

PARKWAY - UNIT 6

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR GRADING, PAVING AND UTILITIES

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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.

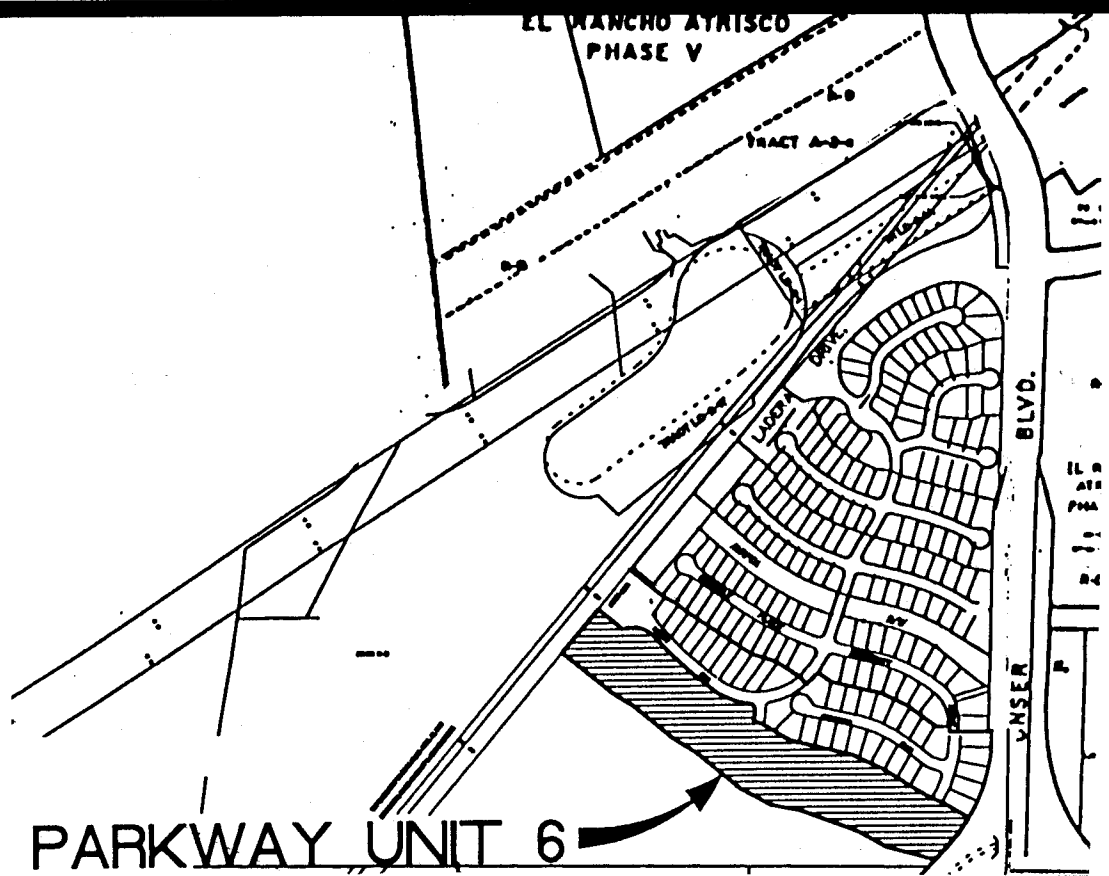
Timothy Aldrich
11/11/93
4-27-94
Date

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.

SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-4442-450194



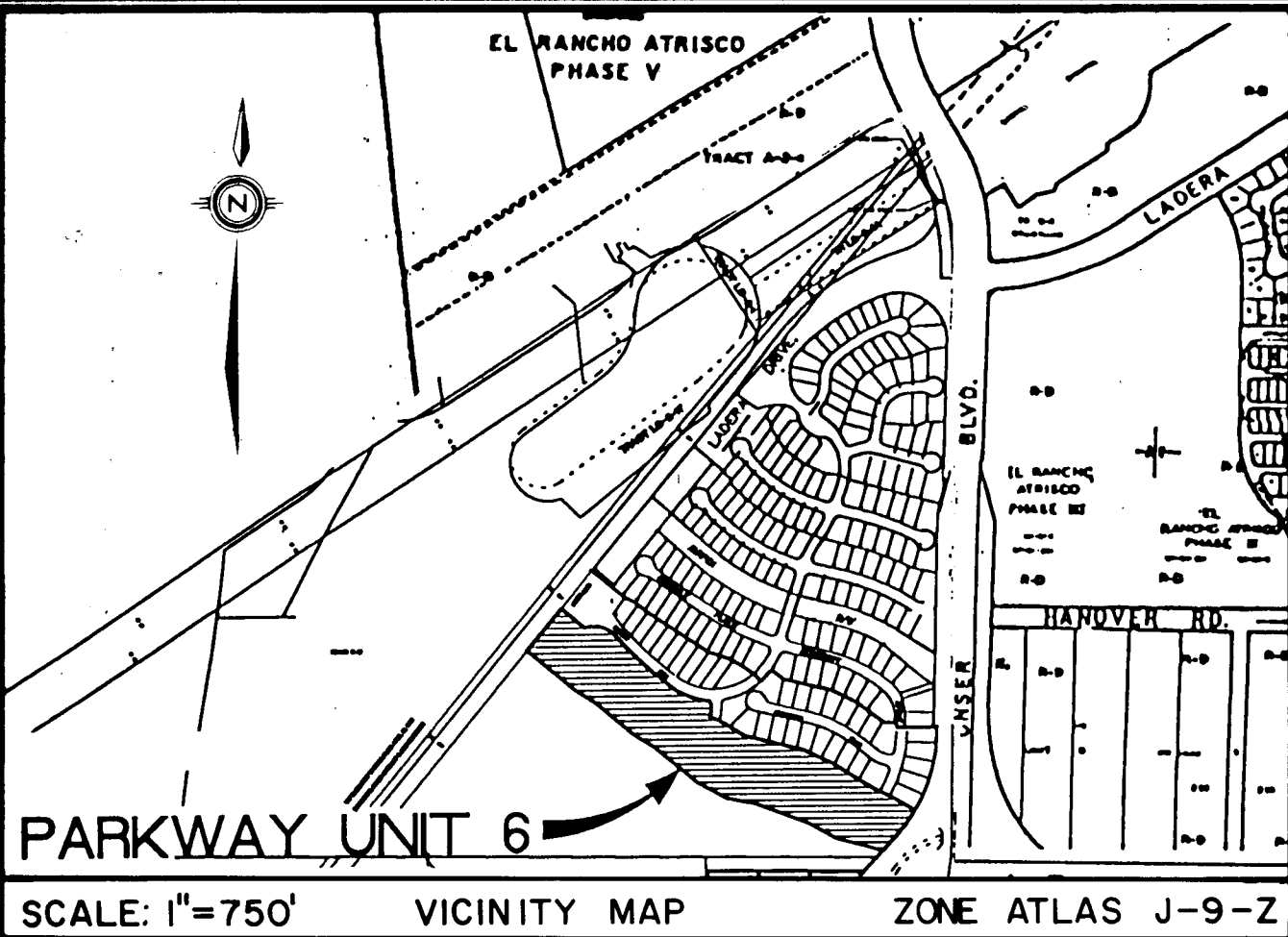
SCALE: 1" = 750' ± VICINITY MAP H 9-Z & J 9-Z

- 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, WITH LATEST UPDATES.
 - 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 ENDS 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 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.
 - THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
 - 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.

APPROVAL OF AS-BUILT DRAWINGS
CITY ENGINEER
Timothy Aldrich
DATE 6-23-94

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

ENGINEER'S SEAL <i>Timothy Aldrich</i> REGISTERED PROFESSIONAL ENGINEER 10274 11-7-93	DATE MAY 1993 SCALE N/A DESIGNED MUY/JL/JD DRAWN SPS/AM JOB NO. 143-16-PRE PROJECT NO. 4442.95	community sciences corporation APPROVED FOR CONSTRUCTION <i>Timothy Aldrich</i> CITY ENGINEER DATE 11/11/93 SHEET 1 OF 13
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SUBDIVISION DATA:

CASE NO. DRB-91-222
 GROSS SUBDIVISION ACREAGE 9.75186 AC
 NO. OF EXISTING TRACTS N/A
 NO. OF LOTS CREATED 50
 NO. OF TRACTS CREATED 0
 MILES OF FULL-WIDTH STREETS CREATED 0.4
 MILES OF HALF-WIDTH STREETS CREATED N/A
 DATE OF SURVEY JANUARY 1992
 SP LOG NO. SP-93-05-13-1137-0221

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 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.

SIVAGE THOMAS HOMES, INC.
 A NEW MEXICO CORPORATION

BY: W. David Savage
 W. DAVID SAVAGE, CHIEF EXECUTIVE OFFICER

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June 1993 BY W. DAVID SAVAGE, CHIEF EXECUTIVE OFFICER OF SIVAGE THOMAS HOMES, INC., ON BEHALF OF SAID CORPORATION.

BY: Dana 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 16 DAY OF June 1993 BY BARBARA PAGE, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF WESTLAND DEVELOPMENT COMPANY, INC., ON BEHALF OF SAID CORPORATION.

BY: Guido J. Blair
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/5/93

DESCRIPTION

THAT CERTAIN TRACT OF LAND 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 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' R/W), SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARKWAY UNIT 5 (FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON VOL. FOL.) SAID POINT BEING THE NORTHWEST CORNER AND TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED, WHEN FOR A TIE THE ACS BRASS CAP STATION "BH-40" BEARS N83°41'42"W, 2194.69 FEET; THENCE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARKWAY UNIT 5; THENCE S60°34'52"E, 125.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PARKWAY DRIVE, N.W. (46' R/W); THENCE SOUTHEASTERLY 131.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, AND BEING THE SOUTHERLY RIGHT-OF-WAY OF PARKWAY DRIVE N.E. (SAID ARC HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 062°41'25", AND A CHORD THAT BEARS S78°21'58"E, 124.85 FEET); THENCE SOUTHEASTERLY 49.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 807.20 FEET, A CENTRAL ANGLE OF 003°31'04", AND A CHORD THAT BEARS S43°15'41"E, 49.55 FEET); THENCE SOUTHEASTERLY 135.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 853.20 FEET, A CENTRAL ANGLE OF 009°04'36", AND A CHORD BEARING OF S46°02'27"E, 135.02 FEET); THENCE S50°34'45"E, 110.93 FEET; THENCE SOUTHEASTERLY 177.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 298.00 FEET, A CENTRAL ANGLE OF 034°05'08", AND A CHORD THAT BEARS S67°37'10"E, 174.68 FEET); THENCE SOUTHEASTERLY 28.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 082°35'32", AND A CHORD THAT BEARS S43°22'07"E, OF 26.40 FEET); THENCE S02°04'21"E, 8.61 FEET; THENCE SOUTHEASTERLY 39.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 002°48'28", AND A CHORD THAT BEARS N30°49'25"E, 6.98 FEET); THENCE S58°33'50"E, 120.00 FEET TO THE SOUTHEAST CORNER OF PARKWAY UNIT 5 AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHWESTERLY 141.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 012°46'30", AND A CHORD THAT BEARS S36°49'28"W, 141.65 FEET); THENCE S40°56'49"W, 67.83 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N75°22'09"W, 196.56 FEET; THENCE N61°22'45"W, 129.00 FEET; THENCE N69°23'33"W, 234.03 FEET; THENCE N77°59'44"W, 124.92 FEET; THENCE N61°30'01"W, 136.90 FEET; THENCE N50°34'45"W, 225.85 FEET; THENCE N58°17'24"W, 100.91 FEET; THENCE N50°34'45"W, 200.00 FEET; THENCE N57°55'29"W, 100.83 FEET; THENCE N50°34'52"W, 251.05 FEET TO THE SOUTHWEST CORNER OF THE TRACT HERE 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 LADERA DRIVE, N.W. THENCE N39°25'08"E, 219.58 FEET TO THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED

THE ABOVE DESCRIBED PARCEL CONTAINS 424,791 SQUARE FEET OR 9.75187 ACRES MORE OR LESS.

TREASURER'S CERTIFICATION

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

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

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

**SUBDIVISION PLAT
 FOR
 PARKWAY UNIT 6**

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
 MAY, 1993

RESERVED FOR COUNTY CLERK

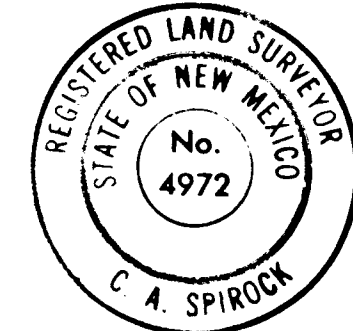
APPROVALS:

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.

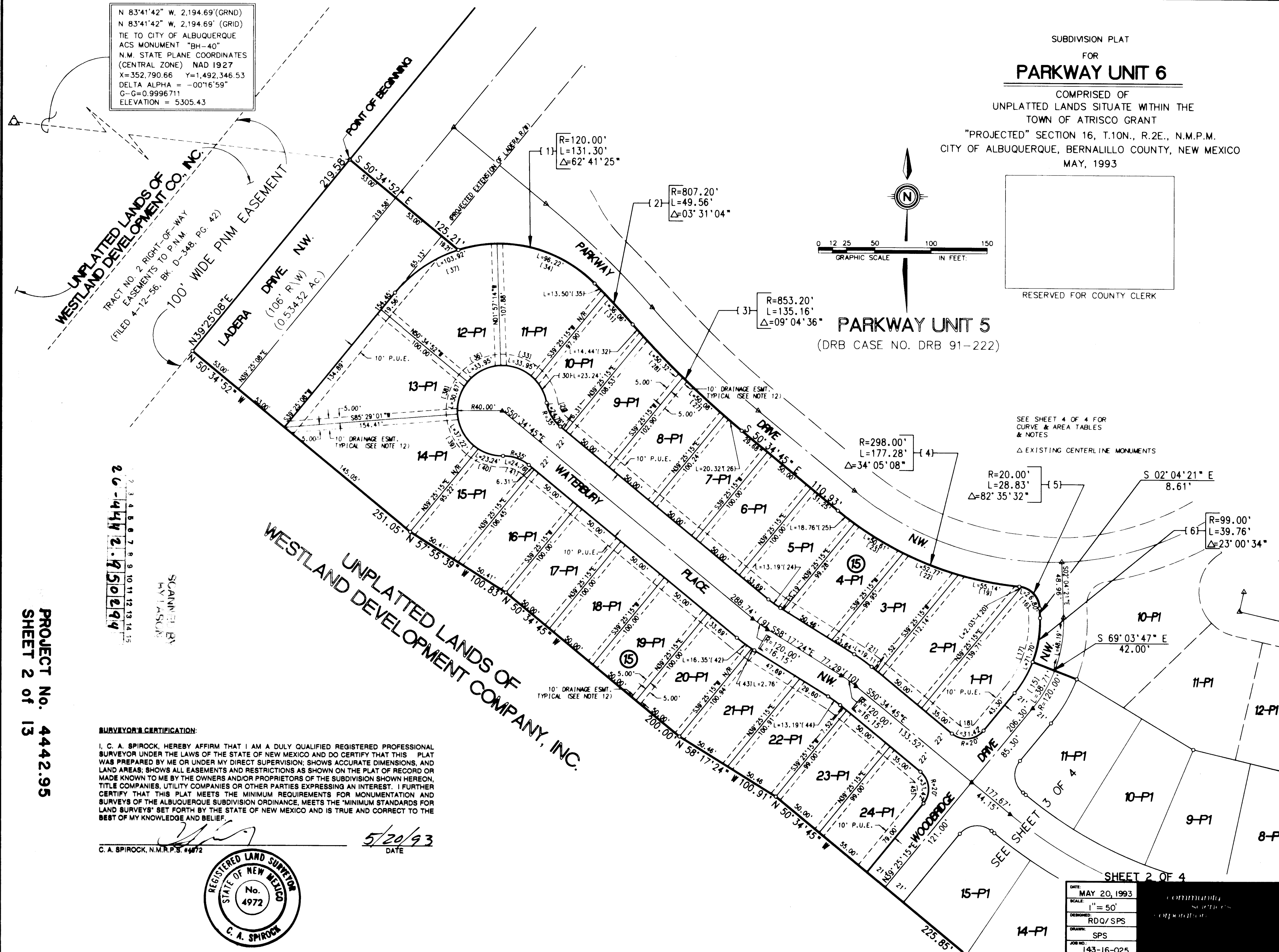
C. A. SPIROCK, N.M.P.S. #4972 5/20/93
 DATE



SHEET 1 OF 4

DATE	MAY 20, 1993
SCALE	1" = 50'
DESIGNED	RDQ/SPS
DRAWN	SPS
JOB NO.	143-16-025

community sciences corporation



**SUBDIVISION PLAT
 FOR
 PARKWAY UNIT 6**

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
 MAY, 1993

RESERVED FOR COUNTY CLERK

APPROVALS:

DATE	MAY 20, 1993
SCALE	1" = 50'
DESIGNED	RDQ/SPS
DRAWN	SPS
JOB NO.	143-16-025

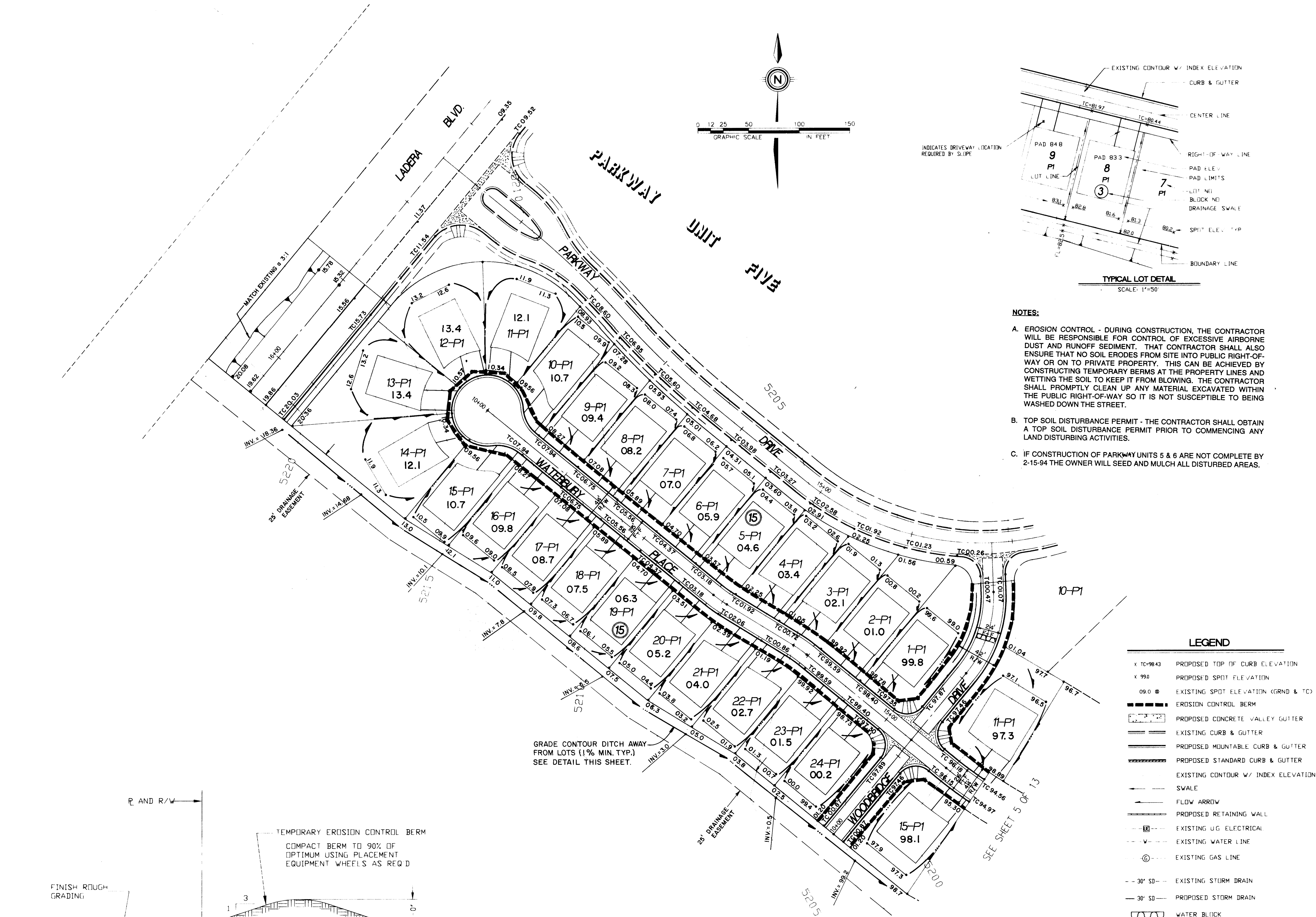
SHEET 2 OF 4

DATE	MAY 20, 1993
SCALE	1" = 50'
DESIGNED	RDQ/SPS
DRAWN	SPS
JOB NO.	143-16-025

community sciences corporation



DATE:	MAY 20, 1993
SCALE:	1" = 50'
DESIGNED BY:	RDQ/SPS
DRAWN BY:	SPS
JOB NO.:	143-16-025



NOTES:

- A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- C. IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

SURVEY INFORMATION			BENCH MARKS			AS BUILT INFORMATION		
NO.	BY	DATE	CONTRACTOR	CONTRACTOR	CONTRACTOR	CONTRACTOR	CONTRACTOR	CONTRACTOR
1	COMMUNITY SCIENCES	1/93	ACS BRASS CAP 35-H10" SET FLUSH N CONCRETE SURFACE OF SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF JENSEN BOULEVARD. ELEVATION = 5193.38	CCM	CCM	CCM	CCM	CCM
ENGINEER'S SEAL			REVISIONS			MICRO-FILM INFORMATION		
			NO.	DATE	BY	NO.	DATE	BY
			1	11-8-93	MA RWK	1	11-8-93	MA RWK
DESIGNED BY: MAY/JL/JND			DRAWN BY: SPS/AM/DW/RDQ			CHECKED BY:		

SCANNED BY: BY LASON

MAY

16

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

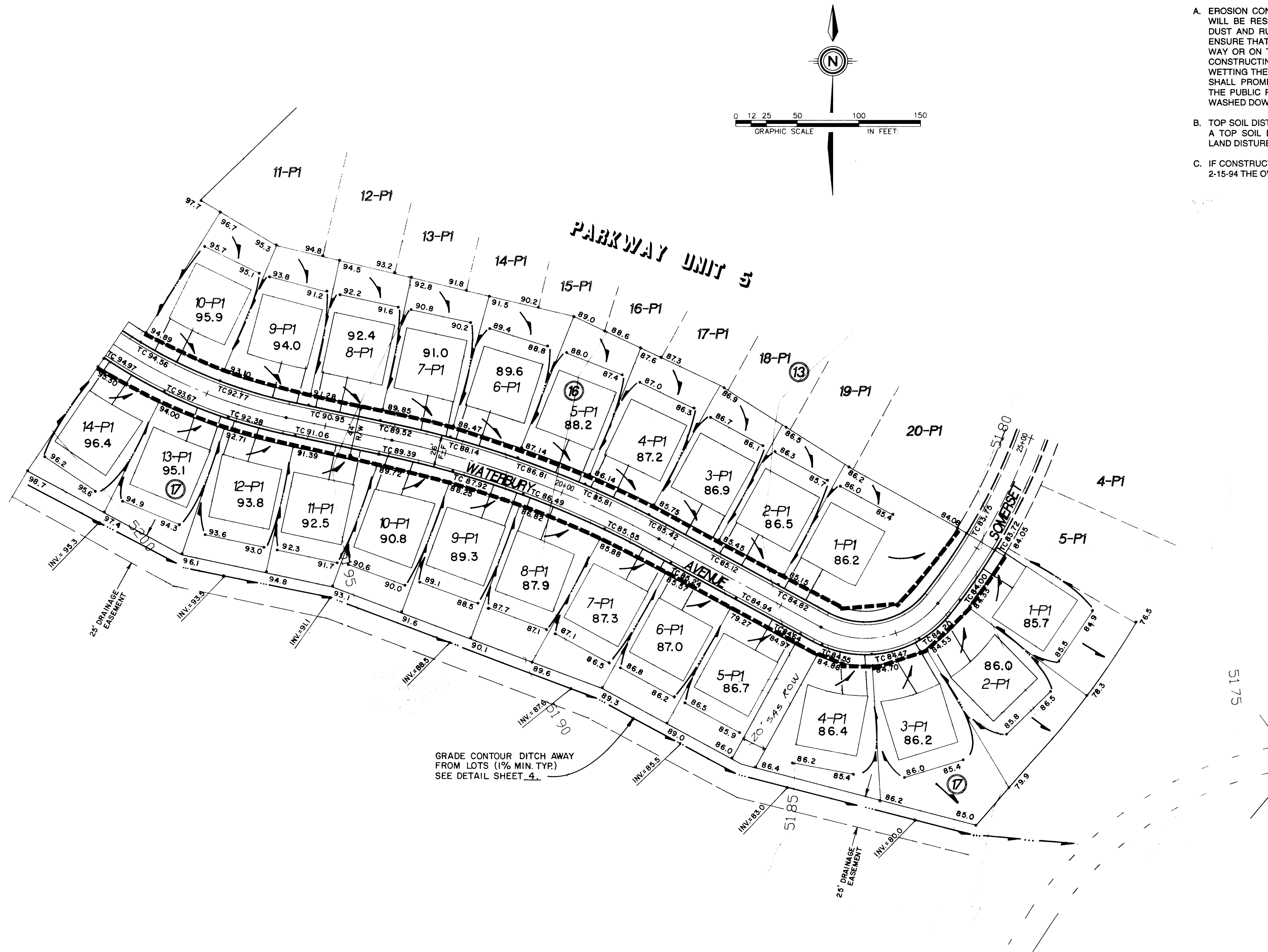
TITLE: PARKWAY - UNIT 6
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	MA RWK	11-30-93	WATER	MA RWK	11-16-93
TRANSPORTATION	MA RWK	11-16-93	WASTE WATER	MA RWK	11-16-93
HYDROLOGY	MA RWK	11-22-93			

PROJECT NO.	4442.95	MAP NO.	J-9	SHEET	4	OF	13
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Signature of Thomas J. Lason

06-15-93



NOTES:

- EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- IF CONSTRUCTION OF PARKWAY UNITS 5 & 6 ARE NOT COMPLETE BY 2-15-94 THE OWNER WILL SEED AND MULCH ALL DISTURBED AREAS.

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%, AND MAXIMUM SLOPES OF 5%.
- 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 FHA REQUIREMENTS:

- LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) AND NOT STEEPER THAN TEN PER-CENT (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).

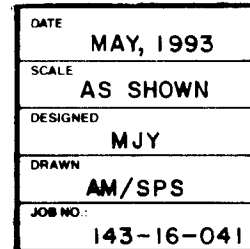
SCANNED BY
RV LASON

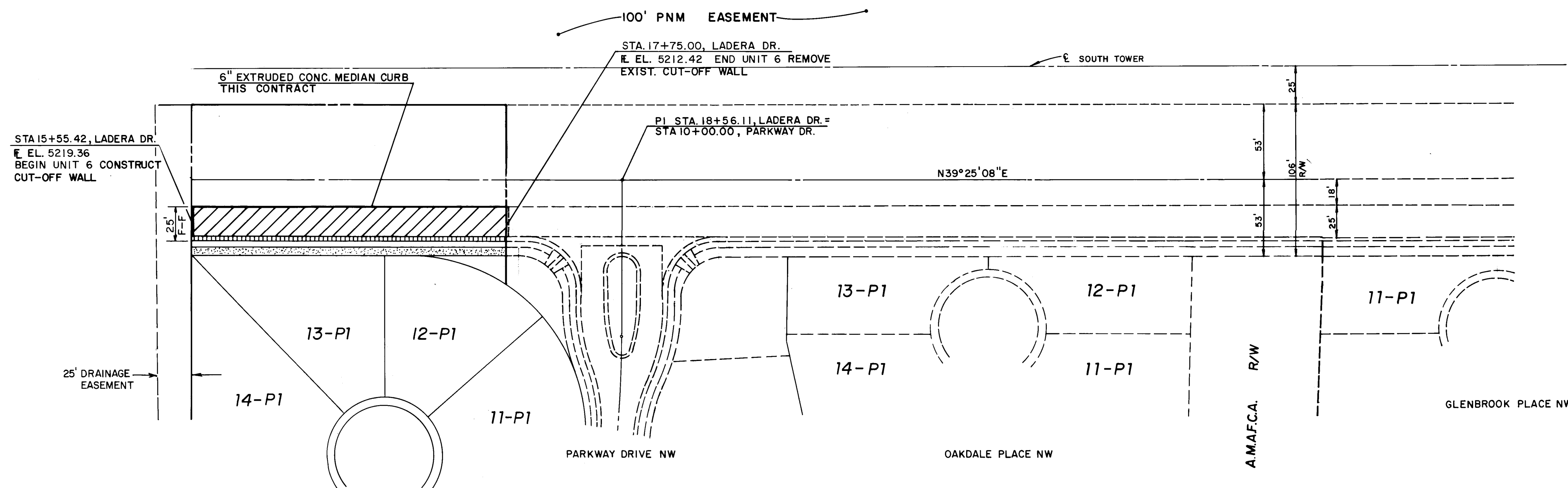
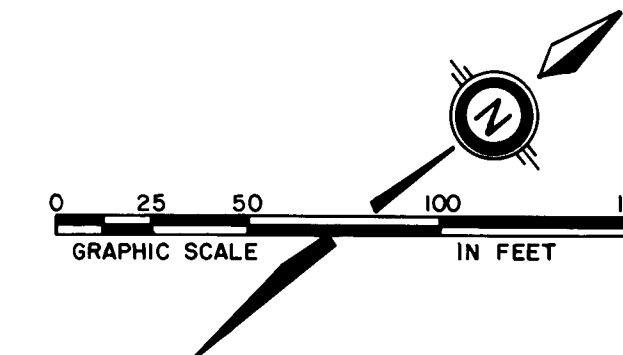
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26-4442-950584

Robert A. Hays
CITY HYDROLOGIST

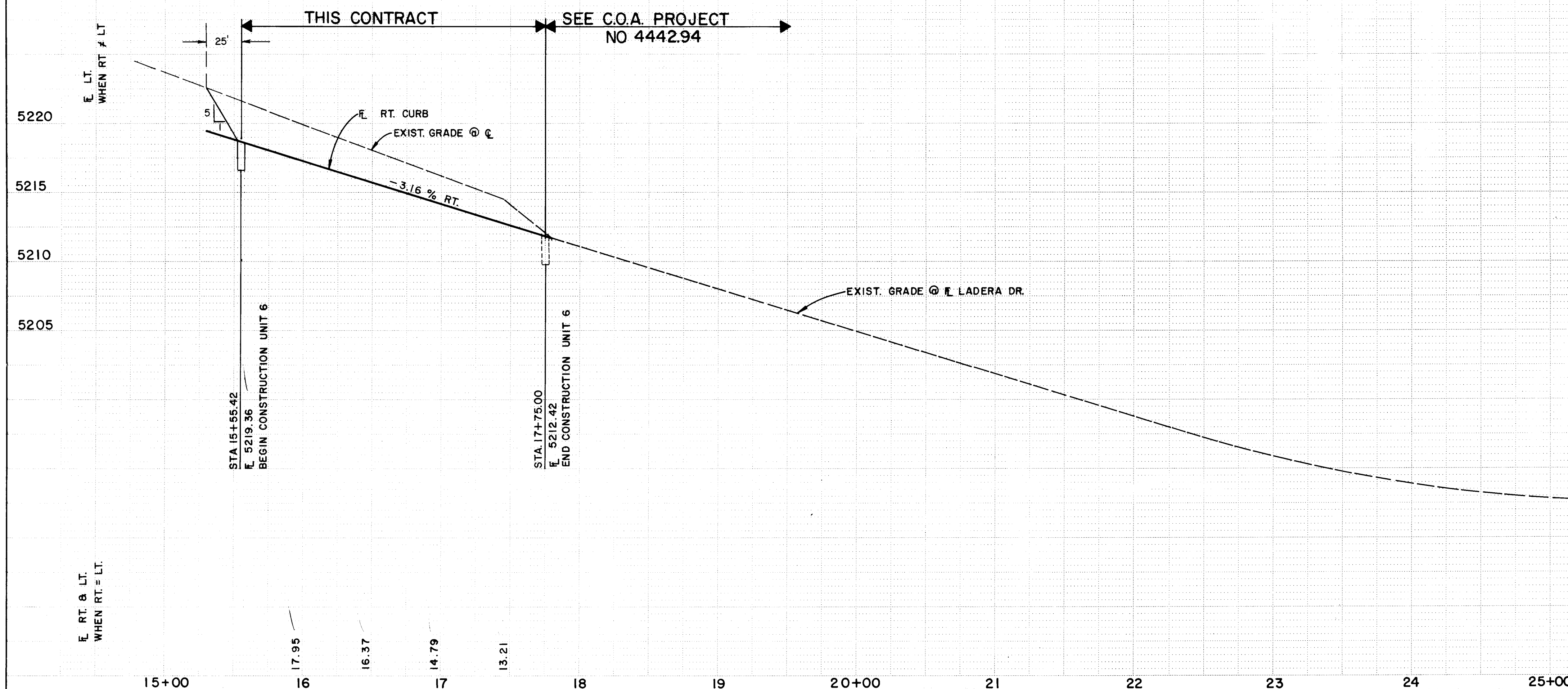
06-15-93
DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY - UNIT 6 GRADING & EROSION CONTROL PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Boyle</i>	11-30-93	WATER	N/A RWE	11-16-93
TRANSPORTATION	<i>W. P. Hays</i>	11-16-93	WASTE WATER	N/A RWE	11-16-93
HYDROLOGY	<i>Boyle</i>	11-22-93			
PROJECT NO.	4442.95	MAP NO.	J-9	SHEET	5 OF 13





LADERA DRIVE N.W.
(STANDARD CURB & GUTTER W/ ARTERIAL PAVING)
(SEE SHEET 6 FOR STREET SECTION)



26-4442.950794

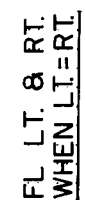
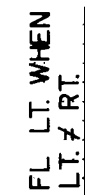
DATE: MAY, 1993
SCALE: 1"= 50' H, 1"= 5' V
DESIGNED: MJY
DRAWN: AM/DLW
JOB NO: 143-16-0

community services corporation

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY-UNIT 6 PAVING PLAN & PROFILE LADERA DRIVE N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	11-30-93	WATER	N/A RWK	11-16-93
TRANSPORTATION	<i>[Signature]</i>	11-16-93	WASTE WATER	N/A RWK	11-16-93
HYDROLOGY	<i>[Signature]</i>	11-22-93			
PROJECT NO. 4442.95		MAP NO. J 9		SHEET 7 OF 13	

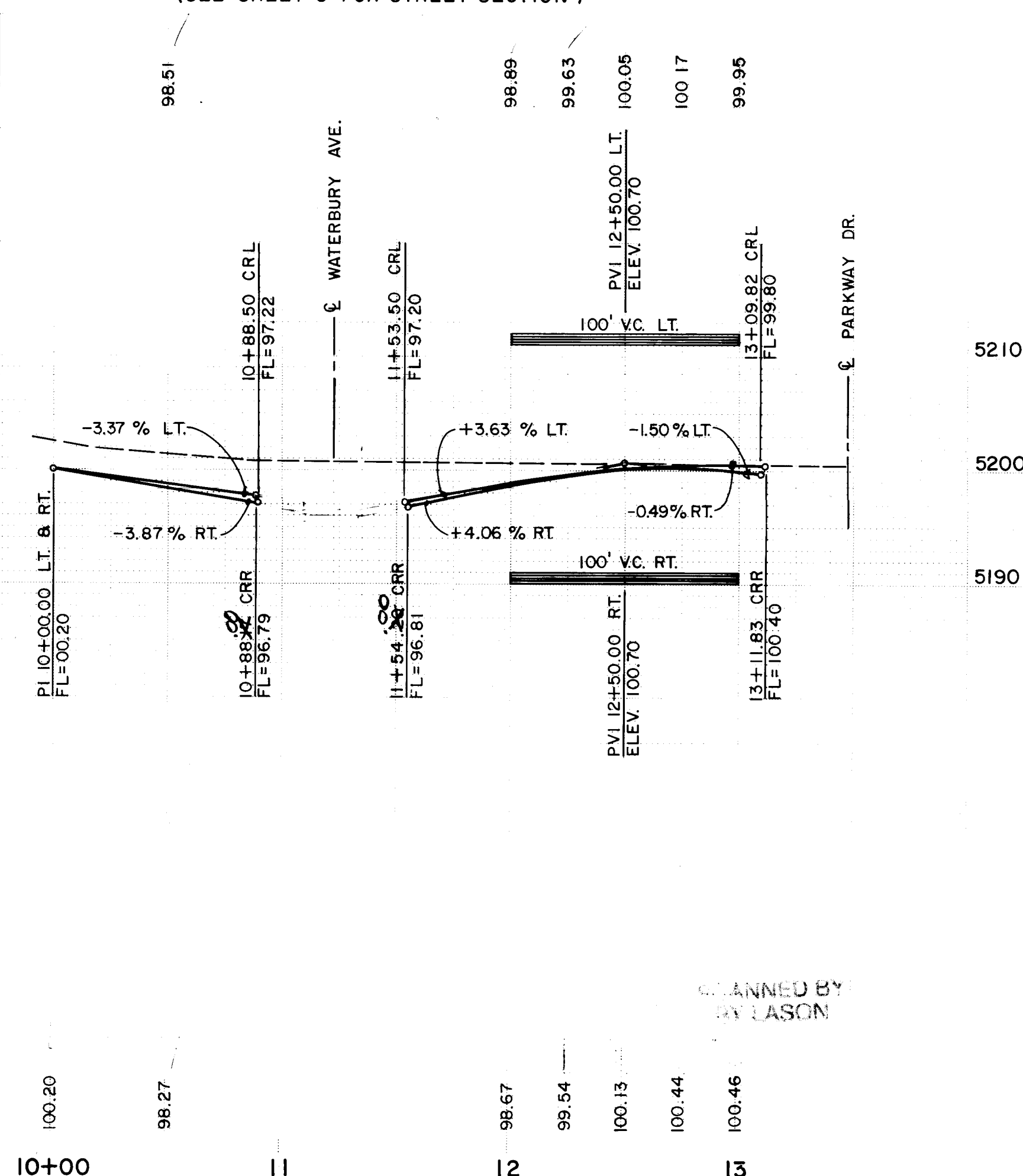
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	DATE	CONTRACTOR	DATE
1	C.S.C.	1/93	1/93	CCM	94
REMARKS		DATE		WORK STAKED BY	DATE
1		1/93		INSPECTOR	DATE
2		1/93		FIELD VERIFICATION BY	DATE
3		1/93		CORRECTED BY	DATE
4		1/93		RECORDED BY	DATE
5		1/93		NO	DATE

ENGINEER'S SEAL		REVISIONS	
<i>[Signature]</i> 11-8-93		NO. DATE	
DESIGNED BY MJY		DATE MAY, 1993	
DRAWN BY AM/DLW		DATE MAY, 1993	
CHECKED BY		DATE	



CURVE	RADIUS	ARC	DELTA
A	35.00'	28.87'	047-16-04
B	35.00'	23.95'	039-13-10
C	35.00'	28.87'	047-16-04
D	20.00'	31.42'	090-00-00
E	20.00'	31.42'	090-00-00
F	20.00'	31.42'	090-00-00
G	20.00'	31.42'	090-00-00

CLASSIFIED BY
BY LASON




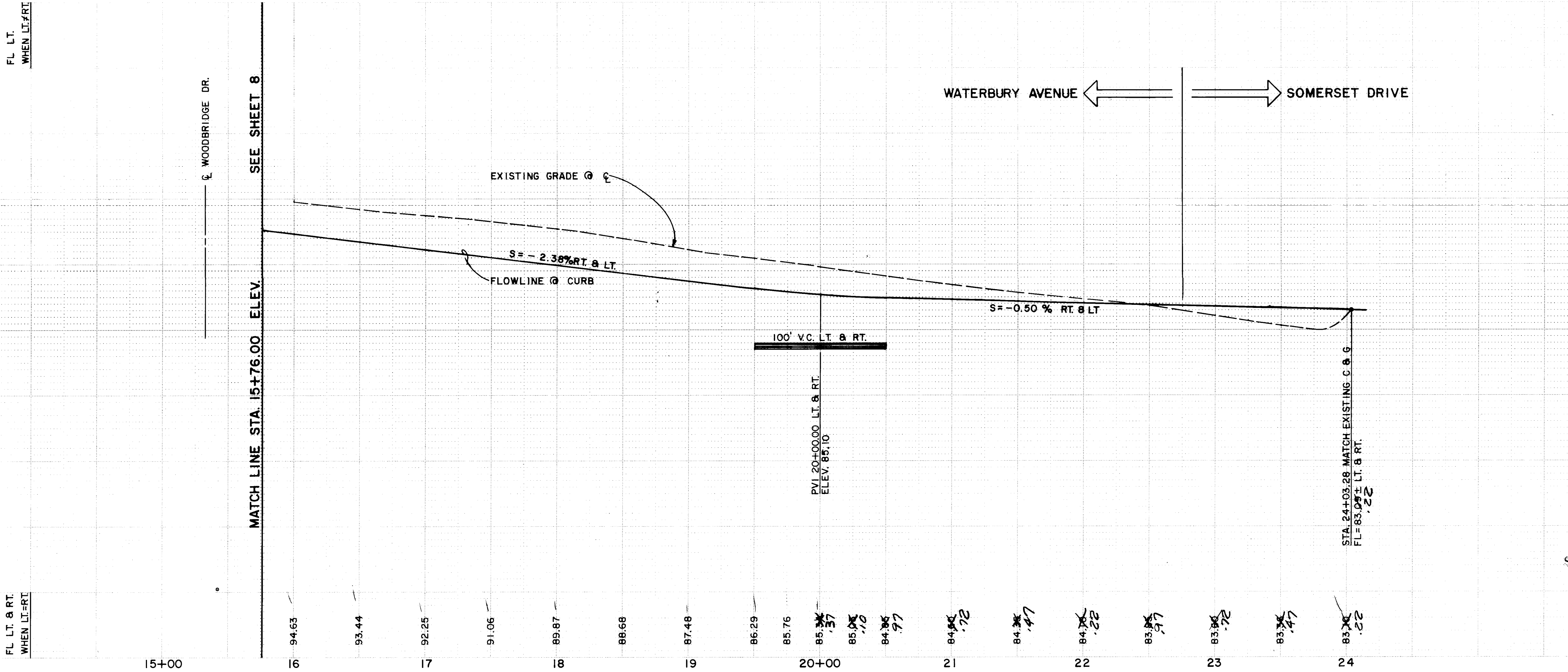
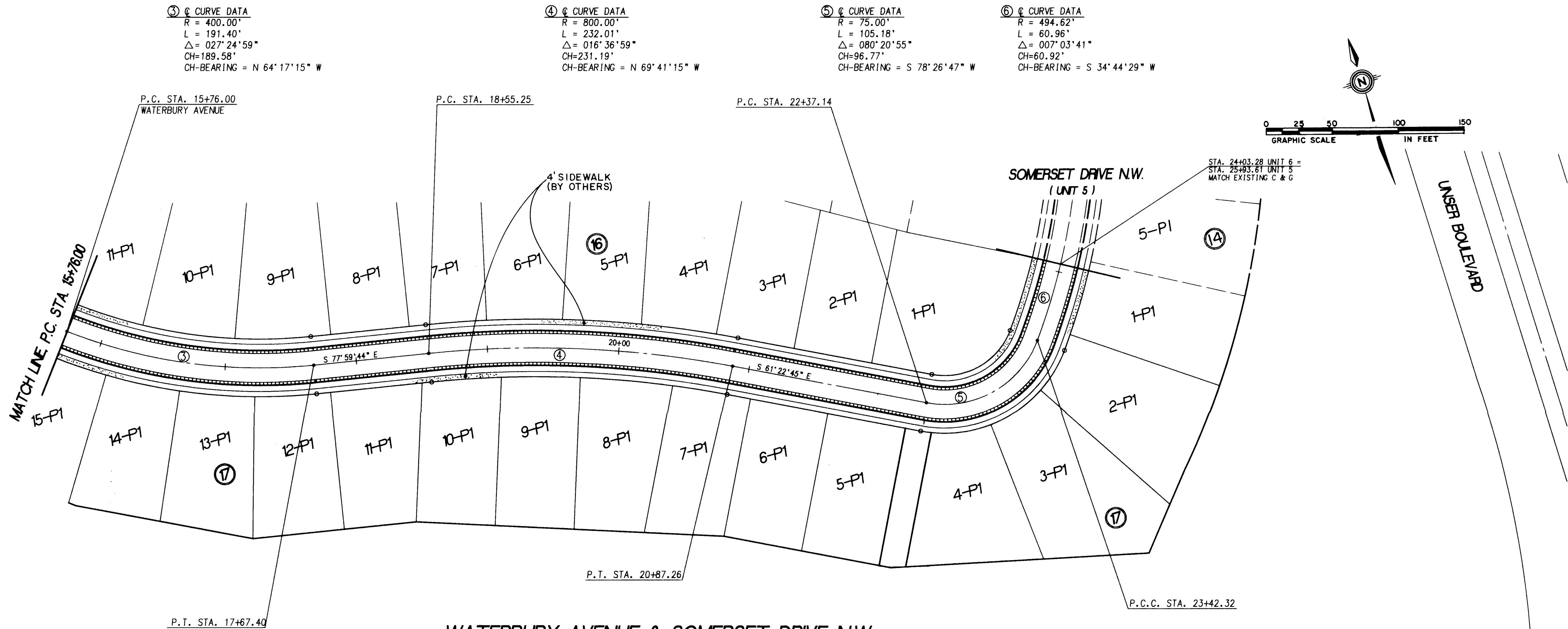
community
sciences
corporation

TITLE : PARKWAY - UNIT 6
PAVING PLAN & PROFILE
WATERBURY PLACE & WOODBRIDGE DRIVE

APPROVAL	ENGINEER	DATE	APPROVAL	ENGINEER	DATE
PIPE CHAIRMAN	<i>B.G. Goodley</i>	11-30-93	WATER	N/A RWK	11-16-93
TRANSPORTATION	<i>T. B. Burt</i>	11-16-93	WATER/WATER	N/A RWK	11-16-93
HYDROLOGY	<i>H. Altman</i>	11-22-93			

PROJECT NO.	4442.95	MAP NO.	J-9	SHEET	8	OF	13
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ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			
REMARKS		COMMUNITY SCIENCES		ADCS BRASS CAP "S.H.C." SET 15' OFF N. N. 1/4, T. 36 S. R. 1 E. S. 36 E.		CCM	
BY				SPILLWAY COATED 380' x 100' x 1' N. 1/4, T. 36 S. R. 1 E. S. 36 E.		DATE	
REVISIONS				LADEIRA (R.V. & S.H.) EAST 3' TH. 1' N. 1/4, T. 36 S. R. 1 E. S. 36 E.		94	
DESIGN				BOULEVARD ELEVATION 55.23, 54		ZLS	
MAX. LAND		DATE MAY 1993				DATE	
SPS/AM/TW/ROQ		DATE MAY 1993				94	
CHECKED BY		DATE				94	
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AS BUILT INFORMATION				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR: CCM				FIELD NOTES: NO. 1							
DATE: 9/4				DATE: 1/93							
STATE BY: SLS				COMMUNITY SCIENCES				REMARKS: DESIGN			
FIELD LOCATION BY: SLS				NO. 1				NO. DATE			
DATE: 9/4				BOULEVARD, ELEVATION = 5193.38				DESIGNED BY: MAY/JL/JND			
CORRECTED BY: SLS				DATE: 2/94				DRAWN BY: SPS/AM/DW/ROQ			
MICRO-FILM INFORMATION				RECORDED BY:				CHECKED BY:			
DATE:				DATE:				DATE:			
NO.:				NO.:				NO.:			

DATE: MAY, 1993

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

DESIGNED: M.J.Y.

DRAWN: S.P.S./D.L.W.

JOB NO: 143-16-041

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

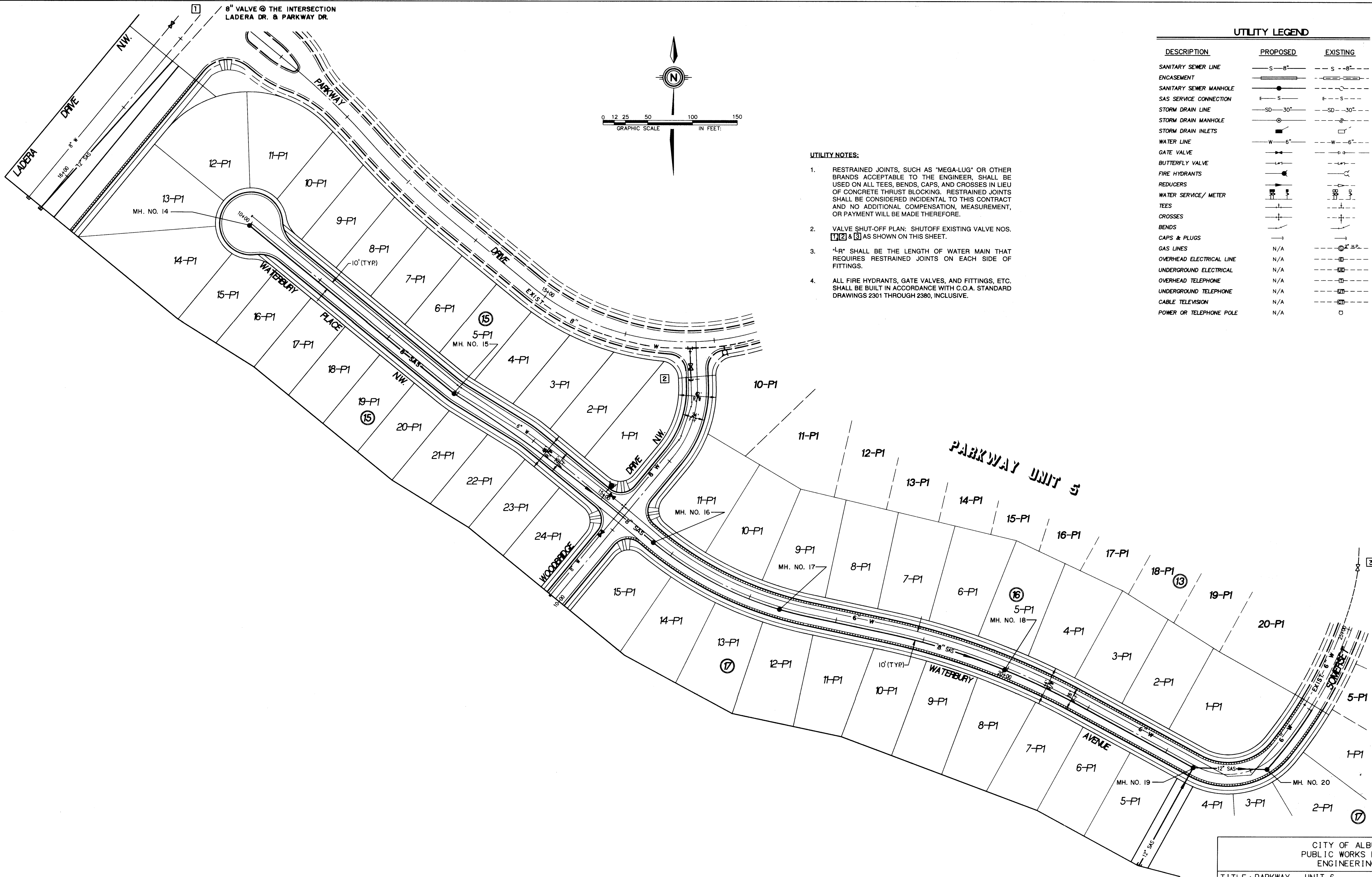
TITLE: PARKWAY - UNIT 6
PAVING PLAN & PROFILE
WATERBURY AVENUE, N.W./SOMERSET AVENUE, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. B. B. B.	11-30-93	WATER	MA RWE	11-16-93
TRANSPORTATION	B. B. B. B.	11-16-93	WASTE WATER	MA RWE	11-16-93
HYDROLOGY	H. B. B. B.	11-22-93			

PROJECT NO. 4442.95

MAP NO. J-9

SHEET 9 OF 13



- UTILITY NOTES:
1. 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.
 2. VALVE SHUT-OFF PLAN: SHUTOFF EXISTING VALVE NOS. 1, 2 & 3 AS SHOWN ON THIS SHEET.
 3. "L-R" SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRES RESTRAINED JOINTS ON EACH SIDE OF FITTINGS.
 4. 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		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD-30"	SD-30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W-6"	W-6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

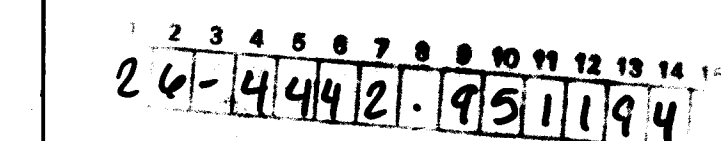
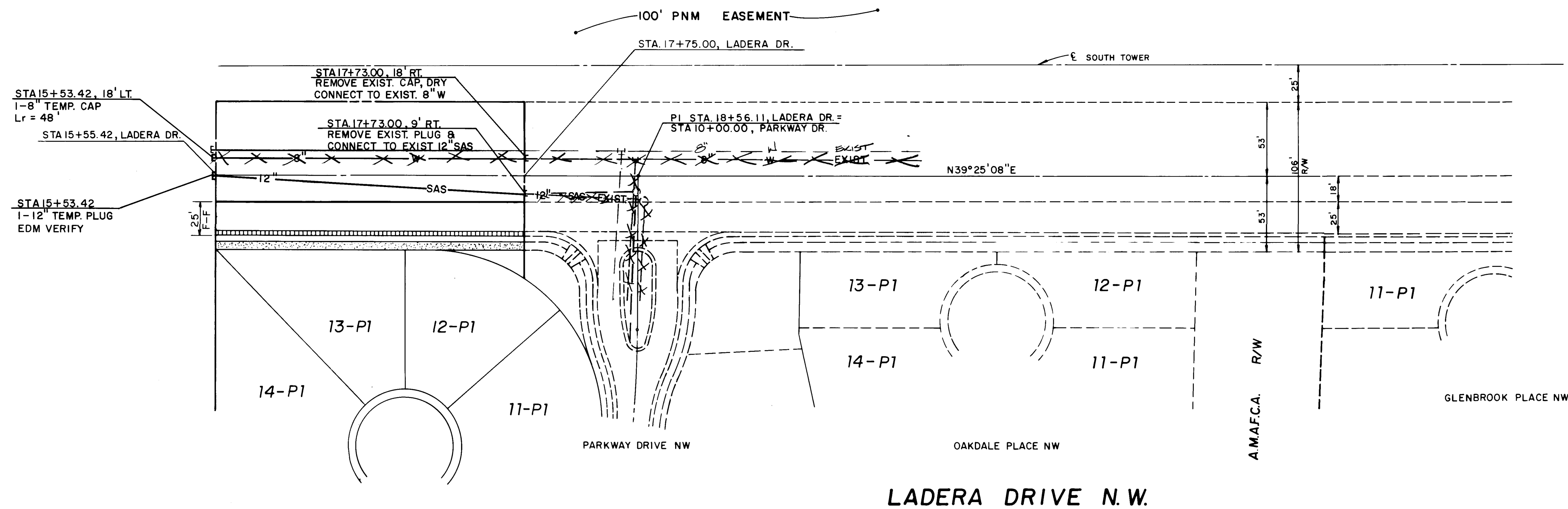
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CCM	ACS BRASS CAP "3-H10" SET FLUSH IN CONCRETE SURFACE OF		FIELD NOTES			
DATE	11-16-93	SPILLWAY LOCATED 386' ± NORTH OF THE CENTERLINE OF		BY			
INSPECTOR'S	ELLS	LADERA DRIVE & 308' ± EAST OF THE CENTERLINE OF UNSER		NO.	1		
DATE	11-16-93	BOULEVARD. ELEVATION = 5103.38					
FIELD	ELLS						
VERIFICATION BY	ELLS						
DATE	11-16-93						
CORRECTED BY	ELLS						
DATE	11-16-93						
MICRO-FILM INFORMATION							
RECORDED BY							
NO.							

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-44442-961094

SCANNED BY
BY LASON

DATE	MAY 1993
SCALE	1"=50'
DRAWN BY	MJY/JL/JND
CHECKED BY	SPS/DW
JOB NO.	143-16-041

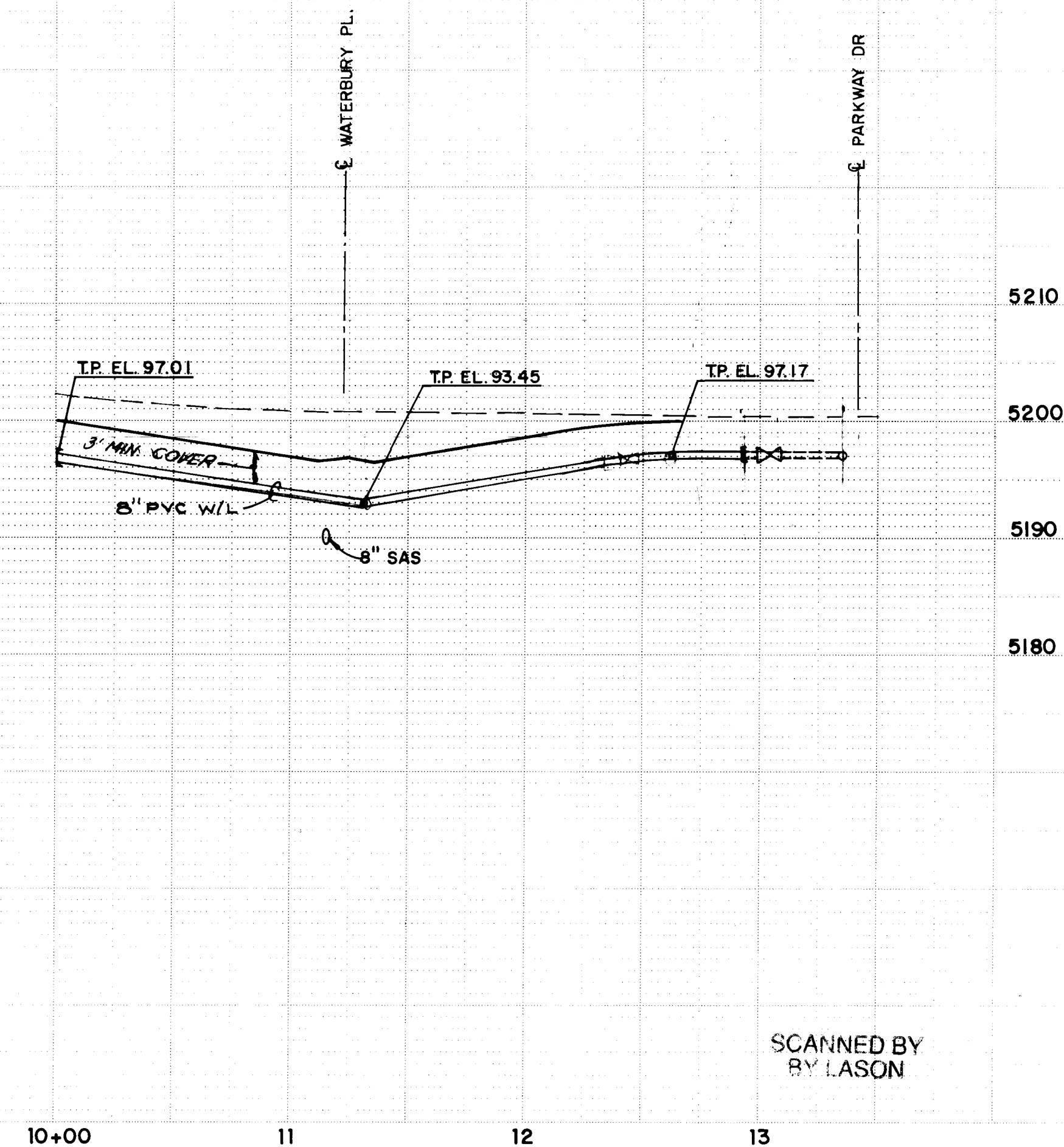
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARKWAY - UNIT 6 COMPOSITE UTILITY PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	A.G. Sanchez	11-30-93	WATER	R.W. Kane	11-16-93
TRANSPORTATION	A.G. Sanchez	11-16-93	WASTE WATER	R.W. Kane	11-16-93
HYDROLOGY	A. Alby	11-22-93			
PROJECT NO.	4442.95	MAP NO.	J-9	SHEET	10 OF 13



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

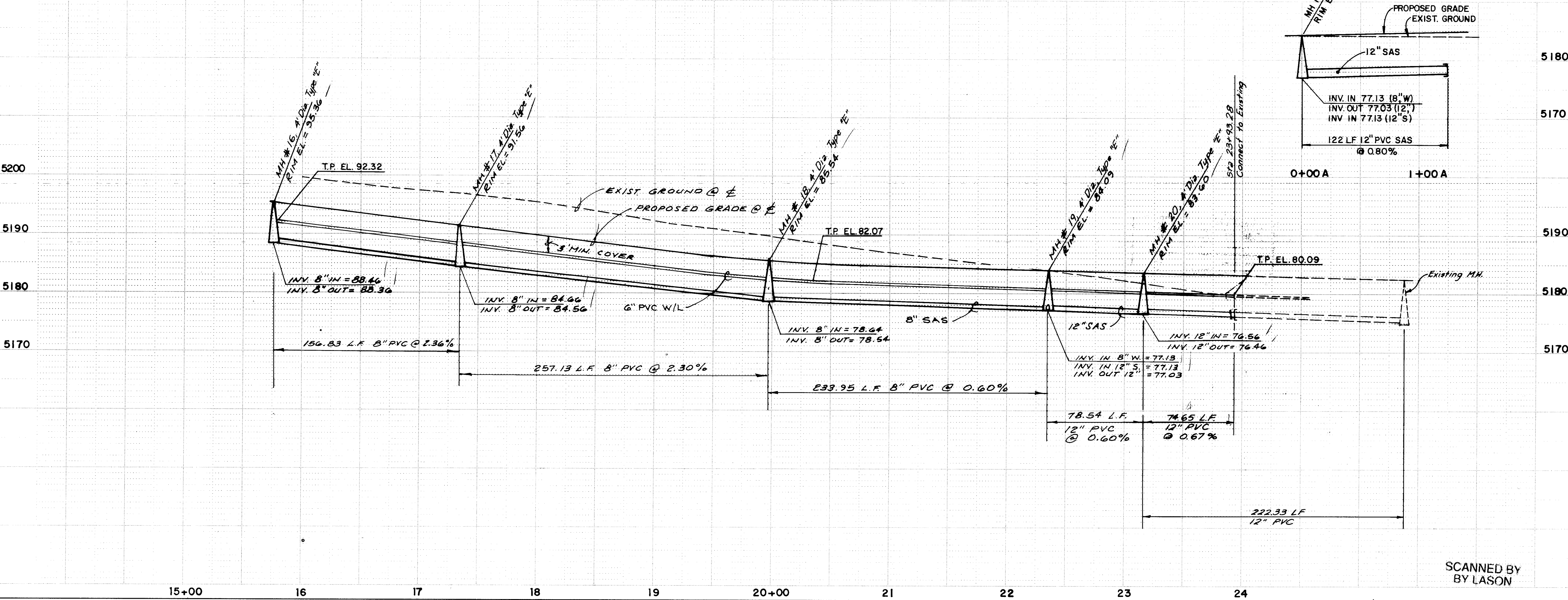
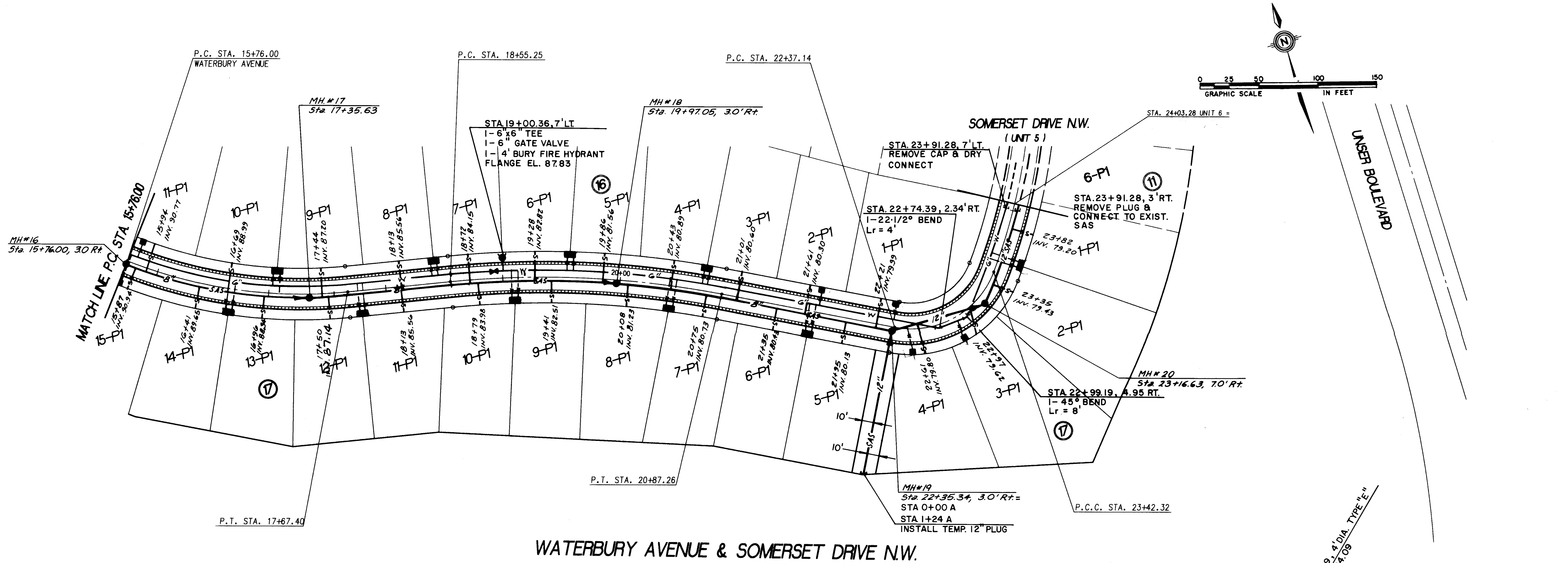
PROJECT NO.	4442.95	MAP NO.	J 9	SHEET	11	OF	13
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[illegible]



SCANNED BY
BY LASON

<div style="display: flex; justify-content: space-between;"> <div> <p>DATE: MAY 1993</p> <p>SCALE: 1"=50'; V 1"=10'</p> <p>DESIGNED: M.J.Y./J.L./J.N.D.</p> <p>CHECKED: SPS/AM</p> <p>JOB NO.: 143-16-041</p> </div> <div> <p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p> </div> </div>														
<div style="display: flex; justify-content: space-between;"> <div> <p>TITLE: PARKWAY - UNIT 6 UTILITY PLAN & PROFILE WATERBURY PLACE N.W. & WOODBRIDGE DRIVE N.W.</p> </div> <div> <p>APPROVALS ENGINEER DATE APPROVALS ENGINEER DATE</p> <p>DRC CHAIRMAN <i>B.G. Gooden</i> 11-30-93 WATER <i>R.W. Kane</i> 11-16-93</p> <p>TRANSPORTATION <i>N.A. RAO</i> 11-16-93 WASTE WATER <i>R.W. Kane</i> 11-16-93</p> <p>HYDROLOGY <i>S. Akley</i> 11-22-93</p> </div> </div>														
<div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT NO. 4442.95</p> </div> <div> <p>MAP NO. J-9</p> </div> <div> <p>SHEET 12 OF 13</p> </div> </div>														



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL			
CONTRACTOR	DATE	BY	AS BUILT	DATE	BY	NO.	DATE	BY	REMARKS	DESIGN	DATE	BY
CM	11-20-93	AS	11-20-93	11-20-93	AS	1	11-20-93	AS	DESIGN	11-20-93	AS	AS
FIELD LOCATION BY			FIELD LOCATION BY			FIELD LOCATION BY			FIELD LOCATION BY			
AS			AS			AS			AS			
DATE			DATE			DATE			DATE			
11-20-93			11-20-93			11-20-93			11-20-93			
CORRECTED BY			CORRECTED BY			CORRECTED BY			CORRECTED BY			
AS			AS			AS			AS			
DATE			DATE			DATE			DATE			
11-20-93			11-20-93			11-20-93			11-20-93			
RECORDED BY			RECORDED BY			RECORDED BY			RECORDED BY			
AS			AS			AS			AS			
DATE			DATE			DATE			DATE			
11-20-93			11-20-93			11-20-93			11-20-93			

ENGINEER'S SEAL

11-8-93

NO.	DATE	REVISIONS
1	11-20-93	DESIGN
2	11-20-93	DESIGN
3	11-20-93	DESIGN
4	11-20-93	DESIGN
5	11-20-93	DESIGN
6	11-20-93	DESIGN
7	11-20-93	DESIGN
8	11-20-93	DESIGN
9	11-20-93	DESIGN
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11	11-20-93	DESIGN
12	11-20-93	DESIGN
13	11-20-93	DESIGN
14	11-20-93	DESIGN
15	11-20-93	DESIGN

26-4442.951394

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARKWAY - UNIT 6
UTILITY PLAN & PROFILE
WATERBURY AVE. & SOMERSET DRIVE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.W. Kane	11-20-93	WATER	R.W. Kane	11-20-93
TRANSPORTATION	R.W. Kane	11-20-93	WASTE WATER	R.W. Kane	11-20-93
HYDROLOGY	R.W. Kane	11-20-93			

PROJECT NO. 4442.95 MAP NO. J-9 SHEET 13 OF 13