

CONSTRUCTION PLANS
FOR
PARSIFAL TOWNHOMES
IMPROVEMENTS

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 1996

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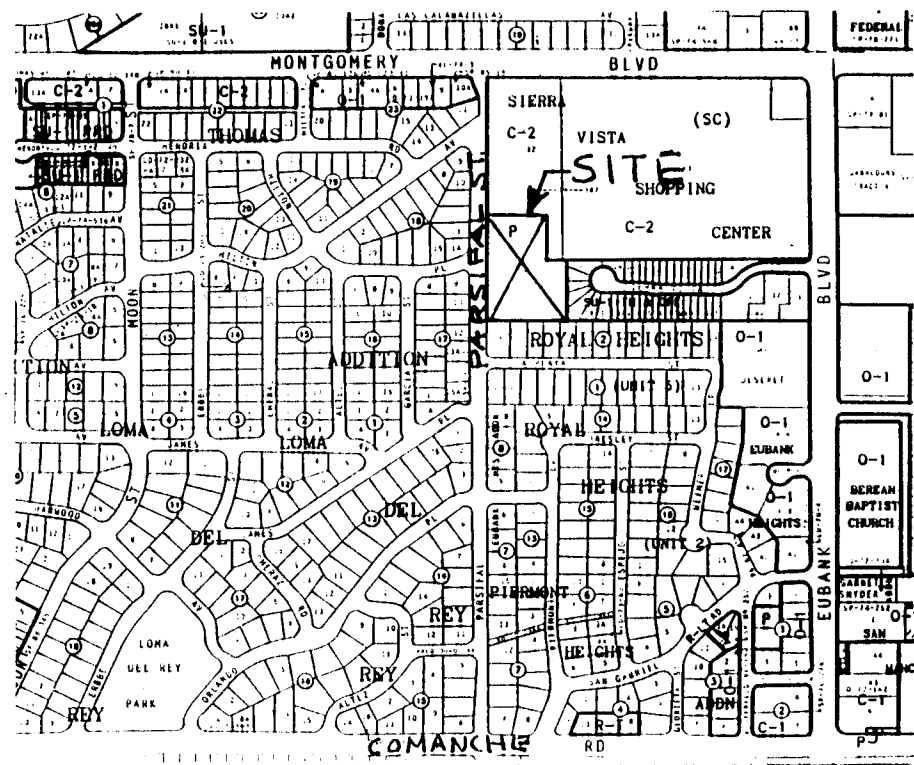
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 5571 8198320

I ROBERT B. RYALS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PUBLIC INFRASTRUCTURE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THIS APPROVED PLAN AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND THAT, BASED ON AS BUILT INFORMATION PROVIDED BY A FIELD SURVEY PERFORMED BY MARTINEZ SURVEYING, CERTIFY THAT THIS AS CONSTRUCTED DRAWING IS ACCURATE.

Robert B. Ryals 1-10-98
ROBERT B. RYALS, P.E. NO. 9436

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Robert B. Ryals
DATE 2-18-98

SCANNED BY
BY LASON



VICINITY MAP: G-20 NO SCALE

GENERAL NOTES

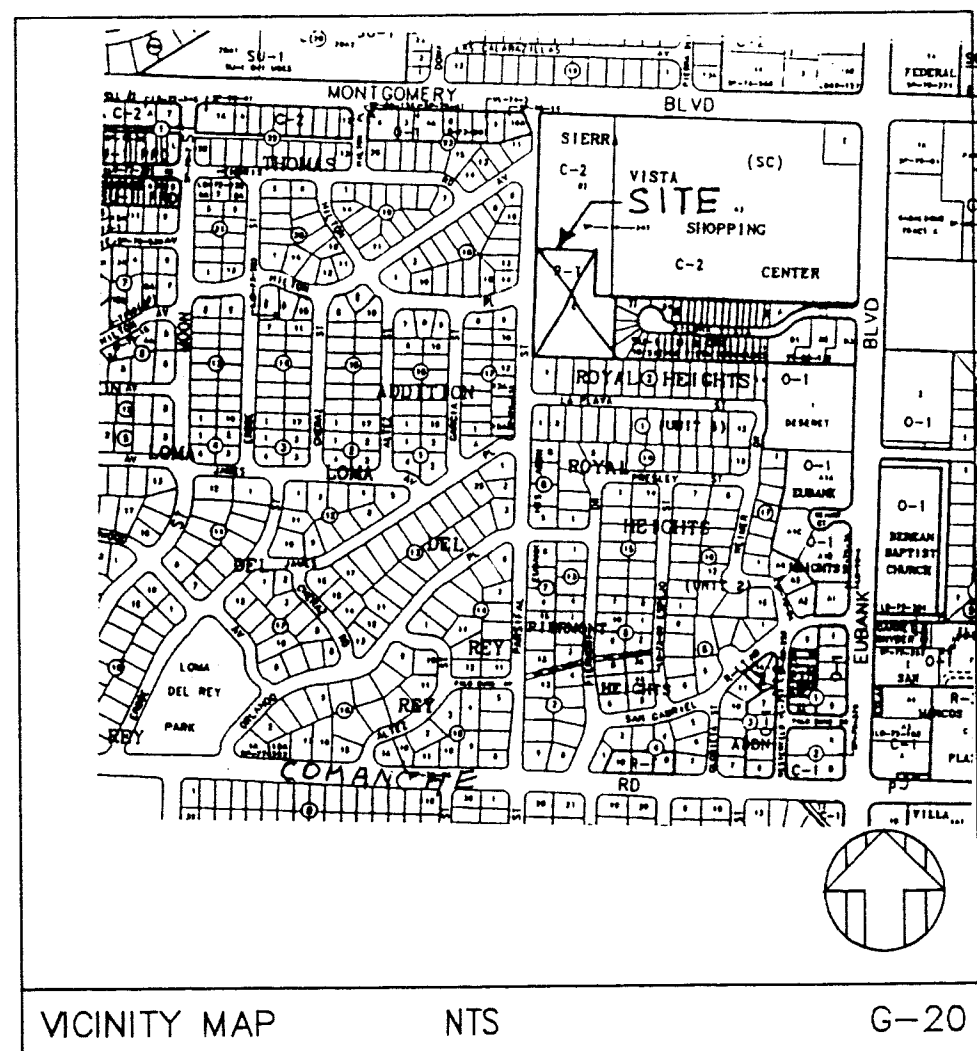
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque right-of-way.
2. The Contractor shall obtain a Topsoil Disturbance Permit prior to beginning construction.
3. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, 1986 edition, through Update 6.
4. All construction within City Right-of-Way or Easements must be done from approved Work Order documents from the City.
5. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) for location of existing utilities.
6. All utilities and utility service lines shall be installed prior to paving.
7. All storm drainage facilities shall be installed prior to final acceptance.
8. Prior to construction, the Contractor shall become familiar with the plans, shall excavate and verify the horizontal and vertical locations of all obstructions, and shall verify all slopes and flowline elevations. In the case of a conflict or apparent omission or oddity the Contractor shall consult with the Engineer immediately, before final layout or construction.
9. Backfill compaction in the City right of way shall be according to the appropriate class of street or road. Backfill in parking lots and driveways shall be as for residential streets unless noted otherwise.
10. The Contractor shall be responsible for determining, prior to construction, whether overhead or underground utilities (and/or their support and ancillary structures) are obstructions to construction activities or would be harmed by such activities. If any problem is evident, the Contractor shall be responsible for coordinating with the utilities to have the utility supported, protected, or removed. The Contractor shall be responsible for any cost involved. Underground utility cables (such as for telephone, television, or power) shall be supported at intervals not to exceed 15'.
11. For work involving City Right-of-Way or Easements, the Contractor shall submit a detailed schedule to the City Coordination Division three (3) working days prior to beginning construction, and shall obtain a Barricading Permit two (2) working days prior to construction. The Contractor shall notify the Barricade Engineer (768-2551) prior to occupying an intersection. See City Specifications, Section 19.
12. 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 even if they are not shown. The Engineer has undertaken no field verification of such utility lines etc. and the information on which the locations shown are based may be inaccurate, incomplete, or obsolete by the time construction occurs. The Contractor shall inform himself of the locations of such utilities etc. in or near the work before and during excavation and construction. The Contractor shall be fully responsible for any and all damage caused by his failure to locate, identify, and preserve such utilities.
13. In planning and conducting excavation and all other construction, the Contractor shall comply with all appropriate laws, rules, and regulations relating to these activities, particularly as regards to all utilities and to safety.
14. Any work affecting an arterial roadway requires twenty-four (24) hour construction.

AS CONSTRUCTED

PER SE ENGINEERING
Drainage, Utilities, and Site Design
3041 Blake Rd SW Albuquerque NM 87105
(505) 877-6163 239-7855 mobile

DWG: C:\ACAD\PAR\PATITWK DATE: 11/18/96 TIME: 22:31 T. GREEN

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE	DATE	DATE	DATE	*****	*****	*****	*****
	DRC Chairman <i>Billy G. Stokely</i> 3-27-97	Transportation <i>Don E. Stokely</i> 4-26-96	Water/Wastewater <i>Jim McElroy</i> 11-26-96	Hydrology <i>Jim McElroy</i> 11-26-96	Parks <i>Robert B. Ryals</i> 4/16/97	Constr. Mngmt.	City Engineer Date
City Project No.	5571 81	Sheet	1	Of	9		



LEGAL DESCRIPTION

Tract C of Sierra Vista Shopping Center, an addition to the city of Albuquerque, New Mexico, as the same is shown and designated on the amended plat, filed in the office of the county clerk of Bernalillo County, New Mexico on July 17, 1996 in Folio 96S, No. 150. Less and excepting therefrom that portion taken by the city of Albuquerque, a municipal corporation, by judgment for condemnation entered January 10, 1991 in Bernalillo County District Court cause No. CV-84-08031 and recorded January 17, 1991 in book BCR 91-1, Page 7930 as document No. 91-4069, records Bernalillo County, New Mexico.

Beginning at the Southwest corner of the parcel herein described, being a set 1/2" rebar w/survey cap stamped LS9777, whence the City of Albuquerque Survey Brass Cap "9-G-21" having New Mexico State Plane Coordinates (Central Zone) Y = 1500259.11 and X = 415515.66 Bears S 38° 56' 58" E, 2152.55';
THENCE N 00° 06' 55" W, 406.03' to a point;
THENCE S 89° 07' 11" E, 224.83' to a point;
THENCE S 00° 01' 16" E, 182.80' to a point;
THENCE N 89° 53' 08" E, 75.91' to a point;
THENCE S 00° 01' 38" E, 224.02' to a point;
THENCE N 89° 13' 07" W, 300.09' to the point and place of beginning and containing a net area of 2.48 acres, more or less.

PURPOSE OF THE PLAT

The purpose of this plat is to subdivide Tract C, SIERRA VISTA SHOPPING CENTER into 24 lots, to dedicate street right of ways, and to grant easements.

TAX CERTIFICATE

This is to certify that taxes are current and paid on UPC #:
1-020-060-412488-12103
Property Owner of Record:
Parsifal Townhome Project, LLC
August F. Mosimann, Registered Agent

Bernalillo County Treasurer's Office

OWNERS FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owners(s) and/or proprietor(s) thereof, said owner(s) and/or proprietors(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 of construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, cable TV and communication services for buried distribution lines, conduits, pipes and related equipment and facilities 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 proprietors(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

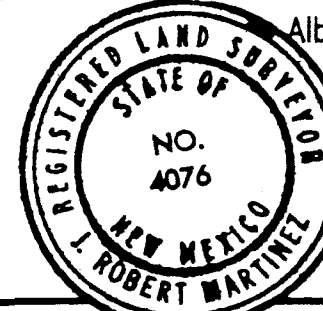
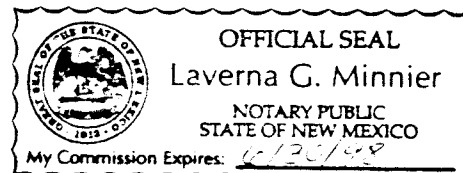
August F. Mosimann
August F. Mosimann, Registered Agent, Parsifal Townhome Project, LLC

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this 15th day of August, 1996, by August F. Mosimann, Registered Agent, Parsifal Townhome Project, LLC

Notary Public

My Commission expires



J. Robert Martinez, PLS N.M.P.S. No. 4076 9/11/96
3806 Carlisle Blvd. N.E.
Albuquerque, NM 87110 (505) 888-1170

SHEET
NO.
1 of 2

PLAT OF

PARSIFAL TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
October, 1996

APPROVED AND ACCEPTED BY

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

City Engineering Division, City of Albuquerque, N.M. Date

Albuquerque Metropolitan Arroyo Flood Control Authority Date

Traffic Division, City of Albuquerque, N.M. Date

Water Utilities Department, City of Albuquerque, N.M. Date

Parks and Recreation Department, City of Albuquerque, N.M. Date

City Surveyor, City of Albuquerque, N.M. 10/5/96 Date

Property Management, City of Albuquerque N.M. Date

County Treasurer, Bernalillo County, N.M. Date

Gas Company of New Mexico 11-21-96 Date

U.S. West Telecommunications 11-20-96 Date

Public Service Company of New Mexico 11-21-96 Date

Jones Intercable, Inc. 11-21-96 Date

SURVEYOR'S CERTIFICATION

"I, J. Robert Martinez, a duly qualified Registered Professional Surveyor licensed 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 is true and correct to the best of my knowledge and belief."

SUBDIVISION DATA

1. DRB Case No.: 92-292
2. Zone Atlas Index No.: G-20-Z
3. Number of Lots Created: 24 Lots
4. Gross Subdivision Acreage: 2.480 Acres
5. Date of Survey: October, 1996
6. .092 Miles of street created.
7. Talos Log No.: 96-10-08-11-04-03-32.

NOTES

1. Bearings were based on ACS Station 9-G-21 and ACS Station 12-F-20-A.
2. All bearings shown are New Mexico State Plane Grid, Central Zone. All distances are ground.
3. All bearings and distances shown in parenthesis are those of record and the same are shown and designated on the plat of record filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 17, 1996, in folio 96S, No. 150.
4. The property is currently zoned R-T.
5. Plat shows all easements of record.
6. Total number of Lots created: 24 Lots
7. Refer to 'Restrictive Covenants' filed as document No. _____ for architectural and other controls or restrictions on individual lot development.
8. This site is located within Section 5, Township 10 North, Range 4 East, N.M.P.M.
9. Usable open space 750 Sq.Ft. per unit per requirements of R-T Zoning will be met.
10. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS# 4076".

PUBLIC UTILITY EASEMENTS

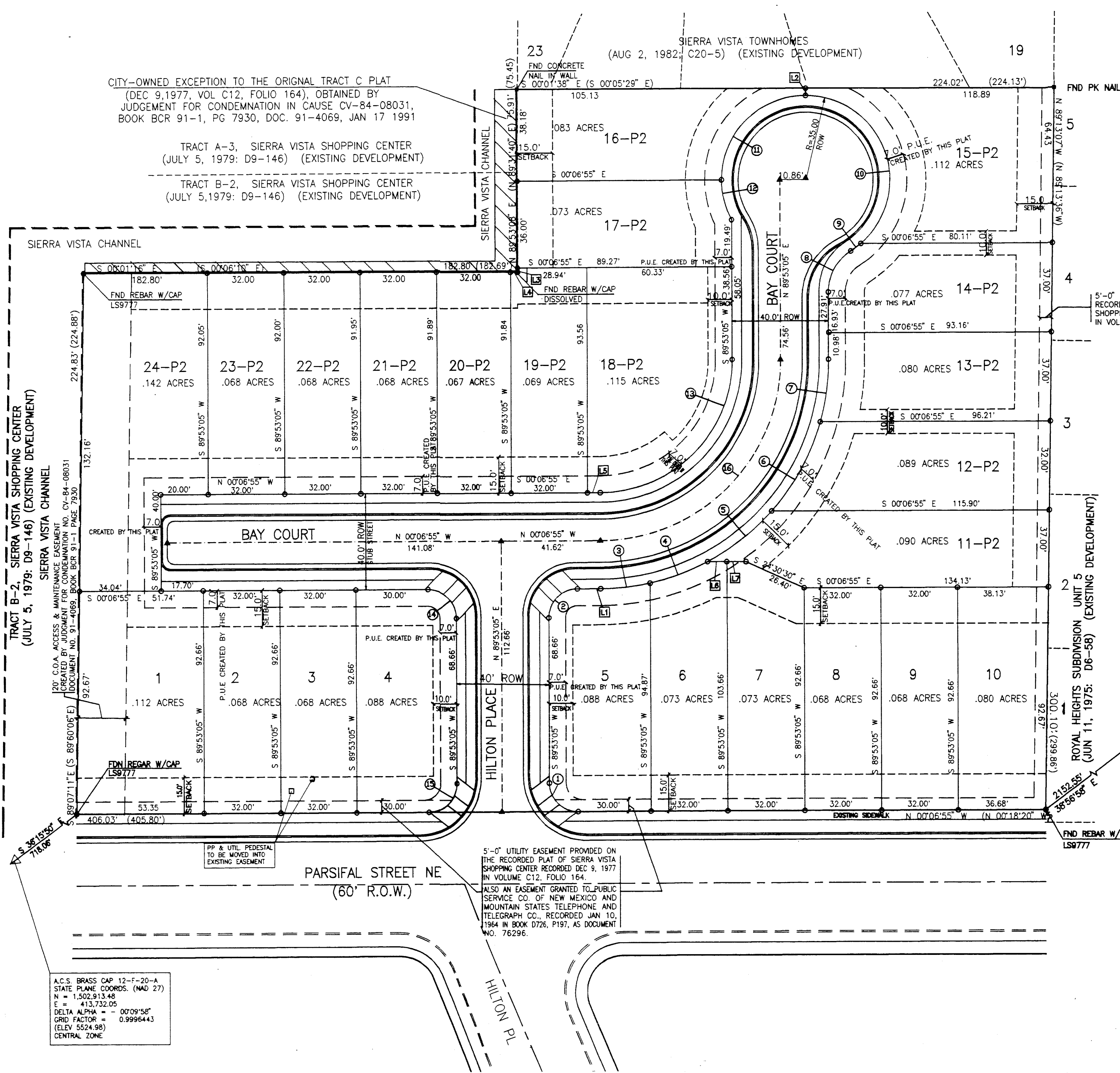
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The Public Service Company of New Mexico 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 Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 3. U.S. West for installation, maintenance and services 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 pedestal and closures.
 4. Jones Intercable for the installation, maintenance, and services of such lines, cable and other related facilities reasonably necessary to provide Cable TV Services.
- Included is the right to build, rebuild, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with this right and privilege to trim and remove trees, shrubs or bushes which interface with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused-by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

PLAT OF

PARSIFAL TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
October, 1996



LINE	BEARING	DISTANCE
1	N 00°06'55" W	9.62
2	S 89°53'05" W	3.00
3	S 89°53'08" W	1.73
4	S 00°01'16" E	3.06
5	S 06°06'55" E	5.33
6	S 06°06'55" E	8.00
7	S 06°06'55" E	8.00

CURVE	ARC LEN	DELTA	RADIUS	CHORD LEN	CHORD BEARING	TANGENT
1	18.85	90°00'00"	12.00	16.97	N 44°53'05" E	12.00
2	18.85	90°00'00"	12.00	16.97	S 45°06'55" E	12.00
3	20.54	12°23'07"	95.00	20.50	S 06°18'29" E	10.31
4	25.63	15°27'36"	95.00	25.56	S 20°13'50" W	12.90
5	34.17	20°36'37"	95.00	33.99	S 38°15'57" E	17.27
6	42.54	25°39'19"	95.00	42.18	S 61°23'55" E	23.63
7	26.34	15°53'28"	95.00	26.26	S 82°18'15" E	13.26
8	20.25	58°00'25"	20.00	19.39	S 61°06'43" E	11.09
9	5.25	08°35'48"	35.00	5.25	S 36°24'25" E	2.63
10	85.16	139°24'36"	35.00	65.65	N 69°35'23" E	94.64
11	54.98	90°00'00"	35.00	45.50	N 45°06'55" W	35.00
12	17.20	28°09'01"	35.00	17.02	S 75°48'35" W	8.78
13	86.39	90°00'00"	35.00	77.78	N 45°06'55" W	35.00
14	18.85	90°00'00"	12.00	16.97	S 44°53'05" W	12.00
15	18.85	90°00'00"	12.00	16.97	N 45°06'55" W	12.00
16	117.81	90°00'00"	75.00	106.07	N 45°06'55" W	75.00

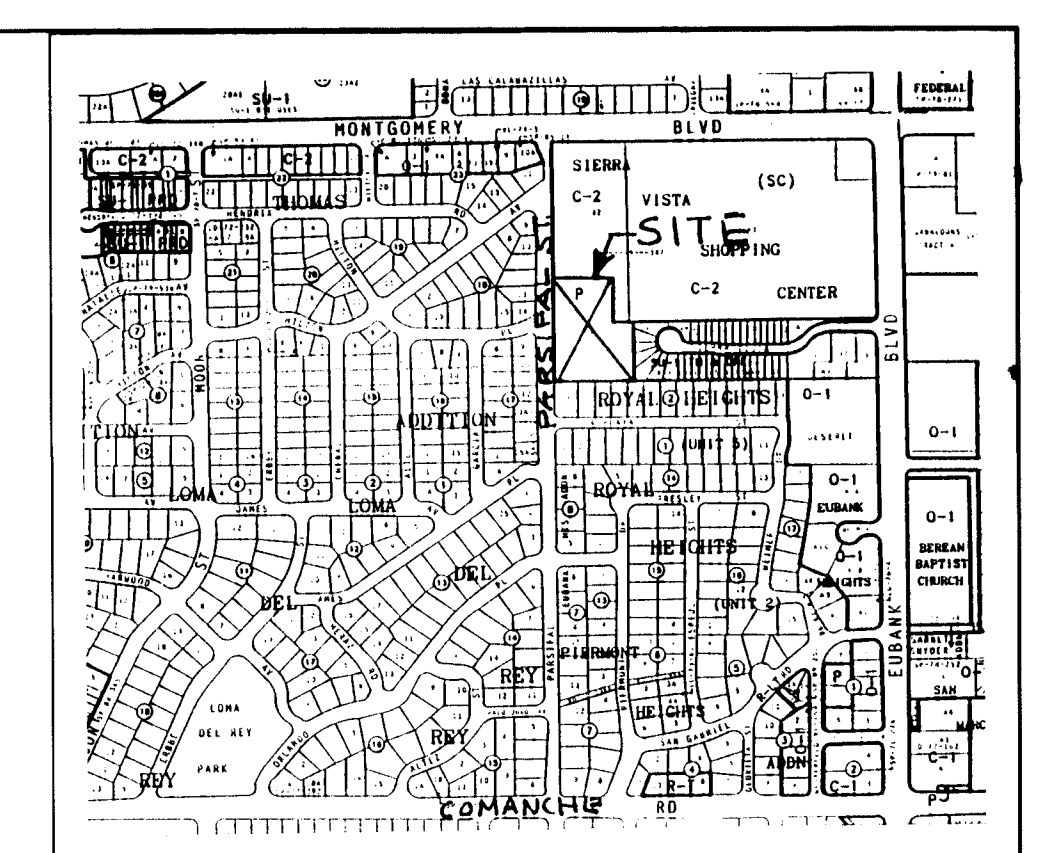
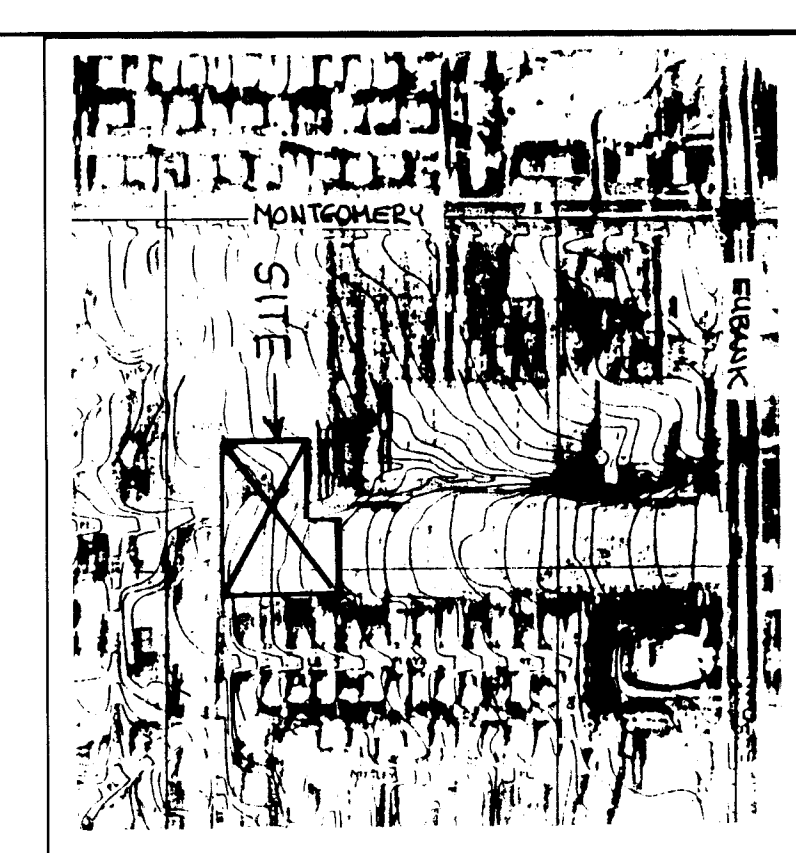
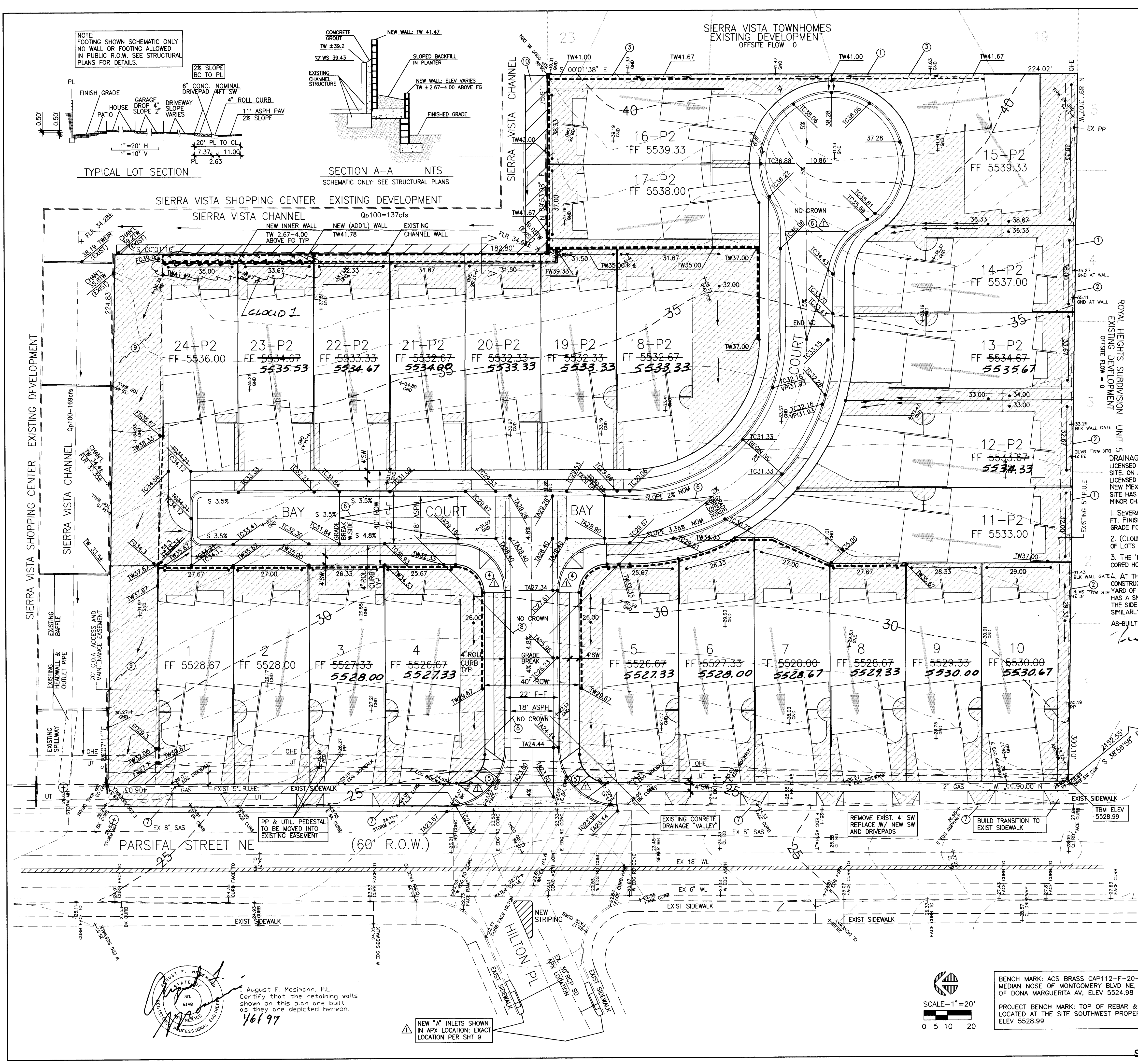
ACS BRASS CAP 9-G-21
STATE PLANE COORDS. (NAD 27)
N = 1,500,259.11
E = 415,515.66
DELTA ALPHA = - 0°09'45"
GRID FACTOR = 0.9995443
CENTRAL ZONE

LEGEND

- DESCRIPTION
CENTERLINE MONUMENT
PROPERTY COR FND LS9777
PROPERTY COR FND
PK NAIL IN WALL
PROPERTY COR SET
LS 4076
CURB & GUTTER
PROJECT BOUNDARY
LOT LINE
ADJACENT PROPERTY LINE
SET BACKS



PLAT OF PARSIFAL TOWNHOMES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
OCTOBER, 1996
J. ROBERT MARTINEZ, PLS
3806 Carlisle Blvd. N.E.
Albuquerque, New Mexico 87110
(505) 888-1170
SHEET
NO.
2 of 2



FLOODPLAIN PANEL 25 1"=500'

VICINITY MAP: G-20 1"=750'

- KEYED NOTES**
- 1. EXISTING CMU AND CONCRETE WALLS ALONG EAST & SOUTH PROPERTY LINES. OBTAIN PERMISSION TO CLOSE OPENINGS (SOUTH WALL ONLY) AND REFACE WALLS, OR CONSTRUCT NEW WALLS ENTIRELY ON SITE.
 - 2. ENSURE NO DRAINAGE FROM PROJECT TO ADJACENT PROPERTY IS SHOWN.
 - 3. FG BEHIND NEW WALL 3" MINIMUM BELOW TOP OF WALL. SLOPE FG BEHIND WALL TO DRAIN AS SHOWN.
 - 4. EXPERIMENTAL COA HC ACCESS PER DTL SHT 6
 - 5. HC ACCESS RAMP PER DWG 2440 WITH TRANSITION TO 8" STD C&G IN HC ACCESS PER DWG 2418
 - 6. TRANSITION CROWN TO NO CROWN
 - 7. STD 8" CURB & GUTTER. REMOVE & REPLACE AS NEEDED.
 - 8. CLEAR SIGHT TRIANGLE
 - 9. NO TREES, SHRUBS, OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH DESIGNATED USE TO BE PLANTED OR INSTALLED IN EASEMENT.
 - 10. SEE PLAT FOR REFERENCE TO CITY-OWNED "EXCEPTION".

- GENERAL NOTES**
1. An excavation/construction permit will be required before beginning any work within City of Albuquerque right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
 2. The Contractor shall obtain a Topsoil Disturbance Permit prior to beginning construction.
 3. All work detailed on these plans to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction, 1986 edition, through Update 6.
 4. All construction within City Right-of-Way or Easements must be done from approved Work Order documents from the City.
 5. Two working days prior to any excavation, contractor must contact Line Locating Service (260-1990) for location of existing utilities.
 6. Prior to construction, the Contractor shall become familiar with the plans, shall excavate and verify the horizontal and vertical locations of all obstructions, and shall verify all slopes and flowline elevations. In the case of a conflict or apparent omission or oddity the Contractor shall consult with the Engineer immediately, before final layout or construction.
 7. Backfill compaction in the City right of way shall be according to the appropriate class of street or road. Backfill in parking lots and driveways shall be as for residential streets unless noted otherwise.
 8. The Contractor shall be responsible for determining, prior to construction, whether overhead or underground utilities (and/or their support and ancillary structures) are obstructions to construction activities or would be harmed by such activities. If any problem is evident, the Contractor shall be responsible for coordinating with the utilities to have the utility supported, protected, or removed. The Contractor shall be responsible for any cost involved. Underground utility cables (such as for telephone, television, or power) shall be supported at intervals not to exceed 15'.
 9. For work involving City Right-of-Way the Contractor shall submit a detailed schedule to the City Engineering Division three (3) working days prior to beginning construction, and shall obtain a Barricading Permit two (2) working days prior to construction. The Contractor shall notify the Barricade Engineer (788-2551) prior to occupying an intersection. See Section 19 of the City Specifications.
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 11. In planning and conducting excavation and all other construction, the Contractor shall comply with all appropriate laws, rules, and regulations relating to these activities, particularly as regards to all utilities and to safety.
 12. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS
 13. SEE ARCHITECTURAL OR STRUCTURAL PLANS FOR WALL DETAILS
 14. SEE SEPARATE REPORT FOR DISCUSSION & CALCULATIONS

DRAINAGE CERTIFICATION: I, TUCKER H. GREEN, A PROFESSIONAL ENGINEER DULY LICENSED IN THE STATE OF NEW MEXICO - BASED ON MY OWN OBSERVATION OF THE SITE, ON AS-BUILT ELEVATIONS PROVIDED BY ROBERT MARTINEZ, A NEW MEXICO LICENSED SURVEYOR, AND ON WALL INSPECTION PROVIDED BY AUGUST F. MOSIMANN, A NEW MEXICO LICENSED PROFESSIONAL ENGINEER - CERTIFY THAT DRAINAGE FOR THIS SITE HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DESIGN. MINOR CHANGES FROM THE APPROVED DESIGN ARE NOTED BELOW:

1. SEVERAL PAD ELEVATIONS HAVE BEEN CHANGED, BUT IN NO CASE BY MORE THAN 1.5 FT. FINISHED FLOOR ELEVATIONS SHOWN INCLUDE A 4-INCH ALLOWANCE ABOVE PAD GRADE FOR FLOOR SLAB THICKNESS.
2. (CLOUD 1) THE LOW, SECONDARY RETAINING WALL WAS NOT NEEDED AT THE REAR OF LOTS 23 & 24 AND WAS NOT BUILT. ELSEWHERE THIS WALL WAS BUILT PER PLAN.
3. THE "NOTCH" IN THE WALL AT THE END OF THE CUL DE SAC WILL BE REPLACED BY CURED HOLE. THE LOCATION HAS BEEN MARKED ON THE WALL.
4. AT THE TIME OF THIS CERTIFICATION THE FIRST 2 TOWNHOMES ARE UNDER CONSTRUCTION ON LOTS 9 & 10. THE UNDERSLAB SYSTEM FOR DRAINING THE REAR YARD OF LOT 9 HAS BEEN CONSTRUCTED ESSENTIALLY ACCORDING TO DESIGN. LOT 10 HAS A SMALL SIDE YARD; REAR YARD DRAINAGE WILL BE ROUTED TO THE STREET VIA THE SIDE YARD. ON THE REST OF THE SITE SIMILARLY SITUATED LOTS ARE TO BE SIMILARLY TREATED.

AS-BUILT GRADES FOR DRAINAGE ARE SHOWN ON THIS SHEET AND ON SHEET 5.

See 11/16/96 NAD 10,731 1-16-96

A.C.S. BRASS CAP 9-G-21
STATE PLANE COORDS. (NAD 27)
N = 1,500,259.11
E = 415,515.66
DELTA ALPHA = - 00-09'45"
GRID FACTOR = 0.9996434

LEGEND

TA	TOP OF ASPHALT	-----	LOW RETAINING WALL
TP	TOP OF PAVEMENT	-----	GARDEN WALL
FL	FLOW LINE	-----	GARDEN AND/OR RETAINING WALL
TC	TOP OF CURB / CONCRETE	0.0	NEW CONTOURS
SW	SIDEWALK	0.0	EXISTING CONTOURS
FF	FINISHED FLOOR	0.0	FLOW DIRECTION
FG	FINISHED GRADE	0.0	NEW CURB AND GUTTER
EG	EXISTING GRADE	0.0	EXISTING CURB AND GUTTER
X	WATER VALVE	0.0	NEW SPOT ELEVATIONS
W	WATER METER	0.0	EXISTING SPOT ELEVATIONS
F	FIRE HYDRANT	0.0	REVISED NEW SPOT ELEVATIONS
L	LANDSCAPING	0.0	

11-18-96: MINOR REVISIONS TO ACCOMMODATE DRC REQUIREMENTS

DWG: C:\ACAD\PAR\PA2DRN DATE: 11/17/96 TIME: 21:43 T. GREEN

TUCKER H. GREEN
10731
8-29-96
11-18-96

PARSIFAL TOWNHOMES
ALBUQUERQUE, NEW MEXICO

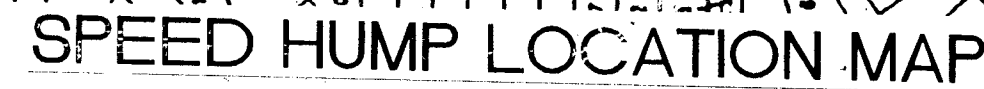
GRADING & DRAINAGE

PER SE ENGINEERING
Drainage, Utilities, and Site Design
3041 Blake Rd SW Albuquerque NM 87105
(505) 877-6163 239-7855 mobile

SHEET NO.
C1 OF

CPN 557181

3 of 9



TRANSITION BETWEEN CROWN
AND NO CROWN

MILL EXISTING PAVING 1-1/2" AFTER
UTILITY CUTS COMPLETE; PAVE W/
RESIDENTIAL SURFACE COURSE

CONSTRUCT 6"-THICK SIDEWALK WITH
DRIVEPAD CONCRETE & PREPARATION

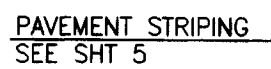
REMOVE & REPLACE CONCRETE PAVING
AS NEEDED TO INSTALL UTILITIES

EXISTING CONCRETE PAVING

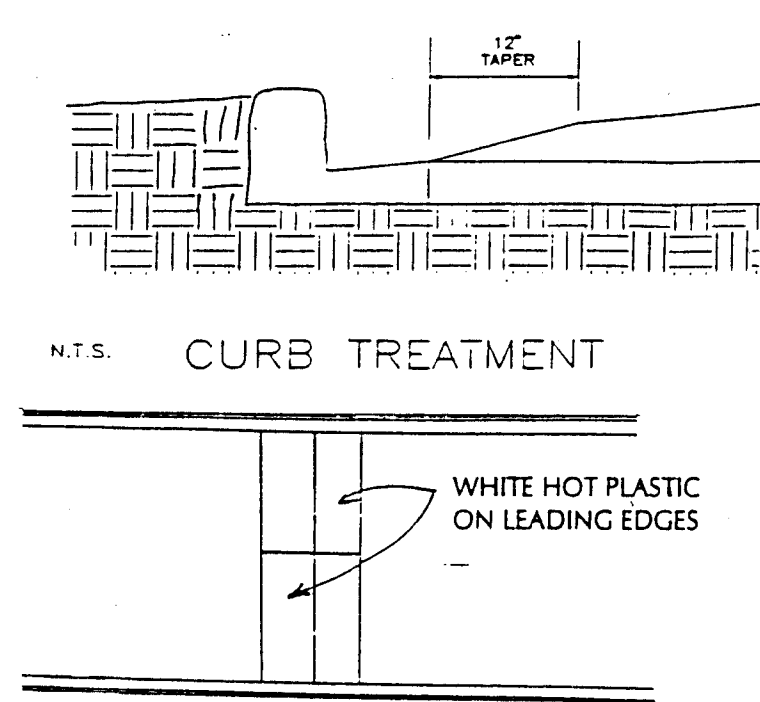
NEW MANHOLE

EXISTING MANHOLE

WATER VALVE



A) APPROACH DETAIL



N.T.S. CURB TREATMENT

MARKING PLAN
N.T.S.

PL

SLOPE 2% FROM BC TO PL

20'

8.37'

4.00'

4.37'

2.63'

9'

CONC SIDEWALK
4 OR 6" THK

DRIVEPAD, 6" THK

MOUNTABLE
ROLL CURB

ASPHALT PAVING
S=2% BAY CT
S=0% HILTON PL
(NO CROWN)

A

B

B

B

* 6" THK AT SIDEWALKS AND
WHERE SHOWN ON PLANS

1' MIN

TACK COAT

PRIME COAT IF REQUIRED

APX 3-3/4" (AFTER COMPACTION) SUBGRADE SOIL OR GRAVEL BASE COURSE, R VALUE > 50, PLACED AS SPECIFIED BELOW FOR SUBGRADE SOIL UNDER ASPHALT PAVING (I.E. BETWEEN GUTTERS) ONLY.

1-1/2" ASPHALT CONCRETE, 1500 LBS. STABILITY. TYPE "A" GRADATION

1-1/2" ASPHALTIC CONCRETE SURFACE 1500 LBS. STABILITY, PLACED AFTER ALL MANHOLES, VALVE COVERS, RINGS, ETC. ARE SET TO GRADE. TYPE "B" GRADATION

12" SUBGRADE SOIL, R VALUE > 50, PLACED IN 2 6" COMPACTED LIFTS, COMPACTED TO 95% (MIN) COMPACTION AT OPTIMUM MOISTURE +/- 2.0% PER ASTM D-1557, OR PER ASTM D-698 WITH MOISTURE TO +4% FOR SOIL WITH 35% OR MORE PASSING THE NO. 200 SIEVE.

FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE UNTIL NEXT/FINAL SURFACING, OR PRIME COAT SHALL BE APPLIED AS DIRECTED BY ENGINEER, AT NO COST TO THE OWNER.

90% MIN COMPACTION

ALL SUBGRADE PREPARATION SHALL BE PERFORMED AFTER SUBSURFACE UTILITIES CONSTRUCTION IN THE R.O.W. IS COMPLETE, AND SHALL EXTEND 1-FT MIN BEYOND BACK OF CURB.

NOTE: IT IS EXPECTED THAT EXISTING SITE SOILS WILL MEET THE R-VALUE REQUIREMENT. HOWEVER, THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION. SOME BLENDING MAY BE REQUIRED TO ACHIEVE THE SPECIFIED VALUE. SEE VINTARD & ASSOC. SOILS REPORT NO.96-1-113, MAY 14, 1996.

CONTRACTOR SHALL COORDINATE WITH THE PROJECT TESTING FIRM TO OBTAIN R-VALUE TESTING AFTER ROUGH GRADING. IF THE RESULTS OF THE TESTING DO NOT MEET THE REQUIREMENTS OF COA DWG 2405, THE CONTRACTOR SHALL NOTIFY THE CONSULTING ENGINEER IMMEDIATELY AND PROVIDE A COPY OF THE TEST RESULTS.

IF THE TESTING REVEALS THAT THE SOILS DO NOT MEET THE R-VALUE REQUIREMENT, WHETHER BLENDING WILL PRODUCE THE PROPER R-VALUE OR OTHER MEANS TO REVISE THE PAYMENT SECTION AND ISSUE A CHANGE ORDER TO THE CONTRACTOR.

AS- CONSTRUCTED

SCANNED BY
BY LASON

1. LEFT & RIGHT MEAN LEFT & RIGHT WHEN LOOKING IN THE DIRECTION OF INCREASING STATIONING.
2. ALL WATER LINE AND SEWER STATIONING REFERS TO STREET CENTERLINE STATIONING.
3. CONTRACTOR ALL UNDERGROUND UTILITIES PRIOR TO SUBGRADE PREP FOR PAVING AND CURB & GUTTER.
4. CONSTRUCT SAS SERVICES PER STD. DWG #2125
CONSTRUCT ALL SHWFC SERVICES PER
STD. DWGS #2361, #2362 & #2363.
5. CONSTRUCT DOUBLE WATER SERVICES PER STD DWGS
2361 & 2362 AND DETAIL SHT 9
6. SEE SHT. 7 FOR WATER SHUT-OFF PLAN.
7. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS &
LENGTHS PER STD. DWG. #2340
8. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDER-
GROUND UTILITY LINES WHICH BECOME EXPOSED
DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK
SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE
COSTS.
9. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY AND/OR
PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING
PLAN. THE PLAN MUST BE APPROVED PRIOR TO TESTING.
10. ANY EXISTING FACILITIES (CURB & GUTTER, UTILITY
LINES, LANDSCAPING, ETC.) DAMAGED DURING
CONSTRUCTION SHALL BE REPAIRED OR REPLACED (AS
DIRECTED BY THE ENGINEER) AT THE CONTRACTOR'S
EXPENSE.
11. CONTRACTOR SHALL PARK EQUIPMENT & VEHICLES FOR
MINIMAL INTERFERENCE WITH NORMAL ACTIVITIES OF
RESIDENTS AND OTHER CONTRACTORS ON SITE.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY
LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF
ANY CONFLICTS OR DISCREPANCIES.

- (1) EXISTING 4' FT SIDEWALK
- (2) EXISTING 8" STANDARD CURB & GUTTER TO REMAIN EXCEPT AT NEW DRIVEPADS & NEW ROAD. TRANSITION TO 4" ROLL CURB AT HC RAMPS PER DWG 241B
- (3) EXISTING PAVEMENT TO REMAIN EXCEPT WHERE SHOWN AND AT WATER CUTS (SEE SHTS 5 & 8)
- (4) "DEPRESSED" MOUNTABLE CURB BTWN VALLEY GUTTERS
- (5) EXPERIMENTAL C.O.A. HANDICAP ACCESS RAMP - SHT 6

LEGEND	
DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
STREET LIGHT	
STORM DRAIN MANHOLE	
SAS MANHOLE	
CURB & GUTTER	
WATER LINE	— W —
SEWER LINE	— SAS —
STORM DRAIN	— SD —
SEWER SERVICE	
CATCH BASIN	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
CENTERLINE MONUMENT	▲
PROJECT BOUNDARY	----
ADJACENT PROP. LINE	----
PROPERTY CORNER	●
UTILITY POLE	○
HYDRAULIC GRADE LINE	— HGL —

DWG: C:\ACAD\PAR\PA2COM DATE: 11/17/96 TIME: 22:13 T. GREEN

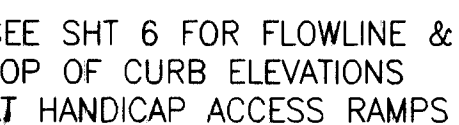
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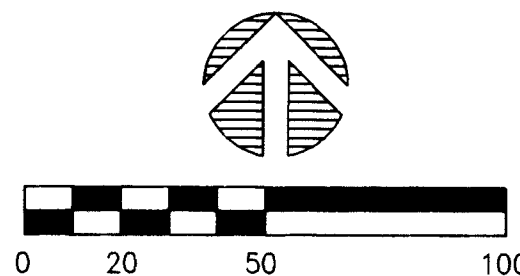
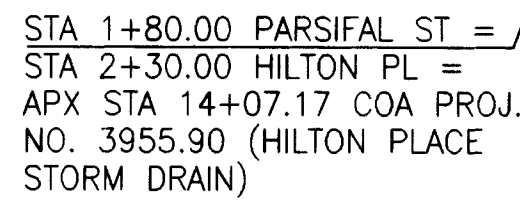
TITLE: PARSIFAL TOWNHOMES
COMPOSITE PAVING PLAN

Design Review APPROVED 19 27 1997 DESIGN REVIEW COMMITTEE	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

PROJECT NO. 5571.81	MAP NO. G-20	SHEET 4 OF 9
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- SHEET 5 OF 9



NOTE: MAINTAIN $3/4"$ VALLEY INVERT
AT VALLEY GUTTERS NEAR HC RAMPS



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BY LASON

1. LEFT & RIGHT MEAN LEFT & RIGHT WHEN LOOKING IN THE DIRECTION OF INCREASING STATIONING.
2. ALL WATER LINE AND SEWER STATIONING REFERS TO STREET CENTERLINE STATIONING.
3. CONSTRUCT ALL UNDERGROUND UTILITIES PRIOR TO SUBGRADE PREP FOR PAVING AND CURB & GUTTER
4. ALL CURB RETURN RADII ARE 25 FT TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
5. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF CURB UNLESS OTHERWISE SHOWN OR NOTED. THROUGH INTERSECTIONS TOP OF CURB = TOP OF ASPHALT (OR TOP OF CONCRETE AT VALLEY GUTTERS)
6. WHEN REMOVING EXISTING CURB & GUTTER, SAWCUT OR REMOVE TO NEAREST EXPANSION JOINT.
7. WHEN CONSTRUCTING C & G NEXT TO EXISTING ASPHALT PAVEMENT, REMOVE & REPLACE PAVEMENT 1 FT WIDE. SEE COA DWG 2415.
8. SEE SHEET 7 FOR WATER SHUT-OFF PLAN.
9. 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.
10. ANY EXISTING FACILITIES (CURB & GUTTER, UTILITY LINES, LANDSCAPING, ETC.) DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED (AS DIRECTED BY THE ENGINEER) AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL PARK EQUIPMENT & VEHICLES FOR MINIMUM INTERFERENCE WITH NORMAL ACTIVITIES OF RESIDENTS AND OTHER CONTRACTORS ON SITE.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

- 1) HC RAMP PER DWG 2441 CASE II. R=25.00 AT NOM FACE OF CURB. R=12.00 AT PL. TRANSITION TO STD 8" CURB AT PARALLEL PER DWG 2419.
- 2) BUILD MODIFIED VALLEY GUTTER PER COA DWG 2420 TO PROVIDE STRONG CROSS-SLOPE TO MATCH
** EXISTING PAVEMENT AT PARALLEL ST
** DO NOT BUILD 1-1/2" FLOWLINE DEPRESSION
- 3) DRIVEPAV PER COA DWG 2425
MAINTAIN 2% CROSS-SLOPE FULL SIDEWALK WIDTH (4').
SAW CUT DRIVEPAV OPENINGS INTO EXISTING CURB.
SLOPE SAWCUTS TOWARD STREET PER DWG 2415
- 4) REMOVE EXISTING CONC. SIDEWALK. BUILD NEW 4 FT SIDEWALK TO DRIVEPAV STRENGTH AND THICKNESS
- 5) BUILD APX 48SF EXTRA CONC SIDEWALK NEXT TO CURB TO SOUTH PROPERTY LINE TO MATCH WITH ADJACENT SIDEWALK.
- 6) EXISTING 8" STD CURB & GUTTER TO REMAIN ALONG PARALLEL, TYPICAL BETWEEN DRIVE CUTS
- 7) EXPERIMENTAL COA HC RAMP PER DETAIL SHT 6. R=20.00 AT NOM FACE CURB, R=12.00 AT FL.
- 8) BUILD VALLEY GUTTER PER COA DWG 2420
- 9) STA 1+71.00 TO 1+89.00 (BTW VALLEY GUTTERS) BUILD "DEPRESSED" GUTTER - PROVIDE SMOOTH ROLL FROM TOP OF CURB TO ASPHALT. ELEV AT 1 FT FROM EDGE OF ASPHALT 0.06' ABOVE TOP OF ASPHALT

10) 4' 4" MAX CONC SIDEWALK PER COA DWG

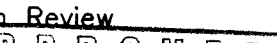
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
WATER VALVE		
FIRE HYDRANT		
STREET LIGHT		
STORM DRAIN MANHOLE		
SAS MANHOLE		
CURB & GUTTER		
WATER LINE		
SEWER LINE		
STORM DRAIN		
SEWER SERVICE		
CATCH BASIN		
SINGLE WATER SERVICE		
DOUBLE WATER SERVICE		
CENTERLINE MONUMENT		
PROJECT BOUNDARY		
ADJACENT PROP. LINE		
PROPERTY CORNER		
UTILITY POLE		
HYDRAULIC GRADE LINE		

DWG: C:\ACAD\PAR\PA2D2 DATE: 11/18/96 TIME: 17:00 T. GREEN

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ENGINEERING GROUP

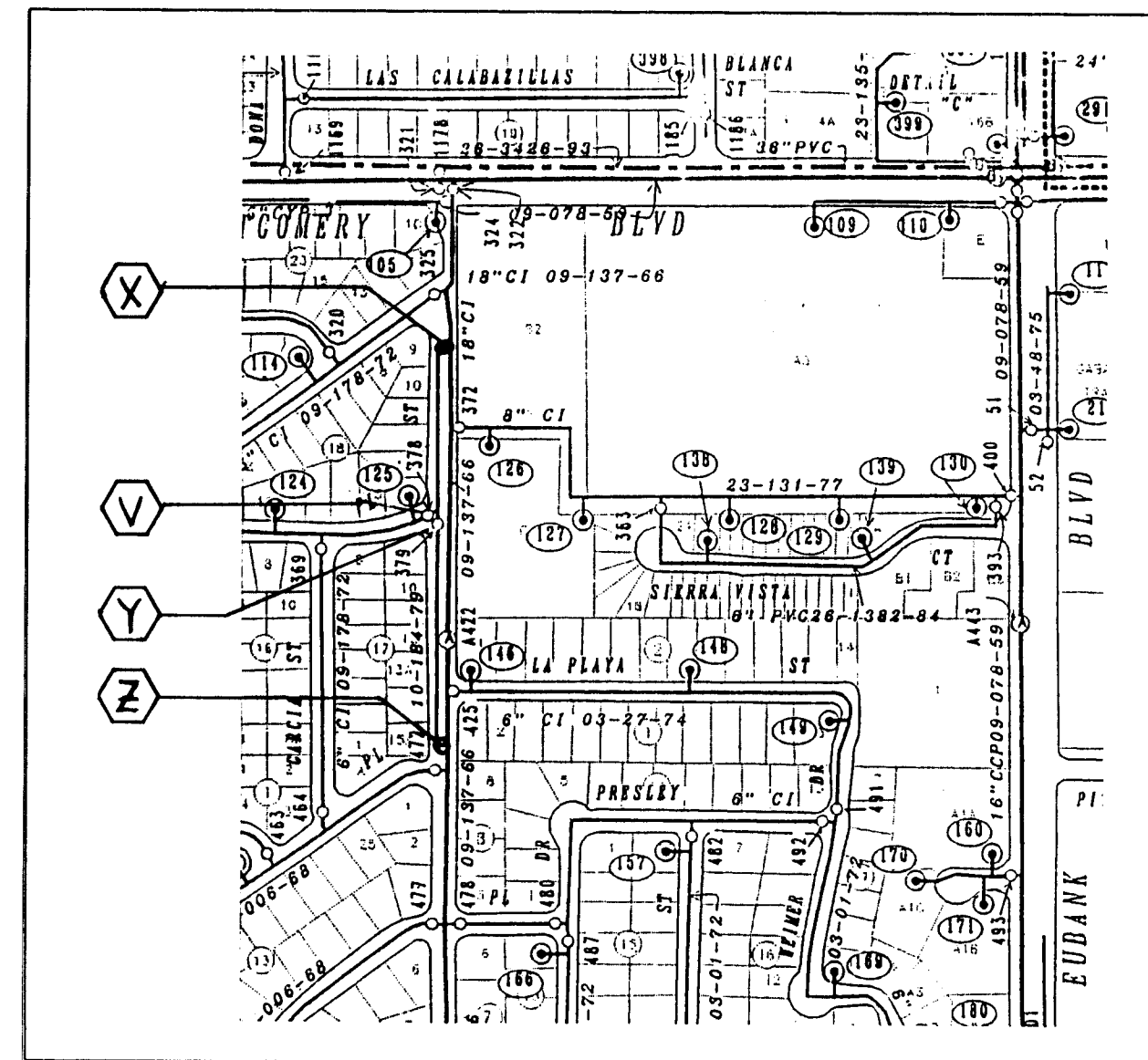
TITLE: PARSIFAL TOWNHOMES
PAVING PLAN & PROFILE: HILTON PL.

	City Engineer Approval	Last Design Update Mo./Day/Yr. Mo./Day/Yr.

PROJECT NO.	5571.81	MAP NO.	G-20	SHEET	6	OF	9
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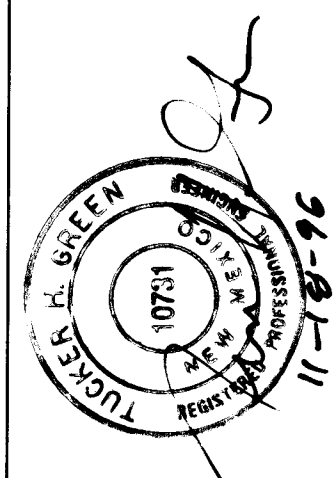
SURVEY INFORMATION		BENCH MARKS	AS BUILT INFORMATION	
	FIELD NOTES		CONTRACTOR	
NO.	DATE BY	CITY OF ALBUQUERQUE SURVEY MONUMENT BENCH MARK: ACS BRASS CAP 12-F-20-A, LOCATED ON THE MEDIAN NOSE OF MONTGOMERY BLVD NE, APX 39 FT WEST OF DONA MARGUERITA AV NE. ELEVATION 5524.98	WORK DONE BY INSPECTED BY ACCEPTANCE BY DATE	<i>Sundance</i> <i>MAY-JUNE 6/19/97</i> <i>13/9/97</i> <i>10/9/97</i>
		TBM: TOP OF CAPPED REBAR (NUPS #9777), LOCATED AT THE SOUTHWEST CORNER OF THE PARSIFAL TOWNHOMES	DRAWING NO. DRAWING DATE	<i>10/9/97</i> <i>10/9/97</i> <i>10/9/97</i>
		SITE ELEVATION 5429.00	RECORDED BY	<i>MICRO-FILM INFORMATION</i>
				DATE

[illegible]



THESE VALVES DO NOT APPEAR ON THE WATER SYSTEMS MAP AND THUS DO NOT HAVE VALVE NUMBERS.

BENCH MARKS		AS BUILT INFORMATION	
CITY OF ALBUQUERQUE SURVEY MONUMENT		CONTRACTOR	<i>Bengdane</i>
BENCH MARK: ACS BRASS CAP 12-F--20-A, LOCATED ON THE MEDIAN NOSE OF MONTGOMERY BLVD NE, APX 39 FT WEST OF DONA MARGUERITA AV NE, ELEVATION 5524.98		WORK INSTALLED BY	<i>Bengdane</i>
		INSPECTED BY	<i>Bengdane</i>
		FIELD VERIFICATION BY	<i>Bengdane</i>
		DATE	<i>10/97</i>
		CORRECTED BY	<i>Bengdane</i>
		DATE	<i>1/98</i>
MICRO-FILM INFORMATION			
TBM: TOP OF CAPPED REBAR (NMP5 #9777), LOCATED AT THE SOUTHWEST CORNER OF THE PARSIFAL TOWNHOMES		RECORDED BY	DATE
SITE, ELEVATION 5528.99		NO.	

[illegible][illegible]

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PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	PARSIFAL TOWNHOMES COMPOSITE UTILITY PLAN
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<u>Design Review</u>		City Engineer Approval	Last Design Update	Mo./Day/Yr.	No./Day/Yr.
APPROVED	APR 27 1997				
DESIGN REVIEW COMMITTEE					

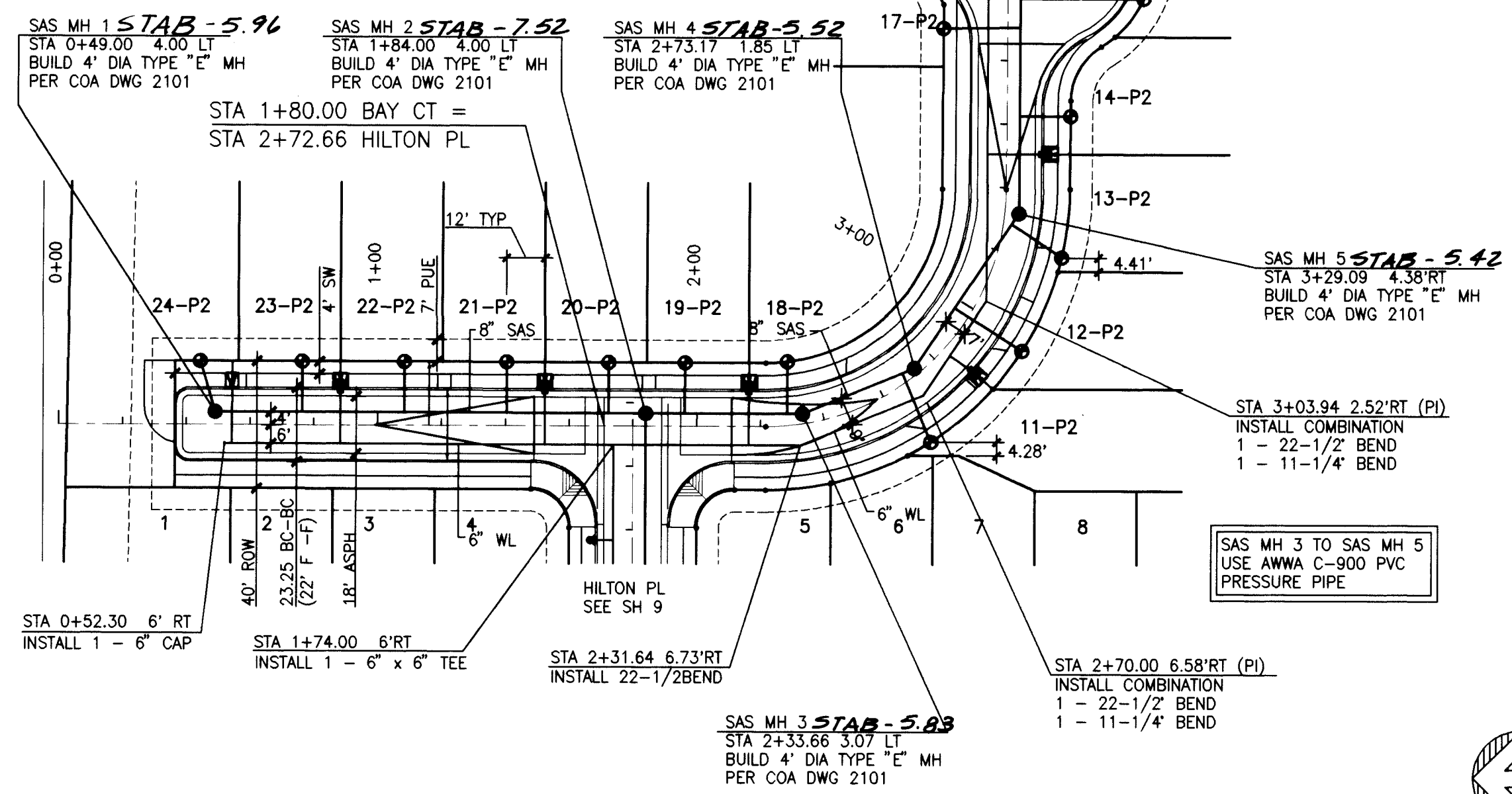
PROJECT NO.	5571.81	MAP NO.	G-20	SHEET	7	OF	9
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AS-CONSTRUCTED

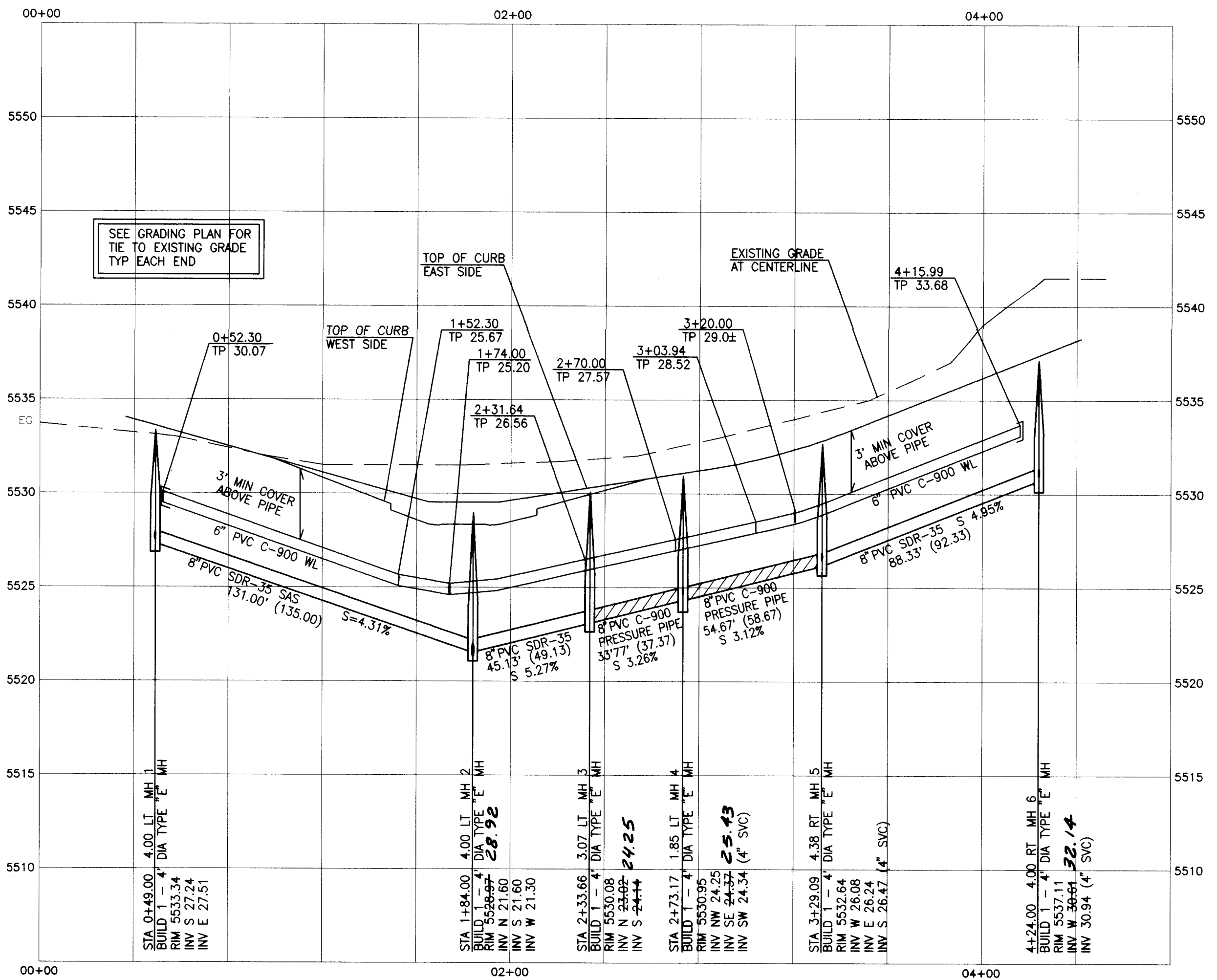
SCANNED BY
BY LASON

WATER & SANITARY SEWER SERVICES									
LOT NO.	WATER			SAS			SERVICE LENGTH	TOP OF PIPE AT PL	
	CL STATION & OFFSET	TYPE		CL STATION & OFFSET	TYPE				
24	0+54.30 6.00 RT	SINGLE		MH 1 (0+44.30 @ PL)			16.00	29.37	
23	0+88.30 6.00 RT	DBL MTR / SQL LINE		0+76.30 4.00 LT			16.00	28.30	
22				1+08.30 4.00 LT			16.00	27.21	
21	1+52.30 6.00 RT	DBL MTR / SQL LINE		1+40.30 4.00 LT			16.00	26.09	
20				1+72.30 4.00 LT			16.00	25.23	
19	2+16.30 6.00 RT	DBL MTR / SQL LINE		1+96.30 4.00 LT			16.00	25.23	
18				2+28.30 3.70 LT			16.41	25.90	
17	4+13.99 6.00 LT	DBL MTR / SQL LINE		3+89.99 4.00 RT			24.00	31.38	
16				MH 6 (4+25.99 @ PL)			16.00	33.18	
15	4+11.99 6.00 LT	SINGLE		3+99.42 4.00 RT			16.00	31.85	
14	3+50.42 6.00 LT	DBL MTR / SQL LINE		3+62.42 4.00 RT			16.00	30.00	
13				3+28.67 2.57 RT			18.97	27.80	
12	2+83.90 2.89 RT	DBL MTR / SQL LINE		2+96.33 4.98 LT			24.98	27.31	
11				2+69.18 2.91 LT			23.42	26.30	

* DOUBLE 3/4" METER AT BACK OF CURB W SINGLE 1-1/2" LINE TO MAIN: SEE DETAIL

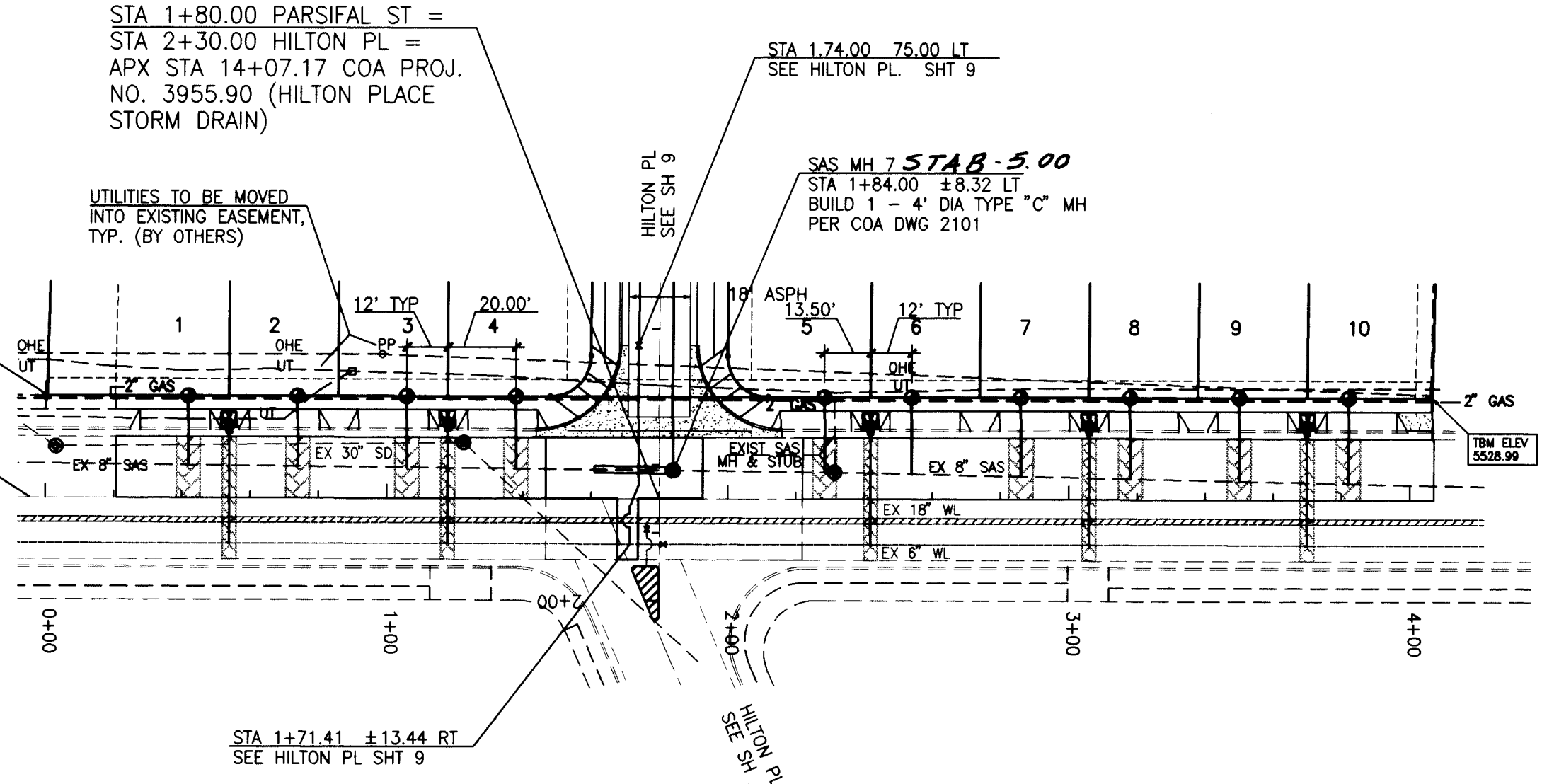


BAY COURT

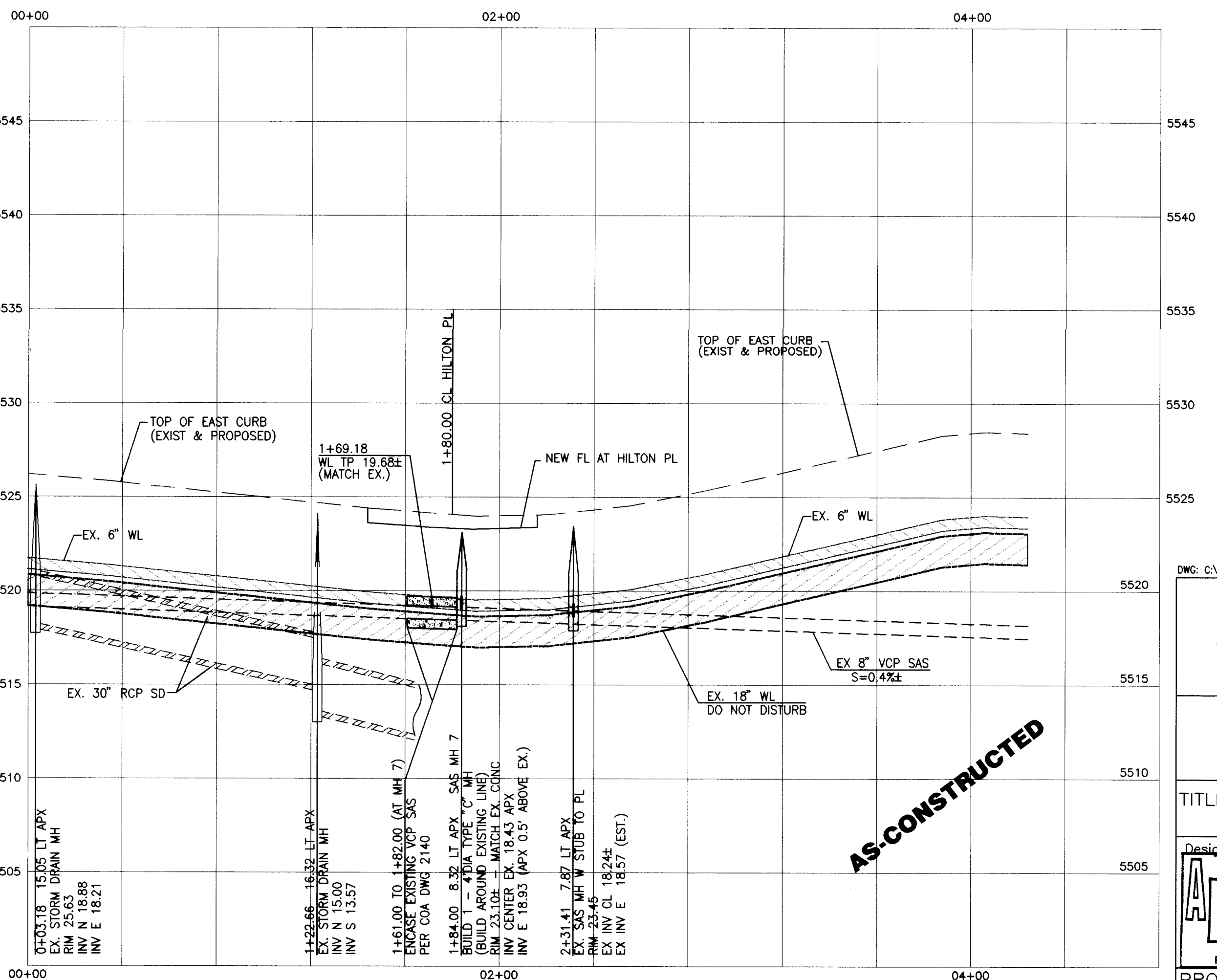


WATER & SANITARY SEWER SERVICES									
LOT NO.	WATER			SAS			SERVICE LENGTH	TOP OF PIPE AT PL	
	CL STATION & OFFSET	TYPE		CL STATION & OFFSET	TYPE				
1	0+54.00 13.44 RT	DBL MTR / SQL LINE		0+42.00 9.65 LT			20.35	21.73	
2				0+74.00 9.35 LT			20.65	21.01	
3	1+18.00 13.44 RT	DBL MTR / SQL LINE		1+06.00 9.05 LT			20.95	20.59	
4				1+38.00 8.75 LT			21.25	20.17	
5	2+42.00 13.44 RT	DBL MTR / SQL LINE		2+28.50 7.90 LT			22.10	20.3	
6				2+54.00 7.42 LT			22.58	20.21	
7	3+06.00 13.44 RT	DBL MTR / SQL LINE		2+86.00 6.77 LT			23.23	21.01	
8				3+18.00 6.12 LT			23.88	22.04	
9	3+78.00 13.44 RT	DBL MTR / SQL LINE		3+50.00 5.47 LT			24.53	22.87	
10				3+82.00 4.82 LT			25.17	23.81	

* DOUBLE 3/4" METER AT BACK OF CURB W SINGLE 1-1/2" LINE TO MAIN: SEE DETAIL



PARSIFAL ST.



- GENERAL NOTES:**
- LEFT & RIGHT MEAN LEFT & RIGHT WHEN LOOKING IN THE DIRECTION OF INCREASING STATIONING.
 - ALL WATER LINE AND SEWER STATIONING REFERS TO STREET CENTERLINE STATIONING.
 - CONSTRUCT ALL UNDERGROUND UTILITIES PRIOR TO SUBGRADE PREP FOR PAVING AND CURB & GUTTER.
 - CONSTRUCT SAS SERVICES PER STD. DWG #2125 CONSTRUCT ALL SINGLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
 - CONSTRUCT DOUBLE WATER SERVICES PER STD DWGS 2361 & 2362 AND DETAIL SH 9
 - SEE SH. 7 FOR WATER SHUT-OFF PLAN.
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340
 - 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 PROVIDE INSPECTORS (CITY AND/OR PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED PRIOR TO TESTING.
 - ANY EXISTING FACILITIES (CURB & GUTTER, UTILITY LINES, LANDSCAPING, ETC.) DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED (AS DIRECTED BY THE ENGINEER) AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PARK EQUIPMENT & VEHICLES FOR MINIMUM INTERFERENCE WITH NORMAL ACTIVITIES OF RESIDENTS AND OTHER CONTRACTORS ON SITE.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

CONSTRUCTION NOTES:

MECH. JNT FITTING	RESTRAIN JOINTS, FROM EACH SIDE OF FITTING, WITHIN DISTANCE SHOWN (FT.)*
DEAD-END (CAP)	65
VALVE	65
11-1/2" H BEND	2
22-1/2" B	4
37-3/4" **	9
45"	9
90"	21
6 x 6 TEE	10

* IN MANY CASES NOTE 2 BELOW WILL GOVERN

** 11.25 + 22.5 COMBINATION. USE AS FOR 45" BEND.

- RESTRAIN ALL MECHANICAL JOINT FITTINGS AT THE FITTING.
- CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 15 FT FROM ALL MECHANICAL JOINTS, OR SHALL RESTRAIN ALL JOINTS WITHIN 15 FT AT HIS EXPENSE.
- RESTRAIN ALL PIPE JOINTS, BOTH SIDES, WITHIN THE DISTANCES SPECIFIED IN THE TABLE. SEE ALSO NOTE 2.
- RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- RESTRAINED LENGTHS SHOWN ARE BASED ON: PVC PIPE, 3 FT COVER, TYPE 4 TRENCH CONDITIONS, 150 PSI, 1.5 FACTOR OF SAFETY, AND SM (SILTY SAND) SOIL. (REFERENCE: EBBA IRON INC. DESIGN GUIDE)

DESCRIPTION	PROPOSED
WATER VALVE	⊗
FIRE HYDRANT	⊕
STREET LIGHT	⊙
STORM DRAIN MANHOLE	⊗
SAS MANHOLE	⊙
CURB & GUTTER	—
WATER LINE	— W —
SEWER LINE	— S —
STORM DRAIN	— SD —
SEWER SERVICE	— SS —
CATCH BASIN	⊕
SINGLE WATER SERVICE	⊕
DOUBLE WATER SERVICE	⊕
CENTERLINE MONUMENT	⊕
PROJECT BOUNDARY	—
ADJACENT PROP. LINE	—
PROPERTY CORNER	⊕
UTILITY POLE	⊕
HYDRAULIC GRADE LINE	— HGL —

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARSIFAL TOWNHOMES
UTILITY PLAN & PROFILE: PARSIFAL ST & BAY CT

Design Review	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED			
DESIGN REVIEW COMMITTEE			

PROJECT NO. 5571.81

MAP NO. G-20

SHEET 8 OF 9

AS BUILT INFORMATION			
CONTRACTOR	Signature	DATE	11/18/96
WORK	MAINTENANCE	DATE	11/18/96
DESIGNED BY	THG	DATE	11/18/96
DRAWN BY	THG	DATE	11/18/96
CHECKED BY	THG	DATE	11/18/96

BENCH MARKS			
CITY OF ALBUQUERQUE	DATE	11/18/96	
BENCH MARK: ACS BRASS CAP 12-F-20-A, LOCATED ON THE MEDIAN NOSE OF MONTGOMERY BLVD NE, APX 39 FT WEST OF DONA MARGUERITA AV NE, ELEVATION 5524.98	DATE	11/18/96	
TBM: TOP OF CAPPED REBAR (NIPS #9777), LOCATED AT THE SOUTHWEST CORNER OF THE PARSIFAL TOWNHOMES SITE, ELEVATION 5528.99	DATE	11/18/96	

ENGINEER'S SEAL			
NO.	DATE	REMARKS	BY

REVISIONS			
NO.	DATE	REVISIONS	BY

DESIGNED BY: THG	DATE: 11/96
DRAWN BY: THG	DATE: 11/96
CHECKED BY: THG	DATE: 11/96

SCANNED BY
BY LASON

