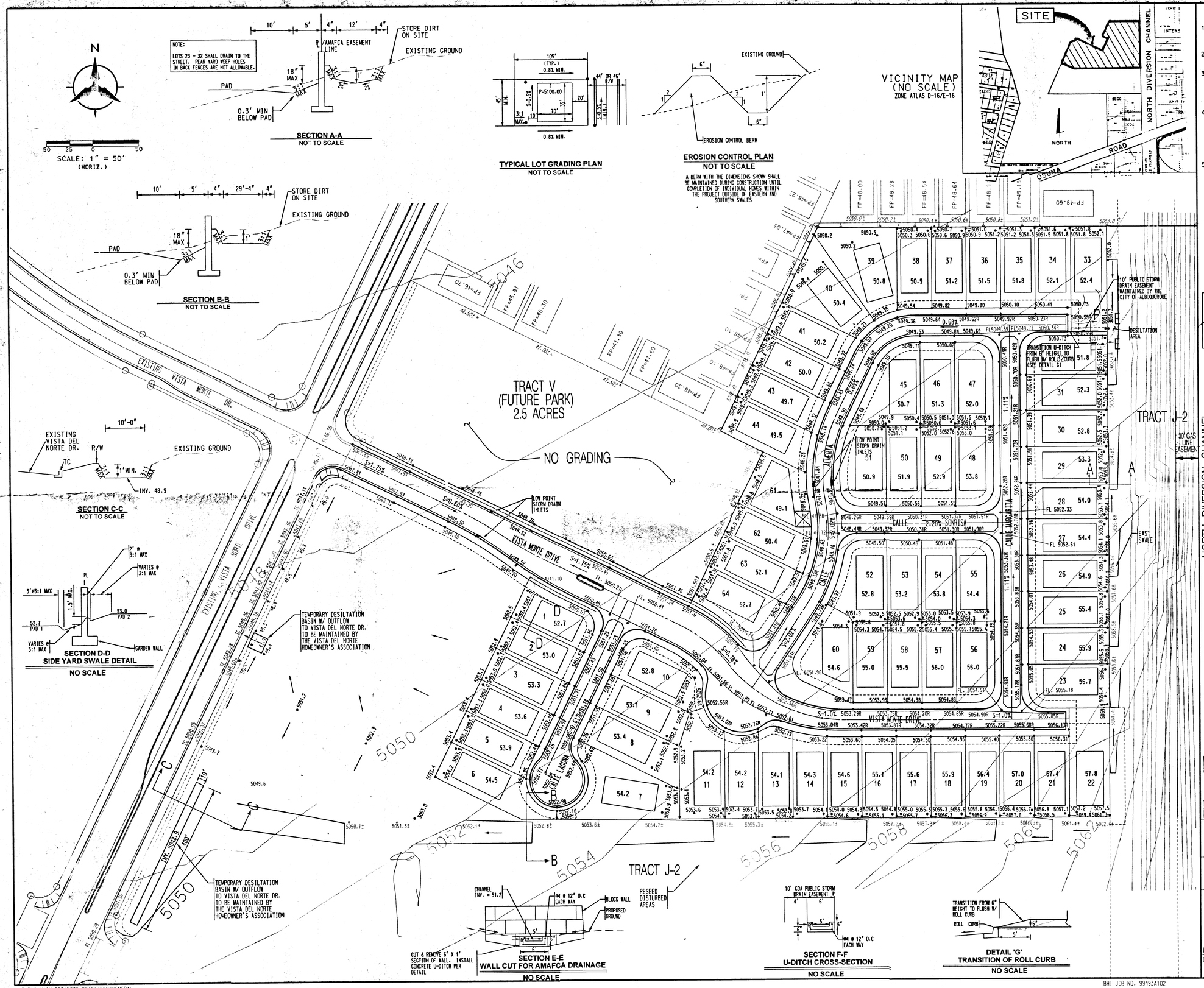

GENERAL NOTES

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 AND REQUIREMENTS AND 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 THE DETAIL ON THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING AS PER THE EROSION CONTROL DETAIL ON THIS SHEET.
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 GROUND SHOTS.

LEGAL DESCRIPTION

A PORTION OF TRACT J OF VISTA DEL NORTE

A.M.A.F.C.A GRADING APPROVAL — DATE 10-20-99

LEGEND

PROPOSED SPOT ELEVATION	● 5235.25
TOP OF ROLL CURB ELEVATION	● 5235.25R
EXISTING SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION (FROM VIA DEL NORTE GRADING PLAN)	● 5235.25
FUTURE SPOT ELEVATION	◇ 5235.25
PROPOSED CONTOUR	
EXISTING CONTOUR	
DIRECTION OF FLOW	→
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED WATER BLOCK	
EXISTING SAS MANHOLE	

SPOT ELELVATIONS CONTAINING AN "R" DENOTES TOP OF MOUNTABLE ROLL TYPE CURB. i.e. xx.xxR

Bohannan ✱ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
FIELD CHECKED BY	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X=357,526.69 Y=1,525,168.35
GROUND TO GRID FACTOR = 1.3996640

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

10-20-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JRT/CMG DATE 9/99
DRAWN BY CMG, JAQ DATE 9/99
CHECKED BY JRT/CMG DATE 9/99

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. D-16/E-16 — SHEET — OF

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DATE: SEPTEMBER 1999

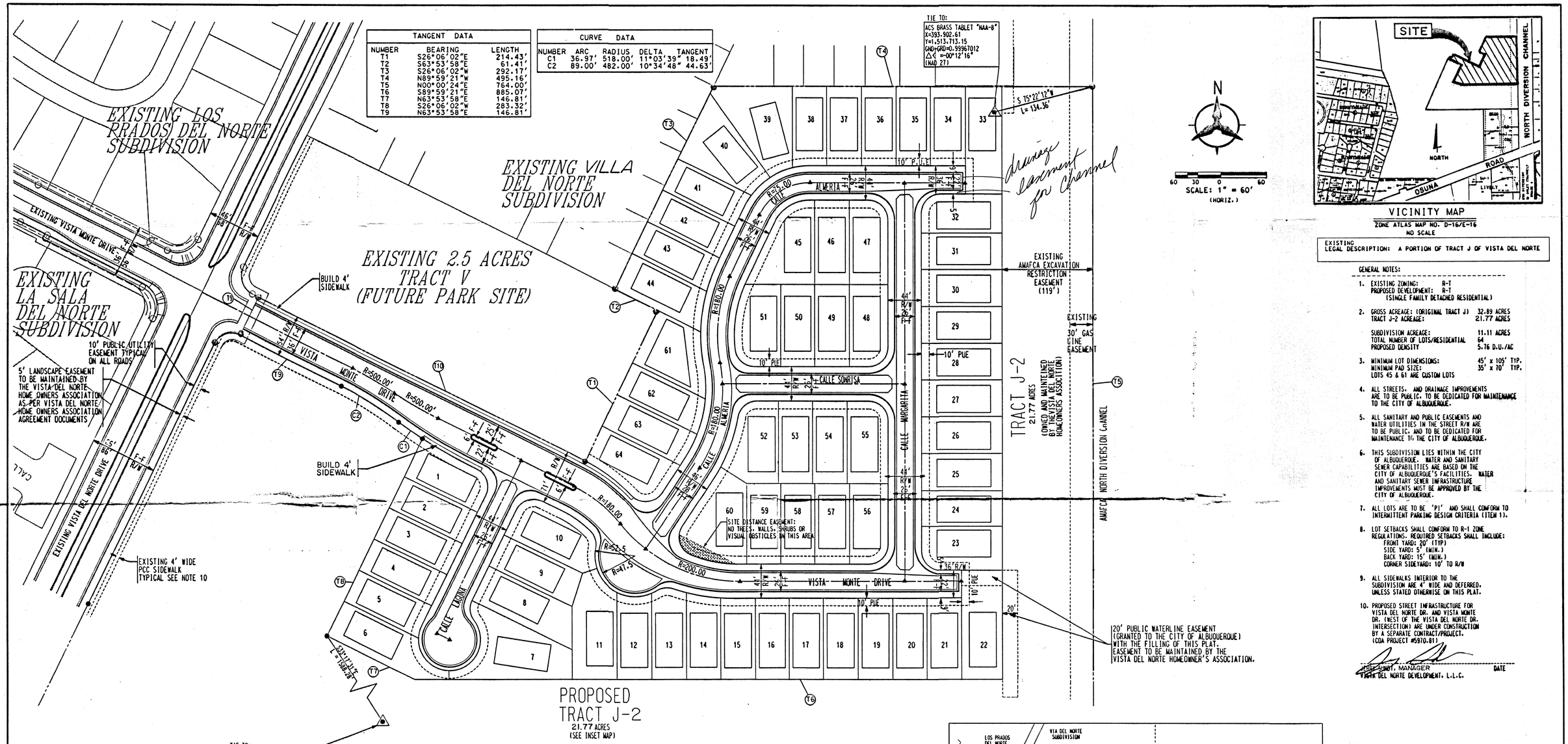
RECEIVED SEP 9 1999 HYDROLOGY SECTION

P:BHI-MAIN✱PROJECTS✱99493✱CDD✱GENERAL
99493GPD1.DGN

BHI JOB NO. 99493A102

TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	S26°06'02"E	214.43'
T2	S63°53'58"E	61.41'
T3	S26°06'02"W	292.17'
T4	N89°59'21"W	495.16'
T5	N00°00'24"E	764.00'
T6	S89°59'21"E	885.07'
T7	N63°53'58"E	146.81'
T8	S26°06'02"W	283.32'
T9	N63°53'58"E	146.81'

CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	36.97'	518.00'	11°03'39"	18.49'
C2	89.00'	482.00'	10°34'48"	44.63'



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:

1. EXISTING ZONING: R-T
   PROPOSED DEVELOPMENT: R-T
   (SINGLE FAMILY DETACHED RESIDENTIAL)
2. 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
3. MINIMUM LOT DIMENSIONS: 45' x 105' TYP.
   MINIMUM PAD SIZE: 35' x 70' TYP.
   LOTS 45 & 61 ARE CUSTOM LOTS
4. ALL STREETS, AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
5. 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.
6. 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.
7. ALL LOTS ARE TO BE 'P1' AND SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA (ITEM 1).
8. 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
9. ALL SIDEWALKS INTERIOR TO THE SUBDIVISION ARE 4' WIDE AND DEFERRED, UNLESS STATED OTHERWISE ON THIS PLAT.
10. 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. (COA PROJECT #5970.81)

ARTHUR SINDT, MANAGER — DATE
VISTA DEL NORTE DEVELOPMENT, L.L.C.

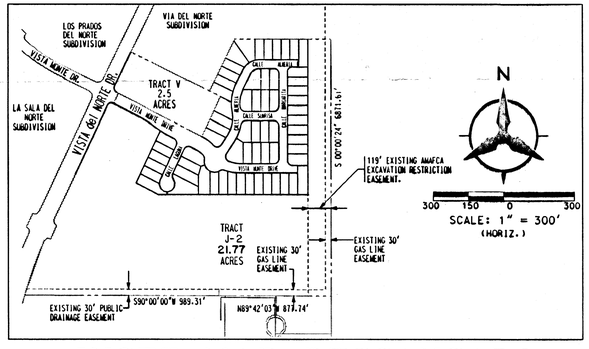
SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "MEAVER LS 6544".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'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"
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. 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 072999 082399

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



INSET MAP DESCANSADO DEL NORTE SUBDIVISION

RECEIVED SEP 29 1999 HYDROLOGY SECTION

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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

P:\BHI-MAIN\99493\CD\GENERAL\
99493PREPLAT.DGN

BHI NO. 99413A02
PLAN DATE: JULY, 1999