

CONSTRUCTION PLANS FOR

LAS LOMITAS

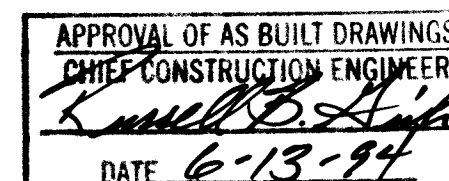
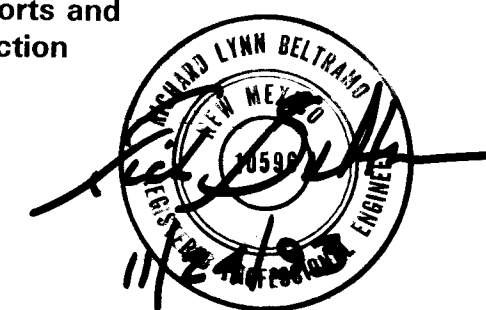
UNIT IIA

DRAINAGE, GRADING, PAVING AND UTILITY IMPROVEMENTS

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GRADING CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of as-built survey information, certify the site grading and drainage improvements are substantially complete and in accordance with the approved drainage reports and approved construction plans. This certification does not address construction methods, techniques, performance, or compliance to plan specifications.



SURVEYOR'S CERTIFICATION

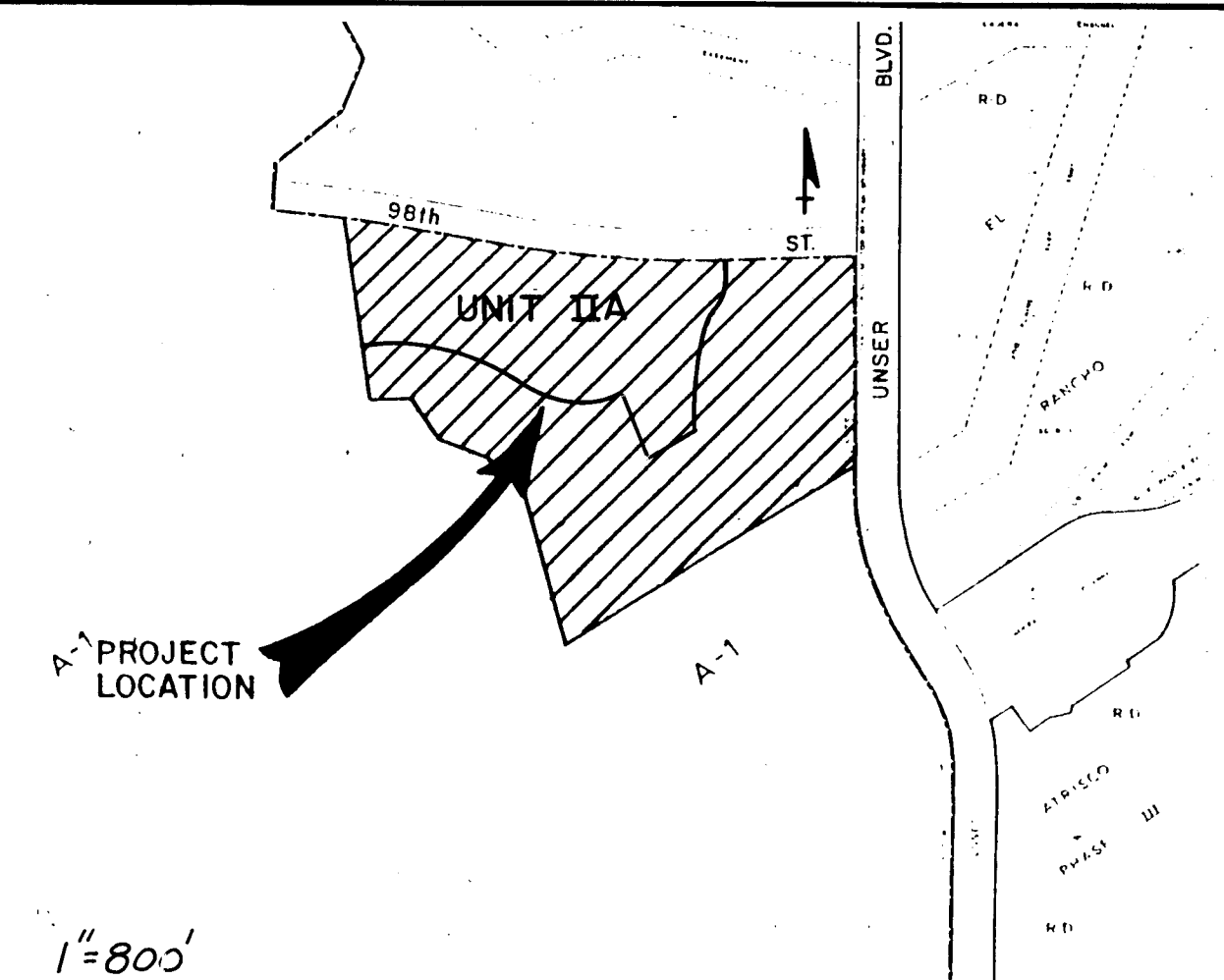
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concept, calculations, engineering, or intent of the record drawings.



Timothy Aldrich, P.S. No. 7719 Date 11-5-93

SCANNED BY
BYLASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-4422-91-1-21



VICINITY MAP

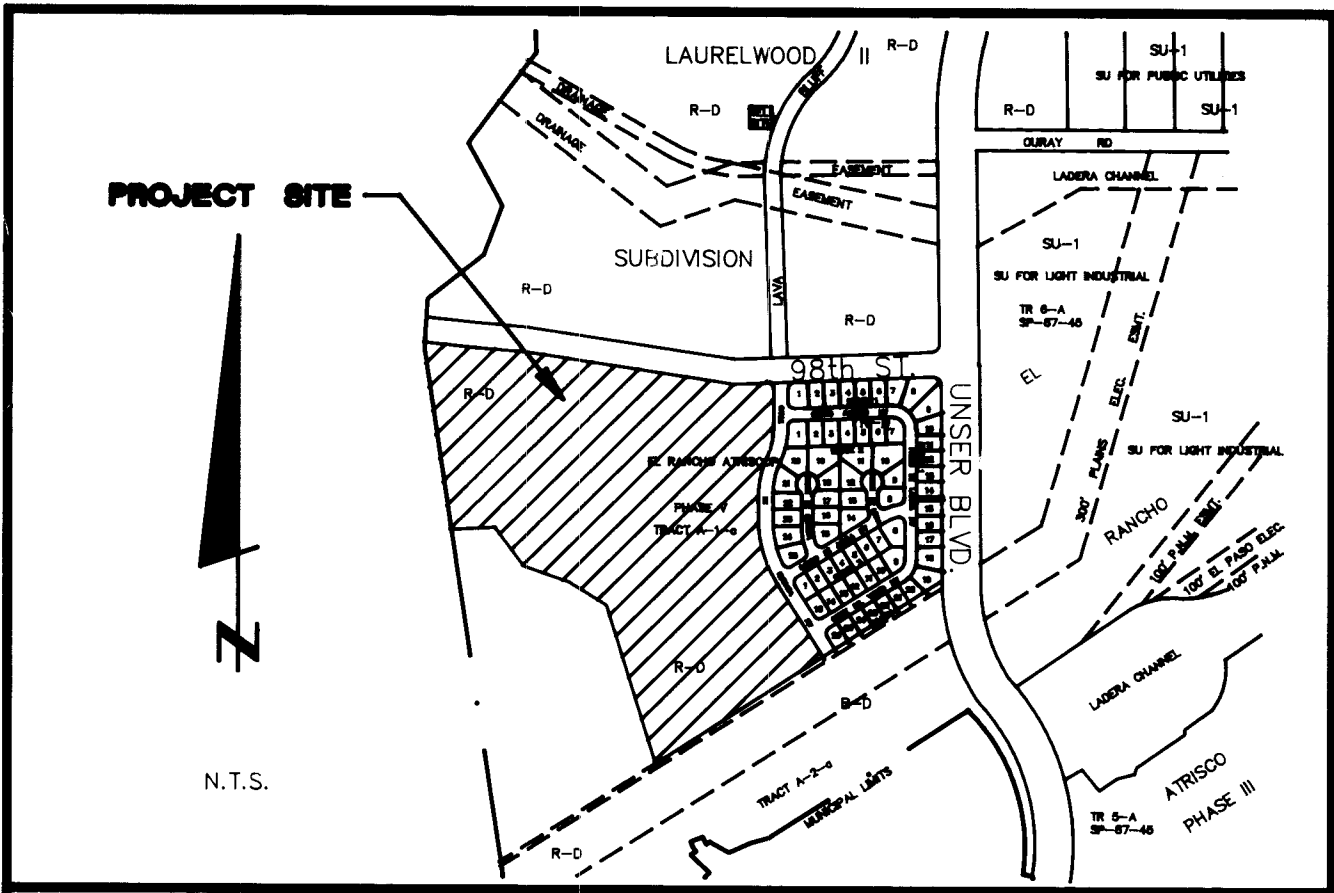
H-9

GENERAL NOTES:

- All work detailed on these plans to be performed under contract, and unless stated otherwise or provided for hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications, Public Works Construction, 1986 Edition.
- Two working days prior to any excavation, the 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 location of existing utilities being connected to and all potential obstructions. Should a conflict exist, the contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
- 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 maintain access to adjacent properties during construction.
- All gas, electric, telephone lines, cables and appurtenances encountered during construction that require relocation shall be done by the responsible utility. The contractor shall be responsible for coordination of all necessary utility adjustments.
- It shall be the contractor's responsibility to protect and maintain in service all existing utilities.
- The contractor shall be required to confine his work within the construction limits and/or public right of way or easements to preserve existing vegetation and private property. Overnight parking of equipment and/or storage of materials is not allowed except by permission of Owner. Restoration of private improvements will be at the contractor's expense.
- A disposal site for all excess excavation material, asphaltic paving, concrete curbs and sidewalks, etc. shall be obtained by the contractor in compliance with applicable environmental regulations and approved by the Field Engineer. All costs incurred in obtaining a disposal site and haul thereto shall be considered incidental to the project and no separate measurement or payment shall be made.
- When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the Project Engineer, to remove any broken or cracked pavement.
- Three (3) working days prior to beginning construction the Contractor shall submit to the 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. See Section 19 of the specifications.
- All Final Backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by Section 701.14.2 and Standard Drawing Number 2315.
- Contractor shall submit a Revegetation Plan to Engineer for prior approval.

REV	SHEETS	CITY	ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS										

ENGINEER'S SEAL 	AVID ENGINEERING, INC. Civil • Structural • Transportation 6100 Seagull Street NE • Suite 102 Albuquerque, NM 87109 • (505) 881-5357	APPROVED FOR CONSTRUCTION
PROJECT NUMBER 4422.91		SHEET OF 1 21



LOCATION MAP

H-9

SP NO. 92061110380161

PURPOSE OF PLAT

1. Dedicate public right-of-way for residential streets.
2. Grant temporary Sanitary Sewer and Waterline Easements.
3. Grant Public Utility Easements.
4. Subdivide Las Lomitas, Unit II into Las Lomitas, Unit IIA containing 96 lots and Las Lomitas, Unit IIB.

OWNER'S FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof. Said owner and/or proprietor does hereby dedicate all public street right-of-way to the City of Albuquerque in fee simple. Said owner and/or proprietor does hereby grant temporary sanitary sewer and waterline easements and public utility easements as shown hereon and granted for the common and joint use and benefit of:

1. 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.
2. 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.
3. U.S. West for the installation, maintenance and service of all buried and aerial communications lines and other related equipment and facilities reasonably necessary to provide communications services, including but not limited to above ground pedestals and closures.
4. Jones Interchange for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable television 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 electrical 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 Electrical Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

By approving this document, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or document.

THE PRESLEY COMPANIES

Charles Reynolds, President Date

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 1 day of Sept. 1992 the foregoing instrument was acknowledged before me.

Sharon K Moore

Notary Public

8-30-94

PLAT FOR
LAS LOMITAS
UNIT IIA AND UNIT IIB
A SUBDIVISION OF THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1992

APPROVED AND ACCEPTED BY

Subdivision Case No. _____

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

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

Albuquerque Metropolitan Arroyo Flood Control Authority Date

Traffic Div., City of Albuquerque, N.M. Date

Water Utilities Dept., City of Albuquerque, N.M. Date

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

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

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

County Treasurer, Bernalillo County, N.M. Date

Gas Company of New Mexico Date

U.S. West Telecommunications Date

Public Service Company of New Mexico Date

Jones Interchange, Inc. Date

SURVEYOR'S CERTIFICATION

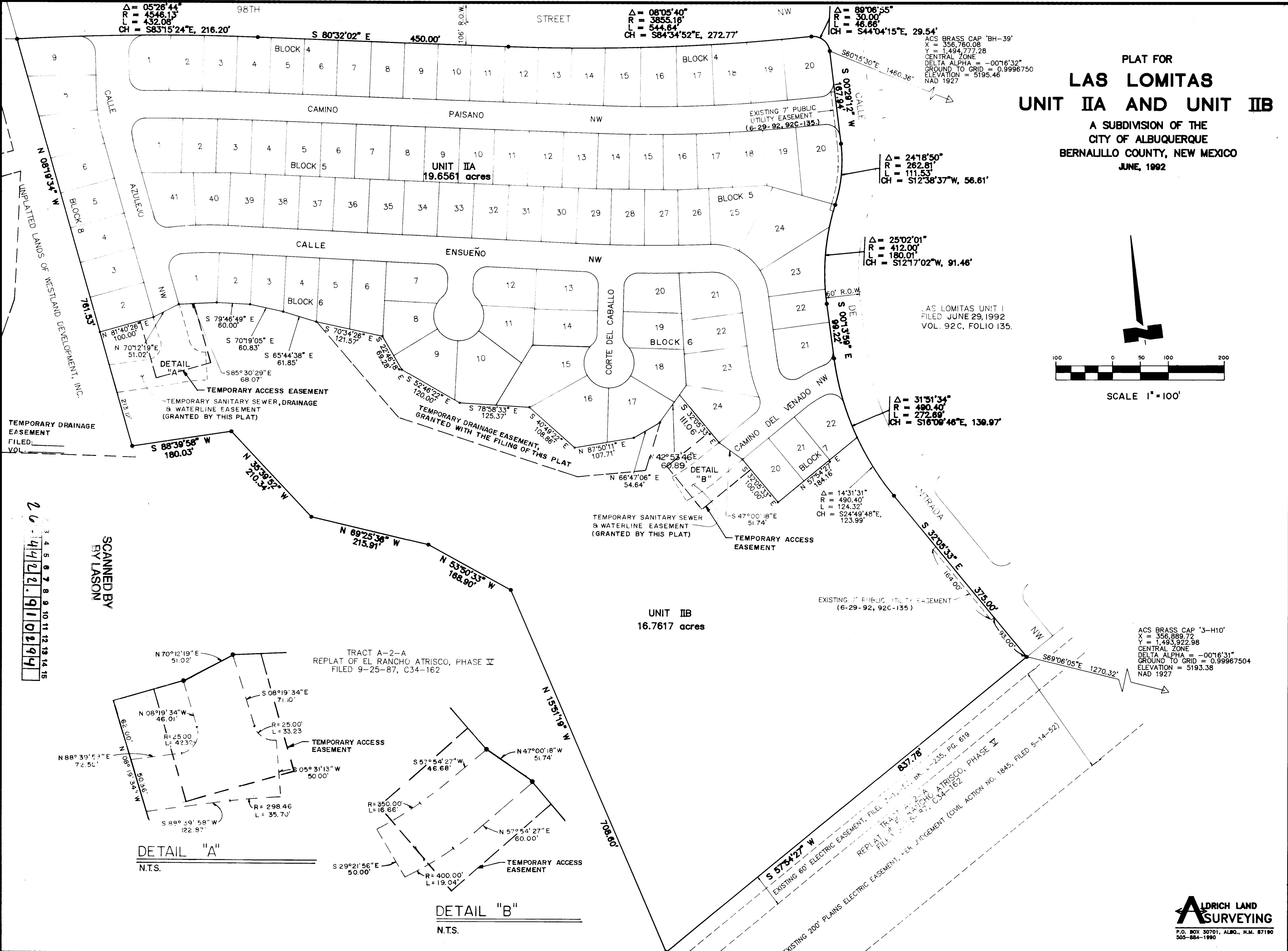
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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, P.S. No. 7719



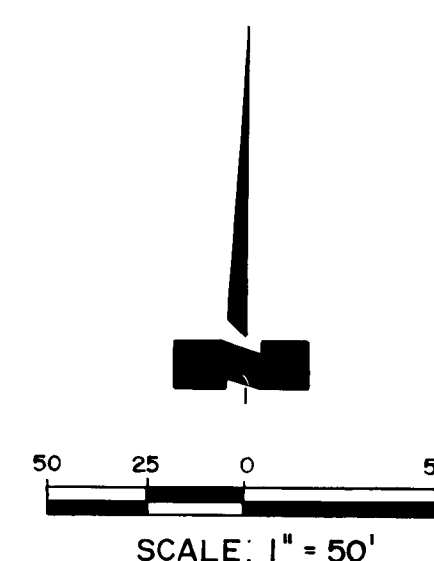
ALDRICH LAND
SURVEYING
P.O. BOX 50701, ALBUQUERQUE, N.M. 87190
505-884-1990

SHEET 1 OF 4



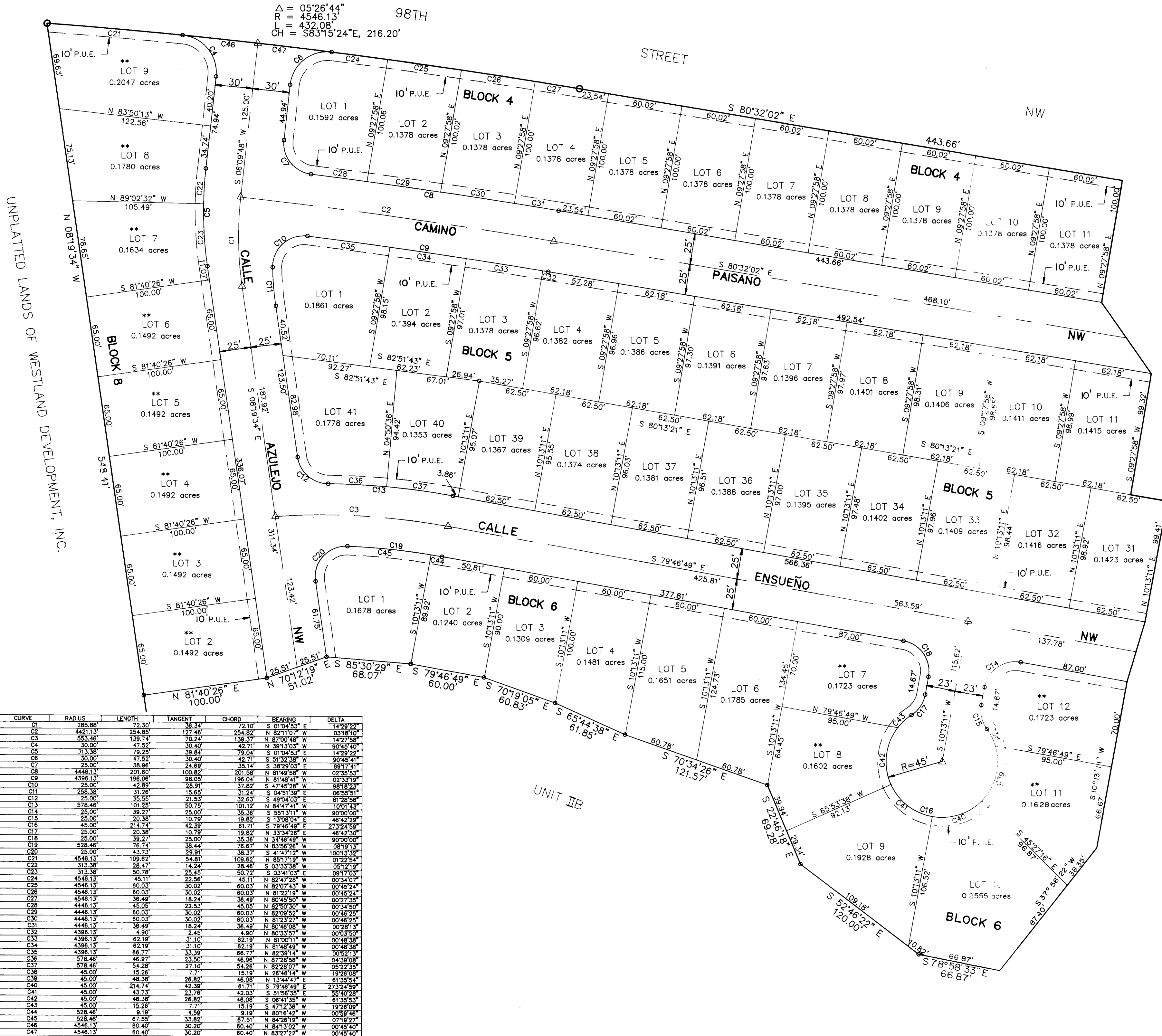
SHEET 2 OF 4

PLAT FOR
LAS LOMITAS
UNIT IIA AND UNIT IIB
A SUBDIVISION OF THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1992

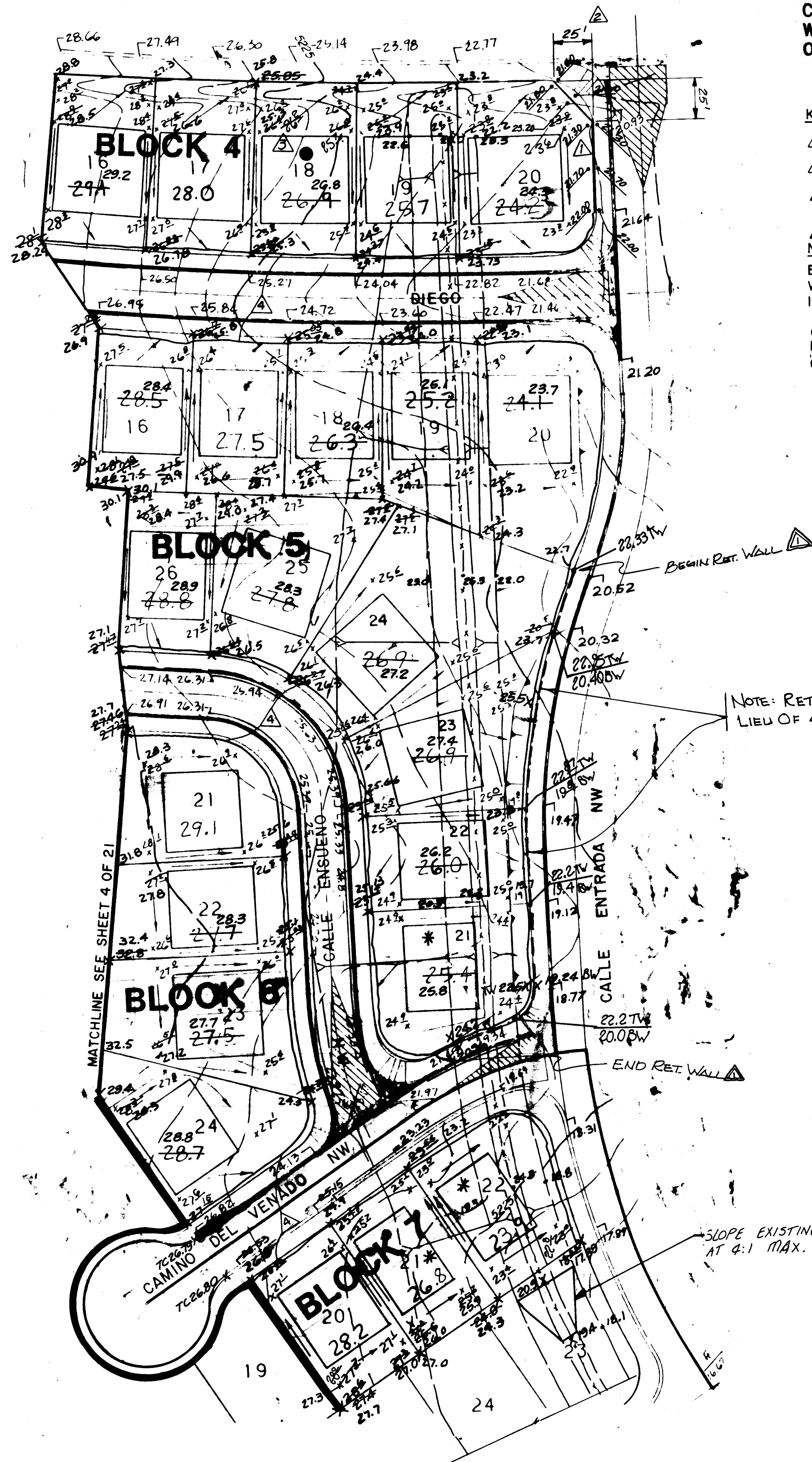


SEE SHEET 4

UNPLATTED LANDS OF WESTLAND DEVELOPMENT, INC.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C22	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C23	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C24	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C25	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C26	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C27	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C28	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C29	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C30	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C31	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C32	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C33	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C34	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C35	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C36	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C37	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C38	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C39	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C40	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C41	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C42	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C43	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C44	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C45	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C46	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C47	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C48	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C49	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"
C50	254.85	127.43	127.43	180.00	S 07°25'53" E	149°29'23"



NOTE:
UNIT IIA CONSTRUCTION LIMIT IS
BACK OF CURB, WEST SIDE OF
CALLE DE ENTRADA, EXCEPT FOR
WHEELCHAIR RAMPS EACH SIDE
OF CALLE DE ENTRADA AT 98th ST.

KEYED NOTES:

- △ PERIMETER GARDEN WALL
- △ WALL LOCATION
- △ CONTRACTOR TO COORDINATE POLE RELOCATION.
- △ TEMPORARY EROSION CONTROL BERM

NOTE:

ENTRANCE GARDEN WALL TO MATCH EXISTING
WALL ON OPPOSITE SIDE OF CALLE ENTRADA
IN HORIZONTAL LOCATION, FINISH AND DETAIL.

CONTRACTOR SHALL OBTAIN A TOP SOIL
DISTURBANCE PERMIT PRIOR TO BEGINNING
ANY EARTHWORK CONSTRUCTION.

NOTE: RETAINING WALL CONSTRUCTED IN
LIEU OF 4:1 SLOPE.

GRADING CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of
as-built survey information, certify the site grading and drainage improvements are
substantially complete and in accordance with the approved drainage reports and
approved construction plans. This certification does not address construction
methods, techniques, performance, or compliance to plan specifications.



SCANNED BY
BY LASON

APPROVED FOR ROUGH GRADING
+/- 1 FT.

* *Robert Allen* 03-03-93
CITY OF ALBUQUERQUE
HYDROLOGY DEPT.

* Offsite Easements required
Prior to Work Order
Approval

LEGEND

- TEMPORARY EROSION CONTROL BERM
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE OF STREET
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TOP OF CURB ELEVATION
- EXISTING ASPHALT PAVING
- PROPOSED VALLEY GUTTER
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FLOWLINE ELEVATION
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED PAD & PAD ELEVATION
- PROPOSED WATER BLOCK
- PROPOSED STANDARD CURB & GUTTER

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Sangre Street NE • Suite 102
Albuquerque, NM 87109 • (505) 881-6367

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LAS LOMITAS SUBDIVISION

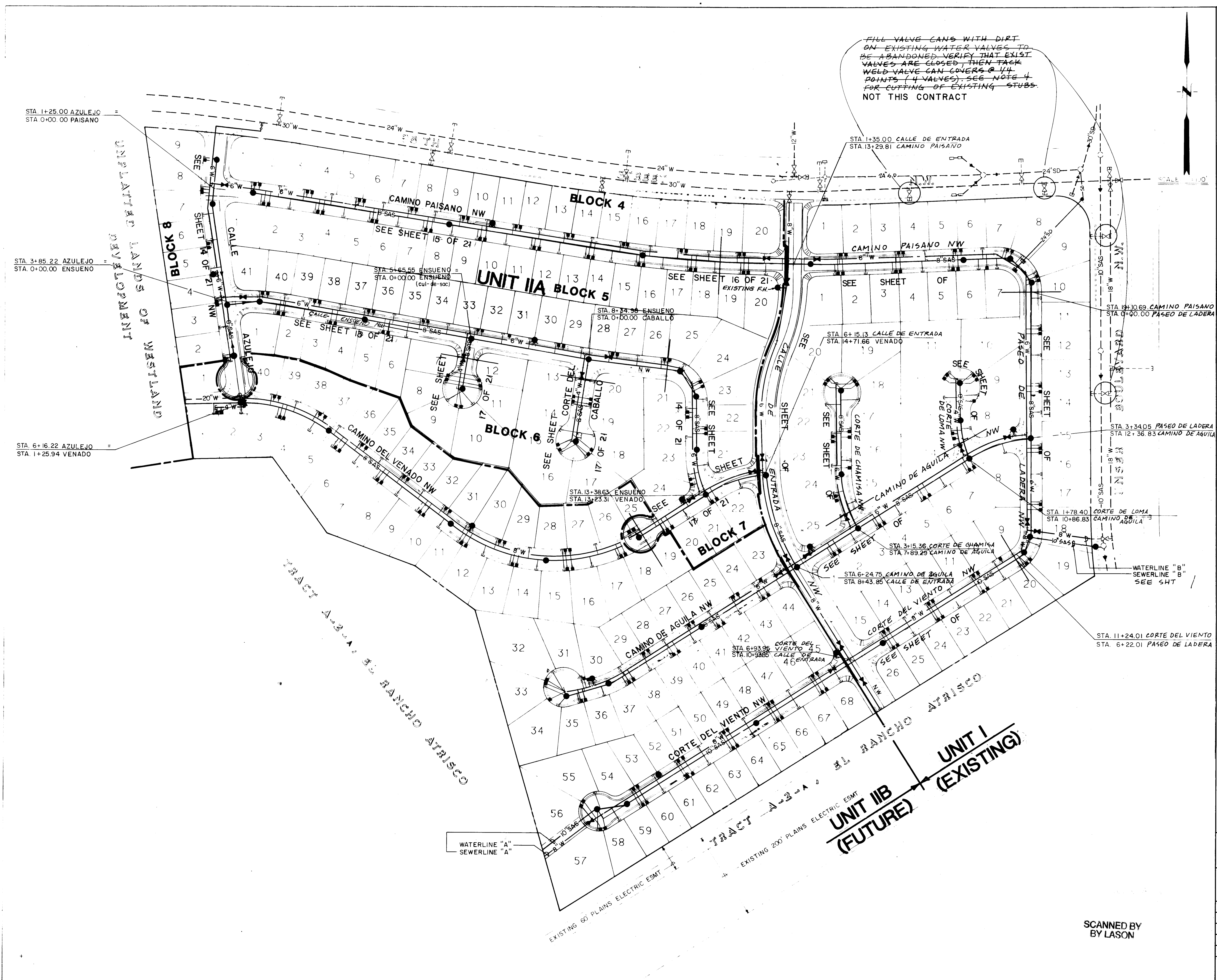
GRADING PLAN

DATE	APPROVAL	DESIGNED BY	DATE
5-13-93	HYDRO.	<i>Allen</i>	4-15-93
3-18-93			
4-14-93			

DRAWING NO.	MAP NO.	SHEET	OF
4422.91	H-9	5	21

AS BUILT INFORMATION	BENCH MARKS	FIELD NOTES	NO.	DATE	BY
CCM	Two station is located on the west mesa under power lines running NE-SW, in the middle of pylons #76-2, approximately 0.2 miles north of Ladera Drive N.W., and approximately 111 feet west of the centerline of Unser Boulevard N.W. The station mark is an ADS brass tablet set in concrete 0.5 feet above the ground stamped "2-19 1988". MBLD ELEVATION = 5287.23				

ENGINEER'S SEAL	REVISIONS
	NO. DATE
	12-53 RETAINING WALL REPLACED SLOPE
	REMARKS
	DES



FILL VALVE CANS WITH DIRT ON EXISTING WATER VALVES TO BE ABANDONED. VERIFY THAT EXIST VALVES ARE CLOSED, THEN TACK WELD VALVE CAN COVERS @ 1/4 POINTS (4 VALVES). SEE NOTE 4 FOR CUTTING OF EXISTING STUBS. NOT THIS CONTRACT

UTILITY CONSTRUCTION NOTES:
1. RESTRAINED JOINTS INCIDENTAL TO WATERLINE CONSTRUCTION.

LEGEND

- W --- EXISTING WATERLINE
- SAS --- EXISTING SANITARY SEWER
- MANHOLE --- EXISTING MANHOLE
- HYDRANT --- EXISTING FIRE HYDRANT
- GATE VALVE --- EXISTING GATE VALVE
- W --- PROPOSED WATERLINE
- SAS --- PROPOSED SANITARY SEWER
- MANHOLE --- PROPOSED MANHOLE
- HYDRANT --- PROPOSED FIRE HYDRANT
- GATE VALVE --- PROPOSED GATE VALVE
- CAP OR PLUG --- PROPOSED CAP OR PLUG
- SINGLE METER --- PROPOSED SINGLE METER
- DOUBLE METER --- PROPOSED DOUBLE METER
- SERVICE LINES --- PROPOSED SERVICE LINES
- SANITARY SEWER --- PROPOSED SANITARY SEWER
- SERVICE LINE --- PROPOSED SERVICE LINE
- CROSS, TEE OR ELBOW --- PROPOSED CROSS, TEE OR ELBOW
- PROJECT LIMITS --- PROJECT LIMITS

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	BY	STATION	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
CCM	4/15/93	CCM	POWER LINES RUNNING NE-SW IN THE MIDDLE OF PYLONS #76-2, APPROXIMATELY 0.2 MILES NORTH OF LADERA DRIVE N.W., AND APPROXIMATELY 111 FEET WEST OF THE CENTERLINE OF UNTER BOULEVARD N.W. THE STATION MARK IS AN ACS BRASS TABLET SET IN CONCRETE 0.6 FEET ABOVE THE GROUND. STAMPED "219 1980"								
MICRO-FILM INFORMATION			RECORDED BY			NO.			MSLD ELEVATION = 5207.23		

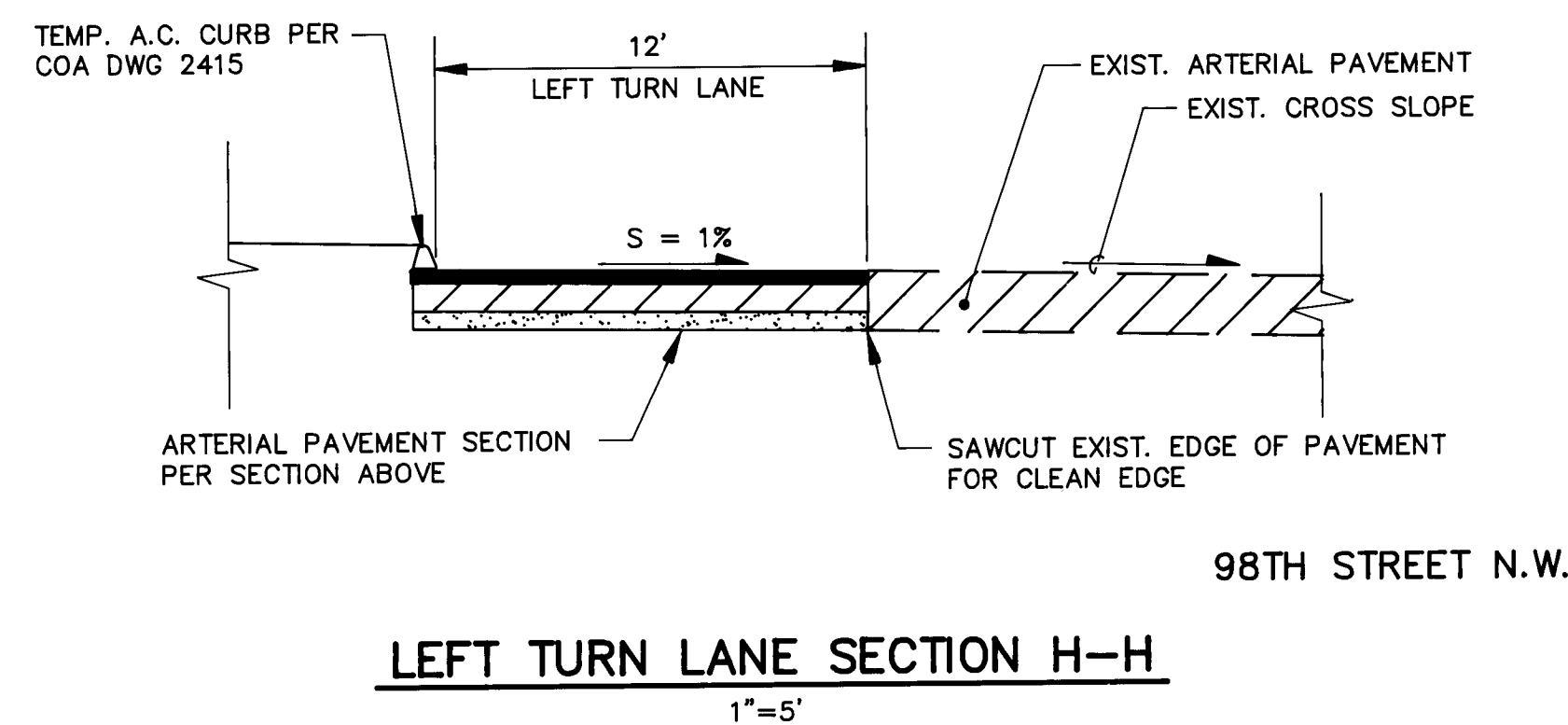
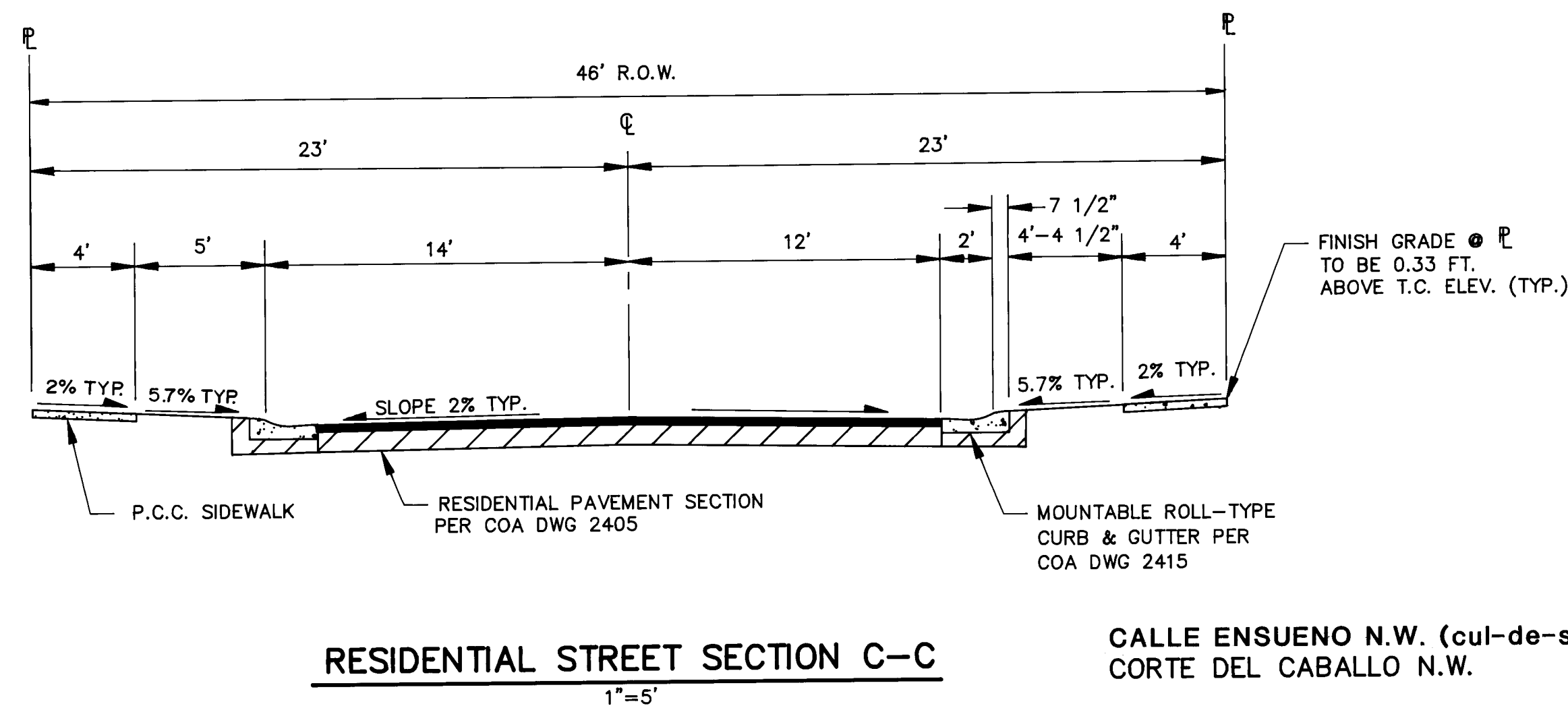
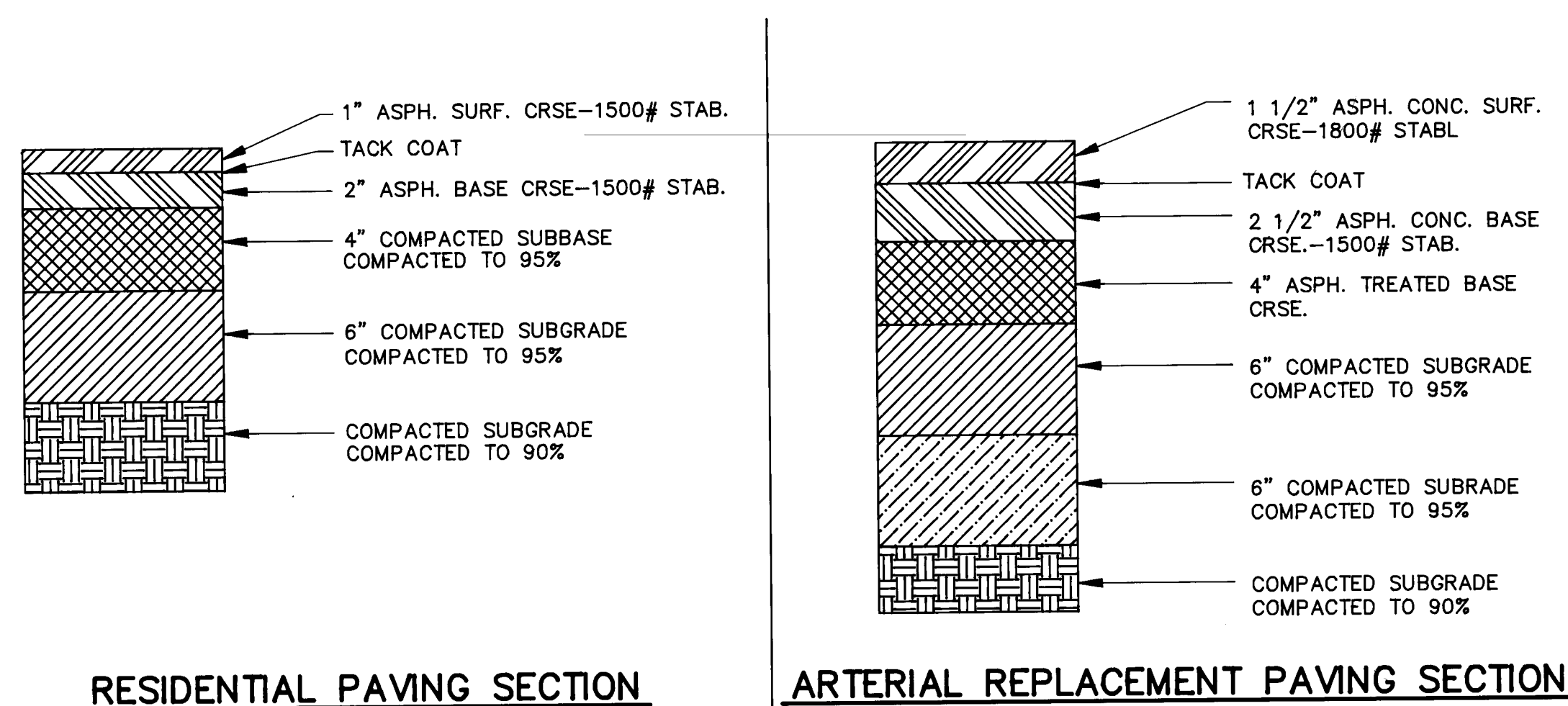
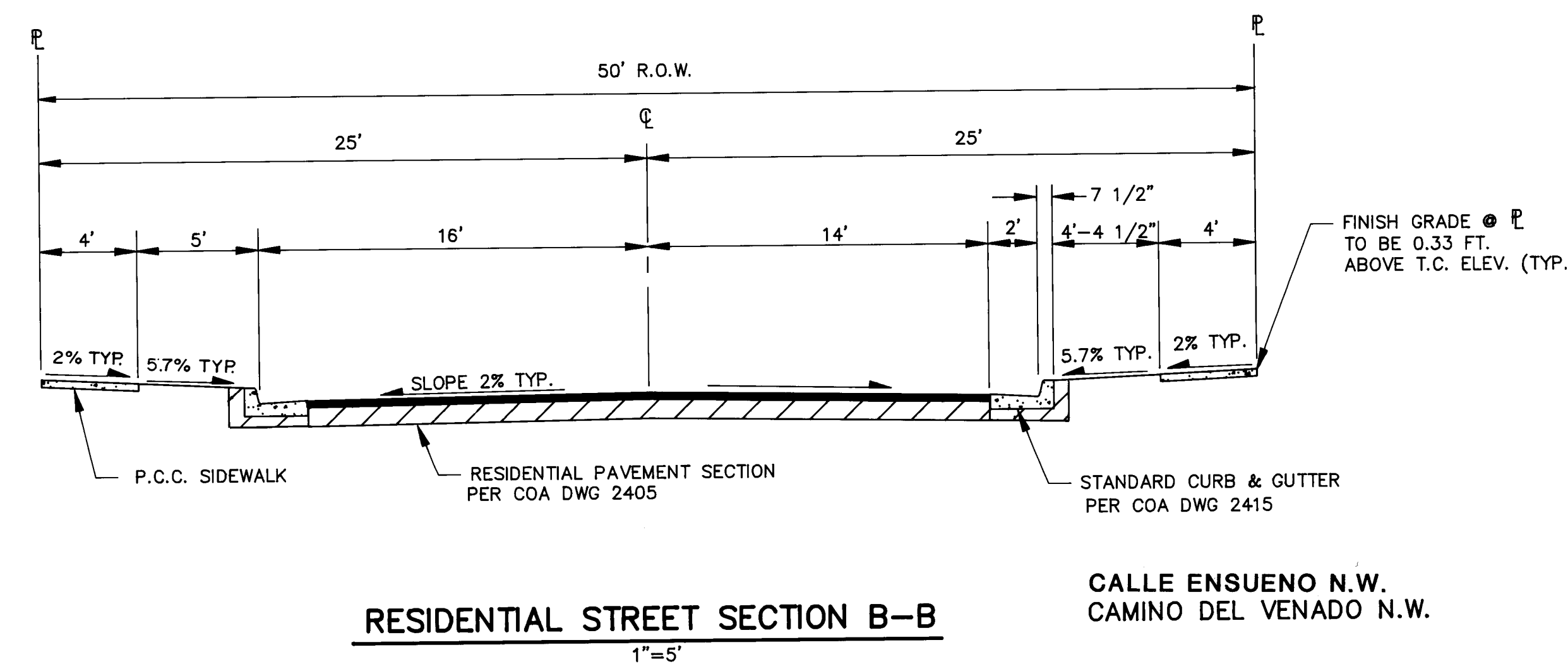
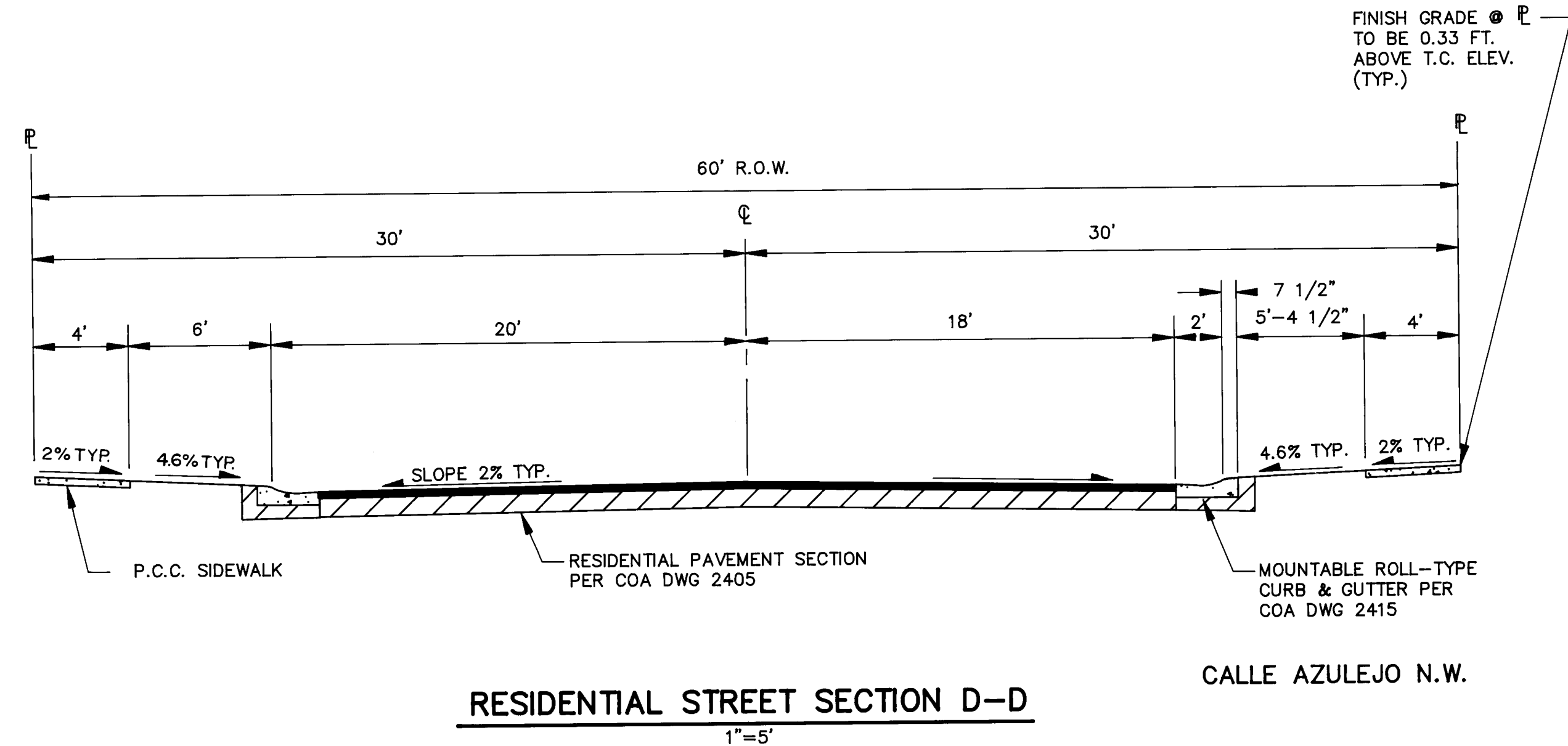
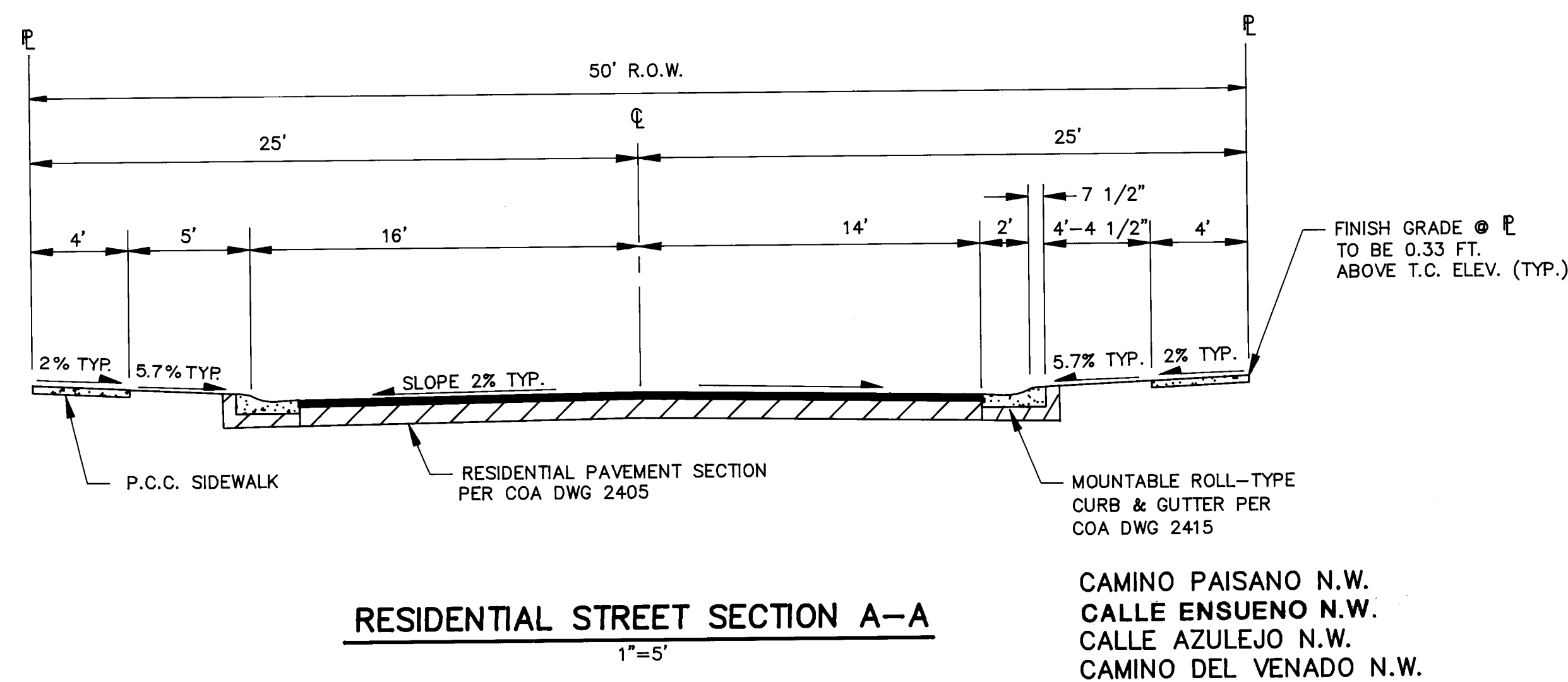
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	5/13/93	Water	<i>[Signature]</i>	4/14/93
Transportation	<i>[Signature]</i>	5/18/92	Waste Water		
Hydrology	<i>[Signature]</i>	4-15-93			

DRAWING NO.	MAP NO.	SHEET	OF
4422.91	H-9	7	21

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS LOMITAS SUBDIVISION
OVERALL UTILITY PLAN

SCANNED BY LASON



SCANNED BY
BY TASON

26-4422.91-18-21

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS LOMITAS STREET PAVING SECTIONS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	5-13-93	Water	<i>[Signature]</i>	<i>[Signature]</i>
Transportation	<i>[Signature]</i>	5-14-93	Waste Water	<i>[Signature]</i>	<i>[Signature]</i>
Hydrology	<i>[Signature]</i>	5-15-93			
DRAWING NO.	4422.91	MAP NO. H-9	SHEET NO. 18	NO. 21	

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	THE STATION IS LOCATED ON THE WEST LINES RUNNING NE-SW, IN THE MIDDLE OF PLYMOUTH DRIVE N.W., APPROXIMATELY 0.2 MILES NORTH OF LADERA DRIVE N.W., AND APPROXIMATELY 111 FEET WEST OF THE CENTERLINE OF INSUR BOULEVARD N.W. THE STATION MARK IS AN A.C. BRASS TABLET SET IN CONCRETE 0.6 FEET ABOVE THE GROUND STAMPED '2-H9 1980', M.S.D. ELEVATION=9207.23	CONTRACTOR	DATE
				CCM	
				WORK BY	DATE
				INSPECTOR'S ACCEPTANCE BY	DATE
				VEGETATION BY	DATE
				DRAWINGS BY	DATE
				RECORDED BY	DATE
				NO.	

