

CONSTRUCTION PLANS FOR

LA CHAMISAL DEL NORTE

SUBDIVISION

VILLAGE OF LOS RANCHOS

DE ALBUQUERQUE

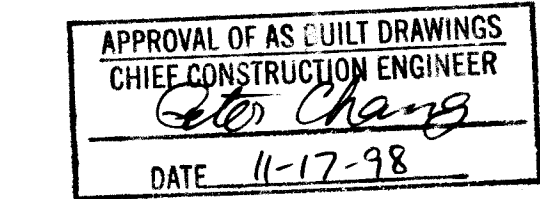
MARCH 1995

INDEX OF DRAWINGS

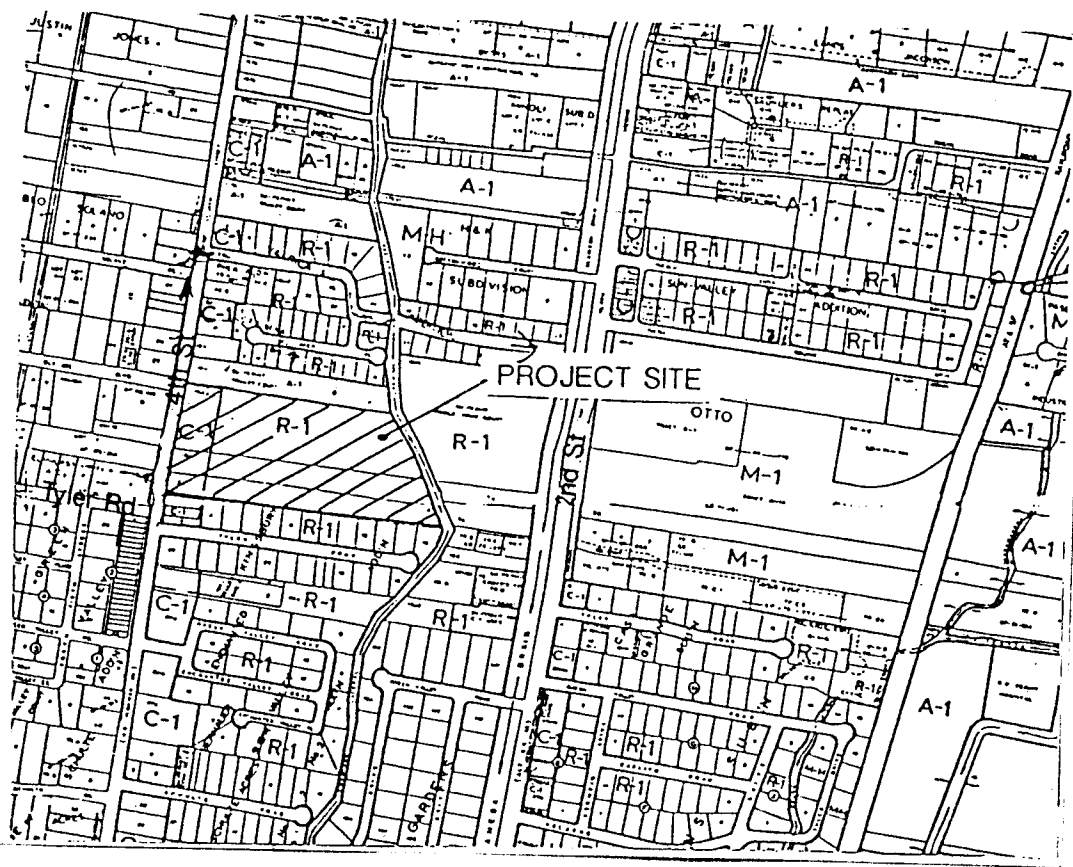
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2 - 3 OF 7	PLAT
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5 of 7	LA CHAMISAL LANE PAVING
6 of 7	FOURTH STREET UTILITY
7 of 7	LA CHAMISAL LANE UTILITY

Robert Ryals 4/18/96

AS CONSTRUCTED



COA INSPECTOR: EDDIE ROYBAL



VICINITY MAP (D-15 & E-15)

GENERAL NOTES

1. An excavation/construction permit will be required before beginning any work within Village of Los Ranchos right-of-way. An approved copy of these plans must be submitted at the time of application for this permit. A traffic control plan must be submitted 2 weeks prior to construction.
2. All compaction, curbs, and paving which these plans call for performing in La Chamisal Ln. or public right-of-way, except as otherwise stated or provided hereon, shall be constructed per Bernalillo County Standards, most recent edition. Compaction shall be 95% of maximum.
3. Construction, of utilities and facilities to be maintained by the City of Albuquerque shall be per City of Albuquerque Standard specifications for Public Works Construction, update #5.
4. All trash and debris shall be cleaned during construction at the beginning of each work day.
5. Two working days prior to any excavation, Contractor must contact Line Locating Service (260-1990) for location of existing utilities.
6. Prior to construction, the Contractor shall become familiar with the plans, shall excavate and verify the horizontal and vertical locations of all obstructions, and shall verify all slopes and flowline elevations. In the case of a conflict, or apparent omission or oddity, the Contractor shall consult with the Engineer immediately, before final layout or construction.
7. Contractor shall take care to keep construction dirt and debris out of the 4th Street right-of-way and shall immediately clean up dirt and debris from these areas.

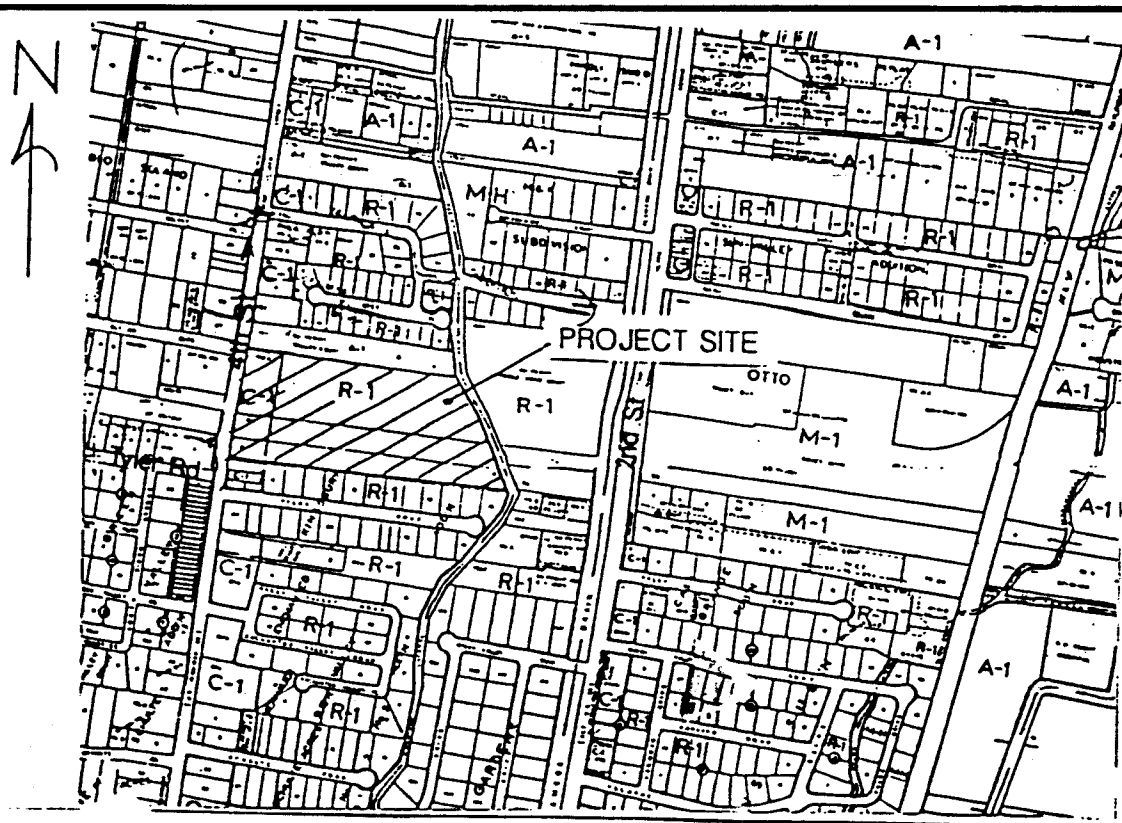
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

26 51 53.90 98015

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
CONSTRUCTION DRAWINGS									
LA CHAMISAL DEL NORTE SUBDIVISION									
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE									
ENGINEER'S SEAL		PROJECT NO.		APPROVED FOR CONSTRUCTION					
		5153.90		DATE 4/18/95					
RYALS		engineering & construction services		SHEET NO. 1 OF 7					
3301 Central, N.E.		Albuquerque, NM 87108							
(505) 256-4701		239-4726 mobile telephone							

SC. 11-17-98

BY LASON



VICINITY MAP D-15-Z NO SCALE

SUBDIVISION DATA

- Zone Atlas Index No.: D-15
- Number of Lots Created: 40 Lots and 10 Tracts
- Gross Subdivision Acreage: 15.0619 Acres
- Date of Survey: September 1994
- Talos Log No.: 95051506380127

PURPOSE OF THE PLAT

The purpose of this plat is to vacate existing lot lines, create lots, grant private access and public utility easements all as shown.

NOTES

- All bearings shown are New Mexico State Plane Grid, Central Zone. Distances are ground. Delta Alpha = -01324" G.C. = 9996771
- All bearings and distances shown in parentheses are those of record.
- This property is currently zoned SU.
- This plat shows existing easements which have been brought to the attention of the surveyor.
- Total number of Lots created: 40 Lots and 10 Tracts.
- Refer to 'Restrictive Covenants' filed as document No. _____ for architectural and other controls or restrictions on individual lot development.
- This site is located within projected sections 21 & 28, Township 31 North, Range 3E, N.M.P.M.
- City of Albuquerque water and sanitary sewer service must be verified and coordinated with the Public Works Department, City of Albuquerque.
- All side lot lines are perpendicular/radial to centerline of the access easement, unless otherwise indicated.
- All building within the subdivision must be in full compliance with the Village approved Site Development Plan and the Village approved Site Drainage and Grading Plan.
- NO TREES AND MINIMAL LANDSCAPING WITHIN SANITARY SEWER AND OR WATERLINE EASEMENTS.

PUBLIC UTILITY EASEMENTS:

Public Utility Easements shown on this plat are not exclusive and are dedicated for the joint and common use of the use of the utilities designated on this plat, their successors and assigns, and for the use of any other public utilities whose use of said easements is deemed to be in the public interest by the Village of Los Ranchos de Albuquerque.

Specifically, but not exclusively, the Public Utility Easements shown on this plat are for the common and 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 installation, maintenance, and services of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Interconnect for the installation, maintenance, and service of such lines, cable, and other related facilities reasonably necessary to provide Cable TV services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities - whether under, on, on, or above the ground - 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 deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

LEGAL DESCRIPTION

A certain parcel of land, situated within SECTION 21 & 28, T11N R3E NMPM, Bernalillo County, New Mexico; being and comprising all of Tract 190A, Tract 191, of map No. 27, and being more particularly described by New Mexico State Plane Coordinates (Central Zone), and ground distances as follows:

BEGINNING at the southwest corner of the parcel herein described, being the southwest corner of said Tract 6, and the northwest corner of Lot 1, of KINGSBURY ADDITION, as the same is shown and designated on the plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 26, 1945, Vol. D-79, said point also being on the easterly right of way of 4th Street, whence the A.C.S. Monument 13-E15, having New Mexico State Plane Coordinates (Central Zone) X=384,442.16 Y=1,513,447.06, bears S 09 43' 12" W, 204.64 feet;

THENCE N 09 09' 28" E, 540.60 feet along the westerly boundary of the parcel herein described and along the said easterly of way of 4th Street, to the northwest corner, also being the northwest corner of said Tract 190A;

THENCE S 82 04' 38" E, 1034.13 feet along the northerly boundary of the parcel herein described and the northerly boundary of said Tract 190A, to the northeast corner, being a point on the westerly line of the Chamisal Lateral;

THENCE continuing along said westerly line of the Chamisal Lateral, S 02 13' 58" E, 59.51 feet to a point;

THENCE S 36 49' 38" E, 85.05 feet to a point;

THENCE S 31 02' 19" E, 56.72 feet to a point;

THENCE S 41 22' 27" E, 180.75 feet to a point, said point being an easterly corner common to said Tracts 190A & 191;

THENCE S 19 39' 32" E, 134.22 feet to a point, said point being an easterly corner common to said Tracts 190 & 6;

THENCE S 22 28' 56" E, 139.51 feet to the southeast corner of the parcel herein described, also being the southeast corner of said Tract 6, and also being the northeast corner of Lot 15 of said KINGSBURY ADDITION;

THENCE leaving said westerly line of Chamisal Lateral, N82 53'34"W, 1421.74 feet along the southerly boundary of the parcel herein described and the northerly boundary of said KINGSBURY ADDITION, to the point and place of beginning and containing 15.0619 acres, more or less.

OWNERS FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant all access, utility, irrigation, and drainage easements shown hereon. Said owner(s) and proprietor(s) acknowledge and agree that public utility easements are as further described under PUBLIC UTILITY EASEMENTS elsewhere on this page. 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.

Albert and Ginger Gallegos
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me this 10th day of March, 1995.

Notary Public
My Commission expires 4-3-98

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me this 15th day of May, 1995.

Notary Public
My Commission expires 7/12/95

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me this 17th day of May, 1995.

Notary Public
My Commission expires 7/12/95

PLAT OF
LA CHAMISAL DEL NORTE
SUBDIVISION

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 1994

Charles W. Williams
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me this 10th day of March, 1995.

Notary Public
My Commission expires 4-3-98

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me this 15th day of May, 1995.

Notary Public
My Commission expires 7-12-95

APPROVED AND ACCEPTED BY

Mayor of the Village of Los Ranchos de Albuquerque Date

Clerk of the Village of Los Ranchos de Albuquerque Date

Middle Rio Grande Conservancy District Date

City of Albuquerque, N.M., Utility Development Division Date

Public Service Company of New Mexico Date

Gas Company of New Mexico Date

U.S. West Telecommunications Date

Jones Interconnect, Inc. Date

TAX CERTIFICATE

This is to certify that taxes are current and paid on UPC #:

Bernalillo County Treasurer's Office Date

SURVEYOR'S CERTIFICATION

"I, Perfilio B. Lucero, a duly qualified Registered Professional Surveyor licensed under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, show all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies, and other parties expressing an interest, and meet 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."

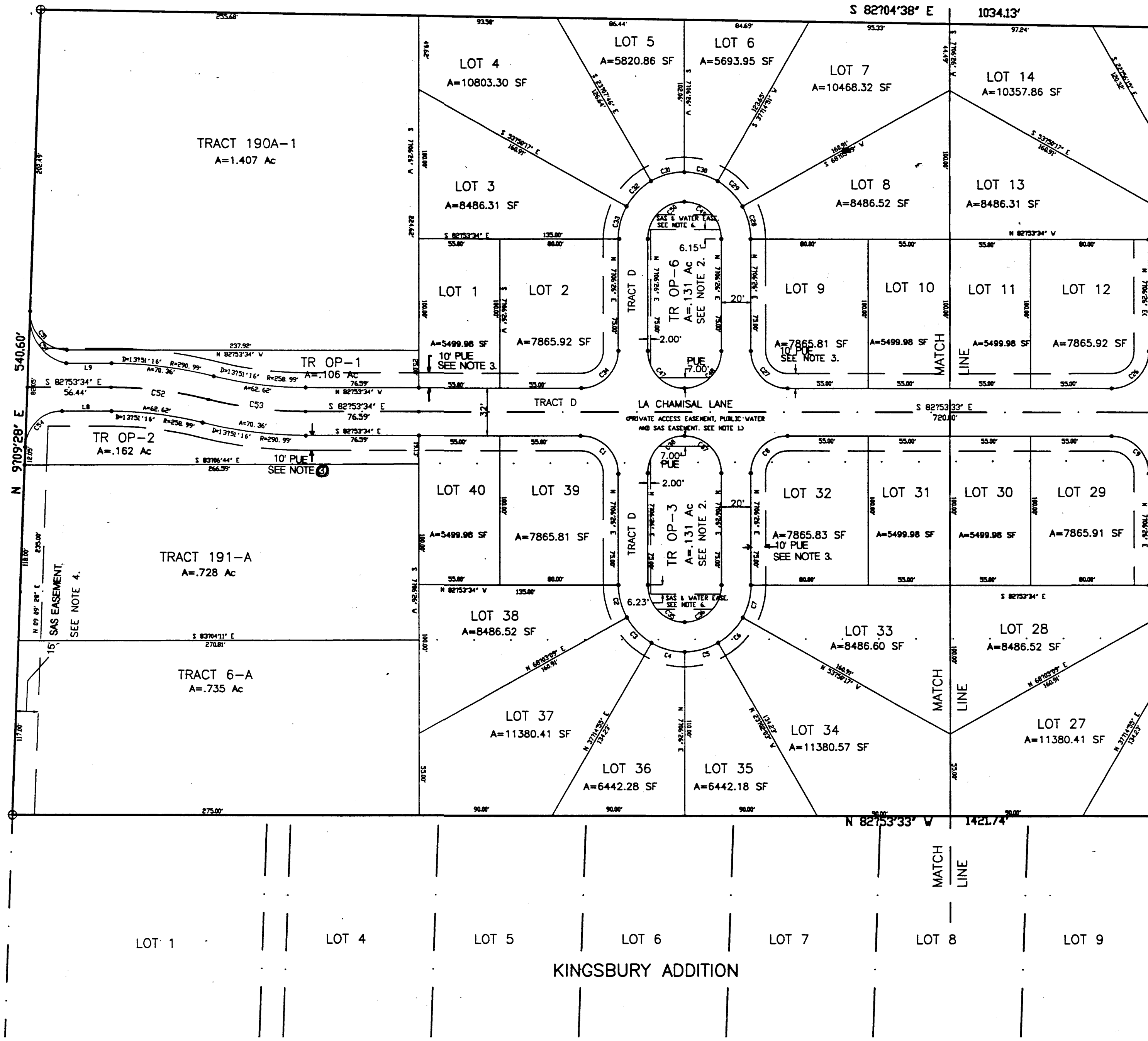
PERFILIO B. LUCERO N.M.P.S. No. 7439 Date

RYALS engineering & construction services SHEET NO. 10F3

5301 Central, N.E. Albuquerque, NM 87108

(505) 256-4701 239-4726 mobile telephone

4TH STREET NORTHWEST 60' R.O.W.



PLAT OF
LA CHAMISAL DEL NORTE
SUBDIVISION

BERNALILLO COUNTY, NEW MEXICO

SCALE-1"=50'

LEGEND
EXISTING LOT LINES
VACATED LOT LINES
EXISTING R.O.W.
FOUND REBAR W/CAP
FOUND
SET REBAR W/CAP LS 7439

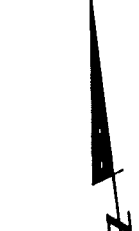
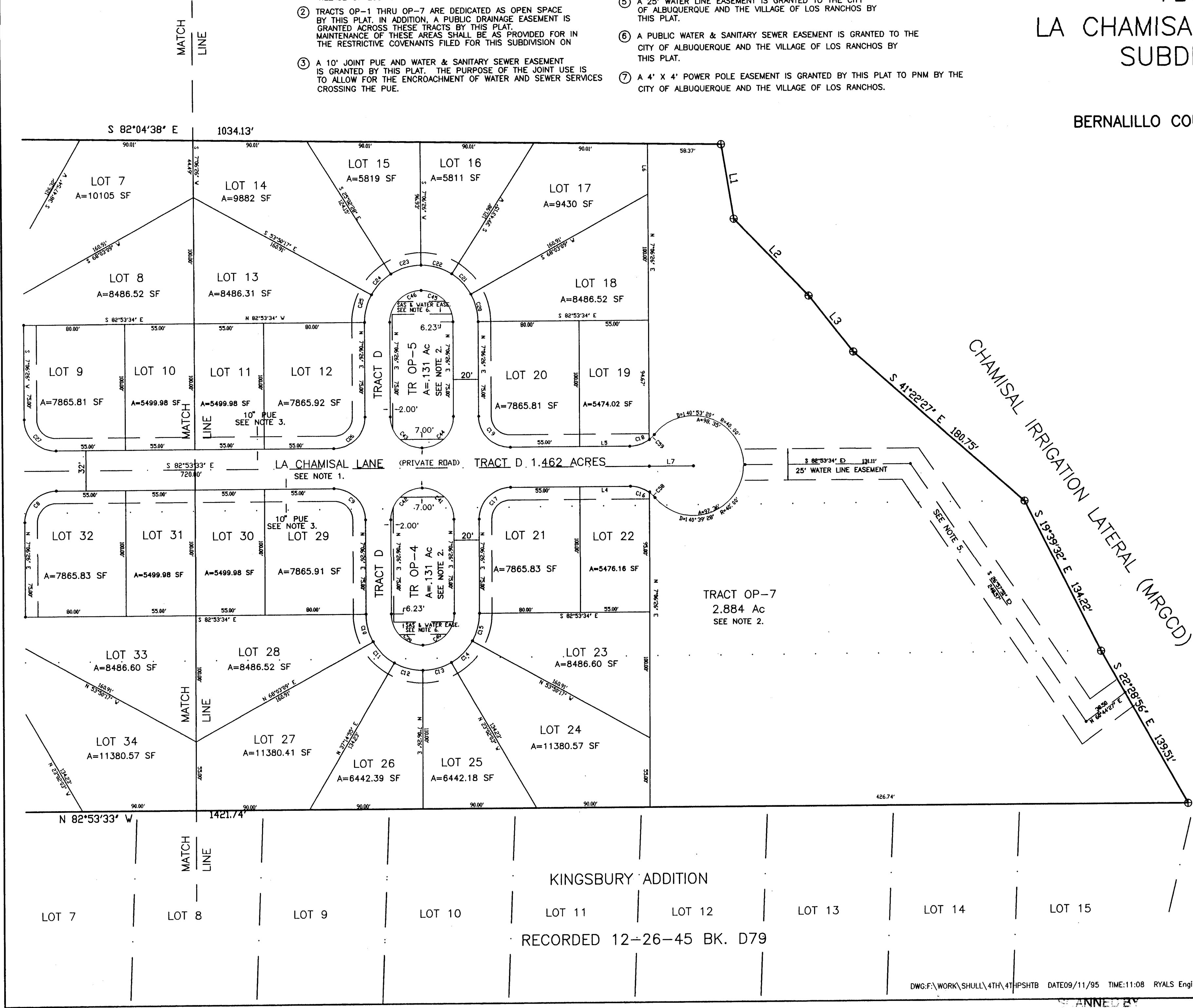
CURVE	ABC	DETA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	29.27	90.0000	25.00	22.50	N 73.753° V	11.64
C2	22.86	27.0217	45.00	23.26	N 70.021° V	11.64
C3	24.13	30.0000	45.00	23.26	N 73.753° V	11.64
C4	23.67	30.0000	45.00	23.40	N 67.149° V	11.62
C5	23.67	30.0000	45.00	23.40	N 67.149° V	11.62
C6	24.13	30.0000	45.00	23.50	N 53.123° V	11.48
C7	23.80	27.0217	45.00	23.26	N 70.021° V	11.64
C8	29.27	90.0000	25.00	22.50	N 50.000° V	11.64
C9	29.27	90.0000	25.00	22.50	N 37.534° V	11.64
C10	22.86	27.0217	45.00	23.26	N 70.021° V	11.64
C11	24.13	30.0000	45.00	23.40	N 67.149° V	11.62
C12	23.67	30.0000	45.00	23.40	N 67.149° V	11.62
C13	23.67	30.0000	45.00	23.40	N 67.149° V	11.62
C14	24.13	30.0000	45.00	23.50	N 53.123° V	11.48
C15	23.80	27.0217	45.00	23.26	N 70.021° V	11.64
C16	24.13	30.0000	45.00	23.50	N 41.678° W	11.64
C17	29.27	90.0000	25.00	22.50	N 28.500° V	11.64
C18	26.99	30.7512	13.81	13.81	N 78.122° E	8.53
C19	29.27	90.0000	25.00	22.50	N 37.534° V	11.64
C20	22.86	27.0217	45.00	23.26	N 70.021° V	11.64
C21	24.34	30.9948	44.00	24.00	N 37.144° E	12.48
C22	23.26	27.0217	45.00	23.26	N 70.021° V	11.64
C23	23.66	29.0000	45.00	23.33	N 60.703° E	11.64
C24	24.87	30.7512	13.81	13.81	N 78.122° E	8.53
C25	23.66	29.0000	45.00	23.33	N 60.703° E	11.64
C26	29.27	90.0000	25.00	22.50	N 50.000° E	11.64
C27	29.27	90.0000	25.00	22.50	N 37.534° V	11.64
C28	23.66	29.0000	45.00	23.33	N 60.703° E	11.64
C29	24.13	30.0000	45.00	23.50	N 70.124° E	11.64
C30	23.66	29.0000	45.00	23.33	N 60.703° E	11.64
C31	24.75	30.7512	13.81	13.81	N 78.122° E	8.53
C32	24.13	30.0000	45.00	23.50	N 70.124° E	11.64
C33	23.66	29.0000	45.00	23.33	N 60.703° E	11.64
C34	29.27	90.0000	25.00	22.50	N 67.500° E	11.64
C35	29.27	90.0000	25.00	22.50	N 54.267° E	11.64
C36	29.27	90.0000	25.00	22.50	N 41.000° E	11.64
C37	29.27	90.0000	25.00	22.50	N 27.750° E	11.64
C38	29.27	90.0000	25.00	22.50	N 14.500° E	11.64
C39	29.27	90.0000	25.00	22.50	N 1.250° E	11.64
C40	29.27	90.0000	25.00	22.50	N 50.000° E	11.64
C41	29.27	90.0000	25.00	22.50	N 37.500° E	11.64
C42	29.27	90.0000	25.00	22.50	N 25.000° E	11.64
C43	29.27	90.0000	25.00	22.50	N 12.500° E	11.64
C44	29.27	90.0000	25.00	22.50	N 0.000° E	11.64
C45	29.27	90.0000	25.00	22.50	N 12.500° W	11.64
C46	29.27	90.0000	25.00	22.50	N 25.000° W	11.64
C47	29.27	90.0000	25.00	22.50	N 37.500° W	11.64
C48	29.27	90.0000	25.00	22.50	N 50.000° W	11.64
C49	29.27	90.0000	25.00	22.50	N 62.500° W	11.64
C50	29.27	90.0000	25.00	22.50	N 75.000° W	11.64
C51	23.66	29.0000	45.00	23.33	N 60.703° W	11.64
C52	24.49	17.9515	17.99	16.93	S 70.573° E	28.41
C53	24.49	17.9515	17.99	16.93	S 53.073° E	28.41
C54	24.16	87.9538	25.00	25.98	N 30.500° E	28.75
C55	20.86	84.9013	40.00	40.00	N 30.500° E	28.75
C56	24.16	14.9011	25.00	40.00	S 87.500° W	11.64
C57	24.26	24.1884	40.00	40.00	S 87.500° W	11.64
C58	61.49	48.0634	37.50	20.57	S 0.000° E	16.74

PLAT OF
LA CHAMISAL DEL NORTE
SUBDIVISION

BERNALILLO COUNTY, NEW MEXICO

NOTES

- 1 A PRIVATE ACCESS EASEMENT IS GRANTED ACROSS TRACT D BY THIS PLAT. IN ADDITION, A PUBLIC WATER AND SANITARY SEWER EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE AND THE VILLAGE OF LOS RANCHOS BY THIS PLAT.
- 2 TRACTS OP-1 THRU OP-7 ARE DEDICATED AS OPEN SPACE BY THIS PLAT. IN ADDITION, A PUBLIC DRAINAGE EASEMENT IS GRANTED ACROSS THESE TRACTS BY THIS PLAT. MAINTENANCE OF THESE AREAS SHALL BE AS PROVIDED FOR IN THE RESTRICTIVE COVENANTS FILED FOR THIS SUBDIVISION ON
- 3 A 10' JOINT PUE AND WATER & SANITARY SEWER EASEMENT IS GRANTED BY THIS PLAT. THE PURPOSE OF THE JOINT USE IS TO ALLOW FOR THE ENCROACHMENT OF WATER AND SEWER SERVICES CROSSING THE PUE.
- 4 A 15' EXCLUSIVE SANITARY SEWER EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE AND THE VILLAGE OF LOS RANCHOS BY THIS PLAT.
- 5 A 25' WATER LINE EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE AND THE VILLAGE OF LOS RANCHOS BY THIS PLAT.
- 6 A PUBLIC WATER & SANITARY SEWER EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE AND THE VILLAGE OF LOS RANCHOS BY THIS PLAT.
- 7 A 4' X 4' POWER POLE EASEMENT IS GRANTED BY THIS PLAT TO PNM BY THE CITY OF ALBUQUERQUE AND THE VILLAGE OF LOS RANCHOS.



SCALE-1"=50'

LEGEND

- LOT LINES
- VACATED LOT LINES
- EXISTING LOT LINES
- PUBLIC UTILITY EASEMENT
- EXISTING R.O.W.
- FOUND REBAR W/CAP
- FOUND
- SET REBAR W/CAP LS 7439

PROJECT: LA CHAMISAL DEL NORTE SUBDIVISION, BERNILLO COUNTY, NEW MEXICO

MAP: D-15

LEGAL DESCRIPTION: LOTS 1-40 LA CHAMISAL DEL NORTE

FLOOD HAZARD: FEMA PANEL 9 (1983) SHOWS PART OF THE PROJECT SITE AS IN A 100-YR SHALLOW FLOOD ZONE (PONDING TYPE), ELEVATION 4984. SEE BELOW FOR MORE.

PRESENT CONDITIONS: THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE VILLAGE OF LOS RANCHOS, JUST EAST OF 4TH STREET AND CATTY-CORNER SOUTHEAST FROM BLEDSCOE RD. IN THE NORTH VALLEY AREA OF BERNILLO COUNTY. THE CHAMISAL IRRIGATION LATERAL BORDERS THE SITE ON THE EAST. AN EXISTING TRAILER PARK BORDERS THE SITE ON THE NORTH. EXISTING HOMES ALONG TYLER RD. BORDER THE SITE ON THE SOUTH. THE FRONT PORTION OF THE APPROXIMATELY 15 ACRE SITE IS ZONED COMMERCIAL. MOST OF THE SITE IS UNDEVELOPED FORMER AGRICULTURAL LAND, BUT THERE ARE A FEW EXISTING BUILDINGS IN THE SOUTHWEST CORNER NEAR 4TH ST. THE SITE SLOPES SLIGHTLY FROM NORTHWEST DOWN TO SOUTHEAST.

FLOOD ZONE DISCUSSION: FEMA PANEL 9 (1983) SHOWS A SHALLOW FLOOD PLAIN OF THE LOCAL PONDING (AS OPPOSED TO FLOWING WATER) TYPE IN THE NORTHEAST CORNER OF THE SITE. THE AMOS (ALBUQUERQUE MASTER DRAINAGE STUDY, 1981) SHOWS THAT FLOOD ZONE AND ANOTHER ALONG THE NORTH PROPERTY LINE, LYING MOSTLY IN THE GRAVEL PRIVATE ROAD OF THE TRAILER PARK. ALL PROPOSED BUILDING PADS ARE AT LEAST 0.4 FT ABOVE THE FEMA BASE FLOOD ELEVATION OF 4984.0. PROPOSED REQUIRED PONDING IN THE OPEN SPACE AREA INCLUDES THE FEMA FLOOD VOLUME PLUS CALCULATED RUNOFF FROM THE OPEN SPACE AREA. THIS IS CONSERVATIVE, SINCE MOST OF THE CALCULATED FEMA VOLUME PROBABLY ORIGINATES ON THE NORTH HALF OF THE SITE UNDER EXISTING CONDITIONS AND EITHER WILL NOT GET TO THE OPEN SPACE POND OR IS INCLUDED IN THE CALCULATED VOLUME FOR OPEN SPACE. BECAUSE THE OPEN SPACE AREA IS A BORROW SOURCE FOR THE TOWNHOMES, ACTUAL PONDING VOLUME WILL BE SEVERAL TIMES THE REQUIRED VOLUME.

PROPOSED CONDITIONS AND HYDROLOGY: THERE ARE THREE MAIN AREAS PROPOSED. APPROXIMATELY 3 ACRES AT THE REAR ADJACENT TO THE CHAMISAL LATERAL WILL BE OPEN SPACE AND DRAINAGE EASEMENT FOR THE BENEFIT OF THE MAIN PART OF THIS PROJECT, WHICH IS 40 SEMI-DETACHED HOMES ON ABOUT 9 ACRES IN THE MIDDLE OF THE SITE. THE ROADS IN THE PROJECT WILL BE PAVED AND PRIVATE. APPROXIMATELY 3 ACRES IN FRONT WILL REMAIN AS THEY ARE - ZONED COMMERCIAL BUT MOSTLY UNDEVELOPED. THESE AREAS WILL BE REQUIRED TO CONTAIN ONSITE THEIR OWN STORM WATERS AND THEIR SHARE OF RUNOFF FROM 4TH ST. NO FLOW FROM THESE AREAS IS TO ENTER THE TOWNHOME PART OF THE PROJECT.

THE TOWNHOMES WILL BE PAIRED AROUND 4 CUL DE SACS AS SHOWN ON THE PLAN. EACH CUL DE SAC HAS A LANDSCAPED PONDING AREA. FOR LOTS FRONTING ON LA CHAMISAL LN THE ENTIRE LOTS DRAIN TO THE PONDS. FOR LOTS FRONTING ON THE CUL DE SACS, THE PORTION OF THE LOT FROM THE MIDDLE OF THE PAD FORWARD DRAINS TO THE CUL DE SAC POND AND THE REST DRAINS TO BACK YARD PONDING AREAS. IN

ADDITION TO THE IMPERVIOUS AREAS SHOWN ON THE PLANS (PADS, DRIVEWAYS, AND PAVING) DESIGN ASSUMES 200 SF OF IMPERVIOUS AREA EACH LOT DRAINING TO THE CUL DE SAC PONDS (200 SF CONSIDERED AS TREATMENT D RATHER THAN TREATMENT B). FOR LOTS WITH REAR YARD PONDS AN EXTRA 300 SF IMPERVIOUS IS ASSUMED FOR THE REAR AREAS.

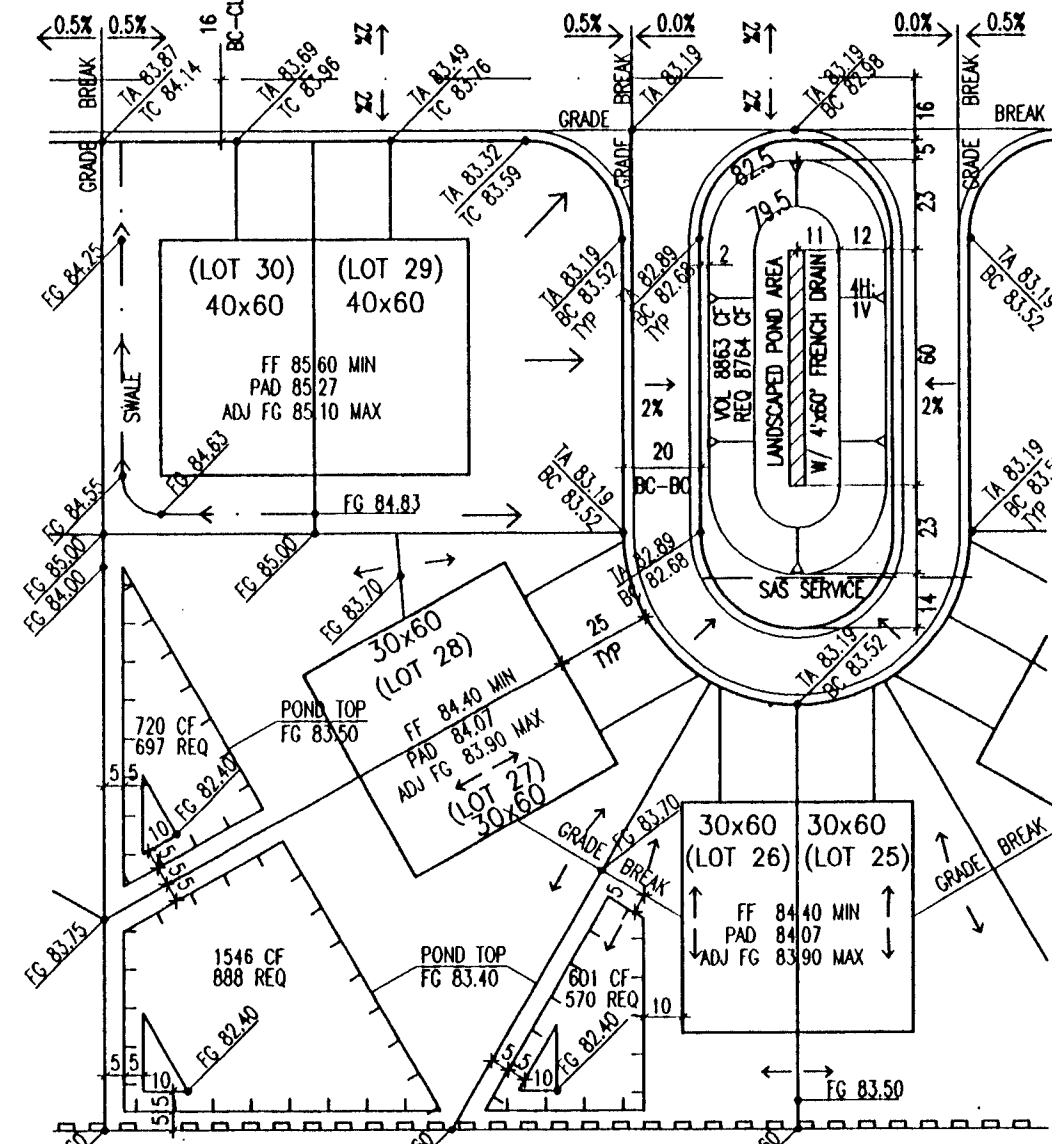
REQUIRED PONDING VOLUMES WERE CALCULATED USING SMALL WATERSHED METHODS AS DESCRIBED IN CITY OF ALBUQUERQUE (NAD) DEVELOPMENT PROCESS MANUAL, CHAP 22.2 (HYDROLOGY), JANUARY 1993 EDITION. THE PONDING AREA FOR EACH CUL DE SAC IS LARGE ENOUGH TO CONTAIN THE ENTIRE 100-YEAR 1-DAY STORM VOLUME WITHIN THE CENTRAL LANDSCAPED AREA AND TO CONTAIN THE 100-YEAR 10-DAY VOLUME BELOW THE BACK OF CURB AROUND THE CUL DE SACS. INFILTRATION THROUGH GRAVEL "FRENCH DRAINS" AT THE BOTTOM OF THE PONDS SHOULD KEEP ALL RUNOFF EVEN FROM THE 10-DAY STORM WITHIN THE MAIN PONDING AREAS AND HELP DRY UP THE PONDS BETWEEN STORMS. REAR YARD PONDS ARE SIZED FOR THE 100-YR 10-DAY RUNOFF VOLUME.

HYDROLOGY CALCULATIONS & RESULTS

- METHODOLOGY: ALBUQUERQUE DPM METHOD FOR 40 ACRES OR LESS (JAN 1993)
- SEE DRAINAGE REPORT FOR MAPS, SKETCHES, CALCULATIONS
- DESIGN STORM: 100-YEAR, 10-DAY, RAIN ZONE 2 = 3.95 INCHES (TABLE A2)
- LAND TREATMENTS & PEAK RUNOFF RATES Qp CFS/ACRE (TABLES A4 & A5)
A = NATURAL Qp 1.56 B = LANDSCAPING Qp 2.28
C = PACKED EARTH, DIRT ROADS Qp 3.14 D = IMPERVIOUS Qp 4.70
- ONSITE RESULTS - SEE CALCULATIONS FOR ADDITIONAL INFORMATION

EXISTING (1) 25.57 100-YR 10-DAY VOLUME, AC-FT
PROPOSED (2) 37.65 1.806

- ENTIRE SITE, INCLUDING FRONT AREA ZONED COMMERCIAL
- 40-UNIT TOWNHOME AREA + REAR OPEN SPACE + ENTRANCE ONLY
INCLUDES AREAS TO REAR YARD PONDS, DOES NOT INCLUDE
COMMERCIAL AREA NEAR 4TH ST (RETENTION & NOT IN THIS PROJECT)

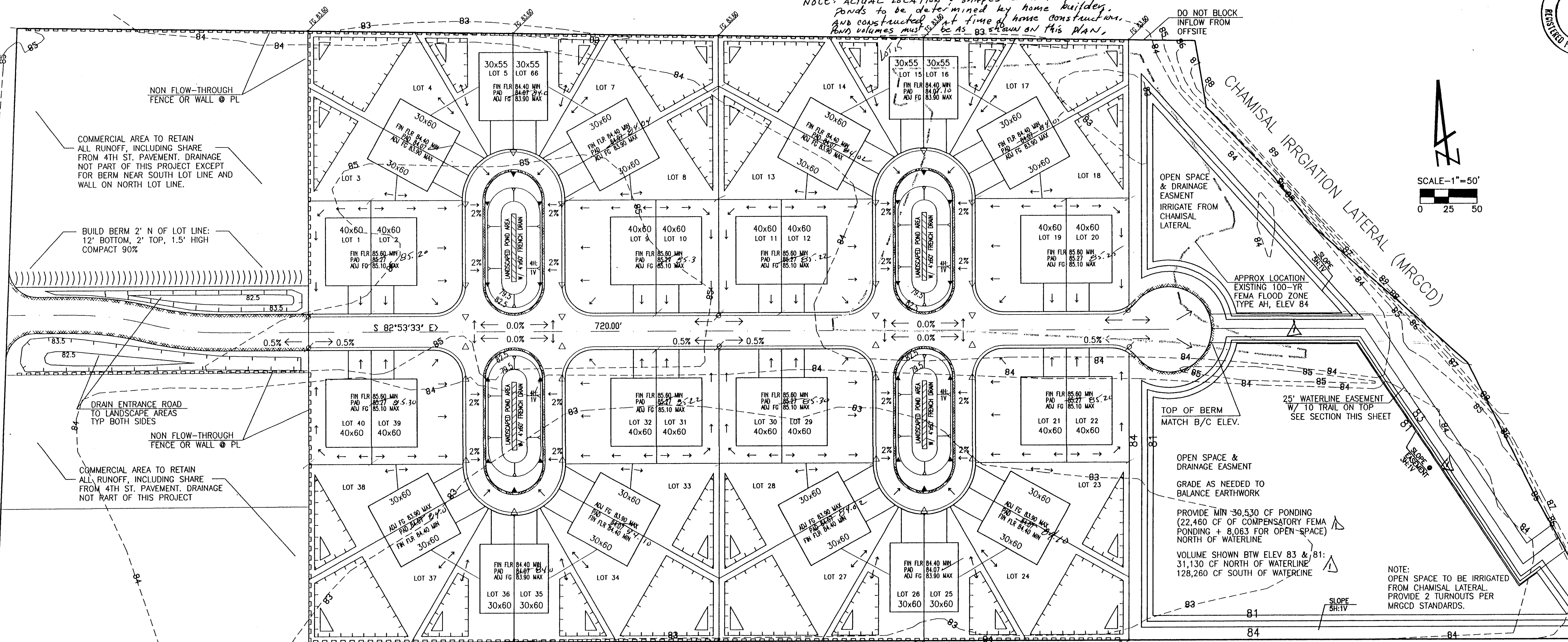


TYPICAL LOT & POND GRADING SCALE: 1" = 50'

CONSTRUCT BACKYARD PONDS USING OFFSETS SHOWN.

SEE TABLE FOR AREAS & VOLUMES BY LOT.

Notes: ACTUAL LOCATION & SHAPES OF REAR YARD PONDS TO BE DETERMINED BY HOME BUILDERS. AND CONSTRUCTED AT TIME OF HOME CONSTRUCTION. RUN VOLUMES MUST BE AS SHOWN ON THIS PLAN.



NOTE: ALL OR PART OF LOTS 15-20 IS LOCATED WITHIN THE 100-YR FLOODPLAIN SHOWN ON FEMA FIRM & FLOODWAY MAPS, PANEL 9.

DRAINAGE NOTES:

- REFER TO TITLE SHEET FOR GENERAL NOTES & CRITERIA.
- SEE THE PLAT (SHEETS 2 & 3) FOR PROJECT, LOT, AND WATERLINE EASEMENT BOUNDARIES.
- SEE DRAINAGE FILE FOR ADDITIONAL INFORMATION AND CALCULATIONS.
- WHERE SHOWN, THE REAR HALF OF THE HOUSES AND REAR YARDS DRAIN TO BACK YARD PONDS. THE POND SIZE IS BASED ON THE 100-YR 10-DAY STORM. CONTRIBUTING IMPERVIOUS AREA USED IS HALF THE PAD SIZE PLUS 300 SF.
- FOR LOTS 15-20, IN NO CASE SHALL COMPACTION FOR BUILDING PADS, DRIVEWAYS, SIDEWALKS, OR OTHER STRUCTURES BE LESS THAN 90% OF MAXIMUM BY THE STANDARD PROCTOR METHOD. THIS IS A FLOOD PLAIN REQUIREMENT. STRICTER REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES SHALL GOVERN IN CASE OF CONFLICT.
- PONDS IN THE LANDSCAPED AREAS OF THE CUL DE SACS ARE BASED ON 100-YR 1-DAY RUNOFF VOLUME. ADDITIONAL RUNOFF FROM THE 100-YR 10-DAY STORM INFILTRATES THROUGH THE FRENCH DRAINS.

LEGEND

- TA TOP OF ASPHALT
- FL FLOW LINE
- TC TOP OF CURB / CONCRETE
- FF FINISHED FLOOR
- TA 83.87
- BC 84.14
- TA 83.19
- BC 83.52
- TA 82.81
- BC 82.60
- TA 82.81
- BC 82.60
- EXISTING CONTOURS
- EXISTING SURVEY ELEVATION
- NEW SPOT ELEVATION
- FLOW DIRECTION
- NEW MOUNTABLE ROLL CURB
- NEW ESTATE CURB

A Revised location of basement storm drainage volumes revised.

BENCH MARK: ACS BRASS CAP 13-E15, LOCATED AT TYLER ROAD & 4TH STREET NORTHWEST, MSL ELEV 4984.36

TBM: NAIL IN POWER POLE NEAR 4TH STREET AT APPROX MIDDLE OF WEST PROPERTY LINE, ELEV 4986.81

ENGINEER'S STATEMENT: I HAVE PERSONALLY INSPECTED THIS SITE. THERE IS NO INDICATION THAT GRADING, FILLING, OR EXCAVATING HAS OCCURRED THERE SINCE THE EXISTING CONDITION CONTOURS WERE PREPARED.

DWG: SH410P01 DATE: 03/16/95 TIME: 09:23 T. GREEN

GRADING AND DRAINAGE PLAN

LA CHAMISAL DEL NORTE

VILLAGE OF LOS RANCHOS, NEW MEXICO

RYALS engineering & construction services

5301 Central Ave. NE Suite 913

Albuquerque NM 87108 (505) 256-4701

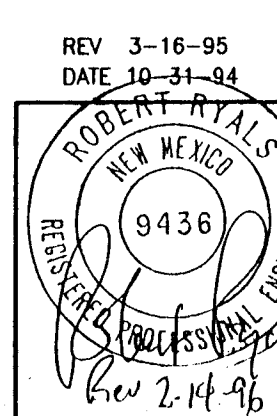
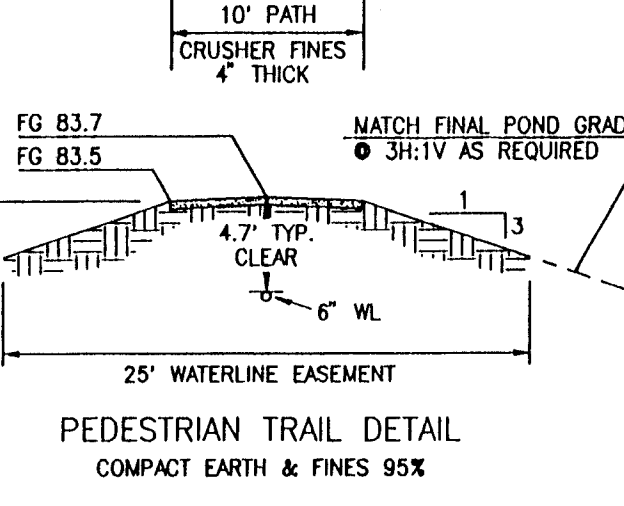
SHEET NO. 4 OF 7

Note: Asbuilt Pond elevations at conclusion of earthwork phase of construction. Prior to Utility Installation. 10/1/95

Ref: 8/8/95 15 4 7439

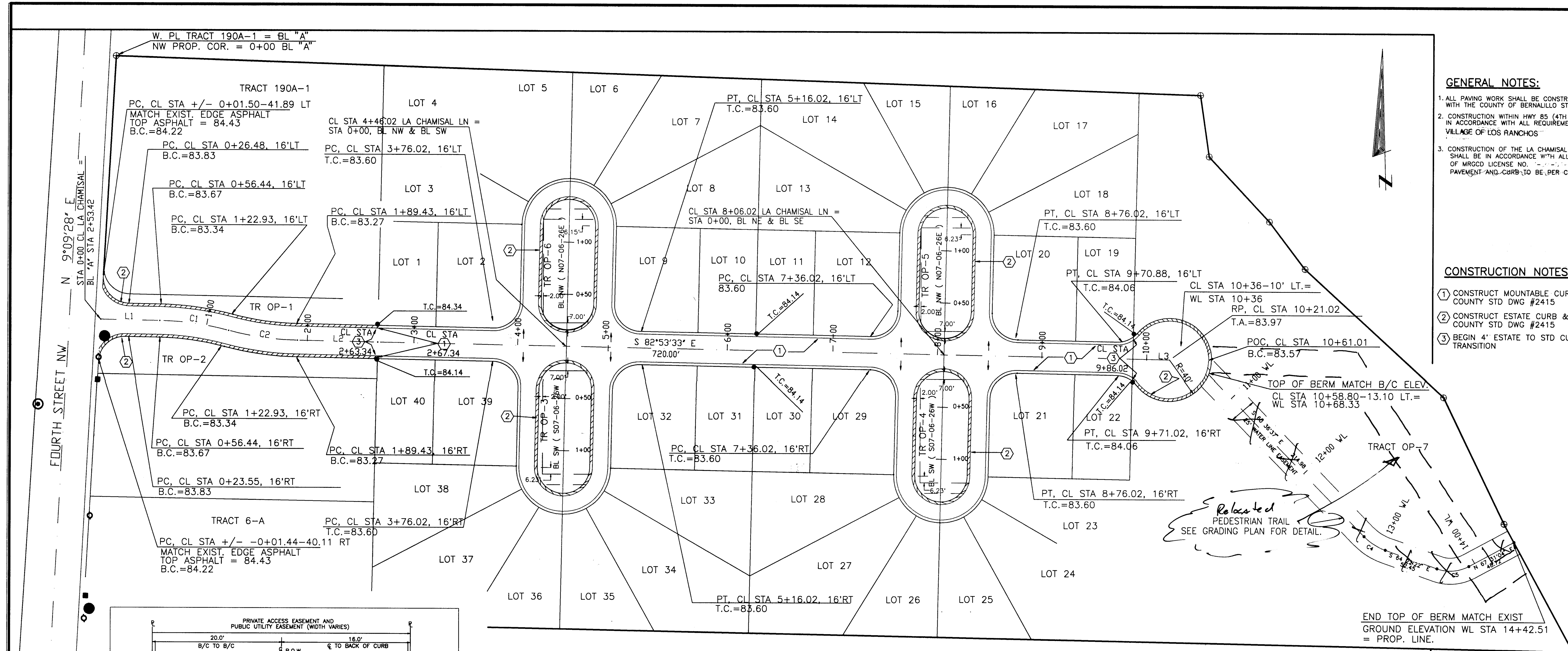
REAR YARD PONDING									
LOT	AREA	ELEV	DEPTH	CF	CF	CF	CF	CF	CF
					PROV'D	10-DAY	1-DAY	6-HR	
3	1632	82	83.5	82.4	1.1	763	<697	<577	<437
4	3728	79	83.4	82.4	1	1450	<888	<768	<728
5	1107	83	83.5	82.4	1.1	547	<529	<409	<369
6	1034	89	83.5	82.4	1.1	52	<521	<401	<361
7	3563	76	83.4	82.4	1	1386	<888	<768	<728
8	1685	80	83.4	82.4	1	710	<697	<577	<437
13	1746	78	83.4	82.4	1	731	<697	<577	<437
14	3615	73	83.4	83.4	1	1401	<888	<768	<728
15	916	84	83.5	82.3	1.2	511	<499	<379	<339
16	636	86	83.5	82.25	1.25	500	<492	<372	<332
17	3438	70	83.4	82.4	1	1331	<888	<768	<728
18	1799	90	83.4	82.4	1	764	<697	<577	<437

REAR YARD PONDING									
LOT	AREA	ELEV	DEPTH	CF	CF	CF	CF	CF	CF
					PROV'D	10-DAY	1-DAY	6-HR	
23	1508	89	83.5	82.4	1.1	720	697	577	537
24	3850	117	83.4	82.4	1	1546	888	768	728
25	1374	86	83.4	82.4	1	604	570	452	410
26	1374	86	83.4	82.4	1	604	570	452	410
27	3850	117	83.4	82.4	1	1546	888	768	728
28	1508	89	83.5	82.4	1.1	720	697	577	537
33	1508	89	83.5	82.4	1.1	720	697	577	537
34	3850	117	83.4	82.4	1	1546	888	768	728
35	1374	86	83.4	82.4	1	604	570	452	410
36	1374	86	83.4	82.4	1	604	570	452	410
37	3850	117	83.4	82.4	1	1546	888	768	728
38	1508	89	83.5	82.4	1.1	720	697	577	537

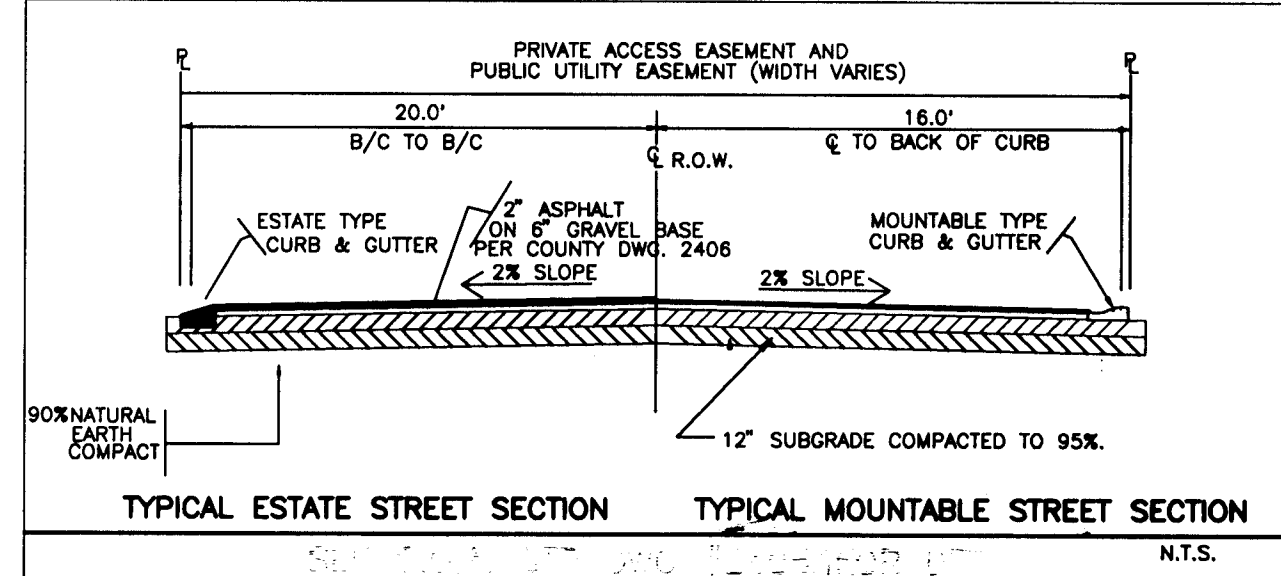


REV 3-16-95
DATE 10-31-94

6/24/96



- GENERAL NOTES:**
- 1. ALL PAVING WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF BERNALILLO STANDARD DRAWINGS.
 - 2. CONSTRUCTION WITHIN HWY 85 (4TH STREET) SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE VILLAGE OF LOS RANCHOS.
 - 3. CONSTRUCTION OF THE LA CHAMISAL DRAIN CROSSING SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF MRGCD LICENSE NO. SURFACE PAVEMENT AND CURB TO BE PER COUNTY STANDARD.
- CONSTRUCTION NOTES:**
- 1. CONSTRUCT MOUNTABLE CURB & GUTTER PER COUNTY STD DWG #2415
 - 2. CONSTRUCT ESTATE CURB & GUTTER PER COUNTY STD DWG #2415
 - 3. BEGIN 4' ESTATE TO STD CURB TRANSITION



CL ROAD DATA TABLE

LINE	BEARING	DISTANCE
L1	N 82°53'34" W	56.44
L2	S 82°53'34" E	76.59
L3	S 82°53'34" E	57.54

CL ROAD CURVE DATA TABLE

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	66.49	135°11'5\"/>	274.99	66.33	S 75°57'57\"/>	33.41
C2	66.49	135°11'5\"/>	274.99	66.33	S 75°57'57\"/>	33.41
C3	24.26	26°28'46\"/>	52.50	24.05	S 51°07'58\"/>	12.35
C4	24.26	26°28'46\"/>	52.50	24.05	S 51°07'58\"/>	12.35
C5	31.49	26°28'46\"/>	52.50	24.05	S 51°07'58\"/>	12.35

CURB CURVE DATA TABLE

BL	POINT	STATION	OFFSET	T/C ELEV
NV	PC	0+16	70 LT	83.59
NV	RP	(R=25.00)	0+41	83.52
NV	PT	0+41	45 LT	83.52
NV	PC	1+16	45 LT	83.52
NV	RP	(R=45.00)	1+16	83.52
NV	PDC	1+61	0	83.52
NV	PT	1+16	45 RT	83.52
NV	PC	0+41	45 RT	83.52
NV	RP	(R=25.00)	0+41	83.52
NV	PT	0+16	70 LT	83.59
NV	PDC	0+16	0	82.98
NV	RP	(R=25.00)	0+41	82.60
NV	PT	0+41	25 RT	82.60
NV	PC	0+41	25 LT	82.60
NV	RP	(R=25.00)	1+16	82.60
NV	PT	1+16	25 LT	82.60
NV	PC	1+16	25 RT	82.60
NV	PDC	1+41	0	82.60
SV	PC	0+16	70 LT	83.59
SV	RP	(R=25.00)	0+41	83.52
SV	PT	0+41	45 LT	83.52
SV	PC	1+16	45 LT	83.52
SV	RP	(R=45.00)	1+16	83.52
SV	PDC	1+61	0	83.52
SV	PT	1+16	45 RT	83.52
SV	PC	0+41	45 RT	83.52
SV	RP	(R=25.00)	0+41	83.52
SV	PT	0+16	70 LT	83.59
SV	PDC	0+16	0	82.98
SV	RP	(R=25.00)	0+41	82.60
SV	PT	0+41	25 RT	82.60
SV	PC	0+41	25 LT	82.60
SV	RP	(R=25.00)	1+16	82.60
SV	PT	1+16	25 LT	82.60
SV	PC	1+16	25 RT	82.60
SV	PDC	1+41	0	82.60
NE	PC	0+16	70 LT	83.59
NE	RP	(R=25.00)	0+41	83.52
NE	PT	0+41	45 LT	83.52
NE	PC	1+16	45 LT	83.52
NE	RP	(R=45.00)	1+16	83.52
NE	PDC	1+61	0	83.52
NE	PT	1+16	45 RT	83.52
NE	PC	0+41	45 RT	83.52
NE	RP	(R=25.00)	0+41	83.52
NE	PT	0+16	70 LT	83.59
NE	PDC	0+16	0	82.98
NE	RP	(R=25.00)	0+41	82.60
NE	PT	0+41	25 RT	82.60
NE	PC	0+41	25 LT	82.60
NE	RP	(R=25.00)	1+16	82.60
NE	PT	1+16	25 LT	82.60
NE	PC	1+16	25 RT	82.60
NE	PDC	1+41	0	82.60

LEGEND

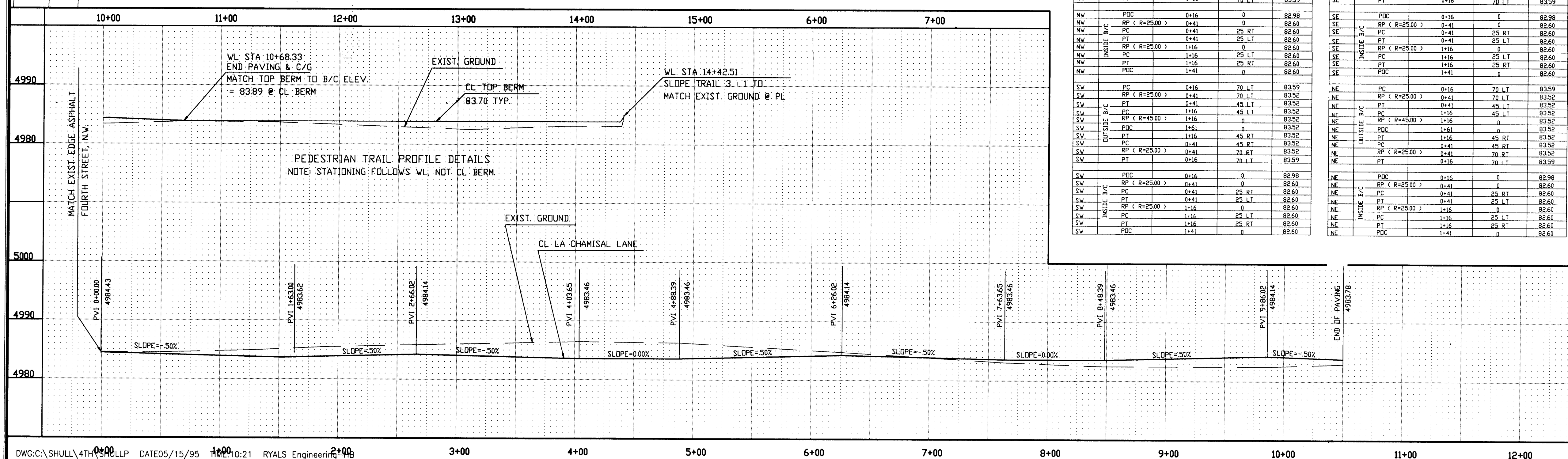
DESCRIPTION

PROPOSED

STREET LIGHT

NEW MOUNTABLE CURB & GUTTER

NEW ESTATE CURB



RYALS engineering & construction services
5301 Central, N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

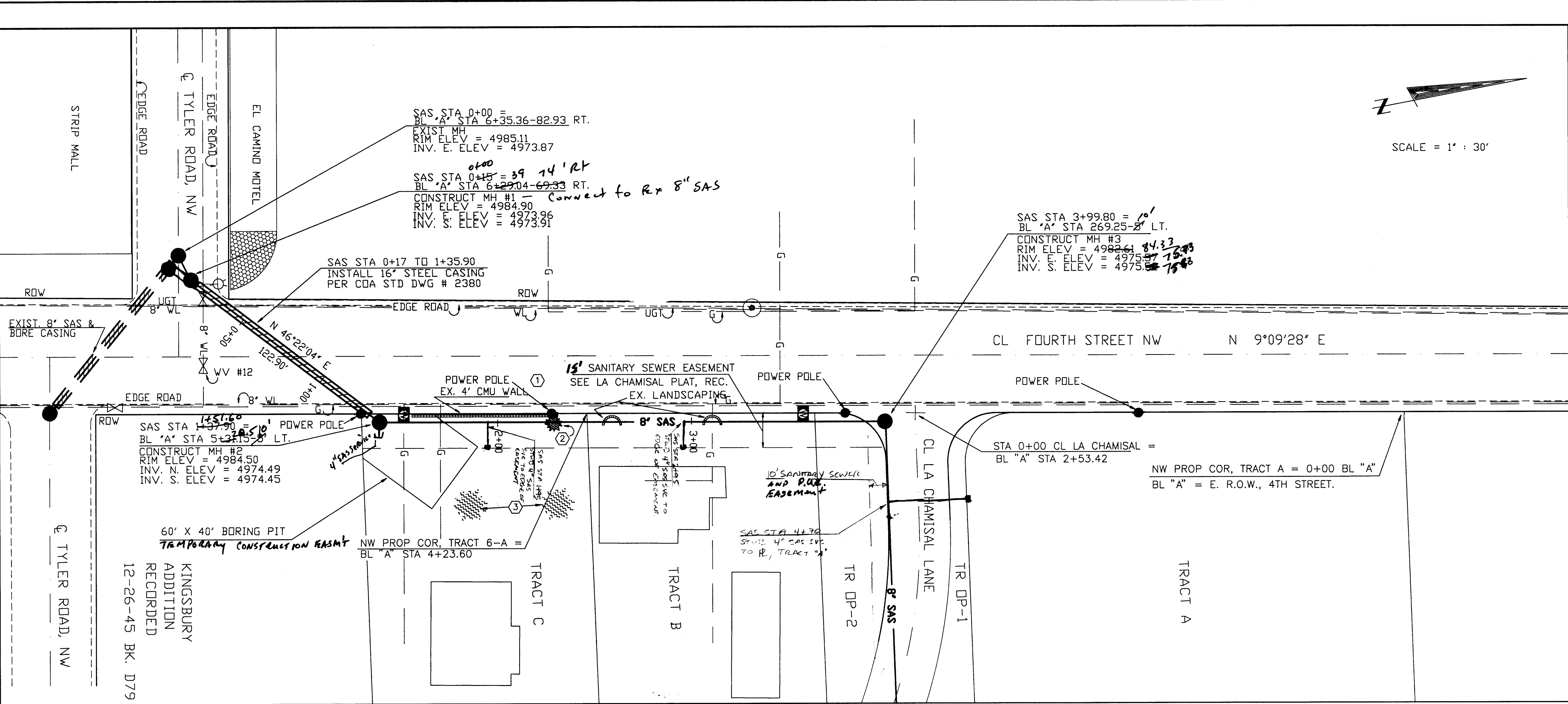
AS CONSTRUCTED

VILLAGE OF LOS RANCHOS, NEW MEXICO

TITLE: LA CHAMISAL DEL NORTE SUBDIVISION PAVING PLAN LA CHAMISAL LANE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-22-95			
WATER		6/6/95			
WASTE WATER					
HYDROLOGY	N/A	6-7-95	TRANSPARATION	N/A	6/6/95

PROJECT NO. 5153.90 MAP NO. D-15 SHEET 5 OF 7



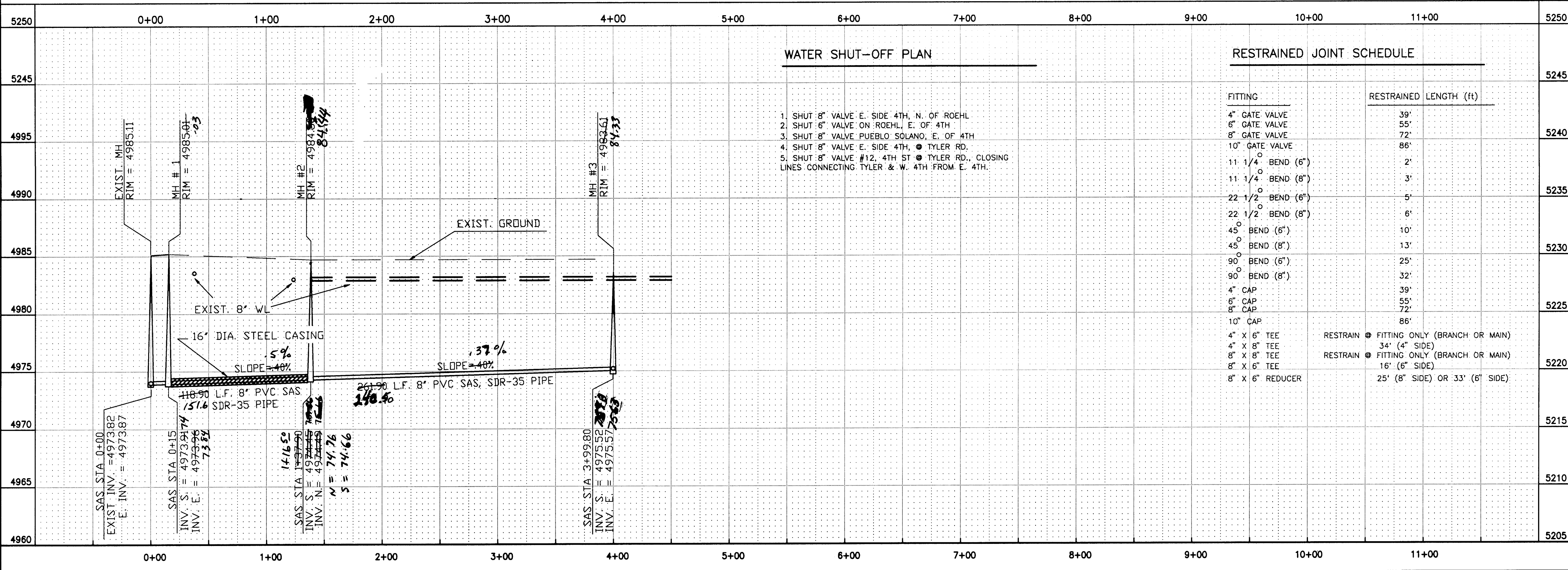
GENERAL NOTES:

- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE COSTS.
- ALL WATER LINE STATIONING REFERS TO STREET CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHIT 6.
- CONSTRUCT SAS SERVICES PER STD. DWG. #2125
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS. #2361, #2362 & #2363.
- SEE SHIT. 6 FOR WATER SHUT-OFF PLAN.

KEYED CONSTRUCTION NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION AND CONDITION OF EXISTING OBSTRUCTIONS INCLUDING LANDSCAPING, POWER POLES, AND WATER METERS. REMOVE AS NECESSARY FOR CONSTRUCTION AND REPLACE TO ORIGINAL CONDITION.
- REMOVE & REPLACE EXISTING JUNIPER.
- DO NOT DISTURB EXISTING TREE.

AS CONSTRUCTED



WATER SHUT-OFF PLAN

- SHUT 8" VALVE E. SIDE 4TH. N. OF ROEHL
- SHUT 6" VALVE ON ROEHL, E. OF 4TH
- SHUT 8" VALVE PUEBLO SOLANO, E. OF 4TH
- SHUT 8" VALVE E. SIDE 4TH. @ TYLER RD.
- SHUT 8" VALVE #12, 4TH ST @ TYLER RD., CLOSING LINES CONNECTING TYLER & W. 4TH FROM E. 4TH.

RESTRAINED JOINT SCHEDULE

FITTING	RESTRAINED	LENGTH (FT)
4" GATE VALVE	39'	
6" GATE VALVE	55'	
8" GATE VALVE	72'	
10" GATE VALVE	86'	
11 1/4" BEND (6")	2'	
11 1/4" BEND (8")	3'	
22 1/2" BEND (6")	5'	
22 1/2" BEND (8")	6'	
45° BEND (6")	10'	
45° BEND (8")	13'	
90° BEND (6")	25'	
90° BEND (8")	32'	
4" CAP	39'	
6" CAP	55'	
8" CAP	72'	
10" CAP	86'	
4" X 6" TEE	RESTRAIN @ FITTING ONLY (BRANCH OR MAIN)	34' (4" SIDE)
4" X 8" TEE	RESTRAIN @ FITTING ONLY (BRANCH OR MAIN)	16' (6" SIDE)
8" X 6" TEE	RESTRAIN @ FITTING ONLY (BRANCH OR MAIN)	25' (8" SIDE) OR 33' (6" SIDE)
8" X 6" REDUCER		

LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	⊕
FIRE HYDRANT	⊕
SINGLE WATER SERVICE	⊕
DOUBLE WATER SERVICE	⊕
STREET LIGHT	⊕
TELEPHONE MANHOLE	⊕
STORM DRAIN INLET	⊕
SAS MANHOLE	⊕
SEWER SERVICE	⊕
WATER LINE	⊕
SEWER LINE	⊕
EXIST. WATER VALVE	⊕
EXIST. FIRE HYDRANT	⊕
EXIST. SAS MANHOLE	⊕
EXIST. WATER LINE	⊕
EXIST. SEWER LINE	⊕
EXIST. UNDERGRND TEL	⊕
EXIST. GAS	⊕
EXIST. POWER POLE	⊕

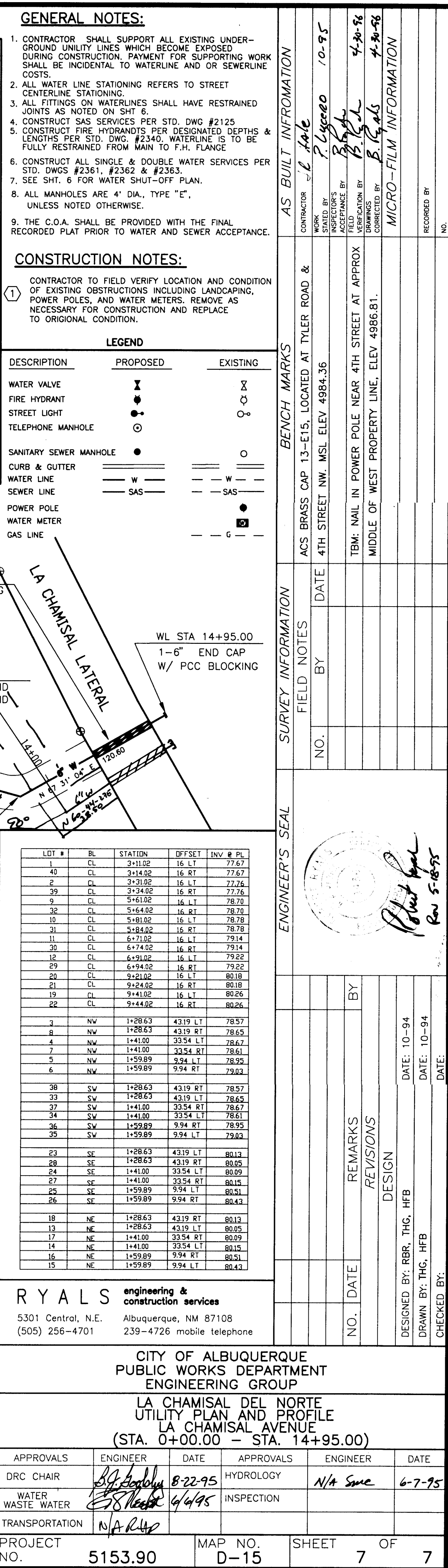
RYALS engineering & construction services
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LA CHAMISAL DEL NORTE
UTILITY PLAN AND PROFILE
FOURTH STREET, NW
STA. 0+00.00 - STA. 3+99.80

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	8-22-95	HYDROLOGY	N/A SMC	6-7-95	
WATER	4/4/95	INSPECTION			
WASTE WATER					
TRANSPORTATION	4/26/95				

PROJECT	MAP. NO.	SHEET	OF
NSCANNED BY 153.90	D-15	6	7



LDT #	BL	STATION	OFFSET	NW #	PL
1	CL	3+11.02	16 L T	77.67	
4	CL	3+14.02	16 R T	77.67	
4	CL	3+31.92	16 L T	77.76	
39	CL	3+24.02	16 R T	77.76	
9	CL	5+61.02	16 L T	78.70	
32	CL	5+64.02	16 R T	78.70	
10	CL	5+81.02	16 L T	78.78	
31	CL	5+84.02	16 R T	78.78	
11	CL	6+77.02	16 L T	79.14	
30	CL	6+74.02	16 R T	79.14	
29	CL	6+91.02	16 L T	79.22	
29	CL	6+94.02	16 R T	79.22	
20	CL	9+21.02	16 L T	80.18	
21	CL	9+24.02	16 R T	80.18	
19	CL	9+41.02	16 L T	80.26	
22	CL	9+44.02	16 R T	80.26	
3	NW	1+286.3	4319 LT	78.57	
4	NW	1+285.3	4319 RT	78.55	
4	NW	1+41.00	3354 LT	78.65	
7	NW	1+41.00	3354 RT	78.65	
5	NW	1+59.89	9.94 RT	78.95	
6	NW	1+59.89	9.94 RT	79.02	
38	SV	1+286.3	4319 RT	78.57	
33	SV	1+286.3	4319 LT	78.57	
37	SV	1+41.00	3354 RT	78.65	
34	SV	1+41.00	3354 LT	78.65	
36	SV	1+59.89	9.94 RT	78.95	
35	SV	1+59.89	9.94 RT	79.02	
23	SE	1+286.3	4319 LT	80.13	
28	SE	1+286.3	4319 RT	80.05	
24	SE	1+41.00	3354 LT	80.09	
25	SE	1+41.00	3354 RT	80.15	
25	SE	1+59.89	9.94 RT	80.51	
26	SE	1+59.89	9.94 RT	80.43	
18	NE	1+286.3	4319 RT	80.13	
13	NE	1+286.3	4319 LT	80.05	
17	NE	1+41.00	3354 RT	80.09	
14	NE	1+41.00	3354 LT	80.15	
15	NE	1+59.89	9.94 RT	80.43	
15	NE	1+59.89	9.94 LT	80.43	

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
LA CHAMISAL DEL NORTE UTILITY PLAN AND PROFILE LA CHAMISAL AVENUE (STA. 0+00.00 - STA. 14+95.00)					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	<i>SA Sandoval</i>	8-22-95	HYDROLOGY	<i>N/A Sme</i>	6-7-95
WATER WASTE WATER	<i>ES Neebe</i>	6/4/95	INSPECTION		
TRANSPORTATION	<i>N/A Rld</i>				
PROJECT NO.	5153.90		MAP NO.	D-15	
			SHEET	OF	
				7	7