

LEGEND

MATERIALS

CONCRETE	
RIP-RAP	

LINES

SUBDIVISION BOUNDARY	
PROPERTY LINE (PLAN)	
PROPERTY LINE (SECTION)	
CENTERLINE	
EASEMENT LINE	
MATCH LINE	
SECTION CUT LINE	

EARTHWORK

	EXISTING	NEW
CONTOUR LINE		
SPOT ELEVATION		
PROJECT / PHASE BOUNDARY		
SWALE		
DIRECTION OF FLOW		

MISCELLANEOUS UTILITIES

GAS LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRICAL		
STORM DRAIN		
STORM DRAIN MANHOLE		
STORM DRAIN INLET		

SANITARY SEWER

SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTIONS		
SAS CAP OR PLUG		
ENCASEMENT		

WATER

WATER LINE		
WATER SERVICE CONNECTIONS		
GATE VALVE		
FIRE HYDRANT		
BUTTERFLY VALVE		
REDUCER		
WATER PRESSURE ZONE BOUNDARY		

WATER FITTINGS

CAPS AND PLUGS		
ELBOW		
CROSS		
TEE		

MISCELLANEOUS

CHAINLINK FENCE		
FIELD FENCE		
COMMON YARD WALL		
RETAINING WALL		
POWER OR TELEPHONE POLE		

PHASE I

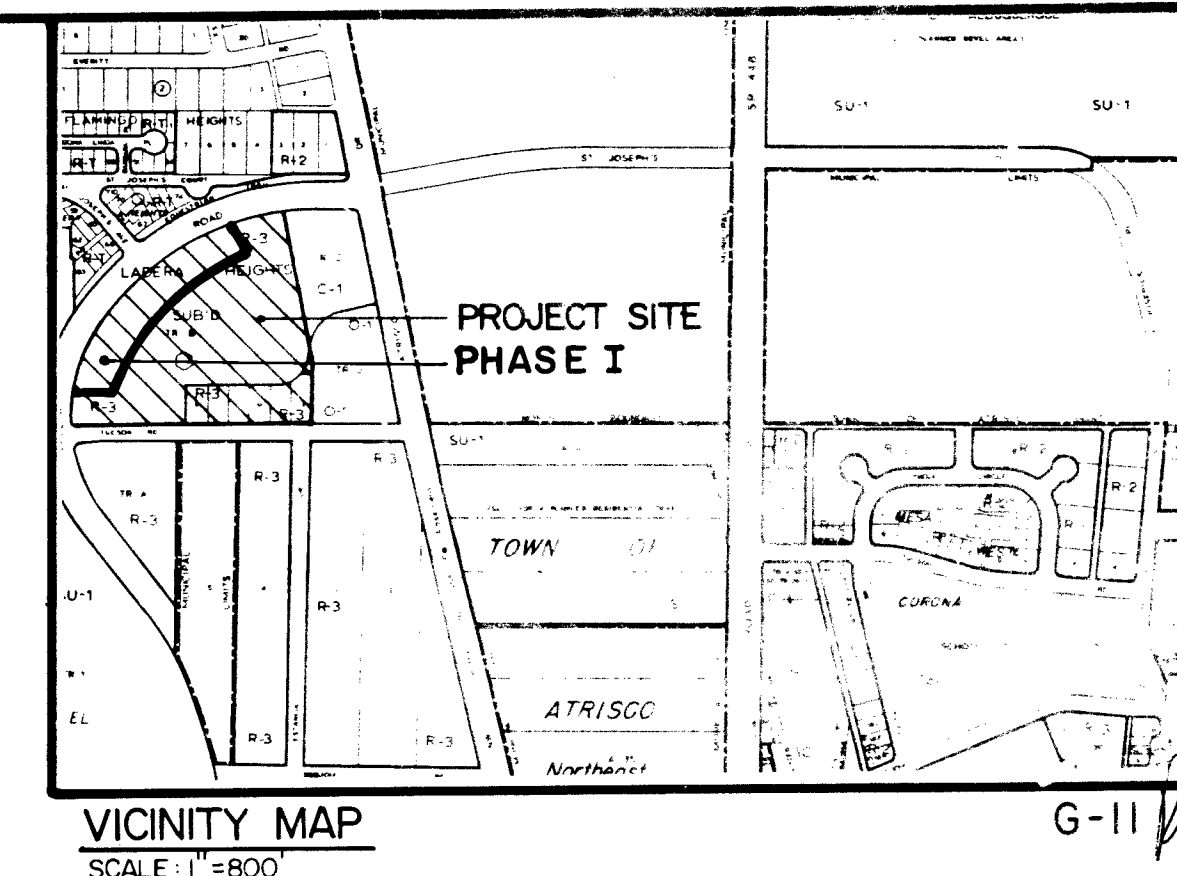
CONSTRUCTION PLANS
FOR THE
DEVELOPMENT OF
BENT TREE
ALBUQUERQUE, NEW MEXICO
JULY, 1983

INDEX OF DRAWINGS

SHEET NO.	TITLE
1	TITLE, INDEX OF DRAWINGS, SYMBOLS, GENERAL NOTES
2	SUBDIVISION PLAT
3	CONSTRUCTION NOTES & MISCELLANEOUS DETAILS
4	STREET PAVING DETAILS
5	GRADING PLAN
6	PAVING SITE PLAN
7	UTILITY SITE PLAN PAVING IMPROVEMENTS PLAN & PROFILE
8	LADERA ROAD, NW UTILITY IMPROVEMENTS PLAN & PROFILE
9	LADERA ROAD, NW

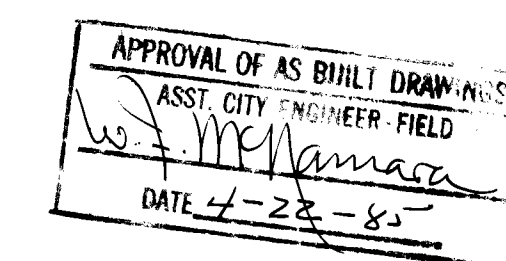
Note There are three phases of construction for Bent Tree Subdivision.

Phase	Project No.
I	1214
II	1884
III	1885



GENERAL NOTES:

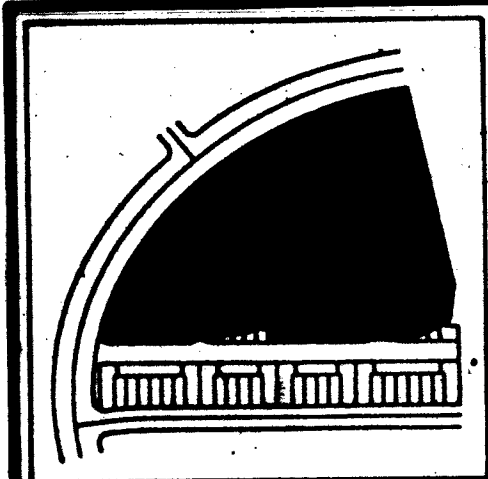
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1979 EDITION (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS) AND THE CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAVING NO. 31.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO TRAFFIC ENGINEERING TO RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION.



REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	5, 6, 7, 8, 9						

APPROVAL OF REVISIONS

		APPROVED FOR CONSTRUCTION 14/14/83
1214		SHEET 1 OF 9

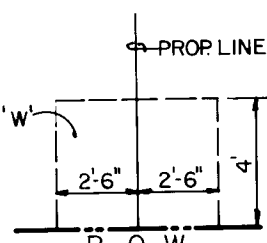


BENT TREE

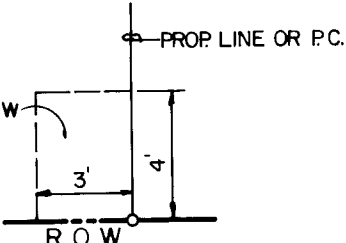
A SUBDIVISION WITHIN
SECTIONS 2 & 3, TOWNSHIP 10 NORTH, RANGE 2 EAST
ALBUQUERQUE, NEW MEXICO
JULY, 1981
SHEET 1 OF 3

KEY MAP

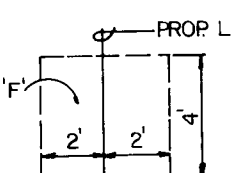
SCALE: 1" = 50'



DETAIL A
DOUBLE WATER METER
EASEMENT
1" = 6'



DETAIL B
SINGLE WATER METER
EASEMENT
1" = 6'



DETAIL C
FIRE HYDRANT EASEMENT
1" = 6'

U.S.C. & G.S. BRASS CAP STAMPED "NM448-N5"
LAT. = 36°-08'-05.3444"
LONG. = 106°-42'-04.6592"
X = 365,068.76
Y = 1,504,619.12
Δ = -00°-15'-35"
ELEV. = 5105.202

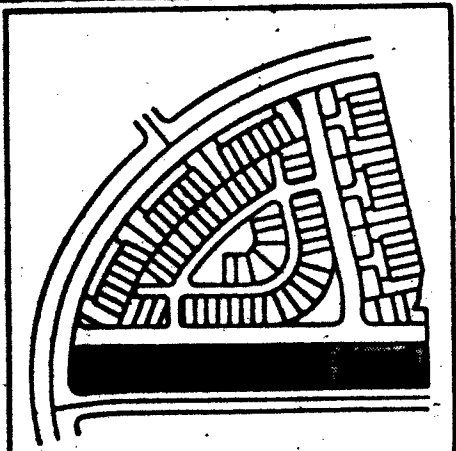
SET BRASS CAP
X = 363,358.94
Y = 1,501,924.44
Δ = -00°-15'-47"

SET BRASS CAP
X = 363,469.27
Y = 1,501,966.36
Δ = -00°-15'-46"

SET BRASS CAP
X = 363,469.27
Y = 1,501,966.36
Δ = -00°-15'-46"

JOB NO. C-77

TALOS NO. SP 04-09-315



KEY MAP

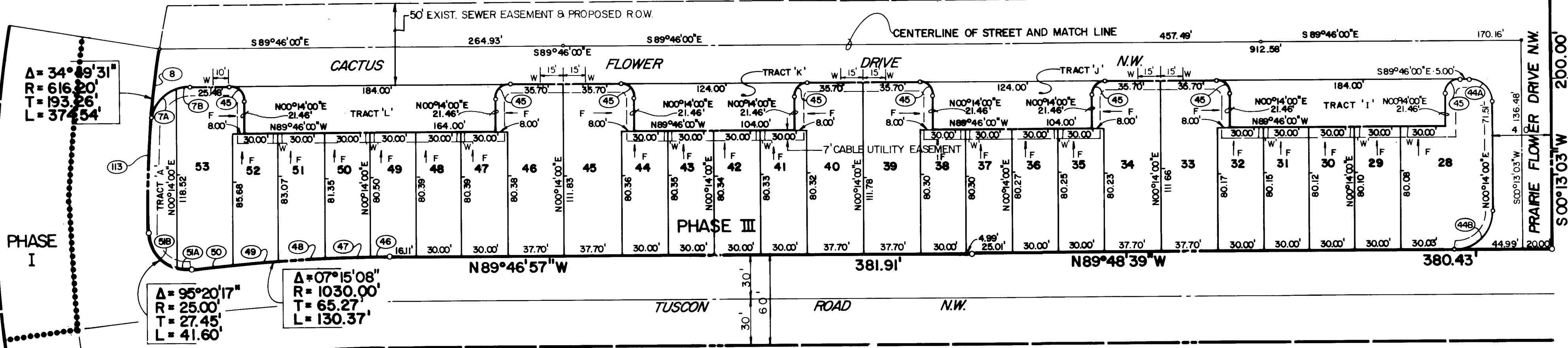
BENT TREE

A SUBDIVISION WITHIN
SECTIONS 2 & 3, TOWNSHIP 10 NORTH, RANGE 2 EAST
ALBUQUERQUE, NEW MEXICO
JULY, 1981
SHEET 2 OF 3



KEY MAP

SCALE: 1" = 50'

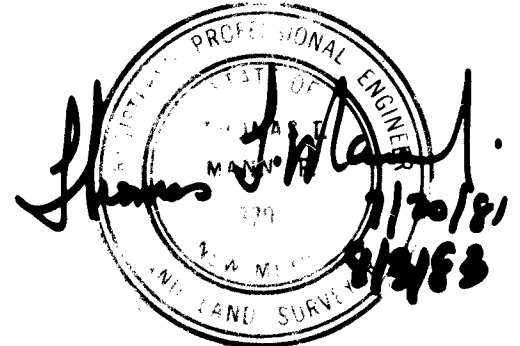
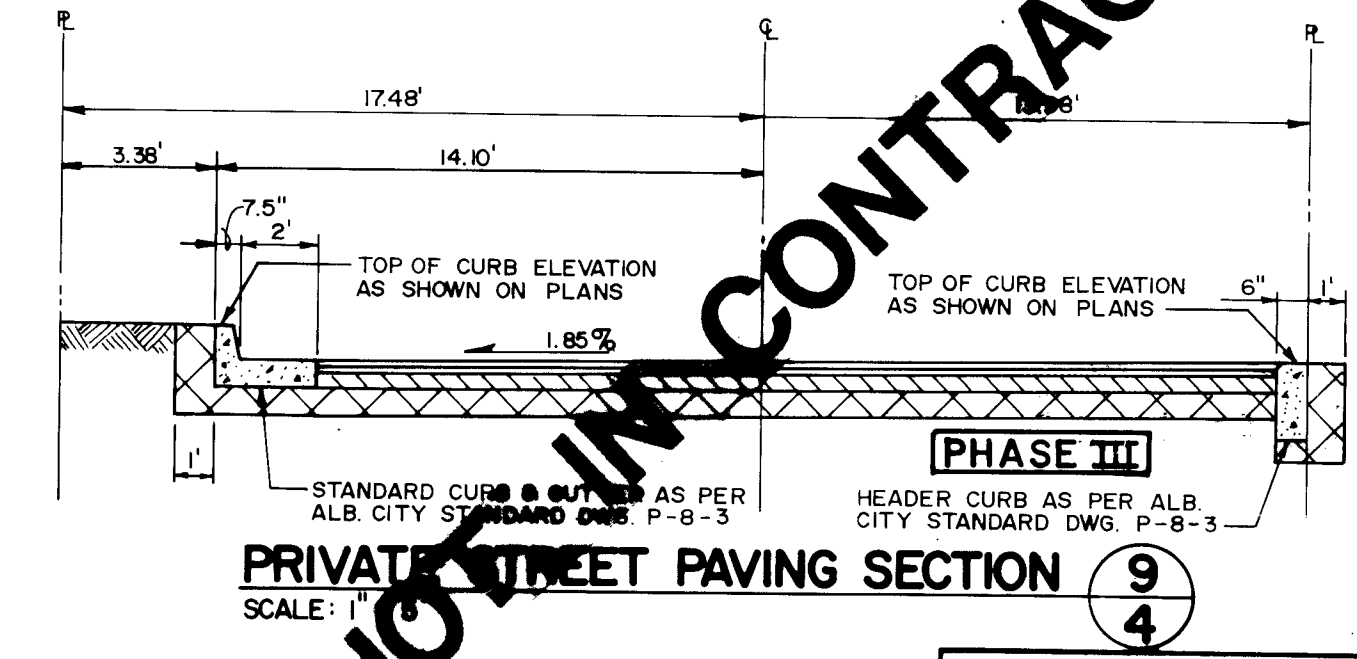
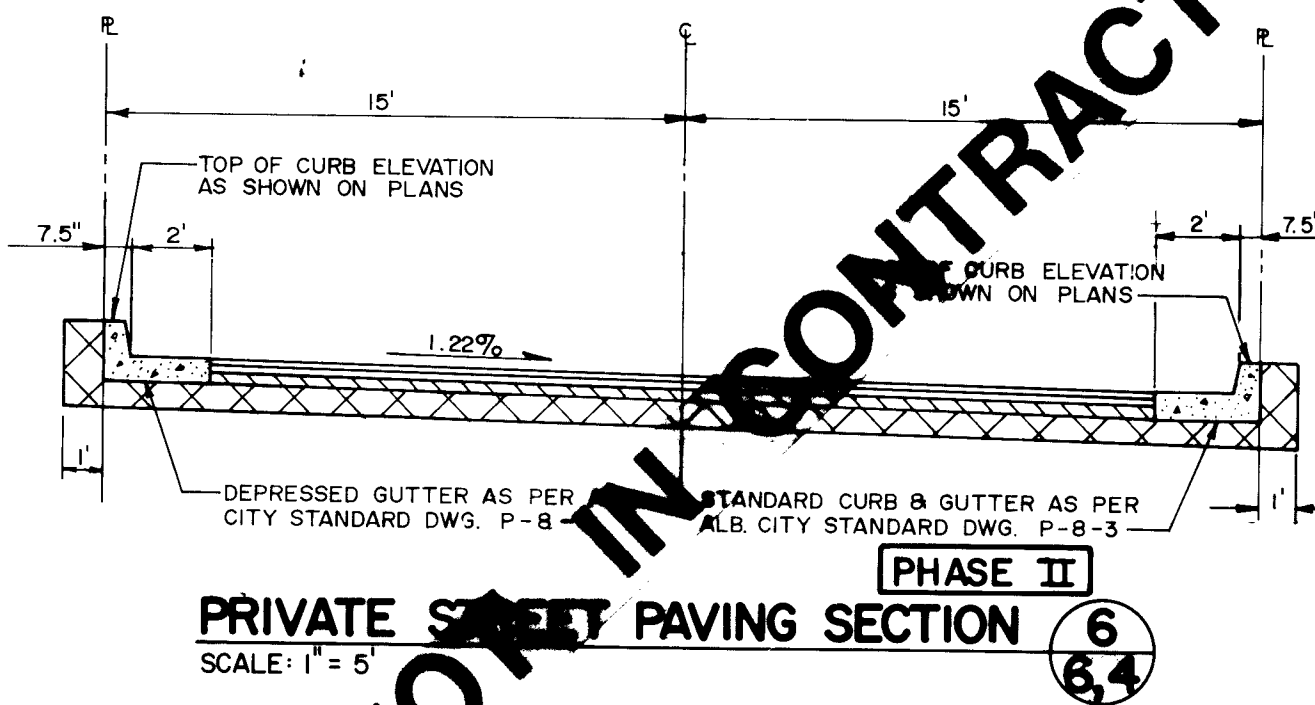
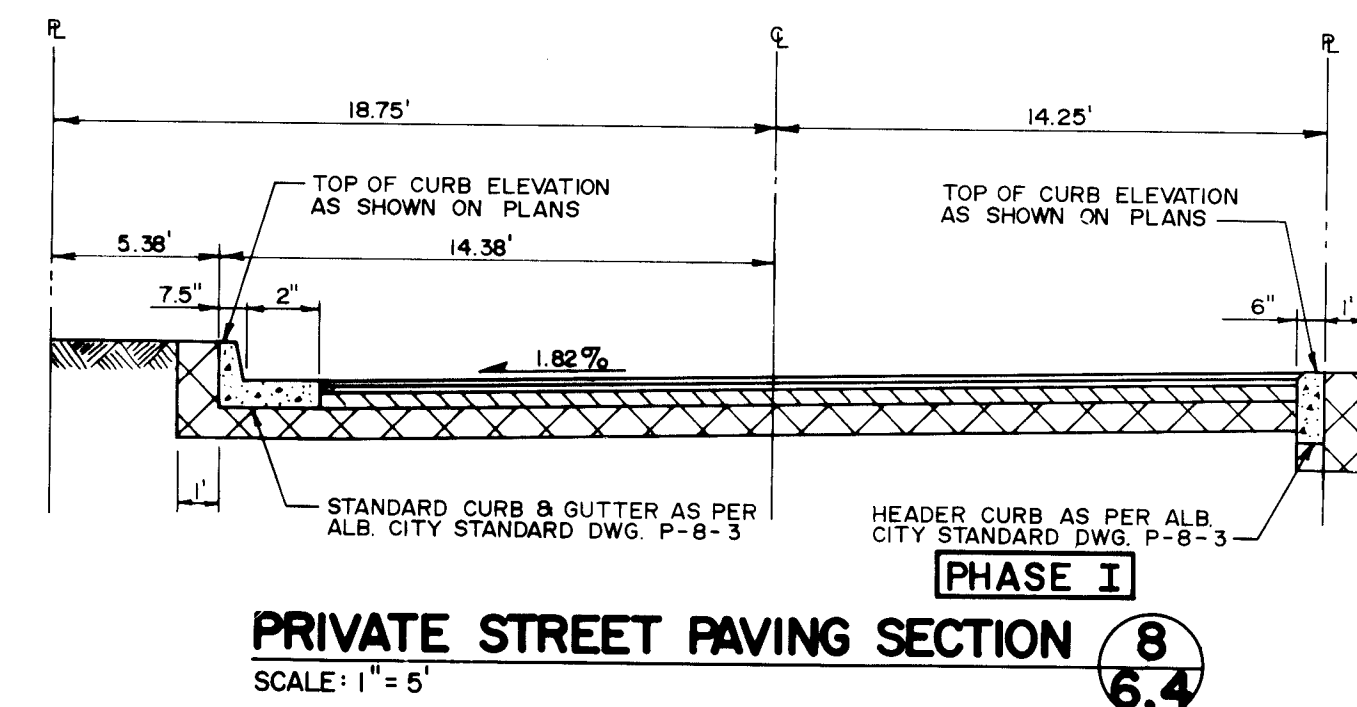
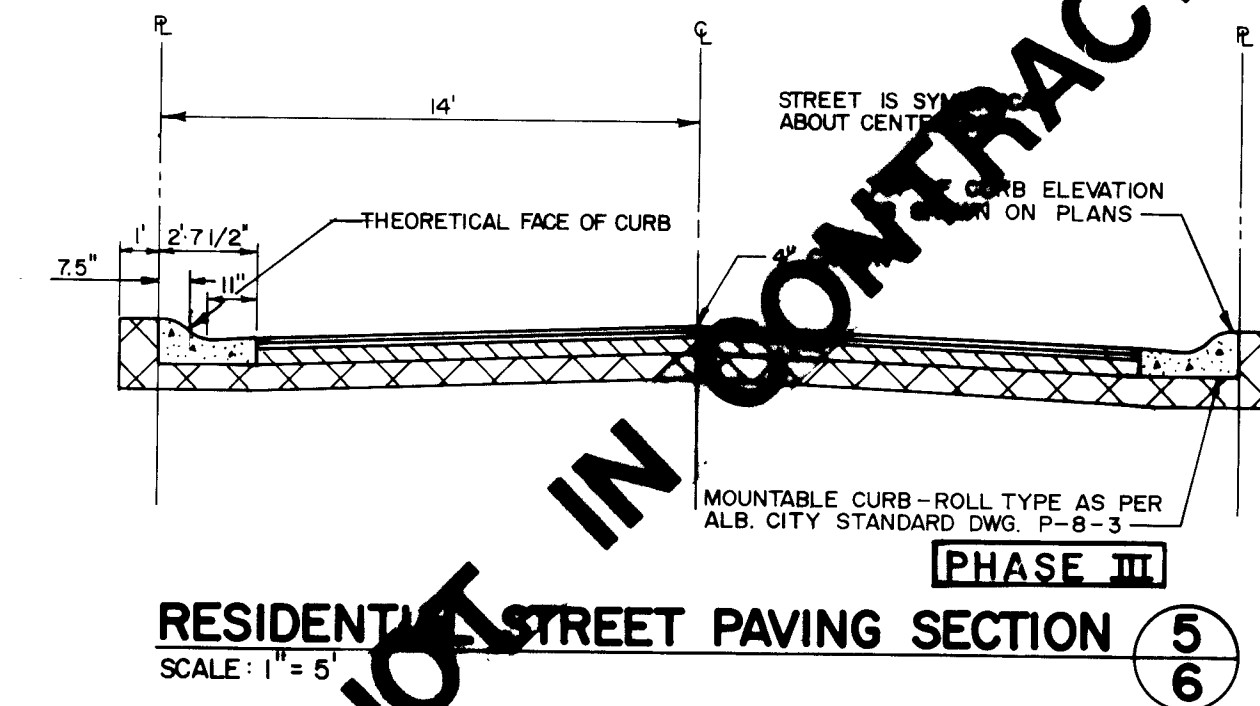
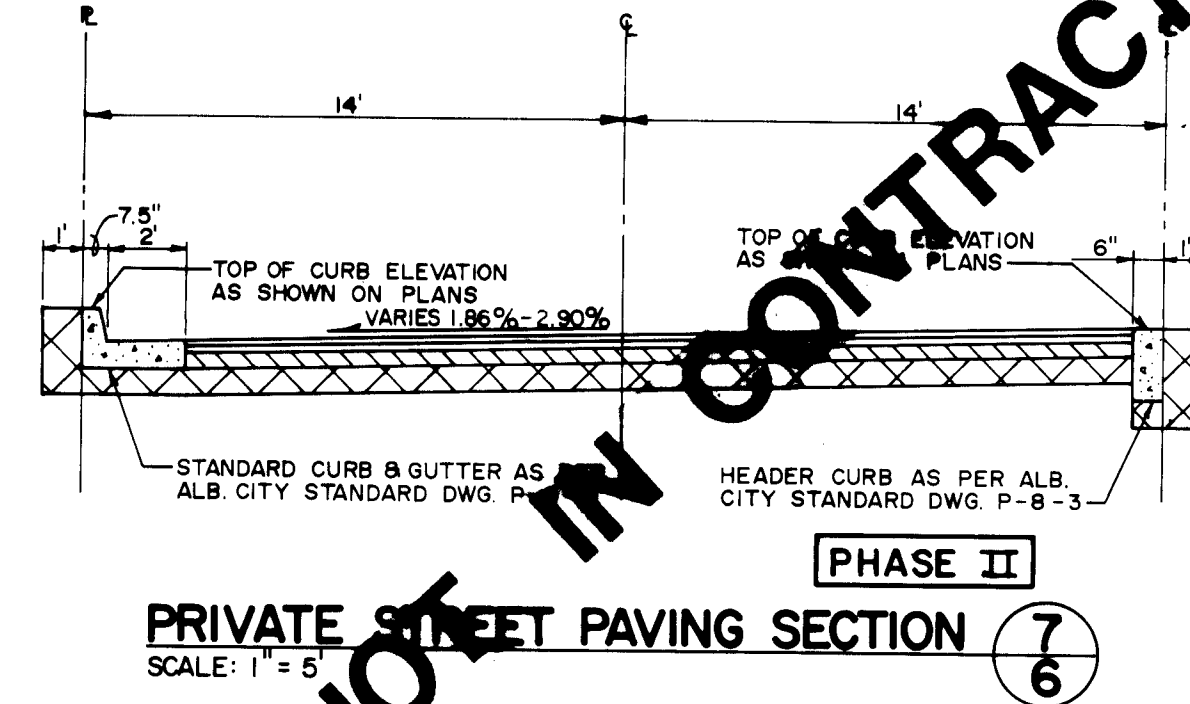
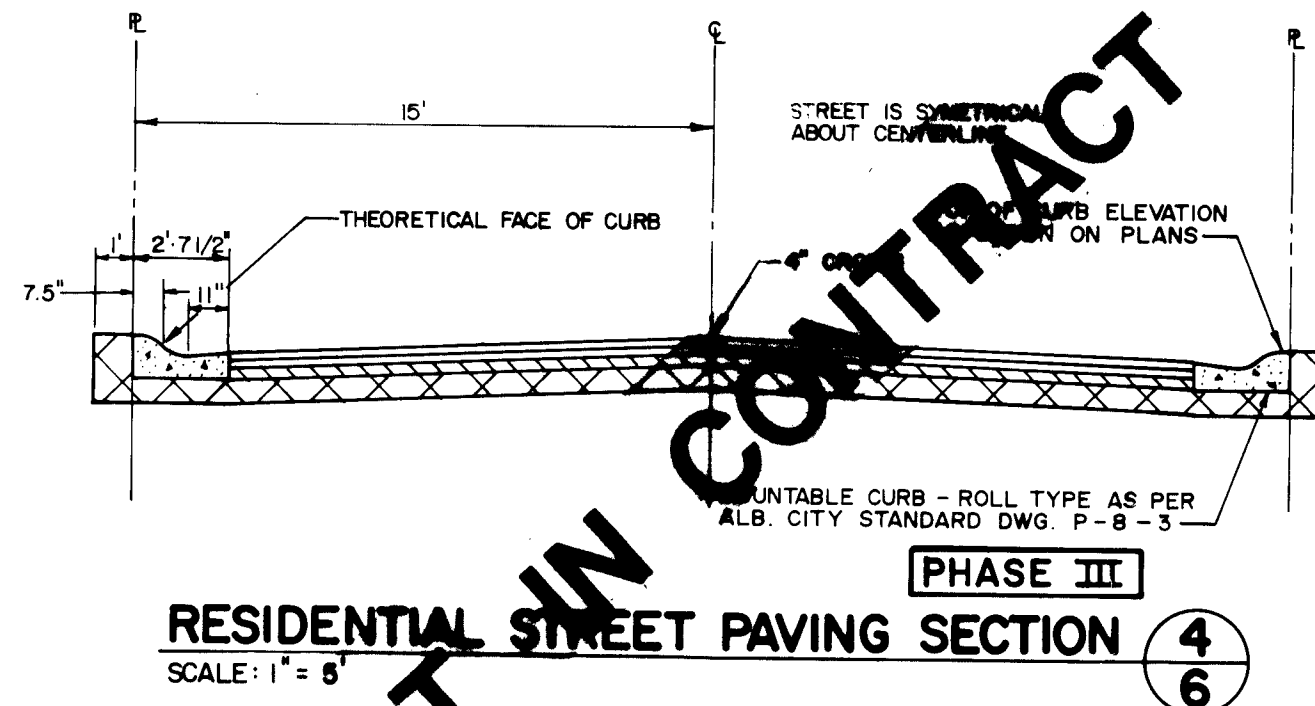
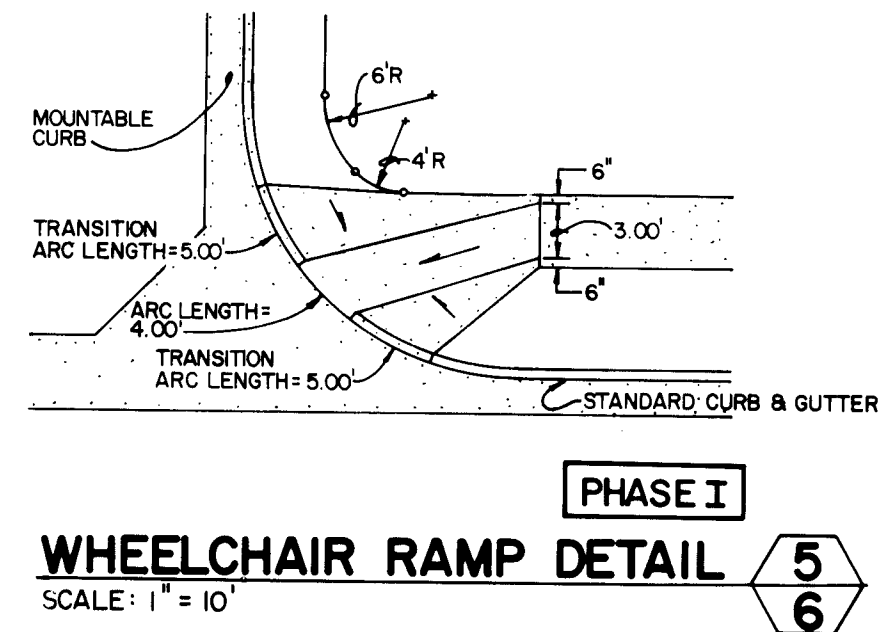
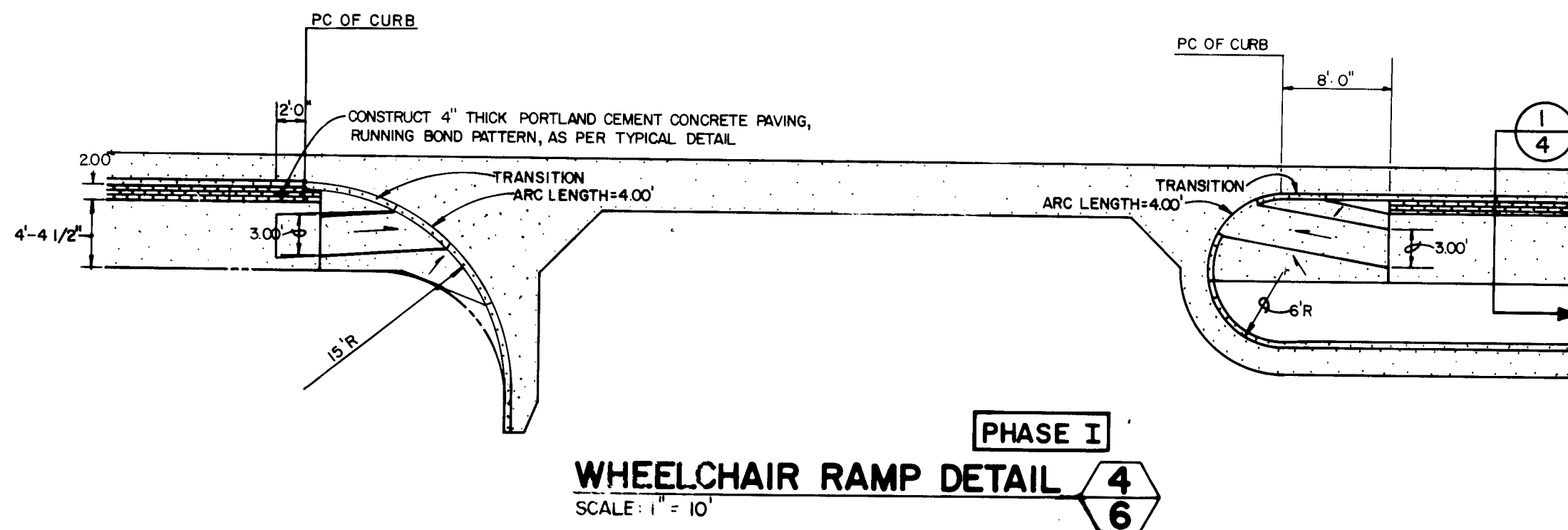
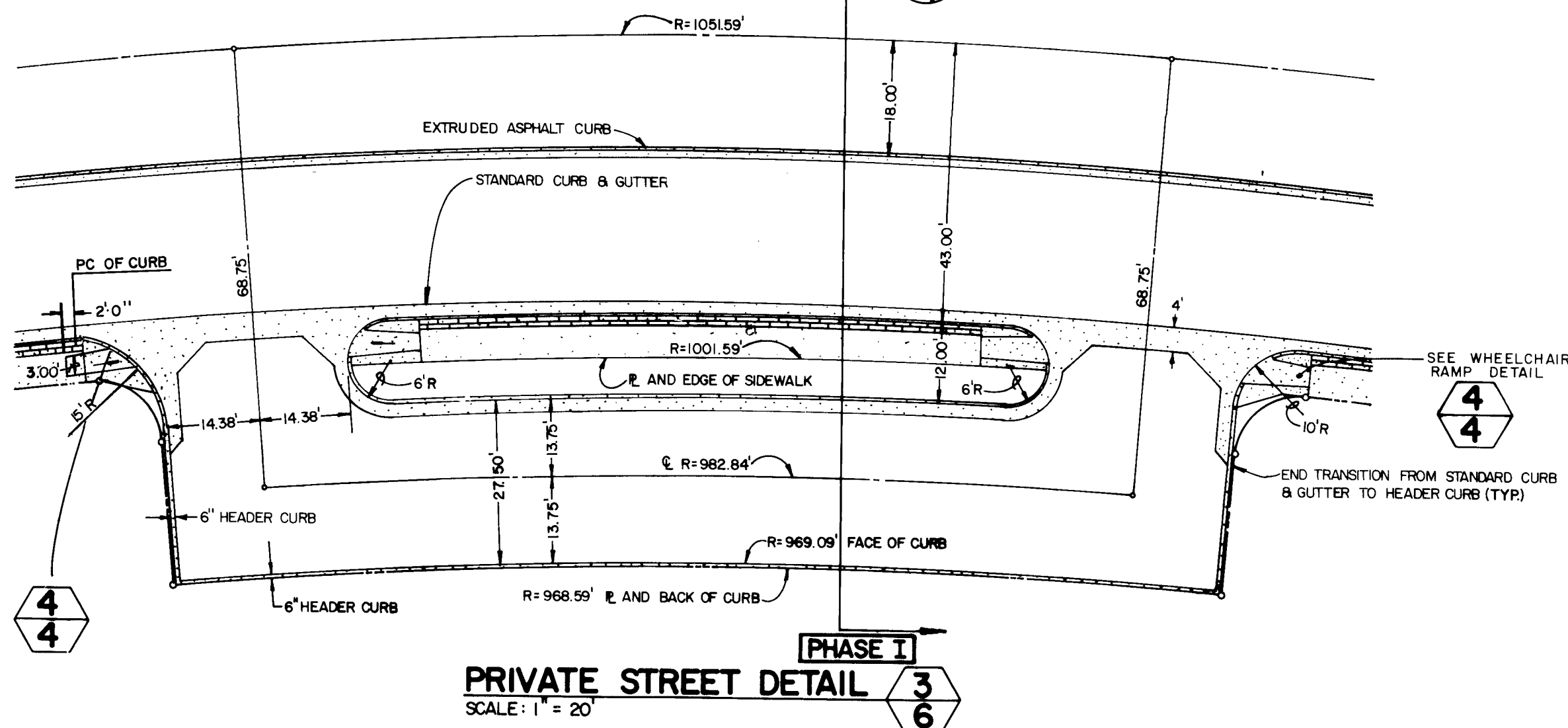
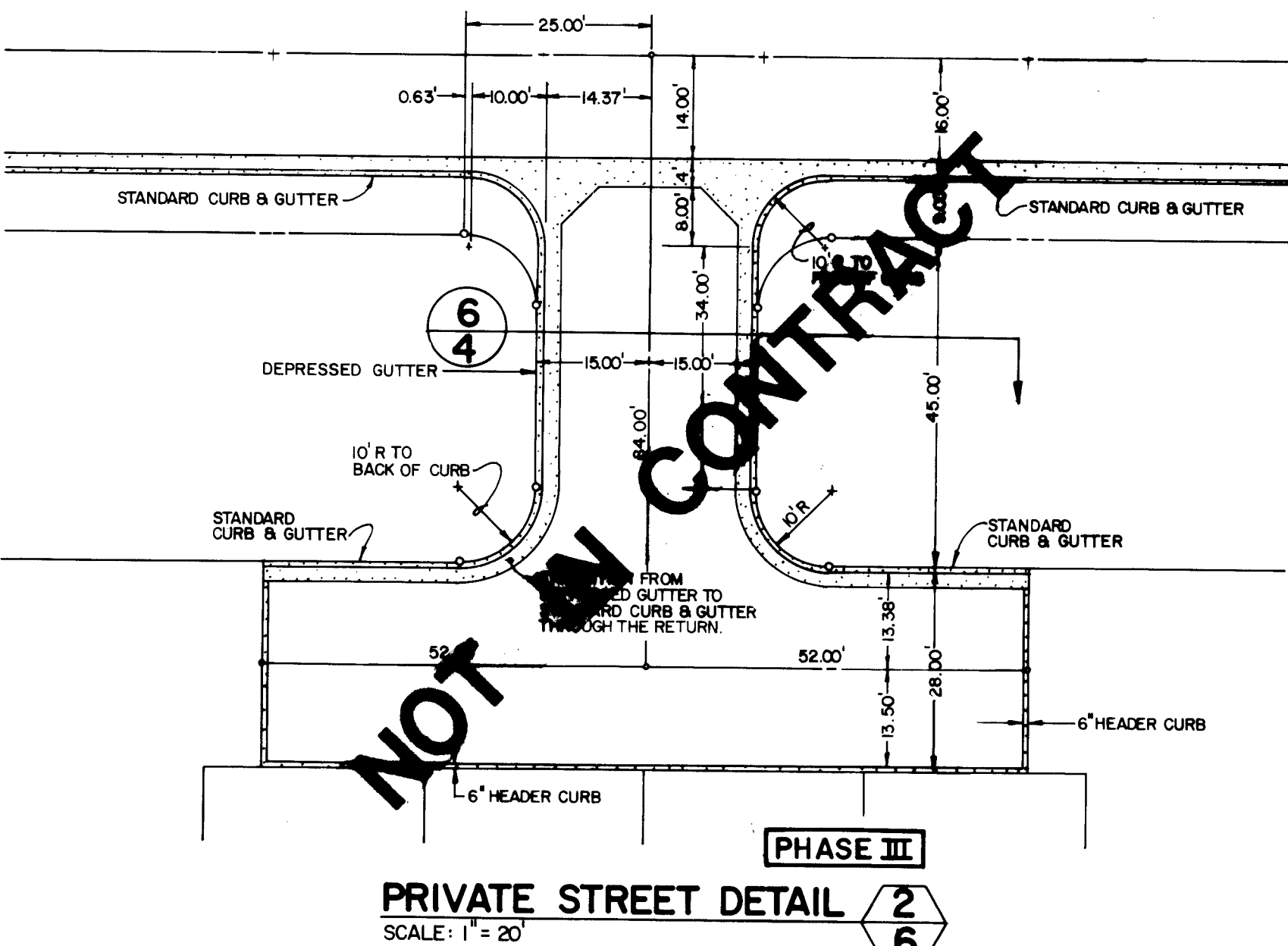
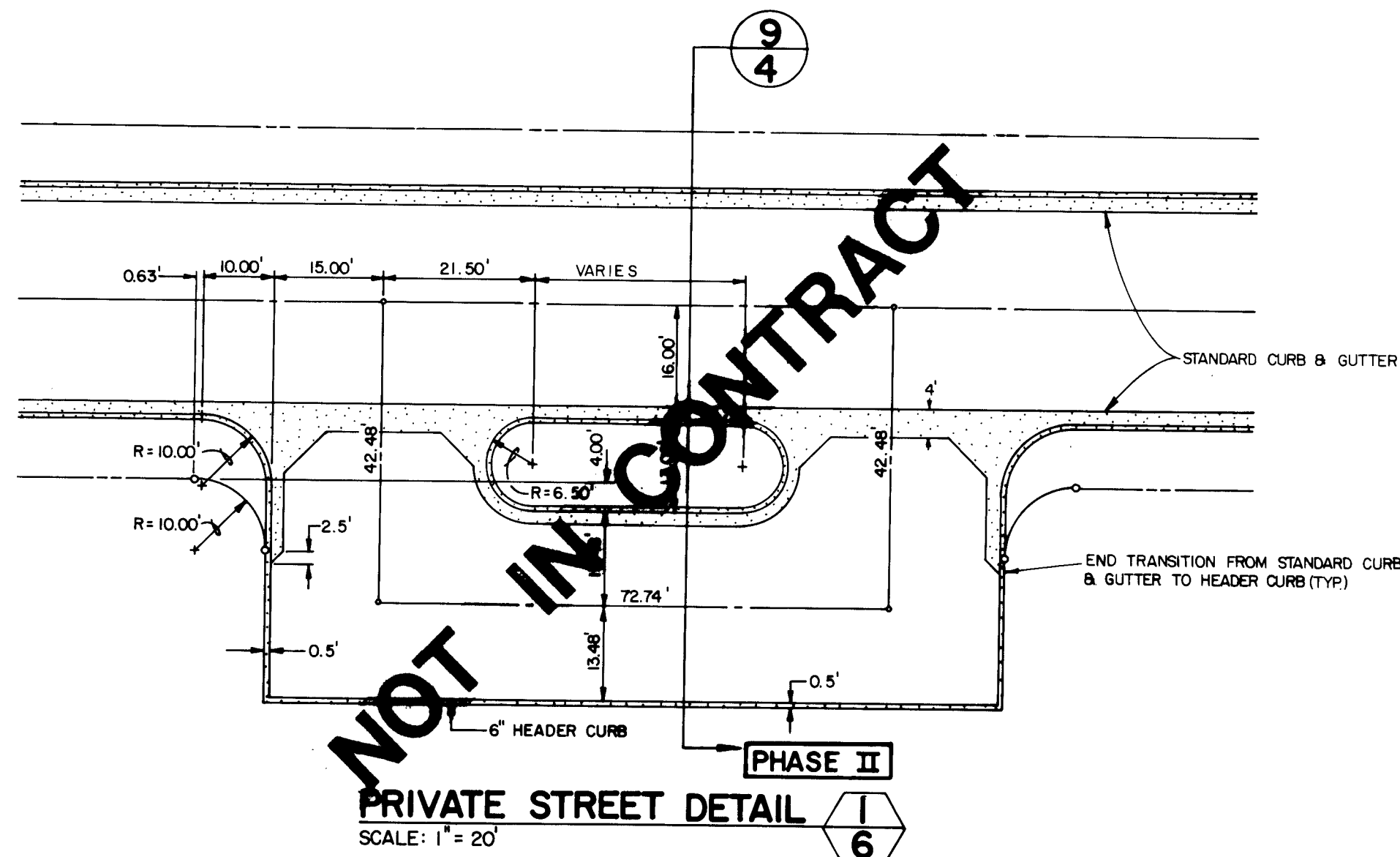


NO.	DELTA	RADIUS	TANGENT	LENGTH	NO.	DELTA	RADIUS	TANGENT	LENGTH
1	12°02'28"	350.00	36.91	73.56	40	90°0'00"	10.00	10.00	15.71
2	17°56'09"	167.06	26.36	52.20	41	01°14'33"	1001.59	10.86	21.72
3	18°54'32"	167.06	27.87	55.23	42	90°00'00"	10.00	10.00	15.71
4	21°13'07"	791.59	148.28	293.15	43	06°10'53"	1001.59	54.08	108.06
5	19°51'44"	107.87	18.89	37.39	44	10°45'30"	375.00	35.31	70.41
6	102°02'28"	105.00	159.76	187.00	45	89°59'03"	15.00	15.00	23.56
7	85°06'25"	25.00	22.95	37.14	46	89°58'18"	25.00	24.99	39.26
8	87°35'58"	16.74	29.50	45.5	47	90°00'00"	10.00	10.00	15.71
9	17°52'27"	25.00	3.65	7.64	48	00°46'21"	1030.00	6.94	13.89
10	04°29'12"	616.20	28.85	57.45	49	01°40'11"	1030.00	15.01	30.01
11	05°21'39"	616.20	28.85	57.45	50	01°40'18"	1030.00	15.01	30.01
12	12°02'28"	325.00	34.28	68.30	51	01°40'31"	1030.00	15.06	30.11
13	99°46'29"	25.00	29.68	43.54	52	01°40'31"	1030.00	15.06	30.11
14	03°08'08"	1001.59	27.41	54.81	53	01°40'31"	1030.00	15.06	30.11
15	02°46'33"	1001.59	24.27	48.52	54	02°57'23"	583.20	11.13	22.25
16	80°00'00"	25.00	23.37	37.38	55	02°57'23"	583.20	11.13	22.25
17	89°46'30"	375.00	4.20	8.40	56	02°56'55"	583.20	11.01	22.01
18	90°00'00"	25.00	25.00	39.27	57	02°56'55"	583.20	11.01	22.01
19	90°00'00"	10.00	10.00	15.71	58	02°56'55"	583.20	11.01	22.01
20	11°52'10"	182.06	18.93	37.72	59	02°56'55"	583.20	11.01	22.01
21	06°52'58"	182.06	10.96	21.92	60	01°28'41"	10.00	10.25	15.96
22	08°14'11"	182.06	15.25	30.43	61	02°23'52"	1001.59	20.96	41.92
23	08°13'52"	182.06	15.58	31.12	62	02°30'36"	1001.59	21.94	43.88
24	21°13'07"	791.59	148.28	293.15	63	01°26'41"	10.00	10.25	15.96
25	08°18'06"	1001.59	15.71	31.42	64	01°26'41"	10.00	10.25	15.96
26	10°33'38"	122.87	11.36	22.65	65	01°26'41"	10.00	10.25	15.96
27	90°00'00"	10.00	10.00	15.71	66	01°46'36"	968.59	15.02	30.01
28	90°00'00"	10.00	10.00	15.71	67	01°46'36"	968.59	15.02	30.01
29	90°00'00"	10.00	10.00	15.71	68	01°46'36"	968.59	15.02	30.01
30	102°02'28"	119.00	147.06	171.93	69	01°46'36"	968.59	15.02	30.01
31	80°14'27"	15.00	12.72	25.09	70	01°46'36"	968.59	15.02	30.01
32	09°25'33"	152.06	12.54	25.02	71	01°26'41"	10.00	10.25	15.96
33	90°00'00"	10.00	10.00	15.71	72	02°21'29"	1001.59	20.61	41.22
34	125°56'25"	150.00	29.40	58.80	73	02°21'29"	1001.59	20.61	41.22
35	00°56'16"	152.06	1.24	2.49	74	01°18'24"	968.59	11.04	22.09
36	04°55'59"	776.59	33.45	66.86	75	01°18'24"	968.59	11.04	22.09
37	11°30'78"	776.59	78.24	155.95	76	01°46'30"	968.59	15.00	30.00
38	04°34'15"	776.59	31.03	62.03	77	01°46'30"	968.59	15.00	30.00
39	11°03'17"	15.00	12.45	24.82	78	01°46'30"	968.59	15.00	30.00
40	87°10'18"	87.00	82.81	132.36	79	01°46'30"	968.59	15.00	30.00
41					80	01°18'24"	968.59	11.04	22.09

LOT NO.	AREA (acres)	LOT NO.	AREA (acres)	LOT NO.	AREA (acres)	TRACT NO.	AREA (acres)
1	0.0818	43	0.0553	84	0.0563	A	0.0459
2	0.1031	44	0.0553	85	0.0676	B	0.0284
3	0.0551	45	0.1021	86	0.0677	C	0.0180
4	0.0881	46	0.1021	87	0.0562	D	0.0207
5	0.0551	47	0.0554	88	0.0563	E	0.1665
6	0.0554	48	0.0554	89	0.0677	F	0.0998
7	0.0919	49	0.0554	90	0.0676	G	0.0998
8	0.0817	50	0.0557	91	0.0563	H	0.0998
9	0.0817	51	0.0566	92	0.0565	I	0.1194
10	0.0919	52	0.0581	93	0.0872	J	0.0761
11	0.0551	53	0.1008	94	0.0837	K	0.0761
12	0.0551	54	0.1008	95	0.0667	L	0.1194
13	0.0551	55	0.0557	96	0.0572	M	0.1286
14	0.0551	56	0.0574	97	0.0802	N	0.1272
15	0.0919	57	0.0561	98	0.0687	O	0.1272
16	0.0817	58	0.0555	99	0.0534	P	0.7346
17	0.0817	59	0.0557	100	0.0534	Q	0.0943
18	0.0919	60	0.0557	101	0.0534		
19	0.0551	61	0.1027	102	0.0534		
20	0.0551	62	0.1103	103	0.0534		
21	0.0551	63	0.0555	104	0.0540		
22	0.0551	64	0.0554	105	0.0723		
23	0.0892	65	0.0553	106	0.0732		
24	0.0892	66	0.0553	107	0.0763		
25	0.1284	67	0.0554	108	0.0768		
26	0.0569	68	0.0555	109	0.0769		
27	0.0569	69	0.1037	110	0.0870		
28	0.0569	70	0.1037	111	0.0549		
29	0.0552	71	0.1037	112	0.0549		
30	0.0552	72	0.0554	113	0.0549		
31	0.0552	73	0.0554	114	0.0549		
32	0.0552	74	0.0554	115	0.0549		
33	0.0552	75	0.0554	116	0.0549		
34	0.0552	76	0.0554	117	0.0549		
35	0.0552	77	0.0554	118	0.0549		
36	0.0552	78	0.0554	119	0.0549		
37	0.0552	79	0.0554	120	0.0549		
38	0.0552	80	0.0554	121	0.0549		
39	0.0552	81	0.0554	122	0.0549		
40	0.0552	82	0.0554	123	0.0549		
41	0.0552	83	0.0554	124	0.0549		
42	0.0552	84	0.0554	125	0.0549		

NOTES:

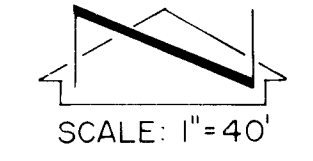
- Tracts A, B, C, D, E, and Q are designated as common areas and are to be landscaped and maintained by the Homeowners Association. Clear-sight triangles shall be maintained on Tracts A, B, C, and D.
- Tract 27-Q is designated as a common area to be maintained by the Homeowners Association pending the acquisition of sufficient land to become a residential lot.
- All of Tracts F, G, H, I, J, K, L, M, N, O, and P shall be designated as private drives. Utilities shall be granted an access easement over and across the areas designated as private drives for installation, service and maintenance of the utility lines and their appurtenances.
- The front 7' of the lots indicated on the plat shall be designated as cable utility easement (electric, telephone, cable T.V.).
- Water meter easements are designated as "W" (See typical details A and B).
- Fire hydrant easements are designated as "F" (See typical detail C).
- The Water Resources Department of the City of Albuquerque shall have the exclusive right to place underground utilities within six feet of the centerline of a sewerline and within four feet of the centerline of a waterline in Tracts F, G, H, M, N, O, and P; except for perpendicular crossings on where written approval has been obtained. Those entities having the right for perpendicular crossings of said easements shall include, but not be limited to, the Gas Company of New Mexico, Mountain Bell, Public Service Company of New Mexico and Albuquerque Cable T.V., Inc.
- On lots that have more than one access point, or it is unclear as to the orientation of the structure on the lot, the frontage access is denoted on the plat by "FP." No other access shall be permitted on these lots.



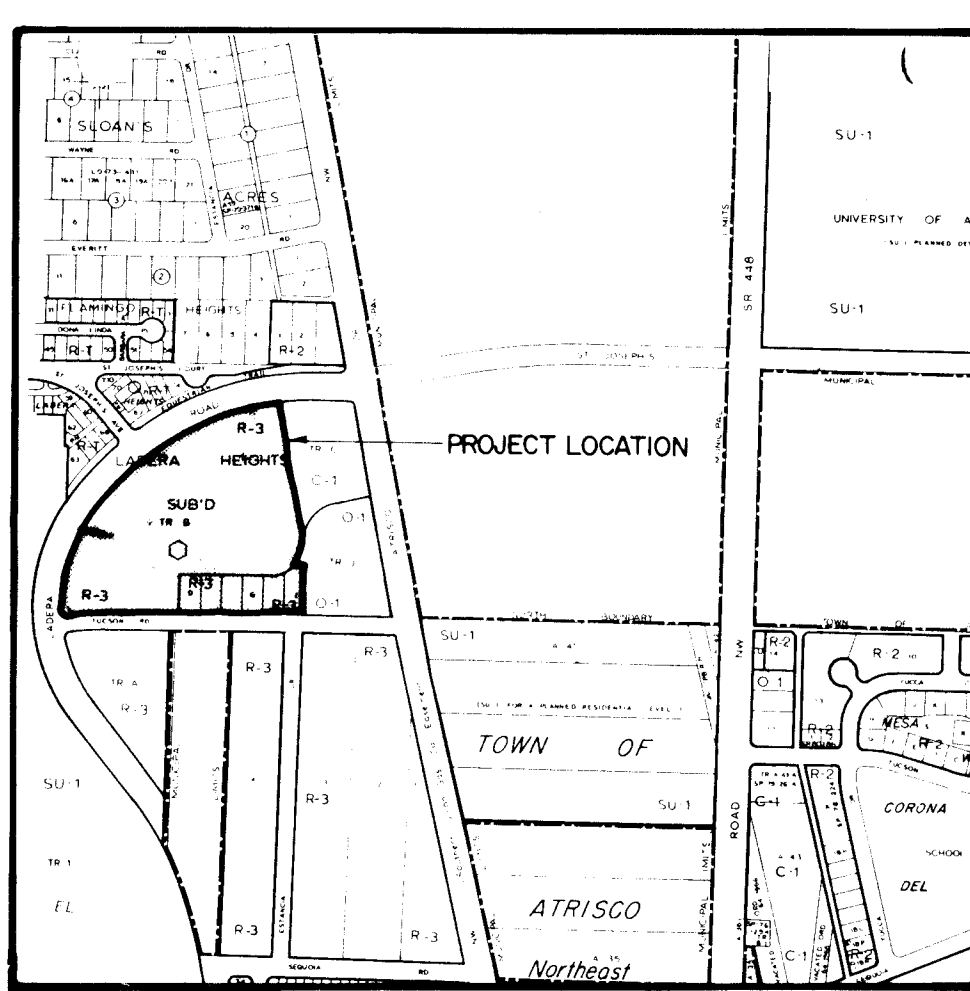
APPROVED FOR
CONSTRUCTION
CITY ENGINEER
DATE 12/14/85

1 2 3 4 5 6 7 8 9 10 11 12
2 6 1 2 1 4 0 4 8 5

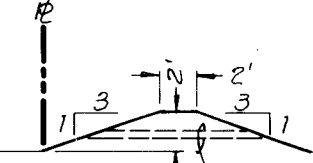
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>E. J. [Signature]</i>	12/14/85	Liquid Waste	<i>[Signature]</i>	8-24-81
A.C.E.-Design	<i>[Signature]</i>	12/14/85	Traffic	<i>[Signature]</i>	10/14/85
A.C.E.-Hydrology	<i>[Signature]</i>	12/14/85	Water	<i>[Signature]</i>	8-24-81
DRAWING NO.	1214		SHEET	4 OF 9	



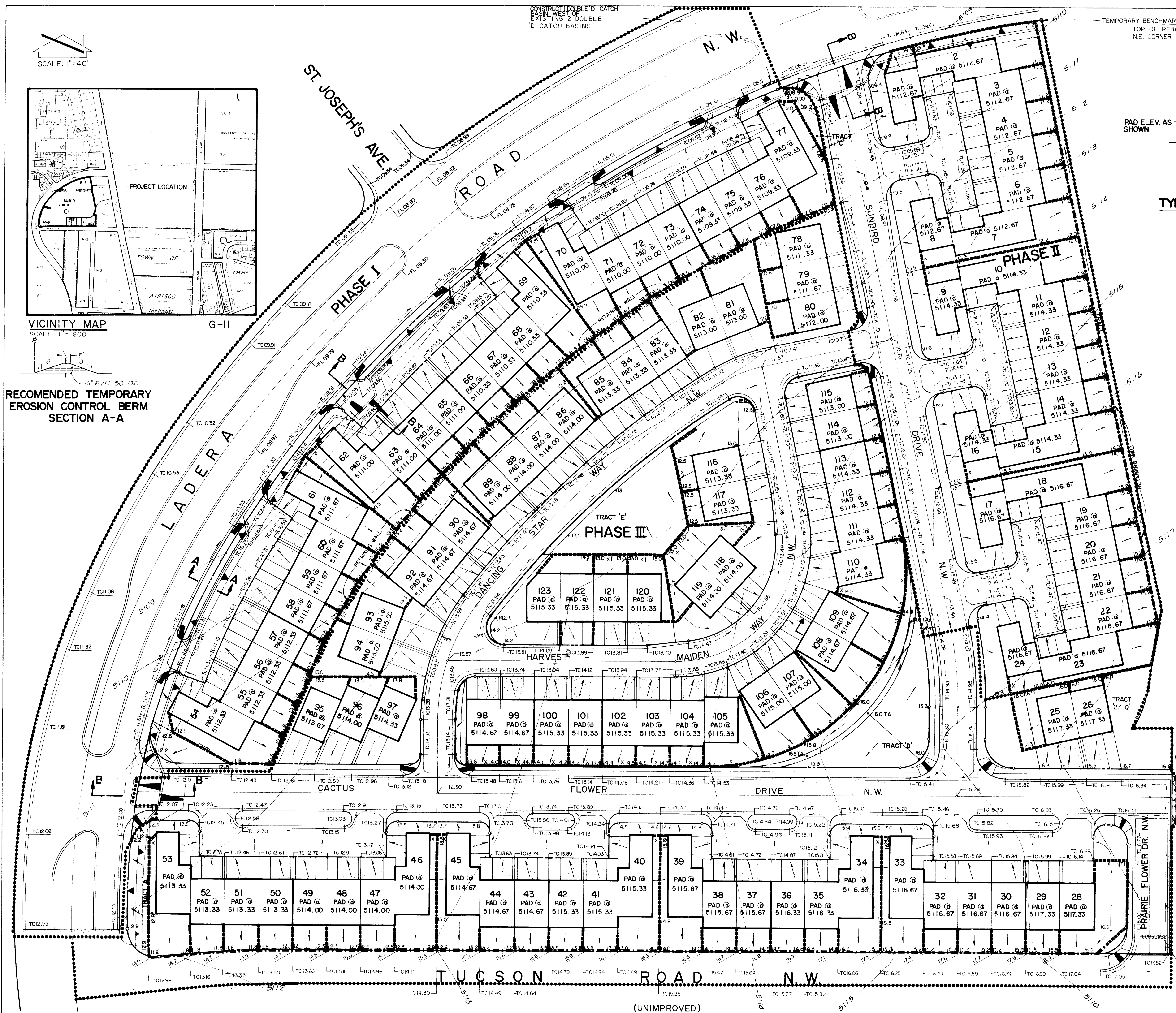
SCALE: 1"=40'



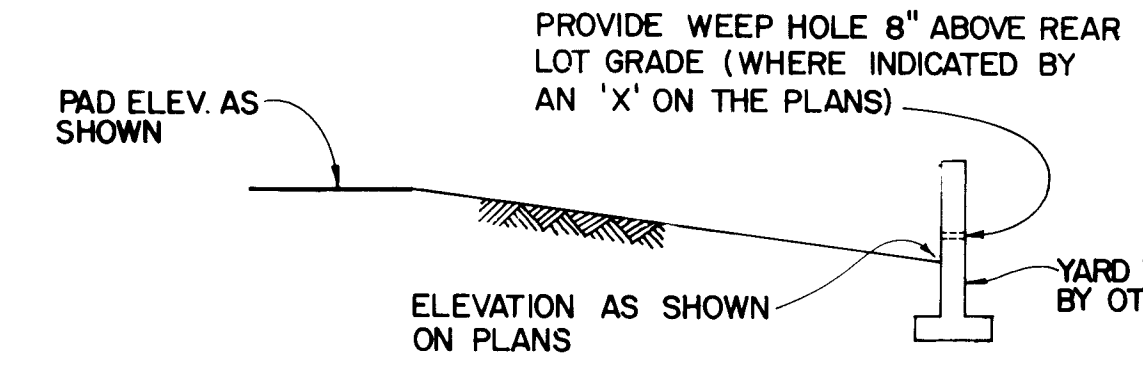
VICINITY MAP
SCALE: 1"=600'



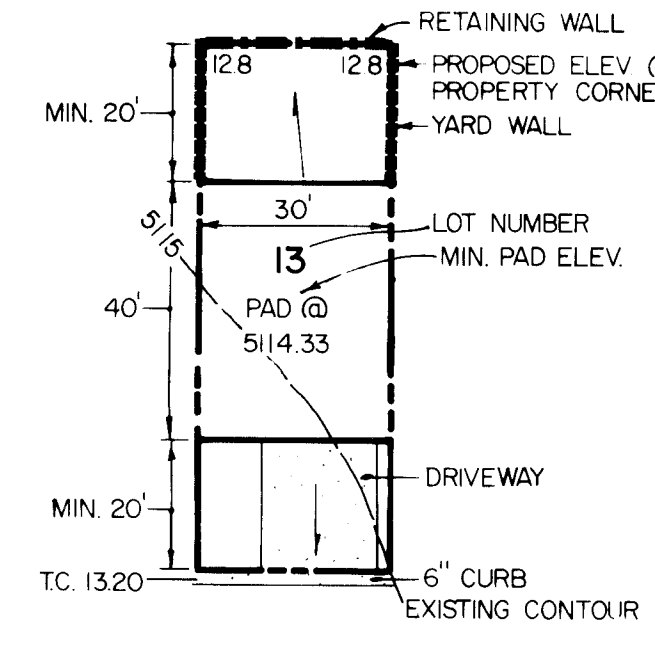
RECOMMENDED TEMPORARY
EROSION CONTROL BERM
SECTION A-A



TEMPORARY BENCHMARK:
TOP OF REBAR, LOCATED AT THE
N.E. CORNER OF THE SUBDIVISION
ELEVATION: 5109.72



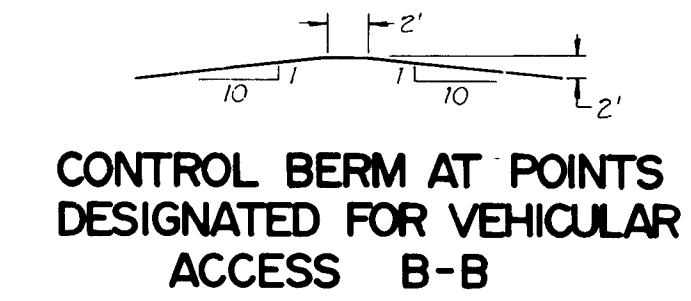
TYPICAL BACKYARD PONDING SECTION



TYPICAL LOT DETAIL
SCALE: 1"=30'

NOTES:

1. ALL PAD ELEVATIONS INDICATE THE MINIMUM ELEVATION TO WHICH THE PAD IS TO BE CONSTRUCTED.
2. ON ALL PUBLIC STREETS, THE ELEVATION AT THE PROPERTY LINE SHALL BE 0.33' ABOVE TOP OF CURB.
3. YARD WALLS ARE INDICATED BY "-----" FOR ELEVATION DIFFERENCES GREATER THAN 18". WALLS SHALL BE DESIGNED TO BE STRUCTURAL RETAINING WALLS. CONSTRUCTION IS SHOWN FOR INFORMATION ONLY, WALLS WILL BE CONSTRUCTED BY OTHERS.
4. PHASE BOUNDARY IS INDICATED BY "....". ALL SITE GRADING IS TO BE DONE AS A PART OF PHASE I. THIS PHASE BOUNDARY IS SHOWN FOR INFORMATION ONLY TO COORDINATE OTHER CONSTRUCTION.
5. THE CONTRACTOR SHALL ENSURE THAT DURING THE CONSTRUCTION PROCESS, SOIL DOES NOT ERODE FROM THE CONSTRUCTION SITE ONTO LADERA ROAD. THE CONSTRUCTION OF TEMPORARY EROSION BERM AT THE PROPERTY LINE (APPROX. 2 FEET HIGH) WOULD BE ACCEPTABLE TO THE CITY UPON COMPLETION OF PHASE I. THE TEMPORARY CONSTRUCTION CAN BE REMOVED FROM THE SITE BETWEEN CACTUS FLOWER DR. & SUNBIRD DR. FOLLOWING CONSTRUCTION OF PHASE II, THE BERM EAST OF SUNBIRD CAN BE REMOVED. FOLLOWING THE CONSTRUCTION OF PHASE III, THE BERM SOUTHWEST OF CACTUS FLOWER DR. CAN BE REMOVED.

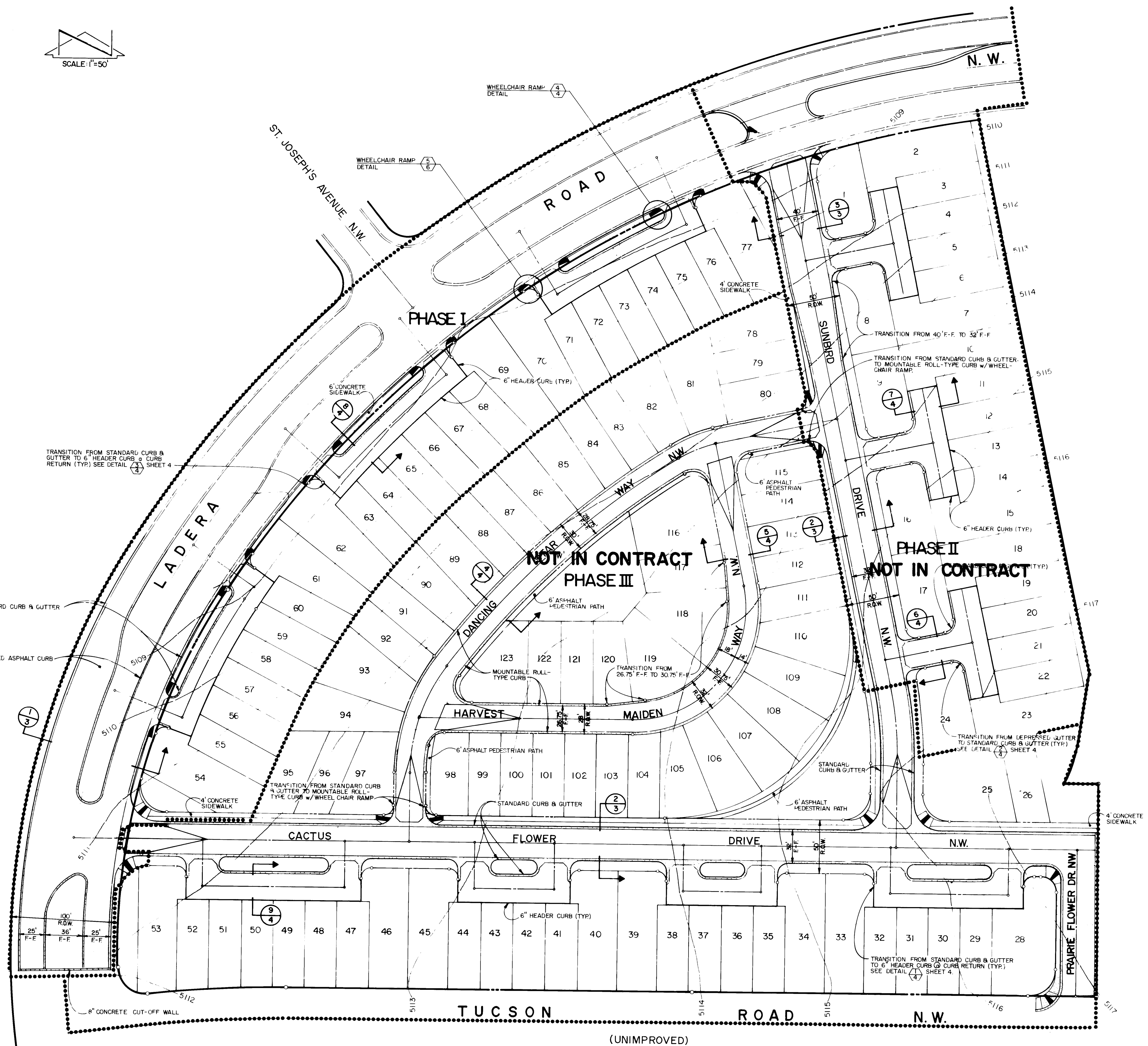


CONTROL BERM AT POINTS
DESIGNATED FOR VEHICULAR
ACCESS B-B

APPROVED FOR
ROUGH GRADING
CITY ENGINEER
DATE: 10/11/13

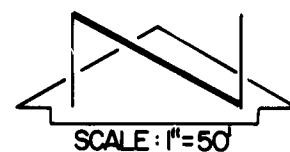
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION				
TITLE: BENT TREE SUBDIVISION GRADING PLAN				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
City Engineer	[Signature]		Liquid Waste	
A.C.E. - Design			Traffic	NA
A.C.E. - Hydrology	[Signature]	10/11/13	Water	
DRAWING NO.	1214	SHEET	5	OF 9

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS	
WORK	DATE	NO. 96A/11	DATE	NO.	BY	SC	BY	NO.	DATE
STAKED BY	DATE	LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE WEST OF STATE ROAD 448. (CITY OF ALBUQUERQUE BM #2 G11)	DATE						
FIELD ACCEPTANCE BY	DATE	ELEVATION = 5116.00	DATE						
REVISION BY	DATE		DATE						
CORRECTED BY	DATE		DATE						
MICRO-FILM INFORMATION									
RECORDED BY	DATE								



APPROVED FOR
CONSTRUCTION
C. D. Shippard 12/16/83
CITY ENGINEER DATE

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION PAVING SITE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. D. Thompson</i>	<i>1/16/83</i>	Liquid Waste	<i>NA</i>	
A C E - Design	<i>J. Welch</i>	<i>1/14/83</i>	Traffic	<i>T. W. Korman</i>	<i>10/11/83</i>
A C E - Hydrology	<i>G. J. Quinn</i>	<i>10/17/82</i>	Water	<i>NA</i>	
DRAWING NO.	1214		SHEET 6 OF 3		



SCALE: 1"=50'

"DOUBLE 'C' CATCH BASIN"
EAST OF THE EXISTING
EXISTING CATCH BASIN, AS
PER CITY OF ALB. STD.
DWGS K-5-1 & K-5-2

LADERA HEIGHTS
SUBDIVISION

ST. JOSEPH'S AVENUE N.W.

12" ROAD

MH#4

MH#10

MH#23

MH#24

MH#25

MH#8

MH#9

MH#17

MH#18

MH#19

MH#20

MH#21

MH#22

MH#26

MH#27

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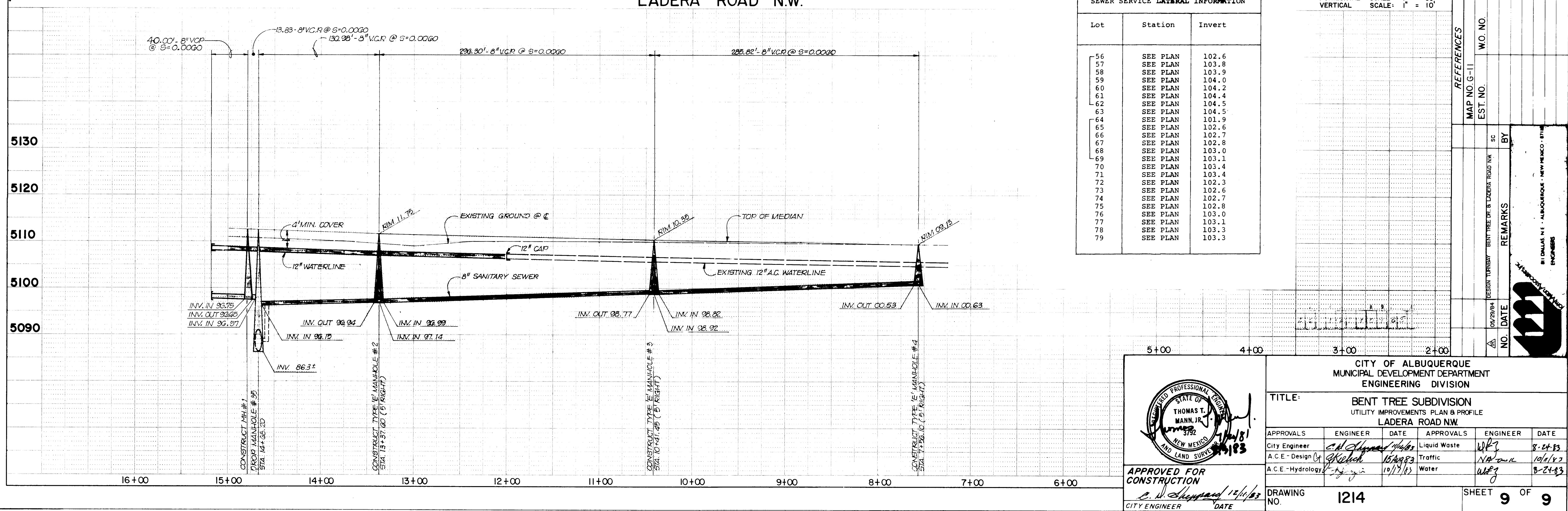
MH#314

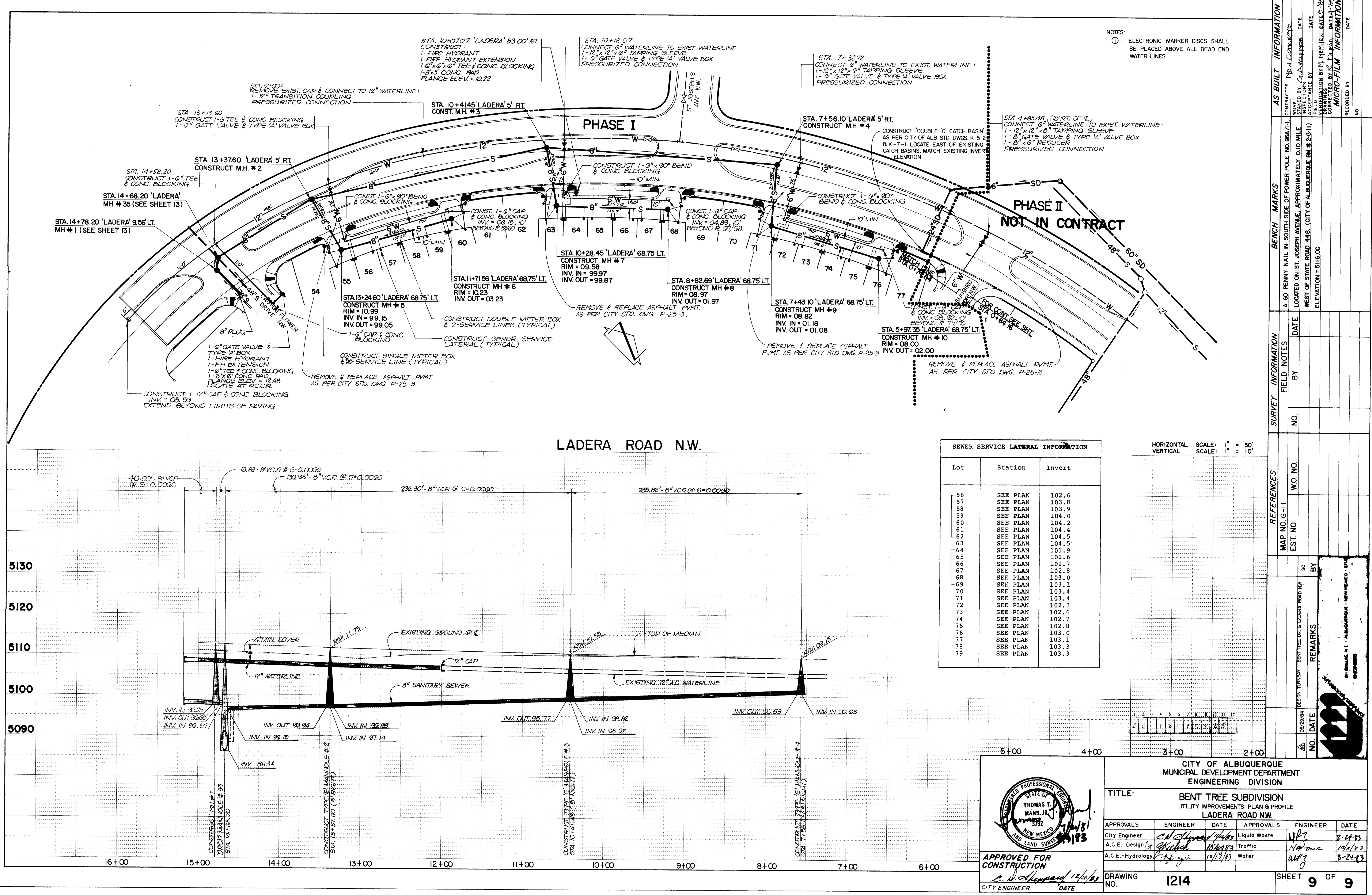
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MH#316

MH#317

MH#318





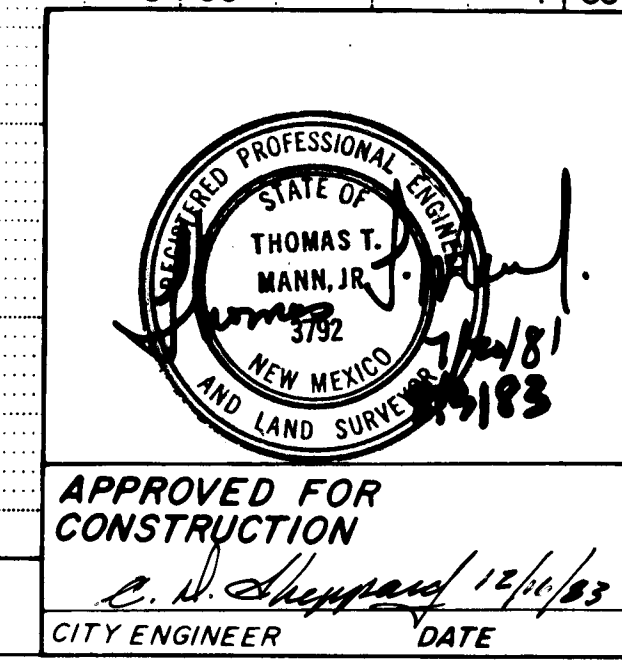
NOTES:
① ELECTRONIC MARKER DISCS SHALL BE PLACED ABOVE ALL DEAD END WATER LINES

LADERA ROAD N.W.

SEWER SERVICE LATERAL INFORMATION		
Lot	Station	Invert
56	SEE PLAN	102.6
57	SEE PLAN	103.8
58	SEE PLAN	103.9
59	SEE PLAN	104.0
60	SEE PLAN	104.2
61	SEE PLAN	104.4
62	SEE PLAN	104.5
63	SEE PLAN	104.5
64	SEE PLAN	101.9
65	SEE PLAN	102.6
66	SEE PLAN	102.7
67	SEE PLAN	102.8
68	SEE PLAN	103.0
69	SEE PLAN	103.1
70	SEE PLAN	103.4
71	SEE PLAN	103.4
72	SEE PLAN	102.3
73	SEE PLAN	102.6
74	SEE PLAN	102.7
75	SEE PLAN	102.8
76	SEE PLAN	103.0
77	SEE PLAN	103.1
78	SEE PLAN	103.3
79	SEE PLAN	103.3

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES	
CONTRACTOR	NEW CONCEPTS	A 60 PENNY NAIL IN SOUTH SIDE OF POWER POLE NO. 98A/11	DATE	FIELD NOTES	NO.	MAP NO. G-11	NO.
INSPECTOR'S NAME	DATE	LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE WEST OF STATE ROAD 448, (CITY OF ALBUQUERQUE BM #2-6-11)	DATE	BY	W.O. NO.	DESIGN	BY
FIELD CHANGE BY	DATE	ELEVATION = 5116.00	DATE	NO.	SC	DATE	REMARKS
VERIFICATION BY	DATE		DATE				
CORRECTED BY	DATE		DATE				
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							



CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION UTILITY IMPROVEMENTS PLAN & PROFILE LADERA ROAD N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/17/83	Liquid Waste	<i>[Signature]</i>	8-24-83
A.C.E. - Design	<i>[Signature]</i>	10/17/83	Traffic	<i>[Signature]</i>	10/17/83
A.C.E. - Hydrology	<i>[Signature]</i>	10/17/83	Water	<i>[Signature]</i>	8-24-83
DRAWING NO. 1214		SHEET 9 OF 9			