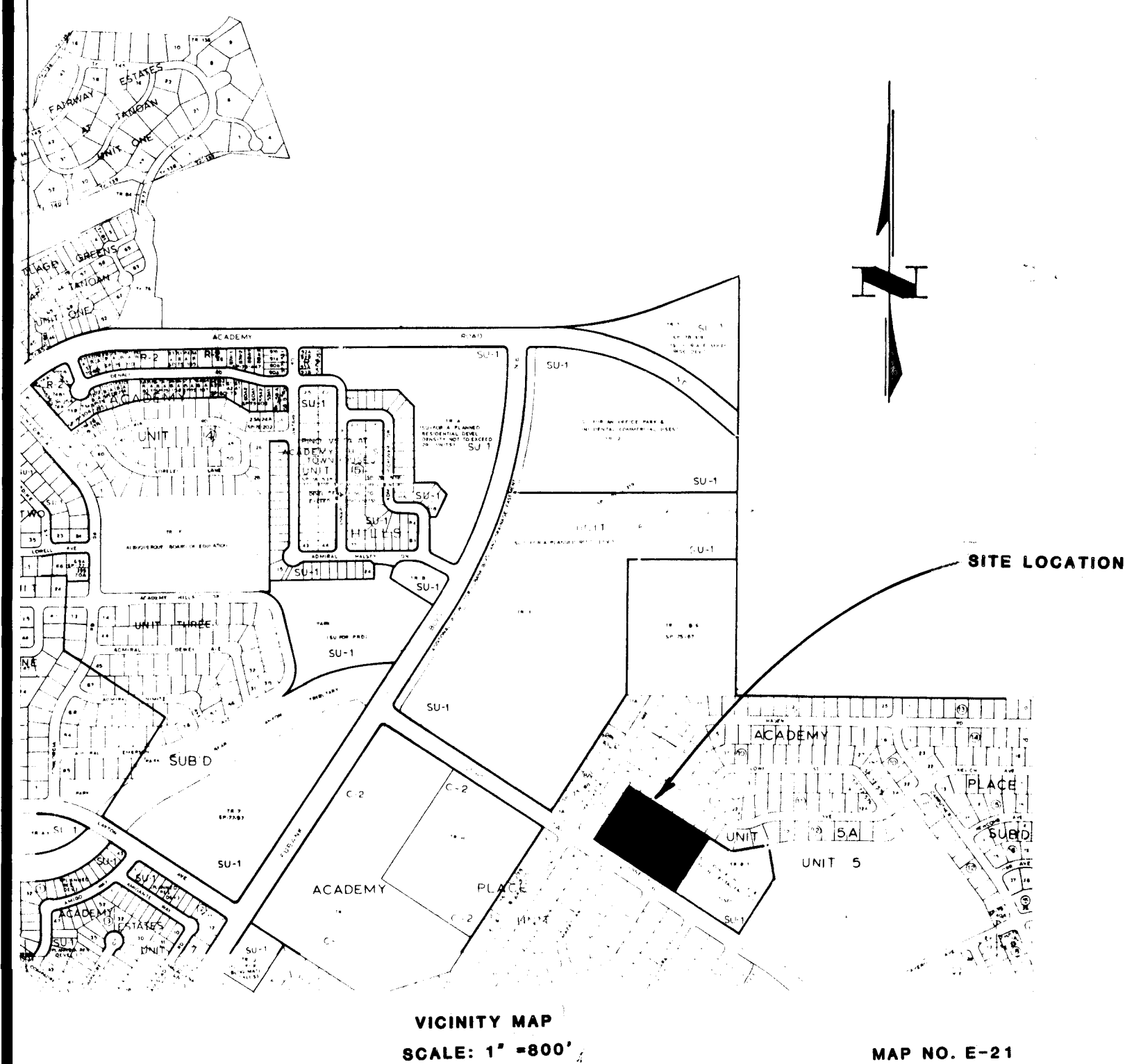




CONSTRUCTION PLANS
FOR
SANTIAGO SQUARE
FORMERLY JUAN TABO TOWNHOUSES

GENERAL NOTES

ALBUQUERQUE, NEW MEXICO

SANITARY SEWER SYSTEM:

1. All construction shall meet the City of Albuquerque's specifications and standards.
2. Slope for sanitary sewer invert is shown in percent of grade.
3. For centerline bearings of sewer, see subdivision plat, unless otherwise noted.
4. All manholes are Type "C", Albuquerque City Standard S-1.
5. Sewer service laterals shall be located 10' up from low side of lot, unless otherwise shown.
6. Sewer service laterals shall be installed from main to property line at a minimum grade of 2%.

WATER DISTRIBUTION SYSTEM:

1. All construction shall meet City of Albuquerque's specification and standards.
2. 6" watermain shall be A.C. Pipe as approved by City of Albuquerque Water Resources Division.
3. Waterline shall have a minimum cover of 3'-0". (Top of curb to top of pipe.)
4. Waterline shall be located 10'-0" from and parallel to centerline of Sanitary Sewer Lines unless otherwise noted.
5. All water valves shall be installed at the P.C. of curb returns unless otherwise noted.
6. All fire hydrants shall be located at the P.C. of R.O.W. return or on the side lot line projected at mid-block locations.
7. Concrete blocking required on all fire hydrants, tees, bends and other fittings which develop thrust.
8. The fire hydrants are to have a 3' x 3' x 6" concrete pad installed when the fire hydrant is not located within a sidewalk or concrete area.

STREET PAVING IMPROVEMENTS:

1. All construction shall meet the City of Albuquerque's specifications and standards.
2. All construction for streets, curb and gutter, concrete valley gutters, etc. shall be in accordance with City of Albuquerque standard details for paving. Drawing Nos. P-1 thru P-25.
3. All sidewalks shall be 4' wide and constructed adjacent to public right-of-way line. See Plan and Profile sheets for detailed location.
4. All curb returns are 25' radius unless otherwise noted.
5. All street stationing is based on Street centerline stations.
6. All curb elevations are top of curb elevations unless otherwise noted.
7. Curb and gutter shall be 4" mountable curb and gutter unless otherwise noted.
8. Cul de sacs are City of Albuquerque Type II, Drawing T-9.

ELECTRONIC MARKER DISCS

1. Contractor shall install electronic marker discs per Section 131 of City Standards.

NOTICE TO CONTRACTORS

1. New Mexico Standard Specifications for Public Works Construction - 1979 Edition will be referred to hereon as the "Standard Specification."
2. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 3750 and the Standard Specification."
3. All utilities and utility service lines shall be installed prior to paving.
4. Backfill compaction shall be according to specified street use.
5. Tack coat requirements shall be determined by City Engineer.
6. Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.

7. All storm drainage facilities shall be completed prior to final acceptance.
8. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
9. 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 or surveyor so that the conflict can be resolved with a minimum amount of delay.

ACADEMY ENGINEERING INC.
5353 WYOMING BLVD. N.E.
SUITE 3
ALBUQUERQUE, NEW MEXICO
(505) 821-8008

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
2	7,8	Richard D. Allen	10/1/82						
1	1,6,7,8	Richard D. Allen	9/1/82						

INDEX TO DRAWINGS

1. TITLE SHEET
2. SUBDIVISION PLAT
3. OVERLOT GRADING PLAN
4. MANZANILLO LOOP (WEST) STREET DESIGN
5. MANZANILLO LOOP (EAST) STREET DESIGN
6. OVERALL WATER AND SEWER
7. MANZANILLO LOOP (WEST) SANITARY SEWER
8. MANZANILLO LOOP (EAST) SANITARY SEWER
9. GRADING DETAIL SHEET

APPROVED FOR CONSTRUCTION

Richard D. Allen
CITY ENGINEER

8/12/82
DATE

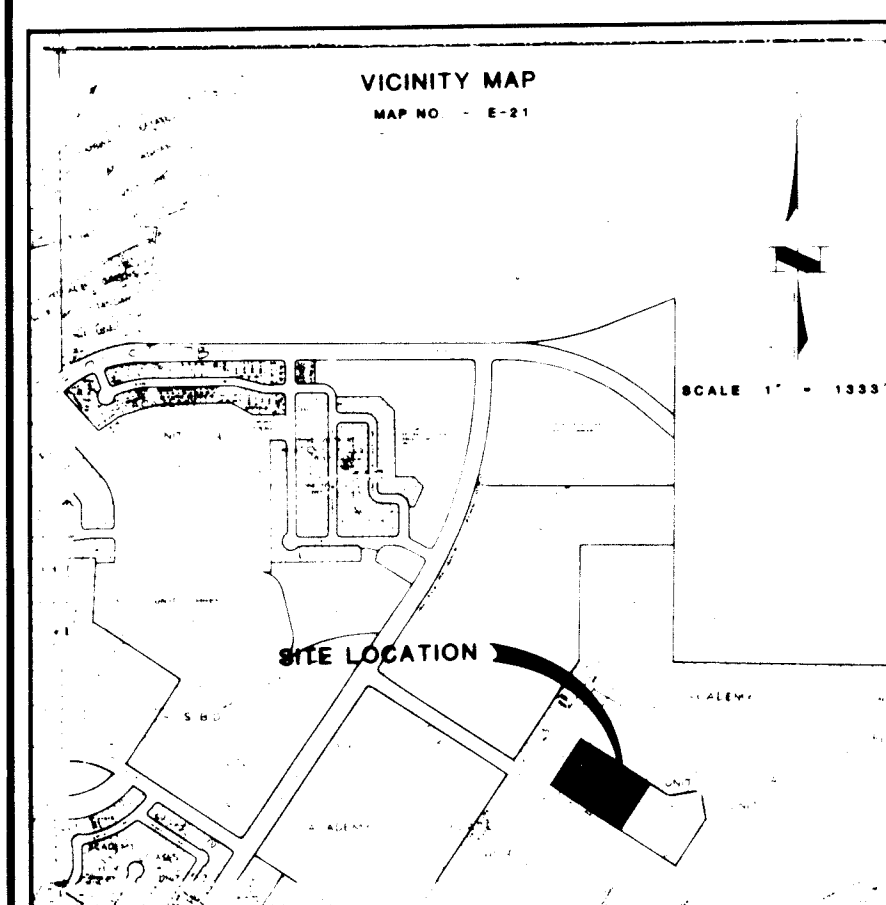
2:12

NOW COMPRISING
SANTIAGO SQUARE
ALBUQUERQUE, NEW MEXICO
MAY, 1981

LOT AREAS			
LOT NO.	Area (ft ²)	LOT NO.	Area (ft ²)
1	816,775	15	6,183,57
2	503,170	16	481,196
3	503,910	17	484,010
4	484,140	18	494,113
5	450,147	19	451,055
6	416,133	20	501,914
7	626,311	21	677,172
8	494,900	22	506,659
9	405,550	23	596,423
10	463,500	24	483,600
11	463,500	25	483,600
12	463,500	26	505,800
13	494,400	27	463,500
14	626,743	28	531,887

BASIS OF BEARINGS TAKEN FROM ACADEMY PLACE
UNIT 5 PLAT FILED OCTOBER 17, 1974.

ACADEMY PLACE UNIT NO. 5
FILED 10 / 17 / 74



The replanting of a pasture, I was situated with some savings and with the extension of a property of Section 22, Township 11 North, Range 4 East, New Mexico, principal Mercurio and Mary and all of the said Indians were filed for record in the Office of the Surveyor General of the Territory of New Mexico, 14 November 1901, containing 11,000 acres, more or less, now comprising lots 1 thru 20, inclusive of **SANTIAGO SQUARE**. I was with the free labor and in accordance with the wishes and desires of the aforementioned owners and proprietors thereof and hereby permit that this plot is to be free and clear, and said owners and proprietors do hereby dedicate the said lands and square, and grant the easements shown hereon, including the rights to ingress, egress, abutment and the right to subdivide and improve the same.

RESUME: 2007-09-16 18:07

Attest: Monica B. Wainio

STATE OF NEW MEXICO

COUNTY OF BERKSHIRE, ss.

The foregoing instrument was acknowledged before me this 30th day of July, 1983.

Charles E. Neam May 22, 1983
Notary Public My Commission Expires

SURVEY OF THE LITERATURE

1. On June 15, 1964, James Earl Ray, an individual of Irish descent, advised of his arrest, was interviewed, and his fingerprints and mugshot were taken. He was advised of his rights and that the purpose of the interview was to determine if he was a suspect in the assassination of Dr. Martin Luther King. He was advised that he was not a suspect and that he was free to leave. He was advised that he was not a suspect and that he was free to leave. He was advised that he was not a suspect and that he was free to leave.

James Earl Ray

7-8-64

Thomas H. Burli

7-8-81

HOME &
PURCHASE
No. 5212

2/6/81

2-73-131 (SP-81-226)

QIM Entalmen 8/3/81

By P. S. H. [Signature] 8/5/81

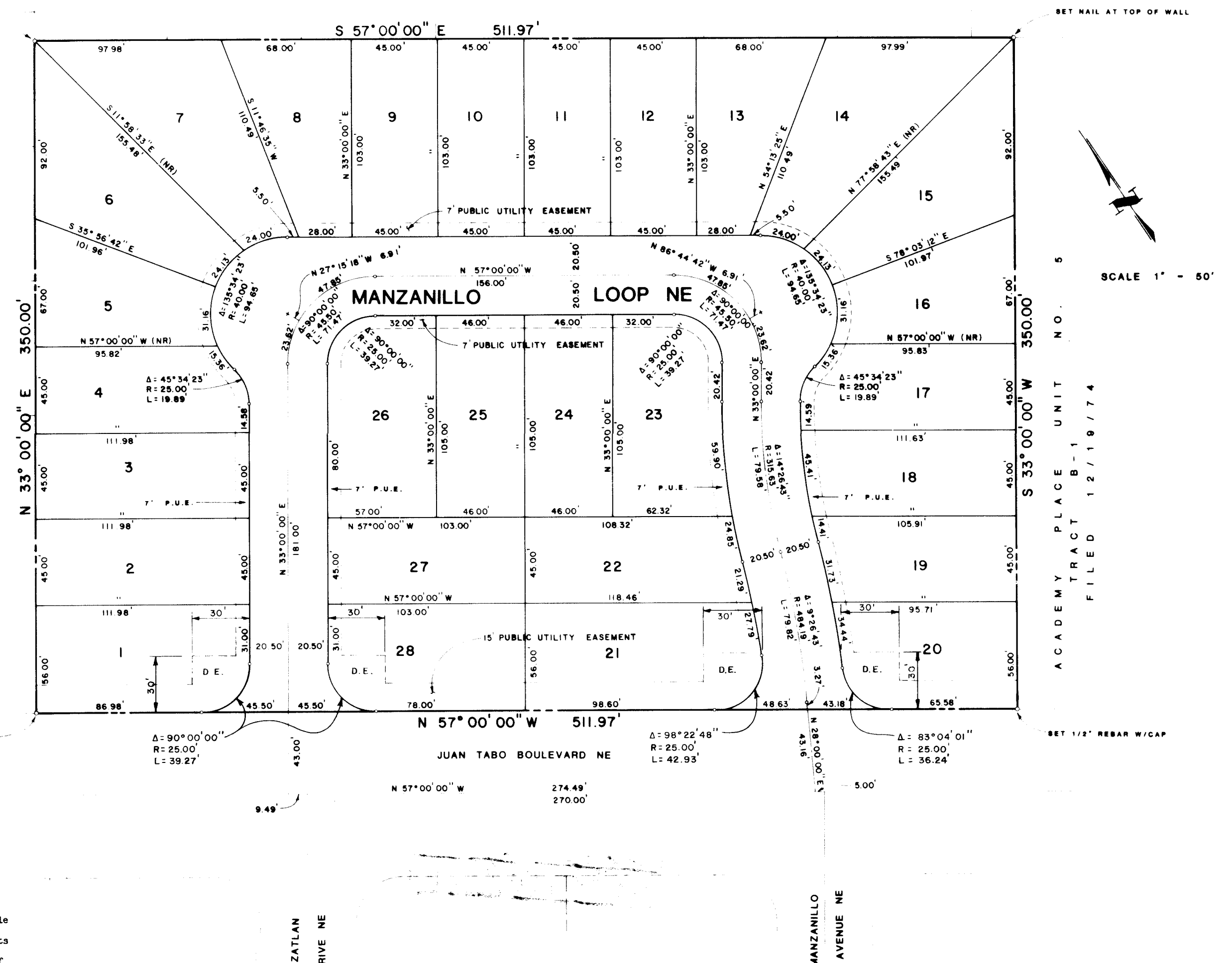
Robert A. Thompson 7-8-81
Don L. L. L. 7-13-81

Douglas Hendren 7-29-81

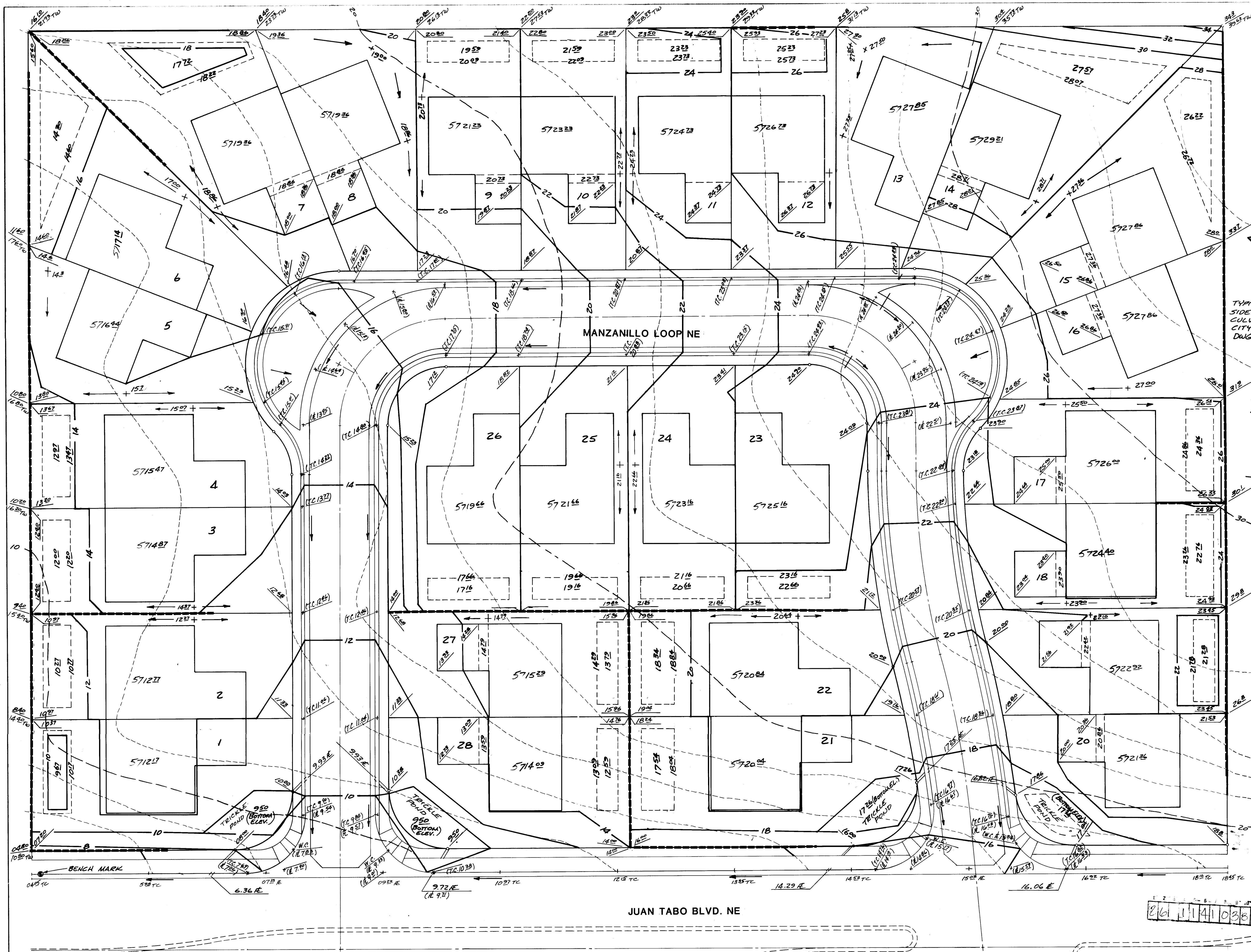
C. Val Valdez 7/13/81

Property Manager: _____ Date: _____

NOTE : 30' X 30' Drainage Easements located in Lots Numbered 1,28,21 and 20 are for the purpose of detaining drainage trickle flows. The City of Albuquerque reserves the right of ingress, egress and maintenance of said facilities. Owners of these lots are advised that landscaping of these areas which destroy the integrity of these facilities will be prohibited by the City of Albuquerque.



1	2	3	4	5	6	7	8	9	10	11	12
26			11	14		10	28	2			



SCALE 1" = 20'
CONTOUR INTERVAL 2'

NOTE: SEE SHEET 9 OF 9 FOR
GRADING AND RETAINING
WALL DETAILS.

TYPICAL 12" SIDEWALK
CULVERT PER
CITY DETAIL
DWG K-17

TYPICAL TRICKLE
POND PLAN
NO SCALE

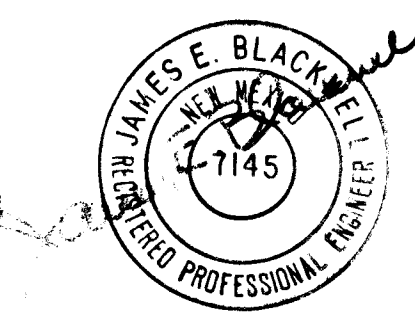
SECTION A-A
NO SCALE

NOTE: ROOF DRAINAGE SHALL
BE DIRECTED TOWARDS
THE STREET.

APPROVED FOR ROUGH GRADING ±1'

CITY ENGINEER DATE

PLANS PREPARED UNDER
THE DIRECTION OF



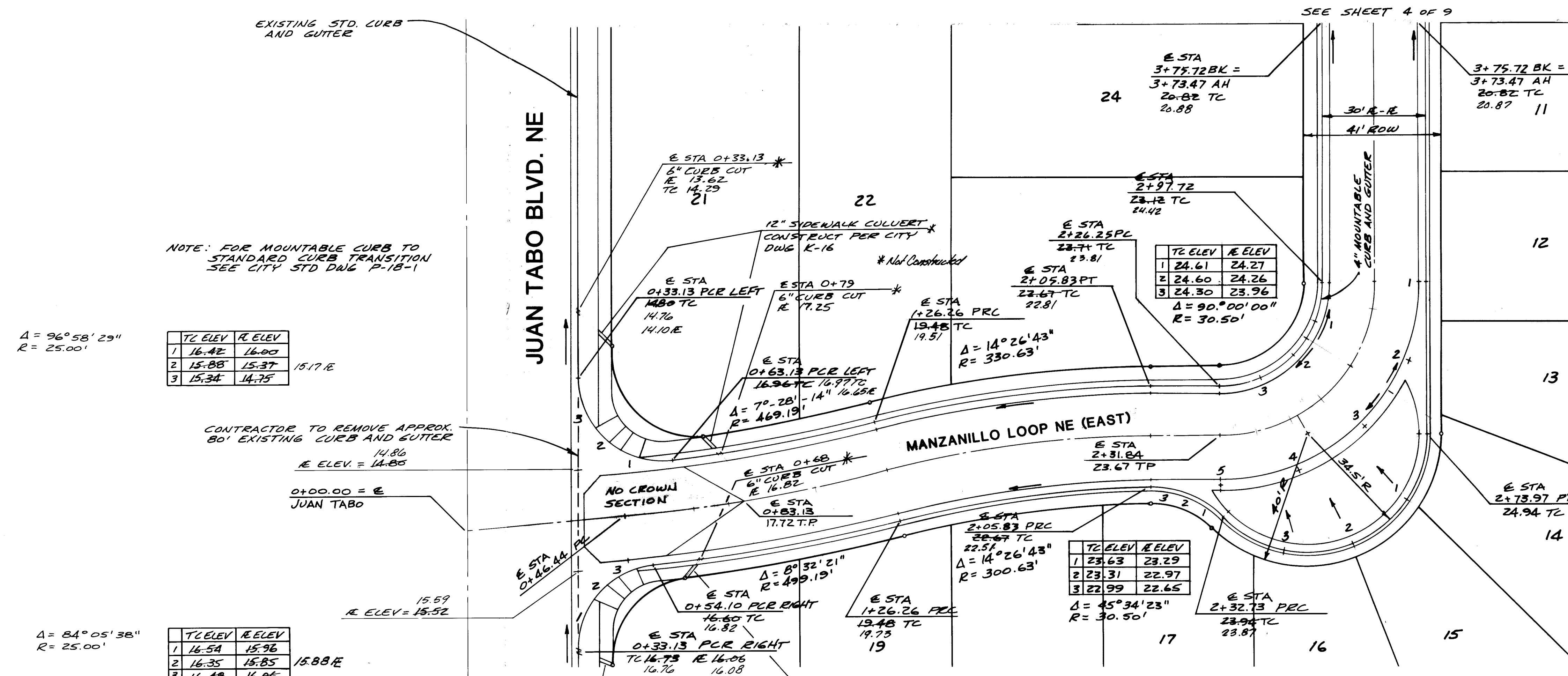
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION			
TITLE: SANTIGO SQUARE OVERLOT GRADING PLAN			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	8/3/87	Liquid Waste
A.C.E. - Design	<i>[Signature]</i>	8/3/87	Traffic
A.C.E. - Hydrology	<i>[Signature]</i>	8/3/87	Water
DRAWING NO. 1141		SHEET 3 OF 9	

AS-BUILT NOTE

(E. 00.00) Denotes "AS BUILT" Elevations
(E. 00.00)

APPROVED FOR
CONSTRUCTION
[Signature]
CITY ENGINEER DATE

BENCH MARKS		SURVEY INFORMATION		REFERENCES		REVISIONS		DESIGN	
NO.	DESCRIPTION	NO.	DATE	MAP NO.	EST. NO.	NO.	DATE	NO.	DATE
1	B.M. located 4' East of curb scratch of the Southwest Corner of the property. Elevation = 5704.16 B.M. is tied to Aluminum Cap stamped HW-11 located approximately 270' southwesterly and perpendicular to the centerline of Juan Tabo Blvd. N.E. at a point on the centerline approximately 420' northwesterly from the point of intersection of Juan Tabo Blvd. N.E. with Malaga Lane.			MAP NO. 6-21	EST. NO. 7145	1	8/3/87	DESIGNED BY J. BLACKWELL	DATE MAY, 1981
								DRAWN BY T. WITTEL	DATE MAY, 1981
								CHECKED BY J. BLACKWELL	DATE MAY, 1981



$\Delta = 96^{\circ}58'29''$
 $R = 25.00'$

TC ELEV	R ELEV
1 16.42	16.00
2 15.88	15.37
3 15.34	14.75

15.71 E

CONTRACTOR TO REMOVE APPROX. 80' EXISTING CURB AND GUTTER

14.80
E ELEV = 14.85

0+00.00 = E JUAN TABO

$\Delta = 84^{\circ}05'38''$
 $R = 25.00'$

TC ELEV	R ELEV
1 16.54	15.96
2 16.35	15.85
3 16.48	16.06

15.88 E

R ELEV	TC ELEV
1 22.78	24.30
2 24.27	24.45
3 24.26	24.30
4 22.96	23.96
5 23.37	22.84

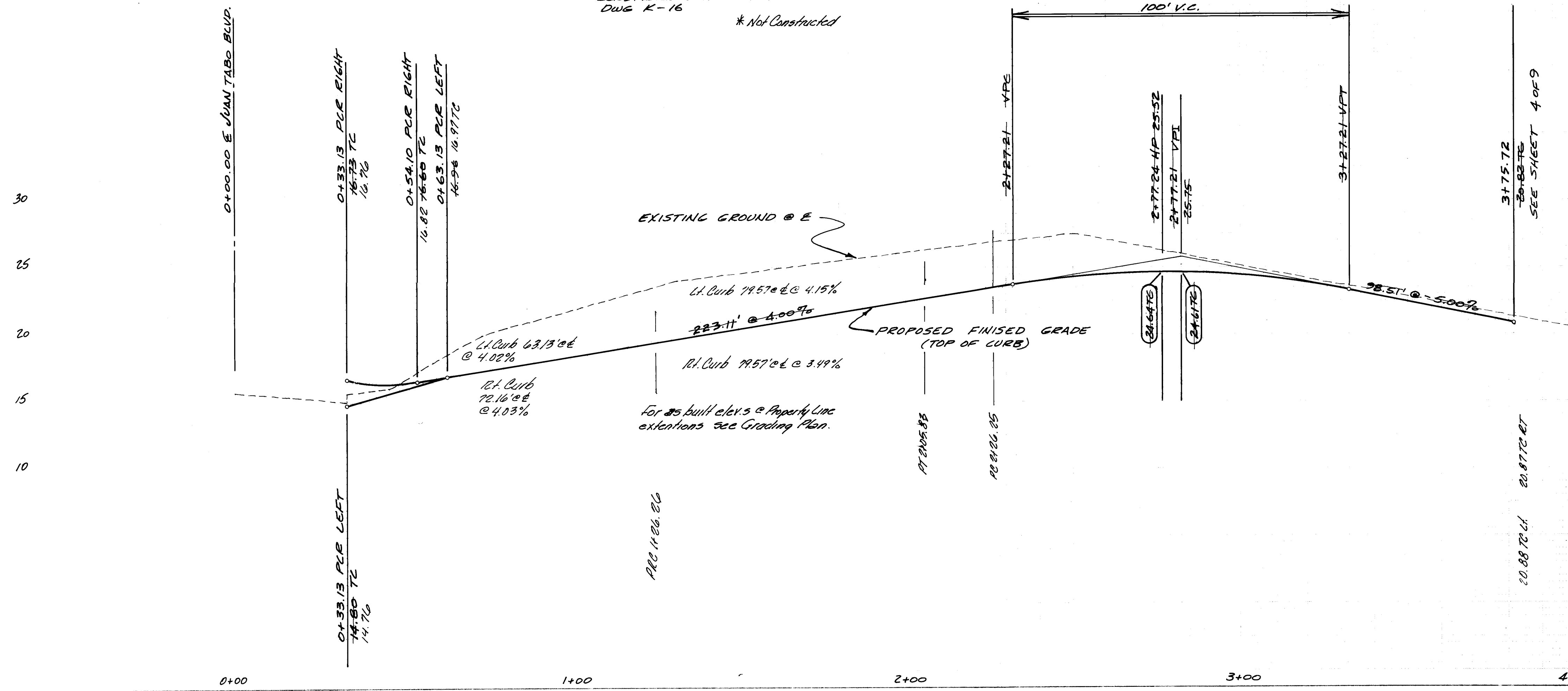
$\Delta = 90^{\circ}00'00''$
 $R = 60.50'$

NOTE: FOR CONCRETE VALLEY GUTTER
SEE CITY STD. DWG P-10-1

TC ELEV	R ELEV
1 25.06	24.72
2 24.93	24.59
3 24.55	24.21

$\Delta = 135^{\circ}34'23''$
 $R = 34.50'$

NOTE: SEE SHEET 90F 9 FOR STREET CROSS SECTIONS



NOTE: SEE SHEET 90F 9 FOR STREET CROSS SECTIONS

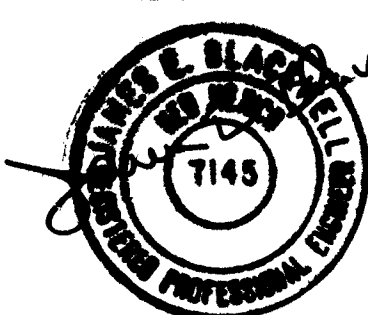
ACADEMY ENGINEERING INC. 6363 WYOMING BLVD. N.E. SUITE 3 ALBUQUERQUE, N.M. 87109	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	
TITLE: SANTIAGO SQUARE MANZANILLO LOOP NE (EAST) - STREET DESIGN	
APPROVALS	ENGINEER
City Engineer	DATE
A.C.E. - Design	Liquid Waste
A.C.E. - Hydrology	Traffic
	Water
APPROVED FOR CONSTRUCTION	DATE
CITY ENGINEER	DATE
DRAWING NO. 1141	SHEET 5 OF 9



	PROPOSED MANHOLE AND SEWER LINE
	EXISTING MANHOLE AND SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED VALVE & BOX
	EXISTING VALVE & BOX
	PROPOSED BLOWOFF
	PROPOSED VACUUM RELIEF VALVE
	PROPOSED REDUCER
	EXISTING REDUCER
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	SANITARY SEWER SERVICE

ACADEMY ENGINEERING INC.
3363 WYOMING BLVD. SUITE 3 ALBUQUERQUE, N.M. 87106

PLANS PREPARED UNDER
THE DIRECTION OF



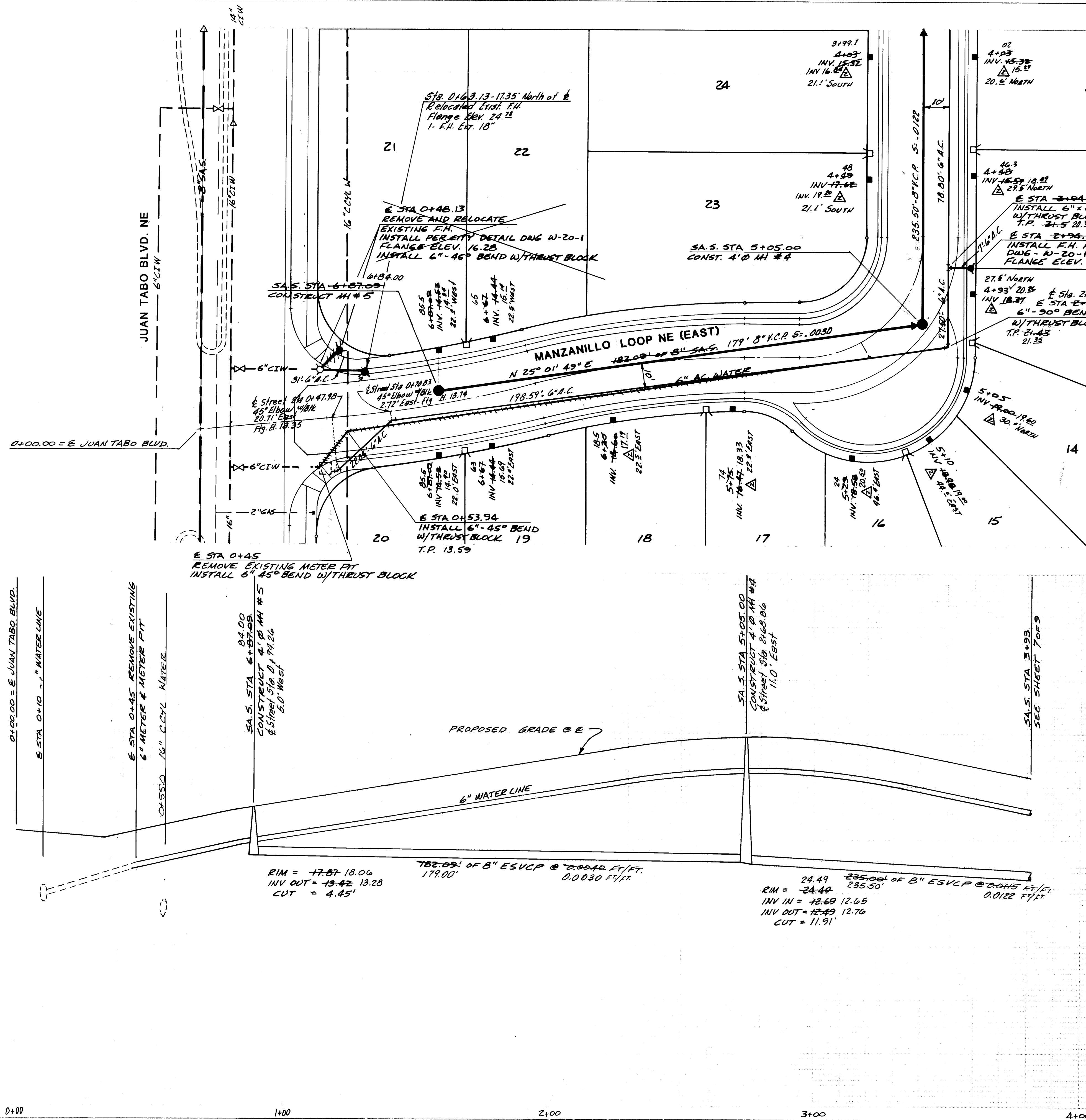
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

**TITLE: SANTIAGO SQUARE
OVERALL WATER AND SEWER**

9/2/80

DRAWING NO. 1141	SHEET 6 OF 9
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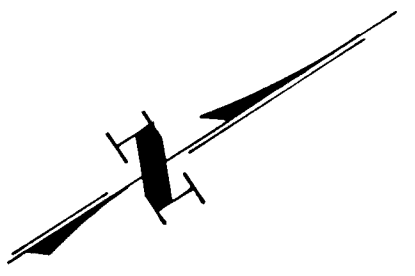
APPROVED FOR
CONSTRUCTION
Richard S. [Signature]
CITY ENGINEER



ACADEMY ENGINEERING INC. 5353 WYOMING BLVD. N.E. SUITE 3 ALBUQUERQUE, N.M. 87109		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION	
PLANS PREPARED UNDER THE DIRECTION OF <i>James E. Blum</i>		TITLE: SANTIAGO SQUARE MANZANILLO LOOP NE (EAST) - SEWER DESIGN	
APPROVALS	DATE	APPROVALS	ENGINEER
City Engineer	9/26/82	Liquid Waste	W. J. Guzman 7-8-81 9/26/82
A.C.E. - Design	30 Oct 82	Traffic	N/A
A.C.E. - Hydrology	8/9/82	Water	W. J. Guzman 7-8-81 9/26/82
APPROVED FOR CONSTRUCTION Richard S. Hille 8/12/82 CITY ENGINEER DATE		DESIGNED BY J. BLACKWELL DRAWN BY T. WITEL CHECKED BY J. BLACKWELL DATE MAY, 1981 DATE MAY, 1981	
DRAWING NO. 1141		SHEET 8 OF 9	

NOTE:
1) FOR SANITARY SEWER SERVICE LINE DETAILS
SEE STANDARD DETAIL DWG 5-B-3 OF THE
CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES
AND CASH PAVING NO. 31
2) FOR SANITARY SEWER SERVICE LINE DETAILS
FOR MH SEE STANDARD DETAIL DWG 5-B-1
OF THE CONTRACT DOCUMENTS FOR CITY-WIDE
UTILITIES AND CASH PAVING NO. 31

As Built Note
1- Water Meters and Boxes were installed as shown.



SCALE HORIZ. 1"=20'
VERT. 1"=5'

AS BUILT INFORMATION	
CONTRACTOR	ADAM LAMICH
WORK	SEWER
STARTED BY	ANDERSON
DATE	8/82
ACCEPTANCE	
DATE	
FIELD	
DATE	
REVISION	
DATE	
NO.	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	

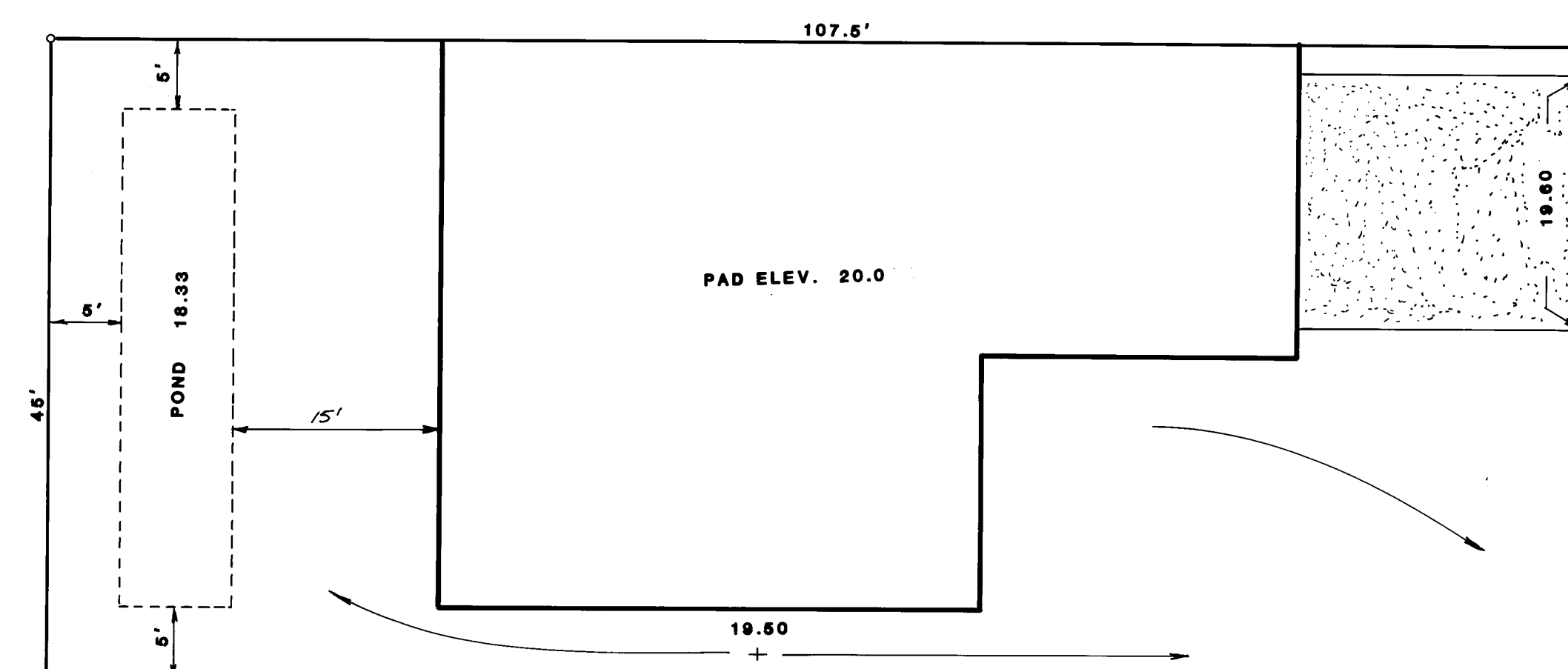
REFERENCES	
MAP NO. E-21	W.O. NO.
EST. NO.	

REVISIONS	
NO.	DATE
1	8/26/82
2	9/26/82
3	9/26/82
4	9/26/82
5	9/26/82
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8	9/26/82
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99	9/26/82
100	9/26/82

TYPICAL LOT GRADING

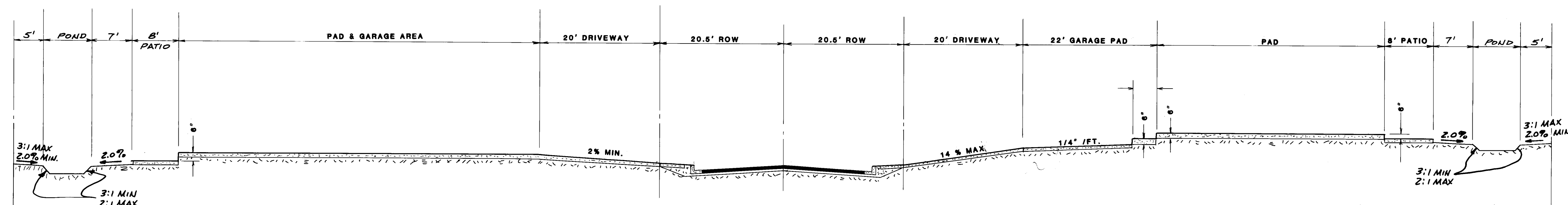
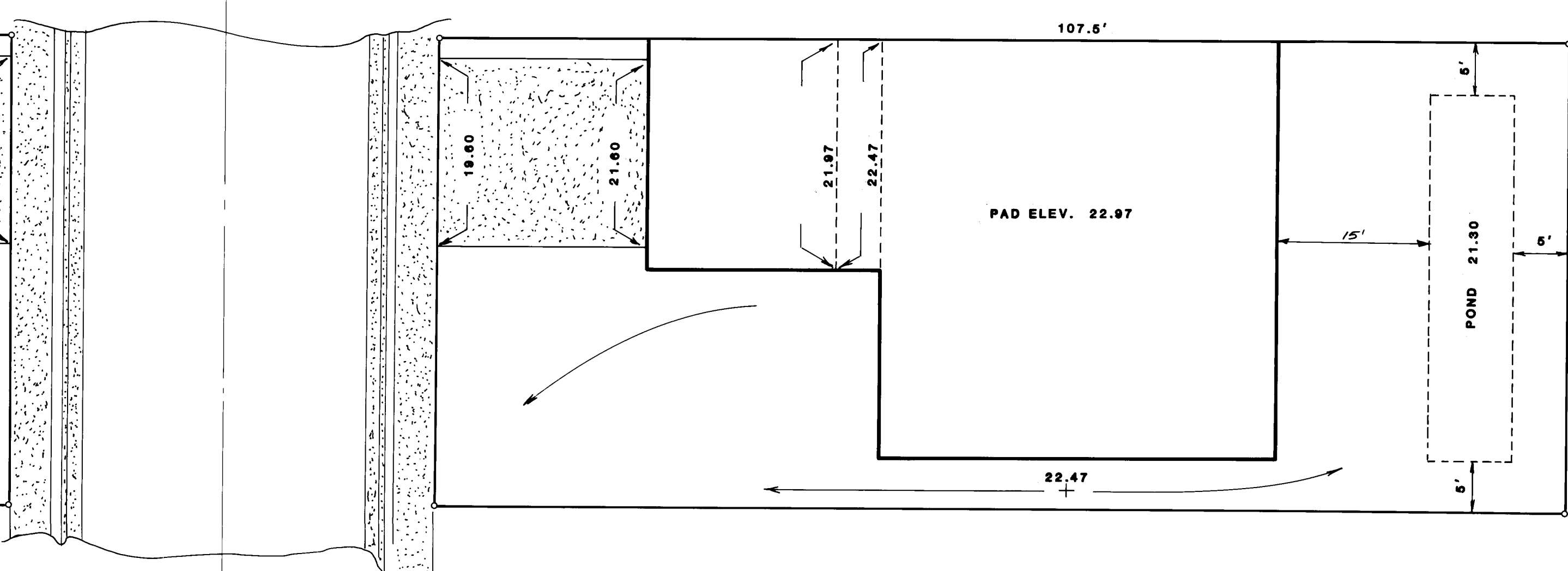
TYPE I

LOTS 1 THRU 7, 15 THRU 21

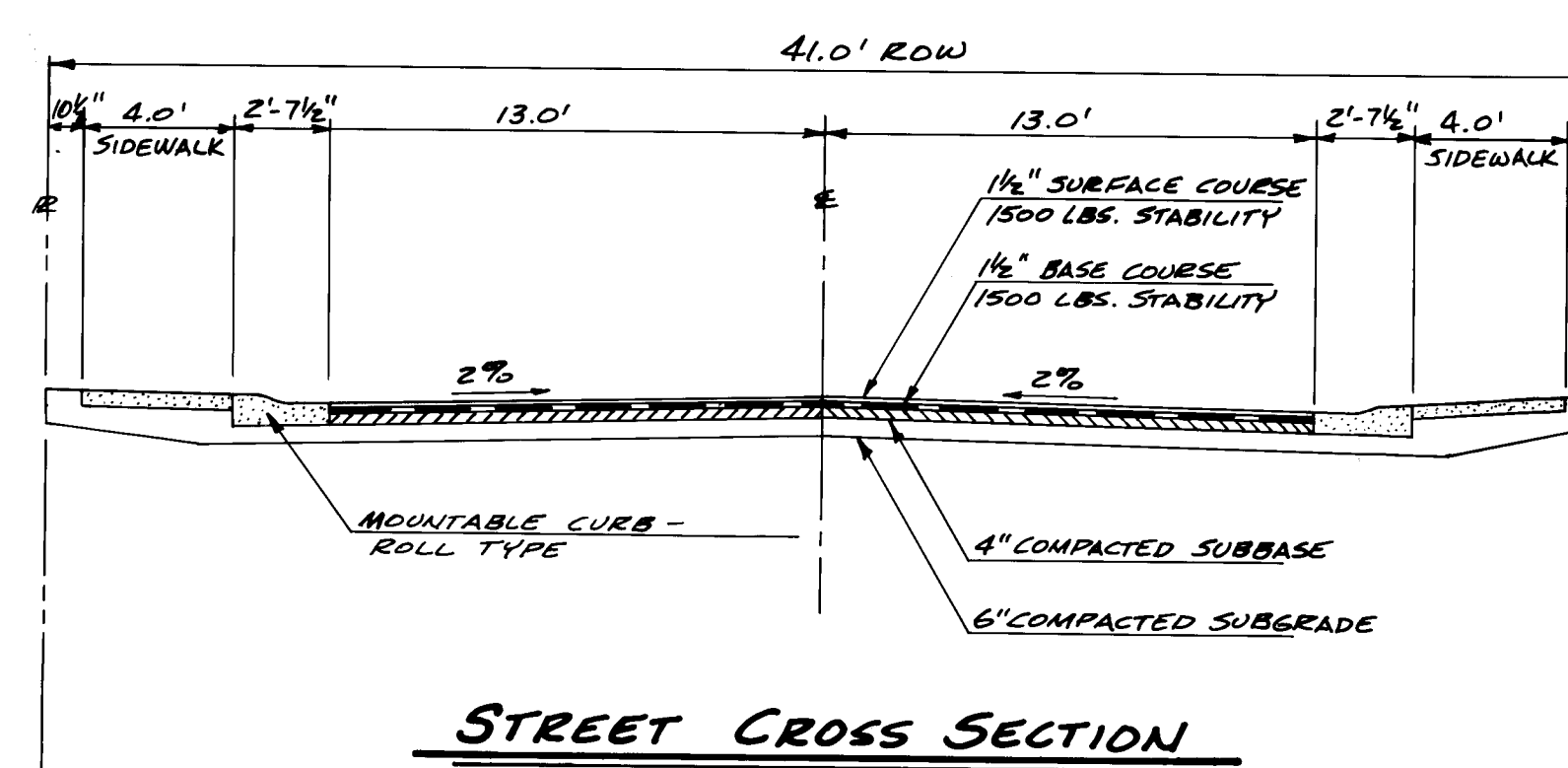


TYPE II

LOTS 8 THRU 14, 22 THRU 28

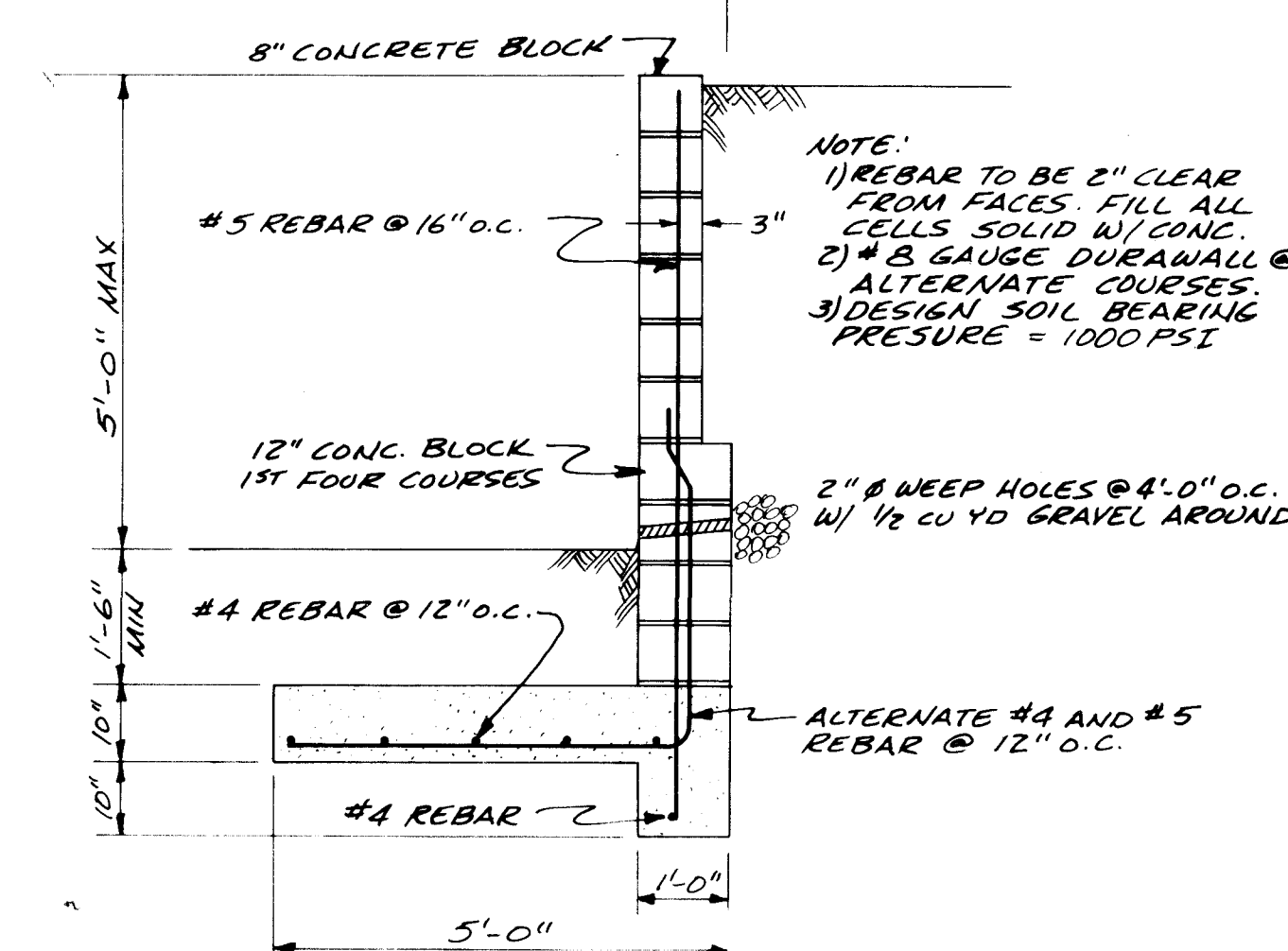


NOTE: POND ELEVATION SHALL BE NO LOWER
THAN 1.67' BELOW PAD ELEVATION.



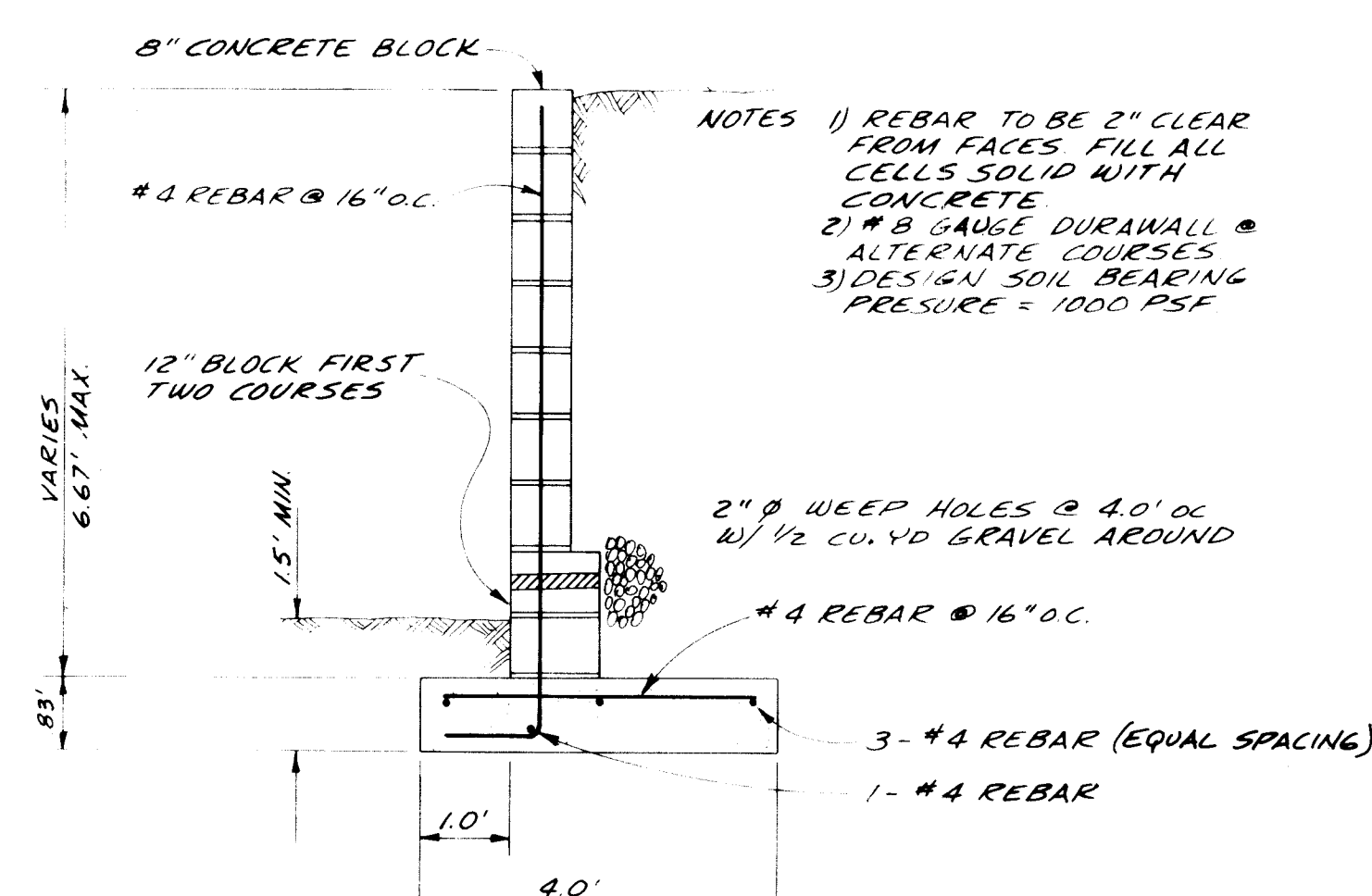
STREET CROSS SECTION

SCALE 1" = 5'



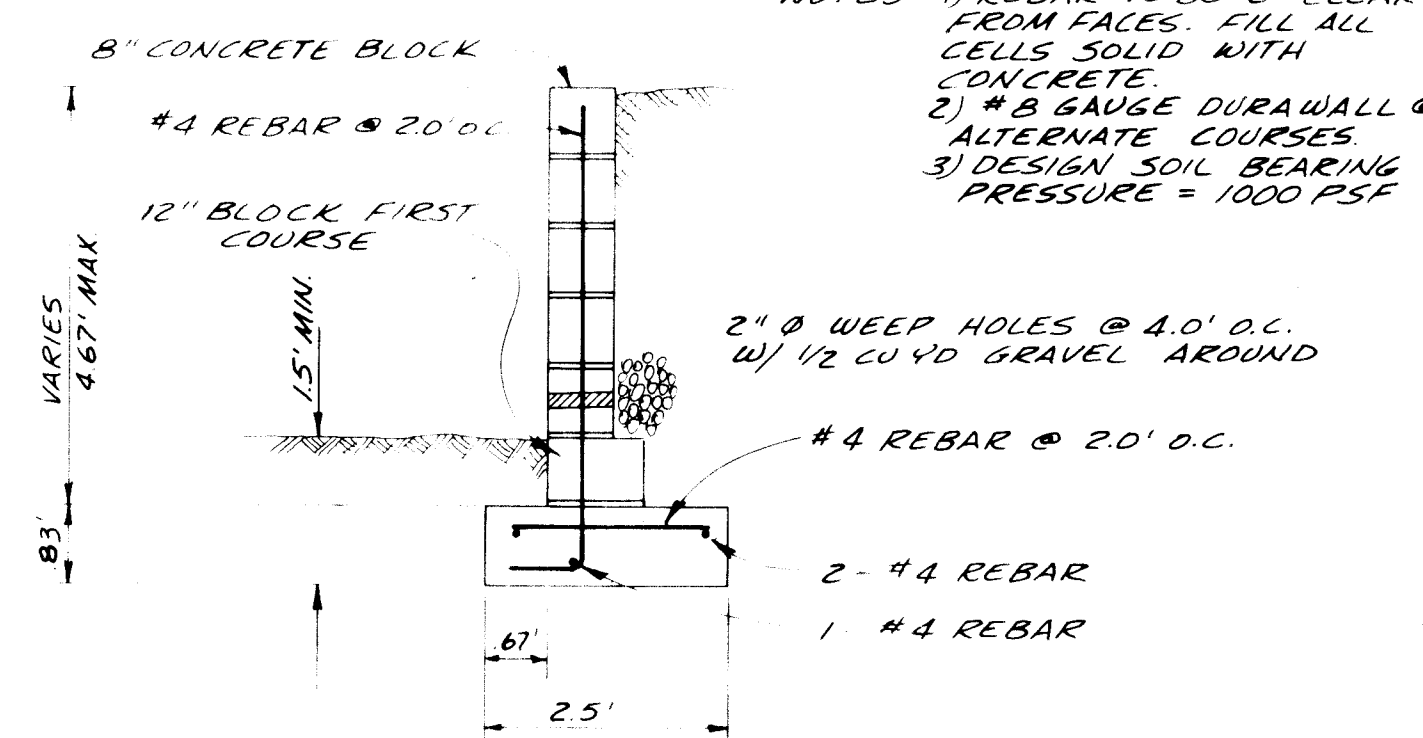
~~30' TO 50' RETAINING WALL~~

~~76-1141-0982~~



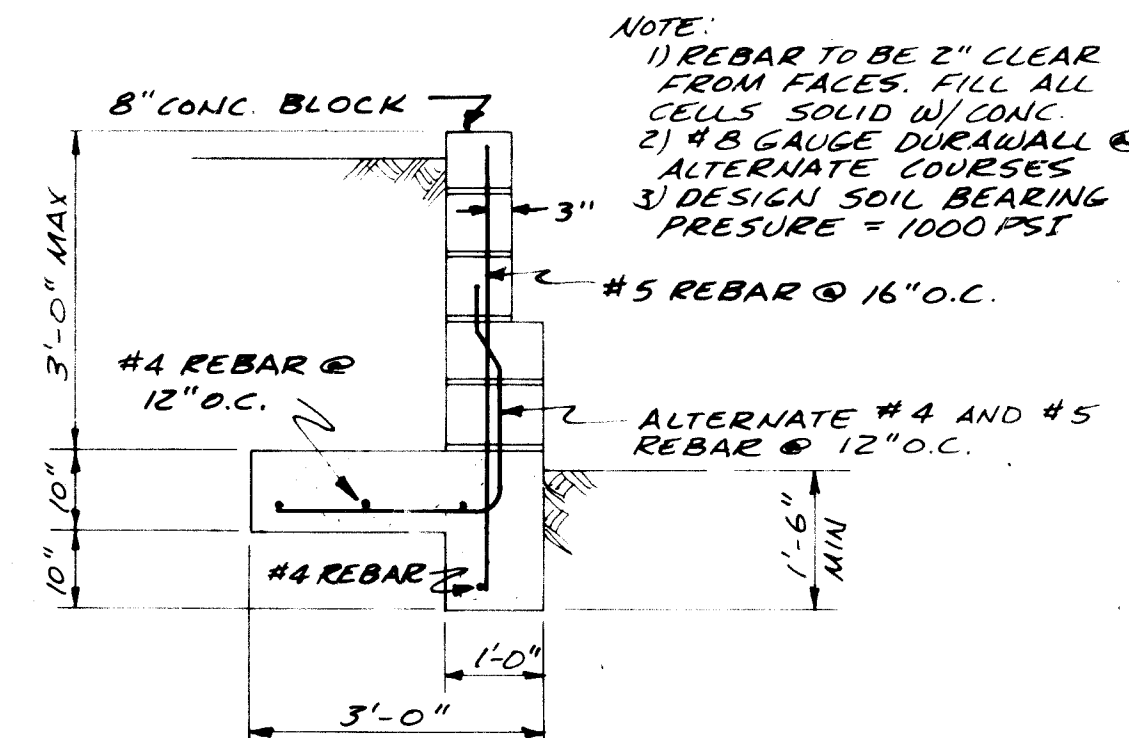
4.0' TO 6.0' RETAINING WALL

SCALE 1" = 2'



2.0' to 4.0' RETAINING WALL

SCALE 1" = 2'



3.0' RETAINING WALL

ACADEMY ENGINEERING INC.
5353 WYOMING BLVD. SUITE 3 ALBUQUERQUE, N.M. 87109

PLANS PREPARED UNDER
THE DIRECTION OF

PL

ES E. BLACKW

7145

SECRET

ERED PRO...AL EN...

PROFESSIONAL

APPROVED FOR

INSTRUCTION

1. 151.00 8/17/

Y ENGINEER DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

**TITLE: SANTIAGO SQUARE
GRADING DETAILS**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	9/28/91	Liquid Waste	<i>[Signature]</i>	
A.C.E. - Design	<i>[Signature]</i>	30/10/91	Traffic	<i>[Signature]</i>	7/8/91
A.C.E. - Hydrology	<i>[Signature]</i>	8/3/91	Water	<i>[Signature]</i>	

DRAWING NO. 1141

SHEET 9 OF 9

[illegible]