

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 III

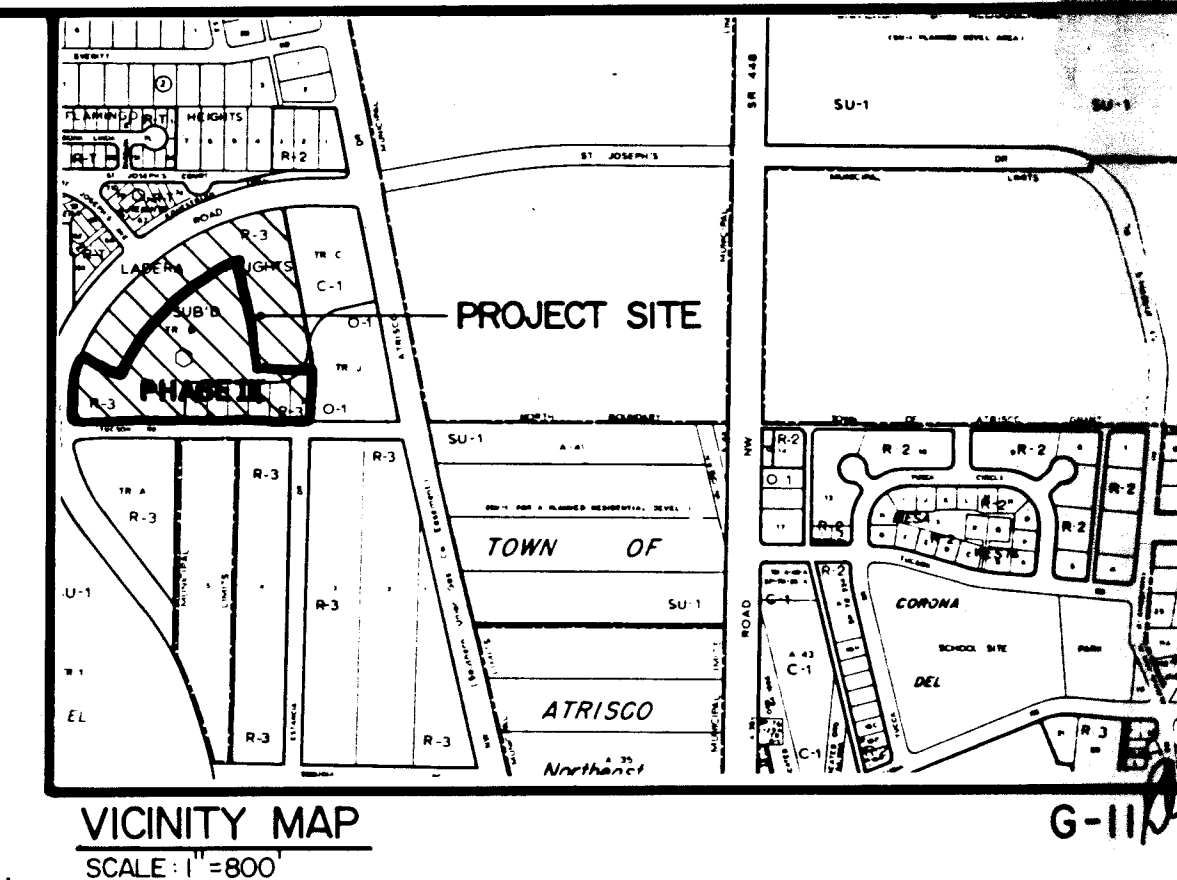
CONSTRUCTION PLANS
FOR THE
DEVELOPMENT OF
BENT TREE
ALBUQUERQUE, NEW MEXICO
JULY, 1983

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	CACTUS FLOWER, NW BENT TREE DRIVE N.W.Δ
9	SUNBIRD DRIVE, NW
10	HARVEST MAIDEN WAY, NW & DANCING STAR WAY, NW
	UTILITY IMPROVEMENTS PLAN & PROFILE
11	CACTUS FLOWER DRIVE, NW BENT TREE DRIVE N.W.Δ
12	HARVEST MAIDEN WAY, NW

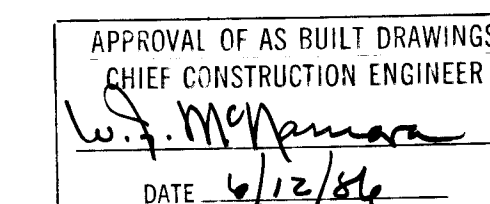
Note: There are three phases of construction for Bent Tree Subdivision

Phase	Project No.
I	1214
II	1884
III	1885



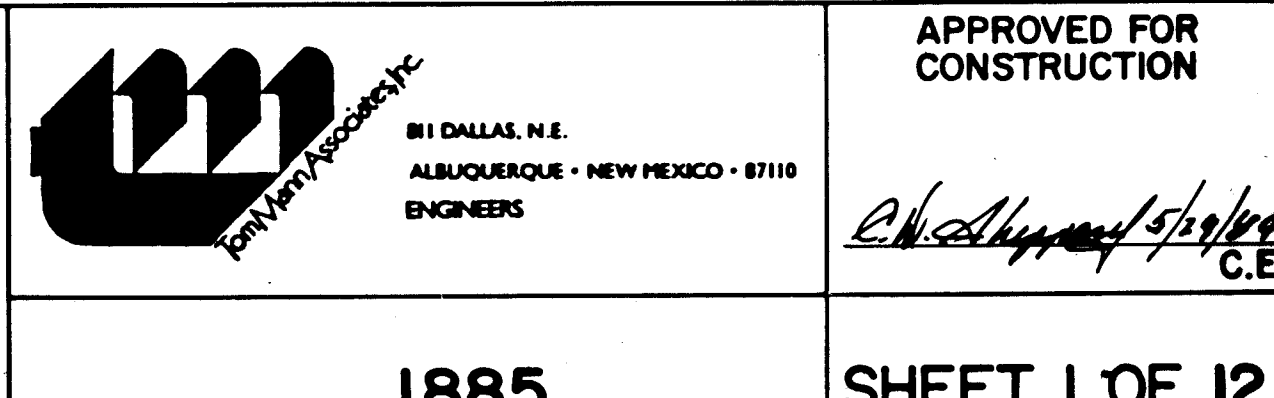
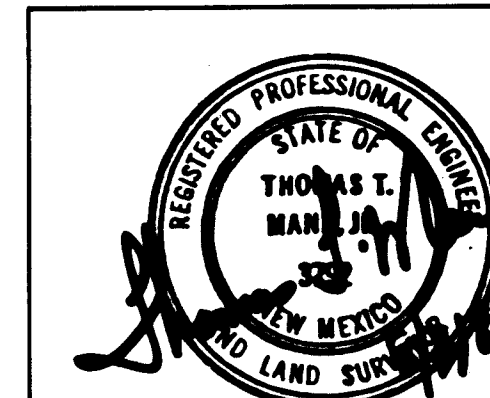
GENERAL NOTES:

- 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.



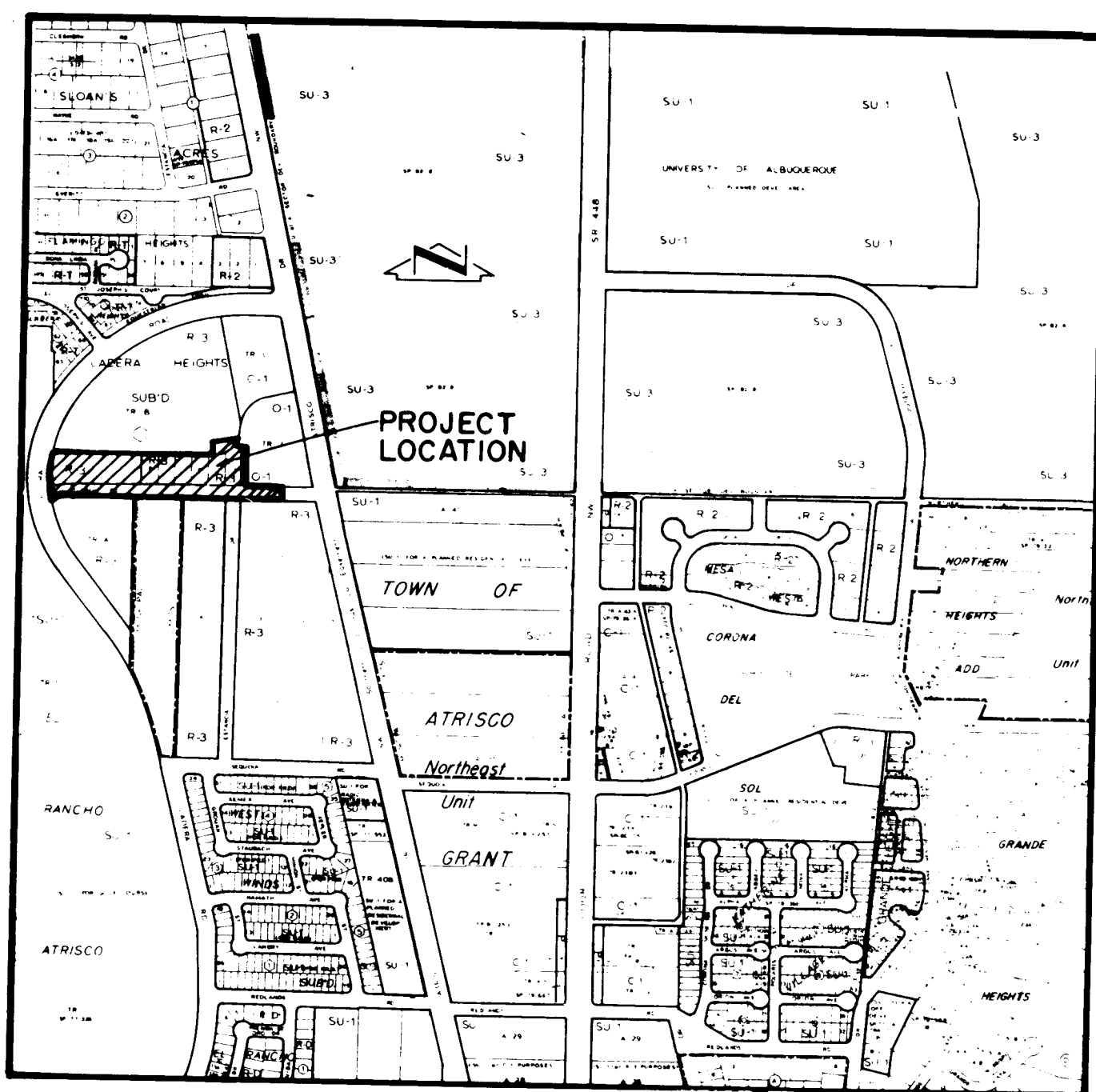
1 2 3 4 5 6 7 8 9 10 11 12
2 6 1 8 8 5 0 1 8 6

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE



1885

SHEET 1 OF 12



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 270 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 Ladera 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 722.41 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 Δ = 01°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 R = 100.00 feet, T = 19.25 feet, and L = 38.03 feet; thence S 89°46'57" E a distance of 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 295.28 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 Δ = 07°15'11", R = 61.43 feet, and L = 122.70 feet; thence along the arc of a curve to the left with Δ = 95°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 Δ = 22°01'13", R = 616.20 feet, T = 119.89 feet, and L = 23.82 feet to the point of beginning and containing 4.5034 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.

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this day of July, 1984.

NOTARY PUBLIC

UTILITY APPROVALS

Public Service Company of New Mexico
Date 9/25/84
Paula J. Miller
Gas Company of New Mexico
Date 12-19-84

A PLAT OF
LOTS 25A THRU 53A
AND
TRACTS A, I, J, K, L & 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 & 270
OF
BENT TREE SUBDIVISION
AND
TRACT C OF WELLINGTON WEST
SEPTEMBER 1984

APPROVALS

Chief City Surveyor, Engineering Division
Traffic Engineer, City of Albuquerque, NM
Planning Director, City of Albuquerque, NM
City Engineer, City of Albuquerque, NM
Property Manager, City of Albuquerque, NM
Water Resources, City of Albuquerque, NM
Parks and Recreation, City of Albuquerque, NM

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 me or under my supervision, and meets the minimum requirements of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this day of December, 1984.

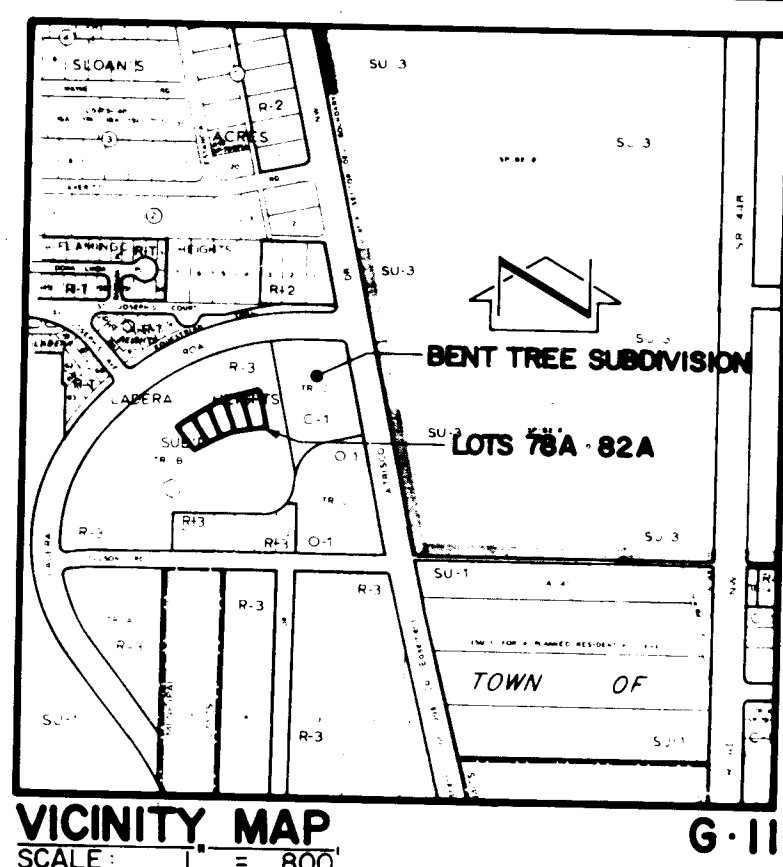
NOTARY PUBLIC

DRB-94-315

JOB No. 00776

SHEET 1 OF 2

SP 07-11-0754



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 77 which is also common with Lot 77; thence S 11°48'28" E along the west right-of-way of Sunbird Drive N.M. a distance of 101.45 feet; thence along the arc of a curve to the right with Δ = 90°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 Δ = 19°51'44", R = 122.87 feet, and L = 42.59 feet; thence along the arc of a curve to the left with Δ = 00°59'41", R = 806.59 feet, and L = 14.00 feet; thence N 34°47'46" W a distance of 81.93 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.

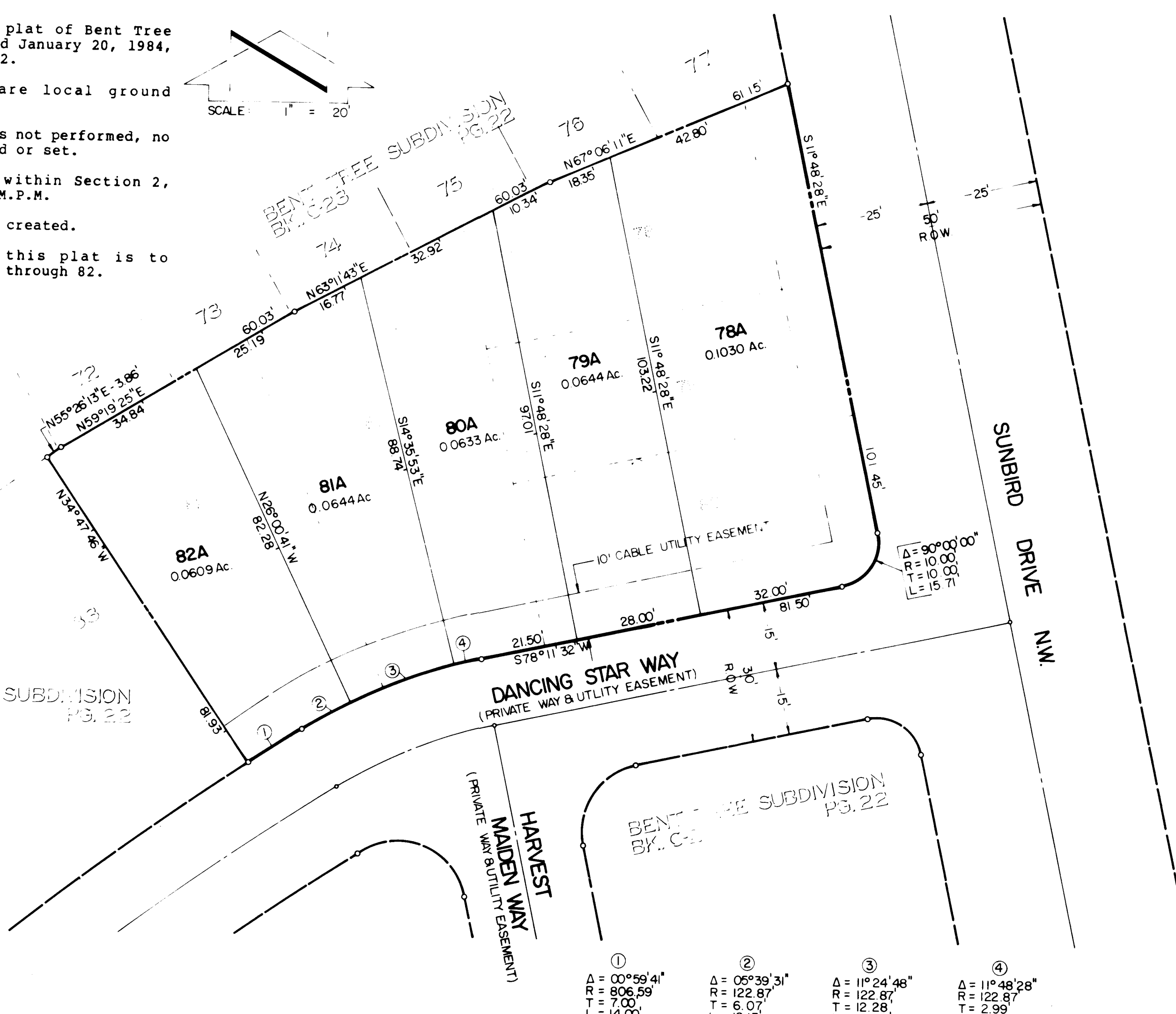
NOTES

- 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.

1885
SHEET 2A OF 12



BEUTELMAN, PAUL - ALBUQUERQUE, NEW MEXICO
ENGINEERS



① Δ = 00°55'44" R = 806.59 T = 7.00 L = 14.00
② Δ = 00°59'33" R = 122.87 T = 6.07 L = 15.71
③ Δ = 19°24'48" R = 122.87 T = 2.28 L = 5.98
④ Δ = 11°48'28" R = 10.00 T = 15.71 L = 10.00

DRB-84-512

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.

7/1/84

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this day of July, 1984.

NOTARY PUBLIC

APPROVALS

Traffic Engineer, City of Albuquerque, N.M.
Planning Director, City of Albuquerque, N.M.
City Engineer, City of Albuquerque, N.M.
Property Manager, City of Albuquerque, N.M.
Water Resources, City of Albuquerque, N.M.
Parks and Recreation, City of Albuquerque, N.M.
Chief City Surveyor, Engineering Division

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.S. No. 3792

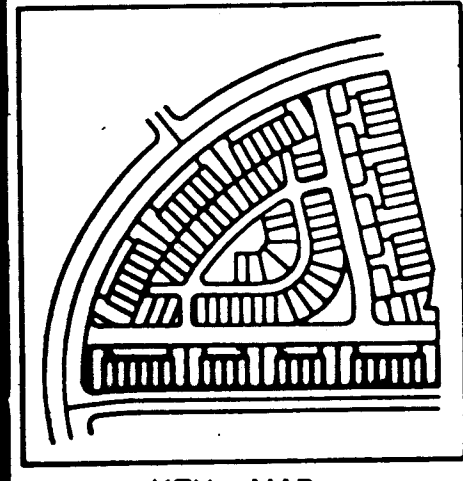
ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this day of July, 1984.

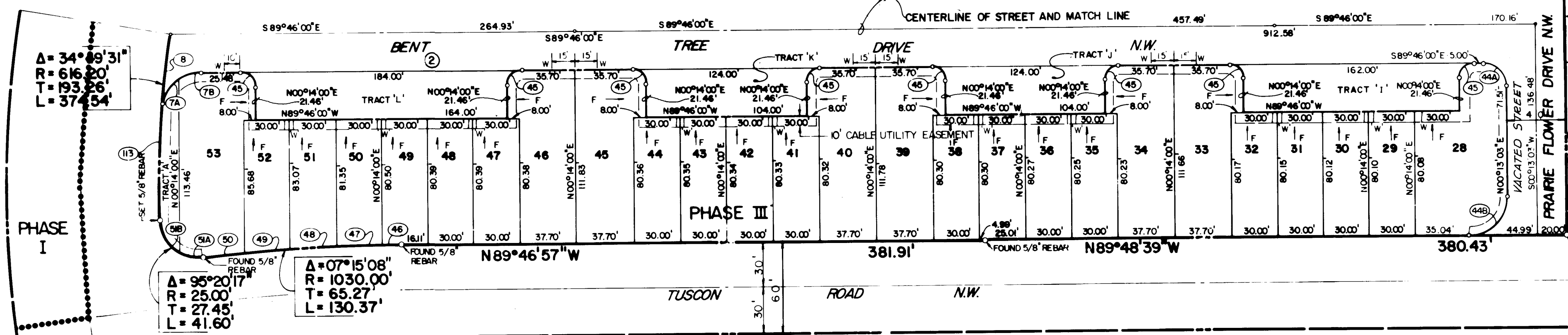
NOTARY PUBLIC

TALOG-40-SP-04-09-445 SP NO 01-05-22



NOTE: THIS PLAT HAS BEEN
CORRECTED IN JULY, 1984
TO ADD TWO (2) FEET TO THE
LOT DEPTH OF LOTS 116
THRU 125.

CORRECTED
AMENDED REPLAT OF
BENT TREE
A SUBDIVISION WITHIN
SECTIONS 2 & 3, TOWNSHIP 10 NORTH, RANGE 2 EAST
ALBUQUERQUE, NEW MEXICO
JULY, 1981 JANUARY, 1984
SHEET 2 OF 3 JULY, 1984



NOTE: THE 6" OF CACTUS FLOWER DRIVE COINCIDES WITH THE 6"
OF 7.5' WIDE SEWER EASEMENT. THE SEWER EASEMENT
IS REPLACED BY A DEDICATED STREET ROW BY THIS PLAT.

TRACT 'A'
LADERA HEIGHTS SUBDIVISION
DB-155

TOWN OF ATISCO GRANT
000-17

NOTE: BEARING BASE FOR THIS PLAT IS LADERA HEIGHTS
SUBDIVISION (RECORDED JUNE 30, 1978) TO GO TO
STATE PLANE SYSTEM ROTATE LOCAL BEARINGS TO 000°14'
CLOCKWISE.

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-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.
3. All 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 10' of the lots indicated on the plat shall be designated as cable utility easement (electric, telephone, cable T.V.).
5. Meter meter easements are designated as "M" (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, except for perpendicular crossings or 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.
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
1	12°02'28"	345.00	36.91	73.54	40	90°00'00"	10.00	10.00	15.71	81	91°25'51"	10.00	10.26	15.99
2	12°15'00"	345.00	36.91	73.54	41	01°14'13"	1000.19	10.08	21.72	82	07°27'30"	800.59	7.00	9.00
3	18°56'32"	345.00	27.87	55.23	42	90°00'00"	10.00	10.00	15.71	83	00°59'54"	800.59	7.00	14.00
4	27°13'00"	345.00	27.87	55.23	43	01°14'13"	1000.19	10.08	21.72	84	07°27'30"	800.59	15.00	30.01
5	18°56'32"	345.00	27.87	55.23	44	10°15'10"	375.00	33.31	70.41	85	07°27'30"	800.59	15.00	30.01
6	12°02'28"	345.00	36.91	73.54	45	01°14'13"	1000.19	10.08	21.72	86	07°27'30"	800.59	15.00	30.01
7	12°02'28"	345.00	36.91	73.54	46	01°14'13"	1000.19	10.08	21.72	87	07°27'30"	800.59	15.00	30.01
8	12°02'28"	345.00	36.91	73.54	47	01°14'13"	1000.19	10.08	21.72	88	07°27'30"	800.59	15.00	30.01
9	12°02'28"	345.00	36.91	73.54	48	01°14'13"	1000.19	10.08	21.72	89	07°27'30"	800.59	15.00	30.01
10	12°02'28"	345.00	36.91	73.54	49	01°14'13"	1000.19	10.08	21.72	90	07°27'30"	800.59	15.00	30.01
11	12°02'28"	345.00	36.91	73.54	50	01°14'13"	1000.19	10.08	21.72	91	07°27'30"	800.59	15.00	30.01
12	12°02'28"	345.00	36.91	73.54	51	01°14'13"	1000.19	10.08	21.72	92	07°27'30"	800.59	15.00	30.01
13	12°02'28"	345.00	36.91	73.54	52	01°14'13"	1000.19	10.08	21.72	93	07°27'30"	800.59	15.00	30.01
14	12°02'28"	345.00	36.91	73.54	53	01°14'13"	1000.19	10.08	21.72	94	07°27'30"	800.59	15.00	30.01
15	12°02'28"	345.00	36.91	73.54	54	01°14'13"	1000.19	10.08	21.72	95	07°27'30"	800.59	15.00	30.01
16	12°02'28"	345.00	36.91	73.54	55	01°14'13"	1000.19	10.08	21.72	96	07°27'30"	800.59	15.00	30.01
17	12°02'28"	345.00	36.91	73.54	56	01°14'13"	1000.19	10.08	21.72	97	07°27'30"	800.59	15.00	30.01
18	12°02'28"	345.00	36.91	73.54	57	01°14'13"	1000.19	10.08	21.72	98	07°27'30"	800.59	15.00	30.01
19	12°02'28"	345.00	36.91	73.54	58	01°14'13"	1000.19	10.08	21.72	99	07°27'30"	800.59	15.00	30.01
20	12°02'28"	345.00	36.91	73.54	59	01°14'13"	1000.19	10.08	21.72	100	07°27'30"	800.59	15.00	30.01
21	12°02'28"	345.00	36.91	73.54	60	01°14'13"	1000.19	10.08	21.72	101	07°27'30"	800.59	15.00	30.01
22	12°02'28"	345.00	36.91	73.54	61	01°14'13"	1000.19	10.08	21.72	102	07°27'30"	800.59	15.00	30.01
23	12°02'28"	345.00	36.91	73.54	62	01°14'13"	1000.19	10.08	21.72	103	07°27'30"	800.59	15.00	30.01
24	12°02'28"	345.00	36.91	73.54	63	01°14'13"	1000.19	10.08	21.72	104	07°27'30"	800.59	15.00	30.01
25	12°02'28"	345.00	36.91	73.54	64	01°14'13"	1000.19	10.08	21.72	105	07°27'30"	800.59	15.00	30.01
26	12°02'28"	345.00	36.91	73.54	65	01°14'13"	1000.19	10.08	21.72	106	07°27'30"	800.59	15.00	30.01
27	12°02'28"	345.00	36.91	73.54	66	01°14'13"	1000.19	10.08	21.72	107	07°27'30"	800.59	15.00	30.01
28	12°02'28"	345.00	36.91	73.54	67	01°14'13"	1000.19	10.08	21.72	108	07°27'30"	800.59	15.00	30.01
29	12°02'28"	345.00	36.91	73.54	68	01°14'13"	1000.19	10.08	21.72	109	07°27'30"	800.59	15.00	30.01
30	12°02'28"	345.00	36.91	73.54	69	01°14'13"	1000.19	10.08	21.72	110	07°27'30"	800.59	15.00	30.01
31	12°02'28"	345.00	36.91	73.54	70	01°14'13"	1000.19	10.08	21.72	111	07°27'30"	800.59	15.00	30.01
32	12°02'28"	345.00	36.91	73.54	71	01°14'13"	1000.19	10.08	21.72	112	07°27'30"	800.59	15.00	30.01
33	12°02'28"	345.00	36.91	73.54	72	01°14'13"	1000.19	10.08	21.72	113	07°27'30"	800.59	15.00	30.01
34	12°02'28"	345.00	36.91	73.54	73	01°14'13"	1000.19	10.08	21.72	114	07°27'30"	800.59	15.00	30.01
35	12°02'28"	345.00	36.91	73.54	74	01°14'13"	1000.19	10.08	21.72	115	07°27'30"	800.59	15.00	30.01
36	12°02'28"	345.00	36.91	73.54	75	01°14'13"	1000.19	10.08	21.72	116	07°27'30"	800.59	15.00	30.01
37	12°02'28"	345.00	36.91	73.54	76	01°14'13"	1000.19	10.08	21.72	117	07°27'30"	800.59	15.00	30.01
38	12°02'28"	345.00	36.91	73.54	77	01°14'13"	1000.19	10.08	21.72	118	07°27'30"	800.59	15.00	30.01
39	12°02'28"	345.00	36.91	73.54	78	01°14'13"	1000.19	10.08	21.72	119	07°27'30"	800.59	15.00	30.01
40	12°02'28"	345.00	36.91	73.54	79	01°14'13"	1000.19	10.08	21.72	120	07°27'30"	800.59	15.00	30.01
41	12°02'28"	345.00	36.91	73.54	80	01°14'13"	1000.19	10.08	21.72	121	07°27'30"	800.59	15.00	30.01
42	12°02'28"	345.00	36.91	73.54	81	01°14'13"	1000.19	10.08	21.72	122	07°27'30"	800.59	15.00	30.01
43	12°02'28"	345.00	36.91	73.54	82	01°14'13"	1000.19	10.08	21.72	123	07°27'30"	800.59	15.00	30.01
44	12°02'28"	345.00	36.91	73.54	83	01°14'13"	1000.19	10.08	21.72	124	07°27'30"	800.59	15.00	30.01
45	12°02'28"	345.00	36.91	73.54	84	01°14'13"	1000.19	10.08	21.72	125	07°27'30"	800.59	15.00	30.01
46	12°02'28"	345.00	36.91	73.54	85	01°14'13"	1000.19	10.08	21.72	126	07°27'30"	800.59	15.00	30.01
47	12°02'28"	345.00	36.91	73.54	86	01°14'13"	1000.19	10.08	21.72	127	07°27'30"	800.59	15.00	30.01
48	12°02'28"	345.00	36.91	73.54	87	01°14'13"	1000.19	10.08	21.72	128	07°27'30"	800.59	15.00	30.01
49	12°02'28"	345.00	36.91	73.54	88	01°14'13"	1000.19	10.08	21.72	129	07°27'30"	800.59	15.00	30.01
50	12°02'28"	345.00	36.91	73.54	89	01°14'13"	1000.19	10.08	21.72	130	07°27'30"	800.59	15.00	30.01
51	12°02'28"	345.00	36.91	73.54	90	01°14'13"	1000.19	10.08	21.72	131	07°27'30"	800.59	15.00	30.01
52	12°02'28"	345.00	36.91	73.54	91	01°14'13"	1000.19	10.08	21.72	132	07°27'30"	800.59	15.00	30.01
53	12°02'28"	345.00	36.91	73.54	92	01°14'13"	1000.19	10.08	21.72	133	07°27'30"	800.59	15.00	30.01
54	12°02'28"	345.00	36.91	73.54	93	01°14'13"	1000.19	10.08	21.72	134	07°27'30"	800.59	15.00	30.01
55	12°02'28"	345.00	36.91	73.54	94	01°14'13"	1000.19	10.08	21.72	135	07°27'30"	800.59	15.00	30.01
56	12°02'28"	345.00	36.91	73.54	95	01°14'13"	1000.19	10.08	21.72	136	07°27'30"	800.59	15.00	30.01
57	12°02'28"	345.00	36.91	73.54	96	01°14'13"	1000.19	10.08	21.72	137	07°27'30"	800.59	15.00	30.01
58	12°02'28"	345.00	36.91	73.54	97	01°14'13"	1000.19	10.08	21.72	138	07°27'30"	800.59	15.00	30.01
59	12°02'28"	345.00	36.91	73.54	98	01°14'13"	1000.19	10.08	21.72	139	07°27'30"	800.59	15.00	30.01
60	12°02'28"	345.00	36.91	73.54	99	01°14'13"	1000.19	10.08	21.72	140	07°27'30"	800.59	15.00	30.01
61	12°02'28"	345.00	36.91	73.54	100	01°14'13"	1000.19	10.08	21.72	141	07°27'30"	800.59	15.00	30.01
62	12°02'28"	345.00	36.91	73.54	101	01°14'13"	1000.19	10.08	21.72	142	07°27'30"	800.59	15.00	30.01
63	12°02'28"	345.00	36.91	73.54	102	01°14'13"	1000.19	10.08	21.72	143	07°27'30"	800.59	15.00	30.01
64	12°02'28"	345.00	36.91	73.54	103	01°14'13"	1000.19	10.08	21.72	144	07°27'30"	800.59	15.00	30.01

36 00°00'55" 776.59 34.80 69.55
37 11°06'41" 776.59 32.13 64.25
37-A 04°44'20" 776.59 32.13 64.25

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



BY DALLAS H. ALBUQUERQUE, NEW MEXICO
ENGINEERS

1882

CONCRETE

• **LINE8** •

• EARTHWORK

• UTILITIES •

~~SANITARY SEWER.~~

• WATER

FIRE HYDRANT

TEE

• MISCELLANEOUS •

TELEPHONE POLE

COMMON YARD WA

THE CONSTITUTION

I. 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

2. 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.

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

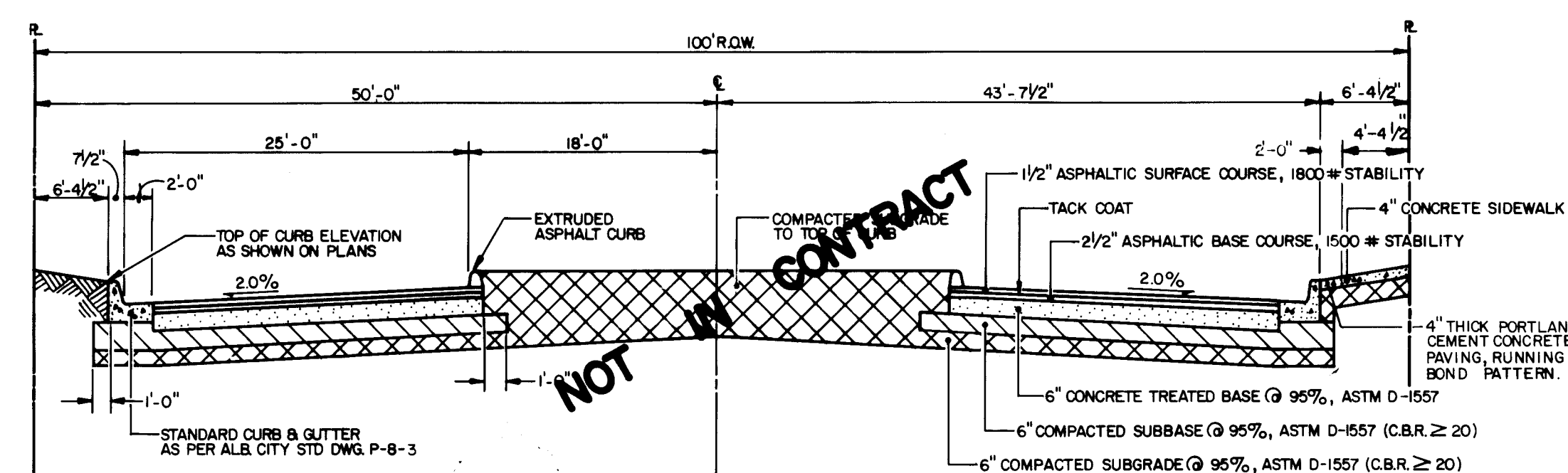
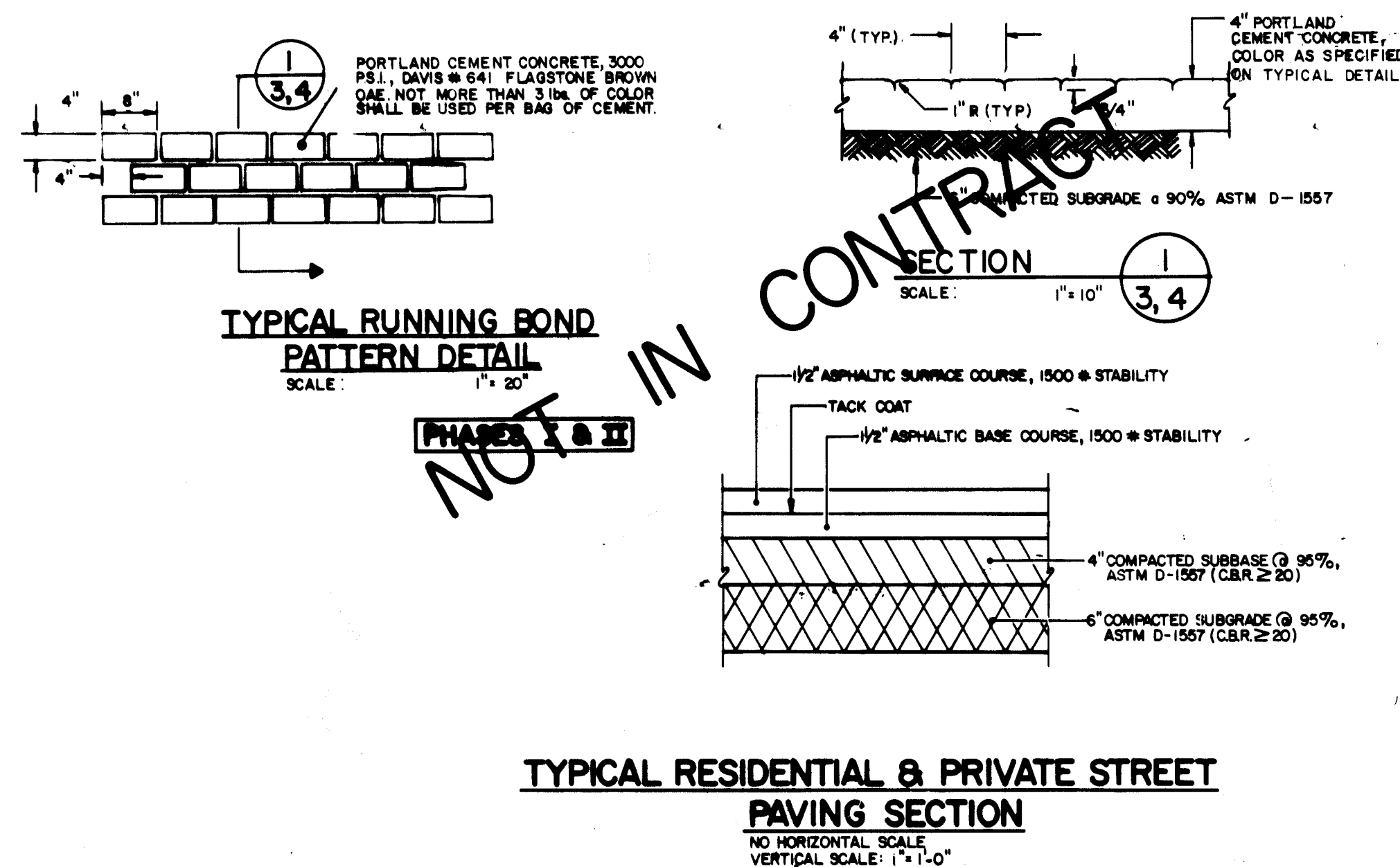
4. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON CENTERLINE STATIONING.
5. WHERE REMOVAL OF EXISTING CURB, GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, REMOVE TO NEAREST JOINT OR SAWCUT.

6. ALL STATIONING IS BASED ON CENTERLINE DATA.

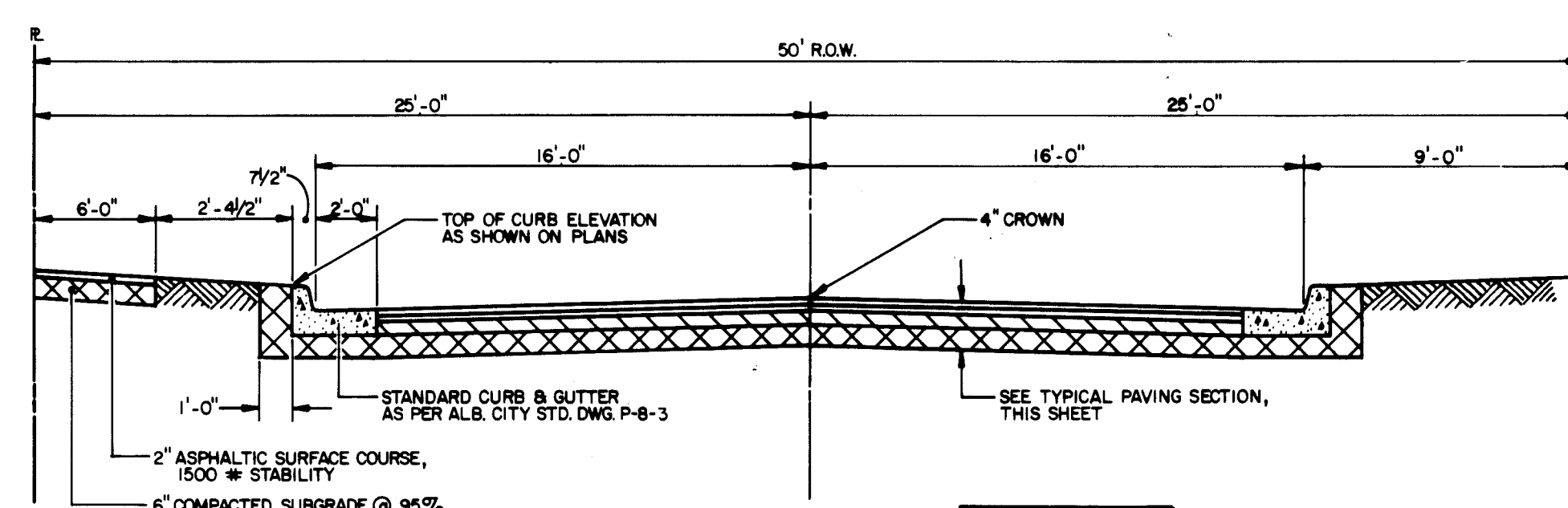
7. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES, NOT CENTERLINE STATIONING. LENGTHS SHOWN ON PROFILES ARE TRUE DISTANCES.
8. ALL MANHOLES SHALL BE 4" DIA., TYPE 'E', ALBUQUERQUE CITY STANDARD DRAWING S-2-3, UNLESS OTHERWISE NOTED.
9. SANITARY SEWER MANHOLES SHALL BE LOCATED ON PUBLIC RIGHT-OF-WAY CENTERLINE, OR EASEMENT, UNLESS OTHERWISE NOTED.
10. PROVIDE SEWER SERVICE LATERALS LOCATED 5' FROM THE COMMON LOT LINE AS SHOWN ON THE UTILITY PLAN & PROFILES. SERVICE CONNECTIONS SHALL BE 4" DIA., ELECTRIC HANGER DISCS SHALL BE PLACED AS PER ALBUQUERQUE CITY STANDARD DWG. S-9.
11. WHERE SEWER AND WATER LINES CROSS, IF VERTICAL CLEARANCE DOES NOT EXCEED 3'-0", INSTALL DUCTILE IRON SEWER PIPE, 10' EACH SIDE OF WATERLINE.

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

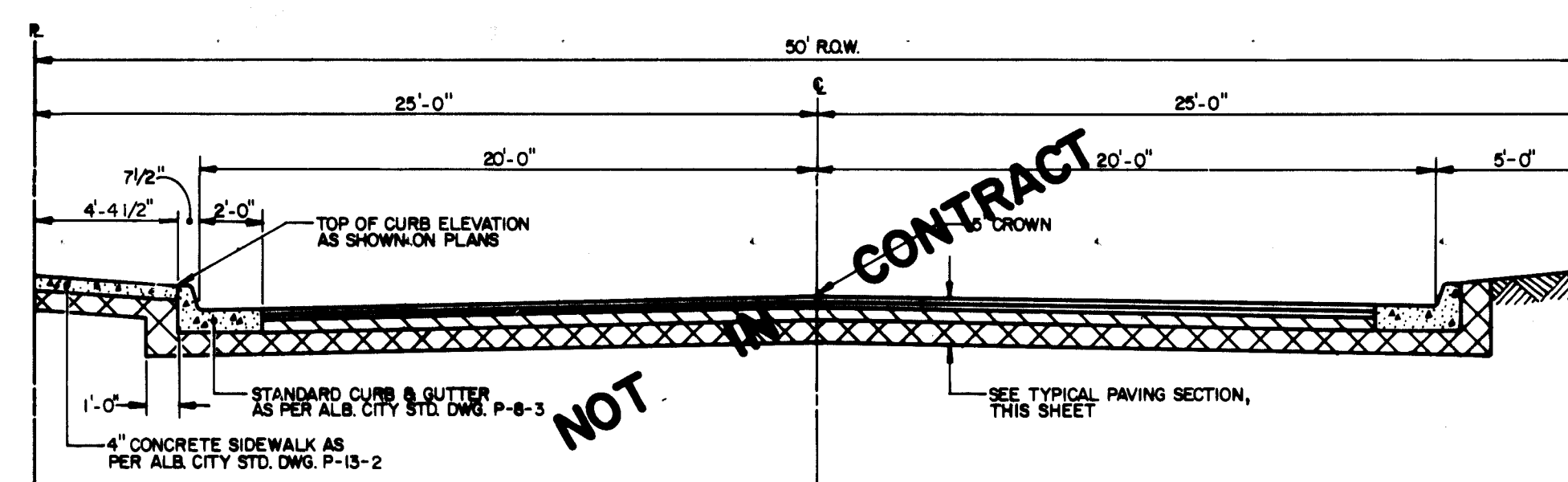
13. WATERLINE SHALL HAVE A MINIMUM COVER OF 4'-0" (TOP OF CURB TO TOP OF PIPE).
14. WATERLINE SHALL BE LOCATED 10'-0" FROM AND PARALLEL TO CENTERLINE OF PUBLIC RIGHT-OF-WAY OR EASEMENT, UNLESS OTHERWISE NOTED.
15. PROVIDE TWO 1" METERED WATER SERVICE LATERALS FOR TWO ADJOINING LOTS TO COMMON LOT LINE. 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.



ARTERIAL STREET PAVING SECTION (1/6)



RESIDENTIAL STREET PAVING SECTION (2)
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 40'
6



RESIDENTIAL STREET PAVING SECTION **3**
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 40'
6

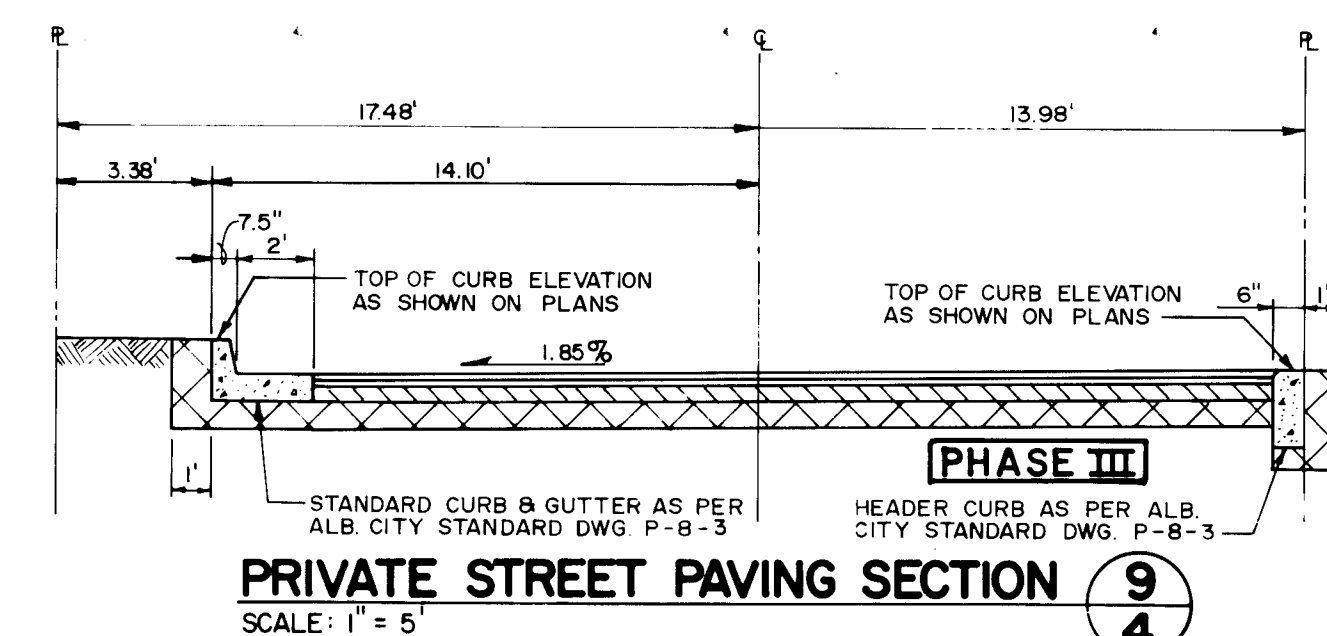
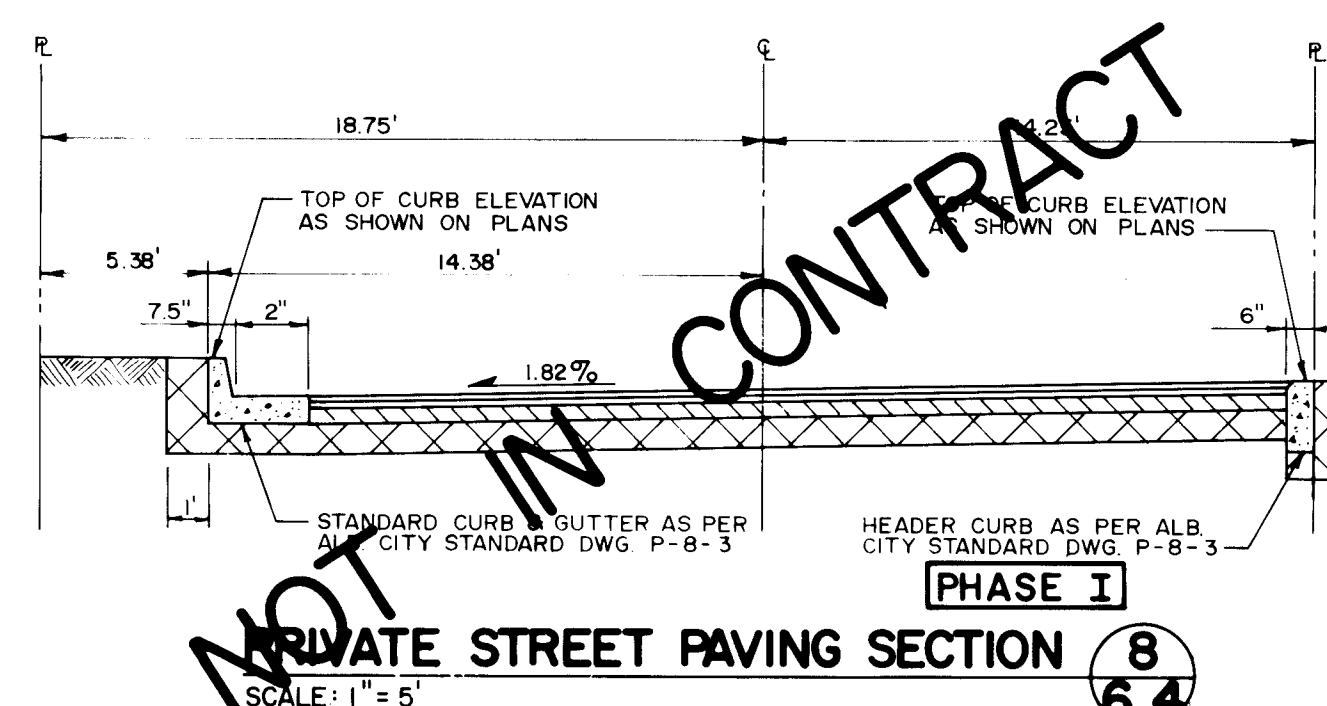
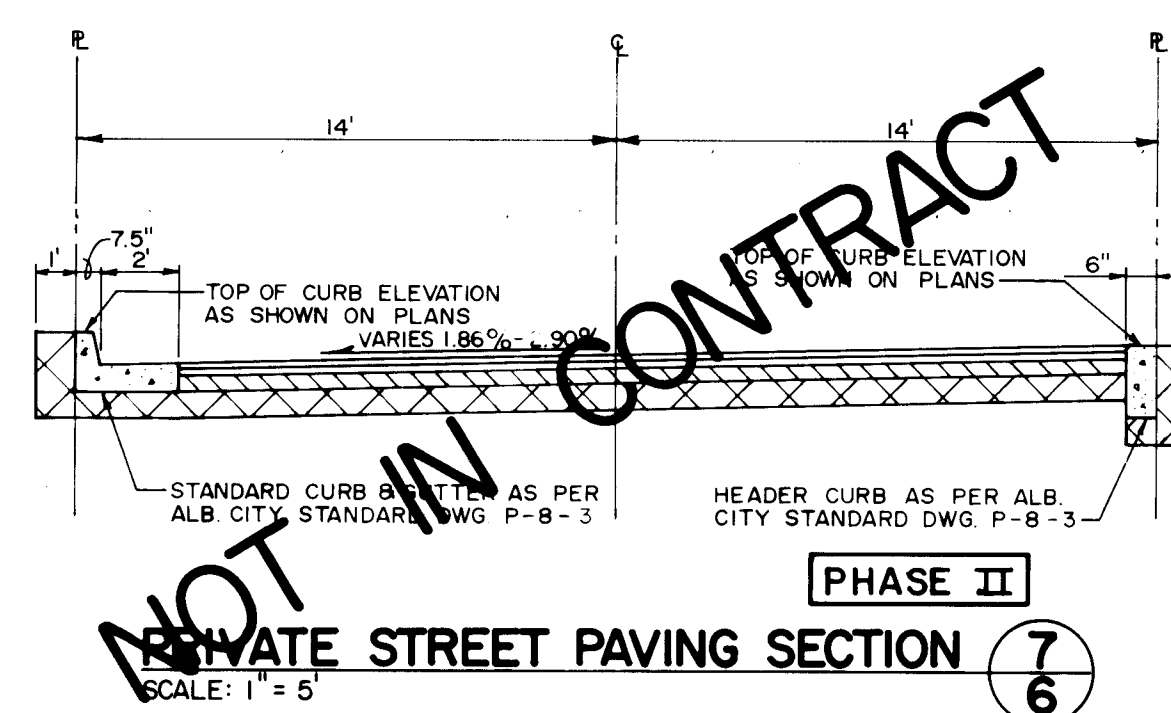
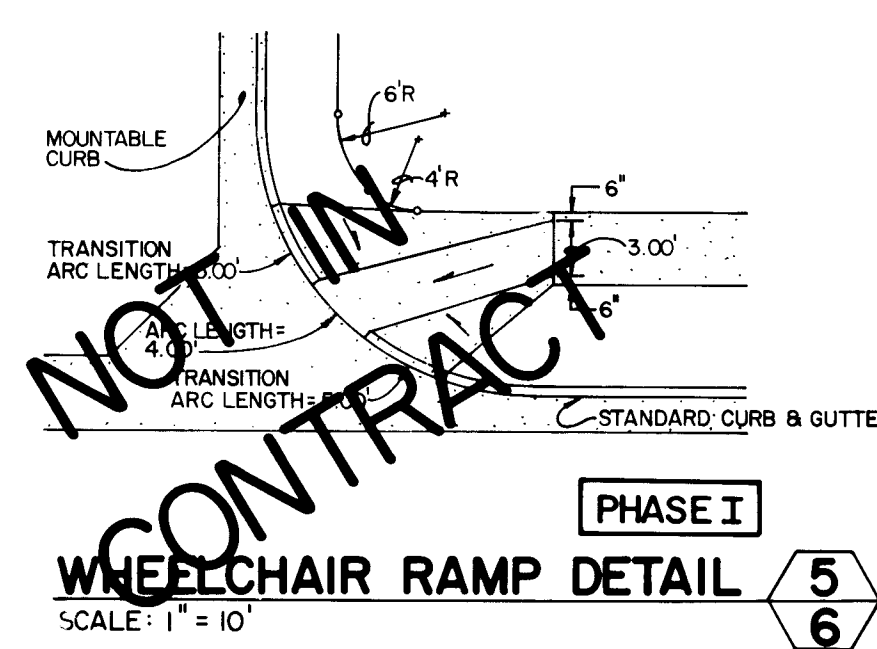
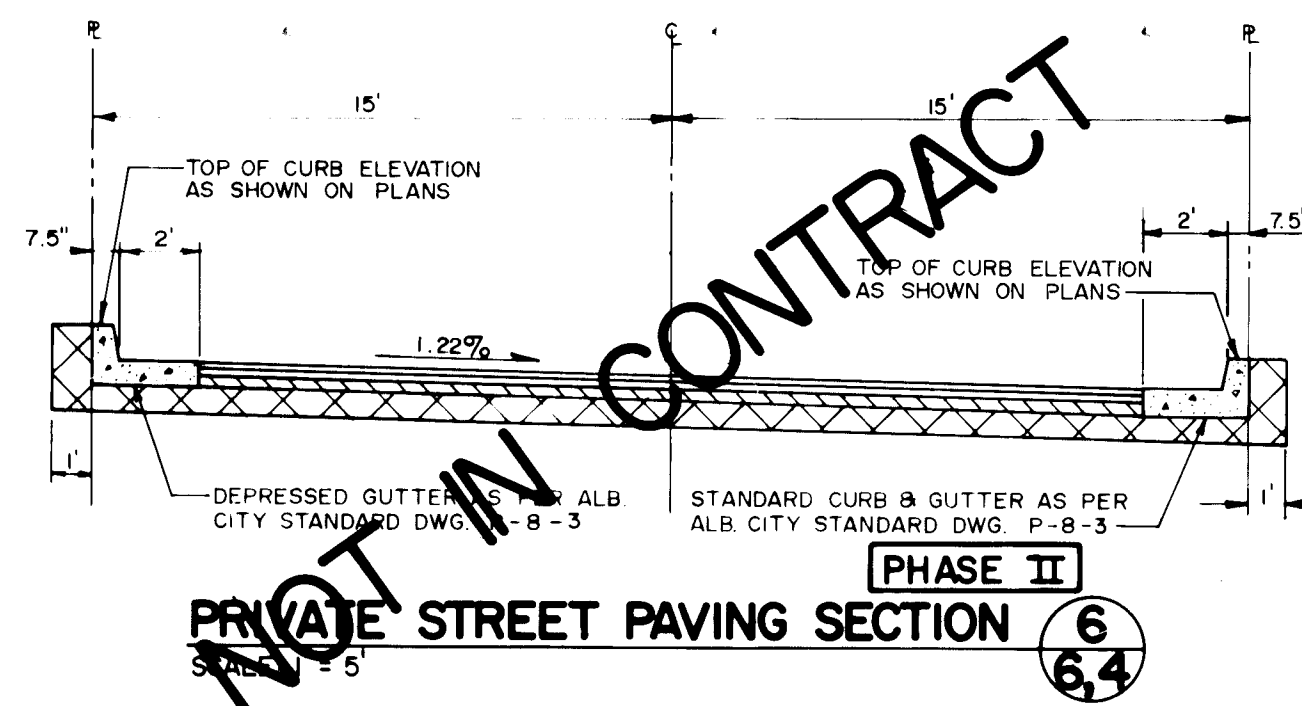
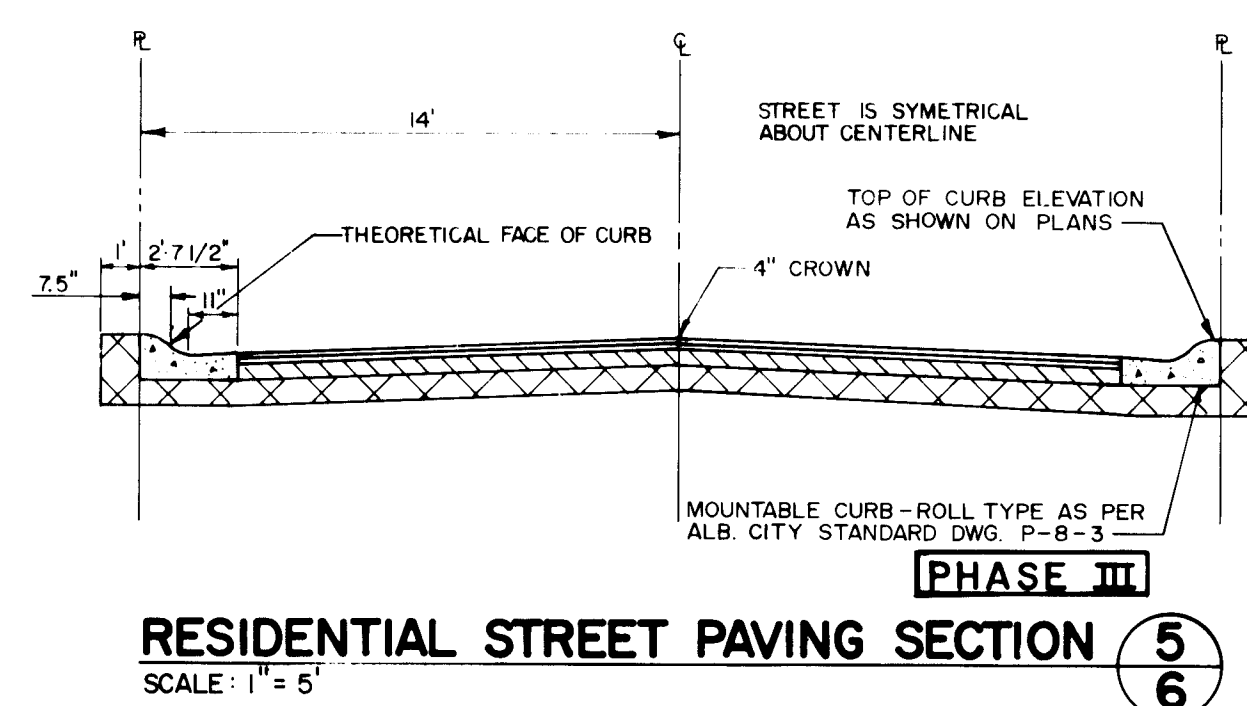
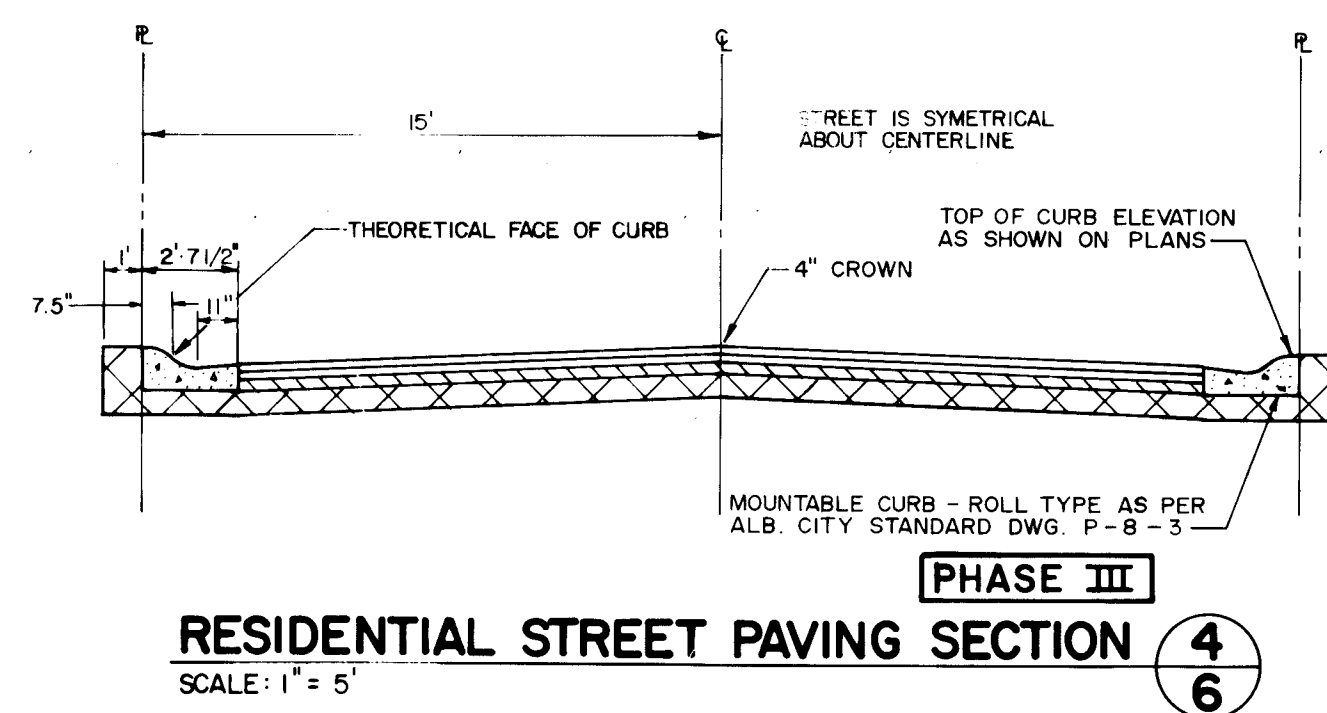
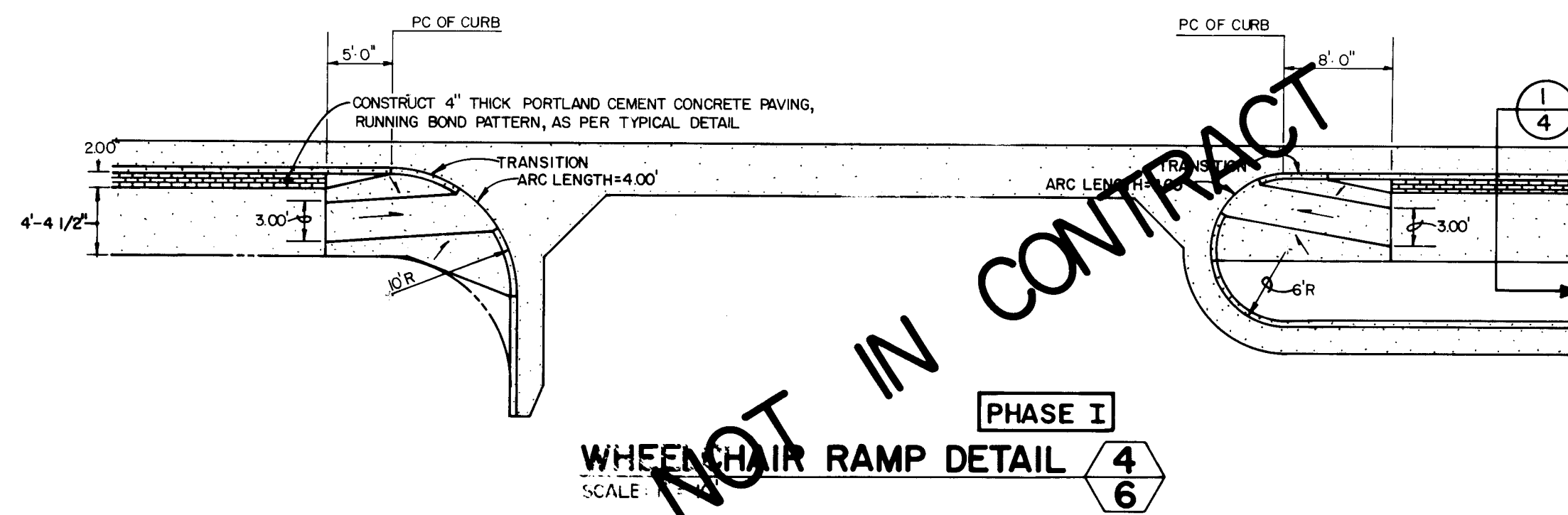
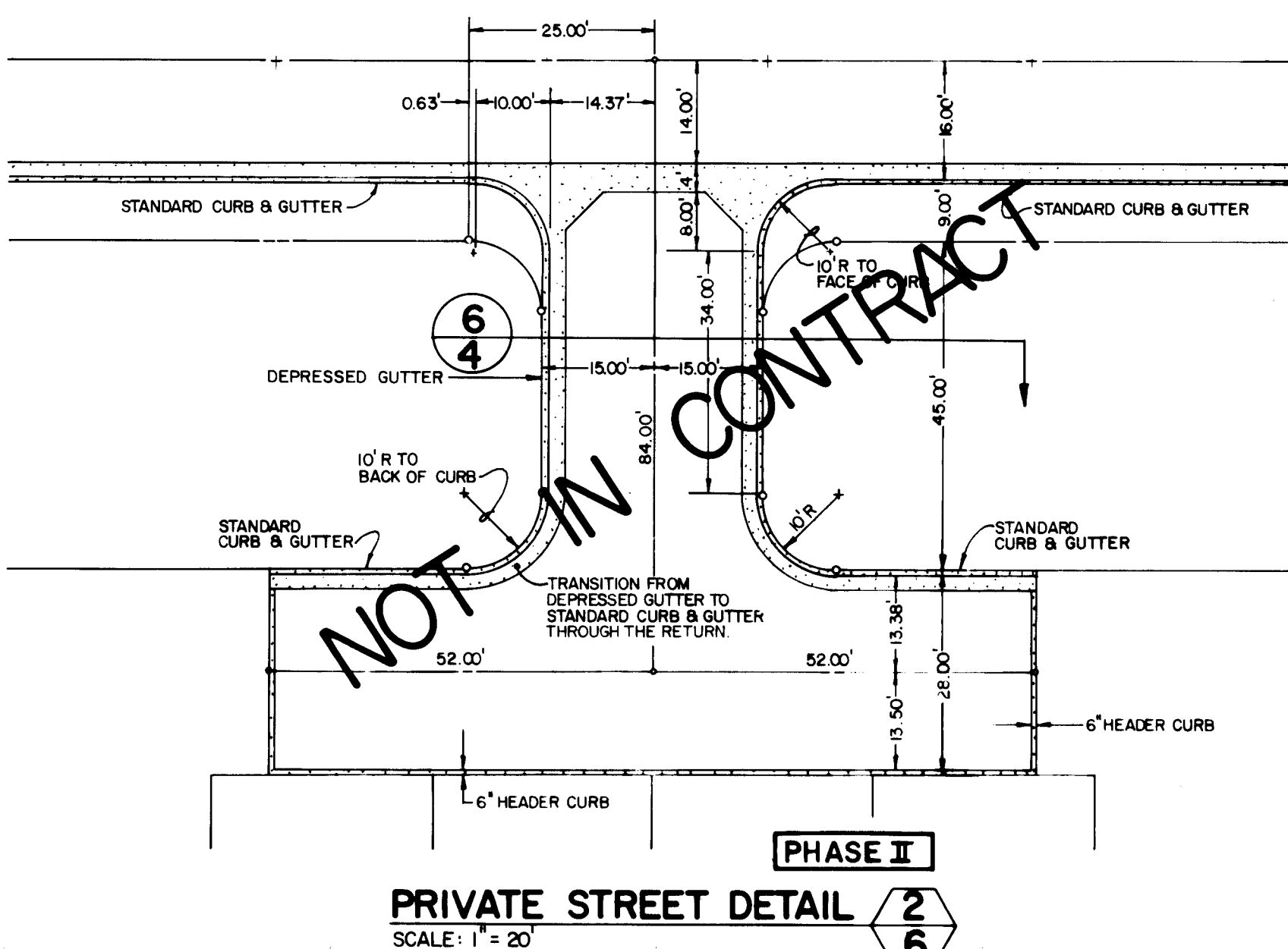
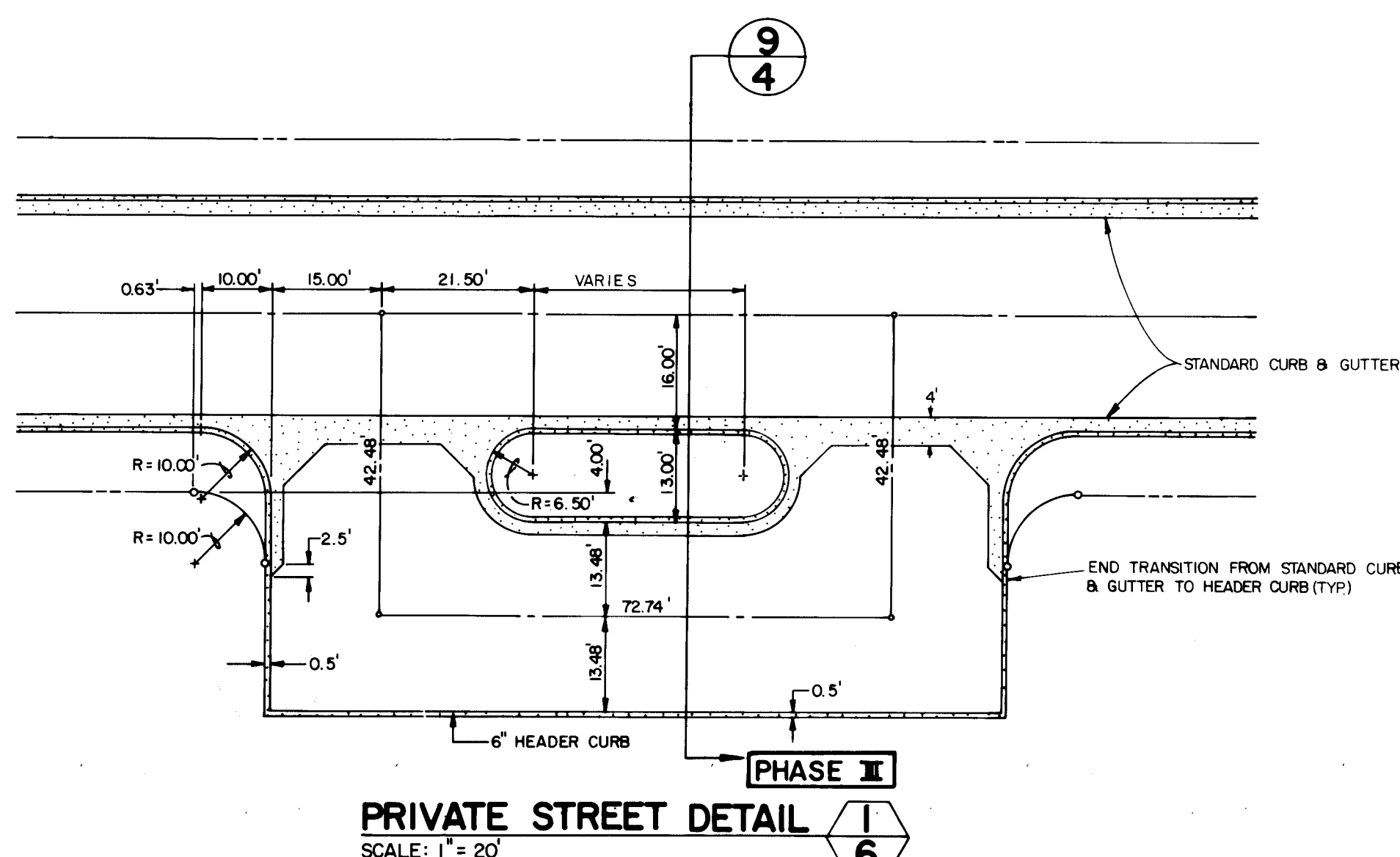
A circular professional seal for a Registered Professional Engineer and Land Surveyor. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "AND LAND SURVEYOR" at the bottom. The inner circle contains the text "THE STATE OF MARYLAND" and "1912". A signature is written across the seal.

**APPROVED FOR
CONSTRUCTION**

CITY ENGINEER

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION					
LEGEND:					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CITY Engineer	<i>Ed Chavez</i>	4/14/85	Liquid Waste	<i>WJG</i>	8-24-85
A.C.E.-Design Of	<i>WJG</i>	4/14/85	Traffic	<i>WJG</i>	12/16/85
A.C.E.-Highway	<i>WJG</i>	12/16/85	Water	<i>WJG</i>	8-24-85
DRAWING NO.	1885			SHEET	3 OF 12

[illegible]



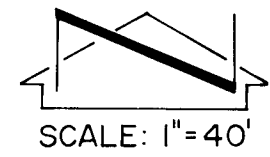
1 2 3 4 5 6 7 8 9 10 11 12
2 6 1 8 8 5 0 4 8 6



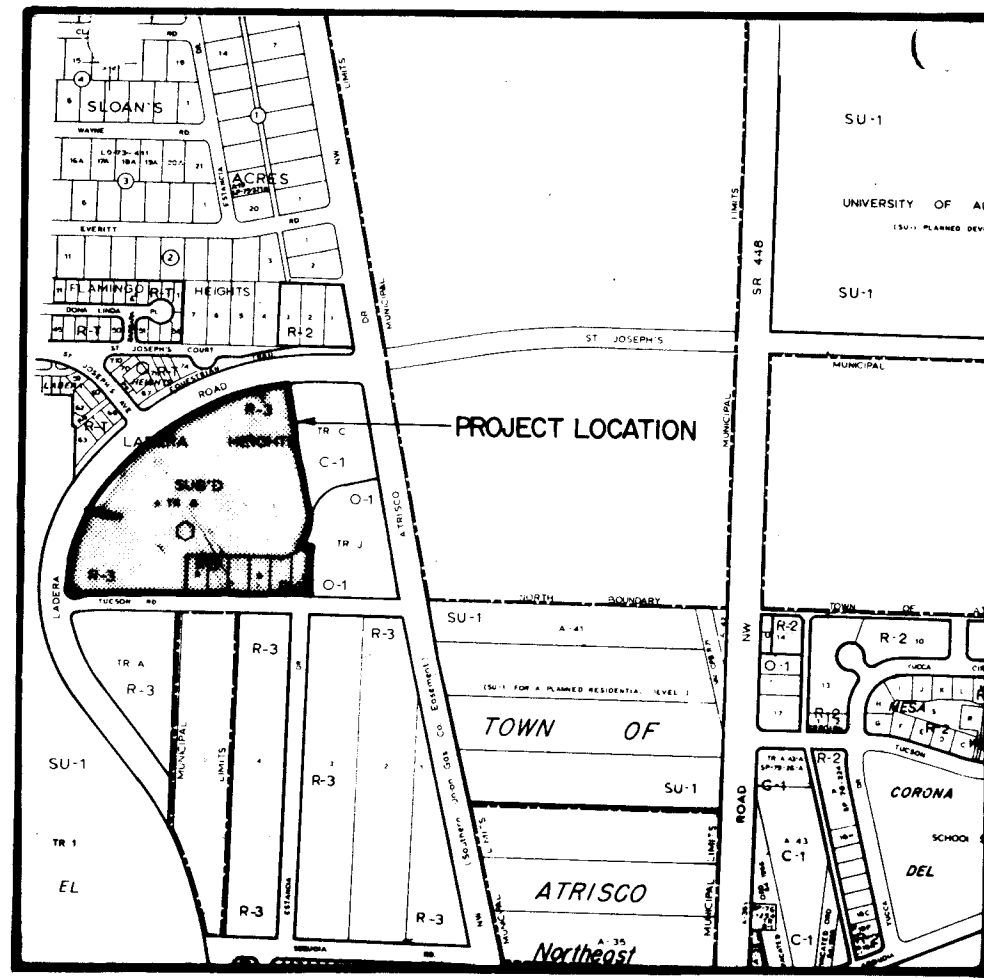
APPROVED FOR
CONSTRUCTION
CITY ENGINEER DATE

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: BENT TREE SUBDIVISION					
DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/2/93	Liquid Waste	<i>[Signature]</i>	7/2/93
A.C.E. - Design	<i>[Signature]</i>	7/2/93	Traffic	<i>[Signature]</i>	7/2/93
A.C.E. - Hydrology	<i>[Signature]</i>	7/2/93	Water	<i>[Signature]</i>	7/2/93
DRAWING NO.	1885		SHEET 4 OF 12		

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES	
CONTRACT NO.	CONTRACTOR	NO.	DATE	NO.	DATE	NO.	DATE
WORK NO.	WORK DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S NAME	INSPECTOR'S DATE	NO.	DATE	NO.	DATE	NO.	DATE
FIELD NO.	FIELD DATE	NO.	DATE	NO.	DATE	NO.	DATE
LOCATION	LOCATION DATE	NO.	DATE	NO.	DATE	NO.	DATE
DESCRIPTION	DESCRIPTION DATE	NO.	DATE	NO.	DATE	NO.	DATE
REMARKS	REMARKS DATE	NO.	DATE	NO.	DATE	NO.	DATE

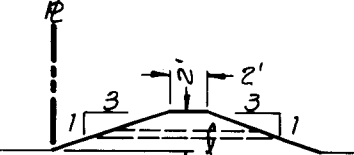


SCALE: 1"=40'



VICINITY MAP

SCALE: 1"=800'



RECOMMENDED TEMPORARY
EROSION CONTROL BERM
SECTION A-A

CONSTRUCT DOUBLE D CATCH
BASIN WEST OF
EXISTING 2 DOUBLE
D CATCH BASINS.

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

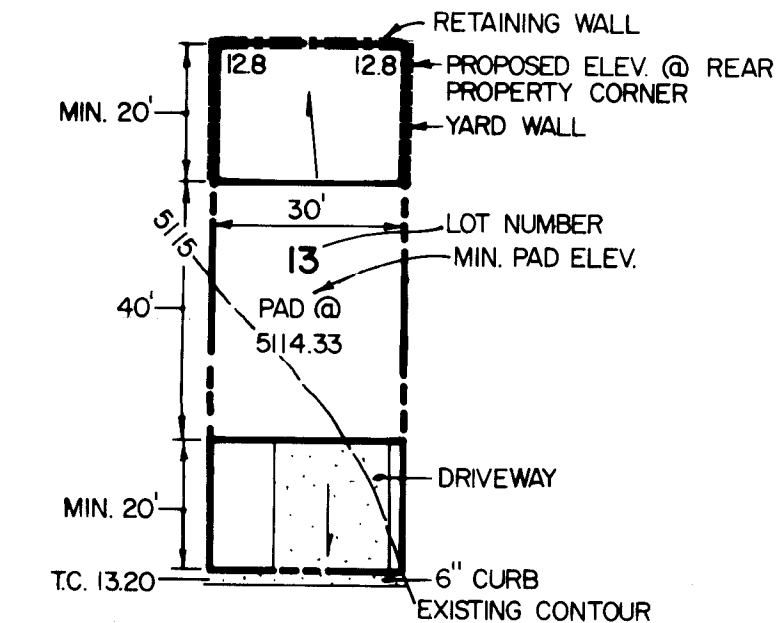
PAD ELEV. AS
SHOWN

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 '-----'
FOR ELEVATION DIFFERENCES GREATER THAN
16". WALLS SHALL BE DESIGNED TO BE STRUCTU-
RAL. RETAINING WALLS ARE INDICATED BY
'-----'. WALL 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 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

3:1 SLOPE, MATCH EXISTING

APPROVED FOR
ROUGH GRADING

7/2/13
CITY ENGINEER DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:
BENT TREE SUBDIVISION
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	7/2/13	7/2/13	Liquid Waste		
A.C.E. - Design	7/2/13	7/2/13	Traffic		
A.C.E. - Hydrology	7/2/13	7/2/13	Water		

DRAWING
NO. 1885

SHEET 5 OF 12

AS BUILT INFORMATION
CONTRACTOR: NEW CONCEPTS
WORK: GRADING
INSPECTOR: J. RAMOS
DATE: 7/2/13
ACCEPTANCE BY: J. RAMOS
DATE: 7/2/13
DRAWING NO. 1885
CONTRACT NO. 1885
MICRO-FILM INFORMATION
RECORDED BY: NO
DATE: NO

BENCH MARKS
A 60 PENNY NAIL IN SOUTH SIDE OF POWER POLE NO. 96A/11
LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE
WEST OF STATE ROAD 448. (CITY OF ALBUQUERQUE BN #2-G11)
ELEVATION = 5116.00

FIELD NOTES
DATE: NO.
BY: NO.

SEAL
ENGINEER'S
THOMAS J. RAMOS
STATE OF NEW MEXICO
LAND SURVEYOR NO. 1000

REMARKS
PR BY
NO. DATE

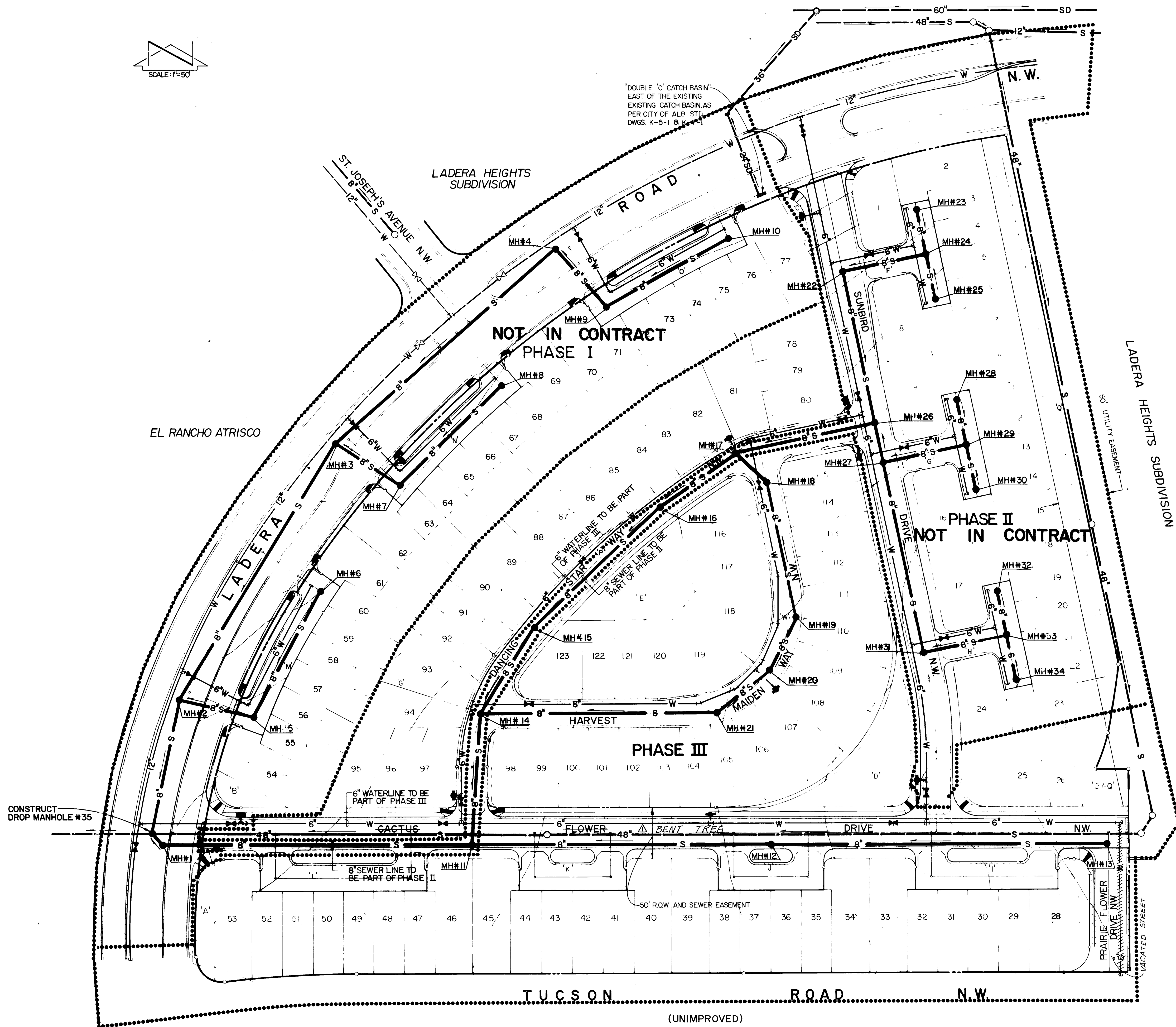
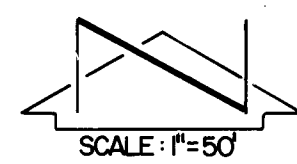
2001



APPROVED FOR
CONSTRUCTION

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. J. [Signature]</i>	<i>11/16/83</i>	Liquid Waste	<i>Wd</i>	
A C E - Design Cr	<i>[Signature]</i>	<i>18 Aug 83</i>	Traffic	<i>[Signature]</i>	<i>10/18/83</i>
A C E - Hydrology	<i>[Signature]</i>	<i>10/18/83</i>	Water	<i>Wd</i>	
DRAWING NO. 1885			SHEET 6 OF 12		

1881



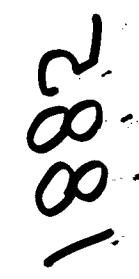
APPROVED FOR
CONSTRUCTION

CITY ENGINEER DATE

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION							
TITLE: BENT TREE SUBDIVISION UTILITY SITE PLAN							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
City Engineer	<i>C. J. [Signature]</i>	8/2/83	Liquid Waste	<i>[Signature]</i>	8/2/83		
A.C.E. - Design	<i>[Signature]</i>	8/2/83	Traffic	<i>[Signature]</i>	8/2/83		
A.C.E. - Hydrology	<i>[Signature]</i>	8/2/83	Water	<i>[Signature]</i>	8/2/83		
DRAWING NO. 1885			SHEET 7 OF 12				

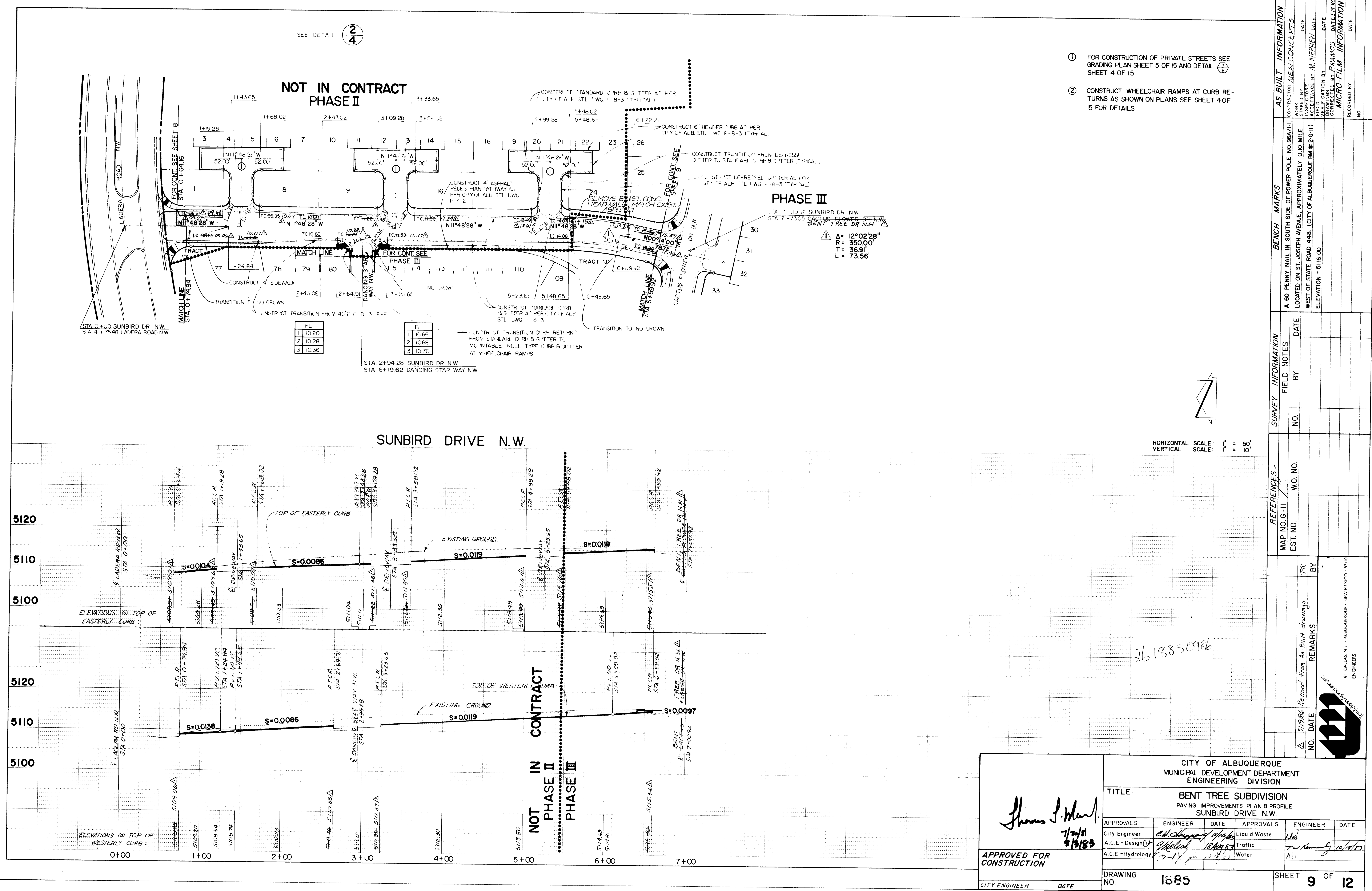
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REMARKS	
CONTRACT NO.	111	A 60 PENNY NAIL IN SOUTH SIDE OF POWER POLE NO. 98A/11	LOCATED ON ST. JOSEPH AVENUE, APPROXIMATELY 0.10 MILE WEST OF STATE ROAD 448. (CITY OF ALBUQUERQUE BM #2.G.11)	MAP NO. G-11	EST. NO.	W.O. NO.	NO. DATE	BY	REMARKS
STATIONED BY	DATE	INSPECTED BY	DATE	DATE	BY	DATE	DATE	DATE	DATE
FIELD CHECKED BY	DATE	FIELD CHECKED BY	DATE	FIELD CHECKED BY	DATE	FIELD CHECKED BY	DATE	FIELD CHECKED BY	DATE
VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE
CORRECTED BY	DATE	CORRECTED BY	DATE	CORRECTED BY	DATE	CORRECTED BY	DATE	CORRECTED BY	DATE
MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION	
RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.

26 1885 0786

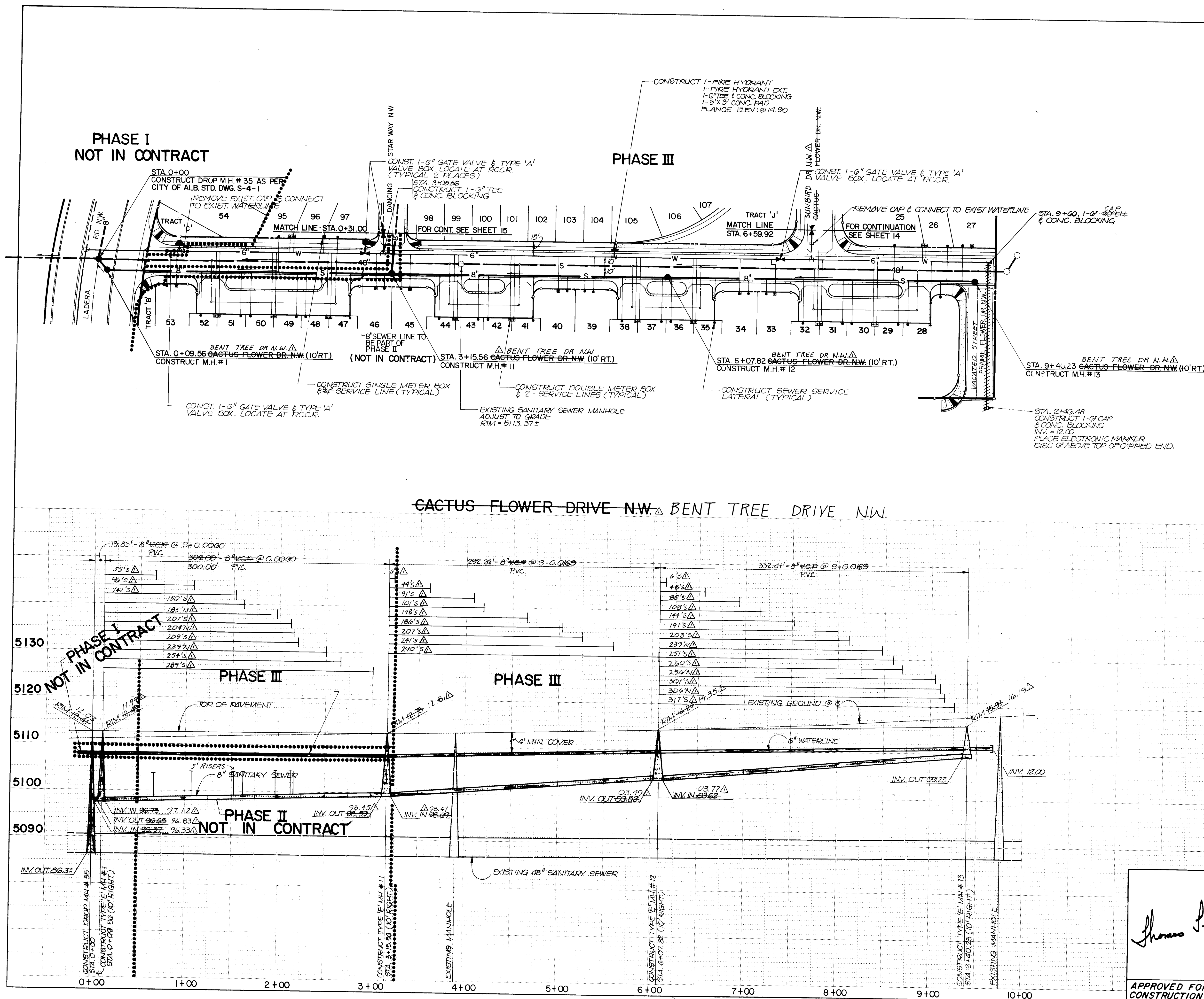


2000

2000



1882



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+57.53
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+51.85
33	7+57.59	110.3	7+15.52
34	7+58.85	110.3	6+95.52
35	7+15.52	109.2	6+15.19
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+63.79
42	5+00.12	105.4	4+18.79
43	4+63.79	105.2	4+06.79
44	4+16.79	103.8	3+61.05
45	4+06.79	103.5	3+24.72
46	3+61.05	102.2	3+04.74
47	3+24.72	100.2	2+21.39
48	3+04.72	99.8	2+11.39
49	2+68.39	100.5	2+05.65
50	2+21.39	100.2	1+98.77
51	2+11.39	100.1	2+18.77
52	1+61.39	99.8	2+50.91
53	1+51.39	99.8	9+12.59
54	1+05.65	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	
28A			9+08.59
28B			9+26.59

Note: R is 5' riser.

NO CORRECTED INVERT ELEVATION FOR CORRECTED STATIONS

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	NO.	BY
REFERENCE		REFERENCE	
MAP NO. G-11	WO. NO.	EST. NO.	BY
5/1/88	Revised from As-Built drawings		
NO. DATE	REMARKS	NO. DATE	REMARKS

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: BENT TREE SUBDIVISION
UTILITY IMPROVEMENTS PLAN & PROFILE
CACTUS FLOWER DRIVE N.W. BENT TREE DR N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	C. J. [Signature]	11/14/88	Liquid Waste	W. J.	8-24-83
A.C.E. - Design	[Signature]	11/14/88	Traffic	N. A. [Signature]	10/11/87
A.C.E. - Hydrology	[Signature]	11/14/88	Water	W. J.	8-24-83

DRAWING NO. 1885 SHEET 11 OF 12

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

