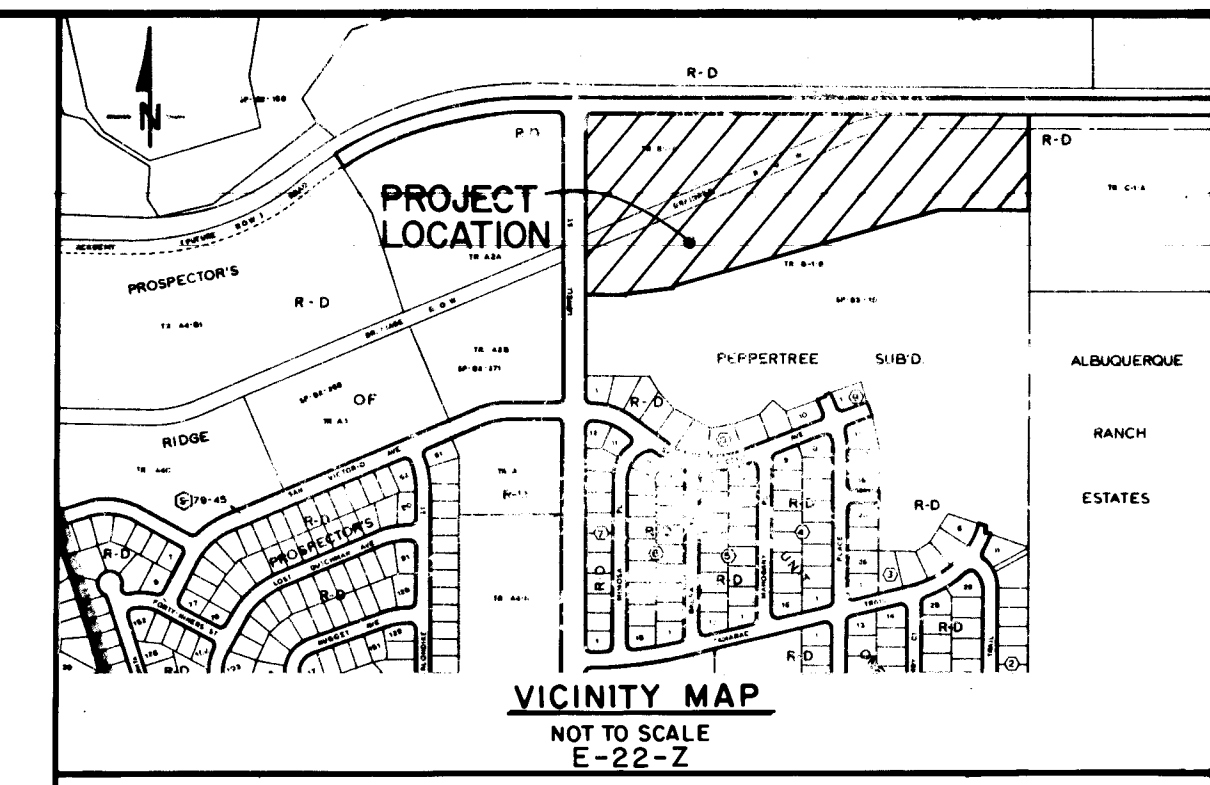


# COMPOUND AT PEPPERTREE SUBDIVISION

## ALBUQUERQUE, NEW MEXICO

### PHASE I

| SHEET NO. | DESCRIPTION                                                                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | TITLE SHEET                                                                                                                                                                                                                                        |
| 2-5       | SUBDIVISION PLAT                                                                                                                                                                                                                                   |
| 6         | GRADING PLAN - WEST HALF                                                                                                                                                                                                                           |
| 7         | GRADING PLAN - EAST HALF (ULTIMATE BUILD)                                                                                                                                                                                                          |
| 8         | GRADING PLAN - EAST HALF (TEMPORARY GRADING)                                                                                                                                                                                                       |
| 9         | STREET & STORM DRAIN PLAN - WEST HALF                                                                                                                                                                                                              |
| 10        | STREET PLAN - EAST HALF                                                                                                                                                                                                                            |
| 11        | WATER & SEWER DISTRIBUTION PLAN - WEST HALF                                                                                                                                                                                                        |
| 12        | WATER & SEWER DISTRIBUTION PLAN - EAST HALF                                                                                                                                                                                                        |
| 13-17     | STREET PLAN & PROFILE SHEETS -<br>SUMMERTREE ROAD - EMERGENCY ACCESS - STORM DRAIN OUTFALL<br>PEACHTREE PLACE - SUMMERTREE ROAD<br>PARKTREE PLACE - ROSETREE PLACE<br>CRABTREE PLACE - CINNAMONTREE PLACE - COPPERTREE PLACE<br>CINNAMONTREE PLACE |
| 18-22     | WATER & SEWER PLAN & PROFILE SHEETS -<br>SUMMERTREE ROAD - EMERGENCY ACCESS<br>PEACHTREE PLACE - SUMMERTREE ROAD<br>PARKTREE PLACE - ROSETREE PLACE<br>CRABTREE PLACE - CINNAMONTREE PLACE - COPPERTREE PLACE<br>CINNAMONTREE PLACE                |
| 23        | PLAN & PROFILE FOR MEDIAN MODIFICATIONS                                                                                                                                                                                                            |



#### GENERAL NOTES

##### NOTICE TO CONTRACTORS

- 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 CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
- TWO 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 OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY TRAFFIC ENGINEERS OFFICE AND RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION IN LOWELL STREET.

##### THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ 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.

|   |   |   |   |   |   |   |   |   |    |    |    |
|---|---|---|---|---|---|---|---|---|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 2 | 6 | 2 | 9 | 2 | 7 | 0 | 1 | 8 | 7  |    |    |

APPROVAL OF AS BUILT DRAWINGS  
CHIEF CONSTRUCTION ENGINEER  
*Carol B. Smith*  
DATE: 4-9-87

| REV   | SHEETS | CITY ENGINEER      | DATE    | USER         | DEPT.           | DATE    | USER         | DEPT.            | DATE    |
|-------|--------|--------------------|---------|--------------|-----------------|---------|--------------|------------------|---------|
| 23A   | 13/14  | <i>[Signature]</i> | 1/21/87 | Transp. Dev. | Design/Planning | 1/21/87 | Utility Dev. | Water/Wastewater | 1/21/87 |
| 13/14 |        | <i>[Signature]</i> | 1/21/87 | Transp. Dev. | Design/Planning | 1/21/87 | Utility Dev. | Water/Wastewater | 1/21/87 |

#### APPROVAL OF REVISIONS

*Bohannon*  
5/21/86  
BO

**BOHANNAN - HUSTON INC.**  
ALBUQUERQUE - SANTA FE - EL PASO  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

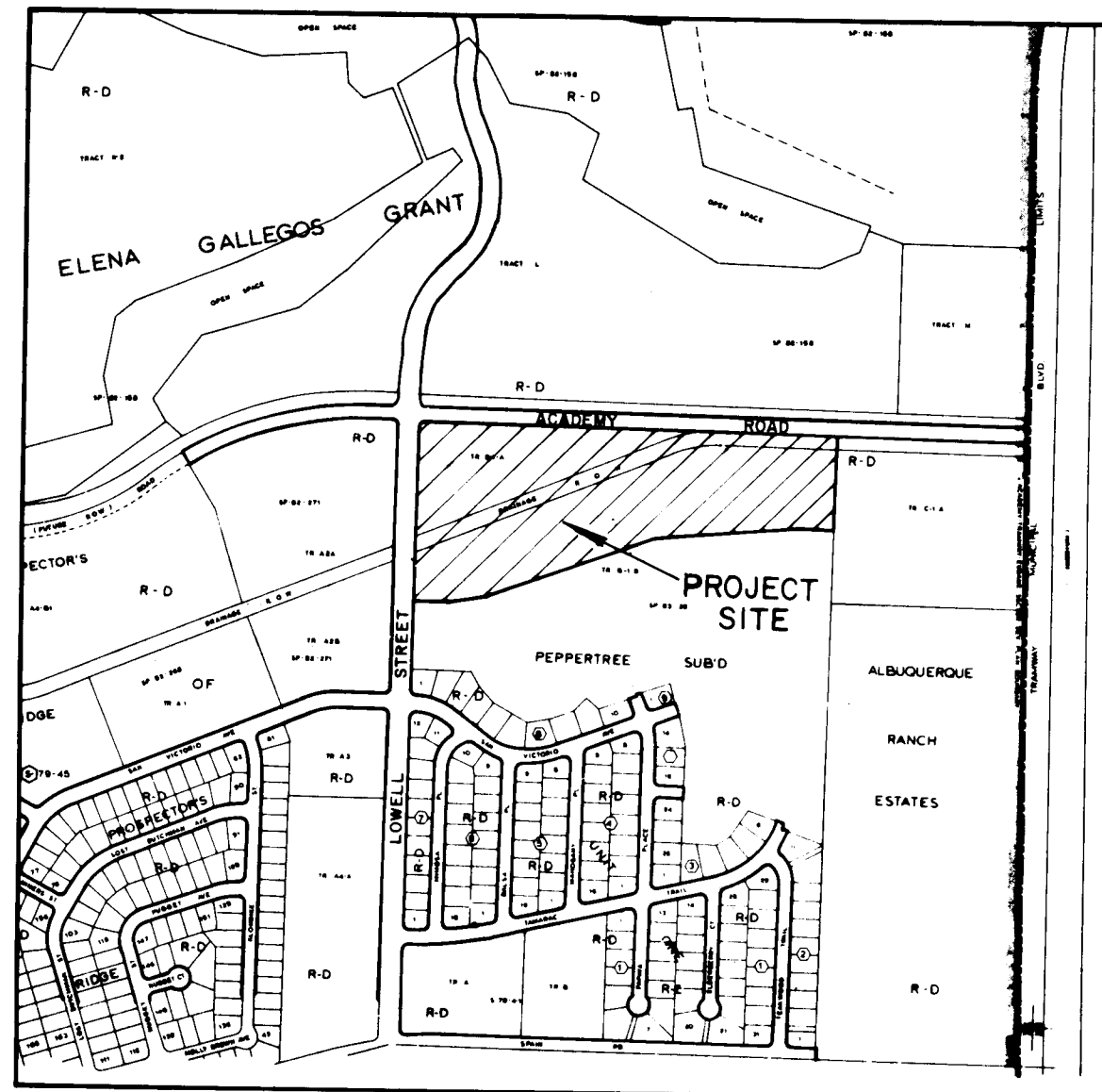
APPROVED FOR CONSTRUCTION  
*[Signature]*  
1/21/86  
CE

PROJECT NUMBER  
**2927**

SHEET **1** OF **23**



Recorded 10/30/86  
C 31-198(4)  
Inducted



LOCATION MAP  
NOT TO SCALE  
ZONE ATLAS INDEX NO. E-22

#### SUBDIVISION DATA

1. DRB Number **83-685-1**
2. Zone Atlas Index No. E-22.
3. Section 27, T11N, R4E, N.M.P.M.
4. Gross Subdivision Acreage: 21.7291 acres.
5. Total Number of Lots Created: 77 lots.
6. Total Mileage of full width streets created: 0.3974 mile.
7. Date of Survey: November, 1985.

#### NOTES

1. Centerline (in lieu of R/W) Monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a four-inch (4") aluminum alloy cap (with magnet attached) stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "P.L.S. # 6544".
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
3. Distances are ground distances.
4. Record plat bearings and distances are shown in parenthesis.
5. 5/8" rebar with a 1 1/4" red plastic survey cap stamped "WEAVER LS 6544" were set on corners designated by ●

#### EASEMENT NOTES

1. A 10' utility easement along road frontages where indicated is to be granted for electric power, telephone lines and gas.
2. The lot adjacent to the 3.5 foot side lot easement shall have exclusive use of the 3.5 foot easement for landscaping and regular use. The lot upon which the side lot easement is located shall retain the rights for:
  - a. access over the easement for necessary construction and maintenance of the improvements on his or her lot;
  - b. for overhang of eaves and roofs of the improvements on his or her lot; and,
  - c. for drainage runoff from the eaves and roofs of the improvements on his or her lot.
3. All of Lot 73 is a public drainage easement to be granted to the City of Albuquerque with the filing of this plat.
4. This Subdivision Plat shows existing easements.
5. All of Tract A is a private drainage easement for conveyance of storm runoff from Tract C-1-A, Peppertree Subdivision.
6. Landscaping within the private landscaping easements shall be in conformance with the Public Service Company of New Mexico's access and working space requirements as outlined by the National Electric Service Commission.

#### DESCRIPTION

A certain tract of land situate within projected Section 27, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being Tract B-1-A, SUMMARY PLAT OF TRACTS B-1-A, B-1-B AND C-1-A, PEPPERTREE SUBDIVISION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1983, in Volume C20, Folio 173-1 thru 173-3, together with TRACT B-1-B-1, PEPPERTREE SUBDIVISION, UNIT 2, PHASE 1 as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 17, 1985 in Volume C28, Folio 68, and the westerly portion of a 60 foot DRAINAGE RIGHT-OF-WAY vacated by Vacation Ordinance V-85-61, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, a point on the southerly right-of-way of Academy Road N.E. and also being a point on the northerly boundary of said 60 foot Drainage Right-of-Way, whence the ACS Control Station "6-E22", a brass tablet, (having New Mexico State Plane Grid Coordinates, Central Zone: X = 424,296.00 and Y = 1,510,423.24), bears S71°08'57"W, 906.25 feet and from said point of beginning leaving said Academy Road N.E. right-of-way and continuing along the easterly boundary of said Tract B-1-B-1, S00°06'08"W, 395.73 feet to the southeast corner of the tract herein described, said corner being the southeast corner of said Tract B-1-B-1, thence continuing along the southerly boundary of said Tract B-1-B-1, N89°53'52"W, 130.00 feet to an angle point; thence, S84°52'41"W, 614.47 feet to an angle point; thence, S68°52'56"W, 732.35 feet to an angle point; thence, S81°40'00"W, 148.75 feet to an angle point; thence, S89°48'46"W, 165.01 feet to the southwest corner of the tract herein described, also being the southwest corner of said Tract B-1-B-1 a point on the easterly right-of-way of Lowell Street, thence continuing along said right-of-way and also along the westerly boundary of said Tract B-1-B-1, Tract B-1-A and said Drainage Right-of-Way, N00°01'55"W, 722.80 feet to a point of curvature; thence, 39.45 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N45°10'35"E, 35.48 feet to a point of tangency on the southerly right-of-way of Academy Road N.E.; thence continuing along said right-of-way and also along the northerly boundary of Tract B-1-A, S89°36'55"E, 1713.35 feet to the point and place of beginning.

Tract contains 21.7291 acres, more or less.

#### APPROVALS

|                                      |                    |      |          |
|--------------------------------------|--------------------|------|----------|
| PLAT NUMBER                          | _____              | DATE | _____    |
| PLANNING DIRECTOR                    | _____              | DATE | _____    |
| CITY ENGINEER                        | _____              | DATE | _____    |
| A.M.A.F.C.A.                         | _____              | DATE | _____    |
| TRAFFIC ENGINEER                     | _____              | DATE | _____    |
| CITY SURVEYOR                        | <i>[Signature]</i> | DATE | 06-27-86 |
| PROPERTY MANAGEMENT                  | <i>[Signature]</i> | DATE | 6-27-86  |
| WATER RESOURCES                      | _____              | DATE | _____    |
| PARKS AND RECREATION                 | _____              | DATE | _____    |
| PUBLIC SERVICE COMPANY OF NEW MEXICO | <i>[Signature]</i> | DATE | 6-30-86  |
| MOUNTAIN BELL                        | <i>[Signature]</i> | DATE | 6-30-86  |
| GAS COMPANY OF NEW MEXICO            | <i>[Signature]</i> | DATE | 7-2-86   |

## SUBDIVISION PLAT MAP FOR COMPOUND AT PEPPERTREE

ALBUQUERQUE, NEW MEXICO  
APRIL, 1986

#### FREE CONSENT AND DEDICATION

The subdivision of land hereon shown is with 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 the 4.8662 acres of public right-of-way and do hereby grant all easements shown on this plat. Electric power and communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits and pipes for underground utilities where shown or indicated, and includes the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

PEPPERTREE DEVELOPMENT PARTNERS JOINT VENTURE  
INMAN ENTERPRISES, INC., NEW MEXICO CORPORATION, VENTURE PARTNER

*[Signature]*  
Christopher C. Inman, President

State of New Mexico )  
County of Bernalillo ) ss

The foregoing instrument was acknowledged before me this 26 day of April, 1986, by Christopher C. Inman, President, Inman Enterprises, Inc., Venture Partner on behalf of Peppertree Development Partners Joint Venture.

My Commission Expires: 4/12/86

*[Signature]*  
Notary Public

4-12-86

#### PUBLIC UTILITY EASEMENTS

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

- A. 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.

Included is the right of ingress and egress for the construction and maintenance and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines.

#### SURVEYOR'S CERTIFICATION

I, A. Duain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*[Signature]*  
A. Duain Weaver  
P.L.S. No. 6544

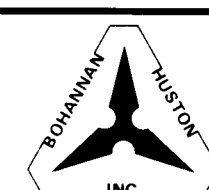
State of New Mexico )  
County of Bernalillo ) ss

The foregoing instrument was acknowledged before me this 14 day of May, 1986, by A. Duain Weaver.

My Commission Expires: 4/12/86

*[Signature]*  
Notary Public

JOB NO. 51676





SUBDIVISION PLAT MAP FOR  
**COMPOUND AT PEPPERTREE**  
ALBUQUERQUE, NEW MEXICO  
APRIL, 1986

| CURVE DATA |        |        |           |        |         |
|------------|--------|--------|-----------|--------|---------|
| NUMBER     | ARC    | RADIUS | DELTA     | CHORD  | TANGENT |
| C1         | 39.45  | 25.00  | 90 25 00  | 35.48  | 25.18   |
| C2         | 131.02 | 75.00  | 100 05 18 | 114.98 | 89.52   |
| C3         | 139.45 | 700.00 | 11 24 51  | 139.22 | 69.96   |
| C4         | 89.66  | 75.00  | 68 29 51  | 84.42  | 51.06   |
| C5         | 45.03  | 120.00 | 21 30 09  | 44.77  | 22.79   |
| C20        | 43.85  | 677.00 | 3 42 39   | 43.84  | 21.93   |
| C21        | 91.02  | 677.00 | 7 42 11   | 90.95  | 45.58   |
| C48        | 62.17  | 52.00  | 68 29 51  | 58.53  | 35.40   |
| C49        | 20.38  | 25.00  | 46 42 29  | 19.82  | 10.79   |
| C50        | 26.60  | 45.00  | 33 52 07  | 26.21  | 13.70   |
| C51        | 80.77  | 45.00  | 102 50 23 | 70.36  | 56.41   |
| C52        | 107.37 | 45.00  | 136 42 29 | 83.65  | 113.39  |
| C53        | 0.36   | 25.00  | 0 48 56   | 0.36   | 0.18    |
| C54        | 20.02  | 25.00  | 45 53 34  | 19.49  | 10.58   |
| C55        | 23.71  | 98.00  | 13 51 50  | 23.66  | 11.91   |
| C56        | 26.11  | 98.00  | 15 15 54  | 26.03  | 13.13   |
| C57        | 32.78  | 98.00  | 19 09 44  | 32.62  | 16.54   |
| C58        | 34.56  | 98.00  | 20 12 23  | 34.38  | 17.46   |
| C59        | 24.33  | 723.00 | 1 55 41   | 24.33  | 12.17   |
| C60        | 43.80  | 723.00 | 3 28 14   | 43.79  | 21.90   |
| C61        | 43.80  | 723.00 | 3 28 14   | 43.79  | 21.90   |
| C62        | 32.11  | 723.00 | 2 32 41   | 32.11  | 16.06   |
| C63        | 11.70  | 98.00  | 6 50 27   | 11.69  | 5.86    |
| C64        | 20.76  | 98.00  | 12 08 14  | 20.72  | 10.42   |
| C65        | 16.56  | 25.00  | 37 56 31  | 16.25  | 8.59    |
| C66        | 7.43   | 45.00  | 9 27 35   | 7.42   | 3.72    |
| C67        | 32.89  | 45.00  | 41 52 27  | 32.16  | 17.22   |
| C68        | 28.13  | 45.00  | 35 48 59  | 27.67  | 14.54   |
| C69        | 29.87  | 45.00  | 38 01 44  | 29.32  | 15.51   |
| C70        | 12.19  | 45.00  | 15 31 25  | 12.15  | 6.13    |
| C71        | 16.56  | 25.00  | 37 56 31  | 16.25  | 8.59    |
| C72        | 17.32  | 98.00  | 10 07 26  | 17.29  | 8.68    |
| C73        | 10.55  | 98.00  | 6 10 02   | 10.54  | 5.28    |
| C74        | 39.27  | 25.00  | 90 00 00  | 35.36  | 25.00   |
| C75        | 47.34  | 30.00  | 90 25 00  | 42.58  | 30.22   |
| C76        | 46.91  | 30.00  | 89 35 00  | 42.27  | 29.78   |
| C77        | 39.27  | 25.00  | 90 00 00  | 35.36  | 25.00   |
| C78        | 20.38  | 25.00  | 46 42 29  | 19.82  | 10.79   |
| C79        | 31.67  | 45.00  | 40 19 44  | 31.02  | 16.53   |
| C80        | 75.70  | 45.00  | 96 22 46  | 67.08  | 50.31   |
| C81        | 107.37 | 45.00  | 136 42 29 | 83.65  | 113.39  |
| C82        | 3.08   | 25.00  | 7 03 45   | 3.08   | 1.54    |
| C83        | 17.30  | 25.00  | 39 38 44  | 16.96  | 9.01    |
| C84        | 90.84  | 52.00  | 100 05 18 | 79.72  | 62.07   |
| C85        | 39.27  | 25.00  | 90 00 00  | 35.36  | 25.00   |
| C86        | 23.93  | 143.00 | 9 35 23   | 23.91  | 12.00   |
| C87        | 29.73  | 143.00 | 11 54 45  | 29.68  | 14.92   |
| C88        | 20.38  | 25.00  | 46 42 29  | 19.82  | 10.79   |
| C89        | 15.96  | 45.00  | 20 19 13  | 15.88  | 8.06    |
| C90        | 91.41  | 45.00  | 116 23 16 | 76.49  | 72.56   |
| C91        | 80.77  | 45.00  | 102 50 23 | 70.36  | 56.41   |
| C92        | 26.60  | 45.00  | 33 52 07  | 26.21  | 13.70   |
| C93        | 20.38  | 25.00  | 46 42 29  | 19.82  | 10.79   |
| C94        | 36.40  | 97.00  | 21 30 09  | 36.19  | 18.42   |
| C95        | 39.27  | 25.00  | 90 00 00  | 35.36  | 25.00   |
| C100       | 46.74  | 79.23  | 33 47 56  | 46.06  | 24.07   |
| C102       | 63.75  | 75.00  | 48 42 03  | 61.85  | 33.94   |
| C103       | 67.27  | 75.00  | 51 23 16  | 65.03  | 36.09   |

| TANGENT DATA |              |          |
|--------------|--------------|----------|
| NUMBER       | BEARING      | DISTANCE |
| T2           | N 21 07 04 W | 48.00    |
| T9           | S 21 07 04 E | 46.14    |
| T10          | S 00 23 05 W | 23.50    |
| T11          | N 00 23 05 E | 20.05    |
| T12          | S 00 23 05 W | 18.22    |
| T13          | S 00 23 05 W | 20.05    |
| T21          | N 68 52 56 E | 20.07    |
| T22          | N 52 52 24 E | 34.74    |
| T23          | N 81 40 00 E | 11.77    |
| T24          | N 68 52 56 E | 13.67    |
| T25          | N 00 01 55 W | 14.78    |
| T27          | N 00 01 55 W | 18.72    |
| T28          | N 00 23 05 E | 15.48    |
| T29          | N 68 52 56 E | 14.17    |
| T30          | N 68 52 56 E | 11.15    |
| T31          | N 00 23 05 E | 20.00    |
| T33          | N 00 23 05 E | 11.22    |
| T34          | N 00 23 05 E | 12.55    |
| T38          | N 00 23 05 E | 5.00     |
| T39          | N 00 23 05 E | 5.00     |
| T40          | N 00 23 05 E | 5.00     |
| T50          | S 37 02 46 E | 63.49    |
| T51          | N 37 02 46 W | 55.46    |
| T52          | N 05 07 19 W | 6.77     |
| T53          | S 41 41 03 W | 5.30     |

**SURVEYOR'S CERTIFICATION**

I, A. Duain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Duain Weaver*  
A. Duain Weaver  
P.L.S. No. 6544  
State of New Mexico )  
County of Bernalillo )



Bohannon-Huston, Inc.  
4125 Carlisle Blvd. N.E.  
Albuquerque, NM 87107

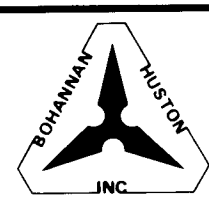
The foregoing instrument was acknowledged before me this 14 day of May, 1986, by A. Duain Weaver.  
My Commission Expires: 4/12/88  
*Manuel J. Lopez*  
Notary Public

1 2 3 4 5 6 7 8 9 10 11 12  
26 29270387

4-12-88

SHEET 2 OF 4 SHEETS  
DRAWING NO. 2927

JOB NO. 51676

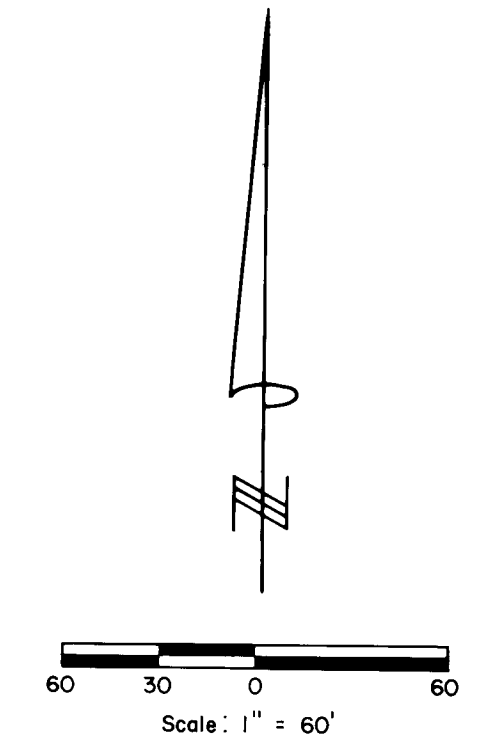
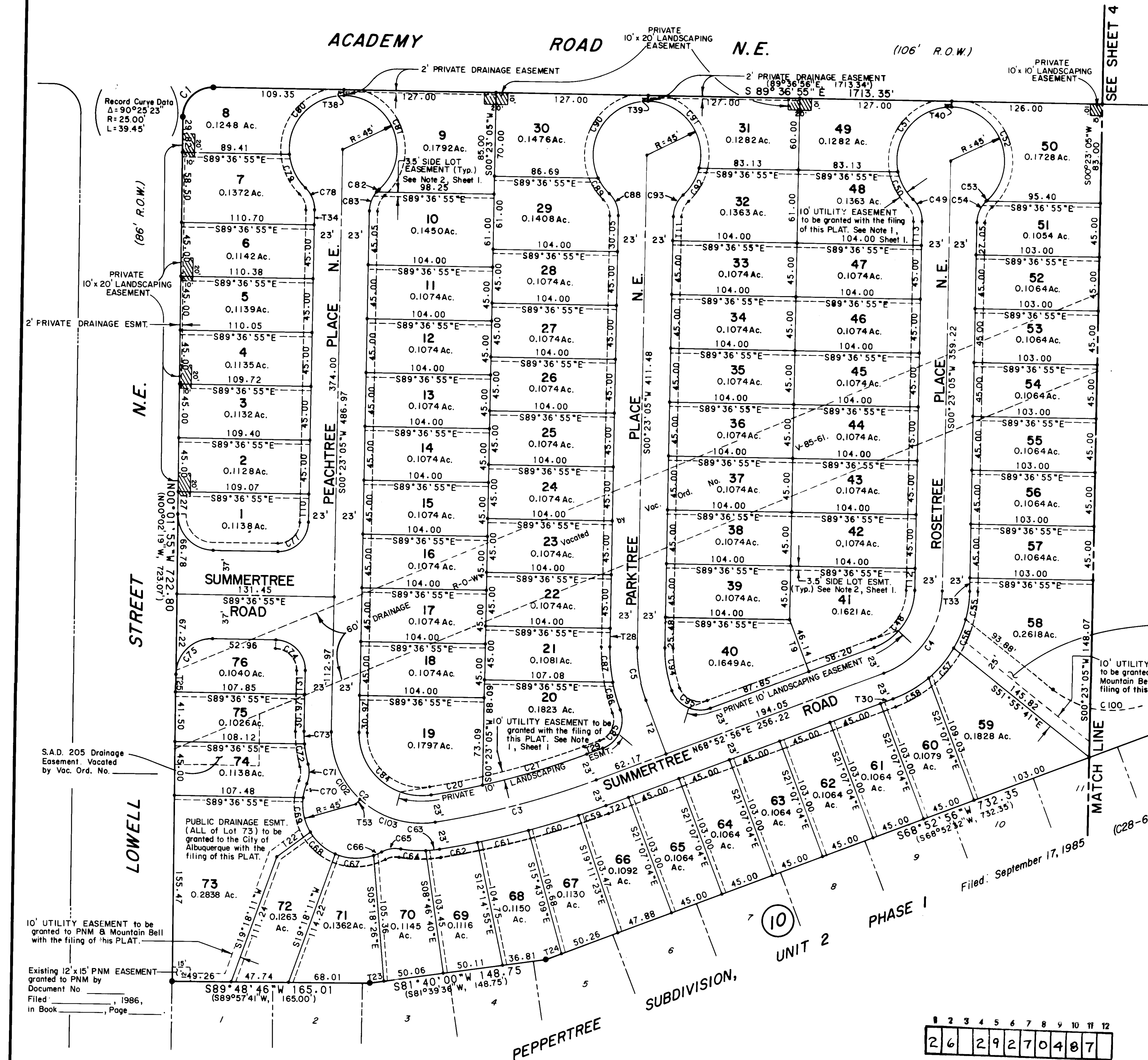




SECOND REVISION PLAT OF TANOAN PROPERTIES  
Filed September 23, 1985  
(C28-79)

SUBDIVISION PLAT MAP FOR  
COMPOUND AT PEPPERTREE

ALBUQUERQUE, NEW MEXICO  
APRIL, 1985



**SURVEYOR'S CERTIFICATION**

I, A. Dwin Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwin Weaver  
A. Dwin Weaver  
P.L.S. No. 6544  
State of New Mexico )  
County of Bernalillo )  
Bohannon-Huston, Inc.  
4125 Carlisle Blvd. N.E.  
Albuquerque, NM 87107

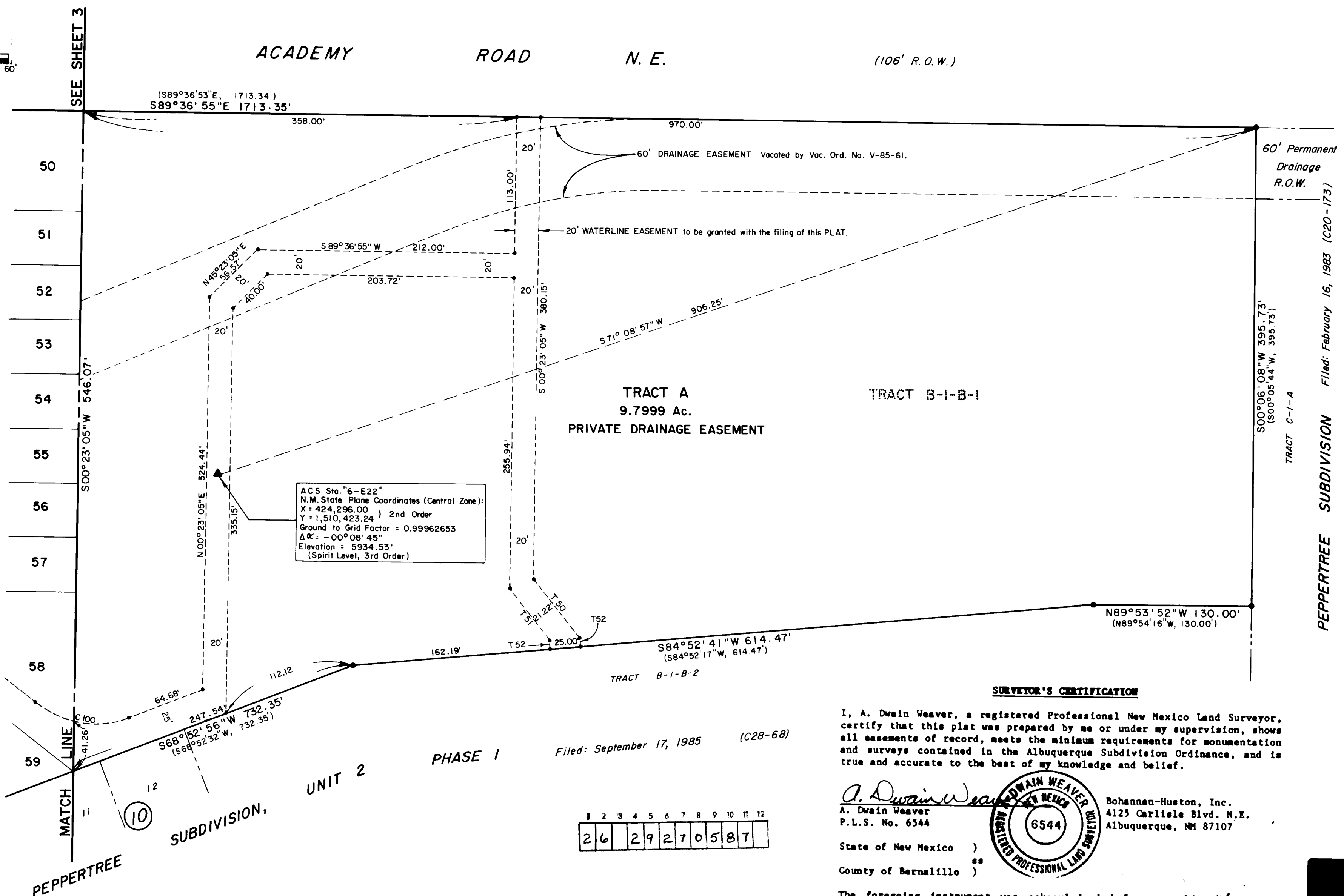
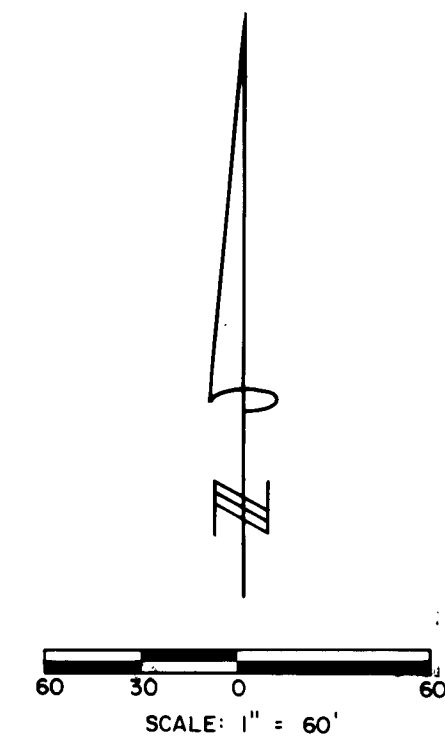
The foregoing instrument was acknowledged before me this 14 day of May, 1986, by A. Dwin Weaver.  
My Commission Expires: 4/14/88  
Notary Public

1 2 3 4 5 6 7 8 9 10 11 12  
2 6 2 9 2 7 0 4 8 7



SUBDIVISION PLAT MAP FOR  
**COMPOUND AT PEPPERTREE**  
ALBUQUERQUE, NEW MEXICO  
APRIL, 1986

SECOND REVISION PLAT OF TANOAN PROPERTIES  
Filed: September 23, 1985  
(C28-79)



**SURVEYOR'S CERTIFICATION**

I, A. Duain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Duain Weaver*  
A. Duain Weaver  
P.L.S. No. 6544  
Bohannon-Huston, Inc.  
4125 Carlisle Blvd. N.E.  
Albuquerque, NM 87107

State of New Mexico )  
County of Bernalillo )

The foregoing instrument was acknowledged before me this 14 day of

May, 1986, by A. Duain Weaver

My Commission Expires: 4-12-88

Notary Public

JOB NO. 51676



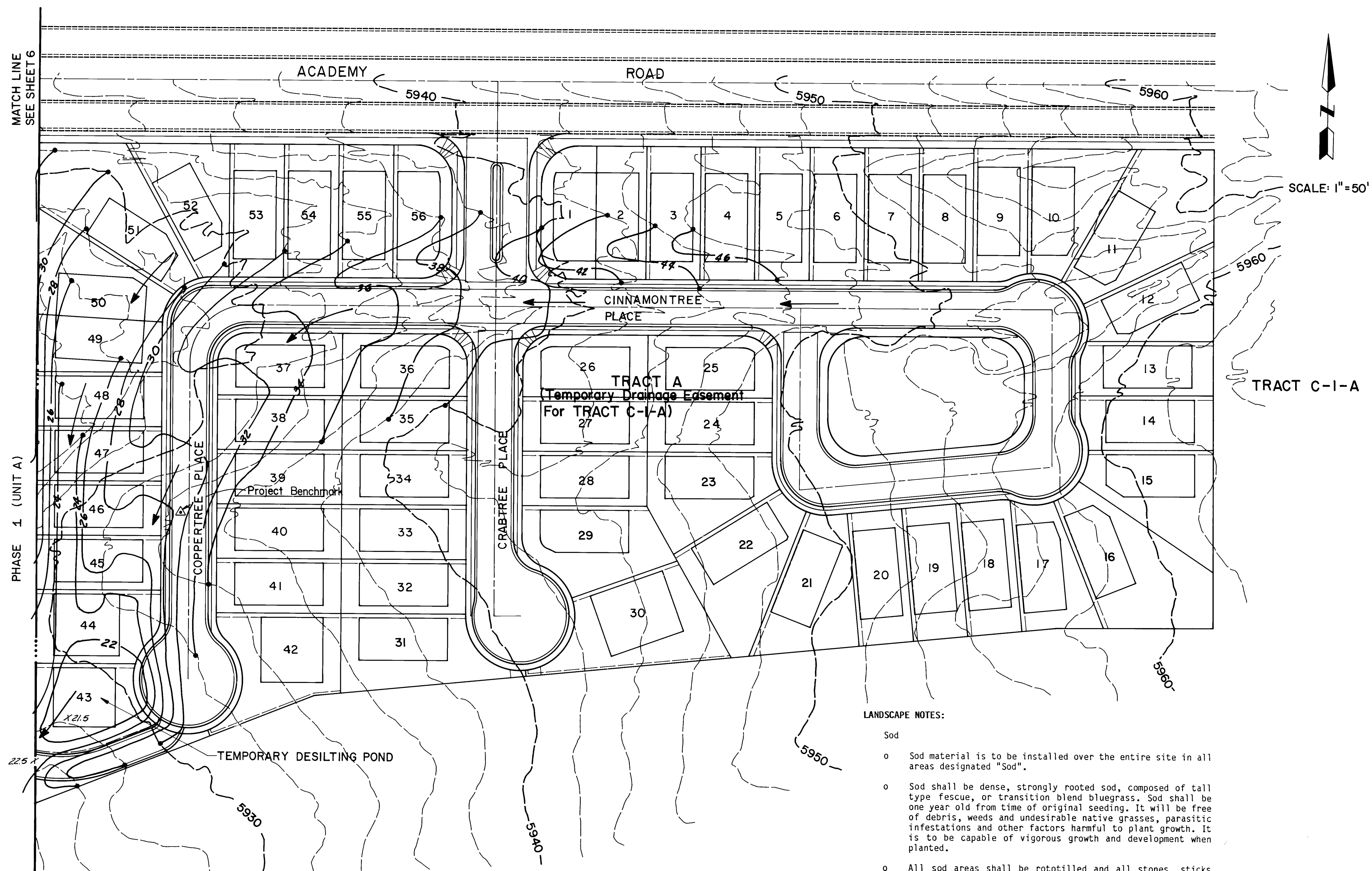












- NOTES
- SEE SHEETS 6 & 7 FOR GRADING NOTES.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING ACTIVITIES AND A RETAINING WALL PERMIT PRIOR TO WALL CONSTRUCTION.

| AS-BUILT INFORMATION                |      |
|-------------------------------------|------|
| CONTRACTOR                          | DATE |
| WORKED BY                           | DATE |
| INSPECTOR'S                         | DATE |
| ACCEPTANCE BY                       | DATE |
| ON ACADEMY FROM THE INTERSECTION OF | DATE |
| EUBANK BLVD. N.E. AND ACADEMY ROAD  | DATE |
| COMMANDED BY                        | DATE |
| MICRO-FILM INFORMATION              |      |
| RECORDED BY                         | DATE |
| NO.                                 |      |

| BENCH MARKS                           |  |
|---------------------------------------|--|
| THE STATION IS A STANDARD ACS BRASS   |  |
| TABLET STAMPED "6-E22 LS 4972" SET IN |  |
| TOP OF A CONCRETE POST 12 MILES EAST  |  |
| ON ACADEMY FROM THE INTERSECTION OF   |  |
| EUBANK BLVD. N.E. AND ACADEMY ROAD    |  |
| N.E. THE STATION IS THEN 375' SOUTH   |  |
| ON THE SOUTH RIM OF A SHALLOW         |  |
| ARROYO. ELEVATION: 5934.53'           |  |

| SURVEY INFORMATION |      |
|--------------------|------|
| FIELD NOTES        | DATE |
| BY                 |      |
| NO.                |      |

ENGINEER'S SEAL

MAILED JUL 23 1986

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW MEXICO

NO. 5766

DATE 5/12/86

LEGEND

- EXISTING CONTOUR (2' INTERVAL)
- PROPOSED CONTOUR (2' INTERVAL)
- PROPOSED CURB & GUTTER - PHASE 2
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW

Note: For Erosion Control Plan See Sheet G

| REVISIONS |        |
|-----------|--------|
| NO.       | DATE   |
| 1         | 2/2/86 |
| 2         | 2/9/86 |
| 3         | 2/7/86 |
| 4         | 2/8/86 |
| 5         | 2/8/86 |
| 6         | 2/8/86 |
| 7         | 2/8/86 |
| 8         | 2/8/86 |
| 9         | 2/8/86 |
| 10        | 2/8/86 |
| 11        | 2/8/86 |
| 12        | 2/8/86 |

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

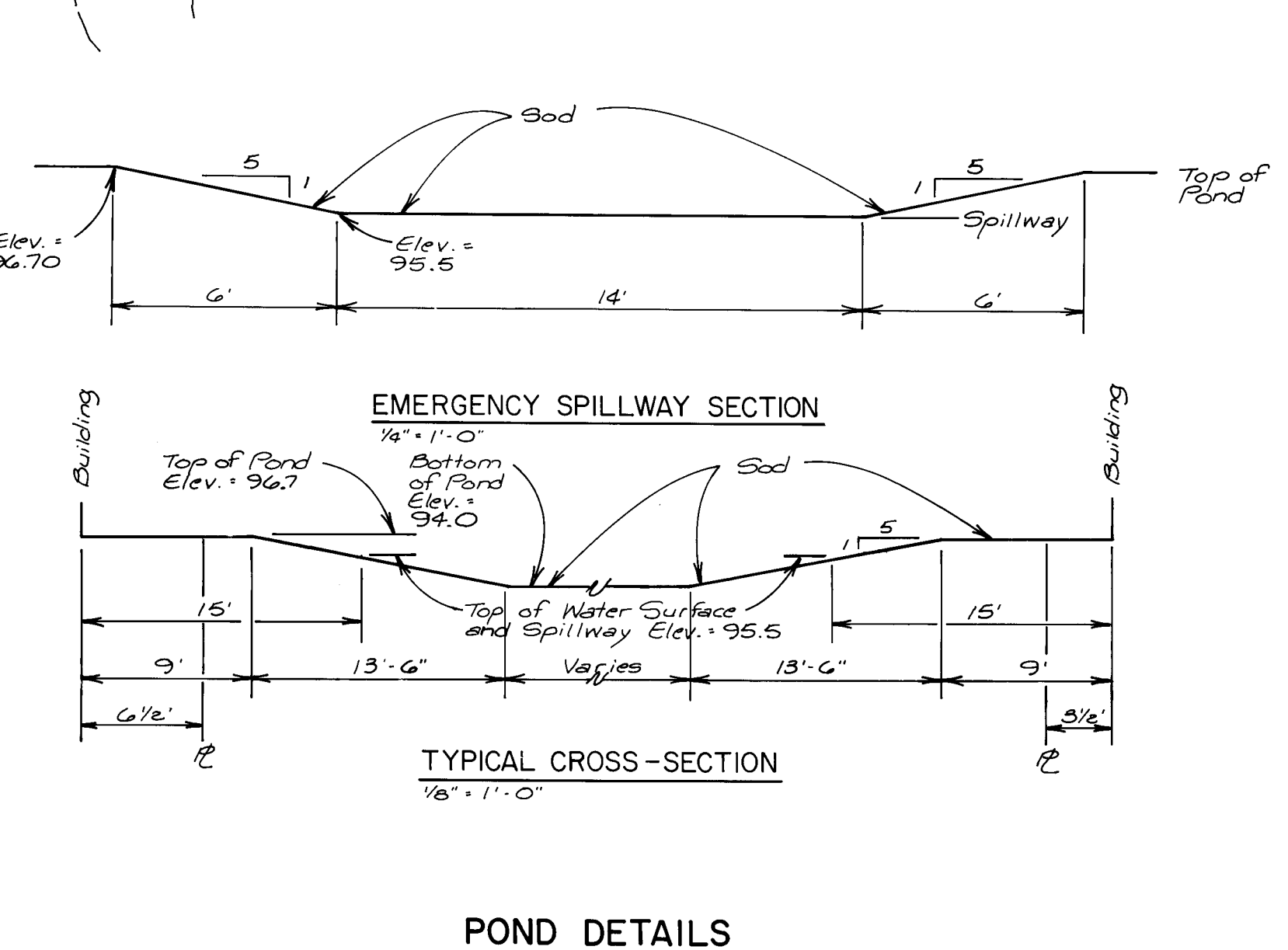
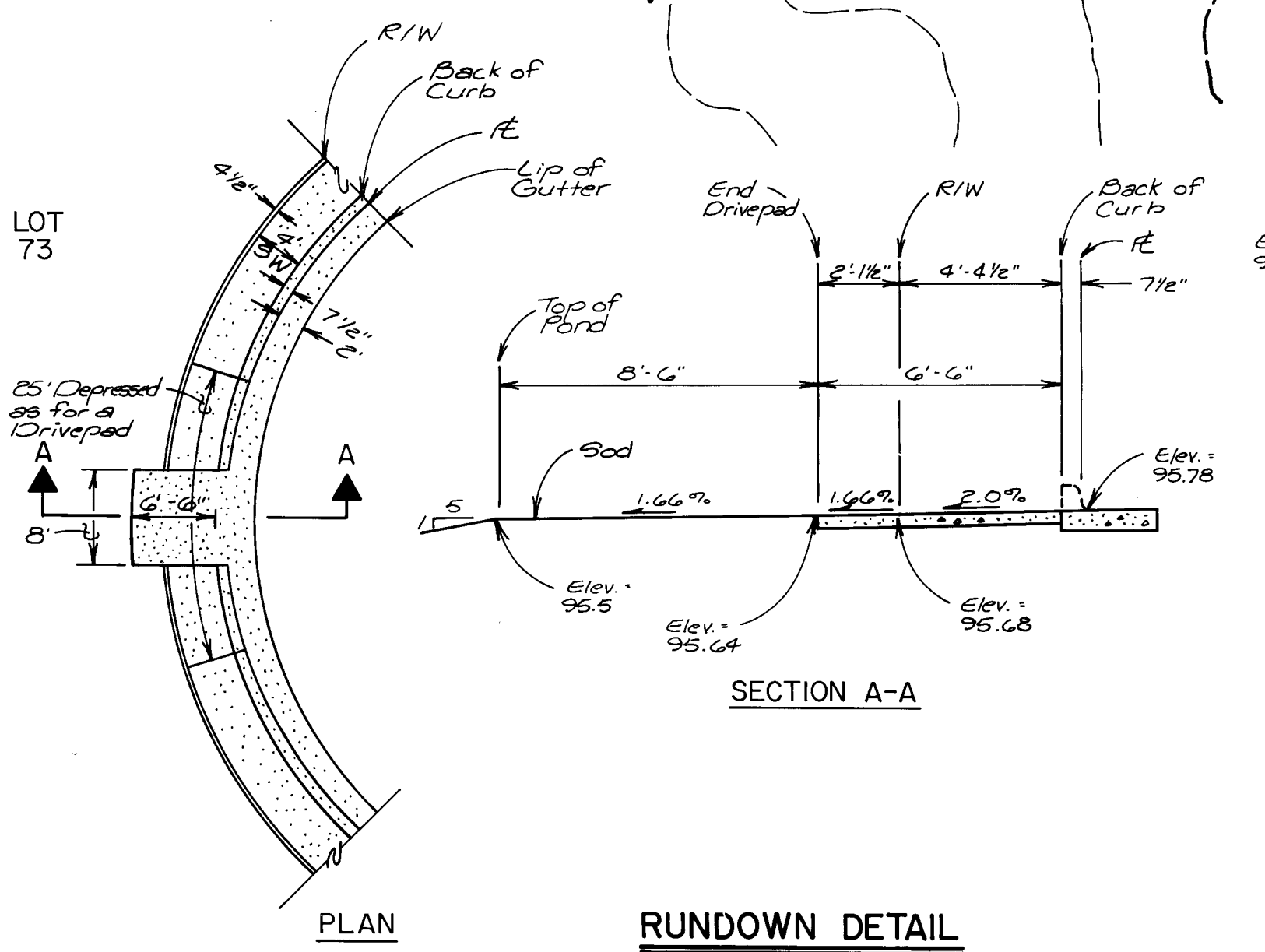
TITLE: COMPOUND at PEPPERTREE  
GRADING PLAN  
EAST HALF (TEMPORARY GRADING)

| APPROVALS          | ENGINEER | DATE    | APPROVALS    | ENGINEER | DATE    |
|--------------------|----------|---------|--------------|----------|---------|
| City Engineer      | for      | 7/22/86 | Liquid Waste | N/A      | 7/18/86 |
| A.C.E. - Design    |          |         | Traffic      | N/A      | 7/18/86 |
| A.C.E. - Hydrology |          |         | Water        | N/A      | 7/18/86 |

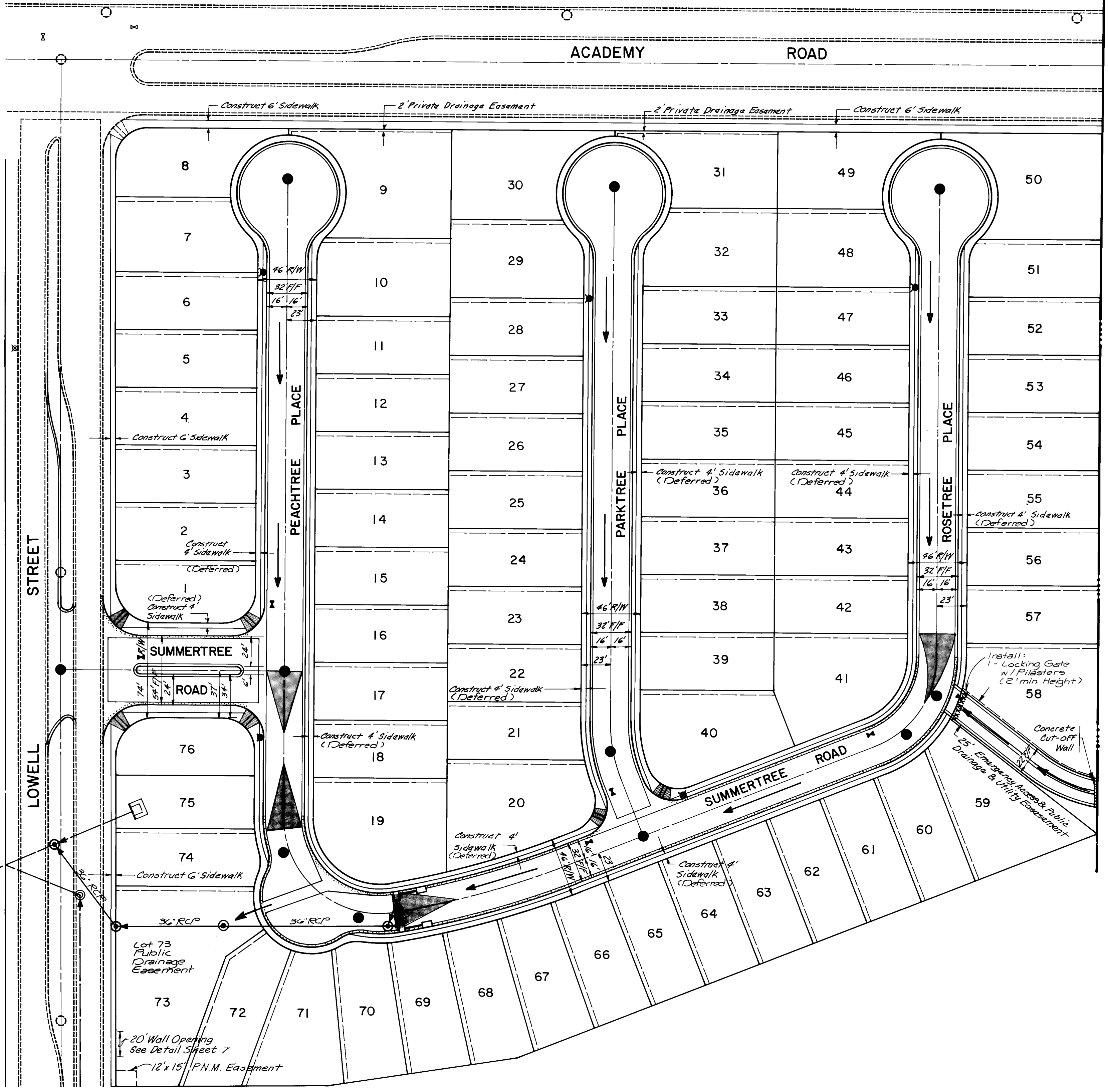
|             |      |         |      |       |   |    |    |
|-------------|------|---------|------|-------|---|----|----|
| DRAWING NO. | 2927 | MAP NO. | E-22 | SHEET | 8 | OF | 23 |
|-------------|------|---------|------|-------|---|----|----|

- LANDSCAPE NOTES:
- Sod
  - Sod material is to be installed over the entire site in all areas designated "Sod".
  - Sod shall be dense, strongly rooted sod, composed of tall type fescue, or transition blend bluegrass. Sod shall be one year old from time of original seeding. It will be free of debris, weeds and undesirable native grasses, parasitic infestations and other factors harmful to plant growth. It is to be capable of vigorous growth and development when planted.
  - All sod areas shall be rototilled and all stones, sticks and extraneous matter shall be removed.
  - Sod areas shall be fine graded to a smooth even surface with loose, uniformly fine texture.
  - Sod shall be staggered in strips to offset joints in adjacent courses, and shall be laid parallel to the direction of the slopes.
  - Sod shall be rolled after installation.

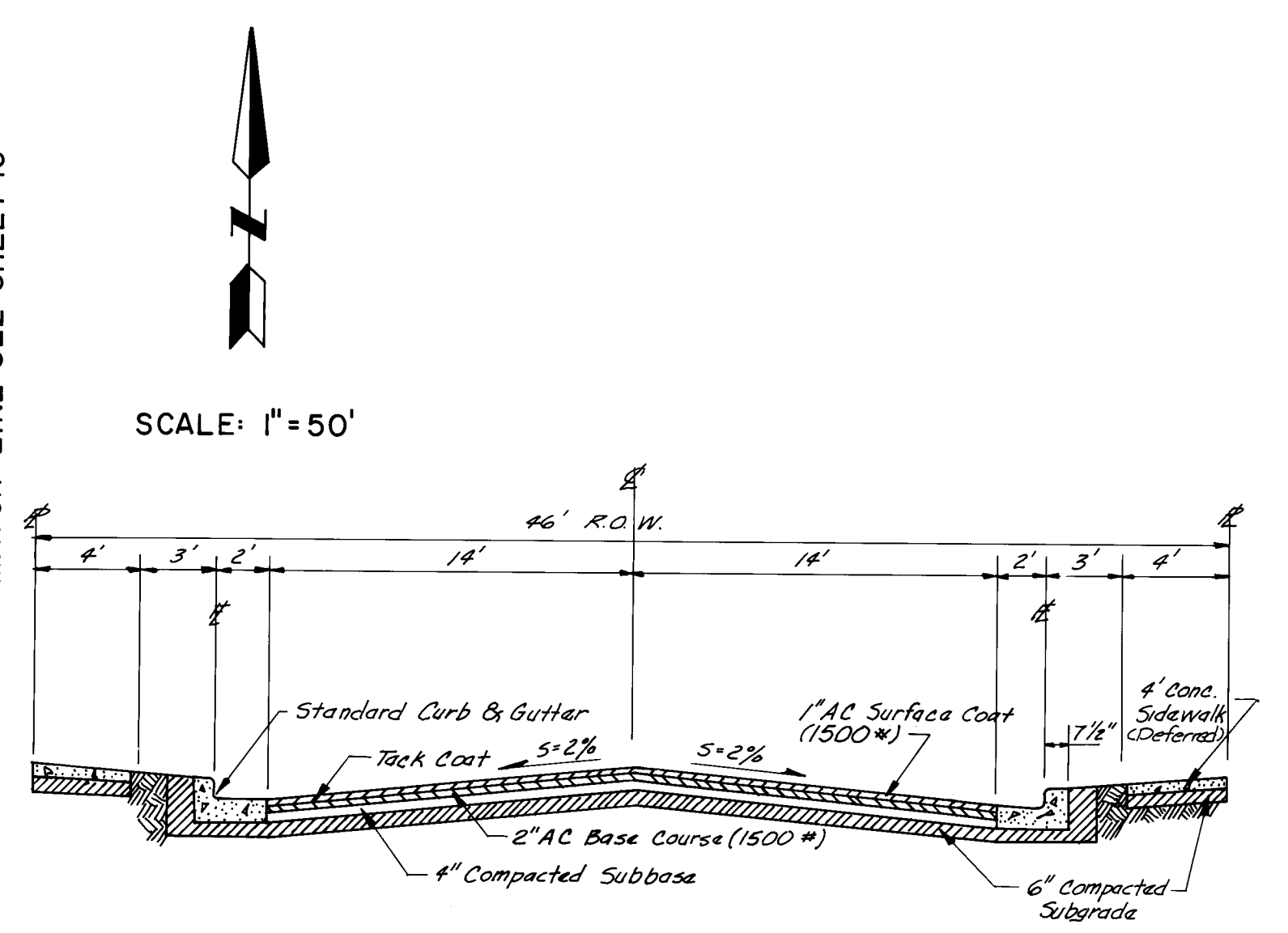
- NOTES:
- Underground Irrigation System
- An underground irrigation system is to be designed and installed for all areas designated "Sod" and to spray to 95% coverage.
  - All components installed as the underground irrigation system are to be new, and in good working order and without flaws.
  - All pipe fittings shall be schedule 40 P.V.C. and shall conform to the standards set in ASTM D1785, ASTM D2241 and ASTM D1784.
  - Sprinkler heads shall be manufacturer's standard unit designed to provide uniform coverage over the entire area of spray. Sprinkler heads shall be either Toro Super 600 C gear driven rotary sprinklers or Toro Series 570C pop-up sprinklers or equal.
  - Automatic controller shall be furnished and installed by contractor, and shall be Irri-trol MC-8R 8 station controller or equal. Controller shall be installed with P-2 pedestal mount or equal.
  - All backfilling shall be with clean material from excavation backfilled trench is to be even with existing grades.





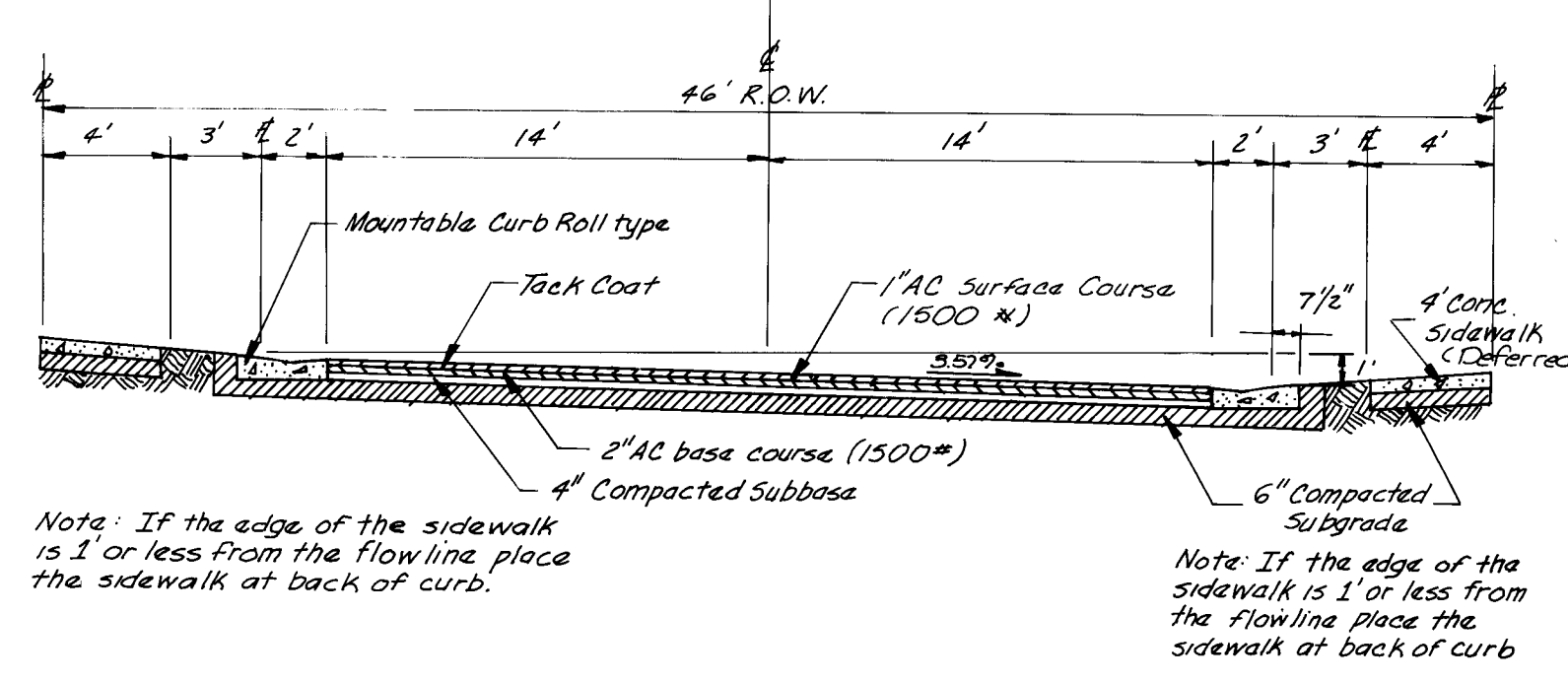


MATCH LINE SEE SHEET 10



Notes: If the edge of the sidewalk is 1' or less from the flowline place the sidewalk at back of curb. If the edge of the sidewalk is 1' or less from the flowline place the sidewalk at back of curb.

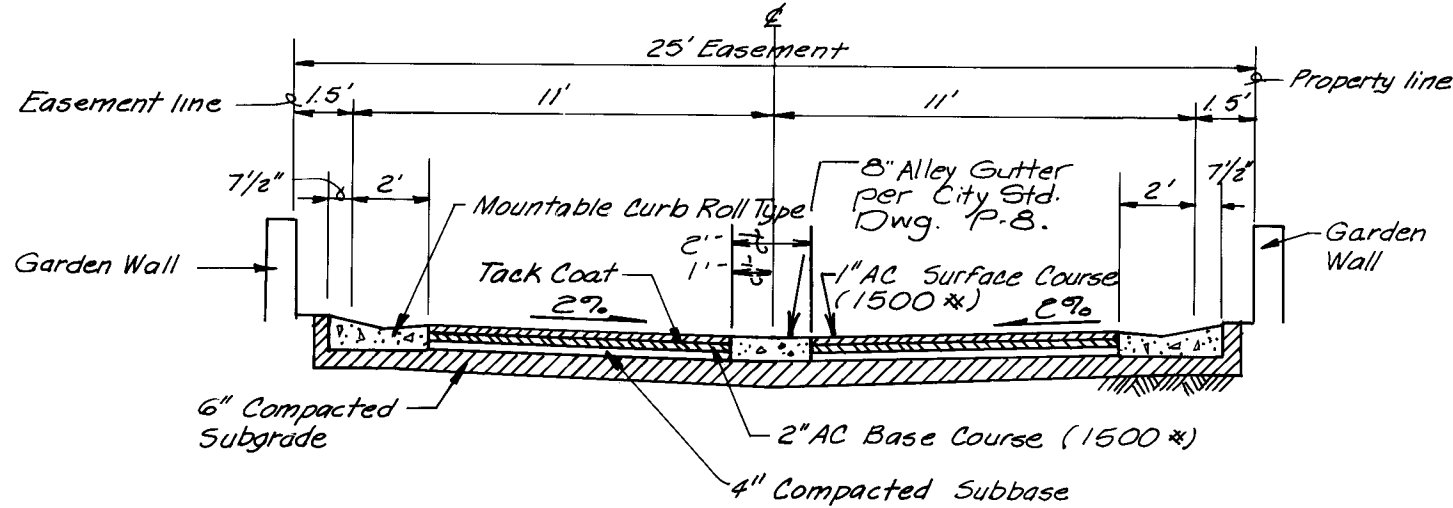
TYPICAL RESIDENTIAL STREET CROSS-SECTION FOR SUMMERTREE ROAD, COPPERTREE PLACE & CINNAMONTREE PLACE (CINNAMONTREE PLACE HAS MOUNTABLE CURB)



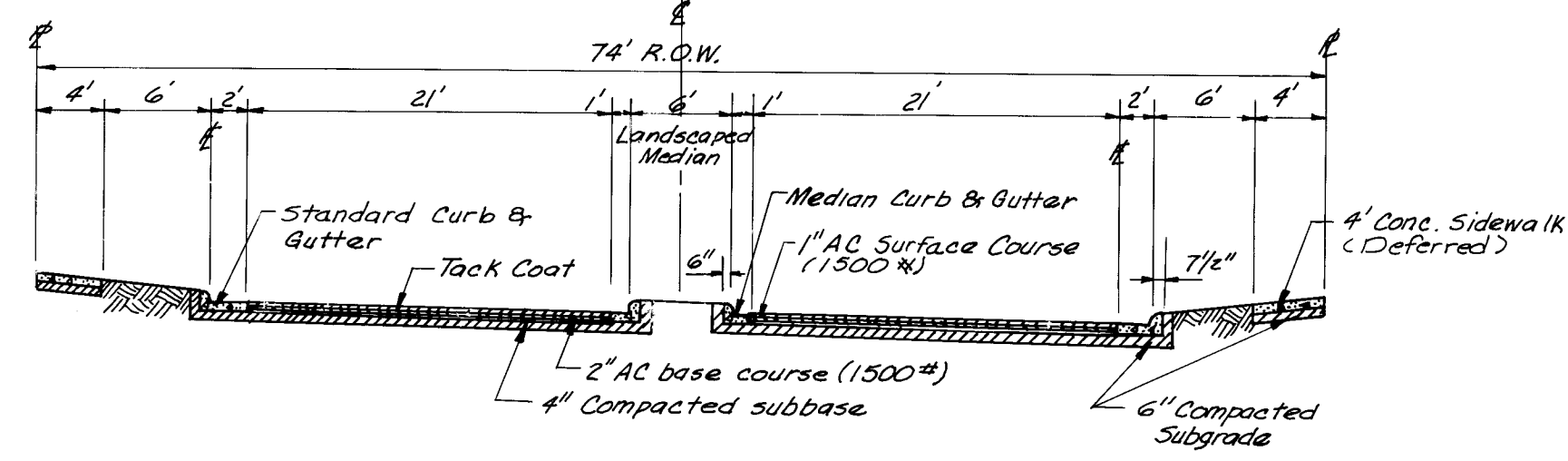
TYPICAL RESIDENTIAL STREET CROSS-SECTION FOR MOUNTABLE TYPE CURB

SCALE: 1"=6'

- LEGEND
- STANDARD CURB & GUTTER
  - MOUNTABLE CURB & GUTTER
  - PROPOSED WATER VALVE
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED FIRE HYDRANT
  - WHEELCHAIR RAMP
  - PROPOSED CROWN FLATTENING
  - DIRECTION OF STREET DRAINAGE
  - PROPOSED STORM DRAIN w/ MANHOLE
  - STORM DRAIN INLET

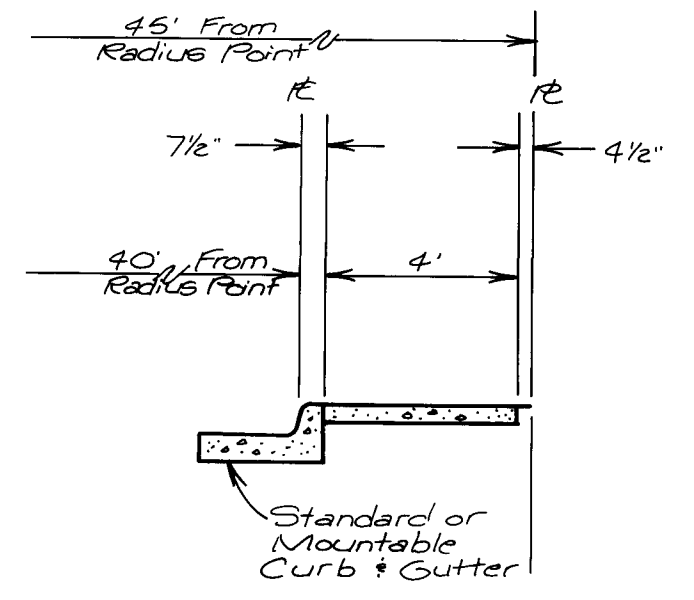


TYPICAL CROSS-SECTION FOR EMERGENCY ACCESS EASEMENT



ENTRANCE ROADWAY CROSS-SECTION

- NOTES
- ALL CURB AND GUTTER SHALL BE STANDARD, MOUNTABLE ROLL-TYPE OR MEDIAN, AS SHOWN ON THE PLANS, PER CITY OF ALBUQUERQUE STD. DWG. P-8.
  - ALL STREET PAVEMENT SECTIONS SHALL BE RESIDENTIAL PER CITY OF ALBUQUERQUE STD. DWG. P-2, UNLESS OTHERWISE NOTED.
  - VALLEY GUTTERS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-9.
  - WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-16 AND P-17.
  - DRIVEPADS AND SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-11, P-13, AND P-15.
  - ALL STATIONING IS BASED ON STREET CENTERLINE.
  - MOUNTABLE TO STANDARD CURB TRANSITIONS THROUGH WHEELCHAIR RAMPS SHALL BE AS CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-18.
  - ALL CURB RETURN RADII ARE 25' UNLESS NOTED OTHERWISE.
  - THE EMERGENCY ACCESS/STREET INTERSECTIONS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-12. AT THE COPPERTREE PLACE INTERSECTION THE SLOPE OF THE EMERGENCY ACCESS SHALL BE AWAY FROM THE STREET.
  - SIDEWALK CONSTRUCTION HAS BEEN DEFERRED UNTIL THE BUILDING IS CONSTRUCTED EXCEPT FOR LOWELL ST. AND ACADEMY RD. SIDEWALKS ON LOWELL ST. AND ACADEMY RD. SHALL BE CONSTRUCTED WITH THIS PROJECT.
  - THE CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY TRAFFIC ENGINEER'S OFFICE AND RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION IN LOWELL ST.

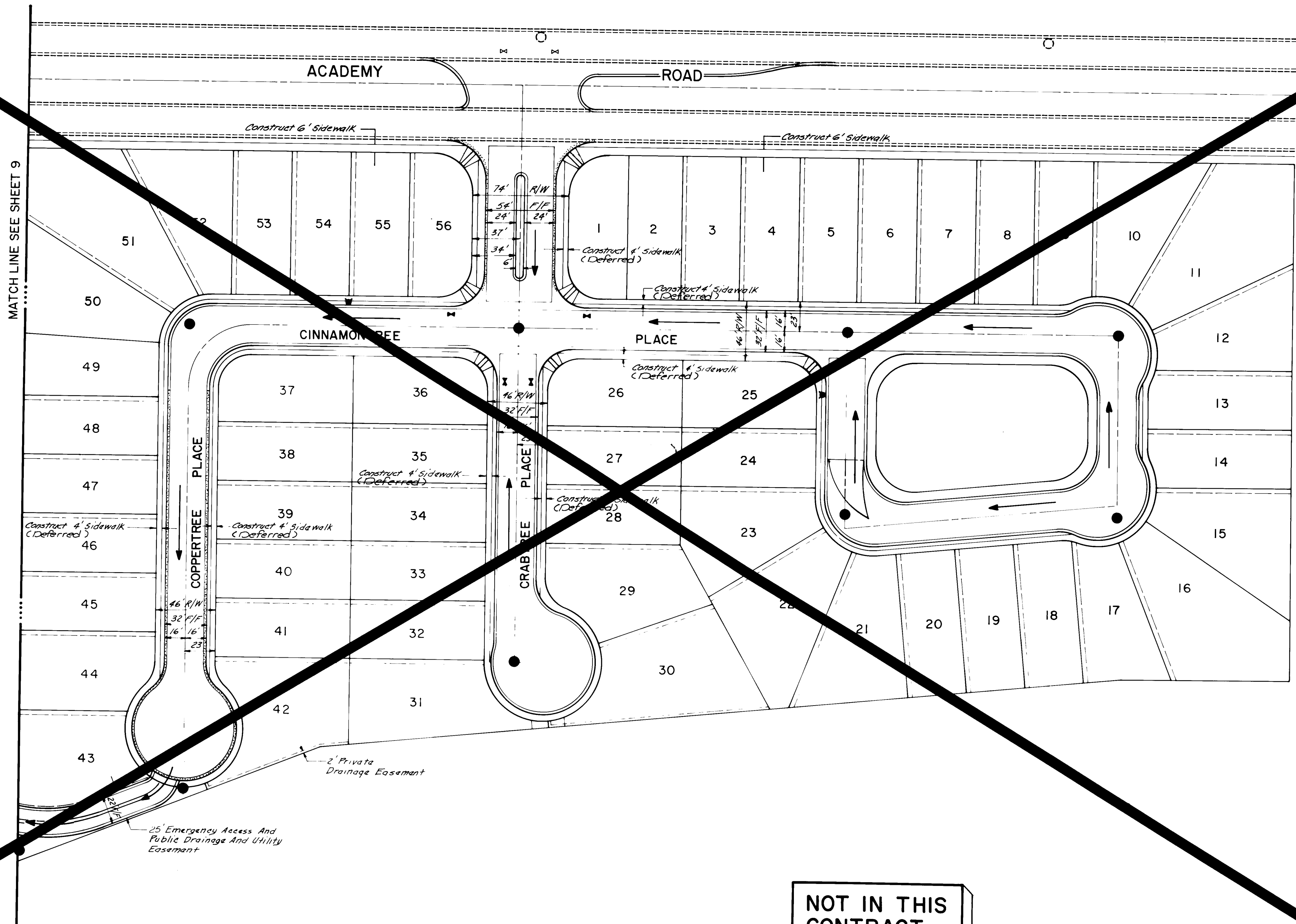


SIDEWALK SECTION ON CUL-DE-SACS

26 29 27 09 87

| CITY OF ALBUQUERQUE<br>MUNICIPAL DEVELOPMENT DEPARTMENT<br>ENGINEERING DIVISION |             |              |              |               |         |
|---------------------------------------------------------------------------------|-------------|--------------|--------------|---------------|---------|
| TITLE: COMPOUND at PEPPERTREE STREET & STORM DRAIN PLAN WEST HALF               |             |              |              |               |         |
| APPROVALS                                                                       | ENGINEER    | DATE         | APPROVALS    | ENGINEER      | DATE    |
| City Engineer                                                                   | [Signature] | 7/12/86      | Liquid Waste | N/A           | 7/18/86 |
| A/E - Design                                                                    | "           | "            | Traffic      | N/A           | 7/18/86 |
| A/E - Hydrology                                                                 | "           | "            | Water        | N/A           | 7/18/86 |
| DRAWING NO. 2927                                                                |             | MAP NO. E-22 |              | SHEET 9 OF 23 |         |





SCALE: 1" = 50'

- NOTES
1. ALL CURB AND GUTTER SHALL BE STANDARD, MOUNTABLE ROLL-TYPE OR MEDIAN, AS SHOWN ON THE PLANS, PER CITY OF ALBUQUERQUE STD. DWG. P-8.
  2. ALL STREET PAVEMENT SECTIONS SHALL BE RESIDENTIAL PER CITY OF ALBUQUERQUE STD. DWG. P-2, UNLESS OTHERWISE NOTED.
  3. VALLEY GUTTERS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-9.
  4. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-16 AND P-17.
  5. DRIVEPADS AND SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-11, P-13, AND P-15.
  6. ALL STATIONING IS BASED ON STREET CENTERLINE.
  7. MOUNTABLE TO STANDARD CURB TRANSITIONS THROUGH WHEELCHAIR RAMPS SHALL BE AS CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-18.
  8. ALL CURB RETURN RADII ARE 25' UNLESS NOTED OTHERWISE.
  9. THE EMERGENCY ACCESS/STREET INTERSECTIONS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-12. AT THE COPPERTREE PLACE INTERSECTION THE SLOPE OF THE EMERGENCY ACCESS SHALL BE AWAY FROM THE STREET.
  10. SIDEWALK CONSTRUCTION HAS BEEN DEFERRED UNTIL THE BUILDING IS CONSTRUCTED EXCEPT FOR LOWELL ST. AND ACADEMY RD. SIDEWALKS ON LOWELL ST. AND ACADEMY RD. SHALL BE CONSTRUCTED WITH THIS PROJECT.

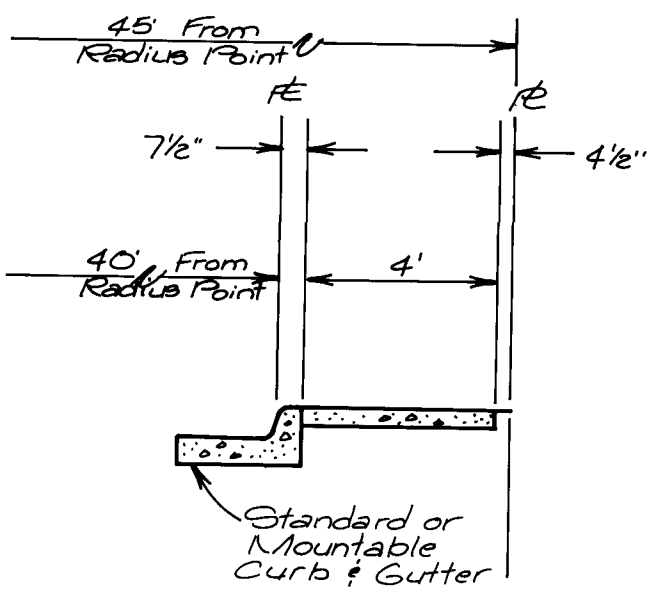
| AS-BUILT INFORMATION   |      |               |      |
|------------------------|------|---------------|------|
| CONTRACTOR             | DATE | CONTRACTOR    | DATE |
| WORK                   | DATE | WORK          | DATE |
| STAKED BY              | DATE | STAKED BY     | DATE |
| ACCEPTANCE BY          | DATE | ACCEPTANCE BY | DATE |
| FIELD                  | DATE | FIELD         | DATE |
| ADJUSTMENT BY          | DATE | ADJUSTMENT BY | DATE |
| CORRECTED BY           | DATE | CORRECTED BY  | DATE |
| MICRO-FILM INFORMATION |      |               |      |
| RECORDED BY            | DATE | RECORDED BY   | DATE |
| NO.                    |      | NO.           |      |

| BENCH MARKS                                                                                                        |      | SURVEY INFORMATION |     |
|--------------------------------------------------------------------------------------------------------------------|------|--------------------|-----|
| THE STATION IS A STANDARD A.C.S. BRASS                                                                             | DATE | FIELD              | NO. |
| TABLET STAMPED "6-E22 LS 4972" SET IN TOP OF A CONCRETE POST 1.2 MILES EAST OF ACADEMY BLVD. N.E. AND ACADEMY ROAD | DATE | BY                 |     |
| EUBANK BLVD. N.E. AND ACADEMY ROAD                                                                                 | DATE |                    |     |
| N.E. THE STATION IS THEN 375' SOUTH OF THE SOUTH RIM OF A SHALLOW ARROYO. ELEVATION: 5934.53'                      | DATE |                    |     |

ENGINEER'S SEAL

*Guillermo S. Lopez*

| REVISIONS |      | DESIGN      |      |
|-----------|------|-------------|------|
| NO.       | DATE | DESIGNED BY | DATE |
|           |      | DUG         | 4/86 |
|           |      | RSB         | 4/86 |
|           |      | CHECKED BY  | DATE |
|           |      | DUG         | 4/86 |



SIDEWALK SECTION ON CUL-DE-SACS

26 29 27 10 8 7

- LEGEND
- STANDARD CURB & GUTTER
  - MOUNTABLE CURB & GUTTER
  - PROPOSED WATER VALVE
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED FIRE HYDRANT
  - WHEELCHAIR RAMP
  - PROPOSED CROWN FLATTENING
  - DIRECTION OF
  - PROPOSED STORM DRAIN w/ MANHOLE
  - STORM DRAIN INLET

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

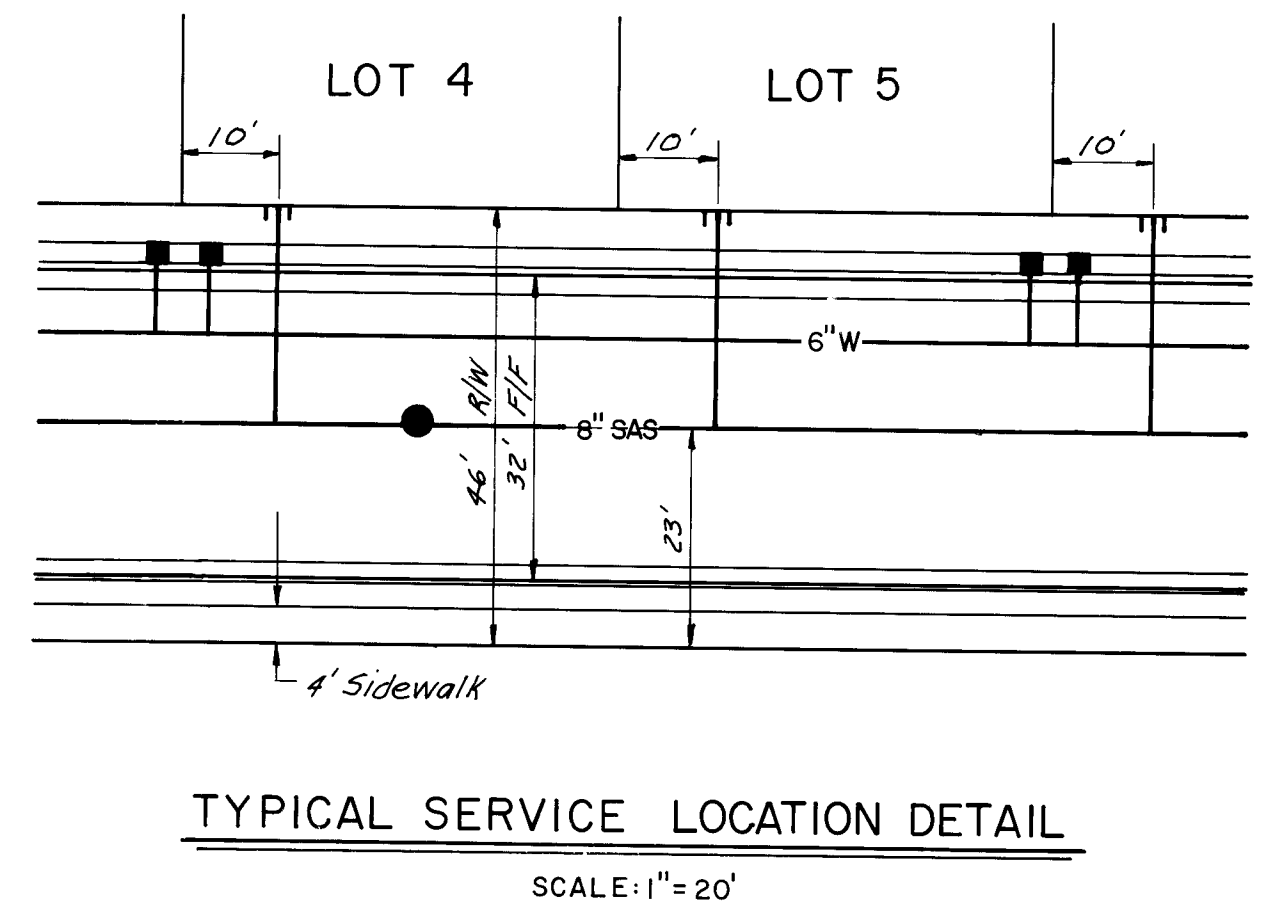
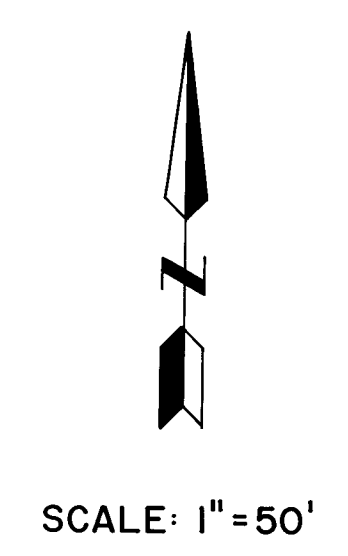
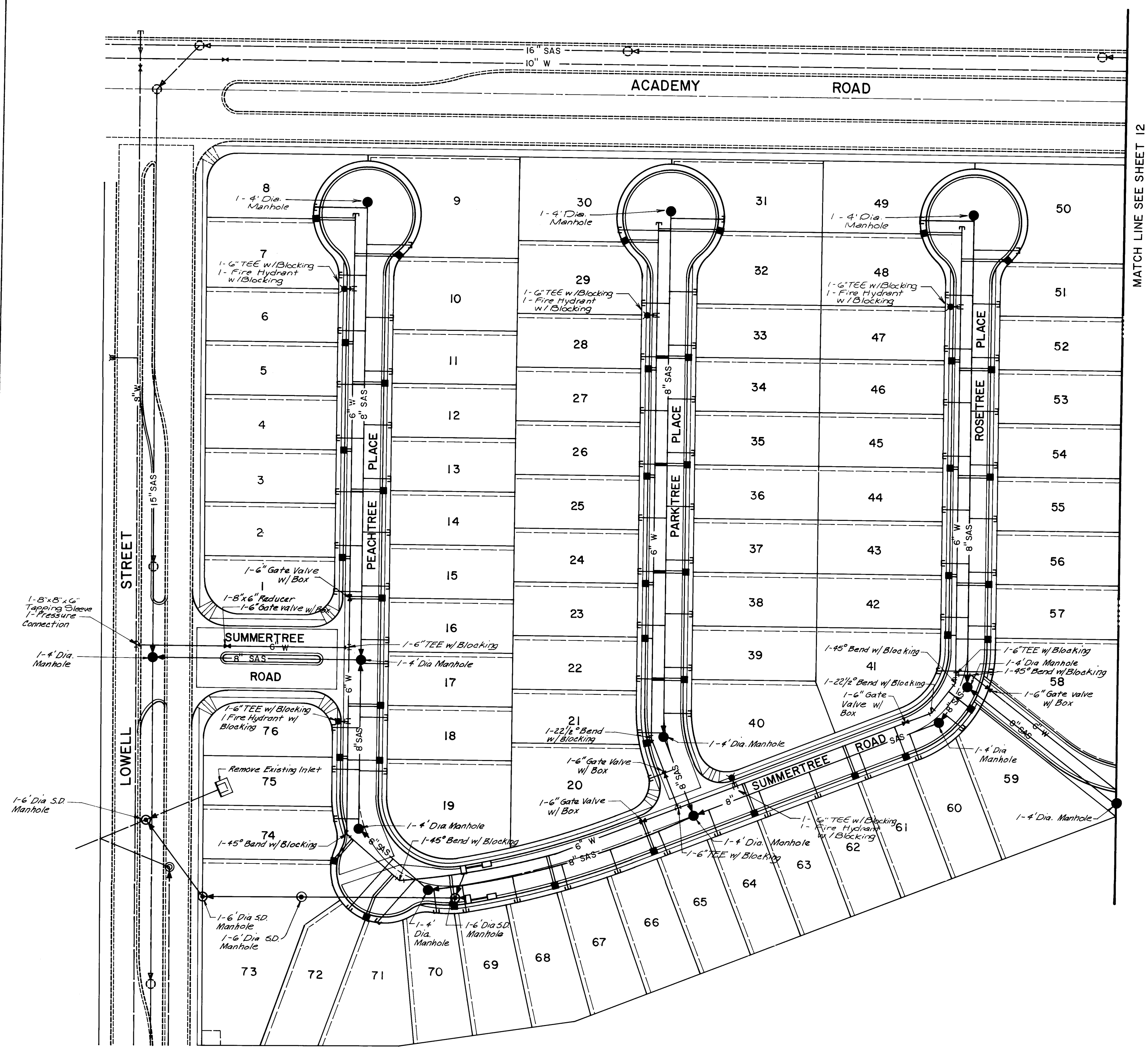
TITLE: COMPOUND at PEPPERTREE STREET PLAN EAST HALF

| APPROVALS        | ENGINEER                  | DATE    | APPROVALS    | ENGINEER                  | DATE    |
|------------------|---------------------------|---------|--------------|---------------------------|---------|
| City Engineer    | <i>Guillermo S. Lopez</i> | 7/22/86 | Liquid Waste | W.W. N/A                  | 7/18/86 |
| A.C.E. Design    | " "                       | " "     | Traffic      | <i>Guillermo S. Lopez</i> | 7/18/86 |
| A.C.E. Hydrology | " "                       | " "     | Water        | W.W. N/A                  | 7/18/86 |

DRAWING NO. 2927 MAP NO. E-22 SHEET 10 OF 23



BRUNING 44132 63374



- LEGEND**
- PROPOSED CURB & GUTTER
  - EXISTING CURB & GUTTER
  - PROPOSED SANITARY SEWER LINE w/ MANHOLE
  - EXISTING SANITARY SEWER LINE w/ MANHOLE
  - PROPOSED WATER LINE w/ GATE VALVE
  - EXISTING WATER LINE
  - FIRE HYDRANT
  - WATER SERVICE CONNECTION

**NOTES**

WATER:

- ALL FIRE HYDRANTS SHALL BE 4 1/2" BURY.
- ALL GATE VALVES SHALL BE RESILIENT SEAT VALVES.
- ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
- STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES.
- STANDARD HYDRANTS SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-20 AND W-21 AND AIR RELEASE FIRE HYDRANTS SHALL INCLUDE THE MODIFICATION SHOWN IN STD. DETAIL W-23.
- ALL METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON THE PLANS.
- METERED SERVICES SHALL BE INSTALLED PER CITY STD. DETAIL W-10, W-14, W-15, W-16 AND W-18.
- ALL WATER LINE PLUGS SHALL BE LOCATED 6" BEYOND LAST SERVICE CONNECTED TO A DEAD END MAIN LINE.
- TYPE "A" VALVE BOXES AND COVERS SHALL BE USED PER CITY STD. DETAIL W-2 AND W-4.
- ALL BLOCKING SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-22.
- BUTTERFLY VALVES SHALL BE INSTALLED PER CITY STD. DETAIL W-25.

SANITARY SEWER:

- ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE INDICATED.
- STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES.
- ELECTRONIC MARKER DISCS SHALL BE PLACED PER SECTION 170 OF THE CITY STANDARD SPECIFICATIONS.
- SERVICE LINE TYPICAL LOCATIONS SHALL BE AS SHOWN ON THE "TYPICAL SERVICE LOCATIONS" ON THE "WATER AND SEWER DISTRIBUTION PLAN" SHEET.
- MANHOLES SHALL BE INSTALLED PER CITY STD. DETAIL S-2.
- ALL SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN, UNLESS OTHERWISE NOTED. PER CITY STD. DETAIL S-9.
- ALL PIPE LENGTHS ARE MEASURED FROM INSIDE OF MANHOLE TO INSIDE OF MANHOLE.

**GENERAL:**

- CITY OF ALBUQUERQUE RESTORATION FEE WILL BE CHARGED FOR ALL WORK DONE IN LOWELL ST.
- THE CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER'S OFFICE AND RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION IN LOWELL ST.

**AS-BUILT INFORMATION**

| CONTRACTOR      | DATE |
|-----------------|------|
| WORK DONE BY    | DATE |
| INSPECTION BY   | DATE |
| ACCEPTANCE BY   | DATE |
| VERIFICATION BY | DATE |
| DRAWINGS BY     | DATE |
| CHECKED BY      | DATE |

**BENCH MARKS**

THE STATION IS A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS 4972" SET IN TOP OF A CONCRETE POST 12 MILES EAST OF EUBANK BLVD. N.E. AND ACADEMY ROAD N.E. THE STATION IS THEN 375 SOUTH ON THE SOUTH RIM OF A SHALLOW ARROYO. ELEVATION: 5934.53'

**SURVEY INFORMATION**

| FIELD | NO. | DATE |
|-------|-----|------|
| BY    |     |      |

**ENGINEER'S SEAL**

*[Signature]*

| REVISIONS   | NO. | DATE | BY |
|-------------|-----|------|----|
| DESIGN      |     |      |    |
| CHECKED BY  |     |      |    |
| DRAWN BY    |     |      |    |
| DESIGNED BY |     |      |    |

DESIGNED BY: DJG DATE: 4/86  
DRAWN BY: RSB DATE: 4/86  
CHECKED BY: DJG DATE: 4/86

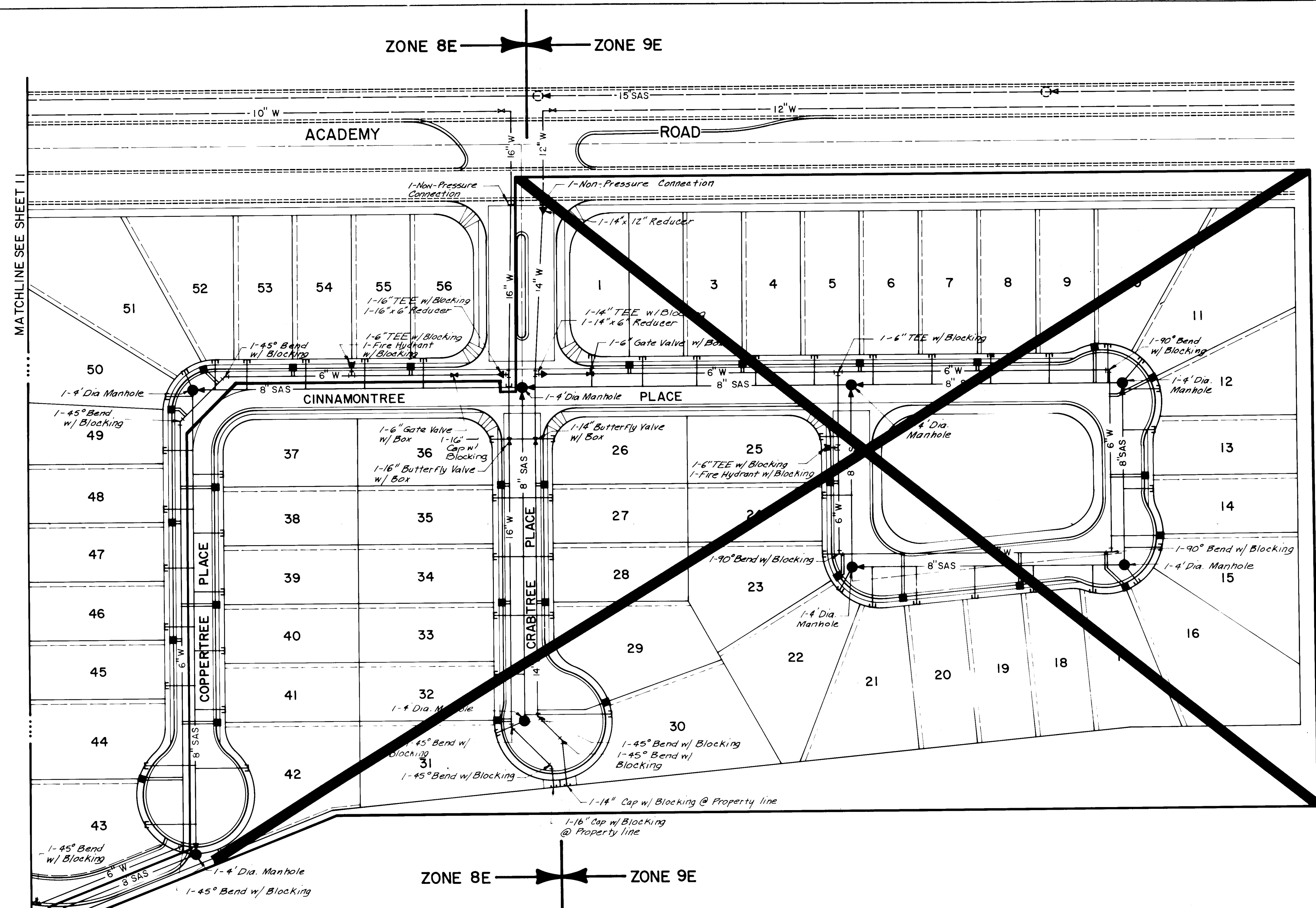
**CITY OF ALBUQUERQUE**  
**MUNICIPAL DEVELOPMENT DEPARTMENT**  
**ENGINEERING DIVISION**

**TITLE:** COMPOUND of PEPPERTREE WATER & SEWER DISTRIBUTION PLAN WEST HALF

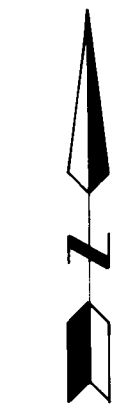
| APPROVALS          | ENGINEER           | DATE    | APPROVALS    | ENGINEER           | DATE    |
|--------------------|--------------------|---------|--------------|--------------------|---------|
| City Engineer      | <i>[Signature]</i> | 7/18/86 | Liquid Waste | <i>[Signature]</i> | 7/18/86 |
| A.C.E. - Design    | <i>[Signature]</i> | 7/18/86 | Traffic      | <i>[Signature]</i> | 7/18/86 |
| A.C.E. - Hydrology | <i>[Signature]</i> | 7/18/86 | Water        | <i>[Signature]</i> | 7/18/86 |

**DRAWING NO. 2927** **MAP NO. E-22** **SHEET 11 OF 23**





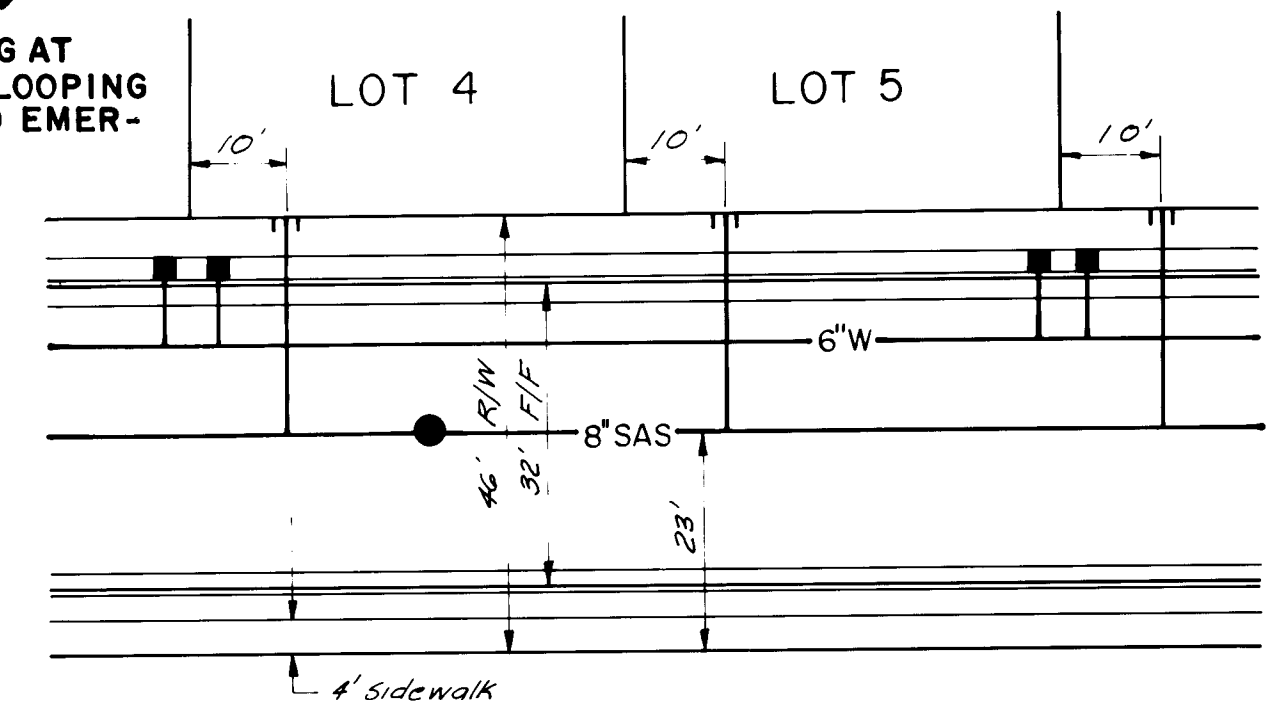
SCALE: 1"=50'



ALL WATER SERVICES SHOWN ON THIS SHEET ARE NOT TO BE INSTALLED WITH THIS CONTRACT. SEE NOTE

ALL SANITARY SEWER SHOWN ON THIS SHEET IS NOT TO BE INSTALLED WITH THIS CONTRACT

NOTE:  
INCLUDED IN THIS CONTRACT:  
16" & 6" WATERLINE STARTING AT  
ACADEMY RD. / CRABTREE PL. LOOPING  
THROUGH COPPERTREE PL. TO EMER-  
GENCY ACCESS.



TYPICAL SERVICE LOCATION DETAIL  
SCALE: 1"=20'

LEGEND

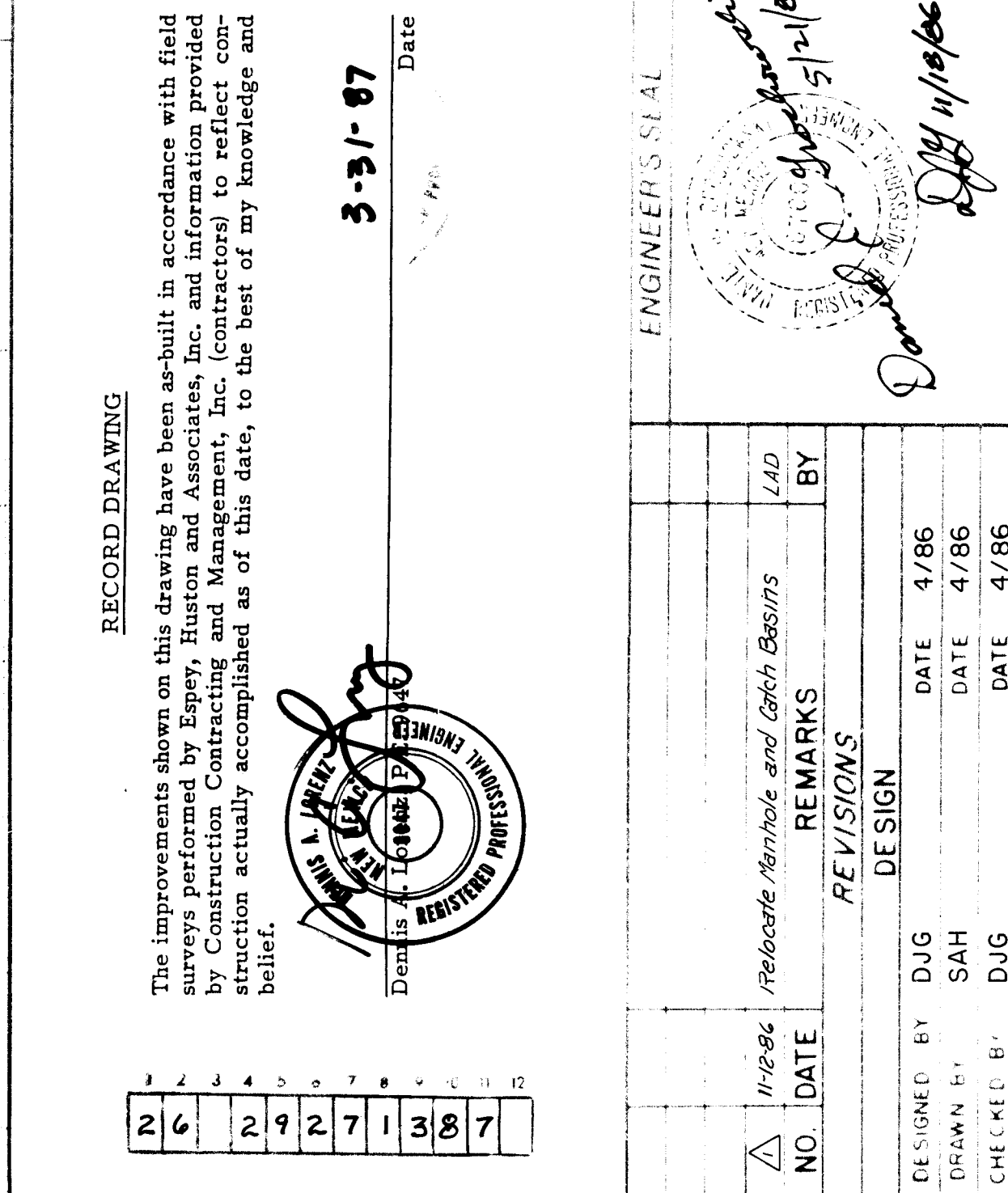
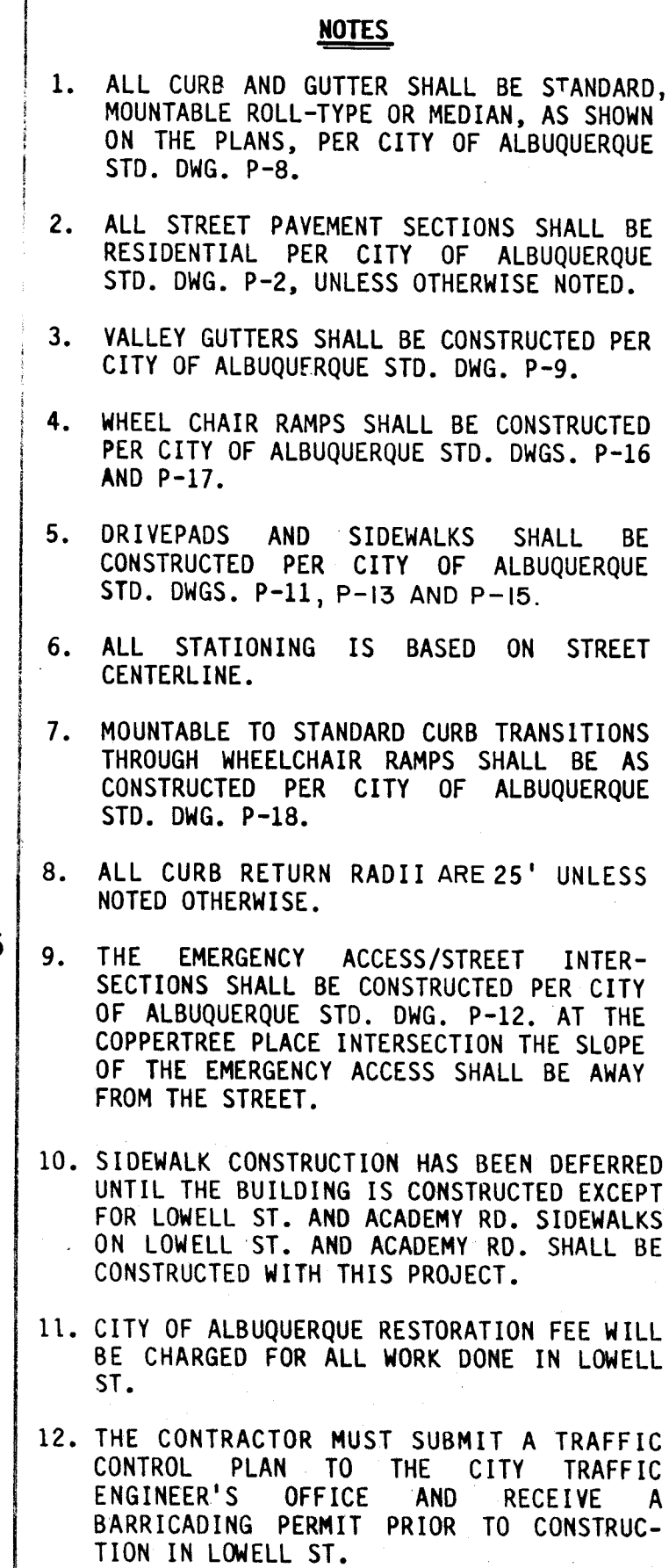
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SANITARY SEWER LINE w/ MANHOLE
- EXISTING SANITARY SEWER LINE w/ MANHOLE
- PROPOSED WATER LINE w/ GATE VALVE
- EXISTING WATER LINE
- FIRE HYDRANT
- WATER SERVICE CONNECTION

- NOTES
- WATER:
- ALL FIRE HYDRANTS SHALL BE 4 1/2" BURY.
  - ALL GATE VALVES SHALL BE RESILIENT SEAT VALVES.
  - ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
  - STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES.
  - STANDARD HYDRANTS SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-20 AND W-21 AND AIR RELEASE FIRE HYDRANTS SHALL INCLUDE THE MODIFICATION SHOWN IN STD. DETAIL W-23.
  - ALL METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON THE PLANS.
  - METERED SERVICES SHALL BE INSTALLED PER CITY STD. DETAIL W-10, W-14, W-15, W-16 AND W-18.
  - ALL WATER LINE PLUGS SHALL BE LOCATED 6" BEYOND LAST SERVICE CONNECTED TO A DEAD END MAIN LINE.
  - TYPE "A" VALVE BOXES AND COVERS SHALL BE USED PER CITY STD. DETAIL W-2 AND W-4.
  - ALL BLOCKING SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-22.
  - BUTTERFLY VALVES SHALL BE INSTALLED PER CITY STD. DETAIL W-25.
- SANITARY SEWER:
- ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE INDICATED.
  - STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES.
  - ELECTRONIC MARKER DISCS SHALL BE PLACED PER SECTION 170 OF THE CITY STANDARD SPECIFICATIONS.
  - SERVICE LINE TYPICAL LOCATIONS SHALL BE AS SHOWN ON THE "TYPICAL SERVICE LOCATIONS" ON THE "WATER AND SEWER DISTRIBUTION PLAN" SHEET.
  - MANHOLES SHALL BE INSTALLED PER CITY STD. DETAIL S-2.
  - ALL SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN, UNLESS OTHERWISE NOTED. PER CITY STD. DETAIL S-9.
  - ALL PIPE LENGTHS ARE MEASURED FROM INSIDE OF MANHOLE TO INSIDE OF MANHOLE.

| ENGINEER'S SEAL |  | SURVEY INFORMATION |    | BENCH MARKS |                                                                                                                                                                                                                                                                                      | AS-BUILT INFORMATION |    |
|-----------------|--|--------------------|----|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----|
|                 |  | NO                 | BY | DATE        | THE STATION IS A STANDARD ACS. BRASS TABLET STAMPED '6-E22 LS 4972' SET IN TOP OF A CONCRETE POST 12 MILES EAST ON ACADEMY FROM THE INTERSECTION OF EUBANK BLVD. N.E. AND ACADEMY ROAD N.E. THE STATION IS THEN 375' SOUTH ON THE SOUTH RIM OF A SHALLOW ARROYO. ELEVATION: 5934.53' | DATE                 | NO |
|                 |  |                    |    |             |                                                                                                                                                                                                                                                                                      |                      |    |

|                                                                                 |          |        |              |          |          |
|---------------------------------------------------------------------------------|----------|--------|--------------|----------|----------|
| CITY OF ALBUQUERQUE<br>MUNICIPAL DEVELOPMENT DEPARTMENT<br>ENGINEERING DIVISION |          |        |              |          |          |
| TITLE: COMPOUND at PEPPERTREE<br>WATER & SEWER DISTRIBUTION PLAN<br>EAST HALF   |          |        |              |          |          |
| APPROVALS                                                                       | ENGINEER | DATE   | APPROVALS    | ENGINEER | DATE     |
| City Engineer                                                                   |          | 7/2/86 | Liquid Waste |          | 7/10/86  |
| A C E - Design                                                                  | " "      | " "    | Traffic      |          | 7/15/86  |
| A C E - Hydrology                                                               | " "      | " "    | Water        |          | 7/10/86  |
| DRAWING NO                                                                      | 2927     | MAP NO | E-22         | SHEET    | 12 OF 23 |

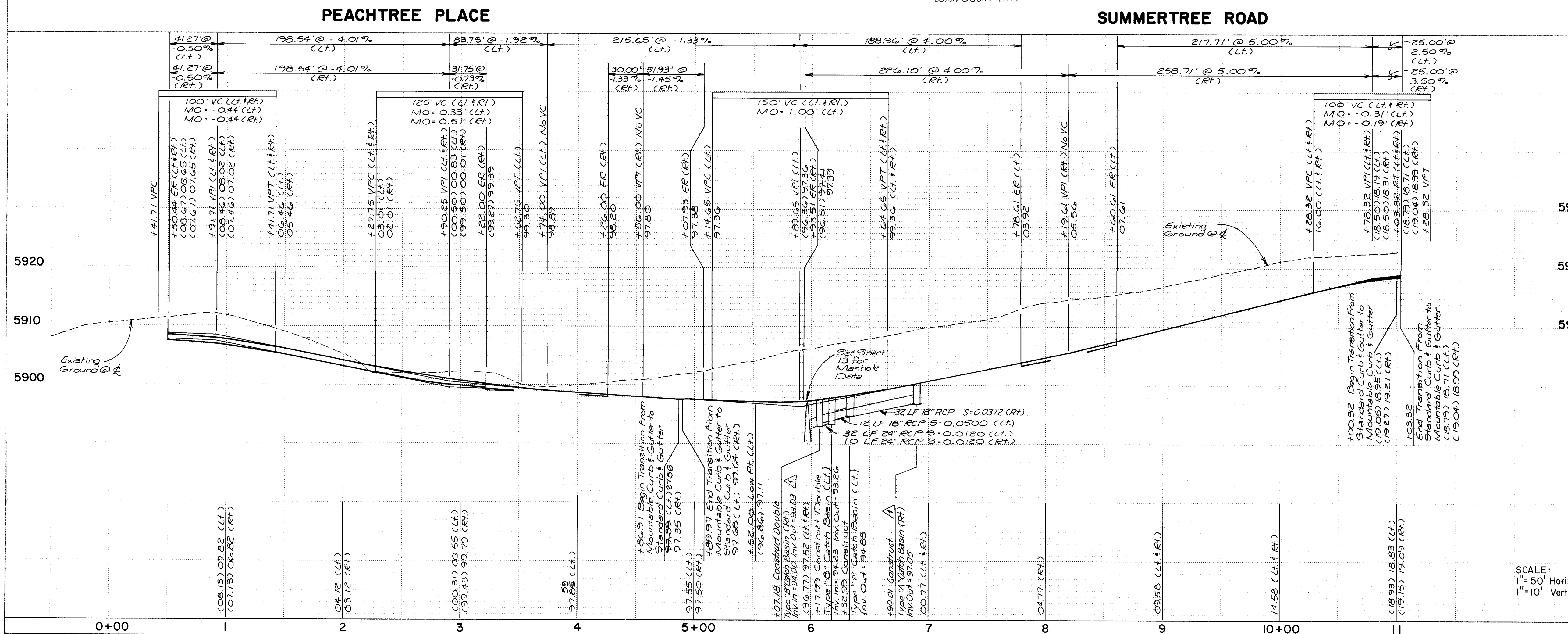




|                                                                                                                                                                                                                                                         |                                                                                                                     |                                                                                        |                                                                         |                                                                                              |                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                                                                                                                                                                    | <p><b>CITY OF ALBUQUERQUE</b></p> <p><b>MUNICIPAL DEVELOPMENT DEPARTMENT</b></p> <p><b>ENGINEERING DIVISION</b></p> |   |                                                                         |                                                                                              |                                                                 |
| <p><b>TITLE:</b></p> <p style="text-align: center;"><b>COMPOUND at PEPPERTREE</b></p> <p style="text-align: center;"><b>STREET PLAN &amp; PROFILE</b></p> <p style="text-align: center;"><b>SUMMERTREE RD.-EMERGENCY ACCESS-STORM DRAIN OUTFALL</b></p> |                                                                                                                     |                                                                                        |                                                                         |                                                                                              |                                                                 |
| <p><b>APPROVALS</b></p> <p>City Engineer</p> <p>A.C.E.-Design</p> <p>A.C.E.-Hydrology</p>                                                                                                                                                               | <p><b>ENGINEER</b></p> <p><i>[Signature]</i></p> <p>.....</p> <p>.....</p> <p>.....</p>                             | <p><b>DATE</b></p> <p>7/24/06</p> <p>.....</p> <p>.....</p> <p>.....</p>               | <p><b>APPROVALS</b></p> <p>Liquid Waste</p> <p>Traffic</p> <p>Water</p> | <p><b>ENGINEER</b></p> <p>N/A <i>W/W</i></p> <p><i>[Signature]</i></p> <p>N/A <i>W/W</i></p> | <p><b>DATE</b></p> <p>7/18/06</p> <p>7/19/06</p> <p>7/18/06</p> |
| <p><b>DRAWING NO.</b></p> <p style="text-align: center; font-size: 1.5em;"><b>2927</b></p>                                                                                                                                                              |                                                                                                                     | <p><b>MAP NO.</b></p> <p style="text-align: center; font-size: 1.5em;"><b>E-22</b></p> |                                                                         | <p><b>SHEET OF</b></p> <p style="text-align: center; font-size: 1.5em;"><b>13 23</b></p>     |                                                                 |



| KNUCKLE CURB<br>CURVE DATA                                                        |            |     |         |         |
|-----------------------------------------------------------------------------------|------------|-----|---------|---------|
|                                                                                   | $\Delta$   | R   | L       | T       |
|  | 41°51'15"  | 25' | 18.26'  | 9.56'   |
|  | 149°05'10" | 40' | 104.08' | 144.66' |



RECORD DRAWING

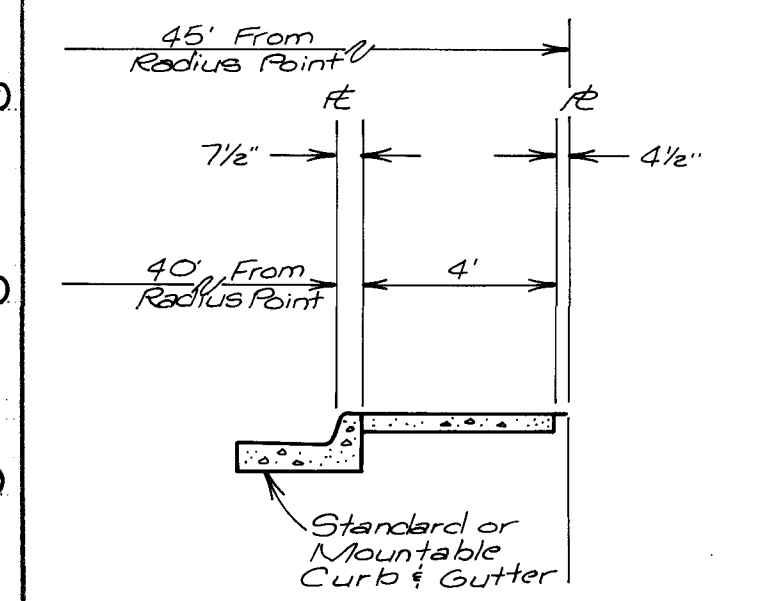
The improvements shown on this drawing have been as-built in accordance with field surveys performed by Eppay, Huston and Associates, Inc. and information provided by Construction Contracting and Management, Inc. (contractors) to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

*[Signature]*

3-31-97

Date

Seal of the City of Houston, Texas, featuring the text "THE CITY OF HOUSTON TEXAS" and "OFFICE OF THE CLERK OF COURTS". The seal is partially obscured by a signature and the date "3-31-97".



SIDEWALK SECTION ON  
CUL-DE-SACS

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|----|----|----|
| 2 | 6 | 2 | 9 | 2 | 7 | 1 | 4 | 8 | 7  |    |    |


 CITY OF ALBUQUE  
 MUNICIPAL DEVELOPMENT  
 ENGINEERING DIV

|        |                                                          |
|--------|----------------------------------------------------------|
| TITLE: | COMPOUND at PEP<br>STREET PLAN &<br>PEACHTREE PLACE -SUM |
|--------|----------------------------------------------------------|

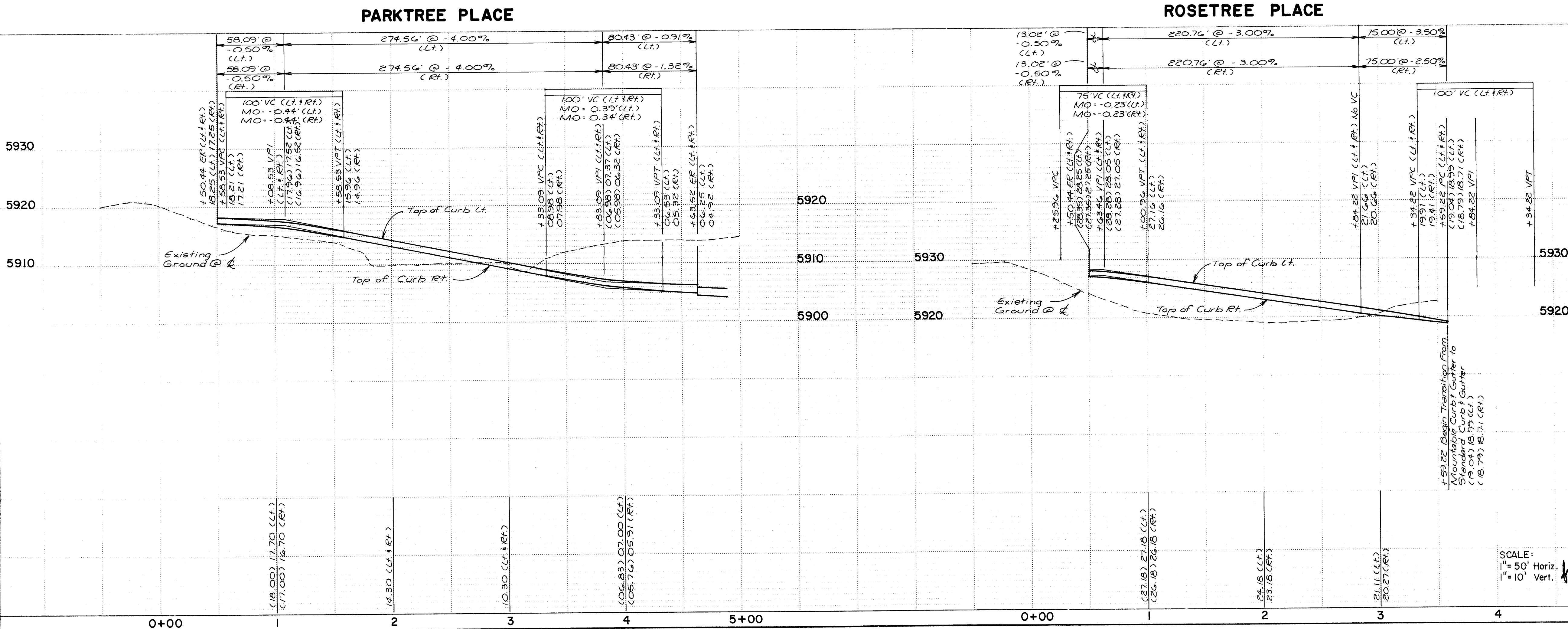
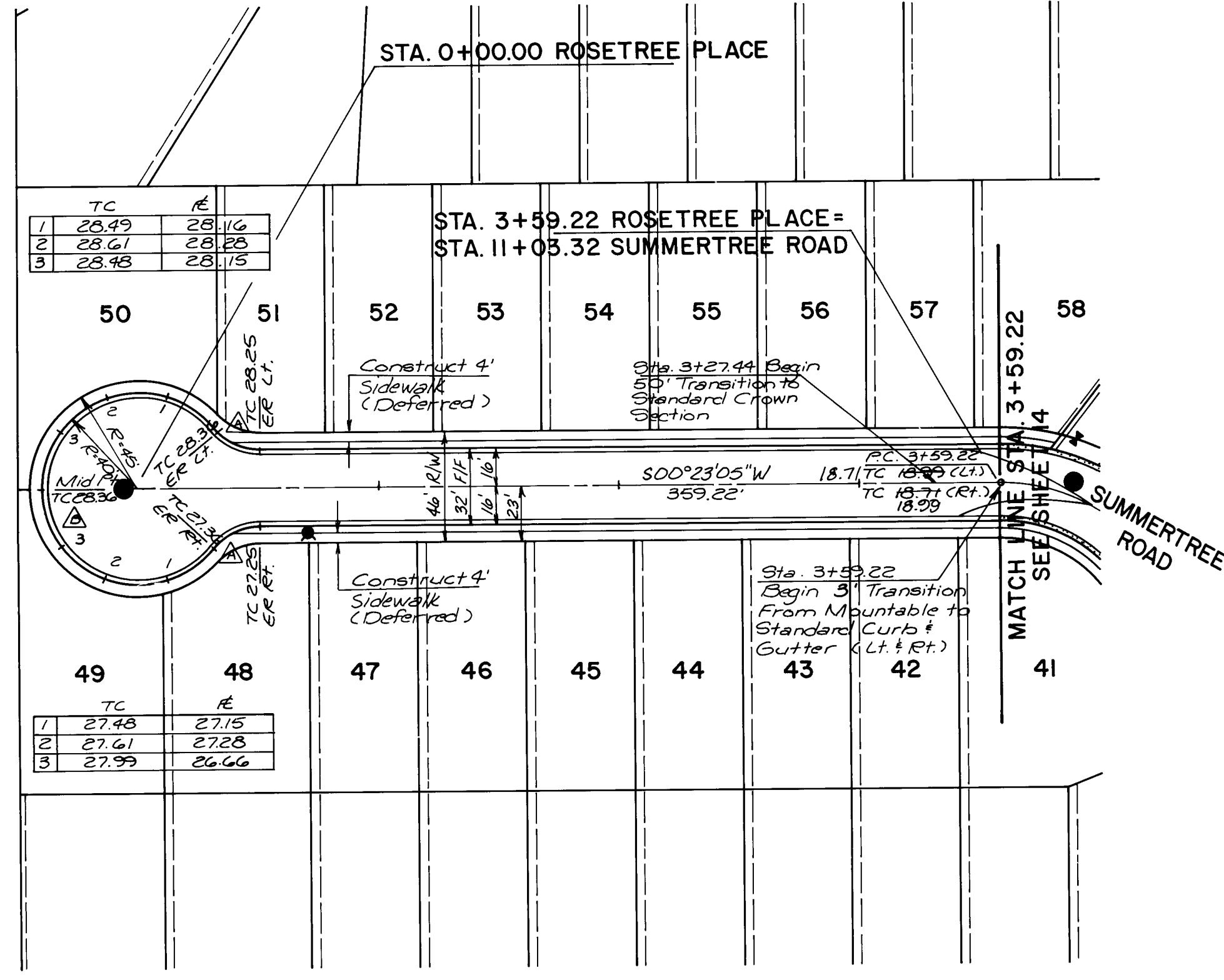
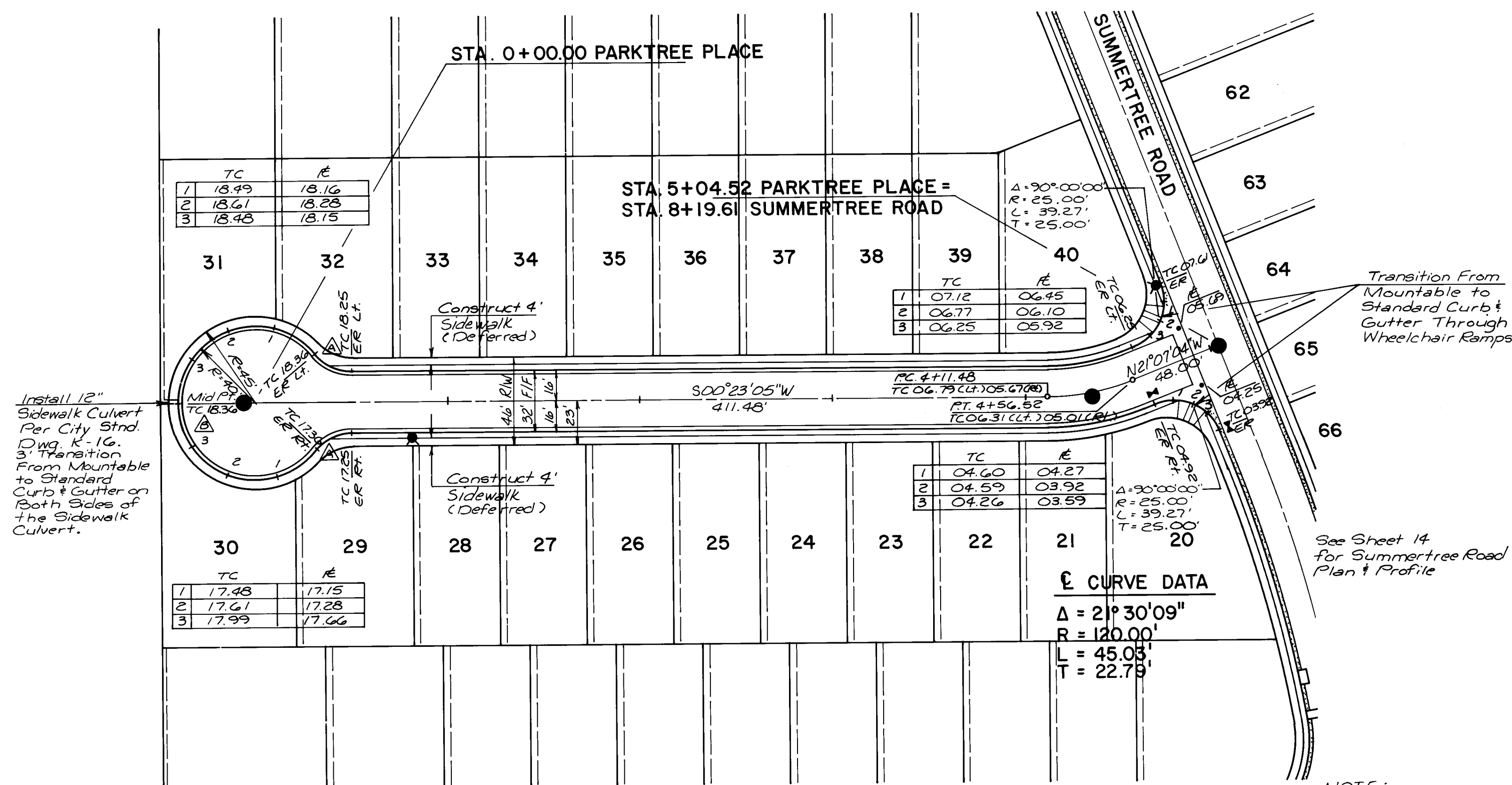
| APPROVALS         | ENGINEER           | DATE    | APPR     |
|-------------------|--------------------|---------|----------|
| City Engineer     | <i>[Signature]</i> | 7/22/86 | Liquid V |
| A C E - Design    | " "                | " "     | Traffic  |
| A C E - Hydrology | " "                | " "     | Water    |

|                |      |                 |
|----------------|------|-----------------|
| DRAWING<br>NO. | 2927 | MAP NO.<br>E-22 |
|----------------|------|-----------------|

[illegible]



| CUL-DE-SAC CURB CURVE DATA |            |     |         |        |
|----------------------------|------------|-----|---------|--------|
|                            | Δ          | R   | L       | T      |
| 1                          | 50°53'35"  | 25' | 22.21'  | 11.90' |
| 2                          | 281°47'10" | 40' | 19.672' | -      |



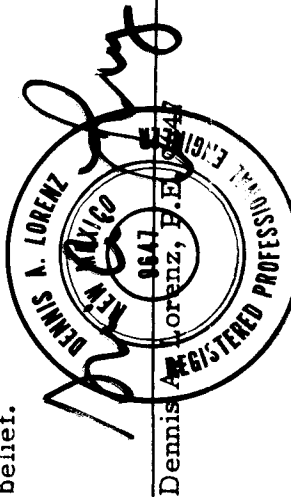
- NOTES**
1. ALL CURB AND GUTTER SHALL BE STANDARD, MOUNTABLE ROLL-TYPE OR MEDIAL AS SHOWN ON THE PLANS, PER CITY OF ALBUQUERQUE STD. DWG. P-8.
  2. ALL STREET PAVEMENT SECTIONS SHALL BE RESIDENTIAL PER CITY OF ALBUQUERQUE STD. DWG. P-2, UNLESS OTHERWISE NOTED.
  3. VALLEY GUTTERS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-9.
  4. WHEEL CHAIR RAMP SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-16 AND P-17.
  5. DRIVEPADS AND SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-11, P-13, AND P-15.
  6. ALL STATIONING IS BASED ON STREET CENTERLINE.
  7. MOUNTABLE TO STANDARD CURB TRANSITIONS THROUGH WHEELCHAIR RAMP SHALL BE AS CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-18.
  8. ALL CURB RETURN RADII ARE 25' UNLESS NOTED OTHERWISE.
  9. SIDEWALK CONSTRUCTION HAS BEEN DEFERRED UNTIL THE BUILDING IS CONSTRUCTED EXCEPT FOR LOWELL ST. AND ACADEMY RD. SIDEWALKS ON LOWELL ST. AND ACADEMY RD. SHALL BE CONSTRUCTED WITH THIS PROJECT.

RECORD DRAWING

The improvements shown on this drawing have been as-built, in accordance with field surveys performed by Espey, Huston and Associates, Inc. and information provided by Construction Contracting and Management, Inc. (contractors) to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

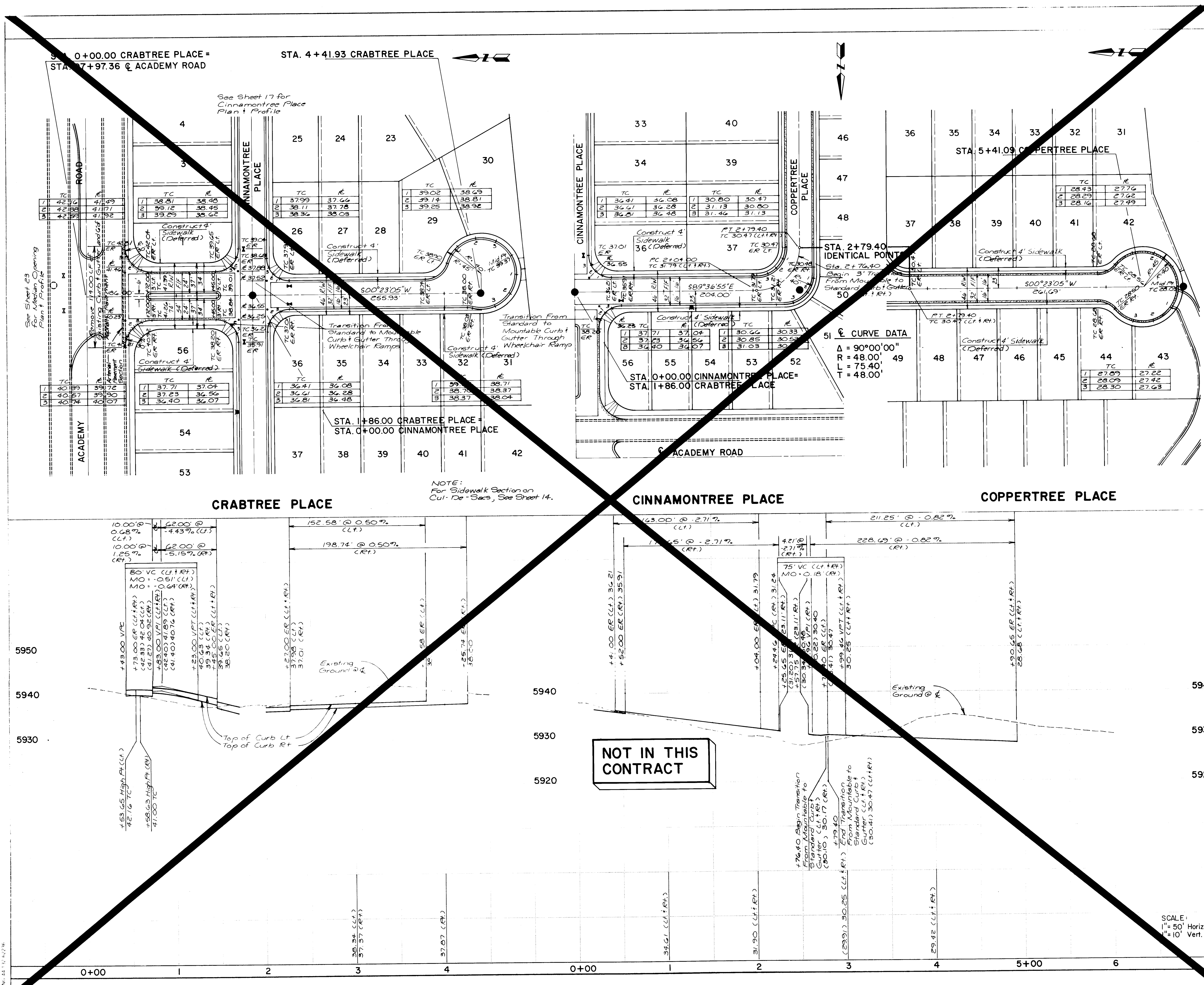
DATE: 3-31-07

BY: [Signature]



|                                                                                           |             |         |              |
|-------------------------------------------------------------------------------------------|-------------|---------|--------------|
| CITY OF ALBUQUERQUE<br>MUNICIPAL DEVELOPMENT DEPARTMENT<br>ENGINEERING DIVISION           |             |         |              |
| TITLE: COMPOUND at PEPPERTREE<br>STREET PLAN & PROFILE<br>PARKTREE PLACE - ROSETREE PLACE |             |         |              |
| APPROVALS                                                                                 | ENGINEER    | DATE    | APPROVALS    |
| City Engineer                                                                             | [Signature] | 7/24/06 | Liquid Waste |
| A.C.E.-Design                                                                             | "           | "       | Traffic      |
| A.C.E.-Hydrology                                                                          | "           | "       | Water        |
| DESIGNED BY                                                                               | DJG         | DATE    | 4/86         |
| CHECKED BY                                                                                | DJG         | DATE    | 4/86         |
| DRAWING NO.                                                                               | 2927        | MAP NO. | E-22         |
| SHEET                                                                                     | 15          | OF      | 23           |





- NOTES**
1. ALL CURB AND GUTTER SHALL BE STANDARD, MOUNTABLE ROLL-TYPE OR MEDIAN, AS SHOWN ON THE PLANS, PER CITY OF ALBUQUERQUE STD. DWG. P-8.
  2. ALL STREET PAVEMENT SECTIONS SHALL BE RESIDENTIAL PER CITY OF ALBUQUERQUE STD. DWG. P-2, UNLESS OTHERWISE NOTED.
  3. VALLEY GUTTERS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-9.
  4. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-16 AND P-17.
  5. DRIVEPADS AND SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-11, P-13, AND P-15.
  6. ALL STATIONING IS BASED ON STREET CENTERLINE.
  7. MOUNTABLE TO STANDARD CURB TRANSITIONS THROUGH WHEELCHAIR RAMPS SHALL BE AS CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-18.
  8. ALL CURB RETURN RADII ARE 25' UNLESS NOTED OTHERWISE.
  9. SIDEWALK CONSTRUCTION HAS BEEN DEFERRED UNTIL THE BUILDING IS CONSTRUCTED EXCEPT FOR LOWELL ST. AND ACADEMY RD. SIDEWALKS ON LOWELL ST. AND ACADEMY RD. SHALL BE CONSTRUCTED WITH THIS PROJECT.

**51 CURVE DATA**

|                              |    |
|------------------------------|----|
| $\Delta = 90^{\circ}00'00''$ | 49 |
| $R = 48.00'$                 |    |
| $L = 75.40'$                 |    |
| $T = 48.00'$                 |    |

**REVISIONS**

| NO | DATE | REMARKS |
|----|------|---------|
| 1  |      |         |
| 2  |      |         |
| 3  |      |         |
| 4  |      |         |
| 5  |      |         |
| 6  |      |         |
| 7  |      |         |
| 8  |      |         |
| 9  |      |         |
| 10 |      |         |
| 11 |      |         |
| 12 |      |         |
| 13 |      |         |

**CITY OF ALBUQUERQUE**  
**MUNICIPAL DEVELOPMENT DEPARTMENT**  
**ENGINEERING DIVISION**

**TITLE**  
COMPOUND at PEPPERTREE  
STREET PLAN & PROFILE  
CRABTREE PLACE-CINNAMONTREE PLACE-COPPERTREE PLACE

**APPROVALS**

| ENGINEER          | DATE    | APPROVALS    | ENGINEER | DATE    |
|-------------------|---------|--------------|----------|---------|
| City Engineer     | 7/18/86 | Liquid Waste | N/A      | 7/18/86 |
| A C E - Design    | 7/18/86 | Traffic      | N/A      | 7/18/86 |
| A C E - Hydrology | 7/18/86 | Water        | N/A      | 7/18/86 |

**DRAWING NO.** 2927 **MAP NO.** E-22 **SHEET** 16 **OF** 23

**INFORMATION**

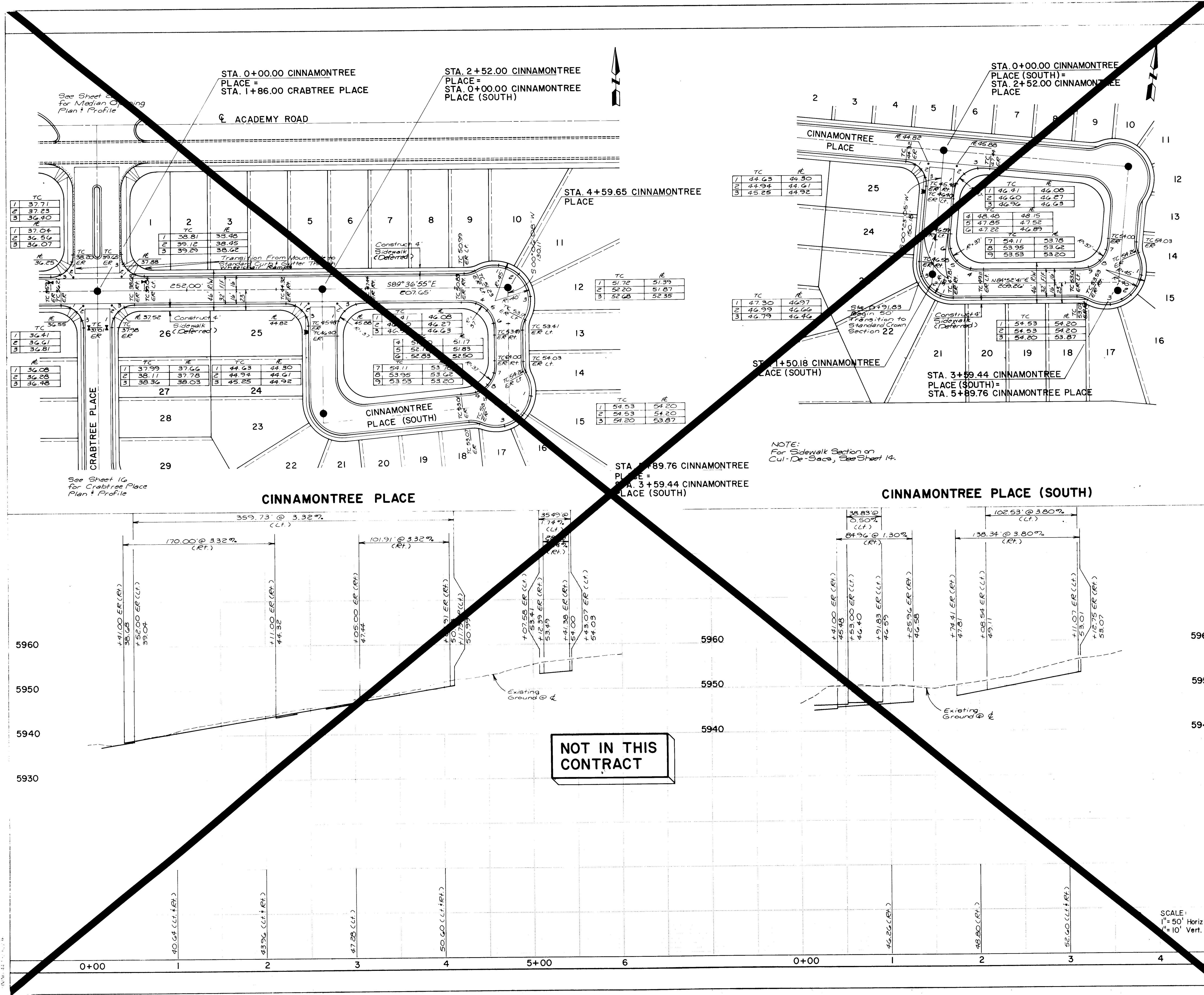
THE STATION IS A STANDARD ACS BRASS TABLE STAMPED "6-E22 L 4972" SET IN TOP OF A CONCRETE POST 12 MILES EAST ON ACADEMY FROM THE INTERSECTION OF EUBANK BLVD. N.E. AND ACADEMY ROAD N.E. THE STATION IS THEN 375' SOUTH ON THE SOUTH RIM OF A SHALLOW ARROYO. ELEVATION: 5934.53'

**DESIGNED BY** DJG **CHECKED BY** DJG **DATE** 4/86

**DESIGNED BY** SAH **CHECKED BY** DJG **DATE** 4/86

**DESIGNED BY** DJG **CHECKED BY** DJG **DATE** 4/86





- NOTES**
1. ALL CURB AND GUTTER SHALL BE STANDARD, MOUNTABLE ROLL-TYPE OR MEDIAN, AS SHOWN ON THE PLANS, PER CITY OF ALBUQUERQUE STD. DWG. P-8.
  2. ALL STREET PAVEMENT SECTIONS SHALL BE RESIDENTIAL PER CITY OF ALBUQUERQUE STD. DWG. P-2, UNLESS OTHERWISE NOTED.
  3. VALLEY GUTTERS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-9.
  4. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-16 AND P-17.
  5. DRIVEPADS AND SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWGS. P-11, P-13, AND P-15.
  6. ALL STATIONING IS BASED ON STREET CENTERLINE.
  7. MOUNTABLE TO STANDARD CURB TRANSITIONS THROUGH WHEELCHAIR RAMPS SHALL BE AS CONSTRUCTED PER CITY OF ALBUQUERQUE STD. DWG. P-18.
  8. ALL CURB RETURN RADII ARE 25' UNLESS NOTED OTHERWISE.
  9. SIDEWALK CONSTRUCTION HAS BEEN DEFERRED UNTIL THE BUILDING IS CONSTRUCTED EXCEPT FOR LOWELL ST. AND ACADEMY RD. SIDEWALKS ON LOWELL ST. AND ACADEMY RD. SHALL BE CONSTRUCTED WITH THIS PROJECT.

THE STATION IS A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS 4972" SET IN TOP OF A CONCRETE POST 1.2 MILES EAST ON ACADEMY FROM THE INTERSECTION OF EUBANK BLVD. N.E. AND ACADEMY ROAD N.E. THE STATION IS THEN 375' SOUTH ON THE SOUTH RIM OF A SHALLOW ARROYO. ELEVATION: 5934.53'

DATE: 7/18/86 BY: [Signature]

REVISIONS

| NO. | DATE    | REMARKS |
|-----|---------|---------|
| 1   | 7/18/86 | DESIGN  |
| 2   | 7/18/86 | DESIGN  |
| 3   | 7/18/86 | DESIGN  |
| 4   | 7/18/86 | DESIGN  |
| 5   | 7/18/86 | DESIGN  |
| 6   | 7/18/86 | DESIGN  |
| 7   | 7/18/86 | DESIGN  |
| 8   | 7/18/86 | DESIGN  |
| 9   | 7/18/86 | DESIGN  |
| 10  | 7/18/86 | DESIGN  |
| 11  | 7/18/86 | DESIGN  |
| 12  | 7/18/86 | DESIGN  |

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

TITLE: COMPOUND at PEPPERTREE STREET PLAN & PROFILE CINNAMONTREE PLACE

| APPROVALS        | ENGINEER    | DATE    | APPROVALS    | ENGINEER | DATE    |
|------------------|-------------|---------|--------------|----------|---------|
| City Engineer    | [Signature] | 7/18/86 | Liquid Waste | N/A      | 7/18/86 |
| A.C.E.-Design    | [Signature] | 7/18/86 | Traffic      | N/A      | 7/18/86 |
| A.C.E.-Hydrology | [Signature] | 7/18/86 | Water        | N/A      | 7/18/86 |

DRAWING NO. 2927 MAP NO. E-22 SHEET 17 OF 23





3-31-87

RECORDED DE AWTNC

SCALE :  
1" = 50' Horiz  
1" = 10' Vert.

**NOTES**

**WATER:**

1. ALL FIRE HYDRANTS SHALL BE 4 1/2" BURY.
2. ALL GATE VALVES SHALL BE RESILIENT SEAT VALVES.
3. ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
4. STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES.
5. STANDARD HYDRANTS SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-20 AND W-21 AND AIR RELEASE FIRE HYDRANTS SHALL INCLUDE THE MODIFICATION SHOWN IN STD. DETAIL W-23.
6. ALL METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON THE PLANS.
7. METERED SERVICES SHALL BE INSTALLED PER CITY STD. DETAIL W-10, W-14, W-15, W-16 AND W-18.
8. ALL WATER LINE PLUGS SHALL BE LOCATED 6" BEYOND LAST SERVICE CONNECTED TO A DEAD END MAIN LINE.
9. TYPE "A" VALVE BOXES AND COVERS SHALL BE USED PER CITY STD. DETAIL W-2 AND W-4.
10. ALL BLOCKING SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-22.

**SANITARY SEWER:**

1. ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE INDICATED.
2. STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES'.
3. ELECTRONIC MARKER DISCS SHALL BE PLACED PER SECTION 170 OF THE CITY STANDARD SPECIFICATIONS.
4. SERVICE LINE TYPICAL LOCATIONS SHALL BE AS SHOWN ON THE "TYPICAL SERVICE LOCATIONS" ON THE "WATER AND SEWER DISTRIBUTION PLAN" SHEET.
5. MANHOLES SHALL BE INSTALLED PER CITY STD. DETAIL S-2.
6. ALL SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN, UNLESS OTHERWISE NOTED. PER CITY STD. DETAIL S-9.
7. ALL PIPE LENGTHS ARE MEASURED FROM INSIDE OF MANHOLE TO INSIDE OF MANHOLE.

GENERAL:

1. CITY OF ALBUQUERQUE RESTORATION FEE WILL BE CHARGED FOR ALL WORK DONE IN LOWELL ST.
2. THE CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER'S OFFICE AND RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION IN LOWELL ST.



CITY OF ALBUQUERQUE

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

TITLE: COMPOUND at PEPPERTREE  
WATER & SEWER PLAN & PROFILE  
SUMMERTREE ROAD - EMERGENCY ACCESS

| APPROVALS         | ENGINEER           | DATE   | APPROVALS    | ENGINEER           | DATE    |
|-------------------|--------------------|--------|--------------|--------------------|---------|
| City Engineer     | <i>[Signature]</i> | 7/2/86 | Liquid Waste | <i>[Signature]</i> | 7/8/86  |
| A C E - Design    | " "                | "      | Traffic      | <i>[Signature]</i> | 7/18/86 |
| A C E - Hydrology | " "                | "      | Water        | <i>[Signature]</i> | 7/8/86  |

|                |      |                 |             |          |
|----------------|------|-----------------|-------------|----------|
| DRAWING<br>NO. | 2927 | MAP NO.<br>E-22 | SHEET<br>18 | OF<br>23 |
|----------------|------|-----------------|-------------|----------|

AS BUILT INFORMATION

CCM  
EHA  
DATE BY EHA  
REVIEWED BY EHA  
MICRO-FILM INFORMATION

11-86  
01/1/87  
LAL  
DATE 1-87  
DTE 2-87  
DATE

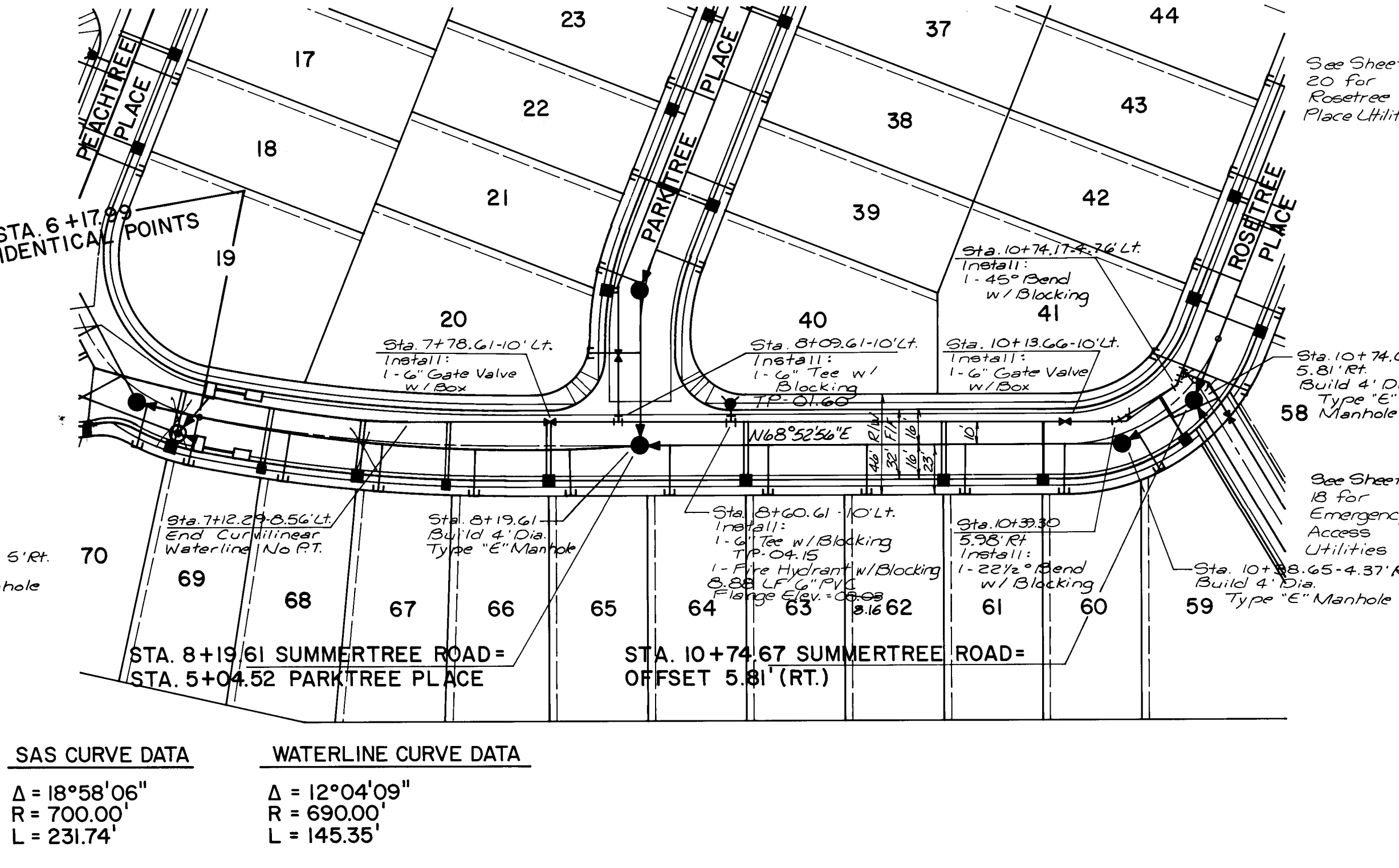
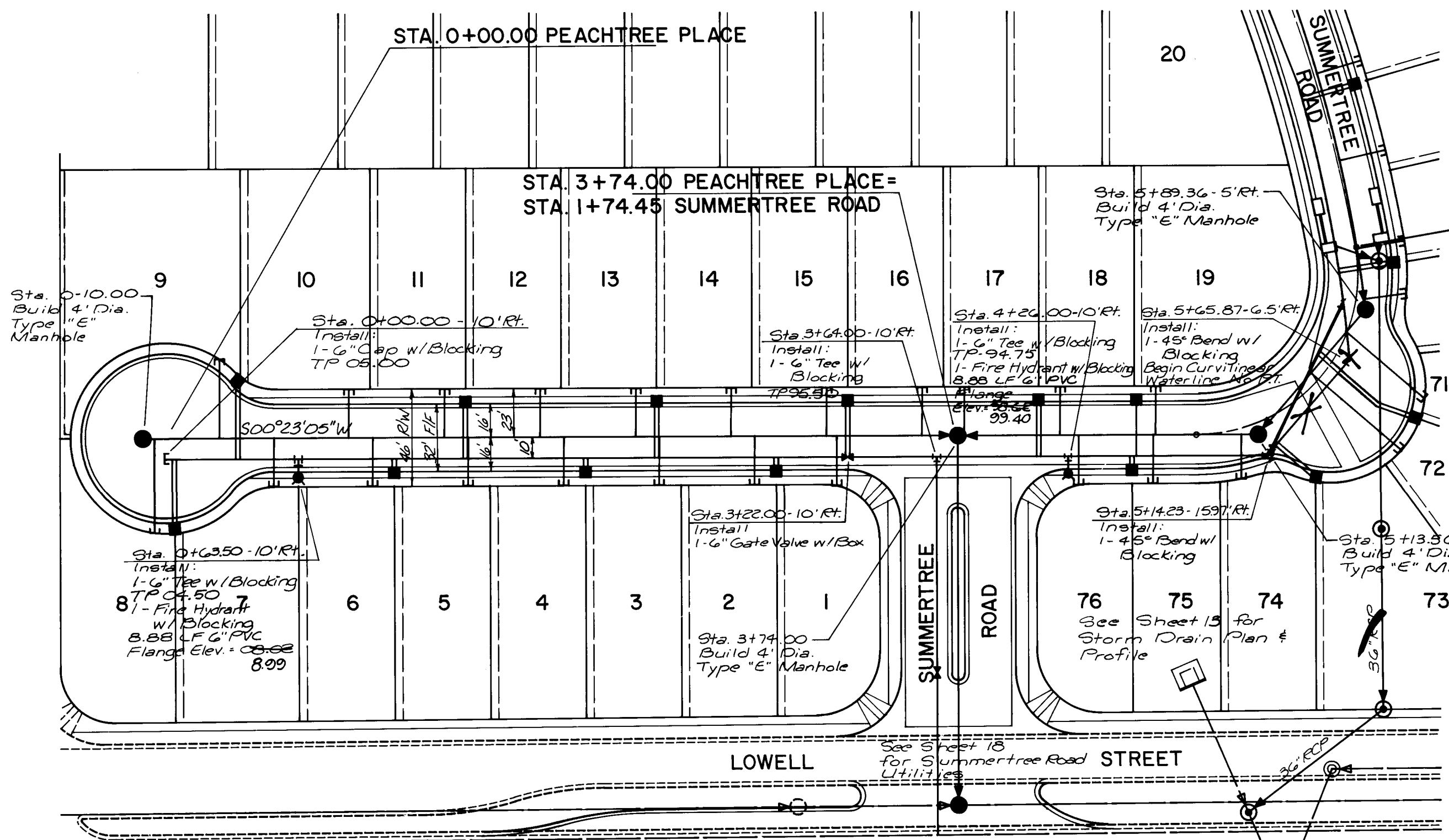
**BENCH MARKS**  
THE STATION IS A STANDARD A.C.S. BRASS TABLET  
STAMPED "6-E22 LS 4972" SET IN TOP OF A  
CONCRETE POST 1.2 MILES EAST ON ACADEMY  
FROM THE INTERSECTION OF EUBANK BLVD N.E.  
AND ACADEMY ROAD N.E. THE STATION IS THEN  
3737'. SOUTH ON THE SOUTH RIM OF A SHALLOW  
ARROYO. ELEVATION 5934.53'

| SURVEY INFORMATION |    |
|--------------------|----|
| FIELD NOTES        |    |
| NO                 | BY |
| 1                  |    |
| 2                  |    |
| 3                  |    |
| 4                  |    |
| 5                  |    |
| 6                  |    |
| 7                  |    |
| 8                  |    |
| 9                  |    |
| 10                 |    |
| 11                 |    |
| 12                 |    |
| 13                 |    |
| 14                 |    |
| 15                 |    |
| 16                 |    |
| 17                 |    |
| 18                 |    |
| 19                 |    |
| 20                 |    |
| 21                 |    |
| 22                 |    |
| 23                 |    |
| 24                 |    |
| 25                 |    |
| 26                 |    |
| 27                 |    |
| 28                 |    |
| 29                 |    |
| 30                 |    |
| 31                 |    |
| 32                 |    |
| 33                 |    |
| 34                 |    |
| 35                 |    |
| 36                 |    |
| 37                 |    |
| 38                 |    |
| 39                 |    |
| 40                 |    |
| 41                 |    |
| 42                 |    |
| 43                 |    |
| 44                 |    |
| 45                 |    |
| 46                 |    |
| 47                 |    |
| 48                 |    |
| 49                 |    |
| 50                 |    |

[illegible]

BRIT. J. NG 44 132 62236





| SAS CURVE DATA               | WATERLINE CURVE DATA         |
|------------------------------|------------------------------|
| $\Delta = 18^{\circ}58'06''$ | $\Delta = 12^{\circ}04'09''$ |
| $R = 700.00'$                | $R = 690.00'$                |
| $L = 231.74'$                | $L = 145.35'$                |

PEACHTREE PLACE

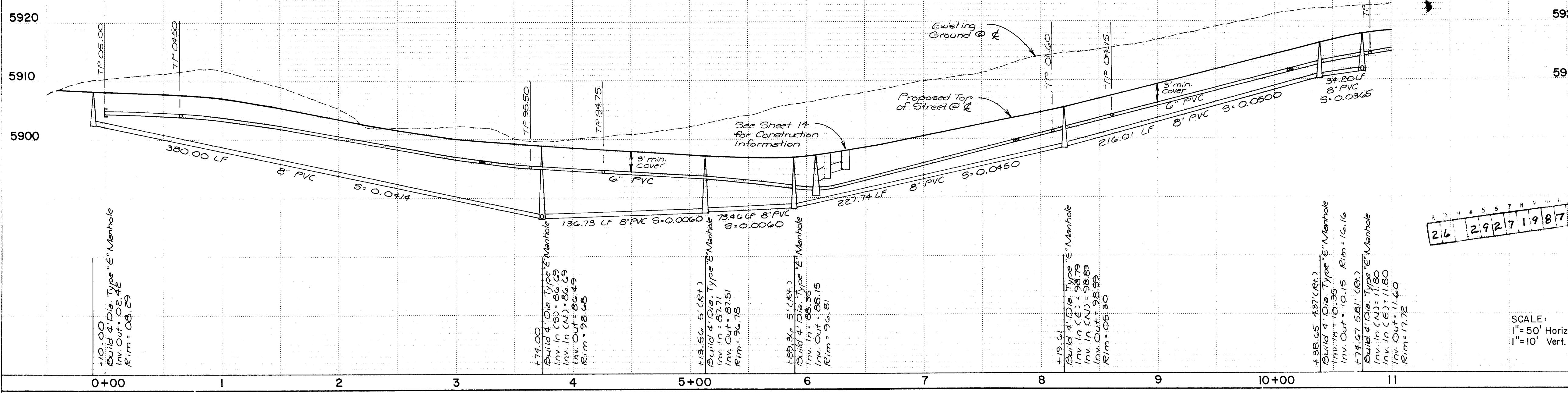
| WATER & SEWER SERVICES |            |           |             |          |
|------------------------|------------|-----------|-------------|----------|
| LOT                    | WL STATION | WL LENGTH | SAS STATION | INV. AT  |
| 1 @ Side Lot           | 13'        | 2+17.00   | 23.5'       | 90.14.10 |
| 2                      | 13'        | 2+25.50   | 23.5'       | 91.29.94 |
| 3                      | 13'        | 2+33.50   | 23.5'       | 93.55.27 |
| 4                      | 13'        | 1+88.50   | 23.5'       | 95.42.56 |
| 5                      | 13'        | 1+43.50   | 23.5'       | 97.26.33 |
| 6                      | 13'        | 0+98.50   | 23.5'       | 99.14.19 |
| 7                      | 35'        | 0+53.50   | 23.5'       | 01.00.06 |
| 8                      | 35'        | 0+05.00   | 46.3'       | 03.95.97 |
| 9                      | 40'        | 0+25.00   | 37.5'       | 02.47.55 |
| 10                     | 40'        | 0+84.00   | 23.5'       | 99.56.79 |
| 11                     | 33'        | 1+31.00   | 28.2'       | 97.50.89 |
| 12                     | 33'        | 1+76.00   | 23.5'       | 95.93.26 |

| WATER & SEWER SERVICES |            |           |             |          |
|------------------------|------------|-----------|-------------|----------|
| LOT                    | WL STATION | WL LENGTH | SAS STATION | INV. AT  |
| 13 @ Side Lot          | 33'        | 2+21.00   | 23.5'       | 94.57.16 |
| 14                     | 33'        | 2+46.00   | 23.5'       | 92.21.33 |
| 15                     | 33'        | 3+11.00   | 23.5'       | 90.84.42 |
| 16                     | 33'        | 3+56.00   | 23.5'       | 88.48.48 |
| 17                     | 33'        | 3+76.00   | 23.5'       | 87.82.2  |
| 18                     | 33'        | 4+21.00   | 23.5'       | 88.68.22 |
| 19                     | 33'        | 4+45.00   | 23.5'       | 88.35.29 |
| 73                     | 27'        | 5+05.03   | 21.5'       | 88.56    |
| 74                     | 27'        | 4+67.00   | 23.5'       | 88.84.41 |
| 75                     | 13'        | 4+31.00   | 23.5'       | 88.16.25 |

SUMMERTREE ROAD

| WATER & SEWER SERVICES |            |           |             |          |
|------------------------|------------|-----------|-------------|----------|
| LOT                    | WL STATION | WL LENGTH | SAS STATION | INV. AT  |
| 59 @ Side Lot          | 29'        | 10+50.11  | 28.1'       | 11.64    |
| 60                     | 33'        | 10+12.51  | 23.3'       | 09.46.80 |
| 61                     | 33'        | 9+67.51   | 23.3'       | 07.24.25 |
| 62                     | 33'        | 9+22.51   | 23.2'       | 04.96    |
| 63                     | 33'        | 8+77.51   | 23.2'       | 02.31    |
| 64                     | 33'        | 8+32.51   | 23.2'       | 00.46.47 |
| 65                     | 33'        | 7+87.51   | 22.2'       | 98.36.39 |

| WATER & SEWER SERVICES |            |           |             |          |
|------------------------|------------|-----------|-------------|----------|
| LOT                    | WL STATION | WL LENGTH | SAS STATION | INV. AT  |
| 66 @ Side Lot          | 33'        | 7+43.88   | 21.4'       | 96.42.41 |
| 67                     | 32'        | 7+01.48   | 22.2'       | 94.50    |
| 68                     | 32'        | 6+59.08   | 22.5'       | 92.60.82 |
| 69                     | 32'        | 6+19.07   | 22.5'       | 90.44.67 |
| 70                     | 32'        | 5+94.00   | 19.5'       | 89.54.53 |
| 71                     | 45.5'      | 5+77.84   | 48.4'       | 89.74.72 |
| 72                     | 45.5'      | 5+52.84   | 56.4'       | 89.72.74 |



- NOTES**
- ALL FIRE HYDRANTS SHALL BE 4 1/2" BURY.
  - ALL GATE VALVES SHALL BE RESILIENT SEAT VALVES.
  - ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
  - STREETS SHALL BE GRADED TO +1.0' PRIOR TO INSTALLATION OF UTILITIES.
  - STANDARD HYDRANTS SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-20 AND W-21 AND AIR RELEASE FIRE HYDRANTS SHALL INCLUDE THE MODIFICATION SHOWN IN STD. DETAIL W-23.
  - ALL METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON THE PLANS.
  - METERED SERVICES SHALL BE INSTALLED PER CITY STD. DETAIL W-10, W-14, W-15, W-16 AND W-18.
  - ALL WATER LINE PLUGS SHALL BE LOCATED 6" BEYOND LAST SERVICE CONNECTED TO A DEAD END MAIN LINE.
  - TYPE "A" VALVE BOXES AND COVERS SHALL BE USED PER CITY STD. DETAIL W-2 AND W-4.
  - ALL BLOCKING SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-22.
- SANITARY SEWER:**
- ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE INDICATED.
  - STREETS SHALL BE GRADED TO +1.0' PRIOR TO INSTALLATION OF UTILITIES.
  - ELECTRONIC MARKER DISCS SHALL BE PLACED PER SECTION 170 OF THE CITY STANDARD SPECIFICATIONS.
  - SERVICE LINE TYPICAL LOCATIONS SHALL BE AS SHOWN ON THE "TYPICAL SERVICE LOCATIONS" ON THE "WATER AND SEWER DISTRIBUTION PLAN" SHEET.
  - MANHOLES SHALL BE INSTALLED PER CITY STD. DETAIL S-2.
  - ALL SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN, UNLESS OTHERWISE NOTED. PER CITY STD. DETAIL S-9.
  - ALL PIPE LENGTHS ARE MEASURED FROM INSIDE OF MANHOLE TO INSIDE OF MANHOLE.

**RECORD DRAWING**

The improvements shown on this drawing have been as-built in accordance with field surveys performed by Espey, Huston and Associates, Inc. and information provided by Construction Contracting and Management, Inc. (contractors) to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

DATE: 3-31-87

ENGINEER'S SEAL: [Signature]

BY: [Signature]

REVISIONS: [Table with columns for NO, DATE, REMARKS]

DESIGNED BY: DUG  
DRAWN BY: SAH  
CHECKED BY: DUG

**CITY OF ALBUQUERQUE**  
**MUNICIPAL DEVELOPMENT DEPARTMENT**  
**ENGINEERING DIVISION**

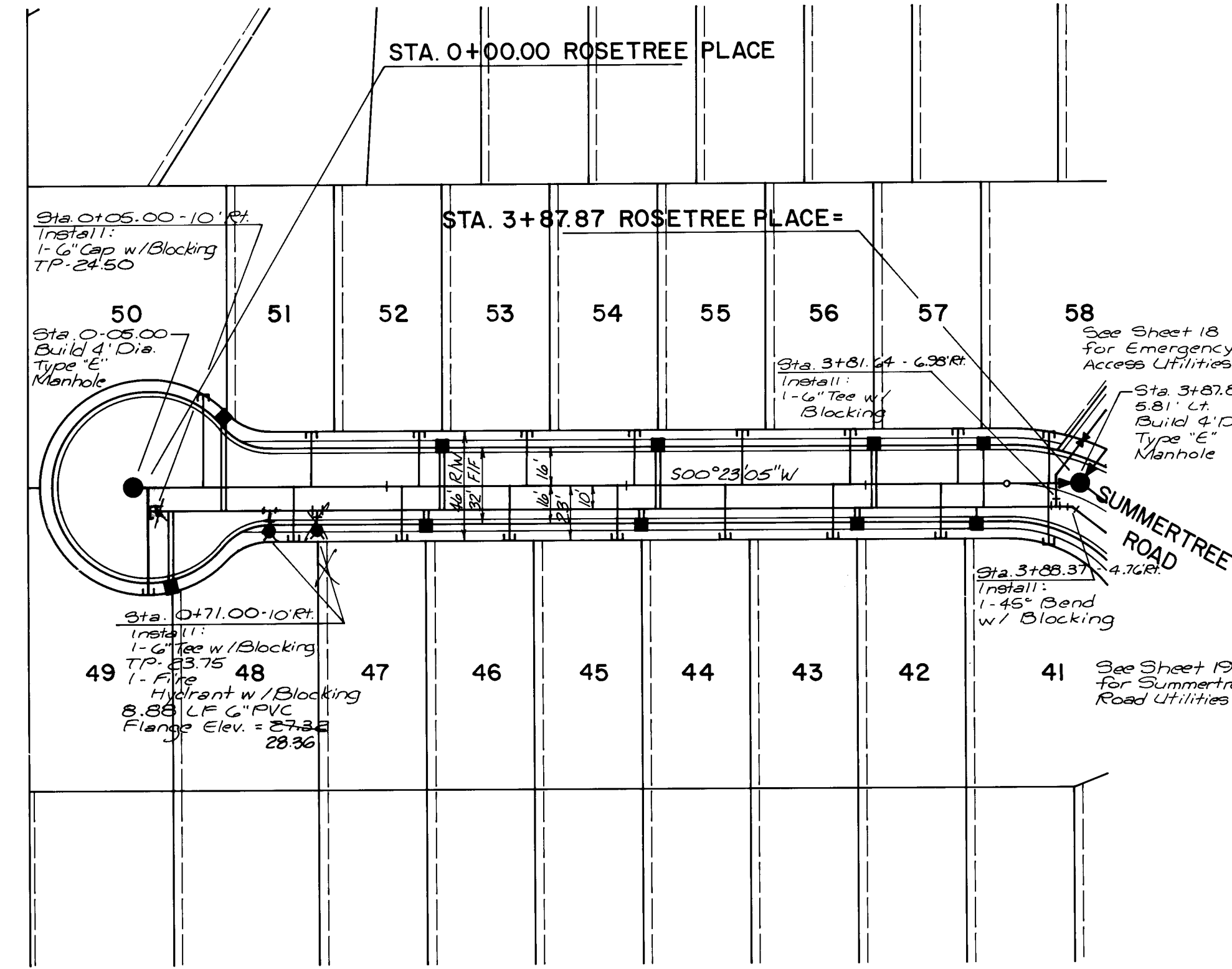
**TITLE: COMPOUND at PEPPERTREE**  
**WATER & SEWER PLAN & PROFILE**  
**PEACHTREE PLACE - SUMMERTREE ROAD**

**APPROVALS:** [Table with columns for APPROVALS, ENGINEER, DATE, APPROVALS, ENGINEER, DATE]  
City Engineer: [Signature] 7/2/86  
A.C.E. - Design: [Signature] 7/18/86  
A.C.E. - Hydrology: [Signature] 7/18/86

**SCALE:** 1" = 50' Horiz.  
1" = 10' Vert.

**DRAWING NO. 2927** **MAP NO. E-22** **SHEET 19 OF 23**





1. ALL FIRE HYDRANTS SHALL BE 4 1/2" BURY.
2. ALL GATE VALVES SHALL BE RESILIENT SEAT VALVES.
3. ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
4. STREETS SHALL BE GRADED TO + 1.0' PRIOR TO INSTALLATION OF UTILITIES.
5. STANDARD HYDRANTS SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-20 AND W-21 AND AIR RELEASE FIRE HYDRANTS SHALL INCLUDE THE MODIFICATION SHOWN IN STD. DETAIL W-23.
6. ALL METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON THE PLANS.
7. METERED SERVICES SHALL BE INSTALLED PER CITY STD. DETAIL W-10, W-14, W-15, W-16 AND W-18.
8. ALL WATER LINE PLUGS SHALL BE LOCATED 6" BEYOND LAST SERVICE CONNECTED TO A DEAD END MAIN LINE.
9. TYPE "A" VALVE BOXES AND COVERS SHALL BE USED PER CITY STD. DETAIL W-2 AND W-4.
10. ALL BLOCKING SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-22.

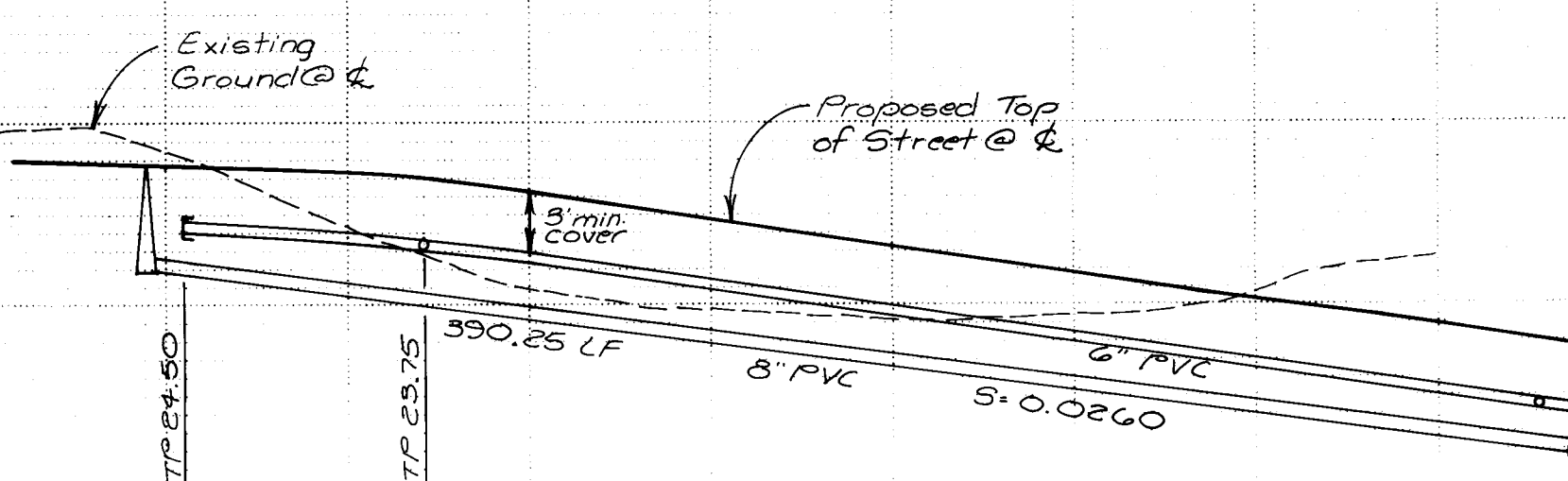
1. ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE INDICATED.
2. STREETS SHALL BE GRADED TO  $\pm 1.0'$  PRIOR TO INSTALLATION OF UTILITIES.
3. ELECTRONIC MARKER DISCS SHALL BE PLACED PER SECTION 170 OF THE CITY STANDARD SPECIFICATIONS.
4. SERVICE LINE TYPICAL LOCATIONS SHALL BE AS SHOWN ON THE "TYPICAL SERVICE LOCATIONS" ON THE "WATER AND SEWER DISTRIBUTION PLAN" SHEET.
5. MANHOLES SHALL BE INSTALLED PER CITY STD. DETAIL S-2.
6. ALL SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN, UNLESS OTHERWISE NOTED. PER CITY STD. DETAIL S-9.
7. ALL PIPE LENGTHS ARE MEASURED FROM INSIDE OF MANHOLE TO INSIDE OF MANHOLE.

3-31-87

|             |      |         |      |       |    |    |    |
|-------------|------|---------|------|-------|----|----|----|
| DRAWING NO. | 2927 | MAP NO. | E-22 | SHEET | 20 | OF | 23 |
|-------------|------|---------|------|-------|----|----|----|

| WATER & SEWER SERVICES |             |            |             |            |         |
|------------------------|-------------|------------|-------------|------------|---------|
| LOT                    | W/L STATION | SAS LENGTH | SAS STATION | SAS LENGTH | INV. AT |
| 31                     | @ Side Lot  | 5'         | 0+00.00     | 45.3       | 13.5156 |
| 32                     | "           | 5'         | 0+01.00     | 23.3       | 11.23   |
| 33                     | "           | 33'        | 1+06.00     | 23.2       | 10.0215 |
| 34                     | "           | 33'        | 1+51.00     | 23.2       | 08.7570 |
| 35                     | "           | 33'        | 1+96.00     | 23.4       | 07.4954 |
| 36                     | "           | 33'        | 2+41.00     | 23'        | 06.0823 |
| 37                     | "           | 33'        | 2+86.00     | 23.2       | 04.9683 |
| 38                     | "           | 33'        | 3+31.00     | 23.2       | 03.6686 |
| 39                     | "           | 33'        | 3+76.00     | 23.1       | 02.4142 |
| 40                     | "           | 33'        | 4+14.50     | 23.3       | 01.5819 |

| WATER & SEWER SERVICES |               |              |                |               |         |  |
|------------------------|---------------|--------------|----------------|---------------|---------|--|
| LOT                    | WL<br>STATION | WL<br>LENGTH | SAS<br>STATION | SAS<br>LENGTH | INV. AT |  |
| 50                     | @ Sigsbee Lot | 42'          | 0+23.00        | 33'2          | 22.74   |  |
| 51                     | "             | 42'          | 0+68.00        | 23'3          | 21.83   |  |
| 52                     | "             | 33'          | 1+13.00        | 23'4          | 20.66   |  |
| 53                     | "             | 33'          | 1+58.00        | 23'3          | 18.89   |  |
| 54                     | "             | 33'          | 2+03.00        | 23'4          | 17.78   |  |
| 55                     | "             | 33'          | 2+48.00        | 23'3          | 16.56   |  |
| 56                     | "             | 33'          | 2+93.00        | 23'2          | 15.38   |  |
| 57                     | "             | 33'          | 3+38.00        | 23'2          | 14.81   |  |
| 58                     | "             | 33'          | 3+76.50        | 24+0'         | 13.76   |  |
|                        |               |              |                | 22            |         |  |

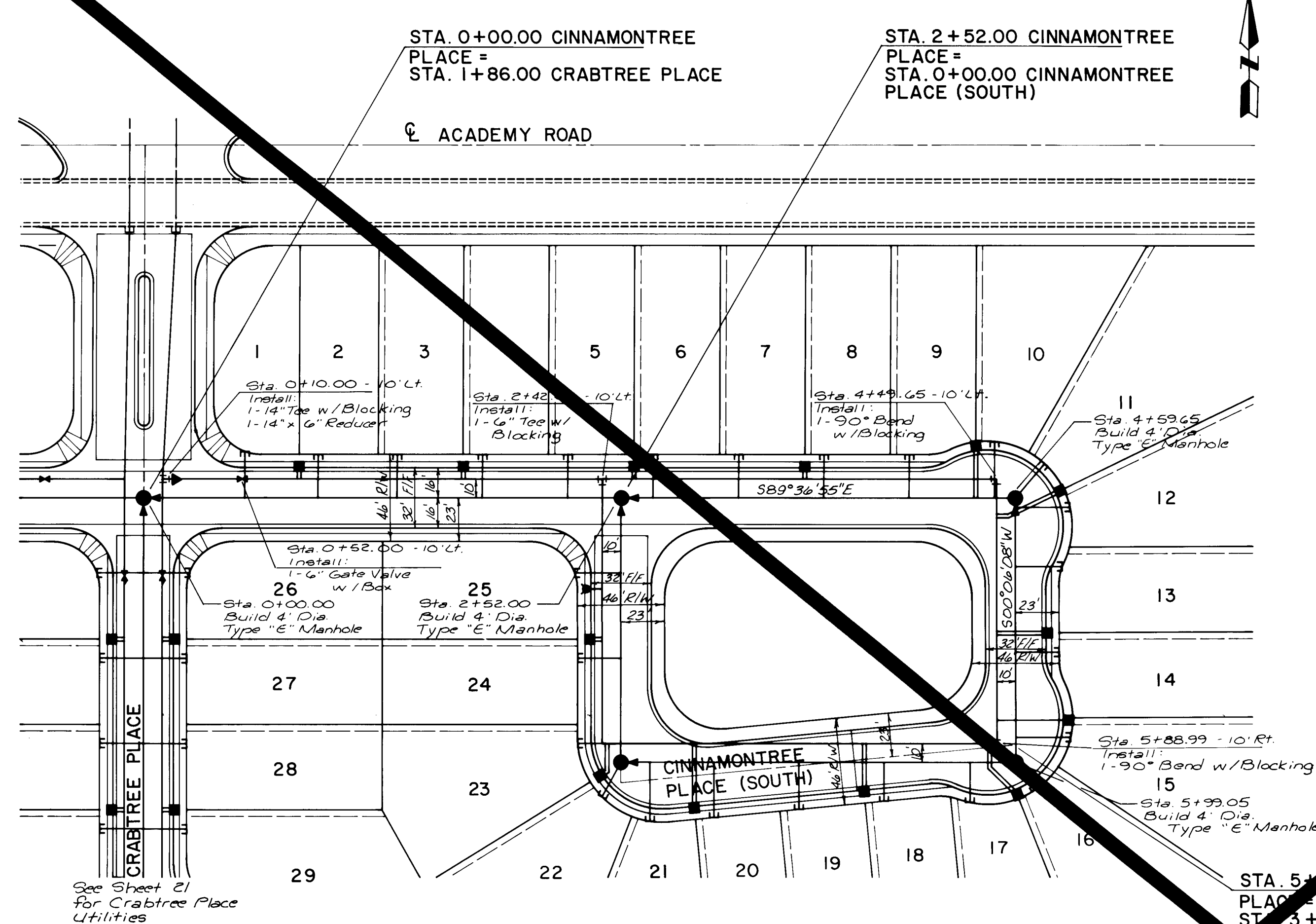


+ 07.07 5.81'(Lt.)  
 Build 4. 2nd Type "E"-Manhole  
 Inv. In (N) = 11.80  
 Inv. In (E) = 11.80  
 Inv. Out = 11.60  
 SCALE  
 1" = 5'  
 10'





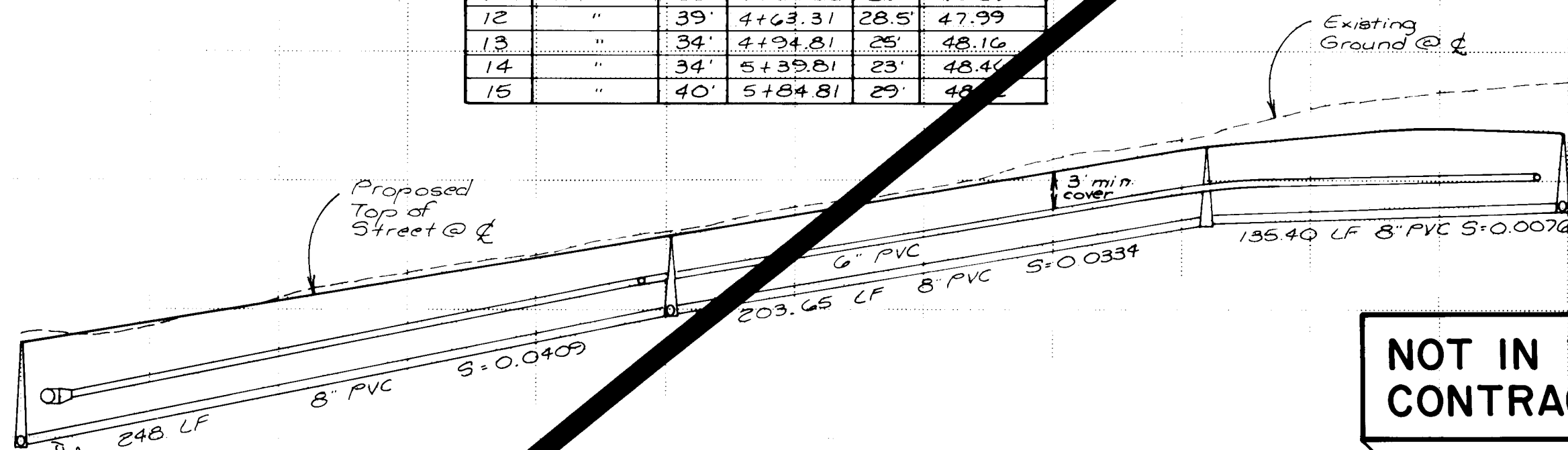




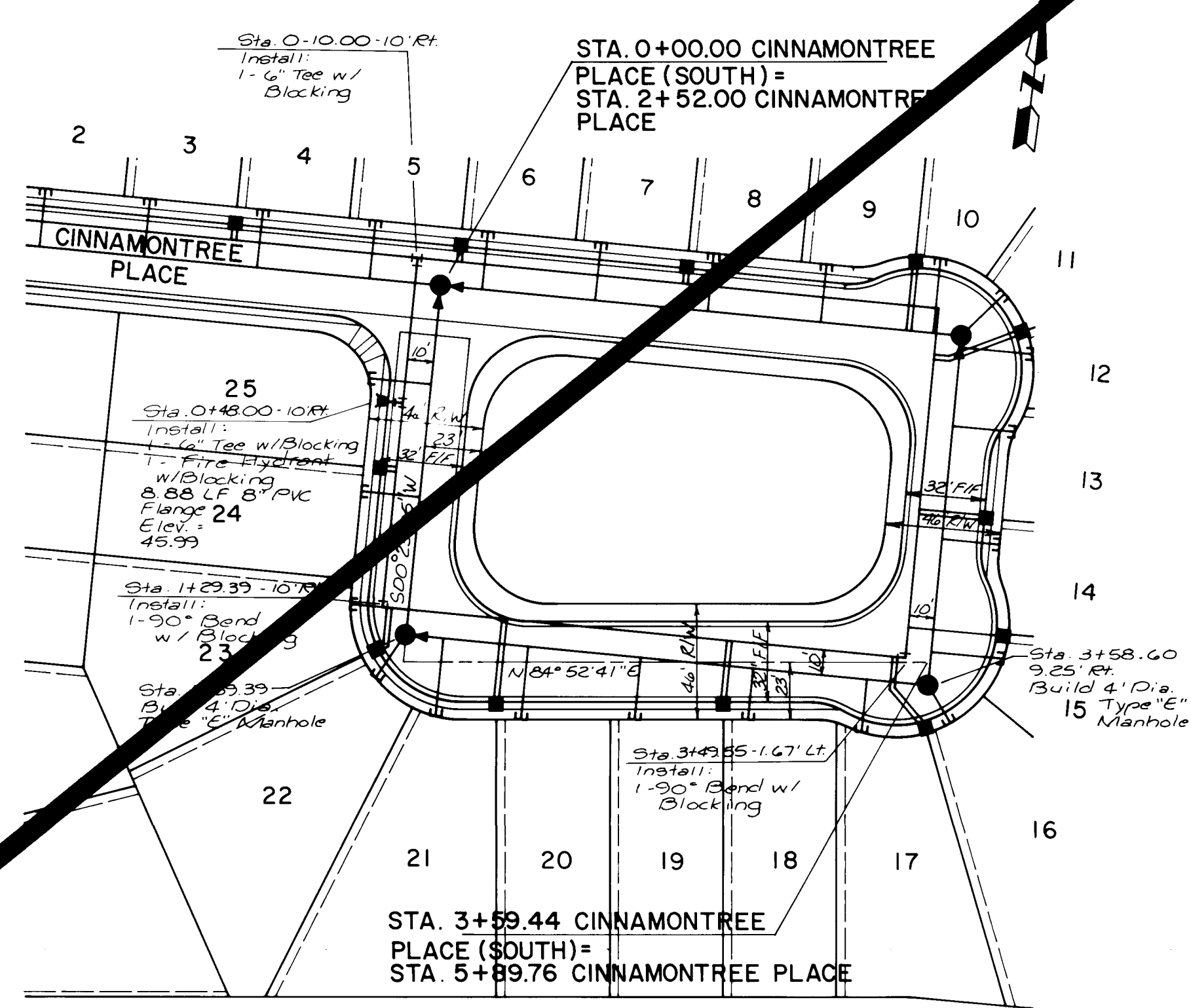
CINNAMONTREE PLACE

| WATER & SEWER SERVICES |            |           |             |            |         |  |
|------------------------|------------|-----------|-------------|------------|---------|--|
| LOT                    | WL STATION | WL LENGTH | SAS STATION | SAS LENGTH | INV. AT |  |
| 1                      | @ Side Lot | 13'       | 0+53.50     | 24.5'      | 32.66   |  |
| 2                      | "          | 13'       | 0+92.00     | 23'        | 34.21   |  |
| 3                      | "          | 13'       | 1+33.50     | 23'        | 35.91   |  |
| 4                      | "          | 13'       | 1+73.50     | 23'        | 37.75   |  |
| 5                      | "          | 13'       | 2+23.50     | 23'        | 39.57   |  |
| 6                      | "          | 13'       | 2+63.50     | 23'        | 41.35   |  |
| 7                      | "          | 13'       | 3+13.50     | 23'        | 42.85   |  |
| 8                      | "          | 13'       | 3+53.50     | 23'        | 44.35   |  |
| 9                      | "          | 30'       | 4+03.50     | 23'        | 45.86   |  |
| 10                     | "          | 30'       | 4+43.50     | 30'        | 47.50   |  |
| 11                     | "          | 39'       | 4+53.65     | 24'        | 47.69   |  |
| 12                     | "          | 39'       | 4+63.31     | 28.5'      | 47.99   |  |
| 13                     | "          | 34'       | 4+94.81     | 25'        | 48.16   |  |
| 14                     | "          | 34'       | 5+39.51     | 23'        | 48.46   |  |
| 15                     | "          | 40'       | 5+84.81     | 29'        | 49.00   |  |

5960  
5950  
5940  
5930

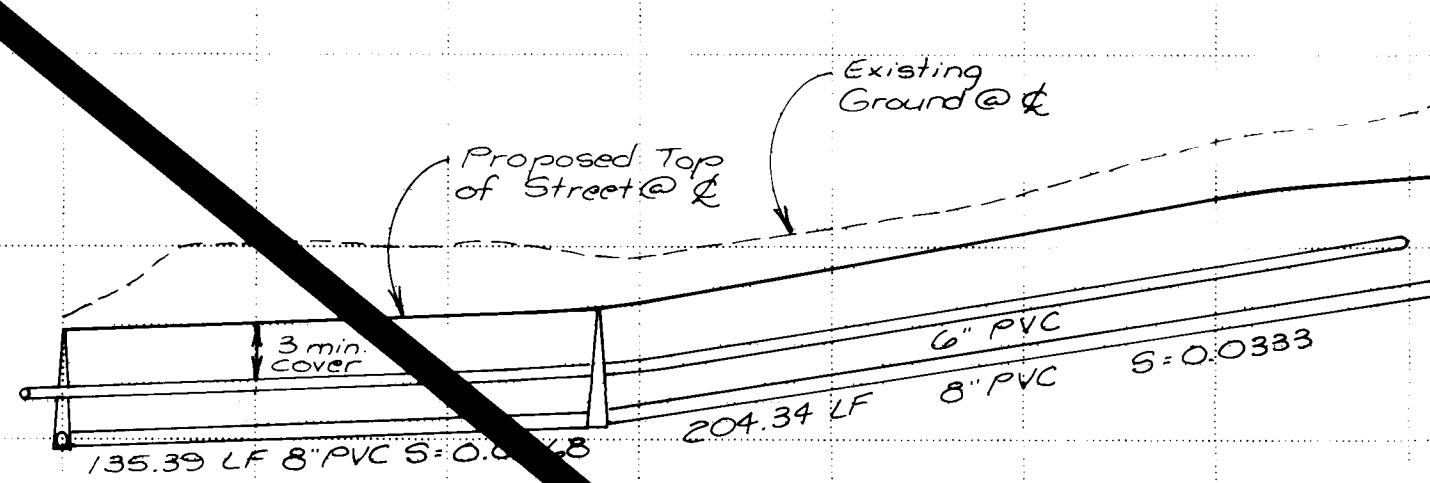


NOT IN THIS CONTRACT



CINNAMONTREE PLACE (SOUTH)

| WATER & SEWER SERVICES |            |           |             |            |         |  |
|------------------------|------------|-----------|-------------|------------|---------|--|
| LOT                    | WL STATION | WL LENGTH | SAS STATION | SAS LENGTH | INV. AT |  |
| 16                     | @ Side Lot | 35'       | 3+53.60     | 17.5'      | 48.32   |  |
| 17                     | "          | 35'       | 3+83.50     | 21'        | 48.09   |  |
| 18                     | "          | 31.5'     | 2+83.50     | 20'        | 46.54   |  |
| 19                     | "          | 31.5'     | 2+44.50     | 25'        | 45.16   |  |
| 20                     | "          | 40'       | 1+99.00     | 29'        | 43.82   |  |
| 21                     | "          | 40'       | 1+66.00     | 31'        | 42.68   |  |
| 22                     | "          | 20.5'     | 1+39.39     | 20.5'      | 42.04   |  |
| 23                     | "          | 20.5'     | 1+29.50     | 23'        | 41.83   |  |
| 24                     | "          | 13'       | 0+84.60     | 23'        | 41.53   |  |
| 25                     | "          | 13'       | 0+39.50     | 24.5'      | 40.76   |  |



**NOTES**

**WATER:**

- ALL FIRE HYDRANTS SHALL BE 4 1/2" BURY.
- ALL GATE VALVES SHALL BE RESILIENT SEAT VALVES.
- ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.
- STREETS SHALL BE GRADED TO +1.0' PRIOR TO INSTALLATION OF UTILITIES.
- STANDARD HYDRANTS SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-20 AND W-21 AND AIR RELEASE FIRE HYDRANTS SHALL INCLUDE THE MODIFICATION SHOWN IN STD. DETAIL W-23.
- ALL METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON THE PLANS.
- METERED SERVICES SHALL BE INSTALLED PER CITY STD. DETAIL W-10, W-14, W-15, W-16 AND W-18.
- ALL WATER LINE PLUGS SHALL BE LOCATED 6" BEYOND LAST SERVICE CONNECTED TO A DEAD END MAIN LINE.
- TYPE "A" VALVE BOXES AND COVERS SHALL BE USED PER CITY STD. DETAIL W-2 AND W-4.
- ALL BLOCKING SHALL BE CONSTRUCTED PER CITY STD. DETAIL W-22.

**SANITARY SEWER:**

- ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE INDICATED.
- STREETS SHALL BE GRADED TO +1.0' PRIOR TO INSTALLATION OF UTILITIES.
- ELECTRONIC MARKER DISCS SHALL BE PLACED PER SECTION 170 OF THE CITY STANDARD SPECIFICATIONS.
- SERVICE LINE TYPICAL LOCATIONS SHALL BE AS SHOWN ON THE "TYPICAL SERVICE LOCATIONS" ON THE "WATER AND SEWER DISTRIBUTION PLAN" SHEET.
- MANHOLES SHALL BE INSTALLED PER CITY STD. DETAIL S-2.
- ALL SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN, UNLESS OTHERWISE NOTED. PER CITY STD. DETAIL S-9.
- ALL PIPE LENGTHS ARE MEASURED FROM INSIDE OF MANHOLE TO INSIDE OF MANHOLE.

**ENGINEER'S SEAL**

**REVISIONS**

| NO. | DATE    | BY  | REMARKS |
|-----|---------|-----|---------|
| 1   | 2/2/84  | DJG | DESIGN  |
| 2   | 7/12/86 | SAH | DESIGN  |
| 3   | 7/12/86 | DJG | DESIGN  |

DESIGNED BY: DJG  
DRAWN BY: SAH  
CHECKED BY: DJG

DATE: 4/86  
DATE: 4/86  
DATE: 4/86

**CITY OF ALBUQUERQUE**  
**MUNICIPAL DEVELOPMENT DEPARTMENT**  
**ENGINEERING DIVISION**

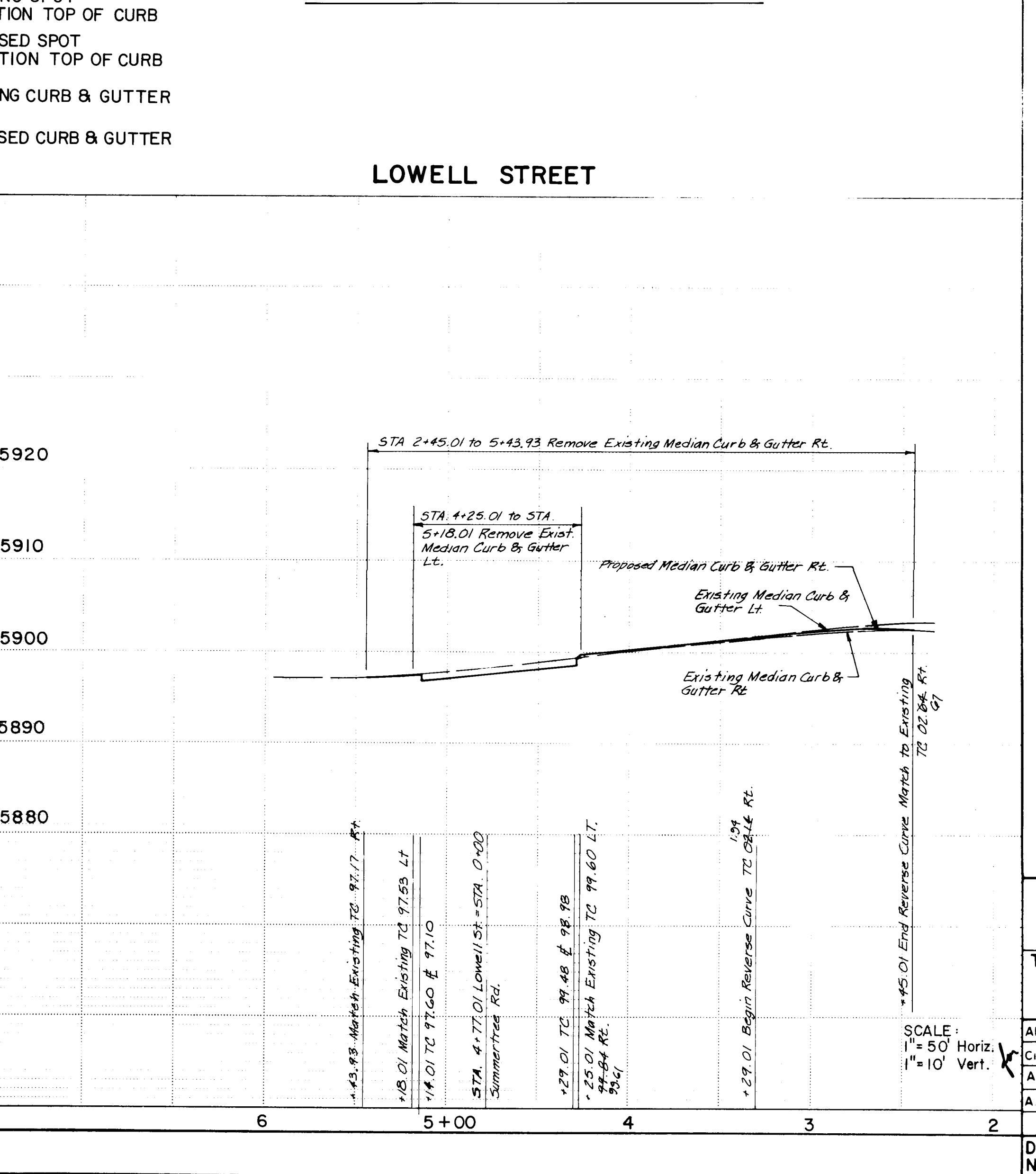
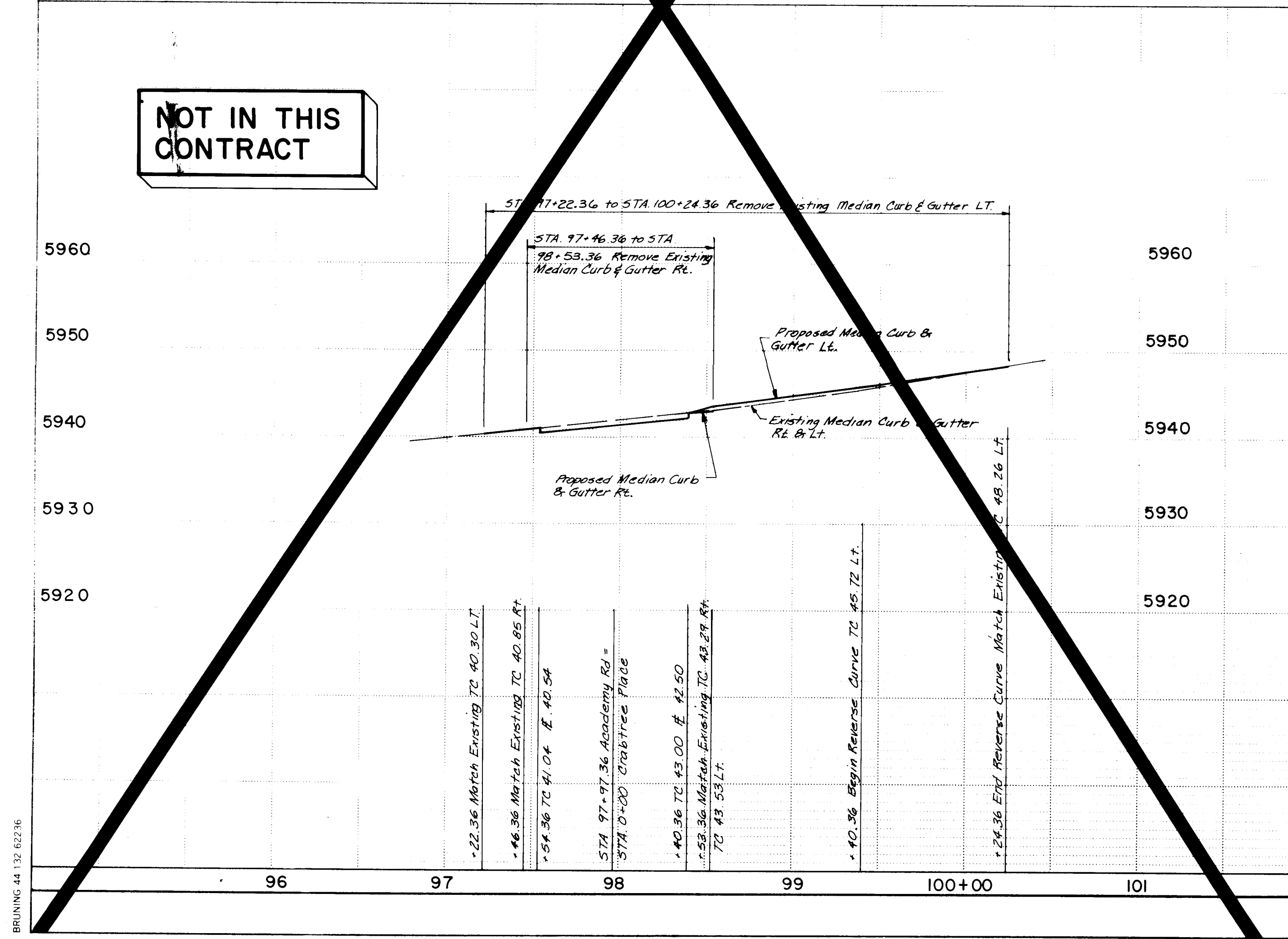
**TITLE:** COMPOUND at PEPPERTREE  
WATER & SEWER PLAN & PROFILE  
CINNAMONTREE PLACE

**APPROVALS:**

| ENGINEER        | DATE    | APPROVALS    | ENGINEER | DATE    |
|-----------------|---------|--------------|----------|---------|
| City Engineer   | 7/22/84 | Liquid Waste | N/A W/U  | 7/18/86 |
| ACE - Design    | "       | Traffic      | N/A W/U  | 7/12/86 |
| ACE - Hydrology | "       | Water        | N/A W/U  | 7/18/86 |

**DRAWING NO. 2927** **MAP NO. E-22** **SHEET 22 OF 23**





- | NO | DATE | FIELD NOTES | CONVEY INFORMATION | BENCH MARKS | STATION INFORMATION                                                                                                                                                                                                                                                                                         |
|----|------|-------------|--------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |      |             |                    |             | THE STATION IS A STANDARD A.C.S. BRASS TABLET<br>STAMPED "6-E22 LS 4972" SET IN TOP OF A<br>CONCRETE POST 1.2 MILES EAST ON ACADEMY<br>FROM THE INTERSECTION OF EUBANK BLVD. N.E.,<br>AND ACADEMY ROAD N.E. THE STATION IS THEN<br>375' SOUTH ON THE SOUTH RIM OF A SHALLOW<br>ARROYO. ELEVATION : 5934.53' |

3-31-87

RECORD DRAWING

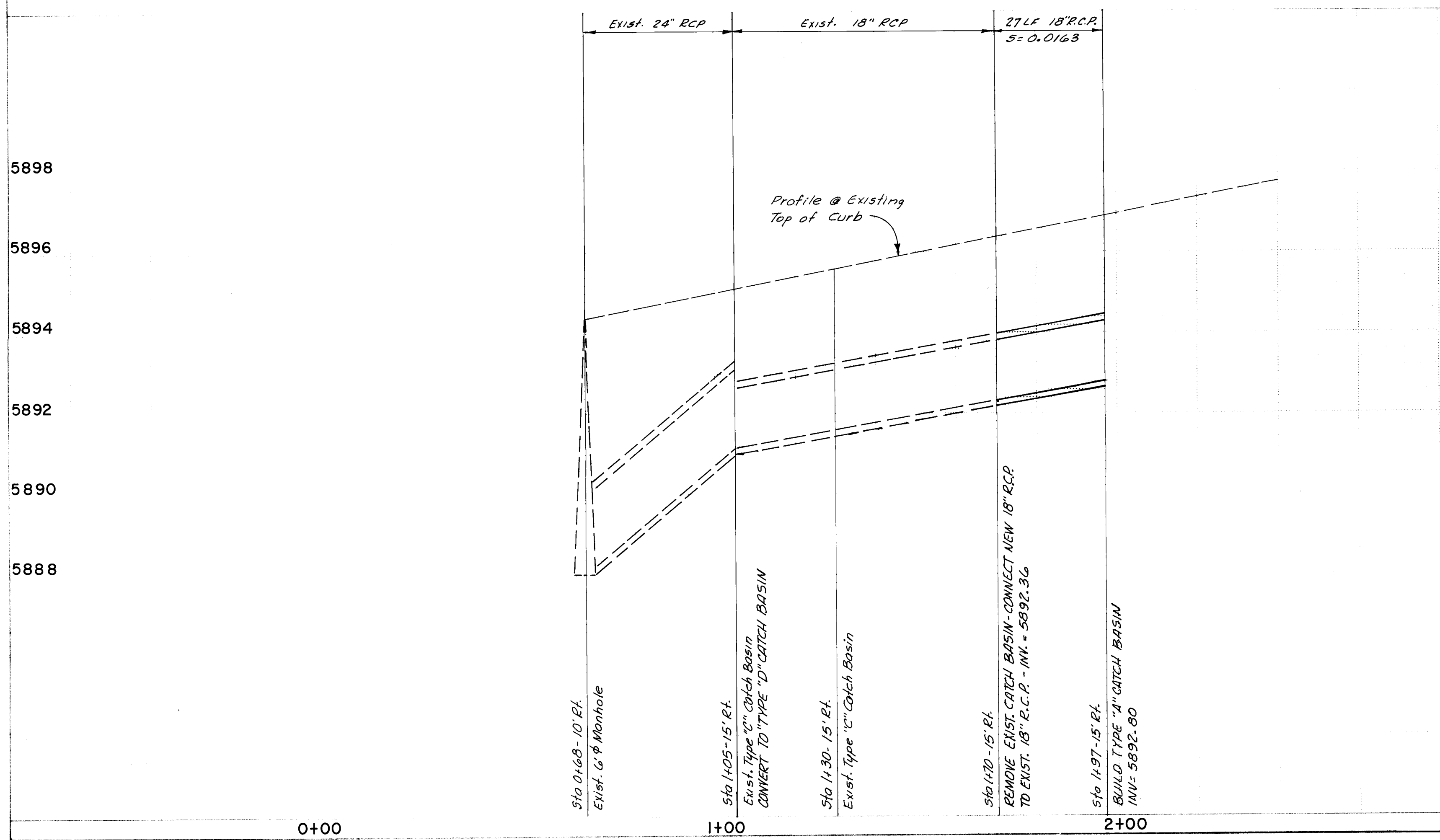
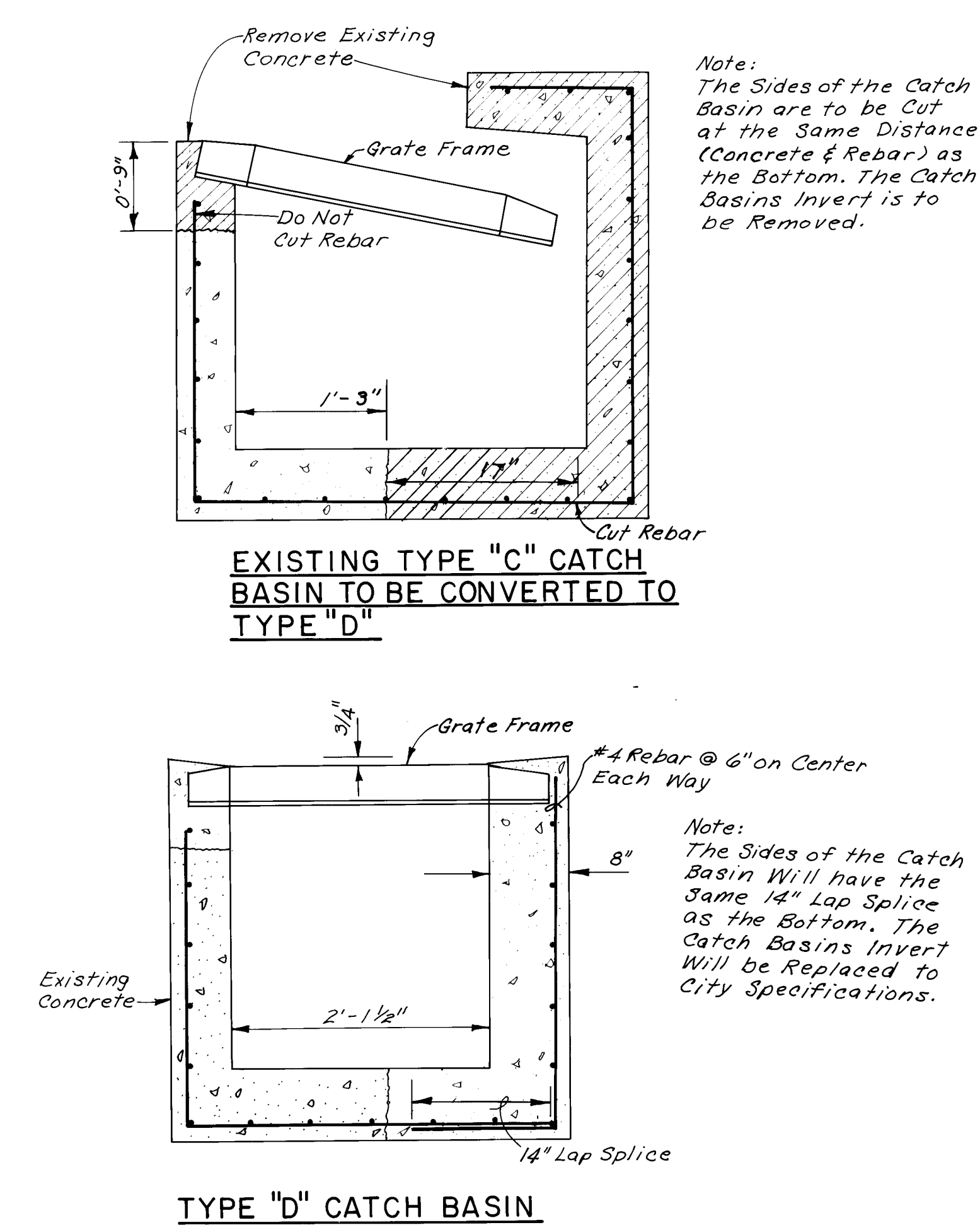
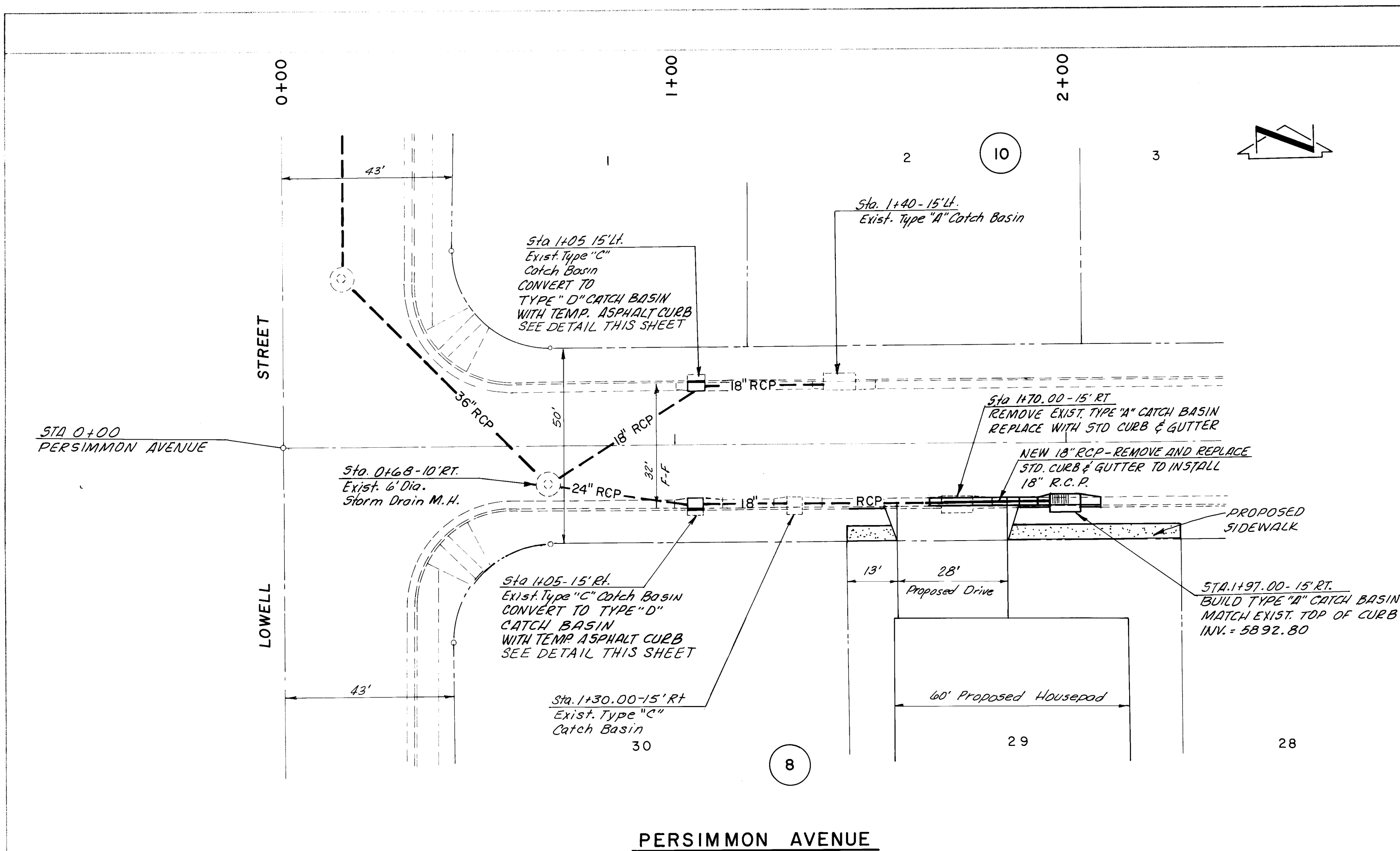
|        |                                                                  |
|--------|------------------------------------------------------------------|
| TITLE: | COMPOUND at PEPPERTREE<br>PLAN & PROFILE<br>MEDIAN MODIFICATIONS |
|--------|------------------------------------------------------------------|

| APPROVALS         |  | ENGINEER           | DATE    | APPROVALS    |  | ENGINEER           | DATE    |
|-------------------|--|--------------------|---------|--------------|--|--------------------|---------|
| City Engineer     |  | <i>[Signature]</i> | 7/22/06 | Liquid Waste |  | N/A                | 7/8/06  |
| A C E - Design    |  | " "                | "       | Traffic      |  | <i>[Signature]</i> | 7/12/06 |
| A C E - Hydrology |  | " "                | "       | Water        |  | N/A                | 7/8/06  |

|             |  |      |        |  |      |       |  |    |    |    |
|-------------|--|------|--------|--|------|-------|--|----|----|----|
| DRAWING NO. |  | 2927 | MAP NO |  | E-22 | SHEET |  | 23 | OF | 23 |
|-------------|--|------|--------|--|------|-------|--|----|----|----|





**AS BUILT INFORMATION**

WORKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

INSPECTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

VERIFICATION BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWING NO. \_\_\_\_\_ MICRO-FILM INFORMATION

RECORDED BY: \_\_\_\_\_ NO. \_\_\_\_\_

**BENCH MARKS**

A.C.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 375' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST. ELEVATION 5934.53

**SURVEY INFORMATION**

FIELD NOTES BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NO. \_\_\_\_\_

**ENGINEER'S SEAL**

**REVISIONS**

| NO. | DATE     | REMARKS                    | BY     |
|-----|----------|----------------------------|--------|
| 1   | 11/19/86 | Addition of sheet to Plans | J.K.Z. |

**DESIGN**

DESIGNED BY: J.K.Z. DATE: 8/15/86

DRAWN BY: J.D.R. DATE: 8/18/86

CHECKED BY: \_\_\_\_\_

**SCANLON ASSOCIATES**

CONSULTING ENGINEERS

SCALES: 1" = 20' HORIZ.  
1" = 2' VERT.

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

**TITLE STORM SEWER PLAN AND PROFILE  
PERSIMMON AVENUE AT LOWELL STREET  
COMPOUND AT PEPPERTREE PHASE I**

| APPROVALS        | ENGINEER           | DATE    | APPROVALS    | ENGINEER | DATE    |
|------------------|--------------------|---------|--------------|----------|---------|
| City Engineer    | <i>[Signature]</i> | 1/20/87 | Liquid Waste | WJW      | 1/21/87 |
| A.C.E. Design    | " "                | " "     | Traffic      | UADWH    | 1/21/87 |
| A.C.E. Hydrology | " "                | " "     | Water        | WJW      | 1/21/87 |

DRAWING NO. **2927**

MAP NO. E-22

SHEET 23A OF 23

Scanlon & Assoc. Job No. 84100