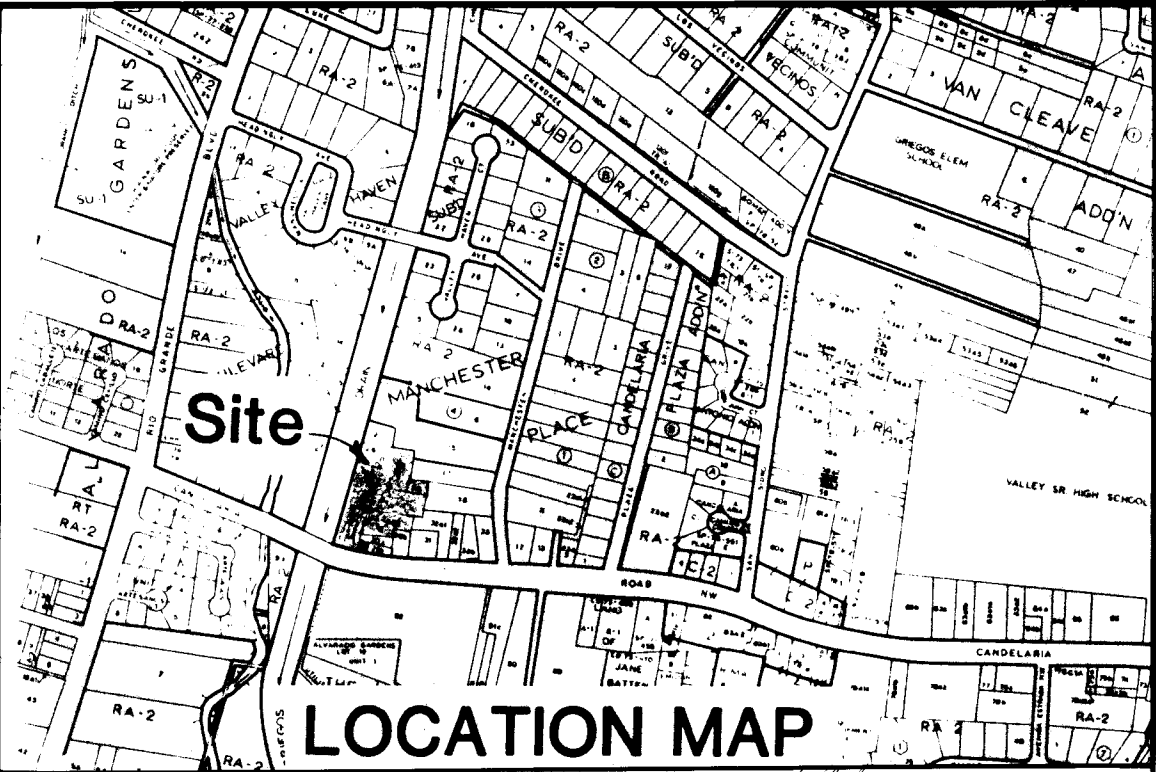


BACA SUBDIVISION

A SEVEN UNIT RESIDENTIAL SUBDIVISION

INDEX

- 1. TITLE
- 2. SUBDIVISION PLAT
- 3. GRADING PLAN
- 4. SANITARY SEWER AND WATER
LINE PLAN & PROFILE



- NOTES:
- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-1979 EDITION (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS) AND THE CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAVING No. 31.
 - 2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
 - 4. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - 5. BACKFILL COMPACTION IN CANDELARIA BLVD. SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - 6. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
 - 7. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.

APPROVED FOR
CONSTRUCTION
8/28/84

W.F. Mykkanen
8/28/84

REV	SHEETS	CITY	ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.

APPROVAL OF REVISIONS

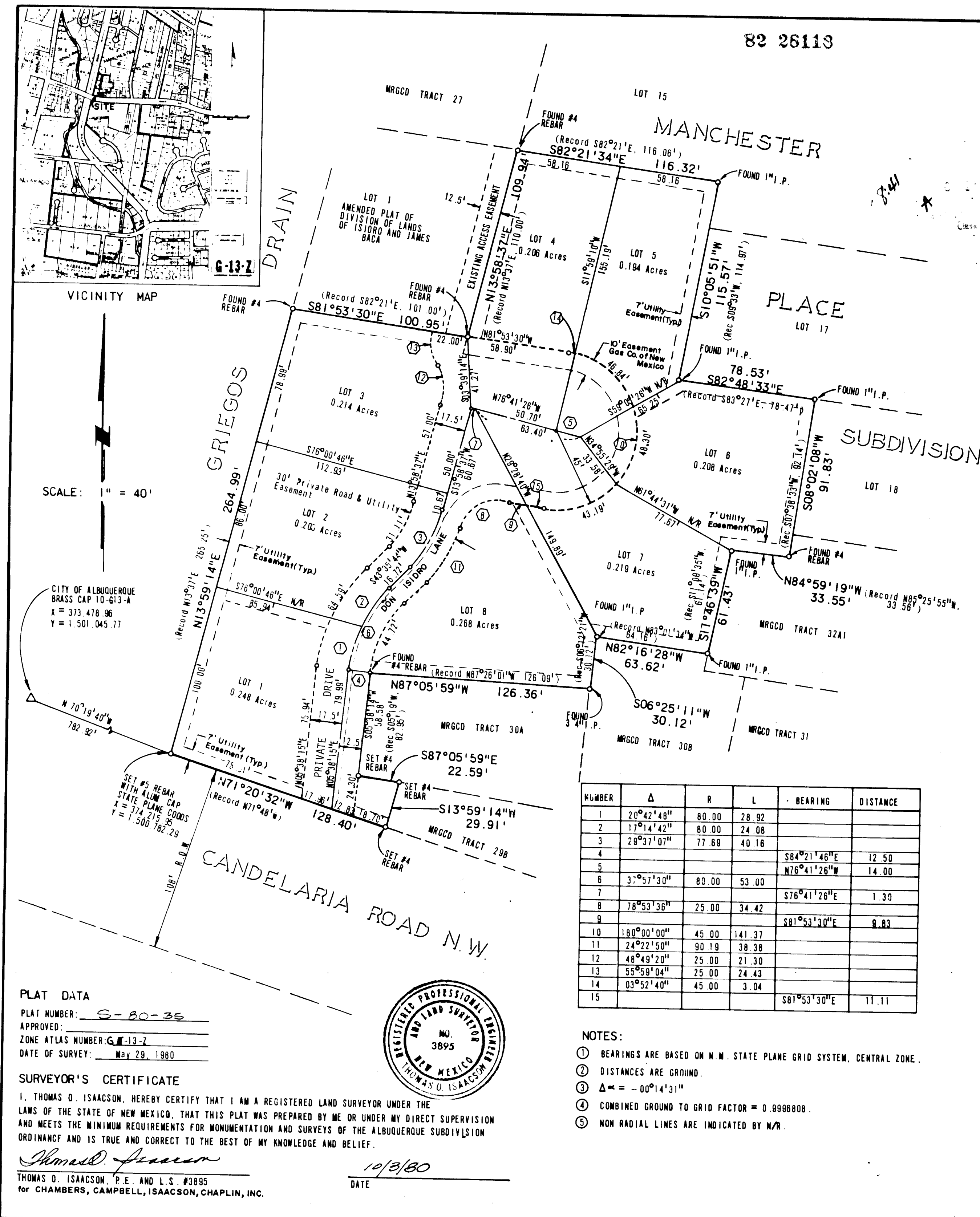
		C. N. Mykkanen APPROVED FOR CONSTRUCTION 8/28/84 C.E.
	PROJECT NO. 1562	SHEET 1 OF 4

26 1565 0184

26 1562 0184

1225

1225



I. J. BACA SUBDIVISION

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., ALSO BEING A REPLAT OF LOTS 2, 3, 4 AND 5 OF THE AMENDED PLAT OF DIVISION OF LANDS OF ISIDRO AND JAMES BACA AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1977 AND INCLUDING TRACT 29 A-2 AS SHOWN ON M.R.G.C.D. MAP 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER, BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY OF CANDELARIA ROAD N.W. AND THE EAST RIGHT-OF-WAY OF THE GRIEGOS DRAIN AND FROM WHICH POINT ALBUQUERQUE CITY BRASS CAP 10-6-13A BEARS N70°19'40"W, 782.92 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY OF THE GRIEGOS DRAIN N13°59'14"E, 264.99 FEET; THENCE S81°53'30"E, 100.95 FEET; THENCE N13°58'33"E, 109.84 FEET; THENCE S82°21'34"E, 116.32 FEET; THENCE S10°05'51"W, 115.57 FEET; THENCE S82°48'33"E, 78.53 FEET; THENCE S06°25'11"W, 30.12 FEET; THENCE N84°59'19"W, 33.55 FEET; THENCE N82°16'28"W, 63.62 FEET; THENCE N87°05'59"W, 126.36 FEET; THENCE S13°59'14"W, 29.91 FEET; THENCE S87°05'59"E, 22.59 FEET; THENCE S13°59'14"W, 29.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF CANDELARIA ROAD N.W.; THENCE FOLLOWING WESTERLY ALONG SAID RIGHT-OF-WAY N71°20'32"W, 128.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.760 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF, AND SAID OWNER AND PROPRIETOR DOES HEREBY DEDICATE ALL POWER, COMMUNICATION AND UTILITY EASEMENTS SHOWN ON THIS PLAT. EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

BY: *I. J. Baca* DATE: 11-26-80

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
ON THIS 26th DAY OF Nov., 1980, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME.

APPROVALS

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY

Eugene Harber 25 MAY 82
PLANNING DIRECTOR, CITY OF ALBUQUERQUE

Robert A. Johnson 6/19/82
CITY ENGINEER, CITY OF ALBUQUERQUE

Robert A. Johnson 6/19/82
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE

Robert A. Johnson 6/19/82
WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE

Robert A. Johnson 6/19/82
Parks and Recreation Department, City of Albuquerque

Robert A. Johnson 6/19/82
CHIEF SURVEYOR, CITY OF ALBUQUERQUE

Robert A. Johnson 6/19/82
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE

Robert A. Johnson 6/19/82
MOUNTAIN BELL TELEPHONE COMPANY

Robert A. Johnson 6/19/82
PUBLIC SERVICE COMPANY OF NEW MEXICO

Robert A. Johnson 6/19/82
GAS COMPANY OF NEW MEXICO

Robert A. Johnson 6/19/82
AMAFCA

THE ALBUQUERQUE SUBDIVISION ORDINANCE

DATE: 10-6-80

DATE: 2/3/81

DATE: 2/3/81

DATE: 2/10/81

DATE: 10-6-80

DATE: 10-6-80

DATE: 10-6-80

DATE: 10-6-80

DATE: 5-9-82

PLAT DATA

PLAT NUMBER: S-80-36

APPROVED: *Thomas O. Isaacson*

ZONE: ATLAS NUMBER: G-13-2

DATE OF SURVEY: May 29, 1980

SURVEYOR'S CERTIFICATE

I, THOMAS O. ISAACSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

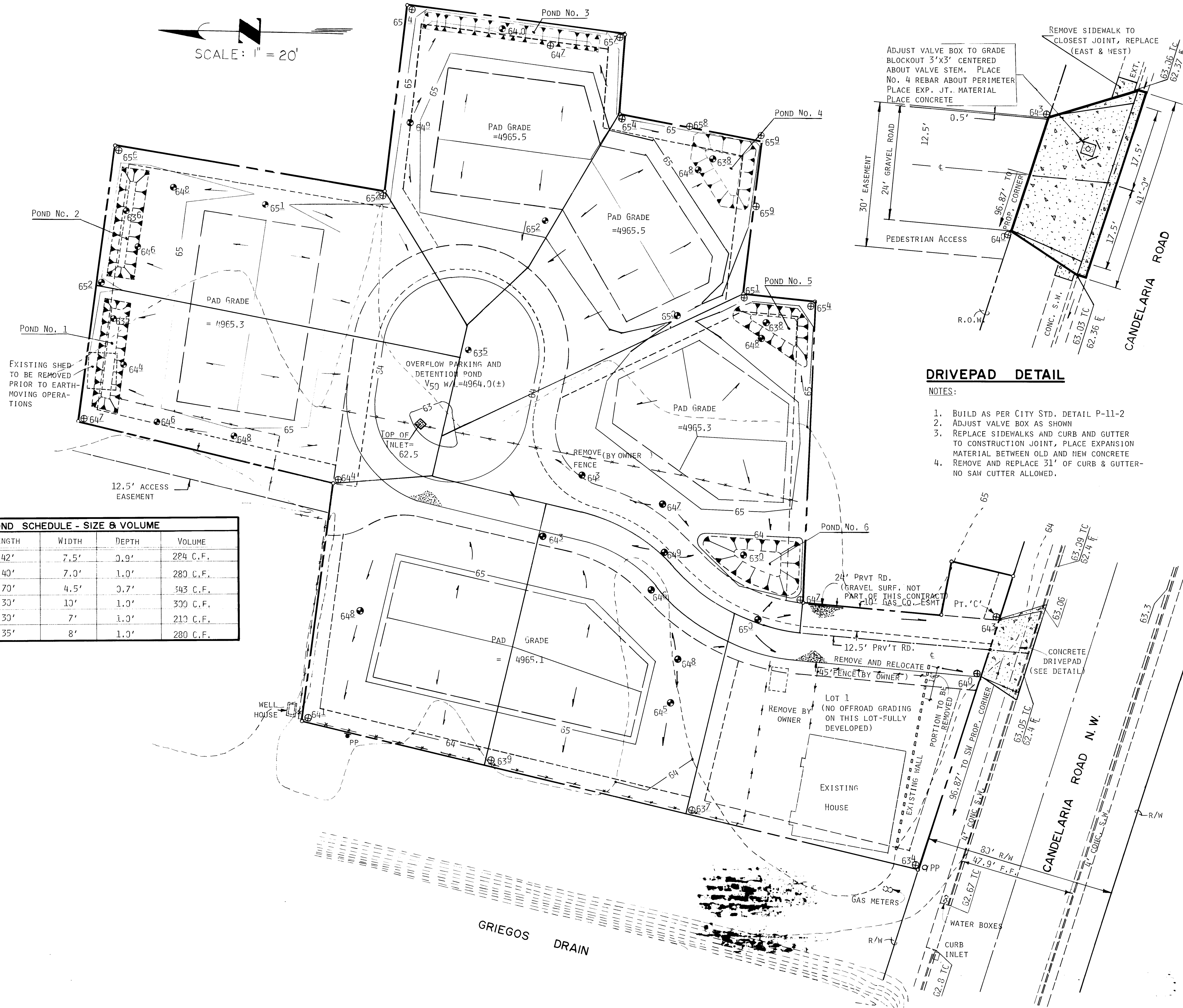
Thomas O. Isaacson 10/8/80

THOMAS O. ISAACSON, P.E. AND L.S. #3895
for CHAMBERS, CAMPBELL, ISAACSON, CHAPLIN, INC.



PROJ. NO. 1562

26 1562 02184



POND SCHEDULE - SIZE & VOLUME				
POND No.	LENGTH	WIDTH	DEPTH	VOLUME
1	42'	7.5'	0.9'	284 C.F.
2	40'	7.0'	1.0'	280 C.F.
3	70'	4.5'	0.7'	343 C.F.
4	30'	10'	1.0'	300 C.F.
5	30'	7'	1.0'	210 C.F.
6	35'	8'	1.0'	280 C.F.

DRIVEPAD DETAIL

NOTES:

1. BUILD AS PER CITY STD. DETAIL P-11-2
2. ADJUST VALVE BOX AS SHOWN
3. REPLACE SIDEWALKS AND CURB AND GUTTER TO CONSTRUCTION JOINT. PLACE EXPANSION MATERIAL BETWEEN OLD AND NEW CONCRETE
4. REMOVE AND REPLACE 31" OF CURB & GUTTER- NO SAW CUTTER ALLOWED.

LEGEND

- PROPERTY LINE
- LOT LINE
- ROAD EASEMENT
- UTILITY EASEMENT
- PRIVATE ROAD
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING FENCE
- TOP OF POND
- BOTTOM OF POND
- EXISTING ELEVATION
- PROPOSED ELEVATION
- FLOW DIRECTIONAL ARROW
- GRAVEL ROAD

PRIVATE ROAD NOTE:

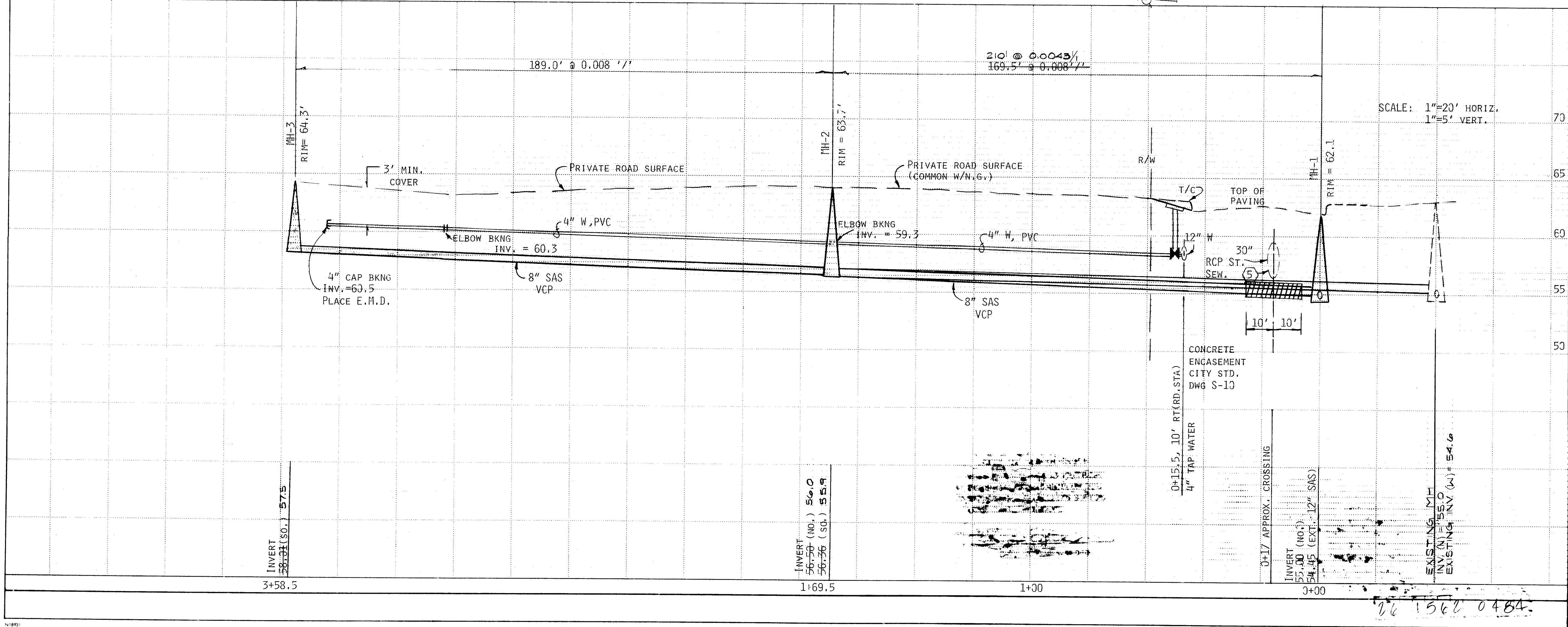
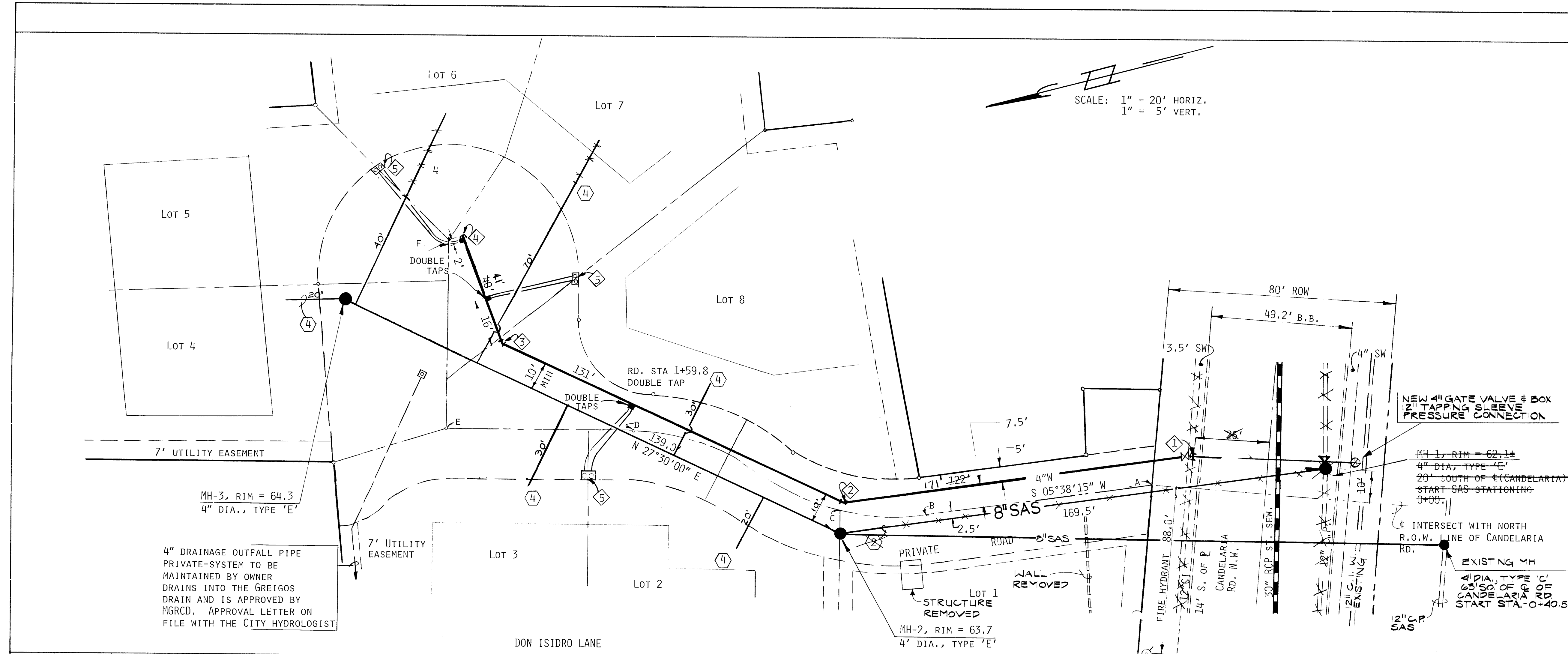
A 24' WIDE PRIVATE GRAVEL ROAD SHALL BE CONSTRUCTED WITHIN THE 30' ACCESS EASEMENT AND BULB. THE CENTER OF THE ROAD IS 12.5 FEET FROM THE EASTERLY EASEMENT LINE FOR THAT PORTION WITHIN THE 30 FOOT WIDE CORRIDOR. THEN THE ROAD IS REFERENCED TO THE WEST PROPERTY LINE OF LOT 8, THEN THE NORTH PROPERTY LINES OF LOTS 8 & 7.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		
CONTRACTOR	DATE	BM-1: SQUARE CHISELED IN ENE CURB RET. "I.E."	DATE	NO.	BY			
WORKED BY	DATE	QUAD. OF CANDELARIA & MANCHESTER PL.	DATE	180-9	CCZC			
INSPECTORS	DATE	ELEV. = 4904.43	DATE					
ACCEPTANCE BY	DATE		DATE					
VERIFICATION BY	DATE	BM-2: ONSITE CONSTRUCTION BENCH MARK SPIKE	DATE			REVISIONS		
DRAWINGS	DATE	IN POWER POLE, WEST LOT LINE OF LOT NO. 3	DATE					
NO.	DATE		DATE					
	DATE		DATE					

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BACA SUBDIVISION GRADING PLAN & ENTRANCE DETAIL					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		5/21/83	Liquid Waste	NA	WPS
A.C.E. - Design		4/14/83	Traffic	NA	WPS
A.C.E. - Hydrology		3/16/83	Water	NA	WPS
DRAWING NO.	1562	MAP NO.	G-13	SHEET	3 OF 4

1285

1285



GENERAL:

1. WATER AND SANITARY SEWER LINES ARE PUBLIC.
2. ROAD AND POND OUTFALL PIPE ARE PRIVATE.
3. LOTS 4 & 5 ARE SCHEDULED TO BE COMBINED, THEREFORE ONLY ONE WATER AND SEWER SERVICE REQUIRED.

WATER

WATER LINE IS REFERENCED TO THE PRIVATE ROAD'S STATIONING.

CONTROL PTS	STATIONING
A	0+00
B	0+79.99
C	1+08.91
D	1+89.87
E	2+50.54
F	3+13.94(RP)

1. PRIVATE ROAD STA 0-15.5, 10' RT 12" TAPPING SLEEVE PRESSURE CONNECTION 4" GATE VALVE VALVE BOX 11 1/2" BEND BLOCKING
2. ROAD STA 1+08.91, 3' RT 4" 22 1/2" BEND JOINT DEFLECTIONS BLOCKING
3. ROAD STA 2+31.54, 30' RT 4", 45" BEND & BLOCKING
4. 5' SOUTH OF RADIUS PT. 4" CAP & BLOCKING
5. WATER METERS-DOUBLE 3/4" METERS WITH 3/4" SERVICE LINE. LOCATED 3 PROPERTY LINES AS PER W-15-2

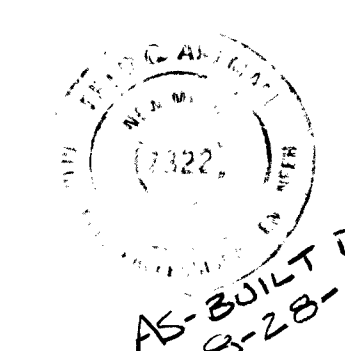
SEWER:

1. MH-1, START SAS STATIONING. MH LOCATED 20'± SOUTH OF CANDELARIA'S E AND 10' EAST OF THE INTERSECTION OF THE PRIV. RD E AND THE NORTH R.O.W. LINE OF CANDELARIA
2. SAS STA 0+00 TO 1+69.5 S 05°38'15" W 169.5 FEET
3. SAS STA 1+69.5 TO 3+08.5 N 27°30'00" E 139.0'
4. SEWER LATERAL SCHEDULE
LOT NO. SAS STA LENGTH INV.
2 1+99.2+00.5 20' 59.91 58.8
3 2+74.73 30' 59.5 59.0
4 MH-3 20' 59.09 59.5
6 3+32.55 28' 60.08 59.7
7 3+38 70' 61.1 59.6
8 2+33.25 28' 60.05 58.5

5. CONTRACTOR TO FIELD VERIFY DEPTH OF 30" RCP STORM SEWER. IF OUTER CROWN IS LOWER THAN 59.0, CONTACT DESIGN ENGR. FOR ALTERNATE DESIGN. CALL:

ISAACSON & ARFMAN, P.A.
ATTN: FRED ARFMAN
PHONE: 268-8828

AS-BUILT NOTE: DUE TO THE FIELD DETERMINED INVERT OF THE FIELD COVERED THE SAS WAS 0.5' FROM PLAN GRADES



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: BACA SUBDIVISION
WATER AND SANITARY SEWER
PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	W. J. Jarama	4/15/82	Liquid Waste	W. J. Jarama	4/15/82
ACE-Design	W. J. Jarama	4/14/82	Traffic	W. J. Jarama	4/14/82
ACE-Hydrology	W. J. Jarama	4/14/82	Water	W. J. Jarama	4/14/82

DRAWING NO. 1562	MAP NO. G-13	SHEET 4 OF 4
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