

PARADISE TERRACE
SUBDIVISION
ALBUQUERQUE, NEW MEXICO

DECEMBER 1994

PREPARED FOR:
THE TRIAD GROUP
104 SIN NOMBRE CT NE
ALBUQUERQUE, NM 87113

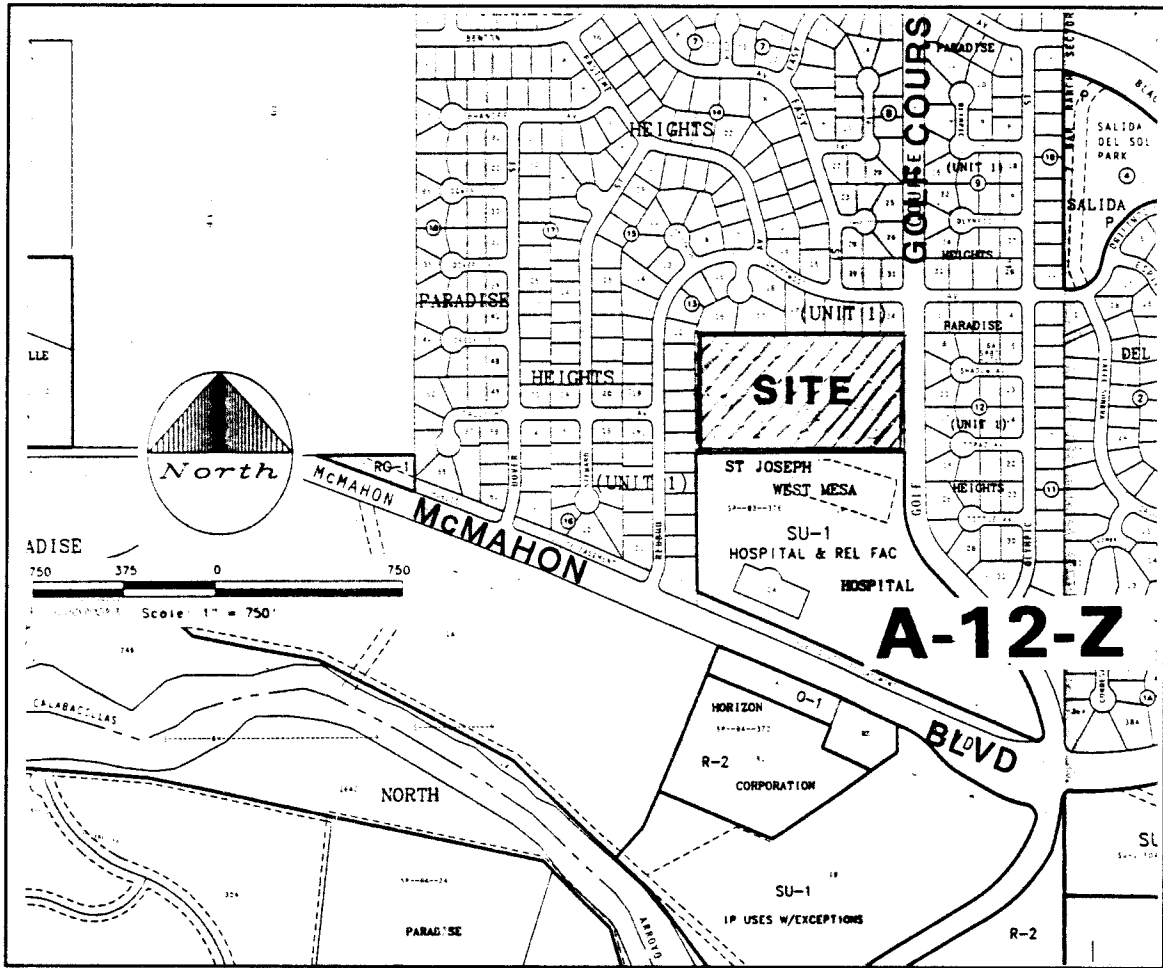
PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST., NE
ALBUQUERQUE, NM 87108

GENERAL NOTES

3. 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 as amended with Update No. 5.
4. All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health. All water and sanitary sewer shall be in accordance with New Mexico Utilities, Inc. Specifications and Details.
5. Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
6. Two (2) working days prior to any excavation, Contractor must contact Line Locating Service # 260-1990 for location of existing utilities.
7. Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to the City of Albuquerque Standard Specifications of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended with Update No. 4.
8. The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours. The Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
9. **TRAFFIC CONTROL:** Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Coordination Division a detailed construction schedule. Two (2) working days prior to construction, the Contractor shall obtain a barricading permit from the Construction Coordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All street striping altered or destroyed shall be replaced by Contractor to location and in kind as existing at no additional cost to the Owner.
10. When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the field Engineer. Removal of broken or cracked pavement will also be required.
11. Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
12. All final backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by section 701.14.2 and standard drawing number 2315.
13. The Contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street or into any public drainage facility.
14. Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6"-12") or ductile iron pipe, thickness class 50 (8"-66").
15. All sanitary sewer line stationing refers to sanitary sewer centerline stationing.
16. All fittings on waterlines shall have poured in place P.C.C. blocking.
17. Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to water-line and/or sewerline costs.
18. Contractor shall assist the Engineer/Inspector in the recording of data on all utility lines and accessories as required by the City of Albuquerque for the preparation of record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
19. The Contractor is responsible for protecting and maintaining all existing monumentation controls, in the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
20. PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
21. **WARNING—EXISTING UTILITY LINE LOCATIONS** are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.
22. The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines. The Engineer makes no guarantee, warranty, and assumes no responsibility or liability therefor.
23. The Contractor shall inform itself of the location of any utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.

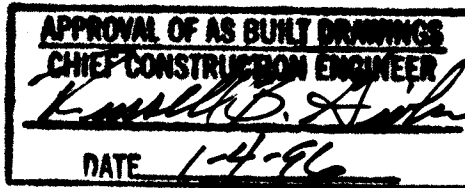
DRAWING INDEX

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4	GRADING NOTES & DETAILS
5	MASTER PAVING & UTILITY PLAN
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7	RIDGE TOP PL, RIDGE VIEW CT, & EASY ST PAVING PLAN & PROFILE
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10	GOLF COURSE RD UTILITY PLAN & PROFILE
11	WATER & SEWER NOTES & DETAILS


$$1'' = 750' \pm$$

VICINITY MAP

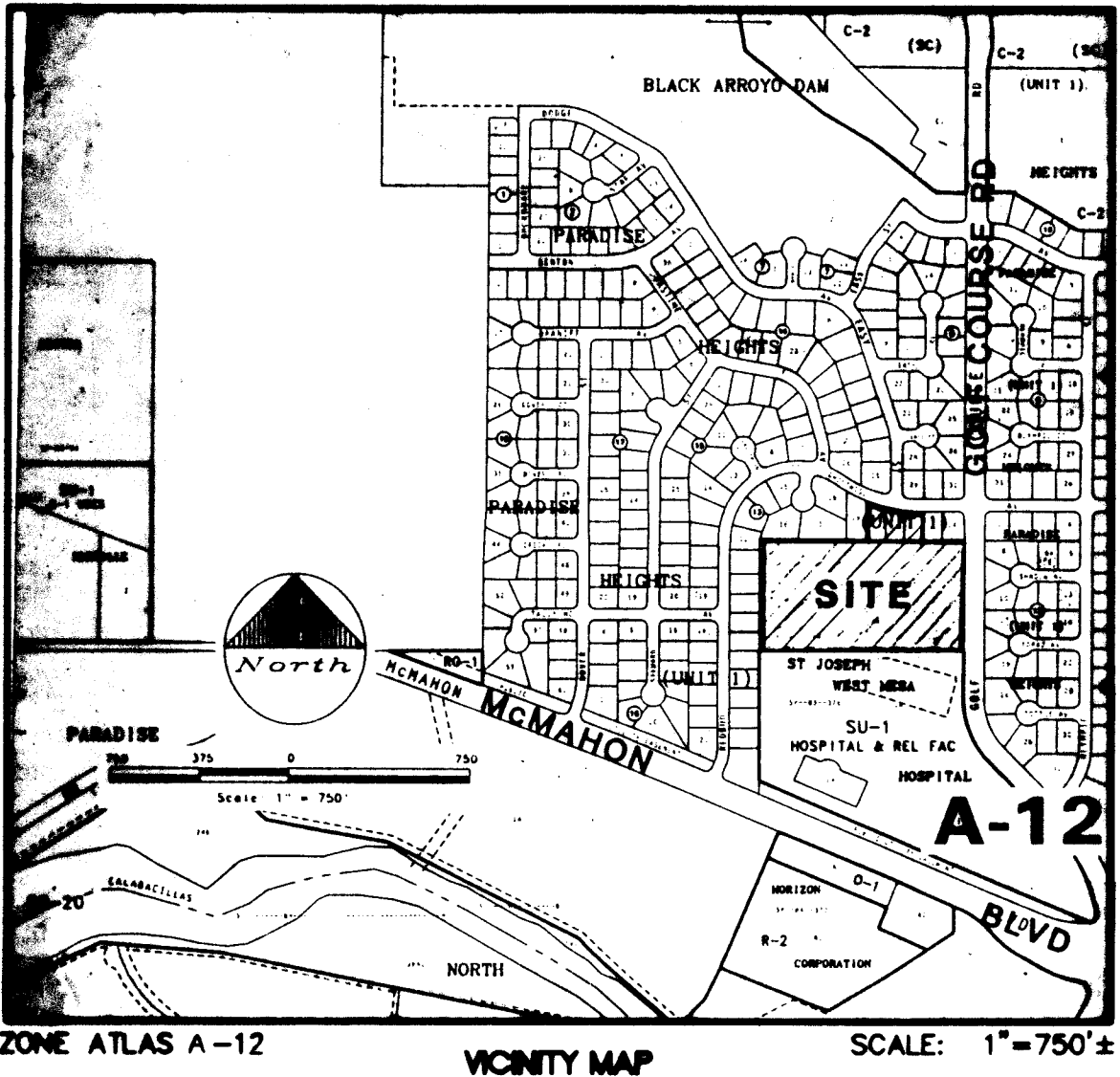
A-12



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2	4	-	5	0	9	9	.	9	0		6	1	9	5

[illegible]

SCANNED BY
~~BY LASON~~

**SUBDIVISION DATA / NOTES**

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.

SUBDIVISION DATA/NOTES CONTINUED ON SHEET 3 OF 3.

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT TRACT AND THE VACATED EASEMENTS INTO RESIDENTIAL LOTS, TO DEDICATE PUBLIC RIGHTS-OF-WAY AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT.

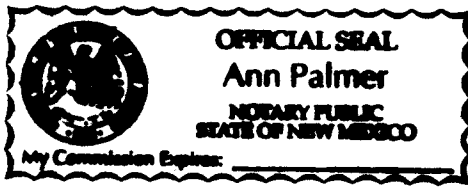
ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27, 1995, BY ROBERT J. SCHAEFER, AS GENERAL PARTNER OF EL PUEBLO PROPERTIES, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

MY COMMISSION EXPIRES: August 11, 1997

Ann Palmer
NOTARY PUBLIC

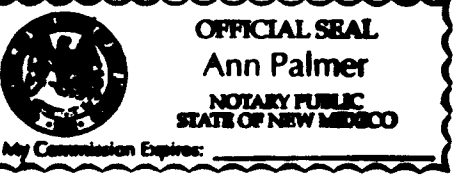
**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27, 1995, BY HERMAN TRUJILLO, AS GENERAL PARTNER OF THE TRIAD GROUP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

MY COMMISSION EXPIRES: August 11, 1997

Ann Palmer
NOTARY PUBLIC

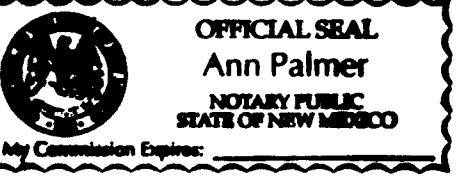
**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27, 1995, BY HERMAN TRUJILLO AND ROSE M. BUSTAMANTE, AS OWNERS OF LOT 8.

MY COMMISSION EXPIRES: August 11, 1997

Ann Palmer
NOTARY PUBLIC

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 1, Township 11 North, Range 2 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being a northerly portion of TRACT F, PARADISE HEIGHTS, UNIT ONE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 1966 in Volume D3, Folio 155, and also being the same as shown and designated on the plat entitled "REALIGNMENT OF GOLF COURSE ROAD AND McMAHON BOULEVARD" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 1974 in Volume D6, Folio 62 together with all of LOTS 20, 21 and 22, BLOCK 13, PARADISE HEIGHTS, UNIT ONE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 1966 in Volume D3, Folio 154 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being common with the northeast corner of TRACT 1-A, ST. JOSEPH WEST MESA HOSPITAL as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 1983 in Volume C22, Folio 163, and further being on the westerly right-of-way line of Golf Course Road N.W. from whence the National Geodetic Survey Monument "BLACK 2" bears S 10°18'26" E, 1409.23 feet;

LEGAL DESCRIPTION CONTINUED ON SHEET 3 OF 3.

FREE CONSENT / DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARE AS INDICATED TO THE CITY OF ALBUQUERQUE, AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

EL PUEBLO PROPERTIES, A NEW MEXICO GENERAL PARTNERSHIP

Robert J. Schaefer
ROBERT J. SCHAEFER, GENERAL PARTNER,
EL PUEBLO PROPERTIES

2/27/95
DATE

THE TRIAD GROUP, A NEW MEXICO GENERAL PARTNERSHIP

Jesse May
JESSE MAY, GENERAL PARTNER,
THE TRIAD GROUP

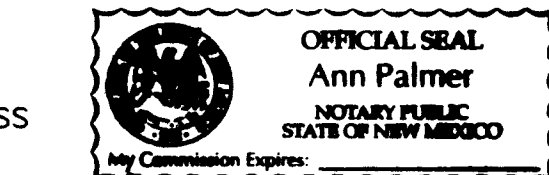
2/27/95
DATE

Herman Trujillo
HERMAN TRUJILLO
Rose M. Bustamante
ROSE M. BUSTAMANTE

2/27/95
DATE

Ezangel Leyva Paz
EZANGEL LEYVA PAZ

2/27/95
DATE

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 27, 1995, BY EZANGEL LEYVA PAZ, AS OWNER OF LOT 7.

MY COMMISSION EXPIRES: August 11, 1997

Ann Palmer
NOTARY PUBLIC



PLAT FOR PARADISE TERRACE SUBDIVISION

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 1
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1995

APPROVALS

DRB NO. 94-220

Public Works
PUBLIC SERVICE COMPANY OF NEW MEXICO

3-2-95
DATE

Public Works
GAS COMPANY OF NEW MEXICO

3-2-95
DATE

Thomas & Corbitt
U.S. WEST COMMUNICATIONS

3-2-95
DATE

View Watson
JONES INTERCABLE

3/2/95
DATE

Paul Clark
CITY SURVEYOR, ENGR. DIV., P.W.D.

040895
DATE

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

1-25-95
DATE

PARKS & GENERAL SERVICES DEPT.
Robert W. Kana
UTILITY DEVELOPMENT DIV., P.W.D.

4-25-95
DATE

Ramona K.
REAL ESTATE DIVISION, D.F.W.

7-6-95
DATE

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

DATE

CITY ENGINEER, PUBLIC WORKS DEPT.

DATE

DRG
NEW MEXICO UTILITIES, INC.

3-31-95
DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

DATE

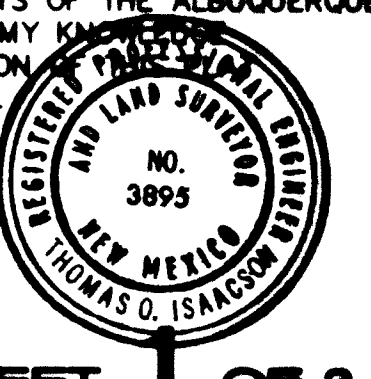
CERTIFICATION (PLAT PREPARATION)

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY USED FOR THE PREPARATION WAS ACCOMPLISHED BY TIMOTHY ALDRICH, L.S. NO. 7719.

ISAACSON & ARFMAN, P.A.

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

2-27-95
DATE

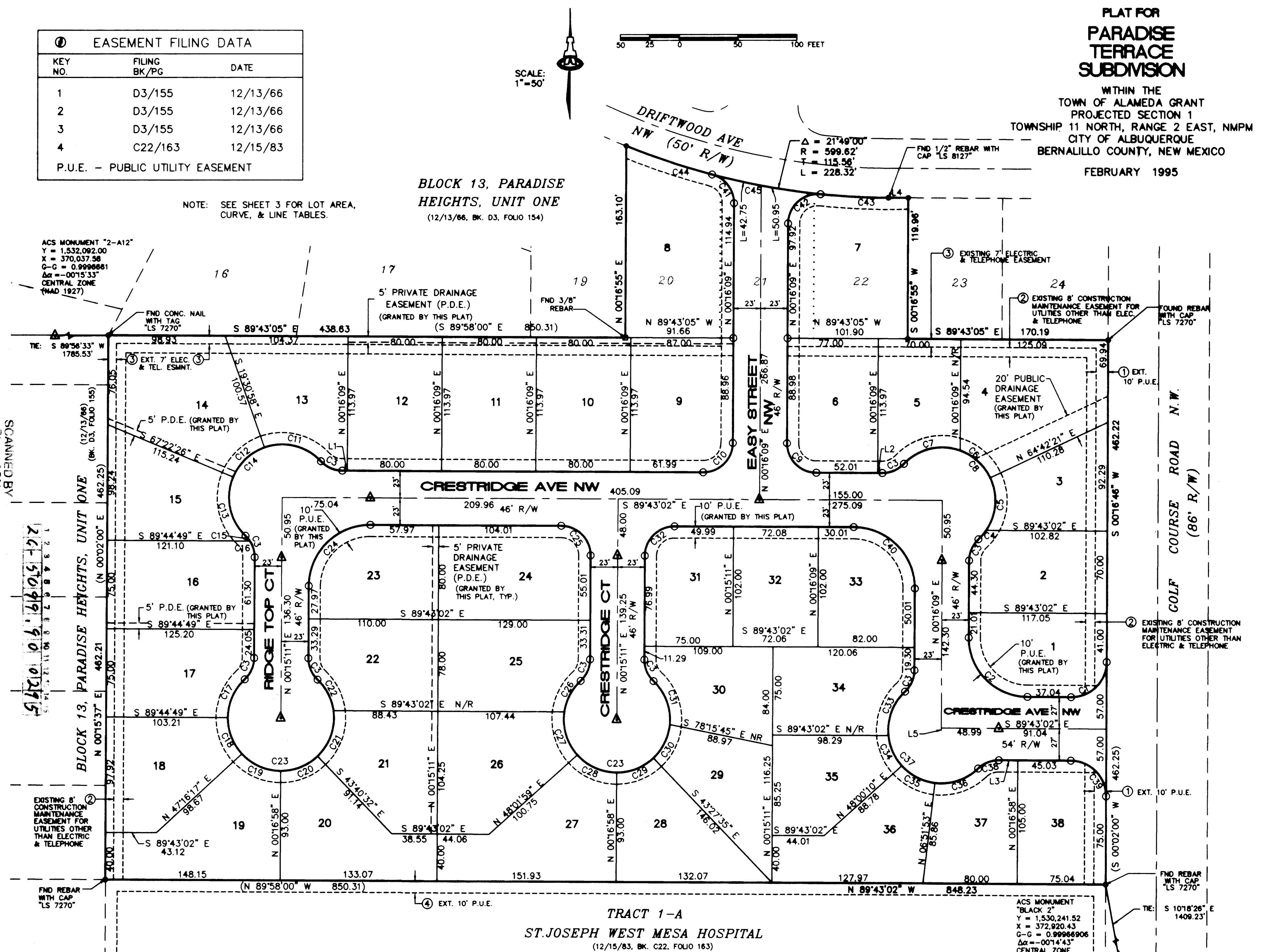


SHEET 1 OF 3

EASEMENT FILING DATA		
KEY NO.	FILING BK/PG	DATE
1	D3/155	12/13/66
2	D3/155	12/13/66
3	D3/155	12/13/66
4	C22/163	12/15/83
P.U.E. - PUBLIC UTILITY EASEMENT		

NOTE: SEE SHEET 3 FOR LOT AREA, CURVE, & LINE TABLES.

BLOCK 13, PARADISE HEIGHTS, UNIT ONE (12/13/66, BK. D3, FOLIO 154)



PLAT FOR PARADISE TERRACE SUBDIVISION

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 1
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1995

SHEET 2 OF 3

GENERAL NOTES

LEGAL DESCRIPTION: NORTHERLY 462.25 FEET OF TRACT F, PARADISE HEIGHTS UNIT 1, FILED DECEMBER 13, 1964 IN VOLUME D3 PAGE 156.

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

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

BENCHMARK: ACS CONTROL STATION "2-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF MCMAHON BLVD. AND GOLF COURSE ROAD BY 0.66 MILES.
ELEVATION: 5294.29

ZONING: R1.

PROPOSED: 36 SINGLE FAMILY RESIDENTIAL LOTS.

AREA: 9.00 AC.

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

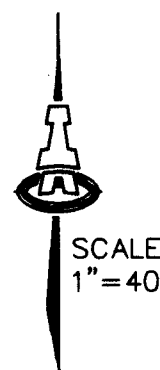
LOCATION & DESCRIPTION: THE SITE IS CURRENTLY 100% UNDEVELOPED WITH SPARSE GROUND COVER. THE EXISTING GRADES ARE STEEP RANGING FROM 2 TO 20% IN SOME AREAS. THE SITE IS BOUNDED ON THE SOUTH BY THE ST. JOSEPH'S WEST MESA HOSPITAL, GOLF COURSE ROAD ON THE EAST, DEVELOPED RESIDENTIAL PROPERTY TO THE WEST, AND UNDEVELOPED PROPERTY ON THE NORTH SIDE.

EXISTING CONDITIONS: THE SITE CURRENTLY DRAINS TO THE EAST TO GOLF COURSE ROAD. THE EXISTING 100-YEAR DISCHARGE IS 14.9 CFS.

PROPOSED IMPROVEMENTS & HYDROLOGY: PARADISE HEIGHTS, TRACT F LIES WITHIN AN AREA THAT IS PROGRAMMED INTO AN SAD. THIS SAD WILL WIDEN GOLF COURSE ROAD AS WELL AS BUILD A STORM DRAIN. THE SAD IS CURRENTLY ON-LINE TO BE CONSTRUCTED IN 94/95. IN THE INTERIM, THE SUBDIVISION WILL NEED TO DETAIN ITS DEVELOPED FLOWS. THE AMOUNT THE DEVELOPMENT WILL BE ALLOWED TO DISCHARGE TO GOLF COURSE ROAD IS 14.9 CFS WHICH IS THE CURRENT 100-YEAR DISCHARGE FOR THE EXISTING CONDITION. THE DEVELOPED CONDITION GENERATES A 100-YEAR DISCHARGE OF 29.8 CFS. THE DIFFERENCE IN TOTAL RUNOFF VOLUME PRODUCED BY THESE TWO SITUATIONS IS 1.024 ACRE FEET OR 30.263 FEET³. THIS AMOUNT MUST BE DETAINED ON-SITE TO EFFECTIVELY REDUCE THE DISCHARGE TO AN ALLOWABLE RATE. THE POND DETAIL ILLUSTRATES THE DIMENSIONS OF THE PROPOSED POND. LOTS 3 AND 4 WILL BE RECLAIMED BY THE OWNER WHEN THE SAD IS COMPLETED AND THE DETENTION IS NO LONGER NEEDED. PRIVATE RUNDOWNS & PIPE DRAINS WILL BE UTILIZED TO ENSURE ADEQUATE DRAINAGE IN LOTS WITH LOW BACKYARDS.

STREET HYDRAULICS: THE FOLLOWING TABLE ILLUSTRATES THE FLOW HYDRAULICS OF THE SUBDIVISION STREETS.

STREET NAME	WIDTH(FT)	SLOPE(%)	FLOW(CFS)	DEPTH(FT)	VELOCITY(FPS)	EGL(FT)
RIDGE TOP PL.	28	8.0%	6.63	0.20	4.23	0.48
RIDGE VIEW RD.	28	8.0%	14.44	0.24	5.38	0.67
RIDGE VIEW CT.	28	4.4%	6.63	0.21	3.90	0.45
EASY STREET	28	8.0%	2.1	0.15	3.25	0.31

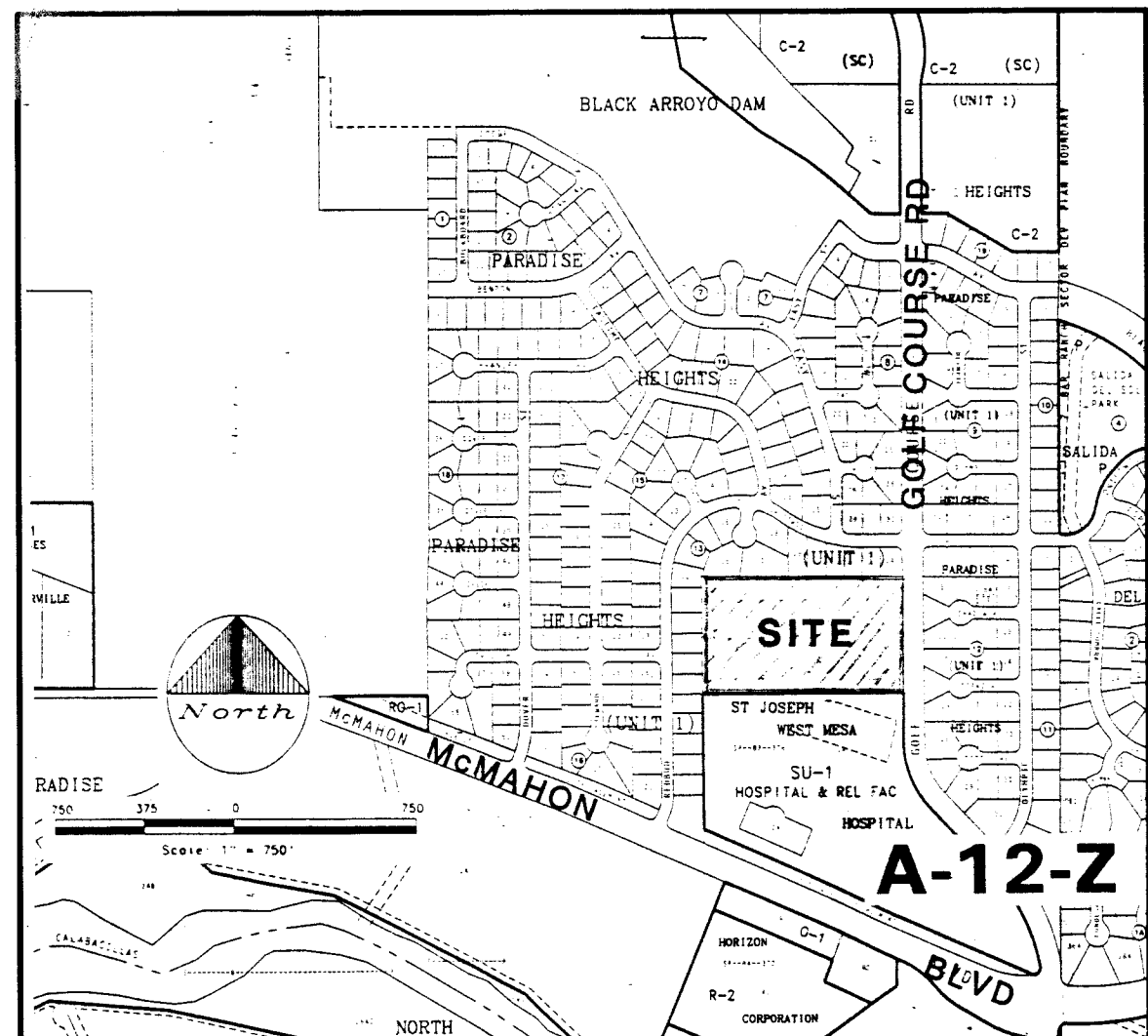


LEGEND

TC 71.19 FL 70.52	PROPOSED TOP OF CURB FLOWLINE
73.7	PROPOSED SPOT ELEV.
76	FUTURE SIDEWALK PROPOSED CURB
PG. 76.0	PROPOSED CONTOUR
PG. 76.0	EXISTING CONTOUR
PG. 76.0	PROPOSED PAD GRADE
PG. 76.0	PRIVATE CONC. DRAINAGE RUNDOWN
PG. 76.0	PRIVATE 4" PIPE DRAIN
PG. 76.0	RETAINING WALL
PG. 76.0	SIDEWALK CULVERT
PG. 76.0	AS-BUILT ELEVATION

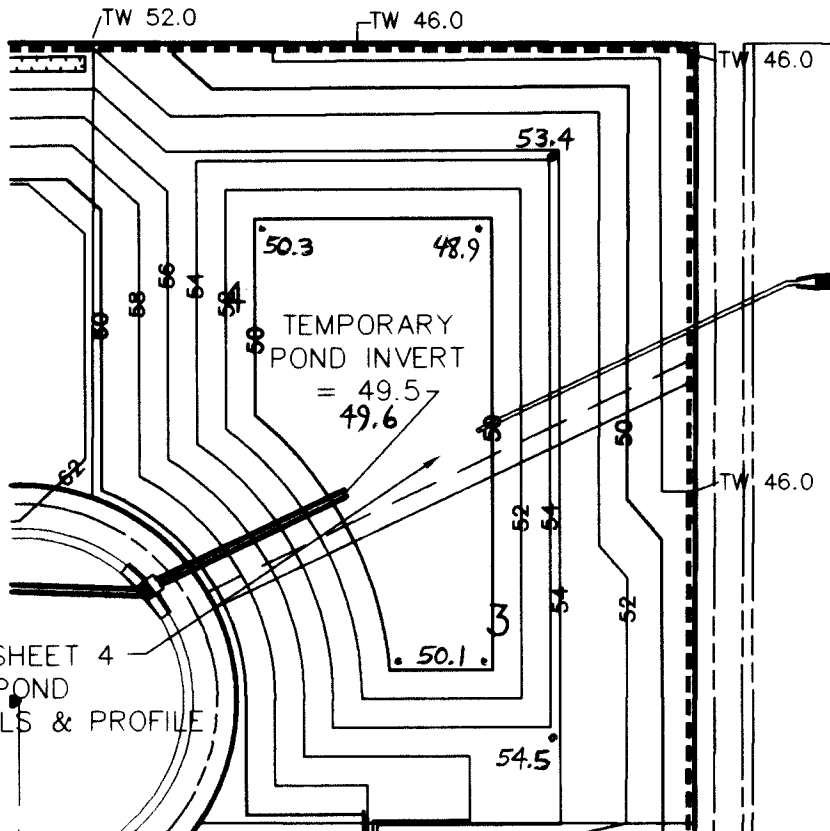
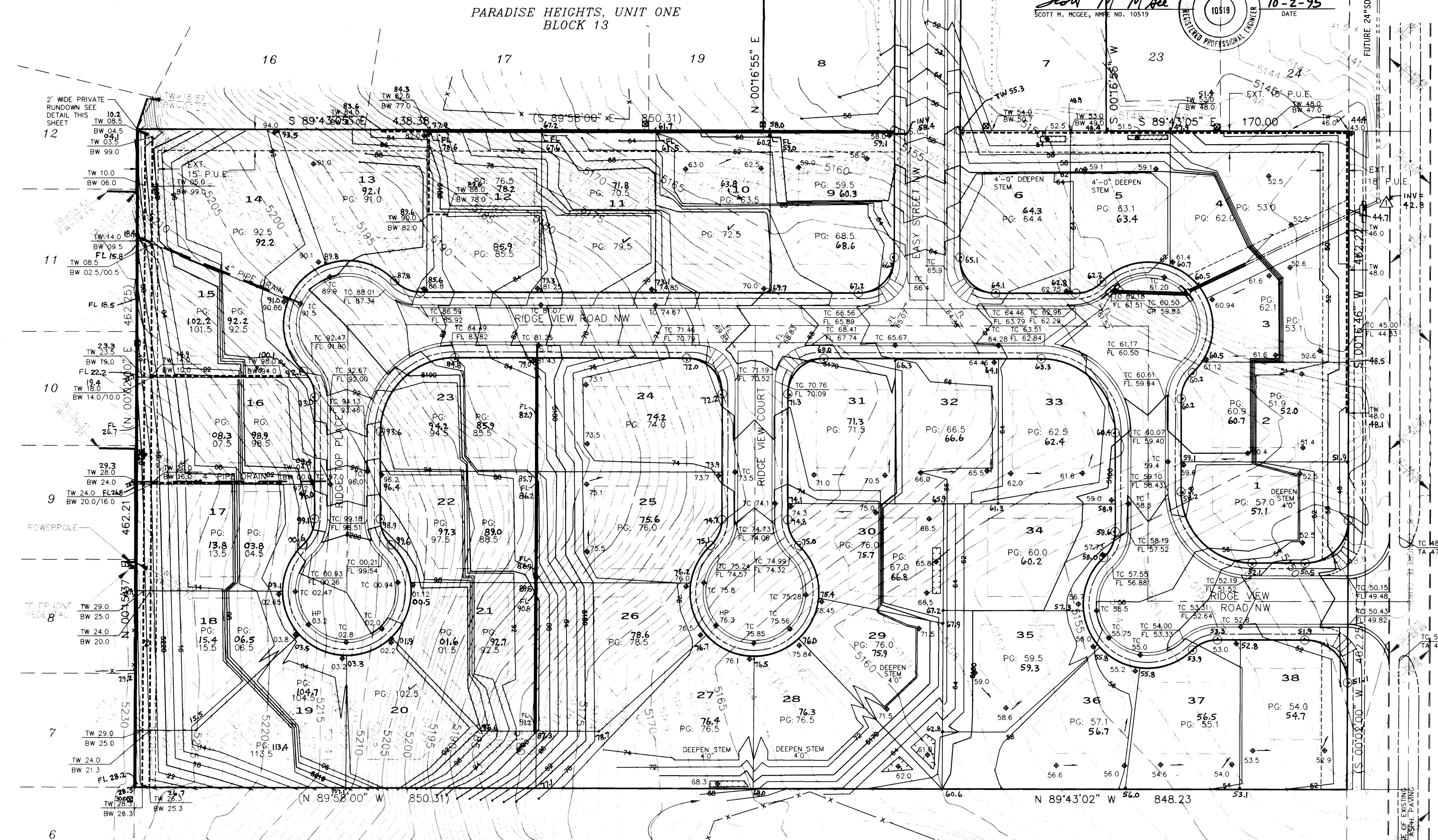
ENGINEER'S CERTIFICATION:
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 5/11/95 (APPROVAL LETTER OF 5/24/95), AS FIELD VERIFIED BY J.E. BALLEW SURVEYING, NMLS NO. 3948 ON 8/8/95 & 8/9/95 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

SCOTT M. MCGEE
SCOTT M. MCGEE, NMLS NO. 10519
DATE 10-2-95



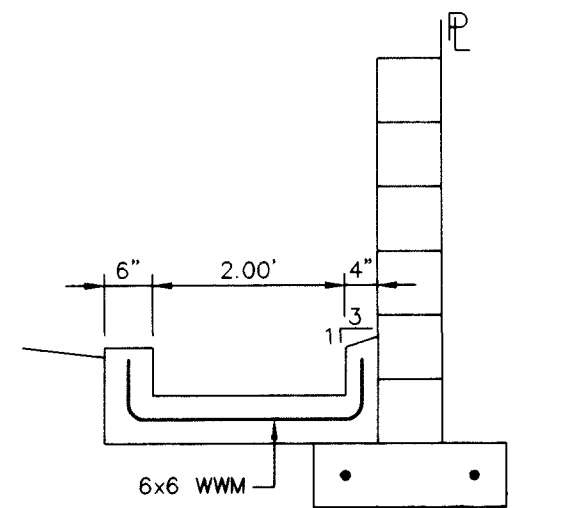
VICINITY MAP

PRIOR TO RECLAIMING LOTS 3 & 4 FOR DEVELOPMENT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FUTURE GOLF COURSE ROAD STORM DRAIN SHOWN FROM THE DROP INLET ADJACENT TO LOT 4 TO DRIFTWOOD AVENUE NW.



TEMPORARY DETENTION POND DETAIL

1"=40'



PRIVATE REAR-YARD DRAINAGE RUNDOWN

1"=40'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
20-50/99.190 63.95

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
668GRD DWGacs VIEW: 1 12/21/94

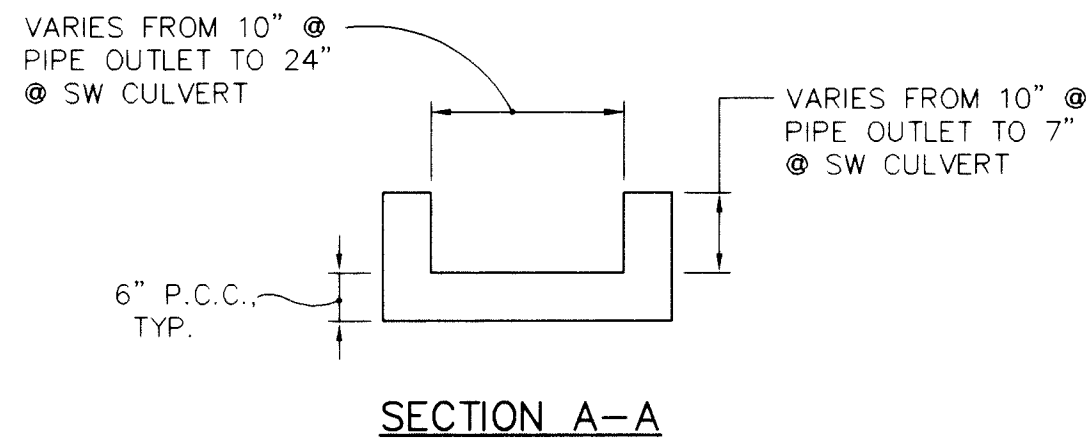
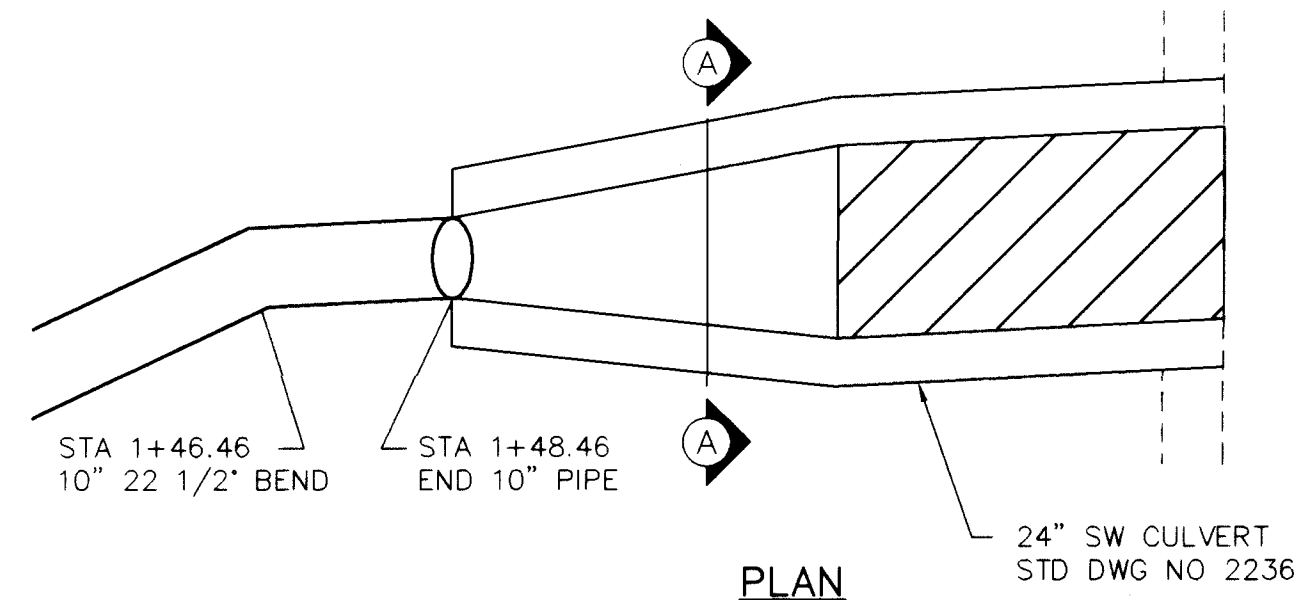
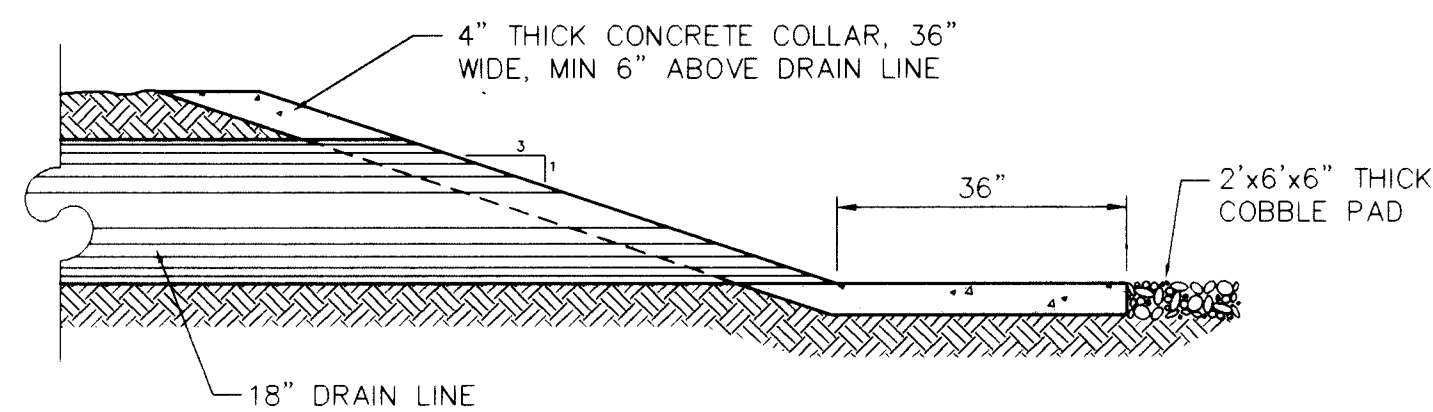
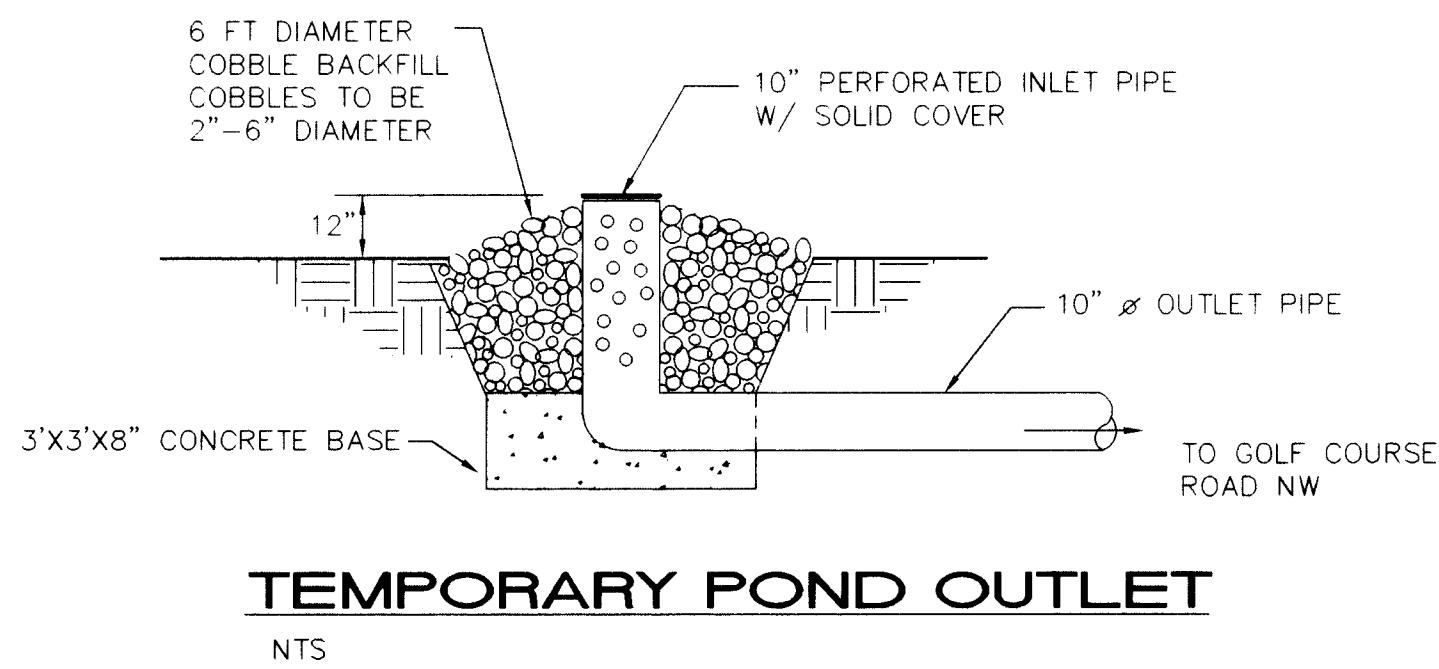
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARADISE TERRACE
GRADING & DRAINAGE PLAN

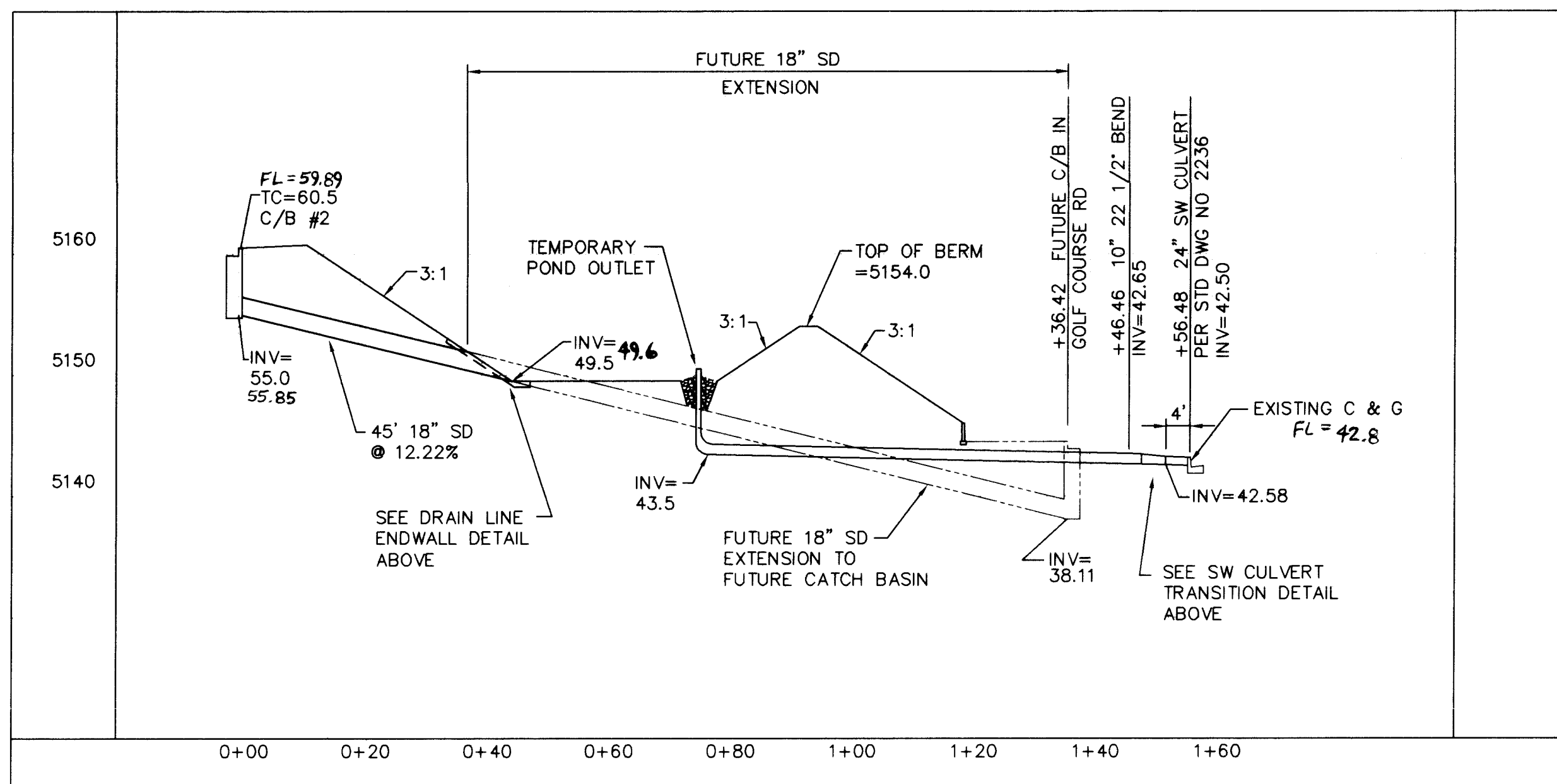
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	5/95	1-3-95	WATER	N/A RWK	12-28-94
TRANSPORTATION	5/95	12-29-94	WASTE WATER	N/A RWK	12-28-94
HYDROLOGY	5/95	11/13/95			

PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	3	OF	11
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SCANNED BY
BY LASON



SIDEWALK CULVERT TRANSITION
SCALE: 1"=2'



GRADING NOTES

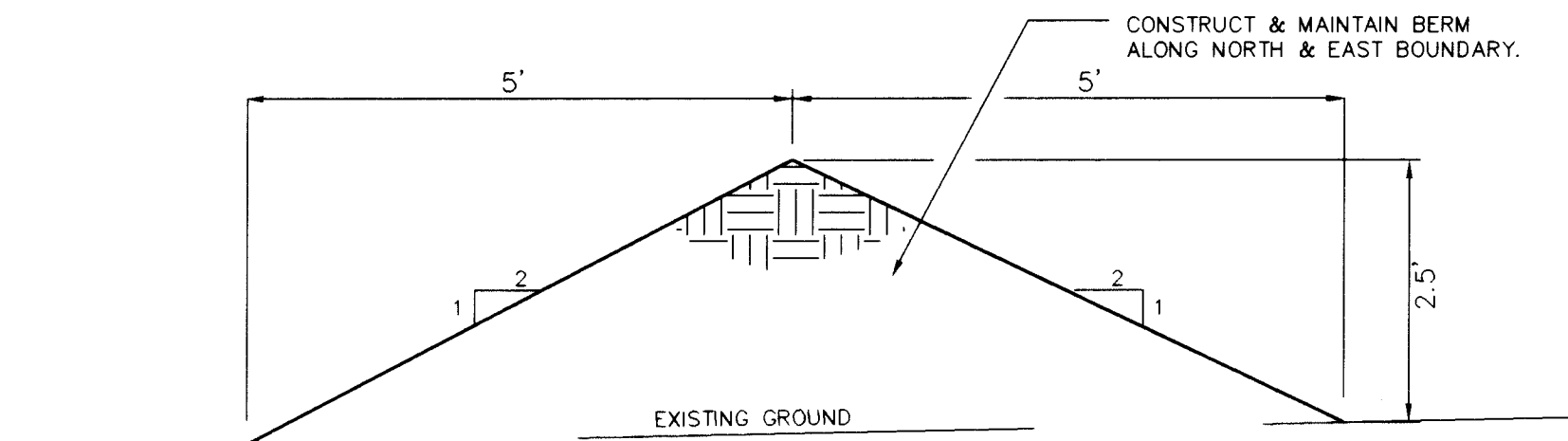
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3 ± FEET.
- SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

SPECIAL GRADING NOTES FOR INDIVIDUAL LOTS

- SPLIT PAD LOTS NO. 13-17 SHALL INCORPORATE A RETAINING WALL WITHIN THE HOME STRUCTURE. THE SIDE YARD AREA SHALL BE GRADED SO THAT BACKYARD WATERS DRAIN TO THE FRONT YARD AND TO THE PUBLIC RIGHT-OF-WAY. IF SIDE YARD RETAINING WALLS ARE BUILT, DRAINAGE OPENINGS SHALL BE PROVIDED THROUGH THE WALL.
- THE REAR WALLS OF LOTS NO 1-4 SHALL HAVE DRAINAGE OPENINGS AT FINISHED GROUND LEVEL AT 12' ON CENTER TO ALLOW ONLY BACKYARD FLOWS TO DISCHARGE TO THE PUBLIC RIGHT-OF-WAY OF GOLF COURSE ROAD. ALL DEVELOPED FLOWS SHALL BE DIRECTED TO THE FRONT YARDS OF THESE LOTS.

EROSION CONTROL

- CONTRACTOR SHALL BUILD THE SEDIMENTATION/DETENTION POND SHOWN ON LOTS 3 AND 4 AS A PART OF THE ROUGH GRADING PROCESS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS SHOWN AT LEFT) ALONG THE NORTH AND EAST PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.



ENGINEER'S CERTIFICATION:

I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 5/11/95 (APPROVAL LETTER OF 5/24/95), AS FIELD VERIFIED BY J.E. BALLEW SURVEYING, NMLS NO. 3948 ON 8/8/95 & 8/9/95 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

SCOTT M. MCGEE, NMPE NO. 10519



SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
24-5699-90 0445

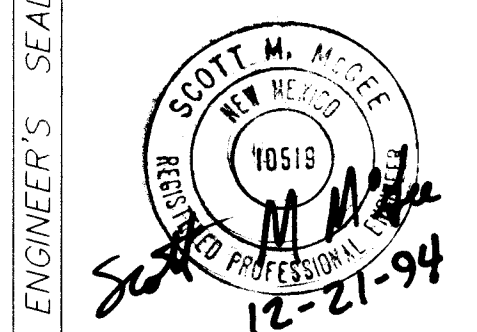
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
668GD2.DWGanw 12/21/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **PARADISE TERRACE**
GRADING NOTES & DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	J.E. BALLEW	1-21-95	WATER	NA RWK	12-28-94
TRANSPORTATION	J.E. BALLEW	12-23-94	WASTE WATER	NA RWK	12-28-94
HYDROLOGY	J.E. BALLEW	1-13-95			

PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	4 OF 11
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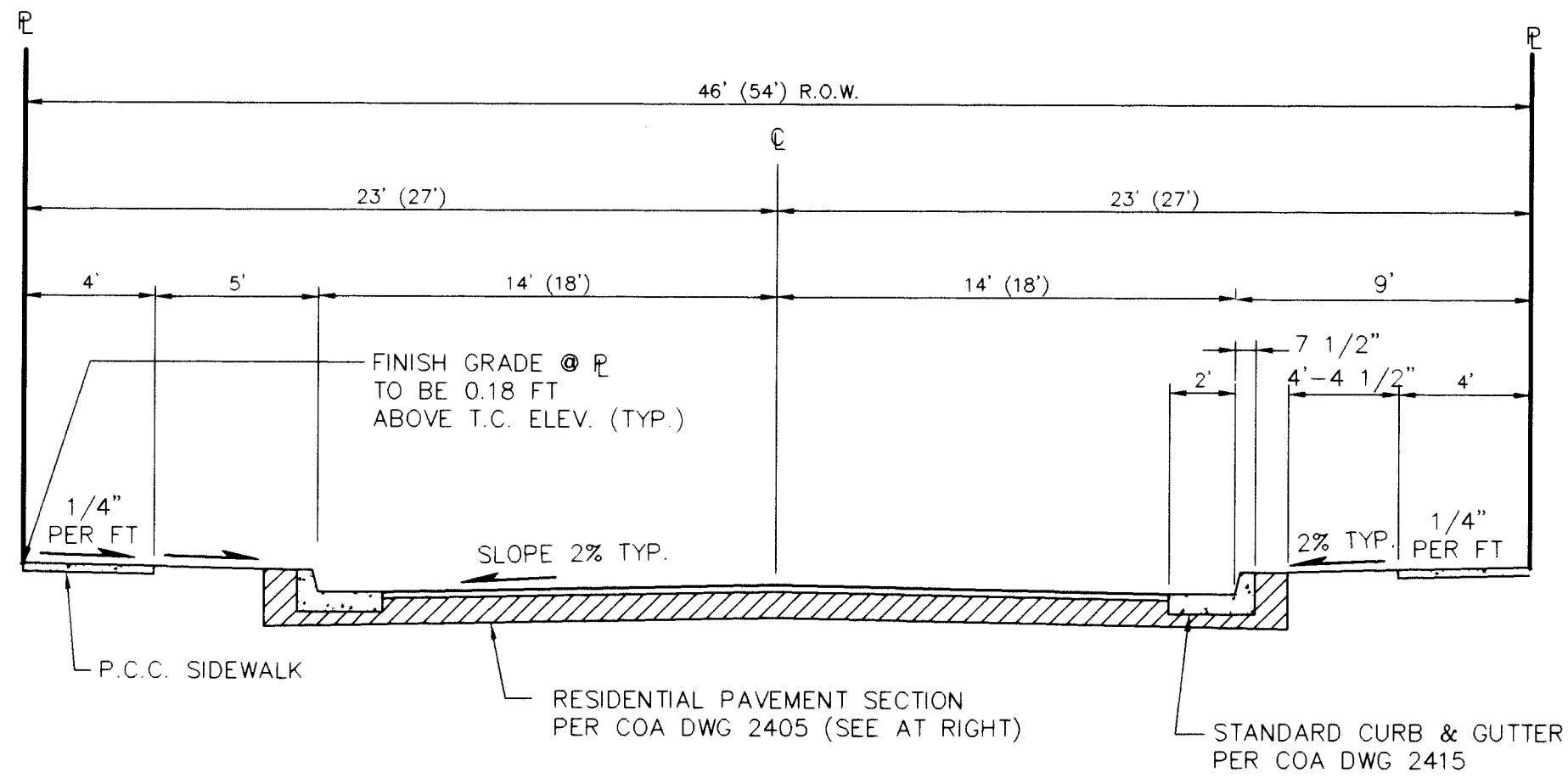


NO.	DATE	REMARKS
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3	12/21/94	DESIGN
4	12/21/94	DESIGN
5	12/21/94	DESIGN
6	12/21/94	DESIGN
7	12/21/94	DESIGN
8	12/21/94	DESIGN
9	12/21/94	DESIGN
10	12/21/94	DESIGN
11	12/21/94	DESIGN
12	12/21/94	DESIGN
13	12/21/94	DESIGN
14	12/21/94	DESIGN
15	12/21/94	DESIGN

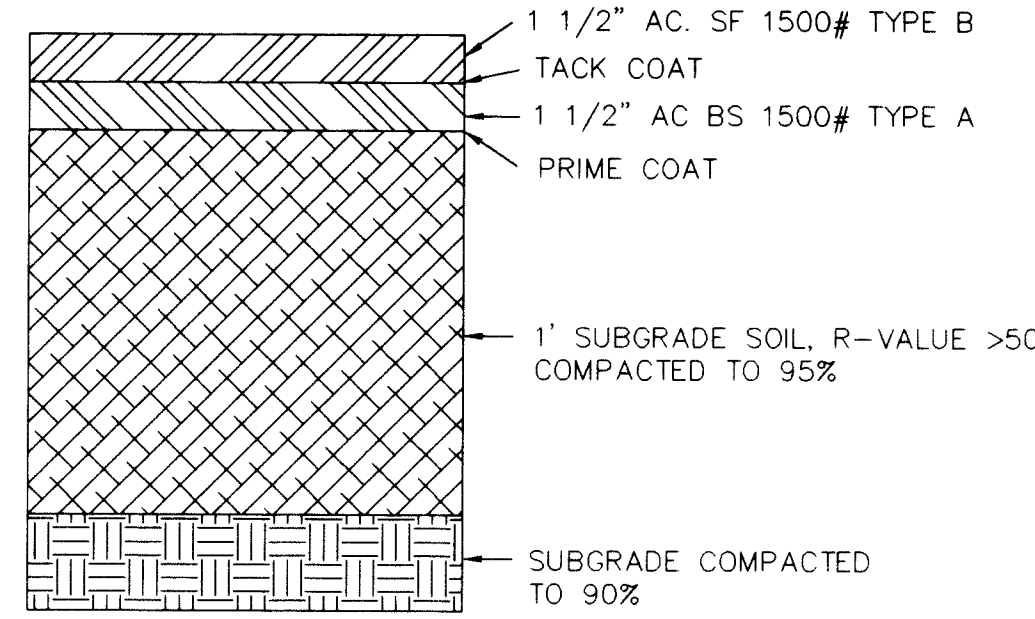
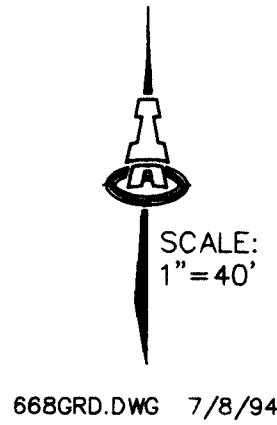
AS-BUILT INFORMATION	CONTRACTOR	DATE
TRAD	J.E. BALLEW	12/21/94
WORK STAKED BY	J.E. BALLEW	12/21/94
FIELD ACCEPTANCE BY	J.E. BALLEW	12/21/94
REVISIONS	J.E. BALLEW	12/21/94
CORRECTED BY	J.E. BALLEW	12/21/94
MICRO-FILM INFORMATION	J.E. BALLEW	12/21/94
RECORDED BY	J.E. BALLEW	12/21/94
NO	J.E. BALLEW	12/21/94

BENCH MARKS	DATE
ACS CONTROL STATION "2-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF MCMAHON BLVD. AND GOLF COURSE ROAD BY 0.66 MILES.	7/94
ELEVATION = 5294.29	

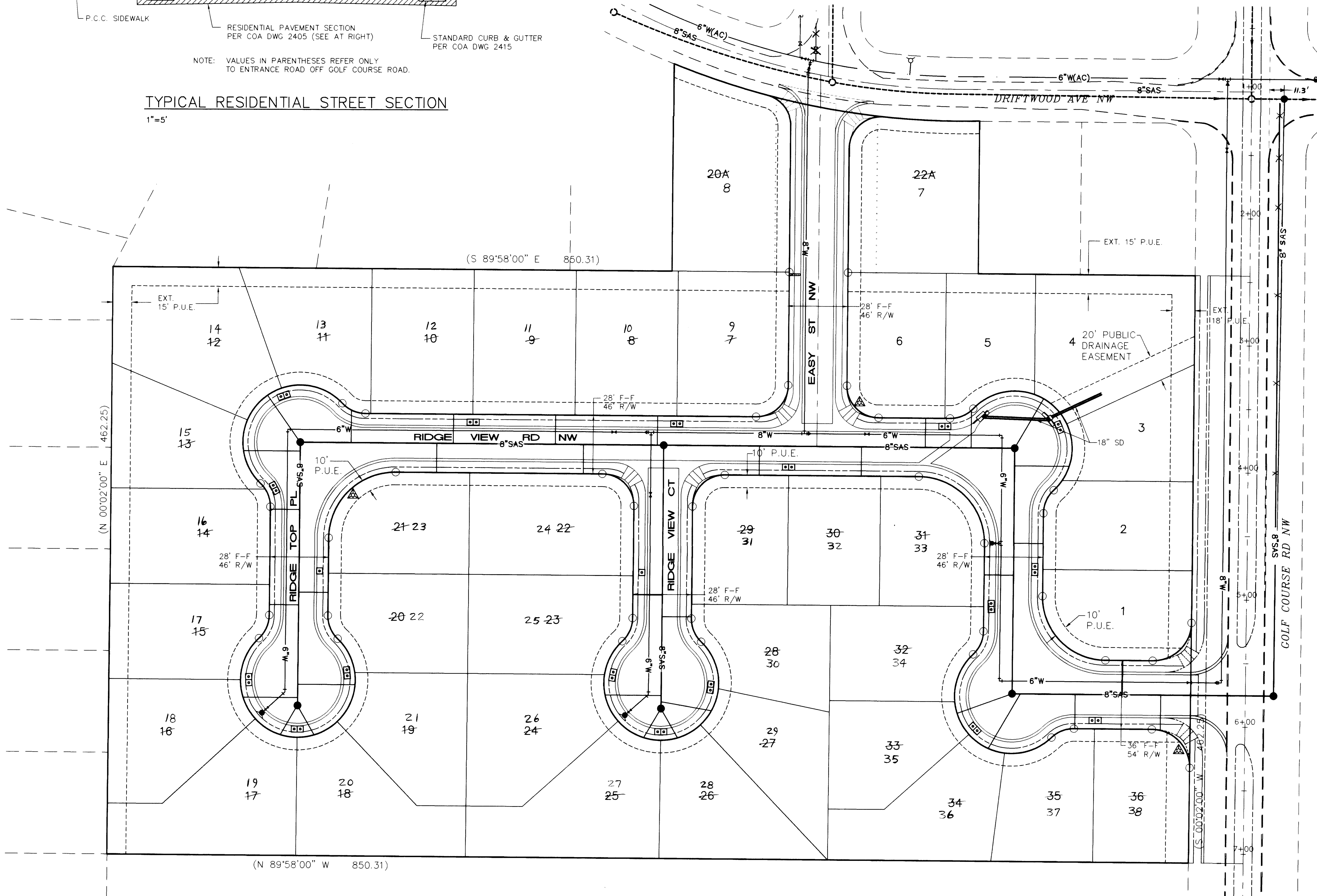
SURVEY INFORMATION	FIELD NOTES
NO.	DATE
1	7/94



TYPICAL RESIDENTIAL STREET SECTION
1"=5'

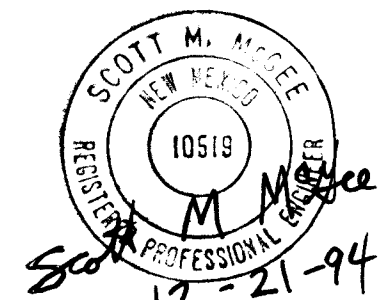


PAVING SECTION
NTS



- LEGEND**
- SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE W/ TYPE 'A' VALVE BOX
 - FIRE HYDRANT W/ VALVE
 - SAS MANHOLE
 - WATER LINE W/ FITTING
 - STREET LIGHT
 - SIDEWALK CULVERT

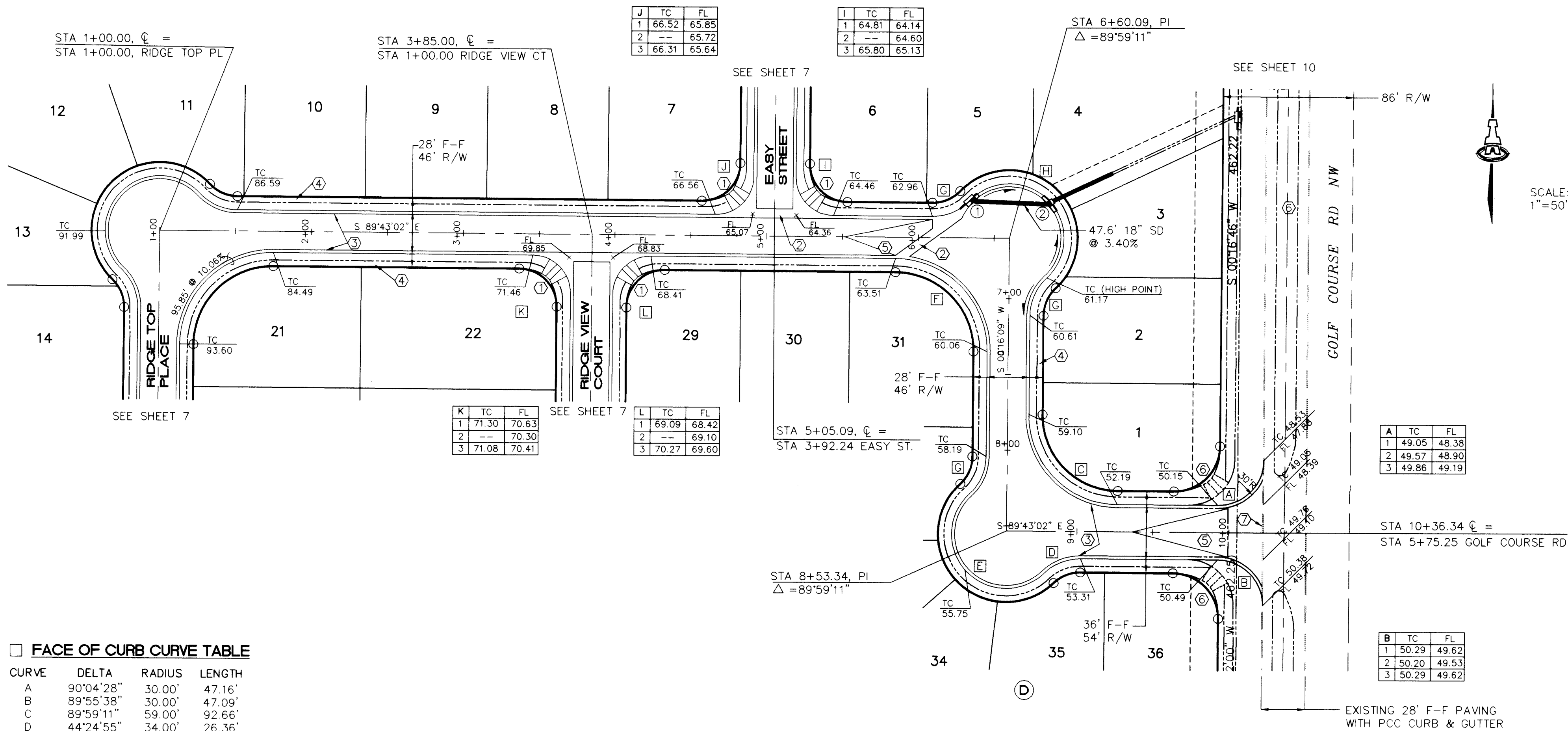
AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	WORK BY	DATE	CONTRACTOR	WORK BY	DATE	FIELD	NOTES	NO.	DATE	BY	DATE
TRIAID	J. E. BAILEW	4/95	ACS CONTROL STATION "2-A12" LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF McMAHON BLVD. AND GOLF COURSE ROAD BY 0.66 MILES.	J. E. BAILEW	8/95	1	ALS	1	7/94		
INSPECTOR'S ACCEPTANCE BY	VERIFICATION BY	DATE	INSPECTOR'S ACCEPTANCE BY	VERIFICATION BY	DATE						
	J. E. BAILEW	8/95		J. E. BAILEW	8/95						
DRAWN BY	CHECKED BY	DATE	DRAWN BY	CHECKED BY	DATE						
	J. E. BAILEW	8/95		J. E. BAILEW	8/95						
MICRO-FILM INFORMATION	RECORDED BY	DATE	MICRO-FILM INFORMATION	RECORDED BY	DATE						



26-5099.90 1994 05199

ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87102-1212 668UMSTR.DWGacs 12/12/94					
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP / NEW MEXICO UTILITIES INC.					
TITLE: PARADISE TERRACE MASTER PAVING & UTILITY PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R. W. Kane	1-31-95	WATER	R. W. Kane	12-28-94
TRANSPORTATION	R. W. Kane	12-28-94	WASTE WATER	R. W. Kane	12-28-94
HYDROLOGY	3/1	1-13-95	NMUI	R. W. Kane	12-17-94
PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	5 OF 11

SCANNED BY
BY LASON



FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	90°04'28"	30.00'	47.16'
B	89°55'38"	30.00'	47.09'
C	89°59'11"	59.00'	92.66'
D	44°24'55"	34.00'	26.36'
E	18°06'36"	36.00'	113.79'
F	89°59'11"	61.00'	95.80'
G	46°42'29"	34.00'	27.72'
H	183°24'10"	36.00'	115.24'
I	89°59'11"	25.00'	39.26'
J	90°00'49"	25.00'	39.28'
K	89°58'13"	25.00'	39.26'
L	90°01'47"	25.00'	39.28'

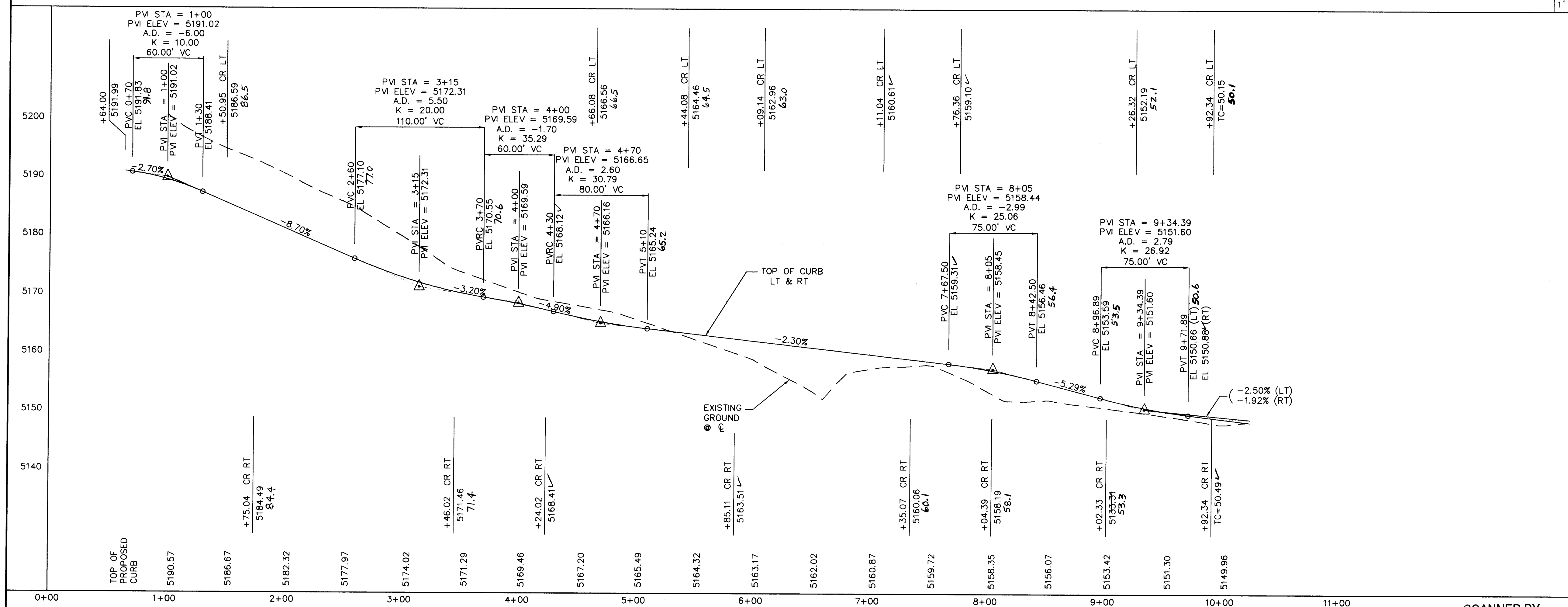
CATCH BASIN DATA

C/B NO.	TYPE	TC	TOP OF GRATE	INVERT
1	SNGL 'A'	62.18	61.28	58.02
2	SNGL 'A'	60.50	59.60	55.00

* SUMP-TYPE WITH DOUBLE THROAT

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

RIDGE VIEW RD.



KEYED CONSTRUCTION NOTES

- CONSTRUCT 4" THICK PCC SIDEWALK TRANSITIONS TO HANDICAP ACCESS RAMP & PCC RAMP PER STD. DWG. 2441.
- CONSTRUCT PCC VALLEY GUTTER PER STD. DWG. 2420.
- BUILD STD. PCC CURB & GUTTER PER STD. DWG. 2415.
- ALL 4" PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR SHOWN WHEELCHAIR RAMPS.
- NO CROWN TRANSITION 50' MIN. LENGTH.
- HANDICAP RAMPS, SIDEWALKS, AND PAVING IMPROVEMENTS SHOWN IN GOLF COURSE RD ARE FUTURE.
- REMOVE 96 LF PCC CURB & GUTTER & PROVIDE SMOOTH RIDING CONNECTION TO GOLF COURSE RD.

GENERAL NOTES

AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	FIELD NOTES
CONTRACTOR: TRIAD	DATE: 7/94	DATE: 7/94	BY: ALS
INSPECTOR: J.E. BAILEW	DATE: 8/95	DATE: 8/95	BY: J.E. BAILEW
FIELD VERIFICATION: J.E. BAILEW	DATE: 8/95	DATE: 8/95	BY: J.E. BAILEW
CONNECTION: J.E. BAILEW	DATE: 8/95	DATE: 8/95	BY: J.E. BAILEW
RECORDED BY: MICRO-FILM	DATE: 5294.29	DATE: 5294.29	BY: MICRO-FILM

ENGINEER'S SEAL	REVISIONS	DESIGN	DATE	DATE
SCOTT M. MILES	1	DESIGN	12/21/94	12/21/94
REVISIONS	2	DESIGN	12/21/94	12/21/94
REVISIONS	3	DESIGN	12/21/94	12/21/94
REVISIONS	4	DESIGN	12/21/94	12/21/94
REVISIONS	5	DESIGN	12/21/94	12/21/94
REVISIONS	6	DESIGN	12/21/94	12/21/94
REVISIONS	7	DESIGN	12/21/94	12/21/94
REVISIONS	8	DESIGN	12/21/94	12/21/94
REVISIONS	9	DESIGN	12/21/94	12/21/94
REVISIONS	10	DESIGN	12/21/94	12/21/94
REVISIONS	11	DESIGN	12/21/94	12/21/94
REVISIONS	12	DESIGN	12/21/94	12/21/94
REVISIONS	13	DESIGN	12/21/94	12/21/94
REVISIONS	14	DESIGN	12/21/94	12/21/94
REVISIONS	15	DESIGN	12/21/94	12/21/94

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
12/14/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARADISE TERRACE
RIDGE VIEW RD.
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	12/21/94	12/21/94	WATER	N/A	12/21/94
TRANSPORTATION	12/21/94	12/21/94	WASTE WATER	N/A	12/21/94
HYDROLOGY	12/21/94	12/21/94			

PROJECT NO.	MAP NO.	SHEET	OF
5099.90	A-12	6	11

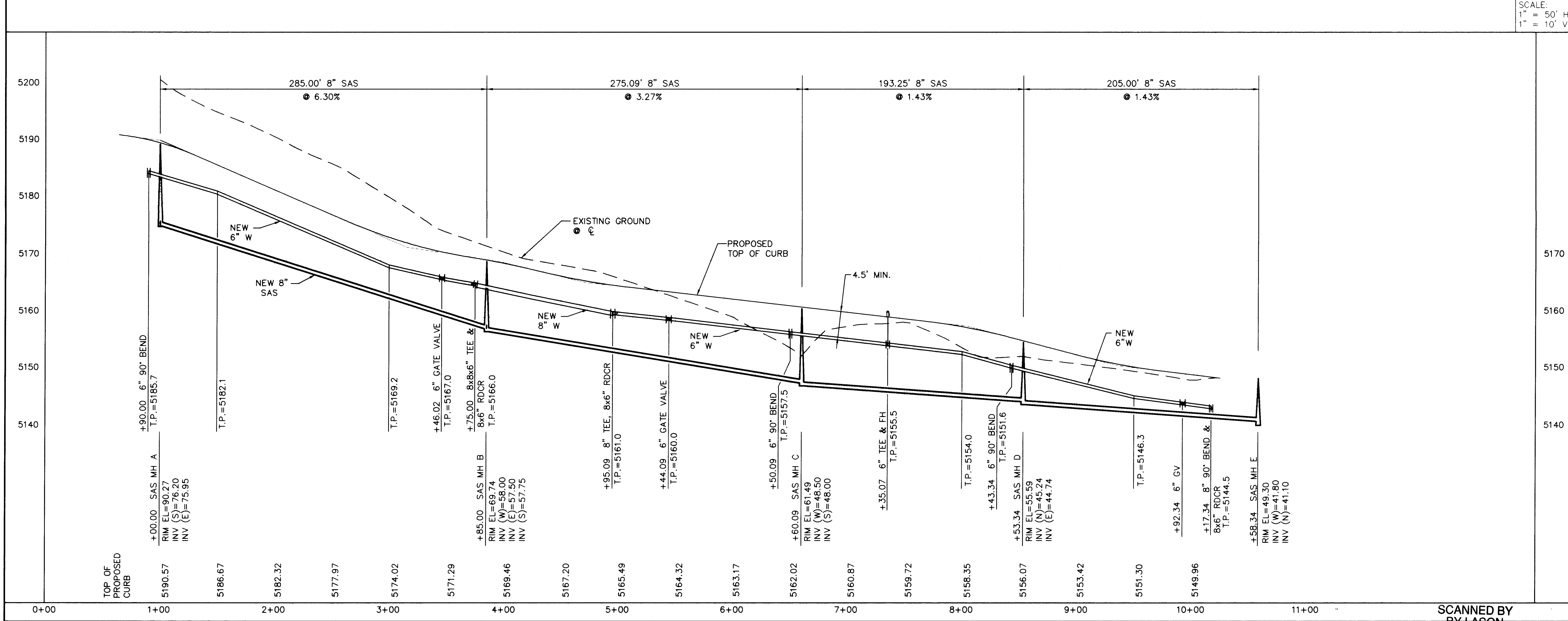
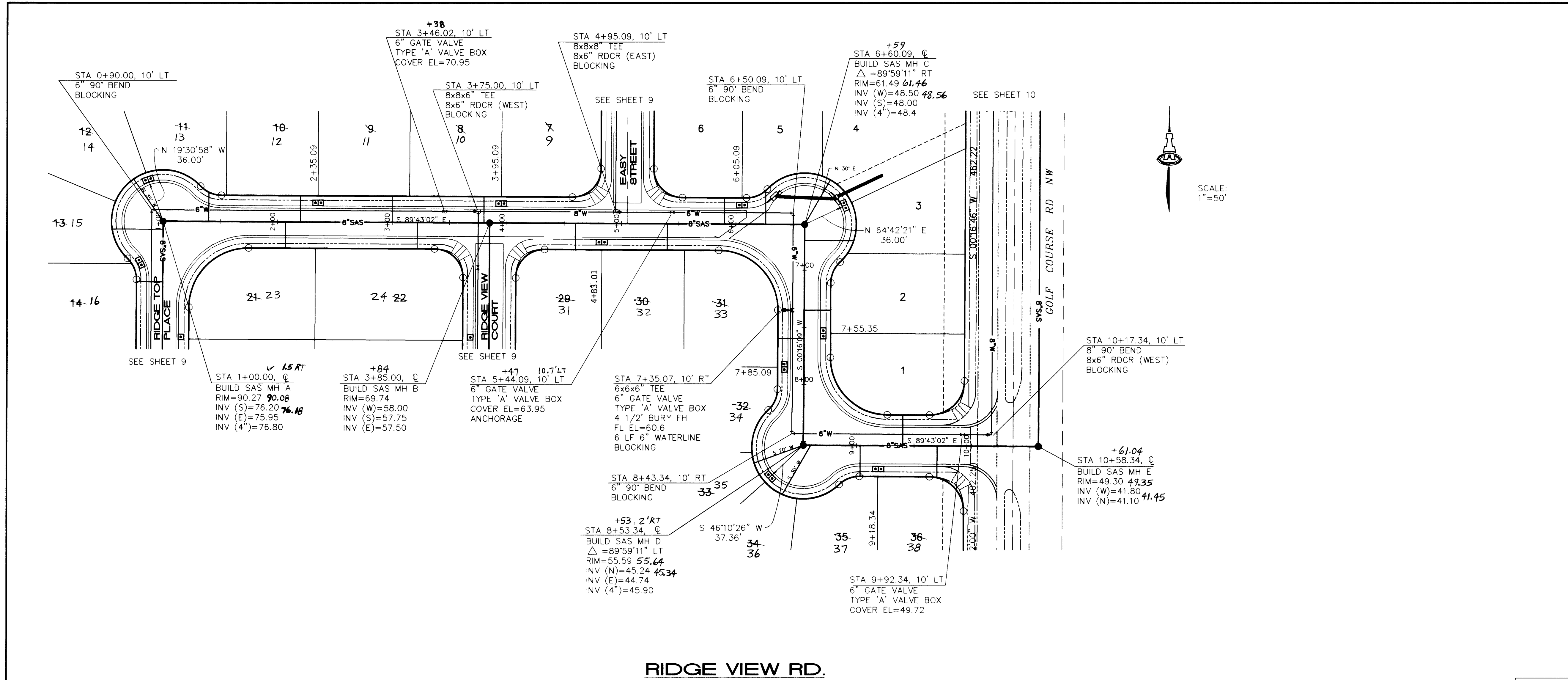


CURVE	DELTA	RADIUS	LENGTH
A	46°42'29"	34.00'	27.72'
B	183°26'46"	36.00'	115.26'
C	273°24'59"	36.00'	171.79'
D	95°30'29"	25.00'	41.67'
E	76°11'48"	25.00'	33.25'



1. CONSTRUCT 4" THICK PCC SIDEWALK TRANSITIONS TO HANDICAP ACCESS RAMP & PCC RAMP PER STD. DWG. 2441.
2. CONSTRUCT PCC VALLEY GUTTER PER STD. DWG. 2420.
3. BUILD STD. PCC CURB & GUTTER PER STD. DWG. 2415.
4. 4" PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR SHOWN WHEELCHAIR RAMPS.
5. NO CROWN TRANSITION 50' MIN. LENGTH.
6. STA 1+47.37 LT.--BEGIN 4' SIDEWALK.
7. STA 1+33.42 RT.--BEGIN 4' SIDEWALK.
8. HANDICAP RAMPS, SIDEWALKS, & PAVING IMPROVEMENTS AT THE INTERSECTION OF DRIFTWOOD AVE. & EASY STREET ARE SCHEDULED IN AN UPCOMING SAD.
9. 4" PCC SIDEWALK ALONG BOTH SIDES OF EASY STREET SHALL BE BUILT AS PART OF THIS PROJECT.
10. BUILD 12" SIDEWALK CULVERT AT STA 2+57.50, RT PER STD DWG NO. 2236 WITH STEEL PLATE COVER FROM R/W LINE TO CURB FACE. INV=59.34 (R/W LINE) INV=59.14 (FACE OF CURB).
58.4
11. GRADE AREA BEHIND SOUTHWEST CURB RETURN TO DIRECT FLOWS ONTO DRIFTWOOD AVENUE PAVING. TAPER PCC CURB HEIGHTS TO MATCH EXISTING ASPHALT GRADES ON DRIFTWOOD AVENUE.
12. BUILD 4" DRAIN LINE THROUGH CURB AT STA 0+85.08 AND 2+10.06, RT PER STD. DWG NO. 2235.

[illegible]



SAS SERVICE TABLE		
LOT NO.	STATION	INV @ R/W
1	9+40 LT	47.5
2	7+35 LT	48.2
3	6+74 LT+80	49.2
4	SAS MHC LT	49.2
5	6+26 LT+24	57.1
6	5+90 LT	58.4
9	4+68 LT	55.9
10	3+80 LT	59.5
11	3+00 LT	66.5
12	2+20 LT	72.5
13	1+40 LT	85.5
14	SAS MH A LT	86.5
23	2+15 RT+13	77.0
24	3+30 RT	68.0
31	4+60 RT	63.0
32	5+40 RT	60.5
33	6+46 RT	55.0
34	8+47 RT	52.0
35	SAS MH D RT	51.5
36	8+60 RT	51.0
37	9+03 RT	48.8
38	9+70 RT	46.0

AS-BUILT INFORMATION

CONTRACTOR	TRIAD	DATE	4/95
STAKED BY	J E BALLEW	DATE	
INSPECTOR'S FIELD VERIFICATION BY	J E BALLEW	DATE	8/95
CORRECTED BY	J E BALLEW	DATE	9/95
MICRO-FILM INFORMATION		DATE	
RECORDED BY		DATE	

FIELD NOTES

NO.	BY	DATE
1	ALS	7/94

ENGINEER'S SEAL

SCOTT M. MUEE
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
10518
12-21-94

NO.	DATE	REMARKS	BY
		DESIGN	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque New Mexico
668UTL2.DWGanw 12/12/94

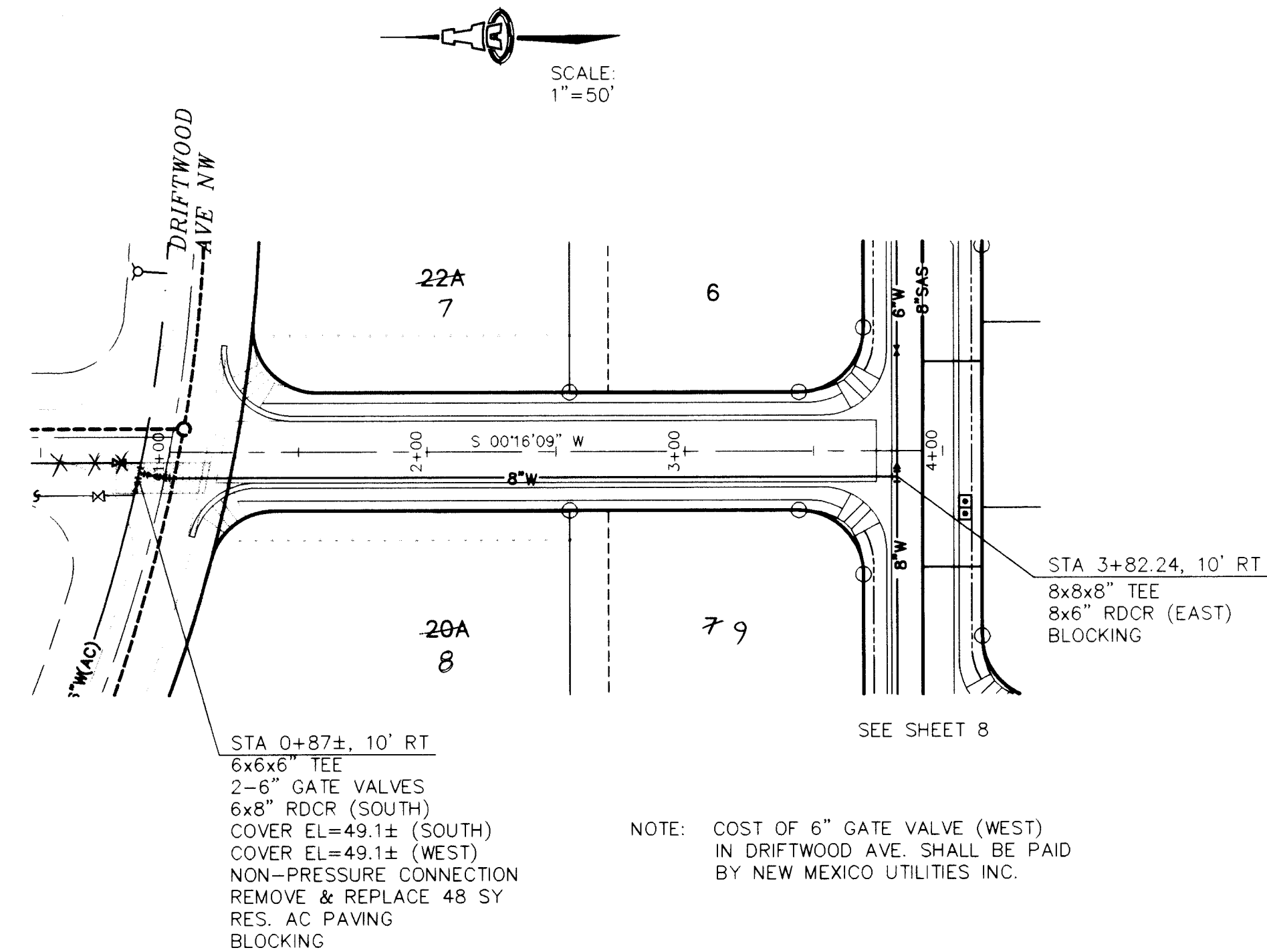
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

NEW MEXICO
UTILITIES INC.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R. W. Kane	1-31-95	WATER	R. W. Kane	12-28-94
TRANSPORTATION	R. W. Kane	12-28-94	WASTE WATER	R. W. Kane	12-28-94
HYDROLOGY	R. W. Kane	1-12-95	NMUI	R. W. Kane	12-28-94

PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	8	OF	11
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SCANNED BY
BY LAGON



EASY ST.

SAS SERVICE TABLE		
LOT NO.	STATION	INV @ R/W
15 13	1+07 RT	86.5
16 14	1+53 RT	92.5
17 15	2+28 RT	98.5
18 16	3+01 RT	99.5
19 17	SAS MH F, RT	98.5
20 18	SAS MH F, LT	96.5
21 19	2+95 S	88.5
22 20	2+18 LT 120	84.5
23 21	2+18 RT	70.0
24 22	2+87 RT 199	72.5
25 23	SAS MH G, RT	70.5
26 24	SAS MH G, LT	70.5
27 25	3+62 LT 107	72.0
30 28	2+35 LT	63.0


CONTRACTOR		TRIAD	
WORK	STAMPED BY	DATE	DATE
NO. OF	BY	DATE	DATE
APPROVED BY	DATE	DATE	DATE
FIELD	VERIFICATION BY	DATE	DATE
DRAWINGS	CORRECTED BY	DATE	DATE
MICRO-FILM INFORMATION		DATE	
RECORDED BY	DATE		
NO.	DATE		

BENCH MARKS

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	DATE	
1	ALS	7	

[illegible]

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26	-	5	0	9	9	.	9	0			6	9	9	5

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

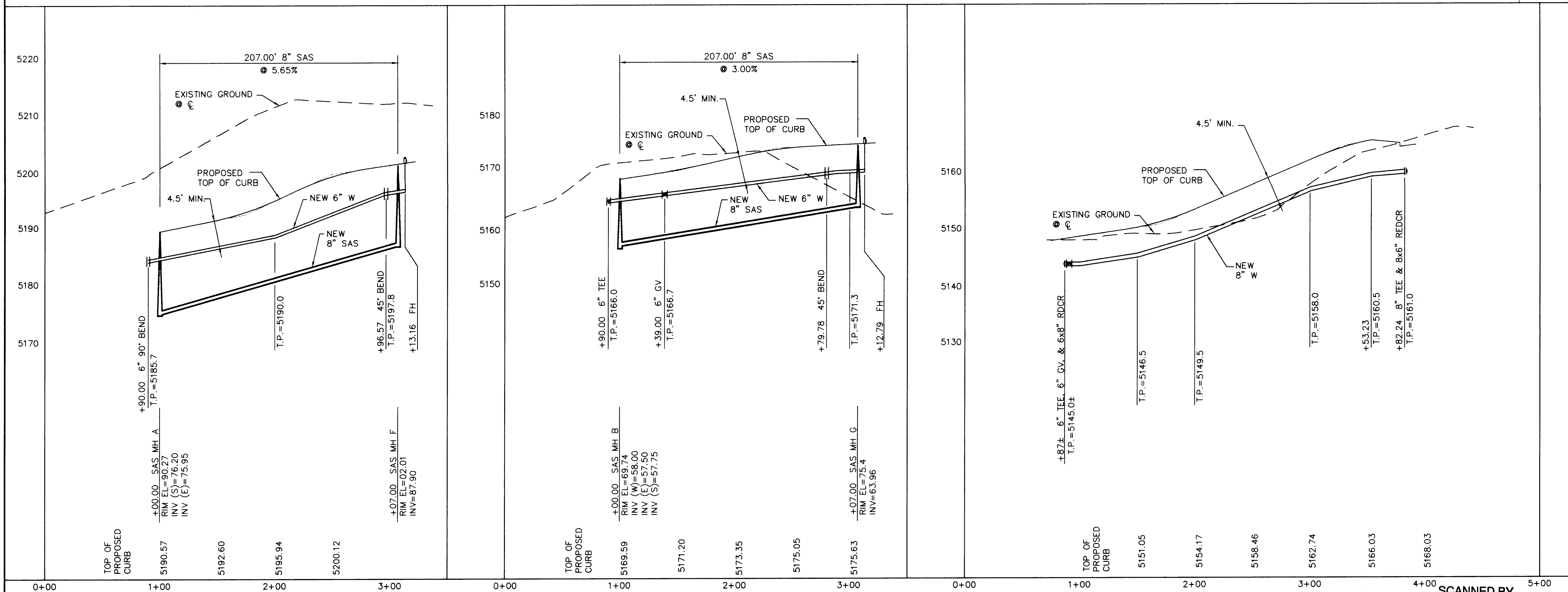
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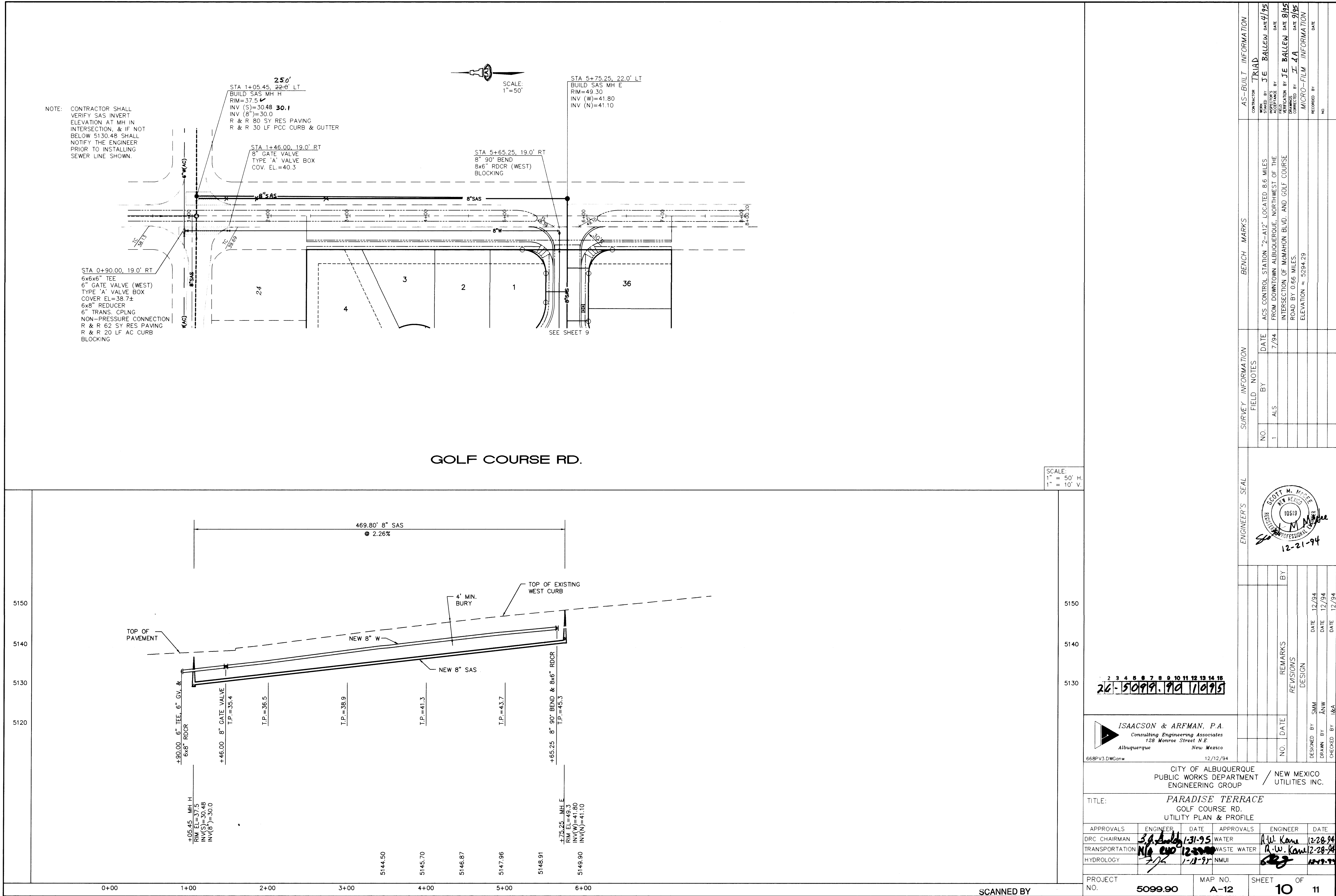
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT / NEW MEXICO
ENGINEERING GROUP UTILITIES INC.

TITLE: *PARADISE TERRACE*
RIDGE TOP PL., RIDGE VIEW CT., & EASY ST.
UTILITY PLAN & PROFILE

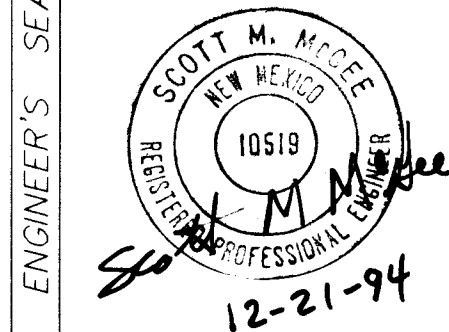
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. G. Gandy</i>	1-29-95	WATER	<i>R. W. Kane</i>	12-28-94
TRANSPORTATION	<i>W. G. Gandy</i>	12-28-94	WASTE WATER	<i>R. W. Kane</i>	12-28-94
HYDROLOGY	<i>W. G. Gandy</i>	1-13-95	NMUI	<i>R. W. Kane</i>	12-17-94

PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	9	OF	11
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SCALE:
1" = 50' H.
1" = 10' V.



2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5099.19A 110915

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
668BPV3.DWGonw 12/12/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
NEW MEXICO
UTILITIES INC.

TITLE: PARADISE TERRACE
GOLF COURSE RD.
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	3.9.2014	1-31-95	WATER	R.W. Kane	12-28-94
TRANSPORTATION	N/A	12-28-94	WASTE WATER	R.W. Kane	12-28-94
HYDROLOGY	7/2	1-11-95	NMUI	623	12-28-94

PROJECT NO. 5099.90 MAP NO. A-12 SHEET 10 OF 11

SCANNED BY LASON

- 1) 1" copper or C.T.S. P.E. tubing
- 2) Yoke ball valve, 1" copper flare x 3/4" meter connection
- 3) Meter to be provided by NMUI
- 4) Expansion connection to be provided by NMUI
- 5) Straight yoke outlet piece, 3/4" meter connection x 3/4" M.I.P.
- 6) Gate valve 3/4" F.I.P. x 3/4" F.I.P.
- 7) Dual check backflow preventer, 3/4" M.I.P. x 3/4" F.I.P.
- 8) Brass nipple 3/4" M.I.P. x 3/4" M.I.P. x 6" long
- 9) Yoke bar

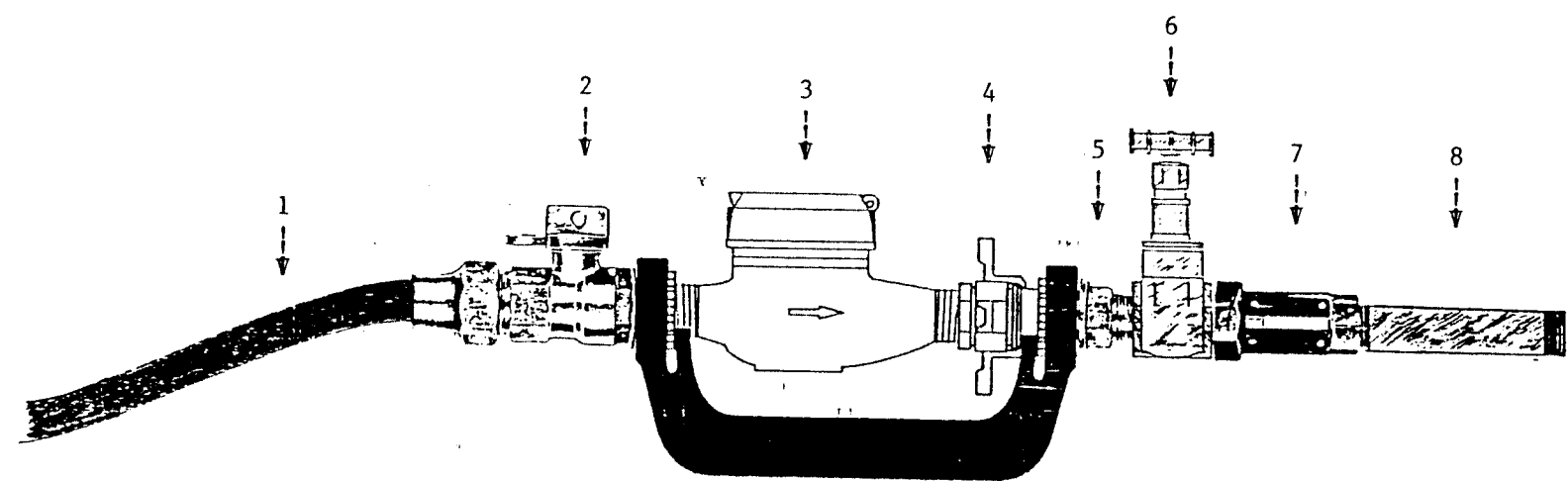
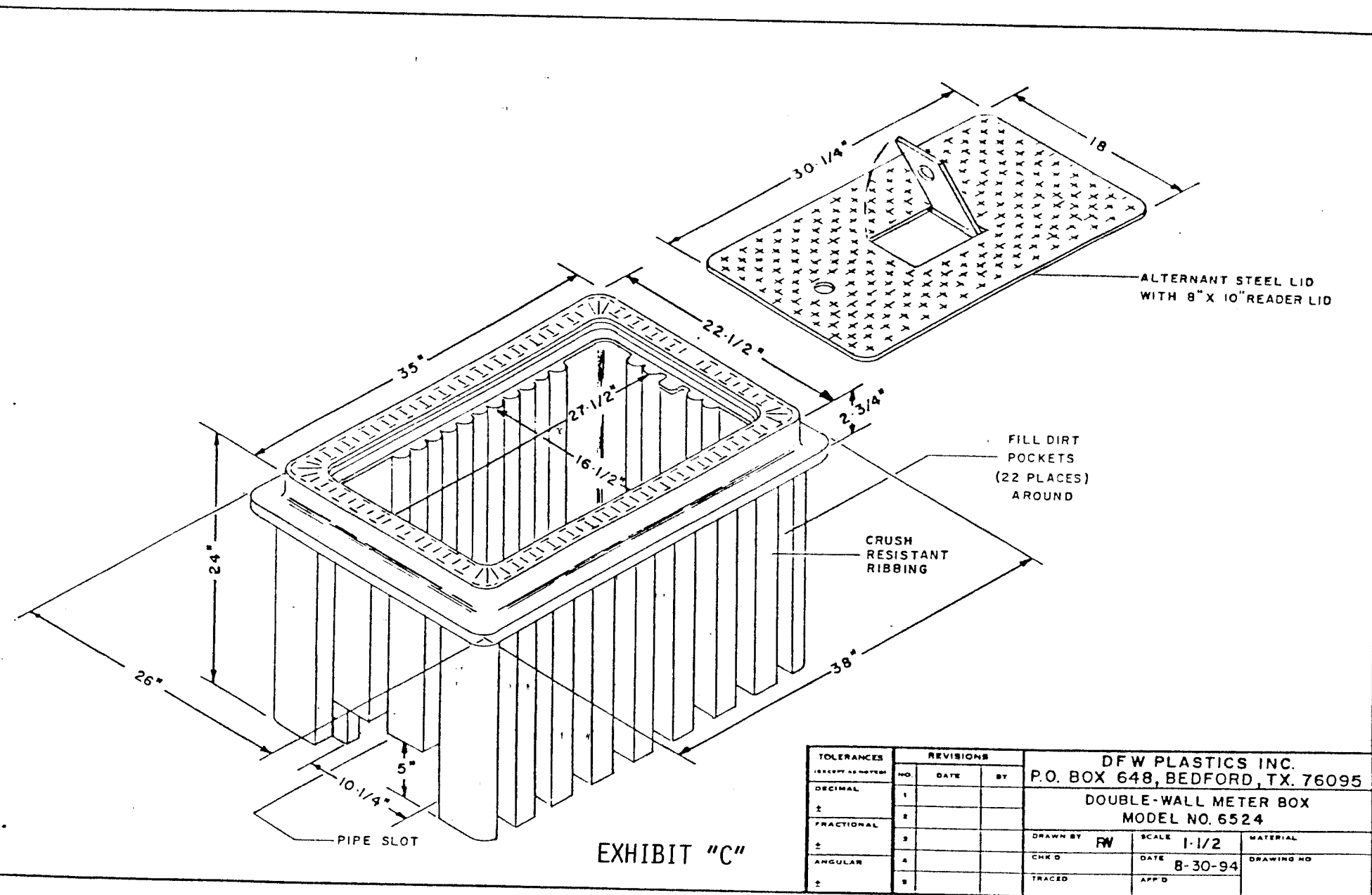


EXHIBIT "A"



CONSTRUCTION NOTES:

- A STREET SURFACE.
 - B BACK OF CURB.
 - C METER BOX, COVER & LID
 - D SIDEWALK OR DRIVEWAY.
 - E METER
- THE VALVE AND METER REGISTER BOX SHALL BE LOCATED UNDER THE LID OPENING WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING.

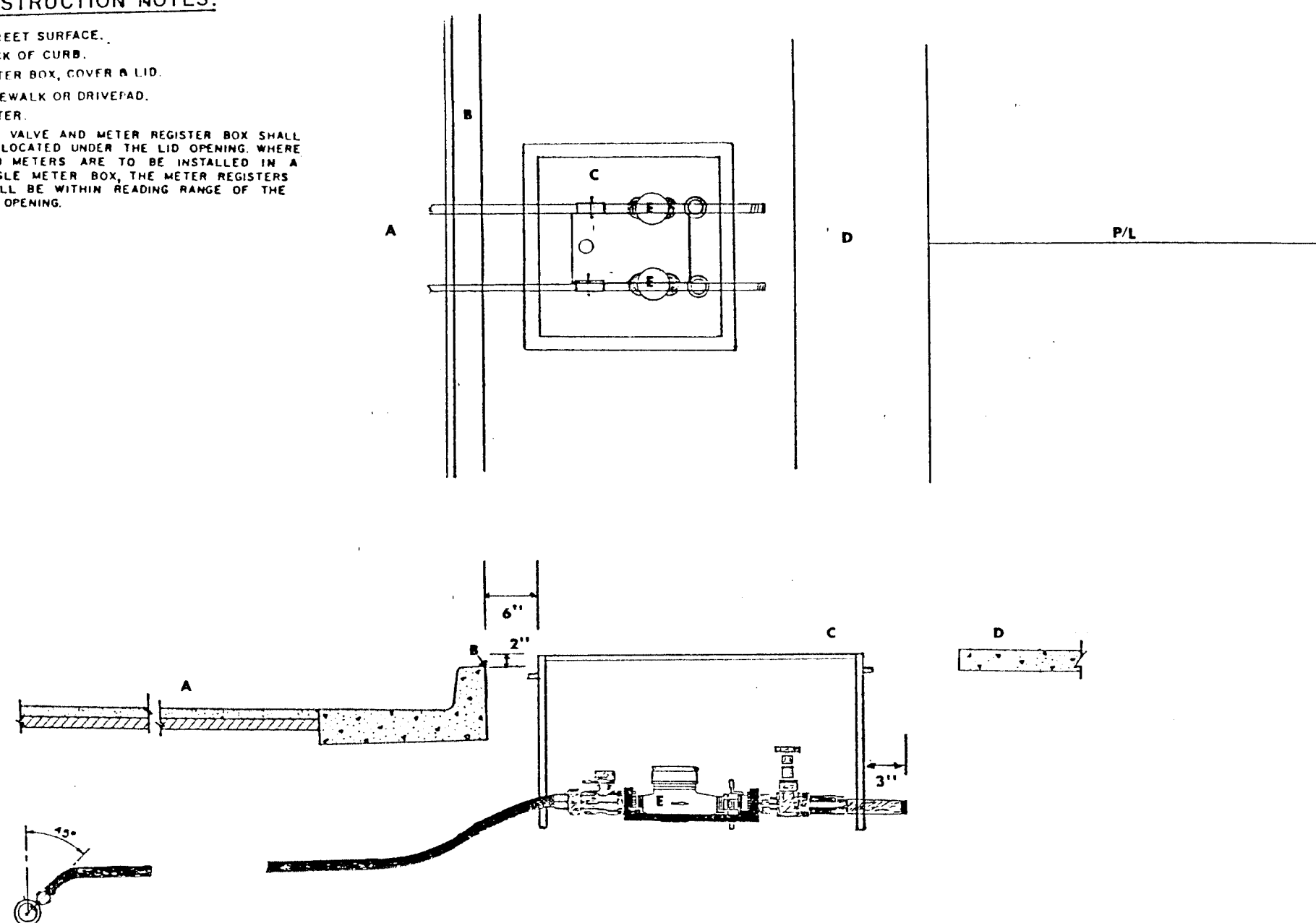


EXHIBIT "D"

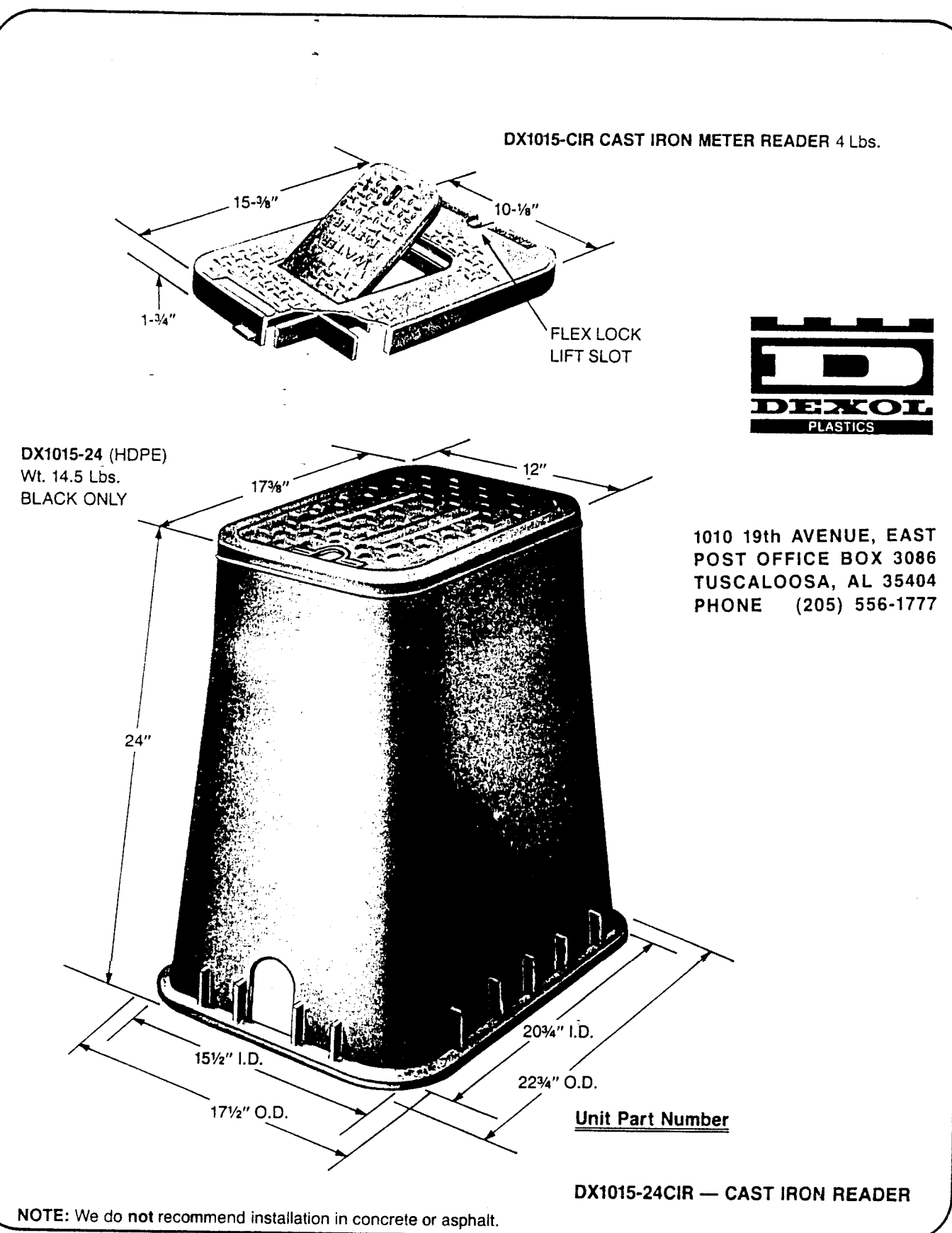


EXHIBIT "B"

NEW MEXICO UTILITIES, INC.
SPECIFICATIONS FOR WATER & WASTE WATER FACILITIES

THE CITY OF ALBUQUERQUE'S "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" IS TO BE FOLLOWED WITH THE EXCEPTIONS AND/OR ADDITIONS CONTAINED HEREIN.

ALL MATERIALS AND APPLICATIONS THEREOF SHALL BE SUBJECT TO APPROVAL BY NEW MEXICO UTILITIES, INC.

WATERLINE MAIN LINES

1. MATERIAL — (1.1) MAINLINE PIPE MATERIAL SHALL BE P.V.C. UNLESS OTHERWISE SPECIFIED BY NMUI.
(1.2) P.V.C. PIPE SHALL MEET THE SAME ASTM AND AWWA SPECIFICATIONS AS REQUIRED BY THE CITY OF ALBUQUERQUE.
2. INSTALLATION — (2.1) ALL WATER MAINS SHALL HAVE 4 FT. MINIMUM COVER OVER THE TOP OF THE PIPE.
(2.2) DEAD END LINES, I.E., CUL-DE-SACS, NOT EQUIPPED WITH A FIRE HYDRANT WILL REQUIRE A FLUSH LINE AS APPROVED BY THE ENGINEER AND NMUI.
(2.3) FITTING RESTRAINT SHALL BE CONCRETE BLOCKING ONLY UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS.
3. VALVES — (3.1) BUTTERFLY VALVES SHALL BE EQUIPPED WITH A 2-INCH OPERATING NUT.
(3.2) THE DISTANCE FROM THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE CAN SHALL BE BETWEEN 3 FEET AND 18 INCHES.
(3.3) VALVES ARE REQUIRED ON ALL FIRE HYDRANT LEGS.
(3.4) BRASS GATE VALVES SHALL BE EITHER OHIO BRASS OR MILWAUKEE, SERIES 100.
4. VALVE CANS — (4.1) VALVE CANS SHALL BE 5-1/4 INCHES CAST IRON SLIP TYPE VALVE CANS SUCH AS TYLER SERIES 6855, OR EQUAL.
5. FIRE HYDRANTS — (5.1) WATEROUS HYDRANTS WILL NOT BE ACCEPTED.
(5.2) AN ISOLATION VALVE IS REQUIRED ON ALL FIRE HYDRANT LEGS.
6. TESTING — (6.1) THE HYDROSTATIC TEST SHALL BE PERFORMED AT A TEST PRESSURE OF 200 P.S.I.
7. AIR RELEASE — (7.1) AIR RELEASE VALVES SHALL BE CONTAINED WITHIN A MANHOLE. SEE "EXHIBIT E".
8. BACKFLOW PREVENTION — (8.1) ALL FIRE LINES FOR SPRINKLER SYSTEMS WILL REQUIRE AN APPROVED DOUBLE CHECK W/DETECTOR BYPASS ASSEMBLY THAT MEETS OR EXCEEDS AWWA C506. THE DEVICE WILL REQUIRE A 3/4 INCH DETECTOR METER WITH CHECKS.
(8.2) ALL POSSIBLE HAZARDOUS SITUATIONS REQUIRING BACKFLOW PREVENTION, I.E., HOSPITALS, MORTUARIES, MANUFACTURING, LABORATORIES, ETC., WILL REQUIRE AN R.P.Z. (REDUCED PRESSURE ZONE) DEVICE THAT MEETS OR EXCEEDS AWWA C506.
(8.3) ALL BACKFLOW PREVENTION DEVICES WILL REQUIRE RESILIENT SEAT ISOLATION VALVES BOTH UPSTREAM AND DOWNSTREAM OF THE DEVICE.
(8.4) THE BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN AN ACCESSIBLE AREA WITH PROPER DRAINAGE FACILITIES FOR THE RELIEF LINE AS APPROVED BY THE ENGINEER AND NMUI.
(8.5) WATER SERVICES 3/4" — 1" WILL REQUIRE DUAL CHECK VALVE ASSEMBLIES AS APPROVED BY NMUI.
(8.6) WATER SERVICES 1 1/2" AND UP WILL REQUIRE DOUBLE CHECK VALVE ASSEMBLIES AS APPROVED BY NMUI. SERVICES.

1. MATERIALS —

WASTE WATER MAIN LINES

- (1.1) MAINLINE PIPE MATERIAL SHALL BE P.V.C. UNLESS OTHERWISE SPECIFIED BY NMUI.
- (1.2) P.V.C. PIPE SHALL MEET THE SAME ASTM SPECIFICATIONS AS REQUIRED BY THE CITY OF ALBUQUERQUE.
- (1.3) MANHOLES SHALL REQUIRE STEPS.
- (1.4) MANHOLE COVERS SHALL BE IMPRINTED "SANITARY SEWER".

WATERLINE SERVICES

1. FITTINGS —

- (1.1) CURB STOPS AND CURB BOXES ARE NOT REQUIRED OUTSIDE OF THE METER BOX.
- (1.2) A TYPICAL SERVICE SET WITH FITTINGS FOR A 3/4 INCH THROUGH 2 INCH METER SET IS DETAILED IN "EXHIBIT A".
- (1.3) METER VALVES SHALL BE BRONZE YOKE BALL VALVES, 1" COPPER FLARE BY 3/4" METER FOR A 3/4" SERVICE, 1" CF BY 1" METER FOR A 1" SERVICE, 1 1/2" CF BY 1 1/2" METER FOR A 1 1/2" SERVICE, 2" CF BY 2" METER FOR A 2" SERVICE.
- (1.4) BRASS GATE VALVES SHALL BE EITHER OHIO BRASS OR MILWAUKEE, SERIES 100.
- (1.5) WATER SERVICES 3/4" — 1" WILL REQUIRE DUAL CHECK VALVE ASSEMBLIES AS APPROVED BY NMUI.
- (1.6) WATER SERVICES 1 1/2" AND UP WILL REQUIRE DOUBLE CHECK VALVE ASSEMBLIES AS APPROVED BY NMUI.
- (1.7) SERVICE FITTINGS SHALL BE COPPER FLARE NUT. PACK JOINT FITTINGS ARE NOT ACCEPTABLE.

2. SERVICE LINES —

- (2.1) SERVICE LINES FOR A 3/4 INCH SERVICE SHALL BE 1 INCH IN DIAMETER.
- (2.2) SERVICE LINES SHALL HAVE A MINIMUM OF 3 FEET OF COVER.
- (2.3) P.E. TUBING SHALL BE P.E. 3408 SDR9 200 PSI C.T.S. AND MEET AWWA C901.
- (2.4) "NU-MEX" P.E. TUBING IS NOT ACCEPTABLE.

3. METER BOXES —

- (3.1) 3/4 AND 1-INCH METER BOXES ARE DETAILED IN "EXHIBIT B".
- (3.2) FOR 1 1/2-INCH AND 2-INCH METER BOXES USE THE NEW MEXICO UTILITIES, INC. STANDARD BOXES, "EXHIBIT C".
- (3.3) FOR A TYPICAL 3/4-INCH METER BOX INSTALLATION THE BOX SHALL BE LOCATED 6 INCHES BACK OF CURB. SEE "EXHIBIT D".
- (3.4) METER BOXES SHALL BE KEPT OUT OF TRAFFIC AREAS. IF THIS IS UNAVOIDABLE, THEN THE CITY OF ALBUQUERQUE'S STANDARD BOX WITH A TRAFFIC LID SHALL BE USED.

4. IRRIGATION —

- (4.1) ALL APPLICATIONS OTHER THAN SINGLE-FAMILY RESIDENTIAL HOUSING WILL REQUIRE A SEPARATE WATER SERVICE FOR IRRIGATION USE.

WASTE WATER SERVICES

1. MATERIAL —

- (1.1) A TYPICAL RESIDENTIAL SERVICE LATERAL SHALL BE 4-INCH DIAMETER SDR26 AND SHALL MEET THE REQUIREMENTS AND DESIGNATIONS OF ASTM D3034.
- (1.2) SERVICE LATERALS FOR COMMERCIAL APPLICATION SHALL BE 6-INCH DIAMETER S.D.R. 35 P.V.C. AND MEET THE SAME REQUIREMENTS FOR MAINLINE MATERIAL.

2. FITTINGS —

- (2.1) SERVICE CONNECTIONS TO THE MAINLINE MAY BE MADE WITH EITHER SADDLE TEES OR IN-LINE TEES OR WYES.
- (2.2) SADDLE TEES SHALL REQUIRE PROTRUSIONS TO INSURE PROPER ALIGNMENT AND PREVENT ROTATION.
- (2.3) FITTINGS SHALL REQUIRE NMUI APPROVAL, BE COMPATIBLE WITH THE MAINLINE AND SERVICE LINE AND BE INJECTION MOLDED ONLY.

3. INSTALLATION —

- (3.1) THE DEPTH OF THE SERVICE LATERAL AT ITS TERMINUS SHALL NOT BE GREATER THAN 10 FEET. WHERE REQUIRED, RISERS SHALL BE USED.

4. GREASE TRAPS —

- (4.1) ON ALL FOOD SERVICE OPERATIONS, A GREASE TRAP WILL BE REQUIRED BEFORE CONNECTION TO NMUI'S SEWER FACILITIES. THE TRAP WILL REQUIRE THE INSPECTION AND APPROVAL OF NMUI.

SPECIAL REQUIREMENTS THIS PROJECT

1. ALL WATERLINE FITTINGS SHALL BE RESTRAINED WITH POURED CONCRETE THRUST BLOCKS.
2. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE 4" DIAMETER MEETING THE REQUIREMENTS OF PARAGRAPH 1.1, SANITARY SEWER SERVICES ABOVE.

SCANNED BY
BY LASON

AS-BUILT INFORMATION		
CONTRACTOR	TRIAID	
WORK BY	J.E. BAILEW	DATE 4/95
INSPECTOR'S ACCEPTANCE BY		
VERIFICATION BY	J.E. BAILEW	DATE 8/95
DRAWINGS CORRECTED BY	J.E. BAILEW	DATE 9/95
MICRO-FILM INFORMATION		
RECORDED BY		
NO.		

BENCH MARKS		
ACS CONTROL STATION "2-A12"	LOCATED 8.6 MILES FROM DOWNTOWN ALBUQUERQUE, NORTHWEST OF THE INTERSECTION OF McMAHON BLVD. AND GOLF COURSE ROAD BY 0.66 MILES.	
ELEVATION	= 5294.29	

SURVEY INFORMATION		
FIELD NOTES	DATE 7/94	
NO.	1	

ENGINEER'S SEAL		
SCOTT M. MICHE	10519	12-21-94

REVISIONS		
NO.	DATE	REMARKS
1	11/94	DESIGN
2	11/94	DESIGN
3	11/94	DESIGN
4	11/94	DESIGN
5	11/94	DESIGN
6	11/94	DESIGN
7	11/94	DESIGN
8	11/94	DESIGN
9	11/94	DESIGN
10	11/94	DESIGN
11	11/94	DESIGN
12	11/94	DESIGN
13	11/94	DESIGN
14	11/94	DESIGN
15	11/94	DESIGN

26-5099.90 11/95

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
66807L DWG on 12/14/94

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PARADISE TERRACE WATER & SEWER NOTES & DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.W. Kane	12-28-94	WATER	R.W. Kane	12-28-94
TRANSPORTATION	R.W. Kane	12-28-94	WASTE WATER	R.W. Kane	12-28-94
HYDROLOGY	R.W. Kane	12-28-94	NMUI	R.W. Kane	12-28-94
PROJECT NO.	5099.90	MAP NO.	A-12	SHEET	11
				OF	11