

PUBLIC IMPROVEMENT PLANS
FOR
ROLLING HILLS SUBDIVISION-UNIT TWO
ALBUQUERQUE, NEW MEXICO

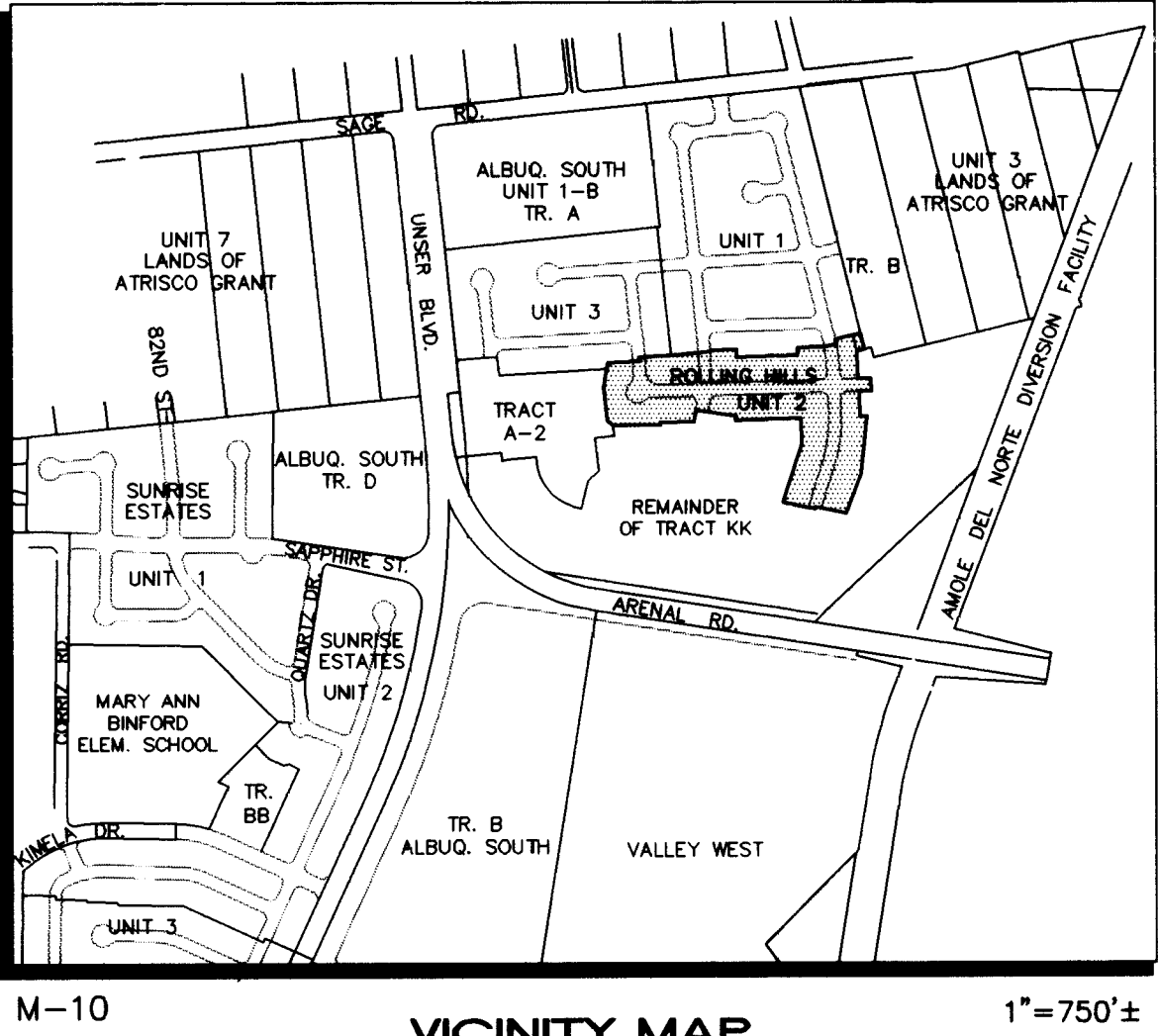
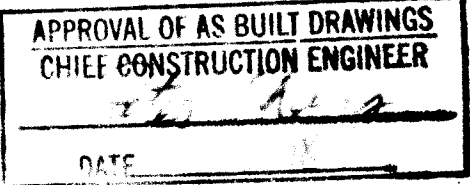
MARCH 1997

PREPARED FOR:
LONGFORD HOMES OF NEW MEXICO
3200 CARLISLE, NE
ALBUQUERQUE, NM 87110

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

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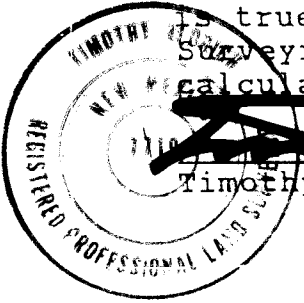
GENERAL NOTES

- All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction 1986 Edition as amended with Update No. 6.
- 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.
- Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.
- Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended with Update No. 6.
- The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
- 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 with plastic reflectorized pavement markings by Contractor to location as existing or as shown in this plan set at no additional cost to the Owner.
- 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.
- Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
- All 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.
- The Contractor shall promptly clean up any material excavated within the public right-of-way or private roadway easements so that the excavated material is not susceptible to being washed down the street or into any public drainage facility.
- Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6"-12") or ductile iron pipe, thickness class 50 (6"-16").
- All sanitary sewer line stationing refers to sanitary sewer centerline stationing.
- All fittings on waterlines shall have restrained joints as noted on the plans.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to waterline and/or sewerline costs.
- 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.
- The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
- WARNING--EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.
- Any work occurring within an arterial roadway requires 24 hr. construction.

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying, 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

Date

03-16-97

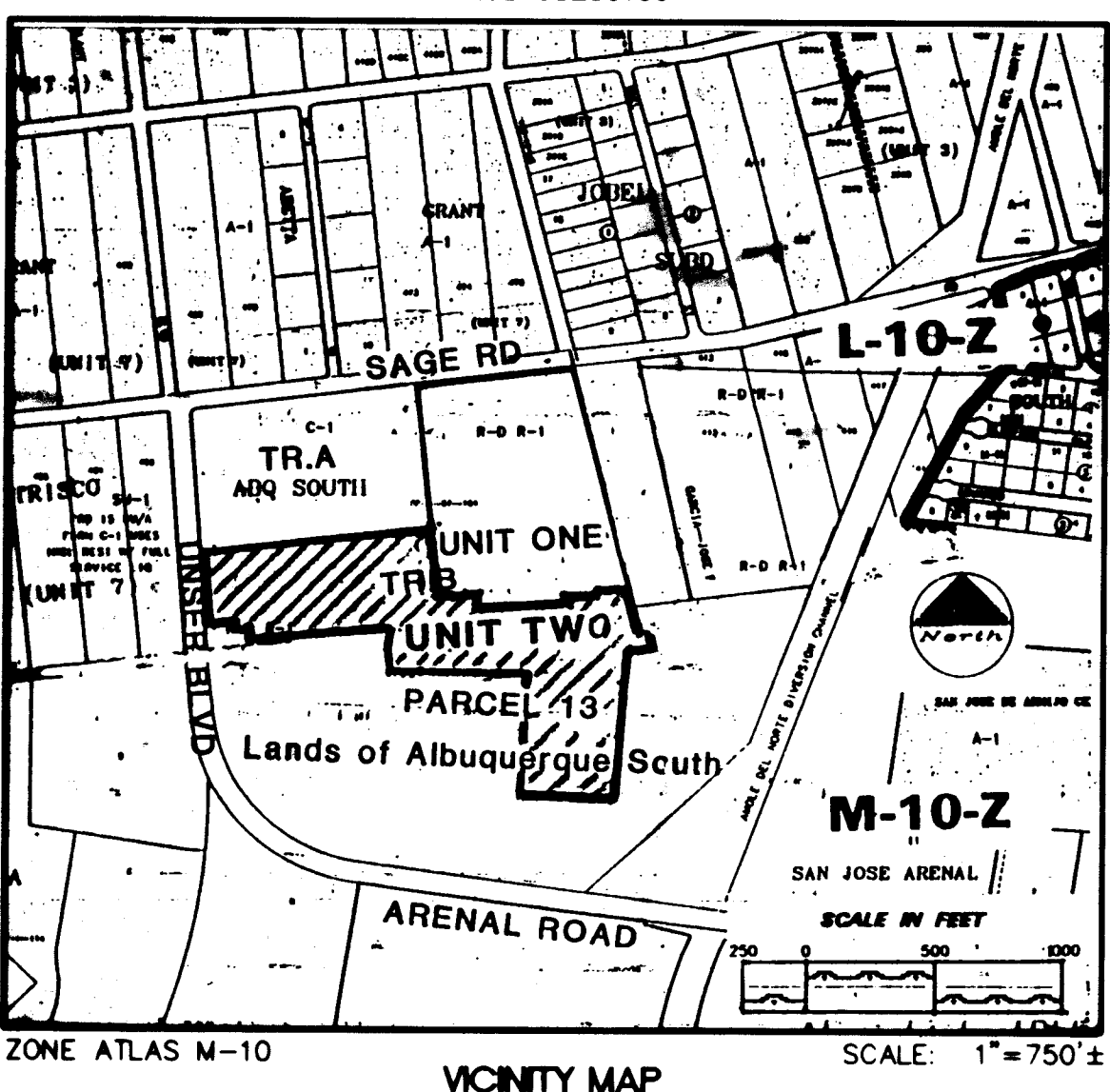
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 5379.91 9/19/84/10

DRB NO. 96-290

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
917CVR.DWG.dv 3/3/97

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****						
	DRC Chairman	3-28-97	APPROVED FOR CONSTRUCTION							
	Transportation	3-26-97								
	Water/Wastewater	3-17-97								
	Hydrology	3-17-97								
	Parks	3-17-97								
Constr. Mngmt.										
City Project No. 5379.91				Sheet 1 Of 14						

SCANNED BY
BY LASON

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Tracts: 2
- Total Number of Lots created: 39
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 23.5399 Ac
- Total Mileage of Full Width Streets Created: 0.3661
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plots (and documents) of record entitled:
 - "PLAT OF ROLLING HILLS SUBDIVISION, UNIT 1", (05-29-96, 96S-113)
 - "PLAT OF TOWN OF ATRISCO GRANT, UNIT 3", (08-11-76, B11-170)
 - "PLAT OF VALLEY WEST", (04-17-80, C16-144)
 - "PLAT OF ALBUQUERQUE SOUTH, UNIT 1", (08-03-87, C34-74)
 - "SPECIAL WARRANTY DEED", (08-09-73, BK D947, PGS 898-901)
 - "WARRANTY DEED", (02-23-81, BK D137-A, PGS 831-841)
 - "PLAT OF TRACTS 'A' & 'B', UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH" (05-13-87, C33-132)
- records of Bernalillo County, New Mexico.
- Address of Property: None provided.
- Flood Zone Designation: Zone C, Panel 33 of of 50, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated October 14, 1983.
- Date of Survey: June, 1996.
- Title Report: None provided.
- Drainage Covenant (04-23-87, Bk Misc. 478A, Pg. 431) grants Tract A-1 & the northerly portion of Tract A-2 the right to convey surface flows in the form of storm runoff, drainage from watering landscaping, and other ordinary domestic use across the boundary lines common to Tracts A-1 & A-2.
- City Standard Utility Note II:
 - "City of Albuquerque Water and Sanitary Sewer Service to Rolling Hills Unit Two must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Δ = Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719.
- Unless shown otherwise all points are a set 5/8" rebar with cap marked "ALS LS 7719".

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide one (1) tract, combined with a parcel of unplatted land into 39 residential lots (Unit 2), to create two bulk land tracts (Tract A-1 & Tract A-2), to grant temporary drainage easements and dedicate public roadways to the City of Albuquerque, and to grant those easements necessary to provide service to the residential development.

LEGAL DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A, ROLLING HILLS SUBDIVISION, 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 May 29, 1996, in Volume 96S, Folio 113, and a portion of REMAINDER OF TRACT KK as described in SPECIAL WARRANTY DEED filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on August 09, 1973, in Book D947, Pages 898-901, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the easterly right-of-way of Unser Blvd. SW, from whence the Albuquerque Control Survey Monument "1-M10" bears N 07°46'57" W, 462.21 feet.

THENCE leaving said easterly right-of-way line N 84°02'54" E, 839.63 feet along the northerly line of said TRACT A, ROLLING HILLS SUBDIVISION, UNIT ONE, to a point being common with the northeast corner of said TRACT A,

THENCE S 06°03'18" E, 511.33 feet along the easterly line of said TRACT A to a point being common with the southwest corner of LOT 5, BLOCK G, ROLLING HILLS SUBDIVISION, UNIT ONE;

THENCE N 83°51'14" E, 154.23 feet to a point of non-tangent curvature on the easterly right-of-way of Quiet Desert Drive,

THENCE along the easterly right-of-way of Quiet Desert Drive 4.70 feet along a curve to the left whose radius is 1352.01 feet and whose long chord bears N 03°50'39" W, 4.70 feet through a central angle of 00°11'57" to a point of non-tangency, said point being common with the southwest corner of LOT 1, BLOCK E, ROLLING HILLS SUBDIVISION, UNIT ONE;

LEGAL DESCRIPTION CONTINUED ON SHEET 3 OF 3.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 rights-of-way 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, and 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 their free act and deed.

OWNERS

BLOCKS E-H, J & L AND TRACT A-1, ROLLING HILLS SUBDIVISION LONGFORD AT ALBUQUERQUE I, A LIMITED PARTNERSHIP BY: LONGFORD HOMES OF NEW MEXICO INC., A NEVADA CORPORATION, GENERAL PARTNER

John Murtagh, President
Longford Homes of New Mexico, Inc., General Partner

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
CLARK

This instrument was acknowledged before me on December 4, 1996, by John Murtagh as President of Longford Homes of New Mexico, Inc., a Nevada Corporation, on behalf of said corporation as General Partner of Longford at Albuquerque I

My Commission Expires: 9-16-97

Tracy Grady
Notary Public

TRACY GRADY
Notary Public - Nevada
Clark County
My Commission Expires: 09-16-1997

OWNER SIGNATURES AND ACKNOWLEDGEMENTS CONTINUED ON SHEET 3 OF 3.

State of New Mexico
County of Bernalillo
This instrument was
recorded in
Book 96S
Folio 113
of records of said County Clerk
on May 29, 1996
at 1:11 PM
Audrey Woodard, Clerk & Recorder
County Clerk

97009727

PLAT

FOR

ROLLING HILLS SUBDIVISION UNIT TWO

BEING A REPLAT OF

TRACT A

ROLLING HILLS SUBDIVISION, UNIT ONE
AND A PORTION OF UNPLATTED LANDS WITHIN
THE TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 1996

APPROVALS S-96-42 DRB NO. 96-290

Public Service CO. OF NM--ELECTRIC SERVICES DIV. 12-18-96
DATE

Public Service CO. OF NM--GAS SERVICES DIV. 12-18-96
DATE

Norma S. Carrillo 12-17-96
U.S. WEST COMMUNICATIONS
DATE

Karen A. Shaw 12-17-96
JONES INTERCABLE
DATE

For City Surveyor, ENGR. DIV., P.W.D. 12-13-96
DATE

TRAFFIC ENGINEERING TRANS. DEV. DIV., P.W.D. 1-07-97
DATE

PARKS DESIGN & DEVELOPMENT / PIP 1-10-97
DATE

Robert W. Kane 1-7-97
UTILITY DEVELOPMENT DIV., P.W.D.
DATE

1-17-97
REAL PROPERTY DIVISION, D.F.M.
DATE

1-29-97
AMAFCA
DATE

1-29-97
CITY ENGINEER, PUBLIC WORKS DEPT.
DATE

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

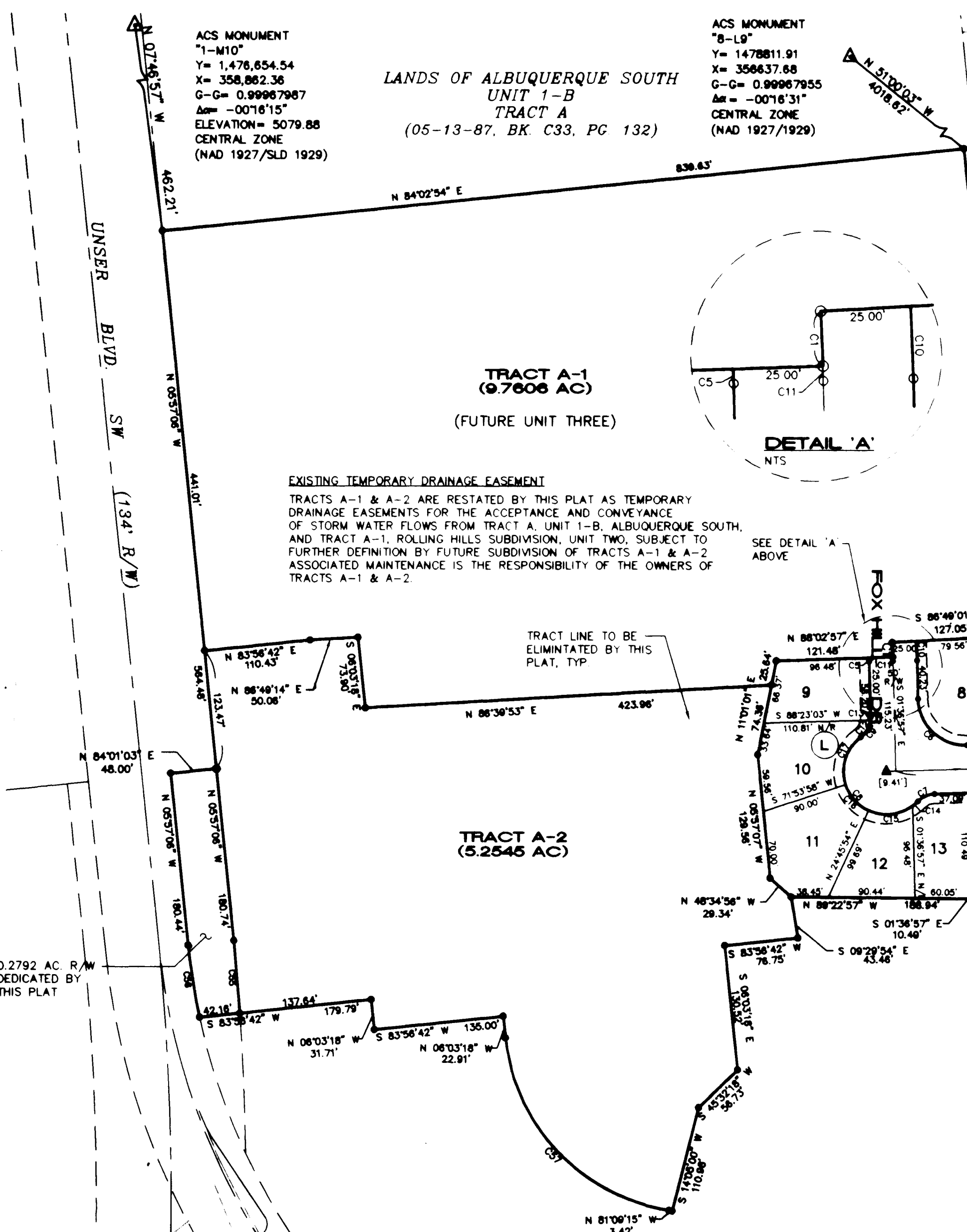
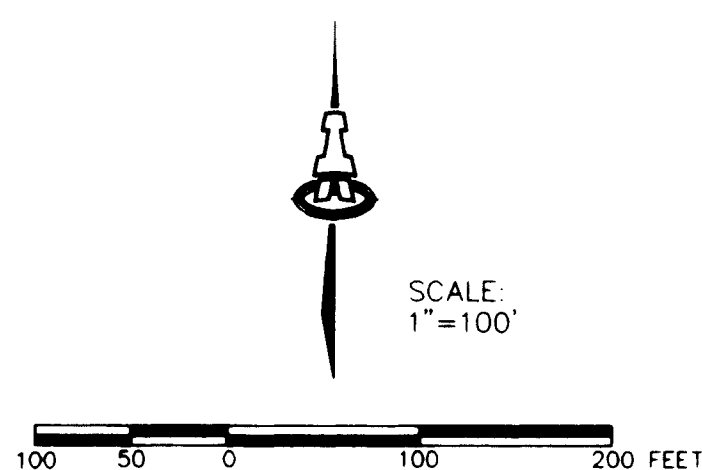
Karen L. Dini 1-29-97
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION
DATE

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 this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 12-12-96
No. 7719
DATE

SHEET 1 OF 3

**CURVE TABLE**

Curve No.	Length	Radius	Chord	Area	Perimeter
1	100.00	100.00	100.00	157.08	314.16
2	100.00	100.00	100.00	157.08	314.16
3	100.00	100.00	100.00	157.08	314.16
4	100.00	100.00	100.00	157.08	314.16
5	100.00	100.00	100.00	157.08	314.16
6	100.00	100.00	100.00	157.08	314.16
7	100.00	100.00	100.00	157.08	314.16
8	100.00	100.00	100.00	157.08	314.16
9	100.00	100.00	100.00	157.08	314.16
10	100.00	100.00	100.00	157.08	314.16
11	100.00	100.00	100.00	157.08	314.16
12	100.00	100.00	100.00	157.08	314.16
13	100.00	100.00	100.00	157.08	314.16
14	100.00	100.00	100.00	157.08	314.16
15	100.00	100.00	100.00	157.08	314.16
16	100.00	100.00	100.00	157.08	314.16
17	100.00	100.00	100.00	157.08	314.16
18	100.00	100.00	100.00	157.08	314.16
19	100.00	100.00	100.00	157.08	314.16
20	100.00	100.00	100.00	157.08	314.16
21	100.00	100.00	100.00	157.08	314.16
22	100.00	100.00	100.00	157.08	314.16
23	100.00	100.00	100.00	157.08	314.16
24	100.00	100.00	100.00	157.08	314.16
25	100.00	100.00	100.00	157.08	314.16
26	100.00	100.00	100.00	157.08	314.16
27	100.00	100.00	100.00	157.08	314.16
28	100.00	100.00	100.00	157.08	314.16
29	100.00	100.00	100.00	157.08	314.16
30	100.00	100.00	100.00	157.08	314.16
31	100.00	100.00	100.00	157.08	314.16
32	100.00	100.00	100.00	157.08	314.16
33	100.00	100.00	100.00	157.08	314.16
34	100.00	100.00	100.00	157.08	314.16
35	100.00	100.00	100.00	157.08	314.16
36	100.00	100.00	100.00	157.08	314.16
37	100.00	100.00	100.00	157.08	314.16
38	100.00	100.00	100.00	157.08	314.16
39	100.00	100.00	100.00	157.08	314.16

PLAT 97009727
FOR
ROLLING HILLS SUBDIVISION
UNIT TWO

BEING A REPLAT OF

TRACT A

ROLLING HILLS SUBDIVISION, UNIT ONE
AND A PORTION OF UNPLATTED LANDS WITHIN
THE TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 1996

11:11 AM
97C
31

NOTES:

- DISTANCES IN BRACKETS DESIGNATE TIE DISTANCES.
- SEE SHEET NO. 3 FOR LOT AREA TABLE.
- ALL CORNERS SHALL BE SET 5/8" REBAR WITH CAP MARKED "ALS LS 7719" UNLESS SHOWN OTHERWISE.

SHEET 2 OF 3

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE along the southerly line of said LOT 1 N 88°23'03" E, 102.95 feet to a point being common with the southeast corner of said LOT 1;

THENCE S 01°30'44" E, 30.00 feet to a point being common with the southeast corner of LOT 2, BLOCK E, ROLLING HILLS SUBDIVISION, UNIT ONE;

THENCE N 88°23'03" E, 240.00 feet to a point being common with the southeast corner of LOT 5, BLOCK E, ROLLING HILLS SUBDIVISION, UNIT ONE;

THENCE N 01°30'44" W, 30.00 feet to a point being common with the southwest corner of LOT 6, BLOCK E, ROLLING HILLS SUBDIVISION, UNIT ONE;

THENCE N 88°23'03" E, 105.56 feet to a point being common with the southeast corner of LOT 6 and further being on the southerly terminus of Secret Valley Drive;

THENCE along the southerly terminus of Secret Valley Drive N 79°05'36" E, 50.00 feet to a point of non-tangent curvature;

THENCE along the easterly right-of-way of Secret Valley Drive 20.47 feet along a curve to the left whose radius is 733.00 feet and whose long chord bears N 11°42'23" W, 20.46 feet through a central angle of 01°35'59" to a point being common with the southwest corner of LOT 5, BLOCK F, ROLLING HILLS SUBDIVISION, UNIT ONE;

THENCE along the southerly line of said LOT 5 N 76°16'48" E, 100.14 feet to a point being on the westerly line of TRACT B ROLLING HILLS SUBDIVISION, UNIT ONE;

THENCE S 13°36'59" E, 65.25 feet to a point;

THENCE S 76°16'48" W, 29.41 feet to a point;

THENCE S 01°36'57" E, 109.23 feet to a point;

THENCE N 88°23'03" E, 50.85 feet to a point;

THENCE S 01°36'57" E, 50.00 feet to a point;

THENCE S 88°23'03" W, 45.37 feet to a point;

THENCE S 01°36'57" E, 100.00 feet to a point;

THENCE N 88°23'03" E, 25.00 feet to a point;

THENCE S 05°20'28" W, 226.92 feet to a point;

THENCE S 21°17'08" W, 167.59 feet to the southeast corner of the tract herein described;

THENCE N 78°20'33" W, 123.14 feet to a point of non-tangent curvature;

THENCE 6.92 feet along a curve to the left whose radius is 858.95 feet and whose long chord bears S 12°31'43" W, 6.92 feet through a central angle of 00°27'43" to a point of non-tangency;

THENCE N 78°40'28" W, 126.68 feet to a point;

THENCE N 08°50'45" E, 22.99 feet to a point;

THENCE N 18°09'50" E, 217.30 feet to a point;

THENCE N 01°36'57" W, 102.62 feet to a point;

THENCE S 88°23'03" W, 256.82 feet to a point;

THENCE N 08°50'45" E, 16.10 feet to a point;

THENCE N 81°09'15" W, 160.00 feet to a point;

THENCE S 08°50'45" W, 45.64 feet to a point;

THENCE S 88°23'03" W, 131.57 feet to a point;

THENCE S 01°36'57" E, 10.49 feet to a point;

THENCE N 89°22'57" W, 188.94 feet to a point;

THENCE S 09°29'54" E, 43.46 feet to a point;

THENCE S 83°56'42" W, 76.75 feet to a point;

THENCE S 06°03'18" E, 130.52 feet to a point;

THENCE S 45°32'18" W, 56.73 feet to a point;

THENCE S 14°05'00" W, 110.98 feet to a point;

THENCE N 81°09'15" W, 3.42 feet to a point of curvature;

THENCE 266.68 feet along a curve to the right whose radius is 203.44 feet and whose long chord bears N 43°36'17" W, 247.99 feet through a central angle of 75°06'23" to a point;

THENCE N 06°03'18" W, 22.91 feet to a point;

THENCE S 83°56'42" W, 135.00 feet to a point;

THENCE N 06°03'18" W, 31.71 feet to a point;

THENCE S 83°56'42" W, 179.79 feet to a point of non-tangent curvature, said point being on the easterly right-of-way of Unser Blvd. SW;

THENCE along said easterly right-of-way 76.30 feet along a curve to the right whose radius is 673.20 feet and whose long chord bears N 09°11'56" W, 76.26 feet through a central angle of 06°29'39" to a point of tangency;

THENCE continuing N 05°57'06" W, 180.44 feet to a point;

THENCE continuing N 84°01'03" E, 48.00 feet to a point;

THENCE continuing N 05°57'06" W, 564.48 feet to THE POINT OF BEGINNING and containing 23.5399 acres more or less.

97009737 PLAT
FOR
ROLLING HILLS SUBDIVISION
UNIT TWO

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on

11:11 AM 12/2/96 9700
FILED IN BOOK 31
Subscribed and sworn to before me this 2nd day of December, 1996.
Notary Public

BEING A REPLAT OF
TRACT A
ROLLING HILLS SUBDIVISION, UNIT ONE
AND A PORTION OF UNPLATTED LANDS WITHIN
THE TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 1996

LOT AREA TABLE

BLOCK E		BLOCK G		BLOCK I	
LOT	AREA	LOT	AREA	LOT	AREA
7	6576	6	8283	1	7366
8	7854	7	6836	2	6759
9	6000	8	8296	3	6608
10	6000			4	6354
11	6000			5	6546
12	6000			6	6430
13	7022			7	6085
14	6128				
BLOCK H		BLOCK L			
LOT	AREA	LOT	AREA		
		1	7917		
		2	7053		
		3	6000		
		4	6000		
		5	6000		
		6	7566		
		7	7400		
		8	7261		
		9	6392		
		10	6006		
		11	6238		
		12	6128		

PUBLIC UTILITY EASEMENTS

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

- THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

OWNERS--Continued from Sheet 1

TRACT A-2, ROLLING HILLS SUBDIVISION
ALBUQUERQUE SOUTH GENERAL PARTNERSHIP

Joseph L. Werntz 12-9-96
Joseph L. Werntz, President Date
Arjay Inc., Co-Managing Partner

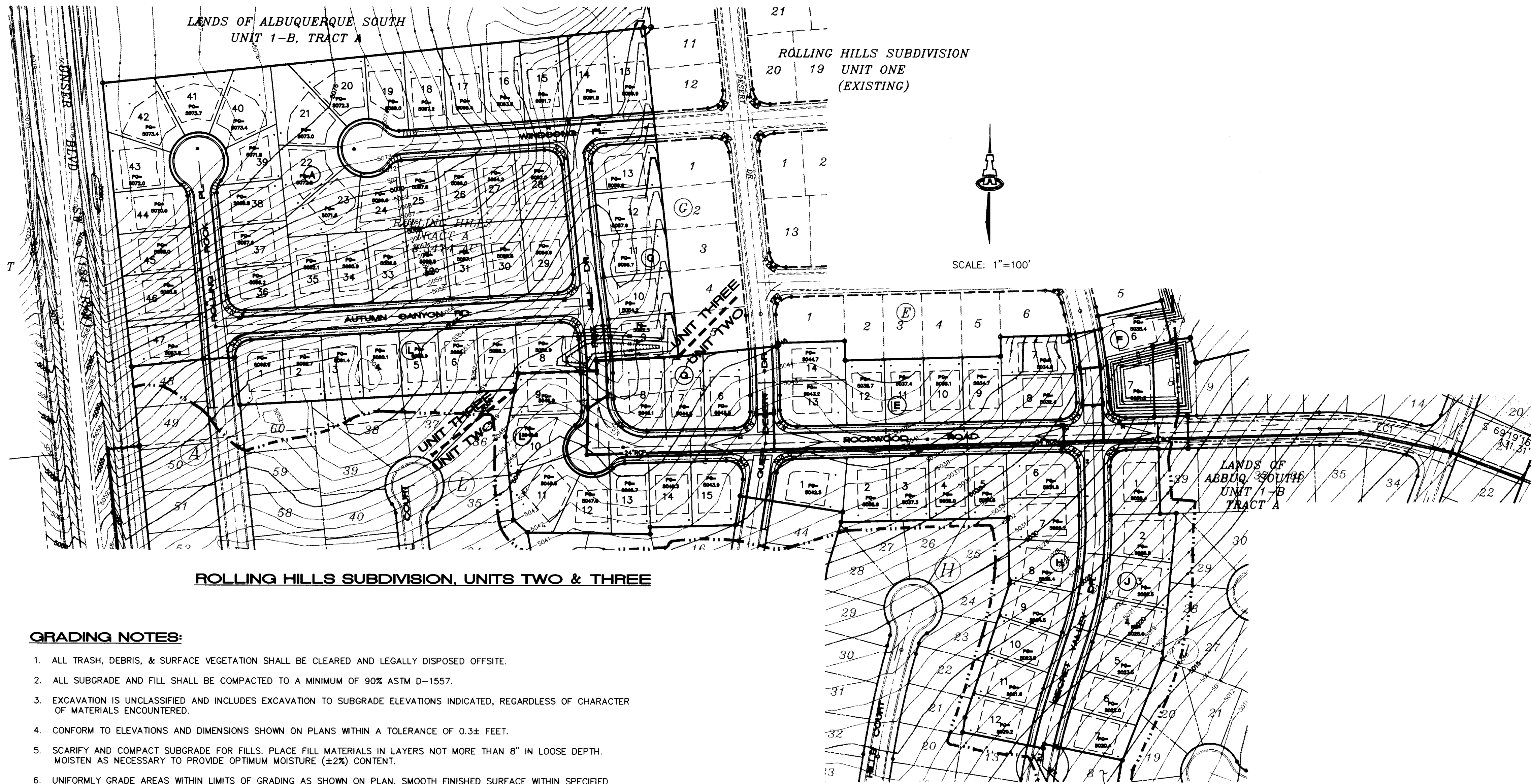
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on Dec. 9
1996, by Joseph L. Werntz as President of Arjay Inc., the Co-Managing Partner of Albuquerque South General Partnership, a New Mexico General Partnership, on behalf of said partnership.

My Commission Expires 5/27/97
Connie Otero
Notary Public OFFICIAL SEAL
CONNIE OTERO
NEW MEXICO
My Commission Expires 5/27/97

SHEET 3 OF 3



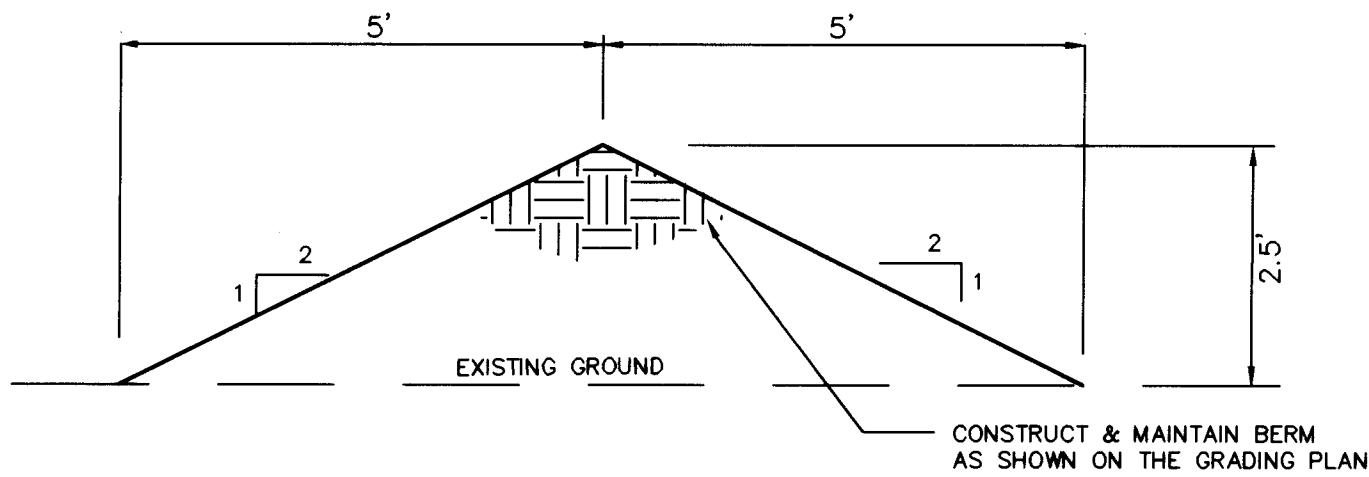
ROLLING HILLS SUBDIVISION, UNITS TWO & THREE

GRADING NOTES:

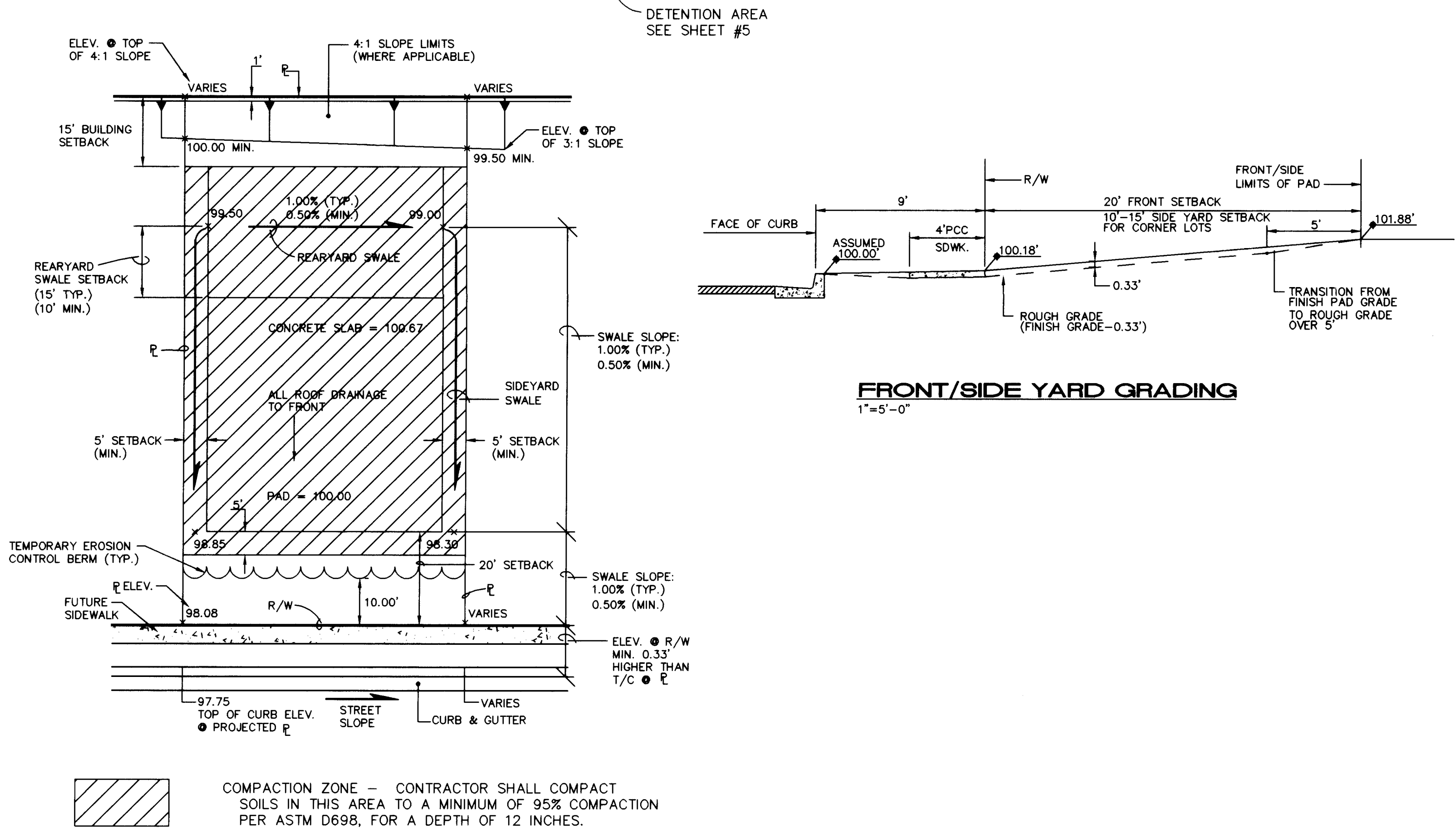
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- 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.

EROSION CONTROL

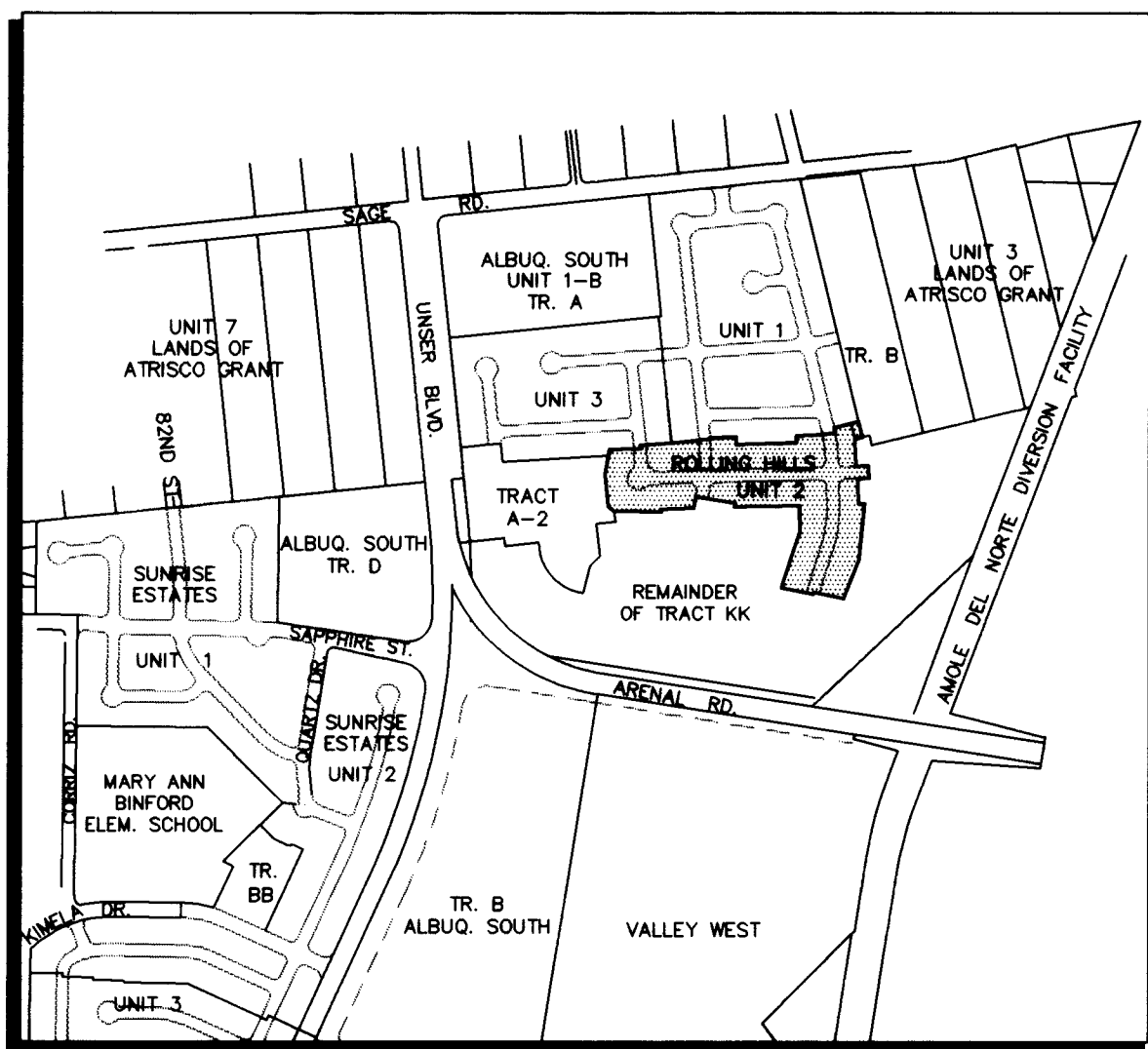
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- SEE GRADING NOTES.



EROSION CONTROL BERM
SCALE: 1"=2'



TYPICAL LOT GRADING SHOWING
COMPACTION ZONE
1"=20'



VICINITY MAP
1"=750'±

GENERAL NOTES

LEGAL DESCRIPTION: TR. A, ROLLING HILLS SUBDIVISION, UNIT ONE, ALONG WITH AN UNPLATTED PORTION OF TRACT "KK", TOWN OF ATRISCO GRANT.

ENGINEERS: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87110

SURVEYOR: ALDRICH LAND SURVEYING
C/O TIM ALDRICH, NMPLS #7719
(505) 884-1990

BENCHMARK: ALBUQUERQUE CONTROL SURVEY MONUMENT "1-M10".
ELEVATION: 5079.88

ZONING: RD & R1.

PROPOSED: UNIT TWO (39 LOTS)
UNIT THREE (48 LOTS)

AREA: 18.00 ACRES.

FLOOD HAZARD STATEMENT: NO PART OF THIS DEVELOPMENT IS AFFECTED BY ANY FLOOD HAZARD DESIGNATIONS AS DETERMINED BY PANEL NO. 350002-0033 OF THE OCTOBER 14, 1983 EDITION OF THE FEMA MAPS.

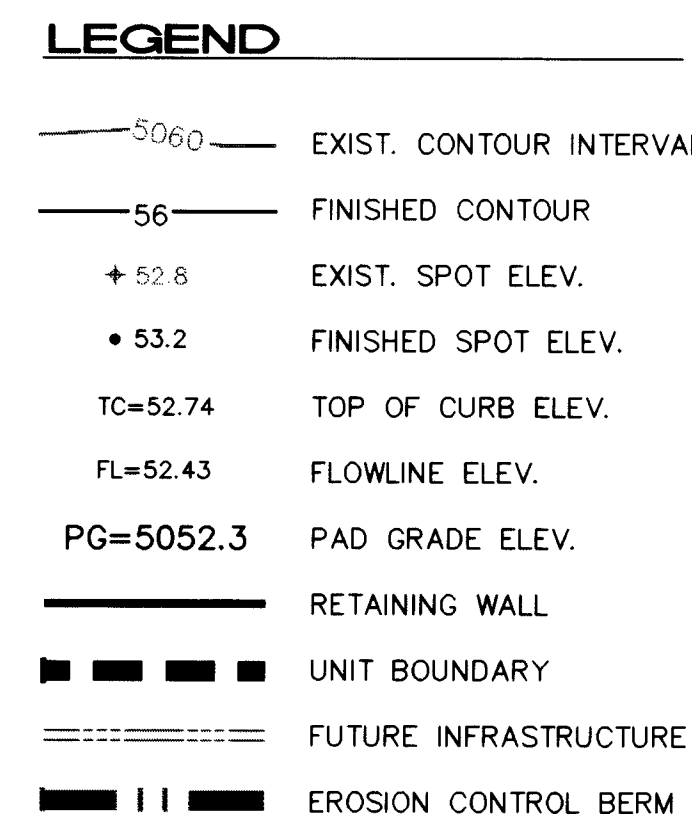
EXISTING CONDITIONS:

THE SITE IS CURRENTLY UNDEVELOPED AND UNDISTURBED WITH GROUND COVER THAT IS TYPICAL OF THE CITY'S WEST SIDE. THE SITE SLOPES TO THE EAST AT 3.5 TO 5% UNDER BLVD. BORDERING ON THE WEST SIDE OF UNIT THREE WILL NOT BE CONSTRUCTED AS PART OF THIS PROJECT. OFFSITE FLOWS ARE ACCEPTED THROUGH THE SITE IN BOTH THE EXISTING AND PROPOSED CONDITION.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
917GD.TL.DWGdiv 2/25/97

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: ROLLING HILLS SUBDIVISION--UNIT 2 & UNIT 3 GRADING & DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 3379.91	Zone Map No. M-10
Sheet 4	Of 14

SCANNED BY
BY LASON



EL.	AREA (FT ²)	STORAGE (FT ²)
17	5363	0
18	7700	6531
19	9635	15200

FROM MASTER REPORT, THE RUNOFF VOLUME FROM 20 LOTS = 0.50 AF, SO 12 LOTS FROM UNIT 2 = 0.3 AF
 $15200 / 43560 = 0.35 \text{ AF} > 0.3 \text{ AF}$, OK

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **ROLLING HILLS SUBDIVISION--UNIT 2**
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval
-------------------------	------------------------

~~Approved @~~
~~DRB~~

City Project No. **5379.91**

Zone Map No.
M-10

Sheet **5** Of **14**

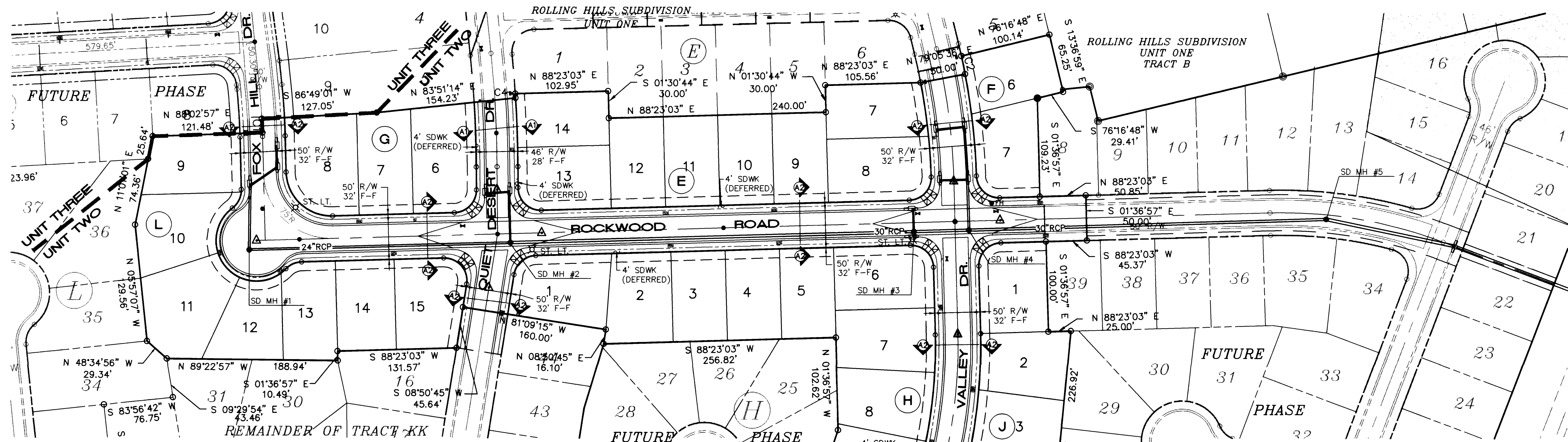
AS-BUILT INFORMATION	
CONTRACTOR FRANKLIN'S EARTHWORK	
WORK STARTED BY	DATE 97
INSPECTOR'S APPROVAL	DATE
FIELD VERIFICATION BY	DATE 97
DRAWINGS CORRECTED BY	DATE 97
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

	BENCH MARKS
	ACS MONUMENT "1-1010" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
	ELEV. = 5079.88

SURVEY INFORMATION		
	FIELD	NOTES
1	ALS	1/96

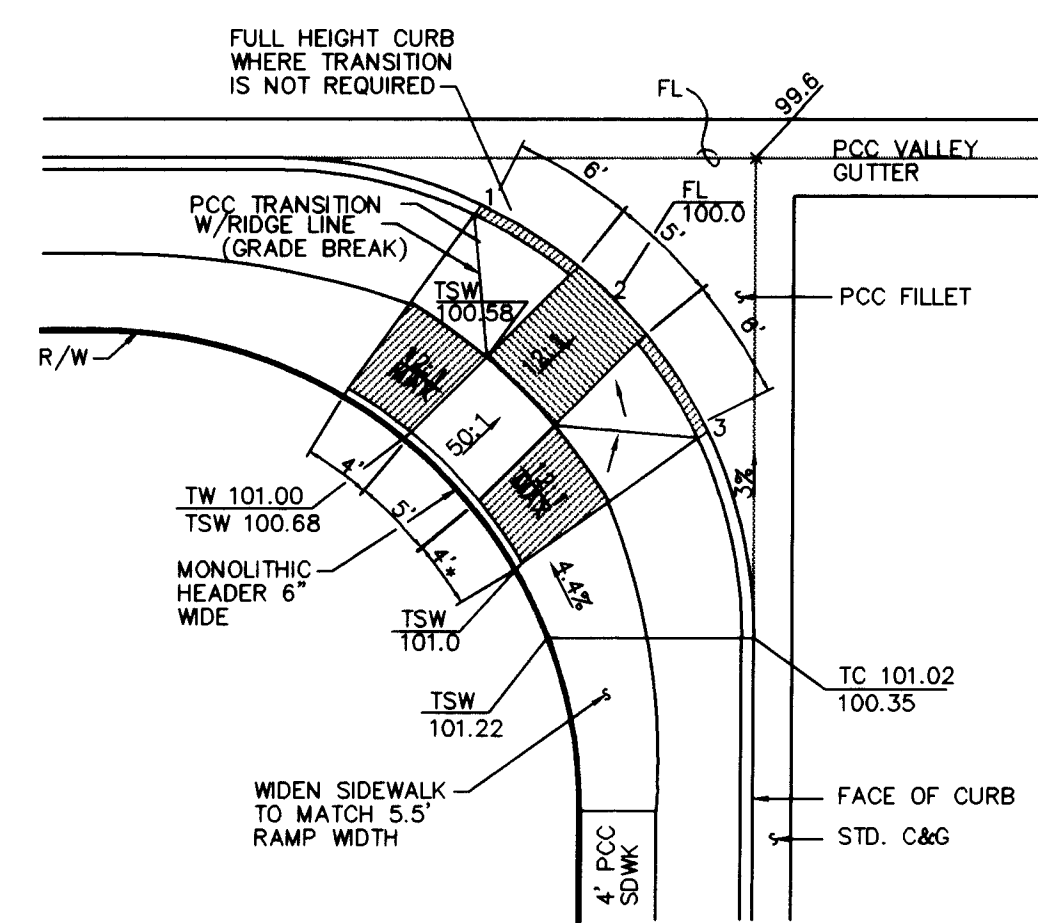
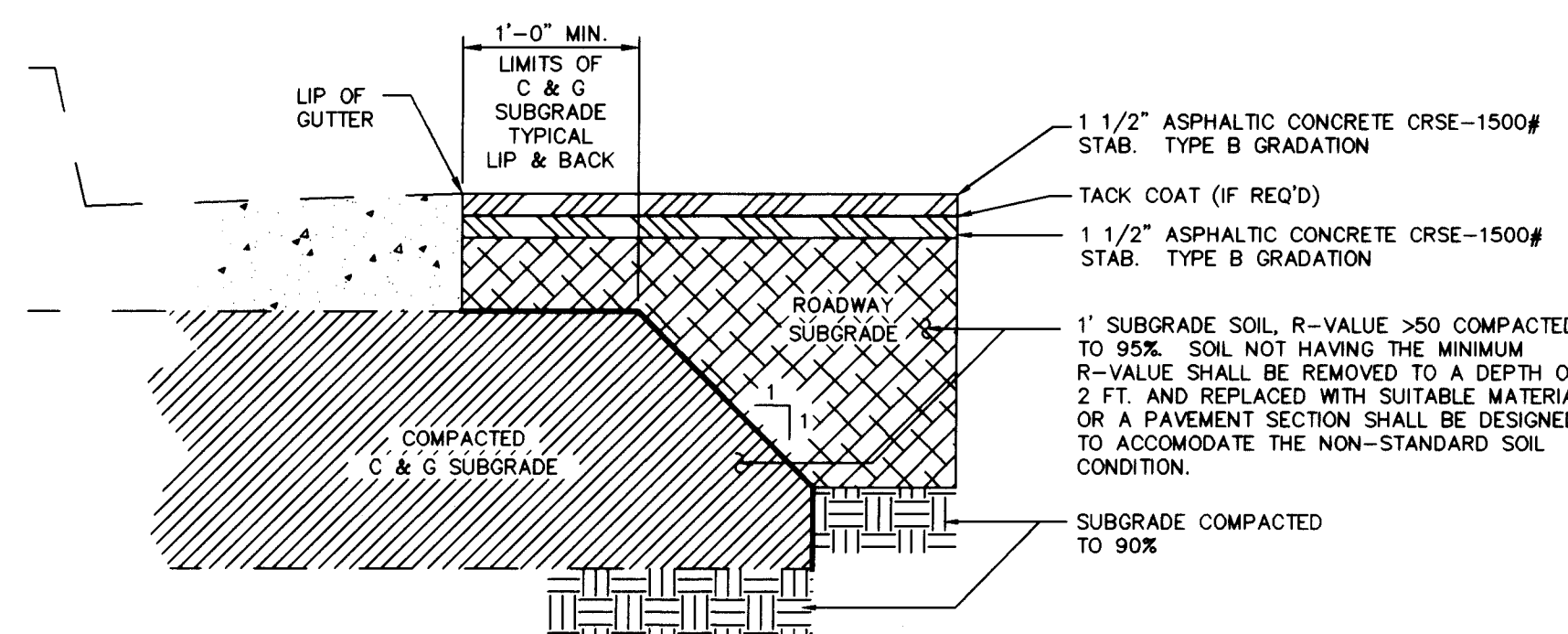
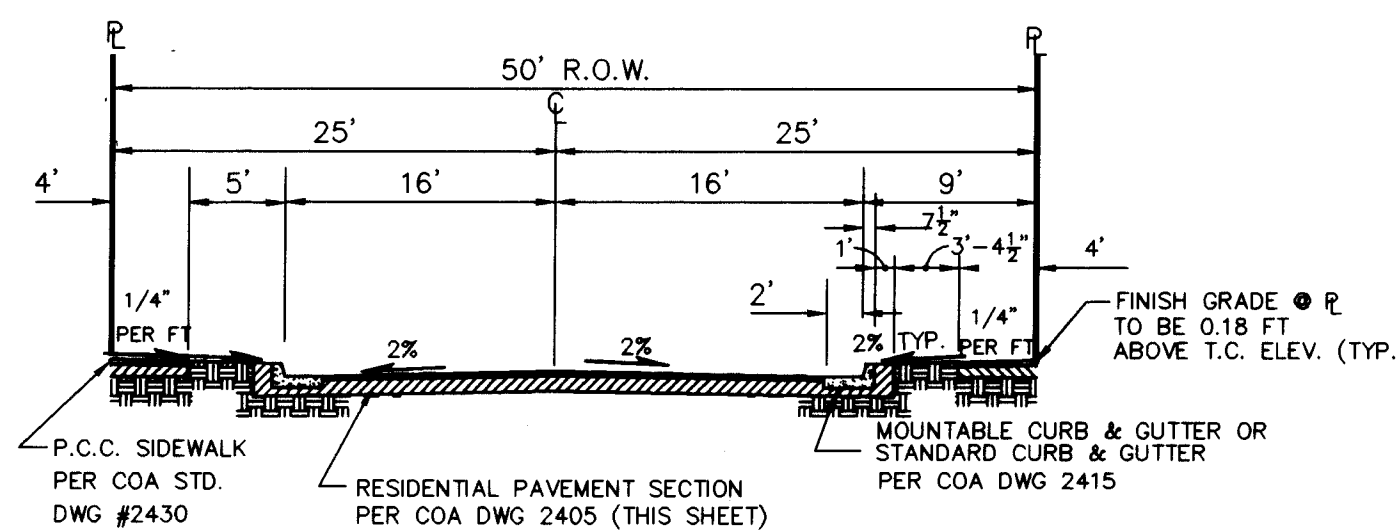
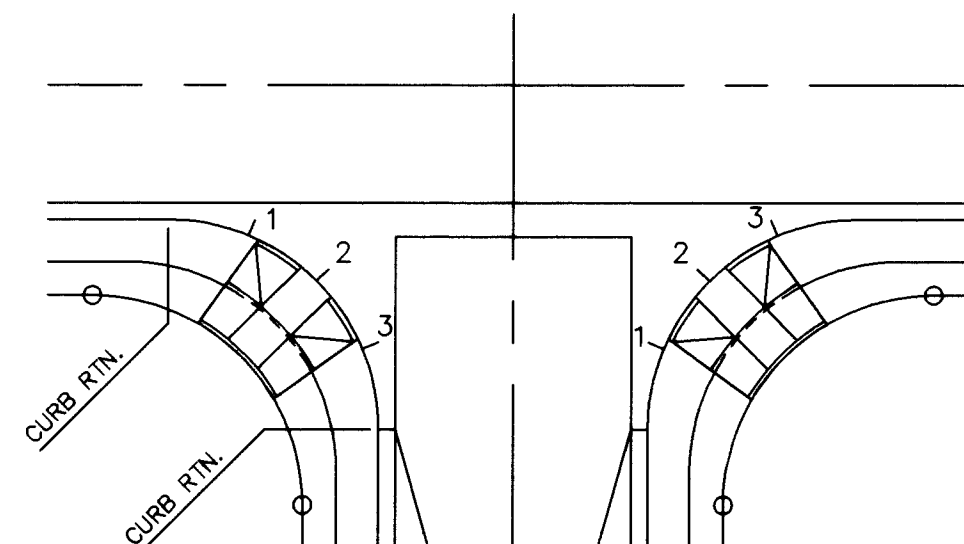
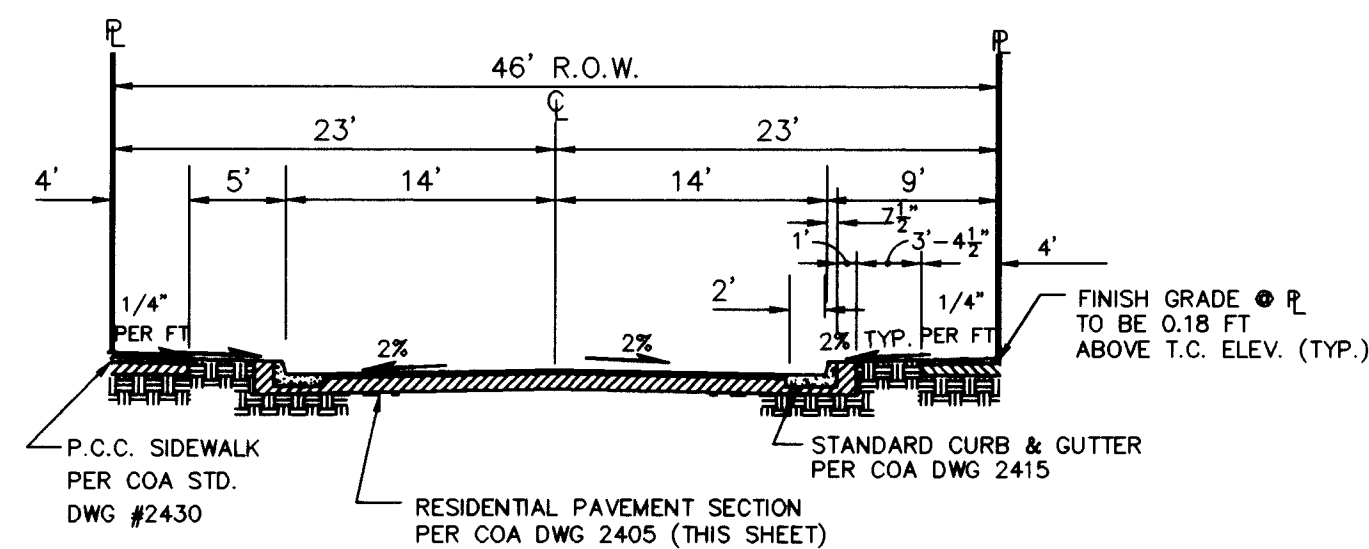
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BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	710.00'	15.27'	7.63'	15.27'	N 02°34'01" W	01°13'55"
C2	733.00'	20.47'	10.23'	20.46'	N 11°42'23" W	01°35'59"
C3	858.95'	6.92'	3.46'	6.92'	S 12°31'43" W	00°27'43"
C4	1352.01'	4.70'	2.35'	4.70'	N 03°50'39" W	00°11'57"



LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- BLOCK NO.
- LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STREET LIGHT
- SIDEWALK BY OTHERS (DEFERRED)
- SIDEWALK THIS CONTRACT (WC RAMPS)

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Albuquerque
New Mexico
917PMSTR.DWGdlv 3/25/97

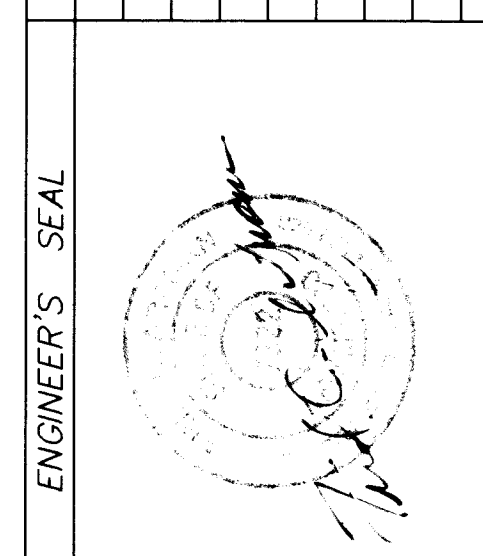
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ROLLING HILLS SUBDIVISION--UNIT 2
PAVING MASTER PLAN

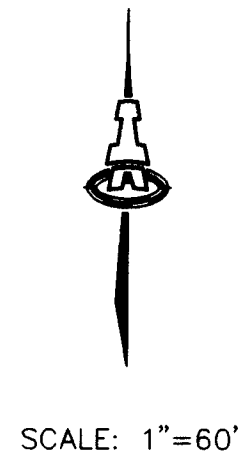
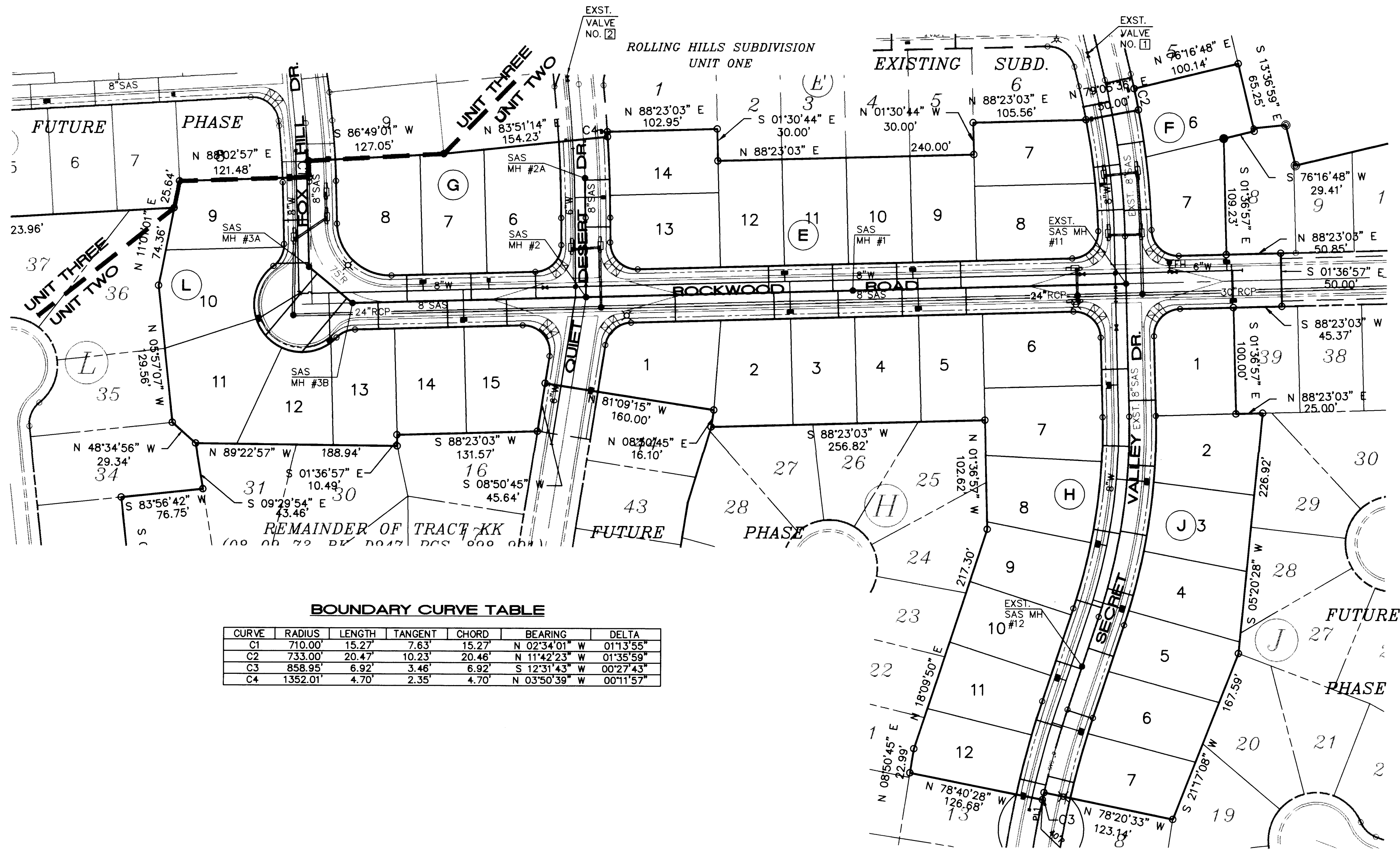
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./Day/Yr.	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE			
City Project No. 5379.91	Zone Map No. M-10	Sheet 6	Of 14

SCANNED BY
BY LASON

AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	FIELD NOTES
CONTRACTOR: FRANKLIN ENGINEERING WORK: PAVING STATIONED BY: ALS, JAC ACCEPTANCE BY: ALS, JAC DATE: 97 DRAWING NO.: 5379.91 DATE: 97 MICRO-FILM INFORMATION RECORDED BY: NO.	ACS MONUMENT "1-W10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	1/96 ALS	1



ENGINEER'S SEAL	REVISIONS	DATE	BY
	DESIGN	12/96	FCA
	ANW	12/96	ANW
	I&A	12/96	I&A



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- SAS SERVICE (4")
- EXISTING INFRASTRUCTURE IMPROVEMENT
- NEW INFRASTRUCTURE IMPROVEMENT
- FUTURE INFRASTRUCTURE IMPROVEMENT

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	710.00'	15.27'	7.63'	15.27'	N 02°34'01" W	01°13'55"
C2	733.00'	20.47'	10.23'	20.46'	N 11°42'23" W	01°35'59"
C3	858.95'	6.92'	3.46'	6.92'	S 12°31'43" W	00°27'43"
C4	1352.01'	4.70'	2.35'	4.70'	N 03°50'39" W	00°11'57"

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.				
SIZE	MINIMUM RUN LENGTH		MINIMUM BRANCH LENGTH	
	RUN	BRANCH	RUN	BRANCH
12x12x12	15	17	18	3
12x12x10	10	18	13	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
12x12x4	1	19	2	6
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1
10x10x4	2	4	3	1
8x8x8	9	20	13	3
8x8x6	5	17	7	5
8x8x4	2	15	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)				
SIZE	HORZ. BENDS			
	90°	45°	22 1/4°	11 1/4°
12	30	12	6	3
10	26	11	5	3
8	22	9	4	2
6	17	7	3	2
4	12	5	2	1

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

WATER SHUT-OFF PLAN

SHUT-OFF VALVES [1] & [2] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 3 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
MATERIAL PVC PIPE
SOIL TYPE GM/SM - SILTY GRAVELS AND SILTY SANDS;
GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS

ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
Albuquerque New Mexico
917UMSTR.DWGdiv 2/26/97

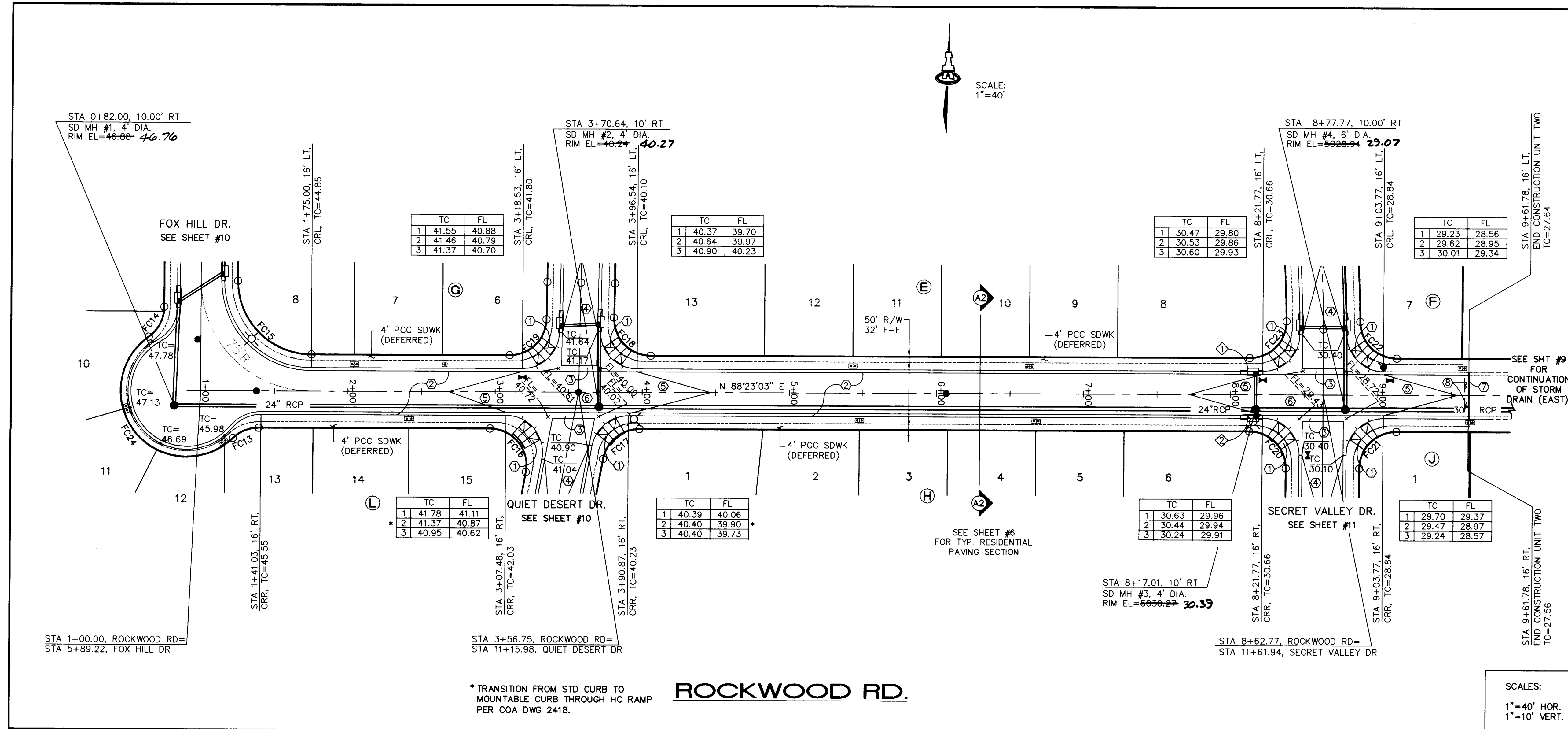
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ROLLING HILLS SUBDIVISION--UNIT 2
UTILITY MASTER PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	
APPROVED			
DESIGNED BY	DATE	DRAWN BY	DATE
ANW	12/96	ANW	12/96
CHECKED BY	DATE	1&A	12/96

City Project No. 5379.91 Zone Map No. M-10 Sheet 7 Of 14

SCANNED BY
BY LASON



KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
- STANDARD CURB & GUTTER PER COA STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 4" WDE, 3/4" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- HALF CROWN TRANSITION.
- HALF CROWN SECTION CROSS SLOPE EQUALS 1%.
- PCC CUT-OFF WALL 28"X1.5'X0.5' PCC.
- 2-TYPE III BARRICADES (REMOVE & RELOCATE FROM END OF UNIT ONE CONSTRUCTION).

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC13	25.00'	22.21'	50°53'35"
FC14	25.00'	26.58'	60°55'29"
FC15	59.00'	92.68'	90°00'00"
FC16	25.00'	43.83'	100°27'42"
FC17	25.00'	34.71'	79°32'18"
FC18	25.00'	39.75'	91°05'54"
FC19	25.00'	38.79'	88°54'06"
FC20	25.00'	39.27'	90°00'00"
FC21	25.00'	39.27'	90°00'00"
FC22	25.00'	39.27'	90°00'00"
FC23	25.00'	39.27'	90°00'00"
FC24	40.00'	110.43'	140°30'20" 20°49'42"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. IN.	INV. OUT.
1	A	8+17.01, 16' LT	29.99	29.99	29.99
2	A	8+17.01, 16' LT	29.99	29.99	29.99

*STATIONING IS TO MIDPOINT OF GRATE • FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	24	1%
2	18	2	4%

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
917PV5.DWGems 03/04/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ROLLING HILLS SUBDIVISION--UNIT 2
ROCKWOOD RD
PAVING PLAN & PROFILE

Design Review Committee City Engineer Approval

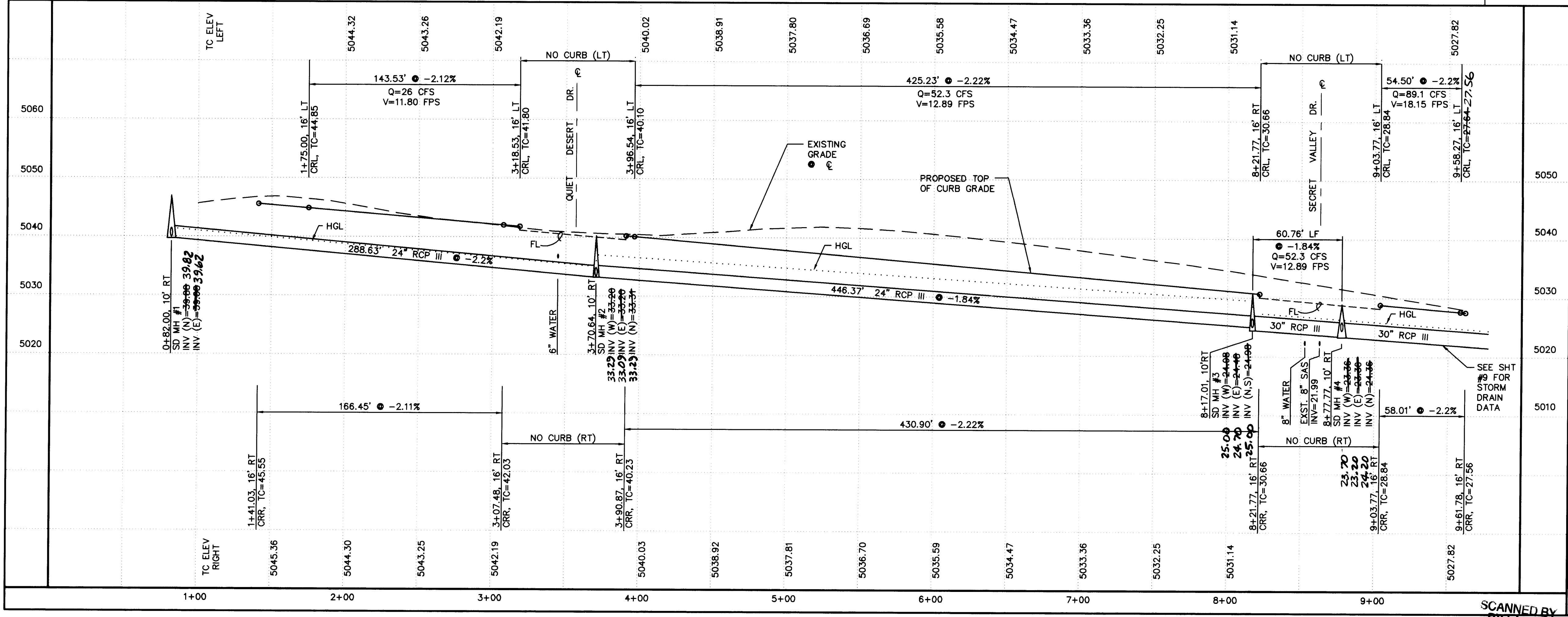


City Project No. 5379.91 Zone Map No. M-10

Mo./Day/Yr. Mo./Day/Yr.

DESIGNED BY FCA DATE 12/96
DRAWN BY ANW DATE 12/96
CHECKED BY I&A DATE 12/96

Sheet 8 Of 14

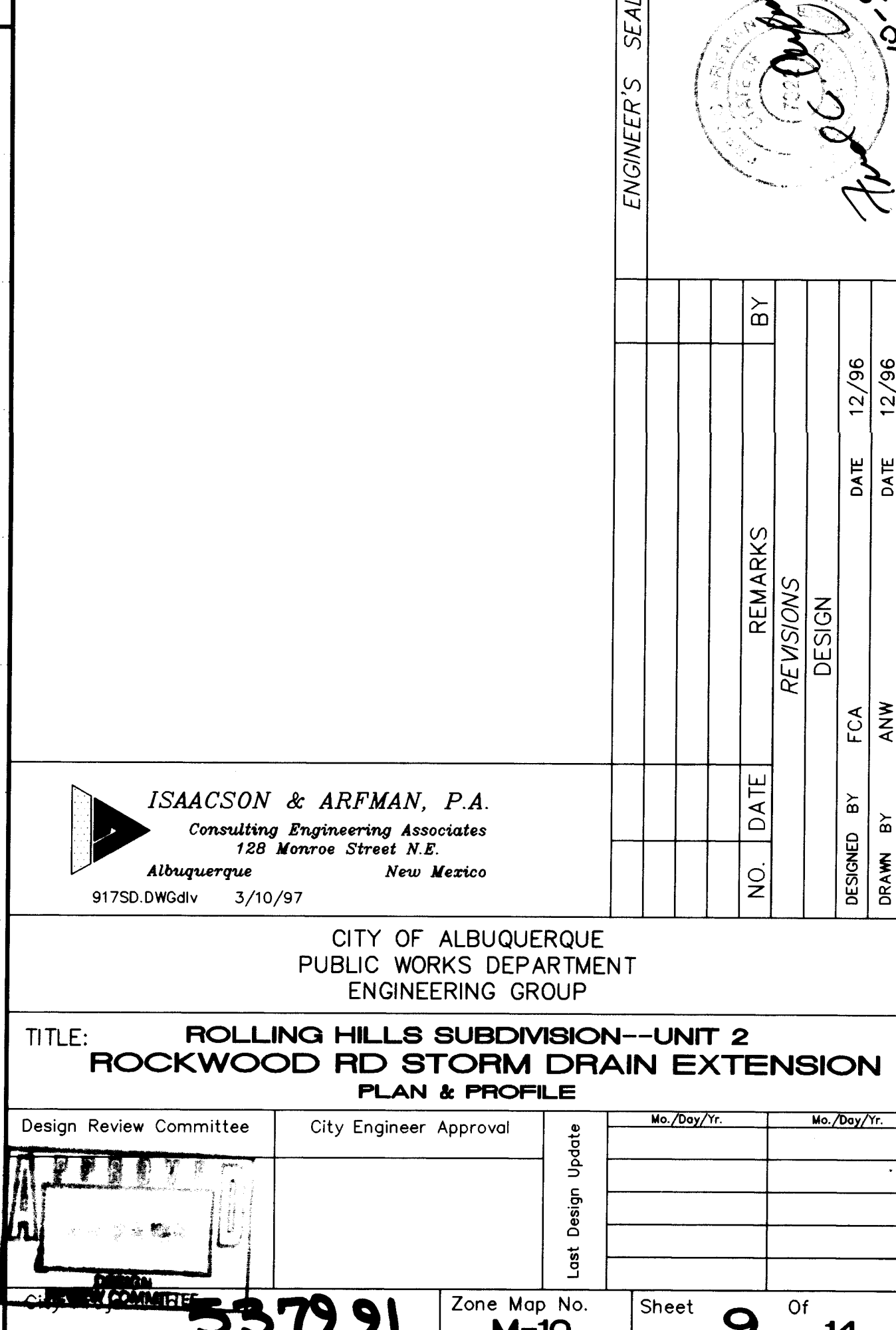


SCANNED BY LASON



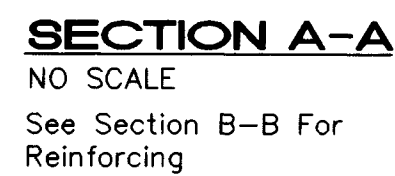
KEYED CONSTRUCTION NOTES 

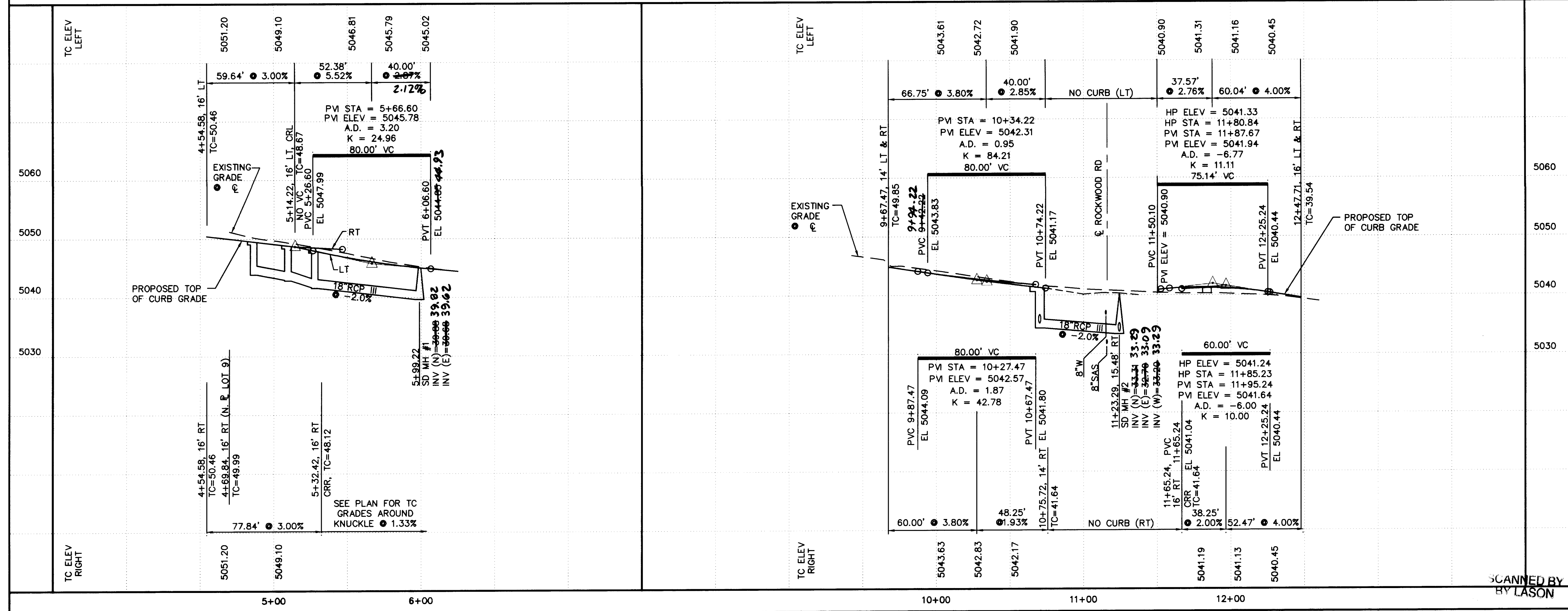
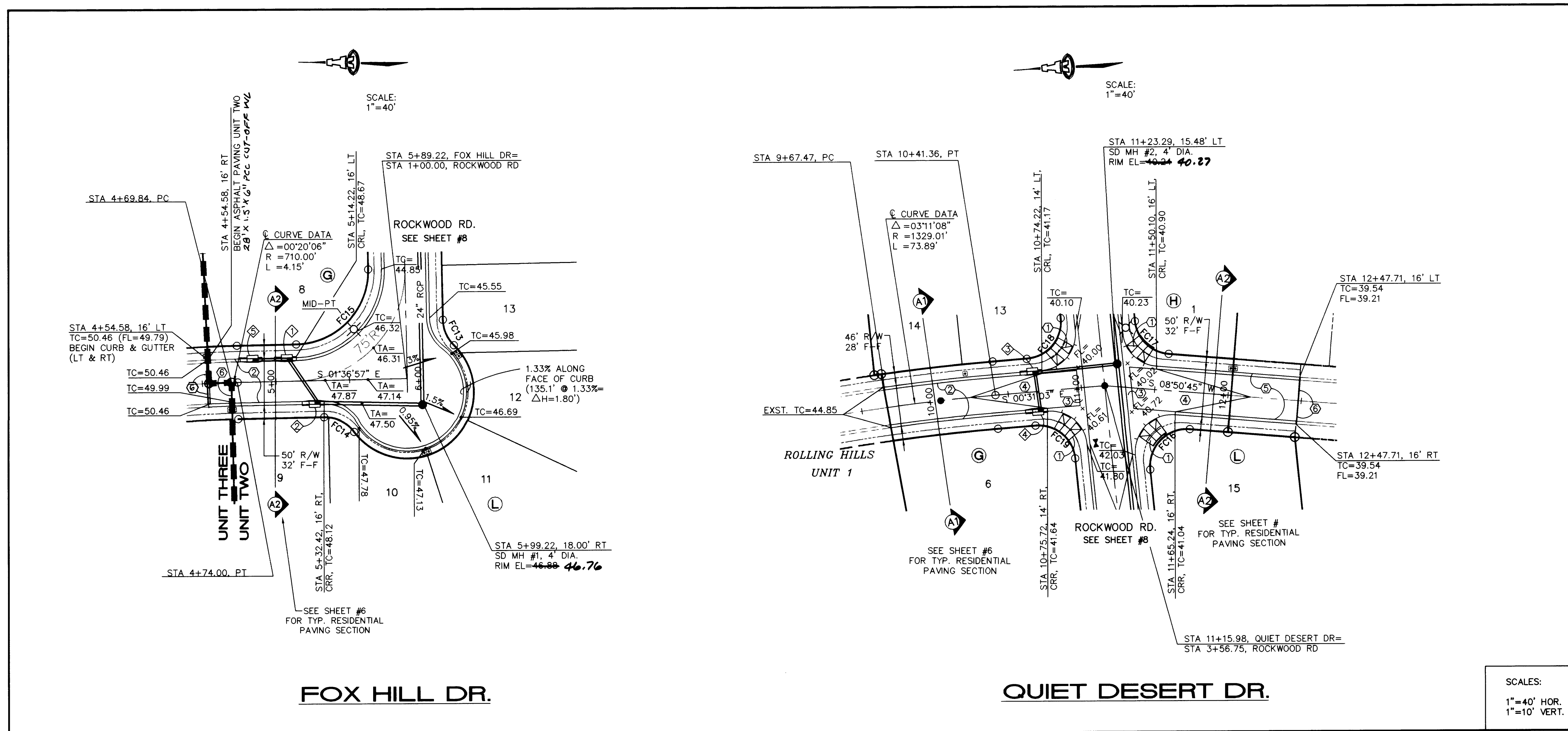
1. EXTRA RIGHT-OF-WAY NOT REQUIRED FOR UNIT TWO PAVING IMPROVEMENT.





Note: For payment purposes all work for pipe penetration shall be considered RCP stubout and payment per LF will be made for the length as shown.

[illegible]



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
6. 6"x18" CUT-OFF WALL FLUSH WITH TOP OF PAVEMENT GRADE.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC13	25.00'	22.21'	50°53'35"
FC14	25.00'	26.58'	60°55'29"
FC15	59.00'	92.68'	90°00'00"
FC16	25.00'	43.83'	100°27'42"
FC17	25.00'	34.71'	79°32'18"
FC18	25.00'	39.75'	91°05'54"
FC19	25.00'	38.79'	88°54'06"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. IN	INV. OUT
1	DBL. 'A'	5+09.47, 16' LT	47.03	42.53	42.33
2	'A'	5+27.67, 16' RT	47.43	44.40	44.30
3	'A'	10+69.47, 14' LT	47.53	44.71	44.60
4	'A'	10+70.96, 14' RT	47.03	44.53	44.43
5	'A'	4+86.20, 16' LT	48.64	44.64	44.54

*STATIONING IS TO MIDPOINT OF GRATE • FACE OF CURB

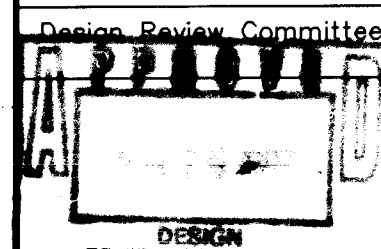
CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	33.4	0.016
2	18	70.1	x
3	18	54.7	0.02
4	18	24.0	0.02
5	18	24.0	0.02

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3/5/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ROLLING HILLS SUBDIVISION--UNIT 2
FOX HILL DR. & QUIET DESERT DR.
PAVING PLAN & PROFILE



City Engineer Approval

Last Design Update

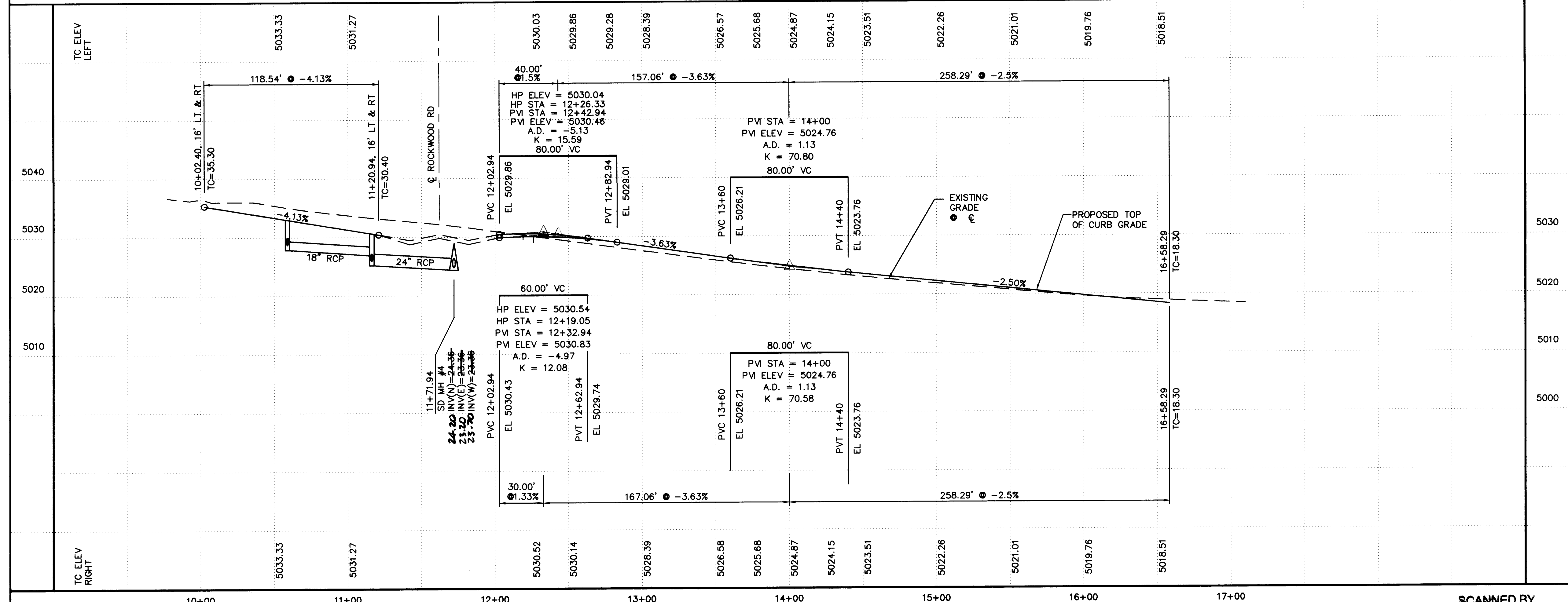
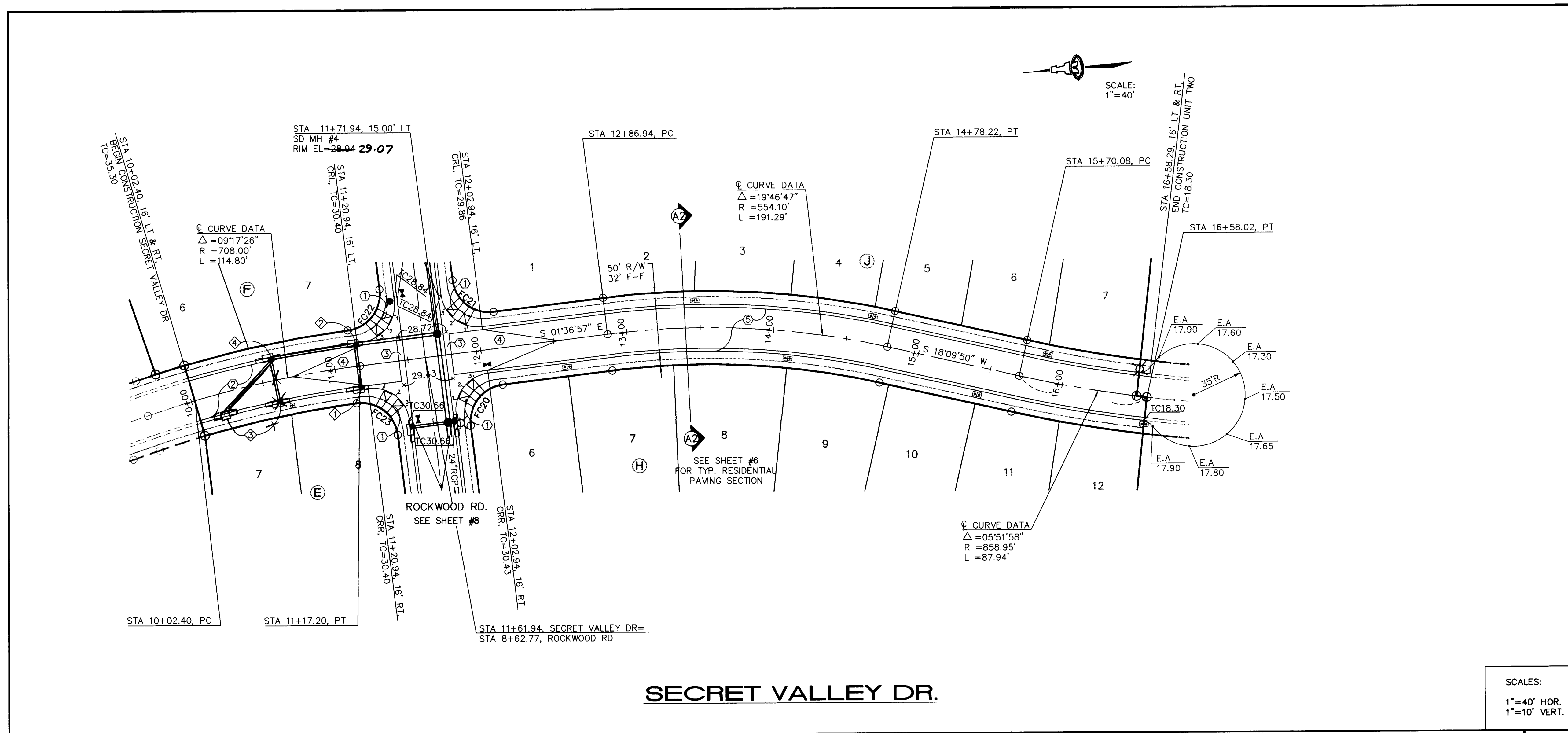
City Project No.

5379.91

Zone Map No.

M-10

Sheet 10 Of 14



- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
 2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, 3/4" INVERT PER COA STD DWG #2420.
 4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 5. MOUNTABLE CURB AND GUTTER PER COA STD DWG #2415.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC20	25.00'	39.27'	90°00'00"
FC21	25.00'	39.27'	90°00'00"
FC22	25.00'	39.27'	90°00'00"
FC23	25.00'	39.27'	90°00'00"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. IN.	INV. OUT.
1	A	11+16.14, 16' RT	29.99	N/A	25.50
2	A	11+16.21, 16' LT	29.99	N/A	25.50
3	A	10+58.02, 14' RT	33.05	N/A	29.12
4	A	10+58.75, 14' LT	32.75	N/A	28.25

*STATIONING IS TO MIDPOINT OF GRATE ● FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	28.0	0.02
2	24	54.2	0.0155
3	18	28.0	0.02
4	18	52.0	0.0188

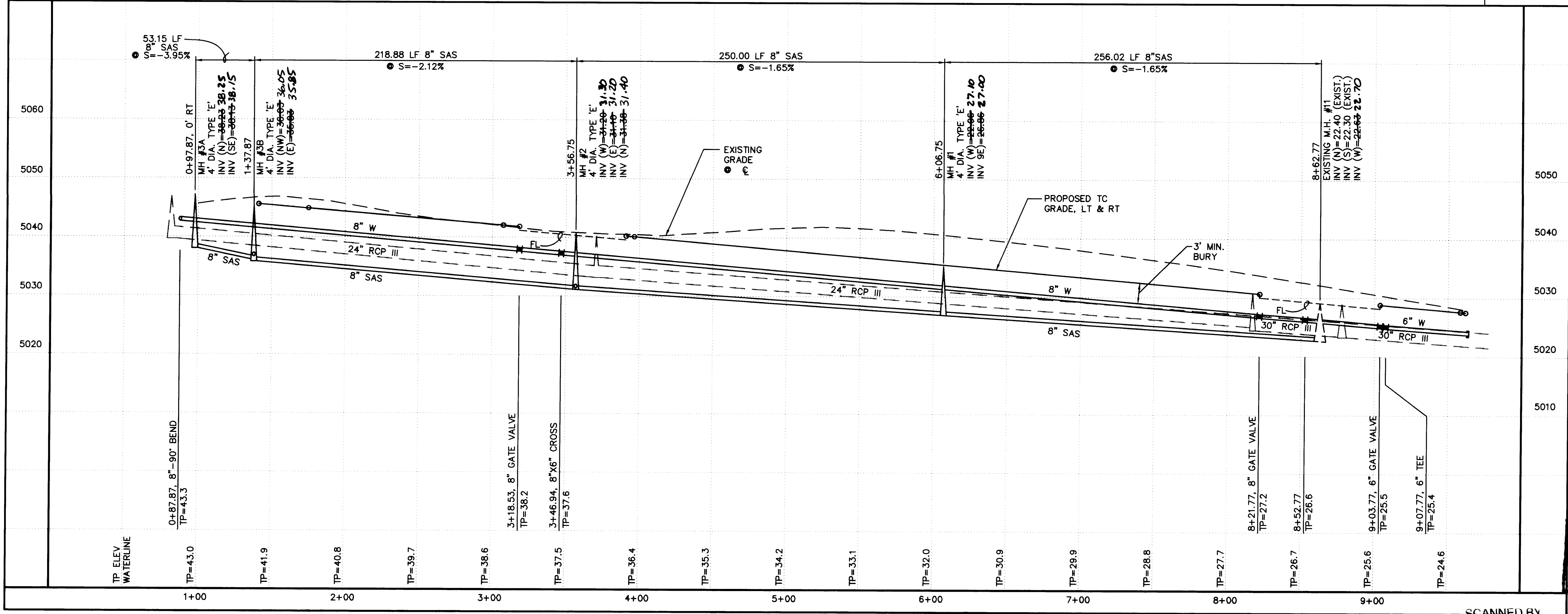
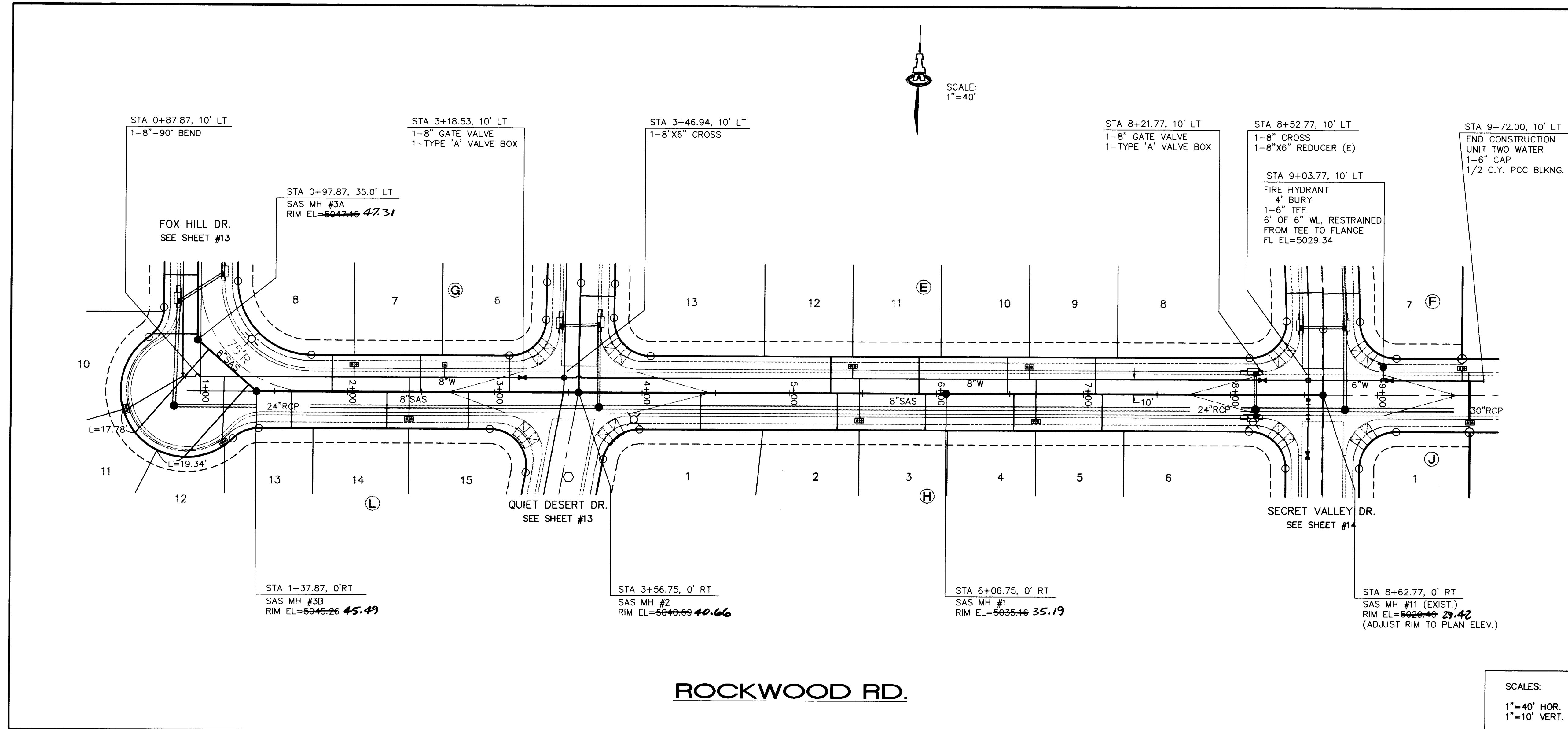
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917PV7.DWGms 03/04/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **ROLLING HILLS SUBDIVISION--UNIT 2
SECRET VALLEY DR.
PAVING PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
City Project No. 5379.91	Zone Map No. M-10	Sheet 11	Of 14

CONTRACT NO.	AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL	
WORKS BY FRANKLIN ENGINEERS	DATE 97	ACS MONUMENT "1-MIO" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	FIELD NOTES		
INSPECTOR'S ACCEPTANCE BY ALS	DATE 97	ELEV. = 5079.88	1		REMARKS
VERIFICATION BY ALS	DATE 97				DESIGN
COMPLETED BY ALS	DATE 97				REVISIONS
MICRO-FILM INFORMATION	RECORDED BY				



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125 EXCEPT AS NOTED TO AVOID STORM DRAIN CONFLICT.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK E		
9	7+08	28.15
10	6+48	29.53
11	5+88	30.83
12	5+28	32.15
BLOCK G		
6	3+10	37.10
7	2+49	38.23
8	1+89	39.53
BLOCK H		
1	4+40	34.10
2	5+33	32.03
3	5+93	30.73
4	6+53	29.43
5	7+13	28.05
BLOCK L		
11	AS SHOWN	41.80
12	AS SHOWN	40.60
13	1+62	40.03
14	2+27	38.71
15	2+82	37.46

NOTE: 8"x4" SAS TEE SHALL BE SET AT 22 1/2" VERTICAL BRANCH ANGLE WITH A 22 1/2" BEND IN ORDER TO CROSS UNDER THE ADJACENT STORM DRAIN FOR LOT 1-5, BLOCK H AND 10, 11 & 12, BLOCK L.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK E			
9			9'
10	6+63.20	DS	9'
11			9'
12	5+43.20	DS	9'
BLOCK F			
7			9'
8	9+57.28	DS	9'
BLOCK G			
6	2+64.26	SS	9'
7			9'
8	2+04.26	DS	9'
BLOCK H			
2			28'
3	5+47.77	DS	28'
4	6+67.76	DS	28'
5			28'
BLOCK J			
1			28'
39	9+62.77	DS	28'
BLOCK L			
12	AT PROJECTED LOT LINE 12/13	DS	45'
13			45'
14			28'
15	2+41.67	DS	28'

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917UTL5.DWG Date 03/04/97

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PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **ROLLING HILLS SUBDIVISION--UNIT 2
ROCKWOOD RD
UTILITY PLAN & PROFILE**

Design Review Committee

City Engineer Approval

Last Design Update

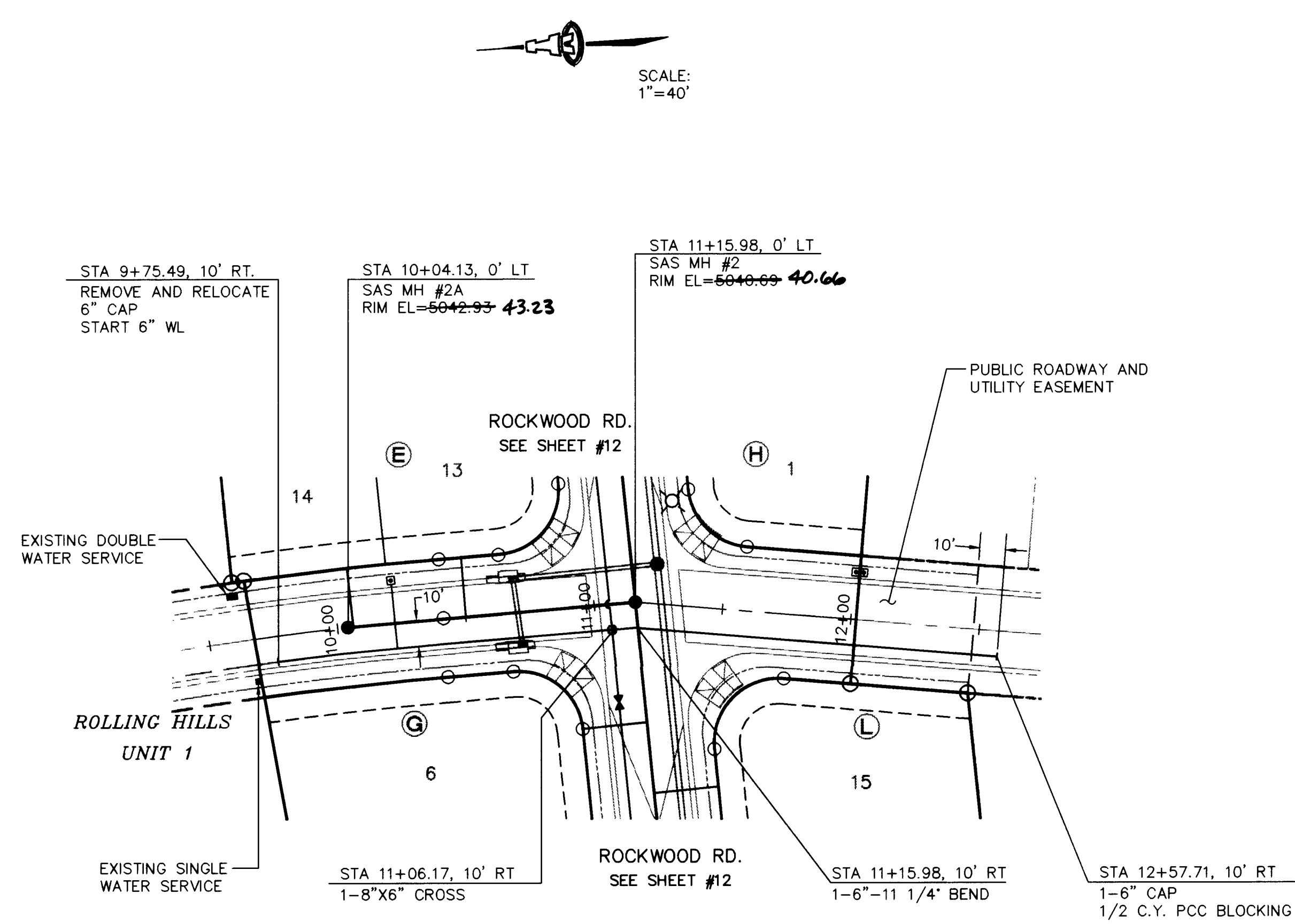
Mo./Day/Yr.

Mo./Day/Yr.

City Project No. 5379.91

Zone Map No. M-10

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QUIET DESERT DR.

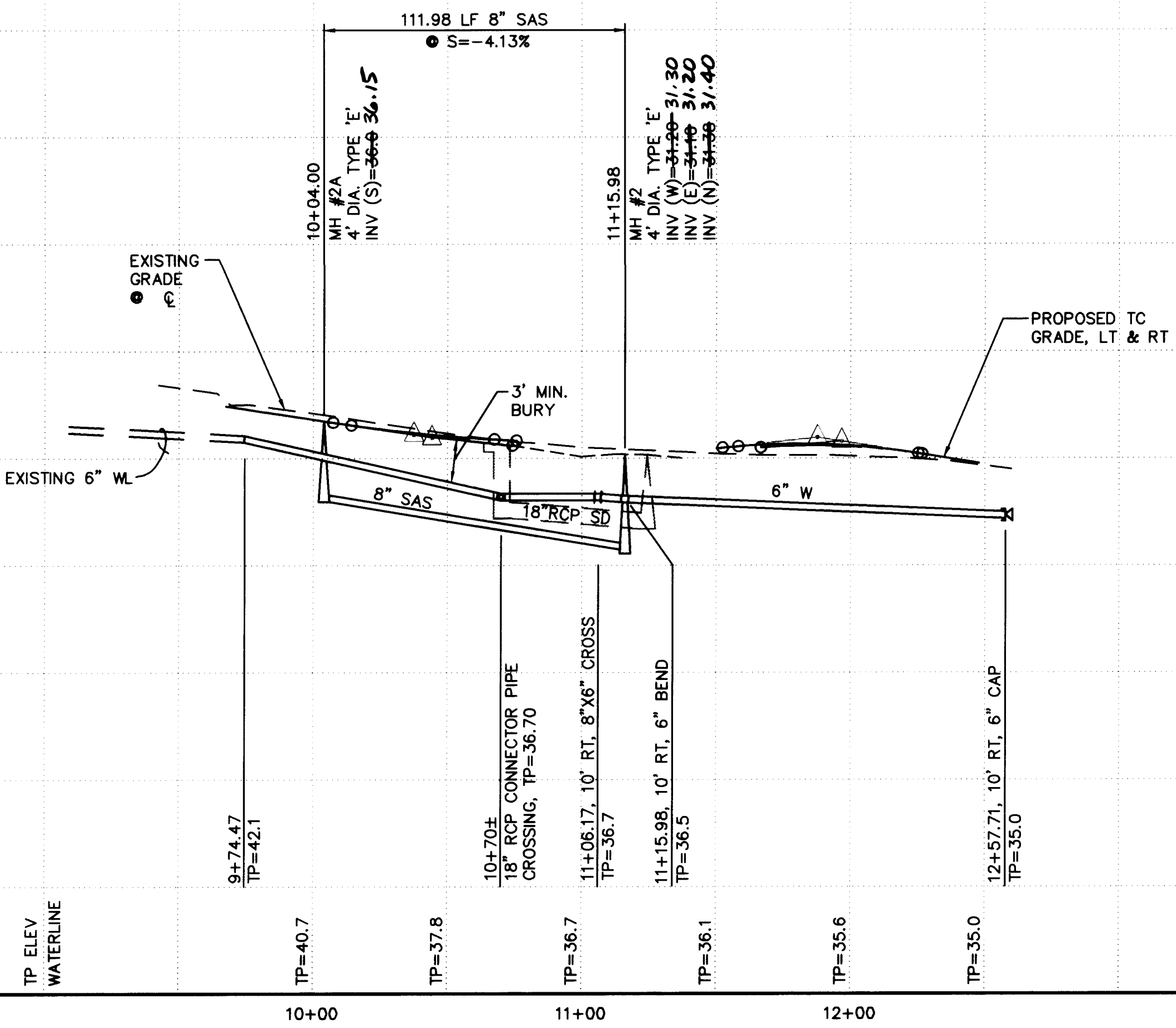
GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

SAS SERVICE TABLE		
LOT NO.	STA.	INV. @ R/W
BLOCK (E)		
13	10+50.10	35.70
14	10+09.13	38.30
BLOCK (L)		
8	4+54.89	45.50
9	5+10.00	43.83
10	5+50.31	42.40

NOTE: 8"x4" SAS TEE SHALL BE SET AT 22 1/2" VERTICAL BRANCH ANGLE WITH A 22 1/2" BEND IN ORDER TO CROSS UNDER THE ADJACENT STORM DRAIN FOR LOT 1-5, BLOCK H, AND 10, 11 & 12, BLOCK L.

<u>WL SERVICE TABLE</u>			
LOT NO.	STA.	TYPE	LENGTH
BLOCK (E)			
13	10+20.88	SS	27'
BLOCK (H)			
1	12+02.07	DS	29'
44			29'
BLOCK (L)			
8	4+69.84	DS	6'
9			6'
10	AT PROJECTED	DS	44'
11	LOT LINE 10/11		44'



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- | LOT NO. | STA. | TYPE | LENGTH |
|-----------|----------|------|--------|
| BLOCK (E) | | | |
| 8 | 10+65.05 | SS | 9' |
| BLOCK (H) | | | |
| 6 | | | 9' |
| 7 | 12+56.94 | DS | 9' |
| 8 | | | 9' |
| 9 | 14+11.23 | DS | 9' |
| 10 | | | 9' |
| 11 | 15+44.74 | DS | 9' |
| 12 | | | 9' |
| 13 | 16+58.43 | DS | 9' |
| BLOCK (H) | | | |
| 2 | | | 28' |
| 3 | 13+46.57 | DS | 28' |
| 4 | | | 28' |
| 5 | 14+64.73 | DS | 28' |
| 6 | | | 28' |
| 7 | 15+86.09 | DS | 28' |

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917UTL7.DWGems 02/04/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ROLLING HILLS SUBDIVISION--UNIT 2
SECRET VALLEY DR.
UTILITY PLAN & PROFILE

Design Review Committee

City Engineer Approval

Fast Design Update

CITY PROJECT NO. _____

Zone Map No.	
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