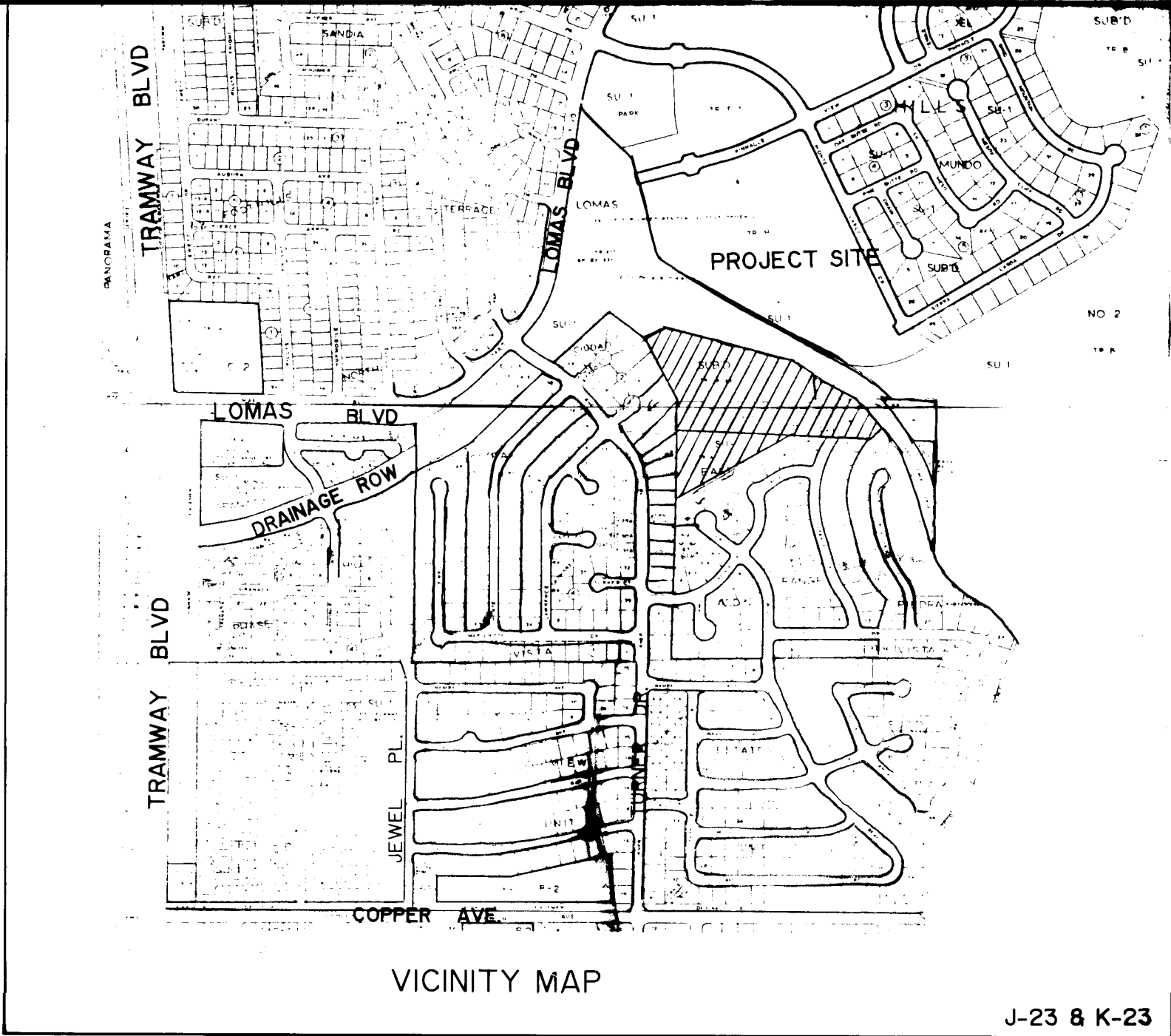


SUBDIVISION IMPROVEMENT
PLAN FOR
LOMA DE CALIZA
ALBUQUERQUE, NEW MEXICO
PHASE I



GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A BARRICADING PLAN AND PERMIT THROUGH CONSTRUCTION COORDINATION AT 768-2551
- ☒ 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 CITY ENGINEER.
 - ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☒ IF A 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.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE

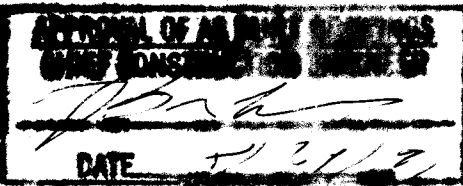
Note: 3 working days prior to needing execution of water shut-off plan, contractor shall call C.O.A. Water Systems Div. at 857-8200. Only Water Systems Personnel are authorized to operate valves.

INDEX

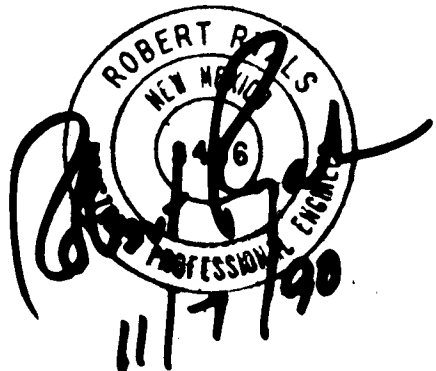
SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PLAT
3.	DRAINAGE AND GRADING PLAN
4.	PAVING PLAN & PROFILE & UTILITIES

AS CONSTRUCTED

264150.900091



RYALS engineering & construction services
4929 Idelwilde Albuquerque, New Mexico
(505) 265-8267 - 269-1142 Mobile



SCANNED BY
BY LAGOR

Russell B. Smith
1-16-91

1-023-057-366-577-1256 (1)
 2-PROUL ENVELOPE + PERE DASKALOS
 Chris Simpson 12-14-90
 1-023-057-302-515-11036 (2)
 1-023-057-390-497-11020 (3)
 1-023-058-242-012-40205 (4)

LOCATION MAP
 SCALE = 1" = 800'

SUBDIVISION DATA

- DRB Case No.: 90-305
- Zone Atlas Index No.: J-23 & K-23
- Total Number Lots Created: 5
- Gross Subdivision Acreage: 11.5084 Acres
- Total Milage Full Width Streets Created: 0.035 Miles
- Total Public Street Right of Way Dedicated: 0.2480 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Unless otherwise indicated, all points are set 5/8" rebar with cap "ALS LS 7719".
 - Date of Survey: 5-16-90, 5-22-90 and 5-25-90 (Field Book # 6).
 - Basis of boundary is the plats of record entitled SPROUT-SECURITY SUBDIVISION NO. 4 (3-14-75, D6-136), LOMAS SUBDIVISION (8-25-82, C20-27), PIEDRA VISTA SUBDIVISION (5-20-82, C19-148), AMENDED EAST RANGE (6-2-82, D9-217) and AMENDED PLAT OF CIUDAD VISTA (4-1-74, D6-36).
- FREE CONSENT AND DEDICATION**
 The subdivision hereon described is with free consent and in accordance with the desires of the undersigned owner thereof and said owner does hereby grant private access and private drainage easements shown hereon to be indivisibly and privately and collectively owned by the owners of the individual properties which the easements serve. It shall be the duty of said owners to maintain said access and drainage easements and facilities at owners cost and said owners do hereby agree not to obstruct or alter contours of said drainage easements and facilities thereof. The undersigned owner also grants all public utility easements shown hereon including the right of ingress and egress (both surface and subsurface) and the right to trim interfering trees. Said owners also do hereby consent to the vacation of lot lines and creation of lots. The undersigned owner also dedicates public right of way and public drainage easements as shown hereon.

THE SPRINGER GROUP, INC.

Thomas J. Springer, President

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this 10th day of October, 1990, the foregoing instrument was acknowledged before me. My commission expires 2/16/91

Notary Public

DESCRIPTION

A tract of land situate within Sections 14 and 23, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS B-1-A and B-2-A, LOMAS SUBDIVISION as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 25, 1982 (Vol. C20, Fol. 27), all of TRACT 8C, PIEDRA VISTA SUBDIVISION as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 20, 1982 (Vol. C19, Fol. 148), all of TRACT A, AMENDED EAST RANGE as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1982 (Vol. D9, Fol. 217), and a portion of TRACT 9, SPROUT-SECURITY SUBDIVISION NO. 4 as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 14, 1975 (Vol. D6, Fol. 136) and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the herein described tract, said point being a 1/2" rebar, and further being common with the northwest corner of said TRACT B-1-A, and further being on the southerly line of TRACT A-1-D of said LOMAS SUBDIVISION, and further being common with the most northerly corner of LOT 20, BLOCK 2 of said AMENDED PLAT OF CIUDAD VISTA from whence ACS Station 'DANNY' bears S69 27°08'E, 558.72 feet;

THENCE along a line common to said TRACT B-1-A and A-1-D N56 18°10'E, 109.28 feet to a 1/2" rebar with cap marked 'L.S. 6446';

THENCE continuing along said line S77 04°41'E, 652.88 feet to a 5/8" rebar with cap marked 'ALS LS 7719';

THENCE continuing along said line S59 24°54'E, 238.24 feet to a 1/2" rebar with cap marked 'L.S. 6446', said point being common with the northeast corner of TRACT B-1-A and the southeast corner of TRACT A-1-D, and further being common with the intersection of the westerly line of said TRACT 9 and the southerly right-of-way line of the UPPER LOMAS CHANNEL;

THENCE leaving said common line and said westerly line along said southerly right-of-way line S60 10°10'E, 129.04 feet to a point of curvature, said point being a 5/8" rebar with cap marked 'PE & LS 2455';

THENCE continuing along said southerly right-of-way line 203.56 feet along a curve to the right, whose radius is 544.22 feet and whose long chord bears S49 27°15'E, 203.37 feet through a central angle of 21°25'50" to a point on curve, said point being a 5/8" rebar with cap marked 'ALS LS 7719', and further being on the easterly line of said TRACT 8C and the westerly right-of-way line of said UPPER LOMAS CHANNEL;

THENCE continuing along a line common to said TRACT 8C and UPPER LOMAS CHANNEL S71 15°40'W, 12.95 feet to a 5/8" rebar with cap marked 'ALS LS 7719';

THENCE continuing along said common line S38 44°20'E, 36.98 feet to a PK nail on wall, said point being the most easterly corner of the herein described tract and further being common with the most northerly corner of LOT 11, BLOCK 2 of said PIEDRA VISTA SUBDIVISION;

THENCE along a line common to said TRACT 8C and LOT 11, BLOCK 2 S51 15°40'W, 25.03 feet to a point of curvature, said point being a PK nail on wall;

THENCE continuing along said common line 39.32 feet along a curve to the left, whose radius is 413.11 feet and whose long chord bears S48 32°04'W, 39.30 feet through a central angle of 05°27'12" to a point on curve, said point being a PK nail on wall footing and further being common with the southeast corner of said TRACT 8C and the northeast corner of LOT 1, BLOCK 3 of said AMENDED EAST RANGE;

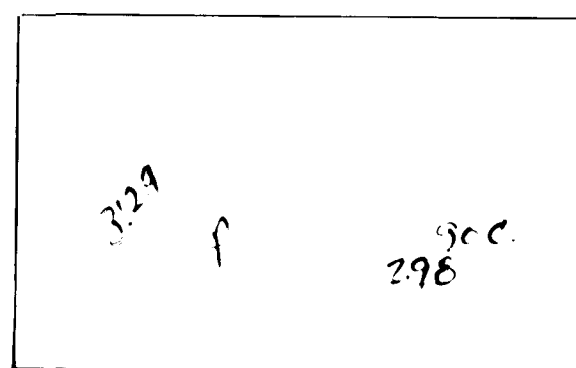
THENCE along a line common with the southerly lines of said TRACT 8C and TRACT B-2-A and the northerly line of said AMENDED EAST RANGE N87 58°17'W, 375.16 feet to a 1/2" rebar with cap marked 'L.S. 6446', said point being common with the most easterly corner of said TRACT A;

THENCE along a line common with the southerly line of said TRACT A and the northerly line of LOTS 12 through 18, BLOCK 2 of said AMENDED EAST RANGE S62 21°42'W, 465.77 feet to a concrete nail on wall;

THENCE continuing along the southerly line of said TRACT A and along a line common with the northerly line of LOTS 7 and 8, BLOCK 2 of said AMENDED EAST RANGE S58 24°57'W, 249.04 feet to the southwest corner of the herein described tract, said point being a 1/2" rebar with cap marked 'L.S. 7002' and further being common with the northwest corner of said LOT 7, BLOCK 2 and the southwest corner of said TRACT A, and further being on the easterly line of said AMENDED PLAT OF CIUDAD VISTA;

THENCE along said easterly line N00 46°29'E, 503.18 feet to a 5/8" rebar with cap marked 'PE & LS 2455';

THENCE continuing along said easterly line N28 33°04'W, 254.12 feet to the point of beginning and containing 11.5084 acres more or less.



RESERVED FOR COUNTY CLERK

PURPOSE OF THE PLAT

- Vacate lot lines as shown hereon.
- Create lots as shown hereon.
- Grant easements as shown hereon.
- Dedicate public right of way as shown hereon.

"City of Albuquerque Water and Sanitary Sewer Service to Lots 1 - 4 and Tract A must be verified and coordinated with the Public Works Department, City of Albuquerque."

APPROVED AND ACCEPTED BY:

Subdivision Case No. **SP-90-224**
 Planning Director, City of Albuquerque, N.M. **12/13/90**
 City Engineering Division, City of Albuquerque, N.M. **8-28-90**
 Albuquerque Metropolitan Flood Control Authority **8-28-90**
 Traffic Division, City of Albuquerque, N.M. **8-28-90**
 Water Utilities Department, City of Albuquerque, N.M. **8-28-90**
 Parks and Recreation Department, City of Albuquerque, N.M. **8-28-90**
 Chief City Engineer, City of Albuquerque, N.M. **8-28-90**
 Property Management, City of Albuquerque, N.M. **11-8-90**
 Public Service Co. of New Mexico **12-12-90**
 City of Albuquerque **12-13-90**

SURVEYOR'S CERTIFICATION

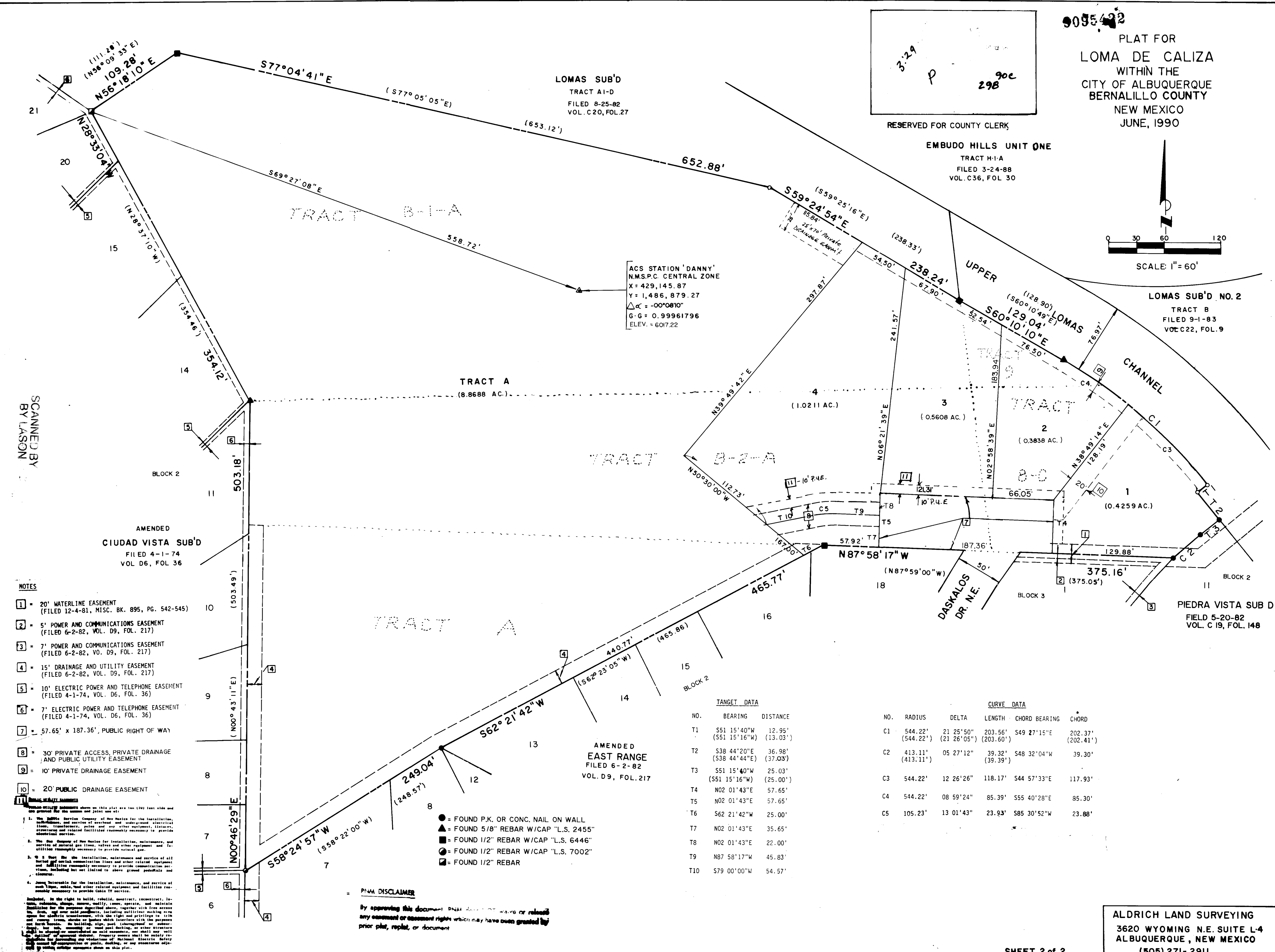
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989), and is true and correct to the best of my knowledge and belief."

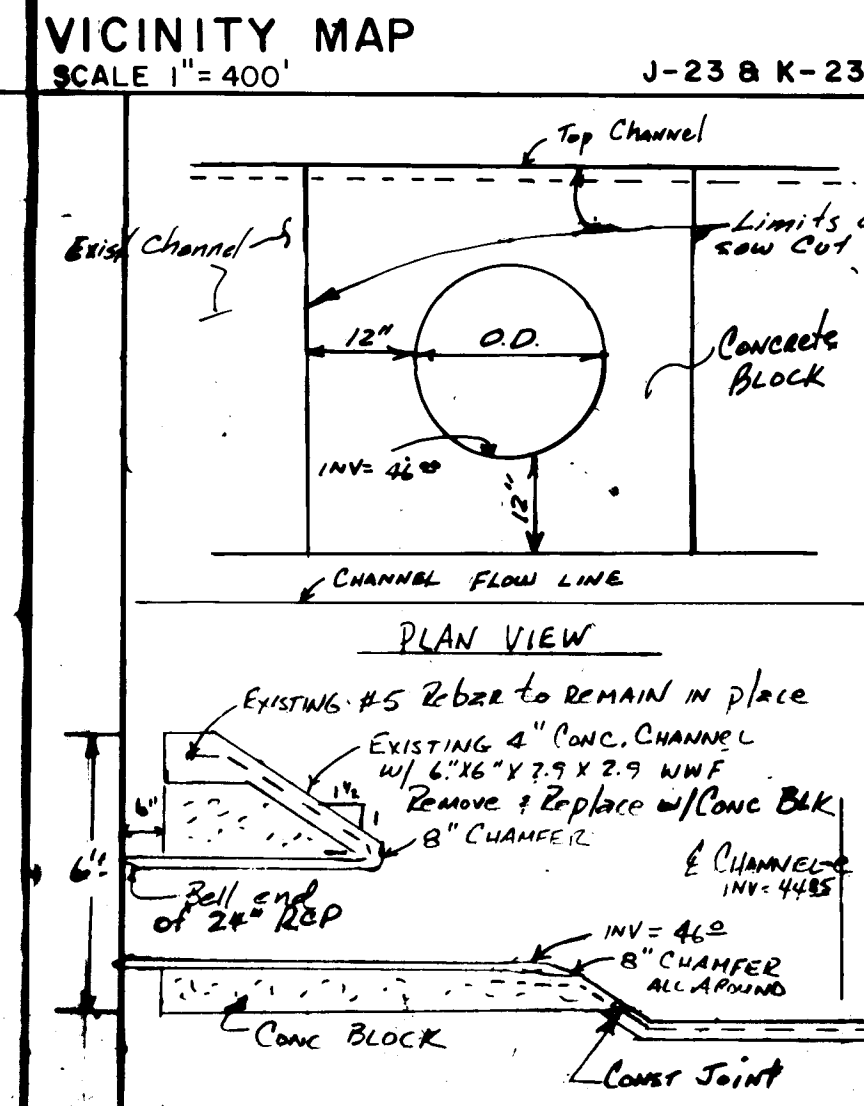
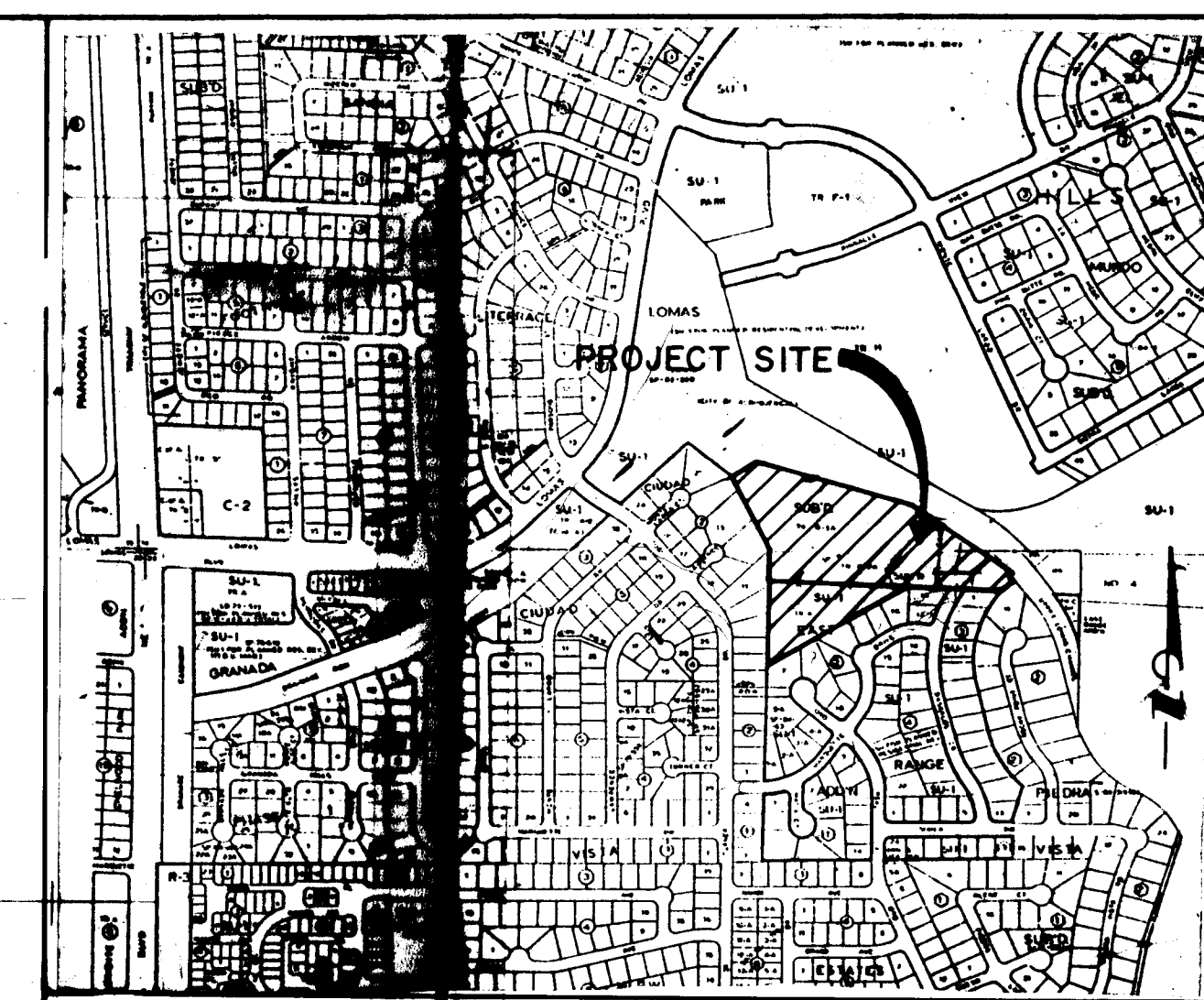
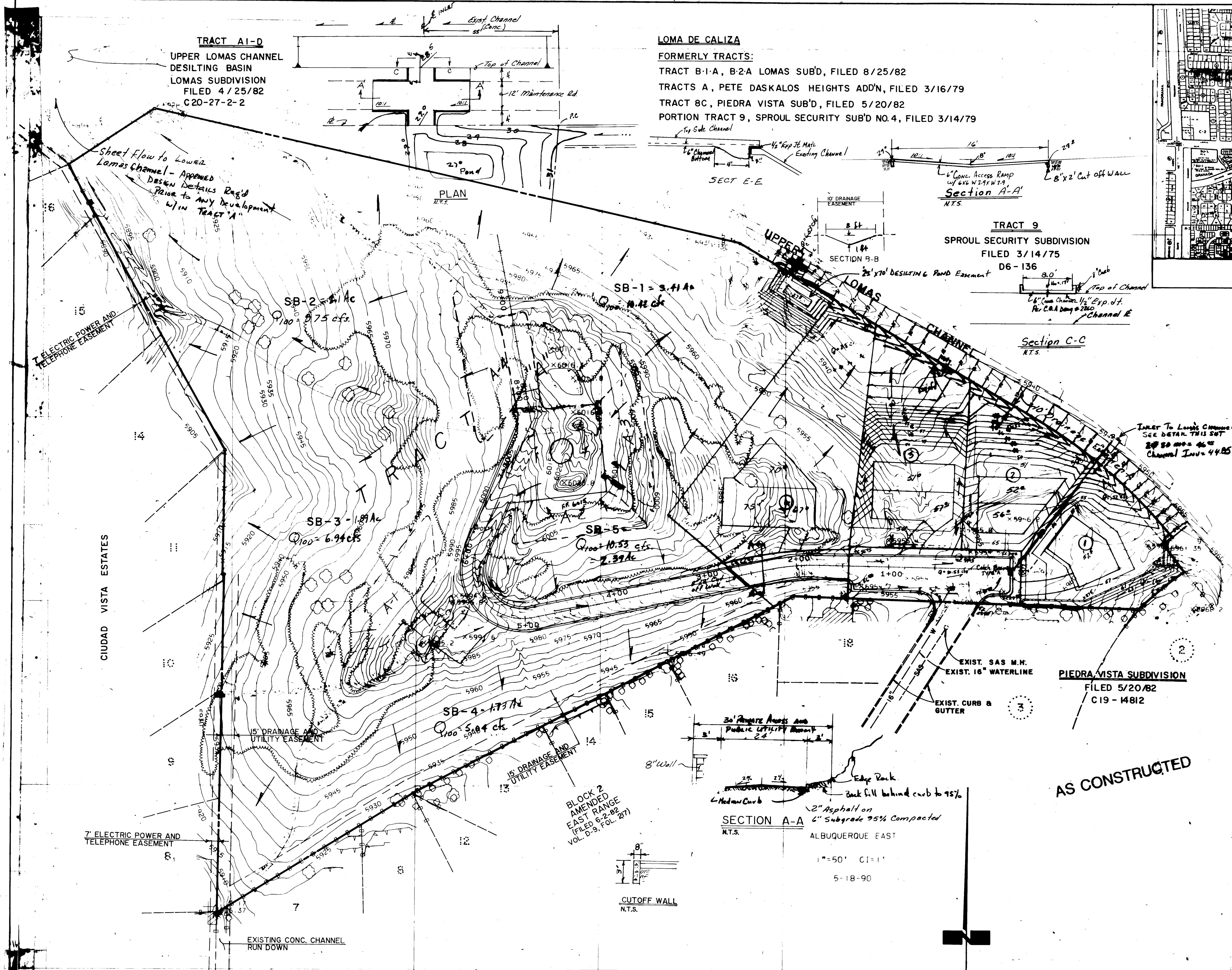
Timothy Aldrich, N.M.R.P.L.S. No. 7799 **7-19-90**
 State of New Mexico
 County of Bernalillo

On this 10th day of July, 1990, the SURVEYOR'S CERTIFICATION was acknowledged before me. My commission expires **7-25-90**
 Gary Public

ALDRICH LAND SURVEYING
 3620 WYOMING N.E., SUITE L-4
 ALBUQUERQUE, NEW MEXICO 87111
 (505) 271-2911

SHEET 1 OF 2

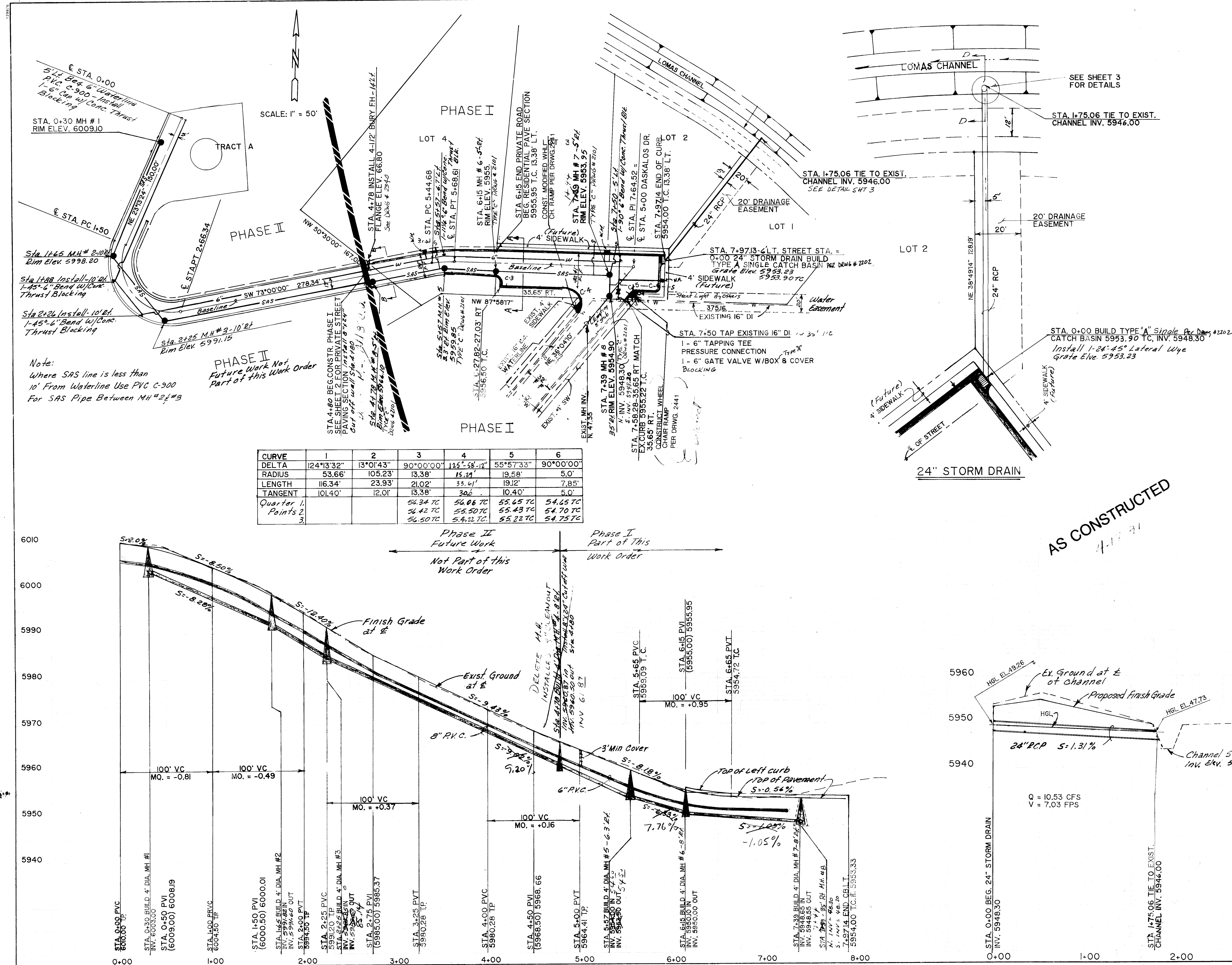




REVISIONS			REVISIONS		
NO.	DATE	BY	NO.	DATE	BY
1	6/27/90	R.R.	1	6/27/90	R.R.
2	6/28/90	A.M.	2	6/28/90	A.M.
3	6/29/90	R.R.	3	6/29/90	R.R.

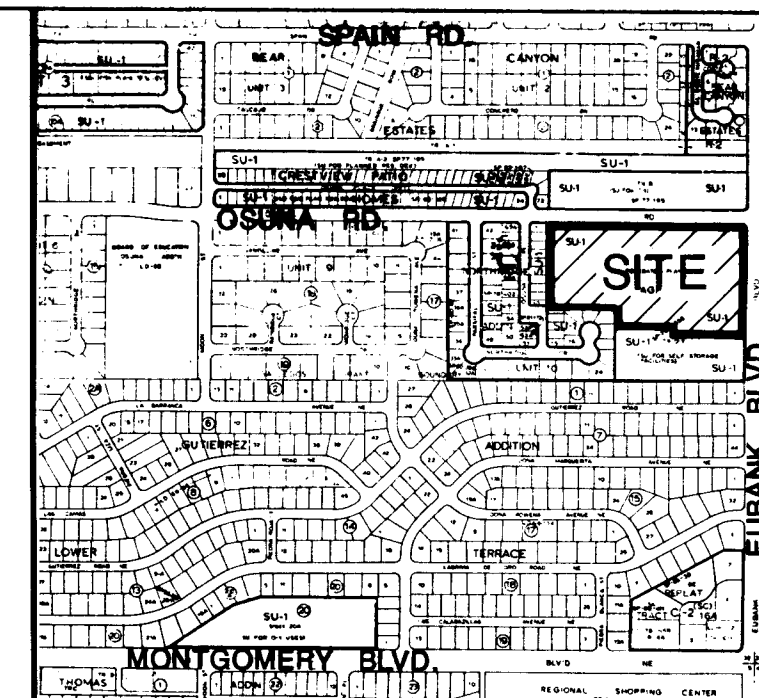
APPROVALS			APPROVALS		
D.R.C. Chair	12/7/90	HYDROLOGY	D.R.C. Chair	12/7/90	HYDROLOGY
Trans. Dev.	10/2/90	WATER	Trans. Dev.	10/2/90	WATER
Lighting	11/14	WASTE WATER	Lighting	11/14	WASTE WATER

DRAWING NO. 4150.90 MAP NO. J-23 & K-23 SHEET 3 OF 4



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE PAVING, WATER, SANITARY SEWER AND STORM DRAIN PLAN & PROFILE				
APPROVALS	ENGINEER	DATE	APPROVALS	DATE
DRC Chair	<i>Daniel W. Hansen</i>	<i>10/31/90</i>	WATER	<i>R.W. Kane</i> <i>12-14-90</i>
Trans. Dev			WASTE WATER	<i>R.W. Kane</i> <i>12-14-90</i>
HYDROLOGY	<i>G. Alb</i>	<i>12-14-90</i>		
DRAWING NO.	4150.90		MAP NO. <i>J-23</i> <i>K-23</i>	SHEET 4 OF 4

SCANNED BY
BY LASON

VALVE NO. 941 TOP OF VALVE 12.17-63

NOTICE TO CONTRACTORS

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 City of Albuquerque Standard Specifications for Public Works Construction 1986.
2. Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 260-1990, for location of existing utilities.
3. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so the conflict can be resolved with a minimum amount of delay.
4. Three (3) working days prior to beginning construction, the contractor shall submit to Construction Coordination Division a detailed construction schedule. Two (2) working days prior to construction, the contractor shall obtain a barricading permit from the Construction Coordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. Refer to Section 19 of the Specifications.
5. All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health. These drawings do not include necessary components for construction safety which shall remain the contractor's responsibility.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ❌ 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 depressed for a driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.
- [] All storm drainage facilities shall be completed prior to final acceptance.

1"=50' HORZ.
1"=10' VERT.

EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS

5643 PARADISE BLVD. N.W. ALBQ., N.M., 87114
OFFICE (505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUE
PUBLIC WORKS DEPA
ENGINEERING GRO

UTILITY IMPROVEMENTS FOR CALMAT SUBDIVISION SEWER AND WATER PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Roger J. Shaw</i>	<i>6-25-91</i>	WATER	<i>R.W. Kane</i>	<i>6-13-91</i>
TRANS. DEV.	<i>R. Kane</i>	<i>6-13-91</i>	WASTE WATER	<i>R.W. Kane</i>	<i>6-13-91</i>
HYDROLOGY	<i>CAM</i>	<i>6-25-91</i>			

PROJECT NO	4198.90	MAP NO	F-20	SHEET	1	OF	1
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APPROVED FOR
CONSTRUCTION
James J. Bickel
CITY ENGINEER
7-9-91

NOTE:

- INSTALL FIRE HYDRANT PER COA DWG. 2340
- CONTRACTOR'S OPTION TO INSTALL CONCRETE BLOCKING PER COA DWG. 2320 OR MEGA LUG OR EQUIVALENT RESTRAINT JOINTS FOR THRUST RESTRAINT AT ALL TEES, BENDS, VALVES, FIRE HYDRANTS, AND CAPS.
- INSTALL E.M.D.'S AT ALL TEES, BENDS, CAPS, MH'S, AND ENDS OF SAS SERVICE LINES PER COA DWG. 2145
- INSTALL 1" WATER SERVICE PER COA DWG. 2382
- INSTALL AND ANCHOR ALL VALVES PER COA DWGS. 2395 AND 2408
- PAVEMENT REPLACEMENT SHALL BE INSTALLED PER C.O.A. DWG. 2465 AND SHALL BE MACHINE LAID

STATION/ LOCATION	SIZE, TYPE, FITTING	SOIL/ BEDDING	TBET PRES. & DEPTH	RESTRAINED LENGTH(S)
FH	PVC TEE 8 IN. RUN 8 IN. BRANCH	GP/ NATIVE	150 PSI 3 FT	Lrn = 10 FT Lbr = 22 FT
FH	8 IN. PVC 22.5 DEG. H.BEND	GP/ NATIVE	150 PSI 3 FT	Lr = 7 FT
PL	8 IN. PVC 22.5 DEG. H.BEND	GP/ NATIVE	150 PSI 3 FT	Lr = 7 FT
	8 IN. PVC 90 DEG. H.BEND	GP/ NATIVE	150 PSI 3 FT	Lr = 33 FT
	8 IN. PVC 90 DEG. H.BEND	GP/ NATIVE	150 PSI 3 FT	Lr = 33 FT
	8 IN. PVC GP/	NATIVE	150 PSI 3 FT	Lr = 92 FT

THRUST RESTRAINT DESIGN
EASTERLING AND ASSOC. INC.
CALMAT DEC

DATE: 06-13-1991

APPROVAL OF AS-BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE: 8/16/91

REGISTERED PROFESSIONAL
STATE OF CALIFORNIA
No. 44483
A. ANDREWS
Aug. 7, 1991

RECORD DRAWING