PUBLIC IMPROVEMENT PLANS
FOR
MOUNTAIN VIEW ESTATES UNIT ONE
ALBUQUERQUE, NEW MEXICO

NOVEMBER 1997

PREPARED FOR:
LONGFORD HOMES OF NEW MEXICO
7404 CRYSTAL RIDGE SW
ALBUQUERQUE, NM 87121

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

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2–3	SUBDIVISION PLAT
4	GRADING & DRAINAGE PLAN
5	GRADING DETAILS
	PAVING & STORM DRAIN PLAN & PROFILE SHEETS
6	PAVING & STORM DRAIN MASTER PLAN
7	PAVING DETAILS & SECTIONS
8	SECRET VALLEY DR. & SEVEN FALLS PLACE
9	SILENT MEADOWS PL.
10	OLD ASPEN RD.
	UTILITY PLAN & PROFILE SHEETS
11	UTILITY MASTER PLAN
12	SECRET VALLEY DR. & SEVEN FALLS PLACE
13	SILENT MEADOWS PL. & OFFSITE SANITARY SEWER
14	OLD ASPEN RD.
15	MISCELLANEOUS DETAILS

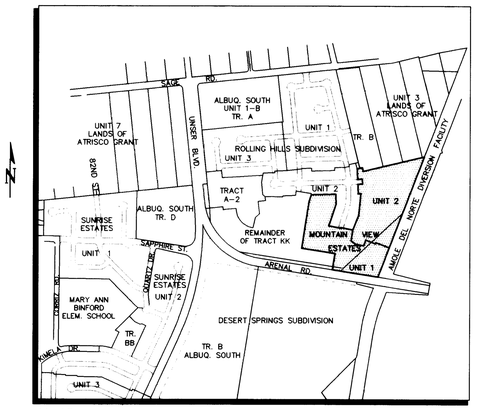
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering or content of the record drawings.

Timothy Aldrich, P.S. No. 7719 — Date 05-13-98

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.



M-10 — 1"=750'±

VICINITY MAP

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
13. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
15. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
16. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
18. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
19. WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

    THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
22. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 1/1/

26 5802.81 M10

DRB NO. 97-420

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944CVR.DWGsms 11/10/97

SCANNED BY LASON

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

ENGINEERS STAMP & SIGNATURE

FRED C. ARFMAN — STATE OF NEW MEXICO — 7323 — REGISTERED PROFESSIONAL ENGINEER — 11-10-97

APPROVALS	ENGINEER	DATE
DRC Chairman		1-22-98
Transportation		11-25-97
Water/Wastewater	R.W. Kane	11-18-97
Hydrology		
CIP		11-25-97
Constr. Mngmt.		
Constr. Coord.		

APPROVED FOR CONSTRUCTION

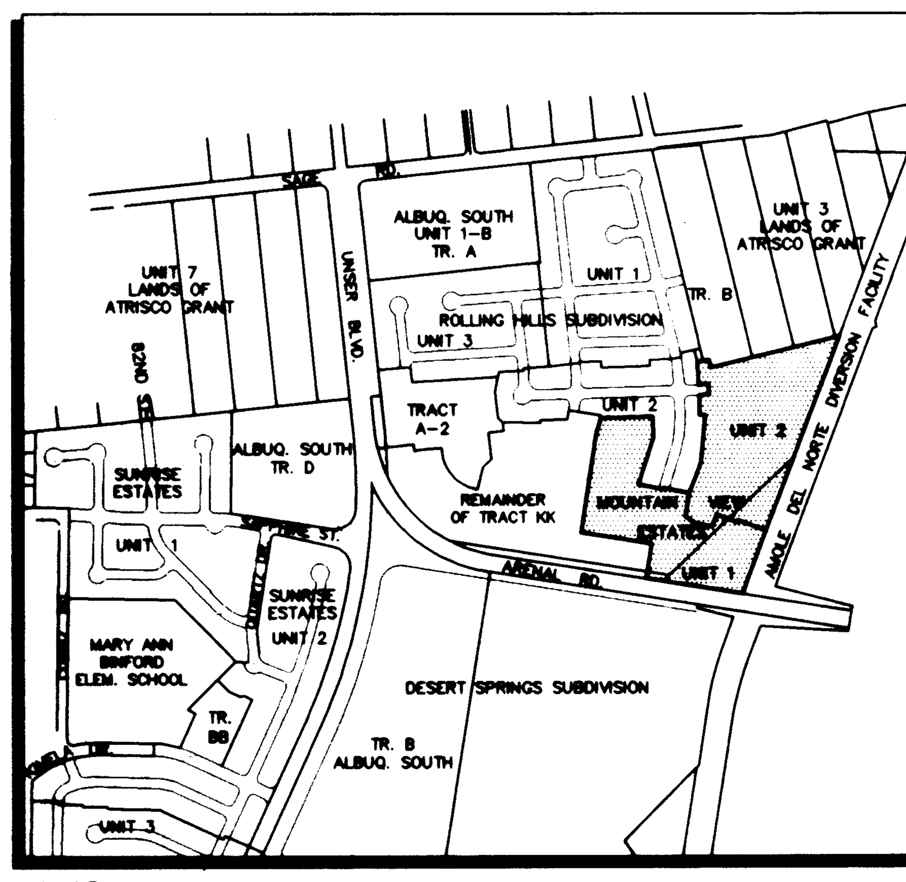
City Engineer — Date 2/24/98

City Project No. 5802.81

Sheet 1 Of 15

97130141

UTILITY COUNCIL LOG NO.: 97 10 17 15 58 04 62



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 2
2. Total Number of Lots created: 56
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 22.5914 Ac.
5. Total Mileage of Full Width Streets Created: 0.3588 mi (1.5349 ac)
   Acreage of vacated drainage right-of-way: 1.4222 ac
6. Bearings are New Mexico State Plane Grid Bearings Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:
   "PLAT OF PARCEL A-2-5, AMOLE DEL NORTE DIVERSION FACILITY", (09-11-83, C17-66-2,3)
   "PLAT OF ROLLING HILLS SUBDIVISION, UNIT 2", (01-29-97, 97C-31)
   "PLAT OF ROLLING HILLS SUBDIVISION, UNIT 1", (05-29-96, 96S-113)
   "PLAT OF TOWN OF ATRISCO GRANT, UNIT 3", (08-11-76, B11-170)
   "PLAT OF VALLEY WEST", (04-17-80, C16-144)
   "PLAT OF ALBUQUERQUE SOUTH, UNIT 1", (08-03-87, C34-74)
   "SPECIAL WARRANTY DEED", (08-09-73, BK. D947, Pgs. 898-901)
   "WARRANTY DEED", (02-23-81, BK. D137-A, Pgs. 831-841)
   "PLAT OF TRACTS 'A' & 'B', UNIT 1-B, LANDS OF ALBUQUERQUE SOUTH" (05-13-87, C33-132)
   records of Bernalillo County, New Mexico.
10. Address of Property: None provided.
11. Flood Zone Designation: Zone C, Panel 33 of of 50, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated October 14, 1983.
12. Date of Survey: June, 1996.
13. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Rolling Hills Unit Two must be verified and coordinated with the Public Works Department, City of Albuquerque."
14. △ = Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719.
15. Unless shown otherwise all points are a set 5/8" rebar with cap marked "ALS LS 7719".

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide a portion of vacated right-of-way and unplatted land into 56 residential lots (Unit 1) and a ~~bulk land~~ tract, to grant roadway and utility easement(s) to the City of Albuquerque, dedicate public roadways to the City of Albuquerque, to grant those easements necessary to provide service to the residential development.

944PT1.DWGams 11/06/97

LEGAL DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of an unplatted parcel of land entitled REMAINDER OF TRACT KK as described in SPECIAL WARRANTY DEED filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on August 23, 1973, in Book D947, Pages 898-901, and all of PARCEL A-2-5, AMOLE DEL NORTE DIVERSION FACILITY as the same is shown and designated on the plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1983, Vol. C17, Pages 66-2,3, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being the southwest corner of LOT 2, BLOCK H, ROLLING HILLS SUBDIVISION, UNIT TWO, filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on January 29, 1997, in Vol. 97C, Folio 31, from whence the Albuquerque Control Survey Monument "1-M10" bears N 46°39'37" W, 1654.37 feet;

THENCE N 88°23'03" E, 256.82 feet along the northerly border of herein described tract, a line common to the southerly lot lines of LOTS 2-5, BLOCK H, said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point common with the southeast corner of said LOT 5, BLOCK H, said ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE S 01°36'57" E, 102.62 feet along a line common to the westerly lot lines of LOTS 7-9, BLOCK H, said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point;

THENCE S 18°09'50" W, 217.30 feet along a line common to the westerly lot lines of LOTS 9-12, BLOCK H, said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point;

THENCE S 08°50'45" W, 22.99 feet to a point common with the southwest corner of LOT 12, BLOCK H, said ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE S 78°40'28" E, 126.68 feet along a line common to the southerly lot line of said LOT 12 to a point on the center line of Secret Valley Drive;

THENCE along the centerline of Secret Valley Drive 6.92 feet along a curve to the right whose radius is 858.95 feet and whose long chord bears N 12°31'43" E, 6.92 feet through a central angle of 00°27'43" to a point of non-tangency;

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 3.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNERS

BY: LONGFORD HOMES OF NEW MEXICO INC.,
GENERAL PARTNER OF LONGFORD AT ALBUQUERQUE I, L.P.

[signature] 11/5/97
John Murtagh, President — Date
Longford Homes of New Mexico, Inc., General Partner

approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on November 5, 1997, by John Murtagh as President of Longford Homes of New Mexico, Inc., a Nevada Corporation, on behalf of said corporation as General Partner of Longford at Albuquerque I, a Nevada Limited Partnership.

My Commission Expires: 4/22/99

[signature]
Notary Public

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/99

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
DEC 10 1997
11:53 o'clock A m Recorded in Vol. 97C
of records of said County Folio 348
Judy D. Woodward Clerk & Recorder
Deputy Clerk

PLAT FOR MOUNTAIN VIEW ESTATES UNIT ONE

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 1997

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-010-055-293-386-10510
PROPERTY OWNER OF RECORD: Albuquerque South
BERNALILLO COUNTY TREASURER'S OFFICE: [signature]

DRB-97-420, S-97-77

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

Approval	Date
[signature] PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	11-19-97
[signature] PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	11-19-97
Norma G. Carrillo — US WEST COMMUNICATIONS	11-19-97
Violet Watson — JONES INTERCABLE	11/19/97
[signature] CITY SURVEYOR, ENGR. DIV., P.W.D.	110797
[signature] TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	11-18-97
Edward A. Stang — PARKS DESIGN & DEVELOPMENT / CIP	11-18-97
[signature] UTILITY DEVELOPMENT DIV., P.W.D.	11-18-97
[signature] REAL PROPERTY DIVISION, D.F.M.	12-9-97
[signature] A.M.A.F.C.A.	11-24-97
[signature] CITY ENGINEER, PUBLIC WORKS DEPT.	11-24-97

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

[signature] 12/10/97
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — DATE

SURVEYOR'S CERTIFICATION

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

[signature] 11-07-97
Timothy Aldrich, L.S. No. 7719 — Date

TIMOTHY ALDRICH NEW MEXICO 7719

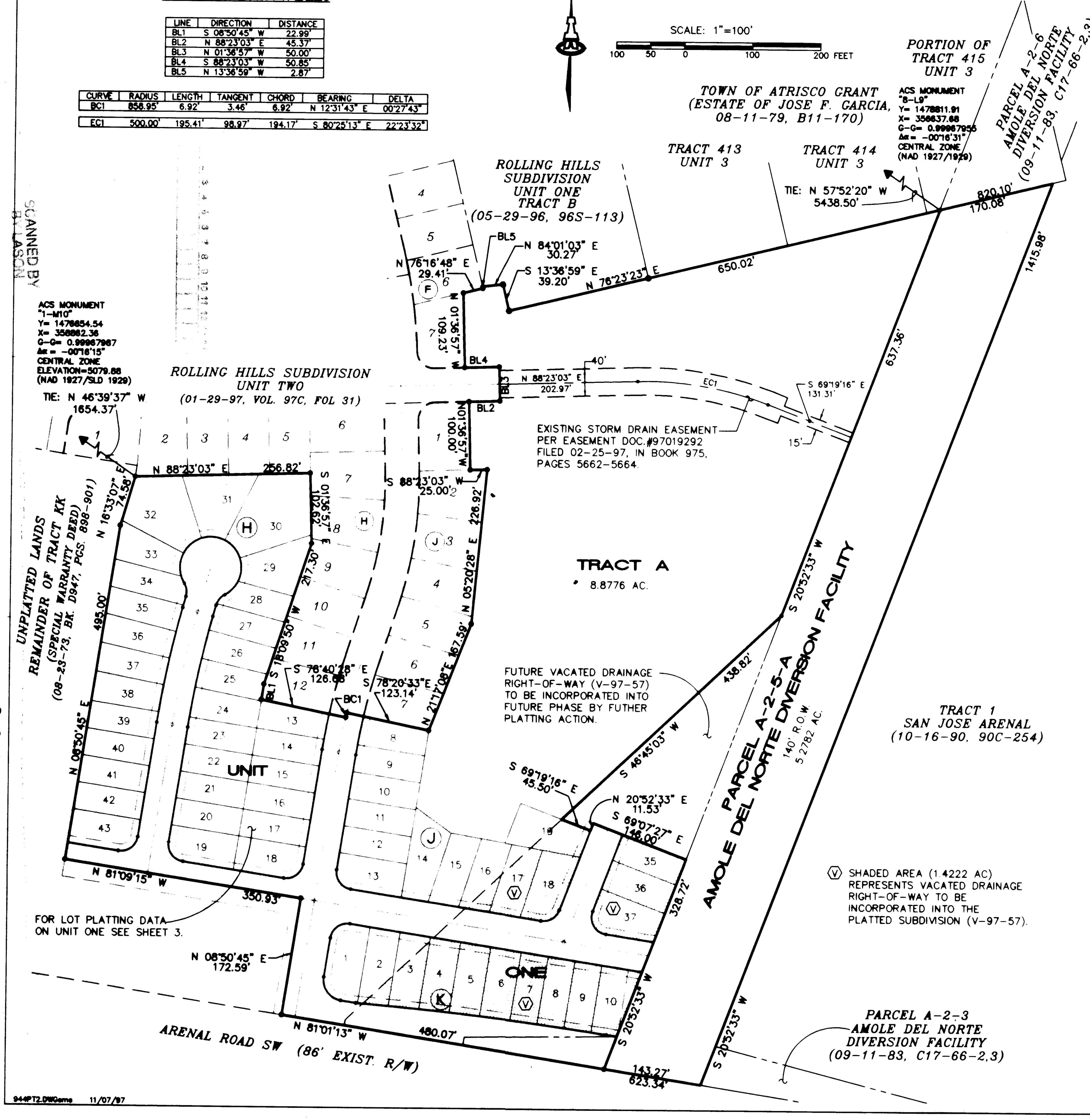
SHEET 1 OF 3

97130141

BOUNDARY DATA TABLES

LINE	DIRECTION	DISTANCE
BL1	S 08°50'45" W	22.99'
BL2	N 88°23'03" E	45.37'
BL3	N 01°36'57" W	50.00'
BL4	S 88°23'03" W	50.85'
BL5	N 13°36'59" W	2.87'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BC1	858.95'	6.92'	3.46'	6.92'	N 12°31'43" E	00°27'43"
EC1	500.00'	195.41'	98.97'	194.17'	S 80°25'13" E	22°23'32"



State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
DEC 10 1997
11:53 o'clock A m Recorded in Vol. 97C
of records of said County Folio 348
Judy D. Woodward Clerk & Recorder
Deputy Clerk

PLAT FOR MOUNTAIN VIEW ESTATES UNIT ONE

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 1997

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE S 78°20'33" E, 123.14 feet to a point common with the southeast corner of LOT 7, BLOCK J, said ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE N 21°17'08" E, 167.59 feet along a line common to the westerly lot lines of LOTS 5-7, of said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point;

THENCE N 05°20'28" E, 226.92 feet along a line common to the westerly lot lines of LOTS 2-5, of said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point common with the northeast corner of said LOT 2;

THENCE S 88°23'03" W, 25.00 feet along a line common to the northerly lot line of said LOT 2, to a point common with the southeast corner of LOT 1, said ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE N 01°36'57" W, 100.00 feet along a line common to the easterly lot line of said LOT 1 to a point on the southerly right-of-way line of Rockwood Road;

THENCE along said southerly right-of-way N 88°23'03" E, 45.37 feet to a point common with the easterly terminus of said Rockwood Road;

THENCE leaving said southerly right-of way N 01°36'57" W, 50.00 feet along said easterly terminus of said Rockwood Road to a point on the northerly right-of-way line of said Rockwood Road;

THENCE along said northerly right-of-way S 88°23'03" W, 50.85 feet to a point common with the southeast corner of LOT 7, BLOCK F, said ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE N 01°36'57" W, 109.23 feet along a line common to the easterly lot line of said LOT 7 to a point common with the northeast corner of said LOT 7;

THENCE N 76°16'48" E, 29.41 feet along a line common to the south lot line of LOT 6, BLOCK F, said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point common with the southeast corner of said LOT 6;

THENCE N 13°36'59" E, 2.87 feet along a line common to the easterly lot line of said LOT 6, to a point;

THENCE N 84°01'03" E, 30.27 feet to a point;

THENCE S 13°36'59" E, 39.20 feet to a point on the northerly property line of the herein described tract;

THENCE N 76°23'23" E, 820.10 feet along said northerly property line to a point on the easterly property line of PARCEL A-2-5, AMOLE DEL NORTE DIVERSION FACILITY, filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on September 11, 1983, in Volume C17, Folio 66-2, 3;

THENCE S 20°52'33" W, 1415.98 feet along a line common to the easterly property line of said PARCEL A-2-5, to a point on the northerly right-of-way line of Arenal Road, also being the southeast corner of the herein described tract;

THENCE N 81°01'13" W, 623.34 feet along said northerly right-of-way line to a point;

THENCE leaving said northerly right-of-way line N 08°50'45" E, 172.59 feet to a point;

THENCE N 81°09'15" W, 350.93 feet to a point being the southwest corner of the herein described tract;

THENCE N 08°50'45" E, 495.00 feet to a point;

THENCE N 16°33'07" E, 74.58 feet to the POINT OF BEGINNING and containing 22.5914 acres more or less.

944PT2.DWGams 11/07/97

SHEET 2 OF 3

SCANNED BY LASON

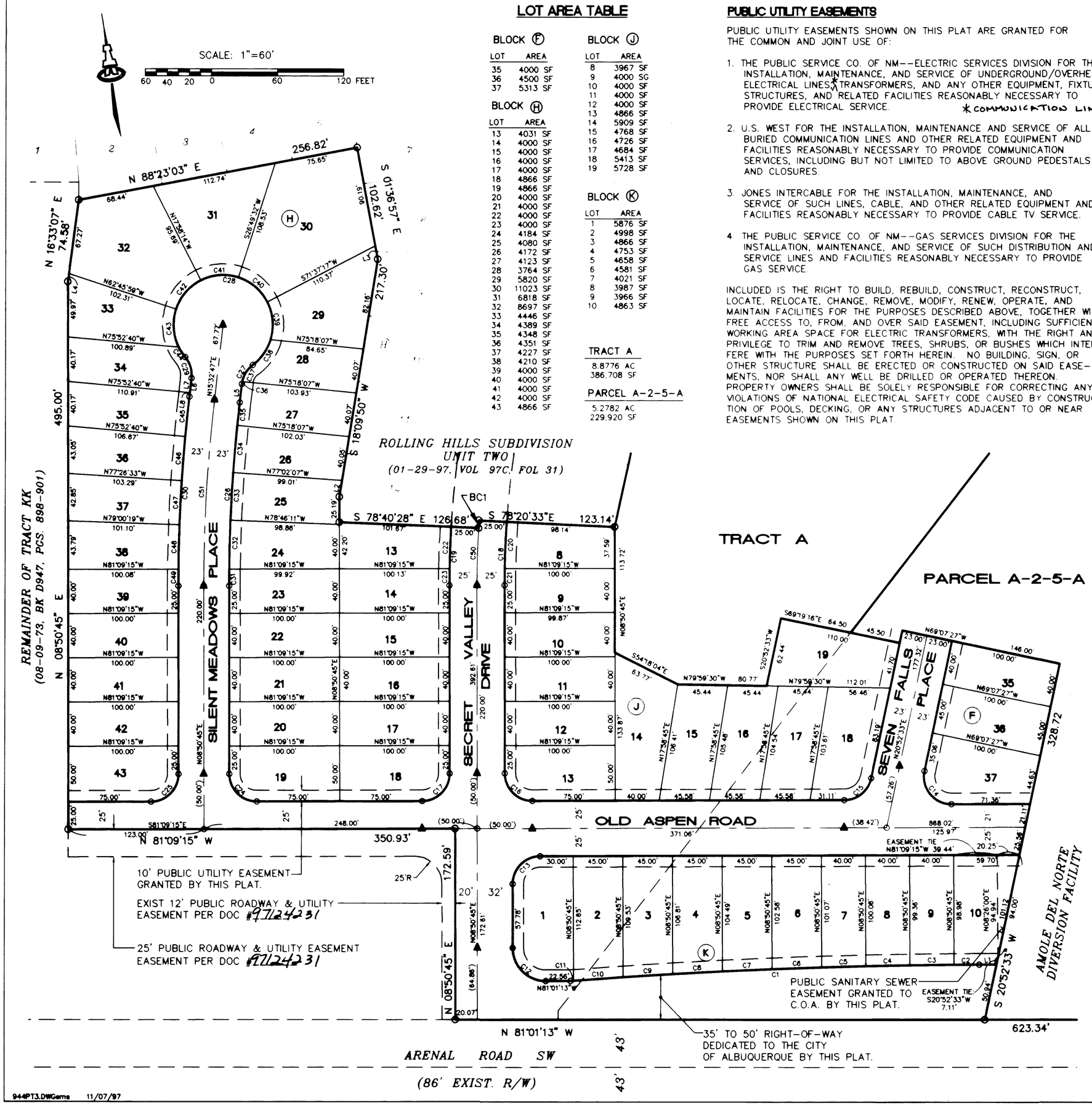
CPN 580281 Sh. 2 of 15

PLAT
FOR
MOUNTAIN VIEW ESTATES UNIT ONE

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 1997

97130141
State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on 11:53 ... 97C
of records of Bernalillo County
Judy D. Woodward Clerk & Recorder
Deputy Clerk



LOT AREA TABLE

BLOCK (F)

LOT	AREA
35	4000 SF
36	4500 SF
37	5313 SF

BLOCK (H)

LOT	AREA
13	4031 SF
14	4000 SF
15	4000 SF
16	4000 SF
17	4000 SF
18	4866 SF
19	4866 SF
20	4000 SF
21	4000 SF
22	4000 SF
23	4000 SF
24	4184 SF
25	4080 SF
26	4172 SF
27	4123 SF
28	3764 SF
29	5820 SF
30	11023 SF
31	6818 SF
32	8697 SF
33	4446 SF
34	4389 SF
35	4348 SF
36	4351 SF
37	4227 SF
38	4210 SF
39	4000 SF
40	4000 SF
41	4000 SF
42	4000 SF
43	4866 SF

BLOCK (J)

LOT	AREA
8	3967 SF
9	4000 SG
10	4000 SF
11	4000 SF
12	4000 SF
13	4866 SF
14	5909 SF
15	4768 SF
16	4726 SF
17	4684 SF
18	5413 SF
19	5728 SF

BLOCK (K)

LOT	AREA
1	5876 SF
2	4998 SF
3	4866 SF
4	4753 SF
5	4658 SF
6	4581 SF
7	4021 SF
8	3987 SF
9	3966 SF
10	4863 SF

TRACT A
8.8776 AC
386.708 SF

PARCEL A-2-5-A
5.2782 AC
229.920 SF

PUBLIC UTILITY EASEMENTS

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

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

CURVE AND LINE TABLES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°12'28"E	15.55
L2	N18°09'50"E	14.94
L3	N01°36'57"W	12.43
L4	S16°33'07"W	7.30
L5	N15°32'47"E	16.82
L6	N15°32'47"E	16.82
L7	N15°31'41"E	13.28
L8	N15°36'56"E	3.54

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5064.00	370.92	185.54	370.84	N83°18'22"W	04°11'48"
C2	5064.00	23.07	11.54	23.07	N81°20'17"W	00°15'40"
C3	5064.00	40.00	20.00	40.00	N81°41'42"W	00°27'09"
C4	5064.00	40.01	20.00	40.01	N82°08'51"W	00°27'10"
C5	5064.00	40.01	20.01	40.01	N82°36'01"W	00°27'10"
C6	5064.00	45.03	22.51	45.03	N83°04'53"W	00°30'34"
C7	5064.00	45.04	22.52	45.04	N83°35'27"W	00°30'35"
C8	5064.00	45.06	22.53	45.06	N84°06'02"W	00°30'35"
C9	5064.00	45.08	22.54	45.08	N84°36'38"W	00°30'36"
C10	5064.00	45.11	22.55	45.11	N85°07'15"W	00°30'37"
C11	5064.00	2.51	1.26	2.51	N85°23'25"W	00°01'42"
C12	30.00	47.05	29.93	42.38	S36°05'14"E	89°51'58"
C13	25.00	39.27	25.00	35.36	S53°50'45"W	90°00'00"
C14	25.00	44.52	30.89	38.87	S30°08'21"E	102°01'48"
C15	25.00	34.02	20.23	31.46	N59°51'39"E	77°58'12"
C16	25.00	39.27	25.00	35.36	S36°09'15"E	90°00'00"
C17	25.00	39.27	25.00	35.36	N53°50'45"E	90°00'00"
C18	833.95	57.45	28.74	57.44	S10°49'09"W	03°56'49"
C19	883.95	52.83	26.42	52.82	S10°33'29"W	03°25'28"
C20	833.95	42.45	21.23	42.45	S11°20'04"W	02°54'59"
C21	833.95	15.00	7.50	15.00	S09°21'40"W	01°01'50"
C22	883.95	37.83	18.92	37.83	S11°02'39"W	02°27'08"
C23	883.95	15.00	7.50	15.00	S09°19'55"W	00°58'20"
C24	25.00	39.27	25.00	35.36	S36°09'15"E	90°00'00"
C25	25.00	39.27	25.00	35.36	N53°50'45"E	90°00'00"
C26	1420.75	166.15	83.17	166.06	S12°11'46"W	06°42'02"
C27	25.00	20.38	10.79	19.82	S38°54'02"W	46°42'29"
C28	45.00	214.74	42.39	61.71	N74°27'13"W	273°24'59"
C29	25.00	20.38	10.79	19.82	N07°48'28"W	46°42'29"
C30	1466.75	171.53	85.86	171.44	S12°11'46"W	06°42'02"
C31	1420.75	15.00	7.50	15.00	S09°08'54"W	00°36'18"
C32	1420.75	44.13	22.07	44.13	S10°20'26"W	01°46'47"
C33	1420.75	43.00	21.50	43.00	S12°05'51"W	01°44'03"
C34	1420.75	42.98	21.49	42.98	S13°49'53"W	01°44'00"
C35	1420.75	21.04	10.52	21.04	S15°07'20"W	00°50'54"
C36	25.00	2.15	1.08	2.15	S18°00'36"W	04°55'37"
C37	25.00	18.23	9.54	17.83	S41°21'50"W	41°46'52"
C38	45.00	28.15	14.55	27.69	N44°20'10"E	35°50'14"
C39	45.00	35.18	18.55	34.29	N04°01'10"E	44°47'46"
C40	45.00	35.18	18.55	34.29	N40°46'35"W	44°47'46"
C41	45.00	35.18	18.55	34.29	N85°34'21"W	44°47'46"
C42	45.00	35.18	18.55	34.29	S49°37'53"W	44°47'46"
C43	45.00	35.18	18.55	34.29	S04°50'08"W	44°47'46"
C44	45.00	10.68	5.37	10.66	S24°21'44"E	13°35'57"
C45	1466.75	36.46	18.23	36.46	S14°50'03"W	01°25'28"
C46	1466.75	40.05	20.03	40.05	S13°20'23"W	01°33'53"
C47	1466.75	40.00	20.00	40.00	S11°46'34"W	01°33'46"
C48	1466.75	40.01	20.01	40.01	S10°12'48"W	01°33'47"
C49	1466.75	15.00	7.50	15.00	S09°08'20"W	00°35'09"
C50	858.95	58.67	29.35	58.66	S10°48'10"W	03°54'50"
C51	1443.75	168.84	84.52	168.75	S12°11'46"W	06°42'02"

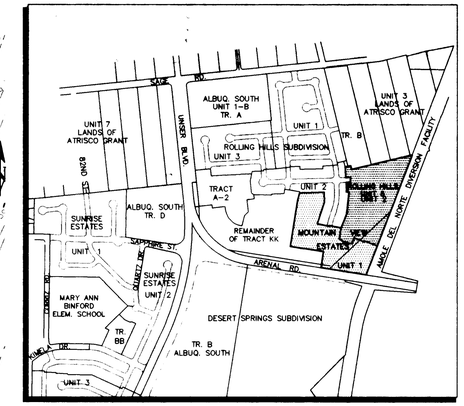
944PT3.DWGsma 11/07/97

SHEET 3 OF 3

944-3

SCANNED BY
BY JASON

CPN 580281 S1



M-10 1"=750'±

VICINITY MAP

SCALE: 1"=60'

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
BL1	S 08°50'45" W	22.99'
BL2	N 88°23'03" E	45.37'
BL3	N 01°36'57" W	50.00'
BL4	S 88°22'48" W	50.85'
BL5	N 13°36'59" W	2.87'

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BC1	858.95'	6.92'	3.46'	6.92'	S 12°31'43" W	00°27'43"

LEGEND

EXISTING

- CONTOUR
- 09.28 SPOT ELEV

PROPOSED

- PG= PAD GRADE
- +14.0 SPOT ELEV
- +TC= TOP OF CURB ELEV
- +FL= FLOWLINE ELEV
- RETAINING WALL
- EROSION CONTROL BERM

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

944GRD.DWGems 09/30/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **MOUNTAIN VIEW ESTATES--UNITS 1 & 2**
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
Approved @ DRB				

City Project No. 580281 | Zone Map No. M-10 | Sheet 4 Of 15

AS-BUILT INFORMATION
CONTRACTOR FLORALINS
WORK STAKED BY ALS, INC. DATE 98
STRUCTURES INSPECTED BY WILLIAM A. McCALL DATE 7/99
ACCEPTANCE
VERIFICATION BY ALS, INC. DATE 98
DRAWINGS CORRECTED BY ALS, INC. DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES

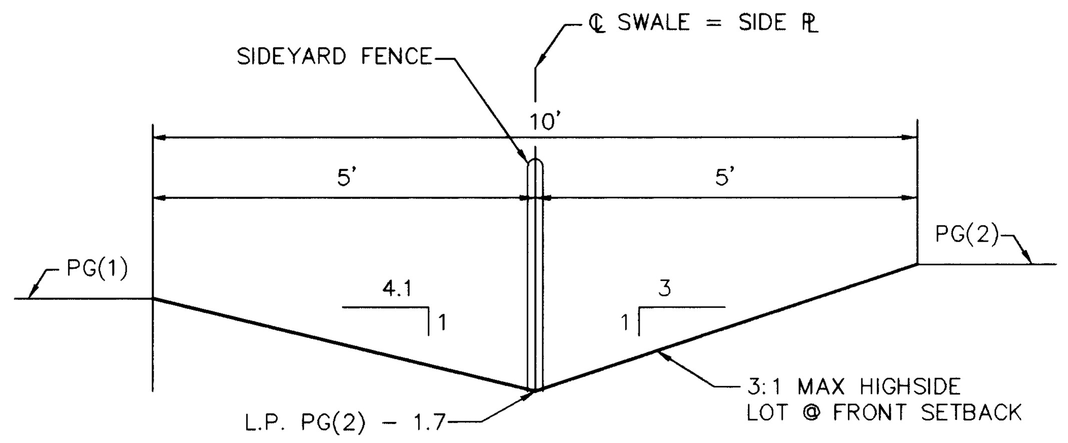
NO.	DATE	REMARKS	BY
1	1/96	REVISIONS	ALS

ENGINEER'S SEAL
FRED C. ARFMAN N.M. 7326 REGISTERED PROFESSIONAL ENGINEER
9-30-97

DESIGNED BY	M.J.C	DATE	9/97
DRAWN BY	ANW	DATE	9/97
CHECKED BY	FCA	DATE	9/97

GRADING NOTES:

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

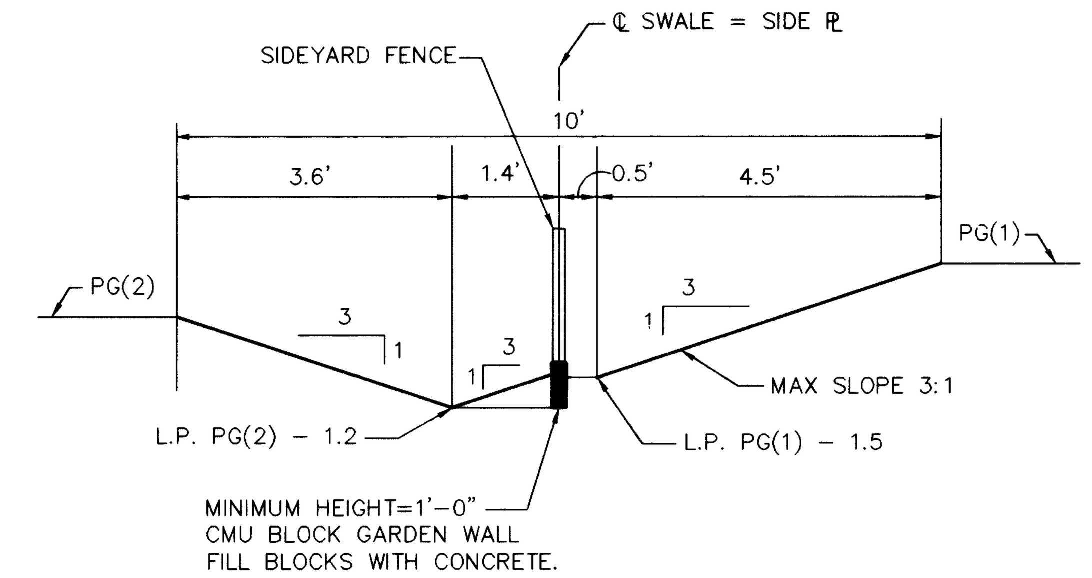


COMMON SIDEYARD DRAINAGE SWALE AT FRONTYARD SETBACK

SCALE: NTS

TABLE (FOR MAX ΔPG=0.5)

BLOCK	LOTS	BLOCK	LOTS	BLOCK	LOTS	BLOCK	LOTS
F	19-20	H	14-15	J	9-10	K	6-7
F	20-21	H	15-16	J	10-11		7-8
F	21-22	H	16-17	J	11-12		8-9
F	22-23	H	17-18	J	17-18		9-10
F	23-24	H	30-31	J	18-19		
F	24-25	H	31-32	J	19-20		
F	25-26			J	22-23		
F	27-28			J	23-24		
F	28-29			J	26-27		
F	29-30			J	27-28		
F	30-31			J	28-29		
F	31-32			J	29-30		
F	32-33			J	30-31		
F	33-34			J	34-35		
F	34-35			J	35-36		
F	35-36			J	39-40		
				J	40-41		



GARDEN WALL BETWEEN LOTS AT FRONTYARD SETBACK

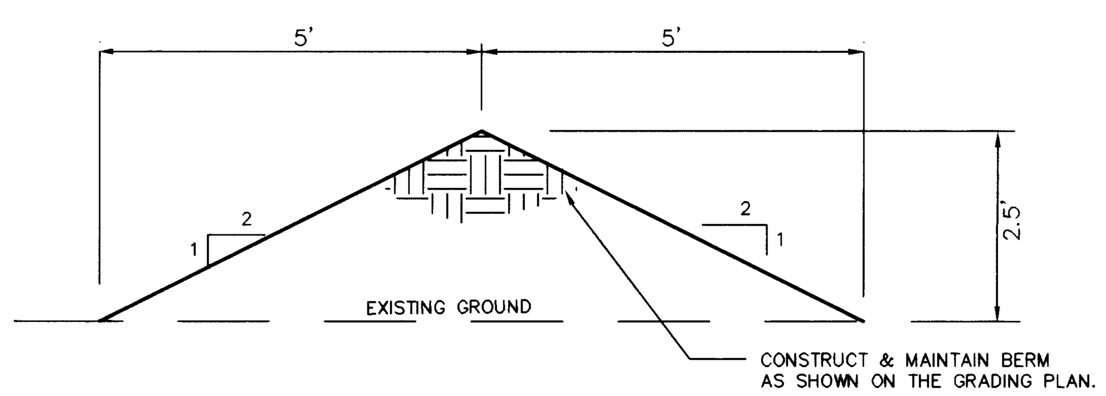
SCALE: NTS

TABLE (FOR ΔPG>0.5)

BLOCK	LOTS	BLOCK	LOTS	BLOCK	LOTS	BLOCK	LOTS	BLOCK	LOTS
F	8-9	H	13-14	H	32-33	J	8-9	J	42-43
F	9-10	H	19-20	H	33-34	J	12-13	J	43-44
F	10-11	H	20-21	H	34-35	J	14-15	J	44-45
F	11-12	H	21-22	H	35-36	J	15-16	J	45-46
F	12-13	H	22-23	H	36-37	J	16-17	J	47-48
F	13-14	H	23-24	H	37-38	J	21-22	J	48-49
F	14-15	H	24-25	H	38-39	J	24-25	J	49-50
F	15-16	H	25-26	H	39-40	J	32-33	K	1-2
F	16-17	H	26-27	H	40-41	J	33-34	K	2-3
F	36-37	H	27-28	H	41-42	J	36-37	K	3-4
		H	28-29	H	42-43	J	37-38	K	4-5
		H	29-30					K	5-6

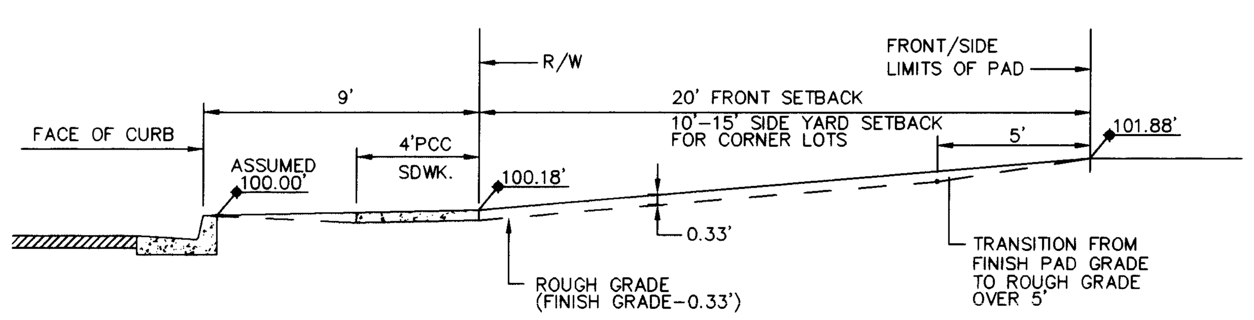
EROSION CONTROL

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



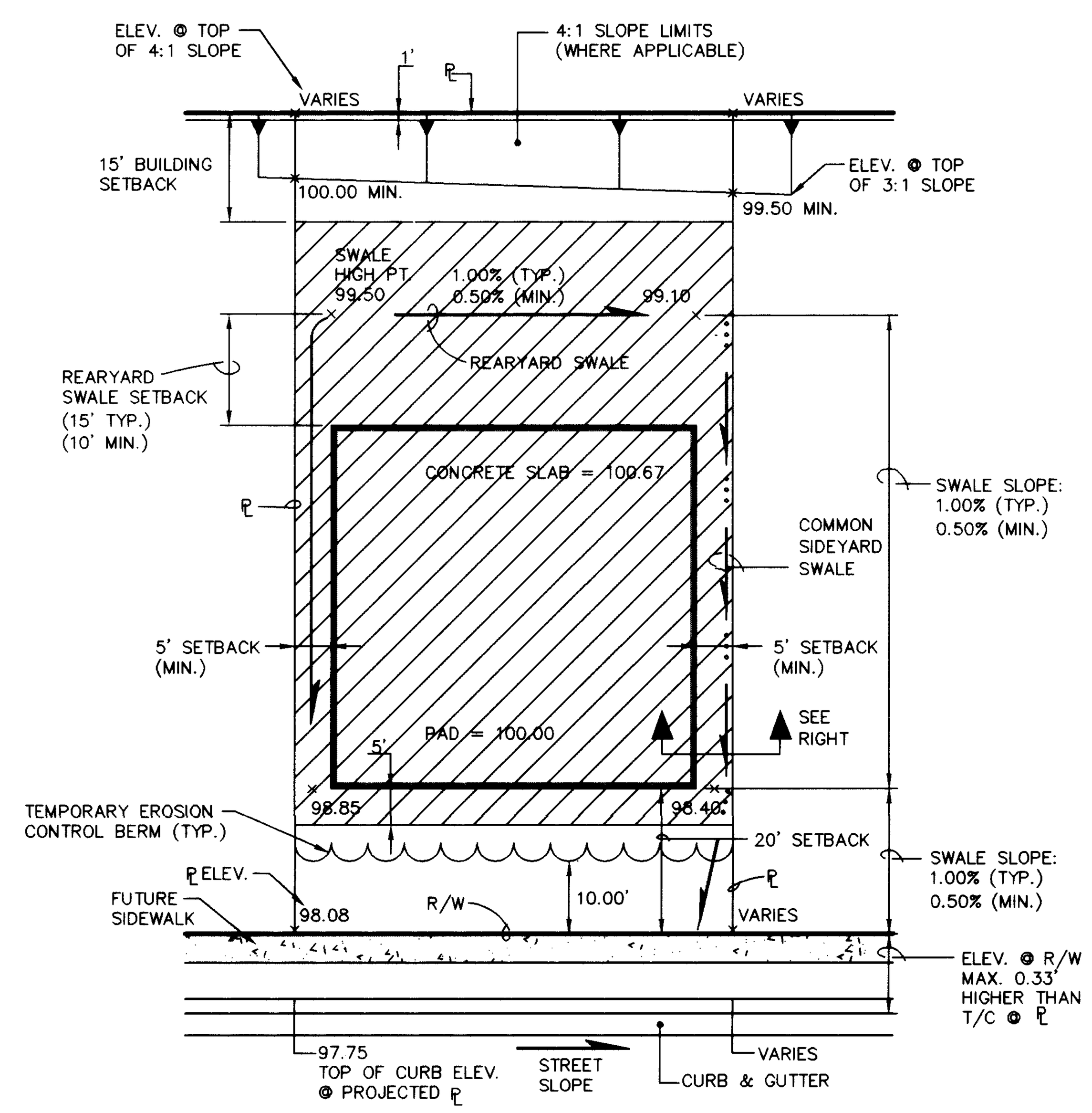
EROSION CONTROL BERM

SCALE: 1"=2'



FRONT/SIDE YARD GRADING

1"=5'-0"



COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING COMPACTION ZONE

1"=20'

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION =
FILL =

NOTE:
THE ENGINEER ASSUMES NO LIABILITY AS TO THE CORRECTNESS OF THE ABOVE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL MAKE HIS OWN TAKE-OFF FOR BIDDING PURPOSES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROVIDING OF ANY ADDITIONAL FILL MATERIAL OR THE REMOVAL OF EXCESS EXCAVATED MATERIAL IN ORDER TO ACHIEVE A BALANCED JOB.

PNM GRADING:
THE GRADING CONTRACTOR SHALL PROVIDE FOR THE PROPER GRADING OF ALL PNM EASEMENTS WHERE INDICATED ON THE GRADING PLAN. THE EASEMENTS SHALL BE GRADED AS FOLLOWS:

1. TO PROVIDE A 10' WIDE TRENCHING PATH ON THE CORRESPONDING LOT LINE
2. ±6" (5% MAX. CROSS SLOPE) ACROSS THE PATH'S WIDTH.
3. NO GRADE BREAKS (BENCHES) AT LOT LINES OR AT EASEMENT INTERSECTIONS.
4. IN AREAS WHERE THE 10' TRENCHING PATH ENCROACHES UPON PONDING AREAS, THOSE PONDS ARE NOT TO BE EXCAVATED OR FORMED UNTIL SUCH TIME THAT ALL UTILITIES HAVE BEEN INSTALLED AND THE TRENCHES PROPERLY BACKFILLED.
5. WHERE THE 10' TRENCHING PATH ENCROACHES UPON A DWELLING UNIT'S PAD, THE PATH SHALL BE AT THE SAME ELEVATION AS THE PAD TO INSURE THE PAD'S CERTIFICATION.

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')
CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

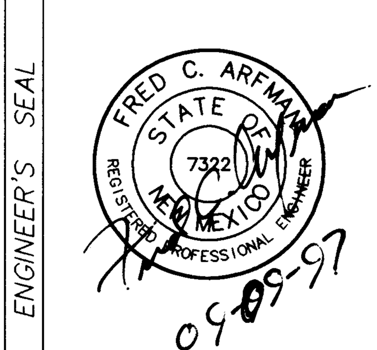
DATE

AS-BUILT INFORMATION
CONTRACTOR FRANKLINS
WORK STAKED BY ALS, INC DATE 98
INSPECTOR'S ACCEPTANCE BY WILLIAM MCCALL DATE 9/98
FIELD VERIFICATION BY ALS, INC DATE 98
DRAWINGS CORRECTED BY ALS, INC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY MJC DATE 09/97
DRAWN BY EMS DATE 09/97
CHECKED BY FCA DATE 09/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944GDTL.DWGems 09/30/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **MOUNTAIN VIEW ESTATES--UNITS 1 & 2**
GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
Approved @ DRB				

City Project No.	Zone Map No.	Sheet	Of
5802.81	M-10	5	15

SCANNED BY
BY LASON

SCALE: 1"=50'

NOTE:
SEE SECTION DETAILS SHEET #7.

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- FUTURE STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- (A) BLOCK NO.
- 20 LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- SIDEWALK BY OTHERS
- SIDEWALK THIS CONTRACT
- TEMPORARY PAVING
- PHASE LINE

SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR FLORKLINS
WORK INSPECTOR'S ACCEPTANCE BY ALS, INC DATE 9/98
FIELD VERIFICATION BY ALS, INC DATE 9/98
DRAWINGS CORRECTED BY ALS, INC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96
1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY MJC DATE 10/97
DRAWN BY EMS DATE 10/97
CHECKED BY FCA DATE 10/97

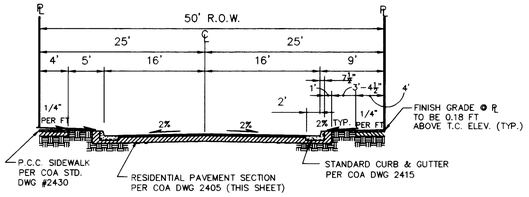
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944PMSTR.DWGems 11/05/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
PAVING & STORM DRAIN MASTER PLAN

~~Design Review Committee~~	City Engineer Approval	Lost Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 6 Of 15

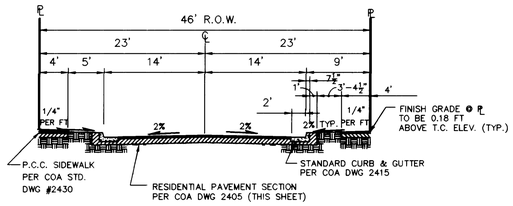


SECTION A1

50' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

*SECRET VALLEY DRIVE (STA. 17+47.47 TO STA. 19+29.77)
*OLD ASPEN ROAD (STA. 11+06.35 TO STA. 14+77.61)

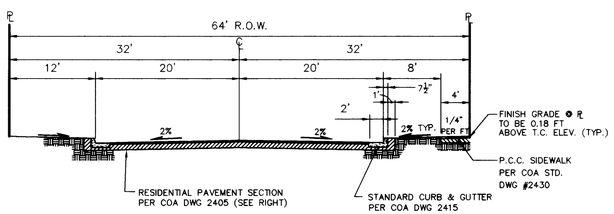


SECTION A2

46' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

*SEVEL FALLS PLACE (STA. 7+63.17 TO STA. 9+40.49)
*OLD ASPEN ROAD (STA. 14+77.61 TO STA. 15+78.04)

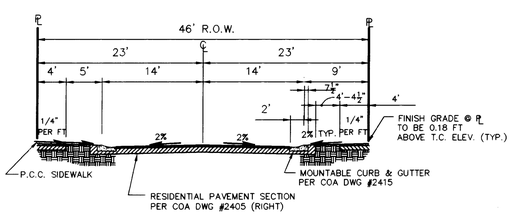


SECTION A3

64' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

*SECRET VALLEY DRIVE (STA. 19+29.77 TO END)

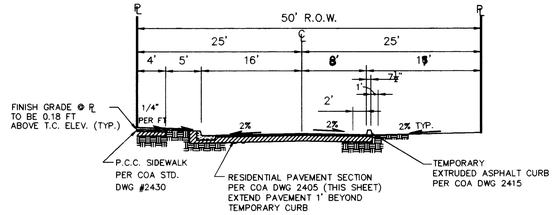


SECTION A4

46' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

*SILENT MEADOWS PLACE

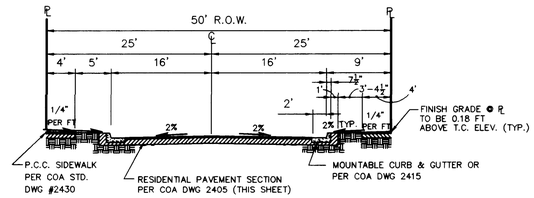


SECTION A5

50' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

*OLD ASPEN ROAD (STA. 7+35.35 TO STA. 11+06.35)

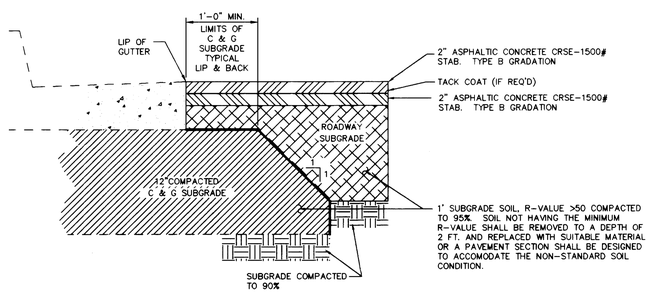


SECTION A6

50' R.O.W. RESIDENTIAL STREET SECTION

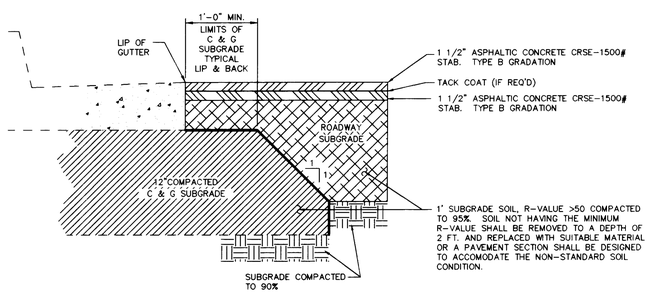
SCALE: 1"=10'

*SECRET VALLEY DRIVE (STA. 16+58.29 TO STA. 17+47.47)



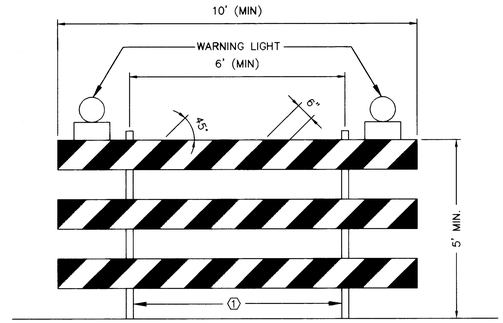
RESIDENTIAL PAVING SECTION FOR SECRET VALLEY DRIVE (STA 19+29.77 TO END)

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)



RESIDENTIAL PAVING SECTION

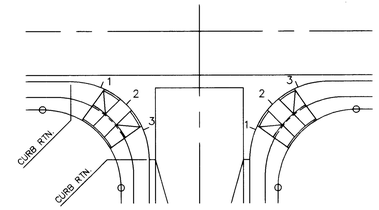
SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)



TYPE III BARRICADE

SCALE: 1"=2'

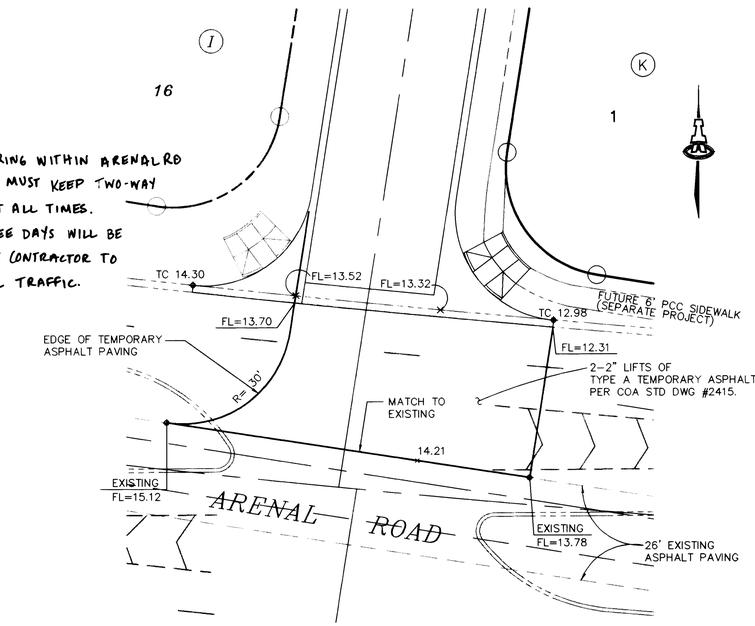
① SQUARE TUBE SUPPORT ASSEMBLE. MOVEABLE WITH TEMPORARY SANDBAGS (8 MIN.) COUNTER WEIGHT.



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL

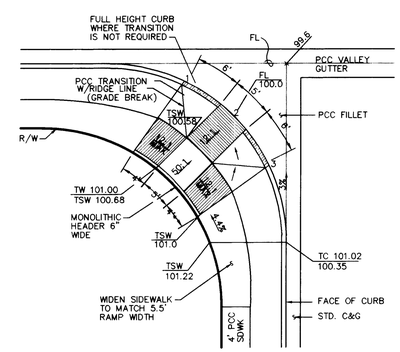
NOT TO SCALE



* FOR WORK OCCURING WITHIN ARENAL RD THE CONTRACTOR MUST KEEP TWO-WAY TRAFFIC OPEN AT ALL TIMES. A TOTAL OF THREE DAYS WILL BE ALLOWED FOR THE CONTRACTOR TO EFFECT ARENAL TRAFFIC.

TEMPORARY PAVING DETAIL

SCALE: 1"=20'



* 4' SDWK RAMP MAY BE LENGTHENED FOR SLOPES GREATER THAN 3% ON ADJACENT STREET.

A.D.A. WHEELCHAIR RAMP

1"=10'

AS-BUILT INFORMATION
CONTRACTOR FRANKLINS
STAKED BY ALS, INC DATE 9-98
INSPECTOR'S ACCEPTANCE BY W. LEE DATE 7/98
FIELD VERIFICATION BY ALS, INC DATE 9/98
MYLAR REVISIONS CORRECTED BY ALS, INC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-19-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	NJC	DATE 10/97
DRAWN BY	EMS	DATE 10/97
CHECKED BY	FCA	DATE 10/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944PDTL.DWGems 11/19/97

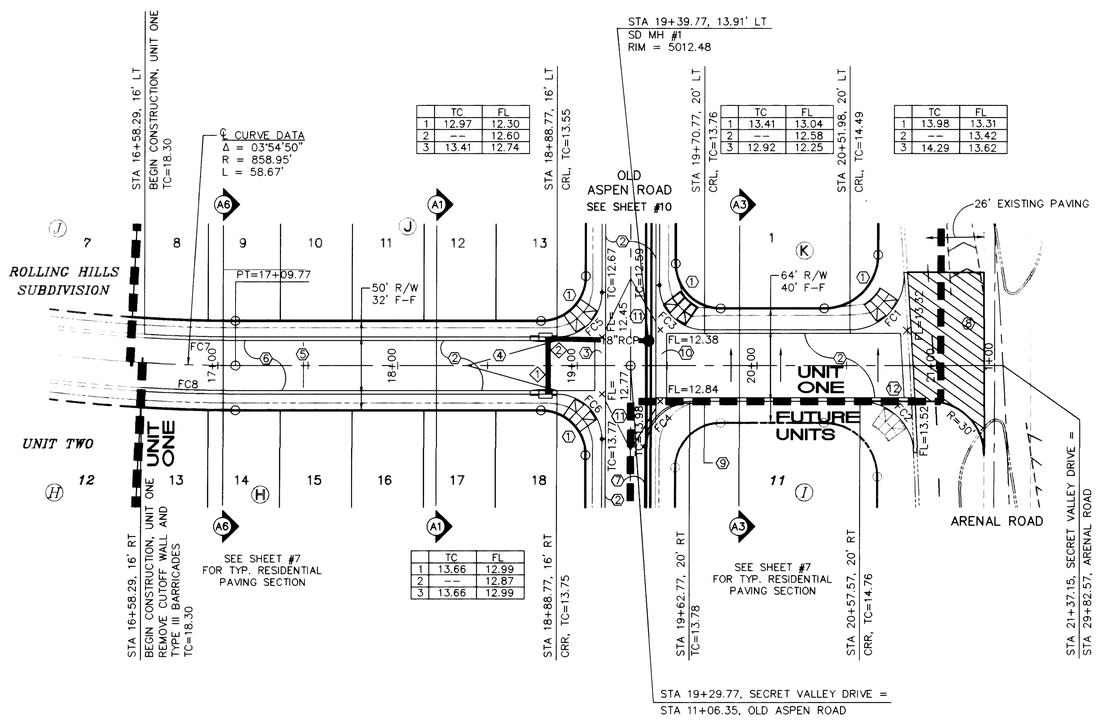
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
PAVING DETAILS & SECTIONS

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

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 7 Of 15

SCANNED BY
BY LASON

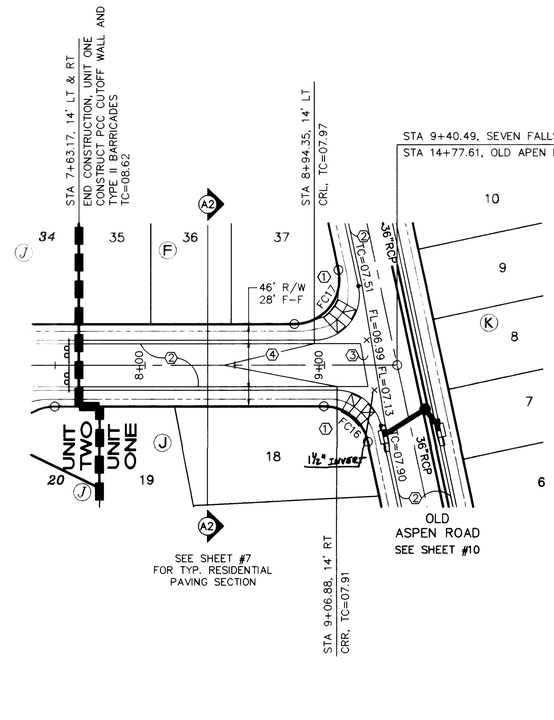


	TC	FL
1	12.97	12.30
2	--	12.60
3	13.41	12.74

	TC	FL
1	13.41	13.04
2	--	12.58
3	12.92	12.25

	TC	FL
1	13.98	13.31
2	--	13.42
3	14.29	13.62

	TC	FL
1	13.66	12.99
2	--	12.87
3	13.66	12.99



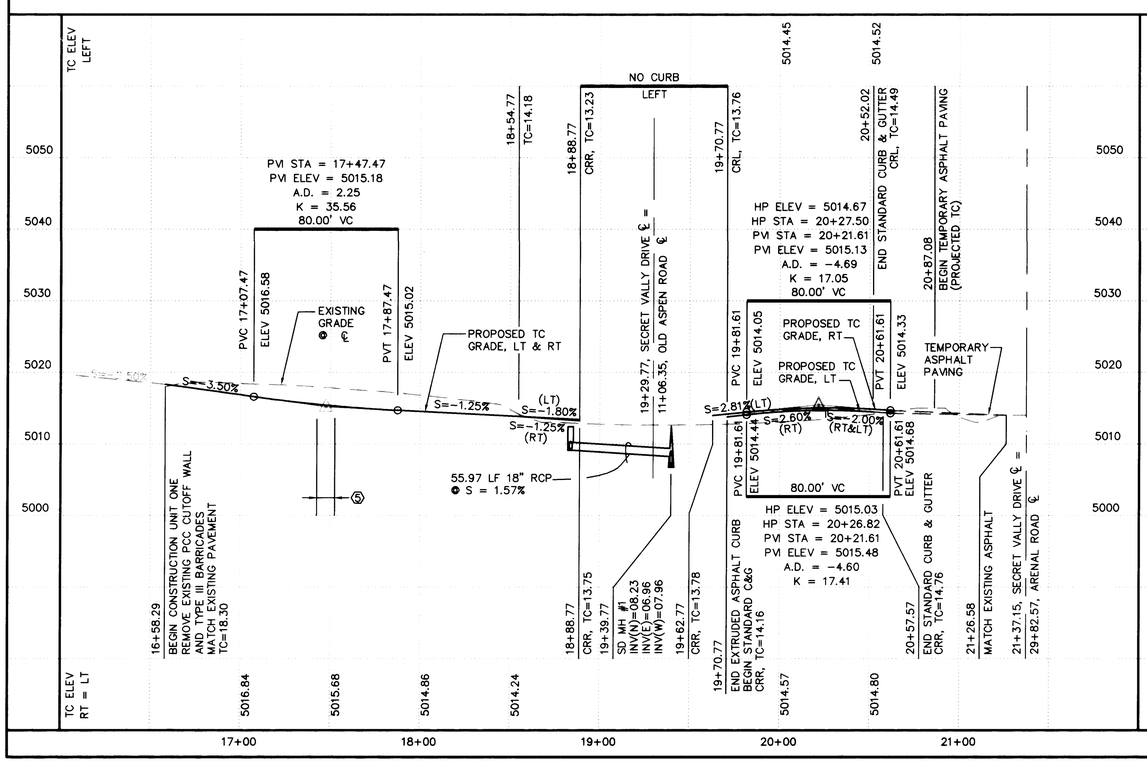
KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. 10' TRANSITION FROM STANDARD TO MOUNTABLE CURB ~~PER COA STD DWG #2418~~.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
8. 346 SY TEMPORARY PAVING. SEE SHEET #7 FOR INTERSECTION DETAILS.
9. STA 19+70.77, 20' RT END TEMPORARY EXTRUDED ASPHALT CURB. BEGIN STANDARD CURB & GUTTER.
10. STA 19+49.77, 18' RT END PCC VALLEY GUTTER, 6' WIDE, 3/4" INVERT (PER COA STD DWG #2420). COMPLETE REMAINING VALLEY GUTTER WITH TEMPORARY ASPHALT (TO BE REMOVED IN CONSTRUCTION OF FUTURE PHASES).
11. CROWN TO 1/2 CROWN TRANSITION 25' MIN. LENGTH.
12. STA 20+82.04, 18' RT, END PCC VALLEY GUTTER, 6' WIDE, 3/4" INVERT (PER COA STD DWG #2420). VALLEY GUTTER TO BE COMPLETED WITH FUTURE PHASES OF CONSTRUCTION.

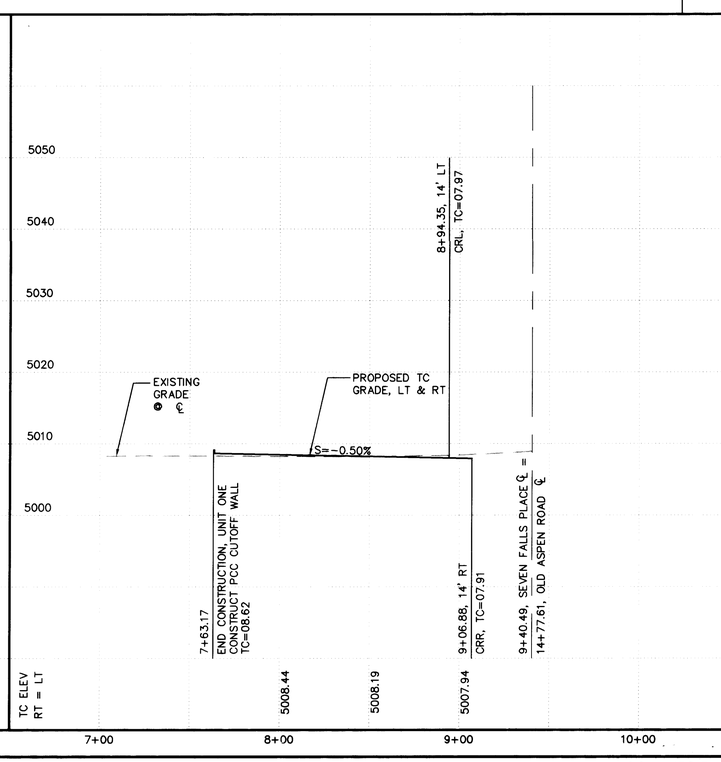
FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	49.07	30.00	93°43'12"
FC2	45.74	30.00	87°21'54"
FC3	39.27	25.00	90°00'00"
FC4	39.27	25.00	90°00'00"
FC5	39.27	25.00	90°00'00"
FC6	39.27	25.00	90°00'00"
FC7	50.52	842.95	03°26'03"
FC8	52.44	874.95	03°26'03"
FC16	34.02	25.00	77°58'12"
FC17	44.52	25.00	102°01'48"

SECRET VALLEY DRIVE



SEVEN FALLS PLACE



SCALES:
1"=40' HOR.
1"=10' VERT.

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG	18+83.80, 14' RT	12.90	09.53
2	A, SG	18+83.80, 14' LT	12.40	09.21(IN) 09.11

*STATIONING IS TO MIDPOINT OF GRATE ⊙ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	32	1%
2	18	55.97	1.57%

AS-BUILT INFORMATION
CONTRACTOR FRANKLINS DATE 9/8
WORK STAKED BY ALS, INC DATE 8/28
INSPECTOR'S ACCEPTANCE BY W. Ortiz DATE 9/8
FIELD VERIFICATION BY ALS, INC DATE 9/8
MYLAR CORRECTED BY ALS, INC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL
FRED C. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY
1			

REVISIONS

		DATE
DESIGNED BY	MJC	10/97
DRAWN BY	EMS	10/97
CHECKED BY	FCA	10/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944PV1.DWGems 11/07/97

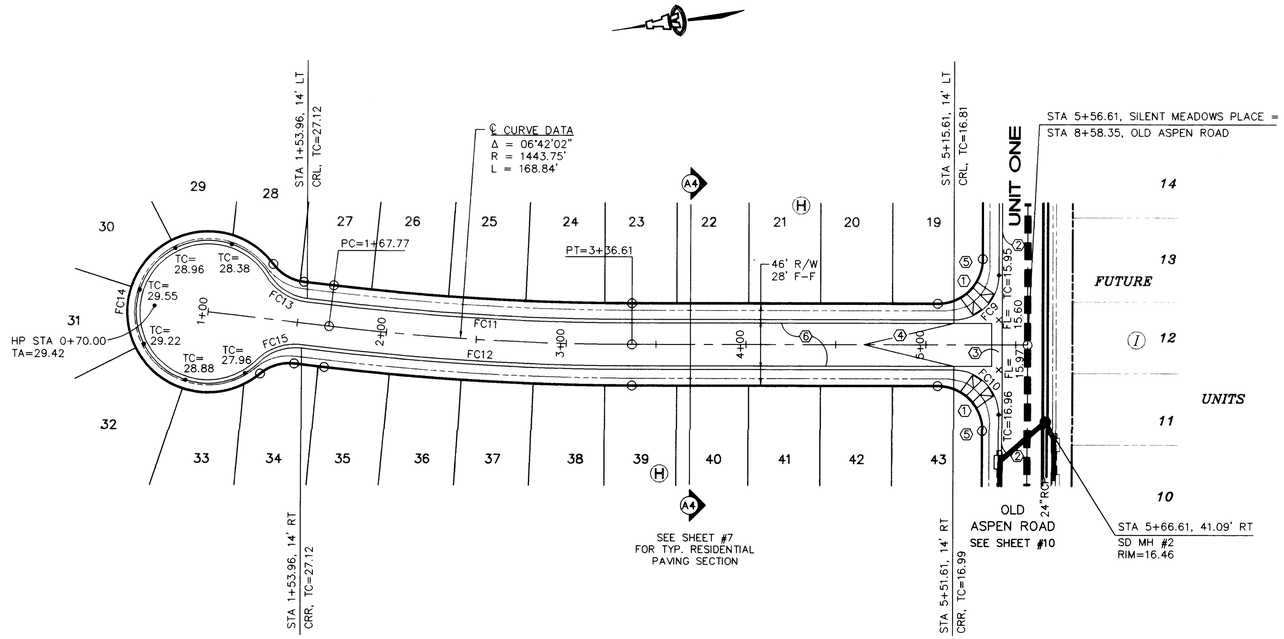
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
SECRET VALLEY DRIVE & SEVEN FALLS PL.
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

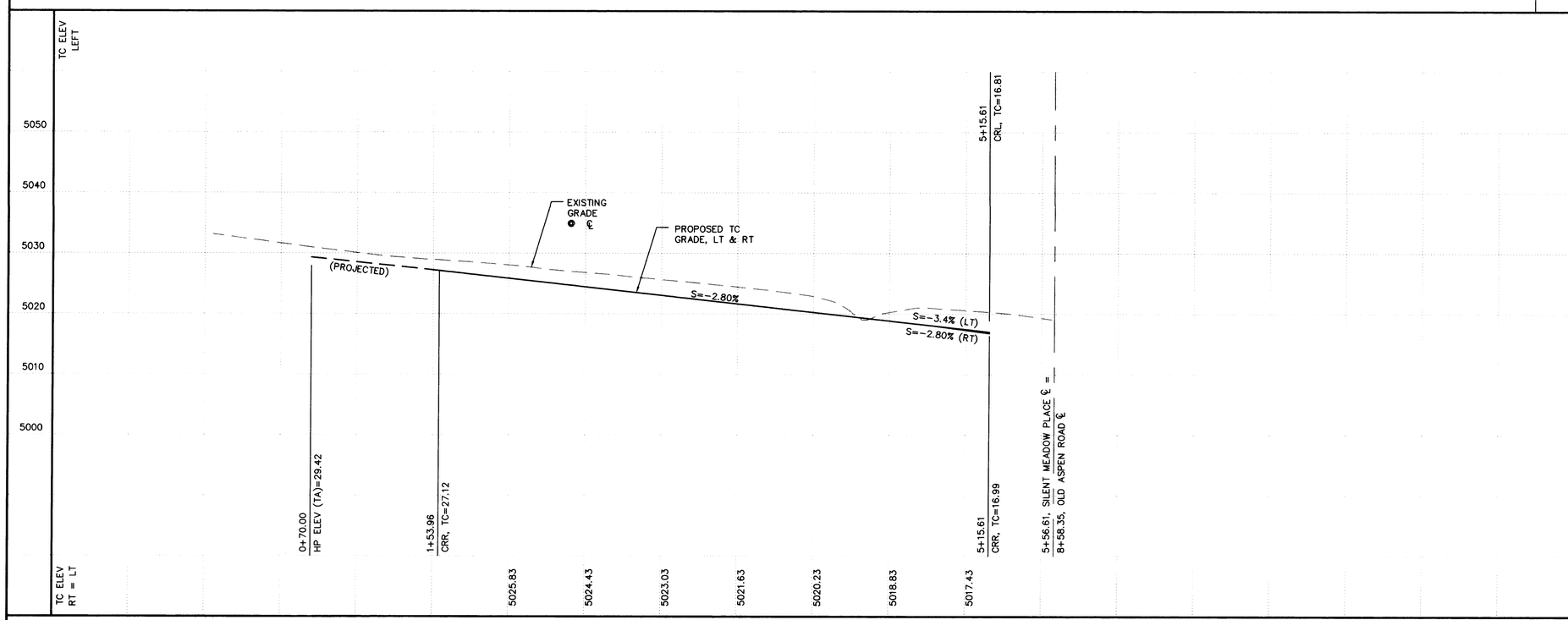
City Project No. 5802.81 | Zone Map No. M-10 | Sheet 8 Of 15

SCANNED BY
BY LASON



SILENT MEADOWS PLACE

SCALES:
1"=40' HOR.
1"=10' VERT.



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, ~~3.74'~~ INVERT PER COA STD DWG #2420. 1½"
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.

FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC9	39.27	25.00	90°00'00"
FC10	39.27	25.00	90°00'00"
FC11	167.21	1429.75	06°42'02"
FC12	170.48	1457.75	06°42'02"
FC13	26.04	29.00	51°27'02"
FC14	197.50	40.00	282°54'05"
FC15	26.04	29.00	51°27'02"

AS-BUILT INFORMATION
CONTRACTOR: FRANKLINS
CORRECTIONS STAKED BY: ALS, INC DATE 9/8
INSPECTOR'S ACCEPTANCE BY: [illegible] DATE 9/98
FIELD VERIFICATION BY: ALS, INC DATE 9/98
DRAWINGS CORRECTED BY: ALS, INC DATE 9/98
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	MJC	10/97
DRAWN BY	EMS	10/97
CHECKED BY	FCA	10/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944PV2.DWGems 11/05/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

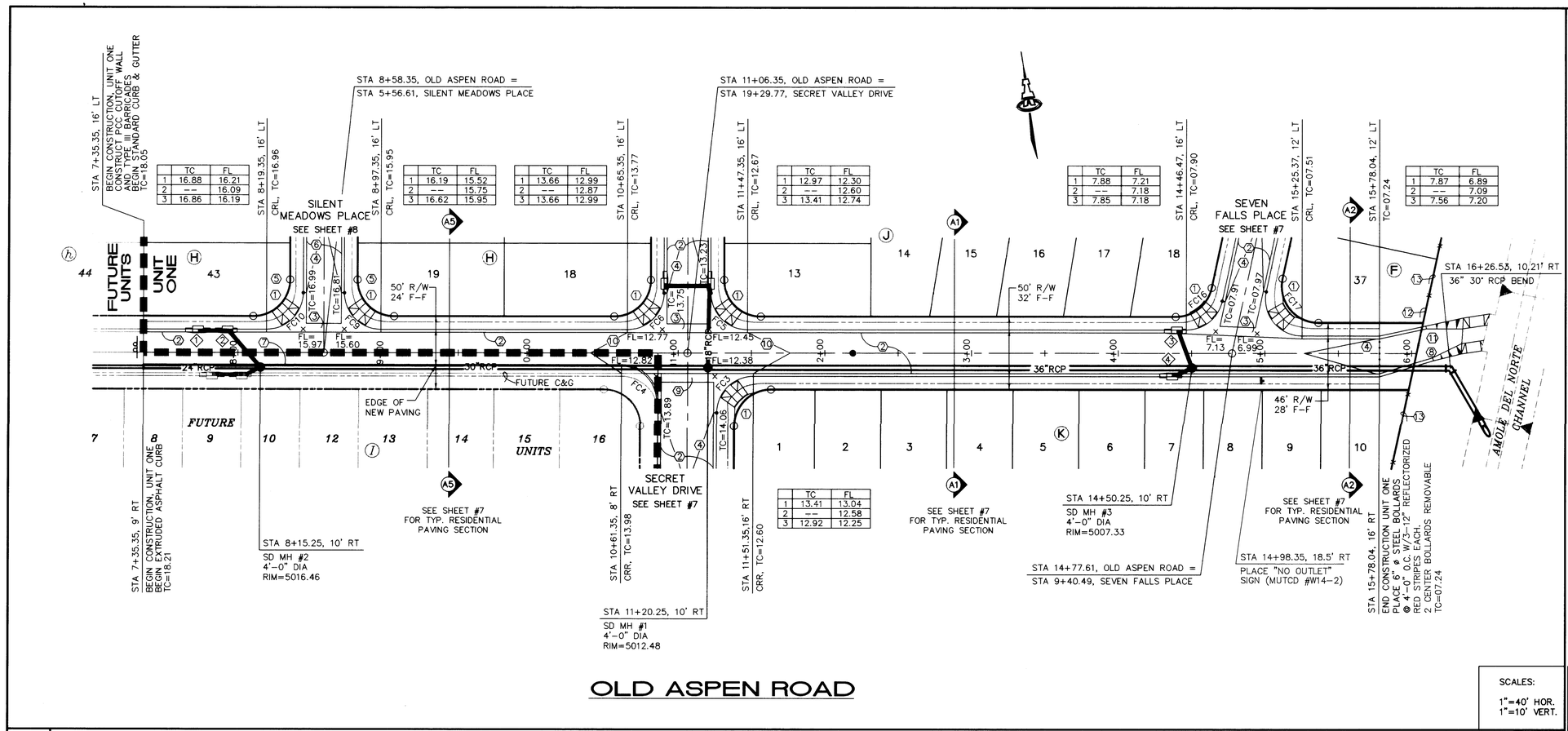
TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
SILENT MEADOWS PLACE
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

DESIGN REVIEW COMMITTEE

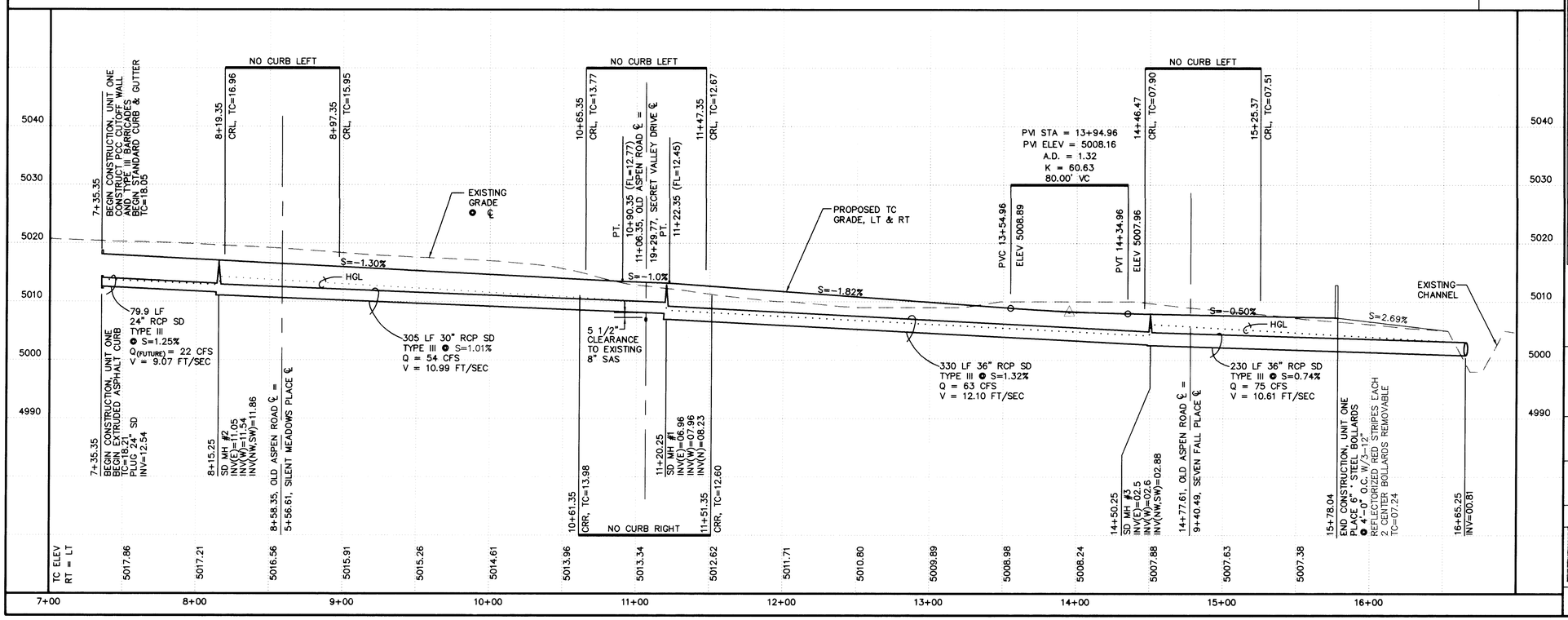
City Project No. 5802.81 | Zone Map No. M-10 | Sheet 9 Of 15

SCANNED BY
BY LASON



OLD ASPEN ROAD

SCALES:
1"=40' HOR.
1"=10' VERT.



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
8. SEE SHEET #15 FOR DETAILS ON THE STORM DRAIN CONNECTION TO THE AMOLE DEL NORTE CHANNEL.
9. STA 10+88.35, 20' RT.
   END PCC VALLEY GUTTER, 6' WIDE, 3/4" INVERT (PER COA STD DWG #2420).
   COMPLETE REMAINING VALLEY GUTTER WITH TEMPORARY ASPHALT (TO BE REMOVED IN CONSTRUCTION OF FUTURE PHASES).
10. CROWN TO 1/2 CROWN TRANSITION 25' MIN. LENGTH.
11. SEE CHANNEL DETAILS ON SHEET #15.
12. REMOVE EXISTING CHAINLINK FENCE.
13. REPLACE WITH PERIMETER WALL.

FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC3	39.27	25.00	90°00'00"
FC4	39.27	25.00	90°00'00"
FC5	39.27	25.00	90°00'00"
FC6	39.27	25.00	90°00'00"
FC9	39.27	25.00	90°00'00"
FC10	39.27	25.00	90°00'00"
FC16	34.02	25.00	77°58'12"
FC17	44.52	25.00	102°01'48"

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG	7+74.37, 14' LT	16.64	12.23
2	A, SG	7+94.37, 14' LT	16.38	12.07
3	A, SG	14+41.50, 14' LT	07.03	3.03
4	A, SG	14+36.47, 14' RT	07.05	3.05

*STATIONING IS TO MIDPOINT OF GRATE ● FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	20	1.0%
2	18	31.81	1.0%
3	18	25.54	0.6%
4	18	12	1.31%

AS-BUILT INFORMATION
CONTRACTOR FRANKLINS
WORK STAKED BY ALS, INC DATE 9-98
WORK STAKED BY W. ALS DATE 9-98
ACCEPTANCE BY
FIELD VERIFICATION BY ALS, INC DATE 9-98
DRAWINGS CORRECTED BY ALS, INC DATE 5-98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SACE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY MJC DATE 10/97
DRAWN BY EMS DATE 10/97
CHECKED BY FCA DATE 10/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944PV3.DWGems 11/05/97

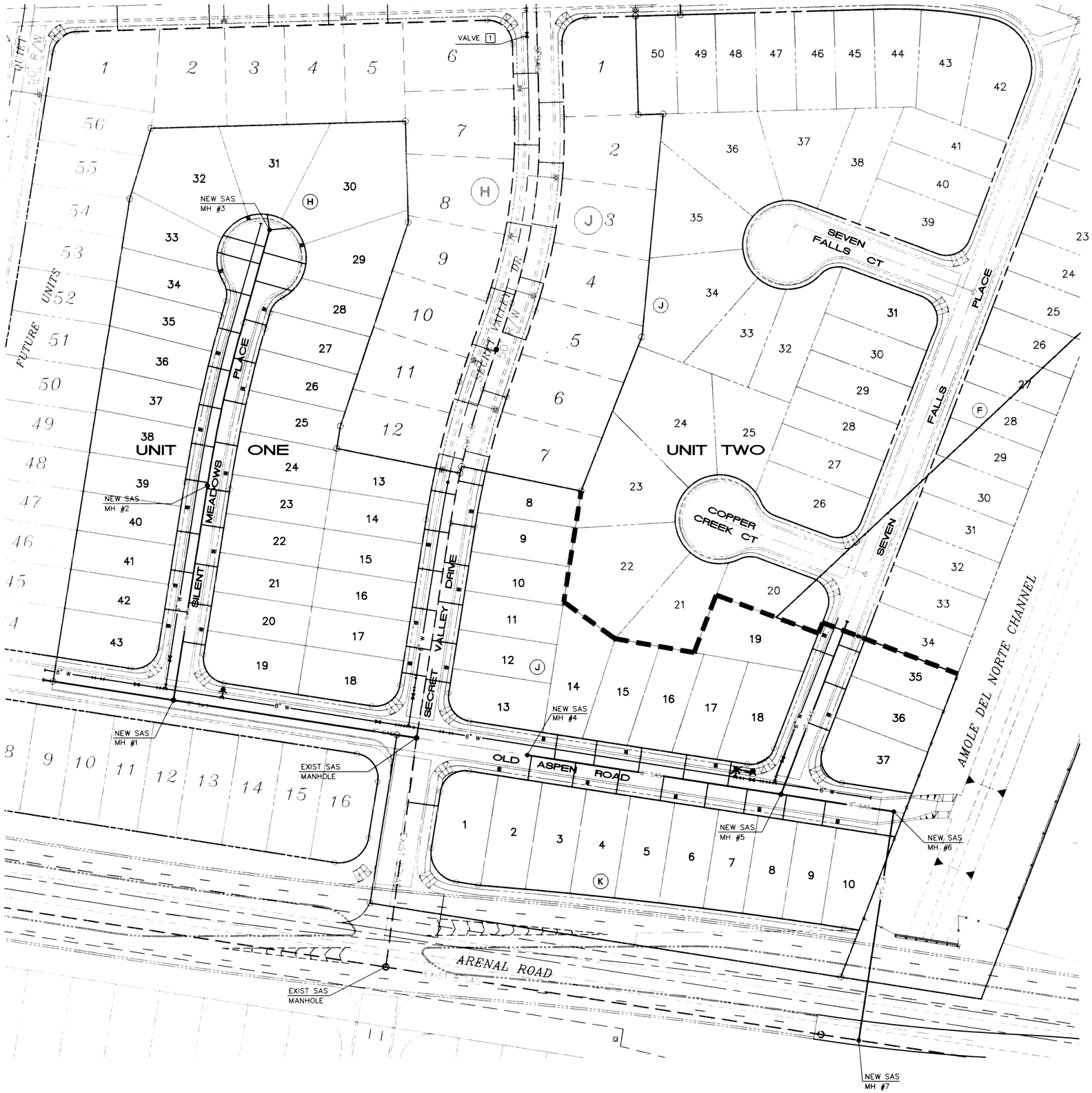
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
OLD ASPEN ROAD
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.
DESIGN REVIEW COMMITTEE

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 10 Of 15

SCANNED BY
BY LASON



RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 14°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGHT: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	MINIMUM RUN LENGTH		MINIMUM BRANCH LENGTH	
	RUN	BRANCH	RUN	BRANCH
12x12x12	15	17	18	3
12x12x10	10	18	13	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
12x12x4	1	19	2	6
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1
10x10x4	2	4	3	1
8x8x8	9	20	13	3
8x8x6	5	17	7	5
8x8x4	2	15	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

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

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

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

SHUT-OFF VALVE 1 TO PROVIDE NON-PRESSURE CONNECTION.

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 5 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

GENERAL NOTE

EACH WATER SERVICE SHALL HAVE A WILKINS MODEL #500 PRV, OR ENGINEER APPROVED EQUIVALENT, INSTALLED TO MEET THE MANUFACTURERS SPECIFICATIONS WITHIN THE WATER METER BOX. SET THE PRV TO LIMIT THE PRESSURE FOR EACH HOME TO <80 PSI.

SCANNED BY BY LASON

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- EXISTING SAS

AS-BUILT INFORMATION
CONTRACTOR FLANIGANS DATE 98
WORK STAKED BY ACS, INC DATE 9/96
INSPECTOR'S INSPECTION BY Wells DATE 98
FIELD VERIFICATION BY ACS, INC DATE 98
DRAWINGS CORRECTED BY ACS, INC DATE 5/98
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11.10.97

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	MJC	10/97
DRAWN BY	EMS	10/97
CHECKED BY	FCA	10/97

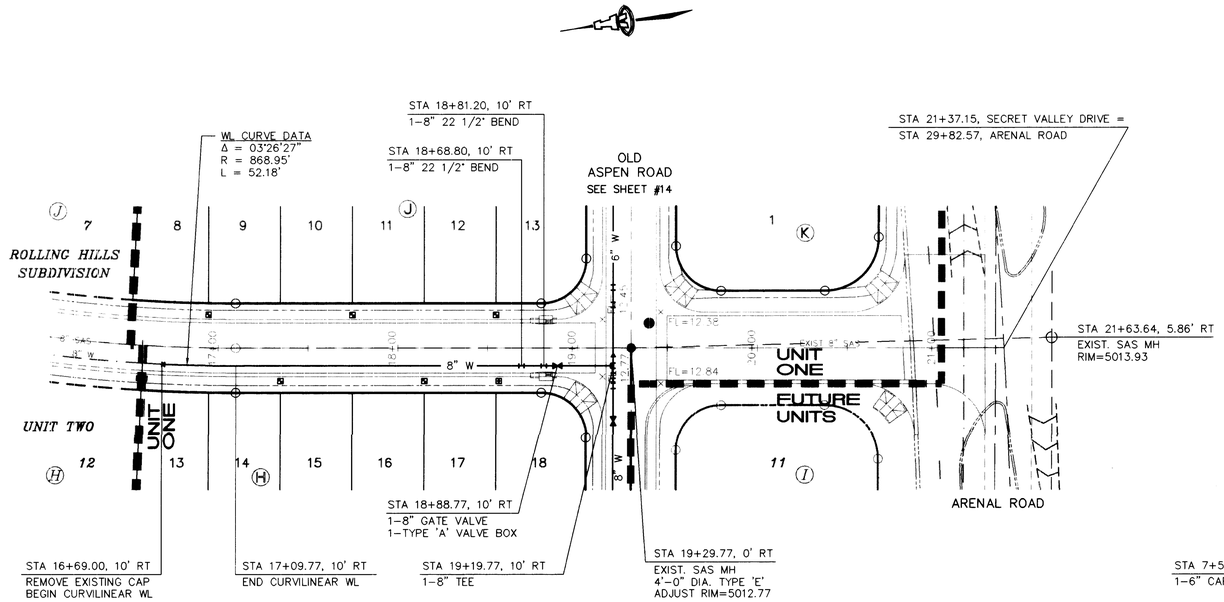
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944UMSTR.DWGems 11/06/97

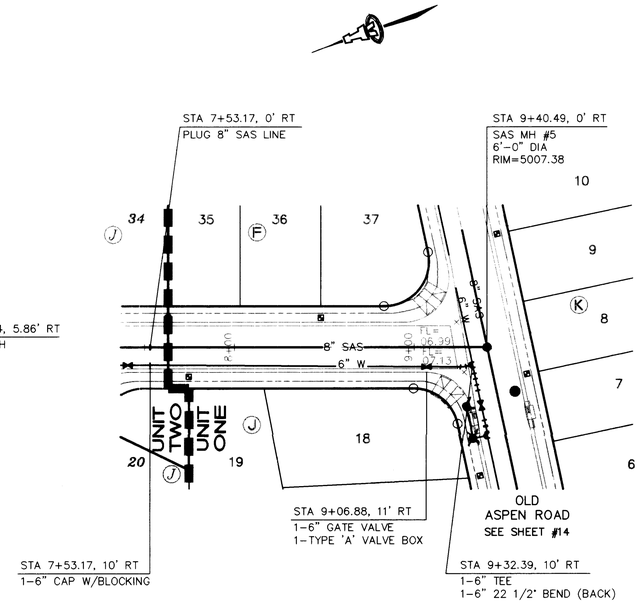
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
UTILITY MASTER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE				

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 11 Of 15





GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

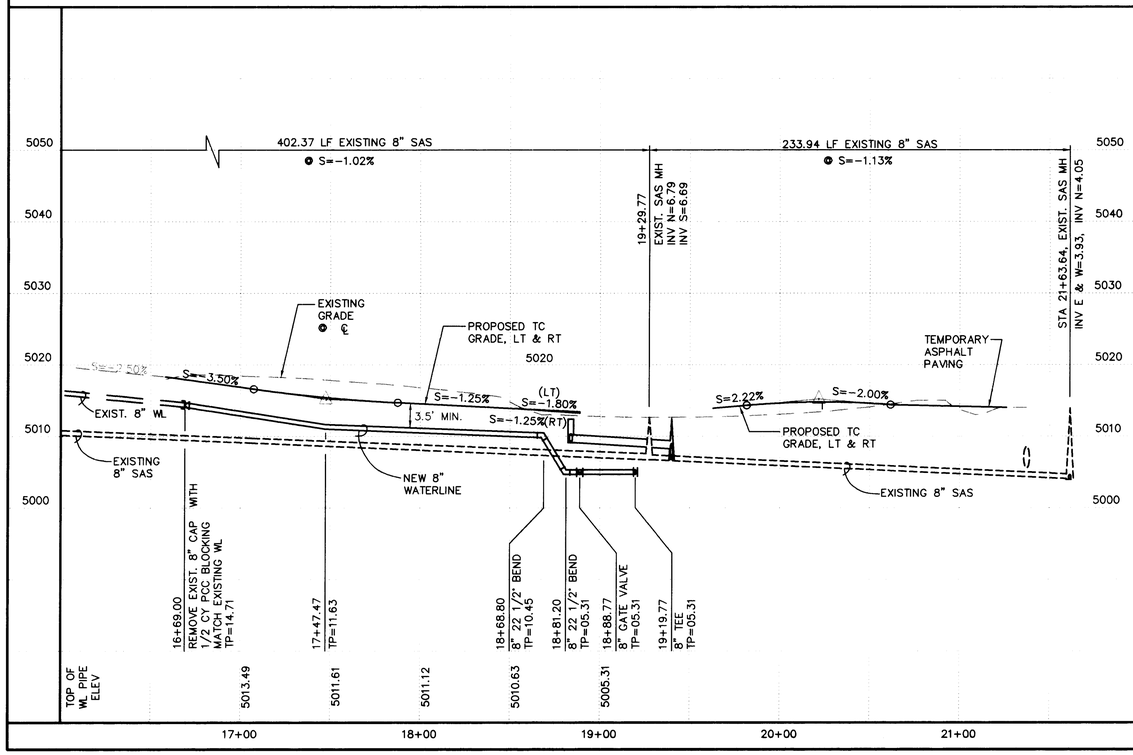
UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
8/J	16+94.32, 28'	16+66.05, 25'	13.4
9/J		17+09.77, 25'	12.0
10/J	17+74.77, 28'	17+49.77, 25'	10.6
11/J		17+89.77, 25'	9.8
12/J	18+54.77, 28'	18+29.77, 25'	9.3
13/J		18+69.77, 25'	8.8
19/J	16+94.32, 28'	7+91.20, 23'	3.2
20/J			
13/H		16+80.62, 25'	13.0
14/H	17+34.77, 9'	17+19.77, 25'	11.6
15/H		17+59.77, 25'	9.8
16/H	18+14.77, 9'	17+99.77, 25'	9.3
17/H		18+39.77, 25'	8.8
18/H	18+54.77, 9' S	18+66.77, 25'	8.4
34/F			
35/F	7+63.17, 26'	7+78.17, 23'	3.3
36/F	8+48.17, 26'	8+18.17, 23'	3.1
37/F		8+63.17, 23'	2.8
1/K		19+94.77, 30'	9.2

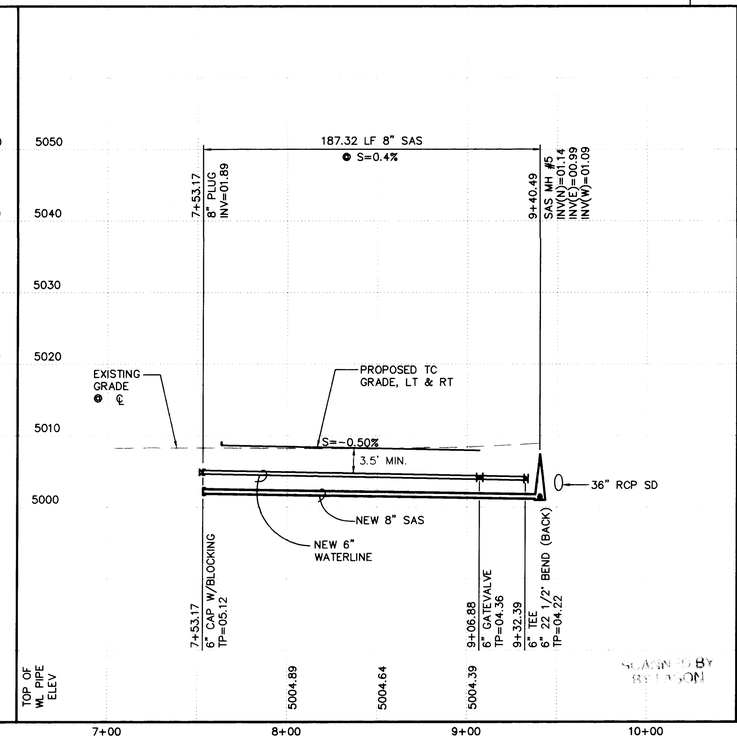
ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

ALL WATER METER BOXES MUST CONTAIN PRV PER GENERAL NOTE SHEET #11.

SECRET VALLEY DRIVE



SEVEN FALLS PLACE



SCALES:
1"=40' HOR.
1"=10' VERT.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944UTL1.DWGems 11/06/97

AS-BUILT INFORMATION
CONTRACTOR FLANIGANS
WORK STAKED BY ALS, INC DATE 9/8
INSPECTOR'S ACCEPTANCE BY [illegible] DATE 9/98
FIELD VERIFICATION BY ALS, INC DATE 9/98
DRAWINGS CORRECTED BY ALS, INC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 1/96 ALS

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY
		REVISIONS	

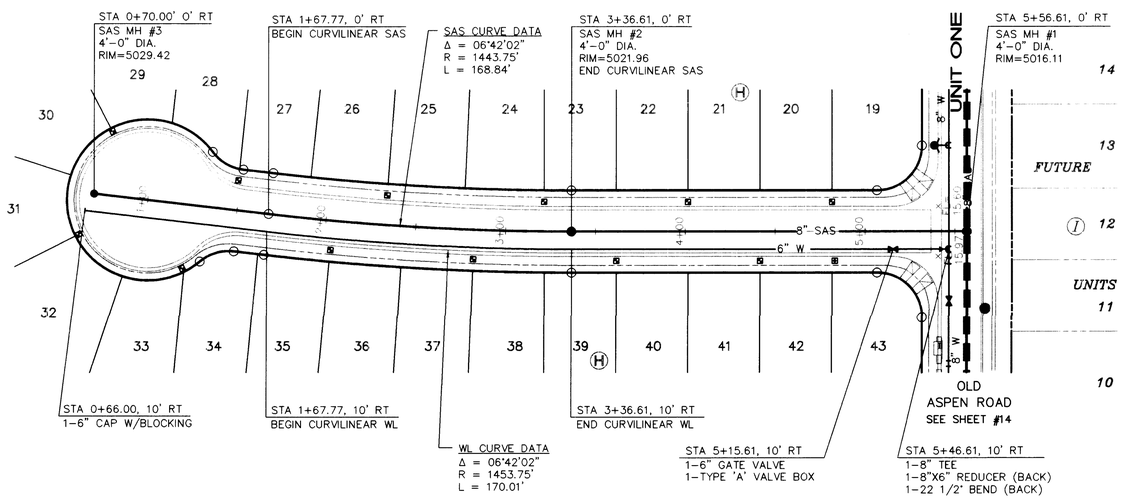
DESIGN
DESIGNED BY MJC DATE 10/97
DRAWN BY EMS DATE 10/97
CHECKED BY FCA DATE 10/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

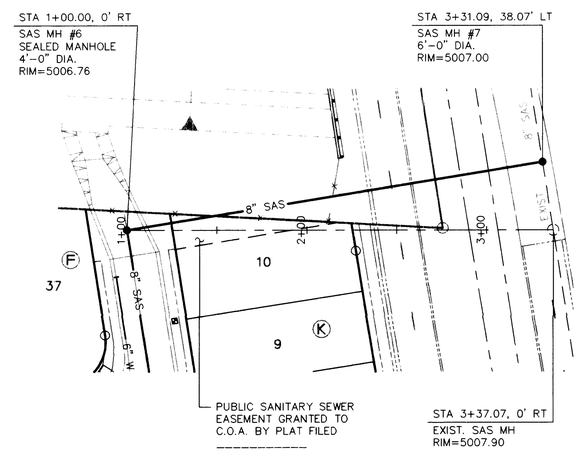
TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
SECRET VALLEY DRIVE & SEVEN FALLS PL.
UTILITY PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 12 Of 15



SILENT MEADOWS PLACE



SANITARY SEWER

SCALES:
1"=40' HOR.
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

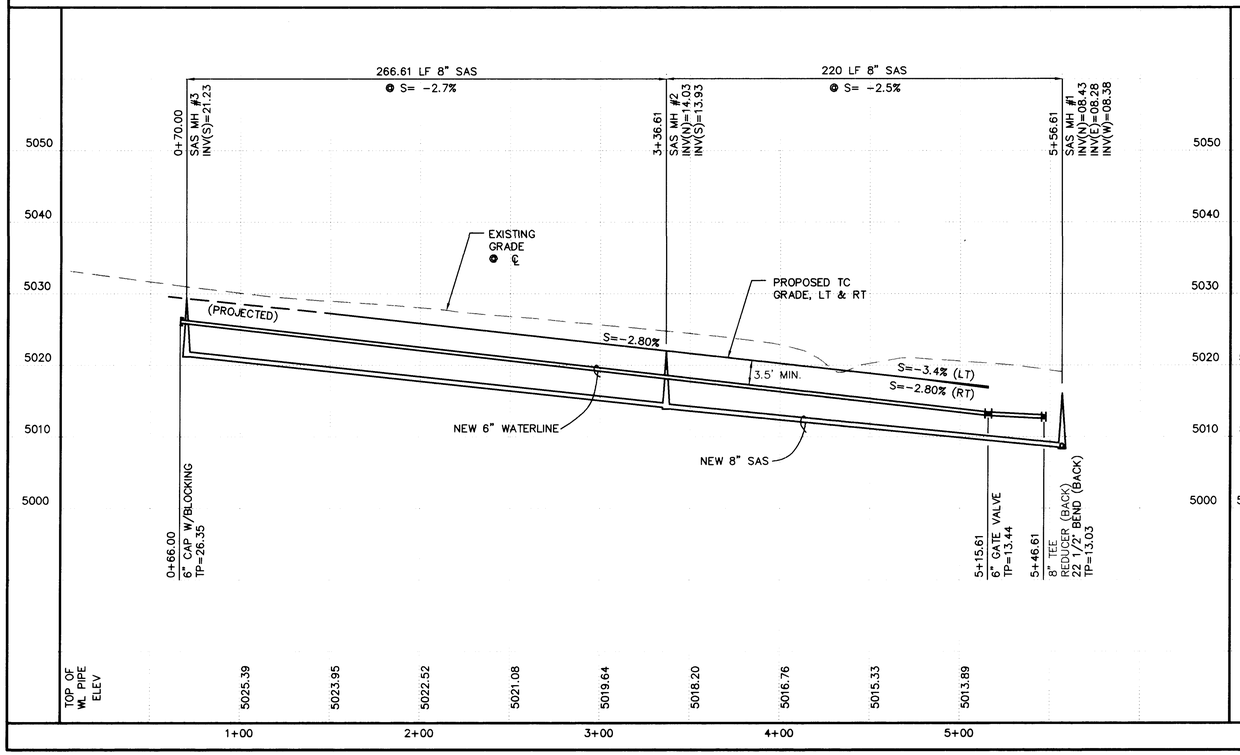
LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
19/H	4+81.61, 26'	4+96.61, 23'	12.2
20/H		4+56.61, 23'	13.4
21/H	4+01.61, 26'	4+16.61, 23'	14.5
22/H		3+76.61, 23'	15.7
23/H	3+21.37, 26'	3+41.61, 23'	16.7
24/H		2+91.78, 23'	18.0
25/H	2+32.83, 26'	2+48.10, 23'	19.2
26/H		2+04.46, 23'	20.4
27/H	1+48.80, 26'	1+63.92, 23'	21.5
28/H		1+23.49, 38'	22.7
29/H	0+74.89, 46'	0+93.49, 44'	23.5
30/H		0+61.23, 23'	23.8
31/H	0+62.48, 19'	0+55.46, 7'	24.1
32/H		0+88.00, 43'	23.5
33/H	1+24.58, 26'	1+05.88, 45'	23.2
34/H		1+39.58, 26'	22.2
35/H	2+03.66, 7'	1+79.05, 23'	21.1
36/H		2+18.43, 23'	20.0
37/H	2+82.46, 7'	2+57.88, 23'	18.9
38/H		2+97.28, 23'	17.8
39/H	3+61.61, 7'	3+31.61, 23'	15.9
40/H		3+86.61, 23'	15.4
41/H	4+41.61, 7'	4+26.61, 23'	14.2
42/H		4+66.61, 23'	13.1
43/H	4+81.61, 7' S	4+99.61, 23'	12.1

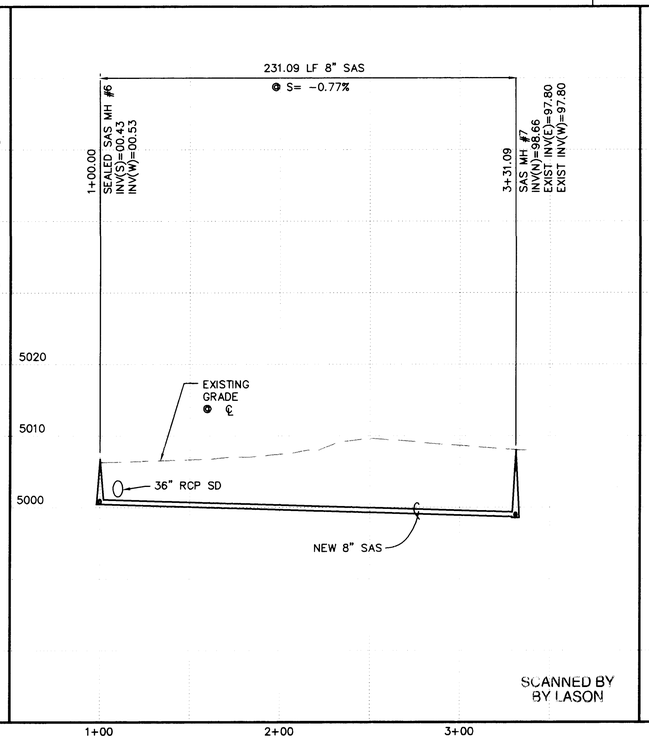
ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

ALL WATER METER BOXES MUST CONTAIN PRV PER GENERAL NOTE SHEET #11.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING





SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR FRANKLINS
STAKED BY ALS, INC DATE 9/98
INSPECTOR'S ACCEPTANCE BY W.J.C. DATE 7/98
FIELD VERIFICATION BY ALS, INC DATE 9/98
DRAWINGS CORRECTED BY ALS, INC DATE 5/98
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/96

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	M.J.C	DATE 10/97
DRAWN BY	EMS	DATE 10/97
CHECKED BY	FCA	DATE 10/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944UTL2.DWGems 11/06/97

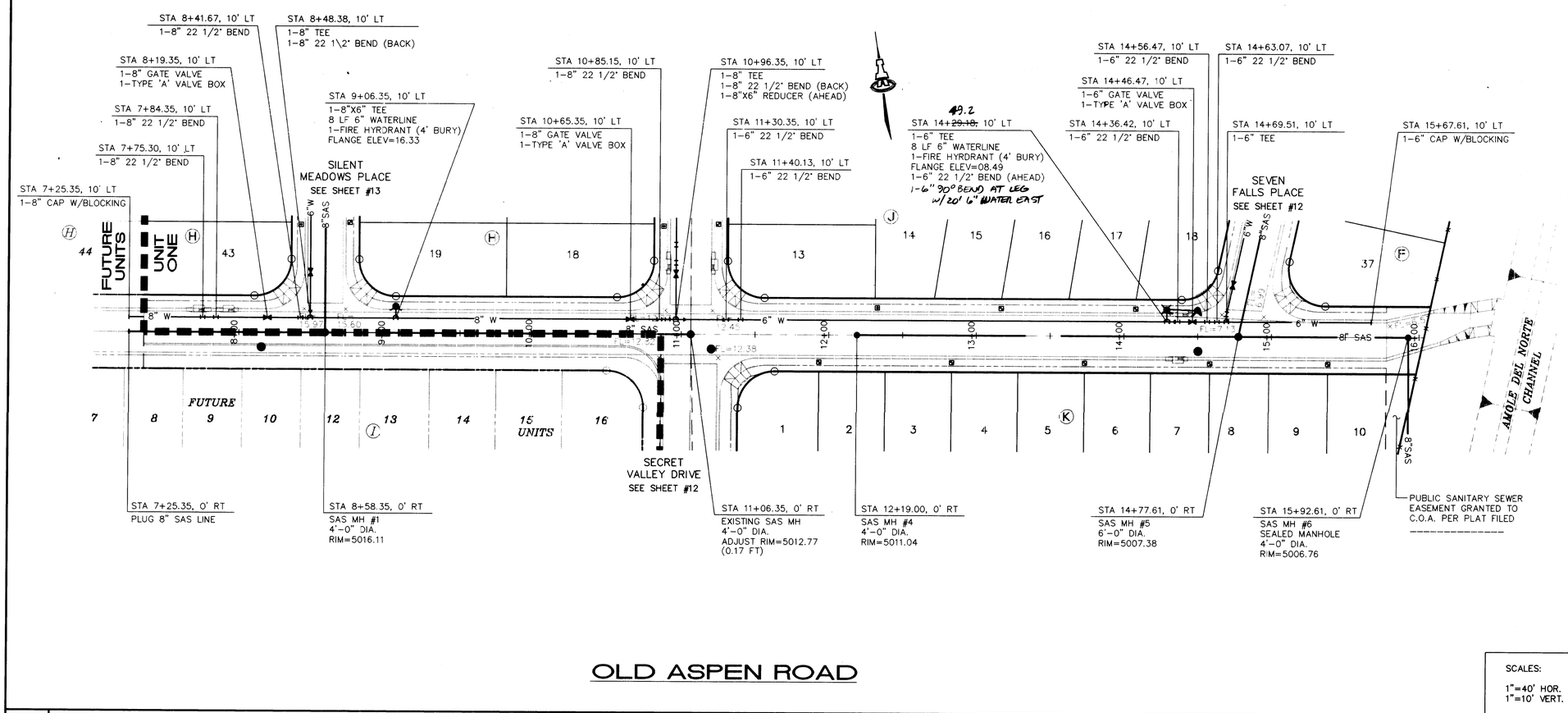
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
SILENT MEADOWS PLACE & OFFSITE SAS
UTILITY PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

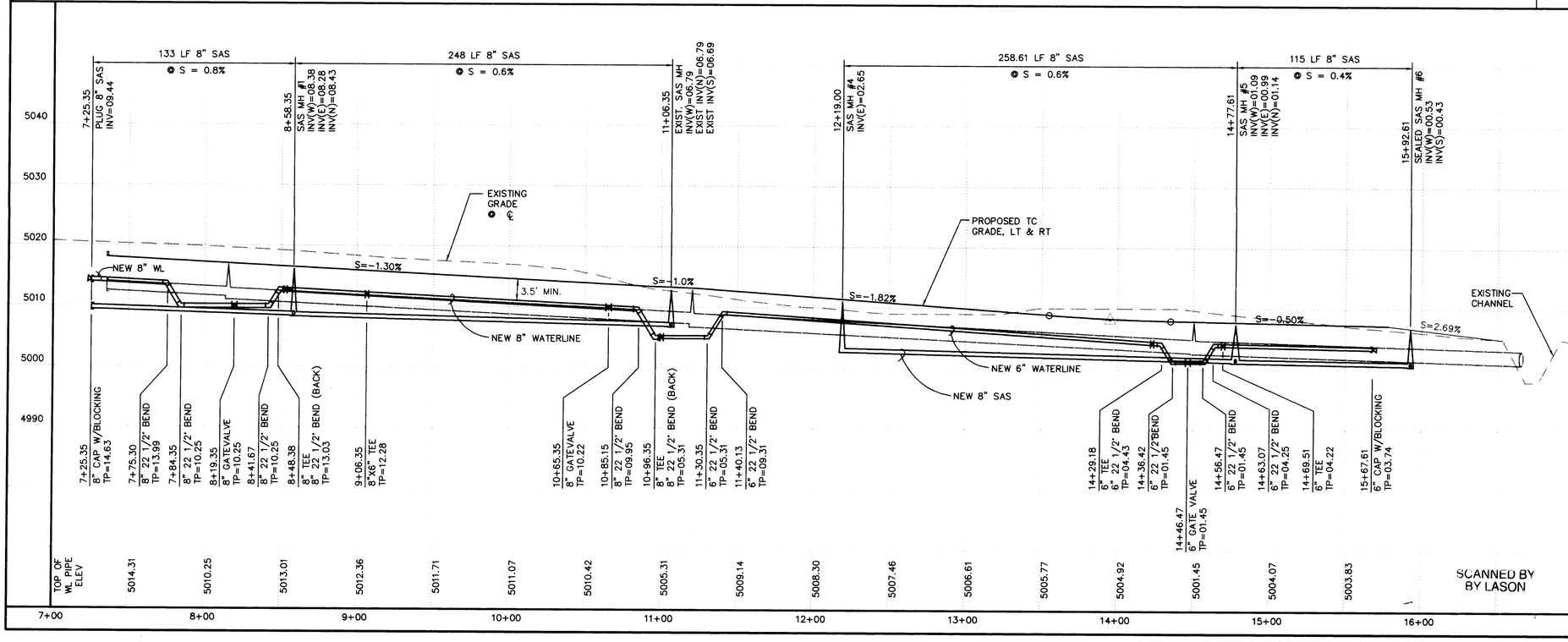
DESIGN REVIEW COMMITTEE

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 13 Of 15



OLD ASPEN ROAD

SCALES:
1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
14/J	12+61.35, 9'	12+46.35, 25'	5.7
15/J	13+16.92, 9'	12+86.35, 25'	5.1
16/J		13+31.92, 25'	4.2
17/J	14+08.08, 9'	13+77.50, 25'	3.3
18/J		14+23.08, 25'	2.7
1/K	11+93.35, 28'		
2/K		12+23.35, 25'	6.2
3/K	12+83.35, 28'	12+68.35, 25'	5.3
4/K		13+13.35, 25'	4.5
5/K	13+73.35, 28'	13+58.35, 25'	3.7
6/K		14+03.35, 25' *	2.6
7/K	14+58.35, 28'	14+30.35, 25' *	2.5
8/K		14+83.35, 25' **	2.2
9/K	15+38.35, 28'	15+23.35, 25' **	1.7
10/K		15+92.82,30'RT,15'	1.9

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

ALL SERVICES WILL BE UNDER THE STORM DRAIN.
* PLACE SADDLE AT 22½' AND USE 22½' BEND
** PLACE SADDLE AT 22½' AND USE 22½' BEND
SERVICE LINE SLOPE = 1%

ALL WATER METER BOXES MUST CONTAIN PRV PER GENERAL NOTE SHEET #11.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR: FRANKLINS
WORK STAKED BY: ACS, INC DATE 9/98
INSPECTOR: DATE 7/98
ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: ACS, INC DATE 9/98
DRAWINGS CORRECTED BY: ACS, INC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1/96 ALS
1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY M.JC DATE 10/97
DRAWN BY EMS DATE 10/97
CHECKED BY FCA DATE 10/97

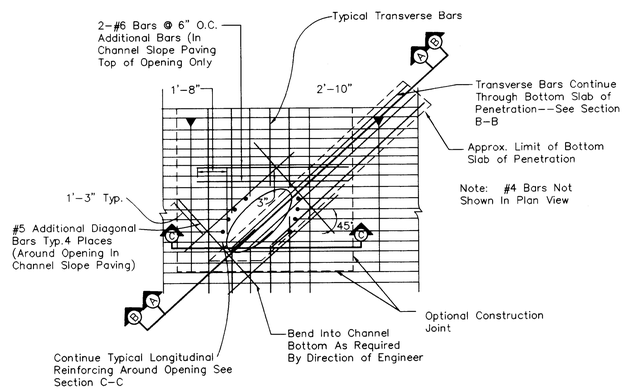
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944UTL3.DWGems 11/06/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

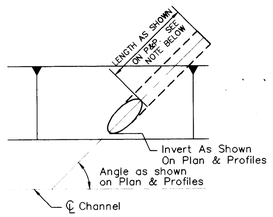
TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
OLD ASPEN ROAD
UTILITY DRAIN PLAN & PROFILE

DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5802.81
Zone Map No. M-10
Sheet 14 Of 15

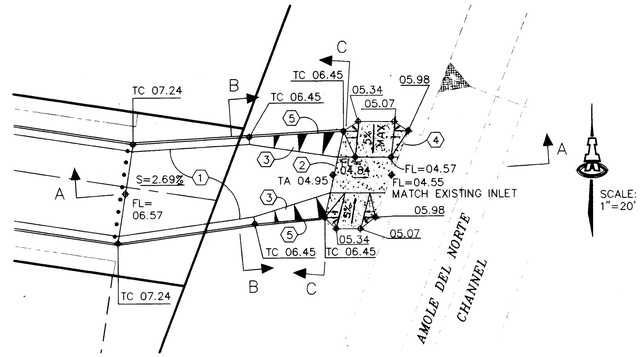


TYPICAL PIPE PENETRATION
PLAN VIEW NO SCALE



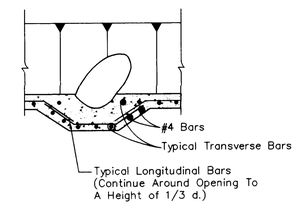
PIPE PENETRATION
PLAN VIEW NO SCALE

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

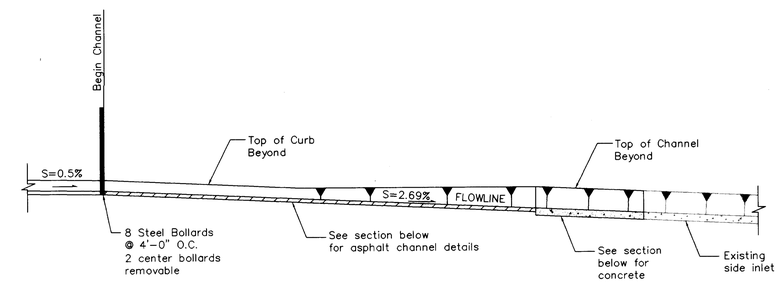


KEYED NOTES

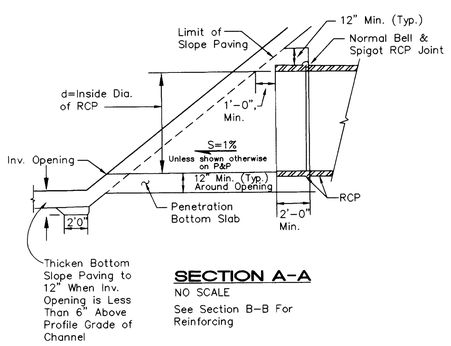
1. STANDARD CURB & GUTTER PER COA STD DWG #2415.
2. TACK COAT BETWEEN ASPHALT AND CONCRETE CHANNEL CONNECTION.
3. 2" ASPHALT BC, 1500 M, HAND PLACE SLOPED (MAX 3.3:1) TO MATCH CHANNEL BOTTOM. STA 16+14.92, 4.9' LT BEGIN ASPHALT SLOPE AT CURB LIP AND TRANSITION FILL TO TOP OF HEADER CURB AT STA16+33.87, 0.3' LT.
4. PLACE EXPANSION JOINT BETWEEN NE CHANNEL AND EXISTING SIDE INLET.
5. STA 16+14.92, END STANDARD CURB & GUTTER, BEGIN 1' HEADER WALL BY DEPRESSING THE CURB STONE BEFORE



SECTION C-C
NO SCALE

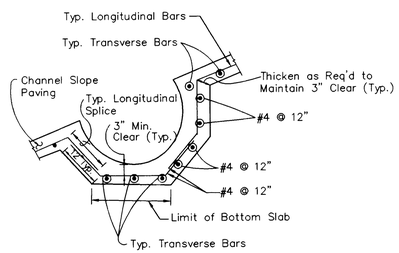


SECTION A-A
CONCRETE CHANNEL
SCALE: H = 1"-10'
V = 1"-5'

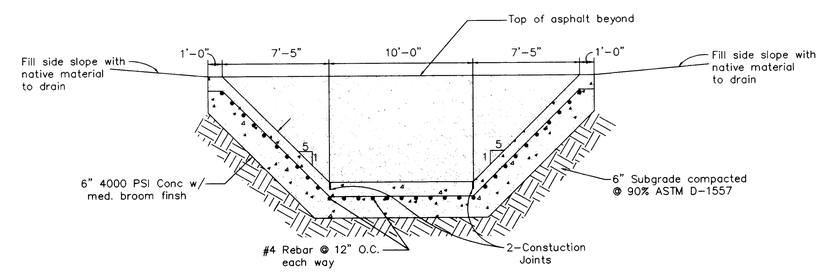


SECTION A-A
NO SCALE

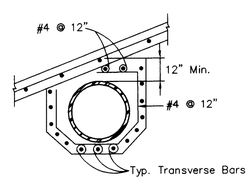
See Section B-B For Reinforcing



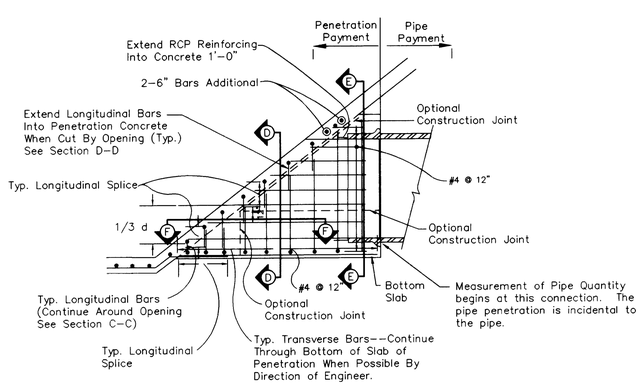
SECTION D-D
NO SCALE



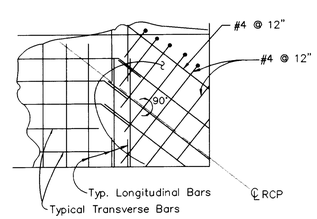
SECTION C-C
CONCRETE CHANNEL
SCALE: H = 1"-5'
V = 1"-1'



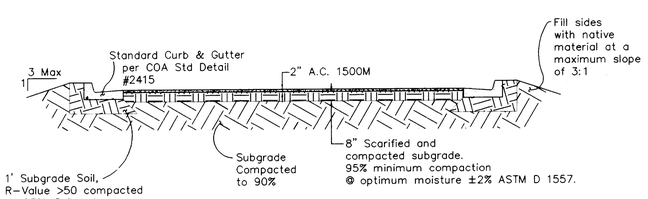
SECTION E-E
NO SCALE



SECTION B-B
NO SCALE



SECTION F-F
NO SCALE



SECTION B-B
ASPHALT CHANNEL SECTION
SCALE: 1"=5'

SCANNED BY BY LASON

AS-BUILT INFORMATION
CONTRACTOR FRANKLINS DATE 9/8
WORK STAKED BY ACS, INC DATE 9/98
INSPECTOR'S NOTICE TO CONTRACTOR BY W.J.S. DATE 9/98
FIELD VERIFICATION BY ACS, INC DATE 9/98
DRAWINGS CORRECTED BY ACS, INC DATE 9/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
1/96 ALS 1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-10-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 10/97
DRAWN BY EMS DATE 10/97
CHECKED BY FCA DATE 10/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944MDTL.DWGems 11/06/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 1
MISCELLANEOUS DETAILS

Design Review Committee — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5802.81 | Zone Map No. M-10 | Sheet 15 Of 15