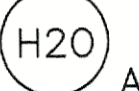





Site/Sketch Plat Submittal Notes & Information:

- The Basis of Bearings is the southerly line of Tract 8B, MRGCD Map 14 as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distance are ground distances. Elevation Datum is NAVD88.
- This Property lies within Zone X, outside the 0.2% annual chance minimal flood hazard, as per FEMA Flood Insurance Rate Map (FIRM) 35043-C-2107-D, Effective date 3/18/2008.
- Plat of Reference: Doc 08522, Dated 10/1/2001.
- Adjacent property information taken from Sandoval County Assessor's mapping circa 2020, including UPC codes, acreage, MRGCD tracts & assessed subdivision lots and surveyor research.
- A minimum 100' horizontal spacing must be maintained between existing and proposed domestic wells and septic leach fields. Estimated or observed septic tank filter fields and wells are depicted as thus:

Existing
A = Observed
B = Estimated by photo
inspection or not found

Well
 A

Septic Tank / Drain Field
 B
- All representative structures (existing and on property) re taken from field observations and photo interpretation and 2020 orthophoto interpretation (MRCOG). Some existing structures and debris on the property are to be demolished.
- Setback requirements: No structure shall be permitted to be constructed or placed closer than 25 feet to the front street easement line and 10' from rear and side property lines from any residential property line, street right-of-way or access easement.
- A clear sight triangle of a minimum 25' shall be maintained per Village requirements
- For the purpose of a Site Plan depicting a proposed subdivision, a hypothetical 5,000 sq. ft. residence, driveways and logical utility locations are shown. Drainage ponds for private, on-lot water are to be designed on-lot and within provided bar ditches adjacent to road easement..
- All above to be per Village codes, the developer's plot plan submittal, N.M.E.D. permits and review by the Village Engineer. This sketch is provided to show the possible arrangement of structures, wells and septic leach fields - all within the permitted regulations and Village Ordinance(s).

Continued on Sheet 2

Land Planner

Cliff A. Spirock NMPS 4972
Community Sciences Corporation
POB 1328
Corrales NM, 87048
505.897.0000

Civil Engineer

Ron Hensley NMPE 21850
The Hensley Group (The Group)
2340 Menaul Boulevard NE
Albuquerque, NM 87107
505.888.1900

Land Surveyor

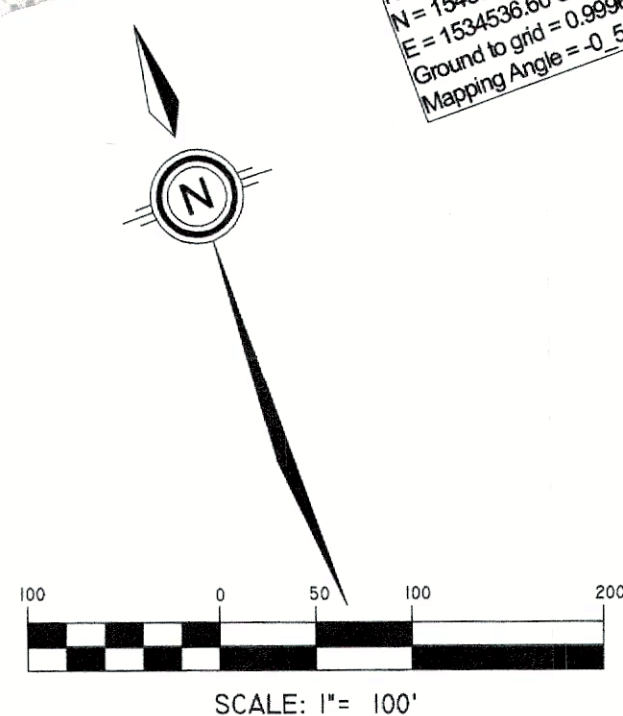
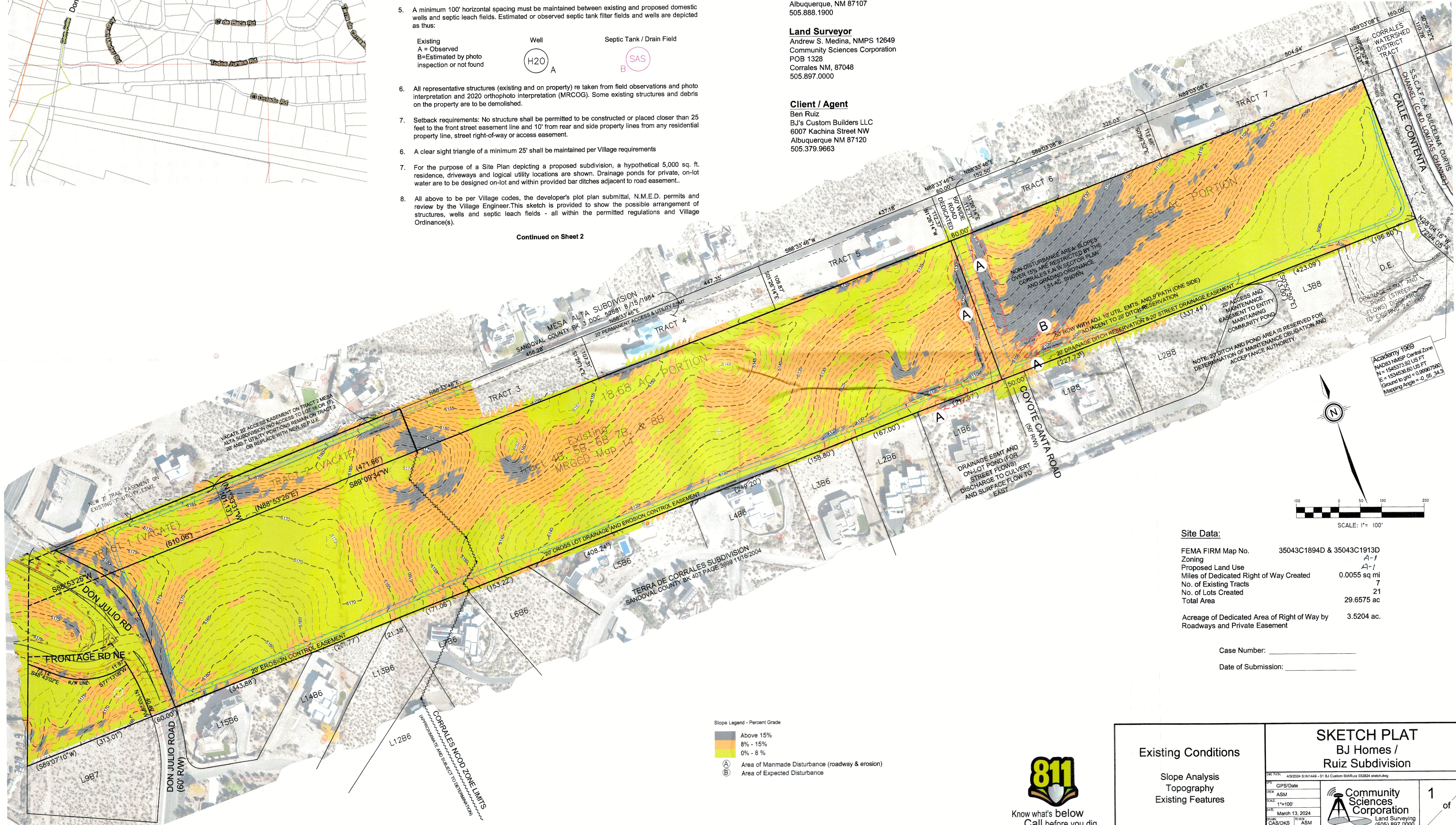
Andrew S. Medina, NMPS 12649
Community Sciences Corporation
POB 1328
Corrales NM, 87048
505.897.0000

Client / Agent

Ben Ruiz
BJ's Custom Builders LLC
6007 Kachina Street NW
Albuquerque NM 87120
505.379.9663

SKETCH PLAT BJ Homes / Ruiz Subdivision

Being a Replat of Tracts 1 & 2 Mesa Alta
and MRGCD Map 14, Tracts 4B thru 8B
Situat Within
Projected Section 16, T.12N, R.3E, N.M.P.M.
Town of Alameda Grant
Village of Corrales
Sandoval County, New Mexico
March 2024



Site Data:

FEMA FIRM Map No. 35043C1894D & 35043C1913D
Zoning A-1
Proposed Land Use A-1
Miles of Dedicated Right of Way Created 0.0055 sq mi
No. of Existing Tracts 7
No. of Lots Created 21
Total Area 29.6575 ac

Acreage of Dedicated Area of Right of Way by
Roadways and Private Easement 3.5204 ac.

Case Number: _____

Date of Submission: _____

Slope Legend - Percent Grade

- Above 15%
- 8% - 15%
- 0% - 8%
- (A) Area of Manmade Disturbance (roadway & erosion)
- (B) Area of Expected Disturbance



Know what's below
Call before you dig.

Existing Conditions

Slope Analysis
Topography
Existing Features

SKETCH PLAT BJ Homes / Ruiz Subdivision

DATE	4/2/2024	BY	BN/1448-01
GPS/Date			
ASM			
SCALE	1"=100'		
DATE	March 13, 2024		
CAS/DKS			
DATE	March 13, 2024		
BY	BN/1448-01		

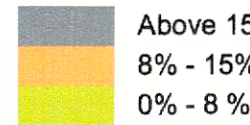


1 of 4

Notes & Information Continued:

11. Landscaping Requirements. A minimum of ten (10) percent of the lot shall be landscaped area. Corner lots or double fronted lots shall provide a minimum of fifteen (15) percent of the lot as landscaped area. Landscaping or natural vegetation shall be required in accordance with the landscaping requirements as specified in section 18-41 of the Village Code.
12. Architectural requirements. In order to emulate existing Village architecture and construction tradition, compliance with the following architectural standards is required for all new construction and whenever the exterior appearance of buildings or structures are altered:
- Overall appearance. Exterior appearance shall express the characteristics of architecture of the Territorial, Spanish Pueblo and Southwest Vernacular style.
 - Material. Stucco, adobe, slump block and stone are allowed. Materials such as aluminum siding, metal panels, mirrored -glass and non-stuccoed masonry units or cement are not allowed.
 - Facades. Building facades two stories in height shall include projecting or recessed portals, setbacks or other similar design elements at ground level and a balcony at the level of the floor of the second story. All ground level facades subject to public view and providing an entrance to a building shall be varied by inserts or projecting portals.
 - Building massing. Premises with a lot coverage of over 8,000 square feet shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block.
 - Roof-mounted equipment. Roof-mounted mechanical, electrical, telephone or solar equipment
 - shall be architecturally screened with opaque materials, for example, by raising the parapet, and shall be of a low profile to minimize the screening problems.
 - Walls and fences. Walls and fences shall be built of brick, adobe, rock, decorative concrete block, masonry, wood, wood and metal wire, pipe, wrought iron or similar materials

Slope Legend - Percent Grade



- (A) Area of Manmade Disturbance (roadway & erosion)
(B) Area of Expected Disturbance

SKETCH PLAT
BJ Homes / Ruiz Subdivision

Being a Replat of Tracts 1 & 2 Mesa Alta
and MRGCD Map 14, Tracts 4B thru 8B

Situate Within
Projected Section 16, T.12N, R.3E, N.M.P.M.
Town of Alameda Grant
Village of Corrales
Sandoval County, New Mexico
March 2024



Academy 1989
NAD83 NAD83 Central Zone
N = 1545373.02 US FT
E = 1545366.80 US FT
Ground to grid = 0.99967560
Mapping Angle = -0.55 34.3

Monument Legend

- Found Monument as noted.
Set 5/8" Rebar w/Green Cap Stamped
MEDINA LS 12649 or Pk-Nail with Disc
MEDINA LS 12649
Control Station
Not set



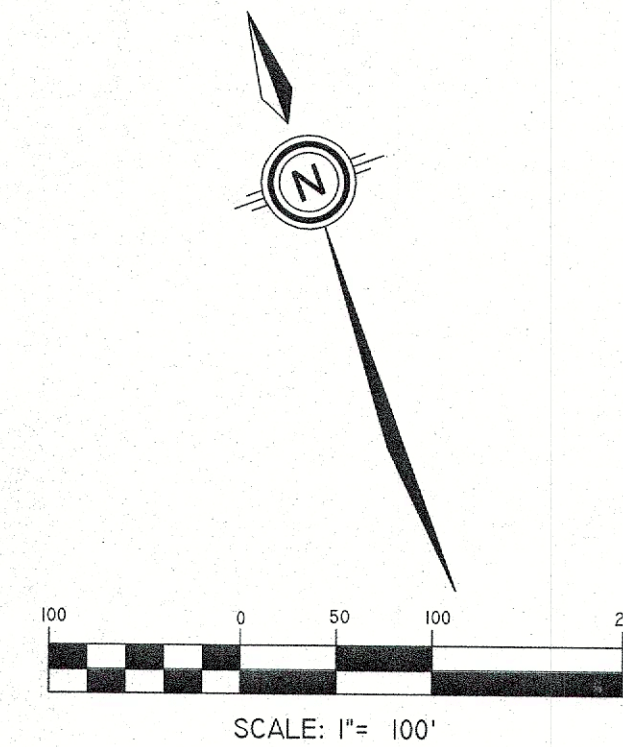
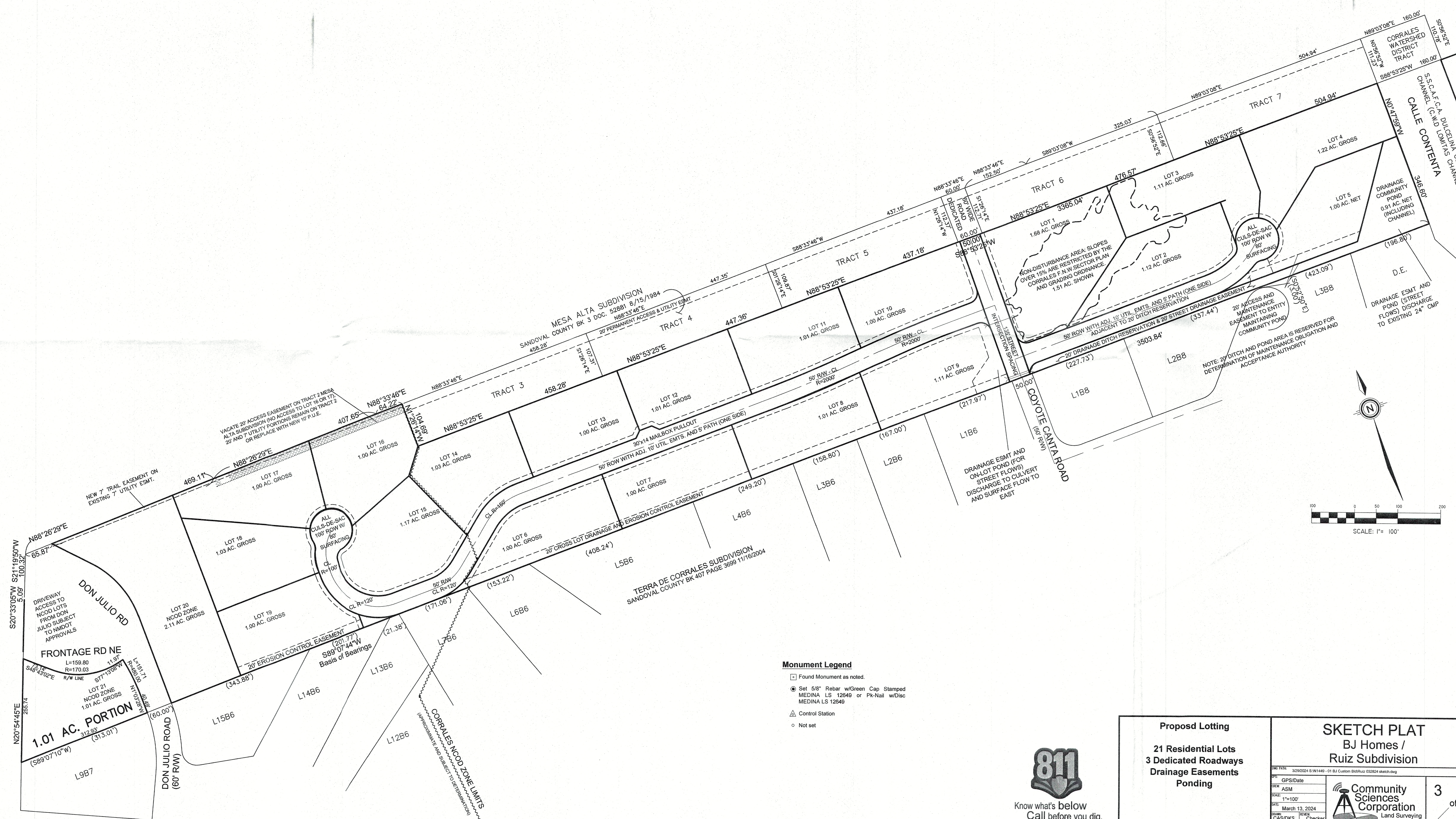
Proposed & Existing
Proposed Plat
Existing Topography
Existing Slope Analysis

SKETCH PLAT
BJ Homes /
Ruiz Subdivision

DATE: 4/3/2024
GPS/Date
ASM
SCALE: 1"=100'
DATE: March 13, 2024
DRAWN: CAS/DKS
CHECKED: [Signature]
N1449-01



SKETCH PLAT
BJ Homes / Ruiz Subdivision
Being a Replat of Tracts 1 & 2 Mesa Alta
and MRGCD Map 14, Tracts 4B thru 8B
Situate Within
Projected Section 16, T. 12N, R. 3E, N.M.P.M.
Town of Alameda Grant
Village of Corrales
Sandoval County, New Mexico
March 2024



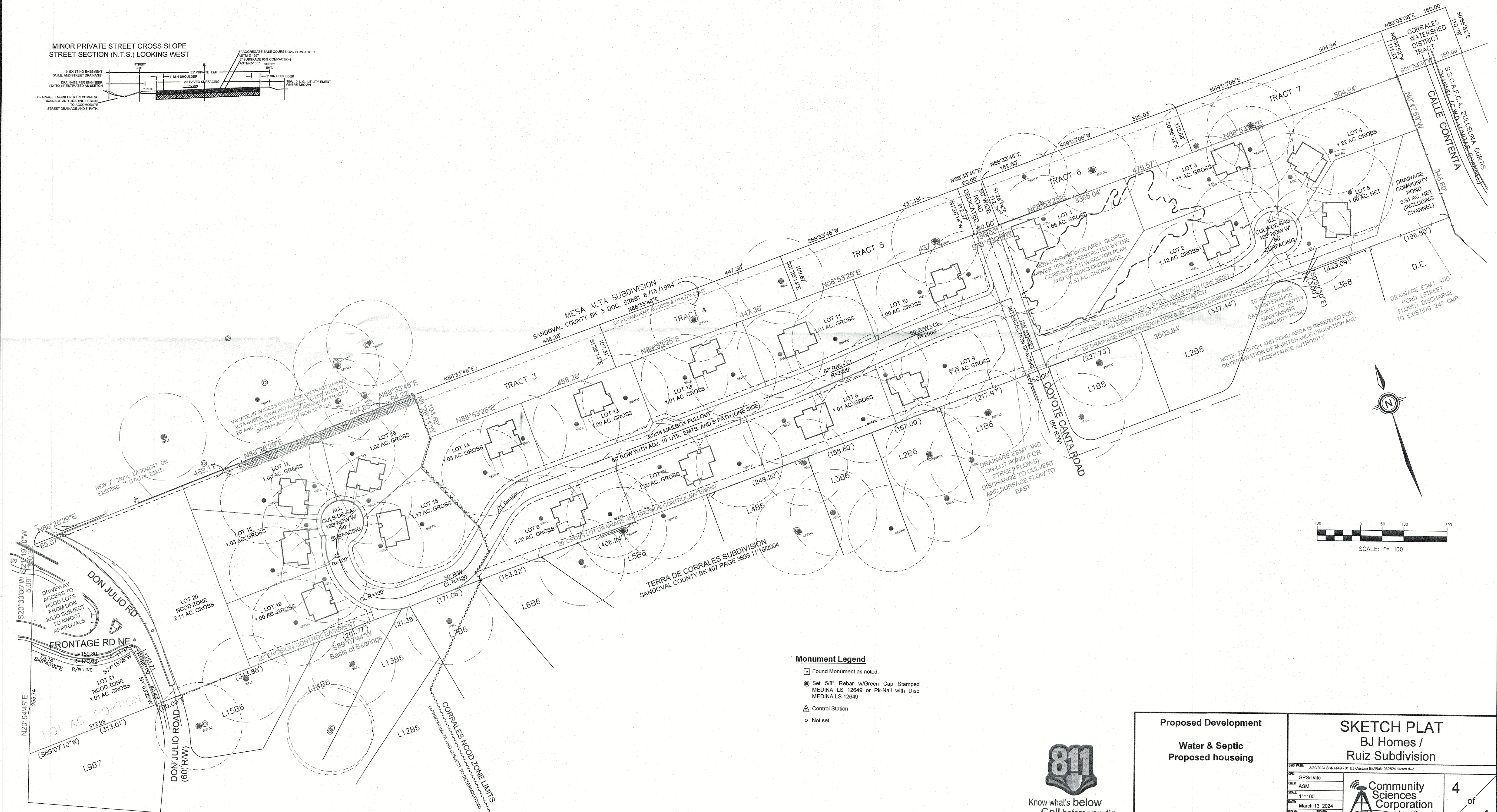
- Monument Legend**
- Found Monument as noted.
 - Set 5/8" Rebar w/Green Cap Stamped MEDINA LS 12649 or Pk-Nail w/Disc MEDINA LS 12649
 - Control Station
 - Not set



Proposed Lotting		SKETCH PLAT	
21 Residential Lots		BJ Homes /	
3 Dedicated Roadways		Ruiz Subdivision	
Drainage Easements			
Ponding			
		Community Sciences Corporation	
		Land Surveying (505) 897.0000	
		3 of 4	

DATE: 3/29/2024 8:14:49 - 01 BJ Custom Bldg/ Ruiz 032024 sketch.dwg
GPS/Date: ASM
SCALE: 1"=100'
DATE: March 13, 2024
CASS/DKS: Checker
JOB NO: N1449-01

Being a Replat of Tracts 1 & 2 Mesa Alta
and MRGCD Map 14, Tracts 4B thru 8B
Situate Within
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Town of Alameda Grant
Village of Corrales
Sandoval County, New Mexico
March 2024



- ☐ Found Monument as noted.
- ☒ Set 5/8" Rebar w/Green Cap Stamped MEDINA LS 12649 or Pk-Nail with Disc MEDINA LS 12649
- ☐ Control Station
- ☐ Not set



Know what's below
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**Water & Septic
Proposed houseing**



**Community
Sciences
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Land Surveying
(505) 897.0000

4 of 4