G:\PROJ\14020401\LDD\02-03\SHEET01.DWG

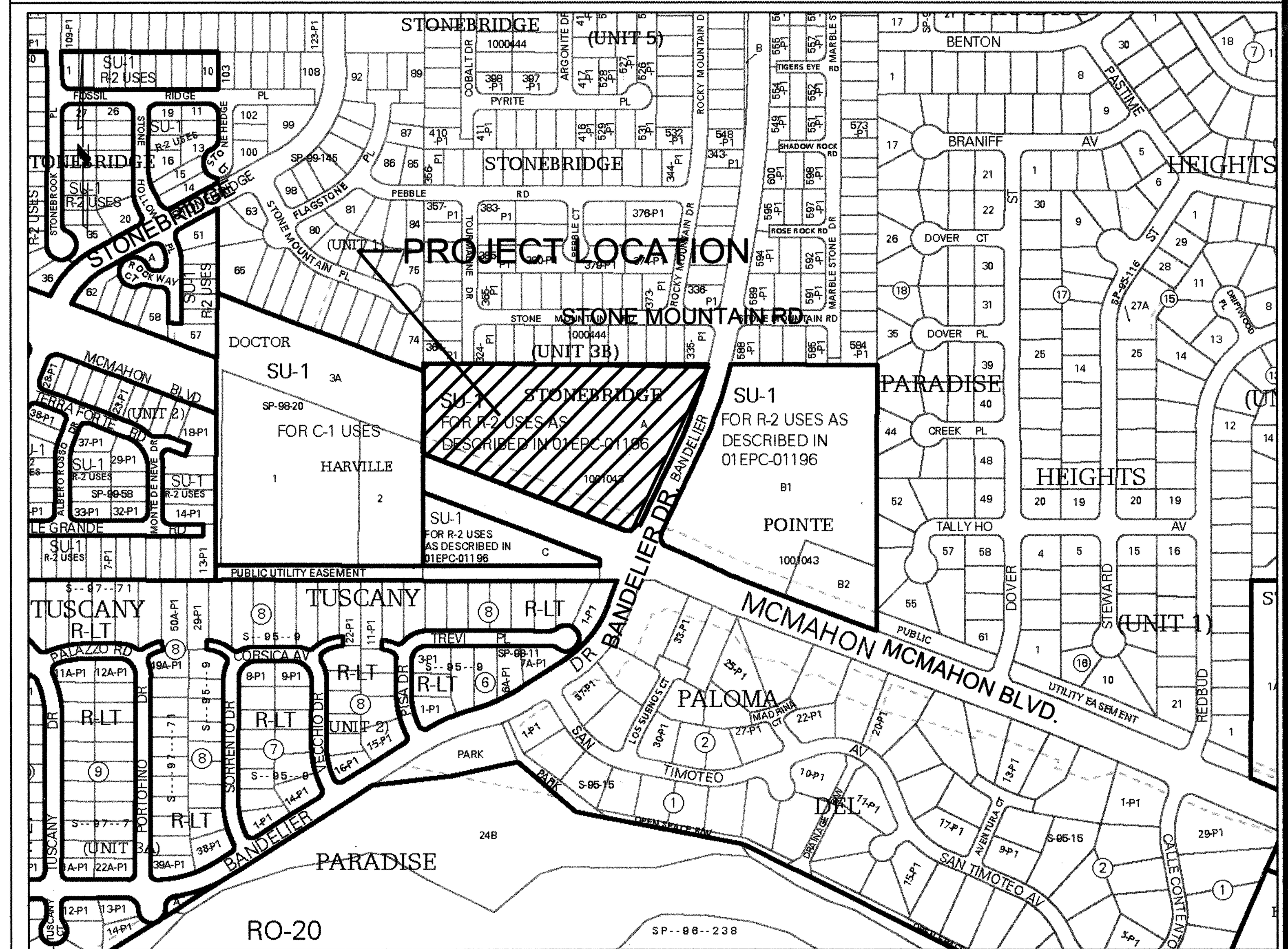
SCANNED BY PLANNING

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-7696.811-06

CONSTRUCTION PLANS
FOR
WEST BANDELIER
UTILITY IMPROVEMENTS AND
PRIVATE PAVING IMPROVEMENTS

VICINITY MAP

ZONE ATLAS A-12-Z



INDEX TO DRAWINGS

SHEET No.	TITLE
1	COVERSHEET
2	SITE PLAN
3	PLAT
4	G1 GRADING PLAN
5	G2 GRADING PLAN
6	G3 DRAINAGE SHEET
7	G4 WALL DIAGRAM
8	G5 RETAINING WALL DETAILS
9	MASTER PAVING PLAN
10	PROSPECTOR WAY PAVING IMPROVEMENTS STA: 10+20.19 TO STA: 21+32.52
11	PROSPECTOR WAY PAVING IMPROVEMENTS STA: 10+01.84 TO STA: 15+42.93
12	PAVING IMPROVEMENTS DETAILS SHEET
13	MASTER UTILITY PLAN
14	OFF-SITE UTILITY IMPROVEMENTS BANDELIER STA: 15+67.95 TO STONE MOUNTAIN RD STA: 10+62.21
15	PROSPECTOR WAY UTILITY IMPROVEMENTS STA: 10+00 TO STA: 20+85.00
16	PROSPECTOR WAY UTILITY IMPROVEMENTS STA: 10+00 TO STA: 16+51.49

ALBUQUERQUE NEW MEXICO 1706

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THE CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS REVISED THROUGH UPDATE #7.
2. 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
4. 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. THE CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS SHOWN IN THE PLANS.
6. 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.
7. THE CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY NEW MEXICO UTILITIES, INC. FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
8. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES OF ANY ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES REQUIRED DUE TO THE CONSTRUCTION OPERATIONS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR WORK. NO ADDITIONAL COSTS WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY CREWS.
9. 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.
10. 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 BECOME INFORMED 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 THE FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCE, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION OPERATIONS, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NEW MEXICO ONE CALL SYSTEMS, INC." PROCEDURES, OR OTHERWISE.
11. THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE STREET RIGHT-OF-WAY. OVERNIGHT PARKING OF THE CONTRACTOR'S EQUIPMENT SHALL NOT OBSTRUCT ACCESS ROADS OR TRAFFIC LANES.
12. THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
13. THE 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 ENSURE THE PRESERVATION OF THE SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MARKERS 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, THE CONTRACTOR SHALL, AT HIS EXPENSE ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT BUSINESSES, PROPERTIES, ALLEYS AND CROSS ROADS DURING CONSTRUCTION.
15. ALL BORROW AND SURFACING MATERIALS SHALL BE OBTAINED FROM CITY APPROVED COMMERCIAL SOURCES.
16. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
17. CONTRACTOR SHALL COORDINATE WITH NEW MEXICO UTILITIES, INC. (898-2661) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY NEW MEXICO UTILITIES PERSONNEL ONLY. CONTRACTOR SHALL CONTACT NEW MEXICO UTILITIES, INC. SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
18. WATER AND SEWER CONSTRUCTION SHALL MEET NEW MEXICO UTILITIES, INC. (898-2661) SPECIFICATIONS

GENERAL PROJECT NOTE

1. ALL STREETS ARE PRIVATE
2. STOP SIGNS SHALL BE PLACED AS SHOWN ON PLANS WITH STREET NAME SIGNS PER MUTCD(LATEST EDITION)

SUGGESTED CONSTRUCTION SEQUENCE

1. CONSTRUCT OFF-SITE SAS AND EXTEND WATER TO WITHIN PROJECT SITE
2. GRADE SITE
3. CONSTRUCT ON-SITE UTILITIES
4. CONSTRUCT ON-SITE PAVING

TRAFFIC LUMINARE RELOCATION

CONTRACTOR TO COORDINATE STREET LUMINARE RELOCATION WITH PNM.

TRAFFIC NOTES

1. THE CONTRACTOR SHALL RESTRICT THE LANE CLOSURES TO BETWEEN THE HOURS OF 9:00am AND 3:00pm.
2. THE CONTRACTOR SHALL HAVE ONE LANE OPEN IN EACH DIRECTION ON MCMAHON BLVD. AT ALL TIMES.
3. IF THE CONTRACTOR MUST MAINTAIN A LANE CLOSED TO TRAFFIC AT THE END OF THE EXPECTED WORK SHIFT DUE TO A SAFETY CONCERN, THEN THE CONTRACTOR MUST CONTINUOUSLY WORK ON A 24-HOUR PER DAY BASIS UNTIL ALL LANES ARE OPENED TO TRAFFIC.
4. THE CONTRACTOR SHALL ACCOMPLISH AS MUCH WORK AS POSSIBLE PRIOR TO STARTING CONSTRUCTION OPERATIONS THAT WILL AFFECT TRAFFIC. THE CONTRACTOR SHALL PROVIDE A LISTING OF SUCH WORK TO THE CITY PROJECT MANAGER AND ENGINEER FOR APPROVAL PRIOR TO STARTING CONSTRUCTION OPERATIONS.
5. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OPEN IN BOTH DIRECTION AT ALL TIMES.
6. THE CONTRACTOR SHALL RELOCATE ALL UTILITIES ALONG THE NORTH END OF BANDELIER BLVD. PRIOR TO REMOVING ANY CURB AND GUTTER ON BANDELIER BLVD.

UTILITY COMPANIES

PUBLIC SERVICE COMPANY OF NEW MEXICO (GAS SERVICES & GAS LINES) – 241-7771 – (JOE DUNLOP)
PUBLIC SERVICE COMPANY OF NM (ELECTRICAL SERVICES & ELECTRIC LINES) – 241-3581 – (JIM HALL)
Qwest/US WEST (TELEPHONE SERVICES) – 245-8706 – (DAVID MULLER)
AT&T (TELEPHONE SERVICES) – 842-2911 – (DAVID CROWEL)
MCI WORLDCOM (TELEPHONE SERVICES) – 346-4470 – (ANDY DARNELL)
CITY NET TELECOMMUNICATIONS (TELEPHONE SERVICES) – 328-0848 – (MONICO SALGADO)
COMCAST (CABLE TELEVISION) – 761-6235 (RITA ERICKSON)
TIME WARNER TELECOM (CABLE TELEVISION) – 938-7339 (ROYAL HARRISON)
NEW MEXICO UTILITIES INC. – 898-2661 EXT. 48 (STEVE BATES)
CITY OF ALBUQUERQUE (UTILITY DEVELOPMENT) – 768-2729 – (NANCY MUSINSKI)
XSPEDIUS MANAGEMENT CO. – 998-2220 – (STEVE BENJAMIN)
McLEOD USA – 244-3161 – (RICK MUELLER)
OSO GRANDE TECHNOLOGIES, INC. – 345-6555 – (BUD LENSING)

APPROVED AS RECORD DRAWINGS DESIGN REVIEW SECTION CITY CONSTRUCTION ENGINEER DATE: 12.11.06

CERTIFICATE OF SUBSTANTIAL COMPLIANCE OF PLANS

I, SCOTT EDDINGS of the firm HUITT-ZOLLARS, 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 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 by direction and survey information provided by Dan Holmes NMPS 9243.

SCOTT A. EDDINGS NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER 12/9/06

DRB # 1001043

APPROVED BY NEW MEXICO UTILITIES INC.

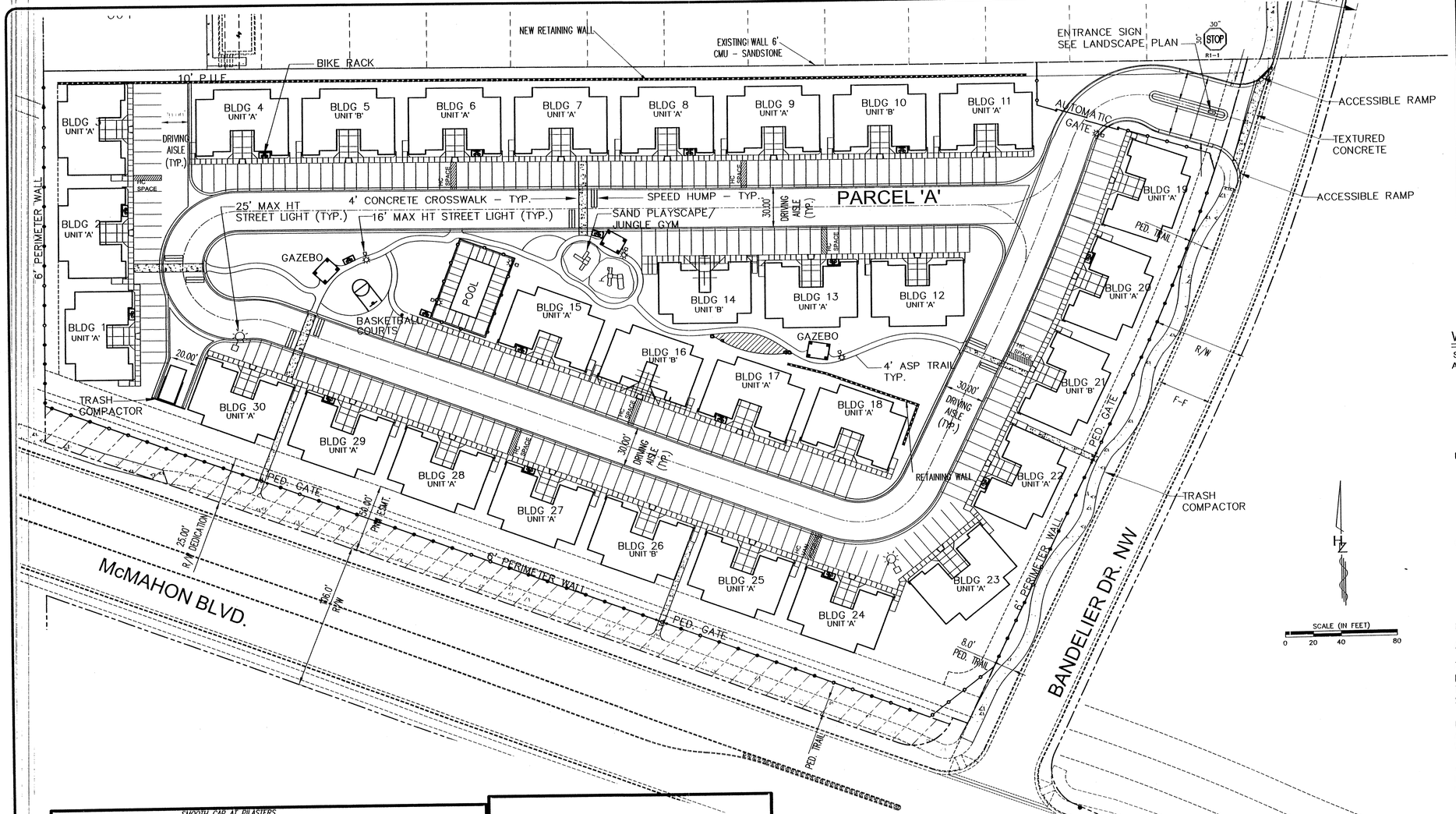
SIGNATURE DATE 12-10-05

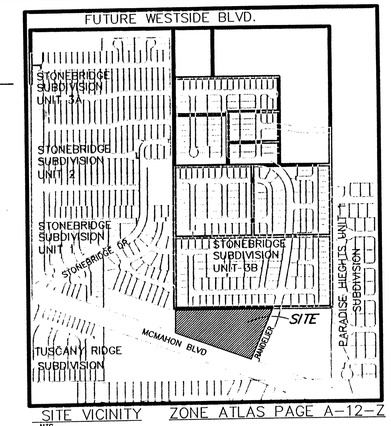
Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

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

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	* * * * * * * *
SCOTT A. EDDINGS NEW MEXICO 12856 REGISTERED PROFESSIONAL ENGINEER 11/8/05	DRC Chairman	[signature]	12-13-05	APPROVED FOR CONSTRUCTION
	Transportation	[signature]	11-18-05	
	Water/Wastewater	William J. Balch	11-18-05	
	Hydrology	Bradley L. Bingham	11/18/05	
	CIP			
	Constr. Mngmt.	James A. Lung	12/06/06	City Engineer Date
	Constr. Coord.	[signature]	12-13-05	
HUITT-ZOLLARS, INC. Consulting Engineers Date:	City Project No.	769681		Sheet 1 Of 16

SCANNED BY PLANNING





SITE VICINITY ZONE ATLAS PAGE A-12-Z
NTS

WEST BANDELIER

SITE PLAN FOR BUILDING PERMIT NOTES

A. SITE DATA:
1. **SITE**: PARCEL "A" = 7.1918 Acres
2. **ZONING**: PARCEL "A", SU-1 for R-2 ZONING.
3. **USE**: (PROPOSED USE IS RENTAL)
   PARCEL "A" = 24 Unit "A" and 6 Unit "B"
   Multi-Family Residential Units.
   Total Building Area = 1.8335 Acres
   Remaining Commons Area = 5.3583 Acres

B. SITE PLAN CONCEPT:
The concept developed for West Bandelier is to create a community that features pedestrian connectivity through provision of sidewalks and trails: a lively and colorful streetscape that features street trees (see Landscape Plan sheet 5); low level lighting front porches; as well as private commons areas.

C. PARKING DATA:
Parking space dimensions shall be 8.5 by 20 feet.
2 parking spaces per unit is requred.
240 required spaces 8.5 by 20 feet. (more provided)
6 total disabled parking spaces required. (6 provided)
2 of the 6 total disabled spaces must be van accessible.
1 bicycle space per two dwelling units. (more provided)

PROJECT NUMBER: 1001043

APPLICATION NUMBER: 04 EPC 00850 /05DRB-01182

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JUNE 16, 2005 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

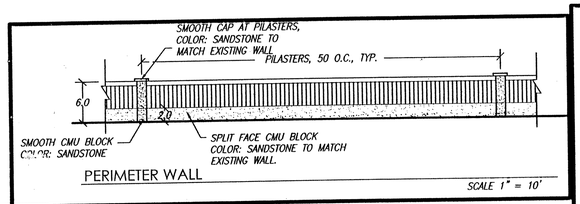
ANY REVISIONS OR CHANGES TO THE SITE DEVELOPMENT PLAN SHALL REQUIRE EPC REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO SUBDIVISION AND SITE DEVELOPMENT PLAN AMENDMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

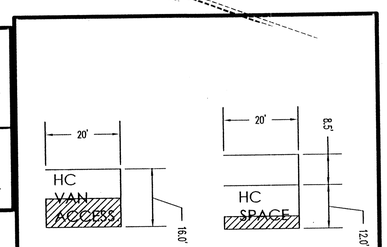
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Roger L Green	7-27-05
UTILITIES DEVELOPMENT	DATE
Christina Sandoval	7/27/05
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
N/A	
*ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
Michael C Holton	7/27/05
SOLID WASTE MANAGEMENT	DATE
[illegible signature]	7/27/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

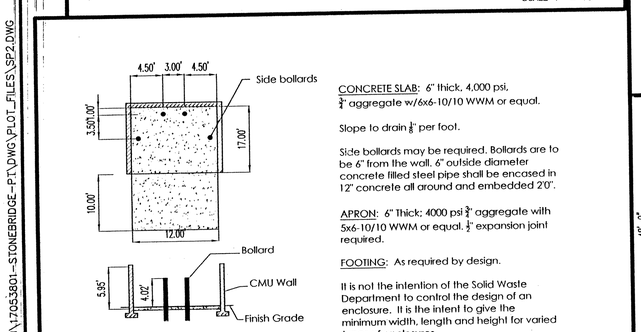
CONCEPTUAL SITE PLAN FOR WEST BANDELIER



PERIMETER WALL
SCALE 1" = 10'



PARKING SPACES (TYP.)
NTS



CONCRETE SLAB: 6" thick, 4,000 psi, ¾" aggregate w/6x6-10/10 WWM or equal.

Slope to drain ⅛" per foot.

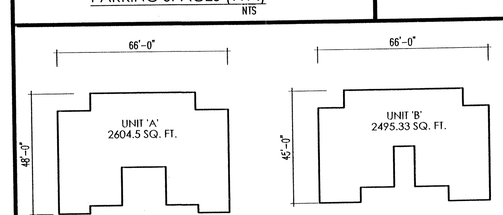
Side bollards may be required. Bollards are to be 6" from the wall. 6" outside diameter concrete filled steel pipe shall be encased in 12" concrete all around and embedded 20".

APRON: 6" Thick; 4000 psi ¾" aggregate with 5x6-10/10 WWM or equal. ½" expansion joint required.

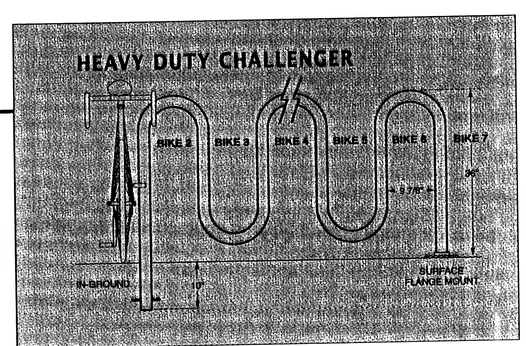
FOOTING: As required by design.

It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length and height for varied types of enclosures.

STANDARD COA REFUSE ENCLOSURE
NTS



BLDG FOOTPRINT (TYP.)
NTS



BIKE RACK
SCALE NTS

NO.	REVISION	DATE
1	1	1
1	1	1

Designed By: HUITT-ZOLLARS, Inc. Huitt-Zollars Rio Rancho 333 Rio Rancho Drive NE, Suite 101 Rio Rancho, New Mexico 87124 Phone (505) 892-0555 Fax (505) 892-3259

Designed For: KITTS DEVELOPMENT LLC

SITE PLAN

WEST BANDELIER
ALBUQUERQUE, NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER 12858 7/27/05

DATE: JULY 19, 2005
DRAWN: JT
DESIGNED: BH
CHECKED: SE
PROJ. NO.: 17-0538-01

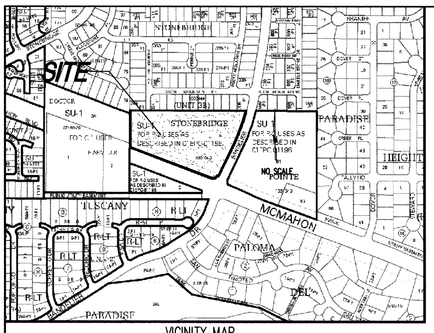
SHEET: 2

SHT 2 OF 16

G:\PROJ\17053801-STONEBRIDGE-PT1\DWG\PLOT_FILES\SP2.DWG

PARCELS A-1 AND A-2
A REPLAT OF PARCEL A-1
STONEBRIDGE POINTE
WITHIN PROJECTED SECTION 1
T. 11 N., R. 2 E., N. M. P. M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005

SCANNED BY PLANNING



VICINITY MAP
ZONE ATLAS A-12

SUBDIVISION DATA

DRB NO.	05DRB-01182	PLAT ACRES	7.1861
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	2	PARCEL ACRES	7.1861
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE AND DEDICATE PARCEL A-2 AS ADDITIONAL PUBLIC ROAD RIGHT-OF-WAY ALONG McMAHON BOULEVARD N.W. TO THE CITY OF ALBUQUERQUE. A FIVE (5) FOOT WIDE ROADWAY ACCESS EASEMENT IS BEING GRANTED ADJACENT TO PARCEL A-2 WITHIN PARCEL A-1 AS SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA =00°15'05". BASIS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN ACS "BLACK 2" AND ACS "3-C11" BEING S. 44°13'09" W. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR ACS "BLACK 2". DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
4. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET LINES UNLESS OTHERWISE INDICATED.
5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "BLACK 2" ELEVATION = 5213.93 LOCATED AT THE SOUTHWEST QUADRANT OF McMAHON BLVD AND GOLF COURSE ROAD.
6. ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
7. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. S.P. TALOS LOG NO. ~~2002442520~~

EASEMENTS

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

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM AND USWEST COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

02-12-03
stap.dwg

DESCRIPTION

A PARCEL OF LAND BEING ALL OF PARCEL A IN THE BULK LAND PLAT OF STONEBRIDGE POINTE WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, IN THE CITY OF ALBUQUERQUE, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, RECORDED ON SEPTEMBER 3, 2003 IN VOL. 2003C, FOLIO 270, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID TRACT A-2, FROM WHICH THE CITY OF ALBUQUERQUE SURVEY CONTROL STATION M-5A BEARS N.84°29'47"E. 621.34 FEET;
THENCE N.00°00'30"E. 273.03 FEET ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL A;
THENCE N.89°57'04"E. 537.46 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL A;
THENCE N.89°53'37"E. 323.65 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL A TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS N.75°09'21"W.;
THENCE 269.13 FEET SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°33'16", A RADIUS OF 1,461.00 FEET AND A CHORD OF 268.75 FEET ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL A, A RADIAL LINE FROM THE END OF SAID CURVE BEARS N.64°36'05"W.;
THENCE S.25°19'35"W. 258.57 FEET ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL A;
THENCE N.70°25'57"W. 11.63 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS N.89°32'39"W.;
THENCE 47.07 FEET SOUTHWESTERLY ON THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°53'47", A RADIUS OF 30.00 FEET AND A CHORD OF 42.39 FEET;
THENCE N.69°38'53"W. 649.02 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.1861 ACRES, MORE OR LESS, PARCELS A-1 AND A-2.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED 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 PARCEL "A-2" AS PUBLIC RIGHT-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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD LEGAL TITLE TO PROPERTY BEING REPLATTED HEREON.

West Bandelier, LLC

Thomas Joseph, Managing Member

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY JAMES R. ACHEN, MANAGING MEMBER OF MCMAHON EQUITIES LTD, CO. SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

UPC # _____

UPC # _____

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

PROJECT NO. 1001043
APPLICATION NO. 05DRB-01182

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE

CITY APPROVAL AND CONDITIONAL ACCEPTANCE

BY SIGNATURE OF THE DEVELOPMENT REVIEW BOARD MEMBER OR THEIR REPRESENTATIVE AND AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NM

CITY PLANNER, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243 DATE

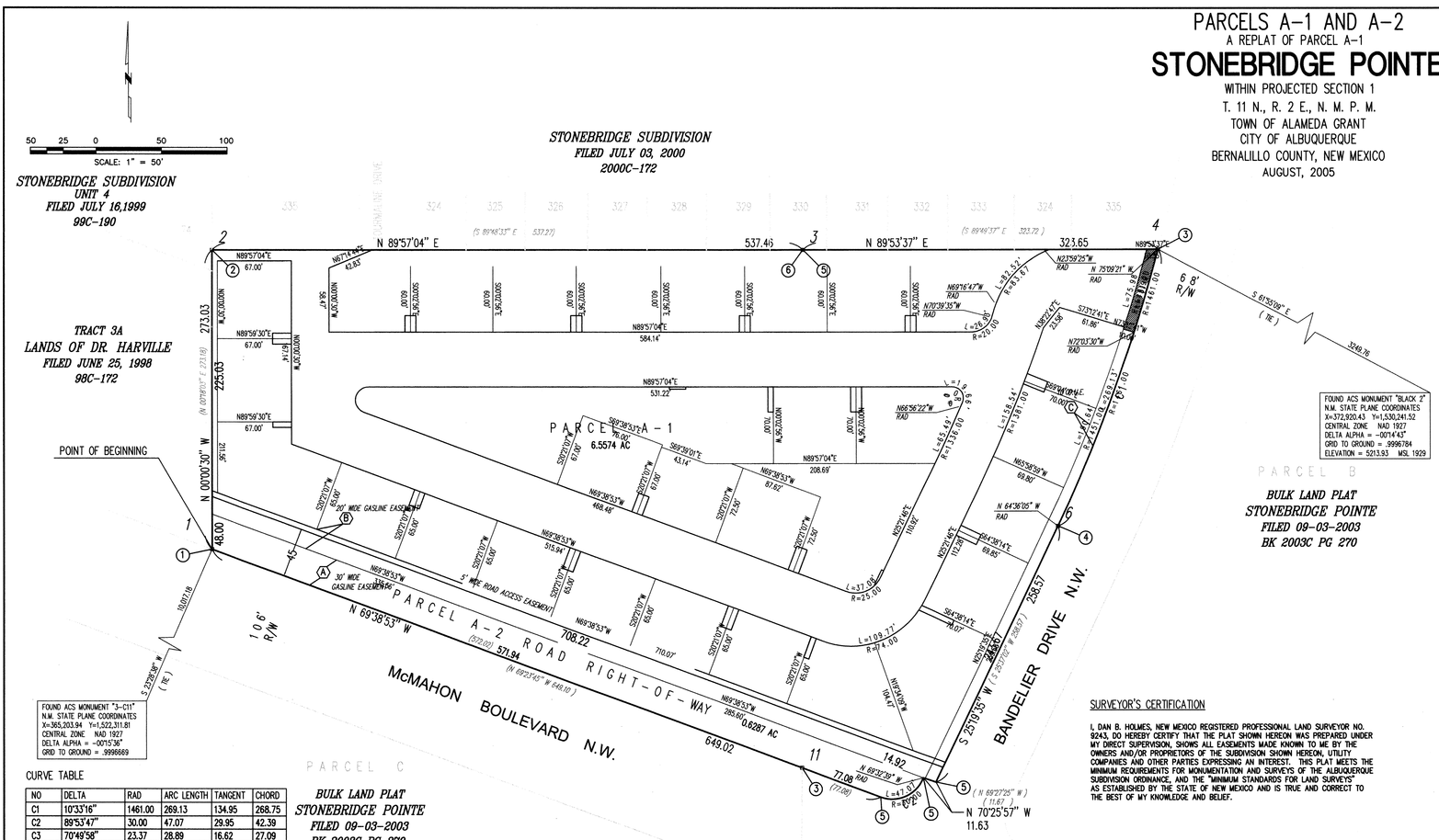
DAN B. HOLMES NEW MEXICO 9243 REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SHEET 1 OF 2

PARCELS A-1 AND A-2
A REPLAT OF PARCEL A-1
STONEBRIDGE POINTE
WITHIN PROJECTED SECTION 1
T. 11 N., R. 2 E., N. M. P. M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2005



CURVE TABLE

NO	DELTA	RAD	ARC LENGTH	TANGENT	CHORD
C1	10°33'16"	1461.00	269.13	134.95	268.75
C2	89°53'47"	30.00	47.07	29.95	42.39
C3	70°46'58"	23.37	28.89	16.62	27.09
C4	45°17'22"	85.67	67.72	35.74	65.97
C5	112°52'14"	13.37	26.34	20.15	22.28
C6	06°49'11"	1383.63	164.69	82.44	164.59
C7	84°50'13"	76.63	113.67	70.20	103.53
C8	186°44'39"	18.37	56.87	311.77	36.68
C9	27°09'30"	66.63	31.58	16.09	31.29
C10	84°59'13"	28.37	42.08	25.99	38.33
C11	02°33'27"	1335.37	59.61	29.81	59.60
C12	03°05'52"	461.00	78.99	39.50	78.98
C13	07°27'25"	461.00	190.14	95.21	190.01

EXISTING EASEMENTS OF RECORD

(A) Existing thirty (30) foot wide gasline easement recorded on March 7, 1961 in Book D485, Page 409 and bulk land plat referenced hereon.
(B) Existing twenty (20) foot wide Souther Union Gas Co. easement recorded on August 11, 1961, in Book D606, Page 525 and bulk land plat referenced hereon.
(C) Existing ten (10) foot wide public utility easement per bulk land plat referenced hereon.

NOTES: UNLESS OTHERWISE INDICATED

AC – ACRES
P.U.E. – PUBLIC UTILITY EASEMENT
RAD – RADIAL

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

All property corners are set with a 5/8" x 24" rebar with red or yellow cap stamped LS 9243

1. Found nail at edge of asphalt sidewalk
2. Found PK nail in top of block wall
3. Found rebar with red cap stamped LS 5978
4. Found No. 5 rebar bent north, reset.
5. Not found
6. Set concrete nail thru brass tag stamped LS 9243 in top of block wall

Attached brass tag stamped LS 9243 to found boundary points in Items 1, 2 and 5 with tie wire. Existing point found in Item 1 on lot line being deleted by this plat was not tagged.

LINE TABLE

NO	DIRECTION	DISTANCE
L1	N 38°02'47" E	14.89
L2	N 23°06'41" E	14.19

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243 DATE

CURVE TABLE (RECORD)

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD
C1	10°34'00"	1461.00	269.44	135.10	269.06
C2	89°55'36"	30.00	47.09	29.98	42.40

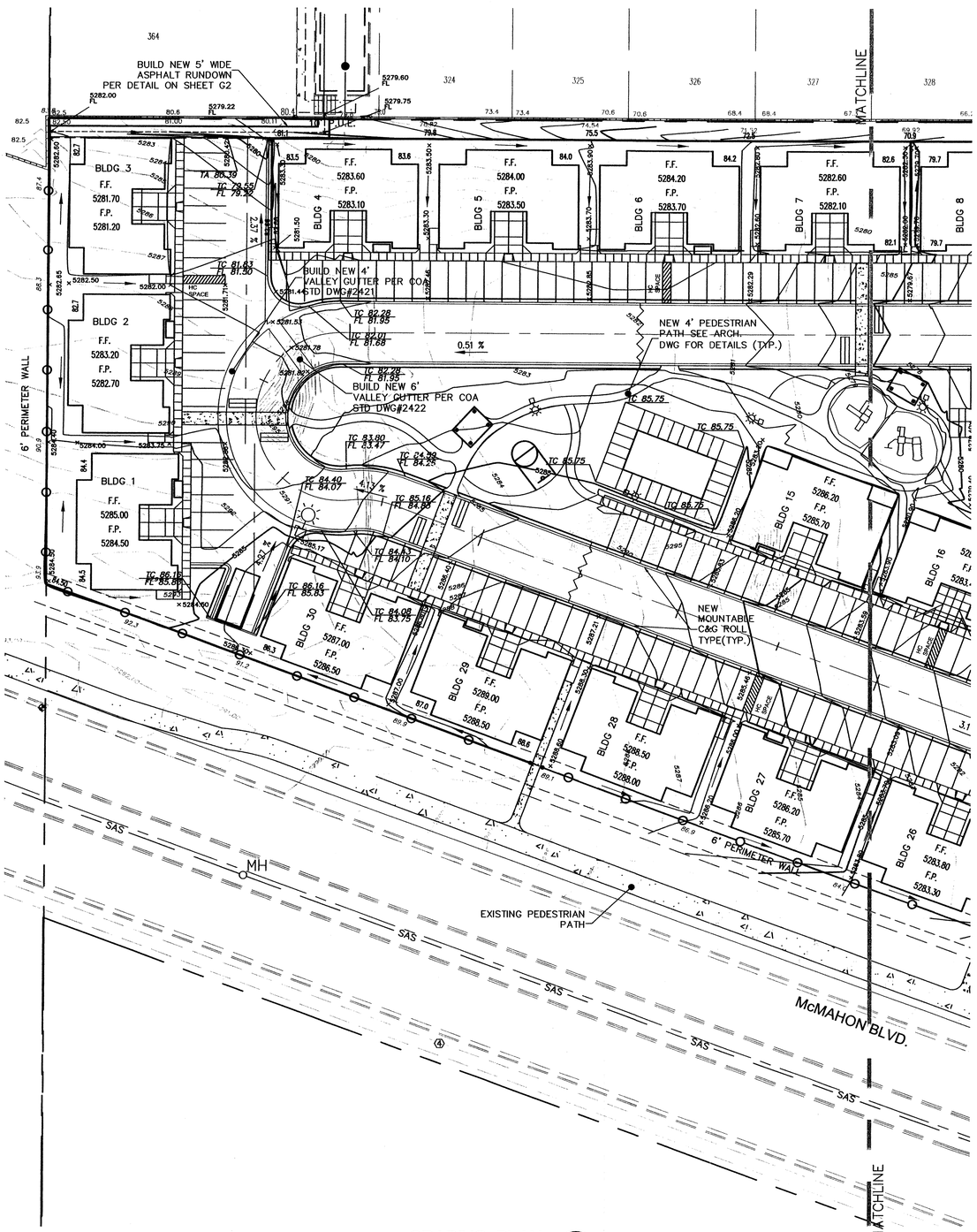
REVIEW COPY

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

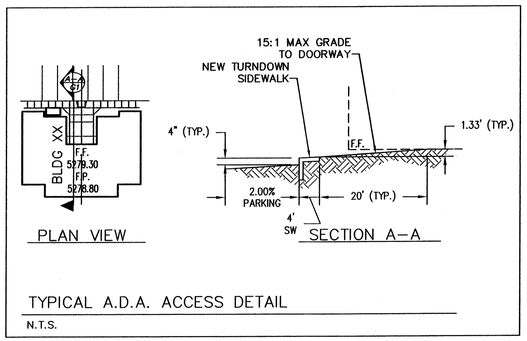
SHEET 2 OF 2

SHT. 3 OF 16

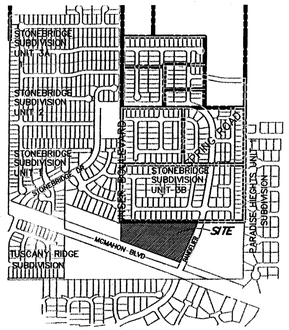
SCANNED BY PLANNING



GRADING PLAN (1)
SCALE: 1"=30'



TYPICAL A.D.A. ACCESS DETAIL
N.T.S.



SITE VICINITY REF. ZONE ATLAS PAGE A-12-Z
NTS

EXISTING CONDITIONS

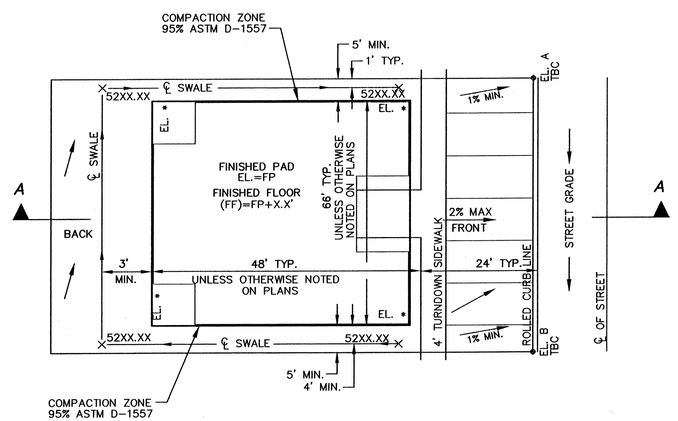
THE PROJECT SITE HAS BEEN ROUGH GRADED AND BMP'S ARE IN PLACE. THE SITE SLOPES FROM WEST TO EAST AND FROM SOUTH TO NORTH. THE SITE IS BOUND BY McMAHON BOULEVARD TO THE SOUTH, BY BANDELIER DRIVE TO THE EAST, AND RESIDENTIAL HOUSING TO THE NORTH. THE PROJECT SITE IS NOT WITHIN FEMA FLOODWAY ACCORDING TO PANEL 350002 0002 C DATED OCTOBER 14, 1983. THE PRE-DEVELOPED CONDITIONS ON THE SITE PRODUCE 9.41CFS WITH 100% TYPE 'A' LAND TREATMENT.

PROPOSED CONDITIONS

THE SITE SHALL ACCOMODATE 30 FOUR-PLEX CONDOMINIUMS. SITE ACCESS IS PROVIDED BY AN INTERNAL 30' WIDE ACCESS ROAD WITH ROLL CURB, AND PARKING IS PROVIDED PEREPENDICULAR TO THE LOOP ROAD AND FRONTS EACH BUILDING. A TURNDOWN SIDEWALK IS PROVIDED CONTIUOUSLY IN FRONT OF EACH BUILDING AND PARKING. THE GRADING PLAN WAS CREATED IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT "DRAINAGE STUDY FOR THE STONEBRIDGE SUBDIVISION PARCELS A & B" DATED NOVEMBER 16, 2004 WHICH ALLOWS FOR DIRECT DISCHARGE. THE SITE SHALL RELEASE 18.8 CFS ONTO MCMAHON VIA THE LOOP ROAD AND 3.74 CFS ONTO TOURMALINE VIA AN ASPHALT SWALE.

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	5108
PROPOSED SPOT ELEVATION **ADD 5400 TO ELEVATION	TC 01.75 FL 01.75
WATER BLOCK	
FLOW DIRECTION ARROW	
TOP OF CURB ELEVATION	TC
TOP OF CONCRETE	TOC
TOP OF ASPHALT	TA



* = Elev at top or bottom of adjacent retaining wall with reference to finish floor elevation

DRAIN TO STREET

PLAN VIEW
N.T.S.

TYPICAL PAD GRADING (A)
N.T.S.

FOR INFORMATION ONLY

GENERAL NOTES

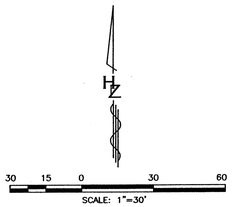
1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

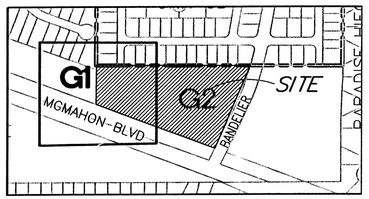
LEGAL DESCRIPTION

STONEBRIDGE SUBDIVISION PARCEL A
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
7.186 ACRES MORE OR LESS.

BENCHMARK

PROJECT BM: 60D NAIL W/ ALUMINUM DISK
ELEV: 5292.88 (NGVD29)
ACS MONUMENT "BLACK 2" (CENTRAL ZONE – NAD 27)
ELEV: 5213.926 (NGVD29)





GRADING SHEET INDEX

NO.	REVISION	DATE

Designed By: HUITT-ZOLLARS, Inc. 333 Rio Rancho Drive NE, Suite 101, Rio Rancho, New Mexico 87124, Phone (505) 892-5141, Fax (505) 892-3259

Designed For: THOM JOSEPH

GRADING PLAN

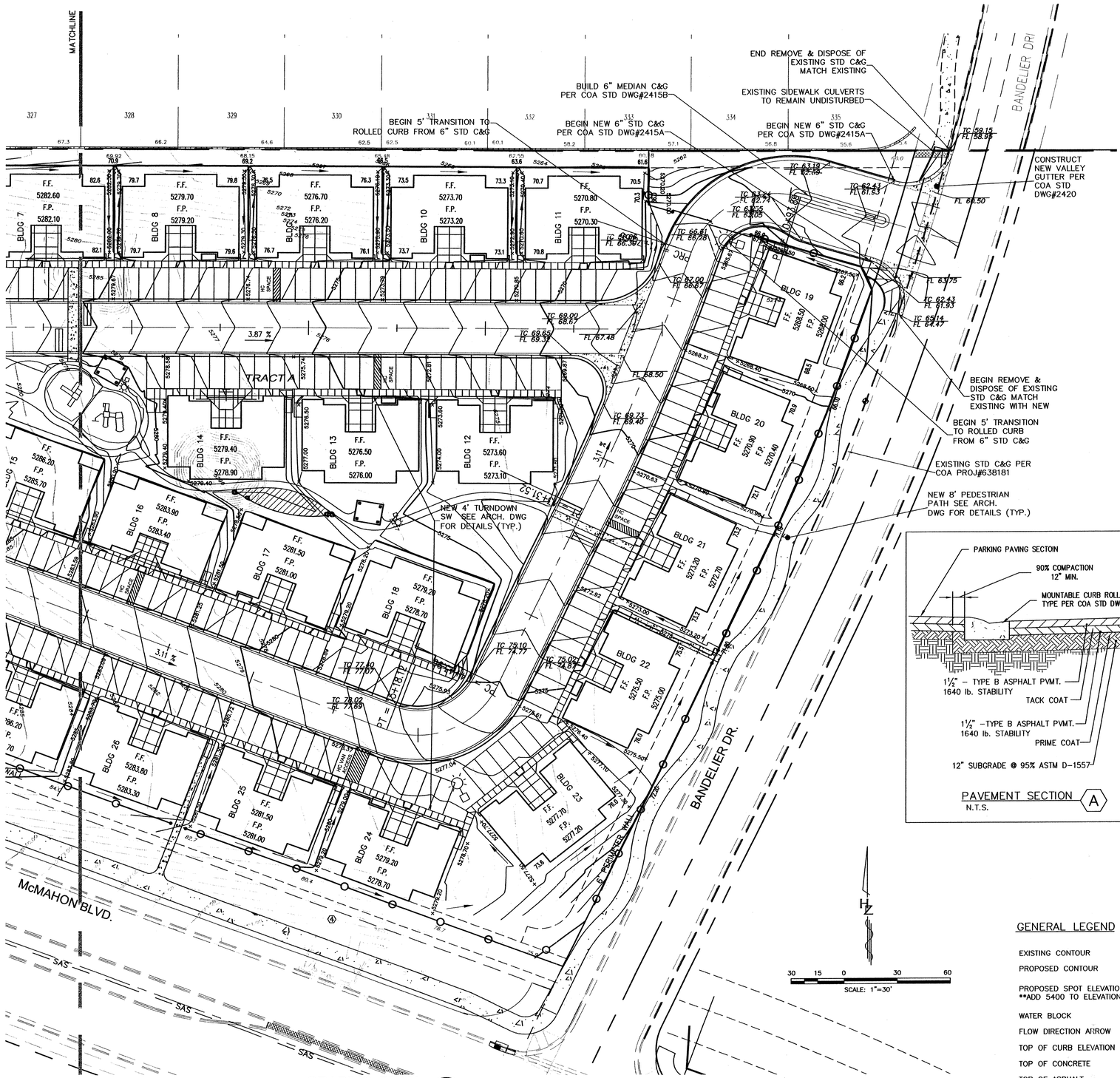
STONEBRIDGE POINTE
NE CORNER OF BANDELIER & McMAHON

SAE 12856 9/20/05 REGISTERED PROFESSIONAL ENGINEER

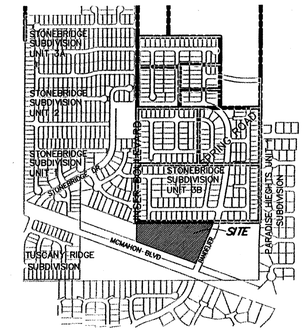
DATE:	AUG. 17, 2005
DRAWN:	MP
DESIGNED:	MP
CHECKED:	SAE
PROJ. NO.:	17-0538-01
SHEET:	G1

20SEP'05(SE)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOTS_FILES\0538-DES6-GRADINGP1.DWG\1:50

SCANNED BY PLANNING

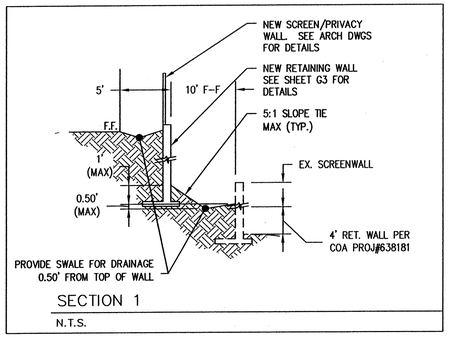


GRADING PLAN (1)
SCALE: 1"=30'

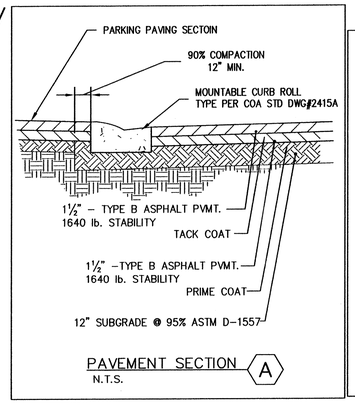


SITE VICINITY
NTS

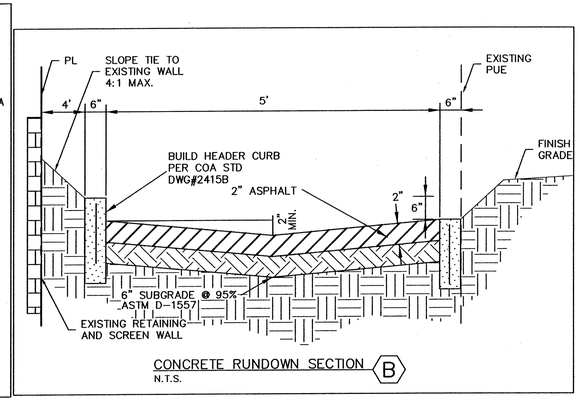
REF. ZONE ATLAS PAGE A-12-Z



SECTION 1
N.T.S.



PAVEMENT SECTION (A)
N.T.S.

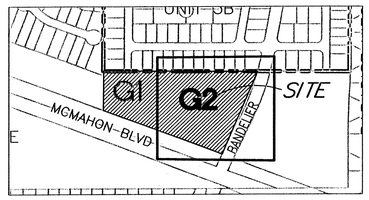


CONCRETE RUNDOWN SECTION (B)
N.T.S.

FOR INFORMATION ONLY

GENERAL LEGEND

EXISTING CONTOUR	75
PROPOSED CONTOUR	5108
PROPOSED SPOT ELEVATION **ADD 5400 TO ELEVATION	TC 01.75 / FL 01.75
WATER BLOCK	
FLOW DIRECTION ARROW	
TOP OF CURB ELEVATION	TC
TOP OF CONCRETE	TOC
TOP OF ASPHALT	TA



GRADING SHEET INDEX

NO.	REVISION	DATE
1		1 1
1		1 1

Designed By: HUITT-ZOLLARS, Inc.
Huitt-Zollars, Inc. Rio Rancho
5520 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5541 Fax (505) 892-3259
Designed For: THOM JOSEPH

GRADING PLAN

STONEBRIDGE POINTE
NE CORNER OF BANDELIER & McMAHON

SCOTT A. EDWARDS 12556 REGISTERED PROFESSIONAL ENGINEER 9/22/05

DATE:	AUG. 17, 2005
DRAWN:	MP
DESIGNED:	MP
CHECKED:	SAE
PROJ. NO.:	17-0538-01
SHEET:	G2

7SEPT05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOTS_FILES\0538-DES6-GRADINGP1.DWG\1=50

BASIN MAP

HYDROLOGY CALCULATIONS

West Bandelier Development
100-Year 24-Hour Duration Storm-Developed
AHYMO Output File

```
_(s16.67h8.5v0T_618D

      AHYMO PROGRAM (AHYMO_97) -                          - Version:  1997.02c
          RUN DATE (MON/DAY/YR) = 08/16/2005
          START TIME (HR:MIN:SEC) = 10:56:48          USER NO.= AHYMO-I-9702a01000150-SH
          INPUT FILE = G:\Proj\17053S-1\DRN_ST-1\AHYMO\BANDDEV.dat

START                 TIME=0.0 CODE 0 LINES -6
LOCATION              RIO RANCHO
     City of Rio Rancho soil infiltration values (LAND FACTORS) used for computations.
     Land Treatment       Initial Abstr.(in)      Unif. Infilt.(in/hour)
                 A                0.65                    1.67
                 B                0.50                    1.25
                 C                0.35                    0.83
                 D                0.10                    0.04

*S
*S   WEST BANDELIER DEVELOPMENT
*S
*S
*S
*S   FN:BANDDEV.DAT  -  HYMO PER JAN 1997 DPM REVISIONS
*S
*S
*S
RAINFALL              TYPE=-2 RAIN QUAR=0.0 RAIN ONE= 1.97
                      RAIN SIX= 2.3 RAIN DAY=2.7 DT=0.050

                 COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                 DT =     .050000 HOURS        END TIME =    24.000000 HOURS
*S-----------------------------------------------------------------
*S-----------------------------------------------------------------
*S BANDELIER DEVELOPED CONDITIONS
*S-----------------------------------------------------------------
*S-----------------------------------------------------------------
*S COMPUTE DEVELOPED BASIN D-1
COMPUTE NM HYD            ID=1 HYD=D1 AREA=0.00149 SQ MI
                          %A=0 %B=17.25 %C=17.25 %D=65.5 TP=-0.13 HR
                          MASS RAINFALL=-1

     K =    .070850HR     TP =    .130000HR     K/TP RATIO =    .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =    3.9509     CFS    UNIT VOLUME =    .9965        B =    526.28        P60 = 1.9700
     AREA =        .000976 SQ MI     IA =    .10000 INCHES     INF =    .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .050000

     K =    .116347HR     TP =    .130000HR     K/TP RATIO =    .894973     SHAPE CONSTANT, N =  3.961391
     UNIT PEAK =    1.3942     CFS    UNIT VOLUME =    .9923        B =    352.59        P60 = 1.9700
     AREA =        .000514 SQ MI     IA =    .42500 INCHES     INF =    1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .050000

PRINT HYD                 ID=1 CODE=10
```

HYDROGRAPH FROM AREA D1

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	5.000	.0	10.000	.0	15.000	.0	20.000	.0
.500	.0	5.500	.0	10.500	.0	15.500	.0	20.500	.0
1.000	.0	6.000	.0	11.000	.0	16.000	.0	21.000	.0
1.500	3.7	6.500	.0	11.500	.0	16.500	.0	21.500	.0
2.000	.8	7.000	.0	12.000	.0	17.000	.0	22.000	.0
2.500	.1	7.500	.0	12.500	.0	17.500	.0	22.500	.0
3.000	.0	8.000	.0	13.000	.0	18.000	.0	23.000	.0
3.500	.0	8.500	.0	13.500	.0	18.500	.0	23.500	.0
4.000	.0	9.000	.0	14.000	.0	19.000	.0	24.000	.0
4.500	.0	9.500	.0	14.500	.0	19.500	.0		

```
     RUNOFF VOLUME =      1.92630 INCHES          =        .1531 ACRE-FEET
     PEAK DISCHARGE RATE =        3.74 CFS  AT   1.500 HOURS   BASIN AREA =    .0015 SQ. MI.

*S-----------------------------------------------------------------
*S COMPUTE DEVELOPED BASIN D-2
COMPUTE NM HYD            ID=2 HYD=D2 AREA=0.00735 SQ MI
                          %A=0 %B=14.9 %C=14.9 %D=70.2 TP=-0.13 HR
                          MASS RAINFALL=-1

     K =    .070850HR     TP =    .130000HR     K/TP RATIO =    .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =   20.888     CFS    UNIT VOLUME =    .9988        B =    526.28        P60 = 1.9700
     AREA =        .005160 SQ MI     IA =    .10000 INCHES     INF =    .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .050000

     K =    .116347HR     TP =    .130000HR     K/TP RATIO =    .894973     SHAPE CONSTANT, N =  3.961391
     UNIT PEAK =    5.9405     CFS    UNIT VOLUME =    .9994        B =    352.59        P60 = 1.9700
     AREA =        .002190 SQ MI     IA =    .42500 INCHES     INF =    1.04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .050000

PRINT HYD                 ID=1 CODE=10
```

HYDROGRAPH FROM AREA D1

West Bandelier Development
100-Year 24-Hour Duration Storm-Developed
AHYMO Output File

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	5.000	.0	10.000	.0	15.000	.0	20.000	.0
.500	.0	5.500	.0	10.500	.0	15.500	.0	20.500	.0
1.000	.0	6.000	.0	11.000	.0	16.000	.0	21.000	.0
1.500	3.7	6.500	.0	11.500	.0	16.500	.0	21.500	.0
2.000	.8	7.000	.0	12.000	.0	17.000	.0	22.000	.0
2.500	.1	7.500	.0	12.500	.0	17.500	.0	22.500	.0
3.000	.0	8.000	.0	13.000	.0	18.000	.0	23.000	.0
3.500	.0	8.500	.0	13.500	.0	18.500	.0	23.500	.0
4.000	.0	9.000	.0	14.000	.0	19.000	.0	24.000	.0
4.500	.0	9.500	.0	14.500	.0	19.500	.0		

```
     RUNOFF VOLUME =      1.92630 INCHES          =        .1531 ACRE-FEET
     PEAK DISCHARGE RATE =        3.74 CFS  AT   1.500 HOURS   BASIN AREA =    .0015 SQ. MI.

*S-----------------------------------------------------------------
*S COMPUTE DEVELOPED BASIN D-3
COMPUTE NM HYD            ID=3 HYD=D3 AREA=0.00238 SQ MI
                          %A=0 %B=72.5 %C=0 %D=27.5 TP=-0.13 HR
                          MASS RAINFALL=-1

     K =    .070850HR     TP =    .130000HR     K/TP RATIO =    .545000     SHAPE CONSTANT, N =  7.106420
     UNIT PEAK =    2.6496     CFS    UNIT VOLUME =    .9958        B =    526.28        P60 = 1.9700
     AREA =        .000655 SQ MI     IA =    .10000 INCHES     INF =    .04000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .050000

     K =    .128347HR     TP =    .130000HR     K/TP RATIO =    .987285     SHAPE CONSTANT, N =  3.576
     UNIT PEAK =    4.3252     CFS    UNIT VOLUME =    .9980        B =    325.86        P60 = 1.9700
     AREA =        .001726 SQ MI     IA =    .50000 INCHES     INF =    1.25000 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =    .050000

PRINT HYD                 ID=2 CODE=10
```

HYDROGRAPH FROM AREA D2

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	5.000	.1	10.000	.1	15.000	.1	20.000	.1
.500	.0	5.500	.1	10.500	.1	15.500	.1	20.500	.1
1.000	.0	6.000	.1	11.000	.1	16.000	.1	21.000	.1
1.500	18.8	6.500	.1	11.500	.1	16.500	.1	21.500	.1
2.000	4.1	7.000	.1	12.000	.1	17.000	.1	22.000	.1
2.500	.5	7.500	.1	12.500	.1	17.500	.1	22.500	.1
3.000	.2	8.000	.1	13.000	.1	18.000	.1	23.000	.1
3.500	.1	8.500	.1	13.500	.1	18.500	.1	23.500	.1
4.000	.1	9.000	.1	14.000	.1	19.000	.1	24.000	.1
4.500	.1	9.500	.1	14.500	.1	19.500	.1	24.500	.0

```
     RUNOFF VOLUME =      2.00001 INCHES          =        .7840 ACRE-FEET
     PEAK DISCHARGE RATE =       18.81 CFS  AT   1.500 HOURS   BASIN AREA =    .0074 SQ. MI.

*S-----------------------------------------------------------------
FINISH
```

FOR INFORMATION ONLY

NO.	REVISION	DATE
–	–	–
–	–	–
–	–	–

Designed By: HUITT-ZOLLARS
Huitt-Zollars, Inc.
Rio Rancho
5353 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-0141 Fax (505) 892-3259

Designed For: KITTS DEVELOPMENT

DRAINAGE SHEET

WEST BANDELIER
NE CORNER OF BANDELIER & McMAHON

12856 REGISTERED PROFESSIONAL ENGINEER 9/7/05

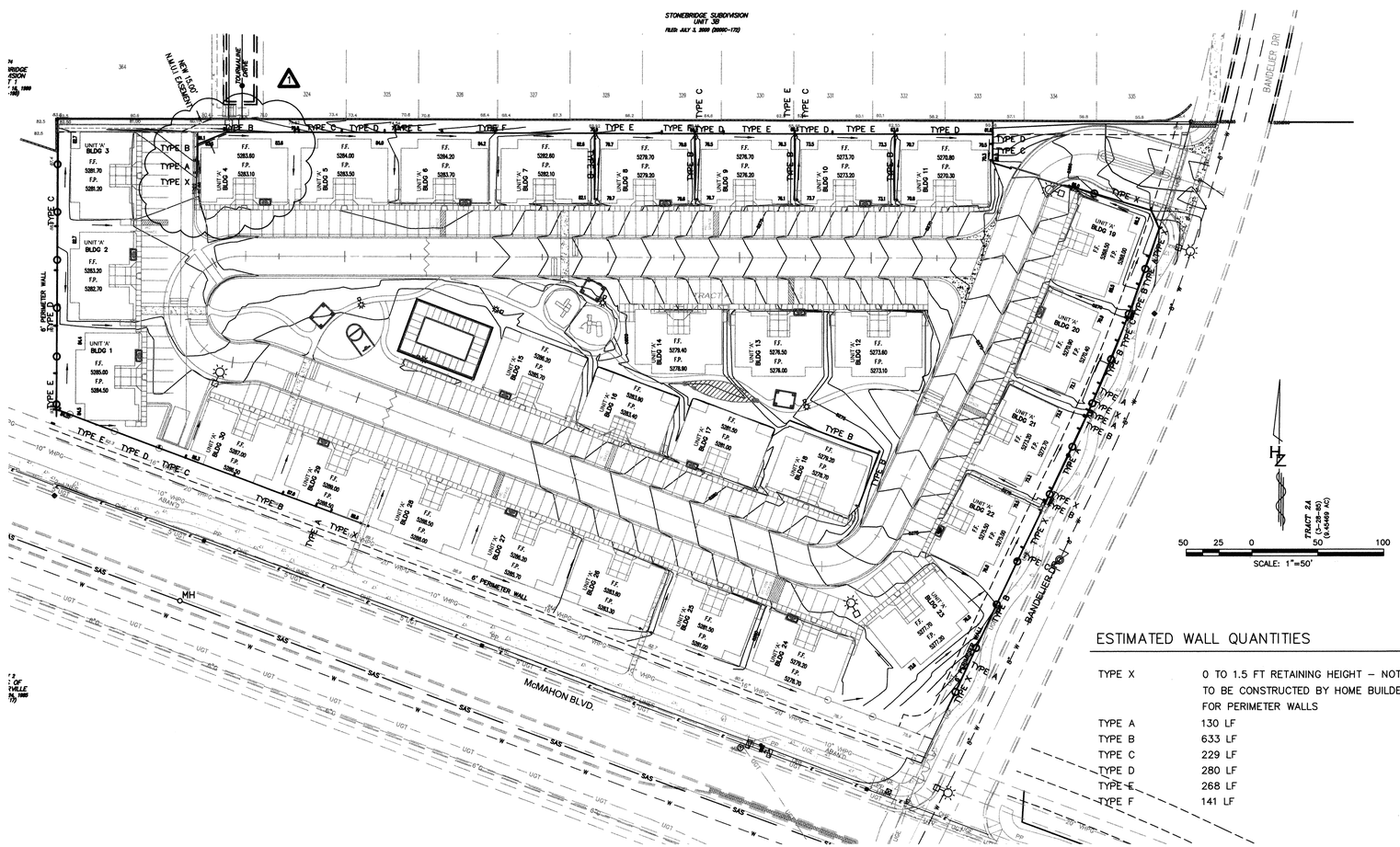
DATE: SEPT. 7, 2005
DRAWN: MP
DESIGNED: MP
CHECKED: SAE
PROJ. NO.: 17-0538-01

SHEET: G3

SCANNED BY PLANNING

7SEPT05(MP)
G:\PROJ\17053801-STONEBRIDGE-P1\DWG\PLOTS_FILES\DRAINAGE-SHEET.DWG\1:50

SCANNED BY PLANNING



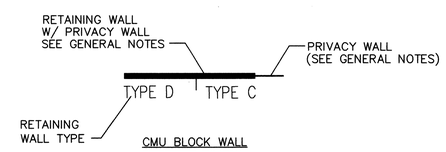
ESTIMATED WALL QUANTITIES

TYPE X	0 TO 1.5 FT RETAINING HEIGHT – NOT IN CONTRACT TO BE CONSTRUCTED BY HOME BUILDER EXCEPT FOR PERIMETER WALLS
TYPE A	130 LF
TYPE B	633 LF
TYPE C	229 LF
TYPE D	280 LF
TYPE E	268 LF
TYPE F	141 LF

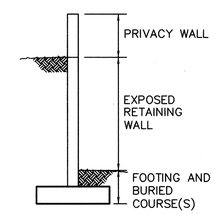
GENERAL NOTES

1. THE WALL TYPES ON THIS PLAN INDICATE THE TYPE OF RETAINING WALL TO BE CONSTRUCTED, DETAILED ON SHEET G4, TO MATCH SURFACE ELEVATIONS ON THE GRADING PLAN. A MINIMUM OF ONE ADDITIONAL COURSE (8" HIGH) IS REQUIRED, BURIED BELOW THE LOWER SURFACE DESIGN ELEVATION. WHEN THE LOWER SLOPE IS SEVERE AND/OR THE FOOTER IS WIDE, AN ADDITIONAL BURIED COURSE MAY BE REQUIRED.
2. RETAINING WALLS ARE SPECIFIED WHENEVER THE DIFFERENTIAL I IN SURFACE ELEVATIONS EXCEED 1.50 FEET (2 EXPOSED CMU COURSES). ELEVATION DIFFERENCES OF LESS THAN 1.5 FT (2 CMU EXPOSED COURSES) SHALL BE INCLUDED IN THE COST OF THE PRIVACY WALL CONSTRUCTION UNLESS WALL IS PART OF PERIMETER WALL.
3. PAY QUANTITIES INCLUDE THE COST OF EXCAVATION, GRADING, COMPACTION, FOOTERS, AND ALL COURSES (INCLUDING BURIED COURSES) OF CMU WALL WITH REINFORCING, GROUT, BOND BEAMS, PILASTERS, WATERPROOFING AND BACKFILL ALL PER SPECIFICATIONS.
4. WALL WILL BE 6' HIGH SMOOTH BROWN WALL WITH GREY SMOOTH WALL ON THE EAST SIDE.
5. 2 TURNED BLOCKS ARE TO BE PROVIDED ALONG PERIMETER WALLS AT THE CORNERS WHERE LOTS DRAIN TO THE REAR.
6. ALL PRIVACY AND RETAINING WALLS CONSTRUCTED AT INTERSECTIONS SHALL CONFORM TO THE CITY OF RIO RANCHO "CLEAR SIGHT TRIANGLE" CRITERIA. SEE DETAIL A/G2.
7. BETWEEN PRIVATE PROPERTIES WALLS SHALL BE CONSTRUCTED WITH THE MIDDLE OF THE BLOCK ON THE PROPERTY LINE. ADJACENT TO PUBLIC RIGHT-OF-WAYS THE FACE OF THE WALL SHALL BE CONSTRUCTED ON THE RIGHT-OF-WAY LINE. NO PORTION OF THE BLOCK SHALL BE WITHIN THE PUBLIC RIGHT-OF-WAY.
8. CONTRACTOR SHALL APPLY ANTI-GRAFFITI COATINGS TO ALL PERIMETER WALLS. CONTRACTOR SHALL USE PROSOCO DEFACER ERASER OR APPROVED EQUIVALENT.
9. ALL INTERIOR SIDE YARD WALLS SHALL TERMINATE AT THE 10' PUE ALONG THE LOT FRONTAGES.

LEGEND



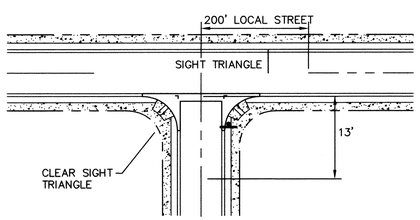
CMU BLOCK WALL



WALL SECTION

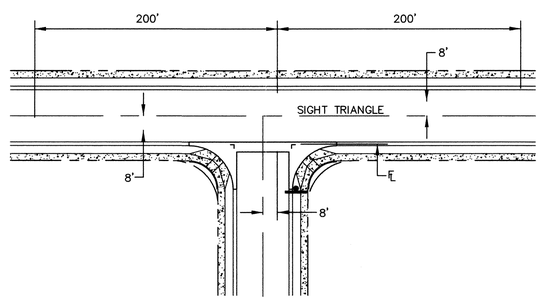
WALL LEGEND

TYPE X	0 TO 1.5 FT RETAINING HEIGHT – NOT IN CONTRACT TO BE CONSTRUCTED BY HOME BUILDER EXCEPT FOR PERIMETER WALLS
TYPE A	1.6 TO 2.0 FT RETAINING HEIGHT
TYPE B	2.1 TO 4.0 FT RETAINING HEIGHT
TYPE C	4.1 TO 6.0 FT RETAINING HEIGHT
TYPE D	6.1 TO 8.0 FT RETAINING HEIGHT
TYPE E	8.1 TO 10.0 FT RETAINING HEIGHT
TYPE F	10.1 TO 12.0 FT RETAINING HEIGHT



CONDITION #1

ALL INTERSECTIONS CLEAR SIGHT TRIANGLES.



CONDITION #2

STOPPING SIGHT DISTANCE REQUIREMENTS ON NON-PERPINDICULAR OR CURVED INTERSECTIONS.

INTERSECTION CLEAR SIGHT TRIANGLE DETAIL

N.T.S.

NOTES

1. ALL PROPOSED IMPROVEMENTS WITHIN THE CLEAR SIGHT TRIANGLE SHALL PROVIDE AN UNOBSTRUCTED VISION AT STREET INTERSECTIONS BETWEEN 2.5 FT AND 7 FT ABOVE THE FLOW LINE.
2. IF A PRIVACY WALL IS TO BE CONSTRUCTED AROUND RIGHT- OF-WAY RETURN, THE WALL SHALL BE CONSTRUCTED ALONG THE CLEAR SIGHT TRIANGLE IF RETURN IS LOCATED WITHIN CLEAR SIGHT TRIANGLE.
3. SIGHT TRIANGLE DISTANCES SHOULD BE MEASURED ALONG CENTERLINE OF ROAD CONSTRUCTION, TYPICALLY CENTERLINE OF RIGHT-OF-WAY.
4. STOPPING SIGHT DISTANCES ARE BASED ON DESIGN CRITERIA FROM I.T.E.'S "GUIDELINES FOR RESIDENTIAL STREET DESIGN" BASED ON LOCAL STREET DESIGN GUIDELINES FOR A ROLLING TERRAIN CLASSIFICATION.
5. SIGHT TRIANGLES ARE INDICATED BASED ON DIMENSIONS PROVIDED IN DETAIL OR MODIFIED AS INDICATED ON THE PLANS.

SIGHT DISTANCE LEGEND

– – – – – – – – – –	INTERSECTION CLEAR SIGHT TRIANGLE
— · — · — · —	STOPPING SIGHT DISTANCE TRIANGLE SEE GENERAL NOTE NO. 6

A

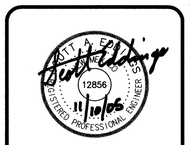
NO.	REVISION	DATE
1	RET. WALL ALIGNMENT MOD	11/10/05

Designed By: HUITT-ZOLLARS
Huitt-Zollars, Inc.
533 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

Designed For: THOM JOSEPH

WALL DIAGRAM

STONEBRIDGE POINTE
NE CORNER OF BANDELIER & McMAHON



DATE:	AUG. 17, 2005
DRAWN:	MP
DESIGNED:	MP
CHECKED:	SAE
PROJ. NO.:	17-0538-01

SHEET: G4

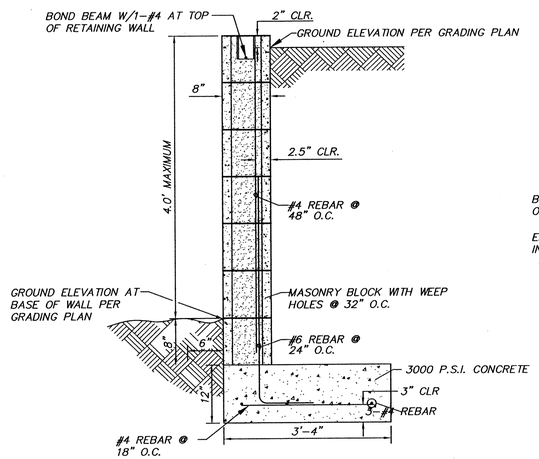
7SEP05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\PLOT_FILES\0538-DES5-GRADING2.DWG\1:50

GENERAL NOTE:

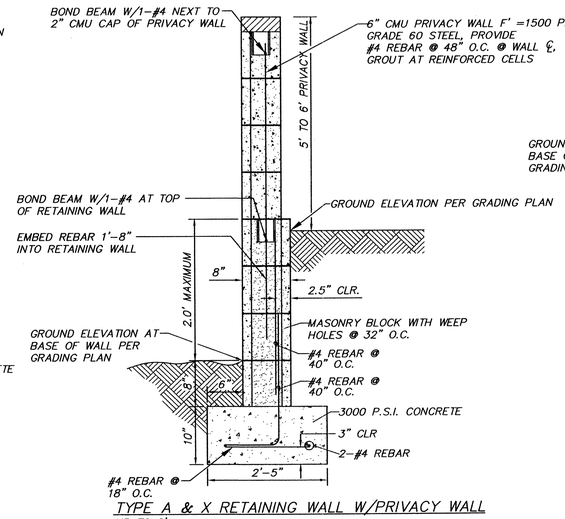
WHERE C.M.U. PRIVACY WALLS OR RETAINING WALLS ARE INSTALLED, WEEP HOLES SHALL BE PROVIDED IN THE PORTION OF THE WALL BELOW GRADE, TO RELIEVE POTENTIAL HYDROSTATIC PRESSURE, BY ELIMINATING THE MORTAR FROM ALTERNATING VERTICAL JOINTS IN EVERY OTHER COURSE OF BLOCK BELOW GRADE. IN WALLS ADJACENT TO STREETS OR DRAINAGE CHANNELS, HOLES FOR SURFACE RUNOFF SHALL BE PROVIDED AT APPROPRIATE INTERVALS ABOVE GRADE FOR EACH LOT. THESE SURFACE RUNOFF HOLES SHALL BE FORMED BY TURNING ONE BLOCK CROSSWAYS IN THE LOCATION NORMALLY OCCUPIED BY ONE BLOCK.

MASONRY WALL CONSTRUCTION NOTES:

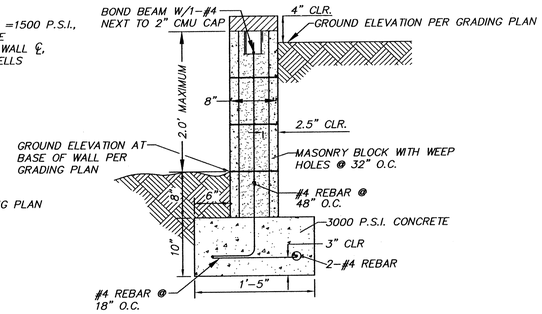
1. RETAINING WALLS ARE REQUIRED WHENEVER THE DIFFERENCE IN SURFACE ELEVATIONS EXCEED 1.50 FEET (2 EXPOSED CMU COURSES)
2. ALL MASONRY UNITS SHALL BE TYPE 1, GRADE N WITH A COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA). F'M=1500 PSI
3. MORTAR SHALL BE TYPE S.
4. GROUT – F'_C=2000 PSI
5. CELLS CONTAINING REBAR SHALL BE GROUTED SOLID FROM THE BOTTOM TO THE TOP OF THE WALL IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.
6. PROVIDE PILASTERS AT 12' O.C. MAXIMUM, OR IF NO PILASTERS ARE USED, PROVIDE EXPANSION JOINTS AT 20' O.C.
7. THE BACK OF WALLS BELOW GRADE SHALL BE WATERPROOFED PRIOR TO BACKFILLING.
8. ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID.
9. LAP ALL REBAR 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
10. ALL HORIZONTAL REINFORCING IN BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE CORNER BARS OF THE SAME SIZE AND A LAP OF 48 BAR DIAMETERS OR 24" MINIMUM. VERTICAL STEEL SHALL CONTINUE THROUGH BOND BEAMS.
11. PROVIDE STANDARD TRUSS TYPE JOINT REINFORCING AT 16" O.C. (ALTERNATE COURSES). USE PREFABRICATED CORNERS AND TEES AT ALL WALL CORNERS AND INTERSECTIONS, RESPECTIVELY.
12. MIN. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI.
13. WEEPHOLES MAY BE PROVIDED BY ELIMINATING THE MORTAR BETWEEN EVERY OTHER JOINT OF THE SECOND COURSE OF BLOCK.
14. SUBGRADE UNDER FOOTING SHALL BE COMPACTED TO 95% ASTM D-1557, AND ALL BACKFILL SHALL BE COMPACTED TO 90% ASTM D-1557 IN NON-PAVED AREAS, AND 95% ASTM D-1557 IN PAVED AREAS.
15. REINFORCING STEEL SHALL COMFORM TO ASTM A-615, GRADE 60.
16. ALL RETAINING WALLS REPRESENTED ON THIS SHEET HAVE BEEN DESIGNED TO ACCEPT A 5' TO 6' PRIVACY WALL.
17. THE TOP COURSE OF RETAINING WALL SHOULD BE A 2" THICK SOLID MASONRY CAP UNLESS A PRIVACY WALL. IS TO BE CONSTRUCTED ON TOP.



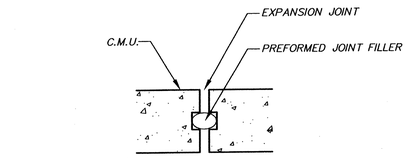
TYPE B-RETAINING WALL (PROPERTY LINE)
2' TO 4'



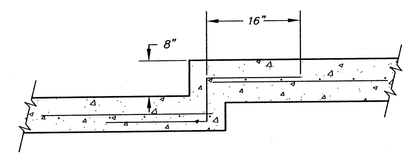
TYPE A & X RETAINING WALL W/PRIVACY WALL
UP TO 2'
TYPE X WALL – H < 1.5'
TYPE A WALL – H = 1.5' TO 2.0'



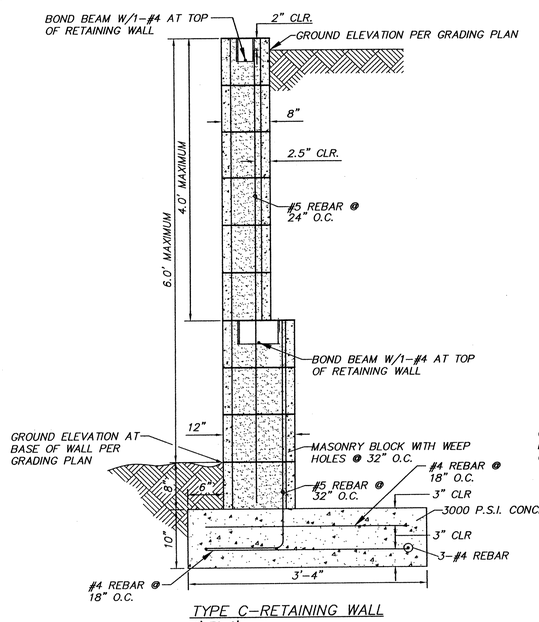
TYPE A & X RETAINING WALL
UP TO 2'
TYPE X WALL – H < 1.5'
TYPE A WALL – H = 1.5' TO 2.0'



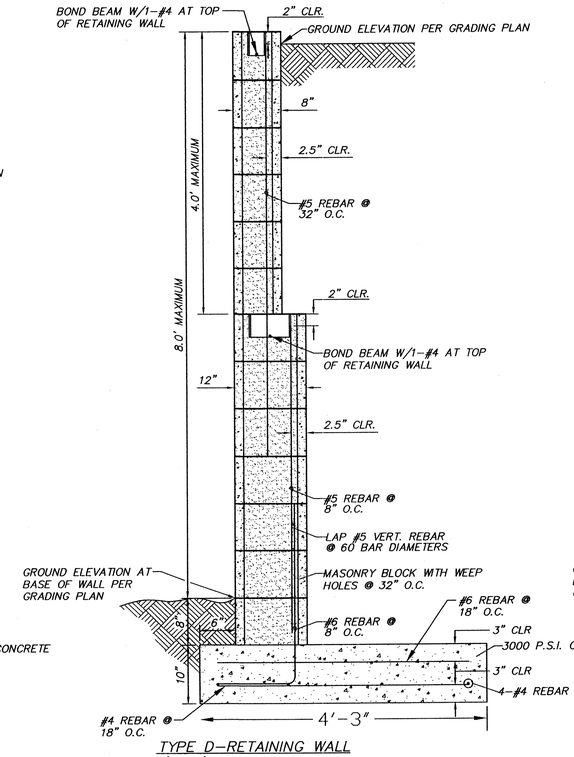
EXPANSION JOINT DETAIL
N.T.S.



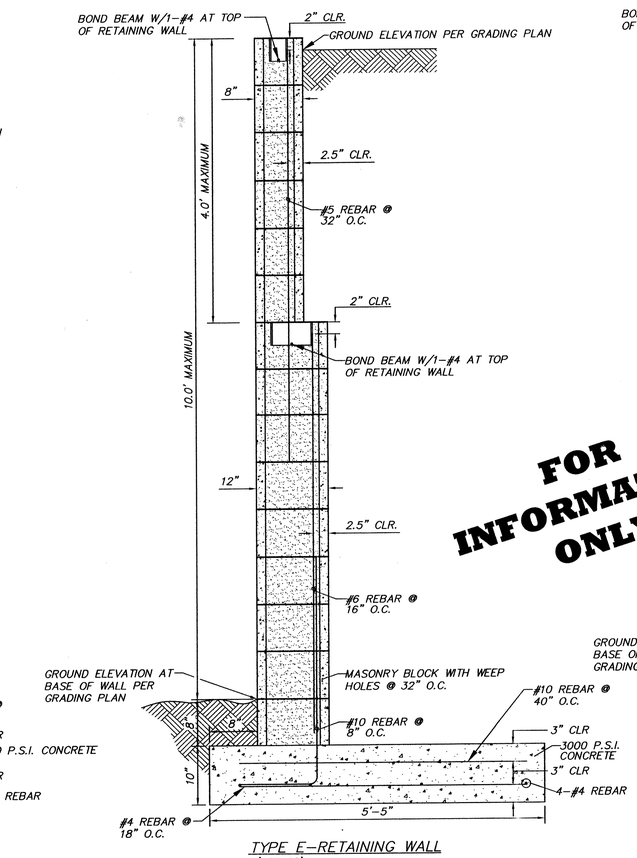
FOOTING STEP DETAIL
N.T.S.



TYPE C-RETAINING WALL
4' TO 6'

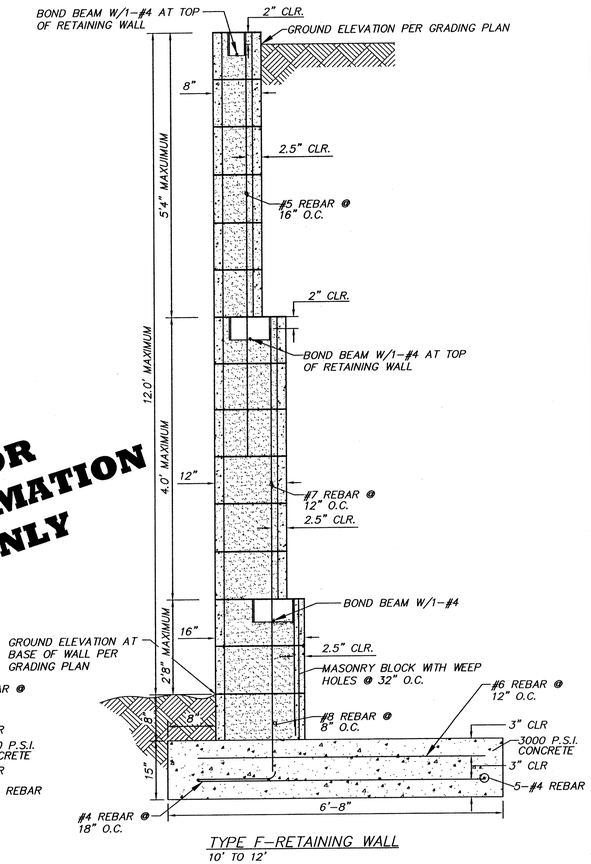


TYPE D-RETAINING WALL
6' TO 8'



TYPE E-RETAINING WALL
8' TO 10'

FOR INFORMATION ONLY



TYPE F-RETAINING WALL
10' TO 12'

NO.	REVISION	DATE
–	–	–
–	–	–
–	–	–

Designed By: HUITT-ZOLLARS
Huitt-Zollars, Inc.
5333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-0941 Fax (505) 892-0259

Designed For: THOM JOSEPH

RETAINING WALL DETAILS

STONEBRIDGE POINTE
NE CORNER OF BANDELIER & McMAHON

SCOTT A. EDWINGS
NEW MEXICO
12856
REGISTERED PROFESSIONAL ENGINEER
10/12/05

DATE:	AUG. 17, 2005
DRAWN:	MP
DESIGNED:	SAE
CHECKED:	SAE
PROJ. NO.:	17-0538-01
SHEET:	G5

SCANNED BY PLANNING

XREF : 1SHEETBASE

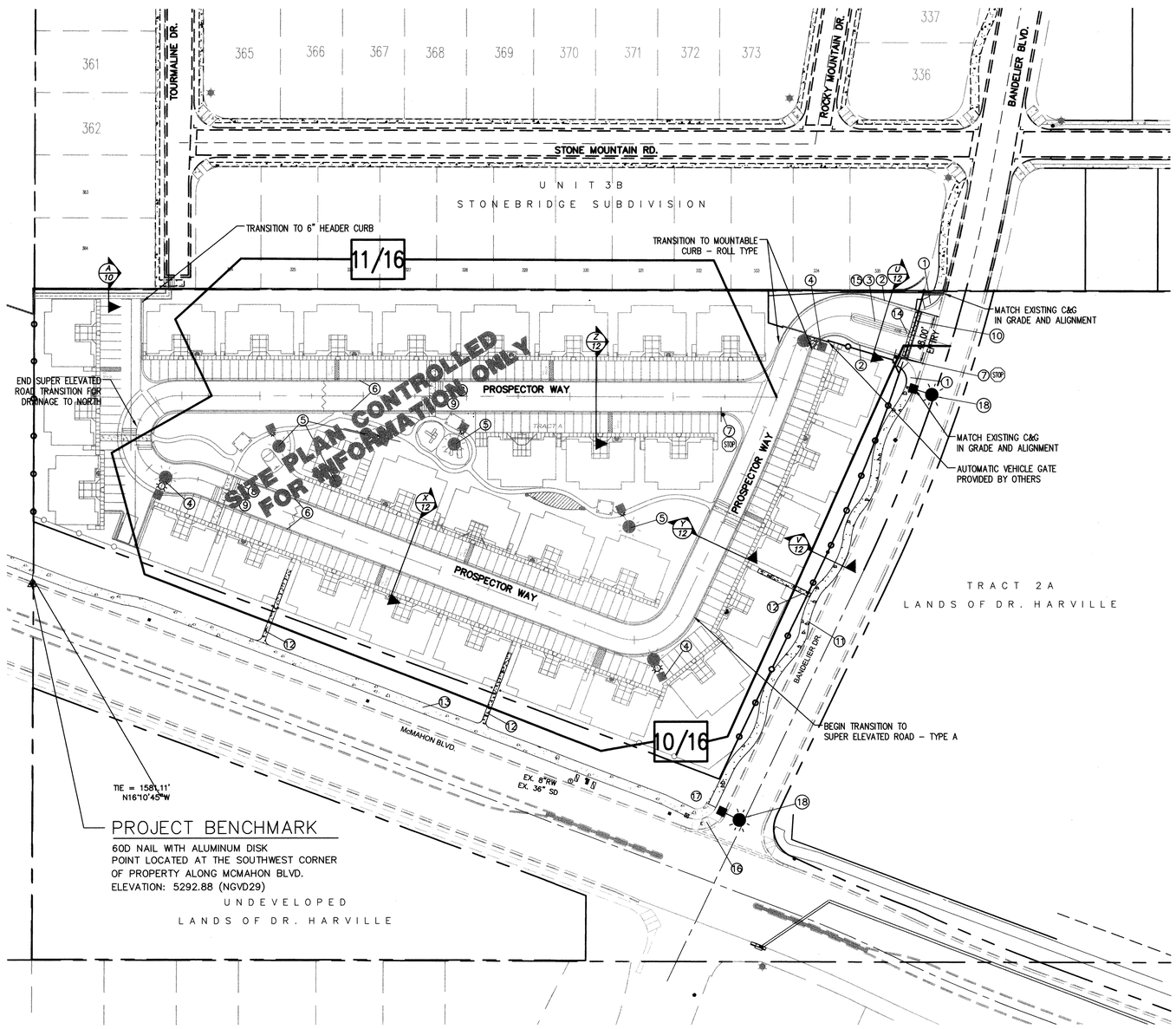
7SEP05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOTS_FILES\G4.DWG\1:50

XREF : 538 DESG BASE, EX-SITE BASE
XREF : ALB-SHEETBASE

SCANNED BY PLANNING

WEST BANDELIER
PRIVATE PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



LEGEND

GENERAL

- CENTERLINE
- RIGHT-OF-WAY
- BLOCK NUMBER
- LOT NUMBER
- LOT LINE
- SHEET/DETAIL REFERENCE
- STA. 00+00.00 — STATION REFERENCE
- MATCH LINE-STA.36+00.00-SHEET U5 — MATCH LINE/SHEET BREAK

ROAD

- PROPOSED CONCRETE CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CONSTRUCTION NOTE KEY NO.
- R4 — DENOTES SHEET NO. FOR ROADS
- DENOTES SPECIAL TYPICAL SECTION
- STREET LIGHT LOCATION
- EXISTING STREET LIGHT LOCATION
- STOP SIGN(R1-1) LOCATION
- CONSTRUCTION NOTE KEY NO.

WATER

- EXISTING WATER MAIN, TEE, FIRE HYDRANT, GATE VALVE AND CAP
- PROPOSED WATER MAIN, TEE, FIRE HYDRANT, GATE VALVE AND CAP
- PROPOSED WATER MAIN, REDUCER, SINGLE AND DOUBLE WATER SERVICE AND CAP
- WATER LINE DATA
- WATER CURVE DATA

SEWER

- EXISTING SANITARY SEWER MAIN, MANHOLE, SINGLE 4" SEWER LATERAL AND DIRECTION OF FLOW
- SAS — PROPOSED SANITARY SEWER MAIN, MANHOLE, SINGLE 4" SEWER LATERAL AND DIRECTION OF FLOW
- SEWER CAP
- PROFILE OF EXISTING SEWERLINE
- PROFILE OF PROPOSED SEWERLINE
- PROFILE OF EXISTING MANHOLE
- PROFILE OF PROPOSED MANHOLE
- SEWER LINE DATA
- SEWER CURVE DATA

KEYED NOTES

1. CONSTRUCT UNIDIRECTIONAL HC ACCESS RAMP PER DETAIL "A" ON SHEET 12 OF 16
2. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG#2415A
3. CONSTRUCT MOUNTABLE MEDIAN CURB PER COA STD DWG#2415B
4. INSTALL LUMINAIRES (NOT IN CONTRACT)
5. ON-SITE LUMINARIES (NOT IN CONTRACT) SEE ARCH DWG FOR DETAILS
6. CONSTRUCT MOUNTABLE CURB – ROLL TYPE PER COA STD DWG#2415A
7. INSTALL NEW STOP SIGN (R-1) PER MUTCD STD (LATEST EDITION)
8. CONSTRUCT NEW SPEED HUMP. SEE ARCH DWG FOR DETAILS
9. NEW COLORED CONCRETE PEDESTRIAN CROSSWALKS. SEE ARCH DWG FOR DETAILS
10. CONSTRUCT 6' WIDE PATTERENED CROSSWALK
11. CONSTRUCT 8' ASPHALT PEDESTRIAN TRAIL
12. CONSTRUCT 4' CONCRETE PEDESTRIAN CONNECTION. PER COA. STD DWG 2430
13. EXISTING ASPHALT TRAIL
14. PAINT MEDIAN NOSE YELLOW
15. MEDIAN MATERIAL PER COA STD DWG 2408 (CONCRETE)
16. EX. WC RAMP. CONSTRUCTED IN 2005 AS PART OF COA MCMAHON IMPROVEMENTS PROJECT DESIGNED/CONSTRUCTED FOR 8' TRAIL CONTINUATION ON BANDELIER
17. 1/4 SIGNAL (MODIFIED PROCEDURE 'C')
18. INSTALL LUMINAIRE; MATCH EXISTING LUMINAIRES AT ROCKY MOUNTAIN DR. & STONE MOUNTAIN DR.

SHEET INDEX

SHT. 9	ROAD TITLE SHEET
SHTS. 10–11	ROAD PLAN & PROFILE SHEETS
SHT 12	ROAD DETAILS

SCALE: 1"=60'

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE DATE

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
PAVING IMPROVEMENTS
MASTER PAVING PLAN

APPROVED DEC 13 2005 DESIGN REVIEW COMMITTEE

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

City Project No. 769681 | Zone Map No. A-12-Z | Sheet 9 of 16

EPC# 04-EPC-00850
DRB# 1001043

AS BUILT INFORMATION
CONTRACTOR Jenkins Gulick DATE 7/15/06
WORK STAKED BY Huitt-Zollars DATE 7/15/06
INSPECTOR'S ACCEPTANCE BY Huitt-Zollars DATE 7/15/06
FIELD VERIFICATION BY DATE
AS-BUILT CORRECTED BY Huitt-Zollars DATE 7/15/06
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF
PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)

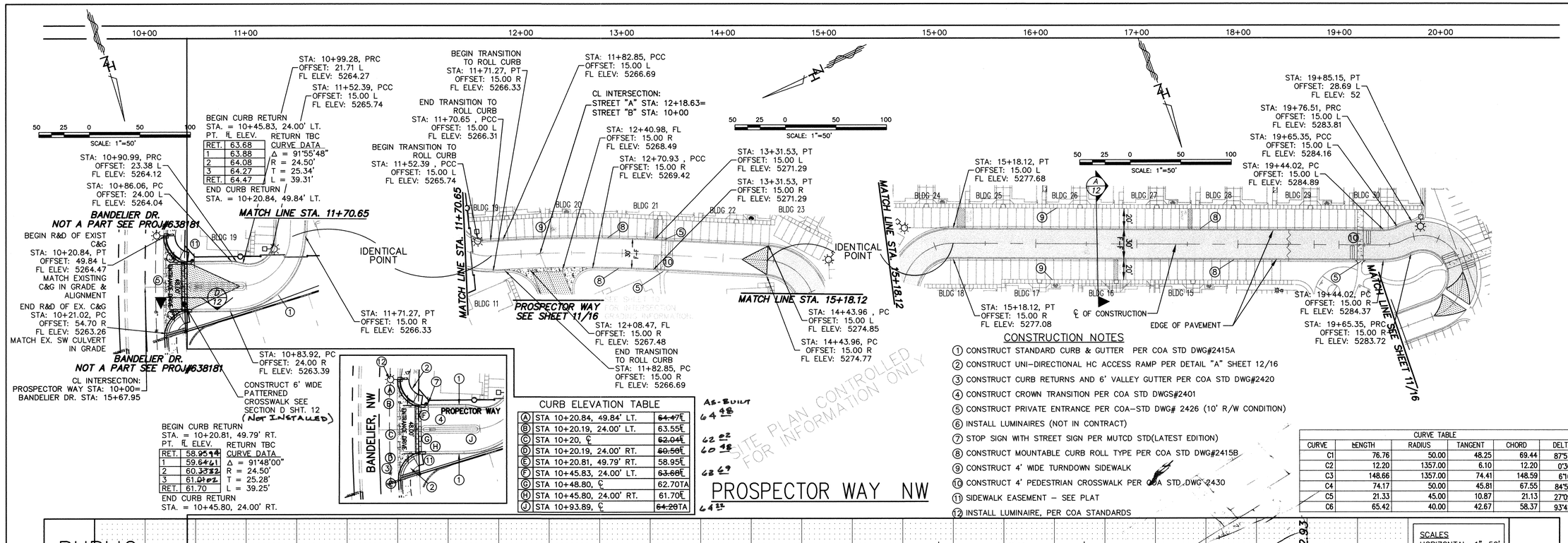
SURVEY INFORMATION
FIELD NOTES
BY DATE NO.
TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N16°10'45"W

ENGINEER'S SEAL
STATE OF NEW MEXICO 12808 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: R1.DWG PROJ #: 17-0538-02
CHECKED BY: SAE DATE: 7NOV05

7NOV05(MP)
G:\PROJ\17053801-Stonebridge-PT\DWG\PLOT_FILE\DRC\R1.DWG



CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG#2415A
2. CONSTRUCT UNI-DIRECTIONAL HC ACCESS RAMP PER DETAIL "A" SHEET 12/16
3. CONSTRUCT CURB RETURNS AND 6' VALLEY GUTTER PER COA STD DWG#2420
4. CONSTRUCT CROWN TRANSITION PER COA STD DWGS#2401
5. CONSTRUCT PRIVATE ENTRANCE PER COA-STD DWG# 2426 (10' R/W CONDITION)
6. INSTALL LUMINAIRES (NOT IN CONTRACT)
7. STOP SIGN WITH STREET SIGN PER MUTCD STD(LATEST EDITION)
8. CONSTRUCT MOUNTABLE CURB ROLL TYPE PER COA STD DWG#2415B
9. CONSTRUCT 4' WIDE TURNDOWN SIDEWALK
10. CONSTRUCT 4' PEDESTRIAN CROSSWALK PER COA STD. DWG 2430
11. SIDEWALK EASEMENT – SEE PLAT
12. INSTALL LUMINAIRE, PER COA STANDARDS

CURB ELEVATION TABLE

A	STA 10+20.84, 49.84' LT.	~~64.47~~	AS-BUILT 64.48
B	STA 10+20.19, 24.00' LT.	63.55	
C	STA 10+20, ℄	~~62.04~~	62.02
D	STA 10+20.19, 24.00' RT.	~~60.50~~	60.48
E	STA 10+20.81, 49.79' RT.	58.95	
F	STA 10+45.83, 24.00' LT.	~~63.60~~	63.69
G	STA 10+48.80, ℄	62.70TA	
H	STA 10+45.80, 24.00' RT.	61.70	
J	STA 10+93.89, ℄	~~64.20~~TA	64.22

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	76.76	50.00	48.25	69.44	87°57'49"
C2	12.20	1357.00	6.10	12.20	0°30'54"
C3	148.66	1357.00	74.41	148.59	6°16'37"
C4	74.17	50.00	45.81	67.55	84°59'13"
C5	21.33	45.00	10.87	21.13	27°09'30"
C6	65.42	40.00	42.67	58.37	93°42'02"

AS BUILT INFORMATION
CONTRACTOR JONES CONST. DATE 9/26/06
STAKED BY HUITT-ZOLLARS DATE 9/27/06
INSPECTOR'S ACCEPTANCE BY HUITT-ZOLLARS DATE 9/27/06
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY HUITT-ZOLLARS DATE 9/27/06
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)
TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N18°10'45"W

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER (12890) STATE OF NEW MEXICO
11/16/06

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: R2.DWG PROJ #: 17-0538-02
CHECKED BY: SAE DATE: 7NOV05

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
PAVING IMPROVEMENTS
PROSPECTOR WAY STA: 10+20.19 TO STA: 21+32.52

Design Review Committee: APPROVED DEC 13 2005 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Update Mo./Day/Yr. Mo./Day/Yr.

EPC# 04-EPC-00850
DRB# 1001043

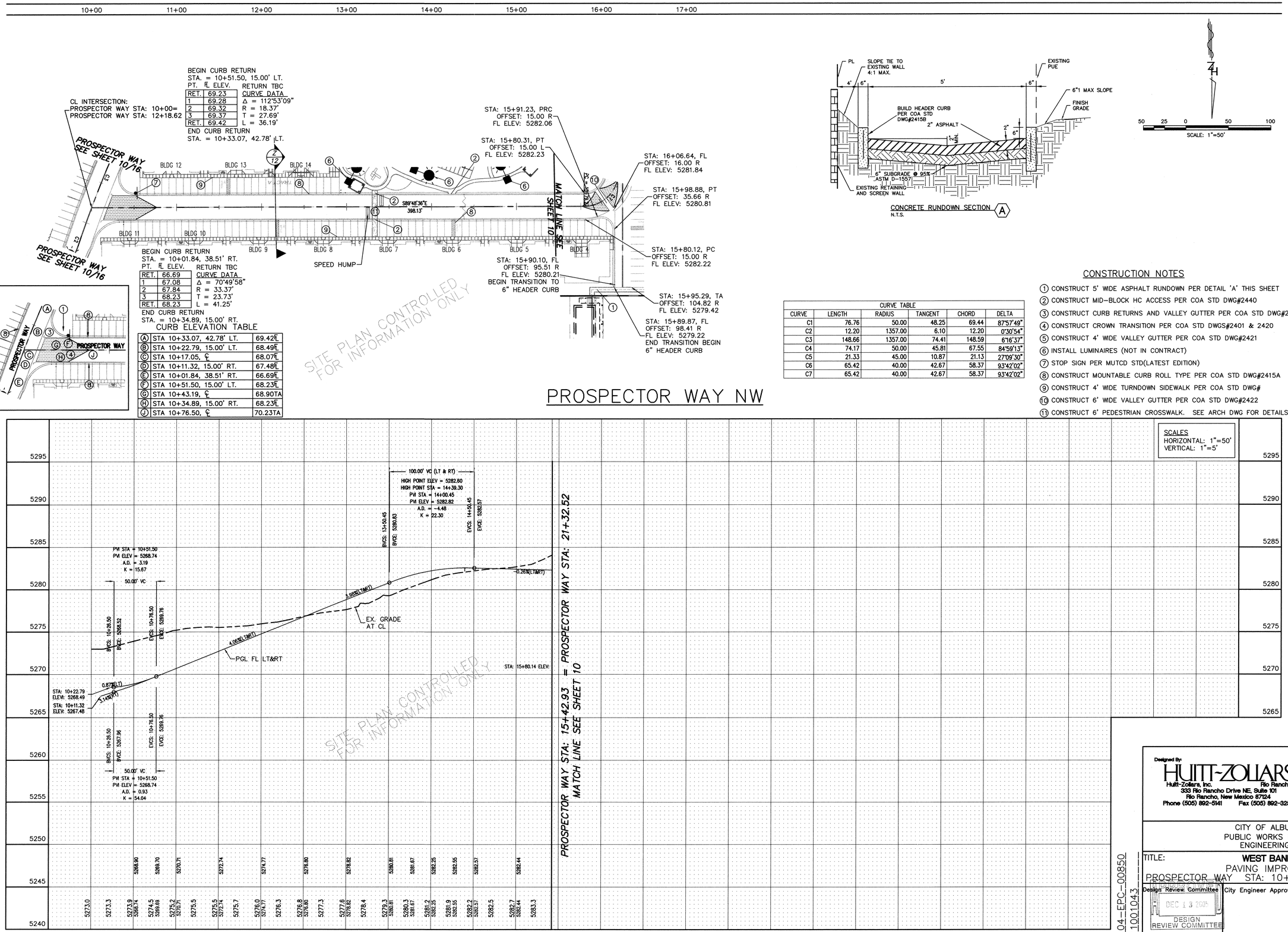
City Project No. 769681 | Zone Map No. A-12-Z | Sheet 10 of 16

SCANNED BY PLANNING

7NOV05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOT_FILE\DRC\R2.DWG

SCANNED BY PLANNING

XREF : ABQ-SHEETBASE; 538 DES6 BASE



CURB ELEVATION TABLE

(A)	STA 10+33.07, 42.78' LT.	69.42FL
(B)	STA 10+22.79, 15.00' LT.	68.49FL
(C)	STA 10+17.05, ℄	68.07FL
(D)	STA 10+11.32, 15.00' RT.	67.48FL
(E)	STA 10+01.84, 38.51' RT.	66.69FL
(F)	STA 10+51.50, 15.00' LT.	68.23FL
(G)	STA 10+43.19, ℄	68.90TA
(H)	STA 10+34.89, 15.00' RT.	68.23FL
(J)	STA 10+76.50, ℄	70.23TA

PROSPECTOR WAY NW

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	76.76	50.00	48.25	69.44	87°57'49"
C2	12.20	1357.00	6.10	12.20	0°30'54"
C3	148.66	1357.00	74.41	148.59	6°16'37"
C4	74.17	50.00	45.81	67.55	84°59'13"
C5	21.33	45.00	10.87	21.13	27°09'30"
C6	65.42	40.00	42.67	58.37	93°42'02"
C7	65.42	40.00	42.67	58.37	93°42'02"

CONSTRUCTION NOTES

1. CONSTRUCT 5' WIDE ASPHALT RUNDOWN PER DETAIL 'A' THIS SHEET
2. CONSTRUCT MID-BLOCK HC ACCESS PER COA STD DWG#2440
3. CONSTRUCT CURB RETURNS AND VALLEY GUTTER PER COA STD DWG#2420
4. CONSTRUCT CROWN TRANSITION PER COA STD DWGS#2401 & 2420
5. CONSTRUCT 4' WIDE VALLEY GUTTER PER COA STD DWG#2421
6. INSTALL LUMINAIRES (NOT IN CONTRACT)
7. STOP SIGN PER MUTCD STD(LATEST EDITION)
8. CONSTRUCT MOUNTABLE CURB ROLL TYPE PER COA STD DWG#2415A
9. CONSTRUCT 4' WIDE TURNDOWN SIDEWALK PER COA STD DWG#
10. CONSTRUCT 6' WIDE VALLEY GUTTER PER COA STD DWG#2422
11. CONSTRUCT 6' PEDESTRIAN CROSSWALK. SEE ARCH DWG FOR DETAILS

SCALES
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

AS BUILT INFORMATION
CONTRACTOR: Jones Const DATE 1/28/06
WORK STAKED BY: Huitt-Zollars DATE 9/28/06
INSPECTOR'S ACCEPTANCE BY: Huitt-Zollars DATE 9/28/06
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: Huitt-Zollars DATE 9/28/06
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF
PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)

TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N16°10'45"W

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER 12808 11/8/06

NO.	BY	REMARKS	DATE
		REVISIONS	

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: R3.DWG PROJ. #: 17-0538-02
CHECKED BY: SAE DATE: 7NOV05

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
PAVING IMPROVEMENTS
PROSPECTOR WAY STA: 10+01.84 TO STA: 15+42.93

APPROVED
Design Review Committee City Engineer Approval
DEC 13 2005
DESIGN REVIEW COMMITTEE

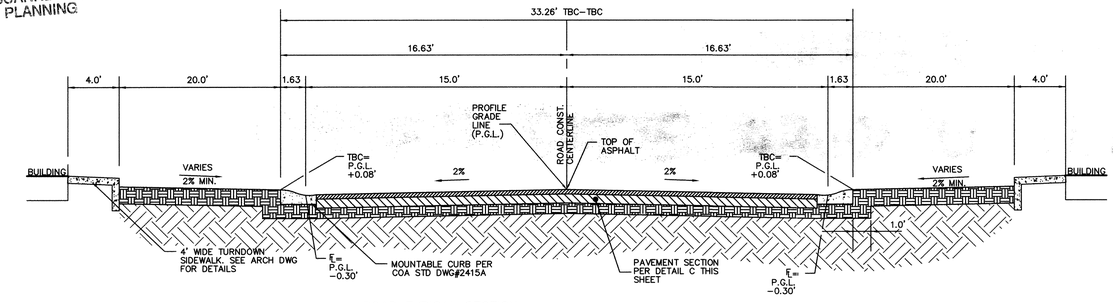
Last Update	Mo./Day/Yr.	Mo./Day/Yr.

EPC# 04-EPC-00850
DRB# 1001043

City Project No.	Zone Map No.	Sheet	of
769681	A-12-Z	11	16

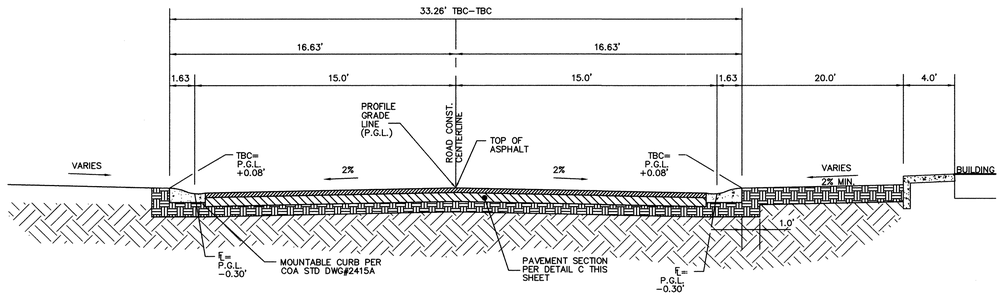
7NOV05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOT_FILE\DRC\R3.DWG

SCANNED BY PLANNING



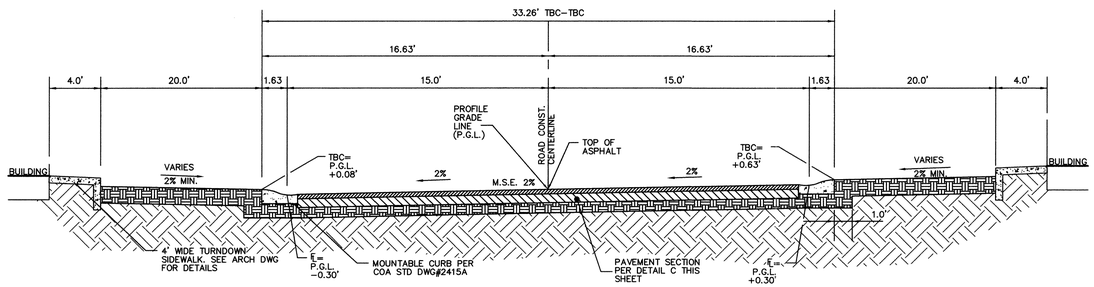
ROAD TYPICAL SECTION (Z)

N.T.S.



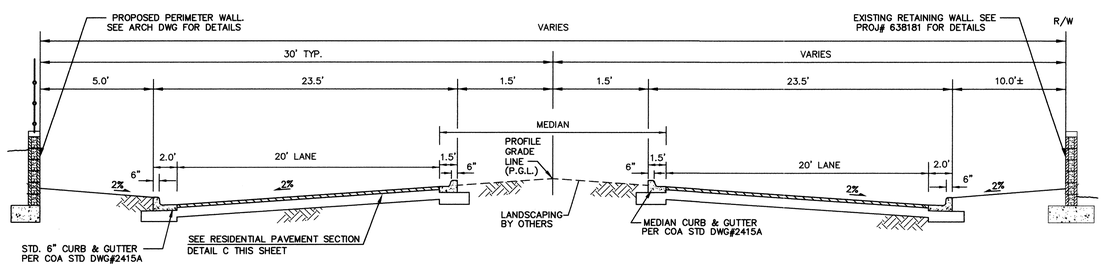
ROAD TYPICAL SECTION (Y)

N.T.S.



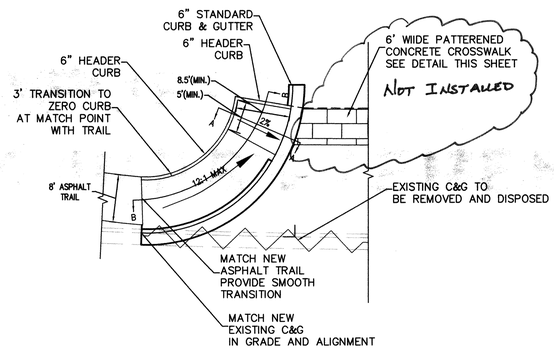
ROAD SUPER ELEVATED SECTION (X)

N.T.S.



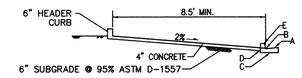
ENTRANCE ROAD SECTION (U)

N.T.S.

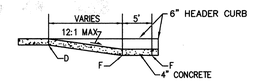


SIDEWALK, INTERSECTION HANDICAPPED RAMP(S), AND DRIVEPAD DETAILS (A)

N.T.S.



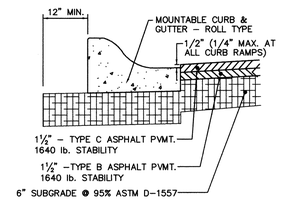
SECTION A–A



SECTION B–B

GENERAL NOTES

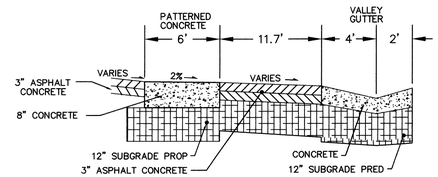
1. WHEEL CHAIR RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS APPROVED BY THE ENGINEER.
2. SURFACE TEXTURE OF WHEEL CHAIR RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH 0.035"), TRAVERSE TO THE SLOPE OF THE RAMP.
3. GUTTER FLOW LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
4. SUBGRADE SHALL BE COMPACTED TO 95% ASTM D-1557. CONCRETE SHALL MEET 3,000 PSI, 28 DAY STRENGTH.
5. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
6. ALL DRIVEPADS SHALL BE A MIN. OF 6" THICK.
7. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE 1/2" EXP. JT. AT MIDPOINT. DRIVEPADS WIDER THAN 36' SHALL HAVE 1/2" EXP. JT., 18' MAX BETWEEN JOINTS EQUALLY SPACED.



ASPHALT PAVEMENT IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

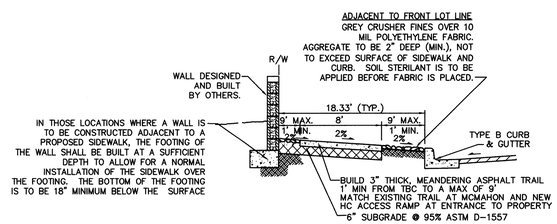
RESIDENTIAL PAVEMENT SECTION (C)

N.T.S.



PATTERNED CONCRETE SECTION (D)

N.T.S.



BANDELIER PEDESTRIAN TRAIL DETAIL (V)

N.T.S.

AS BUILT INFORMATION
CONTRACTOR JUNIER CONST DATE 9/26/06
WORK STAKED BY HUITT-ZOLLARS DATE 9/25/06
INSPECTOR'S ACCEPTANCE BY HUITT-ZOLLARS DATE 9/26/06
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY HUITT-ZOLLARS DATE 9/26/06

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK LOCATED AT THE SOUTHWEST CORNER OF PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

TIE TO SOUTHWEST PROPERTY CORNER
158:.11' N16°10'45"W

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER 12808 STATE OF NEW MEXICO

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: R4.DWG PROJ #: 17-0538-02
CHECKED BY: SAE DATE: 7NOV05

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
PAVING IMPROVEMENTS
PAVING DETAILS

Design Review Committee: APPROVED DEC 13 2005 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 769681 | Zone Map No. A-12-Z | Sheet 12 of 16

EPC# 04-EPC-00850
DRB# 1001043

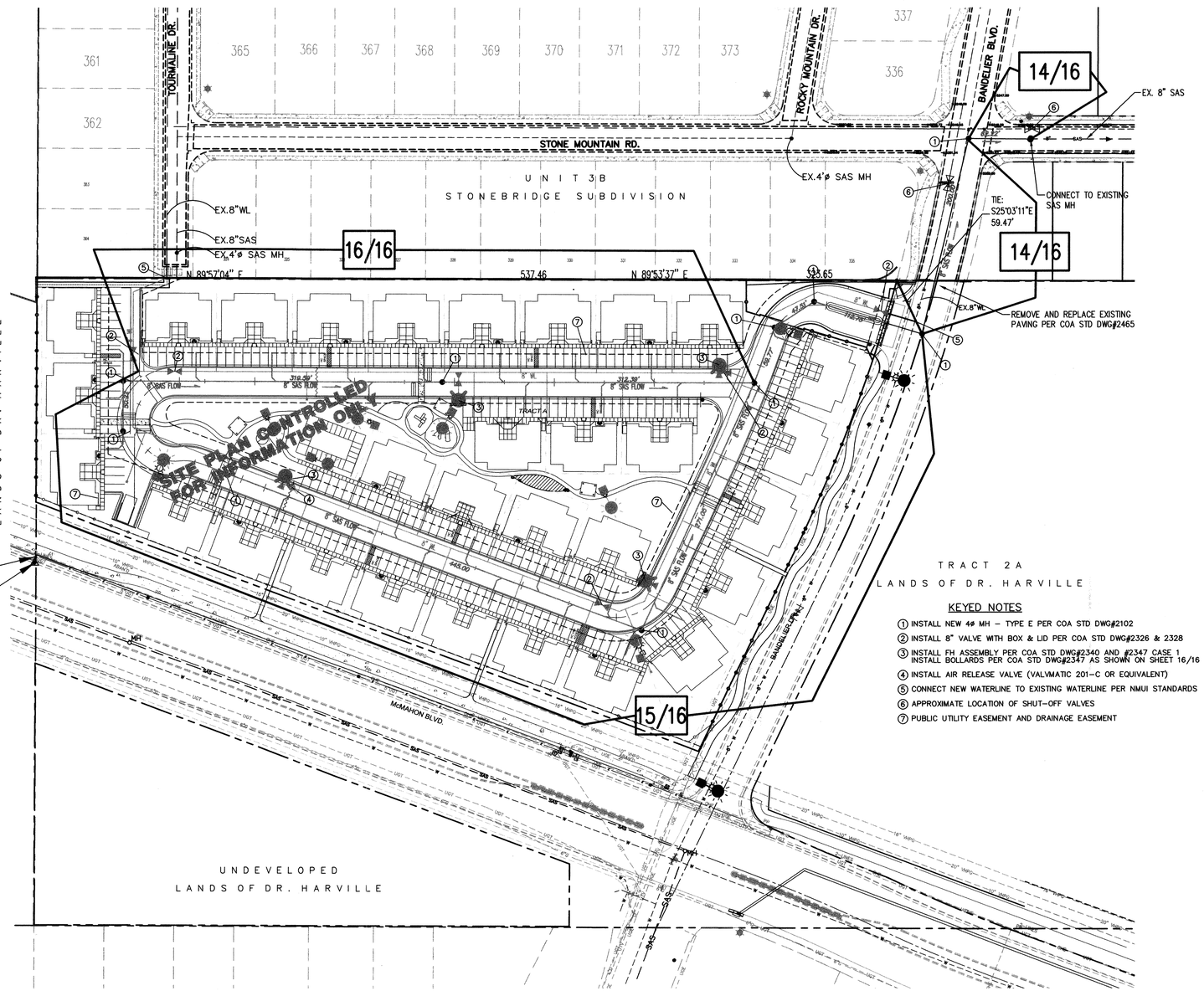
7NOV05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOT_FILE\DRC\R4.DWG

SCANNED BY PLANNING

XREF : 538 DES6 BASE, 538 UTS, EX-SITE BASE
XREF : ABQ-SHEETBASE

WEST BANDELIER
OFF-SITE AND UTILITY IMPROVEMENTS

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



KEYED NOTES

1. INSTALL NEW 4ø MH – TYPE E PER COA STD DWG#2102
2. INSTALL 8" VALVE WITH BOX & LID PER COA STD DWG#2326 & 2328
3. INSTALL FH ASSEMBLY PER COA STD DWG#2340 AND #2347 CASE 1 INSTALL BOLLARDS PER COA STD DWG#2347 AS SHOWN ON SHEET 16/16
4. INSTALL AIR RELEASE VALVE (VALVMATIC 201-C OR EQUIVALENT)
5. CONNECT NEW WATERLINE TO EXISTING WATERLINE PER NMUI STANDARDS
6. APPROXIMATE LOCATION OF SHUT-OFF VALVES
7. PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT

60 30 0 60 120
SCALE: 1"=60'

ESTIMATED WATER QUANTITIES

ITEM No.	DESCRIPTION	QUANTITY
1.	8" PVC PIPE (C-900)	1800 L.F.
2.	8"x8"x8" TEE	3 EA.
3.	8" CROSS	0 EA.
4.	8" GATE VALVE	5 EA.
5.	SINGLE SERVICE	31 EA.
6.	DOUBLE SERVICE	0 EA.
7.	FIRE HYDRANT ASSEMBLY	3 EA.
8.	45° BEND	4 EA.
9.	22½° BEND	2 EA.
10.	11¼° BEND	0 EA.
11.	8" CAP	0 EA.
12.	AIR/VAC VALVE	1 EA.

ESTIMATED SEWER QUANTITIES

ITEM No.	DESCRIPTION	QUANTITY
1.	8" PVC PIPE (SDR-35)	1783 L.F.
2.	4' DIA. MANHOLE <10'	10 EA.
3.	4' DIA. MANHOLE >10'	0 EA.
4.	6" SAS LATERAL	30 EA.
5.	8" CAP	0 EA.

FIRE HYDRANT APPROVAL

THE FIRE HYDRANT LOCATIONS SHOWN ON THIS PLAN HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF ALBUQUERQUE FIRE MARSHALL

BY _____
FIRE MARSHALL, CITY OF ALBUQUERQUE

DATE _____

SHEET INDEX

SHT. 13 MASTER UTILITY SHEET
SHTS. 14–16 UTILITY PLAN & PROFILE SHEETS

APPROVED BY NEW MEXICO UTILITIES INC.
SIGNATURE _____ DATE 11-18-05

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
UTILITY IMPROVEMENTS
MASTER UTILITY PLAN

APPROVED
Design Review Committee: DEC 13 2005 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
769681	A-12-Z	13	16

EPC# 04-EPC-00850
DRB# 1001043

AS BUILT INFORMATION
CONTRACTOR Jones Gavin DATE 9/23/06
STAKED BY Huitt-Zollars DATE 9/25/06
INSPECTOR'S ACCEPTANCE BY Huitt-Zollars DATE 9/26/06
FIELD VERIFICATION BY DATE
CORRECTED BY Huitt-Zollars DATE 9/25/06
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)
TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N16°10'45"W

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

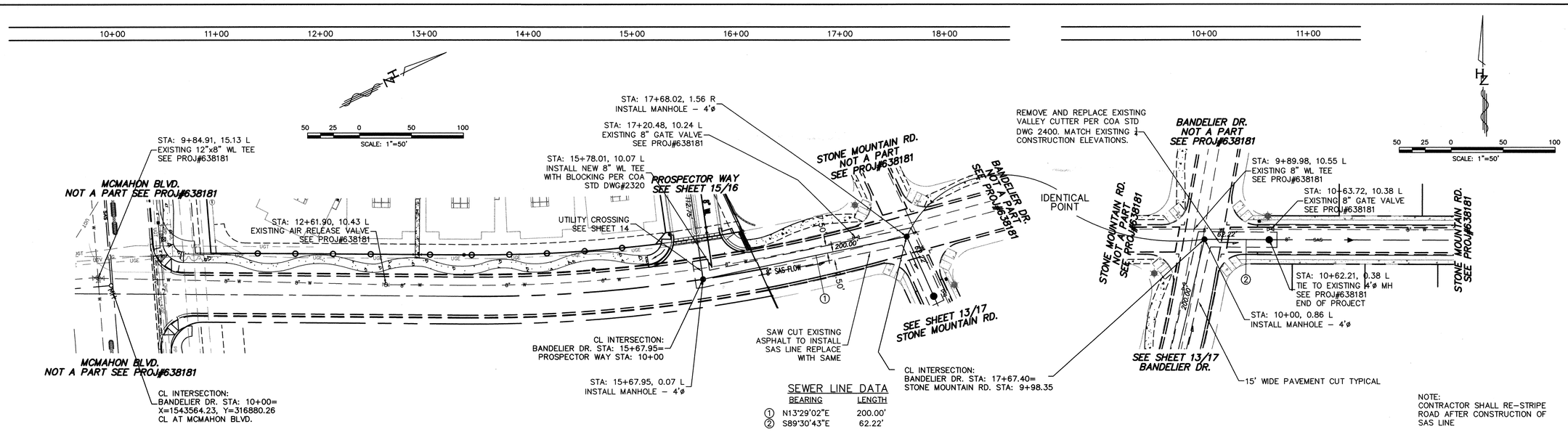
ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER 12606 NEW MEXICO
11/18/05

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: U1.DWG PROJ #: 17-0538-02
CHECKED BY: SAE DATE: 7NOV05

7NOV05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOT_FILE\DRC\U1.DWG

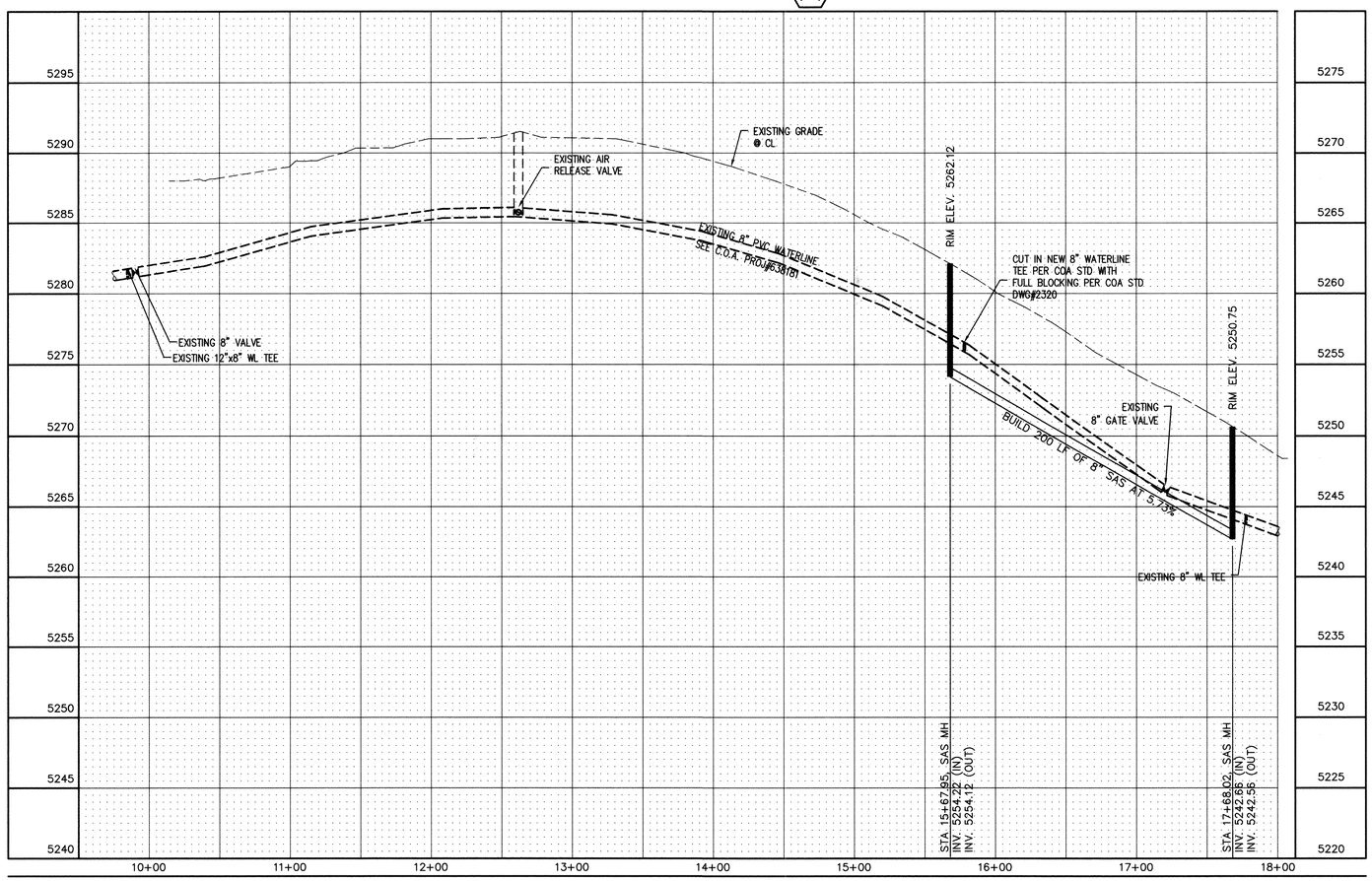
SCANNED BY PLANNING



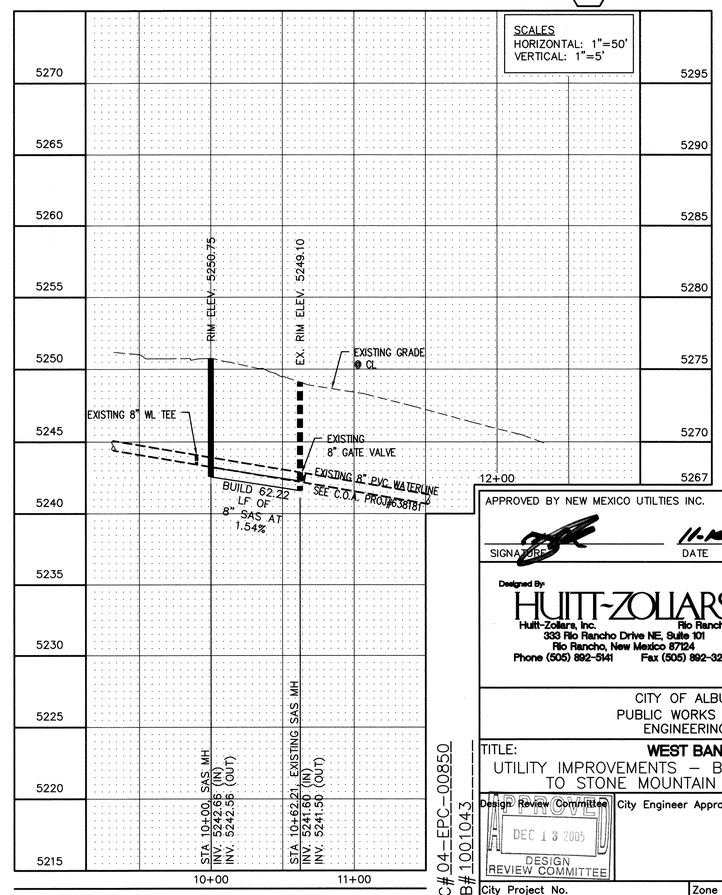
SEWER LINE DATA

	BEARING	LENGTH
①	N13°29'02"E	200.00'
②	S89°30'43"E	62.22'

BANDELIER DR. NW (A)



STONE MOUNTAIN RD. NW (B)



AS BUILT INFORMATION
CONTRACTOR Jolley Construct DATE 9/25/06
STAKED BY Huitt-Zollars DATE 9/25/06
INSPECTOR'S ACCEPTANCE BY Huitt-Zollars DATE 9/25/06
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY Huitt-Zollars DATE 9/25/06

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF
PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N16°10'45"W

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
EDWARD J. HOLLAND III
12836
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: MP — DATE: AUGUST 2005
DRAWN BY: MP — DATE: 7NOV05
DWG NAME: U2.DWG — PROJ #: 17-0538-02
CHECKED BY: SAE — DATE: 7NOV05

APPROVED BY NEW MEXICO UTILTIES INC.
SIGNATURE DATE 11-10-05

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
UTILITY IMPROVEMENTS – BANDELIER STA: 15+67.95
TO STONE MOUNTAIN RD STA: 10+62.21

Design Review Committee — City Engineer Approval
DEC 13 2005
DESIGN REVIEW COMMITTEE

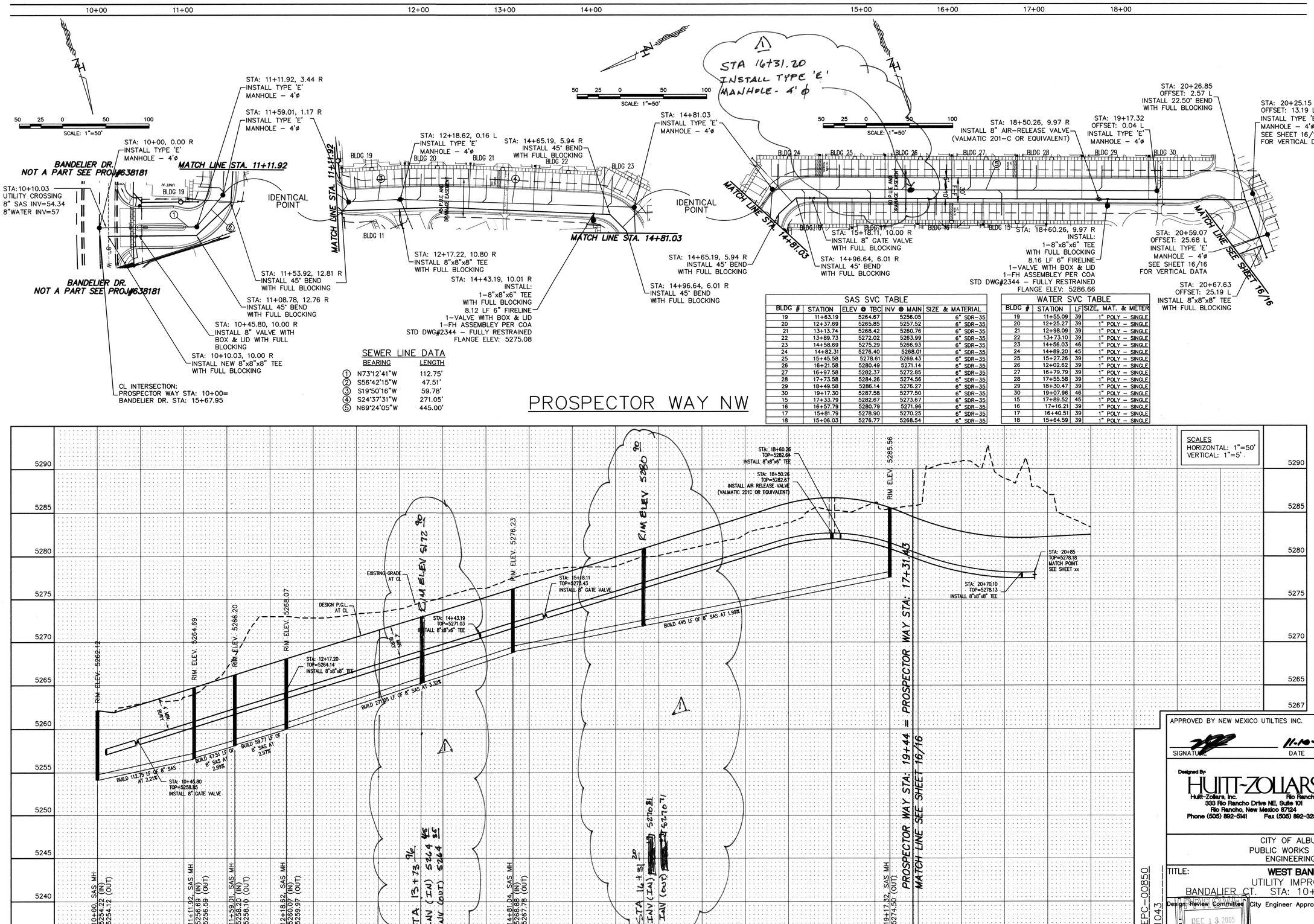
Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
769681	A-12-Z	14	16

EPC# 04-EPC-00850
DRB# 1001043

7NOV05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOT_FILE\DRC\U2.DWG

SCANNED BY PLANNING
XREF : ABQ-SHEETBASE, 538 DES6 BASE



SEWER LINE DATA

	BEARING	LENGTH
1	N73°12'41"W	112.75'
2	S56°42'15"W	47.51'
3	S19°50'16"W	59.78'
4	S24°37'31"W	271.05'
5	N69°24'05"W	445.00'

SAS SVC TABLE

BLDG #	STATION	ELEV @ TBC	INV @ MAIN	SIZE & MATERIAL
19	11+63.19	5264.67	5256.05	6" SDR–35
20	12+37.69	5265.85	5257.52	6" SDR–35
21	13+13.74	5268.42	5260.76	6" SDR–35
22	13+89.73	5272.02	5263.99	6" SDR–35
23	14+58.69	5275.29	5266.93	6" SDR–35
24	14+82.31	5276.40	5268.01	6" SDR–35
25	15+45.58	5278.61	5269.43	6" SDR–35
26	16+21.58	5280.49	5271.14	6" SDR–35
27	16+97.58	5282.37	5272.85	6" SDR–35
28	17+73.58	5284.26	5274.56	6" SDR–35
29	18+49.58	5286.14	5276.27	6" SDR–35
30	19+17.30	5287.58	5277.50	6" SDR–35
15	17+33.79	5282.67	5273.67	6" SDR–35
16	16+57.79	5280.79	5271.96	6" SDR–35
17	15+81.79	5278.90	5270.25	6" SDR–35
18	15+06.03	5276.77	5268.54	6" SDR–35

WATER SVC TABLE

BLDG #	STATION	LF	SIZE, MAT. & METER
19	11+55.09	39	1" POLY – SINGLE
20	12+25.27	39	1" POLY – SINGLE
21	12+98.09	39	1" POLY – SINGLE
22	13+73.10	39	1" POLY – SINGLE
23	14+56.03	46	1" POLY – SINGLE
24	14+89.20	45	1" POLY – SINGLE
25	15+27.26	39	1" POLY – SINGLE
26	12+02.62	39	1" POLY – SINGLE
27	16+79.79	39	1" POLY – SINGLE
28	17+55.58	39	1" POLY – SINGLE
29	18+30.47	39	1" POLY – SINGLE
30	19+07.96	46	1" POLY – SINGLE
15	17+89.52	45	1" POLY – SINGLE
16	17+16.21	39	1" POLY – SINGLE
17	16+40.51	39	1" POLY – SINGLE
18	15+64.59	39	1" POLY – SINGLE

PROSPECTOR WAY NW

APPROVED BY NEW MEXICO UTILTIES INC.

SIGNATURE DATE 11-10-05

Designed By
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
UTILITY IMPROVEMENTS
BANDALIER CT. STA: 10+00 TO STA: 20+85.00

Design Review Committee City Engineer Approval
DEC 13 2005
DESIGN REVIEW COMMITTEE

Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
769681	A–12–Z	15	16

EPC# 04–EPC–00850
DRB#1001043

AS BUILT INFORMATION
CONTRACTOR GILES CONST. DATE 9/28/06
STAKED BY HUITT-ZOLLARS DATE 9/28/06
INSPECTOR'S NOTICE BY HUITT-ZOLLARS DATE 9/28/06
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY HUITT-ZOLLARS DATE 9/28/06
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF
PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)
TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N16°10'45"W

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER 12205 NEW MEXICO
11/10/05

NO.	DATE	REMARKS	BY
1	11/10/05	ADDED MANHOLES	S.E.

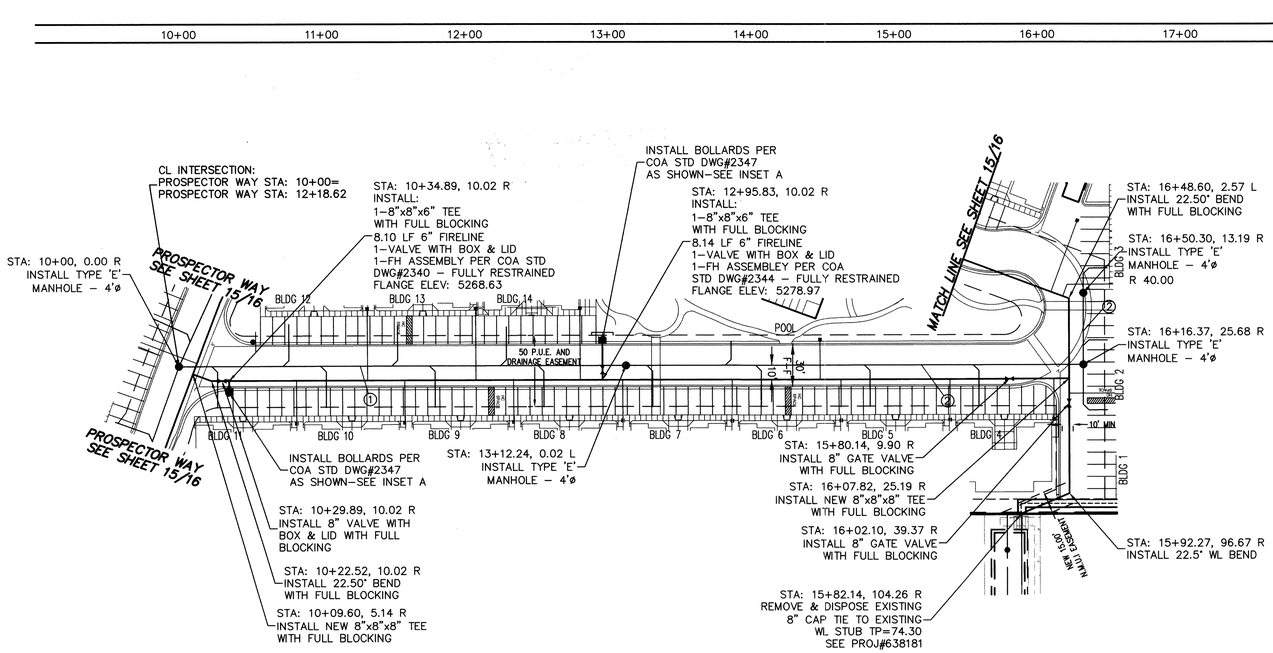
REVISIONS

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: U3.DWG PROJ #:17-0538-02
CHECKED BY: SAE DATE: 7NOV05

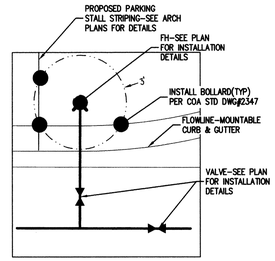
7NOV05(MP)
G:\PROJ\17053801-STONEBRIDGE-PT\DWG\PLOT_FILE\DRC\U3.DWG

SCANNED BY PLANNING

XREF : ABQ-SHEETBASE; 538 DES 6 BASE



PROSPECTOR WAY NW



INSET A

GENERAL NOTES

1. WELDS ARE TO BE GROUND SMOOTH
2. EXPOSED STEEL AND SLEEVE TO BE PAINTED WITH AN OIL BASE ALKYD PRIMER AND AN OIL BASE ALKYD ENAMEL TOP COAT. COLOR TO BE BRIGHT YELLOW.

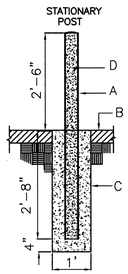
CONSTRUCTION NOTES:

A. 4" NOMIMAL DIA. SCHEDULE 40 GALV. STEEL PIPE, 5'–2" TO BE FILLED W/CONC. PAINT PIPE BRIGHT YELLOW ABOVE FINISHED GRADE.

B. PAVEMENT OR FINISHED GRADE.

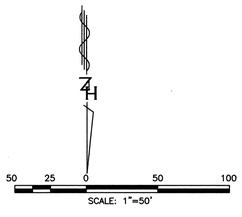
C. CONC. COLLAR W/SMOOTH OR BROOM FINISH WHERE THE PAVEMENT IS ADJACENT.

D. PIPES ARE NOT TO BE FILLED W/CONC. WHEN PIPES ARE LOCATED WITHIN 15" OF STREET FLOWLINE. USE WELDED STEEL CAP INSTEAD.



STATIONARY BOLLARDS DETAIL (A)

NOT TO SCALE



SEWER LINE DATA

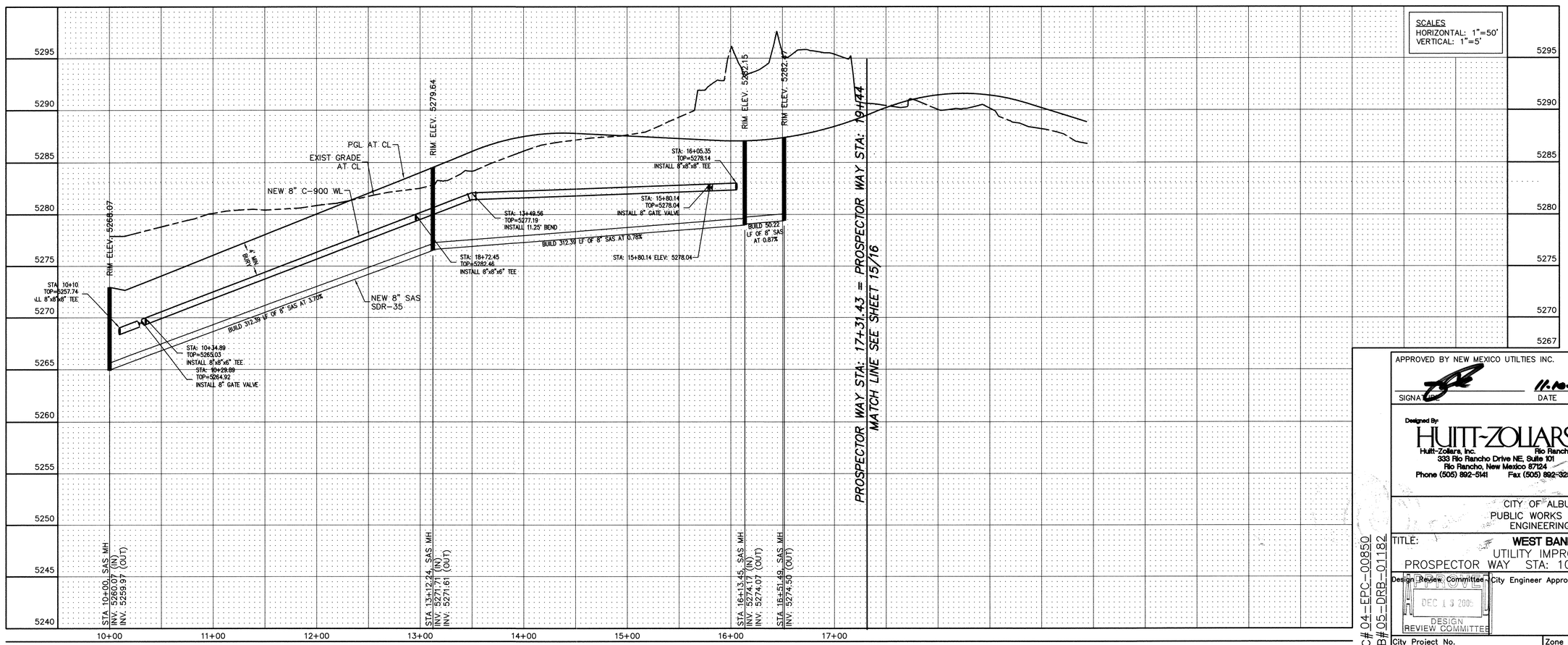
	BEARING	LENGTH
1	N89°48'38"W	312.39'
2	N89°48'38"W	319.59'
3	S00°18'03"W	50.22'

SAS SVC TABLE

BLDG #	STATION	ELEV @ TBC	INV @ MAIN	SIZE & MATERIAL
11	10+22.84	5265.58	5257.72	6" SDR–35
10	10+98.84	5269.21	5261.08	6" SDR–35
9	11+74.85	5272.85	5264.43	6" SDR–35
8	12+50.85	5276.49	5267.79	6" SDR–35
7	13+26.85	5280.13	5270.95	6" SDR–35
6	14+02.85	5283.41	5272.80	6" SDR–35
5	14+78.85	5284.84	5274.64	6" SDR–35
4	15+54.85	5286.01	5276.48	6" SDR–35
3	16+13.45	5281.93	5277.90	6" SDR–35
2	16+20.90	5282.04	5278.29	6" SDR–35
1	16+51.49	5282.59	5279.50	6" SDR–35
POOL	13+81.69	5282.67	5272.28	6" SDR–35
14	12+24.71	5275.24	5266.63	6" SDR–35
13	11+48.68	5271.60	5263.28	6" SDR–35
12	10+72.66	5267.96	5259.92	6" SDR–35

WATER SVC TABLE

BLDG #	STATION	LF	SIZE, MATERIAL & METER
1	16+04.17	19	1" POLY – SINGLE
2	16+50.86	19	1" POLY – SINGLE
3	16+56.82	19	1" POLY – SINGLE
4	16+02.28	19	1" POLY – SINGLE
5	15+38.64	19	1" POLY – SINGLE
6	14+62.50	19	1" POLY – SINGLE
7	13+86.37	19	1" POLY – SINGLE
8	13+09.94	19	1" POLY – SINGLE
POOL	14+47.99	32	1" POLY – SINGLE
9	12+33.67	19	1" POLY – SINGLE
10	11+57.65	19	1" POLY – SINGLE
11	10+81.97	19	1" POLY – SINGLE
12	11+31.64	19	1" POLY – SINGLE
13	12+07.45	19	1" POLY – SINGLE
14	12+80.32	32	1" POLY – SINGLE



APPROVED BY NEW MEXICO UTILTIES INC.

SIGNATURE DATE 11.10.05

Designed By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WEST BANDELIER**
UTILITY IMPROVEMENTS
PROSPECTOR WAY STA: 10+00 TO STA: 16+51.49

Design Review Committee – City Engineer Approval

APPROVED DEC 13 2005 DESIGN REVIEW COMMITTEE

Last Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
1001043	A–12–Z	16	16

EPC#04–EPC–00950
DRB#05–DRB–01182

AS BUILT INFORMATION
CONTRACTOR: FULLER CONS. DATE 9/25/06
WORK STAKED BY: HUITT-ZOLLARS DATE 9/23/06
INSPECTOR'S WORK-MADE BY: HUITT-ZOLLARS DATE 9/25/06
FIELD VERIFICATION BY: DATE
CORRECTED BY: HUITT-ZOLLARS DATE 9/26/06
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
60 D NAIL WITH ALUMUNIM DISK
LOCATED AT THE SOUTHWEST CORNER OF
PROPERTY ALONG MCMAHON BLVD.
ELEVATION = 5292.88 (NVDG 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 12808 11/10/05

TIE TO SOUTHWEST PROPERTY CORNER
1581.11' N16°10'45"W

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: MP DATE: AUGUST 2005
DRAWN BY: MP DATE: 7NOV05
DWG NAME: U4.DWG PROJ #: 17-0538-02
CHECKED BY: SAE DATE: 7NOV05

7NOV05(MP)
G:\PROJ\17053801–STONEBRIDGE–PT\DWG\PLOT_FILE\DRC\U4.DWG