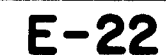


GRADING, PAVING, WATER, SANITARY SEWER, AND DRAINAGE FACILITIES



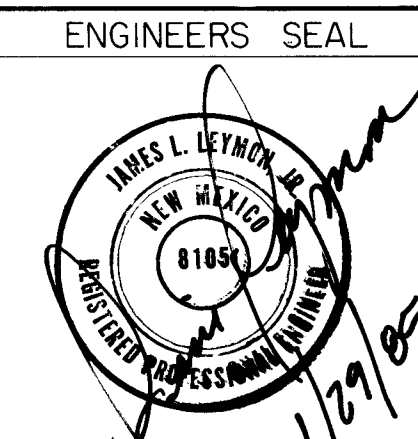
SHEET NO.	DESCRIPTION
1	COVER SHEET, GENERAL NOTES
2	PLAT
3	PLAT
4	GRADING PLAN
5	OVERALL STREET PLAN
6	OVERALL WATER AND SANITARY SEWER PLAN
	<u>STREET PLAN AND PROFILE</u>
7	ROYAL OAK AVENUE NE
8	ROYAL OAK AVENUE NE – ROYAL OAK COURT NE
9	ROYAL OAK LOOP NE – ROYAL OAK LANE NE
10	ROYAL OAK LOOP NE – ROYAL OAK STREET NE
	<u>WATER AND SANITARY SEWER PLAN AND PROFILE</u>
11	ROYAL OAK AVENUE NE
12	ROYAL OAK AVENUE NE – ROYAL OAK COURT NE
13	ROYAL OAK LOOP NE – ROYAL OAK LANE NE
14	ROYAL OAK LOOP NE – ROYAL OAK STREET NE
15	DRAINAGE FACILITIES – PLAN AND PROFILE
16	DETAILS

GENERAL NOTES

1. All work detailed on these plans to be performed under contract shall, except otherwise stated or provided for herein, 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 Public Works Contract No. 84-3.
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 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.
4. 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.
5. All utilities and utility service lines shall be installed prior to paving.
6. Backfill compaction shall be according to specified street use.
7. Tack coat requirements shall be determined by the City Engineer.
8. All storm drainage facilities shall be completed prior to final acceptance.
9. The requestor or developer shall be responsible for repair or replacement of all curb and gutter damaged after approval by the City Engineer of work completed by the Contractor.

APPROVAL OF AS BUILT DRAWINGS
ASST. CITY ENGINEER - FIELD
W. J. McManis
DATE 4-1-86

	4 OF 16																			
	9 OF 16 14 OF 16	<i>E.D. Thompson</i>		4/8/85	<i>William G. Balch</i>		5/8/85													
REV.	SHEETS	CITY	ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE	USER
APPROVAL OF REVISIONS																				



ESPEY, HUSTON & ASSOC., INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD N.E. SUITE 204
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 255-1625

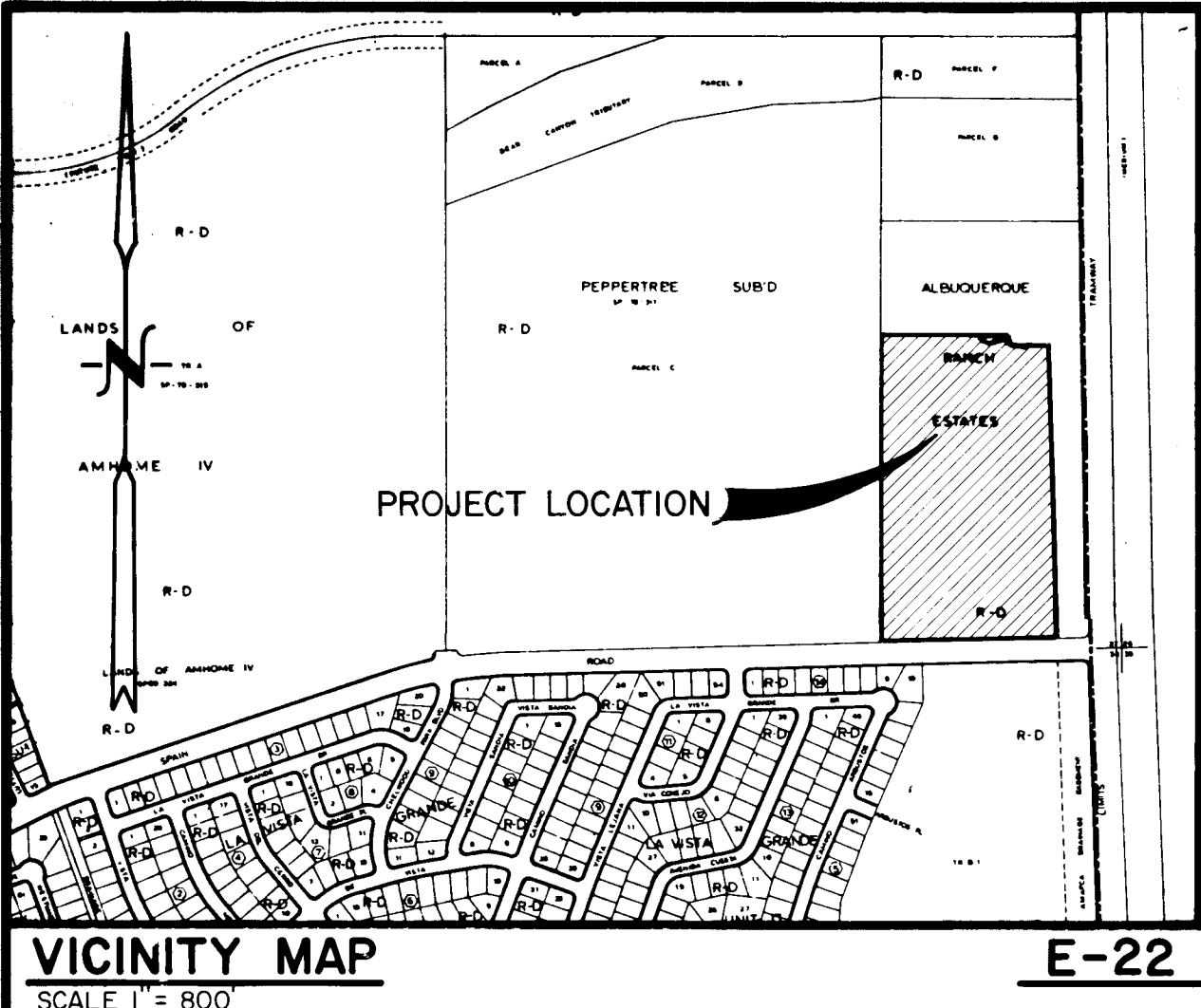
APPROVED FOR
CONSTRUCTION

L. H. Sheppard
4/19/35 C.E.

PROJECT NUMBER

2114

SHEET 1 OF 16



NOTES

1. Basis for bearings: New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Lines indicated N/R are non-radial.

SUBDIVISION DATA

1. Zone Atlas No. E-22-Z.
2. Total Number of Lots Created: 54 lots
3. Total mileage of full width streets created: 0.62 miles
4. Gross Subdivision Acres: 20.0334 acres
5. Date of Survey: June, 1984

PURPOSE OF THIS PLAT

1. The purpose of this plat is to subdivide TRACT B, ALBUQUERQUE RANCH ESTATES into 54 lots.

DESCRIPTION

A Tract of land situate within projected Section 27, Township 11 North, Range 4 East, New Mexico Principal Meridian within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common to the southeast corner of UNIT ONE of PEPPERTREE SUBDIVISION as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County on January 19, 1983 (C20-147);

THENCE N 00° 06' 07" E, 1340.81 feet to the northwest corner, said point being on the east line of TRACT B-1-B of PEPPERTREE SUBDIVISION as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County on February 16, 1983 (C20-173) and also being common to the southwest corner of TRACT A, ALBUQUERQUE RANCH ESTATES as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County on July 23, 1984 (C24-133);

THENCE along the south boundary line of TRACT A S 89° 55' 01" E, 479.53 feet;

THENCE continuing along said line S 00° 04' 59" W, 20.00;

THENCE continuing along said line S 89° 55' 01" E, 170.75' to the northeast corner, said point being common to the northwest corner of TRACT C, ALBUQUERQUE RANCH ESTATES as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County on July 23, 1984 (C24-133);

THENCE along the west boundary line of TRACT C, S 00° 05' 55" E, 1324.21 feet to the southeast corner, said corner being common to the southwest corner of said TRACT C, said point also being on the north right-of-way line of Spain Road;

THENCE along said right-of-way line N 89° 37' 12" W, 654.93 feet to the point of beginning and containing 20.0334 acres more or less.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof and said owner and/or proprietor does hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque in fee simple and does hereby grant all Power and Communication easements shown hereon to the public use, including the rights of ingress and egress (both surface and subsurface) and the right to maintain facilities therein.

Joe F. Lynch and Marilyn C. Lynch, Owners Tract B

STATE OF TEXAS) ss
COUNTY OF HARRIS) ss

On this _____ day of _____, 1984, the foregoing instrument was acknowledged before me. My commission expires _____.

Notary Public _____

SUBDIVISION OF
TRACT B, ALBUQUERQUE RANCH ESTATES
NOW COMPRISING

ROYAL OAK, UNIT I

SITUATE WITHIN
PROJECTED SEC 27, T 11 N, R 4 E, N M P M
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1984

APPROVALS:

Subdivision Case No. _____

Planning Director, City of Albuquerque, NM _____ Date _____

City Engineer, City of Albuquerque, NM _____ Date _____

AMAFCA _____ Date _____

Traffic Engineer, City of Albuquerque, NM _____ Date _____

Chief City Surveyor, Engineering Division _____ Date _____

Property Manager, City of Albuquerque, NM _____ Date _____

Water Resources, City of Albuquerque, NM _____ Date _____

Parks and Recreation, City of Albuquerque, NM _____ Date _____

Public Service Company of New Mexico _____ Date _____

Gas Company of New Mexico _____ Date _____

Mountain Bell Telephone _____ Date _____

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 2ND day of November, 1984, the SURVEYORS CERTIFICATION was acknowledged before me.

Notary Public _____

11/2/84

SURVEYORS CERTIFICATION

"I, Timothy Aldrich, do hereby certify that I am a Registered Professional 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 as shown on the plat of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief."

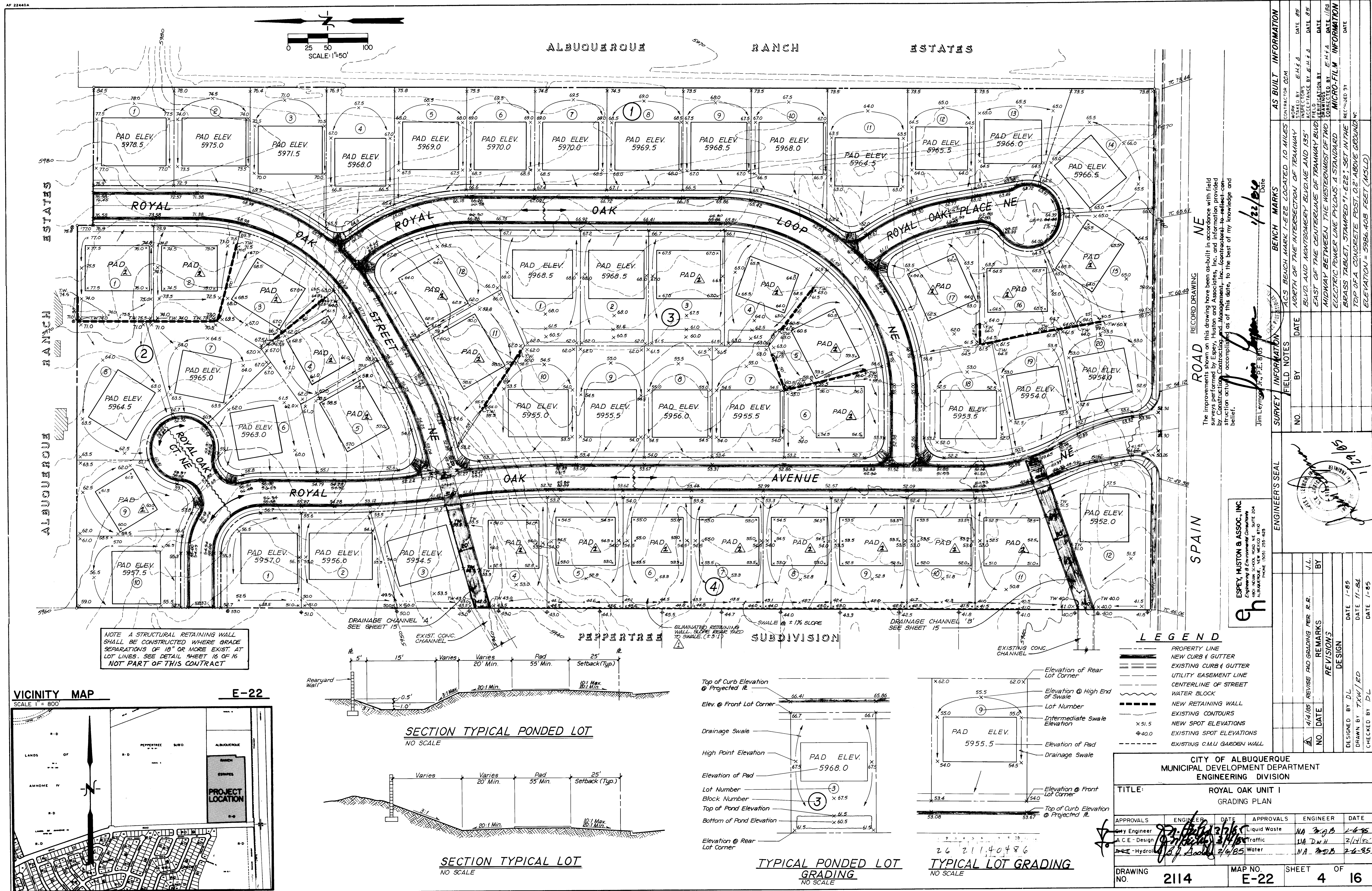
Timothy Aldrich 11/02/84 Date
Timothy Aldrich, N.M.P.L.S. No. 7719

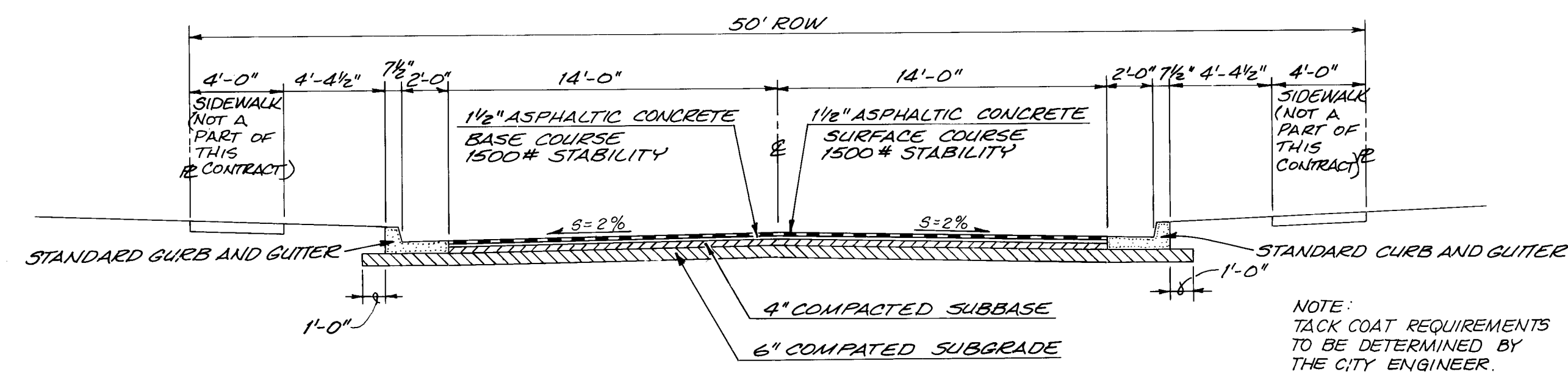
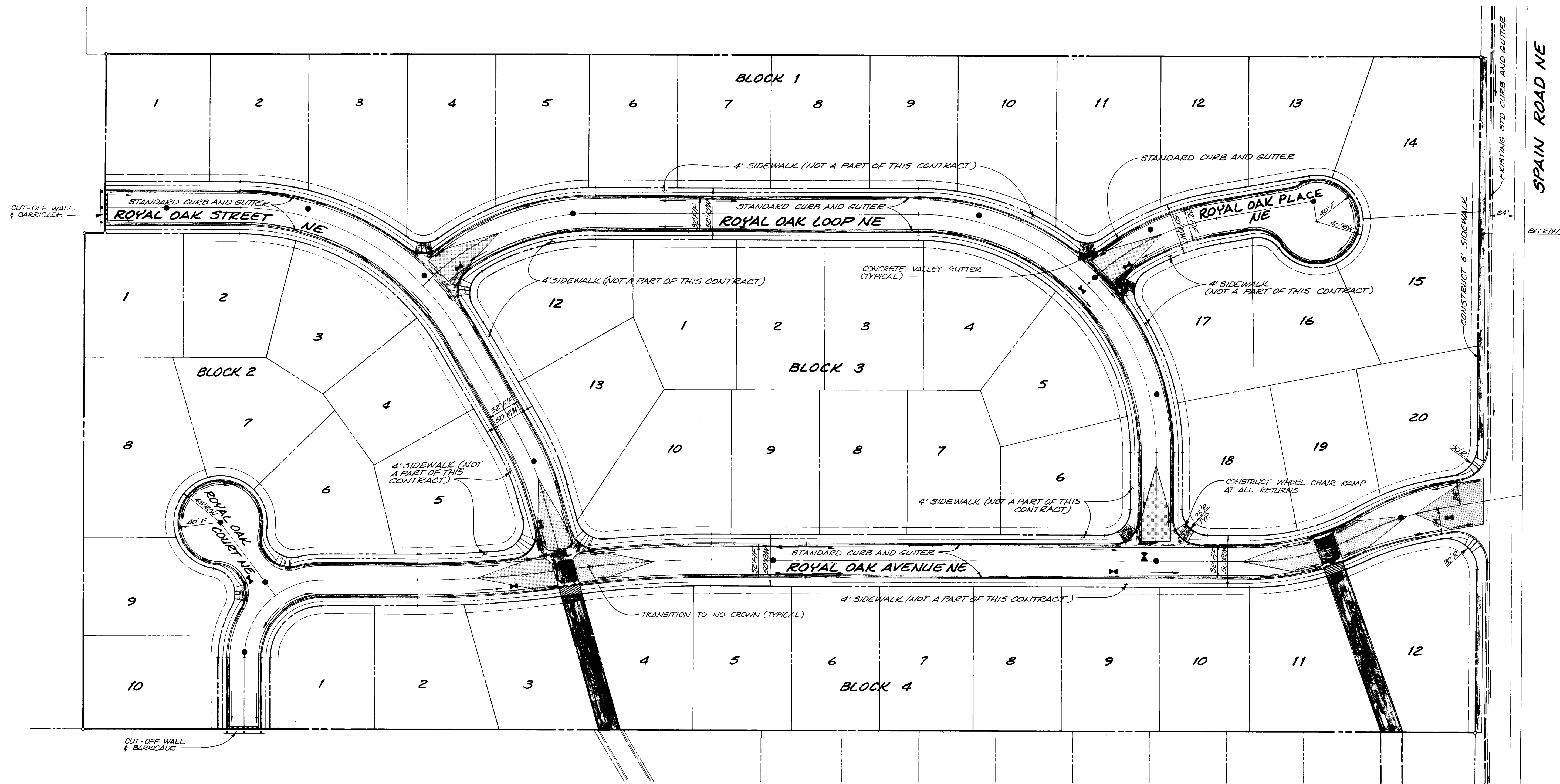
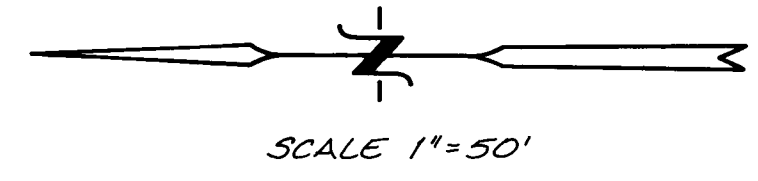
SHEET 1 OF 3

JOB NO. 4472-04
Office: T. ALDRICH, D. LORENZ
Draft: T. WHITE
F.B. # 10
Date: OCT. 1984

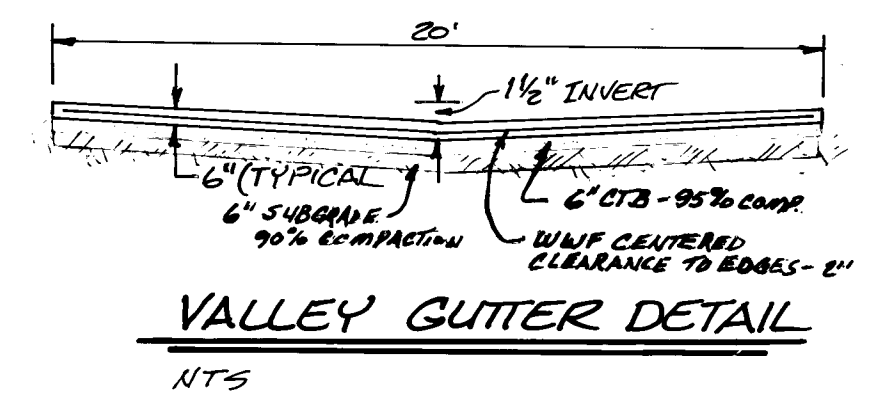
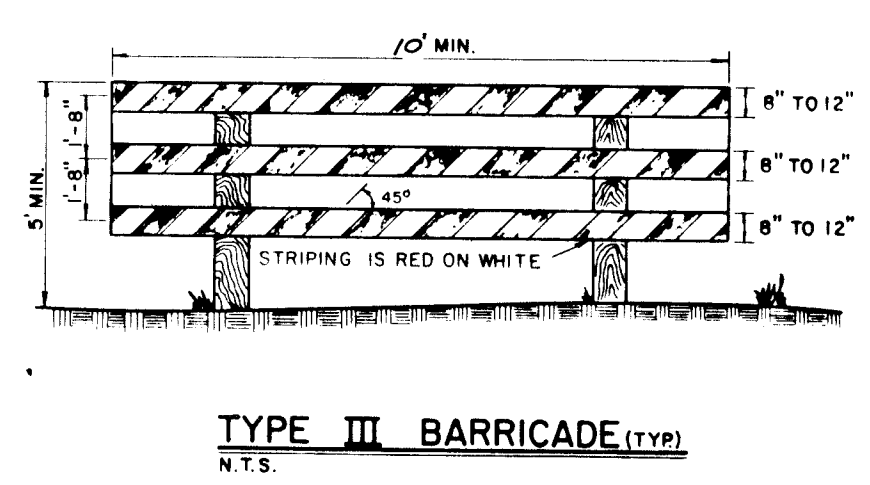
ESPEY, HUSTON & ASSOC., INC.
Engineering & Environmental Consultants
4401 HOVA SCHOOL ROAD, N.E. SUITE 204
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 258-1623

DRAWING NO. 2114 SHEET 3 OF 16





TYPICAL STREET SECTION
SCALE 1"=5'

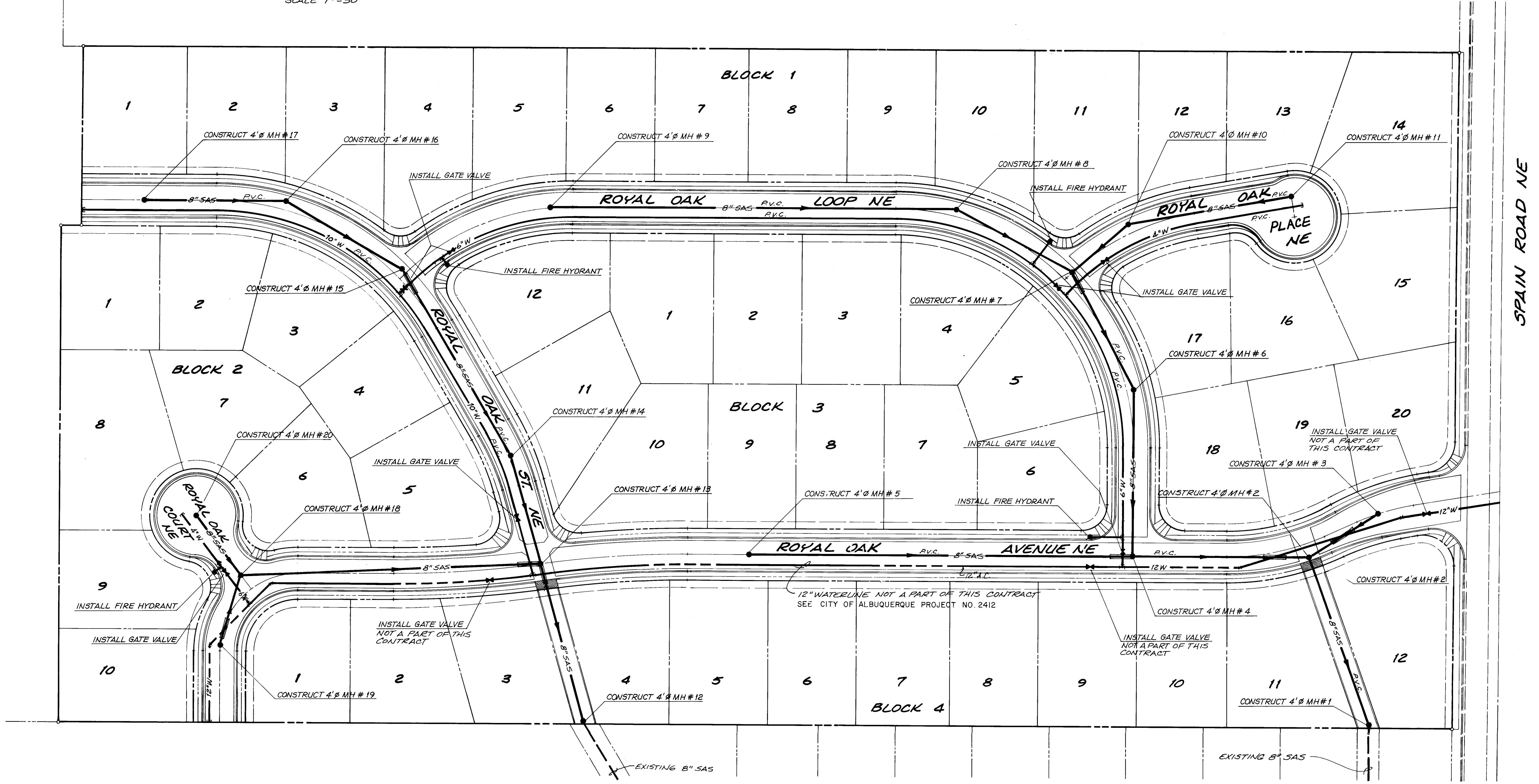
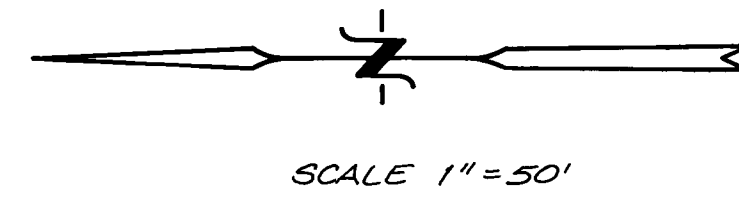


- LEGEND**
- PROPOSED CURB & GUTTER
 - BASEMENT LINE
 - PROPERTY LINE
 - DIRECTION OF FLOW
 - EXISTING CURB & GUTTER
 - CENTERLINE OF STREET
 - EDGE OF FUTURE SIDEWALK (NOT IN THIS CONTRACT)
 - PROPOSED MANHOLE
 - PROPOSED GATE VALVE
 - TRANSITION TO NO CROWN

26 21140586

ESPEY, HUSTON & ASSOC., INC. Engineering & Environmental Consultants 400 NORTH SHAW ROAD, S.W. SUITE 204 ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 255-4025			
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE: ROYAL OAK UNIT I OVERALL STREET PLAN			
APPROVALS	ENGINEER	DATE	APPROVALS
Any Engineer	<i>[Signature]</i>	2/6/05	Liquid Waste
A.C.E. Design	<i>[Signature]</i>	2/6/05	Traffic
Hydrology	<i>[Signature]</i>	2/6/05	Water
DRAWING NO.	2114	MAP NO.	E-22
		SHEET	5 OF 16

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
	BY	NO.	DATE	ACS BENCH MARK 1-222 LOCATED 10 MILES NORTH OF THE INTERSECTION OF TRAMWAY BLVD. AND MONTECROSSY BLVD. NE AND 1ST AVE. NE. THE CENTERLINE OF TRAMWAY BLVD. IS 100.00 FEET FROM THE CENTERLINE OF MONTECROSSY BLVD. NE. THE CENTERLINE OF MONTECROSSY BLVD. NE IS 100.00 FEET FROM THE CENTERLINE OF TRAMWAY BLVD. NE. THE CENTERLINE OF TRAMWAY BLVD. NE IS 100.00 FEET FROM THE CENTERLINE OF MONTECROSSY BLVD. NE.	CONTRACTOR	DATE	DATE	DATE
	DATE	DATE	DATE	DATE	DATE	DATE	DATE	
REMARKS		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION		
DESIGN		NO.		DATE		DATE		
DESIGNED BY: D.L.		DATE: 7-85		DATE: 7-85		DATE: 7-85		
DRAWN BY: T.W.		DATE: 7-85		DATE: 7-85		DATE: 7-85		
CHECKED BY: D.L.		DATE: 7-85		DATE: 7-85		DATE: 7-85		

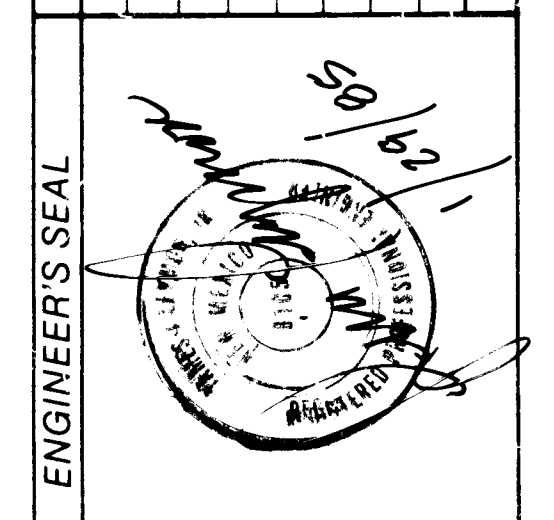


SPAIN ROAD NE

LEGEND

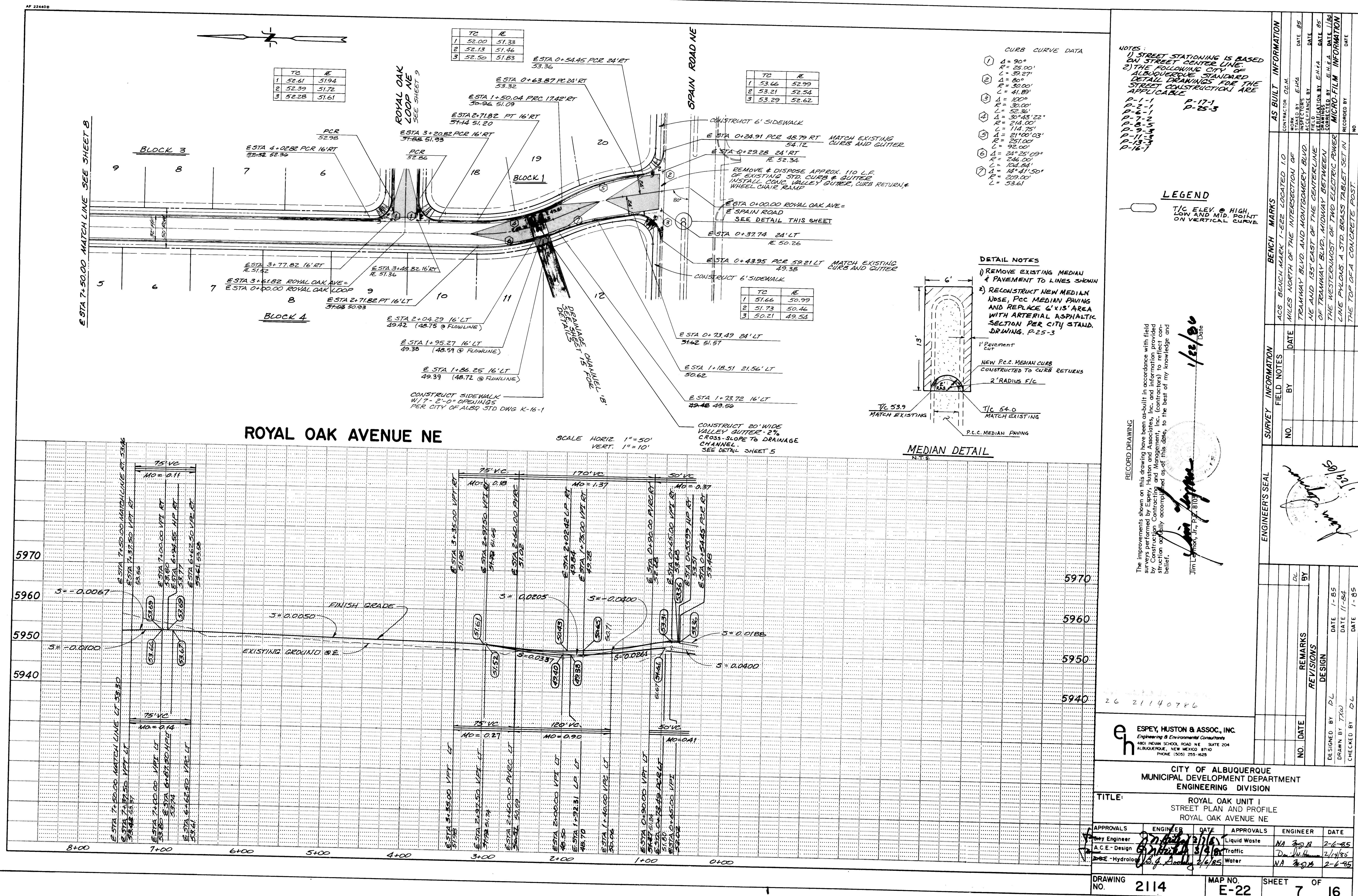
- PROPERTY LINE
- - - EASEMENT LINE
- ==== NEW CURB & GUTTER
- 4" W --- NEW WATER LINE
- NEW METERED SERVICE LINE
- NEW GATE VALVE W/ VALVE BOX
- NEW FIRE HYDRANT
- 8" SAS --- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER SERVICE LINE
- NEW MANHOLE
- ==== EXISTING CURB & GUTTER
- 12" W --- 12" MASTER PLAN WATER LINE (NOT A PART OF THIS CONTRACT)
- ENCASEMENT

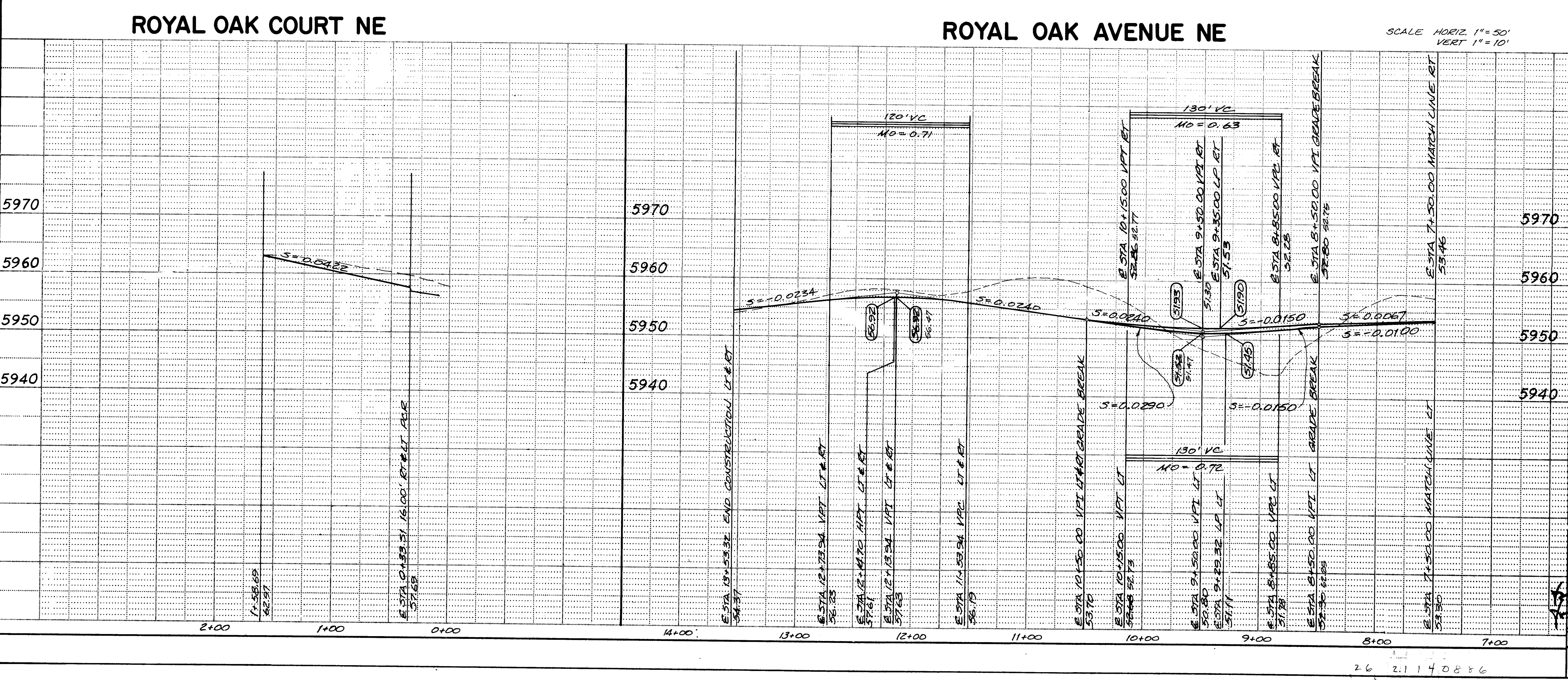
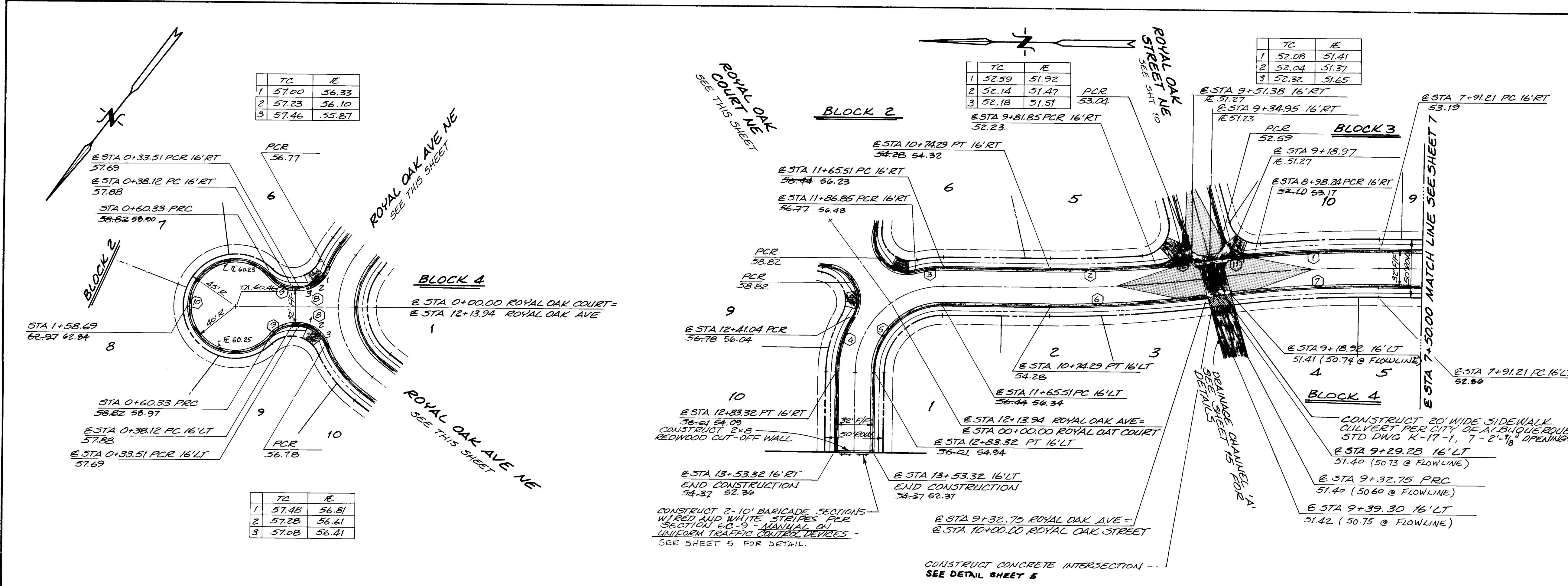
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
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3	11/24/94	11/24/94	DATE	DATE	DATE
4	11/24/94	11/24/94	DATE	DATE	DATE
5	11/24/94	11/24/94	DATE	DATE	DATE
6	11/24/94	11/24/94	DATE	DATE	DATE
7	11/24/94	11/24/94	DATE	DATE	DATE
8	11/24/94	11/24/94	DATE	DATE	DATE
9	11/24/94	11/24/94	DATE	DATE	DATE
10	11/24/94	11/24/94	DATE	DATE	DATE
11	11/24/94	11/24/94	DATE	DATE	DATE
12	11/24/94	11/24/94	DATE	DATE	DATE
13	11/24/94	11/24/94	DATE	DATE	DATE
14	11/24/94	11/24/94	DATE	DATE	DATE
15	11/24/94	11/24/94	DATE	DATE	DATE
16	11/24/94	11/24/94	DATE	DATE	DATE
17	11/24/94	11/24/94	DATE	DATE	DATE
18	11/24/94	11/24/94	DATE	DATE	DATE
19	11/24/94	11/24/94	DATE	DATE	DATE
20	11/24/94	11/24/94	DATE	DATE	DATE



26 21140686

ESPEY, HUSTON & ASSOC., INC. Engineering & Environmental Consultants 1400 HUNTER DRIVE, SUITE 204 ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 255-4125					
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: ROYAL OAK UNIT 1 OVERALL WATER AND SANITARY SEWER PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	8/27/95	8/27/95	Liquid Waste	William Parker	8/27/95
A.C.E. Design	8/27/95	8/27/95	Traffic	William Parker	8/27/95
Hydrology	8/27/95	8/27/95	Water	William Parker	8/27/95
DRAWING NO.	2114	MAP NO.	E-22	SHEET	6 OF 16





NOTES:

- 1) STREET STATIONING IS BASED ON STREET CENTER LINE.
- 2) THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS FOR THE STREET CONSTRUCTION ARE APPLICABLE:

P-1-1
P-2-1
P-3-1
P-4-1
P-5-1
P-6-1
P-7-1
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P-99-1
P-100-1

LEGEND

T/C ELEV. & HIGH LOW AND MID POINT ON VERTICAL CURVE

RECORD DRAWING

The improvements shown on this drawing have been built in accordance with field surveys performed by Esrey, Huston & Associates, Inc. and information provided by Construction Contracting and Engineering, Inc. and are hereby certified to be true and correct to the best of my knowledge and belief.

Jim Esrey
J. Esrey, P.E.
Professional Engineer
State of New Mexico
No. 12345
Exp. 12/31/2025

CURVE DATA

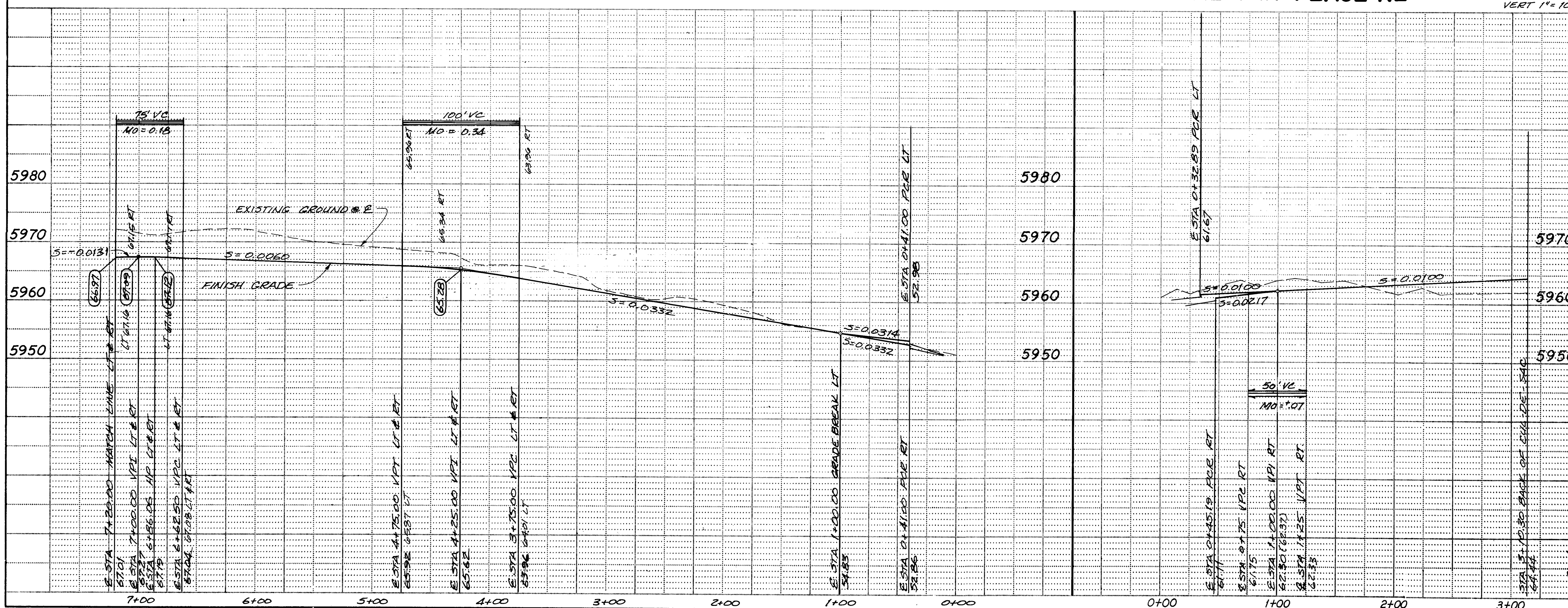
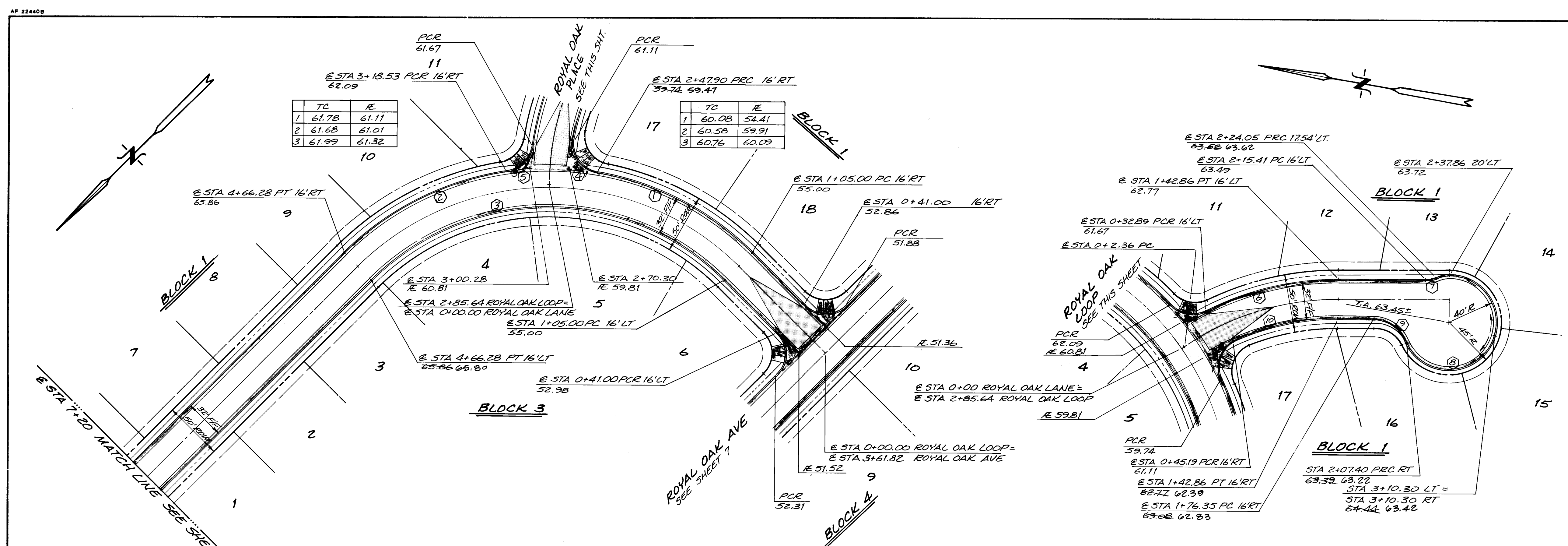
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2	4° 05' 17.46"	57.00	57.03	57.015	57.015	57.00	57.03	57.015	57.015	57.00	57.03	57.015	57.015
3	4° 04' 18.06"	57.03	57.06	57.045	57.045	57.03	57.06	57.045	57.045	57.03	57.06	57.045	57.045
4	4° 03' 18.06"	57.06	57.09	57.075	57.075	57.06	57.09	57.075	57.075	57.06	57.09	57.075	57.075
5	4° 02' 18.06"	57.09	57.12	57.105	57.105	57.09	57.12	57.105	57.105	57.09	57.12	57.105	57.105
6	4° 01' 18.06"	57.12	57.15	57.135	57.135	57.12	57.15	57.135	57.135	57.12	57.15	57.135	57.135
7	4° 00' 18.06"	57.15	57.18	57.165	57.165	57.15	57.18	57.165	57.165	57.15	57.18	57.165	57.165
8	4° 00' 18.06"	57.18	57.21	57.195	57.195	57.18	57.21	57.195	57.195	57.18	57.21	57.195	57.195
9	4° 00' 18.06"	57.21	57.24	57.225	57.225	57.21	57.24	57.225	57.225	57.21	57.24	57.225	57.225
10	4° 00' 18.06"	57.24	57.27	57.255	57.255	57.24	57.27	57.255	57.255	57.24	57.27	57.255	57.255
11	4° 00' 18.06"	57.27	57.30	57.285	57.285	57.27	57.30	57.285	57.285	57.27	57.30	57.285	57.285
12	4° 00' 18.06"	57.30	57.33	57.315	57.315	57.30	57.33	57.315	57.315	57.30	57.33	57.315	57.315
13	4° 00' 18.06"	57.33	57.36	57.345	57.345	57.33	57.36	57.345	57.345	57.33	57.36	57.345	57.345
14	4° 00' 18.06"	57.36	57.39	57.375	57.375	57.36	57.39	57.375	57.375	57.36	57.39	57.375	57.375
15	4° 00' 18.06"	57.39	57.42	57.405	57.405	57.39	57.42	57.405	57.405	57.39	57.42	57.405	57.405
16	4° 00' 18.06"	57.42	57.45	57.435	57.435	57.42	57.45	57.435	57.435	57.42	57.45	57.435	57.435
17	4° 00' 18.06"	57.45	57.48	57.465	57.465	57.45	57.48	57.465	57.465	57.45	57.48	57.465	57.465
18	4° 00' 18.06"	57.48	57.51	57.495	57.495	57.48	57.51	57.495	57.495	57.48	57.51	57.495	57.495
19	4° 00' 18.06"	57.51	57.54	57.525	57.525	57.51	57.54	57.525	57.525	57.51	57.54	57.525	57.525
20	4° 00' 18.06"	57.54	57.57	57.555	57.555	57.54	57.57	57.555	57.555	57.54	57.57	57.555	57.555

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ROYAL OAK UNIT
STREET PLAN AND PROFILE
ROYAL OAK AVENUE NE - ROYAL OAK COURT NE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/16/21	Liquid Waste	NA	3/16/21
ACE-Design	<i>[Signature]</i>	3/16/21	Traffic	NA	3/16/21
Hydrology	<i>[Signature]</i>	3/16/21	Water	NA	3/16/21

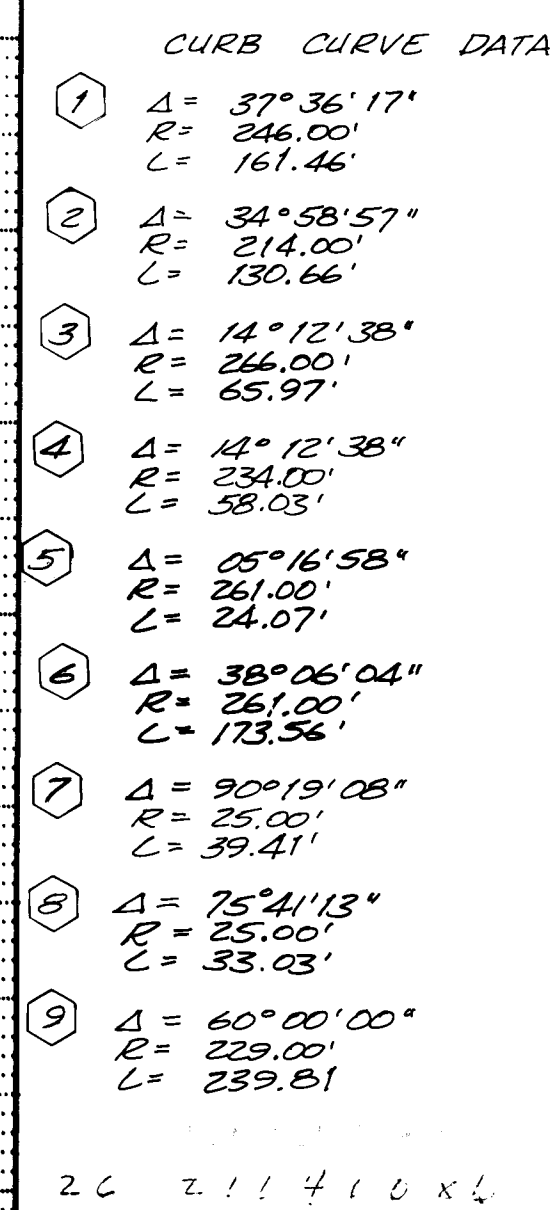
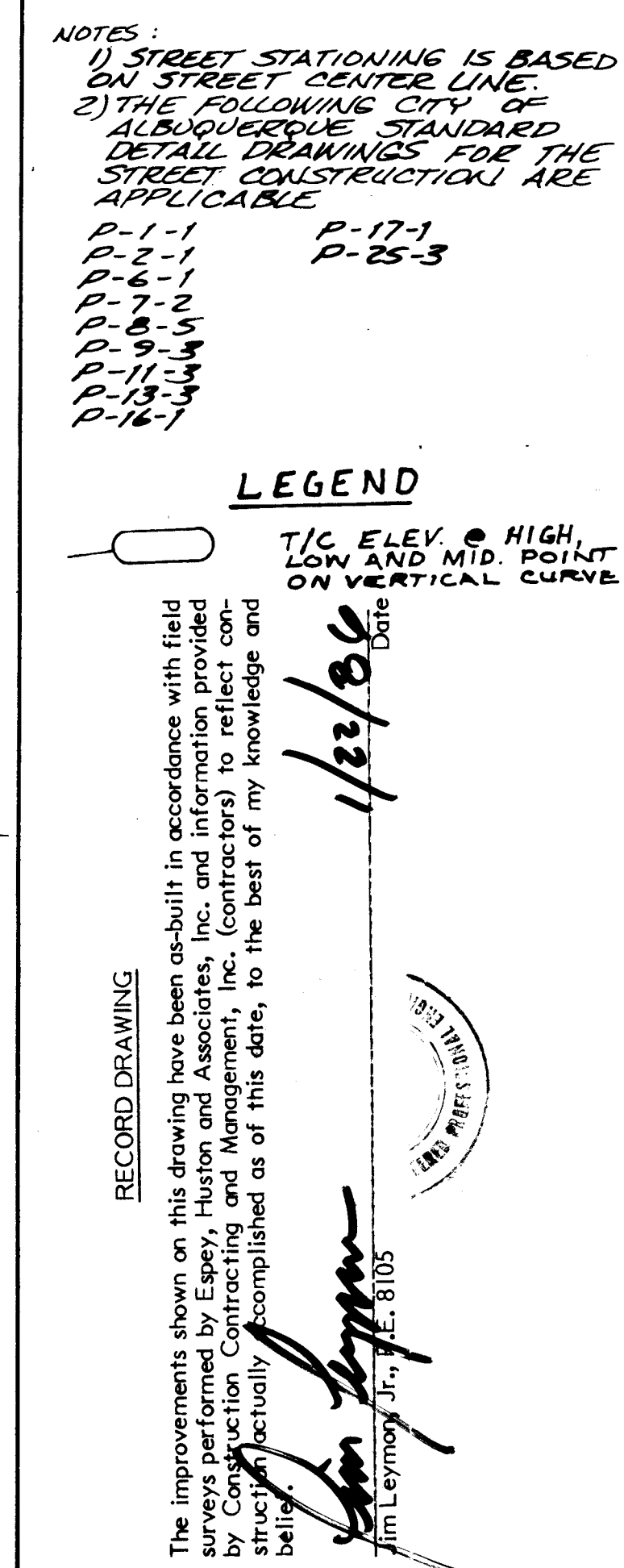
DRAWING NO. 2114 **MAP NO.** E-22 **SHEET** 8 **OF** 16

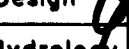
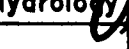


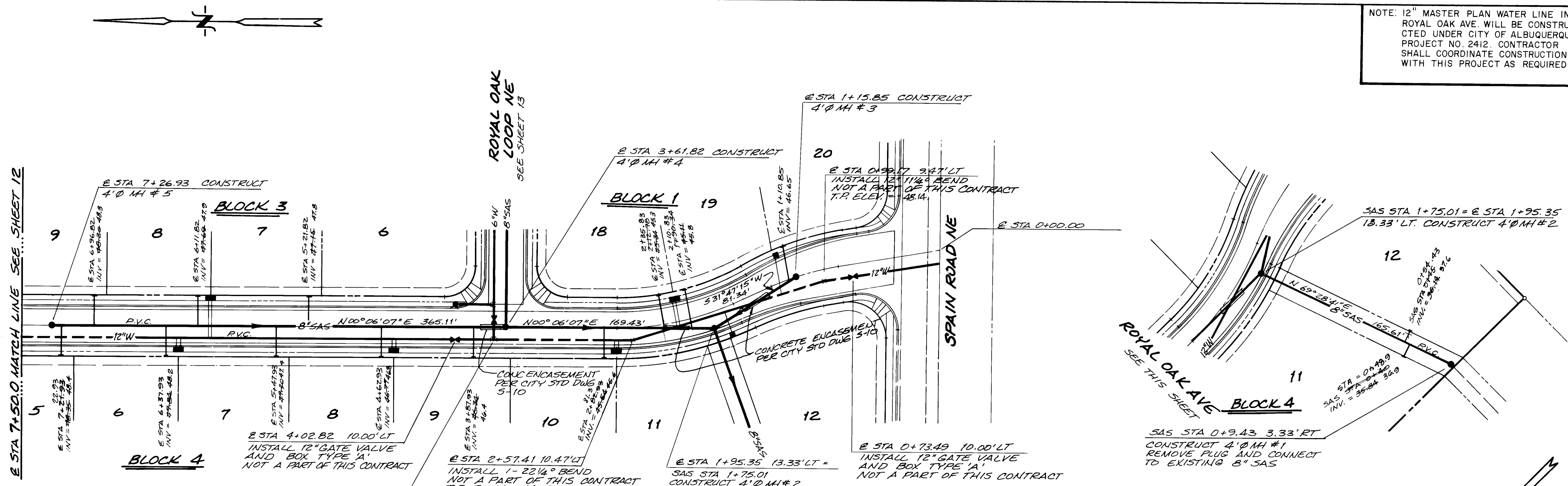
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>J. D. Smith</i>	3/2/85	Liquid Waste	NA 255B	2-6-85
A.C.E.-Design	<i>J. D. Smith</i>	3/4/85	Traffic	<i>D. L. Hume</i>	2/14/85
Hydrology	<i>J. D. Smith</i>	2/6/85	Water	NA 255B	2-6-85

AS BUILT INFORMATION	
CONTRACTOR C.C.M.	
WORK ORDER NO.	DATE 8/5
DESIGNED BY E.H.S.A	DATE 8/5
APPROVED BY	DATE 8/5
FIELD	DATE 8/5
VERIFICATION BY E.H.S.A	DATE 1/86
CORRECTED BY E.H.S.A	DATE 1/86
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	



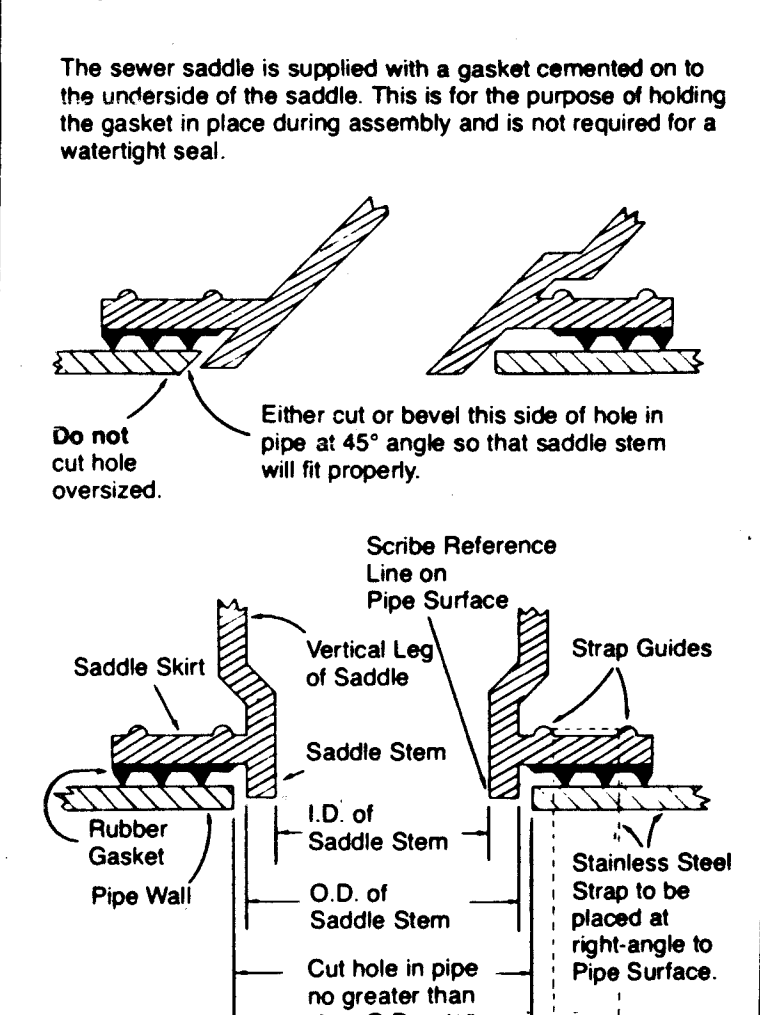
	ESPEY, HUSTON & ASSOC., INC.						
	Geotechnical & Environmental Consultants						
	1801 NODAN SCHOOL ROAD NE SUITE 204						
	ALBUQUERQUE, NEW MEXICO 87109						
	PHONE (505) 251-4623						
			NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION							
TITLE: ROYAL OAK UNIT I STREET PLAN AND PROFILE ROYAL OAK LOOP NE - ROYAL OAK STREET NE							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
	Amy Engineer	3/23/05	Liquid Waste	NA	3/23/05	2/6-95	
	A.C.E. Design	3/23/05	Traffic	NA	3/23/05	2/6-95	
	Hydrologic	3/23/05	Water	NA	3/23/05	2/6-95	
DRAWING NO.	2114		MAP NO.	E-22		SHEET	OF 16



NOTE: 12" MASTER PLAN WATER LINE IN ROYAL OAK AVE. WILL BE CONSTRUCTED UNDER CITY OF ALBUQUERQUE PROJECT NO. 2412. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THIS PROJECT AS REQUIRED.

- NOTES:
- 1) ALL WATER LINE AND SANITARY SEWER IS BASED ON CENTER LINE OF THE STREET UNLESS NOTED OTHERWISE.
 - 2) THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS FOR THE WATER LINE AND SANITARY SEWER LINE CONSTRUCTION ARE APPLICABLE.

W-1-1	3-2-4
W-2-1	3-2-2
W-3-1	3-2-2
W-4-1	3-2-2
W-5-1	3-2-2
W-6-1	3-2-2
W-7-1	3-2-2
W-8-1	3-2-2
W-9-1	3-2-2
W-10-1	3-2-2
W-11-1	3-2-2
W-12-1	3-2-2
W-13-1	3-2-2
W-14-1	3-2-2
W-15-1	3-2-2
W-16-1	3-2-2
W-17-1	3-2-2
W-18-1	3-2-2
W-19-1	3-2-2
W-20-1	3-2-2
W-21-1	3-2-2
W-22-1	3-2-2
 - 3) FOR VCP SAS PIPE CONCRETE ENCASMENT OF SAS PIPE IS REQ'D AND FOR PVC PIPE DUCTILE IRON MUST BE PROVIDED. IN AREAS WHERE SAS PIPE IS TOO CLOSE TO WATERLINE CONC. ENCASMENT IS NOT ALLOWED ON PVC SEWER.
 - 4) Procedure for Making Gasketed Sewer Connections to Pipe



- Procedure for Making Gasketed Sewer Saddle Connection
1. Place saddle in position on pipe. Use saddle as a template and mark guide for hole cut-in. Remove saddle from pipe.
 2. Using hole guide mark, cut hole through pipe wall outside the hole guide mark by the thickness of the saddle stem. The diameter of the hole should not exceed the outside diameter of the saddle stem by more than 1/4". Use a hand keyhole or power hand saw to cut the hole. For most hand saws with heavy duty blades, the blade should be held horizontally across the pipe and pressed downward until it penetrates the pipe wall. Then the blade can be brought to the vertical position and the hole cut completed. For vcp saddles, cut or bevel the downstream end of the hole at a 45° angle to allow the saddle stem to fit.
 3. Wipe clean and dry both the underside of the saddle and the mating surfaces of the pipe.
 4. Position saddle over the hole. Place the two (2) stainless steel hose clamps around the pipe and through the slots at each end of the saddle skirt. Check to see that the saddle stem is recessed in the hole and that the straps are at right angles to the pipe surface.
 5. Alternately tighten straps with a large screwdriver with a good grip until the maximum torque has been reached by hand. The minimum torque applied should be 5 ft.-lbs.
 6. Backfill should be carefully selected and tamped around pipe and saddle to provide firm and continuous support for both.
- Note: If saddles are not properly positioned the rubber gasket may not be touching the pipe, possibly resulting in a leak.

ESPEY, HUSTON & ASSOC., INC.
Engineering & Environmental Consultants
4901 INDIAN SCHOOL ROAD, N.E. SUITE 204
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 255-1625

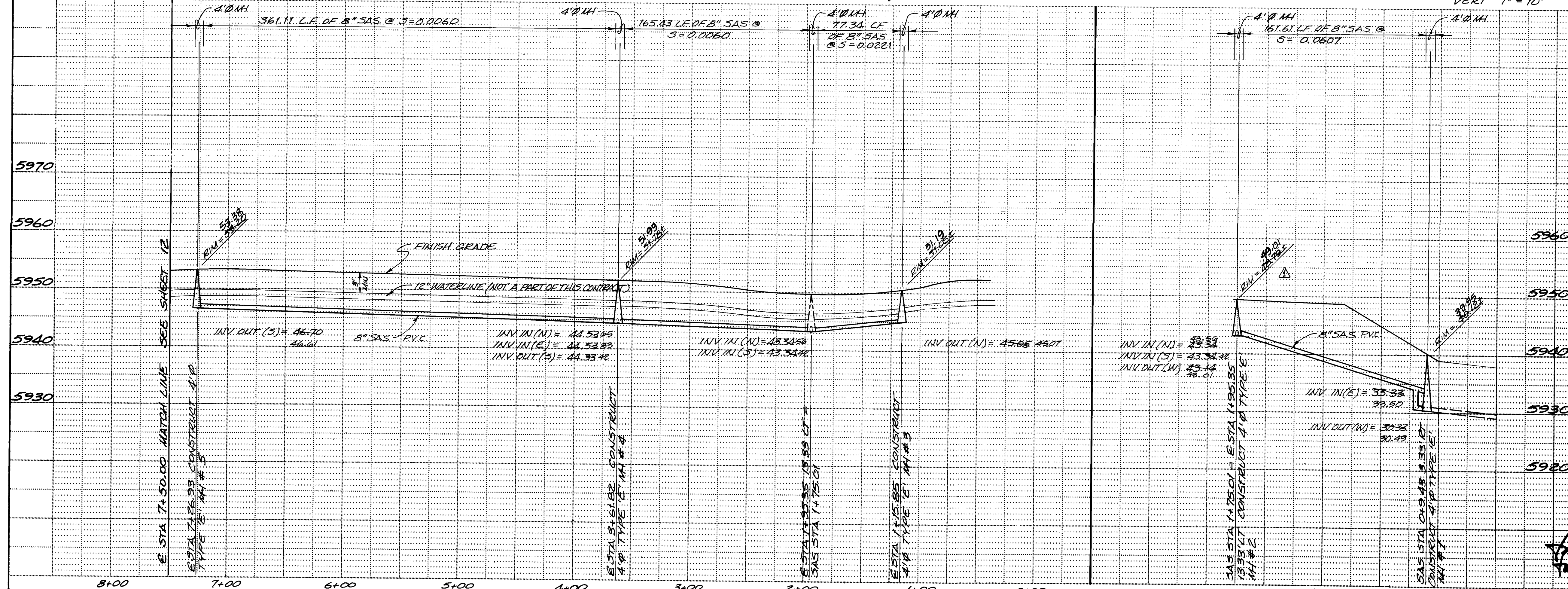
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ROYAL OAK UNIT 1
WATER AND SANITARY SEWER - PLAN AND PROFILE
ROYAL OAK AVENUE NE

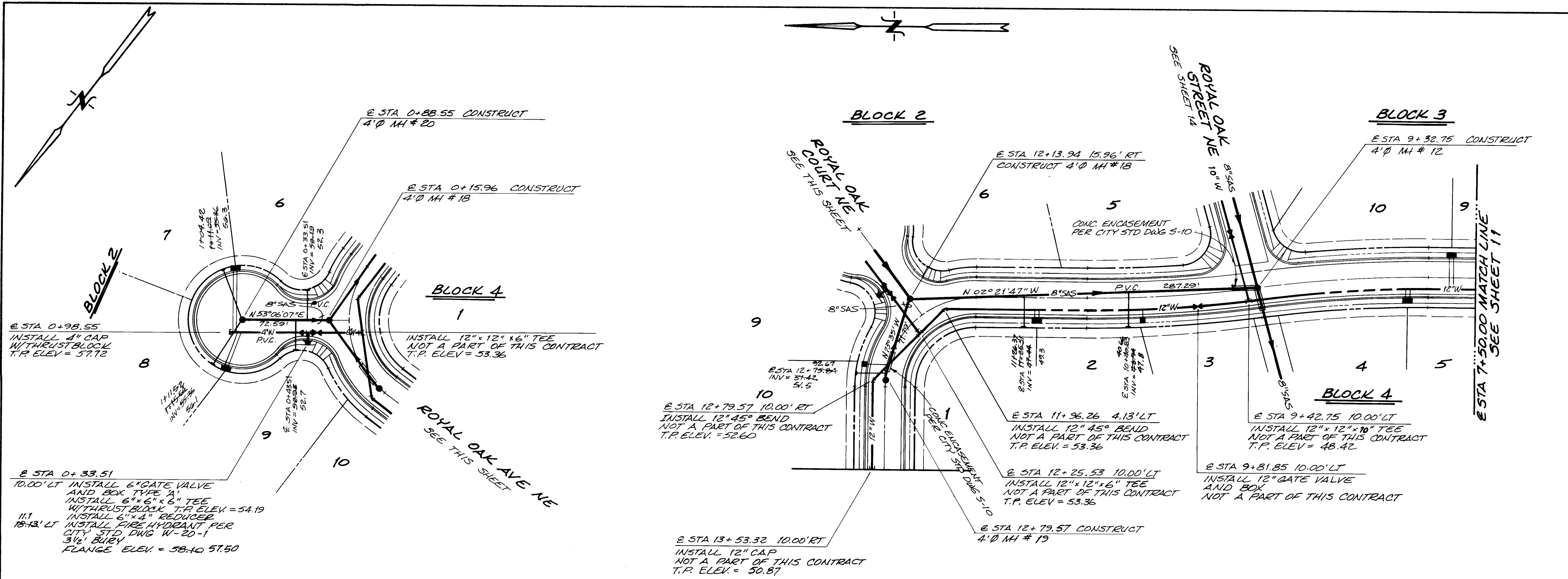
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	John A. B. G. J.	2/6/85	Liquid Waste	William B. B. J.	2/6/85
C.E. Design	John A. B. G. J.	2/6/85	Traffic	William B. B. J.	2/6/85
Hydrology	John A. B. G. J.	2/6/85	Water	William B. B. J.	2/6/85

DRAWING NO. 2114 MAP NO. E-22 SHEET 11 OF 16

ROYAL OAK AVENUE NE



DESIGNED BY TKW DATE 11-84
DRAWN BY TKW DATE 11-84
CHECKED BY DL DATE 1-85



- NOTES:
- 1) ALL WATER LINE AND SANITARY SEWER IS BASED ON CENTER LINE OF THE STREET UNLESS NOTED OTHERWISE.
 - 2) THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS FOR THE WATER LINE AND SANITARY SEWER LINE CONSTRUCTION ARE APPLICABLE.
- | | |
|--------|--------|
| W-1-3 | W-2-4 |
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| W-4-1 | W-4-2 |
| W-5-1 | W-5-2 |
| W-6-1 | W-6-2 |
| W-7-1 | W-7-2 |
| W-8-1 | W-8-2 |
| W-9-1 | W-9-2 |
| W-10-1 | W-10-2 |
| W-11-1 | W-11-2 |
| W-12-1 | W-12-2 |
| W-13-1 | W-13-2 |
| W-14-1 | W-14-2 |
| W-15-1 | W-15-2 |
| W-16-1 | W-16-2 |
| W-17-1 | W-17-2 |
| W-18-1 | W-18-2 |
| W-19-1 | W-19-2 |
| W-20-1 | W-20-2 |
| W-21-1 | W-21-2 |
| W-22-1 | W-22-2 |

The improvements shown on this drawing have been as-built in accordance with field surveys performed by Espey, Huston & Associates, Inc. and information provided by Construction Contracting and Management, Inc. (contractors) to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

RECORD DRAWING

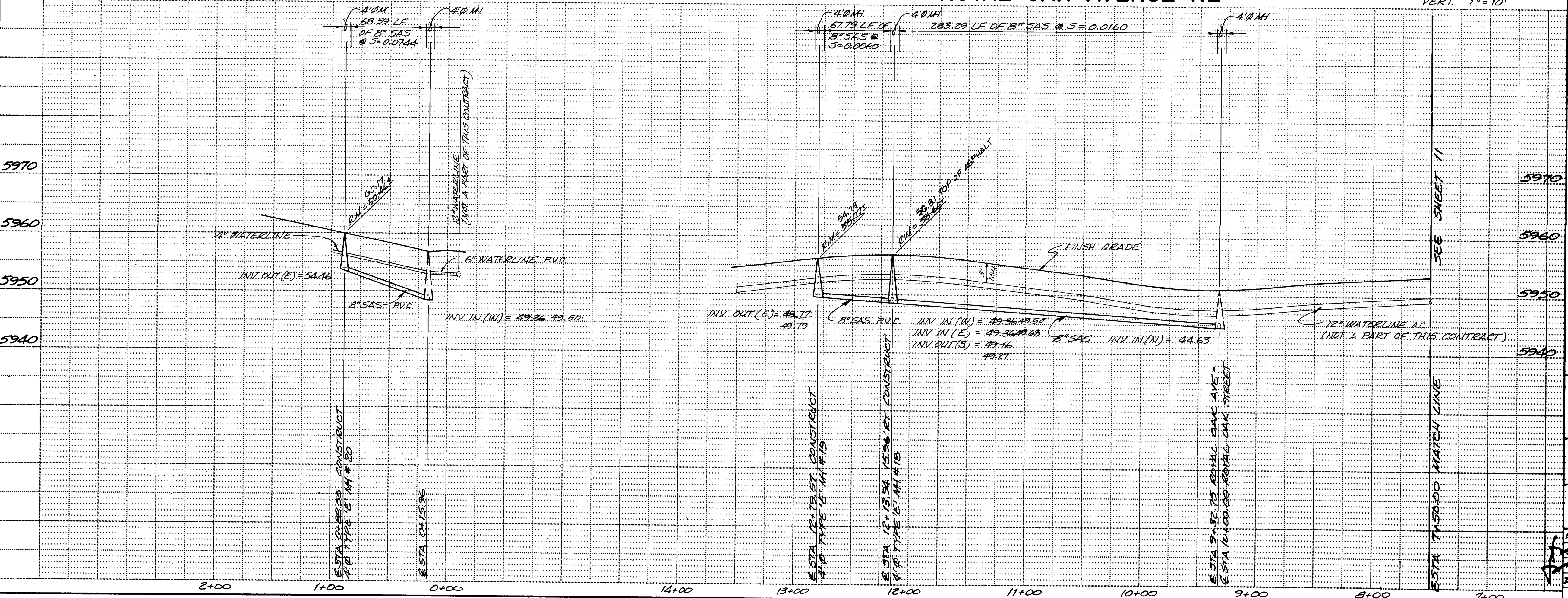
DATE: 1/22/04

JIM LEVINSKY, P.E.

ROYAL OAK COURT NE

ROYAL OAK AVENUE NE

SCALE HORIZ. 1"=50'
VERT. 1"=10'



RECORD DRAWING

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
DATE: 1/22/04 JIM LEVINSKY, P.E.		NO. BY DATE		ACS BENCH MARK 1-E22 LOCATED 10 MILES NORTH OF THE INTERSECTION OF TRAMWAY BLVD AND MONTGOMERY BLVD NE AND 135' EAST OF THE CENTERLINE OF TRAMWAY BLVD MIDWAY BETWEEN THE WESTERNMOST OF TWO ELECTRIC POWER LINE PYSOLNS. A STANDARD BRASS TABLET, STAMPED "1-E22", SET IN THE TOP OF A CONCRETE POST, 0.2' ABOVE GROUND ELEVATION = 5986.408 FEET (MSLD).		CONTRACTOR C.E.M. INSPECTOR E.H.E.A. DATE 85	
REVISIONS		NO. DATE		BY		DATE	
DESIGN		DATE 11-84		DATE 11-84		DATE 1-85	
DRAWN BY T.K.W.		DATE 11-84		DATE 11-84		DATE 1-85	
CHECKED BY DL		DATE 1-85		DATE 1-85		DATE 1-85	

ESPEY, HUSTON & ASSOC., INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E. SUITE 204
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 255-6225

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

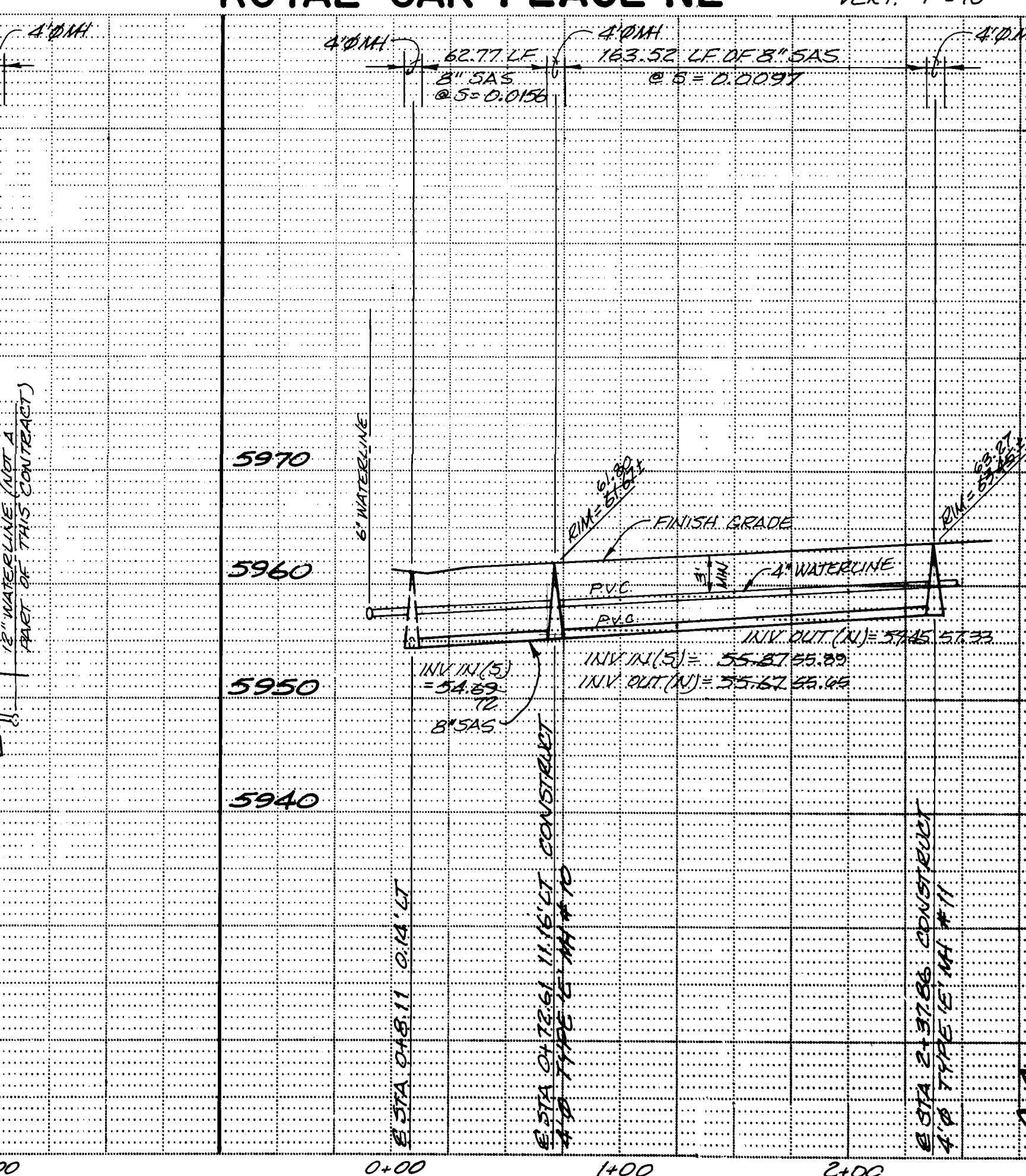
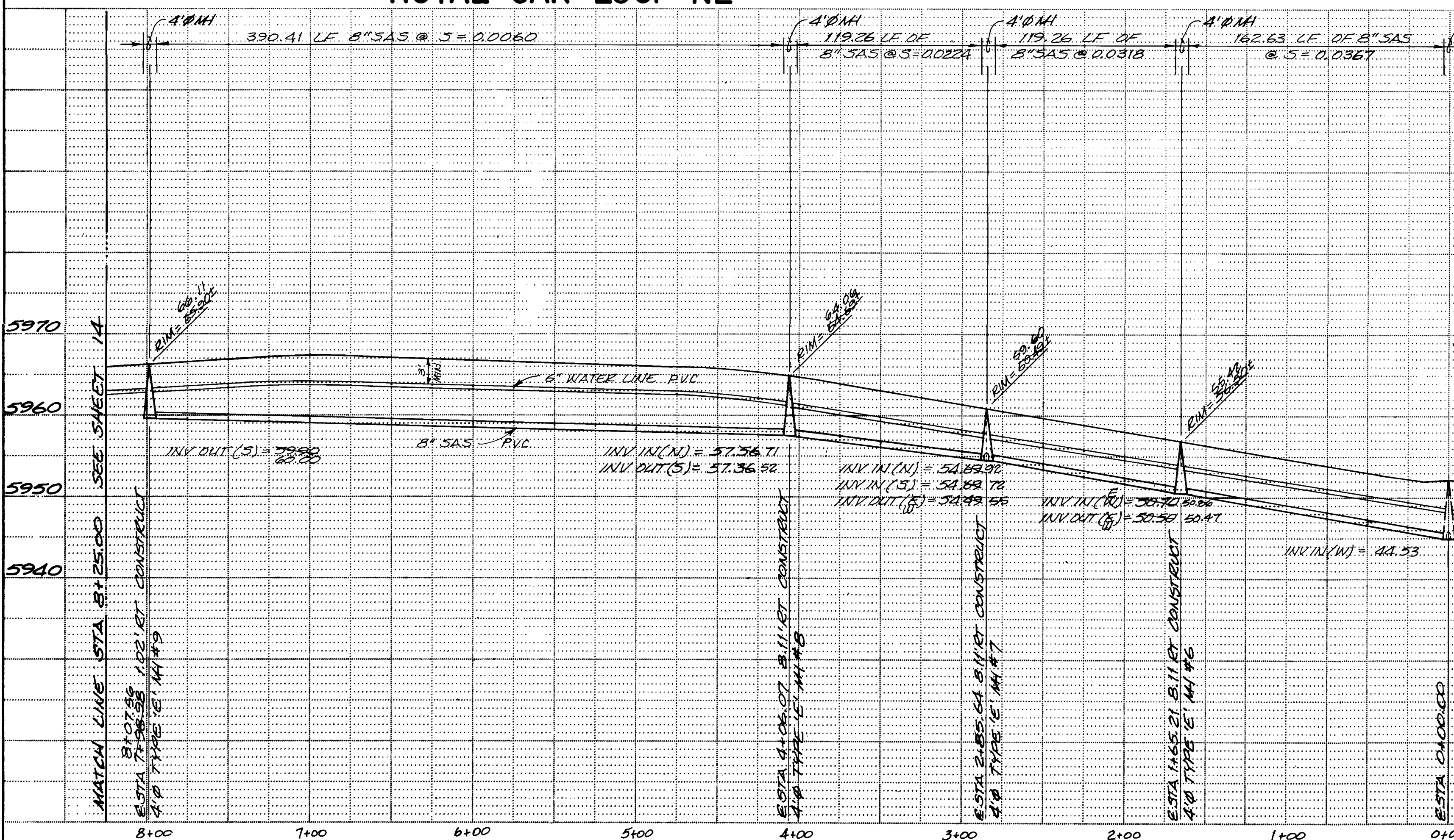
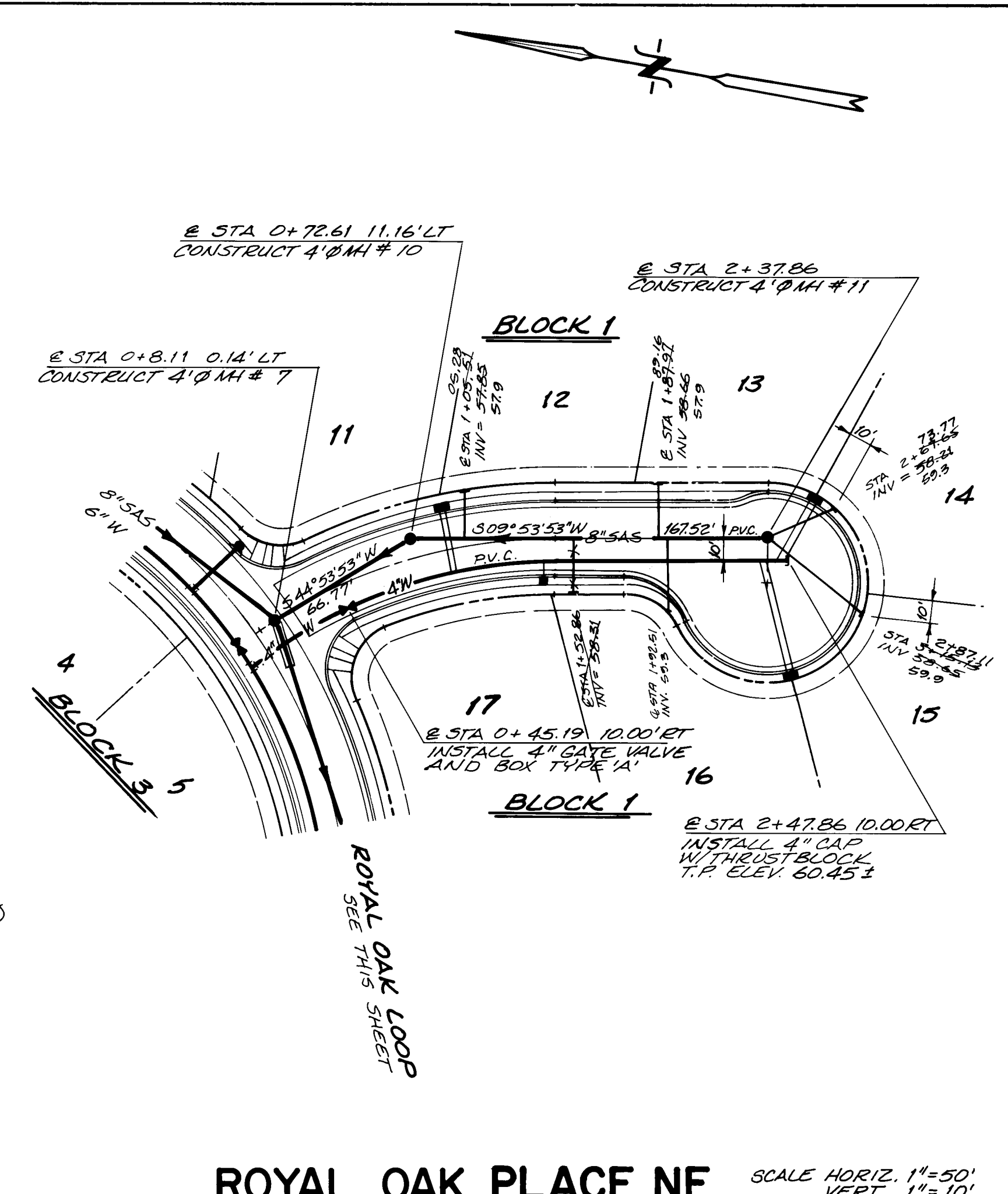
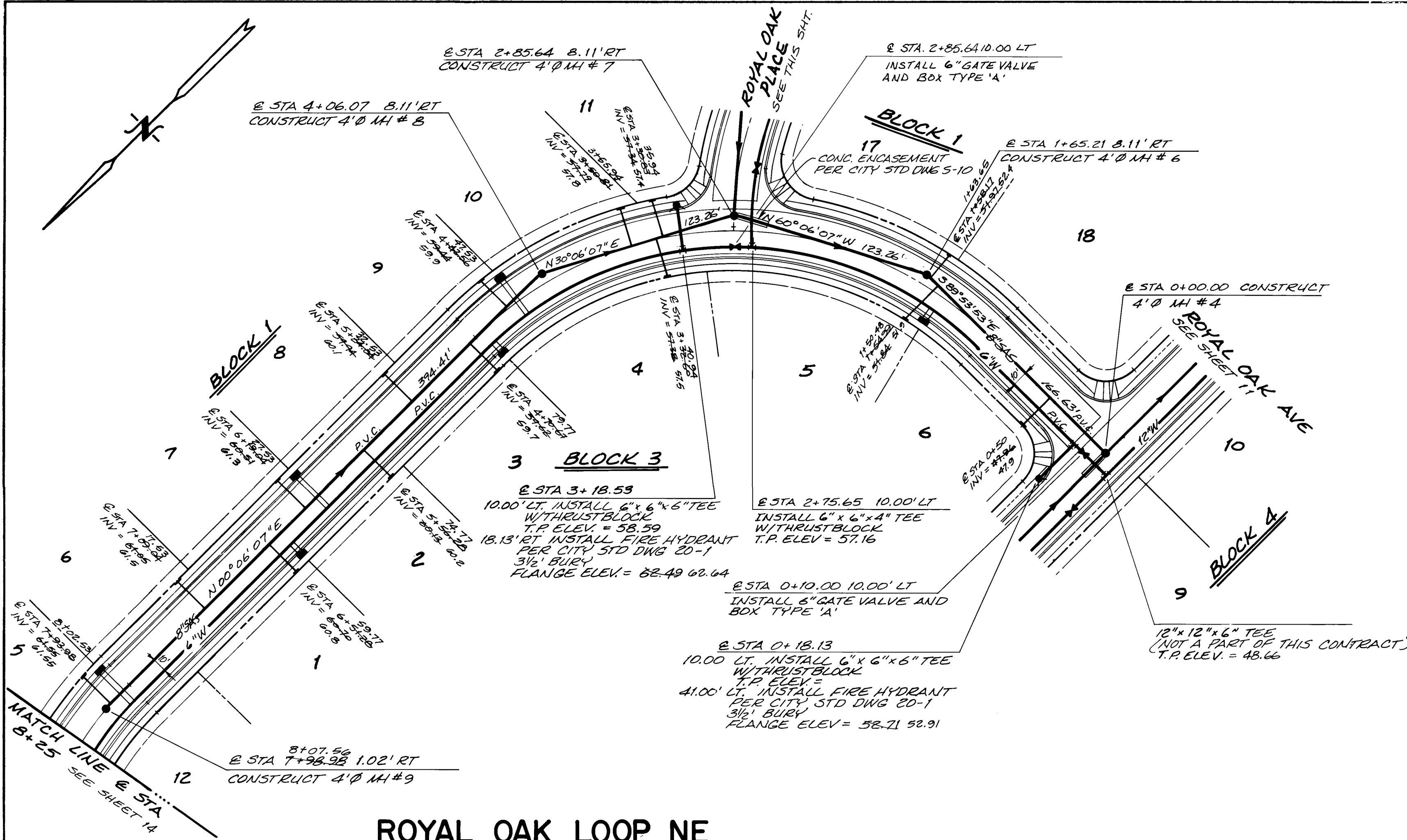
TITLE: ROYAL OAK UNIT I
WATER AND SANITARY SEWER - PLAN AND PROFILE
ROYAL OAK AVENUE NE - ROYAL OAK COURT NE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	J. A. White	1/22/04	Liquid Waste	William B. B. 2-6-85	
A.C.E. Design	J. A. White	1/22/04	Traffic	N.A. D.N.H.	2/14/85
Hydrology	N.A. A.G.A.	2/6/85	Water	William B. B. 2-6-85	

DRAWING NO. 2114

MAP NO. E-22

SHEET 12 OF 16



NOTES:
 1) ALL WATER LINE AND SANITARY SEWER IS BASED ON CENTER LINE OF THE STREET UNLESS NOTED OTHERWISE.
 2) THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS FOR THE WATER LINE AND SANITARY SEWER LINE CONSTRUCTION ARE APPLICABLE.

NO.	DATE	BY	REVISIONS
1	11-84	DATE	DESIGN
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21	11-84	DATE	DESIGN
22	11-84	DATE	DESIGN

ENGINEER'S SEAL
 The improvements shown on this drawing have been as-built in accordance with field surveys performed by Espey, Huston & Associates, Inc. and information provided by the City of Albuquerque. The Engineer's Seal is hereby placed on this drawing to certify that the construction is in accordance with the plans and specifications of the City of Albuquerque.

ESPEY, HUSTON & ASSOC., INC.
 Engineering & Environmental Consultants
 1801 N. MOUNTAIN ROAD, N.E. SUITE 204
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 255-1625

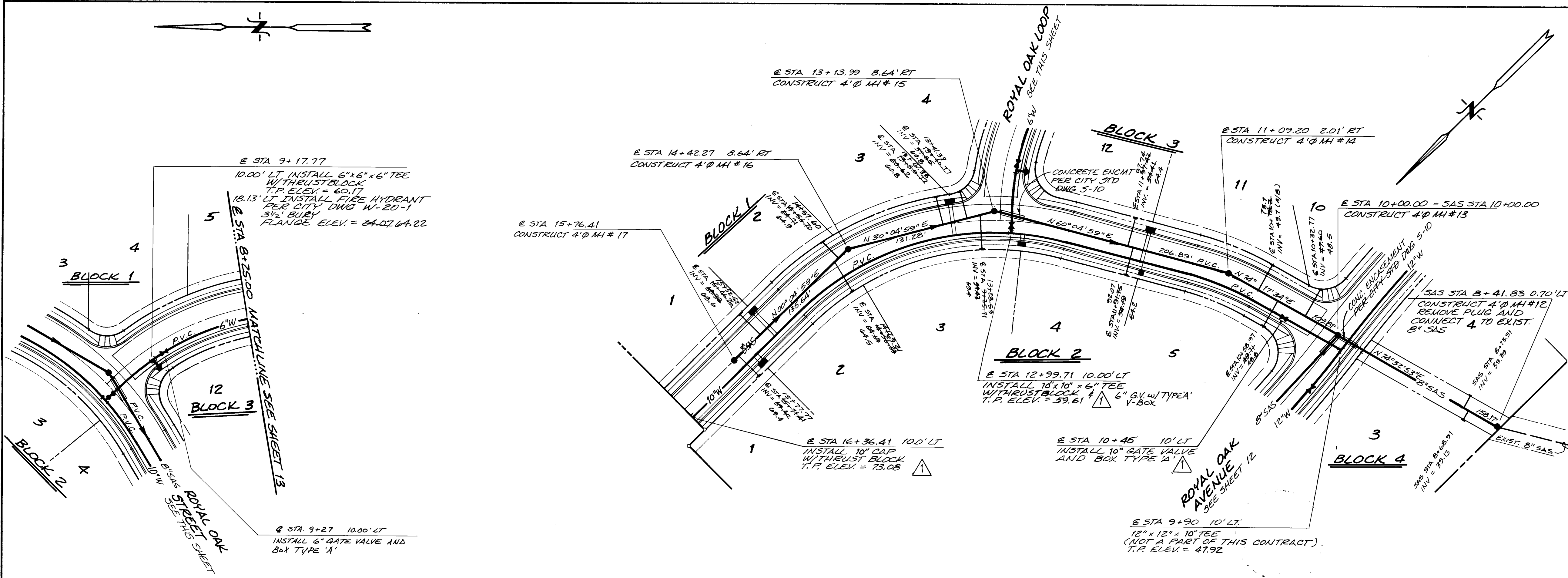
CITY OF ALBUQUERQUE
 MUNICIPAL DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

TITLE: ROYAL OAK UNIT I
 WATER AND SANITARY SEWER - PLAN AND PROFILE
 ROYAL OAK LOOP NE - ROYAL OAK PLACE NE

APPROVALS:
 ENGINEER: [Signature]
 DATE: 2/4/85
 A.C.E. Design: [Signature]
 DATE: 2/4/85
 Hydrology: [Signature]
 DATE: 2/4/85

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DRAWING NO. 2114
MAP NO. E-22
SHEET 13 OF 16



- NOTES:
- 1) ALL WATER LINE AND SANITARY SEWER IS BASED ON CENTER LINE OF THE STREET UNLESS NOTED OTHERWISE.
 - 2) THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS FOR THE WATER LINE AND SANITARY SEWER LINES CONSTRUCTION ARE APPLICABLE.
- | W-1-3 | W-2-4 | W-2-5 | W-2-6 | W-2-7 | W-2-8 | W-2-9 | W-2-10 | W-2-11 | W-2-12 | W-2-13 | W-2-14 | W-2-15 | W-2-16 | W-2-17 | W-2-18 | W-2-19 | W-2-20 | W-2-21 | W-2-22 |
|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REVISIONS		DESIGN		APPROVALS		ENGINEER		DATE	
CONTRACTOR	CCM	ACS	BENCH MARK 1-222 LOCATED 10 MILES NORTH OF THE INTERSECTION OF TRAMWAY BLVD. AND MONTGOMERY BLVD. NE AND 135' EAST OF THE CENTERLINE OF TRAMWAY BLVD. MIDWAY BETWEEN THE WESTERLY END OF TWO ELECTRIC POWER LINE PYLONS. A STANDARD BRASS TABLET, STAMPED "1-222", SET IN THE TOP OF A CONCRETE POST, 0.2' ABOVE GROUND ELEVATION = 5986.408 FEET (MSLD).	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE
WORK BY	CCM	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE
INSPECTORS	CCM	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE
ACCEPTANCE BY	CCM	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE	NO.	BY	DATE	DATE	DATE	DATE
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eh **ESPEY, HUSTON & ASSOC., INC.**
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD N.E. SUITE 204
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 255-1625

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:	ROYAL OAK UNIT I DETAILS
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APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/1/85	Liquid Waste	NA <i>[Signature]</i>	2-6-85
A.C.E. - Design	<i>[Signature]</i>	3/1/85	Traffic	NA <i>[Signature]</i>	2/1/85
NA - Hydrology	<i>[Signature]</i>	2/6/85	Water	NA <i>[Signature]</i>	2-6-85

DRAWING NO.	2114	MAP NO.	E-22	SHEET	16	OF	16
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