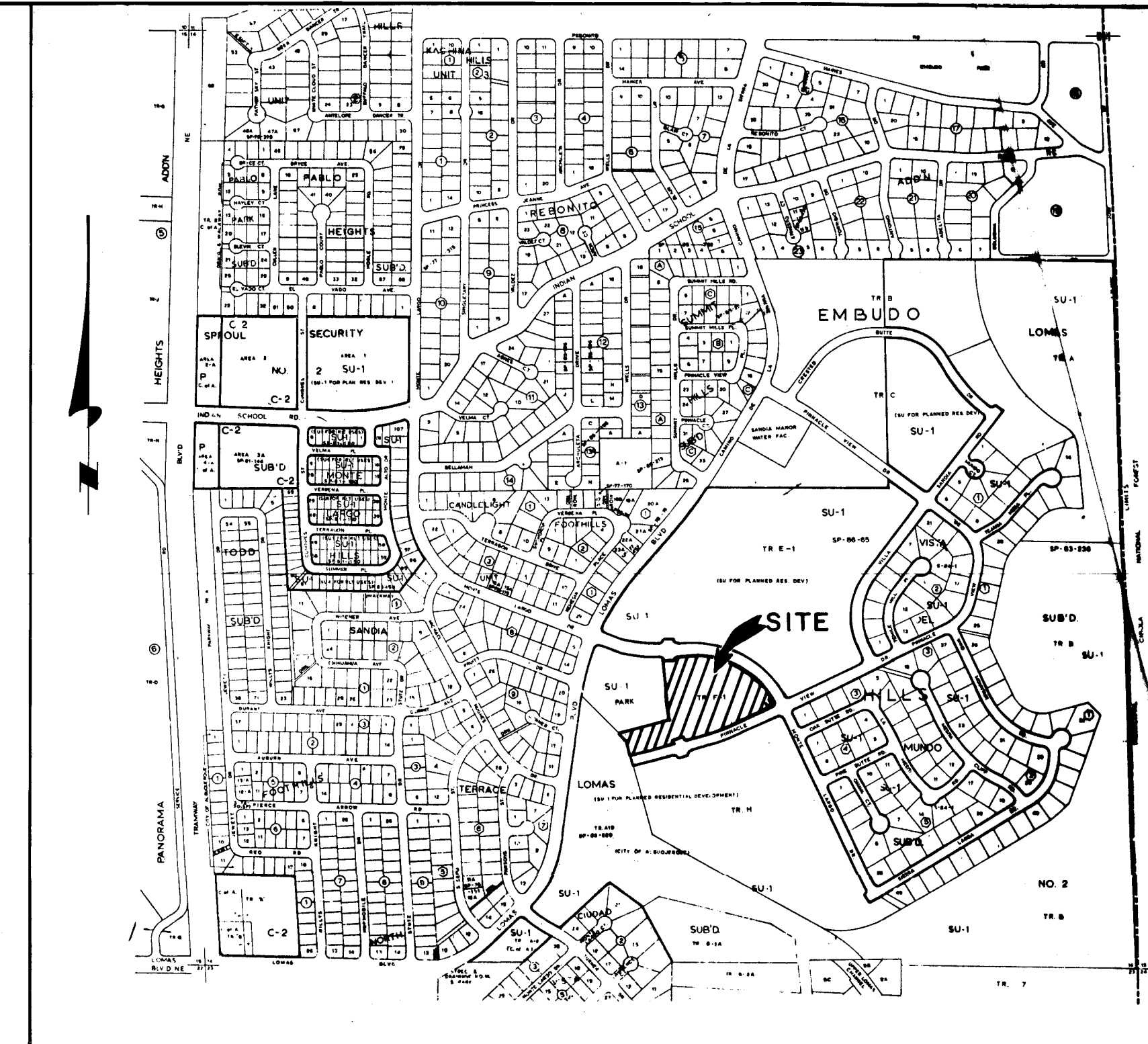




CITY OF ALBUQUERQUE, NEW MEXICO

PINNACLE VIEW SUBDIVISION



VICINITY MAP
SCALE: 1" = 800' ZONE=J-23-Z

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 "City of Albuquerque Standard Specifications For Public Works Construction."

Two working days prior to any excavation, Contractor must contact Line Locating Service, 765-1234, for the location of existing utilities.

Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all existing utilities and 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.

The Contractor shall maintain access to adjacent properties at all times.

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.

The Contractor must submit a construction signing and barricading plan to Traffic Engineering to receive a barricading permit prior to construction.

All dimensions and radii of curb and curb returns are shown to face of curb unless otherwise noted.

Where removal of existing curb and gutter, sidewalk or pavement is required, the Contractor shall sawcut and/or remove to the nearest joint. Curb and gutter shown as existing and not to be removed under this contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at the Contractor's expense.

Restriping of roadway shall be the responsibility of the City of Albuquerque and shall not be included in this contract.

Backfill compaction shall be according to specified street use.

Tact 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 driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.

All storm drainage facilities shall be completed prior to final acceptance.

Baseline = Centerline Unless Otherwise Specified
Contractor Is Responsible For Obtaining A Topsoil Disturbance Permit Prior To Construction.

INDEX

- 1 TITLE SHEET
- 2 PLAT
- 3 GRADING & DRAINAGE PLAN
- 4 PAVING, WATER, SEWER & STORM LAYOUT
- 5-6 ROADWAY PLAN & PROFILES
- 7-8 WATER, SEWER & STORM PLAN & PROFILES

Fred Denney & Associates Inc.
Consulting Engineers ■ Planners ■ Surveyors
2400 COMANCHE ROAD, NE ■ ALBUQUERQUE, NM 87107
TELEPHONE (505) 884-0696

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Brian D. [Signature]
DATE 3/31/88

RECORD DRAWING
Date: 3/88

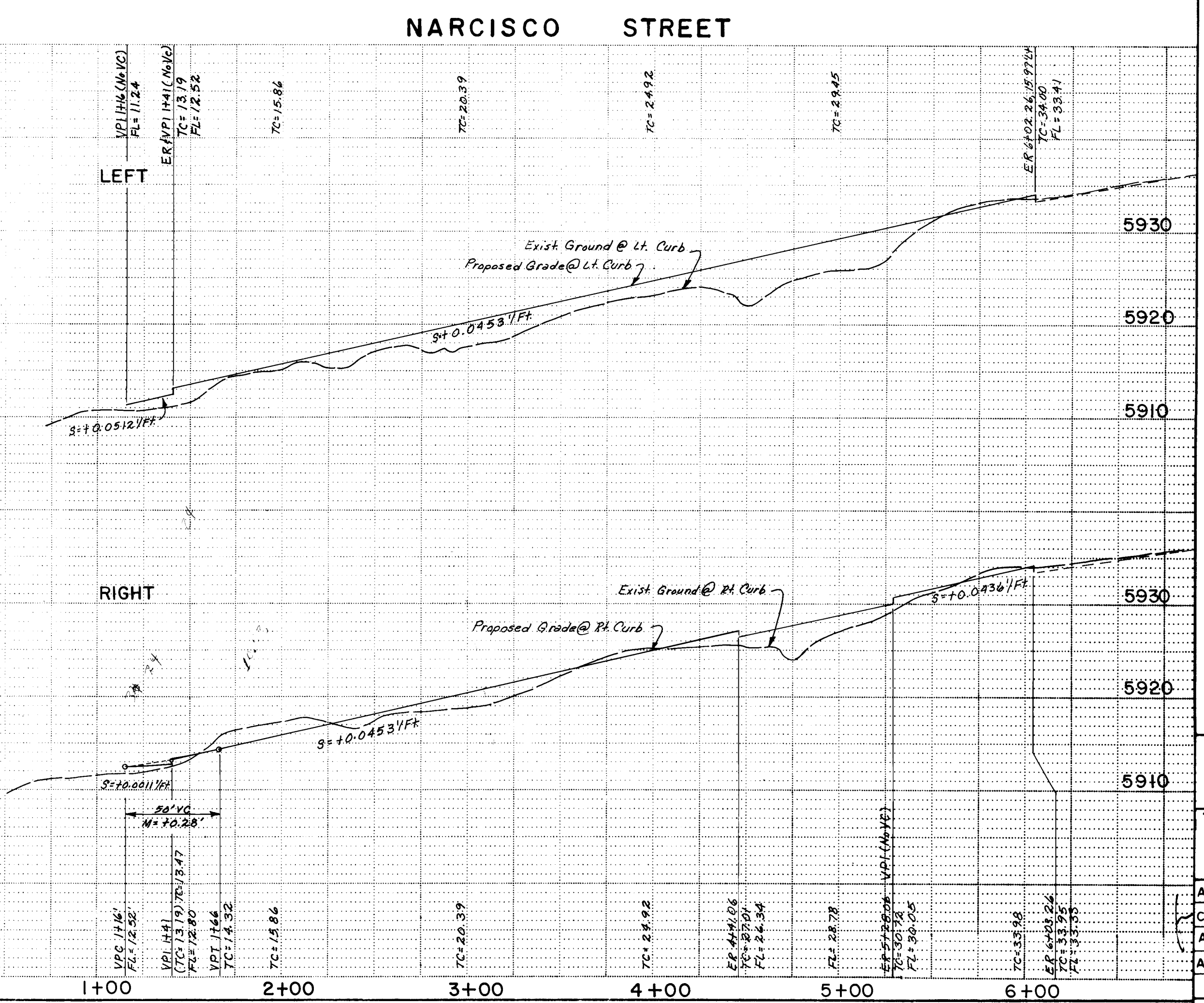
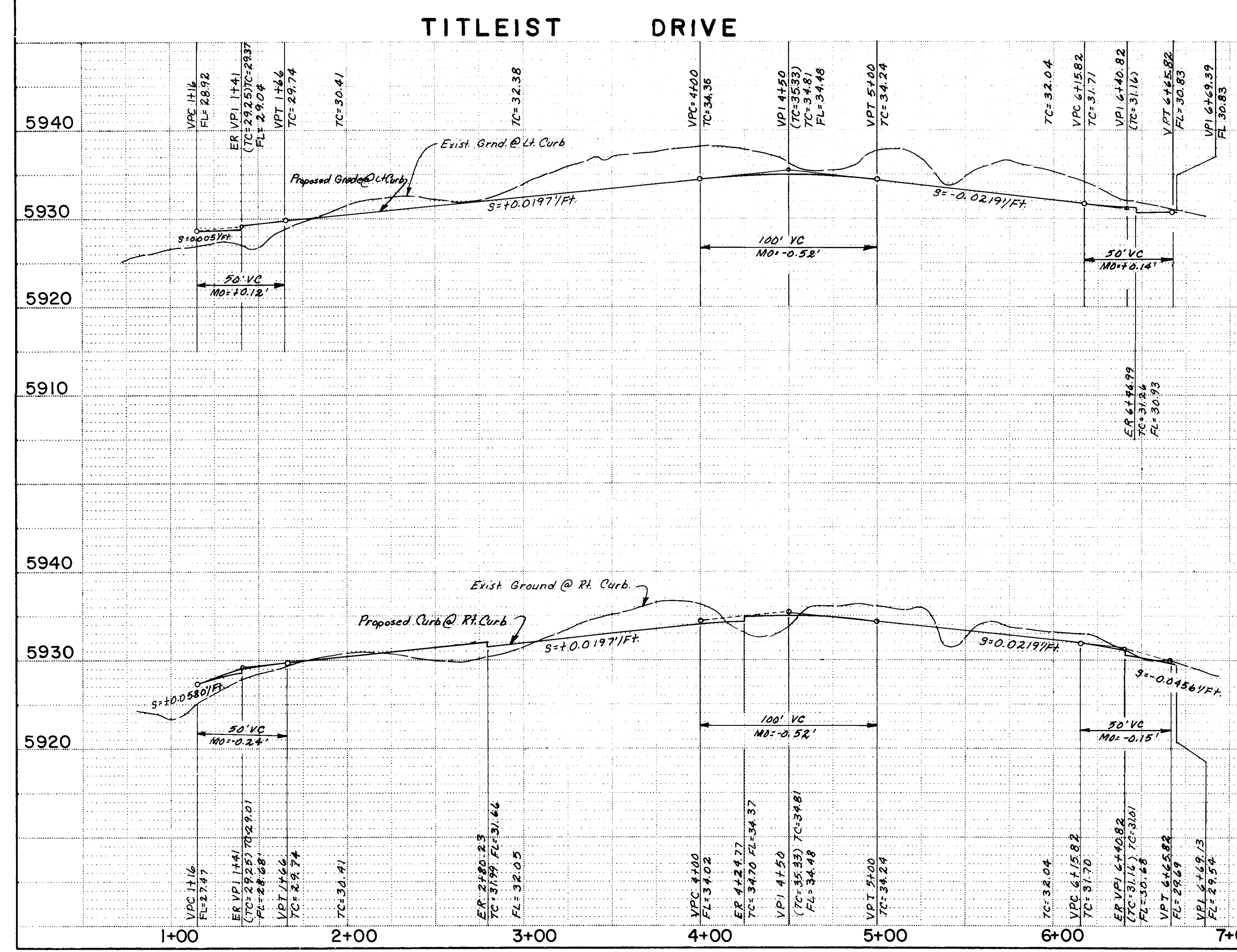
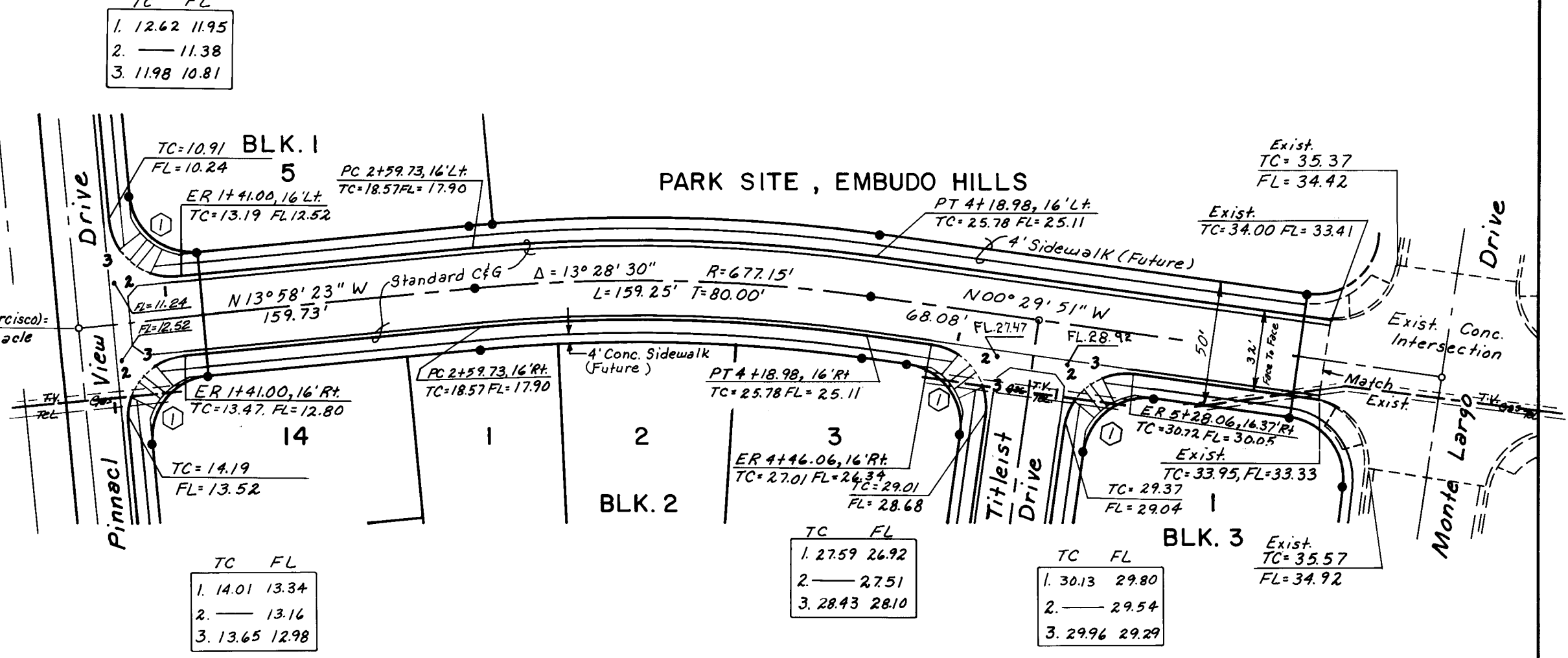
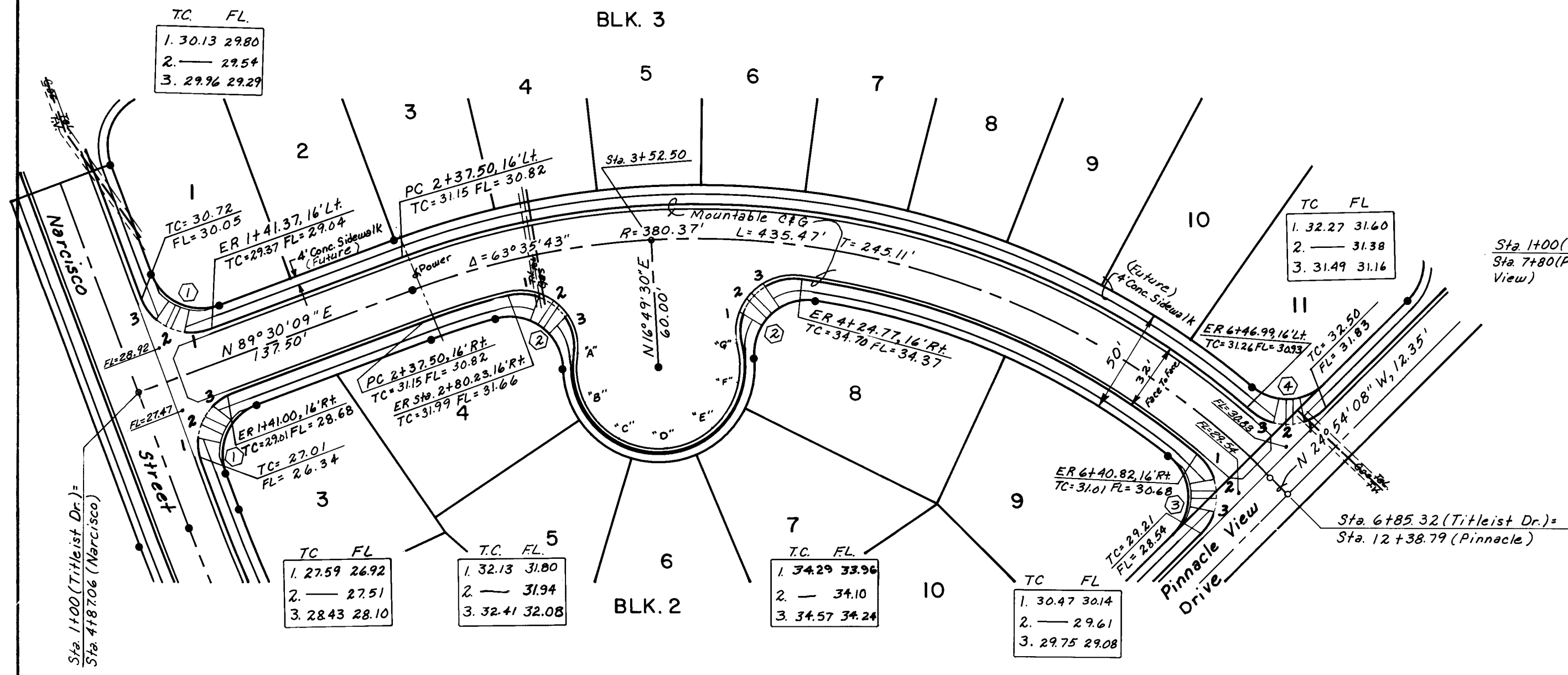
REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE

	Fred Denney & Associates Inc. CONSULTING ENGINEERS ■ PLANNERS ■ SURVEYORS 2400 COMANCHE RD. N.E., ALBUQ. N.M. 87107 (505) 884-0696	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 10/24/87 C.E.
	DRAWING No. 3333	SHEET 1 OF 8

SCALE : 1" = 50' (HORIZ.)
1" = 10' (VERT.)

Face-Of-Curb Curve Data				
Station	Δ	R	L	T
1. 78° 30' 00"	33° 47' 29"	40.38'	23.81'	12.26'
2. 90° 00' 00"	90° 00' 00"	25.00'	39.27'	25.00'
3. 112° 15' 37"	112° 15' 37"	25.00'	48.98'	37.25'
4. 94° 50' 32"	94° 50' 32"	25.00'	41.38'	27.21'
5. 86° 05' 12"	86° 05' 12"	25.00'	37.56'	23.35'

SCALE : 1" = 50' (HORIZ.)
1" = 10' (VERT.)

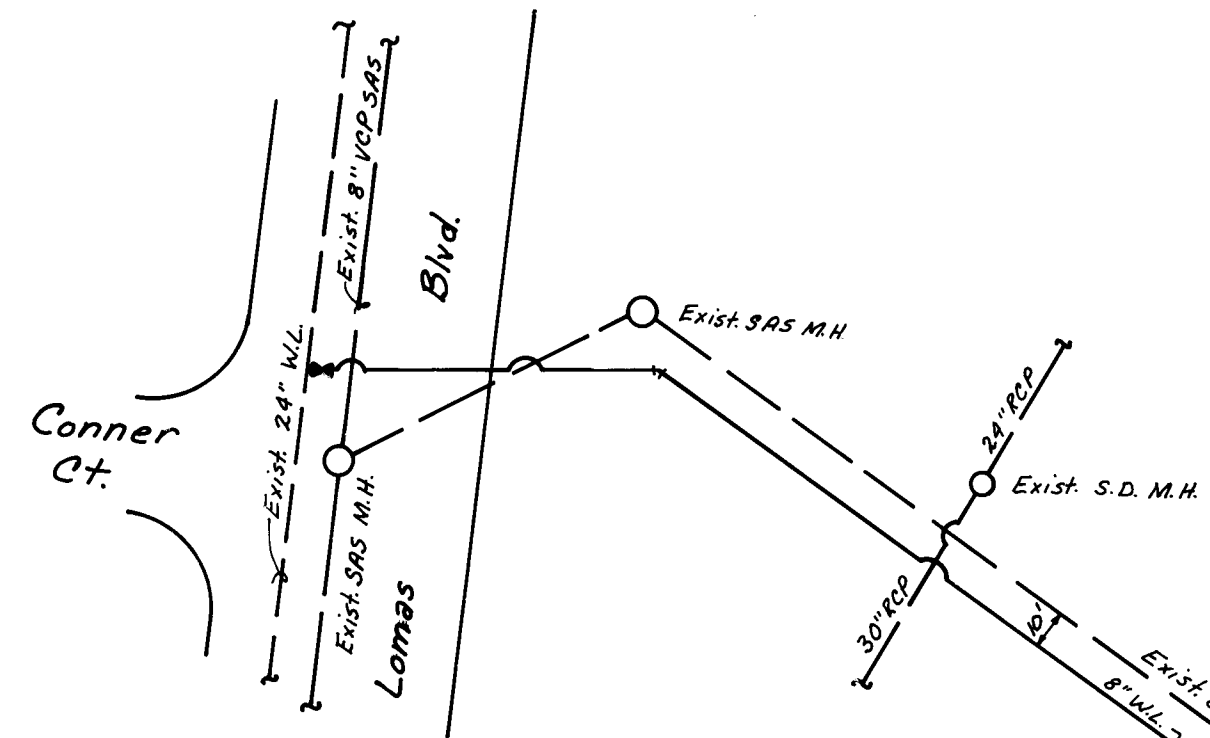
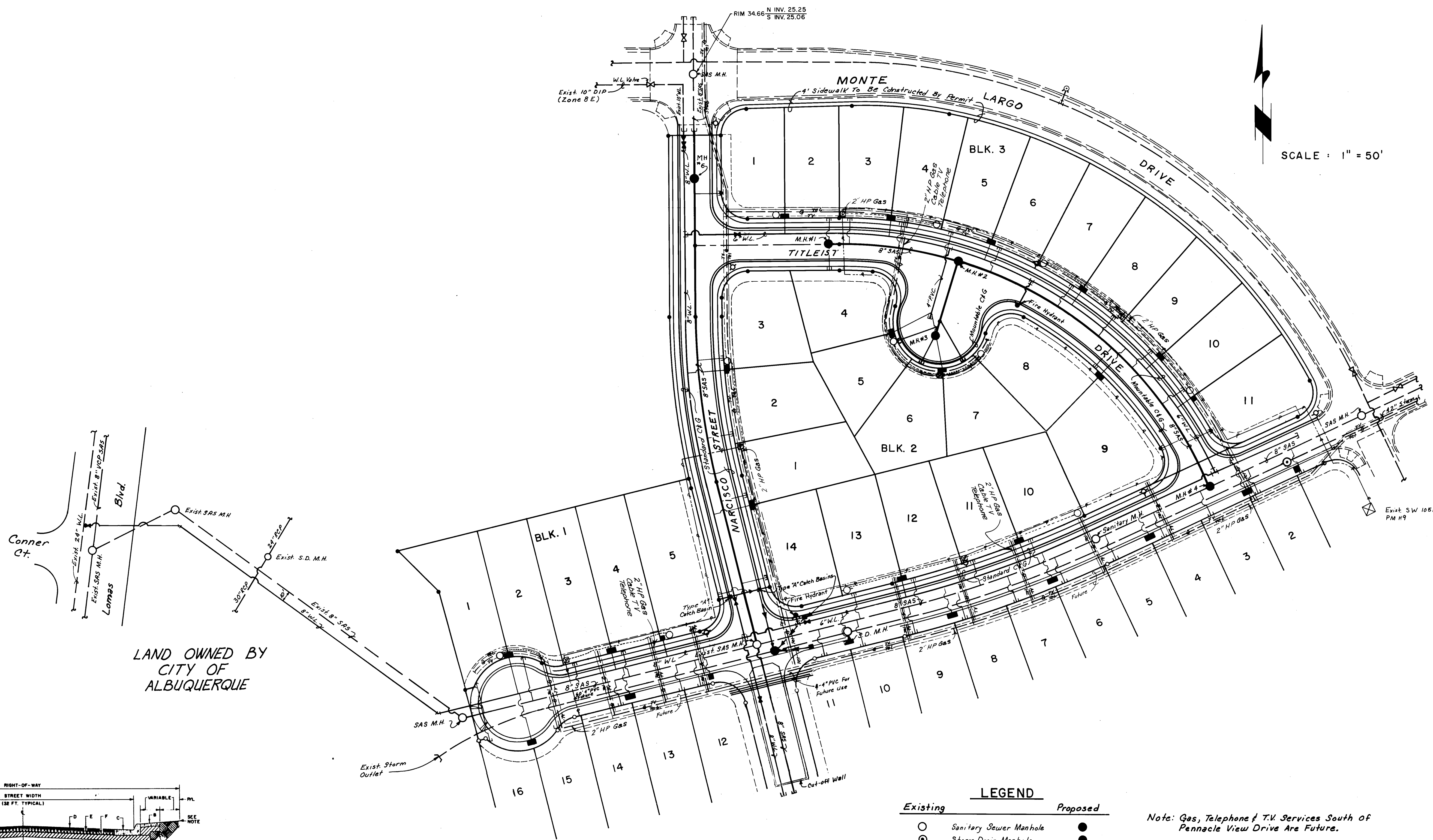


General Notes:
1. Sidewalk To Be Built By Others.

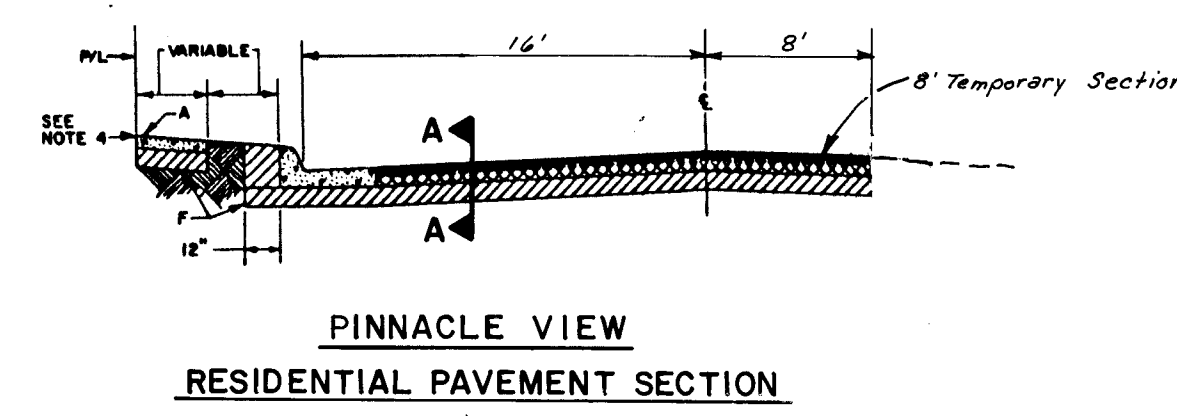
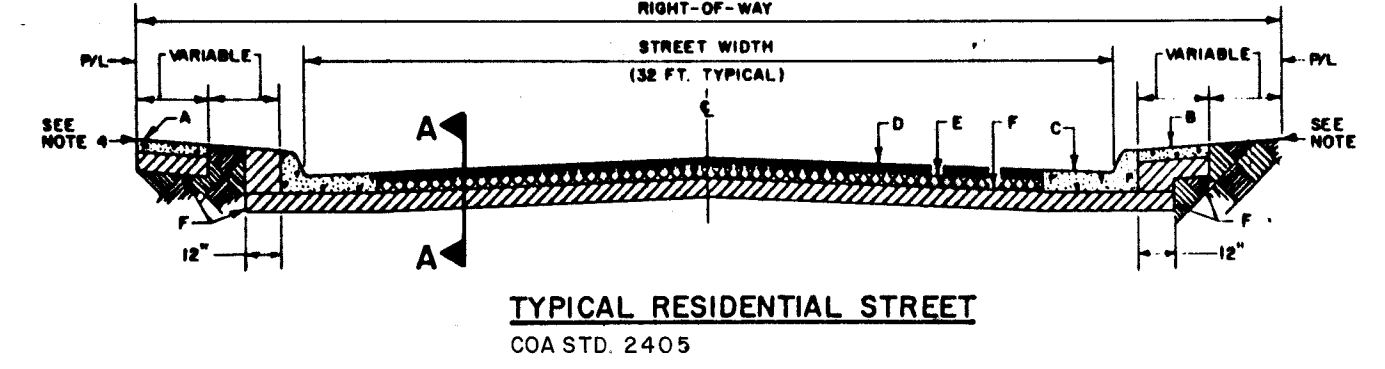
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY		DATE									
CONTRACTOR	J.R. Hale Const. Co.	NO.	10-233 Located At The Intersection of Lomas	DATE	1-87		BY	NO.	DATE	DESIGNED BY	T.J.M. / E.L.O.	DATE	DATE								
STATIONED BY	F.D.A.	DATE	1-87																		
INSPECTED BY	F.D.A.	DATE	1-87																		
FIELD CHECKED BY	F.D.A.	DATE	1-87																		
RECORDED BY	F.D.A.	DATE	1-87	MICRO-FILM INFORMATION																	
NO.																					

RECORD DRAWING
3/88
26 3333 051818

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE: PINNACLE VIEW SUBDIVISION TITLEIST DRIVE & NARCISCO STREET —ROADWAY—			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer		9/16/87	Liquid Waste
A.C.E. - Design		9/16/87	Traffic
A.C.E. - Hydrology		9/16/87	Water
DATE	9/16/87	DATE	9/16/87
DRAWING NO.	3333	MAP NO.	J-23
SHEET	5	OF	8



LAND OWNED BY
CITY OF
ALBUQUERQUE



LEGEND	
Existing	Proposed
○	Sanitary Sewer Manhole
⊙	Storm Drain Manhole
---	Water Line (WL)
---	Sanitary Sewer Line (SAS)
---	Storm Drain Line (SD)
⊕	Fire Hydrant
⊕	Water Valve
⊕	Water Service (Double)
⊕	Water Service (Single)
---	Sanitary Sewer Service
---	2" HP Gas Line
---	PNM Light Pole
---	Cable TV Line
---	Telephone Line
---	Power
---	Power To Pedestal

Note: Gas, Telephone & TV Services South of Pinnacle View Drive Are Future.

RECORD COPY
Date: 3/88

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: PINNACLE VIEW SUBDIVISION PAVING, WATER, SEWER & STORM LAYOUT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[Signature]	10/1/87	Liquid Waste	[Signature]	9/16/87
A.C.E. - Design	[Signature]	9/25/87	Traffic	[Signature]	9/16/87
A.C.E. - Hydrology	[Signature]	9/25/87	Water	[Signature]	9/16/87
DRAWING NO. 3333		MAP NO. J-23		SHEET 4 OF 8	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	UP Hale Const. Co.	10-123 Located At The Intersection of Lomas Boulevard & Parsons Street N.E. A Square "U" Chisel	DATE	NO.	BY	REMARKS	DESIGN
INSPECTED BY	F.D.A.	On Top Of W.N.W. Curb Return.	DATE	NO.	BY	REVISIONS	DESIGN
ACCEPTANCE BY	F.D.A.	Elev: 5856.319 Ft.	DATE	NO.	BY	REVISIONS	DESIGN
VERIFICATION BY	F.D.A.		DATE	NO.	BY	REVISIONS	DESIGN
DRAWINGS BY	F.D.A.		DATE	NO.	BY	REVISIONS	DESIGN
CONTRACT NO.			DATE	NO.	BY	REVISIONS	DESIGN
MICRO-FILM INFORMATION							
RECORDED BY							
DATE							

26 33330488

General Notes:
1. Sidewalk To Be Built By Others

Note: The Contractor Must Submit A Construction Signing And Barricading Plan To Traffic Engineering To Receive A Barricading Permit Prior To Construction In Lomas Blvd.

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

NOTE: Contractor To Contact Water Systems Division Prior To Tapping The 24" Concrete Cylinder Pipe In Lomas Blvd. 766-7100

PINNACLE VIEW DRIVE

(NORTH SIDE)
PINNACLE VIEW DRIVE
WATER SERVICE TABLE

SERV. NO.	STA.	LENGTH
1	5+47.48	34.93
2	6+43.48	15'
3	6+91.48	15'
4	9+30	15'
5	10+50	15'

(NORTH SIDE)
PINNACLE VIEW DRIVE
SEWER SERVICE TABLE

SERV. NO.	STA.	INV. EL. @ P.L.	LENGTH
1	5+10	97.8	25'
2	5+57.48	99.87	44.93'
3	6+05.48	01.57	25'
4	6+53.48	03.49	25'
5	8+80	12.4	25'
6	9+40	15.0	25'
7	10+00	17.3	25'
8	10+50	19.7	25'

TITLEIST CUL-DE-SAC (See Sht. 7)
WATER SERVICE TABLE

SERV. NO.	STA.	LENGTH
1	1+83.04	36'
2	2+02.36	50'

(All Services Are Double)
TITLEIST CUL-DE-SAC
SEWER SERVICE TABLE

SERV. NO.	STA.	INV. EL. @ P.L.	LENGTH
1	1+92.60	28.9	42'
2	2+04.66	29.2	32'
3	1+92.60	29.6	45'

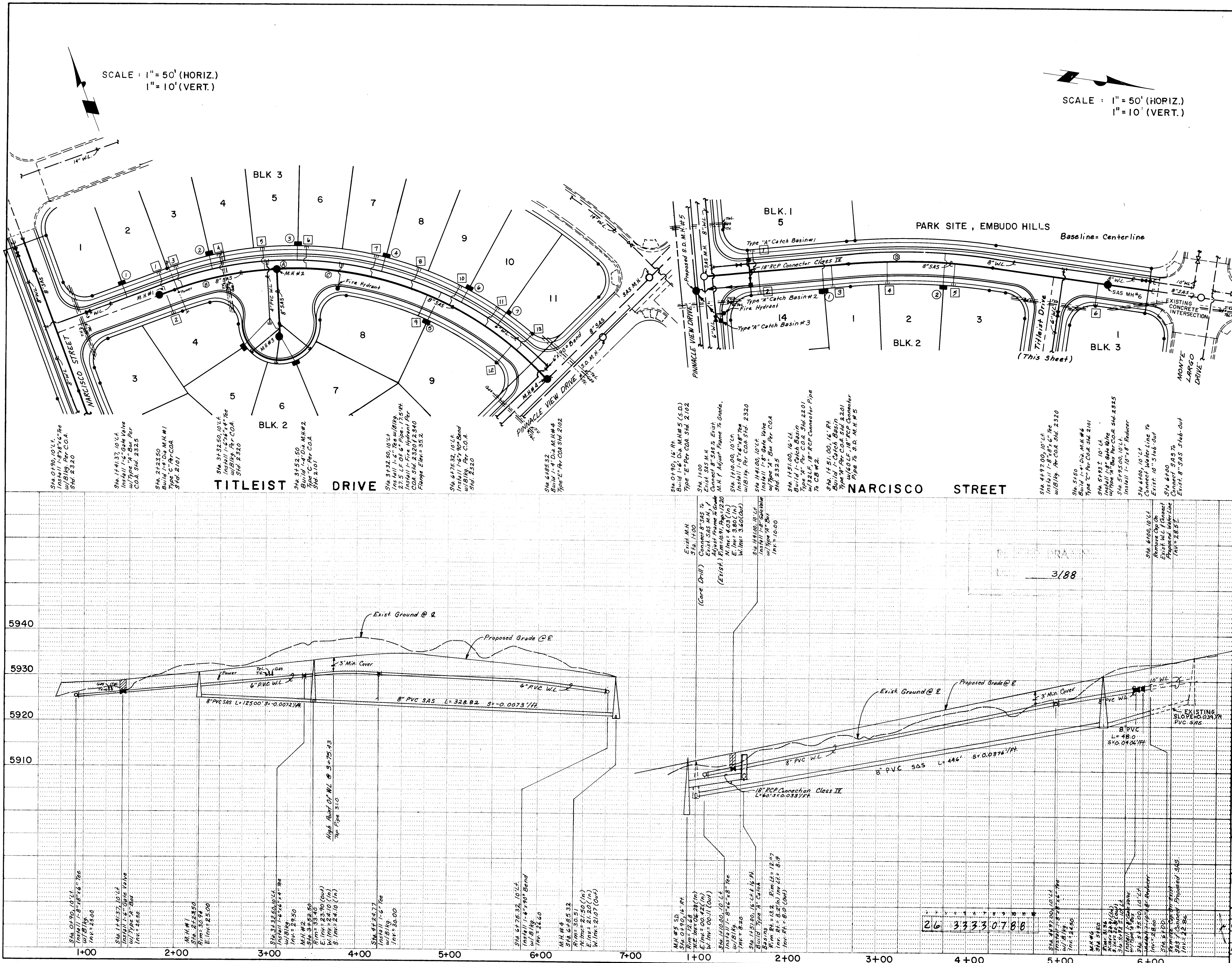
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PINNACLE VIEW SUBDIVISION
PINNACLE VIEW DRIVE
WATER, SEWER & STORM DRAIN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	10/7/87		Liquid Waste	10/7/87	
A.C.E. - Design	7/25/87		Traffic	7/25/87	
A.C.E. - Hydrology	7/25/87		Water	7/25/87	

DRAWING NO. 3333 MAP NO. J-23 SHEET 8 OF 8

F.D.A. JOB NO. 944.1



Curvilinear Sewer Data

① PC: 2+37.50 PT: 6+72.97 Δ: 65°35'43" R: 380.37' L: 435.47' T: 245.11'	② PC: 2+59.73 PT: 4+18.98 Δ: 139°28'30" R: 677.15' L: 159.25' T: 80.00'
--	--

TITLEIST DRIVE WATER SERVICE TABLE

SERV. NO.	STA.	INVT. EL.	LENGTH
1	1+85.50	27.0	25'
2	2+83.48	27.0	25'
3	3+75.43	27.4	25'
4	4+67.39	28.5	25'
5	5+32.39	30.0	25'
6	5+59.35	30.8	25'
7	6+05.32	30.2	25'

TITLEIST DRIVE SEWER SERVICE TABLE

SERV. NO.	STA.	INVT. EL.	LENGTH
1	2+27.50	27.0	25'
2	2+29.50	27.0	25'
3	2+48	27.4	25'
4	2+95	28.5	25'
5	3+40	29.2	25'
6	3+85	30.0	25'
7	4+58	30.8	25'
8	5+00	30.2	25'
9	5+22.39	29.75	25'
10	5+47	29.3	25'
11	5+95	28.2	25'
12	6+29.53	27.4	25'
13	6+39.65	27.2	25'

NARCISCO STREET WATER SERVICE TABLE

SERV. NO.	STA.	INVT. EL.	LENGTH
1	1+55	29.8	25'
2	1+60	10.1	25'
3	2+40	13.5	25'
4	3+05	16.5	25'
5	3+78	19.7	25'
6	5+37.06	26.4	25'

NARCISCO STREET SEWER SERVICE TABLE

SERV. NO.	STA.	INVT. EL.	LENGTH
1	2+30	35'	
2	3+66.08	35'	

(All Services Are Double)

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PINNACLE VIEW SUBDIVISION
TITLEIST DRIVE & NARCISCO STREET
WATER, SEWER & STORM DRAIN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CITY Engineer	<i>[Signature]</i>	10/7/07	Liquid Waste	<i>[Signature]</i>	9/16/07
A.C.E. - Design	<i>[Signature]</i>	9/25/07	Traffic	<i>[Signature]</i>	9/16/07
A.C.E. - Hydrology	<i>[Signature]</i>	9/24/07	Water	<i>[Signature]</i>	9/16/07

DRAWING NO. 3333 **MAP NO. J-23** **SHEET 7 OF 8**