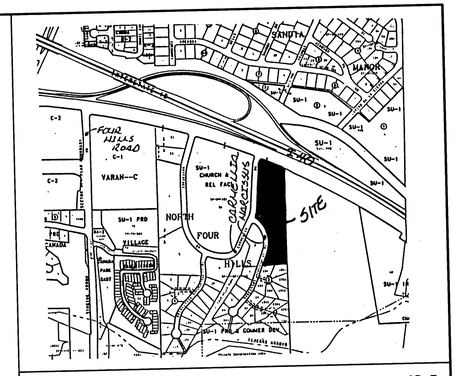
CONSTRUCTION PLANS

FOR

SERENITY HILLS SUBDIVISION

ALBUQUERQUE, NEW MEXICO



VICINITY MAP — ZONE ATLAS L-23-Z

SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. 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.
7. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

LEGEND

- CURB AND GUTTER
- CONCRETE
- ELECTRIC TRANSFORMER
- ELECTRIC PANEL
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE BOX
- SPOT ELEVATION (TC= / FL=)
- WATER METER
- CABLE T.V.
- POWER POLE
- ANCHOR
- LIGHT POLE
- TRAFFIC LIGHT
- CROSSWALK SIGNAL
- SPRINKLER CONTROL
- TRAFFIC CONTROL
- LIGHTING BOX
- SIGN
- GRATE

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2–3	PLAT
4	GRADING & DRAINAGE PLAN
5	MASTER PAVING PLAN
6–7	PAVING IMPROVEMENTS
8	MASTER UTILITY PLAN
9–10	UTILITY IMPROVEMENTS

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, J.R. Hale Contracting Co., Inc., and by the surveyor, ALS, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

3/7/97
Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 8-4-97

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 5 4 4 7 1 . 8 1 6 1 9 7

DRB NO. 96-046

SERE\5004-TTL 06/19/96

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE: D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER 4/30/96

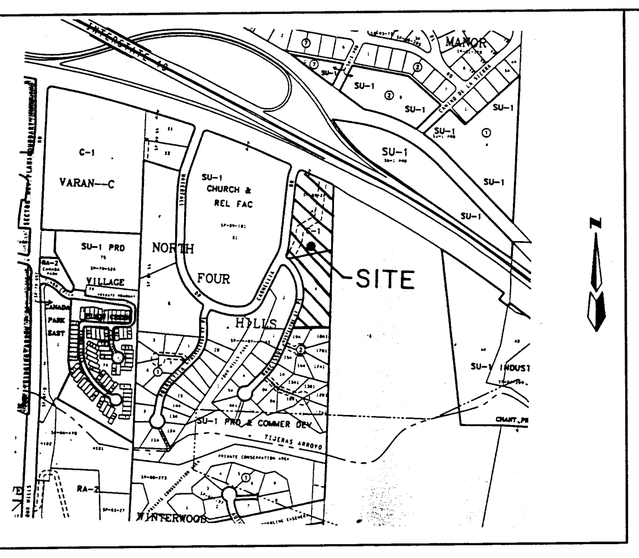
APPROVALS		DATE
DRC CHAIRMAN		7/10/96
TRANSPORTATION		7-10-96
WATER/WASTEWATER		7-11-96
HYDROLOGY		7-11-96
PARKS		
CONSTR. MNGMT.		

APPROVED FOR CONSTRUCTION
8/16/96
CITY ENGINEER DATE

CITY PROJECT NO. 544781

SHEET 1 OF 10

SCANNED BY BY LASON



LOCATION MAP

ZONE ATLAS L-23-Z

NOT TO SCALE

SUBDIVISION DATA

PLAT CASE NOS.	DRB. 96-46, SP. ....., V. 96-28
GROSS ACREAGE	6.2628
ZONE ATLAS NO.	L-23
NO. OF EXISTING TRACTS/LOTS	2 TRACTS
NO. OF TRACTS/LOTS CREATED	36 LOTS
NO. OF TRACTS/LOTS ELIMINATED	2 TRACTS
MILES OF FULL WIDTH STREETS CREATED	0.1725
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.9919 AC
DATE OF SURVEY	1/29/96
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	96020514160383

NOTES

1. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to **SERENITY HILLS SUBDIVISION** must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
2. 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.
3. Basis of boundary are the following plats of record entitled:
   "NORTH FOUR HILLS SUBDIVISION" (03-06-87, C33-21)
   "TRACT A-1, NORTH FOUR HILLS SUBDIVISION" (10-04-89, C40-01)
   all being records of Bernalillo County, New Mexico.
4. Title Report: None provided

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, 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.

DATE: 2/26/96

MORTEZA JAFARI, MANAGING PARTNER, NORTH FOUR HILLS GENERAL PARTNERSHIP

OWNER'S ACKNOWLEDGMENT

OFFICIAL SEAL
SUSAN KASINSKI
Notary Public
State of New Mexico
My Commission Expires 9-3-96

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on February 26, 1996

Susan Kasinski — 9.3.96

NOTARY PUBLIC — MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate with Section 26, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-1, NORTH FOUR HILLS SUBDIVISION 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 October 4, 1989 in Volume C40, Folio 01 together with all of TRACT K, NORTH FOUR HILLS SUBDIVISION 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 March 6, 1987 in Volume C33, Folio 21 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the north-west corner of LOT 19A, BLOCK TWO, NORTH FOUR HILLS SUBDIVISION 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 March 6, 1987 in Volume C33, Folio 21 and further being on the easterly right-of-way line of Narcissus Place S.E. from whence the Albuquerque Control Survey Monument "TOM" bears N 39°34'49" W, 848.19 feet;

THENCE along said easterly right-of-way line N 21°08'24" E, 140.73 feet to a point of curvature;

THENCE continuing 391.99 feet along a curve to the left whose radius is 301.86 feet, through a central angle of 74°24'11" and whose chord bears N 16°03'41" W, 365.02 feet to a point of reverse curvature;

THENCE leaving said easterly right-of-way line 31.89 feet along a curve to the right whose radius is 25.00 feet, through a central angle of 73°05'36" and whose chord bears N 16°42'59" W, 29.77 feet to a point of reverse curvature, said point being on the east right-of-way line of Carmellia Drive S.E.;

THENCE along said east right-of-way line 88.53 feet along a curve to the left whose radius is 315.00 feet, through a central angle of 16°06'07" and whose chord bears N 11°46'46" E, 88.23 feet to a point of tangency;

THENCE continuing N 03°43'42" E, 427.87 feet to a point of curvature;

THENCE continuing 68.88 feet along a curve to the right whose radius is 200.00 feet, through a central angle of 19°44'02" and whose chord bears N 13°35'43" E, 68.54 feet to a point of compound curvature;

THENCE leaving said east right-of-way line 38.93 feet along a curve to the right whose radius is 25.00 feet, through a central angle of 89°13'57" and whose chord bears N 68°04'42" E, 35.12 feet to a point of compound curvature, said point being on the southerly right-of-way line of I-40 Frontage Road;

THENCE along said southerly right-of-way line 237.67 feet along a curve to the right whose radius is 7465.00 feet, through a central angle of 01°49'27" and whose chord bears S 66°23'36" E, 237.66 feet to the northeast corner;

THENCE leaving said southerly right-of-way line S 00°37'01" E, 999.81 feet to the southeast corner, said point being common with the northeast corner of LOT 18A1, BLOCK TWO, NORTH FOUR HILLS SUBDIVISION 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 March 6, 1987 in Volume C33, Folio 21;

THENCE S 88°06'44" W, 264.41 feet along a line common with the north line of said LOTS 18A1 and 19A to the point of beginning and containing 6.2628 acres more or less.

PURPOSE OF PLAT

SUBDIVIDE EXISTING TRACTS INTO 36 RESIDENTIAL LOTS, VACATE CERTAIN EXISTING EASEMENTS AND GRANT NEW EASEMENTS, AND DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

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 — NEW MEXICO — 7719 — REGISTERED PROFESSIONAL SURVEYOR

Timothy Aldrich, P.S. No. 7719 — 02-28-96 — Date

PLAT FOR
SERENITY HILLS SUBDIVISION
WITHIN
SECTION 26
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 1996

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Planning Director, City of Albuquerque, N.M. — Date

City Engineer, City of Albuquerque, N.M. — Date

Albuquerque Metropolitan Arroyo Flood Control Authority — Date — 4-23-96

Transportation Development, City of Albuquerque, N.M. — Date — 4-23-96

Utility Development Division, City of Albuquerque, N.M. — Date — 4-23-96

Parks and General Services, City of Albuquerque, N.M. — Date — 030696

City Surveyor, City of Albuquerque, N.M. — Date — 5-22-96

Property Management, City of Albuquerque, N.M. — Date — 5-9-96

PNM Gas — Date — 5-10-96

U.S. West Telecommunications — Date — 5-9-96

PNM Electric — Date — 5-10-96

Jones Intercable, Inc. — Date

Subdivision Case No.

SERENITY HILLS SUBDIVISION

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed:	Drawn: BJG	Checked: ALS	Sheet 1 of 3
Scale: 1"=60'	Date: 2/96	Job: 95004	

5004SERE\5004-LEG

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	391.99' (391.79')	74°24'11" (74°21'54")	301.86'	229.14'	N16°03'41"W	365.02'
C2	31.89' (31.90')	73°05'36" (73°06'29")	25.00'	18.53'	N16°42'59"W	29.77'
C3	88.53' (88.65')	16°06'07" (16°07'30")	315.00'	44.56'	N11°46'46"E	88.23'
C4	68.88'	19°44'02" (19°43'53")	200.00'	34.79'	N13°35'43"E	68.54'
C5	38.93' (38.97')	89°13'57" (89°18'50")	25.00'	24.67'	N68°04'42"E	35.12'
C6	237.67' (237.96')	01°49'27" (01°49'35")	7465.00'	118.84'	S66°23'36"E	237.66'

PROPERTY CORNERS

- ⊗ FOUND 5/8" REBAR WITH CAP "LS 7246" (TYP.)
- ● FOUND 5/8" REBAR WITH CAP "LS 10204" (TYP.)
- □ FOUND 5/8" REBAR (TYP.)

GENERAL NOTES:

1. ***CURRENT ZONING***
   SU-1 for Planned Residential Development.
2. ***SETBACKS:***
   Setbacks are controlled by site plan (Z-95-87). SEE SHEET 3.

PLAT FOR
SERENITY HILLS SUBDIVISION
WITHIN
SECTION 26
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
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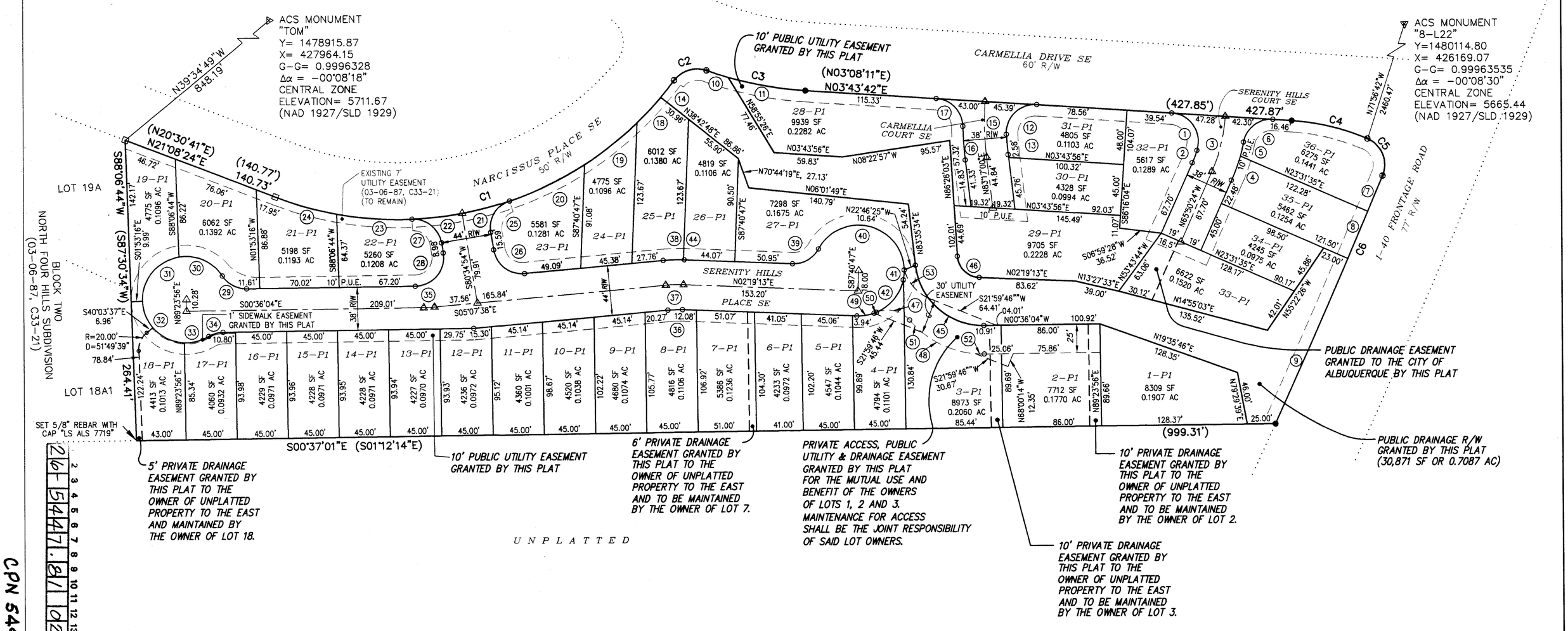
FEBRUARY, 1996



CPN 544781

SHT. 2 OF 10

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE	NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
1	25.00	104-58-13	45.80	N 56-12-49 E 39.66	26	25.00	85-42-32	37.40	N 37-43-38 E 34.01
2	121.78	5-27-41	11.61	N 68-34-14 W 11.60	27	25.00	82-48-52	36.13	N 39-10-28 E 33.07
3	140.78	20-25-54	50.20	N 76-03-21 W 49.94	28	25.00	98-49-02	43.12	N 50-00-35 W 37.97
4	159.78	8-05-44	22.58	N 69-53-16 W 22.56	29	25.00	57-38-41	25.15	N 28-13-16 E 24.10
5	159.78	4-33-37	12.72	N 76-12-57 W 12.71	30	38.00	66-28-25	44.09	N 23-48-24 E 41.66
6	25.00	82-13-27	35.88	N 37-23-01 W 32.88	31	38.00	82-27-27	54.69	N 50-39-33 W 50.09
7	7465.00	0-15-40	34.02	N 67-10-29 W 34.02	32	38.00	85-20-51	56.60	N 45-26-18 E 51.51
8	7465.00	0-20-43	45.00	N 66-52-18 W 45.00	33	38.00	33-51-46	22.46	N 14-10-00 W 22.13
9	7465.00	1-13-03	158.64	N 66-05-24 W 158.64'	34	25.00	30-29-49	13.31	N 15-50-59 W 13.15
10	315.00	3-38-18	20.00	N 18-00-40 E 20.00	35	120.00	4-31-34	9.48	N 02-51-51 W 9.48
11	315.00	12-27-49	68.52	N 09-57-37 E 68.39	36	98.00	7-26-50	12.74	N 01-24-13 W 12.73
12	25.00	96-21-17	42.04	N 44-26-56 W 37.26	37	120.00	7-26-50	15.60	N 01-24-13 W 15.59
13	250.53	4-05-25	17.89	N 85-19-43 E 17.88	38	142.00	7-04-24	17.53	N 01-35-26 W 17.52
14	301.86	3-36-25	19.00	N 51-27-34 W 19.00	39	25.00	63-30-10	27.71	N 29-25-53 W 26.31
15	269.53	10-27-11	49.17	N 88-30-36 E 49.10	40	40.00	150-34-53	105.13	N 14-06-29 E 77.38
16	288.53	5-52-43	29.60	N 86-13-21 E 29.59	41	40.00	12-41-05	8.86	N 84-15-32 W 8.84
17	25.00	85-26-01	37.28	N 46-26-42 E 33.92	42	40.00	80-14-11	56.02	N 37-47-53 W 51.55
18	301.86	5-49-12	30.66	N 46-44-45 W 30.65	43	40.00	91-57-44	64.20	N 48-18-05 E 57.53
19	301.86	11-15-20	59.30	N 38-12-29 W 59.20	44	142.00	0-22-26	0.93	N 02-07-59 E 0.93
20	301.86	13-48-35	72.76	N 25-40-31 W 72.58	45	60.00	84-11-39	88.17	N 41-29-45 E 80.45
21	301.86	8-11-29	43.16	N 14-40-29 W 43.12	46	20.00	84-06-50	29.36	N 44-22-38 E 26.79
22	301.86	8-20-47	43.97	N 06-24-22 W 43.93	47	25.00	72-49-11	31.77	N 13-21-39 E 29.68
23	301.86	12-42-09	66.92	N 04-07-07 E 66.79	48	85.00	34-23-32	51.02	N 21-59-46 E 50.26
24	301.86	10-40-13	56.22	N 15-48-18 E 56.13	49	40.00	22-10-00	15.48	N 08-45-47 W 15.38

60' 30' 0 60' 120'

SCALE: 1" = 60'

NOTE:

Centerline (in lieu of R/W) monumentation is to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:

City of Albuquerque
Centerline Monument
Do Not Disturb

SERENITY HILLS SUBDIVISION

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

SETBACKS

FRONT YARD

Lots with minimum front yard setback of 15 feet: 4-16, 21, 24 - 26, 28-31 & 34-36

Remaining lots with irregular front yard setbacks shall be determined as shown on site plan Z-95-87

REAR YARD

Lots with minimum rear yard setback of 14 feet: 4-18, 25, 29-31 & 35

Lots with minimum rear yard setback of 10 feet: 1-3, 19, 23, 26, 33, 34 & 36

Remaining lots with irregular rear yard setbacks shall be determined as shown on site plan Z-95-87

SIDE YARD

Lots with minimum side yard setback (north) of 3 feet: 1-22 & 24-26

Lots with minimum side yard setback (south) of 7 feet: 1-5, 7-17 & 20-28

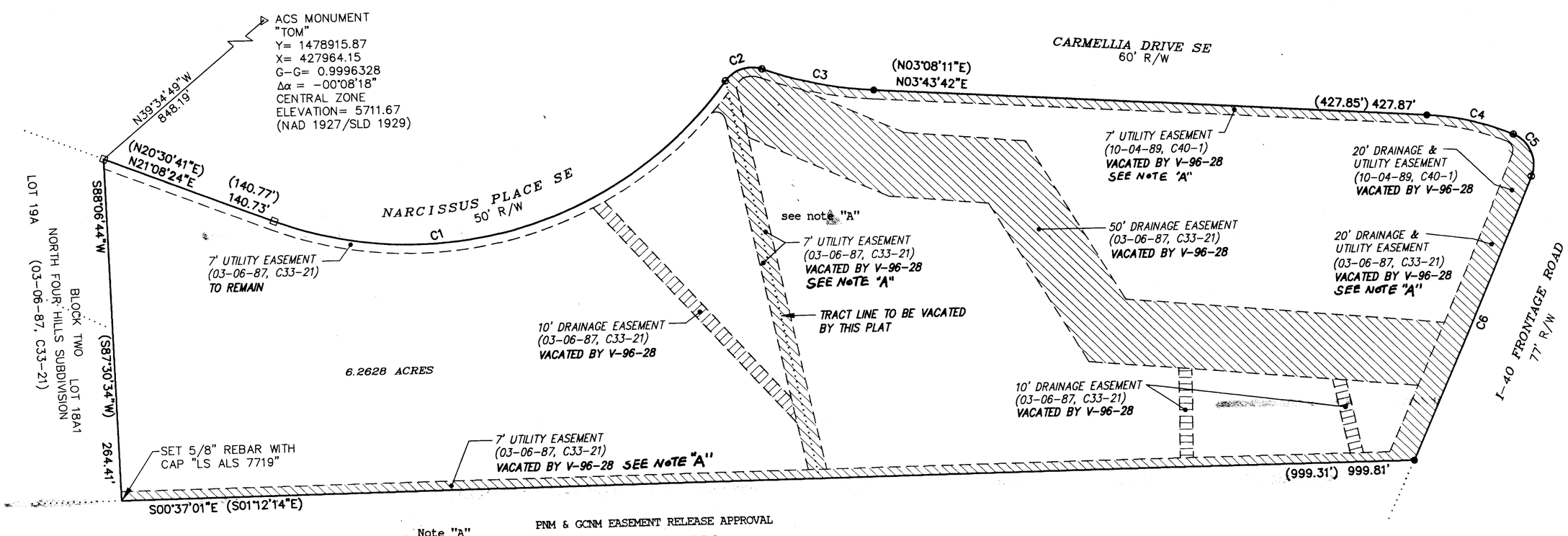
Lots with minimum side yard setback (east) of 3 feet: 28-31 & 33-36

Lots with minimum side yard setback (west) of 7 feet: 28-31

Lots with minimum side yard setback (east) of 7 feet: 34-36

Remaining lots with irregular side yard setbacks shall be determined as shown on site plan Z-95-87

PLAT FOR
SERENITY HILLS SUBDIVISION
WITHIN
SECTION 26
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 1996



PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

1. The PNM ELECTRIC SERVICES DIVISION for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. The PNM GAS SERVICES DIVISION for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV 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, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Note "A"

PNM & GCNM EASEMENT RELEASE APPROVAL

UNPLATTED

Public Service Company of New Mexico (PNM) and/or Gas Company of New Mexico (GCNM), hereby release, waive, quitclaim and discharge its right, title and interest in the easement (grante by prior plat, replat or document) shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: _____

GAS COMPANY OF NEW MEXICO

By: _____

OFFICIAL SEAL
RUBY ROBERTS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-9-97

STATE OF NEW MEXICO
COUNTY OF

This instrument was acknowledged before me on the 9th day of MAY, 1996 by Rob Roberts of the Public Service Company of New Mexico, and/or Gas Company of New Mexico, both being New Mexico corporations, on behalf of said Corporations.

Nortary Public _____

My Commission Expires 8-9-97

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	391.99' (391.79')	74°24'11" (74°21'54")	301.86'	229.14'	N16°03'41"W	365.02'
C2	31.89' (31.90')	73°05'36" (73°06'29")	25.00'	18.53'	N16°42'59"W	29.77'
C3	88.53' (88.65')	16°06'07" (16°07'30")	315.00'	44.56'	N11°46'46"E	88.23'
C4	68.88'	19°44'02" (19°43'53")	200.00'	34.79'	N13°35'43"E	68.54'
C5	38.93' (38.97')	89°13'57" (89°18'50")	25.00'	24.67'	N68°04'42"E	35.12'
C6	237.67' (237.96')	01°49'27" (01°49'35")	7465.00'	118.84'	S66°23'36"E	237.66'

PROPERTY CORNERS

⊗ FOUND 5/8" REBAR WITH CAP "LS 7246" (TYP.)

● FOUND 5/8" REBAR WITH CAP "LS 10204" (TYP.)

□ FOUND 5/8" REBAR (TYP.)

SCALE: 1" = 60'

SERENITY HILLS SUBDIVISION EASEMENT VACATIONS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed:	Drawn: BJG	Checked: ALS	Sheet 3 of 3
Scale: 1"=60'	Date: 1/96	Job: 95004	

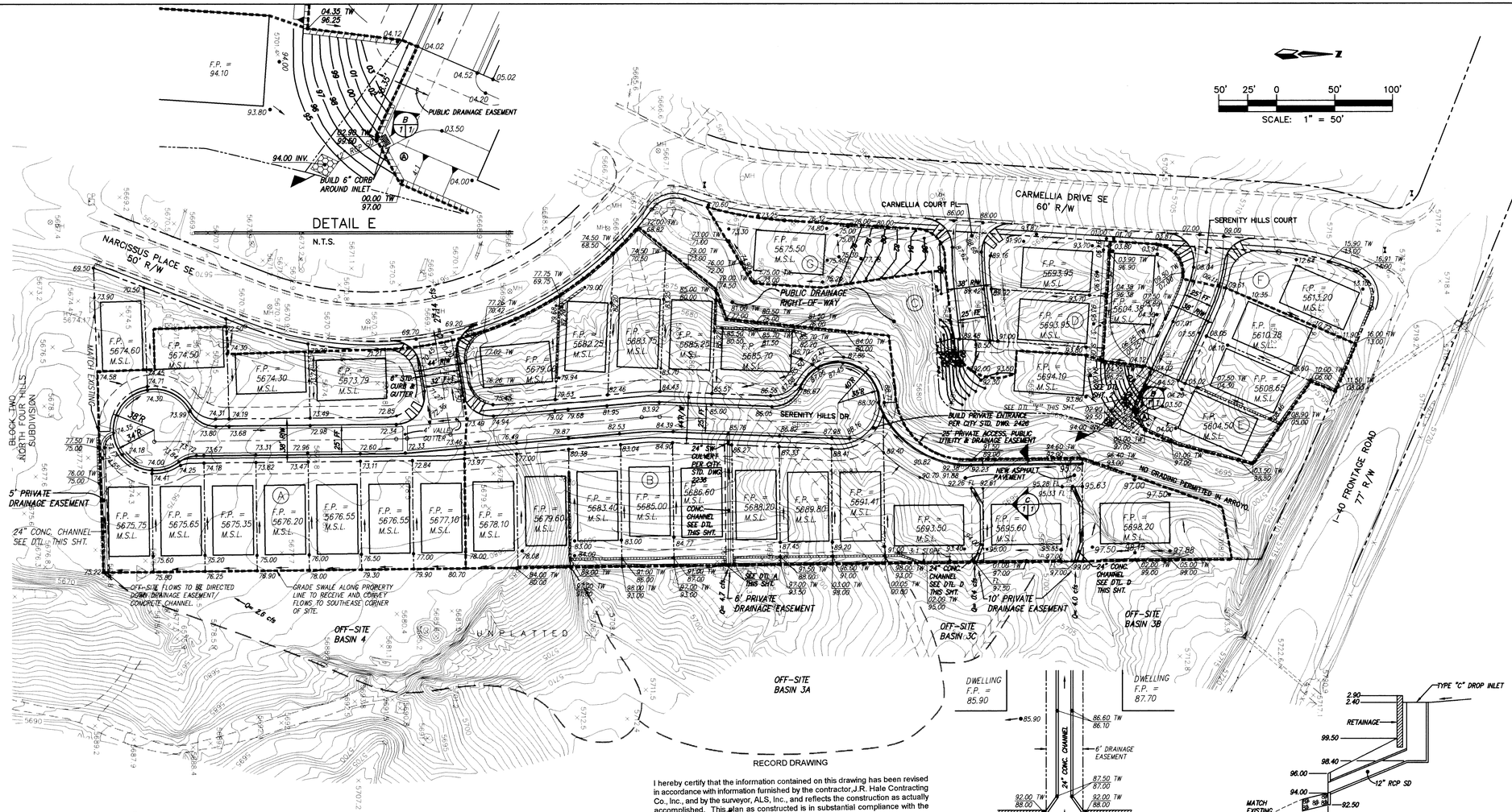
5004SFBE\5004EASE

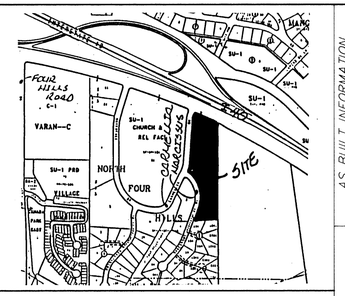
26-5447.181 03917

CPN 544781

SHT. 3 OF 12

SCANNED BY RAY JACSON





VICINITY MAP

ZONE MAP L-23

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHEIVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING. IF SOIL ERODES INTO STREETS, CONTRACTOR WILL CLEAN IMMEDIATELY.
5. EARTHWORK CONTRACTOR IS TO COORDINATE WITH THE RETAINING WALL CONTRACTOR TO ENSURE ENOUGH MATERIAL IS STOCKPILED FOR WALL BACK-FILL.

KEYED NOTE

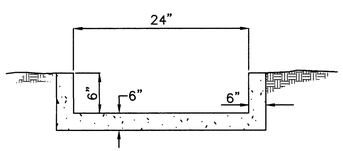
Ⓐ TYPE SINGLE "D" DROP INLET. SEE DETAIL THIS SHEET.
INV.= 98.40
GRATE= 02.40

LEGAL DESCRIPTION

TRACTS A-1 & K
NORTH FOUR HILLS SUBDIVISION

LEGEND

5629	EXISTING CONTOUR
	EXISTING CURB AND GUTTER
	EXIST. SANITARY SEWER MANHOLE
	EXISTING TELEPHONE BOX
5695.4	EXISTING SPOT ELEVATION
	EXISTING WATER METER
	EXISTINGWATER MANHOLE
	EXISTING WATER VALVE
	EXISTING EASEMENTS
	EXISTING FENCE
	EXISTING TREE
	PROPERTY LINE
	NEW EASEMENT LINE
	PROPOSED RETAINING WALL
Ⓑ	PROPOSED ON-SITE DRAINAGE BASIN
• 64.63	PROPOSED SPOT ELEVATION
F.P.	FINISHED PAD
	NEW MOUNTABLE CURB AND GUTTER

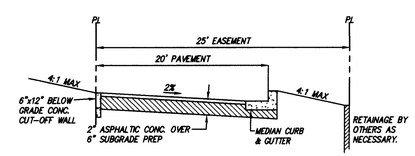


PROVIDE SMOOTH TRANSITION TO BACK OF EXISTING SIDEWALK CULVERTS.

CONCRETE CHANNEL DETAIL

N.T.S.

APPROVED FOR ROUGH GRADING ± 1.0 FT. DATE



SECTION

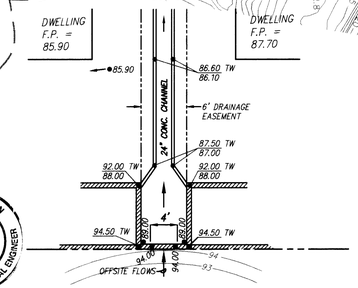
C 1/1

N.T.S.

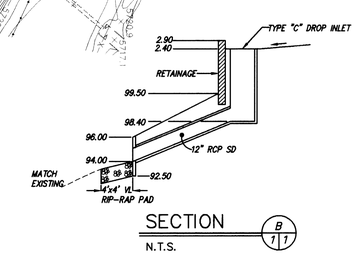
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, J.R. Hale Contracting Co., Inc., and by the surveyor, ALS, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 5/7/97
Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER



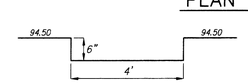
PLAN VIEW



SECTION

B 1/1

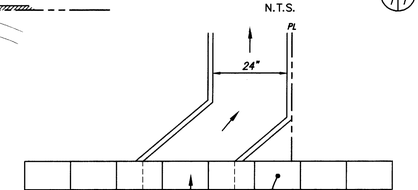
N.T.S.



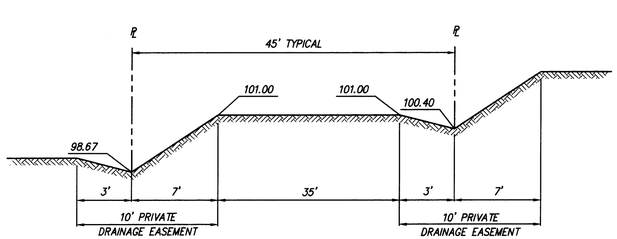
PROFILE VIEW

DETAIL "A"

N.T.S.

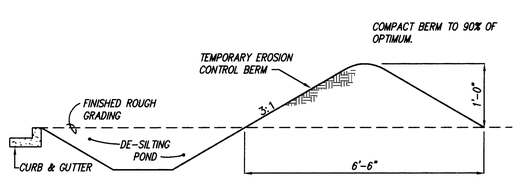


PLAN VIEW



TYPICAL LOT LAYOUT

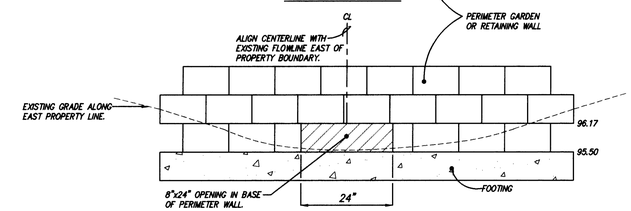
N.T.S.



SECTION

EROSION CONTROL BERM DETAIL

N.T.S.



PROFILE VIEW

D 1/1

N.T.S.

SERE\5004GD50\06-19-96

AS BUILT INFORMATION

CONTRACTOR	J.R. Hale	DATE 12/96
WORK STAKED BY	ALS	DATE 5/97
INSPECTOR'S CHANGES BY	MGA	DATE 5/97
FIELD VERIFICATION BY	ALS	DATE 5/97
DRAWINGS CORRECTED BY	MGA	DATE 5/97

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "T0M-1978", SET IN TOP OF A CONCRETE POST PROJECTING 2-IN. ABOVE GROUND. THE STATION IS LOCATED 9.4 MILES SOUTHEAST OF DOWNTOWN ALBUQUERQUE, SOUTHEAST OF THE INTERSECTION OF THE SOUTH FRONTAGE ROAD OF I-40 AND FOUR HILLS ROAD, S.E.
X = 427864.15, Y = 1478915.87, Z = 5711.67'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	5/96
DRAWN BY	STAFF	5/96
CHECKED BY	DMG	5/96

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:

SERENITY HILLS SUBDIVISION GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE: APPROVED JUL 23 1996 DESIGN REVIEW COMMITTEE

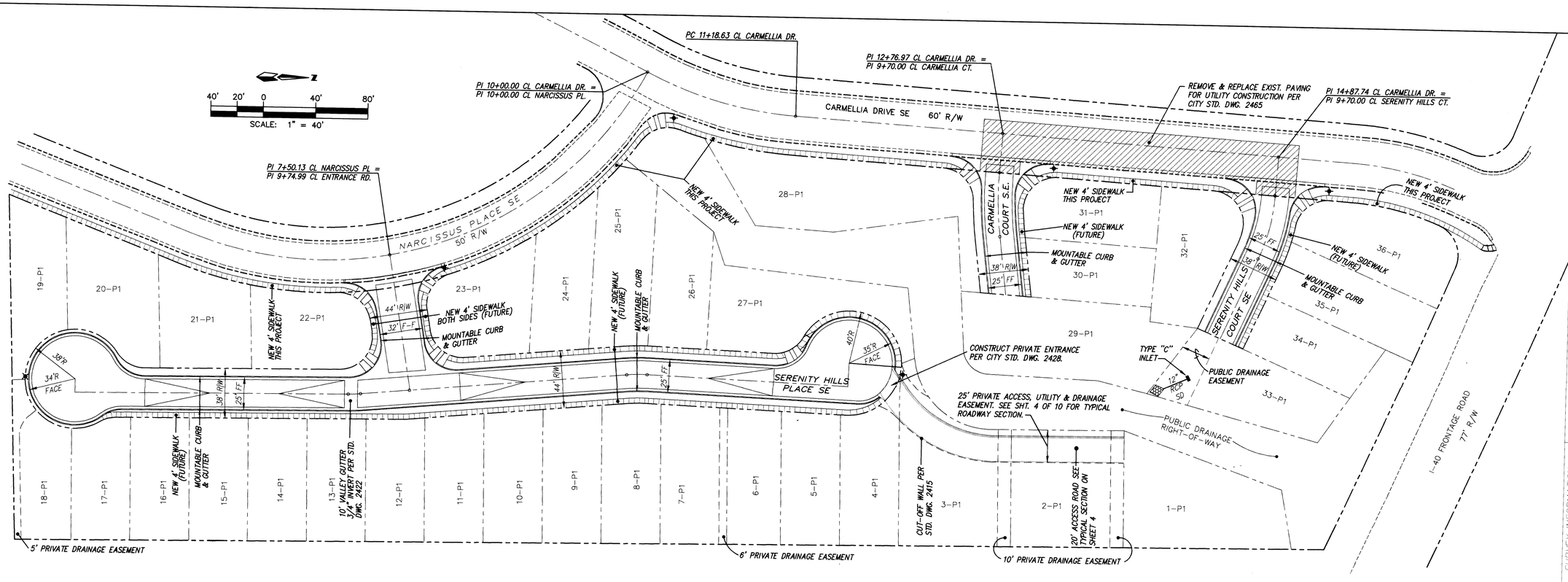
CITY ENGINEER APPROVAL: APPROVED AUG 16 1996 CITY ENGINEER

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 544781 | ZONE MAP NO. L23 | SHEET 4 OF 10

PLANNED BY DY LASON

26-5447.81 04/97



RECORD DRAWING

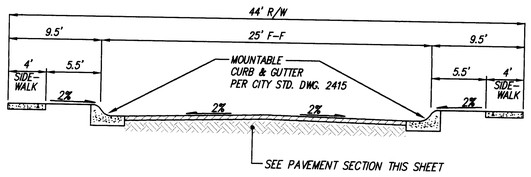
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, J.R. Hale Contracting Co., Inc., and by the surveyor, ALS, Inc., and reflects the construction as actually accomplished. This plan as-constructed is in substantial compliance with the Approved Plan.

Mark Goodwin, NMPE 8948 — 3/7/97

D. MARK GOODWIN — NEW MEXICO — 8948 — REGISTERED PROFESSIONAL ENGINEER

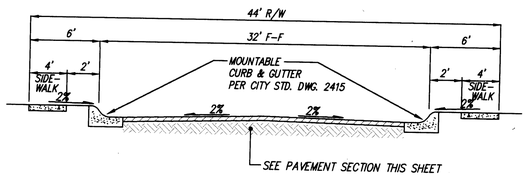
LEGEND

- NEW MOUNTABLE CURB & GUTTER
- NEW WHEELCHAIR RAMP
- CROWN TRANSITION
- PROPERTY LINE
- STREET LIGHT
- EXIST. CURB & GUTTER

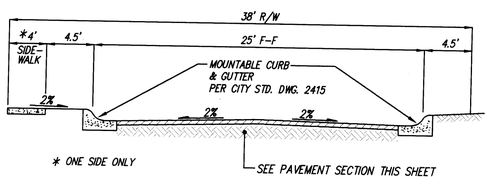


TYPICAL 44' RESIDENTIAL STREET SECTION W/25' F-F

N.T.S.



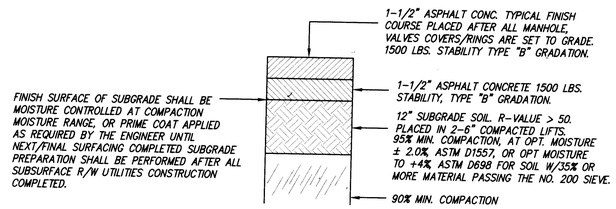
TYPICAL 44' RESIDENTIAL ENTRANCE STREET SECTION W/32' F-F



TYPICAL 38' RESIDENTIAL STREET SECTION

N.T.S.

(SERENITY HILLS COURT AND CARMELLIA COURT WILL NOT HAVE CROWN)



PAVEMENT SECTION

PER CITY STD. DWG. 2405

N.T.S.

GENERAL NOTES

1. ALL VALLEY GUTTERS ARE TO HAVE 3/4" INVERT. PER CITY STD. DWG. 2420. UNLESS SPECIFIED OTHERWISE.
2. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
3. ALL HANDICAP RAMPS TO BE CASE 2. PER CITY STD. DWG. 2441.
4. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50'.
5. SEE GRADING & DRAINAGE PLAN SHT. 4 OF 10 FOR DESIGNS LOCATED WITHIN DRAINAGE EASEMENT.

2 3 4 — 2 13 14
26 F 5447.81 0597

SERE\5004PAVE\07-09-96

SCANNED BY
BY LASON

AS BUILT INFORMATION
CONTRACTOR J.R. HALE DATE 12/96
WORK STAKED BY ALS INSPECTOR DATE 3/97
FIELD VERIFICATION BY MGA DATE 3/97
FIELD CHANGES BY ALS DATE 3/97
CORRECTED BY MGA DATE 3/97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "TOM-1978", SET IN TOP OF A CONCRETE POST PROJECTING 2-IN. ABOVE GROUND. THE STATION IS LOCATED 9.4 MILES SOUTHEAST OF DOWNTOWN ALBUQUERQUE, SOUTHEAST OF THE INTERSECTION OF THE SOUTH FRONTAGE ROAD OF I-40 AND FOUR HILLS ROAD, S.E.
X = 427964.15, Y = 1478915.87, Z = 5711.67'

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
D. MARK GOODWIN — NEW MEXICO — 8948 — REGISTERED PROFESSIONAL ENGINEER
3/7/97

REMARKS
REVISIONS
DESIGN
NO. DATE BY
DESIGNED BY DLH DATE 5/96
DRAWN BY BJG DATE 5/96
CHECKED BY DMG DATE 5/96

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SERENITY HILLS SUBDIVISION
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE — APPROVED — DESIGN REVIEW COMMITTEE
APPROVED — AUG 16 1996 — CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 544781 | ZONE MAP NO. L23 | SHEET 5 OF 10

CURVE DATA – DESCRIBES FACE OF CURB

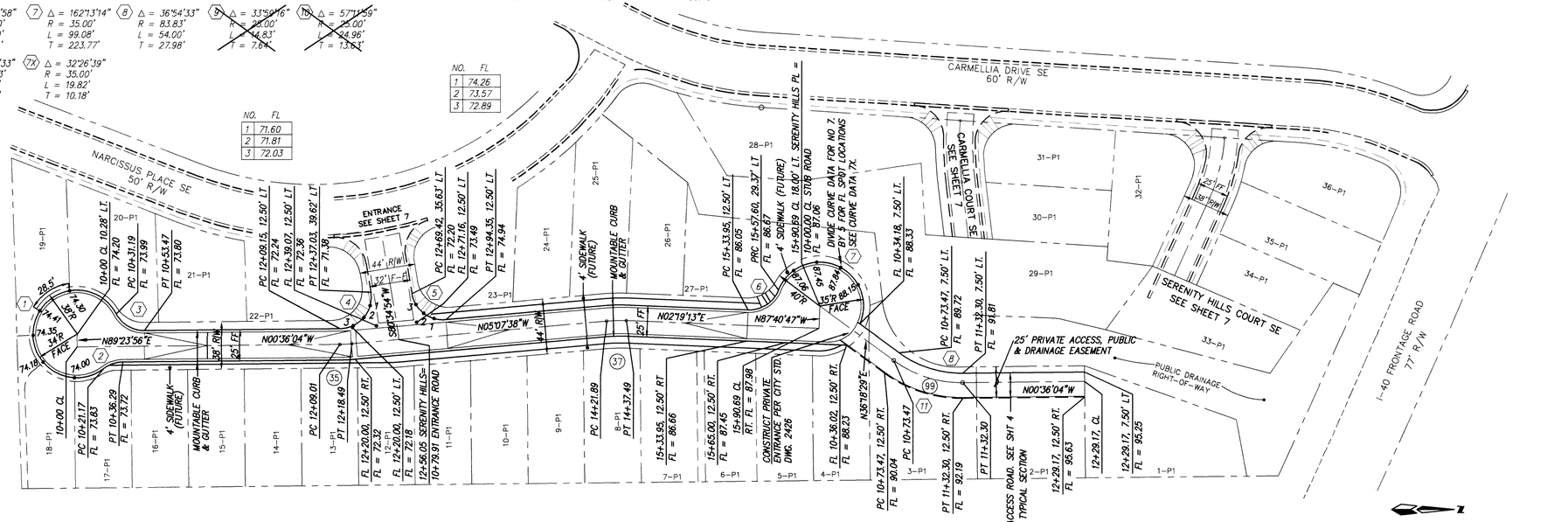
(1) Δ = 280°14'14" R = 34.00' L = 171.19' T = 29.25'
(2) Δ = 37°12'42" R = 25.00' L = 16.24' T = 8.42'
(3) Δ = 63°01'32" R = 25.00' L = 27.50' T = 15.33'
(4) Δ = 98°49'02" R = 25.00' L = 43.12' T = 29.18'
(5) Δ = 85°42'32" R = 25.00' L = 37.40' T = 23.19'
(6) Δ = 71°01'58" R = 25.00' L = 30.99' T = 17.84'
(7) Δ = 162°13'14" R = 35.00' L = 99.08' T = 223.77'
(8) Δ = 36°54'33" R = 83.83' L = 54.00' T = 27.98'
(9) Δ = 33°50'16" R = 25.00' L = 14.83' T = 7.64'
(10) Δ = 57°11'59" R = 25.00' L = 24.96' T = 13.63'
(11) Δ = 36°54'33" R = 103.83' L = 66.89' T = 34.65'
(7X) Δ = 32°26'39" R = 35.00' L = 19.82' T = 10.18'

CL CURVE DATA

(35) Δ = 4°31'34" R = 120.00' L = 9.48' T = 4.74'
(37) Δ = 7°26'50" R = 120.00' L = 15.60' T = 7.81'
(99) Δ = 36°54'33" R = 91.33' L = 58.83' T = 30.48'

NO.	FL
1	71.60
2	71.81
3	72.03

NO.	FL
1	74.26
2	73.57
3	72.89



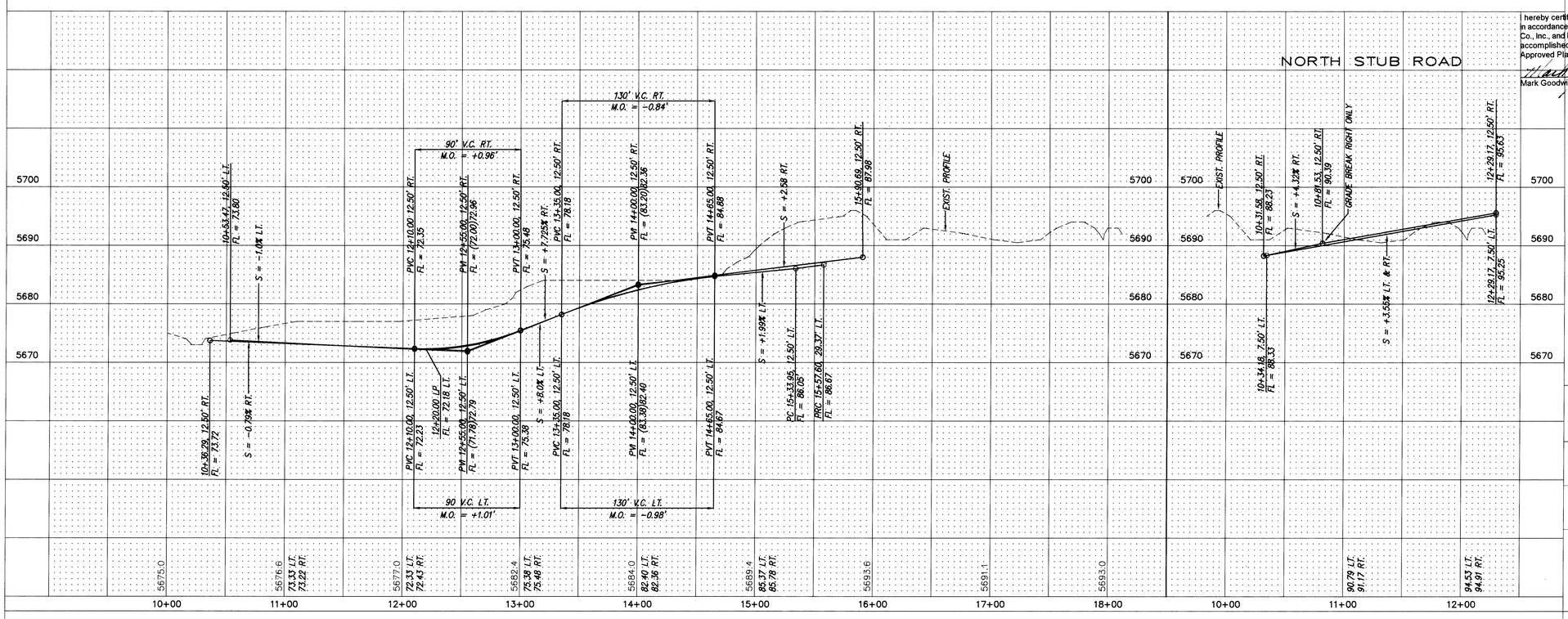
SERENITY HILLS PLACE SE & NORTH STUB ROAD

STA. 10+00.00 TO STA. 18+14.52

SCALE: HOR. 1" = 50'
VER. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB PER C.O.A. STD. DWG. 2418.
3. PRIVATE ENTRANCE AT STUB ROAD PER STD. DWG. 2428.



RECORD DRAWING

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Mark Goodwin 8/7/97
Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

26-5447.81 0697

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SERENITY HILLS SUBDIVISION PAVING IMPROVEMENTS SERENITY HILLS PLACE SE

DESIGN REVIEW COMMITTEE: APPROVED 23 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED AUG 16 1996 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 544781 | ZONE MAP NO. L23 | SHEET 6 OF 10

AS BUILT INFORMATION
CONTRACTOR J.R. Hale — DATE 12/96
WORK STAKED BY ALS — DATE 3/97
INSPECTOR'S DOCUMENTATION BY NGA — DATE 3/97
FIELD VERIFICATION BY ALS — DATE 3/97
DRAWINGS CORRECTED BY NGA — DATE 3/97
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
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X = 427964.15, Y = 1478915.87, Z = 5711.67'

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DLH DATE 4/96
DRAWN BY BJG DATE 4/96
CHECKED BY DMG DATE 4/96

SCANNED BY BY LASON

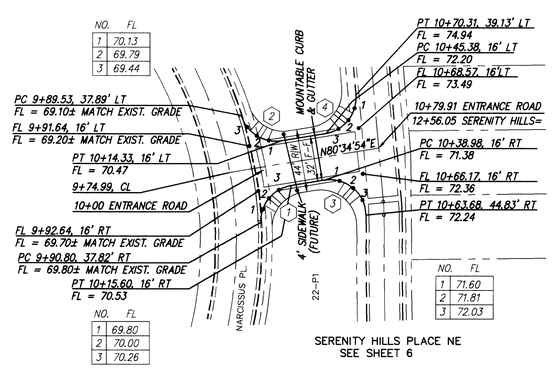
07/09/96
SERE\5004-PP1

CURVE DATA – DESCRIBES FACE OF CURB

(1) Δ = 82°41'16" R = 25.00' L = 36.08' T = 12.38'
(2) Δ = 82°51'09" R = 25.00' L = 36.15' T = 22.06'
(3) Δ = 98°49'02" R = 25.00' L = 43.12' T = 29.18'
(4) Δ = 85°42'32" R = 25.00' L = 37.40' T = 23.19'
(5) Δ = 87°00'26" R = 25.00' L = 37.96' T = 23.73'
(6) Δ = 93°32'37" R = 25.00' L = 40.82' T = 26.60'
(7) Δ = 98°24'09" R = 25.00' L = 42.94' T = 28.96'
(8) Δ = 85°35'02" R = 25.00' L = 37.34' T = 23.14'

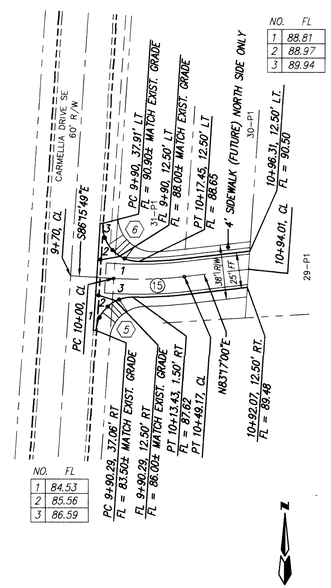
CL CURVE DATA

(3) Δ = 20°25'54" R = 140.78' L = 50.20' T = 25.37'
(15) Δ = 10°27'11" R = 269.53' L = 49.17' T = 24.65'

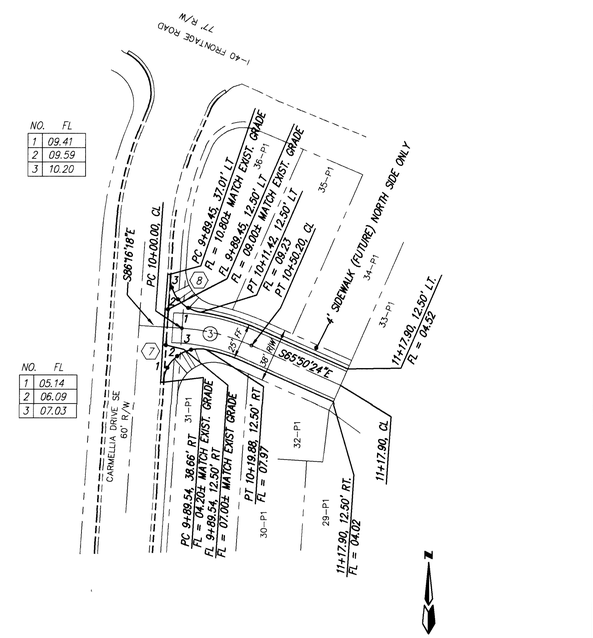


SERENITY HILLS PLACE NE
SEE SHEET 6

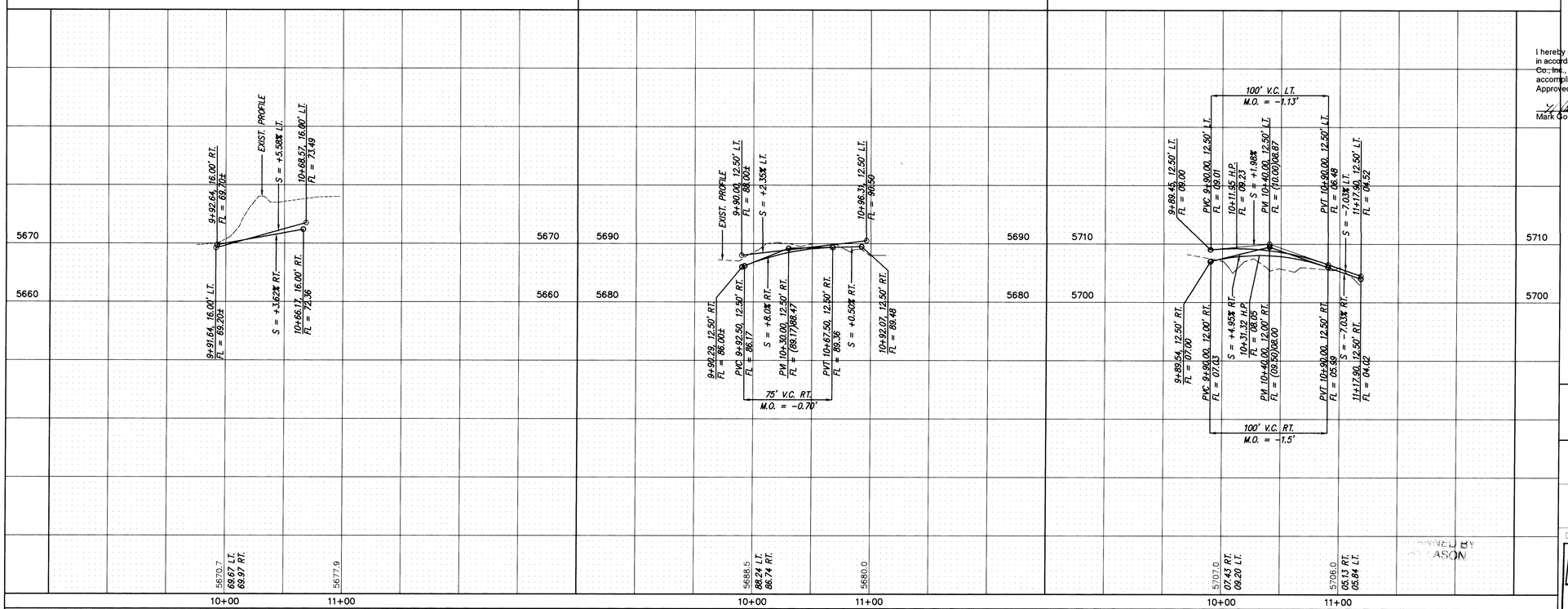
ENTRANCE ROAD
STA. 10+00.00 TO STA. 15+90.69
SCALE: HOR. 1" = 50'
VER. 1" = 10'



CARMELLIA COURT SE
STA. 10+00.00 TO STA. 15+90.69
SCALE: HOR. 1" = 50'
VER. 1" = 10'



SERENITY HILLS COURT SE
STA. 10+00.00 TO STA. 15+90.69
SCALE: HOR. 1" = 50'
VER. 1" = 10'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB PER C.O.A. STD. DWG. 2418.

SPECIAL NOTE

IF THE DIFFERENCE BETWEEN TIE-IN ELEVATIONS IN THE FIELD AT CURB RETURN CONNECTIONS IN CARMELLIA & NARCISSUS IS GREATER THAN ± 1 FOOT. PLEASE CONTACT RESPONSIBLE PROFESSIONAL ENGINEER.

RECORD DRAWING

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Mark Goodwin 3/7/97
Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

AS BUILT INFORMATION
CONTRACTOR J.R. Hale DATE 12/96
WORK STAKED BY ALS DATE 5/97
INSPECTOR'S ACCEPTANCE BY MGA DATE 3/97
FIELD VERIFICATION BY ALS DATE 3/97
DRAWINGS CORRECTED BY MGA DATE 3/97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "TLOM-19'78", SET IN TOP OF A CONCRETE POST PROJECTING 2-IN. ABOVE GROUND. THE STATION IS LOCATED 9.4 MILES SOUTHEAST OF DOWNTOWN ALBUQUERQUE, SOUTHEAST OF THE INTERSECTION OF THE SOUTH FRONTAGE ROAD OF I-40 AND TOUR HILLS ROAD, S.E.
X = 427964.15, Y = 1478915.87, Z = 5711.67'

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER MARK GOODWIN 8948
6/20/96

REMARKS
REVISIONS
NO. DATE

		DATE
DESIGN		
DESIGNED BY	DLH	5/96
DRAWN BY	BJG	5/96
CHECKED BY	DMG	5/96

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5447.81 07 97

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

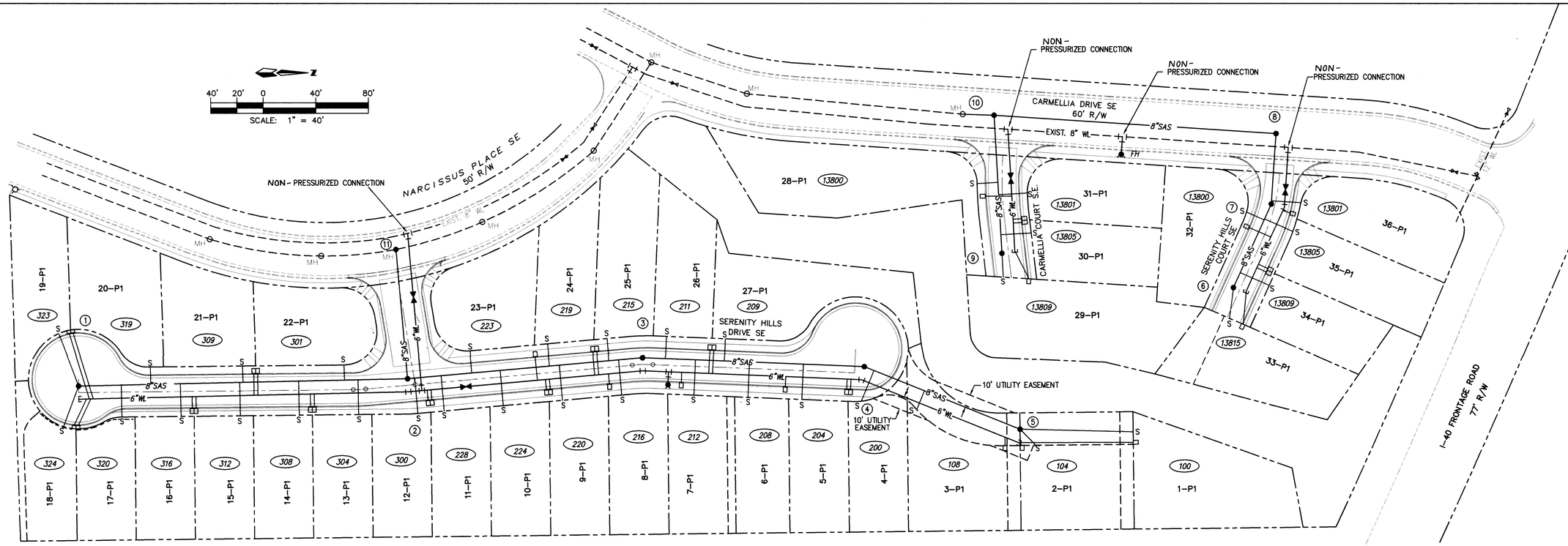
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

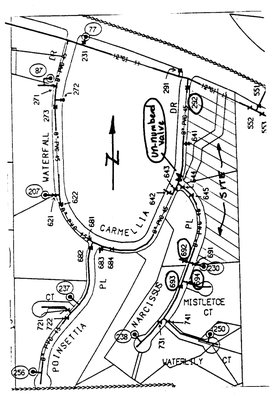
TITLE: SERENITY HILLS SUBDIVISION
PAVING IMPROVEMENTS
ENTRANCE ROAD, CARMELLIA COURT & SERENITY HILLS COURT

DESIGN REVIEW COMMITTEE: APPROVED JUL 23 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED AUG 16 1996 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

5/20/96
SERE\5004-PP2

CITY PROJECT NO. 544781
ZONE MAP NO. L23
SHEET 7 OF 10





VALVE SHUT-OFF PLAN MAP: L-23

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200 FIVE(5) WORKING DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. TO CONNECT NEW 6" WL TO EXIST. 8" WL ON CARMELLIA DR. AT CARMELLIA COURT AND SERENITY HILLS COURT INTERSECTION AND THE FIRE HYDRANT CONNECTION AT STATION 10+98 ON CARMELLIA DRIVE, GATE VALVE #692 AND THE UN-NUMBERED GATE VALVE LOCATED NORTH OF NARCISSUS PLACE & CARMELLIA DRIVE INTERSECTION WILL BE SHUT-OFF.
4. TO CONNECT THE 6" WL ON NARCISSUS PLACE TO 8" WL AT SERENITY HILLS DRIVE, GATE VALVES 692, 693, 694, & ~~695~~ 645 WILL BE SHUT-OFF.

LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
6"	18'	7'	4'	2'	*	55'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

RECORD DRAWING

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Mark Goodwin 8/7/97
Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

LEGEND

- EXIST. FIRE HYDRANT
- NEW FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- 8"SAS — SANITARY SEWER SERVICE
- (4) — NEW 4'ø MH #4
- 19-P1 — LOT 19-P1
- GATE VALVE
- TEE
- BEND
- DROP INLET
- (3900) — STREET ADDRESS
- NEW WATER VALVE
- EXIST. WATER VALVE

AS BUILT INFORMATION
CONTRACTOR J.R. Hale DATE 12/96
WORK STAKED BY ALS DATE 3/97
INSPECTOR'S REDLINES BY MGA DATE 3/97
FIELD VERIFICATION BY ALS DATE 3/97
DRAWINGS CORRECTED BY MGA DATE 5/97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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X = 427964.15, Y = 1478915.87, Z = 5711.67'

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY DLH DATE 5/96
DRAWN BY STAFF DATE 5/96
CHECKED BY DMG DATE 5/96

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
SERENITY HILLS SUBDIVISION
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE: APPROVED JUL 23 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED AUG 16 1996 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 544781 ZONE MAP NO. L23 SHEET 8 OF 10

PLANNED BY D. LASON

1 2 3 4 26-5447.81 08 97 12 13 14 15

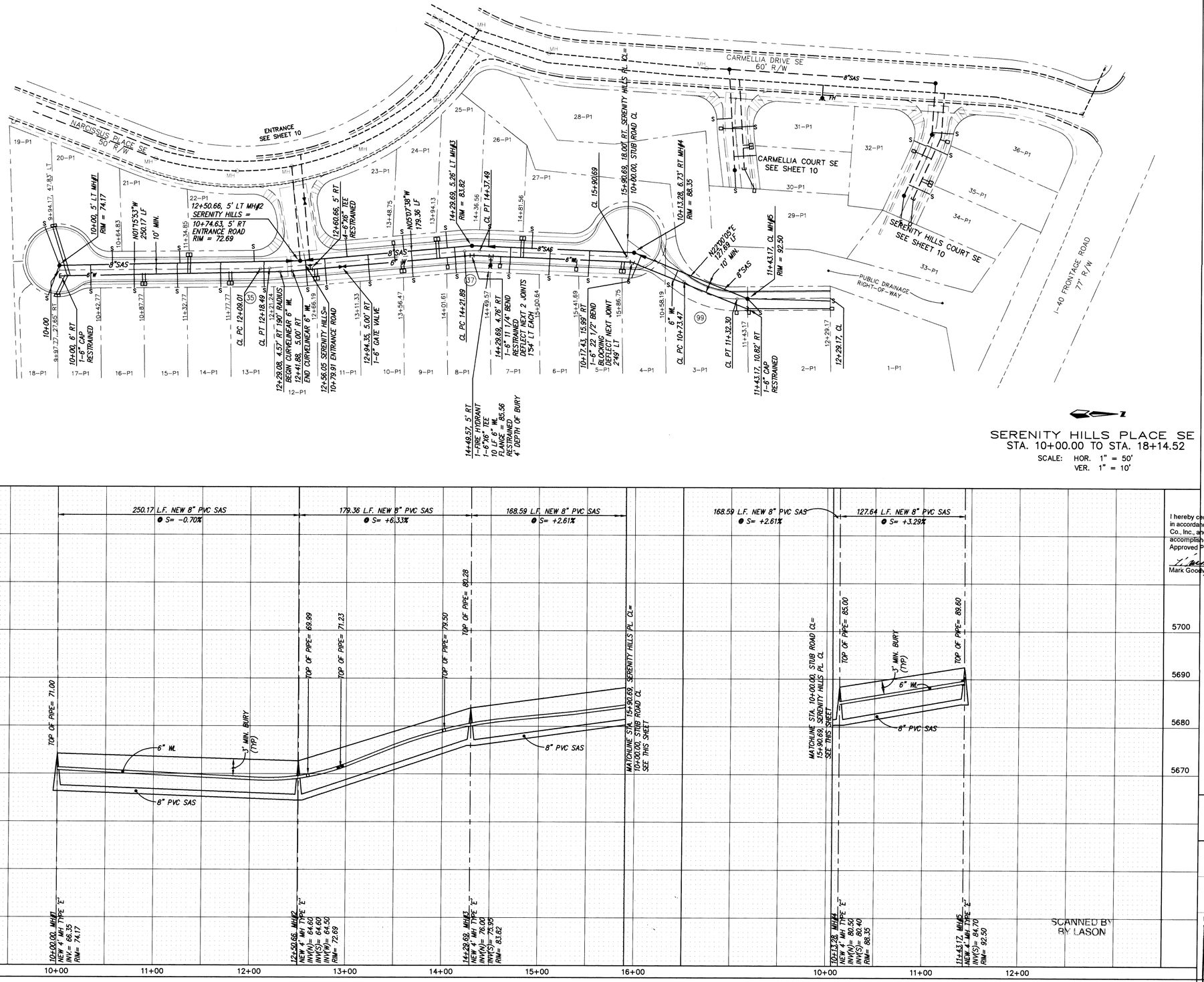
SERE\5004UTIL\06-19-96

CL CURVE DATA

(35) Δ = 4°31'34"
R = 120.00'
L = 9.48'
T = 4.74'

(37) Δ = 7°26'50"
R = 120.00'
L = 15.60'
T = 7.81'

(99) Δ = 36°54'33"
R = 91.33'
L = 58.83'
T = 30.48'



SCANNED BY BY LASON

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

SANITARY SEWER SERVICES

LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
1–P1	12+29.17	5691.69	86.05	5685.03
2–P1	11+53.17	5691.63	17.30	5685.03
3–P1	10+68.19	5685.33	15.45	N/A
4–P1	15+96.75	5684.16	25.40	N/A
5–P1	15+51.69	5683.08	27.00	N/A
6–P1	15+10.64	5682.00	27.00	N/A
7–P1	14+59.57	5680.97	27.00	N/A
8–P1	14+11.61	5678.94	27.00	N/A
9–P1	13+66.47	5676.46	27.00	N/A
10–P1	13+21.33	5673.24	27.00	N/A
11–P1	17+76.19	5670.13	27.00	N/A
12–P1	12+56.19	5669.23	27.00	N/A
13–P1	12+11.24	5668.33	26.46	N/A
14–P1	11+67.77	5668.68	25.94	N/A
15–P1	11+22.77	5669.04	25.42	N/A
16–P1	10+77.77	5669.39	24.90	N/A
17–P1	10+32.77	5669.75	24.38	N/A
18–P1	9+87.77	5670.50	33.01	5666.68
19–P1	9+84.17	5670.31	42.91	5666.68
20–P1	10+54.83	5669.80	13.36	N/A
21–P1	11+24.85	5669.08	12.55	N/A
22–P1	12+02.19	5668.34	11.66	N/A
23–P1	12+99.66	5670.94	17.00	N/A
24–P1	13+58.75	5675.68	17.00	N/A
25–P1	14+04.13	5678.39	17.00	N/A
26–P1	14+46.56	5680.16	17.00	N/A
27–P1	14+91.56	5681.20	17.00	N/A

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5/7/97

Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

26-5447.81 0997

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

AS BUILT INFORMATION

		DATE
CONTRACTOR	J.R. HALE	12/96
WORK STAKED BY	ALS	DATE 12/96
INSPECTOR'S ACCEPTANCE BY	MGA	DATE 3/97
FIELD VERIFICATION BY	ALS	DATE 3/97
DRAWINGS CORRECTED BY	MGA	DATE 3/97

MICRO-FILM INFORMATION

RECORDED BY: DATE

NO.

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X = 427964.15, Y = 1479915.87, Z = 5711.67'

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEER'S SEAL

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		DATE
DESIGNED BY	DLH	5/96
DRAWN BY	STAFF	DATE 5/96
CHECKED BY	DMG	DATE 5/96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SERENITY HILLS SUBDIVISION
UTILITY IMPROVEMENTS
SERENITY HILLS PLACE SE

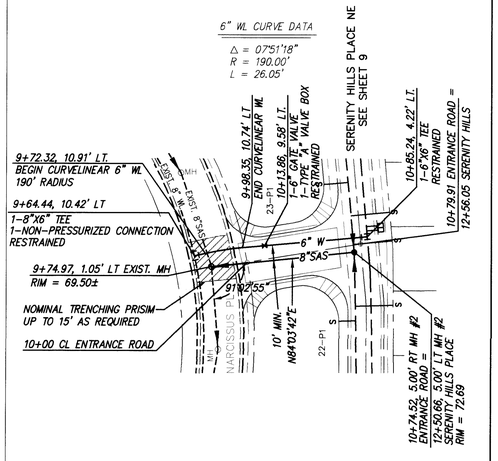
DESIGN REVIEW COMMITTEE: APPROVED 23 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL: APPROVED AUG 16 CITY ENGINEER

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

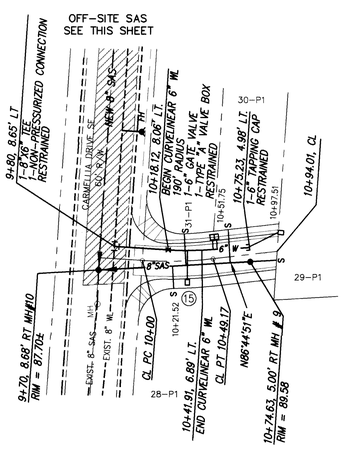
CITY PROJECT NO. 544781 | ZONE MAP NO. L23 | SHEET 9 OF 10

SERE\50040-PU1\6-19-96



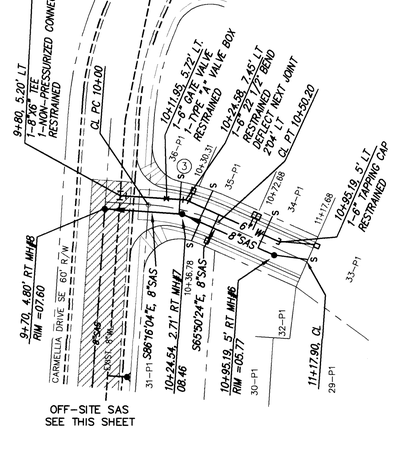
ENTRANCE ROAD
STA. 9+75 STA. 10+79.91

SCALE: HOR. 1" = 50'
VER. 1" = 10'



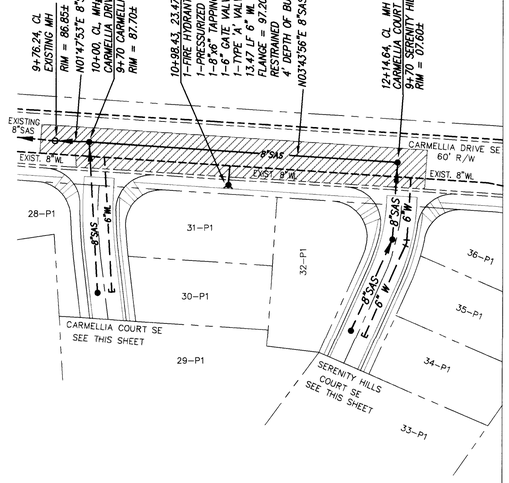
CARMELLIA COURT SE
STA. 9+70 TO STA. 10+94.01

SCALE: HOR. 1" = 50'
VER. 1" = 10'



SERENITY HILLS COURT SE
STA. 9+70 TO STA. 11+17.90

SCALE: HOR. 1" = 50'
VER. 1" = 10'



OFF-SITE SANITARY SEWER
STA. 9+76 TO STA. 12+14.64

SCALE: HOR. 1" = 50'
VER. 1" = 10'

NOTES

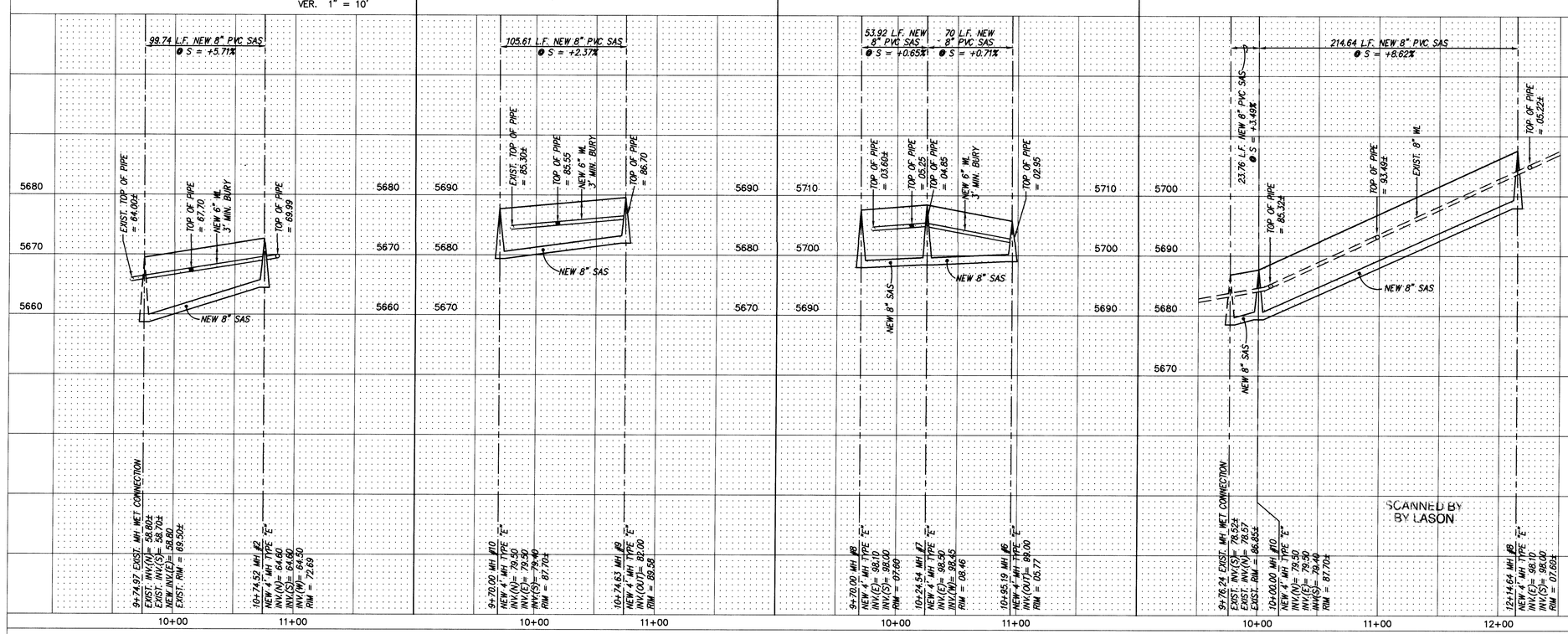
1. ALL STATIONING IS CENTERLINE STATIONING.

LEGENG

REMOVE AND REPLACE EXISTING PAVEMENT.

SANITARY SEWER SERVICES

LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
28-P1	10+21.52	5683.62	15.78	N/A
29-P1	10+97.51	5685.72	18.28	5682.33
30-P1	10+61.75	5685.66	23.19	N/A
31-P1	10+08.29	5684.66	21.98	N/A
32-P1	10+36.78	5603.83	14.55	N/A
33-P1	11+17.68	5600.27	23.69	5699.33
34-P1	10+82.68	5602.88	24.00	N/A
35-P1	10+40.31	5604.76	23.51	N/A
36-P1	10+29.31	5605.11	22.34	N/A



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Mark Goodwin 5/7/97
Mark Goodwin, NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

SCANNED BY LASON

7-09-96
SERE\5004-PU2

AS BUILT INFORMATION
CONTRACTOR: J.R. HALE — DATE 12/96
WORK STAKED BY: ALS — DATE 3/97
ACCEPTANCE BY: MGA — DATE 3/97
FIELD VERIFICATION BY: ALS — DATE 3/97
DRAWINGS CORRECTED BY: MGA — DATE 5/97
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FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY DLH DATE 5/96
DRAWN BY BJG DATE 5/96
CHECKED BY DMG DATE 5/96

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5447.81 1097

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CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SERENITY HILLS SUBDIVISION
UTILITY IMPROVEMENTS
ENTRANCE ROAD, CARMELLIA COURT & SERENITY HILLS COURT

DESIGN REVIEW COMMITTEE: APPROVED JUL 23 1996 DESIGN REVIEW COMMITTEE
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CITY PROJECT NO. 544781 | ZONE MAP NO. L23 | SHEET 10 OF 10