

SCANNED BY
PLANNING

PLANS FOR CONSTRUCTION OF

INFRASTRUCTURE IMPROVEMENTS

HOLIDAY BREEZE SUBDIVISION

LOTS 1-48

OCTOBER, 1999

COA PROJECT NO.: 622481
MEI PROJECT NO.: MAC0199L

INDEX TO DRAWINGS

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17. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

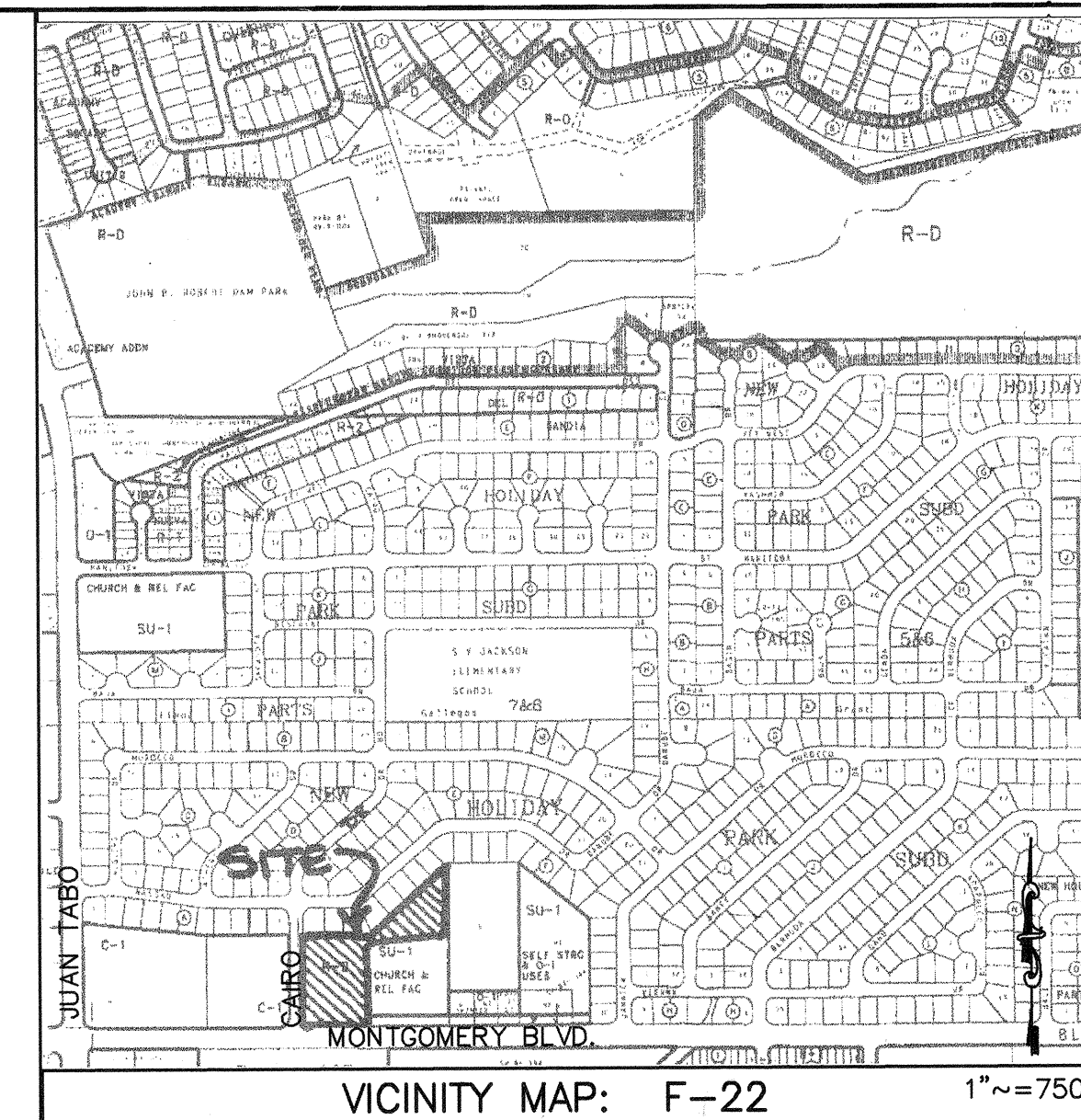
McDowell Engineering Inc.

7820 BEVERLY HILLS AVE. NE
ALBUQUERQUE, NM 87122
TELE: (505) 828-2430
FAX: (505) 821-4857

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY OF ALBUQUERQUE
DATE: 10/21/11

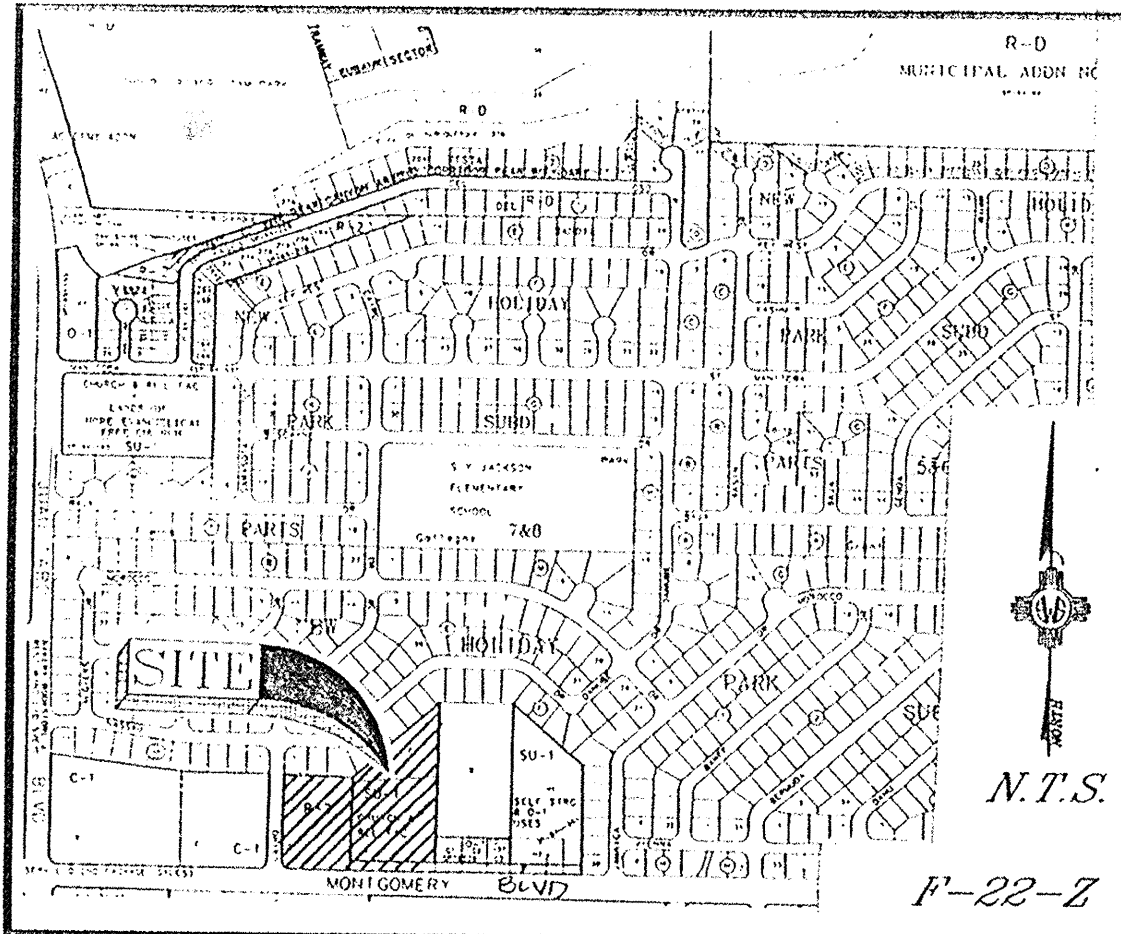
DRB #98-343



GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986" (COA STND) WITH UPDATES THROUGH #6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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 HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS". THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- REFERENCE MADE TO STANDARD DRAWINGS REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY OF ALBUQUERQUE AND PREPARED BY MCDOWELL ENGINEERING, INC.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF HIS CONSTRUCTION, IF OVERHEAD UTILITY LINES SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES, AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15' (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION 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 WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

REV.	6	DATE	10/21/11	ENGINEER	BRADLEY D. BINGHAM	DATE	10/21/11	APPROVED FOR CONSTRUCTION	DATE	10/21/11
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****		
DRC Chairman		10/21/11		10/21/11		10/21/11		10/21/11		
Transportation		10/21/11		10/21/11		10/21/11		10/21/11		
Water/Wastewater		10/21/11		10/21/11		10/21/11		10/21/11		
Hydrology		10/21/11		10/21/11		10/21/11		10/21/11		
CIP		10/21/11		10/21/11		10/21/11		10/21/11		
Constr. Mngmt.		10/21/11		10/21/11		10/21/11		10/21/11		
Constr. Coord.		10/21/11		10/21/11		10/21/11		10/21/11		
City Project No.		622481		Sheet		Of		8		



Vicinity Map 99410 0000 00025

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS AND DISTANCE IN PARENTHESES () ARE PER THE PLAT OF NEW HOLIDAY PARK, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 15, 1970 IN VOLUME D4, FOLIOS 56-59.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS JT-1A AND 10-F22A, AS SHOWN HEREON.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 4.0494 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF LOTS CREATED: 48
9. CENTERLINE MONUMENTS (IN LIEU OF RIGHT-OF-WAY MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #12651".
10. CITY STANDARD UTILITY NOTE II:
"CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO HOLIDAY BREEZE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."
11. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF NEW HOLIDAY PARK SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 15, 1970 IN VOLUME D4, FOLIO 57.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES 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.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. 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 COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

LEGAL DESCRIPTION

All of Tract lettered D of NEW HOLIDAY PARK as the same is shown and designated on said plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 15, 1970 in Volume D4, folio 56 AND Tract F-1 of NEW HOLIDAY PARK, a subdivision in Albuquerque, New Mexico as the same is shown and designated on said plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 7, 1999 in Volume 99C, folio 139 and being more particularly described as follows:
BEGINNING at the northwest corner of said Tract D being a point on the east right-of-way of Cairo Drive N.E.; THENCE from said point of beginning S 89° 49' 11" E, 276.38 feet to a point; THENCE N 48° 02' 49" E, 458.28 feet to the northeast corner;
THENCE S 00° 08' 29" W, 353.44 feet to a point;
THENCE N 89° 49' 11" W, 340.06 feet to a point;
THENCE S 00° 08' 42" W, 346.73 feet to the southeast corner, being a point on the north right-of-way line of Montgomery Blvd. N.E.;
THENCE N 89° 51' 59" W, 251.54 feet along said north right-of-way line to the southwest corner;
THENCE northwesterly along a curve to the right with a central angle of 90° 02' 13", having a radius of 25.00 feet a distance of 39.29 feet (chord bearing N 44° 50' 52" W, 35.37 feet) to a point of intersection with the east right-of-way line of Cairo Drive N.E.;
THENCE N 00° 10' 14" E, 367.94 feet along said east right-of-way line to the Point of Beginning.

FREE CONSENT

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 RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID 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.

OWNER(S) SIGNATURE: Keith MacDuffee, Dorothy Patricia MacDuffee DATE: 5-5-99
OWNER(S) PRINT NAME: KEITH MACDUFFEE, DOROTHY PATRICIA MACDUFFEE
ADDRESS: 1120 BERMUDA DUNES NE ALB. NM 87111 TRACT: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY 1999.
BY: Daniel M. Graney
MY COMMISSION EXPIRES: 8-18-2003
NOTARY PUBLIC

ADDITIONAL NOTE

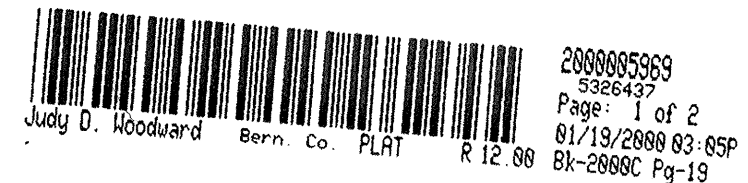
12. THE 20' PRIVATE PEDESTRIAN AND BICYCLE EASEMENT SHOWN HEREON SHALL BE MAINTAINED BY THE OWNER(S) OF LOTS 15 AND 16, THEIR SUCCESSORS, AND/OR ASSIGNS.

UTILITY APPROVALS

Philip P. Hill 11-8-99
P.N.M. ELECTRIC & GAS SERVICES DATE
Catherine Schrader 11-09-99
U.S. WEST COMMUNICATIONS DATE
Viola Watson 5/18/99
JONES INTERCABLE DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: MacDuffee Keith & Dorothy 1-022-061-111027-302-1
PROPERTY OWNER OF RECORD:
MacDuffee Keith & Dorothy
BERNALILLO COUNTY TREASURER'S OFFICE:
Arthur L. Laramie 1/19/2000

PLAT OF
HOLIDAY BREEZE SUBDIVISION
SITUATE WITHIN SECTION 34
T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
FEBRUARY 1999
SHEET 1 OF 2



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TWO (2) EXISTING TRACTS INTO FORTY-EIGHT (48) RESIDENTIAL LOTS, AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT, AND TO DEDICATE STREET RIGHTS-OF-WAY SHOWN HEREON, AND TO VACATE AN EXISTING 25' PRIVATE ACCESS EASEMENT. V-99-57

APPROVALS:

DRB NO.: 98-343

GBH Whitell 051299 011000
CITY SURVEYOR DATE
Richard D. Dwyer 1-13-00
TRAFFIC ENGINEERING DATE
Edward A. Hwang 1-13-00
PARKS DESIGN & DEVELOPMENT, C.I.P. DATE
Roger A. Hwang 12-15-99
UTILITY DEVELOPMENT DIVISION DATE
N/A
REAL PROPERTY DIVISION DATE
Frank J. Aguirre 12-20-99
A.M.A.F.C.A. DATE
Frank J. Aguirre 12-20-99
CITY ENGINEER DATE

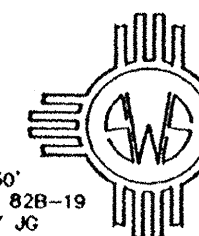
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

Janet S. 1/19/2000
CITY PLANNER ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

I, THOMAS W. PATRICK, A 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, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 26 April 1999
THOMAS W. PATRICK, N.M.P.S. NO. 12651 DATE
SOUTHWEST SURVEYING CO., INC.



333 LOMAS BLVD., N.E. PHONE: (505) 247-4444
ALBUQUERQUE, NEW MEXICO FAX: (505) 242-8069
87102

T11N R4E SEC 34

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.00	39.27	90°00'35"	25.00	N 45°10'32" E	35.36
C2	25.00	39.27	90°00'00"	25.00	S 44°49'11" E	35.36
C3	25.00	14.86	34°02'52"	7.65	S 17°12'15" W	14.84
C4	45.00	212.98	271°10'10"	44.09	N 78°38'38" E	62.99
C5	25.00	24.92	57°07'18"	13.61	N 28°22'50" W	23.90
C6	52.00	81.68	90°00'00"	52.00	N 45°10'49" E	73.54
C7	143.00	60.88	24°23'37"	30.91	N 77°59'01" E	60.42
C8	25.00	20.38	46°42'29"	10.79	N 89°08'27" E	19.82
C9	45.00	214.74	273°24'59"	42.39	N 24°12'48" W	61.71
C10	25.00	20.38	46°42'29"	10.79	S 42°25'57" W	19.82
C11	97.00	41.30	24°23'37"	20.97	S 77°59'01" W	40.99
C12	98.00	130.57	76°20'20"	77.03	S 52°00'39" W	121.13
C13	25.00	33.31	76°20'20"	19.65	S 52°00'39" W	30.90
C14	25.00	39.27	89°59'25"	25.00	N 44°49'28" W	35.35
C15	75.00	117.91	90°00'00"	75.00	N 45°10'49" E	106.07
C16	120.00	51.09	24°23'37"	25.94	N 77°59'01" E	50.71
C17	45.00	7.21	09°10'57"	3.61	S 29°38'13" W	7.20
C18	45.00	22.61	28°47'15"	11.55	S 10°39'06" W	22.57
C19	45.00	23.52	29°56'47"	12.04	S 18°42'55" E	23.25
C20	45.00	44.12	56°10'40"	24.02	S 61°46'38" E	42.38
C21	45.00	42.01	53°29'15"	22.68	N 63°23'24" E	40.50
C22	45.00	27.41	34°54'18"	14.15	N 19°11'38" E	26.99
C23	45.00	27.15	34°34'05"	14.00	N 15°32'34" W	26.74
C24	45.00	18.94	24°06'52"	9.61	N 44°53'02" W	18.80
C25	25.00	12.09	27°43'02"	6.17	N 43°04'58" W	11.98
C26	25.00	12.83	29°24'16"	6.56	N 14°31'19" W	12.69
C27	52.00	2.18	02°24'16"	1.09	N 01°22'58" E	2.18
C28	52.00	22.97	25°18'28"	11.67	N 15°14'20" E	22.78
C29	52.00	56.53	62°17'16"	31.42	N 59°02'12" E	53.79
C30	25.00	16.30	37°21'05"	8.45	N 84°27'44" E	16.01
C31	25.00	4.08	09°21'25"	2.05	S 72°11'01" E	4.08
C32	45.00	18.56	23°37'36"	9.41	S 79°19'07" E	18.43
C33	45.00	23.14	29°27'52"	11.83	N 74°08'09" E	22.89
C34	45.00	46.54	59°15'44"	25.60	N 29°46'21" E	44.50
C35	45.00	46.54	59°15'44"	25.60	N 29°29'22" W	44.50
C36	45.00	23.14	29°27'52"	11.83	N 73°51'10" W	22.89
C37	45.00	22.85	29°05'29"	11.69	S 76°52'09" W	22.60
C38	45.00	33.96	43°14'41"	17.84	S 40°42'03" W	33.16
C39	25.00	1.25	02°52'05"	0.63	N 20°30'45" E	1.25
C40	25.00	19.13	43°50'24"	10.06	S 43°52'00" W	18.67
C41	98.00	68.51	40°03'57"	35.73	S 70°08'51" W	67.14
C42	98.00	29.41	17°11'42"	14.82	S 41°31'02" W	29.30
C43	98.00	24.46	14°17'54"	12.29	S 25°46'14" W	24.39
C44	98.00	8.18	04°46'47"	4.09	S 16°13'53" W	8.17

PLAT OF
HOLIDAY BREEZE SUBDIVISION
SITUATE WITHIN SECTION 34
T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
FEBRUARY 1999
SHEET 2 OF 2

Judy D. Woodward Bern. Co. PLAT R 12.00 BK-2880C Pg-19
2800085969
Page: 2 of 2
81/19/2000 83:05P

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 89°49'11" E	10.00'
L2	S 00°08'29" W	7.50'

SYMBOLS LEGEND

- FOUND CONTROL STATION AS NOTED
 - SET CENTERLINE MONUMENT PER NOTE 10, PAGE 1 OF 2
 - FOUND 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651"
 - FOUND MONUMENT AS NOTED
 - P.C. OR P.T. OF RIGHT-OF-WAY CURVE, NOT MONUMENTED, SEE NOTE 9, PAGE 1 OF 2
- NOTE: ALL CORNERS DEFINING LOT LINES ARE MONUMENTED WITH 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651" BUT ARE NOT SHOWN ON THE DRAWING

STATION: ACS J1-1A
X = 420,725.76
Y = 1,502,832.03
GROUND TO GRID = 0.9996336
DELTA ALPHA = -00°09'09"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: ACS 10-F22A
X = 424,087.38
Y = 1,502,928.76
GROUND TO GRID = 0.9996277
DELTA ALPHA = -00°08'46"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

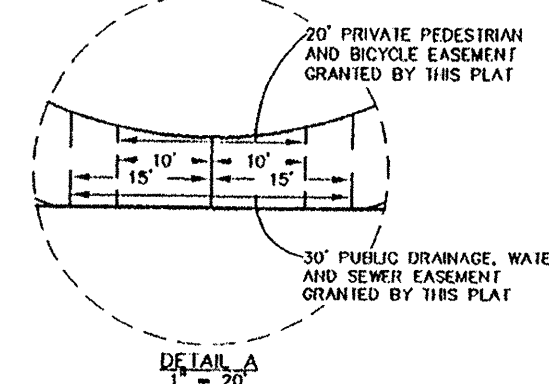
AREA TABLE

LOT	AREA (SQUARE FEET/ACRES)
1	3,914.20/0.0899
2	3,071.09/0.0705
3	2,751.37/0.0632
4	2,937.73/0.0674
5	2,898.07/0.0665
6	2,536.70/0.0582
7	2,536.62/0.0582
8	2,536.53/0.0582
9	2,536.45/0.0582
10	2,536.37/0.0582
11	2,536.28/0.0582
12	2,478.26/0.0569
13	2,298.03/0.0528
14	2,333.42/0.0536
15	3,417.35/0.0785
16	2,834.67/0.0651
17	2,200.00/0.0505
18	2,200.00/0.0505
19	2,224.49/0.0511
20	2,522.01/0.0579
21	2,534.53/0.0582
22	2,534.23/0.0582
23	2,533.93/0.0582
24	2,533.64/0.0582
25	2,533.34/0.0582
26	2,533.04/0.0582
27	2,532.74/0.0581
28	2,532.41/0.0581
29	2,485.26/0.0571
30	2,668.03/0.0612
31	4,051.43/0.0930
32	2,701.87/0.0620
33	2,200.00/0.0505
34	2,200.00/0.0505
35	2,284.71/0.0524
36	2,234.62/0.0513
37	2,247.19/0.0516
38	2,588.06/0.0594
39	3,763.90/0.0864
40	2,986.12/0.0686
41	2,537.39/0.0583
42	2,391.42/0.0549
43	2,573.04/0.0591
44	2,381.57/0.0547
45	2,200.00/0.0505
46	2,200.00/0.0505
47	2,200.00/0.0505
48	5,005.24/0.1149

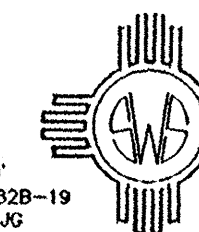
Δ = 90°02'13"
R = 25.00' (R = 25.00')
T = 25.02' (T = 25.01')
L = 39.29' (L = 39.28')
CH = N 44°50'52" W
35.37'

MONTGOMERY BOULEVARD NE
(106' R/W)

TRACT "E-1"
NEW HOLIDAY PARK
(6/7/99, 99C-139)



50 30 10 0 50
20 25
SCALE: 1" = 50'



SOUTHWEST SURVEYING CO., INC.

1" = 50'
PROJECT NO. 82B-19
PLOT BY JC
ZONE ATLAS: F-22-Z

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 247-4444
FAX: (505) 242-8069

T11N R4E SEC 34

LEGEND

EXISTING

PROPOSED

POWER POLE
SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
DROP INLET
TOP OF CURB
FLOWLINE

CONTOUR
PROPERTY LINE
ROAD

EASEMENT
SETBACK

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PROVIDE 10 BOLLARDS SPACED @ 8-10'
INTERVALS ALONG N. SIDE OF STREET

STA: 14+75.68
OFFSET: 15.5 L
INSTALL 1~FH 4' BURY
FLANGE ELEV=5774
1~6x6x6 TEE
W/REST. JNTS, Lr=15'

TEMPORARY BENCH MARK
SET NAIL IN FACE OF WALL
ELEVATION = 5774.32

STA: 11+00.32
OFFSET: 15.5 R
INSTALL 1~FH 4' BURY
FLANGE ELEV=5768
1~6x6x6 TEE
W/REST. JNTS, Lr=15'

FLANGE = 68.00

STATION: ACS JT-1A
X = 420,725.76
Y = 1,502,832.03
GROUND TO GRID = 0.9996336
DELTA ALPHA = -00°09'09"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

EXISTING-
SIDEWALK

$$\begin{aligned}\Delta &= 90^{\circ}02'13'' \\ R &= 25.00' \\ T &= 25.02' \\ L &= 39.29' \\ CH &= N 44^{\circ}50' \\ &\quad 35.37'\end{aligned}$$

~~MONTGOMERY BOULEVARD NE~~
~~(106' R/W)~~

NOTE:
AS-BUILT FLOOR ELEVATIONS ARE
TAKEN AT GARAGE FLOOR ENTRANCE

TRACT E-1
117,865.59 SQ FT
2.7058 ACRES

REMAINDER OF TRACT E
NEW HOLIDAY PARK
(1/15/70, D4-57)

MH #1 STA 9+45.36, 5.00'R
RIM 5760.90 60.68 RIM
INV IN 5752.28 SAS 52.52 IN
53.41 OUT

NEW HOLIDAY PARK
(1/15/70, D4-57)

AS-BUILT CERTIFICATE

I, Michael T. Shook, New Mexico Registered Land Surveyor No. 13240, do hereby certify that the as-built information shown hereon was prepared by me from field work done on August 22, 2011, and that the same is true and correct to the best of my knowledge and belief.

Michael T. Shook
Michael T. Shook N.M.I.S. No. 13240

A.M. SURVEYING CO.
612 Cerro de Ortega Drive S.E.
Rio Rancho, New Mexico 87124
Phone & FAX: (505) 896-1716

9/7/1

McDowell Engineering Inc.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HOLIDAY BREEZE SUBDIVISION
OVERALL UTILITY AND PAVING PLAN

DESIGN REVIEW COMMITTEE

APPROVE

NOV 11 1999

DESIGN REVIEW COMMITTEE

APPROVED
FEB - 3 2000
CITY ENGINEER

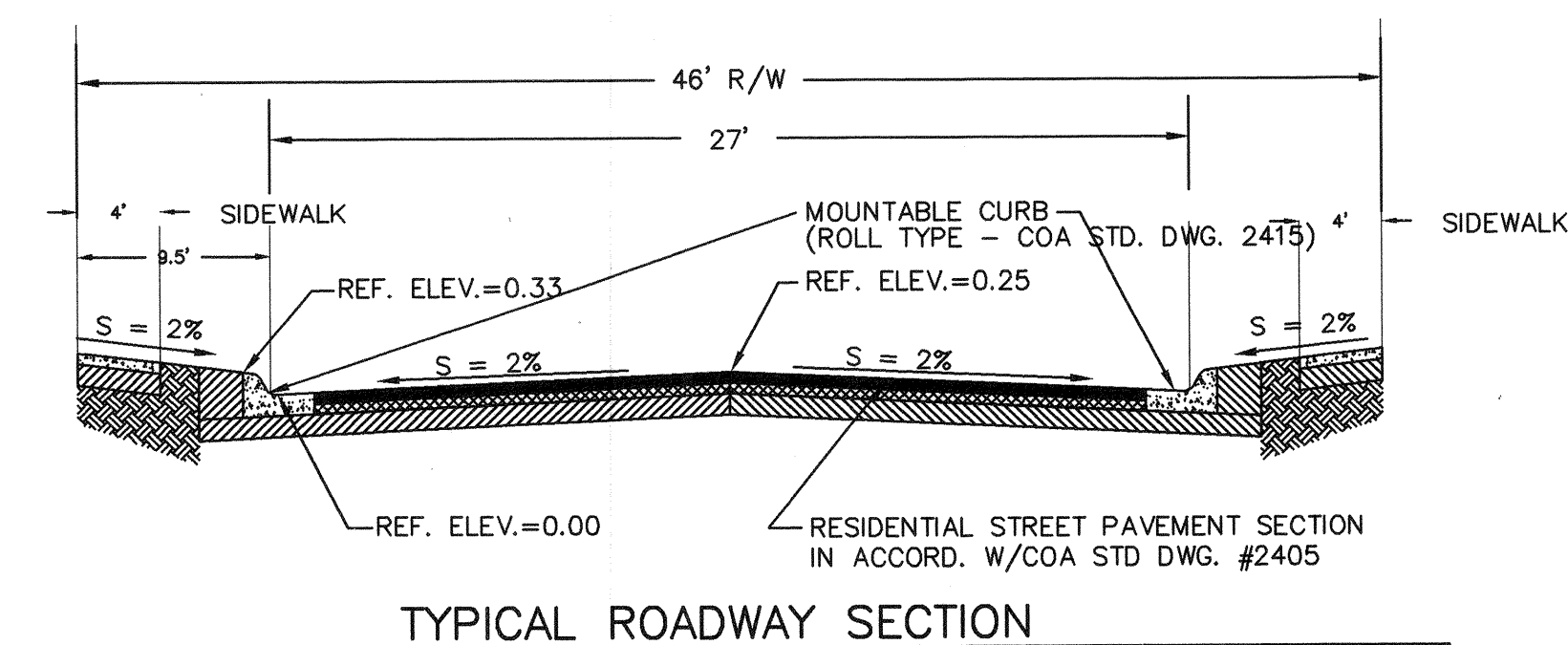
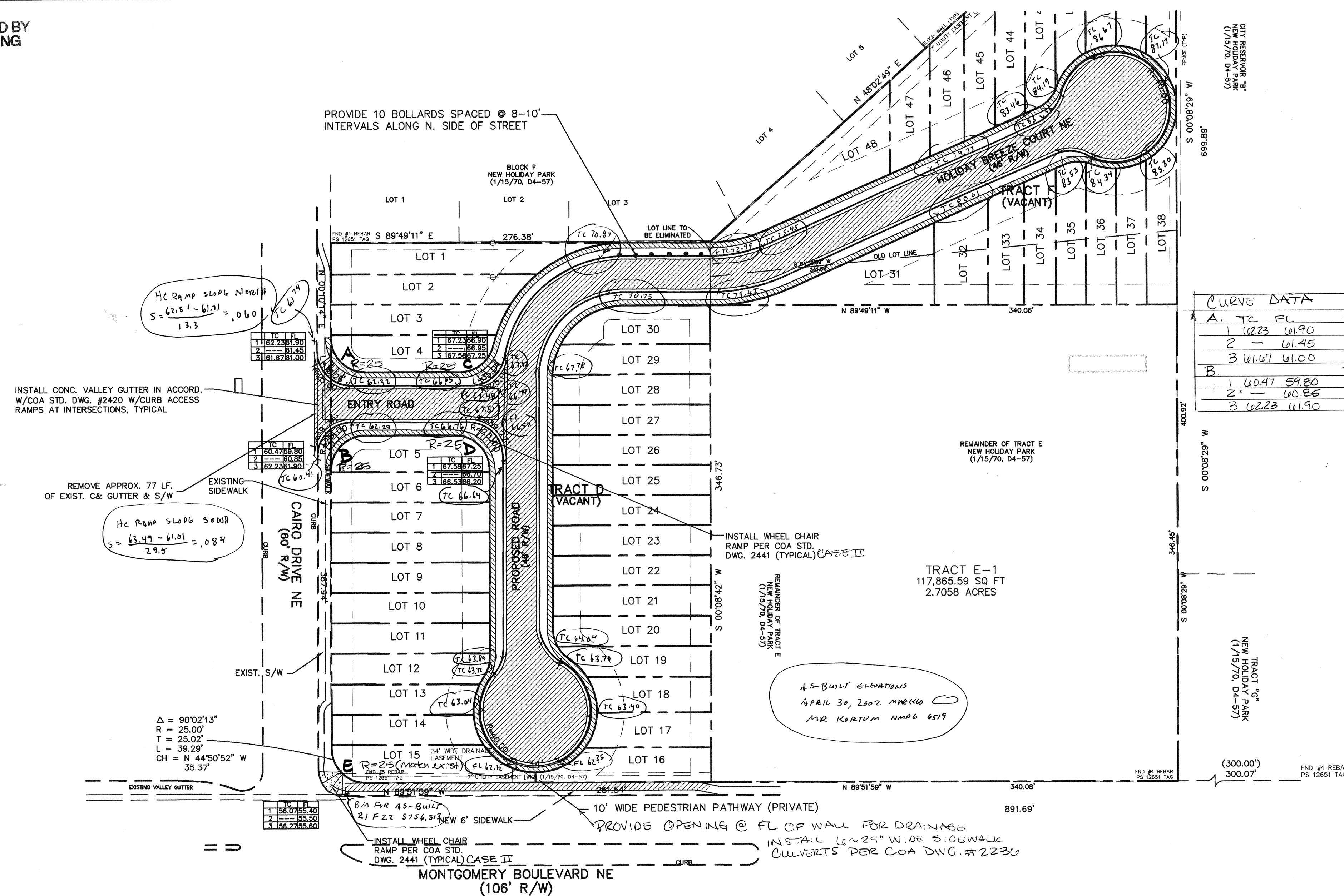
City Project No. _____

622481

Zone Map No.
F-22

Sheet 4 Of 8

SHEET 4
1012-99
1=50
MAC0199L



CURVE DATA

A.	Tc	FL	C.	Tc	FL	B.	Tc	FL
1	0.223	0.190	1	0.723	0.190	1	50.07	99.4
2		0.145	2		0.095	2		55.5
3	0.0107	0.100	3	0.758	0.725	3	50.27	99.0

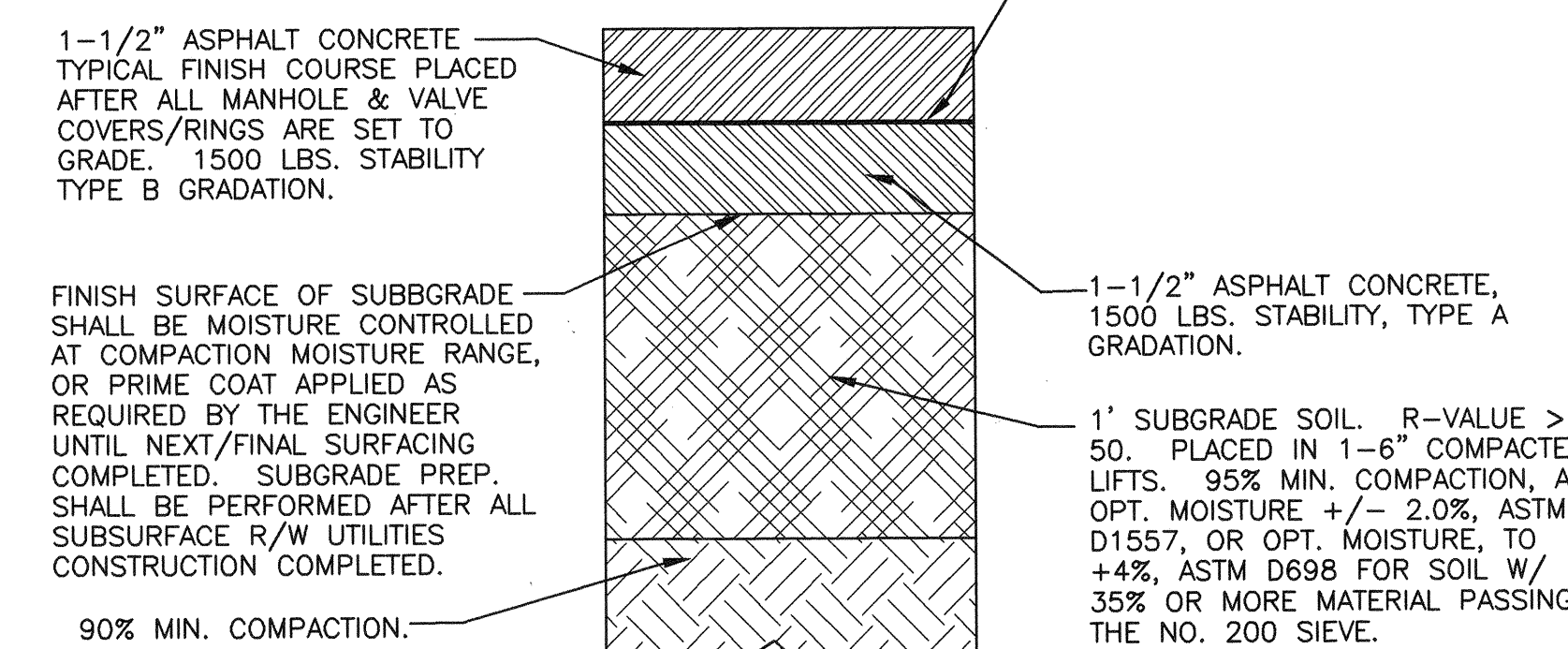
B.

1	0.047	59.80
2		0.0856
3	0.0223	0.190

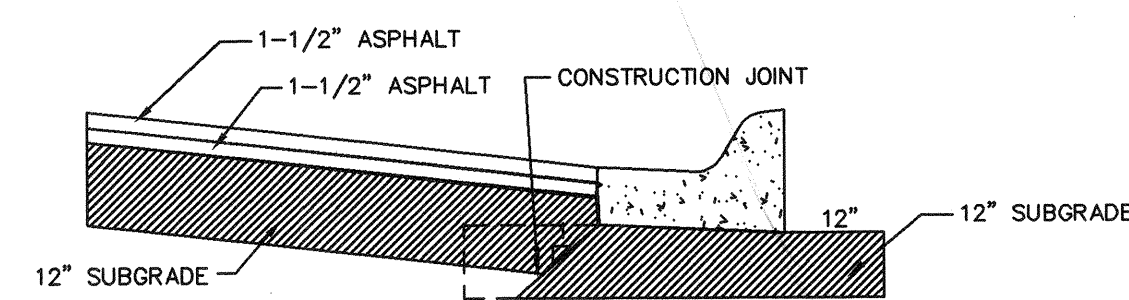
D.

1	0.758	0.725
2		0.0670
3	0.0693	0.0620

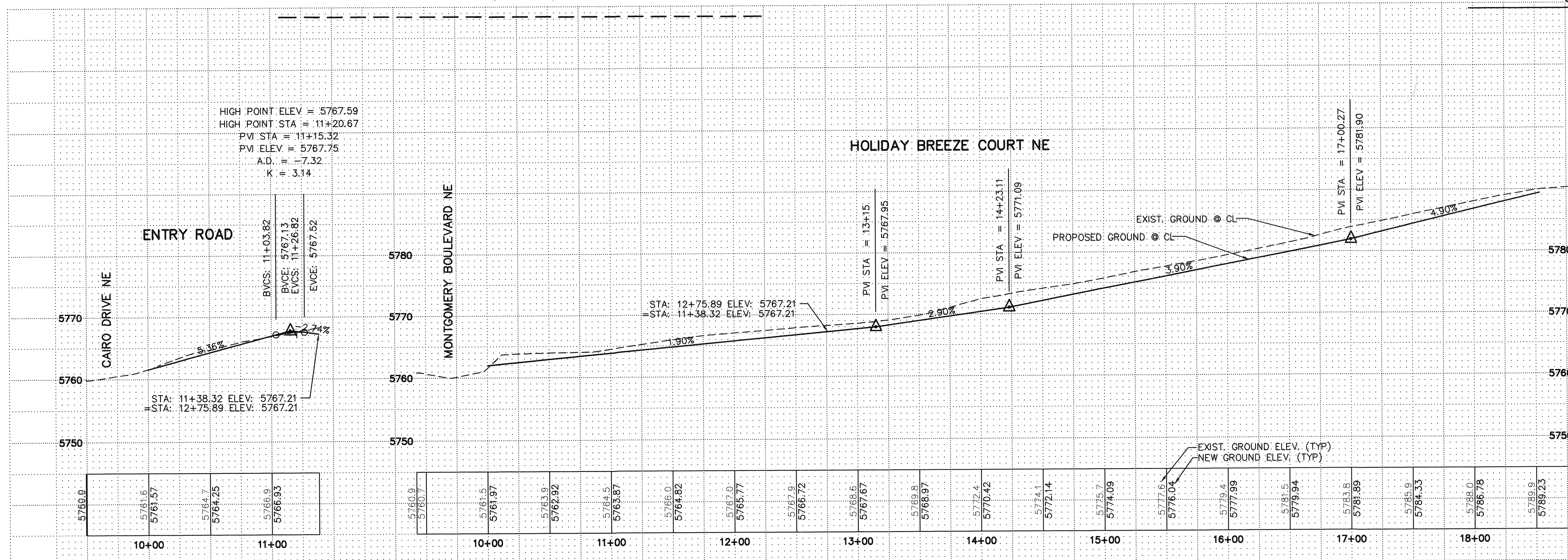
SOIL DISCLAIMER NOTE:
FOR SUBGRADE SOIL WITH R-VALUE>50 COMPACT TO 90%.
SOIL NOT HAVING THE MINIMUM R-VALUE SHALL BE REMOVED
TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR
WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL
BE DESIGNED BY THE DEVELOPER ACCOMMODATING THE R-VALUE PER COA
STANDARD SPECIFICATIONS.



PAVEMENT SECTION (COA STD. DWG. 2405)



.....SUBGRADE @ CURB DETAIL



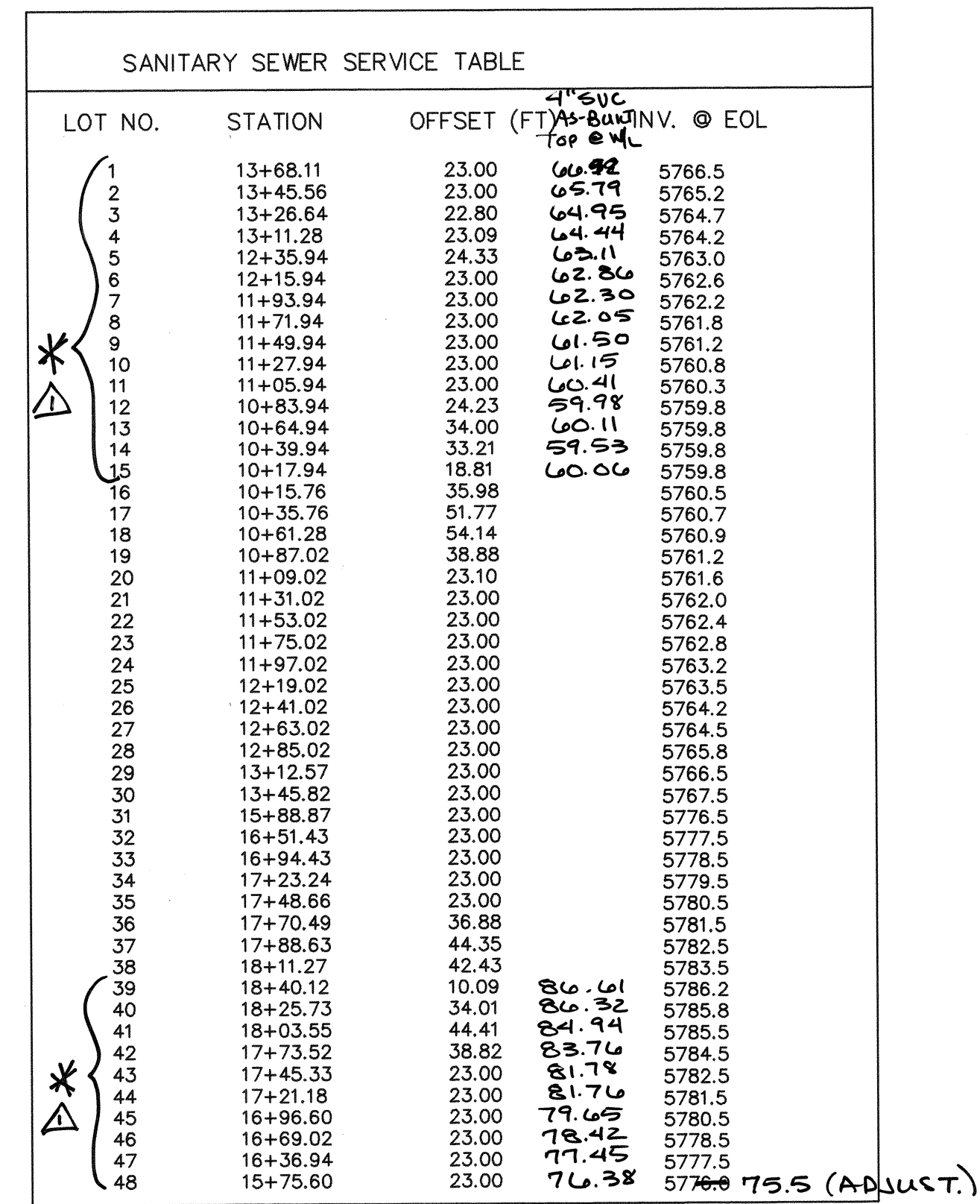
* Sidewalks to be installed by contractor at all locations where shown and driveways are not being installed - coordinate with builder

McDowell Engineering Inc.

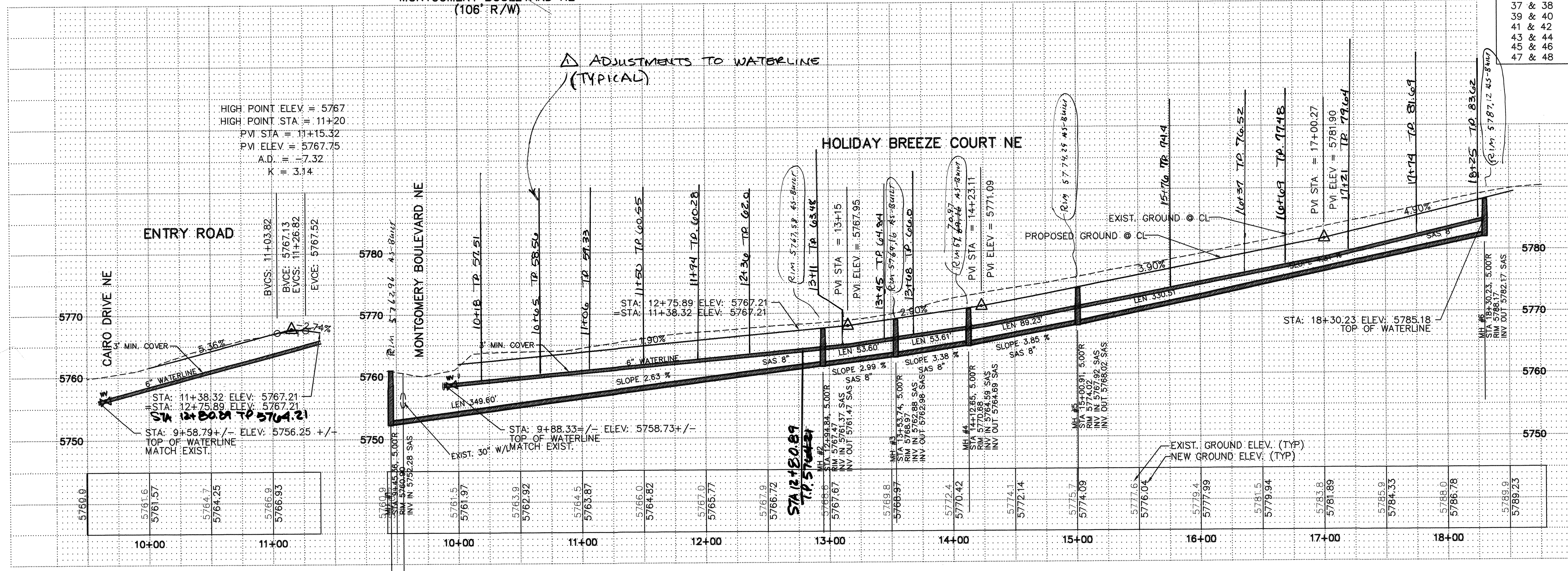
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HOLIDAY BREEZE SUBDIVISION
PAVING PLAN AND PROFILE

Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
A P P R O V E D	NOV 11 1999	A P P R O V E D	FEB -3 2000				
				Last Design Update			



WATER SERVICE TABLE			
LOT. NOS.	STATION	OFFSET (FT)	TYPE
1 & 2	13+60.20	23.00	DOUBLE
3 & 4	13+18.98	23.00	DOUBLE
5 & 6	12+25.94	23.00	DOUBLE
7 & 8	11+81.94	23.00	DOUBLE
9 & 10	11+37.94	23.00	DOUBLE
11 & 12	10+93.94	23.00	DOUBLE
13 & 14	10+49.94	34.93	DOUBLE
15	10+27.94	27.70	SINGLE
16	10+25.76	46.19	SINGLE
17 & 18	10+51.28	54.98	DOUBLE
19 & 20	10+99.02	26.22	DOUBLE
21 & 22	11+43.02	23.00	DOUBLE
23 & 24	11+87.02	23.00	DOUBLE
25 & 26	12+31.00	23.00	DOUBLE
27 & 28	12+25.02	23.00	DOUBLE
29 & 30	13+31.11	23.00	DOUBLE
31 & 32	16+41.43	23.00	DOUBLE
33 & 34	17+13.24	23.00	DOUBLE
35 & 36	17+61.49	28.13	DOUBLE
37 & 38	18+01.27	44.72	DOUBLE
39 & 40	18+33.17	25.75	DOUBLE
41 & 42	17+93.55	44.92	DOUBLE
43 & 44	17+25.33	23.00	DOUBLE
45 & 46	16+86.60	23.00	DOUBLE
47 & 48	16+26.94	23.00	DOUBLE



SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

AS-BUILT ELEVATIONS
APRIL 30, 2002 MARKED 
M.R. KORTUM NMP# 6519

△ SANITARY SEWER SYSTEM TO BE
PRESSURE TESTED AFTER
INSTALLATION OF PAVEMENT.

* PROVIDE CONCRETE ENCASUREMENT
PER COA STD. DWG #2140.
USE ~~FILM MESH~~ ^{FLY} INSTEAD OF ~~FLY~~
REBAR. PROVIDE @ 5 FT. ON
EACH SIDE OF THE WATERLINE
CROSSING.
PROVIDE @ LOTS 1-15 & 39-48.
LOWER WATERLINE & CROSSING
TO PROVIDE 6" CLEARANCE
BETWEEN PIPES (LOT #S) (LOT #1).
& OTHERS AS NECESSARY.
PROVIDE BOND BREAK ALONG
WATERLINE WHERE SVC IS ENCASED.

STANDARD WATERLINE INSTALLATION NOTE:
PROVIDE RESTRAINED JOINTS AT ALL
FITTINGS PER MANUFACTURERS
RECOMMENDATIONS.

62.96 AS-BUILD

Δ ADJUSTMENTS TO WATERLINE (TYPICAL)

```

HIGH POINT ELEV = 576
HIGH POINT STA = 11+2
PVI STA = 11+15.32
PVI ELEV = 5767.75
A.D. = -7.32

```

ENTRY ROAD

HOLIDAY BREEZE COURT NE

McDowell Engineering Inc.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: HOLIDAY BREEZE SUBDIVISION
WATER, SANITARY SEWER AND SIDEWALK CULVERTS

DESIGN REVIEW COMMITTEE		CITY ENGINEER		Last Design Update	
Mo	Day	Yr	Mo	Day	Yr
NOV 11 1999			FEB - 3 2000		

City Project No.	Zone Map No.	Sheet	Of
622481	F-22	6	8

[Handwritten signature]

ENGINEER'S SEAL

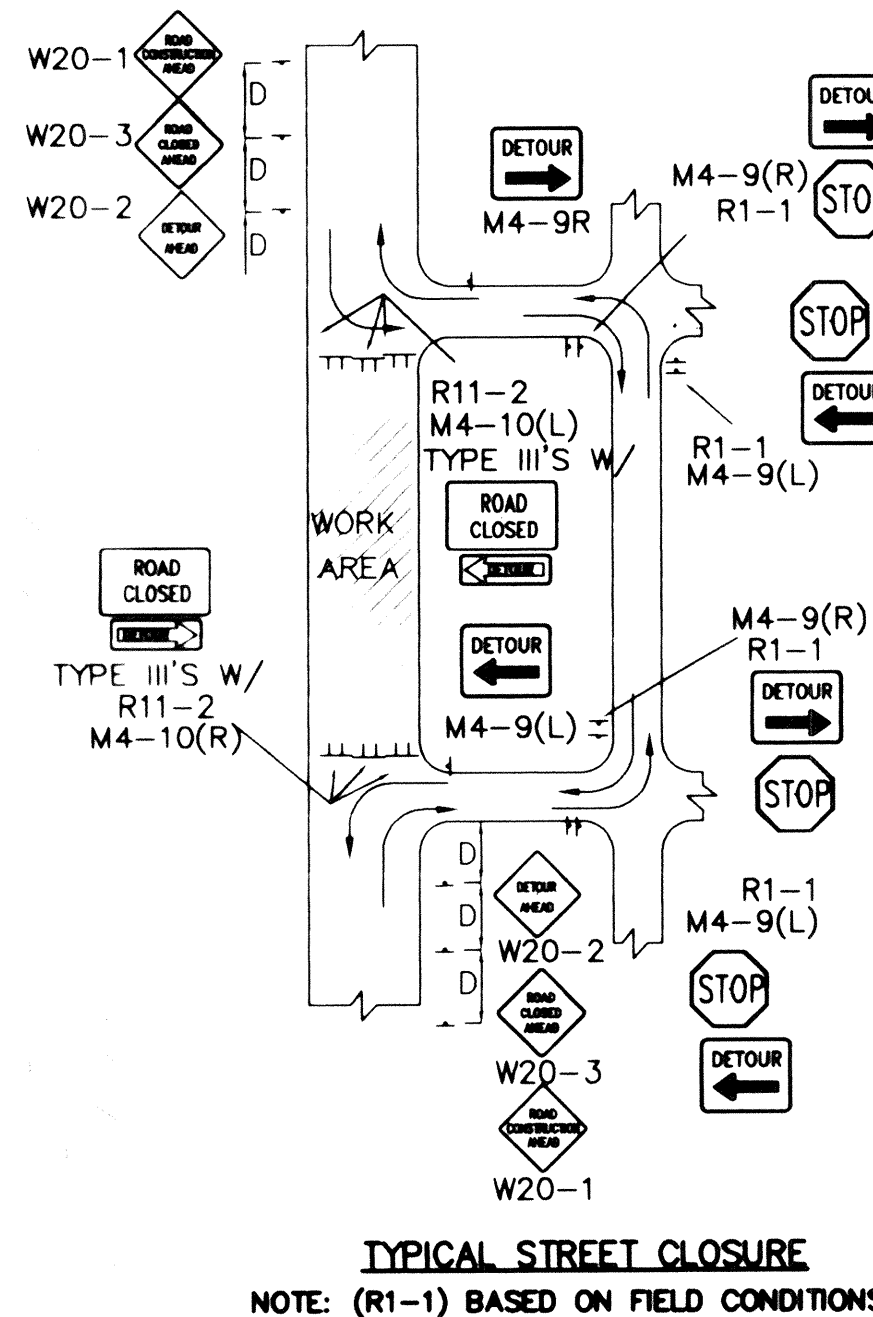
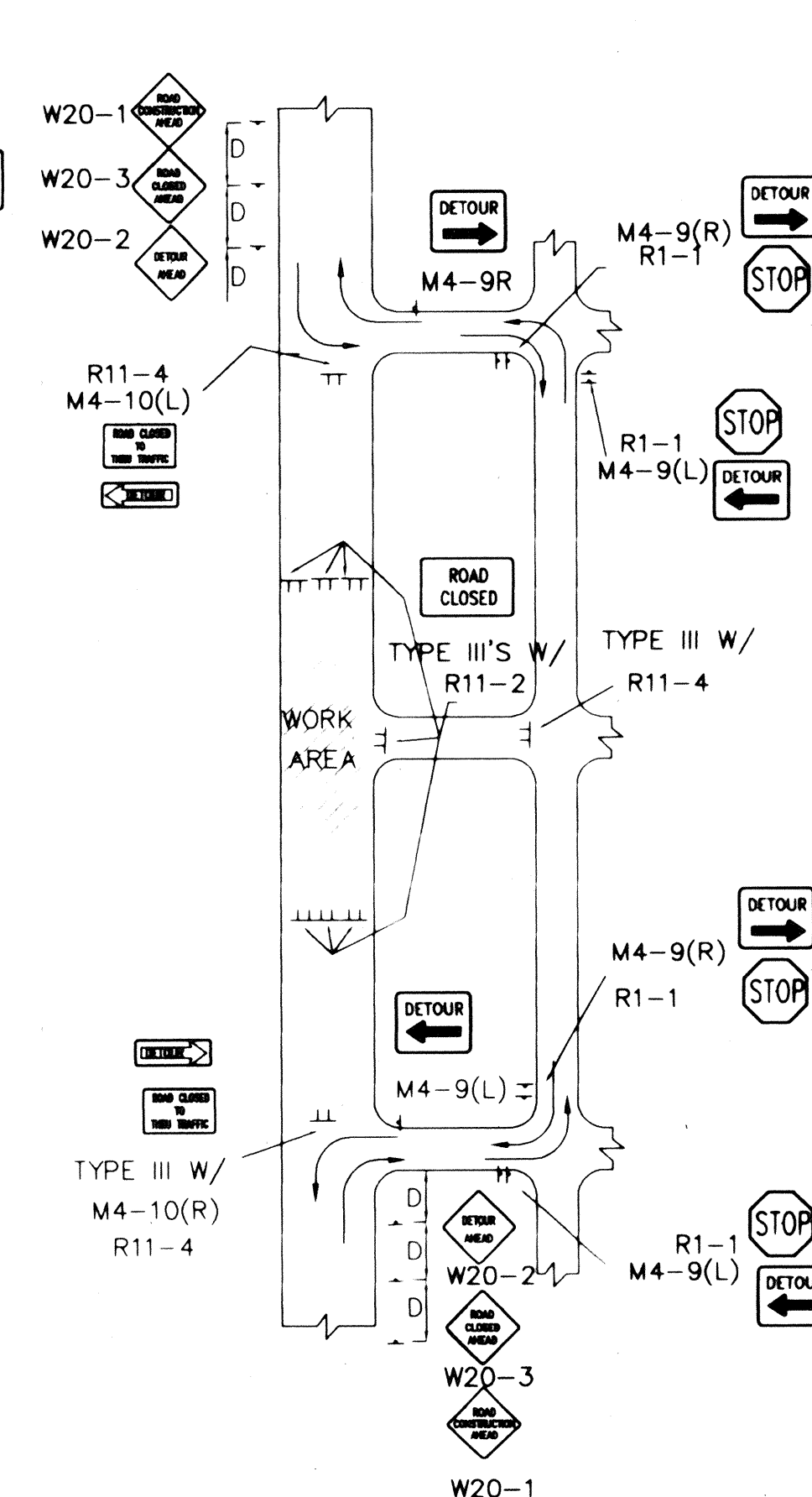
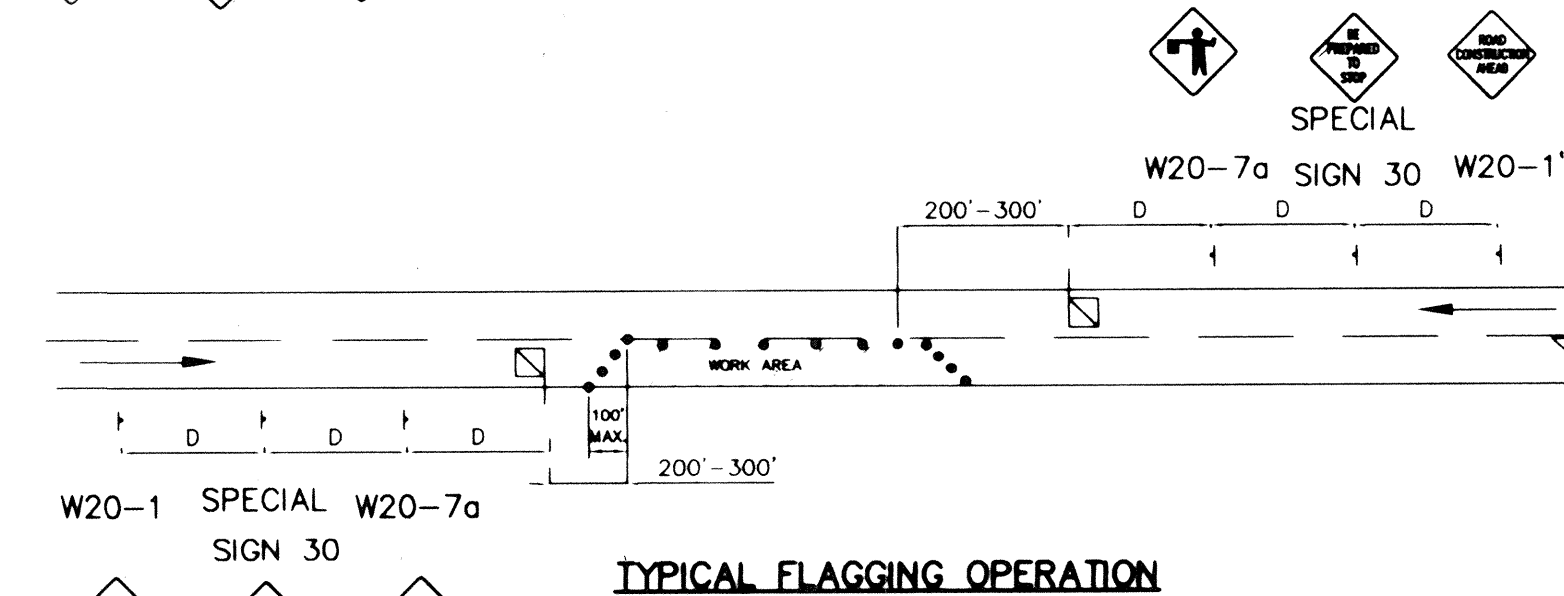
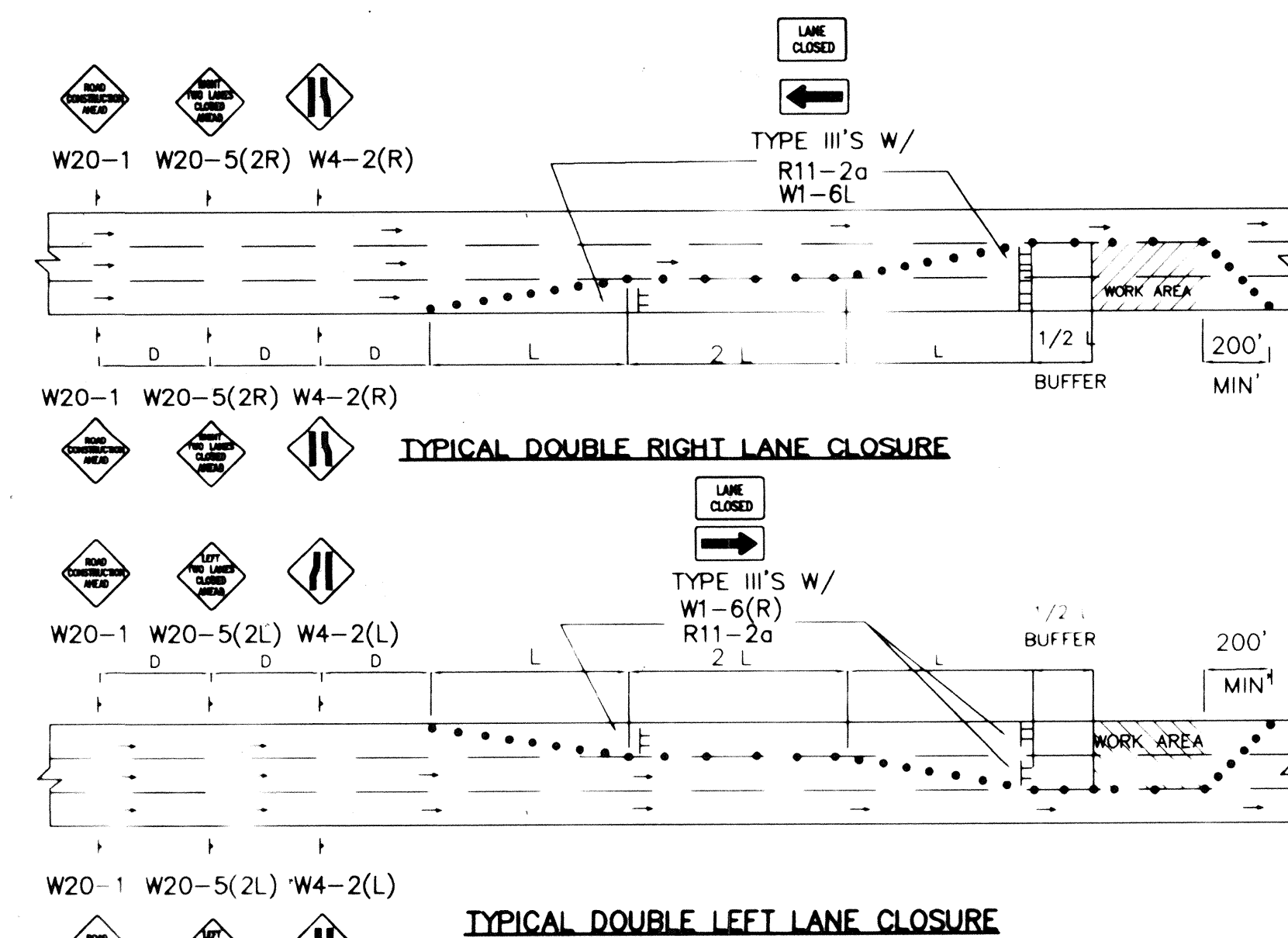
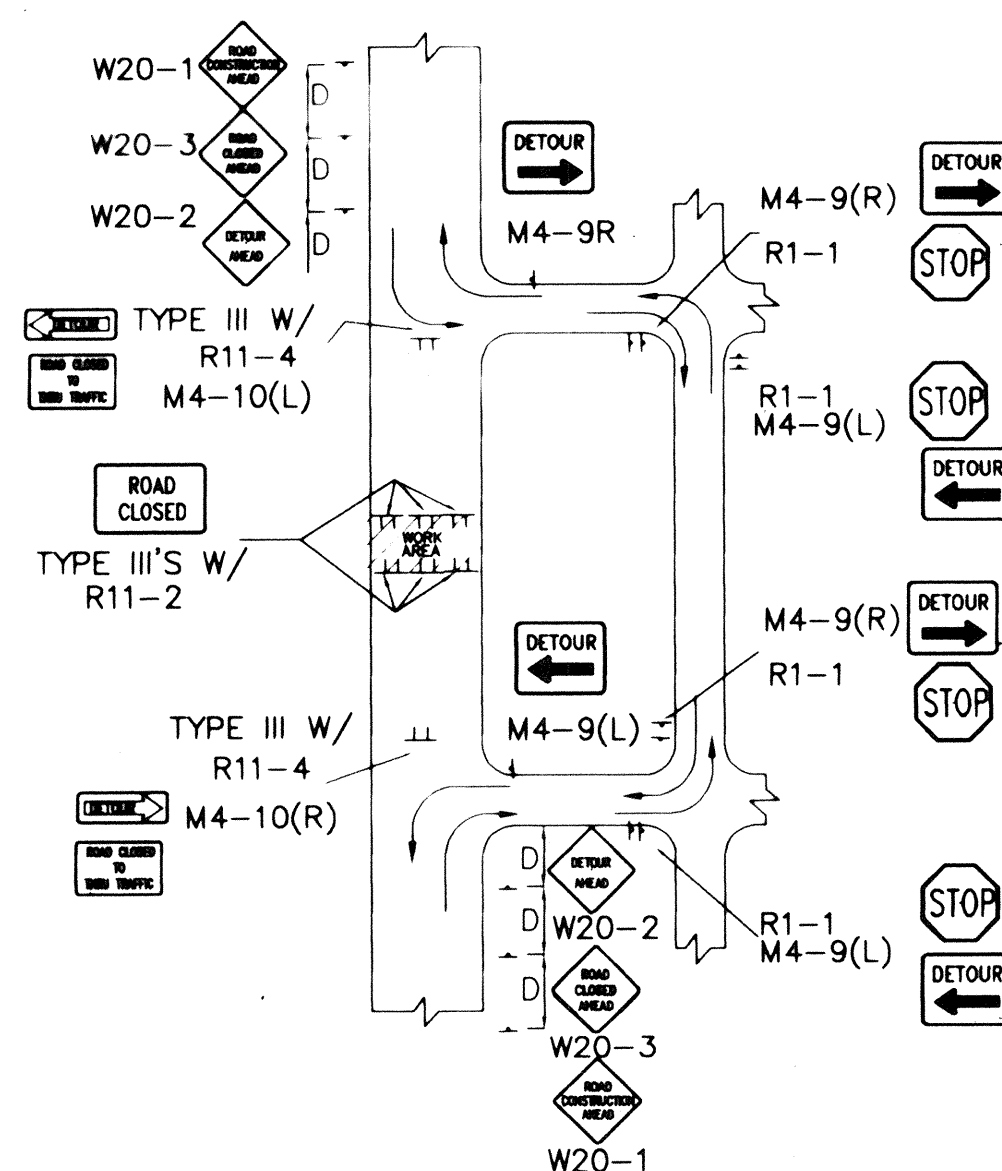
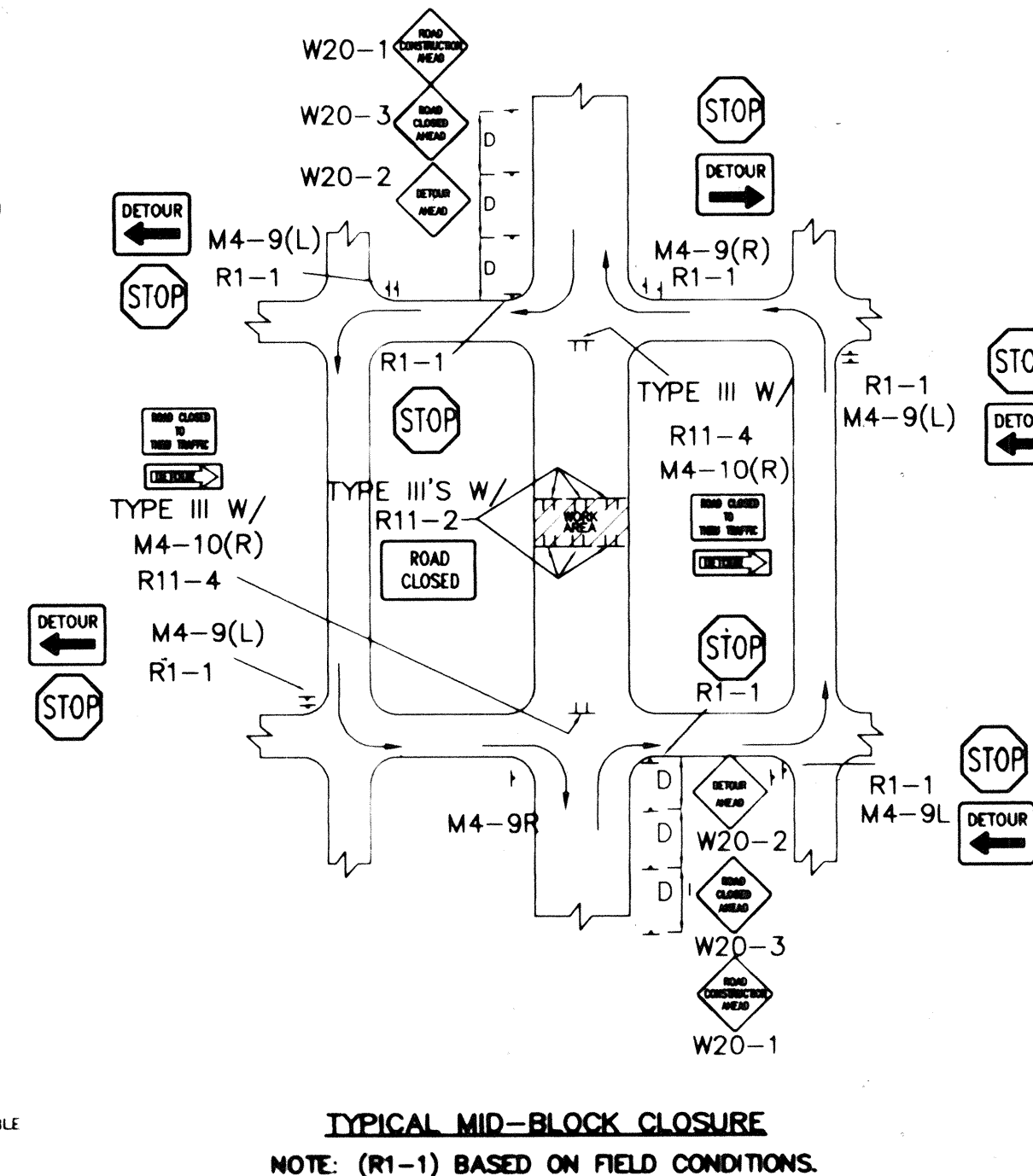
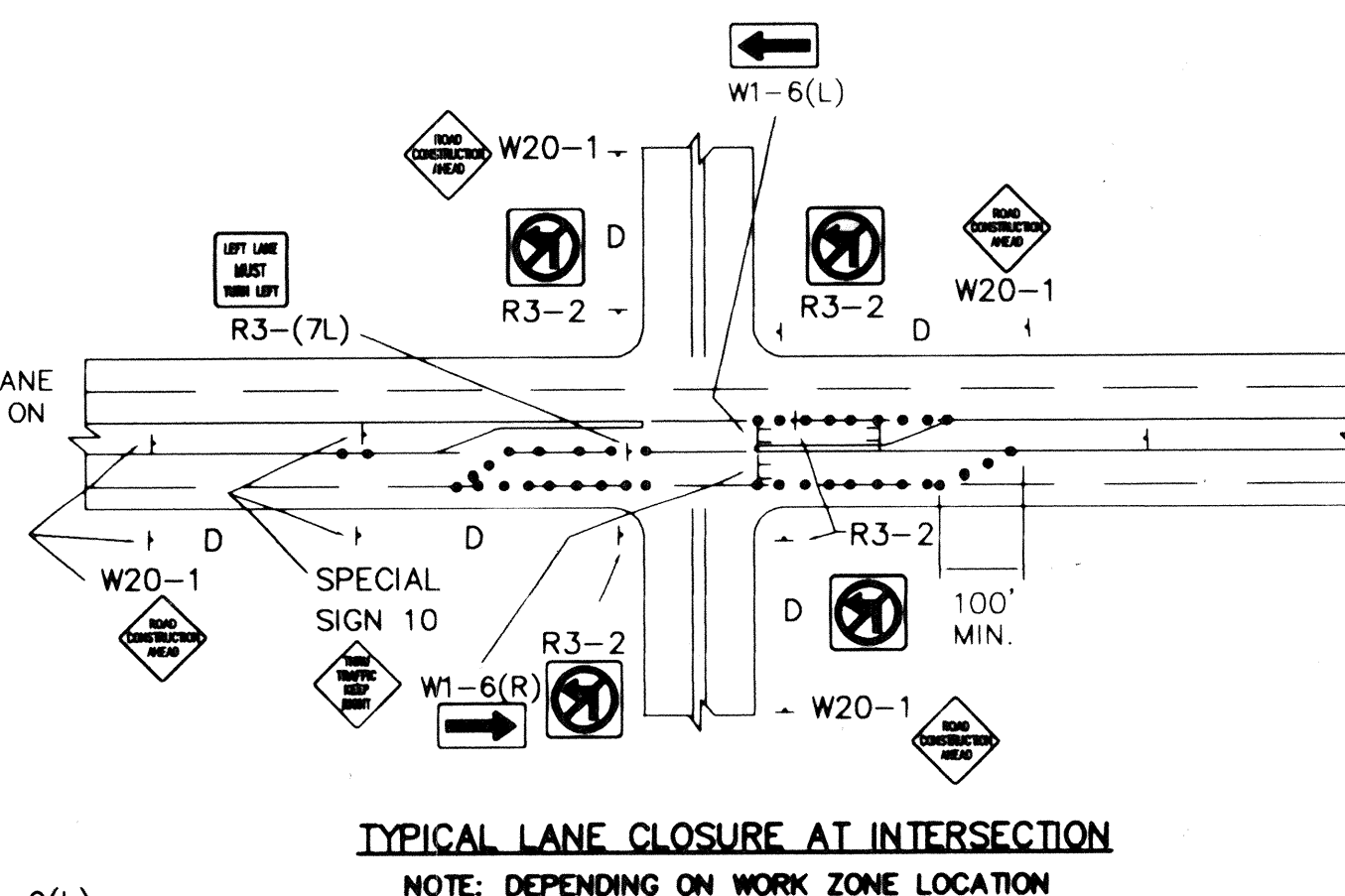
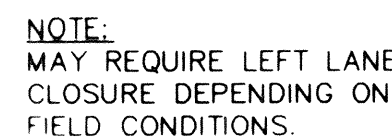
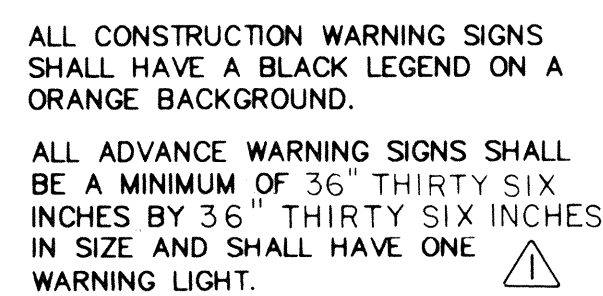
DOWELL & SONS INC.
10903
CITY OF LOS ANGELES REGISTERED PROFESSIONAL ENGINEER

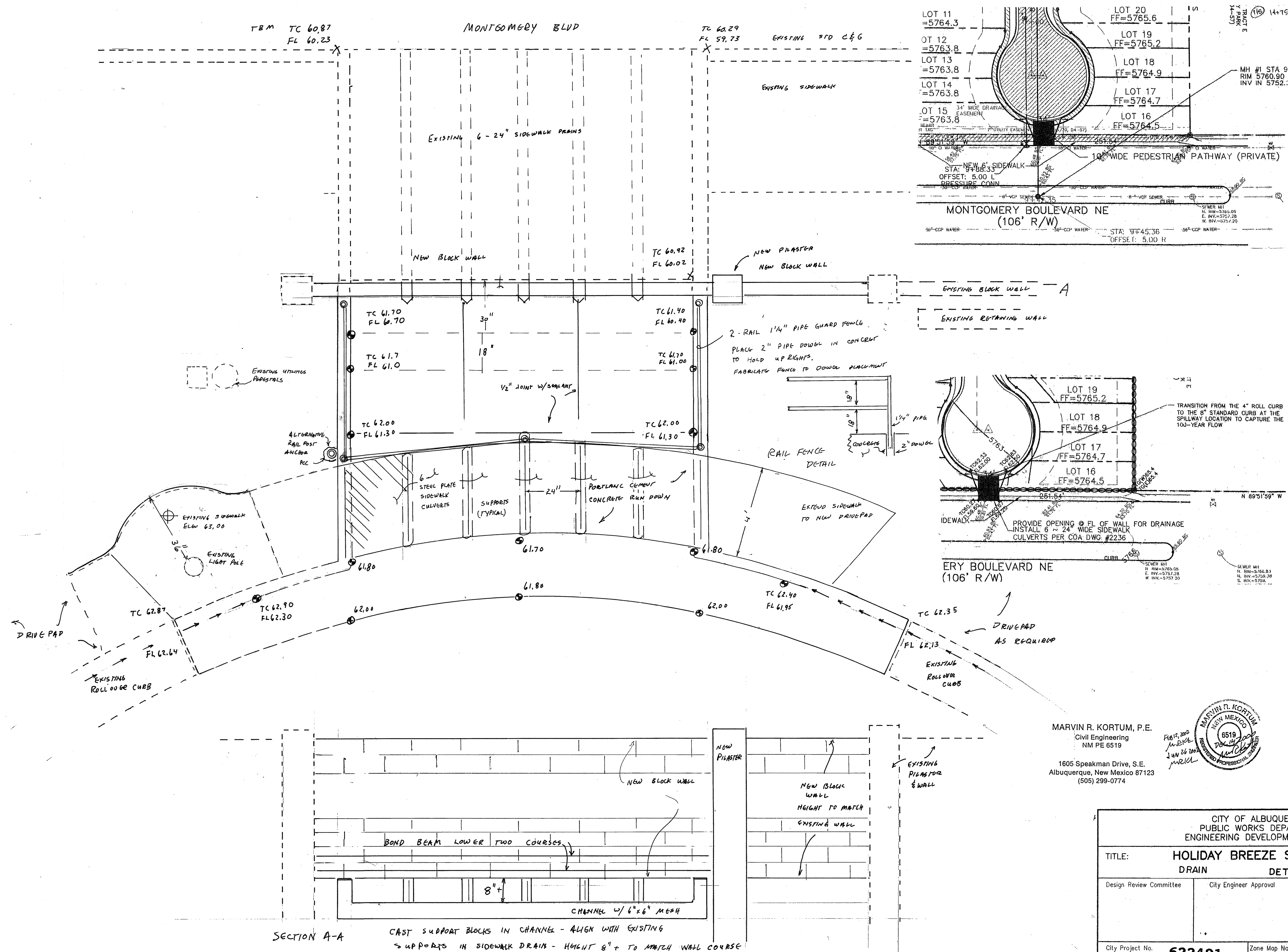
11-2-97

NO.		DATE	REVISIONS	BY
△			LOFTED MODIF TO SAS LATERALS	
DESIGN				
Designed By		J.S.M.	Date	10-99
Drawn By		STAFF	Date	10-99
Checked By		J.S.M.	Date	10-99

[illegible]

Sheet 6 Of 8

[illegible]



		ENGINEER'S SEAL		SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION		
				FIELD NOTES			THE BASIS FOR ELEVATIONS FOR THIS SHEET IS ACS BENCHMARK 21-F22, LOCATED ON THE EAST CURB RETURN OF THE NORTHEAST QUADRANT AT THE INTERSECTION OF MONTGOMERY BOULEVARD, AND CAIRO DRIVE, NE. ELEVATION IS 5756.513				
				NO.							
		REMARKS									
		BY									
		APD									
		DATE									
		1									
		Feb 12 1982									
		M/R K									
		DESIGN									
		M/R K									
		Designed By									
		Down By									
		M/R K									
		Dec 14, 2000									
		Dec 14, 2000									

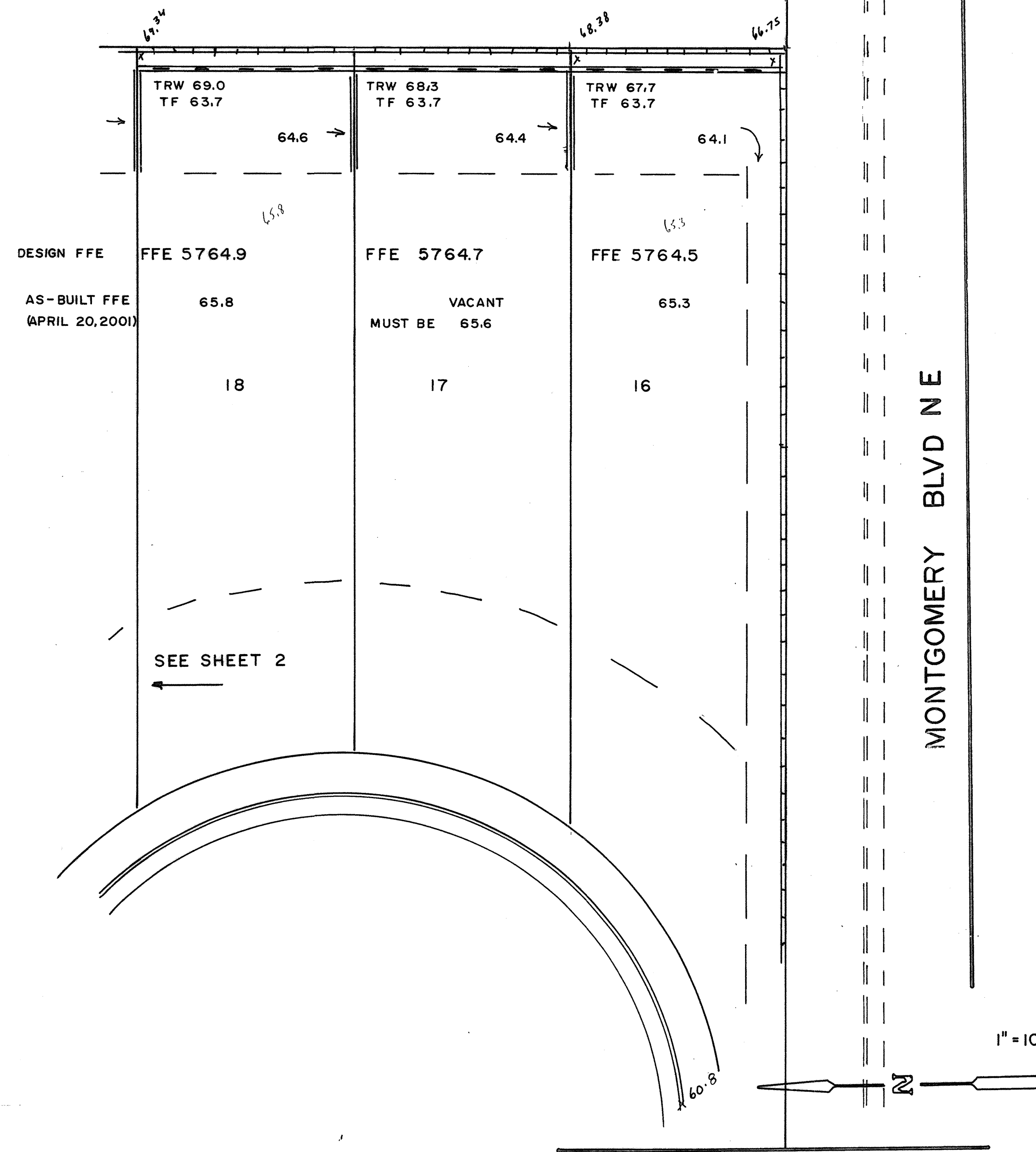
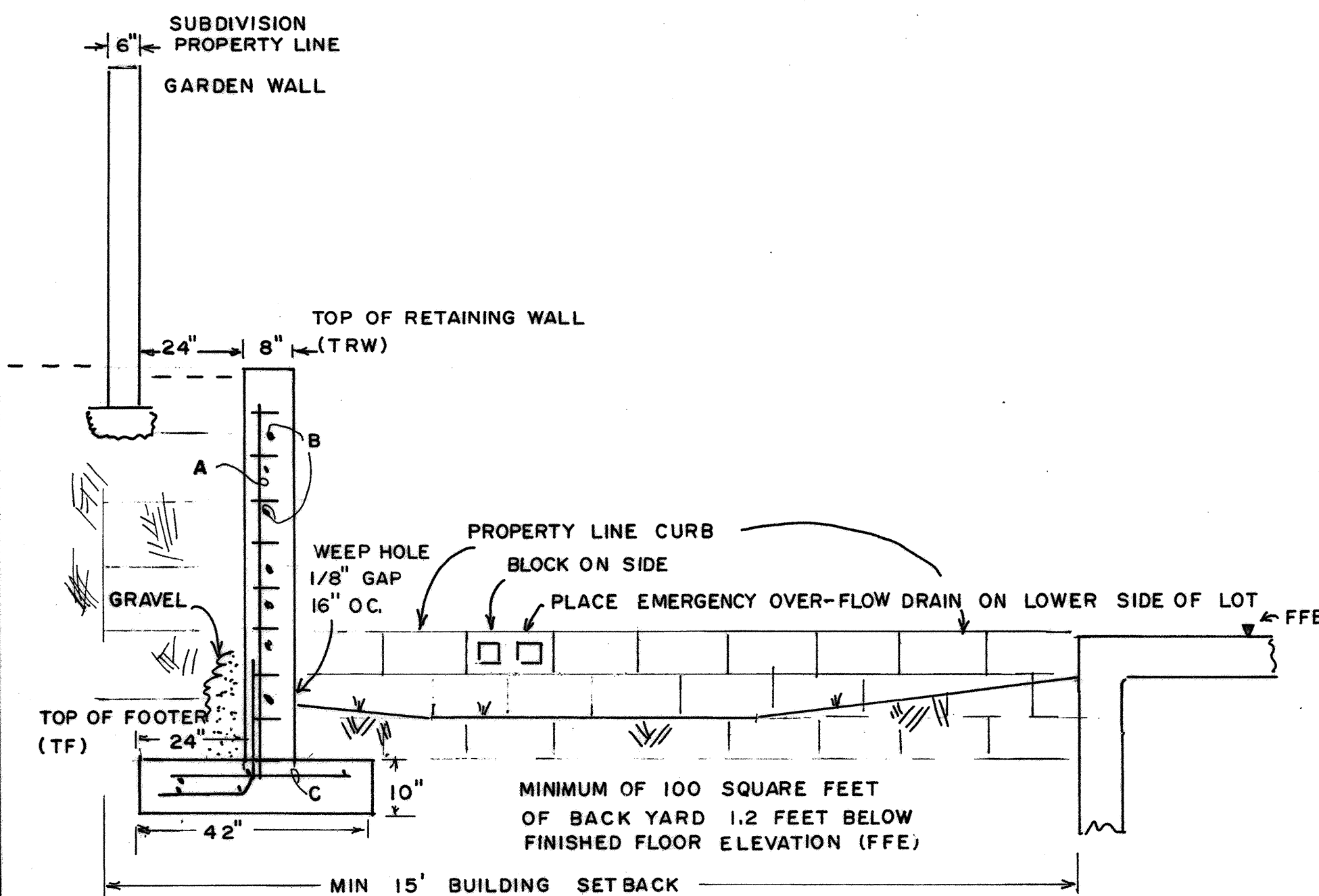
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE:		HOLIDAY BREEZE SUBDIVISION	
DRAIN		DETAILS	
Design Review Committee	City Engineer Approval	Last Design Update	Ms. Com. Tr.
			Ms. Com. Tr.
City Project No.	622481	Zone Map No.	F-22
Sheet		9	Of 9

RETAINING WALL NOTES:

1. The retaining wall as shown wall may be constructed of 8" high strength concrete masonry unit blocks, filled with 3000 psi. portland cement concrete (3/8" aggregate), or may be cast in place, or may be a combination. Alternative materials such as field rock or ornamental stone may also be used. Appropriate reinforcement must be specifically designed for alternative materials. Proprietary retaining wall materials may also be used. Footers shall be 2500 psi concrete, 3/4" aggregate.
2. Care must be taken during the construction of the retaining wall and the excavation of materials adjacent to the existing building wall. Bracing or reinforcement of the existing wall may be necessary.
3. The use of heavy vibration compaction equipment during placement of the retaining wall is discouraged. The contractor shall be responsible for all damages to adjacent properties which are the result of earthwork or construction activities within the site.
4. The surface of the retaining walls will be finished as the owner/developer directs.
5. Lot side walls or curbs shall be placed on 16" wide by 6" deep footer set 8" below finished surface. Walls or curbs shall be masonry concrete block or similar impervious material.
6. Placement of footer will require undercutting of the earth bank. Contractor shall be responsible for stabilizing the bank to prevent cave-in, by bracing, placing the footer and wall in short sections, or other means. All damaged garden wall shall be replaced.

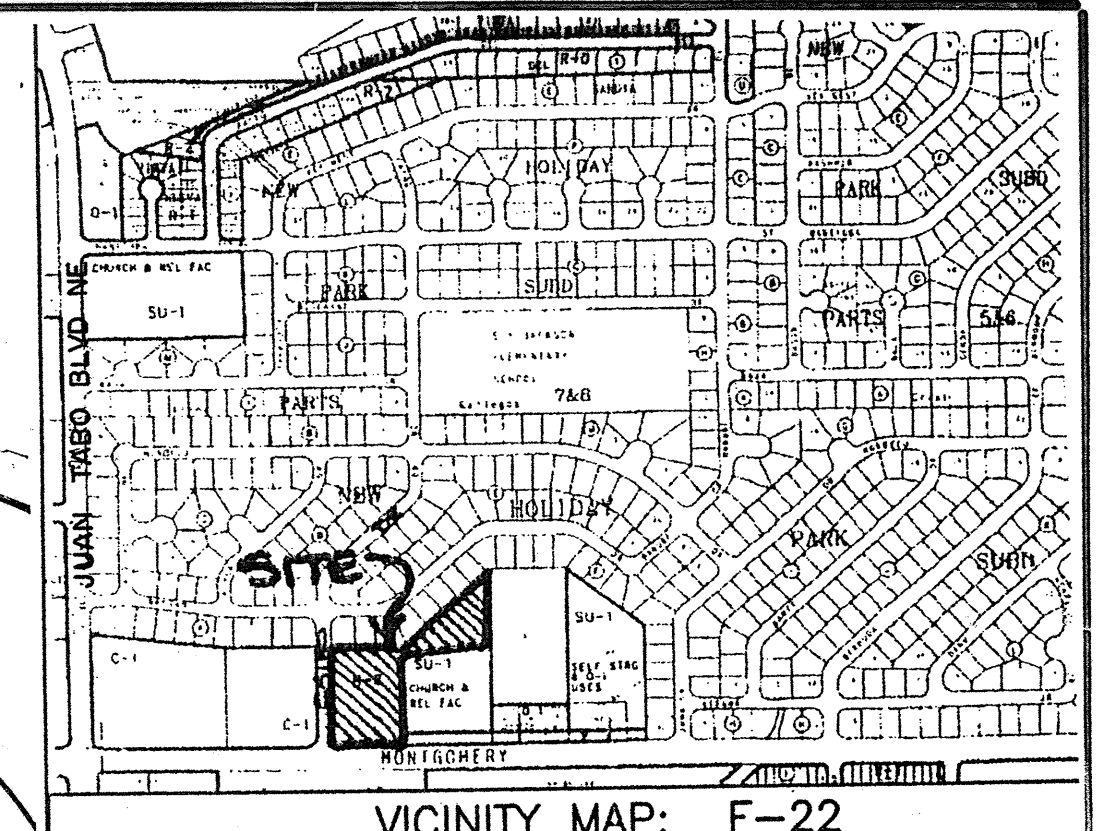
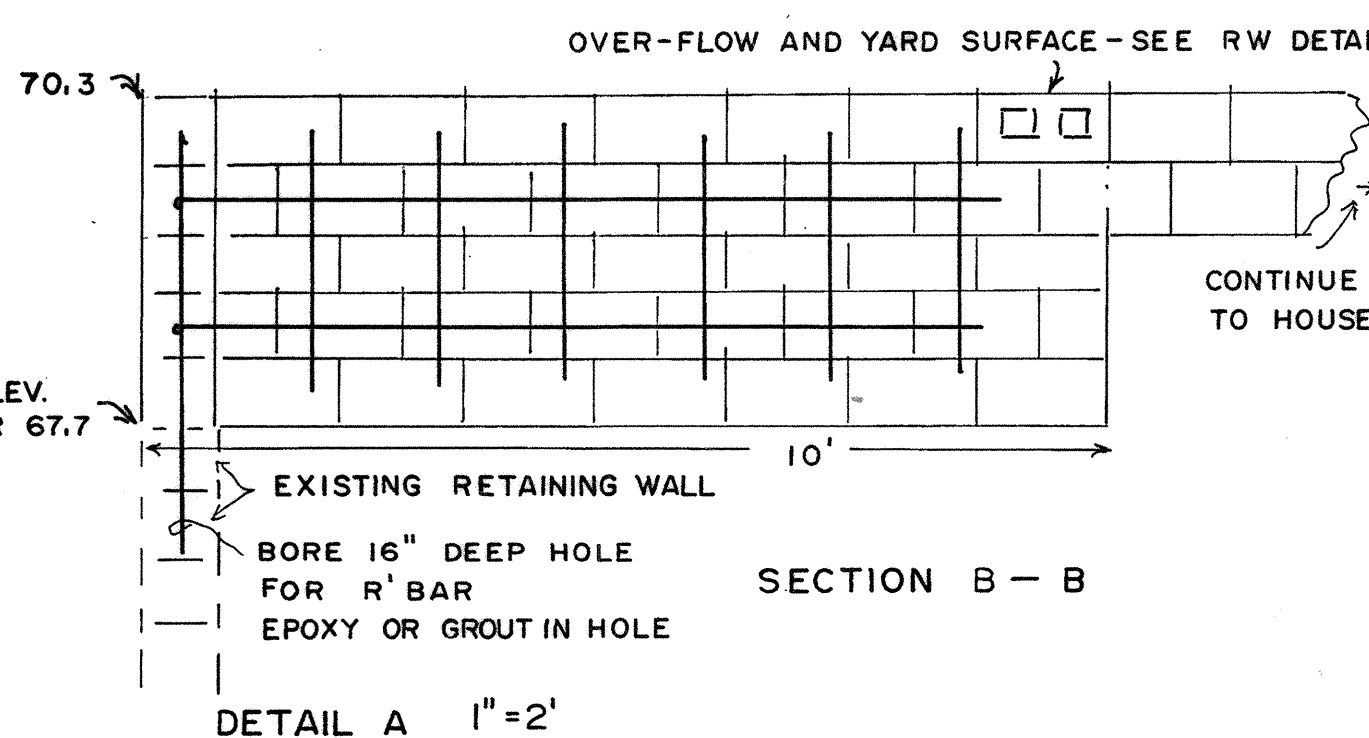
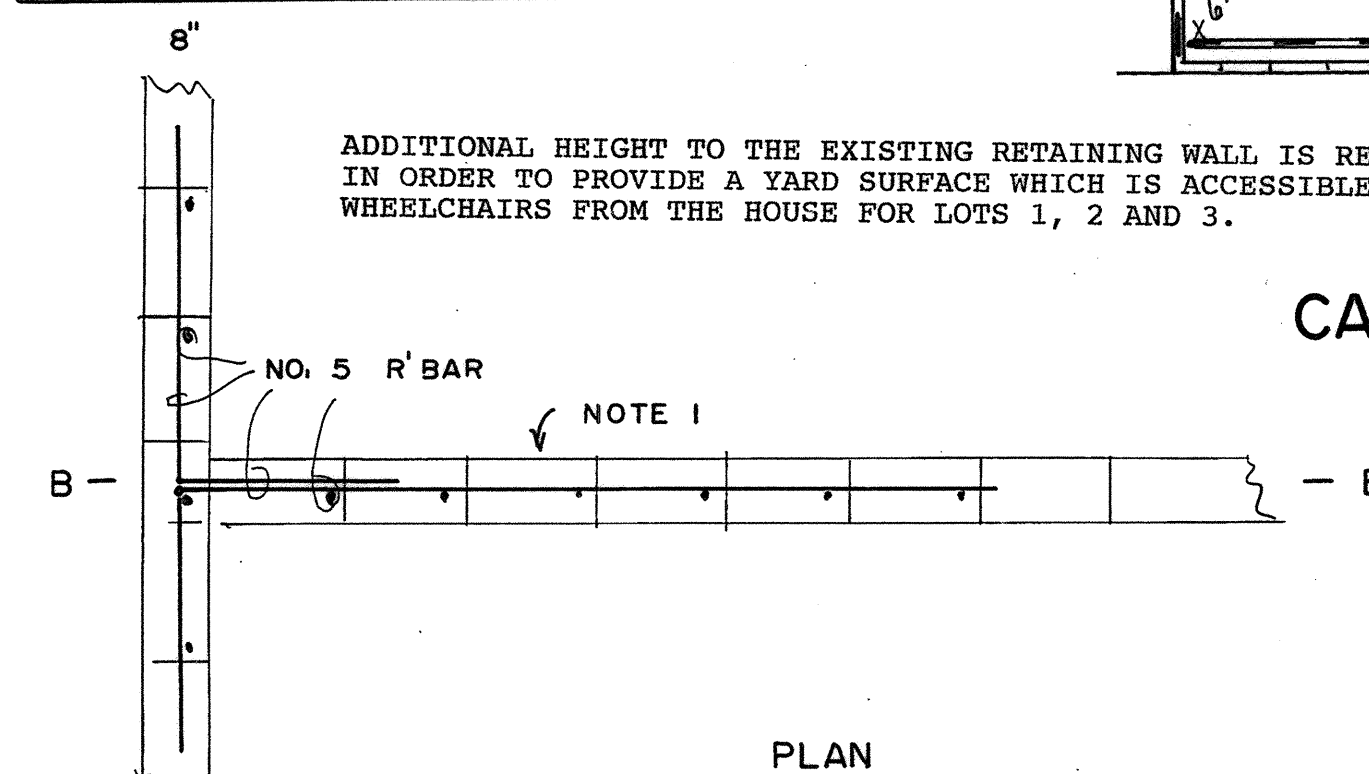
RETAINING WALL REINFORCEMENT

- A. Vertical bars #5 bars at 16" on center
- B. Horizontal bars in wall, #4 at 8", or #5 at 16"
- C. Horizontal bars in footer, #4 at 12" on center
- D. All bars 40,000 psi strength.

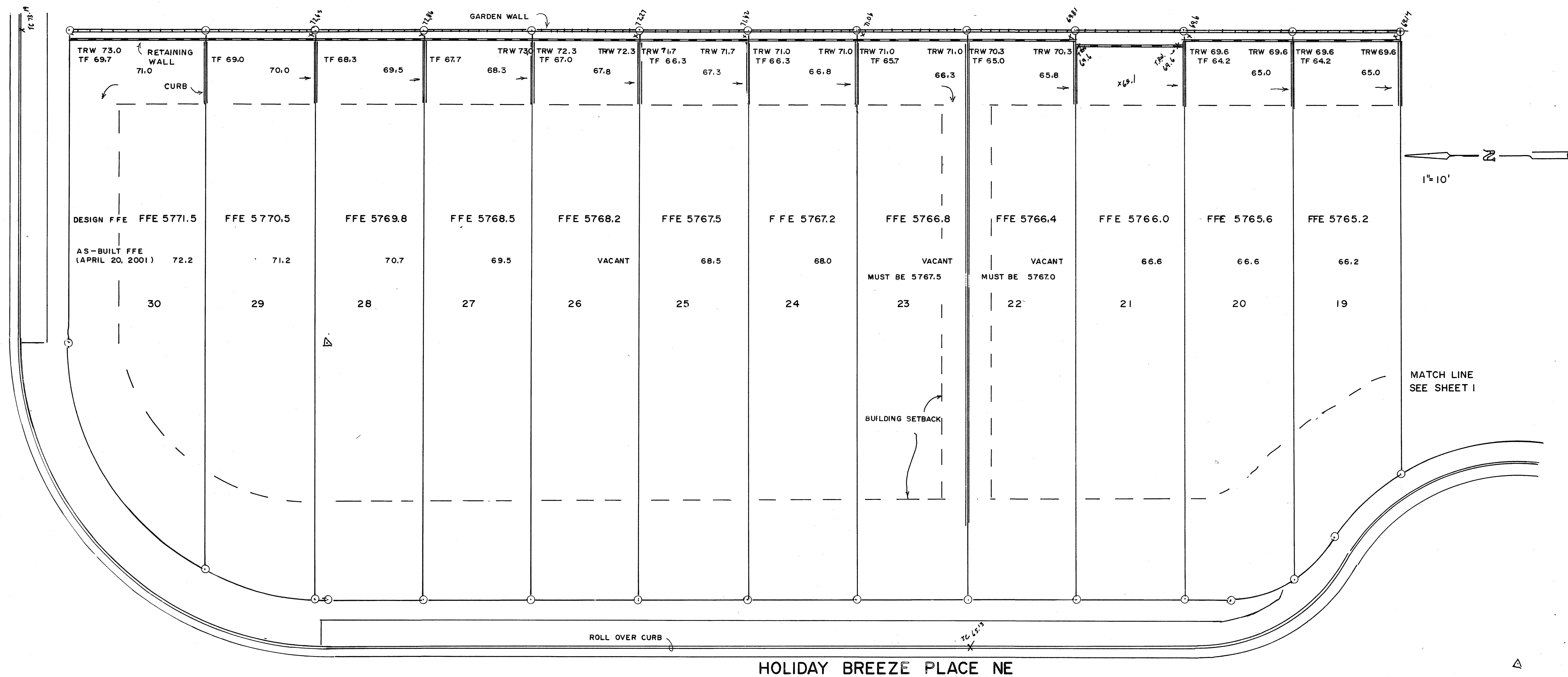


ADDITIONAL HEIGHT TO THE EXISTING RETAINING WALL IS REQUIRED IN ORDER TO PROVIDE A YARD SURFACE WHICH IS ACCESSIBLE FOR WHEELCHAIRS FROM THE HOUSE FOR LOTS 1, 2 AND 3.

CAIRO DRIVE NE



1 ST ISSUE	MRK	APR 20, 2001
APPROVALS	REVISIONS	BY DATE
		MARVIN R. KORTUM, P.E. Civil Engineering NM PE 6519 1605 Speakman Drive, S.E. Albuquerque, New Mexico 87123 (505) 299-0774
HOLIDAY BREEZE SUBDIVISION GRADING AND DRAINAGE PLAN REVISION FOR LOTS 1-4, & 16-30		
PROJECT NO.	MAP NO	SHEET OF
F-22/D	F-22	1 2



HOLIDAY BREEZE PLACE NE

1ST ISSUE	MRK	APR 20, 2001
APPROVALS, REVISIONS	BY	DATE
MARVIN R. KORTUM, P.E. Civil Engineering NM PE 6519 1605 Speakman Drive, S.E. Albuquerque, New Mexico 87123 (505) 299-0774		
HOLIDAY BREEZE SUBDIVISION GRADING AND DRAINAGE PLAN REVISION FOR LOTS 1-4, & 16-30		
PROJECT NO.	MAP NO.	SHEET OF
F-22 / D	F-22	2 2