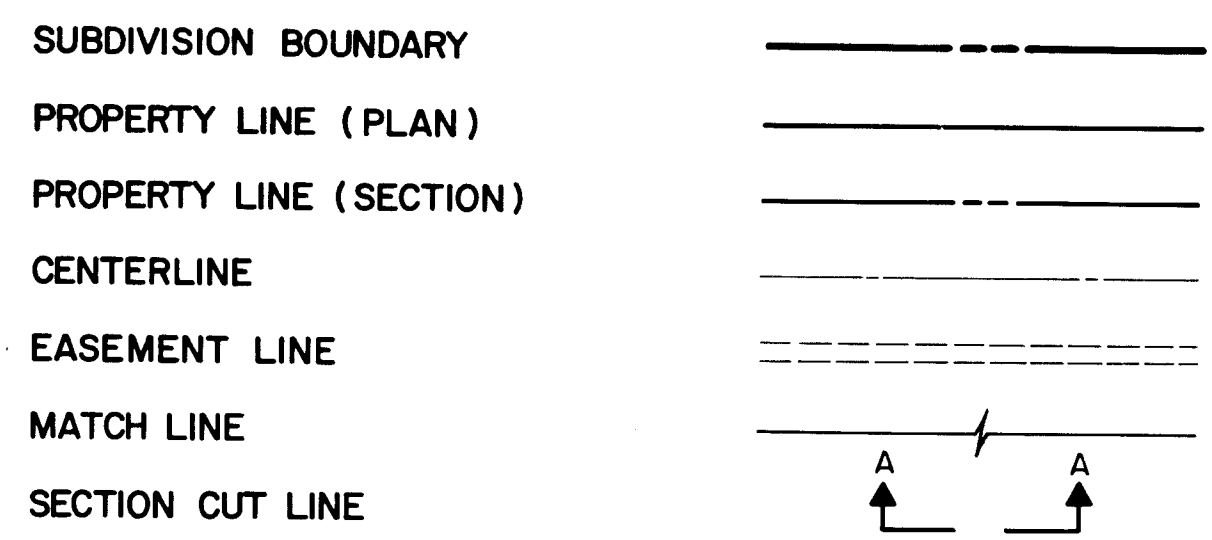


• L E G E N D •

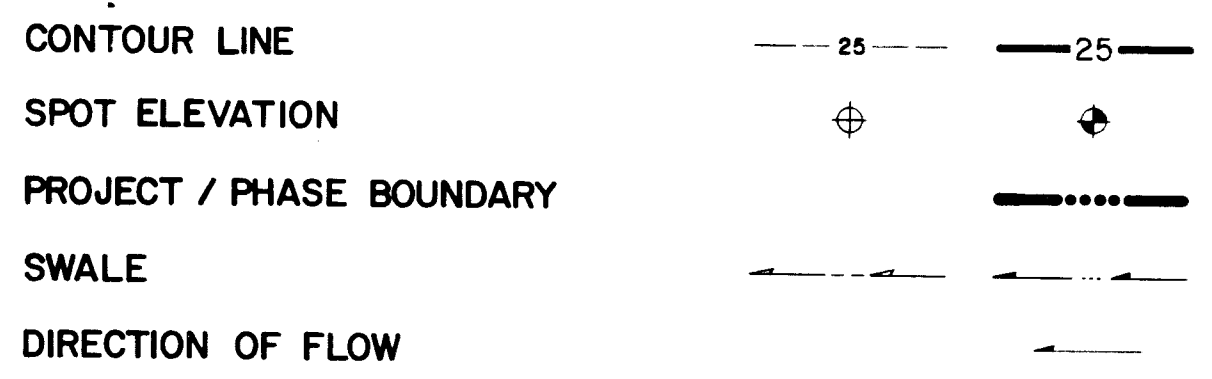
MATERIALS



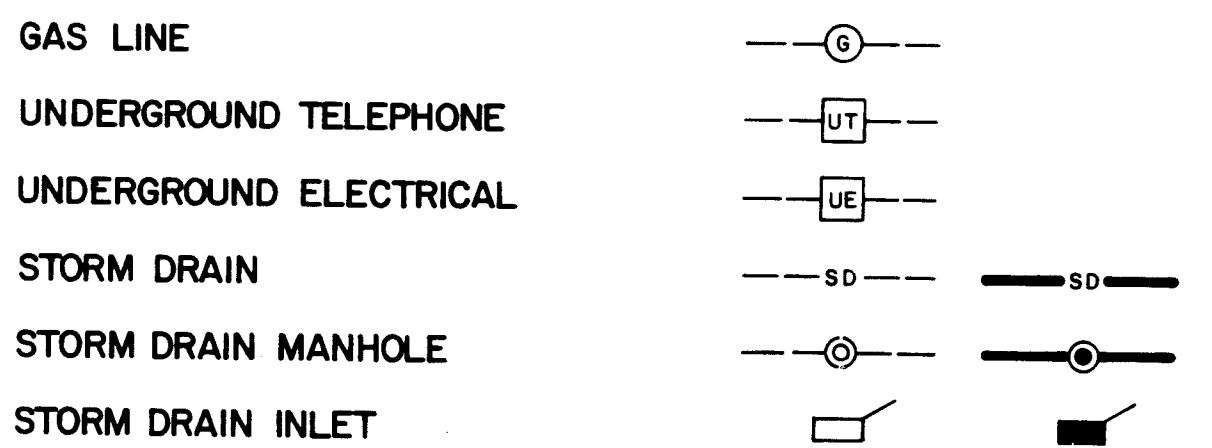
LINES



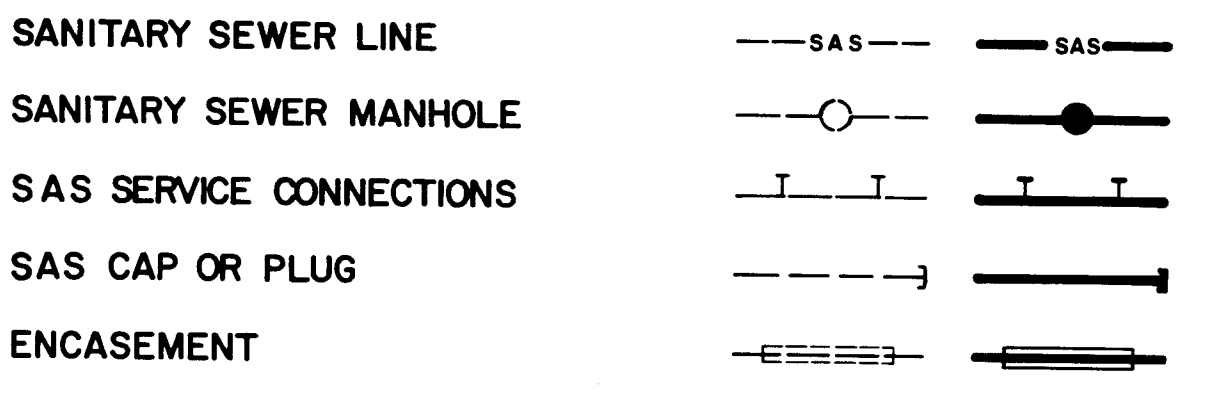
EARTHWORK



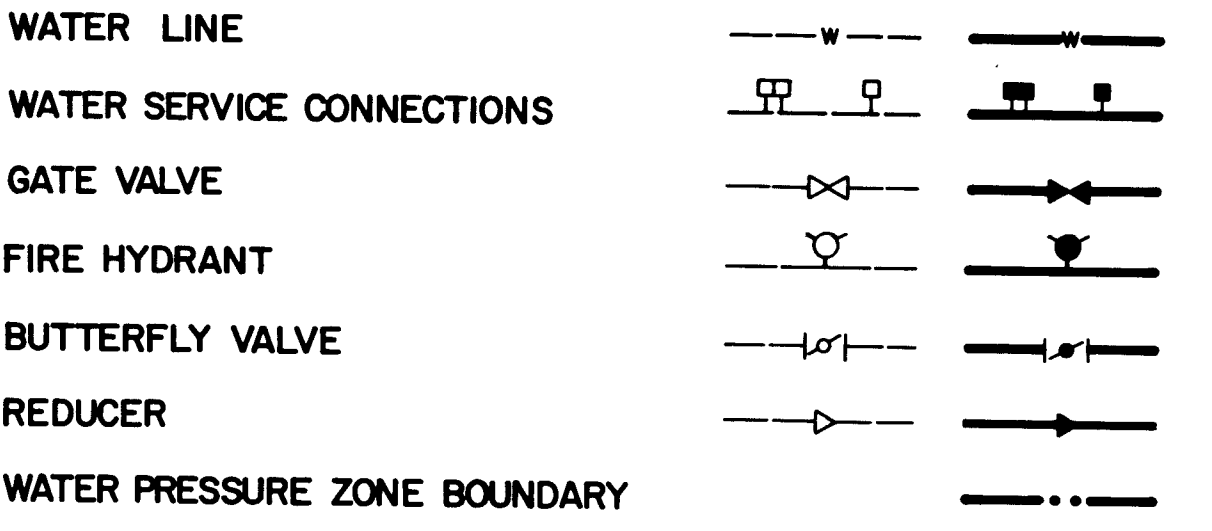
MISCELLANEOUS UTILITIES



SANITARY SEWER



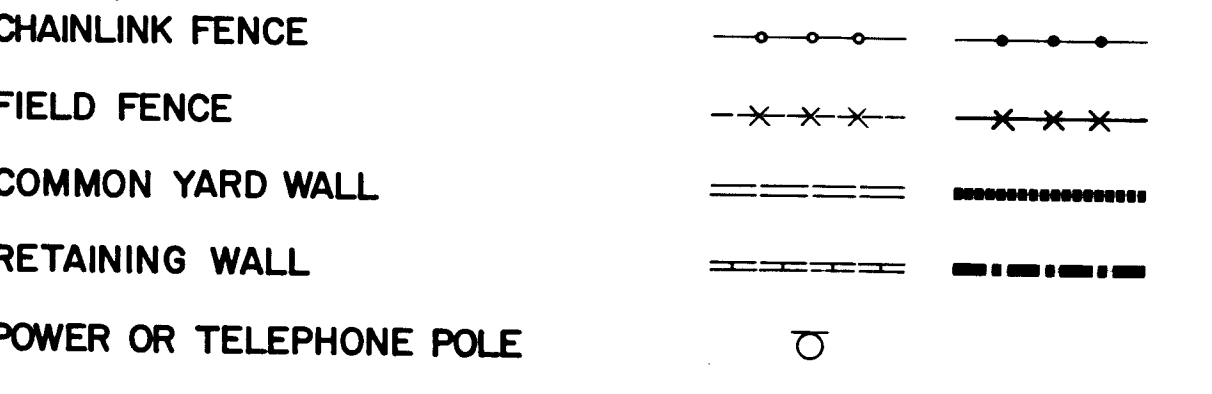
WATER



WATER FITTINGS



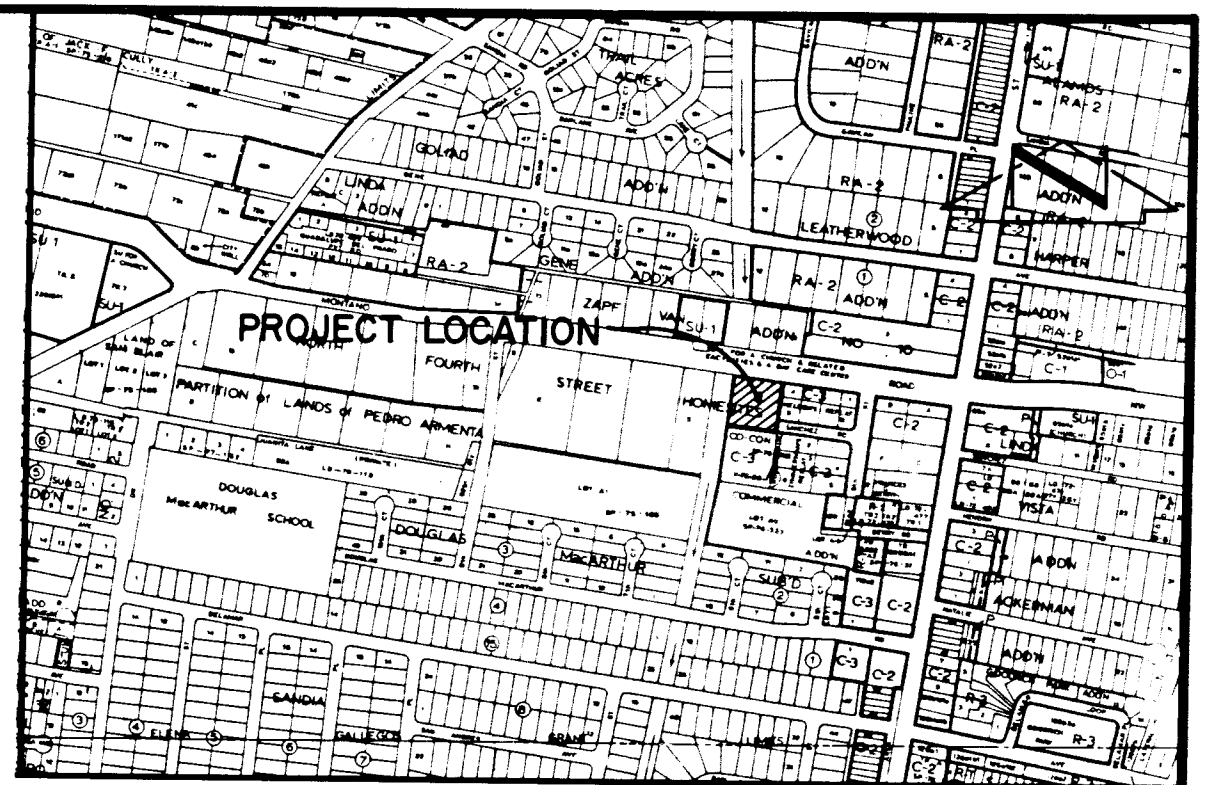
MISCELLANEOUS



CONSTRUCTION PLANS
FOR
TRACT A
MONTANO VILLAGE
TOWNHOUSE PROJECT
ALBUQUERQUE, NEW MEXICO
JULY, 1983

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	TITLE, INDEX SHEET SYMBOLS, GENERAL NOTES
2	GRADING, PAVING, & UTILITY IMPROVEMENTS PLAN
3	SUBDIVISION PLAT & MISCELLANEOUS DETAILS



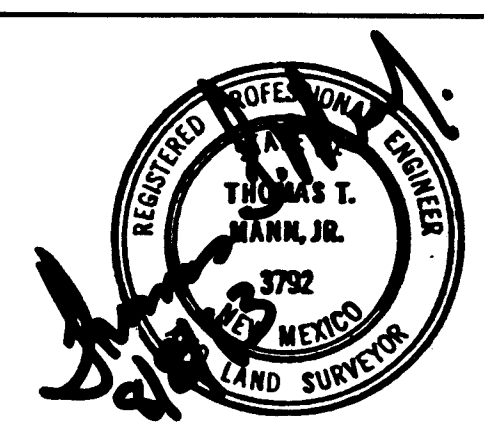
VICINITY MAP
SCALE 1" = 800'

GENERAL NOTES

- All work detailed on these plans to be performed under contract shall, except otherwise stated or provided for hereon, be constructed in accordance with the New Mexico Standard Specifications for Public Works Construction - 1979 Edition (referred to herein as the Standard Specifications) and the contract documents for City-Wide Utilities and Cash Paving No. 31.
- Two (2) working days prior to any excavation, Contractor must contact line locating service, 765-1234, for location of existing utilities.
- Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of 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 construction safety and health.
- All utilities and utility service lines shall be installed prior to paving.
- Backfill compaction shall be according to specified street use. (Residential)
- Tack coat requirements shall be determined by the City Engineer.
- All storm drainage facilities shall be completed prior to final acceptance.
- The requestor or developer shall be responsible for repair or replacement of all curb and gutter or sidewalk damaged after approval by the City Engineer of work completed by the Contractor.

46 1136 0184

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



APPROVED FOR CONSTRUCTION

W.M. Mann 11/13/83 C.E.

1136

SHEET 1 OF 3

2113

GENERAL NOTES

STREET PAVING IMPROVEMENTS

- ALL SIDEWALKS SHALL BE 4' WIDE AND CONSTRUCTED ADJACENT TO PUBLIC RIGHT-OF-WAY LINE.
- ALL CURB RETURNS ARE 25' RADIUS UNLESS OTHERWISE NOTED.
- WHERE REMOVAL OF EXISTING CURB, GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, SAWCUT AND/OR REMOVE TO NEAREST JOINT.

SANITARY SEWER SYSTEM

- WHERE SEWER AND WATER LINES CROSS, IF VERTICAL CLEARANCE DOES NOT EXCEED 3'-0" INSTALL DUCTILE IRON SEWER PIPE, 10' EACH SIDE OF WATERLINE.
- SEWER SERVICE LATERAL HAVE BEEN PREVIOUSLY CONSTRUCTED TO THE PROPERTY LINE FOR LOTS 66 THROUGH 72. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EACH LATERAL PRIOR TO PAVING. THIS VERIFICATION SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, THEREFORE NO SEPARATE PAYMENT WILL BE MADE.

WATER DISTRIBUTION SYSTEM

- WATER SERVICE LATERALS HAVE BEEN PREVIOUSLY CONSTRUCTED TO THE COMMON LOT LINES INDICATED. WATER METER BOXES SHALL BE CONSTRUCTED AT THESE LOCATIONS AS PER CITY OF ALBUQUERQUE STANDARD DRAWING W-10-2.
- THE CONTRACTOR SHALL VERIFY AND REALIGN THE LOCATION OF EACH SERVICE LINE PRIOR TO PAVING. THIS VERIFICATION AND/OR REALIGNMENT SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF WATER METER BOXES, THEREFORE NO SEPARATE PAYMENT WILL BE MADE.

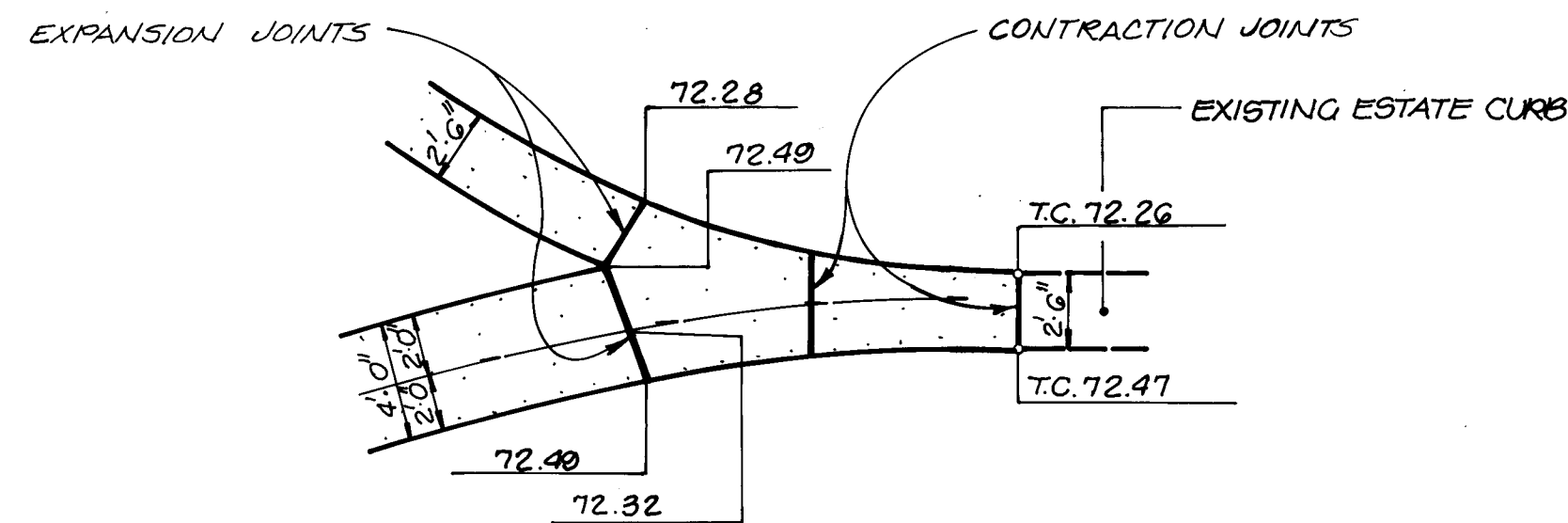
GRADING

- ALL PONDS SHALL BE 1'-0" DEEP WITH 3:1 SIDE SLOPES.
- MAXIMUM SLOPES SHALL NOT EXCEED 3:1.

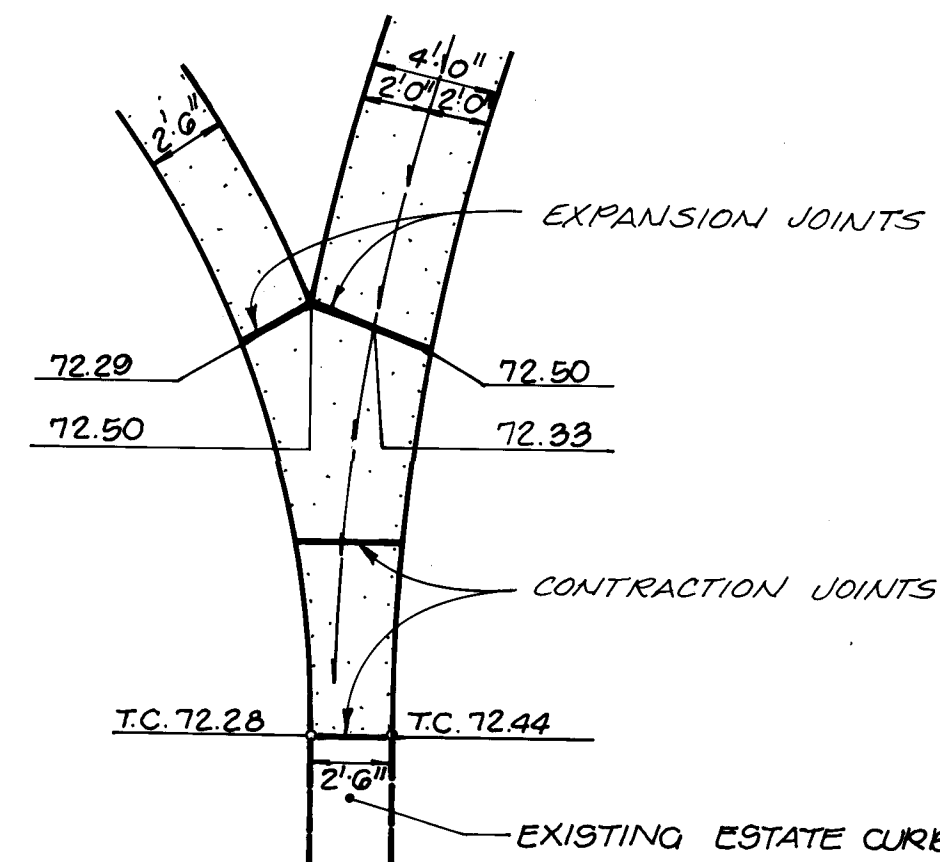
STORM DRAINAGE

- THE DRAINAGE REPORT FOR MONTANO VILLAGE WAS APPROVED ON NOVEMBER 14, 1979. CONSTRUCTION DRAWINGS WERE APPROVED ON NOVEMBER 27, 1979 (C-28-99). THIS TRACT OF LAND WAS PART OF THOSE APPROVALS. THESE PLANS REFLECT SLIGHT DIMENSIONAL CHANGES BUT DO NOT ALTER THE ORIGINAL CONCEPT FOR THE PROJECT.

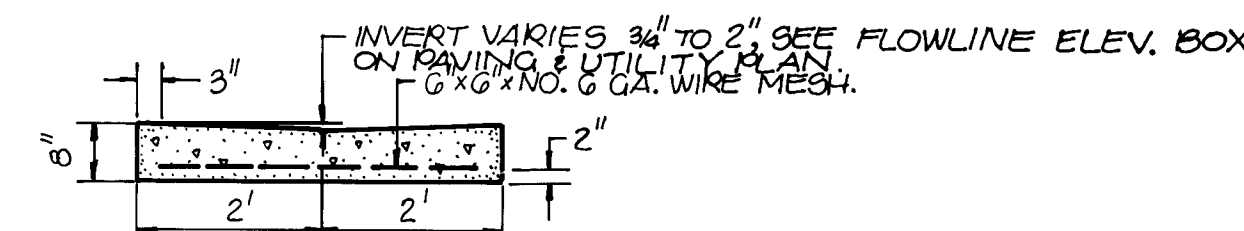
- THE AREAS BETWEEN GARAGES AND AT THE FRONT PROPERTY LINES WILL BE UTILIZED FOR PONDING AS SHOWN BY SECTIONS 2 & 3. THIS IS TRUE FOR THE LOTS SHOWN BELOW.



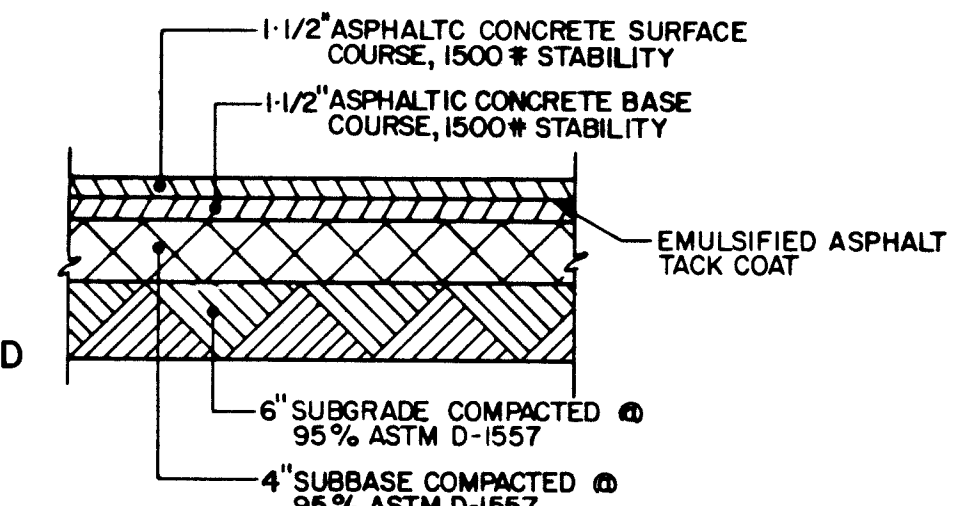
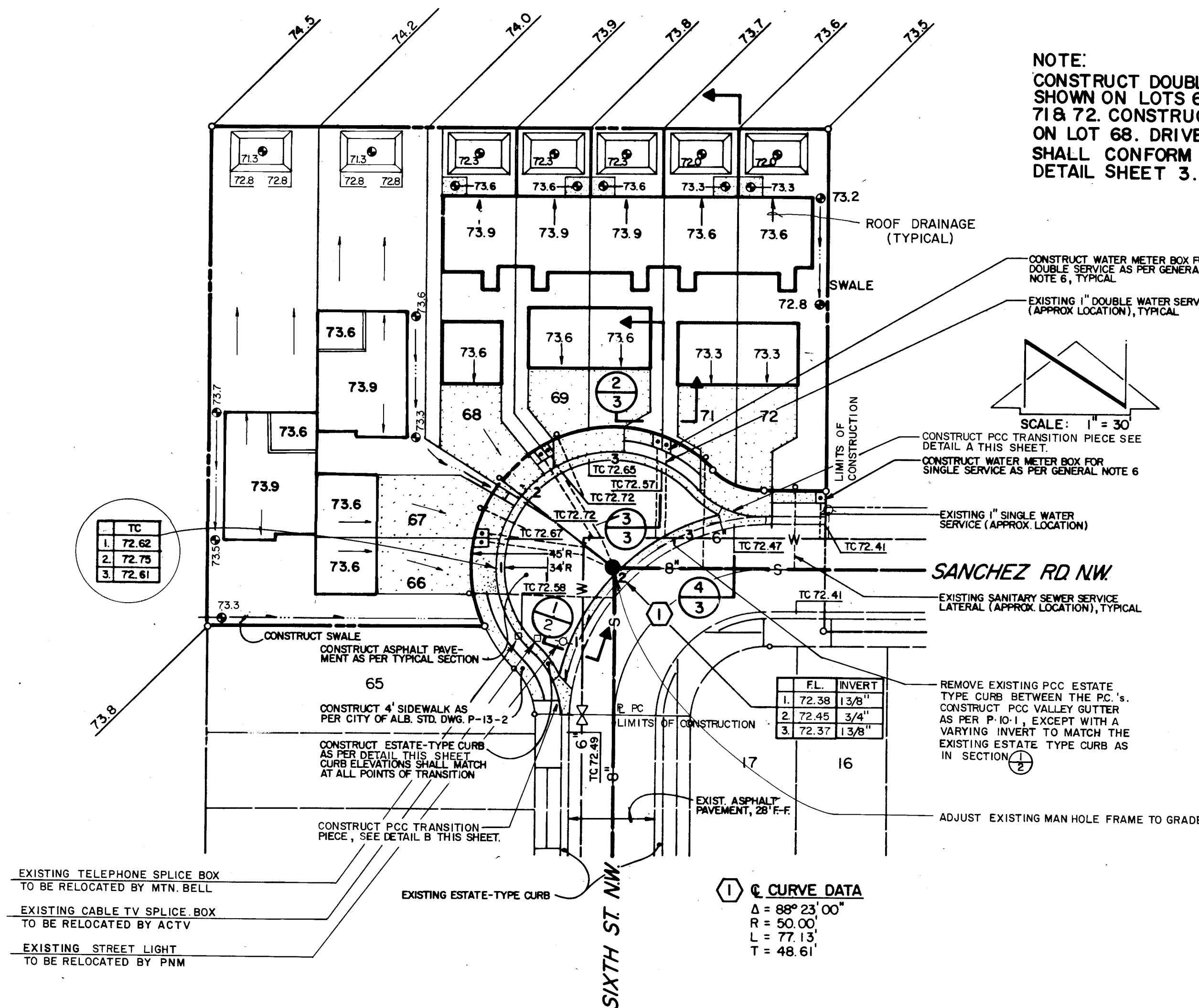
DETAIL A
SCALE: 1" = 6'-0"



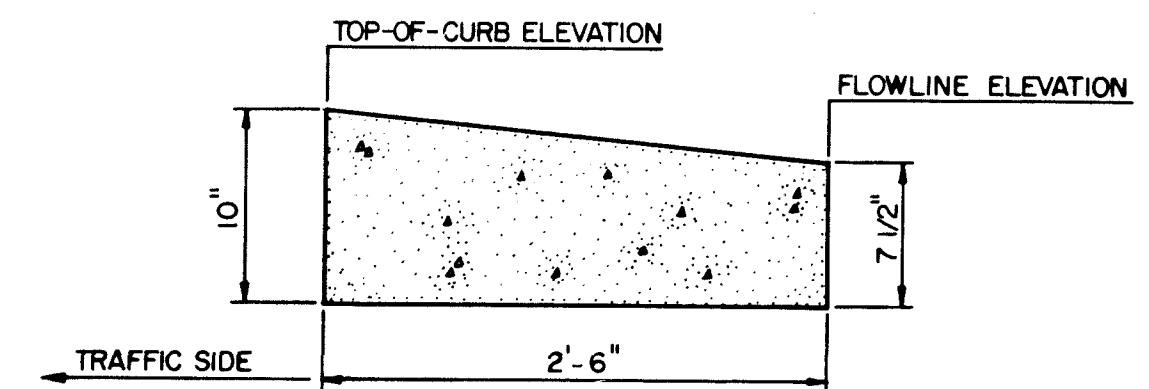
DETAIL B
SCALE: 1" = 6'-0"



VALLEY GUTTER SECTION
NO SCALE.



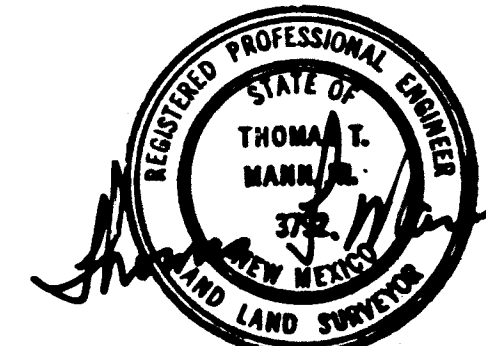
TYPICAL PAVEMENT SECTION
NO SCALE



2'-6" ESTATE TYPE CURB
NO SCALE

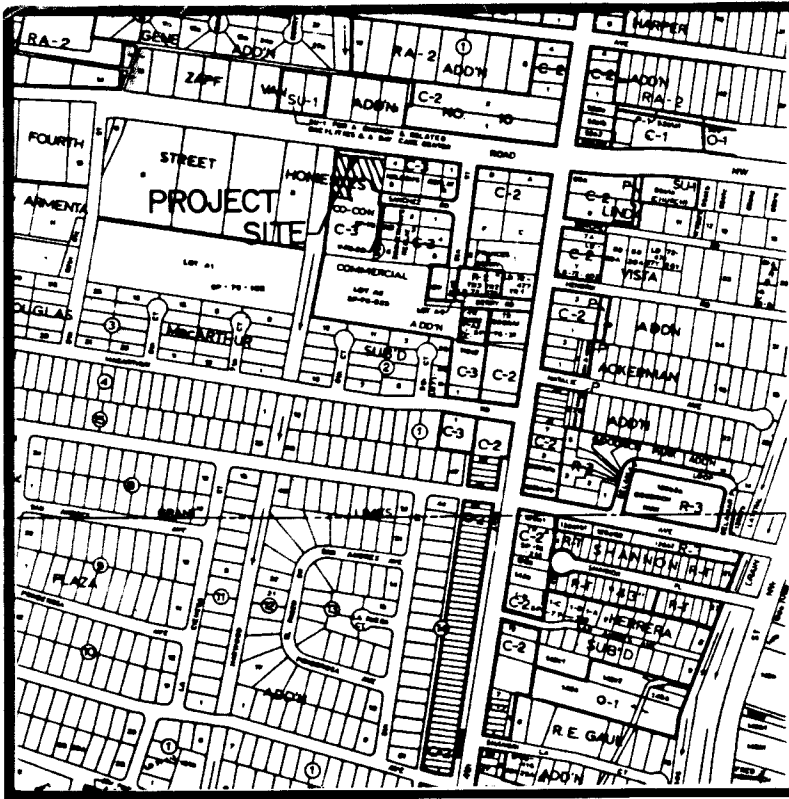
NOTE: THIS CURB MATCHES THE EXISTING CURB IN MONTANO VILLAGE 'A' DOES NOT CONFORM TO ALB. STD. DWG. P-8-3.

FL	INVERT
1 72.38	13/8"
2 72.45	3/4"
3 72.37	13/8"



APPROVED FOR CONSTRUCTION
CITY ENGINEER W.D. HADATE
DATE 12/16/83

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: MONTANO VILLAGE TRACT 'A' GENERAL NOTES, GRADING, PAVING & UTILITY IMPROVEMENTS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	W.D. Hadate	8/16/83	Liquid Waste	W.D. Hadate	8-16-83
A.C.E. - Design	W.D. Hadate	8/16/83	Traffic	W.D. Hadate	8/16/83
A.C.E. - Hydrology	W.D. Hadate	8/16/83	Water	W.D. Hadate	8-16-83
OR	W.D. Hadate	8/16/83			
DRAWING NO.	1136		SHEET	2 OF 3	

VICINITY MAP
SCALE: 1" = 800'

F-14

DESCRIPTION

A tract of land located within the City limits of Albuquerque, New Mexico, comprising Tract 'A' Montano Village Subdivision as shown on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 22, 1981 and being more particularly described as follows:

Beginning at the northwest corner of Tract A, whence the brass cap NM-47-8 bears S 87° 42' 33" E a distance of 2,292.06 feet; thence S 82° 21' 00" E a distance of 200.00 feet; thence S 07° 39' 00" W a distance of 117.00 feet; thence N 82° 21' 00" W a distance of 20.01 feet; thence along the arc of a curve to the right with $\Delta = 44^\circ 24' 55''$, $R = 25.00$ feet and $L = 19.38$ feet thence along the arc of a curve to the left with $\Delta = 162^\circ 03' 39''$, $R = 45.00$ feet and $L = 127.28$ feet; thence N 82° 21' 00" W a distance of 91.14 feet; thence N 07° 39' 00" E a distance of 162.88 feet to the point of beginning and containing 0.6054 acres more or less.

The preceding bearings and distances are geodetic and ground respectively.

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
JUN 8 1983
4:10 o'clock p.m. Recorded: Vol...
of records of said County Filed...
Clerk & Recorder
Deputy Clerk

AN AMENDED PLAT OF 83: 37022
TRACT A
MONTANO VILLAGE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST
JUNE, 1983

NOTE: THIS PLAT HAS BEEN AMENDED TO SHOW THE RECONFIGURATION OF LOTS 66, 67, 68. THE NUMBER OF LOTS IS THE SAME AS SHOWN ON THE PLAT FILED JUNE 22, 1981.

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate all public rights of way, drainage way and utility easements including the right of ingress and egress and the right to trim interfering trees.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
The foregoing instrument was acknowledged before me this 7th day of June, 1983.

APPROVED: *John T. Mann, Jr.* 6/1/83
Chief City Surveyor, Engineering Division
Date
Robert O. Blevins 6-7-83
Traffic Engineer, City of Albuquerque, NM
Date
Paul D. Burnett 6-7-83
City Engineer, City of Albuquerque, NM
Date
O. Val Veldy 6-2-83
Property Manager, City of Albuquerque, NM
Date
W. R. Housh 6/1/83
Water Resources, City of Albuquerque, NM
Date
Monte Veldy 6-7-83
Parks and Recreation, City of Albuquerque, NM
Date
NA BGD 6-7-83
Date
AMAFCA

CERTIFICATION

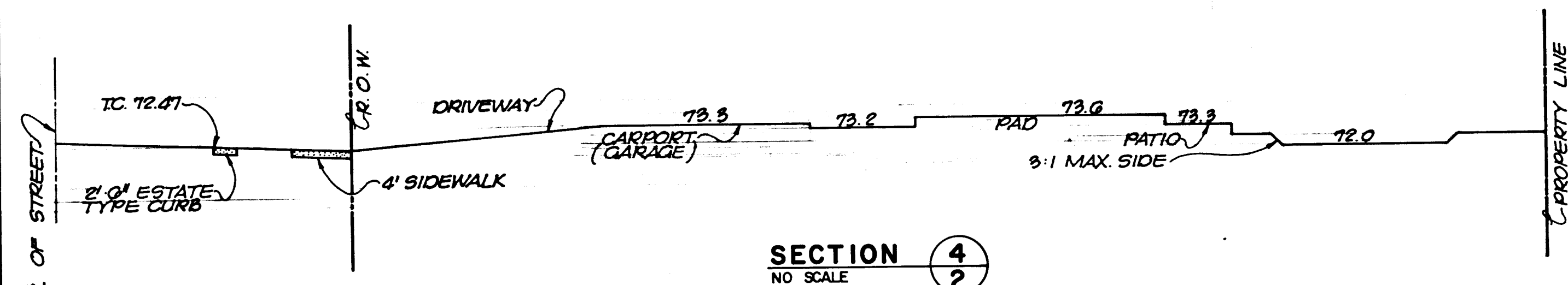
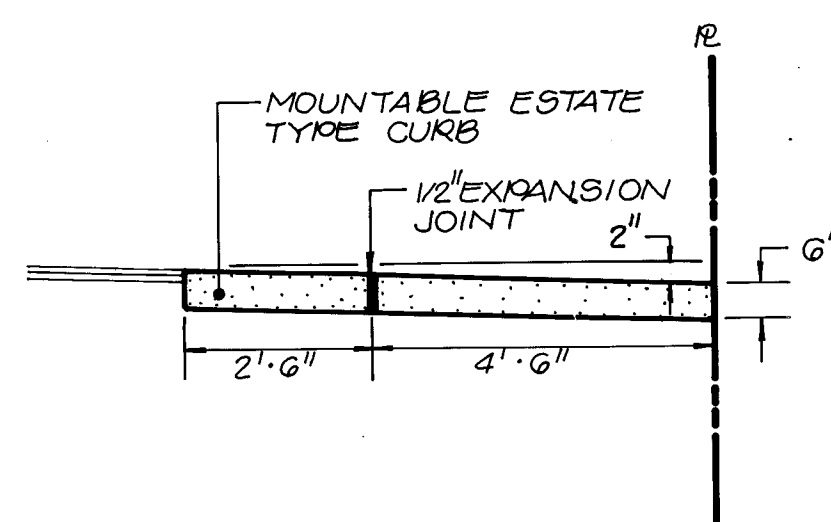
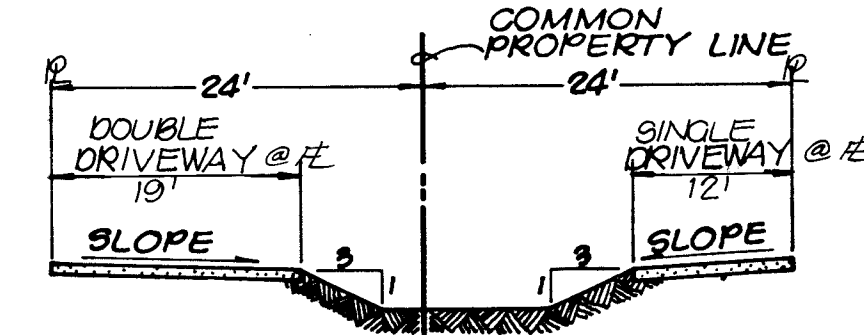
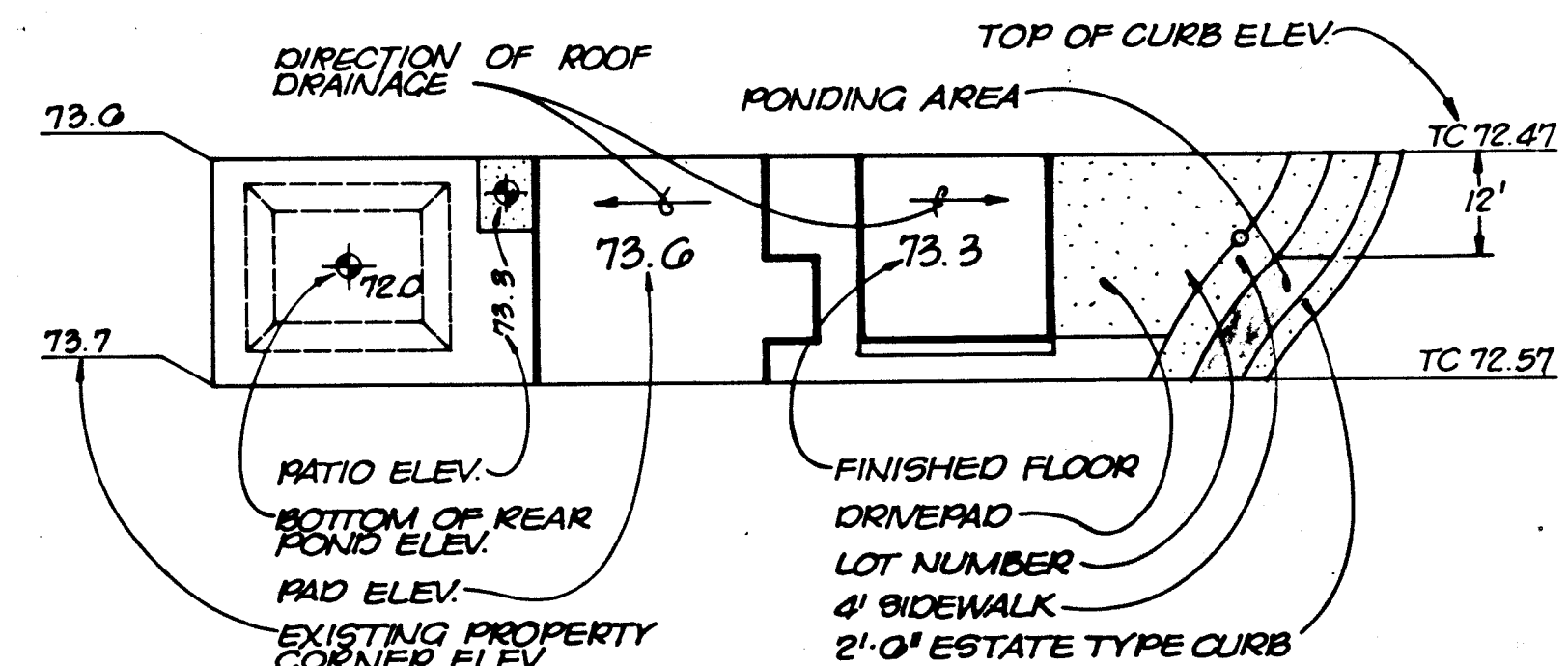
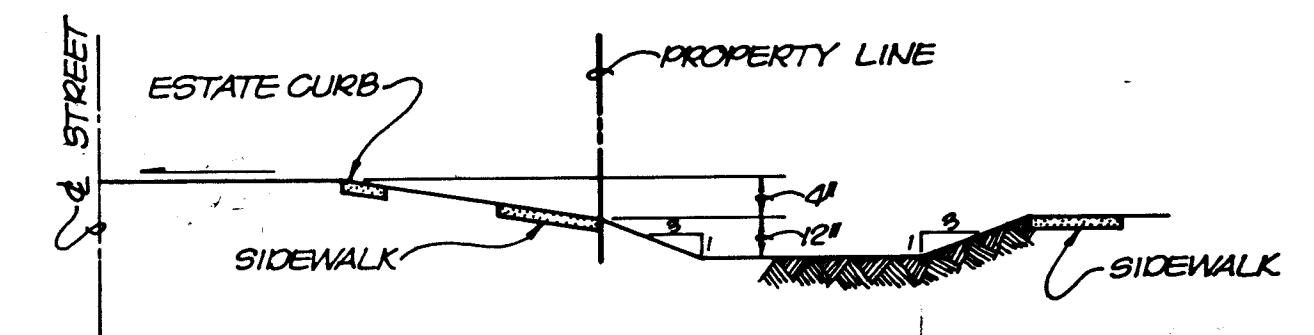
I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements noted in a title report prepared by ALBUQUERQUE TITLE COMPANY on AUGUST 22, 1979, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

3/10/83
DATE
Thomas T. Mann, Jr., L.S. No. 3792



21.97

SUBDIVISION PLAT

SECTION 4
NO SCALE 2TYPICAL DRIVEPAD DETAIL
NO SCALESECTION 2
NO SCALE 2TYPICAL LOT
NO SCALESECTION 3
NO SCALE 2

APPROVED FOR
CONSTRUCTION
C. H. Alsup 10/14/83
CITY ENGINEER AND DATE

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: MONTANO VILLAGE TRACT 'A' SUBDIVISION PLAT & MISCELLANEOUS DETAIL					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. H. Alsup</i>	9/1/83	Liquid Waste	<i>W. R. Housh</i>	8-16-83
A.C.E. - Design	<i>W. R. Housh</i>	8/14/83	Traffic	<i>W. R. Housh</i>	
A.C.E. - Hydrology	<i>W. R. Housh</i>	8/14/83	Water	<i>W. R. Housh</i>	8-16-83
QA	<i>W. R. Housh</i>	1/1/83			
DRAWING NO.	1136		SHEET	3 OF 3	