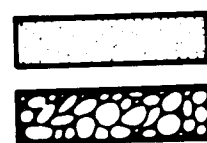


LEGEND

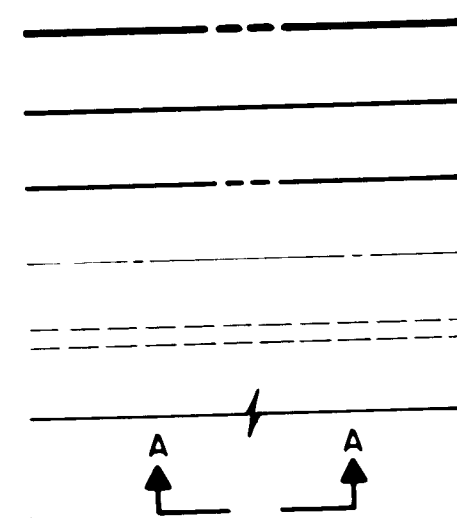
MATERIALS

CONCRETE
RIP-RAP



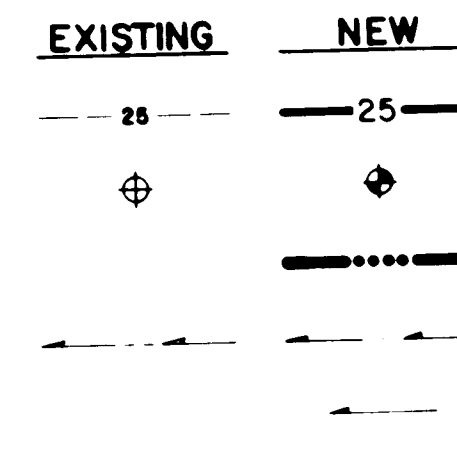
LINES

SUBDIVISION BOUNDARY
PROPERTY LINE (PLAN)
PROPERTY LINE (SECTION)
CENTERLINE
EASEMENT LINE
MATCH LINE
SECTION CUT LINE



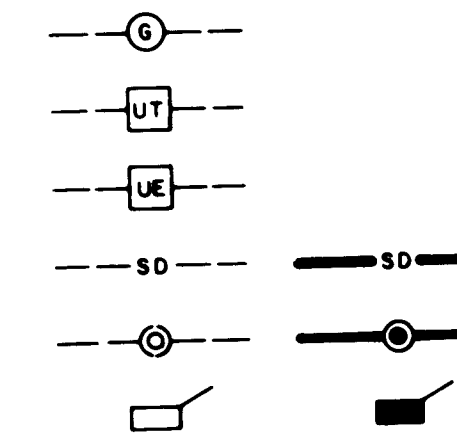
EARTHWORK

CONTOUR LINE
SPOT ELEVATION
PROJECT / PHASE BOUNDARY
SWALE
DIRECTION OF FLOW



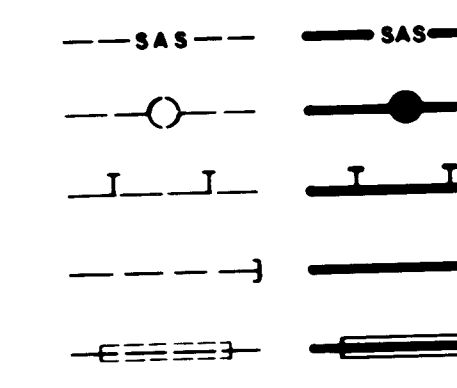
MISCELLANEOUS UTILITIES

GAS LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRICAL
STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLET



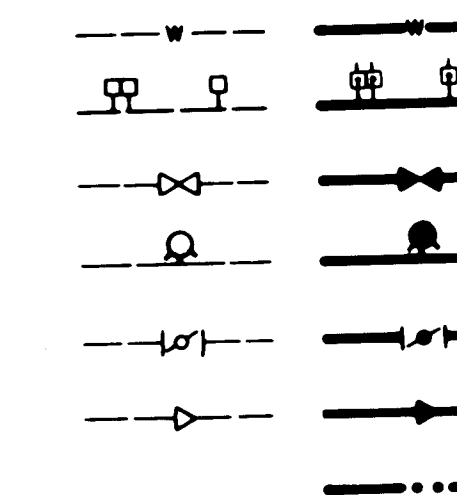
SANITARY SEWER

SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SAS SERVICE CONNECTIONS
SAS CAP OR PLUG
ENCASEMENT



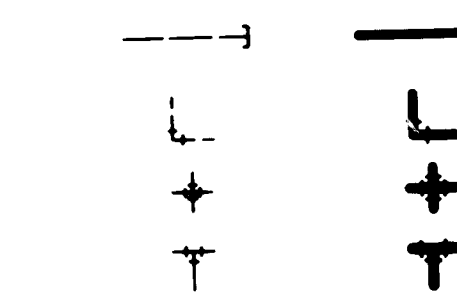
WATER

WATER LINE
WATER SERVICE CONNECTIONS
GATE VALVE
FIRE HYDRANT
BUTTERFLY VALVE
REDUCER
WATER PRESSURE ZONE BOUNDARY



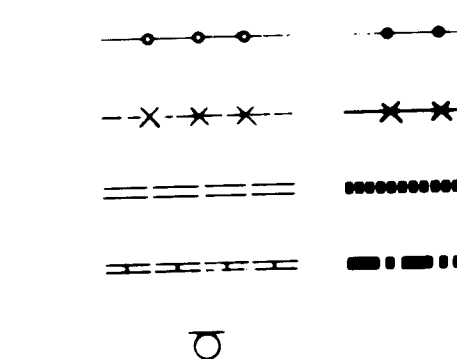
WATER FITTINGS

CAPS AND PLUGS
ELBOW
CROSS
TEE



MISCELLANEOUS

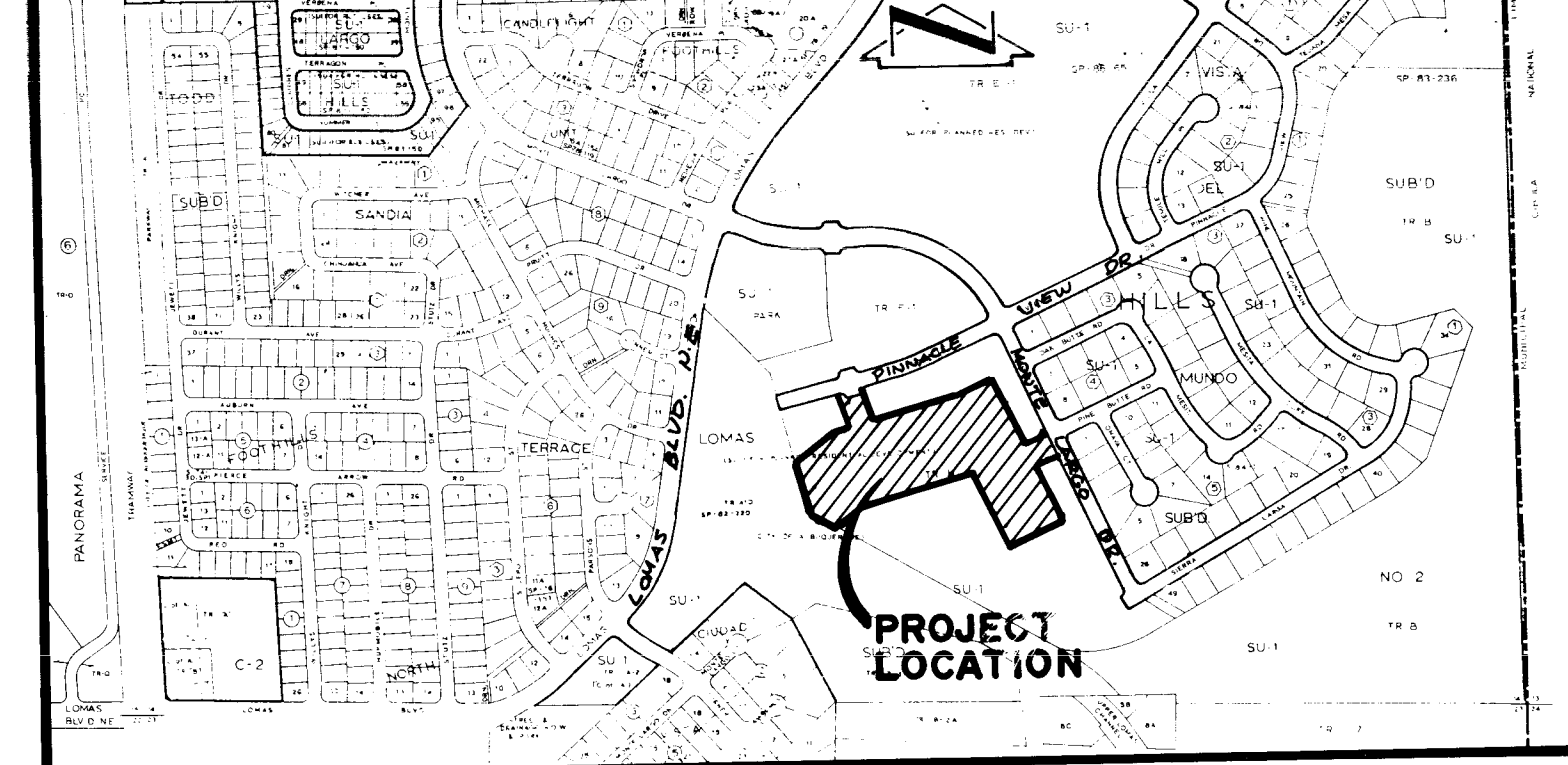
CHAINLINK FENCE
FIELD FENCE
COMMON YARD WALL
RETAINING WALL
POWER OR TELEPHONE POLE



CONSTRUCTION PLANS
for

PINNACLE VIEW ESTATES
UNIT II

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1992



VICINITY MAP

NO SCALE

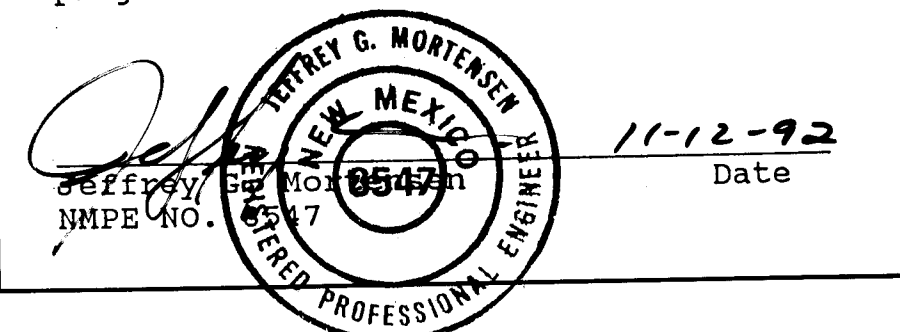
J-23

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE. ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION CONCERNING THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL INVESTIGATE THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- CONTRACTOR SHALL COMPLY WITH SECTION 19 OF THE "STANDARD SPECIFICATIONS".
- 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 DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEEPENED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION.
- 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 ELEVATION 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 SPECIFICATIONS.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.



INDEX OF DRAWINGS

SHEET	DESCRIPTION
1.	Cover Sheet, Vicinity Map, Legend, General Notes and Index of Drawings
2.	Final Plat
3.	Grading Plan
4.	Drainage Plan, Calculations, Grading Notes and Sections
5.	Composite Site Plan
6.	Sections and Details
7.	Traffic Control Details
PAVING IMPROVEMENTS PLAN AND PROFILE	
8.	Narcisco Street N.E. & Pine Butte Road N.E.
9.	Blue Quail Road N.E. & Setter Drive N.E.
WATER AND SANITARY SEWER EXTENSIONS	
10.	Narcisco Street N.E. & Pine Butte Road N.E.
11.	Blue Quail Road N.E. & Setter Drive N.E.
PUBLIC DRAINAGE	
12.	Drainage Channel Plan and Profile

RECORD DRAWING

CAUTION:

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

26 3467.91 919193

REV	SHEETS	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
3, 5, 6, 12	1	5/29/92	HYDROLOGY	5-29-92	6-23-92	C.E.

APPROVED FOR CONSTRUCTION	PROJECT NO 3467.91	SHEET 1 OF 12
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09247181

SUBDIVISION PLAT OF PINNACLE VIEW ESTATES, UNIT II ALBUQUERQUE, NEW MEXICO DECEMBER, 1991

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract H-1-A-1, Embudo Hills, 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 6, 1992, Book 92C, Page 19, and being more particularly described as follows:

Beginning at the northwest corner of said Tract H-1-A-1, also being the southeast corner of Lot 16, Embudo Hills, Unit I, filed March 24, 1988, Book C36, Page 30; thence N 53°42'01" E a distance of 131.65 feet; thence N 76°01'37" E a distance of 406.48 feet; thence N 65°07'07" E a distance of 263.18 feet to the northeast corner of said Tract H-1-A-1; thence S 24°52'53" E a distance of 478.43 feet to the southeast corner of said Tract H-1-A-1; thence S 65°07'07" W a distance of 110.00 feet; thence S 24°52'53" E a distance of 11.22 feet; thence S 65°07'07" W a distance of 160.00 feet; thence N 24°52'53" W a distance of 208.00 feet; thence S 76°01'37" W a distance of 416.16 feet; thence S 29°49'11" W a distance of 120.04 feet to the southwest corner of said Tract H-1-A-1, also being a point on the east right-of-way line of the Lomas Channel; thence N 60°10'49" W a distance of 95.73 feet along said right-of-way line; thence N 19°10'00" W a distance of 240.44 feet to the point of beginning and containing 6.4359 acres more or less.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Jones Interchange for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

DEDICATION AND FREE CONSENT

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

Paul Newman 2/21/92
Notary Public Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS 5-6-93

The foregoing instrument was acknowledged before me on this 21st day of February, 1992.

Charles H. Hefner
Notary Public

APPROVA 5-92-4 DRB CASE NO 92-32

Paul Newman 5-11-92
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Robert W. Kane 2-29-92
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Frank J. Aguirre 5-11-92
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Frank J. Aguirre 5-11-92
A.M.A.F.C.A. DATE

Michael D. Dant 2-25-92
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

James M. Altman 2/6/92
PARKS AND RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Paul Newman 02/21/92
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Paul Newman 3/6/92
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Paul Newman 2/18/92
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

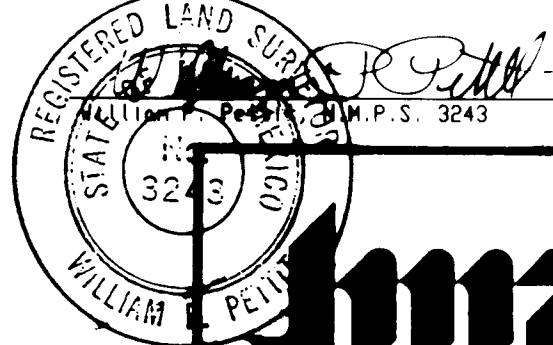
Donna B. Brea 2-18-92
GAS COMPANY OF NEW MEXICO DATE

Karen Shaw 2-19-92
JONES INTERCHANGE DATE

Mattie Handberg 2-14-92
U.S. WEST COMMUNICATIONS DATE

CERTIFICATION

I, William P. Pettit, a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements noted in the commitment for title insurance prepared by First American Title Insurance Company dated 8-28-1991, (G# 72578.psep (LC)), meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in New Mexico, and is true and correct to the best of my knowledge and belief.



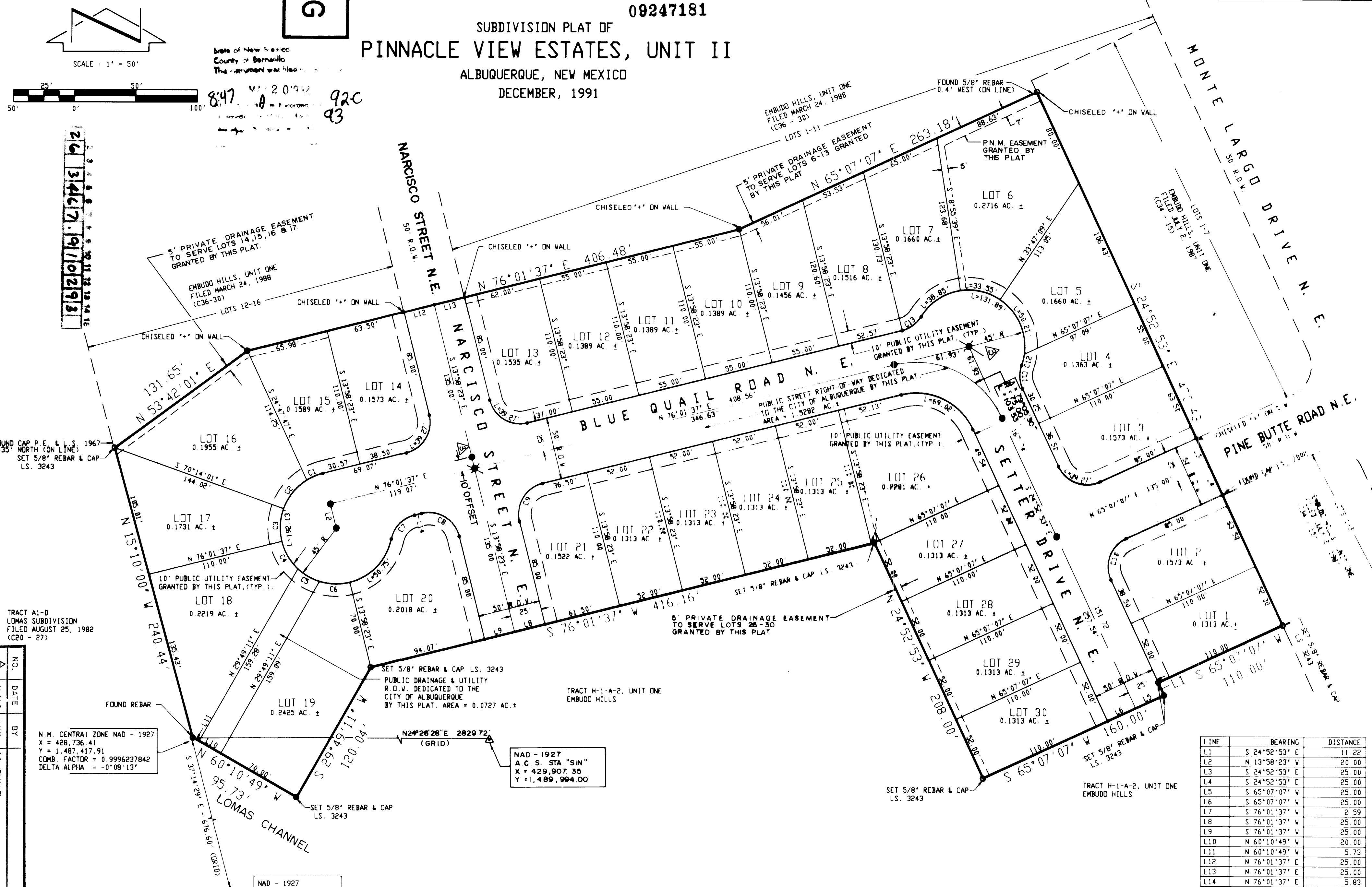
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505)345-4250

JOB #910363C

SHEET 1 OF 2

09247181

SUBDIVISION PLAT OF PINNACLE VIEW ESTATES, UNIT II ALBUQUERQUE, NEW MEXICO DECEMBER, 1991

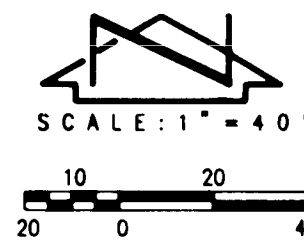


NOTE:
MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER ON WHICH THE EASEMENT LIES.

Jma JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505)345-4250

JOB #910363D

SHEET 2 OF 2



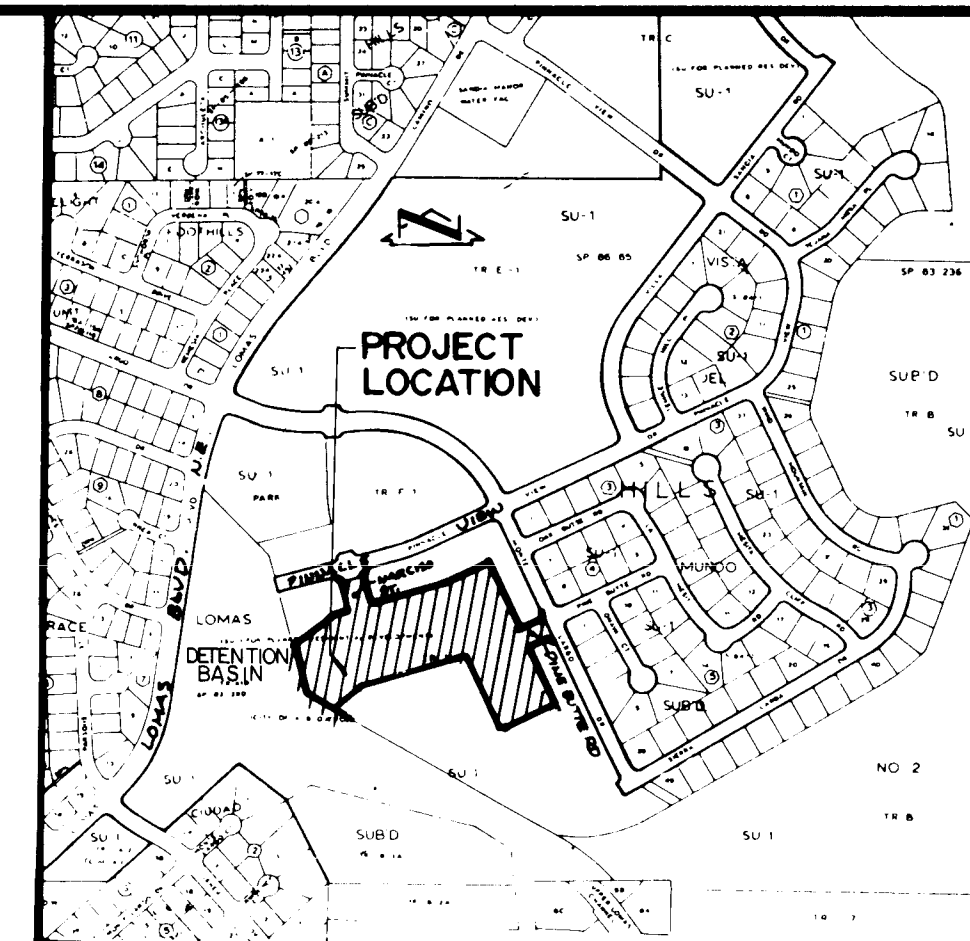
PINNACLE VIEW DR. NE

PROJECT BENCHMARK

A SQUARE, CHISELED ON THE TOP OF CONCRETE CURB
LOCATED ON THE NORTH SIDE OF PIERCE ARROW RD. NE
ABOUT 100 FEET EAST OF THE INTERSECTION WITH STUTZ DR.
ELEVATION = 5836.90 FEET (M.S.L.D.)

TEMPORARY BENCHMARK

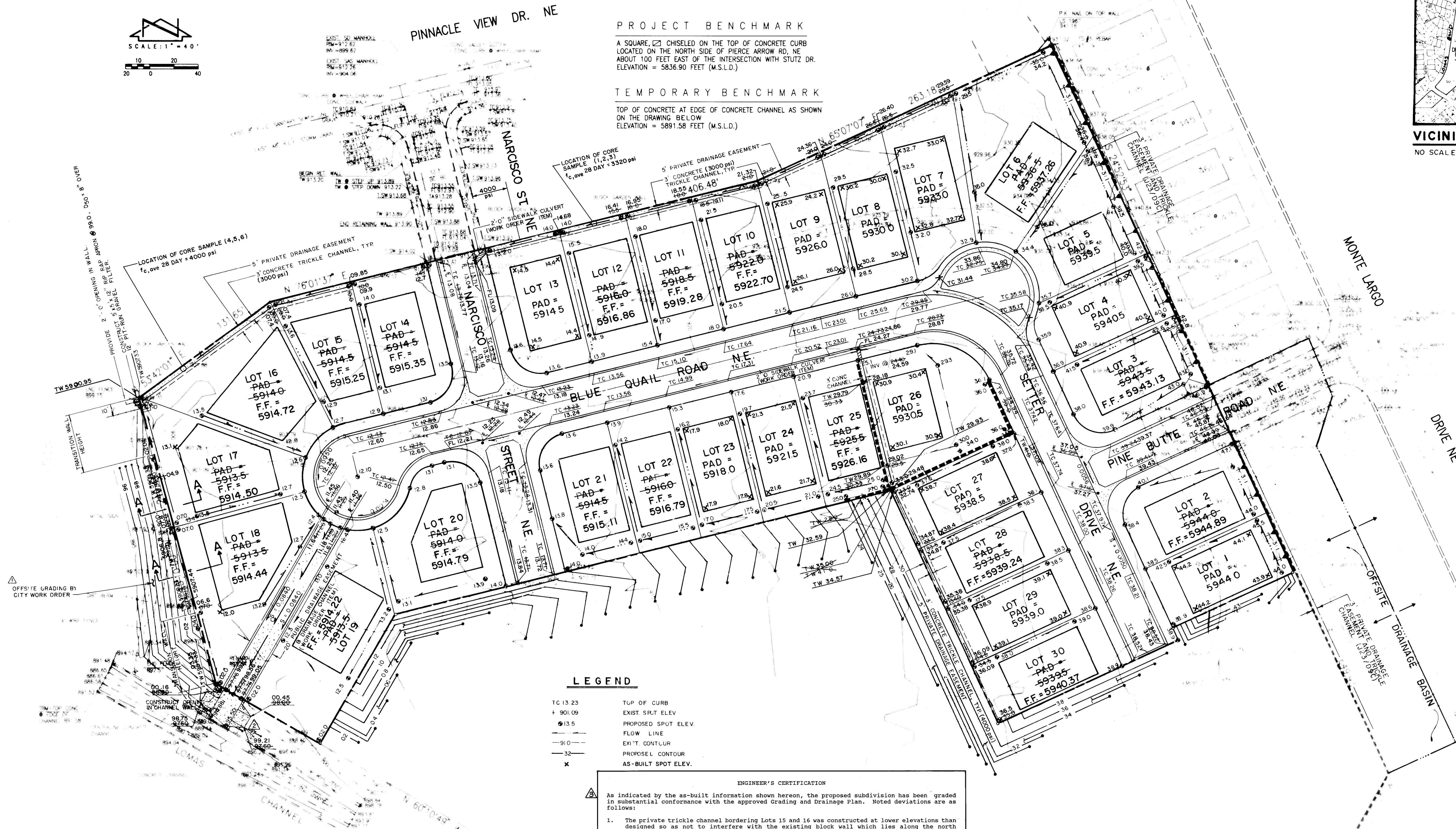
TOP OF CONCRETE AT EDGE OF CONCRETE CHANNEL AS SHOWN
ON THE DRAWING BELOW
ELEVATION = 5891.58 FEET (M.S.L.D.)



VICINITY MAP

NO SCALE

J-23



LEGEND

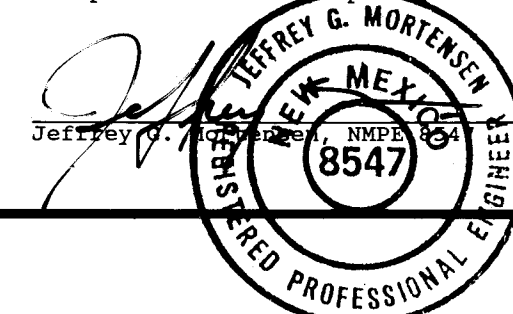
- TC 13.23 TOP OF CURB
- + 901.09 EXIST. SPOT ELEV.
- 913.5 PROPOSED SPOT ELEV.
- FLOW LINE
- EXIST. CONTOUR
- PROPOSED CONTOUR
- x AS-BUILT SPOT ELEV.

ENGINEER'S CERTIFICATION

As indicated by the as-built information shown hereon, the proposed subdivision has been graded in substantial conformance with the approved Grading and Drainage Plan. Noted deviations are as follows:

- The private trickle channel bordering Lots 15 and 16 was constructed at lower elevations than designed so as not to interfere with the existing block wall which lies along the north boundary of the lots. This has increased the slope of the trickle channel, hence the capacity of this drainage facility has not been diminished.
- The as-built top of wall elevations shown hereon are top of retaining wall elevations. The design elevations are top of garden wall elevations. The garden walls will be constructed in conjunction with individual house construction.

The above changes do not alter the drainage concept of the project and the project functions as intended by the approved plan. It is based upon the information presented above that project acceptance for the purpose of releasing the financial guarantee is hereby recommended.



11-12-92
Date

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 34 67 77 03 93

RECORD DRAWING



FINAL GRADING PLAN APPROVAL

HYDROLOGY SECTION
DATE 3-11-92



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS & SURVEYORS (505)345-4250

APPROVED FOR ROUGH GRADING

Hydrology Section
Date 12/05/92

GRADING PLAN PINNACLE VIEW ESTATES - UNIT II

DESIGNED BY J.G.M.

DRAWN BY C.L.B.

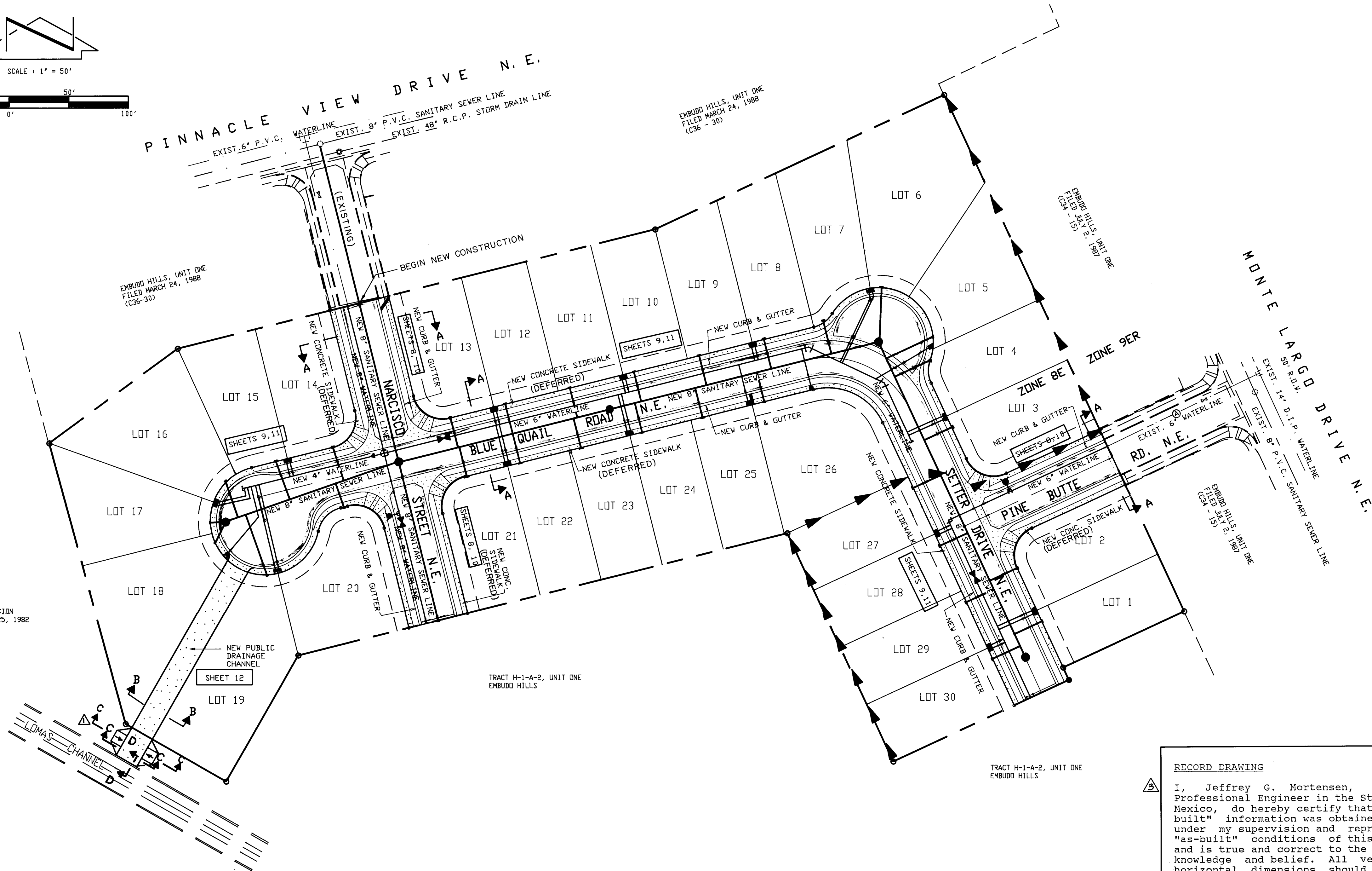
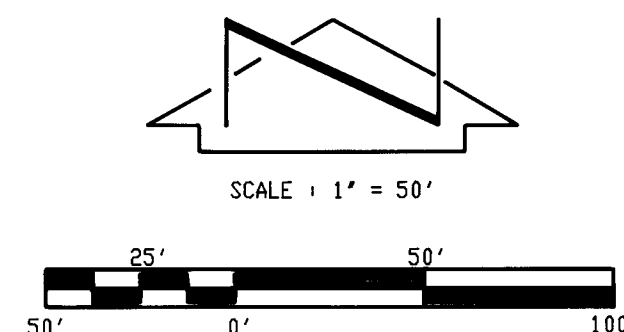
APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS
1	01/92	J.G.M.	OFFSITE GRADING
2	05/92	J.G.M.	ACCESS RAMP
3	11/92	J.H.W.	AS-BUILT

JOB NO. 910365

DATE 12-1991

SHEET 1 OF 2



TRACT A1-D
LDMAS SUBDIVISION
FILED AUGUST 25, 1982
(20 - 27)

TRACT H-1-A-2, UNIT ONE
EMBUDO HILLS

TRACT H-1-A-2, UNIT ONE
EMBUDO HILLS

RECORD DRAWING

RECORD DRAWING

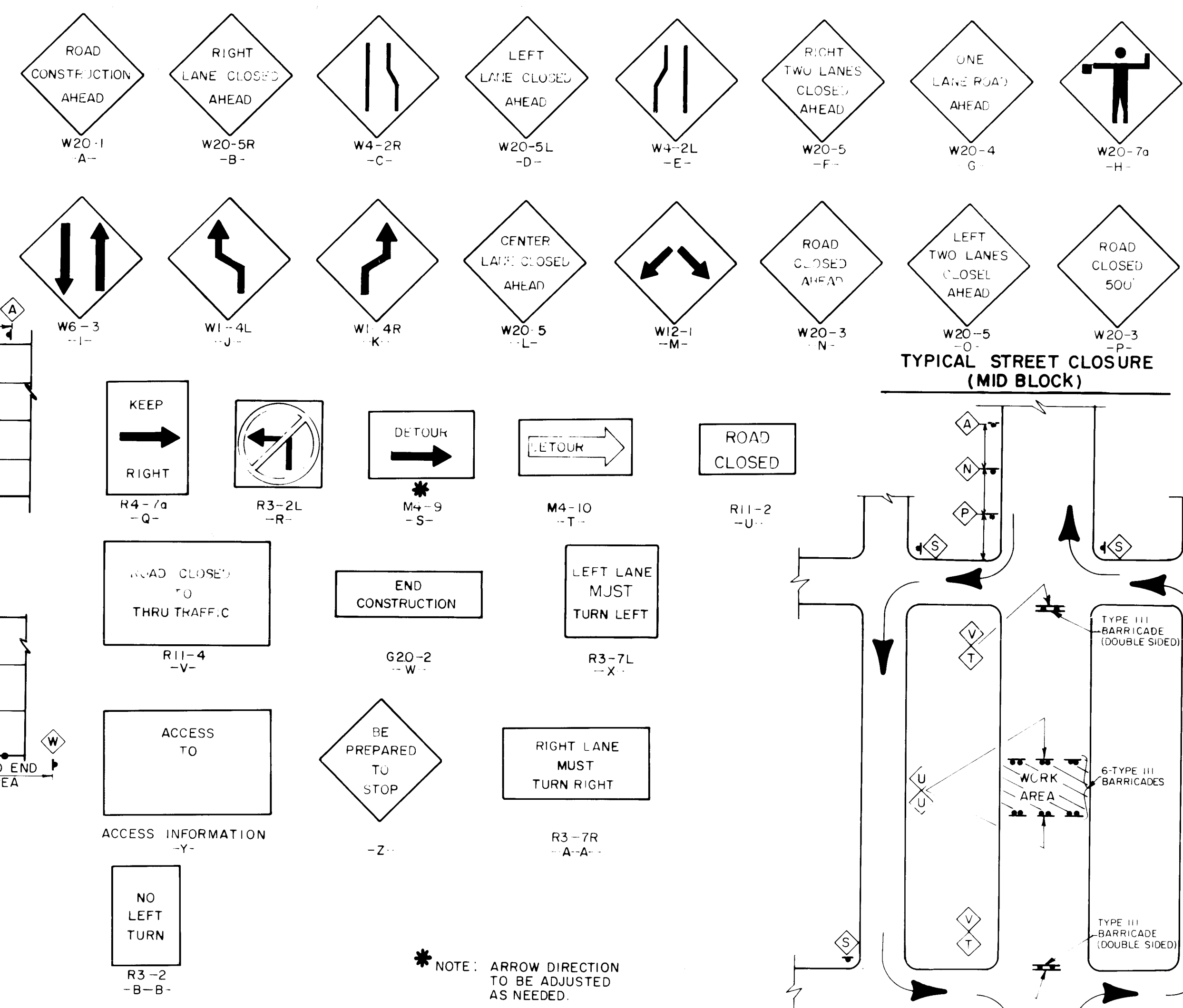
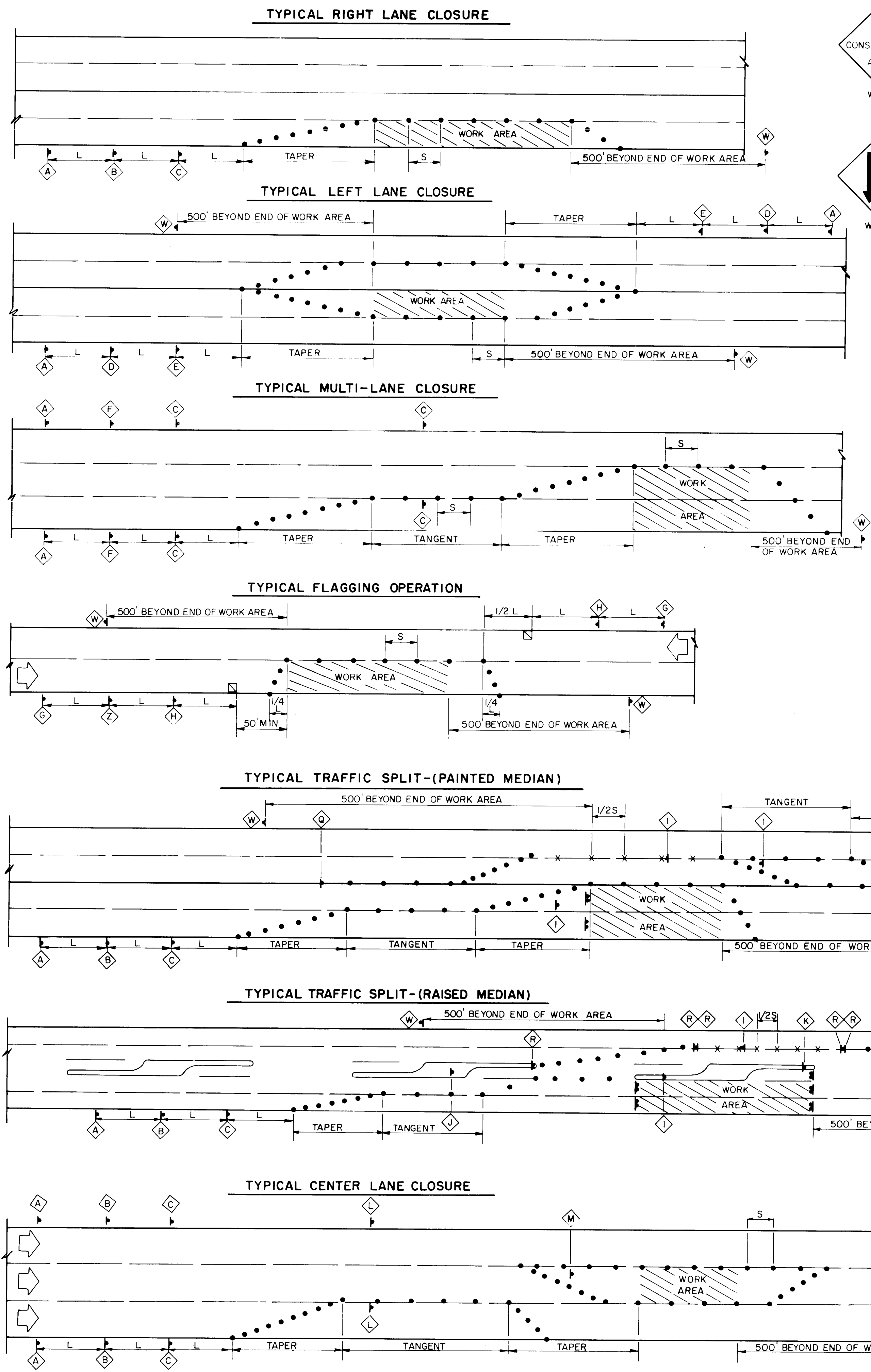
I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen
NMPE No. 8547
Professional Engineer
Date: 11-12-92

1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 34 47.91 0593

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PINNACLE VIEW ESTATES-UNIT II COMPOSITE SITE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>Ronald Brown</i>	3-13-92	WATER	<i>W. Brown</i>	5-4-92
TRANSPORTATION	<i>J. G. Mortensen</i>	3-10-92	WASTE WATER	<i>W. Brown</i>	"
HYDROLOGY	<i>J. G. Mortensen</i>	3-11-92			
PROJECT NO.	3467.91	MAP NO.	J-23	SHEET NO.	5 OF 12

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
	JHW	RECORD DRAWING	NO.	BY	DATE	A SQUARE <input checked="" type="checkbox"/> CHISELED ON THE TOP OF	CONTRACTOR
	JGM	ADD ACCESS RAMP	N/A	J.M.A.	10-91	CONCRETE CURB LOCATED ON THE NORTH	
		REMARKS				SIDE OF PIERCE ARROW RD. N.E. ABOUT	
		REVISIONS				100 FEET EAST OF THE INTERSECTION WITH	
DESIGNED BY	J. G. M.	DATE				STUTZ DR.	FIELD DRAWINGS
DRAWN BY	S. G. H.	DATE				ELEVATION = 5836.90 FEET (M.S.L.D.)	CORRECTED BY
CHECKED BY	J. G. M.	DATE					DATE
							NO



LEGEND

- WORK AREA
- TRAFFIC SIGN & QUANTITY (See this sheet for designation)
- BARRICADE - TYPE I, TYPE II, OR BARRICADE
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- TANGENT LENGTH - IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET

NOTES

ALL ADVANCE WARNING SIGNS ARE TO BE DOUBLE INDICATED WHENEVER MEDIANS ARE PRESENT.

TRANSFORMATION FROM EXISTING SIGNALS TO SPAN WIRE IS TO OCCUR AT OFF PEAK HOURS.

TAPER REQUIREMENTS

SPEED (M.P.H.)	TAPER LENGTH (FEET)			MAXIMUM DISTANCE BETWEEN DEVICES (FEET)	MINIMUM NUMBER OF DEVICES REQUIRED
	1 st LANE	2 nd LANE	3 rd LANE		
25	154	115	125	25	6
30	165	125	135	30	7
35	204	155	165	35	8
40	243	194	204	40	9
45	282	233	243	45	10
50	321	272	282	50	11
55	360	311	321	55	12

RECORD DRAWING

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: PINNACLE VIEW ESTATES-UNIT II
TRAFFIC CONTROL DETAILS**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIRMAN	<i>Randy Shaw</i>	3/13/92	WATER	<i>N/A</i>	4/4/92
TRANSPORTATION	<i>Randy Shaw</i>	3/10/92	WASTE WATER		
HYDROLOGY	<i>Randy Shaw</i>	3/11/92			

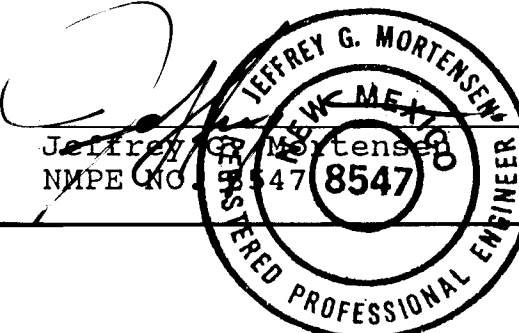
DESIGNED BY: C.O.A. DATE:
 DRAWN BY: C.O.A. DATE:
 CHECKED BY: C.O.A. DATE:

PROJECT NO. **3467.91** MAP NO. **J-23** SHEET **7** OF **12**

RECORD DRAWING

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.



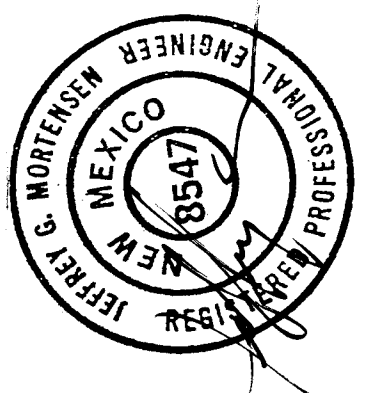
11-12-92
Date

STREET PAVING IMPROVEMENTS

- ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON STREET CENTERLINE STATIONING EXCEPT CUL-DE-SACS WHERE STATIONING IS ALONG FACE-OF-CURB.
- 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.
- ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE-OF-CURB.
- ALL SIDEWALK SHOWN HEREON SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT (SIDEWALK DEFERRAL).
- ALL WHEELCHAIR RAMPS MUST BE CONSTRUCTED UNDER THIS WORK ORDER.
- ALL CURB AND GUTTER SHOWN HEREON SHALL BE STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.

A SQUARE CHISELED ON THE TOP OF CONCRETE CURB LOCATED ON THE NORTH SIDE OF PIERCE ARROW RD. N.E. ABOUT 100 FEET EAST OF THE INTERSECTION WITH STUTZ DR. ELEVATION = 5836.90 FEET (M.S.L.D.)

DATE 10-91
BY J.M.A.
N/A



REMARKS
11/92 AS-BUILT
DATE 01-92
BY J.G.M.
DATE 01-92
BY J.G.M.

CURVE TABLE			
CURVE NO.	Δ	R	L
1	90°00'00"	25.00	39.27'

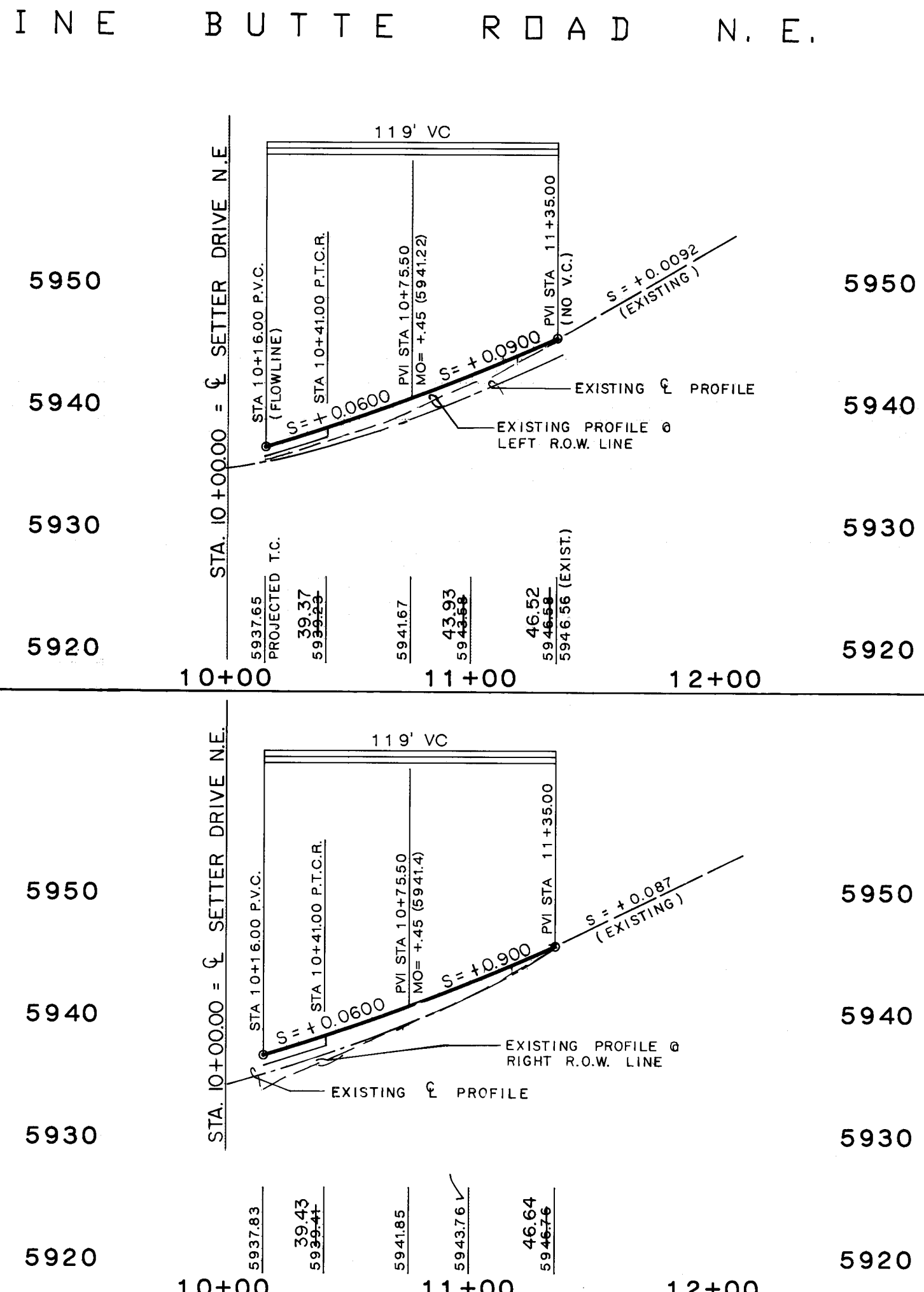
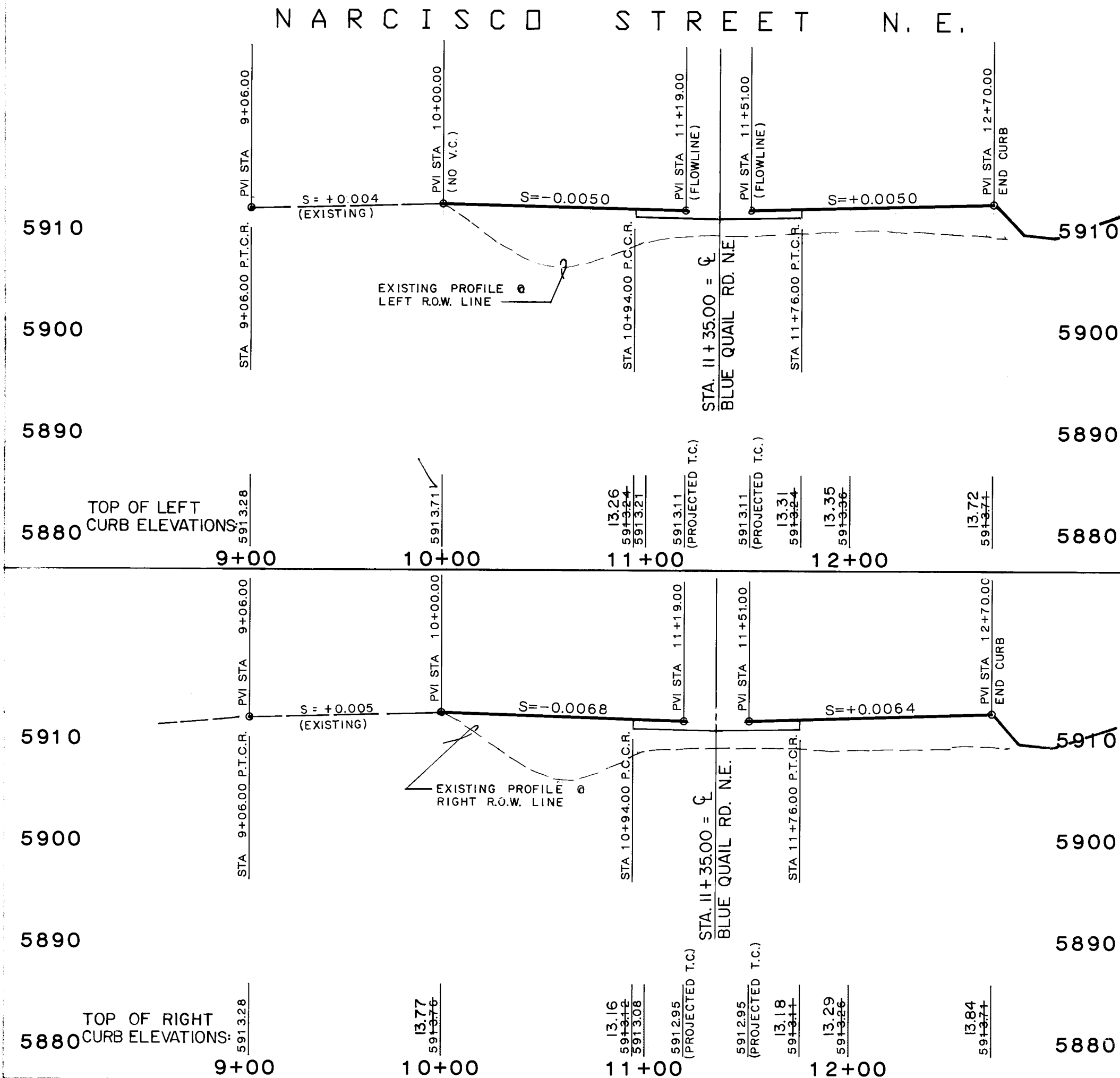
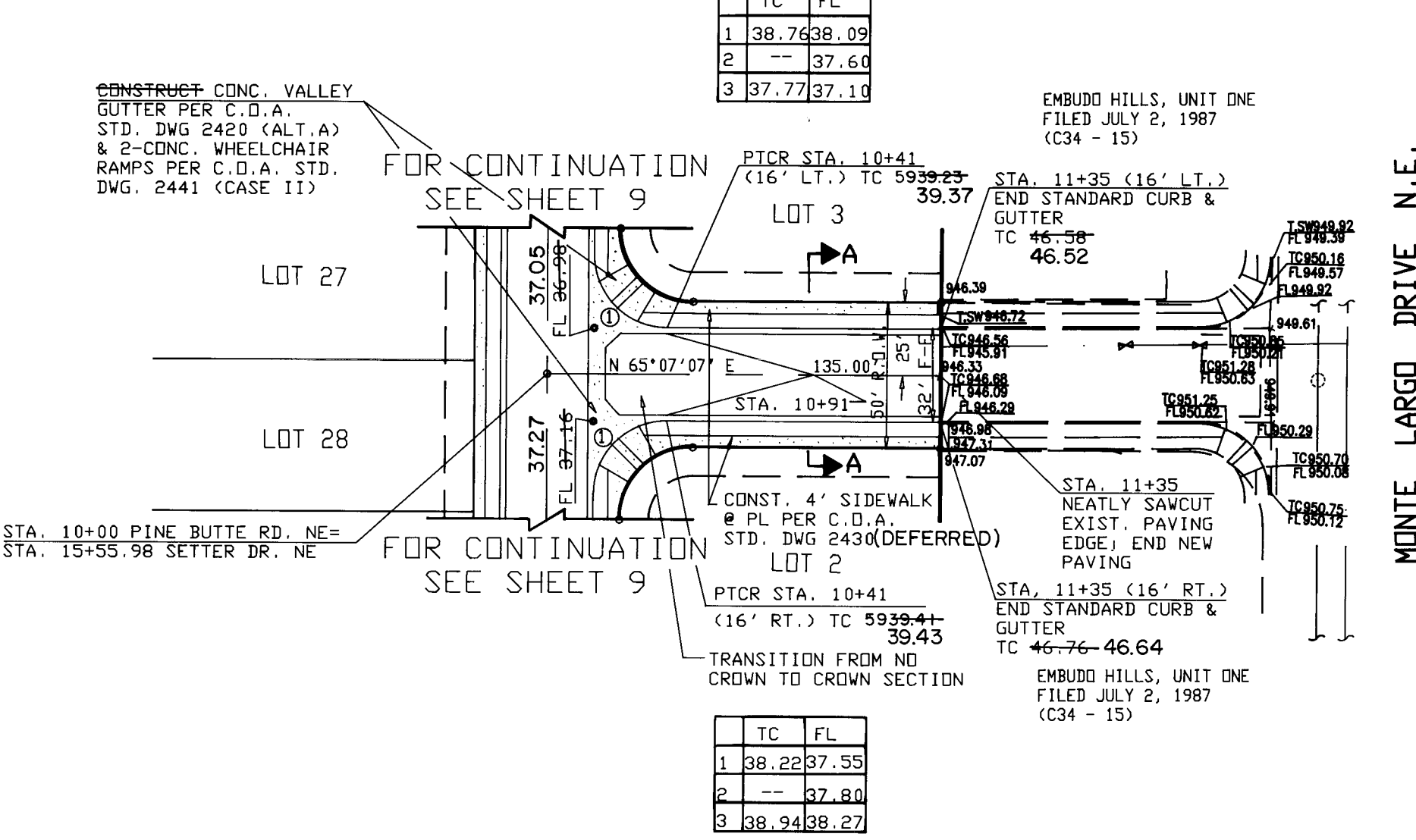
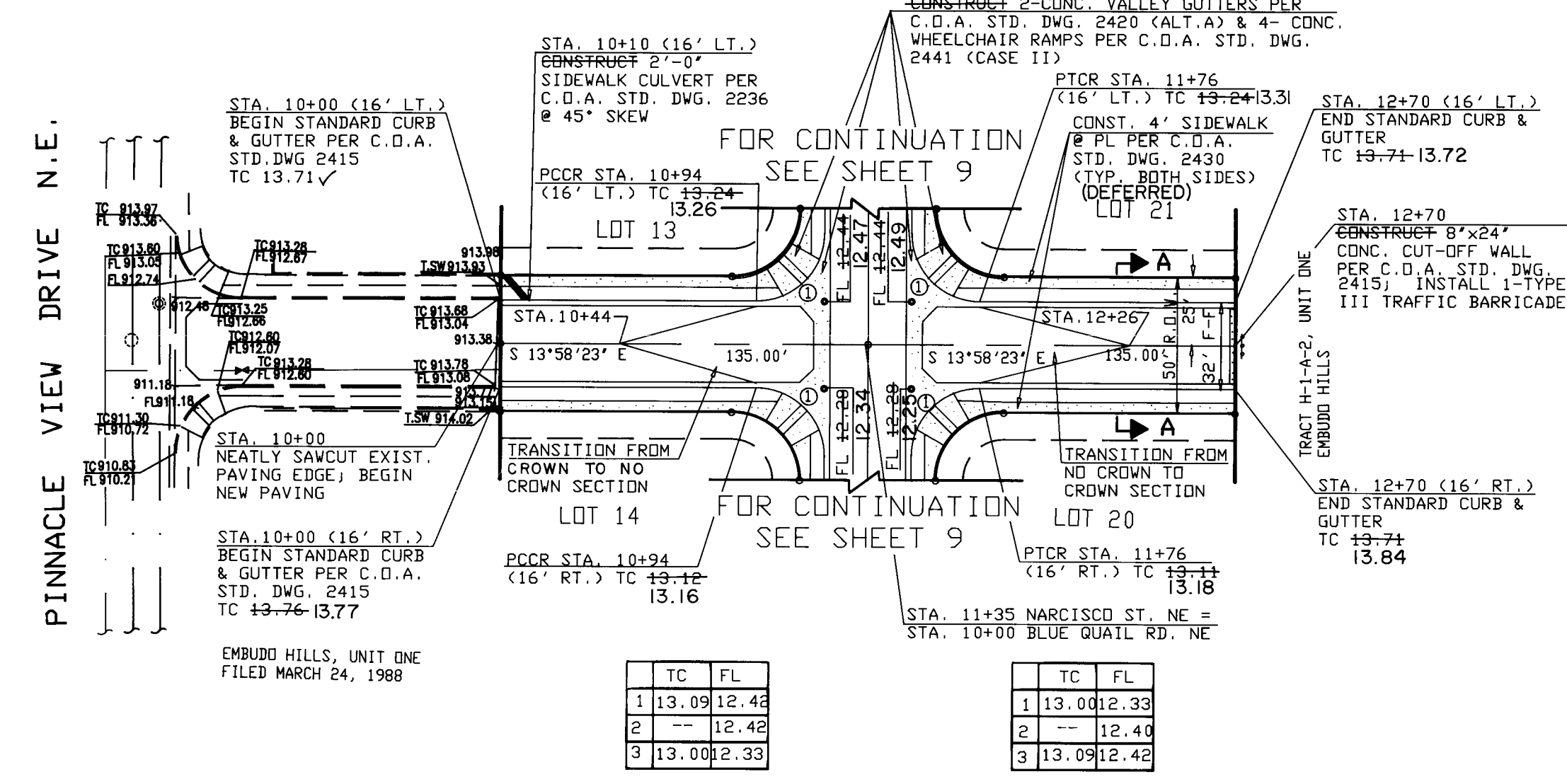
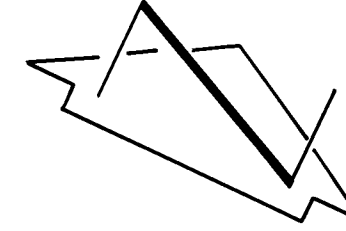
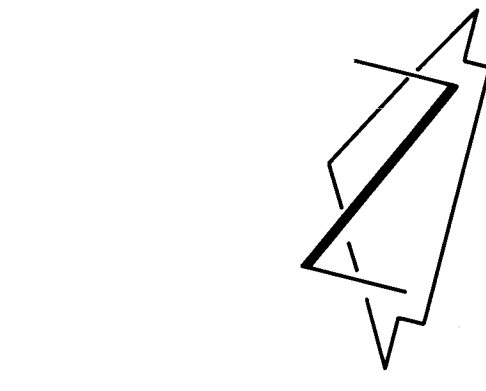
1 2 3 4 5 6 7 8 9 10 11 12
26 3467 910893

TITLE
PINNACLE VIEW ESTATES - UNIT II
PAVING IMPROVEMENTS PLAN & PROFILE
NARCISCO ST. N.E. & PINE BUTTE RD. N.E.

APPROVALS
ENGINEER
DATE 3/13/92
TRANSPORTATION
DATE 3-10-92
HYDROLOGY
DATE 3-11-92

PROJECT NO. 3467.91
MAP NO. J-23
SHEET 8 OF 12

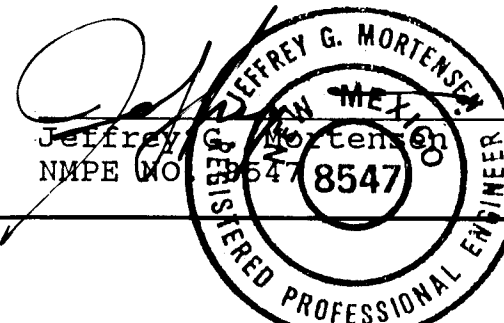
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



RECORD DRAWING

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.



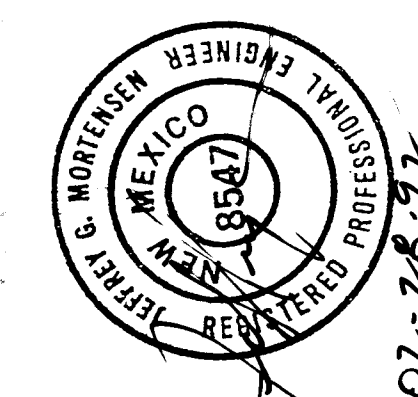
11-12-92 Date

STREET PAVING IMPROVEMENTS

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A SQUARE CHISELED ON THE TOP OF CONCRETE CURB LOCATED ON THE NORTH SIDE OF PIERCE ARROW RD. N.E. ABOUT 100 FEET EAST OF THE INTERSECTION WITH STUTZ DR. ELEVATION = 5936.90 FEET (M.S.L.D.)

N/A J.M.A. 10-91



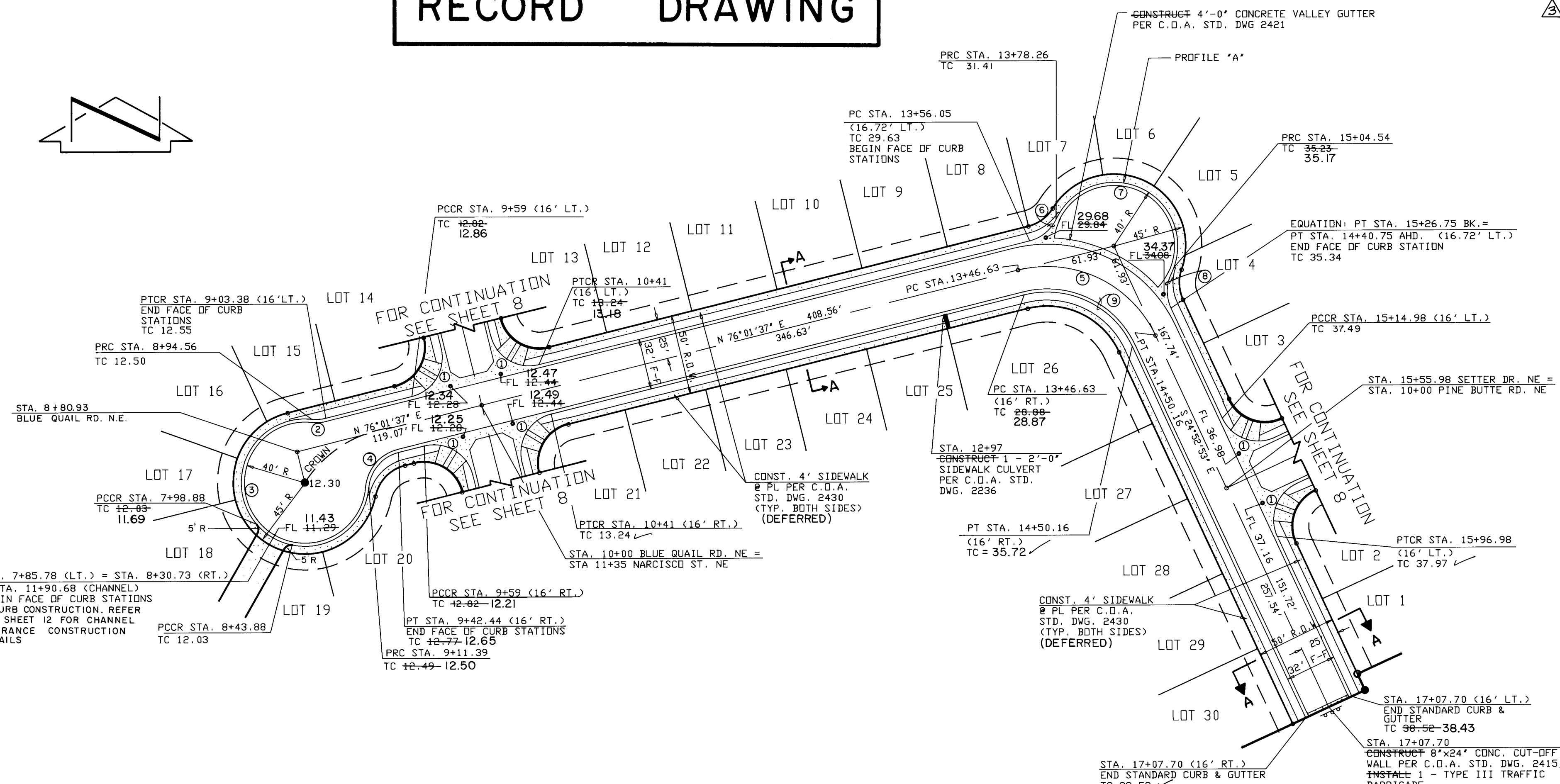
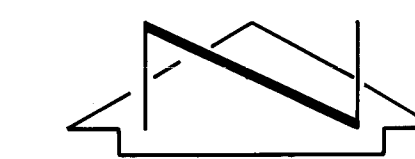
REVISIONS
DATE: 01-92
BY: J.G.M.
DATE: 01-92
BY: J.G.M.

REMARKS
11/92 AS-BUILT
J.H.W.

TITLE
PINNACLE VIEW ESTATES - UNIT II
PAVING IMPROVEMENTS PLAN & PROFILE
BLUE QUAIL RD. N.E. & SETTER DR. N.E.

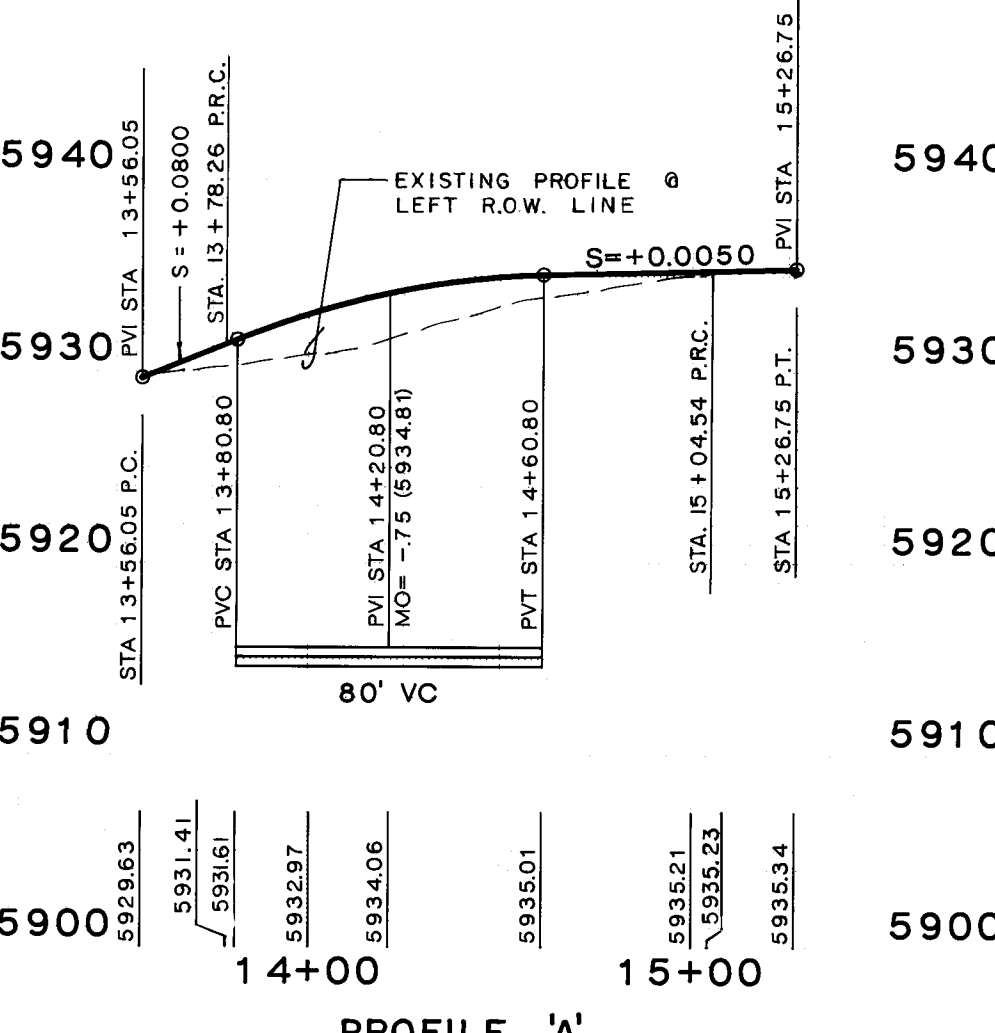
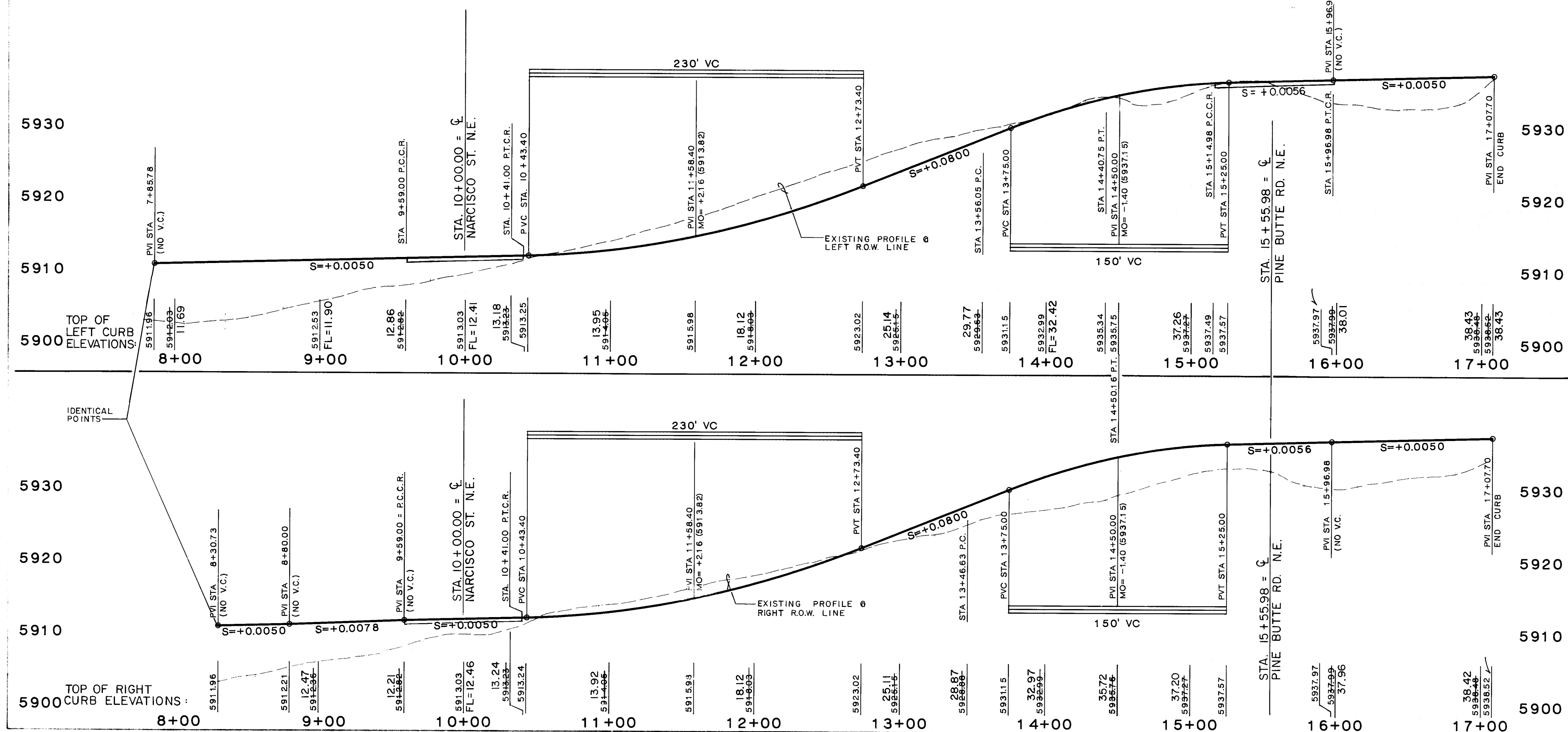
APPROVALS
ENGINEER: [Signature] 3/13/92
DR. CHAIRMAN: [Signature] 3/10/92
TRANSPORTATION: [Signature] 3/11/92
HYDROLOGY: [Signature] 3/11/92

PROJECT NO. 3467.91 MAP NO. J-23 SHEET 9 OF 12



BLUE QUAIL ROAD N.E. SETTER DRIVE N.E.

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



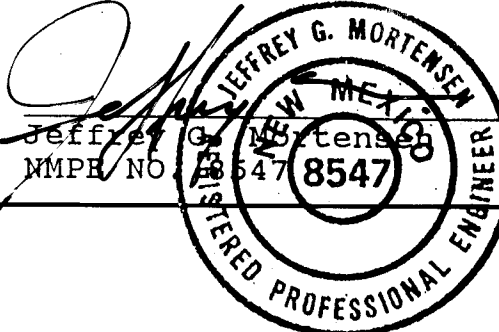
CURVE TABLE			
CURVE NO.	Δ	R	L
1	90°00'00"	25.00'	39.27'
2	20°12'19"	25.00'	8.82'
3	271°21'23"	40.00'	189.44'
4	71°09'103"	25.00'	31.05'
5	79°05'30"	25.00'	103.53'
6	50°53'35"	25.00'	22.21'
7	180°52'40"	40.00'	126.28'
8	50°53'35"	25.00'	22.21'
9	79°05'30"	59.00'	81.44'

26 3467.910993

RECORD DRAWING

RECORD DRAWING

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Date 11-12-92

SANITARY SEWER SYSTEM:

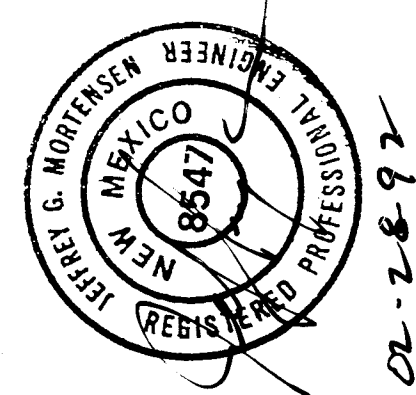
1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS OTHERWISE INDICATED.
2. ALL SEWER PIPE SHALL BE PVC (SDR 35) OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. VITRIFIED CLAY AND DUCTILE IRON ARE ACCEPTABLE PIPE MATERIALS IN LIEU OF PVC.
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. ALL MANHOLES SHALL BE FOUR-FOOT DIAMETER TYPE "E" AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.
5. SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
6. WHERE CONCRETE ENCASED SAS IS SPECIFIED, CONTRACTOR MAY SUBSTITUTE PRESSURE CLASS PIPE EXTENDING MANHOLE TO MANHOLE.

WATER DISTRIBUTION SYSTEM:

7. ALL STATIONING IS BASED ON STREET CENTERLINE.
8. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. FOR ALL LINES 12" AND LARGER, WATER MAIN SHALL BE CONCRETE CYLINDER OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC AND CONCRETE CYLINDER.
9. WATER LINE SHALL HAVE A MINIMUM COVER OF 4'0" (TOP OF CURB TO TOP OF PIPE).
10. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
11. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALLIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
12. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
13. JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.

WATER VALVE SHUTOFF PLAN NOTES:

1. AS A MINIMUM, THE FOLLOWING VALVES SHALL BE CLOSED TO EFFECT THE RESPECTIVE SHUTOFFS:
A. NARCISCO ST: VALVE 1153
B. PINE BUTTE RD: VALVE 1603
2. THE CONTRACTOR SHALL NOTIFY WATER SYSTEMS, THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING WATERLINE; ALL SHUTOFFS SHALL BE PERFORMED BY THE WATER SYSTEM DIVISION PERSONNEL (857-8200).
3. THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS NECESSARY TO EFFECT THE NECESSARY SHUTOFFS AND CONNECTIONS.
4. EXISTING WATER VALVE AND WATERLINE INFORMATION OBTAINED FROM CITY OF ALBUQUERQUE RECORD DRAWINGS FOR CITY PROJECT 2007 AND C.O.A. AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAPS, PLATE J-23.
5. AT THE TIME OF WATER SHUTOFF APPLICATION, CONTRACTOR SHALL REQUEST THAT THE WATER SYSTEM DIVISION NOTIFY ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS IN ADVANCE OF THE RESPECTIVE SHUTOFFS.

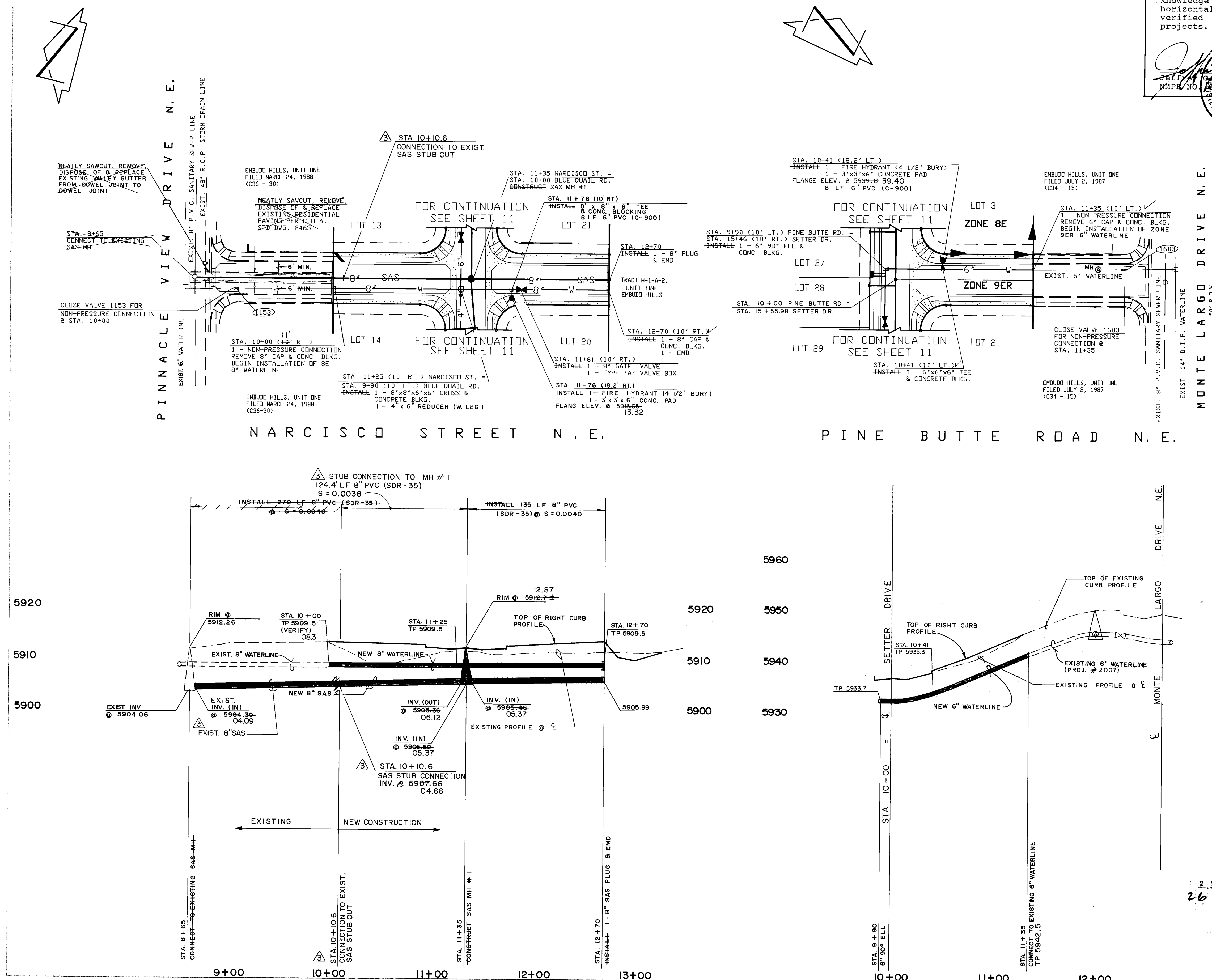


REMARKS
DATE 11/92
BY J.G.M.
DESIGN S.G.H.
DATE 01-92
DATE 01-92

TITLE
PINNACLE VIEW ESTATES - UNIT II
WATER & SANITARY SEWER EXTENSIONS
NARCISCO ST. N.E. & PINE BUTTE RD. N.E.

APPROVALS
CHAIRMAN
TRANSPORTATION
UTILITY
DATE 3/1/92
DATE 3-10-92
DATE 3-11-92

PROJECT NO. 3467.91
MAP NO. J-23
SHEET 10 OF 12



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

RECORD DRAWING

VEGETATION FOR EROSION CONTROL

All areas disturbed by grading and/or other construction activity shall be seeded for erosion control immediately following the completion of rough grading and subsequent disturbance. The following specifications shall apply.

1. SEED RATE:

<u>Species</u>	<u>Pure Live Seed (lbs/acre)*</u>
Annual Rye Grass	8.0
Giant Dropseed	2.0
Sand Dropseed	1.0
Indian Ricegrass	4.0
Sideoats Grama	<u>6.0</u>
TOTAL:	21.0

* Rates apply to drilled seed. Double rates listed if seed is broadcast.

2. SEED APPLICATION:

- a. Flat areas - cultivate area to produce an acceptable, friable seed bed, then drill seed to a depth of 1/4 to 1/2 inches.

- b. Slopes 3:1 or greater - hand broadcast and cultivate into top 1/4 to 1/2 inch of soil.

3. FERTILIZER:

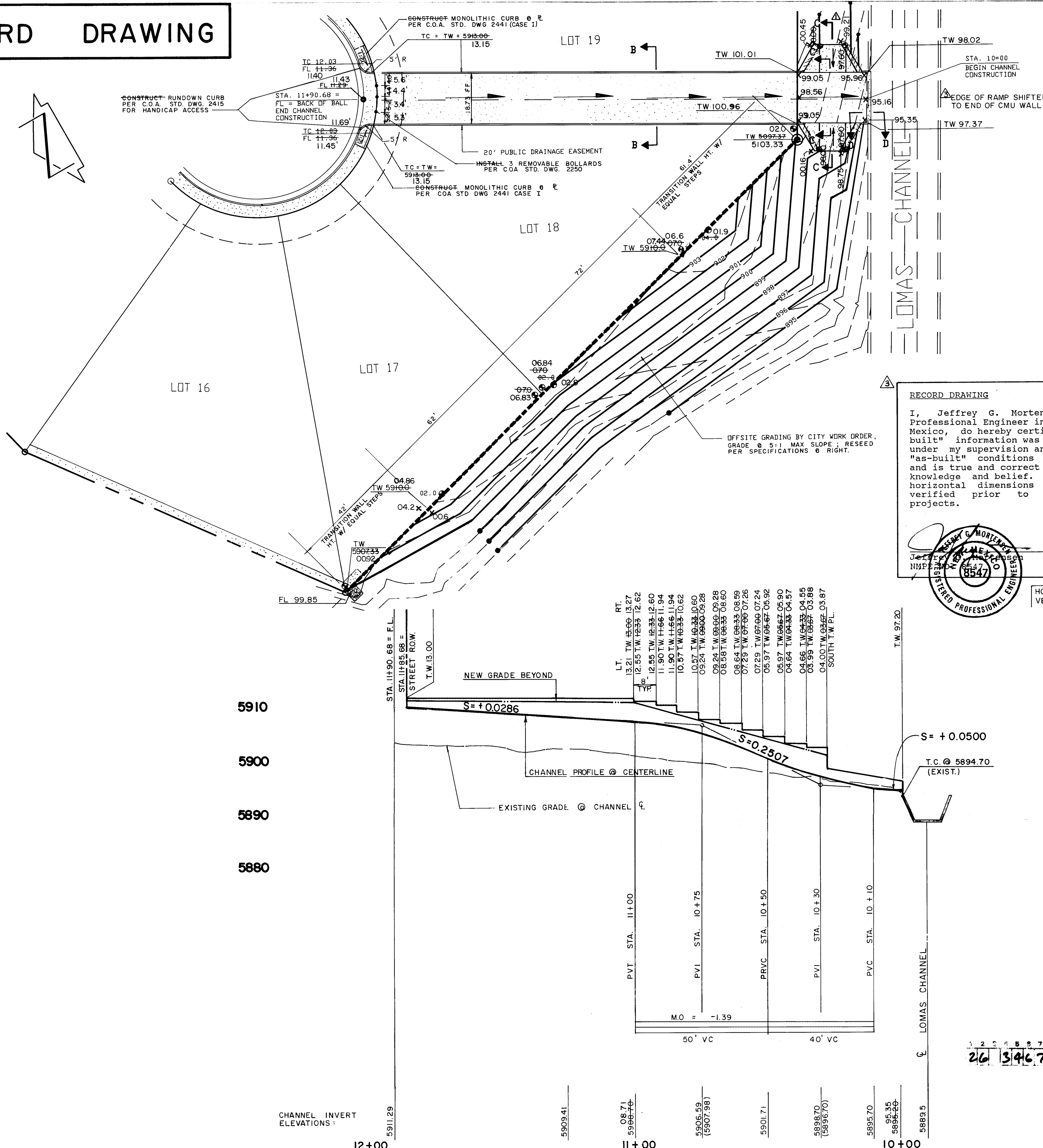
16-20-0 @ 200 lbs. per acre applied
simultaneously with seed.

4. MULCH:

5,000 lbs. hay mulch per acre. Hay mulch shall be crimped into the soil so as not to exceed 2 inches in depth.

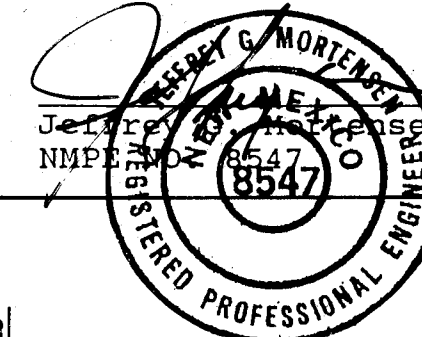
5. WATERING SCHEDULE:

CONTRACTOR shall maintain a wet seed bed for a period of at least 6 weeks following seeding.



RECORD DRAWING

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11-12-92
Date

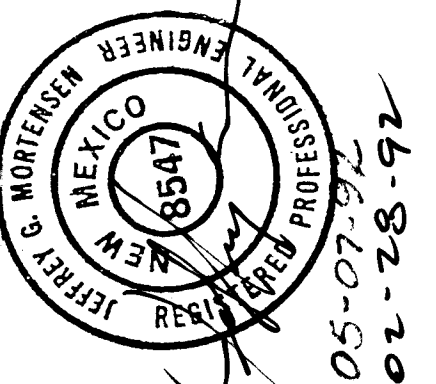
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

GRADING NOTES:

1. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557; SUBGRADE AND HOUSE PADS SHALL BE COMPACTED AT 95% ASTM D-1557.
2. RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER, REFER TO SHEET 6 FOR TYPICAL RETAINING WALL SECTION & CONSTRUCTION NOTES.
3. YARD (GARDEN) WALLS SHALL BE CONSTRUCTED BY THE LOT OWNER OR ITS BUILDER.
4. MAXIMUM SLOPES SHALL BE 3:1; UNLESS OTHERWISE NOTED.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
6. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING TO THE LOCATION AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE OR NEAR AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
8. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
9. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
10. CONTRACTOR SHALL CONTACT MR. GLENN JUREKSON, STORM DRAIN MAINTENANCE, C.O.A., 9805 CENTRAL AVENUE N.E., (505) 291-6214 PRIOR TO COMMENCEMENT AND FOLLOWING COMPLETION OF ALL GRADING WITHIN THE LOMAS DETENTION BASIN AND LOMAS CHANNEL RIGHT-OF-WAY.
11. REFER TO SHEET 6 FOR SECTIONS & DETAILS.

A SQUARE ☒ CHECKED ON THE TOP OF
CONCRETE CURB LOCATED ON THE NORTH
SIDE OF PIERCE ARROW RD. N.E. ABOUT
100 FEET EAST OF THE INTERSECTION WITH
STUTZ DR.
ELEVATION = 5836.90 FEET (M.S.L.D.)



S-BUILT	DD ACCESS RAMP	REMARKS	DIVISIONS	DESIGN	DATE	
					BY	J.G.M.
					01-92	J.H.W.
					01-92	J.G.M.
					01-92	J.G.M.

TITLE PINNACLE VIEW ESTATES -UNIT II
DRAINAGE CHANNEL
PLAN & PROFILE

APPROVALS	ENGINEER	
PROJECT CHAIRMAN	<i>Royce Shon</i>	3/13/92
TRANSPORTATION	<i>H. Shon</i>	3-10-92
HYDROLOGY	<i>J. Allen</i>	3-11-92

MO Shon 3-4-92

AW "

PROJECT NO.	3467.91	MAP NO.	J-23	SHEET	12	OF	12
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