

PARKWAY - UNIT 4

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR

GRADING, PAVING AND UTILITIES

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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.

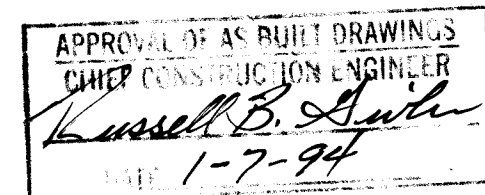


SURVEYOR'S CERTIFICATION

"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 concepts, calculations, engineering, or intent of the record drawings.

Timothy Aldrich, P.S. No. 7719

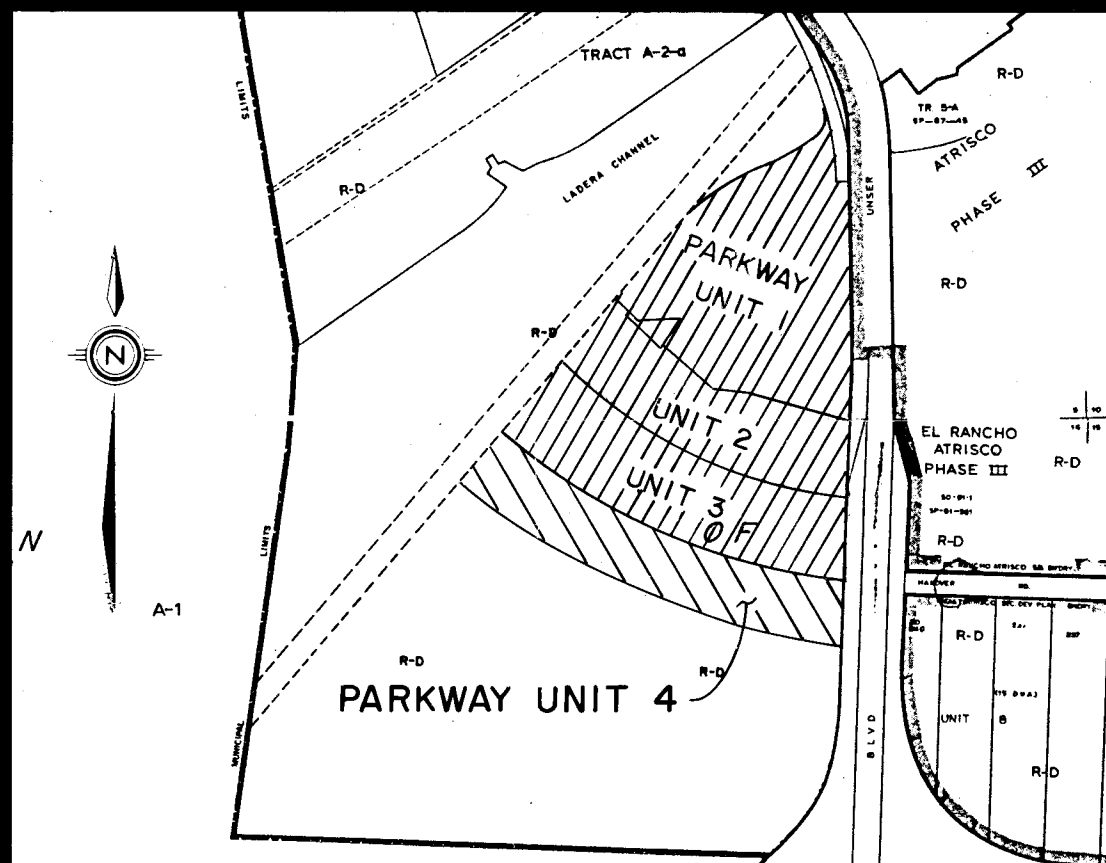
SCANNED BY
R. LASSON



26 4442.930194

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

ENGINEER'S SEAL 	DATE: APRIL, 1993	community sciences corporation	APPROVED FOR CONSTRUCTION CITY ENGINEER DATE: 7/22/94
	SCALE: AS SHOWN DESIGNED: MJY DRAWN: STAFF JOB NO: 143-14-PRE PROJECT NO. 4442.93		
SHEET 1 OF 15			

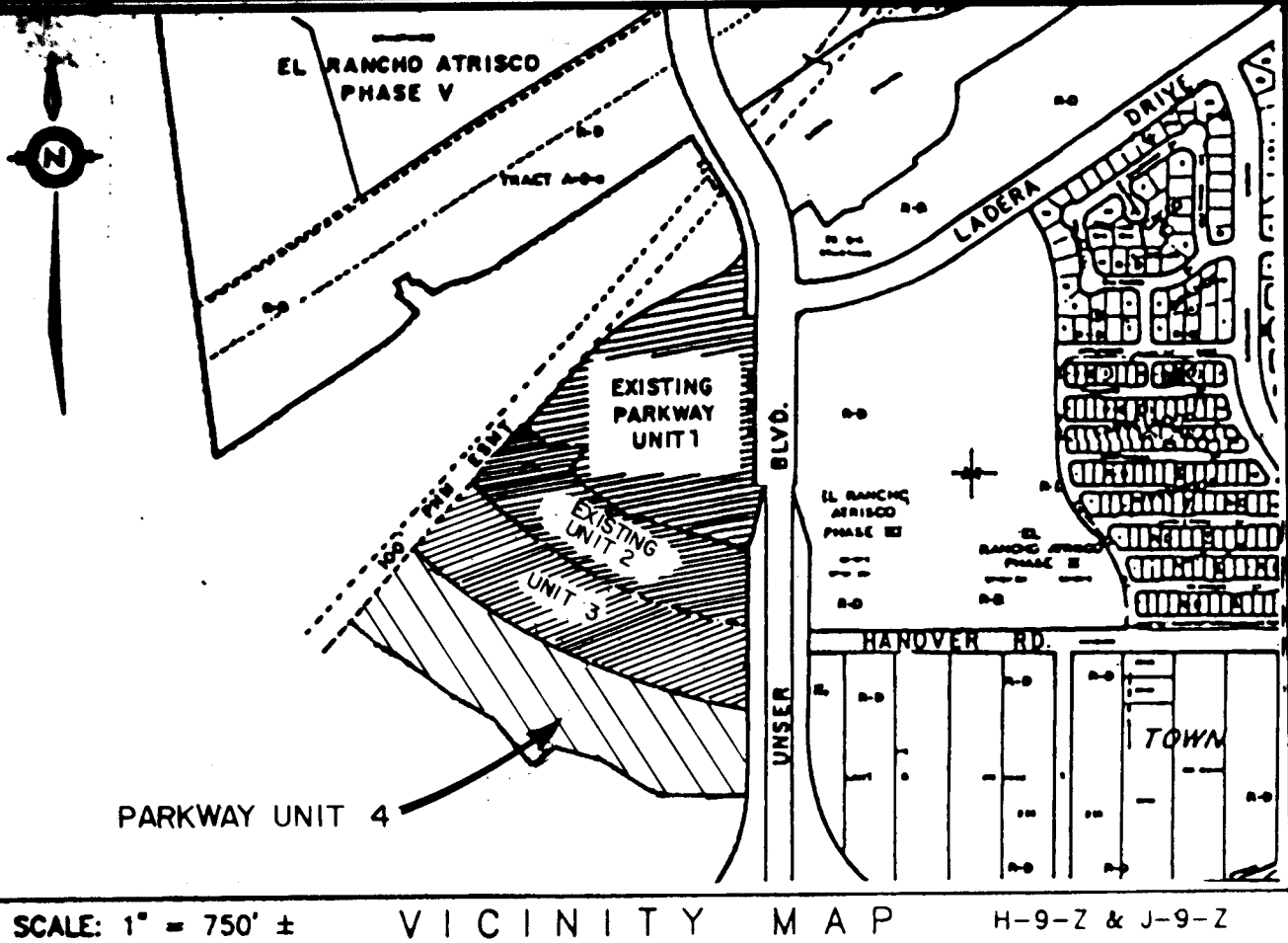


SCALE: 1"= 750 ± VICINITY MAP

J-9-Z

GENERAL NOTES:

- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- THE CONTRACTOR SHALL FURNISH EMOs ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
- 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 BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY 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.
- THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
- THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) THREE (3) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVE.
- 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 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. ALL NEW STRIPING SHALL BE PLASTIC AS PER CITY STANDARDS.



SUBDIVISION DATA:

CASE NO.	DRB-91-222
GROSS SUBDIVISION ACREAGE	11.6067 AC
ZONE ATLAS INDEX NO.	H-9-Z & J-9-Z
NO. OF EXISTING TRACTS	N/A
NO. OF LOTS CREATED	44
NO. OF TRACTS CREATED	0
MILES OF FULL-WIDTH STREETS CREATED	0.3
MILES OF HALF-WIDTH STREETS CREATED	N/A
DATE OF SURVEY	JANUARY 1992
SP LOG NO.	SP-93-03-26-1538-0323

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AN UNPLATTED PORTION OF THE TOWN OF ATRISCO GRANT INTO PARKWAY UNIT 4 WITH 44 SINGLE FAMILY LOTS PER THE APPROVED PRELIMINARY PLAT AND SITE PLAN FOR THIS SITE (DRB 91-222).
 - ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA -00°16'45". ALL DISTANCES ARE GROUND DISTANCES.
 - ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
 - BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "3-H-10" ELEVATION = 5193.38 LOCATED APPROXIMATELY 386 NORTH OF THE CENTERLINE OF LADERA DRIVE AND 306 EAST OF THE CENTERLINE OF UNSER BOULEVARD.
 - UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. 44972".
 - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - 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.
 - U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 ERRECTED 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.
- BY APPROVING THIS DOCUMENT, PNM AND U.S. WEST COMMUNICATIONS DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD DATA FROM DEEDS AND PLATS.
- (NOTES CONTINUE SHEET 4)

DESCRIPTION:

THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, "PROJECTED" SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE PROPOSED EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF LADERA DRIVE, N.W. (106' RW), SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARKWAY UNIT 3 (FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 1993, VOLUME 93C FOLIO 105), THE NORTHWEST CORNER AND TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED, WHENCE FOR A TIE THE ACS BRASS CAP STATION "B4-40" BEARS S85°31'24"W, 2,550.73 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARKWAY UNIT 3, S50°34'52"E, 106.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LADERA DRIVE, N.W.; THENCE DEPARTING LADERA DRIVE, N.W. S49°07'09"E, 186.68 FEET; TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 525.36 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, (SAID ARC HAVING A RADIUS OF 1,031.84 FEET, A CENTRAL ANGLE OF 029°10'20"), AND A CHORD THAT BEARS S63°42'19"E, 519.71 FEET TO A POINT OF TANGENCY; THENCE S78°17'29"E, 68.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 289.37 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 837.00 FEET, A CENTRAL ANGLE OF 019°48'31", AND A CHORD THAT BEARS S68°23'14"E, 287.93 FEET) TO A POINT OF TANGENCY; THENCE, S58°28'58"E, 181.58 FEET TO THE SOUTHEAST CORNER OF PARKWAY UNIT 3, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD, N.W. A POINT ON THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION INTERCHANGE ACCESS CONTROL LINE FOR INTERSTATE PROJECT 1-040-3(54)154 AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD, N.W. S00°37'05"W, 295.40 FEET TO SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE DEPARTING SAID UNSER BOULEVARD, N.W. N89°22'55"W, 164.00 FEET TO AN ANGLE POINT; THENCE, N00°37'05"E, 18.40 FEET TO AN ANGLE POINT; THENCE, N89°22'55"W, 51.44 FEET TO AN ANGLE POINT; THENCE, N54°10'37"W, 125.03 FEET TO AN ANGLE POINT; THENCE, N63°39'53"W, 113.44 FEET TO AN ANGLE POINT; THENCE, N77°03'41"W, 205.43 FEET TO AN ANGLE POINT; THENCE, N53°06'43"W, 62.00 FEET TO A POINT ON CURVE; THENCE, SOUTHWESTERLY 62.74 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 012°08'38", AND A CHORD THAT BEARS S42°57'35"W, 62.62 FEET) TO THE END OF THE CURVE; THENCE, N40°58'06"W, 42.00 FEET TO AN ANGLE POINT; THENCE, N58°39'11"W, 112.72 FEET TO AN ANGLE POINT; THENCE, N72°09'52"W, 101.82 FEET TO AN ANGLE POINT; THENCE, N56°28'05"W, 108.32 FEET TO AN ANGLE POINT; THENCE, N56°17'42"W, 200.00 FEET TO AN ANGLE POINT; THENCE, N51°31'57"W, 50.17 FEET TO AN ANGLE POINT; THENCE, N61°37'53"W, 59.65 FEET TO AN ANGLE POINT; THENCE, N60°34'52"E, 161.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE EASTERLY LINE OF A 100' WIDE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC EASEMENT AND THE PROPOSED EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF LADERA DRIVE, N.W.; THENCE, N39°25'08"E, 373.16 FEET TO THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.6067 ACRES (505,590 S.F.) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON 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 AND AMAFCA 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 (SEE NOTE 6). 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. (SEE NOTE 13 ON SHEET 4 FOR AMAFCA DRAINAGE RIGHT-OF-WAY DEDICATION.)

SIVAGE THOMAS HOMES, INC.
A NEW MEXICO CORPORATION

BY: W. David Sivage
W. DAVID SIVAGE, CHIEF EXECUTIVE OFFICER

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 1993 BY W. DAVID SIVAGE, CHIEF EXECUTIVE OFFICER OF SIVAGE THOMAS HOMES, INC., ON BEHALF OF SAID CORPORATION.

BY: Debra E. Whitlock
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 29, 1995 10-29-95

WESTLAND DEVELOPMENT COMPANY, INC.
A NEW MEXICO CORPORATION

BY: Barbara Page
BARBARA PAGE, PRESIDENT & CHIEF EXECUTIVE OFFICER

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF April, 1993 BY BARBARA PAGE, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF WESTLAND DEVELOPMENT COMPANY, INC., ON BEHALF OF SAID CORPORATION.

BY: Shirley G. Blair
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/5/93

SUBDIVISION PLAT
FOR
PARKWAY UNIT 4
COMPRISED OF
UNPLATTED LANDS SITUATE WITHIN THE
TOWN OF ATRISCO GRANT
"PROJECTED" SECTION 16, T.10N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 1993

RESERVED FOR COUNTY CLERK

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-009-058-338-445-10106

PROPERTY OWNER OF RECORD: WESTLAND DEVELOPMENT CO., INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

APPROVALS:

SUBDIVISION CASE NUMBER: _____

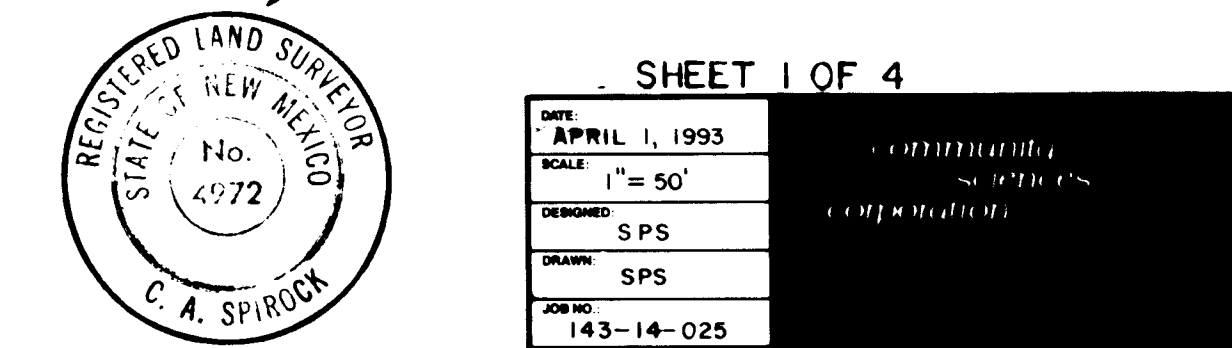
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
WATER UTILITIES DEPARTMENT	DATE
CITY SURVEYOR, ENGINEERING DIVISION	DATE
PROPERTY MANAGEMENT	DATE
GAS COMPANY OF NEW MEXICO	DATE
U.S. WEST	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

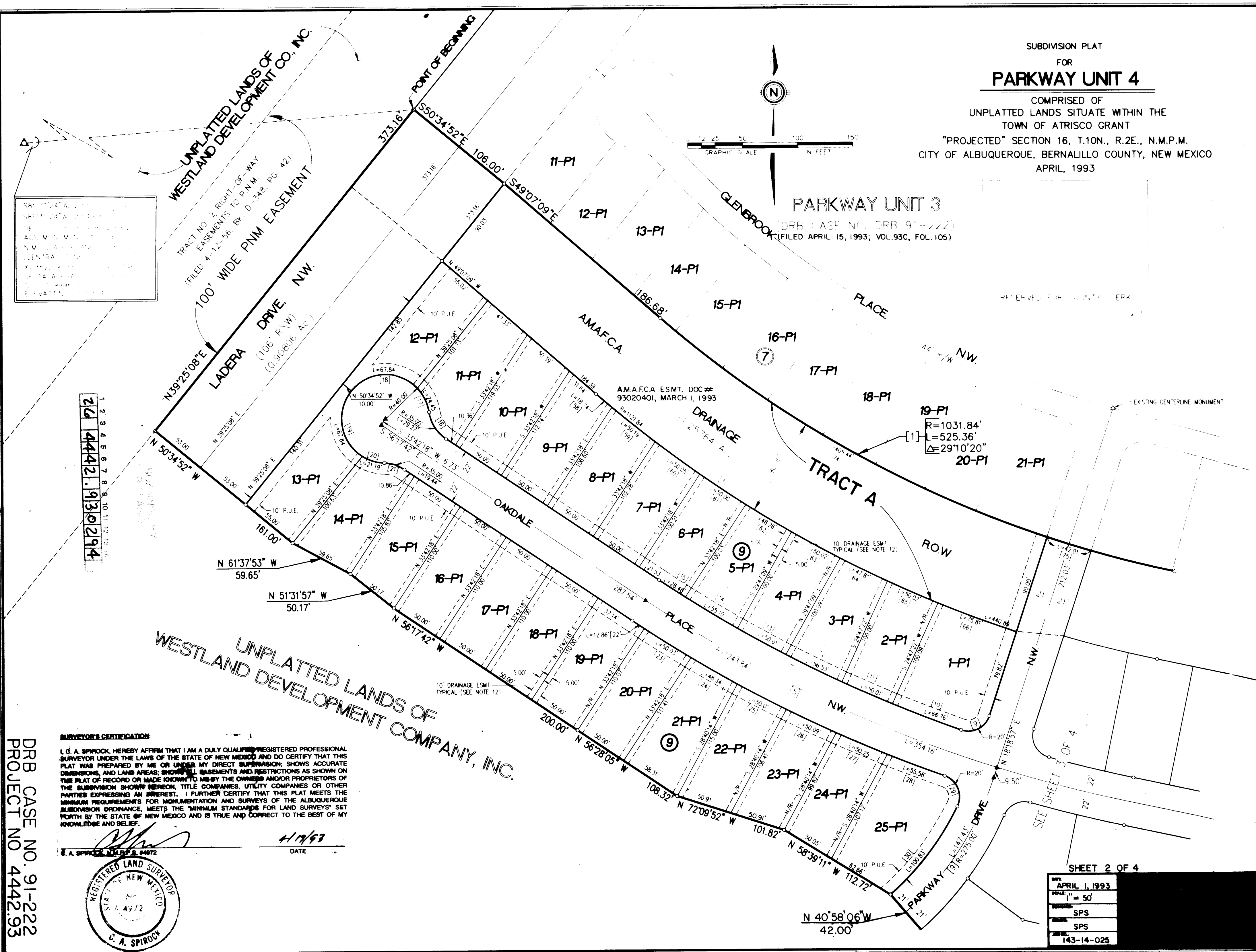
C. A. SPIROCK, N.M.P.S. #4972

4/19/93



SHEET 1 OF 4

DATE	APRIL 1, 1993
SCALE	1" = 50'
DRAWN	SPS
CHECKED	SPS
JOB NO.	143-14-025



SUBDIVISION PLAT
FOR
PARKWAY UNIT 4
COMPRISED OF
UNPLATTED LANDS SITUATE WITHIN THE
TOWN OF ATRISCO GRANT
"PROJECTED" SECTION 16, T.10N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 1993

RESERVED FOR COUNTY CLERK

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C. A. SPIROCK, N.M.P.S. #4972

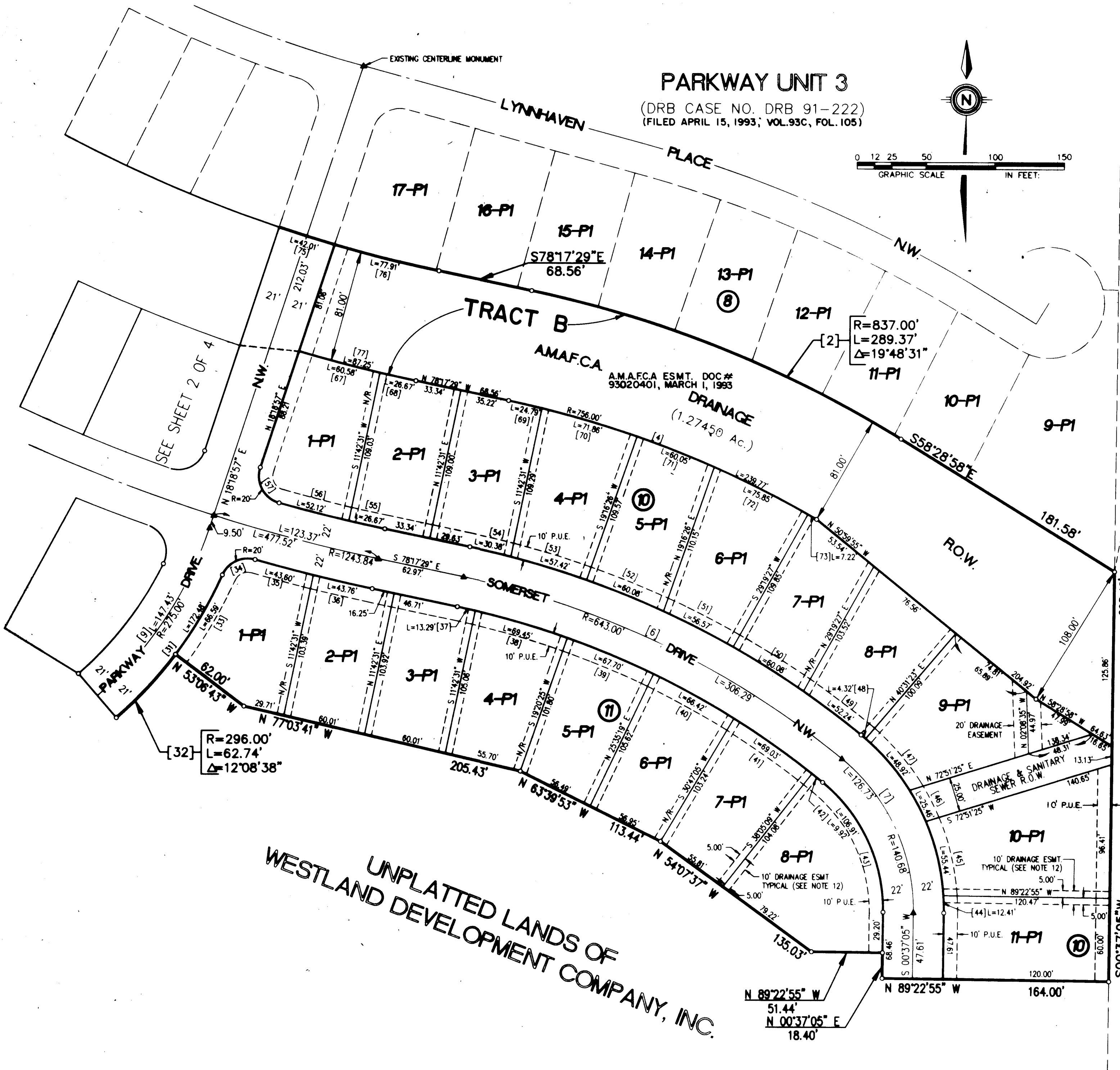
4/19/93

SHEET 2 OF 4

DATE	APRIL 1, 1993
SCALE	1" = 50'
DRAWN	SPS
CHECKED	SPS
JOB NO.	143-14-025

SUBDIVISION PLAT
FOR
PARKWAY UNIT 4

COMPRISED OF
UNPLATTED LANDS SITUATE WITHIN THE
TOWN OF ATRISCO GRANT
"PROJECTED" SECTION 16, T.10N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 1993



N10°39'03"E, 2,048.33' (GRND.)
N10°39'03"E, 2,047.30' (GRID)
TIE TO CITY OF ALBUQUERQUE
ACS MONUMENT "3-H-10"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=356,889.72 Y=1,493,922.98
DELTA ALPHA = -00°16'31"
G-G=0.9996750
ELEVATION = 5193.38

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SHEET 3 OF 4

APRIL 1, 1993
1"=50'
SPS
SPS
143-14-025

1. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
10. THE P1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIES THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY, THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOMS. ALL GARAGES WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR WIDTH DRIVEWAYS.
11. CENTERLINE (IN LIEU OF ROW) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PCS, PVS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY) CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 4972." DENOTES CENTERLINE MONUMENT.
12. THERE IS A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (5' ON EACH SIDE). DOES NOT APPLY AT STREET FRONT-OF-WAY.
13. ADDITIONAL DRAINAGE RIGHT-OF-WAY. DEDICATION IN FEE SIMPLE TO THE ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY, GRANTING ITS SUCCESSORS AND ASSIGNS, OF LANDS IDENTIFIED HEREON AS TRACT A & B DRAINAGE RIGHT-OF-WAY WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF, AND ACCESS TO, SUCH FACILITIES, AND FOR SUBORDINATE RECREATIONAL USE AND ACCESS ON SUCH FACILITIES. ANY PORTION OF ANY LANDS, OR RIGHT-OF-WAY GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL, CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

CURVE TABLE						
Curve	Radius	Arc	Delta	Tangent	Chord	Chord Brg
1	1031.84	525.36	029°10'20"	268.51	519.71	N63°42'19"W
2	837.00	289.37	019°48'31"	146.14	287.93	S88°23'14"E
3	1121.84	440.80	022°31'03"	223.33	438.06	N80°22'41"W
4	758.00	239.77	018°10'18"	120.90	238.76	S89°12'20"E
5	1213.84	477.82	021°59'47"	241.74	474.59	S67°17'38"W
6	643.00	306.20	027°17'34"	156.11	303.40	S64°38'42"E
7	140.68	126.73	051°37'00"	68.03	122.49	S25°11'25"E
8	20.00	31.76	090°58'55"	20.35	28.53	S63°48'53"W
9	275.00	147.43	030°42'57"	75.53	145.67	S33°40'28"W
10	1221.84	66.76	003°07'50"	33.39	66.75	N69°07'16"W
11	1221.84	50.01	002°20'43"	25.01	50.01	N68°23'00"W
12	1221.84	56.53	002°38'04"	28.27	56.53	N63°53'06"W
13	1221.84	50.01	002°20'43"	25.01	50.01	N61°23'13"W
14	1221.84	55.10	002°35'02"	27.55	55.09	N58°55'20"W
15	1221.84	28.48	001°20'07"	14.24	28.48	N58°57'46"W
16	35.00	28.27	047°54'44"	15.55	28.42	S32°20'20"W
17	40.00	24.45	035°01'04"	12.62	24.07	S25°53'29"E
18	40.00	67.84	097°10'51"	45.36	60.00	N88°00'33"E
19	40.00	67.84	097°10'51"	45.36	60.00	N09°10'17"W
20	40.00	21.19	030°21'02"	10.85	20.84	N72°56'14"W
21	35.00	19.44	031°49'02"	9.98	19.19	S72°12'13"E
22	1265.84	12.86	000°34'55"	6.43	12.86	N58°35'09"W
23	1265.84	50.03	002°15'52"	25.02	50.02	N58°00'33"W
24	1265.84	48.84	002°11'18"	24.18	48.84	N58°14'07"W
25	1265.84	50.81	002°15'49"	25.01	50.01	N62°27'41"W
26	1265.84	50.00	002°16'02"	25.05	50.09	N64°43'37"W
27	1265.84	50.00	002°16'28"	25.13	50.25	N65°59'52"W
28	1265.84	55.58	002°30'57"	27.80	55.58	N68°23'34"W
29	20.00	33.84	098°56'20"	22.58	29.94	S22°10'53"E
30	254.00	100.83	022°44'37"	51.09	100.18	S37°39'36"W
31	280.00	128.33	025°14'02"	65.74	128.30	S38°30'53"W
32	296.00	62.74	012°08'38"	31.49	62.82	S42°57'35"W
33	296.00	66.80	012°53'25"	33.44	66.45	S30°26'34"W
34	20.00	28.61	081°39'54"	17.28	26.15	N64°49'49"E
35	1265.84	43.60	001°58'25"	43.60	43.60	N58°10'15"W
36	1265.84	43.76	001°58'50"	21.88	43.76	N77°18'04"W
37	621.00	13.29	001°13'33"	6.64	13.29	S77°40'42"E
38	621.00	69.46	008°24'28"	34.76	69.42	S73°51'42"E
39	621.00	67.70	008°14'47"	35.88	67.67	S67°32'04"E
40	621.00	66.42	008°07'41"	33.24	66.39	S61°20'50"E
41	621.00	69.08	008°22'06"	34.55	69.00	S55°05'55"E
42	621.00	9.82	000°54'56"	4.96	9.82	S51°27'23"E
43	118.68	106.88	051°37'00"	57.39	103.34	S25°11'25"E
44	182.68	12.41	004°22'10"	6.21	12.40	S01°34'00"E
45	182.68	55.44	019°31'37"	27.99	55.17	S13°30'53"E
46	182.68	55.44	008°58'04"	12.76	25.44	S27°45'44"E
47	182.68	48.80	017°13'52"	24.65	48.74	S40°51'41"E
48	182.68	4.32	001°31'18"	2.16	4.32	S50°14'16"E
49	665.00	52.26	004°30'02"	26.13	52.22	S63°14'56"E
50	665.00	60.04	005°10'36"	30.06	60.06	S58°05'15"E
51	665.00	56.87	004°52'26"	28.30	56.55	S63°06'46"E
52	665.00	60.00	005°10'36"	30.06	60.06	S68°08'16"E
53	665.00	57.42	004°56'51"	28.73	57.41	S73°12'00"E
54	665.00	30.38	002°37'03"	15.19	30.38	S70°58'57"E
55	1221.84	26.67	001°15'02"	13.33	26.67	N77°39'58"W
56	1221.84	52.12	002°26'39"	26.06	52.12	N75°49'08"W
57	1221.84	32.48	002°54'46"	21.04	28.99	N28°06'26"W
58	1121.84	18.74	000°57'25"	9.37	18.74	N40°35'52"W
59	1121.84	50.19	002°33'48"	25.10	50.19	N51°21'28"W
60	1121.84	50.06	002°33'22"	25.03	50.04	N53°55'03"W
61	1121.84	50.80	002°33'14"	25.01	50.00	N58°28'21"W
62	1121.84	48.88	002°27'53"	24.13	48.26	N58°58'54"W
63	1121.84	50.02	002°33'16"	25.01	50.01	N61°29'29"W
64	1121.84	47.81	002°26'31"	23.91	47.81	N63°59'23"W
65	1121.84	56.02	002°33'16"	25.01	56.01	N68°29'16"W
66	1121.84	75.81	003°52'18"	37.92	75.79	N69°42'03"W
67	1112.84	60.00	003°07'09"	30.30	60.58	N75°21'32"W
68	1112.84	24.79	001°52'42"	12.39	24.78	S77°21'08"E
69	756.00	71.86	005°26'47"	35.96	71.84	S73°41'23"E
70	756.00	80.06	004°33'05"	30.04	80.04	S68°41'27"E
71	756.00	75.85	005°44'54"	37.96	75.82	S63°32'28"E
72	756.00	7.22	000°32'49"	3.61	7.22	S80°23'36"E
73	1031.84	405.44	022°30'48"	205.37	402.84	N60°22'33"W
74	1031.84	42.01	022°19'58"	21.01	42.01	N72°47'56"W
75	1031.84	77.91	004°19'34"	38.97	77.89	N76°07'42"W
76	1112.84	87.25	004°29'32"	43.65	87.23	N76°02'43"W

AREA TABLE			
Block 9		Block 10	
LOT 1-P1 = 8,087 S.F.	0.18497 AC	LOT 1-P1 = 7,194 S.F.	0.16514 AC
LOT 2-P1 = 5,002 S.F.	0.11482 AC	LOT 2-P1 = 6,540 S.F.	0.15014 AC
LOT 3-P1 = 5,217 S.F.	0.11977 AC	LOT 3-P1 = 6,544 S.F.	0.15022 AC
LOT 4-P1 = 5,002 S.F.	0.11482 AC	LOT 4-P1 = 7,072 S.F.	0.16236 AC
LOT 5-P1 = 5,186 S.F.	0.11864 AC	LOT 5-P1 = 6,586 S.F.	0.15125 AC
LOT 6-P1 = 5,002 S.F.	0.11482 AC	LOT 6-P1 = 7,271 S.F.	0.16693 AC
LOT 7-P1 = 5,063 S.F.	0.11600 AC	LOT 7-P1 = 6,406 S.F.	0.14705 AC
LOT 8-P1 = 5,213 S.F.	0.11967 AC	LOT 8-P1 = 6,707 S.F.	0.15387 AC
LOT 9-P1 = 5,481 S.F.	0.12582 AC	LOT 9-P1 = 8,908 S.F.	0.20450 AC
LOT 10-P1 = 5,794 S.F.	0.13302 AC	LOT 10-P1 = 9,563 S.F.	0.22022 AC
LOT 11-P1 = 5,994 S.F.	0.13780 AC	LOT 11-P1 = 7,202 S.F.	0.16533 AC
LOT 12-P1 = 6,380 S.F.	0.14602 AC	UTILITY = 3,573 S.F.	0.08232 AC
LOT 13-P1 = 6,261 S.F.	0.14373 AC		
LOT 14-P1 = 5,620 S.F.	0.12901 AC	Block 11	
LOT 15-P1 = 5,396 S.F.	0.12387 AC	LOT 1-P1 = 7,056 S.F.	0.16204 AC
LOT 16-P1 = 5,500 S.F.	0.12626 AC	LOT 2-P1 = 6,207 S.F.	0.14250 AC
LOT 17-P1 = 5,500 S.F.	0.12626 AC	LOT 3-P1 = 6,273 S.F.	0.14401 AC
LOT 18-P1 = 5,500 S.F.	0.12626 AC	LOT 4-P1 = 6,498 S.F.	0.14918 AC
LOT 19-P1 = 5,500 S.F.	0.12626 AC	LOT 5-P1 = 6,464 S.F.	0.14839 AC
LOT 20-P1 = 5,529 S.F.	0.12692 AC	LOT 6-P1 = 6,471 S.F.	0.14856 AC
LOT 21-P1 = 6,020 S.F.	0.13821 AC	LOT 7-P1 = 6,498 S.F.	0.14918 AC
LOT 22-P1 = 5,527 S.F.	0.12689 AC	LOT 8-P1 = 9,242 S.F.	0.21217 AC
LOT 23-P1 = 5,148 S.F.	0.11817 AC		
LOT 24-P1 = 5,165 S.F.	0.11857 AC		
LOT 25-P1 = 5,383 S.F.	0.12445 AC		

SUBDIVISION PLAT
FOR
PARKWAY UNIT 4
COMPRISED OF
UNPLATTED LANDS SITUATE WITHIN THE
TOWN OF ATRISCO GRANT
"PROJECTED" SECTION 16, T.10N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 1993

RESERVED FOR COUNTY CLERK

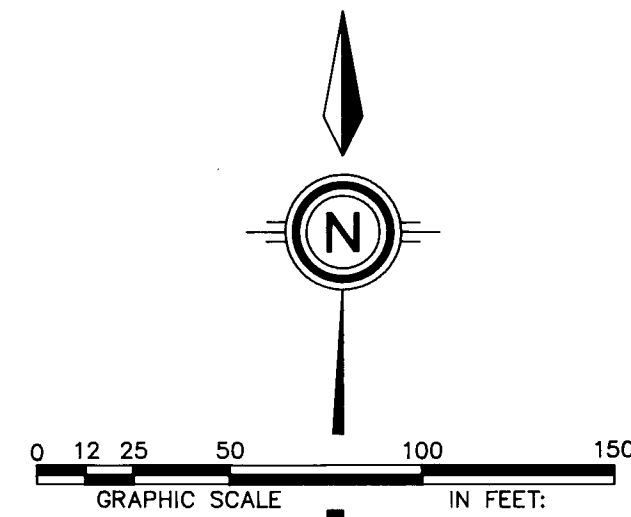
SURVEYOR'S CERTIFICATION:
I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.P.S. 4972

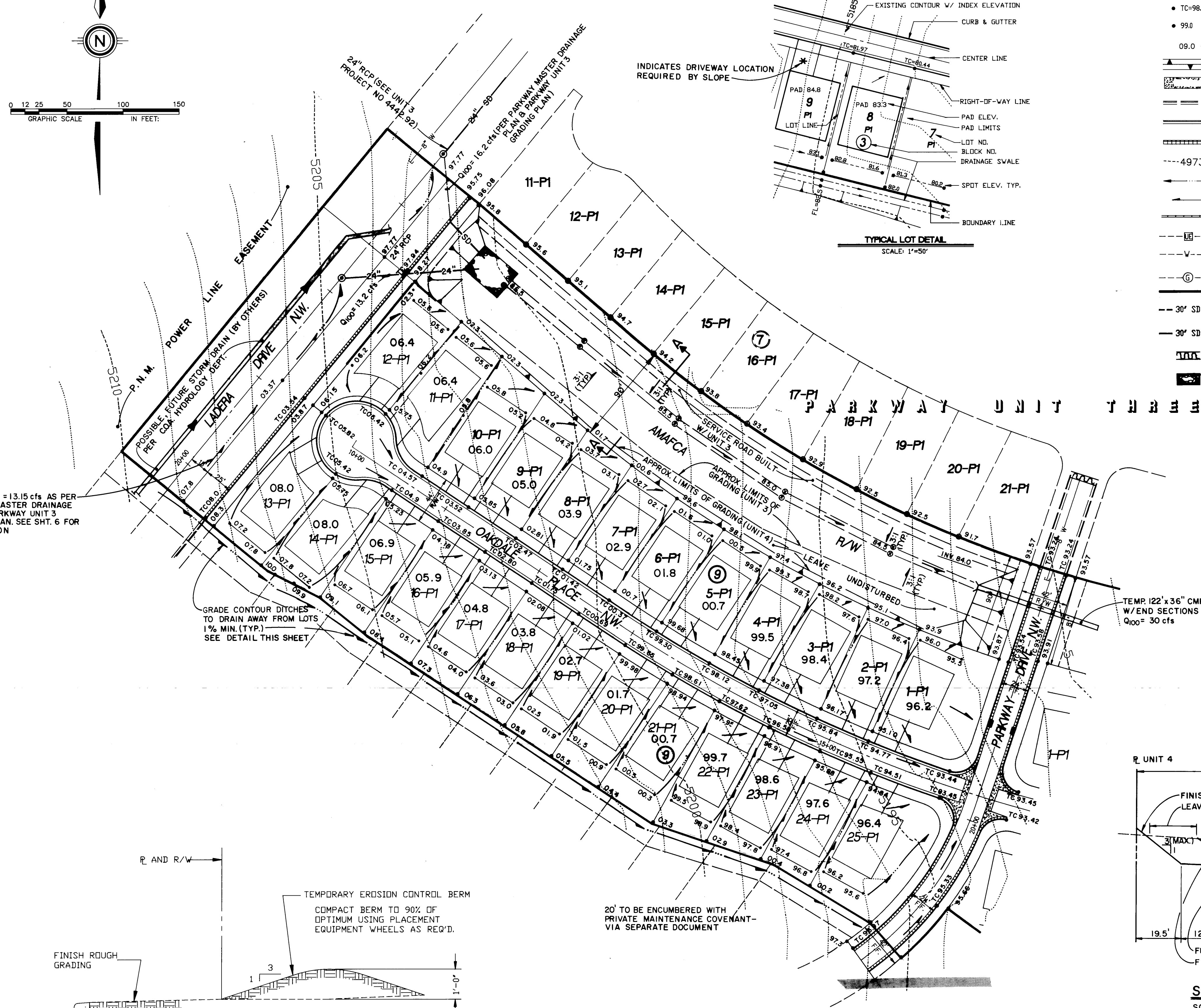


SHEET 4 OF 4

APRIL 1, 1993
1"=50'
SPS
SPS
143-14-025

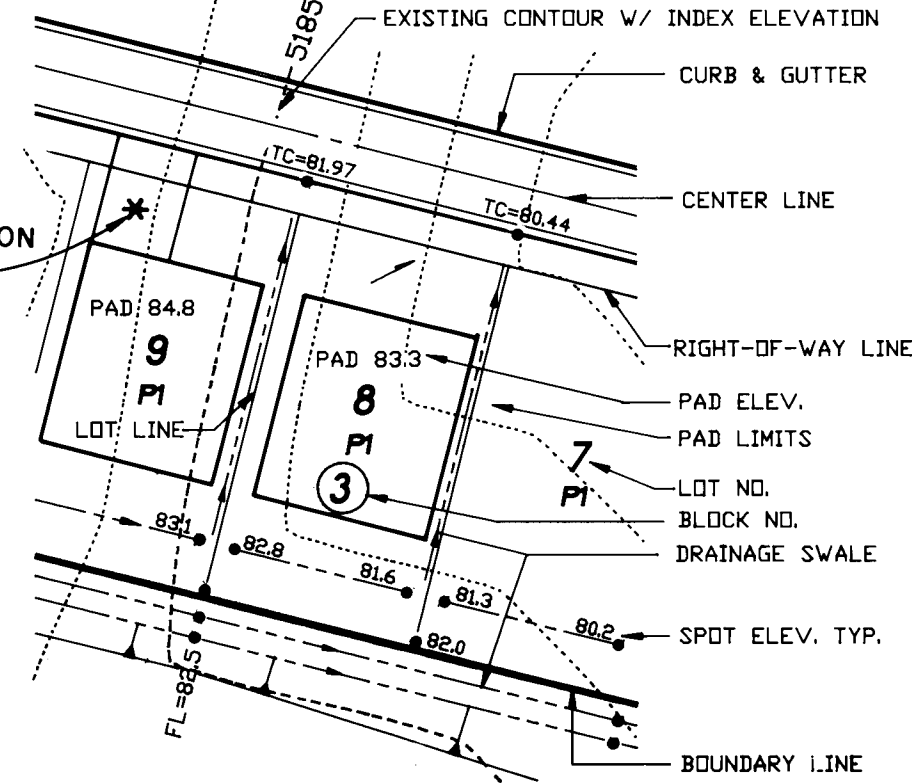


DESIGN Q = 13.15 cfs AS PER
PARKWAY MASTER DRAINAGE
PLAN & PARKWAY UNIT 3
GRADING PLAN. SEE SHT. 6 FOR
TYP. SECTION



LEGEND

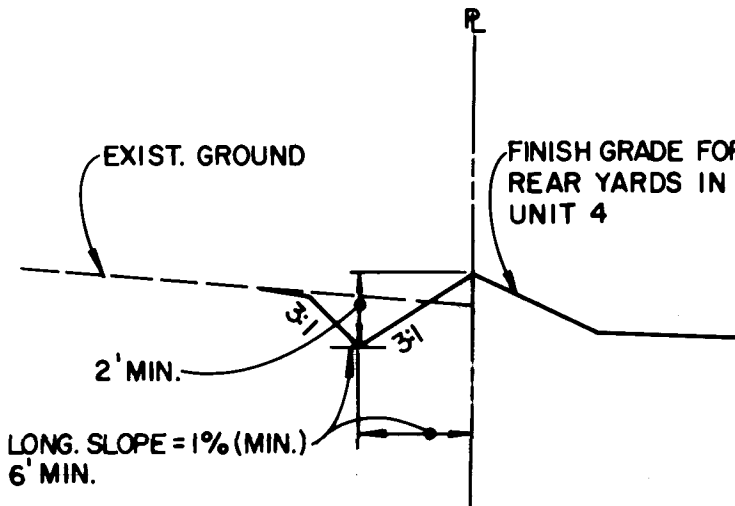
- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 09.0 @ EXISTING SPOT ELEVATION (GRND & TC)
- EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 4973--- EXISTING CONTOUR W/ INDEX ELEVATION
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- UG--- EXISTING U.G. ELECTRICAL
- W--- EXISTING WATER LINE
- G--- EXISTING GAS LINE
- RETAINING WALL
- 30" SD--- EXISTING STORM DRAIN
- 30" SD--- PROPOSED STORM DRAIN
- WATER BLOCK
- RIPRAP (UNIT 4) SEE NOTE 3



NOTES

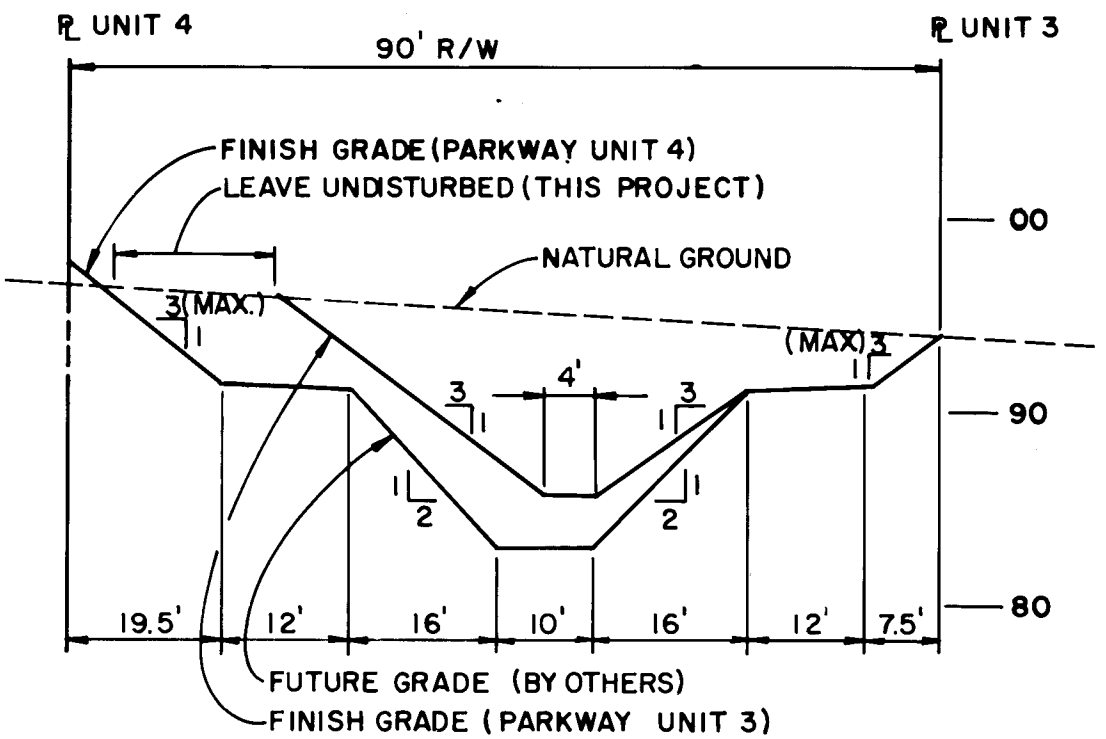
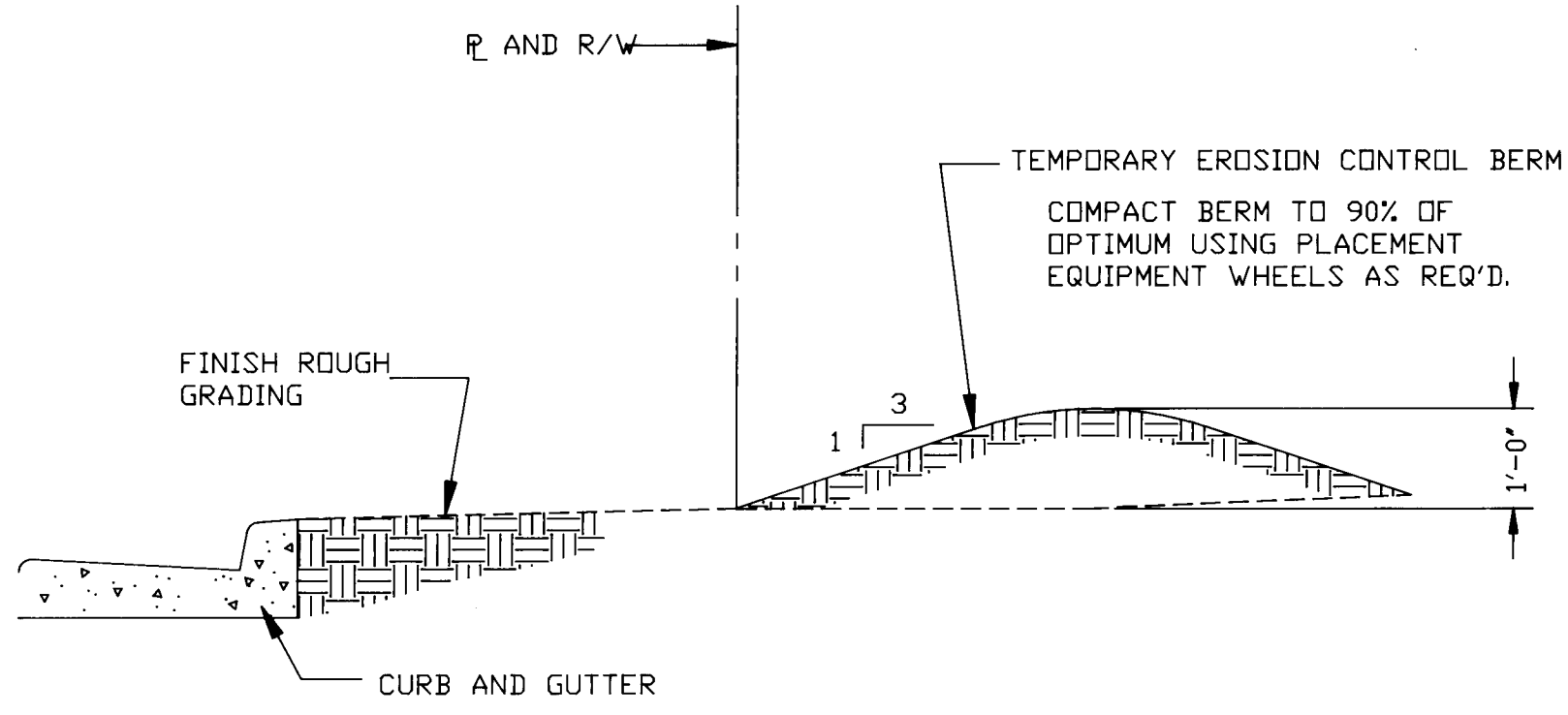
- CONTRACTOR SHALL NOT BEGIN GRADING WITHOUT TOP SOIL DISTURBANCE PERMIT.
- ALL TOP SOIL DISTURBED WITHIN AMAFCA RIGHT-OF-WAY SHALL BE REVEGETATED WITH CLASS A SEEDING.
- RIPRAP SHALL BE 18" THICK, ANGULAR TYPE L, WITH 10" GRANULAR FILTER MATERIAL, WITH THE GRADATION AS SHOWN BELOW:

GRANULAR FILTER GRADATION		
MESH SIEVE SIZE	% PASSING	
3"	90	100
3/4"	25	90
#4	0	20
#200	0	3



TYP. CONTOUR DITCH SECTION

NTS
NOTE: CONTOUR DITCHES SHALL BE TURNED SOUTH AWAY FROM UNIT 4 @ 100' INTERVALS TO DISTRIBUTE FLOWS EVENLY OUT OVER NATURAL VEGETATION SO AS NOT TO INDUCE UNDEE EROSION.



SECTION "A-A"

SCALE: 1"=20' HORIZ.
1"=10' VERT.

APPROVED FOR ROUGH GRADING
(±1 FT.)

APPROVALS
ENGINEER: [Signature] DATE: 4-9-93
TRANSPORTATION: [Signature] DATE: 5-07-93
HYDROLOGY: [Signature] DATE: 6-07-93
AMAFCA: [Signature] DATE: 4/9/93
PROJECT NO. 4442.93
MAP NO. J-9
SHEET 4 OF 15

DATE: MAR. 1993
SCALE: 1"=50'
DESIGNED BY: M.J.Y.
DRAWN BY: A.M.
CHECKED BY: [Signature]

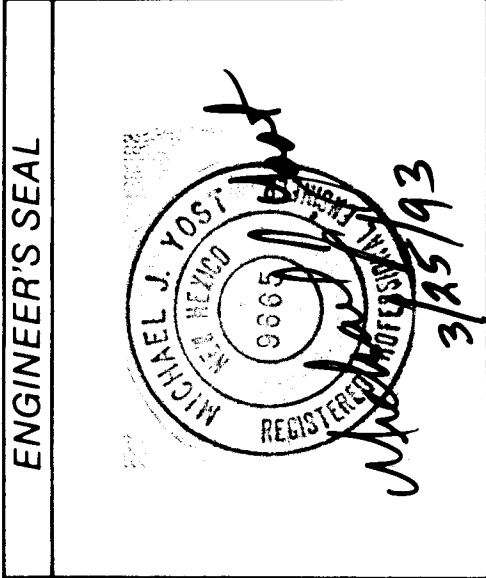
SCANNED BY
BY LASER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

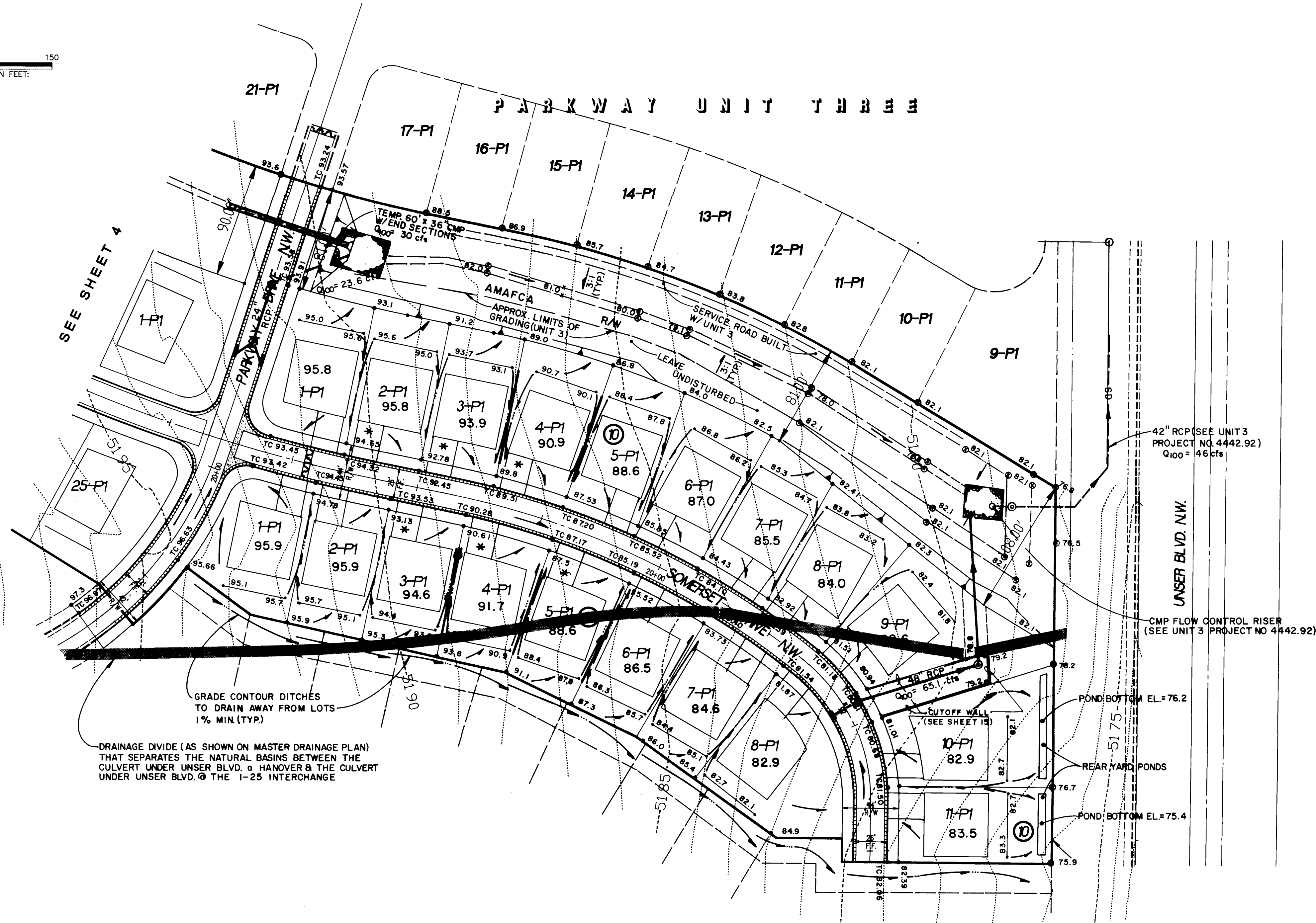
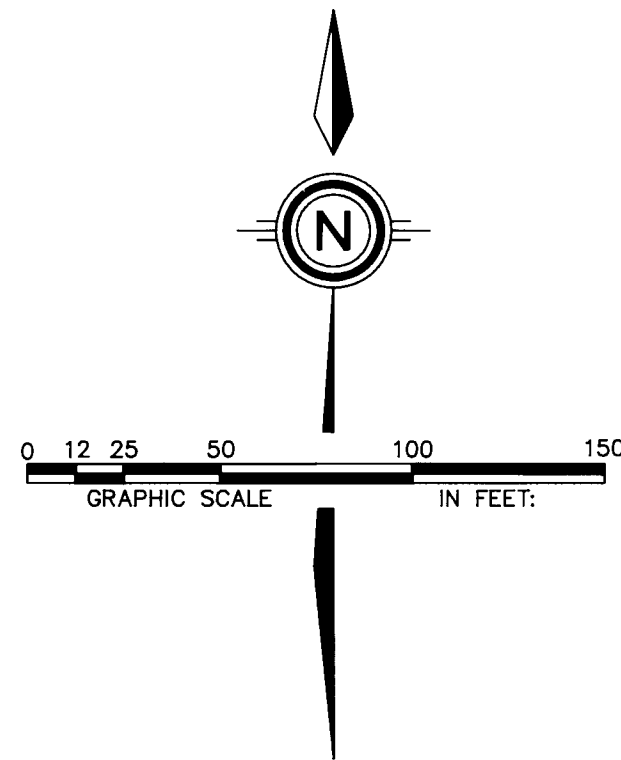
TITLE: PARKWAY - UNIT 4
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	[Signature]	6-21-93	WATER	N/A	5-5-93
TRANSPORTATION	[Signature]	5-07-93	WASTE WATER	N/A	5-5-93
HYDROLOGY	[Signature]	6-07-93			
AMAFCA	[Signature]	4/9/93			
PROJECT NO.	4442.93		MAP NO.	J-9	
			SHEET	4	OF 15

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY
				1	CSC	1	CSC
				2	CSC	2	CSC



</					



LOT GRADING SPECIFICATIONS:

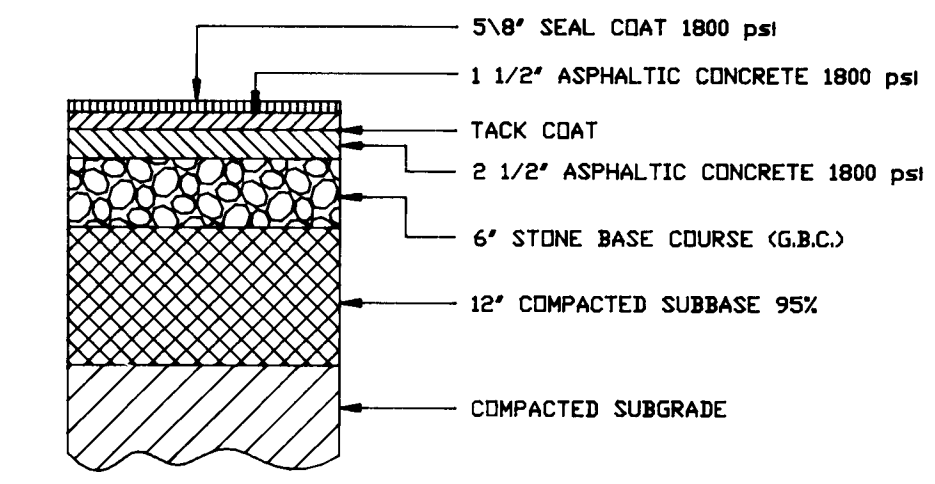
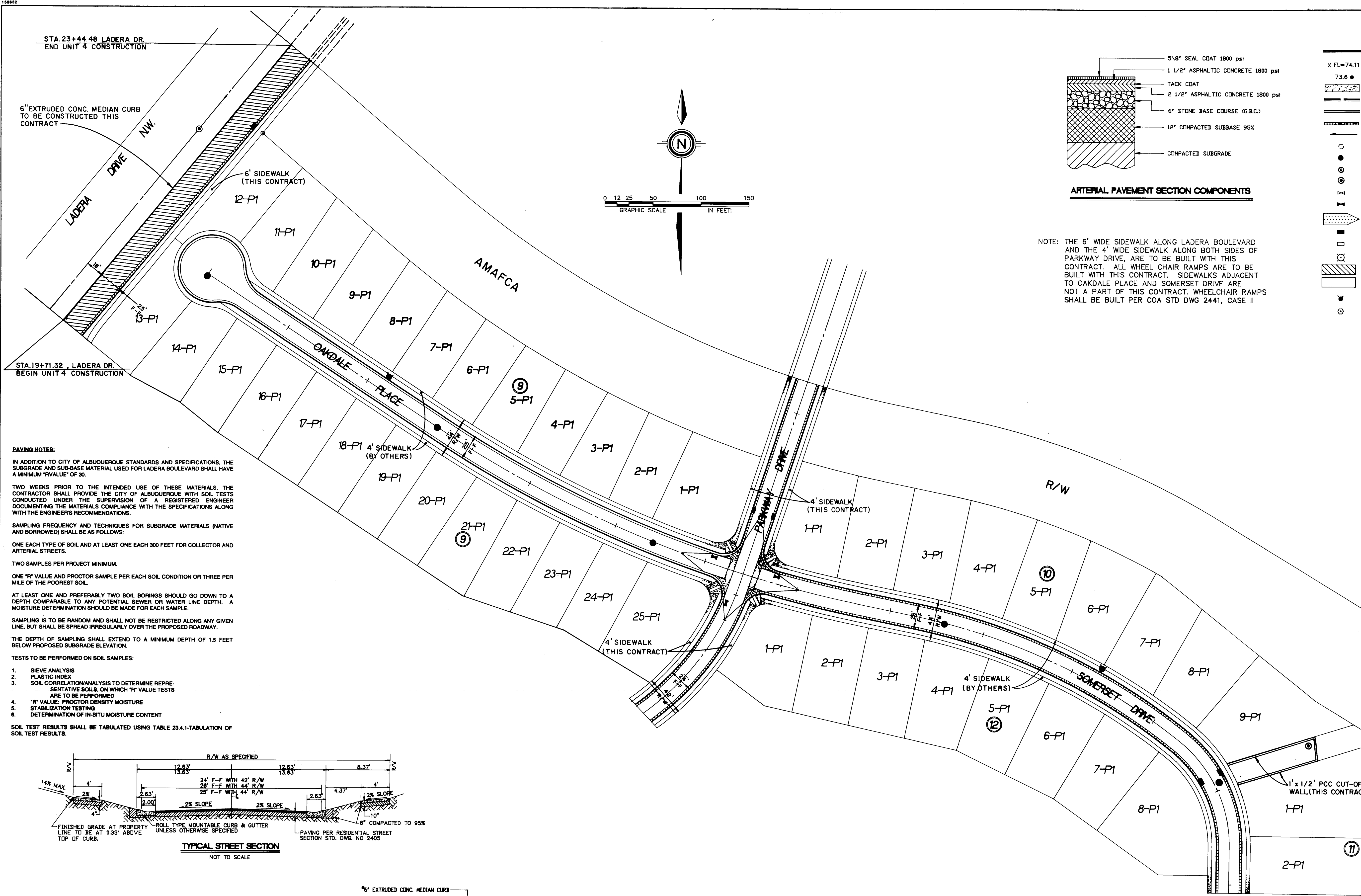
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
- CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.
 - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
 - USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1%.
- WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

SPECIAL FMA REQUIREMENTS:

- LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) AND NOT STEEPER THAN TEN PERCENT (10%), IF DRIVEWAY IS ALSO USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).
- PROVIDE MINIMUM FALL AWAY FROM STRUCTURE OF 6 INCHES IN 10 FEET, EXCEPT AS RESTRICTED BY SIDE LOT LINES OR OTHER FROST CONDITIONS. THE HORIZONTAL LENGTH OF SUCH SLOPES MAY BE REDUCED AS NECESSARY AT BUILDING CORNERS AND SIDE YARDS.
- SIDEWALK GRADIENT SHALL NOT EXCEED 10%.
- SLOPES SHALL NOT EXCEED FOUR TO ONE (4 TO 1).

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES				CONTRACTOR	
		NO.	BY	DATE	WORK		
		1	C.S.C.	12/91	STAKED BY		
		2	C.S.C.	1/93	ACCEPTANCE BY		
					FIELD		
					CALCULATION BY		
					DATE		
					CORRECTED BY		
					DATE		
					MICRO-FILM INFORMATION		
					RECORDED BY		
					DATE		
					NO.		

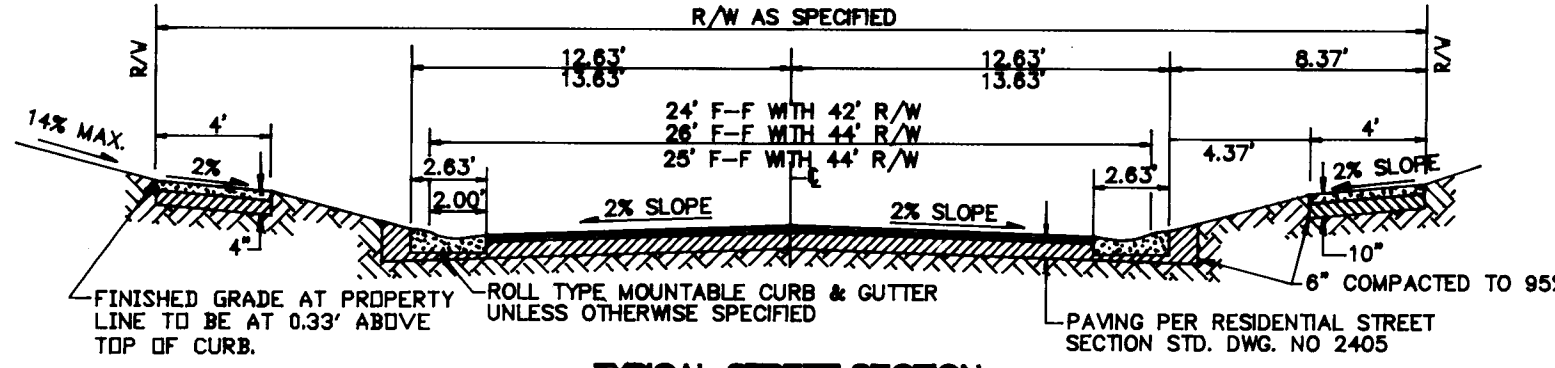
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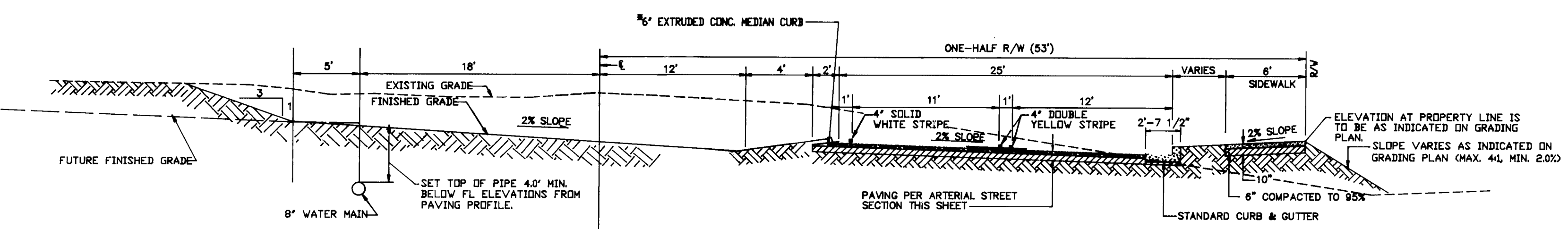
NOTE: THE 6' WIDE SIDEWALK ALONG LADERA BOULEVARD AND THE 4' WIDE SIDEWALK ALONG BOTH SIDES OF PARKWAY DRIVE, ARE TO BE BUILT WITH THIS CONTRACT. ALL WHEEL CHAIR RAMPS ARE TO BE BUILT WITH THIS CONTRACT. SIDEWALKS ADJACENT TO OAKDALE PLACE AND SOMERSET DRIVE ARE NOT A PART OF THIS CONTRACT. WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG 2441, CASE II

LEGEND	
X FL=74.11	PROPOSED CURB FLOWLINE ELEVATION
73.6	EXISTING SPOT ELEVATION (GRND & TC)
[Symbol]	PROPOSED VALLEY GUTTER/ SIDEWALK
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	PROPOSED MOUNTABLE CURB & GUTTER
[Symbol]	PROPOSED STANDARD CURB & GUTTER
[Symbol]	FLOW ARROW
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	EXISTING GATE VALVE
[Symbol]	PROPOSED GATE VALVE
[Symbol]	CROWN TRANSITION
[Symbol]	PROPOSED STORM SEWER CATCH BASIN
[Symbol]	EXISTING STORM SEWER CATCH BASIN
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	ARTERIAL PAVING
[Symbol]	RESIDENTIAL PAVING
[Symbol]	FIRE HYDRANT
[Symbol]	EXIST. STREET LIGHT

PAVING NOTES:
IN ADDITION TO CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS, THE SUBGRADE AND SUB-BASE MATERIAL USED FOR LADERA BOULEVARD SHALL HAVE A MINIMUM "R" VALUE OF 30.
TWO WEEKS PRIOR TO THE INTENDED USE OF THESE MATERIALS, THE CONTRACTOR SHALL PROVIDE THE CITY OF ALBUQUERQUE WITH SOIL TESTS CONDUCTED UNDER THE SUPERVISION OF A REGISTERED ENGINEER DOCUMENTING THE MATERIALS COMPLIANCE WITH THE SPECIFICATIONS ALONG WITH THE ENGINEER'S RECOMMENDATIONS.
SAMPLING FREQUENCY AND TECHNIQUES FOR SUBGRADE MATERIALS (NATIVE AND BORROWED) SHALL BE AS FOLLOWS:
ONE EACH TYPE OF SOIL AND AT LEAST ONE EACH 300 FEET FOR COLLECTOR AND ARTERIAL STREETS.
TWO SAMPLES PER PROJECT MINIMUM.
ONE "R" VALUE AND PROCTOR SAMPLE PER EACH SOIL CONDITION OR THREE PER MILE OF THE POOREST SOIL.
AT LEAST ONE AND PREFERABLY TWO SOIL BORINGS SHOULD GO DOWN TO A DEPTH COMPARABLE TO ANY POTENTIAL SEWER OR WATER LINE DEPTH. A MOISTURE DETERMINATION SHOULD BE MADE FOR EACH SAMPLE.
SAMPLING IS TO BE RANDOM AND SHALL NOT BE RESTRICTED ALONG ANY GIVEN LINE, BUT SHALL BE SPREAD IRREGULARLY OVER THE PROPOSED ROADWAY.
THE DEPTH OF SAMPLING SHALL EXTEND TO A MINIMUM DEPTH OF 1.5 FEET BELOW PROPOSED SUBGRADE ELEVATION.
TESTS TO BE PERFORMED ON SOIL SAMPLES:
1. SIEVE ANALYSIS
2. PLASTIC INDEX
3. SOIL CORRELATION ANALYSIS TO DETERMINE REPRESENTATIVE SOILS, ON WHICH "R" VALUE TESTS ARE TO BE PERFORMED
4. "R" VALUE, PROCTOR DENSITY MOISTURE
5. STABILIZATION TESTING
6. DETERMINATION OF IN-SITU MOISTURE CONTENT
SOIL TEST RESULTS SHALL BE TABULATED USING TABLE 23.4.1-TABULATION OF SOIL TEST RESULTS.



TYPICAL STREET SECTION
NOT TO SCALE



TYPICAL SECTION LADERA BOULEVARD
NOT TO SCALE

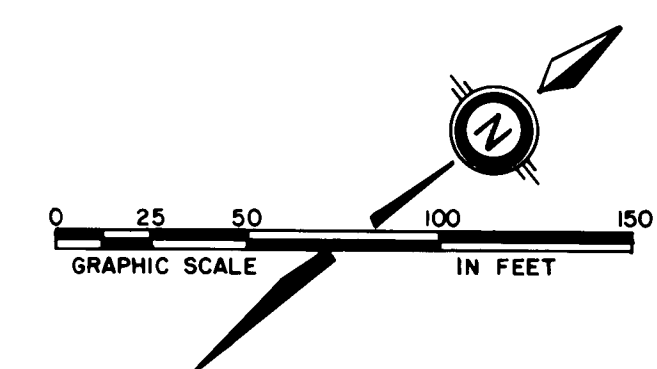
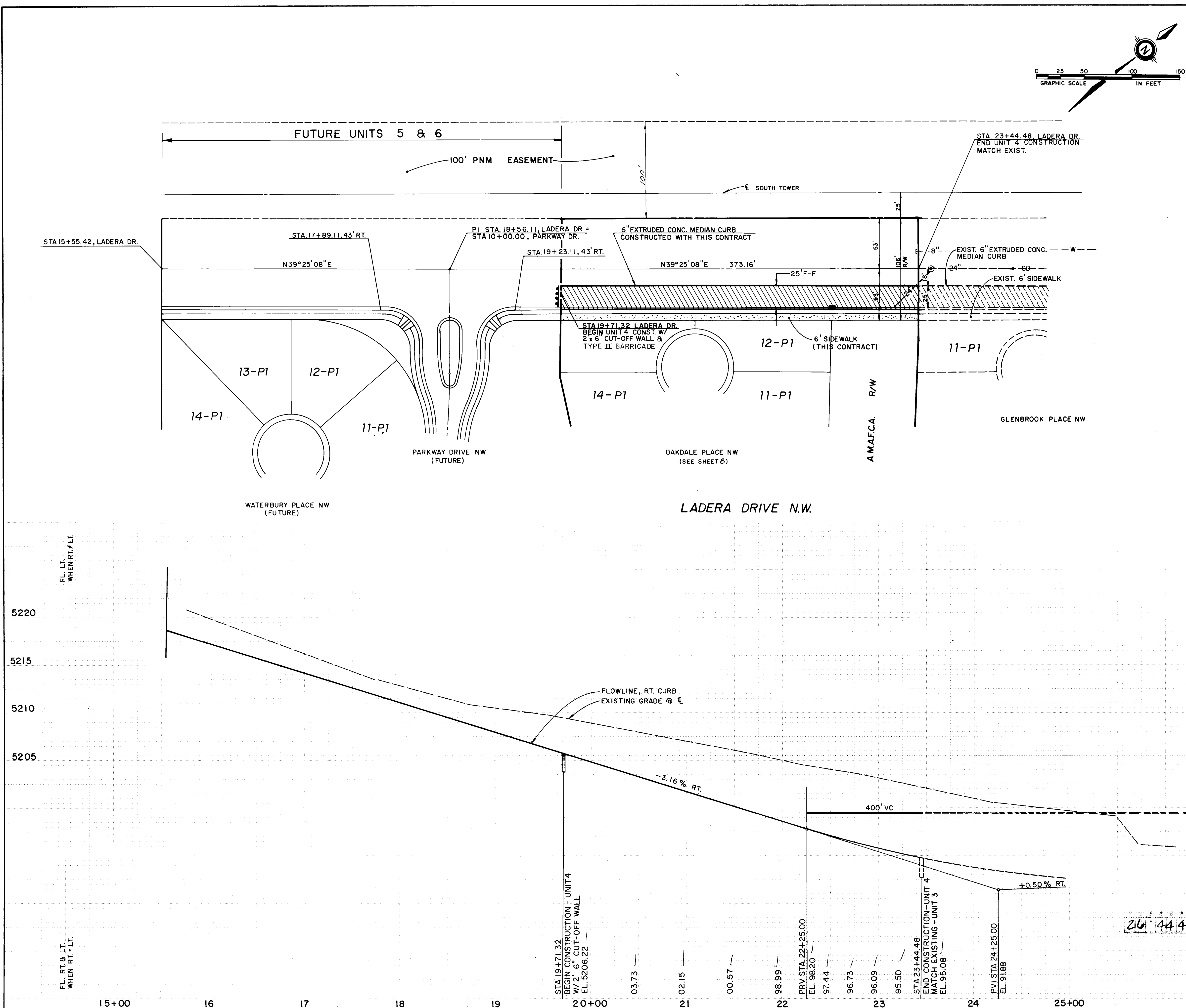
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SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4442.930694

DATE	MARCH, 1993
SCALE	AS SHOWN
DESIGNED	M.J.Y.
DRAWN	A.M.
CHECKED	143-14-041

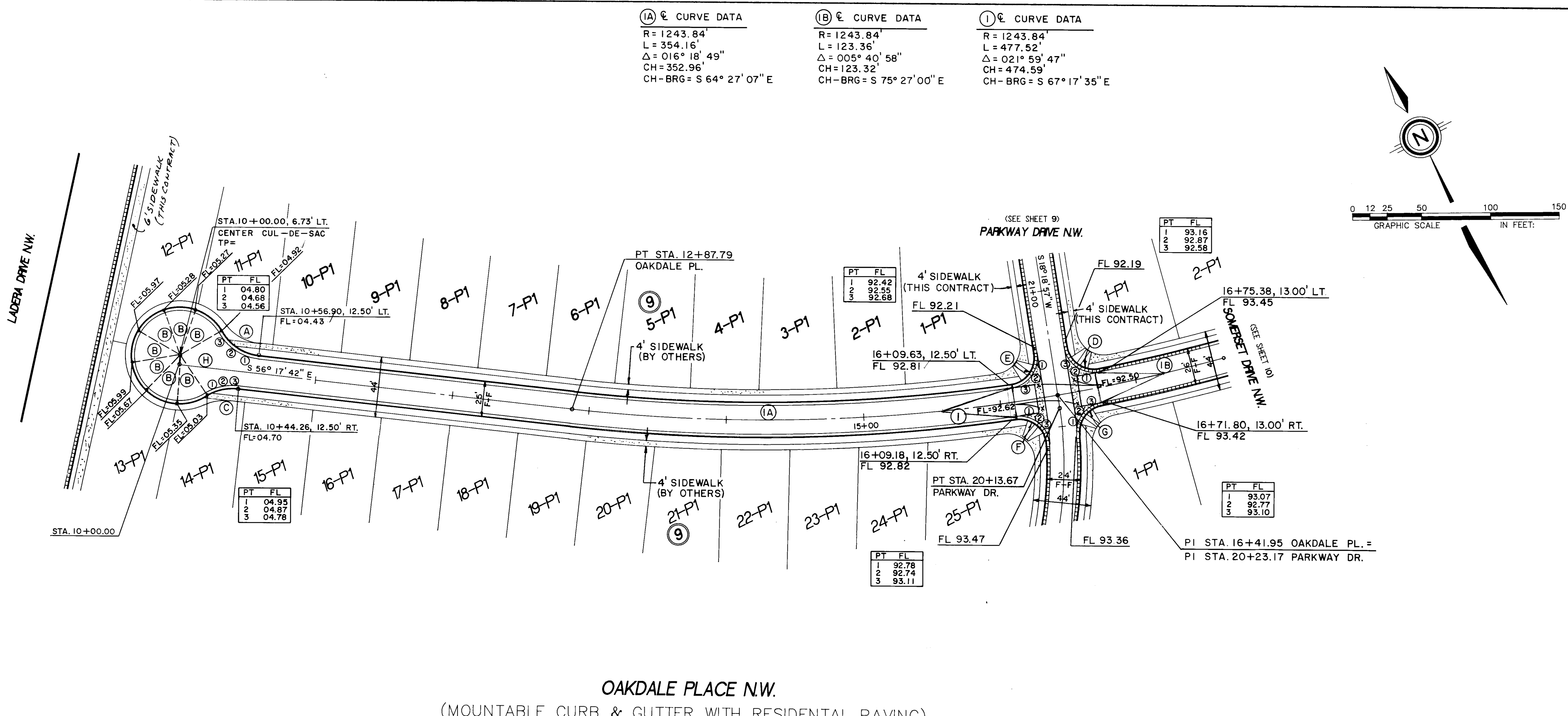
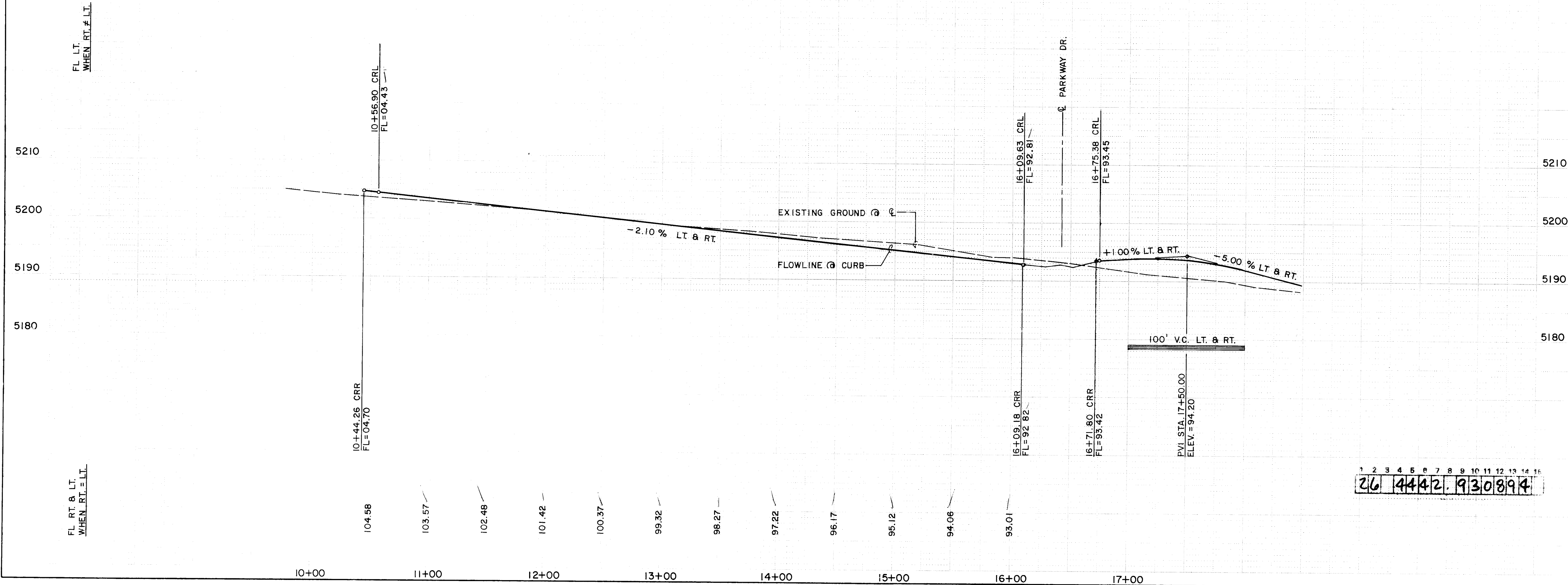
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY - UNIT 4 COMPOSITE PAVING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	6-21-93	WATER	NIA RWK	5-5-93
TRANSPORTATION	<i>[Signature]</i>	6-21-93	WASTE WATER	NIA RWK	5-5-93
HYDROLOGY	<i>[Signature]</i>	6-21-93			
AMAFCA	<i>[Signature]</i>				
PROJECT NO.	4442.93	MATCH NO.	H 9 8	SHEET NO.	6 OF 15



DATE	APRIL 1993
SCALE	1"=50' HORIZ.
DESIGNED BY	M.J.Y.
DRAWN BY	AM
CHECKED BY	143-14-PRE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY - UNIT 4 PAVING PLAN & PROFILE LADERA DRIVE N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. W. Rame</i>	6-21-93	WATER	<i>R. W. Rame</i>	5-5-93
TRANSPORTATION	<i>R. W. Rame</i>	5-07-93	WASTE WATER	<i>R. W. Rame</i>	5-5-93
HYDROLOGY	<i>R. W. Rame</i>	6-07-93			
PROJECT NO.	4442.93	MAP NO.	J 9	SHEET	7 OF 15

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	DATE	CONTRACTOR	DATE
1	CSC	12/93	12/93	WORK STAKED BY	DATE
2	CSC	1/93	1/93	FIELD INSPECTION BY	DATE
				REVISIONS	DATE
				DESIGN	DATE
				DESIGNED BY	DATE
				DRAWN BY	DATE
				CHECKED BY	DATE
				RECORDED BY	DATE
				NO.	DATE



OAKDALE PLACE N.W.
(MOUNTABLE CURB & GUTTER WITH RESIDENTIAL PAVING)

CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
A	35.00'	33.22'	54°22'42"
B	35.00'	23.88'	39°05'08"
C	35.00'	23.96'	39°13'15"
D	20.00'	32.28'	92°27'53"
E	20.00'	31.61'	90°33'51"
F	20.00'	33.12'	94°52'09"
G	20.00'	29.14'	83°28'19"
H			86°24'18"

AS BUILT INFORMATION	
CONTRACTOR	DATE
CCM	93

BENCH MARKS	
ACCS BRASS CAP "3-HI" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BOULEVARD.	ELEVATION
	5193.38

SURVEY INFORMATION	
FIELD NOTES	DATE
BY C.S.C.	12/91
NO. 1	C.S.C.
2	C.S.C.

ENGINEER'S SEAL	
NO.	DATE

REVISIONS	
NO.	DATE

DESIGN	
DESIGNED BY	DATE
M.J.Y.	3/93

DRAWN BY	
AM/DLW	DATE
M.J.Y.	3/93

CHECKED BY	
M.J.Y.	DATE
	3/93

DATE: MARCH, 1993

SCALE: 1" = 50' H, 1" = 10' V

DESIGNED: D.H.

DRAWN: D.L.W.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY—UNIT 4
PAVING PLAN & PROFILE
OAKDALE PLACE N.W.

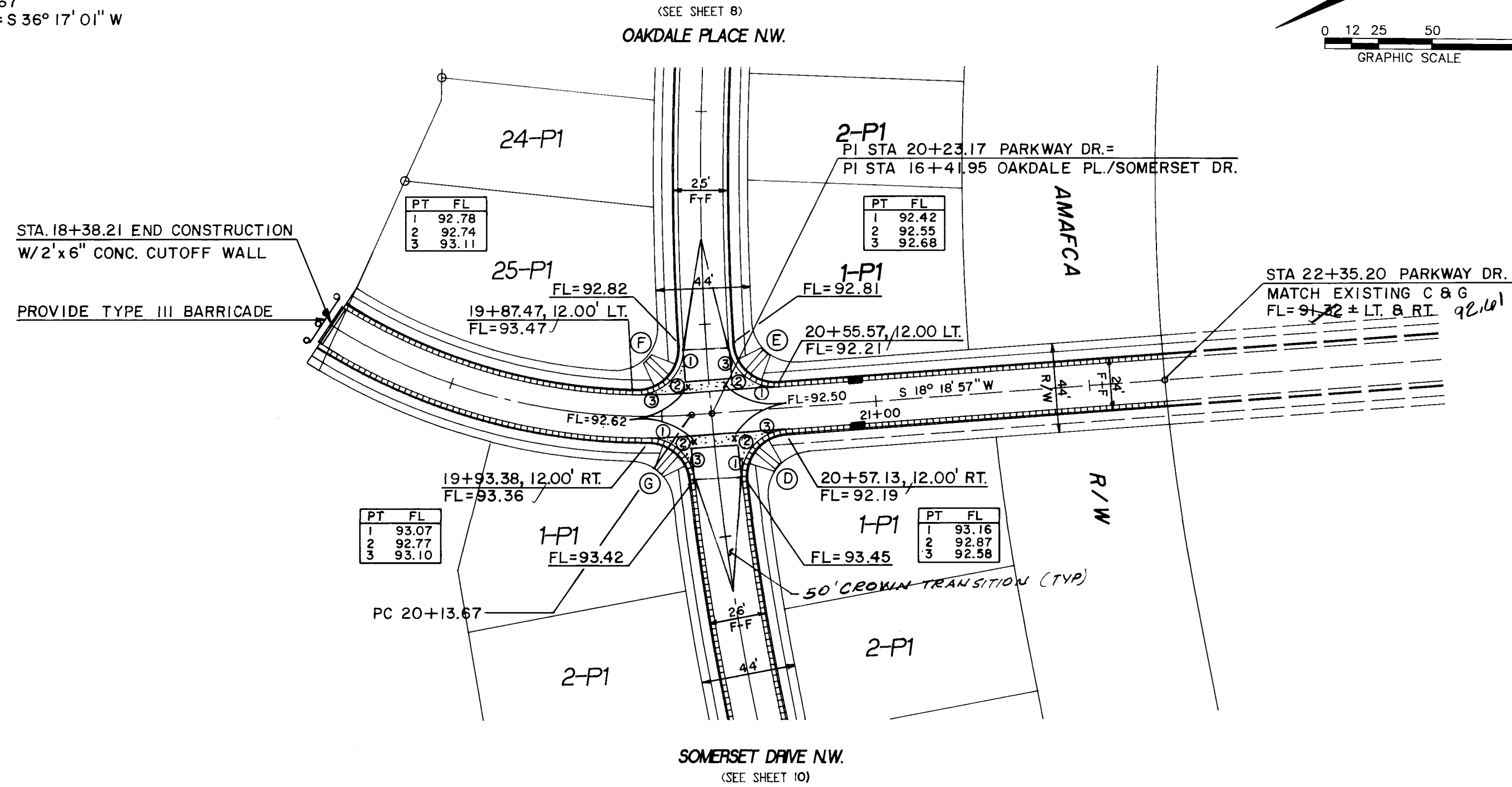
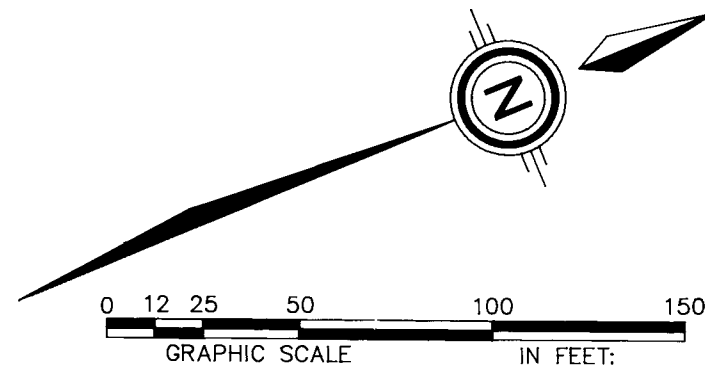
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	84/Amador	6-21-93	WATER	N/A RWK	6-5-93
TRANSPORTATION	84/Amador	5-21-93	WASTE WATER	N/A RWK	6-5-93
HYDROLOGY	84/Amador	6-07-93			
AMAFCA	N/A				

PROJECT NO. 4442.93

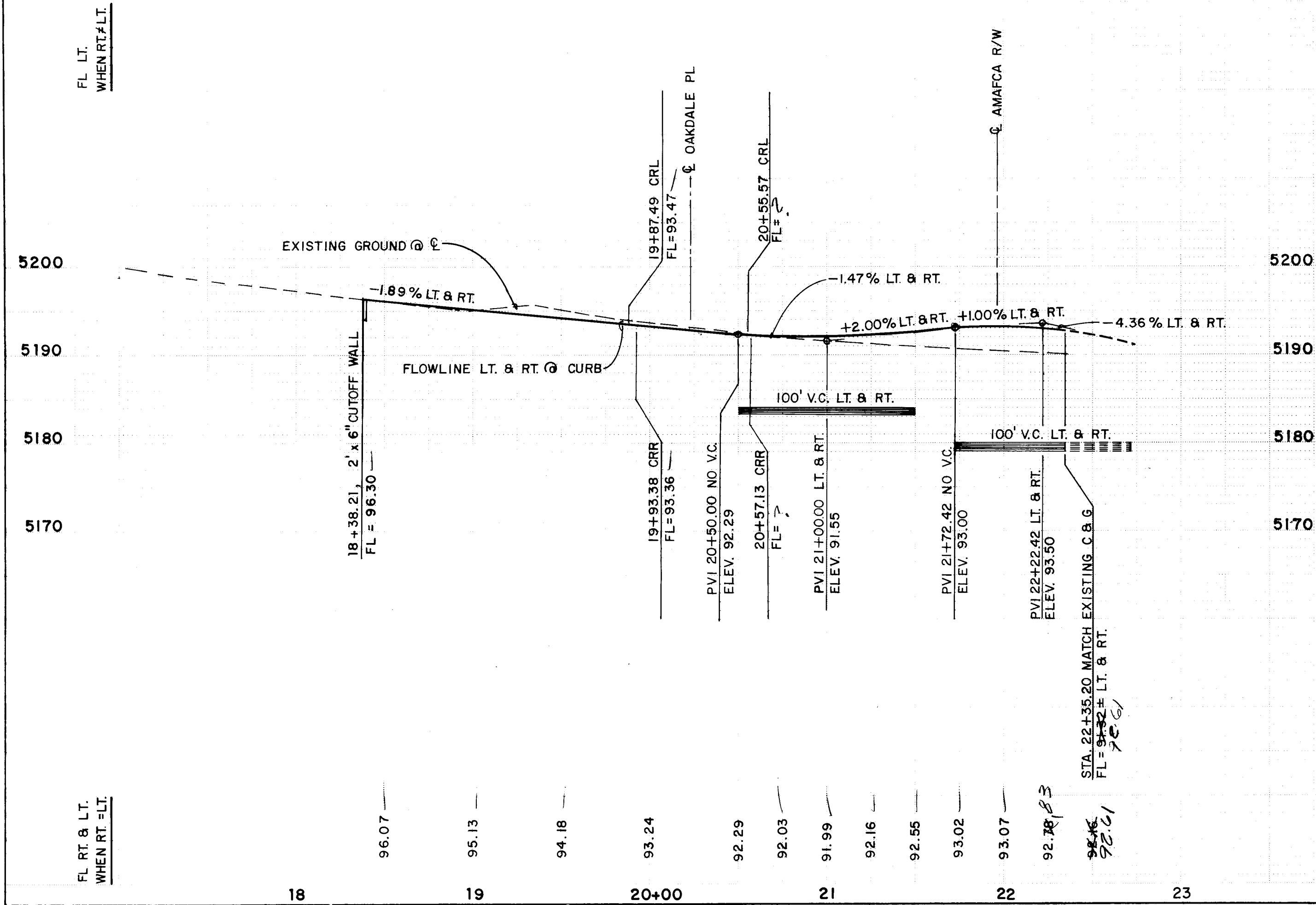
MAP NO. J-9

SHEET 8 OF 15

① CURVE DATA
R = 275.00'
L = 172.48'
Δ = 035° 56' 08"
CH = 169.67'
CH - BRG = S 36° 17' 01" W



PARKWAY DRIVE N.W.
(STANDARD CURB & GUTTER WITH RESIDENTAL PAVING)

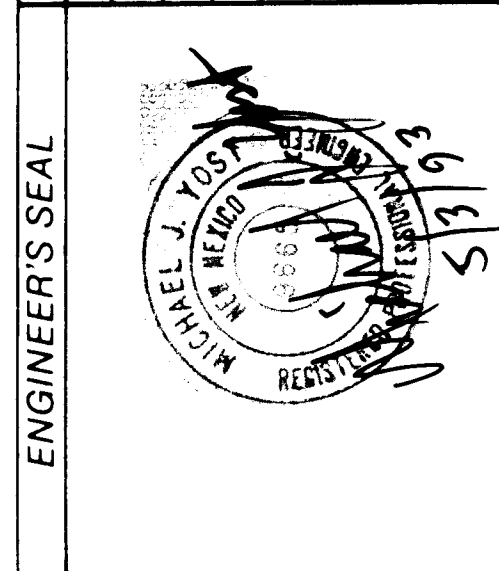


CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
A	35.00'	33.22'	54°22'42"
B	35.00'	23.88'	39°05'06"
C	35.00'	23.96'	39°13'15"
D	20.00'	32.28'	92°27'53"
E	20.00'	31.61'	90°33'51"
F	20.00'	33.12'	94°52'09"
G	20.00'	29.14'	83°28'19"
H			86°24'18"

AS BUILT INFORMATION			
CONTRACTOR	DATE	NO.	DATE
CCM	93		
WORK	DATE	NO.	DATE
STATED BY	93		
INSPECTED BY			
FIELD			
VERIFICATION BY	ALS		
CORRECTED BY	ALS		
MICRO-FILM INFORMATION			
RECORDED BY			
NO.			

BENCH MARKS			
CONTRACTOR	DATE	NO.	DATE
CCM	93		
WORK	DATE	NO.	DATE
STATED BY	93		
INSPECTED BY			
FIELD			
VERIFICATION BY	ALS		
CORRECTED BY	ALS		
MICRO-FILM INFORMATION			
RECORDED BY			
NO.			

SURVEY INFORMATION			
CONTRACTOR	DATE	NO.	DATE
CCM	93		
WORK	DATE	NO.	DATE
STATED BY	93		
INSPECTED BY			
FIELD			
VERIFICATION BY	ALS		
CORRECTED BY	ALS		
MICRO-FILM INFORMATION			
RECORDED BY			
NO.			



REVISIONS			
NO.	DATE	BY	REMARKS
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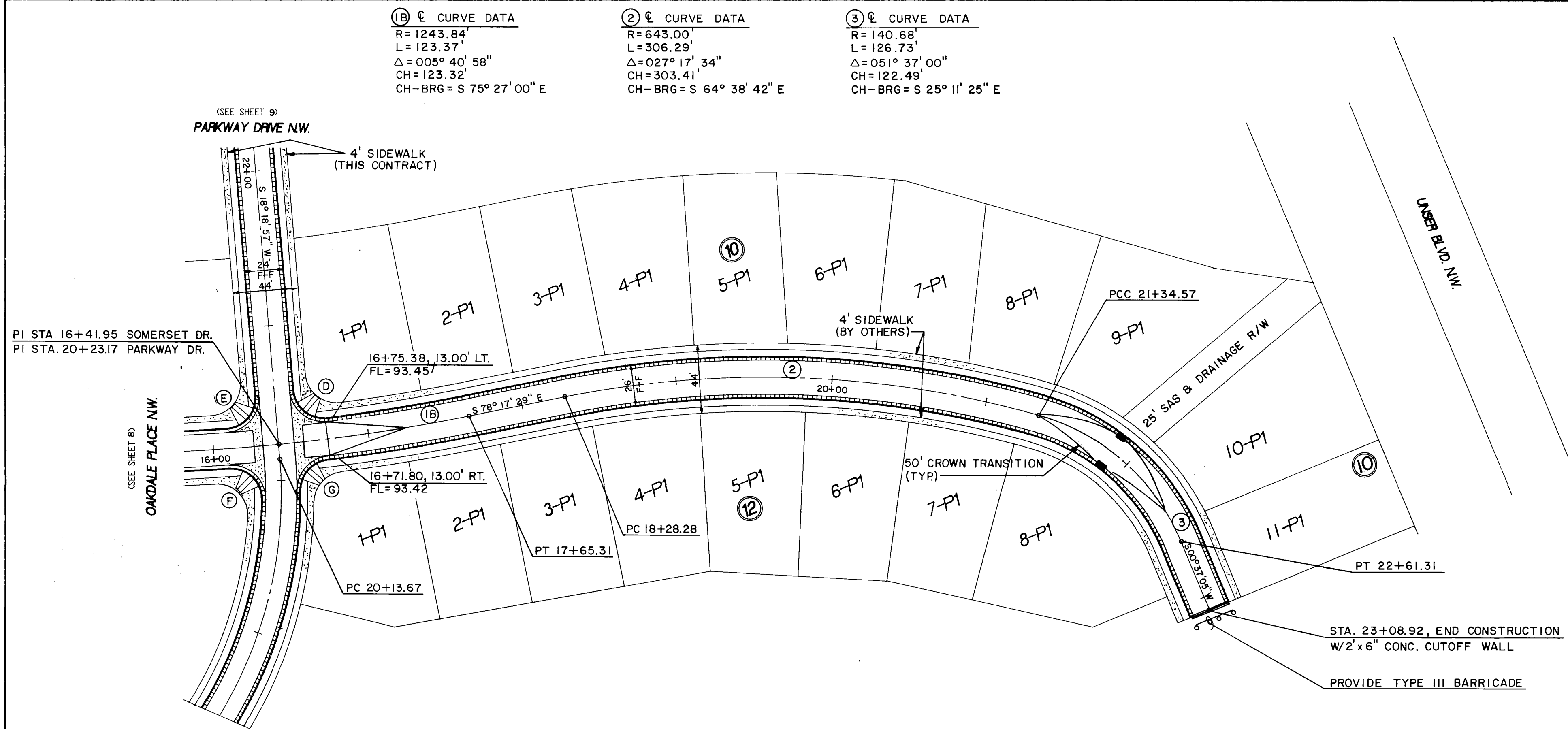
DATE	MARCH, 1993
SCALE	1"=50' H, 1"=10' V
DESIGNED	M.J.Y.
DRAWN	A.M., D.L.W.
JOB NO.	141-14-041

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

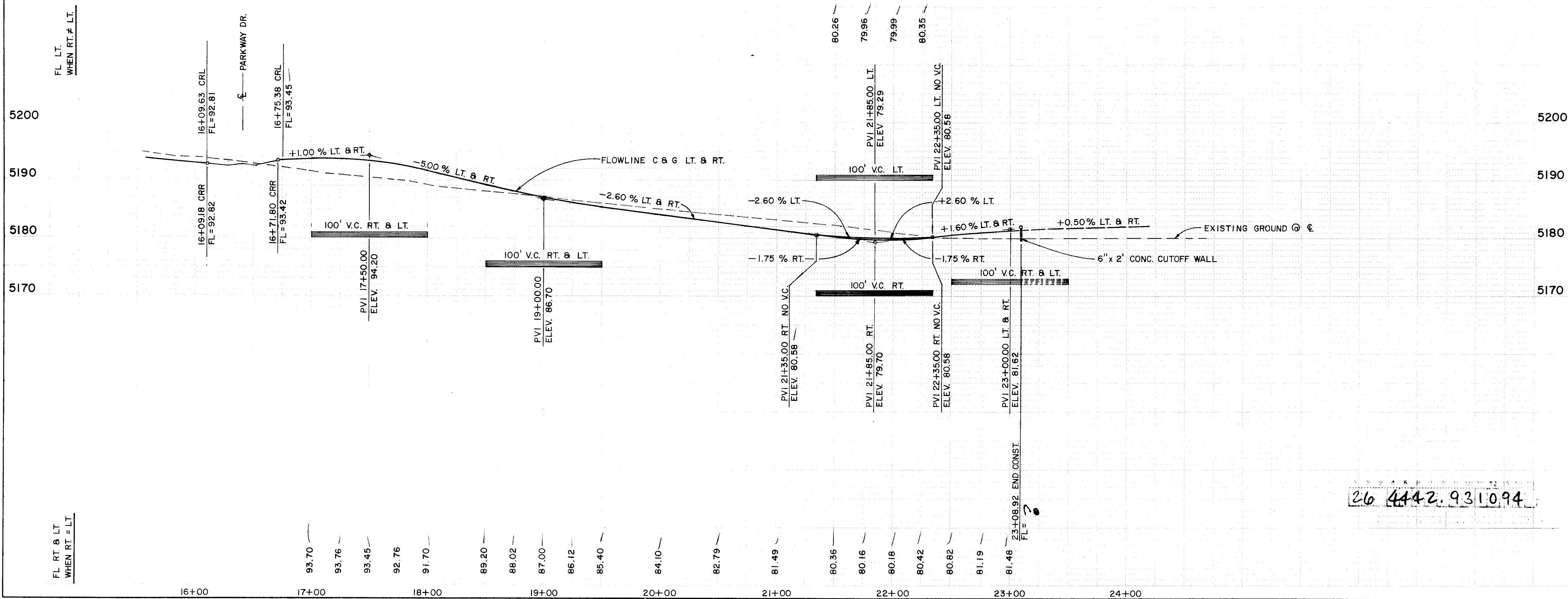
TITLE: PARKWAY- UNIT 4
PAVING PLAN & PROFILE
PARKWAY DRIVE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	6-21-93	WATER	<i>[Signature]</i>	N/A RWK 5-5-93
TRANSPORTATION	<i>[Signature]</i>	5-07-93	WASTE WATER	<i>[Signature]</i>	N/A RWK 5-5-93
HYDROLOGY	<i>[Signature]</i>	6-07-93			
AMAFCA	<i>[Signature]</i>				

PROJECT NO.	4442.93	MAP NO.	J-9	SHEET	9	OF	15
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SOMERSET DRIVE N.W.
(STANDARD CURB & GUTTER WITH RESIDENTIAL PAVING)



CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
A	35.00'	33.22'	54°22'42"
B	35.00'	23.88'	39°05'06"
C	35.00'	23.96'	39°13'15"
D	20.00'	32.28'	92°27'53"
E	20.00'	31.61'	90°33'51"
F	20.00'	33.12'	94°52'09"
G	20.00'	28.14'	83°28'19"
H			86°24'18"

AS BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR'S	DATE
ALC	93	ALC	93
FIELD	DATE	FIELD	DATE
ALC	93	ALC	93
VERIFICATION BY	DATE	VERIFICATION BY	DATE
ALC	93	ALC	93
CORRECTED BY	DATE	CORRECTED BY	DATE
ALC	93	ALC	93
RECORDED BY	DATE	RECORDED BY	DATE
NO		NO	

SURVEY INFORMATION			
NO.	BY	FIELD NOTES	DATE
1	C.S.C.		12/91
2	C.S.C.		1/93

ENGINEER'S SEAL			
NO.	DATE	REMARKS	BY
		DESIGN	

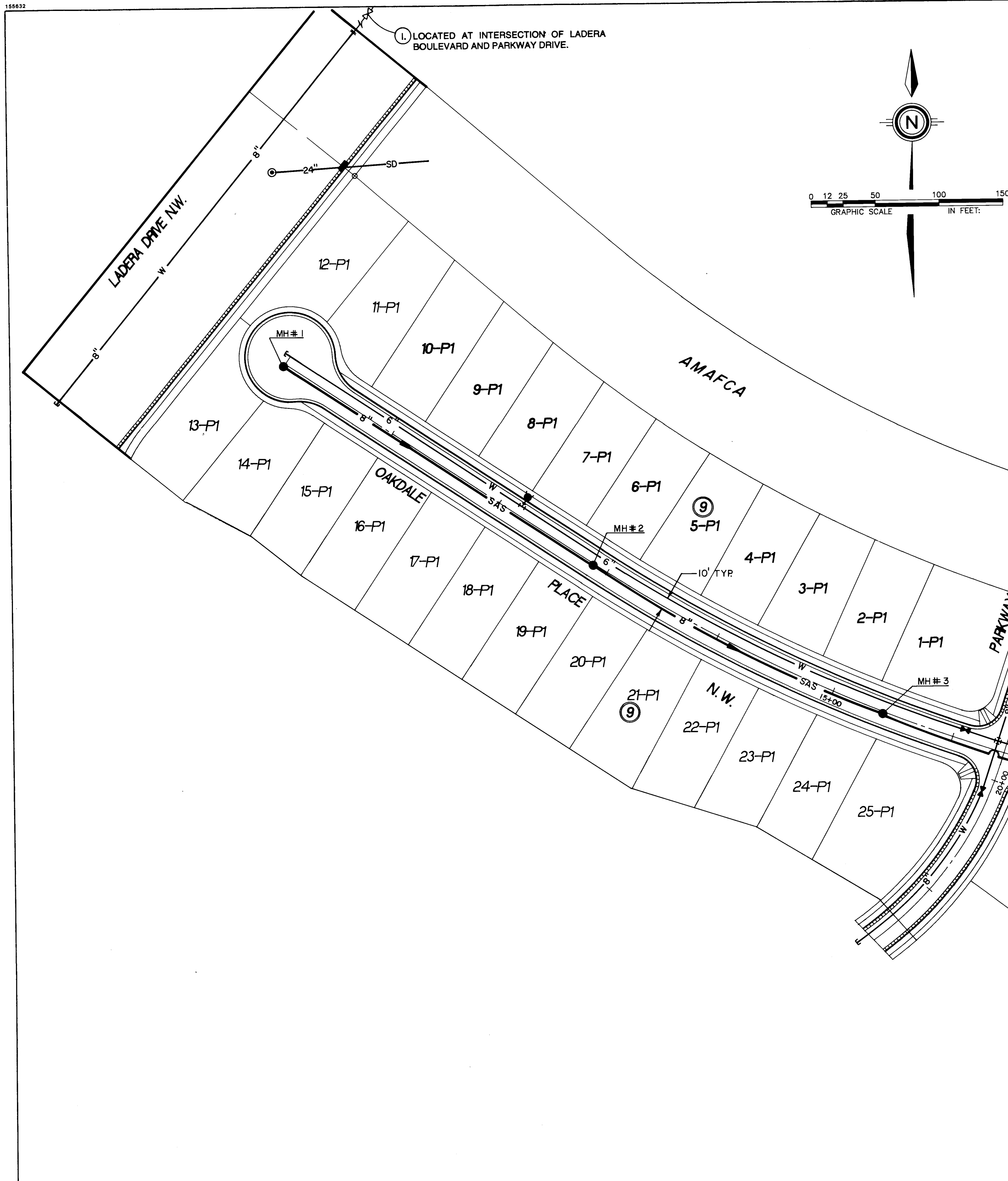
DATE	MARCH, 1993
SCALE	1"=50' H, 1"=10' V
DESIGNED	D.H.
DRAWN	D.L.W.
JOB NO.	143-14-041

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY-UNIT 4
PAVING PLAN & PROFILE
SOMERSET DRIVE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	6-21-93	6-21-93	WATER	N/A RWK	5-5-93
TRANSPORTATION	5-07-93	5-07-93	WASTE WATER	N/A RWK	5-5-93
HYDROLOGY	5-07-93	5-07-93			
AMAFCA					

PROJECT NO.	4442.93	MAP NO.	J-9	SHEET	10	OF	15
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UTILITY NOTES:

- RESTRAINED JOINTS, SUCH AS "MEGA-LUG" OR OTHER BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CAPS, AND CROSSES IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAYMENT WILL BE MADE THEREFORE.
- VALVE SHUT-OFF PLAN: SHUT OFF EXISTING VALVE NOS. 1 & 2 AS SHOWN ON THIS SHEET.
- "L" SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRES RESTRAINED JOINTS ON EACH SIDE OF FITTINGS.
- ALL FIRE HYDRANTS, GATE VALVES, AND FITTINGS, ETC. SHALL BE BUILT IN ACCORDANCE WITH C.O.A. STANDARD DRAWINGS 2301 THROUGH 2380, INCLUSIVE.

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—S—8"—	—S—8"—
ENCASEMENT	—E—	—E—
SANITARY SEWER MANHOLE	—MH—	—MH—
SAS SERVICE CONNECTION	—S—	—S—
STORM DRAIN LINE	—SD—30"—	—SD—30"—
STORM DRAIN MANHOLE	—MD—	—MD—
STORM DRAIN INLETS	—SI—	—SI—
WATER LINE	—W—6"—	—W—6"—
GATE VALVE	—GV—	—GV—
BUTTERFLY VALVE	—BV—	—BV—
FIRE HYDRANTS	—FH—	—FH—
REDUCERS	—R—	—R—
WATER SERVICE/ METER	—WS—	—WS—
TEES	—T—	—T—
CROSSES	—C—	—C—
BENDS	—B—	—B—
CAPS & PLUGS	N/A	—CP—
GAS LINES	N/A	—GL—
OVERHEAD ELECTRICAL LINE	N/A	—OEL—
UNDERGROUND ELECTRICAL	N/A	—UEL—
OVERHEAD TELEPHONE	N/A	—OET—
UNDERGROUND TELEPHONE	N/A	—UET—
CABLE TELEVISION	N/A	—CTV—
POWER OR TELEPHONE POLE	N/A	—PP—

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: <i>CLM</i>		ACCS BRASS CAP "3-HI" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 300' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 300' ± EAST OF THE CENTERLINE OF USHER BOULEVARD. ELEVATION = 5133.38		DATE: 12/91		BY: C.S.C.	
INSPECTOR: <i>ALS</i>		DATE: 1/93		NO. 1		REMARKS	
FIELD CHECKED BY: <i>ALS</i>		DATE: 1/93		NO. 2		REVISIONS	
DRAWING BY: <i>ALS</i>		DATE: 1/93		NO.		NO.	
MICRO-FILM INFORMATION		RECORDED BY: <i>ALS</i>		DATE: 1/93		DESIGNED BY: M.J.Y.	
NO.		NO.		NO.		DRAWN BY: A.M.	
NO.		NO.		NO.		CHECKED BY: M.J.Y.	
NO.		NO.		NO.		DATE: 3/93	
NO.		NO.		NO.		DATE: 3/93	
NO.		NO.		NO.		DATE: 3/93	

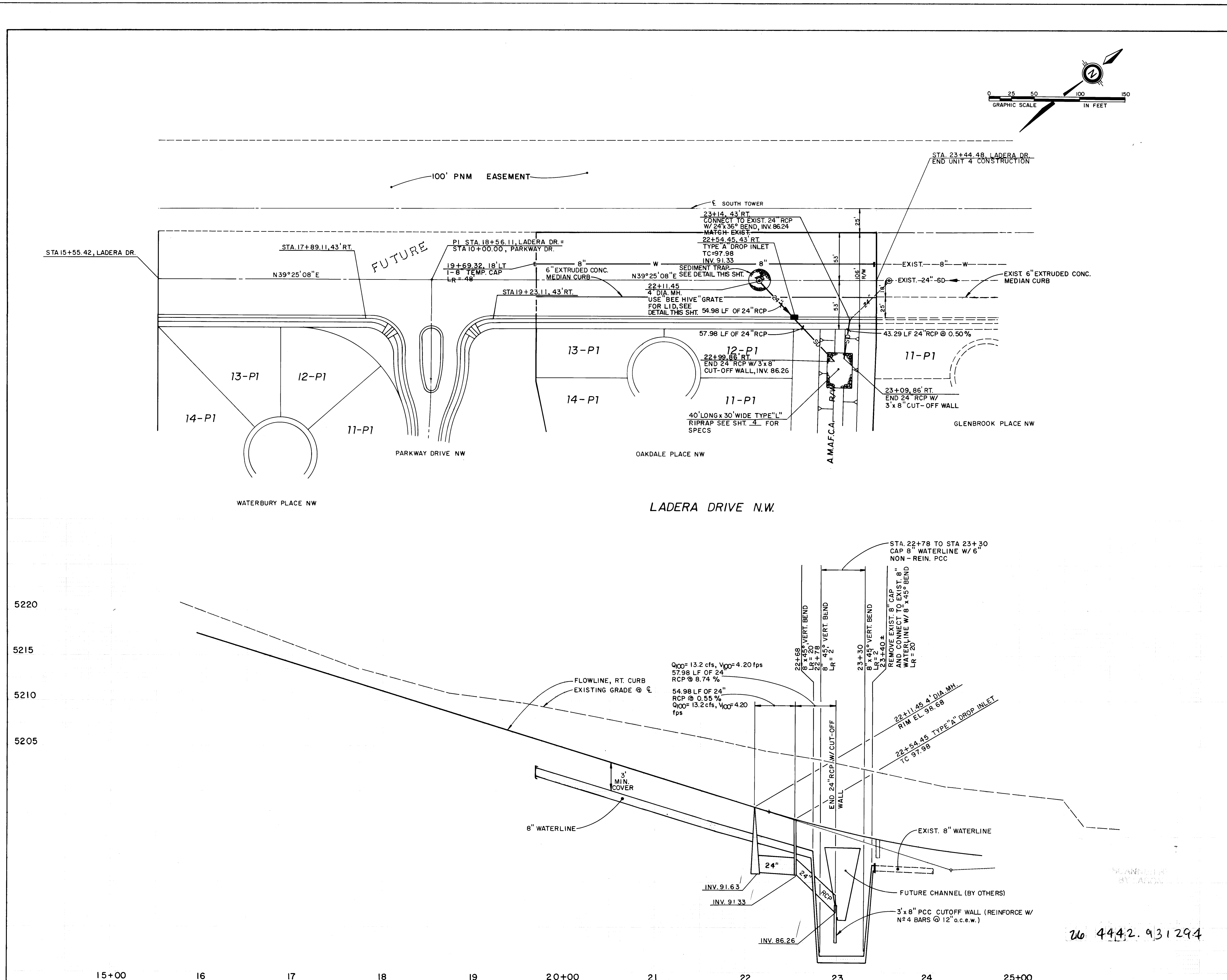
SCANNED BY
BY LASON

26 4442.93 1194

DATE: MARCH, 1993
SCALE: 1" = 50'
DESIGNED: M.J.Y.
DRAWN: A.M.
JOB NO.: 143-14-050

community sciences corporation

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY - UNIT 4 COMPOSITE UTILITY PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>W.A. Kane</i>	6-21-93	WATER	<i>W.A. Kane</i>	5-5-93
TRANSPORTATION	<i>W.A. Kane</i>	5-5-93	WASTE WATER	<i>W.A. Kane</i>	5-5-93
HYDROLOGY	<i>W.A. Kane</i>	6-21-93			
AMAFCA	<i>W.A. Kane</i>	4-9-93			
PROJECT NO.	4442.93	MAP NO.	J-9	SHEET	11 OF 15



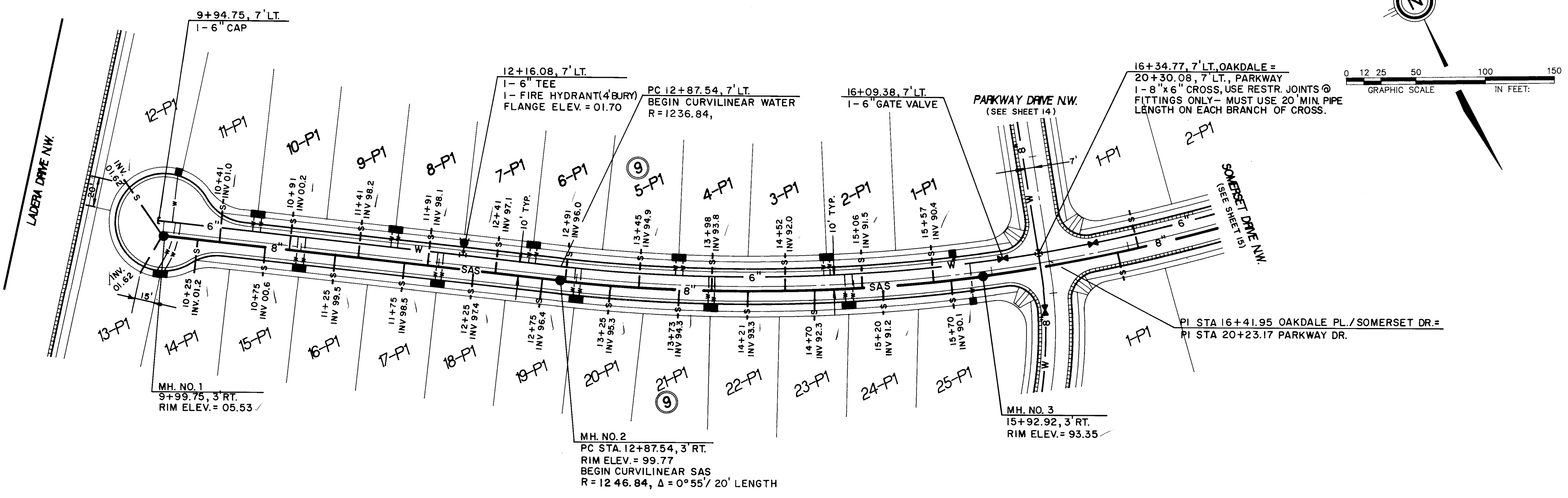
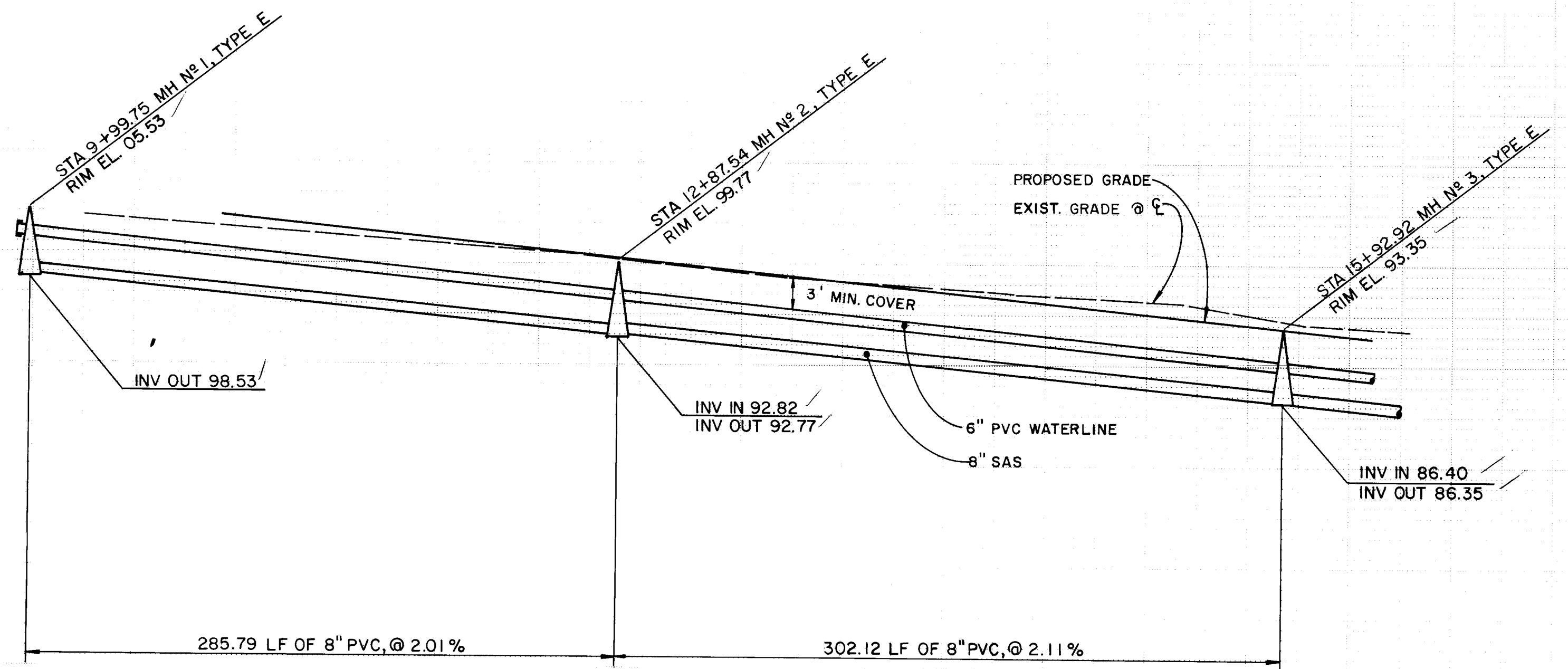
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	GA-M	DATE	12/91	NO.	1		5/3/93
WORK STAKED BY	ALS	DATE	1/93	NO.	2		
ACCEPTANCE BY	ALS	DATE	1/93	NO.			
FIELD CORRECTION BY	ALS	DATE	1/93	NO.			
MICRO-FILM INFORMATION		RECORDED BY		NO.			

NO.	DATE	REMARKS
1	12/91	DATE APRIL 1993
2	1/93	DATE APRIL 1993
		DATE APRIL 1993

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.W. Kane	6-21-93	WATER	R.W. Kane	5-5-93
TRANSPORTATION	R.W. Kane	5-07-93	WASTE WATER	R.W. Kane	5-5-93
HYDROLOGY	R.W. Kane	26-07-93			
AMAFCA	R.W. Kane	4-8-93			

PROJECT NO.	MAP NO.	SHEET	OF
4442.93	J 9	12	15

5220
5210
5200
5190
5180



OAKDALE PLACE N.W.

26 4442.931394

SCANNED BY
BY LASON

DATE
APRIL 1993

SCALE
AS SHOWN

DESIGNED
M J Y

DRAWN
A M

JOB NO.
143-14-PRE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY—UNIT 4
UTILITY PLAN & PROFILE
OAKDALE PLACE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. W. Kane</i>	6-21-93	WATER	<i>R. W. Kane</i>	5-5-93
TRANSPORTATION	<i>R. W. Kane</i>	5-01-93	WASTE WATER	<i>R. W. Kane</i>	5-5-93
HYDROLOGY	<i>R. W. Kane</i>	5-07-93			
AMAFCA					

PROJECT NO.
4442.93

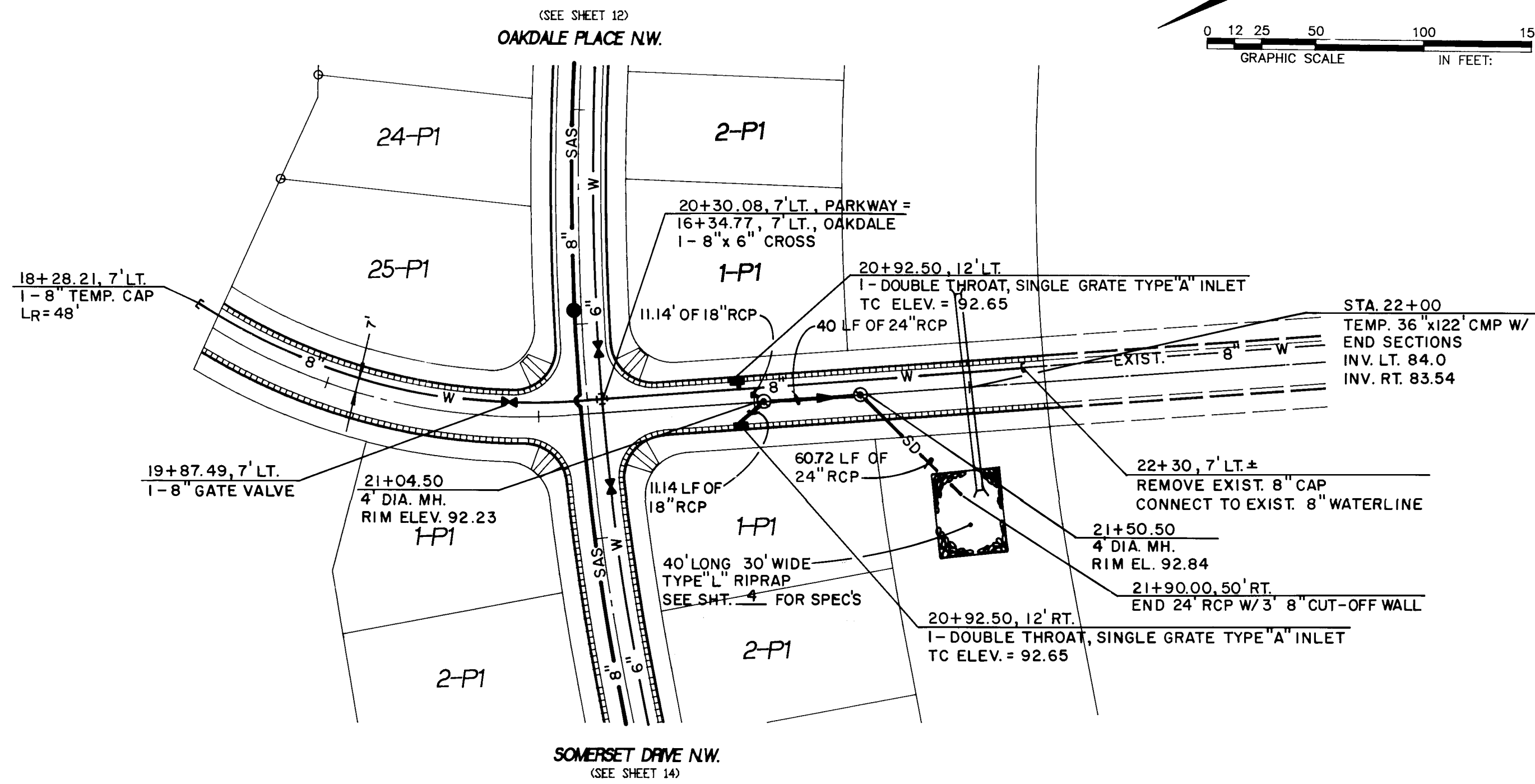
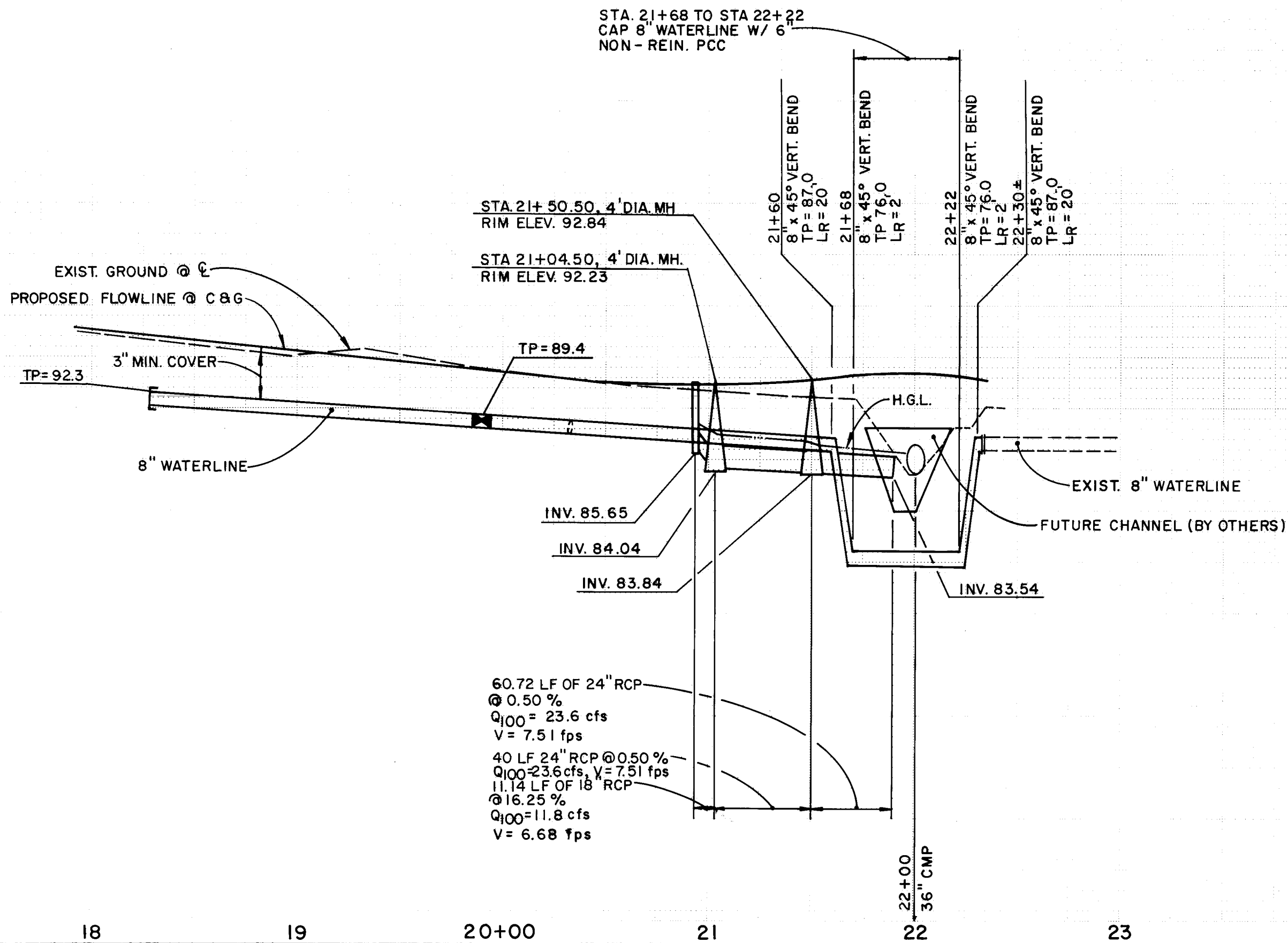
MAP NO.
J 9

SHEET
13

OF
15

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES		ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BOULEVARD.		CONTRACTOR	
NO. BY		DATE		FORMED BY	
1 C S C		12/91		INSPECTORS	
2 C S C		1/93		ACCEPTANCE BY	
				VERIFICATION BY	
				DRAWING BY	
				CHECKED BY	
				MICRO-FILM INFORMATION	
				RECORDED BY	
				NO	

5210
5200
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PARKWAY DRIVE N.W.

20 4442.93 1494

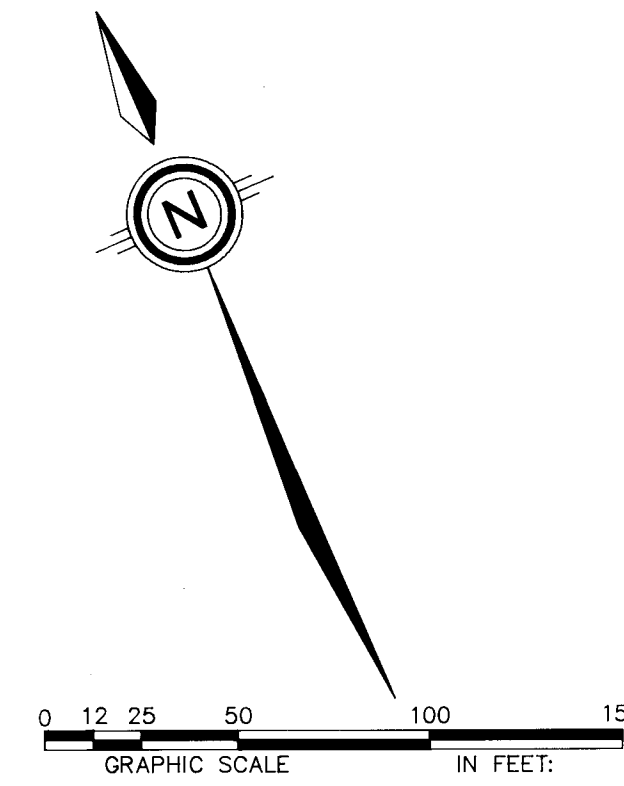
DATE: APRIL 1994
SCALE: AS SHOWN
DESIGNED: M J Y
DRAWN: A M
JOB NO: 143-14-PRE

community sciences corporation

SCANNED BY
BY LASON

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY-UNIT 4 UTILITY PLAN & PROFILE PARKWAY DRIVE N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. W. Kane</i>	6-21-93	WATER	<i>R. W. Kane</i>	6-5-93
TRANSPORTATION	<i>W. A. Kane</i>	5-02-93	WASTE WATER	<i>R. W. Kane</i>	5-5-93
HYDROLOGY	<i>W. A. Kane</i>	6-07-93			
AMAFCA	<i>W. A. Kane</i>	4-8-93			
PROJECT NO.	4442.93	MAP NO.	H 9 a J 9	SHEET NO.	14 OF 15

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	DESCRIPTION	CONTRACTOR	DATE
1	CSC	12/91	ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER BOULEVARD.	CCM	93
2	CSC	1/93		INSPECTED BY	DATE
				FIELD CHECKED BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

[illegible]