

SCANNED
BY PLAN

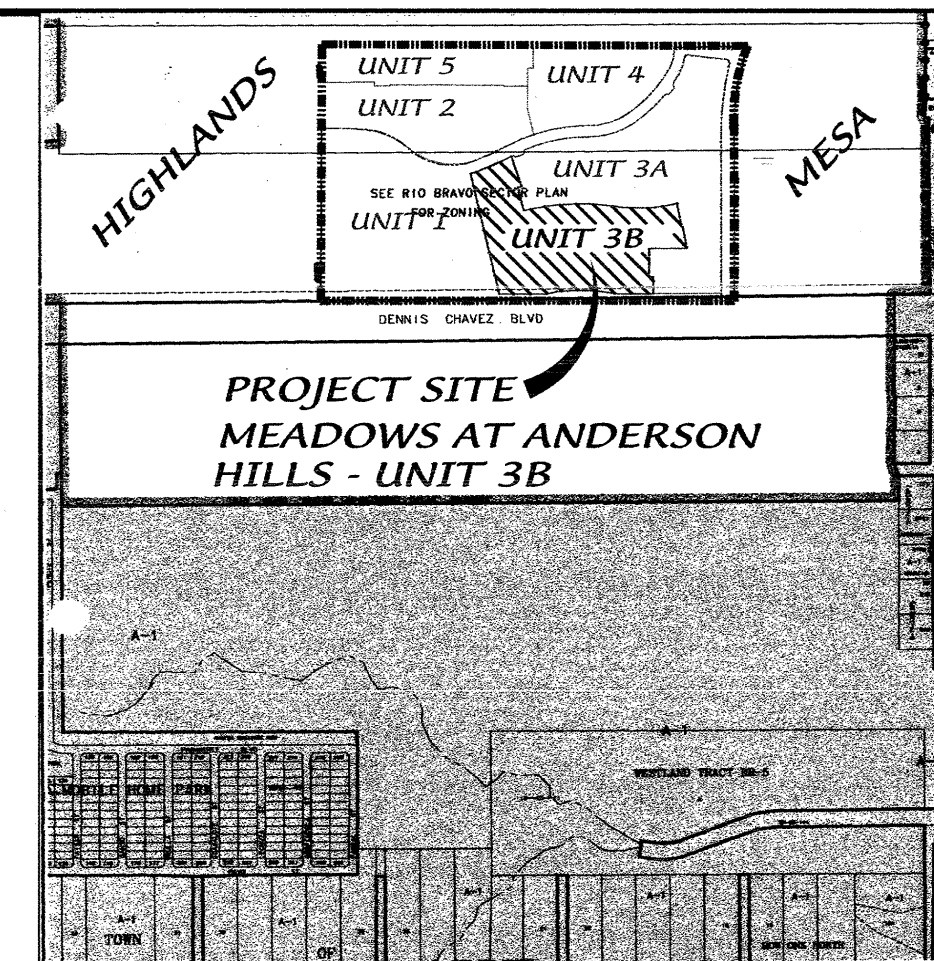
CONSTRUCTION PLANS

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-6795-185 06

FOR

MEADOWS AT ANDERSON HILLS UNIT 3B

ALBUQUERQUE, NEW MEXICO BLOSSOM RIDGE PHASE 2



VICINITY MAP ZONE ATLAS P-9
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. 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 REVISED THROUGH UPDATE #7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
12. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVALS	DATE	*****
	DRC CHAIRMAN	11-14-05	APPROVED FOR CONSTRUCTION
	TRANSPORTATION	12/9/04	
	WATER/WASTEWATER	12/9/04	
	HYDROLOGY	12/9/04	
	AMAFCA	12/9/04	
CONSTR. MNGMT.	12/9/04	12/9/04	CITY ENGINEER DATE
CONSTR. COORD.	12/9/04	12/9/04	
CITY PROJECT NO.	679585	SHEET OF	1 15

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 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, PLS. No. 7719 Date 1-20-05

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2-3	PLAT
4-6	GRADING AND DRAINAGE PLAN
7	MASTER PAVING PLAN
8-11	PAVING IMPROVEMENTS
12	MASTER UTILITY PLAN
13-15	UTILITY IMPROVEMENTS

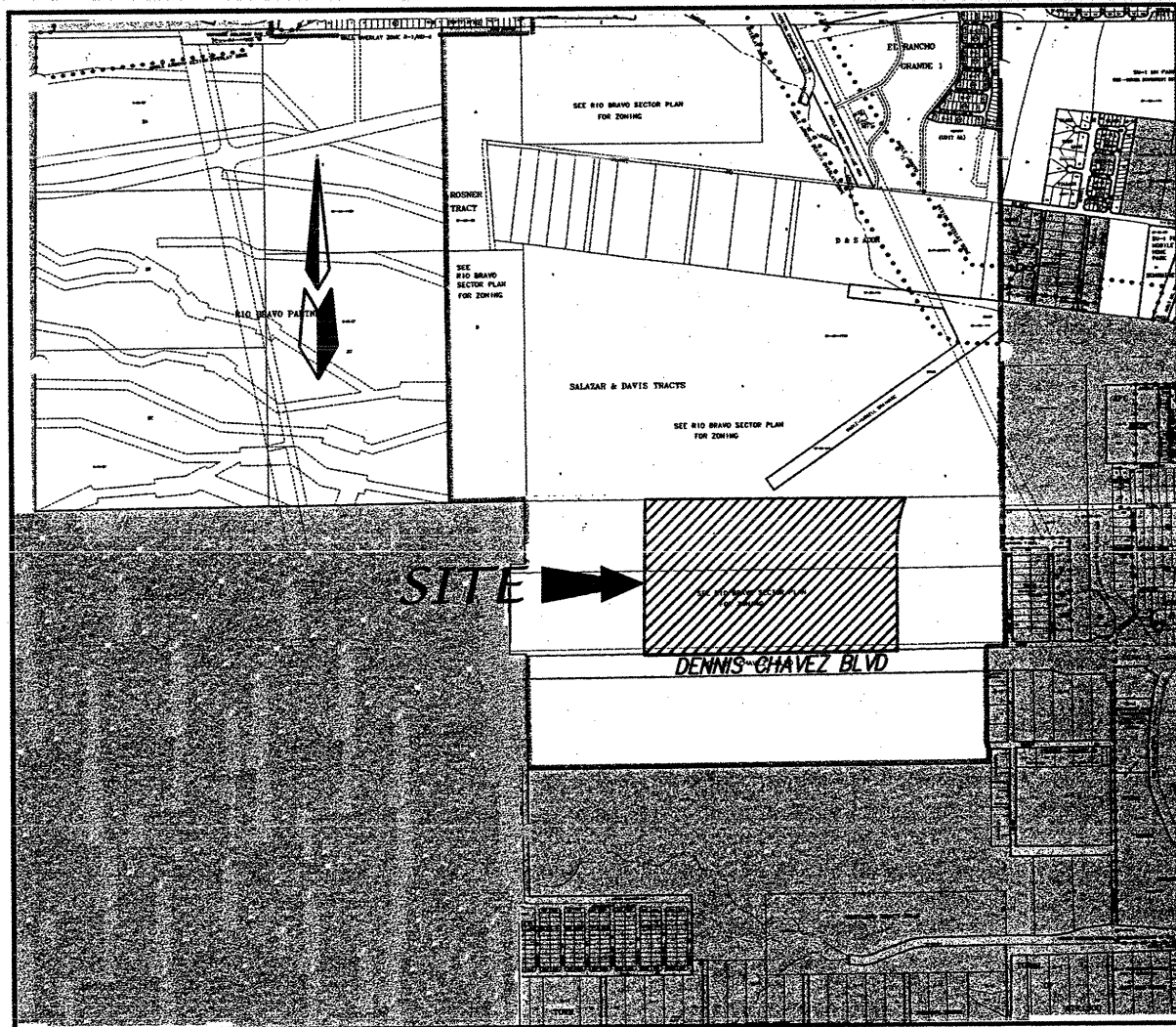
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11987, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number 7719.

Diane Hoelzer 1-5/06
NMPE 11987

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
James A. Lewis
DATE 3/27/06

DRB NO. 1002856



ZONE ATLAS: N-9-Z & P-9-Z

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4935.735
(SLD 1929)

EASEMENTS

- ① EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- ② EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- ③ EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- ④ EXISTING 7' LANDSCAPE EASEMENT & 7' PUE (01-09-04, 04C-9)
- ⑤ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)
- ⑥ EXISTING PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑦ EXISTING PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 5 (01-09-04, 04C-9)
- ⑧ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ⑨ 40' PUBLIC SANITARY SEWER, WATERLINE & DRAINAGE EASEMENT (01-09-04, 04C-9)
- ⑩ PROPOSED 78' PUBLIC RIGHT-OF-WAY (WITH UNIT 1)
- ⑪ PROPOSED 15' PUBLIC WATERLINE EASEMENT (WITH UNIT 1 PLATTING)
- ⑫ PROPOSED 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT (WITH UNIT 1 PLATTING)
- ⑬ PROPOSED 20' PUBLIC DRAINAGE EASEMENT (WITH UNIT 1 PLATTING)
- ⑭ PROPOSED 38' PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT (WITH UNIT 1 PLATTING)
- ⑮ EXISTING 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑯ EXISTING PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT (01-09-04, 04C-9)
- ⑰ EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑱ 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- ⑲ 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
- ⑳ 7' LANDSCAPE EASEMENT AND 7' PUE GRANTED WITH THIS PLAT
- ㉑ EXISTING 60' PUBLIC ROADWAY, DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)

SUBDIVISION DATA

GROSS ACREAGE 48.5600 AC
ZONE ATLAS NO. N-9-Z P-9-Z
NO. OF LOTS CREATED - UNIT 2 72 LOTS
NO. OF LOTS CREATED - UNIT 3B 120 LOTS
NO. OF LOTS CREATED - UNIT 4 42 LOTS
NO. OF LOTS CREATED - UNIT 5 46 LOTS
TOTAL NO. OF LOTS CREATED 280 LOTS
NO. OF TRACTS CREATED 7 TRACTS
NO. OF EXISTING PARCELS 3 PARCELS
NO. OF PARCELS ELIMINATED 3 PARCELS
NO. OF EXISTING LOTS/TRACTS 1 LOT/1 TRACT
NO. OF LOTS/TRACTS ELIMINATED 1 LOT/1 TRACT
AREA DEDICATED TO CITY 9.9399 AC±
PARK DEDICATION (UNIT 1) 2.5630 AC
ZONING RL
DATE OF SURVEY OCTOBER 2002

PURPOSE OF PLAT

1. SUBDIVIDE THREE PARCELS, ONE TRACT AND 1 LOT INTO 280 RESIDENTIAL LOTS AND 7 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.

AMENDED PRELIMINARY PLAT
THE MEADOWS AT ANDERSON HILLS
UNITS 2 AND 5
BLOSSOM RIDGE PHASE 2 (AKA UNIT 3B)
BLOSSOM RIDGE ESTATES (AKA UNIT 4)

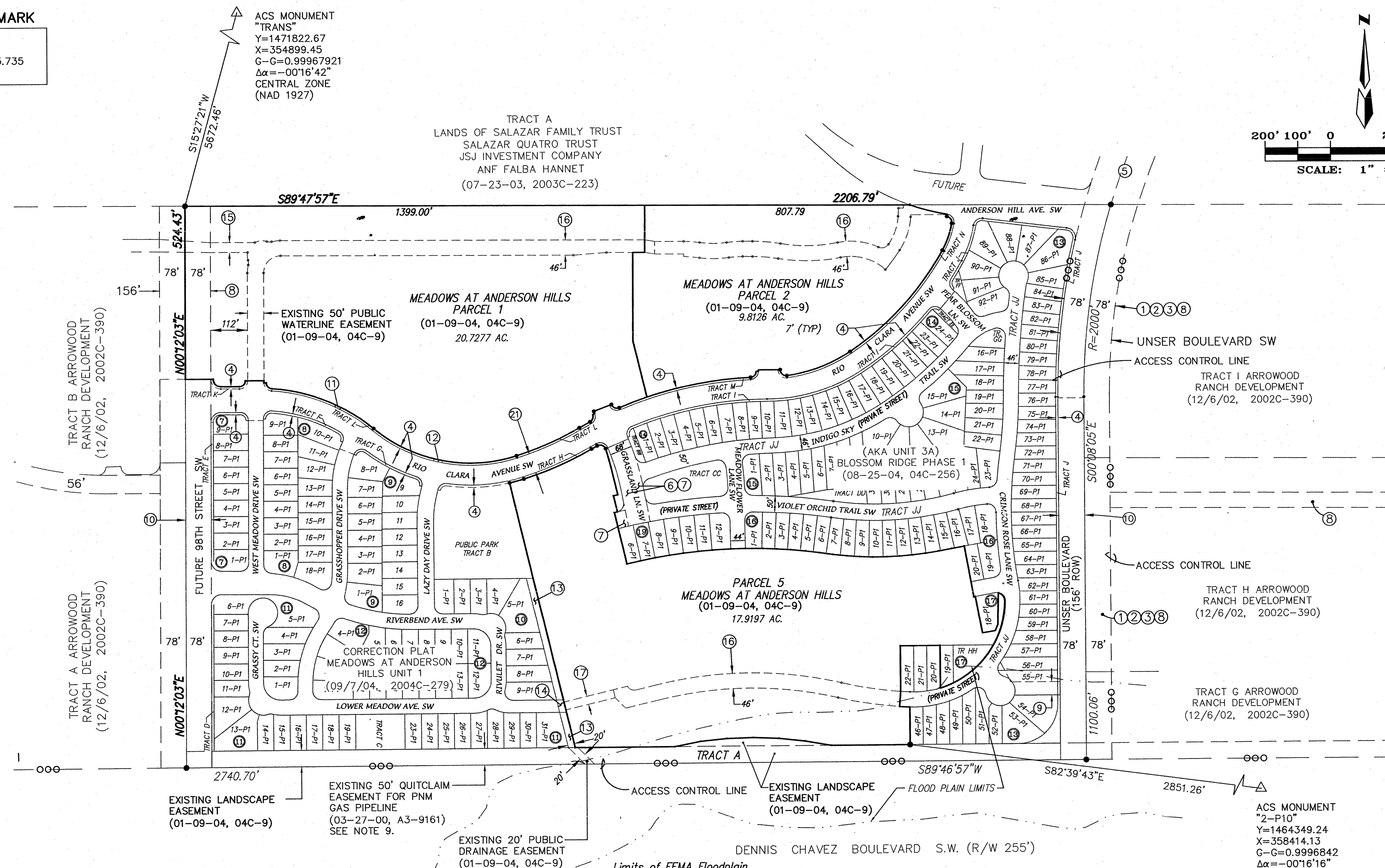
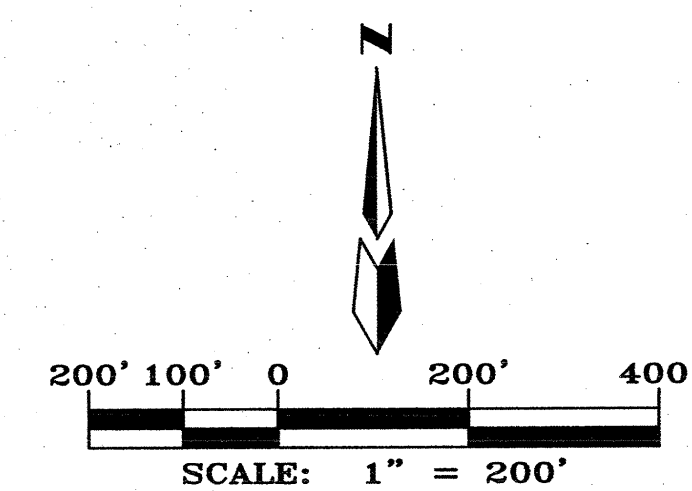
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 8, 9 & 10
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of PARCELS 1, 2 AND 5, MEADOWS AT ANDERSON HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2004 in Book 2004C, Page 9 together with LOT 19, BLOCK 17 AND TRACT HH, BLOSSOM RIDGE PHASE 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 25, 2004 in Book 2004C, Page 256 and containing 48.56 acres, more or less.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACTS O THRU T ARE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
8. TRACT KK IS HEREBY ENCUMBERED WITH PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE. TRACT KK IS HEREBY CREATED FOR UNRESTRICTED PRIVATE ACCESS TO ALL LOT OWNERS OF THIS SUBDIVISION AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:
WITH THE EXCEPTION OF AREAS LOCATED WITHIN THE FUTURE RIGHTS-OF-WAY OF UNSER BOULEVARD, SW AND 98TH STREET, SW, THE SOUTHEAST CORNER OF TRACT H AND A FUTURE SANITARY SEWER CROSSING LOCATED APPROXIMATELY 470 FEET WEST OF THE SOUTHWEST CORNER OF TRACT 14, ANY IMPROVEMENTS ENCROACHING INTO EXISTING PNM NATURAL GAS LINE EASEMENTS SHALL NOT INTERFERE WITH NOR INHIBIT PNM'S ABILITY TO OPERATE AND MAINTAIN ITS GAS LINE FACILITIES. THE PROPERTY OWNER OR PERSON OR BUSINESS RESPONSIBLE FOR ANY ENCROACHMENT SHALL PAY FOR ALL PNM UTILITY RELOCATIONS OR MODIFICATIONS CAUSED BY SUCH EASEMENT ENCROACHMENTS.



ENGINEERS

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

OWNERS

ANDERSON HILLS, LLC
PO BOX 12317-70
ALBUQUERQUE, N.M. 87195-8719
(505) 822-5562

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

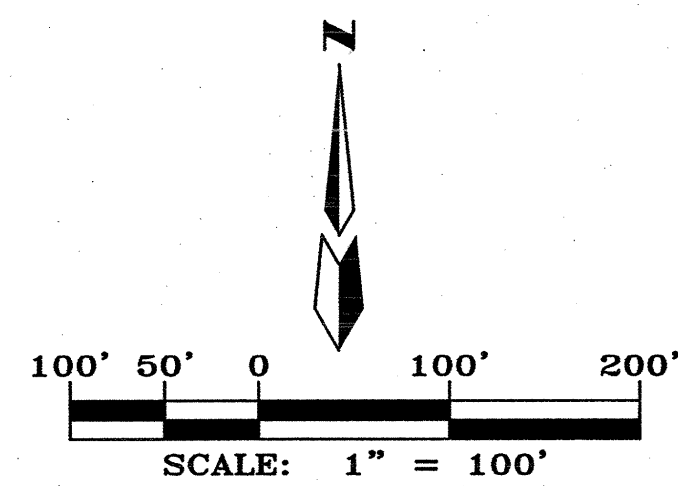
Mark Ferguson
REX WILSON
Managing Member, Anderson Hills, LLC
J. MARK FERGUSON
Division President, D.R. HORTON, INC.

Mark Ferguson **NOVEMBER 15, 2004**
CENTEX HOME SERVICES NORMAN GROUP
DATE

APPROVED FOR MONUMENTATION AND STREET NAMES

Mark Ferguson **11-10-2004**
City Surveyor, City of Albuquerque, N.M.
DATE

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

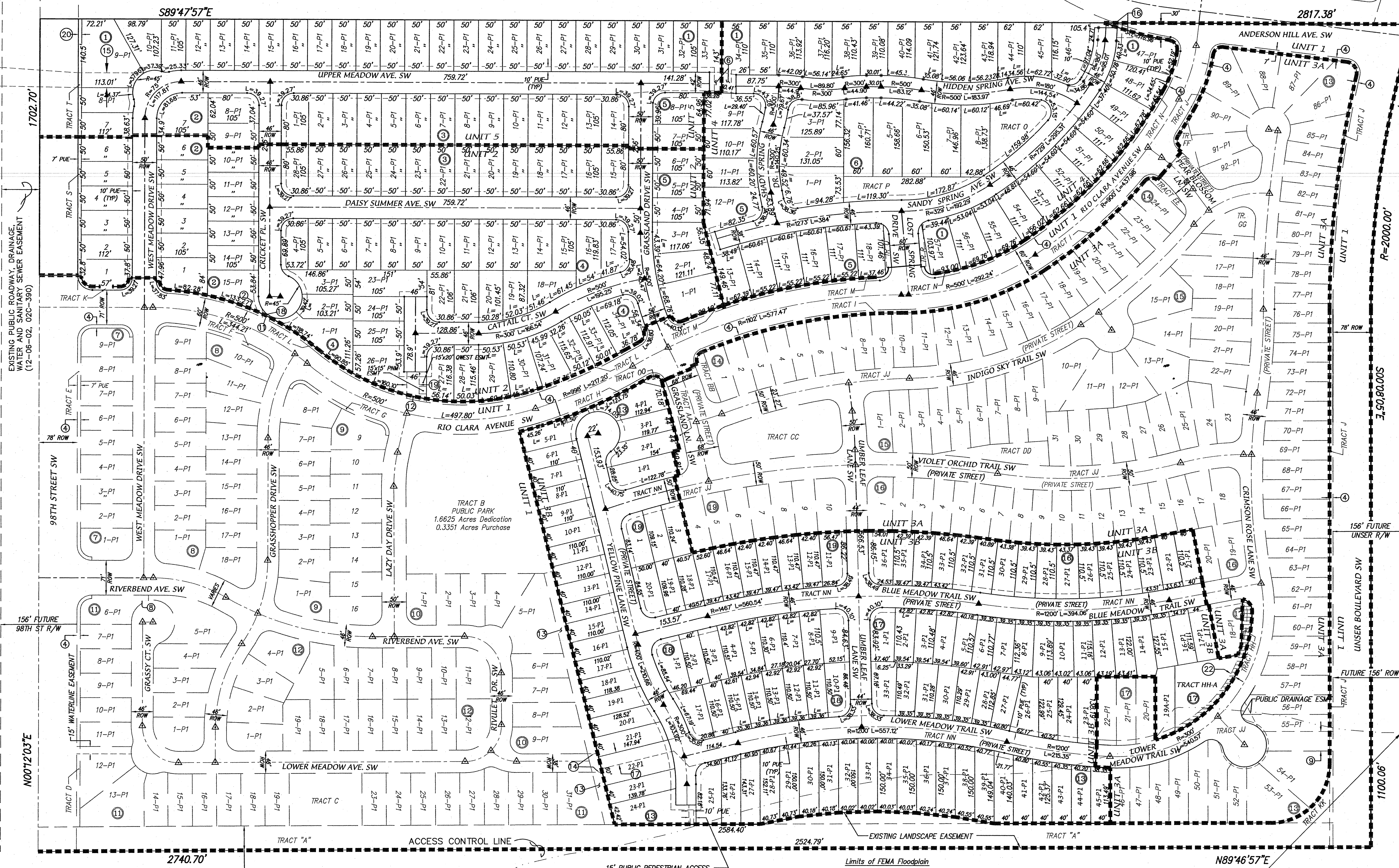


TRACT A
LANDS OF SALAZAR FAMILY TRUST
SALAZAR CUATRO TRUST
JSJ INVESTMENT COMPANY AND FALBA HANNET
(07-23-03, 03C-223)

LEGEND

- 1 LOT NUMBER
- 11 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- △ EXISTING CENTER LINE MONUMENT
- RIGHT-OF-WAY
- UNIT LINE
- UNIT 2 UNIT NUMBER

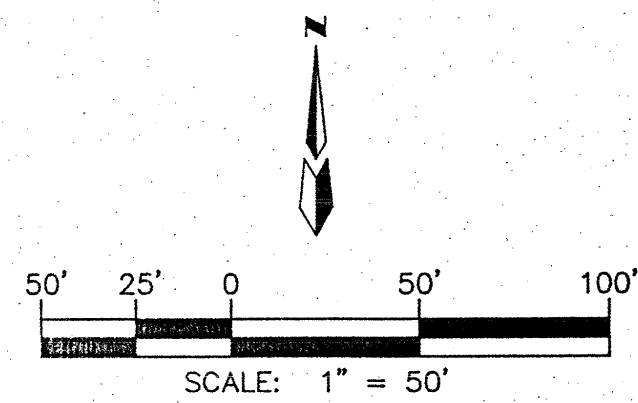
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EASEMENTS

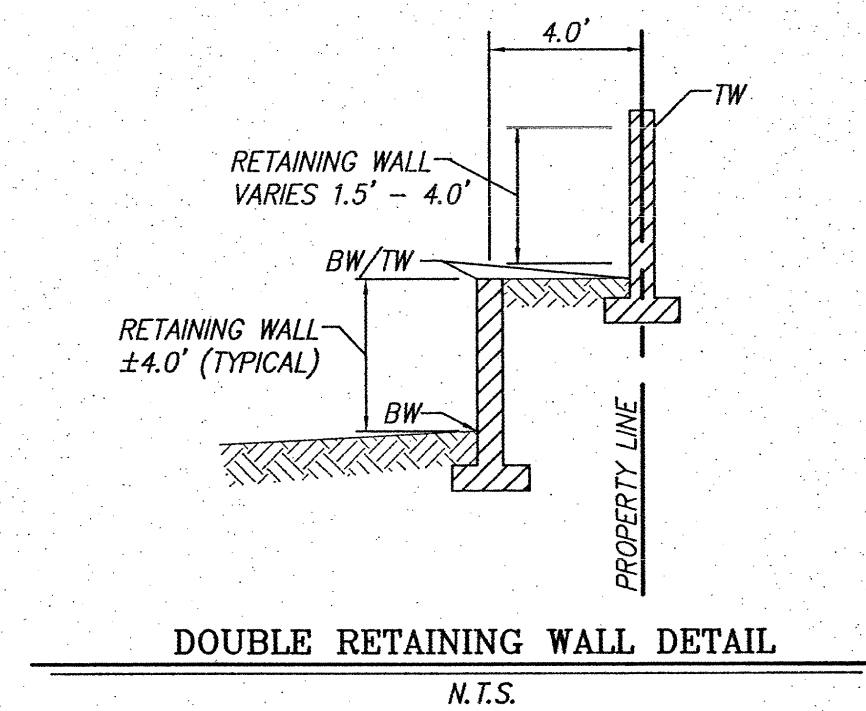
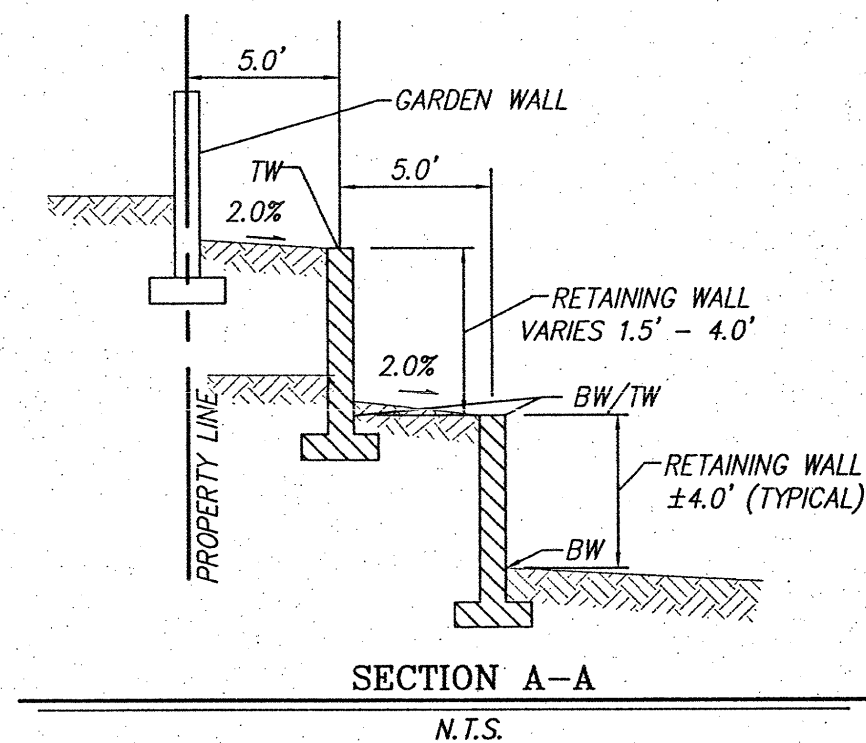
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- 14 PROPOSED 38' PUBLIC WATERLINE, SANITARY SEWER AND SANITARY EASEMENT (WITH UNIT 1 PLATTING)
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- 16 EXISTING PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT (01-09-04, 04C-9)
- 17 EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- 18 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- 19 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
- 20 7' LANDSCAPE EASEMENT AND 7' PUE GRANTED WITH THIS PLAT
- 21 EXISTING 60' PUBLIC ROADWAY, DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- 22 EXISTING CLEAR SIGHT EASEMENT (HATCHED AREA) - NO OBSTRUCTION (LANDSCAPING BETWEEN THE HEIGHT OF 3.0' TO 7.0') (08-25-04, 04C-256)

ALDRICH LAND
SURVEYING
P.O. BOX 30701, ALBU, N.M. 87190
505-884-1990

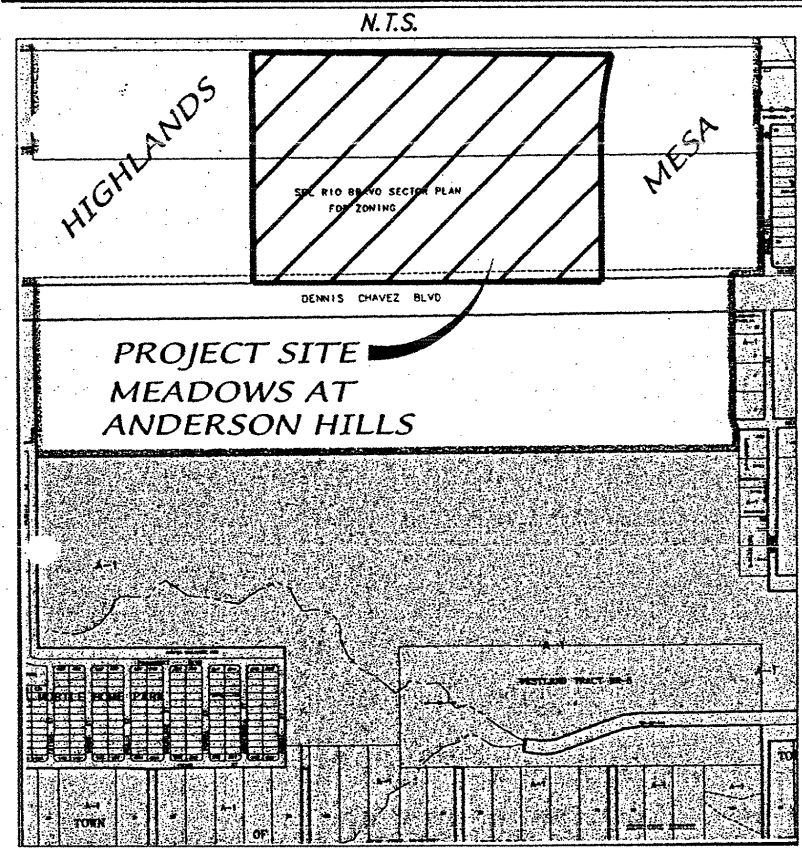


NOTES

1. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE ENTIRE SITE.

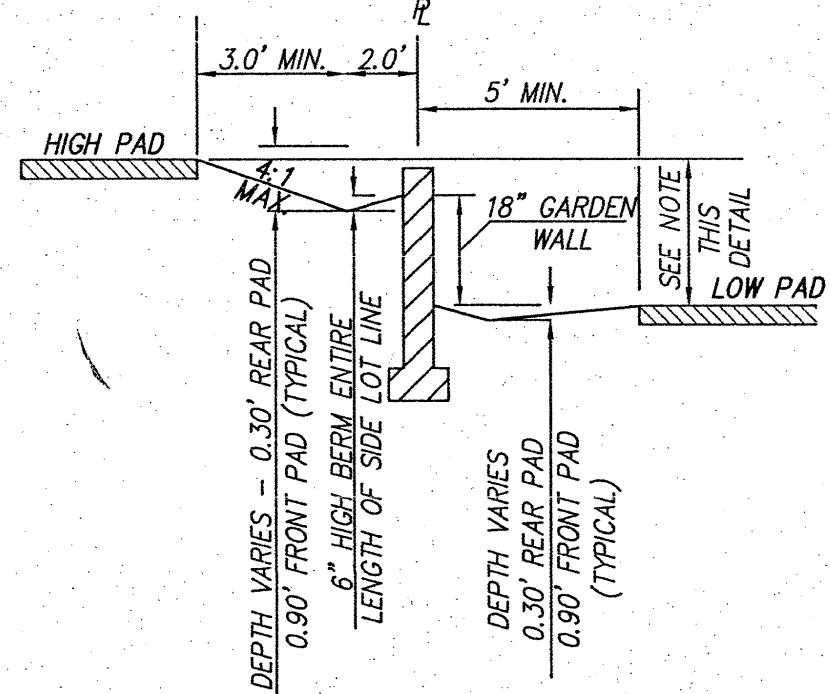


VICINITY MAP



LEGEND

- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED SPOT ELEVATION/FLOWLINE ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FINISHED PAD ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- EXISTING PAVEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- EXISTING CHANNEL



*PAD TO PAD < 1.5'; SECTION B-B
CONSTRUCT GARDEN WALL

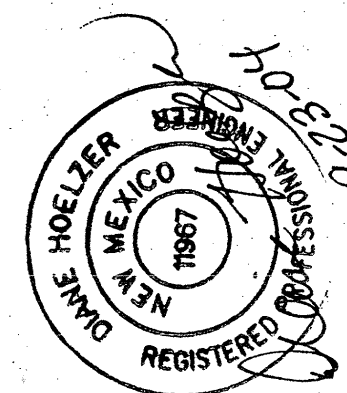
*PAD TO PAD > 1.5'; SECTION B-B
CONSTRUCT RETAINING WALL

SIDEYARD DETAIL

N.T.S.

APPROVED ROUGH GRADING $\pm 18"$ CITY HYDROLOGY DATE

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
STATION	DATE	BY	NO.	STATION	DATE	BY	NO.	NO.	DATE	BY	NO.	NO.	DATE	BY	NO.
STATION "2-P10" IS LOCATED 4.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), CO. N. ON COORS 0.1 MI. TO FLORA VISTA AND GO WEST ON FLORA VISTA 0.5 MI. TO CONDERSHIRE THEN GO S. ON CONDERSHIRE 0.4 MI. TO A POINT APPROX. 50 FT. W. OF THE STATION. STATION MARK IS AN ACS 3 1/4" ALUM. CAP STAMPED "2-P10, 1987 RIVETED TO A PIPE PROJECTING 0.25 FT ABOVE THE GROUND. X=53941.13, Y=1464349.24 (NAD 27) Z=4991 (NGVD 29).	DATE	BY	NO.	DATE	BY	NO.	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CONTRACTOR: Sundants	DATE	BY	NO.	CONTRACTOR: Sundants	DATE	BY	NO.	CONTRACTOR: Sundants	DATE	BY	NO.	CONTRACTOR: Sundants	DATE	BY	NO.
INSPECTOR: Sundants	DATE	BY	NO.	INSPECTOR: Sundants	DATE	BY	NO.	INSPECTOR: Sundants	DATE	BY	NO.	INSPECTOR: Sundants	DATE	BY	NO.
FIELD VERIFICATION: Sundants	DATE	BY	NO.	FIELD VERIFICATION: Sundants	DATE	BY	NO.	FIELD VERIFICATION: Sundants	DATE	BY	NO.	FIELD VERIFICATION: Sundants	DATE	BY	NO.
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE



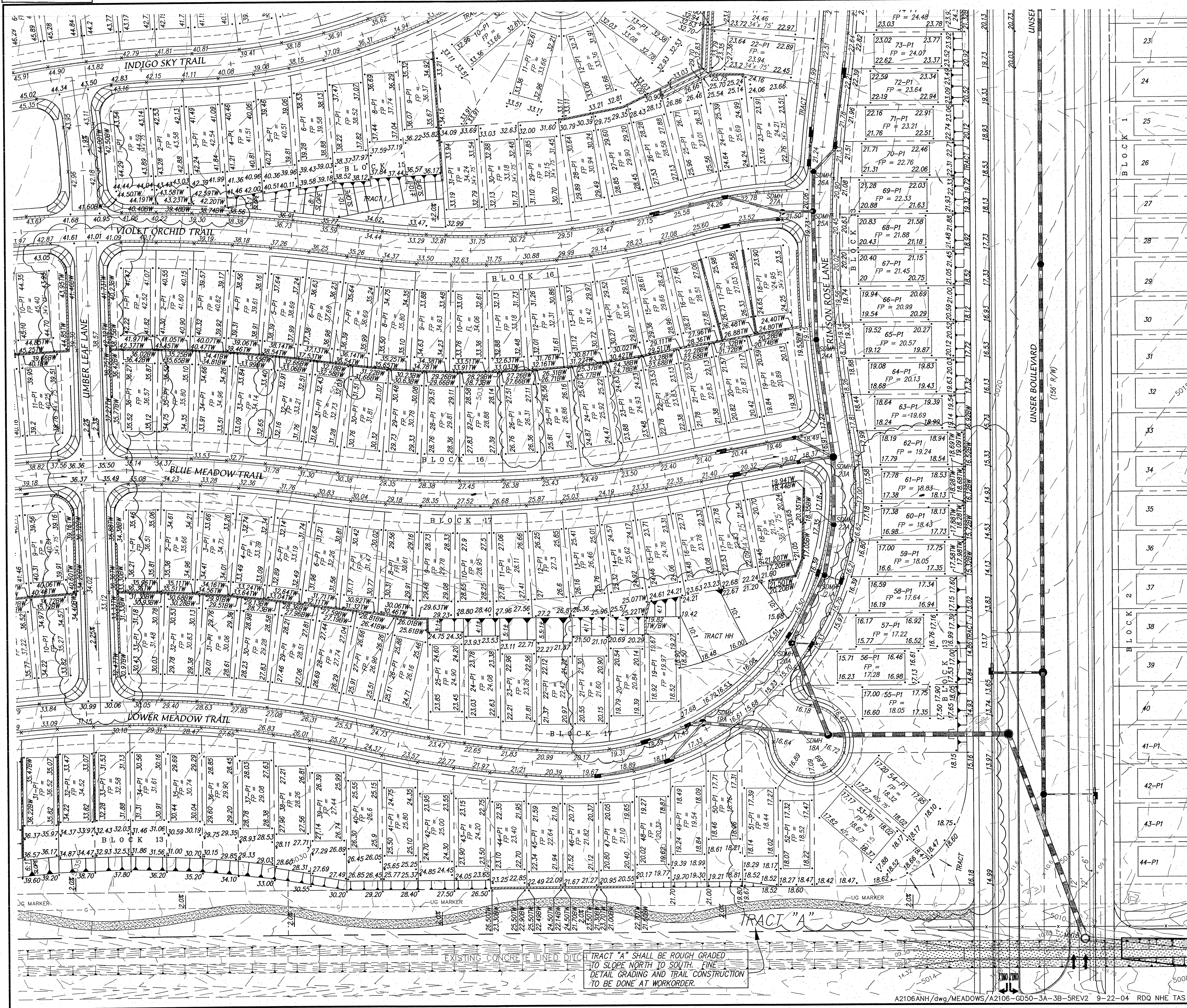
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
BLOSSOM RIDGE PHASE 2
MEADOWS AT ANDERSON HILLS
UNITS 3A, 3B & 4
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

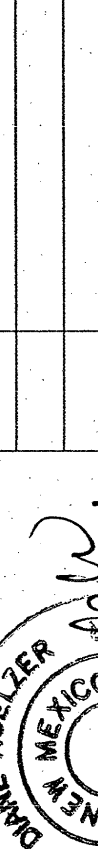
DESIGNED BY DLH DATE 1/03
DRAWN BY NHE DATE 1/03
CHECKED BY DMG DATE 1/03

Grading Plan (1 of 3) CPN 679585 Sheet 4 of 15



NOTES

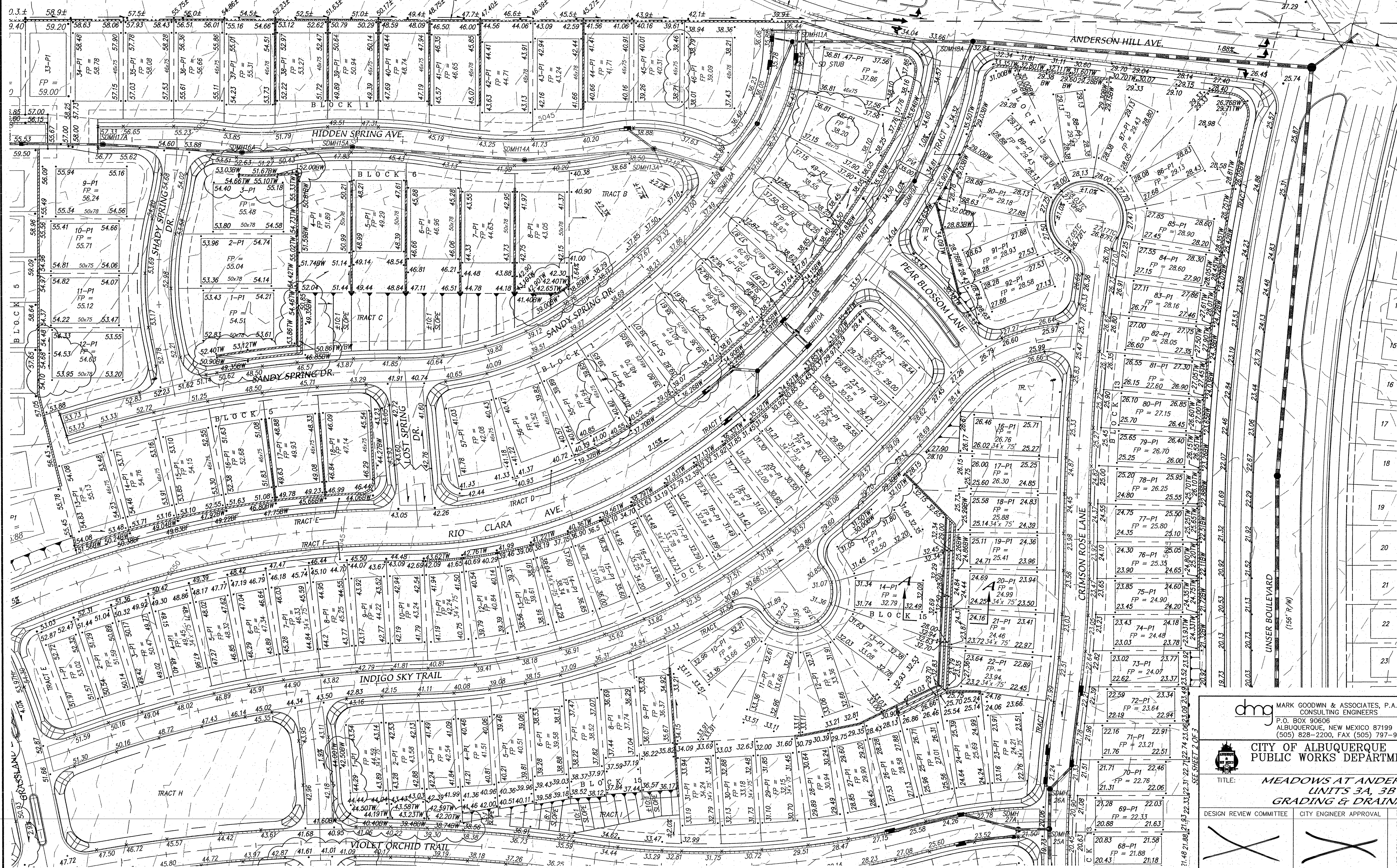
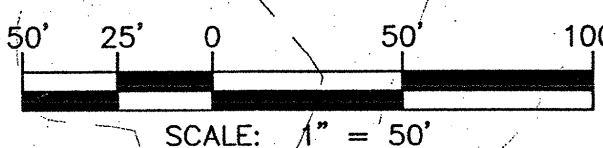
1. SEE SIDE YARD GRADING DETAIL SHEET 3.
2. SEE DOUBLE RETAINING WALL DETAIL SHEET 3.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		CONTRACTOR		DATE	
		NO.	BY	INSPECTED BY	DATE	WORK ACCEPTED BY	DATE
				STATION "2-P10" IS LOCATED 4.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COOPS AND DENIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), 60 N. ON GOORS 0.1 MI. TO FLORA VISTA AND 60 WEST ON FLORA VISTA 0.5 MI. TO CONDERSHIRE, THEN GO S. ON CONDERSHIRE 0.4 MI. TO A POINT APPROX. 50 FT. W. OF THE STATION. STATION MARK IS AN ACS 3 1/4" ALUM CAP STAMPED "2-P10, 1987" RIVETED TO A PIPE PROJECTING 0.25 FT ABOVE THE GROUND. X=55841.13, Y=1461349.24 (NAD 27) Z=4991 (NGVD 29).		SUNDANCE	
NO. DATE		REMARKS		DRAWINGS CORRECTED BY		DATE	
		DESIGN		DRAWINGS CORRECTED BY		DATE	
DESIGNED BY		DATE		DRAWINGS CORRECTED BY		DATE	
DRAWN BY		DATE		DRAWINGS CORRECTED BY		DATE	
CHECKED BY		DATE		DRAWINGS CORRECTED BY		DATE	

NOTES

1. FOR SECTION A-A SEE SHEET 3.

18" RCP + TEMP. PIPE FOR UNDEVELOPED FLOW ONLY. FUTURE OFFSITE DEVELOPMENT WILL REDIRECT DRAINAGE NORTH TO THE AMOLE AND THIS PIPE WILL BE ABANDONED.



AS BUILT INFORMATION

CONTRACTOR	Sundaram
DATE	1/05
STATION	2-101
DATE	1/05
BY	AS
DATE	1/05
REVISIONS	
NO.	DATE

SURVEY INFORMATION

FIELD NOTES	DATE	BY
NO.		

ENGINEER'S SEAL

NO.	DATE
1	1/03
2	1/03
3	1/03

REVISIONS

NO.	DATE	REMARKS
1	1/03	
2	1/03	
3	1/03	

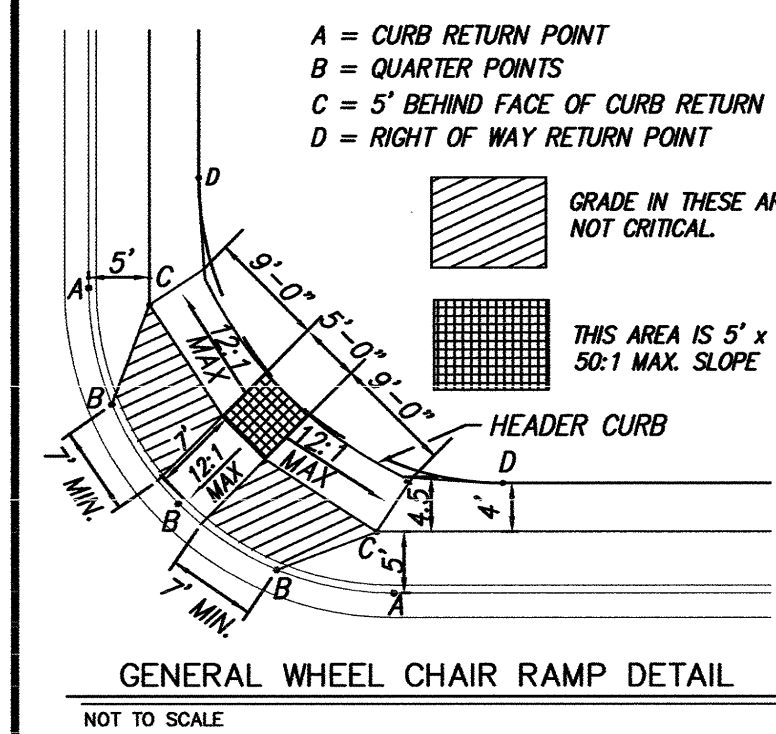
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **MEADOWS AT ANDERSON HILLS**
UNITS 3A, 3B & 4
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

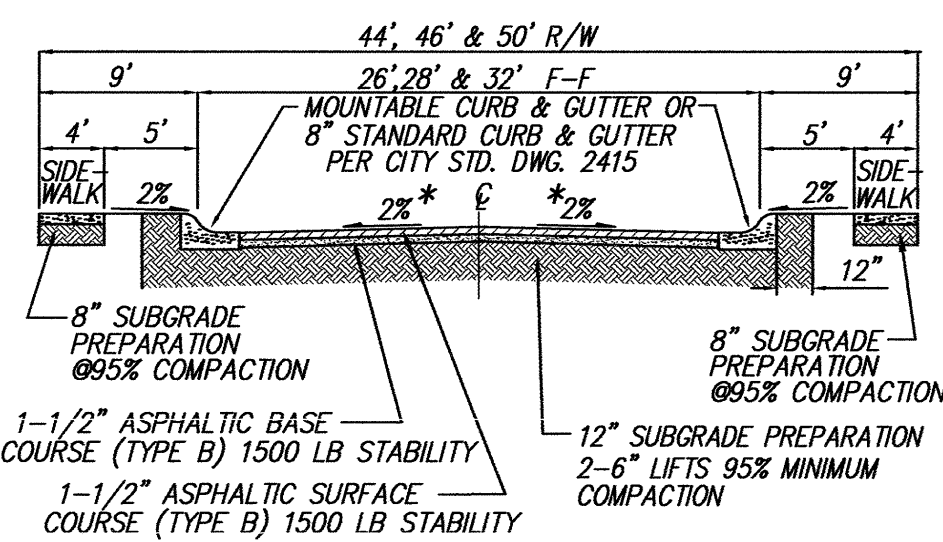
MO./DAY/YR. MO./DAY/YR.

Grading Plan (3 of 3) CPN 679585 Sheet 6 of 15



1. ALL 4' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT KNUCKLES AND 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420 AT ALL INTERSECTIONS AND ALL 10' VALLEY GUTTERS PER COA STANDARD DRAWING 2422.
2. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
3. ALL HANDICAP RAMPS TO BE PER DETAIL THIS SHEET UNLESS OTHERWISE NOTED.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10' PER COA STANDARD DRAWING 2418.
5. TRANSITION SECTION FROM FULL CROWN TO CROWN TO BE A MINIMUM OF 50'; PER CITY OF ALBUQUERQUE STANDARD DRAWING 2401.
6. ALL SIDEWALKS PER COA STANDARD DRAWING 2430.
7. SOIL NOT HAVING A MINIMUM R-VALUE OF 50 WHERE INDICATED ON SECTIONS OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH A SUITABLE MATERIAL OR PAVED. THIS SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.
8. U/I-DIRECTIONAL CURB ACCESS RAMP PER C.O.A. STD. DWG. 2426.

	NEW MOUNTABLE CURB AND GUTTER		PROPOSED WHEEL CHAIR RAMP (THIS PROJECT)
	FUTURE MOUNTABLE CURB AND GUTTER		LOT LINE
	NEW STANDARD CURB AND GUTTER		RIGHT-OF-WAY LINE
	FUTURE STANDARD CURB AND GUTTER		CENTERLINE
	EXISTING WALL		CROWN TRANSITION SEE NOTE 5
	SIDEWALK THIS PROJECT PER COA STD DWG 2430		DENNIS CHAVEZ BOULEVARD SW EXISTING PAVEMENT
	DEFERRED SIDEWALK		
	NEW STORM DRAIN INLET		
	PROPOSED STREETLIGHT LOCATION		



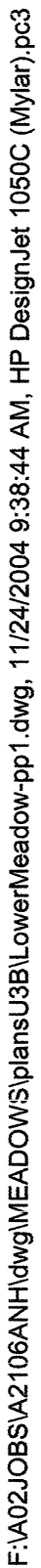
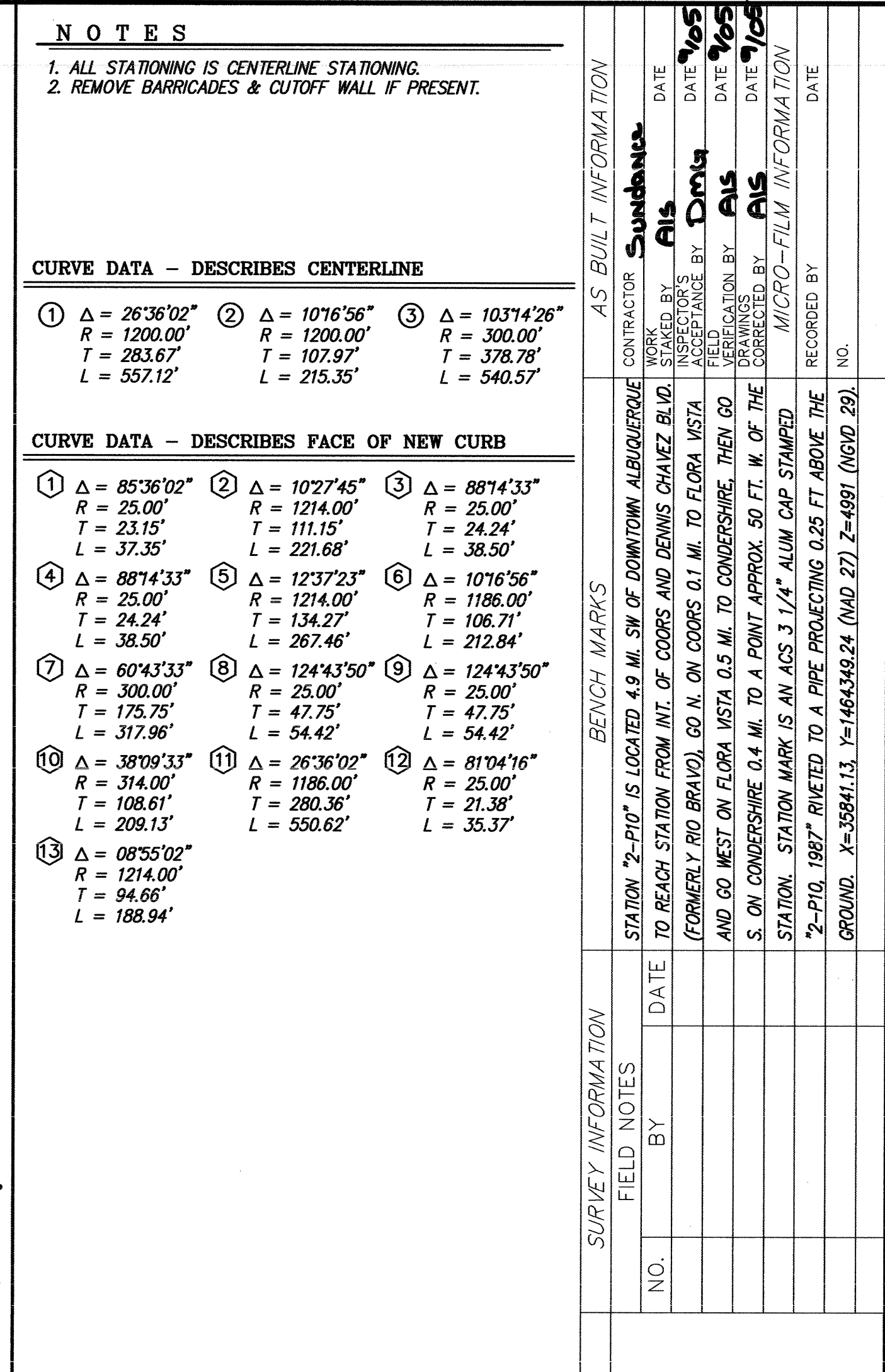
*CROWNED SECTION UNLESS OTHERWISE NOTED.

26', 28' & 32' RESIDENTIAL STREET SECTION
NOT TO SCALE

NOTE: RESIDENTIAL STREET SE
COA STD DWG 2405

A2106ANH/dwq/MEADOWS/plansU3B/MEAD3B-mpav.dwg 11-24-04 TAS

	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS		NO. _____ DATE _____	DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____												
	P.O. BOX 93066 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539															
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT <i>BLOSSOM RIDGE PHASE 2</i> TITLE: <i>MEADOWS AT ANDERSON HILLS - UNIT 3B</i> MASTER PAVING PLAN																
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	LAST DESIGN UPDATE													
APPROVE JAN 14 2005 DESIGN REVIEW COMMITTEE		APPROVED FEB 25 2005 CITY ENGINEER	<table><thead><tr><th>MO./DAY/YR.</th><th>MO./DAY/YR.</th></tr></thead><tbody><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></tbody></table>		MO./DAY/YR.	MO./DAY/YR.										
MO./DAY/YR.	MO./DAY/YR.															
CITY PROJECT NO. <i>679585</i>		ZONE MAP NO. <i>P-9</i>		SHEET <i>7</i> OF <i>15</i>												

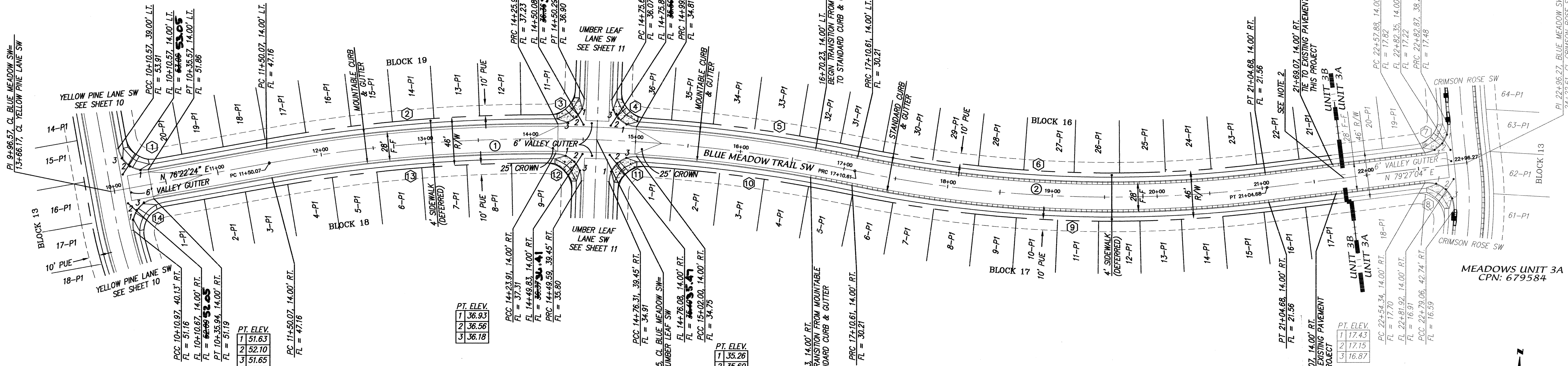


SCANNED
BY *PLA*

CURVE DATA - DESCRIBES CENTERLINE

- ① $\Delta = 21'53.34"$
 $R = 1467.00'$
 $T = 283.73'$
 $L = 560.54'$
- ② $\Delta = 18'48.54"$
 $R = 1200.00'$
 $T = 198.82'$
 $L = 394.06'$

PT. ELEV.
1 52.37
2 52.89
3 53.40



CURVE DATA - DESCRIBES FACE OF NEW CURB

- ① $\Delta = 90'00.00"$
 $R = 25.00'$
 $T = 25.00'$
 $L = 39.27'$
- ② $\Delta = 10'46.27"$
 $R = 1481.00'$
 $T = 139.66'$
 $L = 278.50'$
- ③ $\Delta = 88'33.15"$
 $R = 25.00'$
 $T = 24.38'$
 $L = 38.64'$
- ④ $\Delta = 88'33.15"$
 $R = 25.00'$
 $T = 24.38'$
 $L = 38.64'$
- ⑤ $\Delta = 81'37.37"$
 $R = 1481.00'$
 $T = 106.51'$
 $L = 212.65'$
- ⑥ $\Delta = 18'48.54"$
 $R = 1186.00'$
 $T = 196.50'$
 $L = 389.46'$
- ⑦ $\Delta = 88'11.46"$
 $R = 25.00'$
 $T = 24.23'$
 $L = 38.48'$
- ⑧ $\Delta = 98'35.37"$
 $R = 25.00'$
 $T = 29.06'$
 $L = 43.02'$
- ⑨ $\Delta = 18'48.54"$
 $R = 1214.00'$
 $T = 201.14'$
 $L = 398.66'$
- ⑩ $\Delta = 81'08.52"$
 $R = 1453.00'$
 $T = 103.49'$
 $L = 206.63'$
- ⑪ $\Delta = 91'31.29"$
 $R = 25.00'$
 $T = 25.67'$
 $L = 39.94'$
- ⑫ $\Delta = 91'31.29"$
 $R = 25.00'$
 $T = 25.67'$
 $L = 39.94'$
- ⑬ $\Delta = 10'41.43"$
 $R = 1453.00'$
 $T = 136.01'$
 $L = 271.23'$
- ⑭ $\Delta = 92'34.55"$
 $R = 25.00'$
 $T = 26.12'$
 $L = 40.40'$

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number 7719.

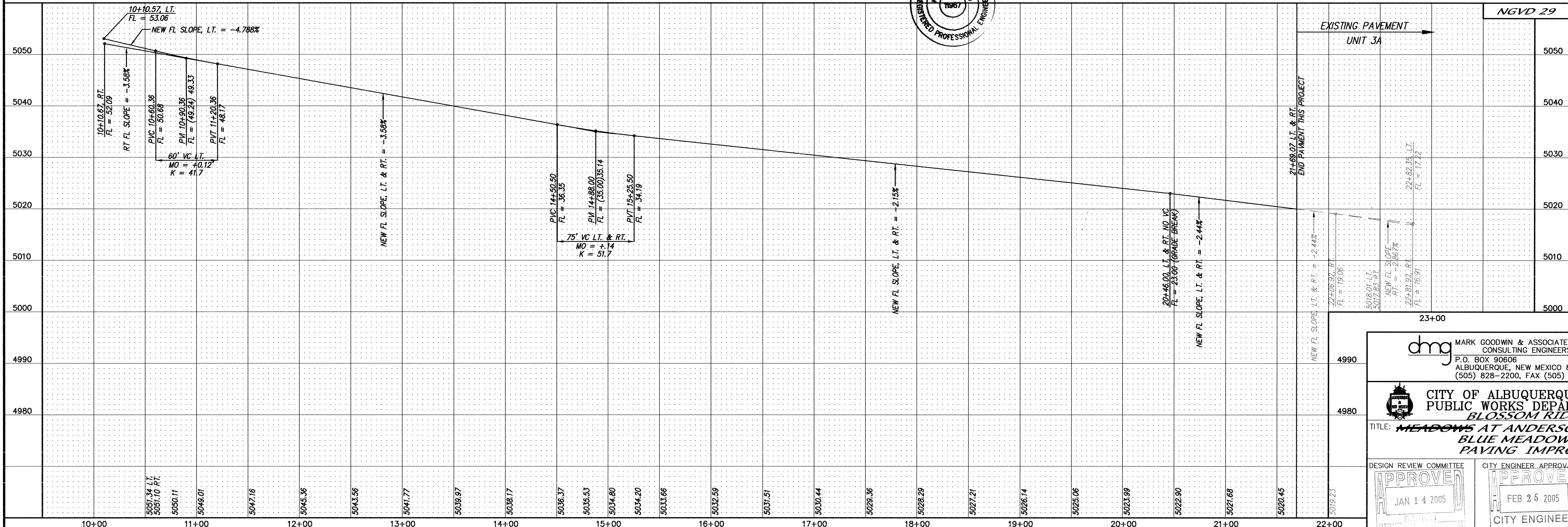
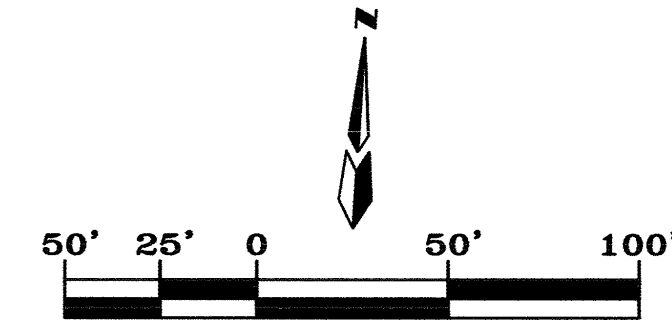
Diane Hoelzer
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11967

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. REMOVE BARRICADES & CUT OFF WALL IF PRESENT.

PT. ELEV.
1 17.44
2 17.40
3 17.61

PT. ELEV.
1 17.43
2 17.15
3 16.87



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
BLOSSOM RIDGE PHASE 2
MEADOWS AT ANDERSON HILLS - UNIT 3B
BLUE MEADOW TRAIL SW
PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE
APPROVED
JAN 14 2005

CITY ENGINEER APPROVAL
APPROVED
FEB 25 2005
CITY ENGINEER

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

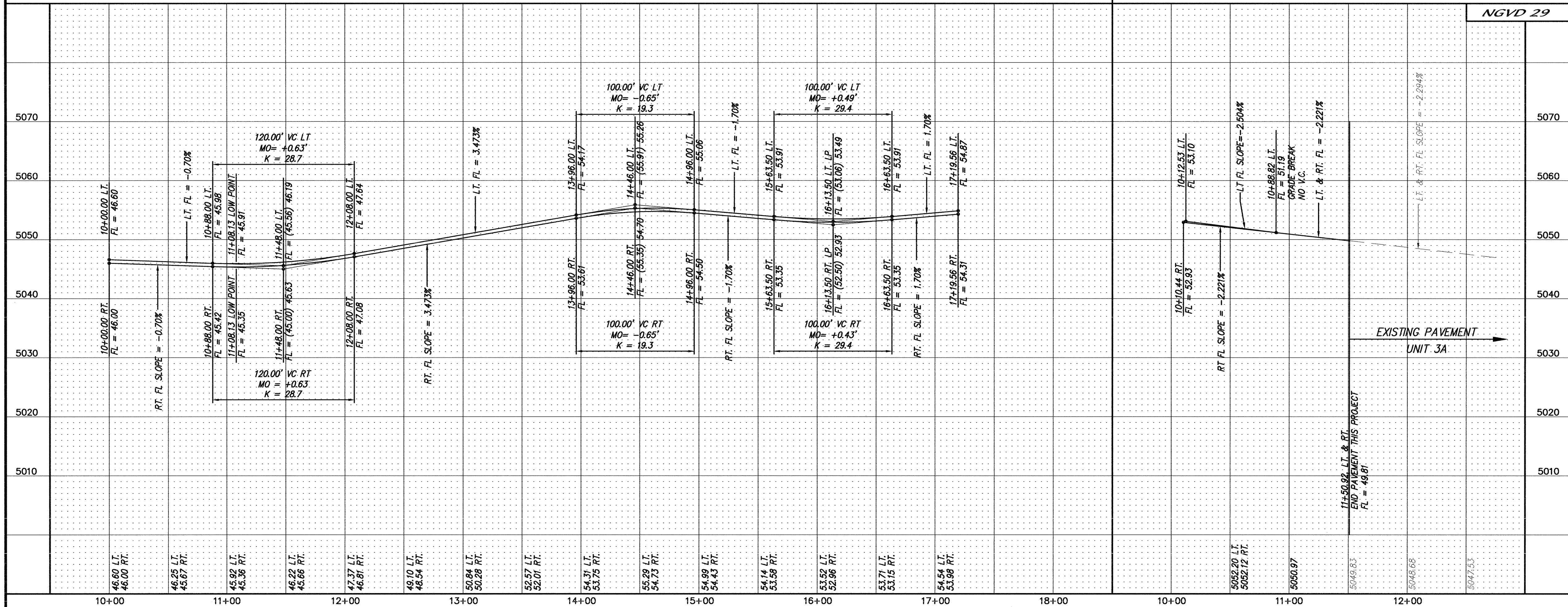
CITY PROJECT NO. **679585** ZONE MAP NO. **P-9** SHEET **9** OF **15**

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR	DATE
ACCEPTANCE BY	DATE
REVISIONS	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

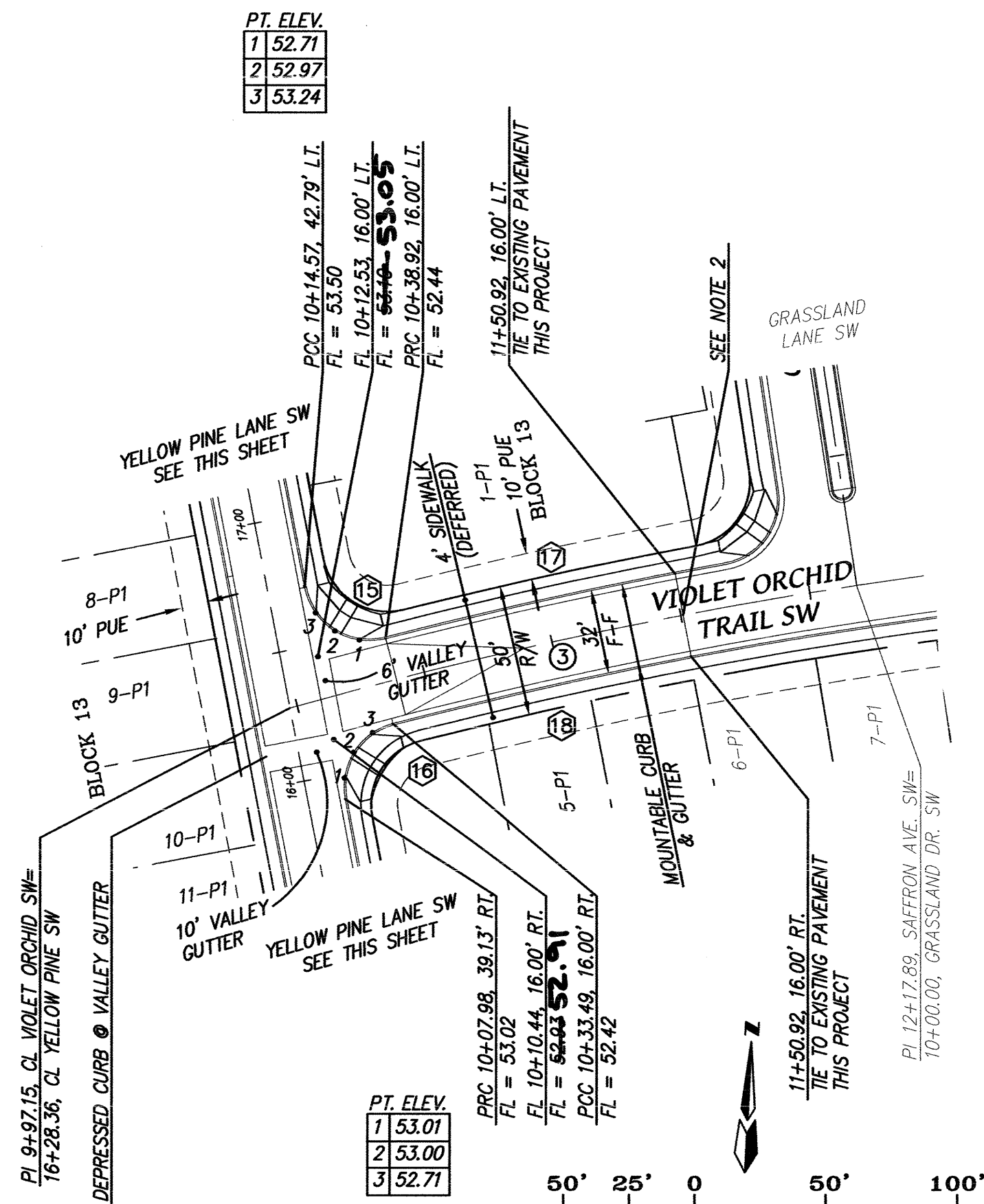
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

ENGINEER'S SEAL	
NO.	DATE
REMARKS	DATE
REVISIONS	DATE
DESIGN	DATE
DLH	DATE
NHE	DATE
DMG	DATE

SCANNED
BY: *227*



SCALE: 1" = 50'
YELLOW PINE LANE SW
STA. 8+92.51 TO STA. 17+17.06
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'



SCALE: 1" = 50'
VIOLET ORCHID TRAIL SW
STA. 10+00.00 TO STA. 11+50.92
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. REMOVE BARRICADES & CUT OFF WALL IF PRESENT.

CURVE DATA - DESCRIBES CENTERLINE

- | Curve | Δ | R | T | L |
|-------|-----------|----------|---------|---------|
| 1 | 32°42'04" | 300.00' | 88.01' | 171.22' |
| 2 | 19°17'31" | 400.00' | 67.99' | 134.68' |
| 3 | 26°52'29" | 1735.94' | 414.76' | 814.25' |

CURVE DATA - DESCRIBES FACE OF NEW CURB

- | Curve | Δ | R | T | L |
|-------|------------|----------|---------|-----------|
| 1 | 32°42'04" | 286.00' | 83.91' | 163.23' |
| 2 | 19°17'31" | 414.00' | 70.36' | 139.40' |
| 3 | 42°50'00" | 25.00' | 9.81' | 18.69' |
| 4 | 212°00'19" | 40.00' | 139.47' | 148.01' |
| 5 | 74°50'19" | 25.00' | 19.13' | 32.65' |
| 6 | 93°41'48" | 25.00' | 26.67' | 40.88' |
| 7 | 86°07'27" | 25.00' | 23.36' | 37.58' |
| 8 | 90°00'00" | 25.00' | 25.00' | 39.27' |
| 9 | 92°34'55" | 25.00' | 26.12' | 40.40' |
| 10 | 16°42'36" | 386.00' | 56.69' | 112.58' |
| 11 | 14°53'29" | 314.00' | 41.04' | 81.63' |
| 12 | 85°36'02" | 25.00' | 23.15' | 37.35' |
| 13 | 81°04'16" | 25.00' | 12.13' | 24.24' |
| 14 | 04°28'49" | 310.00' | 31.00' | 93°41'48" |
| 15 | 93°41'48" | 25.00' | 26.67' | 40.88' |
| 16 | 86°07'27" | 25.00' | 23.36' | 37.58' |
| 17 | 41°39'36" | 1752.00' | 68.18' | 132.30' |
| 18 | 14°48'40" | 1720.00' | 223.56' | 444.63' |

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Diane Hoelzer, NMPE 11987, of the firm, Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify that I have reviewed the plans and specifications for the project described herein and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and is not a warranty or representation of the quality of the work or the accuracy of the information provided by the client. My N.M.P.E. number is 11119.
Diane Hoelzer NMPE 11987
11-24-11

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

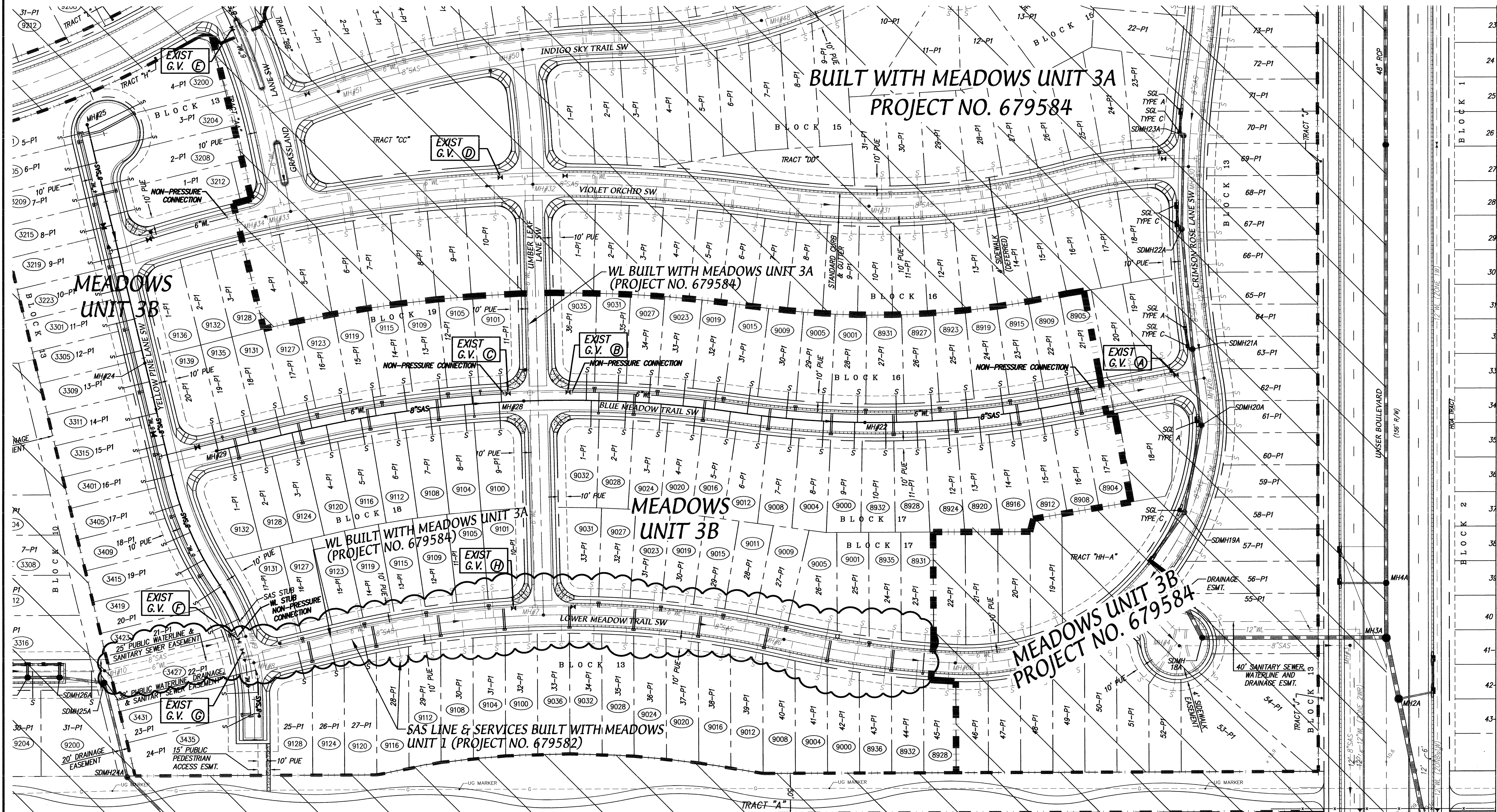
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
BLOSSOM RIDGE PHASE 2
TITLE: **MEADOWS AT ANDERSON HILLS - UNIT 3B**
YELLOW PINE SW / VIOLET ORCHID SW
PAVING IMPROVMENTS

DESIGN REVIEW COMMITTEE
APPROVED
JAN 14 2005

CITY ENGINEER APPROVAL
APPROVED
FEB 25 2005
CITY ENGINEER

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

CITY PROJECT NO. **679585** ZONE MAP NO. **P-9** SHEET **10** OF **15**

[illegible]

LEGEND

- | | | | |
|---|----------------------------------|---|---------------------------------|
|  | NEW MOUNTABLE CURB AND GUTTER |  | PROPOSED SANITARY SEWER LINE |
|  | FUTURE MOUNTABLE CURB AND GUTTER |  | PROPOSED SANITARY SEWER MANHOLE |
|  | NEW STANDARD CURB AND GUTTER |  | PROPOSED WATERLINE |
|  | FUTURE STANDARD CURB AND GUTTER |  | PROPOSED WATERLINE CROSS |
|  | LOT LINE |  | PROPOSED WATERLINE TEE |
|  | RIGHT-OF-WAY LINE |  | PROPOSED WATERLINE REDUCER |
|  | CENTERLINE |  | PROPOSED WATERLINE CAP |
|  | DRIVEWAY |  | PROPOSED WATERLINE BEND |
|  | STORM DRAIN INLET THIS PROJECT |  | PROPOSED FIRE HYDRANT |
|  | EXISTING STORM DRAIN INLET |  | PROPOSED GATE VALVE |
|  | PROPOSED STORM DRAIN LINE |  | PROPOSED ADDRESS |
|  | PROPOSED STORM DRAIN MANHOLE |  | PROPOSED STREETLIGHT LOCATION |

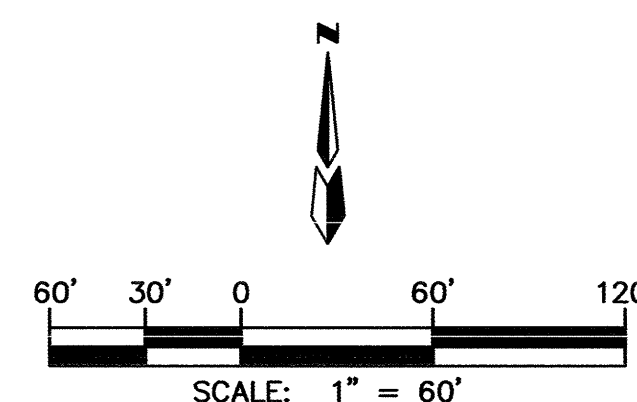
MEADOWS UNIT 3B WATER SHUT OFF PLAN

1. CONTRACTOR WILL CONTACT WATER SYSTEMS 857-2000, SEVEN (7) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. CLOSE GATE VALVES A, B, C, D, E, F, G & H TO CONNECT TO EXISTING WATERLINE.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE #1967, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City of Albuquerque. I am certifying that each of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on the basis of me or personnel under my direction, and such information provided by A.L.S. Inc. NMPS number 7719.

Date: March 15/06 _____ NMPE 1967



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
BLOSSOM RIDGE PHASE 2
TITLE: ~~MEADOWS AT ANDERSON HILLS - UNIT 3B~~
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE

APPROVED

JAN 14 2005

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
FEB 25 2005
CITY ENGINEER

CITY PROJECT NO.

ZONE MAP NO.

	SHEET	OF
--	-------	----

SCANNED
BY *PLW*

