COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

\3208\COVER.DWG

RECORD DRAWINGS AS-BUILT

RANCHO CABALLERO SUBDIVISION

LOTS 21A THRU 35A

(PLAZA SOÑADA, N.W. - PRIVATE STREET)

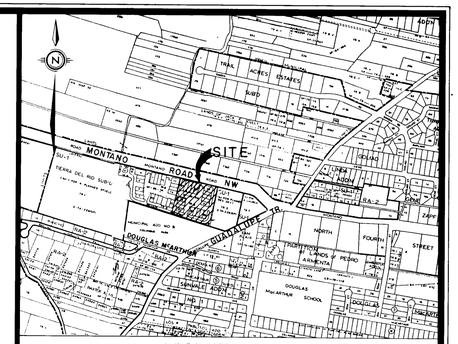
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR

GRADING, PAVING AND PRIVATE WATER AND SEWER LINES

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2	PLAT OF GEOMETRY
3	GRADING AND PAVING PLAN
4	UTILITY PLAN



SCALE: 1"= 750 ∓ VICINITY MAP F-13 & F-14

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM 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 LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. 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. THE CONTRACTOR SHALL FURNISH ENDS ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BE THE ENGINEER. WHEN A CHANGE IS MADE IN ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.

   REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Roger A Rae
DATE 4-7-92

MICHAEL J. YOST NEW MEXICO 9865 REGISTERED PROFESSIONAL ENGINEER

RECORD DRAWINGS AS-BUILT

I HEREBY CERTIFY THAT THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH INFORMATION FURNISHED BY COMMUNITY SCIENCES CORPORATION AND ALBUQUERQUE ASPHALT, INC. TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED.

BY: Michael J. Yost 4/3/92
MICHAEL J. YOST DATE
N.M.P.E. NO. 9865

WARNING - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		4	3	6	5		9	0	0	1	9	2	

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEER'S SEAL

MICHAEL J. YOST NEW MEXICO 9865 REGISTERED PROFESSIONAL ENGINEER

DATE: OCT, 1991
SCALE: AS NOTED
DESIGNED: M.J.Y.
DRAWN: R.D.Q.
JOB NO.: 32-08-PRE

community sciences corporation

APPROVED FOR CONSTRUCTION
CITY ENGINEER
3-18-92
DATE

PROJECT NO. 4365.90

SHEET 1 OF 4

PLANS PREPARED BY: [illegible]

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO REVISE THE EXISTING TOWNHOUSE CONCEPT TO PATIO HOME LOTS PER THE APPROVED SITE DEVELOPMENT PLAN AMENDMENT (Z-72-225) AND TO VACATE EASEMENTS AS AFFECTED BY THIS REVISION (SEE SHEET 2).
2. BEARING BASE FOR THIS SURVEY IS THE PLAT OF RECORD FOR RANCHO CABALLERO FILED AUGUST 21, 1969 IN PLAT BOOK C39, PAGE 150.
3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA = -00°14'02". DISTANCES ARE GROUND DISTANCES.
4. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. 4972".
5. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
6. BENCHMARK FOR THIS PLAT IS THE COMMUNITY SCIENCES CORPORATION AND CITY OF ALBUQUERQUE BRASS CAP "PC-3" (8-F14) LOCATED 10' EAST OF THE NE CORNER OF RANCHO CABALLERO ON THE SOUTH RIGHT-OF-WAY LINE OF MONTANO ROAD. ELEVATION = 4973.07 (3RD ORDER, SPIRIT).
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT INDICATED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB L.S. 4972".
8. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
   A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
   B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
   C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
   D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

   INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
9. EASEMENTS FOR UTILITIES SHALL RUN WITH THE LAND AND SHALL CONSTITUTE UTILITY EASEMENTS (FOR SERVICES TO THE DEVELOPER AND OWNERS OF THIS SUBDIVISION) TO ANY AND ALL PUBLIC OR PRIVATE UTILITY COMPANIES, TOGETHER WITH RIGHTS OF INGRESS EGRESS, AND THE RIGHT TO SERVICE, CONSTRUCT, MAINTAIN, AND REPAIR FACILITIES WITHIN SUCH EASEMENTS.
10. ALL COMMON AREA TRACTS WITHIN THIS SUBDIVISION ARE TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE RANCHO CABALLERO HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE BENEFIT OF ALL LOT OWNERS OF RANCHO CABALLERO SUBDIVISION. THE RANCHO CABALLERO HOMEOWNER'S ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREA TRACTS.
11. TRACTS A-1, E, F, AND G ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE NOT A PART OF THIS REPLAT.
12. LOTS 1 THROUGH 3, INCLUSIVE, LOT 4A, LOT 5A, LOTS 6 THROUGH 18, INCLUSIVE, LOT 19A AND LOT 20A ARE SHOWN FOR INFORMATION ONLY AND ARE NOT A PART OF THIS REPLAT.
13. TRACTS C-1, C-3, C-5, C-7 AND D-1A ARE COMMON AREA TRACTS ENCUMBERED WITH A BLANKET NON-VEHICULAR ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT.
14. TRACTS B-1A, C-2, C-4, C-6, C-8 ARE COMMON AREA TRACTS ENCUMBERED WITH A BLANKET PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT.

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CH. BRG.	CHORD
1	15.00'	24.95'	95°17'59"	S59°16'17"W	22.17'
2	15.80'	22.17'	84°42'01"	S30°41'48"E	20.21'
3	60.00'	99.80'	95°17'59"	N59°16'17"E	88.69'
4	48.00'	79.84'	95°17'59"	S59°16'17"W	70.95'
5	72.00'	119.76'	95°17'59"	S59°16'17"W	106.42'
6	15.00'	23.56'	90°00'00"	N28°02'44"W	21.21'
7	15.00'	23.56'	90°00'00"	S61°57'16"W	21.21'
8	25.00'	34.24'	78°27'47"	S56°11'09"W	31.62'
9	25.00'	5.03'	11°32'13"	N78°46'51"W	5.03'
10	25.00'	39.27'	90°00'00"	N61°57'16"E	35.36'
11	25.00'	5.03'	11°32'13"	N82°43'23"E	5.03'
12	25.00'	34.24'	78°27'47"	N67°43'23"E	31.62'
13	25.00'	39.27'	90°00'00"	S61°57'16"W	35.36'
14	25.00'	34.24'	78°27'47"	S33°46'51"E	31.62'
15	25.00'	5.03'	11°32'13"	S11°11'09"W	5.03'
16	25.00'	39.27'	90°00'00"	N28°02'44"W	35.36'
17	25.00'	31.55'	72°17'54"	S53°06'13"W	29.49'
18	25.00'	23.18'	53°07'46"	N46°28'50"W	22.36'
19	25.00'	5.03'	11°32'13"	S67°16'37"E	5.03'
20	25.00'	34.24'	78°27'47"	S22°16'37"E	31.62'
21	25.00'	39.27'	90°00'00"	N28°02'44"W	35.36'
22	25.00'	34.24'	78°27'47"	S62°36'59"W	31.62'
23	25.00'	2.81'	06°25'49"	S20°10'11"W	2.80'
24	25.00'	37.04'	84°53'36"	N59°24'04"E	33.75'
25	25.00'	34.24'	78°27'47"	N27°34'36"W	31.62'
26	25.00'	2.72'	06°14'14"	N69°55'37"W	2.72'
27	25.00'	36.96'	84°42'01"	S30°41'44"E	33.68'
28	25.00'	18.40'	42°10'11"	N32°44'22"E	17.99'
29	72.00'	99.85'	79°27'24"	N33°19'02"W	92.04'
30	15.00'	23.56'	90°00'00"	N36°35'20"W	21.21'
31	15.00'	23.56'	90°00'00"	N51°24'49"E	21.21'
32	18.90'	27.89'	84°33'48"	N35°52'14"W	25.43'
33	15.00'	23.56'	90°00'00"	N28°02'44"W	21.21'
34	15.00'	23.56'	90°00'00"	S61°57'16"W	21.21'
35	60.00'	83.21'	79°27'24"	S33°19'02"E	76.70'
36	48.00'	66.57'	79°27'24"	N33°19'02"W	61.36'
37	30.43'	44.91'	84°33'48"	S35°52'14"E	40.94'
38	41.96'	61.93'	84°33'48"	N35°52'14"W	56.46'
39	7.00'	11.00'	90°00'00"	N33°09'08"W	9.90'
40	20.00'	31.42'	90°00'00"	N56°50'52"E	28.28'
41	15.00'	36.18'	138°11'23"	S09°03'27"E	28.03'
42	15.00'	12.62'	48°11'23"	S35°56'33"W	12.25'
43	7.00'	11.00'	90°00'00"	N56°50'52"E	9.90'
44	7.00'	11.00'	90°00'00"	N33°09'08"W	9.90'
45	7.00'	11.00'	90°00'00"	N56°50'52"E	9.90'
46	15.00'	23.56'	90°00'00"	N56°50'52"E	21.21'
47	89.08'	15.07'	09°41'37"	S78°09'08"E	15.00'
48	15.00'	23.56'	90°00'00"	N33°09'08"W	21.21'

TANGENT TABLE

#	BEARING	DISTANCE
T-1	S89°15'10"W	18.94'
T-2	N73°02'44"W	14.56'
T-3	S73°02'44"E	10.18'
T-4	N11°50'52"E	10.04'
T-5	S16°57'16"W	9.49'
T-6	N11°50'52"E	23.76'
T-7	N11°50'52"E	20.00'
T-8	N78°09'08"W	4.86'
T-9	S73°02'44"E	22.56'
T-10	S73°02'44"E	20.09'
T-11	N73°02'44"W	42.85'
T-12	N11°39'17"E	9.89'
T-13	S73°02'44"E	18.48'
T-14	S11°50'52"W	18.00'
T-15	N11°50'52"E	21.00'
T-16	N78°09'08"W	26.00'
T-17	S78°09'08"E	15.00'
T-18	S78°09'08"E	3.24'
T-19	N78°09'08"W	20.00'
T-20	S11°50'52"W	6.83'
T-21	N78°09'08"W	30.00'
T-22	N11°50'52"E	20.00'
T-23	S78°09'08"E	5.00'
T-24	S11°50'52"W	5.00'
T-25	S78°09'08"E	10.00'
T-26	S78°09'08"E	19.27'
T-27	N16°57'16"E	15.21'
T-28	S11°50'52"W	3.64'

VACATION AND REPLAT
TRACT B-1, TRACT C, TRACT D-1,
& LOTS 21 THRU 39, RANCHO CABALLERO
TO
TRACTS B-1A, D-1A, C-1 THRU C-9,
& LOTS 21A THRU 35A

RANCHO CABALLERO

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 31 & 32, T11N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1991

RESERVED FOR COUNTY CLERK

SHEET 4 OF 4

DATE:	SEPT. 1991
SCALE:	N/A
DESIGNED:	RDQ
DRAWN:	RDQ
JOB NO.:	32-08-125

SCANNED BY LASON

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

ACS BRASS CAP "12-F13"
NM STATE PLANE COORDINATES
(CENTRAL ZONE)
Y=1,507,570.04 FT. & X=375,652.40 FT.
DELTA ALPHA=-0°14'22"
COMBINED G-G FACTOR=0.9996798

ACS ALUM. CAP "15-F13"
(NO HV DATA AVAILABLE)

TIE: N 37°19'48" W, 160.09'

TIE: N 73°24'22" W 2333.55'

FOUND #5 REBAR

TRACT F
(0.0282 AC.)
NON-VEHICULAR ACCESS
& UTILITY EASEMENT
(SEE NOTE 11)

TRACT G
(0.0225 AC.)
NON-VEHICULAR ACCESS
& UTILITY EASEMENT
(SEE NOTE 11)

TRACT E
(0.0465 AC.)
NON-VEHICULAR ACCESS
& UTILITY EASEMENT
(SEE NOTE 11)

WATER METER EASEMENT-
(See Detail A)

TRACT K
THE ESTATES
AT RANCHO CABALLERO
(DRB -91-245)

MONTANO ROAD, N.W.
(106' R/W)

TRACT H

TRACT A-3
THE ESTATES
AT RANCHO CABALLERO
(DRB -91-245)

TRACT P
THE ESTATES
AT RANCHO CABALLERO
(DRB -91-245)

TRACT L
THE ESTATES
AT RANCHO CABALLERO
(DRB -91-245)

TRACT D-1A
NON-VEHICULAR ACCESS,
DRAINAGE & UTILITY
EASEMENT

EXISTING 10' P.U.E.
(FILED 10-22-80;
MISC. BK. 807,
PG. 307-308)

(PRIVATE STREET)
PLAZA ENCANTADA, N.W.
TRACT B-1A
(SEE NOTE 14)

PRIVATE ACCESS, DRAINAGE
& UTILITY EASEMENT

PLAZA SOÑADA, N.W.

TIERRA DEL RIO, N.W.
(PRIVATE STREET)

TRACT A-1
UTILITY, DRAINAGE &
NON-VEHICULAR ACCESS
EASEMENT

TRACT C-5
(SEE NOTE 13)

15' PRIVATE DRAINAGE & P.U.E.

44' PRIVATE DRAINAGE & P.U.E.
(LOTS 24A THRU 27A ONLY)

PORTION OF EXISTING 10'
P.U.E. VACATED WITH THIS
PLAT (V-91-41)

TIE: S 78°09'08" E, 10.00'

CITY OF ALBUQUERQUE & COMMUNITY
SCIENCES CORP. BRASS CAP "PC-3
(8-F14) N.M. STATE PLANE COORDINATES
(CENTRAL ZONE: Y=1,506,868.481 FT.
X=379,603.988 FT.
DELTA ALPHA=-00°13'54.48"
ELEV.= 4973.07 (3RD ORDER, SPIRIT)
G-G FACTOR = 0.9996800

EXISTING 10' P.U.E.
(FILED 10-22-80;
MISC. BK. 807,
PG. 307-308)

L.D.S. CHURCH PROPERTY

COLUMBUS PARK

TRACT A-1
(0.3166 AC.)

CITY OF ALBUQUERQUE & COMMUNITY
SCIENCES CORP. BRASS CAP "PC-4"
(9-F14) N.M. STATE PLANE COORDINATES
(CENTRAL ZONE): Y=1,506,355.653 FT.
X=378,653.652 FT.
DELTA ALPHA=-00°14'01.02"
G-G FACTOR= 0.99968008

TIE: S 73°02'44" E, 68.15'

POINT OF BEGINNING

N 16°57'16" E
10.00'

N 73°02'44" W

4365.90

4365.90021

DETAIL A 1" = 30'

0 15 30 60 120 180
GRAPHIC SCALE IN FEET:

TRACT AREA TABLE

TRACT NO.	AREA
TRACT A-1	0.3166 AC.
TRACT B-1A	2.6644 AC.
TRACT C-1	0.1358 AC.
TRACT C-2	0.0880 AC.
TRACT C-3	0.0766 AC.
TRACT C-4	0.0892 AC.
TRACT C-5	0.0441 AC.
TRACT C-6	0.0681 AC.
TRACT D-1A	1.1510 AC.
TRACT E	0.0465 AC.
TRACT F	0.0282 AC.
TRACT G	0.0225 AC.

CITY SURVEYOR'S MONUMENTATION PLAN

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS - 0 - SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "P.L.S. NO. 4972".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS -⌀- WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, P.L.S. #4972".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

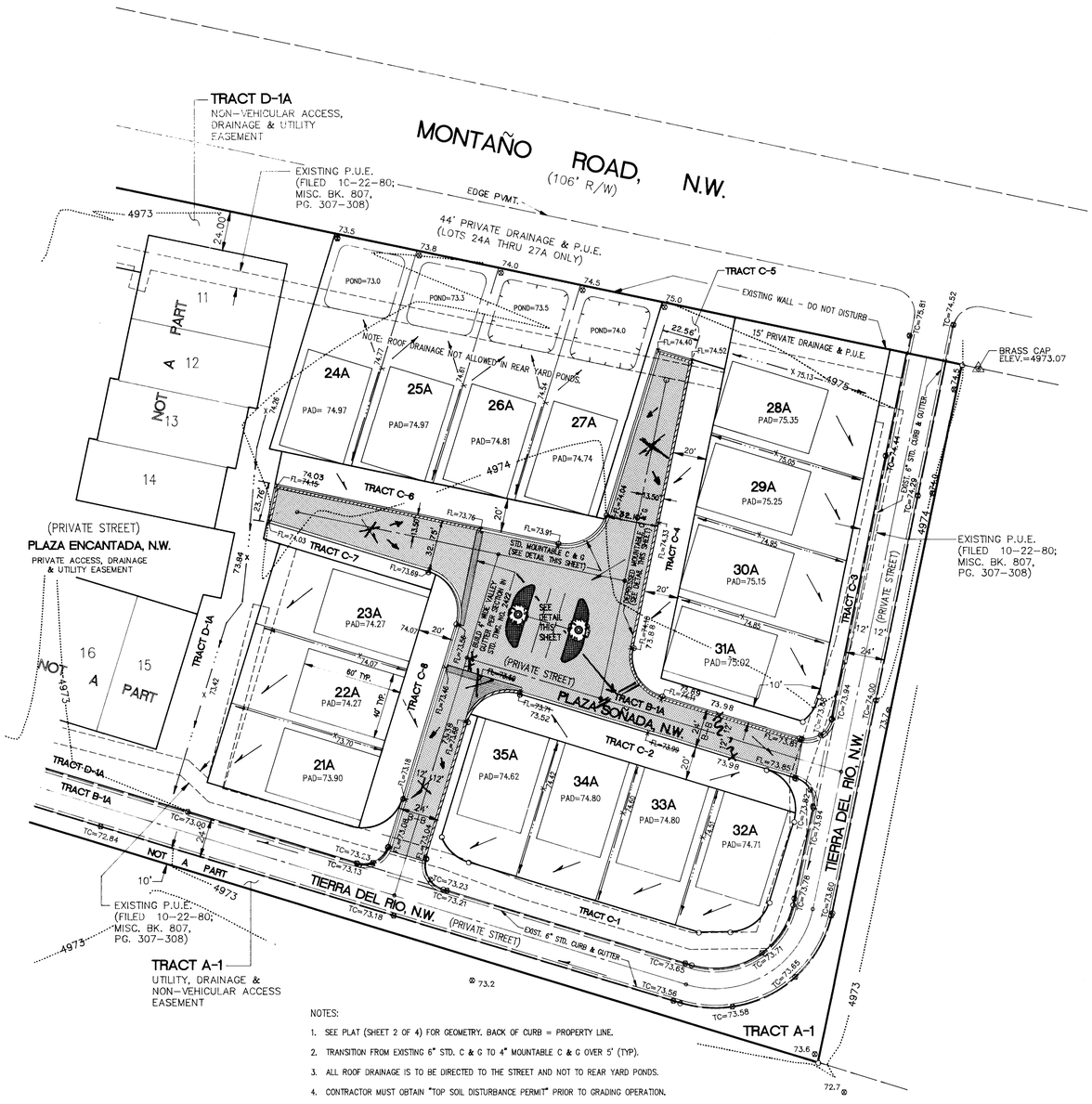
APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 10/03/91

SHEET 3 OF 4

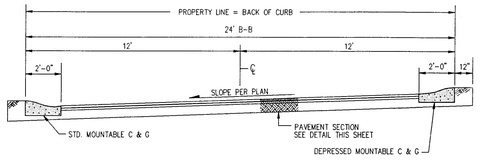
DATE:	SEPT. 1991
SCALE:	1" = 60'
DESIGNED:	RDQ
DRAWN:	RDQ
JOB NO.:	32-08-125

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



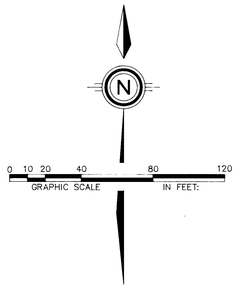
NOTES:

1. SEE PLAT (SHEET 2 OF 4) FOR GEOMETRY. BACK OF CURB = PROPERTY LINE.
2. TRANSITION FROM EXISTING 6" STD. C & G TO 4" MOUNTABLE C & G OVER 5' (TYP).
3. ALL ROOF DRAINAGE IS TO BE DIRECTED TO THE STREET AND NOT TO REAR YARD PONDS.
4. CONTRACTOR MUST OBTAIN "TOP SOIL DISTURBANCE PERMIT" PRIOR TO GRADING OPERATION.



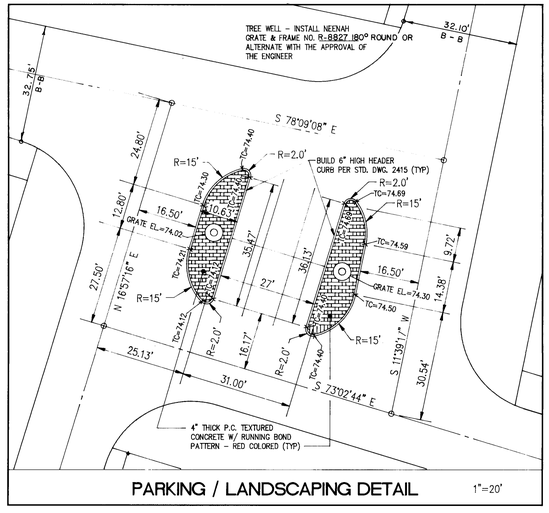
TYPICAL STREET SECTION

SCALE: 1"=4'

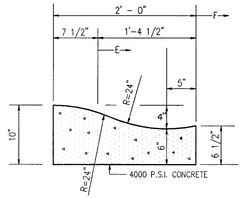


LEGEND

X FL=74.11	PROPOSED CURB FLOWLINE ELEVATION
X 75.05	PROPOSED SPOT ELEVATION
73.6 ⊗	EXISTING SPOT ELEVATION (GRND & TC)
4973	EXISTING CONTOUR W/ INDEX ELEVATION
	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	~~PROPOSED DEPRESSED MOUNTABLE C & G~~ (NO DEPRESSED C & G USED)
	TEXTURED CONCRETE
	SWALE
	FLOW ARROW
	ASPHALT PAVEMENT

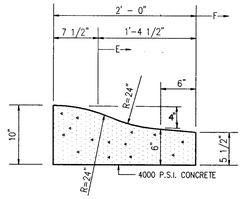


PARKING / LANDSCAPING DETAIL 1"=20'



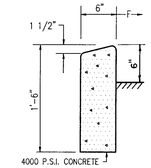
STANDARD MOUNTABLE CURB & GUTTER

SCALE: 1" = 1'



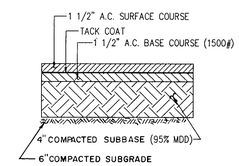
DEPRESSED MOUNTABLE CURB & GUTTER

SCALE: 1" = 1'



HEADER CURB

SCALE: 1"=1'



PAVEMENT SECTION

NTS

GENERAL NOTES: PER DWG. 2415

1. CURBS, GUTTERS & CUT-OFF WALL TO BE CONSTRUCTED OF P.C.C.
2. FOR STANDARD AND MEDIAN C&G PROVIDE CONTRACTION JTS. 6'O.C. MAX., ALSO PROVIDE 1/2" EXP. JTS. 48' O.C. MAX. AT CURB RETURNS & AT EACH SIDE OF DRIVEWAY.
3. FOR ALL OTHER C. & G. PROVIDE CONTR. JTS. AT 10' O.C., PROVIDE EXP. JTS. 50' O.C. & ADJACENT TO BUILDINGS & WALLS.
4. EDGES NOT SPECIF. DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
5. STD. C. & G. SHALL BE USED FOR NEW CONSTR. UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING C. & G. ADJACENT TO EXIST. A.C. PAVEMENT.
7. STD. C. & G. REQUIRE FULL FORM ON ALL FACES EXCEPT WITH PRIOR APPROVAL OF ENGINEER.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 | 4 3 6 5 . 9 0 | 0 3 9 2

RECORD DRAWINGS AS-BUILT

I HEREBY CERTIFY THAT THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH INFORMATION FURNISHED BY COMMUNITY SCIENCES CORPORATION AND ALBUQUERQUE ASPHALT, INC. TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED.

BY: Michael J. Yost 4/3/92
MICHAEL J. YOST DATE
N.M.P.E. NO. 9665

MICHAEL J. YOST NEW MEXICO 9665 REGISTERED PROFESSIONAL ENGINEER

SCANNED BY BY LASON

APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY DATE

AS BUILT INFORMATION

CONTRACTOR: ALB. ASPHALT, INC.
WORK STARTED BY: ALB. ASP. DATE 2/92
INSPECTORS ACCEPTANCE BY: CSC DATE 3/92
FIELD VERIFICATION BY: CSC DATE 3/92
DRAWINGS CORRECTED BY: CSC DATE 4/92
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

CITY OF ALBUQUERQUE BRASS CAP "PC-3" (8F-14), LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO ROAD, N.W., 10' EAST OF THE N.E. CORNER OF RANCHO CABALLERO SUBDIVISION.
ELEVATION = 4973.07

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1.	COMMUNITY SCIENCES	8/91

ENGINEER'S SEAL

MICHAEL J. YOST NEW MEXICO 9665 REGISTERED PROFESSIONAL ENGINEER

NO.	REMARKS	DATE	BY
	REVISIONS		
	DESIGN	DATE OCT., 1991	DESIGNED BY M.J.Y.
		DATE OCT., 1991	DRAWN BY R.D.Q.
		DATE OCT., 1991	CHECKED BY M.J.Y.

DATE: OCTOBER, 1991
SCALE: 1" = 40'
DESIGNED: M.J.Y.
DRAWN: R.D.Q.
JOB NO.: 32-08-PRE.

community sciences corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

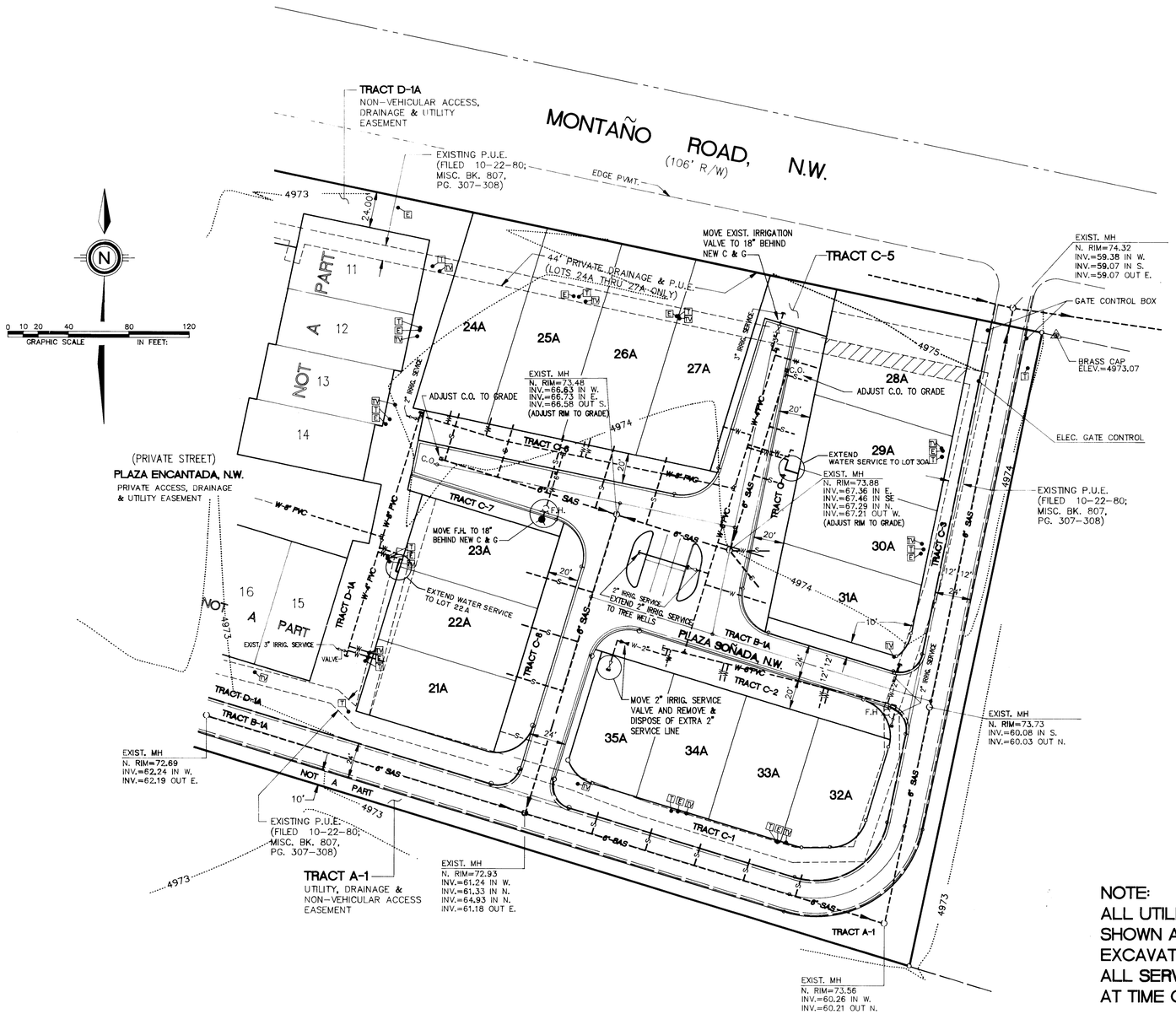
TITLE: RANCHO CABALLERO - LOTS 21A THRU 35A (PRIVATE STREET) PLAZA SONADA, N.W.
GRADING & PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		11-18-91			
Trans. Dev		11-15-91			
Utility Dev		11-14-91			
HYDRO.		11-05-91			

DRAWING NO. 4365.90 | MAP NO. F-13, F-14 | SHEET 3 OF 4

129976 \3208\GRPLAN

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



UTILITY LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
- EXISTING 4" SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING CAP OR PLUG
- BENDS (22.5° AND 45° SHOWN)
- EXISTING WATER SERVICE
- EXISTING GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING PNM PEDESTAL
- EXISTING TELE. PEDESTAL
- EXISTING CABLE TV PEDESTAL

NOTE: SEE PLAT (SHEET 2 OF 4) FOR GEOMETRY. BACK OF CURB = PROPERTY LINE.

NOTE:
ALL UTILITY LINES AND SERVICES SHOWN ARE EXISTING. CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL SERVICE STUBS - THIS SHALL OCCUR AT TIME OF GRADING OPERATION.

PRIVATE WATER AND SEWER SYSTEM TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1.	COMMUNITY SCIENCES	8/91

BENCH MARKS
CITY OF ALBUQUERQUE BRASS CAP "PC-3" (8F-14), LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO ROAD, N.W., 10' EAST OF THE N.E. CORNER OF RANCHO CABALLERO SUBDIVISION.
ELEVATION = 4973.07

AS BUILT INFORMATION

CONTRACTOR	ALB. ASPHALT, INC.	
WORK STAKED BY	ALB. ASP.	DATE 2/92
INSPECTED BY		
ACCEPTANCE BY	CSC	DATE 3/92
FIELD VERIFICATION BY	CSC	DATE 3/92
DRAWINGS CORRECTED BY	CSC	DATE 4/92

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

ENGINEER'S SEAL
MICHAEL J. YOST NEW MEXICO 9665 REGISTERED PROFESSIONAL ENGINEER
10/31/91

MICHAEL J. YOST NEW MEXICO 9665 REGISTERED PROFESSIONAL ENGINEER

RECORD DRAWINGS AS-BUILT

I HEREBY CERTIFY THAT THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH INFORMATION FURNISHED BY COMMUNITY SCIENCES CORPORATION AND ALBUQUERQUE ASPHALT, INC. TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED.

BY: Michael J. Yost 4/3/92
MICHAEL J. YOST DATE
N.M.P.E. NO. 9665

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY M.J.Y. DATE OCT., 1991
DRAWN BY R.D.Q. DATE OCT., 1991
CHECKED BY M.J.Y. DATE OCT., 1991

DATE: OCTOBER, 1991
SCALE: 1" = 40'
DESIGNED: M. J. Y.
DRAWN: R. D. Q
JOB NO.: 32-08-PRE.

Community Sciences Corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO CABALLERO - LOTS 21A THRU 35A (PRIVATE STREET) PLAZA SONADA, N.W.
UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		11-18-91	WATER		11-14-91
TRANSPORTATION		11-15-91	WASTE WATER		"
HYDROLOGY		11-05-91			

PROJECT NO. 4365.90
MAP NO. F-13 F-14
SHEET 4 OF 4

2G 4365.90 0492

SCANNED BY BY LASON

\3208\UTILITY
141467