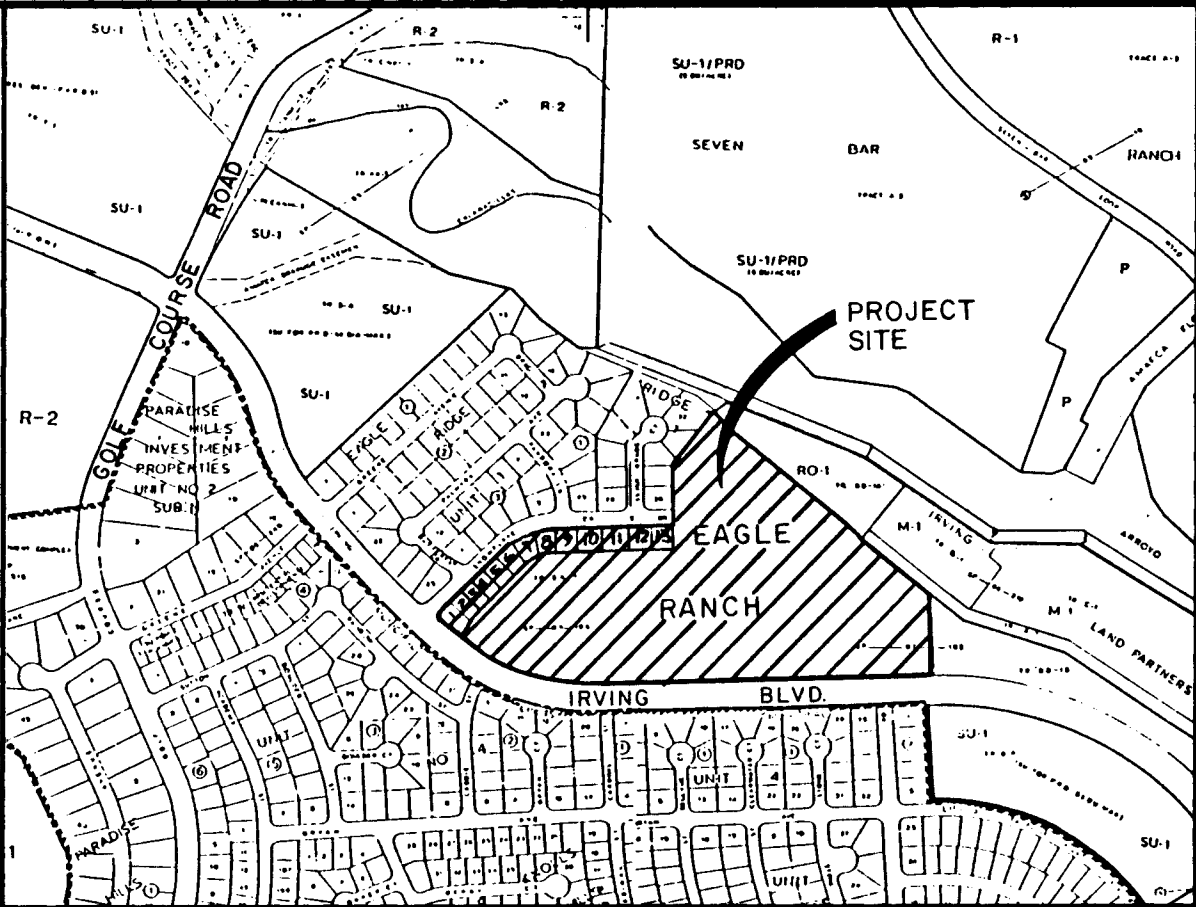
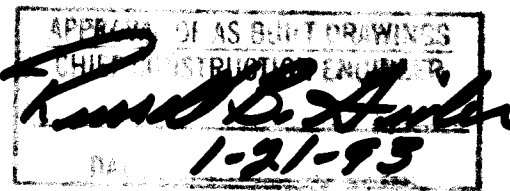


CONSTRUCTION PLANS
FOR
EAGLE RIDGE UNIT 2 SUBDIVISION
ALBUQUERQUE, NEW MEXICO

DRB NUMBER 92-0126

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	PLAT
3	GRADING PLAN
4	UTILITY PLAN
5	UTILITY PLAN AND PROFILE SNOWFLAKE DRIVE
6	RETAINING WALL DETAILS



VICINITY MAP
NOT TO SCALE
B-12.B-13

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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- WATER & SEWER UTILITIES SHALL MEET THE SPECIFICATIONS OF NEW MEXICO UTILITIES AND SHALL BE THE PROPERTY OF AND INSPECTED BY NMUI AND NOT THE CITY OF ALBUQUERQUE.

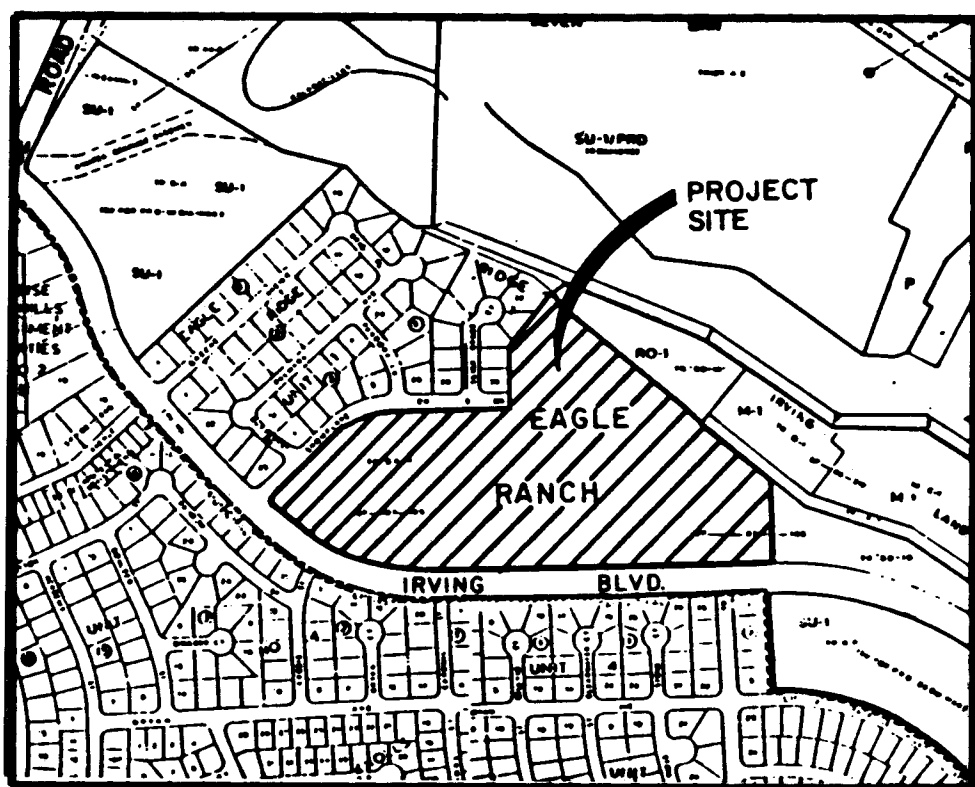
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ 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.

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

26 3443.900193

		APPROVED FOR CONSTRUCTION
	BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO ENGINEERS PLANNERS PHOTOGRAMMETRISTS	<i>Ramon B. Hudson</i> 1-21-93 C.E.
PROJECT NUMBER 3443.90		SHEET 1 OF 6



LOCATION MAP
ZONE ATLAS INDEX MAP Nos. B-12 & B-13
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 92-126.
2. Zone Atlas Index Nos. B-12 and B-13.
3. Gross Subdivision Acreage: 25.9210 Acres.
4. Total number of lots created: 13 lots and 1 tract.
5. This plat shows existing easements.
6. Date of Survey: February, 1992.
7. Record bearings and distances are shown in parenthesis.
8. No street right-of-way was dedicated.

NOTES

1. Site is located within Sections 7 and 12, T11N, R3E, N.M.P.M.
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
3. Distances are ground distances.
4. This subdivision is within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and sanitary sewer system capabilities are based on NMU, INC.'s facilities not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, INC.
5. Temporary Blanket Drainage Easement is to allow discharge to the Celabacillas from Snowflake Drive and shall be maintained by land owner.

DISCLOSURE STATEMENT

The purpose of this Replat is to subdivide Tract 5A-1 into 13 lots and 1 Tract to vacate existing easements and grant new easements.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico, subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development approvals and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling, or grading requirements

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

A separate notice of these conditions is to be recorded with the county clerk at the time of final plat recording.

DESCRIPTION

A certain tract of land situated within the Town of Alameda Grant and also within the northeast one-quarter of projected Section 12, T11N, R3E, N.M.P.M., and the northeast one-quarter of projected Section 7, T11N, R3E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico being TRACT 5A-1, EAGLE RANCH, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 28, 1987 in Volume C33, page 158 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point on curve on the northerly right-of-way line of Irving Boulevard N.W. being the southeast corner of said TRACT 5A-1, whence the Albuquerque Control Station 4-B13, having New Mexico State Plane Grid Coordinates for Central Zone X=375,489.27, Y=1,525,104.55, bears S24°19'46"E a distance of 2182.82 feet thence from said point of beginning running along said northerly right-of-way line and the southerly boundary line of said TRACT 5A-1, 20.00 feet along the arc of a curve to the left having a radius of 1361.00 feet and a chord bearing S86°09'07"W a distance of 20.00 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point of tangency thence, S85°43'51"W a distance of 1168.23 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point of curvature (non-tangent) thence, 750.85 feet along the arc of a curve to the right having a radius of 857.31 feet and a chord bearing N69°16'16"W a distance of 727.08 feet to a "x" in concrete telephone pedestal at a point of compound curvature thence along a transition curve, 39.63 feet along the arc of a curve to the right having a radius of 25.21 feet and a chord bearing N00°51'27"E a distance of 35.68 feet to a 5/8" rebar with blue plastic survey cap stamped "CSC LS 7270" at a point of tangency on the southerly right-of-way line of Snowflake Drive N.W. thence running along said southerly right-of-way line and the northeasterly boundary line of said TRACT 5A-1, N45°53'43"E a distance of 338.44 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point of curvature thence, 219.92 feet along the arc of a curve to the right having a radius of 303.61 feet and a chord bearing N66°38'46"E a distance of 215.14 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point of tangency thence, N87°23'49"E a distance of 430.00 feet to a 5/8" rebar with aluminum survey cap stamped "CSC 7270" thence leaving said southerly right-of-way line and continuing along the northeasterly boundary line of said TRACT 5A-1, N02°37'27"W a distance of 220.00 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" thence, N23°03'15"E a distance of 32.76 feet to a PK nail found on the top of a block wall thence along said block wall, N37°56'33"E a distance of 234.72 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" at the most northerly corner of said TRACT 5A-1 thence along the northeasterly boundary of said Tract 5A-1, S45°52'26"E a distance of 102.15 feet to a point thence, S51°35'54"E a distance of 227.75 feet to a point thence, S51°13'28"E a distance of 332.95 feet to a point thence, S41°09'47"E a distance of 87.00 feet to a 5/8" rebar, now capped with a red plastic survey cap stamped "LS 5978" thence, S53°13'49"E a distance of 319.57 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" thence, S04°16'48"E a distance of 303.03 feet to the point and place of beginning.

This tract contains 25.9210 acres, more or less.

PLAT OF EAGLE RIDGE SUBDIVISION UNIT 2

ALBUQUERQUE, NEW MEXICO
APRIL, 1992

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situated within Bernalillo County, New Mexico, being TRACT 5A-1, EAGLE RANCH, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 28, 1987 in Volume C33, page 158 and now hereon shown and comprising Lots 1 thru 13 and Tract 5A-1A, EAGLE RIDGE SUBDIVISION, UNIT 2, 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 grant all easements as shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities, and other related equipment where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

PASEO DEL NORTE JOINT VENTURE
A New Mexico General Partnership

Robert M. Murphy, President
Sandia Peak Tram Company
Managing Agent for Paseo Del Norte Joint Venture
State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this _____ day of _____, 1992, by Robert M. Murphy, President, Sandia Peak Tram Company, managing agent for Paseo Del Norte Joint Venture.

My Commission Expires: _____ Notary Public

APPROVALS

PLAT NUMBER	
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
U.S. WEST COMMUNICATIONS	DATE
GAS COMPANY OF NEW MEXICO	DATE
NEW MEXICO UTILITIES, INC.	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID

ON UPC# _____
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

JOB NO. 92146-80

SHEET 1 OF 2 SHEETS



CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	20.00	1361.00	0°50'31"	20.00	S86°09'07"W
C2	750.84	857.31	50°10'49"	727.08	N69°16'16"W
C3	39.63	25.21	90°04'28"	35.68	N00°51'27"E
C4	219.92	303.61	41°30'06"	215.14	N66°38'46"E
C5	646.27	857.31	43°11'29"	631.07	N72°45'57"W
C6	104.58	857.31	6°59'22"	104.52	N47°40'31"W
C7	109.96	303.61	20°45'03"	109.36	N56°16'15"E
C8	109.96	303.61	20°45'03"	109.36	N77°01'18"E

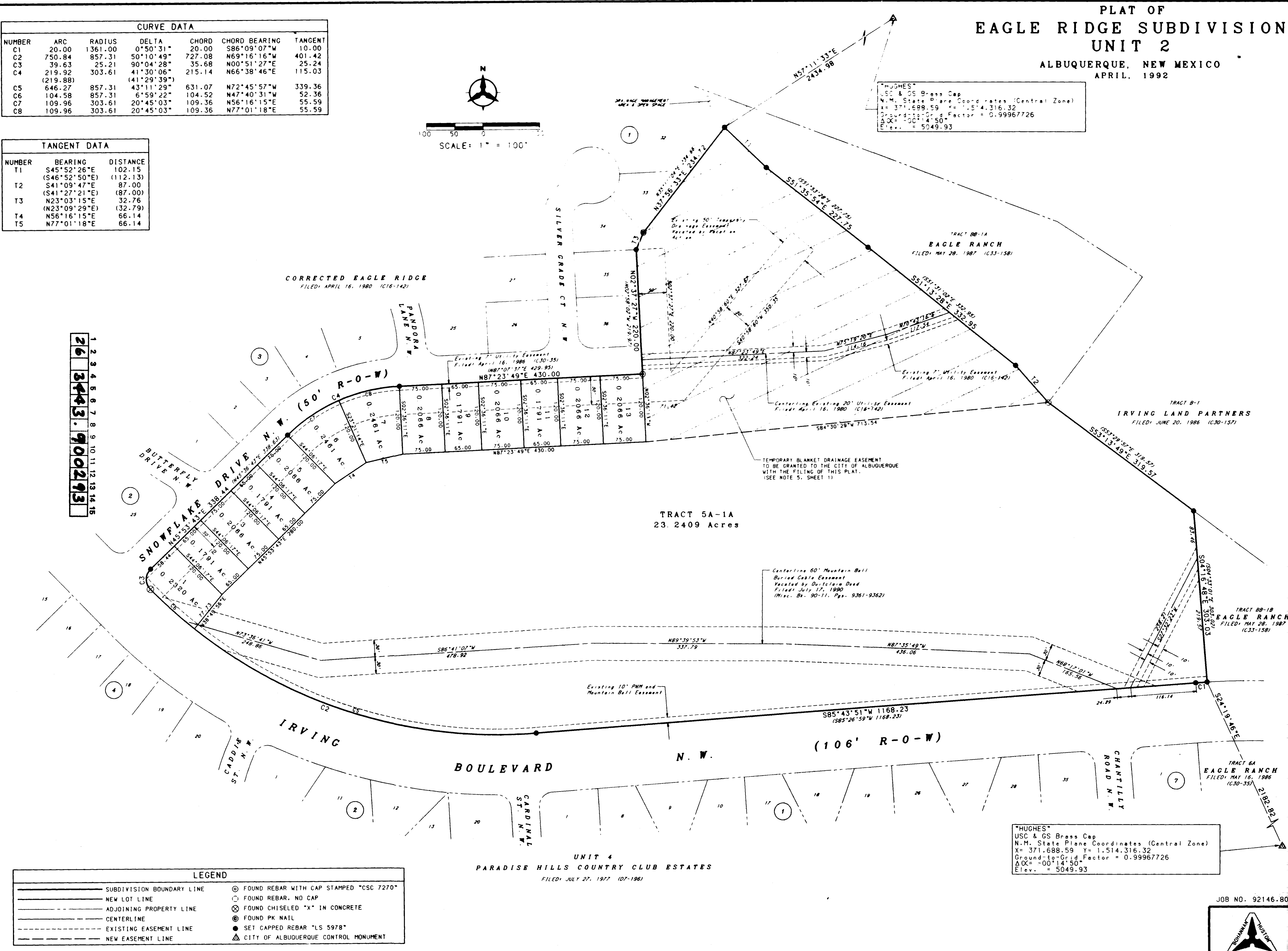
TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S45°52'26"E	102.15
	(S46°52'50"E)	(112.13)
T2	S41°09'47"E	87.00
	(S41°27'21"E)	(87.00)
T3	N23°03'15"E	32.76
	(N23°09'29"E)	(32.79)
T4	N56°16'15"E	66.14
T5	N77°01'18"E	66.14

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 3443.900293

LEGEND	
SUBDIVISION BOUNDARY LINE	FOUND REBAR WITH CAP STAMPED "CSC 7270"
NEW LOT LINE	FOUND REBAR, NO CAP
ADJOINING PROPERTY LINE	FOUND CHISELED "X" IN CONCRETE
CENTERLINE	FOUND PK NAIL
EXISTING EASEMENT LINE	SET CAPPED REBAR "LS 5978"
NEW EASEMENT LINE	CITY OF ALBUQUERQUE CONTROL MONUMENT

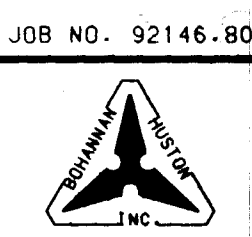
PLAT OF EAGLE RIDGE SUBDIVISION UNIT 2

ALBUQUERQUE, NEW MEXICO
APRIL, 1992

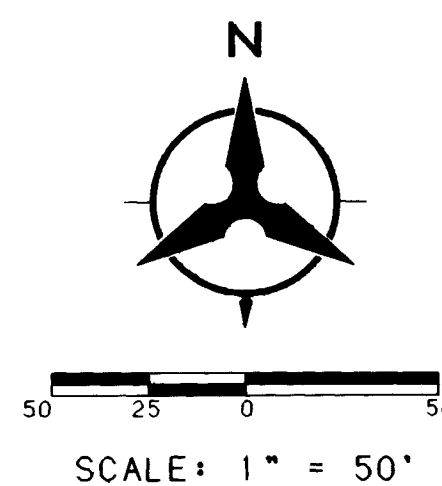
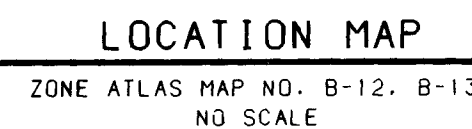


"HUGHES"
USC & GS Brass Cap
N.M. State Plane Coordinates (Central Zone)
X= 371,688.59 Y= 1,514,316.32
A Zone = 00°14'50" Factor = 0.99967726
Elev. = 5049.93

SHEET 2 OF 2 SHEETS

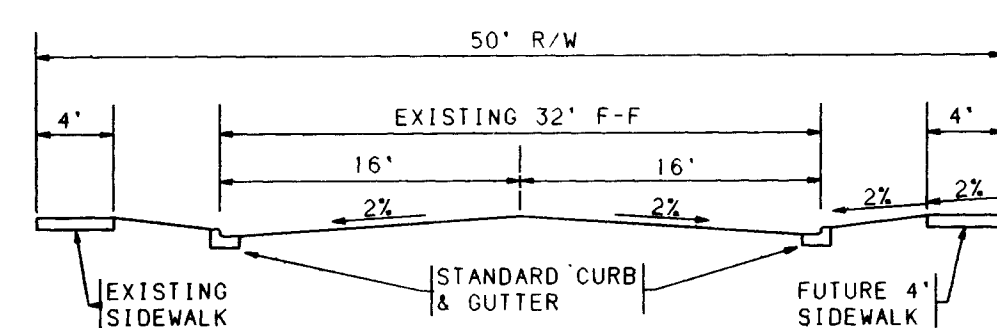
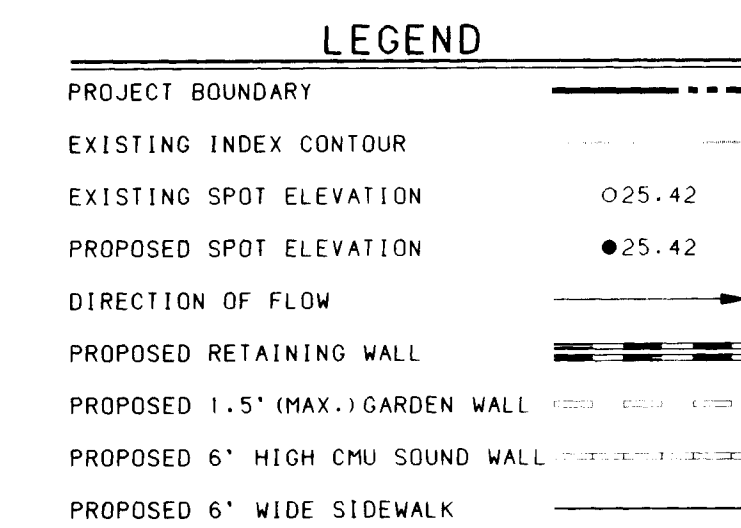


JOB NO. 92146-80

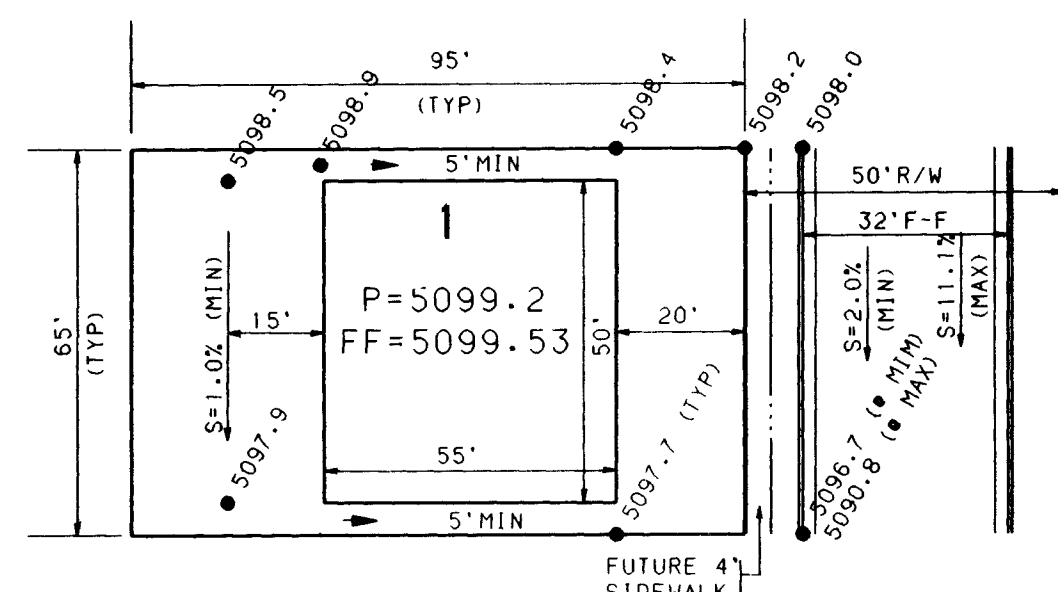


EXISTING 50' TEMPORARY DRAINAGE
EASEMENT TO BE VACATED. \

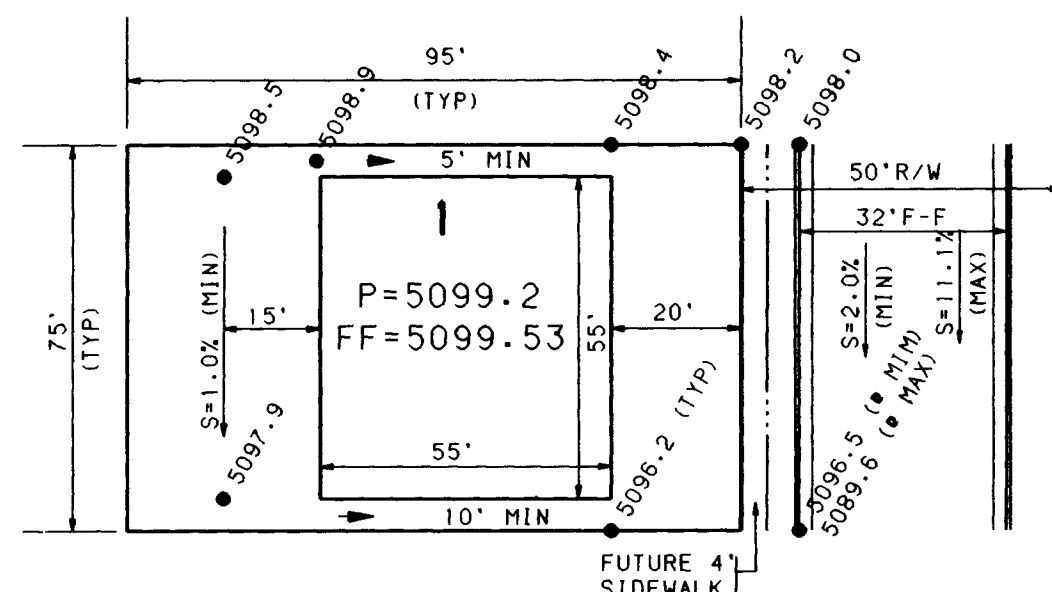
CROSS HATCHED AREA INDICATES
BLANKET DRAINAGE EASEMENT. —



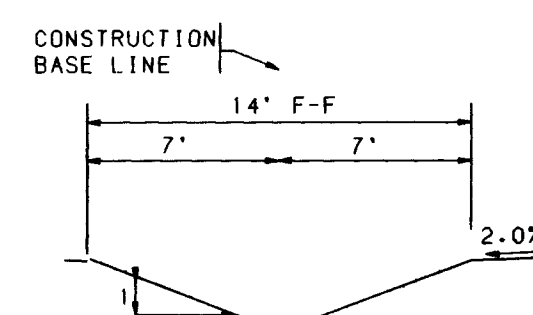
TYPICAL STREET SECTION
NO SCALE



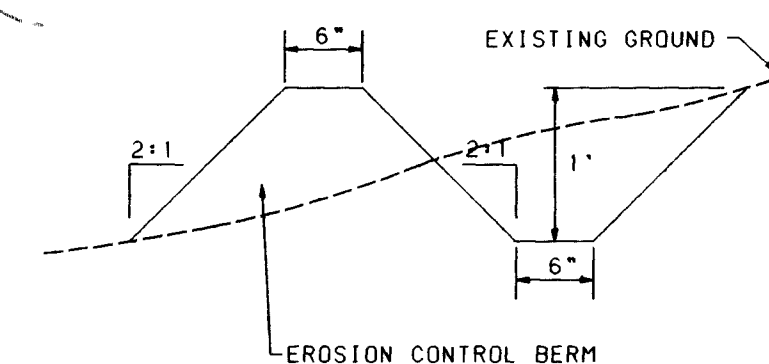
TYPICAL LOT "A" GRADING PLAN
NO SCALE



TYPICAL LOT "B" GRADING PLAN
NO SCALE



SECTION A-A
NO SCALE



EROSION CONTROL PLAN

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

GENERAL NOTES:

1. THE CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPAYING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. STEM WALLS MAYBE USED TO REDUCE THE REQUIRED HEIGHTS OF SIDEYARD RETAINING WALLS.
5. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +/- 0.1 FT. AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +/- 0.2 FT. UNLESS PERMITTED BY THE OWNER.

26 3443.900393

APPROVED FOR ROUGH GRADING ($\pm 1'$)

Robert Allen
HYDROLOGY ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

EAGLE RIDGE UNIT 2
PRELIMINARY DRAINAGE PLAN

	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Rogers</i>	8-18-92	WATER	N/A RWK	8-13-92
TRANSPORTATION	<i>W. S. G. G. G.</i>	8-13-92	WASTE WATER	N/A RWK	8-13-92
HYDROLOGY	<i>J. H. H.</i>	8-18-92			

DRAWING NO.	3443.90	MAP NO. B12, B13	SHEET 3	OF 6
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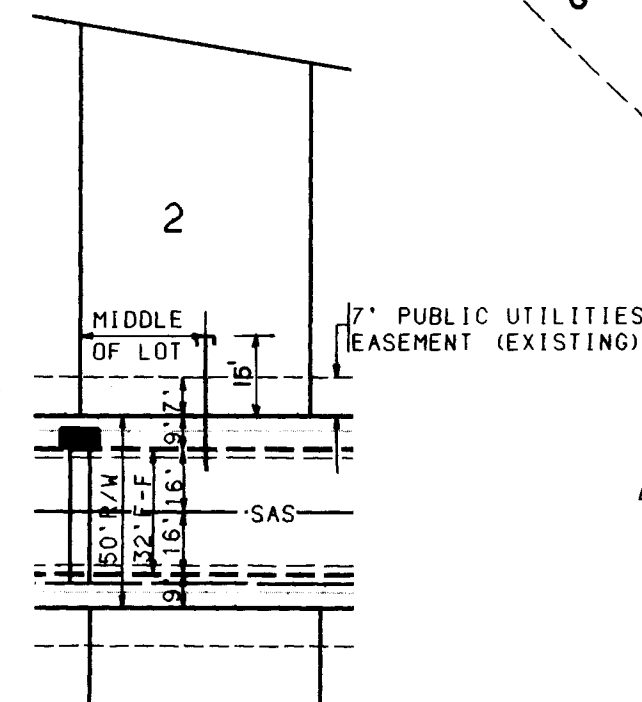
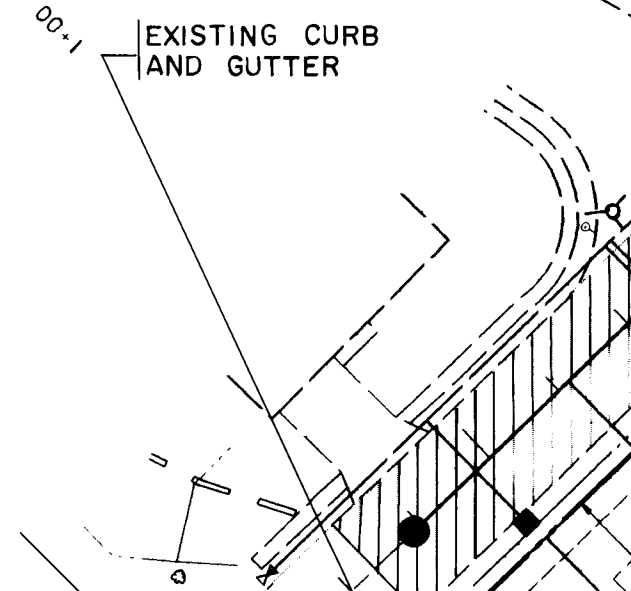
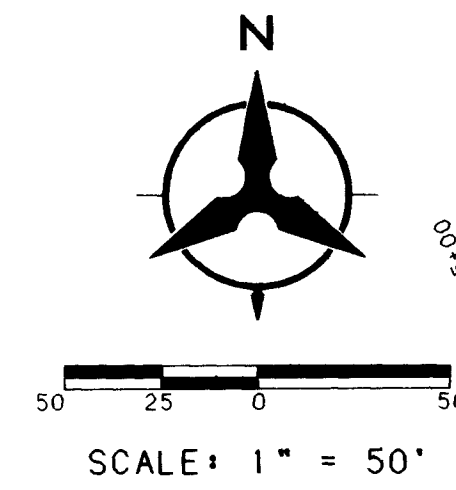
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BHT JOB NO. 92146.03

DESIGNED BY	KLD/TH	DATE	4/92
DRAWN BY	ORG	DATE	4/92
CHECKED BY	KLD/TH	DATE	4/92

ENGINEER'S SEAL	SURVEY INFORMATION	BENCH MARKS	AS-BUILT INFORMATION
 5/9/92	FIELD NOTES		
	NC. BY DATE	ACS ALUMINUM TABLE STAMPED "3-B13"	CONTRACTOR <i>Harwood East</i>
	BOOK 3 BOHANNAN-HUSTON, INC. 5/7/92	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	INSPECTOR'S <i>By Baker Surveying Co.</i>
	37-47 ATTERLEY/EDGE RANCH	RIGHT-OF-WAY MARKER (1" RAIL).	FIELD RANGE <i>By Bay Boco</i> DATE <i>1/1/92</i>
		X = 375.789-23 Y = 1.529.391.51	VERIFICATION BY DATE CORRECTED BY DATE
	GROUND TO GRID FACTOR = 0.9996709		MICRO-FILM INFORMATION
	DELTA SIGMA = -00°14' 23"		RECORDED BY DATE
	ELEVATION = 5159.50'		NO.



The diagram shows a cross-section of a sewer line. A horizontal line at the top is labeled 'FINI GRADE'. Below it, a vertical line is labeled '10' MIN.'. A horizontal line segment is labeled 'EMD'. Below this, a sloped line segment is labeled '2% MIN.' and '4% MAX.'. The bottom of the sloped line is labeled 'PIPE INVERT'. A vertical line segment on the right is labeled '1-2'.

Diagram illustrating the curb stop assembly components and connections:

- ANGLE STOP 1" COPPER x 3/4" METER COUPLING WITH LOCK WINGS
- 2 1/2"
- 3/4" OHIO BRASS GATE VALVE, I.P. x I.P.
- TOP OF METER BOX PER NMU
- 1"
- TOP OF CURB.
- 24"
- 3/4" x 1 1/2" METER COUPLING
- TO PROPERTY LINE
- TEMPORARY PLUG
- SPACER 1' x 7 1/2" GALVANIZED
- BRASS TRANSITION COUPLING, I.P. THREAD x COPPER TUBE
- 1" COPPER OR C.T.S. POLY
- 1" COPPER OR C.T.S. POLY TUBING.

Diagram illustrating the cross-section of a road structure, showing the following layers and specifications:

- SLURRY SEAL (STA. 4+30.00 TO 11+50.00)
- 1.5" ASPHALT SURFACE COURSE GRADATION (1500 LBS. STABILITY)
- TACK COAT
- 1.5" ASPHALT BASE COURSE GRADATION B (1500 LBS. STABILITY)
- 4" COMPACTED SUBBASE (95% COMPACTION)
- 6" COMPACTED SUBGRADE (95% COMPACTION)

EXISTING FIRE
HYDRANT.

SLURRY SEAL EXISTING PAVEMENT/
PATCH FROM STATION 4+30.00 TO
11+50.00


1 SNOWFLAKE DRIVE

TRACT A

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR SHALL TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE NMUI WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE PER PER COA STD. DWG 2415 (SAWCUT ONLY)
12. ALL WATER & SEWER UTILITIES SHALL MEET NMUI SPECIFICATIONS.
13. ALL WATER & SEWER UTILITIES WORK SHALL BE COORDINATED WITH NMUI.
14. NMUI SHALL BE GIVEN 3 DAYS NOTICE PRIOR TO CONSTRUCTION.

NOTICE:
WATER AND SANITARY SEWER SERVICE
IS PROVIDED TO THESE PARCELS BY
NEW MEXICO UTILITIES, INC.
FINAL ACCEPTANCE OF SUCH WORK
SHALL BE OBTAINED FROM NMUI.



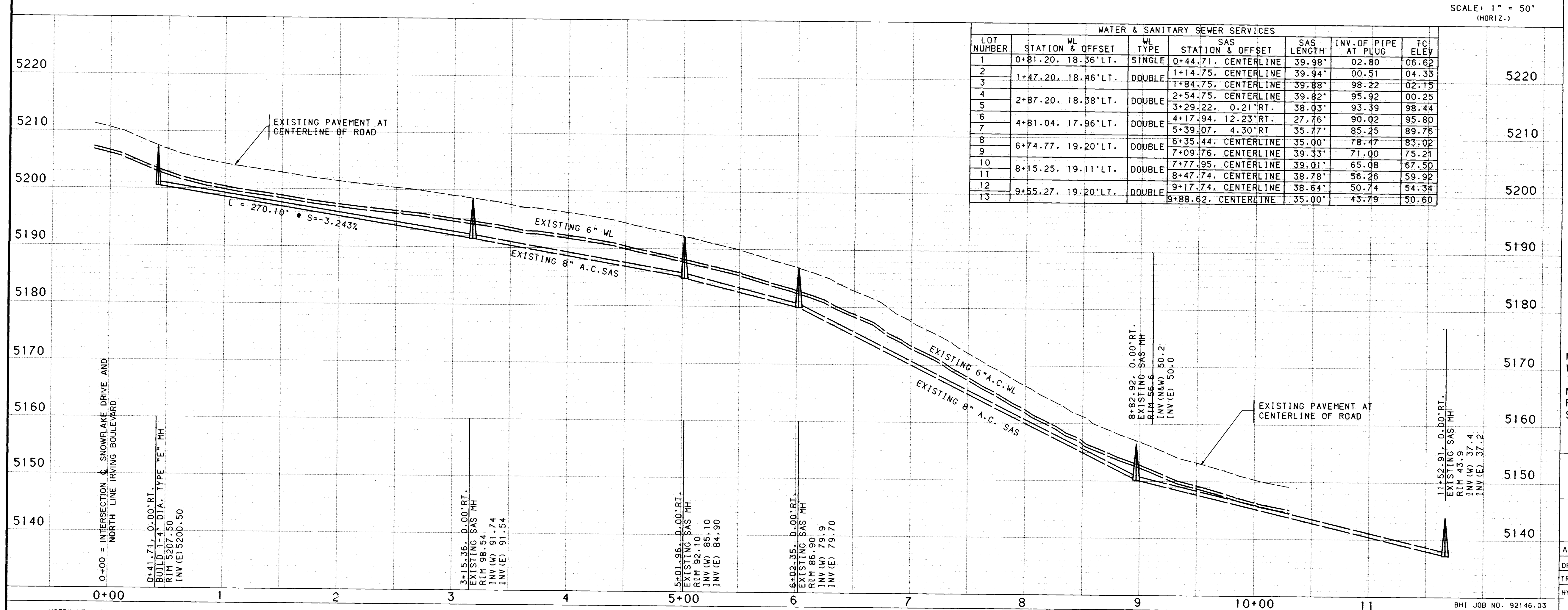
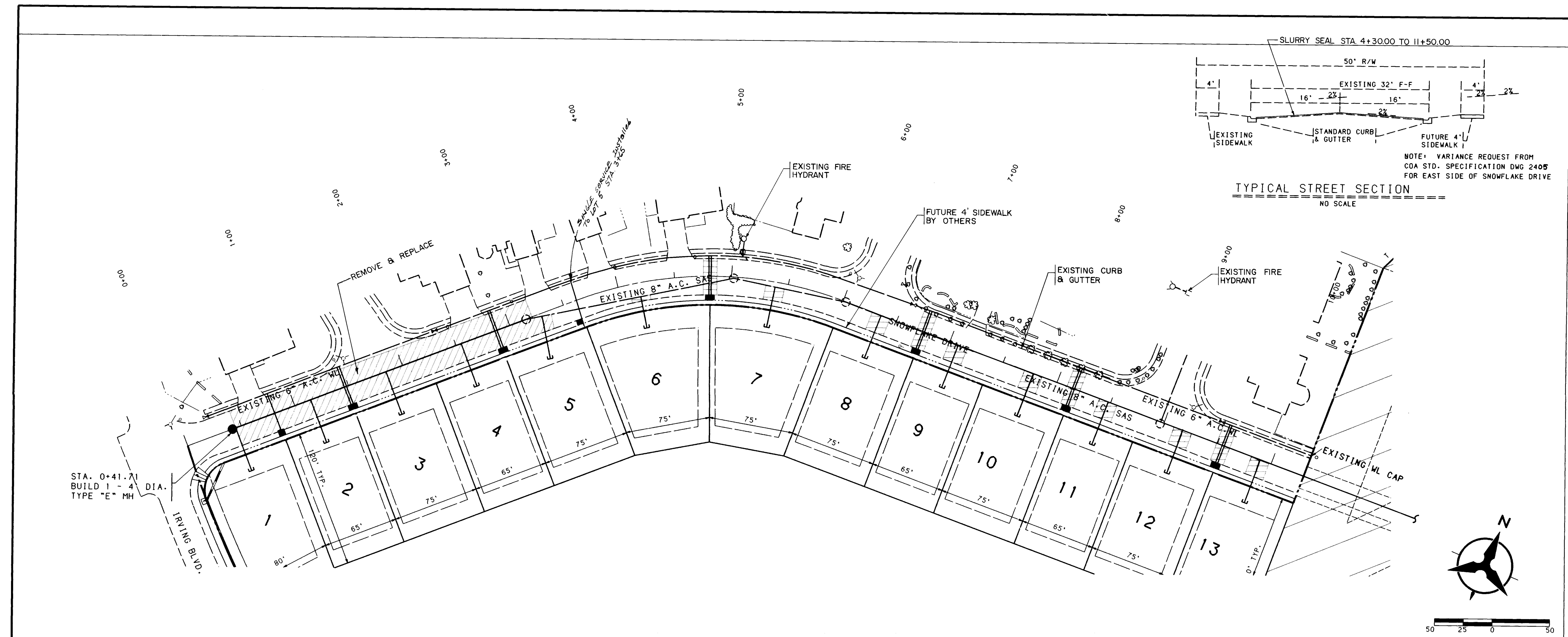
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

EAGLE RIDGE - UNIT 2
UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Roger L. Green</i>	8-18-92	WATER	N/A RWK	8-13-92
TRANSPORTATION	<i>J. Dwyer</i>	8-13-92	WASTE WATER	N/A RWK	8-13-92
HYDROLOGY	<i>J. Miller</i>	8-18-92	NMUI	<i>[Signature]</i>	8-7-92

DRAWING NO.	3443.90	MAP NO.	B-12, B-13	SHEET	4	OF	6
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BHI JOB NO. 92146.03



NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE NMUI WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE PER PER COA STD. DWG 2415 (SAWCUT ONLY)
- ALL WATER & SEWER UTILITIES SHALL MEET NMUI SPECIFICATIONS.
- ALL WATER & SEWER UTILITIES WORK SHALL BE COORDINATED WITH NMUI.
- NMUI SHALL BE GIVEN 3 DAYS NOTICE PRIOR TO CONSTRUCTION.

AS-BUILT INFORMATION

CONTRACTOR: *Universal Construction*
DRAWN BY: *Walter Surber*
CHECKED BY: *Ray Baco*
DATE: *11/12*

BENCH MARKS

ACS ALUMINUM TABLE STAMPED "3-B13"
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
RIGHT-OF-WAY MARKER ("T" RAIL),
X = 375.789-23 Y = 1.528.391-51
GROUND TO GRID FACTOR = 0.9996709
DELTA SIGMA = -00'14"23"
ELEVATION = 5159.50'

SURVEY INFORMATION

FIELD NOTES
NO. *1*
BY *Walter Surber*
DATE *5/7/92*

ENGINEER'S SEAL
Walter Surber
Professional Engineer
No. *10037-27*
State of New Mexico

REVISIONS

NO.	DATE	REMARKS	BY
1	8-13-92	DESIGN	WAS

DESIGNED BY: *TKM/KLD* DATE: 5/92
DRAWN BY: *ORR/TM* DATE: 5/92
CHECKED BY: *RD* DATE: 5/92

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

EAGLE RIDGE-UNIT 2
UTILITY PLAN & PROFILE
SNOWFLAKE DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DR. CHAIRMAN	<i>Roy Baco</i>	8-13-92	WATER	<i>WAS</i>	8-13-92
TRANSPORTATION	<i>Roy Baco</i>	8-13-92	WASTE WATER	<i>WAS</i>	8-13-92
HYDROLOGY	<i>Roy Baco</i>	8-13-92	NMUI	<i>WAS</i>	8-13-92

DRAWING NO. **3443.90** MAP NO. **B12.B13** SHEET **5** OF **6**

GENERAL NOTES (RETAINING WALL CONST.)

- RETAINING WALL FOOTINGS SHOULD BE EMBEDDED A MINIMUM OF EIGHTEEN INCHES BELOW LOWEST ADJACENT GRADE. PRIOR TO PLACING FOOTINGS, THE EXPOSED SOILS SHOULD BE SCARIFIED TO A DEPTH OF EIGHT (8") INCHES. MOISTURE CONDITIONED TO A NEAR OPTIMUM ($\pm 3\%$) MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
- RETAINING WALL SHALL NOT BE BACK-FILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. WHERE HEAVY EQUIPMENT IS USED IN BACKFILLING, SUCH EQUIPMENT SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL. CARE SHOULD BE TAKEN TO AVOID EXERTING IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH.
- SLOPES UP AWAY FROM WALLS SHOULD NOT EXCEED 3:1.
- VERTICAL CONTROL JOINTS WITH PVC INSERTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 30'-0" ON CENTER. PILASTERS MAY BE SUBSTITUTED FOR CONTROL JOINTS WHEN PLACED AT 12'-0" INTERVALS. PILASTERS SHALL BE PLACED AT EVERY SIDE LOT LINE INTERSECTION. DISCONTINUE DUROWALL EACH SIDE OF PILASTERS.
- MINIMUM LAP SPLICE ON REINFORCING BARS SHALL BE 30 BAR DIAMETERS OR 1'-4" MINIMUM. REINFORCEMENT OF A SIZE AND SPACING OTHER THAN THAT GIVEN IN THE TABLES MAY BE USED PROVIDING SUCH OTHER REINFORCEMENT FURNISHES AN AREA OF STEEL AREA AT LEAST EQUAL TO THAT GIVEN IN THE TABLE.
- CONSTRUCTION OF RETAINING WALLS SHALL CONFORM TO REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 24. LOWLIFT GROUTING METHOD.
- OMISSION OF A VERTICAL MORTAR JOINT ON FIRST COURSE AT 48" O.C. SHALL BE USED FOR WEEP HOLES.
- DESIGN DATA
BLOCK WEIGHT 12" = 130 PSF
BLOCK WEIGHT 8" = 85 PSF
SOIL WEIGHT = 120 PCF
EQUIV. FLUID PRESSURE = 32 PCF
SOIL BEARING PRESSURE = 1500 PSF
(1/3 INCREASE FOR WIND/SEISMIC)
COEFFICIENT OF FRICTION = 0.4
PASSIVE SOIL PRESSURE = 300 PCF
CONCRETE F'C (28 DAYS) = 3000 PSI
GROUT STRENGTH = 2000 PSI
CMU GRADE N = 1500 PSI (GROUTED)
REINFORCEMENT = 60 KSI ASTM A-615
- CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONCRETE FOOTING POUR FOR INSPECTION OF COMPACTION UNDER FOOTING, FOOTING DEPTH AND WIDTH AND WALL STEEL AND SPACING. FINAL INSPECTION OF FOOTING AND WALL WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CODE ADMINISTRATION APPROVAL AND FEES ASSOCIATED WITH IT.
- PLACEMENT OF THE REINFORCING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IMPROPER PLACEMENT OF FOOTINGS OR REINFORCEMENT SHALL BE CORRECTED AT NO COST TO THE OWNER.

26 3443.900693

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

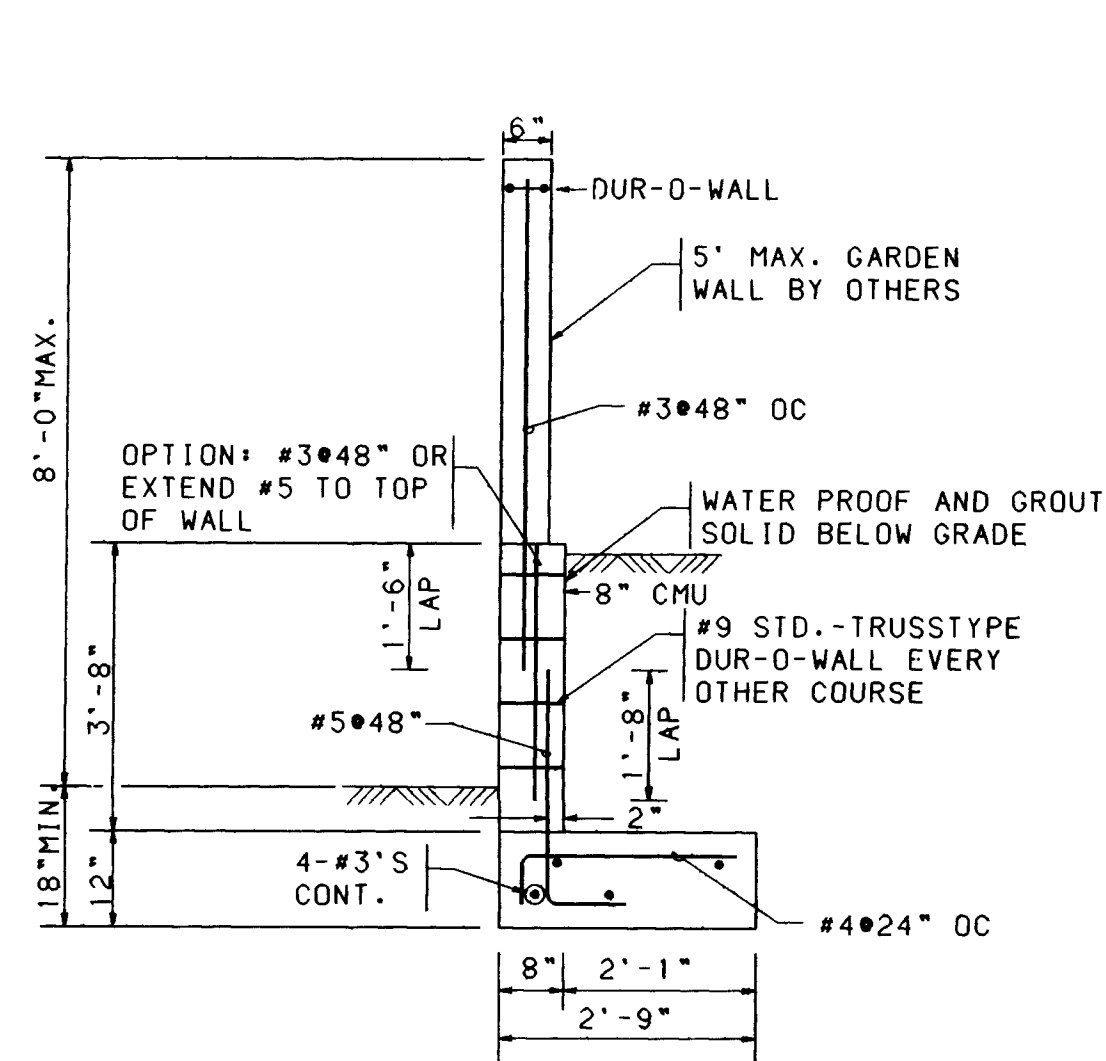
EAGLE RIDGE, UNIT 2 SUBDIVISION
CMU RETAINING WALL DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	8-18-92	WATER	N/A RWK	8-13-92
TRANSPORTATION	<i>[Signature]</i>	8-13-92	WASTE WATER	N/A RWK	8-13-92
HYDROLOGY	<i>[Signature]</i>	8-18-92			

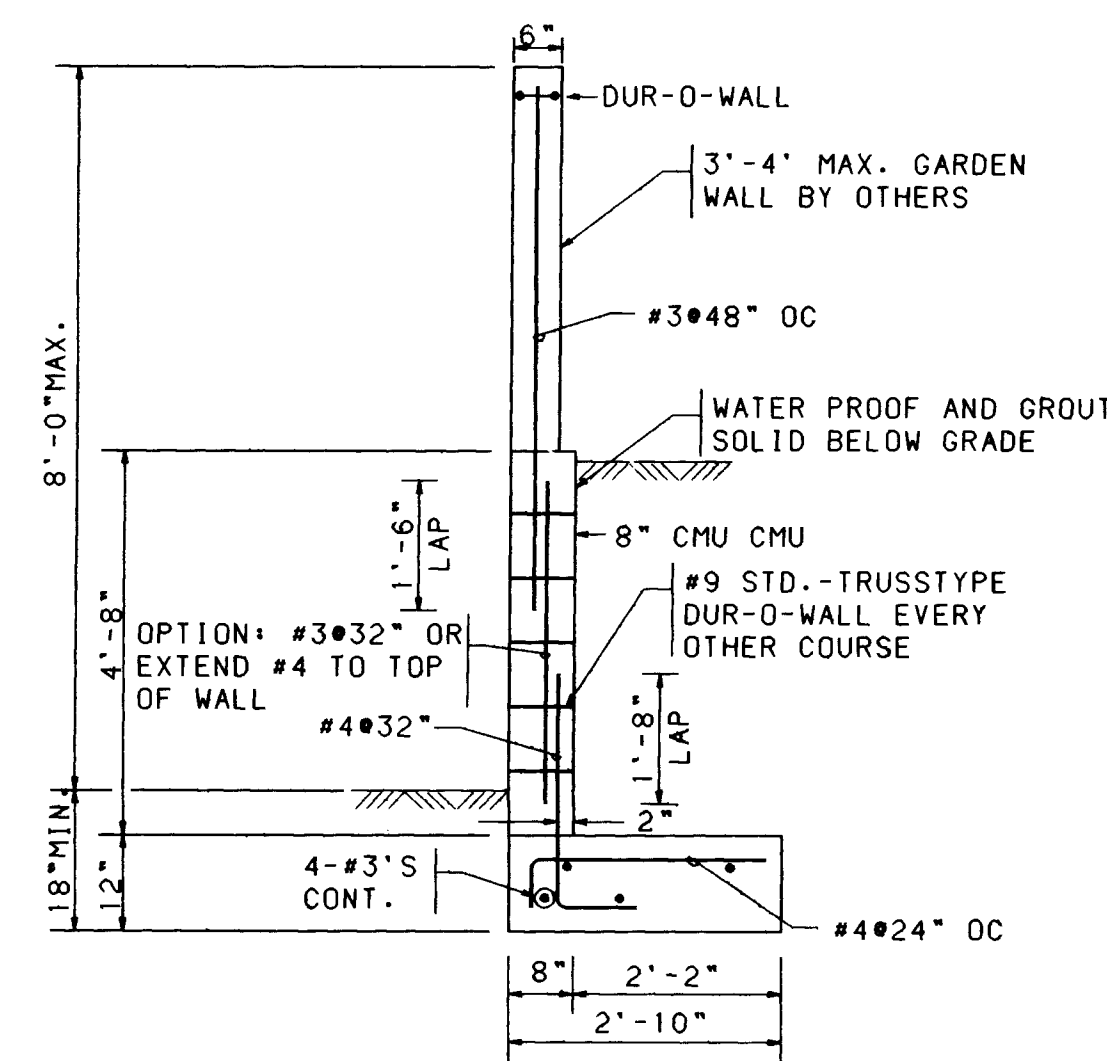
DRAWING NO.	3443.90	MAP NO.	B-12.13	SHEET	6 OF 6
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BHI JOB NO. 92146-03

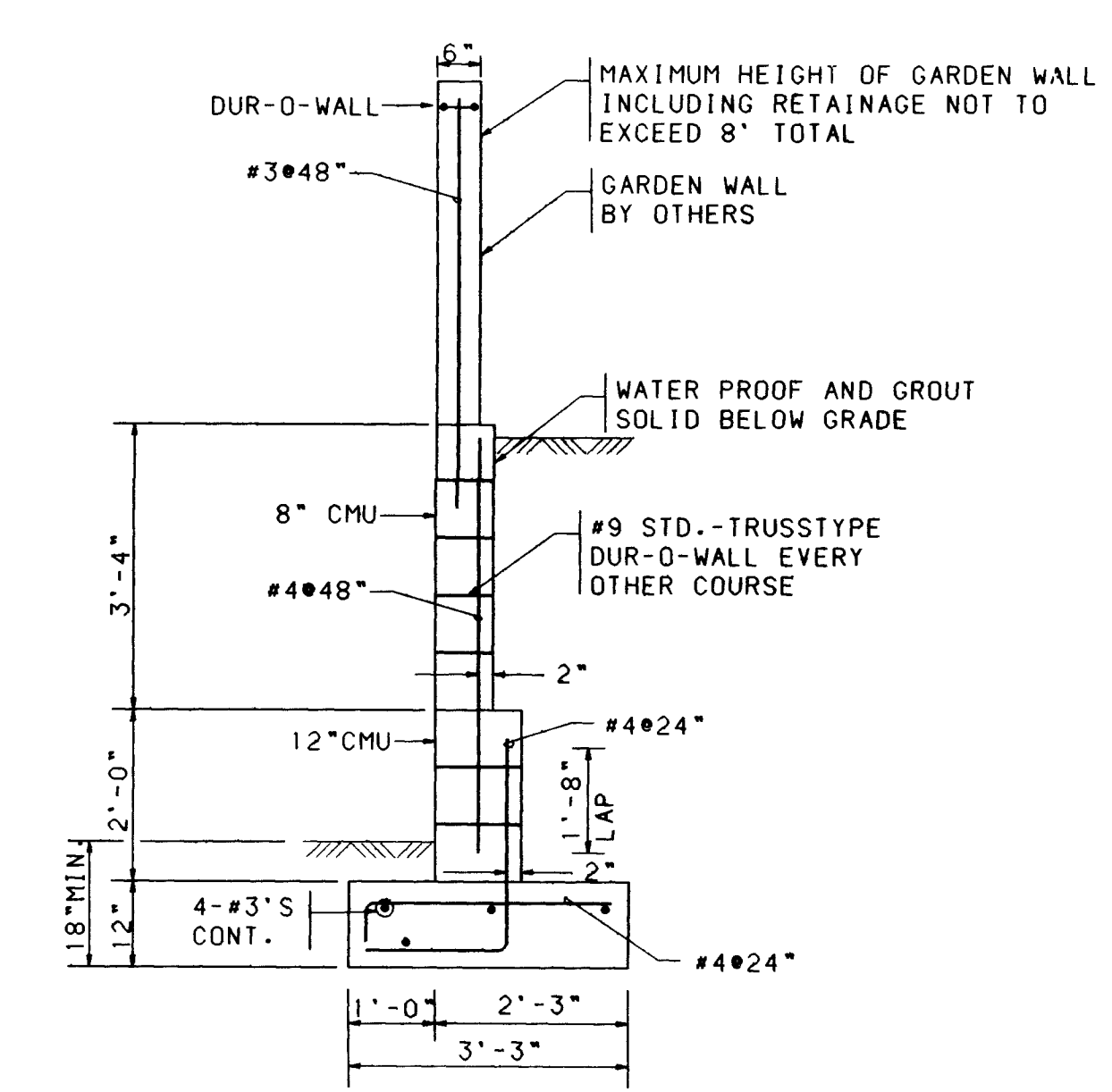
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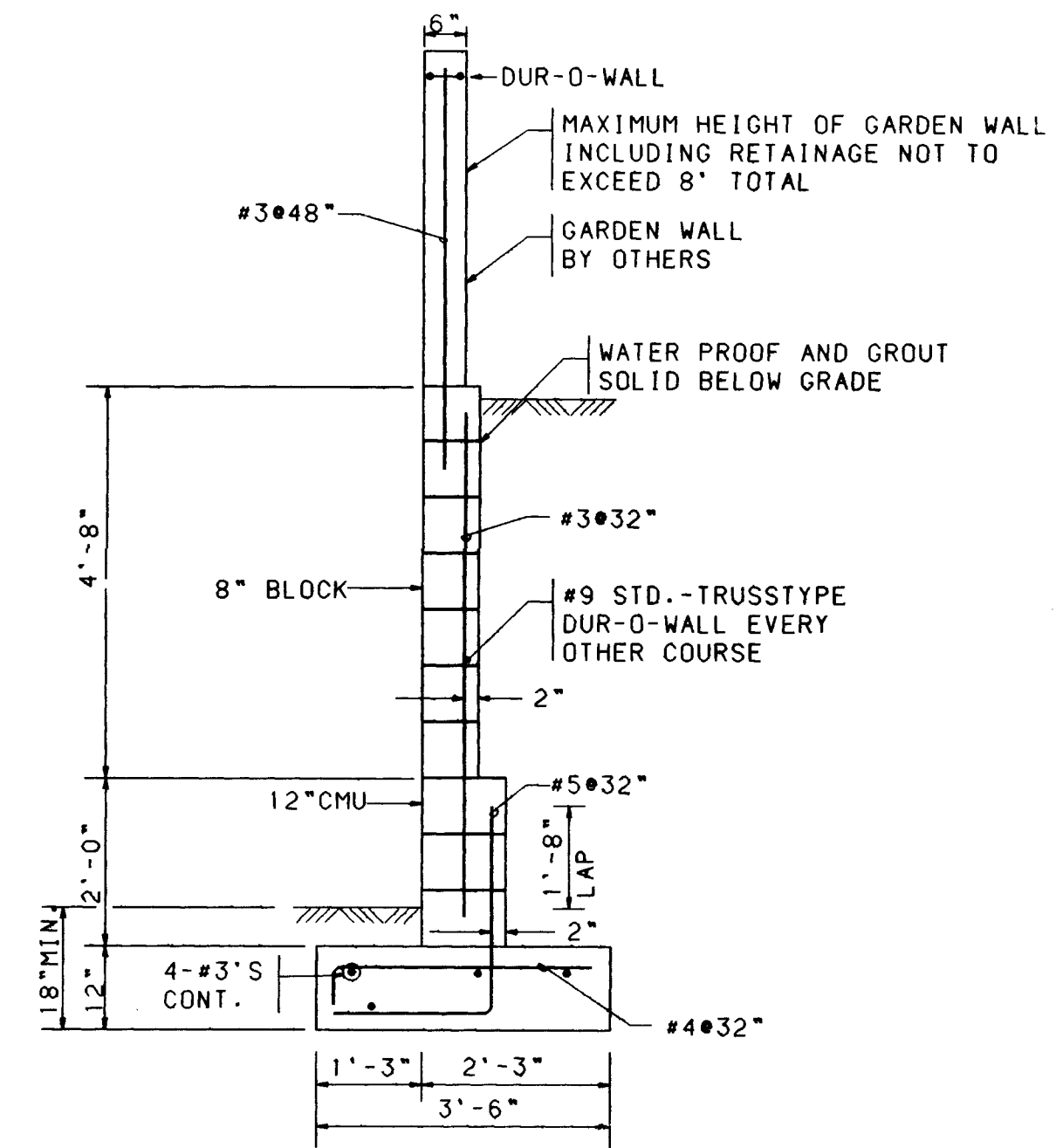
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NO SCALE



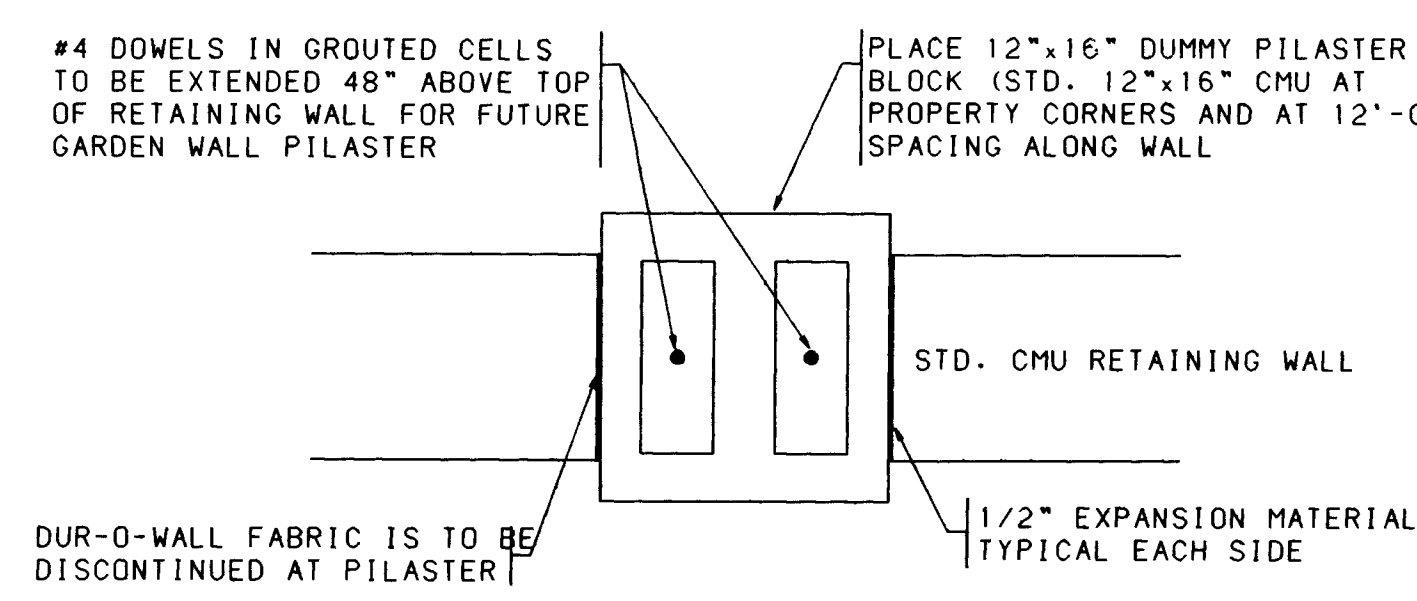
2 4' RETAINING WALL
NO SCALE



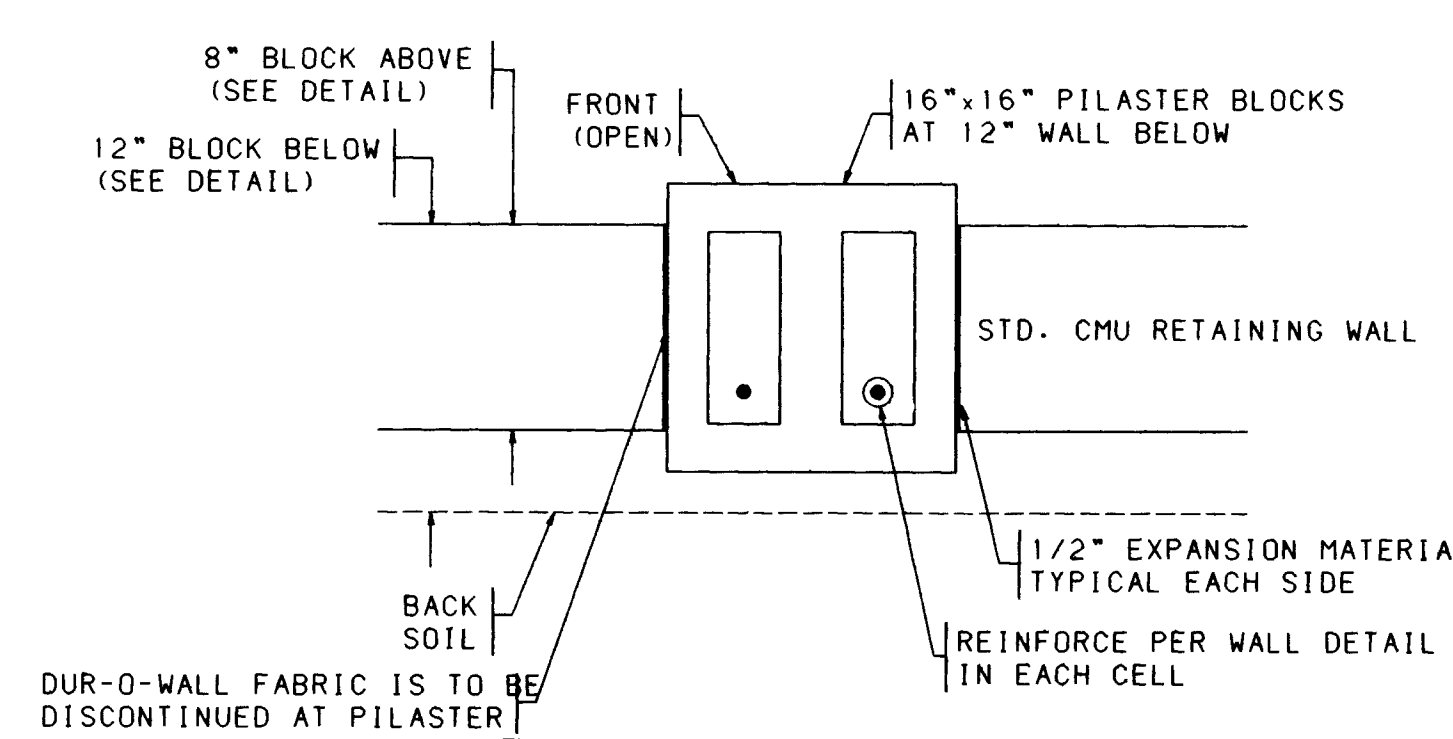
3 5' RETAINING WALL
NO SCALE



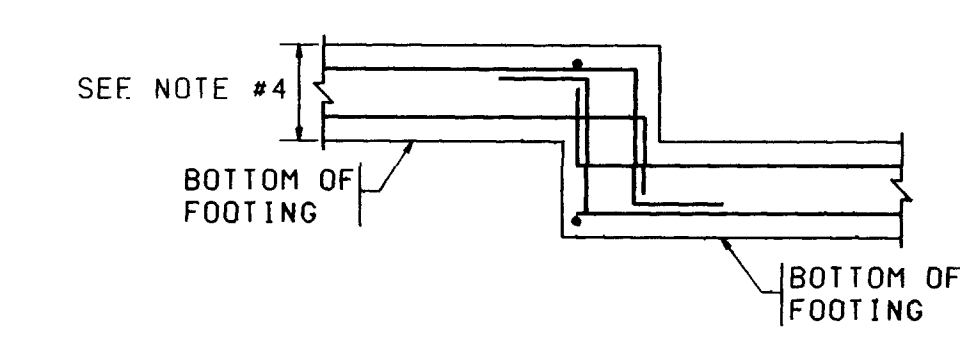
4 6' RETAINING WALL
NO SCALE



5 PILASTER DETAIL
3' & 4' RETAINING WALLS
NO SCALE



6 PILASTER DETAIL
5' & 6' RETAINING WALLS
NO SCALE



7 TYPICAL STEPPED FOOTING DETAIL
BARS AS PER RETAINING WALL DETAILS
NO SCALE