

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

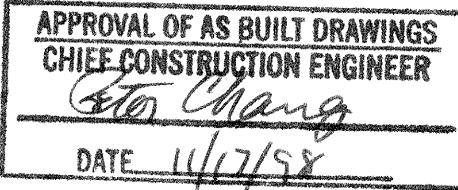
DECEMBER 1997

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

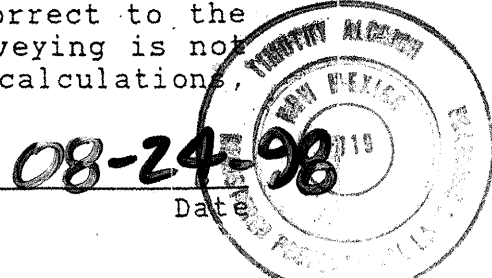
SHEET NO.	TITLE
1	TITLE SHEET
2-3	SUBDIVISION PLAT
4	GRADING & DRAINAGE PLAN
5	GRADING DETAILS
	<u>PAVING & STORM DRAIN PLAN & PROFILE SHEETS</u>
6	PAVING & STORM DRAIN MASTER PLAN
7	SEVEN FALLS PLACE
8	SEVEN FALLS COURT & COPPER CREEK COURT
9	ROCKWOOD ROAD
	<u>UTILITY PLAN & PROFILE SHEETS</u>
10	UTILITY MASTER PLAN
11	SEVEN FALLS PLACE
12	SEVEN FALLS COURT & COPPER CREEK COURT
13	ROCKWOOD ROAD
14	TRAIL (INFORMATION ONLY)



SURVEYOR'S CERTIFICATION

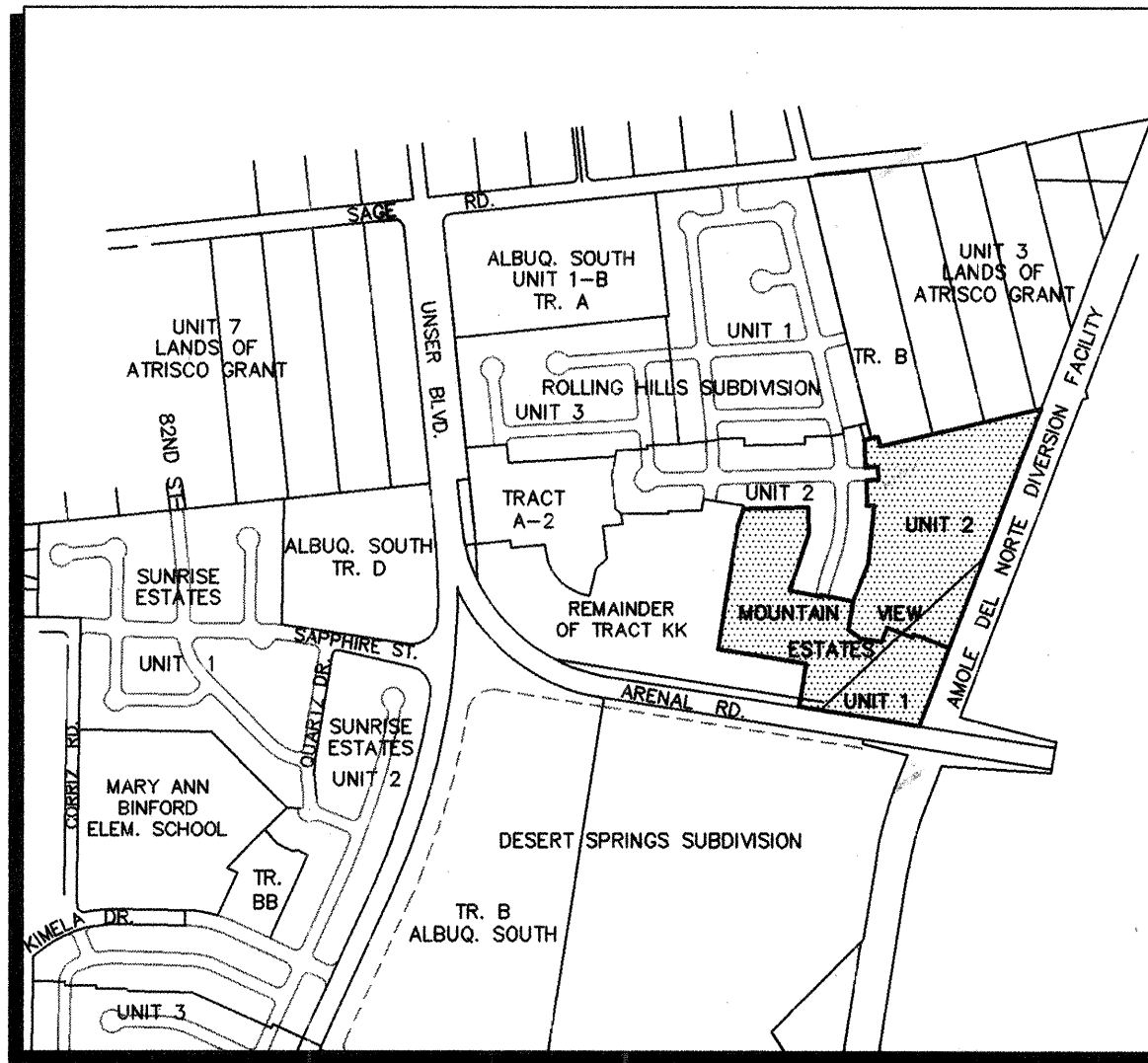
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the '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 intent of the record drawings.

Timothy Aldrich, P.S. No. 7719



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 250-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.



M-10

VICINITY MAP

1"=750'±

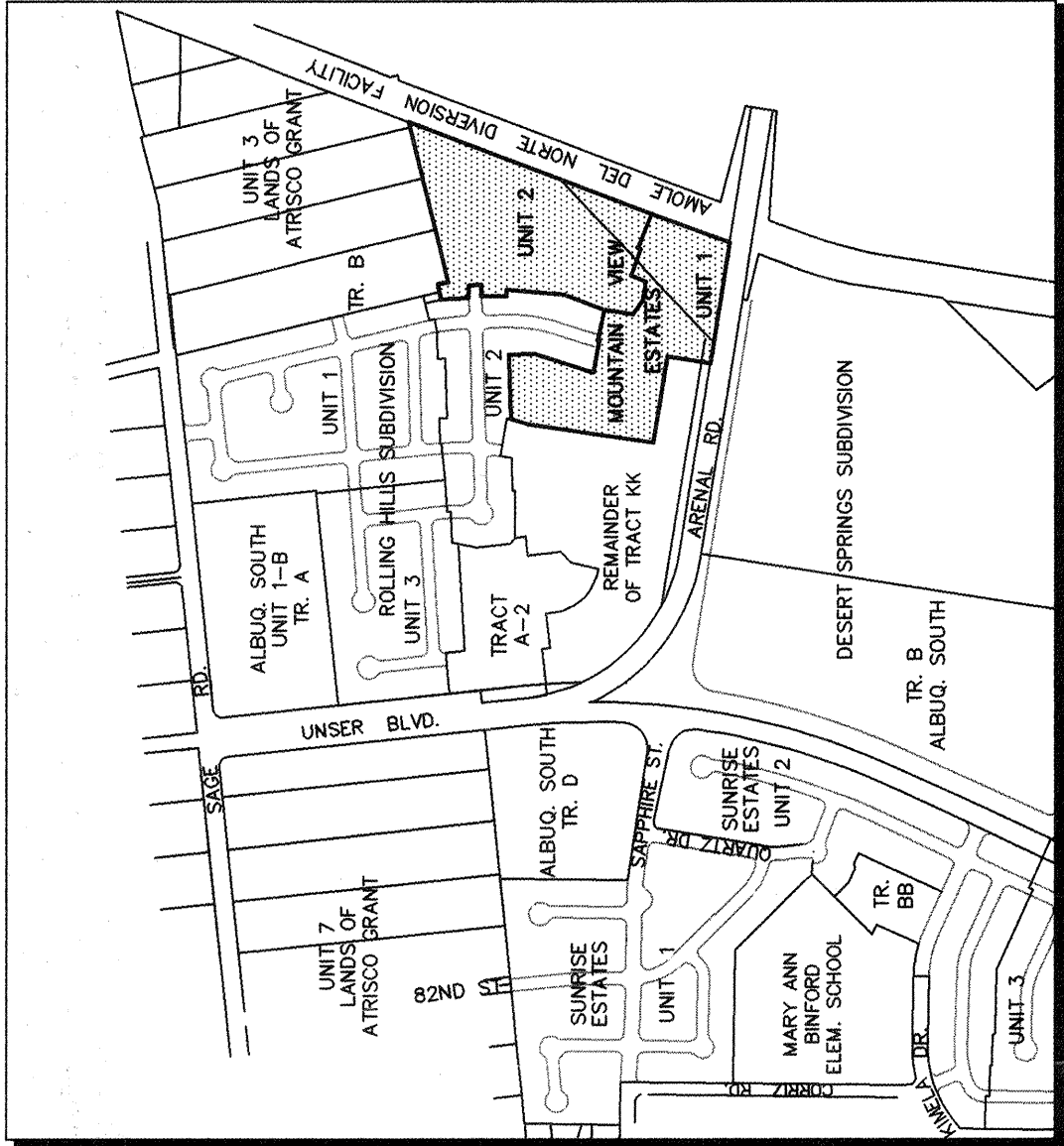
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
 - PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
 - ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
 - ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
 - CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
 - CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF IN-ADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
 - PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
 - WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		<i>Billy G. Sordley</i>	2-2-98	APPROVED FOR CONSTRUCTION				
		Transportation		<i>R. W. Kane</i>	12-16-97					
		Water/Wastewater		<i>R. W. Kane</i>	12-16-97					
		Hydrology		<i>John Chang</i>	12-16-97					
		CIP								
Constr. Mngmt.										
Const. Coord.										
City Project No.		5802 82		Sheet		1		Of		14

DRB NO. 97-420

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
944CV2R.DWGems 12/01/97

UTILITY COUNCIL LOG NO.:



VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 58
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 9.7062 Ac
- Total Mileage of Full Width Streets Created: 0.0336 mi (1.7978 ac)
- Acreage of vacated drainage right-of-way: 0.8286 ac
- Bearings are New Mexico State Plane Grid Bearings
- Central Zone
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:
 - "PLAT OF MOUNTAIN VIEW ESTATES, UNIT ONE", (12-10-97, 97C-348)
 - "PLAT OF PARCEL A-2-5, AMOLE DEL NORTE DIVERSION FACILITY", (09-11-83, C17-66-23)
 - "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)
- Address of Property: None provided.
- records of Bernalillo County, New Mexico.
- Flood Zone Designation: Zone C, Panel 33 of of 50, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated October 14, 1983.
- Date of Survey: June, 1996.
- City Standard Utility Note II:
 - "City of Albuquerque Water and Sanitary Sewer Service to Rolling Hills Unit Two must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Δ= Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7119.
- 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 a bulk land tract into 58 residential lots (Unit 2) 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.

9442P12.DWGens 11/17/97

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 all of TRACT A, MOUNTAIN VIEW ESTATES, UNIT ONE, and all of PARCEL A-2-5-A, AMOLE DEL NORTE DIVERSION FACILITY, UNIT ONE, and all of the northeast corner of the MOUNTAIN VIEW ESTATES, UNIT ONE, as shown and designated on the plat of said parcels, all of which are on file in the Office of the County Clerk of the County Clerk of Bernalillo County, New Mexico, on December 10, 1997, in Volume 97C, Folio 348, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being the northeast corner of LOT 7, BLOCK F, ROLLING HILLS SUBDIVISION, UNIT TWO, as the same is shown and designated on plat the 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 Volume 97C, Folio 31, from whence the Albuquerque Central Survey Monument "1-M10" bears N 62°50'52" W, 1890.32 feet;

THENCE N 76°16'48" E, 29.41 feet along the northerly border of the herein described tract to a point, said point being common with the southeast corner of LOT 6, BLOCK F, said ROLLING HILLS SUBDIVISION, UNIT TWO;

THENCE N 13°36'59" W, 2.87 feet along a line common to the easterly lot line of LOT 6, BLOCK F, said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point;

THENCE N 84°01'03" E, 30.27 feet along the northerly border of the herein described tract to a point;

THENCE S 13°36'59" E, 39.20 feet to a point;

THENCE N 76°23'23" E, 820.10 feet along northerly border of herein described tract to a point, said point being common with the northeast corner of PARCEL A-2-5-A, AMOLE DEL NORTE DIVERSION FACILITY, said MOUNTAIN VIEW ESTATES, UNIT ONE;

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

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 3.

FREE CONSENT AND DEDICATION

The subdivision shown herein 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 herein to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown herein including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown herein for the common and joint use of gas, electrical power and communication utilities for buried distribution lines, conduits, and pipes; and all underground easements for water, sewer, gas, electrical, and communication lines; and all easements 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 1, L.P.

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

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1997, by John Murtugh as President of Longford Homes of New Mexico, Inc., a Nevada Corporation, on behalf of said corporation as General Partner of Longford at Albuquerque 1, a Nevada Limited Partnership.

My Commission Expires: _____

Notary Public

Timothy Aldrich, P.S. No. 7719

Date

SHEET 1 OF 3

PLAT FOR MOUNTAIN VIEW ESTATES UNIT TWO

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1997

APPROVALS S- DRB NO.

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV. DATE

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV. DATE

US WEST COMMUNICATIONS DATE

JONES INTERCABLE DATE

CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS DESIGN & DEVELOPMENT / CIP DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

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

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 herein, 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 Surveying in the State of New Mexico (Effective November 1, 1988, and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

PLAT FOR MOUNTAIN VIEW ESTATES UNIT TWO

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1997

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE N 81°01'13" W, 143.27 feet along said northerly right-of-way line to a point, said point being the southwest corner of said PARCEL A-2-5-A, AMOLE DEL NORTE DIVERSION FACILITY;

THENCE leaving said northerly right-of-way line N 20°52'33" E, 328.72 feet to a point, said point being common with the northeast corner of LOT 35, BLOCK F, MOUNTAIN VIEW ESTATES, UNIT ONE filed in the Office of the County Clerk of Bernalillo County, New Mexico, on _____, in Volume _____, Folio _____;

THENCE N 69°07'27" W, 146.00 feet along a line common with the northerly lot line of said LOT 35, BLOCK F, said MOUNTAIN VIEW ESTATES, UNIT ONE, and the northerly terminus of Seven Falls Place to a point on the westerly right-of-way line of said Seven Falls Place;

THENCE S 20°52'33" W, 11.53 feet along said westerly right-of-way of Seven Falls Place to a point, said point being common with the northeast corner of LOT 19, BLOCK J, said MOUNTAIN VIEW ESTATES, UNIT ONE;

THENCE leaving said westerly right-of-way N 69°19'16" W, 110.00 feet along a line common with the northerly lot line of said LOT 19, BLOCK J, said MOUNTAIN VIEW ESTATES, UNIT ONE to a point, said point being common with the northwest corner of said LOT 15, and common with the northeast corner of LOT 14, BLOCK J, said MOUNTAIN VIEW ESTATES, UNIT ONE;

THENCE S 20°52'33" W, 62.44 feet along a line common with the westerly lot line of said LOT 19, BLOCK J, said MOUNTAIN VIEW ESTATES, UNIT ONE, to a point, said point being common with the southwest corner of said LOT 19;

THENCE N 79°59'30" W, 80.77 feet along a line common with the northerly lot lines of LOTS 15 and 16, BLOCK J, said MOUNTAIN VIEW ESTATES, UNIT ONE, to a point, said point being common with the northwest corner of said LOT 15, and common with the northeast corner of LOT 14, BLOCK J, said MOUNTAIN VIEW ESTATES, UNIT ONE;

THENCE N 54°18'04" W, 63.77 feet along a line common with the northerly lot line of said LOT 14, said MOUNTAIN VIEW ESTATES, UNIT ONE, to a point, said point being common with the northwest corner of said LOT 14;

THENCE N 08°50'45" E, 113.72 feet along a line common with the easterly lot lines of said LOTS 8-10, said ROLLING HILLS SUBDIVISION, UNIT TWO, to a point common with the northeast corner of said LOT 8;

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 the POINT OF BEGINNING and containing 9.7062 acres more or less.

9442P12.DWGens 11/17/97

SHEET 2 OF 3

LINE	DIRECTION	DISTANCE
BL 3	N 88°23'03" E	45.37
BL 4	S 88°23'03" W	50.85
BL 5	N 13°36'59" W	2.87

BOUNDARY DATA TABLES

EC1	500.00'	195.41'	98.97'	194.17'	S 80°25'13" E	2223.92'
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TRACT 1
SAN JOSE ARENAL
(10-16-90, 90C-254)

SHADED AREA (0.8286 AC)
PRESENTS AN UNLAWFUL
RIGHT-OF-WAY BEING
INCORPORATED INTO THE
PLATTED SUBDIVISION (V-97-57).

PARCEL A-2-3
AMOLE DEL NORTE
DIVERSION FACILITY
(09-11-83, C17-66-23)

CPN 580282

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PLAT
FOR
MOUNTAIN VIEW ESTATES
UNIT TWO

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E., NMPM
CITY OF ALBUQUERQUE
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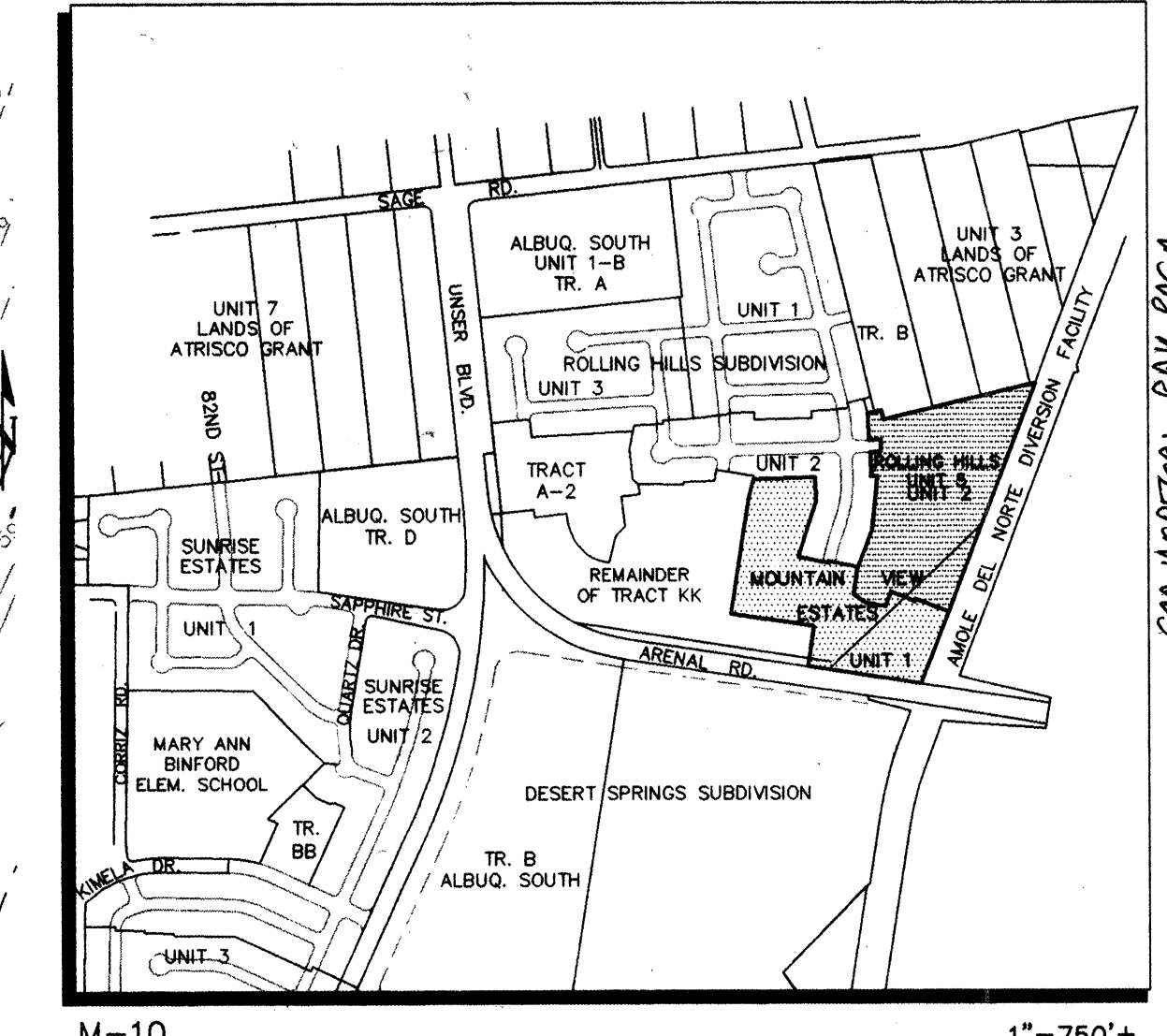
NOVEMBER 1997

CURVE AND LINE TABLES

LINE	BEARING	LENGTH	CHORD	BEARING	DELTA
L9	S21°17'08"W	10.00			
L10	S88°23'03"W	8.08			
L11	N89°19'16"E	4.40			
L12	N89°19'16"E	8.33			
L13	N84°01'03"E	11.87			
L14	N84°01'03"E	18.40			
L15	N75°23'23"E	13.81			
L16	N88°23'03"E	13.82			
L17	S20°52'33"W	34.58			
L18	N89°19'16"E	11.87			
L20	S20°52'33"W	21.95			
L21	S20°52'33"W	22.00			
L24	S68°19'16"E	15.00			
L25	S78°16'48"W	29.41			
L26	S13°36'59"E	2.87			
L28	N89°19'16"E	39.27			
L29	S20°52'33"W	11.53			

LOT AREA TABLE

LOT	AREA	BLOCK
20	5783 SF	8
21	5783 SF	9
22	9673 SF	10
23	9673 SF	11
24	9673 SF	12
25	5864 SF	13
26	5221 SF	14
27	5221 SF	15
28	4400 SF	16
29	4400 SF	17
30	4400 SF	18
31	4400 SF	19
32	4400 SF	20
33	4400 SF	21
34	4400 SF	22
35	4400 SF	23
36	4400 SF	24
37	4400 SF	25
38	4400 SF	26
39	4400 SF	27
40	4400 SF	28
41	4400 SF	29
42	4400 SF	30
43	4400 SF	31
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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**
- 09.28 CONTOUR
 - 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

City Project No. **580282** Zone Map No. **M-10** Sheet **4** Of **14**

REVISIONS

NO.	DATE	REMARKS	BY
1	09/30/97	DESIGN	MAC
2	09/30/97	DESIGN	AWW
3	09/30/97	DESIGN	FCA

AS-BUILT INFORMATION

CONTRACTOR: **FRANKLIN**

WORK SHOWN BY: **AS-BUILT**

DATE: **09/30/97**

ENGINEER'S SEAL

STATE OF NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER

NO. **10000** DATE **09/30/97**

DESIGNED BY: **MAC** DATE **09/30/97**

DRAWN BY: **AWW** DATE **09/30/97**

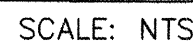
CHECKED BY: **FCA** DATE **09/30/97**

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 1X.
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 A PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY 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 CONSTRUCTION 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 TRACER 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.

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.



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		
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F	28-29			J	26-27		
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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		



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

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.

APPROVAL FOR ROUGH GRADING ($\pm 0.1'$)

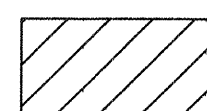
CONDITION: TOP SOIL DISTURBANCE PERMIT
REQUIRED PRIOR TO COMMENCING
EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

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. $\pm 6"$ (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 ENCLOSES 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 ENCLOSES UPON A DWELLING UNIT'S PAD, THE PATH SHALL BE AT THE SAME ELEVATION AS THE PAD TO INSURE THE PAD'S CERTIFICATION.



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

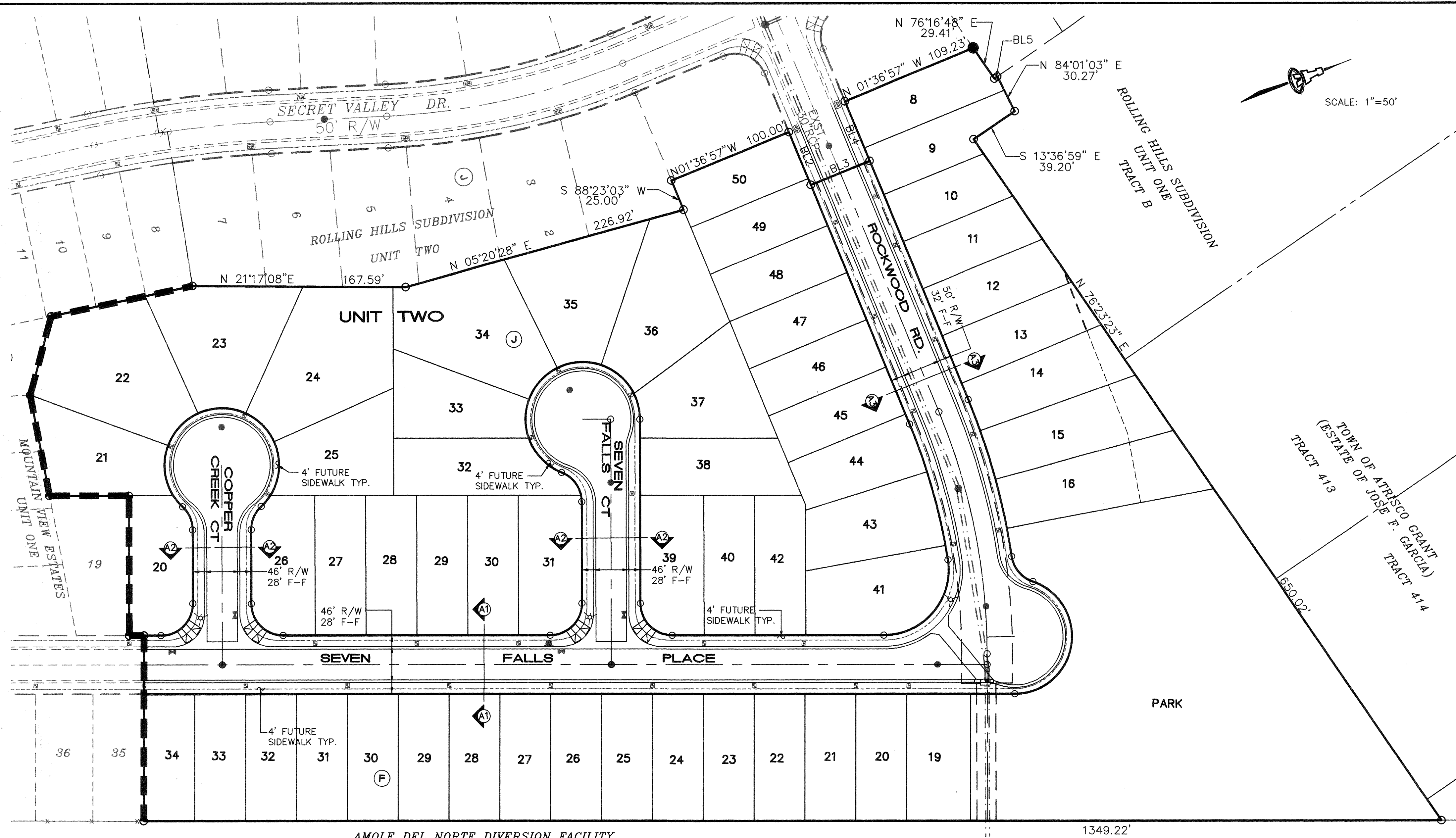
$$\frac{1}{1} = 20'$$


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

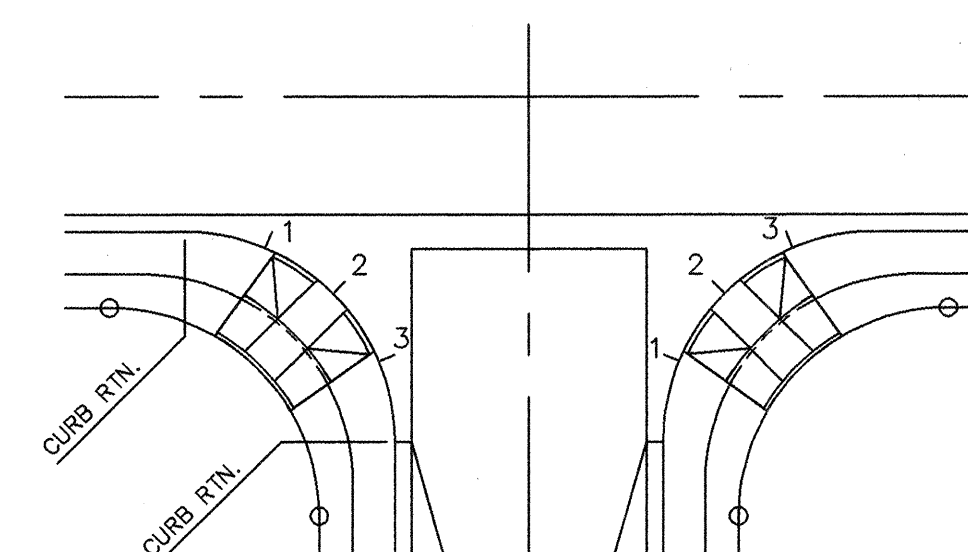
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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	
580282	M-10	5	14	



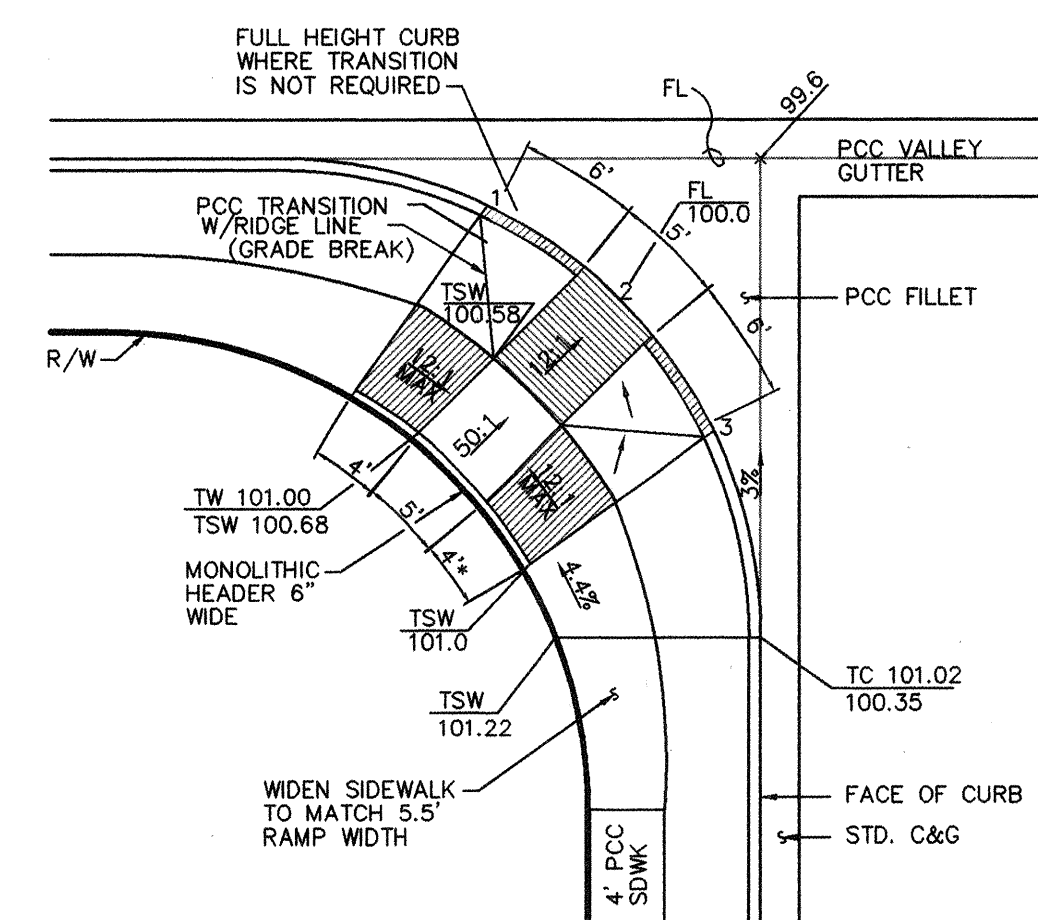
SCALE: 1"=50'



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



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

A.D.A. WHEELCHAIR RAMP

1"=10'

LEGEND

- == == == == EXISTING STREET IMPROVEMENTS
- --- --- PROPOSED STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- BLOCK NO.
- LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- SIDEWALK BY OTHERS
- PHASE LINE

AS-BUILT INFORMATION										BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		DATE		DATE			
CONTRACTOR										FIELD NOTES		1		1/96		ALS		NO.		DATE		DESIGNED BY		DATE	
FRANKLINS										ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.		1/96		ALS		1		REMARKS				DATE		10/97	
WORK STARTED BY																BY						DATE		10/97	
INSPECTOR'S FIELD VERIFICATION BY																						DATE		10/97	
FIELD APPLICATION BY																						DATE		10/97	
CORRECTED BY																						DATE		10/97	
MICRO-FILM INFORMATION																						DATE		10/97	
RECORDED BY																						DATE		10/97	
NO.																						DATE		10/97	

10/97

16821

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW MEXICO

10/97

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REGISTERED PROFESSIONAL ENGINEER

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STATE OF NEW MEXICO

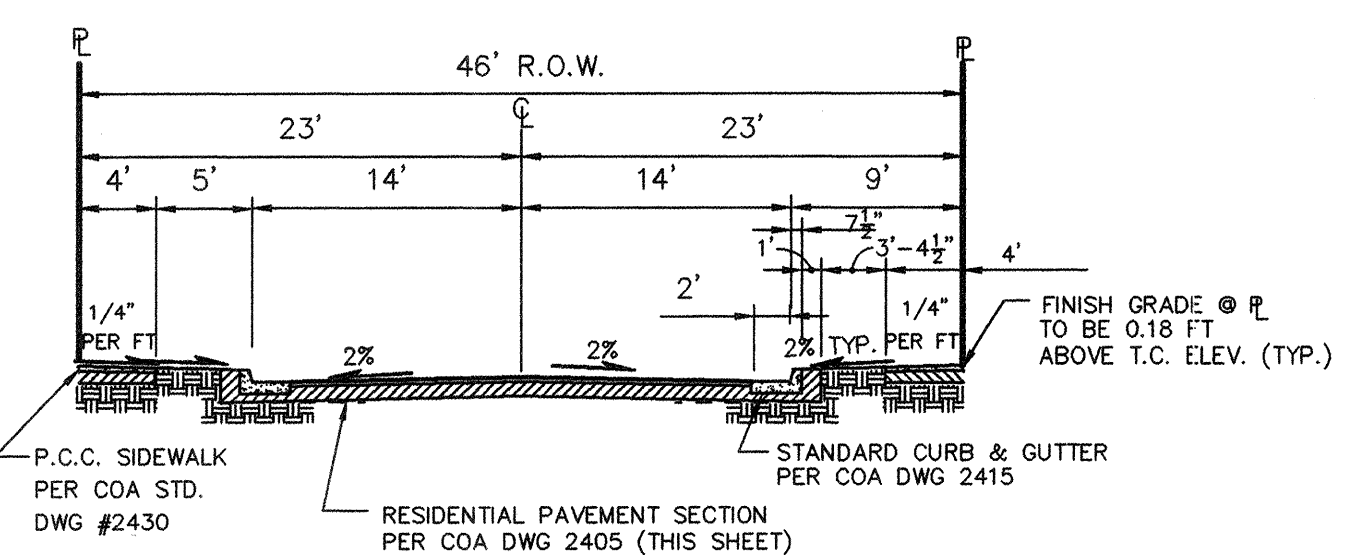
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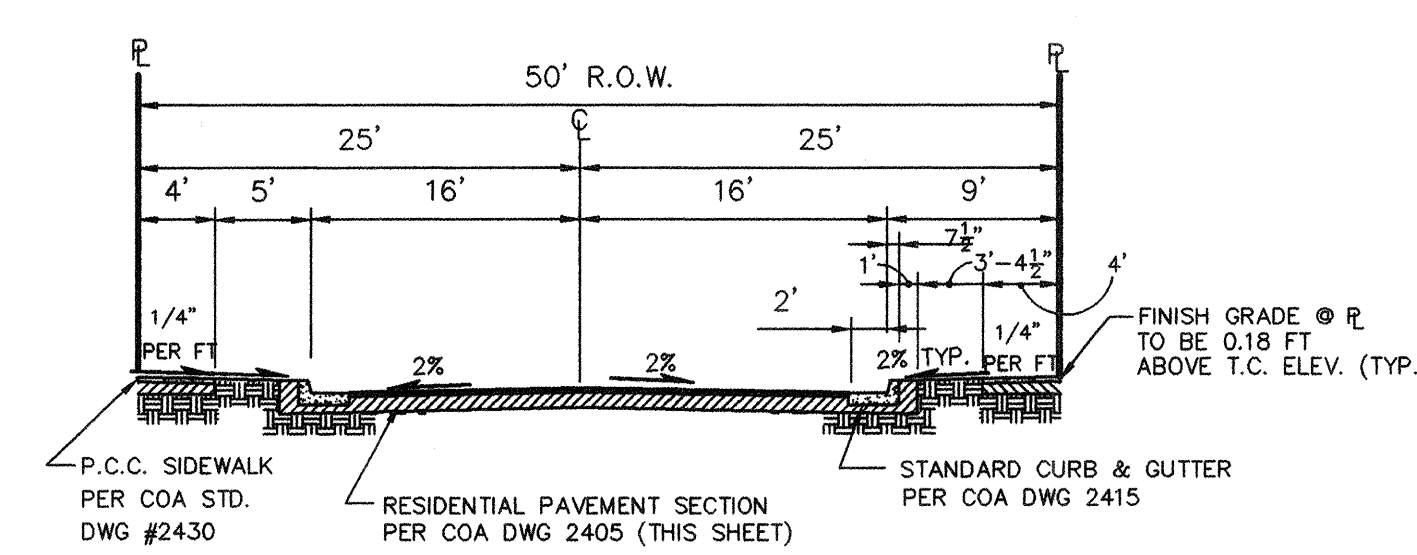
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STATE OF NEW MEXICO

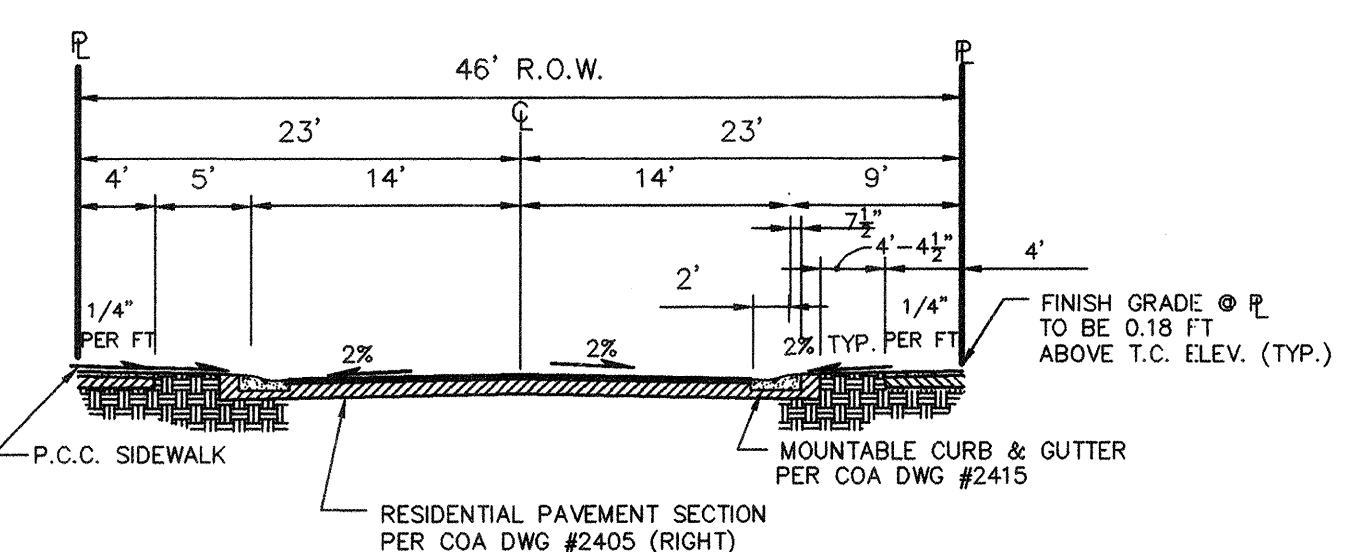
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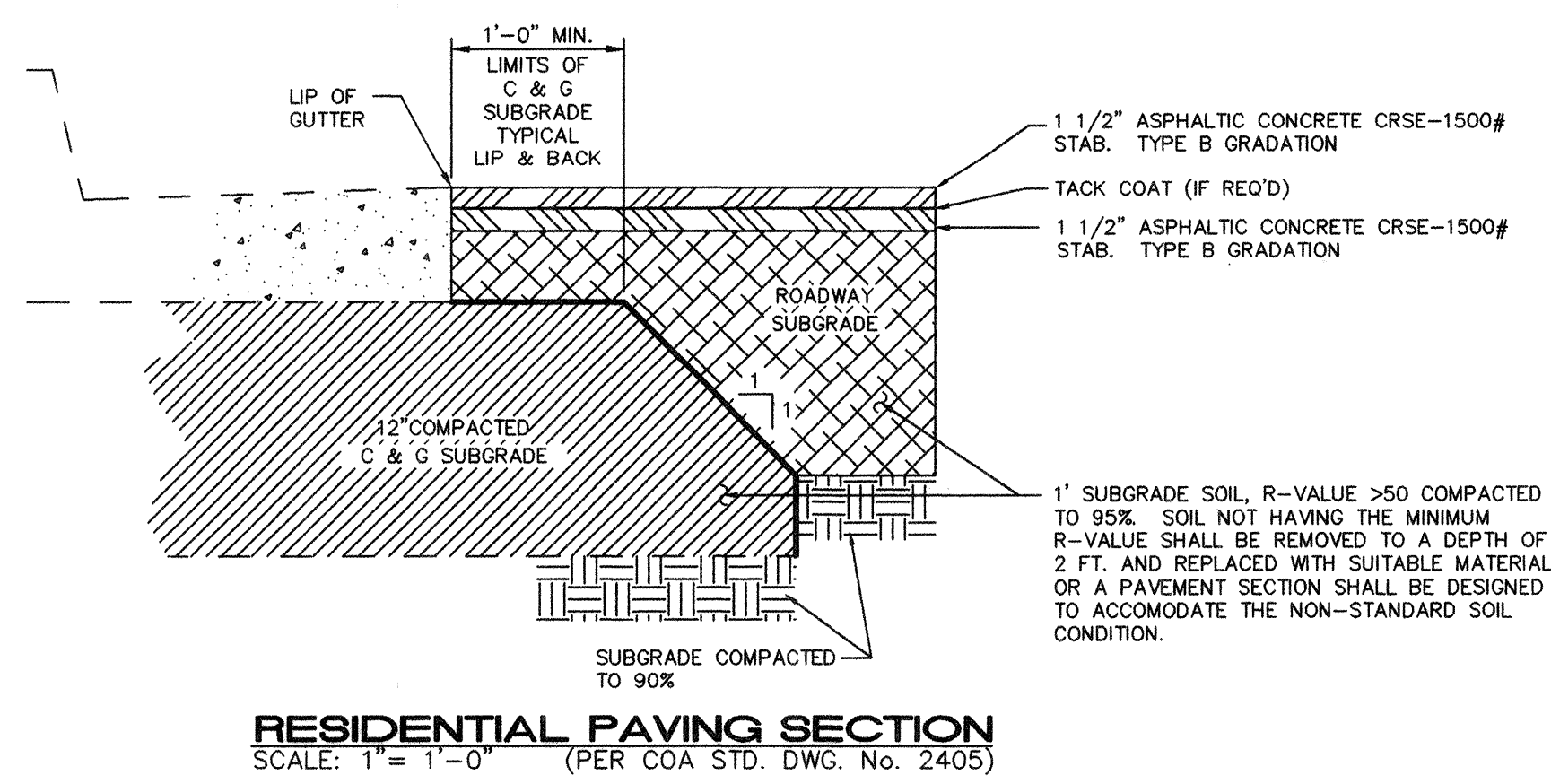
SECTION A1
46' R.O.W. RESIDENTIAL STREET SECTION
SCALE: 1"=10'



SECTION A3
50' R.O.W. RESIDENTIAL STREET SECTION
SCALE: 1"=10'



SECTION A2
46' R.O.W. RESIDENTIAL STREET SECTION
SCALE: 1"=10'



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

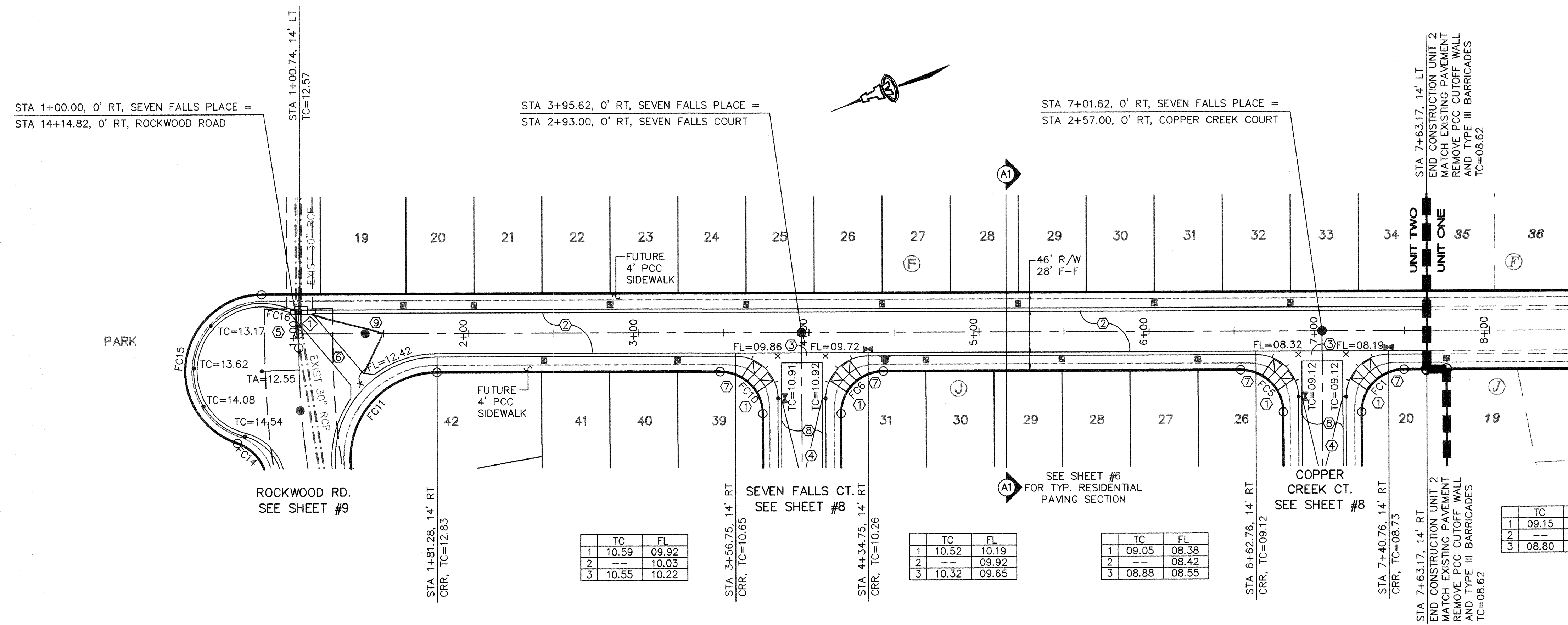
ISAACSON & ARFMAN, P.A.
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Albuquerque, New Mexico
944PMST2.DWGonw 12/01/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

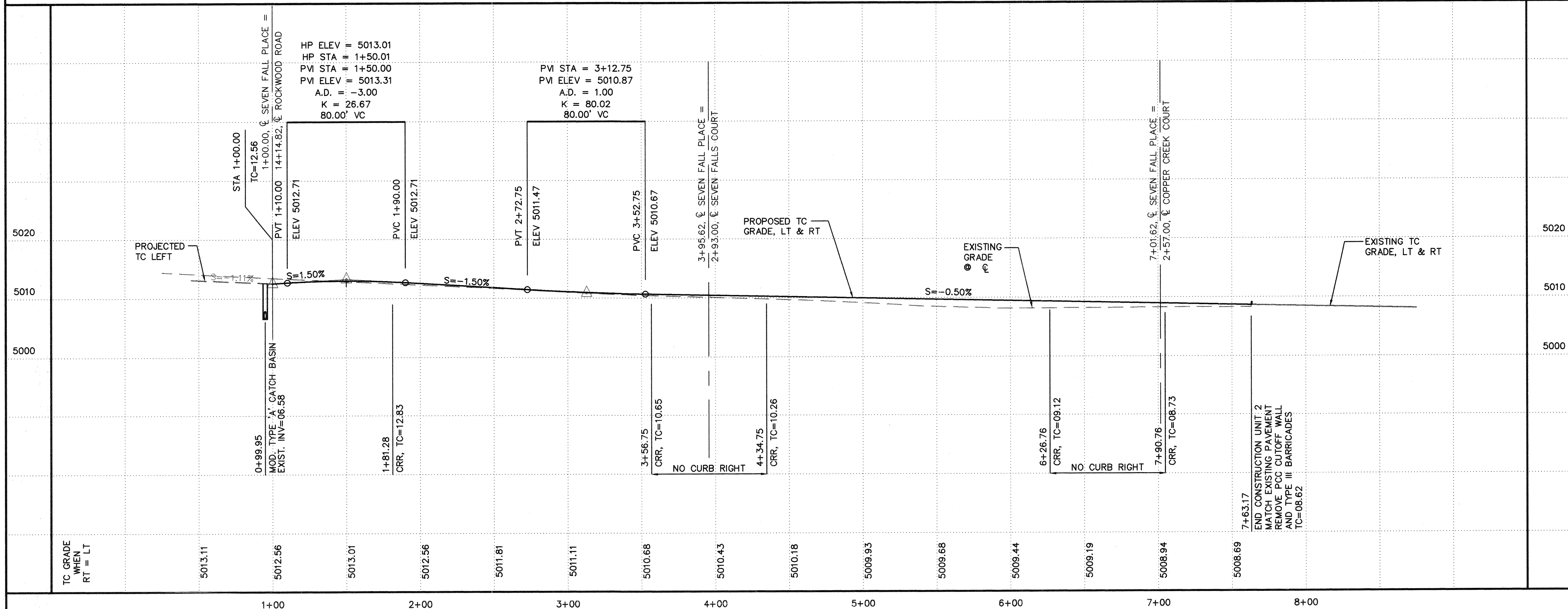
TITLE: **MOUNTAIN VIEW ESTATES, UNIT 2
PAVING & STORM DRAIN MASTER PLAN**

Design Review Committee City Engineer Approval

City Project No. **5802.82** Zone Map No. **M-10** Sheet **6** Of **14**



SEVEN FALLS PL.



- 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, 1/2" INVERT PER COA STD
DWG #2420.
4. CROWN TO NO CROWN TRANSITION
50' MIN. LENGTH.
5. CAP JUNCTION BOX LOCATED AT
STA 0+99.99, 3.69' LT. ADD A
TYPE 'A' SINGLE GRATE, DOUBLE THROAT
CATCH BASIN AT STA 0+99.95, 14' LT.
6. CONSTRUCT PCC VALLEY GUTTER
10' WIDE, 3/4" INVERT PER COA STD
DWG #2422.
7. TRANSITION FROM STANDARD TO MOUNTABLE
CURB & GUTTER PER COA STD DWG #2418.
8. MOUNTABLE CURB & GUTTER PER COA
STD DWG #2415.
9. FROM STA 1+50 NORTH TO VALLEY GUTTER
NO. CROWN IN ROAD.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	39.36	90°11'49"
FC5	25.00	39.18	89°48'11"
FC6	25.00	39.36	90°11'49"
FC10	25.00	39.18	89°48'11"
FC11	60.00	103.71	99°01'55"
FC14	29.00	33.92	67°01'23"
FC15	40.00	129.73	185°49'04"
FC16	25.00	8.82	20°12'19"

	TC	FL
1	09.15	08.82
2	--	08.34
3	08.80	08.13

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 DBL THROAT	0+99.95, 14' LT	11.66	6.58

* STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB



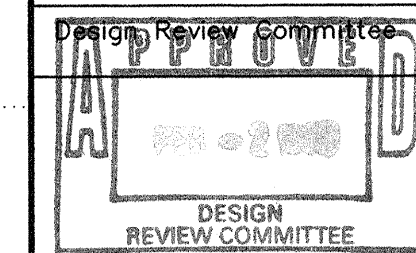
SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
FIELD	NOTES		CONTRACTOR	INFORMATION
1	ALS	ACS MONUMENT "11-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	WORK STATED BY FRANKLIN'S ACCEPTANCE BY ALS, INC. DATE 1/18/98 FIELD MEASUREMENT BY ALS, INC. DATE 8/98 DRAWINGS CORRECTED BY ALS, INC. DATE 8/98 MICRO-FILM INFORMATION	RECORDED BY DATE
				NO.

[illegible]

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Albuquerque New Mexico
944PV4.DWGems 12/01/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 2
SEVEN FALLS PLACE
PAVING & STORM DRAIN PLAN & PROFILE



City Engineer Approval

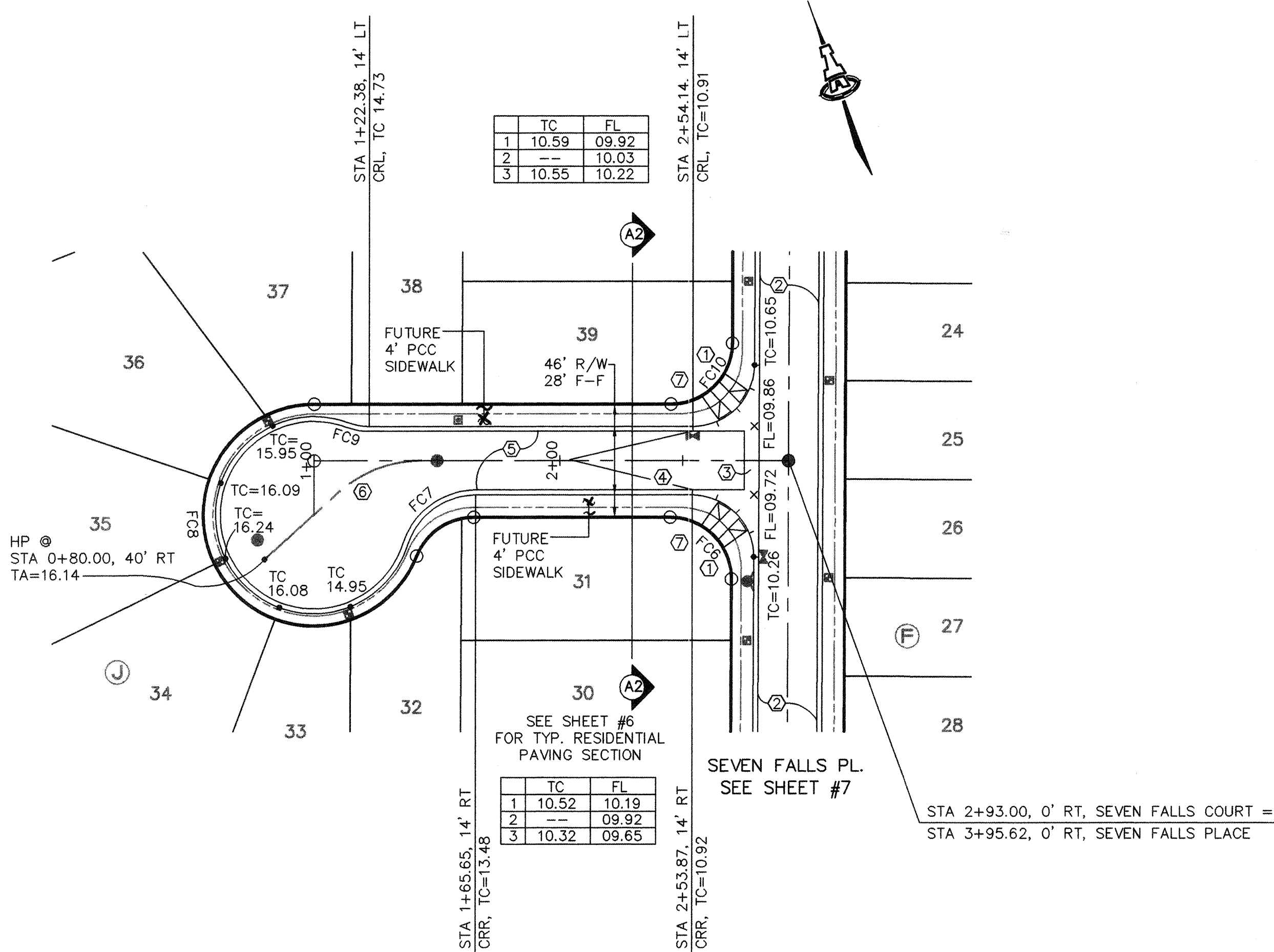
Last Design Update

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

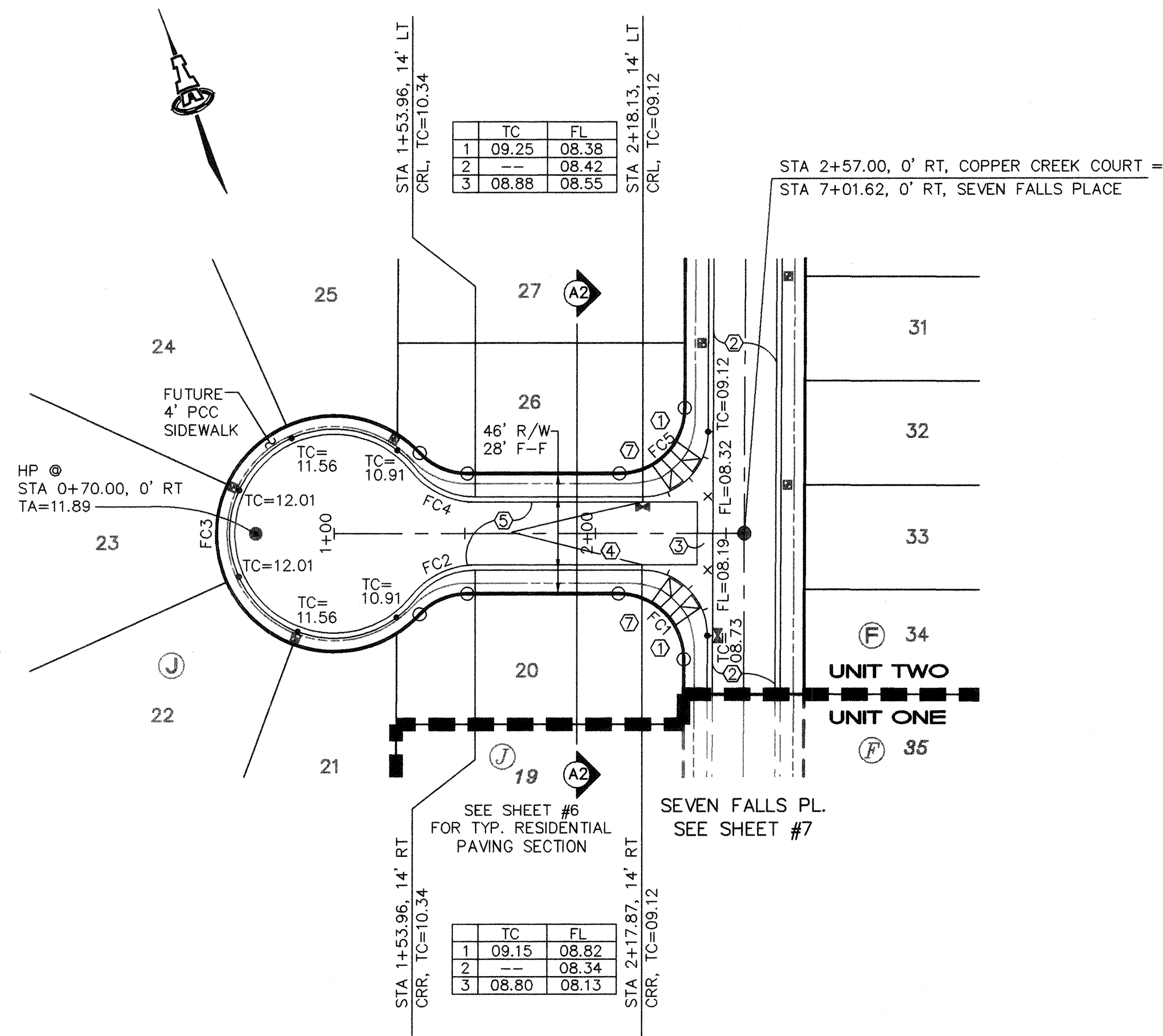
City Project No.

Zone Map No.

Sheet 7 Of



SEVEN FALLS CT.



COPPER CREEK CT.

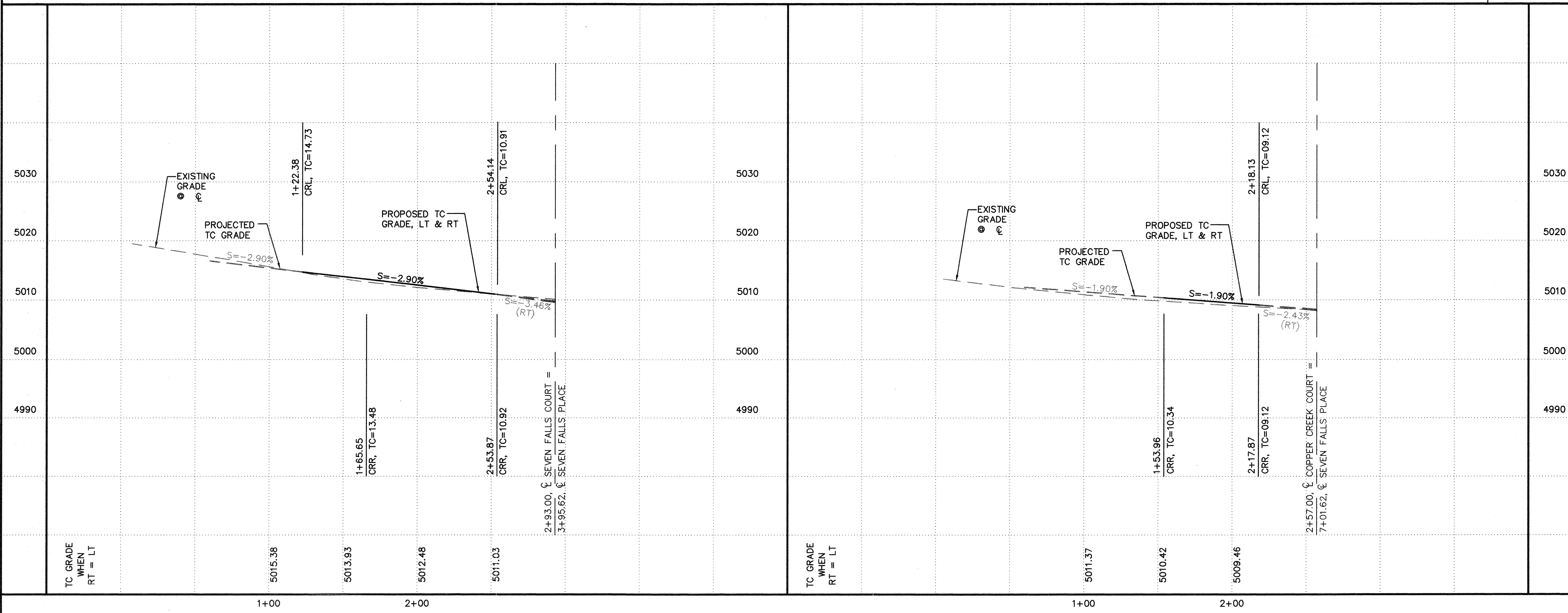
KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
- STANDARD CURB & GUTTER PER COA STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
- CROWN CURVE DATA
 $\Delta = 42'05'36''$
 $R = 50.00'$
 $L = 36.73'$
- TRANSITION FROM MOUNTABLE TO STANDARD CURB & GUTTER PER COA STD DWG #2418.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	39.36	90°11'49"
FC2	29.00	26.04	51°27'02"
FC3	40.00	197.50	282°54'05"
FC4	29.00	26.04	51°27'02"
FC5	25.00	39.18	89°48'11"
FC6	25.00	39.36	90°11'49"
FC7	29.00	36.58	72°16'51"
FC8	40.00	190.23	272°29'12"
FC9	25.00	8.82	20°12'21"
FC10	25.00	39.18	89°48'11"

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



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944PV6.DWGems 12/01/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: MOUNTAIN VIEW ESTATES, UNIT 2
SEVEN FALLS CT. & COPPER CREEK CT.
PAVING PLAN & PROFILE



City Engineer Approval

Last Design Update

City Project No.

5802.82

Zone Map No.
M-10

Sheet
8

Of
14

SURVEY INFORMATION
FIELD NOTES

1

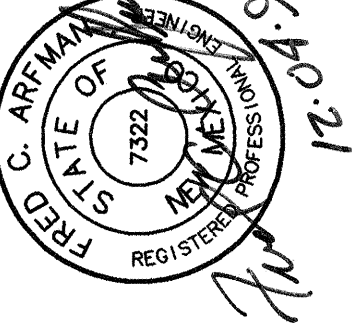
ALS

1/96

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.

ELEV. = 5079.88

ENGINEER'S SEAL



REVISIONS

NO. DATE

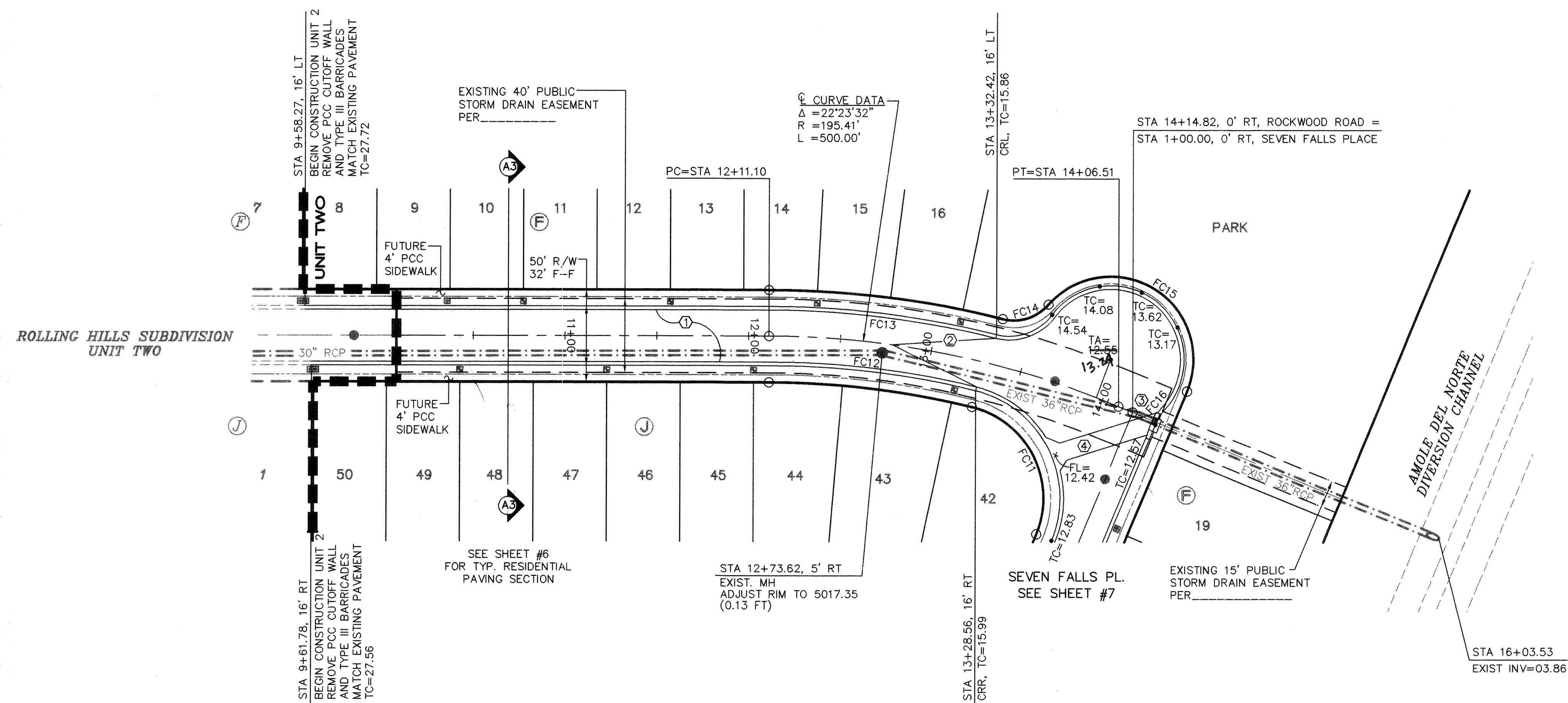
DESIGNED BY MJC

DRAWN BY EMS

CHECKED BY FCA

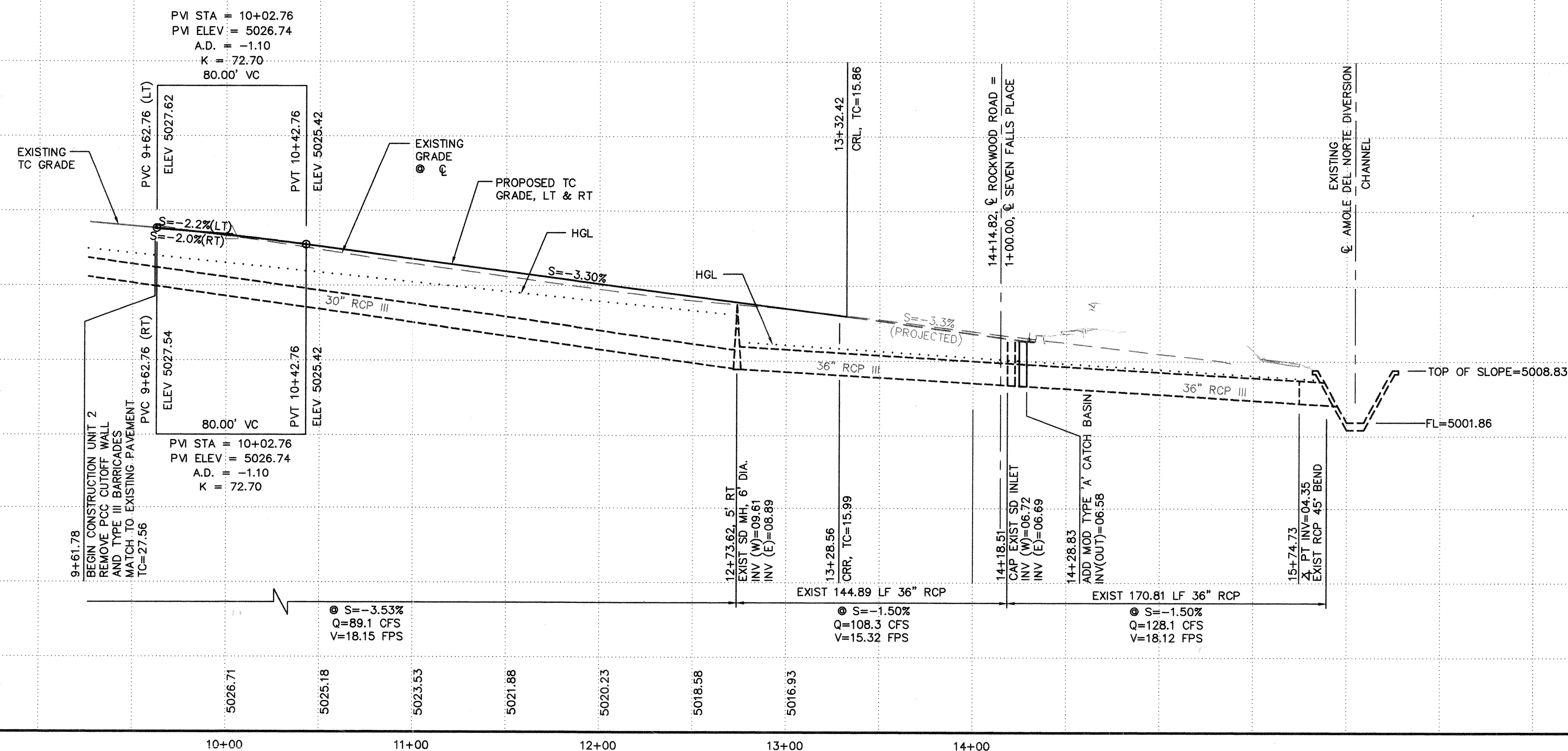
DATE 10/97

DATE 10/97



ROCKWOOD ROAD

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

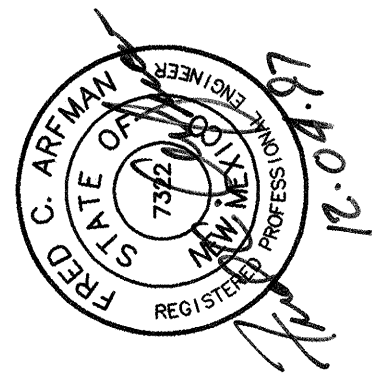


- ## KEYED CONSTRUCTION NOTES
1. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 2. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 3. CAP JUNCTION BOX LOCATED AT STA 14+18.51, 0' RT. ADD A TYPE 'A' SINGLE GRATE, DOUBLE THROAT CATCH BASIN AT STA 14+28.83, 0' RT
 4. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC11	60.00	103.71	99°01'55"
FC12	484.00	113.70	13°27'37"
FC13	516.00	125.21	13°54'10"
FC14	29.00	33.92	67°01'23"
FC15	40.00	129.73	185°49'04"
FC16	25.00	8.82	20°12'19"

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS	AS-BUILT INFORMATION
1	ALS	1/96	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88		CONTRACTOR FRANKLIN
					WORK STARTED BY DATE
					ACCEPTANCE BY DATE
					FIELD MEASUREMENT BY DATE
					DRAWINGS CORRECTED BY DATE
					MICRO-FILM INFORMATION
					RECORDED BY DATE
					NO.

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944PV5.DWGems 12/01/97

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE:	MOUNTAIN VIEW ESTATES, UNIT 2 ROCKWOOD ROAD PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee

APPROVED

FEB - 2 1992

DESIGN
REVIEW COMMITTEE

City Engineer Approval

Fast Design Update

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

City Project No. **5802.82**

Zone Map No.
M-10

Sheet **9** Of **14**

SCANNED BY
MESA REPRO

TOWN OF ATRISCO GRANT
(ESTATE OF JOSE F. GARCIA) TRACT 414

TRACT 413

ROLLING HILLS SUBDIVISION
TRACT B

PARK



SCALE: 1"=50'

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)						
SIZE	HORZ. BENDS				VALVES & DEAD ENDS	
	90°	45°	22 1/4°	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 LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x6	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
10x10x6	8	15	10	4
10x10x4	4	16	6	1
10x10x2	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 VALVES [1] AND [2] 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.

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

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944UMST2.DWGonw 12/03/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 2
UTILITY MASTER PLAN



City Engineer Approval

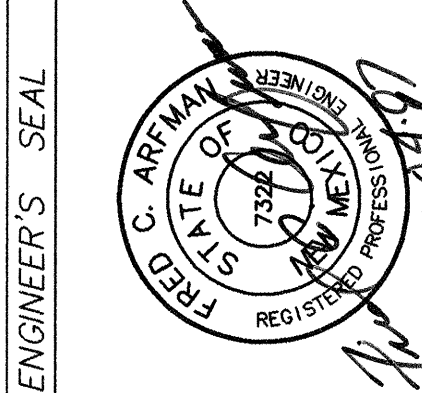
Last Design Update

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

City Project No. 5802.82

Zone Map No. M-10

Sheet 10 Of 14



FIELD NOTES

1/96

ALS

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ENGINEER'S SEAL

NO. DATE

REMARKS

BY

DESIGN

DESIGNED BY MJC

DRAWN BY EMS

CHECKED BY FCA

DATE 10/97

DATE 10/97

DATE 10/97

1/96

ALS

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ENGINEER'S SEAL

NO. DATE

REMARKS

BY

DESIGN

DESIGNED BY MJC

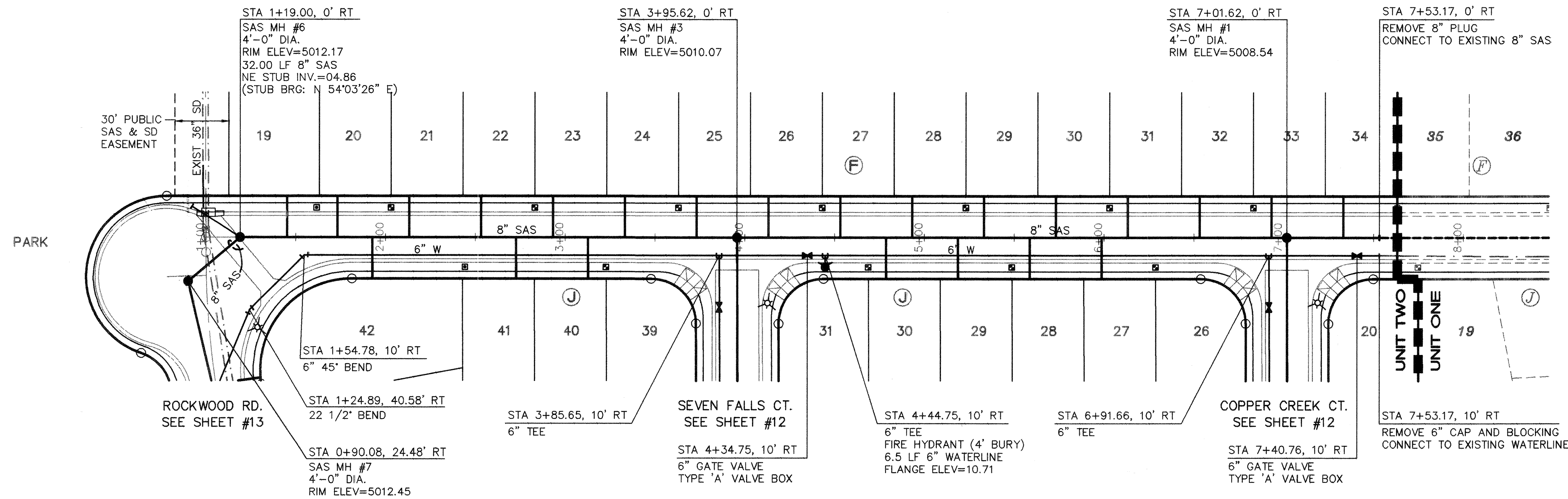
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CHECKED BY FCA

DATE 10/97

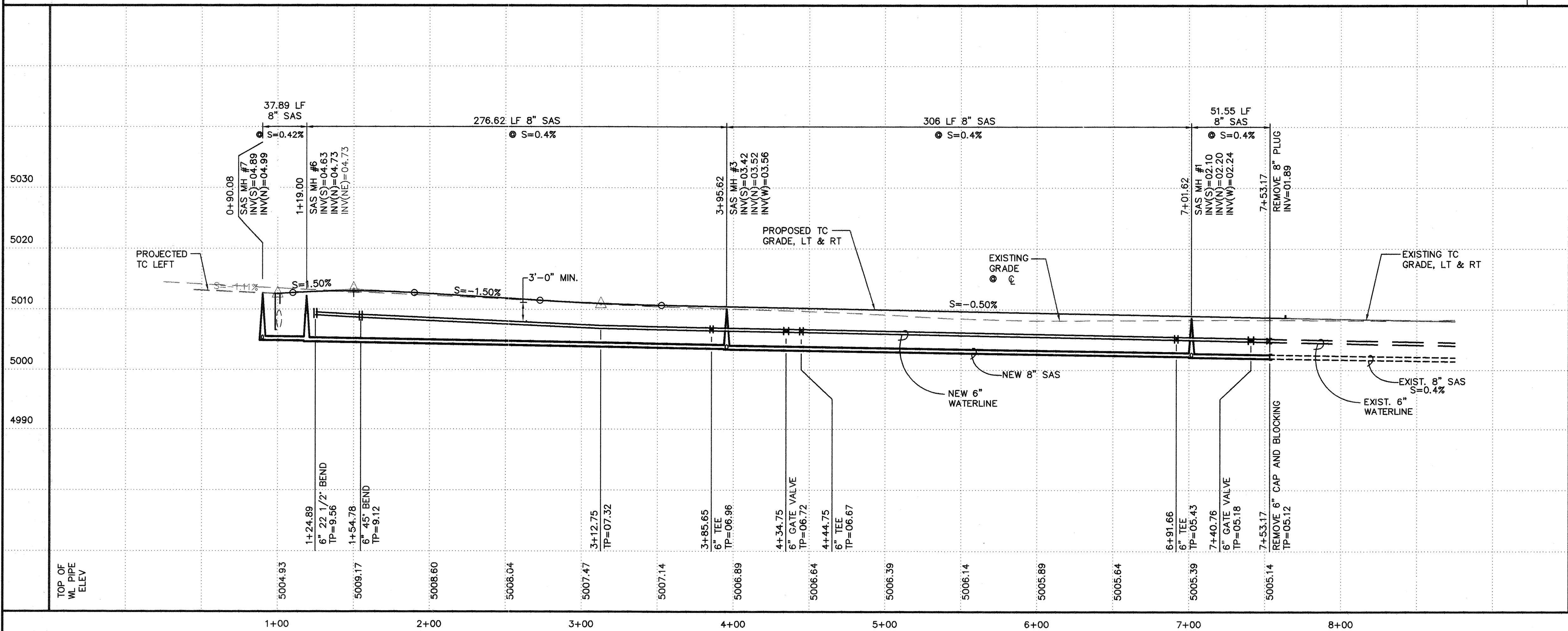
DATE 10/97

DATE 10/97



SEVEN FALLS PLACE

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



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #10 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #10 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

LOT NO./BLOCK	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
26/J	6+28.70, 7'	5+98.70, 23'	4.4
27/J		5+58.70, 23'	4.6
28/J	5+48.70, 7'	5+18.70, 23'	4.8
29/J		4+78.70, 23'	5.0
30/J	4+68.70, 7'		
31/J			
32/J	3+22.70, 7'	3+12.70, 23'	5.7
33/J	2+42.70, 7' S	2+72.70, 23'	6.3
34/J		1+92.70, 23'	
19/F	1+63.17, 26' S	1+45.17, 23'	8.05
20/F		1+73.17, 23'	7.6
21/F	2+03.17, 26'	2+13.17, 23'	7.0
22/F		2+53.17, 23'	6.4
23/F	2+83.17, 26'	2+93.17, 23'	5.8
24/F		3+33.17, 23'	5.7
25/F	3+63.17, 26'	3+73.17, 23'	5.5
26/F		4+13.17, 23'	5.3
27/F	4+43.17, 26'	4+53.17, 23'	5.1
28/F		4+93.17, 23'	4.9
29/F	5+23.17, 26'	5+33.17, 23'	4.7
30/F		5+73.17, 23'	4.5
31/F	6+03.17, 26'	6+13.17, 23'	4.3
32/F		6+53.17, 23'	4.1
33/F	6+83.17, 26'	6+93.17, 23'	3.9
34/F		7+33.17, 23'	3.6

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

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 87102
944UTL4.DWGdanw 3/3/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

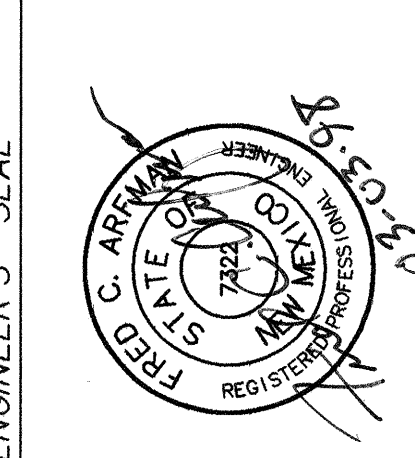
TITLE: **MOUNTAIN VIEW ESTATES, UNIT 2
SEVEN FALLS PLACE
UTILITY PLAN & PROFILE**

Design Review	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 5802.82	Zone Map No. M-10	Sheet 11	Of 14

AS-BUILT INFORMATION	
CONTRACTOR	FRANKLIN
WORK STARTED BY	ALB
WORK COMPLETED BY	ALB
DATE	10/98
FIELD CHECKED BY	ALB
DATE	10/98
DRAWINGS	ALB
CORRECTED BY	ALB
DATE	10/98
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	

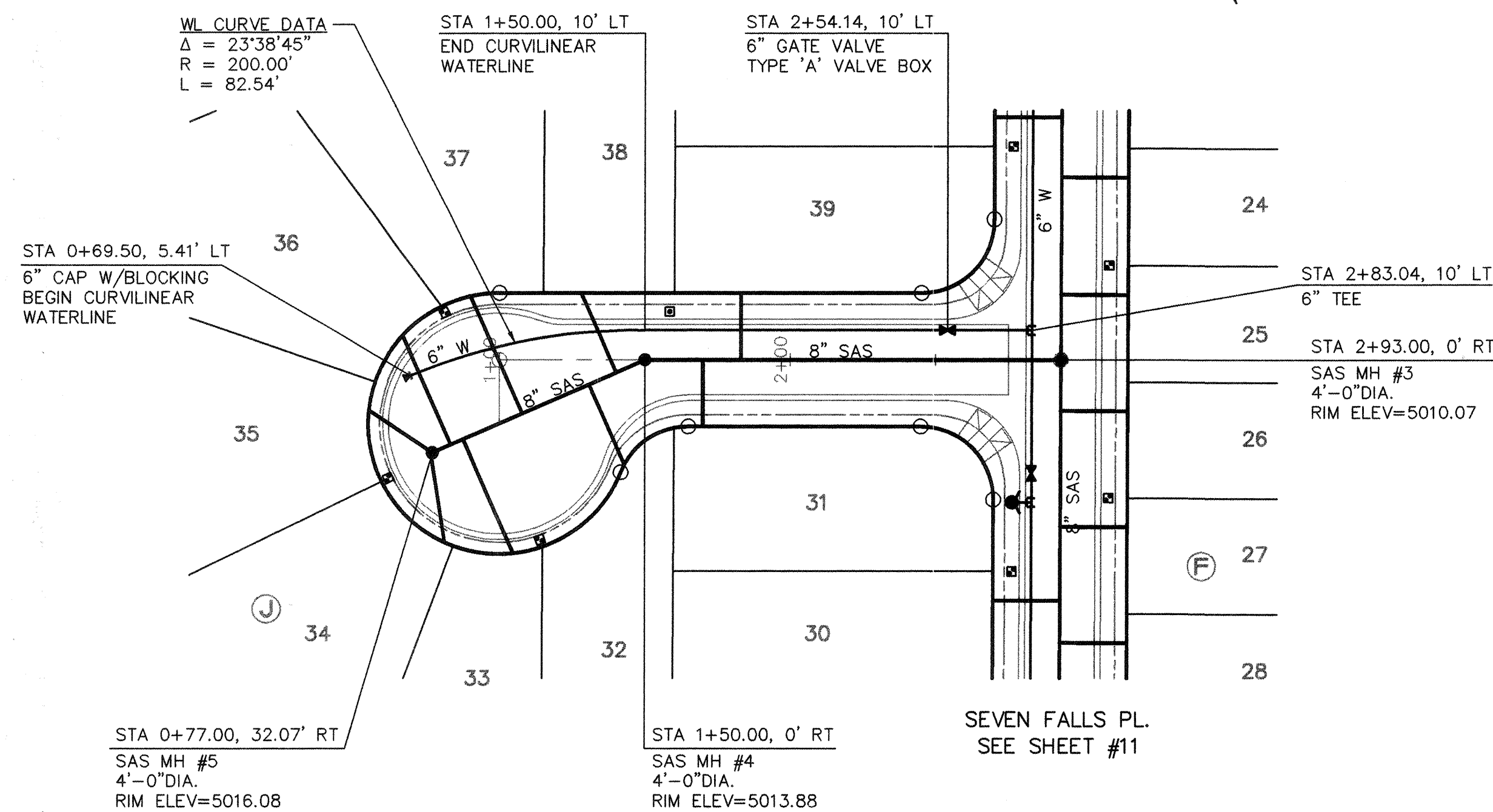
BENCH MARKS	
ACS MONUMENT "1-MI" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	
ELEV. = 5079.88	

FIELD NOTES	
1	ALS

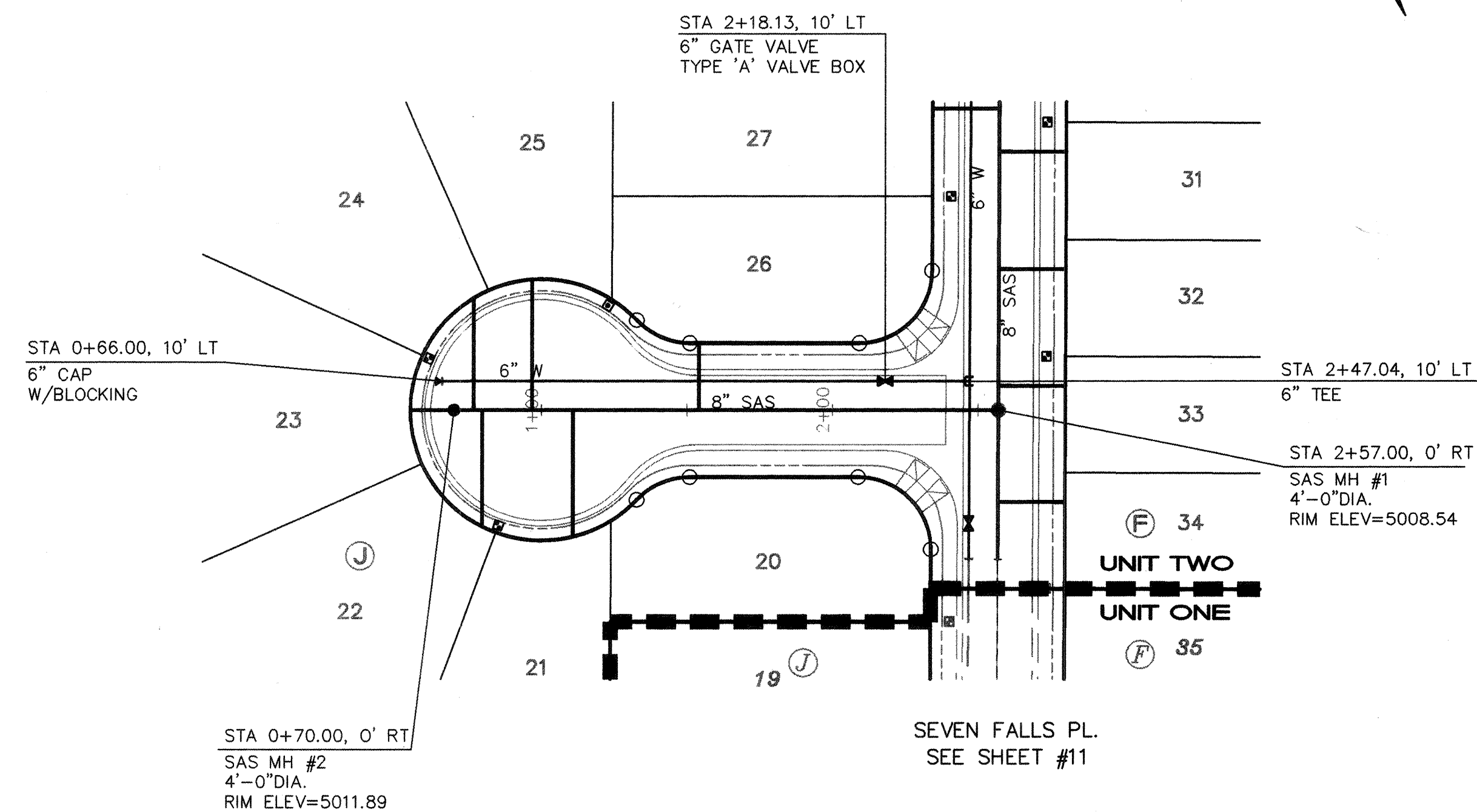


ENGINEER'S SEAL	
NO.	DATE
REVISIONS	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

DRAWN BY
SA REPRO



SEVEN FALLS CT.



COPPER CREEK CT.

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

GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #10 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #10 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
21/J	0+84.34, 50'	1+10.84, 44'	5.7
22/J		0+79.75, 40'	6.4
23/J	0+59.10, 19'	0+55.00, 15'	6.7
24/J		0+76.75, 39'	6.5
25/J	1+24.13, 31'S	0+96.75, 45'	6.2
26/J		1+54.13, 23'	5.2
31/J		1+69.92, 23'	8.2
32/J	1+14.78, 68'	1+42.92, 30'	9.0
33/J		1+04.78, 43'	10.1
34/J	0+59.55, 40'	0+81.16, 31'	10.9
35/J		0+55.17, 27'	11.1
36/J	0+80.06, 16'	0+66.72, 41'	10.9
37/J		0+90.06, 44'	10.8
38/J	1+60.08, 7'S	1+28.08, 30'	9.8
39/J		1+83.08, 23'	7.9
20		1+51.15, 23'	5.2

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

LEGEND

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

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Albuquerque, New Mexico
944UTL6.DWGdlv 12/03/97

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PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

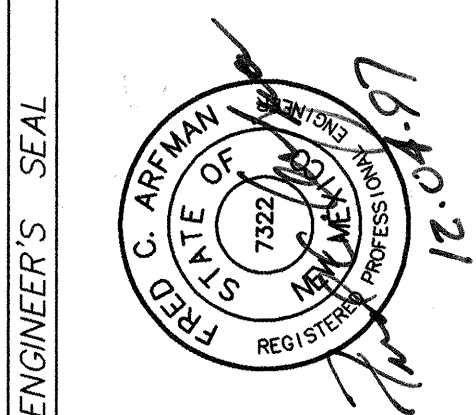
TITLE: **MOUNTAIN VIEW ESTATES, UNIT 2
SEVEN FALLS CT. & COPPER CREEK CT.
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of

5802.82

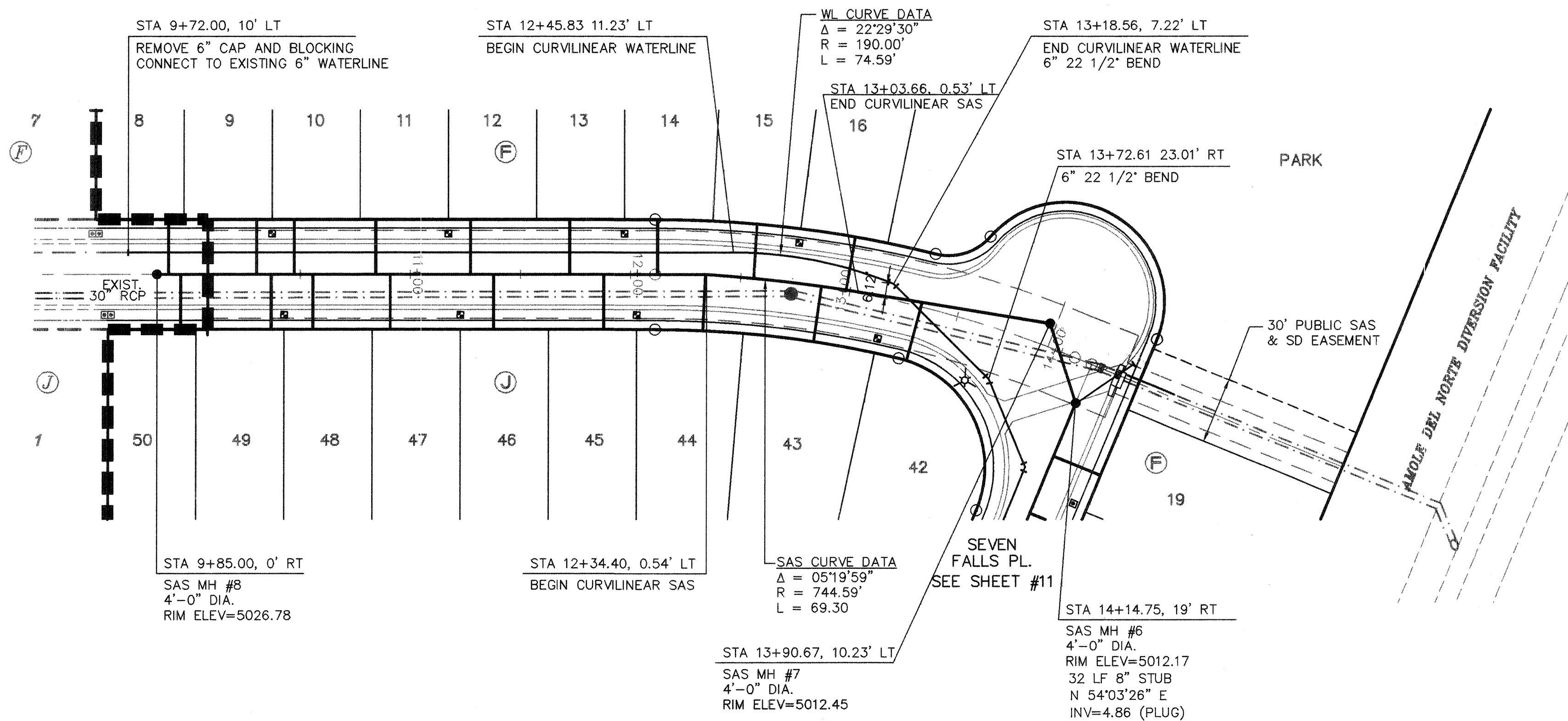
M-10

12 Of 14



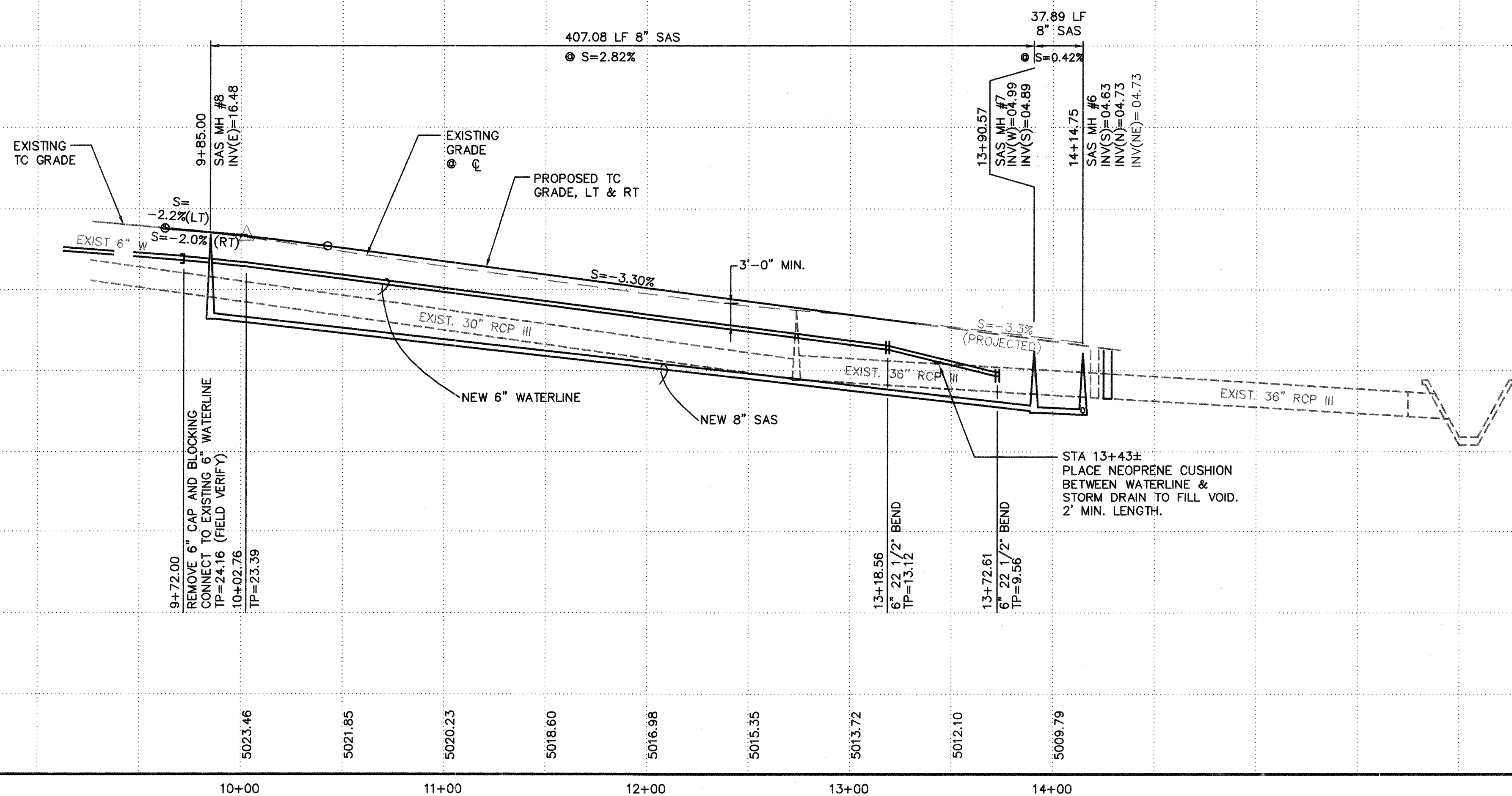
NO.	DATE	REMARKS	BY	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
		DESIGN			10/97		10/97		10/97

ROLLING HILLS SUBDIVISION
UNIT TWO



ROCKWOOD 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 #10 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #10 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		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
42/J		13+32.40, 27'	
43/J	13+16.61, 25'	12+87.12, 25'	13.1
44/J**		12+33.91, 25'	10.5
45/J**	12+02.76, 28'	11+87.76, 25'	12.0
46/J**		11+37.76, 25'	13.4
47/J**	11+22.76, 28'	10+90.76, 25'	14.9
48/J**		10+55.76, 25'	17.5
49/J**	10+42.76, 28'	10+36.76, 25'	18.3
50/J**		9+95.76, 25'	19.9
8/F		9+90.28, 25'	22.0
9/F		10+30.28, 25'	20.8
10/F	10+37.28, 9'	10+47.28, 25'	20.1
11/F		10+84.28, 25'	18.6
12/F	11+17.28, 9'	11+27.28, 25'	17.0
13/F		11+72.28, 25'	15.4
14/F	11+97.28, 9'	12+12.22, 25'	14.1
15/F		12+55.14, 25'	12.6
16/F	12+74.18, 5'	12+98.02, 25'	11.2

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

* 22 1/2' BEND AT SERVICE CONNECTION.
** SERVICES TO PASS UNDER EXISTING STORM DRAIN

LEGEND

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

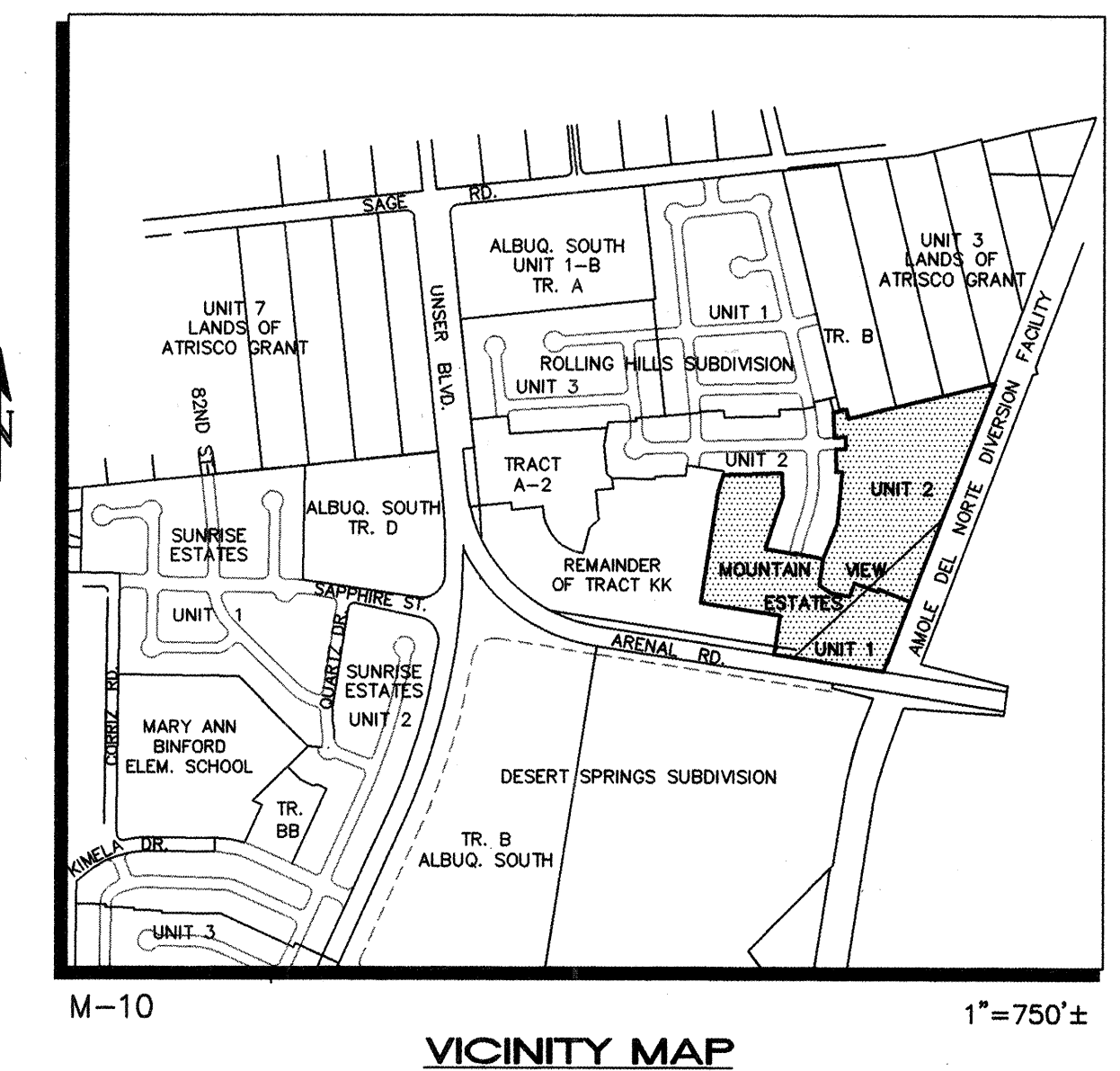
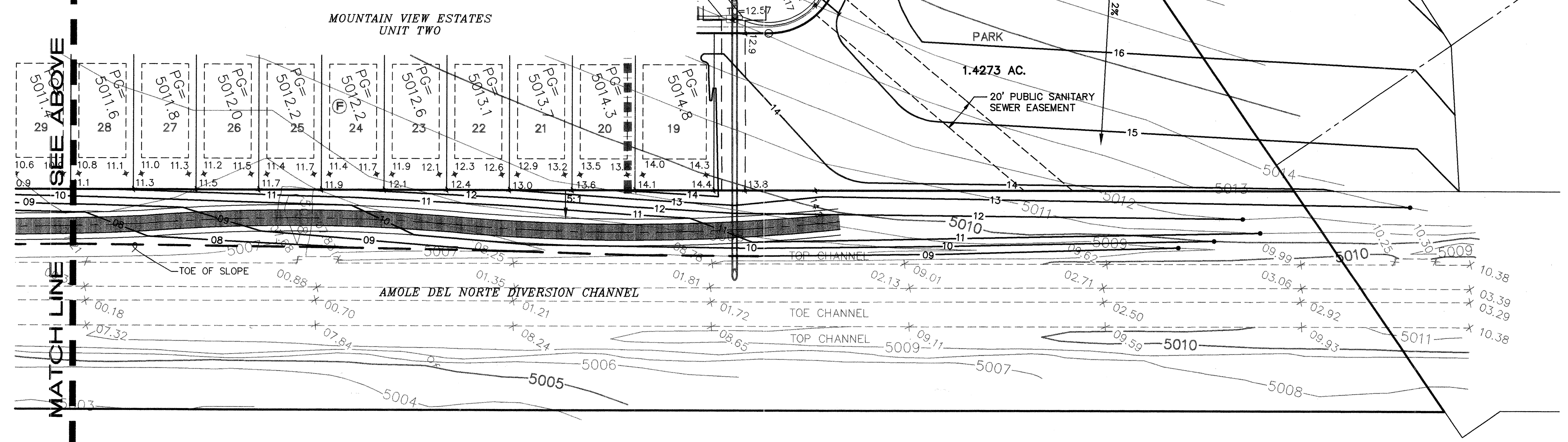
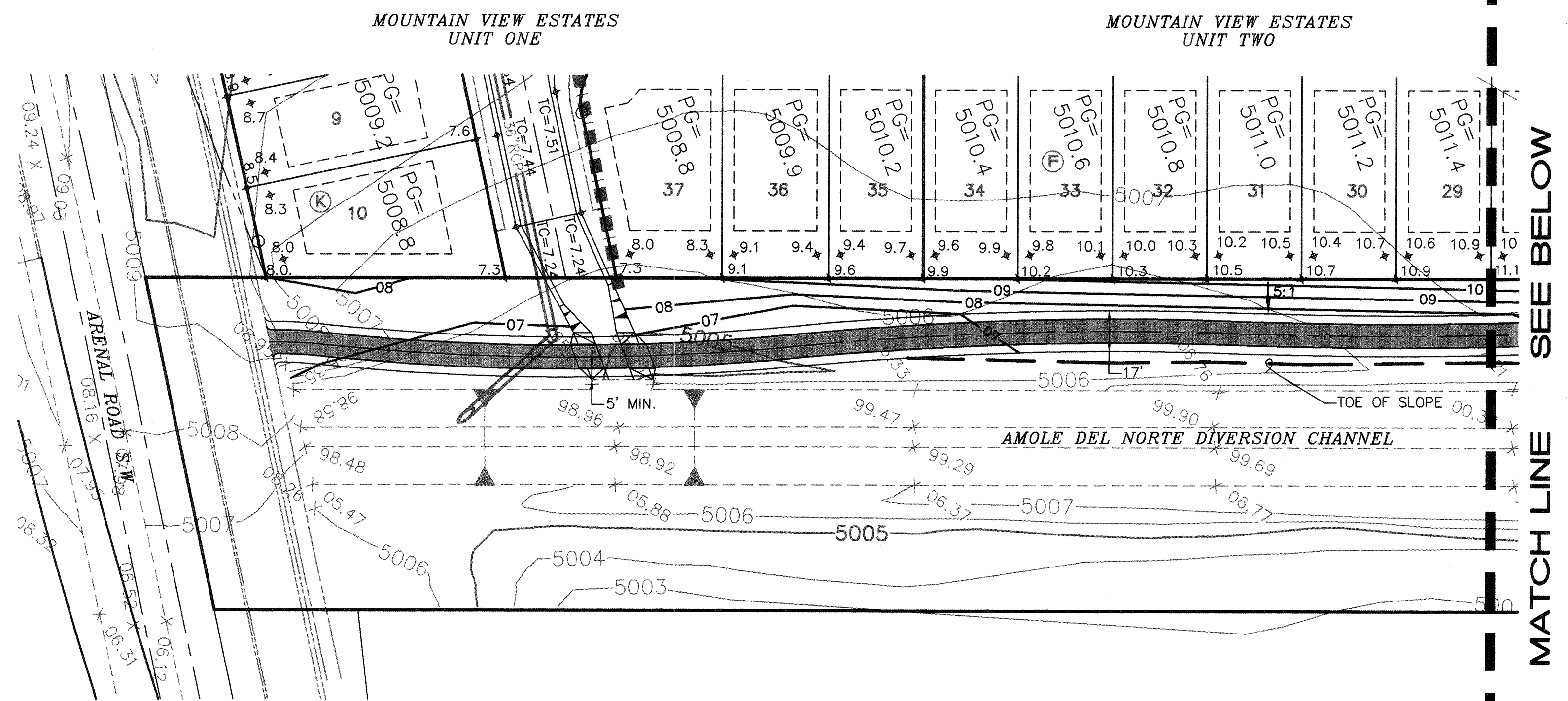
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Albuquerque, New Mexico
944UTLS.DWGanw 3/3/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MOUNTAIN VIEW ESTATES, UNIT 2
ROCKWOOD ROAD
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of
5802.82	M-10	13	14

SCANNED BY
MESA REPRO



FOR INFORMATION ONLY
(TRAIL IS NIC)

MOUNTAIN VIEW ESTATE
UNIT ONE & TWO
AMOLE DEL NORTE
DIVERSION CHANNEL TRAIL

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

944EXH5.DWGems 12/03/97

SHEET 14 OF 14