

CONSTRUCTION PLANS FOR SEVEN BAR NORTH TRACT B-3 SUBDIVISION UNIT 2 ALBUQUERQUE, NEW MEXICO

INDEX

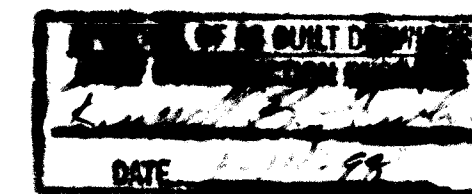
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SURVEYOR'S CERTIFICATION

"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 added by me, or under 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.

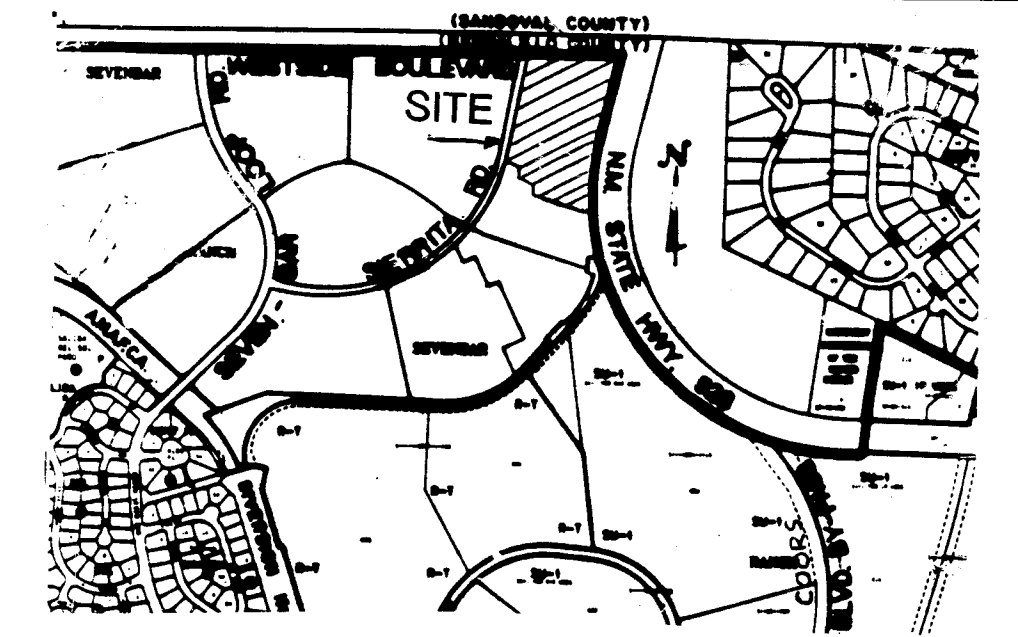
Timothy Aldrich N.M.P.S. 7719

12-23-92 Date



DRB CASE # 95-526

BHI JOB NO. 005286A2440



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 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 W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION 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 DEEPENED 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.

20 47 2.98 6/97

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & APPROVAL		APPROVALS		ENGINEER	DATE	APPROVED FOR CONSTRUCTION	
		DRC Chairman	Timothy Aldrich	6-10-97		City Engineer	Date
		Transportation	R.W. Kane	6-10-97			
		Water/Wastewater	R.W. Kane	6-10-97			
		Hydrology	J.P. Curtin	5-29-97			
		Barista CIP					
Constr. Mngmt.							
N.M.U.I.							
CITY PROJECT NO.		4982.93		SHEET		OF 15	

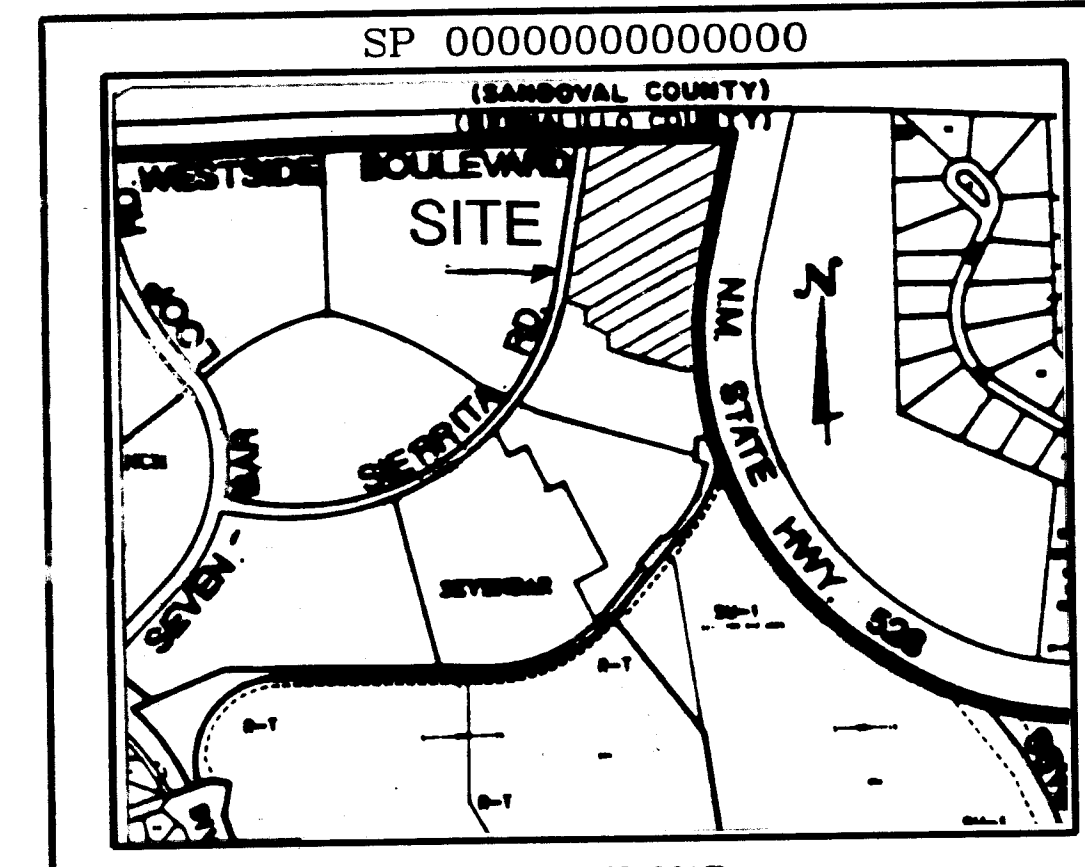
LOT No.	ACREAGE	LOT No.	ACREAGE
LOT 30	0.1203 AC.	LOT 60	0.1496 AC.
LOT 31	0.1205 AC.	LOT 61	0.1384 AC.
LOT 32	0.1203 AC.	LOT 62	0.1409 AC.
LOT 33	0.1204 AC.	LOT 63	0.1434 AC.
LOT 34	0.1204 AC.	LOT 64	0.1459 AC.
LOT 35	0.1204 AC.	LOT 65	0.1484 AC.
LOT 36	0.1351 AC.	LOT 66	0.1467 AC.
LOT 37	0.1358 AC.	LOT 67	0.1487 AC.
LOT 38	0.1148 AC.	LOT 68	0.2045 AC.
LOT 39	0.1148 AC.	LOT 69	0.1604 AC.
LOT 40	0.1148 AC.	LOT 70	0.1459 AC.
LOT 41	0.1148 AC.	LOT 71	0.1427 AC.
LOT 42	0.1151 AC.	LOT 72	0.1401 AC.
LOT 43	0.1148 AC.	LOT 73	0.1400 AC.
LOT 44	0.1148 AC.	LOT 74	0.1400 AC.
LOT 45	0.2226 AC.	LOT 75	0.1380 AC.
LOT 46	0.1811 AC.	LOT 76	0.1843 AC.
LOT 47	0.1731 AC.	LOT 77	0.2083 AC.
LOT 48	0.1673 AC.	LOT 78	0.1568 AC.
LOT 49	0.1635 AC.	LOT 79	0.1278 AC.
LOT 50	0.1615 AC.	LOT 80	0.1315 AC.
LOT 51	0.1615 AC.	LOT 81	0.1320 AC.
LOT 52	0.2247 AC.	LOT 82	0.1319 AC.
LOT 53	0.1755 AC.	LOT 83	0.1314 AC.
LOT 54	0.1505 AC.	LOT 84	0.1309 AC.
LOT 55	0.1483 AC.	LOT 85	0.1309 AC.
LOT 56	0.1446 AC.	LOT 86	0.1310 AC.
LOT 57	0.1413 AC.	LOT 87	0.1311 AC.
LOT 58	0.1359 AC.	LOT 88	0.1468 AC.
LOT 59	0.1477 AC.		

LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
---	ADJOINING PROPERTY LINE
---	MONUMENT THE LINE
---	NEW EASEMENT LINE
---	EXISTING EASEMENT LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
▲	EXISTING CENTERLINE MONUMENT
●	FOUND CAPPED REBAR STAMPED "WEAVER LS 6544"
●	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
●	SET 5/8" CAPPED REBAR STAMPED "WEAVER LS 6544"

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1542.50'	259.14'	129.87'	S06°19'58"W	09°37'32"
C2	1402.11'	135.04'	67.57'	S00°25'16"W	05°31'06"
C3	25.00'	41.99'	27.88'	S58°11'23"W	06°14'21"
C4	25.00'	37.97'	23.73'	S42°03'12"W	03°01'07"
C5	1136.00'	56.92'	28.47'	N11°32'59"E	02°52'16"
C6	30.00'	41.99'	27.88'	N50°06'51"E	08°00'00"
C7	75.00'	108.91'	66.59'	N51°42'48"E	03°11'53"
C8	75.00'	54.77'	28.67'	N31°02'09"E	01°50'36"
C9	75.00'	54.13'	28.31'	N12°38'06"E	01°21'17"
C10	25.00'	12.28'	6.27'	N52°03'12"E	14°01'59"
C11	50.00'	122.33'	138.06'	N52°03'12"E	14°01'59"
C12	25.00'	12.58'	6.43'	N52°03'12"E	28°49'58"
C13	25.00'	19.06'	10.02'	N52°03'12"E	01°53'07"
C14	40.00'	186.67'	57.85'	S03°18'44"W	26°22'54"
C15	25.00'	19.06'	10.02'	N64°50'32"W	03°41'27"
C16	53.00'	76.96'	47.05'	S51°42'48"W	03°11'53"
C17	25.00'	40.09'	25.84'	S35°48'42"E	01°53'07"
C18	25.00'	19.06'	10.02'	N76°22'43"E	03°41'27"
C19	40.00'	186.67'	57.85'	S08°13'26"W	26°22'54"
C20	25.00'	19.06'	10.02'	N59°55'50"W	03°41'27"
C21	25.00'	38.45'	24.19'	S54°10'09"W	08°06'35"
C22	25.00'	40.09'	25.84'	N35°49'42"E	01°53'06"
C23	25.00'	38.47'	24.21'	S54°09'00"W	08°09'29"

ACS Aluminum Tablet stamped "ACS 3-A12, 1986"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X=370,667.68 Y=1,534,779.51
Ground-to-Grid Factor = 0.9996697
G.D. = -001'4.59"
SLD 1929 Elevation = 5214.38

TANGENT	BEARING	DISTANCE
T1	N79°47'30"W	46.00'
T2	N10°06'51"E	50.00'
T3	N10°09'50"E	61.50'
T4	N10°04'15"E	65.69'
T5	N79°55'45"W	46.00'
T6	N15°49'29"E	40.20'
T7	S81°44'08"E	5.38'
T8	S86°41'15"E	6.72'
T9	N80°57'53"E	17.19'
T10	S80°57'53"W	8.92'
T11	S76°17'24"E	6.44'
T12	N76°17'24"W	8.45'
T13	N79°13'40"E	13.12'
T14	S79°13'40"W	8.21'
T15	S76°28'26"E	5.31'
T16	N76°28'26"W	9.07'



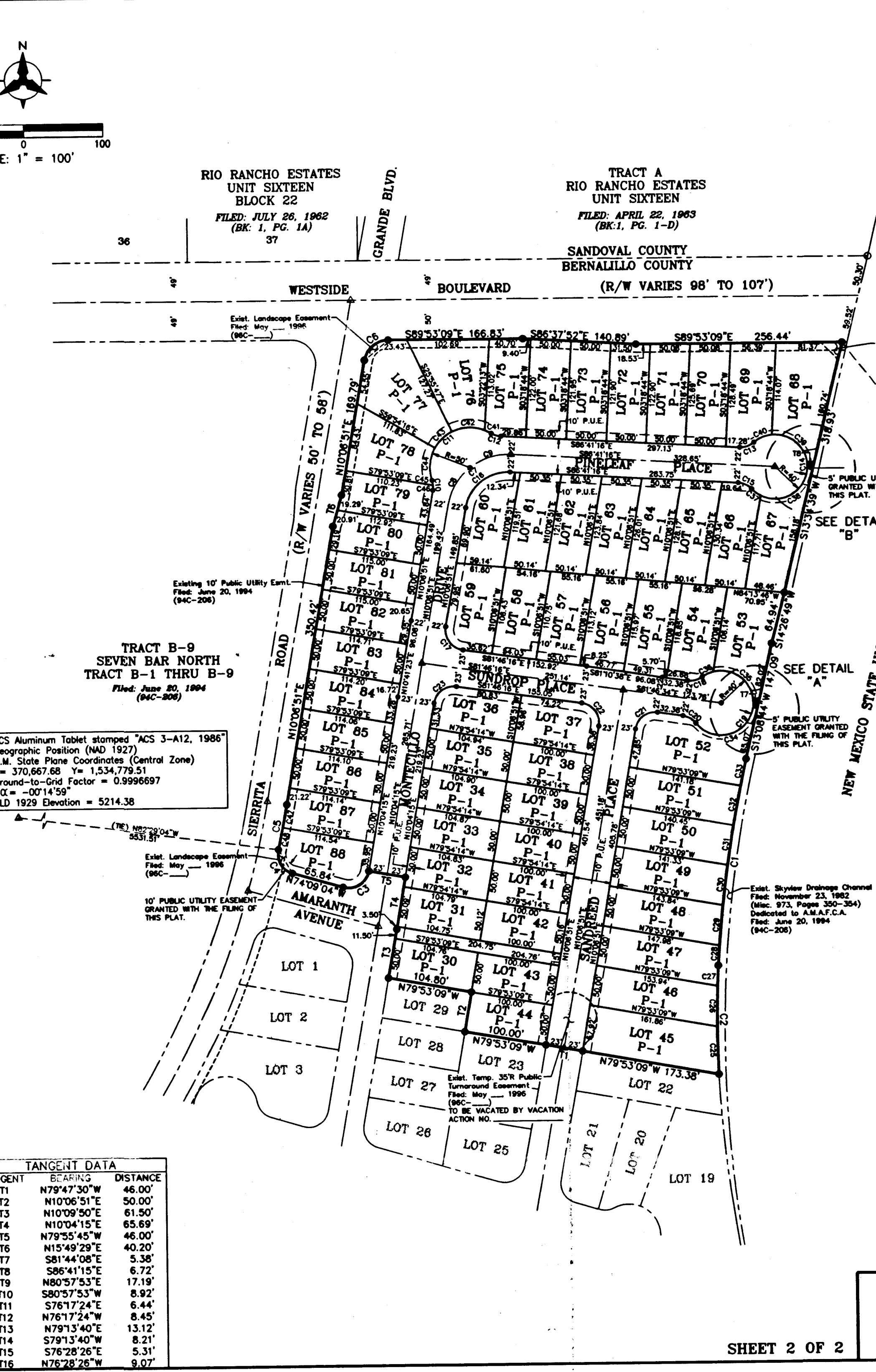
SUBDIVISION DATA	
1. DRB No.	
2. Zone Atlas Index No. A-13	
3. Gross Subdivision Acreage: 10.57678 Acres	
4. Total Number of Lots created: 59 Lots	
5. Total Mileage of full width Streets created: 0.3274 of a Mile	
6. Date of Survey: May, 1996	
7. Location within the Town of Alameda Grant, in Projected Section 6, T11N, R3E, NMPM.	

DISCLOSURE STATEMENT
The purpose of this plat is to subdivide Tract B-3B, PLAT OF SANDREED AT SEVEN BAR NORTH, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 1996 in Volume 96C, folio 500, to dedicate street right-of-way to the City of Albuquerque, and to grant easements.

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 and facilities reasonably necessary to provide natural gas.
- 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 other vegetation 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.



PLAT OF SANDREED AT SEVEN BAR NORTH UNIT II

(A REPLAT OF TRACT B-3-B, SANDREED AT SEVEN BAR NORTH)
ALBUQUERQUE, NEW MEXICO
MAY, 1997

JOE NO. 95286-A-3212

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

C:\SDSKPROJ\S95286A\SHEET2.DWG 5/19/1997

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

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, New Mexico, being and comprising all of Tract B-3B, SANDREED AT SEVEN BAR NORTH, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 1996 in Volume 96C, folio 500 as Document No. 96136652 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

BEGINNING at the northeast corner of said Tract B-3B, said point also being the intersection of the southerly right-of-way line of Westside Boulevard and the westerly right-of-way line of New Mexico State Highway No. 528, whence the NMSHC/City of Albuquerque survey monument "NM448-N12", an aluminum cap in concrete having New Mexico State Plane Grid Coordinates for the Central Zone (NAD 1927 Datum) X=381,108.54 and Y=1,528,910.94 bears S36°24'32"E a distance of 7167.18 feet; thence from said point of beginning running along said westerly right-of-way line and the easterly boundary line of said Tract B-3B, S13°34'39"W a distance of 318.93 feet to a point; thence, S14°26'49"W a distance of 64.94 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 bearing S06°19'58"W a distance of 258.83 feet to a point of curvature (non-tangent); thence, 135.04 feet along the arc of a curve to the left having a radius of 1402.11 feet and a chord bearing S05°25'16"W a distance of 134.99 feet to the southeast corner of said Tract B-3B; thence leaving said westerly right-of-way line and running along the southerly boundary line of said Tract B-3B, N79°53'09"W a distance of 173.38 feet to a point; thence, N79°47'30"W a distance of 46.00 feet to a point; thence, N79°53'09"W a distance of 100.00 feet to a point; thence, N10°06'51"E a distance of 50.00 feet to a point; thence, N79°53'09"W a distance of 104.80 feet to a point; thence, N10°09'50"E a distance of 61.50 feet to a point; thence, N10°04'15"E a distance of 65.69 feet to a point; thence, N79°55'45"W a distance of 46.00 feet to a point of curvature (non-tangent); thence, 41.99 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S58°11'23"W a distance of 37.23 feet to a point (non-tangent); thence, N74°09'04"W a distance of 65.84 feet to a point of curvature (non-tangent); thence, 37.97 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N30°31'27"W a distance of 34.42 feet to a point of reverse curvature on the easterly right-of-way line of Sierra Road; thence running along said easterly right-of-way line and the westerly boundary line of said Tract B-3B, S14°26'49"W a distance of 169.79 feet to a point of curvature; thence, 56.92 feet along the arc of a curve to the left having a radius of 1136.00 feet and a chord bearing N11°32'59"E a distance of 56.92 feet to a point of tangency; thence, N10°06'51"E a distance of 350.42 feet to a point; thence, N10°09'50"E a distance of 40.20 feet to a point; thence, N10°06'51"E a distance of 169.79 feet to a point of curvature; thence, 41.99 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord bearing N50°06'51"E a distance of 38.57 feet to a point of tangency on the said southerly right-of-way line of Westside Boulevard; thence running along said right-of-way line and the northerly boundary line of said Tract B-3B, S89°53'09"E a distance of 166.83 feet to a point; thence, S86°37'52"E a distance of 140.89 feet to a point; thence, S89°53'09"E a distance of 256.44 feet to the point and place of beginning;

Tract B-3B contains 10.57678 acres, more or less.

NOTES

- Bearing are New Mexico State Plane Grid bearings (Central Zone).
- Distances are ground distances.
- All easements of record are shown.
- 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 Centerline Monumentation, Survey Marker, Do Not Disturb, PLS#6544.
- These properties are within the New Mexico Utilities, Inc. (NMU) 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 International Parking Design Criteria, Item 1.
- With the filing of this plat, and only for the lands covered by this plat, all previous "Notice of Subdivision Plat-Deadlines" including those recorded on April 23, 1985, August 14, 1989 and June 20, 1994 (all bulk land transfer) are removed.

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-3B, PLAT OF SANDREED AT SEVEN BAR NORTH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 1996 in Volume 96C, folio 500 as Document No. 96136652, now comprising Lots 30 thru 88, inclusive, of PLAT OF SANDREED AT SEVEN BAR NORTH, UNIT II 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 grant: All access, Utility and Drainage Easements shown 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, President

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on _____ day of _____, 1997, 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: _____ Notary Public

PLAT OF SANDREED AT SEVEN BAR NORTH UNIT II

(A REPLAT OF TRACT B-3-B, SANDREED AT SEVEN BAR NORTH)
ALBUQUERQUE, NEW MEXICO
MAY, 1997

APPROVALS

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
DESIGN & DEVELOPMENT, CIP	DATE
U.S. WEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCC _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE

PNM STAMP

SURVEYOR'S CERTIFICATION

I, A. Dwin 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.
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109 Date: _____

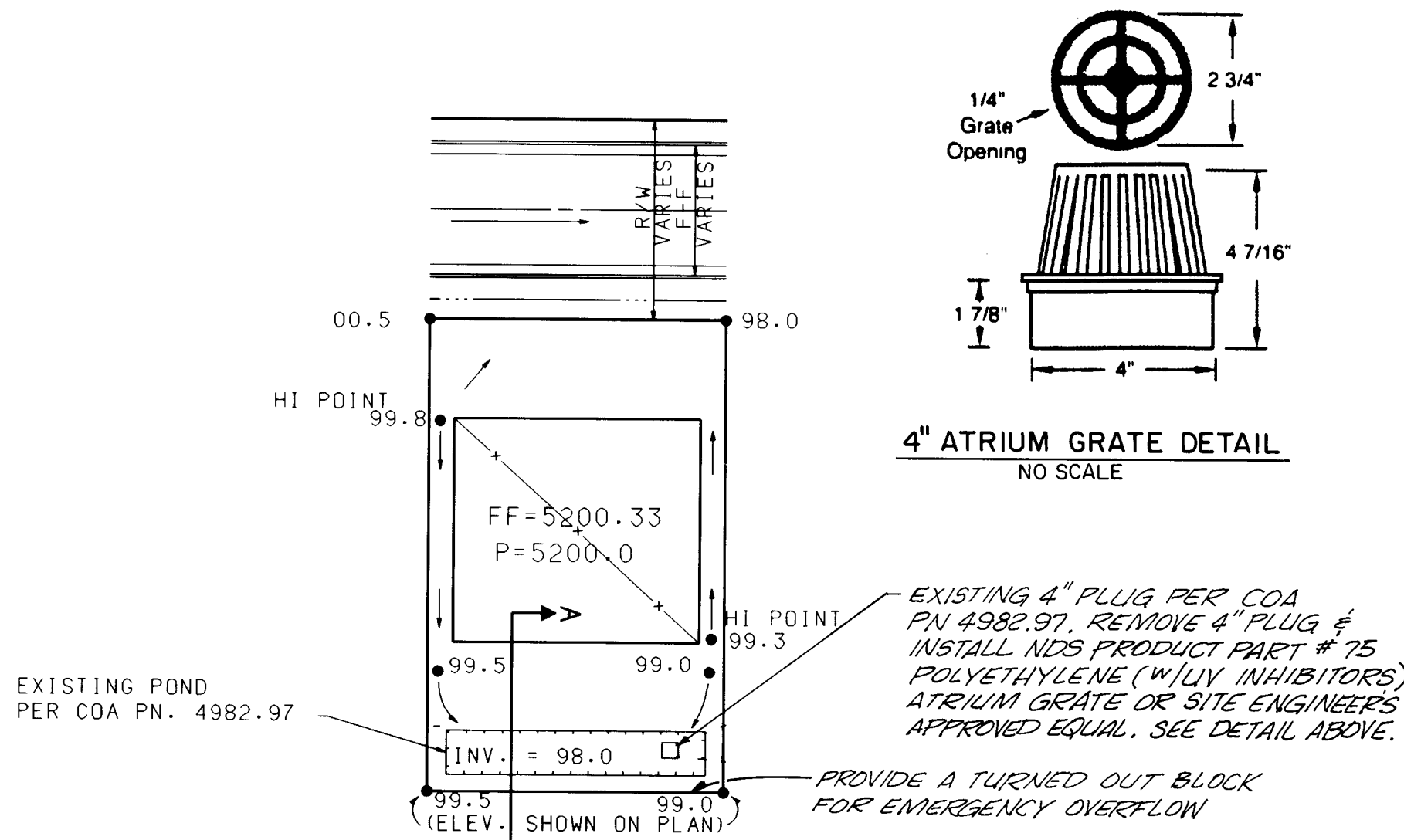
A. Dwin Weaver
New Mexico Professional Surveyor 6544

JOE NO. 95286-A-3212

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

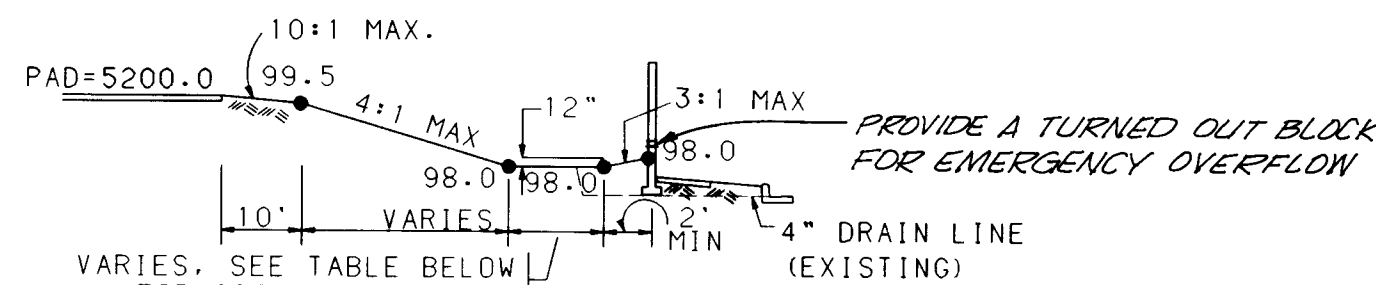
C:\SDSKPROJ\S95286A\SHEET1.DWG 5/14/1997

SCANNED BY CPN 5762.78 SHEET 2 OF 15

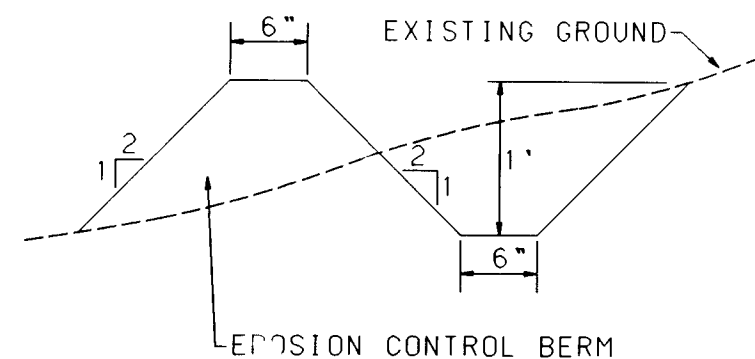


NO SCALE
TYPICAL LOT/POND GRADING PLAN
FOR LOTS 86, 87 AND 88

NOTE: THESE PONDS ARE DESIGNED FOR THE TEMPORARY DETENTION OF THE BACKYARD AND HALF OF THE ROOF RUNOFF. USE SHEET 3-15 FOR SPECIFIC SPOT ELEVATIONS.



NO SCALE
SECTION A-A

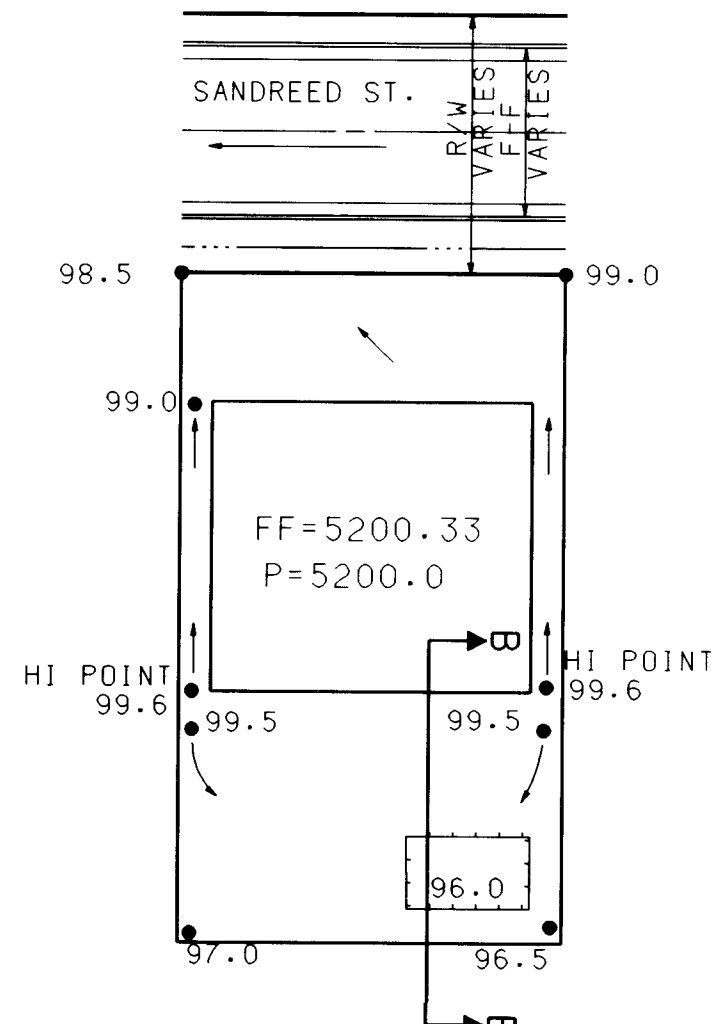


NO SCALE
EROSION CONTROL PLAN

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.

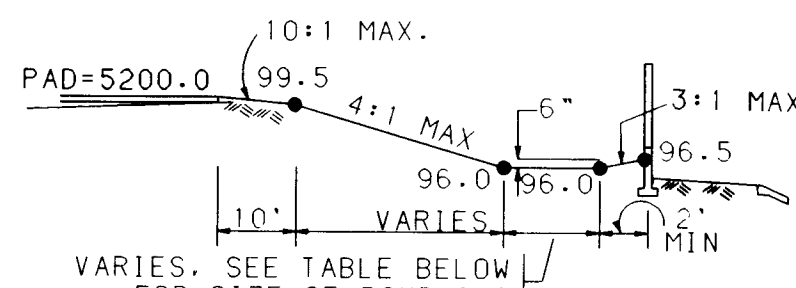
EXISTING DETENTION POND DIMENSIONS FOR LOTS 86, 87, & 88				
REQUIRED V (100) (CU. FT.)	POND INV. DIMENSION (FT.)			PROVIDED POND VOLUME (CU. FT.)
	L	W	D	
400	40	10	1.0	400

BACKYARD RETENTION POND DIMENSIONS					
	REQUIRED V (100) (CU. FT.)	POND INV. DIMENSION (FT.)			PROVIDED POND VOLUME (CU. FT.)
		L	W	D	
FOR LOTS 47-52	253	26	18	0.5	257
FOR LOT 62	130	26	18	0.5	133

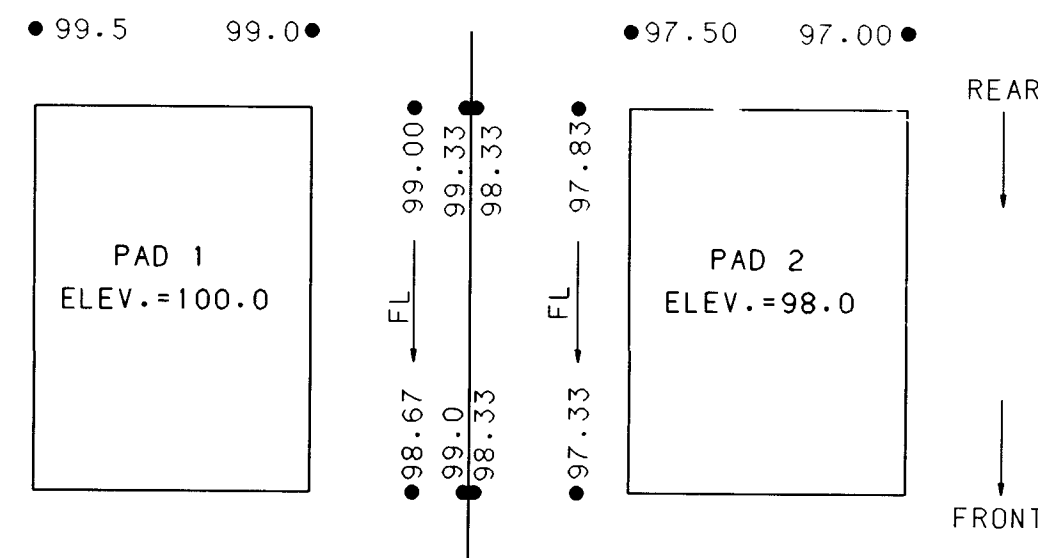


NO SCALE
TYPICAL LOT/POND GRADING PLAN
FOR LOTS 47-52, & 62

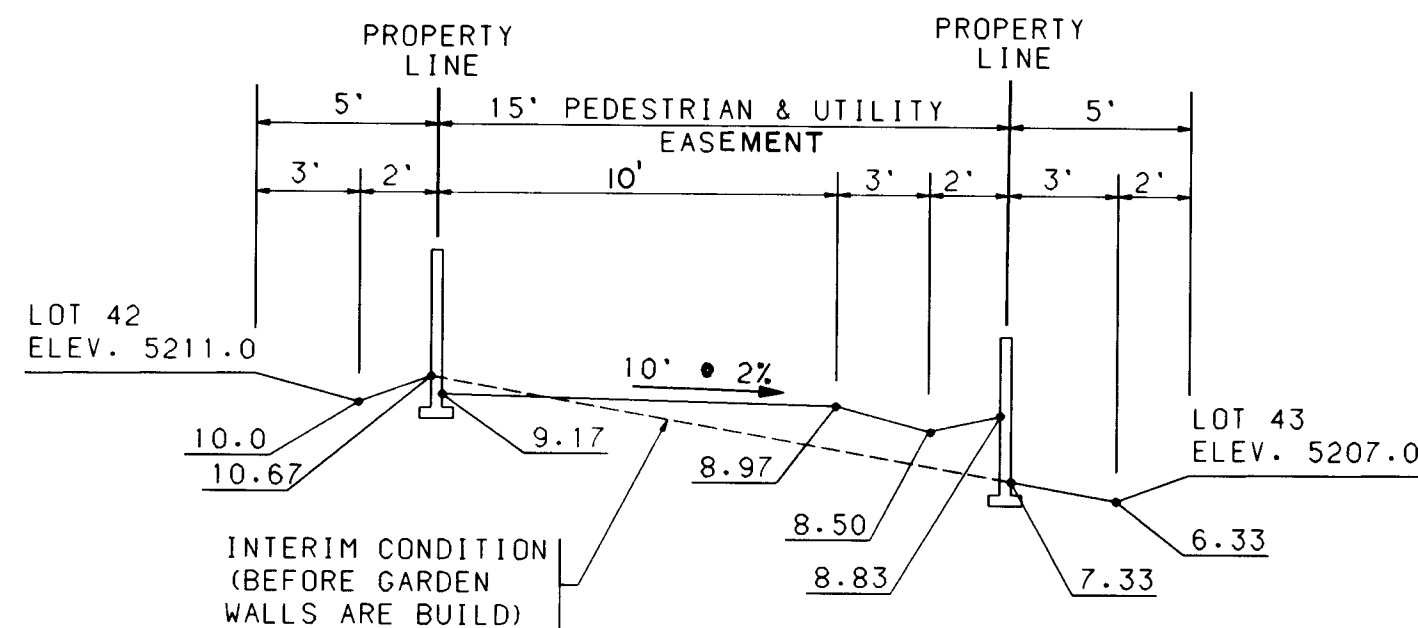
NOTE: ALL AREAS FROM REAR EDGE OF THE PAD TO THE STREET ARE TO DRAIN TO THE STREET. THE POND IS DESIGNED FOR RETENTION OF BACKYARD RUNOFF ONLY. USE SHEET 3-15 FOR SPECIFIC SPOT ELEVATIONS.



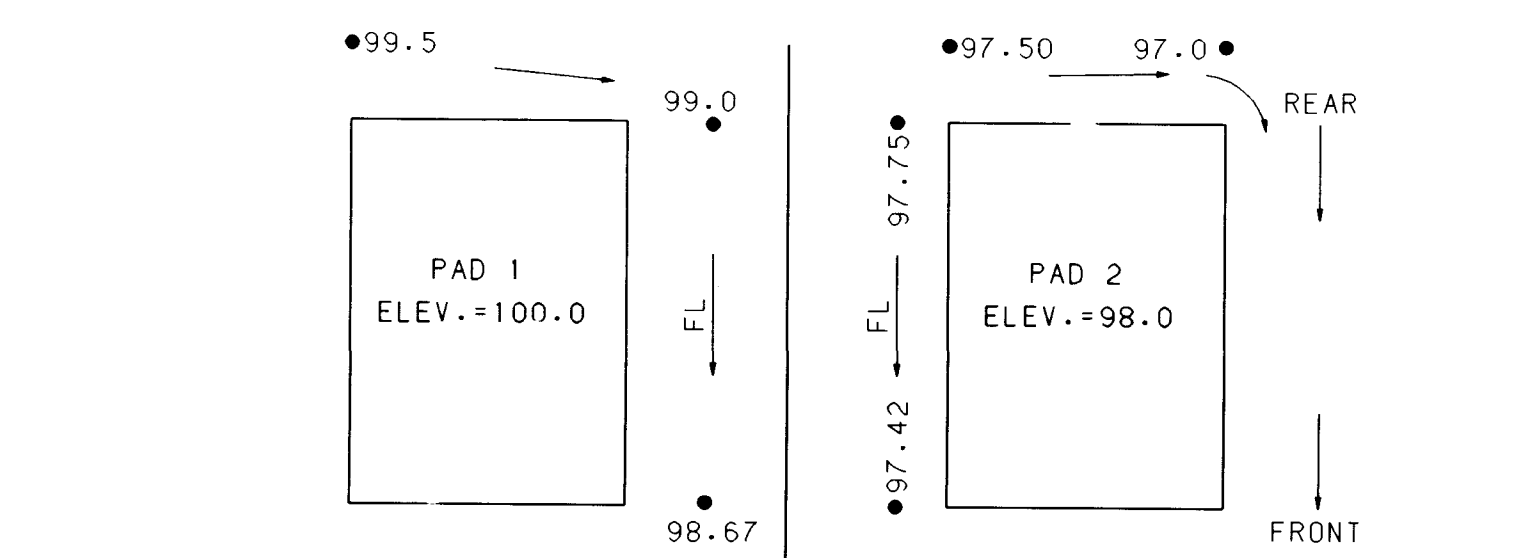
NO SCALE
SECTION B-B



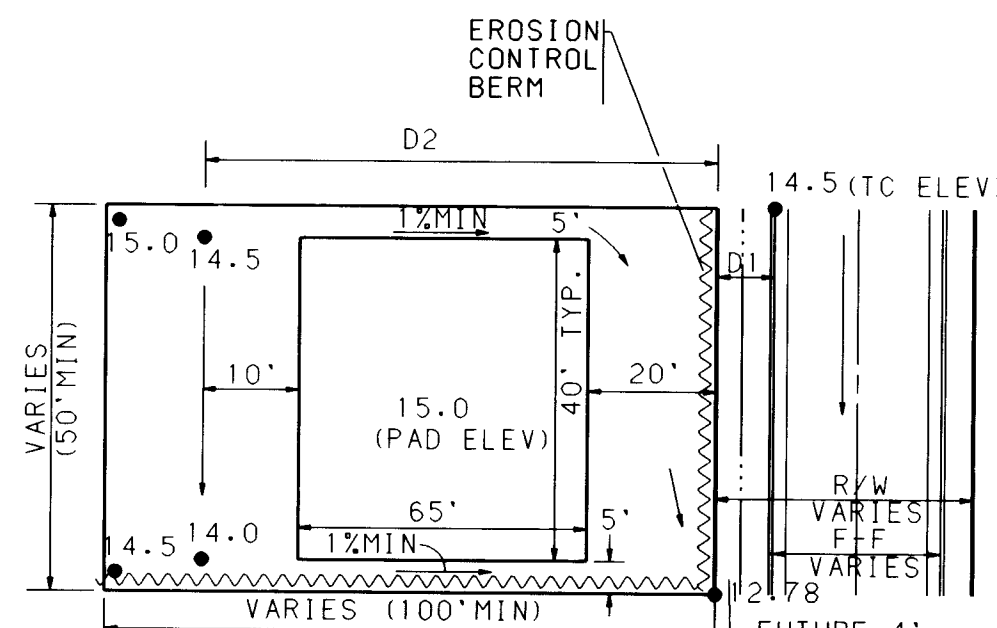
NO SCALE
SIDE LOT GRADING
(AFTER GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 2' PAD DIFFERENCE)



NO SCALE
TYPICAL SECTION FOR PEDESTRIAN
TRAIL / UTILITY EASEMENT BETWEEN
LOTS 42 AND 43, LOTS 31 AND 30

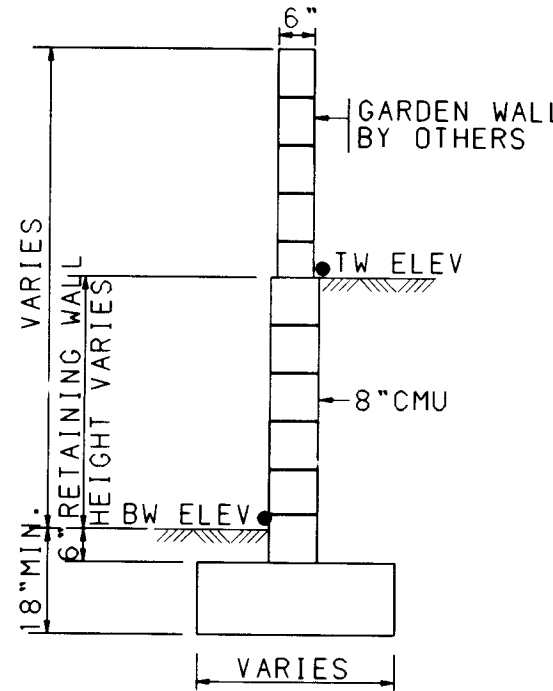


NO SCALE
SIDE LOT GRADING
(BEFORE GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 2' PAD DIFFERENCE)



NO SCALE
TYPICAL LOT GRADING PLAN
(SEE SHEET 3 OF 15 FOR REQUIRED SPOT ELEVATIONS.)

- 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.
 4. 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 THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.



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

APPROVED FOR ROUGH GRADING (± 1")
John C. Austin 5-29-97
HYDROLOGY ENGINEER DATE

BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

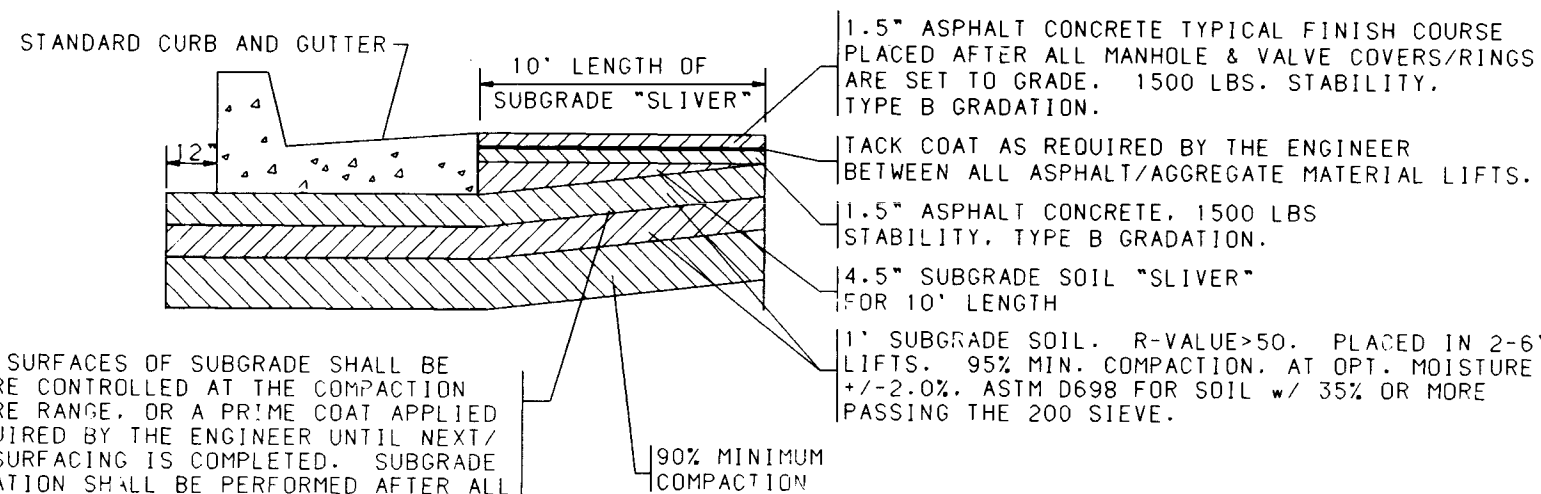
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR NORTH TRACT-3, UNIT 2
GRADING DETAILS

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

CITY PROJECT NO. 4982.98 ZONE MAP NO. A-13 SHEET 4 OF 15

31' F-F ARTERIAL PAVEMENT W/PCC
CURB & GUTTER SOUTH SIDE AND
MEDIAN CURB NORTH SIDE;
6' SIDEWALK SOUTH SIDE



NO SCALE
(REFER TO SSPWC SECT 301 & COA STD DWG 2405
EXCEPT THAT TYPE B GRADATION SHALL BE USED)

UNIT 2
THIS
PHASE

SKYVIEW CHANNEL

TRACT B-3
UNIT 2 5

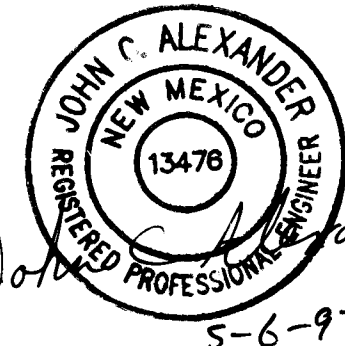
SANDREED STREET

MONTECILLO DRIVE

PROPOSED SIDEWALK
TO BE CONSTRUCTED
IN THIS PROJECT

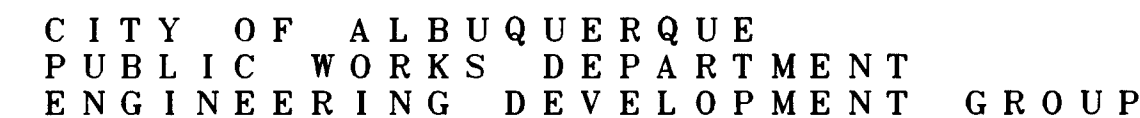
(EXISTING)

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



5-6-97

26-4982 98 0497



SEVEN BAR NORTH TRACT B-3, UNIT 2

PAVING PLAN

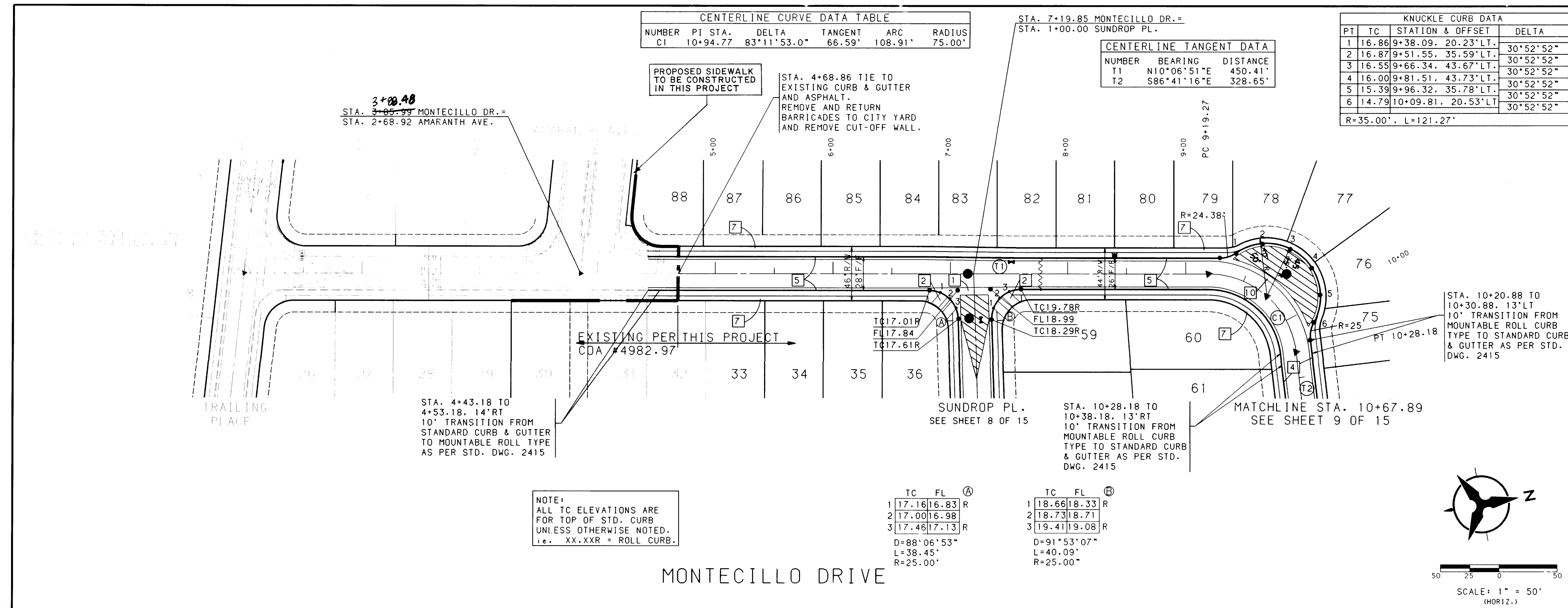
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4982.98	A-13	5	15

100 200 300 400 500

SCANNED BY
BY LASON

BHI JOB NO 95286A2440

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DATE: 6/96



NOTES

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

KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
- MOUNTABLE MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- DEFERRED 4' SIDEWALK
- BUILD 4' SIDEWALK
- BUILD 6' SIDEWALK
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421

NOT APPLICABLE THIS SHEET

24-4982.98 1647

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ALBUQUERQUE LAS CRUCES SANTA FE

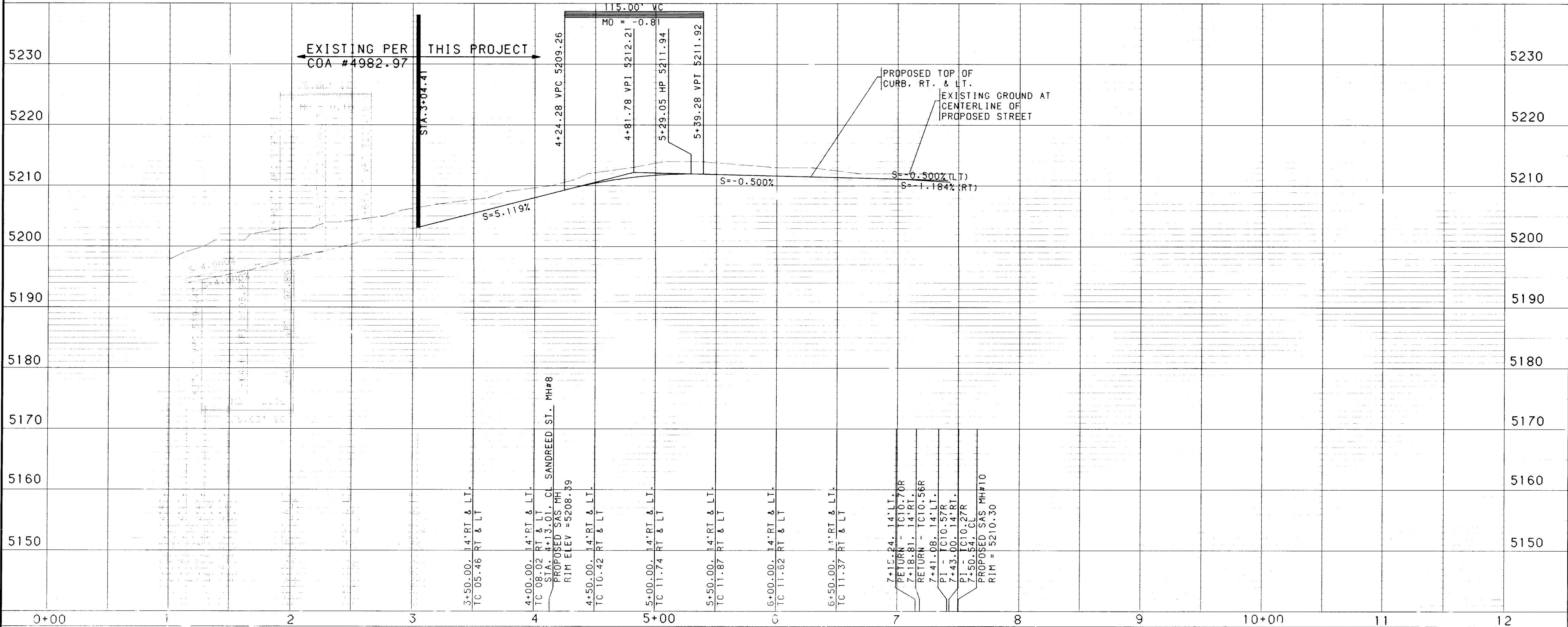
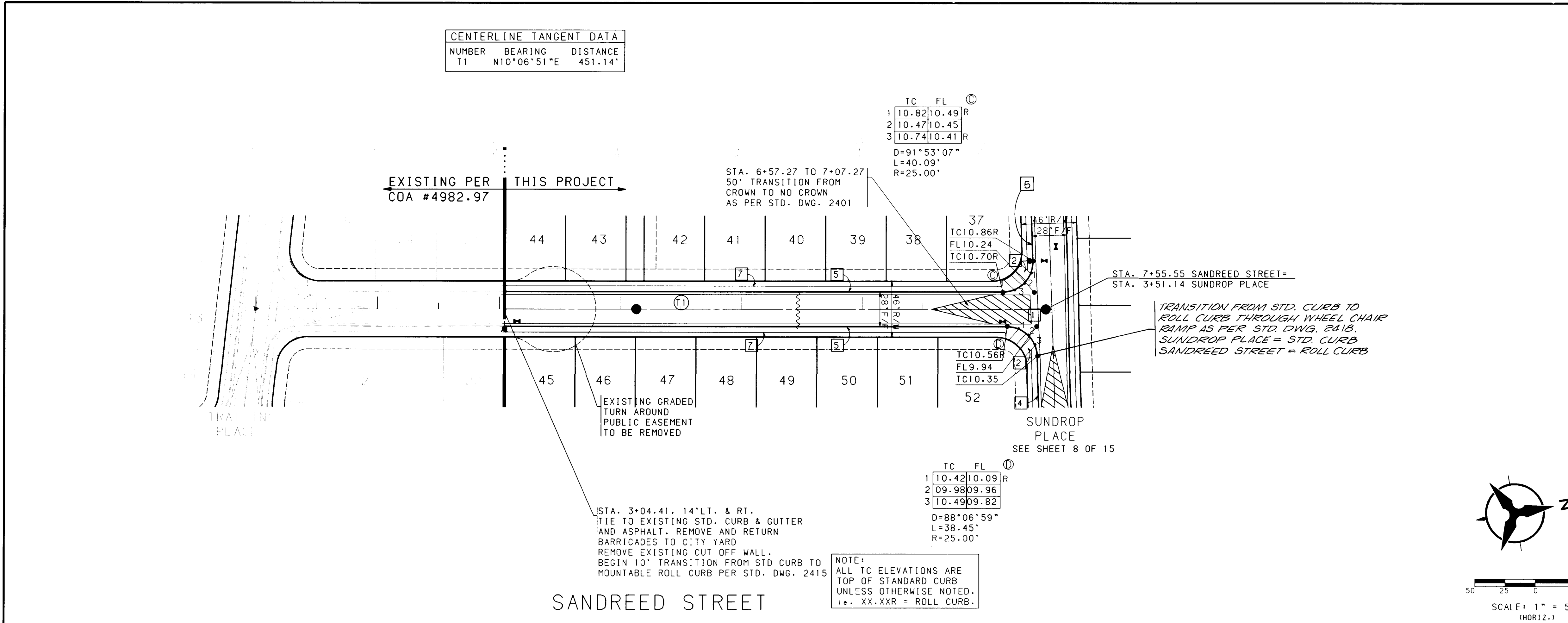
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 2
PAVING PLAN & PROFILE
MONTECILLO DRIVE

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL LAST DESIGN UPDATE

CITY PROJECT NO. 4982.98 SHEET 6 OF 15

DATE: JULY 1996



NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADI SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
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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.

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

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 2
PAVING PLAN & PROFILE
SANDREED STREET

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

LAST DESIGN UPDATE

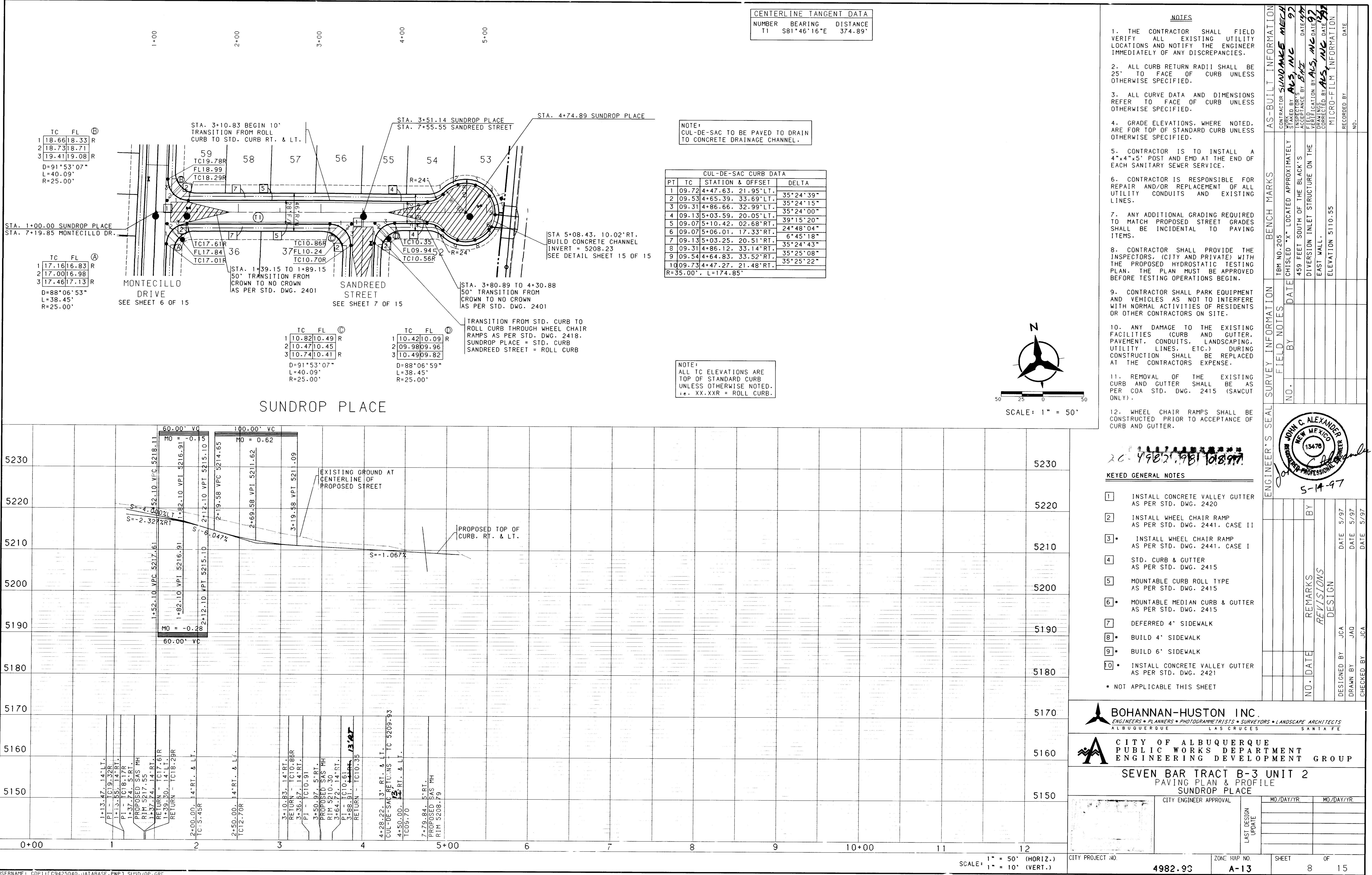
DESIGNED BY JCA DATE 5-97
DRAWN BY JAO DATE 5-97
CHECKED BY JCA DATE 5-97

CITY PROJECT NO. 4982.93 ZONE MAP NO. A-13 SHEET 7 OF 15

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

BHI JOB NO. 95288-40

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DATE: JULY 1996

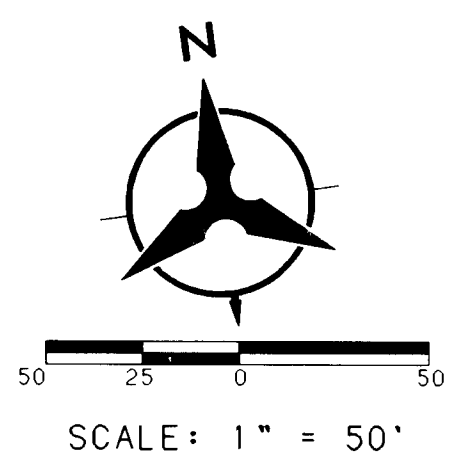


CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S81°46'16"E	374.89'

NOTE:
CUL-DE-SAC TO BE PAVED TO DRAIN
TO CONCRETE DRAINAGE CHANNEL.

CUL-DE-SAC CURB DATA			
PT	TC	STATION & OFFSET	DELTA
1	09.72	4+47.63, 21.95'LT.	
2	09.53	4+65.39, 33.69'LT.	35°24'39"
3	09.31	4+86.66, 32.99'LT.	35°24'15"
4	09.13	5+03.59, 20.05'LT.	35°24'00"
5	09.07	5+10.42, 02.68'RT.	39°15'20"
6	09.07	5+06.01, 17.33'RT.	24°48'04"
7	09.13	5+03.25, 20.51'RT.	6°45'18"
8	09.31	4+86.12, 33.14'RT.	35°24'43"
9	09.54	4+64.83, 33.52'RT.	35°25'08"
10	09.73	4+47.27, 21.48'RT.	35°25'22"
R=35.00', L=174.85'			

NOTE:
ALL TC ELEVATIONS ARE
TOP OF STANDARD CURB
UNLESS OTHERWISE NOTED.
i.e. XX.XXR = ROLL 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.
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 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
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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.

20-4982.93-10897

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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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 2
PAVING PLAN & PROFILE
SUNDROP PLACE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO/DAY/YR

MO/DAY/YR

CITY PROJECT NO.

4982.93

ZONE MAP NO.

A-13

SHEET

8

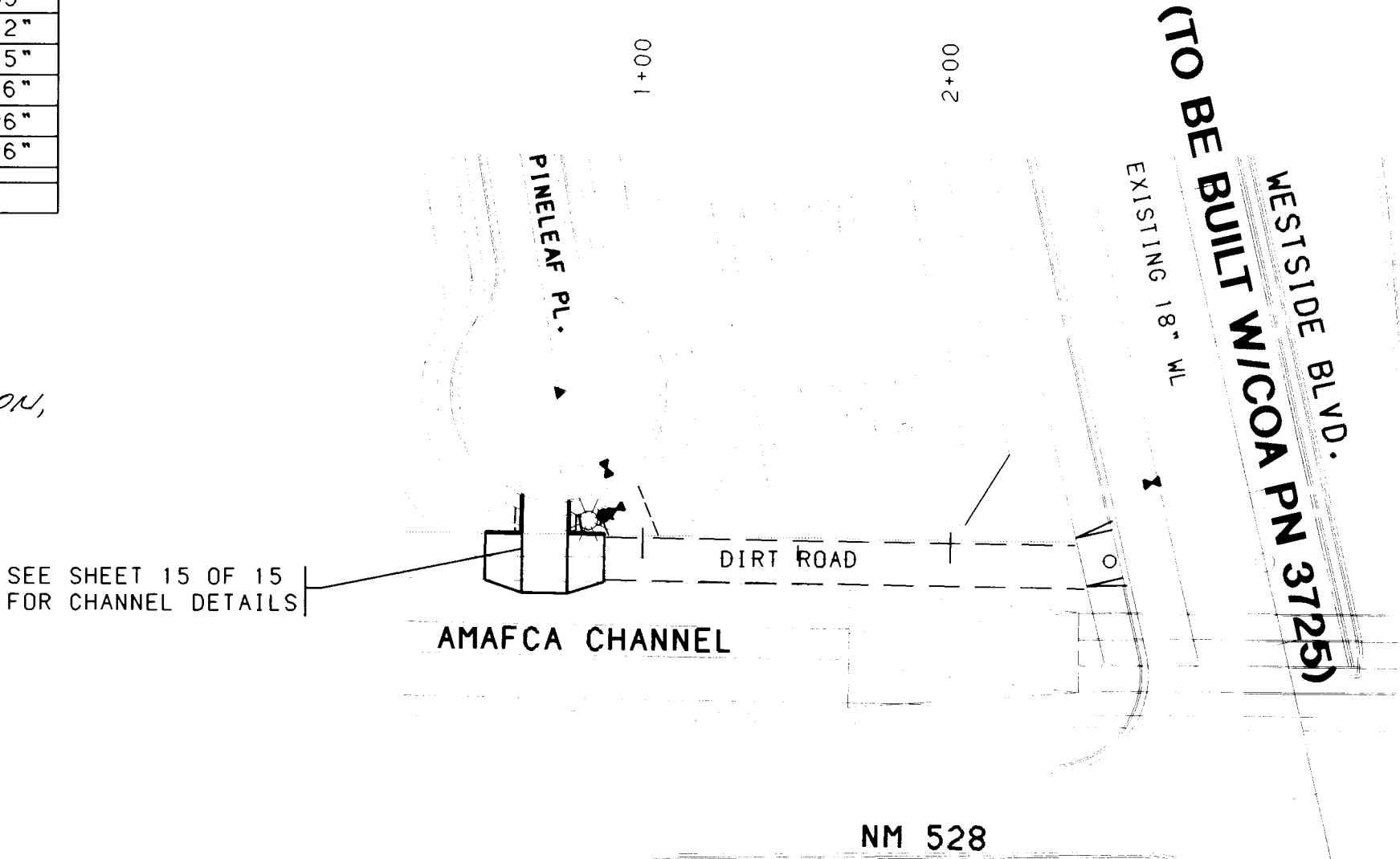
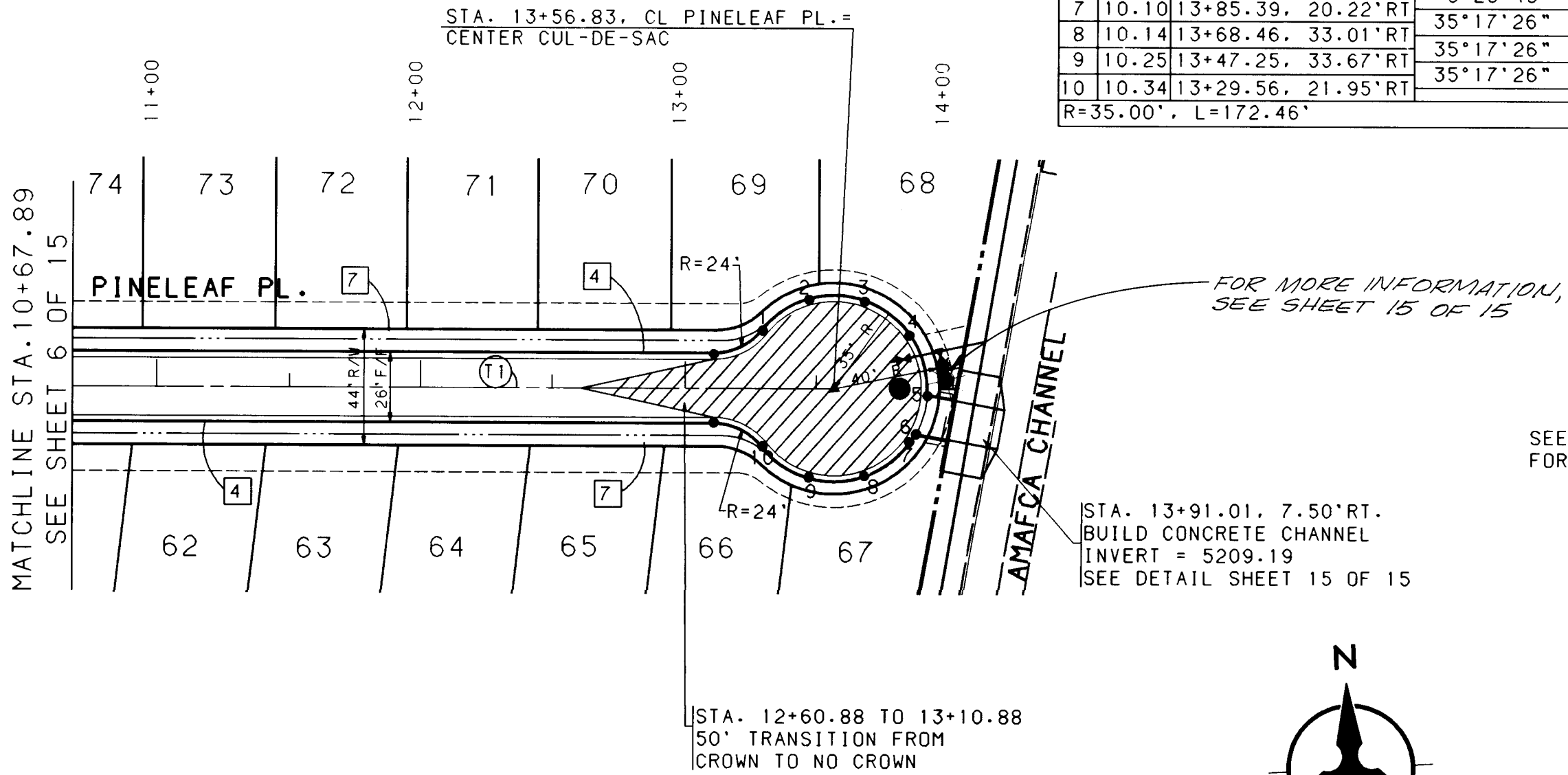
OF

15

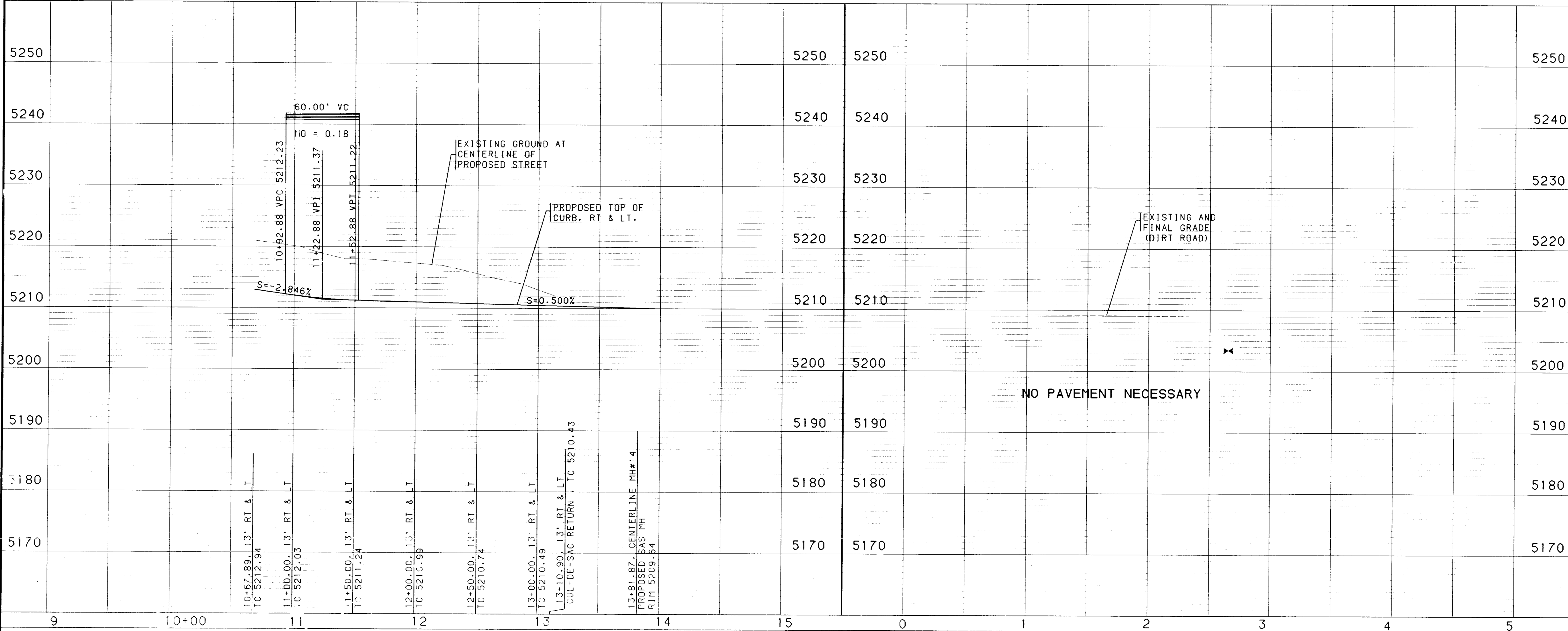
CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S86°41'16"E	328.65'

NOTE:
CUL-DE-SAC TO BE PAVED TO DRAIN
TO CONCRETE DRAINAGE CHANNEL.

CUL-DE-SAC CURB DATA			
PT	TC	STATION & OFFSET	DELTA
1	10.34	13+29.56, 21.95'LT	35°17'26"
2	10.25	13+47.25, 33.67'LT	35°17'26"
3	10.14	13+68.46, 33.01'LT	35°17'26"
4	10.10	13+85.39, 20.22'LT	35°17'26"
5	10.03	13+92.35, 2.74'RT	39°41'55"
6	10.03	13+88.03, 17.20'RT	24°27'12"
7	10.10	13+85.39, 20.22'RT	6°25'45"
8	10.14	13+68.46, 33.01'RT	35°17'26"
9	10.25	13+47.25, 33.67'RT	35°17'26"
10	10.34	13+29.56, 21.95'RT	35°17'26"
R=35.00', L=172.46'			



PINELEAF PLACE & WATER LINE AT SKYVIEW CHANNEL



- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADI 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.
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 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

24-4982.93 0997
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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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 2
PAVING PLAN & PROFILE
PINELEAF PLACE & WATER LINE AT SKYVIEW CHANNEL

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO/DAY/YR

MO/DAY/YR

CITY PROJEC. NO.

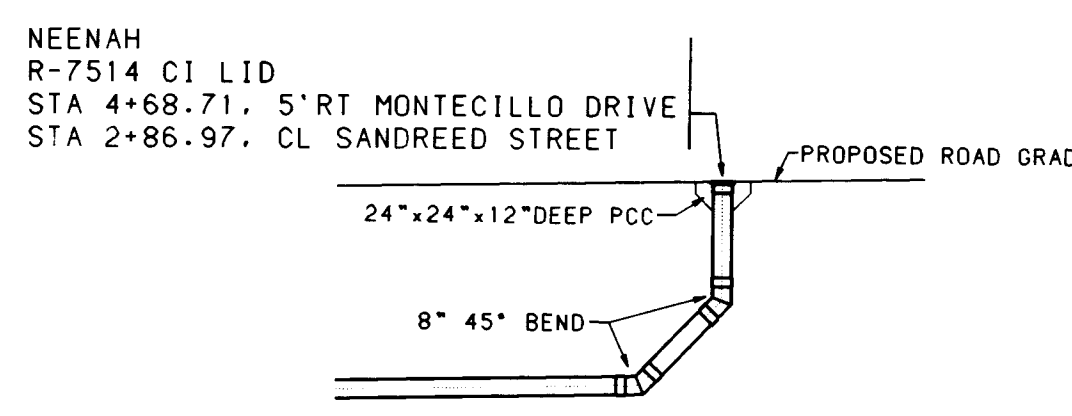
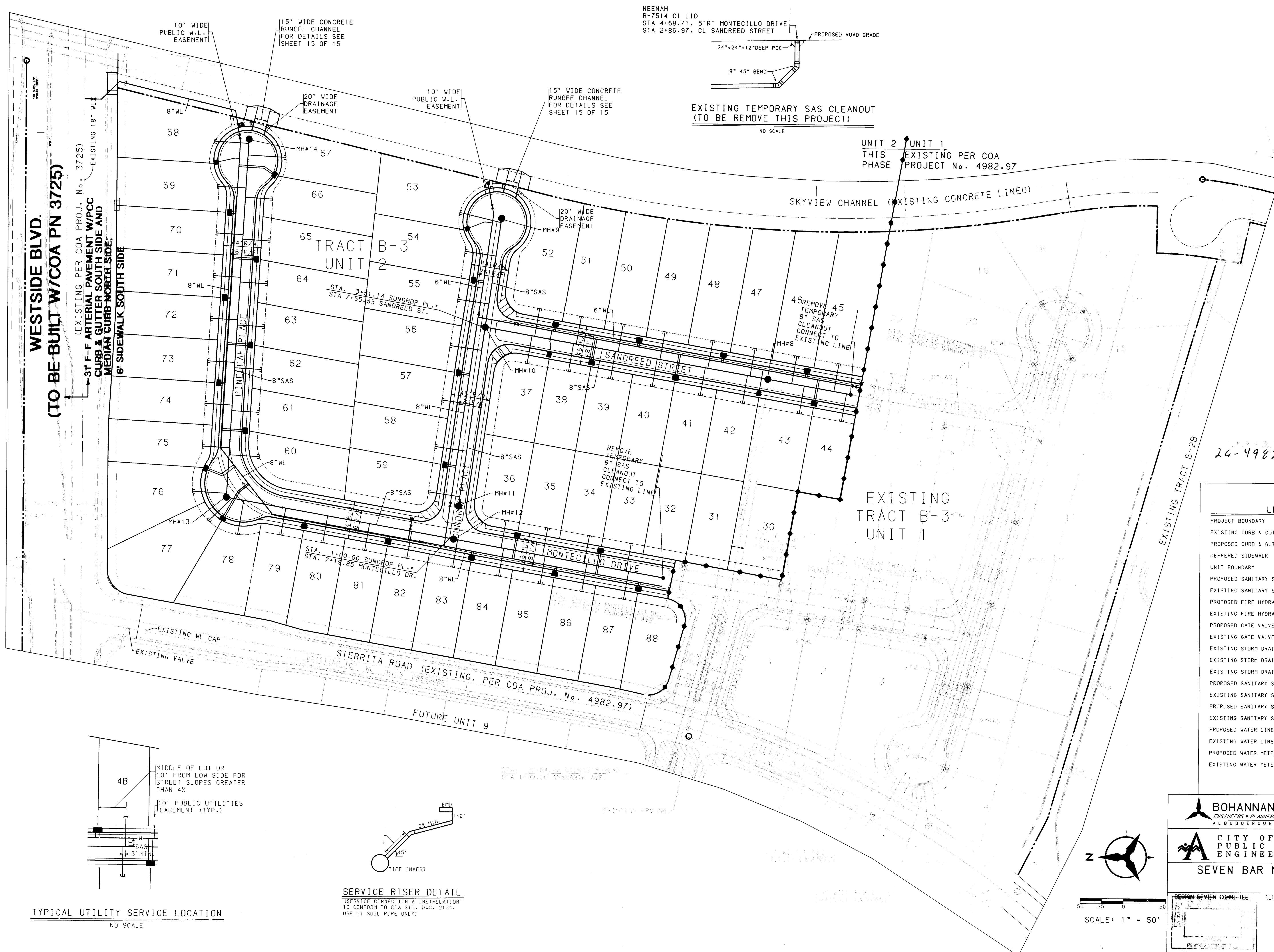
ZONE MAP NO.

SHEET OF

4982.93

A-13

9 OF 15



EXISTING TEMPORARY SAS CLEANOUT
(TO BE REMOVE THIS PROJECT)

UNIT 2
THIS
PHASE

UNIT 1
EXISTING PER COA
PROJECT No. 4982.97

LEGEND

PROJECT BOUNDARY	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
DEFERRED SIDEWALK	---
UNIT BOUNDARY	---
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	●
PROPOSED FIRE HYDRANT	●
EXISTING FIRE HYDRANT	●
PROPOSED GATE VALVE	+
EXISTING GATE VALVE	+
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	○
EXISTING STORM DRAIN INLET	○
PROPOSED SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER LINE	SAS
PROPOSED SANITARY SEWER SERVICE	---
EXISTING SANITARY SEWER SERVICE	---
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
PROPOSED WATER METER SERVICE	---
EXISTING WATER METER SERVICE	---

WESTSIDE BLVD.
(TO BE BUILT W/COA PN 3725)

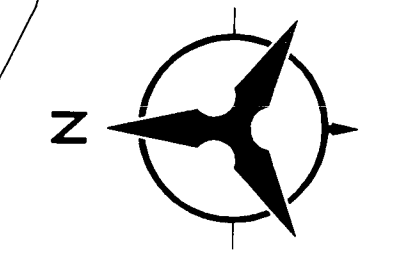
(EXISTING PER COA PROJ. No. 3725)
31' F-F ARTERIAL PAVEMENT W/PCC
CURB & GUTTER SOUTH SIDE AND
MEDIAN CURB NORTH SIDE:
6' SIDEWALK SOUTH SIDE

MIDDLE OF LOT OR
10' FROM LOW SIDE FOR
STREET SLOPES GREATER
THAN 4%

10' PUBLIC UTILITIES
EASEMENT (TYP.)

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

TYPICAL UTILITY SERVICE LOCATION
NO SCALE



SCALE: 1" = 50'

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 2
UTILITY PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO/DAY/YR

LAST DESIGN UPDATE

CITY PROJECT NO. **4982.98**

ZONE MAP NO. **A-13**

SHEET **10** OF **15**

NO. DATE REMARKS REVISIONS DESIGN

DESIGNED BY JCA

DRAWN BY JCA - JAO

CHECKED BY JCA

DATE 5-97

DATE 5-97

DATE 5-97

AS-BUILT INFORMATION

CONTRACTOR	SUNDANCE M&H
WORKED BY	ALB, ALB
INSPECTED BY	DATE 4/97
ACCEPTANCE BY	DATE 4/97
FIELD LOCATION BY	ALB, ALB
DRAWINGS	DATE 4/97
CORRECTED BY	DATE 4/97
MICRO-FILM INFORMATION	
RECORDED BY	
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 5110.55
-------------	--

DATE

BY

NO.

24-4982.98 1097

JOHN C. ALEXANDER
NEW MEXICO
13476
REGISTERED PROFESSIONAL ENGINEER
5-6-97

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	STATION & OFFSET	SAS LENGTH	RISER HEIGHT	TOP OF PIPE AT PLUG
80	8+90.08, 10'LT.	DOUBLE	8+65.08, CENTERLINE	32.00'	9.00'	5211.24
79			9+15.08, CENTERLINE	32.00'	7.00'	5209.25
78	9+69.83, 4.64'RT.	DOUBLE	9+60.40, 12.88'LT	40.53'	6.00'	5208.93
77			9+69.61, 20.78'LT	38.53'	5.00'	5208.28
76			9+76.28, 22.40'LT	39.70'	5.00'	5208.13
75	9+98.35, 0.74'RT	DOUBLE	10+19.56, 0.50'LT	32.00'	3.00'	5206.19
60			10+11.52, 1.89'LT	35.48'	4.00'	5207.27
61	10+40.52, 10'LT.	DOUBLE	10+63.06, CENTERLINE	32.00'	2.00'	5205.49

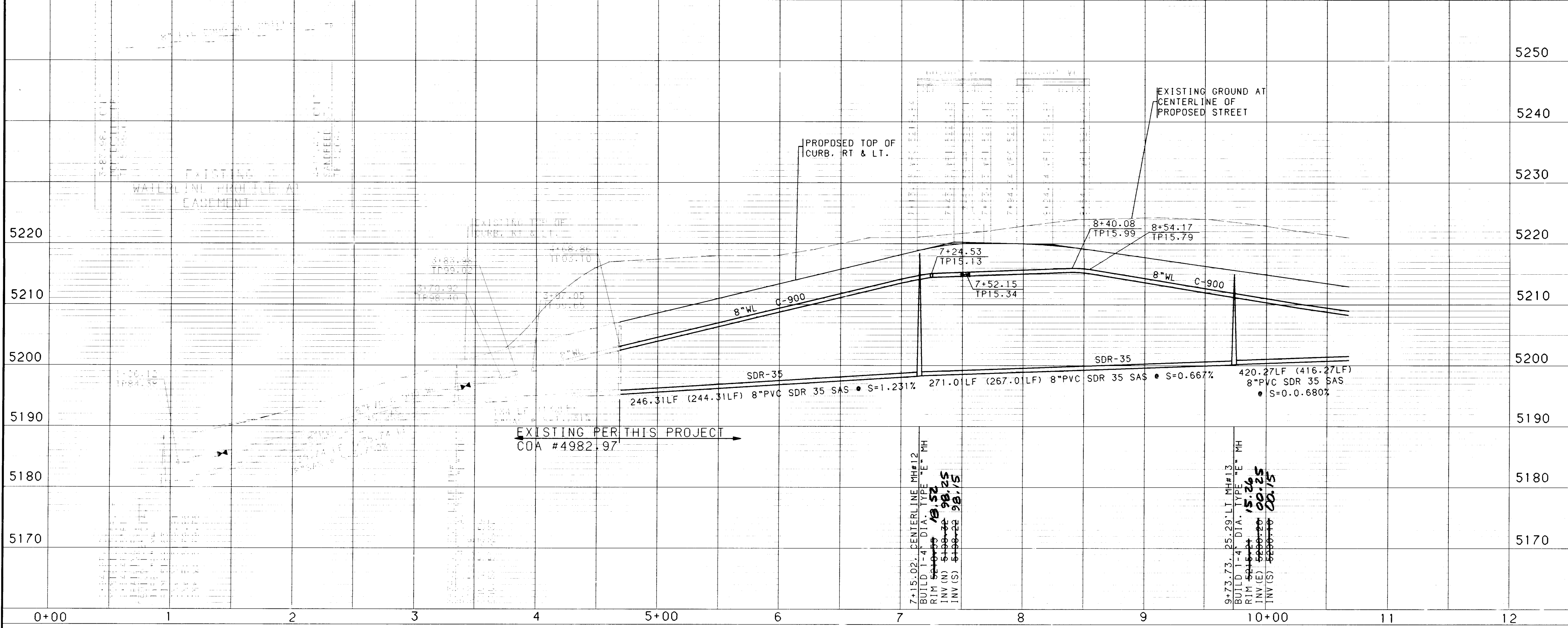
WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	STATION & OFFSET	SAS LENGTH	RISER HEIGHT	TOP OF PIPE AT PLUG
33	5+42.07, 10'LT.	DOUBLE	5+08.07, CENTERLINE	33.00'	3.00'	5201.35
34			5+58.07, CENTERLINE	33.00'	5.00'	5203.96
35			6+08.07, CENTERLINE	33.00'	6.00'	5205.58
36	6+42.07, 10'LT.	DOUBLE	6+58.09, CENTERLINE	33.00'	8.00'	5208.19
88			EXIST. SAS LATERAL	----	----	----
87	4+90.08, 10'LT.	DOUBLE	5+05.08, CENTERLINE	33.00'	3.00'	5201.31
86			5+55.08, CENTERLINE	33.00'	4.00'	5202.93
85	5+90.08, 10'LT.	DOUBLE	6+05.08, CENTERLINE	33.00'	6.00'	5205.54
84			6+54.96, CENTERLINE	33.00'	8.00'	5208.16
83	6+89.91, 10'LT.	DOUBLE	7+10.08, CENTERLINE	32.58'	10.00'	5210.85
82			7+65.08, CENTERLINE	32.00'	10.00'	5211.57
81	7+90.08, 10'LT.	DOUBLE	8+15.08, CENTERLINE	32.00'	10.00'	5211.58

WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N10°06'51"E	460.44'
T2	S51°39'12"W	97.76'
T3	S86°41'16"E	343.83'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T4	N10°06'51"E	246.31'
T5	N10°06'51"E	271.01'
T6	S86°41'16"E	420.27'

- 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.

AS-BUILT INFORMATION	CONTRACTOR: BOHANNAN-HUSTON INC.	DATE: 5-14-97
BENCH MARKS	TBM NO. 205	CHISEL "X" LOCATED APPROXIMATELY 459 FEET SOUTH OF THE BLACK'S DIVERSION INLET STRUCTURE ON THE EAST WALL.
FIELD NOTES	NO.	BY
ENGINEER'S SEAL	JOHN C. ALEXANDER REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 13478	5-14-97
SURVEY INFORMATION	NO.	BY
REVISIONS	NO.	DATE
DESIGNED BY	JCA	DATE: 5/97
DRAWN BY	JAO	DATE: 5/97
CHECKED BY	JCA	DATE: 5/97



BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

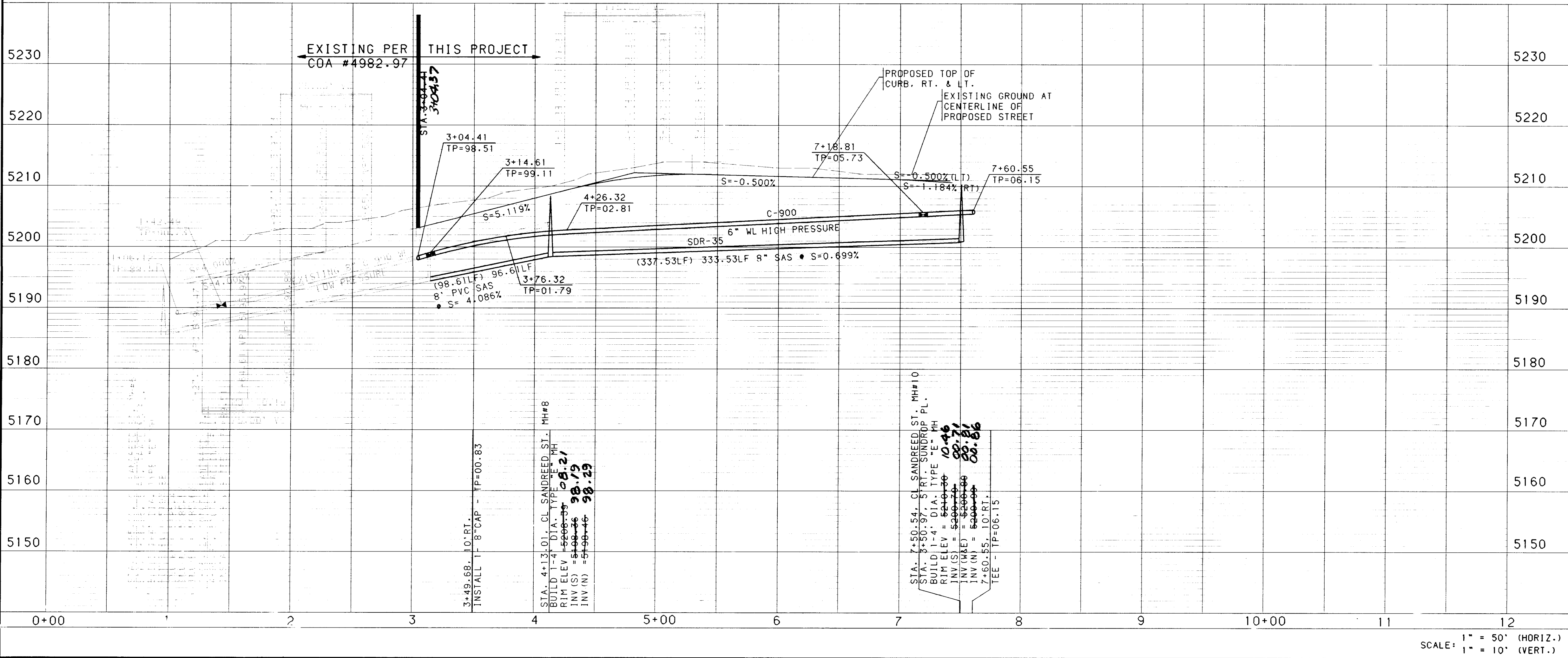
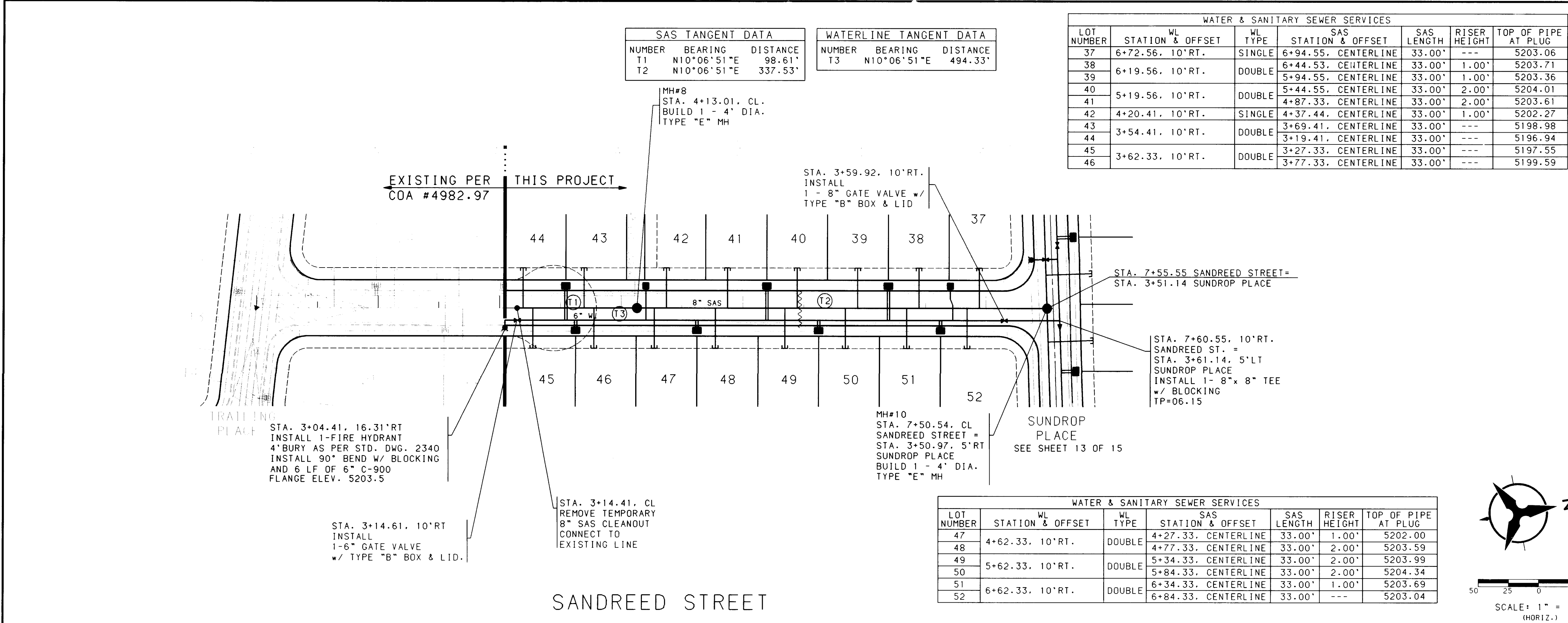
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 2
UTILITY PLAN & PROFILE
MONTECILLO DRIVE

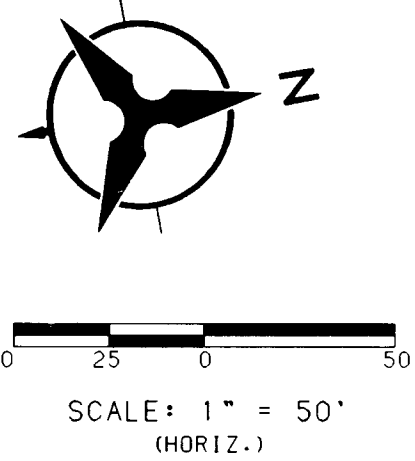
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. **4982.98** ZONE MAP NO. **A-13** SHEET **11** OF **15**



- NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADI SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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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.



26-4982.93 1/12/97

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

SEVEN BAR TRACT B-3, UNIT 2
UTILITY PLAN & PROFILE
SANDREED STREET

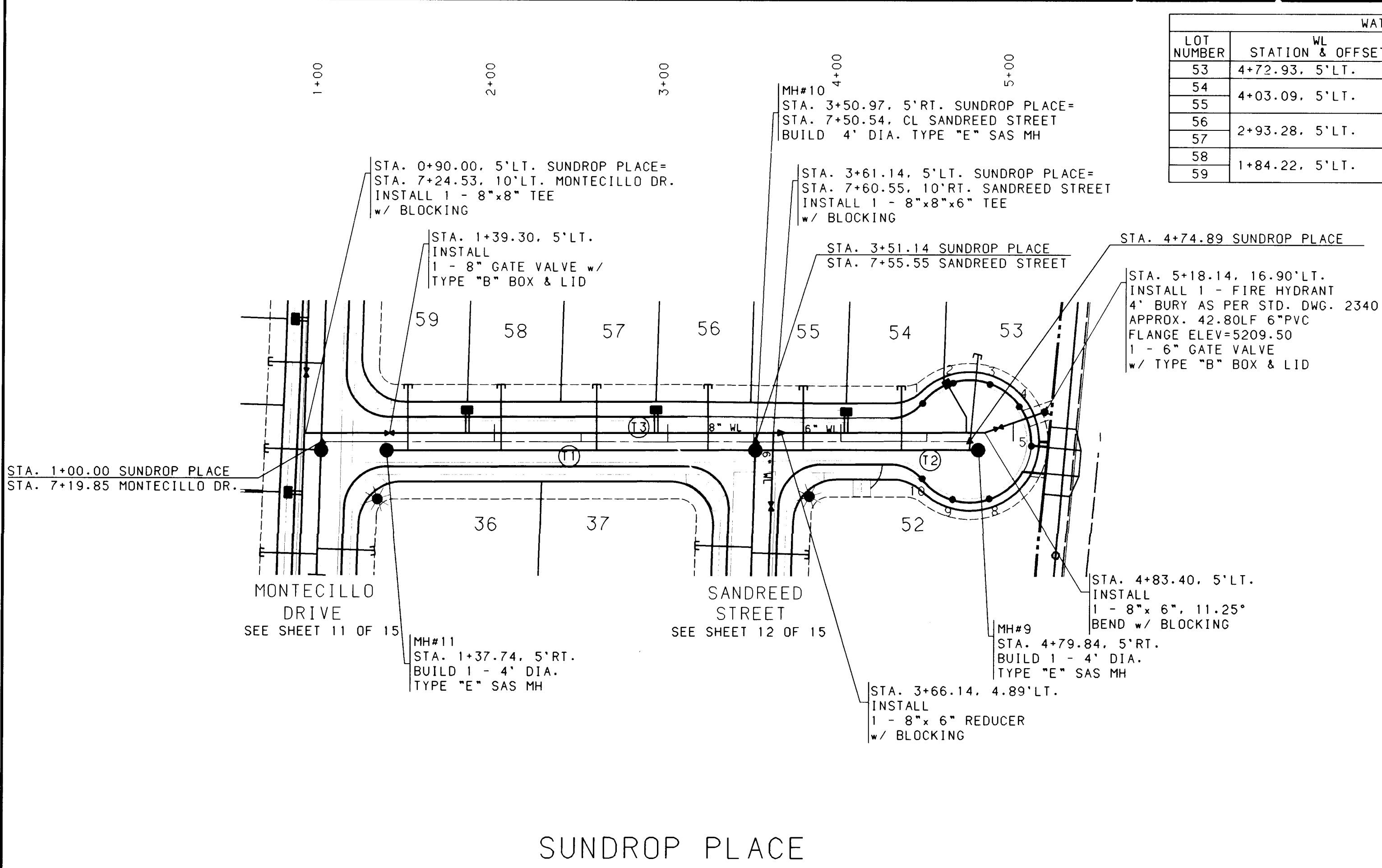
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL MO/DAY/YR MO/DAY/YR

LAST DESIGN UPDATE

CITY PROJECT NO. **4982.93** ZONE MAP NO. **A-13** SHEET **12** OF **15**

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

BOHANNAN-HUSTON, INC.
DATE: JULY 1996

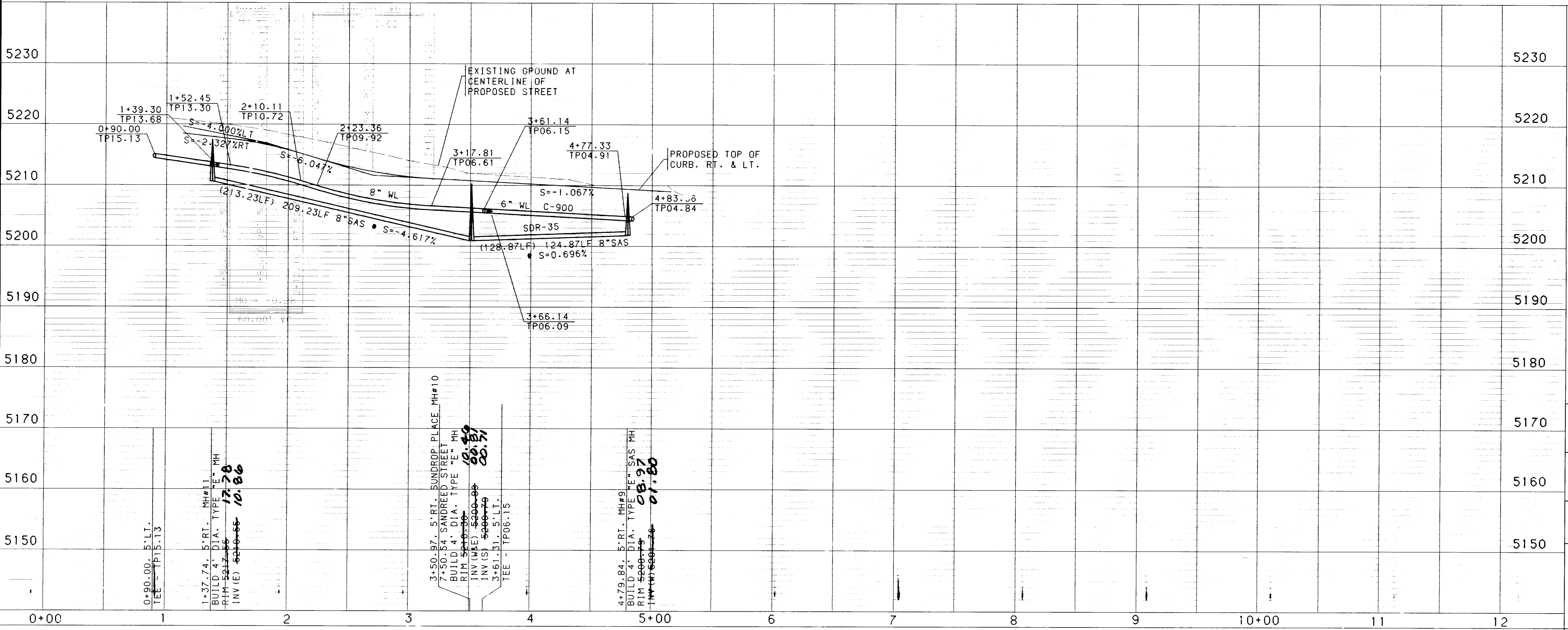
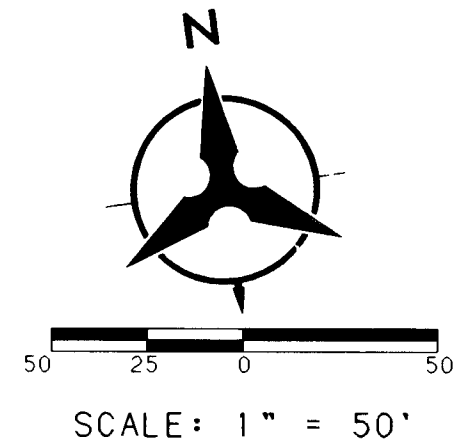


WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
53	4+72.93, 5' LT.	SINGLE	4+74.84, 5' RT.	---	5204.19
54	4+03.09, 5' LT.	DOUBLE	4+35.25, 5' RT.	---	5203.90
55			3+78.48, 5' RT.	---	5203.51
56	2+93.28, 5' LT.	DOUBLE	3+23.51, 5' RT.	---	5204.53
57			2+58.97, 5' RT.	---	5207.52
58	1+84.22, 5' LT.	DOUBLE	2+03.93, 5' RT.	---	5210.06
59			1+50.06, 5' RT.	---	5212.54

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S81°46'16"E	213.23'
T2	S81°46'16"E	128.87'

WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T3	S81°46'16"E	393.40'

- NOTES**
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 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
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26-4982-001327

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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 2
UTILITY PLAN & PROFILE
SUNDROP PLACE

CITY ENGINEER APP. TVAL

MO/DAY/YR

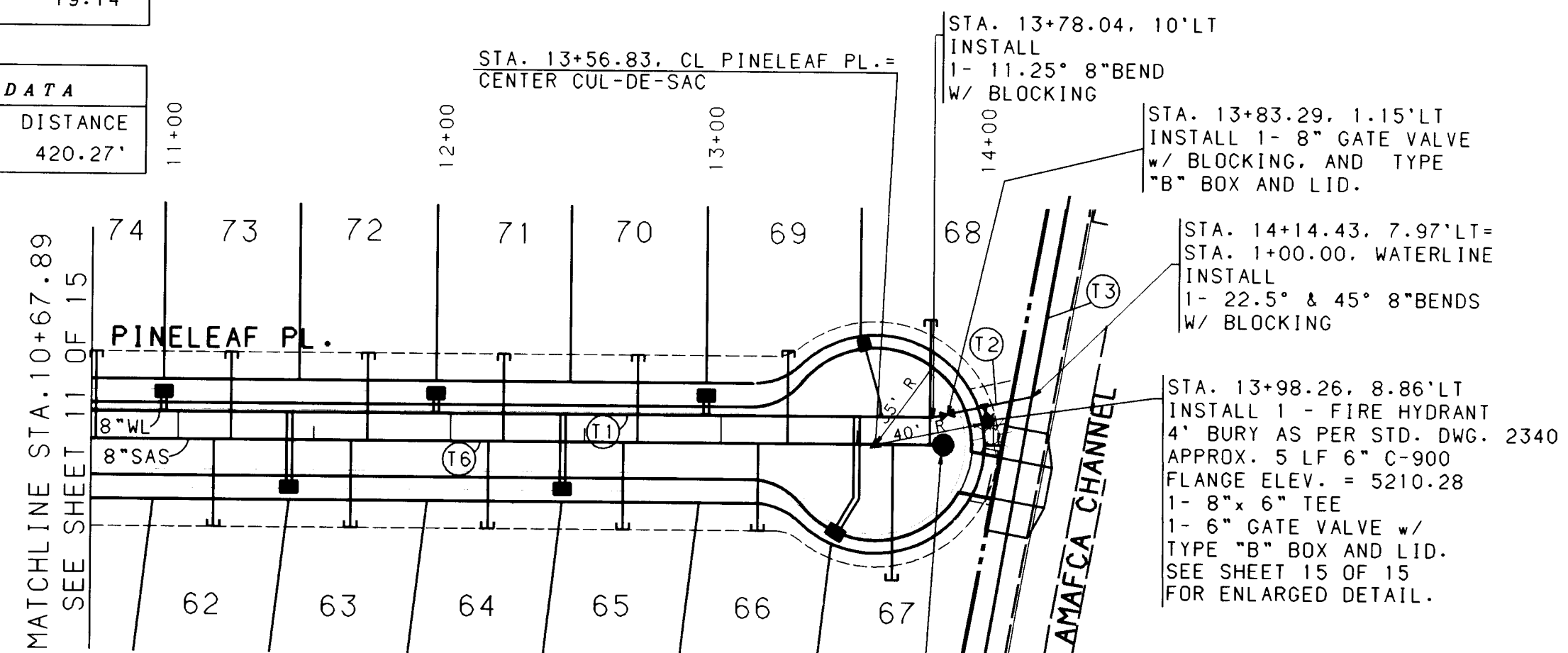
MO/DAY/YR

LAST DESIGN UPDATE

CITY PROJECT NO. **4982.98** ZONE MAP NO. **A-13** SHEET **13** OF **15**

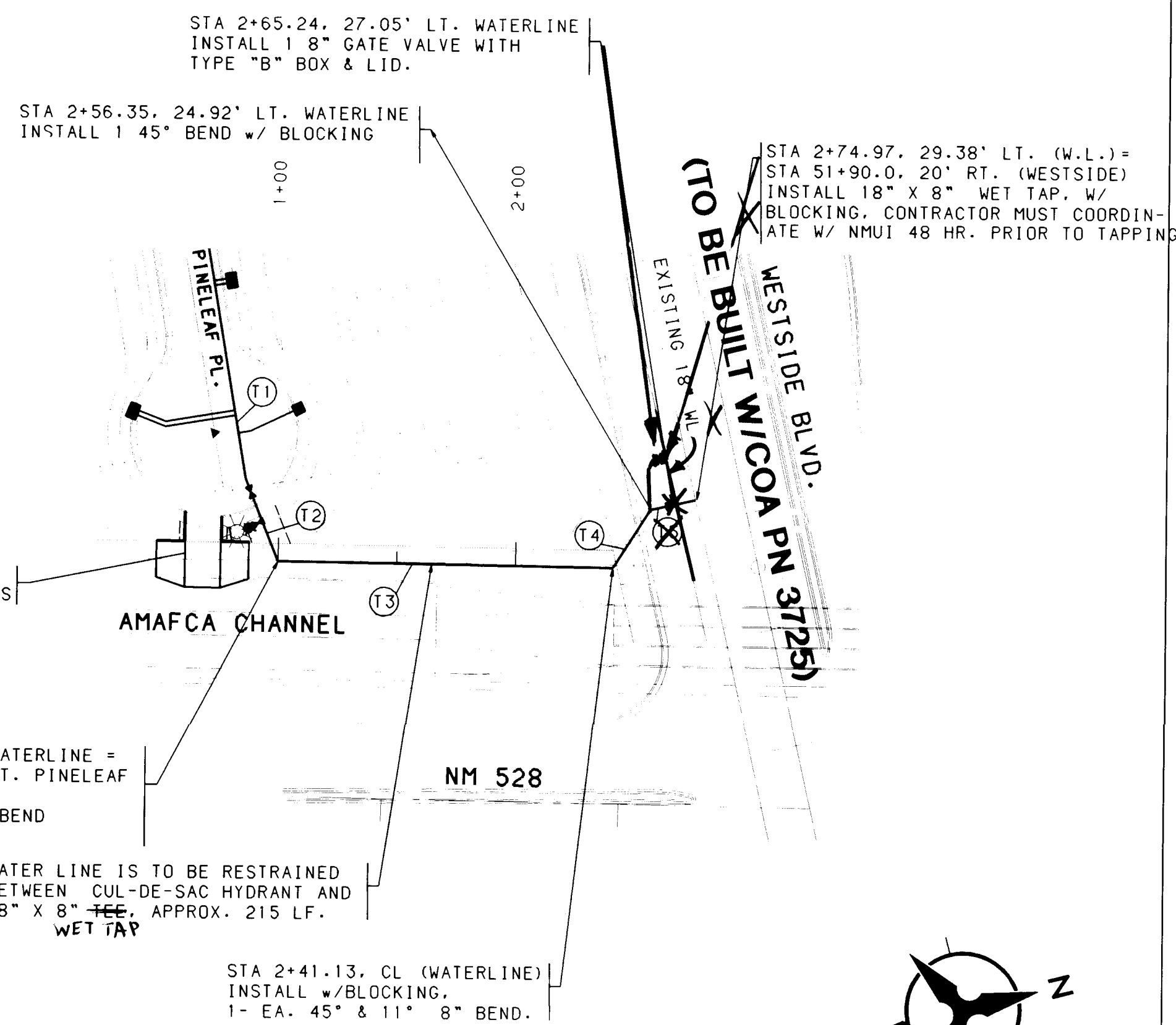
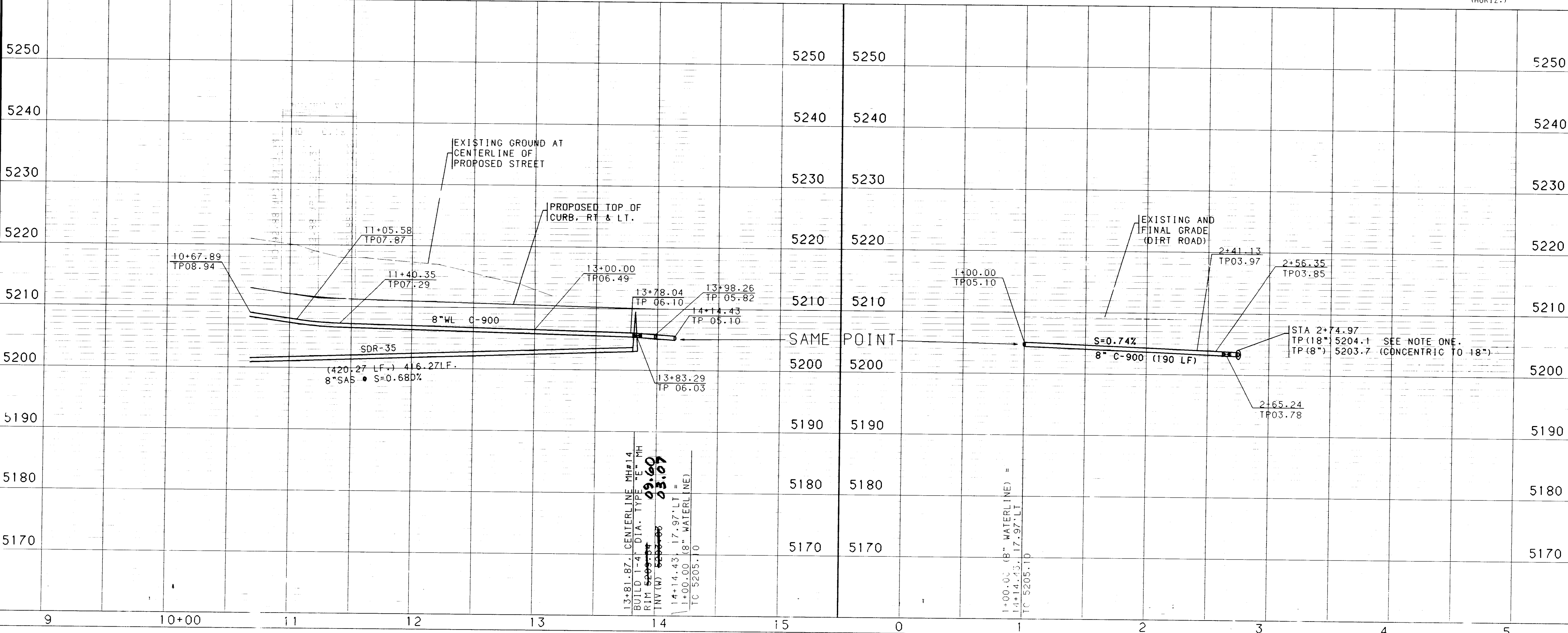
WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S86°41'16"E	360.03'
T2	S80°57'53"W	37.25'
T3	S13°34'39"W	141.13'
T4	S45°00'00"E	29.20'
T5	S00°06'51"W	19.14'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T6	S86°41'16"E	420.27'



WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & WL OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	RISER HEIGHT	TOP OF PIPE AT PLUG
62	11+41.23, 10' LT.	DOUBLE	11+13.41, CL.	32.00'	---	5203.83
63			11+63.67, CL.	32.00'	---	5203.85
64	12+41.93, 10' LT.	DOUBLE	12+14.09, CL.	32.00'	---	5204.19
65			12+64.44, CL.	32.00'	---	5204.54
66	13+49.93, 10' LT.	DOUBLE	13+13.66, CL.	32.00'	---	5204.87
67			13+63.24, CL.	49.98'	---	5205.25
68	13+57.56, 10' LT.	SINGLE	13+76.87, CL.	45.81'	---	5205.28
69	12+94.65, 10' LT.	DOUBLE	13+24.49, CL.	34.04'	---	5205.00
70			12+69.65, CL.	32.00'	---	5204.57
71	11+94.65, 10' LT.	DOUBLE	12+19.65, CL.	32.00'	---	5204.23
72			11+69.65, CL.	32.00'	---	5203.89
73	10+94.65, 10' LT.	DOUBLE	11+19.65, CL.	32.00'	---	5203.87
74			10+69.65, CL.	32.00'	2.00'	5205.53

PINELEAF PLACE & WATER LINE AT SKYVIEW CHANNEL



- 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.
 13. CONTRACTOR TO NOTIFY AMAFCA 48hrs. BEFORE START EXCAVATION FOR WATERLINE PARALLEL TO CHANNEL. CONTACT KURT BROWNING AT 884-2215.
 14. CONTRACTOR TO NOTIFY N.M.U.I. 48hrs. PRIOR TO EXCAVATION FOR INSTALLATION OF 18" X 8" W.L. TAP. CONTACT BOB GAY AT 898-2661.

26-4982-178 1/4/97

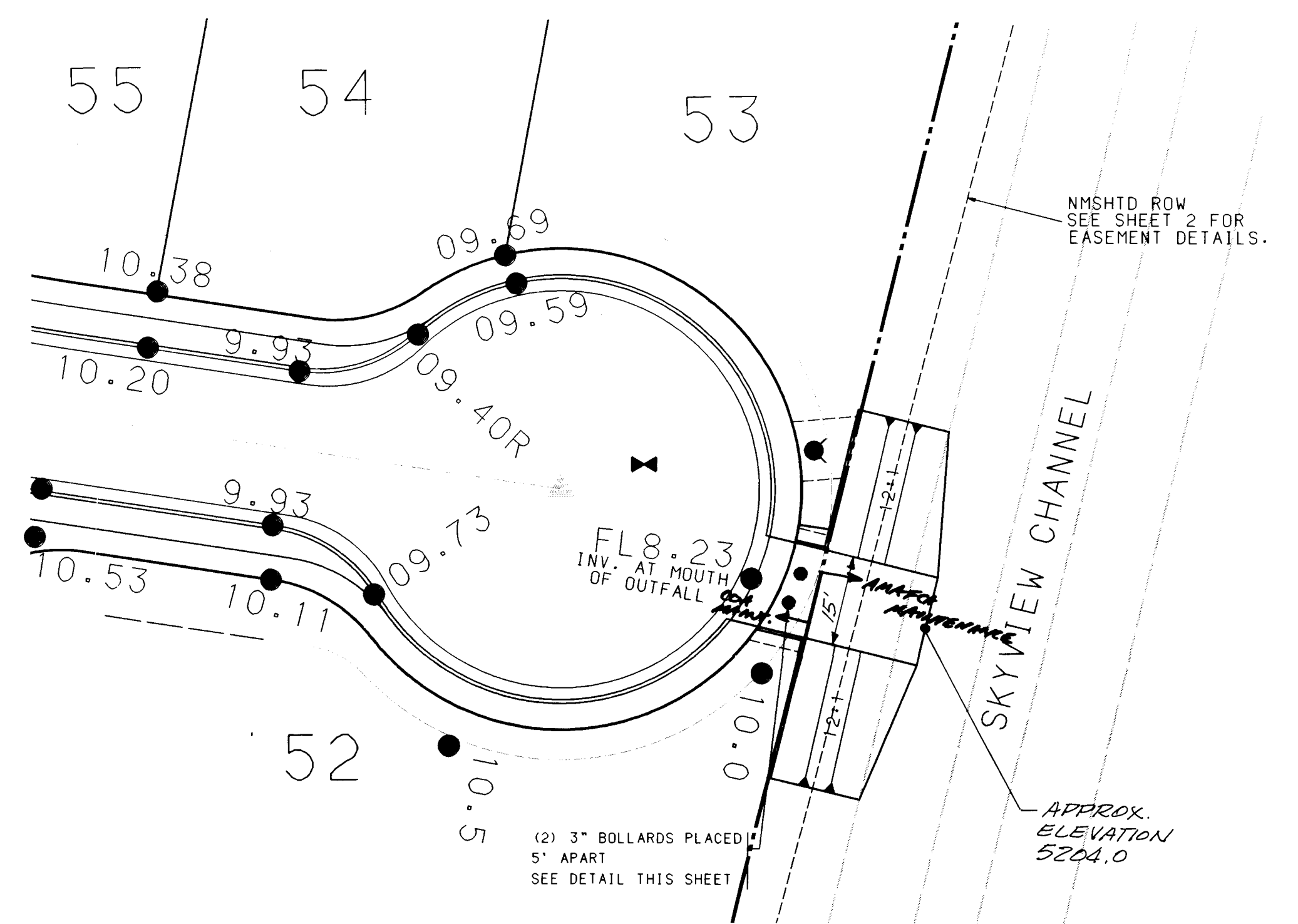
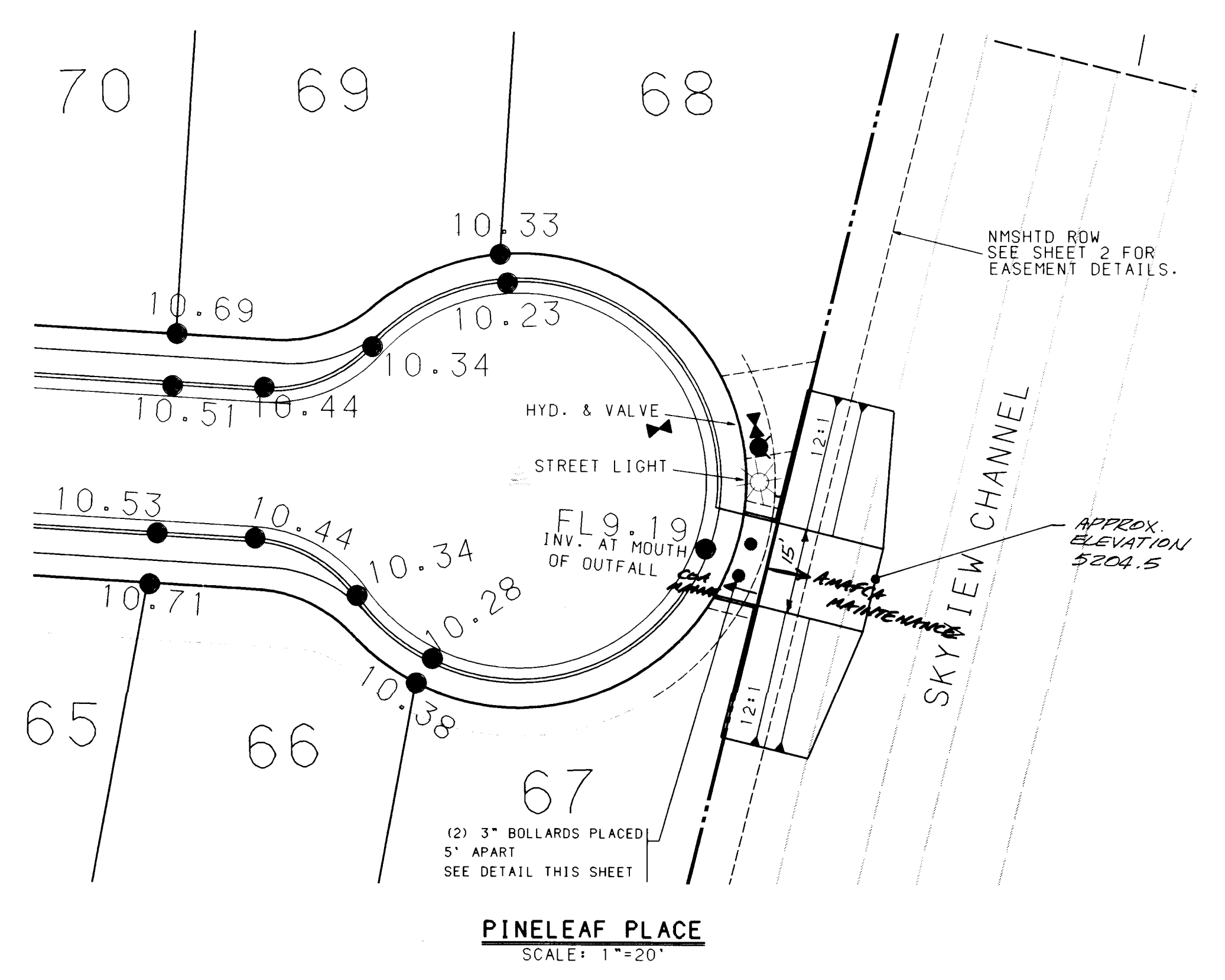
APPROVED BY: DATE: 5-16-97

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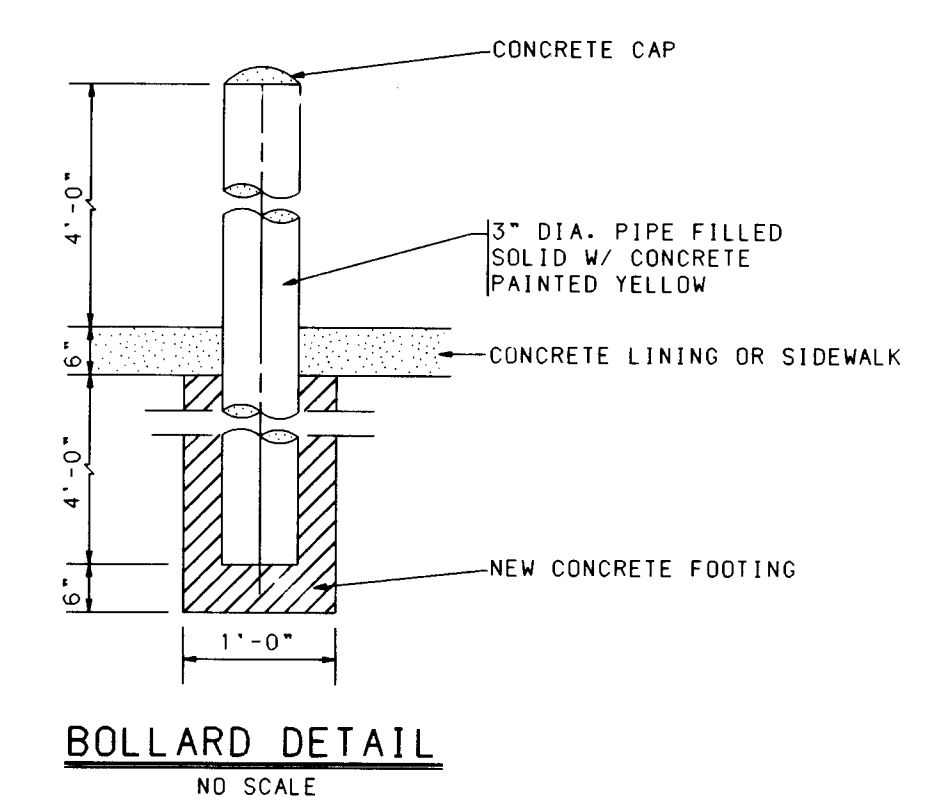
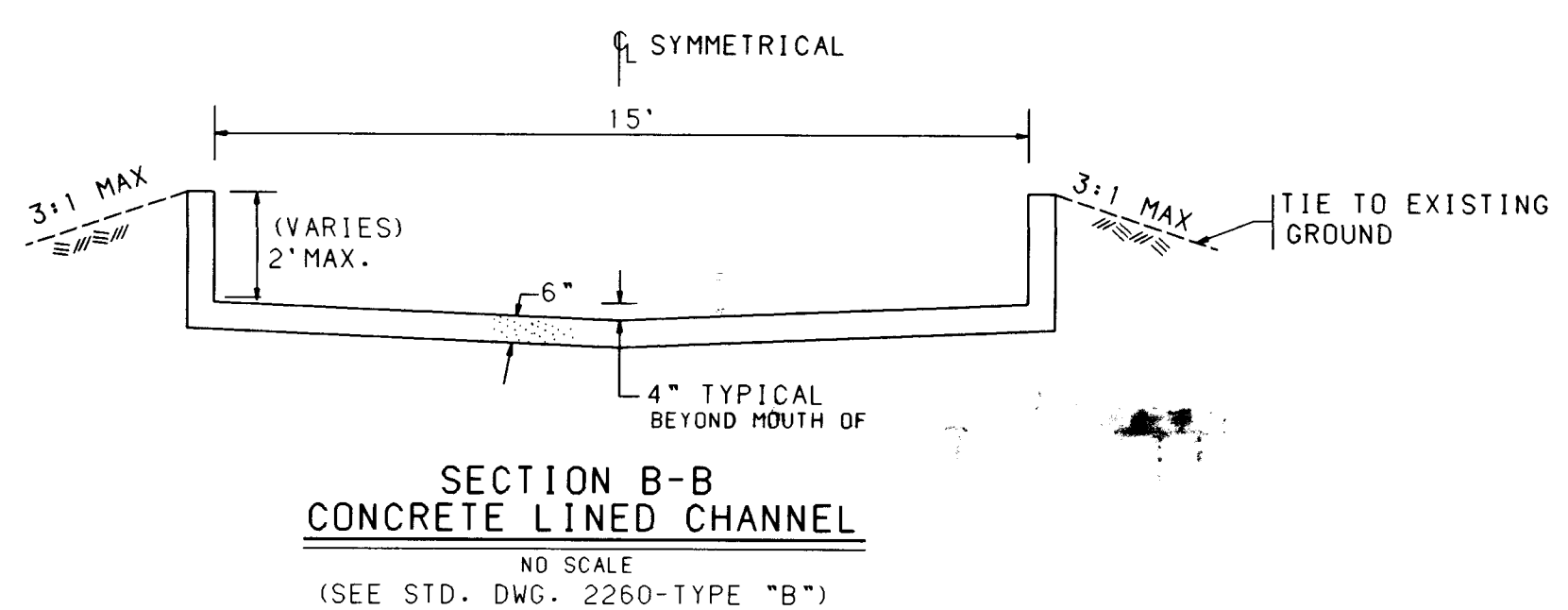
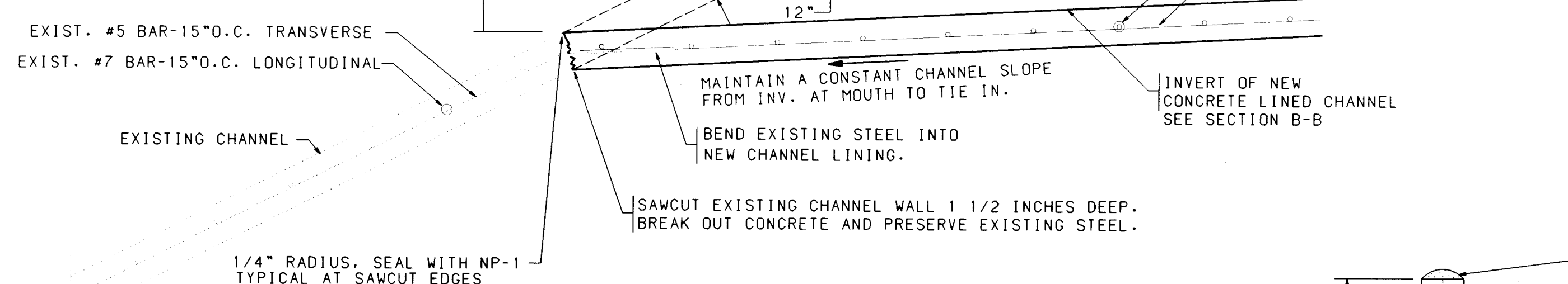
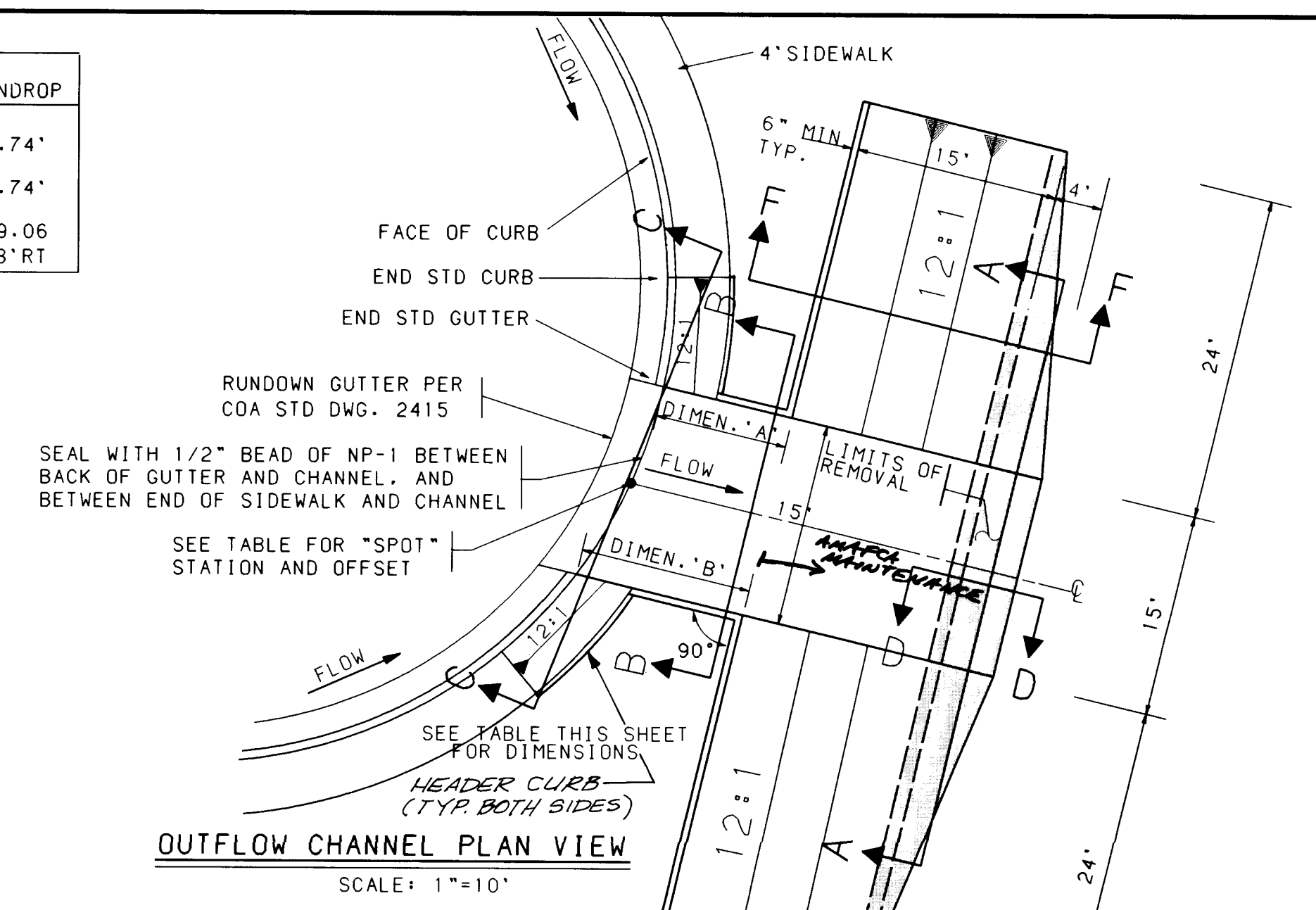
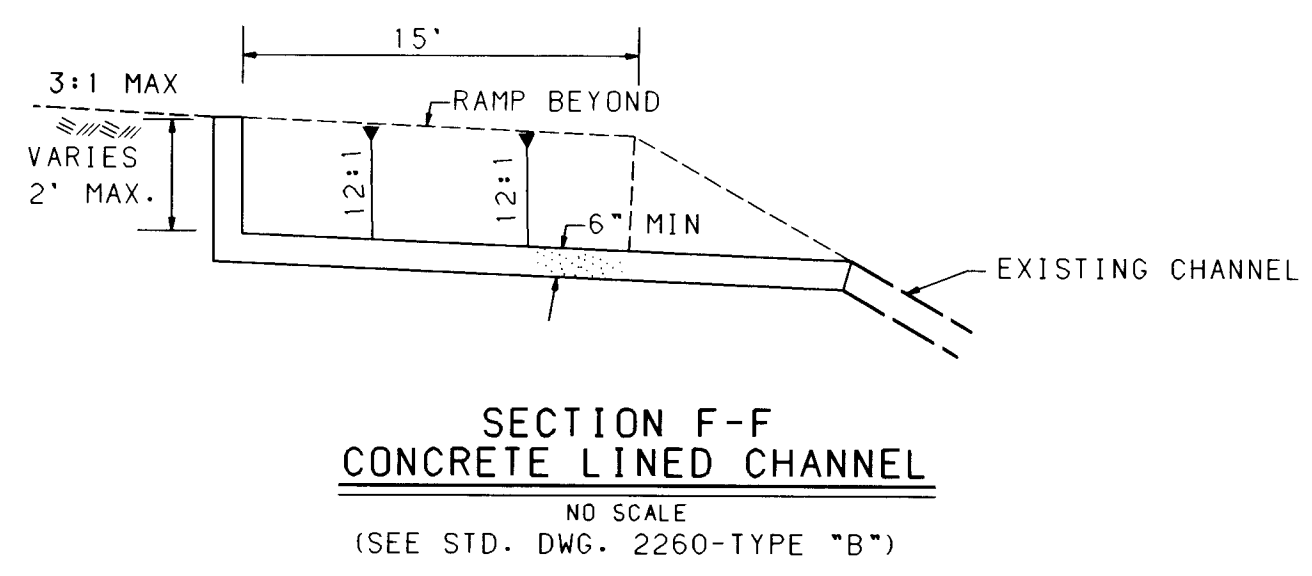
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SEVEN BAR TRACT B-3 UNIT 2
UTILITY PLAN & PROFILE
PINELEAF PLACE & WATER LINE AT SKYVIEW CHANNEL

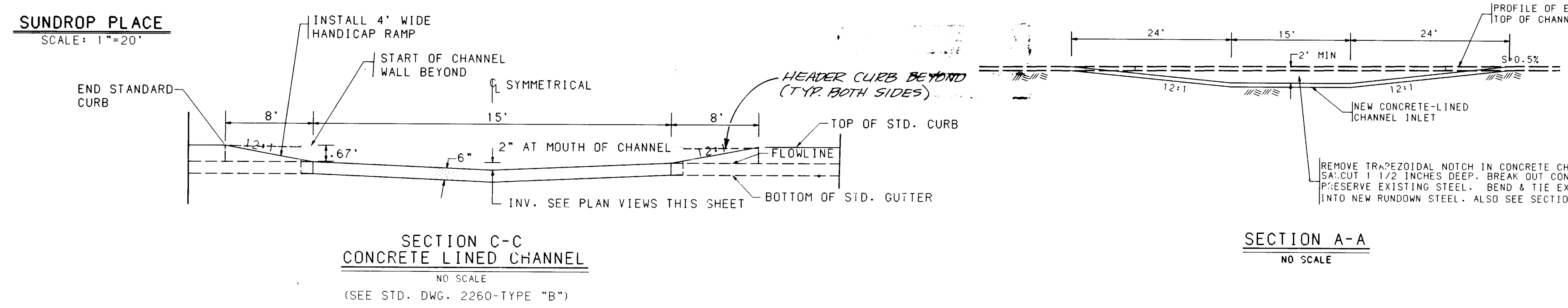
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	MO./DAY/YR.



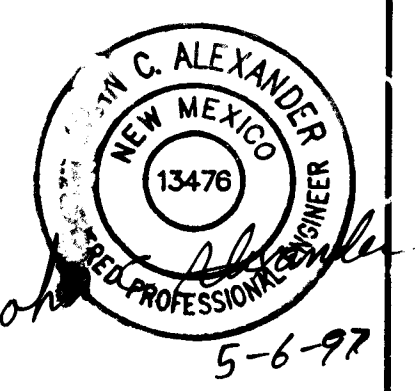
CHANNEL TABLE		
DIMENSION	PINELEAF	SUNDROP
'A'	10.51'	9.74'
'B'	12.21'	12.74'
SPOT	13+90.99 10.11' RT	5+09.06 10.08' RT



APPROVED BY: *[Signature]* 5-16-97
AMAFCA DATE



AS-BUILT INFORMATION		BENCH MARKS		ENGINEER'S SEAL SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	BM NO. 205	CHISELED "X" LOCATED APPROXIMATELY 459 FEET SOUTH OF THE BLACK'S DIVERSION INLET STRUCTURE ON THE EAST WALL. ELEV. 5110.55	NO.	DATE	BY	NO.
CONTRACTOR: SWANSON MECH	DATE: 5-16-97	BM NO. 205	CHISELED "X" LOCATED APPROXIMATELY 459 FEET SOUTH OF THE BLACK'S DIVERSION INLET STRUCTURE ON THE EAST WALL. ELEV. 5110.55	NO.	DATE	BY	NO.
INSPECTOR: ALB, ALE 97	DATE: 5-16-97						
ACCEPTANCE BY: BHI	DATE: 5-16-97						
VERIFICATION BY: ALB, ALE 97	DATE: 5-16-97						
DRAWN BY: ALB, ALE 97	DATE: 5-16-97						
CHECKED BY: ALB, ALE 97	DATE: 5-16-97						
RECORDED BY:	DATE:						



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 2

DRAINAGE STRUCTURE DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR
<i>[Signature]</i>	<i>[Signature]</i>		

CIT. PROJECT NO. 4982.98 ZONE MAP NO. A-13 SHEET 15 OF 15