

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

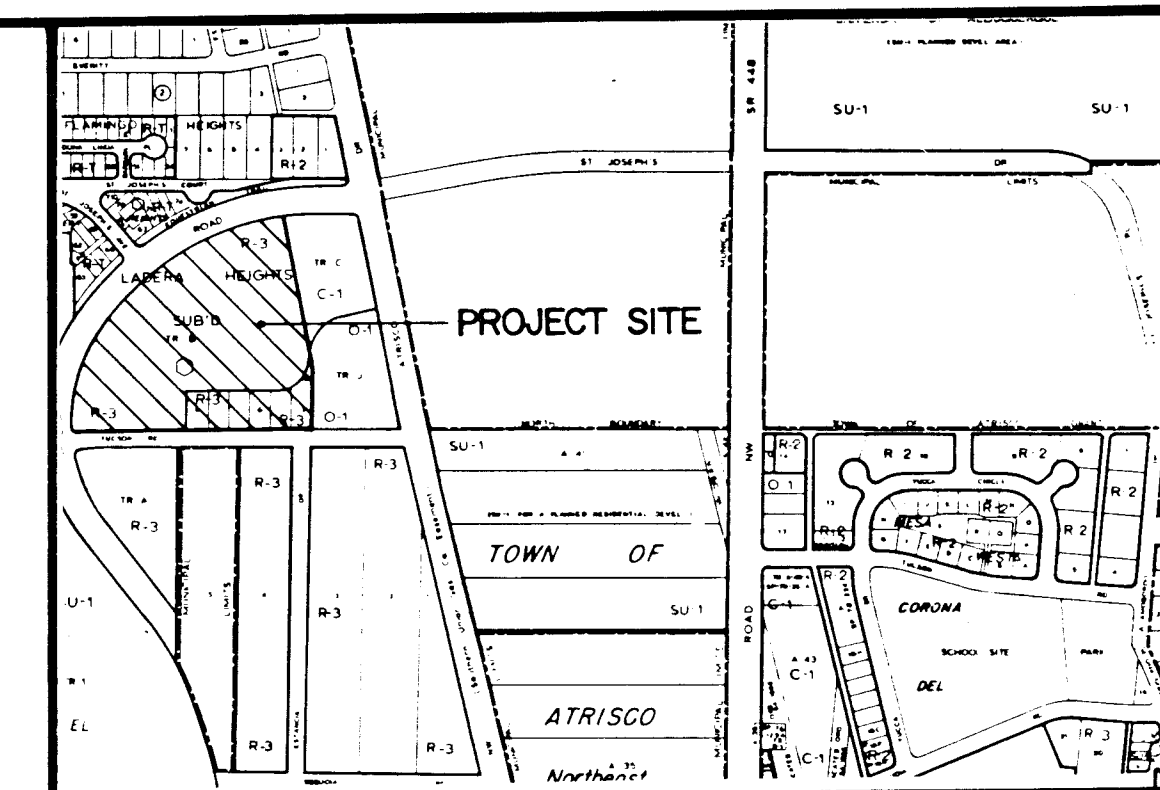
CAPS AND PLUGS
ELBOW
CROSS
TEE

MISCELLANEOUS

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

PHASE II

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



VICINITY MAP
SCALE: 1"=800'

GENERAL NOTES:

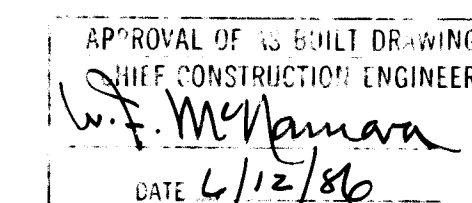
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1979 EDITION (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS) AND 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.

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 IMPROVEMENT PLAN & PROFILE
8	LADERA ROAD, NW
9	SUNBIRD DRIVE, NW
	UTILITY IMPROVEMENTS PLAN & PROFILE
10	LADERA ROAD, NW
11	CACTUS FLOWER DRIVE, NW BENT TREE DRIVE N.W. Δ
12	HARVEST MAIDEN WAY, NW
13	SUNBIRD DRIVE, NW

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

Phase	Project No.
I	1214
II	1884
III	1885

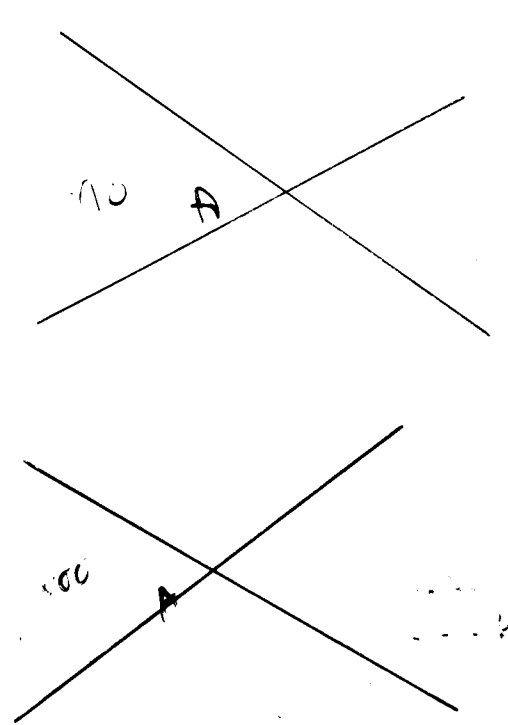


REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

		APPROVED FOR CONSTRUCTION C.E.
	1884	SHEET 1 OF 13

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



G-11-Z

C24

SHEET 3 OF 3

NOTE: THIS PLAT HAS BEEN CORRECTED IN JULY, 1984 TO ADD TWO (2) FEET TO THE LOT DEPTH OF LOTS 116 THRU 123

Beginning at the north-east corner of the said subdivision whence the USC and GS Brass Cap stamped "NM448-N5" bears N 32°16'51" E a distance of 3201.50 feet; thence S 11°48'28" E a distance of 527.89 feet; thence S 09°17'12" W a distance of 67.50 feet; thence along the arc of a curve to the right with $\Delta = 21°47'23"$, R = 100.00 feet, L = 38.03 feet and a Long Chord that bears S 20°10'54" W a distance of 37.80 feet; thence S 89°46'57" E a distance of 34.49 feet; thence S 00°13'00" W a distance of 200.00 feet; thence S 89°46'39" E a distance of 38.03 feet; thence along the arc of a curve to the right with $\Delta = 381.91$ feet; thence along the arc of a curve to the left with $\Delta = 07°15'08"$, R = 1030.00 feet; L = 130.37 feet and a Long Chord that bears S 86°35'29" W a distance of 130.28 feet; thence along the arc of a curve to the right with $\Delta = 95°20'17"$, R = 25.00 feet, L = 41.60 feet and a Long Chord that bears N 49°21'56" W a distance of 36.96 feet; thence along the arc of a curve to the right with $\Delta = 34°49'33"$, R = 616.20 feet, L = 374.54 feet and a Long Chord that bears N 44°48'33" W a distance of 1308.80 feet; thence along the arc of a curve to the right with $\Delta = 00°42'10"$, R = 100.00 feet, L = 57.65 feet and a Long Chord that bears N 57°39'34" E a distance of 83.19 feet to the point of beginning and containing 12.787 acres more or less.

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate all public rights of way, drainage way and utility easements including the right of ingress and egress and the right to trim interfering trees.

97: Guy A. Adams - Founder

10-11-23
DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 11 day of October, 1983.

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, that this plat was prepared by me or under my supervision, shows all easements noted in the title report prepared by New Mexico Title of June 79, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

8/10/84
10-21-80
Date of Survey

REGISTERED PROFESSIONAL ENGINEER
STATE OF MAINE
THOMAS H. MAHONEY
Jr., NMPE & LS No. 3792

L. Mahoney \$

70-21-80
Date of Survey

Admitted before 6/27/88

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) ss

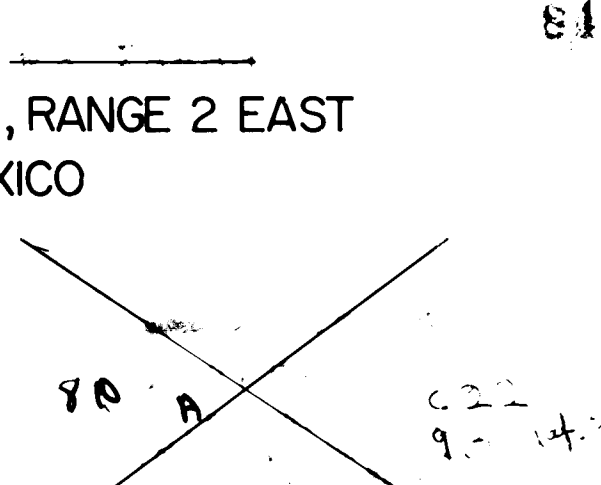
The foregoing certification was acknowledged before me this 10th day of August, 1984.

Kath A. Arnold
Notary Public

811 DALLAS N E • ALBUQUERQUE • NEW MEXICO • 87111
ENGINEERS

JOB No. 0-77

24 4436



NOTE: THIS PLAT AS BEEN AMENDED AS FOLLOWS

- ① CHANGES IN LOT DIMENSIONS, THE FOLLOWING
LOTS ARE AFFECTED LOTS 53,54,61,62,77,
90,91,92,93,94 AND TRACTS A,B,C.
- ② CHANGE THE **NAME** OF CACTUS FLOWER DRIVE
TO BENT TREE DRIVE.

NOTE: THIS PLAT HAS BEEN CORRECTED IN JULY, 1984
TO ADD TWO (2) FEET TO THE LOT DEPTH OF
LOTS 116 THRU 123.

KEY MAP

SCALE: 1" = 50'

DETAIL A
DOUBLE WATER METER EASEMENT

DETAIL C
FIRE HYDRANT EASEMENT
 $1'' = 6'$

Monumentation

Centerline monumentation to be installed at all centerline PCs, PTs, Angle Points and curve intersections on both public and private streets prior to acceptance of subdivision street improvements - will consist of a four-inch (4") aluminum alloy cap attached to a sectional aluminum rod which is driven directly into the paving surface and embedded in the sub-base. The cap and rod are connected by a floating thread so that the cap can be removed and an additional rod section inserted to accommodate subsequent paving overlays. The cap will be stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "Survey #____", "Do Not Disturb", "L____". The centerline monumentation is to be set in conformance with the standards and specifications for Class 3 surveys, under the supervision of a New Mexico Registered Land Surveyor.

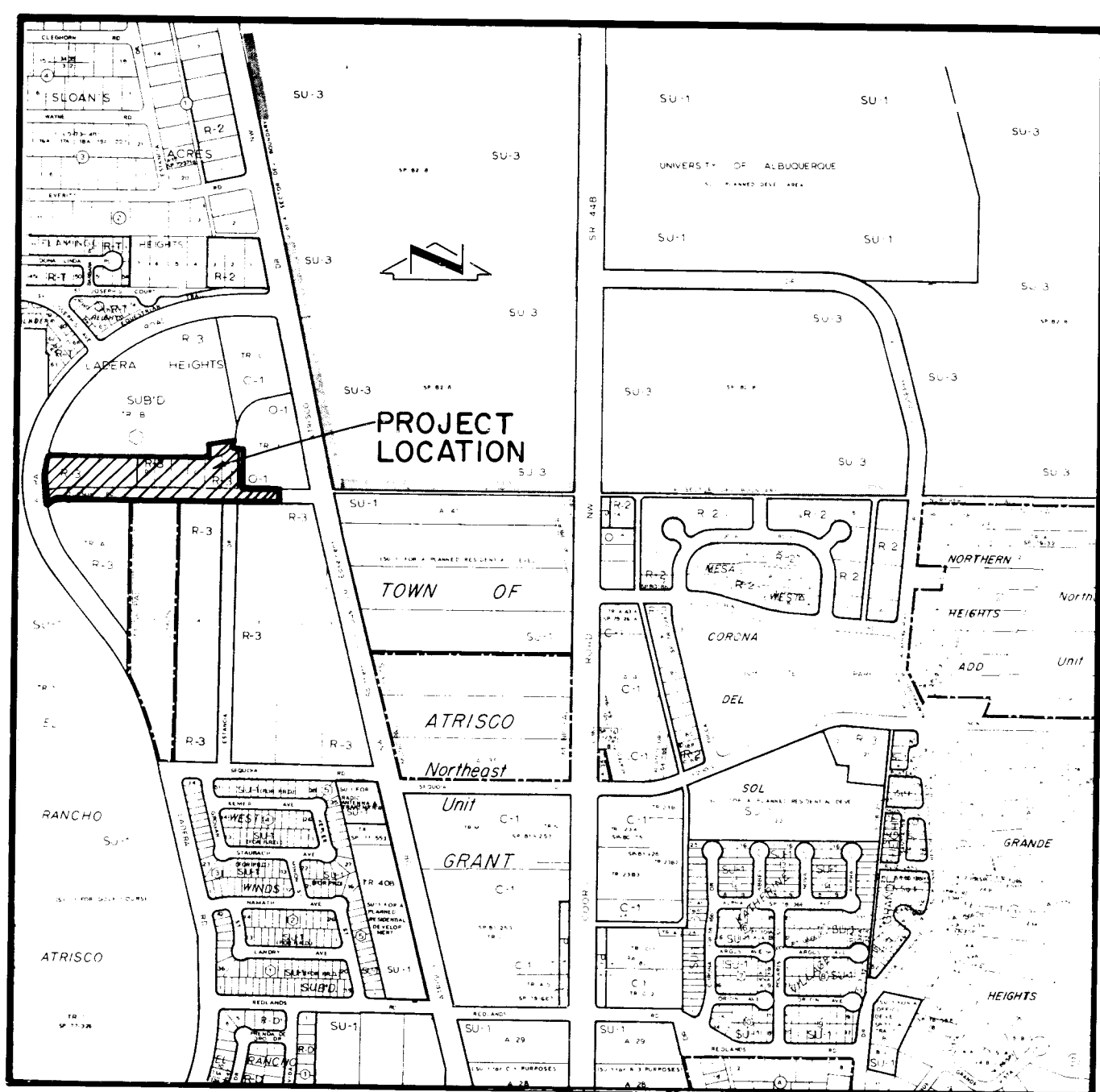
$$\begin{aligned}\Delta &= 34^{\circ}49' \\ R &= 616.20' \\ T &= 193.26' \\ L &= 374.54'\end{aligned}$$

SHEET 2 OF

2618840286

JOB NO. 0-77

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110
ENGINEERS



VICINITY MAP

SCALE: 1" = 800'

G-11

DESCRIPTION

A certain tract of land located within the City Limits of Albuquerque, New Mexico, within Section 2 and 3, Township 10 North, Range 2 East, N.M.P.M. and is comprised of Lots 25 through 53 and Tracts A, I, J, K, L, and 27Q of Bent Tree Subdivision, as shown on the plat filed in the Office of the County Clerk of Bernalillo County on August 10, 1984 and Tract C of Wellington West, filed in the Office of the County Clerk of Bernalillo County on April 3, 1984, and being more particularly described as follows:

Beginning at the northwest corner of said tract, said corner being the intersection of the easterly right-of-way of Ladero Road and the centerline of Bent Tree Drive, as shown on the plat of Bent Tree Subdivision, filed in the Office of the County Clerk of Bernalillo County on August 10, 1984; thence S 89°46'00" E a distance of 722.42 feet; thence N 00°14'00" E a distance of 78.71 feet; thence S 89°46'00" E a distance of 25.00 feet; thence along the arc of a curve to the left with $\Delta = 01^{\circ}16'58"$, R = 375.00 feet, T = 4.20 feet, and L = 8.40 feet; thence N 78°11'32" E a distance of 149.97 feet; thence S 09°17'12" W a distance of 19.57 feet; thence along the arc of a curve to the right with $\Delta = 21^{\circ}47'23"$, R = 100.00 feet, T = 19.25 feet, and L = 38.03 feet; thence S 89°46'57" E a distance 34.54 feet; thence S 00°13'03" W a distance of 200.00 feet; thence S 89°48'39" E a distance of 184.41 feet; thence S 00°11'21" W a distance of 30.00 feet; thence N 89°48'39" W a distance of 184.41 feet; thence S 89°48'39" E a distance of 295.28 feet; thence S 00°11'21" W a distance of 30.40 feet; thence N 89°46'44" W a distance of 85.36 feet; thence N 89°46'57" W a distance of 381.72 feet; thence along the arc of a curve to the left with $\Delta = 07^{\circ}15'01"$, R = 969.65 feet, T = 61.43 feet, and L = 122.70 feet; thence along the arc of a curve to the left with $\Delta = 95^{\circ}22'27"$, R = 25.00 feet, T = 27.46 feet, and L = 41.61 feet; thence along the arc of a curve to the right with $\Delta = 22^{\circ}01'13"$, R = 616.20 feet, T = 119.89 feet, and L = 236.82 feet to the point of beginning and containing 4.5034 acres more or less.

25 593 A PLAT OF
LOTS 25A thru 53A
AND
TRACTS A-I, J-K, L-1
OF BENT TREE SUBDIVISION AND
TRACTS C-1 & C-2
OF
WELLINGTON WEST
BEING A REPLAT OF
LOTS 25 thru 53 AND TRACTS A, I, J, K, L & 27Q
OF
BENT TREE SUBDIVISION
AND
TRACT C OF WELLINGTON WEST
SEPTEMBER 1984

2.02 p 0.24
17

APPROVALS

Chief City Surveyor, Engineering Division 01/02/85
Date
Traffic Engineer, City of Albuquerque, NM 1-3-85
Date
Planning Director, City of Albuquerque, NM 1-3-85
Date
City Engineer, City of Albuquerque, NM 1-2-85
Date
Property Manager, City of Albuquerque, NM 12-28-84
Date
N/A
Water Resources, City of Albuquerque, NM Date
N/A
Parks and Recreation, City of Albuquerque, NM Date
1/2/85
Date

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements noted in a title report prepared by New Mexico Title Company in June, 1979, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M.P.E. & L.S. No. 3792 Date 12-14-84

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me on this day of December 1984.
Notary Public

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate all public rights of way, drainage way and utility easements including the right of ingress and egress and the right to trim interfering trees.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me this day of July 1984.

UTILITY APPROVALS

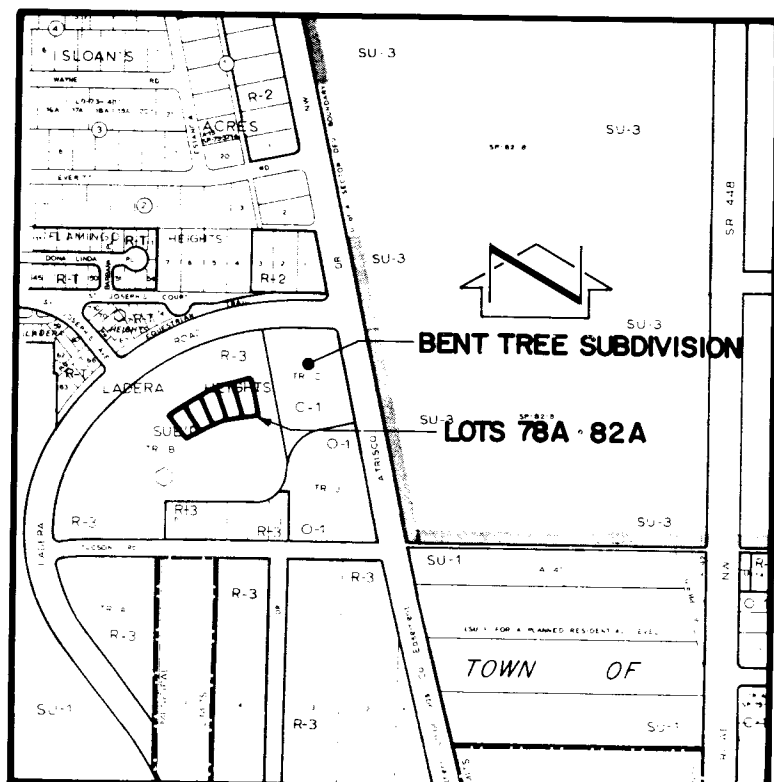
QA Clements 9/35/84
Date
Public Service Company of New Mexico
Raula Y. Melton 12-19-84
Gas Company of New Mexico Date

DRB-84-395

JOB No. 00776

SHEET 1 OF 2

SP 07-11-0754



VICINITY MAP

SCALE: 1" = 800'

G-11

DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, New Mexico comprising all of Lots 78, 79, 80, 81, and 82 of the Bent Tree Subdivision as shown on the plat filed in the Office of the County Clerk of Bernalillo County on January 20, 1984 (C23, 22) and being more particularly described as follows:

Beginning at the northeast corner of Lot 78 which is also common with Lot 77; thence S 11°48'28" E along the west right-of-way of Sunbird Drive N.W. a distance of 101.45 feet; thence along the arc of a curve to the right with $\Delta = 90^{\circ}00'00"$, R = 10.00 feet, and L = 15.71 feet; thence S 78°11'32" W along the north right-of-way of Dancing Star Way a distance of 81.50 feet; thence along the arc of a curve to the left with $\Delta = 19^{\circ}51'44"$, R = 122.87 feet, and L = 42.59 feet; thence along the arc of a curve to the left with $\Delta = 00^{\circ}59'41"$, R = 806.59 feet, and L = 14.00 feet; thence N 34°47'46" W a distance of 60.03 feet; thence N 55°26'13" E a distance of 3.86 feet; thence N 59°19'25" E a distance of 60.03 feet; thence N 63°11'43" E a distance of 60.03 feet; thence N 67°06'11" E a distance of 61.15 feet to the point of beginning and containing 0.3561 acres more or less.

85 869
A PLAT OF
LOTS 78A THROUGH 82A
A REPLAT OF LOTS 78 THROUGH 82
BENT TREE SUBDIVISION
ALBUQUERQUE, NEW MEXICO
JULY, 1984

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat.

John T. Mann 7/1/84
Notary Public Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me this day of July 1984.

John T. Mann
Notary Public

APPROVALS

Roberta Fanning 7-24-84
Traffic Engineer, City of Albuquerque, N.M. Date
R. J. Mann SP-85-9 1-3-85
Planning Director, City of Albuquerque, N.M. Date
John T. Mann 1/2/85
City Engineer, City of Albuquerque, N.M. Date
O. Val Vallen 7-24-84
Property Manager, City of Albuquerque, N.M. Date
John E. Edwards 7-24-84
Water Resources, City of Albuquerque, N.M. Date
John T. Mann 7-24-84
Parks and Recreation, City of Albuquerque, N.M. Date
John T. Mann 1/2/85
Date
John T. Mann 7-18/84
Chief City Surveyor, Engineering Division Date

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a Registered Land Surveyor under to laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements made known to me by the Owner, utility companies or other interested parties; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M.P.E. & L.S. No. 3792 Date 7/1/84

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me this day of July 1984.

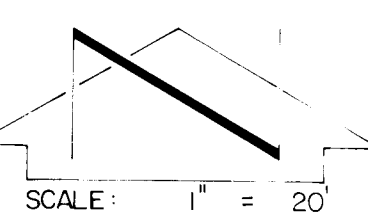
John T. Mann
Notary Public

DRB-84-512

JOB No. 00776

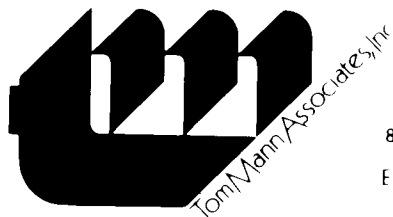
NOTES

- Bearing base is plat of Bent Tree Subdivision, filed January 20, 1984, Book C-23, Page 22.
- All distances are local ground measurements.
- A field survey was not performed, no corners were found or set.
- Site is located within Section 2, T 10 N, R 2 E, N.M.P.M.
- No street mileage created.
- The purpose of this plat is to rearrange Lots 78 through 82.

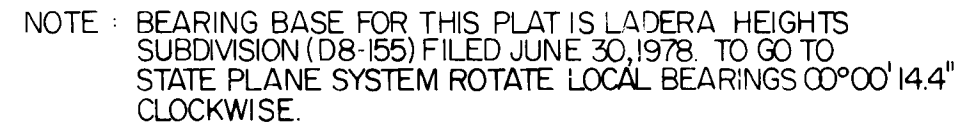


SCALE: 1" = 20'

SHEET 2A OF 1



810 DALLAS N.E. - ALBUQUERQUE, NEW MEXICO 87102
ENGINEERS



NOTES:

1. 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.
2. Tract 27-0 is designated as a common area to be maintained by the Homeowners Association pending the acquisition of sufficient land to become a residential lot.
3. A of Tracts F, G, H, I, J, K, L, M, N, O, and P shall be designated as private drives and shall also serve as utility easement granted to Gas Company of New Mexico as qualified by note 7. 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.
4. The front 10' of the lots indicated on the plat shall be designated as cable utility easement (electric, telephone, cable T.V.).
5. Water meter easements are designated as "W" (See typical details A and B).
6. Fire hydrant easements are designated as "FH" (See typical detail C).
7. 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. No other underground utilities shall be installed without prior 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.
8. 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 "F." No other access shall be permitted on these lots.
9. No parking shall be allowed on either side of the private drives designated as Tracts F, G, H, I, J, K, L, M, N, O, between 8:00 a.m. and 6:00 p.m. weekdays. Nor shall parking be allowed on the west side of Dancing Star Way N.W. (designated as a portion of Tract P) between 8:00 a.m. and 6:00 p.m. weekdays.

NO.	DELTA	RADIUS	TANGENT	LENGTH	NO.	DELTA	RADIUS	TANGENT	LENGTH	NO.	DELTA	RADIUS	TANGENT	LENGTH	NO.	DELTA	RADIUS	TANGENT	LENGTH
1	12°02'28"12	350.00	36.91	73.56	40	90°0'0"00	10.00	10.00	15.71	81	91°26'41"	10.00	10.26	13.96					
2	12°02'28"12	350.00	36.91	73.56	41	90°0'0"00	10.00	10.00	15.71	82	91°26'41"	10.00	10.26	13.96					
3	18°56'38"28	107.06	27.87	52.35	42	90°0'0"00	10.00	10.00	15.71	83	90°0'54"12	806.79	15.00	14.00					
4	21°13'07"28	791.59	146.28	239.13	43	86°10'53"13	54.08	108.06	84.00	84	90°0'54"12	806.79	15.00	14.00					
5	10°02'28"12	350.00	36.91	73.56	44	90°0'0"00	10.00	10.00	15.71	85	90°0'54"12	806.79	15.00	14.00					
6	10°02'28"12	350.00	36.91	73.56	45	89°59'03"13	15.00	15.00	20.86	86	90°0'54"12	806.79	15.00	14.00					
7	8°56'06"28	25.00	22.95	37.14	46	89°58'18"18	25.00	24.99	39.26	87	90°0'54"12	806.79	15.00	14.00					
7-A	52°02'22"01	25.00	22.99	28.85	47	89°58'18"18	25.00	24.99	39.26	88	90°0'54"12	806.79	15.00	14.00					
8	10°02'28"12	350.00	36.91	73.56	48	90°0'0"00	10.00	10.00	15.71	89	90°0'54"12	806.79	15.00	14.00					
9	8°56'38"28	107.06	27.87	52.35	49	90°0'0"00	10.00	10.00	15.71	90	90°0'54"12	806.79	15.00	14.00					
10	21°13'07"28	791.59	146.28	239.13	50	86°10'53"13	54.08	108.06	84.00	91	90°0'54"12	806.79	15.00	14.00					
11	10°02'28"12	350.00	36.91	73.56	51	89°59'03"13	15.00	15.00	20.86	92	90°0'54"12	806.79	15.00	14.00					
12	12°02'28"12	350.00	36.91	73.56	52	90°0'0"00	10.00	10.00	15.71	93	90°0'54"12	806.79	15.00	14.00					
13	8°56'38"28	107.06	27.87	52.35	53	89°58'18"18	25.00	24.99	39.26	94	90°0'54"12	806.79	15.00	14.00					
14	03°08'08"	1001.59	27.41	54.81	54	90°0'0"00	10.00	10.00	15.71	95	90°0'54"12	806.79	15.00	14.00					
15	02°46'33"	1001.59	24.47	58.25	55	90°0'0"00	10.00	10.00	15.71	96	90°0'54"12	806.79	15.00	14.00					
16	86°08'12"	25.00	23.37	37.58	56	90°0'0"00	10.00	10.00	15.71	97	90°0'54"12	806.79	15.00	14.00					
17	10°02'28"12	350.00	36.91	73.56	57	86°56'55"55	583.20	15.00	30.09	98	90°0'54"12	806.79	15.00	14.00					
18	90°0'0"00	25.00	25.00	39.27	58	90°0'0"00	10.00	10.00	15.71	99	90°0'54"12	806.79	15.00	14.00					
19	90°0'0"00	10.00	10.00	15.71	59	90°0'0"00	10.00	10.00	15.71	100	90°0'54"12	806.79	15.00	14.00					
20	10°02'28"12	350.00	36.91	73.56	60	90°0'0"00	10.00	10.00	15.71	101	90°0'54"12	806.79	15.00	14.00					
21	7°42'09"	182.06	12.26	24.48	61	91°26'41"	10.00	10.26	13.96	102	91°26'41"	10.00	10.26	13.96					
22	8°46'30"	82.06	13.97	27.88	62	90°0'0"00	10.00	10.00	15.71	103	91°26'41"	10.00	10.26	13.96					
23	10°02'28"12	350.00	36.91	73.56	63	90°0'0"00	10.00	10.00	15.71	104	91°26'41"	10.00	10.26	13.96					
24	21°13'07"28	791.59	146.28	239.13	64	91°26'41"	10.00	10.26	13.96	105	91°26'41"	10.00	10.26	13.96					
25	90°0'0"00	10.00	10.00	15.71	65	91°26'41"	10.00	10.26	13.96	106	91°26'41"	10.00	10.26	13.96					
26	90°0'0"00	10.00	10.00	15.71	66	91°26'41"	10.00	10.26	13.96	107	91°26'41"	10.00	10.26	13.96					
27	90°0'0"00	10.00	10.00	15.71	67	91°26'41"	10.00	10.26	13.96	108	91°26'41"	10.00	10.26	13.96					
28	90°0'0"00	10.00	10.00	15.71	68	91°26'41"	10.00	10.26	13.96	109	91°26'41"	10.00	10.26	13.96					
29	90°0'0"00	10.00	10.00	15.71	69	91°26'41"	10.00	10.26	13.96	110	91°26'41"	10.00	10.26	13.96					
30	10°02'28"12	350.00	36.91	73.56	70	91°26'41"	10.00	10.26	13.96	111	100°02'28"	10.00	10.26	13.96					
31	90°0'34"27	15.00	14.72	21.09	71	91°26'41"	10.00	10.26	13.96	112	100°02'28"	10.00	10.26	13.96					
32	90°0'34"27	15.00	14.72	21.09	72	91°26'41"	10.00	10.26	13.96	113	100°02'28"	10.00	10.26	13.96					
33	90°0'34"27	15.00	14.72	21.09	73	91°26'41"	10.00	10.26	13.96	114	100°02'28"	10.00	10.26	13.96					
34	12°55'56"12	15.00	29.40	32.91	74	91°26'41"	10.00	10.26	13.96	115	100°02'28"	10.00	10.26	13.96					
35	10°02'28"12	350.00	36.91	73.56	75	91°26'41"	10.00	10.26	13.96	116	100°02'28"	10.00	10.26	13.96					
36	04°55'59"28	776.95	33.43	66.86	76	91°26'41"	10.00	10.26	13.96	117	100°02'28"	10.00	10.26	13.96					
37	04°55'59"28	776.95	33.43	66.86	77	91°26'41"	10.00	10.26	13.96	118	100°02'28"	10.00	10.26	13.96					
38	11°02'28"12	350.00	36.91	73.56	78	91°26'41"	10.00	10.26	13.96	119	100°02'28"	10.00	10.26	13.96					
39	87°03'17"58	15.00	21.45	28.82	79	91°26'41"	10.00	10.26	13.96	120	91°26'41"	10.00	10.26	13.96					
40	87°03'17"58	15.00	21.45	28.82	80	91°26'41"	10.00	10.26	13.96	121	91°26'41"	10.00	10.26	13.96					
41	87°03'17"58	15.00	21.45	28.82	81	91°26'41"	10.00	10.26	13.96	122	91°26'41"	10.00	10.26	13.96					
42	87°03'17"58	15.00	21.45	28.82	82	91°26'41"	10.00	10.26	13.96	123	91°26'41"	10.00	10.26	13.96					
43	87°03'17"58	15.00	21.45	28.82	83	91°26'41"	10.00	10.26	13.96	124	91°26'41"	10.00	10.26	13.96					
44	87°03'17"58	15.00	21.45	28.82	84	91°26'41"	10.00	10.26	13.96	125	91°26'41"	10.00	10.26	13.96					
45	87°03'17"58	15.00	21.45	28.82	85	91°26'41"	10.00	10.26	13.96	126	91°26'41"	10.00	10.26	13.96					
46	87°03'17"58	15.00	21.45	28.82	86	91°26'41"	10.00	10.26	13.96	127	91°26'41"	10.00	10.26	13.96					
47	87°03'17"58	15.00	21.45	28.82	87	91°26'41"	10.00	10.26	13.96	128	91°26'41"	10.00	10.26	13.96					
48	87°03'17"58	15.00	21.45	28.82	88	91°26'41"	10.00	10.26	13.96	129	91°26'41"	10.00	10.26	13.96					
49	87°03'17"58	15.00	21.45	28.82	89	91°26'41"	10.00	10.26	13.96	130	91°26'41"	10.00	10.26	13.96					
50	87°03'17"58	15.00	21.45	28.82	90	91°26'41"	10.00	10.26	13.96	131	91°26'41"	10.00	10.26	13.96					
51	87°03'17"58	15.00	21.45	28.82	91	91°26'41"	10.00	10.26	13.96	132	91°26'41"	10.00	10.26	13.96					
52	87°03'17"58	15.00	21.45	28.82	92	91°26'41"	10.00	10.26	13.96	133	91°26'41"	10.00	10.26	13.96					
53	87°03'17"58	15.00	21.45	28.82	93	91°26'41"	10.00	10.26	13.96	134	91°26'41"	10.00	10.26	13.96					
54	87°03'17"58	15.00	21.45	28.82	94	91°26'41"	10.00	10.26	13.96	135	91°26'41"	10.00	10.26	13.96					
55	87°03'17"58	15.00	21.45	28.82	95	91°26'41"	10.00	10.26	13.96	136	91°26'41"	10.00	10.26	13.96					
56	87°03'17"58	15.00	21.45	28.82	96	91°26'41"	10.00	10.26	13.96	137	91°26'41"	10.00	10.26	13.96					
57	87°03'17"58	15.00	21.45	28.82	97	91°26'41"	10.00	10.26	13.96	138	91°26'41"	10.00	10.26	13.96					
58	87°03'17"58	15.00	21.45	28.82	98	91°26'41"	10.00	10.26	13.96	139	91°26'41"	10.00	10.26	13.96					
59	87°03'17"58	15.00	21.45	28.82	99	91°26'41"	10.00	10.26	13.96	140	91°26'41"	10.00	10.26	13.96					
60	87°03'17"58	15.00	21.45	28.82	100	91°26'41"	10.00	10.26	13.96	141	91°26'41"	10.00	10.26	13.96					
61	87°03'17"58	15.00	21.45	28.82	101	91°26'41"	10.00	10.26	13.96	142	91°26'41"	10.00	10.26	13.96					
62	87°03'17"58	15.00	21.45	28.82	102	91°26'41"	10.00	10.26	13.96	143	91°26'41"	10.00	10.26	13.96					
63	87°03'17"58	15.00	21.45	28.82	103	91°26'41"	10.00	10.26	13.96	144	91°26'41"	10.00	10.26	13.96					
64	87°03'17"58	15.00	21.45	28.82	104	91°26'41"	10.00	10.26	13.96	145	91°26'41"	10.00	10.26	13.96					
65	87°03'17"58	15.00	21.45	28.82	105	91°26'41"	10.00	10.26	13.96	146	91°26'41"	10.00	10.26	13.96					
66	87°03'17"58	15.00	21.45	28.82	106	91°26'41"	10.00	10.26	13.96	147	91°26'41"	10.00	10.26	13.96					
67	87°03'17"58	15.00	21.45	28.82	107	91°26'41"	10.00	10.26	13.96	148	91°26'41"	10.00	10.26	13.96					
68	87°03'17"58	15.00	21.45	28.82	108														

LOT NO.	AREA (acres)	LOT NO.	AREA (acres)	LOT NO.	AREA (acres)	TRACT NO.	AREA (acres)	
1	0.0018	43	0.0553	84	0.0563	A	0.0299	
2	0.1031	44	0.0553	85	0.0576	B	0.0233	
3	0.0551	45	0.0553	86	0.0576	C	0.0181	
4	0.0551	46	0.1021	87	0.0562	D	0.2087	
5	0.0551	47	0.0554	88	0.0563	E	0.04665	
6	0.0552	48	0.0553	89	0.0576	F	0.09917	
7	0.0551	49	0.0554	90	0.0576	G	0.0998	
8	0.0817	50	0.0557	91	0.0668	H	0.0998	
9	0.0817	51	0.0557	92	0.0668	I	0.0998	
10	0.0551	52	0.0818	93	0.0806	J	0.0761	
11	0.0551	53	0.1186	94	0.0902	K	0.0761	
12	0.0554	54	0.0557	95	0.0572	L	0.1277	
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	0.0553	98	0.0802	O	0.1277	
16	0.0919	58	0.0553	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	R	0.0825	
19	0.0919	61	0.0557	102	0.0534	T-7	0.0825	
20	0.0551	62	0.1041	103	0.0534			
21	0.0551	63	0.0555	104	0.0534	E 1565		
22	0.0551	64	0.0555	105	0.0723			
23	0.0892	65	0.0553	106	0.0732	E 1565		
24	0.0852	66	0.0555	107	0.0732			
25	0.1284	67	0.0553	108	0.0768	E 1565		
26	0.0569	68	0.0555	109	0.0749			
28	0.1273	69	0.1037	110	0.0534	E 1565		
29	0.0552	70	0.0557	111	0.0534			
30	0.0552	71	0.0555	112	0.0534	E 1565		
31	0.0552	72	0.0555	113	0.0534			
32	0.0552	73	0.0555	114	0.0534	E 1565		
33	0.1019	74	0.0553	115	0.0542			
34	0.1019	75	0.0553	116	0.0542	E 1565		
35	0.0553	76	0.0555	117	0.0542			
36	0.0553	77	0.0555	118	0.0542	E 1565		
37	0.0553	78	0.0553	119	0.0542			
38	0.0553	79	0.0534	120	0.0534	E 1565		
39	0.1020	80	0.0563	121	0.0534			
40	0.1020	81	0.0563	122	0.0534	E 1565		
41	0.0553	82	0.0563	123	0.0534			
42	0.0553	83	0.0562			E 1565		

10. City trash pickup for lots 28 thru 53 shall be limited to the landscaped planter abutting Cactus Flower Drive.

LEGEND

MATERIALS

CONCRETE
ASPHALT (PLAN)
ASPHALT (SECTION)
RIP-RAP
GUNITE
GRAVEL
UNDISTURBED EARTH (SECTION)
COMPACTED SUBGRADE (SECTION)
COMPACTED SUBBASE (SECTION)

LINES

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

EARTHWORK

EXISTING CONTOUR
PROPOSED CONTOUR
SWALE
DIRECTION OF FLOW
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
SIDE SLOPE

UTILITIES

STORM DRAIN
STORM SEWER MANHOLE
GAS LINE

SANITARY SEWER

SEWER LINE
DUCTILE IRON PIPE
SEWER MANHOLE
SERVICE LATERALS
SEWER PLUG
SINGLE CLEANOUT
DOUBLE CLEANOUT

WATER

WATER LINE
GATE VALVE & VALVE BOX
BUTTERFLY VALVE
PRESSURE REDUCING VALVE
REDUCER
FIRE HYDRANT

WATER FITTINGS

CAP
CROSS
TEE
ELBOW
WATER SERVICES

MISCELLANEOUS

TREES & SHRUBS
POWER POLE
TELEPHONE POLE
CHAINLINK FENCE
FIELD FENCE
COMMON YARD WALL
RETAINING WALL
NO CROWN AREA & NO CROWN TRANSITION

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION AND THE ALBUQUERQUE CITY-WIDE UTILITIES AND CASH PAVING No. 31 SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING DIMENSIONS & LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY PROBLEMS OR CONFLICTS THAT ARE ENCOUNTERED.

STREET PAVING IMPROVEMENTS

- PUBLIC STREET PAVING SHALL BE RESIDENTIAL TYPE AS PER ALBUQUERQUE CITY STANDARD DRAWING P-1. LADERA ROAD N.W. SHALL BE ARTERIAL & COLLECTOR TYPE AS PER ALBUQUERQUE CITY STANDARD DRAWING P-3-2. PRIVATE WAYS SHALL BE CONSTRUCTED AS NOTED ON SHEET 4.

- ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON CENTERLINE STATIONING.

- WHERE REMOVAL OF EXISTING CURB, GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, REMOVE TO NEAREST JOINT OR SAWCUT.

SANITARY SEWER SYSTEM

- ALL STATIONING IS BASED ON CENTERLINE DATA.
- SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES, NOT CENTERLINE STATIONING. LENGTHS SHOWN ON PROFILES ARE TRUE DISTANCES.

- ALL MANHOLES SHALL BE 4' DIA., TYPE 'E', ALBUQUERQUE CITY STANDARD DRAWING S-2-3, UNLESS OTHERWISE NOTED.

- SANITARY SEWER MANHOLES SHALL BE LOCATED ON PUBLIC RIGHT-OF-WAY CENTERLINE, OR EASEMENT, UNLESS OTHERWISE NOTED.

- PROVIDE SEWER SERVICE LATERALS LOCATED 5' FROM THE COMMON LOT LINE AS SHOWN ON THE UTILITY PLAN & PROFILES. SERVICE CONNECTIONS SHALL BE 4" DIA., ELECTRONIC MARKER DISCS SHALL BE PLACED AS PER ALBUQUERQUE CITY STANDARD DWG. S-9.

- WHERE SEWER AND WATER LINES CROSS, IF VERTICAL CLEARANCE DOES NOT EXCEED 3'-0", INSTALL DUCTILE IRON SEWER PIPE, 10' EACH SIDE OF WATERLINE.

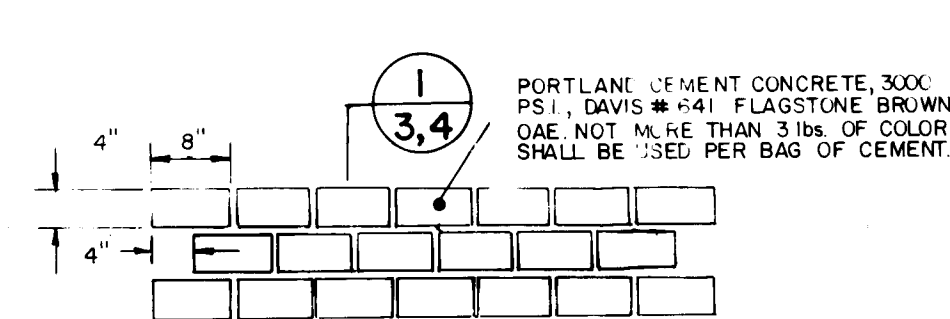
WATER DISTRIBUTION SYSTEM

- WATERMAIN SHALL BE EITHER DUCTILE IRON PIPE OR PVC PIPE AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DIVISION.

- WATERLINE SHALL HAVE A MINIMUM COVER OF 4'-0" (TOP OF CURB TO TOP OF PIPE).

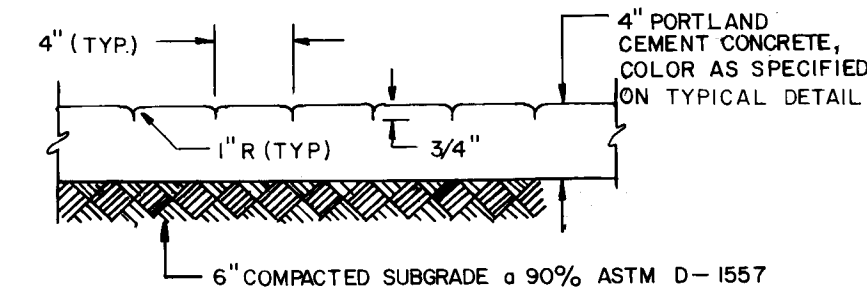
- WATERLINE SHALL BE LOCATED 10'-0" FROM AND PARALLEL TO CENTERLINE OF PUBLIC RIGHT-OF-WAY OR EASEMENT, UNLESS OTHERWISE NOTED.

- PROVIDE TWO 1" METERED WATER SERVICE LATERALS FOR TWO ADJOINING LOTS TO THE COMMON LOT LINE. NOTE THE POLICY ON THE PROXIMITY OF THE WATER AND SEWER LINES, SECTION 3 AND SECTION 5, CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, VOLUME 2.

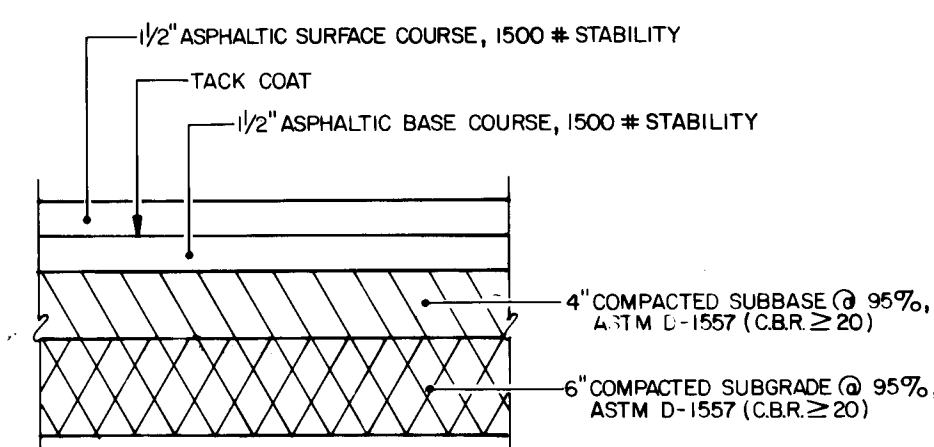


TYPICAL RUNNING BOND
PATTERN DETAIL
SCALE: 1" = 20"

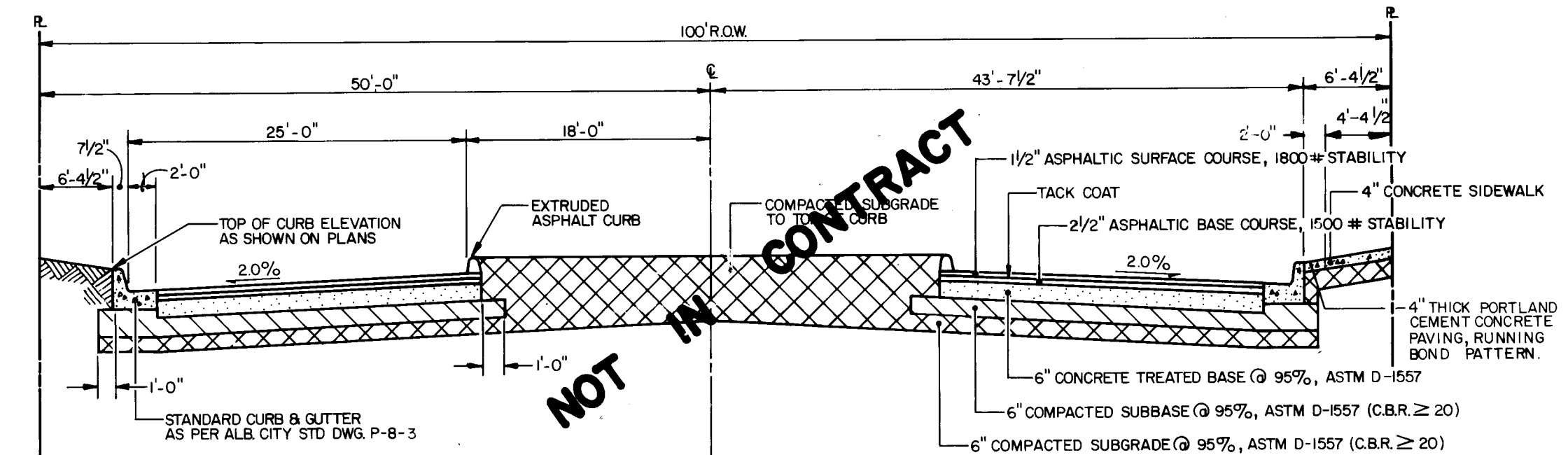
PHASES I & II



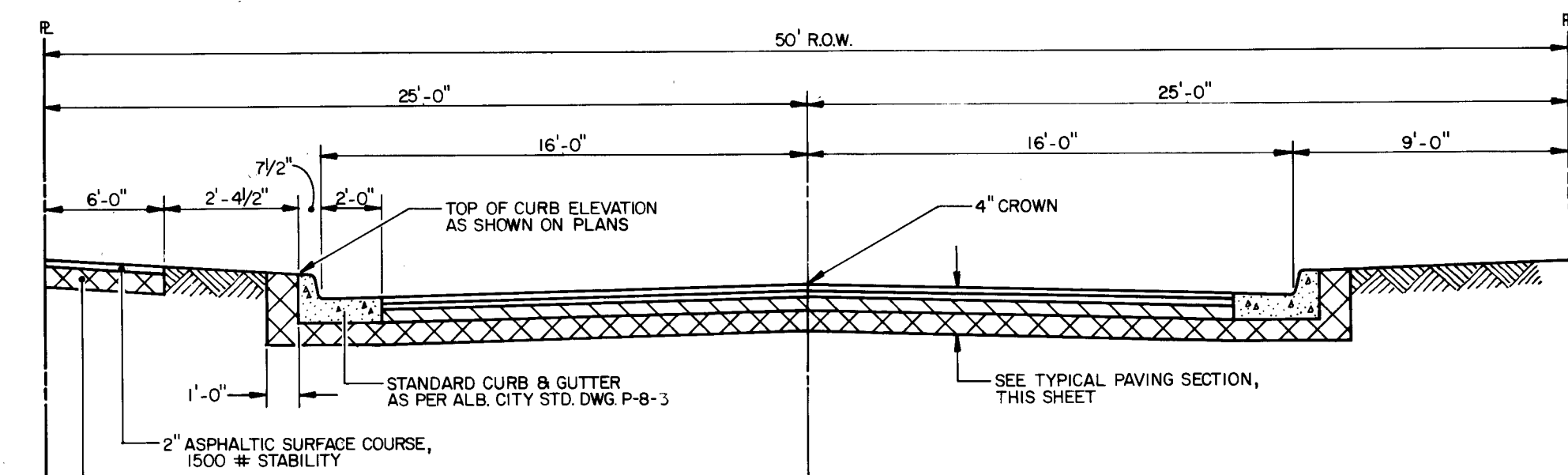
SECTION
SCALE: 1" = 10"



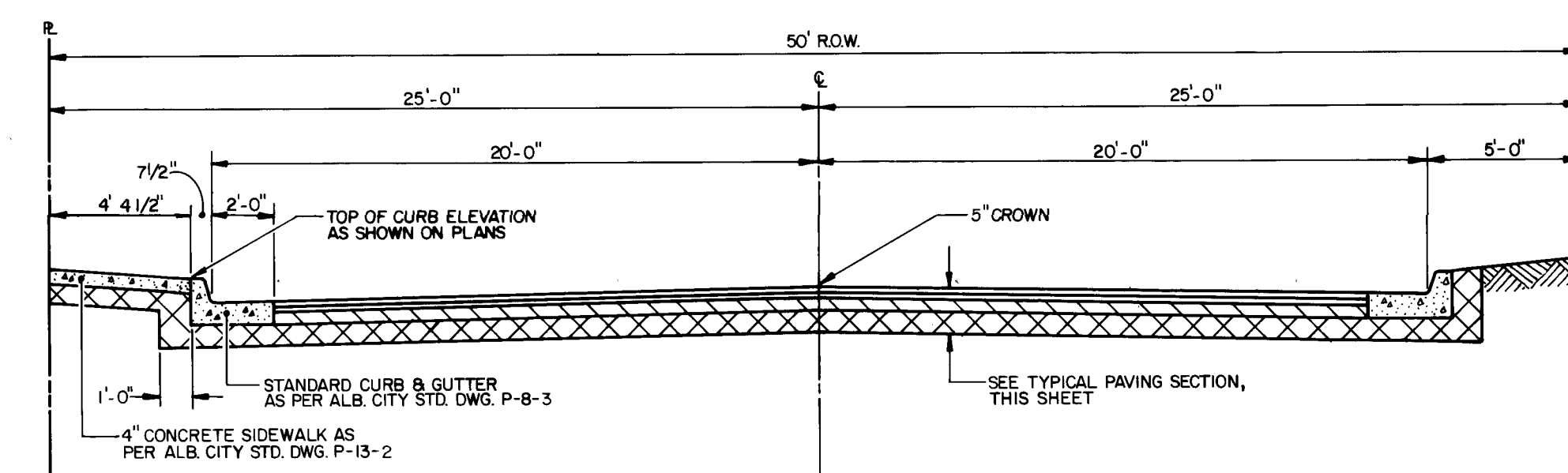
TYPICAL RESIDENTIAL & PRIVATE STREET
PAVING SECTION
NO HORIZONTAL SCALE
VERTICAL SCALE: 1" = 1'-0"



ARTERIAL STREET PAVING SECTION
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 40'



RESIDENTIAL STREET PAVING SECTION
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 40'



RESIDENTIAL STREET PAVING SECTION
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 40'

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REMARKS	
CONTRACTOR	NEW CONCEPTS	INSPECTOR'S	DATE	FIELD NOTES	DATE	MAP NO.	EST. NO.	NO.	DATE
CONTRACT NO.	NO. 96A/H	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
LOCATED ON	ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
WEST OF STATE ROAD	448, CITY OF ALBUQUERQUE	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
ELEVATION	#5116.00	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
CONTRACTOR	NEW CONCEPTS	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
CONTRACT NO.	NO. 96A/H	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
LOCATED ON	ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
WEST OF STATE ROAD	448, CITY OF ALBUQUERQUE	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE
ELEVATION	#5116.00	INSPECTOR'S	DATE	NO.	DATE	EST. NO.	EST. NO.	NO.	DATE

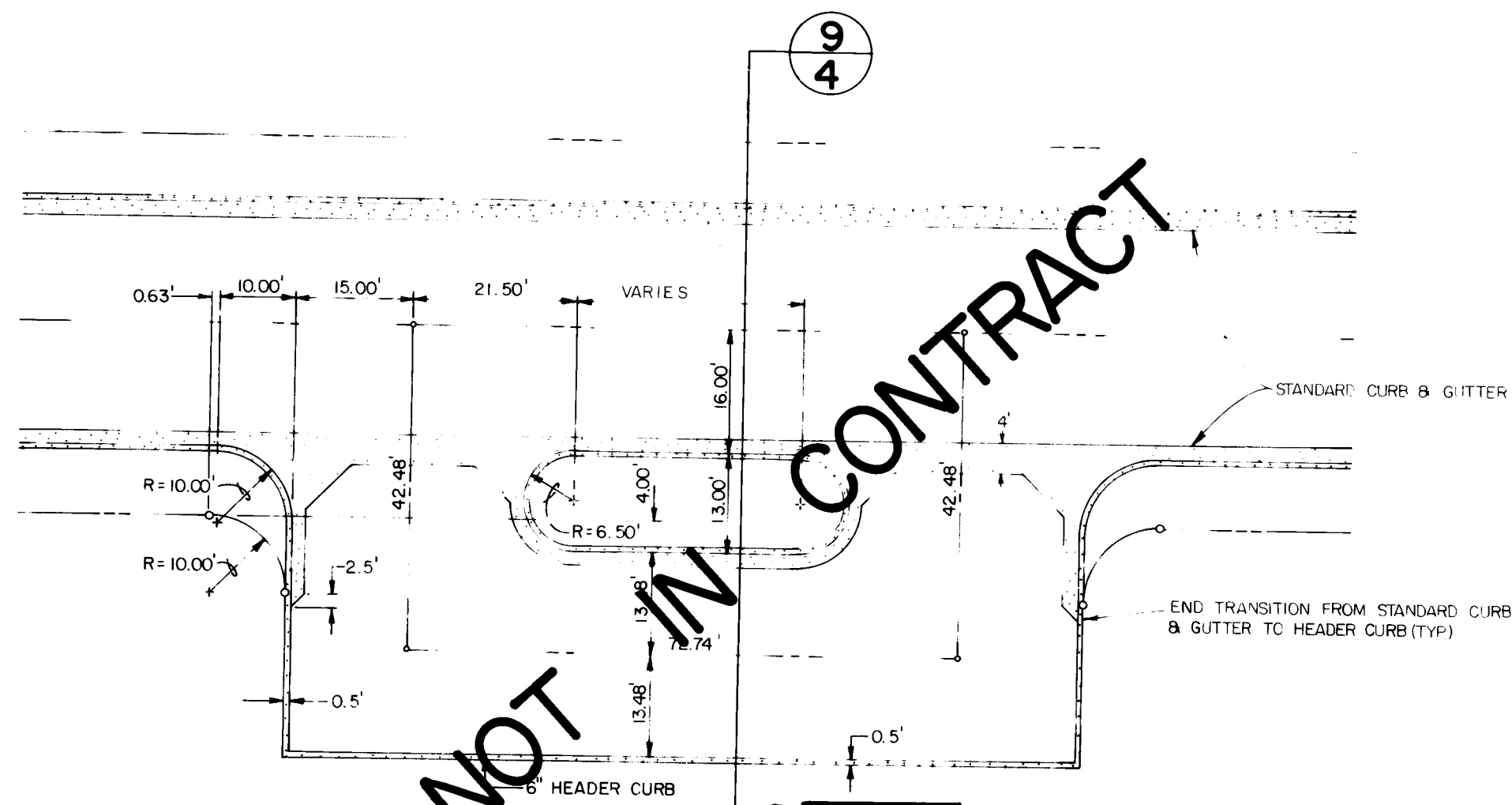
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION LEGEND,					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/20/81	Liquid Waste	<i>[Signature]</i>	8-24-83
A.C.E. - Design	<i>[Signature]</i>	10/1/83	Traffic	<i>[Signature]</i>	10/1/83
A.C.E. - Hydrology	<i>[Signature]</i>	10/1/83	Water	<i>[Signature]</i>	8-24-83
DRAWING NO.	1884	SHEET 3 OF 13			

APPROVED FOR
CONSTRUCTION
CITY ENGINEER DATE

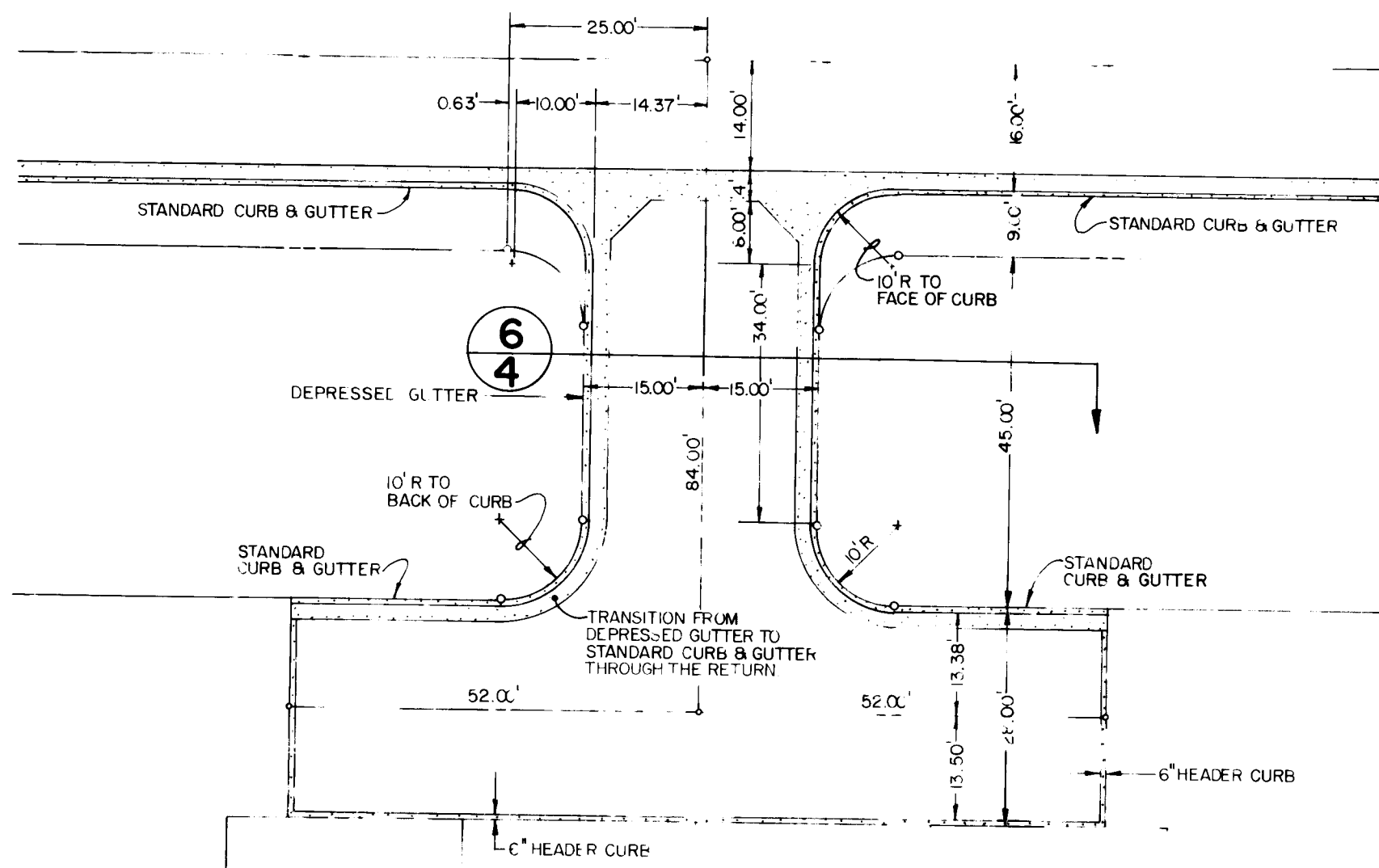
26 18840386

[Signature]
7/20/81
7/20/83

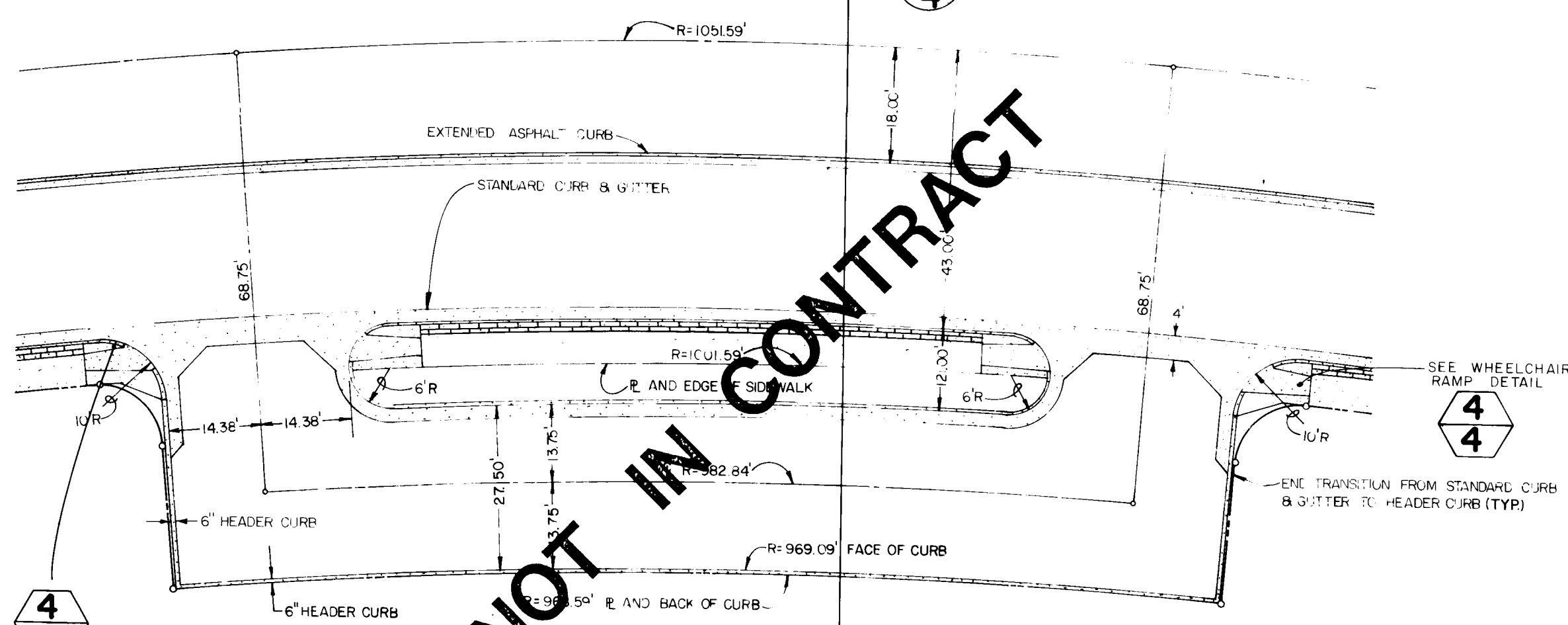
4801



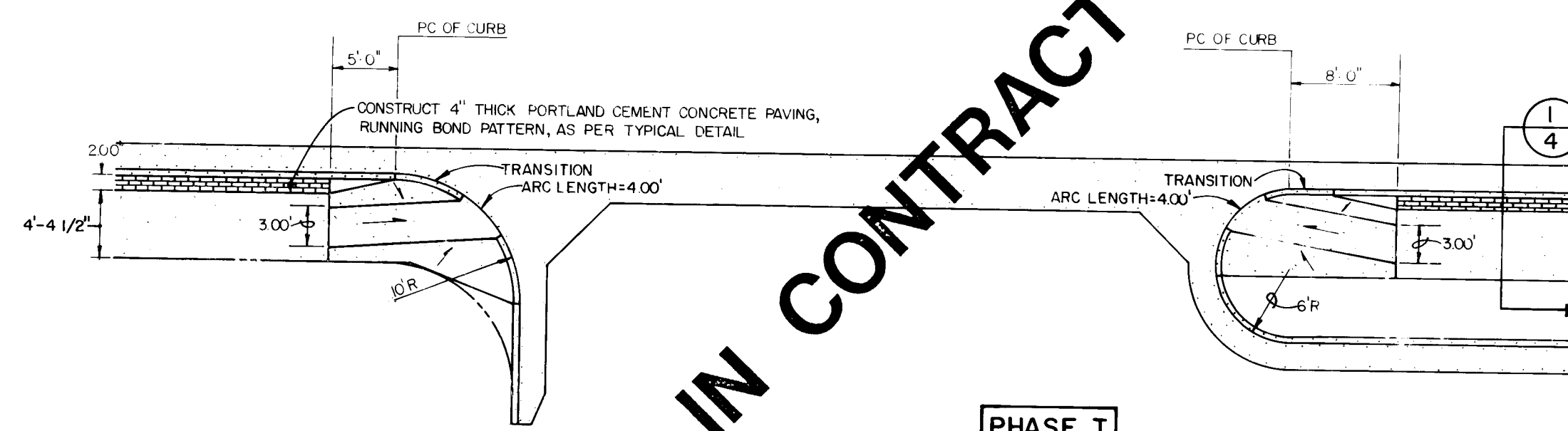
PRIVATE STREET DETAIL
SCALE: 1" = 20'



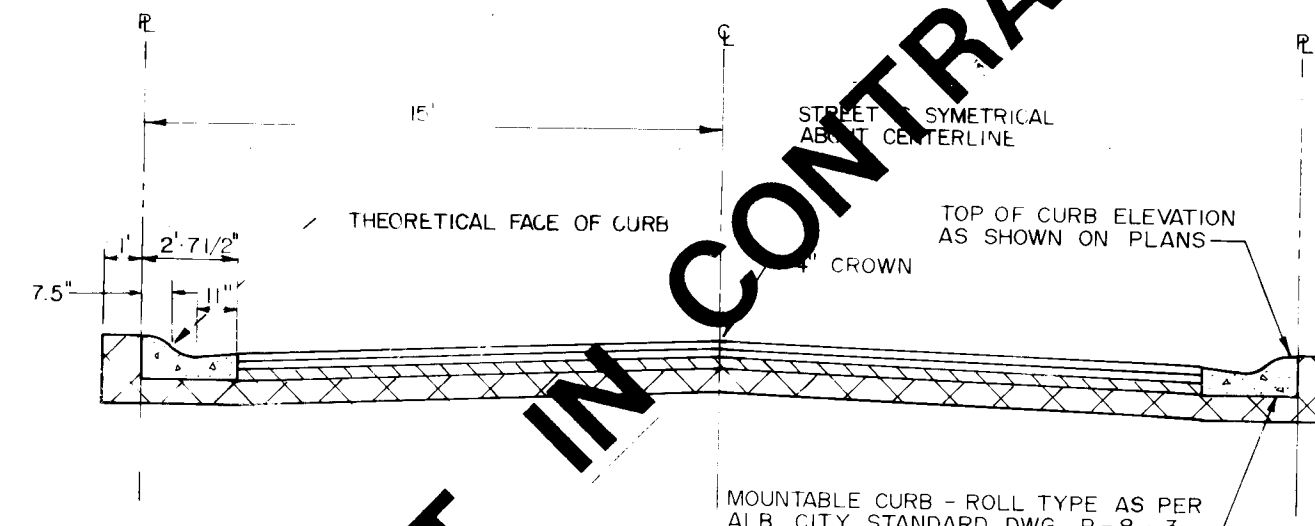
PRIVATE STREET DETAIL
SCALE: 1" = 20'



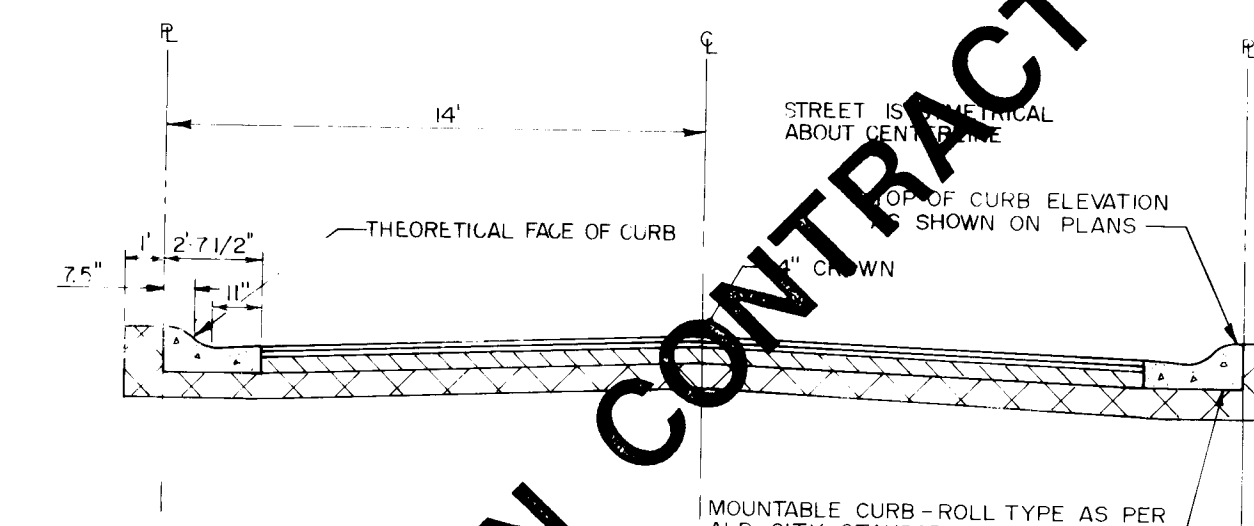
PRIVATE STREET DETAIL
SCALE: 1" = 20'



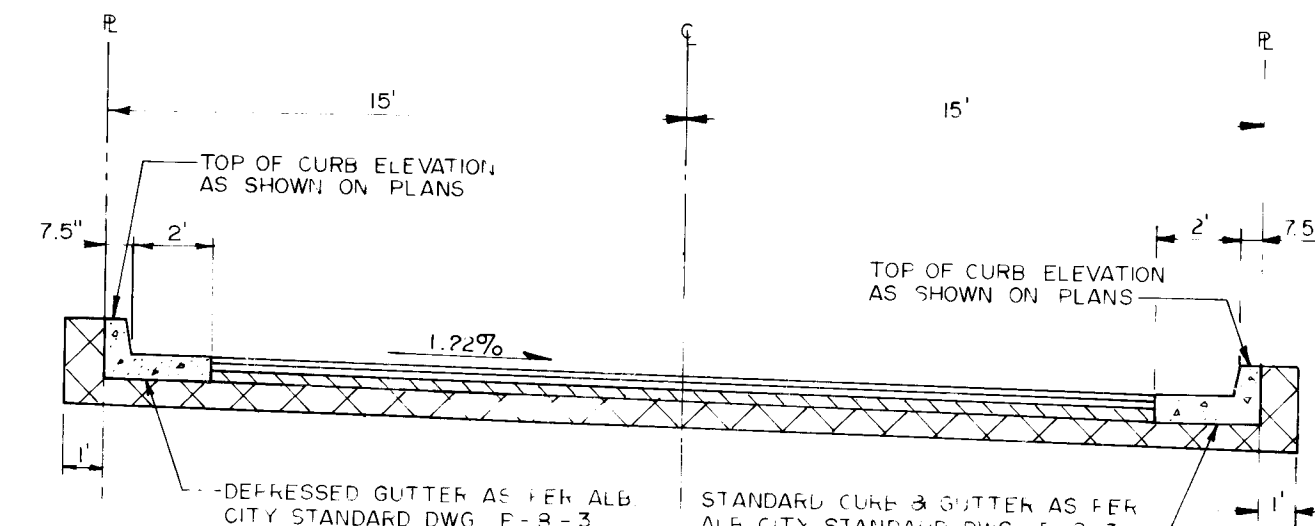
WHEELCHAIR RAMP DETAIL
SCALE: 1" = 10'



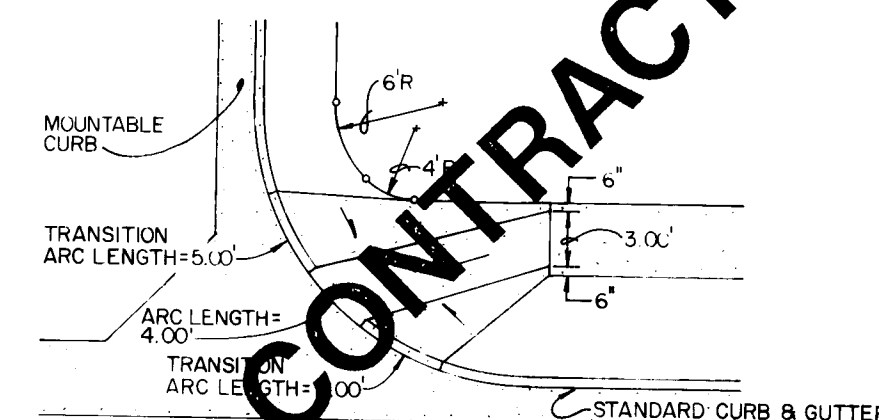
RESIDENTIAL STREET PAVING SECTION
SCALE: 1" = 5'



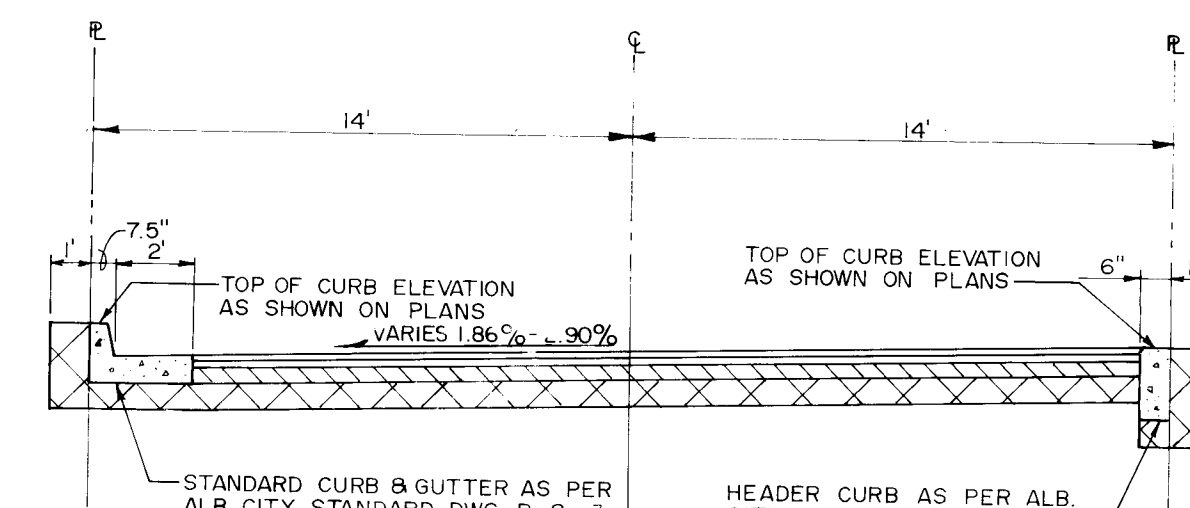
RESIDENTIAL STREET PAVING SECTION
SCALE: 1" = 5'



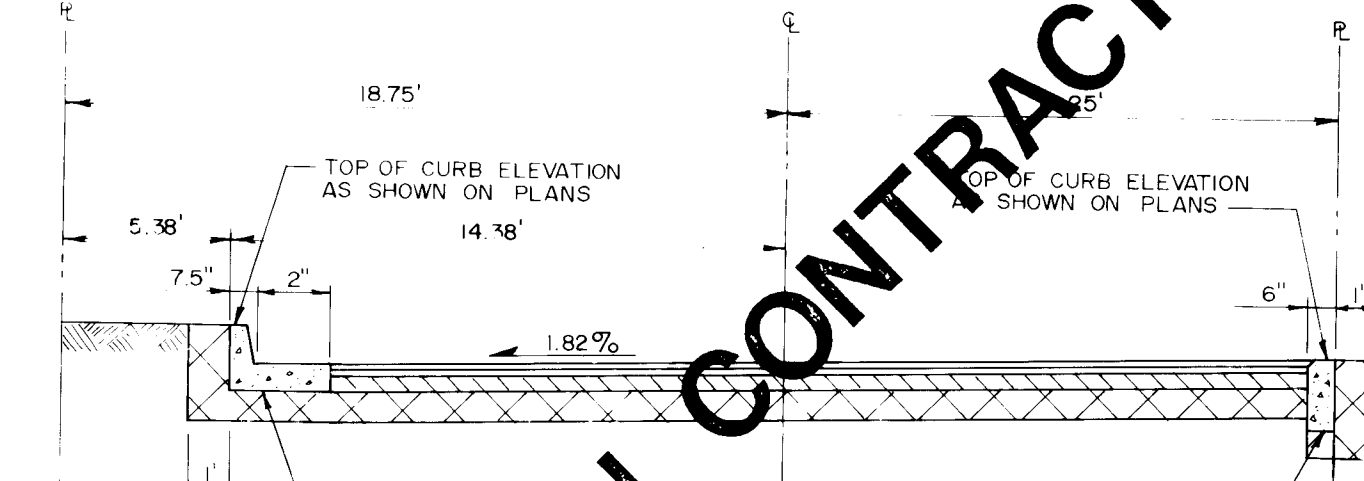
PRIVATE STREET PAVING SECTION
SCALE: 1" = 5'



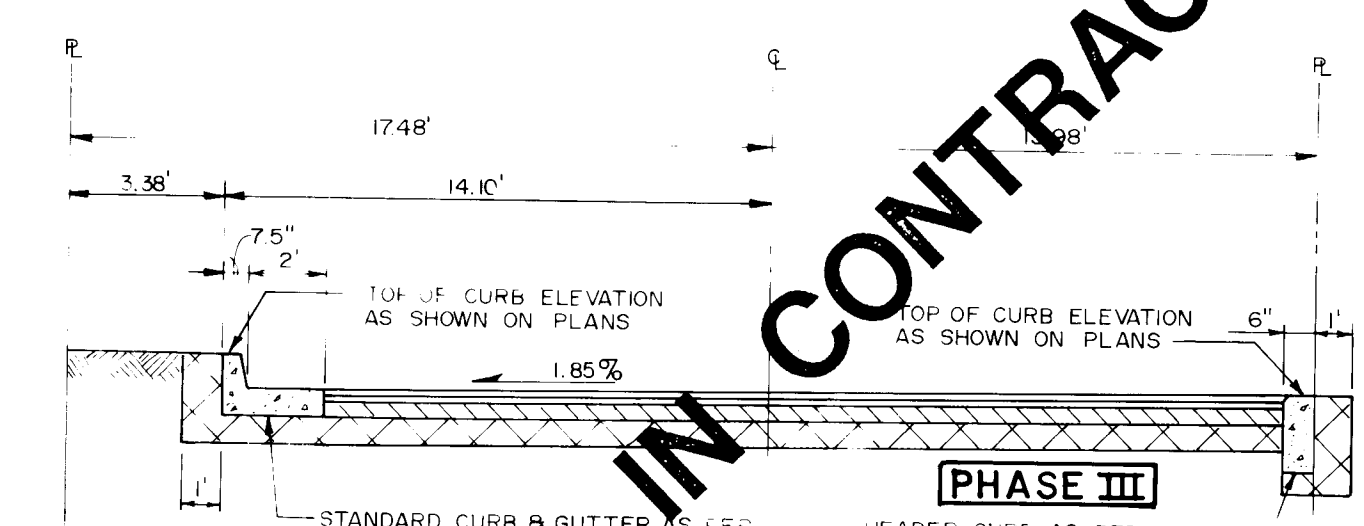
WHEELCHAIR RAMP DETAIL
SCALE: 1" = 10'



PRIVATE STREET PAVING SECTION
SCALE: 1" = 5'



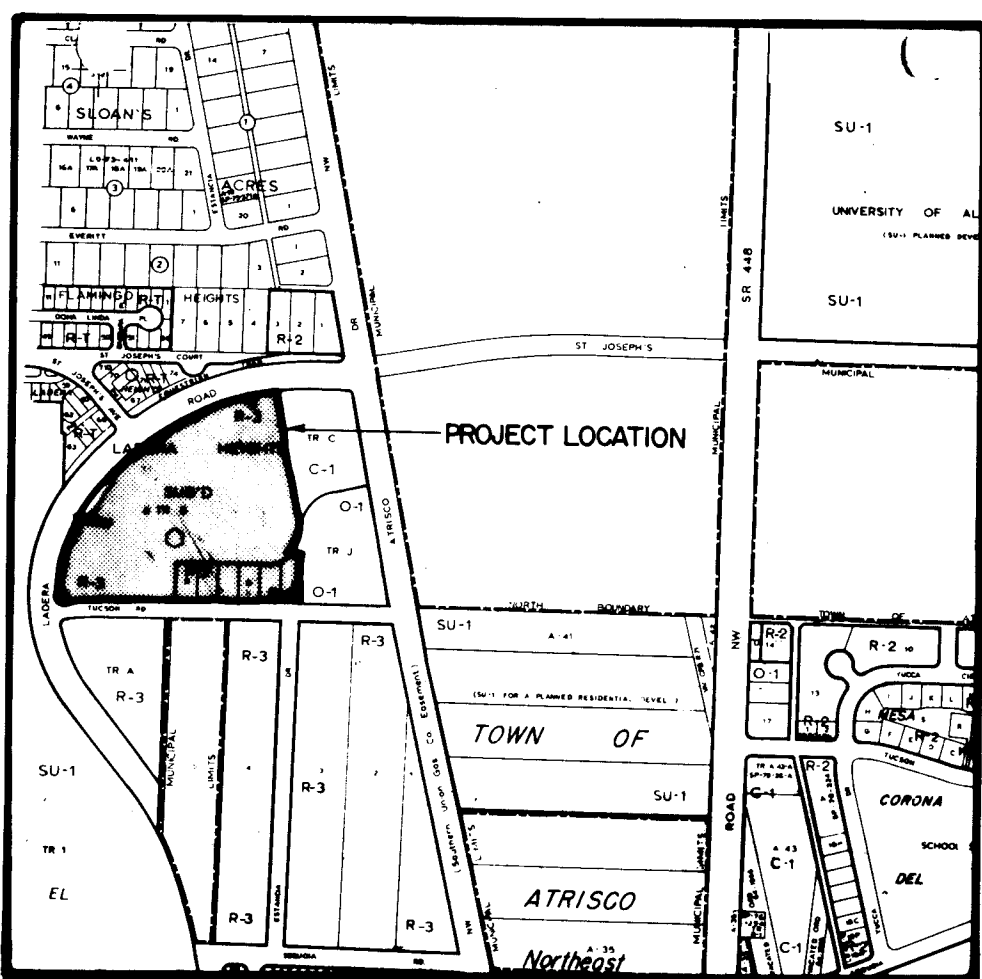
PRIVATE STREET PAVING SECTION
SCALE: 1" = 5'



PRIVATE STREET PAVING SECTION
SCALE: 1" = 5'

ENGINEER			DATE		
WLF			8-24-93		
T. J					

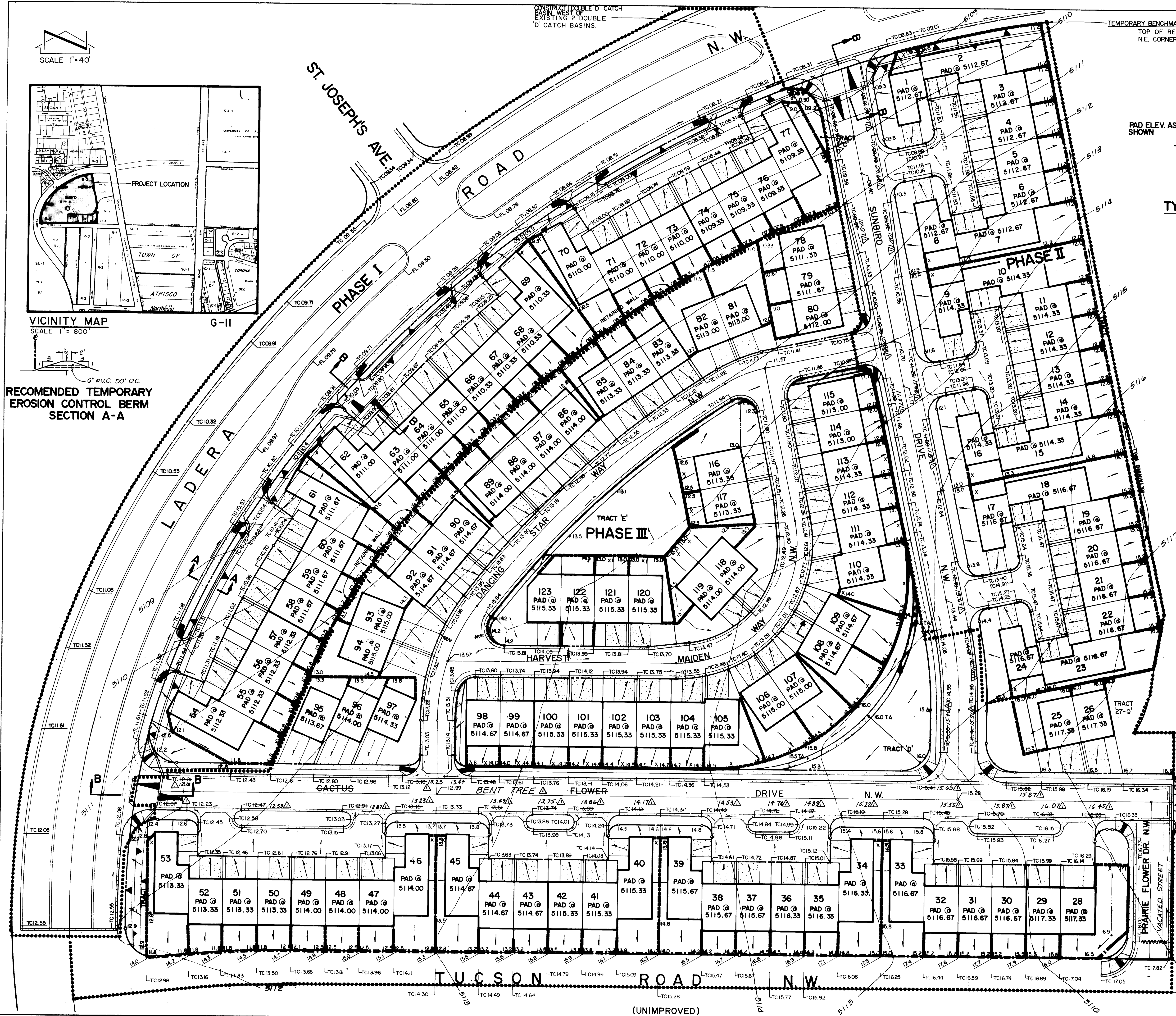
SCALE: 1"=40'



VICINITY MAP

SCALE: 1"=800'

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

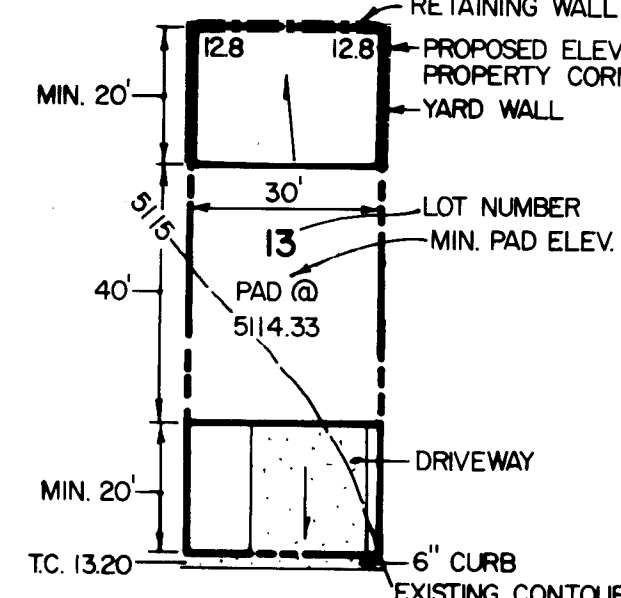
PAD ELEV. AS
SHOWN

PROVIDE WEEP HOLE 8" ABOVE REAR
LOT GRADE (WHERE INDICATED BY
AN 'X' ON THE PLANS)

ELEVATION AS SHOWN
ON PLANS

YARD WALL
BY OTHERS

TYPICAL BACKYARD PONDING SECTION



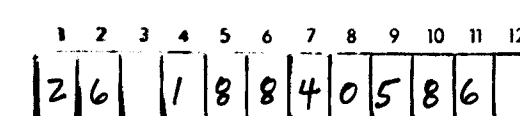
TYPICAL LOT DETAIL

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 'X' FOR ELEVATION DIFFERENCES GREATER THAN 12". WALLS SHALL BE DESIGNED TO BE STRUCTURAL RETAINING WALLS & ARE INDICATED BY 'X' ON THE PLANS. CONSTRUCTION IS SHOWN FOR INFORMATION ONLY, WALLS WILL BE CONSTRUCTED BY OTHERS.
- 4 PHASE BOUNDARY IS INDICATED BY DASHED LINE. 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 BERMS 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.

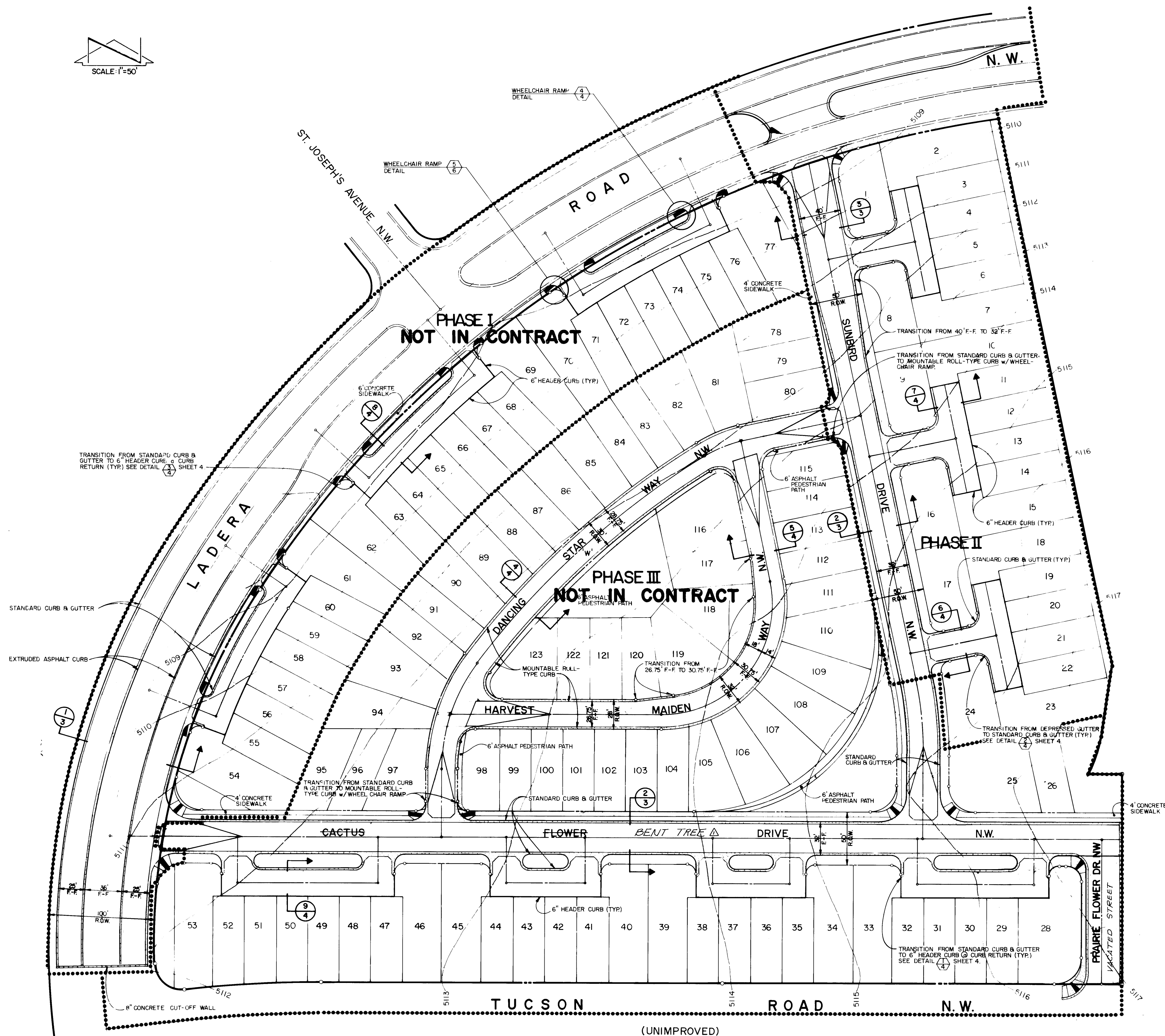
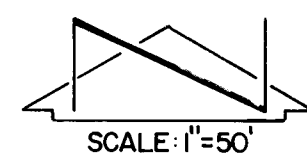
CONTROL BERM AT POINTS
DESIGNATED FOR VEHICULAR
ACCESS B-B



APPROVED FOR
ROUGH GRADING
CITY ENGINEER

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	ad alarid	1/16/12	Liquid Waste		
A.C.E.-Design			Traffic	NA	10/1/12
A.C.E.-Hydrology	Frank	10/1/12	Water		
DRAWING NO.	1884		SHEET	5	OF 13

4881



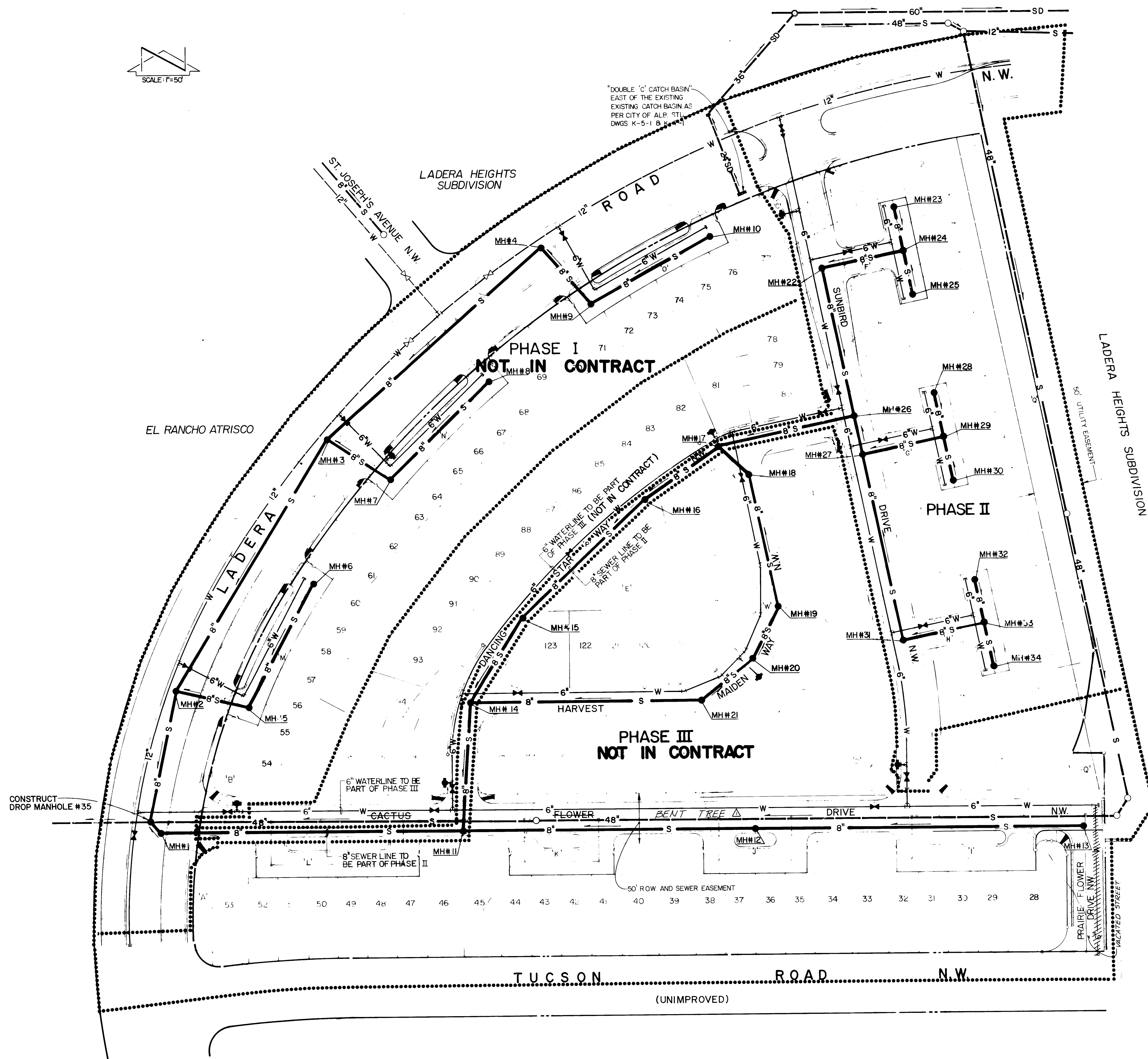
Shannon J. W. 7/20/11
SHW

APPROVED FOR
CONSTRUCTION

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	C. D. Shaffer	10/1/11	Liquid Waste	N/A			
A.C.E. - Design	Shaffer	10/1/11	Traffic	T. W. Kennedy	10/1/11		
A.C.E. - Hydrology	Shaffer	10/1/11	Water	N/A			
DRAWING NO. 1884			SHEET 6 OF 13				

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REMARKS	
CONTRACTOR	NEW CONCEPTS	A 60 PENNY NAIL IN SOUTH SIDE OF POWER POLE NO 984/11.	DATE	NO.	BY	MAP NO. G-11	W.O. NO.	NO.	DATE
WORKED BY	INVESTIGATED	LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE WEST OF STATE ROAD 448. (CITY OF ALBUQUERQUE BW #2 G-11)	DATE						
ACCEPTANCE BY	M. NEPHEW	ELEVATION = 5116.00	DATE						
REVISIONS BY	P. RAMOS		DATE						
DATE	DATE								
MICRO-FILM INFORMATION									
RECORDED BY	NO								



James J. Ward.
7/20/81
91493

APPROVED FOR
CONSTRUCTION

MUNICIPAL DEVELOPMENT DEPARTMENT					
ENGINEERING DIVISION					
BENT TREE SUBDIVISION					
UTILITY SITE PLAN					
DATE	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
	City Engineer	11/16/83	Liquid Waste	Waltz	8-24-83
	County Engineer	10/4/83	Traffic	T. D. Hammarly	10/4/83
	City Hydraulics	10/17/83	Water	Waltz	8-24-83
DRAWING NO.			SHEET OF		
1884			7 13		

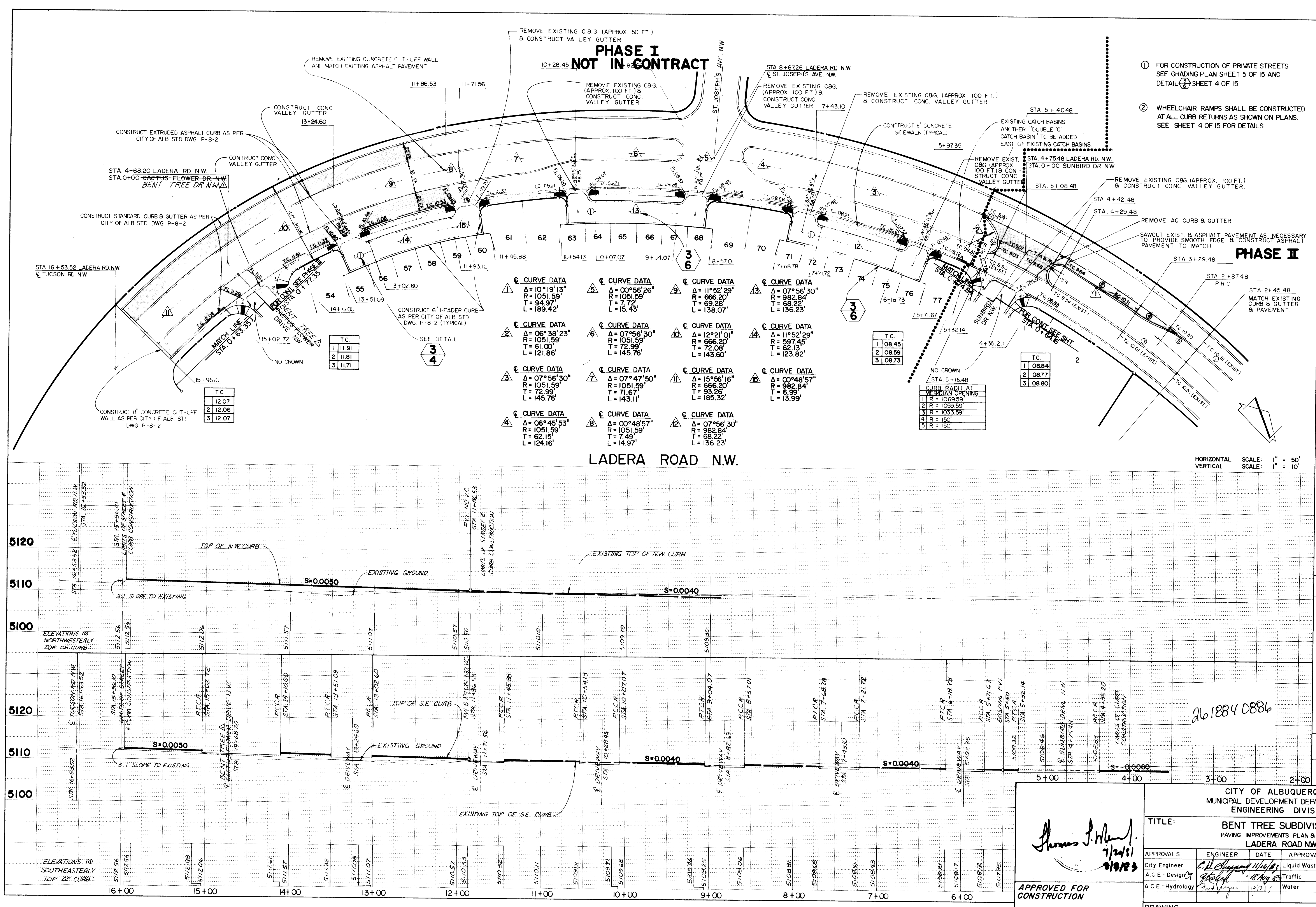
26 1884 0796

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
MAP NO.	DATE	BY	FIELD NOTES	DATE	DATE
MAP NO. G-11	5/19/88	NO	DATE	DATE	DATE
ES. NO.		NO			
REMARKS		A 60 PENNY NAIL IN SOUTH SIDE OF POWER POLE NO. 96A/H1 LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE WEST OF STATE ROAD 44B (CITY OF ALBUQUERQUE BM # 2 G 11) ELEVATION = 5116.00			
NO DATE		DRAWINGS BY DATE CHECKED BY DATE MICRO-FILM INFORMATION RECORDED BY DATE			
PR		NO			



City of Albuquerque
ENGINEERS

4881



**PHASE I
NOT IN CONTRACT**

PHASE II

- ① FOR CONSTRUCTION OF PRIVATE STREETS
SEE GRADING PLAN SHEET 5 OF 15 AND
DETAIL 3 SHEET 4 OF 15
- ② WHEELCHAIR RAMPS SHALL BE CONSTRUCTED
AT ALL CURB RETURNS AS SHOWN ON PLANS.
SEE SHEET 4 OF 15 FOR DETAILS

LADERA ROAD N.W.

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

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION PAVING IMPROVEMENTS PLAN & PROFILE LADERA ROAD N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. J. [Signature]</i>	10/10/13	Liquid Waste	<i>[Signature]</i>	10/10/13
A.C.E. - Design	<i>[Signature]</i>	10/10/13	Traffic	<i>[Signature]</i>	10/10/13
A.C.E. - Hydrology	<i>[Signature]</i>	10/10/13	Water	<i>[Signature]</i>	10/10/13
DRAWING NO. 1884			SHEET 8 OF 13		

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

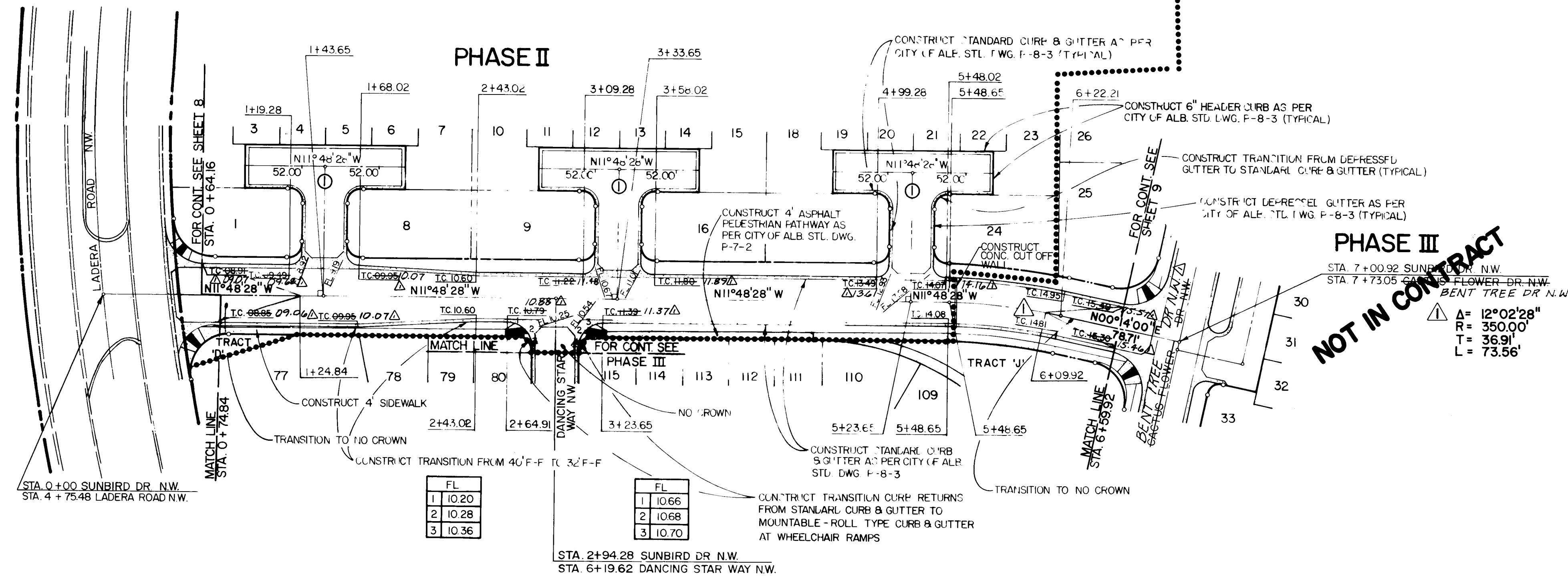
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES	
CONTRACTOR	NEW CONCEPTS	WORKED BY	DATE	FIELD NOTES	NO.	BY	DATE
INSPECTOR'S	DATE	ACCEPTANCE BY	DATE	NO.	BY	DATE	DATE
VERIFICATION BY	DATE	CONTRACTOR'S	DATE	NO.	BY	DATE	DATE
CHECKED BY	DATE	RECORDED BY	DATE	NO.	BY	DATE	DATE
MICRO-FILM INFORMATION		NO.		NO.		NO.	

MAP NO. G-11
EST. NO. W.O. NO.
5/19/86 Revised from As-Built drawings
NO. DATE REMARKS BY

4881

SEE DETAIL 2

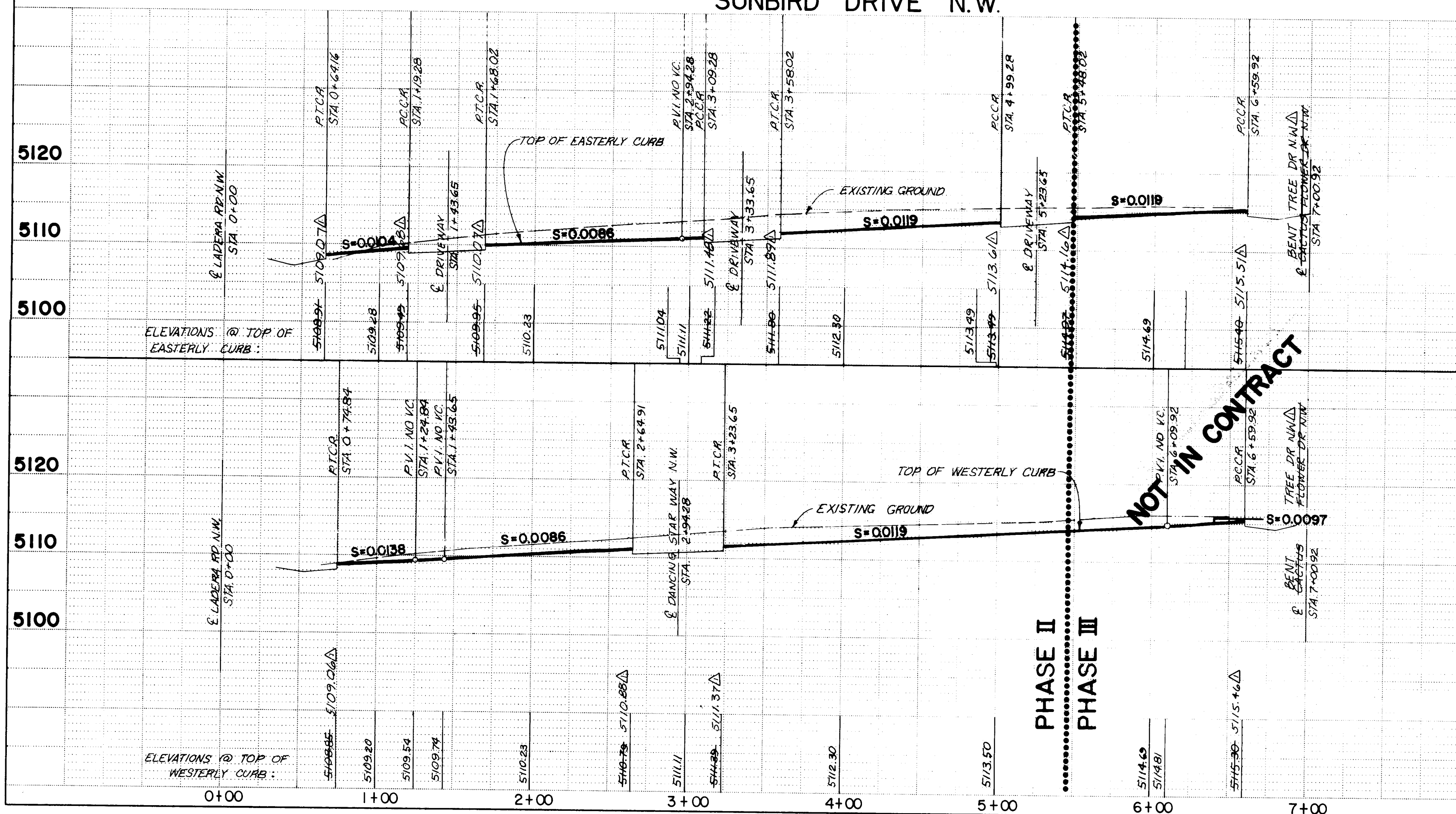
- ① FOR CONSTRUCTION OF PRIVATE STREETS SEE GRADING PLAN SHEET 5 OF 15 AND DETAIL 2
- ② CONSTRUCT WHEELCHAIR RAMPS AT CURB RETURNS AS SHOWN ON PLANS SEE SHEET 4 OF 15 FOR DETAILS



NOT IN CONTRACT

SUNBIRD DRIVE N.W.

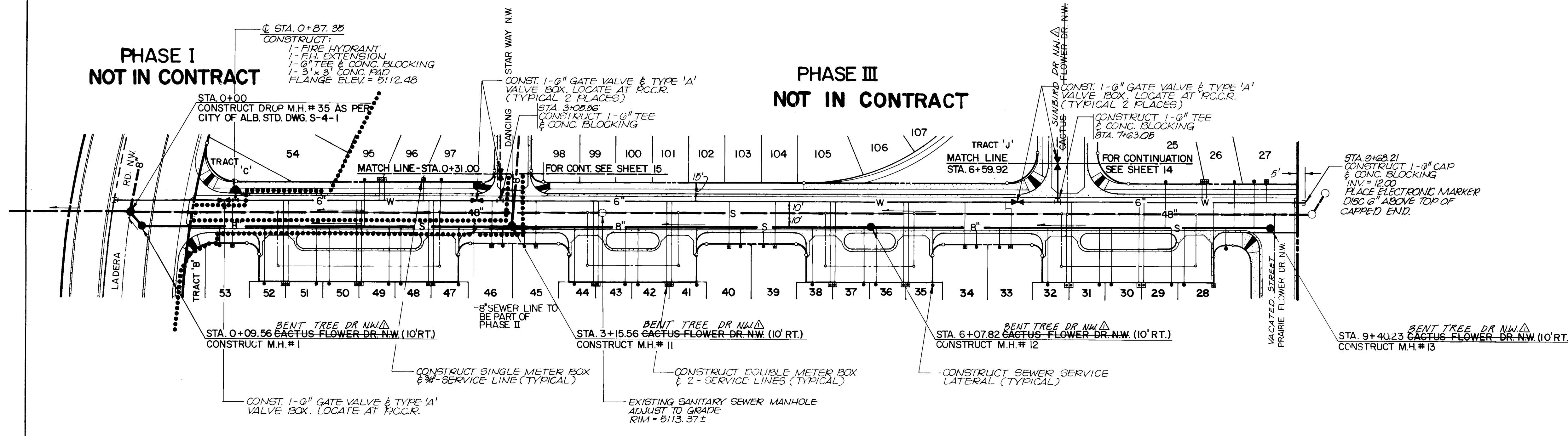
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



NOT IN CONTRACT

26 1884 0986

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION PAVING IMPROVEMENTS PLAN & PROFILE SUNBIRD DRIVE N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/24/11	Liquid Waste	<i>[Signature]</i>	10/1/12
A.C.E. - Design	<i>[Signature]</i>	10/1/12	Traffic	<i>[Signature]</i>	10/1/12
A.C.E. - Hydrology	<i>[Signature]</i>	10/1/12	Water	<i>[Signature]</i>	10/1/12
DRAWING NO. 1884			SHEET 9 OF 13		

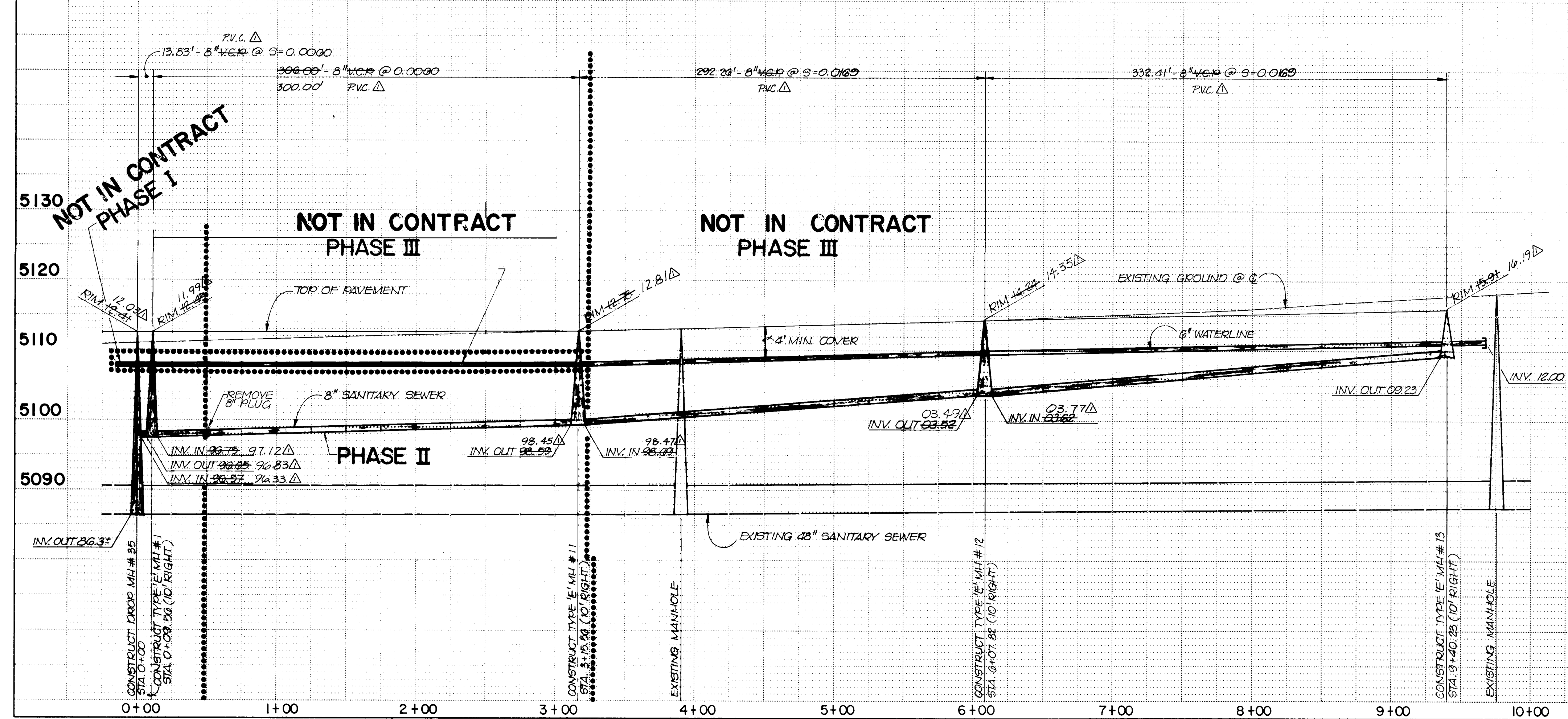


SEWER SERVICE LATERAL INFORMATION			
Lot	Station	Invert	Corrected Station
25	8+56.43	110.4	8+46.59
26	9+08.01	110.7	9+02.89
28	9+34.59	110.5	8+57.59
29	9+14.59	111.2	8+67.59
30	8+67.59	111.0	8+07.59
31	8+57.59	110.9	7+97.59
32	8+07.59	110.6	7+51.59
33	7+51.59	110.5	7+15.52
34	7+51.85	110.3	6+95.52
35	7+15.52	109.2	6+59.19
36	6+95.52	109.1	6+17.19
37	6+59.19	109.7	6+07.19
38	6+17.19	109.4	5+56.45
39	6+07.19	109.3	5+20.12
40	5+56.45	107.9	5+00.12
41	5+20.12	105.9	4+16.79
42	5+00.12	105.4	4+06.79
43	4+06.79	105.2	3+24.72
44	4+16.79	103.8	3+04.72
45	4+06.79	103.5	2+68.39
46	3+61.05	102.2	2+21.39
47	3+24.72	100.2	2+01.39
48	3+04.72	99.8	1+51.39
49	2+68.39	100.5	1+05.65
50	2+21.39	100.2	0+63.35
51	2+01.39	100.1	
52	1+51.39	99.8	
53	1+05.65	99.8	
54	0+63.35	99.5	
55	0+63.35	98.4	
95	1+98.77	99.6	
96	2+18.77	99.7	
97	2+50.91	99.9	
27	2+50.91	99.9	

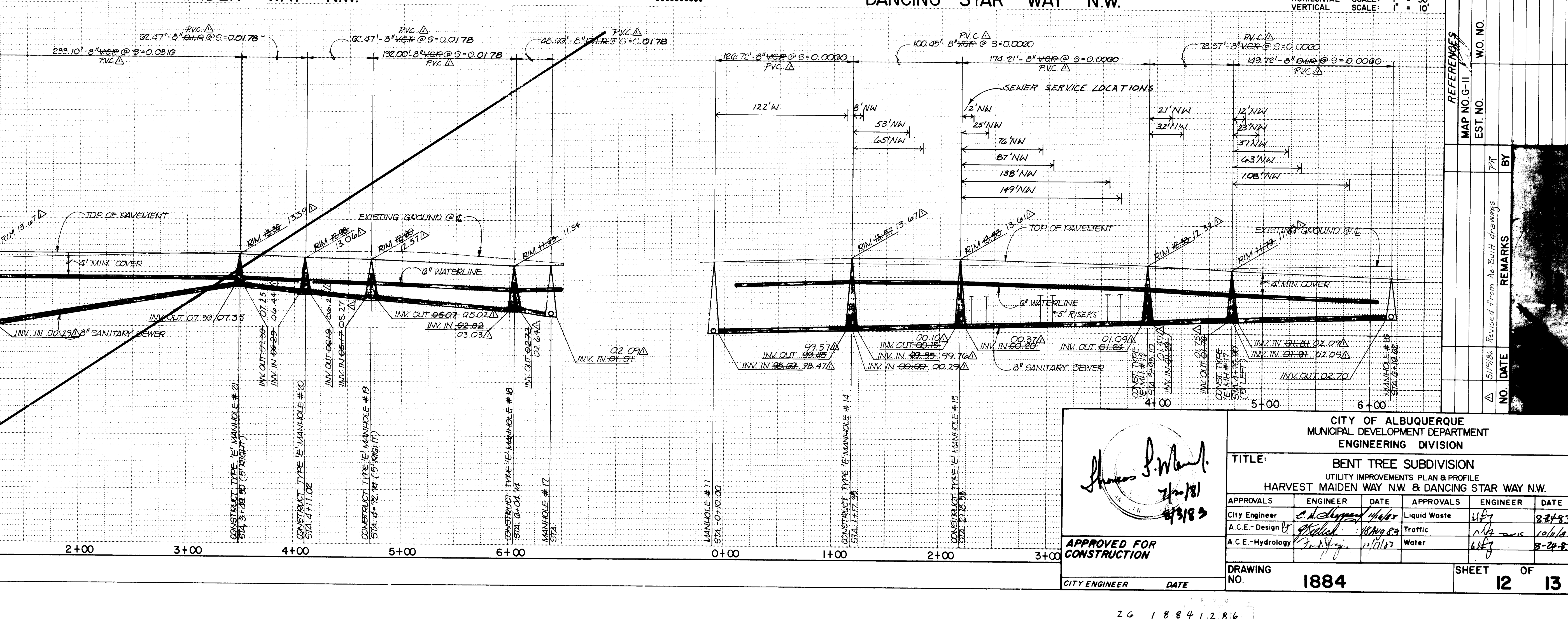
Note: R is 5' floor
NO CORRECTED INVERT ELEVATIONS
FOR CORRECTED
STATION

CACTUS FLOWER DRIVE N.W. BENT TREE DRIVE N.W.

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



CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION UTILITY IMPROVEMENTS PLAN & PROFILE CACTUS FLOWER DRIVE N.W. BENT TREE DRIVE N.W.					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	C. J. [Signature]	10/1/83	Liquid Waste	W. J. [Signature]	2-21-83
A.C.E. - Design	G. [Signature]	10/1/83	Traffic	N. [Signature]	10/1/83
A.C.E. - Hydrology	[Signature]	10/1/83	Water	W. J. [Signature]	2-21-83
DRAWING NO. 1884			SHEET 11 OF 13		

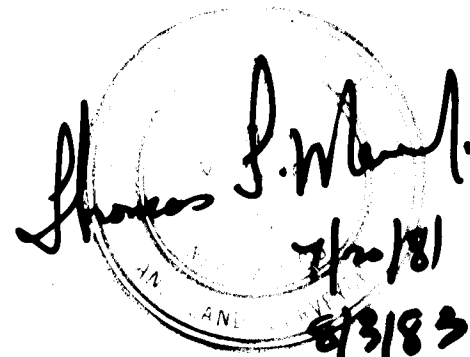


4+00

5+00

6+00

7+00



Sharon J. Ward
1/18/18
8/3/18

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:

BENT TREE SUBDIVISION

UTILITY IMPROVEMENTS PLAN & PROFILE

HARVEST MAIDEN WAY N.W. & DANCING STAR WAY N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. M. [Signature]</i>	4/6/18	Liquid Waste	<i>[Signature]</i>	8-3-18
A.C.E. - Design	<i>[Signature]</i>	1/11/18	Traffic	<i>[Signature]</i>	10/6/18
A.C.E. - Hydrology	<i>[Signature]</i>	1/11/18	Water	<i>[Signature]</i>	8-24-18

DRAWING NO.

1884

SHEET OF

12

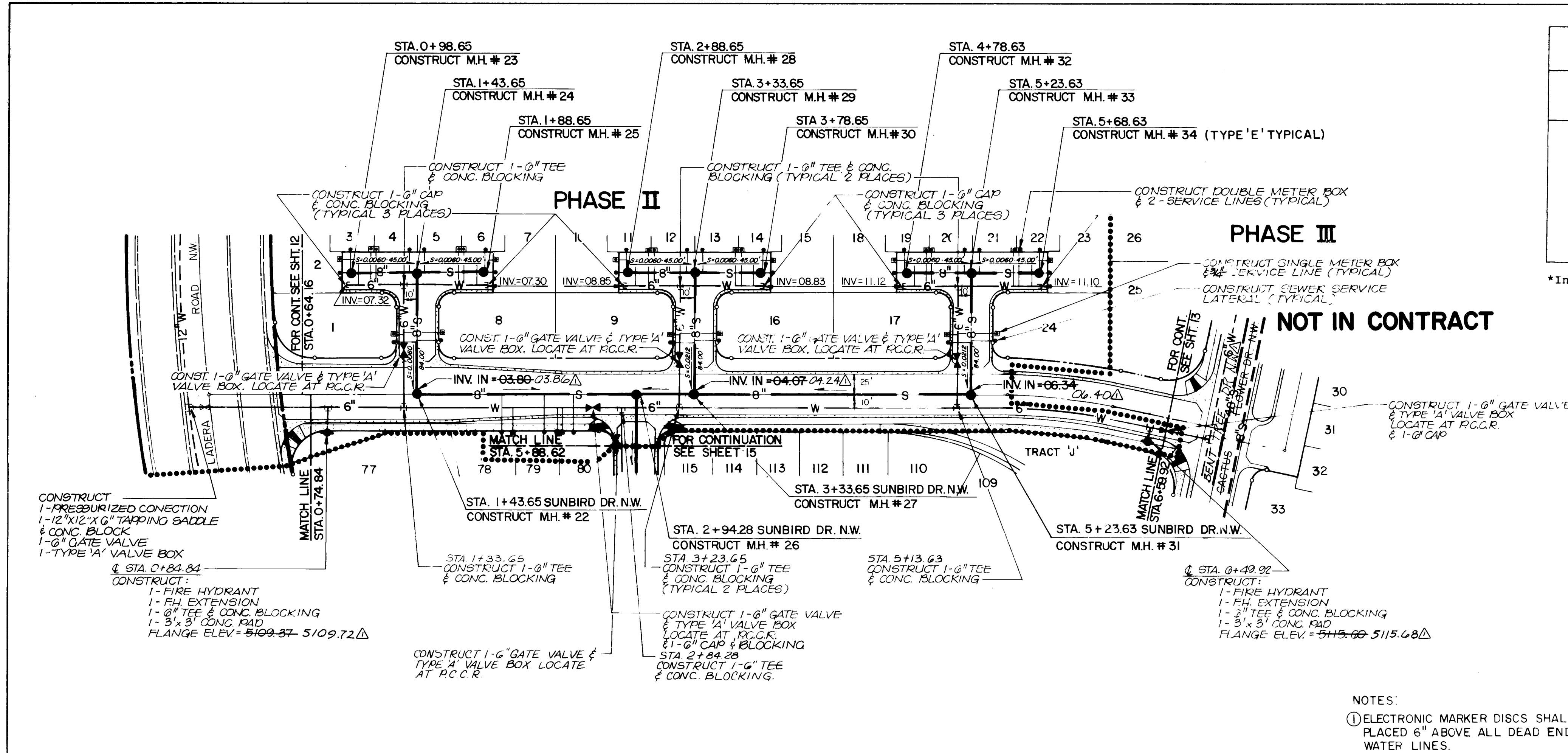
13

APPROVED FOR CONSTRUCTION

CITY ENGINEER

DATE

26 18841286

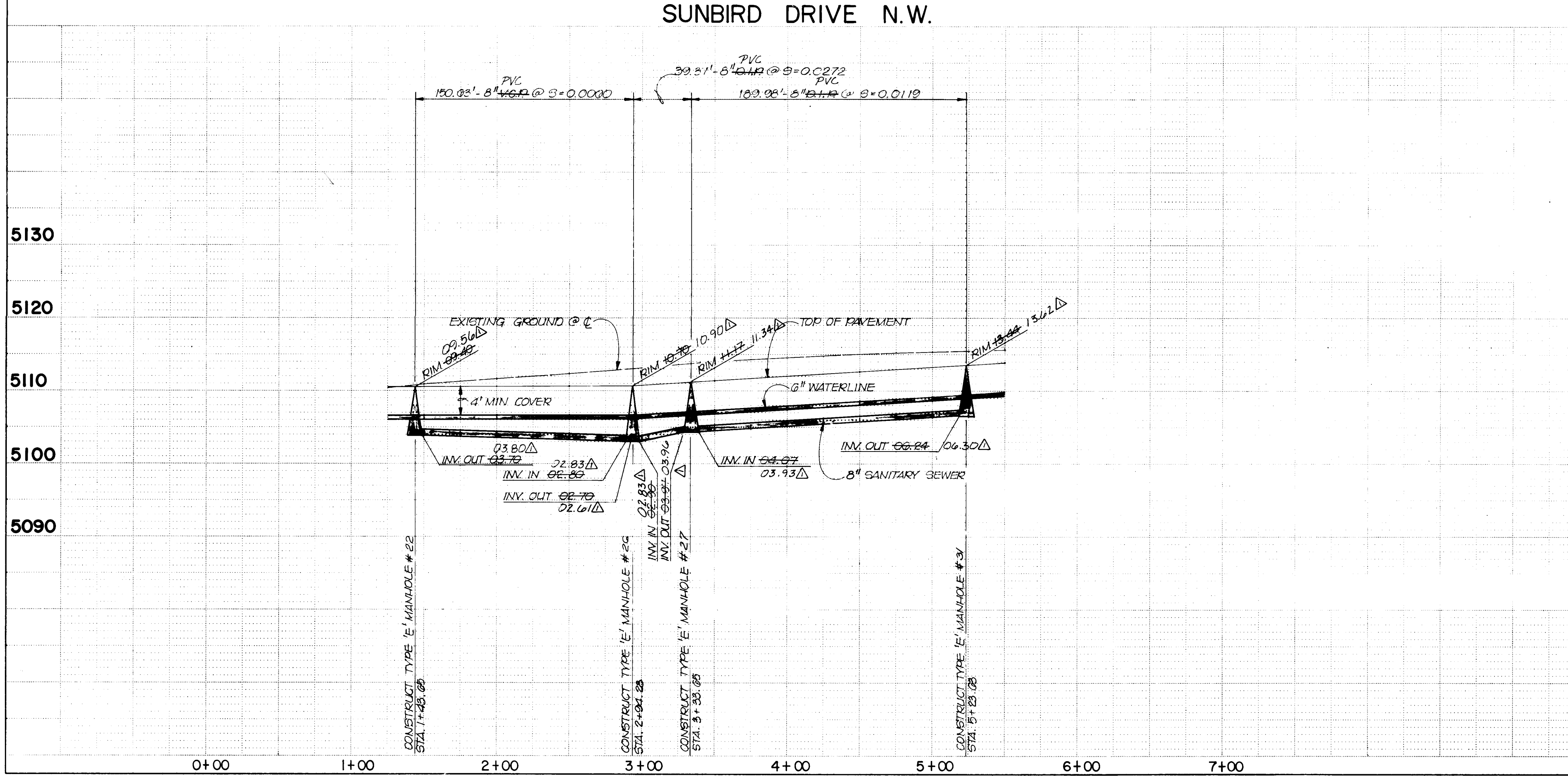


PRIVATE STREET MANHOLE INFORMATION				
MH#	Station	Rim Elevation	Invert In	Invert Out
23	0+98.65	11.31/1.50	-	04.67
24	1+43.65	11.31/1.51	04.40*04.5	04.30
25	1+88.65	11.31/1.50	-	04.67
28	2+88.65	12.95/3.07	-	06.22
29	3+33.65	12.95/3.06	05.95*06.12	05.85
30	3+78.65	12.95/3.09	-	06.22
32	4+78.63	15.22/5.37	-	08.49
33	5+23.63	15.22/5.30	08.22*08.25	08.22
34	5+68.63	15.22/5.36	-	08.49

*Incoming inverts on east and west sides of manhole at same elevation.

SEWER SERVICE LATERAL INFORMATION		
Lot	Station	Invert
1	SEE PLAN	105.3
2	SEE PLAN	105.8
3	SEE PLAN	106.0
4	SEE PLAN	105.7
5	SEE PLAN	105.7
6	SEE PLAN	106.0
7	SEE PLAN	105.8
8	SEE PLAN	105.3
9	SEE PLAN	106.8
10	SEE PLAN	107.4
11	SEE PLAN	107.5
12	SEE PLAN	107.2
13	SEE PLAN	107.2
14	SEE PLAN	107.5
15	SEE PLAN	107.4
16	SEE PLAN	106.8
17	SEE PLAN	109.1
18	SEE PLAN	109.7
19	SEE PLAN	109.8
20	SEE PLAN	109.5
21	SEE PLAN	109.5
22	SEE PLAN	109.8
23	SEE PLAN	109.7
24	SEE PLAN	109.1
80	2+02.28	104.8
81	2+32.28	104.7
82	2+52.28	104.5

NOTES:
① ELECTRONIC MARKER DISCS SHALL BE PLACED 6" ABOVE ALL DEAD END WATER LINES.



SEWER SERVICE LOCATIONS:
MANHOLE 31 TO MANHOLE 33
31' NORTH
39' SOUTH
MANHOLE 33 TO MANHOLE 32
9' EAST
MANHOLE 32
2 SERVICE CONNECTIONS N & E
MANHOLE 33 TO MANHOLE 34
5' EAST
MANHOLE 34
2 SERVICE CONNECTIONS S & E
MANHOLE 22 TO 24
34' NORTH
38' SOUTH
MANHOLE 24 TO MANHOLE 23
6' EAST
MANHOLE 23
2 SERVICE CONNECTIONS N & E
MANHOLE 24 TO MANHOLE 25
6' EAST
MANHOLE 25
2 SERVICE CONNECTIONS E & S
MANHOLE 27 TO MANHOLE 29
33' NORTH
36' SOUTH
MANHOLE 29 TO MANHOLE 28
8' EAST
MANHOLE 28
2 SERVICE CONNECTIONS N & E

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

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES	
CONTRACTOR/NEW CONCEPTS	NO. 96A/11	A 60 PENNY NAIL IN SOUTH SIDE OF POWER POLE	DATE	FIELD NOTES	NO.	MAP NO. G-11	W.O. NO.
WORK STARTED BY	DATE	LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE WEST OF STATE ROAD 448, CITY OF ALBUQUERQUE, NM #26-11	DATE	BY	NO.	EST. NO.	BY
FIELD ACCEPTANCE BY M. NEHEM	DATE	ELEVATION = 5116.00	DATE	NO.	NO.	REMARKS	REMARKS
DATE 1/17/83	DATE		DATE	NO.	NO.		
CORRECTED BY TK	DATE		DATE	NO.	NO.		
MICRO-FILM INFORMATION	DATE		DATE	NO.	NO.		
RECORDED BY	NO.		DATE	NO.	NO.		

Shannon J. M...
1/17/83

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION				
TITLE: BENT TREE SUBDIVISION UTILITY IMPROVEMENTS PLAN & PROFILE SUNBIRD DRIVE N.W.				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
City Engineer	1/17/83	1/17/83	Liquid Waste	1/17/83
A.C.E. - Design	1/17/83	1/17/83	Traffic	1/17/83
A.C.E. - Hydrology	1/17/83	1/17/83	Water	1/17/83
DRAWING NO.	1884	SHEET	13	OF 13