

MOUNTAIN RIDGE SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

JULY 1994

PREPARED FOR:  
CHAMA DEVELOPMENT CO.  
1401 CENTRAL NW  
ALBUQUERQUE, NM 87102

PREPARED BY:  
ISAACSON & ARFMAN, P.A.  
128 MONROE ST., NE  
ALBUQUERQUE, NM 87108

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 Edition as amended with Update No. 4.
- 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, as amended with Update No. 4.
- 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").
- When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the field Engineer. Removal of broken or cracked pavement will also be required.
- 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.

- 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.

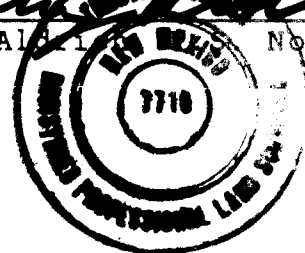
DRAWING INDEX

NO.	TITLE
1	TITLE SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	MASTER PAVING & UTILITY SHEET
5	PAVING PLAN & PROFILE
6	UTILITY PLAN & PROFILE

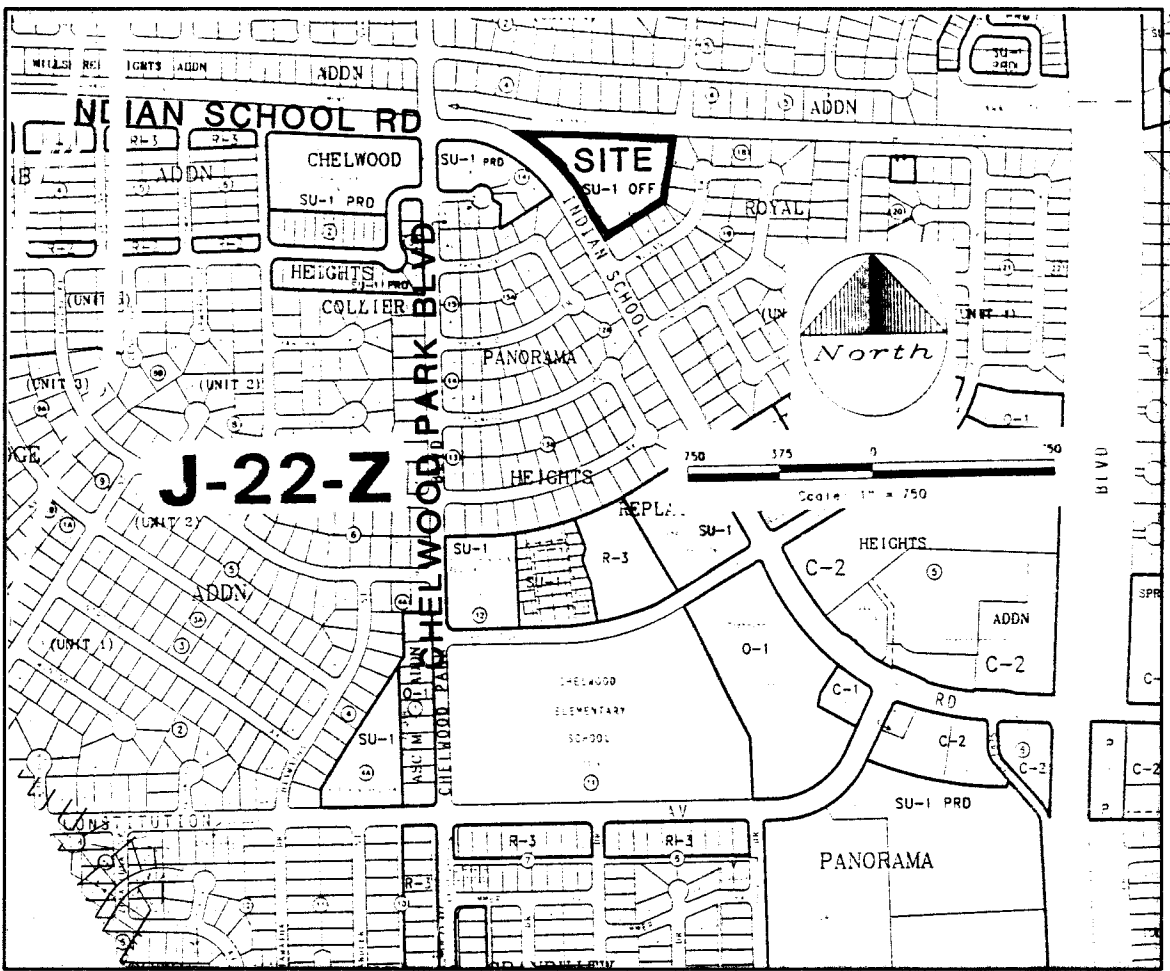
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Timothy Aldrich, No. 7719, Date 1-5-95



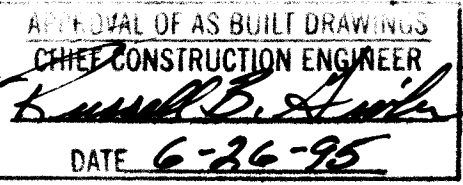
26 14974.726 073



1"=750'±

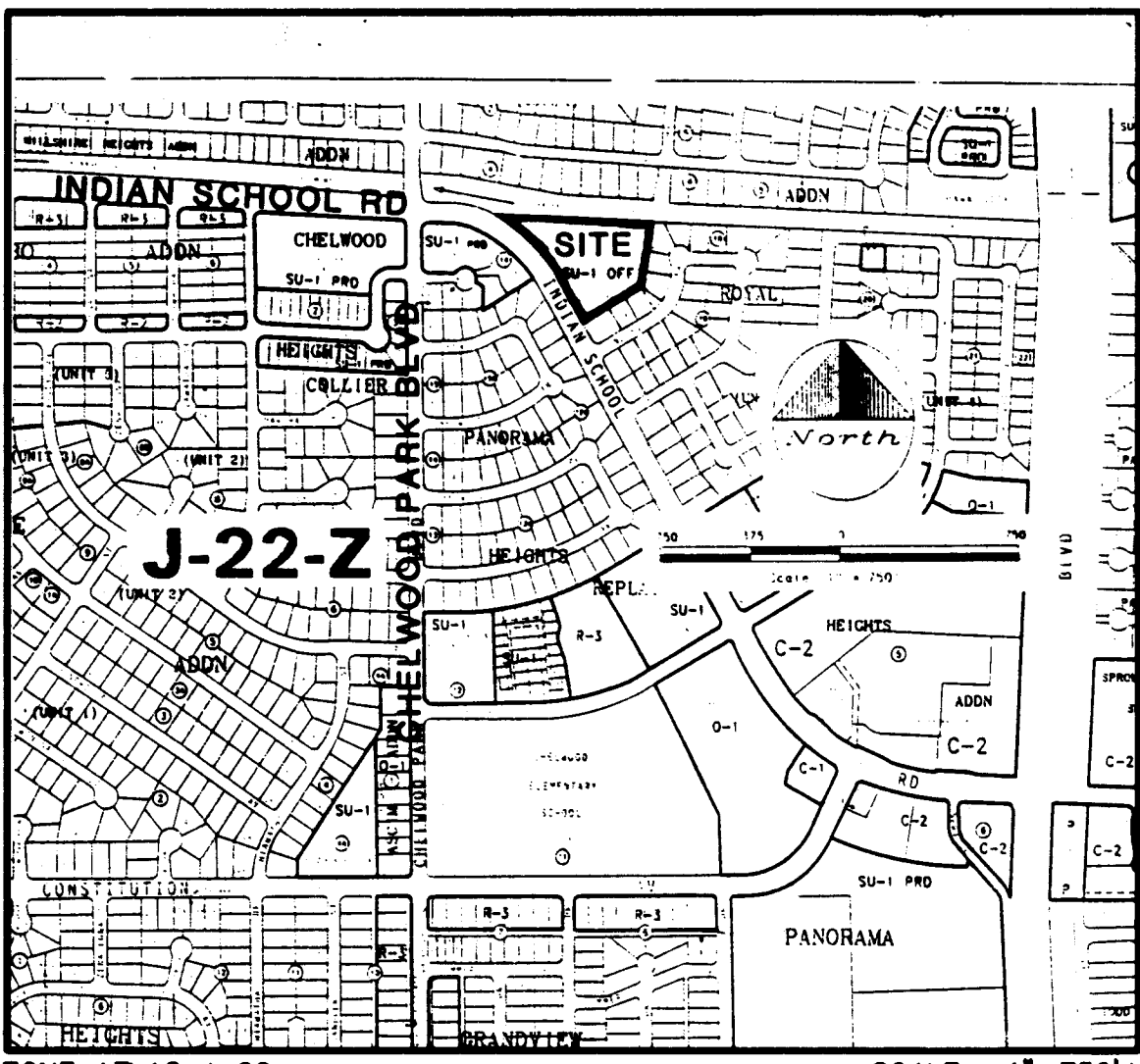
VICINITY MAP

SCANNED BY  
BY LASON



REV	4 OF 6	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
4 OF 6		10-27-94		10-27-94		10-27-94	
792CVR.DWG		7/26/94		7/26/94		7/26/94	
PROJECT NO.		4976.90		SHEET		OF 6	
1		1		1		1	





ZONE ATLAS J-22 VICINITY MAP SCALE: 1"=750'

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD AND ACTUAL FIELD SURVEY.
2. ALL CORNERS OF THE SUBDIVISION WERE SET WITH A NO. 5 REBAR AND YELLOW PLASTIC CAP MARKED "PS 7719" UNLESS OTHERWISE INDICATED.
3. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
4. DISTANCES ARE GROUND DISTANCES.
5. RECORD BOUNDARY BEARINGS AND DISTANCES WHICH DIFFER FROM FIELD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. GROSS ACREAGE: 3.4888
8. NUMBER OF EXISTING TRACTS: 1
9. NUMBER OF TRACTS/LOTS CREATED: 20
10. THIS PLAT DEDICATES 0.11 MILES OF STREETS TO THE CITY OF ALBUQUERQUE.
11. Basis of boundary are the following plots of record entitled "REPLAT OF BLOCK 1 AND LOTS 1 TO 9, BLOCK 2, PANORAMA HEIGHTS (1-29-70, C7-94)" "UNIT NO. 3, ROYAL HEIGHTS" (5-31-72, D5-22), "UNIT ONE, CRESTVIEW HEIGHTS" (8-31-65, D3-125) "PANORAMA HEIGHTS" (9-17-63, D3-76), all being records of Bernalillo County, New Mexico.
12. CITY STANDARD UTILITY NOTE II: "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO MOUNTAIN RIDGE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."
13. CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CENTERLINE MONUMENTATION, PLS#7719".

**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. THE BOUNDARY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY TIMOTHY ALDRICH, L.S. NO. 7719.

ISAACSON &amp; ARFMAN, P.A.

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

8-16-94

DATE

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN SECTION 15, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 1-A, PANORAMA HEIGHTS ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 29, 1970 IN VOLUME C7, FOLIO 94 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE SOUTHERLY LINE OF A DRAINAGE AND UTILITY EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "UNIT ONE, CRESTVIEW HEIGHTS" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 31, 1965 IN VOLUME D3, FOLIO 125, AND FURTHER BEING COMMON WITH THE NORTHWEST CORNER OF LOT 7, BLOCK 18, UNIT NO. 3, ROYAL HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 31, 1972 IN VOLUME D5, FOLIO 22 FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "2-H23" BEARS N 68°47'19" E, 1819.81 FEET;

THENCE LEAVING SAID SOUTHERLY LINE S 10°18'53" W, 262.94 FEET TO THE SOUTHEAST CORNER, SAID POINT OF BEING COMMON WITH THE SOUTHWEST CORNER OF LOT 5, BLOCK 18 AND THE NORTHEAST CORNER OF LOT 4, BLOCK 18 BOTH WITHIN UNIT NO. 3 ROYAL HEIGHTS AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 31, 1972 IN VOLUME D5, FOLIO 22;

THENCE S 59°37'18" W, 295.93 FEET TO THE SOUTHWEST CORNER, SAID POINT BEING COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK 18, UNIT NO. 3, ROYAL HEIGHTS AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 31, 1972 IN VOLUME D5, FOLIO 22, AND FURTHER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD N.E. FROM WHENCE THE ALBUQUERQUE CONTROL SURVEY MONUMENT "11-J22" BEARS S 02°03'51" E, 2266.95 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE N 30°21'29" W, 286.10 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING 284.48 FEET ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 495.34 FEET THROUGH A CENTRAL ANGLE OF 32°54'20" AND WHOSE LONG CHORD BEARS N 46°48'39" W, 280.59 FEET TO THE NORTHWEST CORNER, SAID POINT BEING A POINT OF NON-TANGENCY, AND FURTHER BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD N.E. AND THE SOUTHERLY LINE OF SAID DRAINAGE AND UTILITY EASEMENT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD N.E. ALONG THE SOUTHERLY LINE OF SAID DRAINAGE AND UTILITY EASEMENT S 87°18'54" E, 652.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.4888 ACRES MORE OR LESS.

**DISCLOSURE STATEMENT**

THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT TRACTS AND THE VACATED RIGHT-OF-WAY(S) INTO RESIDENTIAL LOTS, TO DEDICATE PUBLIC RIGHT-OF-WAY, AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT.

**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 WITH WARRANTY COVENANTS THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARE AS INDICATED TO THE CITY OF ALBUQUERQUE, AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION AS SHOWN HEREON 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.

RALPH STONE, MEMBER  
MOUNTAIN RIDGE LTD. CO.

8-16-94

DATE

# PLAT OF MOUNTAIN RIDGE SUBDIVISION

A REPLAT OF LOT 1-A  
PANORAMA HEIGHTS ADDITION  
ALBUQUERQUE, NEW MEXICO  
AUGUST 1994

**APPROVALS**S-94-26  
DRB NO. 94-242

PUBLIC SERVICE COMPANY OF NEW MEXICO

DATE

GAS COMPANY OF NEW MEXICO

DATE

U.S. WEST COMMUNICATIONS

DATE

JONES INTERCABLE

DATE

CITY SURVEYOR, ENGINEERING DIV., P.W.D.

DATE

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

DATE

PARKS &amp; RECREATION DEPARTMENT

DATE

UTILITY DEVELOPMENT DIV., P.W.D.

DATE

REAL PROPERTY DIVISION, D.F.M.

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 } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8-16-94, 1994, BY RALPH STONE, AS MEMBER OF MOUNTAIN RIDGE LTD. CO., A NEW MEXICO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

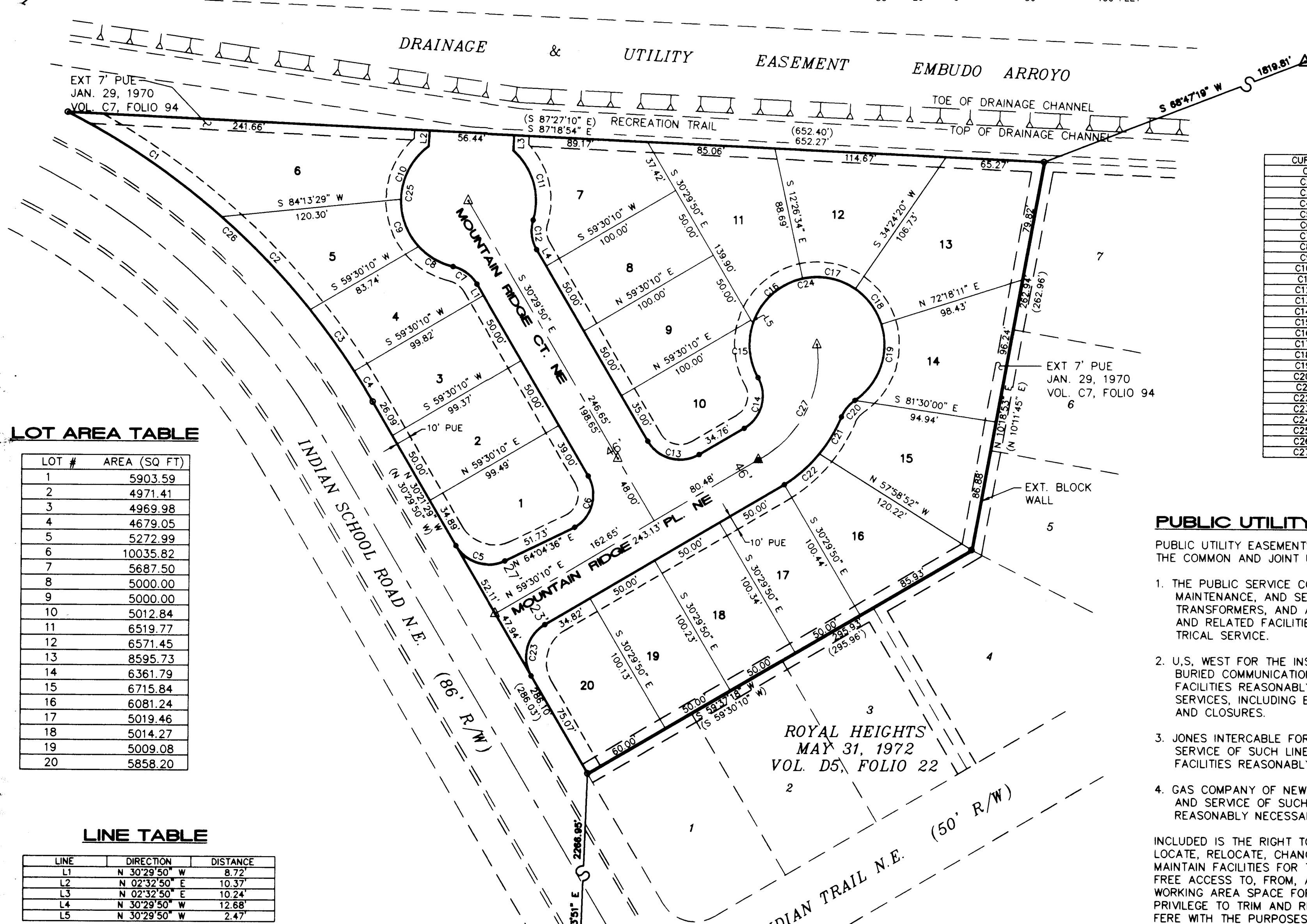
MY COMMISSION EXPIRES: 4-22-95

Ruth J. Lopez  
NOTARY PUBLIC  
OFFICIAL SEAL

SHEET 1 OF 2

# PLAT OF MOUNTAIN RIDGE SUBDIVISION

A REPLAT OF LOT 1-A  
PANORAMA HEIGHTS ADDITION  
ALBUQUERQUE, NEW MEXICO  
AUGUST 1994

SCANNED BY  
BY JASON**LOT AREA TABLE**

LOT #	AREA (SQ. FT.)
1	5903.59
2	4971.41
3	4969.98
4	4679.05
5	5272.99
6	10035.82
7	5687.50
8	5000.00
9	5000.00
10	5012.84
11	6519.77
12	6571.45
13	8595.73
14	6361.79
15	6715.84
16	6081.24
17	5019.46
18	5014.27
19	5009.08
20	5858.20

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 30°29'50" W	8.72'
L2	N 02°32'50" E	10.37'
L3	N 02°32'50" E	10.24'
L4	N 30°29'50" W	12.68'
L5	N 30°29'50" W	2.47'

ACS MON. "11-J22"  
X = 424.096.15  
Y = 1,489,408.54  
G-G = 0.99963252  
Δα = -0°08'45"  
ELEV. = 5370.41  
NAD 1927

ACS MON. "2-H23"  
X = 426,176.01  
Y = 1,492,736.68  
G-G = 0.99966715  
Δα = -0°08'31"  
ELEV. = 5851.22  
NAD 1927

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	495.34	124.32	14°22'49"
C2	495.34	85.98	09°56'44"
C3	495.34	50.26	05°48'47"
C4	495.34	23.92	02°46'00"
C5	25.00	37.33	85°33'55"
C6	25.00	39.27	90°00'00"
C7	25.00	20.37	46°41'02"
C8	45.00	0.94	34°17'50"
C9	45.00	34.53	43°58'08"
C10	45.00	41.33	52°37'25"
C11	45.00	50.93	64°50'59"
C12	25.00	20.39	46°43'57"
C13	25.00	39.27	90°00'00"
C14	25.00	38.83	88°59'26"
C15	45.00	37.39	47°36'05"
C16	45.00	46.69	59°27'12"
C17	45.00	36.80	46°51'15"
C18	45.00	29.76	37°53'41"
C19	45.00	57.44	73°07'47"
C20	25.00	14.48	33°10'57"
C21	97.64	28.77	16°53'04"
C22	97.64	31.18	18°17'38"
C23	25.00	39.21	89°51'39"
C24	45.00	208.08	264°56'00"
C25	45.00	102.80	130°53'23"
C26	495.34	284.48	32°54'20"
C27	74.64	91.75	70°25'42"

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

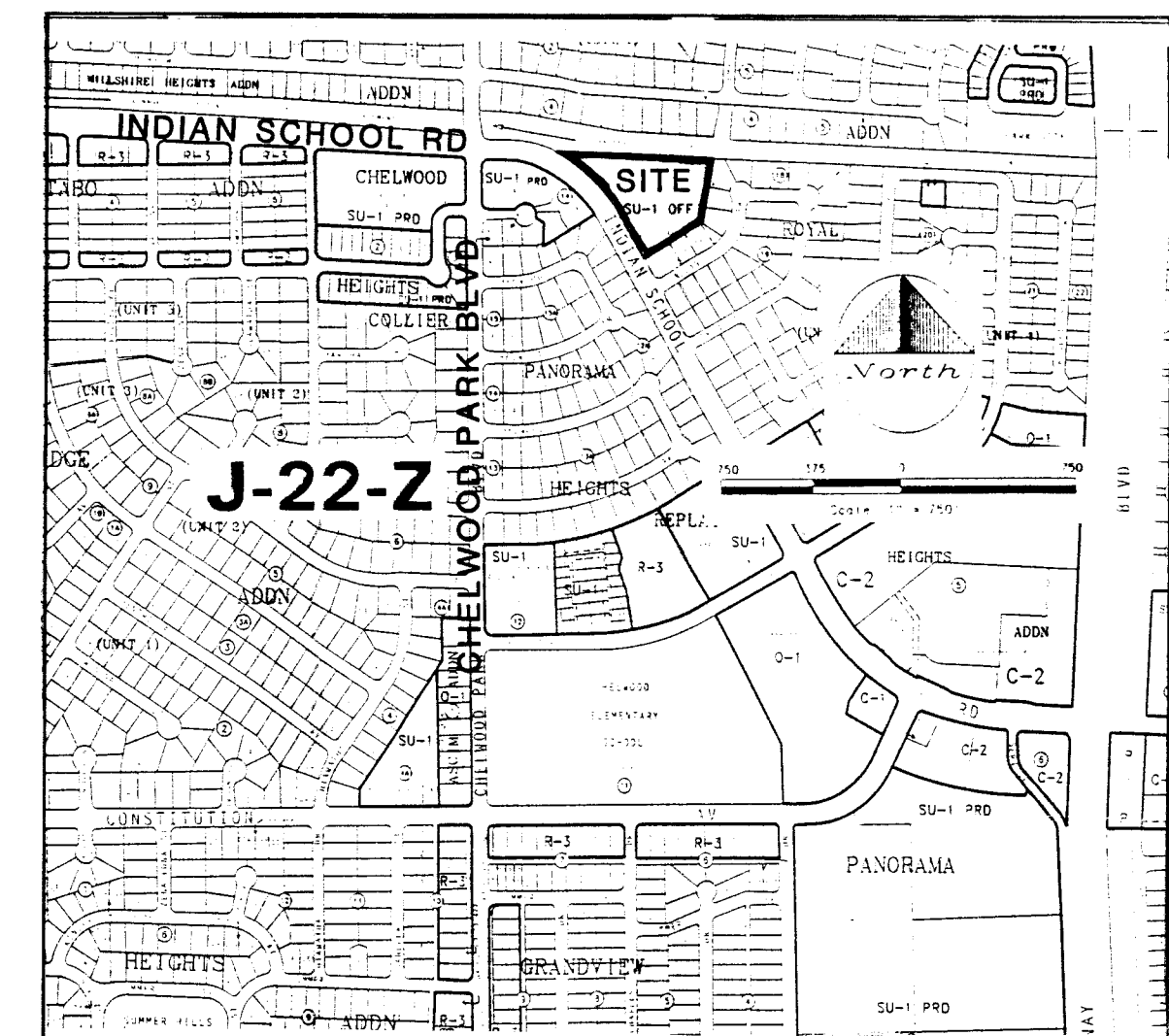
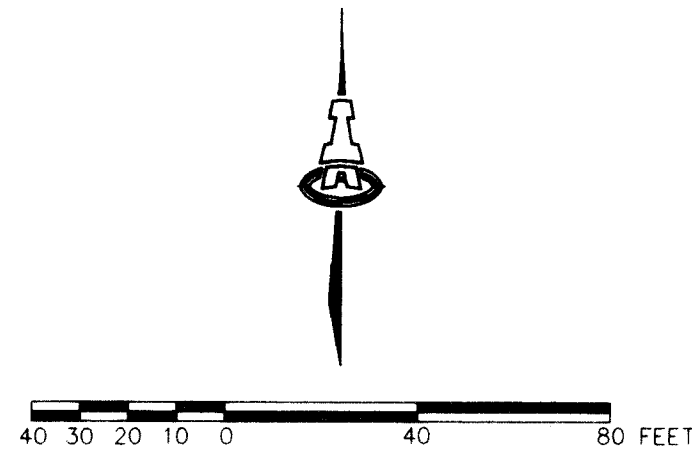
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SHEET 2 OF 2



## LEGEND

- FND. RBR. W/CAP "LS 10025"  
 ○ FND. 1" PIPE  
 ● SET 5/8" RBR W/CAP ALS "LS 7719"  
 • FND. 1/2" RBR  
 • FND. RBR W/CAP "LS 6446"  
 = = = EXISTING CURB & GUTTER  
 x 10.44 EXISTING SPOT ELEV  
 — EXISTING CONTOUR  
 — PROPERTY LINE/CORNER  
 — RIGHT-OF-WAY  
 — CURB & GUTTER  
 — STREET CENTERLINE  
 • — TC EL. OVER FLOWLINE EL.  
 — FUTURE PCC SDWK  
 — PROPOSED CONTOUR  
 • 16.2 PROPOSED SPOT ELEV  
 FL FLOW LINE ELEV  
 PG. PAD GRADE  
 — FLOW DIRECTIONAL ARROW  
 — OFFSITE EARTHEN DRAINAGE SWALE  
 — DRAINAGE BASIN BOUNDARY  
 — RETAINING WALL  
 — WATER BLOCK



VICINITY MAP

SCALE: 1"=750'

## GENERAL NOTES

LEGAL DESCRIPTION: TRACT 1-A, REPLAT OF BLOCK 1 AND LOTS 1 TO 9, BLOCK 2 OF PANORAMA HEIGHTS, FILED IN VOL. C7, FOLIO 194 ON JANUARY 29, 1970.

ENGINEER: ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108

SURVEYOR: ALDRICH LAND SURVEYING  
ATTN: TIM ALDRICH, NMPLS NO. 7719  
(505) 884-1990

BENCHMARK: ACS CONTROL STATION "1-123A" LOCATED IN THE NORTH MEDIAN OF TRAMWAY BLVD. 182 FEET NORTH OF THE CENTER LINE OF INDIAN SCHOOL ROAD NE.  
ELEVATION: 5840.71

ZONING: RT.

PROPOSED: 20 SINGLE FAMILY RESIDENTIAL LOTS.

AREA: 3.58 AC.

FLOOD HAZARD: NO PART OF THIS PROPERTY LIES WITHIN A F.E.M.A. 100-YEAR FLOOD BOUNDARY AS DETERMINED BY THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION & DESCRIPTION: THE SITE IS CURRENTLY 100% UNDEVELOPED WITH SPARSE GROUND COVER. THE SITE IS BOUNDED ON THE NORTH BY THE EMBUDO ARROYO, INDIAN SCHOOL ROAD ON THE WEST, AND DEVELOPED PROPERTY TO THE SOUTH AND EAST.

EXISTING CONDITIONS: THE SITE CURRENTLY DRAINS TO THE WEST TO INDIAN SCHOOL ROAD. THE EXISTING 100-YEAR DISCHARGE IS 7.7 CFS.

PROPOSED IMPROVEMENTS: THE AREA WILL BE IMPROVED W/ PAVED STREETS, WATER & SANITARY SEWER. ALL BUT THREE OF THE PROPOSED LOTS ARE TO DRAIN TO THE EMBUDO ARROYO BY MEANS OF MOUNTAIN RIDGE COURT. BACKYARD PONDING WILL BE EXECUTED IN A FEW LOTS WHERE BACK PROPERTY ELEVATIONS ARE LOWER THAN THE HOUSE PAD. ALL OTHER LOTS WILL DRAIN 100% TO THE STREET.

HYDROLOGY: THE PROPOSED SUBDIVISION IS WITHIN AN AREA WITH THE FOLLOWING PRECIPITATION VALUES (ZONE 4).

P60 = 2.23 IN  
 P360 = 2.90 IN  
 P1440 = 3.65 IN

THE LAND TREATMENTS ARE:  
 DENSITY = 20/3.58 = 5.58 DU/AC  
 $70 = 7 \sqrt{(5.58)^2 + (5.58)^2} = 54\%$   
 SPLIT REMAINDER BETWEEN B & C.  
 $Q = 0.54(3.58)(5.25) + 0.23(3.58)(3.73) + 0.23(3.58)(2.92) = 15.6 \text{ CFS}$

THE TOTAL RUNOFF GENERATED BY THE 100-YEAR STORM IS 15.6 CFS FOR THE 3.58 AC AREA. THIS CORRESPONDS TO 0.78 CFS/LOT. OF THIS TOTAL, A VERY SMALL PORTION, 2.2 CFS DRAINS WEST TO INDIAN SCHOOL ROAD. THE REMAINDER, 13.4 CFS, DRAINS TO MOUNTAIN RIDGE COURT AND ULTIMATELY TO THE EMBUDO ARROYO. THE FLOWS WILL BE TRANSMITTED FROM THE CUL-DE-SAC TO THE ARROYO BY MEANS OF SIDEWALK CULVERTS AND AN ASPHALT LINED DITCH THAT IS DETAILED ON SHEET #5.

THE STREET HYDRAULICS FOR MOUNTAIN RIDGE COURT ARE AS FOLLOWS. THE ULTIMATE CAPACITY FOR THE 28" F-F SECTION AT 0.5% IS 58.4 CFS. THE NORMAL DEPTH OF THE 100-YEAR FLOW IS ONLY 0.36'. THE EGL ELEVATION AT THIS DEPTH IS 0.48' WITH A VELOCITY OF 2.4 FPS.

ULTIMATE STREET CAPACITY FOR THE 28" F-F SECTION @ S=0.5%

$Q = 1.49/n AR^{2/3} S^{1/2}$   
 $A = Z[1/2(14)(0.28) + 14(0.39)] = 14.84 \text{ ft}^2$   
 $R = A/WP = 14.84/2(0.67) + 28 = 0.506$

$Q_{CAP} = 1.49/0.017 (14.84)(0.506)^{2/3} (0.005)^{1/2} = 58.4 \text{ cfs}$

NORMAL DEPTH FOR  $Q_{100} = 0.39'$

$A = Z[1/2(14)(0.28) + (0.11)] = 7.0 \text{ ft}^2$   
 $R = A/WP = 7.0/2(0.39) + 28 = 0.243'$

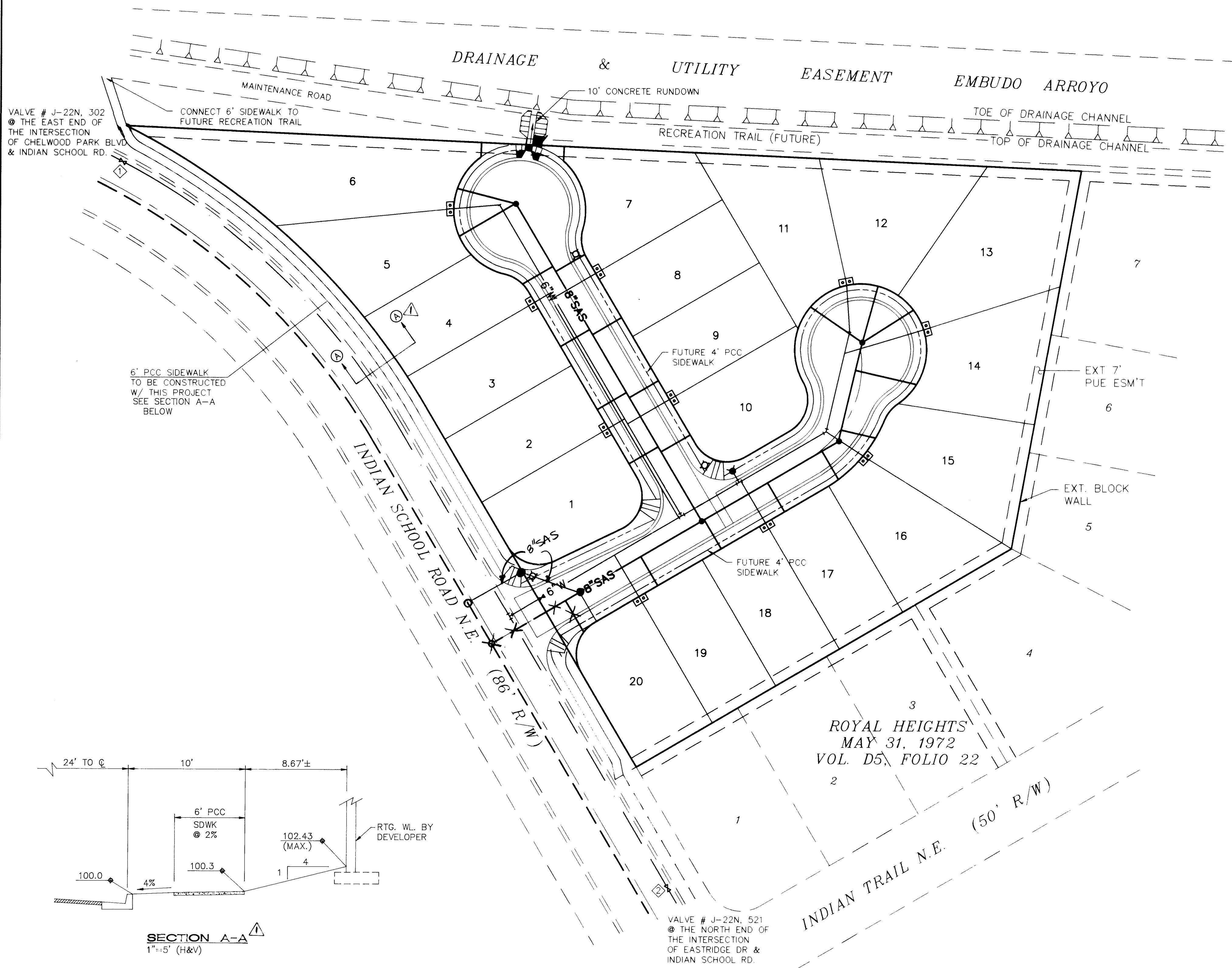
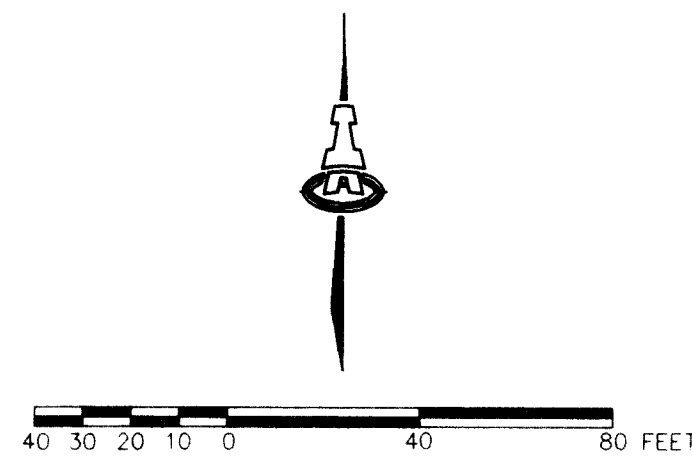
$Q_{100} = 1.49/0.017 (7.0) (0.243)^{2/3} (0.005)^{1/2} = 16.9 \text{ cfs}$   
 $V_{100} = Q/A = 16.9/7 = 2.4 \text{ fps}$   
 $EGL = V^2/2g + D = (2.41)^2/2(32.7) + 0.39 = 0.48'$

RUNDOWN HYDRAULICS => S=0.55%  
 FLOW AREA =  $Z[1/2(5)(0.5)] + 0.5(4) = 4.5 \text{ ft}^2$   
 $WP = 2(5) + 4 = 14'$   $R = 4.5/14 = 0.32'$   
 $Q_{CAP} = 1.49/0.015 (4.5)(0.32)^{2/3} (0.0055)^{1/2} = 16.6 \text{ cfs}$   
 $V = 16.6/4.5 = 3.7 \text{ fps}$

SCANNED BY  
BY LASON

26 4976.90 0395

AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	BY	ACS CONTROL STATION "1-123A" LOCATED IN THE NORTH MEDIAN OF TRAMWAY BLVD. 182 FEET NORTH OF THE CENTER LINE OF INDIAN SCHOOL ROAD NE.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
SEAY BROS. 94	JEFF MORRISON										
FIELD ENGINEER	DATE	BY									
DESIGNED BY	DATE	BY									
DRAWN BY	DATE	BY									
CHECKED BY	DATE	BY									
<p>ISAACSON &amp; ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico</p>											
<p>792GRD.DWGacs 7/26/94</p>											
<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>											
<p>TITLE: MOUNTAIN RIDGE SUBDIVISION GRADING &amp; DRAINAGE PLAN</p>											
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE						
DRC CHAIRMAN	8/25/94	8-25-94	WATER	N/A	8-25-94						
TRANSPORTATION	8-25-94	8-25-94	WASTE WATER	N/A	8-25-94						
HYDROLOGY	8-25-94	8-25-94									
PROJECT NO.	4976.90	MAP NO.	J-22	SHEET	3	OF	6				



GENERAL NOTES

RESTRAIN JOINTS & FITTINGS ACCORDING TO THE FOLLOWING SCHEDULE:

	MIN. RUN LENGTH		MIN. BRANCH LENGTH	
	RUN	BRANCH	RUN	BRANCH
8"x8"x6" TEE	5	17	7	5
6"x6"x6" TEE	6	20	10	2

RESTRAINED LENGTH

45° BEND	7'
6" VALVES	46'

CONCRETE BLOCK 6" WATERLINE CAPS.  
SHUT OFF VALVES 1 & 2 TO PROVIDE NON-PRESSURE CONNECTIONS.  
ALL FIRE HYDRANTS GATE VALVES & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE W/ COA STD DWGS 2301 THRU 2380 INCLUSIVE.  
THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 3 WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LEGEND

- FUTURE PCC SDWK.
- == EXISTING CURB & GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY
- CURB & GUTTER
- STREET CENTERLINE
- ⊠ STREET LIGHT
- ⊠ DOUBLE WATER METER & BOX
- ⊠ PROPOSED GATE VALVE
- ⊠ PROPOSED FIRE HYDRANT AND FITTINGS
- ⊠ PROPOSED 8"SAS W/ MANHOLE
- ⊠ WATER LINE W/ FITTING

SCANNED BY  
BY LASON

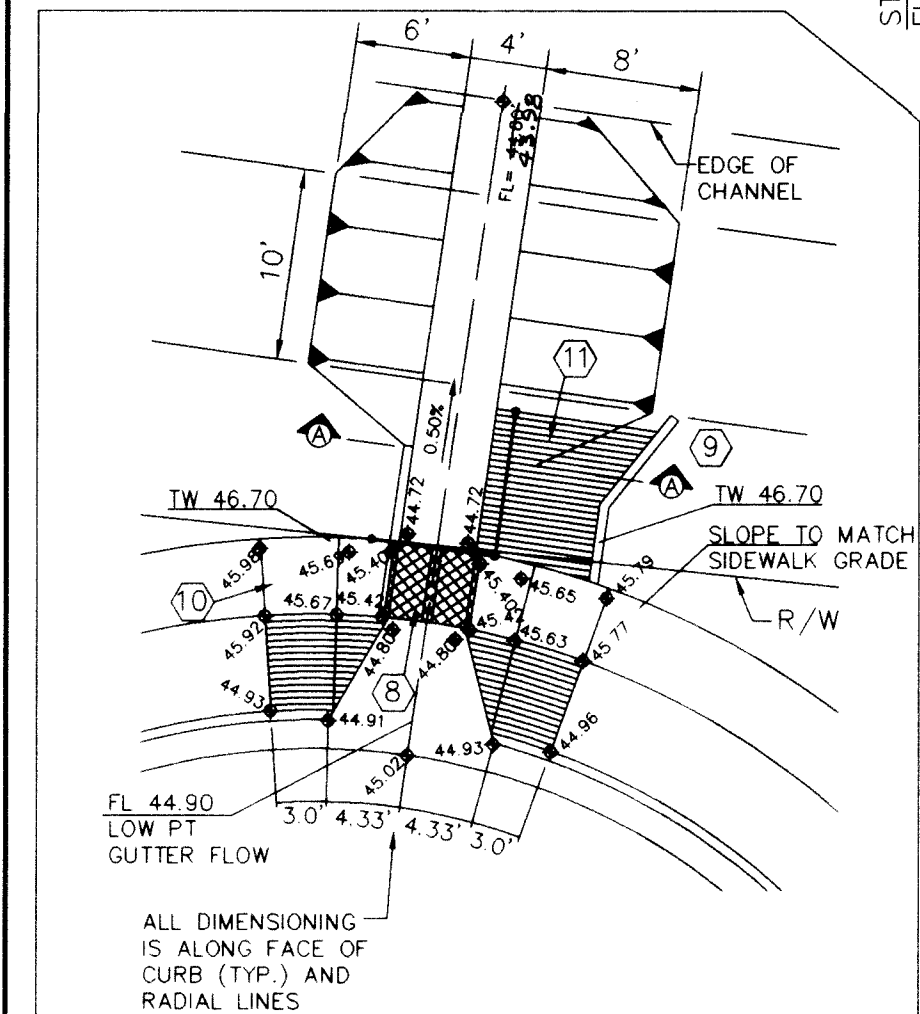
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 4976.90 00495

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico  
7/26/94

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: MOUNTAIN RIDGE SUBDIVISION MASTER PAVING & UTILITY PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	R. W. Kane	8-25-94	WATER	R. W. Kane	7-28-94
TRANSPORTATION	R. W. Kane	7-28-94	WASTE WATER	R. W. Kane	7-28-94
HYDROLOGY	R. W. Kane	8-8-94			
PROJECT NO.	4976.90	MAP NO.	J-22	SHEET OF	4 6

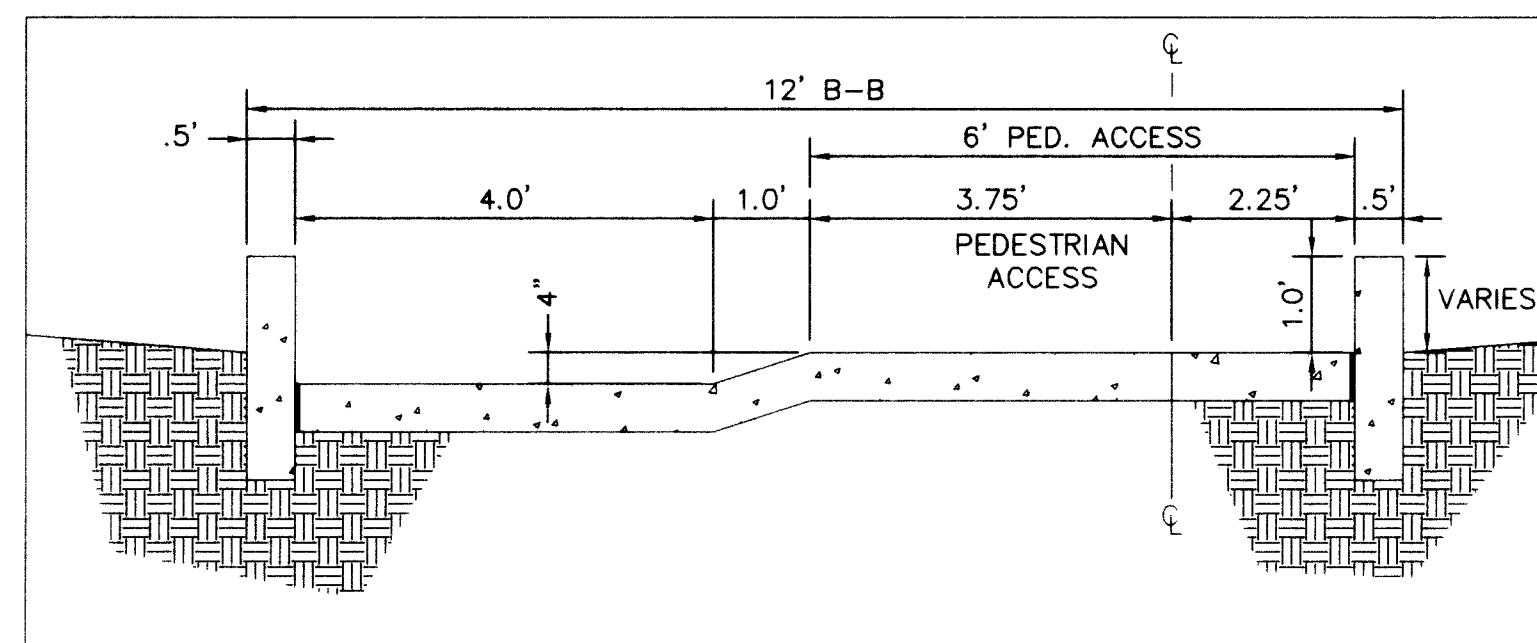
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CCAM	ACS CONTROL STATION "1-J23A" LOCATED IN THE NORTH	DATE	NO.	BY		FCA BY
STATED BY	ALS, INC.	MEDIAN OF TRAMWAY BLVD. 182 FEET NORTH OF THE	DATE				
ACCEPTANCE BY	ALS, INC.	CENTER LINE OF INDIAN SCHOOL ROAD NE					
FIELD CORRECTIONS	ALS, INC.						
RECORDED BY	MICRO-FILM	ELEVATION: 5840.71					DESIGNED BY
							DATE
							DRAWN BY
							DATE
							CHECKED BY
							DATE



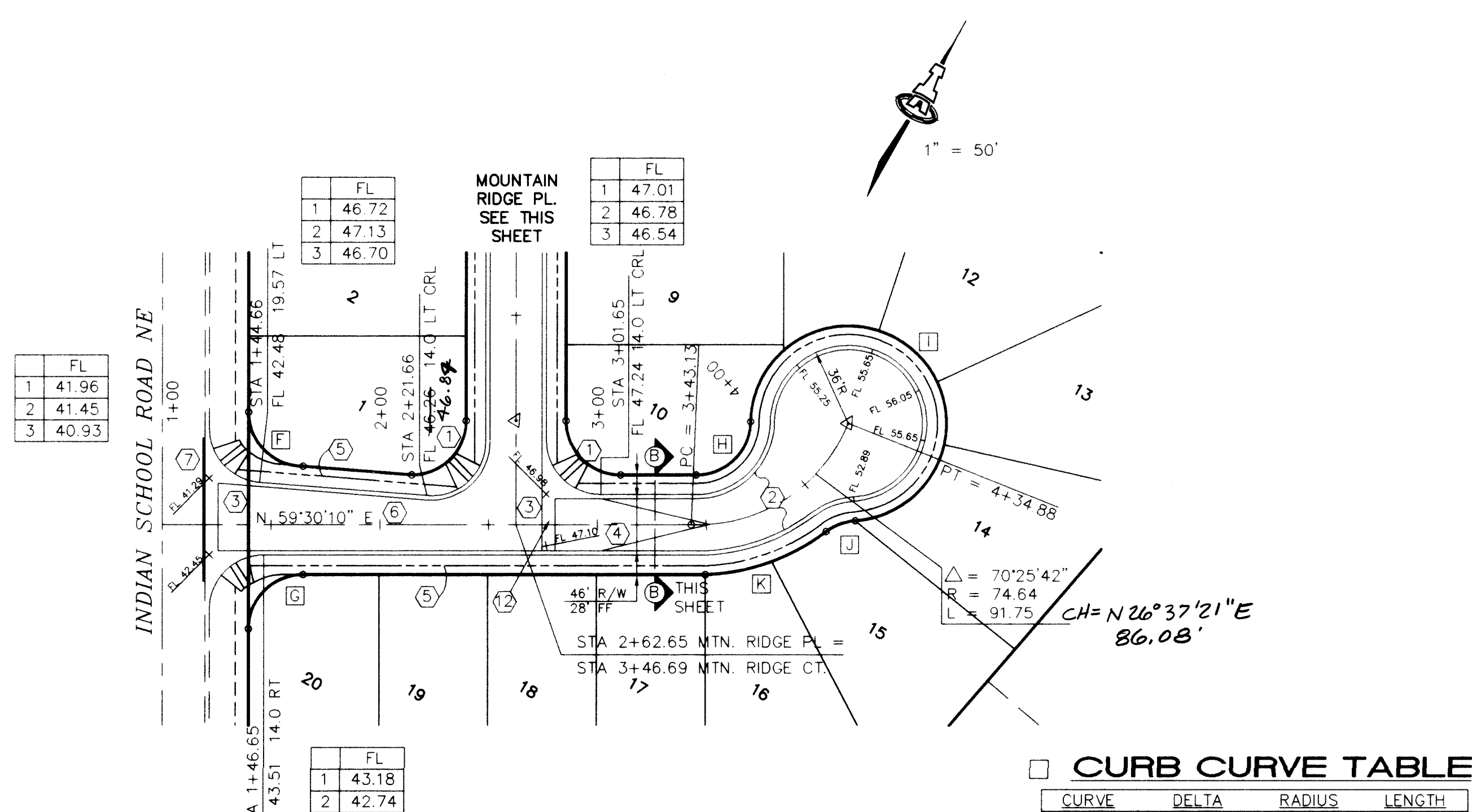


**DRAINAGE RUNDOWN ENTRANCE DETAIL**  
SCALE: 1" = 10'

CURB CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
A	27°32'40"59"	36.00'	171.79'
B	46°43'57"	34.00'	27.73'
C	46°41'02"	34.00'	27.70'
D	90°00'00"	25.00'	39.27'
E	94°34'26"	25.00'	41.27'

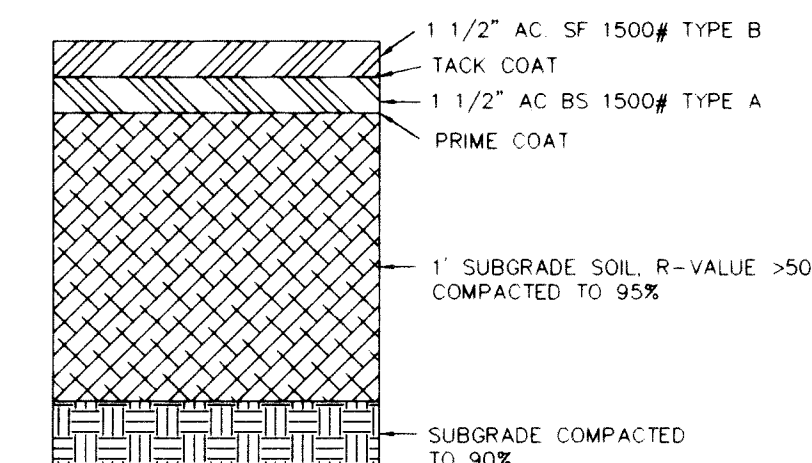


**SECTION A-A FOR 10' R/W**  
SCALE: 1" = 2'



CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
F	85°25'34"	25.00'	37.27'
G	90°00'00"	25.00'	39.27'
H	88°58'53"	34.00'	52.80'
I	264°56'29"	36.00'	166.47'
J	33°10'57"	34.00'	19.69'
K	35°10'43"	<del>86.64</del> 88.64	53.20'

RESIDENTIAL PAVING SECTION

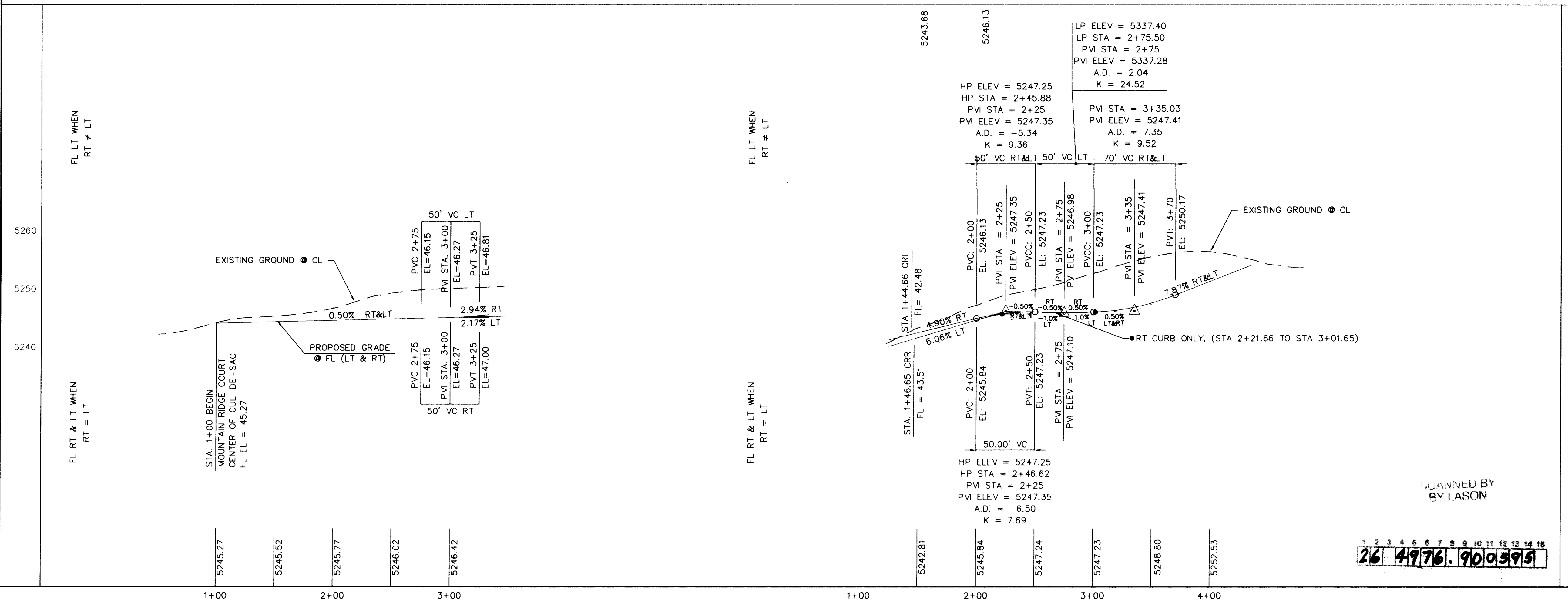
SCALE:  
1" = 50'  
1" = 10'

KEYED CONSTRUCTION NOTES 

1. CONSTRUCT HANDICAP RAMPS PER COA STD. DWG #2441
2. STD. CURB & GUTTER PER COA STD. DWG #2415
3. CONSTRUCT PCC VALLEY GUTTER, 8' WIDE 3/4" INVERT PER COA STD. DWG #2420
4. CROWN - NO CROWN TRANSITION 50' MIN. LENGTH
5. FUTURE 4' WIDE PCC SIDEWALK
6. TRANSITION FROM 34' F-F TO 28' F-F RESIDENTIAL PAVING FROM STA. 1+44.66 TO STA. 2+21.66.
7. REMOVE 66 SY (66'x1' WIDE) ARTERIAL PAVEMENT
8. DOUBLE SIDEWALK CULVERTS W/ STEEL PLATES TOP PER COA DWG 2236 L = 4.5'
9. 3.5" HIGH PIPE RAIL ALONG BACK OF SIDEWALK
10. 4' PCC SIDEWALK
11. 3' PEDISTRIAN ACCESS RAMP
12. DEPRESS CURB & GUTTER FROM STA. 2+74.65 TO STA. 2+82.65 W/ 3" TRANSITION BOTH SIDES PER COA STD DWG #2415.

GENERAL NOTES

SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
NO	FIELD NOTES		CONTRACTOR	STANDARD BY	DATE	DATE
	BY	DATE				
			ACS CONTROL STATION "1-23A" LOCATED IN THE NORTH	<i>CEM</i>		
			MEDIAN OF TRAMWAY BLVD. 182 FEET NORTH OF THE		<i>ALS, INC</i>	<i>94</i>
			CENTER LINE OF INDIAN SCHOOL ROAD NE.	INSPECTOR'S PERFORMANCE BY		
				VERIFICATION BY	<i>ALS, INC</i>	<i>94</i>
			ELEVATION: 5840.71	CONTRACTOR'S CORRECTIONS	<i>ALS, INC</i>	<i>95</i>
				CONNECTED BY	<i>ALS, INC</i>	
				<i>MICRO-FILM</i>	INFORMATION	
				RECORDED BY		DATE
				NO		



SCANNED BY  
BY LASON



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street NE  
Albuquerque New Mexico

792PV1.DWGacs 7/26/94

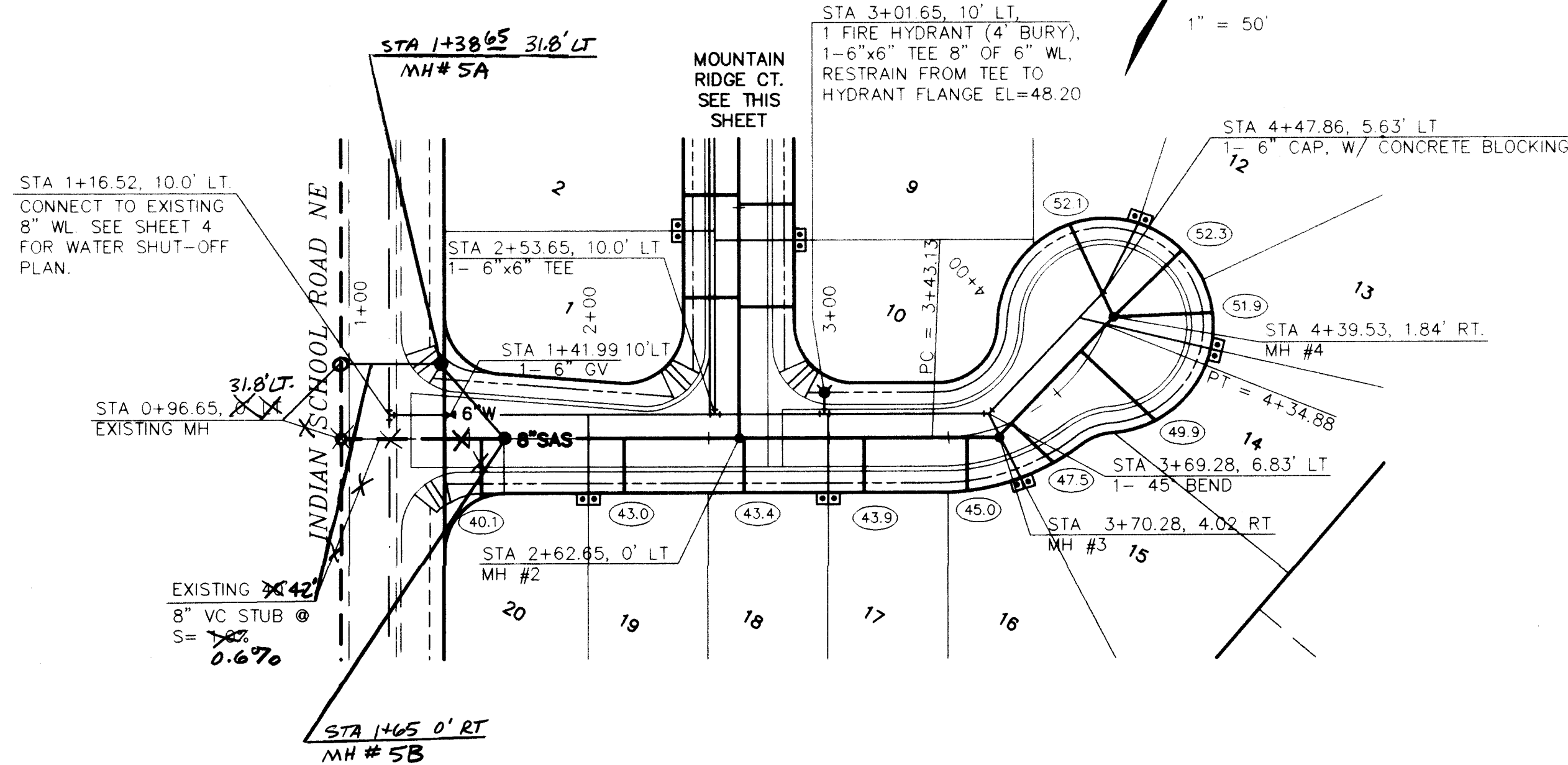
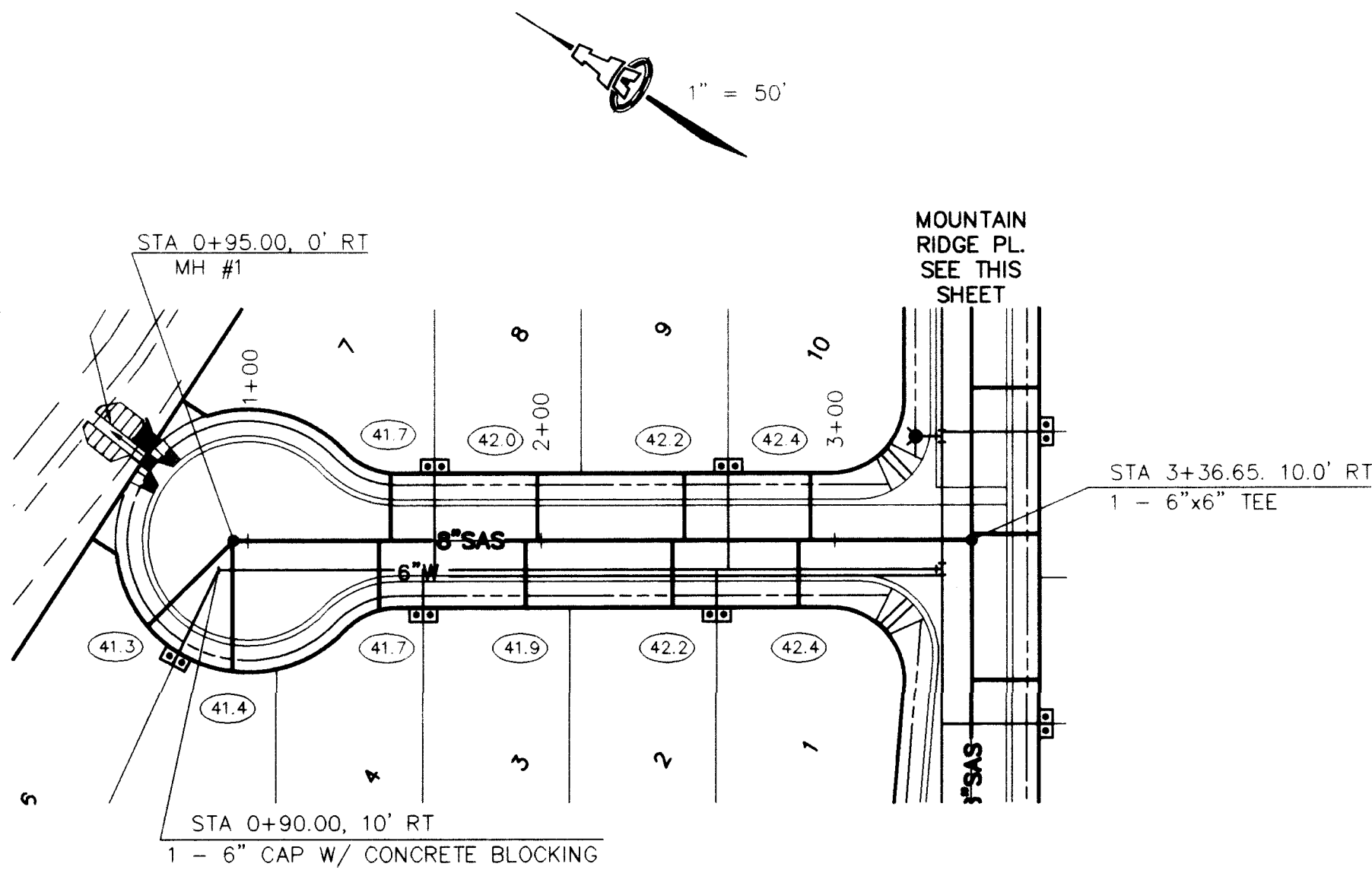
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: MOUNTAIN RIDGE SUBDIVISION

PAVING PLAN & PROFILE  
MOUNTAIN RIDGE CT. STA 1+00 -

MOUNTAIN RIDGE PL STA 1+00 - 4+34.88					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R.R. Smith</i>	8-25-94	WATER	<i>R.W. Kane</i>	7-28-94
TRANSPORTATION	<i>R. Smith</i>	7-28-94	WASTE WATER	<i>R.W. Kane</i>	7-28-94
HYDROLOGY	<i>R. Smith</i>	8-8-94			

PROJECT NO.	4976.90	MAP NO.	J-22	SHEET	5	OF	6
-------------	---------	---------	------	-------	---	----	---

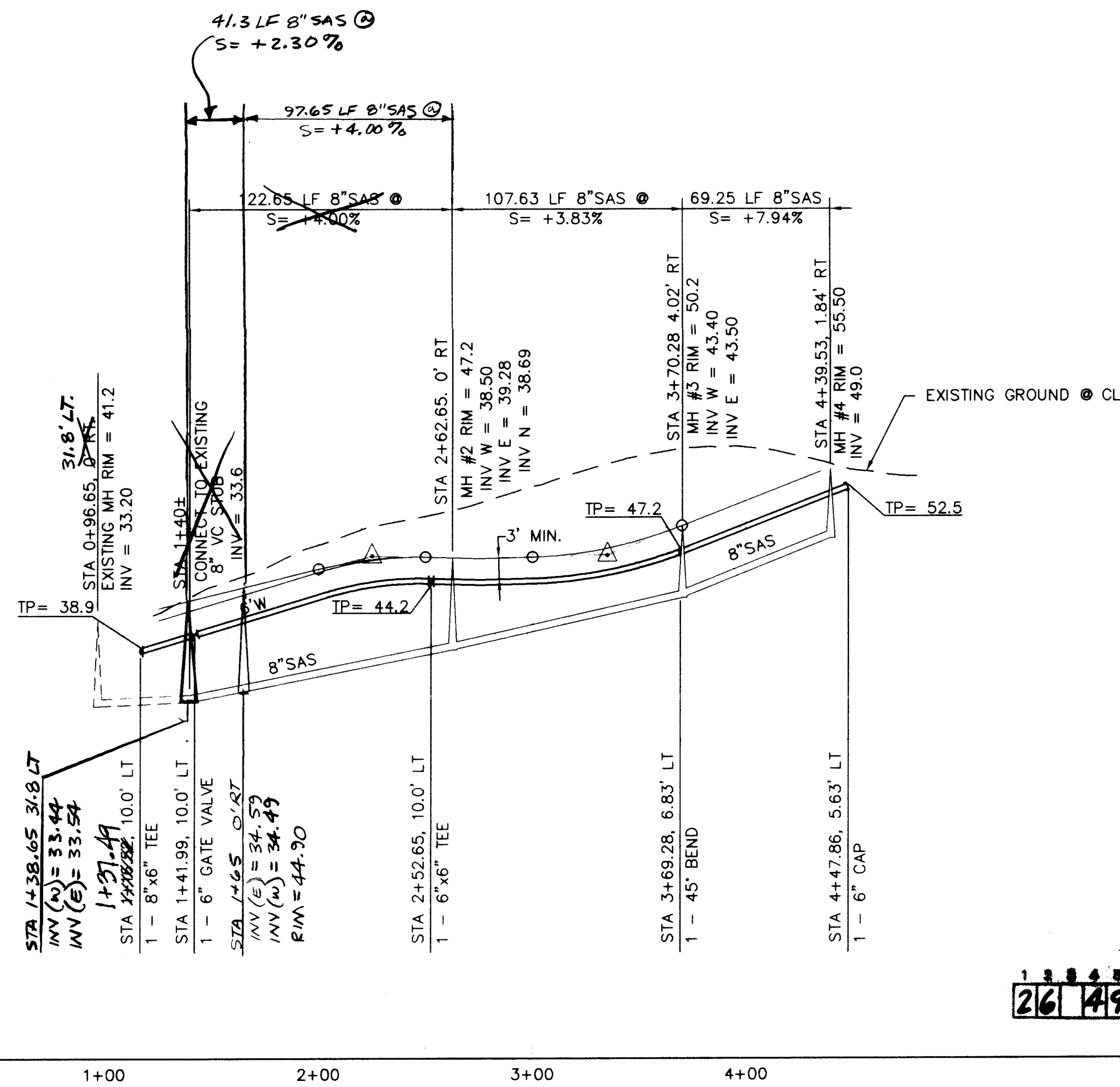
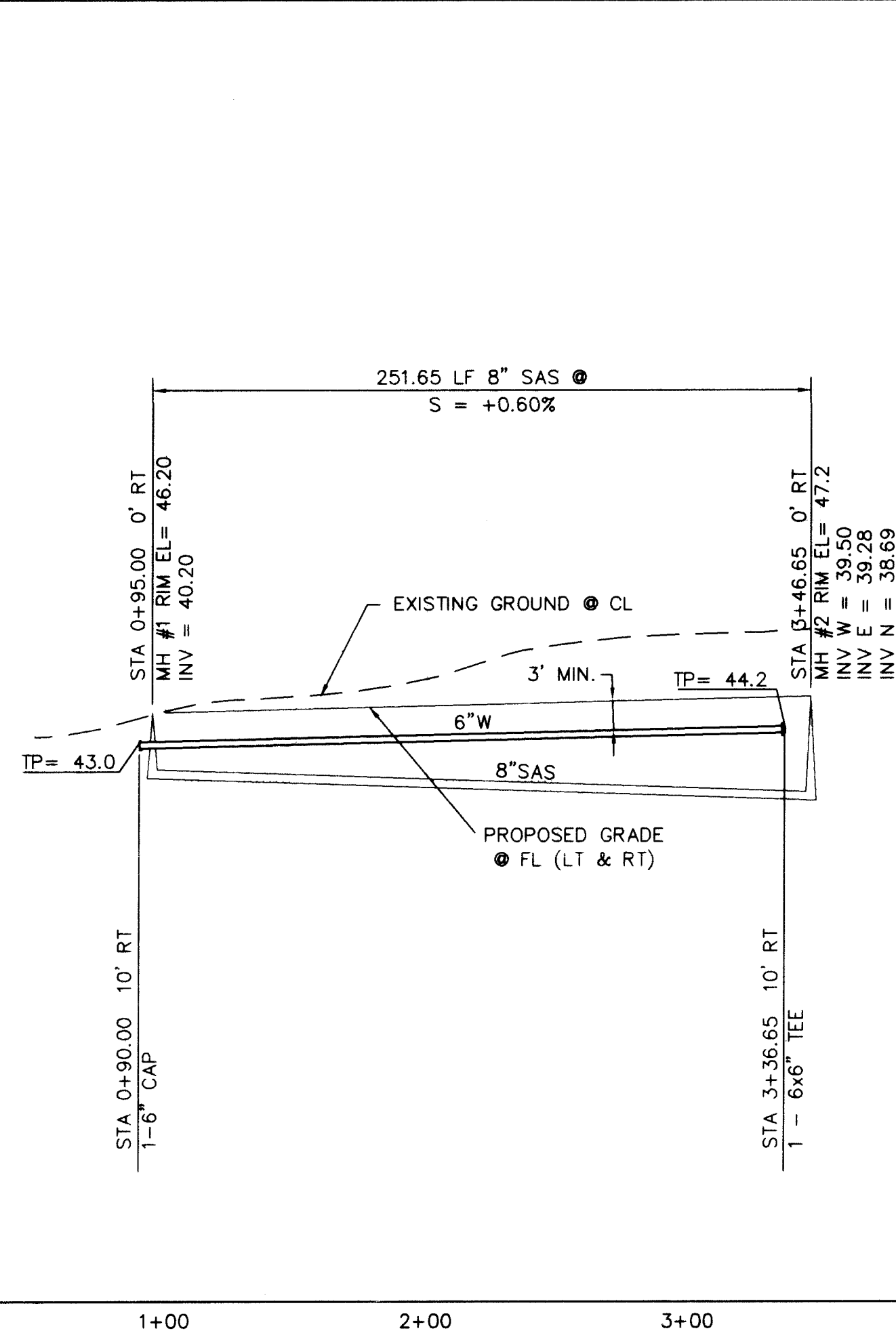


- LEGEND**
- (65.3) SAS SERVICE LINE INVERT @ PL
  - SINGLE WATER METER & BOX
  - DOUBLE WATER METER & BOX
  - +— GATE VALVE W/ TYPE 'A' VALVE BOX
  - +— FIRE HYDRANT
  - +— SAS MANHOLE
  - +— WATER LINE W/ FITTING

MOUNTAIN RIDGE CT.

MOUNTAIN RIDGE PL.

SCALE:  
1" = 50' H  
1" = 10' V



KEYED CONSTRUCTION NOTES  
SEE SHEET 5 FOR KEYED PAVING NOTES

- GENERAL NOTES**
- CONSTRUCT SAS SERVICES PER STD DWG #2125
  - CONSTRUCT FIRE HYDRANT PER DESIGNATED DEPTHS & LENGTHS PER STD DWG #2340
  - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD DWGS #2361, #2362, #2363
  - SEE SHEET #4 FOR WATER SHUT-OFF PLAN
  - SEE SHEET #4 FOR RESTRAINED JOINT LENGTHS FOR WL FITTINGS

**SAS SERVICES**

LOT #	Q STA	INV. EL. @ R/W
1	2+87.65	42.4
2	2+44.65	42.2
3	1+94.65	41.9
4	1+44.65	41.7
5	0+94.66	41.4
6	0+66.69	41.3
7	1+48.65	41.7
8	1+98.65	42.0
9	2+48.65	42.2
10	2+91.65	42.4
11	4+64.55	52.1
12	4+75.21	52.3
13	4+50.13	51.9
14	4+15.37	49.9
15	3+83.89	47.5
16	3+55.07	45.0
17	3+14.65	43.9
18	2+64.65	43.4
19	2+14.65	43.0
20	1+65.00	40.1

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico  
792UTL1.DWGacs 7/26/94

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: **MOUNTAIN RIDGE SUBDIVISION**  
UTILITY PLAN & PROFILE  
MOUNTAIN RIDGE CT. STA 1+00 - 3+46.69  
MOUNTAIN RIDGE PL. STA 1+00 - 4+34.88

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	AL	7-28-94	WATER	R.W. Kame	7-28-94
TRANSPORTATION	AL	7-28-94	WASTE WATER	R.W. Kame	7-28-94
HYDROLOGY	AL	7-28-94			

PROJECT NO. **4976.90** MAP NO. **J-22** SHEET **6** OF **6**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CCM	ACS CONTROL STATION	1-J23A LOCATED IN THE NORTH	DATE	BY		REVISIONS
WORKED BY	ALS, INC	DATE	94	NO			
INSPECTED BY	ALS, INC	DATE	94	NO			
ACCEPTED BY	ALS, INC	DATE	94	NO			
DESIGNED BY	ALS, INC	DATE	94	NO		DATE	6/94
RECORDED BY	ALS, INC	DATE	94	NO		DATE	6/94
NO		DATE	94	NO		DATE	6/94