

SANDIA HILLS SUBDIVISION

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1992

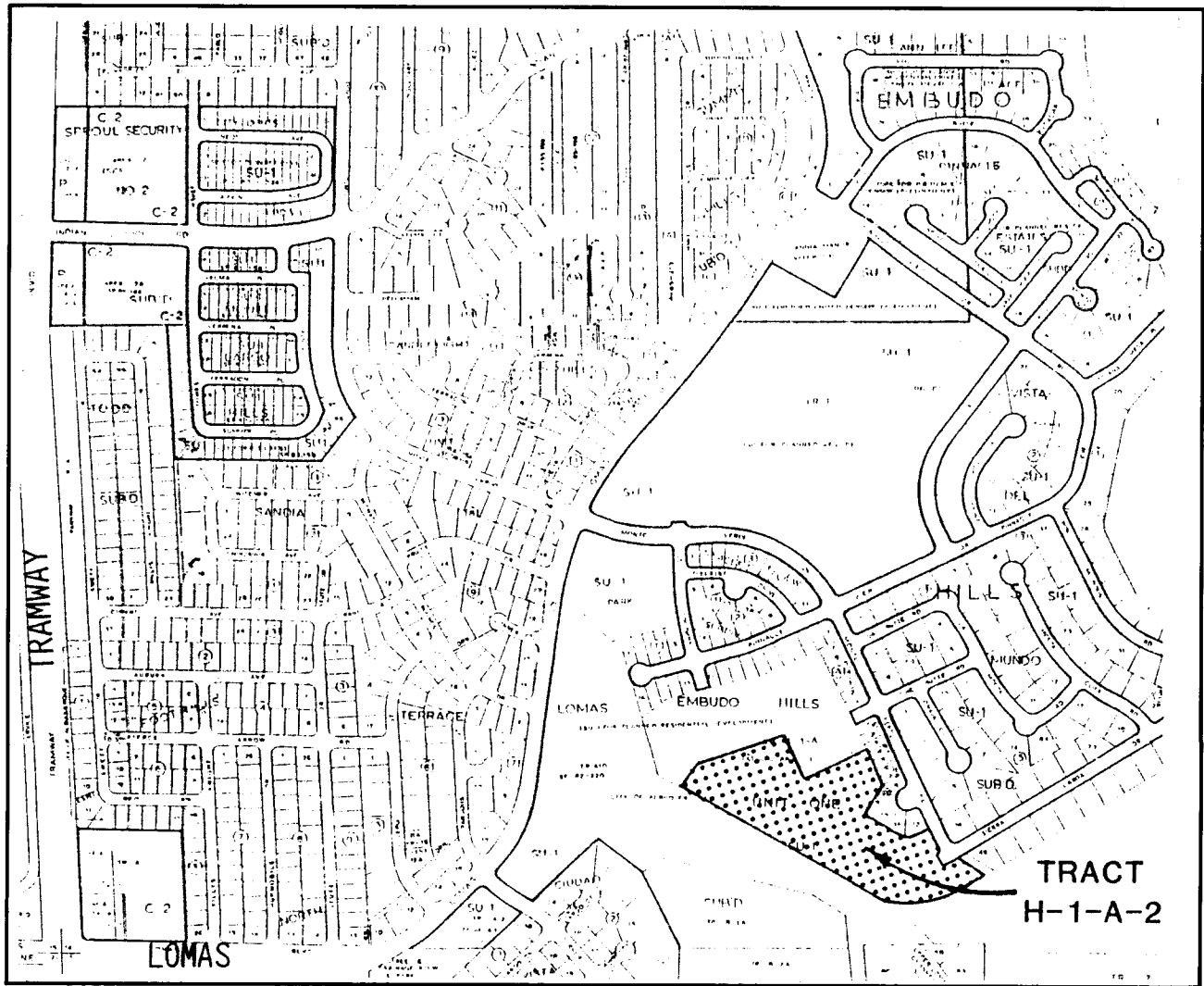
GENERAL NOTES

- 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 for Public Works Construction 1986.
- Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to water-line and/or sewerline costs.
- All water line stationing refers to survey centerline stationing.
- Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986.
- The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
- Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6"-12") or ductile iron pipe, thickness class 50 (6"-16").
- There are existing walls located adjacent to this project. Any walls damaged or removed by the Contractor during the construction activities shall be reinstalled or replaced by the Contractor to an equal or better condition at no additional cost to the Owner.
- TRAFFIC CONTROL: 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. See section 19 of the specifications. All Street striping altered or destroyed shall be replaced by Contractor to location and in kind as existing at no additional cost to the Owner.
- 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.
- Contractor shall assist the Engineer/Inspector in the recording of data on all utility lines and accessories as required by the City of Albuquerque for the preparation of record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
- All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health.
- All fittings on waterlines shall have restrained joints as noted on the plans.
- The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
- WARNING--EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

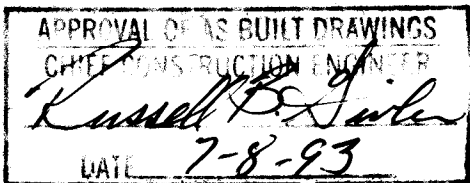
The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line in or 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. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.

INDEX TO DRAWINGS

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9.	PAVING PLAN & PROFILE NARCISCO ST NE
10.	PAVING PLAN & PROFILE SETTER DR NE & NARCISCO KNUCKLE
11.	WATER & SAS PLAN & PROFILE NARCISCO ST NE
12.	WATER & SAS PLAN & PROFILE SETTER DR NE & NARCISCO KNUCKLE



J-23 VICINITY MAP 1"=750'±



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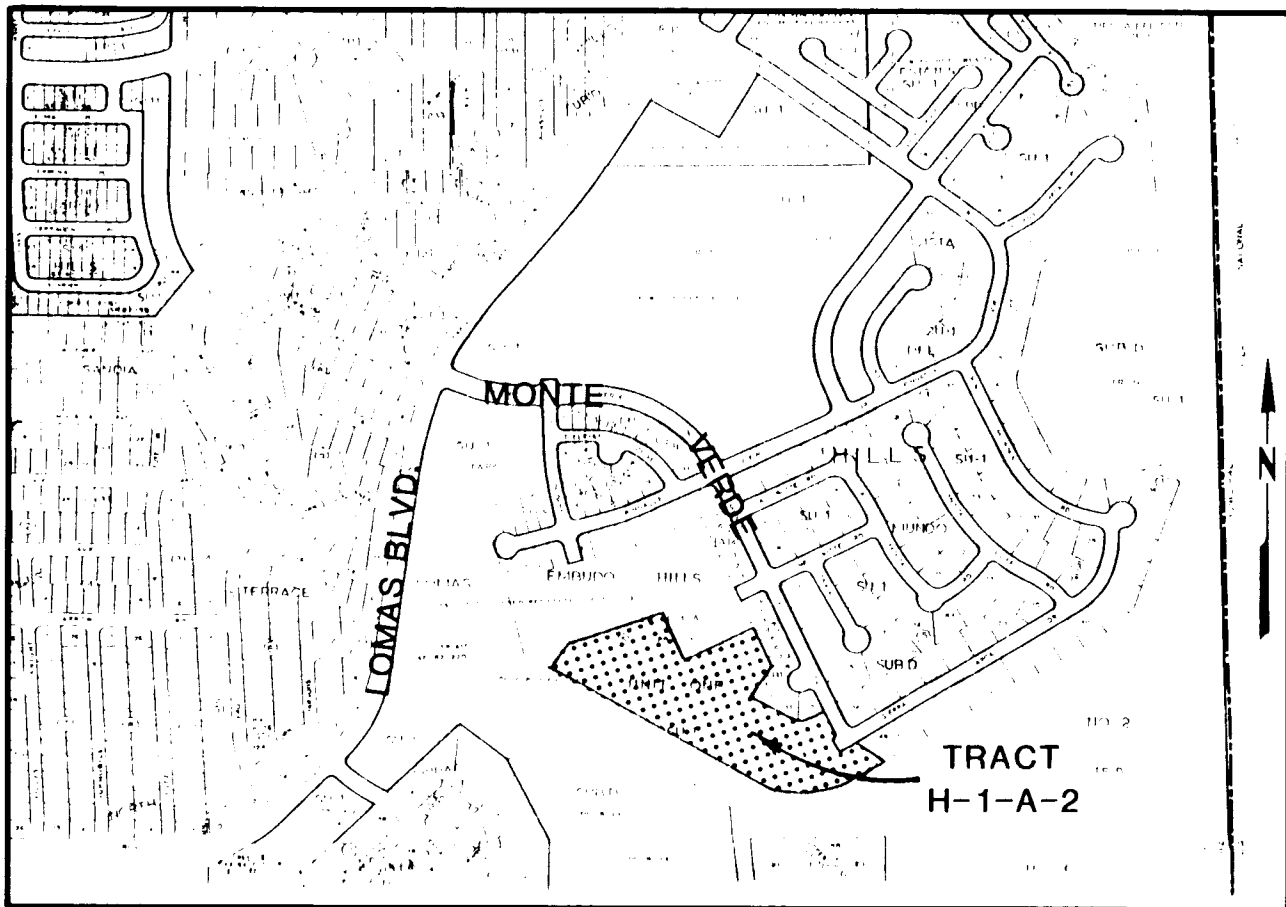
PREPARED FOR:
CHAMA DEVELOPMENT CO.
1401 Central Avenue, NW
Albuquerque, NM 87102

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 Monroe Street, NE
Albuquerque, NM 87108

REV.	4, 6	DATE	9/17/93	USER	ISAACSON & ARFMAN, P.A.	DATE	03-15-93
SHEETS	4, 6	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE
SCOTT M. MCGEE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 518 12-2-92				ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico		APPROVED FOR CONSTRUCTION Russell B. Salter 12-22-92 DATE	
PROJECT NO.				4568.90		SHEET 1 OF 12	

SCANNED BY
BY LASON

UTILITY COUNCIL LOG NO.: SP 92-082513510233



J-23 VICINITY MAP SCALE: 1"=750'±

SUBDIVISION DATA / NOTES

- A BOUNDARY SURVEY WAS PERFORMED AUGUST 22, 1992
- CORNERS OF THE SUBDIVISION WERE FOUND AS A NO. 5 REBAR WITH A YELLOW PLASTIC CAP MARKED "PS 3243" UNLESS OTHERWISE INDICATED.
- DISTANCES ARE GROUND DISTANCES.
- FIELD BEARINGS AND DISTANCES MATCH THOSE OF RECORD.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- GROSS ACREAGE: 8.9670
- NUMBER OF EXISTING TRACTS: 1
- NUMBER OF TRACTS/LOTS CREATED: 47
- MILEAGE OF STREETS CREATED: 0.273 MILE
- BASIS OF BEARING: SOUTHWESTERLY LINE OF TRACT H-1-A-2 AS FOUND ON "PLAT OF TRACT H-1-A-1 & H-1-A-2, UNIT ONE, EMBUDO HILLS", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 6, 1992, IN BOOK 92C, PAGE 19. TO OBTAIN GRID BEARINGS, ROTATE PLAT BEARINGS 0°01'41" COUNTERCLOCKWISE.
- CITY STANDARD UTILITY NOTE II: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 1-47 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO SUBDIVIDE TRACT H-1-A-2 INTO 47 RESIDENTIAL LOTS, TO DEDICATE STREET AND DRAINAGE RIGHTS-OF-WAY, TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT, AND TO VACATE THE BLANKET TEMPORARY DRAINAGE EASEMENT GRANTED BY PLAT OF EMBUDO HILLS, UNIT ONE FILED ON 7/2/87, IN BOOK C34 ON PAGE 15.

CERTIFICATION (PLAT PREPARATION)

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND 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 OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS BOUNDARY USED FOR THE PREPARATION OF THIS PLAT AND THE SETTING OF THE MONUMENTATION WAS ACCOMPLISHED BY WILLIAM B. PETTIT, L.S. NO. 3243, SEE CERTIFICATION THIS PLAT.

ISAACSON & ARFMAN, P.A.

THOMAS O. ISAACSON
N.M.P.E. & L.S. #3895

8-28-92
DATE



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE IN THE SOUTH 1/2 OF SECTION 14, T 10 N, R 4 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING TRACT "H-1-A-2", UNIT ONE, 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, IN VOLUME 92C, FOLIO 19, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED TRACT "H-1-A-2" BEING ALSO A POINT ON THE NORTHERLY BOUNDARY OF TRACT B, LOMAS SUBDIVISION NO. 2, 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 1, 1983, IN VOLUME C22, FOLIO 9, WHENCE THE ACS SURVEY MONUMENT "SIN 1978": (NEW MEXICO STATE PLANE GRID COORDINATES FOR THE CENTRAL ZONE: X = 429,907.35, Y = 1,489,994.00) BEARS N 03°42'13" W, 2998.80 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "H-1-A-2" AND NORTHERLY BOUNDARY OF SAID TRACT B, S 60°31'48" W, 111.82 FEET TO A POINT OF CURVATURE; THENCE, 347.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 484.00 FEET AND A CHORD BEARING S 81°07'33" W, 340.51 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF THE UPPER LOMAS CHANNEL; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT "H-1-A-2" AND SAID NORTHEASTERLY RIGHT-OF-WAY, N 60°10'49" W, 991.36 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PINNACLE VIEW ESTATES, UNIT II, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1992, IN BOOK 92C, PAGE 93; THENCE CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "H-1-A-2" AND SOUTHERLY BOUNDARY OF SAID PINNACLE VIEW ESTATES, UNIT II, W 28°49'11" E, 120.04 FEET; THENCE N 76°01'37" E, 416.16 FEET; THENCE S 24°52'53" E, 208.00 FEET; THENCE N 65°07'07" E, 160.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SETTER DRIVE NE; THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY N 24°52'53" W, 11.22 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "H-1-A-2" AND SOUTHERLY BOUNDARY OF SAID PINNACLE VIEW ESTATES, UNIT II, N 65°07'07" E, 110.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF EMBUDO HILLS, UNIT ONE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 2, 1987, IN VOLUME C34, FOLIO 15; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF TRACT "H-1-A-2" AND WESTERLY BOUNDARY OF SAID EMBUDO HILLS, UNIT ONE, S 24°52'53" E, 18.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY AND WESTERLY RIGHT-OF-WAY, S 28°28'12" E, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SIERRA LARGA DRIVE; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT "H-1-A-2", AND SAID SOUTHERLY RIGHT-OF-WAY, N 60°31'48" E, 70.29 FEET TO A POINT ON CURVE ON THE EASTERLY BOUNDARY OF SAID TRACT "H-1-A-2", SAID POINT ON A CURVE ON THE WESTERLY BOUNDARY OF VISTA DEL MUNDO 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 DECEMBER 5, 1984, IN VOLUME C25, FOLIO 164; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT "H-1-A-2", 27.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.69 FEET AND A CHORD BEARING S 55°17'32" E, 27.78 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT "H-1-A-2" AND THE WESTERLY BOUNDARY OF SAID VISTA DEL MUNDO SUBDIVISION, S 58°09'33" E, 108.39 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 390,600 SQUARE FEET OF LAND (8.9670 ACRES), MORE OR LESS.

FREE CONSENT / DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE IN FEE SIMPLE THE STREETS AND DRAINAGE RIGHTS-OF-WAY FOR PUBLIC USE AS INDICATED AND GRANT THOSE EASEMENTS AS SHOWN HEREON FOR THE PURPOSE SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

CHAMA DEVELOPMENT, INC.

GREG ANIXTER, PRESIDENT

DATE

PLAT OF SANDIA HILLS SUBDIVISION

ALBUQUERQUE NEW MEXICO
AUGUST, 1992

APPROVALS 8 - 92 - 37 DRB NO: 92-0285

Public Service 11-10-92
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Donna Berg 11-12-92
GAS COMPANY OF NEW MEXICO DATE

Mattie Westday 11-18-92
U.S. WEST COMMUNICATIONS DATE

Rita Sanchez 11/12/92
JONES INTERCABLE DATE

Jim Chet 082692
CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS & RECREATION DEPARTMENT DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, P.W.D. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

ON THIS 28TH DAY OF August, 1992, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, BY GREG ANIXTER, PRESIDENT OF CHAMA DEVELOPMENT, INC., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: August 29, 1996

Nancyanne Vedda
NOTARY PUBLIC

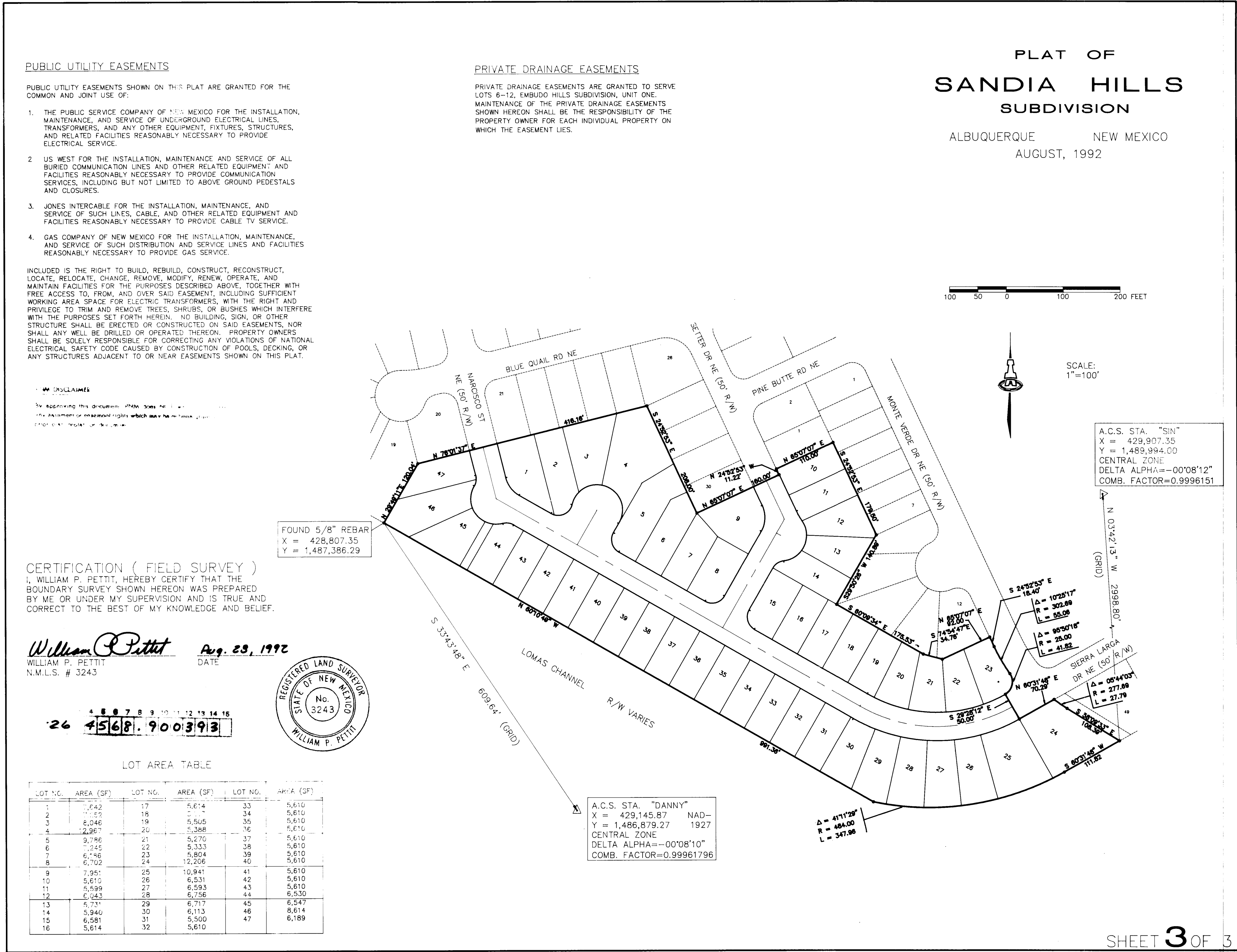
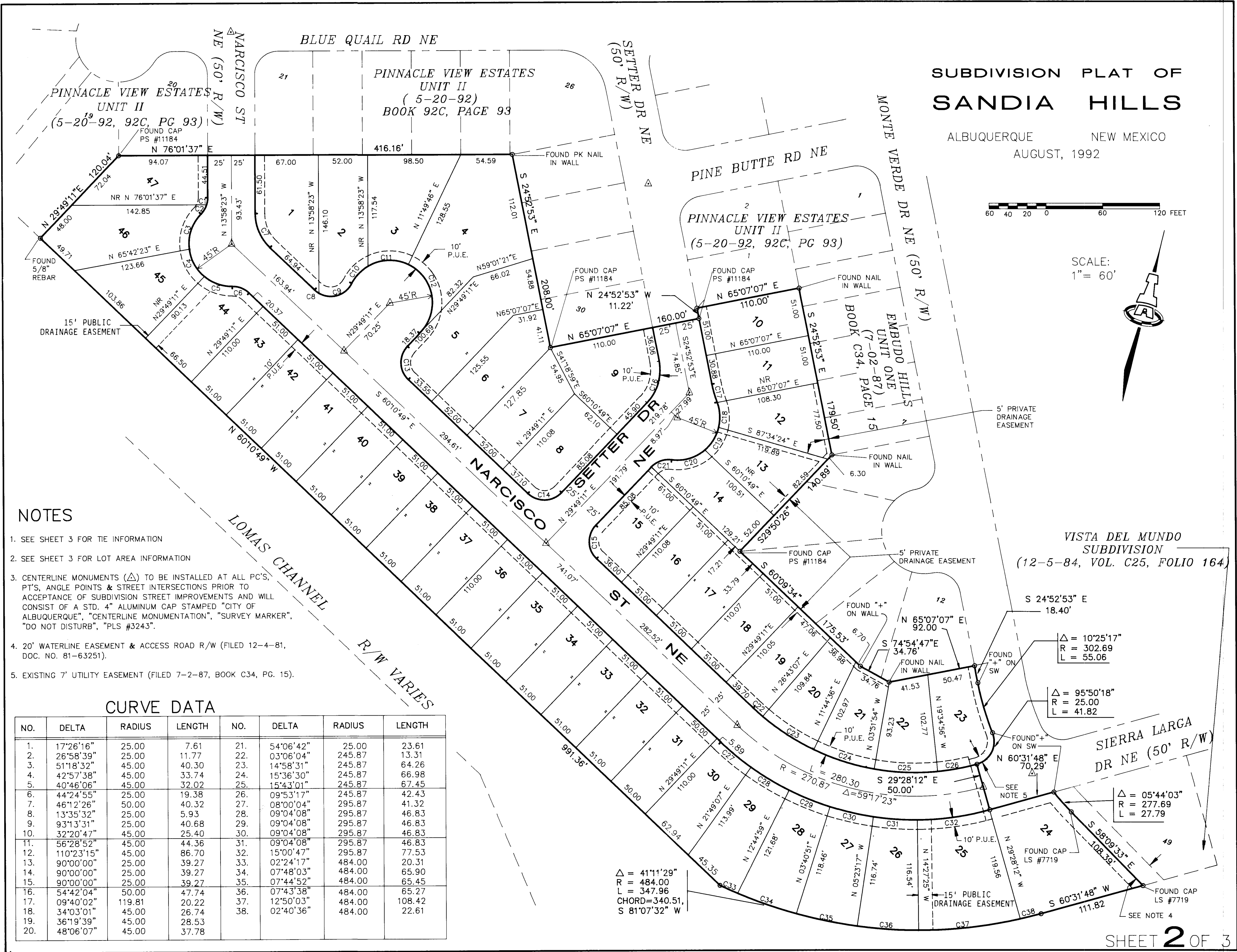


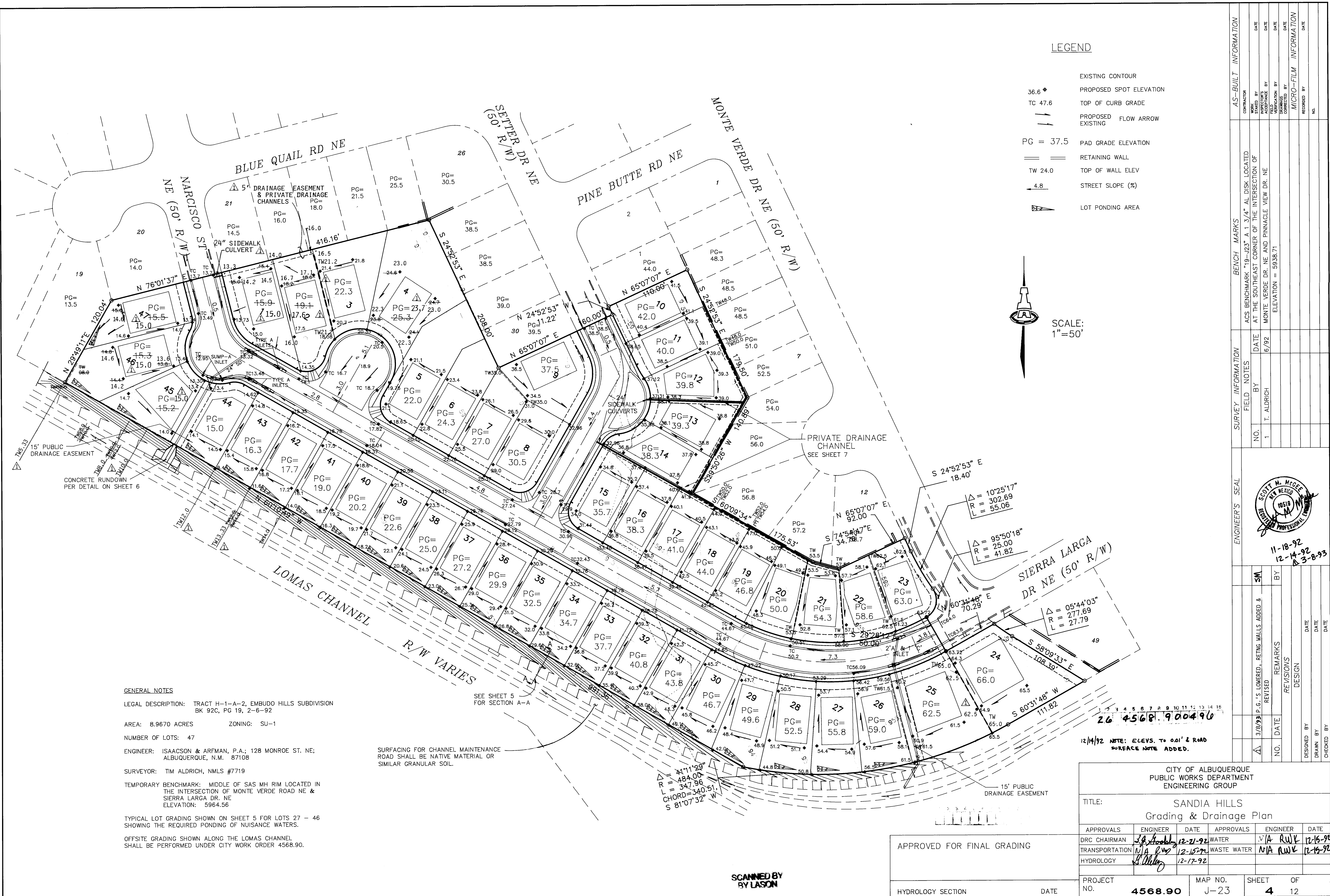
NOTARY PUBLIC - STATE OF NEW MEXICO
NANCYANNE VEDDA
Notary Bond Filed With Secretary of State
My Commission Expires 8/29/96

SHEET 1 OF 3

26 4568 900293

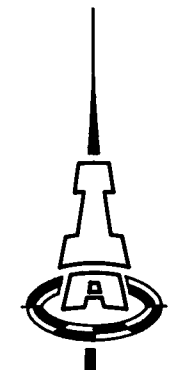
SHEET 2 OF 12





LEGEND

- 36.6 ◆ EXISTING CONTOUR
- TC 47.6 PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- EXISTING FLOW ARROW
- PG = 37.5 PAD GRADE ELEVATION
- RETAINING WALL
- TW 24.0 TOP OF WALL ELEV
- 4.8 STREET SLOPE (%)
- LOT PONDING AREA



SCALE:
1"=50'

GENERAL NOTES

LEGAL DESCRIPTION: TRACT H-1-A-2, EMBUDO HILLS SUBDIVISION BK 92C, PG 19, 2-6-92

AREA: 8.9670 ACRES ZONING: SU-1

NUMBER OF LOTS: 47

ENGINEER: ISAACSON & ARFMAN, P.A.: 128 MONROE ST. NE; ALBUQUERQUE, N.M. 87108

SURVEYOR: TIM ALDRICH, NMLS #7719

TEMPORARY BENCHMARK: MIDDLE OF SAS MH RIM LOCATED IN THE INTERSECTION OF MONTE VERDE ROAD NE & SIERRA LARGA DR. NE ELEVATION: 5964.56

TYPICAL LOT GRADING SHOWN ON SHEET 5 FOR LOTS 27 - 46 SHOWING THE REQUIRED PONDING OF NUISANCE WATERS.

OFFSITE GRADING SHOWN ALONG THE LOMAS CHANNEL SHALL BE PERFORMED UNDER CITY WORK ORDER 4568.90.

SURFACING FOR CHANNEL MAINTENANCE ROAD SHALL BE NATIVE MATERIAL OR SIMILAR GRANULAR SOIL.

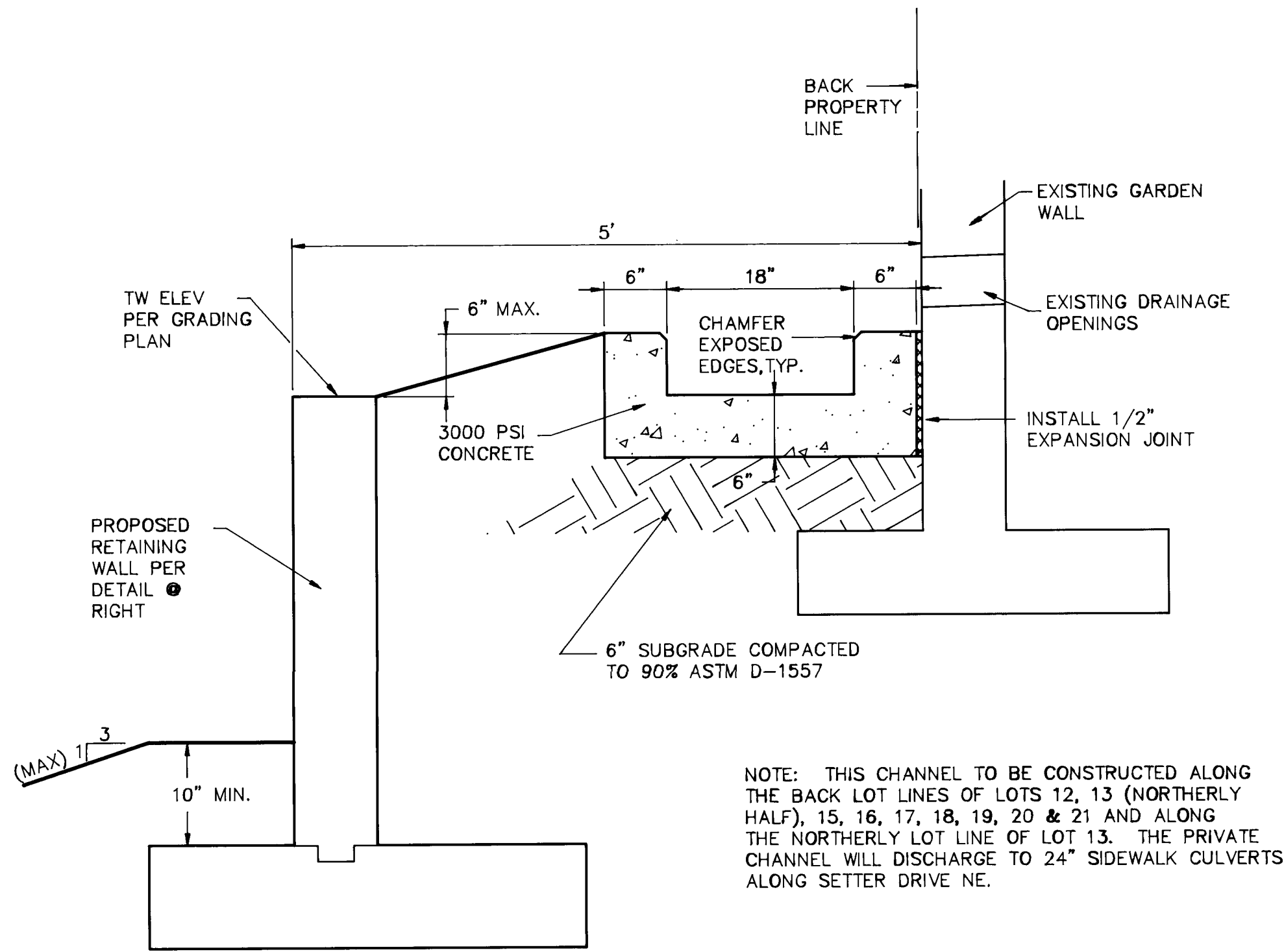
SEE SHEET 5 FOR SECTION A-A

APPROVED FOR FINAL GRADING

SCANNED BY
BY LASON

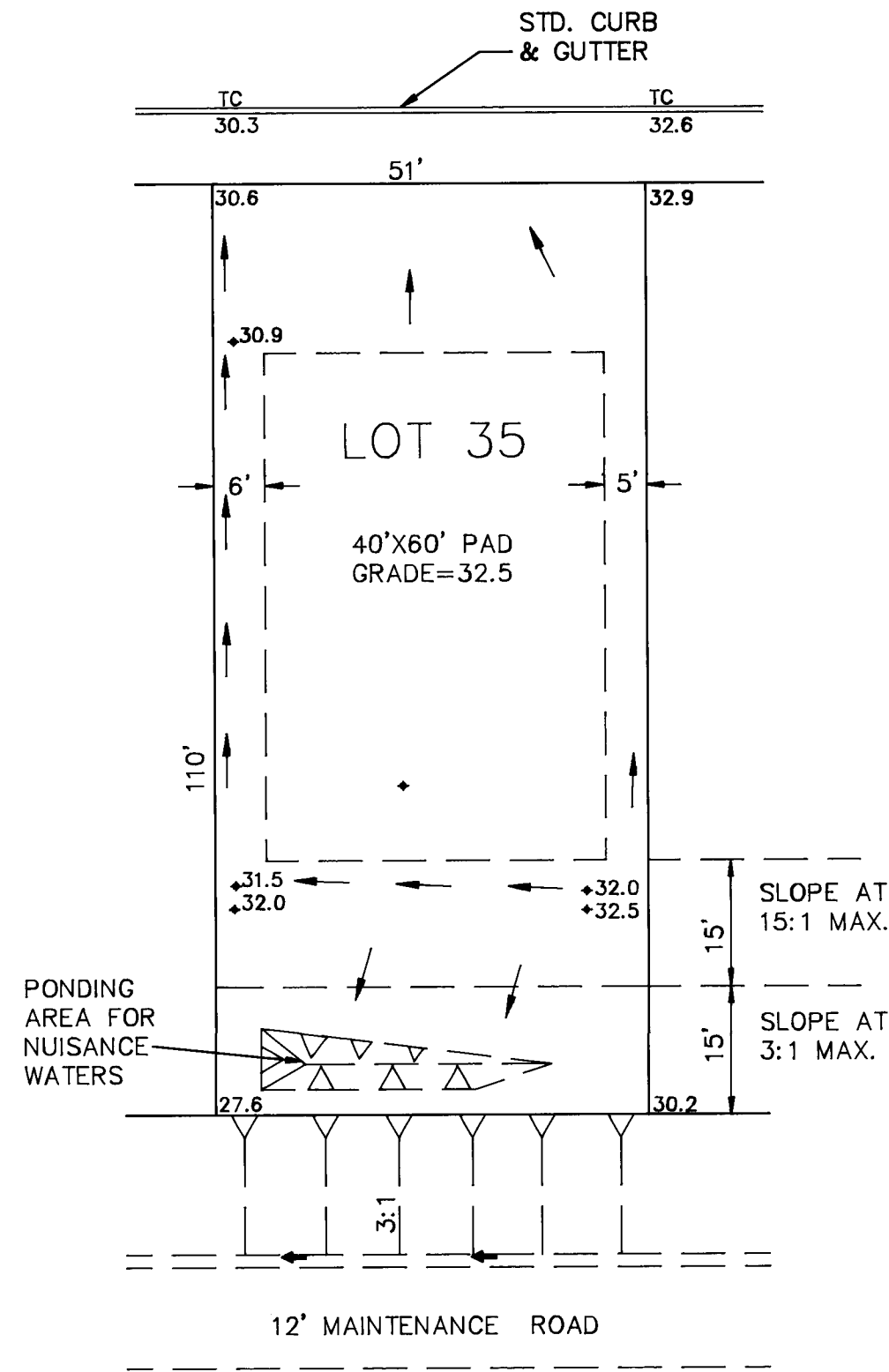
HYDROLOGY SECTION DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SANDIA HILLS Grading & Drainage Plan					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	3/8/93	12-21-92	WATER	N/A RWK	12-16-92
TRANSPORTATION	N/A RWK	12-16-92	WASTE WATER	N/A RWK	12-16-92
HYDROLOGY	N/A RWK	12-17-92			
PROJECT NO.	4568.90	MAP NO.	J-23	SHEET	OF
				4	12



PRIVATE DRAINAGE CHANNEL

SCALE: 1"=1'



TYPICAL LOT GRADING

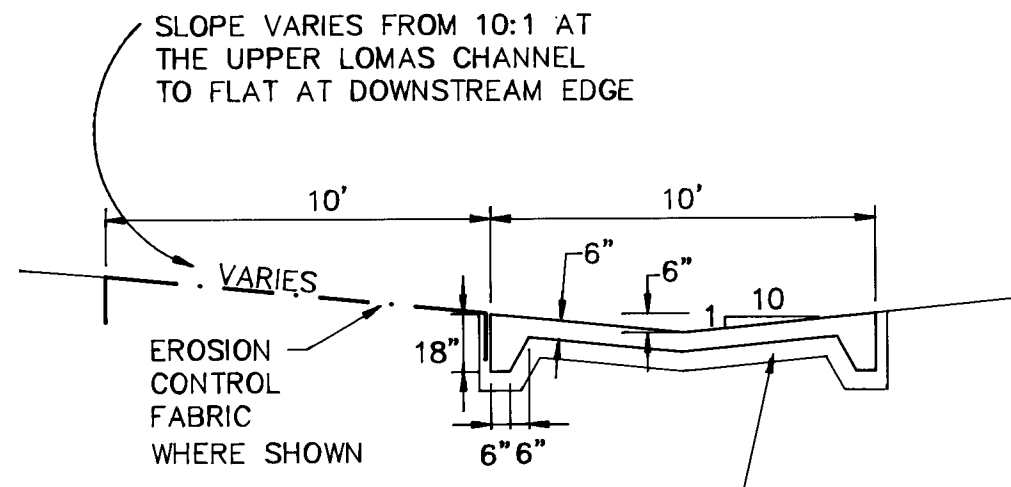
LOTS 27-46 SCALE: 1"=20'

GRADING NOTES

- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557; HOUSE PADS SHALL BE COMPACTED AT 95% ASTM D-1557.
- THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
- FINISHED FLOOR ELEVATIONS MAY BE HIGHER THAN THE PAD ELEVATIONS AS DETERMINED BY THE INDIVIDUAL HOUSE DESIGN.
- FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF 6 INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
- RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER.
- YARD (GARDEN) WALLS SHALL BE CONSTRUCTED BY THE LOT OWNER OR ITS BUILDER.
- THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. ALL ROOF RUNOFF SHOULD BE DIRECTED TO THE STREETS. LOTS 1-23 SHALL BE GRADED TO DIRECT THE BACKYARD RUNOFF AROUND THE HOUSE AND TO THE STREETS. LOTS 27-46 SHALL BE GRADED AS SHOWN AT LEFT WITH BACKYARD PONDING FOR NUISANCE WATERS FROM UNDEVELOPED FLOWS ONLY.
- MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- 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 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 THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE 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.
- 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 (AS SHOWN BELOW) AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL CONTACT MR. GLENN JURGENSON, STORM DRAIN MAINTENANCE, C.O.A., 9805 CENTRAL AVENUE NE, (505) 291-6214, PRIOR TO COMMENCEMENT AND FOLLOWING COMPLETION OF ALL GRADING WITHIN THE LOMAS DETENTION BASIN AND LOMAS CHANNEL RIGHT-OF-WAY.

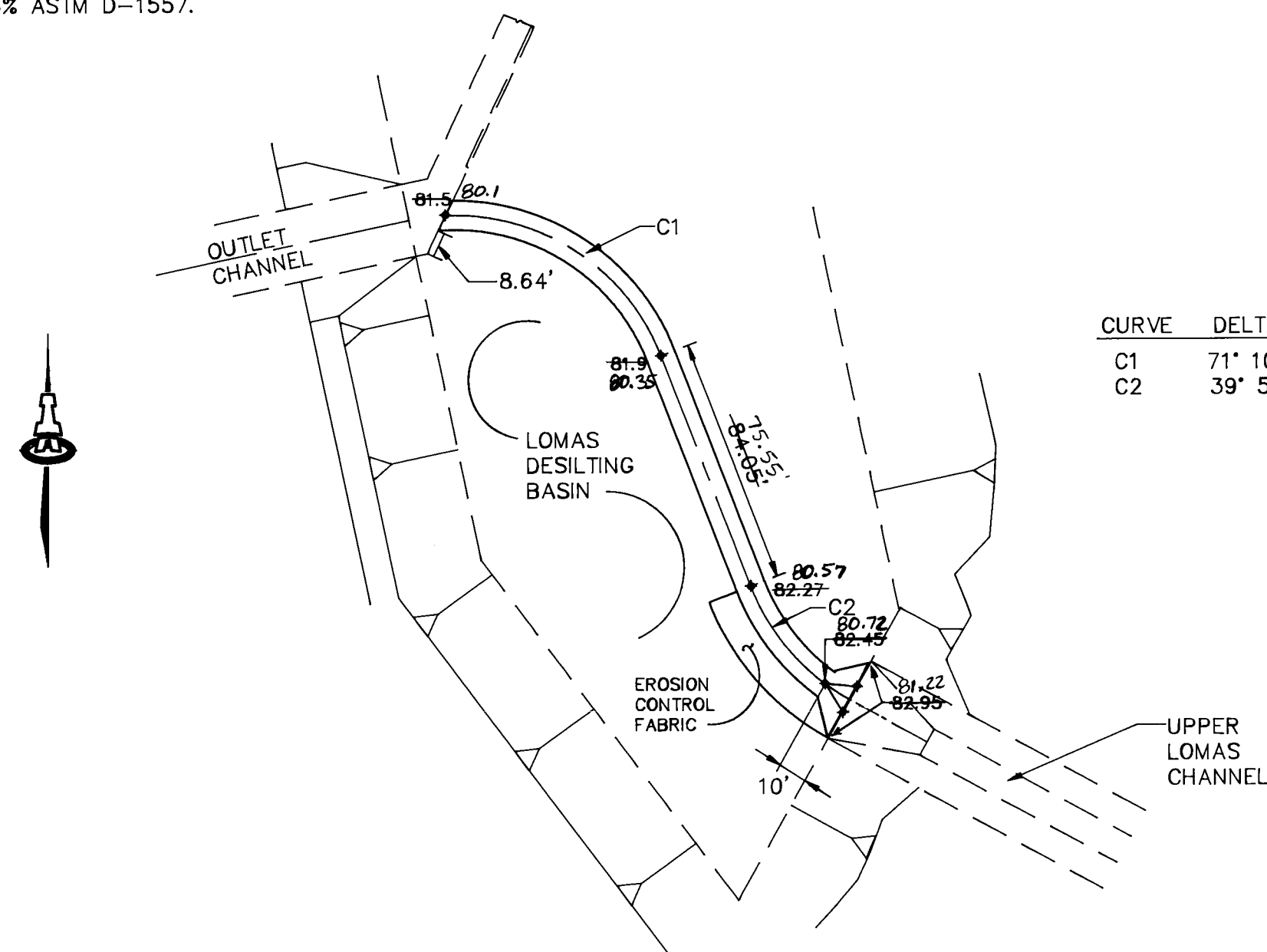
NOTES:

- CONCRETE TRICKLE CHANNEL TO BE 4000 PSI, REINFORCED WITH NO. 4 BARS AT 12" O.C., EACH WAY.
- TURN REINFORCING BARS INTO THICKENED EDGE A MINIMUM OF 15".
- EROSION CONTROL FABRIC SHALL BE MIRAFI MIRAMAT (OR APPROVED EQUAL), INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FABRIC SHALL BE TURNED DOWN A MINIMUM OF 15" ALONG ALL EDGES.
- EXISTING CONCRETE STRUCTURES SHALL BE DRILLED AT 12" O.C. (5/8" DIA. A MIN. OF 8" DEPTH). CONTRACTOR SHALL EPOXY-COAT ALL DOWELS, INSERT IN HOLES, AND TIE TO NEW REINFORCING STEEL WITH 18" MIN. OVERLAP.
- PROVIDE EXPANSION JOINT AT CONNECTIONS TO EXISTING CONCRETE STRUCTURES PER CITY STD. DRAWING NO. 2260.
- COMPACT SUBGRADE 6" DEEP TO A MINIMUM OF 95% ASTM D-1557.



TRICKLE CHANNEL SECTION

SCALE: 1" = 5'

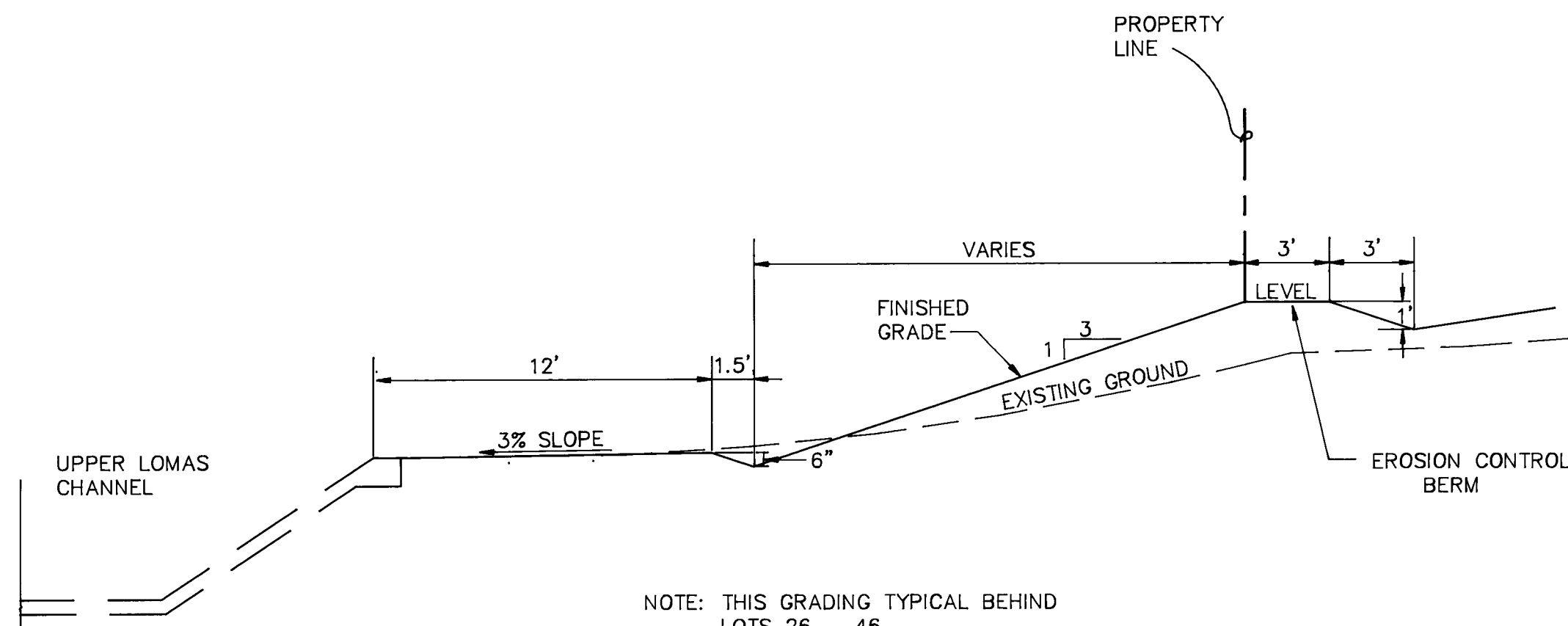


LOW-FLOW TRICKLE CHANNEL

SCALE: 1" = 50'

LOCATION NOTE: LOMAS DESILTING BASIN LOCATED 200' NORTHWEST (DOWNSTREAM) OF SITE'S NORTH-WEST PROPERTY CORNER.

CURVE	DELTA	LENGTH	RADIUS
C1	71° 10'	93.15	75'
C2	39° 52'	52.20	75'



SECTION A - A

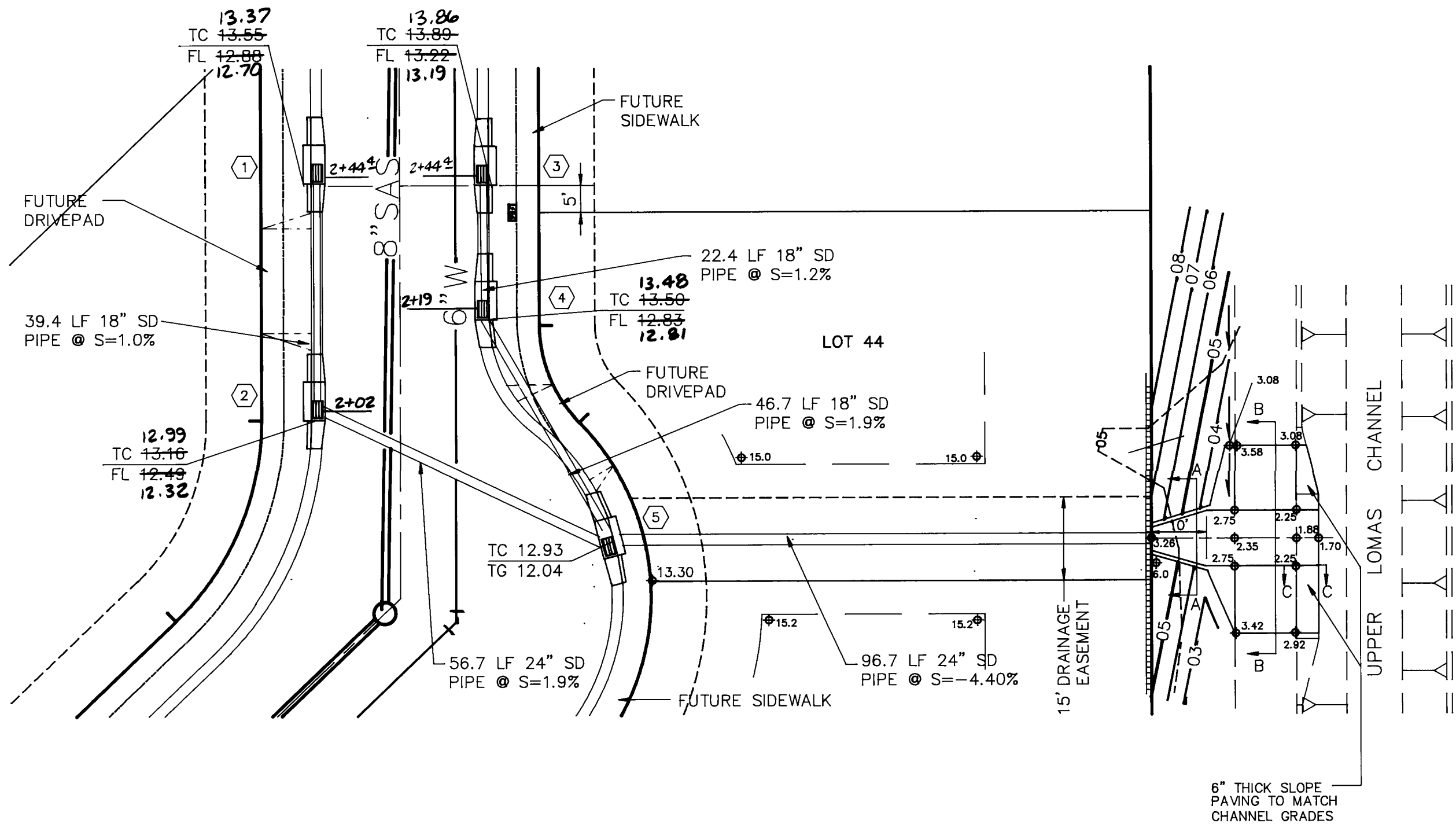
MAINTENANCE ROAD GRADING & TEMPORARY EROSION CONTROL BERM
SCALE: 1"=5'

SCANNED BY
LASON

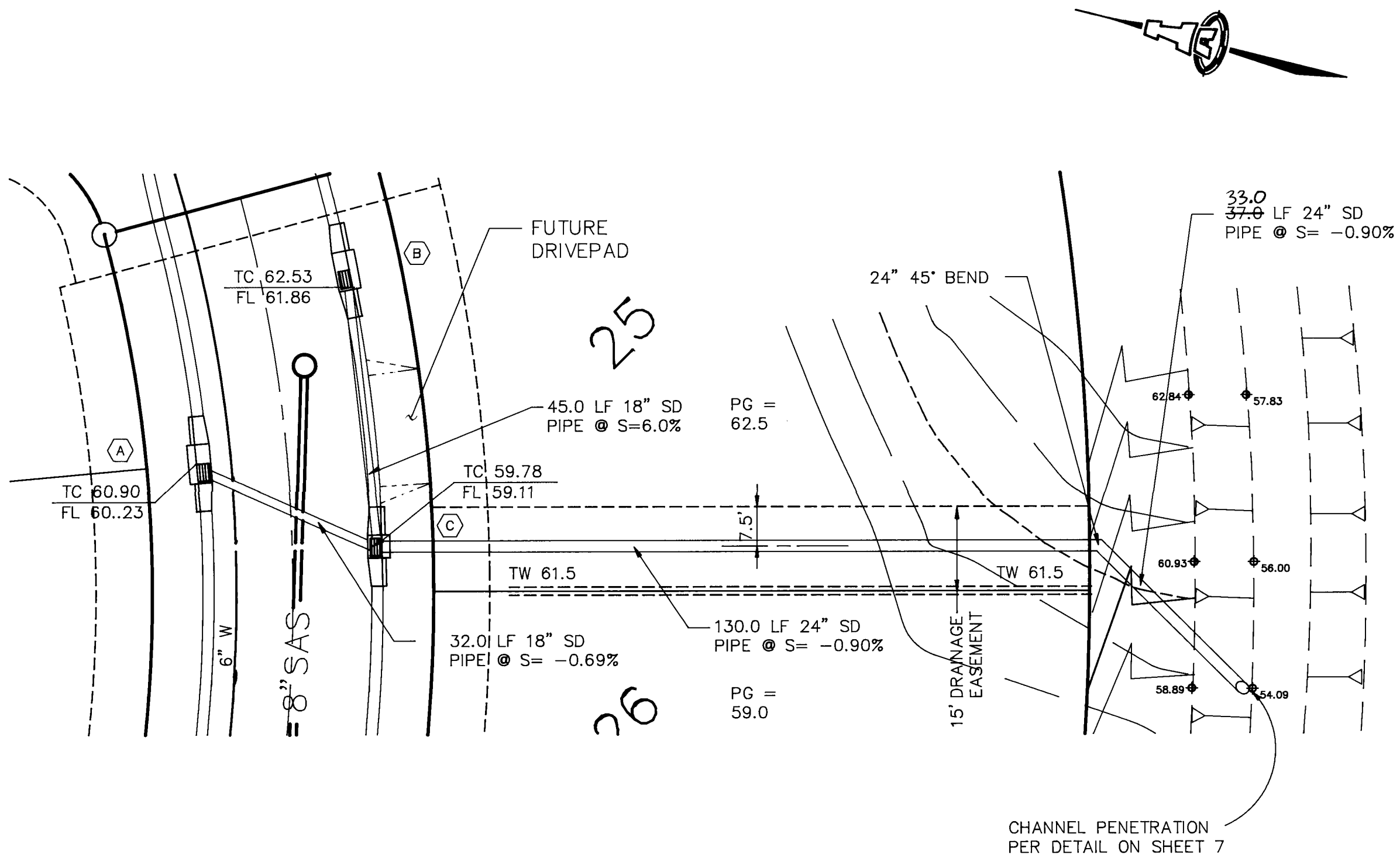
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	ACCS BENCHMARK "19-02" A 1 3/4" AL DISK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	CONTRACTOR	DATE
1	T. ALDRICH	6/92	ELEVATION = 5938.71	CCM	93
ENGINEER'S SEAL		REVISIONS		MICRO-FILM INFORMATION	
		NO.	DATE	RECORDED BY	DATE
		DESIGNED BY	DATE	NO.	DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SANDIA HILLS Grading & Drainage Details					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	12-21-92	WATER	<i>[Signature]</i>	12-10-92
TRANSPORTATION	<i>[Signature]</i>	12-10-92	WASTE WATER	<i>[Signature]</i>	12-10-92
HYDROLOGY	<i>[Signature]</i>	12-17-92			
PROJECT NO.	4568.90	MAP NO.	J-23	SHEET	OF 12

CATCH BASIN INFORMATION				
BASIN	INLET TYPE	TOP GRATE	INV. IN.	INV. OUT
1	SINGLE 'A'	12.65	---	09.56
2	SUMP 'A'	12.26	09.16	08.90
3	SINGLE 'A'	12.99	---	08.83
4	"	12.60	09.56	08.40
5	SUMP 'A'	12.04	08.51(E) 07.82(N)	07.55

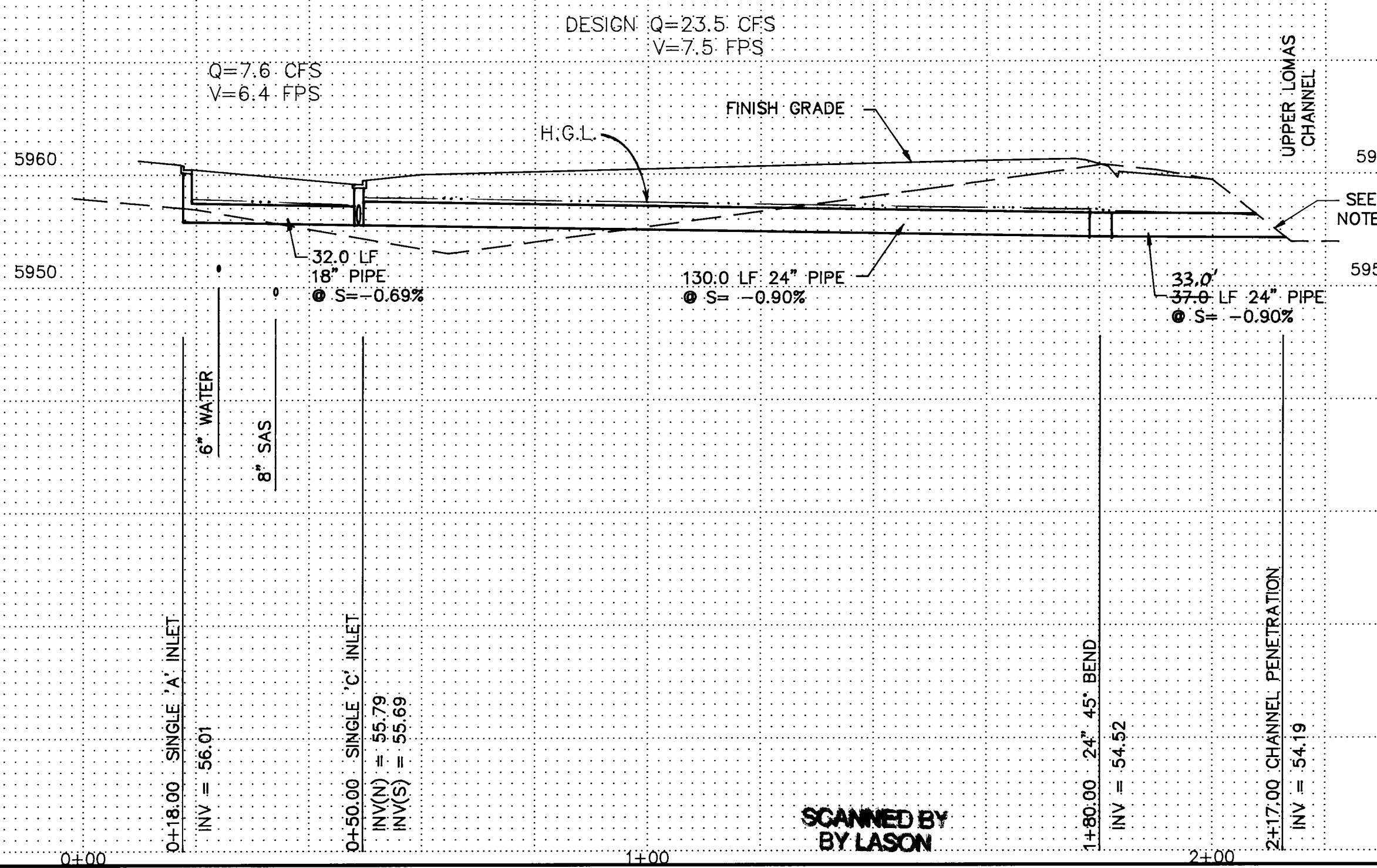
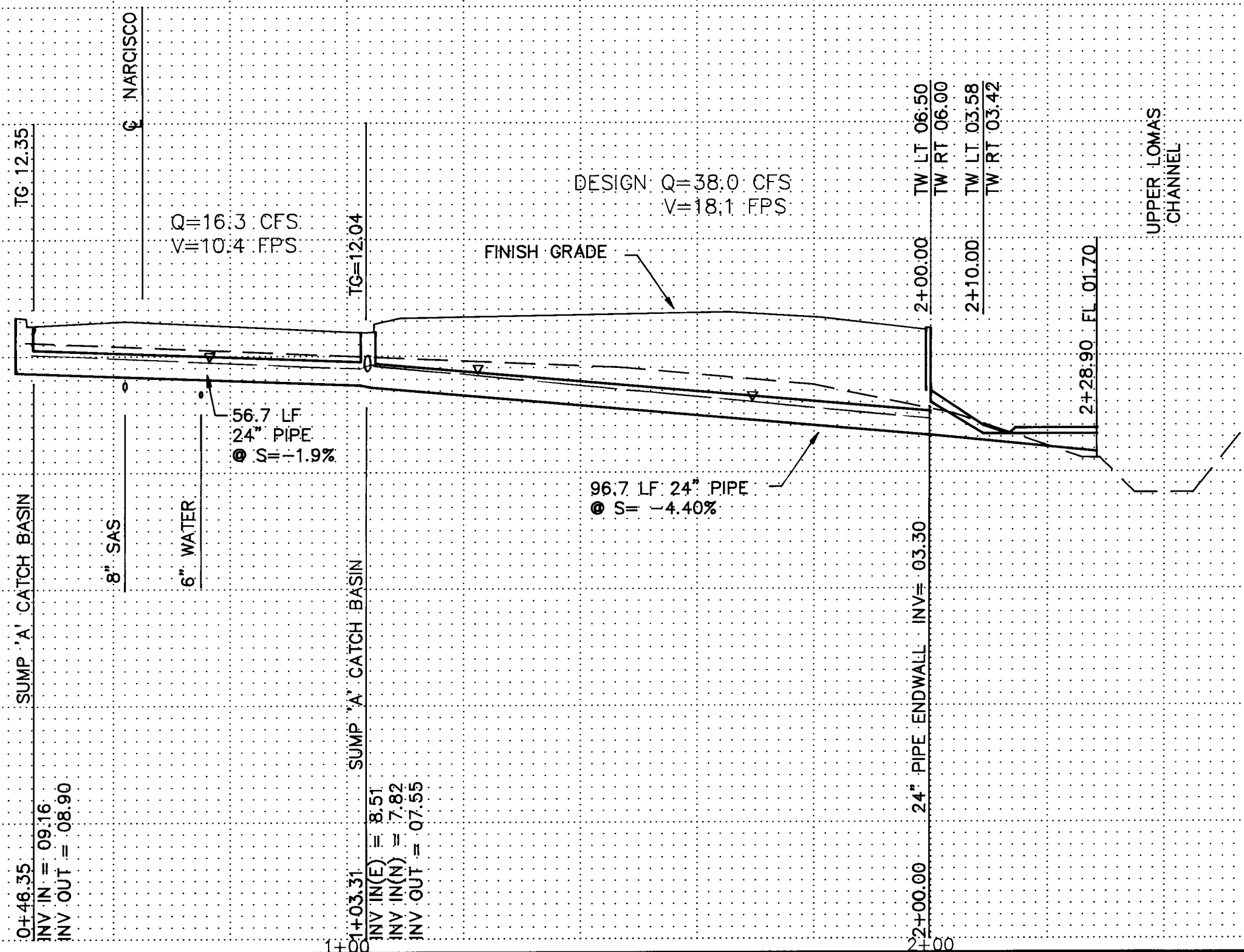


CATCH BASIN INFORMATION				
BASIN	INLET TYPE	TOP GRATE	INV. IN.	INV. OUT
A	SINGLE 'A'	60.00	---	56.01
B	"	61.63	---	58.52
C	SINGLE 'C'	58.88	55.79(N) 55.82(E)	55.69



NOTES

- SEE SECTIONS ON SHEET 7.
- SEE SHEET 7 FOR CHANNEL PIPE PENETRATION DETAILS.
- ALL CATCH BASINS SHALL HAVE ALTERNATE VANED GRATES PER COA STANDARD DRAWING NO. 2221.
- ALL ROP STORM DRAIN PIPE SHALL BE CLASS III.
- "SUMP" INLETS PER COA STD DWG NO. 2207. WHERE INLETS ARE SHOWN ON A CURVE, ENDPOINTS OF STRAIGHT THROAT OPENING SHALL BE INSTALLED @ P.O.C.'S (POINTS ON CURVE).



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		APPROVALS		ENGINEER		DATE			
CONTRACTOR	CCM	ACS BENCHMARK "19+02.3" A 1 3/4" AL DISK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	ELEVATION = 5938.71	NO.	1	DATE	6/92	NO.	1	DATE	12-14-92	NO.	1	DATE	12-15-92	NO.	1	DATE	12-15-92
DESIGNED BY	ALS	MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	ELEVATION = 5938.71	BY	T. ALDRICH	DATE	6/92	REMARKS	DESIGN	DESIGNED BY	DATE	ENGINEER	DATE	ENGINEER	DATE	ENGINEER	DATE	ENGINEER	DATE
RECORDED BY	ALS	MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	ELEVATION = 5938.71	NO.	1	DATE	6/92	NO.	1	DATE	12-14-92	NO.	1	DATE	12-15-92	NO.	1	DATE	12-15-92
RECORDED BY	ALS	MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	ELEVATION = 5938.71	NO.	1	DATE	6/92	NO.	1	DATE	12-14-92	NO.	1	DATE	12-15-92	NO.	1	DATE	12-15-92

7 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4568.900693

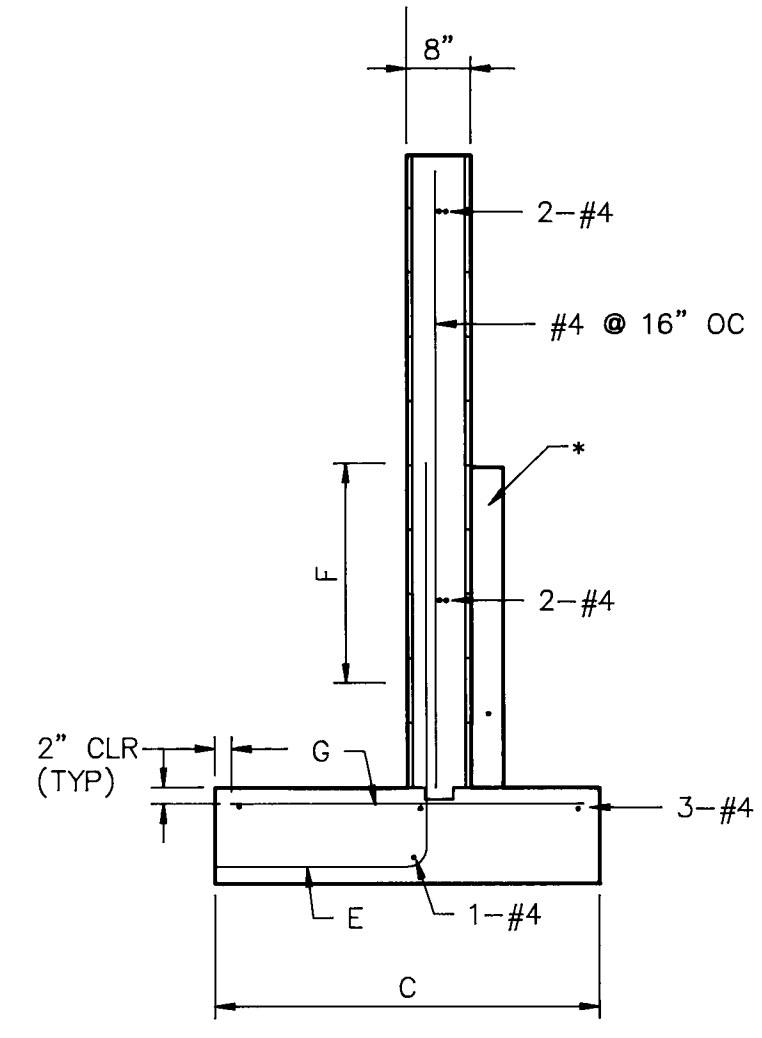
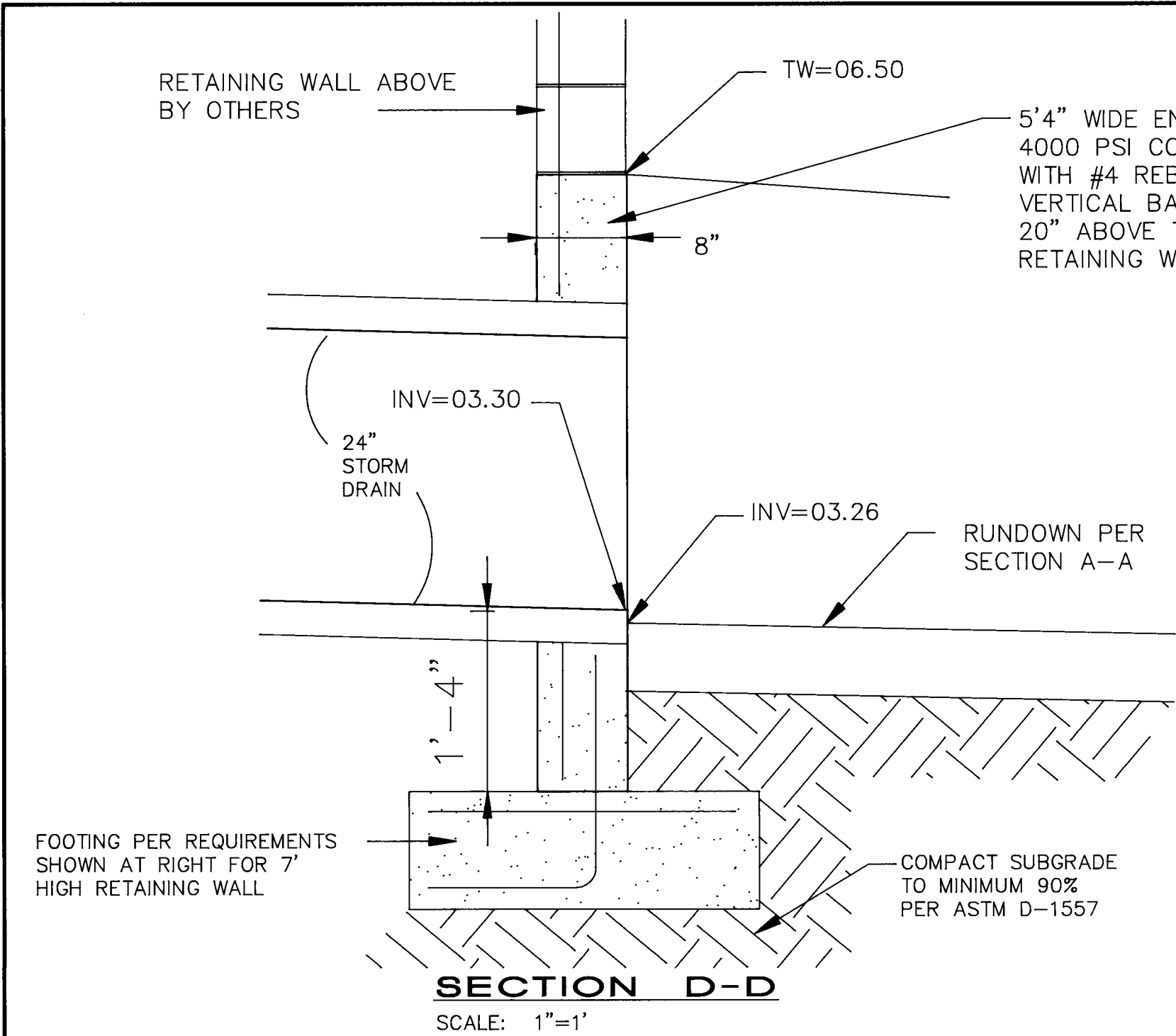
720SH12.DWG 12/2/92

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANDIA HILLS
STORM DRAIN LINE &
DRAINAGE RUNDOWN

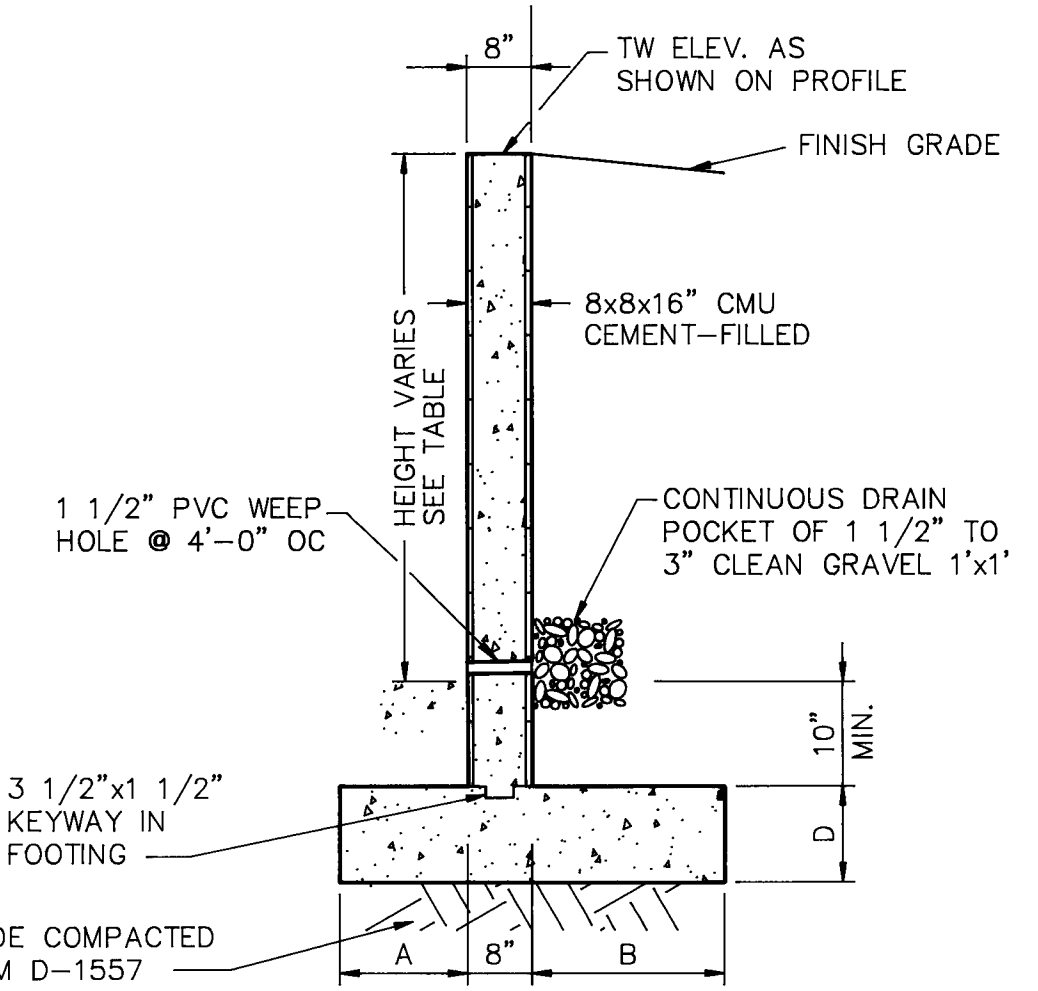
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/1/92	12-15-92	WATER	N/A RWK	12-15-92
TRANSPORTATION	8/1/92	12-15-92	WASTE WATER	N/A RWK	12-15-92
HYDROLOGY	8/1/92	12-15-92			

PROJECT NO. 4568.90 MAP NO. J-23 SHEET 6 OF 12

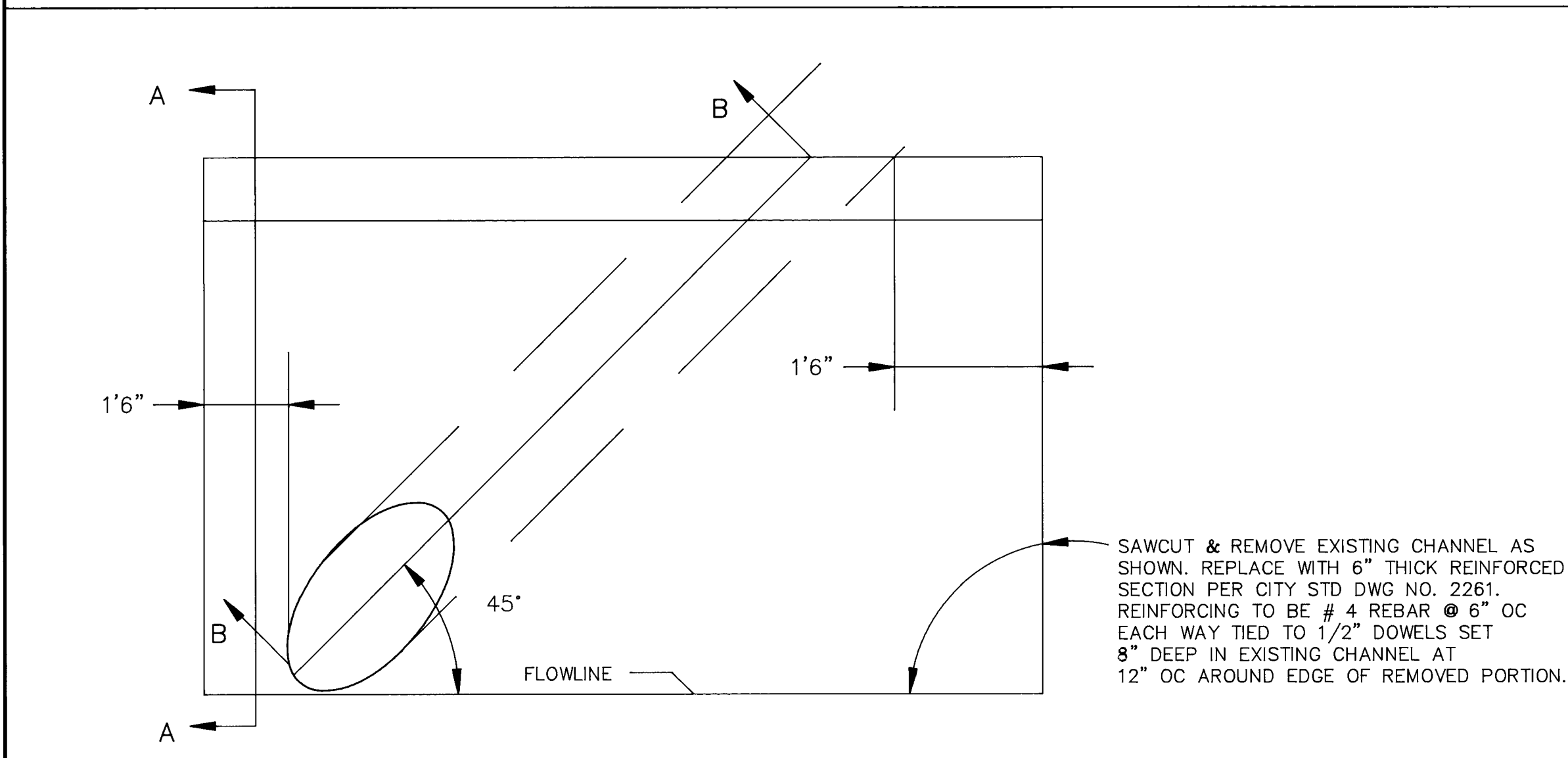


RETAINING WALL DIMENSIONS & STEEL REQUIREMENTS			
HEIGHT	2'-4'6"	4'7"-7'	7'1"-9'
A	1'2"	1'4"	1'4"
B	1'8"	2'0"	2'4"
C	3'6"	4'0"	5'0"
D	10"	1'0"	1'2"
E	#4 @ 8" OC	#5 @ 8" OC	#5 @ 8" OC
F	2'	2'8"	4'
G	#4 @ 8" OC	#5 @ 8" OC	#5 @ 8" OC

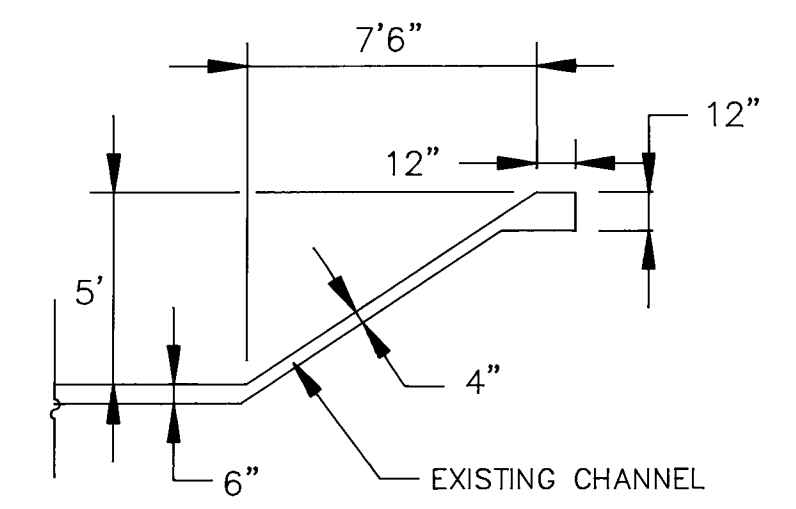
*WALL BASE TO BE 12x12x16" CMU 5 COURSES (3'4") HIGH WITH ADDITIONAL #5 @ 8" OC (VERTICAL) TO TOP OF 12" BLOCK COURSE & BOND BEAM (WITH 2-#4 CONTINUOUS) IN TOP & MIDDLE 12" COURSES.



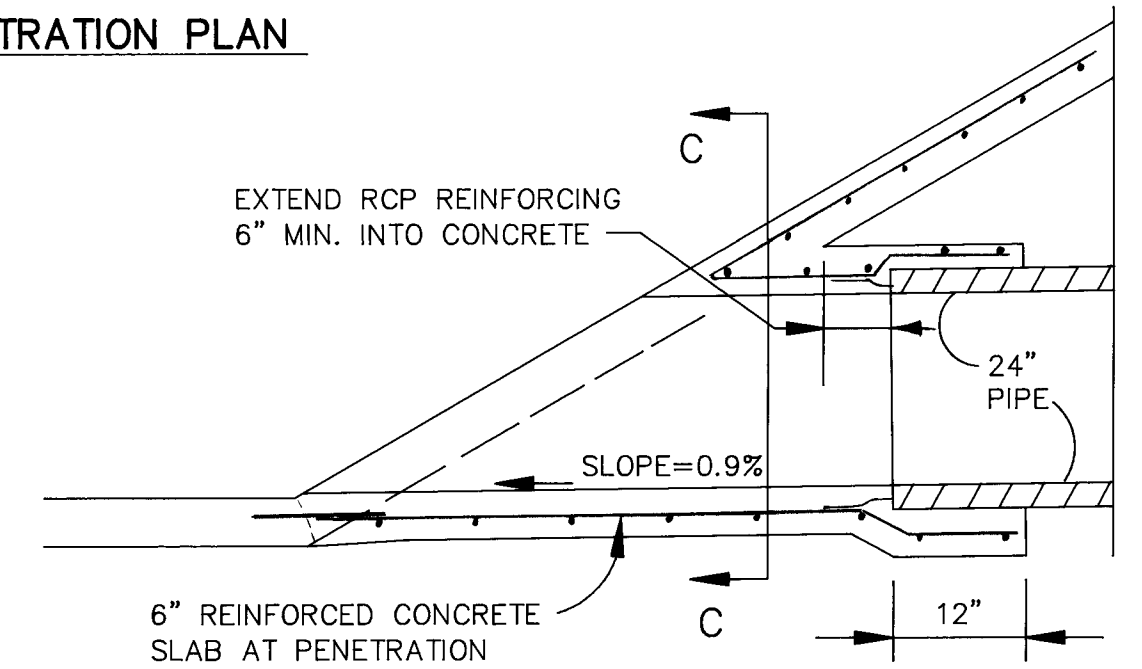
RETAINING WALL
SCALE: 1"=2'-0"



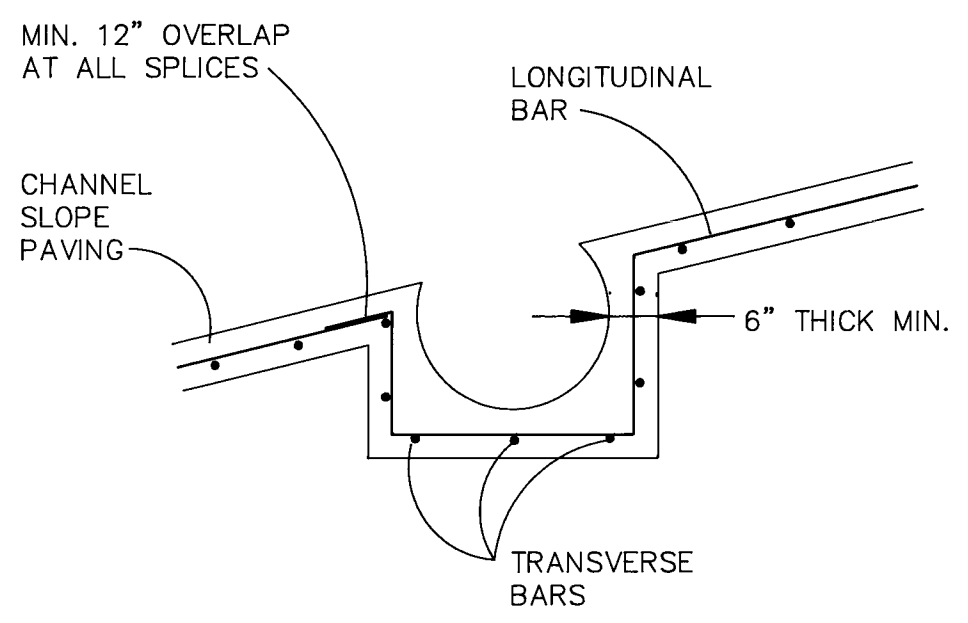
PIPE PENETRATION PLAN
NO SCALE



SECTION A-A
1" = 5'

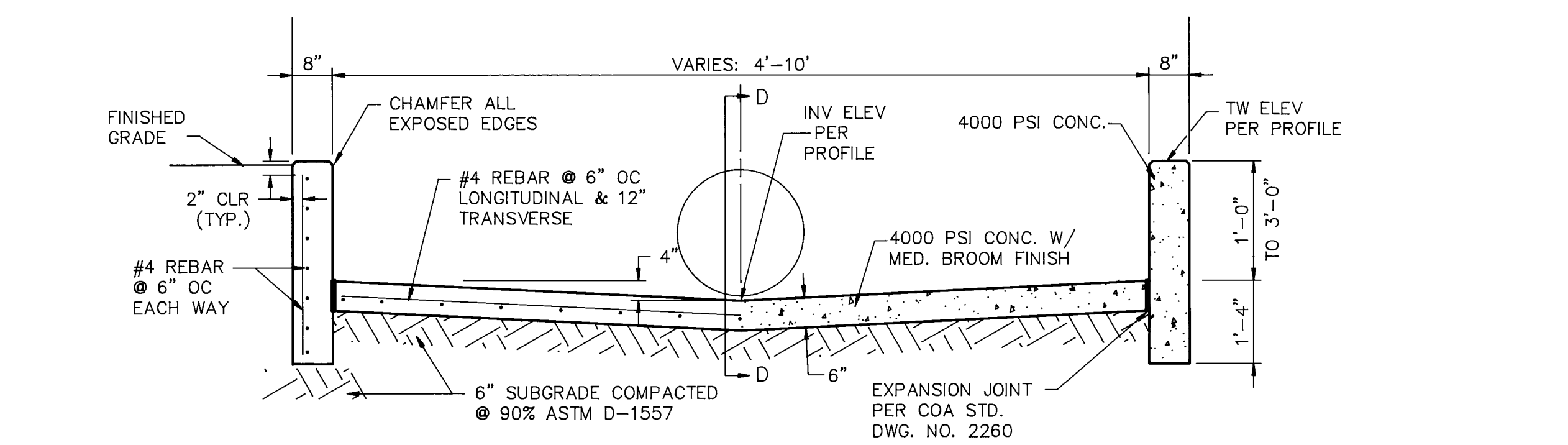


SECTION B-B
1" = 2'

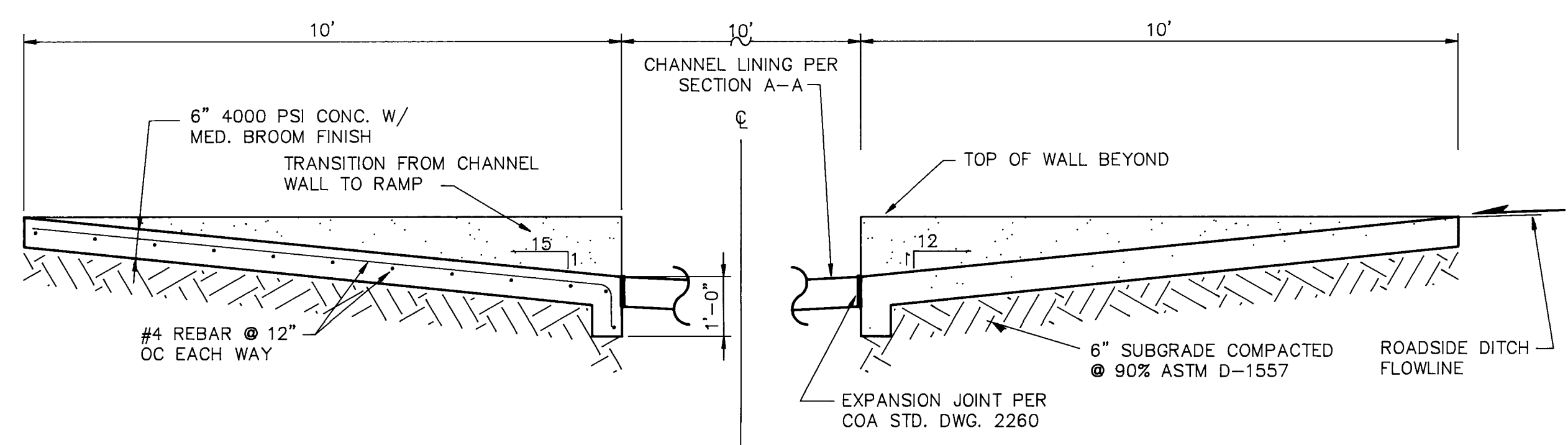


SECTION C-C
1" = 2'

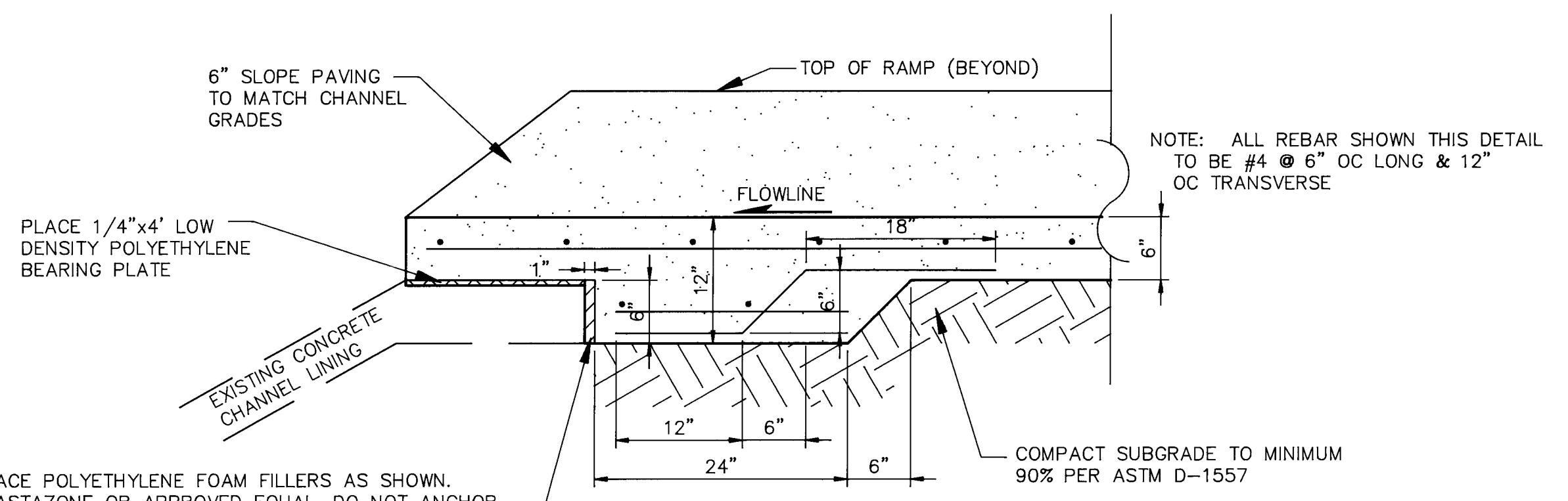
NOTE:
FOR PAYMENT PURPOSES, BID ITEM "CHANNEL PENETRATION, COMPLETE" SHALL INCLUDE SAWCUT & REMOVAL OF EXISTING CHANNEL PANEL & ALL WORK DETAILED HERE.



SECTION A-A
SCALE: 1"=2'



SECTION B-B W/RAMP
SCALE: 1"=2'



SECTION C-C
SCALE: 1"=1'

SCANNED BY
BY LASON

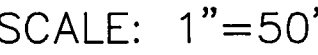
RETAINING WALL NOTES

1. USE KNOCK-OUT BOND BEAM BLOCK AT 4'-0" C.C., VERTICALLY, WITH 2-#4 BARS CONTINUOUS. TOP BOND BEAM TO BE LOCATED ONE COURSE BELOW THE TOP OF WALL.
2. FILL ALL BLOCK WITH 3000 PSI CONCRETE. CONCRETE FILL SHALL BE PLACED A MINIMUM OF 21 DAYS PRIOR TO BACKFILLING WALL.
3. REBAR SHALL BE MINIMUM F_s=20,000 PSI STEEL.
4. INSTALL DUR-O-WALL REINFORCING EVERY SECOND COURSE.
5. SPLICE SHALL BE 20 INCHES MINIMUM FOR VERTICAL BARS. ALL OTHERS SHALL BE 20 BAR DIAM., MINIMUM.

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	CCM	DATE	93	ACS BENCHMARK	"19-J23" A 1 3/4" AL DISK LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	DATE	6/92	FIELD NOTES	BY	NO.	1	DATE	12-2-92	REMARKS	DESIGN
INSPECTED BY	ALS	DATE	93	MONTE VERDE DR. NE AND PINNACLE VIEW DR. NE	ELEVATION = 5938.71	DATE	5/93	NO.		DATE		NO.		DESIGNED BY	DATE
FIELD ENGINEER'S SIGNATURE	ALS	DATE	93			DATE		NO.		DATE		NO.		DRAWN BY	DATE
CORRECTED BY	ALS	DATE	93			DATE		NO.		DATE		NO.		CHECKED BY	DATE
MICRO-FILM INFORMATION															

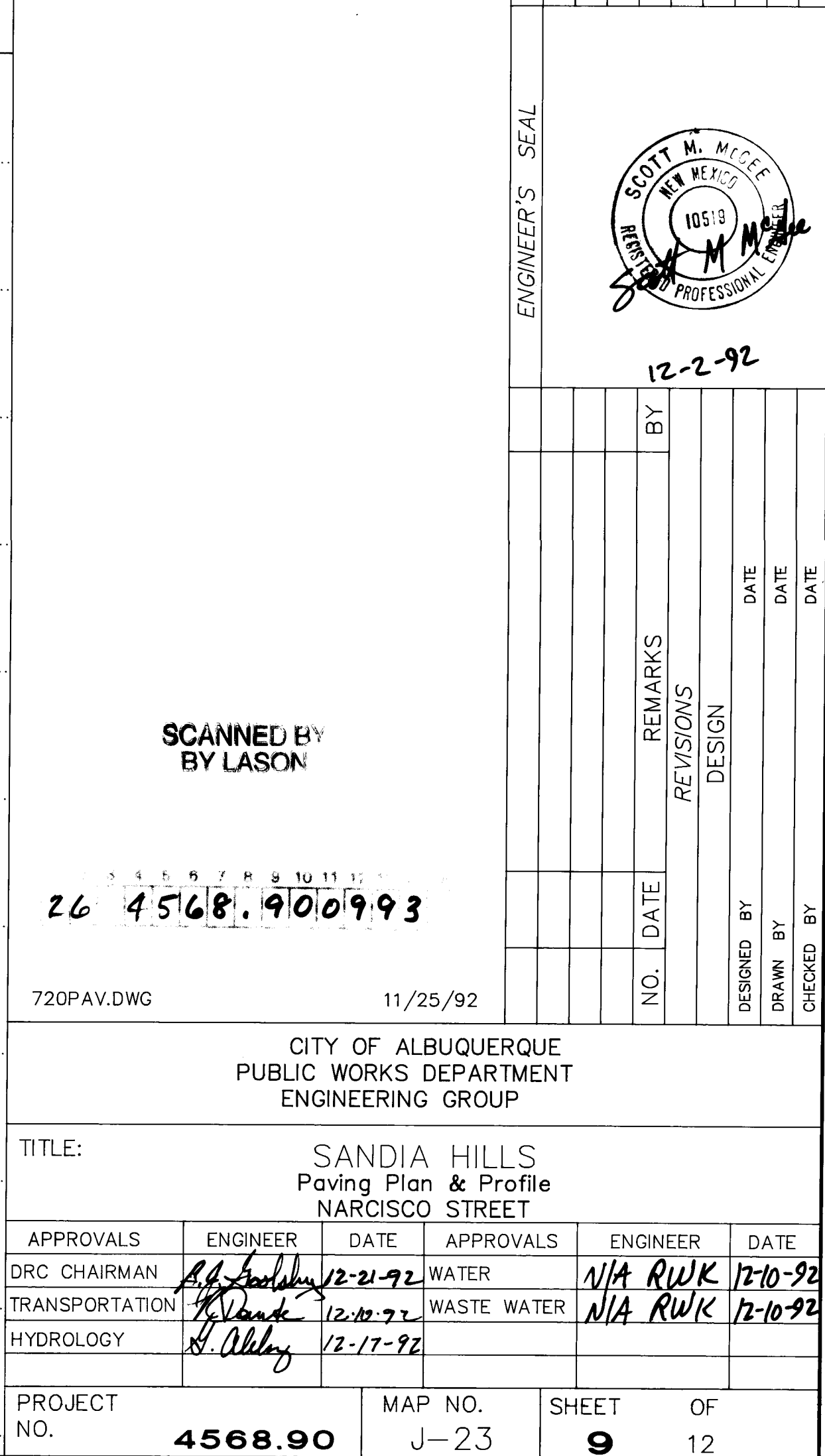
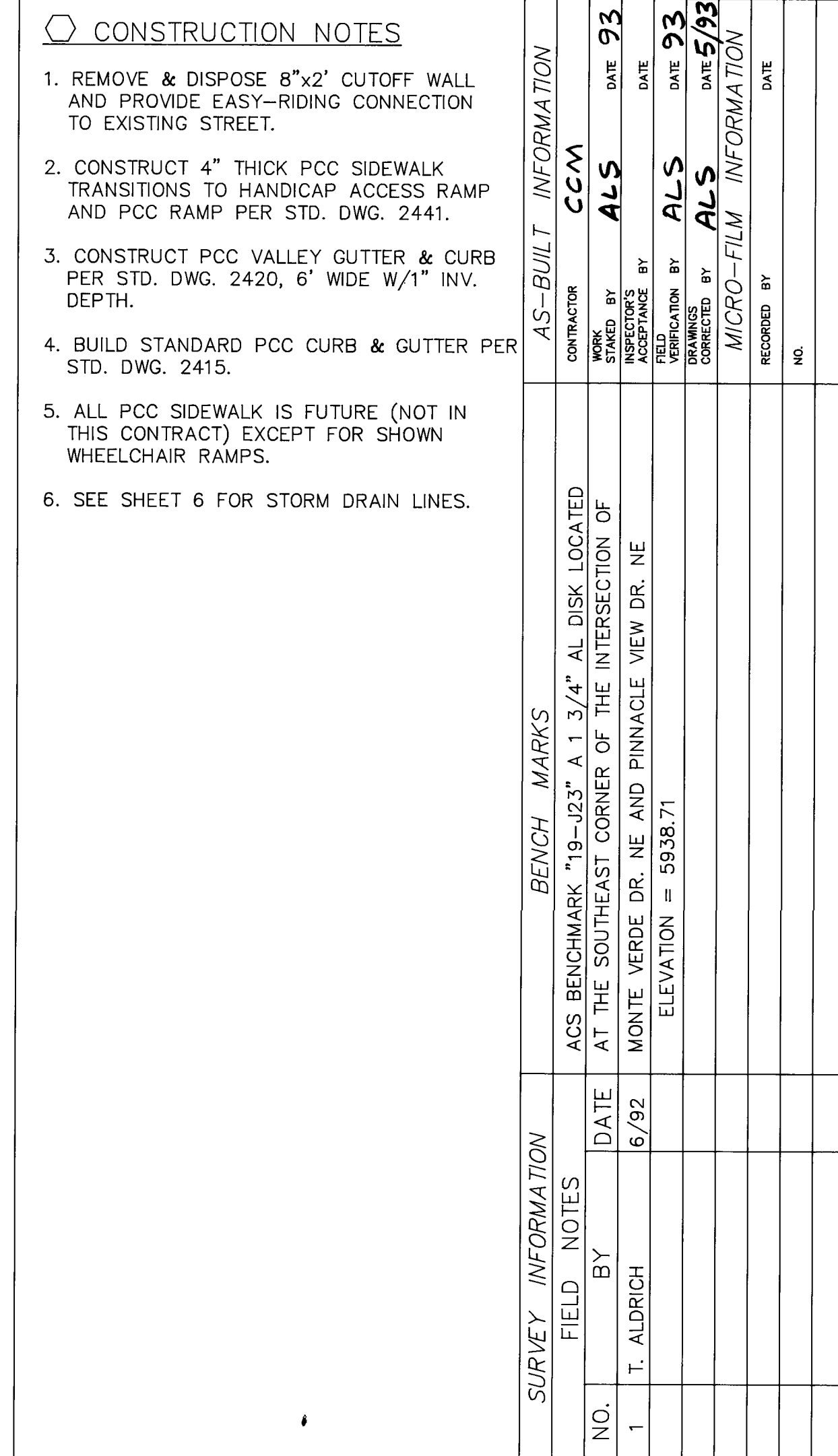
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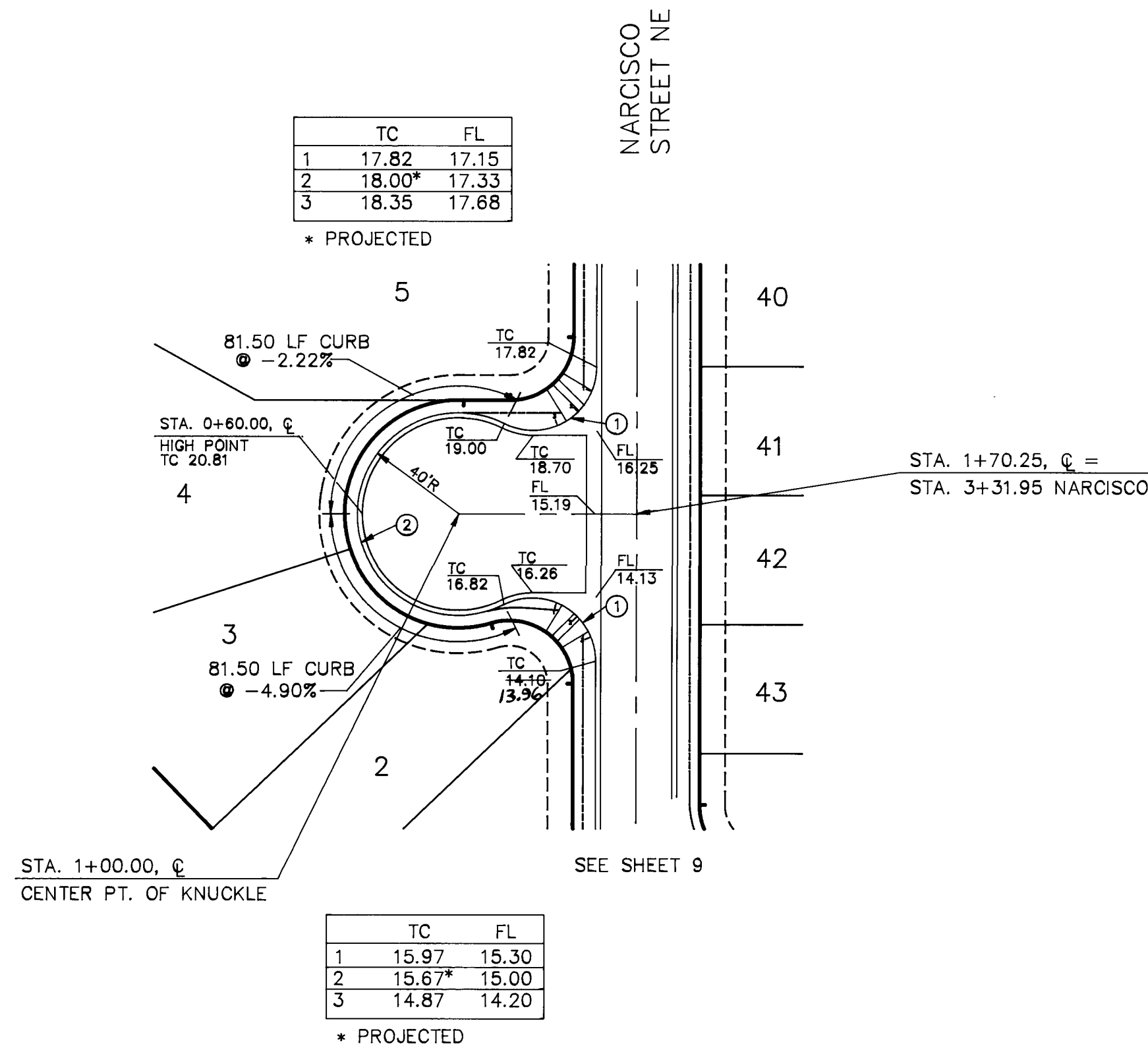
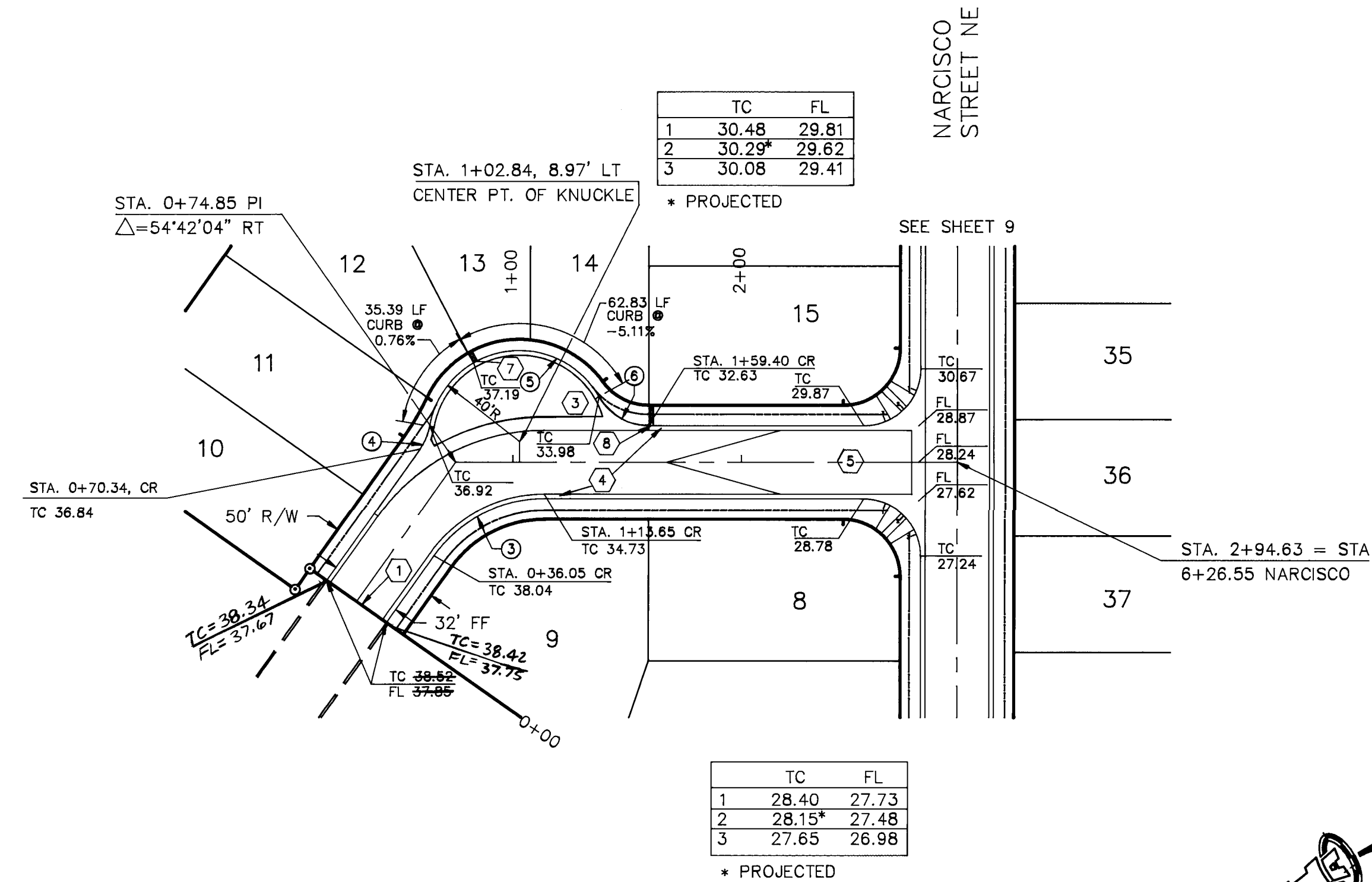
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SANDIA HILLS SECTIONS & DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>SA Adley</i>	12-21-92	WATER	V/A RWK	12-10-92
TRANSPORTATION	<i>SA Cap</i>	12-10-92	WASTE WATER	N/A RWK	12-10-92
HYDROLOGY	<i>SA Adley</i>	12-17-92			
PROJECT NO.	4568.90	MAP NO.	J-23	SHEET	OF
				7	12



SIERRA LARGA
DR NE (50' R/W)

SCANNED BY
BY LASON





SETTER DRIVE NE

NARCISCO (KNUCKLE)

- CONSTRUCTION NOTES
- REMOVE & DISPOSE 8"x2' CUTOFF WALL AND PROVIDE EASY-RIDING CONNECTION TO EXISTING STREET.
 - CONSTRUCT PCC SIDEWALK, 4" THICK, TRANSITIONS TO HANDICAP ACCESS RAMP AND PCC RAMP PER STD. DWG. 2441.
 - CONSTRUCT PCC VALLEY GUTTER & CURB PER STD. DWG. 2420, 6' WIDE W/1" INV. DEPTH.
 - BUILD STANDARD PCC CURB & GUTTER PER STD. DWG. 2415.
 - NO CROWN TRANSITION (100' MIN. LENGTH).
 - ALL PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR SHOWN WHEELCHAIR RAMPS AND THAT AREA ADJACENT TO THE DRAINAGE RUNDOWN ENTRANCE.
 - CONSTRUCT 24" SIDEWALK DRAIN, PER CITY STD. DWG. NO. 2236. INV @ R/W=36.64 TC=37.19, FL=36.52
 - CONSTRUCT 24" SIDEWALK DRAIN, PER CITY STD. DWG. NO. 2236. INV @ R/W=32.19 TC=32.59, FL=31.92

CURB CURVE TABLE

	DELTA	RADIUS	LENGTH
1	116°44'47"	25.00	50.94
2	223°29'34"	40.00	163.01
3	54°42'04"	59.00	56.33
4	25°31'02"	25.00	11.13
5	140°41'28"	40.00	98.22
6	60°28'21"	25.00	26.39

ENGINEER'S SEAL: SCOTT M. MCCREE, 10519, PROFESSIONAL ENGINEER

12-2-92

SCANNED BY LASON

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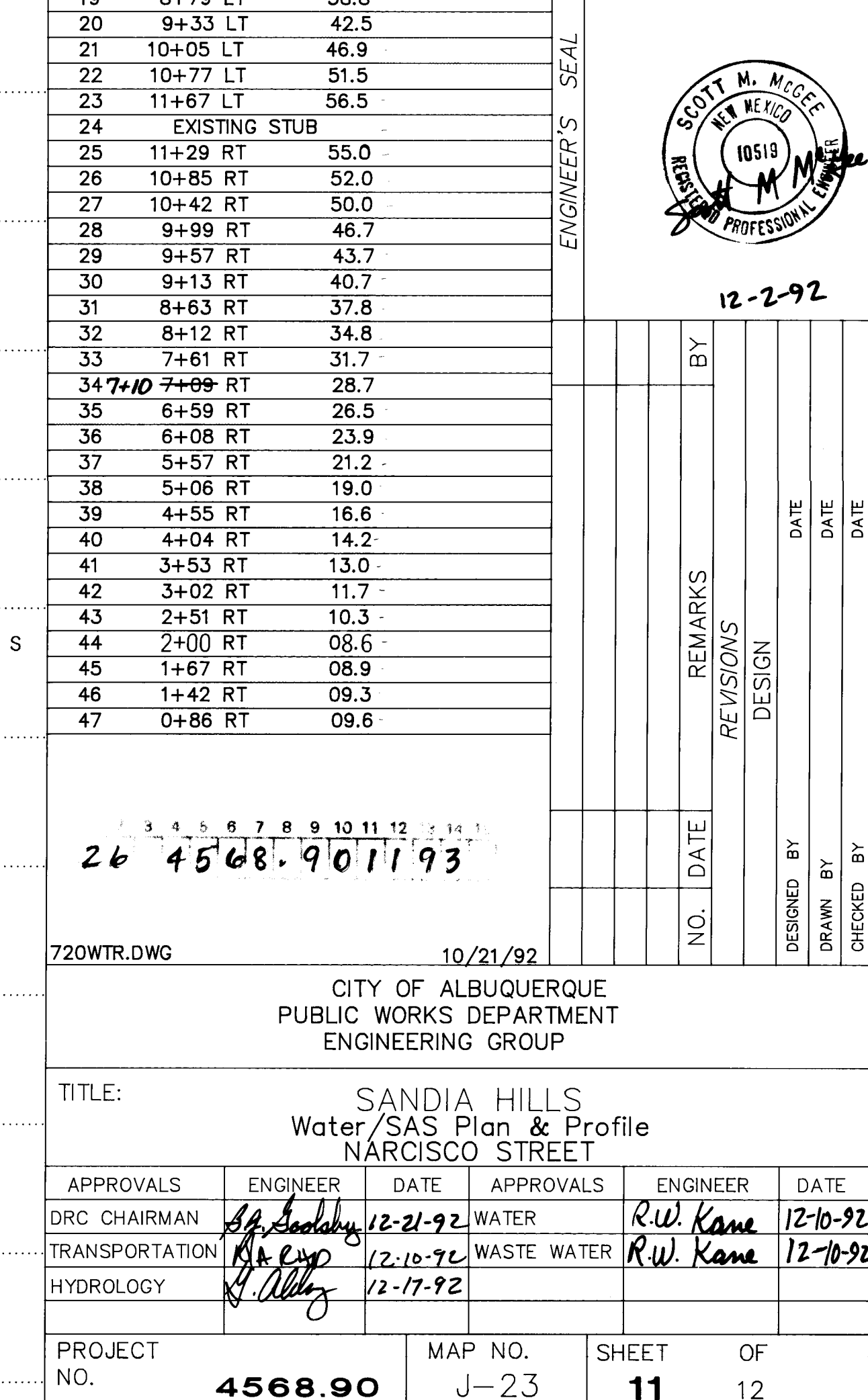
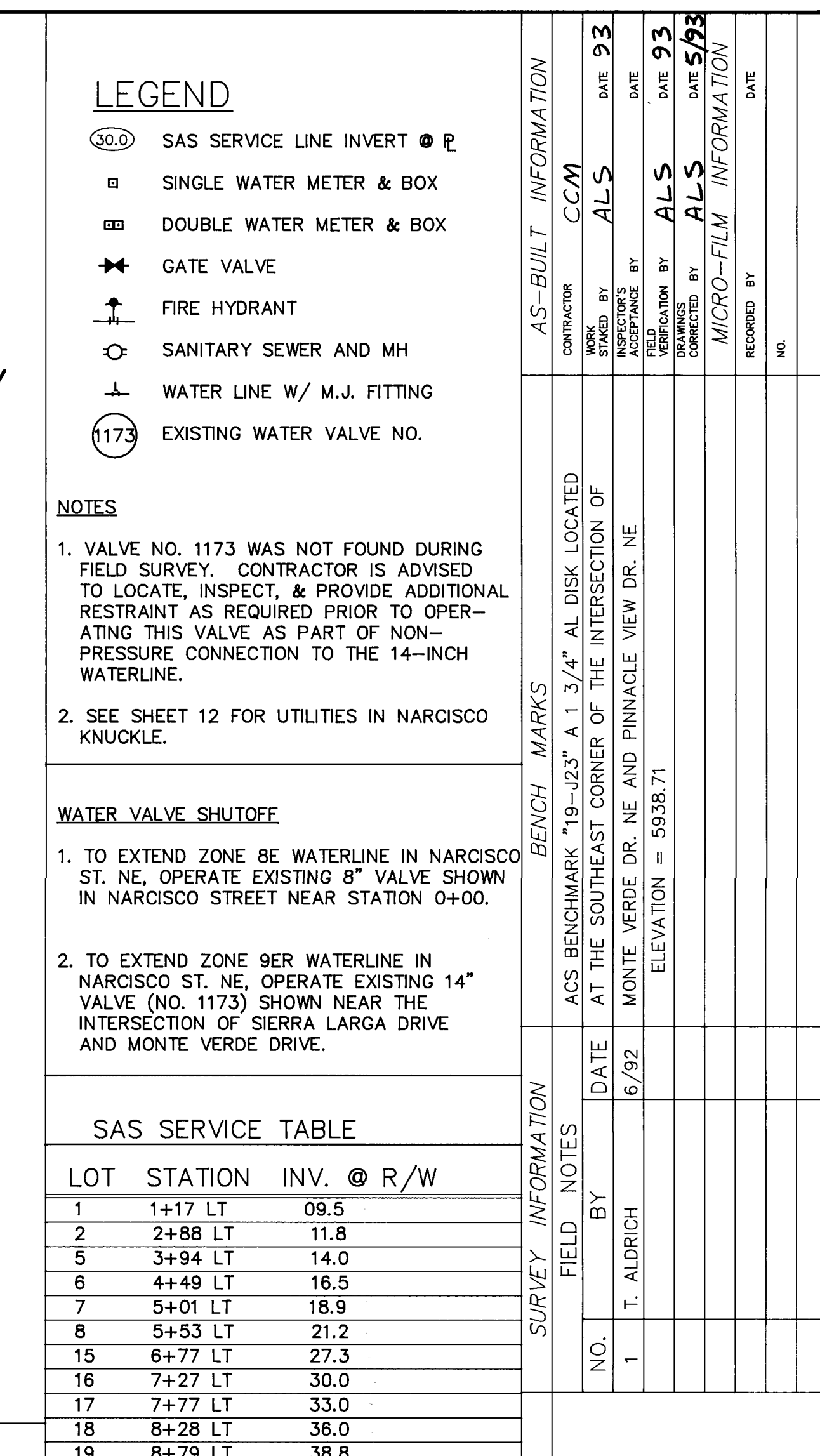
720PAV2.DWG 11/24/92

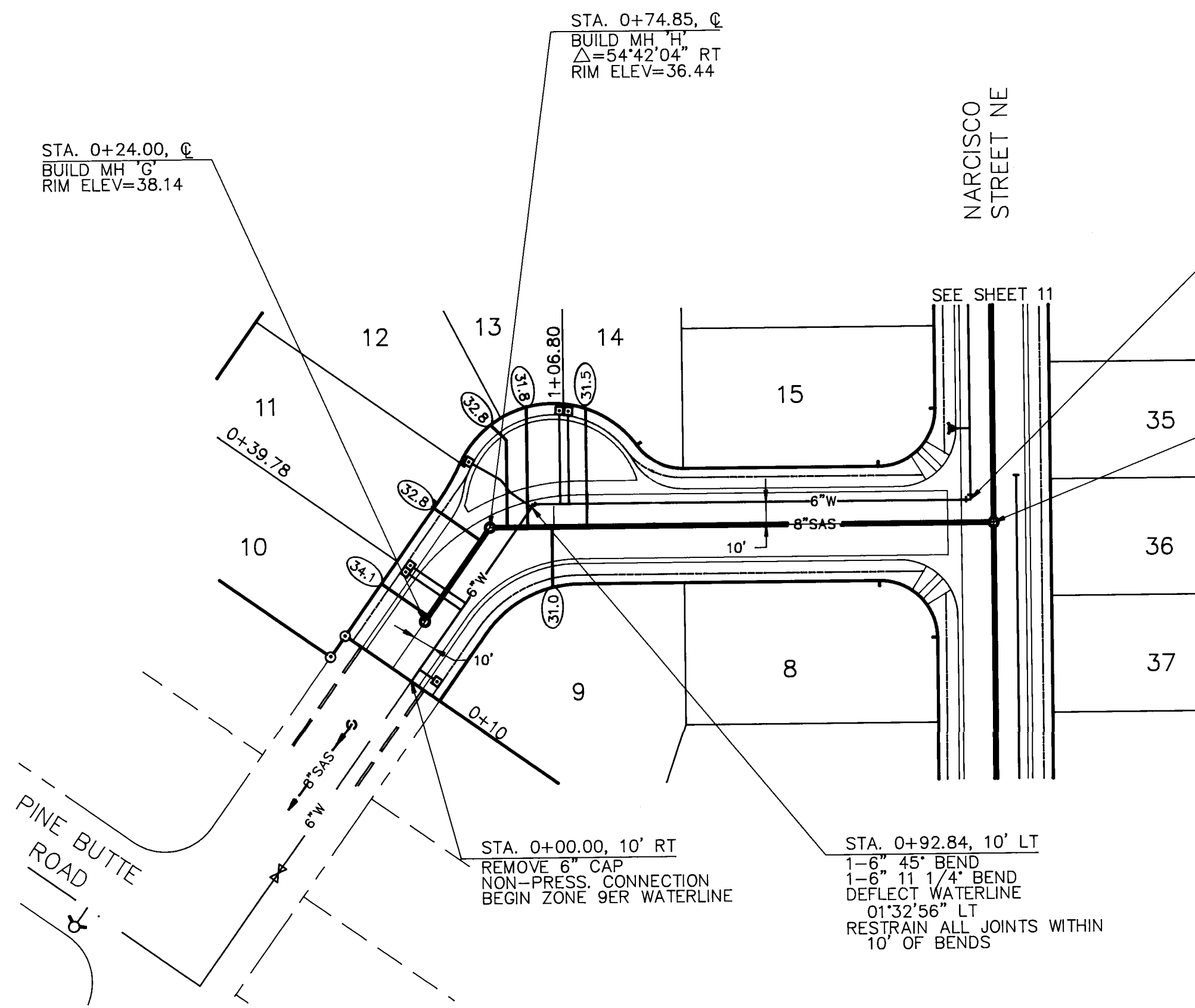
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANDIA HILLS
Paving Plan & Profile
SETTER DRIVE & NARCISCO (KNUCKLE)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	12-21-92	WATER	N/A RWK	12-10-92
TRANSPORTATION	<i>[Signature]</i>	12-10-92	WASTE WATER	N/A RWK	12-10-92
HYDROLOGY	<i>[Signature]</i>	12-17-92			

PROJECT NO. 4568.90 MAP NO. J-23 SHEET 10 OF 12





STA. 2+84.63, 10' LT =
STA. 6+36.55, 10' LT
NARCISCO STREET

STA. 2+94.63, C =
STA. 6+26.55
NARCISCO STREET
MANHOLE 'C'

STA. 0+74.85, C
BUILD MH 'H'
 $\Delta=54^{\circ}42'04''$ RT
RIM ELEV=36.44

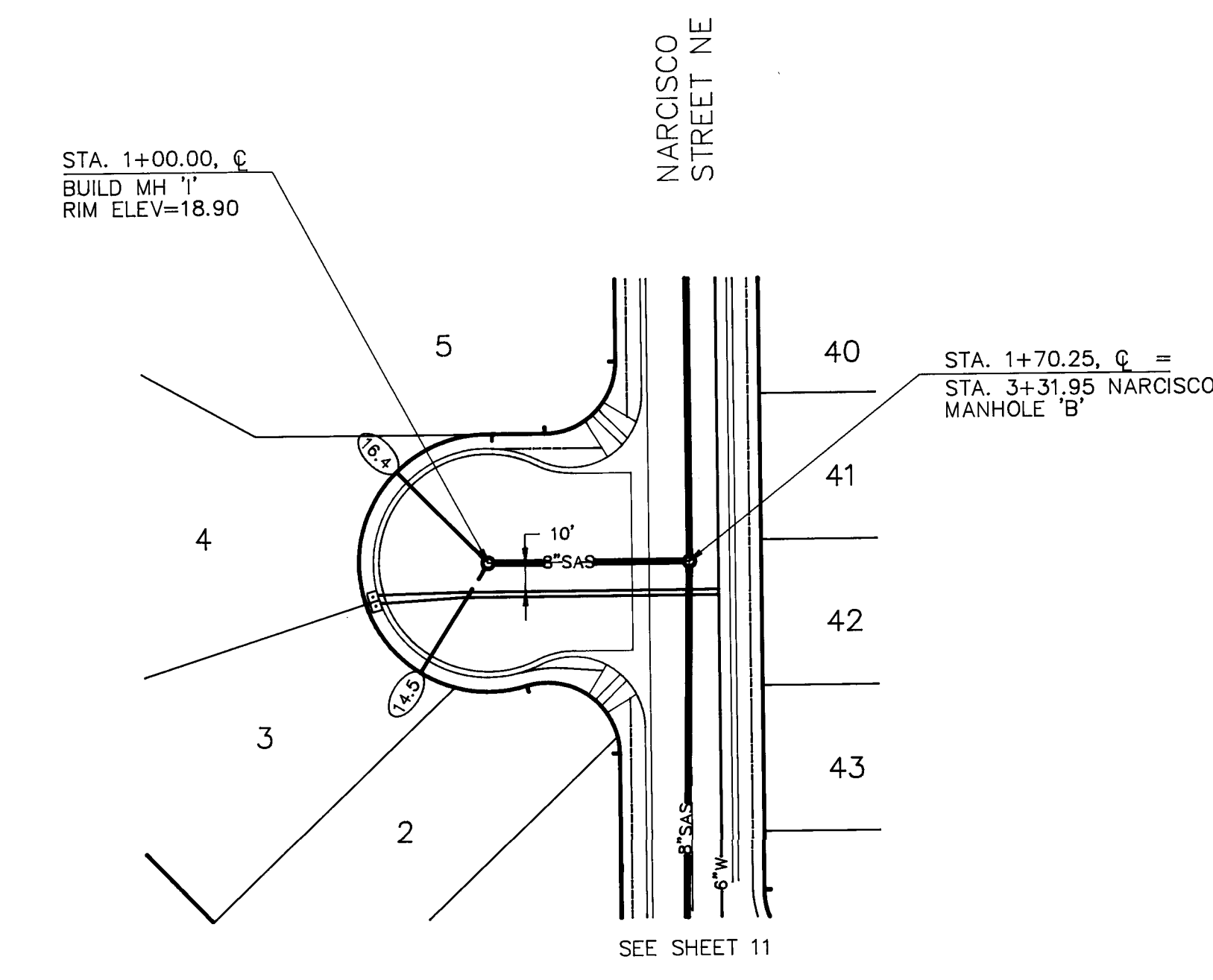
STA. 0+24.00, C
BUILD MH 'G'
RIM ELEV=38.14

STA. 0+00.00, 10' RT
REMOVE 6" CAP
NON-PRESS. CONNECTION
BEGIN ZONE 9ER WATERLINE

STA. 0+92.84, 10' LT
1-6" 45° BEND
1-6" 11 1/4° BEND
DEFLECT WATERLINE
01'32"56" LT
RESTRAIN ALL JOINTS WITHIN
10' OF BENDS

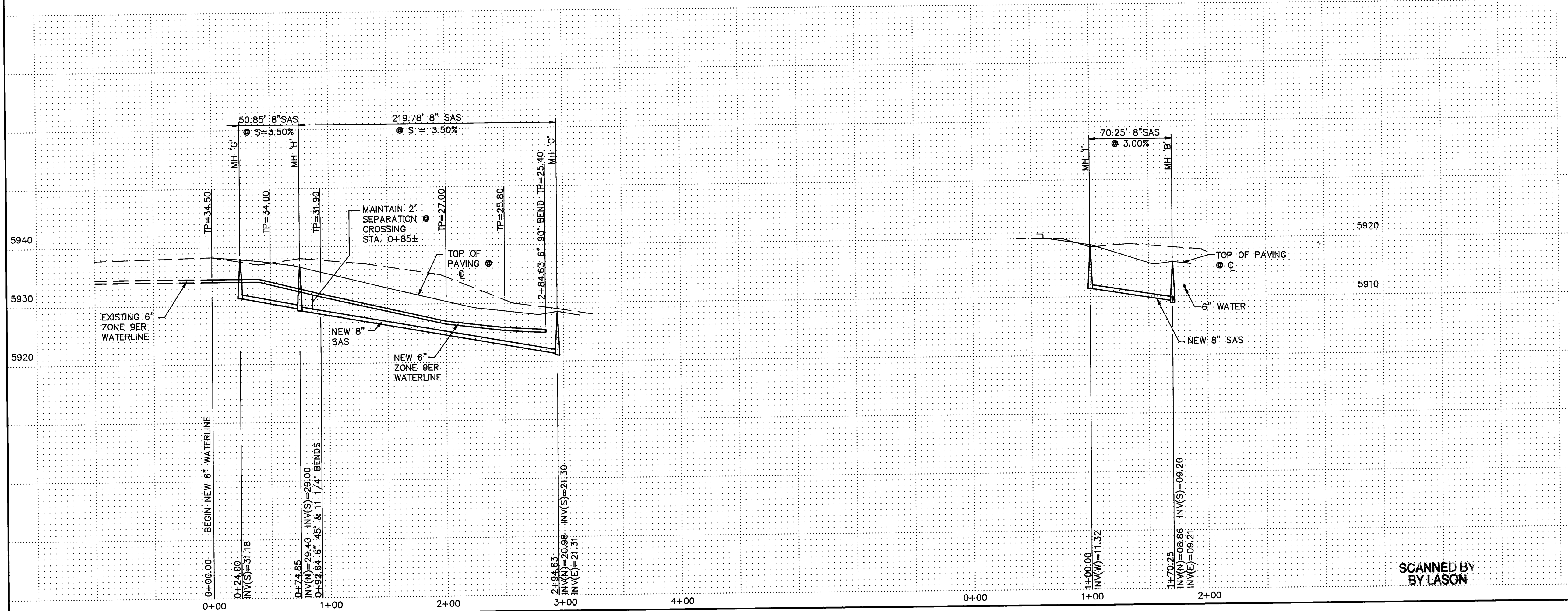
1-6" 45° BEND
1-6" 11 1/4° BEND
DEFLECT WATERLINE
01'32"56" LT
RESTRAIN ALL JOINTS WITHIN
10' OF BENDS

1-6" 45° BEND
1-6" 11 1/4° BEND
DEFLECT WATERLINE
01'32"56" LT
RESTRAIN ALL JOINTS WITHIN
10' OF BENDS



SETTER DRIVE NE

NARCISCO (KNUCKLE)



- LEGEND**
- ④.5 SAS SERVICE LINE INVERT ● R
 - SINGLE WATER METER & BOX
 - ▣ DOUBLE WATER METER & BOX
 - ✂ GATE VALVE
 - ⊕ FIRE HYDRANT
 - SANITARY SEWER AND MH
 - └ WATER LINE W/ M.J. FITTING

SAS SERVICE TABLE

LOT	STATION	INV.	@	R/W
3	1+00 (MH)	14.5	-	
4	1+00 (MH)	16.4	-	
9	1+02 RT	31.0	-	
10	0+28 LT	34.1	-	
11	0+70 LT	32.8	-	
12	0+81 LT	32.8	-	
13	0+92 LT	31.8	-	
14	1+18 LT	31.5	-	

WATER VALVE SHUT-OFF

1. TO EXTEND ZONE 9ER WATERLINE, OPERATE EXISTING 6" VALVE SHOWN NEAR THE INTERSECTION OF PINE BUTTE ROAD AND SETTER DRIVE NE.



12-2-92

26 4568.90 12193

720WTR2.DWG		11/25/92	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: SANDIA HILLS Water/SAS Plan & Profile SETTER DRIVE NE & NARCISCO (KNUCKLE)			
APPROVALS	ENGINEER	DATE	APPROVALS
DRC CHAIRMAN	3/4/92	12/24/92	WATER
TRANSPORTATION	W.P. 12/10/92	12/10/92	WASTE WATER
HYDROLOGY	12/17/92	12/17/92	
PROJECT NO.	4568.90	MAP NO.	J-23
		SHEET	12
		OF	12