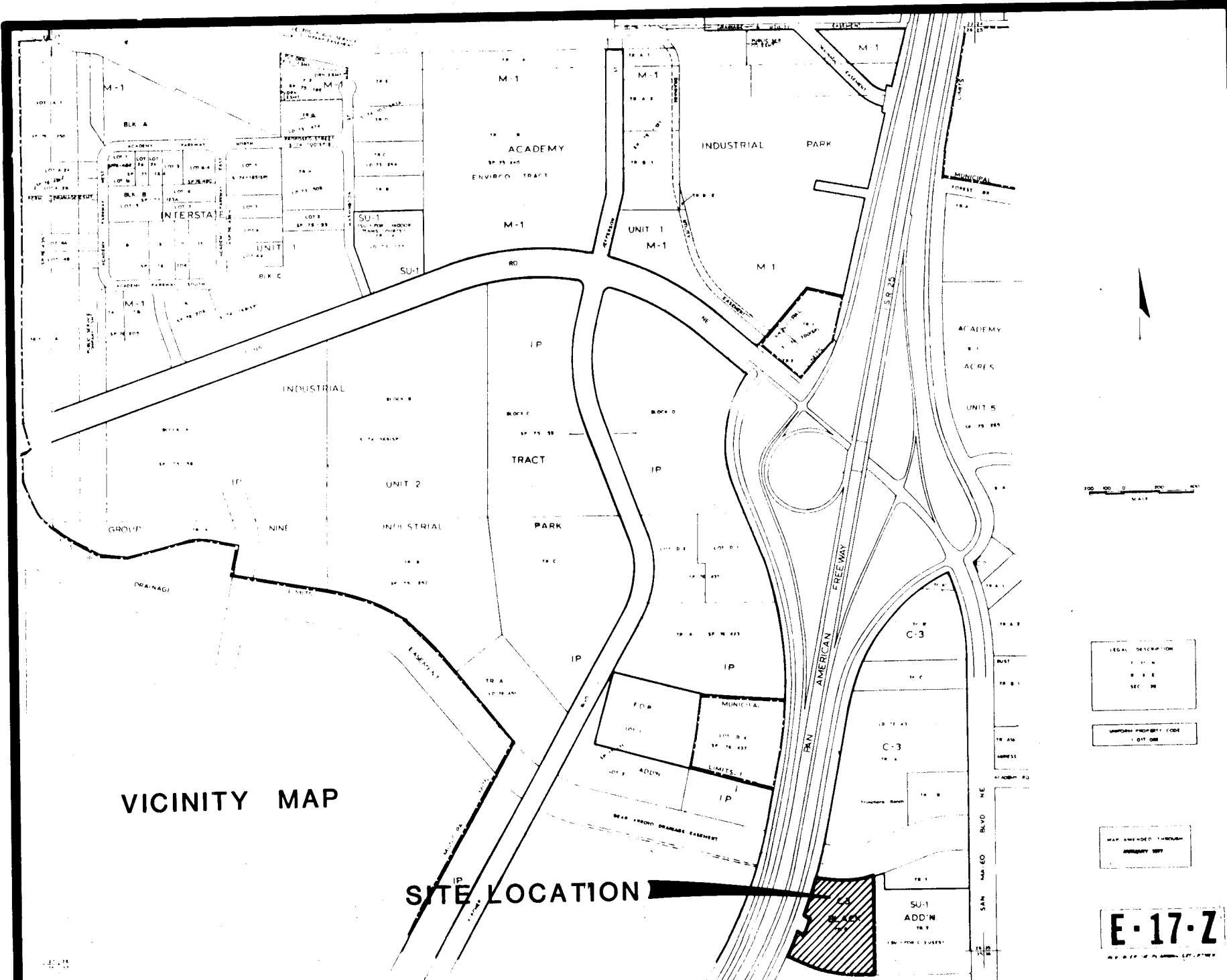




CONSTRUCTION PLANS FOR

BRENTWOOD PARK SUBDIVISION

ALBUQUERQUE, NEW MEXICO
PAVING AND STORM SEWER

LASON 1-505-344-9404
BEST COPY AVAILABLE

GENERAL NOTES

SANITARY SEWER SYSTEM

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

WATER DISTRIBUTION SYSTEM

- All construction shall meet the City of Albuquerque's Specifications and Standards.
- 8" watermain shall be A.C. Pipe as approved by City of Albuquerque Water Resources Division.
- Waterline shall have a minimum cover of 3'-0". (Top of curb to top of pipe.)
- Waterline shall be located 10'-0" from and parallel to centerline of easement R.O.W. unless otherwise noted.
- All water valves shall be installed at the P.C. of curb returns unless otherwise noted.
- 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.
- Concrete blocking required on all fire hydrants, tees, bends and other fittings which develop thrust.
- The fire hydrants are to have a 2'x3'x6" concrete pad installed when the fire hydrant is not located within a sidewalk or concrete area.

STREET PAVING IMPROVEMENTS

- All construction shall meet the City of Albuquerque's Specifications and Standards.
- All construction for streets, curb and gutter, concrete valley gutters, etc., shall be in accordance with City of Albuquerque standard details for paving. Drawing Numbers 1-1 through 1-5.
- All sidewalks shall be 4" wide and constructed adjacent to public right-of-way line. See Plan and profile sheets for detailed location.
- All curb returns are 25' radius unless otherwise noted.
- All curb elevations are top of curb elevations unless otherwise noted.
- Curb and gutter shall be 4" mountable curb and gutter unless otherwise noted.

ELECTRONIC MARKER DISCS

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

NOTICE TO CONTRACTORS

- New Mexico Standard Specifications for Public Works Construction - 1979 Edition will be referred to hereon as the "Standard Specification".
- 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. 3" and the Standard Specification".
- 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 City Engineer.
- Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- All storm drainage facilities shall be completed prior to final acceptance.
- Two 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 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.

INDEX TO DRAWINGS

SHT NO	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING AND DRAINAGE PLAN
4	STREET PLAN AND PROFILE
5	OVERALL WATER AND SEWER PLAN DELETED-SEE 1379
6	WATER AND SEWER PLAN AND PROFILE DELETED-SEE 1379
7	STORM SEWER DETAILS



Jan Blau
8-22-83
AS-BUILT

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS							

LET OF ALBUQUERQUE
ENGINEERING INC.
5353 WYOMING BOULEVARD NE SUITE 3
ALBUQUERQUE, NEW MEXICO 87109
(505) 821-8008

ACADEMY ENGINEERING INC.

5353 WYOMING BOULEVARD NE SUITE 3
ALBUQUERQUE, NEW MEXICO 87109
(505) 821-8008

APPROVED FOR CONSTRUCTION
Richard S. Hall
CITY ENGINEER
11/2/83
DATE

APPROVAL OF AS-BUILT DRAWING
ASST. CITY ENGINEER-FIELD
W. J. McNamara
DATE 1/31/84

DWG NO 1379/606

SHEET 1 OF 7

BRENTWOOD PARK SUBDIVISION

ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1981

LEGAL DESCRIPTION AND DEDICATION

The replatting of a parcel of land situated within Elena Gallegos Grant and within the exterior boundaries of Section 26, Township 11 North, Range 3 East and Section 35, Township 11 North, Range 3 East, New Mexico principal meridian and comprising all of Tracts 2-A and 2-B of the Black Addition filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 15, 1974, containing 4.9660 acres, more or less; now comprising Tracts A and B of Brentwood Park Subdivision, is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof and hereby certify that this plat is their own free act and deed, and said owners and proprietors do hereby dedicate the roadway as shown herein and grant the easements as shown herein, including the rights to ingress, egress, maintenance and the right to trim interfering trees.

Witness: *John H. Douglas* *Carolee K. Douglas*

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 11th day of August, 1982
Carolee K. Douglas May 27, 1983
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER: *Bernice M. Dohm*
BERNICE M. DOHM

STATE OF LOUISIANA)
PARISH OF TANGIPLOHA)

The foregoing instrument was acknowledged before me this 25th day of August, 1982

Thomas N. Burlison
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, Thomas N. Burlison, New Mexico Registered Professional Land Surveyor Number 5212, do hereby certify that the plat shown herein was prepared from an actual field survey dated September, 1981 and that the same is true and correct to the best of my knowledge and belief. All easements of record are shown herein and this plat meets the minimum requirements of the Albuquerque Subdivision Ordinance.

Thomas N. Burlison 7-20-82
Thomas N. Burlison, N.M.P.L.S. 5212 Date

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on 0015 1982
at 11 o'clock A.M. Recorded in Vol. 58
or records of said County Folio 58
Clerk & Recorder
Deputy Clerk

LASON 1-505-344-9404
BEST COPY AVAILABLE

RECORD AND CONDITIONAL ACCEPTANCE, as specified in the Albuquerque Subdivision Ordinance.
V. Hagan by Rex Hagan 10-5-82 E-17
City Clerk, City of Albuquerque, N.M.
RECEIVED NO. SP-82-255
APPROVAL, as specified by the Albuquerque Subdivision Ordinance.
Edm. Esteban 10-5-82
City Engineer, City of Albuquerque, N.M.
Edm. Esteban 10-5-82
City Engineer, City of Albuquerque, N.M.
Carolee K. Douglas 7/20/82
City Engineer, City of Albuquerque, N.M.
Doug Henderson 7/27/82
City Engineer, City of Albuquerque, N.M.
Paul Valverde 7-20-82
City Engineer, City of Albuquerque, N.M.

Paul Brinkley 10-4-82
Wendy Miller 7/14/82
Janet Stagers 10-6-82

SEAL OF ALBUQUERQUE
THE ENGINEER'S SEAL MUST
BE PLACED IN THE RIGHT HAND
CORNER OF THE PLAT TO BE
RECORDED IN THE OFFICE OF THE
CLERK & RECORDER

Carolee K. Douglas
CLERK & RECORDER

VICINITY MAP

SITE LOCATION

E-17-Z

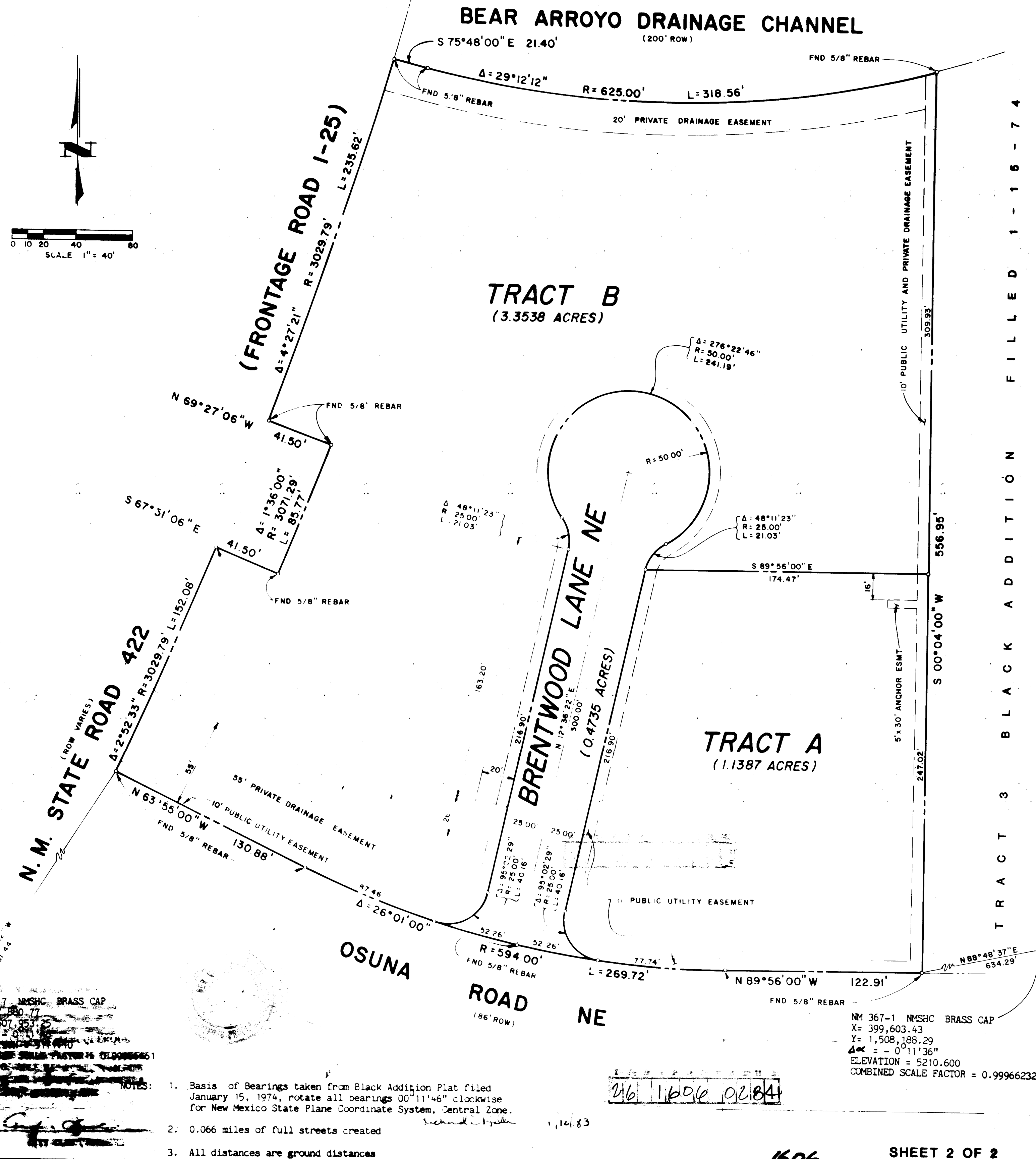
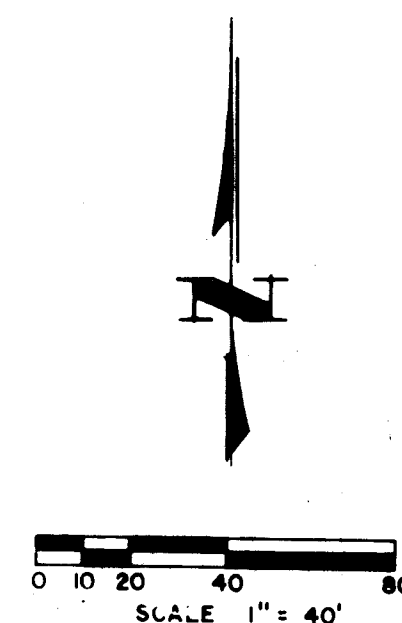
SHEET 1 OF 2

BRENTWOOD PARK SUBDIVISION

ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1981

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on 0015 1982
at 11 o'clock A.M. Recorded in Vol. C-20
or records of said County Folio 58
Clerk & Recorder
Deputy Clerk

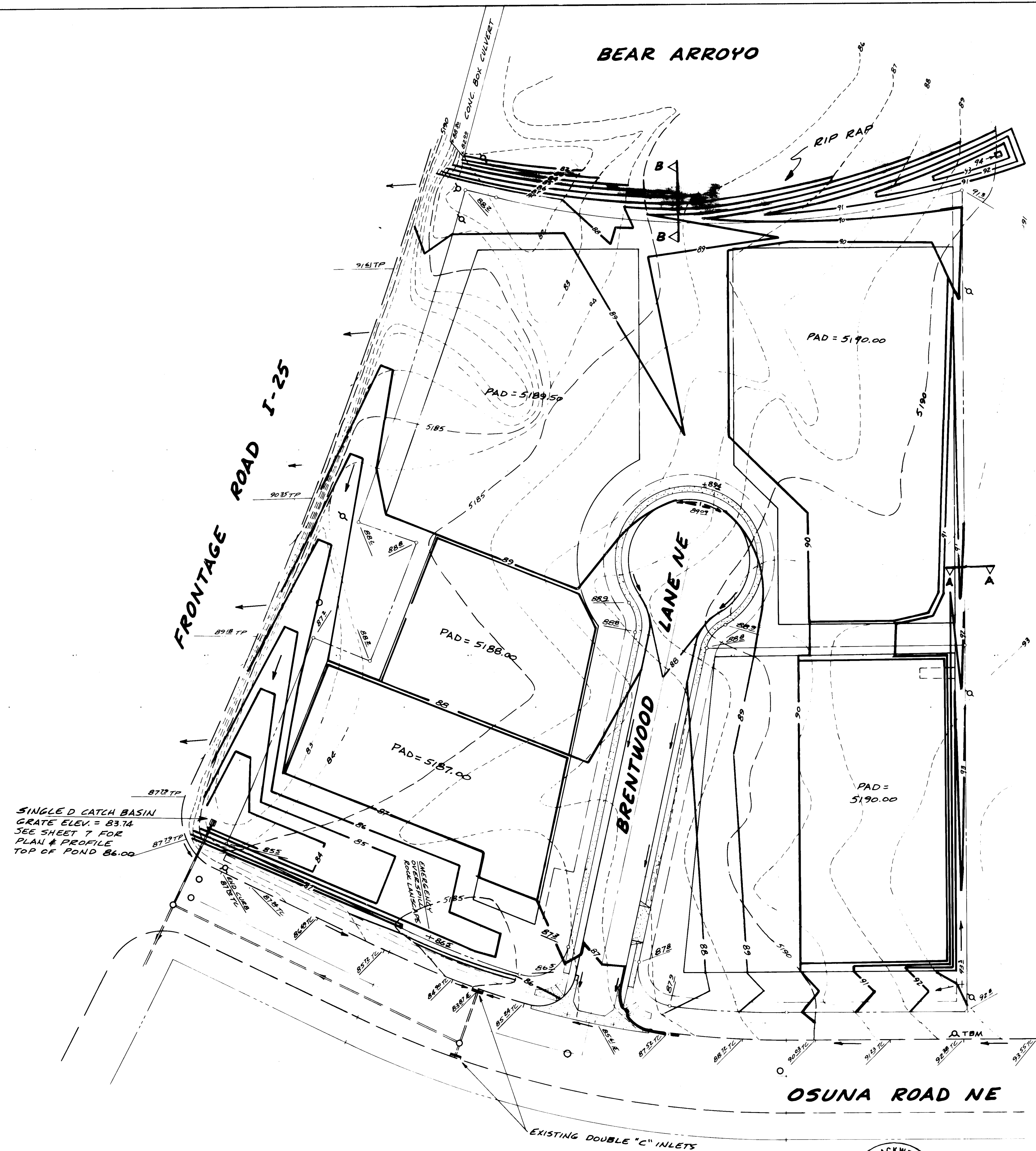
Note: Private drainage easements as shown herein will be maintained by the owners. All easements and the integrity of the drainage will remain as constructed, unless prior approval of the City of Albuquerque is obtained.



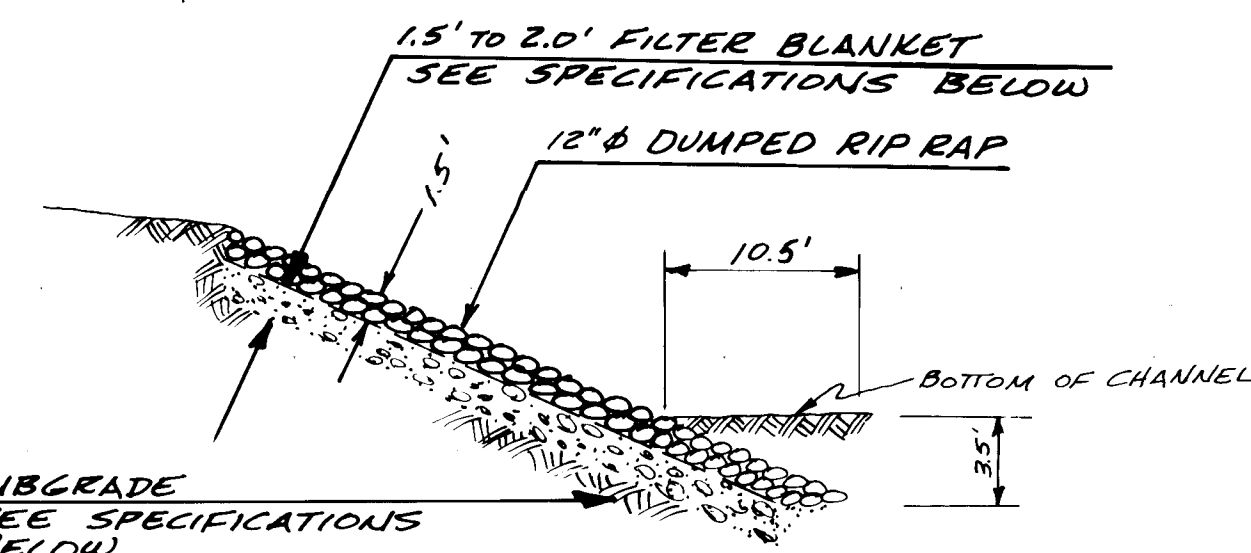
NM 367-1 NMSHC BRASS CAP
X = 399,603.43
Y = 1,508,188.29
ELEVATION = 5210.600
COMBINED SCALE FACTOR = 0.99966232

216 11006 02184

	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
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING POWER POLE
	EXISTING FENCE
	PROPOSED POND AND BOTTOM ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING MANHOLE



SCALE 1" = 40'
CONTOUR INTERVAL 1'



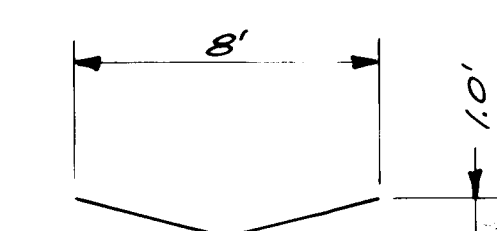
No SCALE

Pervious filter blanket shall consist of free draining, well graded, gravel, cobbles, and boulders, imported or manufactured on-site meeting the following gradation requirements:

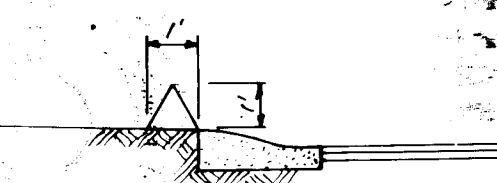
<u>Seive Size</u>	<u>% Retained</u>
16"	0-5
12"	45-55
6"	65-75
No. 200	95-100

The material shall be hard, durable, dense angular to subrounded rock with all pieces having a length to width ratio of 3 or less. Smaller rocks and stones shall be used to chink interstices. Rip Rap material shall be approved by the Engineer and shall be placed in a manner to avoid segregation or nesting of large rock.

Subgrade shall be moistened and compacted to a minimum of 95% of the maximum density as determined by ASTM D-1557.



No SCALE



NO SCALE

NOTE: CONTRACTOR TO BUILD 1'x1' BERM @ BACK OF CURB FROM 30' CONC PAV, NORTH AROUND CUL-DE-SAC, TO BE REMOVED @ TIME OF BUILD OUT OF SUBDIVISION.

26	1606	0384
----	------	------

ACADEMY ENGINEERING INC.

5353 WYOMING BLVD. NE SUITE 3 ALBUQUERQUE, N.M. 87109 821-8008

PLANS PREPARED UNDER
THE DIRECTION OF

CITY OF ALBUQUERQUE

ENGINEERING DIVISION

TITLE: **BRENTWOOD PARK SUB.
GRADING - DRAINAGE PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>R.S. Heffernan</i>	12/28/82	and Waste	<i>N.A. Thomas J.</i>	10-19-82
A.C.E. Design	<i>R. J. Welch</i>	26 Nov 82	Traffic	<i>N.A. [Signature]</i>	
A.C.E. Hydrology	<i>Evan. [Signature]</i>	11-15-82	Water	<i>N.A. Thomas J.</i>	10-19-1982

APPROVED FOR
CONSTRUCTION

Richard S. Hall 1/12/83
TELEPHONE DATE

DRAWING NO **~~1379~~ 1606**

SHEET **3** OF **7**

AS BUILT	INFORMATION
ARCHITECT	Wyle
WORK	Roadway E
DISTRICT	DATE 11/82
INSPECTED BY	DATE
FIELD ENGINEER	DATE 8/83
DRAWINGS	DATE 8/83
RECORDED BY	DATE
NO.	MICRO-FILM INFORMATION

BENCH	MARKS
367-1	MUSKIE BRASS CAP IN THE MEDIAN NOSE IN SAN MATEO BLVD. NORTH OF OSUNA RD. ELEV. 5210.60
TBM	AN "X" CHISEL ON THE NORTH BONNET BOLT OF A FIRE HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER. ELEV. = 5194.94

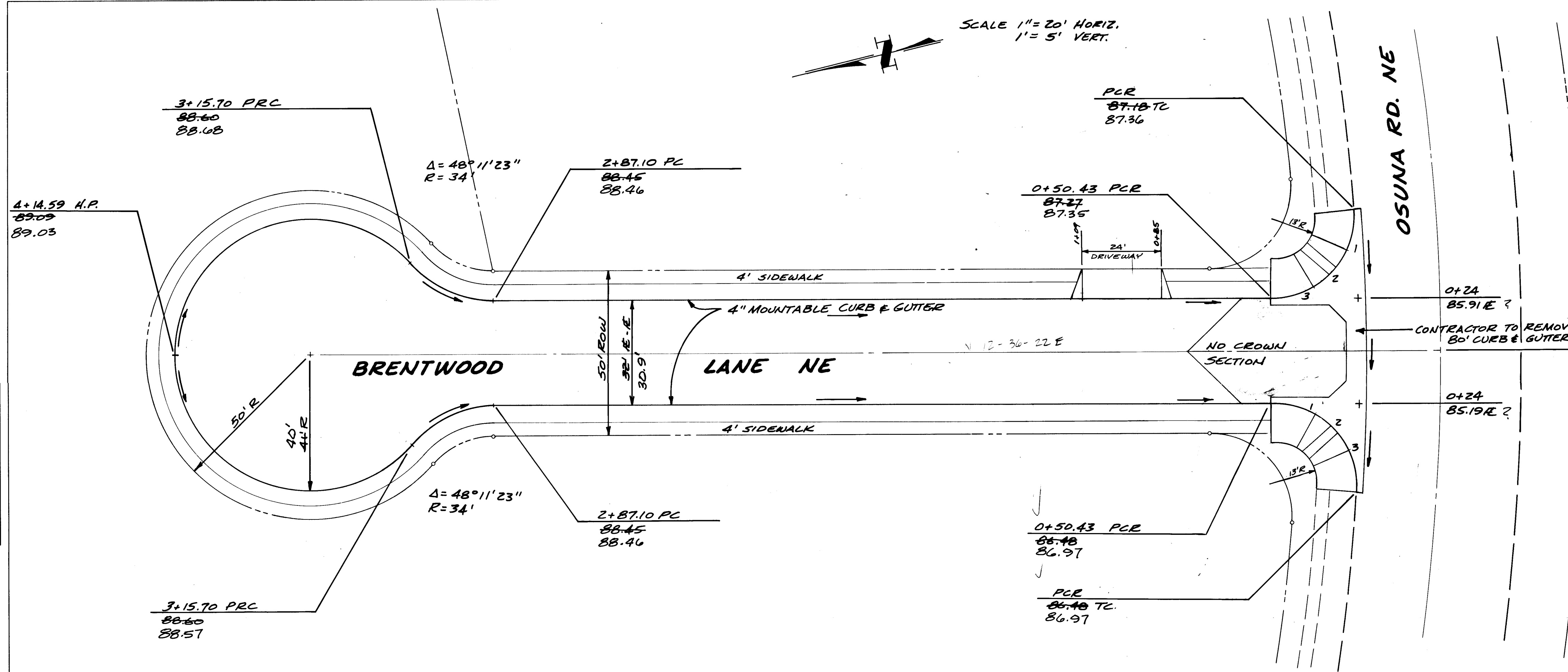
[illegible][illegible]

NO.	DATE	REMARKS	BY	DESIGN	
				REVISIONS	
				DESIGNED BY	T. WITEK
				DRAWN BY	T. WITEK
				CHECKED BY	J. B. WITEK
				DATE	Nov. 81
				DATE	Nov. 81
				DATE	Nov. 81

James Blaine
8-22-83
AS-BUILT

PLAN	DATE	BY
SURVEYED		
NOTED		
ALIGNED		
CHECKED		
NO.		

PROFILE	DATE	BY
SURVEYED		
NOTED		
ALIGNED		
CHECKED		
NO.		



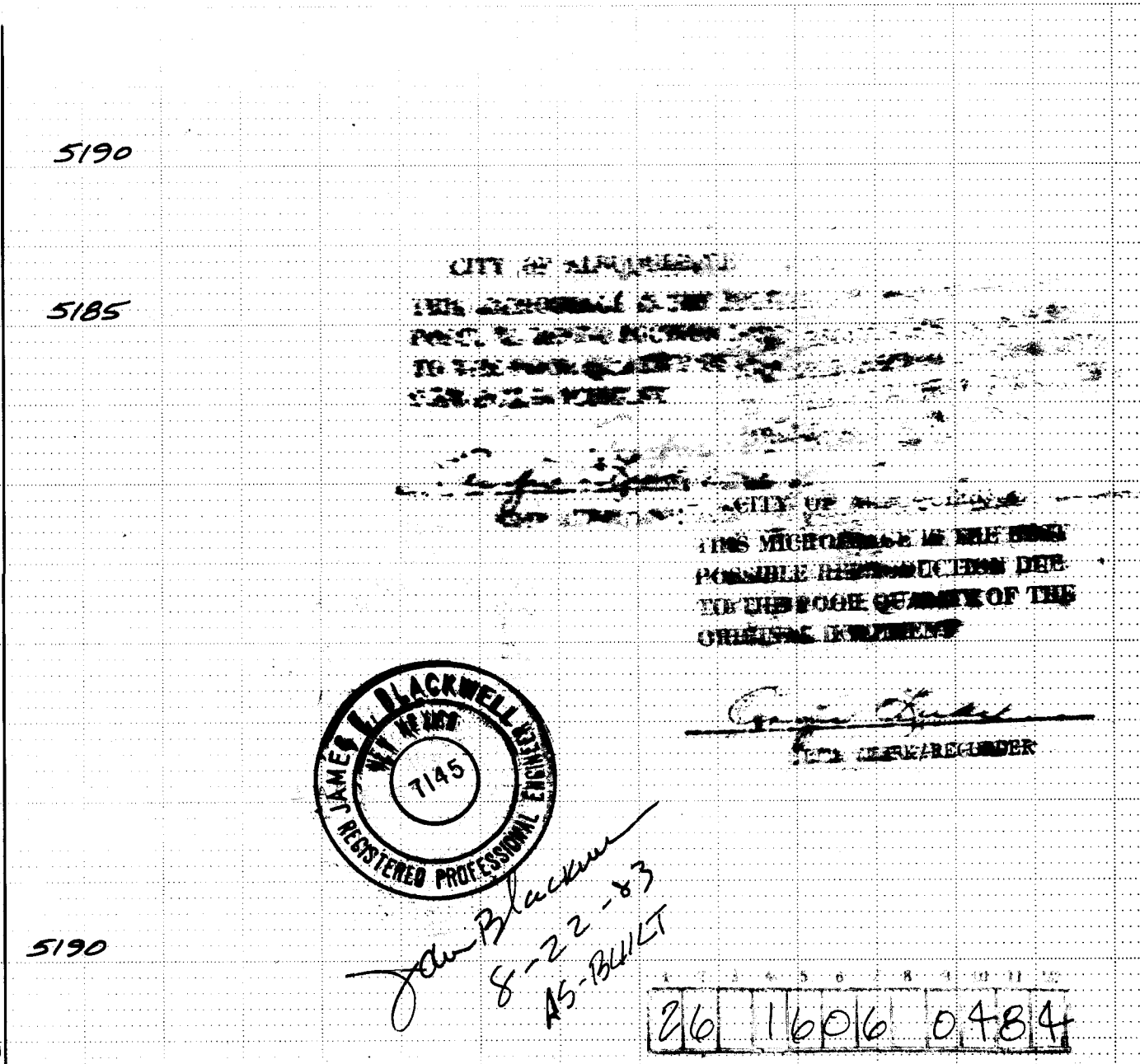
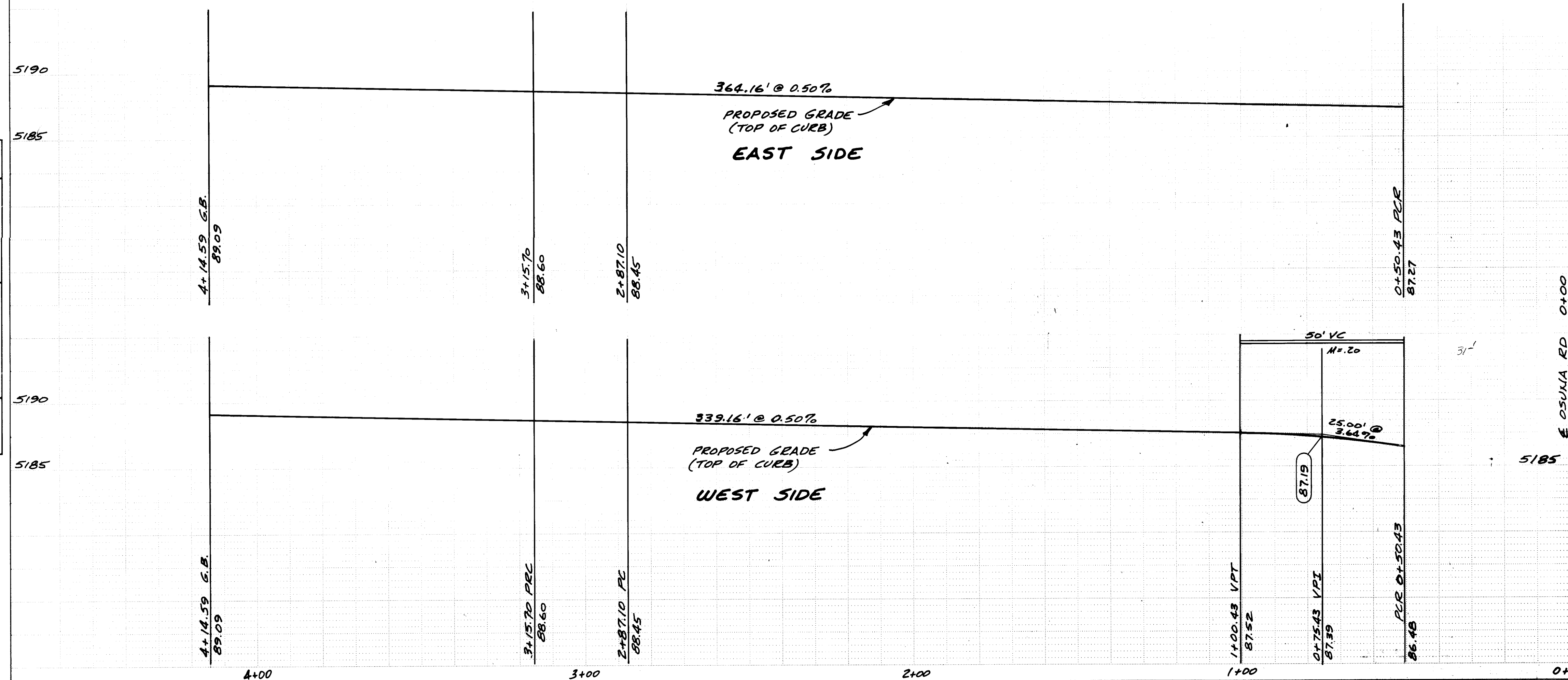
T.C. ELEV.	R. ELEV.
1 87.29	86.62
2 86.77	86.73
3 87.17	86.84

$\Delta = 93^\circ 41' 25''$
 $R = 25'$

NOTES:
1) FOR MOUNTABLE CURB TO STANDARD CURB TRANSITION SEE CITY STD DWG P-18-1
2) FOR CONCRETE VALLEY GUTTER SEE CITY STD DWG P-9-2
3) FOR WHEEL CHAIR RAMP SEE CITY STD DWG P-17

T.C. EL.	R. ELEV.
1 86.11	85.78
2 85.45	85.41
3 85.71	85.04

$\Delta = 93^\circ 41' 25''$
 $R = 25'$



ACADEMY ENGINEERING INC
5353 WYOMING BLVD. NE SUITE 3 ALBUQUERQUE, N.M. 87108 821-8008

PLANS PREPARED UNDER THE DIRECTION OF

CITY OF ALBUQUERQUE
ENGINEERING DIVISION

TITLE: **BRENTWOOD PARK SUB. STREET PLAN AND PROFILE**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	J. Blackwell	11-15-82	Liquid Waste	N.A.	11-15-82
A.C.E. Design	J. Blackwell	11-15-82	Traffic	N.A.	11-15-82
A.C.E. Hydrology	N.A.	11-15-82	Water	N.A.	11-15-82

APPROVED FOR CONSTRUCTION
Richard S. Hall 11/12/83
CITY ENGINEER DATE

DRAWING NO. **1606**

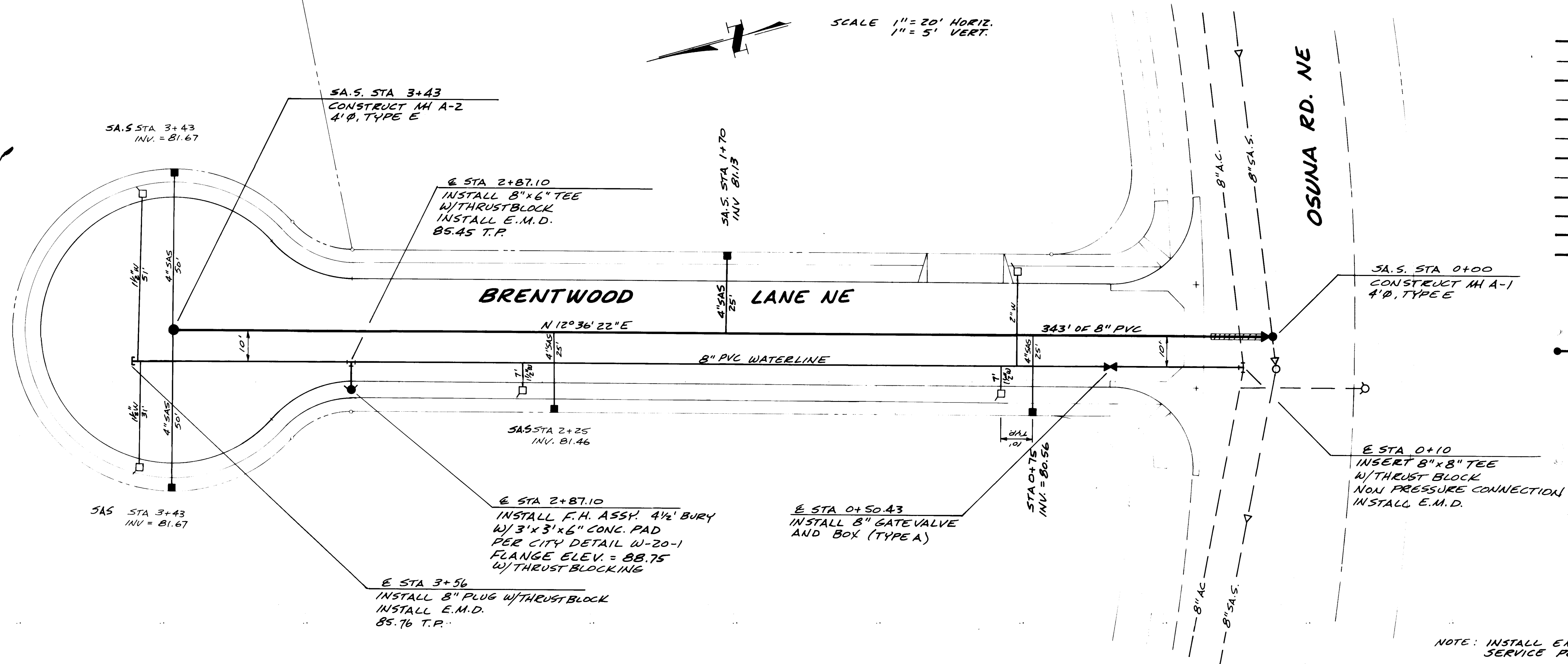
SHEET **4** OF **7**

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			REFERENCES			REVISIONS			DESIGNED BY			DRAWN BY			CHECKED BY		
CONTRACTOR	DATE	BY	367-1	MM	SS	NO.	BY	DATE	MAP NO.	EST. NO.	W.O. NO.	NO.	DATE	REVISIONS	DATE	NOV. 81	DATE	NOV. 81	DATE	NOV. 81	DATE	NOV. 81	DATE
INSPECTOR	DATE	BY	MEDIAN NOSE IN SAN MATED BLVD.																				
FIELD	DATE	BY	NORTH OF OSUNA RD. ELEV. = 5210.60																				
VERIFICATION BY	DATE	BY	TBM																				
CORRECTED BY	DATE	BY	ALL "X" CHISLED ON THE NORTH BOWNET																				
MICRO-FILM INFORMATION	DATE	BY	BOLT OF A FIRE HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER. ELEV. = 5194.94																				
RECORDED BY	DATE	BY																					
NO.																							

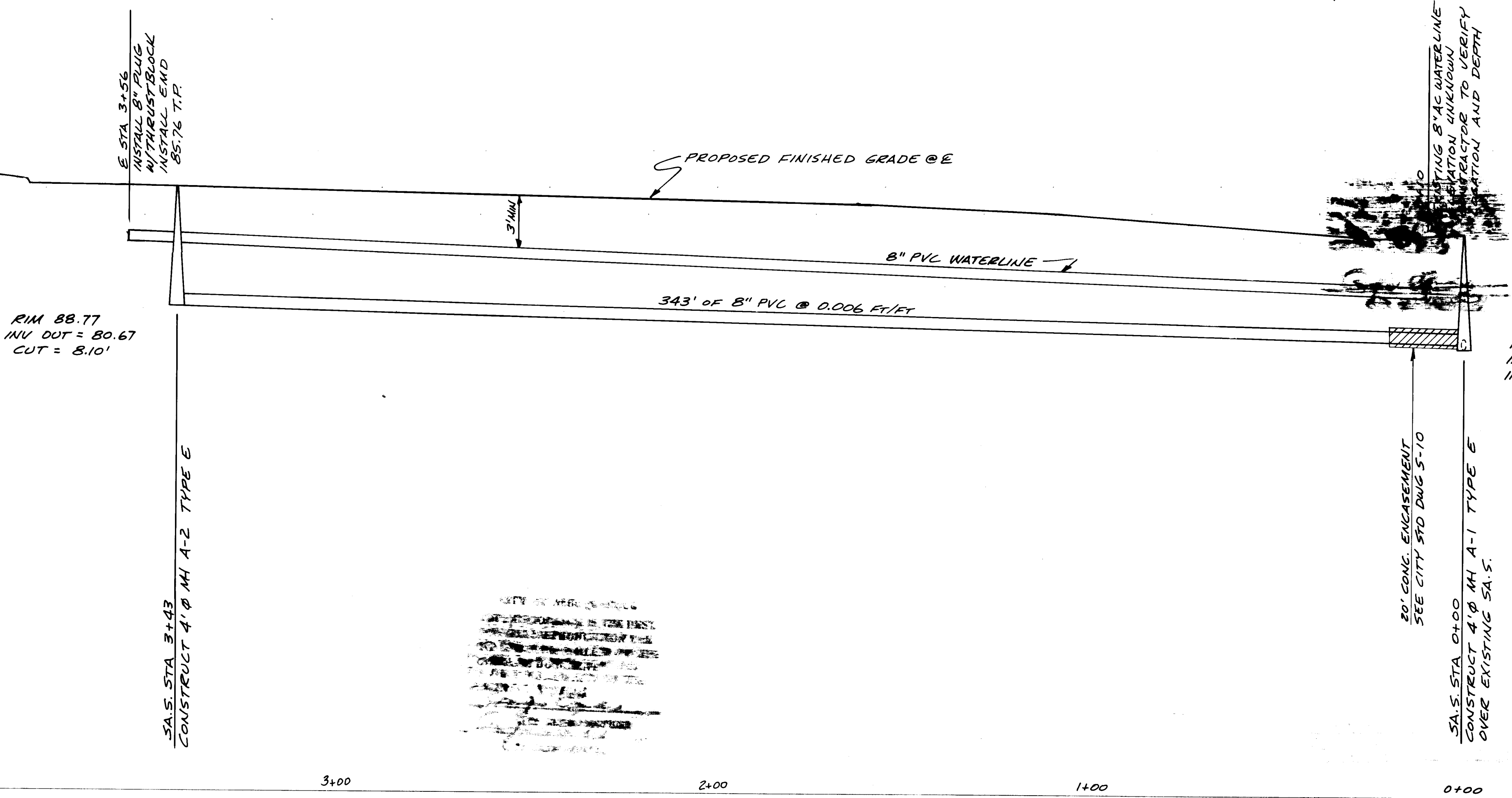
PLAN	DATE	BY
DESIGNED		
CHECKED		
NOTED		
DATE		

PROFILE	DATE	BY
DESIGNED		
CHECKED		
NOTED		
DATE		

5190
5185
5180
5175



LEGEND	
	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
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING POWER POLE



NOTE: INSTALL END AT END OF SANITARY SEWER
SERVICE PER CITY DETAIL DWG 5-9.

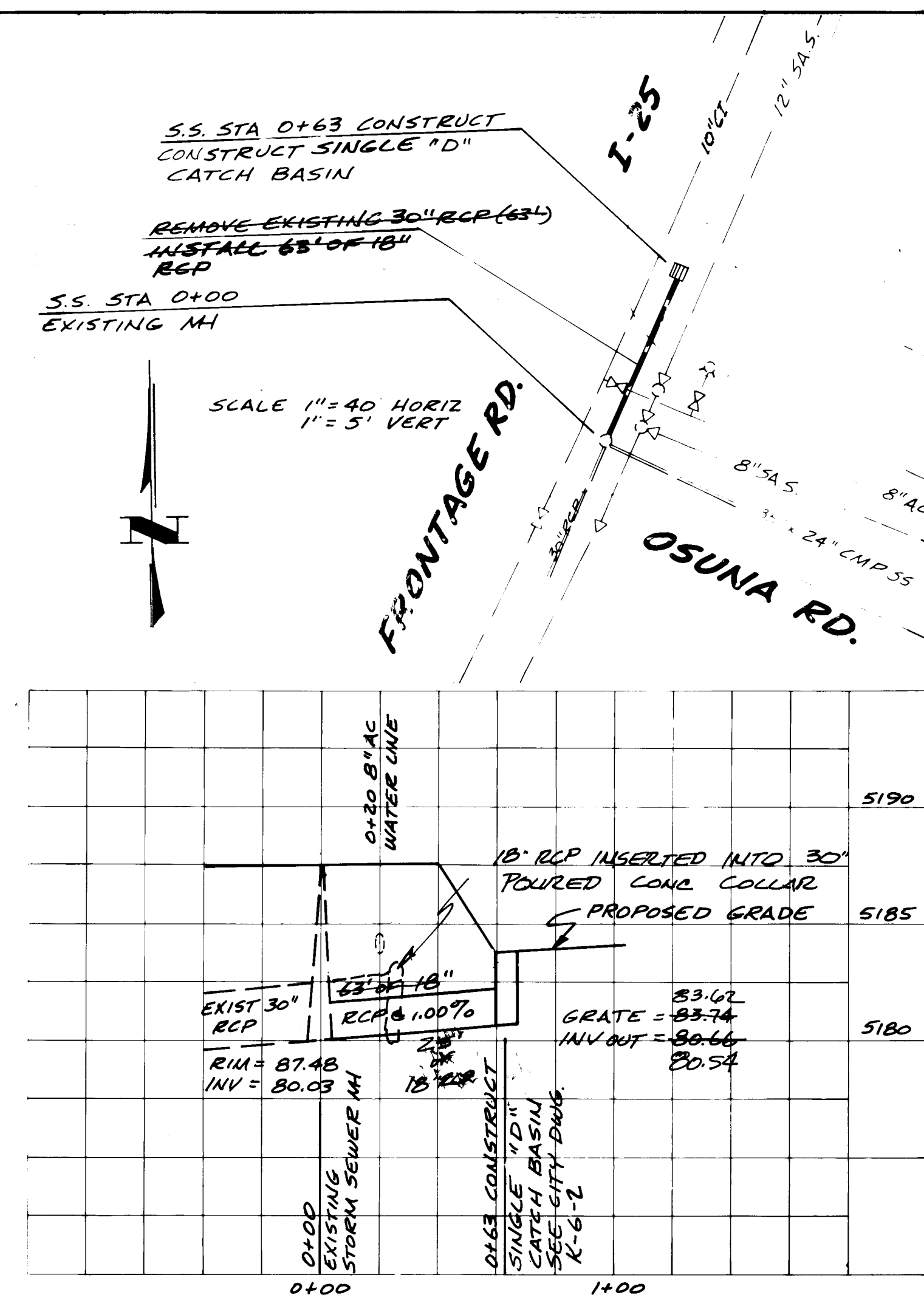
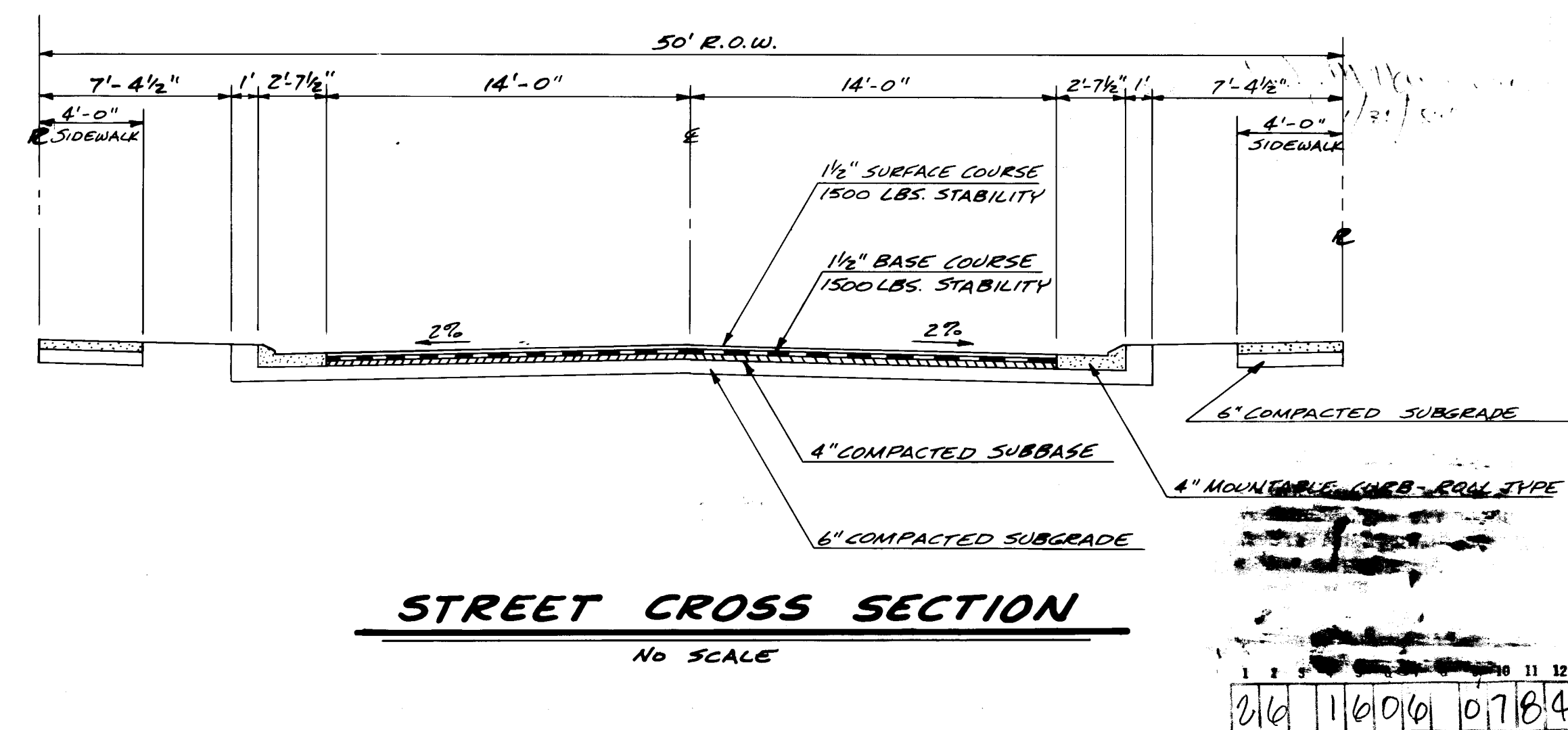
James E. Blackwell
8-22-83
AS-BUILT

James E. Blackwell
REGISTERED PROFESSIONAL
7145

ACADEMY ENGINEERING INC. 6363 WYOMING BLVD. NE SUITE 3 ALBUQUERQUE, N.M. 87109 821-8008		CITY OF ALBUQUERQUE ENGINEERING DIVISION	
PLANS PREPARED UNDER THE DIRECTION OF		TITLE BRENTWOOD PARK SUB. WATER - SEWER PLAN AND PROFILE	
APPROVED FOR CONSTRUCTION NA		DESIGNED BY T. WITEK DATE Nov. 81	
CITY ENGINEER DATE		CHECKED BY J. BLACKWELL DATE Nov. 81	
DRAWING NO. 4379 1606		SHEET 6 OF 7	

NO.	DATE	REVISIONS	REMARKS	BY
1	NOV. 81	DESIGN		T. WITEK
2	NOV. 81	AS-BUILT		J. BLACKWELL

REFERENCE	MAP NO.	EST NO.	W.O. NO.
367-1 NMSHC BRASS CAP IN THE MEDIAN NOSE IN SAN MATEO BLVD. NORTH OF OSUNA RD. ELEV. 5210.60 TBM AN "X" CHISEL ON THE NORTH BOWNET BOLT OF A FIRE HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER. ELEV. = 5194.94			



NOTE:

CONTRACTOR MUST SUBMIT A SIGNING AND BARRICADING PLAN AND RECEIVE A BARRICADING PERMIT PRIOR TO BEGINNING WORK IN THE OSUNA INTERSECTION.



8-22-83

[illegible]