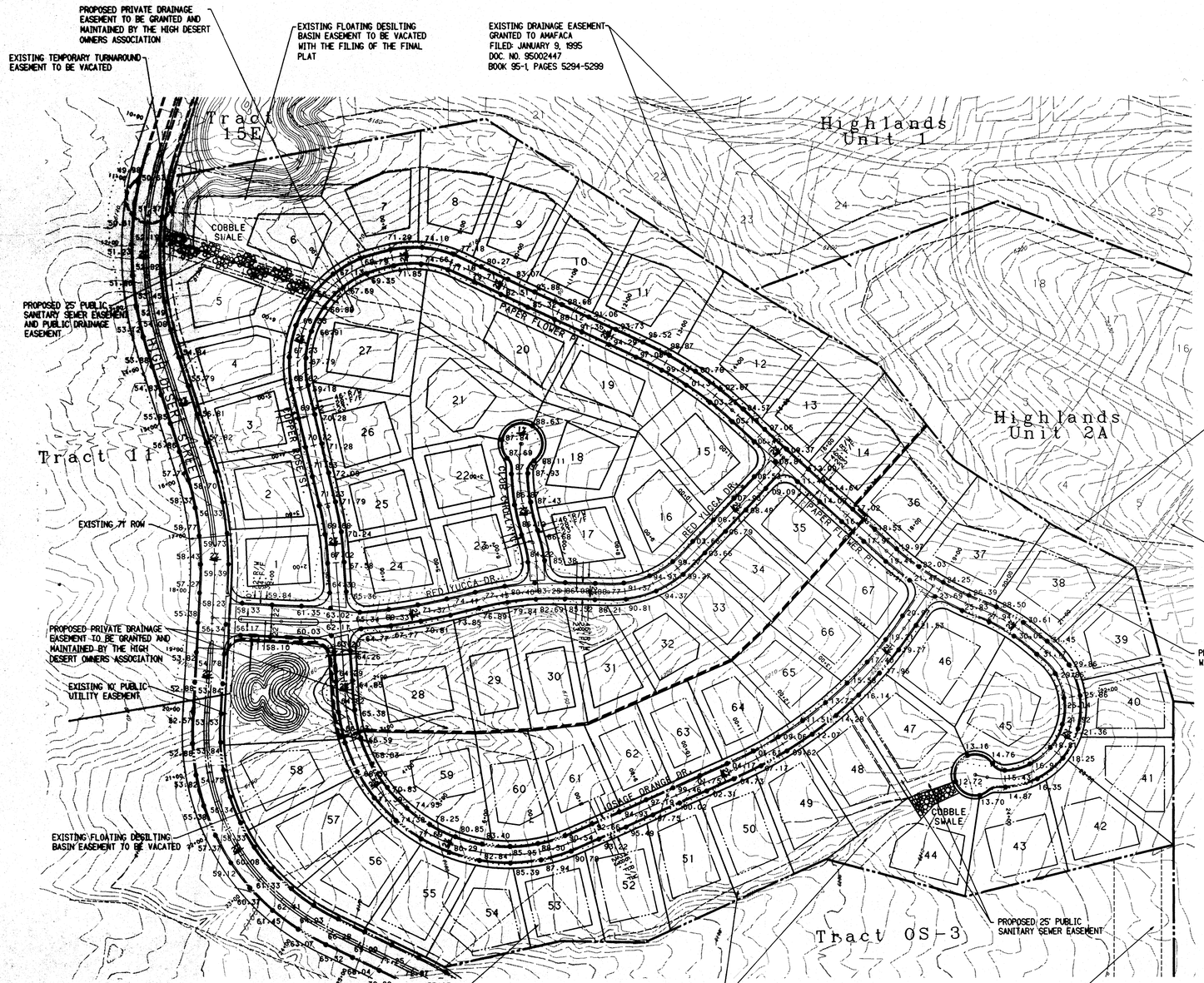

GENERAL NOTES

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 PREPARED BY GEO - TEST. DATED JANUARY 19, 1998
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 DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED . VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE.

N

100 50 0 100

SCALE: 1" = 100'

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	○ 25.5
PROPOSED SPOT ELEVATION	● 36.6
DIRECTION OF FLOW	S=2.564%
BASIN BOUNDARY	
SUB-BASIN BOUNDARY	
PROPOSED 2.5' FILLED CMU WALL	
EXISTING GARDEN WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	◎
EXISTING STORM DRAIN INLET	▫
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	◎
PROPOSED STORM DRAIN INLET	
TOE OF SLOPE	
EROSION CONTROL BERM	

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER _____ DATE _____

AS-BUILT INFORMATION

CONTRACTOR
WORK STARTED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWING BY
CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

STATTON IS A STANDARD DCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
6/12/98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	KP, TG — DATE 6/98
			SAR — DATE 6/98
			KP — DATE 6/98

DESIGNED BY
DRAWN BY
CHECKED BY

BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

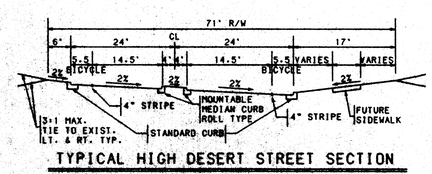
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HIGH DESERT TRACT-14A
OVERALL GRADING AND DRAINAGE PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
___-___	___/___/___			

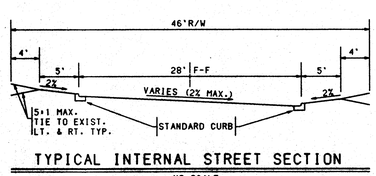
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
XXXX.XX	E-23	1	1

BHI JOB NO. 99237A06



TYPICAL HIGH DESERT STREET SECTION

NO SCALE



TYPICAL INTERNAL STREET SECTION

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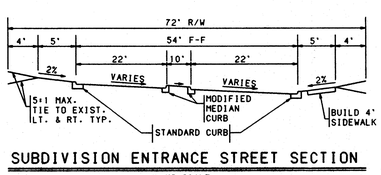
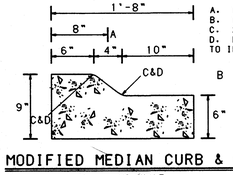


SUBDIVISION ENTRANCE STREET SECTION

NO SCALE



MODIFIED MEDIAN CURB & GUTTER

NO SCALE

CURB CONSTRUCTION NOTES

A. THEORETICAL FACE OF CURB
B. TRAFFIC SIDE
C. 2" RADIUS
D. DIMENSION AT ROUNDED CORNERS MEASURED TO INTERSECT. OF STRAIGHT LINES

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DATE: JUNE 11, 1998

USERNAME: CDP51EC95307A2440-PADJ14A-GRADING.GRP

GENERAL NOTES:

1. EXISTING ZONING: SU-2HD/R-LT
   PROPOSED ZONING: SU-2HD/R-LT

   PROPOSED DEVELOPMENT:
   LOW-DENSITY SINGLE FAMILY DETACHED

2. DESCRIPTION: TRACT 14A AT HIGH DESERT

   TOTAL ACREAGE: 38.01 ACRES
   NET ACREAGE: 38.01 ACRES

   TOTAL NUMBER OF LOTS: 67

   PROPOSED DENSITY: 1.76 D.U./AC

3. MINIMUM NET LOT AREA: 0.30 ACRE

   LOTS SHALL HAVE A FLOOR AREA RATIO OF:
   0.30 MAXIMUM

   BUILDING ENVELOPES SHALL BE:
   10,000 SF (OR LESS)

   DISTANCE BETWEEN BUILDING ENVELOPES AND
   LOT LINES: 10' MINIMUM
   RIGHT-OF-WAY: 20' MINIMUM

4. NO MORE THAN ONE WOOD BURNING FIREPLACE IS PERMITTED PER LOT; ALL OTHER FIREPLACES MUST BE GAS FIRED USING ARTIFICIAL LOGS.

5. ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC. TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.

6. 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.

7. 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.

8. A PRIVATE CROSS-LOT DRAINAGE EASEMENT ACROSS THE ENTIRE TRACT, EXCEPT WITHIN THE BUILDING ENVELOPES AND THE RIGHTS-OF WAY SHALL BE GRANTED WITH THE FILING OF THE FINAL PLAT.

OWNER:

Douglas Hollister 4/9/98

HIGH DESERT INVESTMENT CORP. PRESIDENT DATE
DOUGLAS H. COLLISTER

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".

2. FOUND 3" ALUM. CAP ON 2.5"x.30" ALUM. ROD CORNERS SHOWN THUS (◎) STAMPED LS 6544 AND DATED 1983.

3. 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 ALBUQUERUQE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB. P.L.S. 6544".

4. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.

5. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.

6. DISTANCES SHALL BE GROUND DISTANCES.

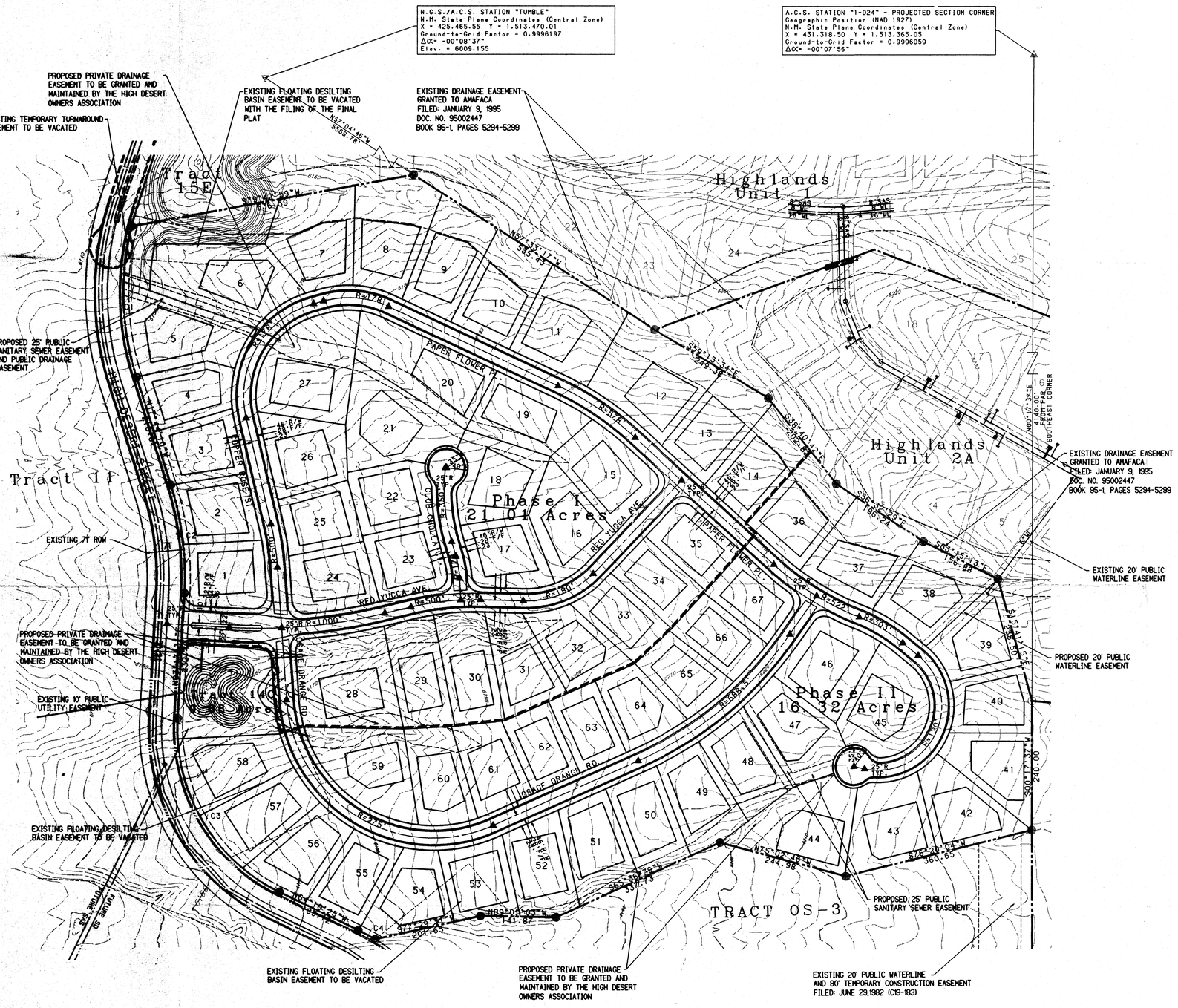
7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

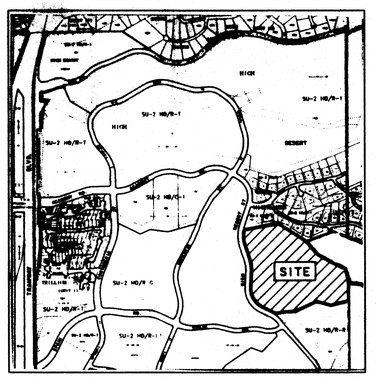
APPROVED FOR MONUMENTATION AND STREET NAMES:

Neil Chee 06/1/98

CITY SURVEYOR DATE

BOUNDARY CURVE DATA TABLE					
NUMBER	DELTA	DEGREE	TANGENT	ARC	RADIUS
C1	31°54'44"	11°13'45"	145.89'	284.19'	510.24'
C2	21°01'41"	10°17'04"	103.40'	204.47'	557.12'
C3	67°37'56"	16°58'03"	225.48'	397.62'	337.68'
C4	4°55'26"	13°39'53"	18.03'	36.03'	419.30'

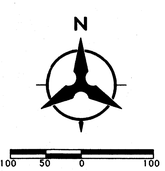




LOCATION MAP
ZONE ATLAS MAP NO. E-23
NO SCALE

PRELIMINARY PLAT
(TRACT 14A)
THE OVERLOOK AT HIGH DESERT

JUNE, 1998



SCALE: 1" = 100'

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FILENAME: CDP5:EC95307A2440.PAD3\14A-PREPLAT.GRF