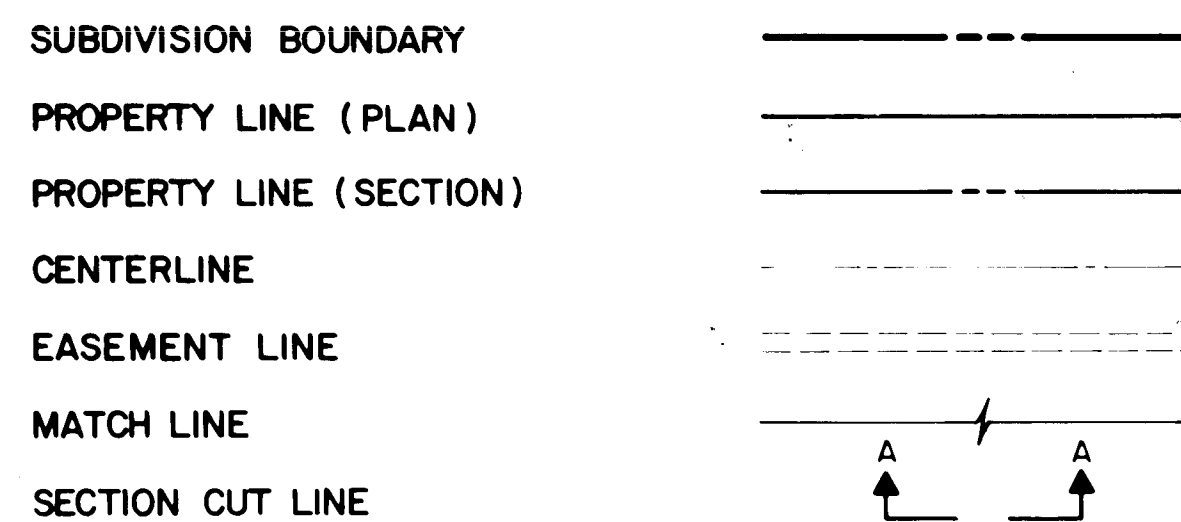


• L E G E N D •

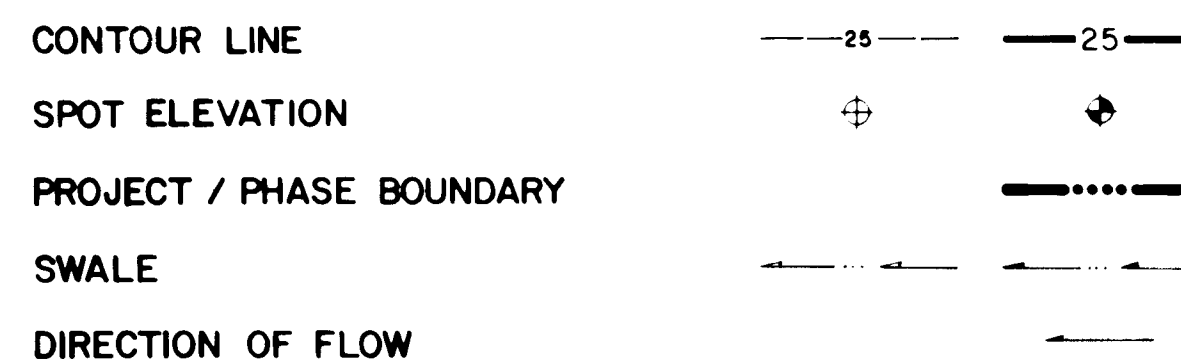
MATERIALS



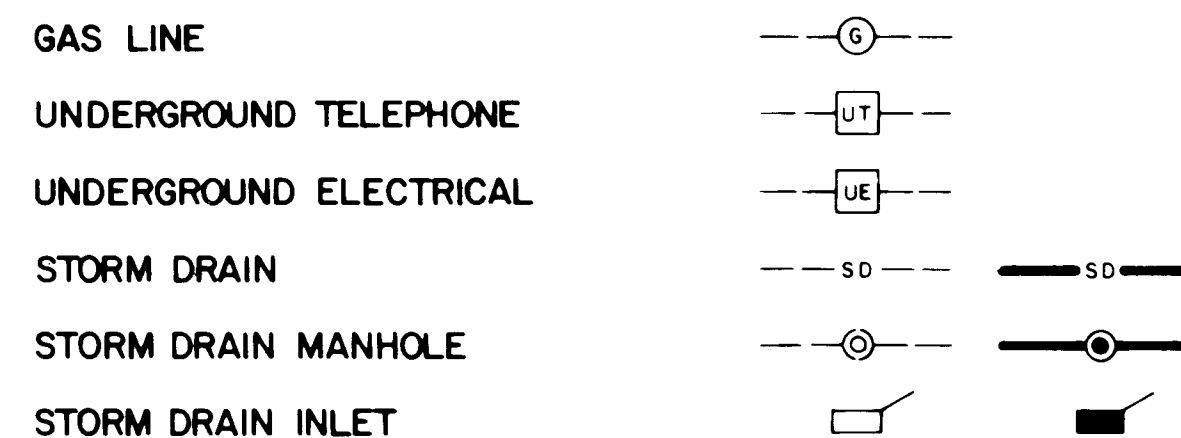
LINES



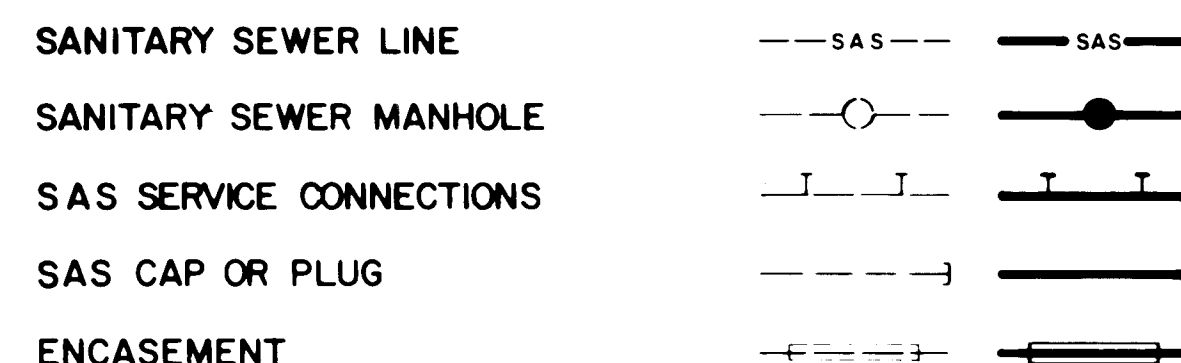
EARTHWORK



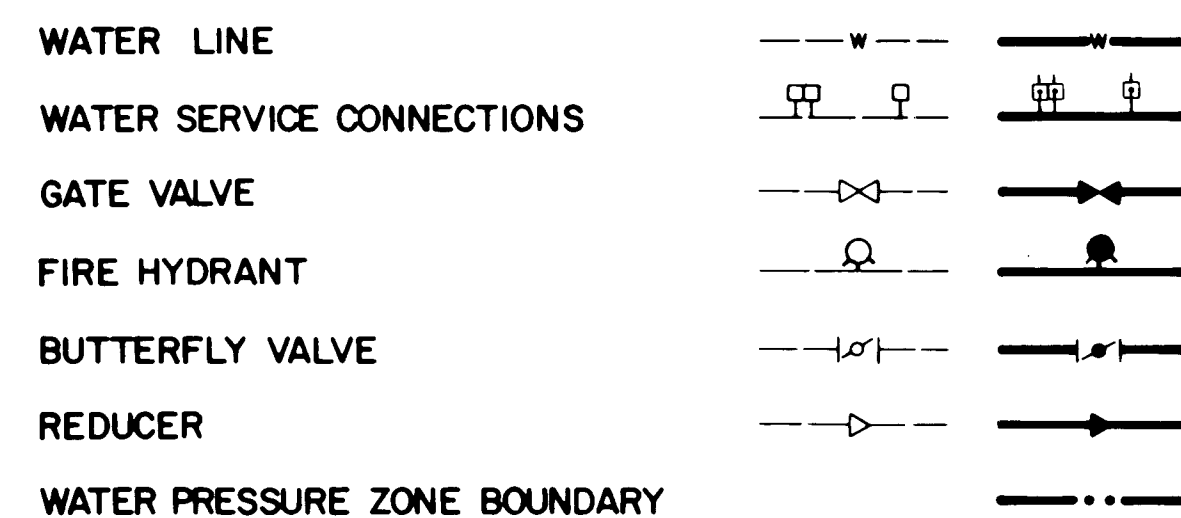
MISCELLANEOUS UTILITIES



SANITARY SEWER



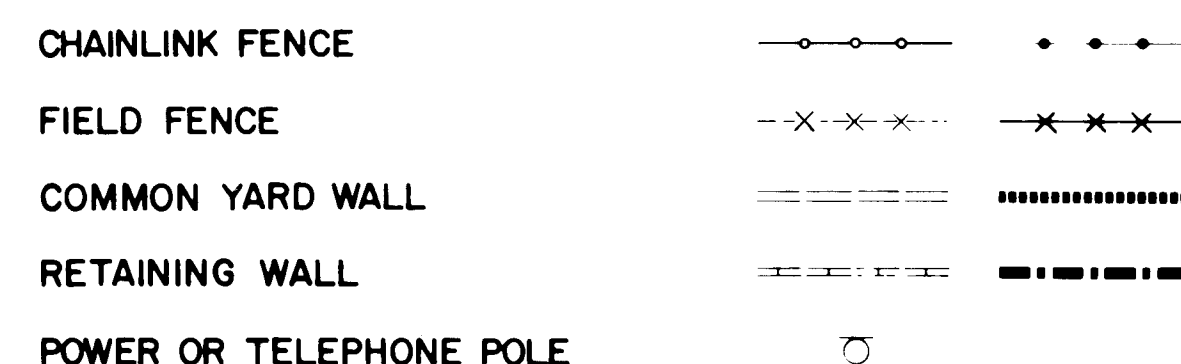
WATER



WATER FITTINGS



MISCELLANEOUS



CONSTRUCTION PLANS
FOR

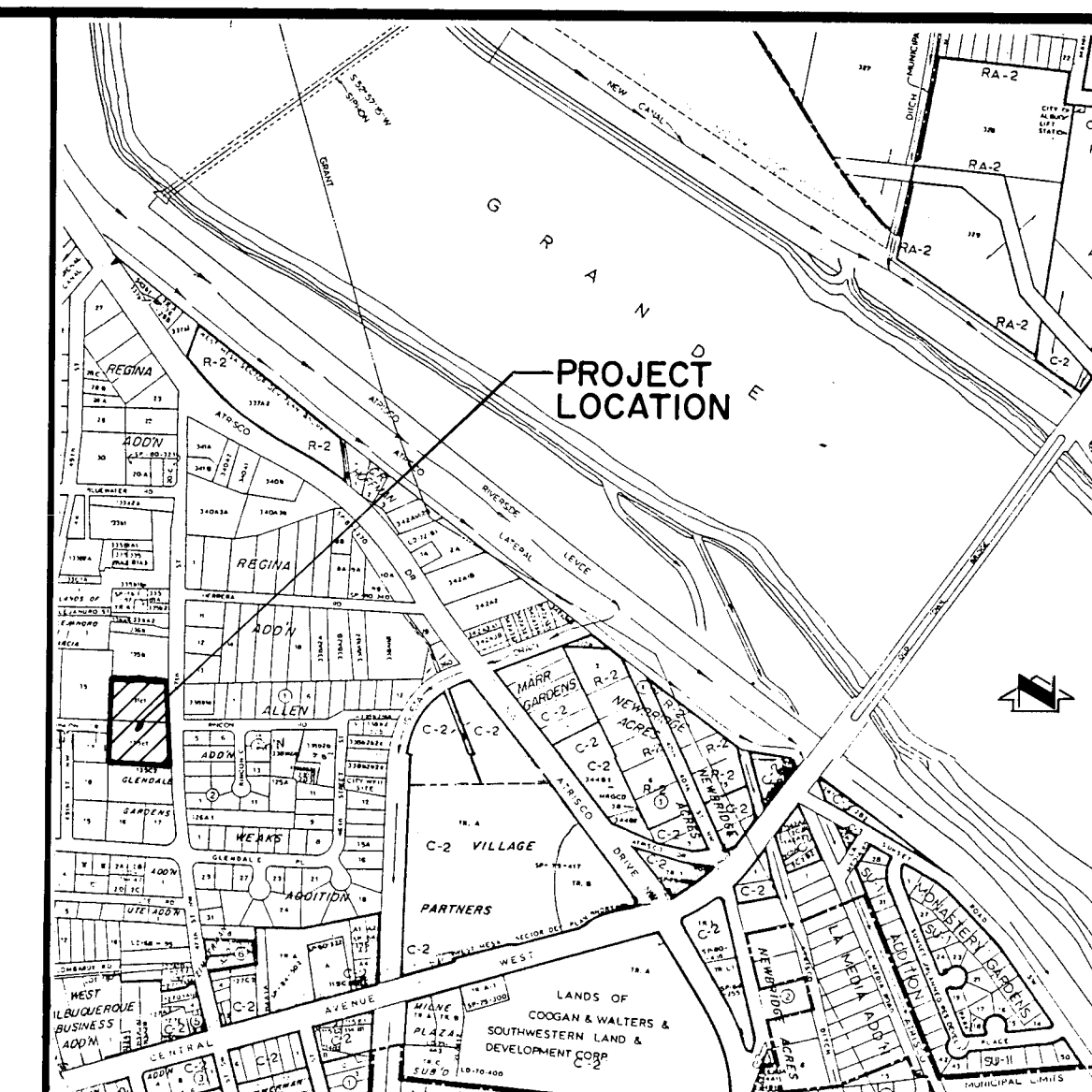
**LOS CHAMAS
SUBDIVISION**

ALBUQUERQUE, NEW MEXICO

JULY, 1988

INDEX OF DRAWINGS

- COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES & LEGEND
- FINAL PLAT
- GRADING AND DRAINAGE PLAN
- PAVING IMPROVEMENTS PLAN & PROFILE
STREET "A" STA. 10+00 TO STA 11+84.10
STREET "B" STA. 9+13.20 TO STA. 10+85.21
- WATER & SANITARY SEWER EXTENSIONS PLAN & PROFILE
STREET "A" STA. 9+95.7± TO STA. 11+84.10
STREET "B" STA. 9+23 TO STA. 10+75
- VALVE SHUT-OFF PLAN/TRAFFIC CONTROL PLAN



VICINITY MAP

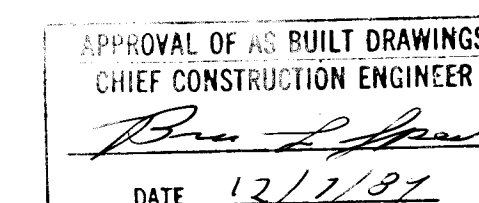
J & K -12

SCALE: 1" = 800'

GENERAL NOTES:

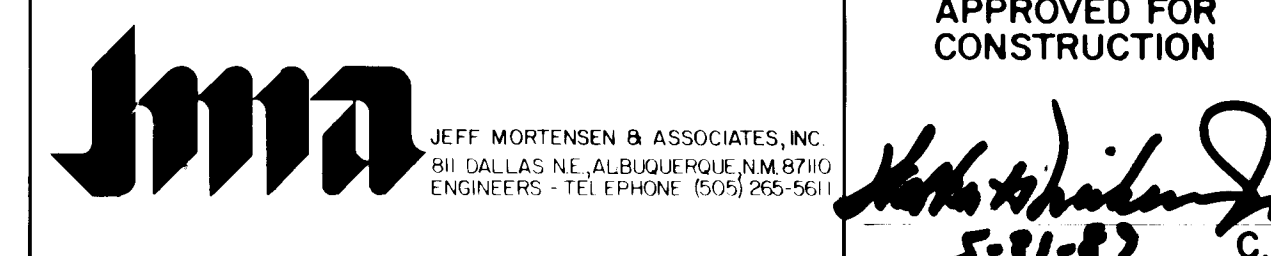
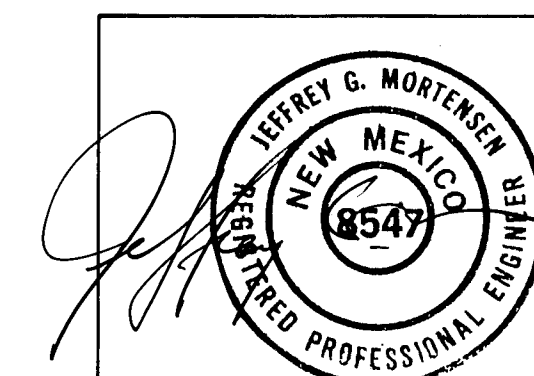
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986. (STANDARD SPECIFICATIONS)
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INQUIRE OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- CONTRACTOR SHALL COMPLY WITH SECTION 19 OF THE "STANDARD SPECIFICATION".
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN TWO (2) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES.

1 2 3 4 5 6 7 8 9 10 11 12
26 36 240 189



REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

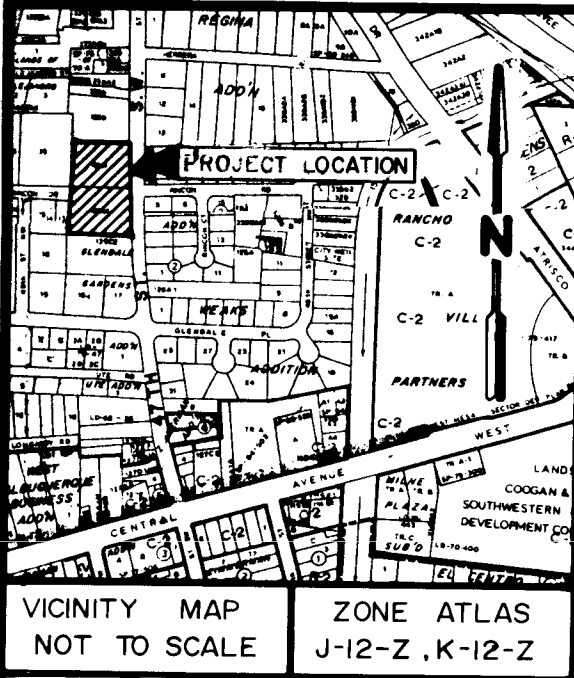
APPROVAL OF REVISIONS



3624

SHEET 1 OF 6

SP-03-31-3033



REPLAT

8018846

OF
TRACTS 131c1 & 135c1
M.R.G.C.D. PROPERTY MAPS NO. 38 & 39
(NOW COMPRISING TRACT "A" & LOTS 1 THRU 10)
LOS CHAMAS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1988

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

3-20-88
Attest: 3-20-88
Notary Public
Albuquerque, New Mexico

RESERVED FOR COUNTY CLERK

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: M.R.G.C.D. Tracts 131c1 & 135c1; as said Tracts 131c1 & 135c1 are shown and designated on "Middle Rio Grande Conservancy District Property Maps No. 38 & 39", (Now comprising Tract "A" & Lots 1 thru 10, LOS CHAMAS); do hereby consent to the redimension shown in the manner hereon shown; dedicate to the City of Albuquerque (by this plat) additional street rights-of-way shown and grant any easement shown (if any) (for the purpose shown and noted), and including rights of ingress and egress for construction, installation, and maintenance of service lines, and the right to trim interfering trees and shrubs; and hereby certify that this redimension is their free act and deed.

OWNER(S) FOR LOTS 1 THRU 10, LOS CHAMAS

Arthur M. Hayman
47TH STREET JOINT VENTURE
Arthur M. Hayman

NOTARY:

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 20th day of March, 1988.

My Commission Expires June 12, 1990
Notary Public

OWNER(S) FOR TRACT "A", LOS CHAMAS

Larry Tracy
Marilyn Tracy

NOTARY:

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 20th day of March, 1988.

My Commission Expires June 12, 1990
Notary Public

LEGAL DESCRIPTION

Being that certain tract of land situate within Projected Sections 13 & 24, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being also Tracts 131c1 and 135c1, as shown on Middle Rio Grande Conservancy District (M.R.G.C.D.) Property Maps No. 38 & 39; and being more particularly described by metes and bounds survey as follows:

BEGINNING, FOR A TIE, at the ACS aluminum cap "ACS, 2-K12B, 1983", having New Mexico State Plane coordinate values (Central Zone) of Y=1,486,727.15 and X=370,186.93, whence the ACS aluminum tablet "ACS, NM45-1A, 1984", having New Mexico State Plane coordinate values (Central Zone) of Y=1,483,616.36 and X=366,198.60 bears S. 74° 26' 37" W., 4,141.31 feet distance; thence,

N. 73° 25' 53" W., 2,105.51 feet distance to a point on the Westerly right-of-way line of 47th Street, S.W. being the Southeast corner and TRUE POINT OF BEGINNING of the tract of land herein described and common to the Northeast corner of Tract 135C2, M.R.G.C.D. Property Map No. 39; thence,

N. 88° 19' 04" W., 253.95 feet distance leaving the Westerly right-of-way line of 47th Street, S.W. to 1) the Southwest corner of the tract of land herein described, 2) the Northwest corner of aforementioned Tract 135C2, and 3) the Southeast corner of Lot 19, GLENDALE GARDENS as shown and designated on plat of said Addition filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on May 2, 1945, in Volume C1, Folio 159; thence,

N. 02° 35' 46" E., 342.61 feet distance to the Northwest corner of the tract of land herein described and the Southwest corner of Tract 135b, M.R.G.C.D. Property Map No. 38; thence,

S. 86° 23' 06" E., 234.05 feet distance to a point on the above-mentioned Westerly right-of-way line of 47th Street, S.W. being the Northeast corner of the tract of land herein described and the Southeast corner of aforementioned Tract 135b; thence,

S. 01° 12' 02" W., 194.15 feet distance along the aforementioned Westerly right-of-way line of 47th Street, S.W. to a point; thence,

S. 03° 34' 28" E., 101.13 feet distance continuing along the aforementioned Westerly right-of-way line of 47th Street, S.W. to the Southeast corner and TRUE POINT OF BEGINNING of the tract of land herein described, and containing 81,440 square feet (1.8696 acres, more or less).

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

I, FRED SANCHEZ, a duly qualified Professional Land Surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, shows all easements made known to me by the owner, utility companies, or other parties expressing an interest and that the survey meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

FRED SANCHEZ, N.M.S. No. 4078
DATE 3-20-88

NOTARY:

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 20th day of March, 1988.

My Commission Expires June 12, 1990
Notary Public

Subdivision Plat No. 5-88-19
Zone Atlas Map No. J-12/K-12

City of Albuquerque
County of Bernalillo
Chairman, Albuquerque/Bernalillo County Development Review Board
Date 3-3-89

City Engineer
Date 3-2-89

A.M.A.F.C.A.
Date 3-2-89

Parks and Recreation
Date 2-9-89

Traffic Engineer
Date 6/21/83

Utilities Development Division
City of Albuquerque Public Works
Date 6-21-88

Property Management
Date 4-25-88

City Surveyor
Date 04-25-88

Public Service Company of New Mexico
Date 4-29-88

Mountain States Telephone & Telegraph Co.
Date 4-29-88

Company of New Mexico
Date 4-29-88

NOTES:

- Unless otherwise indicated all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
- Bearings shown are New Mexico State Plane Grid Bearings (Central Zone).
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
- Distances are ground distances.
- Total Area = 81,440 square feet (1.8696 acres).
- The purpose of this plat is to create "Tract A" and Lots 1 thru 10 within Tracts 131c1 & 135c1, M.R.G.C.D. Property Maps No. 38 & 39 and to dedicate to the City of Albuquerque additional rights-of-way as shown for Rincon Place, N.W. therein.
- Miles of road created = 0.0661.

SP-03-31-3033

8018846

REPLAT
OF
TRACTS 131c1 & 135c1
M.R.G.C.D. PROPERTY MAPS NO. 38 & 39
(NOW COMPRISING TRACT "A" & LOTS 1 THRU 10)
LOS CHAMAS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1988

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

3-20-88
Attest: 3-20-88
Notary Public
Albuquerque, New Mexico

RESERVED FOR COUNTY CLERK

UTILITY EASEMENTS:

UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Company of New Mexico for the installation, maintenance, and service of all overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- Mountain Bell for the installation, maintenance and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Interchange for the installation, maintenance, and service of all buried and aerial communication lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

SCALE: 1"=20'

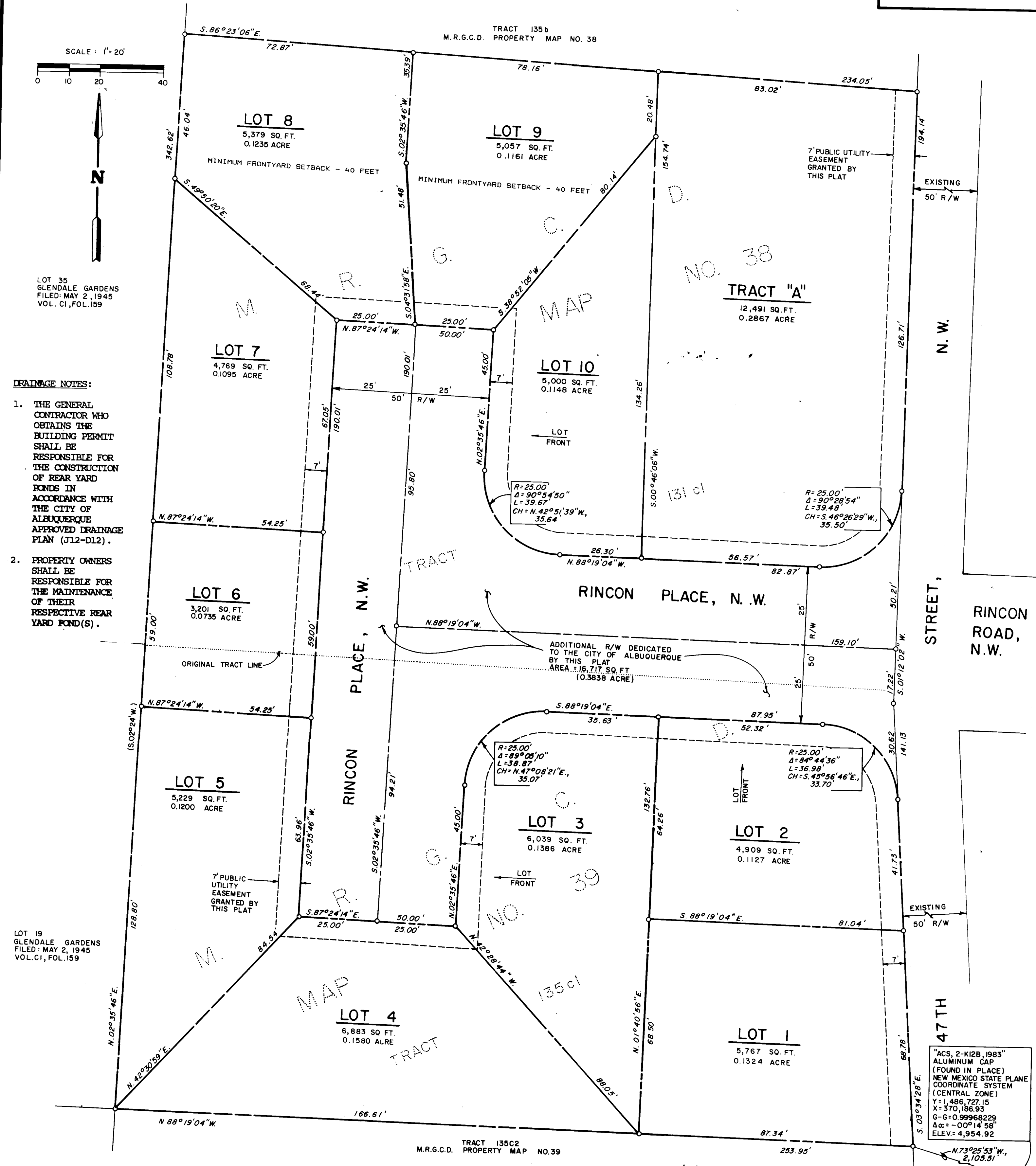
0 10 20 40



LOT 35
GLENDALE GARDENS
FILED MAY 2, 1945
VOL. C1, FOL. 159

DRAINAGE NOTES:

- THE GENERAL CONTRACTOR WHO OBTAINS THE BUILDING PERMIT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF REAR YARD POND IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE APPROVED DRAINAGE PLAN (J12-D12).
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE REAR YARD POND(S).

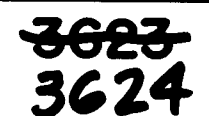


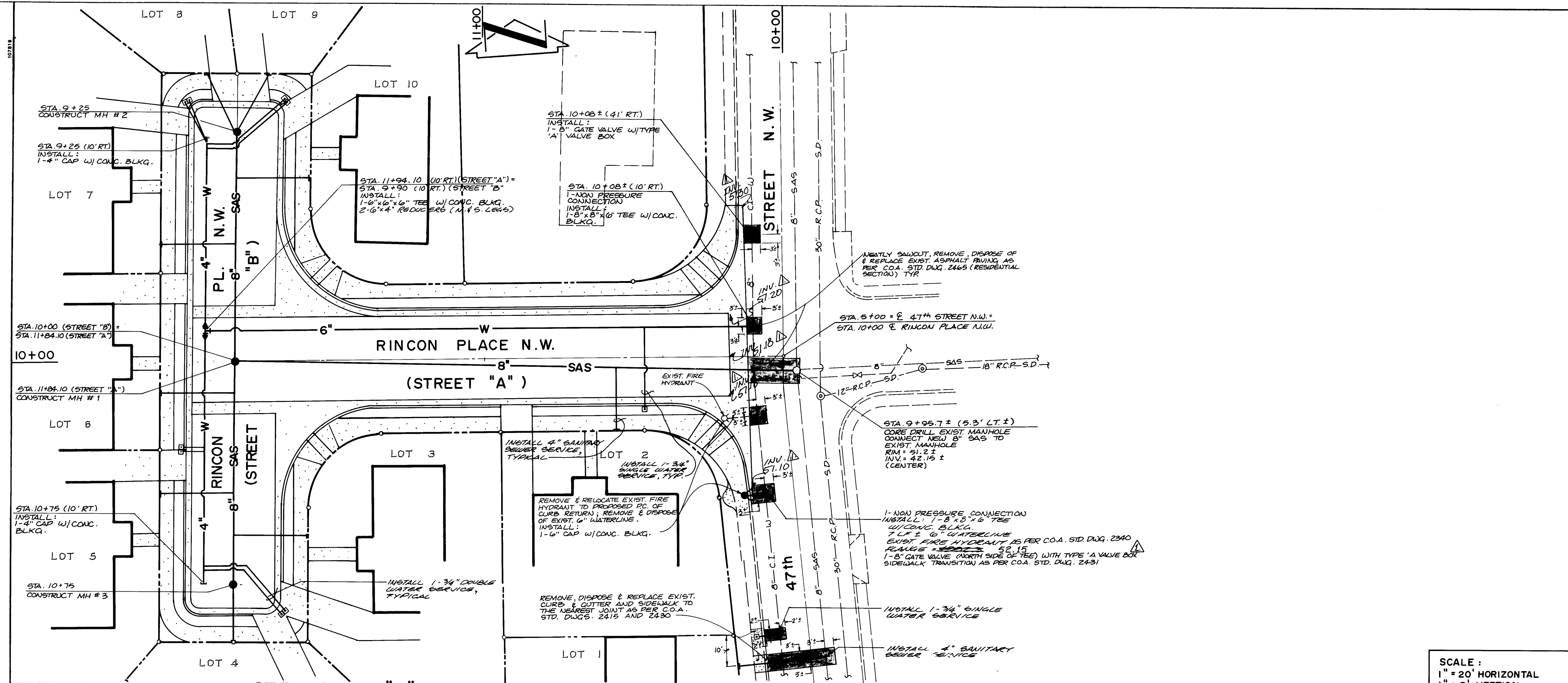
Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

1 2 3 4 5 6 7 8 9 10 11 12
26 36 24 0 28 9

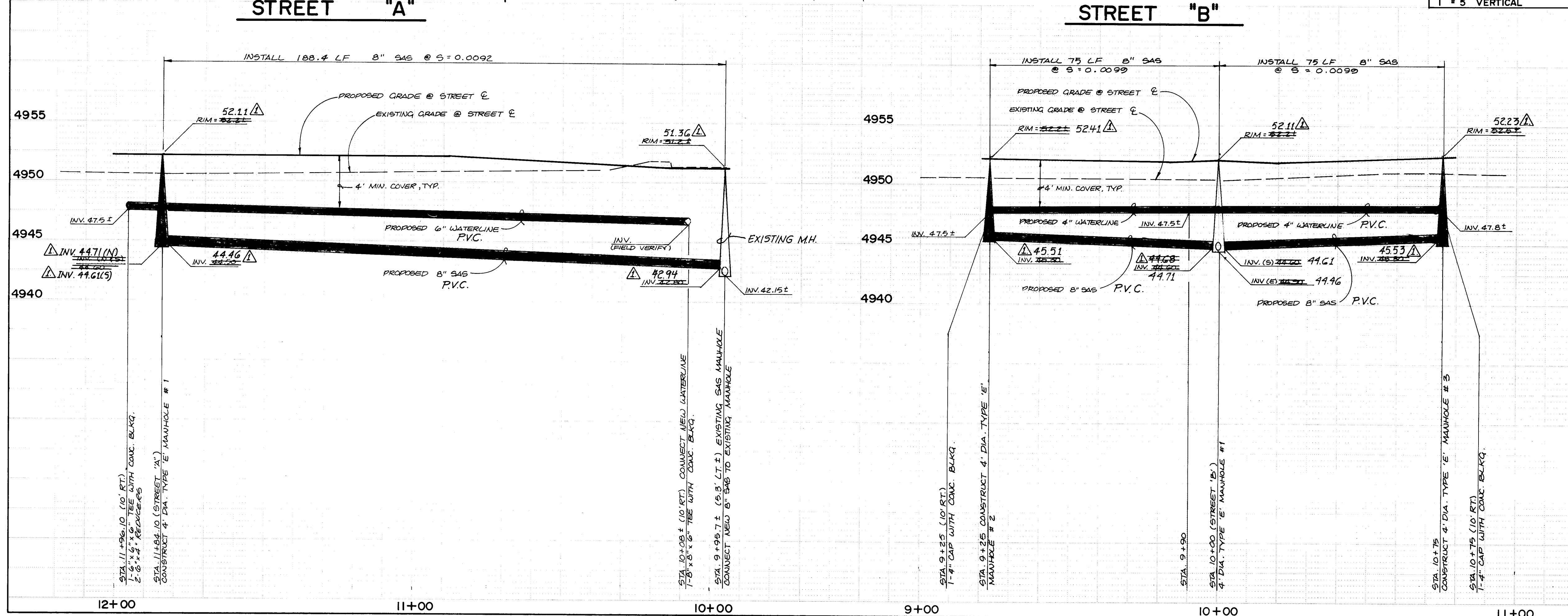
"ACS, 2-K12B, 1983"
ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)
Y=1,486,727.15
X=370,186.93
G=0.99968229
Ac=0.001458
ELEV=4,954.92

SHEET 2 OF 2





SCALE:
1" = 20' HORIZONTAL
1" = 5' VERTICAL



SANITARY SEWER SYSTEM

- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
- ALL SEWER PIPE SHALL BE PVC (SDR 35) OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER (SEE NOTE 6).
- SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
- ALL MANHOLES SHALL BE FOUR-FOOT DIAMETER TYPE "E" AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125.
- VITRIFIED CLAY AND DUCTILE IRON ARE ACCEPTABLE PIPE MATERIALS IN LIEU OF PVC.

WATER DISTRIBUTION SYSTEM

- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
- WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER (SEE NOTE 11).
- WATER LINE SHALL HAVE A MINIMUM COVER OF 1'0" (TOP OF CURB GRADE TO TOP OF PIPE).
- ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
- DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
- ALL PIPE SHALL BE FURNISHED WITH CLASS "C" BEDDING UNLESS OTHERWISE NOTED. ALL TRENCHING BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF OPTIMUM, AS PER ASTM D-1557.
- WHERE SEWER AND WATER LINES CROSS, IF VERTICAL CLEARANCE DOES NOT EXCEED 1'6", THE SEWER LINE MUST BE PRESSURE PIPE, OR SHALL BE CONCRETE ENCASED 10" EACH SIDE OF WATER LINE.
- FIRE HYDRANTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING 2340.
- ALL METER COVERS AND LIDS SHALL BE HEAVY WRIGHT AS PER CITY OF ALBUQUERQUE STD. DWG. 2369.

AS BUILT INFORMATION

CONTRACTOR: SUNDANCE MECH.

WORK BY: [Signature]

INSPECTED BY: [Signature]

DATE: 11/89

FIELD NO.: [Blank]

DATE: [Blank]

CONDUCTED BY: [Blank]

DATE: [Blank]

RECORDED BY: [Blank]

DATE: [Blank]

ENGINEER'S SEAL

11/28/88

Revised from As-Built Information

NO. DATE

REMARKS

DESIGN

DESIGNED BY: L.P.L.

DRAWN BY: S.G.H.

CHECKED BY: J.C.M.

DATE: 7-88

DATE: 7-88

DATE: 7-88

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE: WATER & SANITARY SEWER EXTENSIONS

PLAN & PROFILE

STREET "A" STA. 9+25 TO STA. 11+84.10

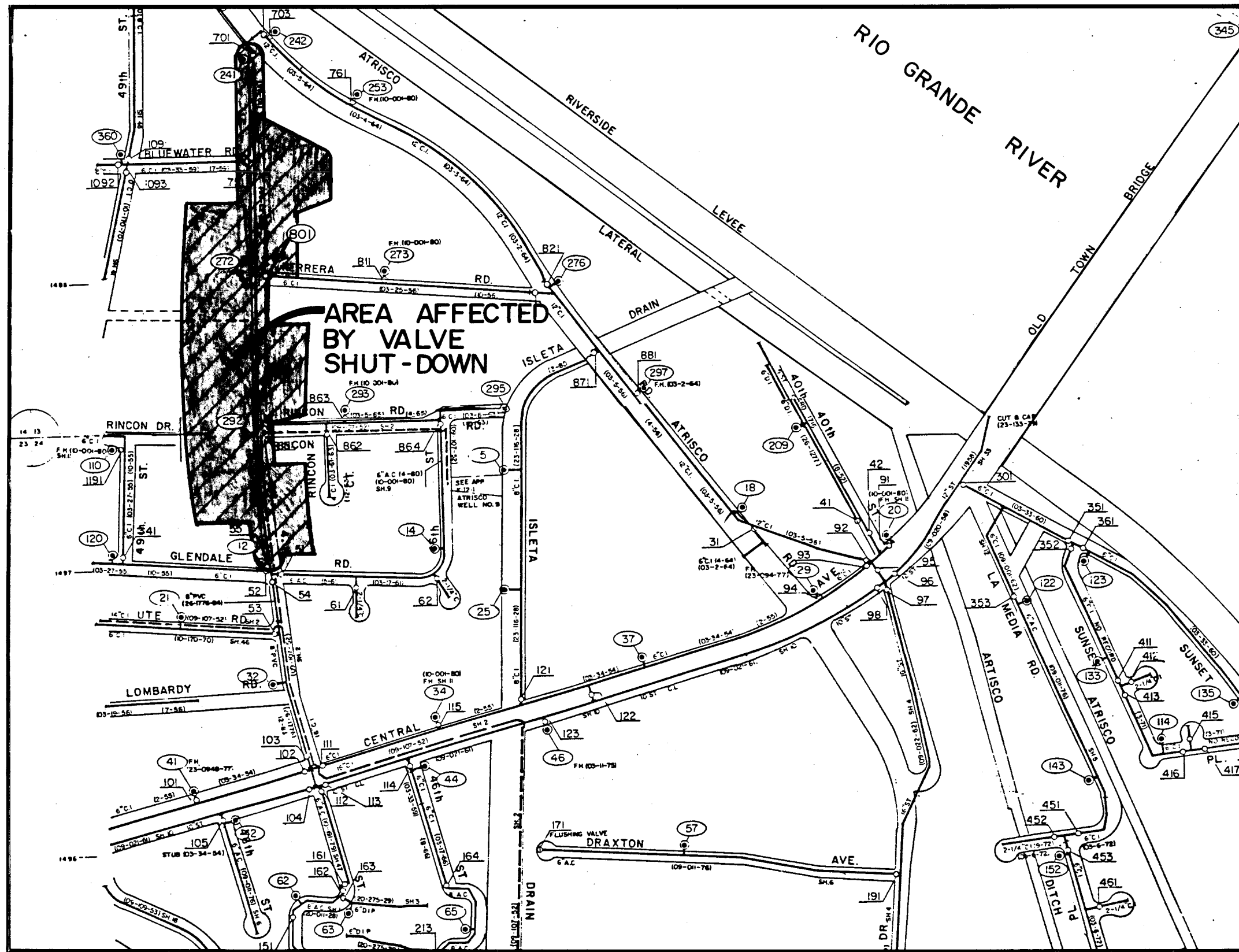
STREET "B" STA. 9+23 TO STA. 10+75

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	[Signature]	7/24/88			
Trans. Dev.					
Utility Dev.	[Signature]	7/24/88			

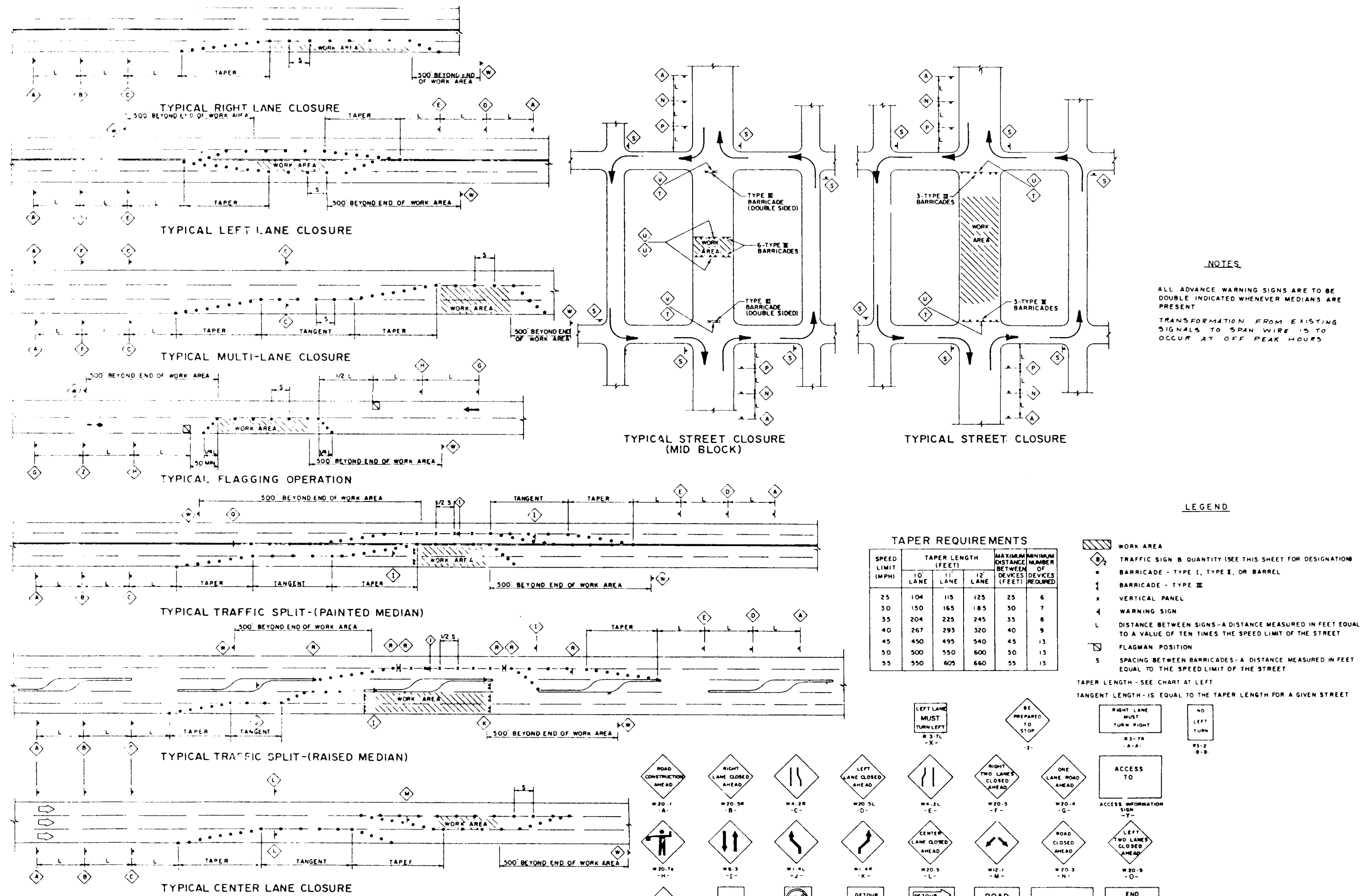
DRAWING NO. 3624

MAP NO. J & K-12

SHEET 5 OF 6



VALVE SHUT-OFF PLAN



TRAFFIC CONTROL DETAILS

VALVE SHUT-OFF PLAN
1. CLOSE VALVES 55, 701, 751, 801 AND 851 FOR WATERLINE CONNECTION.

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.
WORK BY	DATE										
INSPECTOR'S	DATE										
ACCEPTANCE BY	DATE										
FIELD VERIFICATION BY	DATE										
DRAWINGS	DATE										
CONTRACTED BY	DATE										
REGISTERED PROFESSIONAL ENGINEER	DATE										
NO.											

ENGINEER'S SEAL

BY

REMARKS

REVISIONS

DESIGNED BY L.P.U. DATE 8-88

DRAWN BY S.C.H. DATE 8-88

CHECKED BY J.Q.M. DATE 8-88

26 36240689

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VALVE SHUT-OFF / TRAFFIC CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		9/24/88			
Trans. Dev					
Utility Dev		9/30/88			

DRAWING NO. 3624 MAP NO. J&K 12 SHEET 6 OF 6