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26-19311.81-08

CONSTRUCTION PLANS
FOR
PINNACLE PEAK TOWNHOMES
SUBDIVISION
ALBUQUERQUE, NEW MEXICO

INDEX

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8	PAVING PLAN AND STORM DRAIN PROFILE, CROWN DRIVE NW

RECORD DRAWINGS

I, Gilbert Aldaz of the firm of Applied Engineering & Surveying, Inc., 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, 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.



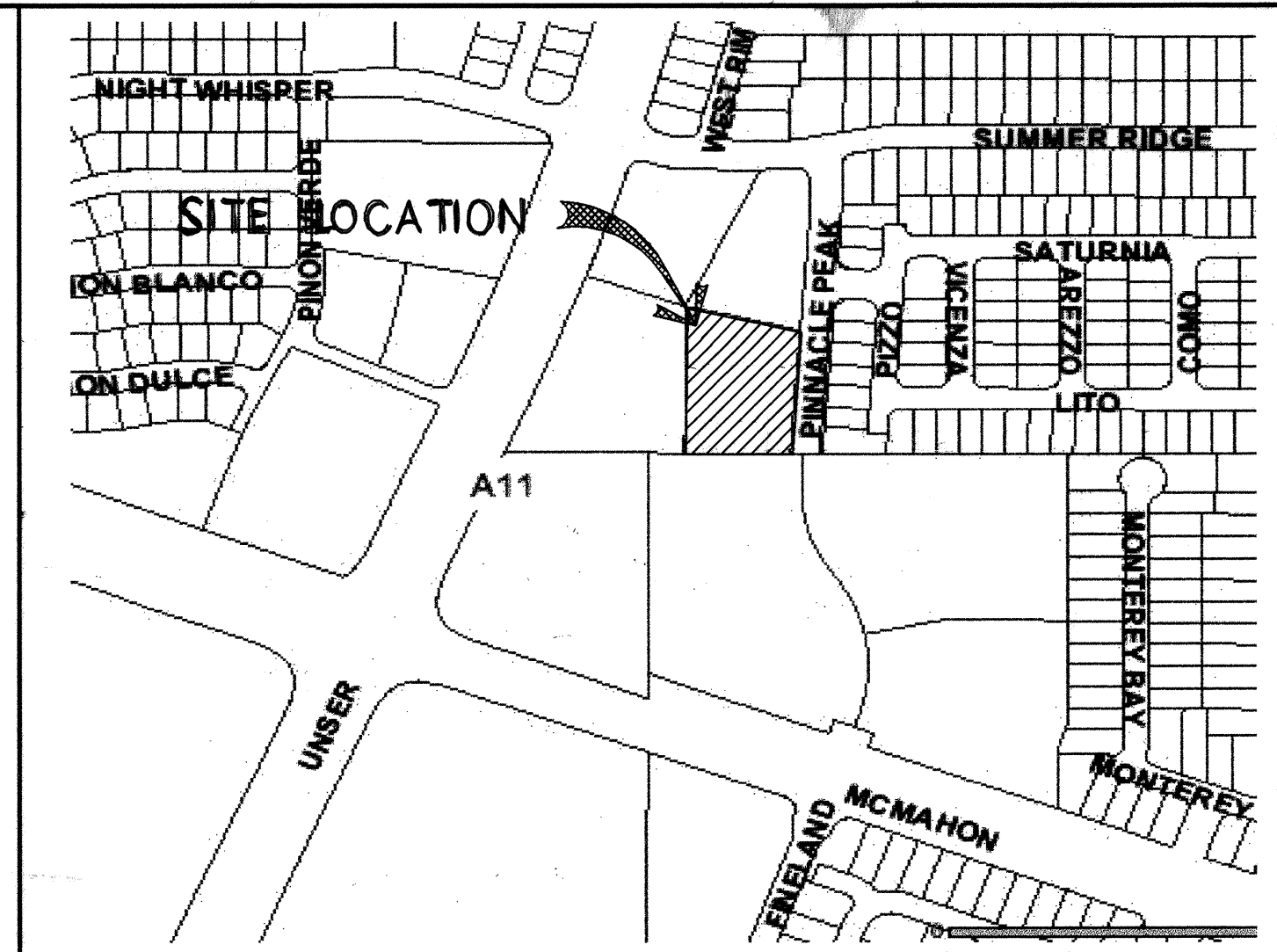
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED
- ☐ IF CURB IS 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.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Pat Odo
DATE: 12-17-2008

DRB - 1004943



VICINITY MAP (A-11)

GENERAL NOTES
NOTICE TO CONTRACTORS

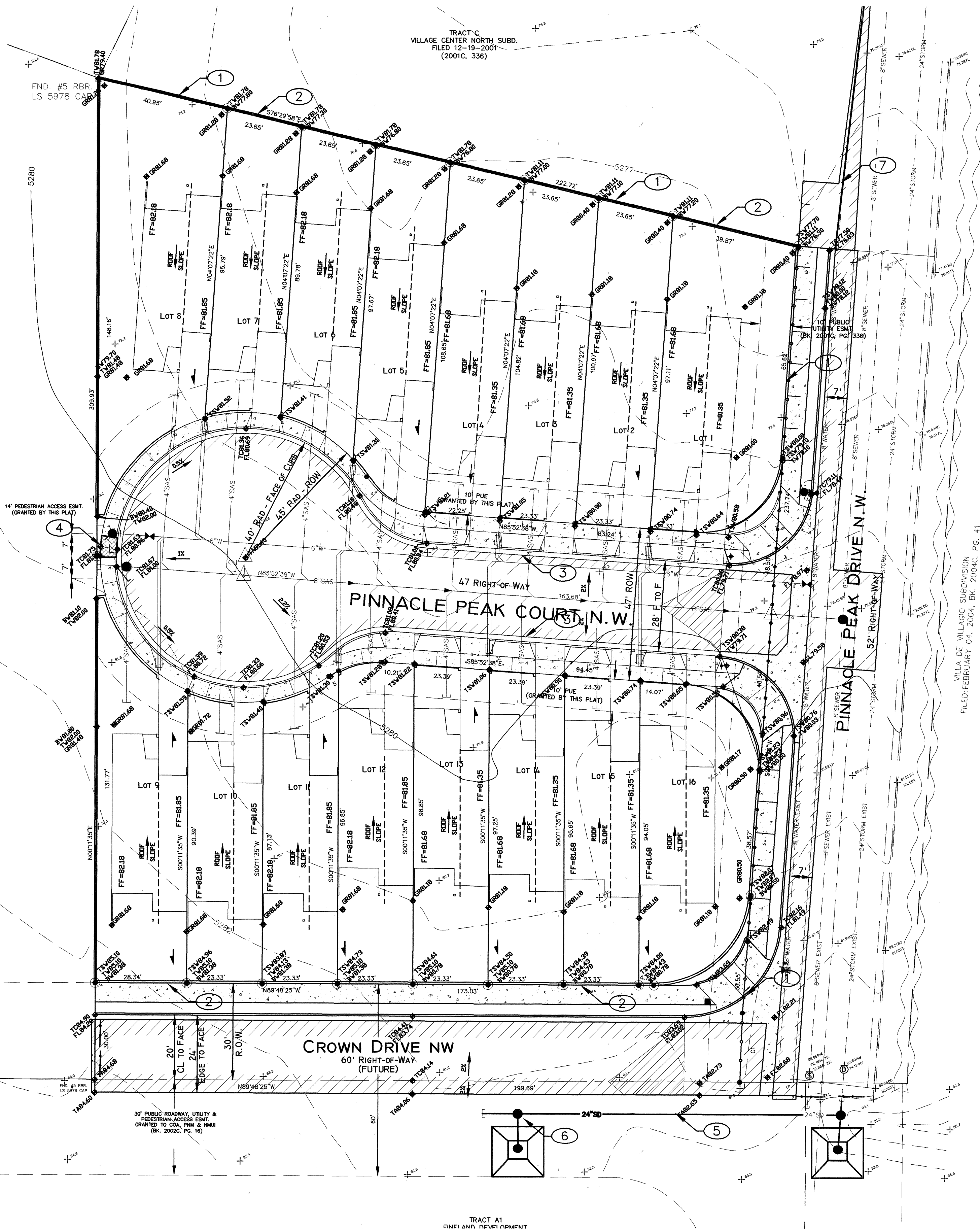
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING 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.
- NEW MEXICO UTILITIES, INC. WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS). THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE (3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY COA.

APPLIED Engineering & Surveying, Inc.
1805 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505)237-1456

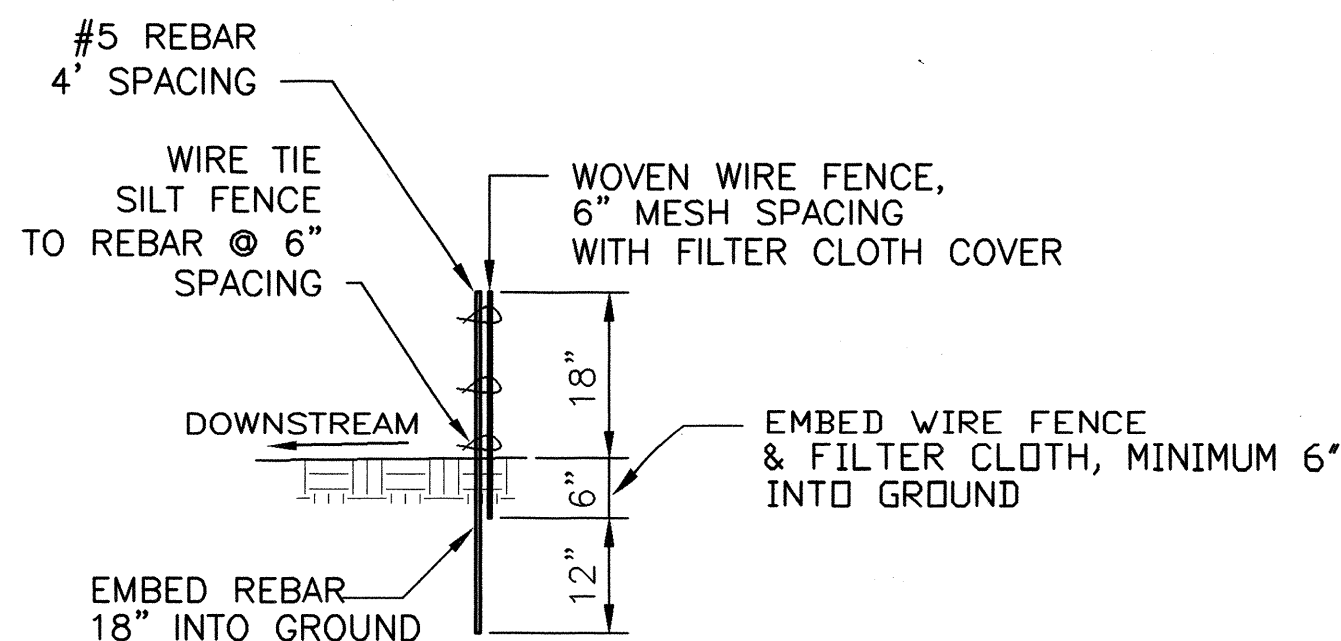
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****	
		DRC Chairman	<i>Gilbert Aldaz</i>		12-11-04	APPROVED FOR CONSTRUCTION <i>Gilbert Aldaz</i> 12-13-07 City Engineer Date	
		Transportation	<i>William P. Pappas</i>		11/21/06		
		Water/Wastewater	<i>William P. Pappas</i>		11/29/06		
		Hydrology	<i>Bradley A. Bingham</i>		11/28/06		
		Parks					
		Constr. Mngmt.					
		NM UTILITIES			11-13-05		
CITY PROJECT No.		793181		Sheet		Of	
				1		8	

SCANNED BY
PLANNING

TRACT B-1
VILLAGE CENTER NORTH SUBD.
FILED 4-23-2002
(2002C, 132)



GRADING PLAN
SCALE: 1" = 20'



SILT FENCE DETAIL
SCALE: 1/2" = 1'-0"

CONSTRUCTION NOTES:

- 1 PROVIDE SILT FENCE PER DETAIL SHOWN ON THIS SHEET ALONG PERIMETER OF ENTIRE CONSTRUCTION SITE. CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION UNTIL SUCH TIME THAT FINAL INSPECTION PERFORMED BY CITY OF ALBUQUERQUE OR PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
- 2 CONSTRUCT RETAINING WALL PER GRADES SHOWN.
- 3 CONSTRUCT STANDARD CURB AND GUTTER PER CITY STD. DWG. 2415A.
- 4 CONSTRUCT 3-2' WIDE SIDEWALK CULVERTS PER CITY STD. DWG. 2236
- 5 CONSTRUCT 100' OF 24" RCP STORM DRAIN
- 6 CONSTRUCT 18" STAND PIPE WITH TRASH RACK AND SILT FENCE
- 7 CONSTRUCT TEMPORARY ASPHALT FOR EROSION CONTROL

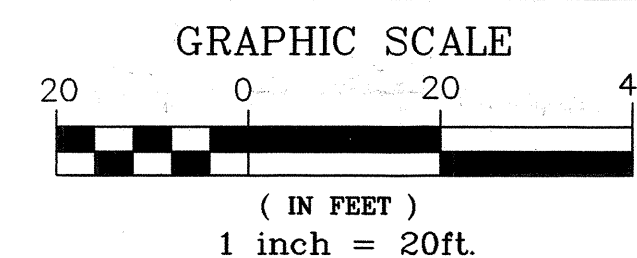
LEGEND	
5360	NEW CONTOUR GRADE
5362	EXISTING CONTOUR GRADE
TC62.50	NEW TOP OF CURB ELEVATION
FL62.00	NEW FLOWLINE OF CURB ELEVATION
TA60.11	NEW TOP OF ASPHALT ELEVATION
TSW61.87	NEW TOP OF SIDEWALK ELEVATION
GR56.0	NEW GRADE ELEVATION
FL55.3	FLOWLINE GRADE ELEVATION
TW95.1	NEW TOP OF WALL ELEVATION
BW93.1	NEW BOTTOM OF WALL ELEVATION
TOC93.1	NEW TOP OF CONCRETE ELEVATION
5360	NEW GRADE BREAK
5362	EXISTING GRADE ELEVATION
TC62.50	NEW TOP OF CURB ELEVATION
FL62.00	NEW FLOWLINE OF CURB ELEVATION
TA60.11	NEW TOP OF ASPHALT ELEVATION
TSW61.87	NEW TOP OF SIDEWALK ELEVATION

UTILITY PRECAUTIONS
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

LOTS 1 THROUGH 16
PINNACLE PEAK TOWNHOMES

APPROVED FOR ROUGH GRADING:

NAME _____ DATE _____



(IN FEET)
1 inch = 20 ft.

APPLIED ENGINEERING AND
SURVEYING, INC.
ENGINEERS AND PLANNERS
1605 Blue Drive NE
Albuquerque, New Mexico 87112
Office: (505) 231-1455 Fax: (505) 231-1456

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GRADING PLAN
PINNACLE PEAK TOWNHOMES

Design Review Committee City Engineer Approval

FOR INFORMATION ONLY

City Project No. 793181

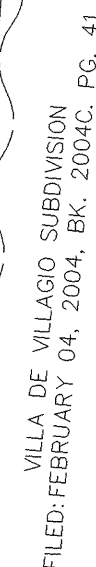
Zone Map No. A-11

Sheet 3

Of 8

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO. DATE		NO. DATE		NO. DATE		NO. DATE	
BY		BY		BY		BY	
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
DESIGN		DESIGN		DESIGN		DESIGN	
DATE		DATE		DATE		DATE	
DRAWN BY		DRAWN BY		DRAWN BY		DRAWN BY	
CHECKED BY		CHECKED BY		CHECKED BY		CHECKED BY	

TRACT A
VILLAGE CENTER NORTH SUBD
FILED 12-19-2001
(2001C, 336)



- ① PROVIDE SILT FENCE PER DETAIL SHOWN ON THIS SHEET ALONG PERIMETER OF ENTIRE CONSTRUCTION SITE. CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION UNTIL SUCH TIME THAT FINAL INSPECTION PERFORMED BY CITY OF ALBUQUERQUE OR PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
- ② CONSTRUCT RETAINING WALL PER GRADES SHOWN, LOCATE FOOTING OUTSIDE OF CITY STREET RIGHT-OF-WAY.
- ③ CONSTRUCT STANDARD CURB AND GUTTER PER CITY STD. DWG. 2415A.
- ④ CONSTRUCT 3'-2" WIDE SIDEWALK CULVERT PER CITY STD. DWG. 2236.
- ⑤ CONSTRUCT SIDEWALK PER CITY STD. DWG. 2430.
- ⑥ CONSTRUCT 3" ASPHALT PAVEMENT WITH 112.5 FOOT TAPER.
- ⑦ 4" WIDE WHITE SOLID STRIPE.

	NEW CONTOUR GRADE		NEW GRADE BREAK
	EXISTING CONTOUR GRADE		EXISTING GRADE ELEVATION
	DRAINAGE FLOW DIRECTION		GR56.0 NEW GRADE ELEVATION
	TC62.50 NEW TOP OF CURB ELEVATION		FL55.3 FLOWLINE GRADE ELEVATION
	FL62.00 NEW FLOWLINE OF CURB ELEVATION		TW95.1 NEW TOP OF WALL ELEVATION
	TA60.11 NEW TOP OF ASPHALT ELEVATION		BW93.1 NEW BOTTOM OF WALL ELEVATION
	TSW61.87 NEW TOP OF SIDEWALK ELEVATION		TOC93.1 NEW TOP OF CONCRETE ELEVATION
	DRAINAGE SWALE		

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. DURING PLANNING AND EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, RELATING TO THE LOCATION OF THESE LINES AND FACILITIES.

GRAPHIC SCALE

(IN FEET)
1 inch = 20ft.

	ASPHALT PAVING PER DWG. 2405 WITH 12" SUBGRADE AT 95% COMPACTION
	CONCRETE PER CITY SPECS. PER CITY DWG 2415A

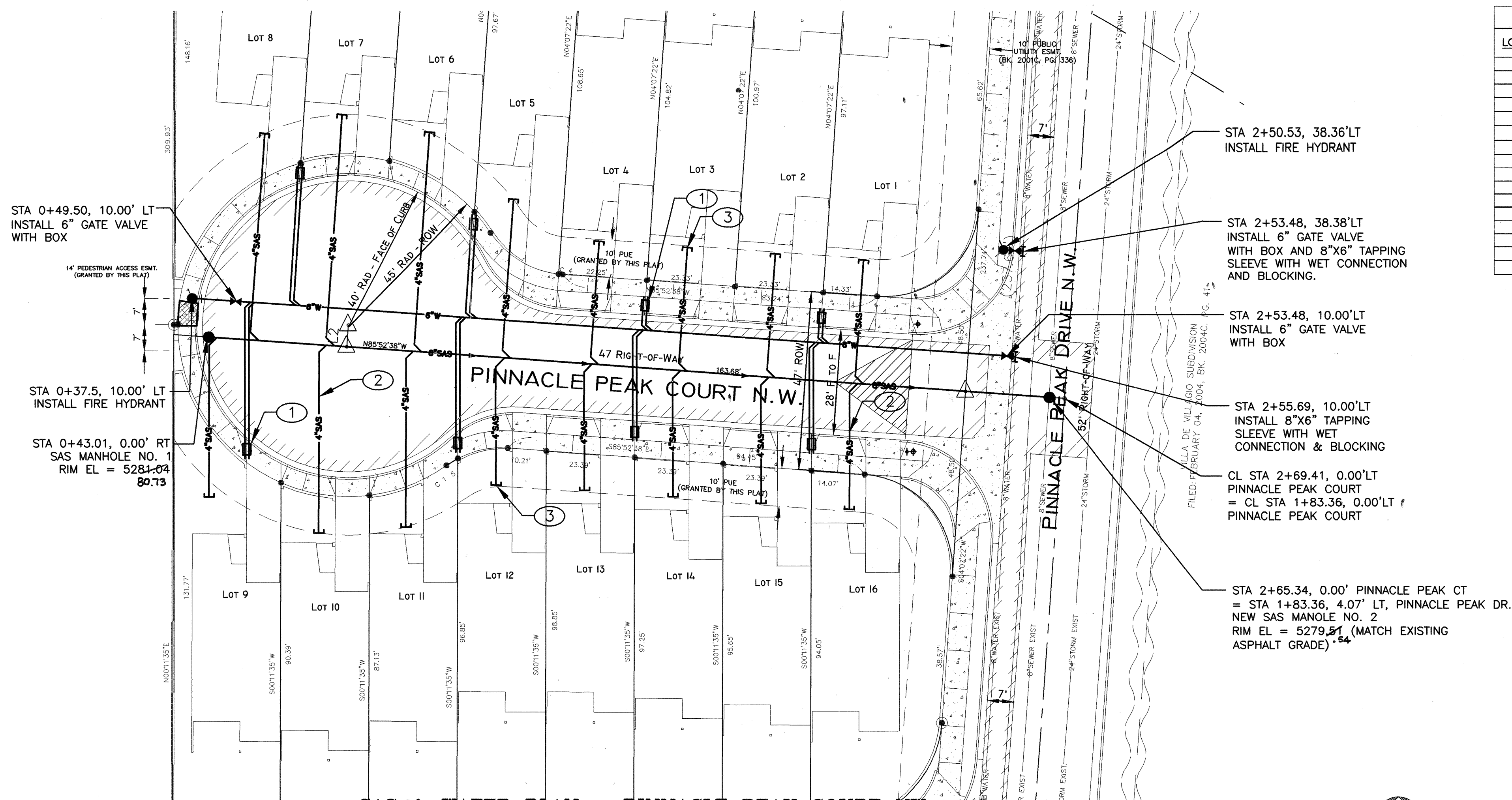
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

City Project No.	Zone Map No.	Sheet	Of
793181	A-11	4	8

SCALE: 1" = 20'

QUANTITY SHEET CIVIL GROUP 100		ENGINEER'S SEAL 		SURVEY INFORMATION FIELD NOTES NO. BY DATE		BENCH MARKS BENCHMARK IS AN A.C.S. MONUMENT 5-AII, ELEVATION = 533308, AN ACS 3-174" ALUMINUM CAP SET FLUSH IN TOP OF CONCRETE POST, LOCATED IN THE NORTHWEST QUADRANT OF UNSER BOULEVARD AND BANDELLIER DRIVE NW, 34.0 FEET NORTH OF THE NORTH EDGE OF ASPHALT ON BANDELLIER AND 57.5 FEET WEST OF THE WEST EDGE OF ASPHALT ON UNSER BOULEVARD NW.		AS BUILT INFORMATION CONTRACTOR CUSTOMER GRADING WORK STARTED BY JAKE ARBUJELLES INSPECTOR'S APPLIED DATE 07/18 ACCEPTANCE BY APPLIED DATE 07/18 FIELD VERIFICATION BY APPLIED DATE 07/18 DRAWINGS CORRECTED BY APPLIED DATE 07/18 MICRO-FILM INFORMATION RECORDED BY NO. DATE	
NO. DATE REMARKS REVISIONS DESIGN		DESIGNED BY DATE DRAWN BY DATE CHECKED BY DATE							



SAS & WATER PLAN - PINNACLE PEAK COURT NW
SCALE: 1" = 20'

3/4" WATER METER SERVICES		
LOT NO.	STATION	OFFSET TO CENTER OF METER
1	2+03.92	16.25LT
2	2+03.92	16.25LT
3	1+57.26	16.25LT
4	1+57.26	16.25LT
5	1+10.59	35.29LT
6	1+10.59	35.29LT
7	0+63.92	45.26LT
8	0+63.92	45.26LT
9	0+55.21	29.05RT
10	0+55.21	29.05RT
11	1+08.58	21.78RT
12	1+08.58	21.78RT
13	1+56.95	16.25RT
14	1+56.95	16.25RT
15	2+03.72	16.25RT
16	2+03.72	16.25RT

4" SANITARY SEWER SERVICES				
LOT NO.	STATION	OFFSET	LENGTH OF SERVICE TO STUB FROM MAIN	INVERT AT STUB
1	2+13.93	33.00LT	33.00	73.4
2	2+13.93	33.00LT	33.00	73.8
3	1+67.25	33.00LT	33.00	74.1
4	1+67.25	33.00LT	33.00	74.4
5	1+20.59	42.40LT	42.40	75
6	0+97.27	57.84LT	57.84	75.7
7	0+73.94	60.47LT	60.47	76.2
8	0+53.93	54.41LT	54.41	76.4
9	0+46.14	41.80RT	41.80	76.3
10	0+75.59	49.10RT	49.10	75.9
11	0+98.40	45.92RT	45.92	75.5
12	1+21.34	33.32RT	33.32	74.9
13	1+44.70	33.00RT	33.00	74.5
14	1+68.12	33.00RT	33.00	74.2
15	1+91.50	33.00RT	33.00	73.8
16	2+14.85	33.00RT	33.00	73.4

MECHANICAL RESTRAINT NOTES:

TEES - PVC PIPE				
Branch Size	Branch Size	Branch Size	Branch Size	Branch Size
L _r =5'	L _r =10'	L _r =15'	L _r =20'	L _r =25'
Restrained Length L, Feet for a Specified L				
6"	43'	21'	FJO	FJO

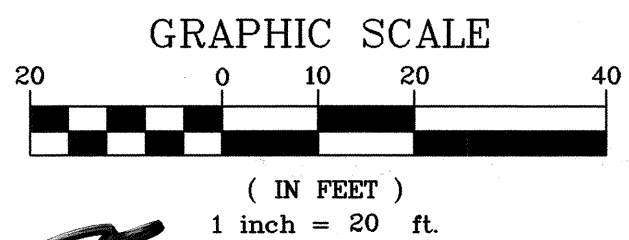
FJO: RESTRAINT REQUIRED AT FITTING JOINT ONLY
L_r = LENGTH OF PIPE ALONG THE RUN THAT IS FREE OF JOINTS.

HORIZONTAL BENDS - PVC PIPE				
Branch Size	Branch Size	Branch Size	Branch Size	Branch Size
11 deg	22.5 deg	45 deg	90 deg	180 deg
Restrained Length L, Feet				
6"	3'	5'	11'	26'

DEAD ENDS GATE VALVES OR END CAPS PVC PIPE	
Branch Size	Restrained Length L
4"	46'
6"	65'

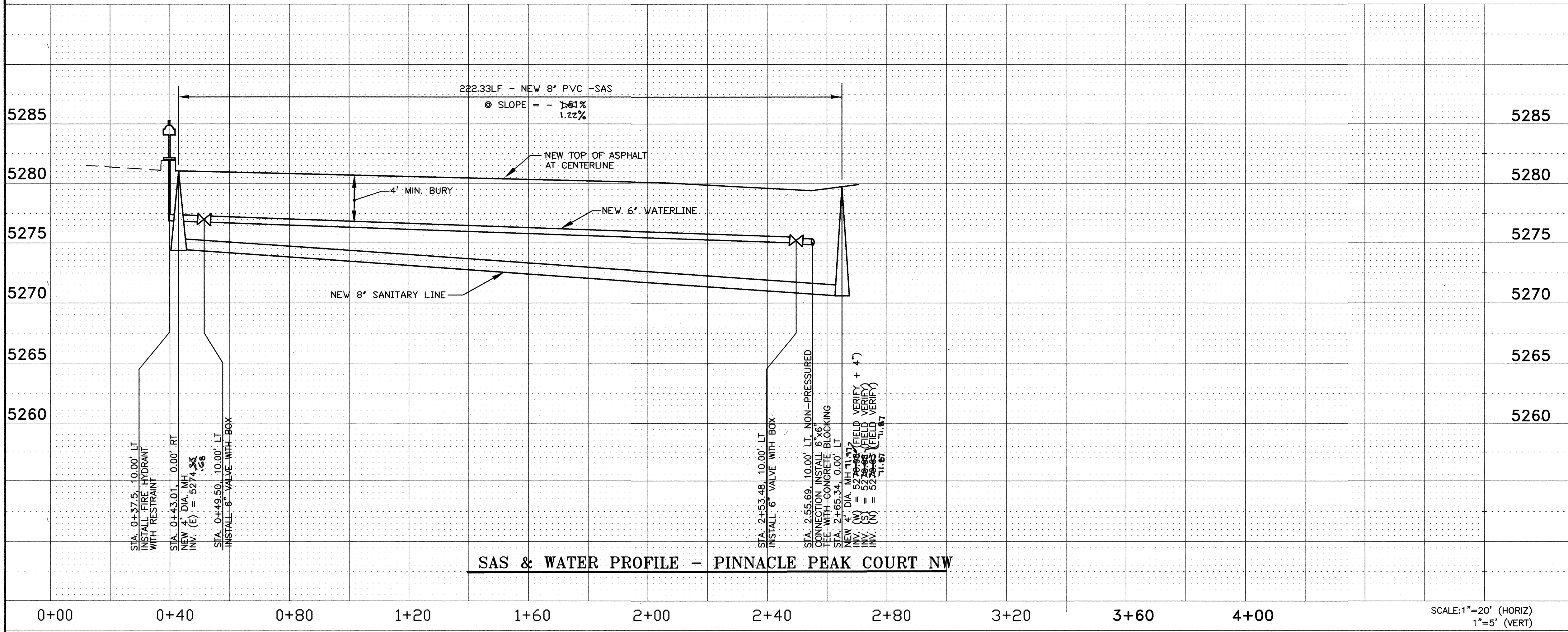
CONSTRUCTION NOTES:

- INSTALL 3/4" WATER METER SERVICES, WITH HEAVY DUTY WATER METER BOXES.
- INSTALL 4" SANITARY SEWER SERVICE LINE.
- ELECTRONIC MARKER DISKS (EMD'S) SHALL BE INSTALLED ON WATERLINE AND SEWERLINE APPURTENANCES.



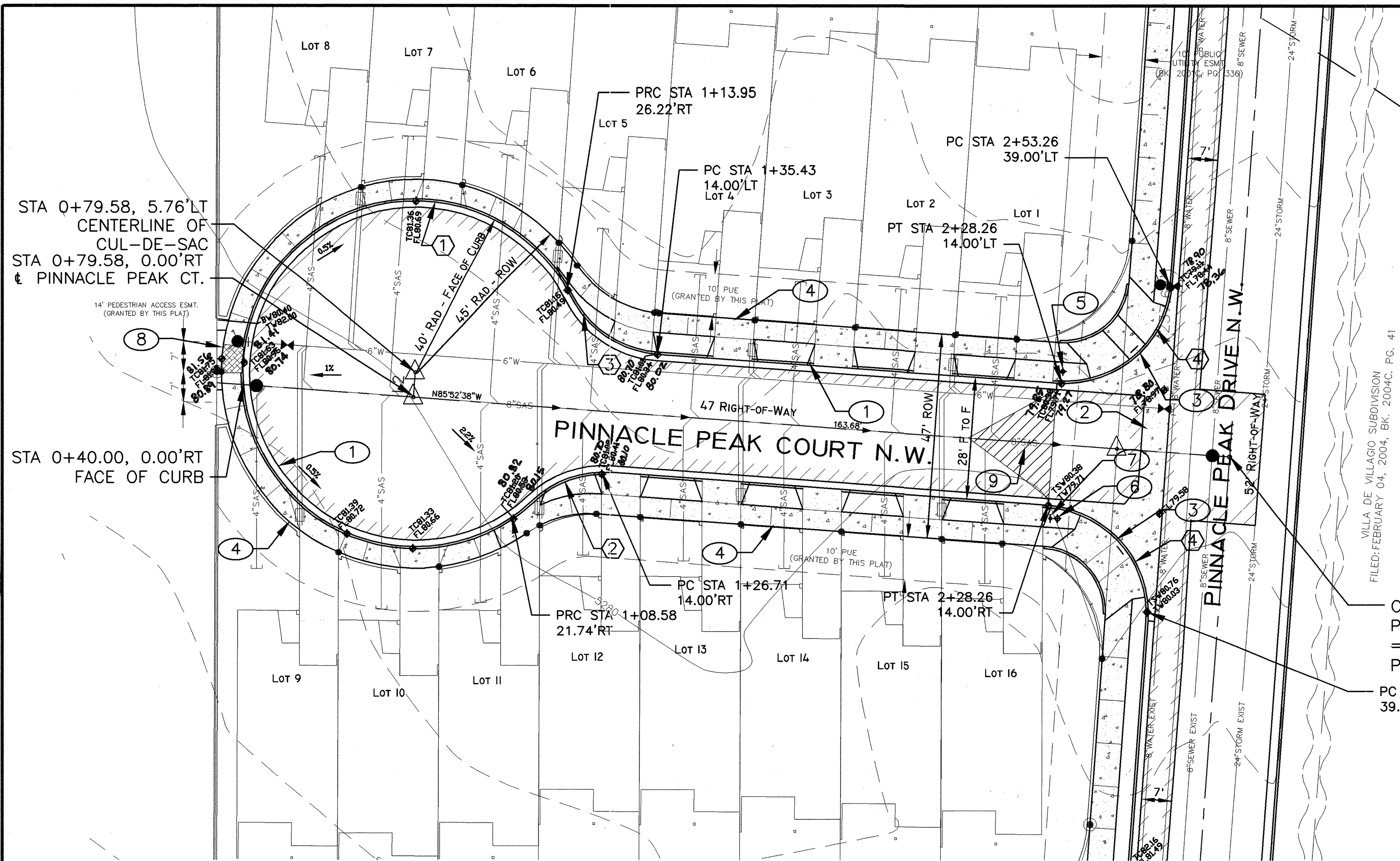
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1605 Star Drive NE
Albuquerque, New Mexico 87112
Office: (505) 227-1406 Fax: (505) 237-1406

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: PINNACLE PEAK TOWNHOMES WATER & SEWER, PINNACLE PEAK COURT NW	
Design Review Committee APPROVED DEC 11 2006 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED JAN 03 2007 CITY ENGINEER
City Project No. 793181	Zone Map No. A-11
Sheet 5	Of 8



SAS & WATER PROFILE - PINNACLE PEAK COURT NW

SCALE: 1" = 20' (HORIZ)
1" = 5' (VERT)



PAVING PLAN - PINNACLE PEAK COURT NW

SCALE: 1" = 20'

QUARTER POINT ELEV.		
IC	FL	
1	79.43	79.76
2	79.75	79.08
3	80.07	79.40

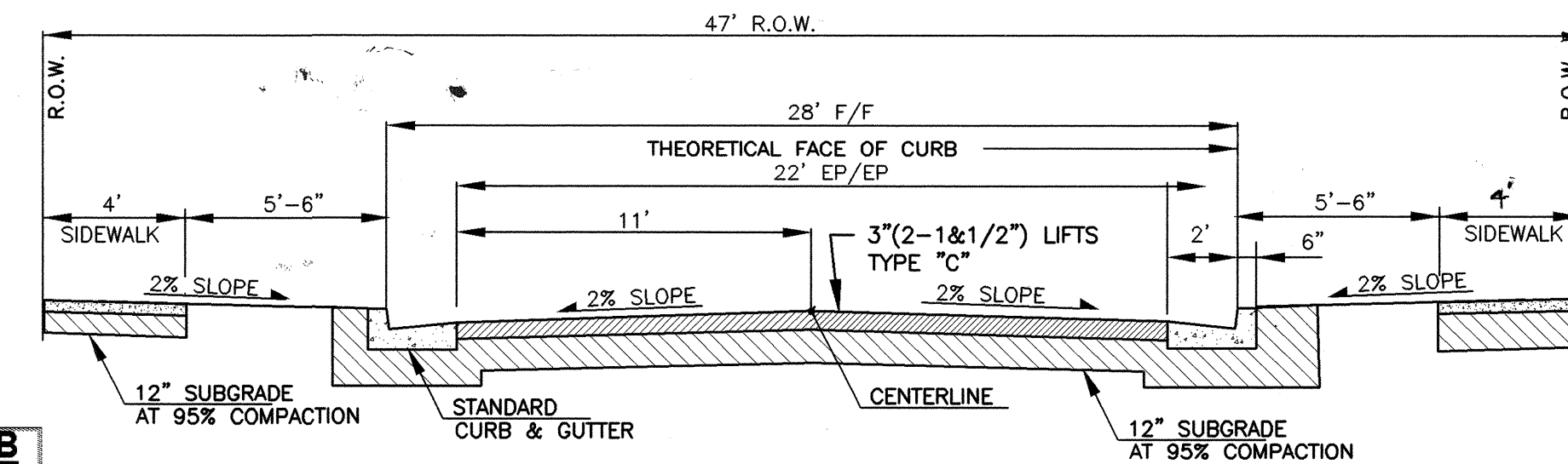
CURVE TABLE AT FACE OF CURB				
NUMBER	RADIUS	DELTA	ARC	TAN
1	40.00'	285°43'18"	199.47'	-
2	25.00'	46°28'59"	20.28'	10.74'
3	25.00'	58°09'08"	25.81'	14.19'
(4)	25.00'	90°00'00"	39.27'	25.00'

QUARTER POINT ELEV.		
IC	FL	
1	80.46	79.79
2	80.54	79.87
3	80.62	79.95

CL STA 2+69.41, 0.00'RT
PINNACLE PEAK COURT
= CL STA 1+83.36, 0.00'RT
PINNACLE PEAK DRIVE
PC STA 2+53.25
39.00'RT

R-VALUE SUBGRADE NOTE:

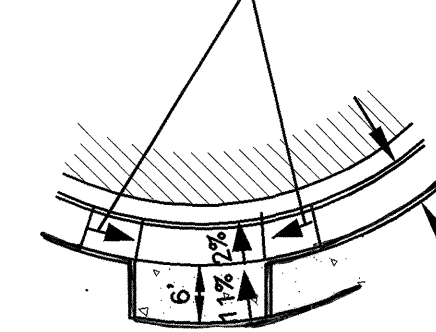
R VALUE IN ROADWAY FOR SUBGRADE MATERIAL MUST BE GREATER THAT 50, IF NOT THE CONTRACTOR SHALL REMOVE UNSUITABLE SUBGRADE MATERIAL AND IMPORT SUITABLE FILL MATERIAL TO A DEPTH OF 24" AND TO EXCEED AN R VALUE OF 50.



**PINNACLE PEAK COURT STREET PAVING
SECTION PER C.O.A. DWG. 2405A,
FLEXIBLE PAVEMENT SECTION**

SCALE: 1" = 5'

12:1 MAX RAMP SLOPE



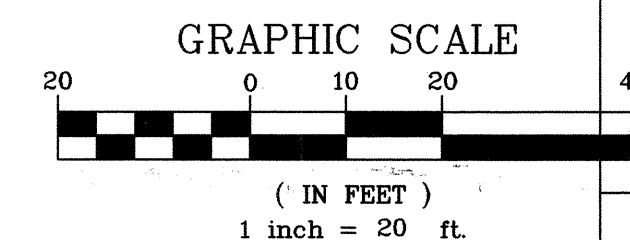
CUL-DE-SAC DRIVEWAY/HC RAMP

DETAIL, TYPICAL

SCALE: 1" = 20'

CONSTRUCTION NOTES:

- CONSTRUCT STANDARD CURB & GUTTER PER COA STD. DWG. 2415A.
- CONSTRUCT 6' WIDE CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
- CONSTRUCT (WHEELCHAIR) CURB ACCESS RAMP, CASE II PER COA STD. DWG. 2441 WITH THE FOLLOWING TRUNCATED DOMES:
* DESIGN PER ADA GUIDELINES
* SUBMIT SPECS TO CITY CONSTRUCTION PRIOR TO CONSTRUCTION.
- CONSTRUCT 4' WIDE SIDEWALK PER SIDEWALK DETAILS PER COA STD. DWG. 2430 (DEFERRED)
- INSTALL W14-2 SIGN WITH POST (NO OUTLET) AT STA 3+31.83, 16.22'LT
- INSTALL STREET LIGHT AND POLE AT STA LT TO CENTER OF FOUNDATION PER CITY STD. DWG. 2580 AND 2581.
- INSTALL R1-1-30" SIGN WITH POST.
- INSTALL 3-2' WIDE SIDEWALK CULVERTS AT STA 0+40.00, 5.76'RT, PER CITY STD. DWG. 2236.
- PROVIDE CROWN TRANSITION PER CITY STD. DWG. 2401



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Albuquerque, New Mexico 87112
Fax: (505) 237-1406

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **PINNACLE PEAK TOWNHOMES
PAVING PLAN, PINNACLE PEAK COURT NW**

Design Review Committee
APPROVED
DEC 11 2006
DESIGN REVIEW COMMITTEE

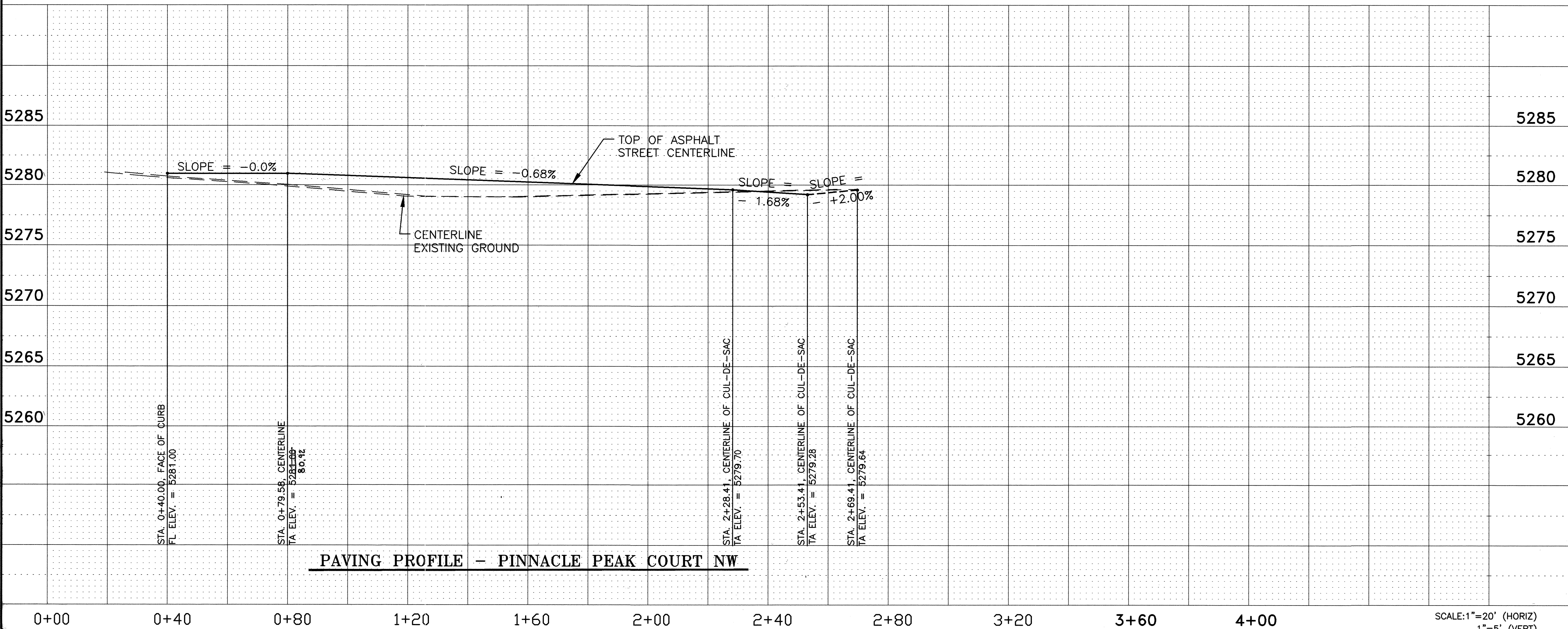
City Engineer Approval
APPROVED
JAN 9 2007
CITY ENGINEER

City Project No.

793181

Zone Map No.
A-11

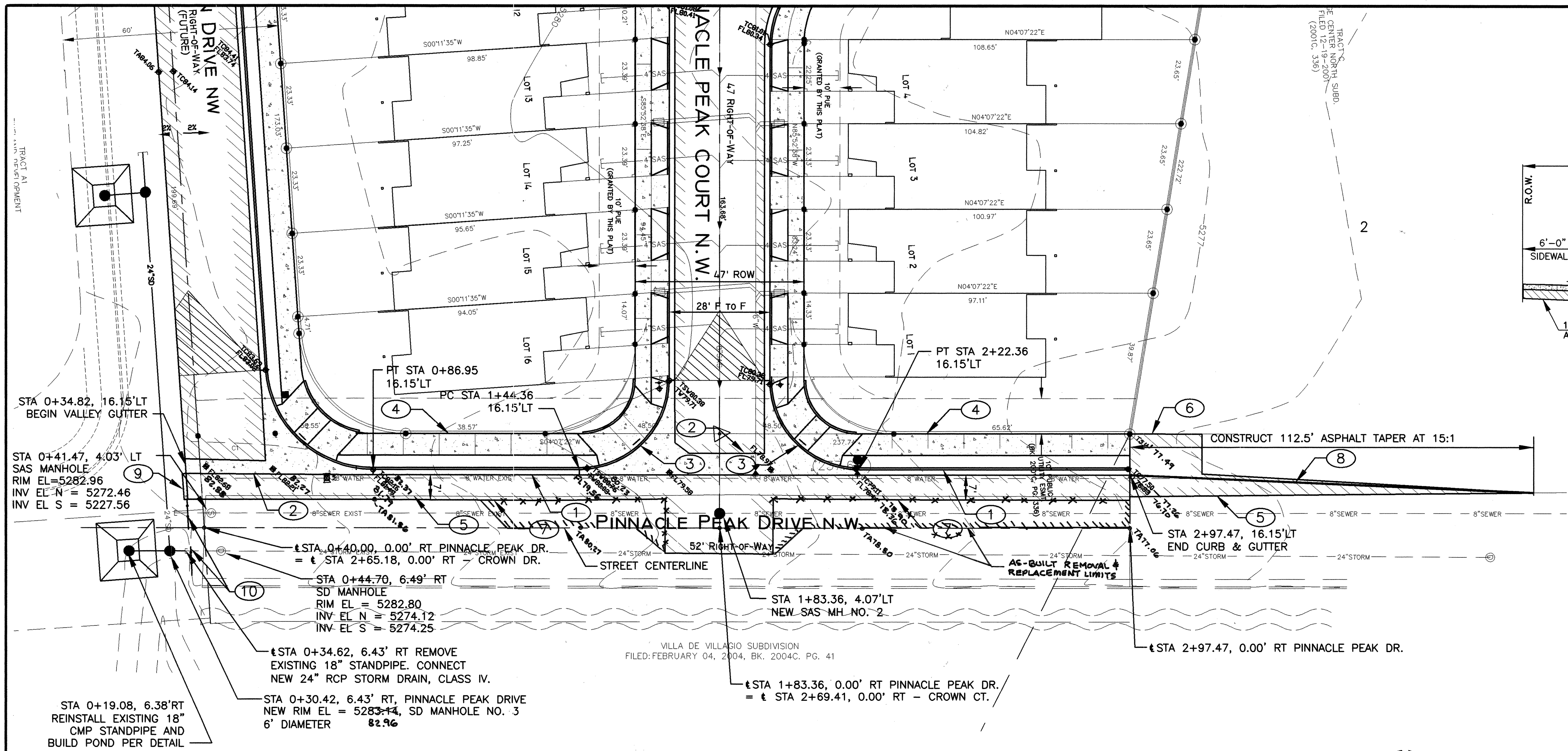
Sheet 6 Of 8



PAVING PROFILE - PINNACLE PEAK COURT NW

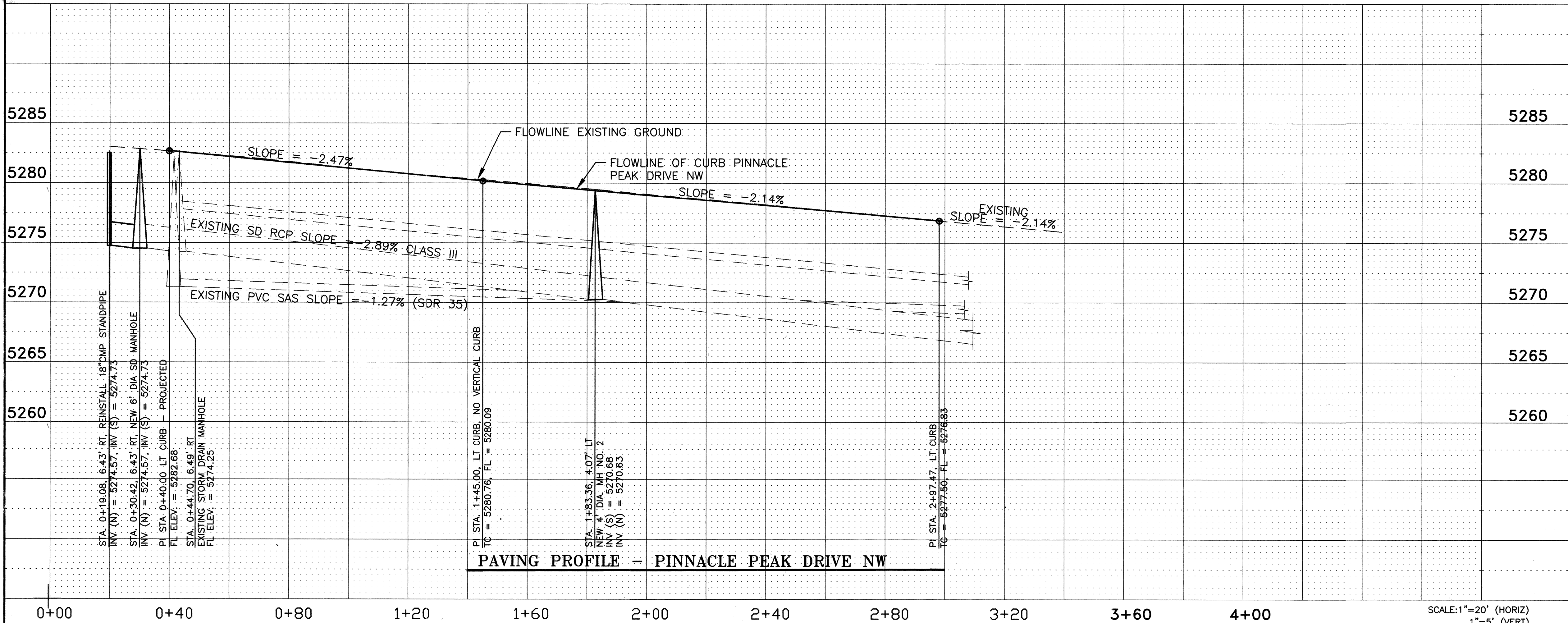
SCALE: 1"=20' (HORIZ)
1"=5' (VERT)





PAVING PLAN - PINNACLE PEAK DRIVE NW

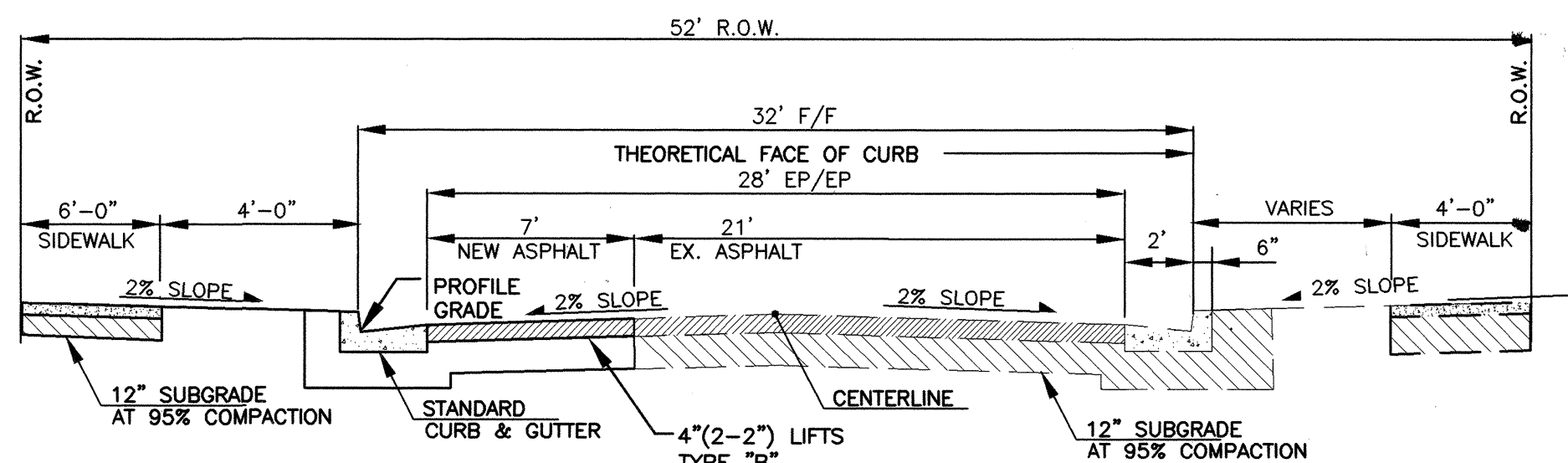
SCALE: 1" = 20'



PAVING PROFILE - PINNACLE PEAK DRIVE NW

R-VALUE SUBGRADE NOTE:

R VALUE IN ROADWAY FOR SUBGRADE MATERIAL MUST BE GREATER THAN 50, IF NOT THE CONTRACTOR SHALL REMOVE UNSUITABLE SUBGRADE MATERIAL AND IMPORT SUITABLE FILL MATERIAL TO A DEPTH OF 24" AND TO EXCEED AN R VALUE OF 50.

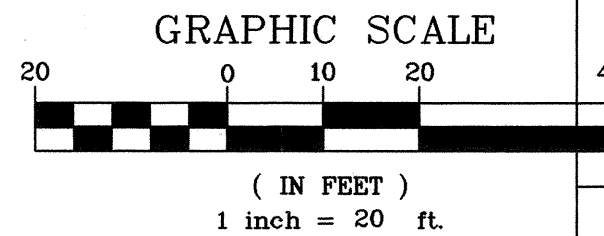


PINNACLE PEAK DRIVE STREET PAVING
SECTION PER C.O.A. DWG. 2405B,
FLEXIBLE PAVEMENT SECTION

SCALE: 1" = 5'

CONSTRUCTION NOTES:

- ① CONSTRUCT STANDARD CURB & GUTTER PER COA STD. DWG. 2415A.
- ② CONSTRUCT 6' WIDE CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
- ③ CONSTRUCT (WHEELCHAIR) CURB ACCESS RAMP, CASE II PER COA STD. DWG. 2441 WITH TRUNCATED DOMES AT LANDING.
- ④ CONSTRUCT 6' WIDE SIDEWALK PER SIDEWALK DETAILS PER COA STD. DWG. 2430.
- ⑤ EXISTING ASPHALT EDGE.
- ⑥ TEMPORARY ASPHALT PAVING.
- ⑦ SAWCUT AND REMOVE ONE FOOT OF EXISTING ASPHALT ALONG NEW PAVING SECTION.
- ⑧ 4" WIDE SOLID STRIPE
- ⑨ CUT-OFF WALL PER CITY STD. DWG. 2415B
- ⑩ 2-8' TYPE III BARRICADES



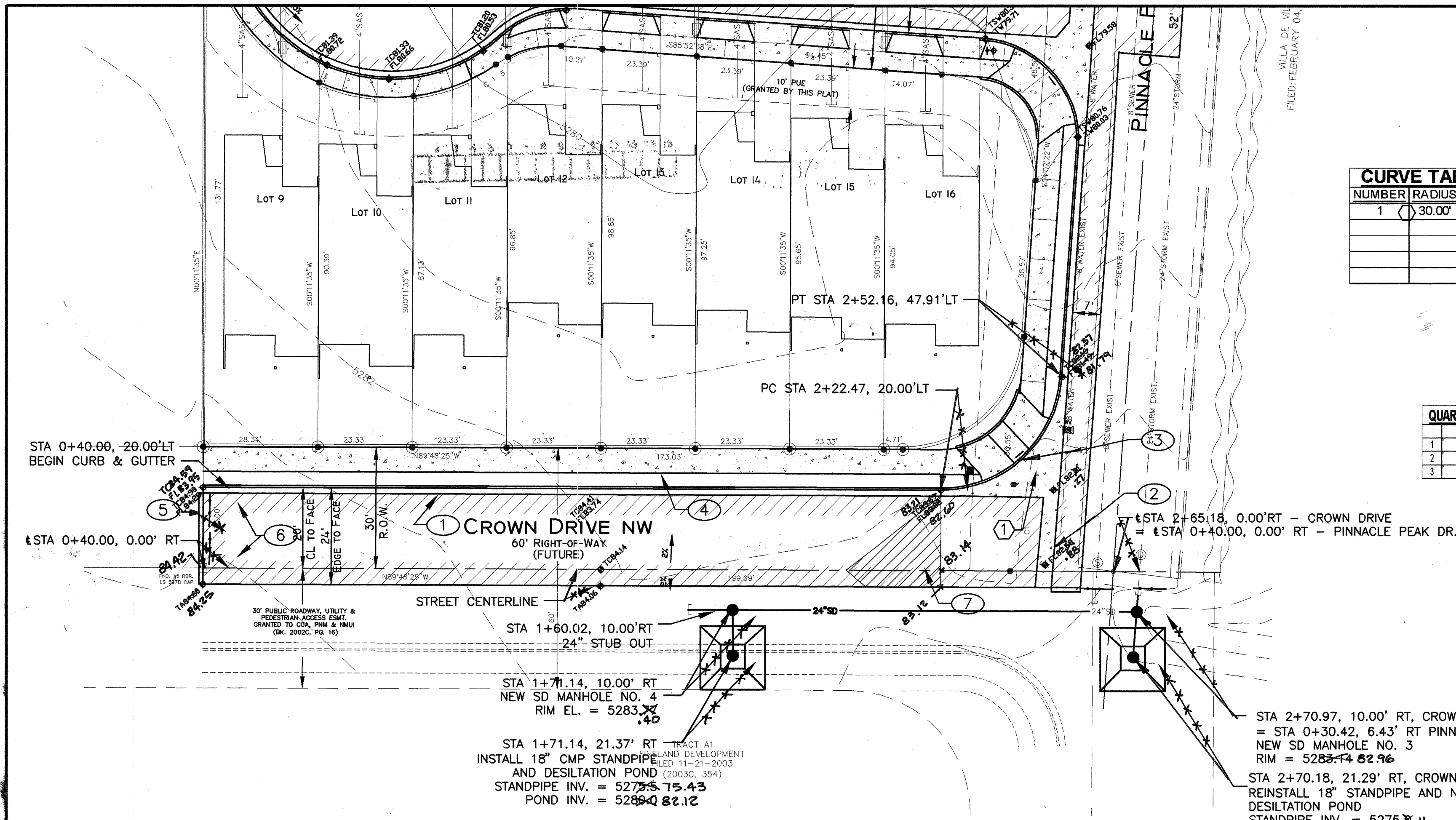
APPLIED ENGINEERING AND
SURVEYING, INC.
ENGINEERS AND PLANNERS
1600 Blue Drive NE
Albuquerque, New Mexico 87112
Office: (505) 237-1406 Fax: (505) 237-1456

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **PINNACLE PEAK TOWNHOMES
PAVING PLAN, PINNACLE PEAK DRIVE NW**

Design Review Committee DEC 11 2008 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED CITY ENGINEER	No. / Day / Yr. Mo. / Day / Yr.
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City Project No. 793181 Zone Map No. A-11 Sheet 7 of 8

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	BY	NO.	CONTRACTOR	DATE	BY	NO.	DATE	BY	NO.	REMARKS	DATE	BY	DATE	BY
WORK BY STATE AGUAVILLOS	DATE 05/08	DATE 05/08	DATE 05/08	BENCHMARK IS AN A.C.S. MONUMENT	5-11/4" ALUMINUM CAP SET FLUSH IN TOP OF CONCRETE POST, LOCATED IN THE NORTHWEST QUADRANT OF UNSER BOULEVARD AND BANDELER DRIVE NW, 34.0 FEET NORTH OF THE NORTH EDGE OF ASPHALT ON BANDELER AND 57.5 FEET WEST OF THE WEST EDGE OF ASPHALT ON UNSER BOULEVARD NW.	5-11/4" ALUMINUM CAP SET FLUSH IN TOP OF CONCRETE POST, LOCATED IN THE NORTHWEST QUADRANT OF UNSER BOULEVARD AND BANDELER DRIVE NW, 34.0 FEET NORTH OF THE NORTH EDGE OF ASPHALT ON BANDELER AND 57.5 FEET WEST OF THE WEST EDGE OF ASPHALT ON UNSER BOULEVARD NW.	5-11/4" ALUMINUM CAP SET FLUSH IN TOP OF CONCRETE POST, LOCATED IN THE NORTHWEST QUADRANT OF UNSER BOULEVARD AND BANDELER DRIVE NW, 34.0 FEET NORTH OF THE NORTH EDGE OF ASPHALT ON BANDELER AND 57.5 FEET WEST OF THE WEST EDGE OF ASPHALT ON UNSER BOULEVARD NW.								



PAVING AND STORM DRAIN PLAN - CROWN DRIVE NW
SCALE: 1" = 20'

CURVE TABLE AT FACE OF CURB

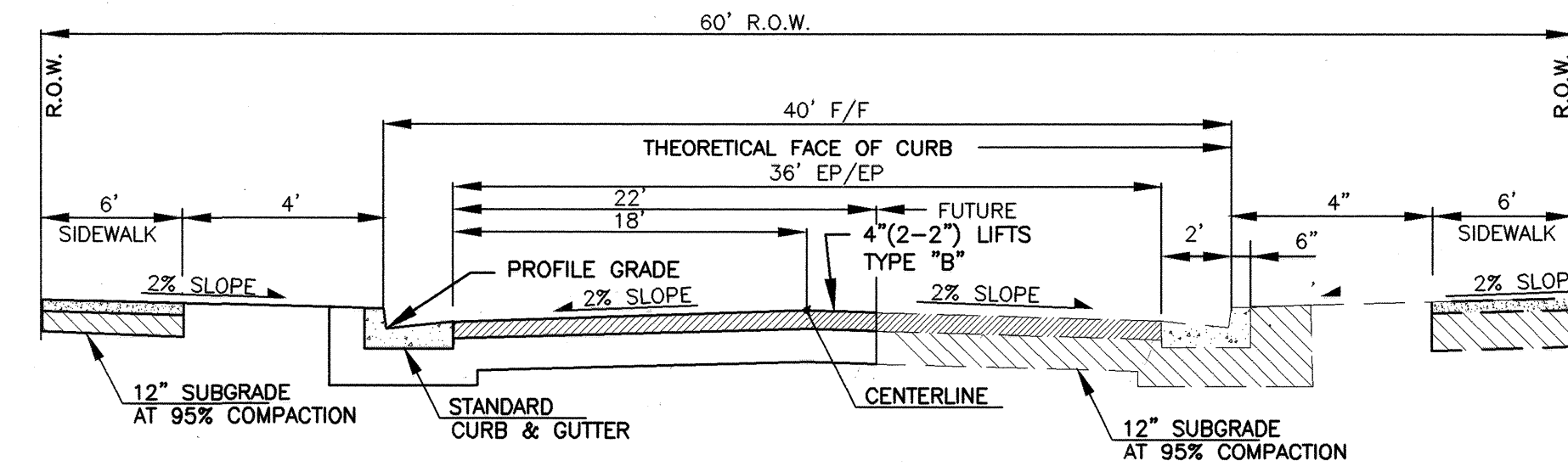
NUMBER	RADIUS	DELTA	ARC	TAN
1	30.00'	86°04'13"	45.07'	28.01'
2				
3				

QUARTER POINT ELEV.

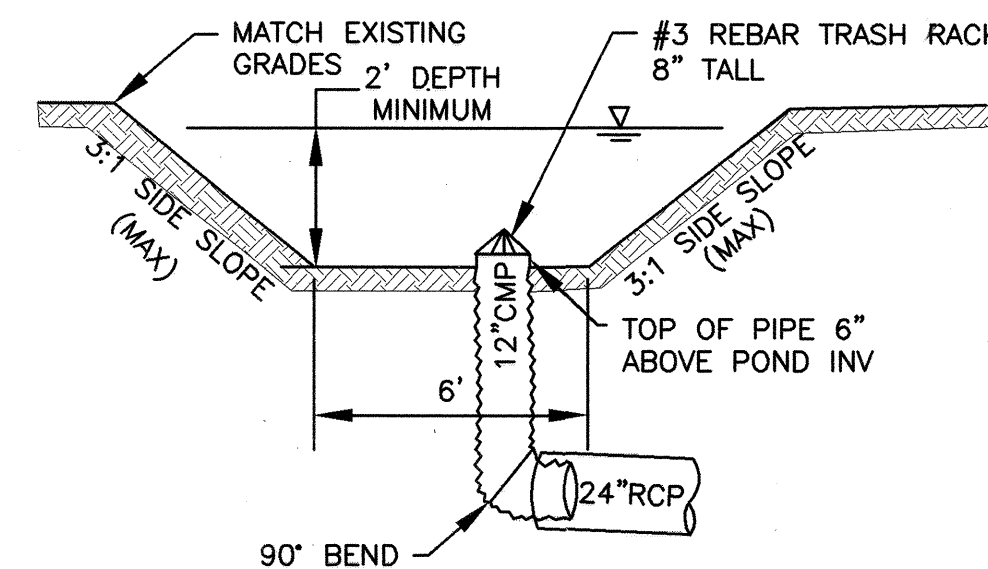
TC	FL
1	82.54
2	82.82
3	83.31

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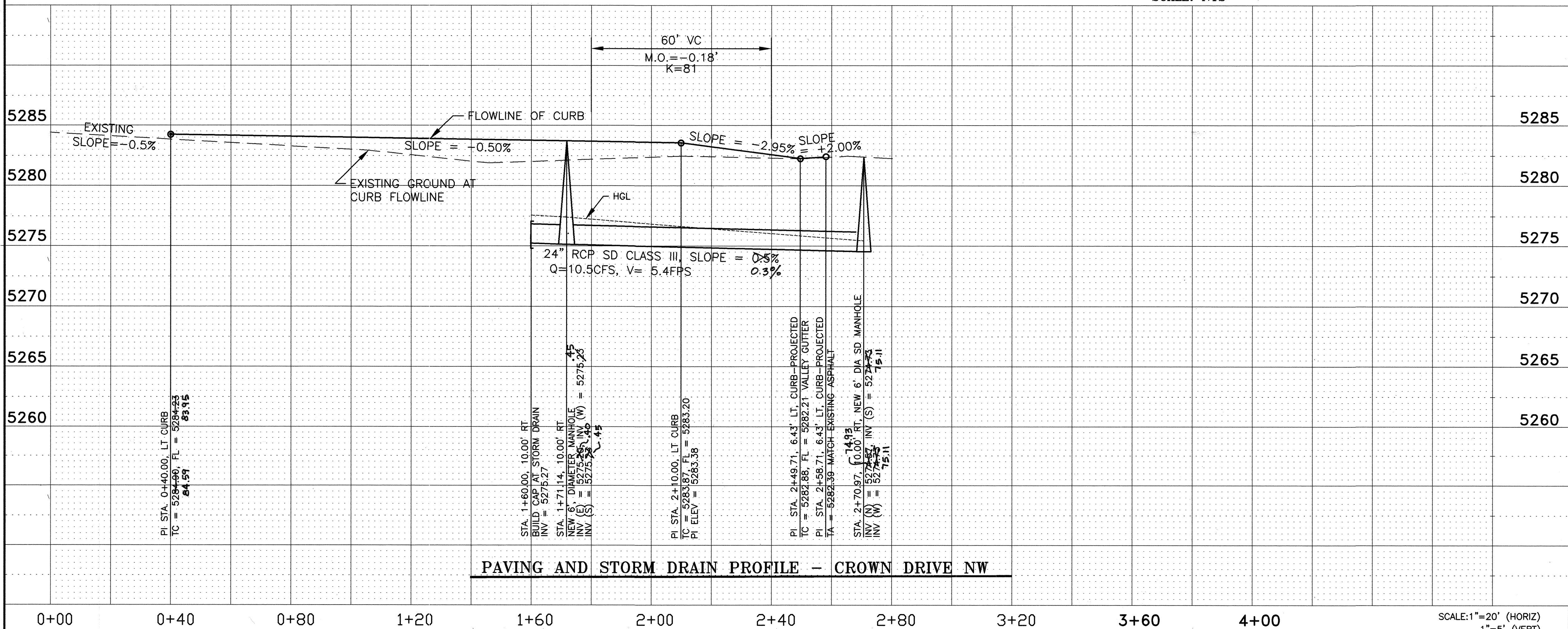
CROWN DRIVE STREET PAVING SECTION PER C.O.A. DWG. 2405
FLEXIBLE PAVEMENT SECTION
SCALE: 1" = 5'



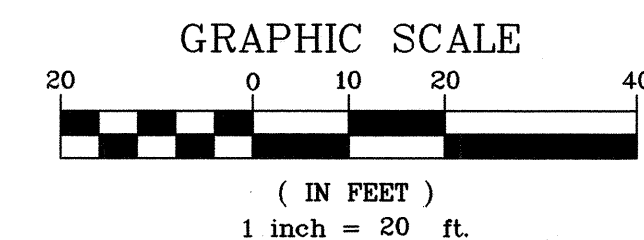
TEMPORARY STORM DRAIN CONNECTION AND DESILTATION POND
SCALE: NTS

CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD. DWG. 2415A.
2. CONSTRUCT 6' WIDE CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
3. CONSTRUCT (WHEELCHAIR) CURB ACCESS RAMP, CASE II PER COA STD. DWG. 2441 WITH THE FOLLOWING TRUNCATED DOMES:
* DESIGN PER ADA GUIDELINES
* SUBMIT SPECS TO CITY CONSTRUCTION PRIOR TO CONSTRUCTION.
4. CONSTRUCT 6' WIDE SIDEWALK PER SIDEWALK DETAILS PER COA STD. DWG. 2430.
5. CUT-OFF WALL PER CITY STD. DWG. 2415B.
6. 2-8' TYPE III BARRICADES.
7. PROVIDE CROWN TRANSITION PER CITY STD. DWG. 2401.



PAVING AND STORM DRAIN PROFILE - CROWN DRIVE NW



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1625 Blair Drive NE, Albuquerque, New Mexico 87112
Office: (505) 233-1486 Fax: (505) 233-1487

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **PINNACLE PEAK TOWNHOMES CROWN DRIVE NW**

Design Review Committee		City Engineer Approval		Mo./Day/Yr.	
APPROVED	DEC 11 2006	APPROVED	JAN 03 2007		
DESIGN REVIEW COMMITTEE		CITY ENGINEER			
City Project No. 793181		Zone Map No. A-11		Sheet 8 Of 8	



REVISIONS		DESIGN		DATE	
NO.	DATE	REMARKS	BY	DATE	DATE