

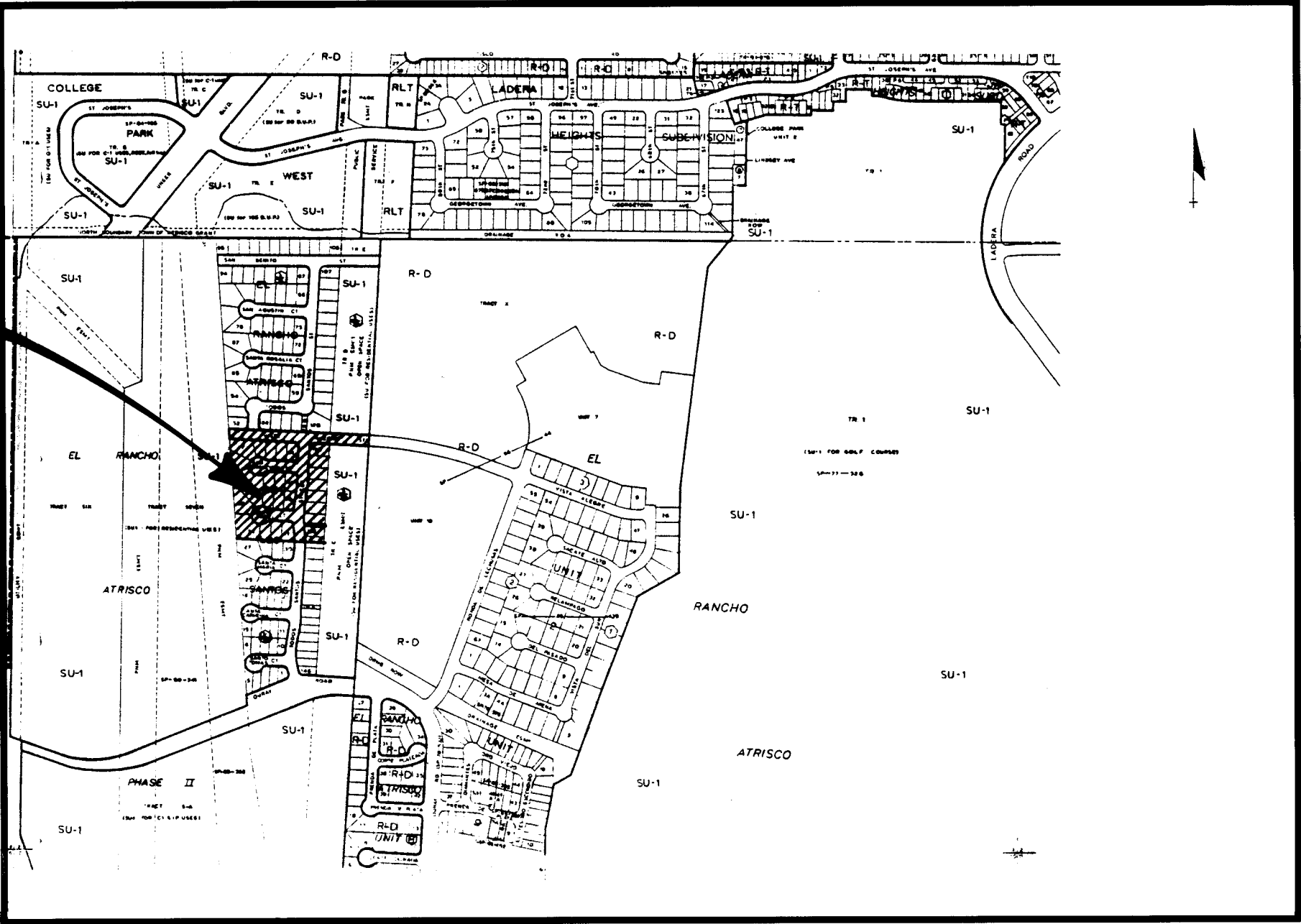
CONSTRUCTION PLANS FOR

LADERA WEST - UNIT II

SUBDIVISION

DRAINAGE, GRADING, PAVING, AND UTILITY IMPROVEMENTS

PROJECT LOCATION



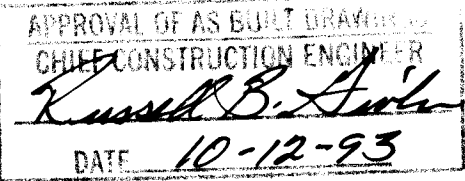
LOCATION MAP
ZONE ATLAS MAP G-10-Z

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, AND UNLESS STATED OTHERWISE OR PROVIDED FOR HEREOF, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 4.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL 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.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE DONE BY THE RESPONSIBLE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE REQUIRED TO CONFINED 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.
- 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 THEREOF SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.

INDEX

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4.	OVERALL UTILITY PLAN
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7.	SANTA ISABEL CT./SAN FRANCISQUITO CT. - PLAN & PROFILE
8.	VISTA ALEGRE ST. - PLAN & PROFILE
9.	TODOS SANTOS ST. - UTILITIES
10.	SANTA ISABEL CT./SAN FRANCISQUITO CT. - UTILITIES
11.	VISTA ALEGRE ST. - UTILITIES
12.	STREET PAVING SECTIONS
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GENERAL REVISION NOTE FOR LADERA WEST 2:

- DESIGN CHANGES, IN THE FORM OF FIELD CHANGE ORDERS, WERE MADE TO THE UTILITIES, CURB AND GUTTER AND VALLEY GUTTER IN VISTA ALEGRE. THE CHANGES WERE MADE BY COMMUNITY SCIENCES CORPORATION (UNDER THE DIRECTION OF JAMES D. HUGHES). THE FIELD CHANGES WERE THEN DRAFTED ON THE APPROVED CONSTRUCTION PLANS AS REQUESTED BY BOTH THE CITY OF ALBUQUERQUE AND THE DEVELOPER, CURB INC.

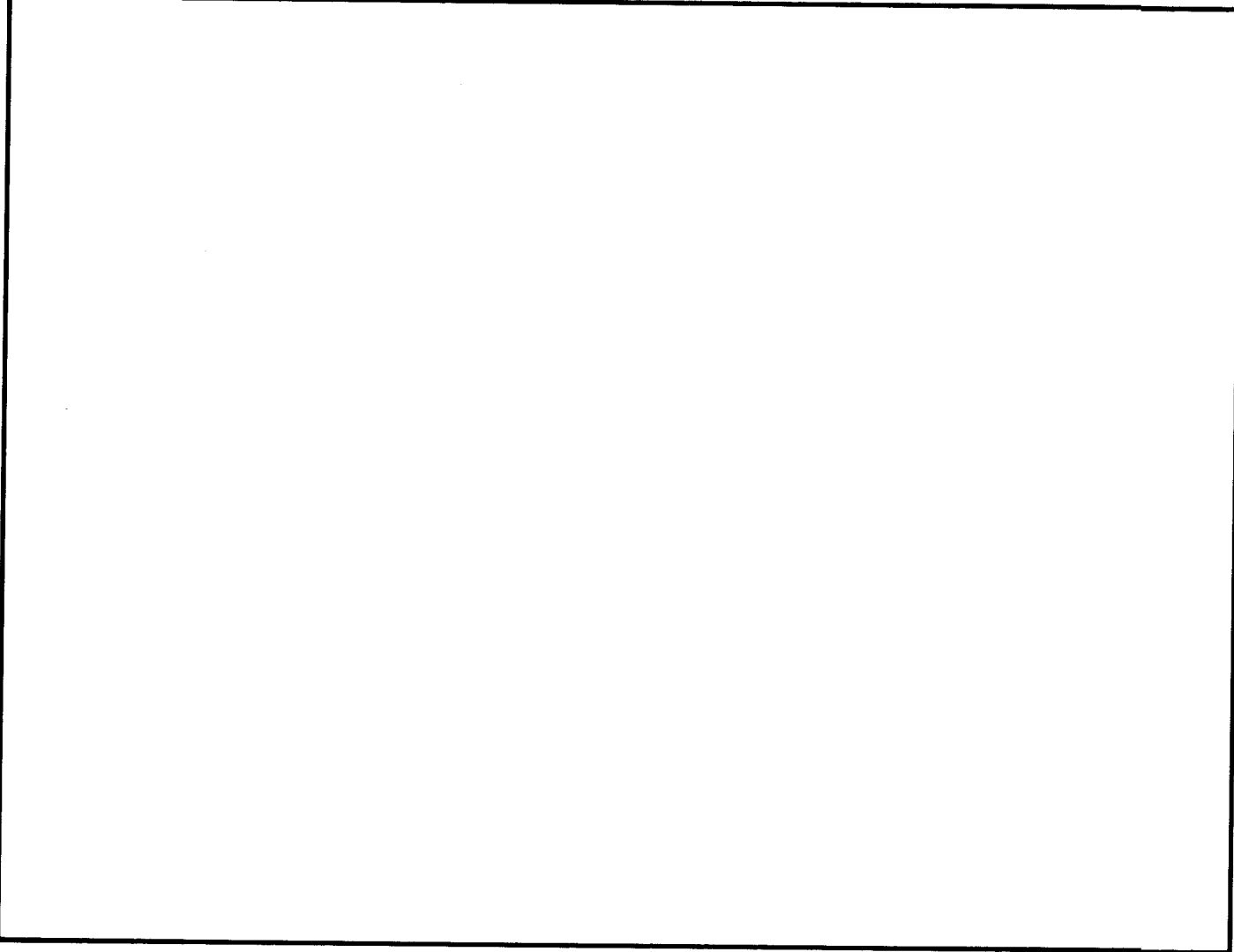
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SCANNED BY
6/1/93

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS							

PLANS PREPARED UNDER DIRECTION OF: DATE: 5/3/93	AVID ENGINEERING, INC. Civil • Structural • Transportation 6100 Seagull St. NE - Suite 102 Albuquerque, NM 87109 - (505) 881-5357	APPROVED FOR CONSTRUCTION CITY ENGINEER
PROJECT NO. 4450.91		SHEET 1 OF 14

TALOS LOG NO.



VICINITY MAP

ZONE ATLAS MAP NO. G-10-Z

SUBDIVISION DATA

- DRB Case No.
- Zone Atlas Index No.: G-10-Z
- Number of Lots Created: 32 Lots.
- Gross Replat Acreage: 4.6381 Ac.±
- Date of Survey: July & August, 1992, May 1993.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of Bearing is N25°22'08"E, bearing between ACS Monuments "2-G9" and "Falls".
- 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 standard four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "N.M.P.S. 11462" shown hereon by ▲.
- Denotes 5/8" rebar w/plastic cap stamped "NMPS 11462" set during May 1993 Survey.
- Denotes replat boundary points set this survey, 5/8" rebar w/plastic cap stamped "PS 11462".
- Bearings & Distances of record are shown in parenthesis.
- All side lot lines to have 5' private drainage easements centered on the property line, as shown on sheet 2 of 2. All lots to have a 10' Public Utility Easement (P.U.E.) along the front property line to be Granted by this plat.

PURPOSE OF PLAT

- Replat Lots 31 through 51 into Lots 31-A through 51-A, Replat Lots 125 through 132 into Lots 125-A through 132-C, Replat Lot 133-A into 133-A-1.
- Grant public utility easements.
- Grant private drainage easements.

DESCRIPTION

Lots 31 through 51 inclusive and Lots 125 through 132 inclusive EL RANCHO ATRISCO DE LOS SANTOS, as the same are shown and designated on the plat entitled "EL RANCHO ATRISCO DE LOS SANTOS", filed for record in the Office of the County Clerk of Bernalillo County on June 25, 1982, in Volume C19, Folio 181, and Lot 133-A EL RANCHO ATRISCO DE LOS SANTOS, as the same is shown and designated on the plat entitled "Plat of Tract C, Lots 1-A Thru 25-A Inclusive and Lots 133-A thru 145-A Inclusive EL RANCHO ATRISCO DE LOS SANTOS", filed for record in the Office of the County Clerk of Bernalillo County on May 28 1993, in Volume 93-C, Folio 155, containing 4.6381 acres more or less.

OWNER'S FREE CONSENT AND DEDICATION

The replat hereon described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof. Said owner and/or proprietor does hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved for buried distribution lines, conduits, and pipes for underground utilities and other related equipment 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.

Curb, Inc.

Charles Haegelin, Pres.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this _____ day of _____, 1993, the foregoing instrument was acknowledged before me.

Notary Public

My Commission Expires _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- The Public Service Company of New Mexico for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 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 and aerial communication lines and other related equipment and facilities reasonably necessary to provide communications services, including but not limited to above ground pedestals and closures.
- Jones Intercable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable television service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electrical transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Plat of
Lots 31-A Through 51-A Inclusive,
Lots 125-A Through 132-A Inclusive
and Lot 133-A-1
EL RANCHO ATRISCO DE LOS SANTOS
Within Projected Sec. 3, T.10N., R.2E. N.M.P.M.
Albuquerque, New Mexico
May, 1993

APPROVED AND ACCEPTED BY

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

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

Albuquerque Metropolitan Arroyo Flood Control Authority Date

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

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

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

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

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

County Treasurer, Bernalillo County, N.M. Date

Gas Company of New Mexico Date

U.S. West Telecommunications Date

Public Service Company of New Mexico Date

Jones Intercable, Inc. Date

SURVEYOR'S CERTIFICATION

I, Ruan S. Bacigalupa, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, from an actual field survey performed in July and August 1992 and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further, meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989), and is true and correct to the best of my knowledge and belief.

Ruan S. Bacigalupa, N.M.P.S. 11462

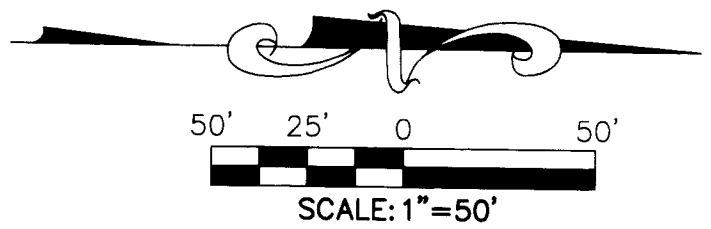
Date

3111.06

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5387

SHEET 1 OF 2 SHEETS

Plat of
Lots 31-A Through 51-A Inclusive,
Lots 125-A Through 132-A Inclusive
and Lot 133-A-1
EL RANCHO ATRISCO DE LOS SANTOS
Within Projected Sec. 3, T.10N., R.2E. N.M.P.M.
Albuquerque, New Mexico
May, 1993



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1774.25'	150.45'	75.27'	150.41'	S00°17'20"W	04°51'31"
C2	885.53'	150.18'	75.27'	150.00'	N02°43'06"E	09°43'01"
C3	1774.25'	150.45'	75.27'	150.40'	N05°08'51"E	04°51'30"
C4	885.53'	150.18'	75.27'	150.00'	S02°23'33"E	03°31'44"
C5	885.53'	95.64'	47.87'	95.59'	S04°28'57"W	06°17'17"
C6	1749.25'	73.60'	36.80'	73.59'	N00°58'06"W	02°24'38"
C7	25.00'	37.38'	23.18'	34.00'	N44°26'39"W	85°40'30"
C8	25.00'	19.38'	10.21'	18.90'	S70°30'38"W	44°24'55"
C9	45.00'	32.59'	17.05'	31.88'	N69°03'07"E	41°29'43"
C10	45.00'	36.86'	19.53'	35.84'	S66°44'10"E	46°55'53"
C11	45.00'	36.03'	19.04'	35.07'	S20°20'04"E	45°52'18"
C12	45.00'	36.03'	19.05'	35.08'	S25°32'27"W	45°52'44"
C13	45.00'	36.74'	19.47'	35.73'	S71°52'21"W	46°47'05"
C14	45.00'	32.88'	17.21'	32.16'	N63°48'03"W	41°52'07"
C15	25.00'	19.38'	10.21'	18.90'	S65°04'26"E	44°24'55"
C16	25.00'	36.63'	24.23'	34.79'	N48°37'13"E	88°11'46"
C17	910.53'	48.54'	24.28'	48.53'	N06°02'58"E	03°03'16"
C18	1749.26'	32.42'	16.21'	32.42'	S07°02'44"W	01°03'43"
C19	1749.26'	79.58'	39.79'	79.55'	S05°12'42"W	02°36'21"
C20	25.00'	38.79'	25.52'	35.72'	N41°41'11"W	91°11'25"
C21	25.00'	19.38'	10.21'	18.90'	S70°30'38"W	44°24'55"
C22	45.00'	3.43'	1.72'	3.43'	N50°28'20"E	04°22'18"
C23	45.00'	48.60'	26.98'	46.27'	N83°36'54"E	61°52'51"
C24	45.00'	36.62'	19.39'	35.62'	S42°07'45"E	46°37'51"
C25	45.00'	36.63'	19.40'	35.62'	S04°30'12"W	46°38'03"
C26	45.00'	36.66'	19.42'	35.65'	S51°09'30"W	46°40'32"
C27	45.00'	49.20'	27.38'	46.78'	N74°11'06"W	62°38'15"
C28	25.00'	2.72'	1.36'	2.71'	N45°58'40"W	06°13'21"
C29	25.00'	16.66'	8.66'	16.36'	N68°11'07"W	38°11'34"
C30	25.00'	39.27'	25.00'	35.36'	N47°43'06"E	90°00'00"
C31	25.00'	39.27'	25.00'	35.36'	S42°16'54"E	90°00'00"
C32	25.00'	39.27'	25.00'	35.36'	S47°43'06"E	90°00'00"
C33	1799.26'	19.96'	9.98'	19.96'	N07°03'32"E	01°02'08"
C34	1799.26'	50.02'	25.01'	50.03'	N04°44'15"E	03°19'55"
C35	1799.26'	50.07'	25.04'	50.07'	N05°44'38"E	01°35'40"
C36	1799.26'	32.52'	16.26'	32.52'	N07°03'32"E	01°02'08"
C37	860.53'	17.62'	8.81'	17.62'	N06°59'24"E	01°10'24"
C38	860.53'	50.04'	25.03'	50.03'	N04°44'15"E	03°19'55"
C39	860.53'	50.02'	25.02'	50.01'	N01°24'23"E	03°19'50"
C40	860.53'	28.26'	14.13'	28.26'	N01°11'58"W	01°52'53"
C41	1799.26'	20.88'	10.94'	21.88'	N01°47'31"W	00°41'48"
C42	1799.26'	50.09'	25.05'	50.09'	N00°38'46"W	01°10'42"
C43	910.53'	8.48'	4.24'	8.48'	S01°52'24"E	00°32'01"
C44	1799.25'	55.03'	27.52'	55.02'	N01°01'39"E	01°45'08"

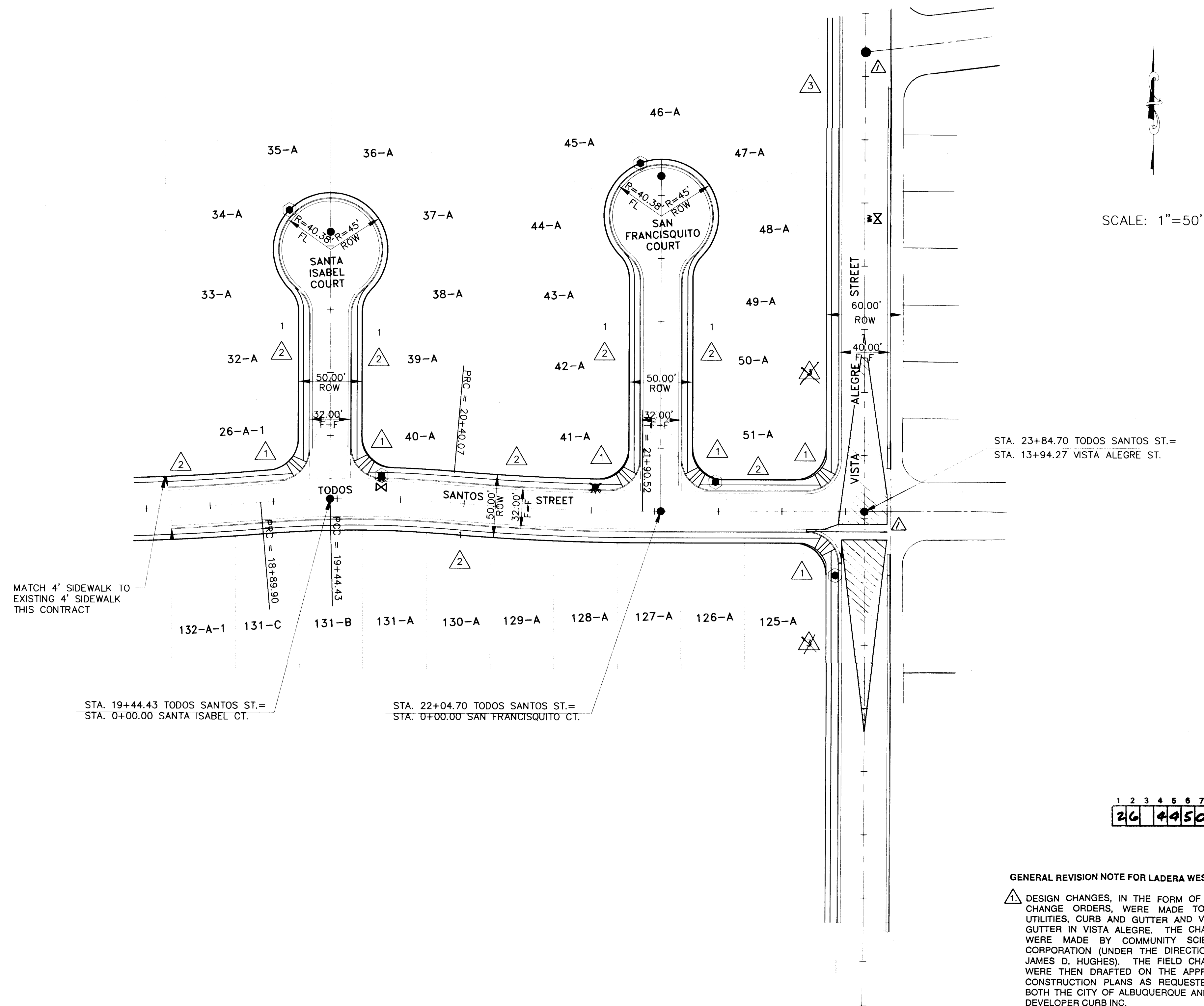
LEGEND

- LOT LINE TO BE VACATED
- EXISTING PUBLIC UTILITY EASEMENT
- RANCHO ATRISCO DE LOS SANTOS BOUNDARY
- REPLAT BOUNDARIES
- PROPOSED PUBLIC UTILITY EASEMENT

3111.06

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5387

SHEET 2 OF 2 SHEETS



GENERAL NOTES

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.

KEYED NOTES:

1. CONSTRUCT WHEELCHAIR RAMPS PER COA DRW. 2441, TYPE II.

2. FUTURE 4' SIDEWALK, BY OTHERS.

3. BUILD 4' SIDEWALK THIS CONTRACT.

LEGEND

CENTERLINE OF STREET

EXISTING CURB & GUTTER

PROPOSED ASPHALT CURB

PROPOSED STANDARD CURB & GUTTER

PROPOSED MOUNTABLE CURB & GUTTER

PROPOSED WHEELCHAIR RAMP

PROPOSED CONCRETE VALLEY GUTTER

PROPOSED SANITARY SEWER MANHOLE

PROPOSED STREET LIGHT LOCATION

PROPOSED VALVE

EXISTING MANHOLE

TRANSITION FROM CROWN TO NO CROWN

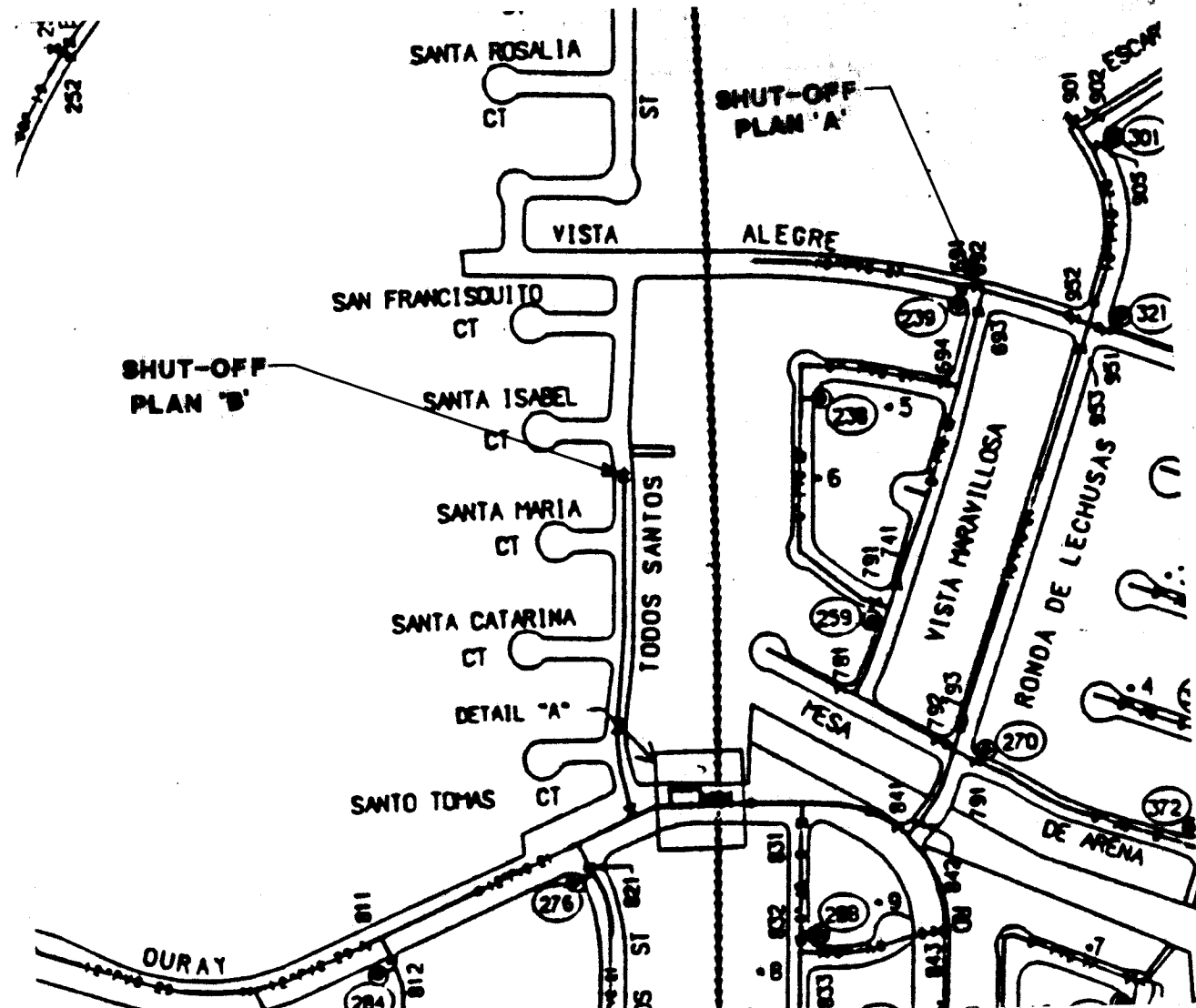
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Civil • Structural • Transportation
6100 Seagull St. NE Suite 102
Albuquerque, NM 87109 (505) 881-5357

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

TITLE: LADERA WEST SUBDIVISION - UNIT II
OVERALL PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	6-29-93	Water	<i>[Signature]</i>	6/21/93
Transportation	<i>[Signature]</i>	6-29-93	Waste Water	<i>[Signature]</i>	6-29-93
Hydrology	<i>[Signature]</i>	6-25-93			

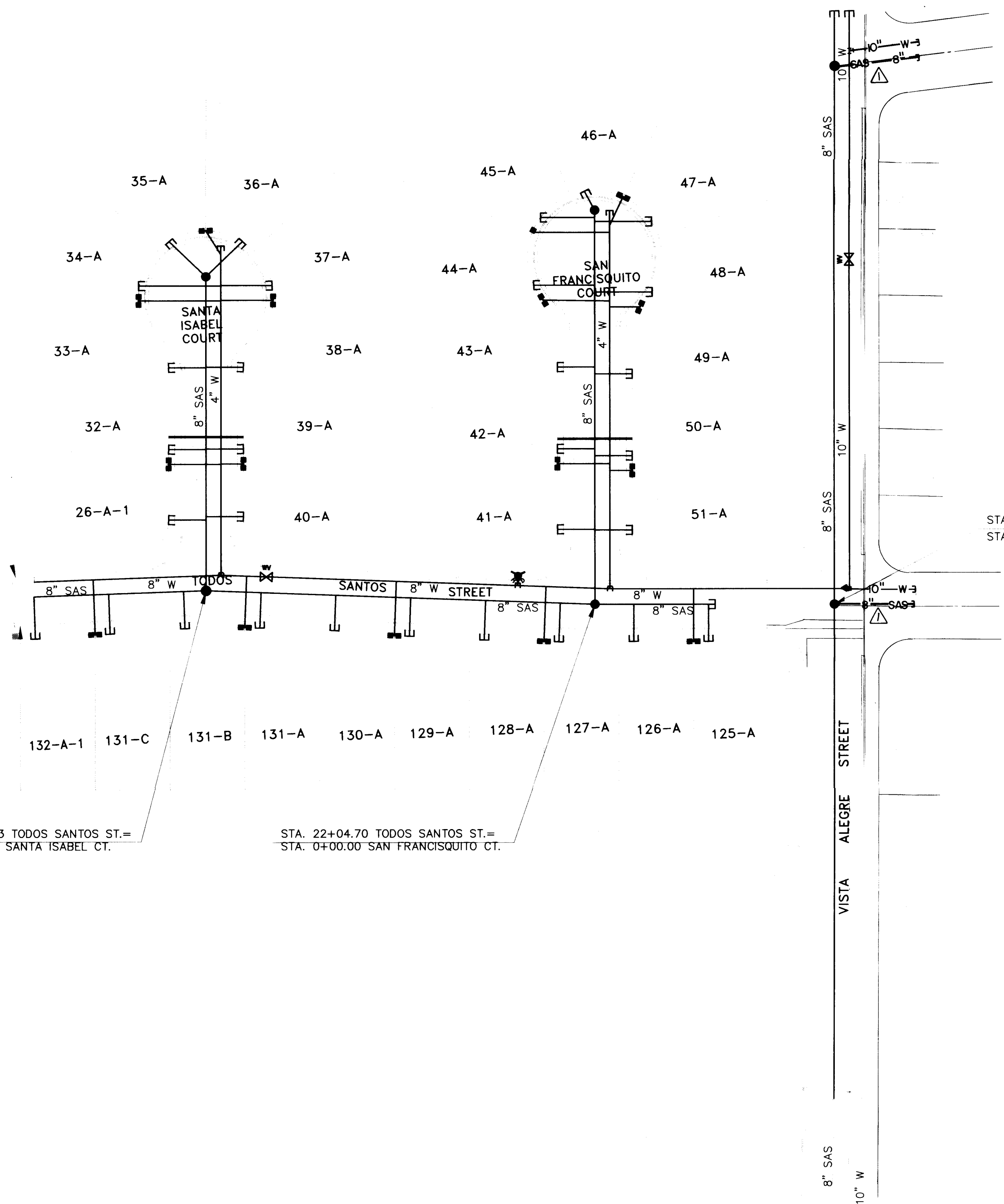
DRAWING NO. 4450.91 **MAP NO.** G-10-Z **SHEET** 3 of 14



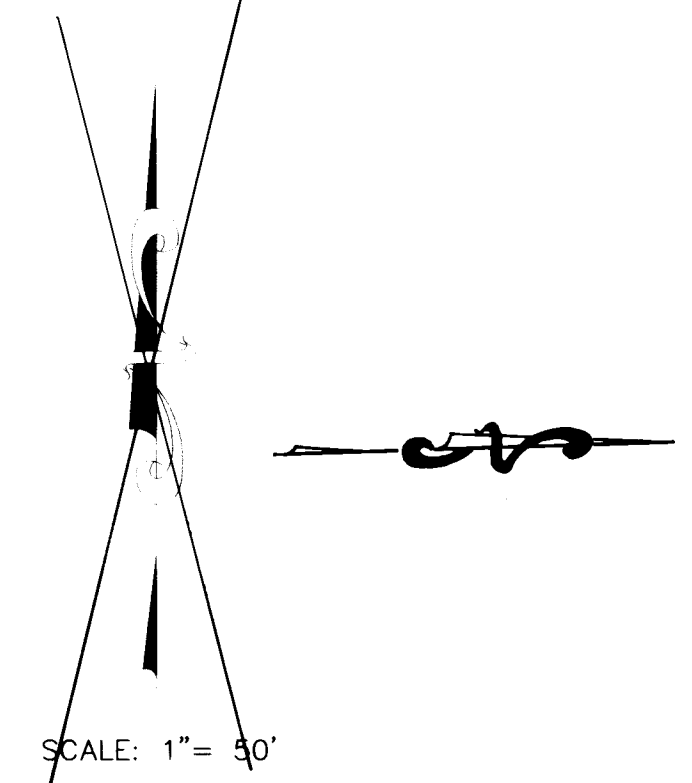
WATER SHUT-OFF PLAN

STA. 19+44.43 TODOS SANTOS ST.=
STA. 0+00.00 SANTA ISABEL CT.

STA. 22+04.70 TODOS SANTOS ST.=
STA. 0+00.00 SAN FRANCISQUITO CT.



STA. 23+84.70 TODOS SANTOS ST.=
STA. 13+94.27 VISTA ALEGRE ST.



GENERAL REVISION NOTE FOR LADERA WEST 2:

DESIGN CHANGES, IN THE FORM OF FIELD CHANGE ORDERS, WERE MADE TO THE UTILITIES, CURB AND GUTTER AND VALLEY GUTTER IN VISTA ALEGRE. THE CHANGES WERE MADE BY COMMUNITY SCIENCES CORPORATION (UNDER THE DIRECTION OF JAMES D. HUGHES). THE FIELD CHANGES WERE THEN DRAFTED ON THE APPROVED CONSTRUCTION PLANS AS REQUESTED BY BOTH THE CITY OF ALBUQUERQUE AND THE DEVELOPER CURB INC.

GENERAL NOTES

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER AND SANITARY SEWER CONSTRUCTION.

WATER SHUT-OFF REQUIREMENTS

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT.

AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

ALL NEW WATERLINE/FIRE HYDRANT INSTALLATIONS MUST BE FLUSHED PRIOR TO BACKFILLING OF LINES.

WATER SHUT-OFF PLAN

- CLOSE VALVES**
- A. VISTA ALEGRE ST. NON-PRESSURE CONNECTION 692
- B. TODOS SANTOS ST NON-PRESSURE CONNECTION
- VERIFY CLOSURE OF NORTHERN-MOST TODOS SANTOS VALVE

LEGEND

- W — EXISTING WATERLINE
- SD — EXISTING STORM DRAIN
- SAS — EXISTING SANITARY SEWER
- — EXISTING MANHOLE
- — EXISTING FIRE HYDRANT
- — EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- SD — PROPOSED STORM DRAIN
- SAS — PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- — PROPOSED GATE VALVE
- — PROPOSED CAP OR PLUG
- — PROPOSED SINGLE METER, WATER SERVICE LINE
- — PROPOSED DOUBLE METER, WATER SERVICE LINES
- — PROPOSED SANITARY SEWER SERVICE LINE
- + + + PROPOSED CROSS, TEE, OR ELBOW
- — PNM UTILITY CONDUIT

AVID

ENGINEERING, INC.
Civil • Structural • Transportation
6100 Sengul St. NE Suite 102
Albuquerque, NM 87109 (505) 881-5551

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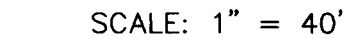
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LADERA WEST SUBDIVISION - UNIT II
UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	B.G. Andrus	6-29-93	Water	G.S. Beck	6/21/93
Transportation	W.A. H. O.	6-21-93	Waste Water		
Hydrology	B. Oddy	6-25-93			

DRAWING NO.	MAP NO.	SHEET
4450.91	G-10-Z	4 of 14

SCANNED BY LASON



NOTE:
EXISTING CONTOURS SHOWN ARE APPROXIMATE
CONTRACTOR SHALL VERIFY EXISTING GRADES
AND INCORPORATE INTO FINISH GRADING.

Gilbert Allen 06-25-93
CITY OF ALBUQUERQUE
HYDROLOGY DEPT DATE

1. ALL CURB ELEVATIONS SHOWN ARE TOP OF CURB UNLESS OTHERWISE NOTED.
2. GRADE PADS TO WITHIN 5' OF THE PROPERTY LINE EXCEPT AT SIDESTREETS GRADE PADS TO WITHIN 10' OF PROPERTY LINE.
3. CONTRACTOR TO PROVIDE AS-BUILT INFORMATION NECESSARY FOR CITY GRADING & DRAINAGE CERTIFICATION.
4. SEE TYPICAL LOT GRADING DETAILS, SHEET 13.
5. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING ANY EARTHWORK CONSTRUCTION.
6. ALL BACK OF SIDEWALK ELEVATIONS AT PROPERTY LINE ARE EQUAL TO TOP OF CURB PLUS 0.33 FEET.

EXISTING STANDARD
CURB & GUTTER

PROPOSED AC CURB

PROPOSED STANDARD
CURB & GUTTER

EXISTING GROUND CONTOUR

PROPOSED CONCRETE
VALLEY GUTTER

TRANSITION FROM CROWN
TO NO CROWN

PROPOSED WHEELCHAIR RAMP

PROPOSED SANITARY
SEWER MANHOLE

EXISTING STORM OR SANITARY
SEWER MANHOLE

PROPOSED WATER VALVE

EXISTING WATER VALVE

PROPOSED SPOT ELEVATION

PROPOSED FLOW DIRECTION

CONTROL BERM

PROPOSED RETAINING WALL

FLOOD WALL

BUILDING PAD & ELEVATION

Diagram showing two rectangles, A and B, with their dimensions. Rectangle A has a width of 45.00' and a height of 50.00'. Rectangle B has a width of 40.00' and a height of 50.00'.

PADS

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

2	6	4	4	5	0	.	9	1	0	5	9	3
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LADERA WEST, UNIT II
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B.G. Swadlow</i>	6-29-93	Water	<i>68N</i>	4/21/93
Transportation	<i>N.A. RHO</i>	6-24-93	Waste Water		
Hydrology	<i>S. Albery</i>	6-25-93			

DRAWING NO.	4450.91	MAP NO.	G-10-Z	SHEET	5 of 14
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GENERAL NOTES

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. ALL ELEVATIONS ARE AT FLOWLINE.

KEYED NOTES:

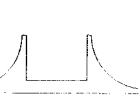
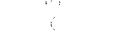
- ① CONSTRUCT WHEELCHAIR RAMPS PER COA DRW. 2441, TYPE I.
- ② FUTURE 4' SIDEWALK, BY OTHERS.

CENTERLINE CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGEN
CL1	02°20'52"	1774.25'	72.71'	36.36'
CL2	06°11'17"	885.53'	95.64'	47.87'
CL3	04°51'30"	1774.26'	150.45'	75.27'

CURB CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGEN
CR1	02°20'19"	1758.25'	71.77'	35.89'
CR2	02°17'30"	1790.25'	71.61'	35.81'
CR3	09°33'39"	869.53'	145.10'	72.72'
CR4	03°35'37"	901.53'	56.55'	28.28'
CR5	03°58'18"	1758.26'	121.88'	60.97'
CR6	04°51'30"	1790.26'	151.80'	75.95'
CR7	86°11'27"	25.00'	37.61'	23.39'
CR8	88°44'07"	25.00'	38.72'	24.45'
CR9	90°53'12"	25.00'	39.66'	25.39'
CR10	90°00'00"	25.00'	39.27'	25.00'
CR11	90°00'00"	25.00'	39.27'	25.00'
CR12	90°00'00"	25.00'	39.27'	25.00'

TANGENT DATA		
REF. NO.	BEARING	DISTANCE
T1	N02°43'06"E	74.00'
T2	S02°43'06"W	129.18'

LEGEND

- | | |
|---|----------------------------------|
|  | CENTERLINE OF STREET |
|  | EXISTING CURB & GUTTER |
|  | PROPOSED ASPHALT CURB |
|  | PROPOSED STANDARD CURB & GUTTER |
|  | PROPOSED MOUNTABLE CURB & GUTTER |
|  | PROPOSED WHEELCHAIR RAMP |
|  | PROPOSED CONCRETE VALLEY GUTTER |
|  | PROPOSED SANITARY SEWER MANHOLE |
|  | PROPOSED STREET LIGHT LOCATION |
|  | PROPOSED VALVE |
|  | EXISTING MANHOLE |
|  | TRANSITION FROM CROWN TO DITCH |

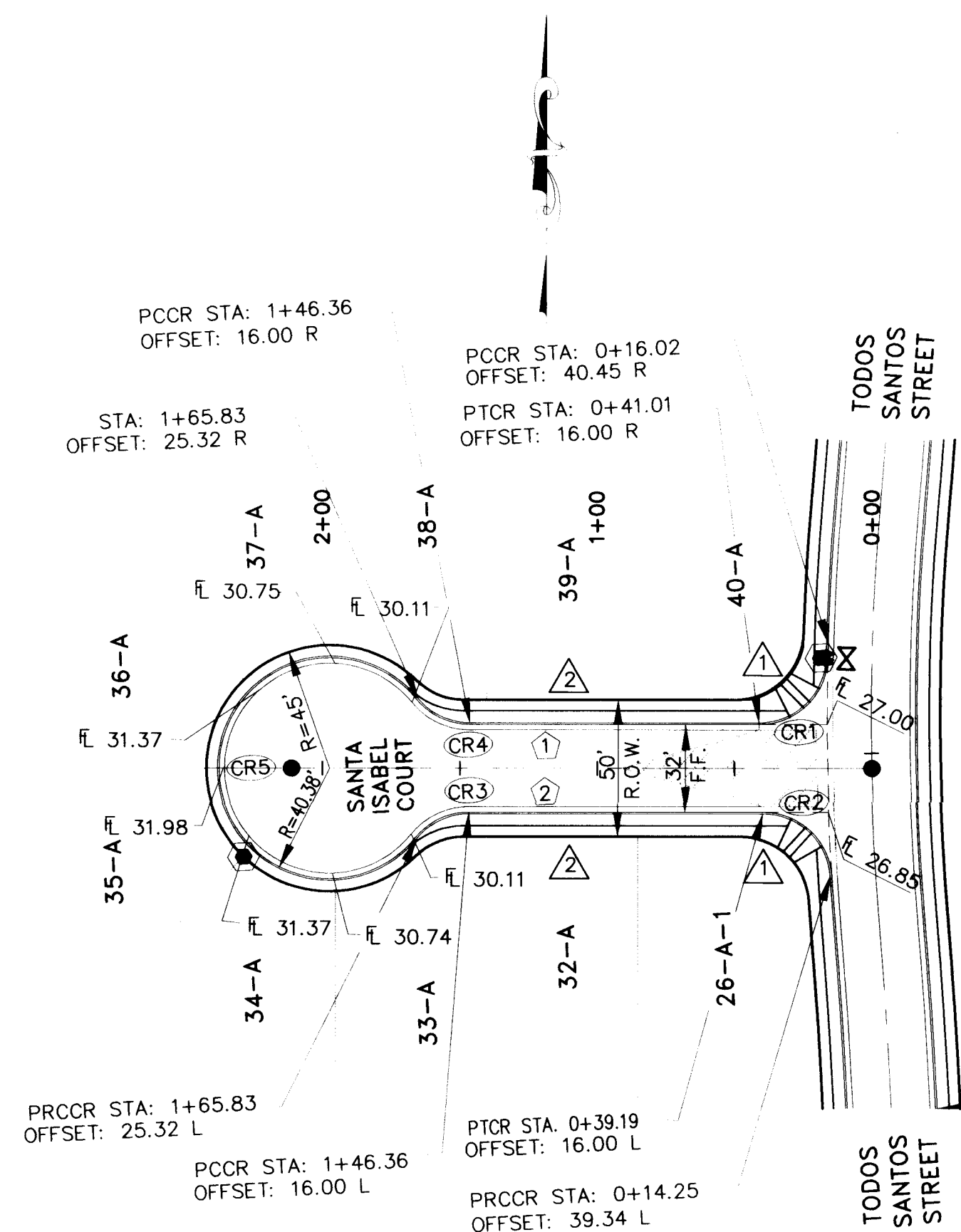
AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE • Suite 102
Albuquerque, NM 87109 (505) 881-5357

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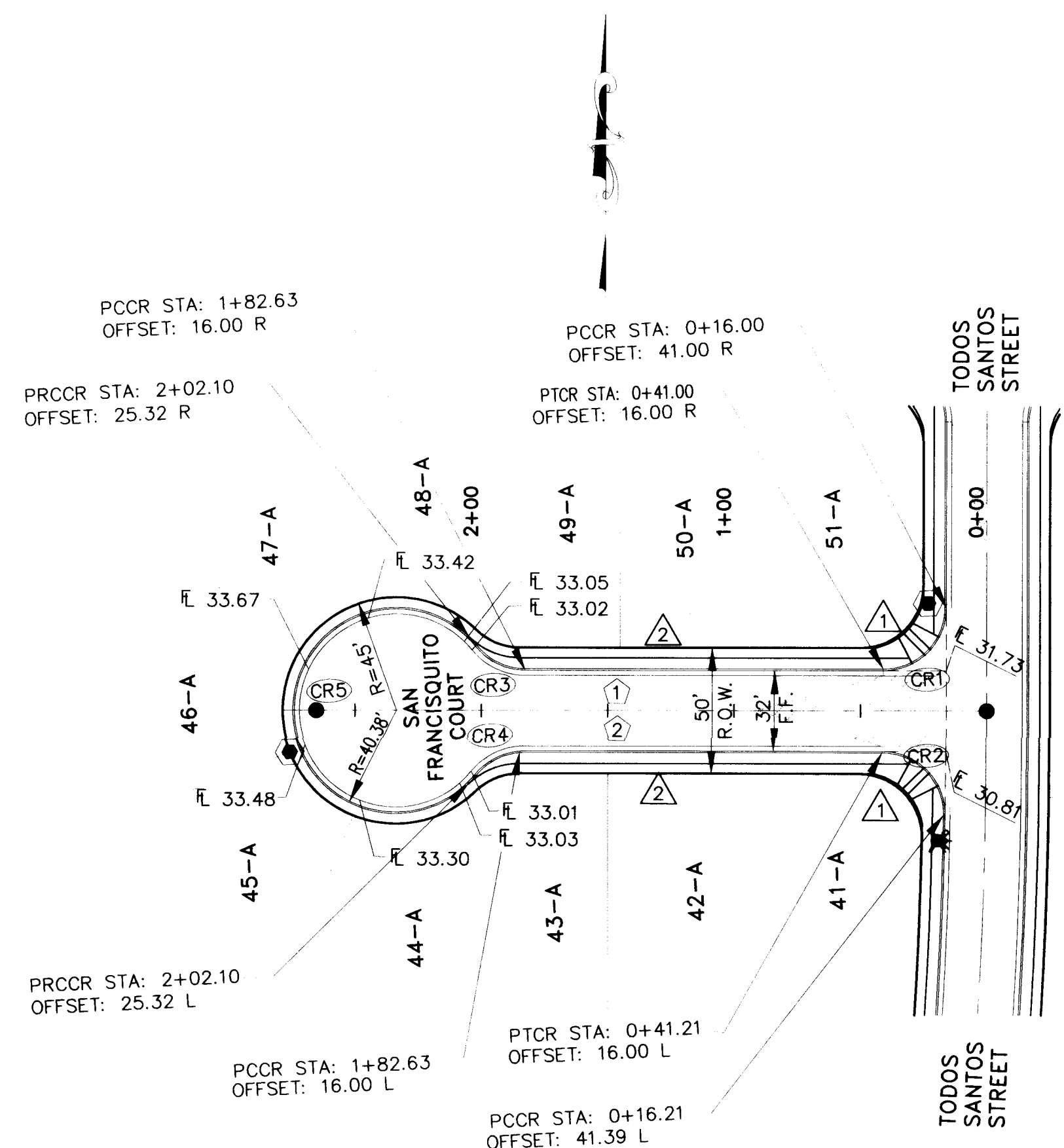
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE:	LADERA WEST SUBDIVISION – UN TODOS SANTOS ST. PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B. J. ...</i>	6-29-93	Water	<i>68N</i>	6/21/94
Transportation	<i>B. J. ...</i>	6-24-93	Waste Water		
Hydrology	<i>B. J. ...</i>	6-25-93			

DRAWING NO.	4450.91	MAP NO.	G-10-Z	SHEET	6 of 14
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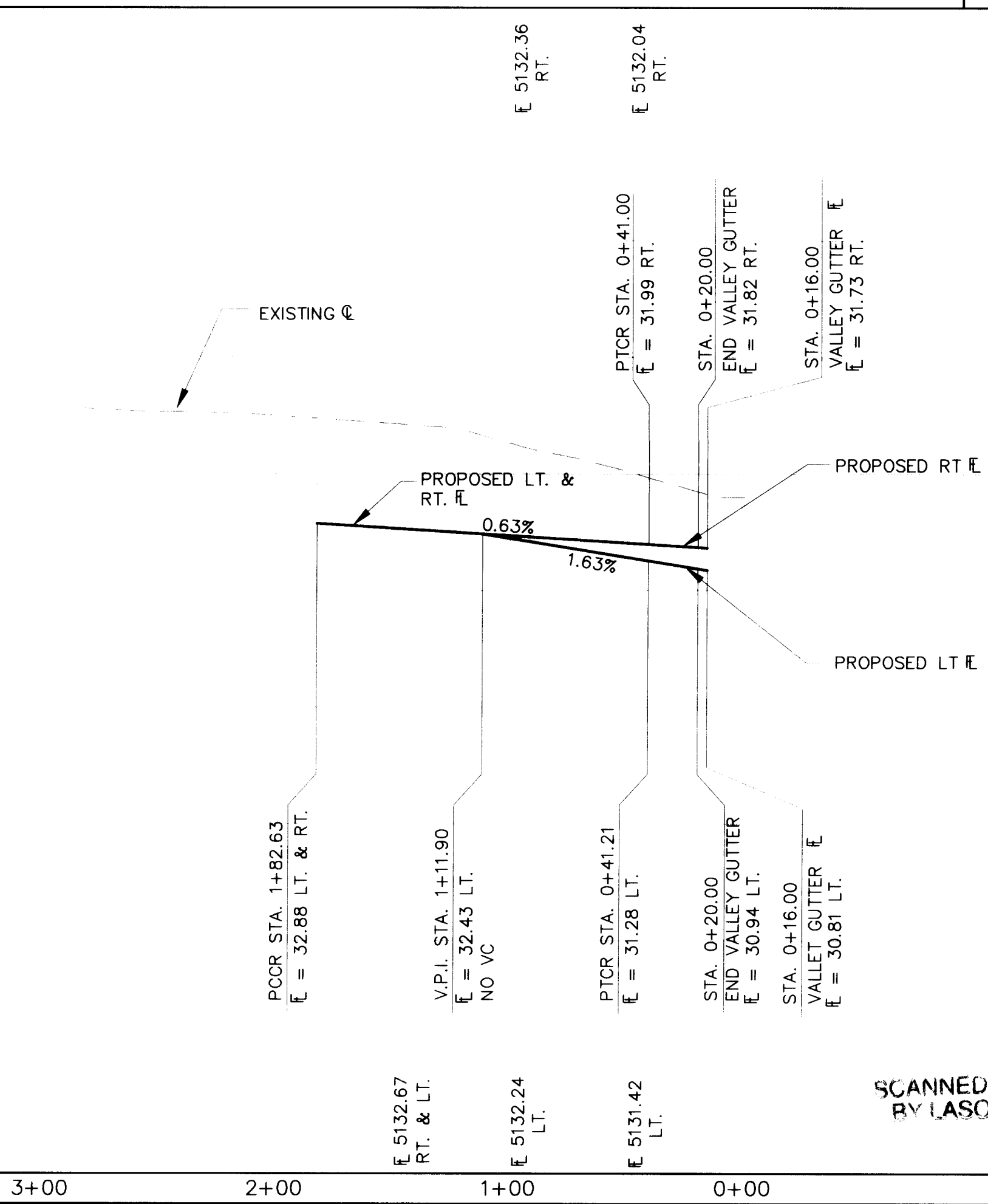
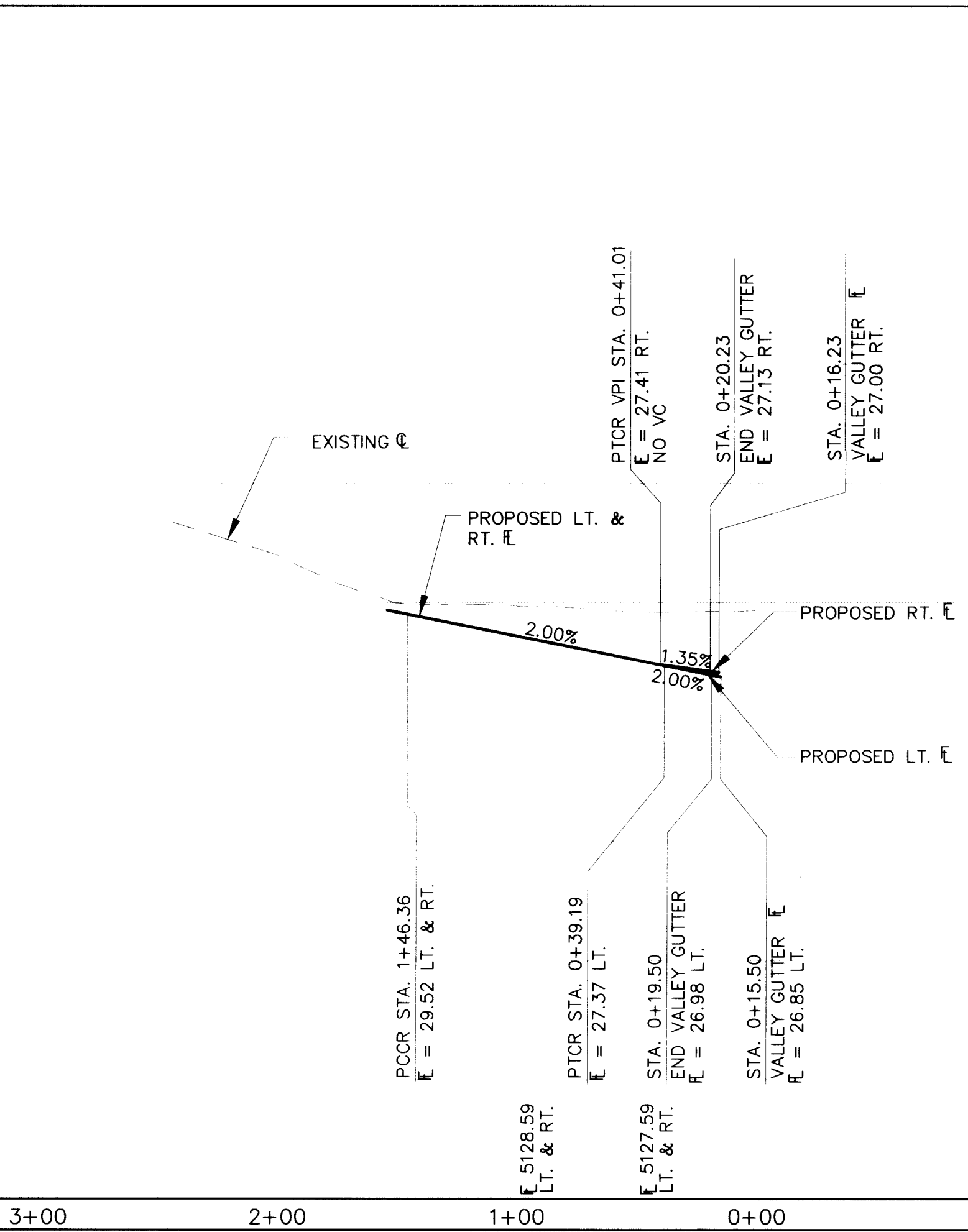


SANTA ISABEL COURT N.W.
(SEE SHEET 12 FOR STREET SECTION)



SAN FRANCISQUITO COURT N.W.
(SEE SHEET 12 FOR STREET SECTION)

SCALE:
HORIZ.: 1"=50'
VERT.: 1"=5'



SCANNED BY
RY LASON

GENERAL NOTES
1. ALL STATIONS AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

SANTA ISABEL COURT

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	88°44'07"	25.00'	38.72'	24.45'
CR2	86°11'27"	25.00'	37.61'	23.39'
CR3	51°09'35"	25.00'	22.32'	11.97'
CR4	51°09'35"	25.00'	22.32'	11.97'
CR5	282°19'10"	38.38'	189.09'	30.90'

TANGENT DATA

LINE	DIRECTION	DISTANCE
①	S87°16'54"E	107.28'
②	S87°16'54"E	110.97'

SAN FRANCISQUITO COURT

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	90°00'00"	25.00'	39.27'	25.00'
CR2	90°53'12"	25.00'	39.66'	25.39'
CR3	51°09'35"	25.00'	22.32'	11.97'
CR4	51°09'35"	25.00'	22.32'	11.97'
CR5	282°19'10"	38.37'	189.09'	30.90'

TANGENT DATA

LINE	DIRECTION	DISTANCE
①	S87°16'54"E	143.56'
②	S87°16'54"E	143.35'

- KEYED NOTES**
- ① CONSTRUCT WHEELCHAIR RAMPS PER COA DRG. 2441, TYPE II.
 - ② FUTURE 4' SIDEWALK, BY OTHERS.

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- PROPOSED VALVE
- EXISTING MANHOLE
- TRANSITION FROM CROWN TO NO CROWN

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Albuquerque, NM 87109 (505) 881-3357

24 44 50 9 10 7 9 3

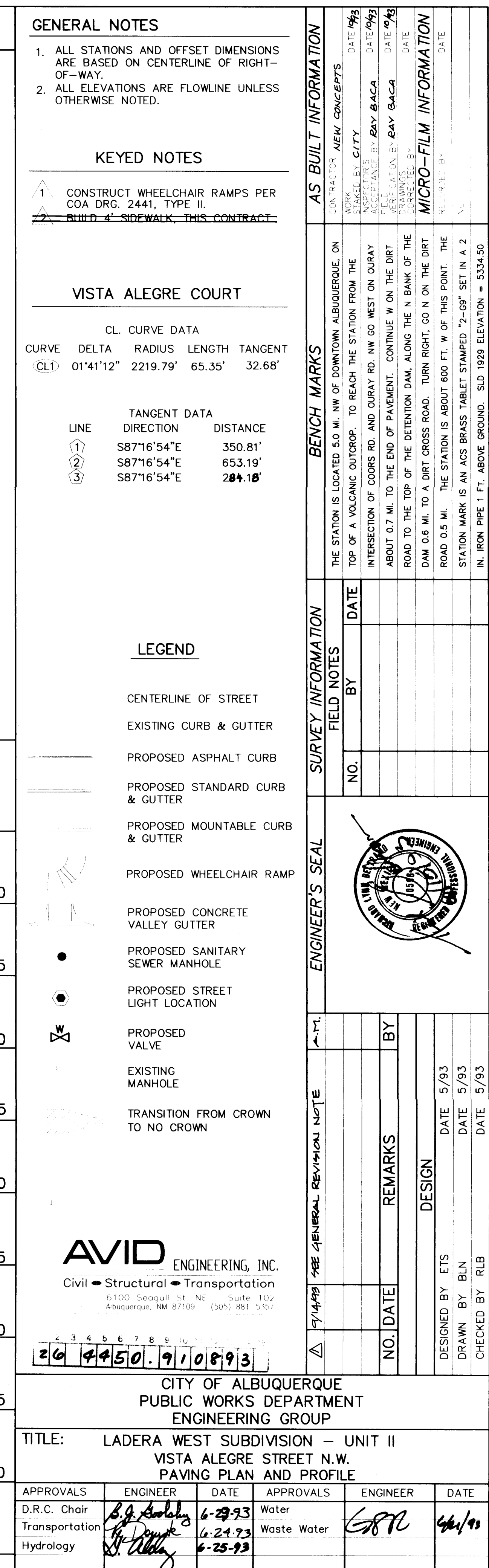
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

TITLE: LADERA WEST SUBDIVISION - UNIT II
SANTA ISABEL CT. N.W.
SAN FRANCISQUITO CT. N.W.
PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	6-29-93	Water	<i>[Signature]</i>	6/29/93
Transportation	<i>[Signature]</i>	6-24-93	Waste Water		
Hydrology	<i>[Signature]</i>	6-25-93			

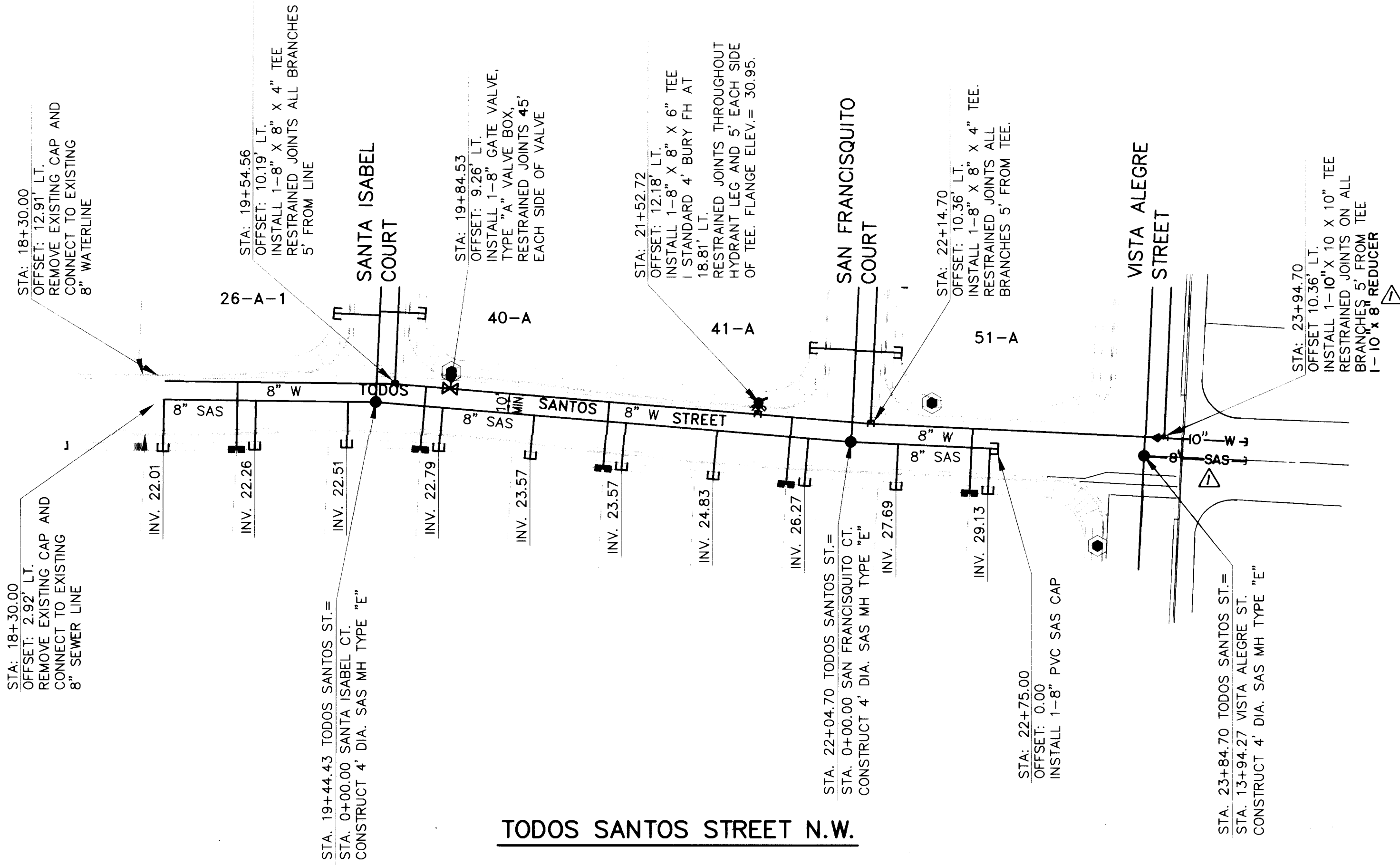
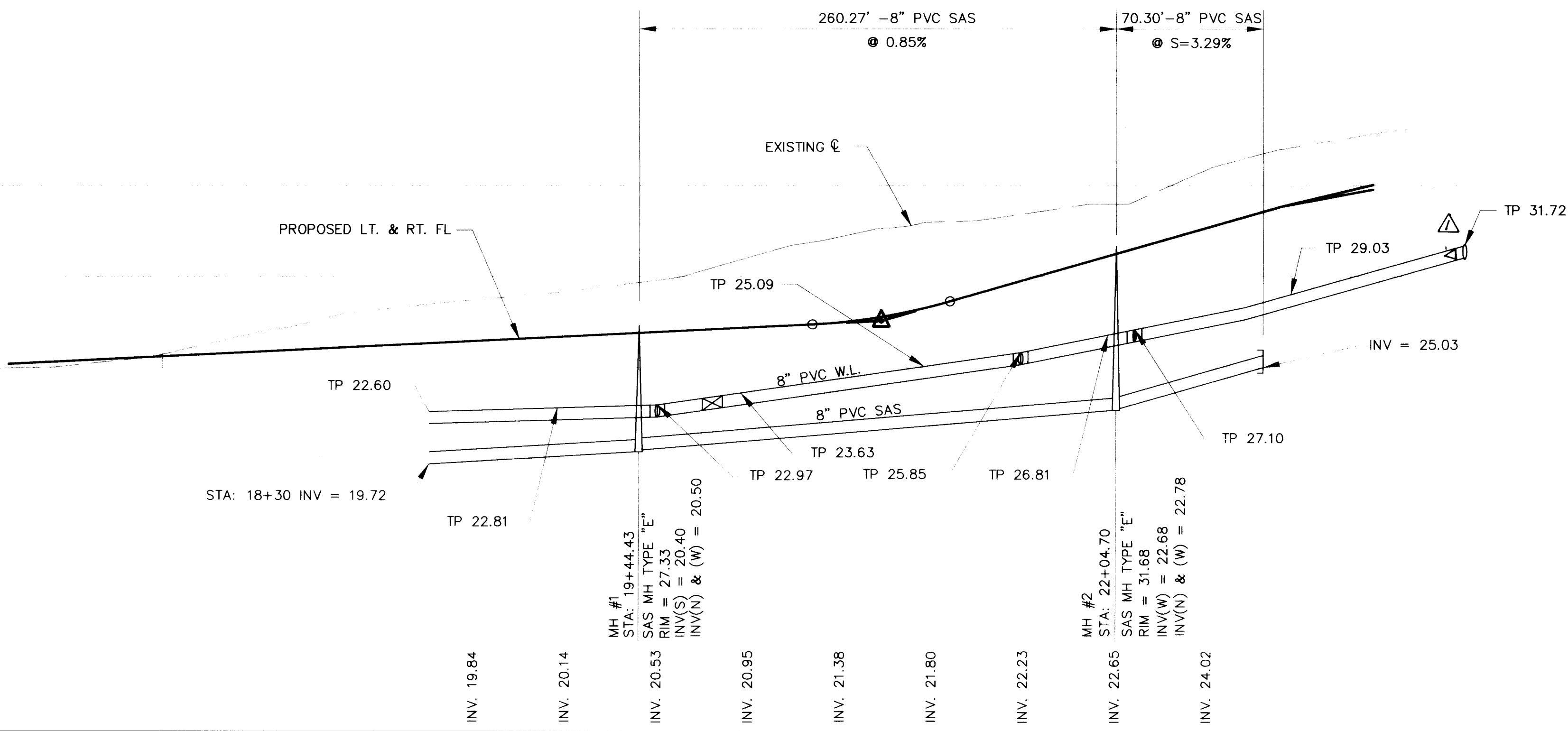
DRAWING NO. 4450.91 **MAP NO.** G-10-Z **SHEET** 7 of 14

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
WORK FOR NEW CONCEPTS	1993						
CITY	1993						
APPROVED BY	DATE						
APPROVED BY	DATE						
APPROVED BY	DATE						
APPROVED BY	DATE						
MICRO-FILM INFORMATION				REMARKS			
				DESIGN			
				DRAWN BY			
				CHECKED BY			
				DATE			
				DATE			
				DATE			



5145
5140
5135
5130
5125
5120
5115

16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00



SCALE:
HORIZ. 1" = 50'
VERT. 1" = 5'

- UTILITY NOTES**
- 1.) STATIONING ALONG C. OF STREET UNLESS OTHERWISE NOTED.
 - 2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C. TO MH C.
 - 3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
 - 4.) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
 - 5.) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.

LEGEND

- W — EXISTING WATERLINE
- SD — EXISTING STORM DRAIN
- SAS — EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊕ EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- SD — PROPOSED STORM DRAIN
- SAS — PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- ⊗ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED GATE VALVE
- TP — PROPOSED CAP OR PLUG
- TP — PROPOSED SINGLE METER, WATER SERVICE LINE
- TP — PROPOSED DOUBLE METER, WATER SERVICE LINES
- TP — PROPOSED SANITARY SEWER SERVICE LINE
- TP — PROPOSED CROSS, TEE, OR ELBOW
- PNM — PNM UTILITY CONDUIT

AVID ENGINEERING, INC.
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Albuquerque, NM 87109 (505) 981-1500

24 4450.91 910993

GENERAL REVISION NOTE FOR LADERA WEST 2:

DESIGN CHANGES, IN THE FORM OF FIELD CHANGE ORDERS, WERE MADE TO THE UTILITIES, CURB AND GUTTER AND VALLEY GUTTER IN VISTA ALEGRE. THE CHANGES WERE MADE BY COMMUNITY SCIENCES CORPORATION (UNDER THE DIRECTION OF JAMES D. HUGHES). THE FIELD CHANGES WERE THEN DRAFTED ON THE APPROVED CONSTRUCTION PLANS AS REQUESTED BY BOTH THE CITY OF ALBUQUERQUE AND THE DEVELOPER CURB INC.

SCANNED BY
RY LASON

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: LADERA WEST SUBDIVISION - UNIT II TODOS SANTOS ST. N.W. UTILITY PLAN AND PROFILE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	6-29-93	Water	<i>[Signature]</i>	6-29-93
Transportation	<i>[Signature]</i>	6-24-93	Waste Water	<i>[Signature]</i>	6-24-93
Hydrology	<i>[Signature]</i>	6-25-93			
DRAWING NO. 4450.91		MAP NO. G-10-Z		SHEET 9 of 14	



LEGEND

— W —	EXISTING WATERLINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
—	EXISTING GATE VALVE
— W —	PROPOSED WATERLINE
— SD —	PROPOSED STORM DRAIN
— SAS —	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED CAP OR PLUG
	PROPOSED SINGLE METER, WATER SERVICE LINE
	PROPOSED DOUBLE METER, WATER SERVICE LINES
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED CROSS, TEE, OR ELBOW
—————	PNM UTILITY CONDUIT

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Albuquerque, NM 87109 • (505) 881 5357

26	44	50	91	109	3
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LADERA WEST SUBDIVISION - UNIT
SANTA ISABEL CT. N.W.
SAN FRANCISCO CT. N.W.
UTILITY PLAN AND PROFILE

APPROVALS		ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		<i>B.G. Gooding</i>	<i>6-29-93</i>	Water		
Transportation		<i>W. E. H.</i>	<i>6-24-93</i>	Waste Water	<i>G. Stecker</i>	<i>6-24-93</i>
Hydrology		<i>S. Allen</i>	<i>6-25-93</i>			

DRAWING NO.	4450.91	MAP NO.	G-10-Z	SHEET	10 of 14
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UTILITY NOTES

- 1.) STATIONING ALONG $\frac{1}{4}$ OF STREET UNLESS OTHERWISE NOTED.
- 2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH $\frac{1}{4}$ TO MH $\frac{1}{4}$.
- 3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- 4.) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- 5.) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.

LEGEND

BENCH MARKS		AS BUILT INFORMATION	
THE STATION IS LOCATED 5.0 MI. NW OF DOWNTOWN ALBUQUERQUE, ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COBBS RD. AND CURRY RD. GO WEST ON OURAY ABOUT 0.7 MI. TO THE END OF PAVEMENT. CONTINUE W ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N BANK OF THE DAM 0.8 MI. TO A DIRT CROSS ROAD. TURN RIGHT, GO N ON THE DIRT ROAD 0.5 MI. THE STATION IS ABOUT 600 FT. W OF THIS POINT. THE STATION MARK IS AN ACS BRASS TABLET STAMPED "2-69" SET IN A 2 IN. IRON PIPE 1 FT. ABOVE GROUND. SLD 1929 ELEVATION = 5334.50		CON. NO. FOR NEW CONCEPTS ADDRESS CITY STATE AND ZIP DATE	1993 1993 1993
		MICROFILM INFORMATION PROJECT NO. DATE	

SURVEY INFORMATION

ENGINEER'S SEAL

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DESIGN

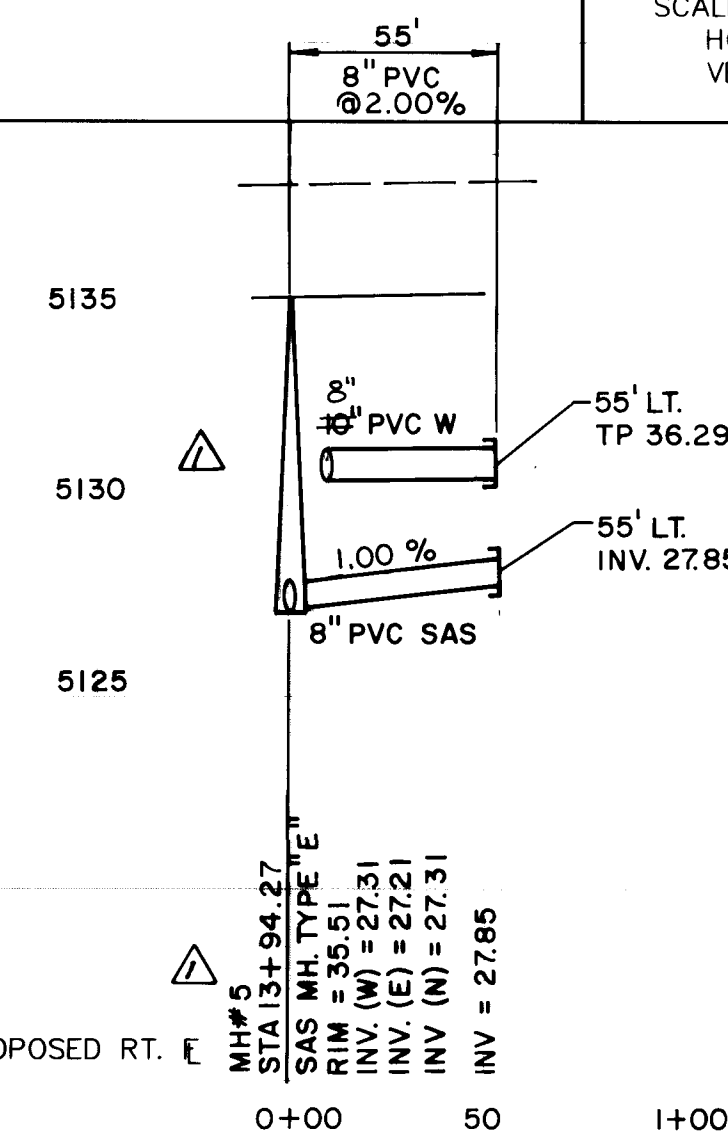
TE 5/93

BY ETS
BLN

DESIGN	DRAW
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1

692



DETAIL B

GENERAL REVISION NOTE FOR LADERA WEST 2:

1. DESIGN CHANGES, IN THE FORM OF FIELD CHANGE ORDERS, WERE MADE TO THE UTILITIES, CURB AND GUTTER AND VALLEY GUTTER IN VISTA ALEGRE. THE CHANGES WERE MADE BY COMMUNITY SCIENCES CORPORATION (UNDER THE DIRECTION OF JAMES D. HUGHES). THE FIELD CHANGES WERE THEN DRAFTED ON THE APPROVED CONSTRUCTION PLANS AS REQUESTED BY BOTH THE CITY OF ALBUQUERQUE AND THE DEVELOPER CURB INC.

SCANNED BY
BY LASON

UTILITY NOTES

- 1.) STATIONING ALONG C OF STREET UNLESS OTHERWISE NOTED.
- 2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C TO MH L.
- 3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- 4.) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- 5.) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.

LEGEND

- | | |
|---|--|
| — W — | EXISTING WATERLINE |
| — SD — | EXISTING STORM DRAIN |
| — SAS — | EXISTING SANITARY SEWER |
| — | EXISTING MANHOLE |
|  | EXISTING FIRE HYDRANT |
| — | EXISTING GATE VALVE |
| — W — | PROPOSED WATERLINE |
| — SD — | PROPOSED STORM DRAIN |
| — SAS — | PROPOSED SANITARY SEWER |
| ● | PROPOSED MANHOLE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED GATE VALVE |
| — | PROPOSED CAP OR PLUG |
| — ● — | PROPOSED SINGLE METER, WATER SERVICE LINE |
| — ■ — | PROPOSED DOUBLE METER, WATER SERVICE LINES |
| — } — | PROPOSED SANITARY SEWER SERVICE LINE |
| + + ◡ | PROPOSED CROSS, TEE, OR ELBOW |
| — | PNM UTILITY CONDUIT |

AVID

AVID ENGINEERING, INC
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 (505) 881-5352

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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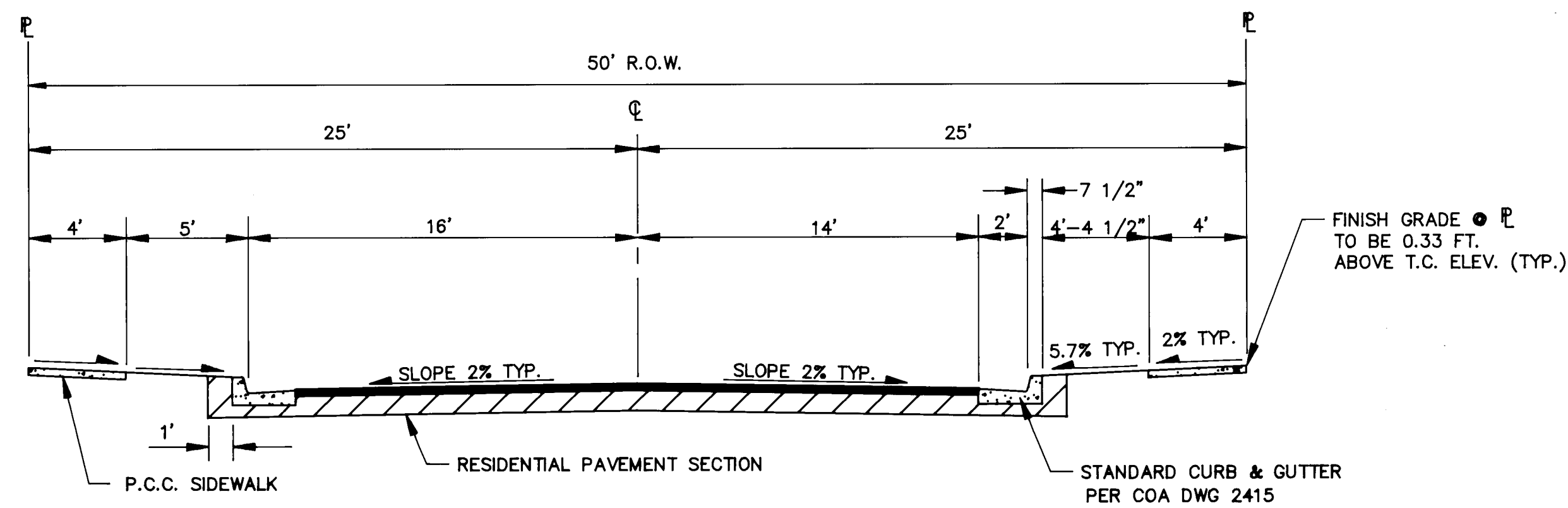
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	LADERA WEST SUBDIVISION - UNIT II VISTA ALEGRE ST. N.W. UTILITY PLAN AND PROFILE
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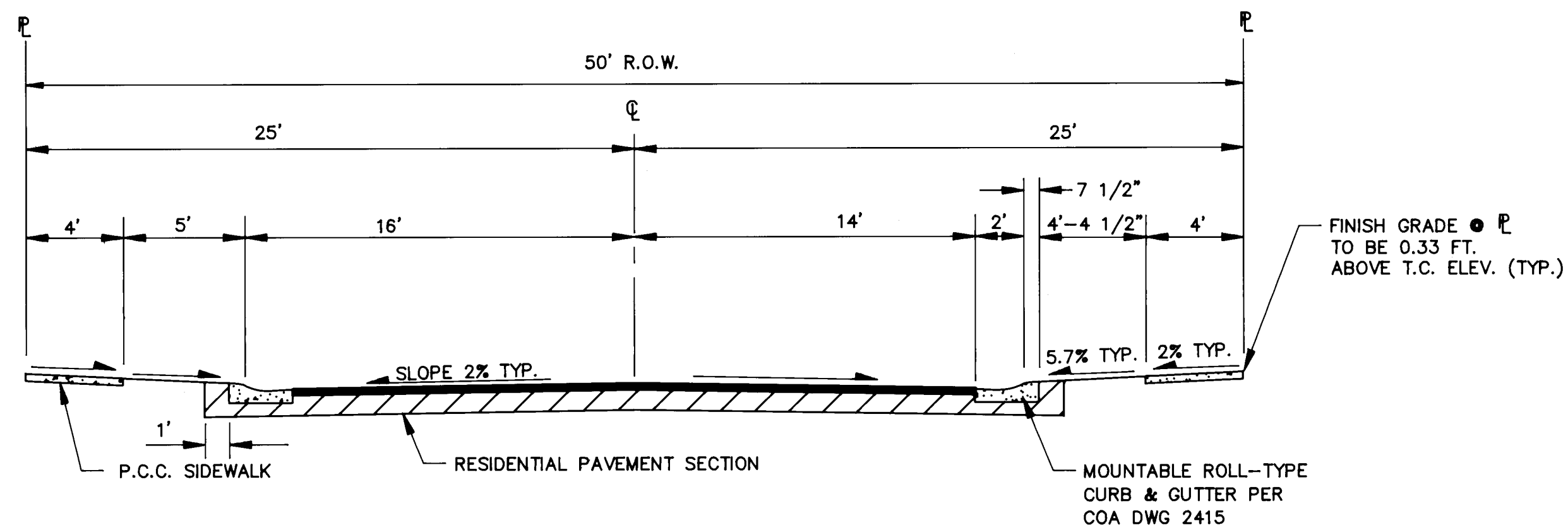
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	6-29-93	Water	<i>[Signature]</i>	6-29-93
Transportation	<i>[Signature]</i>	6-24-93	Waste Water	<i>[Signature]</i>	6-24-93
Hydrology	<i>[Signature]</i>	6-25-93			

DRAWING NO.	4450.91	MAP NO. G-10-Z	SHEET 11 of 14
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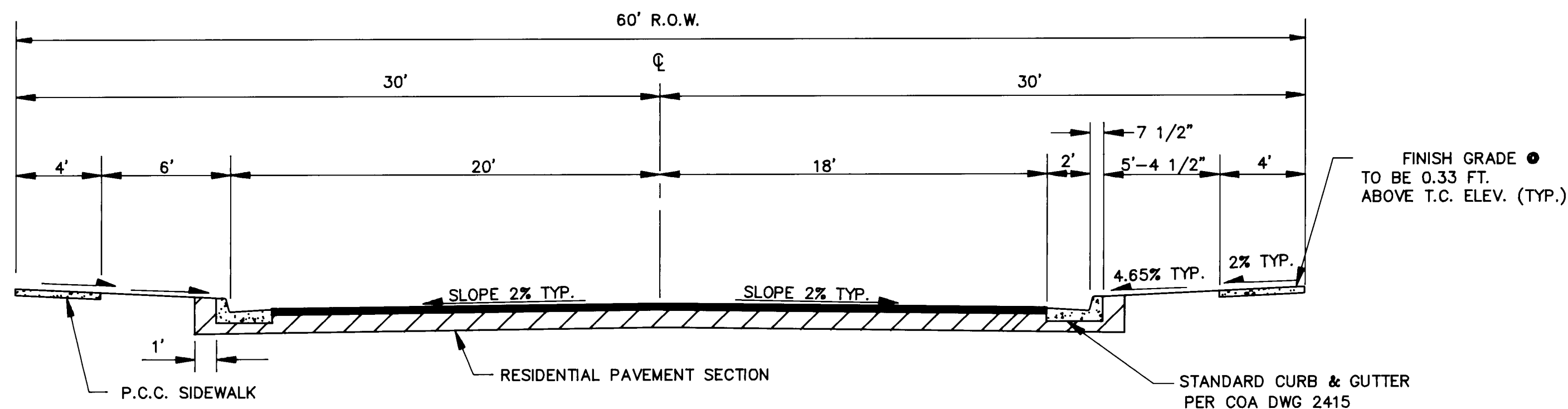
	ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
DESIGN	DESIGNED BY ETS		DATE 5/93					
	DRAWN BY BLN		DATE 5/93					
	CHECKED BY RLK		DATE 5/93					
MICRO-FILM INFORMATION								
THE STATION IS LOCATED 5.0 MI. NW OF DOWNTOWN ALBUQUERQUE ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND CURRY RD. GO WEST ON CURRY ABOUT 0.7 MI. TO THE END OF PAVEMENT. CONTINUE W. ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM ALONG THE N BANK OF THE DAM 0.8 MI. TO A DIRT CROSS ROAD. TURN RIGHT, GO N ON THE DIRT ROAD 0.5 MI. THE STATION IS ABOUT 600 FT. W OF THIS POINT. THE STATION MARK IS AN ACS BRASS TABLET STAMPED "2-68" SET IN A 2 IN. IRON PIPE 1 FT. ABOVE GROUND. SLD 1929 ELEVATION = 5334.50								



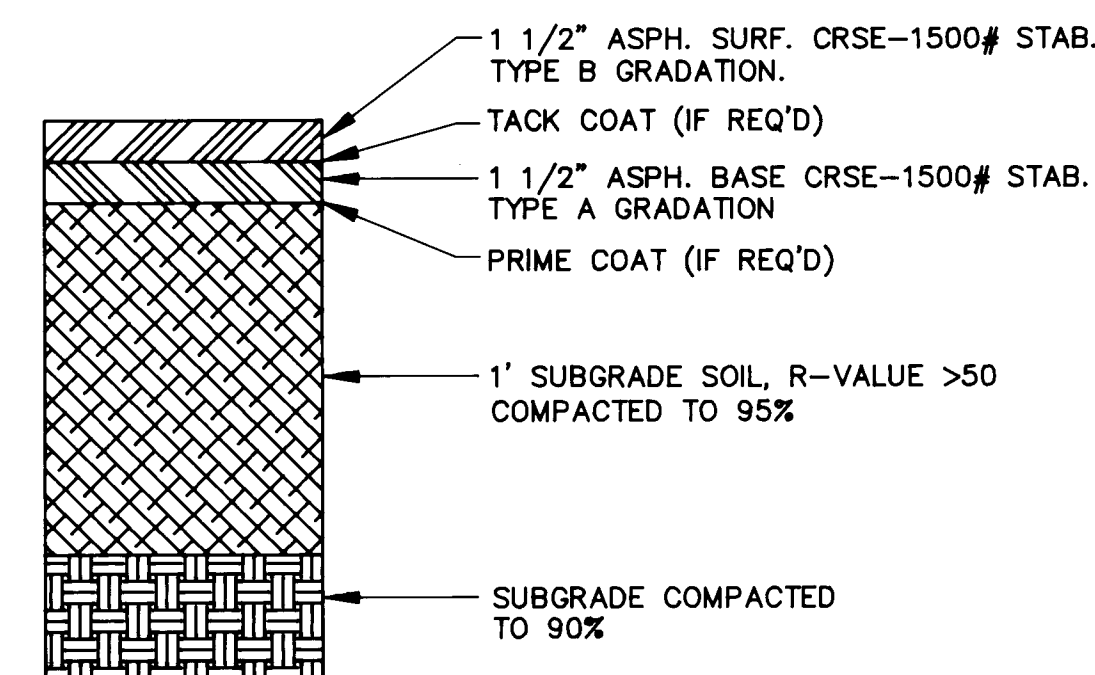
RESIDENTIAL STREET SECTION
1"=5'
TODOS SANTOS STREET



RESIDENTIAL STREET SECTION
1"=5'
**SANTO ISABEL COURT
SAN FRANCISQUITO COURT**



RESIDENTIAL STREET SECTION
1"=5'
VISTA ALEGRE STREET



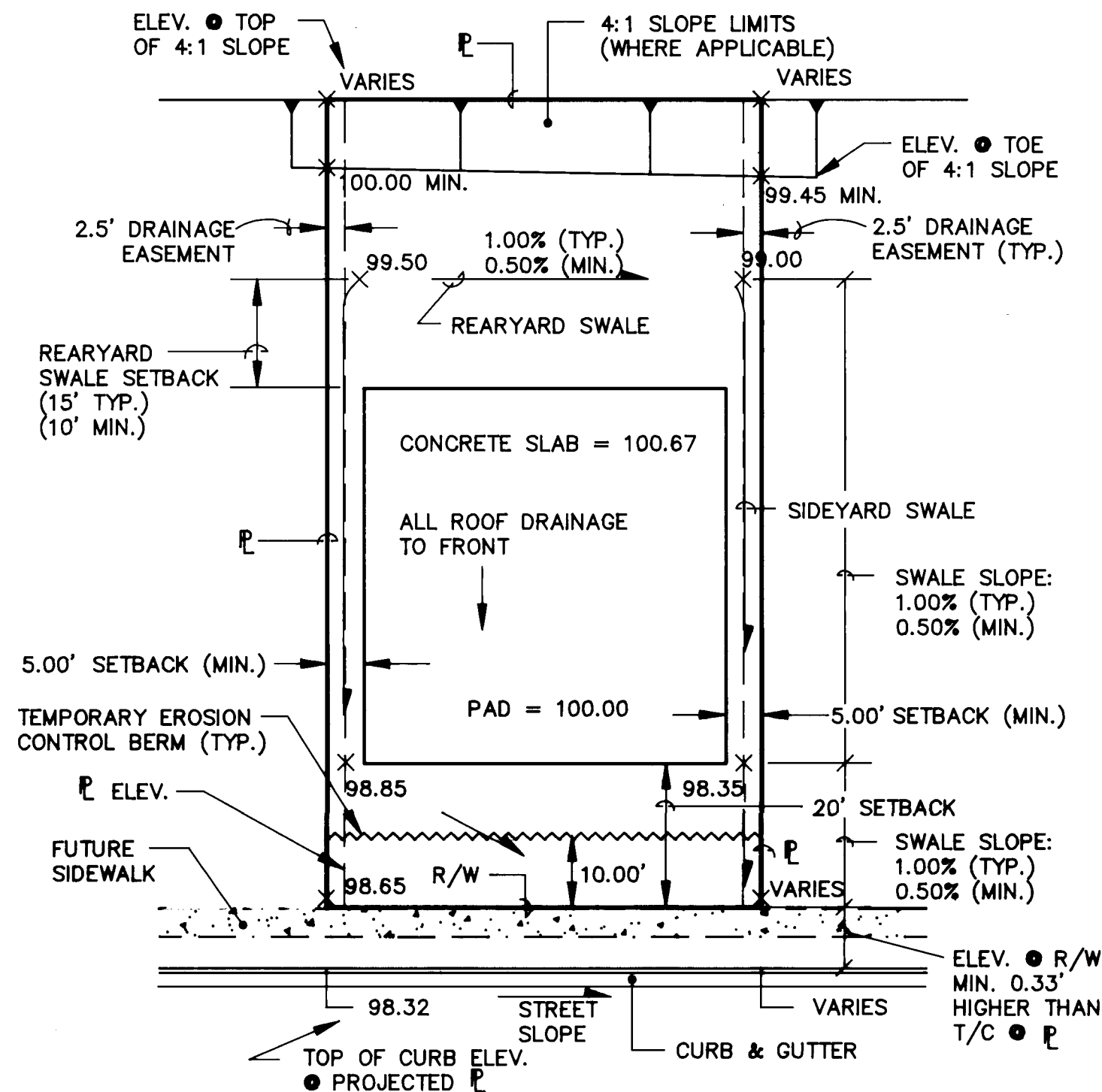
RESIDENTIAL PAVING SECTION
NTS

SCANNED BY
BY LASON

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Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357
26 4450.91 1293

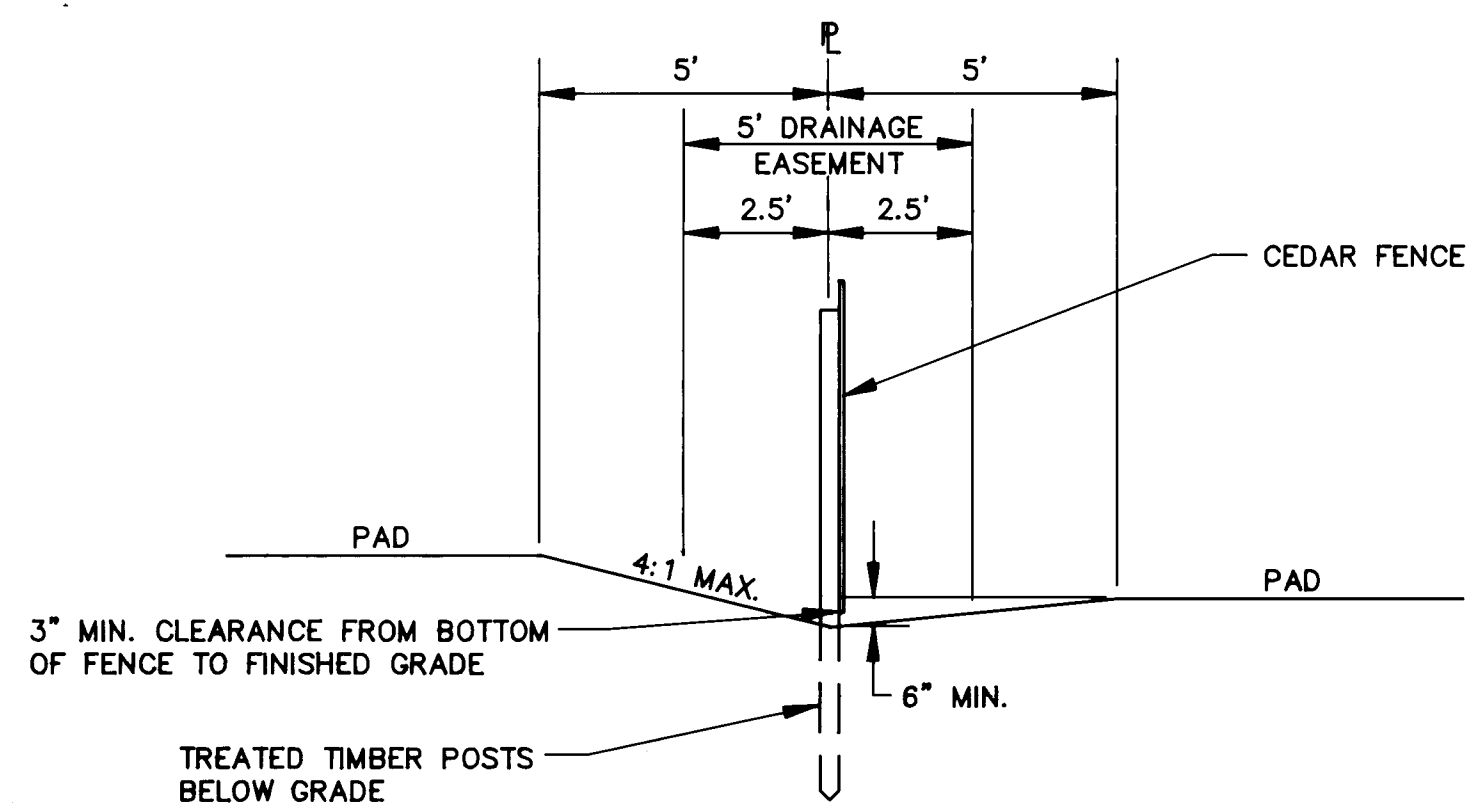
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: LADERA WEST - UNIT II STREET PAVING SECTIONS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	6-29-93	Water	<i>[Signature]</i>	6-21-93
Transportation	<i>[Signature]</i>	6-21-93	Waste Water	<i>[Signature]</i>	6-25-93
Hydrology	<i>[Signature]</i>	6-25-93			
DRAWING NO. 4450.91			MAP NO. G-10-Z		SHEET 12 of 14

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE
THE STATION IS LOCATED 5.0 MI. NW OF DOWNTOWN ALBUQUERQUE, ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND DUNAY RD. NW GO WEST ON OURAY ABOUT 0.7 MI. TO THE END OF PAVEMENT. CONTINUE W ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N BANK OF THE DAM 0.8 MI. TO A DIRT CROSS ROAD. TURN RIGHT, GO N ON THE DIRT ROAD 0.5 MI. THE STATION IS ABOUT 600 FT. W OF THIS POINT. THE STATION MARK IS AN ACS BRASS TABLET STAMPED "2-69" SET IN A 2 IN. IRON PIPE 1 FT. ABOVE GROUND. SLD 1929 ELEVATION = 5334.50					



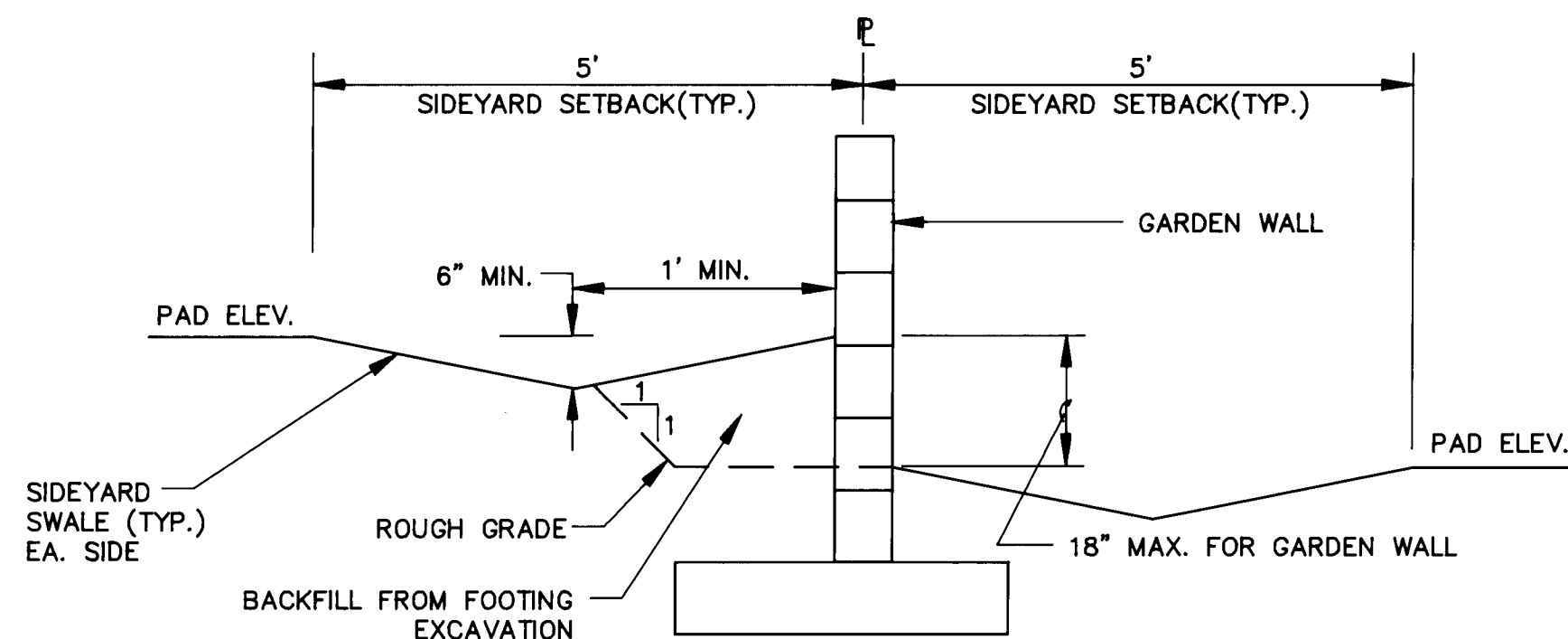
TYPICAL LOT GRADING DETAIL

SCALE: 1"=20'



CEDAR FENCE SIDEYARD DETAIL

NTS



C.M.U. GARDEN WALL SIDEYARD DETAIL

NTS

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 CONSTRUCTION.

8. THE CONTRACTOR IS TO COMPLY WITH EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY THE OWNER.

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.

10. 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 TEMPORARY BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THE GRADING PLAN, 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 ROUGH GRADING SHALL CONFORM TO THE FOLLOWING:

PAD SUBGRADE: +/- 0.1'
STREET SUBGRADE: +/- 0.1'
ALL OTHER AREAS: +/- 0.3'

14. BACKYARD DRAINS TO BE PROVIDED AS DESIGNATED.

15. THE CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. NOTIFICATION SHALL BE IN A TIMELY MANNER TO ALLOW FOR COORDINATION AND RESOLUTION SO THAT NO DELAY IN THE CONSTRUCTION SCHEDULE OCCURS.

16. 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 AT THE CONTRACTOR'S EXPENSE.

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

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

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

20. 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.

SPECIES LBS. PLS PER ACRE

BLUE GRAMA 1 LB.
SIDEDATS GRAMA 4 LBS.
WESTERN WHEATGRASS 4 LBS.
GALLETA 4 LB.
ALKALI SACATON 0.5 LB.

TOTAL 13.5 LBS/ACRE

21. THE CONTRACTOR SHALL SUPPLY AN AS-BUILT SURVEY FOR GRADING CERTIFICATION.

22. THE CONTRACTOR SHALL DISPOSE ALL EXCESS MATERIAL AT AN ACCEPTABLE LOCATION.

23. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH UTILITY COMPANIES AND OTHER CONTRACTORS. NO TIME EXTENSIONS WILL BE ALLOWED FOR CONFLICTS WITH UTILITY COMPANIES AND OTHER CONTRACTORS.

24. EXCESS EARTHWORK (EXPORT) WILL BE PLACED IN TRACT "C", AT THE DIRECTION OF THE OWNERS CONSTRUCTION REPRESENTATIVE. BORROW MATERIAL WILL ALSO BE TAKEN FROM TRACT "C" AT THE DIRECTION OF THE OWNERS CONSTRUCTION REPRESENTATIVE.

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26 4450 911393

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: LADERA WEST - UNIT 2
GRADING DETAILS**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	6-29-93	Water	<i>[Signature]</i>	6-29-93
Transportation	<i>[Signature]</i>	6-29-93	Waste Water		
Hydrology	<i>[Signature]</i>	6-29-93			

DRAWING NO. 4450.91 **MAP NO. G-10-Z** **SHEET 13 OF 14**

APPROVED FOR ROUGH GRADING:

± 1.0 FT.

[Signature] 06-02-93
CITY OF ALBUQUERQUE
HYDROLOGY DEPT.

SCANNED BY
BY LASON

