

CONSTRUCTION PLANS FOR SEVEN BAR NORTH TRACT B-3 SUBDIVISION UNIT 1 ALBUQUERQUE, NEW MEXICO

INDEX

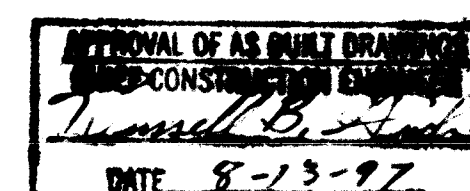
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SURVEYOR'S CERTIFICATION

"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 true and correct to the best of my knowledge and belief." Aldrich Land Surveying, Inc., is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

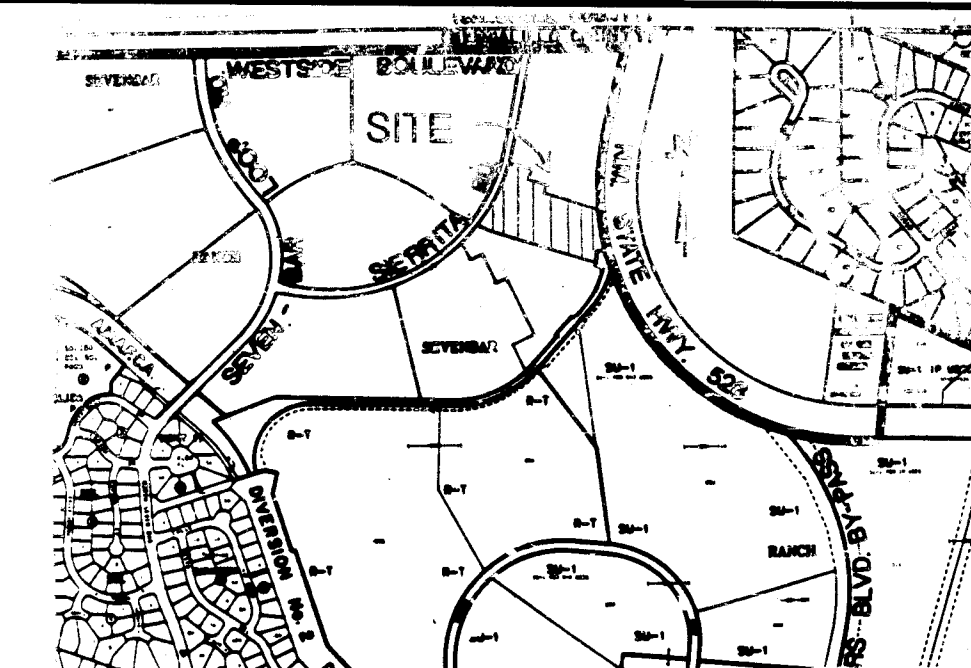
Timothy Aldrich N.M.P.S. 7719

06-04-97
Date



DRB CASE NO. 95-526

BHI JOB NO. C93217A2440



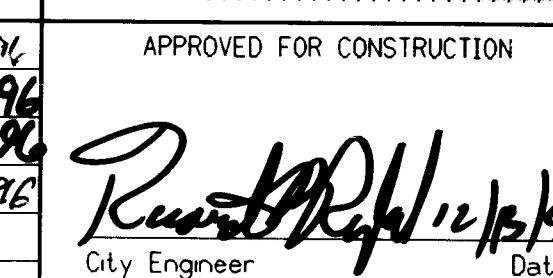
VICINITY MAP
NOT TO SCALE
A-13

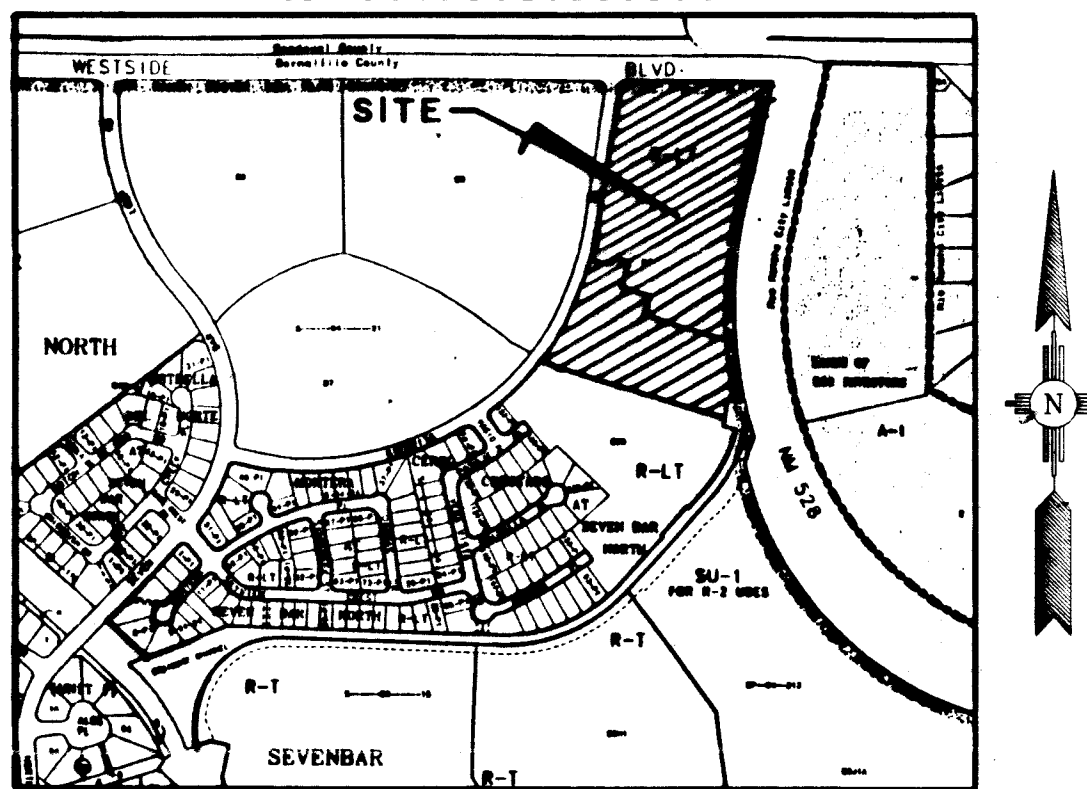
NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No. 6.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
- THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES, (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DERESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & APPROVAL		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	Timothy Aldrich	8-1-96	 City Engineer Date		
		Transportation	R. W. Kane	8-2-96			
		Water/Wastewater	R. W. Kane	8-2-96			
		Hydrology	R. W. Kane	8-2-96			
		Parks	R. W. Kane	8-2-96			
		Constr. Mngmt	R. W. Kane	8-2-96			
		N.M.U.I.	R. W. Kane	7-17-96			
CITY PROJECT NO.		4982.97		SHEET		1	OF 19



LOCATION MAP
ZONE ATLAS INDEX MAP No. A-13-Z
NOT TO SCALE

SUBDIVISION DATA

- DRB No.
- Zone Atlas Index No. A-13-Z
- Gross Subdivision Acreage: 17.0809 Acres
- Total Number of Lots and Tracts created: 29 Lots, 4 Tracts
- Total Mileage of full width Streets created: 0.2382 Mile
- Date of Survey: May, 1996
- Plot is located within the Town of Alameda Grant, Projected Section 6, T11N, R3E, N3MP.

NOTES

- Bearing are New Mexico State Plane Grid bearings (Central Zone, NAD 1927 Datum).
- Distances are ground distances.
- All easements of record are shown.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT'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 "City of Albuquerque", Centerline Monumentation, "Survey Marker", "Do Not Disturb", "PLS#6544".
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capabilities are based on NMU, Inc. facilities, not the City of Albuquerque.
- No individual Lots shall be allowed direct access to Sierra Road.
- All Lots are to be "P1" and shall conform to Intermittent Parking Design Criteria (Item 6).
- With the filing of this plat, and only for the lands covered by this plat, all previous "Notice of Subdivision Plat Conditions" including those recorded on April 23, 1985, August 14, 1989 and June 20, 1994 (all for bulk land transfer) are removed.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment, fixtures, structures and related facilities reasonably necessary to provide natural gas service.
- U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Interchange for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

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

DESCRIPTION

A certain tract of land situated within the Town of Alameda Grant, in projected Section 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract B-3, PLAT OF SEVEN BAR NORTH TRACTS B-1 THRU B-9, Albuquerque, New Mexico as the same is shown and designated on the plot thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 20, 1994 in Volume 94C, Folio 206 as Document No. 94079409 and being more particularly described by New Mexico State Plane grid bearings (Central Zone NAD Datum 1927) and ground distances as follows:

BEGINNING at the southwest corner of said Tract B-3, a point on a curve on the easterly right-of-way line of Sierra Road, whence the City of Albuquerque Station "ACS 3-A12" on aluminum cap having New Mexico State Plane Coordinates, Central Zone (NAD1927 Datum) X=370,667.68 and Y=1,534,779.51 bears N77°32'58"W, a distance of 5401.63 feet and from said point of beginning running thence along the westerly boundary line of said Tract B-3 and also along said right-of-way line, 549.01 feet along the arc of a curve to the left having a radius of 1136.00 feet and a chord which bears N25°57'34"E, a distance of 543.69 feet to a point of tangency, thence, N10°06'51"E, a distance of 350.42 feet to a point; thence, N15°49'29"E, a distance of 40.20 feet to a point; thence, N10°06'51"E, a distance of 170.81 feet to a point of curvature; thence, 41.89 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears N50°06'51"E, a distance of 38.57 feet to a point of tangency being the northwest corner of said Tract B-3 and also being a point on the southerly right-of-way line of Westside Boulevard, thence running along the northerly boundary line of said Tract B-3 and also along said right-of-way line, S89°53'09"E, a distance of 572.13 feet to the northeast corner of said Tract B-3, a point on the westerly right-of-way line of New Mexico State Highway No. 528, thence running along the easterly boundary line of said Tract B-3 and also along said right-of-way line, S13°08'44"W, a distance of 394.50 feet to a point; thence, N76°51'16"W, a distance of 10.00 feet to a point; thence, S13°08'44"W, a distance of 147.09 feet to a point of curvature; thence, 259.14 feet along the arc of a curve to the left having a radius of 1542.50 feet and a chord which bears S08°19'58"W, a distance of 258.83 feet to a point of tangency, thence, S86°28'48"E, a distance of 5.00 feet to a point of curvature (non-tangent); thence, 204.38 feet along the arc of a curve to the left having a radius of 1537.50 feet and a chord which bears S00°17'18"E, a distance of 204.23 feet to a point of non-tangency, thence, N85°54'13"E, a distance of 5.00 feet to a point of curvature (non-tangent); thence, 144.04 feet along the arc of a curve to the left having a radius of 1532.50 feet and a chord which bears S06°47'21"E, a distance of 143.99 feet to a point of reverse curvature on the westerly right-of-way line of the AMAFCA Skyview Channel, thence leaving said westerly right-of-way line of State Highway 528 and running thence along the easterly boundary line of said Tract B-3 and also along said westerly AMAFCA right-of-way line, 102.59 feet along the arc of a curve to the right having a radius of 551.80 feet and a chord which bears S04°09'19"E, a distance of 102.44 feet to a point of non-tangency, thence, N88°49'44"W, a distance of 60.00 feet to a point of curvature (non-tangent); thence, 71.80 feet along the arc of a curve to the right having a radius of 491.80 feet and a chord which bears S05°21'12"W, a distance of 71.74 feet to the southwest corner of said Tract B-3, thence leaving said AMAFCA right-of-way line and running thence along the westerly boundary line of said Tract B-3, N73°31'01"W, a distance of 684.55 feet to a point; thence, N62°52'18"W, a distance of 75.22 feet to the point and place of beginning.

Tract contains 17.0809 acres, more or less.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Tract B-3, PLAT OF SEVEN BAR NORTH TRACTS B-1 THRU B-9, Albuquerque, New Mexico, recorded June 20, 1994 in Volume 94C, Folio 206 as Document No. 94079409, into 29 Lots and 4 Tracts, to dedicate Street Right-of-Way to the City of Albuquerque, to dedicate Drainage Right-of-Way to AMAFCA, to vacate a Temporary Drainage Easement, to vacate a 10 foot wide Public Utility Easement and to grant Easements.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situated within the Town of Alameda Grant, within projected Section 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract B-3, PLAT OF SEVEN BAR NORTH TRACTS B-1 THRU B-9, Albuquerque, New Mexico, as the same is shown and designated on the plot thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 20, 1994 in Volume 94C, Folio 206 as Document No. 94079409, now comprising Lots 1 thru 29 inclusive and Tracts B-3A, B-3B, B-3C, and B-3D of PLAT OF SANDREED AT SEVEN BAR NORTH is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby dedicate Tracts B-3C and B-3D to Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground utilities 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. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

Brown/NZD (Development) Joint Venture, A New Mexico General Partnership
By: Brown & Associates, Inc. Managing General Partner

By: *Ronald D. Brown*
Ronald D. Brown, President

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 1st day of October, 1996, by Ronald D. Brown, President, Brown & Associates, Inc. Managing General Partner, on behalf of Brown/NZD (Development) Joint Venture, a New Mexico General Partnership.

My Commission Expires: 5/9/2000 *Barbara N. Riley*
Notary Public



OFFICIAL SEAL
BARBARA N. RILEY
NOTARY PUBLIC, STATE OF NEW MEXICO
My Commission Expires 5/9/2000

APPROVALS

PLAT NUMBER	
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT	DATE
DESIGN DEVELOPMENT	DATE
PNM ELECTRIC SERVICES	DATE
U.S. WEST COMMUNICATIONS	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE DATE

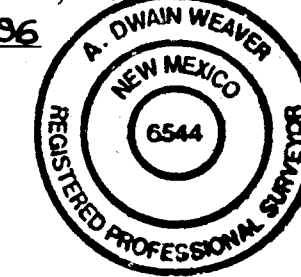
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easements rights to which it may be entitled.

SURVEYOR'S CERTIFICATION

I, A. Dwan Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston Inc.
Courtney J. Weaver
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. Dwan Weaver
New Mexico Professional Surveyor 6544
Date Sept. 30, 1996



JOB NO. 95286-A-3212

SHEET 1 OF 2



BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

C:\ADCADD\CIVIL\PA\S95286\SHEET1.DWG 9/30/1996

CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1542.50'	259.14'	129.87'	258.83'	S08°19'58"W	09°37'32"
C2	1537.50'	204.38'	102.34'	204.23'	S00°17'18"E	07°36'59"
C3	1532.50'	144.04'	72.07'	143.99'	S06°47'21"E	05°23'07"
C4	551.80'	102.59'	51.44'	102.44'	S04°09'19"E	10°39'09"
C5	491.80'	71.80'	35.96'	71.74'	S05°21'12"W	08°21'53"
C6	1136.00'	549.01'	279.98'	543.69'	N25°57'34"E	27°41'25"
C7	30.00'	41.89'	25.17'	38.57'	N50°06'51"E	80°00'01"
C8	30.00'	41.89'	25.17'	38.57'	N50°06'51"E	80°00'01"
C9	1402.11'	135.04'	67.57'	134.99'	S00°25'16"W	05°31'06"
C10	1402.11'	304.20'	152.70'	303.60'	S03°02'06"E	12°25'50"
C11	2729.43'	64.20'	32.10'	64.20'	S08°53'26"E	01°20'51"
C12	487.19'	82.86'	41.53'	82.76'	S03°10'32"E	09°44'43"
C13	491.80'	10.09'	5.04'	10.09'	S08°56'57"W	01°10'31"
C14	1136.00'	35.77'	17.89'	35.77'	N36°54'08"E	01°48'16"
C15	1136.00'	35.77'	17.89'	35.77'	N11°32'59"E	02°52'16"
C16	25.00'	37.97'	23.73'	34.42'	N23°31'27"E	87°01'07"
C17	25.00'	41.99'	27.88'	37.23'	N58°11'23"E	96°14'21"
C18	25.00'	36.57'	22.44'	33.40'	S31°44'34"E	83°48'46"
C19	25.00'	41.99'	27.88'	37.23'	N58°11'23"E	96°14'21"
C20	25.00'	36.57'	22.44'	33.40'	S31°44'34"E	83°48'46"
C21	25.00'	19.06'	10.02'	18.61'	N84°30'20"E	43°41'22"
C22	40.00'	81.84'	65.57'	68.29'	N58°43'36"W	11°17'37"
C23	25.00'	19.06'	10.02'	18.61'	N51°48'13"W	43°41'28"
C24	25.00'	4.61'	2.31'	4.60'	N78°55'35"W	10°33'21"
C25	40.00'	176.61'	86.32'	174.52'	N42°16'48"E	25°58'16"
C26	25.00'	27.23'	15.14'	25.91'	S42°26'31"E	62°24'51"
C27	25.00'	41.97'	27.86'	37.21'	N58°15'27"E	96°11'14"
C28	25.00'	36.79'	22.63'	33.56'	N31°59'37"W	84°18'54"
C29	25.00'	37.97'	23.68'	34.38'	S62°24'15"W	86°53'22"
C30	1136.00'	59.17'	29.59'	59.17'	N17°28'02"E	02°59'04"
C31	1136.00'	59.27'	29.64'	59.27'	N14°28'48"E	02°58'23"
C32	1136.00'	56.24'	28.12'	56.23'	N20°22'39"E	02°50'11"
C33	1136.00'	56.83'	30.83'	56.84'	N23°21'01"E	03°06'33"
C34	1136.00'	104.19'	52.13'	104.15'	N27°31'56"E	05°15'17"
C35	40.00'	113.43'	59.45'	79.07'	S87°31'47"W	16°22'81"
C36	1136.00'	115.80'	57.95'	115.75'	N33°04'48"E	05°50'26"
C37	40.00'	50.78'	29.46'	47.44'	S30°04'36"E	72°44'28"
C38	40.00'	12.40'	6.25'	12.35'	S75°19'33"E	17°45'28"
C39	25.00'	15.41'	7.96'	15.17'	S55°59'16"E	35°19'22"
C40	25.00'	3.65'	1.83'	3.65'	S34°08'33"E	08°22'06"
C41	40.00'	43.97'	24.51'	41.79'	S61°27'07"E	62°59'16"
C42	40.00'	24.89'	12.86'	24.49'	N69°13'44"E	35°39'00"
C43	491.80'	60.11'	30.09'	60.07'	S04°51'32"W	07°00'11"
C44	491.80'	1.60'	0.80'	1.60'	S01°15'47"W	00°11'12"
C45	40.00'	18.38'	9.35'	18.22'	N38°14'35"E	26°19'19"
C46	40.00'	23.16'	11.92'	22.84'	N18°42'14"W	33°10'53"
C47	1402.11'	50.22'	25.27'	50.53'	S08°13'04"E	02°03'54"
C48	40.00'	23.11'	12.99'	24.70'	N51°16'46"W	35°58'11"
C49	1402.11'	67.20'	33.61'	67.19'	S05°48'44"E	02°44'46"
C50	40.00'	33.56'	17.84'	32.59'	S86°41'53"W	48°04'33"
C51	1402.11'	51.42'	25.72'	51.42'	S03°23'19"E	02°06'05"
C52	5.00'	5.79'	3.27'	5.47'	N33°17'21"W	66°21'08"
C53	5.00'	13.78'	25.60'	9.81'	N12°29'04"E	15°53'59"
C54	5.00'	5.79'	3.27'	5.47'	N58°15'30"E	66°21'08"
C55	40.00'	87.24'	76.77'	70.95'	N87°33'43"E	12°45'735"
C56	5.00'	6.89'	4.12'	6.36'	N26°59'26"W	78°57'00"
C57	5.00'	6.89'	4.12'	6.36'	N51°57'34"E	78°57'00"

TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	N76°51'16"W	10.00'
T2	S86°28'48"E	5.00'
T3	N85°54'13"E	5.00'
T4	N15°49'29"E	40.20'
T5	S16°21'03"W	16.90'
T6	S85°14'55"E	14.80'
T7	N88°49'44"W	4.88'
T8	S30°31'27"E	34.42'
T9	S62°24'15"W	34.38'

LOT ACREAGE

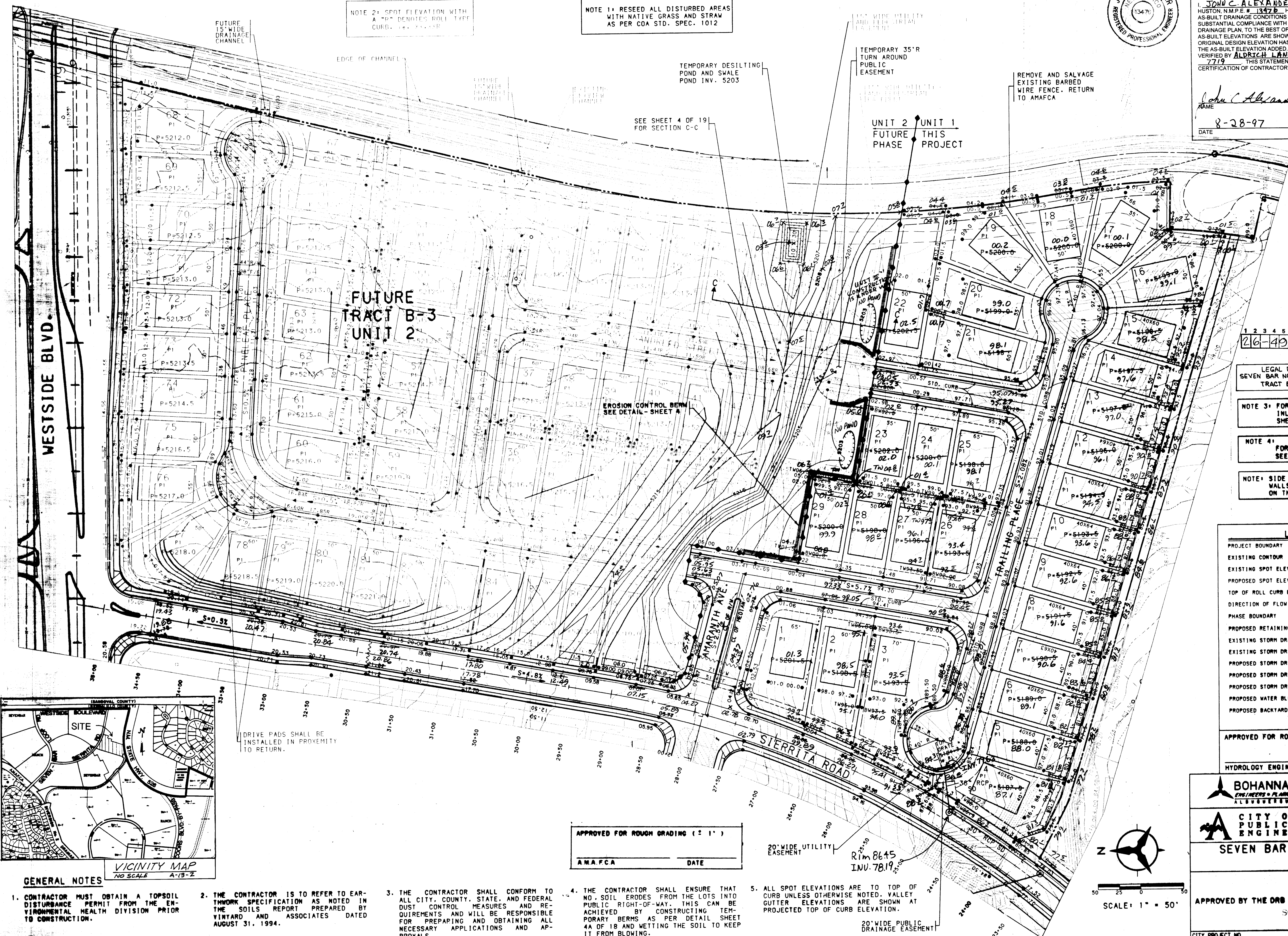
LOT NO.	ACREAGE	LOT NO.	ACREAGE
LOT 1	0.21301 AC.	LOT 16	0.19449 AC.
LOT 2	0.19895 AC.	LOT 17	0.19403 AC.
LOT 3	0.30930 AC.	LOT 18	0.16284 AC.
LOT 4	0.20476 AC.	LOT 19	0.20297 AC.
LOT 5	0.13699 AC.	LOT 20	0.16667 AC.
LOT 6	0.13739 AC.	LOT 21	0.18522 AC.
LOT 7	0.13755 AC.	LOT 22	0.20572 AC.
LOT 8	0.13765 AC.	LOT 23	0.12808 AC.
LOT 9	0.13779 AC.	LOT 24	0.11478 AC.
LOT 10	0.13792 AC.	LOT 25	0.15331 AC.
LOT 11	0.13805 AC.	LOT 26	0.14965 AC.
LOT 12	0.13818 AC.	LOT 27	0.12042 AC.
LOT 13	0.13832 AC.	LOT 28	0.12037 AC.
LOT 14	0.13796 AC.	LOT 29	0.12032 AC.
LOT 15	0.14922 AC.		

TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	N76°51'16"W	10.00'
T2	S86°28'48"E	5.00'
T3	N85°54'13"E	5.00'
T4	N15°49'29"E	40.20'
T5	S16°21'03"W	16.90'
T6	S85°14'55"E	14.80'
T7	N88°49'44"W	4.88'
T8	S30°31'27"E	34.42'
T9	S62°24'15"W	34.38'

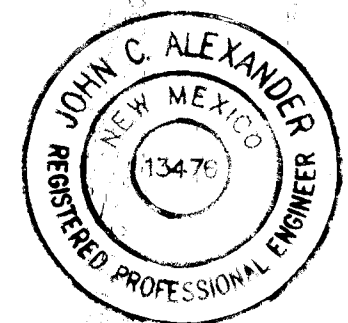
LOT ACREAGE

LOT NO.	ACREAGE	LOT NO.	ACREAGE
LOT 1	0.21301 AC.	LOT 16	0.19449 AC.
LOT 2	0.19895 AC.	LOT 17	0.19403 AC.
LOT 3	0.30930 AC.	LOT 18	0.16284 AC.
LOT 4	0.20476 AC.	LOT 19	0.20297 AC.
LOT 5	0.13699 AC.	LOT 20	0.16667 AC.
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LOT 7	0.13755 AC.	LOT 22	0.20572 AC.
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LOT 12	0.13818 AC.	LOT 27	0.12042 AC.
LOT 13	0.13832 AC.	LOT 28	0.12037 AC.
LOT 14	0.13796 AC.	LOT 29	0.12032 AC.
LOT 15	0.14922 AC.		



NOTE 2: SPOT ELEVATION WITH A "P" DENOTES ROLL TYPE CURB. SEE DETAIL SHEET A

NOTE 1: RESEED ALL DISTURBED AREAS WITH NATIVE GRASS AND STRAW AS PER CDA STD. SPEC. 1012

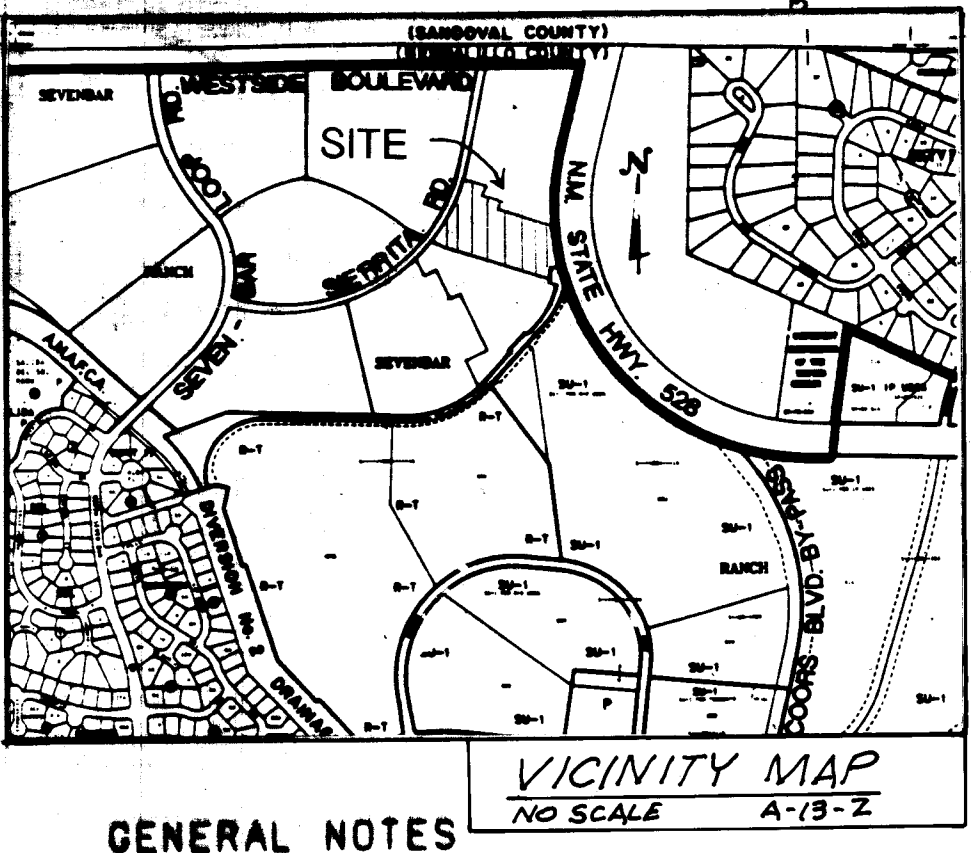


DRAINAGE CERTIFICATION

I, **JOHN C. ALEXANDER** OF BOHANNAN HUSTON, N.M.P.E. # **13476**, HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE AS-BUILT ELEVATION ADDED. AS-BUILT ELEVATIONS WERE VERIFIED BY **ALDRICH LAND SURVEY** L.S. # **7719**. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

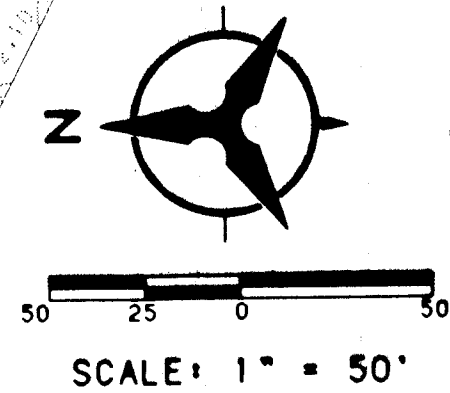
NAME: John C. Alexander
DATE: 8-28-97

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- GENERAL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY VINTARD AND ASSOCIATES DATED AUGUST 31, 1994.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL SHEET 4A OF 18 AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT PROJECTED TOP OF CURB ELEVATION.

APPROVED FOR ROUGH GRADING (± 1')
A.M.A.F.C.A. DATE



BOHANNAN-HUSTON, INC.
ENGINEERS • PLANNERS • PHOTOGRAPHICISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE, NEW MEXICO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR NORTH TRACT B-3, UNIT 1
GRADING PLAN

APPROVED BY THE DRB ON _____
SCANNED BY
BY LASON

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET 3 OF 10
4982.97 A-13

BH1 JOB NO. 95206A2440
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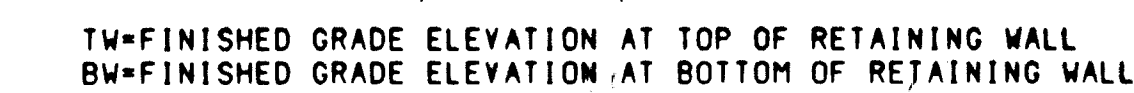


NO SCALE

NOTE: ALL AREAS FROM THE REAR EDGE OF THE PAD TO THE STREET ARE TO DRAIN TO THE STREET. THE POND IS DESIGNED FOR BACKYARD RUNOFF ONLY.

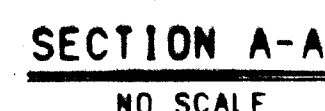


TO SET SPOT ② - MULTIPLY D1 BY 2% AND ADD TO SPOT ① ON HIGH SIDE OF STREET
TO SET SPOT ③ - MULTIPLY D2 BY 1% AND ADD TO SPOT ②
TO SET SPOT ④ - ADD 0.5' TO SPOT ③ AND ROUND TO NEAREST 0.5'
TO RESET SPOT ③ - SUBTRACT 0.5' FROM SPOT ④
TO SET SPOT ⑤ - MULTIPLY D3 BY 1% AND SUBTRACT FROM SPOT ④
(CHECK SLOPE FROM SPOT ⑤ TO SPOT ⑥ TO BE MIN 1%)
(NOTE: IF STREET SLOPE IS LESS THAN 1% THEN START FROM LOW SIDE OF STREET)

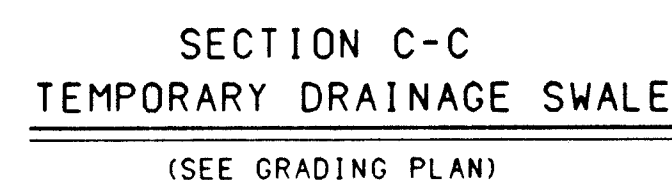


TYPICAL RETAINING WALL NOMENCLATURE

NO SCALE
(RETAINAGE HEIGHT IS TAKEN TO BE DIFFERENCE IN
FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL)



A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT. SEE TYPICAL LOT GRADING PLAN THIS SHEET FOR LOCATION.



FOR INFORMATION ONLY

Technical drawing of a rectangular plate showing Plan and Section views.

PLAN

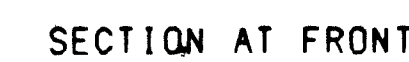
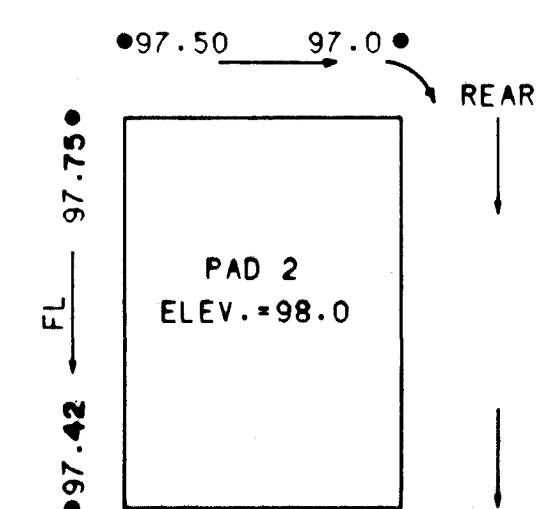
Dimensions: W_1 (width), W_2 (width).

SECTION

Dimensions: L (length), W_2 (width).



SIDE LOT GRADING
(AFTER GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 2' PAD DIFFERENCE)



SIDE LOT GRADING
(BEFORE GARDEN WALL INSTALLATION)

(TYPICAL FOR 5' SIDE YARDS WITH 2' PAD DIFFERENCE)

- ## GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY VINYARD AND ASSOCIATES DATED AUGUST 31, 1994.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DISTURBANCE CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY AND CAN BE ACQUIRED BY CONSTRUCTING TEMPORARY BERRMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

[illegible]

APPROVED FOR ROUGH GRADING (+ 1')

HYDROLOGY ENGINEER DATE

 **BOHANNAN-HUSTON INC.**
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

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

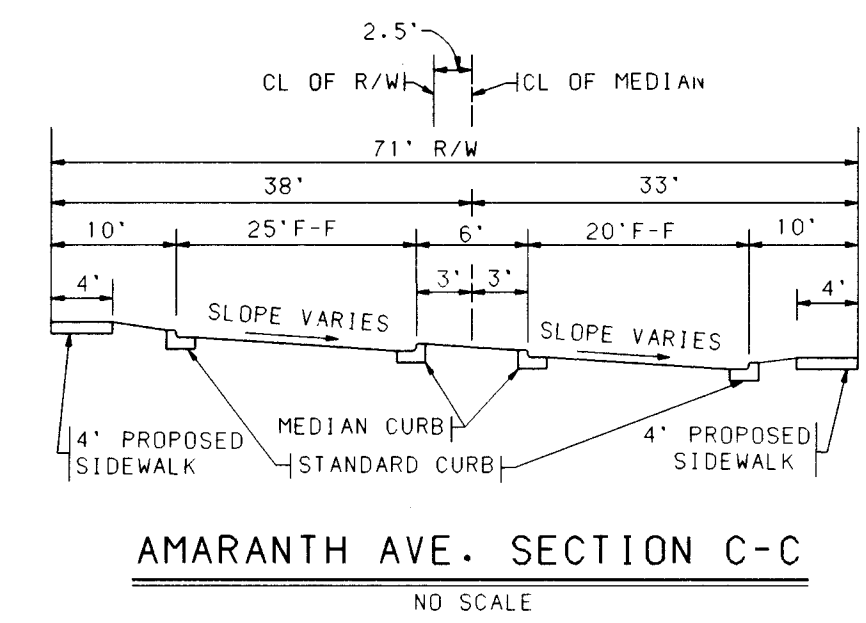
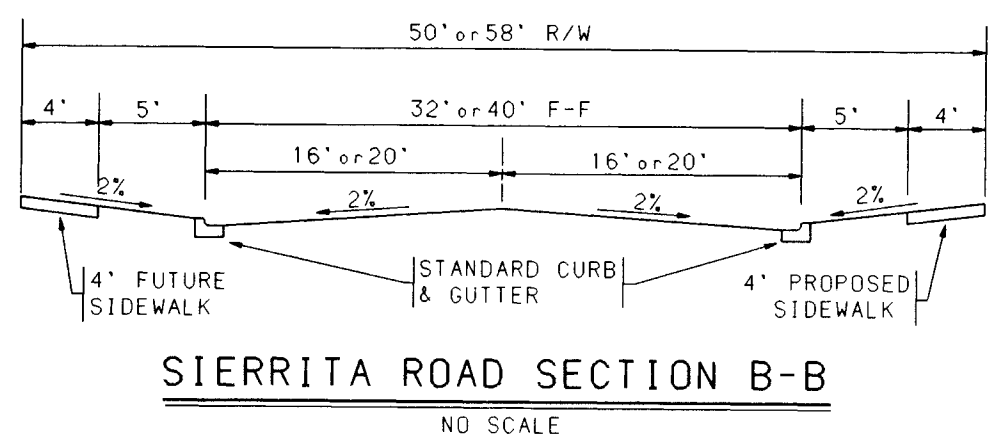
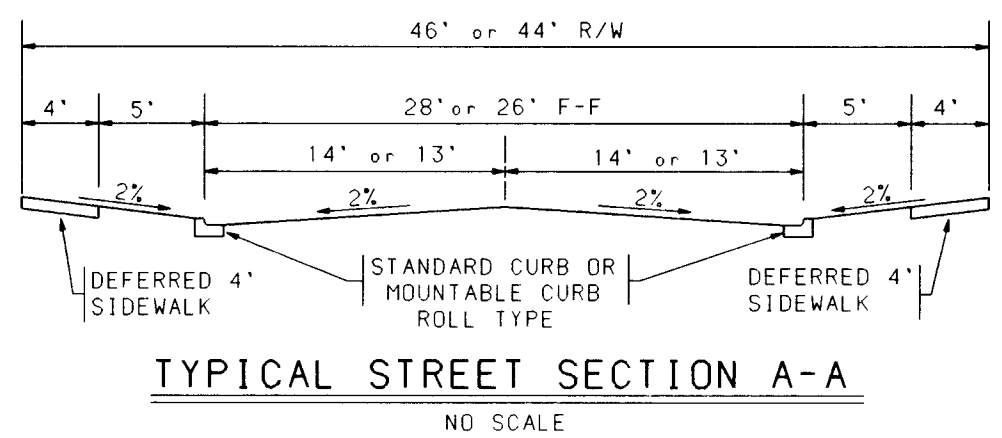
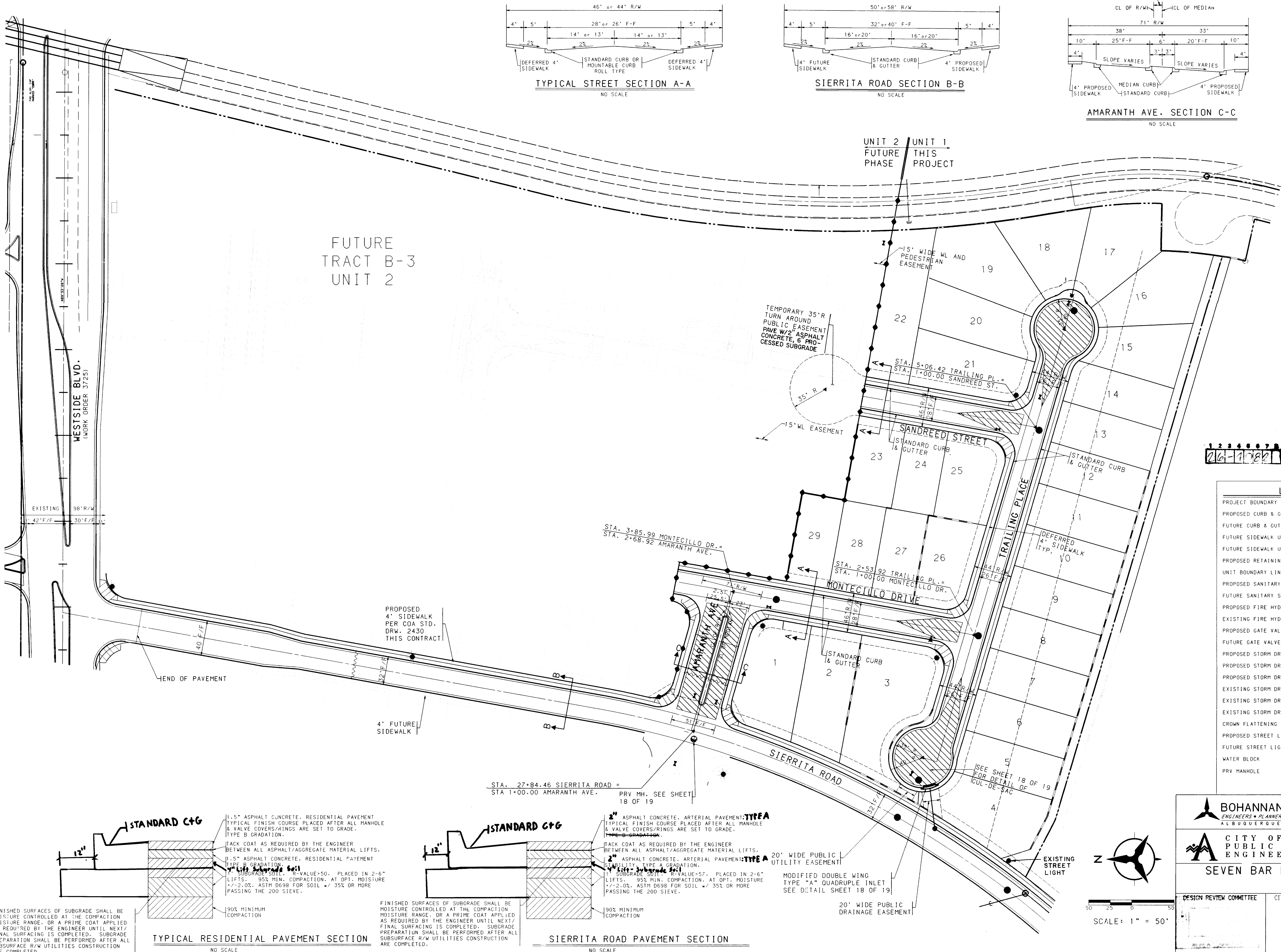
SEVEN BAR NORTH TRACT-3, UNIT 1
GRADING DETAILS

APPROVED BY THE DRB ON

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4982.97	A-13	4	19

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SCANNED BY
BY LASON

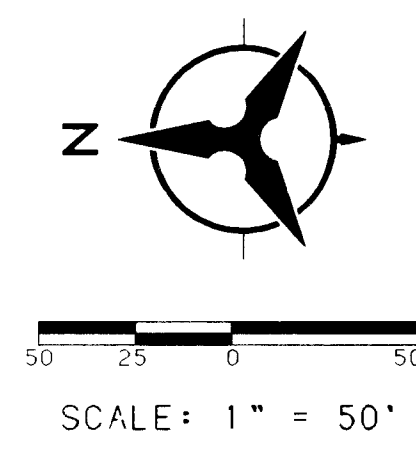
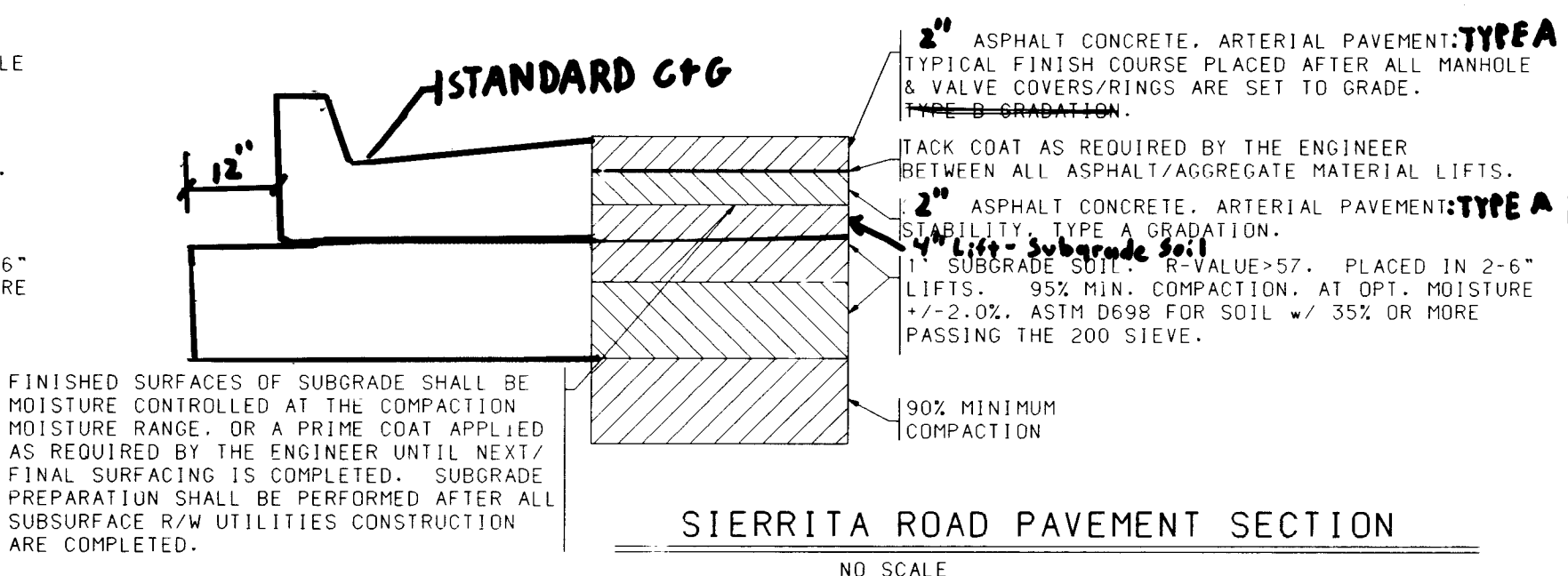
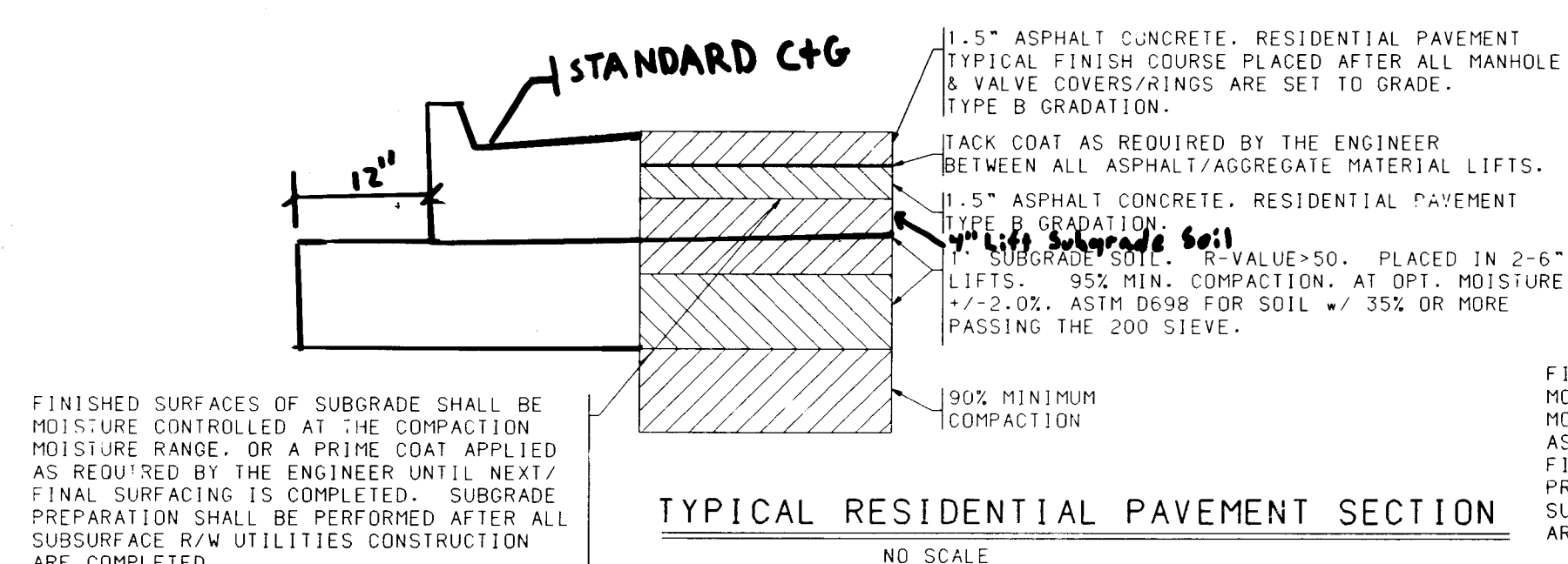


FUTURE TRACT B-3 UNIT 2

UNIT 2 FUTURE PHASE
UNIT 1 THIS PROJECT

26-1782 177 05197

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED CURB & GUTTER
 - FUTURE CURB & GUTTER
 - FUTURE SIDEWALK UNIT 3A
 - FUTURE SIDEWALK UNIT 3B
 - PROPOSED RETAINING WALL
 - UNIT BOUNDARY LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - FUTURE SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED GATE VALVE
 - FUTURE GATE VALVE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - EXISTING STORM DRAIN LINE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN INLET
 - CROWN FLATTENING
 - PROPOSED STREET LIGHT
 - FUTURE STREET LIGHT
 - WATER BLOCK
 - PRV MANHOLE



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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR NORTH TRACT B-3, UNIT 1
PAVING PLAN

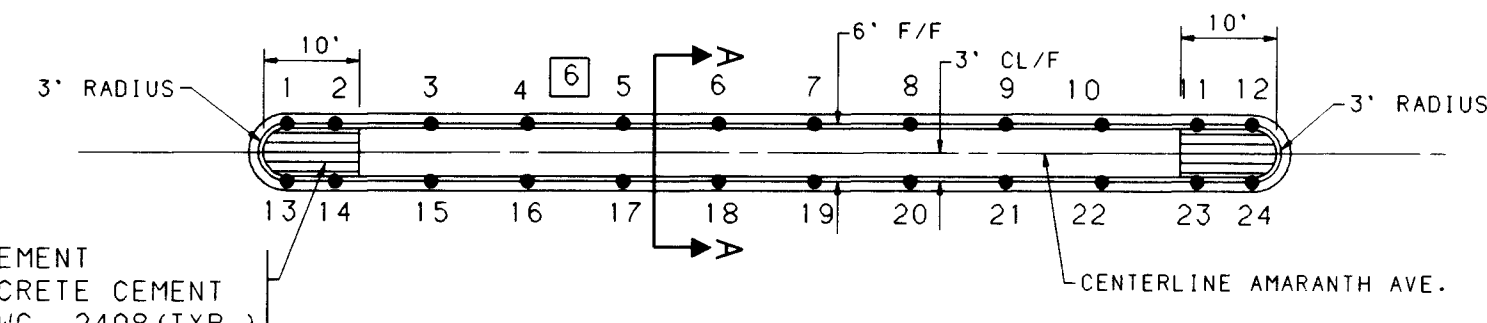
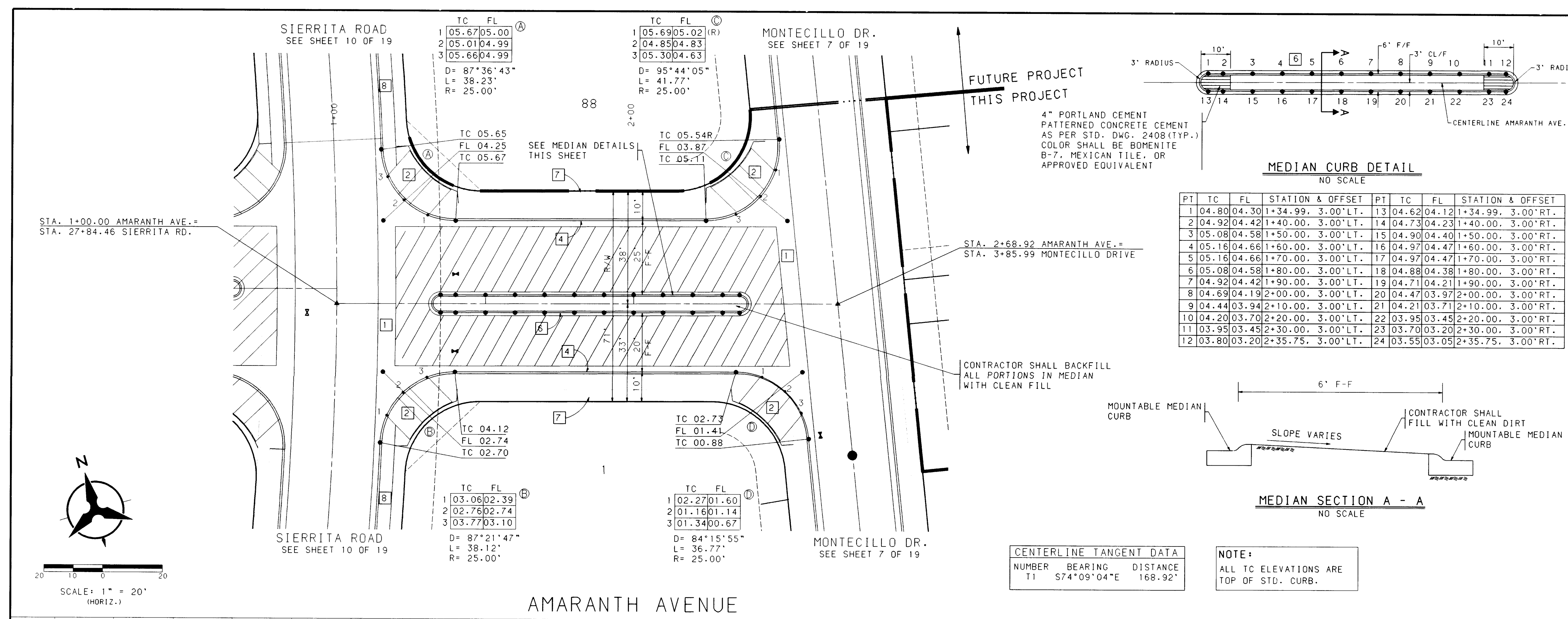
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **4982.97** ZONE MAP NO. **A-13** SHEET **5** OF **19**

BHI JOB NO. 95286A2440

DESIGNED BY JCA DATE 6/96
DRAWN BY JCA - JAO DATE 6/96
CHECKED BY JRT DATE 6/96

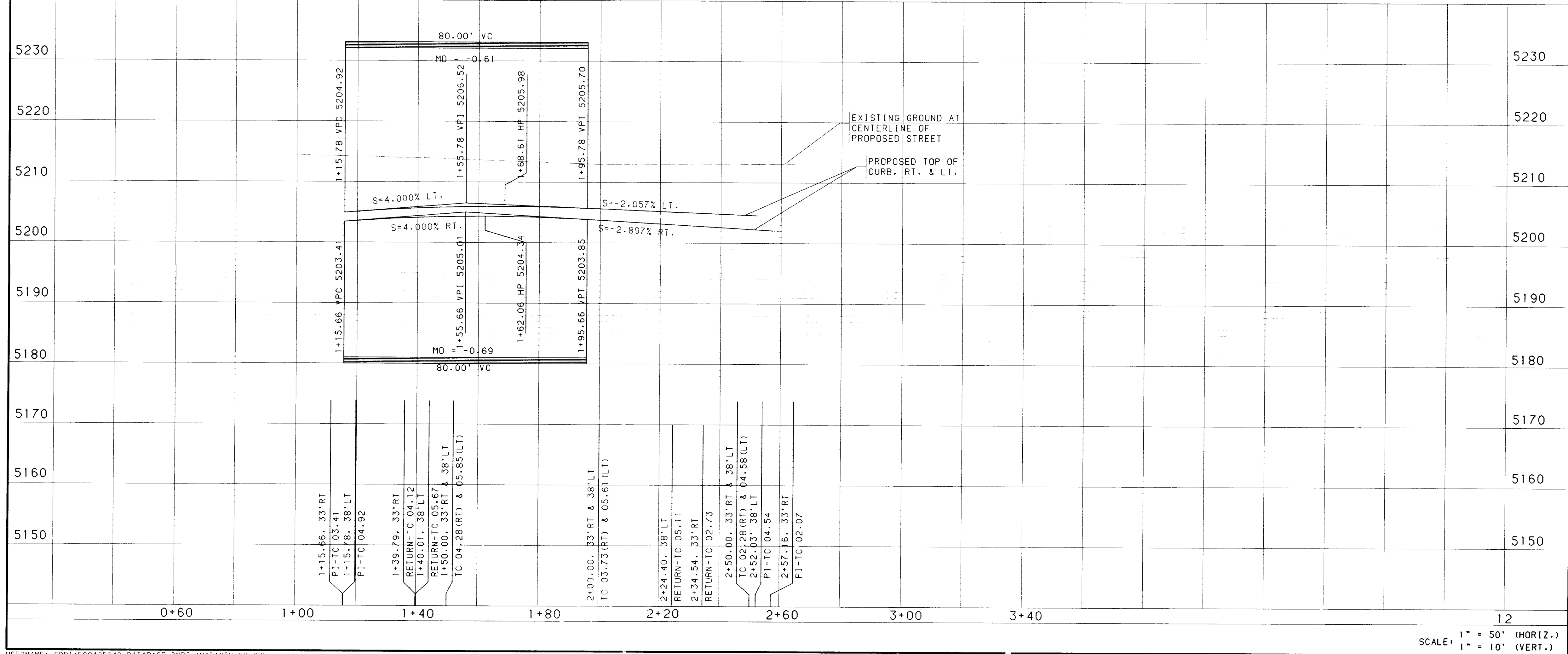
NO. DATE REVISIONS
BY DESIGN



PT	TC	FL	STATION & OFFSET	PT	TC	FL	STATION & OFFSET
1	04.80	04.30	1+34.99, 3.00'LT.	13	04.62	04.12	1+34.99, 3.00'RT.
2	04.92	04.42	1+40.00, 3.00'LT.	14	04.73	04.23	1+40.00, 3.00'RT.
3	05.08	04.58	1+50.00, 3.00'LT.	15	04.90	04.40	1+50.00, 3.00'RT.
4	05.16	04.66	1+60.00, 3.00'LT.	16	04.97	04.47	1+60.00, 3.00'RT.
5	05.16	04.66	1+70.00, 3.00'LT.	17	04.97	04.47	1+70.00, 3.00'RT.
6	05.08	04.58	1+80.00, 3.00'LT.	18	04.88	04.38	1+80.00, 3.00'RT.
7	04.92	04.42	1+90.00, 3.00'LT.	19	04.71	04.21	1+90.00, 3.00'RT.
8	04.69	04.19	2+00.00, 3.00'LT.	20	04.47	03.97	2+00.00, 3.00'RT.
9	04.44	03.94	2+10.00, 3.00'LT.	21	04.21	03.71	2+10.00, 3.00'RT.
10	04.20	03.70	2+20.00, 3.00'LT.	22	03.95	03.45	2+20.00, 3.00'RT.
11	03.95	03.45	2+30.00, 3.00'LT.	23	03.70	03.20	2+30.00, 3.00'RT.
12	03.80	03.20	2+35.75, 3.00'LT.	24	03.55	03.05	2+35.75, 3.00'RT.

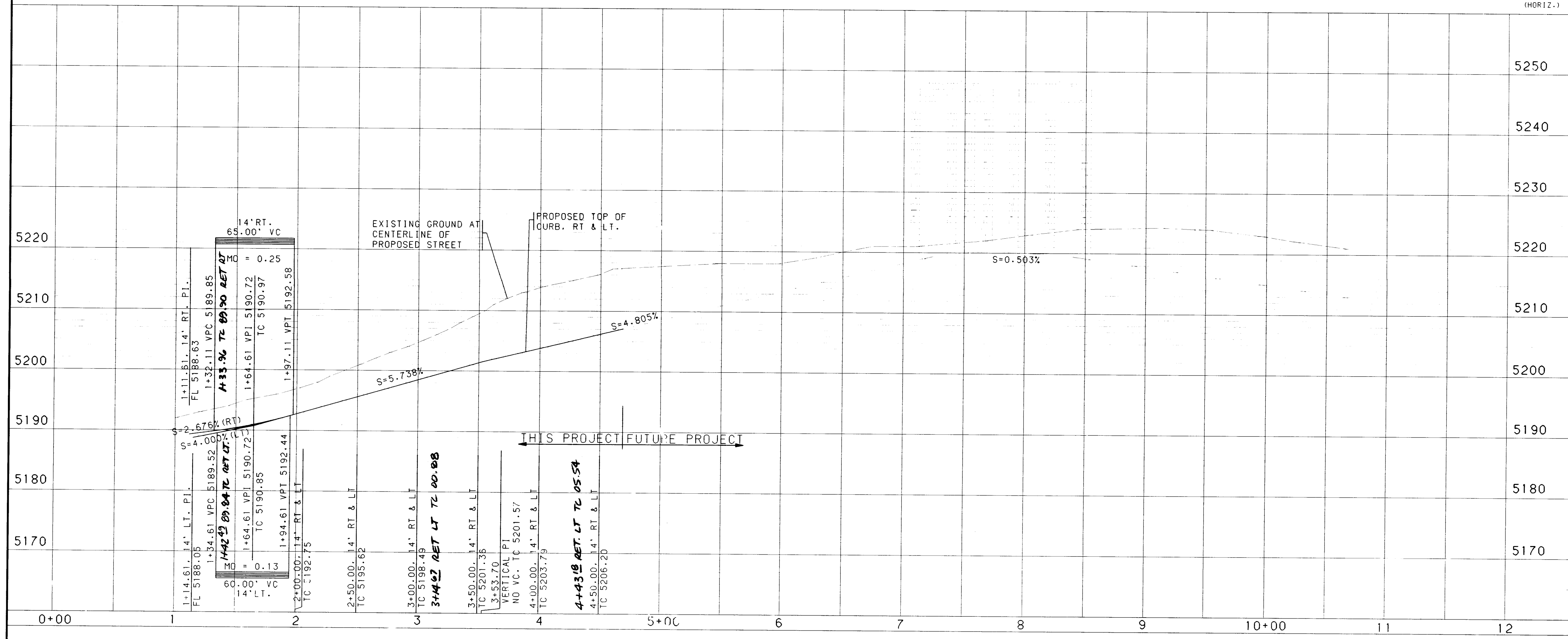
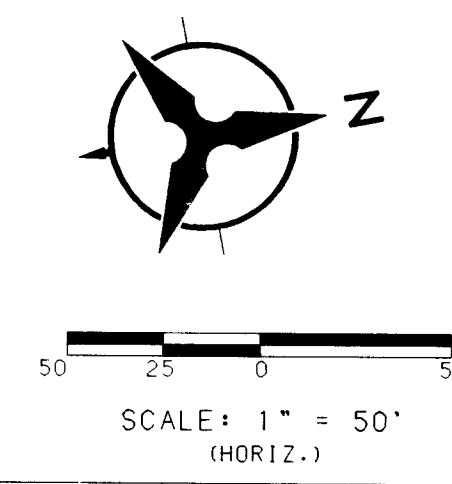
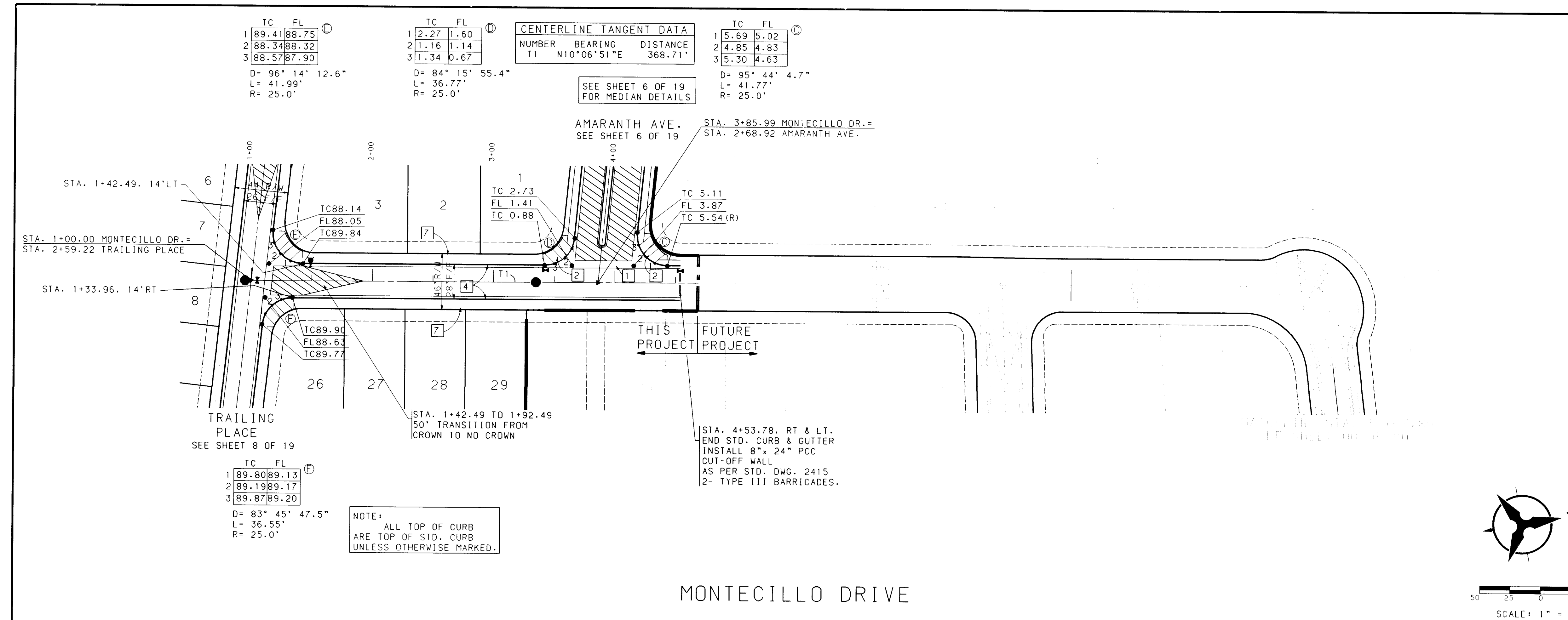
NUMBER	BEARING	DISTANCE
T1	S74°09'04"E	168.92'

NOTE:
ALL TO ELEVATIONS ARE
TOP OF STD. CURB.



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

- KEYED GENERAL NOTES**
1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
 2. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
 3. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I
 4. STD. CURB & GUTTER AS PER STD. DWG. 2415
 5. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
 6. MOUNTABLE MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
 7. DEFERRED 4' SIDEWALK
 8. BUILD 4' SIDEWALK
 9. BUILD 6' SIDEWALK
 10. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- NOT APPLICABLE THIS SHEET



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 3. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE 1
 4. STD. CURB & GUTTER AS PER STD. DWG. 2415
 5. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
 6. MOUNTABLE MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
 7. DEFERRED 4' SIDEWALK
 8. BUILD 4' SIDEWALK
 9. BUILD 6' SIDEWALK
 10. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- NOT APPLICABLE THIS SHEET

BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 1
PAVING PLAN & PROFILE
MONTECILLO DRIVE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR

LAST DESIGN UPDATE

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4982.97	A-13	7	19

DATE: MAY 1996

SCANNED BY
BY LASON

CUL-DE-SAC CURB DATA			
PT	TC	STATION & OFFSET	DELTA
1	86.52	1+32.91, 28.82' LT.	34°15'37"
2	86.26	1+20.48, 45.28' LT.	34°15'36"
3	85.86	1+00.95, 51.89' LT.	34°15'35"
4	85.50	0+81.09, 46.35' LT.	34°15'36"
5	85.35	0+67.79, 30.60' LT.	34°15'37"
6	85.20	0+65.67, 10.09' LT.	34°15'36"
7	85.20	0+75.46, 08.05' RT.	34°15'37"
8	85.71	0+93.76, 17.54' RT.	34°15'37"
9	86.13	1+14.23, 15.07' RT.	34°15'37"
R=35.00', L=167.43' (BETWEEN POINTS)			

TC	FL
1	89.41/88.75
2	88.34/88.32
3	88.57/87.90
D= 96°14'13"	
L= 41.99'	
R= 25.00'	

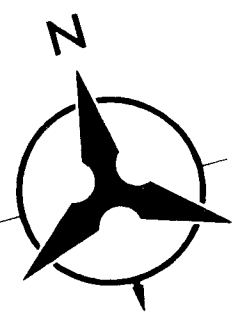
TC	FL
1	89.80/89.13
2	89.19/89.17
3	89.87/89.20
D= 83°45'48"	
L= 36.55'	
R= 25.00'	

TC	FL
1	94.67/94.00
2	93.60/93.58
3	93.82/93.15
D= 96°14'13"	
L= 41.99'	
R= 25.00'	

TC	FL
1	95.13/94.46
2	94.59/94.57
3	95.35/94.68
D= 83°45'47"	
L= 36.55'	
R= 25.00'	

CUL-DE-SAC CURB DATA			
PT	TC	STATION & OFFSET	DELTA
1	96.20	5+98.17, 21.95' LT.	35°17'26"
2	96.57	6+15.86, 33.67' LT.	35°17'26"
3	97.01	6+37.07, 33.01' LT.	35°17'26"
4	97.36	6+54.00, 20.22' LT.	35°17'26"
5	97.50	6+60.43, CL	35°17'26"
6	97.36	6+54.00, 20.22' RT.	35°17'26"
7	97.01	6+37.07, 33.01' RT.	35°17'26"
8	96.57	6+15.86, 33.67' RT.	35°17'26"
9	96.20	5+98.17, 21.95' RT.	35°17'26"
R=35.00', L=172.46' (BETWEEN POINTS)			

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SCALE: 1" = 50' (HORIZ.)

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S73°38'56"E	525.43'

TRAILING PLACE

KEYED GENERAL NOTES

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 2. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
 3. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I
 4. STD. CURB & GUTTER AS PER STD. DWG. 2415
 5. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
 6. MOUNTABLE MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
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 8. BUILD 4' SIDEWALK
 9. BUILD 6' SIDEWALK
 10. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- NOT APPLICABLE THIS SHEET

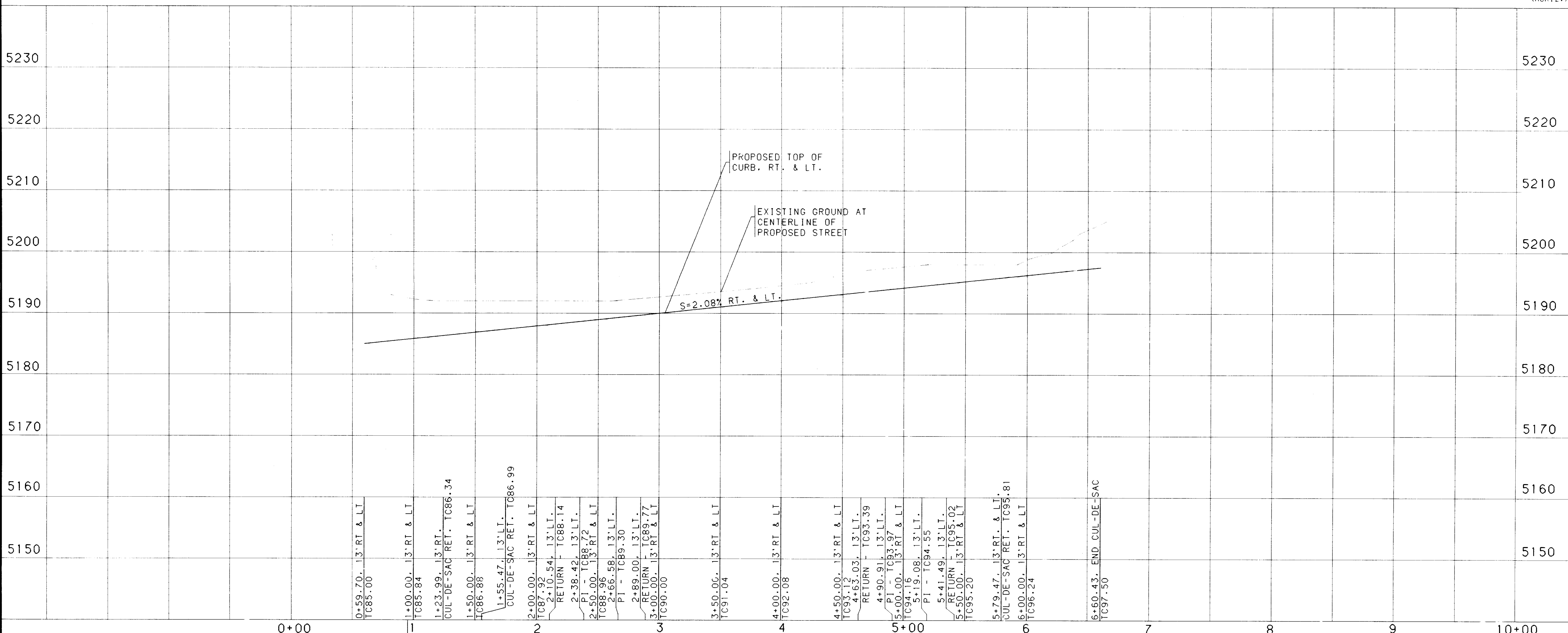
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ALBUQUERQUE LAS CRUCES SANTA FE

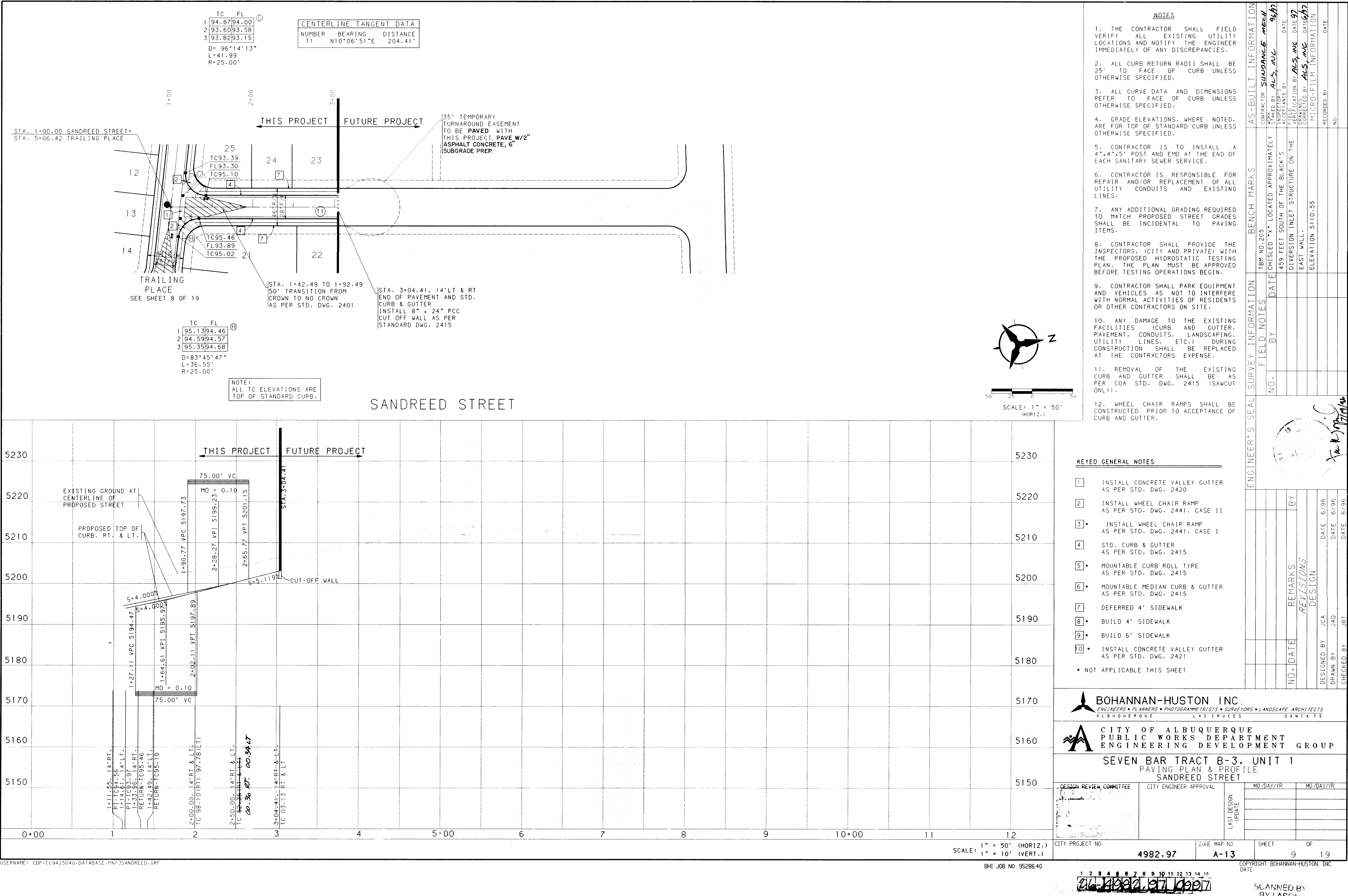
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

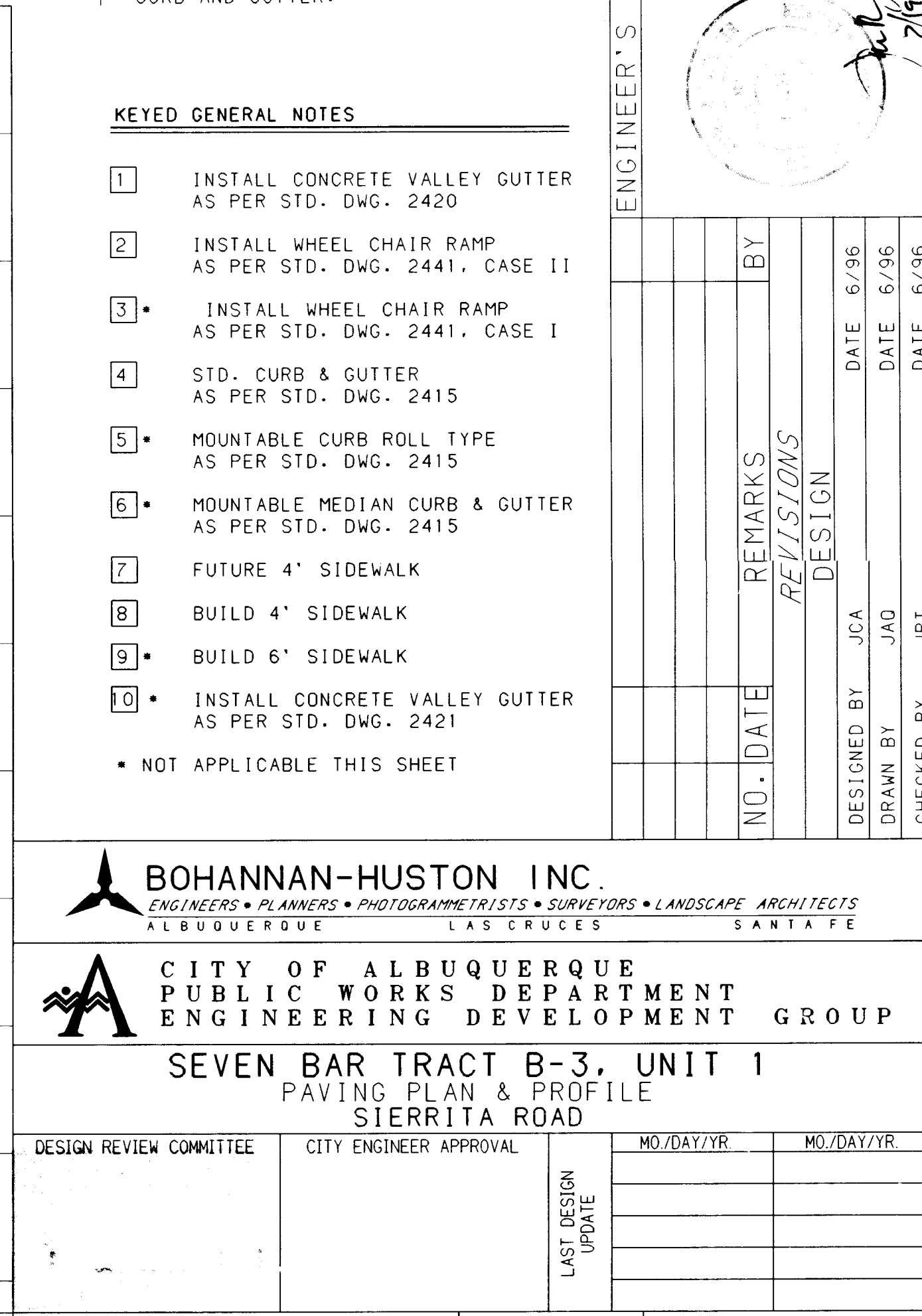
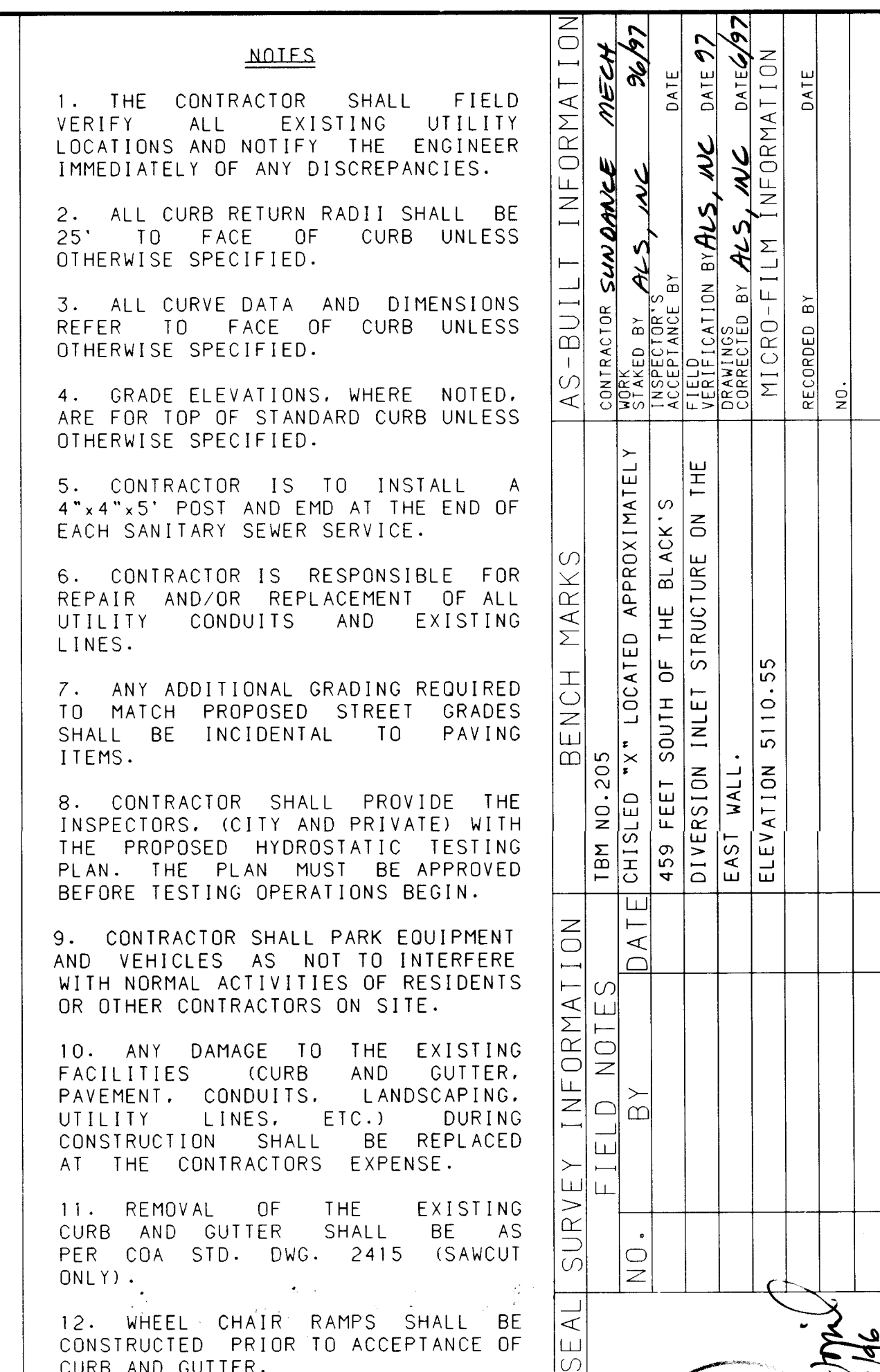
SEVEN BAR TRACT B-3, UNIT 1
PAVING PLAN & PROFILE
TRAILING PLACE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4982.97	A-13	8	19







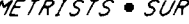
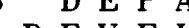


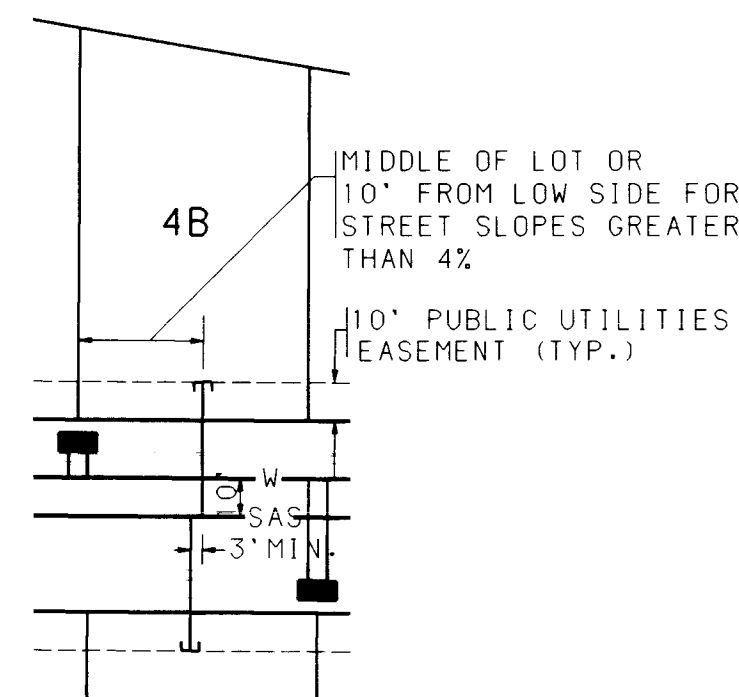
FUTURE
TRACT B-3
UNIT 2

WESTSIDE BLVD.

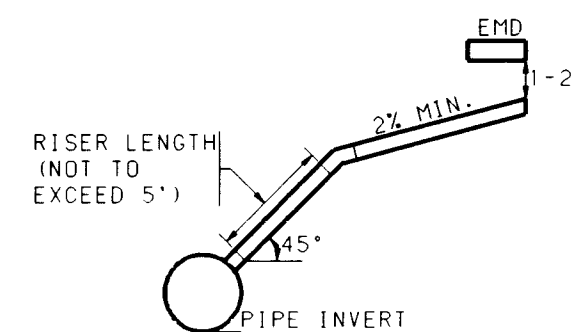
1	2	3	4	5	6	7	8	9	10	11	12	13	14		
2	6	-	4	9	8	2	.	9	7			1	1	9	7

LEGEND

- | | | | |
|---------------------------------|---|------|------|
| PROJECT BOUNDARY |  | ---- | ---- |
| PROPOSED CURB & GUTTER |  | | |
| FUTURE CURB & GUTTER |  | | |
| FUTURE SIDEWALK |  | | |
| UNIT BOUNDARY |  | | |
| PROPOSED SANITARY SEWER MANHOLE |  | | |
| EXISTING SANITARY SEWER MANHOLE |  | | |
| PROPOSED FIRE HYDRANT |  | | |
| EXISTING FIRE HYDRANT |  | | |
| PROPOSED GATE VALVE |  | | |
| EXISTING GATE VALVE |  | | |
| PROPOSED STORM DRAIN LINE |  | | |
| PROPOSED STORM DRAIN MANHOLE |  | | |
| PROPOSED STORM DRAIN INLET |  | | |
| EXISTING STORM DRAIN LINE |  | | |
| EXISTING STORM DRAIN MANHOLE |  | | |
| EXISTING STORM DRAIN INLET |  | | |
| PROPOSED SANITARY SEWER LINE |  | | |
| EXISTING SANITARY SEWER LINE |  | | |
| PROPOSED WATER LINE |  | | |
| EXISTING WATER LINE |  | | |
| PROPOSED SANITARY SEWER SERVICE |  | | |
| PROPOSED WATER METER SERVICE |  | | |



TYPICAL UTILITY SERVICE LOCATION
NO SCALE



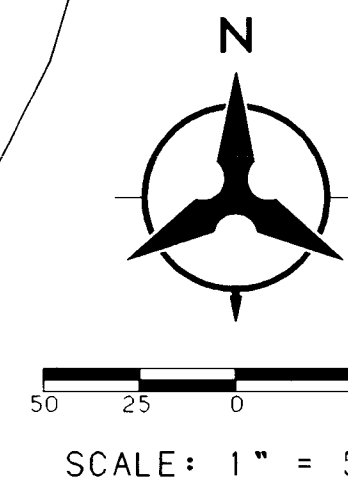
SERVICE RISER DETAIL
(SERVICE CONNECTION & INSTALLATION
TO CONFORM TO COA STD. DWG. 2134.
USE C1 SOIL PIPE ONLY)

STA. 27+84.46 SIERRITA ROAD =
STA 1+00.00 AMARANTH AVE.

PRV MH. SEE SHEET
18 OF 19

20' WIDE PUBLIC
UTILITY EASEMENT

20' WIDE PUBLIC
DRAINAGE EASEMENT



BHI JOB NO. 95286A2440

 **BOHANNAN-HUSTON INC.**
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ALBUQUERQUE LAS CRUCES SANTA FE

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR NORTH TRACT B-3, UNIT 1
UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
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	Nº		
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DESIGN		
TE		

		T D98	IPDA		
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[illegible]

				
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CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
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4982.97	A-13	11	19
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DATE: _____

AS-BUILT INFORMATION	CONTRACTOR	SUNSHINE MECH.
	WORKED BY	ALS, INC
	INSPECTOR'S	DATE 9/6/77
	ACCEPTANCE BY	DATE
	FIELD VERIFICATION BY	DATE 9/7
	DRAWINGS	
	CORRECTED BY	DATE 6/6/77
	MICRO-FILM INFORMATION	
	RECORDED BY	DATE
	NO.	

BENCH MARKS

TBM NO. 205
CHISEL "X" LOCATED APPROXIMATELY 459 FEET SOUTH OF THE BLACK'S DIVERSION INLET STRUCTURE ON THE EAST WALL. ELEVATION 5110.35

[illegible]

ENGINEER'S SEAL

[illegible]

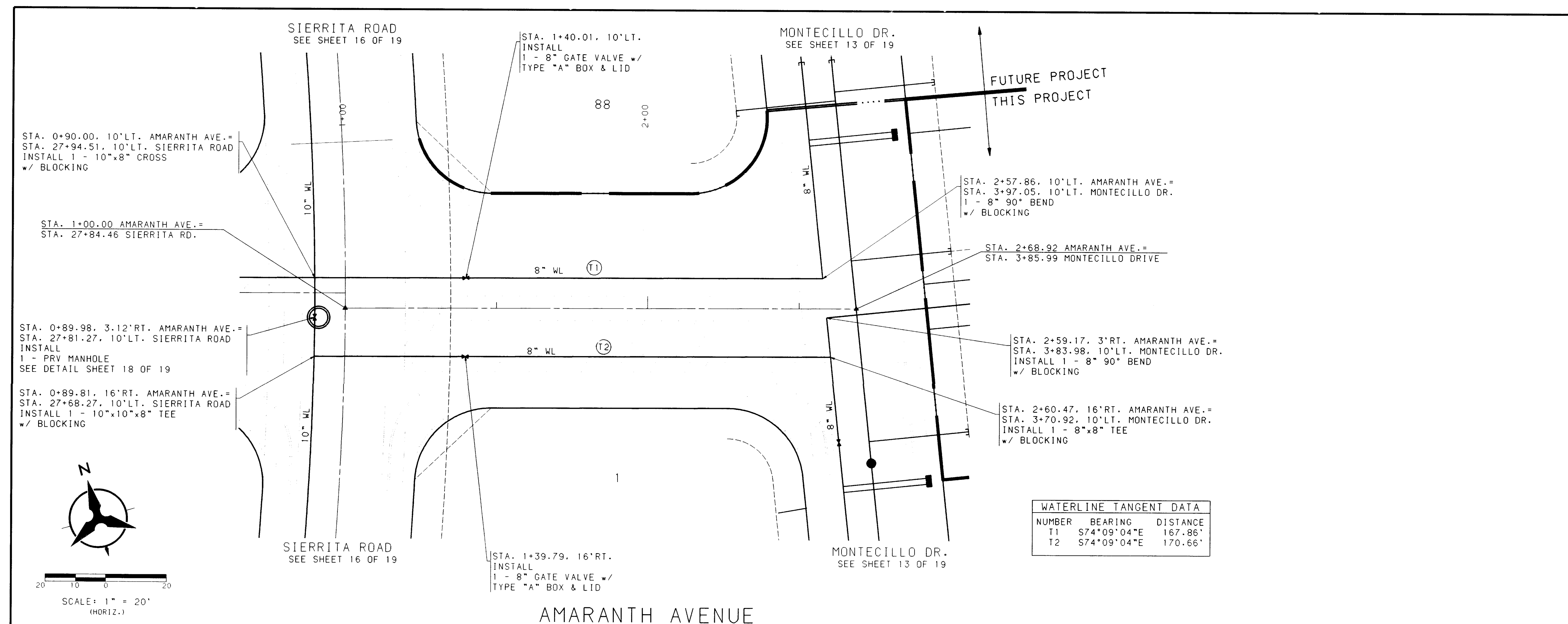
JCA	REMARKS
JCA - JA0	REVISIONS
JRT	DESIGN

[illegible]

EXPERIMENT		GROUP
-3, UNIT 1		
MO./DAY/YR.	MO./DAY/YR.	

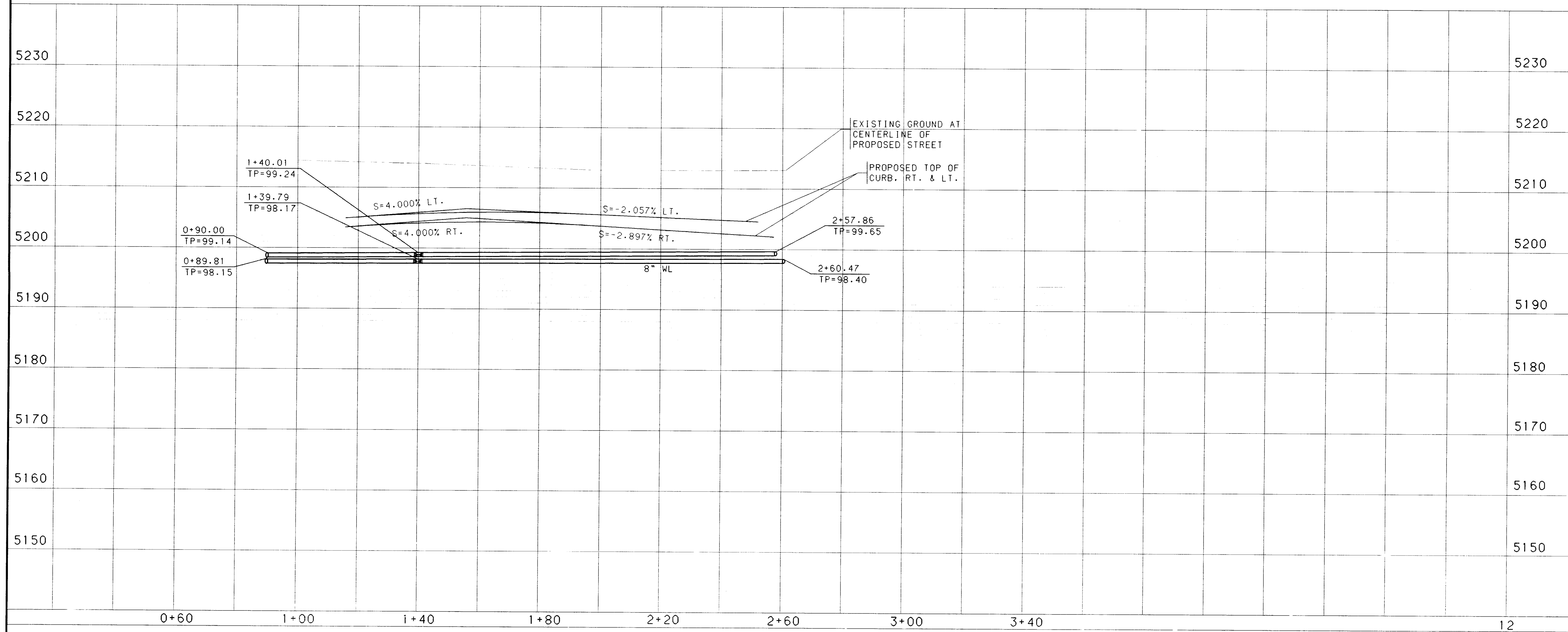
SHEET		OF	
11		19	

RIGHT BOHANNAN-HUSTON, INC. 1995



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WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S74°09'04"E	167.86'
T2	S74°09'04"E	170.66'



ENGINEER'S SEAL

NO. DATE

REMARKS

REVISIONS

DESIGNED BY JCA DATE 6/96

DRAWN BY JAO DATE 6/96

CHECKED BY JRT DATE 6/96

BOHANNAN-HUSTON INC.

ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS

ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B3, UNIT 1

UTILITY PLAN & PROFILE

AMARANTH AVENUE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR.	MO/DAY/YR.

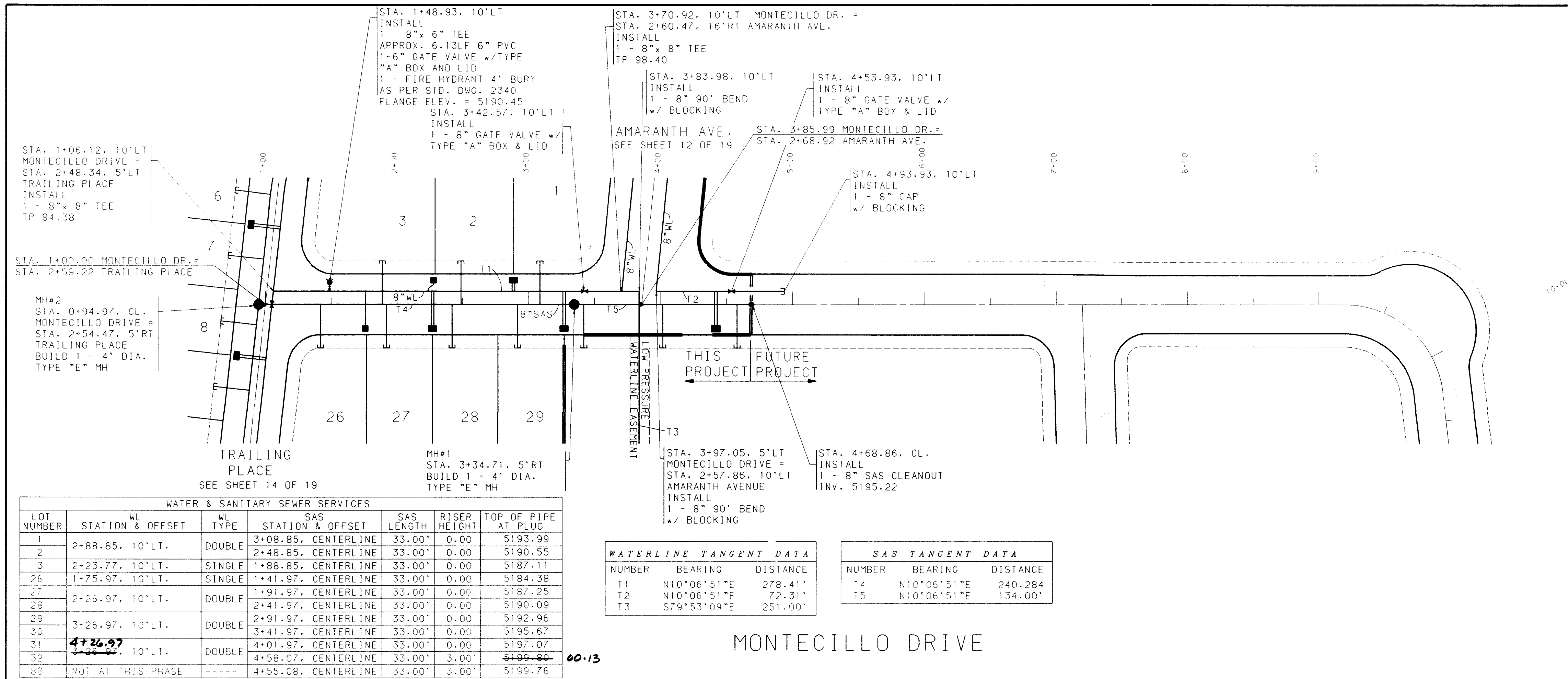
LAST DESIGN UPDATE

CITY PROJECT NO. **4982.97** SHEET **12** OF **19**

ZONE MAP NO. **A-13**

SCALE: 1" = 50' (HORIZ.) 1" = 10' (VERT.)

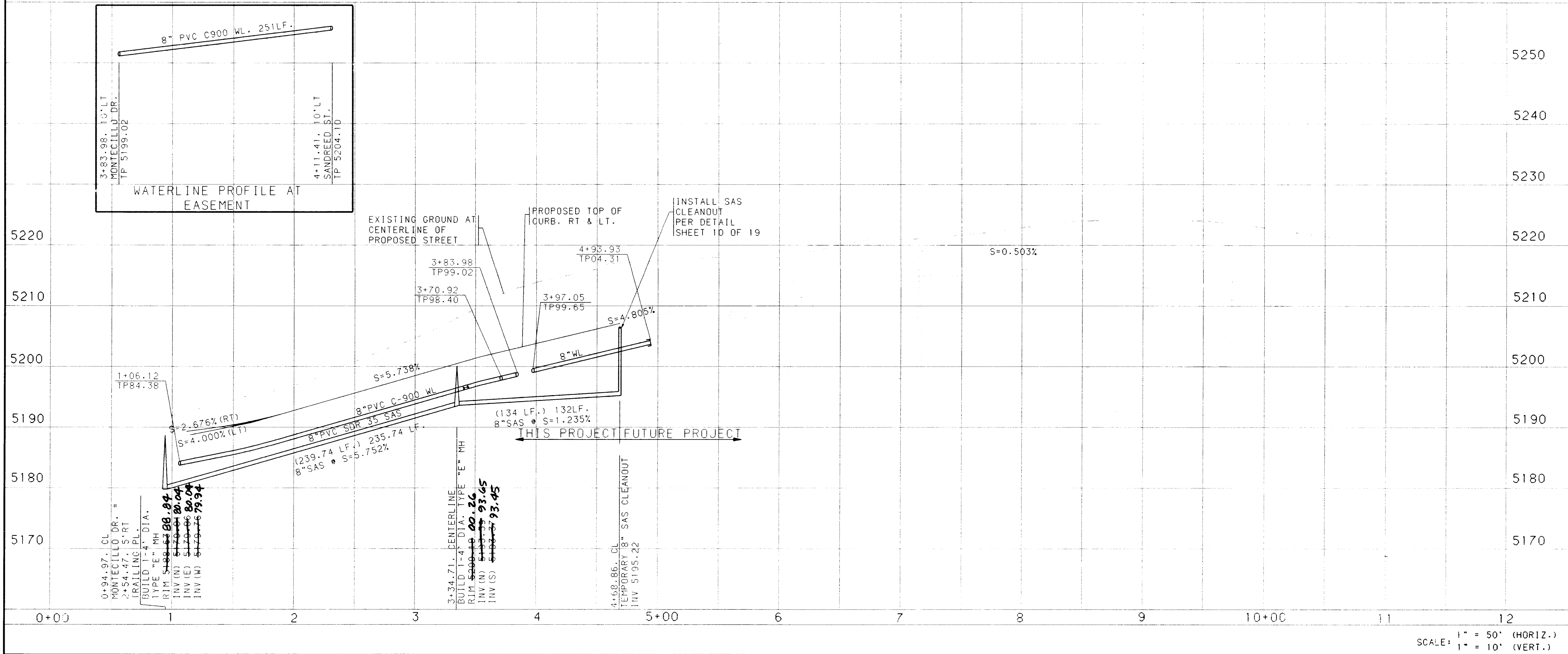
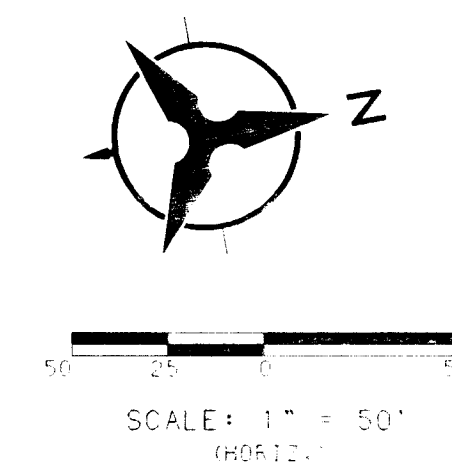
DATE: **6/96**



WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	RISER HEIGHT
1	2+88.85, 10'LT.	DOUBLE	3+08.85, CENTERLINE	33.00'	0.00'
2	2+23.77, 10'LT.	SINGLE	1+88.85, CENTERLINE	33.00'	0.00'
26	1+75.97, 10'LT.	SINGLE	1+41.97, CENTERLINE	33.00'	0.00'
27	2+26.97, 10'LT.	DOUBLE	1+91.97, CENTERLINE	33.00'	0.00'
28			2+41.97, CENTERLINE	33.00'	0.00'
29	3+26.97, 10'LT.	DOUBLE	2+91.97, CENTERLINE	33.00'	0.00'
30			3+41.97, CENTERLINE	33.00'	0.00'
31	4+26.97, 10'LT.	DOUBLE	4+01.97, CENTERLINE	33.00'	0.00'
32			4+58.07, CENTERLINE	33.00'	3.00'
88	NOT AT THIS PHASE	----	4+55.08, CENTERLINE	33.00'	3.00'

WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N10°06'51"E	278.41'
T2	N10°06'51"E	72.31'
T3	S79°53'09"E	251.00'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T4	N10°06'51"E	240.284
T5	N10°06'51"E	134.00'



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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-4082-27 1/2007

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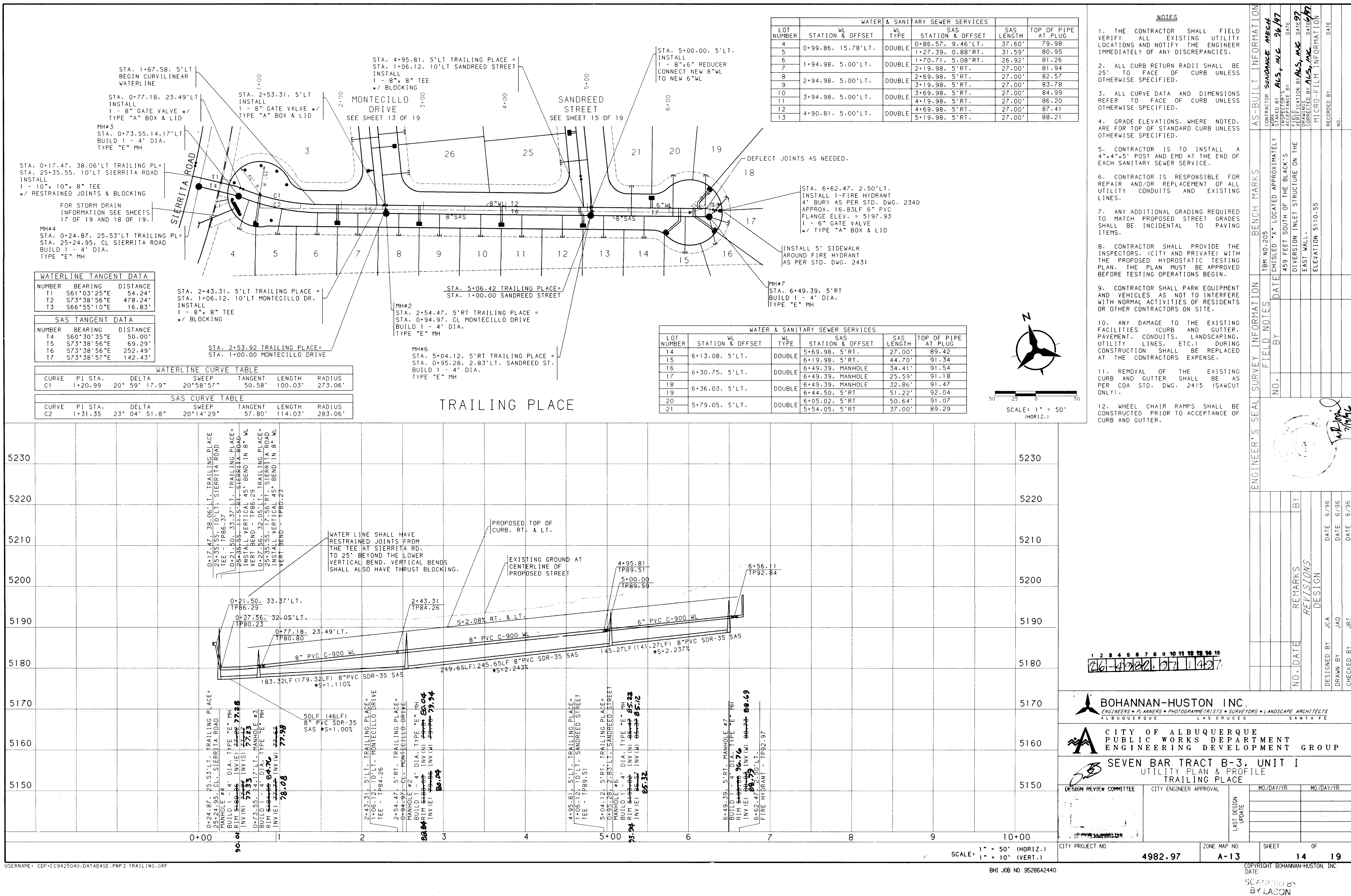
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 1
UTILITY PLAN & PROFILE
MONTECILLO DRIVE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

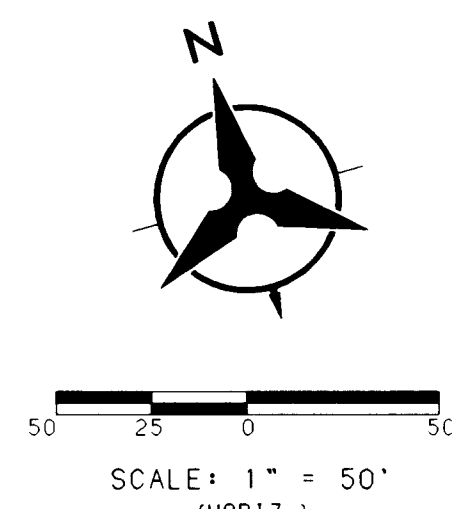
SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

CITY PROJECT NO. **4982.97** ZONE MAP NO. **A-13** SHEET **13** OF **19**



WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
4	0+99.86, 15.78' LT.	DOUBLE	0+86.57, 9.46' LT.	37.60'	79.98
5			1+27.39, 0.88' RT.	31.59'	80.95
6	1+94.98, 5.00' LT.	DOUBLE	1+70.71, 5.08' RT.	26.92'	81.26
7			2+19.98, 5' RT.	27.00'	81.94
8	2+94.98, 5.00' LT.	DOUBLE	2+69.98, 5' RT.	27.00'	82.57
9			3+19.98, 5' RT.	27.00'	83.78
10			3+69.98, 5' RT.	27.00'	84.99
11	3+94.98, 5.00' LT.	DOUBLE	4+19.98, 5' RT.	27.00'	86.20
12			4+69.98, 5' RT.	27.00'	87.41
13	4+90.81, 5.00' LT.	DOUBLE	5+19.98, 5' RT.	27.00'	88.21

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
14	6+13.08, 5' LT.	DOUBLE	5+69.98, 5' RT.	27.00'	89.42
15			6+19.98, 5' RT.	44.70'	91.34
16	6+30.75, 5' LT.	DOUBLE	6+49.39, MANHOLE	34.41'	91.54
17			6+49.39, MANHOLE	25.59'	91.18
18			6+49.39, MANHOLE	32.86'	91.47
19	6+36.03, 5' LT.	DOUBLE	6+44.50, 5' RT.	51.22'	92.04
20			6+05.02, 5' RT.	50.64'	91.07
21	5+79.05, 5' LT.	DOUBLE	5+54.05, 5' RT.	37.00'	89.29



- NOTES**
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 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	INSPECTOR	DATE	NO.	DATE	NO.	DATE
BOHANNAN-HUSTON INC.	06/07	ALB, INC.	06/07				
STATIONED BY	DATE	STATIONED BY	DATE	REMARKS	BY	REVISIONS	DATE
				DESIGN	JCA	DATE 6/96	DATE 6/96
					JCA	DATE 6/96	DATE 6/96
					JRT	DATE 6/96	DATE 6/96

BOHANNAN-HUSTON INC.
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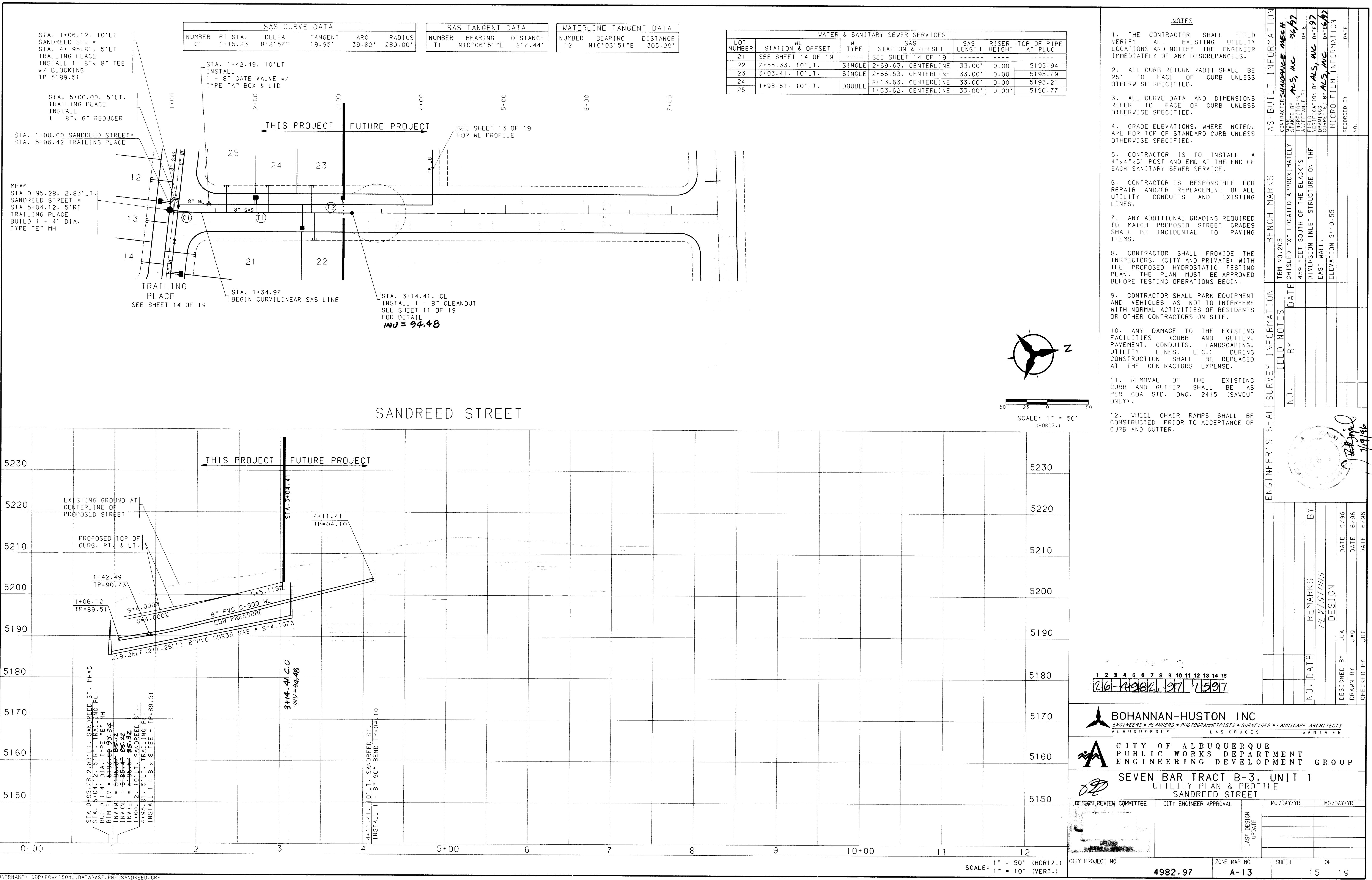
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3, UNIT I
UTILITY PLAN & PROFILE
TRAILING PLACE

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. 4982.97 ZONE MAP NO. A-13 SHEET 14 OF 19



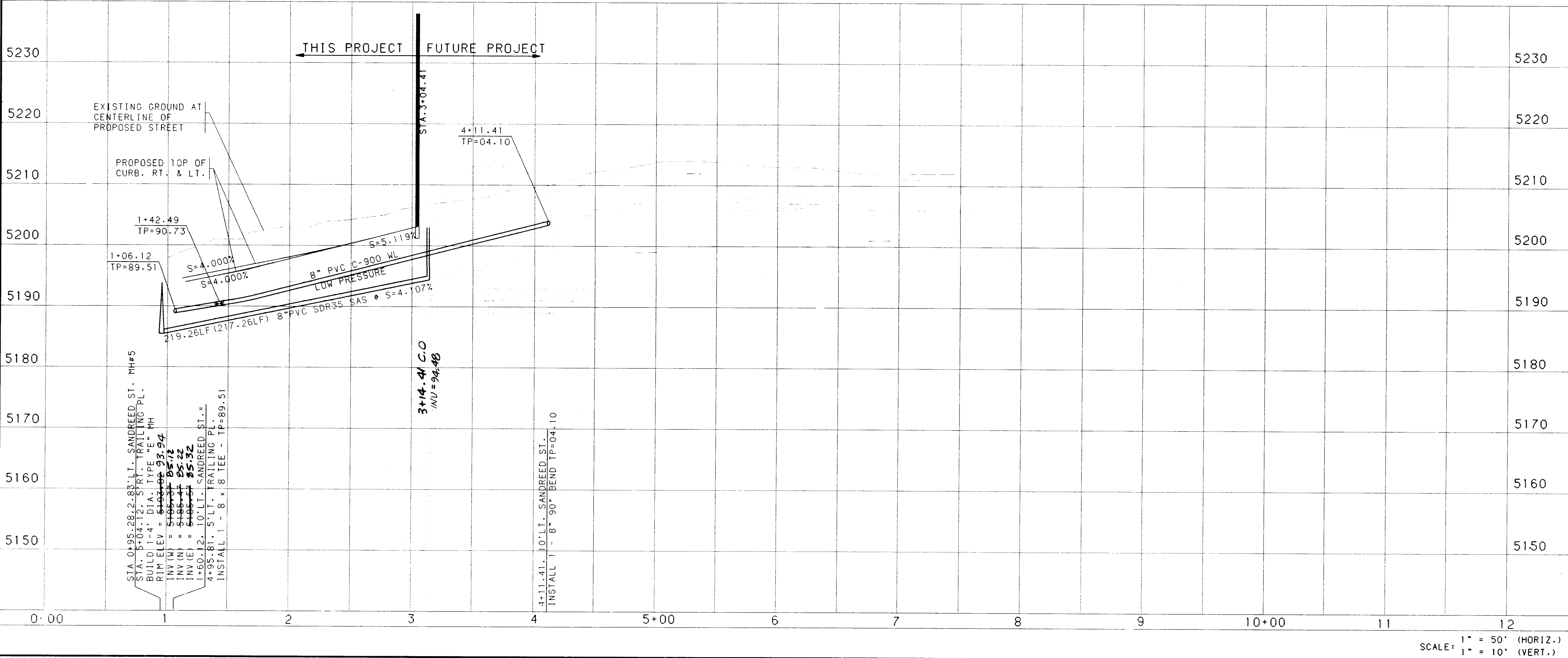
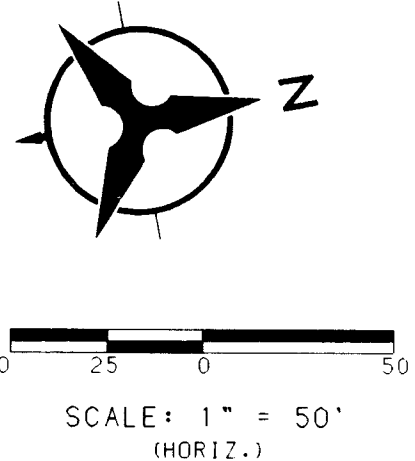
SAS CURVE DATA					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	1+15.23	8°8'57"	19.95'	39.82'	280.00'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N10°06'51"E	217.44'

WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T2	N10°06'51"E	305.29'

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	RISER HEIGHT	TOP OF PIPE AT PLUG
21	SEE SHEET 14 OF 19	----	SEE SHEET 14 OF 19	-----	-----	-----
22	2+55.33, 10' LT.	SINGLE	2+69.63, CENTERLINE	33.00'	0.00'	5195.94
23	3+03.41, 10' LT.	SINGLE	2+66.53, CENTERLINE	33.00'	0.00'	5195.79
24	1+98.61, 10' LT.	DOUBLE	2+13.63, CENTERLINE	33.00'	0.00'	5193.21
25			1+63.62, CENTERLINE	33.00'	0.00'	5190.77

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
216-449821 127 15917

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3, UNIT 1
UTILITY PLAN & PROFILE
SANDREED STREET

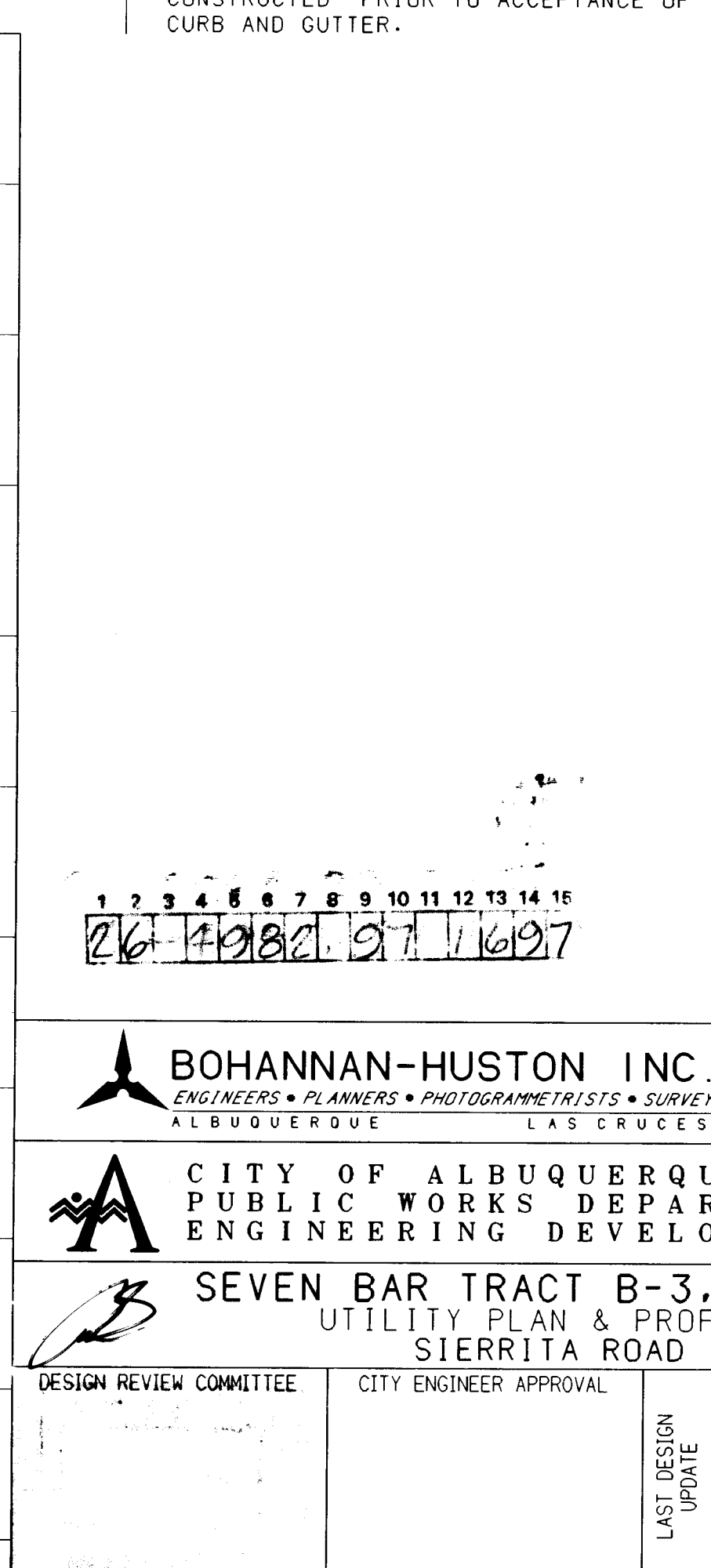
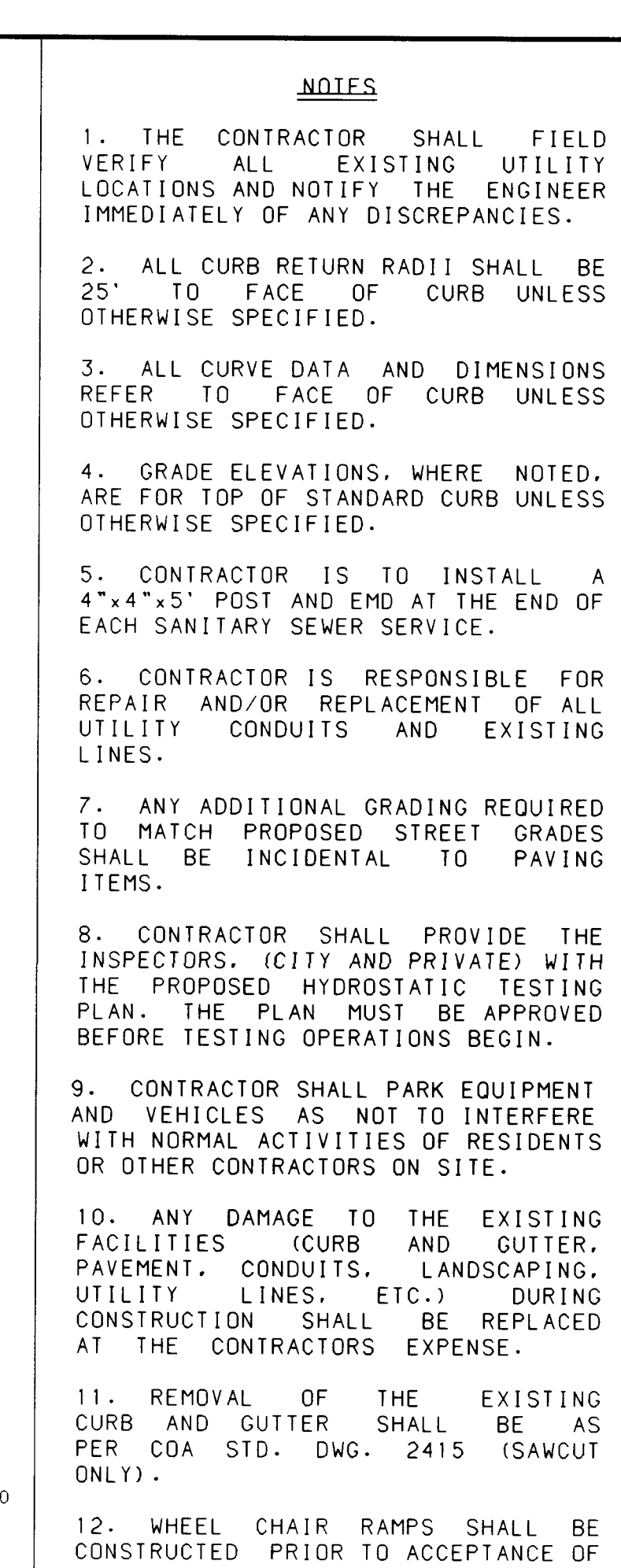
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

LAST DESIGN UPDATE

CITY PROJECT NO. **4982.97**

ZONE MAP NO. **A-13**

SHEET **15** OF **19**

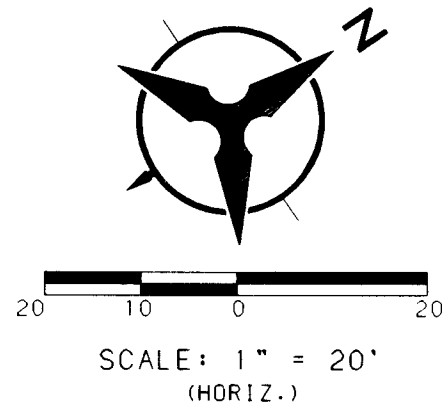


SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

SHEET	OF
16	19

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DATE: JUNE 1996

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BY LASON

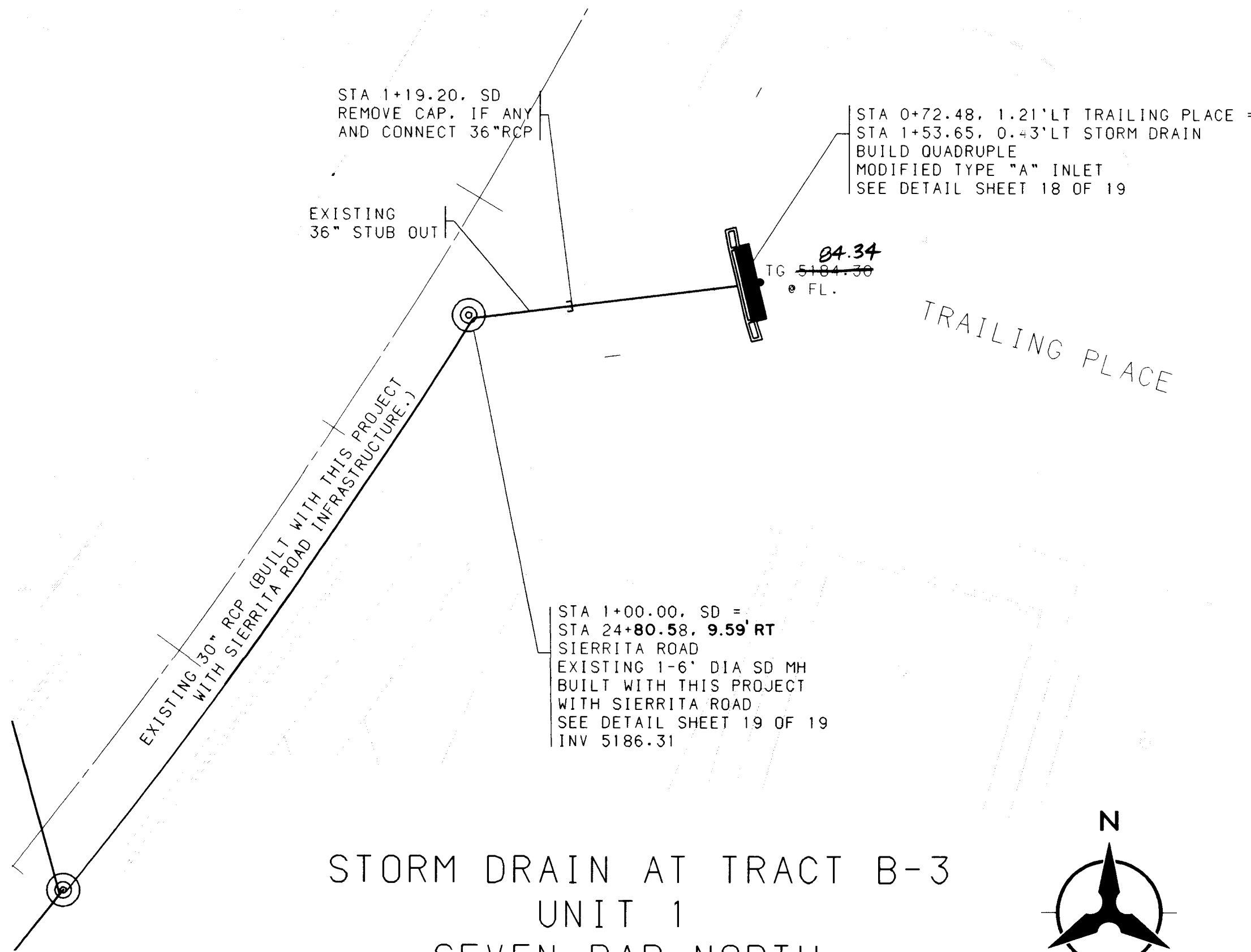


EXISTING 47 LF
OF 18" RCP TO BE
REMOVED THIS
PROJECT. CONNECT
30" RCP INTO
EXISTING MH.
INV 5166.11
SEE DETAIL SHEET
16 OF 19

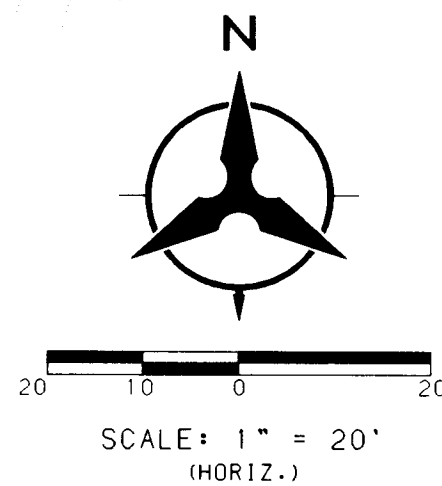
STORM DRAIN AND STUB OUTS AT SIERRITA ROAD

STA 24+80.58, 9.59' RT
BUILD 1-6" DIA. SD MH
RIM 5186.31
SEE DETAIL SHEET
19 OF 19

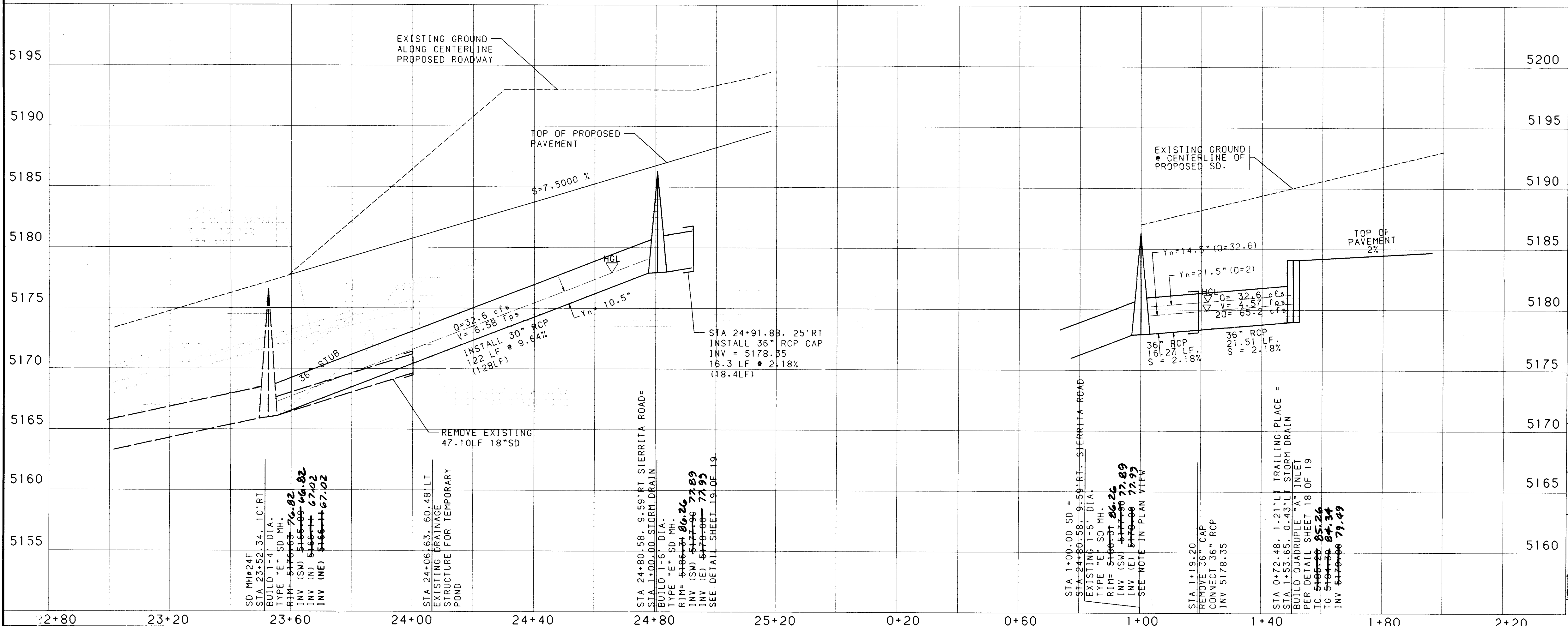
STA 24+91.88, 25' RT
INSTALL 1-36" DIA. SD CAP
INV 5178.35



NOTE: STATIONING IS ALONG CENTERLINE OF STORM DRAIN.



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26-4982-97-17-97

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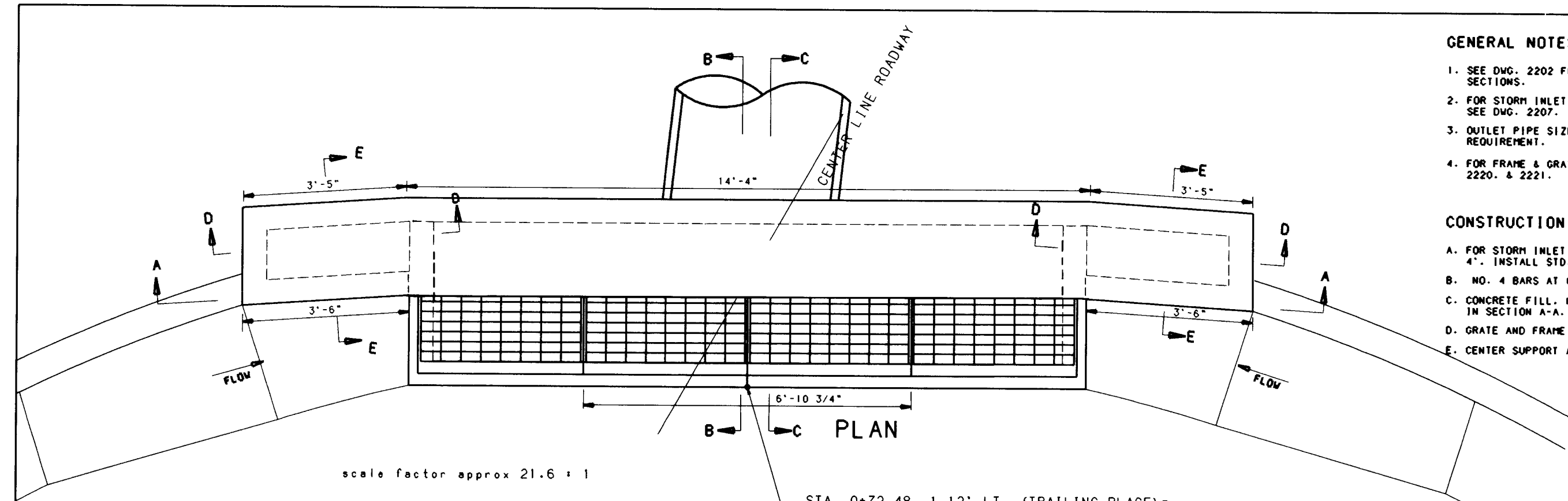
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR NORTH TRACT 3, UNIT 1
STORM DRAIN PLAN & PROFILE

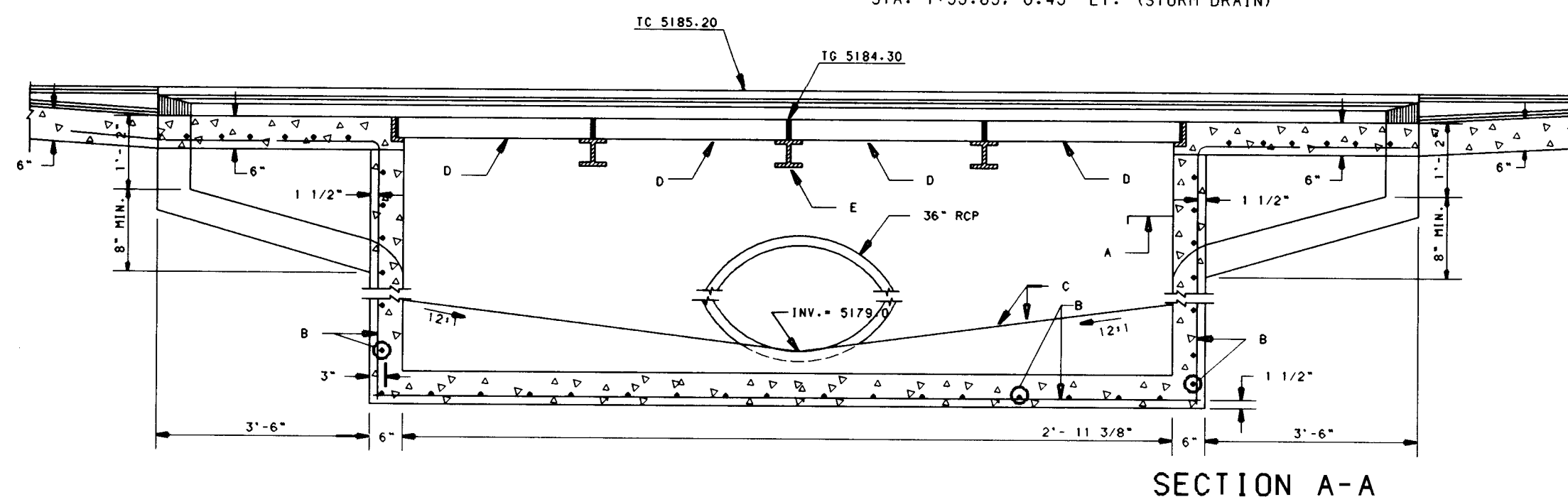
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MD/DAY/YR.	MD/DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO.	4982.97	ZONE MAP NO.	A-13	SHEET	17	OF	19
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DATE: MAY 1996

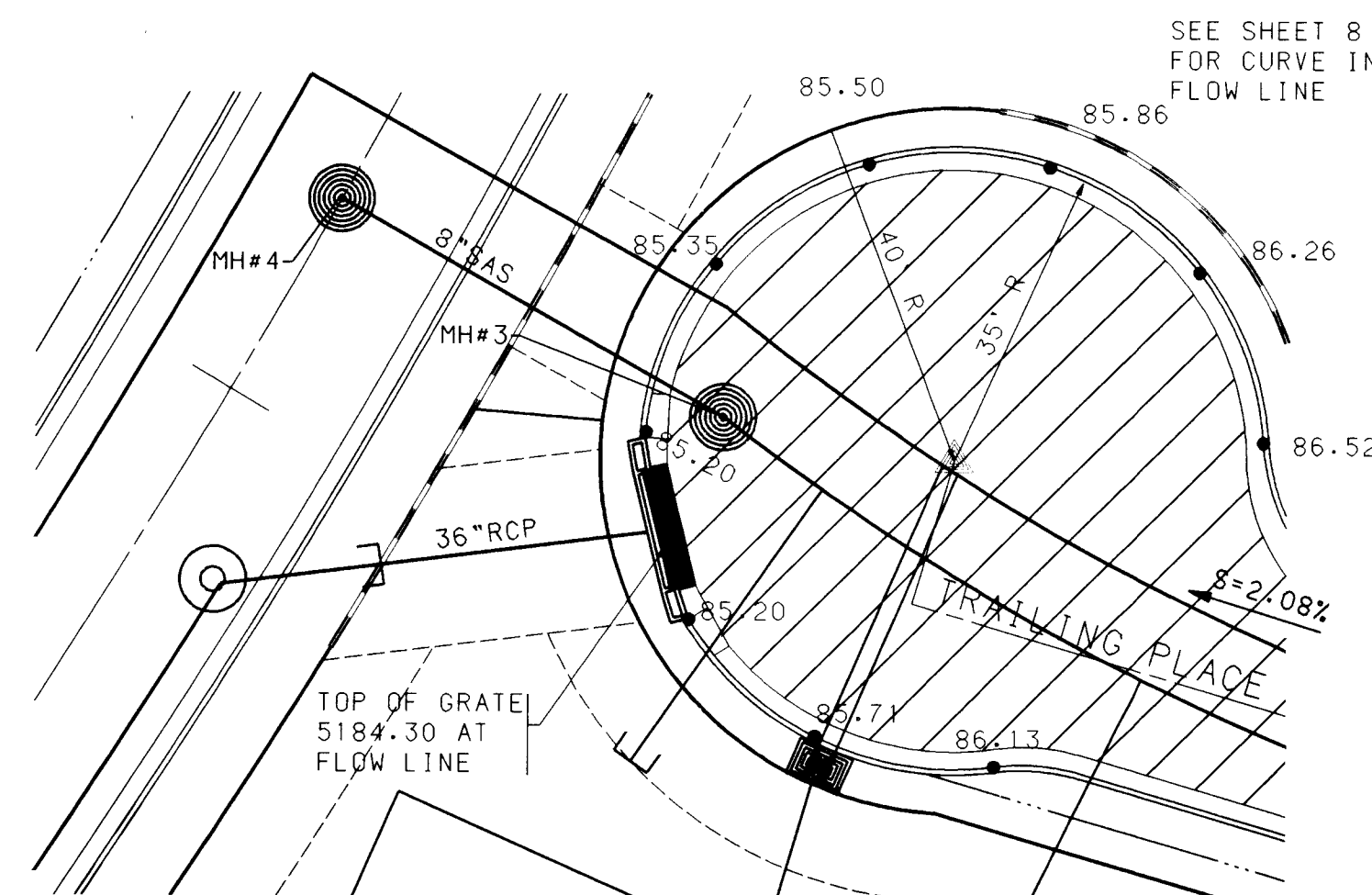


- GENERAL NOTES:**
1. SEE DWG. 2202 FOR TYPE "A" INLET SECTIONS.
 2. FOR STORM INLET GUTTER TRANSITION, SEE DWG. 2207.
 3. OUTLET PIPE SIZE, PER DESIGN REQUIREMENT.
 4. FOR FRAME & GRATING, SEE DWG. 2216, 2220, & 2221.
- CONSTRUCTION NOTES:**
- A. FOR STORM INLET DEPTHS GREATER THAN 4'-0", INSTALL STD. STEPS- SEE DWG. 2229.
 - B. NO. 4 BARS AT 6" O.C. EACH WAY.
 - C. CONCRETE FILL, MINIMUM SLOPE SHOWN IN SECTION A-A.
 - D. GRATE AND FRAME (TYP. 1 OF 4)
 - E. CENTER SUPPORT ASSEMBLY (TYP. 1 OF 3)

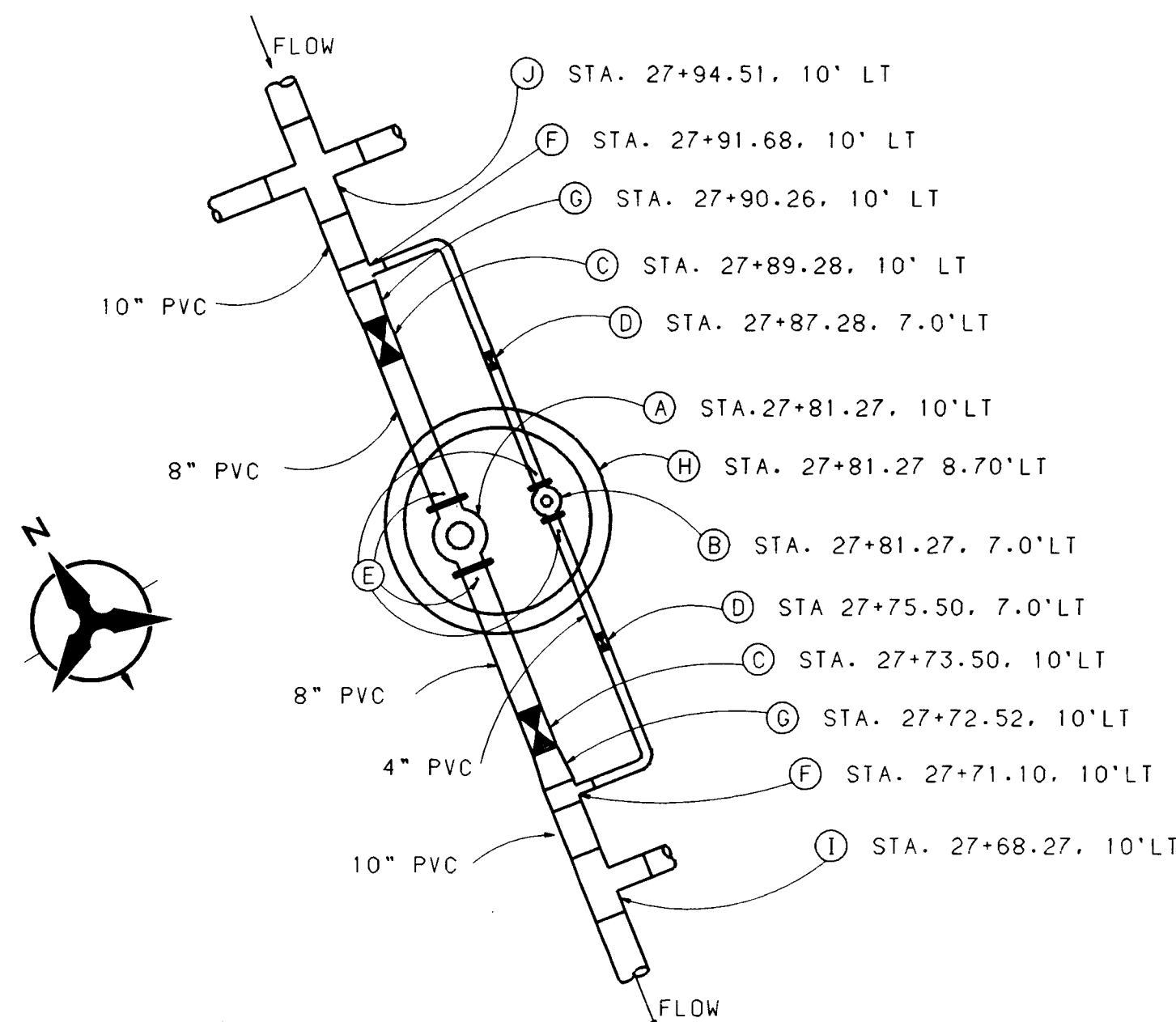


MODIFIED TYPE "A" INLET WITH QUADRUPLE GRATE & DOUBLE WINGS - STA. 0+72.48, 1.12' LT. TRAILING PLACE

NO SCALE



TRAILING PLACE, WEST CUL-DE-SAC DETAIL



PRESSURE REDUCING STATION

NOT TO SCALE
SEE KEYED NOTES TO RIGHT
STATIONING REFERS TO CENTERLINE STATIONING, SIERRITA ROAD
ALL CONNECTING PIPES SHALL BE DUCTILE IRON PIPE

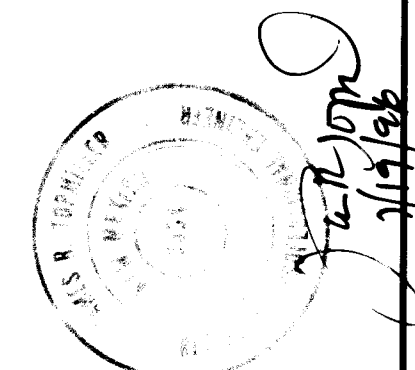
PRESSURE REDUCING STATION NOTES

1. INSTALL 8" PRESSURE REDUCING VALVE CLAYTON FLANGED 92G-01-CSBJ SERIES CLASS 150
2. INSTALL 4" PRESSURE REDUCING VALVE CLAYTON FLANGED 92G-01-CSBJ SERIES CLASS 150
3. 8" GATE VALVE w/ TYPE "A" BOX & LID FLANGED
4. 4" GATE VALVE w/ TYPE "A" BOX & LID FLANGED
5. INSTALL PRESSURE GAUGES w/ 1/2" PETCOCK CONNECTIONS, FREEZE PROOF AND LIQUID FILLED.
6. 10"x10"x4" TEE FLANGED w/ BLOCKING
7. 10"x8" REDUCER FLANGED w/ BLOCKING
8. INSTALL A 6" DIA. TYP "C" MANHOLE IN A MANNER SIMILAR TO COA STD DWG 2353 INCLUDING GROUTING AND FLOOR DRAIN. INSTALL ALL PEDESTALS, PETCOCK CONNECTIONS AND THE TWO PRESSURE REDUCING VALVES.
RIM ELEV=5203.44
INVERT ELEV=5196.50
USE US FOUNDRY AND MFG. CORP.
HATCH THD 48x 48 STEEL LID
RATED FOR TRAFFIC OR
APPROVED EQUAL.
9. 10"x10"x8" TEE FLANGED w/ BLOCKING
10. 10" x 8" CROSS FLANGED w/ BLOCKING

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY VINYARD AND ASSOCIATES DATED AUGUST 31, 1994.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	CHISLED "X" LOCATED APPROXIMATELY 459 FEET SOUTH OF THE BLACK'S DIVERSION INLET STRUCTURE ON THE EAST WALL.	NO.	BY	DATE	CONTRACTOR: SWANWICK MECH.	NO.	BY
							WORK STARTED BY: AJS, INC.		
							ACCEPTANCE BY: AJS, INC.		
							DATE: 9/14/97		
							FILED BY: AJS, INC.		
							DATE: 9/14/97		
							CORRECTED BY: AJS, INC.		
							DATE: 9/14/97		
							MICRO-FILM INFORMATION		
							ELEV. 5110.55		
							RECORDED BY:		
							DATE:		
							NO.		



26-14982-97-11897

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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR NORTH TRACT B-3, UNIT 1
MISCELLANEOUS DETAILS-1

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4982.97	A-13	18	19

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DATE: 01-96

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BY LASON

