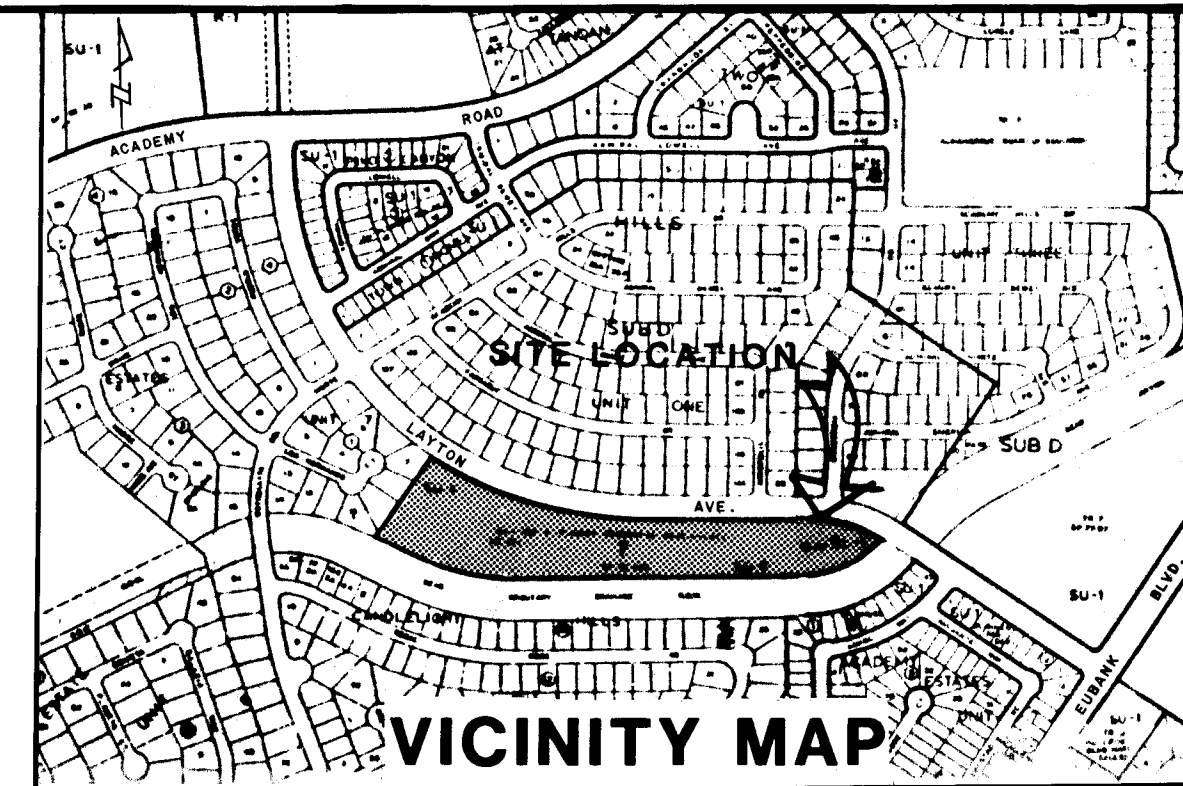


CONSTRUCTION PLANS
FOR
ACADEMY ESTATES
UNIT 7
TRACT A-1
ALBUQUERQUE, NEW MEXICO

INDEX TO DRAWINGS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
2	SUBDIVISION PLAT
3	GRADING PLAN
4	OVERALL STREET PAVING PLAN
5	OVERALL WATER & SANITARY SEWER PLAN
6	LAYTON LOOP PAVING
7	LAYTON COURT—LAYTON PLACE— ANNAPOLIS COURT STREET PAVING
8	LAYTON LOOP WATER & SEWER
9	LAYTON COURT—LAYTON PLACE— ANNAPOLIS COURT WATER & SEWER
10	OUTFALL SANITARY SEWER
11	OUTFALL SANITARY SEWER
12	MISCELLANEOUS DETAILS



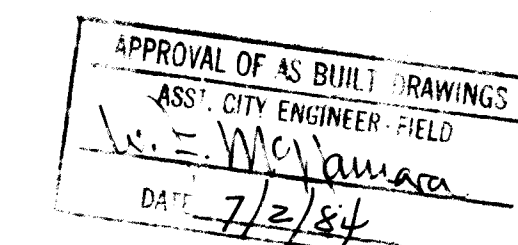
GENERAL NOTES

1. 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 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.
2. Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
3. 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 minimum amount of delay.
4. All utilities and utility service lines shall be installed prior to paving.
5. Backfill compaction shall be according to specified street use.
6. Tack coat requirements shall be determined by the City Engineer.
7. Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
8. If curb is depressed for a driveway or handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.
9. All storm drainage facilities shall be completed prior to final acceptance.

The undersigned does hereby certify that these drawings were revised in accordance with information furnished by Greiner Engineering Sciences, Inc. (Surveyor) to reflect the reported location of the work as actually accomplished.

Prepared under the supervision of:

[Signature]
Greiner Engineering Sciences, Inc. Date



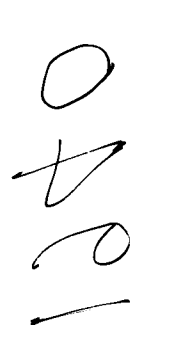
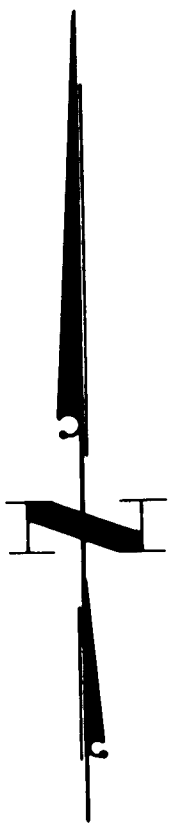
26 1940 0184

REV	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE

APPROVAL OF REVISIONS

<i>Carl G. Kuller</i>	MSM MSM/SP Group CONSULTING ENGINEERS • SURVEYORS • PLANNERS 2601 Wyoming Blvd., N.E. Albuquerque, New Mexico 87112 (505) 292-1936	APPROVED FOR CONSTRUCTION <i>C. E.</i>
	DRAWING NO. 1940	SHEET 1 OF 12

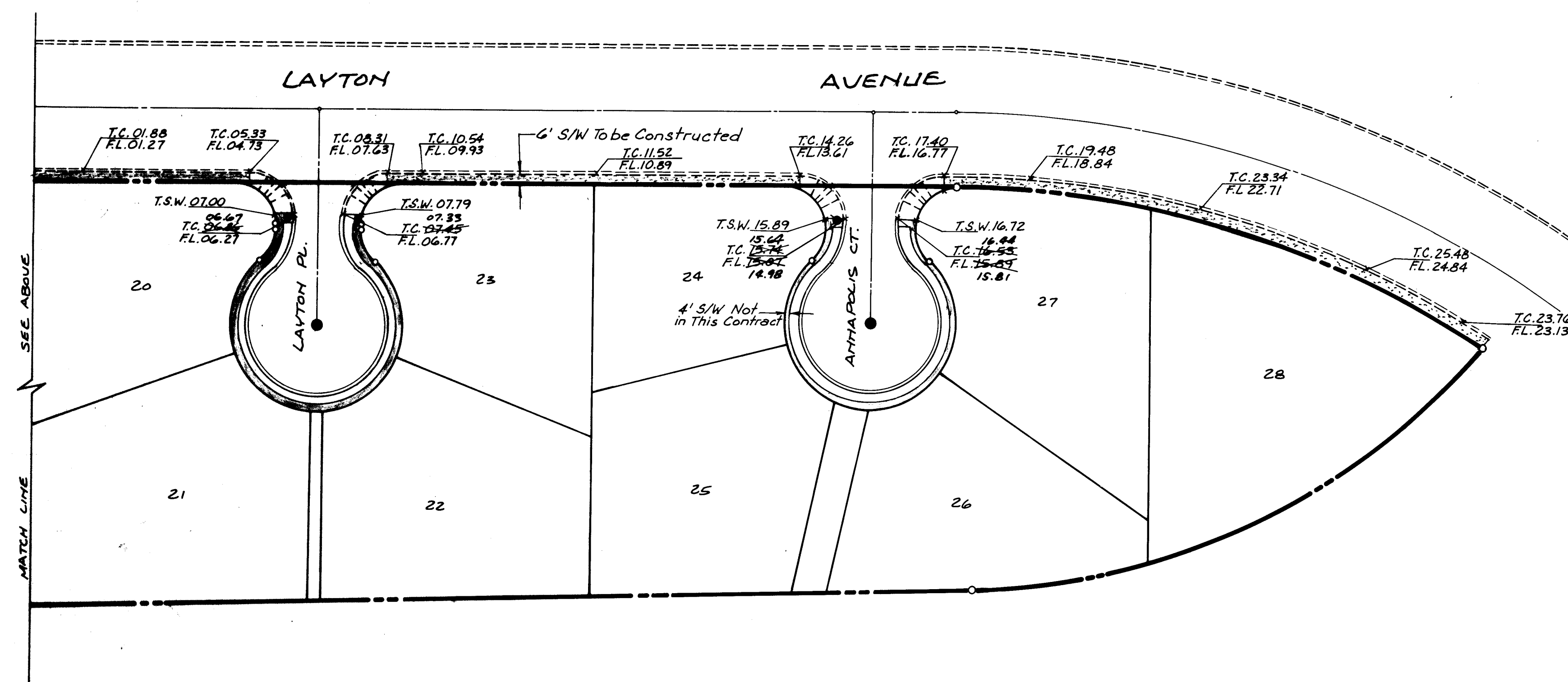
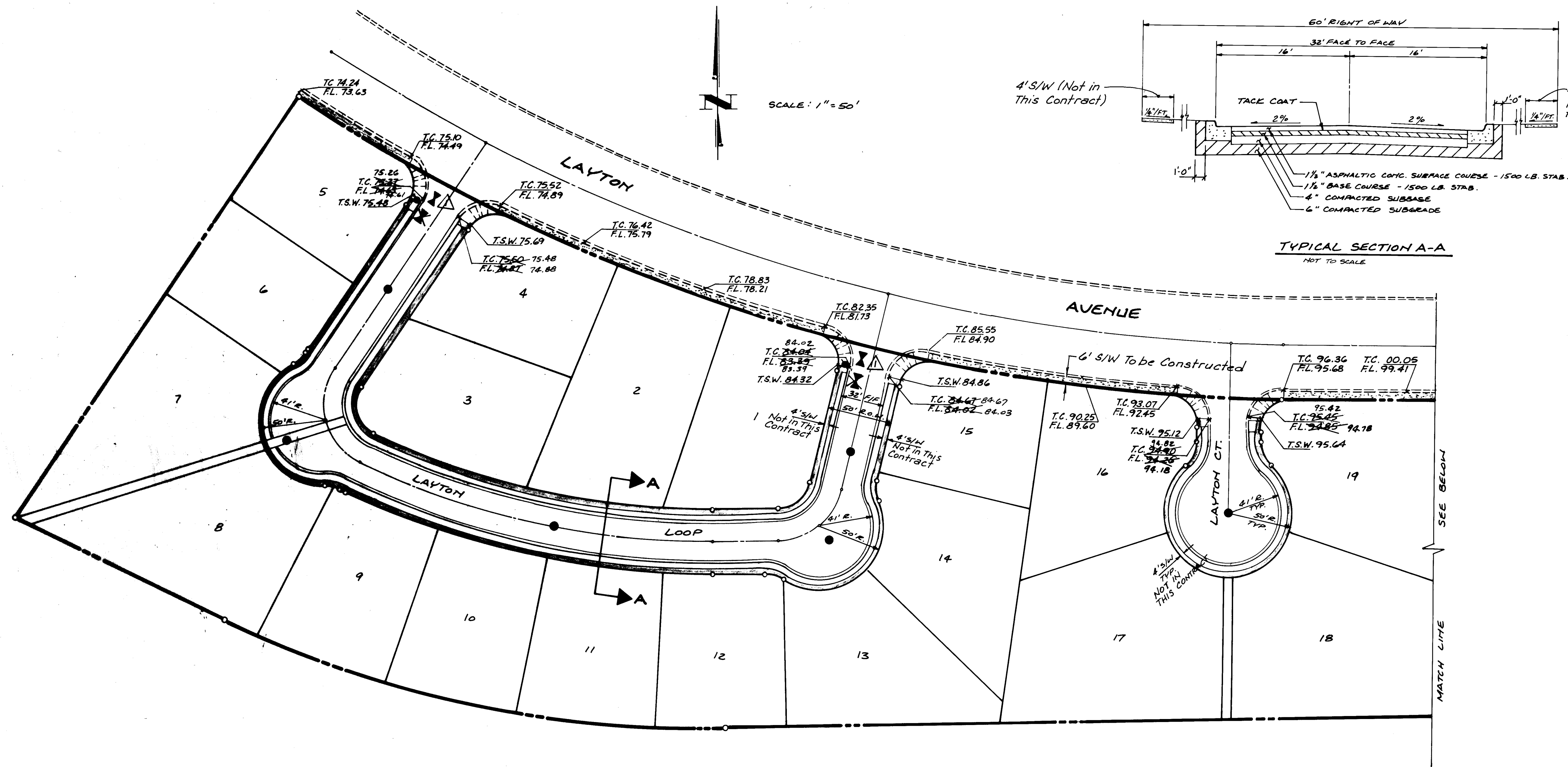
0401



Erosion Control: Contractor Shall Construct A Temporary Earth Berm Along The Boundary Of The Site on The West And South Sides. The Berm Shall Be 12' In Width at its Base, 18" High With 2:1 Side Slopes And 6' In Width At Its Top. The Berm Shall Be Constructed Of Clean Earth Material And Compacted to 90% of Modified Proctor Density. The Berm Shall Be Constructed After The Initial Clearing Of The Site And Maintained Throughout Construction Of Site Improvements. The Berm Shall Be Removed Just Prior To Final Grading.

[illegible]

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: ACADAMY ESTATES UNIT 7 TRACT A-1 GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. W. Galt</i>	11/28/82	Asst. Mgr.	<i>J. C. Esgard</i>	11-28-82
ACE - Design	<i>W. J. Galt</i>	11/28/82	Asst. Engr.	<i>J. C. Esgard</i>	11/28/82
ACE - Hydrology	<i>W. J. Galt</i>	11/28/82	Water	<i>J. C. Esgard</i>	11-28-82
DRAWING NO.	1940		MAP NO.	E204 E21	
			CHECKED	3 OF 12	



- NOTES:
- Standard Curb & Gutter Per City of Albuquerque Standard Drawing P-8-3 will be used unless otherwise noted.
 - Pavement Section for Cul-De-Sacs shall be the same as Section A-A.
 - Width of Pavement for Cul-De-Sacs Varies Per Plan View.
 - Cul-De-Sacs Have No Crown. Slope of Pavement is Determined by Top of Curb and Flowline Elevations Shown in Profile.
 - Sidewalks Within A-1 are Not a Part of This Contract. Sidewalk Construction shall be Deferred to the Home Builder. Construct Only the 6' Sidewalk Along Layton Ave. (South Side Only).

LEGEND

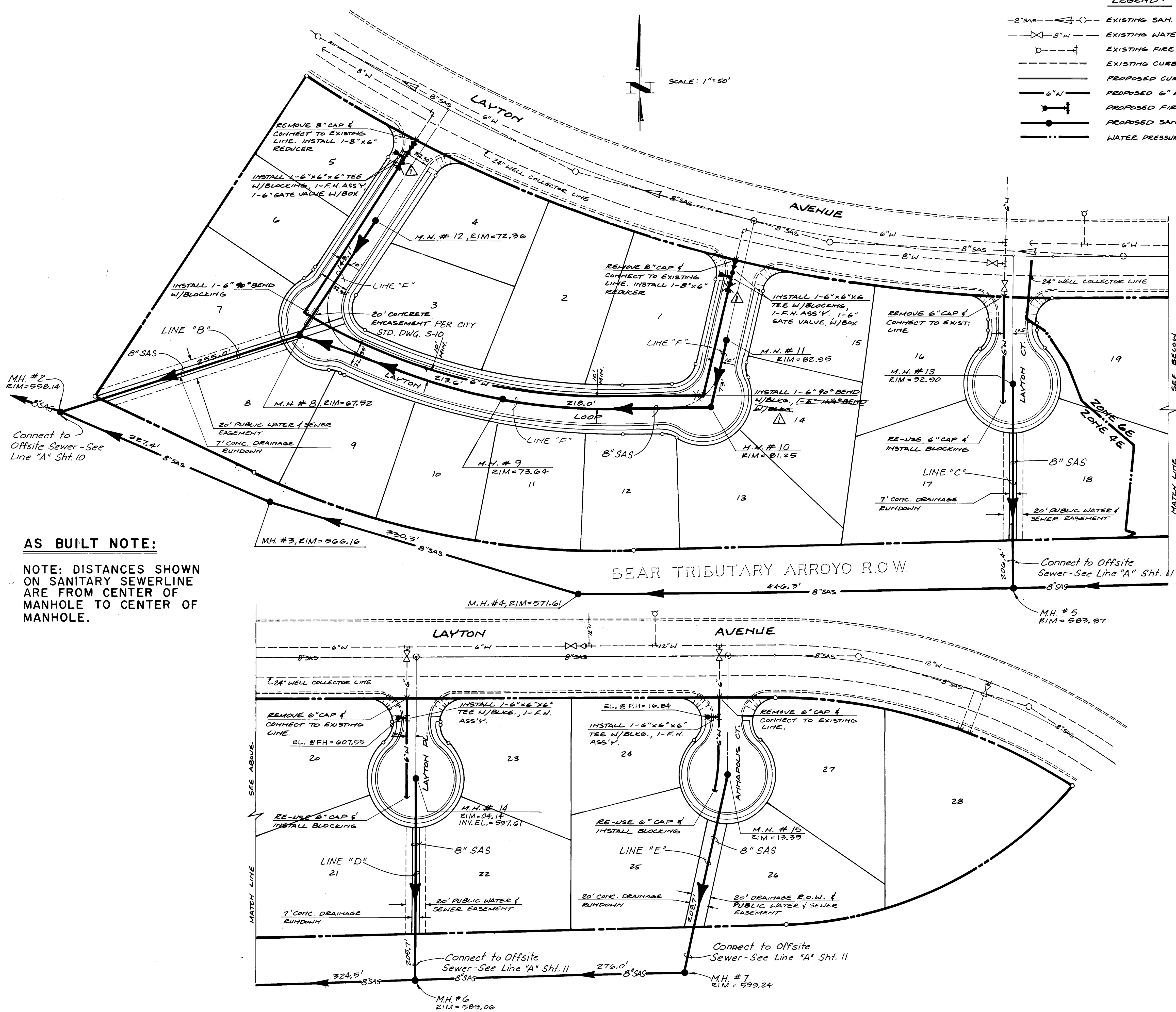
- T.S.W. 84.86 Existing Top of Sidewalk Elevation
- T.C. 85.55 Existing Top of Curb & Flow-Line Elevations
- SANITARY SEWER MANHOLE
- ⦿ FIRE HYDRANT
- ⊕ WATER VALVE
- ===== EXIST. CURB & GUTTER
- ===== EXIST. WHEEL CHAIR RAMP
- ===== PROPOSED CURB & GUTTER
- ===== 4' Sidewalk (Not in This Contract)
- ===== 6' Sidewalk to be Constructed

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR: C.C.M. CONST.				BRASS CAP. MONUMENT "2-E21" LOCATED ON SOUTH BOUNDARY OF LOT 26, ACADEMY ESTATES, UNIT 7, TRACT A-1; 79.52' WEST OF P.C. ELEV = 5611.59				DATE: 11-83							
WORK BY: GREINER				DATE: 11-83				NO. 1617							
INSPECTOR'S ACCEPTANCE BY: C.C.M.				DATE: 11-83				BY: [Signature]							
FIELD VERIFICATION BY: GREINER				DATE: 11-83				REVISIONS							
DRAWINGS BY: GREINER				DATE: 11-83				DESIGN				DESIGNED BY: M.S.M./S.P. Group			
MICRO-FILM INFORMATION				RECORDED BY: [Signature]				DATE: 11-83				DRAWN BY: B.C.			
DATE: 11-83				CHECKED BY: C.A.T.				DATE: 11-83				DATE: 11-83			

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION											
TITLE: ACADEMY ESTATES UNIT 7, TRACT A-1 STREET PAVING PLAN											
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE						
City Engineer	[Signature]	12/14/83	Liquid Waste	[Signature]	11-23-83						
A.C.E. Design	[Signature]	11/28/83	Traffic	[Signature]	12/14/83						
A.C.E. - Hydrology	[Signature]	12/1/83	Water	N.A.	[Signature]	11-23-83					
DRAWING NO. 1940		MAP NO. E20 & E21		SHEET 4 OF 12							

26 1940 0484

0421



AS BUILT NOTE:

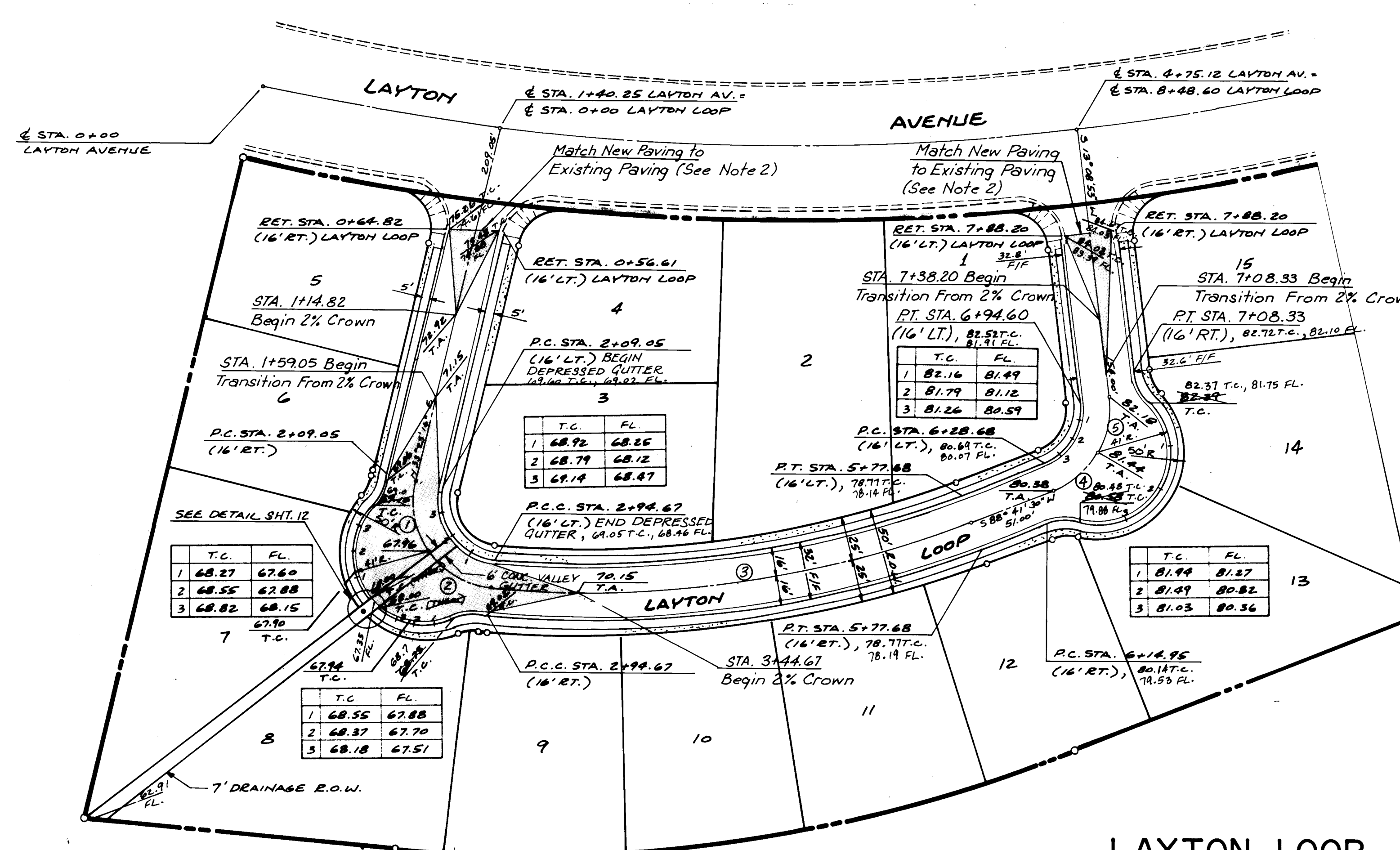
NOTE: DISTANCES SHOWN ON SANITARY SEWERLINE ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

- LEGEND:**
- 8" SAS --- EXISTING SAN. SEWER, DIRECTION OF FLOW
 - 8" W --- EXISTING WATER LINE W/ VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - 6" W --- PROPOSED 6" WATERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SAN. SEWER W/ MANHOLE
 - WATER PRESSURE ZONE BOUNDARY

- NOTES:**
- Waterline and water service (3/4") installation shall comply with all applicable City of Albuquerque Standards. These include, but are not limited to:
 - W-2-3 Metered Service Line Installation
 - W-4-1 Meter Box Location
 - W-15-2 Typical Meter Box Installation
 - W-16 Meter Box Plan & Section
 - W-17 Meter Box Plan & Section
 - W-18 Meter Box Cover and Lid
 - W-19 Heavyweight Meter Box Cover and Lid
 - W-20-1 Fire Hydrant Installation
 - W-21 Details on Typical Fire Hydrant Locations
 - W-22 Plastic Pipe Trench Terminology
 - Sanitary sewer and sewer service installation shall comply with all applicable City of Albuquerque Standards. These include, but are not limited to:
 - S-2-3 Manhole Type E
 - S-5-2 Manhole Frames and Covers
 - S-6-1 Service Line & Conc. Block Details for MH's
 - S-8-3 Service Line Details
 - For sanitary sewer in cul-de-sacs and lots 6, 7, 8, 9, 13, and 14 sewer service laterals shall be located 10' up from the low side of the lot and shall be a min. of 4 ft. from invert to top of curb at the right-of-way line. Service line shall slope at 2% min.
 - Sanitary sewer service lines shall be 4" C.I.

26 1940 0584

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION							
TITLE: ACADEMY ESTATES UNIT 7, TRACT A-1 UTILITY SITE PLAN							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
City Engineer	<i>[Signature]</i>	12/16/83	Liquid Waste	<i>[Signature]</i>	11-23-83		
A.C.E. Design	<i>[Signature]</i>	11/02/83	Traffic	<i>[Signature]</i>	12/16/83		
A.C.E.-Hydrology	<i>[Signature]</i>	12/15/83	Water	<i>[Signature]</i>	11-23-83		
DRAWING NO.	1940	MAP NO.	E20 & E21	SHEET	5	OF 12	

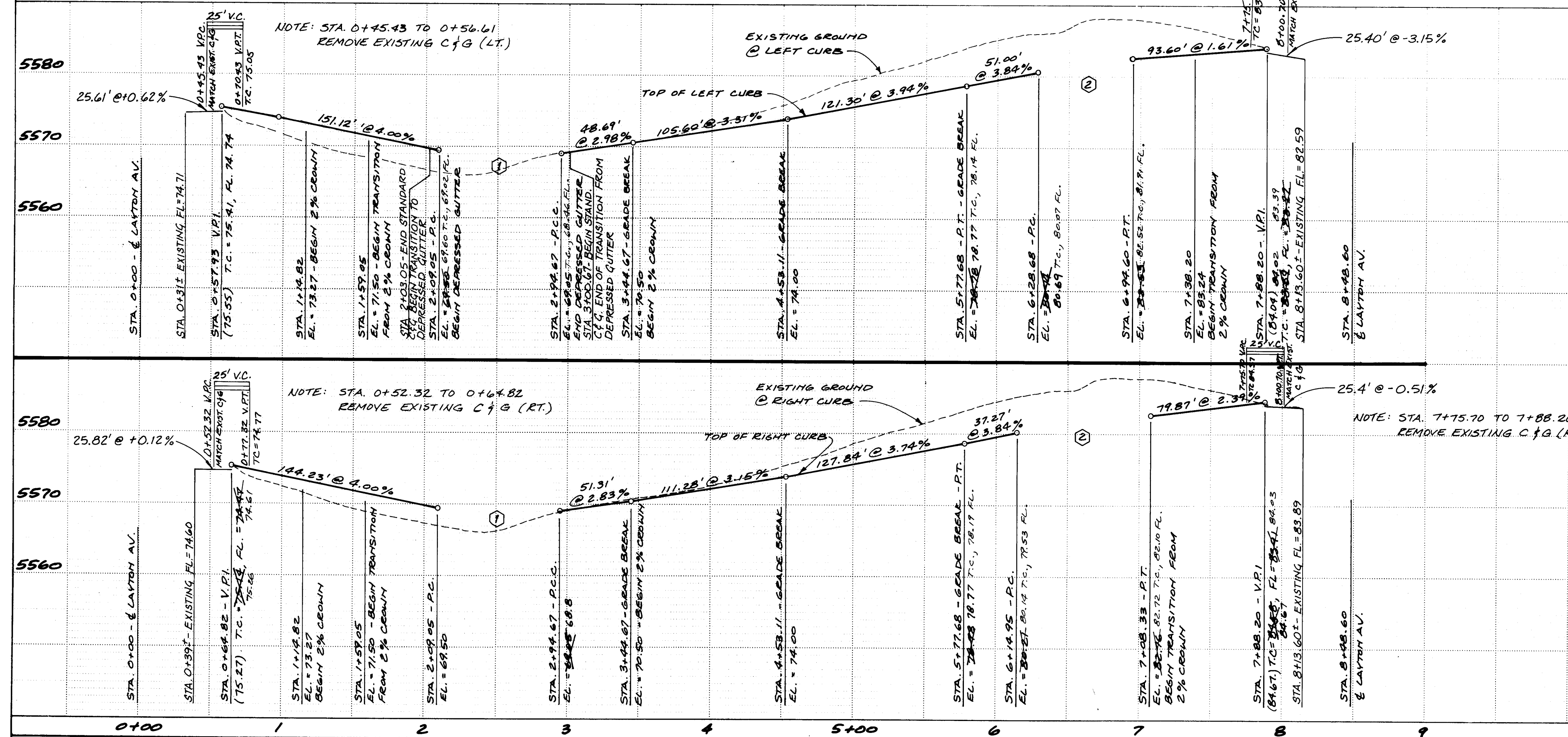


- LEGEND:**
- NEW SPOT ELEVATION - TOP OF CURB
 - NEW SPOT ELEVATION - TOP OF ASPHALT
 - 4' CONCRETE SIDEWALK (NOT IN THIS CONTRACT.)
 - EXISTING WHEEL CHAIR RAMP
 - NEW CURB & GUTTER
 - EXISTING CURB & GUTTER
 - DISTANCE AND DIRECTION OFFSET FROM C
 - CROWN TRANSITION AREA
 - 6' Concrete Sidewalk To Be Constructed

HORIZONTAL CURVE DATA - L

NO.	DELTA	RADIUS	LENGTH
1	49° 03' 24"	50.00'	42.81'
2	49° 03' 24"	50.00'	42.81'
3	26° 34' 58"	610.00'	283.01'
4	37° 46' 18"	50.00'	32.96'
5	37° 46' 19"	50.00'	32.96'

- NOTES:**
- SLOPE OF DEPRESSED GUTTER SHALL MATCH STREET SLOPE.
 - REMOVE APPROX. 12.5' OF EXIST. PAVING AND PROVIDE 'NEAT LINE CUT OF EXIST. ASPHALT, BASE, SUBBASE AND SUBGRADE 4" FROM THE EDGE



VERTICAL CURVE DATA - L LAYTON LOOP

CURVE	L	V.P.C.	V.P.T.	LOW PT.
1	85.62 FT.	STA. 2+09.05, EL. = 69.00	STA. 2+51.86, EL. = 67.16	STA. 2+94.67, EL. = 68.54
2	75.00 FT.	STA. 6+24.14, EL. = 80.21	STA. 6+61.64, EL. = 81.65	STA. 6+99.14, EL. = 82.26

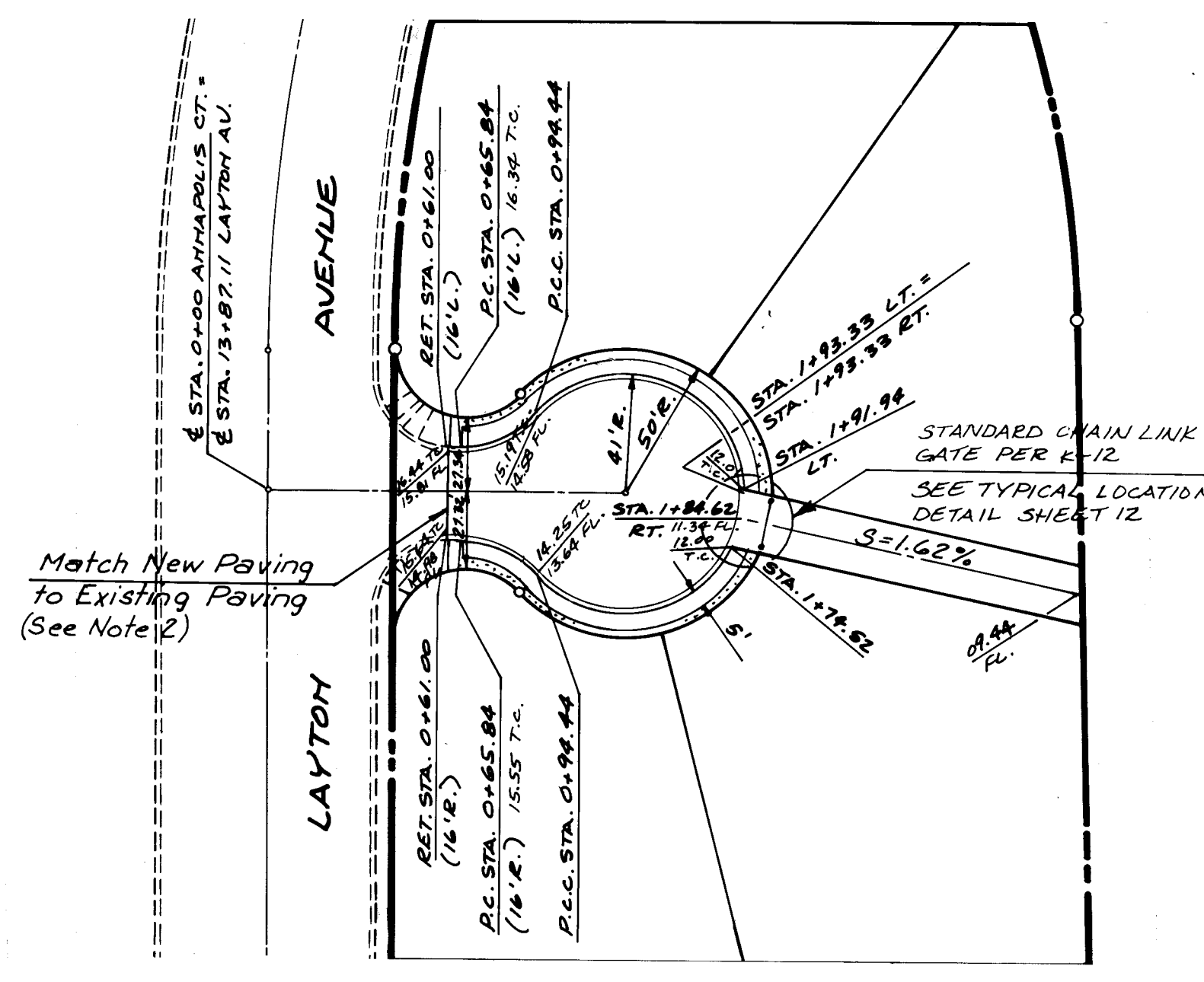
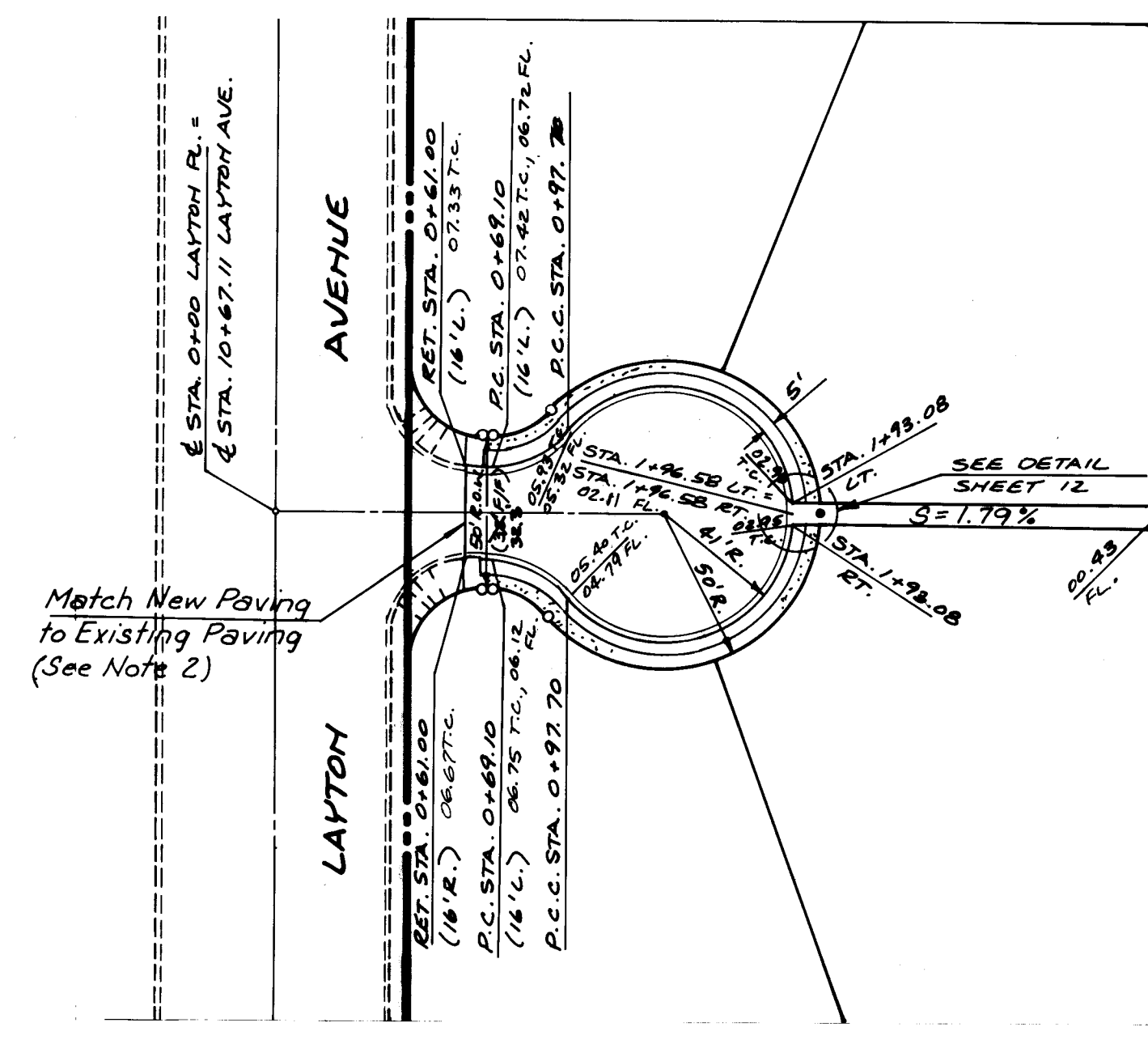
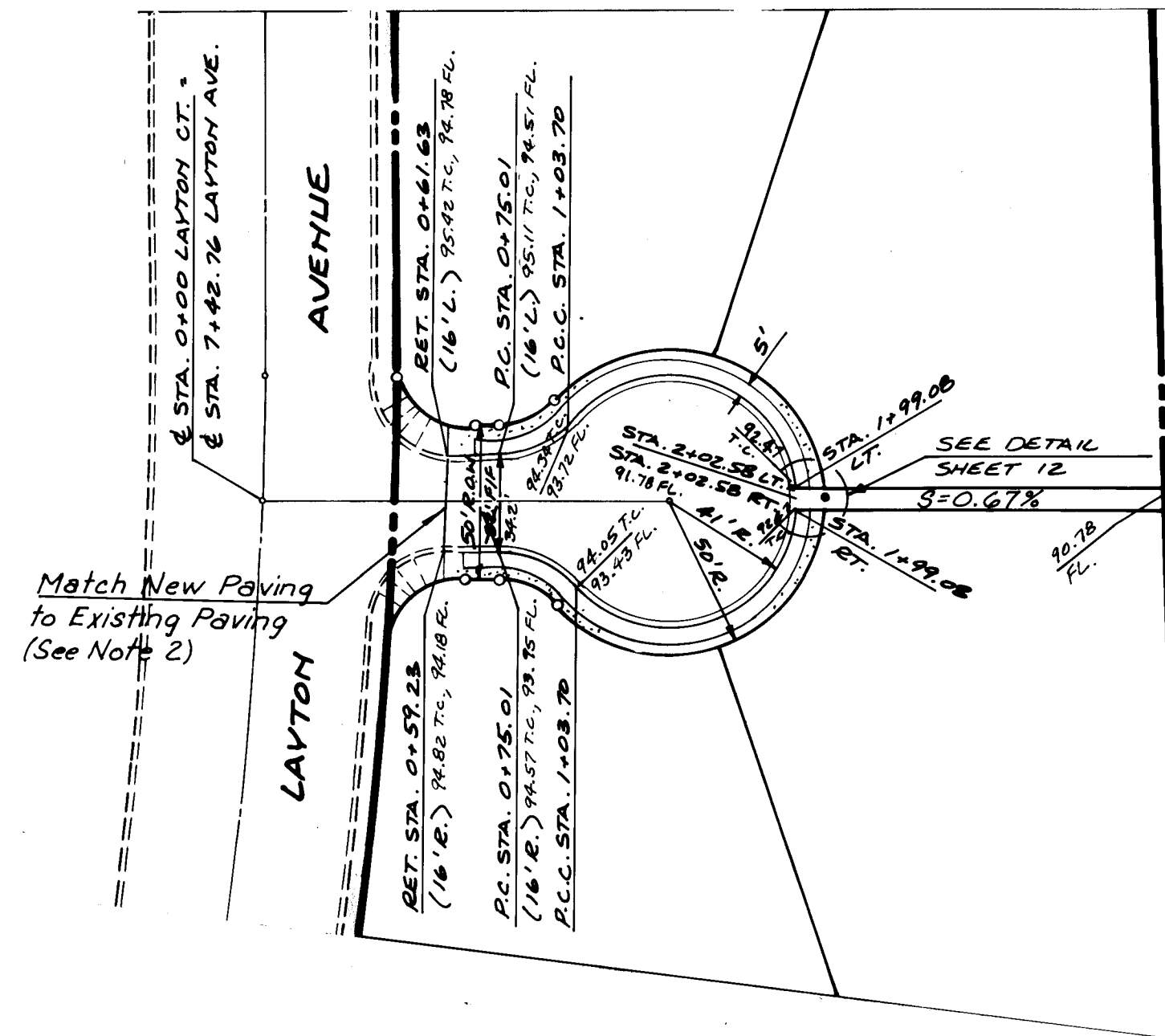
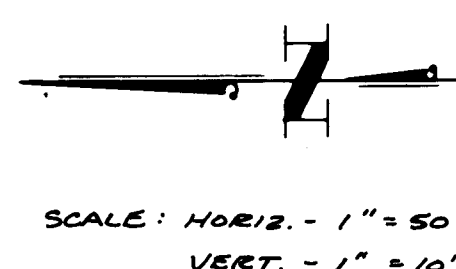
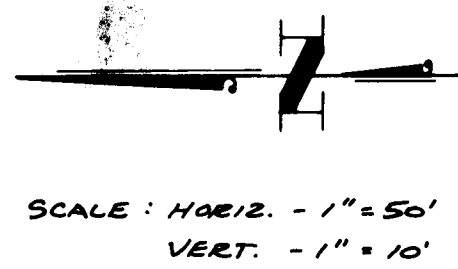
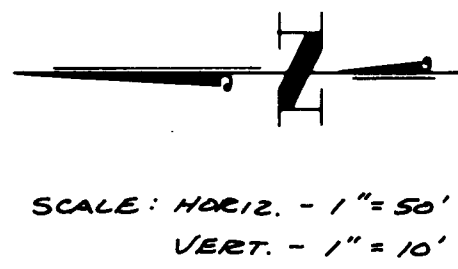
26 1940 0684

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ACADEMY ESTATES UNIT 7, TRACT A-1 LAYTON LOOP - STREET P & P

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	12/1/83		Liquid Waste	11-23-83	
ACE - Design	11/2/83		Traffic	12/1/83	
ACE - Hydrology	12/1/83		Water	11-23-83	

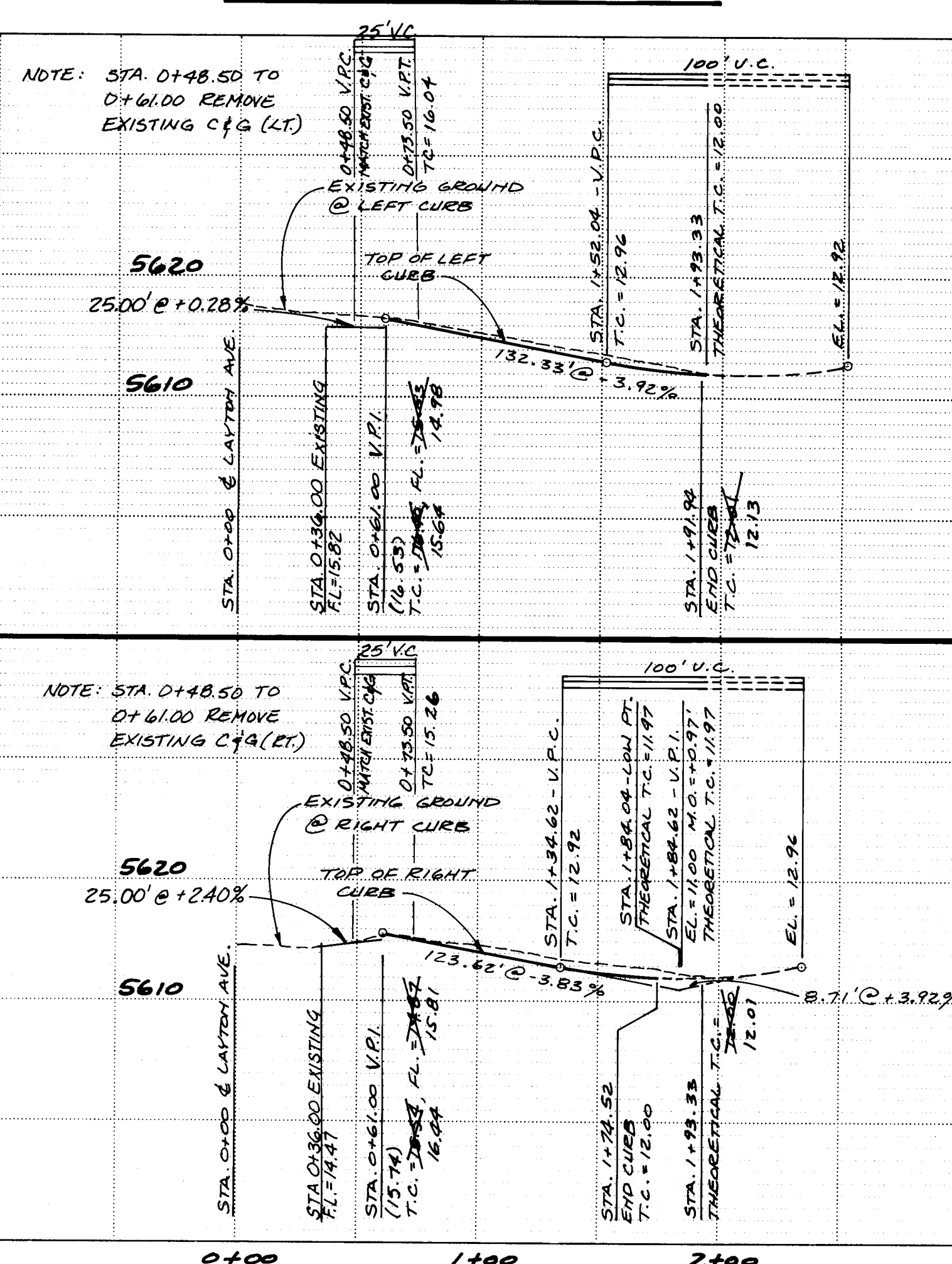
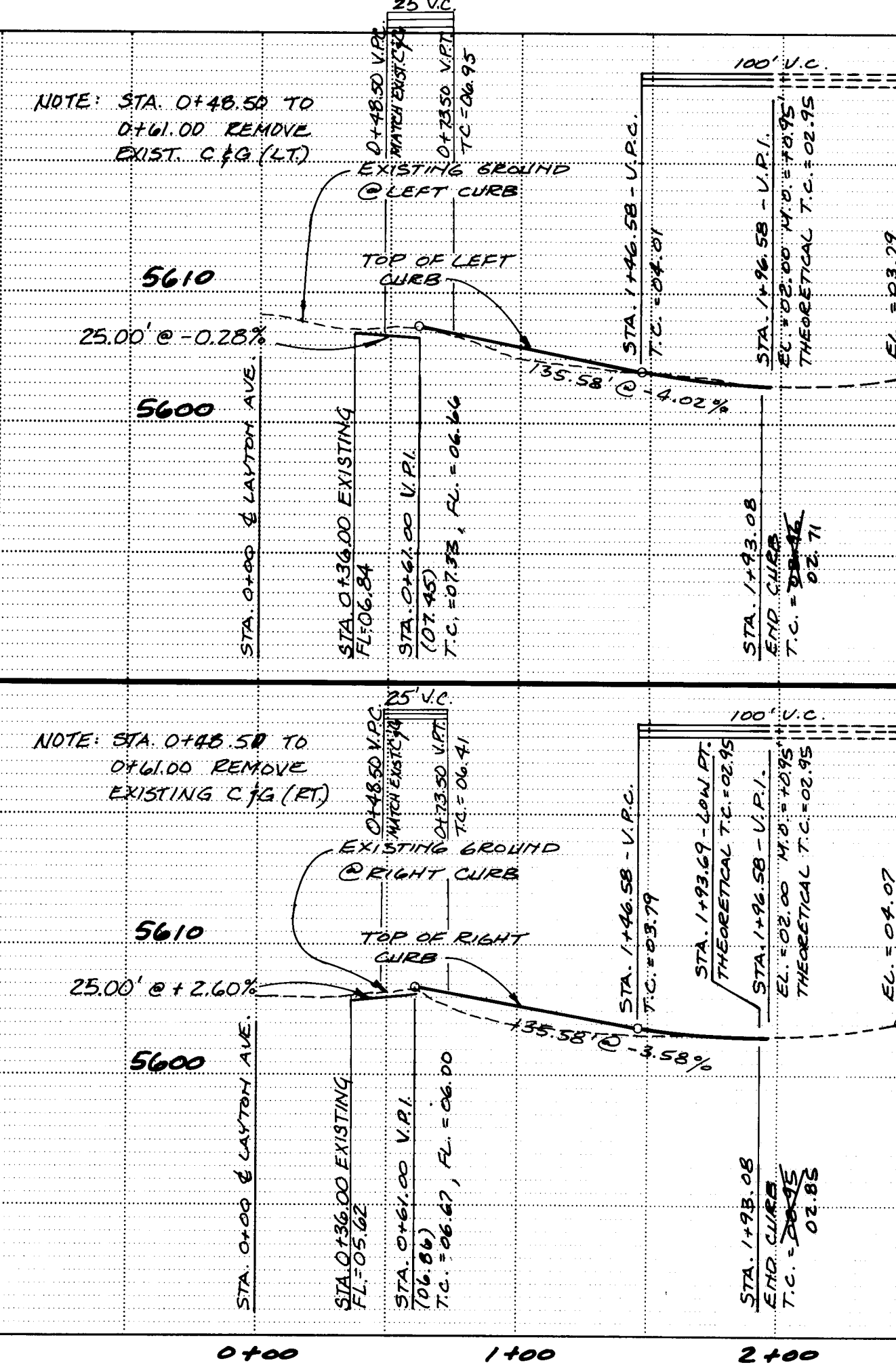
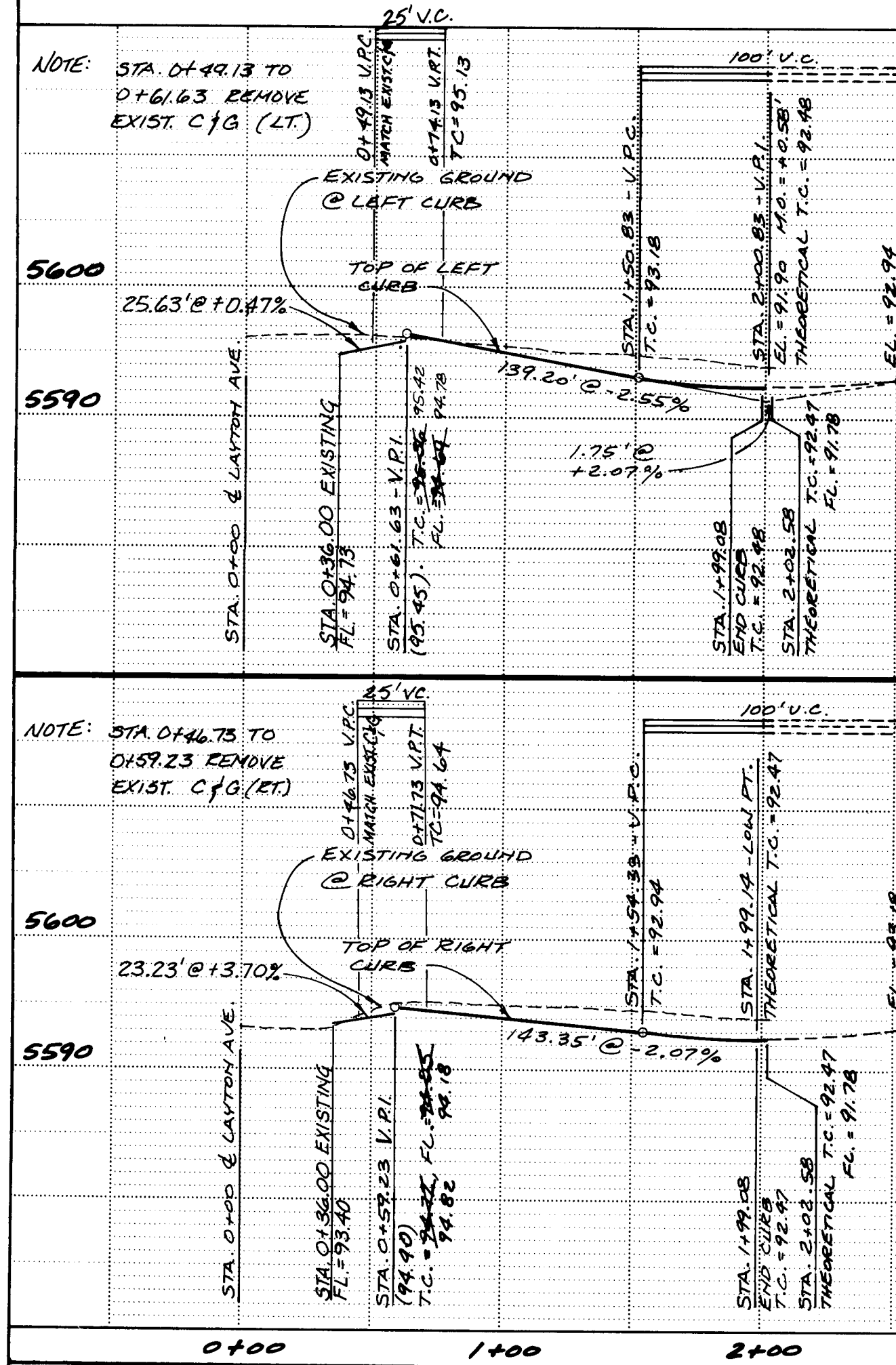
DRAWING NO. 1940 **MAP NO.** E20 & E21 **SHEET** 6 **OF** 12



LAYTON COURT

LAYTON PLACE

ANNAPOLIS COURT



- NOTES:
- RIGHT & LEFT STATIONING IS ALONG FLOWLINE OF CURB.
 - REMOVE APPROX. 12.5' OF EXIST. PAVING AND PROVIDE "NEAT LINE" CUT OF EXIST. ASPHALT, BASE, SUBBASE AND SUBGRADE 4"± FROM THE EDGE.

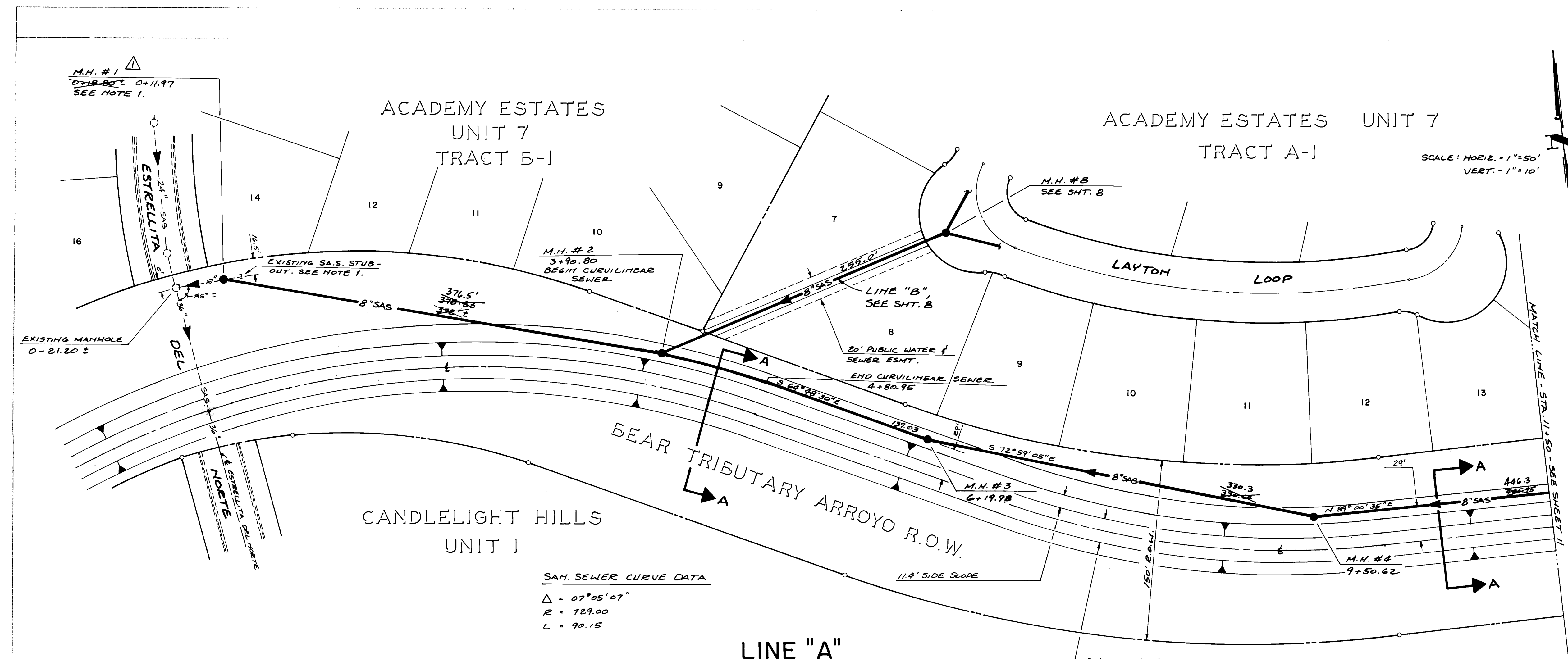
- LEGEND:
- CONCRETE SIDEWALK (Not in this Contract)
 - EXISTING WHEEL CHAIR RAMP
 - NEW CURB & GUTTER
 - EXISTING CURB & GUTTER
 - DISTANCE & DIRECTION OFFSET FROM &
 - CROWN TRANSITION AREA
 - Concrete Sidewalk to be Constructed

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ACADEMY ESTATES UNIT 7, TRACT A-1
LAYTON CT., LAYTON PL. AND
ANNAPOLIS CT. - STREET P & P

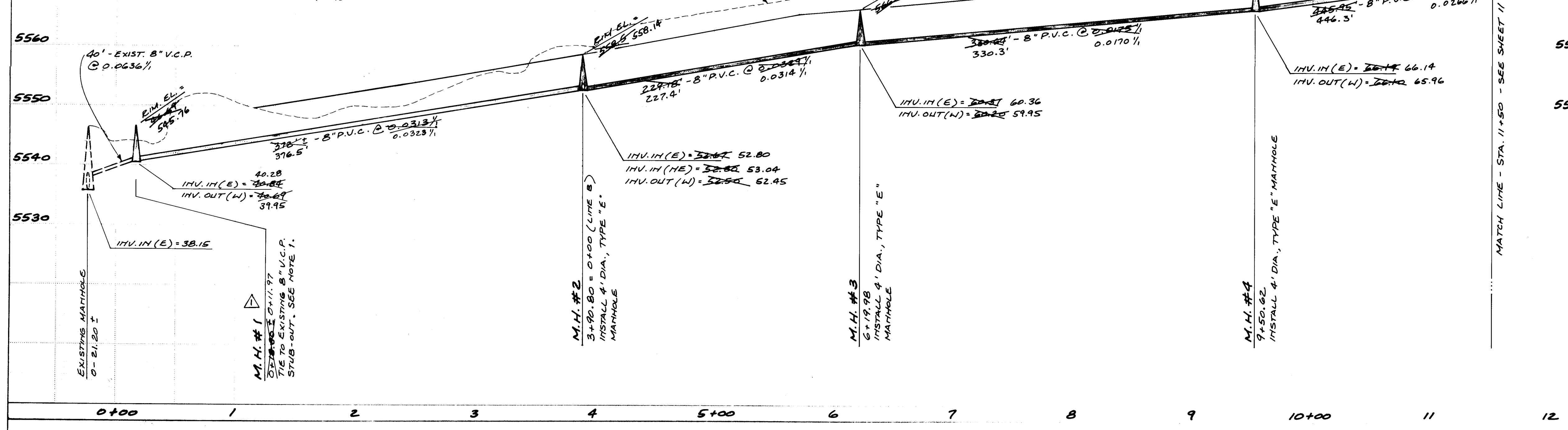
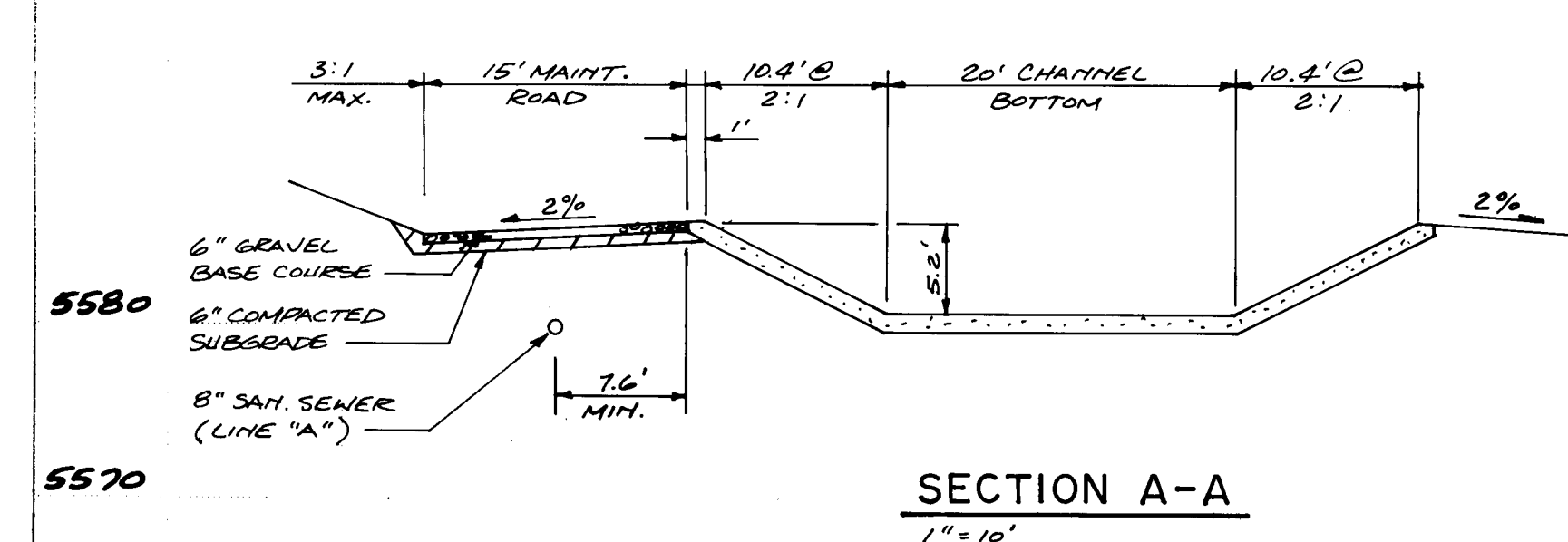
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/10/83	Liquid Waste	<i>[Signature]</i>	11-23-83
ACE - Design	<i>[Signature]</i>	4 Dec 83	Traffic	<i>[Signature]</i>	12-16-83
ACE - Hydrology	<i>[Signature]</i>	12/1/83	Water	<i>[Signature]</i>	11-23-83

DRAWING NO. 1940 MAP NO. 28 SHEET 7 OF 12
E20 & E21



SAN. SEWER CURVE DATA
 $\Delta = 07^{\circ}05'07''$
 $R = 729.00$
 $L = 90.15$

LINE "A"



NOTES:
 1. CONTRACTOR SHALL PLACE M.H. #1 40.00' UPSTREAM OF EXISTING MANHOLE ON EXISTING B" V.C.P. LINE AS SHOWN. REMOVE & DISPOSE OF REMAINING 16' ± OF V.C.P. LINE TO STUB-OUT.

- LEGEND
- (---)--- EXISTING SAN. SEWER
 - ===== EXISTING CURB & GUTTER
 - PROPERTY LINE
 - >--- CHANNEL SIDE SLOPE
 - PROPOSED SAN. SEWER
 - 20' CHANNEL BOTTOM

ACADEMY ESTATES
 UNIT 7, TRACT A-1
 OUTFALL SANITARY SEWER

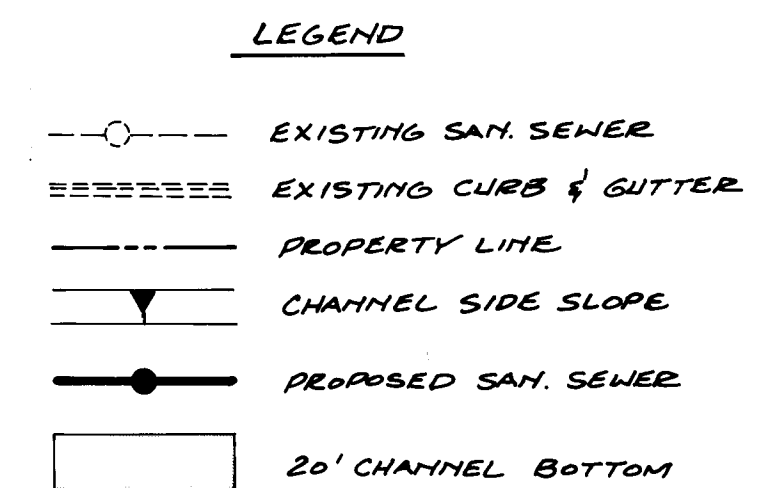
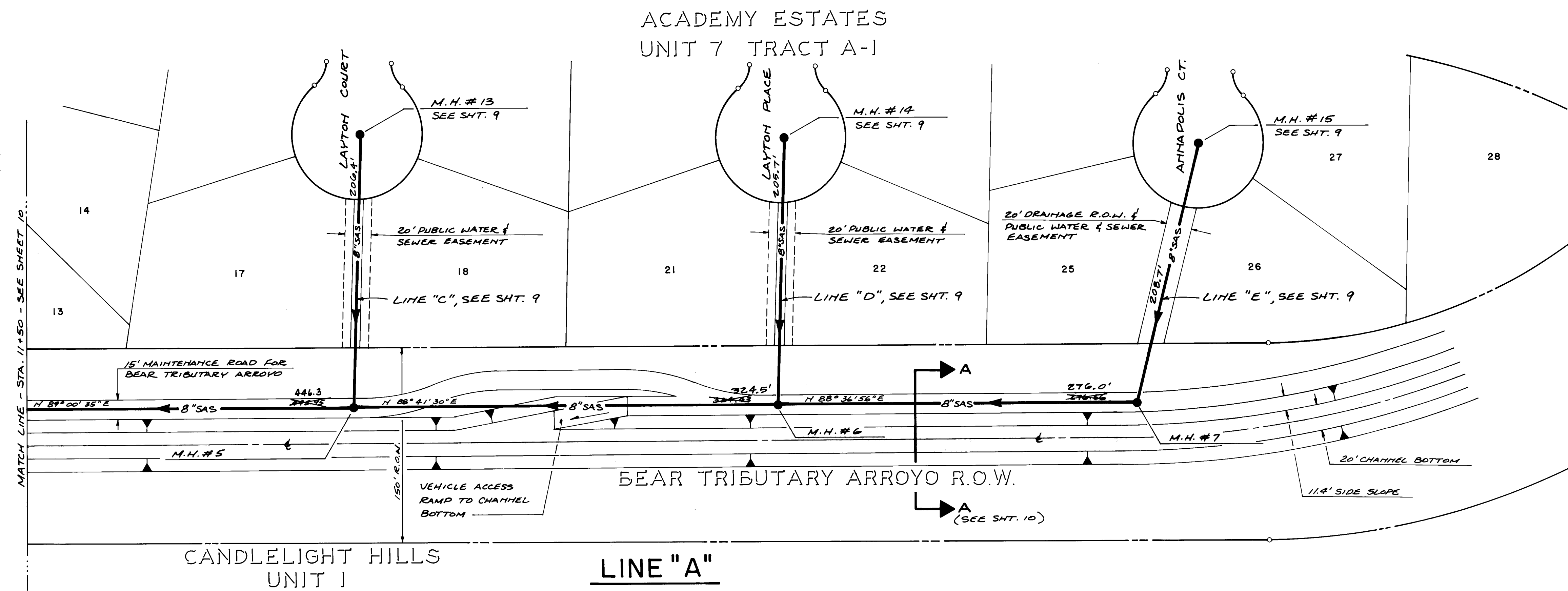
C. M. CONST. 11-83
 J. E. Engstrom 11-23-83
 J. E. Engstrom 11-23-83

1940 E20 FE21 10 12

BRASS CAP, MONUMENT "2-E21". LOCATED ON SOUTH BOUNDARY OF LOT 26, ACADEMY ESTATES, UNIT 7, TRACT A-1; 78.52' WEST 71.83' OF P.C. 6.683' ELEV. = 5611.59

5.11.84 RELOCATED MANHOLE GREYER 11-83
 5.11.84 "X" OUT & REVISED DENOTES RECORD GREYER 11-83

M.S.M./J.P. Group 11-83
 K.M. 11-83
 C.A.T. 11-83



APPROVALS		ENGINEER	DATE
<i>E. H. Sawyer</i>	12/6/83	12-6-83	12/6/83
<i>W. H. Sawyer</i>	11/20/83	11-20-83	11/20/83
<i>W. H. Sawyer</i>	12/5/83	12-5-83	12/5/83

1940 MAP NO. 22 SHEET 11 OF 12
E20 & E21

GENERAL INFORMATION		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	REMARKS	W. H. R.	DATE	W. H. R.	DATE
1637	1-4-84	GREIMER ENG.	ON SOUTH MONUMENT "2-221". LOCATED	W. H. R.	1-84	W. H. R.	1-84
1619	"	"	ESTATES, UNIT 7, TRACT A-1; 79.52' WEST	W. H. R.	4-84	W. H. R.	4-84
1617	7-11-83	"	OF P.C.	W. H. R.	7-83	W. H. R.	7-83
	6-6-83	"	ELEV. = 5211.59	W. H. R.	6-83	W. H. R.	6-83
				MICRO-FILM INFORMATION			
				RECORDED BY			
				DATE			
				NO			

NO	DATE	REMARKS	BY
<u>DESIGN</u> <u>REVISIONS</u>			
DESIGNED BY		DATE	
DRAWN BY		DATE	
CHECKED BY		DATE	

PLAN VIEW -TYPICAL BOLLARD AND STANDARD
CHAIN LINK GATE LOCATION DETAILS

7' DRAINAGE R.O.W.

SECTION
STATIONARY BOLLARD DETAIL

SECTION
REMOVABLE BOLLARD DETAIL

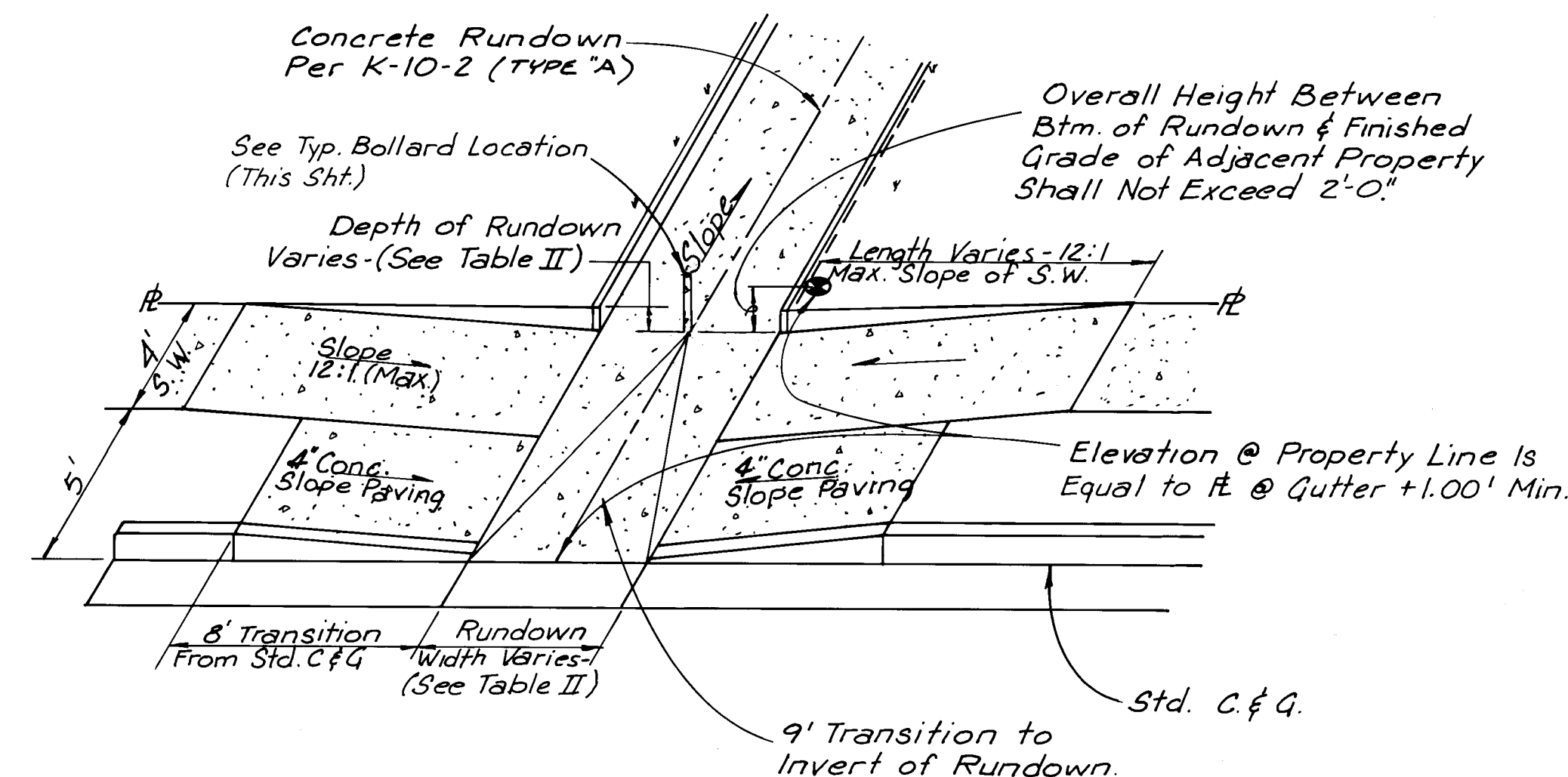
	36" Nominal	24" Nominal
A	3'-0"	2'-0"
B	1'-6"	1'-0"
C	4'-0"	3'-6"
D	#4 @ 16" O.C.	#4 @ 32" O.C.
E	#6 @ 8" O.C.	#4 @ 32" O.C.

- Notes:
1. Footing to be Built on Undisturbed Earth.
 2. Use Dur-O-Wall Standard Weight Truss or approved equal @ 8" o.c. up to Height of Garden Wall 11'.
 3. Use 3000 psi. Concrete w/ $\frac{3}{4}$ " ϕ Aggregate - Max 4" Slump w/ 5-7% Entrained Air.
 4. C.M.U. Shall be Grade N w/ Fm = 1350 p.s.i. Min..
 5. Do Not Mortar Space Between Every 6th Block on Row Immediately Above Ground Level on Front Side (Weep hole).
 6. Backfill Material Shall be Clean Sand And Gravel.

RETAINING WALL
Scale: $\frac{3}{4}" = 1'-0"$

STREET NAME	DEPTH (IN.)	WIDTH (FT.)	INV. ELEV. @ E.
Annapolis Ct.	10"	19'	09.32 09.44
Layton Loop	6"	6'	63.00 62.91
Layton Ct.	6"	6'	91.00 90.78
Layton Pl.	10"	6'	00.11 00.43

*Note: Slope of Rundowns Shall be Constructed From
Street Flowline to Inv. Elev. @ Downstream Property
Line Shown on Table II*



TYPICAL RUNDOWN CONFIGURATION
N.T.S.

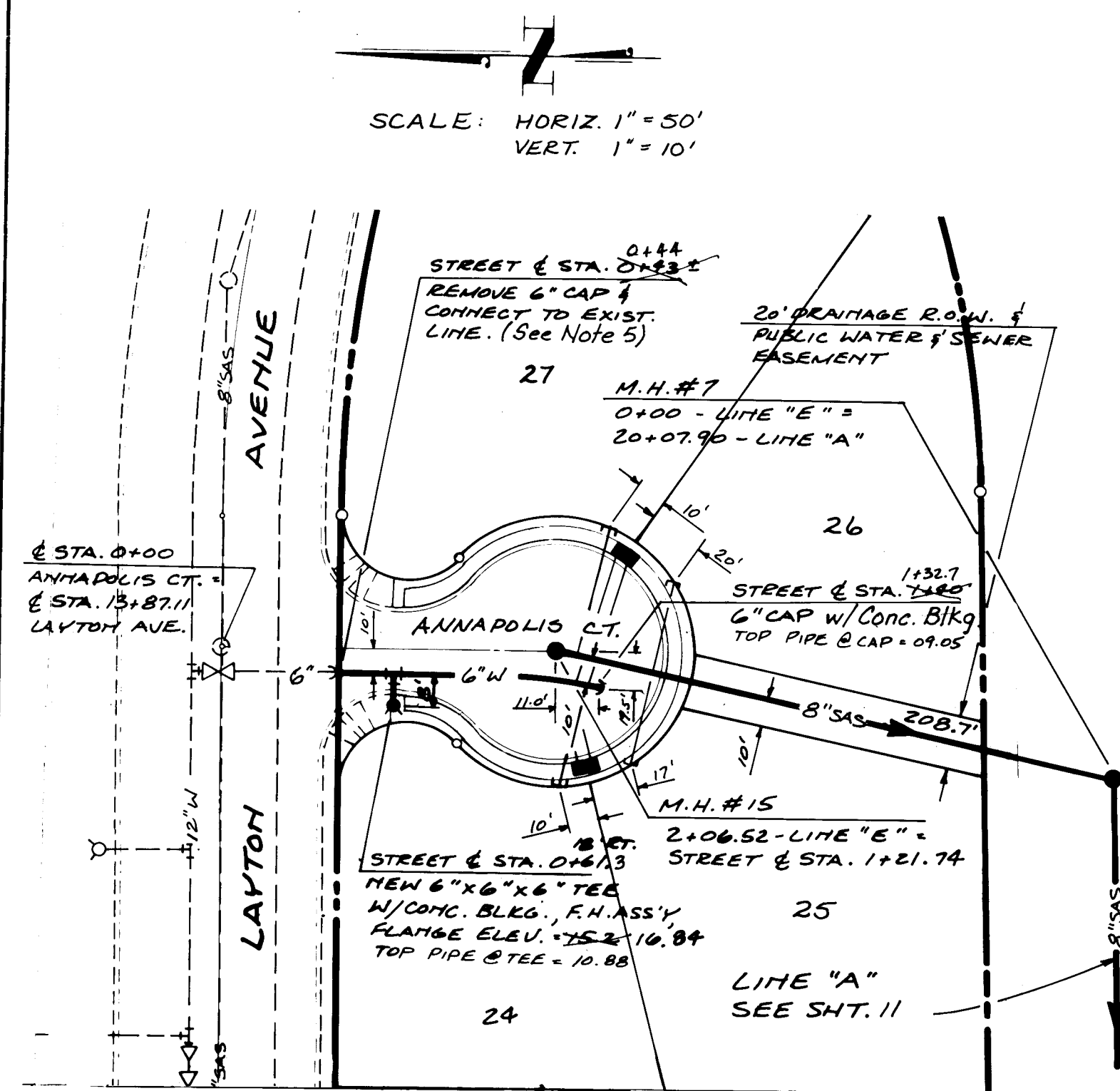
		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
				FIELD NOTES				CONTRACTOR C.C.M. CONST.	
				BY		DATE		WORK	
				GREENBERG ENG.		10-37		STARTED BY GREENBERG DATE 1-84	
				"		7-1-83		ACCEPTANCE BY C.C.M. DATE 4-84	
				"		6-6-83		FIELD LIGATION BY GREENBERG DATE 2-84	
				"		6-6-83		DRAWINGS CORRECTED BY GREENBERG DATE 5-84	
								MICRO-FILM INFORMATION	
								RECORDED BY	
								DATE	
								NO.	

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:	ACADEMY ESTATES UNIT 7 TRACT A-1 MISCELLANEOUS DETAILS
--------	--

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>R. W. Etzgaard</i>	12/4/83	Liquid Waste	<i>R. W. Etzgaard</i>	11-23-83
A.C.E. Design	<i>R. W. Etzgaard</i>	11-28-83	Traffic	<i>T. W. Etzgaard</i>	12/1/83
A.C.E.-Hydrology	<i>R. W. Etzgaard</i>	12/5/83	Water	<i>R. W. Etzgaard</i>	11-23-83

DRAWING NO.	1940	MAP NO. <i>of</i> E20 & E21	SHEET 12 OF 12
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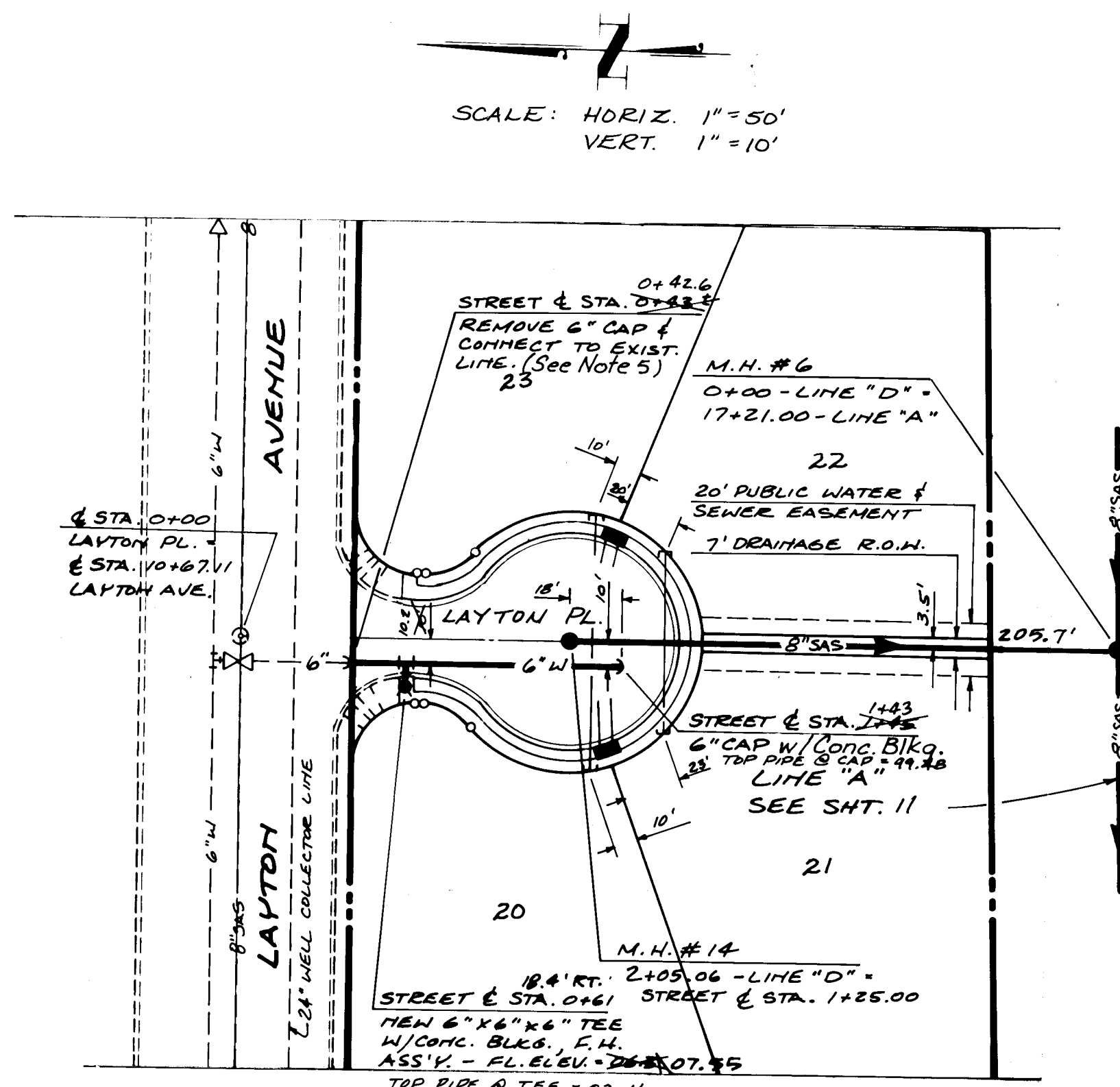


4" C.I. SANITARY SEWER SERVICES

LOT	EL. @ P.L.
27	5608.8
26	5607.1
25	5606.92
24	5608.75

NOTE: ELEVATIONS DENOTE TOP OF PIPE.

ANNAPOLIS COURT

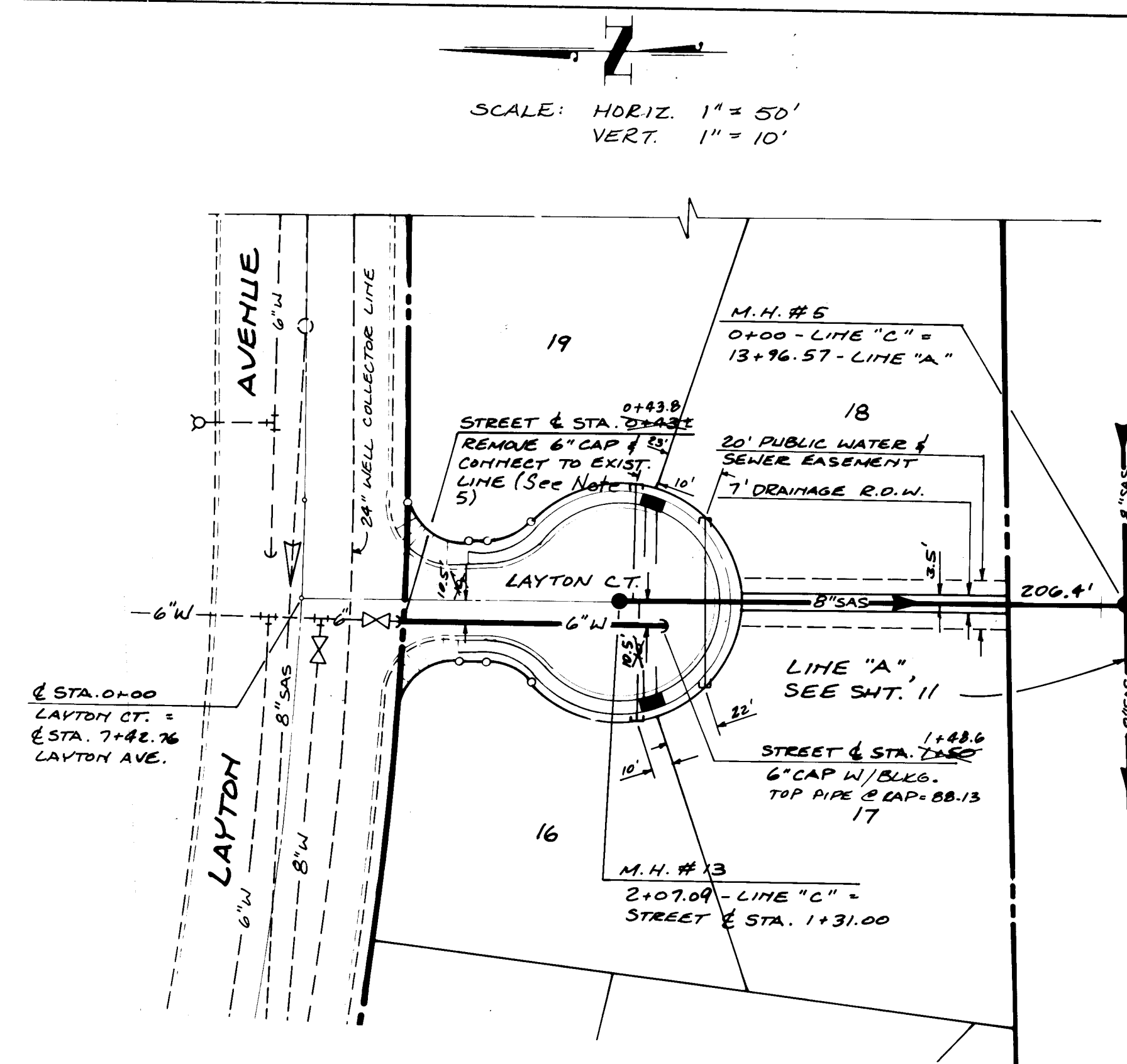


4" C.I. SANITARY SEWER SERVICES

LOT	EL. @ P.L.
23	5600.09
22	5598.06
21	5597.05
20	5597.36

NOTE: ELEVATIONS DENOTE TOP OF PIPE.

LAYTON PLACE

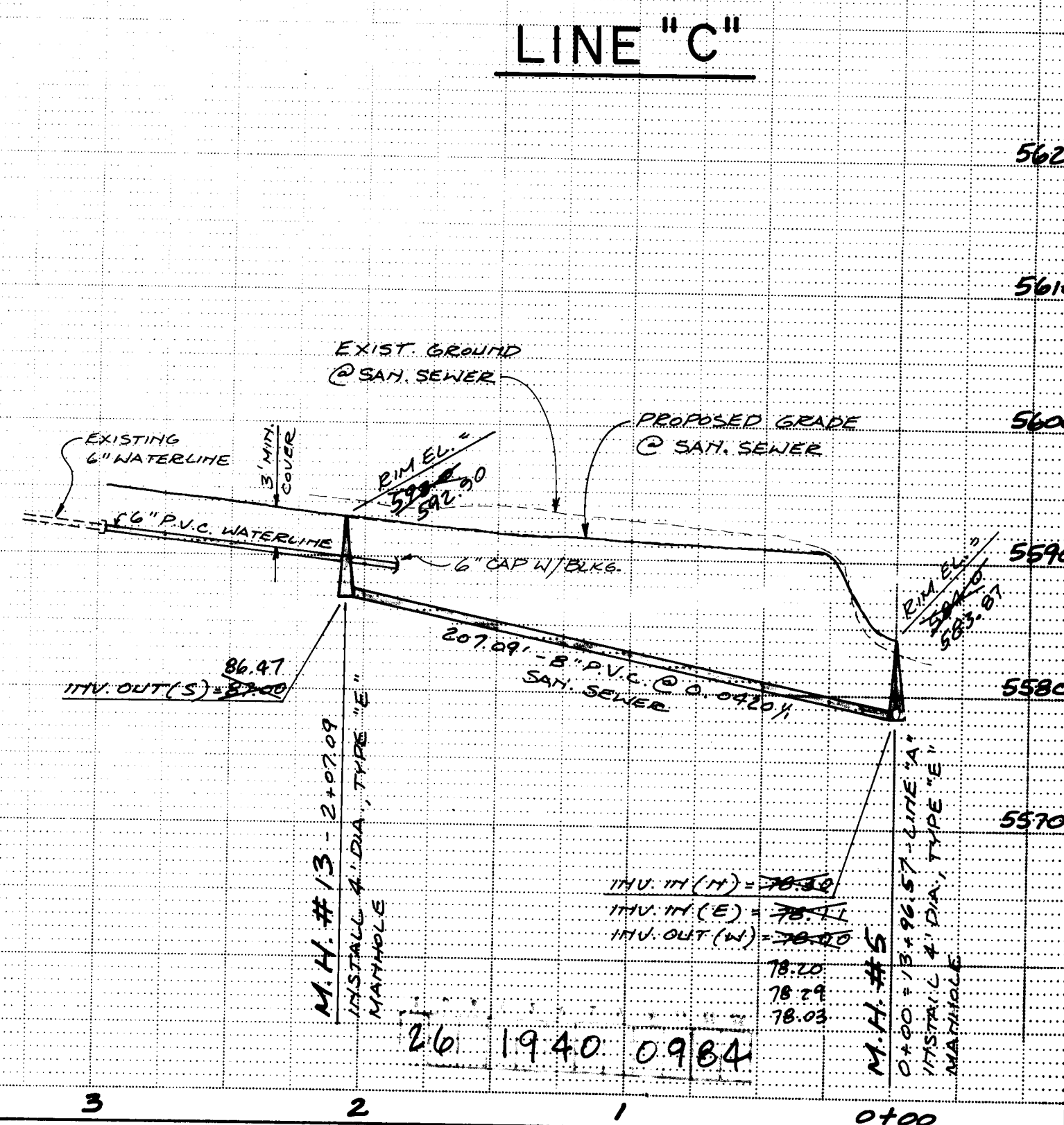
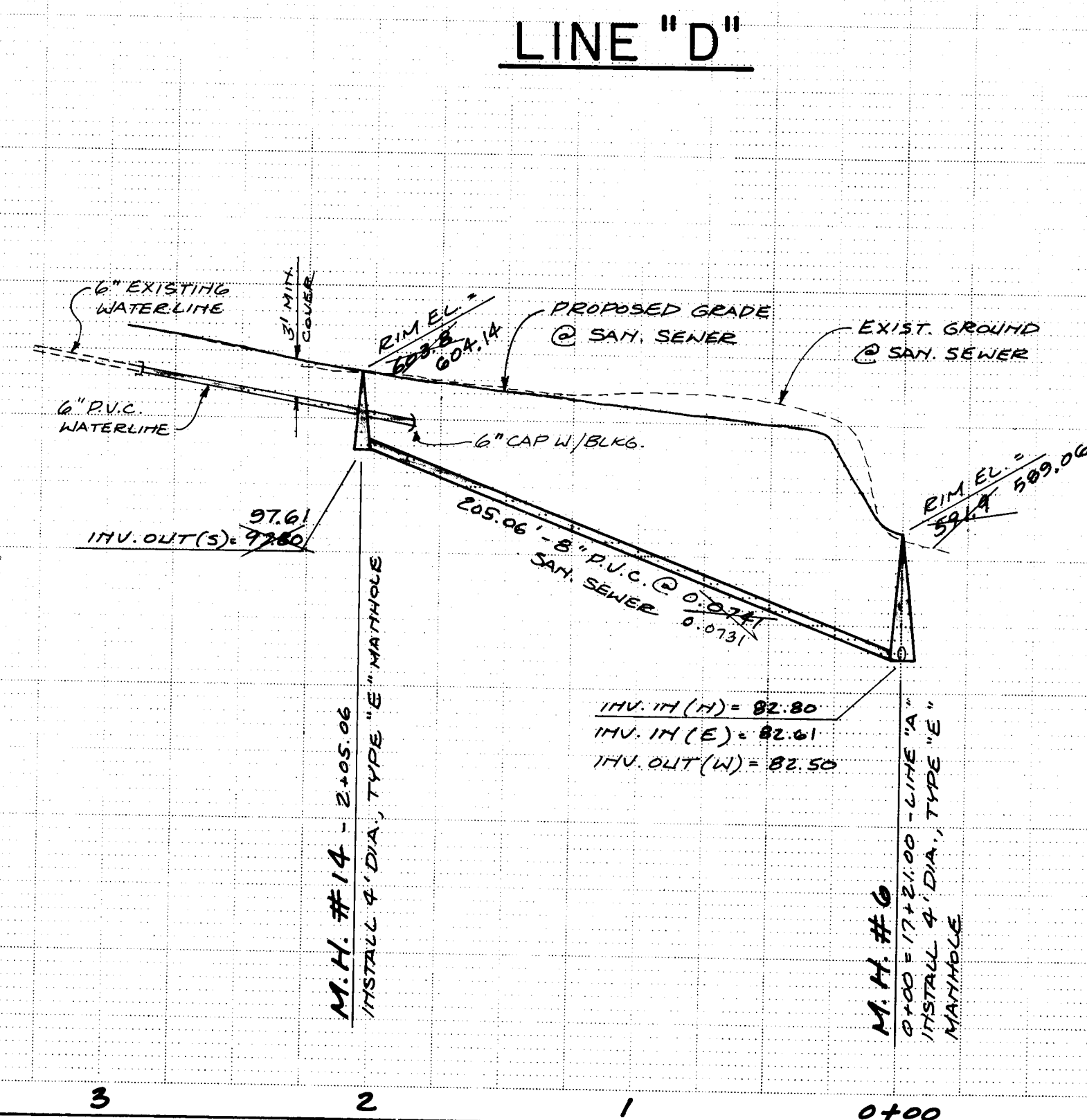
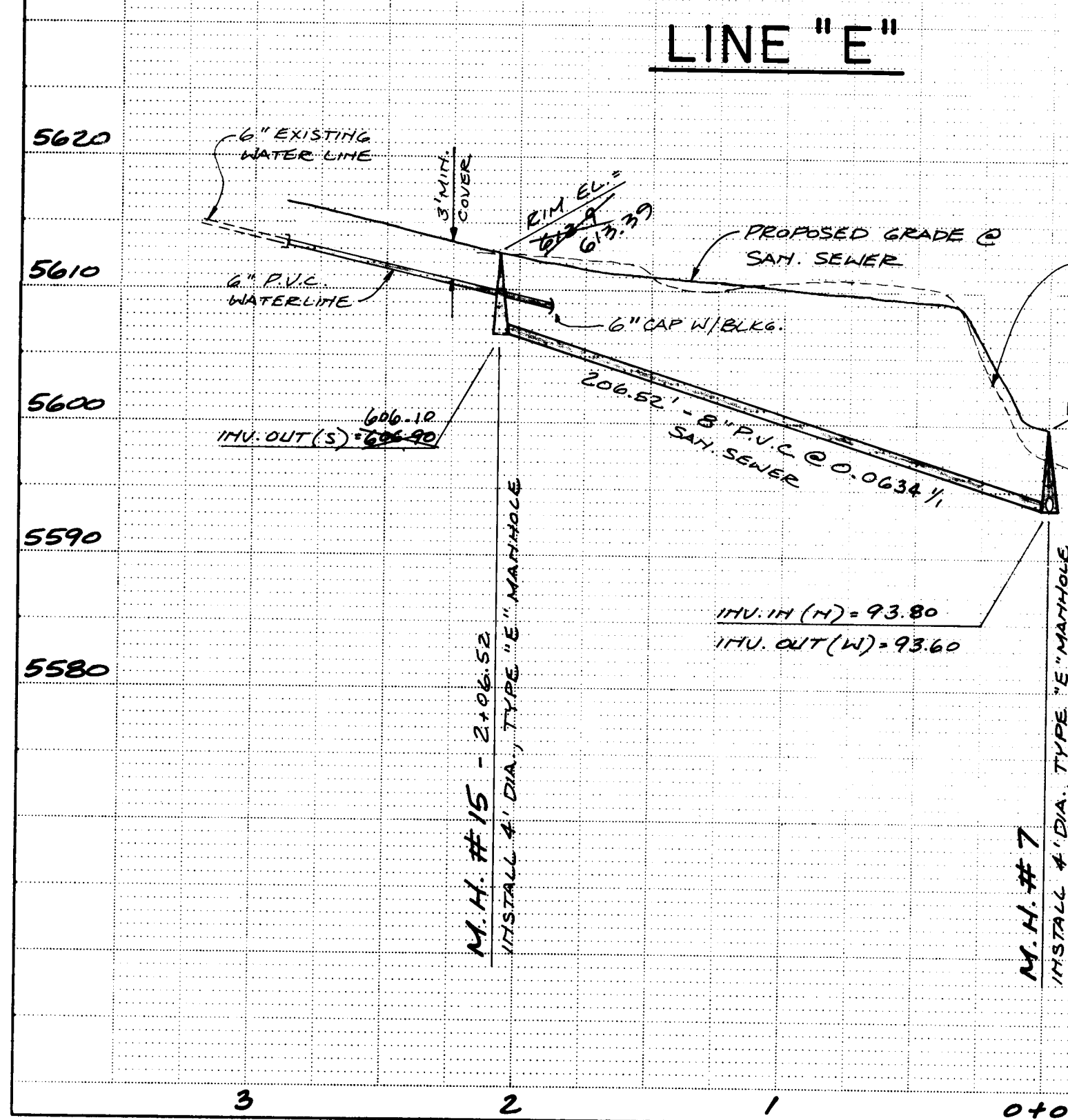


4" C.I. SANITARY SEWER SERVICES

LOT	EL. @ P.L.
19	5589.12
18	5587.65
17	5587.74
16	5589.08

NOTE: ELEVATIONS DENOTE TOP OF PIPE.

LAYTON COURT



NOTES:

- Waterline and water service (3/4") installation shall comply with all applicable City of Albuquerque Standards. These include, but are not limited to:
 - W-2-3 Metered Service Line Installation
 - W-4-1 Meter Box Location
 - W-15-2 Typical Meter Box Installation
 - W-16 Meter Box Plan & Section
 - W-17 Meter Box Plan & Section
 - W-18 Meter Box Cover and Lid
 - W-19 Heavyweight Meter Box Cover and Lid
 - W-20-1 Fire Hydrant Installation
 - W-21 Details on Typical Fire Hydrant Locations
 - W-22 Plastic Pipe Trench Terminology
- Sanitary sewer and sewer service installation shall comply with all applicable City of Albuquerque Standards. These include, but are not limited to:
 - S-2-3 Manhole Type E
 - S-5-2 Manhole Frames and Covers
 - S-6-1 Service Line & Conc. Block Details for MH's
 - S-8-3 Service Line Details
- For sanitary sewer in cul-de-sacs lots 16-27 unless otherwise noted, sewer service laterals shall be located 10' up from the low side of the lot and shall be a min. of 4 ft. from invert to top of curb at the right-of-way line. Service line shall slope at 2% min.
- Sanitary sewer service lines shall be 4" C.I.
- Solve 6" cap and re-use at end of new water line.

LEGEND:

- 8" SAG - EXISTING SAN. SEWER, DIRECTION OF FLOW
- 8" W - EXISTING WATER LINE W/ VALVE
- EXISTING FIRE HYDRANT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED 6" WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SAN. SEWER W/ MANHOLE
- WATER SERVICE CONNECTION
- S.A.S. SERVICE CONNECTION

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ACADEMY ESTATES UNIT 7, TRACT A-I
LAYTON CT., LAYTON PL. AND
ANNAPOLIS CT. - UTILITY P & P

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	12/14/83	Liquid Waste	<i>[Signature]</i>	11-23-83
A.C.E. - Design	<i>[Signature]</i>	1/20/83	Traffic	<i>[Signature]</i>	12/6/83
A.C.E. - Hydrology	<i>[Signature]</i>	1/2/83	Water	<i>[Signature]</i>	1-2-83