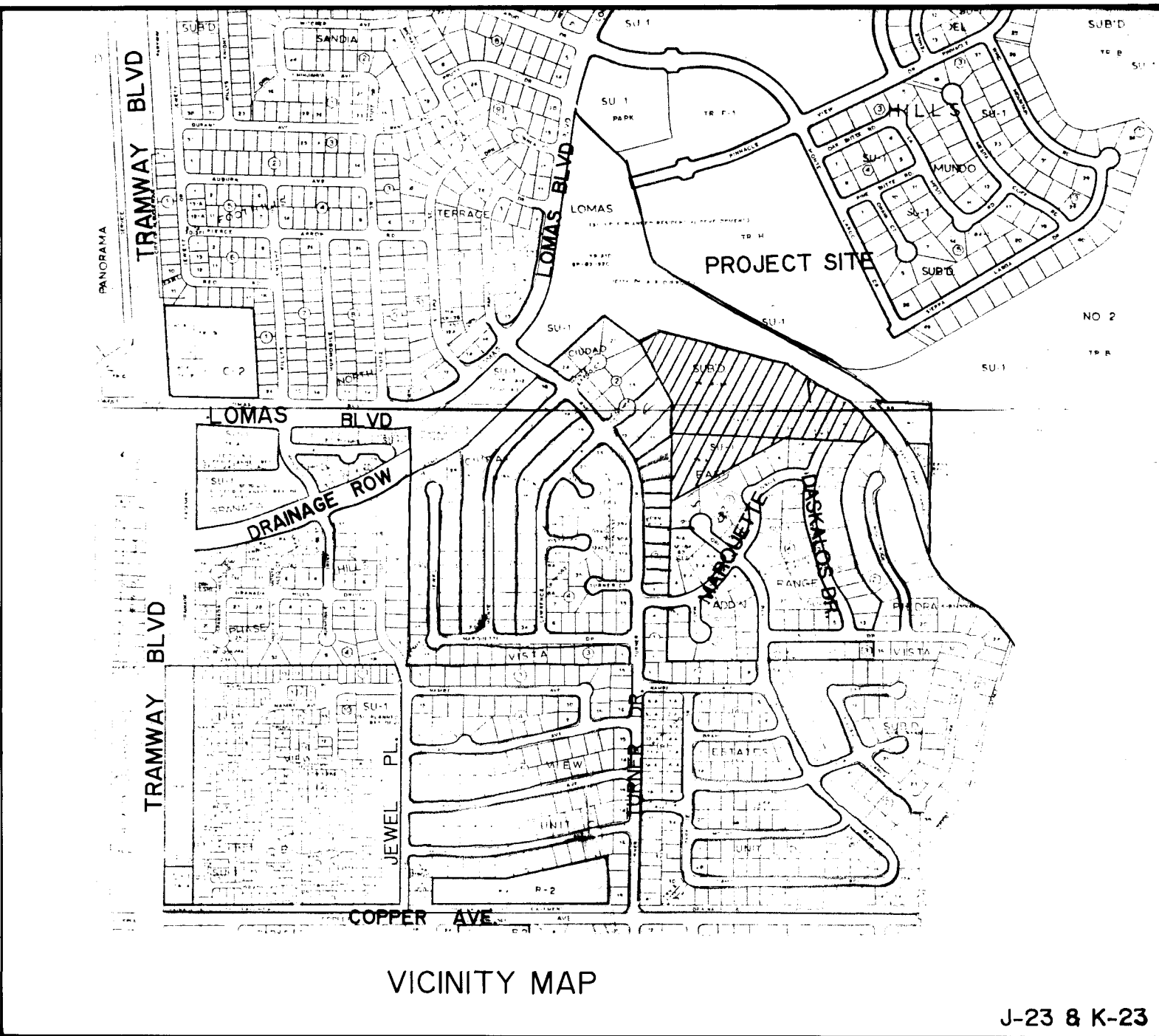


SUBDIVISION IMPROVEMENT
PLAN FOR
LOMA DE CALIZA
ALBUQUERQUE, NEW MEXICO
PHASE II



GENERAL NOTES:

1. 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.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, 260-1990, 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.

- ☒ 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.

TRAFFIC CONTROL

Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the Contractor shall obtain a barricading permit from the Construction Co-ordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications.

All Street striping altered or destroyed shall be replaced in kind by Contractor to location and in kind as existing or as indicated by this plan set.

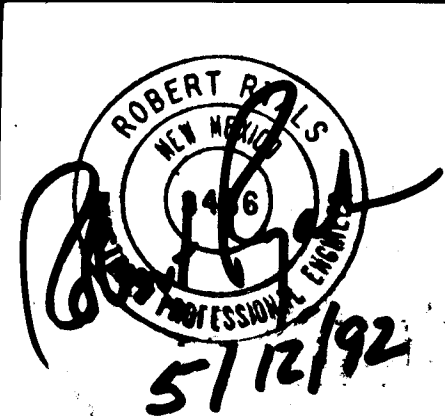
INDEX

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

I, Robert B. Ryals, a registered Professional Engineer duly qualified in the State of New Mexico, hereby certify that the water and sanitary sewer improvements constructed for this project are located as shown on this "AS - CONSTRUCTED" drawing and that they were installed in substantial compliance with the approved plans and specifications.

Robert B. Ryals, P.E. 3-12-94
Rev 4-19-94

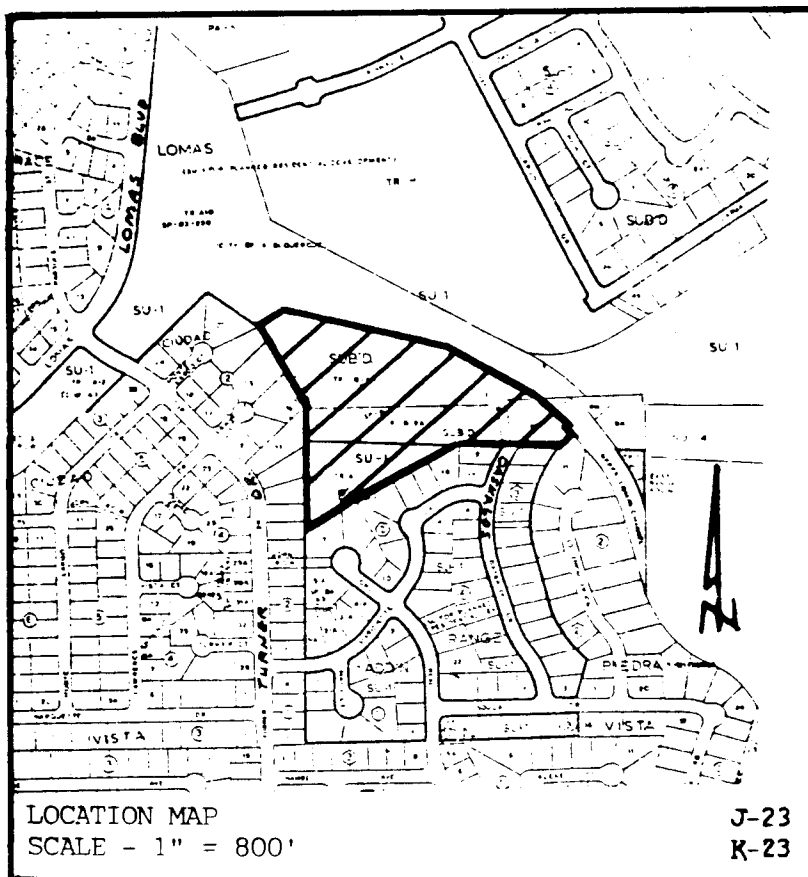
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Smith
DATE 4-15-94



SCANNED BY
BY LASON

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

PROJECT NO 4150.91 DATE MAY 1992 SHEET 1 OF 6



DESCRIPTION

A certain tract of land situate within Sections 14 and 23, Township 19 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of Tract A-1, of the PLAT OF LOT 4-A & TRACT A-1, LOMA DE CALIZA, as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 22, 1992 (Vol. 90, Fol. 298) 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 Tract herein described, said point being a 1/2" rebar, and further being common with the most northerly corner of Lot 20, Block 2 of the AMENDED CIUDAD VISTA SUBDIVISION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 4, 1974 (Vol. D6, Fol. 36), from whence ACS Station "DANNY" bears S69°27'08"E, 558.72 feet;

THENCE N56°18'10"E, 109.28 feet along the westerly boundary of the Tract herein described to a 1/2" rebar with cap marked "L.S. 6446";

THENCE S77°04'41"E, 652.88 feet along the northerly boundary of the Tract herein described to a 5/8" rebar with a cap marked "ALS LS 7719", said point being on the southerly right of way of the UPPER LOMAS CHANNEL;

THENCE S59°24'54"E, 115.84 feet, along said line to the northeast corner of the Tract herein described, said point also being the northwest corner of LOT 4-A of said PLAT OF LOT 4-A AND TRACT A-1, LOMA DE CALIZA;

THENCE S39°49'42"W, 227.87 feet along the easterly boundary of the Tract herein described and the westerly boundary of said LOT 4-A, to a 5/8" rebar with cap marked "PLS 7439";

THENCE S00°54'43"E, 91.93 feet along said line to a 5/8" rebar with a cap marked "PLS 7439";

THENCE S50°30'00"E, 107.00 feet along said line to a 5/8" rebar with a cap marked "ALS LS 7719", said point being the southeast corner of the Tract herein described also being a point on the northerly boundary of LOT 16, Block 2 of AMENDED EAST RANGE as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1982 (Vol. D9, Fol. 217);

THENCE S62°21'42"W, 440.77 feet along the southerly boundary of the Tract herein described and the northerly boundary of LOTS 12 through 16, Block 2 of said AMENDED EAST RANGE, to a concrete nail on wall;

THENCE S58°24'57"W, 249.04 feet along the southerly boundary of the Tract herein described and also being the northerly boundary of LOTS 7 and 8, Block 2 of said AMENDED EAST RANGE, to the southwest corner, 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 further being a point on the easterly boundary of said AMENDED PLAT OF CIUDAD VISTA;

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

THENCE N28°33'04"W, 354.12 feet along said easterly boundary to the point and place of beginning and containing 8.9170 acres more or less.

PLAT OF
LOMA DE CALIZA II
WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
JANUARY 1992

SHEET 1 OF 2

PURPOSE OF PLAT:
1. CHEATE LOT LINES AS SHOWN
2. GRANT EASEMENTS AS SHOWN

SUBDIVISION DATA:

1. DFB CASE NO.: 91-358
2. ZONE ATLAS INDEX NO.: J-23 & K-23
3. TOTAL NUMBER L.S. CREATED: 4
4. GROSS ACREAGE: 8.9170 AC.
5. DATE OF SURVEY: JANUARY 3, 1992

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID (CENTRAL ZONE)
2. DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD
4. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 1-4 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

FREE CONSENT AND DEDICATION

The subdivision hereon described is 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 individuals 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 utility easements shown hereon including the right of ingress and egress (both surface and subsurface) and the right to trim interfering trees. Said owner also consents to the vacation of lot lines and creation of lots.

THE SPRINGER GROUP

Thomas J. Springer, President Date 1/27/92

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 27th Day of January, 1992, the foregoing instrument was acknowledged before me. My commission expires December 18, 1994.

Notary Public

APPROVED AND ACCEPTED BY:

Case No.:

Planning Director, City of Albuquerque, N.M. Date

City Engineering Division, City of Albuquerque, N.M. Date

Albuquerque Metropolitan Flood Control Authority Date

Traffic Division, City of Albuquerque, N.M. 3-17-92 Date

Robert W. Kane 3-17-92 Date
Water Utilities Department, City of Albuquerque, N.M.

Parks and Recreation Department, City of Albuquerque, N.M. Date

City Surveyor, City of Albuquerque, N.M. 012892 Date

Property Management, City of Albuquerque, N.M. Date

Public Service Co. of New Mexico Date

Gas Co. of New Mexico 2-20-92 Date

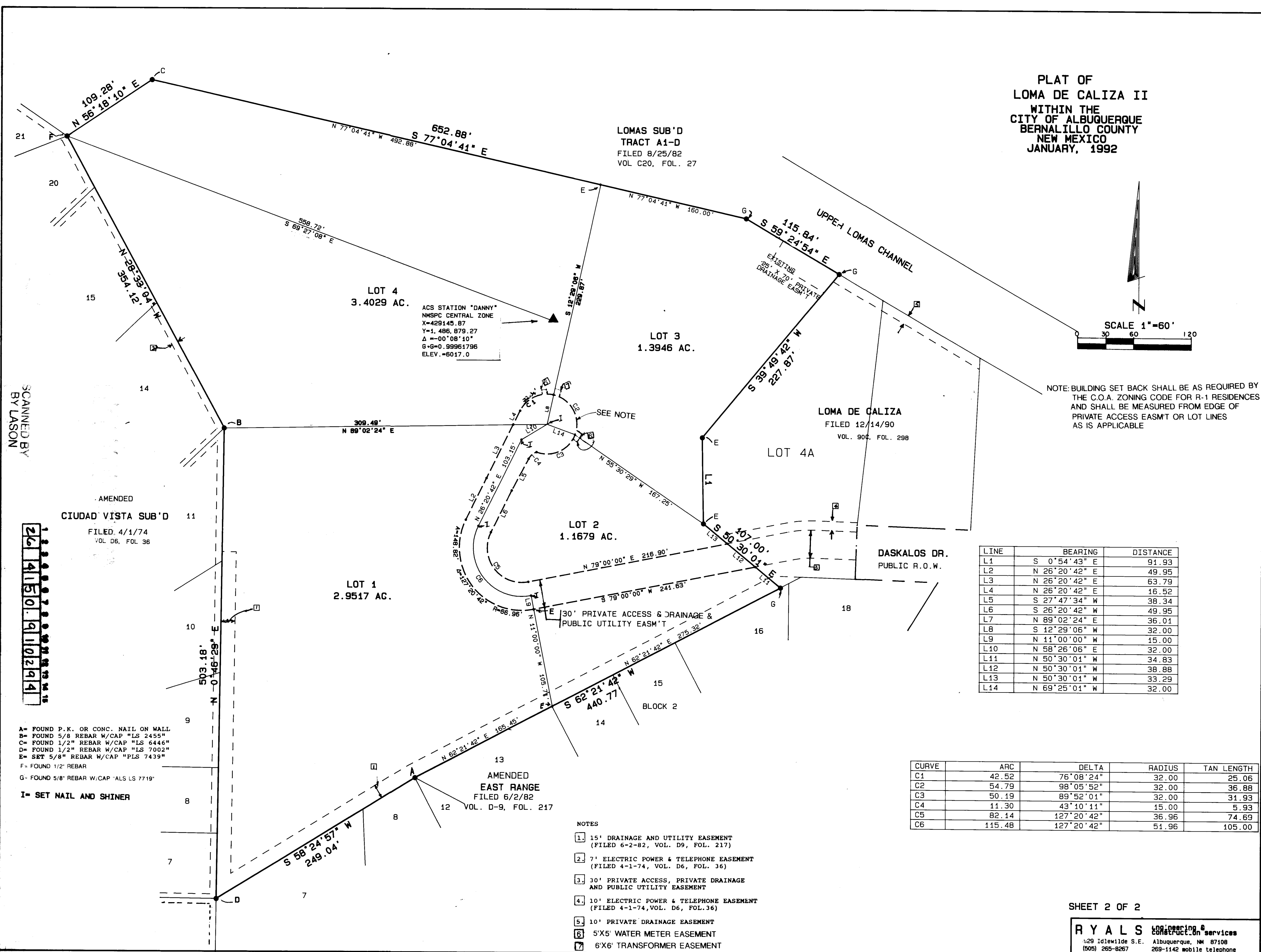
U.S. West Communications Date

SURVEYOR'S CERTIFICATION

"I, Perfilio B. Lucero, 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."

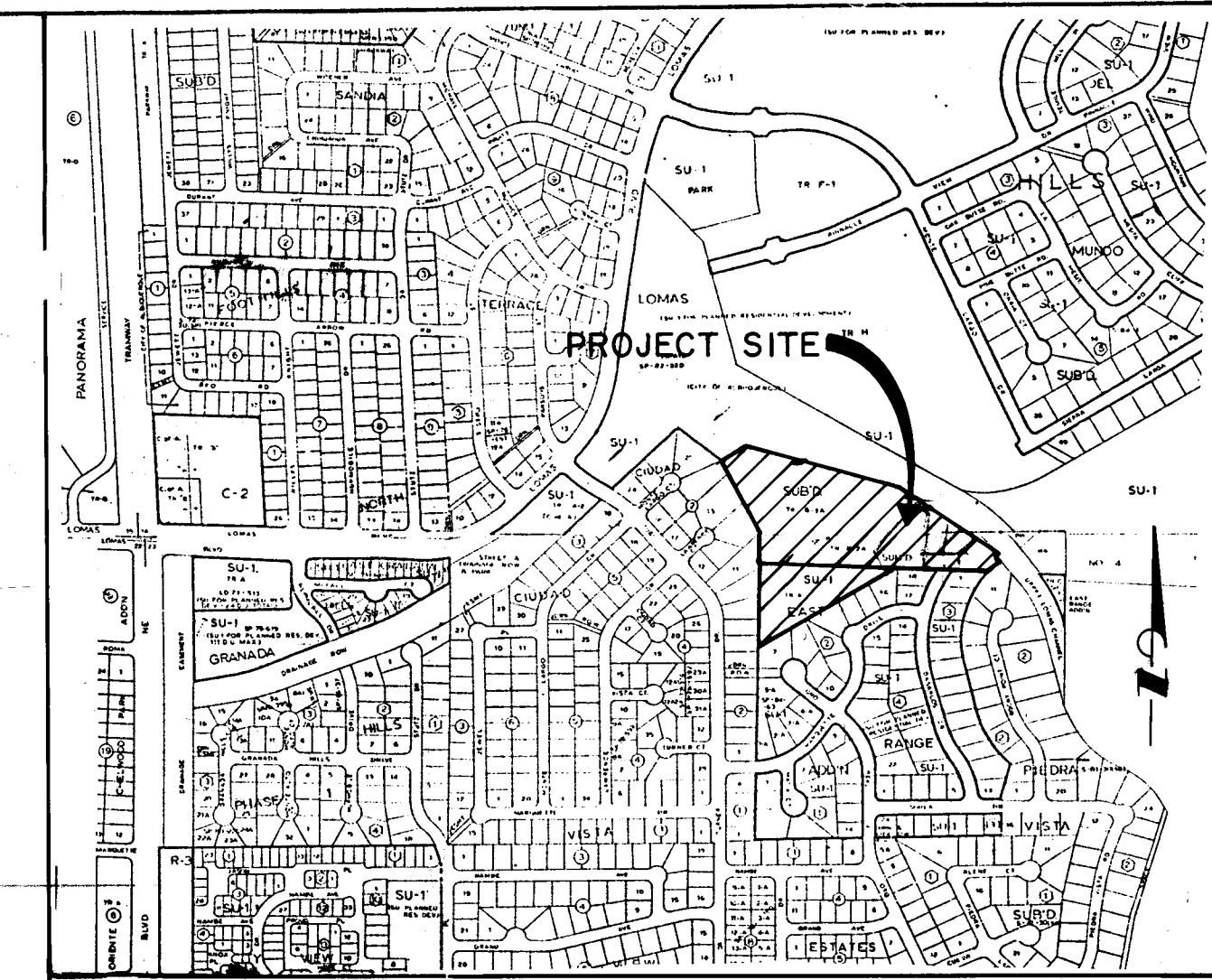
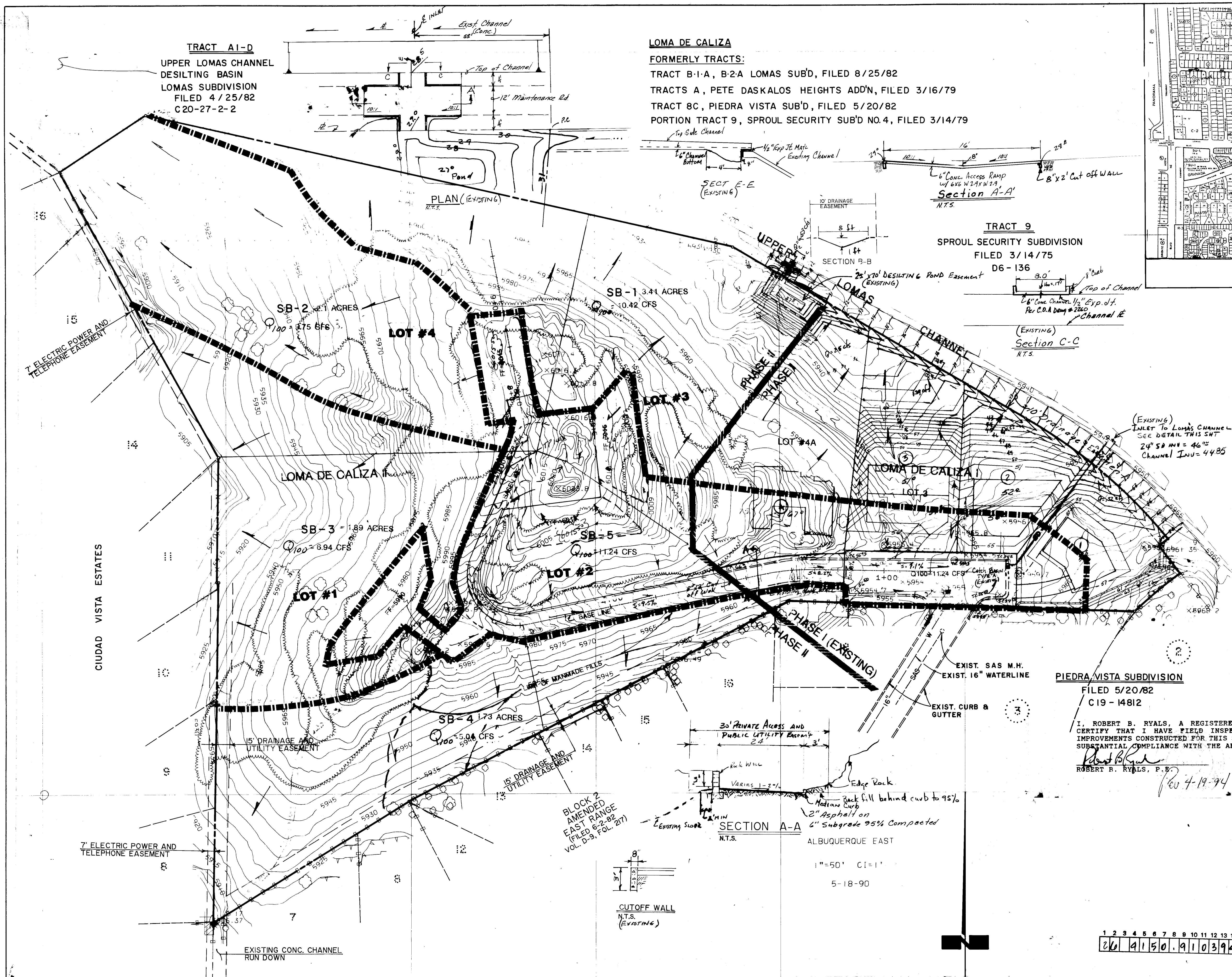
Perfilio B. Lucero 1/28/92
PERFILIO B. LUCERO N.M.R.P.L.S. No. 7479 Date

RYALS & ASSOCIATES, INC. services
4929 Idelwild S.E. Albuquerque, NM 87108
(505) 265-8867 269-1142 mobile telephone



SHEET 2 OF 2

RYALS & ASSOCIATES, INC. services
4929 Idelwild S.E. Albuquerque, NM 87108
(505) 265-8867 269-1142 mobile telephone



VICINITY MAP
SCALE 1" = 400'
J-23 & K-23

- LEGEND**
- PHASE BOUNDARY (thick dashed line)
 - BASIN BOUNDARY (thin dashed line)
 - LOT LINES (solid line)
 - EASEMENT LINE (dashed line)

- NOTES**
- ALL AREA WITHIN SUBBASIN SB-4 CONSISTING OF MANMADE FILLS SHALL BE UNIFORMLY GRADED AND STABILIZED WITH THE PLANTING OF NATIVE GRASSES.
 - DEVELOPMENT IS LIMITED TO AREAS INSIDE OF BASIN SB-5.
 - ABSOLUTELY NO DRAINAGE FROM DEVELOPED AREAS WILL BE ALLOWED TO DRAIN INTO SUBBASINS SB-2, SB-3 OR SB-4.
 - WHERE ROCK EXCAVATION IS REQUIRED IT SHALL BE PERFORMED BY MECHANICAL METHODS. BLASTING WILL NOT BE ALLOWED.
- * AREA TO BE SEEDED INCLUDES APPROXIMATELY .33 ACRES. SEEING SHALL BE ACCOMPLISHED BY HYDROMULCHING.

I, ROBERT B. RYALS, A REGISTERED PROFESSIONAL ENGINEER HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE GRADING AND DRAINAGE IMPROVEMENTS CONSTRUCTED FOR THIS SITE AND HAVE FOUND THEM TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.

Robert B. Ryals
ROBERT B. RYALS, P.E.

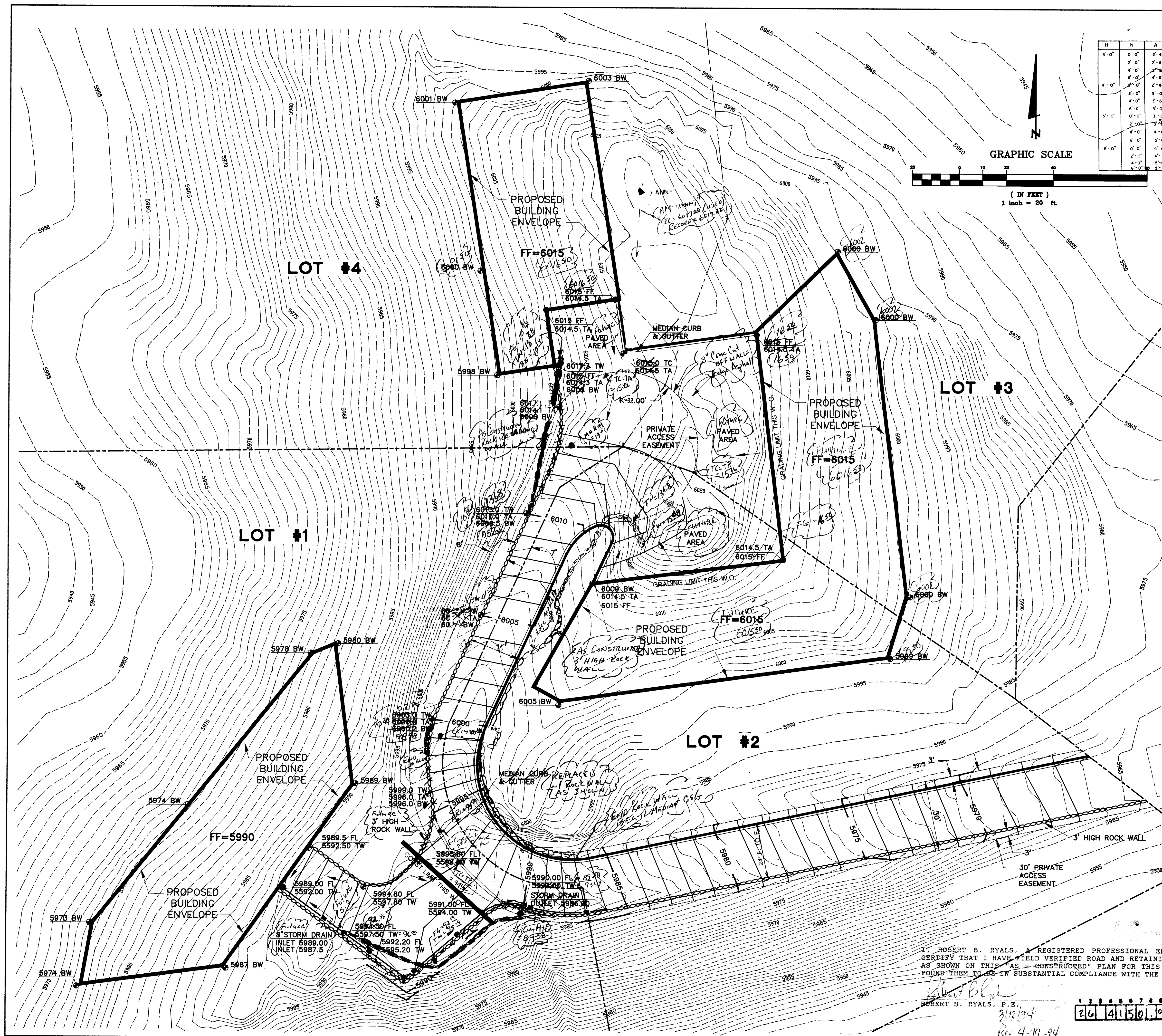
SEE SHEET 2 FOR ENLARGED GRADING PLAN
(Also shows AS CONSTRUCTED ELEVATIONS)

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: LOMA DE CALIZA II DRAINAGE & GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Robert B. Ryals</i>	6-30-92	HYDRO	<i>J. Alby</i>	6-4-92
Trans. Dev.	<i>N. Alby</i>	6-04-92			
Utility Dev.	<i>R.W. Kame</i>	6-4-92			
DRAWING NO.	4150.91	MAP NO.	K-23	SHEET 3	OF 6

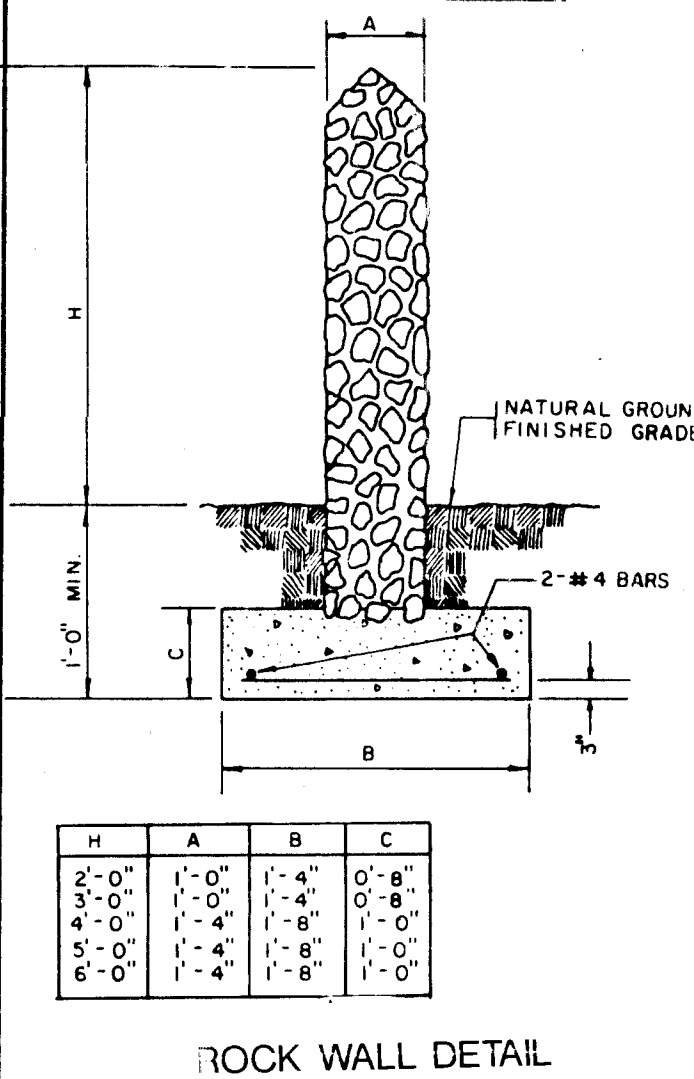
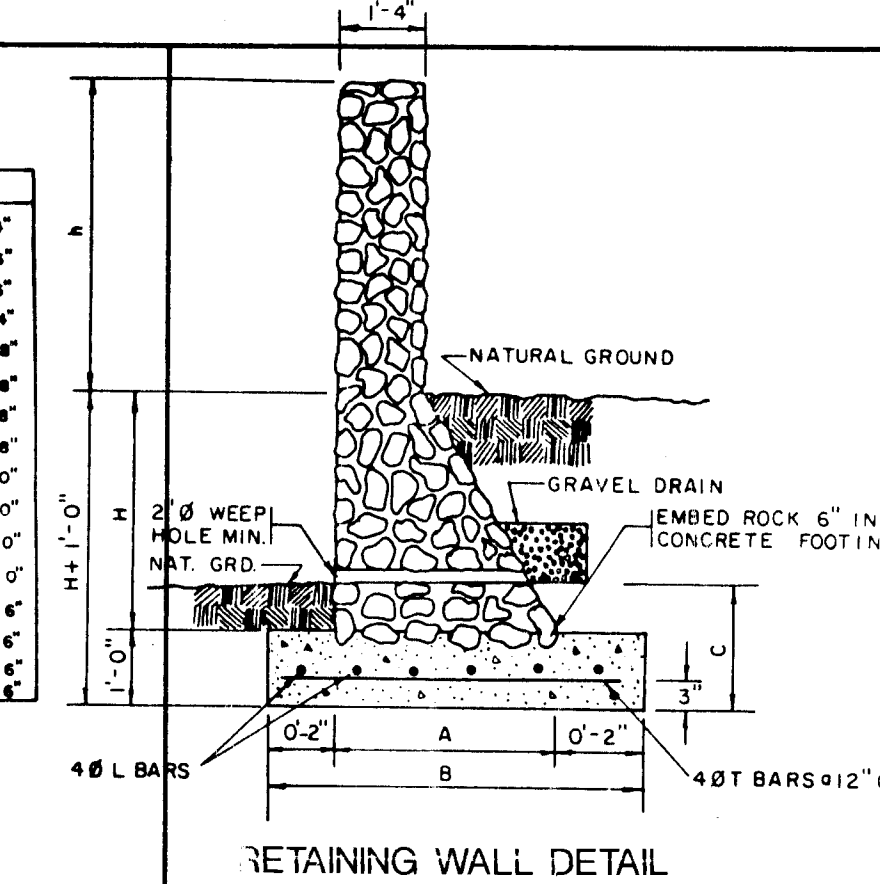
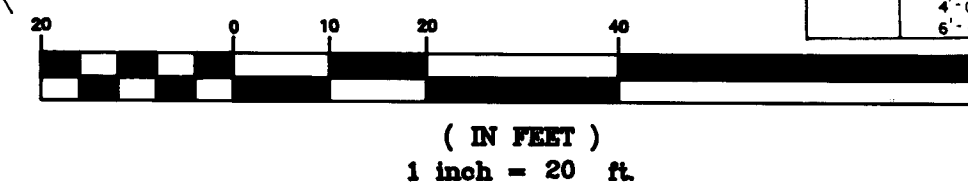
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	New Projects	DATE		NO.	BY	NO.	BY	NO.	DATE	NO.	DATE
INSPECTED BY	Robert B. Ryals	DATE									
ACCEPTANCE BY		DATE									
VERIFICATION BY		DATE									
RECORDED BY		DATE									
MICRO-FILM INFORMATION											
RECORDED BY											
DATE											

Robert B. Ryals
P.E.
6-30-92

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 41 50 91 03 94



H	A	B	M 40 S	Born
3'-0"	0'-0"	2'-6"	3'-6"	1'-6"
	2'-0"	2'-6"	2'-0"	3'-6"
	4'-0"	3'-0"	3'-6"	1'-6"
	6'-0"	4'-6"	5'-6"	1'-6"
4'-0"	0'-0"	2'-6"	2'-10"	3'-6"
	2'-0"	3'-0"	3'-4"	1'-6"
	4'-0"	3'-6"	3'-10"	4'-6"
	6'-0"	5'-0"	5'-4"	4'-6"
5'-0"	0'-0"	3'-6"	3'-4"	4'-6"
	2'-0"	3'-10"	4'-6"	2'-6"
	4'-0"	4'-0"	4'-6"	2'-6"
	6'-0"	5'-0"	6'-0"	2'-6"
	8'-0"	4'-6"	5'-6"	3'-6"
6'-0"	0'-0"	4'-6"	5'-4"	3'-6"
	2'-0"	5'-0"	5'-10"	4'-6"
	4'-0"	5'-6"	6'-6"	2'-6"



- GENERAL NOTES:**
1. PRIOR TO ISSUANCE OF BUILDING PERMIT FOR EACH LOT BUILDER WILL BE REQUIRED TO SUBMIT A DETAILED GRADING AND DRAINAGE PLAN FOR HOME SITE TO ASSURE COMPLIANCE WITH THIS PLAN.
 2. ALL DRAINAGE DEVELOPED WITHIN BUILDING ENVELOPES INCLUDING ROOFS SHALL DRAIN TOWARD PRIVATE ACCESS AND DRAINAGE EASEMENT.
 3. BUILDING HEIGHTS SHALL NOT EXCEED THOSE STIPULATED IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE UNLESS A VARIANCE TO THESE REQUIREMENTS ARE APPROVED THROUGH THE ZONING HEARING EXAMINERS OFFICE
 4. MAXIMUM RETAINING WALL HEIGHT SHALL NOT EXCEED THE HEIGHT REQUIRED BY THE CITY ZONING CODE

LEGEND

EXISTING CONTOURS	
PROPOSED CONTOURS	
TW	TOP WALL
BW	BOTTOM WALL
TA	TOP ASPHALT
	ROCK WALL
	FUTURE BLDG. ENVELOPES

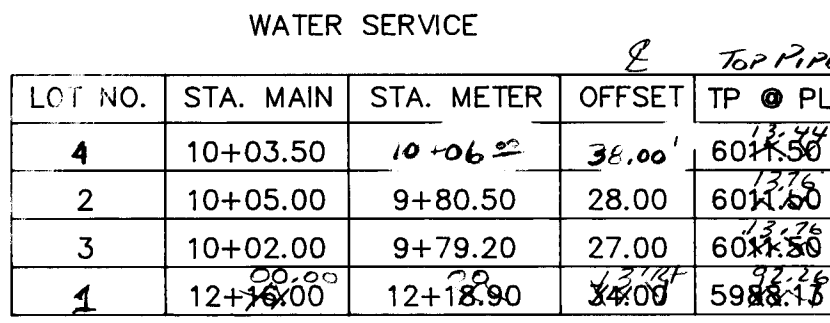
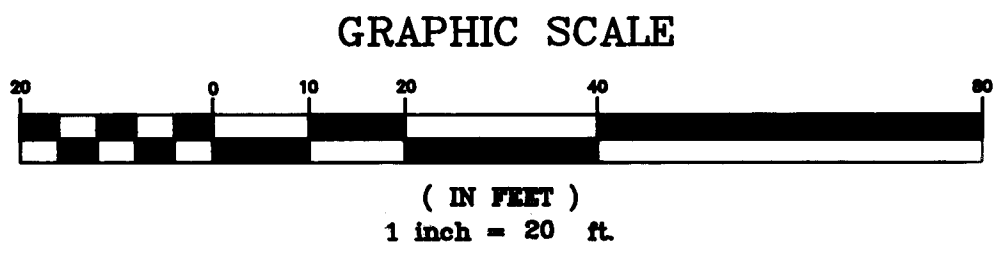
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LOMA DE CALIZA II
GRADING PLAN

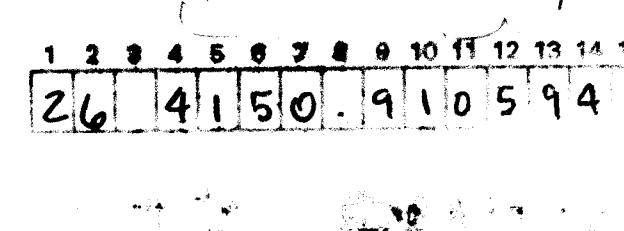
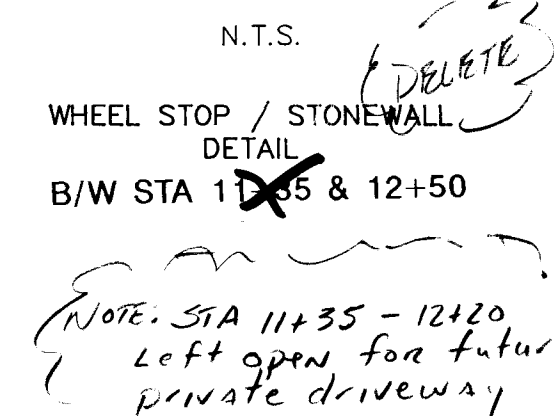
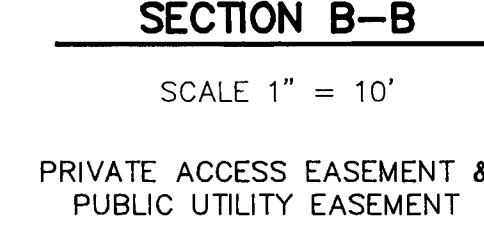
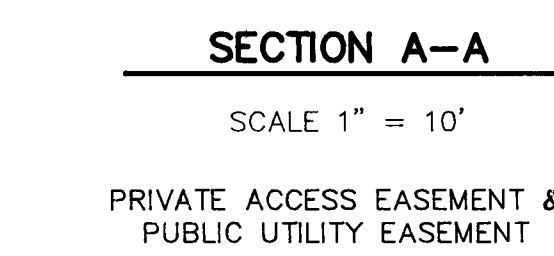
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Rogers</i>	6/30/92	Water	<i>R.W. Kane</i>	6-4-92
Trans. Dev.	<i>N/A RHD</i>	6-04-92	Waste Water	<i>R.W. Kane</i>	6-4-92
Hydrology	<i>G. Allen</i>	6-04-92			

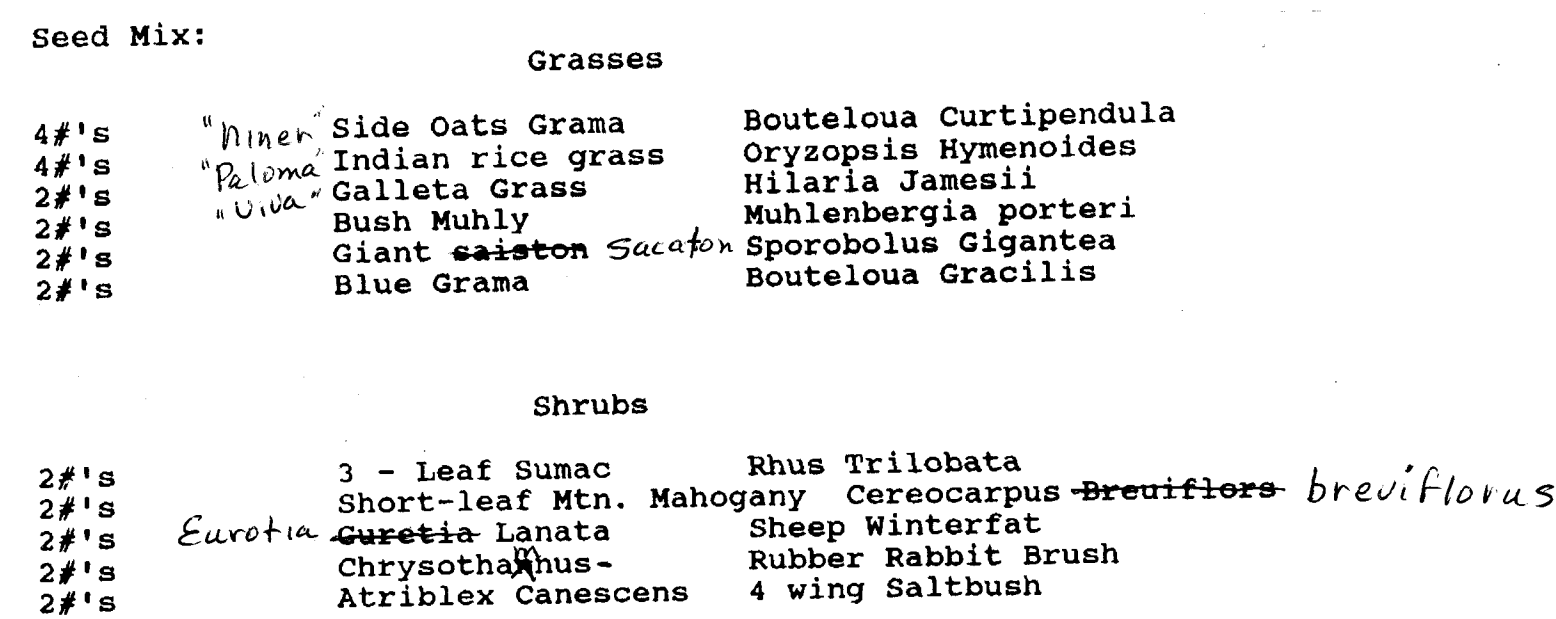
PROJECT NO.	4150.91	MAP NO.	K-23, J23	SHEET	4 OF 6
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[illegible]



SANITARY SEWER SERVICE					
LOT NO.	STA. MAIN	INV. MAIN	STA. @ PL	OFFSET	INV. @ PL
1	12+58.39	598.75	12+11.1	15.00	598.10
2	10+17.47	6008.41*	9+90.25	31.60	6008.42
3	10+17.47	6008.41*	9+72.00	18.90	6008.41
4	10+17.47	6008.41*	10+06.04	32.20	6008.41

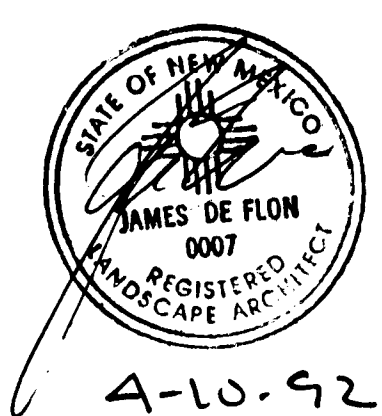
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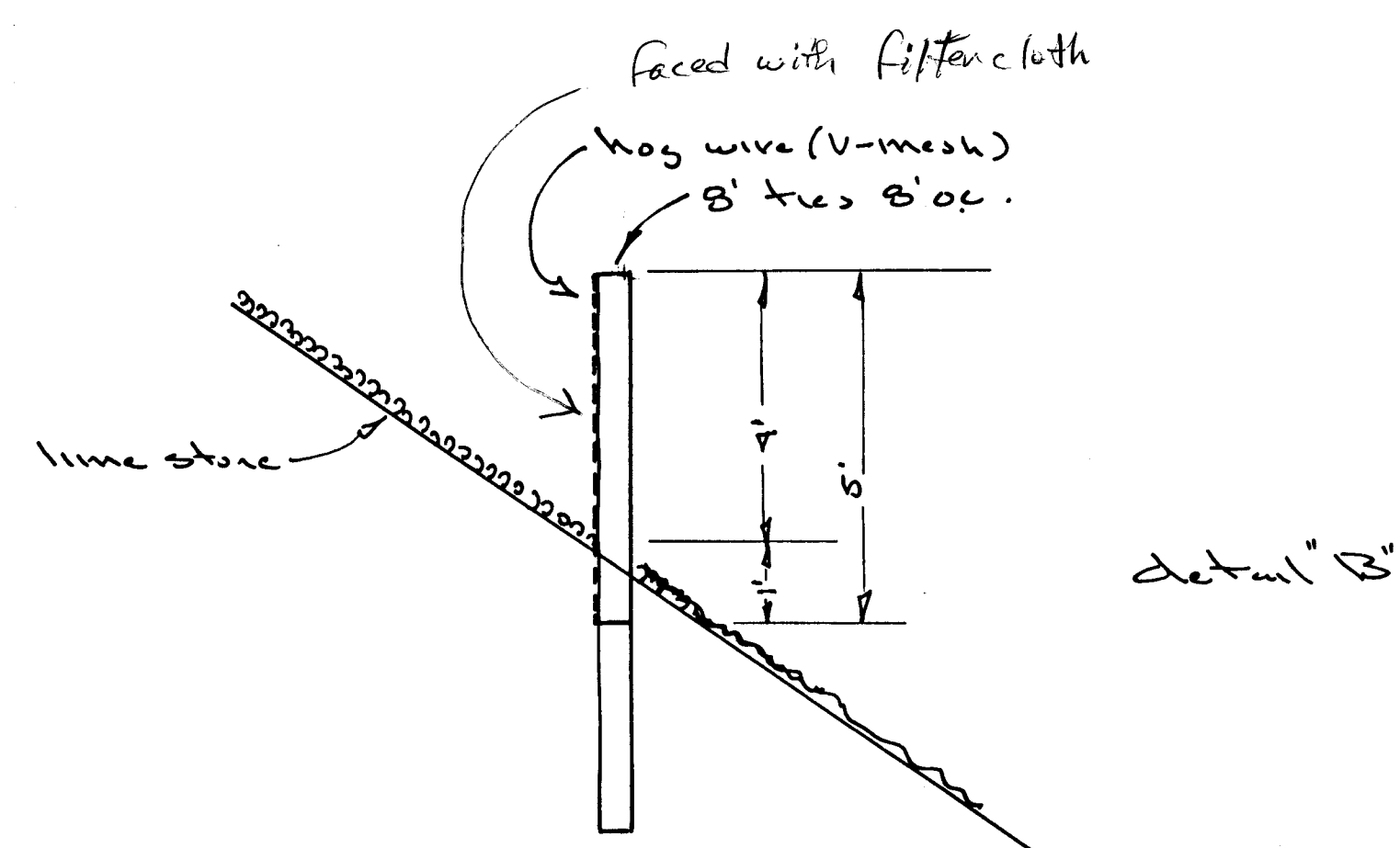
Hand-drawn cross-section diagram of a road embankment. The diagram shows a road on the left, a raised embankment in the center, and a sloped embankment on the right. The embankment is divided into three layers: a bottom layer of 'lime stone' (indicated by a dotted pattern), a middle layer of 'add clay loam soil' (indicated by a hatched pattern), and a top layer of 'add clay loam soil' (indicated by a solid dark pattern). The road is labeled 'exist road'. The diagram is labeled 'Detail 'C'' at the bottom.

I, LARRY CAUDILL, COMPLIANCE SUPERVISOR AIR DIVISION, CITY OF ALBUQUERQUE, HAVE FIELD INSPECTED THE SLOPE STABILIZATION IMPROVEMENTS CONSTRUCTED AND HAVE FOUND THEM TO BE IN SUBSTANTIAL COMPLIANCE WITH THIS PLAN.

The Hills



SCANNED BY
BY LASON



- NOTES:
1. SEED AND SPREAD CRUSHED LIME STONE IN AREAS SHOWN SHADED
2. APPLY SEED WITH HYDROMULCHER
3. $\frac{1}{2}$ seed applied prior to gravel mulch.
4. Balance of seed to be applied with hydroseeder. Seed to remain in water no more than 5 min. prior to seeding.
5. Each step of work to be inspected and approved prior to next phase of work.

[illegible]

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: LOMA DE CALIZA II SLOPE STABILIZATION PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Roger L. Kane</i>	<i>4/30/92</i>	WATER	<i>R. W. Kane</i>	<i>6-4-92</i>
TRANSPORTATION	<i>N.A. LTD</i>	<i>6-04-92</i>	WASTE WATER	<i>R. W. Kane</i>	<i>6-4-92</i>
HYDROLOGY	<i>A. Albay</i>	<i>6-04-92</i>			
PROJECT NO. 4150.91		MAP NO. K-23	SHEET 6 OF 6		