

CONSTRUCTION PLANS FOR

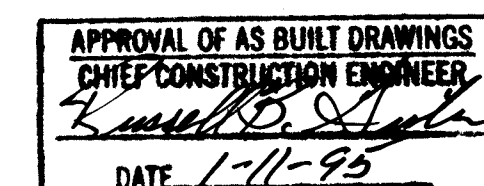
LAS MANZANITAS SUBDIVISION

DRAINAGE, GRADING, PAVING, AND UTILITY IMPROVEMENTS

INDEX

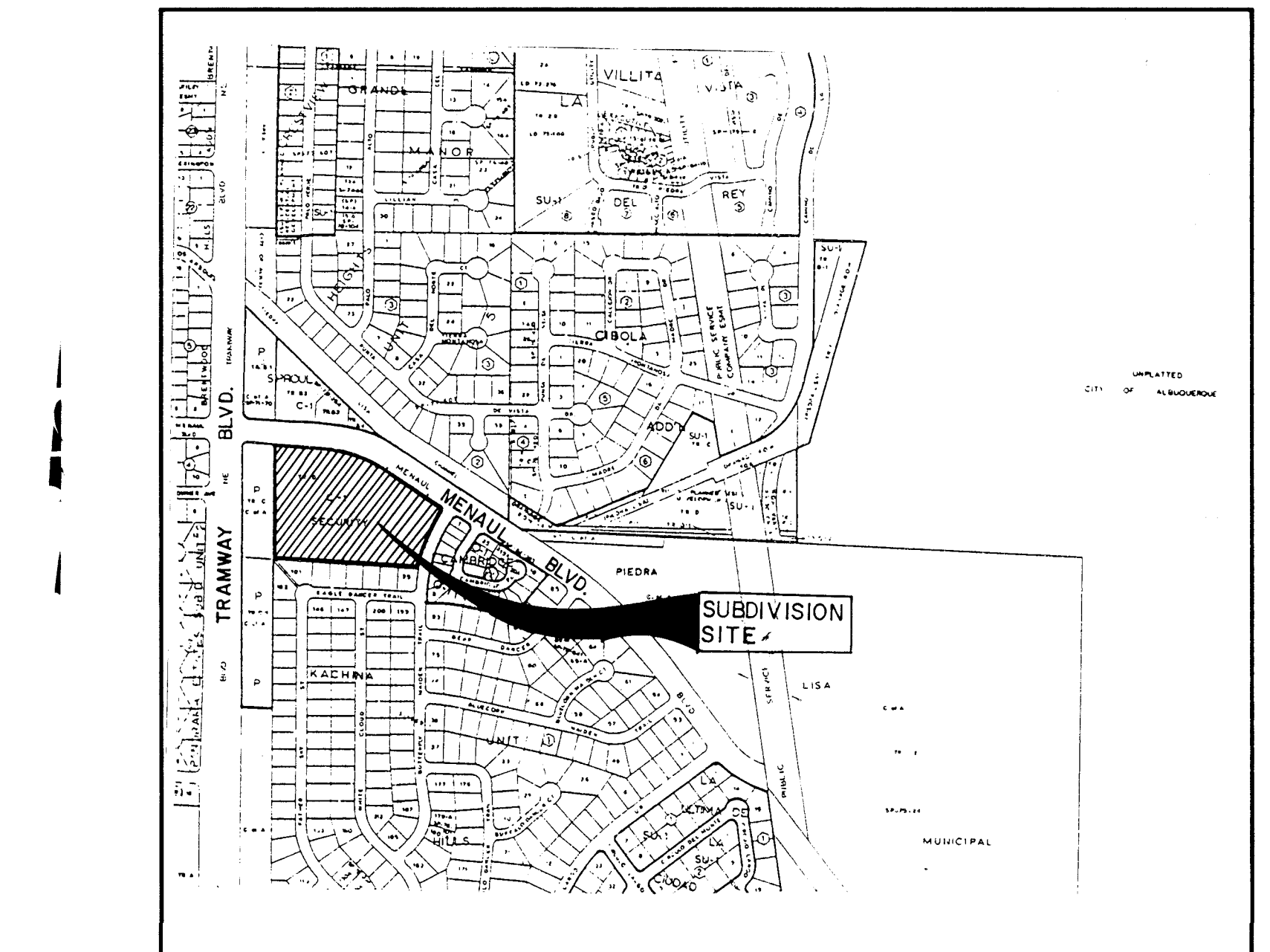
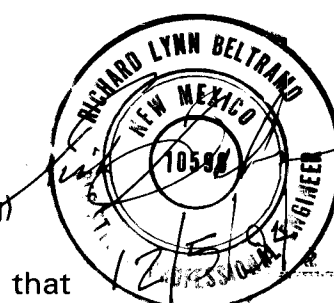
SHT. NO.	TITLE
1.	TITLE SHEET
2.	PLAT
3.	OVERALL PAVING PLAN
4.	OVERALL UTILITY PLAN
5.	GRADING PLAN
6.	MENAU BLVD. / COURTYARD DR. INTERSECTION GEOMETRY
7.	COURTYARD DRIVE / THOMTE ROAD - PLAN & PROFILE
8.	JOELLE ROAD - PLAN & PROFILE
9.	COURTYARD DRIVE / THOMTE ROAD - UTILITIES
10.	JOELLE ROAD - UTILITIES
11.	STORM DRAIN - PLAN & PROFILE
12.	GRADING DETAILS / STREET PAVING SECTIONS
13.	WALL DETAILS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4704.900195



RECORD DRAWINGS CERTIFICATION

I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the 'Record' information shown on these drawings was obtained from as-built survey information (provided by Western Land Surveying) and other materials provided by the contractor (Hydro Systems, Inc.), the city inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.



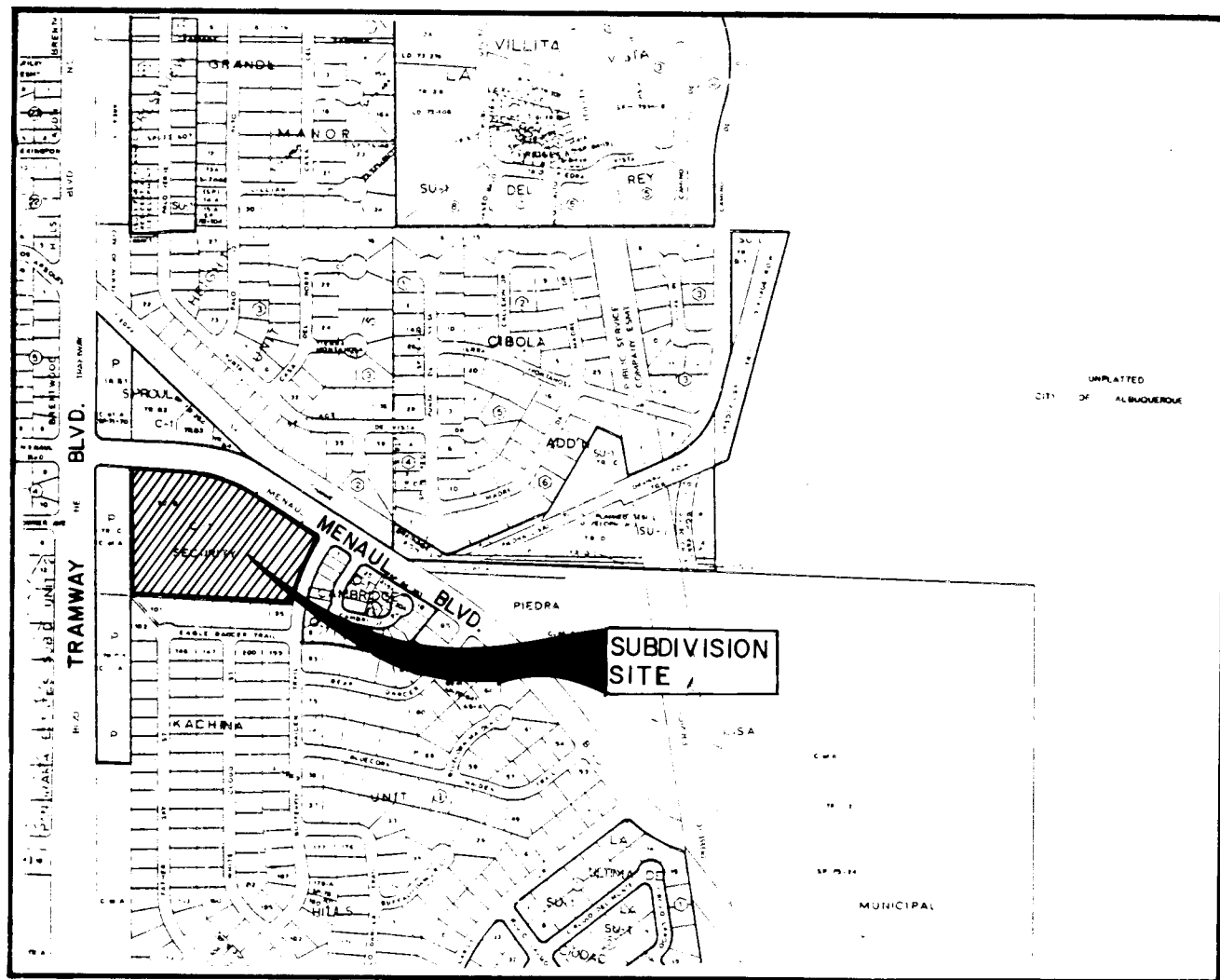
LOCATION MAP
ZONE ATLAS MAP H-23.7

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, AND UNLESS STATED OTHERWISE OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 4.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES BEING CONNECTED TO AND ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 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 MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE DONE BY THE RESPONSIBLE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT OF WAY OR EASEMENTS TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF EQUIPMENT AND/OR STORAGE OF MATERIALS IS NOT ALLOWED EXCEPT BY PERMISSION OF PROPERTY OWNER. RESTORATION OF PRIVATE IMPROVEMENTS WILL BE AT THE CONTRACTOR'S EXPENSE.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADING ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D 1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.

APPROVAL OF REVISIONS

PLANS PREPARED UNDER DIRECTION OF 	AVID SCANNED BY BY LASON	APPROVED FOR CONSTRUCTION <i>[Signature]</i> CITY ENGINEER
DATE: 1-11-95 SCANNED BY BY LASON	PROJECT NO. 4704.90	SHEET 1 of 13



VICINITY MAP
ZONE ATLAS MAP NO. H-23-Z

SUBDIVISION DATA

1. DRB Case No. 93-101
2. Zone Atlas Index No.: H-23-Z
3. Number of Lots Created: 41 Lots
4. Gross Subdivision Acreage: 7.9111 Ac.
5. Total Mileage of Full Width Streets Created: 0.277 Miles
6. Date of Survey: January, 1993

NOTES

1. Bearings are grid bearings based on New Mexico State Plane Grid System (Central Zone).
2. Distances are ground distances.
3. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "N.M.P.S. 11462" shown hereon by ▲.
4. ● Denotes found 5/8" rebar w/plastic cap stamped "PS 6446".
5. ○ Denotes found 5/8" rebar w/plastic cap stamped "PS 6544 Weaver".
6. □ Denotes found cross "+" in sidewalk.
7. ● Denotes point set this survey rebar w/ plastic cap "NMP.S. 11462".
8. All lots to have a 10' Public Utility Easement (P.U.E.) along the front Lot Line, to be granted by this plat.
9. Plat shows all easements of record

PURPOSE OF PLAT

1. Subdivide Tract D Sproul - Security Subdivision No. 1 into Courtyard Estates Subdivision containing 41 Lots.
2. Dedicate public street rights-of-way for residential streets.
3. Grant Public Utility Easements (P.U.E.), drainage, storm drain, a waterline easements.

DESCRIPTION

A certain tract of land situate within Section 11, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract D, Sproul-Security Subdivision No. 1, as the same is shown and designated on the plat entitled "SPROUL-SECURITY NUMBER NO. 1", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 14, 1975, in Volume D6, Folio 134, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point, a cross scratch in the sidewalk, on the southerly right-of-way line of Menaul Blvd. NE and the northerly boundary line of said Tract D, being the northwest corner of the tract herein described, from whence the City of Albuquerque Control Monument "1-H23" bears N56°30'29"W a distance of 207.54 feet;

Thence following along said right-of-way and boundary line S88°04'39"E a distance of 231.00 feet to a point of curvature, a rebar with plastic cap stamped "LS 6544 WEAVER";

Thence continuing along said right-of-way and boundary line 264.08 feet along a curve to the right having a radius of 500.31 feet, a delta of 30°14'32" and a chord bearing S72°57'23"E a distance of 261.02 feet to a point of tangency, a rebar with plastic cap stamped "LS 6544 WEAVER";

Thence continuing along said right-of-way and boundary line S57°50'07"E a distance of 339.78 feet to a point of curvature, a rebar with plastic cap stamped "LS 6446";

Thence leaving said right-of-way line 39.27 feet along a curve to the right having a radius of 25.00 feet, a delta of 90°00'00" and a chord bearing S12°50'07"E a distance of 35.36 feet a point of reverse curvature, a rebar with plastic cap stamped "LS 6446", being a point on the westerly right-of-way line of Butterfly Maiden Trail and on the easterly boundary line of said Tract D;

Thence following along said right-of-way and boundary line 276.88 feet along a curve to the left, having a radius of 755.00 feet, a delta of 21°00'44" and a chord bearing S21°39'31"W a distance of 275.33 feet to a point, a rebar with plastic cap stamped "LS 6544 Weaver";

Thence leaving said right-of-way and boundary line and following the southerly boundary line of said Tract D N88°04'39"W a distance of 668.42 feet to a point;

Thence leaving said boundary line and following the westerly boundary line of said Tract D N00°31'24"W a distance of 211.34 feet to a point, a rebar with plastic cap stamped "LS 6544 WEAVER";

Thence continuing along said boundary line N00°46'17"W a distance of 321.77 feet to the point and place of beginning, containing 7.9111 acres more or less.

OWNER'S FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof. Said owner and/or proprietor does hereby dedicate all public street right-of-way to the City of Albuquerque in fee simple. Said owner and/or proprietor does hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved for 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.

ISH, Inc.

Mike Knight
Mike Knight, Secretary/Treasurer

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

On this 14th day of April, 1992, the foregoing instrument was acknowledged before me.

Notary Public

SUBDIVISION PLAT FOR LAS MANZANITAS Albuquerque, New Mexico March, 1993

APPROVED AND ACCEPTED BY

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M. _____ Date _____

City Engineering Div., City of Albuquerque, N.M. _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____

Traffic Div., City of Albuquerque, N.M. _____ Date _____

Water Utilities Dept., City of Albuquerque, N.M. _____ Date _____

Parks and Recreation Dept., City of Albuquerque, N.M. _____ Date _____

City Surveyor, City of Albuquerque, N.M. _____ Date _____

Property Management, City of Albuquerque, N.M. _____ Date _____

County Treasurer, Bernalillo County, N.M. _____ Date _____

Gas Company of New Mexico _____ Date _____

U.S. West Telecommunications _____ Date _____

Public Service Company of New Mexico _____ Date _____

Jones Intercable, Inc. _____ Date _____

SURVEYOR'S CERTIFICATION

I, Ruan S. Bacigalupa, a duly qualified Registered Professional 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, from an actual field survey performed in January 1993, and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989), and is true and correct to the best of my knowledge and belief.

Ruan S. Bacigalupa
Ruan S. Bacigalupa, N.M.P.S. 11462 _____ Date 3/19/93

2137.06

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Seagull St., NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

SHEET 1 OF 2

ACS BRASS TABLET "1-H23"
X=425,951.39
Y=1,495,925.88
NAD 27
ΔC = -00°08'33"
GRND TO GRD =
0.99962884

TRACT B-1
SPROUL-SECURITY
SUBDIVISION No. 1
FILED: MAR. 14, 1975
VOL. D6, FOLIO 134

ACS BRASS TABLET "4-H22"
X=425,951.39
Y=1,495,925.88
NAD 27
ΔC = -00°08'33"
GRND TO GRD =
0.99962884

SCANNED BY
BY LASON

SCANNED BY
BY LASON

DETAIL "A"**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	755.00'	140.01'	275.33'	275.33'	S21°39'31"W	21°00'00"
C2	25.00'	39.27'	25.00'	25.00'	S72°57'23"E	90°00'00"
C3	500.31'	264.08'	135.19'	261.02'	S72°57'23"E	30°14'32"
C4	755.00'	114.61'	71.86'	103.78'	S44°18'01"E	87°33'15"
C5	77.50'	202.57'	286.81'	149.63'	N17°02'37"E	149°45'28"
C6	77.50'	47.85'	24.72'	47.10'	N74°13'59"E	35°22'44"
C7	77.50'	100.72'	58.90'	93.78'	N19°18'40"E	74°27'54"
C8	77.50'	53.99'	28.14'	52.90'	N37°52'42"W	39°54'50"
C9	377.31'	101.96'	196.85'	196.85'	S72°57'23"E	30°14'32"
C10	25.00'	18.50'	24.11'	24.11'	S44°25'28"E	87°18'22"
C11	30.00'	45.71'	9.70'	18.08'	S20°40'35"W	42°23'58"
C12	40.00'	37.56'	20.29'	36.20'	N14°58'33"E	53°48'02"
C13	40.00'	40.00'	21.85'	38.35'	S40°34'20"E	57°17'45"
C14	40.00'	42.71'	23.68'	40.76'	N80°09'05"E	61°15'23"
C15	25.00'	18.50'	23.42'	23.42'	N02°30'54"W	42°23'58"
C16	25.00'	18.50'	23.42'	23.42'	N02°30'54"W	42°23'58"
C17	25.00'	18.50'	23.42'	23.42'	N02°30'54"W	42°23'58"
C18	40.00'	42.71'	23.68'	40.76'	N80°09'05"E	61°15'23"
C19	40.00'	39.61'	21.64'	38.06'	N45°12'29"E	56°49'01"
C20	40.00'	26.97'	14.02'	26.46'	N02°30'54"W	42°23'58"
C21	25.00'	20.90'	8.98'	17.89'	N02°06'54"E	47°53'20"
C22	100.50'	17.92'	4.82'	4.82'	S20°57'06"W	10°12'56"
C23	100.50'	4.82'	2.41'	2.41'	N14°28'15"E	02°44'47"
C24	25.00'	23.23'	12.53'	22.40'	S39°42'49"W	53°13'55"
C25	40.00'	39.02'	21.22'	37.49'	N38°23'08"E	55°53'18"
C26	40.00'	40.00'	21.85'	38.35'	S18°12'24"E	57°17'45"
C27	40.00'	37.27'	20.11'	35.93'	N73°32'41"W	53°22'49"
C28	25.00'	18.50'	9.70'	18.08'	N79°02'06"W	42°23'58"
C29	400.31'	44.63'	22.34'	44.61'	N61°01'46"W	06°23'17"

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C30	400.31'	57.14'	28.62'	57.10'	N68°18'47"W	08°10'45"
C31	400.31'	57.14'	28.62'	57.10'	N76°29'31"W	08°10'45"
C32	400.31'	57.14'	28.62'	57.10'	N84°19'46"W	07°29'45"
C33	25.00'	38.09'	23.85'	34.51'	N44°25'28"W	87°18'22"
C34	30.00'	48.53'	31.44'	43.41'	N45°34'32"E	92°41'38"
C35	25.00'	40.45'	26.20'	36.18'	S45°34'32"W	92°41'38"
C36	75.00'	70.46'	49.83'	71.95'	S44°18'01"E	87°33'15"
C37	54.50'	142.45'	201.69'	105.23'	N17°02'37"E	149°45'28"
C38	354.31'	11.47'	5.73'	11.47'	S58°45'45"E	01°51'16"
C39	354.31'	65.32'	32.76'	65.23'	S64°58'18"E	10°33'50"
C40	354.31'	61.62'	30.89'	61.54'	N75°14'08"W	09°57'51"
C41	354.31'	48.60'	24.34'	48.57'	N30°16'46"E	03°46'14"
C42	755.00'	49.69'	24.85'	49.68'	N25°45'22"E	05°16'33"
C43	755.00'	69.52'	34.79'	69.50'	S20°40'41"W	04°52'49"
C44	755.00'	64.31'	32.17'	64.29'	S14°41'43"W	07°05'07"
C45	755.00'	93.37'	46.74'	93.31'	N84°19'46"W	07°29'45"
C46	500.31'	65.45'	32.77'	65.41'	S76°29'31"E	08°10'45"
C47	500.31'	71.42'	35.77'	71.36'	S68°18'47"E	08°10'45"
C48	500.31'	71.42'	35.77'	71.36'	S61°01'46"E	06°23'17"
C49	500.31'	55.78'	27.92'	55.75'		

TANGENT DATA

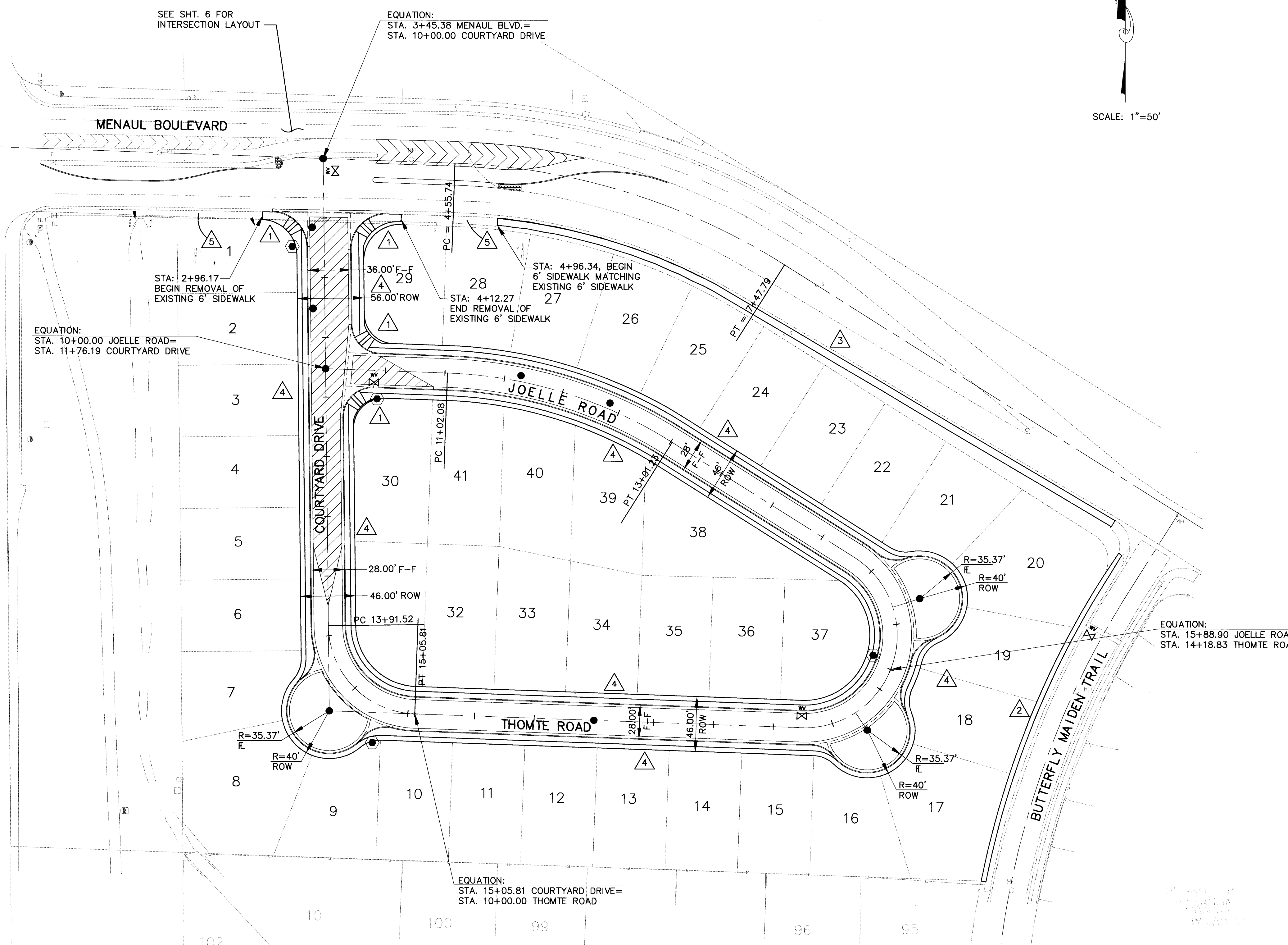
LINE	DIRECTION	DISTANCE
T1	N00°31'24"W	71.86'
T2	S88°04'39"E	71.86'
T3	N33°27'23"W	17.55'
T4	S72°04'43"W	23.54'
T5	S00°31'24"E	6.71'
T6	N57°50'07"W	8.07'
T7	N57°50'07"W	13.14'
T8	N88°04'39"W	5.01'
T9	S88°04'39"E	11.55'
T10	N88°04'39"W	60.75'
T11	S88°04'39"E	60.00'
T12	S78°36'50"E	60.83'
T13	S78°36'50"E	60.83'
T14	S78°36'50"E	60.83'
T15	S88°04'39"E	5.59'
T16	S88°04'39"E	51.65'
T17	S88°04'39"E	64.48'
T18	N89°13'43"E	100.00'

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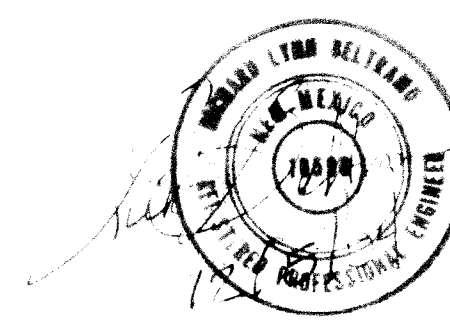
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8100 Seagull St., NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

SHEET 2 OF 2

TRAMWAY BOULEVARD



RECORD DRAWINGS CERTIFICATION



I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the Record Information shown on these drawings was obtained from as-built survey information (provided by Western Land Surveying) and other materials provided by the contractor (Hydro Systems, Inc.), the City Inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.

SCANNED BY
BY LASON

GENERAL NOTES:

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY, EXCEPT 56.00' RIGHT-OF-WAY SECTION OF COURTYARD DRIVE.

KEYED NOTES:

1. CONSTRUCT WHEELCHAIR RAMPS PER COA DRW. 2441, TYPE II.

2. BUILD 4' SIDEWALK THIS CONTRACT

3. BUILD 6' SIDEWALK THIS CONTRACT

4. FUTURE 4' SIDEWALK, BY OTHERS.

5. EXISTING 6' SIDEWALK

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION
- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE

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Civil • Structural • Transportation
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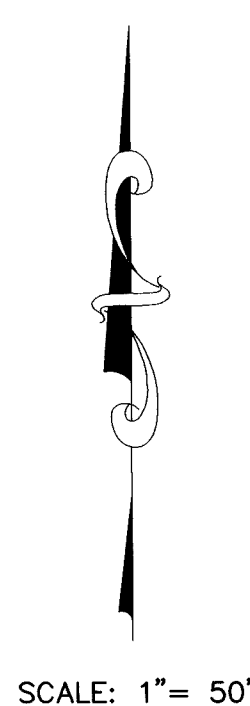
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

TITLE:
LAS MANZANITAS
OVERALL PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	7-1-93	Water	<i>[Signature]</i>	7-20-93
Transportation	<i>[Signature]</i>	7-1-93	Waste Water	<i>[Signature]</i>	7-20-93
Hydrology	<i>[Signature]</i>	8-10-93			

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		
CONTRACTOR	DATE	THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS LOCATED AT THE INTERSECTION OF MENAUL AND TRAMWAY IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED '1-H23, 1982' SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA. STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33	NO.	DATE	NO.	DATE	NO.	DATE

NO.	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY	ETS	DATE	5/93
DRAWN BY	RAYJ	DATE	5/93
CHECKED BY	RIB	DATE	5/93



I, Rick Boltz, a Registered Professional Engineer of New Mexico, do hereby certify that the Record information shown on these drawings was obtained from as built survey information provided by Western Land Surveying and other materials provided by the contractor (Hydro Systems, Inc.), the city inspector, the owner and other sources under the direction and supervision and that the Record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. The project was supervised by the City of Albuquerque.

DRAWING NO.	4704.90	MAP NO. H-23-Z	SHEET 4	OF 13
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[illegible]

See Sheet II for Storm Drain.

GRADING CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of as-built survey information (provided by the owners licensed surveyor), certify the site grading and drainage improvements are complete and in substantial compliance with the approved drainage report and construction plans. This certification does not address construction methods, techniques, performance, or compliance to plan specifications (with exceptions below).

Side yard swales are an exception to this certification. I.S.H., Inc. is assuming all responsibility associated with final grading of the sideyard swales as indicated by the letter to AVID Engineering, Inc., dated December 21, 1994. This responsibility extends to lots owned by others. The letter states that "ISH, Inc. will be responsible for the side yard swales at the subdivision known as Las Manzanitas. We shall inform all lot owners and home builders that each lot's side yard shall conform with the plans as filed with the City of Albuquerque."

SECTION A-A

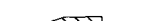
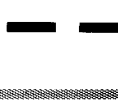
NTS
TEMPORARY EROSION CONTROL BERM
A BERM WITH THE DIMENSIONS SHOWN SHALL
BE MAINTAINED DURING CONSTRUCTION.

AS-BUILT LEGEND

BW = Bottom Of Wall
TW = Top Of Wall
TBW = Top Back of Side Walk
A PREVIOUS DESIGN REVISION
402 PREVIOUS DESIGN REV. ELEVATION

SCALE: 1"=40'

LEGEND

- | | |
|---|---|
|  | PROPOSED CURB & GUTTER |
|  | EXISTING GROUND CONTOUR |
|  | TRANSITION SECTION
FROM CROWN TO
NO CROWN SECTION |
|  | PROPOSED CONCRETE
VALLEY GUTTER |
|  | PROPOSED WHEELCHAIR RAMP |
|  | PROPOSED SANITARY
SEWER MANHOLE |
|  | EXISTING STORM OR SANITARY
SEWER MANHOLE |
|  | PROPOSED WATER VALVE |
|  | EXISTING WATER VALVE |
|  | PROPOSED SPOT ELEVATION |
|  | PROPOSED FLOW DIRECTION |
|  | TEMPORARY EROSION
CONTROL BERM |
|  | PROPOSED RETAINING WALL |
|  | DRAINAGE BASIN |
|  | PROPOSED PAD & ELEVATION |

PADS

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS MANZANITAS SUBDIVISION					
GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B.G. Goodale</i>	9-02-93	Water	N/A	7/20/93
Transportation	<i>N.A. K. W.</i>	8-08-93	Waste Water		
Hydrology	<i>J. K. W.</i>	8-16-93			

DRAWING NO.	4704.90	MAP NO.	H-23-Z	SHEET	OF	5	13
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RECORD DRAWINGS CERTIFICATION

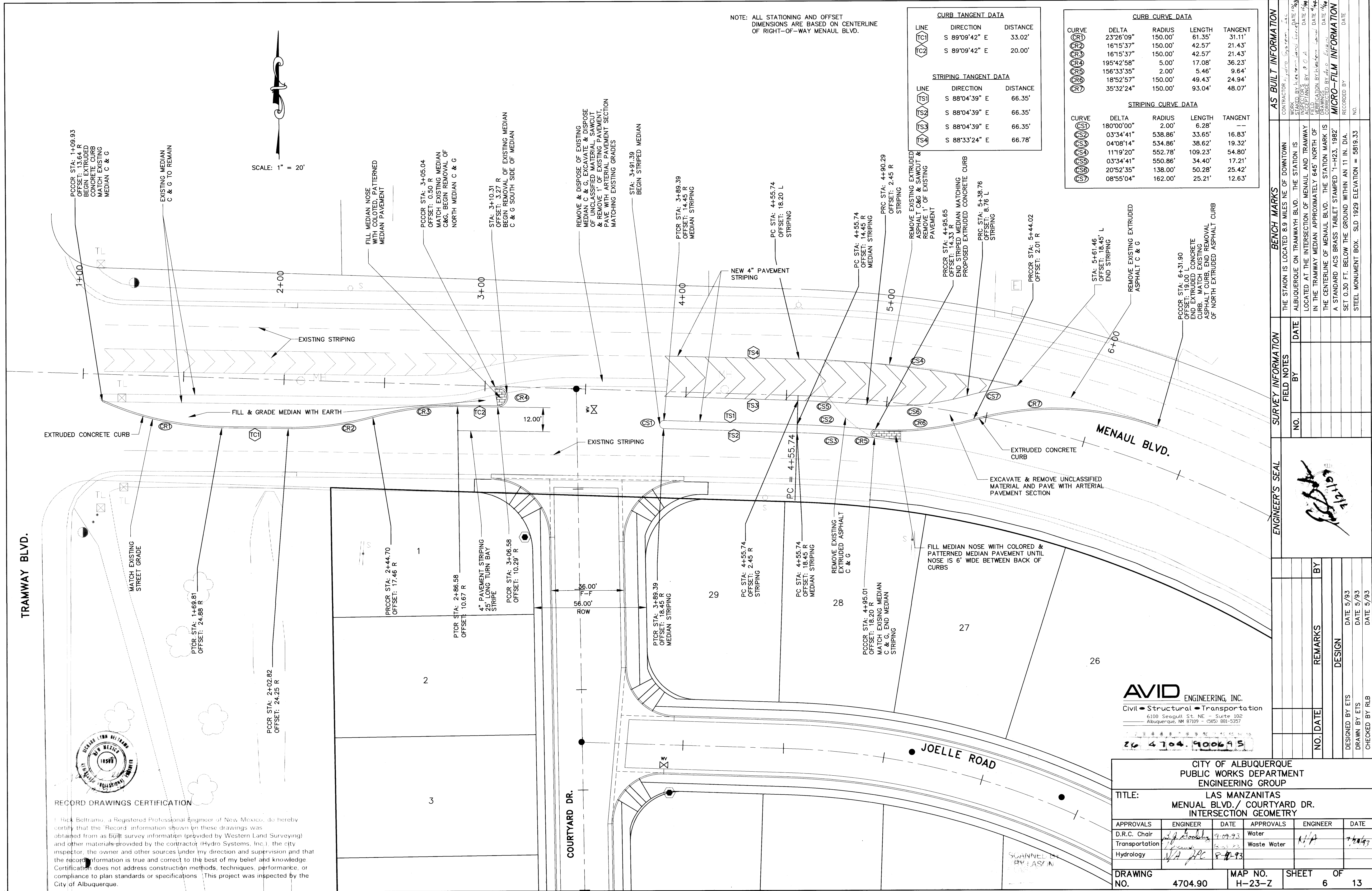
I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the "Retord" information shown on these drawings was obtained from as-built survey information (provided by Western Land Surveying) and other materials provided by the contractor (Hydro Systems, Inc.), the city inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.

SCANNED BY
BY LASON

* 4' Ret. Wall Not Constructed
3' Ret. Wall Varies From 2'
To 6' Height.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		4	7	0	4	.	9	0	0	5	9	5	

EXHIBIT 2



NOTE: ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY MENAUL BLVD.

CURB TANGENT DATA		
LINE	DIRECTION	DISTANCE
(C1)	S 89°09'42" E	33.02'
(C2)	S 89°09'42" E	20.00'

STRIPING TANGENT DATA		
LINE	DIRECTION	DISTANCE
(TS1)	S 88°04'39" E	66.35'
(TS2)	S 88°04'39" E	66.35'
(TS3)	S 88°04'39" E	66.35'
(TS4)	S 88°33'24" E	66.78'

CURB CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
(CR1)	23°26'09"	150.00'	61.35'
(CR2)	16°15'37"	150.00'	42.57'
(CR3)	16°15'37"	150.00'	42.57'
(CR4)	195°42'58"	5.00'	17.08'
(CR5)	156°33'35"	2.00'	9.64'
(CR6)	18°52'57"	150.00'	49.43'
(CR7)	35°32'24"	150.00'	93.04'

STRIPING CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
(CS1)	180°00'00"	2.00'	6.28'
(CS2)	03°34'41"	538.86'	33.65'
(CS3)	04°08'14"	534.86'	38.62'
(CS4)	11°19'20"	552.78'	109.23'
(CS5)	03°34'41"	550.86'	34.40'
(CS6)	20°52'35"	138.00'	50.28'
(CS7)	08°55'04"	162.00'	25.21'

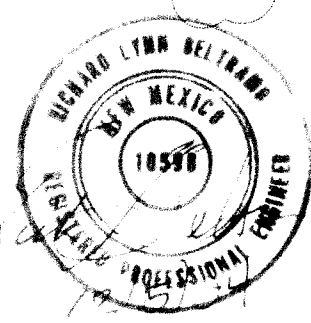
AS BUILT INFORMATION		
CONTRACTOR	Hydro Systems, Inc.	
WORK	STAKED BY	DATE
STAKED BY	DATE	
ACCEPTANCE BY	DATE	
FIELD	DATE	
ADJUSTMENT BY	DATE	
REVISIONS	DATE	
CORRECTED BY	DATE	
MICRO-FILM INFORMATION		
RECORDED BY	DATE	
NO.		

BENCH MARKS		
THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN		
ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS		
LOCATED AT THE INTERSECTION OF MENAUL AND TRAMWAY		
IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF		
THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS		
A STANDARD ACS BRASS TABLET STAMPED "1-H23, 1982"		
SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA.		
STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33		

SURVEY INFORMATION		
FIELD NOTES	DATE	
NO.	BY	

ENGINEER'S SEAL		
NO.	DATE	REMARKS
BY		
DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: LAS MANZANITAS MENAUL BLVD./ COURTYARD DR. INTERSECTION GEOMETRY					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		9-09-93	Water		
Transportation		9-09-93	Waste Water		
Hydrology		8-10-93			
DRAWING NO.	4704.90	MAP NO.	H-23-Z	SHEET	OF
				6	13

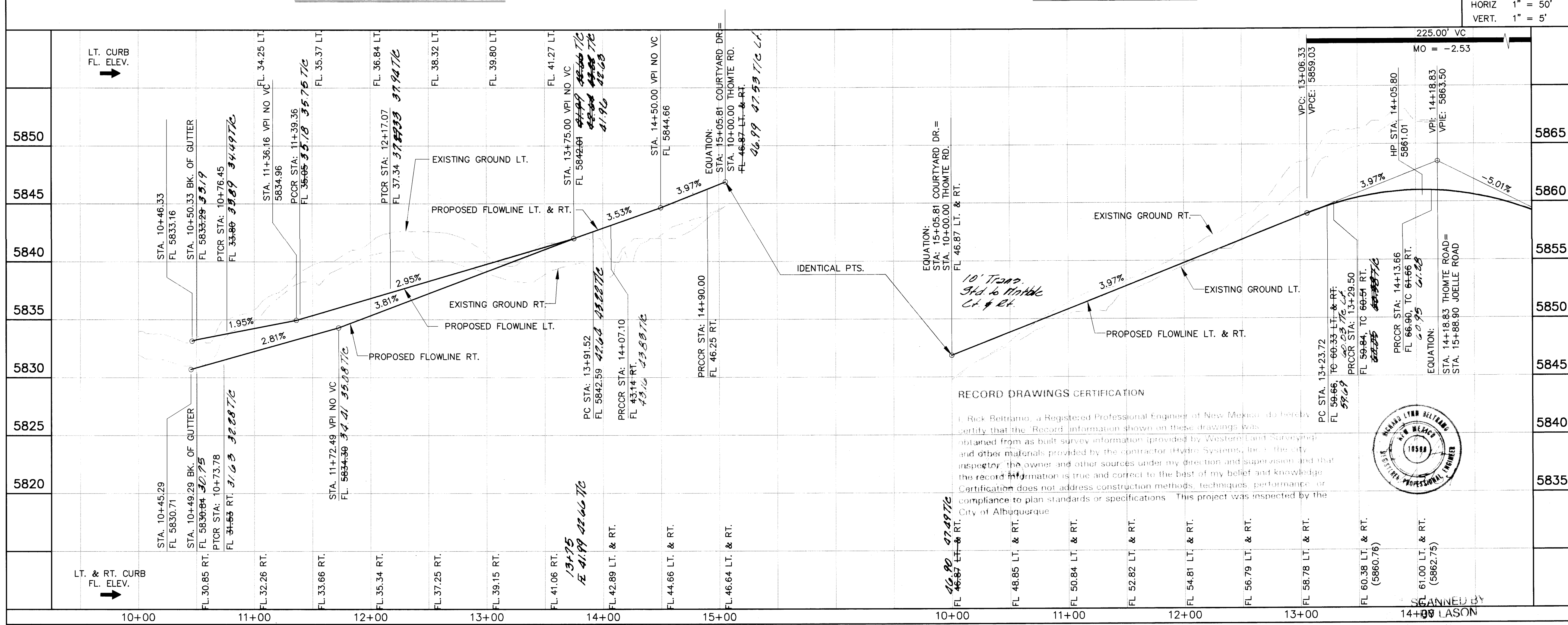
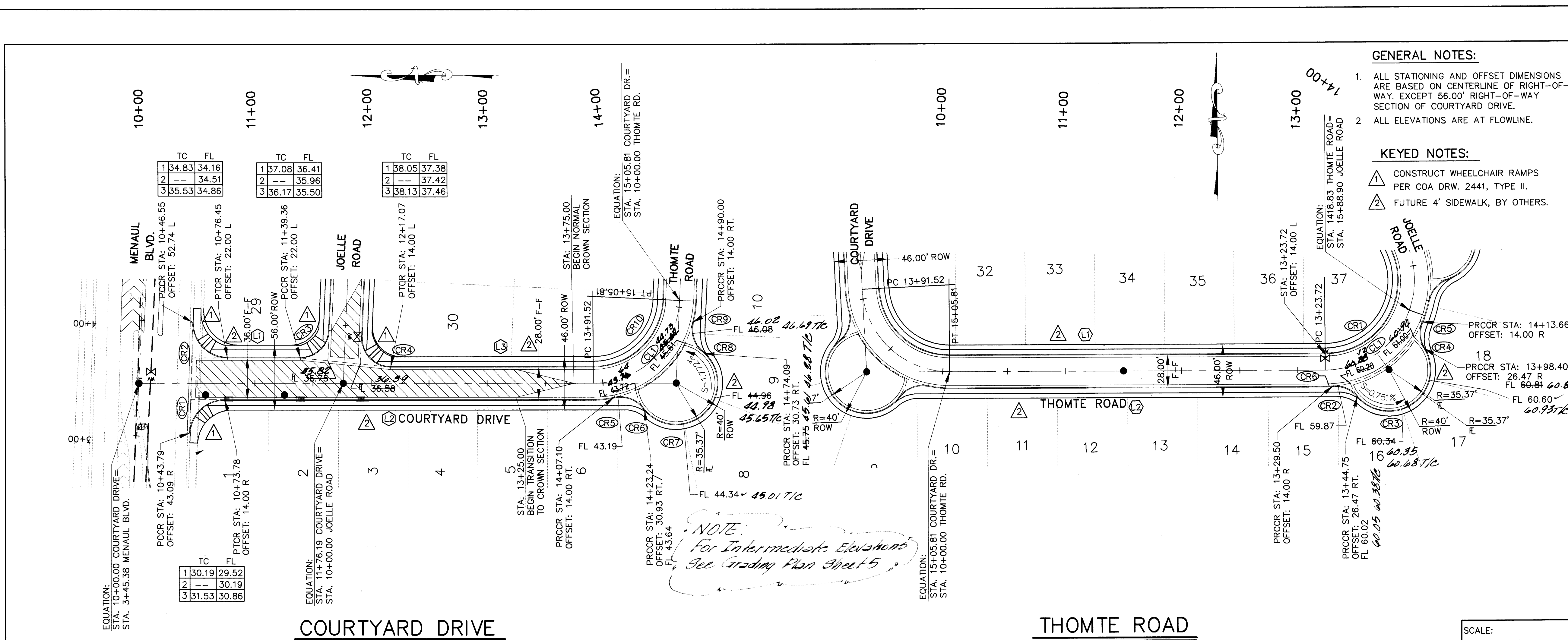


RECORD DRAWINGS CERTIFICATION

I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the "Record" information shown on these drawings was obtained from as built survey information (provided by Western Land Surveying) and other materials provided by the contractor (Hydro Systems, Inc.), the city inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

26 4704.900695



COURTYARD DRIVE

CURVE DELTA RADIUS LENGTH TANGENT

CL1 87°33'15" 75.00' 114.61' 71.86'

THOMTE ROAD

CURVE DELTA RADIUS LENGTH TANGENT

CL1 70°18'53" 77.50' 95.11' 54.58'

LEGEND

CENTERLINE OF STREET

EXISTING CURB & GUTTER

PROPOSED ASPHALT CURB

PROPOSED STANDARD CURB & GUTTER

PROPOSED WHEELCHAIR RAMP

PROPOSED CONCRETE VALLEY GUTTER

TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION

PROPOSED STORM INLET

PROPOSED SANITARY SEWER MANHOLE

PROPOSED STREET LIGHT LOCATION

EXISTING VALVES

EXISTING MANHOLE

AS BUILT INFORMATION

CONTRACTOR: *Western Land Surveying, Inc.*

DATE: *5/93*

BENCH MARKS

THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS LOCATED AT THE INTERSECTION OF MENAUL AND TRAMWAY IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-H23, 1982" SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA. STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33

SURVEY INFORMATION

NO. BY DATE

ENGINEER'S SEAL

Richard L. Bellano

REMARKS

DESIGN

DATE: 5/93

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

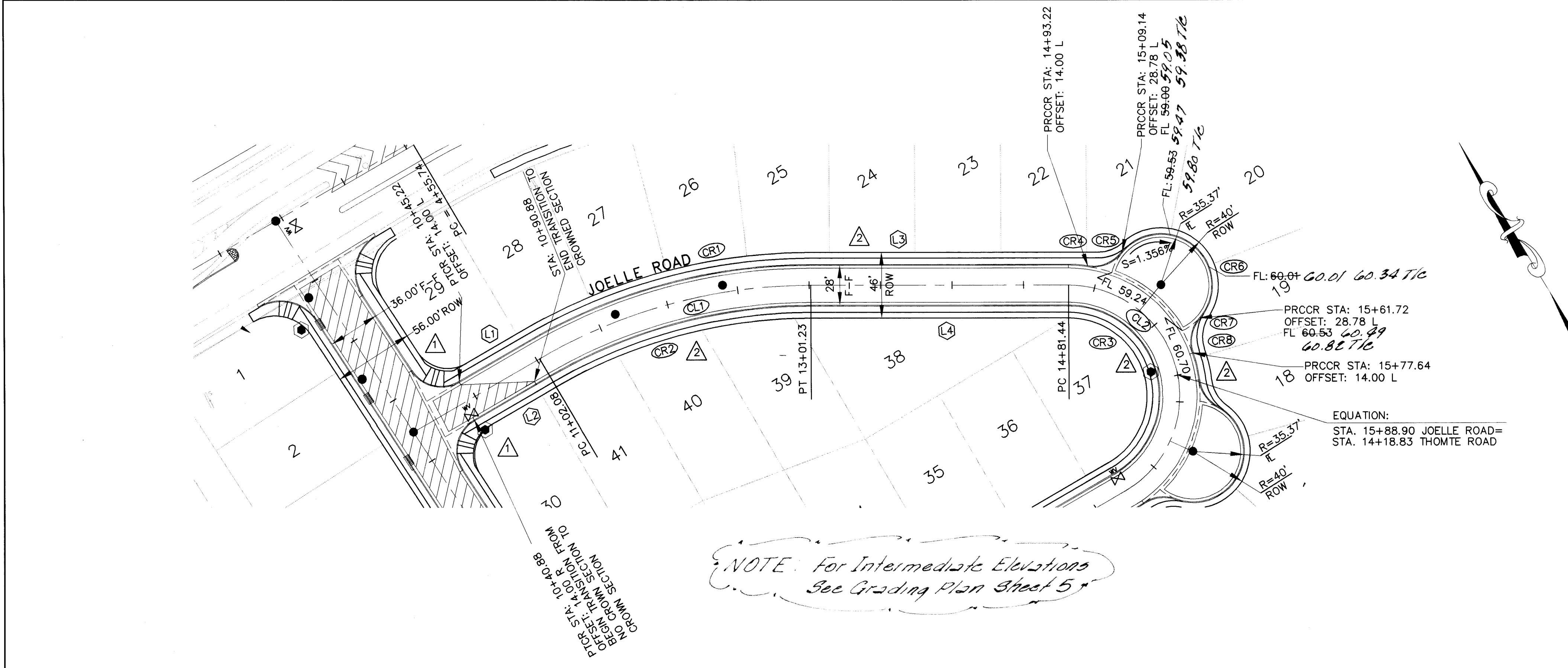
ENGINEERING GROUP

TITLE: LAS MANZANITAS COURTYARD DRIVE & THOMTE ROAD PAVING PLAN AND PROFILE

APPROVALS

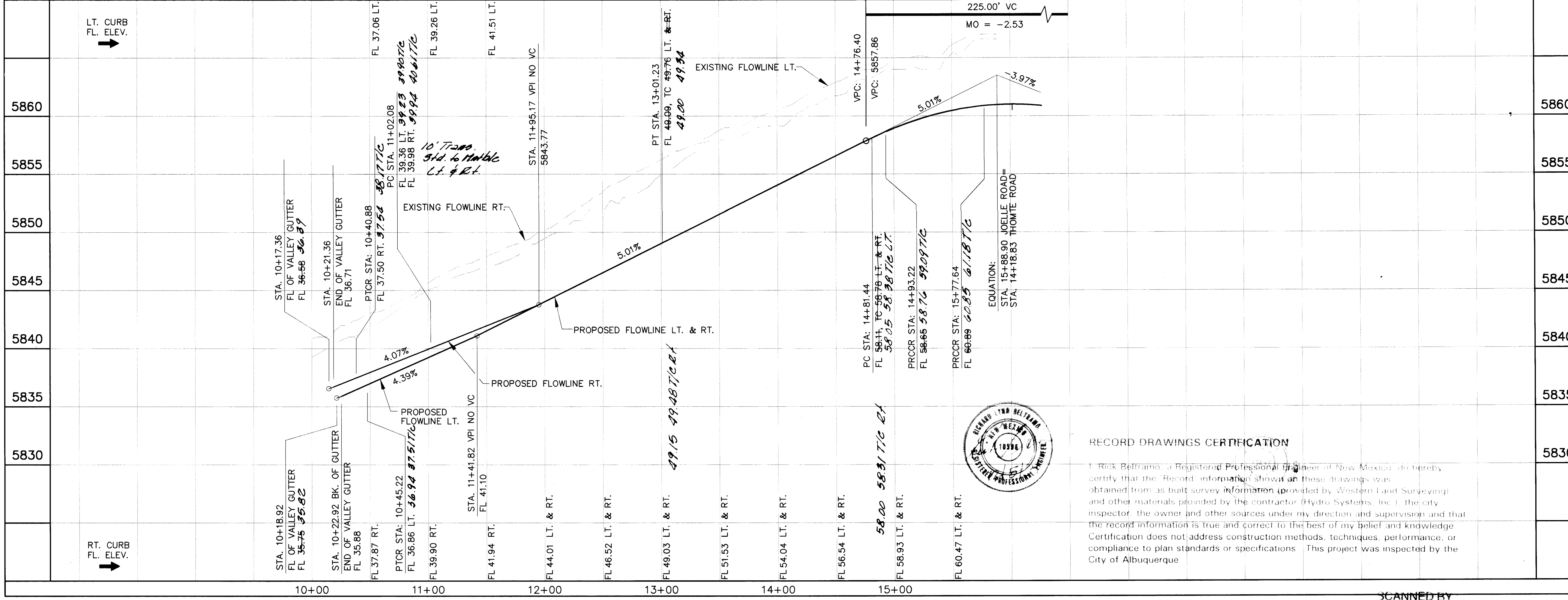
ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>5/93</i>	Water	<i>N/A</i>	<i>5/93</i>
Transportation	<i>5/93</i>	Waste Water	<i>N/A</i>	<i>5/93</i>
Hydrology	<i>5/93</i>			

DRAWING NO. 4704.90 **MAP NO.** H-23-Z **SHEET** 7 **OF** 13



JOELLE ROAD

SCALE:
HORIZ. 1" = 50'
VERT. 1" = 5'



RECORD DRAWINGS CERTIFICATION
I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the Record information shown on these drawings was obtained from as built survey information provided by Western Land Surveying and other materials provided by the contractor (Hydro Systems, Inc.). The City Inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.

GENERAL NOTES

- ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
- ALL ELEVATIONS ARE AT FLOWLINE.

KEYED NOTES:

- CONSTRUCT WHEELCHAIR RAMPS PER COA DRW. 2441, TYPE II.
- FUTURE 4' SIDEWALK, BY OTHERS.

JOELLE ROAD

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	30°14'32"	377.31'	199.15'	101.96'
CL2	79°26'43"	77.50'	107.46'	98.17'

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	30°14'32"	391.31'	206.54'	105.74'
CR2	30°14'32"	363.31'	191.76'	98.17'
CR3	79°26'43"	63.50'	88.05'	52.76'
CR4	08°42'32"	91.50'	13.91'	6.97'
CR5	60°07'16"	25.00'	26.23'	14.47'
CR6	182°39'08"	35.38'	112.77'	1528.19'
CR7	60°07'16"	25.00'	26.23'	14.47'
CR8	08°19'45"	91.50'	13.30'	6.66'

TANGENT DATA

REF. NO.	BEARING	DISTANCE
1	N 88°04'39" W	56.86'
2	N 88°04'39" W	61.20'
3	N 57°50'07" W	180.21'
4	N 57°50'07" W	180.21'

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION
- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

4704.90 9.09.95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS MANZANITAS
JOELLE ROAD
PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	39.400	9-09-93	Water	N/A	7/20/93
Transportation	39.400	9-09-93	Waste Water	N/A	7/20/93
Hydrology	N/A	8-10-92			

DRAWING NO. 4704.90 MAP NO. H-23-Z SHEET 8 of 13

AS BUILT INFORMATION

CONTRACTOR Hydro Systems, Inc.
WORK STARTED 8/25/93
DATE 9/9/93
ACCEPTANCE BY 8/10/93
DATE 9/9/93
DRAWINGS BY 39.400
DATE 9/9/93
CHECKED BY 39.400
DATE 9/9/93
RECORDED BY 39.400
DATE 9/9/93
NO.

BENCH MARKS

THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS LOCATED AT THE INTERSECTION OF MENAUL AND TRAMWAY IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-H23, 1982" SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA. STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33

SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

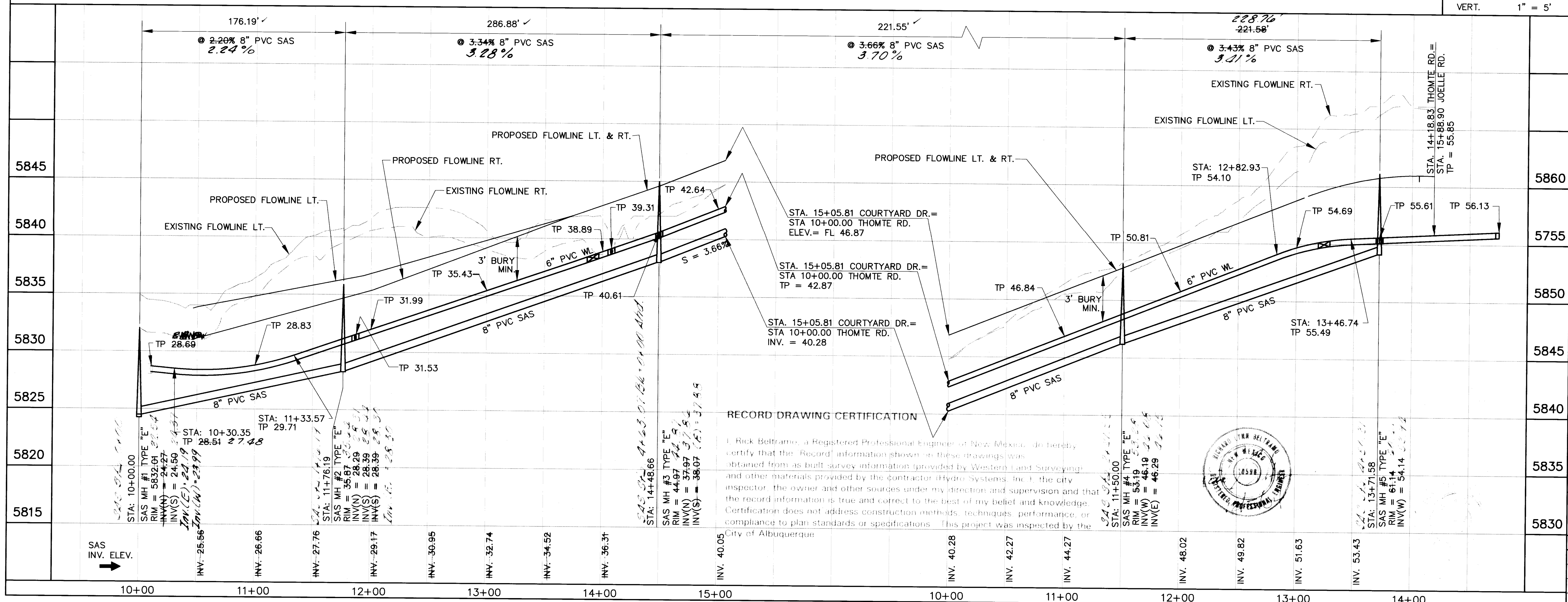
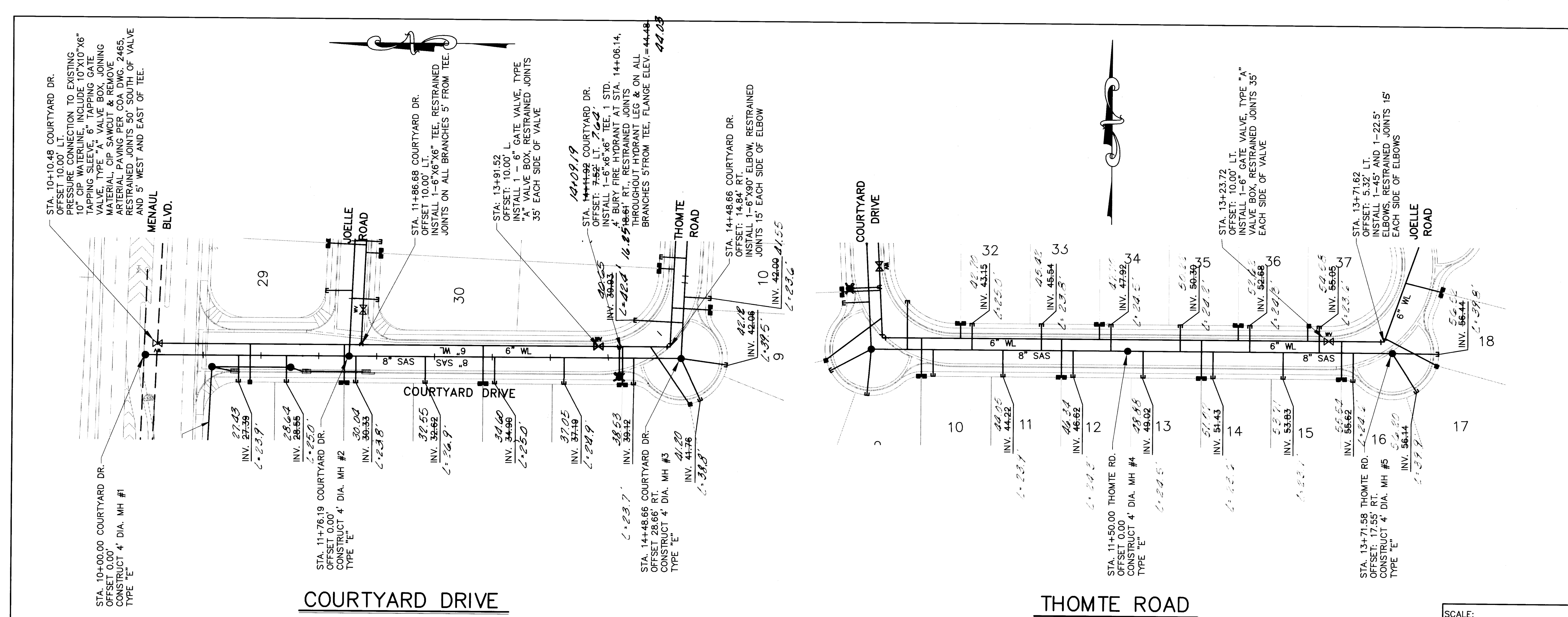
ENGINEER'S SEAL

NO. DATE BY

REMARKS

DESIGN

DESIGNED BY ETS DATE 5/93
DRAWN BY RAYJ DATE 5/93
CHECKED BY RLB DATE 5/93



10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00 36+00 37+00 38+00 39+00 40+00 41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00 54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00 62+00 63+00 64+00 65+00 66+00 67+00 68+00 69+00 70+00 71+00 72+00 73+00 74+00 75+00 76+00 77+00 78+00 79+00 80+00 81+00 82+00 83+00 84+00 85+00 86+00 87+00 88+00 89+00 90+00 91+00 92+00 93+00 94+00 95+00 96+00 97+00 98+00 99+00 100+00

UTILITY NOTES

- STATIONING ALONG C OF STREET UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C TO MH C.
- SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.
- REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS FOR WATER AND SEWER CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH WATER SYSTEMS FOR VALVE OPERATION IF NECESSARY. (657-8200)

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED STORM INLET
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CAP OR PLUG
- PROPOSED SINGLE METER, WATER SERVICE LINE
- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW
- PNM UTILITY CONDUIT

AS BUILT INFORMATION

CONTRACTOR: *Hydro Systems, Inc.*

WORKED BY: *Hydro Systems, Inc.*

INSPECTED BY: *Hydro Systems, Inc.*

VERIFIED BY: *Hydro Systems, Inc.*

DATE: *5/93*

BENCH MARKS

THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS LOCATED AT THE INTERSECTION OF MENAUL AND TRAMWAY IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-H23, 1982" SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA. STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33

ENGINEER'S SEAL

Seal of Rick Beltrami, Registered Professional Engineer, No. 10538, State of New Mexico

REMARKS

8/23/94 Revised Utility Notes

DESIGN

DESIGNED BY: *ETS*

DRAWN BY: *RAYJ*

CHECKED BY: *RLB*

DATE: 5/93

DATE: 5/93

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

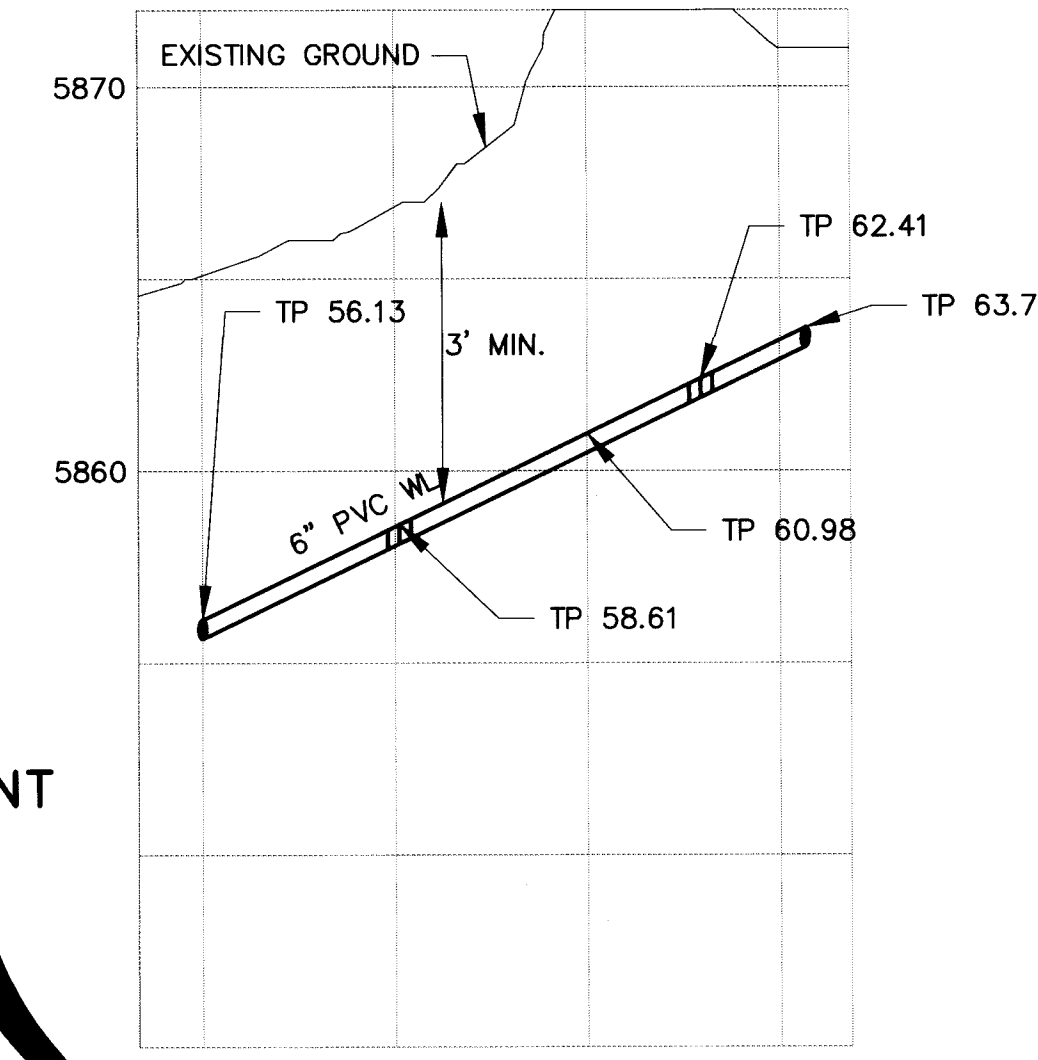
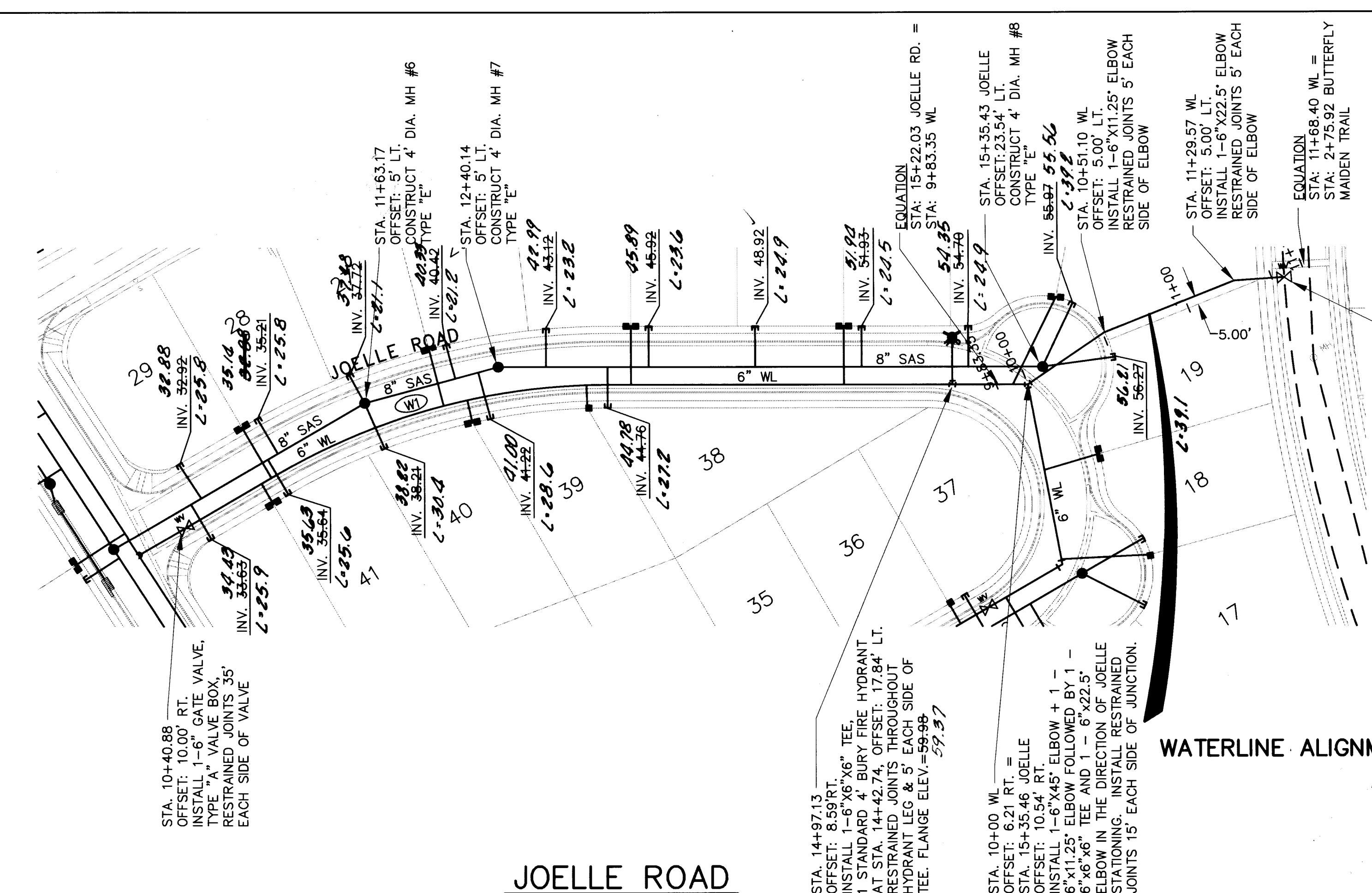
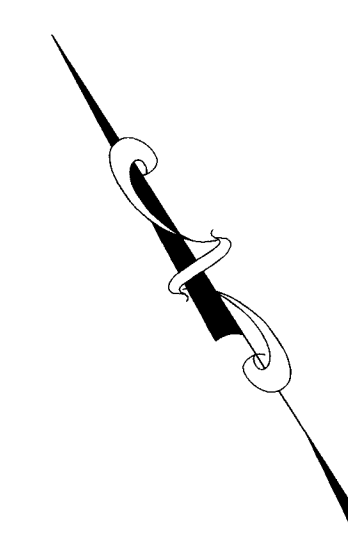
TITLE: **COURTYARD DRIVE AND THOMTE ROAD UTILITY PLAN AND PROFILE**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Ray J. Lason</i>	5-29-93	Water	<i>Ray J. Lason</i>	5-29-93
Transportation			Waste Water		
Hydrology	<i>W.A. POC</i>	5-19-93			

DRAWING NO. 4704.90

MAP NO. H-23-Z

SHEET 9 of 13

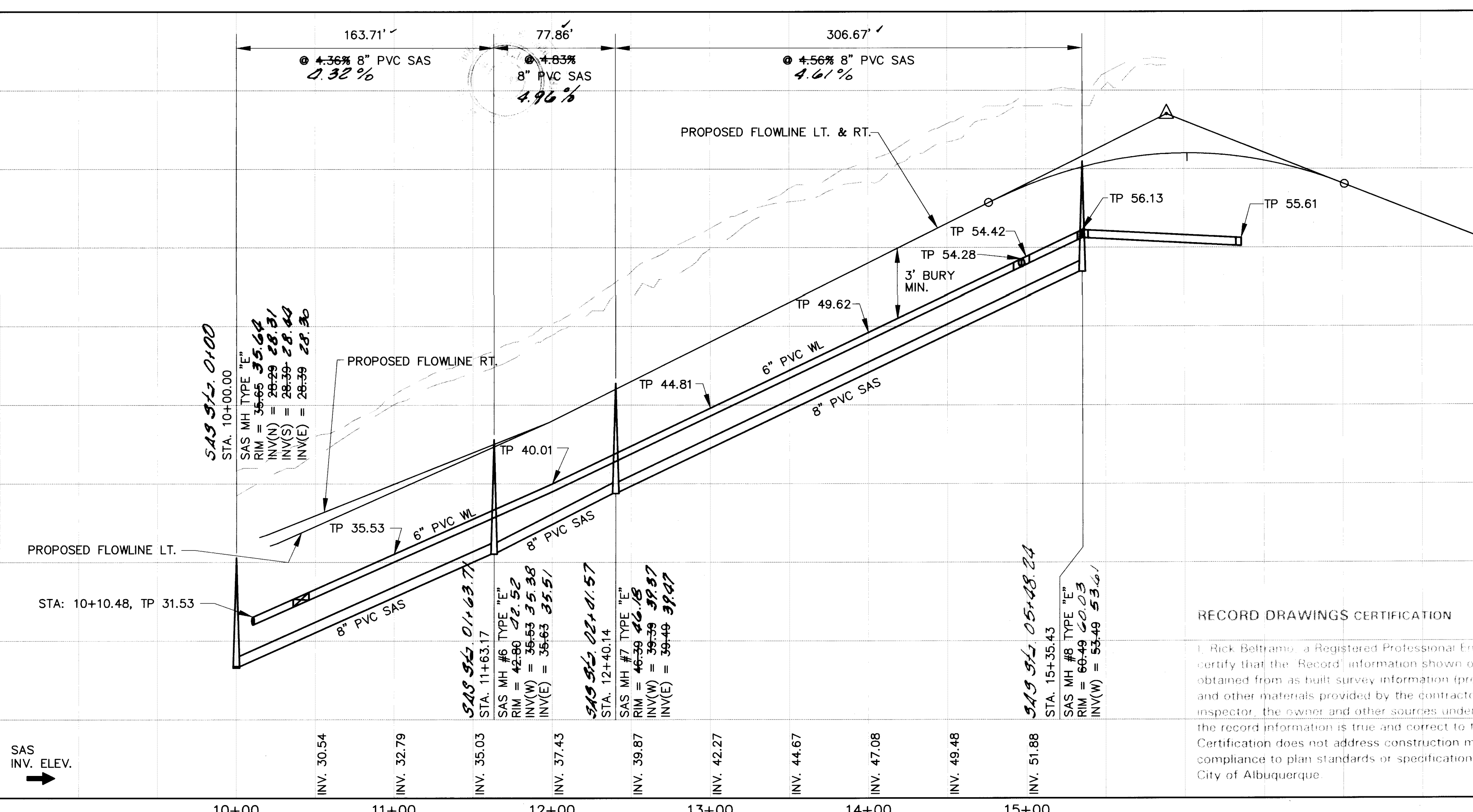


WL CURVE DATA
W1
 $\Delta = 3014'33''$
 $R = 367.31'$
 $L = 193.88'$
 $T = 99.25'$

LEGEND

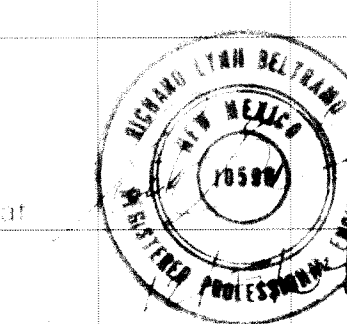
- W — EXISTING WATERLINE
- SD — EXISTING STORM DRAIN
- SAS — EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ✱ EXISTING FIRE HYDRANT
- ✱ EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- SD — PROPOSED STORM DRAIN
- SAS — PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- ✱ PROPOSED FIRE HYDRANT
- ✱ PROPOSED GATE VALVE
- — PROPOSED CAP OR PLUG
- — PROPOSED SINGLE METER, WATER SERVICE LINE
- — PROPOSED DOUBLE METER, WATER SERVICE LINES
- — PROPOSED SANITARY SEWER SERVICE LINE
- ✱ ✱ PROPOSED CROSS, TEE, OR ELBOW
- — PNM UTILITY CONDUIT

SCALE:
HORIZ. 1" = 50'
VERT. 1" = 5'



RECORD DRAWINGS CERTIFICATION

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UTILITY NOTES

- STATIONING ALONG C. OF STREET UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C. TO MH C.
- SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.
- REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS FOR WATER AND SEWER CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH WATER SYSTEMS FOR VALVE OPERATION NECESSARY.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL			
WORK	DATE	THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS LOCATED AT THE INTERSECTION OF MENAUL AND TRAMWAY IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-H23, 1982" SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA. STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33	NO.	DATE	NO.	DATE	NO.	DATE	
CONTRACTOR	Hydro Systems, Inc.								
STAMPED BY	Hydro Systems, Inc.								
ACCEPTANCE BY	DATE								
FIELD	DATE								
REVISIONS	DATE								
CORRECTED BY	DATE								
MICRO-FILM INFORMATION		RECORDED BY		NO.		DATE		NO.	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: LAS MANZANITAS JOELLE ROAD UTILITY PLAN AND PROFILE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Transportation	7-2-93	Water		
Hydrology	W.A. H.C.	8-10-93	Waste Water		

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
ETS	5/93	RAYJ	5/93	RLB	5/93

NO.	DATE	REMARKS	BY
		DESIGN	

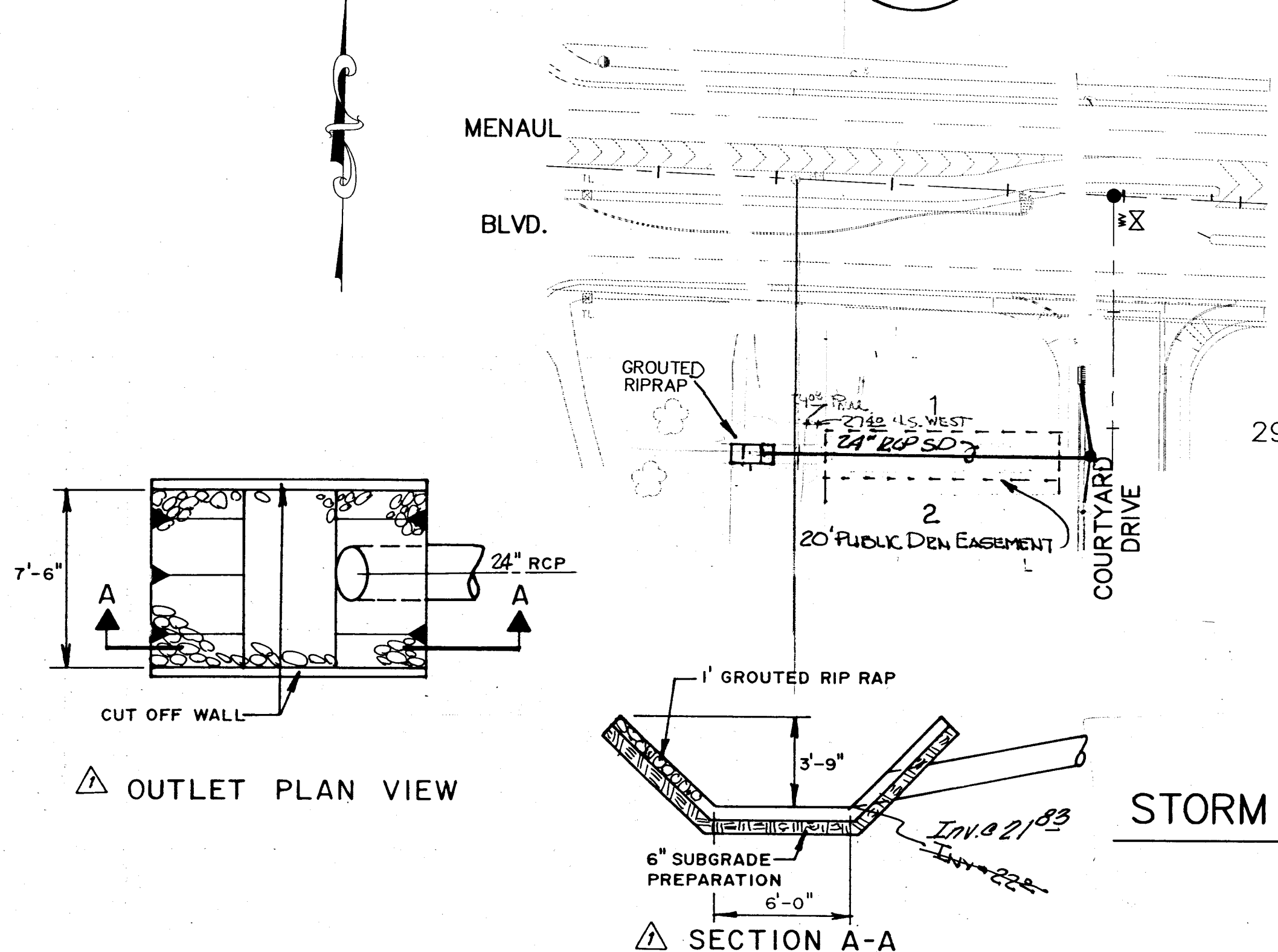
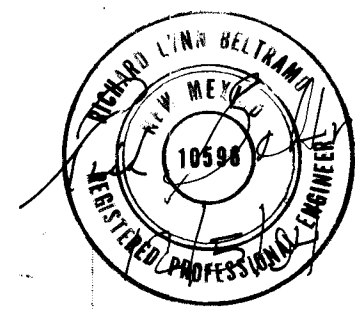
26 4704 901 095

SCANNED BY LASON

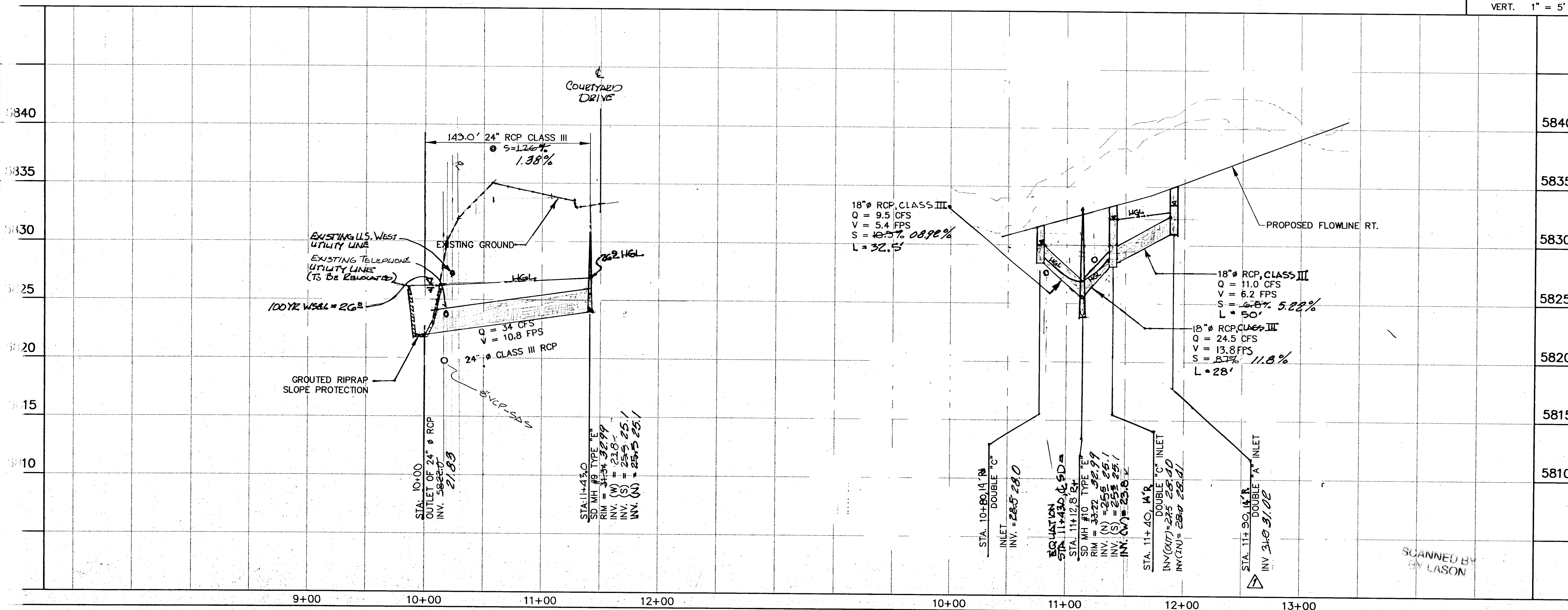
DRAWING NO. 4704.90 MAP NO. H-23-Z SHEET 10 of 13

RECORD DRAWING CERTIFICATION

I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the 'Record' information shown on these drawings was obtained from as-built survey information (provided by Western Land Surveying) and other materials provided by the contractor (Hydro Systems, Inc.), the city inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.



STORM DRAIN ALIGNMENT



GRADING CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of as-built survey information (provided by the owners licensed surveyor), certify the site grading and drainage improvements are complete and in substantial compliance with the approved drainage report and construction plans. This certification does not address construction methods, techniques, performance, or compliance to plan specifications.

SCALE:
HORIZ. 1" = 50'
VERT. 1" = 5'

GENERAL NOTES:

- STATIONING ALONG E OF EASEMENT AND COURTYARD DRIVE.
- STORM DRAIN LENGTHS COMPUTED FROM MH E TO MH E OF CATW BASIN E.
- SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.
- REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS FOR STORM DRAIN CONSTRUCTION.
- DOUBLE "A" INLET SHALL BE A MODIFIED TYPE "A" STORM INLET WITH AN ADDITIONAL DOWNSTREAM GRATE BASIN TOTAL CURB OPENING = 10'-10 3/4".
- CATCH BASIN STATIONING TO CENTER OF GRATES.

LEGEND

- EXISTING MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN
- PROPOSED MANHOLE

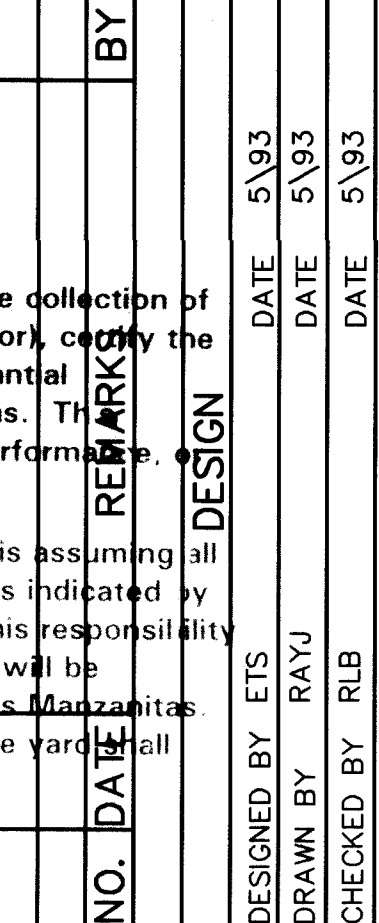
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Hydro Systems, Inc.	THE STATION IS LOCATED 8.9 MILES NE OF DOWNTOWN ALBUQUERQUE ON TRAMWAY BLVD. THE STATION IS LOCATED AT THE INTERSECTION OF MENAUL BLVD. IN THE TRAMWAY MEDIAN APPROXIMATELY 645' NORTH OF THE CENTERLINE OF MENAUL BLVD. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED 11-H23, 1982 SET 0.30 FT. BELOW THE GROUND WITHIN AN 11 IN. DIA. STEEL MONUMENT BOX. SLD 1929 ELEVATION = 5819.33		NO.	DATE	NO.	DATE
INSPECTOR	By Western Land Surveying						
DATE	DATE 4/23/94						
VERIFICATION	VERIFICATION BY Rick Beltramo						
DATE	DATE 4/23/94						
DESIGNED BY	DESIGNED BY AVID						
DRAWN BY	DRAWN BY AVID						
CHECKED BY	CHECKED BY AVID						
RECORDED BY	RECORDED BY AVID						
NO.	NO.						

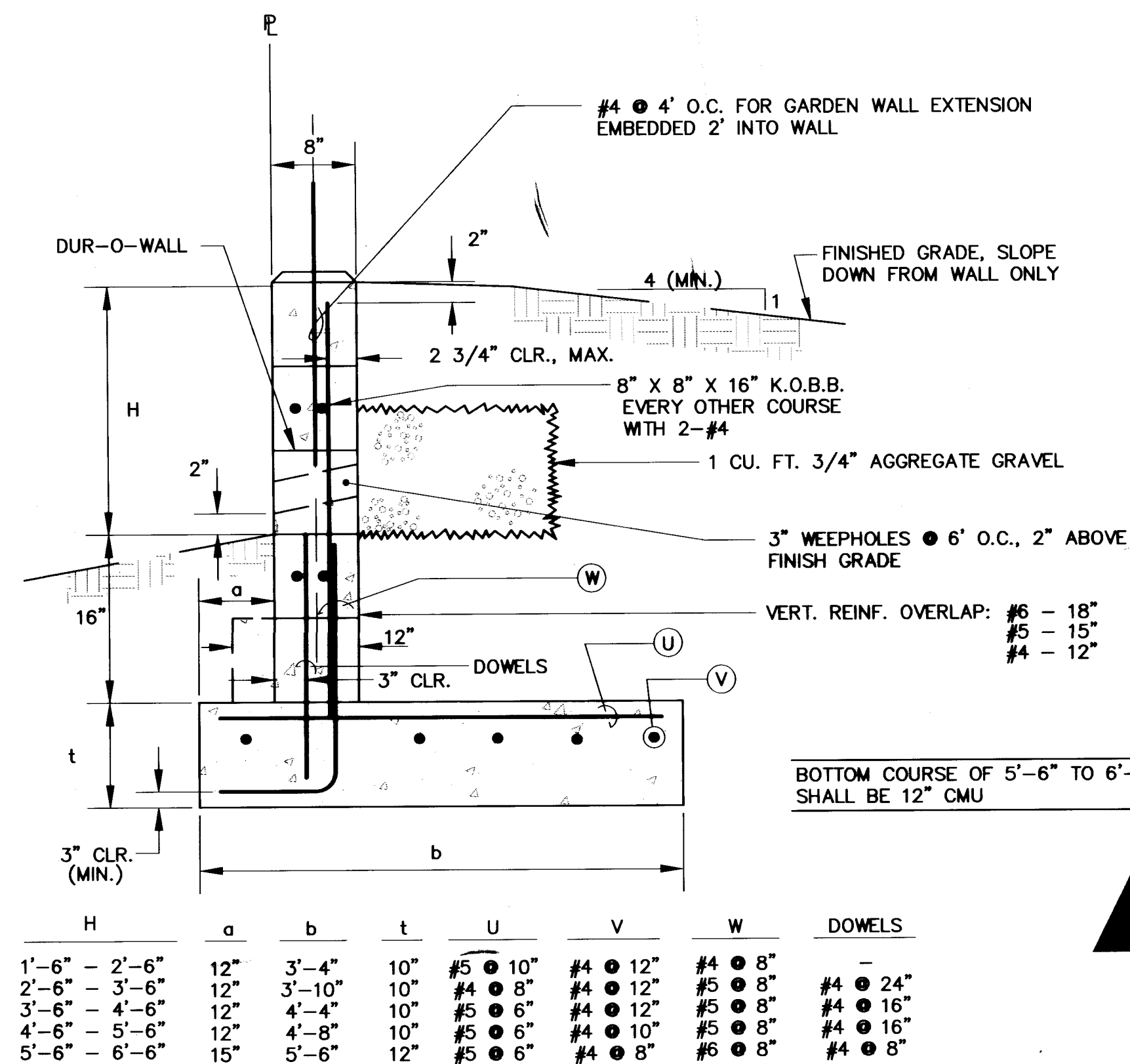
AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87110 - (505) 881-3357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: LAS MANZANITAS STORM DRAIN PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	By Rick Beltramo	7-29-93	Water	N/A	7/29/93
Transportation	By Rick Beltramo	8-05-93	Waste Water		
Hydrology	By Rick Beltramo	8-16-93			

DRAWING NO. 4704.90 MAP NO. H-23-Z SHEET 11 OF 13





CMU RETAINING
NTS



December 21, 1994

Attn: Rick Beltramo
Avid Engineering
6100 Seagull Street NE, Suite 102
Albuquerque, NM 87109

Dear Rick,

This letter is to acknowledge that I.S.H., Inc. will be responsible for the side yard swales at the subdivision known as Las Manzanitas. We shall inform all lot owners and home builders that each lot's side yard shall conform with the plans as filed with the City of Albuquerque.

Sincerely,

Mike Knight
Mike Knight

MK/ab

EXCEPTIONS

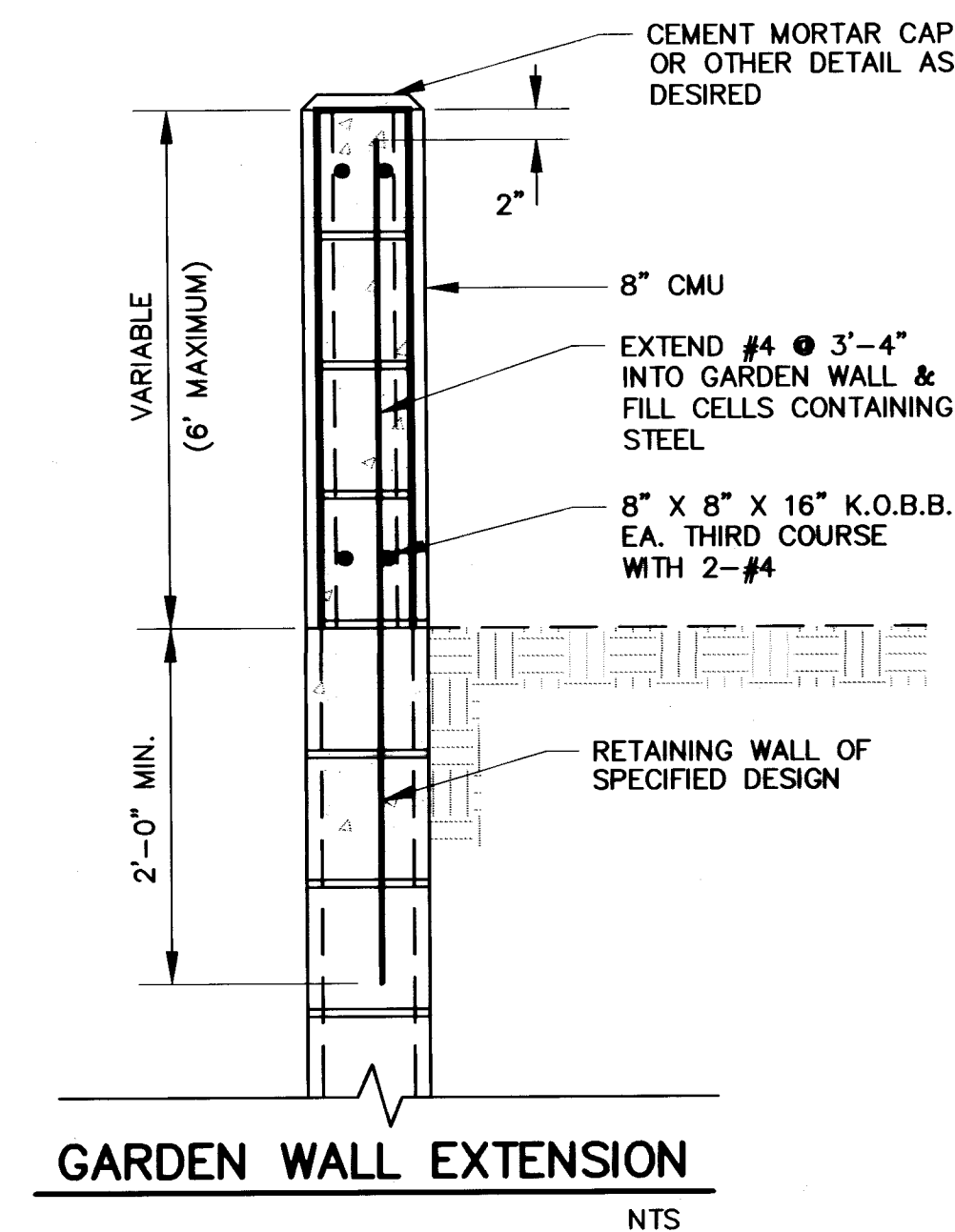
Side yard swales are an exception to this certification. I.S.H., Inc. is assuming all responsibility associated with final grading of the side yard swales as indicated by the letter to AVID Engineering, Inc., dated December 21, 1994. This responsibility extends to lots owned by others. The letter states that "I.S.H., Inc. will be responsible for the side yard swales at the subdivision known as Las Manzanitas. We shall inform all lot owners and home builders that each lot's side yard shall conform with the plans as filed with the City of Albuquerque."

GRADING CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of as-built survey information (provided by the owners licensed surveyor), certify the site grading and drainage improvements are complete and in substantial compliance with the approved drainage report and construction plans. This certification does not address construction methods, techniques, performance, or compliance to plan specifications (with exceptions above).

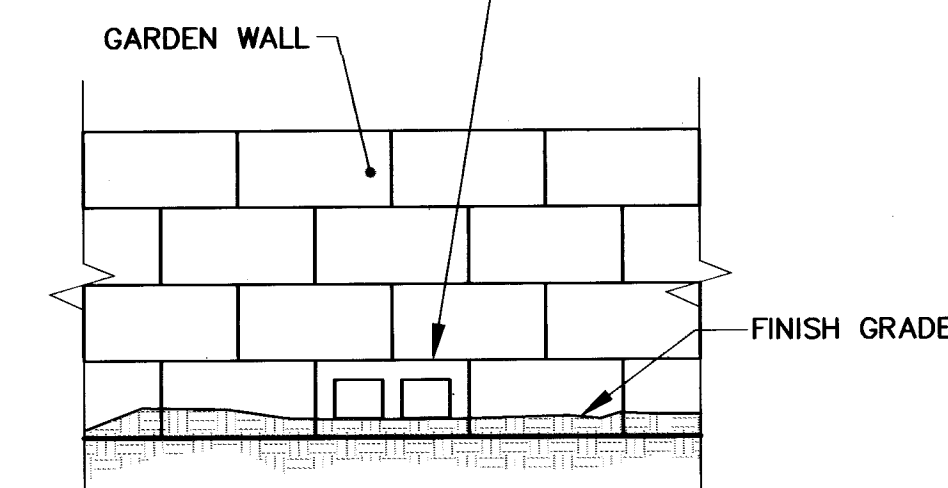
RECORD DRAWINGS CERTIFICATION

I, Rick Beltramo, a Registered Professional Engineer of New Mexico, do hereby certify that the 'Record' information shown on these drawings was obtained from as-built survey information (provided by Western Land Surveying) and other materials provided by the contractor (Hydro Systems, Inc.), the city inspector, the owner and other sources under my direction and supervision and that the record information is true and correct to the best of my belief and knowledge. Certification does not address construction methods, techniques, performance, or compliance to plan standards or specifications. This project was inspected by the City of Albuquerque.

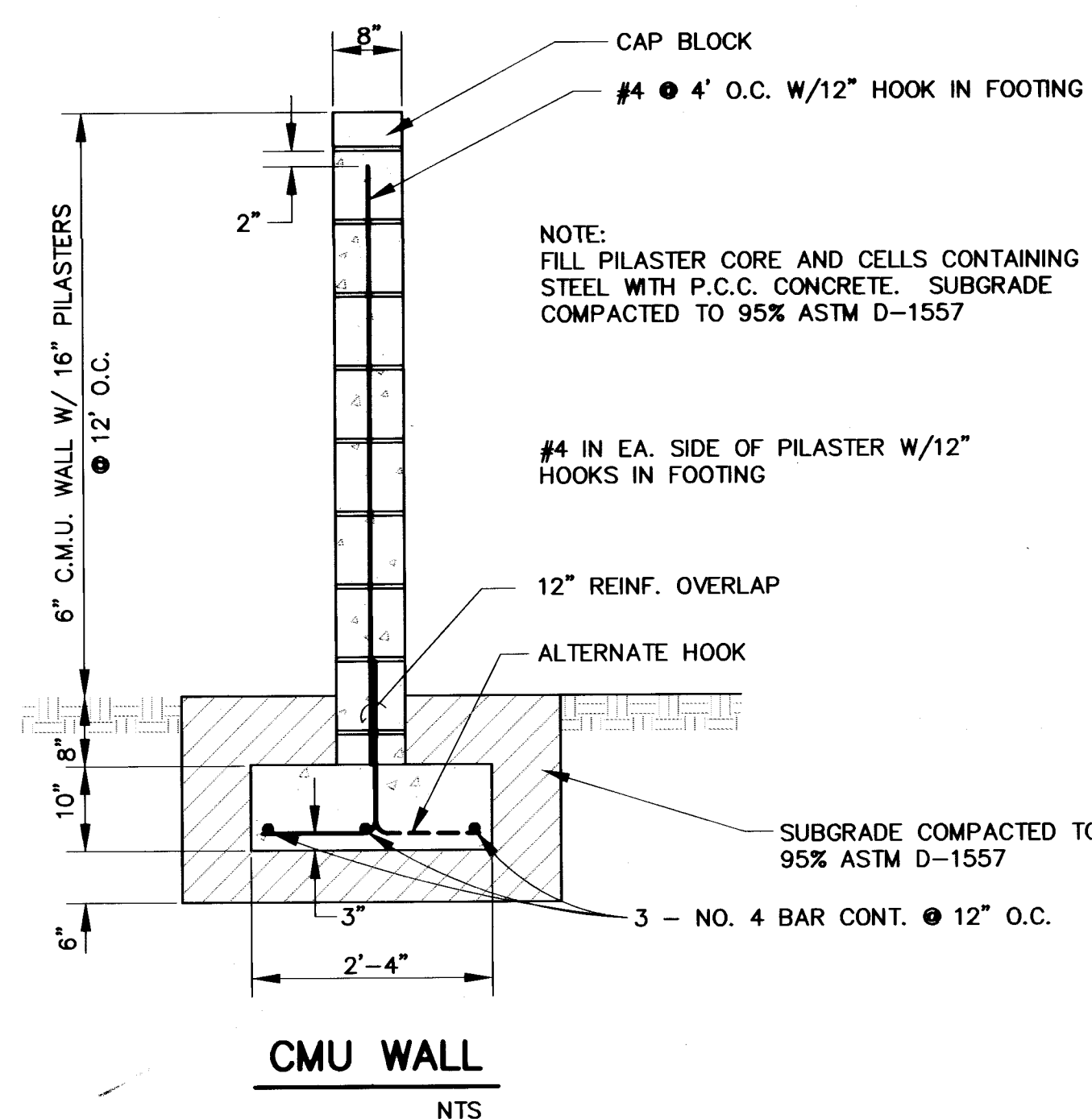


GARDEN WALL EXTENSION
NTS

TURN 1 CMU BLOCK TO PROVIDE
DRAINAGE OPENING THRU WALL
AT LOCATIONS PER DRAINAGE PLAN



CMU WALL DRAIN DETAIL
NTS



CMU WALL
NTS

GENERAL NOTES FOR RETAINING WALL

1. REINFORCE CLEARANCE IN ALL CMU = 2-3/4\"/>

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 861-3357

26 4704.901895

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS MANZANITAS
WALL DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>R. Beltramo</i>	9-09-93	Water	<i>NA</i>	7/20/93
Transportation	<i>NA</i>	8-05-93	Waste Water		
Hydrology	<i>NA</i>	8-10-93			

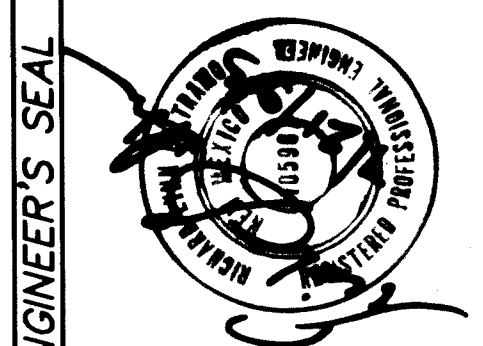
DRAWING NO. 4704.90 MAP NO. H-23-Z SHEET 13 of 13

APPROVED FOR ROUGH GRADING:
± 1.0 FT.

CITY OF ALBUQUERQUE
HYDROLOGY DEPT.



SCANNED BY
BY LASON



NO.	DATE	REMARKS	BY
		DESIGN	
	5/93	DATE	E.T.S.
	5/93	DATE	RAYU
	5/93	DATE	R.L.B.