

CONSTRUCTION PLANS FOR

LAS LOMITAS, UNIT IIB SUBDIVISION

DRAINAGE, GRADING, PAVING, AND UTILITY IMPROVEMENTS

INDEX

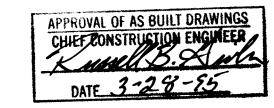
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SCANNED BY

BY LASON

SURVEYOR'S CERTIFICATION

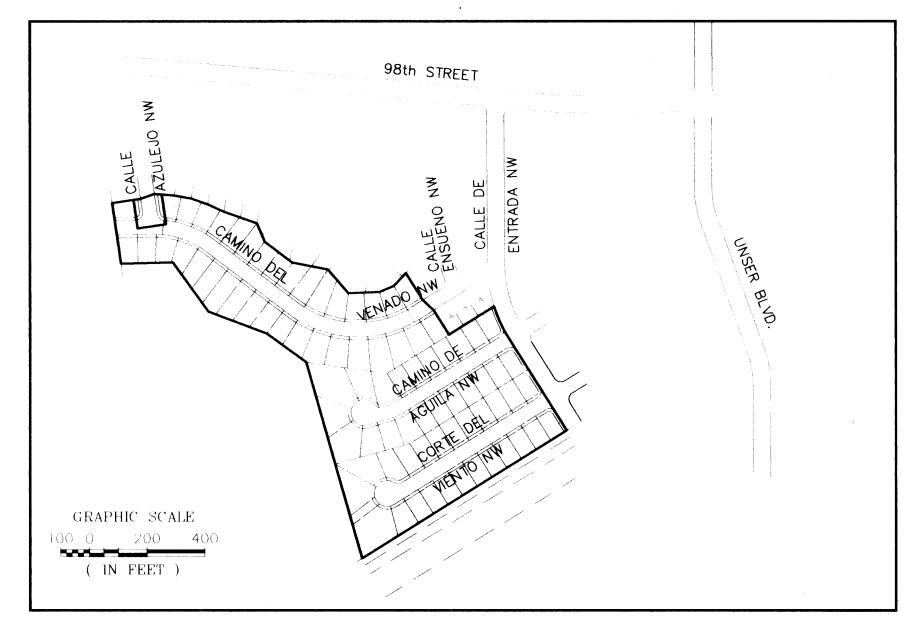
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the '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 ancepts, calculations,

2.23.95
Date

TOSOF SEE

RECORD DRAWING CERTIFICATION

I, Rick Beltramo, having conducted periodic site inspections and directed daily inspections and having directed the collection of as-built survey information, hereby certify that the record information shown is correct and true to the best of my knowledge. Constructed improvements are substantially complete and comply with the approved city Work Order construction plans and specifications.



LOCATION MAP ZONE ATLAS MAP H-9-Z

GENERAL NOTES

1. 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, LIPDATE NO. 4

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE 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 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.

4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING SAFETY AND HEALTH.

5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION

6. 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.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.

8. 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 PROPERTY OWNER. RESTORATION OF PRIVATE IMPROVEMENTS WILL BE AT THE CONTRACTOR'S EXPENSE.

9. 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.

10. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWOUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.

11. 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.

12. 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

13. CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.

14. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THEN 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 BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF PAVEMENT OF 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 STANDARD SPECIFICATIONS.

V. SHEETS CITY ENGINEER DATE USER DEPARTMENT DATE USER DEPARTMENT DATE

APPROVAL OF REVISIONS

10500 DE STORE STO

PLANS PREPARED UNDER DIRECTION OF

(ivil • Structural • Transportation

APPROVED FOR CONSTRUCTION

Structural Transportation
5100 Seagull St. Nf. Saute 102
Albuquerque, NM 87109 (505) 881 5352

PROJECT NO.

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SHEET 1 OF 19

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A tract of land situate within the Town of Atrisco Grant within projected Section 9, Township 10 North, Range 2 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being all of UNIT IIB, LAS LOMITAS as the same is shown and designated on said plat filed for record on May 6, 1993 in Volume 93C, Folio 128 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being on the northerly boundary line of TRACT A-2-A, EL RANCHO ATRISCO, PHASE V as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 25, 1987 in Volume C34, Folio 162, and further being on the westerly right-of-way line of Calle De Entrada N.W. from whence the Albuquerque Control Survey Monument "3-H10" bears S 69°06'05" E, 1270.32 feet;

THENCE leaving said right-of-way line along said boundary line

S:57°54'27" W, 837.78 feet to the southwest corner;

THENCE continuing N 15°51'19" W, 708.60 feet to a point;

THENCE continuing N 53°50'33" W, 168.90 feet to a point;

THENCE continuing N 69° 25'36" W, 215.91 feet to a point;

THENCE continuing N 35° 39'52" W, 210.34 feet to a point;

THENCE continuing \$ 88° 39'58" W, 180.03 feet to a point;

THENCE leaving said boundary line N 08° 19'34" W, 213.12 feet to the northwest corner, said point being common with the southwest corner of LOT 2, BLOCK 8, LAS LOMITAS, UNIT IIA as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 1993 in Volume 93C, Folio 128;

THENCE N 81° 40'26" E, 100.00 feet to a point, said point being common with the southeast corner of said LOT 2, BLOCK 8, and further being on the west right—of—way line of Calle Azulejo N.W.;

THENCE leaving said right—of—way line N 70°12'19" E, 51.02 feet to a point, said point being common with the southwest corner of LOT 1, BLOCK 6, LAS LOMITAS, UNIT IIA and further being on the east right—of—way line of Calle Azulejo N.W.;

THENCE leaving said right—of—way line S 85° 30'29" E, 68.07 feet to a point, said point being common with the southeast corner of said LOT 1, BLOCK 6, and further being common with the southwest corner of LOT 2, BLOCK 6, LAS LOMITAS, UNIT IIA;

THENCE S 79° 46'49" E, 60.00 feet to a point, said point being common with the southeast corner of said LOT 2, BLOCK 6, and further being common with the southwest corner of LOT 3, BLOCK 6,

LAS LOMITAS, UNIT IIA:

THENCE S 70°19'05" E, 60.83 feet to a point, said point being common with the southeast corner of said LOT 3, BLOCK 6, and further being common with the southwest corner of LOT 4, BLOCK 6, LAS LOMITAS, UNIT IIA;

THENCE S 65° 44'38" E, 61.85 feet to a point, said point being common with the southeast corner of said LOT 4, BLOCK 6, and further being common with the southwest corner of LOT 5, BLOCK 6, LAS LOMITAS, UNIT IIA;

THENCE S 70°34'26" E, 121.57 feet to a point, said point being common with the southeast corner of LOT 6, BLOCK 6, LAS LOMITAS, UNIT IIA, and jurther being on the westerly boundary line of LOT 8, BLOCK 6, LAS LOMITAS IIA;

THENCE S 22°46'18" E, 69.28 feet to a point, said point being on the southwesterly boundary line of LOT 9, BLOCK 6, LAS LOMITAS, UNIT IIA;

THENCE.S 52°46'22" E, 120.00 feet to a point, said point being on the southerly boundary line of LOT 10, BLOCK 6, LAS LOMITAS, UNIT

THENCE S 78°58'33" E, 125.37 feet to a point, said point being common with the southwest corner of LOT 16, BLOCK 6, LAS LOMITAS, UNIT IIA;

THENCE S 40° 49'22" E, 108.86 feet to a point, said point being on the southerly boundary line of said LOT 16, BLOCK 6;

THENCE N 87°50'11" E, 107.71 feet to a point, said point being on the southeasterly boundary line of LOT 17, BLOCK 6, LAS LOMITAS, UNIT IIA:

THENCE along said boundary line N 66° 47'06" E, 54.64 feet to a point;

THENCE N 42°53'46" E, 60.89 feet to a point, said point being on the southeasterly boundary line of LOT 18, BLOCK 6, LAS LOMITAS, UNIT IIA, and further being common with the southwest corner of LOT 24, BLOCK 6, LAS LOMITAS, UNIT IIA;

THENCE S 32°05'33" E, 111.06 feet to a point, said point being common with the southeast corner of said LOT 24, BLOCK 6, and further being on the northwesterly right—of—way line of Camino Del Venado N.W.;

THENCE leaving said right—of—way line S 47°00'18" E, 51.74 feet to a point, said point being on the southeasterly right—of—way line of Camino Del Venado N.W., and further being common with the northwest corner of LOT 20, BLOCK 7, LAS LOMITAS, UNIT IIA;

THENCE leaving said right—of—way line S 32 05'33" E, 100.00 feet to a point, said point being common with the southwest corner of said LOT 20, BLOCK 7;

THENCE N 57 54'27" E, 184.16 feet to a point on curve, said point being common with the southeast corner of LOT 22, BLOCK 7, LAS LOMITAS, UNIT IIA, and further being on the westerly right—of—way line of Calle De Entrada N.W.;

THENCE along said right—of—way line 124.32 feet along a curve to the left whose radius is 490.40 feet through a central angle of '14 31'31" and whose long chord bears S 24 49'48" E, 123.99 feet to a point of tangency;

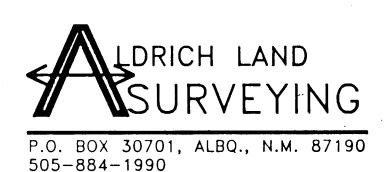
THENCE continuing S 32 05'33" E, 375.00 feet to the point of beginning and containing 16.7705 acres more or less.

94060327

PLAT FOR
LAS LOMITAS, UNIT IIB
WITHIN THE
TOWN OF ATRISCO GRANT

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1993

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SHEET 2 of 5

BURPOSE OF PLAT

1. Subdivide Las Lomitas, Unit IIB into 82 residential lots.

2. Grant public utility easements.

- 3. Vacate temporary sanitary sewer, waterline, drainage and access easements.
- Dedicate public right—of—way for residential streets.Grant public water and sanitary sewer easements.

SUBDIVISION DATA

- 1. DRB Case No.: 89-145
- 2. Zone Atlas Index No.: H-9
- 3. Total Number of Lots created: 82
- 4. Gross Subdivision Acreage: 16.7705 Acres
- 5. Total Mileage of Full Width Streets Created: 0.5076 Miles

NOTES

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PROJECT

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- 1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- 3. Bearings and distances are field and record.
- 4. Basis of boundary are the following plats of record entitled "PLAT FOR LAS LOMITAS, UNIT IIA AND UNIT IIB" (5-6-93, 93C-128), and "EL RANCHO ATRISCO, PHASE V" (9-25-87, C34-162 & 163), all being records of Bernalillo County, New Mexico.
- 5. Field Survey performed in 1988, 1991 and 1993.
- 6. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS #.7719".
- 7. Lots denoted with a double asterisk (**) shall comply with Section 40.C.1.g of the City of Albuquerque Comprehensive City Zoning Code.
- 8. Unless otherwise indicated, all points marked with an open circle are a set 5/8" rebar with plastic cap marked "ALS LS 7719".

UTILITY COUNCIL LOCATION SYSTEM LOG NO. 93100115400374

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for common and joint use 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 services.

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 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.

4. 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 of bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground of 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 or 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 rights which may have been granted by prior plat, replat or document.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owners(s) and/or proprietor(s) do hereby consent to the vacation of temporary sanitary sewer, waterline, drainage and access easements shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

THE PRESLEY COMPANIES

Charles Reynolds, President Southwest Division

3.7.94

STATE OF NEW MEXICO)

BERNALILLO COUNTY)

On this 7 day of MARCH, 1994, this instrument was acknowledged before me.

OFFICIAL SEAL
JAMES DOMENICK
NOTARY PURPLIC
STATE OF NEW MEXICO
My Commission Expires 5/24/95

9406032

PLAT FOR
LAS LOMITAS, UNIT IIB
WITHIN THE
TOWN OF ATRISCO GRANT

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1993

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APPROVED AND ACCEPTED BY:

Albuquerque, N.M. Metropolitan Arroyo Flood Control Authority Traffic Div., City of Albuquerque, N.M. 3-29-94 ity of Albuquerque, N.M. 031014 City Surveyor, City of Albuquerque, N.M. 5.23.94 Property Management, City of Albuquerque, N.M. 5-5-94 County Treasurer, Bernalille County, N.M. Date 3-15-94 3-15-94 Public Service Company of New Mexico 3-15-94

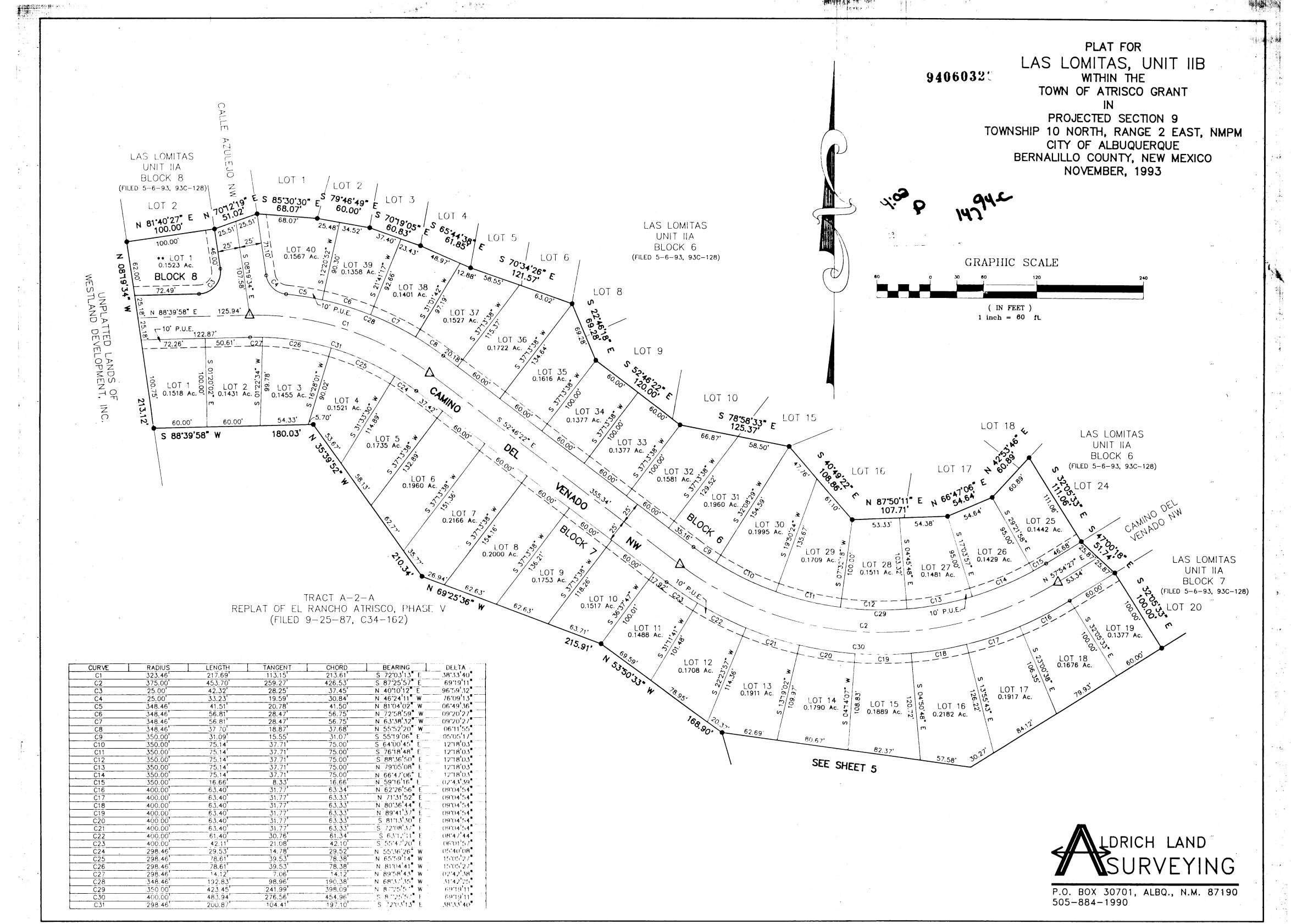
SURVEYOR'S CERTIFICATION

Jones Intercable, Inc.

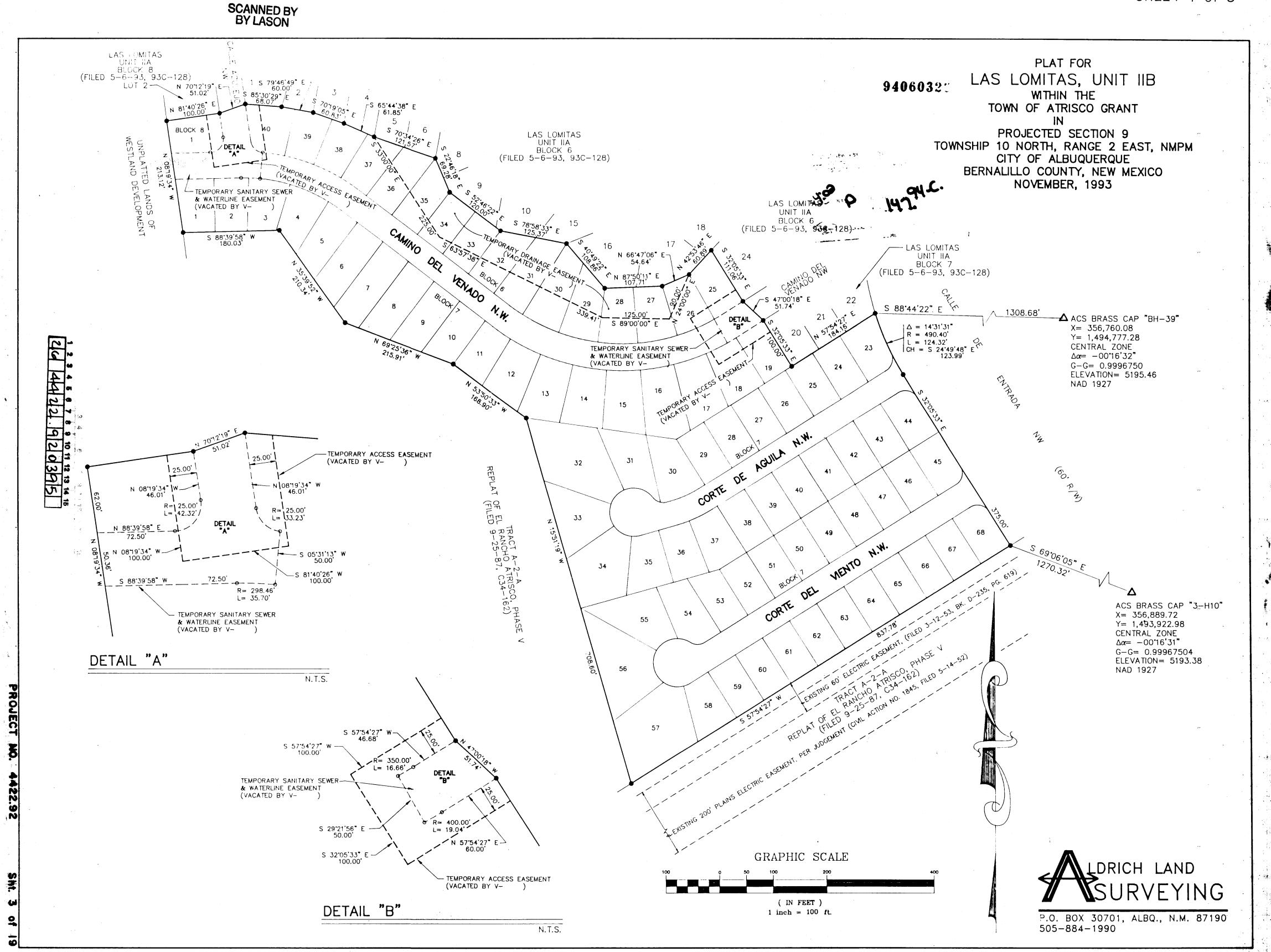
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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 arther meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revision effective

LDRICH LAND SURVEYING

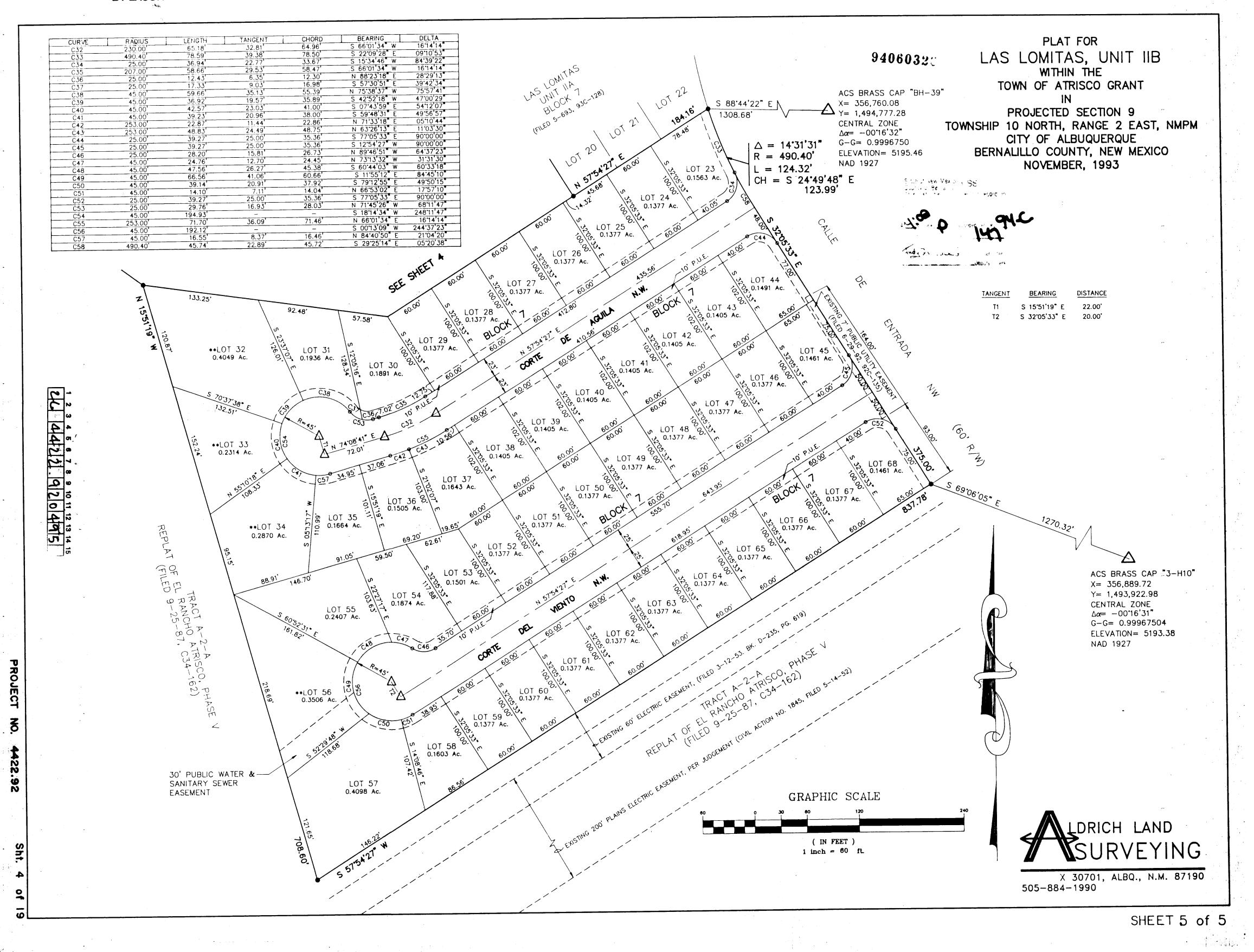
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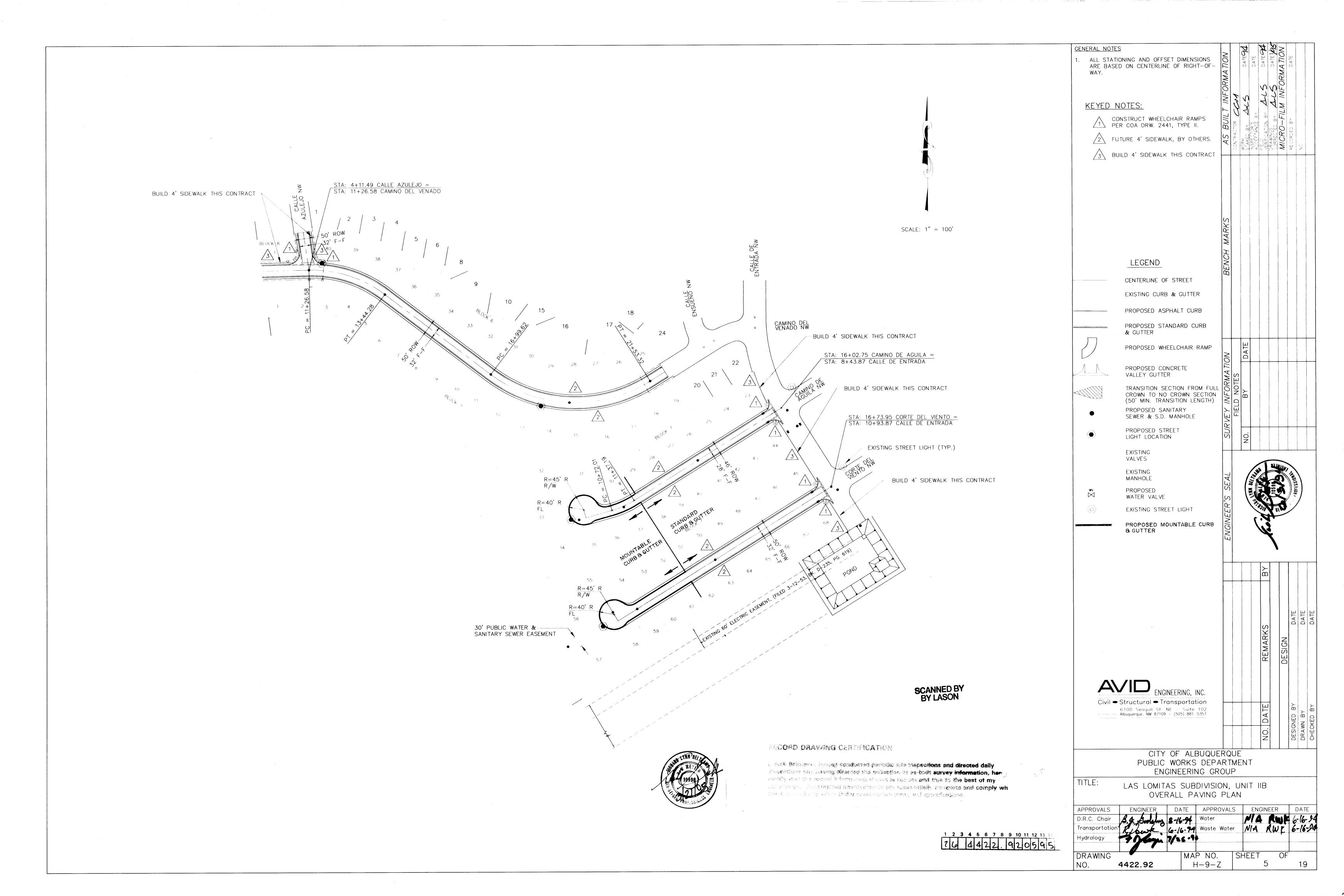


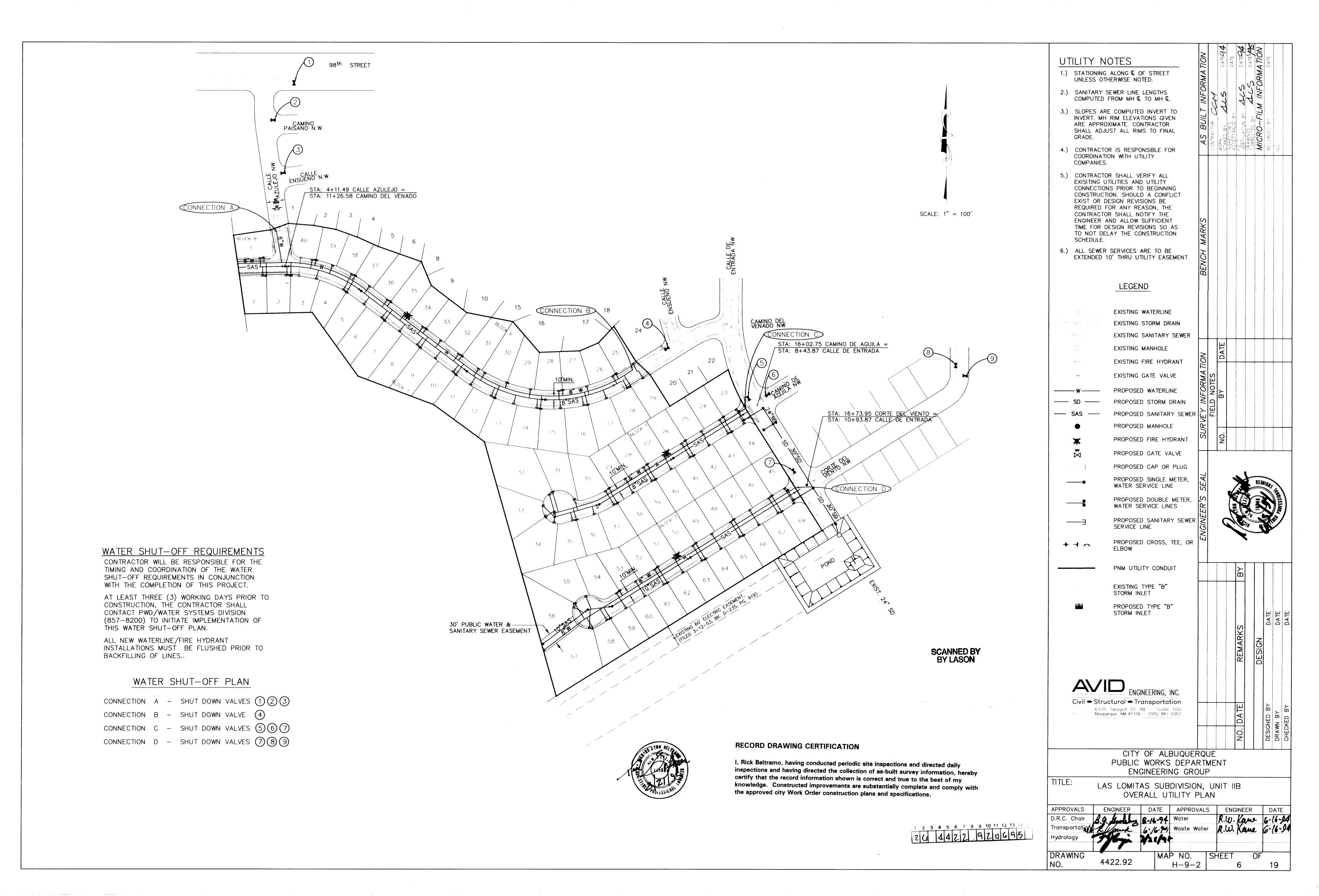
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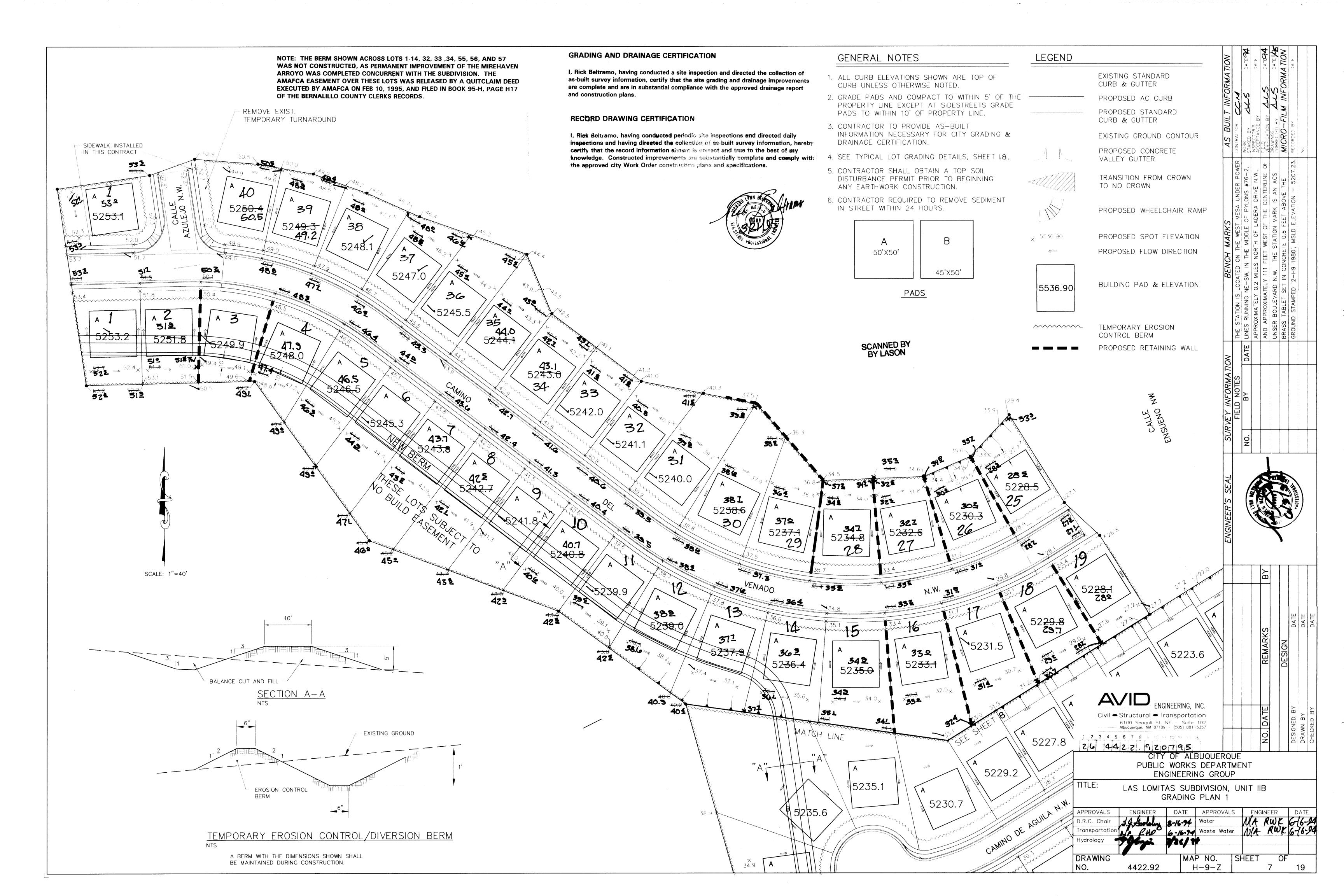


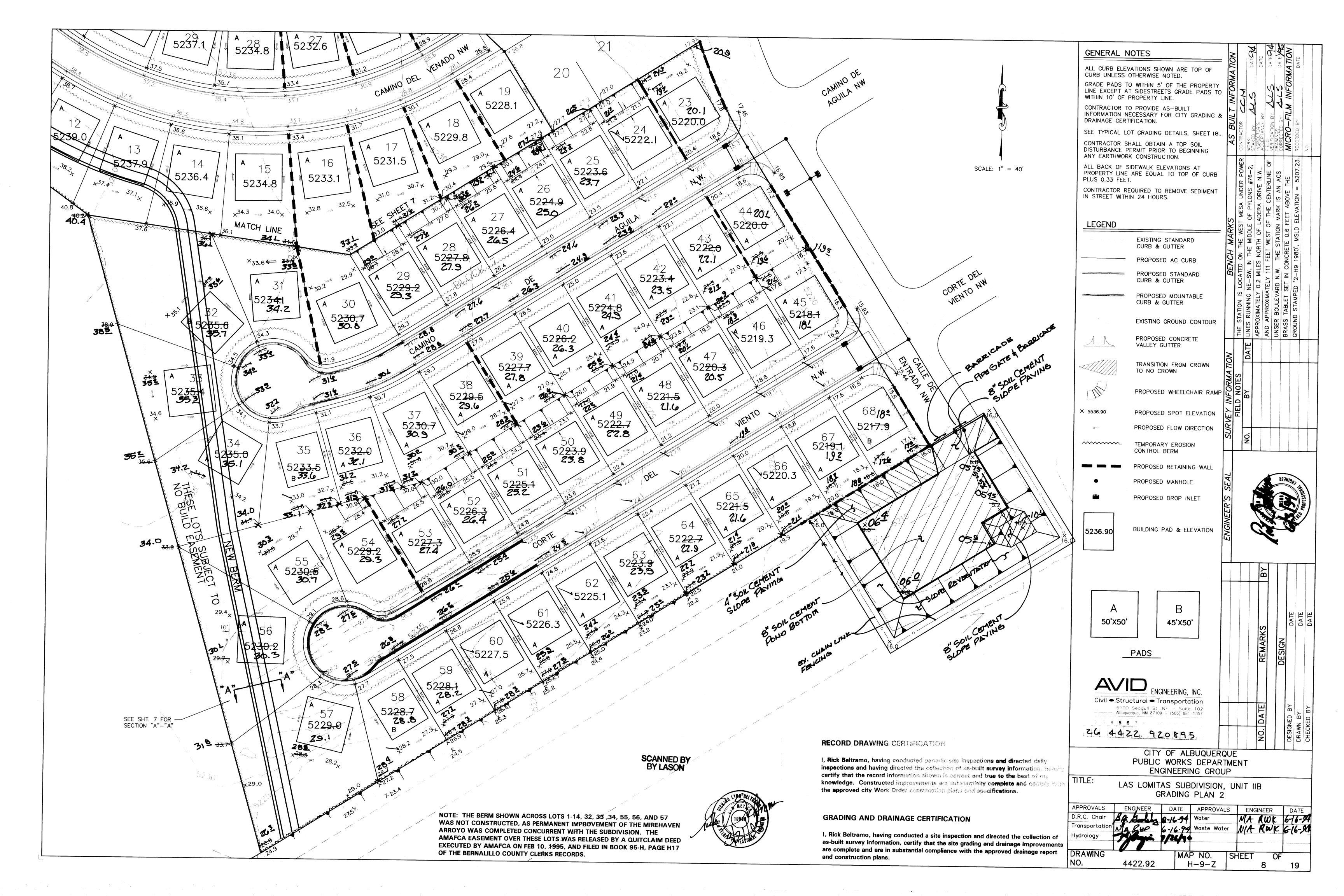
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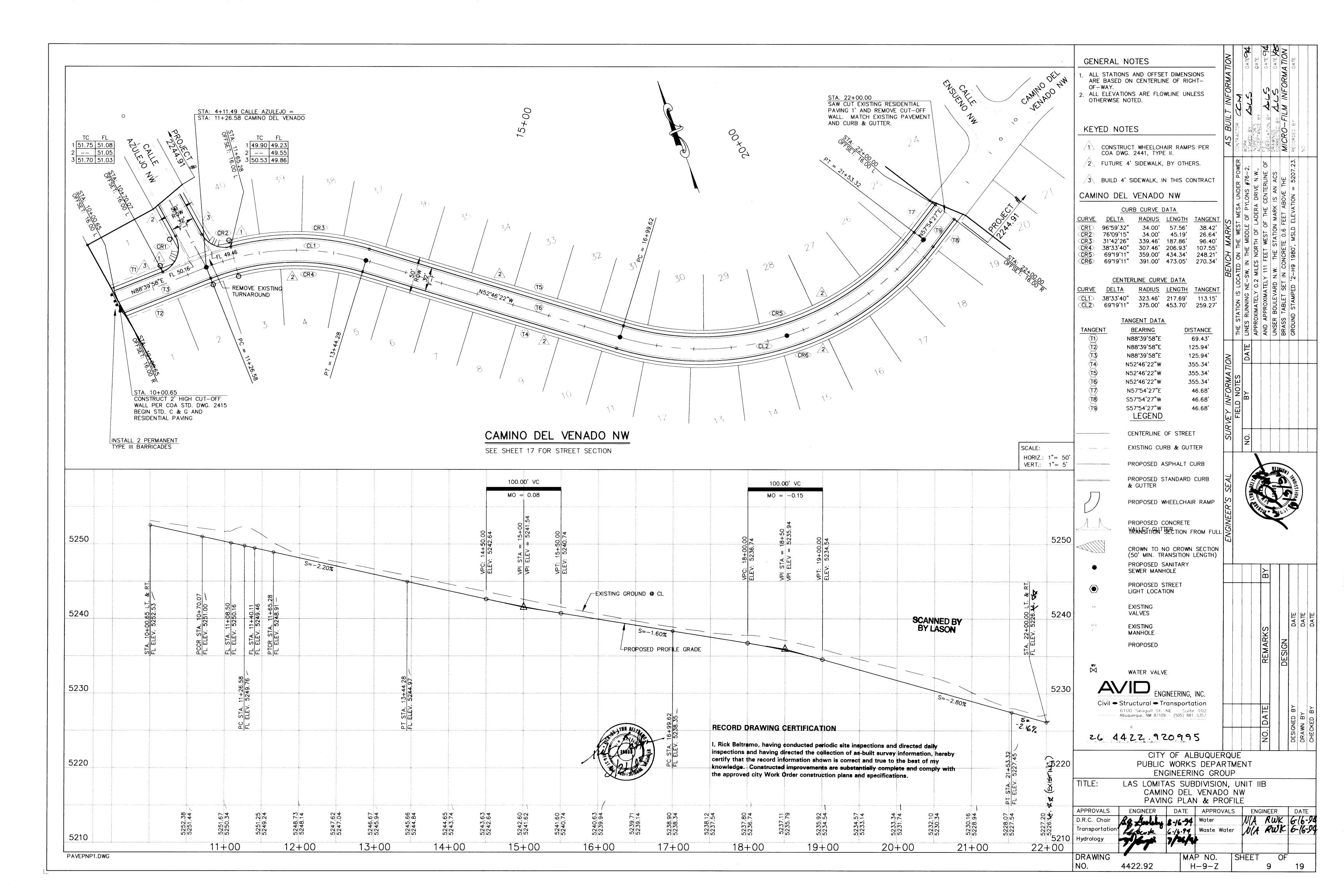


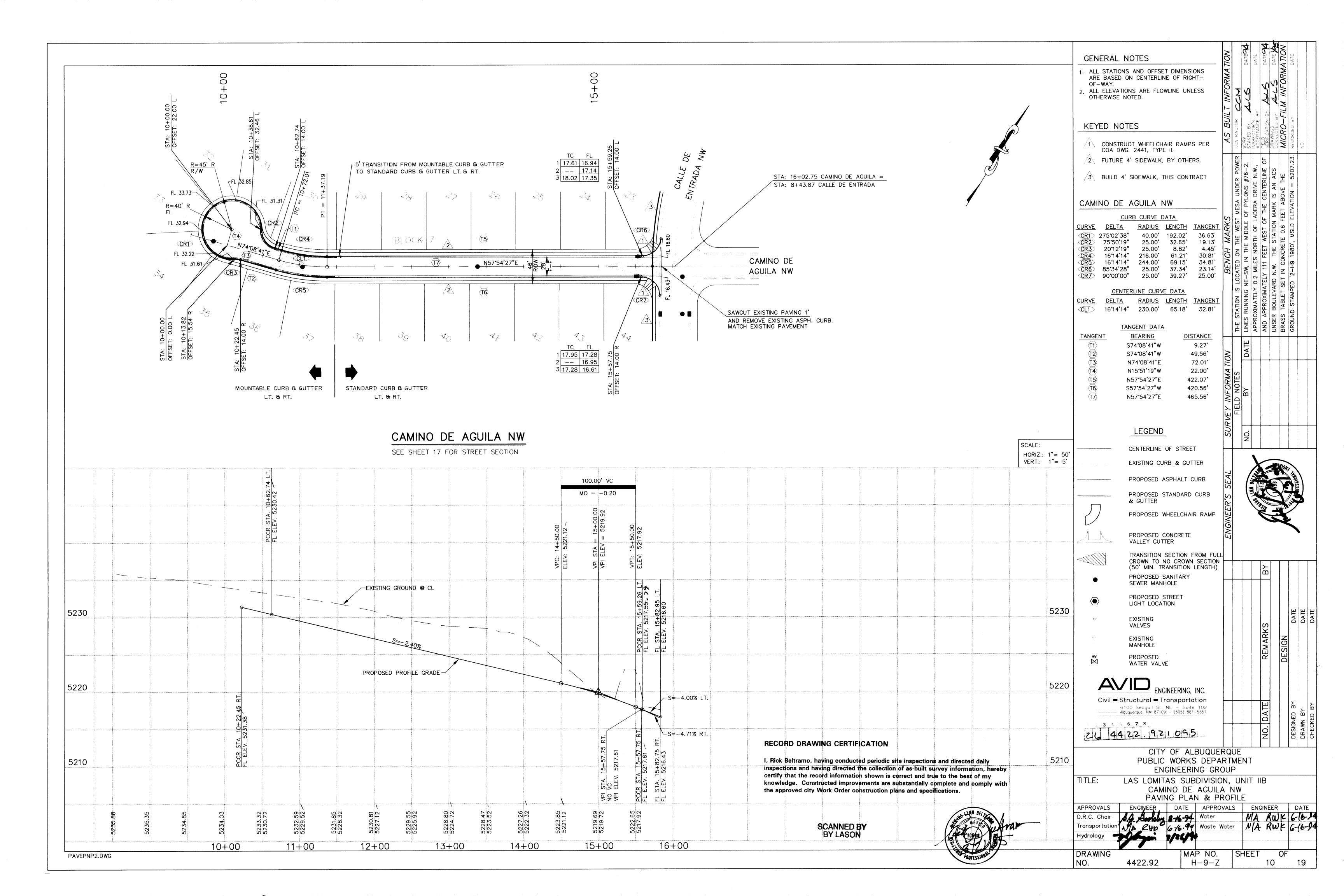


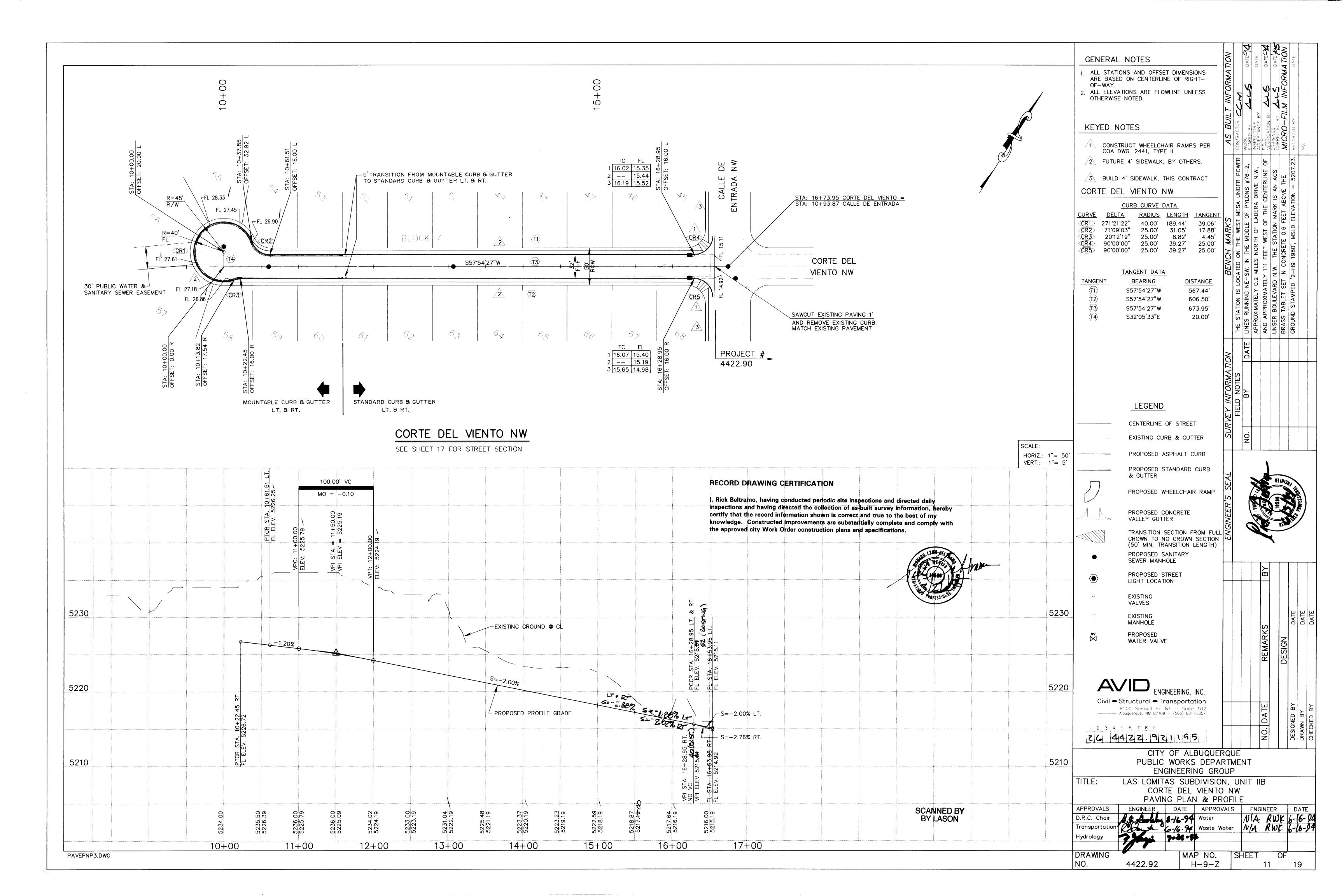


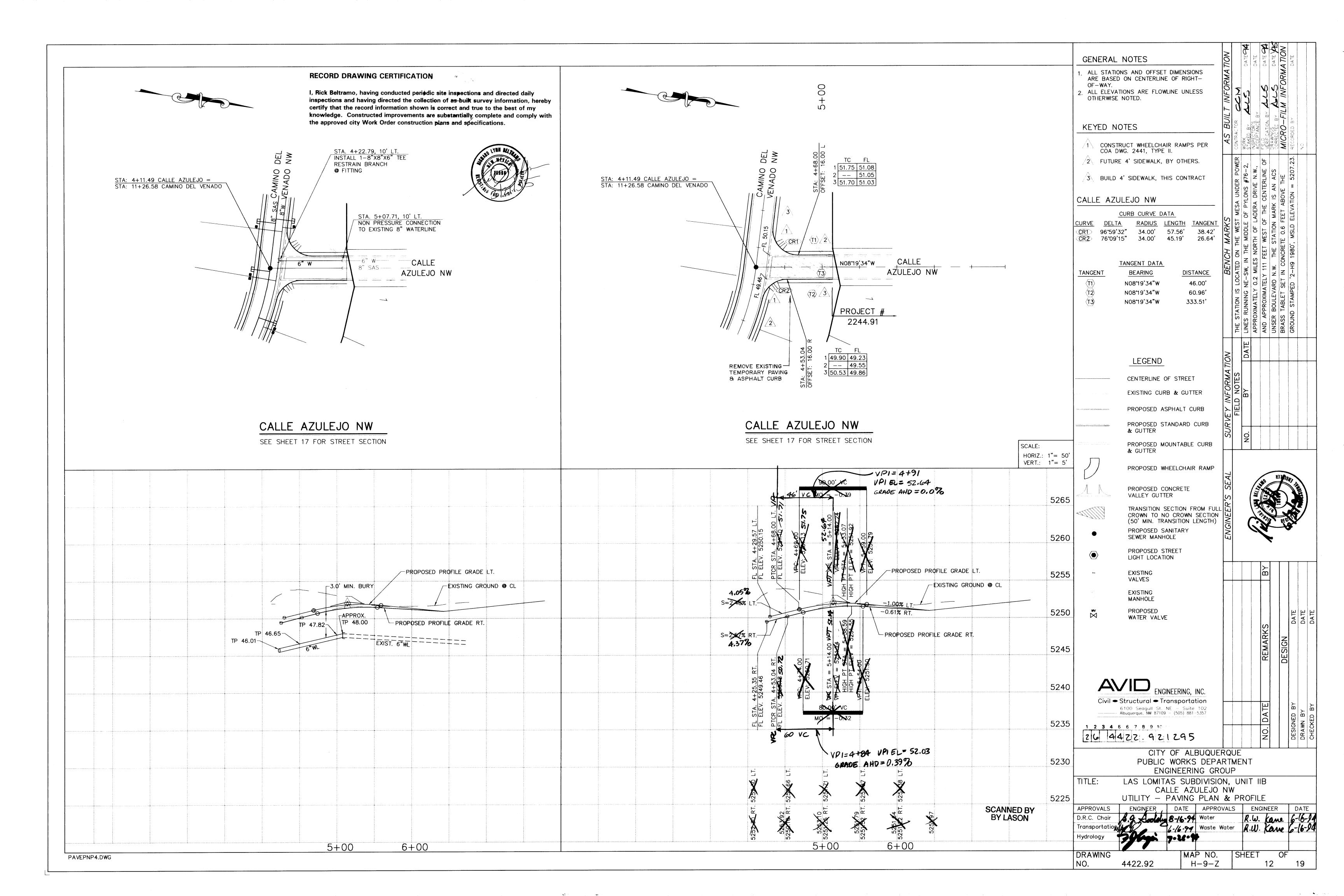


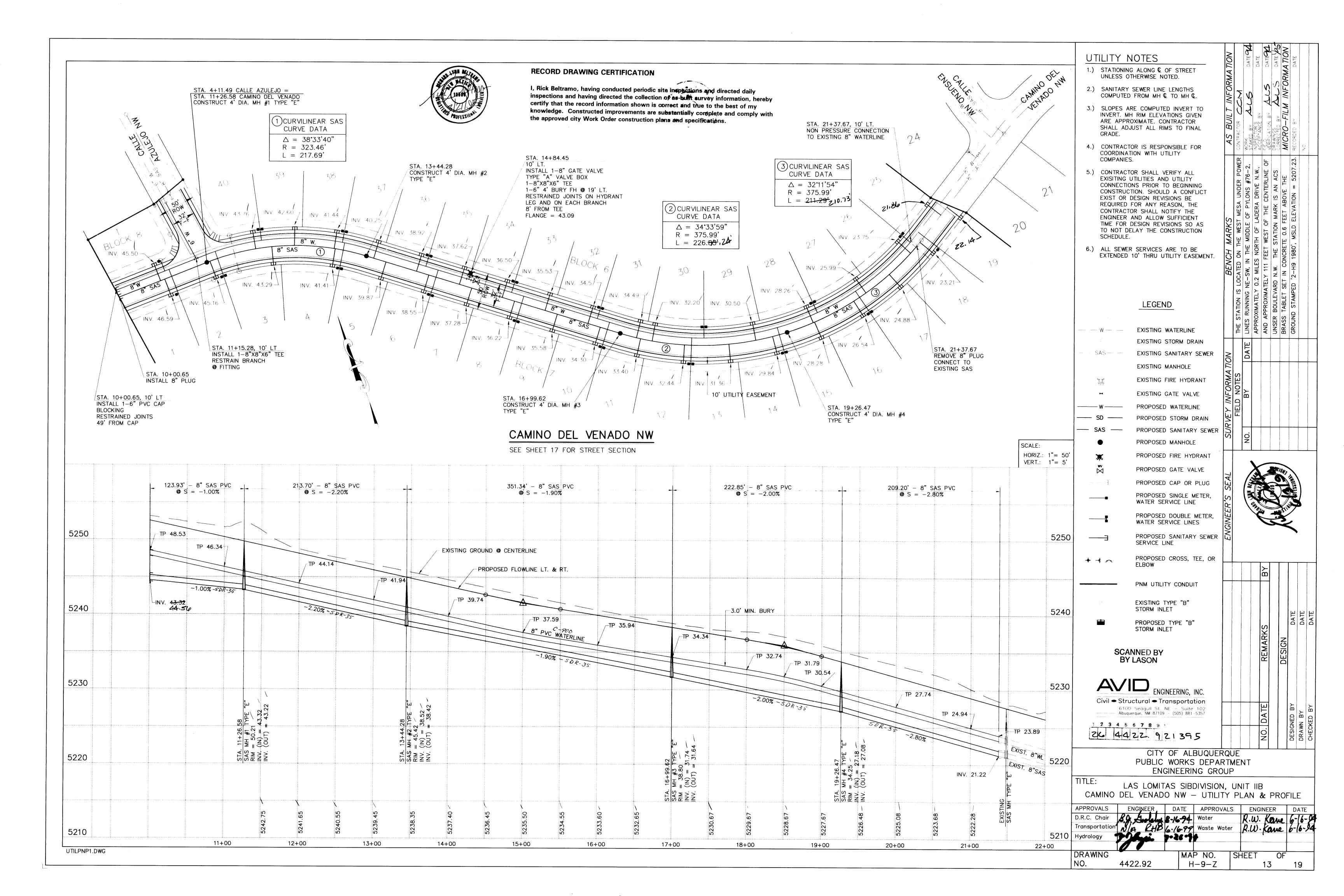


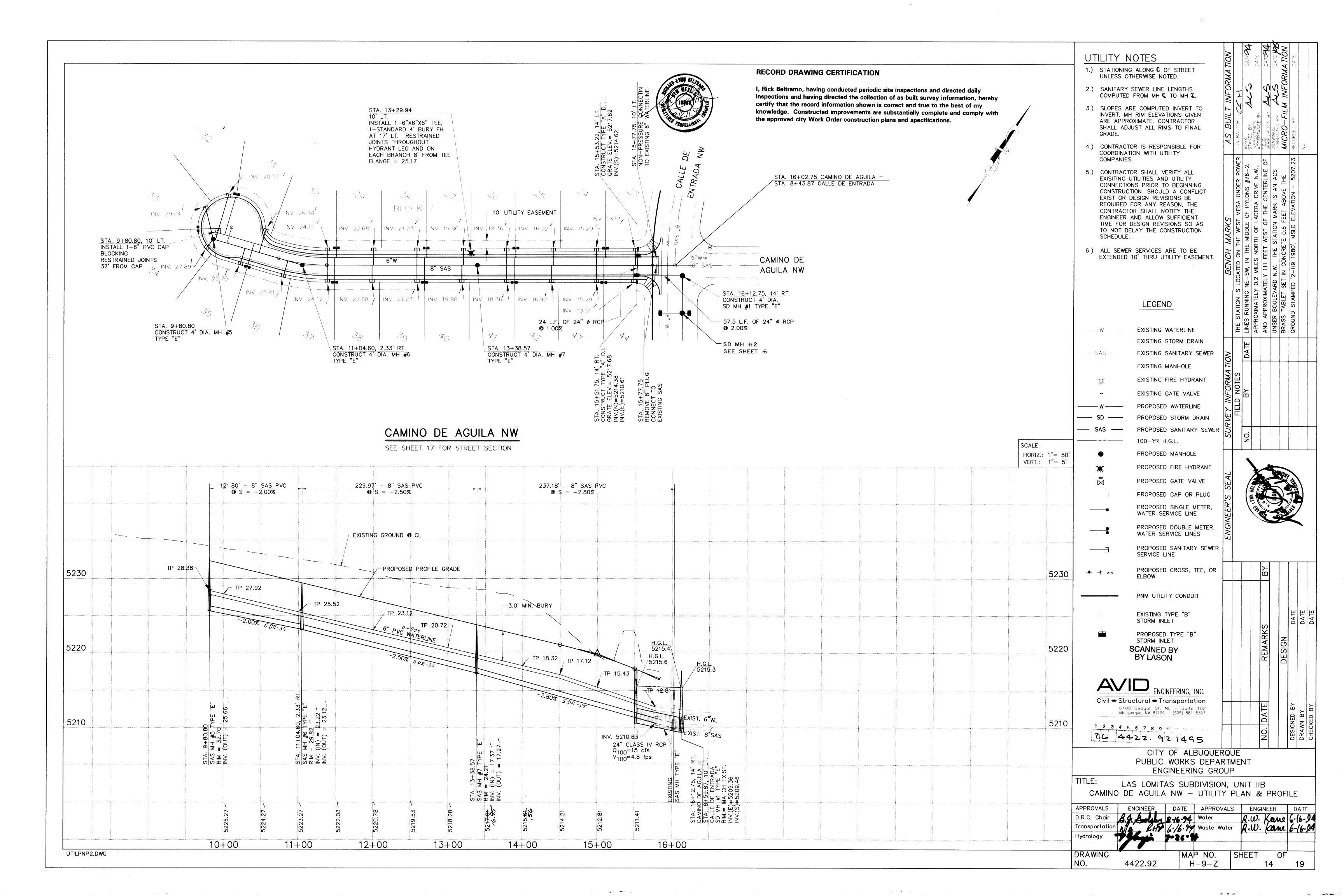


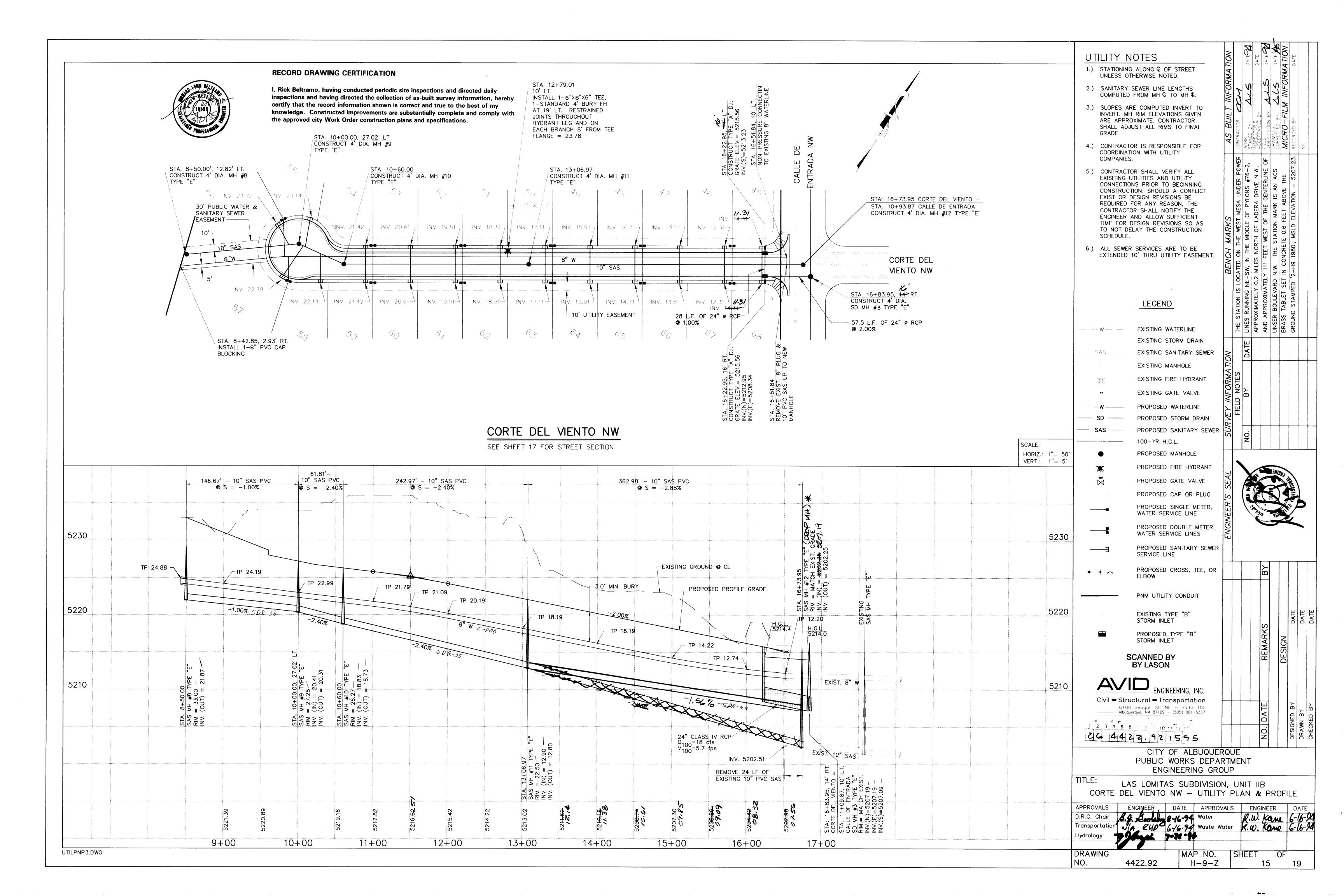


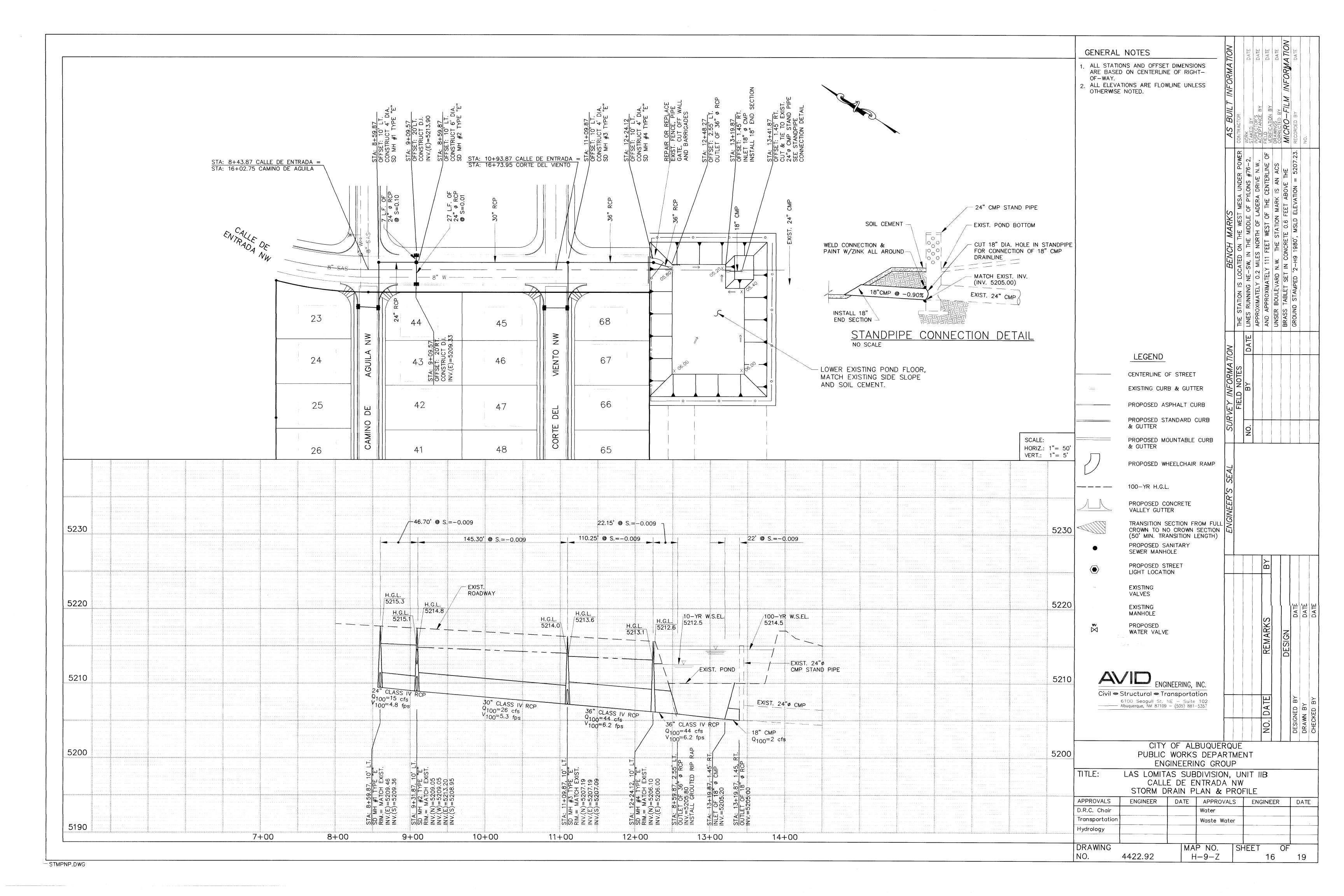


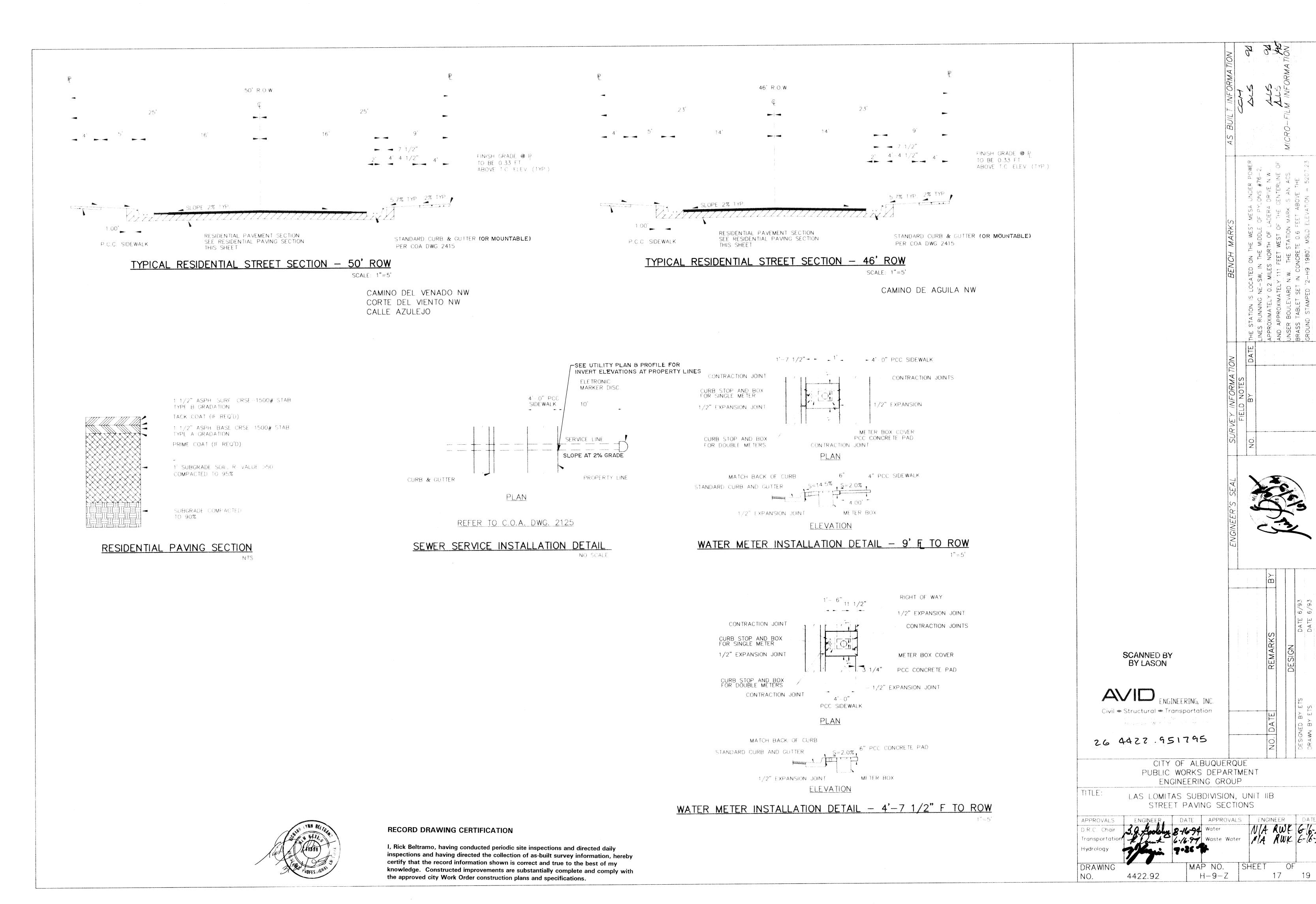


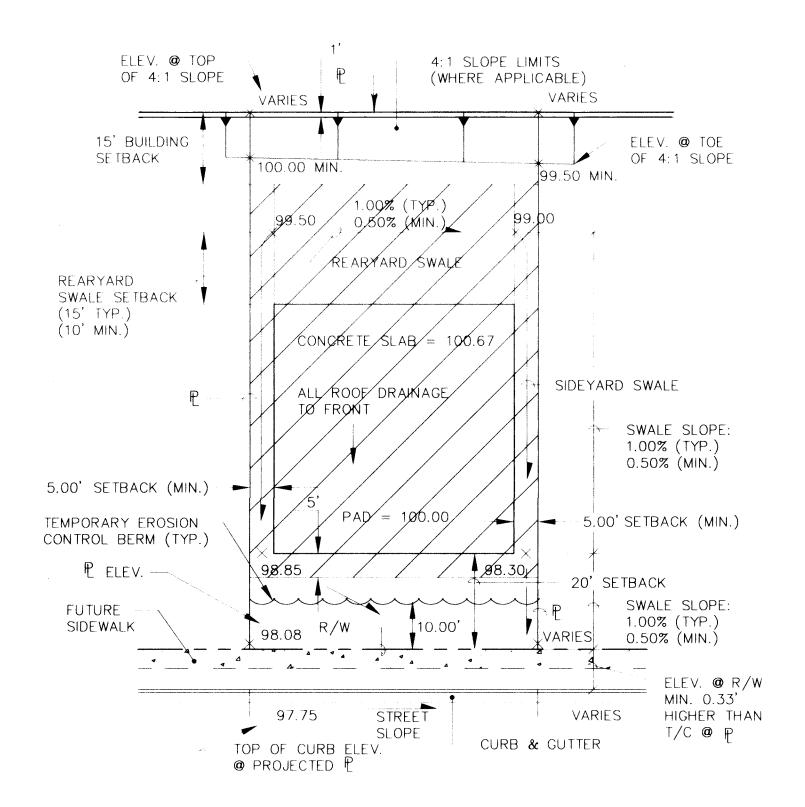






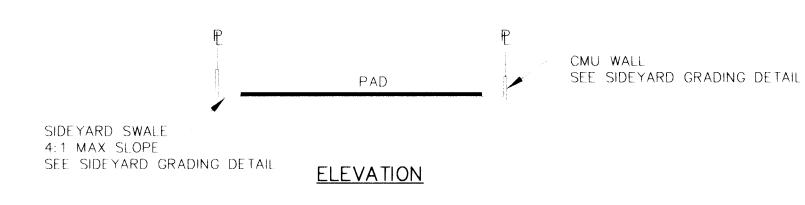






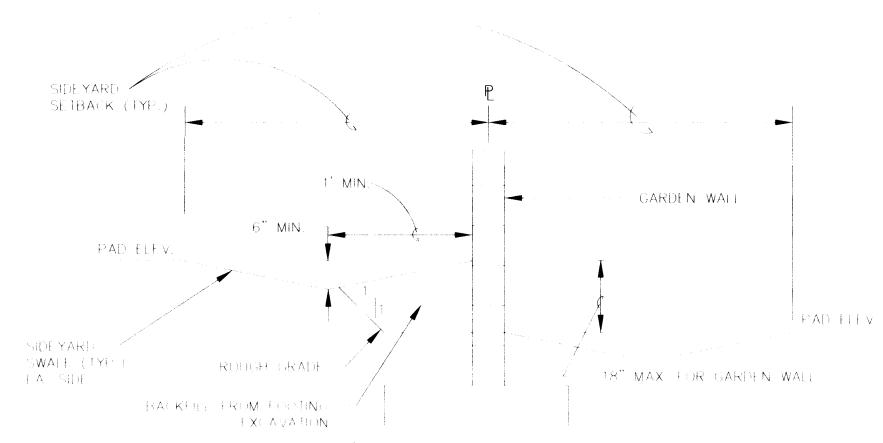
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COMPACTION ZONE — CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

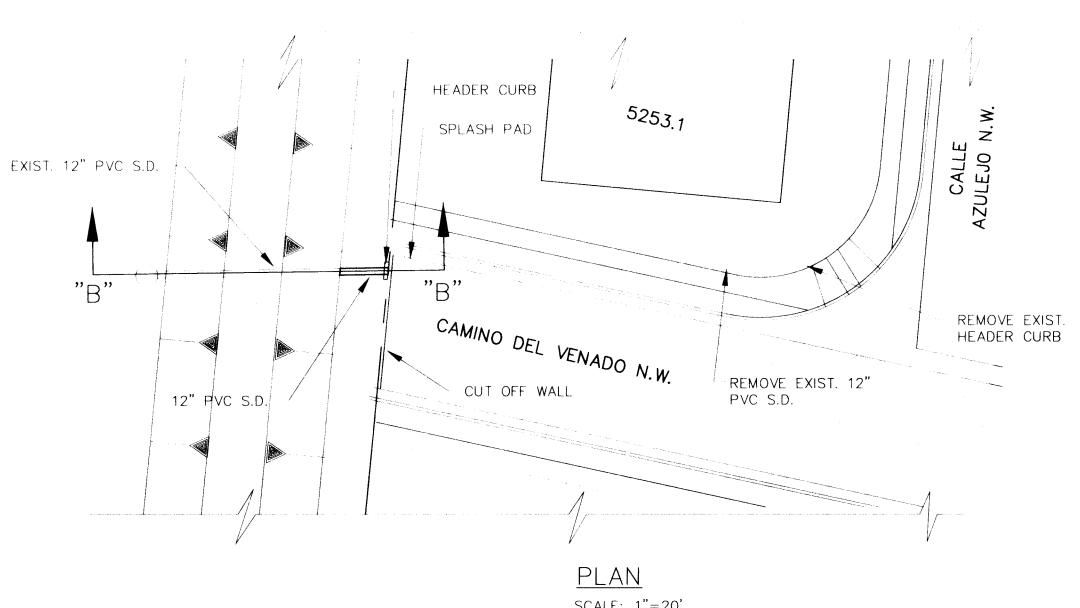


TYPICAL LOT GRADING DETAIL

SCALE: 1"=20'



SIDEYARD GRADING DETAIL



SCALE: 1"=10'

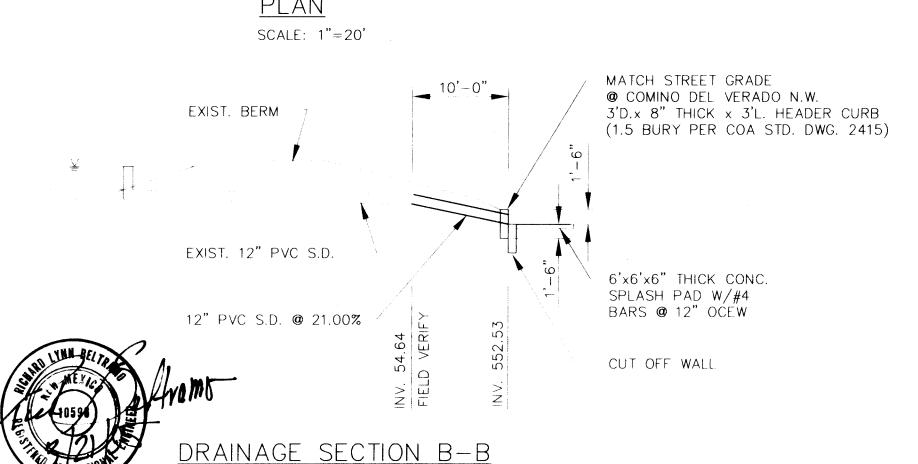
BY OTHERS

RECORD DRAWING CERTIFICATION

1. Rick Beltramo, having conducted periodic site inspections and directed deliginspections and having directed the relication of as-built survey information, hereby certify that the record information shows is correct and true to the best of my knowledge. Constructed improvements are substantially complete and comply with the approved city Work Order construction plans and specifications.

GRADING AND DRAINAGE CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of as-built survey information, certify that the site grading and drainage improvements are complete and are in substantial compliance with the approved drainage report and construction plans.



LOT GRADING GENERAL NOTES:

1. LOT GRADING SHALL MEET THE SITE GRADING AND DRAINAGE CRITERIA FOR PROPOSED CONSTRUCTION AS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT — FEDERAL HOUSING ADMINISTRATION IN CIRCULAR LETTER NO. 91–1, OFFICE OF THE MANAGER, ALBUQUERQUE, NEW MEXICO, DATED 1/25/91.

2. ELEVATION OF HIGHPOINT OF REARYARD SWALE SHALL BE MIN. OF 6" BELOW PAD ELEVATION.

3. FINISHED FLOOR ELEVATIONS (NOT SHOWN) SHALL BE 8" ABOVE PAD ELEVATIONS (SHOWN).

4. FRONT YARD SIDEWALK SLOPE SHALL NOT EXCEED 10%.

5. DRIVEWAY SLOPE SHALL NOT EXCEED 14%. IF DRIVEWAY IS USED AS SIDEWALK, MAX-SLOPE SHALL NOT EXCEED 10%.

6. SLOPES SHALL NOT EXCEED 4:1.

7. THE CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO COMMENCING CONSTRUCTION.

8. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY CURBINC.

9. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE CONSTRUCTION SITE. EROSION CONTROL MEASURES ARE INTENDED TO CONTROL MINOR FLOWS AND PROHIBIT THE RELEASE OF SEDIMENT INTO ADJACENT STREETS AND PROPERTY. EROSION CONTROL AND DIVERSION BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET, AT LOCATIONS SHOWN ON THE GRADING PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY BERMS THROUGHOUT THE CONSTRUCTION PHASE. THE OWNER WILL MAINTAIN BERMS AFTER COMPLETION AND ACCEPTANCE OF CONSTRUCTION.

12. TEMPORARY EROSION CONTROL BERMS LOCATED ON INDIVIDUAL LOTS SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION OF EACH RESPECTIVE BUILDING IS COMPLETE, ON A LOT BY LOT BASIS.

13. THE TOLERANCES FOR FINAL GRADING SHALL CONFORM TO THE FOLLOWING:

PAD SUBGRADE: STREET SUBGRADE: ALL OTHER AREAS:

14. BACKYARD DRAINS TO BE PROVIDED AS DESIGNATED.

+/-0.1

+/- 0.2

15. THE CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES AND NOTIFYING THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES WILL BE REPAIRED BY THE CONTRACTOR'S EXPENSE.

16. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

17. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.

18. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

19. THE CONTRACTOR SHALL
REVEGETATE AND RE-ESTABLISH ALL
AREAS WHICH ARE DISTURBED BY SITE
GRADING AND ARE NOT TO RECEIVE
PERMANENT SURFACE TREATMENTS.
SPECIFICATIONS FOR SEEDING SHALL BE
PER CITY OF ALBUQUERQUE STANDARD
SPECIFICATIONS FOR PUBLIC WORKS
CONSTRUCTION, LATEST EDITION,
SECTION 1011, NATIVE SEEDING CLASS A.

OPERATION SHALL CONSIST OF PROTECTION OF SITE, PREPARATION OF SEEDBED, MULCHING, FERTILIZATION, AND THE PROVISION OF MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PERFORM THE OPERATION. THE SEED MIX SHALL BE AS DENOTED IN THE LIST BELOW.

SEED TYPE LBS. PLS PER ACRE

GRASSES

BLUE GRAMA 1 LBS.
'HACHITA'

SIDE OATS 4 LBS.
GRAMA
WESTERN WHEATGRASS 4 LBS.

GALLETA GRASS

'VIVA'

ALKALI SACATON 0.5 LBS.

4 LBS.

ENGINEER'S SEAL SL

SCANNED BY BY LASON

ENGINEERING, INC.

Civil - Structural - Transportation

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4 3 7 8 10 11 12 13 18

6 44 22 92 1895

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS LOMITAS SUBDIVISION, UNIT IIB GRADING DETAILS

APPROVALS

ENGINEER

SHEET

N/A RWK 6-16-90

OF

18

APPROVALS ENGINEER DATE

D.R.C. Chair

Transportation

Hydrology

DRAWING MAP NO. NO. 4422.92 H–9–Z

GRDDTL.DWG

