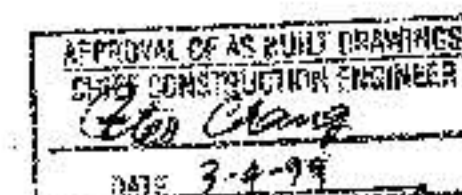


CONSTRUCTION PLANS
FOR
CRYSTAL RIDGE SUBDIVISION
UNIT III
ALBUQUERQUE, NEW MEXICO



LEGEND

	CURB AND GUTTER		WATER METER
	CONCRETE		CABLE T.V.
	ELECTRIC TRANSFORMER		POWER POLE
	ELECTRIC PANEL		ANCHOR
	SANITARY SEWER MANHOLE		LIGHT POLE
	TELEPHONE MANHOLE		TRAFFIC LIGHT
	ELECTRIC MANHOLE		CROSSWALK SIGNAL
	STORM SEWER MANHOLE		SPRINKLER CONTROL
	WATER VALVE		TRAFFIC CONTROL
	FIRE HYDRANT		LIGHTING BOX
	TELEPHONE BOX		SIGN
	SPOT ELEVATION		GATE

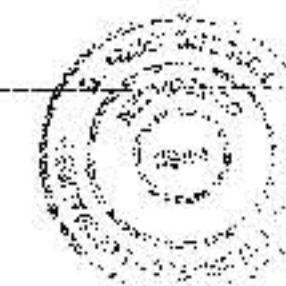
INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2-3	PLAT
4-5	GRADING AND DRAINAGE PLANS
6	MASTER PAVING PLAN
7	PAVING IMPROVEMENTS
8	MASTER UTILITY PLAN
10-11	UTILITY IMPROVEMENTS
10-11	TRAFFIC CONTROL & SIGNING

RECORD DRAWING

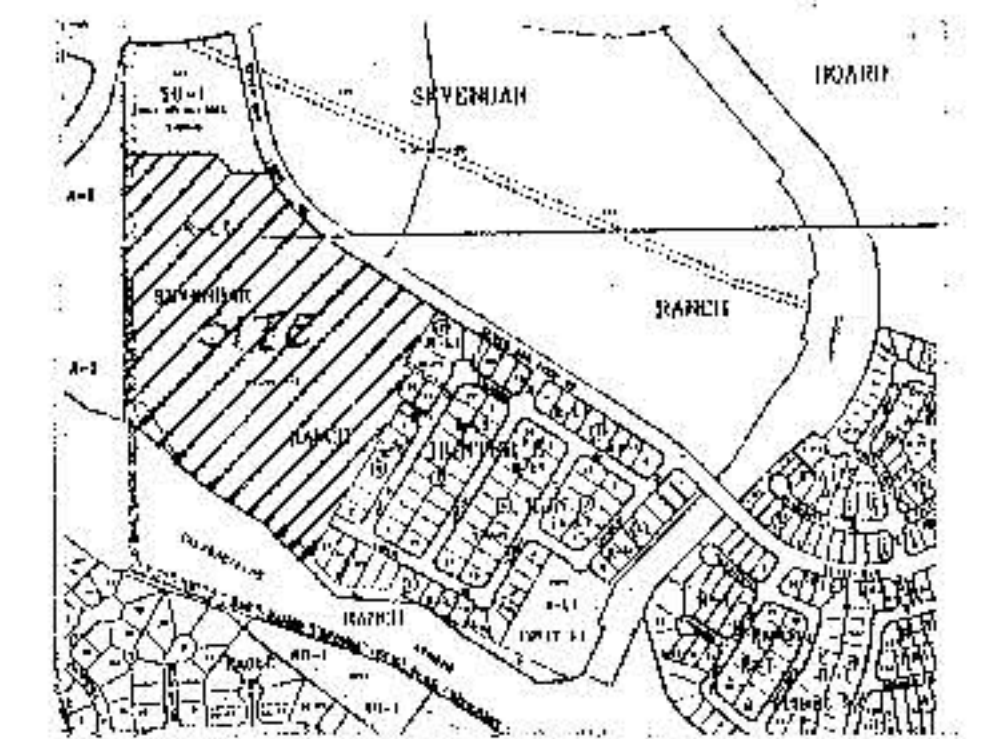
I hereby certify that the information contained on this drawing has been reviewed in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 1/22/99
Mark Goodwin NMPE 8845



DRB CASE NO. 97298

8064CRYSTLE\FILE\06-11-98



VICINITY MAP ZONE ATLAS A-13 & B-13
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- 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.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (786-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING PAVEMENT MARKINGS ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR IN EXISTING OR NEW LOCATION AS INDICATED BY THIS SET.
- 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.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.
- WATER AND SEWER FACILITIES SHALL BE CONSTRUCTED PER NMU SPECIFICATIONS, INSPECTION AND APPROVAL.
- THE CONTRACTOR SHALL NOTIFY NMU THREE (3) WORKING DAYS PRIOR TO BEGINNING WATER OR SEWER CONSTRUCTION AND SHALL COORDINATE SAID CONSTRUCTION WITH NMU.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

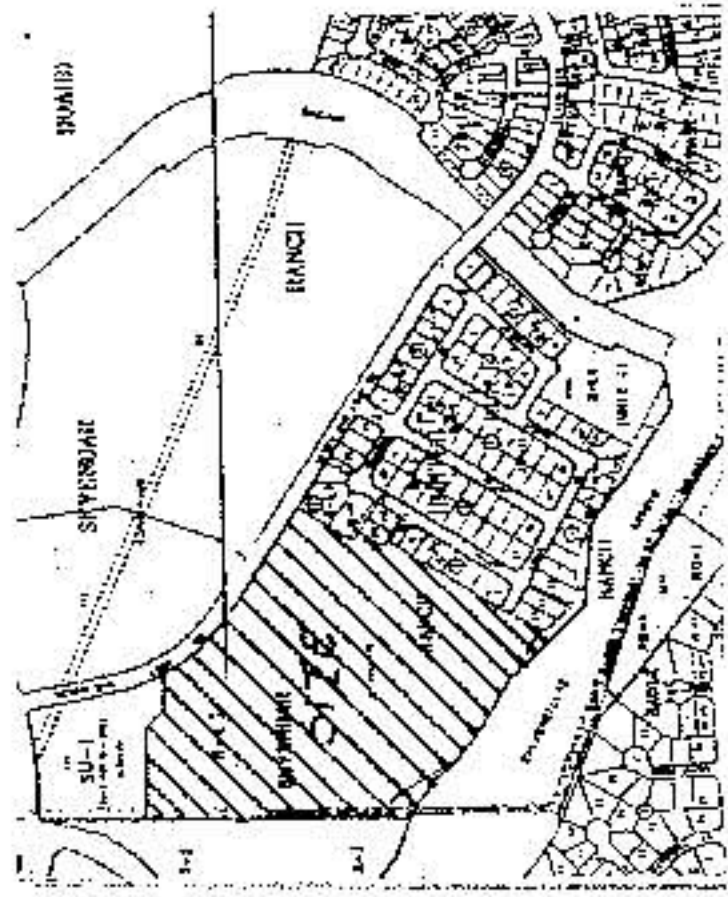
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPENED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90805
ALBUQUERQUE, NEW MEXICO 87199
PHONE (505) 828-7200
FAX (505) 797-9539

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****			
	DRC CHAIRMAN	<i>[Signature]</i>	8/20/98	APPROVED FOR CONSTRUCTION			
	TRANSPORTATION	<i>[Signature]</i>	8/20/98				
	WATER/WASTEWATER	<i>[Signature]</i>	8/20/98				
	HYDROLOGY	<i>[Signature]</i>	8/20/98				
	C.I.P.	<i>[Signature]</i>	8/20/98				
CONSTR. MGMT.	<i>[Signature]</i>	8/20/98					
NMU	<i>[Signature]</i>	8/20/98					
CONST. CO.	<i>[Signature]</i>	8/20/98					
CITY PROJECT NO.	578783		SHEET		OF 11		



LOCATION MAP ZONE ATLAS A-13B-13
SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS. DRB. 97-298 S
GROSS ACRES. 9.9107 AC
ZONE ATLAS NO. A13B13
NO. OF EXISTING TRACTS/LOTS 1 tract
NO. OF TRACTS/LOTS CREATED 23 lots
NO. OF TRACTS/LOTS ELIMINATED 1 tract
MILES OF FULL WIDTH STREETS CREATED 0.2213
AREA DEDICATED TO CITY OF ALBUQUERQUE 1.3521 AC
DATE OF SURVEY 1-13-94
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 94011715500322

FREE CONSENT AND DEDICATION

The subdivision herein 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) hereby irrevocably and exclusively dedicate to the public, right-of-way easements, do hereby grant, all access, utility and drainage easements shown herein including the right to construct, operate, inspect, and maintain facilities thereon, and all public utility easements shown herein 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 to ingress and egress for construction and maintenance, and the right to hereafter consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

By: Ronald D. Brown, President
B&A Investment Corporation, a New Mexico corporation, General Partner
BROWN/NZ (INVESTMENT) JOINT VENTURE, a New Mexico general partnership

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A tract of land situated, within the Town of Alameda Grant, projected Sections 6 and 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-3A-3, CRYSTAL RIDGE 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 September 30, 1997 in Volume 97C, Folio 298 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the northwest corner of TRACT A-3A-2, CRYSTAL RIDGE 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 September 30, 1997 in Volume 97C, Folio 298, from whence the National Geodetic Survey Monument "BLACK 2" bears N26°07'35" W, 859.94 feet;

THENCE N 00°17'56" E, 414.81 feet to the northwest corner, said point being common with the southwest corner of TRACT 2-A, EAGLE RANCH 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 11, 1985 in Volume 82B, Folio 123;

THENCE S 89°45'11" E, 359.89 feet along a line common with the south line of said TRACT 2-A to a point;

THENCE continuing S 44°45'22" E, 98.99 feet to a point;

THENCE continuing S 89°42'56" E, 135.90 feet to a point on curve, said point being on the southerly right-of-way line of Seven Bar Loop Road N.W.;

THENCE along said southerly right-of-way line 345.10 feet along a curve to the left, whose radius is 684.00 feet through a central angle of 28°54'28" and whose chord bears S 42°49'33" E, 341.45 feet to a point of tangency;

THENCE continuing S 57°16'47" E, 503.28 feet to the northeast corner, said point being common with the northwest corner of LOT 66-21, BLOCK 1, UNIT 1, HUNTERS RUN 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 19, 1994 in Volume 94C, Folio 353;

THENCE leaving said southerly right-of-way line S 32°42'13" W, 249.51 feet along a line common with the westerly line of said LOT 66-21 and LOT 65-21, BLOCK 1, UNIT 1, HUNTERS RUN 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 19, 1994 in Volume 94C, Folio 353 to the southeast corner, said point being common with the southwest corner of said LOT 65-21;

THENCE N 57°17'47" W, 168.18 feet along a line common with the northerly line of TRACT A-3A-1, CRYSTAL RIDGE 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 September 30, 1997 in Volume 97C, Folio 298 to a point;

THENCE continuing N 64°29'01" W, 692.92 feet to a point;

THENCE continuing N 89°42'04" W, 325.22 feet along said northerly line of said TRACTS A-3A-1 and A-3A-2 to the point of beginning and containing 3.9107 acres more or less.

NOTES

1. Bearings are given based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
"TRACTS A-1 THRU A-3, SEVEN-BAR RANCH" (10-17-89, C49-21)
"TRACTS N-2A-1 AND N-2A-2, SEVEN-BAR RANCH" (10-17-89, C49-22)
"TRACTS 2-A, 3-A, AA-1, CANM-1, CANM-2 AND CANM-3, FAGE RANCH" (10-11-85, C28-123)
"SUMMARY PLAT, SEVEN-BAR RANCH" (5-8-81, C18-96)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed January 13, 1994.
6. Centerline (in lieu of R/W) monumentation to be installed at all centerline P.C.s, P.T.s, long and short chords and intersection points, shall consist of a four inch (4") aluminum alloy pipe, stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
7. Lots denoted with a double asterisk (**) shall comply with Section 40.C.11g of the City of Albuquerque Comprehensive City Zoning Code.

B. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer facilities are based on New Mexico Utilities, Inc. facilities and not the City of Albuquerque.

PURPOSE OF PLAT

1. SUBDIVIDE THE EXISTING TRACT A-3A-3, SEVEN-BAR RANCH, INTO 23 RESIDENTIAL LOTS.
2. TO GRANT NEW RIGHT-OF-WAY AND EASEMENTS AS SHOWN AND TO VACATE ANY EXISTING EASEMENTS AS SHOWN.

CRYSTAL RIDGE SUBDIVISION
UNIT III
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 6 AND 7
T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 1997

SURVEYOR'S CERTIFICATION

"I, Timothy Alurich, 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 herein, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinances, and for the State of New Mexico Standard Ordinances, effective November 1, 1989 and revisions effective December 23, 1991 and February 2, 1994, and is true and correct to the best of my knowledge and belief."

TIMOTHY ALURICH, P.S. No. 7719

DATE

APPROVED AND ACCEPTED BY:

CITY OF ALBUQUERQUE, N.M. as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M.	Date
City Engineer, City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Transportation Development, City of Albuquerque, N.M.	Date
Utility Development Division, City of Albuquerque, N.M.	Date
Parks Design and Development, C.I.P., City of Albuquerque, N.M.	Date
City Surveyor, City of Albuquerque, N.M.	Date
Property Management, City of Albuquerque, N.M.	Date
New Mexico Utilities, Inc.	Date
PNM GAS	Date
U.S. West Telecommunications	Date
PNM ELECTRIC	Date
Jones Interactive, Inc.	Date

CURVE LENGTH DELTA RADIUS TANGENT TANGENT CHORD
C1 1343.10' 128°54'28" 1684.00' 176.35' N42°48'53" W 341.45'

PLAT OF
CRYSTAL RIDGE SUBDIVISION
UNIT III
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 6 AND 7
T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 1997



CURVE DATA				CHORD BEARING & DISTANCE	
NO.	RADIUS	DELTA	LENGTH		
1	25.00'	87°34'25"	35.50'	N81°56'01"E	32.66'
2	25.00'	110°50'51"	48.37'	N01°51'21"W	44.17'
3	25.00'	26°55'47"	44.65'	N67°01'57"E	44.24'
4	120.00'	47°47'45"	110.10'	N66°35'59"E	97.22'
5	145.00'	39°21'02"	99.59'	N60°49'20"E	97.64'
6	145.00'	23°35'09"	59.89'	N52°56'23"E	59.27'
7	145.00'	15°45'53"	39.90'	N72°46'54"E	103.77'
8	225.00'	26°00'11"	104.74'	N86°19'01"W	103.78'
9	225.00'	33°00'31"	135.33'	N81°14'54"W	148.86'
10	225.00'	36°30'31"	159.30'	N81°14'54"W	156.82'
11	225.00'	36°30'31"	159.30'	N81°14'54"W	172.38'
12	275.00'	10°26'12"	50.03'	N85°42'57"E	50.02'
13	275.00'	26°04'19"	125.14'	N76°01'46"W	124.06'
14	275.00'	81°29'22"	151.70'	N71°15'41"E	136.09'
15	145.00'	48°19'12"	122.28'	N71°15'41"E	171.90'
16	145.00'	23°18'46"	59.00'	N74°39'01"W	58.59'
17	145.00'	15°45'53"	39.90'	N74°39'01"W	58.59'
18	145.00'	23°18'46"	59.00'	N74°39'01"W	58.59'
19	145.00'	48°19'12"	122.28'	N71°15'41"E	171.90'
20	145.00'	81°29'22"	151.70'	N71°15'41"E	136.09'
21	145.00'	26°04'19"	125.14'	N76°01'46"W	124.06'
22	145.00'	10°26'12"	50.03'	N85°42'57"E	50.02'
23	145.00'	36°30'31"	159.30'	N81°14'54"W	172.38'
24	145.00'	36°30'31"	159.30'	N81°14'54"W	156.82'
25	145.00'	33°00'31"	135.33'	N86°19'01"W	148.86'
26	145.00'	23°35'09"	59.89'	N60°49'20"E	97.64'
27	120.00'	47°47'45"	110.10'	N66°35'59"E	97.22'
28	277.00'	66°40'42"	322.36'	N36°23'41"W	76.45'
29	300.00'	66°40'42"	345.39'	N36°23'41"W	304.58'
30	300.00'	66°40'42"	345.39'	N36°23'41"W	329.76'
31	300.00'	66°40'42"	345.39'	N36°23'41"W	37.71'
32	300.00'	18°44'44"	98.15'	N54°21'04"W	100.00'
33	300.00'	13°33'32"	70.95'	N70°43'26"W	70.83'
34	300.00'	12°14'57"	64.14'	N83°37'43"W	64.01'
35	300.00'	66°40'42"	345.39'	N36°23'41"W	279.19'
36	300.00'	29°34'21"	131.84'	N37°51'39"W	129.65'
37	254.00'	29°34'21"	131.84'	N37°51'39"W	131.33'
38	254.00'	48°42'28"	203.88'	N86°10'56"W	31.64'
39	254.00'	48°42'28"	203.88'	N86°10'56"W	19.82'
40	254.00'	48°42'28"	203.88'	N86°10'56"W	19.82'
41	254.00'	48°42'28"	203.88'	N86°10'56"W	49.71'
42	45.00'	27°24'59"	52.04'	N76°40'14"E	49.71'
43	45.00'	116°54'47"	91.82'	N11°44'29"W	76.70'
44	45.00'	90°14'23"	70.87'	N78°46'39"E	47.82'
45	45.00'	26°02'58"	20.46'	N56°03'11"W	20.28'

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation)
to be installed at all centerline PC's, PT's,
angle points, and street intersections
consisting of four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7718



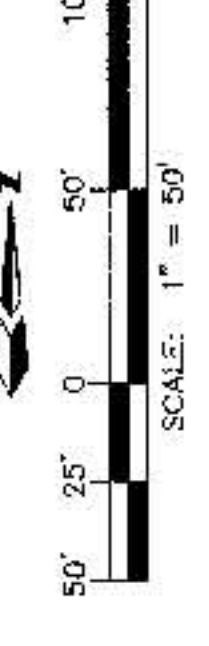
Drawn: PLS-3 Date: 6-17-96 Sheet 3 of 3
Scale: 1"=50' Checked: AJS 97055

CURVE LENGTH DELTA RADIUS TANGENT TANGENT CHORD
C1 1343.10' 128°54'28" 1684.00' 176.35' N42°48'53" W 341.45'

PLAT OF
CRYSTAL RIDGE SUBDIVISION
UNIT III
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 6 AND 7
T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 1997



△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation)
to be installed at all centerline PC's, PT's,
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CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
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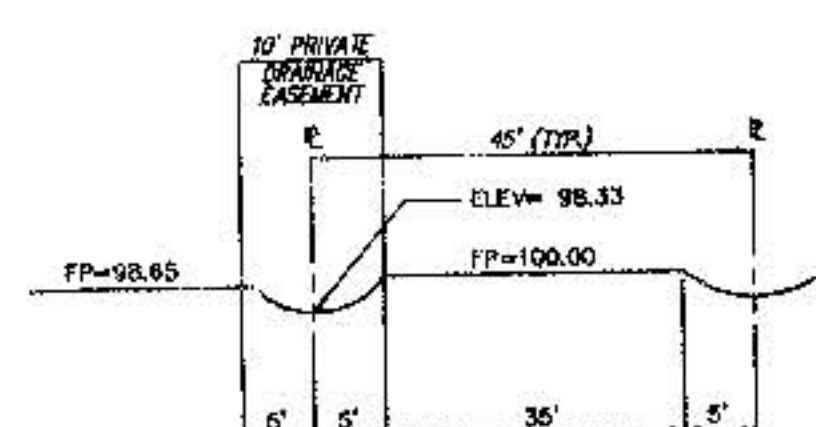
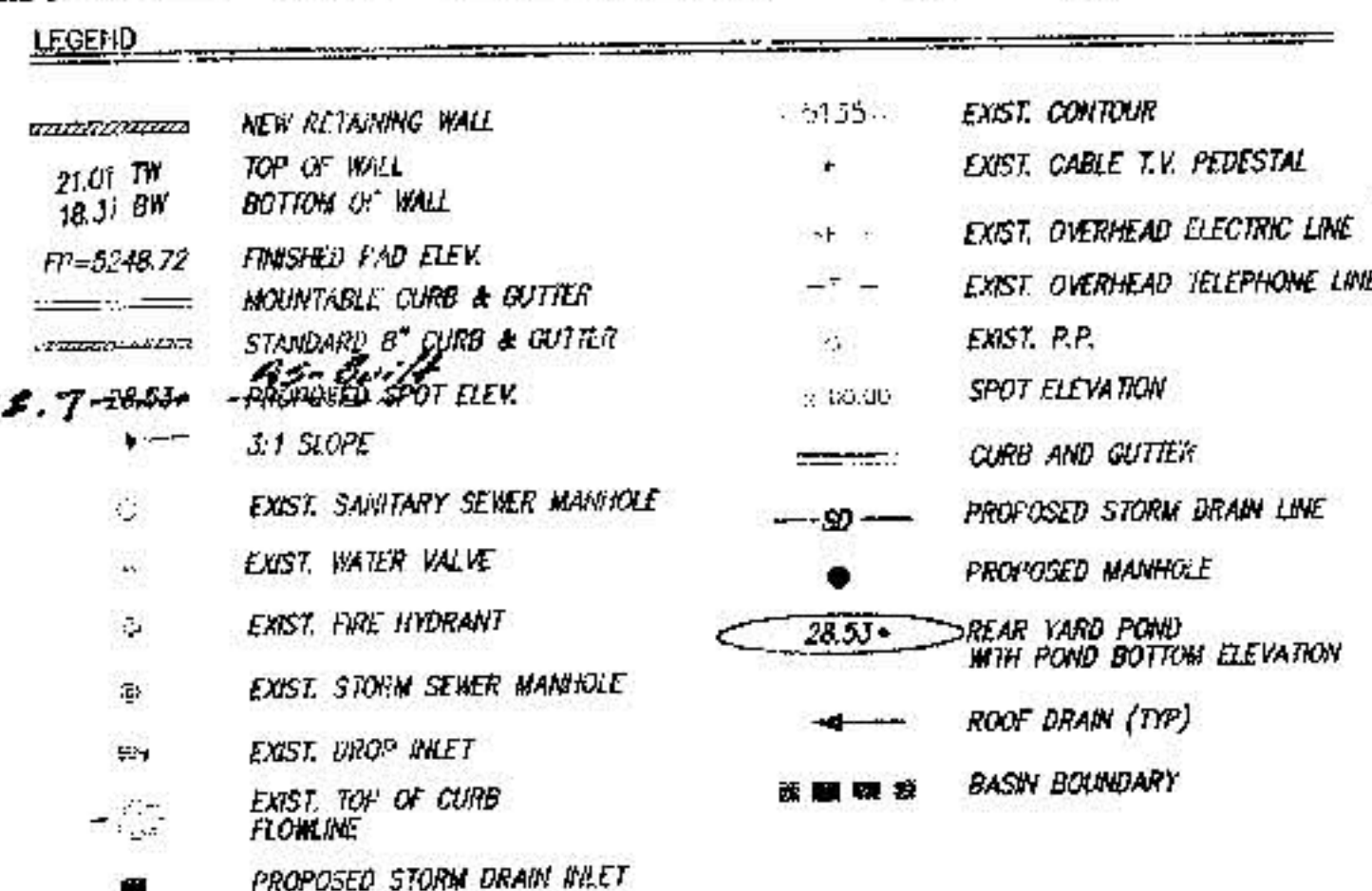


Drawn: PLS-2 Date: 6-17-96 Sheet 2 of 3
Scale: 1"=50' Checked: AJS 97055

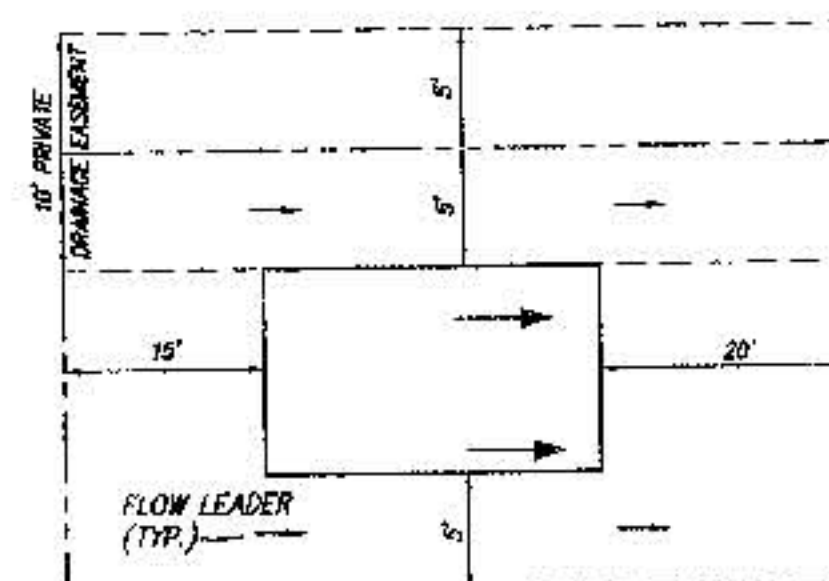


EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL SWALES ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL SWALES MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.
6. SWALES TO BE BLOCATED AT EACH PROPERTY LINE.

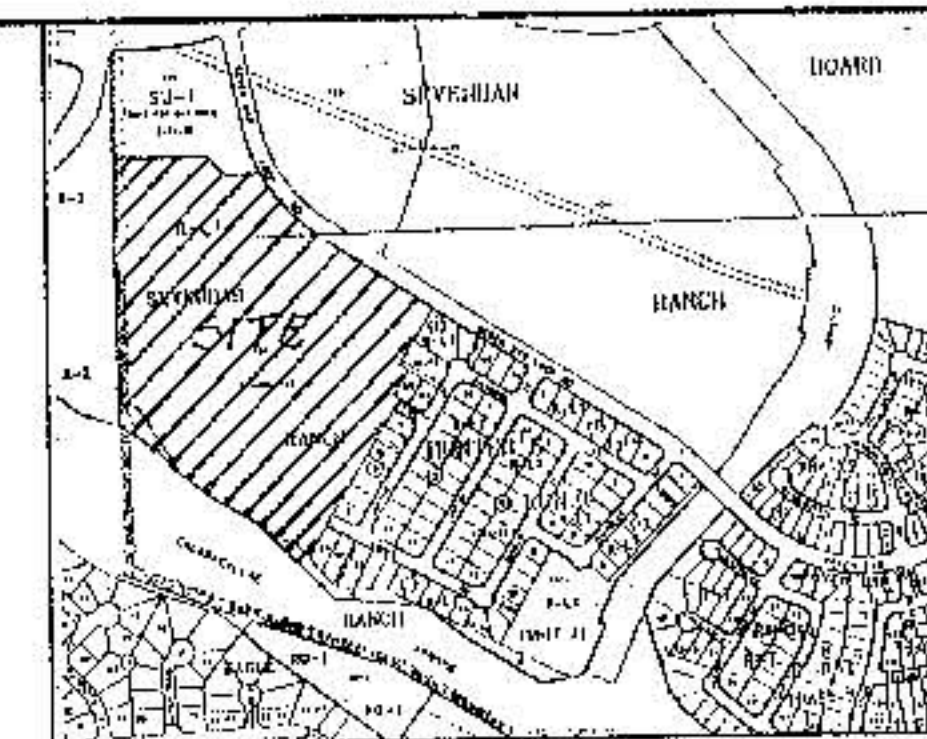


TYPICAL LOT LAYOUT SECTION
N.T.S.

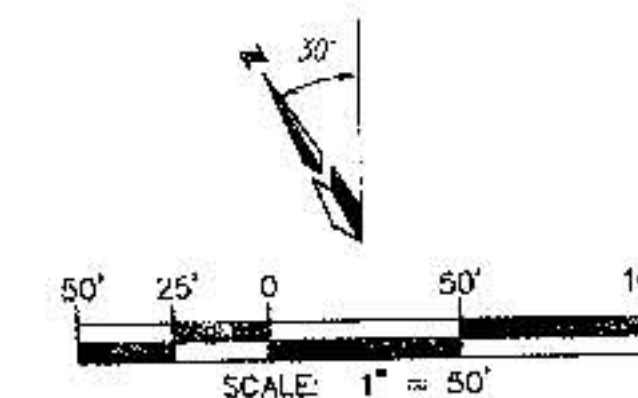


TYPICAL LOT LAYOUT PLAN

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 ACHIEVED BY CONSTRUCTING TEMPORARY SHALES AS PER DTL. THIS SHT. AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. ON ALL LOTS WITH REAR YARD PONDS THE ROOF'S MUST DRAIN TOWARDS STREET.
7. ADD 5100 TO ALL ELEVATIONS. ALL ELEVATIONS ARE MEAN SEA LEVEL (M.S.L.).



LEGAL DESCRIPTION
TRACT A, HUNTERS RUN SUBDIVISION, UNIT 1



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, Inc., and by the surveyor, A.S. Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

APPROVED: *[Signature]* DATE: 3/24/98



dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 823-2200

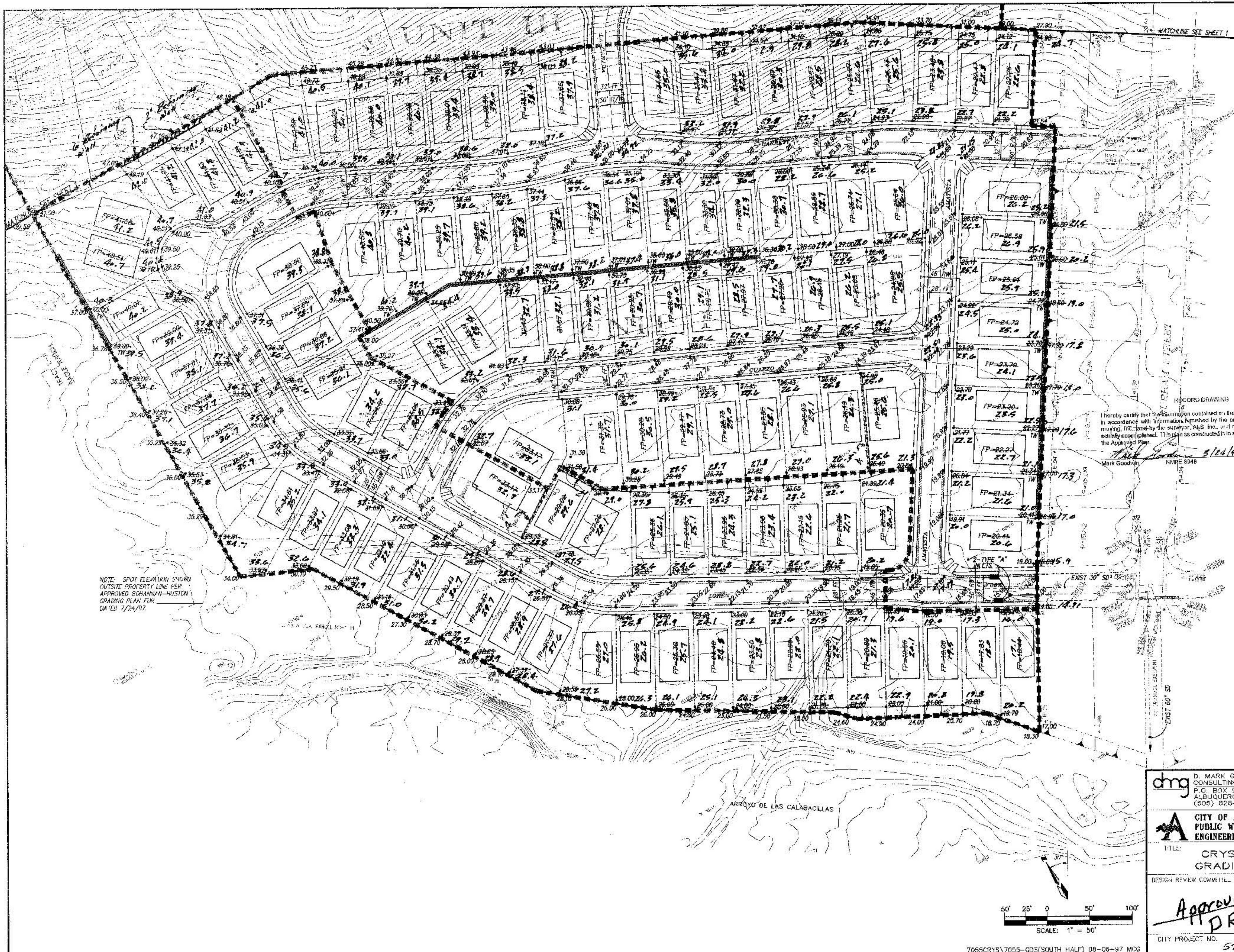
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

CRYSTAL RIDGE SUBDIVISION-UNIT III
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER'S APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.
Approved @ DRB				

CITY PROJECT NO. 578783	ZONE MAP NO. A13 & B13	SHEET 4	OF 11
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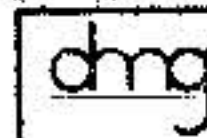
25th of Sept at Mac and Kue-L...



NOTE: SPOT ELEVATION SHOWN
OUTSIDE PROPERTY LINE PER
APPROVED BORAHMAN-HUSTON
GRADING PLAN FOR
DATED 1/24/97.

I hereby certify that the information contained on this drawing has been reviewed
in accordance with information furnished by the contractor, Franklin's Earth-
moving, Inc., and by the surveyor, A.G.S., Inc., and reflects the construction as
actually completed. It is as constructed in substantial compliance with
the approved plan.

Mark Goodwin NMPE 8948



D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CRYSTAL RIDGE SUBDIVISION - UNIT III GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE: CITY ENGINEER AP-PCVA-
CITY PROJECT NO. 578723
ZONING MAP NO. A13 & B13
SHEET 5 OF 11

CONTRACTOR INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	FRANKLIN'S		DATE
DATE	1/24/97		
BY	ALG		
DATE	1/24/97		
REVISIONS		NO.	DATE
DESIGNED BY		DATE	DATE
DRAWN BY		DATE	DATE
CHECKED BY		DATE	DATE

SURVEY INFORMATION		FIELD NOTES	
STATION MARK	IS A STANDARD INCH BRASS TABLET, STAMPED	DATE	BY
DATE	1/24/97	DATE	BY
BY	ALG	DATE	BY
DATE	1/24/97	DATE	BY

AS BUILT INFORMATION	
CONTRACTOR	FRANKLIN'S
DATE	1/24/97
BY	ALG
DATE	1/24/97

LEGEND

- PROPERTY LINE
- NEW 8" STANDARD CURB
- NEW MOUNTABLE CURB
- NEW WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II
- 50' CROWN TRANSITION (TYP)
- NEW STREET LIGHT
- NEW DEFERRED SIDEWALK

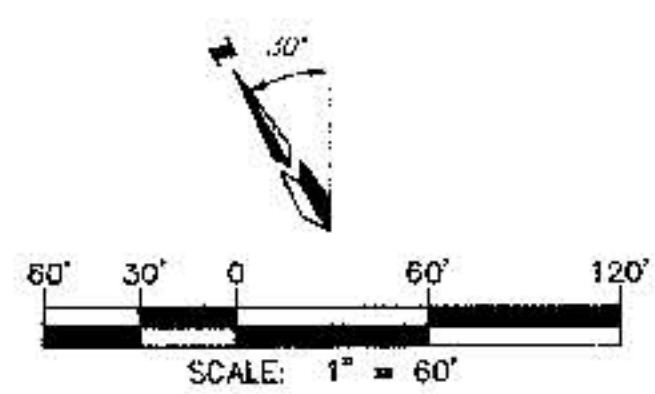
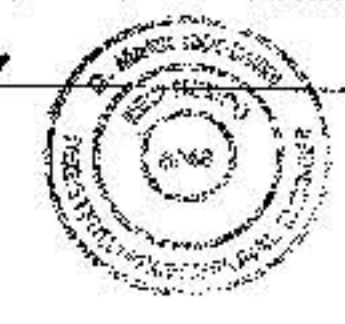
NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420.
3. ALL 4" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421.
4. ALL VALLEY GUTTERS ARE TO HAVE 3/4" INVERT.
5. ALL 4" INTERIOR SIDEWALKS ARE DEFERRED.
6. ALL HANDICAP RAMPS TO BE CASE 2 PER CITY OF ALBUQUERQUE STANDARD DRAWING 2441.
7. TRANSITION FROM MOUNTABLE TO STANDARD CURB SHALL BE PER CITY OF ALBUQUERQUE STANDARD DRAWING 2418.
8. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50'.
9. ALL STANDARD CURB AND GUTTER SHALL BE 8" PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the approved plan.

Mark Goodwin 1/22/99 NMPE 8848



dmg D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 826-2200



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

CRYSTAL RIDGE SUBDIVISION - UNIT III MASTER PAVING PLAN

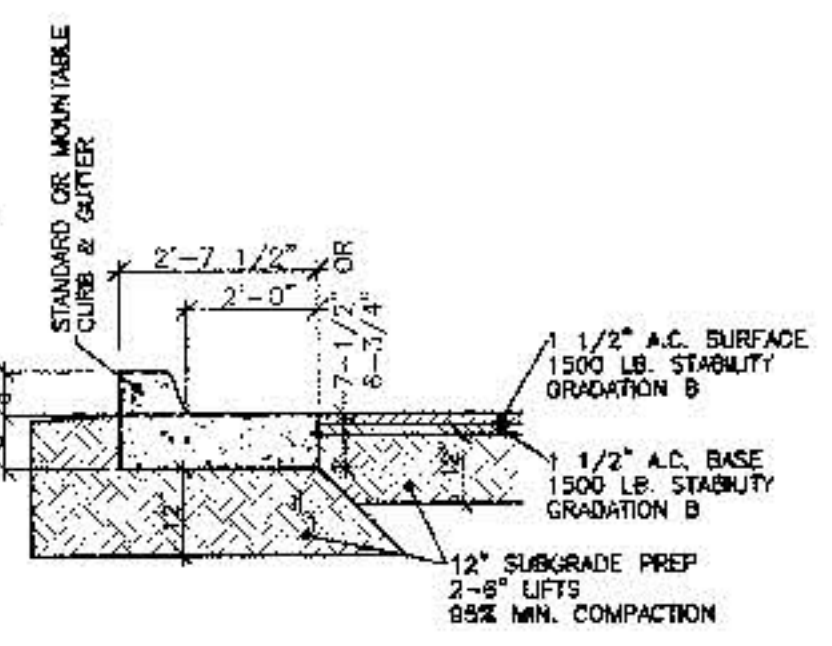


CITY ENGINEER APPROVAL

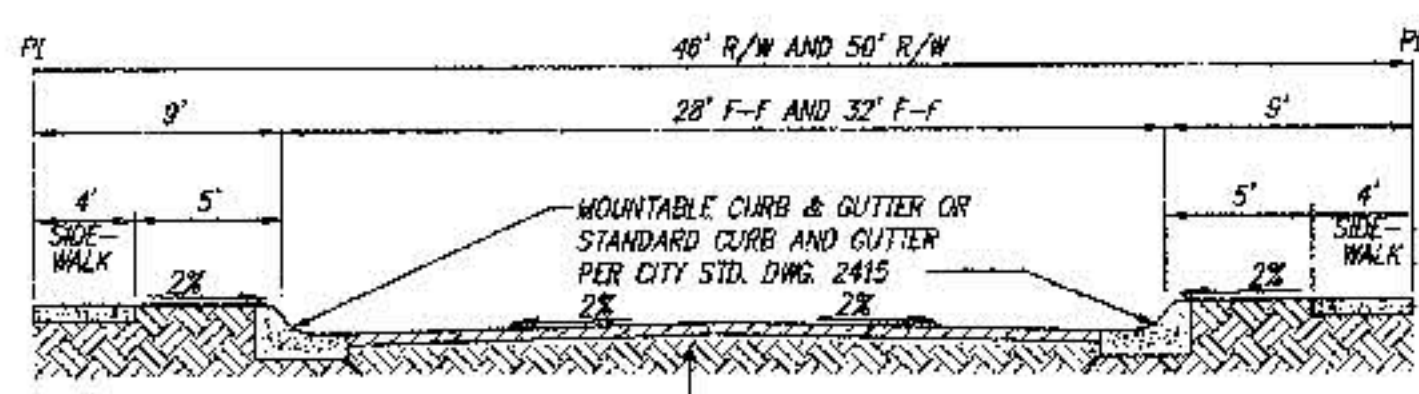
CITY PROJECT NO. 578783

ZONE MAP NO. A13 & B13

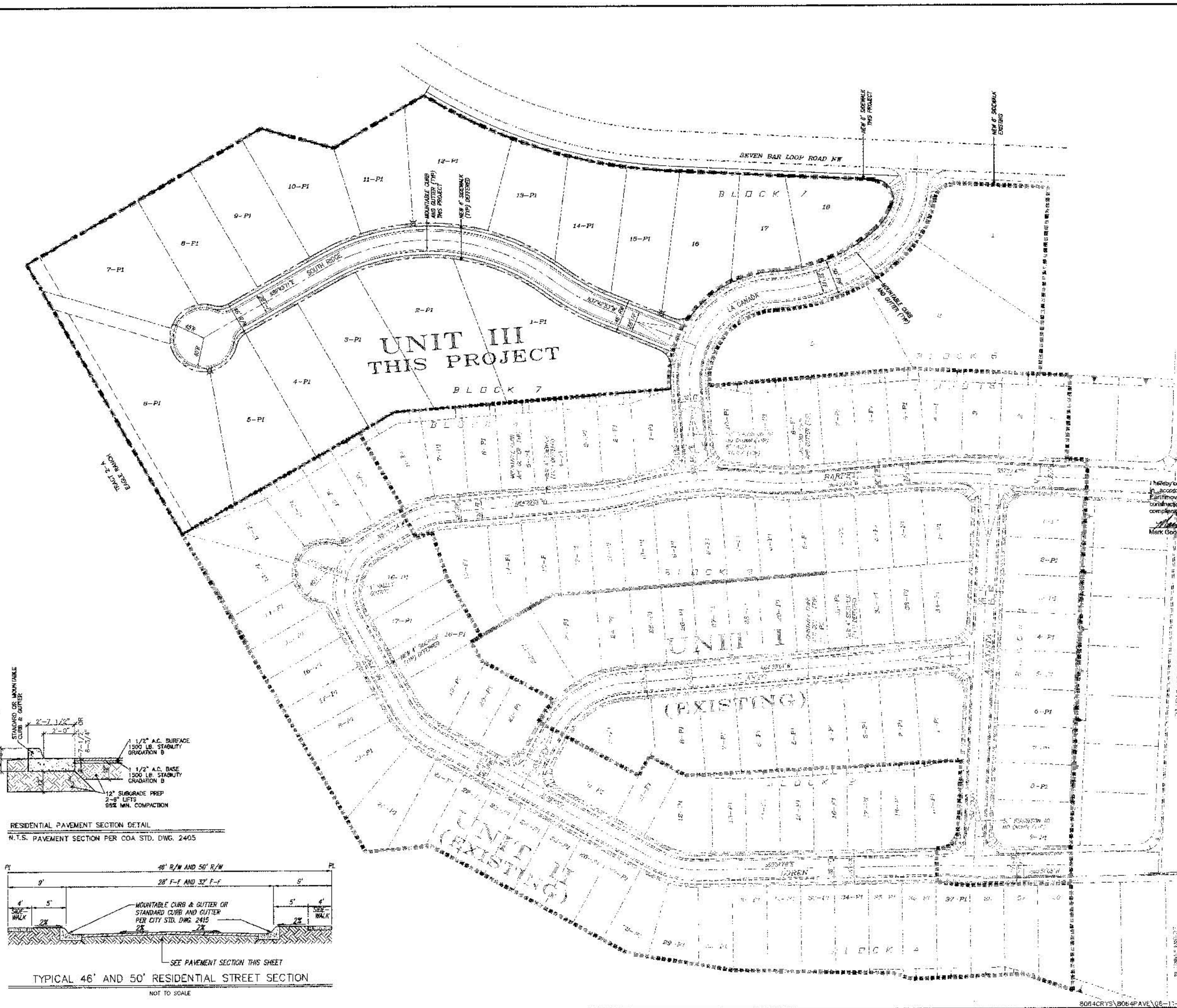
SHEET 6 OF 11

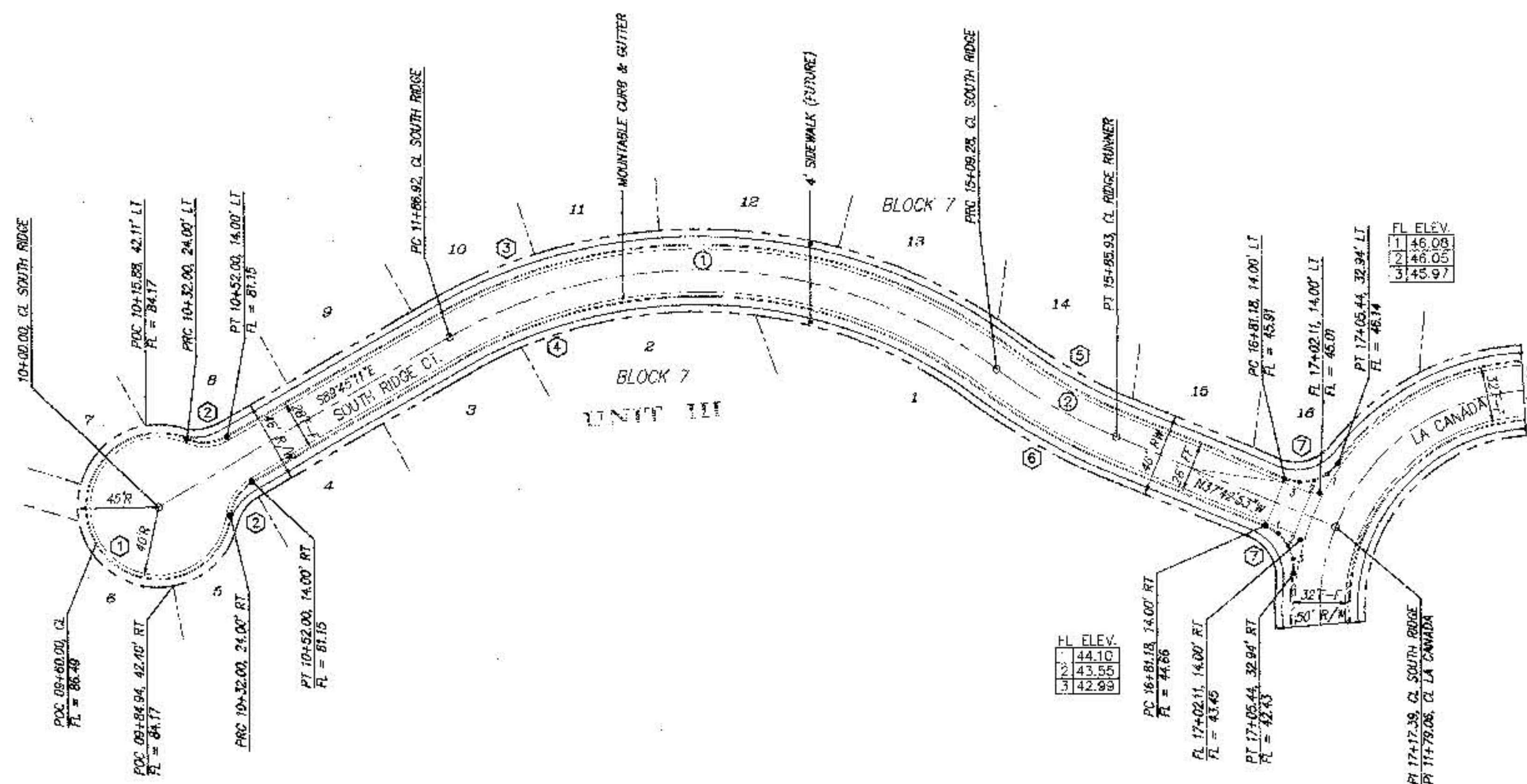


RESIDENTIAL PAVEMENT SECTION DETAIL N.T.S. PAVEMENT SECTION PER COA STD. DWG. 2405

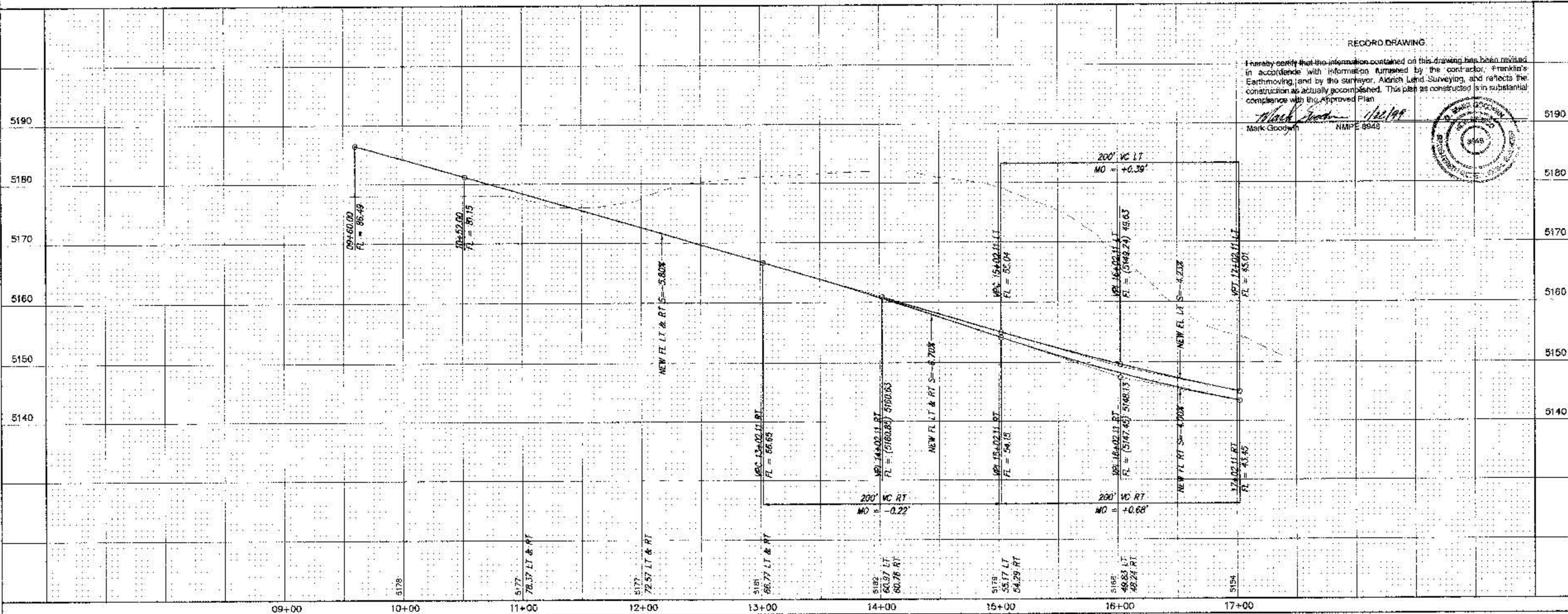


SEE PAVEMENT SECTION THIS SHEET TYPICAL 46' AND 50' RESIDENTIAL STREET SECTION NOT TO SCALE





SOUTH RIDGE COURT NW
STA. 10+00.00 TO STA. PI 17+05.44
HOR. 1" = 50'
VER. 1" = 10'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. VALLEY GUTTER ARE 6' UNLESS SPECIFIED OTHERWISE.
3. STANDARD TO MOUNTABLE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING 2418.

CURVE DATA - DESCRIBES FACE OF CURB

1	Δ = 286°15'37"	2	Δ = 53°07'48"	3	Δ = 66°40'42"
R = 40.00'	R = 25.00'	R = 291.00'			
L = 199.85'	L = 23.18'	L = 338.65'			
T = NA	T = 12.50'	T = 191.44'			
4	Δ = 66°40'42"	5	Δ = 14°38'24"	6	Δ = 14°38'24"
R = 263.00'	R = 206.00'	R = 314.00'			
L = 306.07'	L = 73.08'	L = 80.23'			
T = 173.02'	T = 36.74'	T = 40.34'			
7	Δ = 75°38'53"				
R = 25.00'					
L = 33.15'					
T = 19.53'					

CURVE DATA - DESCRIBES CENTERLINE

1	Δ = 66°40'42"	2	Δ = 14°38'24"
R = 277.00'	R = 300.00'		
L = 322.36'	L = 76.65'		
T = 182.23'	T = 38.54'		

AS BUILT INFORMATION			
CONTRACTOR	FRANKLIN'S	DATE	10/18
DESIGNED BY	DMG	DATE	10/18
CHECKED BY	DMG	DATE	10/18
APPROVED BY	DMG	DATE	10/18
RECORDED BY	DMG	DATE	10/18

SURVEY INFORMATION			
NO.	BY	DATE	
1	DMG	10/18	



REVISIONS			
NO.	DATE	BY	REMARKS
1	10/18	DMG	DESIGN
2	10/18	DMG	DESIGN
3	10/18	DMG	DESIGN

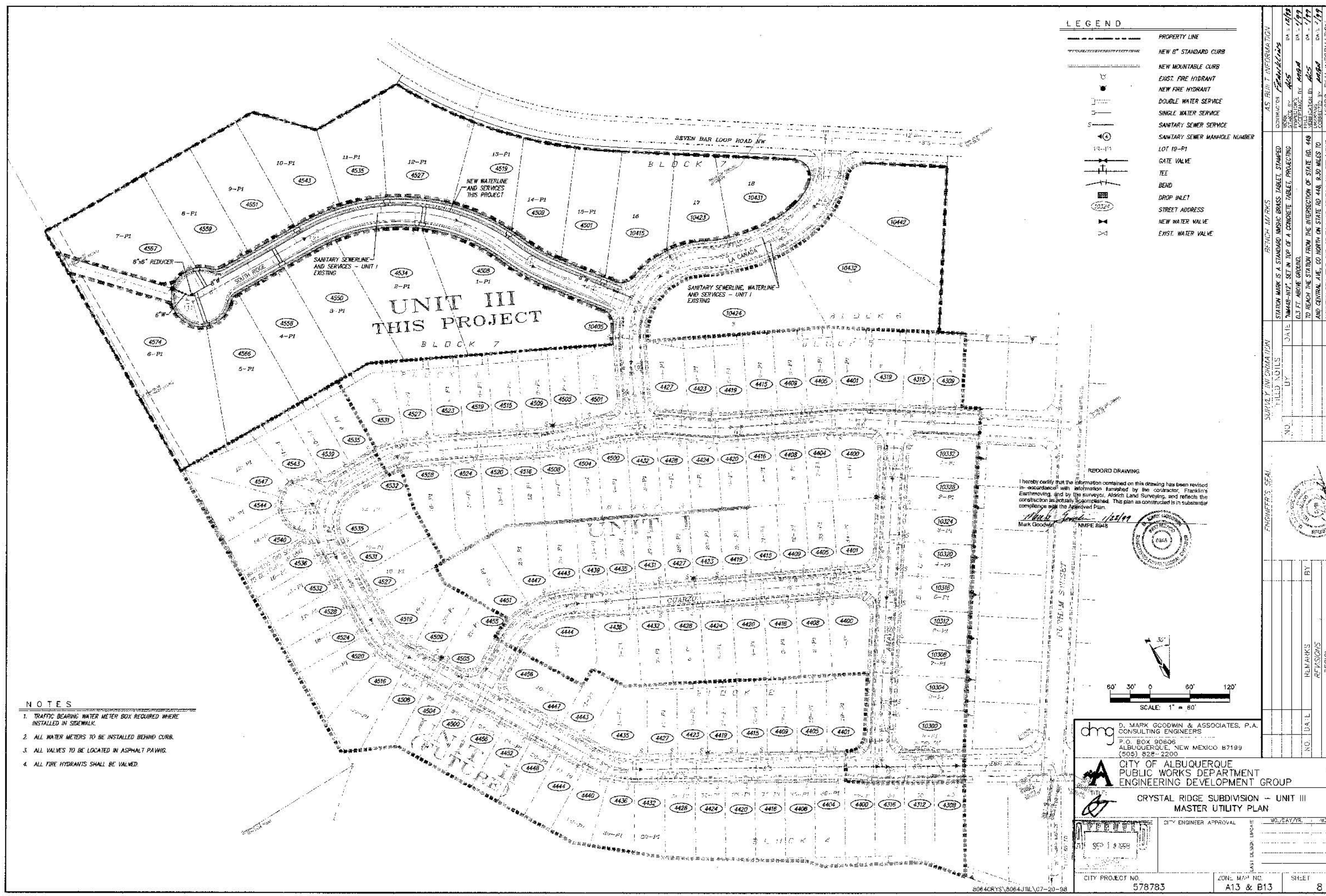
DMG
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90206
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CRYSTAL RIDGE - UNIT III
PAVING IMPROVEMENTS
SOUTH RIDGE COURT NW

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. DATE	NO. DATE
APPROVED			

L:\UNIVERSITY\CRISTAL\CRISTAL.dwg PLOT: 11/11/2008 11:08:11 AM 11/11/2008 11:08:11 AM 11/11/2008 11:08:11 AM
HP DesignJet 640C, 11x17 inch, 300 dots/inch, 11x17 inch, 300 dots/inch, 11x17 inch, 300 dots/inch



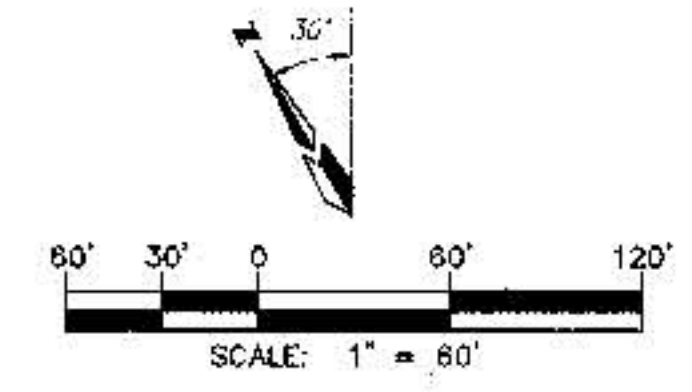
LEGEND	
	PROPERTY LINE
	NEW 6\"/>
	NEW MOUNTABLE CURB
	EXIST. FIRE HYDRANT
	NEW FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE NUMBER
	LOT 19-P1
	GATE VALVE
	TEE
	BEND
	DROP INLET
	STREET ADDRESS
	NEW WATER VALVE
	EXIST. WATER VALVE

- NOTES
1. TRAFFIC BEARING WATER METER BOX REQUIRED WHERE INSTALLED IN SIDEWALK.
 2. ALL WATER METERS TO BE INSTALLED BEHIND CURB.
 3. ALL VALVES TO BE LOCATED IN ASPHALT PAVING.
 4. ALL FIRE HYDRANTS SHALL BE VALVED.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Alorich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin, NMPE RWS



dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
(505) 822-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CRYSTAL RIDGE SUBDIVISION - UNIT III
MASTER UTILITY PLAN

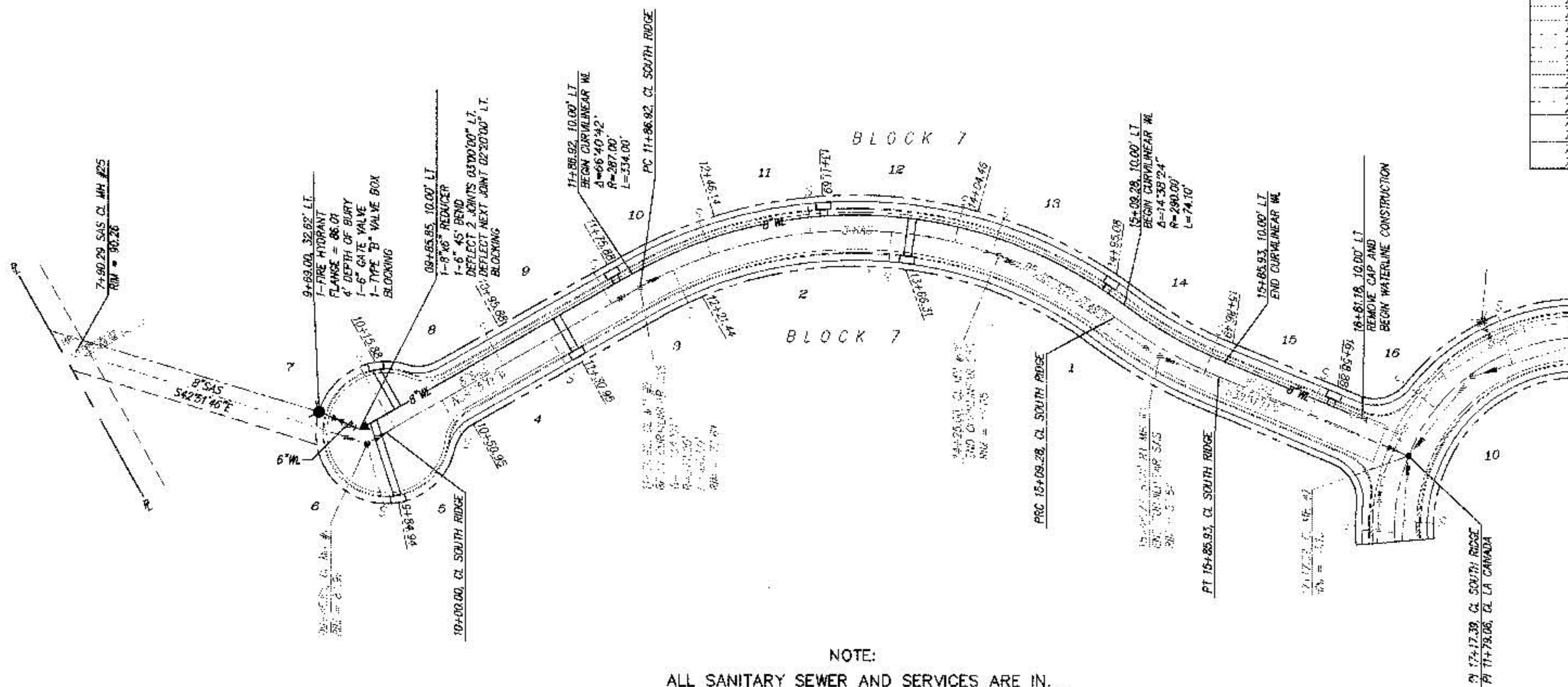
CITY ENGINEER APPROVAL

CITY PROJECT NO. 578783

ZONE MAP NO. A13 & B13

SHEET 8

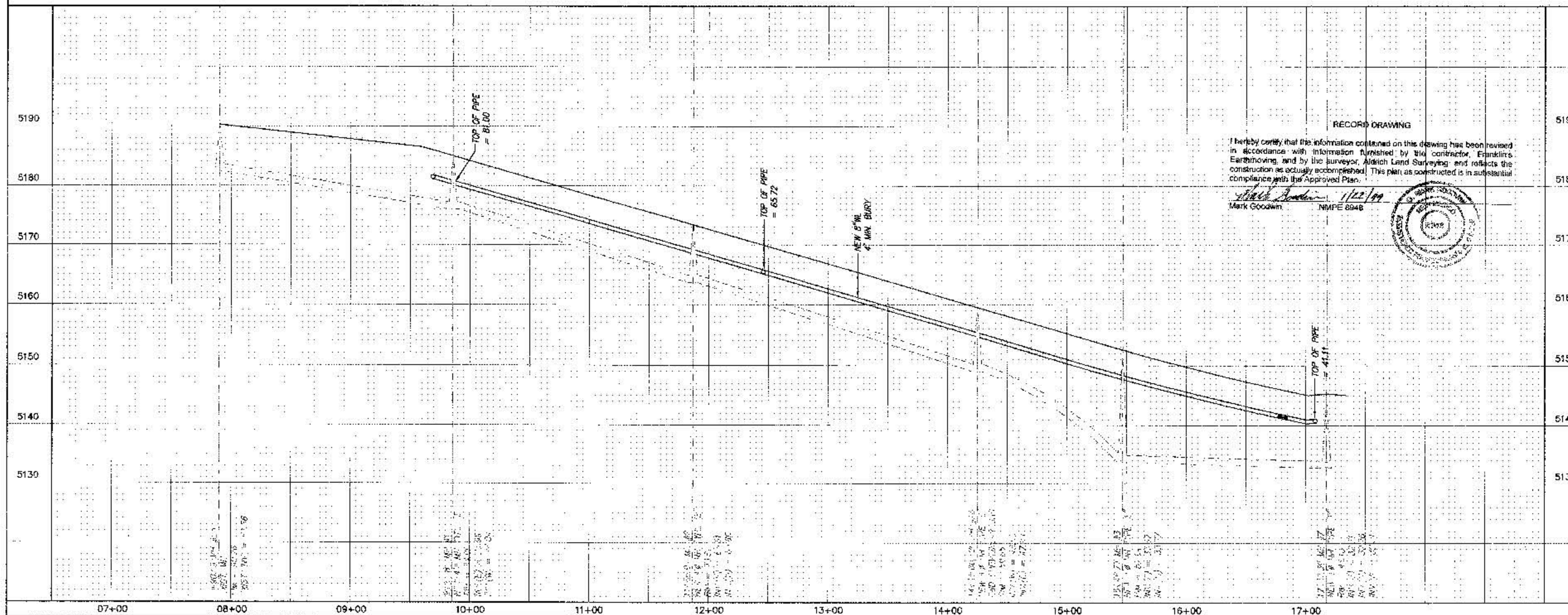
AS-BUILT INFORMATION	
CONTRACT NO.	11/11/2008
DATE	11/11/2008
BY	11/11/2008
NO.	11/11/2008
SUPPLY INFORMATION	
TILLED SOILS	
NO.	
BY	
NO.	
ENGINEER'S SEAL	
NO.	
BY	
NO.	
REMARKS	
DESIGN	



NOTE:
ALL SANITARY SEWER AND SERVICES ARE IN
WATERLINE AND SERVICES TO BE WELLED
CONSTRUCTED THIS PHASE

BLOCK	LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH AT PL
7	1	13+56	5159.35	23.00'
7	2	12+11	5167.70	23.00'
7	3	11+21	5172.98	23.00'
7	4	10+41	5177.82	28.00'
7	5	9+75	5181.45	38.00'
7	6	10+06	5179.85	44.00'
7	7	10+86	5175.01	23.00'
7	8	11+66	5170.37	23.00'
7	9	12+36	5168.31	23.00'
7	10	13+02	5162.48	23.00'
7	11	13+94	5157.15	23.00'
7	12	14+20	5155.84	23.00'
7	13	15+16	5146.81	25.00'
7	14	16+49	5143.25	24.00'

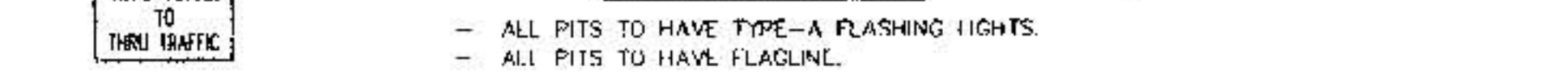
SOUTH RIDGE COURT N.W.
STA. 10+00.00 TO STA. 17+17.39
HOR. 1" = 50'
VER. 1" = 10'



RECORD DRAWING
I hereby certify that the information contained on this drawing has been reviewed in accordance with information furnished by the contractor, Franklins Earthmoving, and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.
Mark Goodwin 1/22/99
Mark Goodwin NMPE 8948



NOTES		AS BUILT INFORMATION	
1. ALL STATIONING IS CENTERLINE STATIONING.		STATION MARK IS A STANDARD ANCHOR BRASS TABLET STAMPED "M440-N12" SET IN TOP OF A CONCRETE TABLET PROJECTING 0.3 FT. ABOVE GROUND.	
		TO REACH THE STATION FROM THE INTERSECTION OF STATE RD. 440 AND CENTRAL AVE. GO NORTH ON STATE RD. 440 9.30 MILES TO MOUNTAIN BELL TELE. SUB-STATION AND STATION ON LEFT (WEST).	
		X=301,003.54	
SURVEY INFORMATION		FIELD NOTES	
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405	1/22/99	406	1/22/99
407	1/22/99	408	



GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



TYPICAL SANITARY SEWER
SLIPLINING OPERATION
PITS TO HAVE TYPE-A FLASHING LIGHTS
PITS TO HAVE FLAGLINE.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. MULT.C.D.)			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.
PROJECT NO.	MAP NO.	SHEET	OF
5787.83	A13. A13	11	11