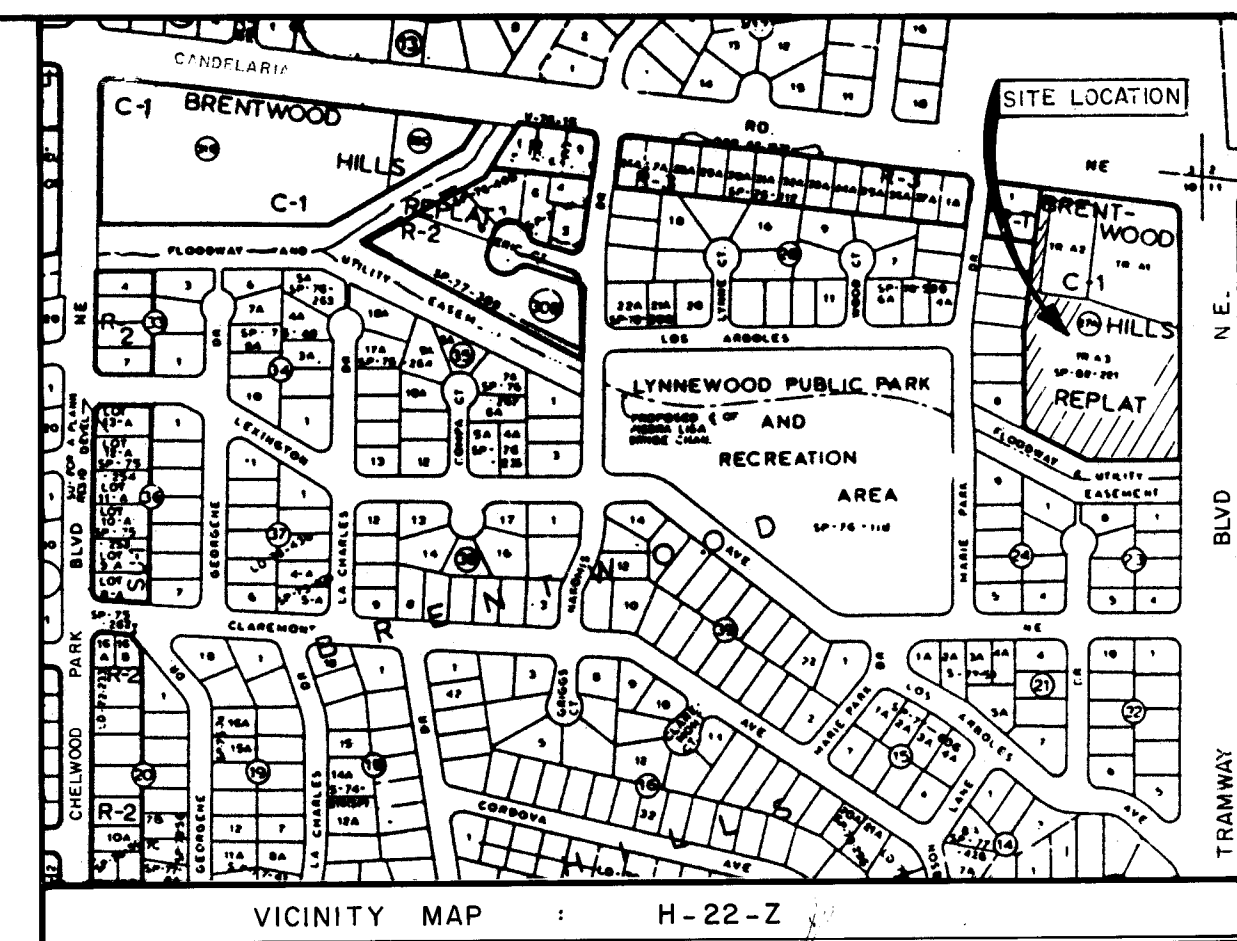


BRENTWOOD ESTATES SUBDIVISION
BLOCKS 1, 2 & 3
 WITHIN SECTION 10, T10N, R 1E, N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 (COMPRISING TRACT "A-3")
BRENTWOOD HILLS SUBDIVISION
 APRIL 1984



NOTICE TO CONTRACTORS:

- 1) New Mexico Standard Specifications for Public Works Construction 1979 Edition will be referred to hereon as the "Standard Specifications."
- 2) 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 Public Works Contract No. 84-2.
- 3) Two working days prior to any excavation, contractor must contact Line Location Service, 765-1234, for location of existing utilities.
- 4) 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 delay.

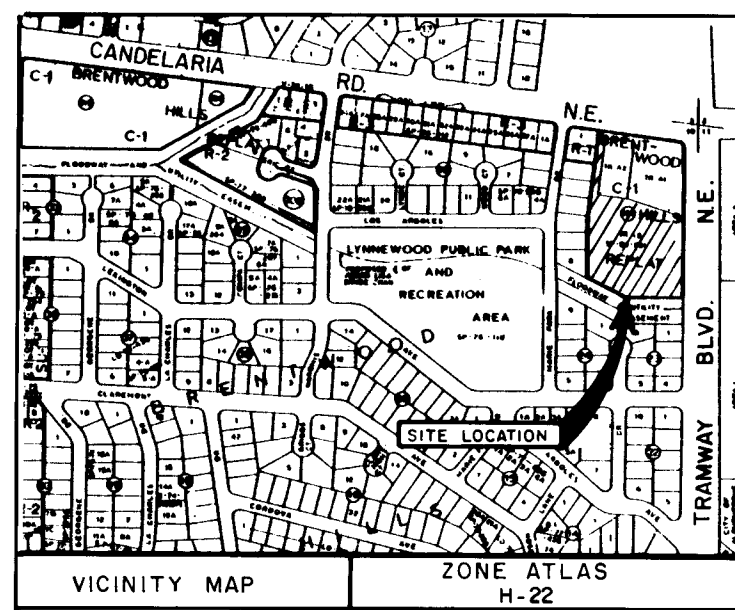
THE FOLLOWING NOTES APPLY IF
CHECKED :

- ☒ All utilities and utility service lines shall be installed prior to paving.
- ☒ Backfill compaction shall be according to residential street use.
- ☒ Tack coat requirements (Residential) shall be determined by the City Engineer.
- ☒ Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed
- ☐ If curb is depressed for a driveway, the driveway shall be constructed prior to acceptance of the curb and gutter.

HALL ENGINEERING
2625 Pennsylvania Ave., N.E.
Suite 350
Albuquerque, New Mexico 87110
(505) 884-6200

(305) 864-6200							
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER. DEPT. DATE
APPROVAL OF REVISIONS							

	CITY OF ALBUQUERQUE	APPROVED FOR CONSTRUCTION <i>C. H. [Signature]</i> 8/20/84 C.E.
	PROJECT NO. 2140	SHEET 1 OF 12



SP-02-21-1395

SUBDIVISION PLAT
FOR
COTTONWOOD ESTATES SUBDIVISION
BLOCKS 1, 2, & 3

WITHIN SECTION 10, T10N, R4E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
(COMPRISING TRACT "A-3")
BRENTWOOD HILLS SUBDIVISION
APRIL 1984

8:00 # 024
54 143

SUBDIVISION DATA

1. Case No. DRB 84-20, ZA 83-356
2. Zone Atlas H-22-Z
3. Gross Subdivision Acreage 3.014 ac.
4. Total number of lots created: 47
5. Total mileage of full width streets created: 0.35 miles
6. Date of Survey February 1984

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A-3, Block 27-A, Brentwood Hills Subdivision for conditional use residential townhouses.

1. **UTILITY EASEMENTS:** Utility easements on the plat are granted for the common and joint use and benefit of:
 - a) The City of Albuquerque for installation, service and maintenance of water and sewer lines, valves, pumps and/or other related equipment and facilities reasonably necessary to deliver potable water to the residents of the subdivision and provide a liquid waste disposal system in accordance with the plans and procedures of the City of Albuquerque;
 - b) The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service to the residents of the subdivision;
 - c) The Gas Company of New Mexico for installation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas to the residents of the subdivision;
 - d) Mountain Bell for the installation, service and maintenance of all telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service to the residents of the subdivision;
 - e) Albuquerque Cable Television, Inc., for the purpose of installation, service and maintenance of such line or cable as is reasonably necessary to provide Cable TV service to the residents of the subdivision;
2. **DRAINAGE EASEMENTS** - Tract A and Tract C: Drainage easements are granted to ANAPCA and the City of Albuquerque for the benefit of all owners of the subdivision or indicated on the Plat for the passage, containment or diversion of surface waters; and between individual property owners as indicated on the Plat by reference or notation.
3. **ACCESS EASEMENTS:** The City of Albuquerque is hereby granted access easements over and across Tract A for the purpose of allowing its various operating departments to provide service to the residents of the subdivision in the same manner to and to the same extent as though the referenced tract were dedicated public streets. "Operating departments" as referred to above shall include, but shall not be limited to, the departments of the City providing the following services:
 - a) Police protection
 - b) Fire protection
 - c) Water resources
 - d) Solid refuse and liquid disposal
 - e) Animal control
 - f) Planning functions
 - g) Traffic engineering and controlAll owners of the subdivision are granted the right to access their property over and across the referenced tract.
4. In Tract A, the City of Albuquerque shall have the exclusive right to place underground utility lines within six (6) feet of the centerline of a water or sewer line except for perpendicular crossings or where written approval has been obtained from the City of Albuquerque. Gas Company of New Mexico, Public Service Company of New Mexico and Mountain States Telephone and Telegraph are exempted from compliance with the first sentence in this paragraph.
5. Tract B of this Plat is dedicated as a Waterline Easement

LEGAL DESCRIPTION:

A Replat of Tract "A - 3" in Block 27 - A of BRENTWOOD HILLS SUBDIVISION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 24, 1982. (Now being COTTONWOOD ESTATES SUBDIVISION)

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all utility easements shown hereon to the below-designated entities forever, including the rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City of Albuquerque in perpetuity all sanitary sewer, waterlines, and drainage easements shown hereon including the right to construct, operate, inspect and maintain sanitary sewers, waterlines, and drainage facilities therein. Further the undersigned owner(s) and/or proprietor(s) grant to the Gas Company of New Mexico in perpetuity those easements shown hereon for the installation of natural gas pipe lines, valves and other equipment and facilities reasonably necessary to provide natural gas to the residents of the subdivision, including the rights of ingress and egress (both surface and subsurface). Further, the undersigned owner(s) and/or proprietor(s) grant to Mountain Bell those easements shown hereon for the installation, service and maintenance of telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service to the residence of the subdivision, including rights of ingress and egress (both surface and subsurface). Further, the undersigned owner(s) and/or proprietor(s) grant to the Public Service Company of New Mexico those easements shown hereon for the installation, maintenance and service of electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service to the residents of the subdivision, including rights of ingress and egress (both surface and subsurface). Unless specifically limited elsewhere on this plat, all easements granted to the City of Albuquerque may be used for any or all of the purposes of sanitary sewer, water line, or drainage facilities even though only one of these purposes is stated on the easement as shown on this plat. A seven (7) foot public utility easement is granted to the front of each lot. The undersigned owner(s) and/or proprietor(s) hereby dedicate all streets and public R/W shown hereon as Water, Sewer, Drainage, Access and Utility Easements.

HACKER LTD by STEPHEN W. HACKER

DATE

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 31 day of June, 1984, the foregoing instrument was acknowledged before me by

My commission expires 2-24-85

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Richard V. Hall, New Mexico Registered Land Surveyor No. 7264, do hereby certify that this Plat was prepared by me or under my supervision, meets the minimum requirements for monumentation of the Albuquerque Subdivision Ordinance, shows all easements of record (unless otherwise noted on this Plat), and is true and correct to the best of my belief and knowledge.

Richard V. Hall
RICHARD V. HALL NMLS # 7264

SURVEY MONUMENTS:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR-INCH (4") ALUMINUM GULLY CAP STAMPED "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION, "SURVEY MARKER", DO NOT DISTURB", "LS 7264"

SUBDIVISION IMPROVEMENTS AGREEMENT DOCUMENT NO. 84 42959 pgs.251-280

for Charles Johnstone	8 June 84
PLANNING DIRECTOR	DATE
C. H. Shipp	6/6/84
CITY ENGINEER	DATE
Don Soto	6/5/84
A.M.A.F.C.A.	DATE
Robert A. Fournough	6-5-84
TRAFFIC ENGINEER	DATE
W. C. Miller	05/21/84
CITY SURVEYOR	DATE
Bruce S. Sorenson	4/30/84
PROPERTY MANAGEMENT	DATE
Joe E. Edwards	6/1/84
WATER RESOURCES	DATE
Mark Valdez	6/5/84
PARKS AND RECREATION DEPT.	DATE
Doug Hendren	8/18/84
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
Paula Y McHae	5-21-84
GAS CO. OF NEW MEXICO	DATE
W. A. F. Jr.	05/18/84
MOUNTAIN BELL	DATE

S-84.15

HALL ENGINEERING & SURVEYING
2625 Pennsylvania Ave., N.E.
Suite 350
Albuquerque, New Mexico 87110

SHEET 2 OF 12

26 21400285

SP-02-21-1395

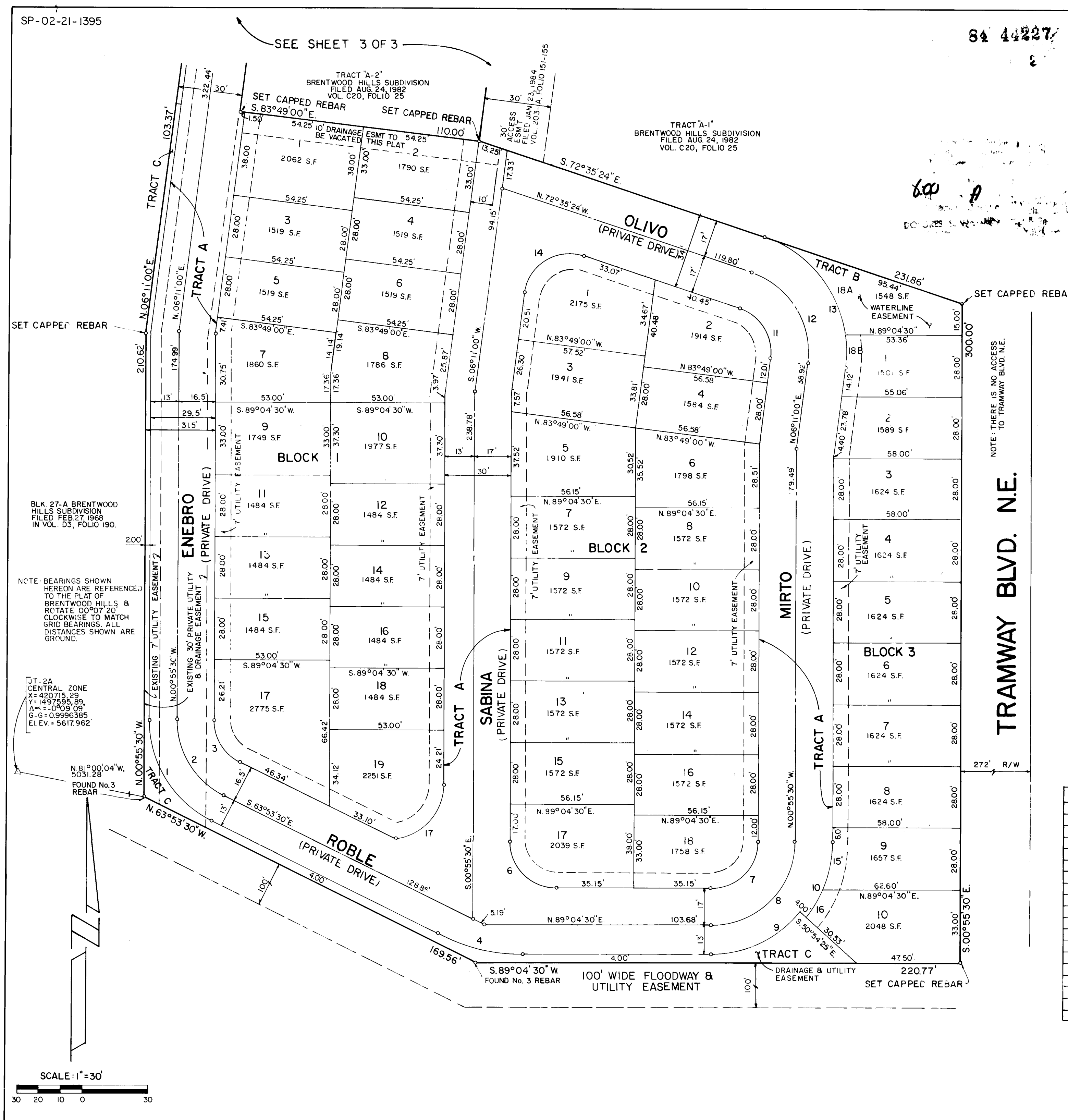
SEE SHEET 3 OF 3

84 44227

SUBDIVISION PLAT
FOR

COTTONWOOD ESTATES SUBDIVISION
BLOCKS 1, 2, & 3

WITHIN SECTION 10, TION, R4E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
(COMPRISING TRACT "A-3")
BRENTWOOD HILLS SUBDIVISION
APRIL 1984



NOTES:
SET NO. 5 REBAR SURMOUNTED W/
CAP MARKED L.S. 7264 AT ALL
PROPERTY CORNERS UNLESS OTHER-
WISE INDICATED.
BEARINGS ARE REFERENCED TO THE
RECORDED PLAT OF "BRENTWOOD
HILLS SUBDIVISION" AS REFERRED TO
ON THE PLAT HEREON.
ELEVATIONS ARE REFERENCED TO
CITY MONUMENT 11-022 AT THE
INTERSECTION OF CHELWOOD PARK
BOULEVARD N.E. AND CANDELARIA RD. N.E.
"TRACT A-3" SHOWN HEREON IS SUBJECT
TO RECORDED & UNRECORDED EASEMENTS
NOT SHOWN ON THE PLAT OF RECORD
"TRACT A" IS A DRAINAGE, ACCESS AND
UTILITY EASEMENT.
"TRACT B" IS A WATERLINE EASEMENT.
"TRACT C" IS A UTILITY & DRAINAGE
EASEMENT.

CURVE DATA:

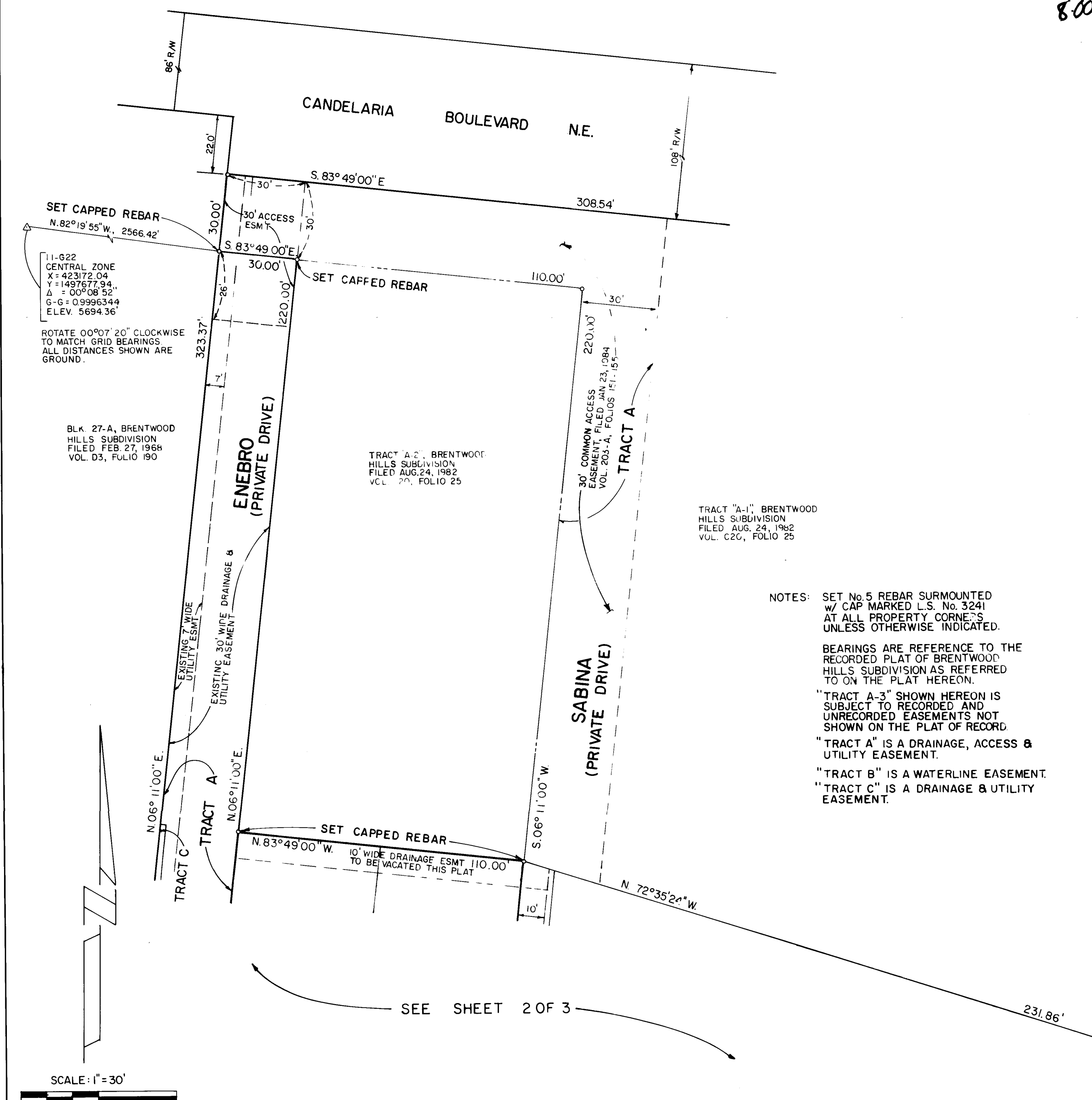
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1	62°58'00"	51.00'	31.23'	56.05'
2	62°58'00"	38.00'	23.27'	41.76'
3	62°58'00"	21.50'	13.17'	23.63'
4	25°11'00"	88.00'	19.66'	36.68'
5	28°13'33"	55.00'	13.83'	27.09'
6	90°00'00"	21.00'	21.00'	32.99'
7	90°00'00"	21.00'	21.00'	32.99'
8	90°00'00"	38.00'	38.00'	59.69'
9	49°58'55"	51.00'	23.77'	44.49'
10	40°01'05"	55.00'	20.03'	38.41'
11	78°46'24"	21.00'	17.24'	28.87'
12	78°46'24"	38.00'	31.20'	52.24'
13	78°46'24"	55.00'	45.16'	75.62'
14	101°13'36"	21.00'	25.58'	37.10'
15	16°26'24"	55.00'	7.95'	15.78'
16	23°34'41"	55.00'	11.48'	22.63'
17	C.B. S. 42°22'26" W., C.L. 34.29', R=25.00'			
18A	C.B. N. 40°30'41" W., G.L. 58.42', R=55.00'			
18B	C.B. N. 01°07'29" W., C.L. 13.99', R=55.00'			

PROJECT NO. 2140

HALL ENGINEERING & SURVEYING
2625 Pennsylvania Ave., N.E.
Suite 350
Albuquerque, New Mexico 87110 Ph. 884-6200

SHEET 3 OF 12

SUBDIVISION PLAT
FOR
COTTONWOOD ESTATES SUBDIVISION
BLOCKS 1, 2, & 3
WITHIN SECTION 10, T10N, R4E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
(COMPRISING TRACT "A-3")
BRENTWOOD HILLS SUBDIVISION
APRIL 1984



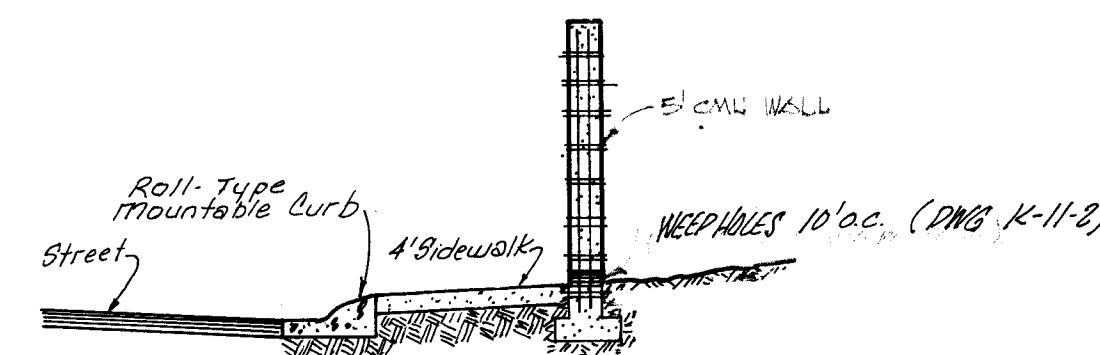
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HALL ENGINEERING & SURVEYING
2625 Pennsylvania Ave., N.E.
Suite 350
Albuquerque, New Mexico 87110 Ph. 884-0200

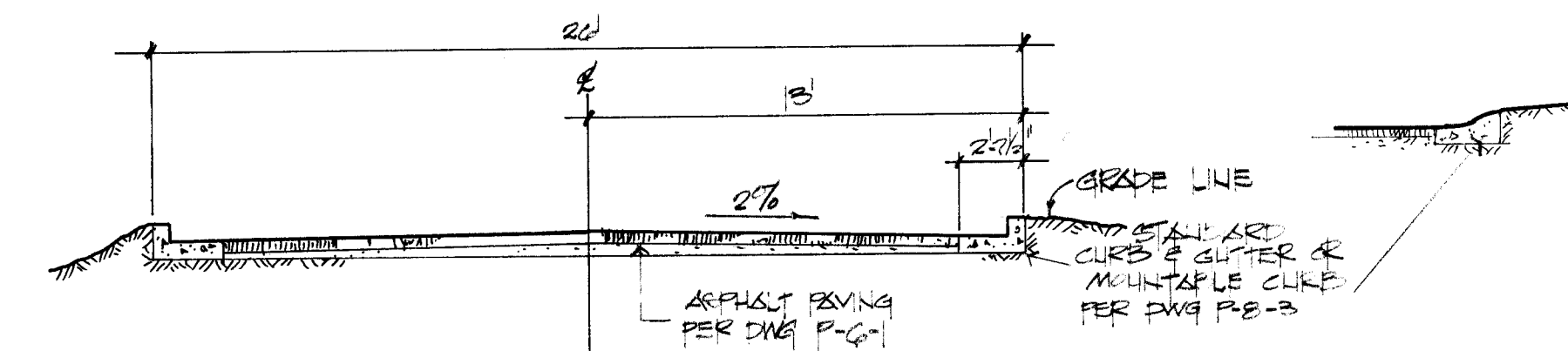
SHEET 4 OF 12

26 21410465

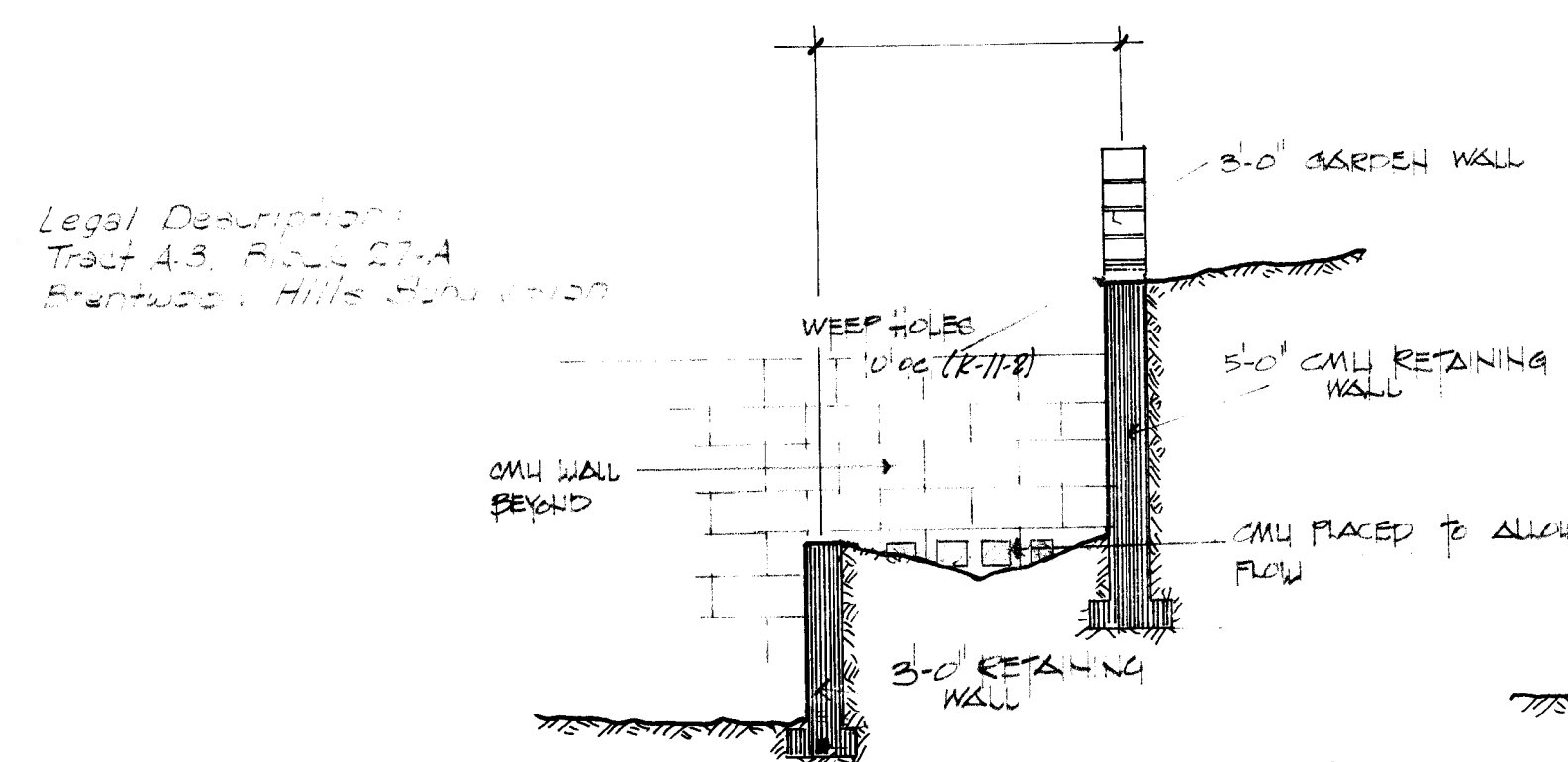
DRAINAGE PLAN & REPORT



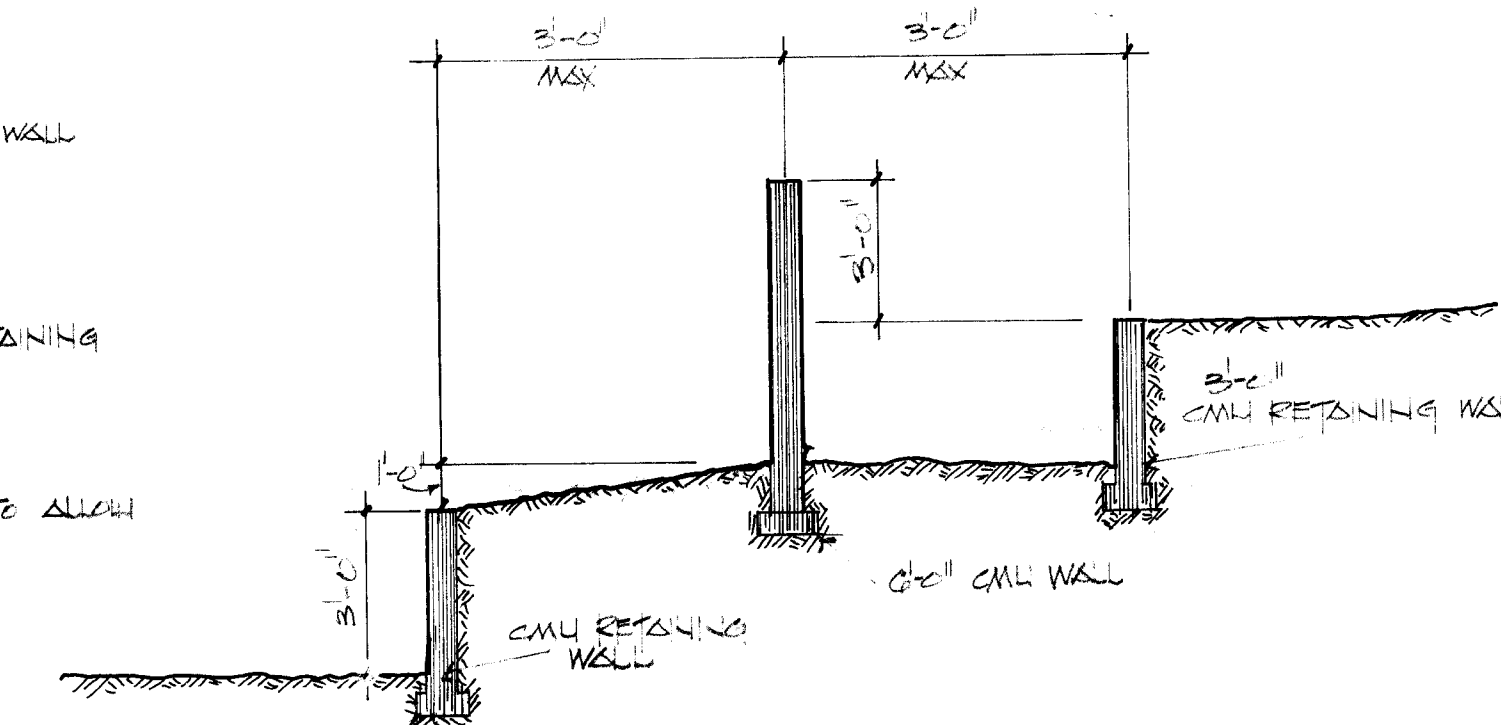
SECTION C-C (TYP WALL SECTION)



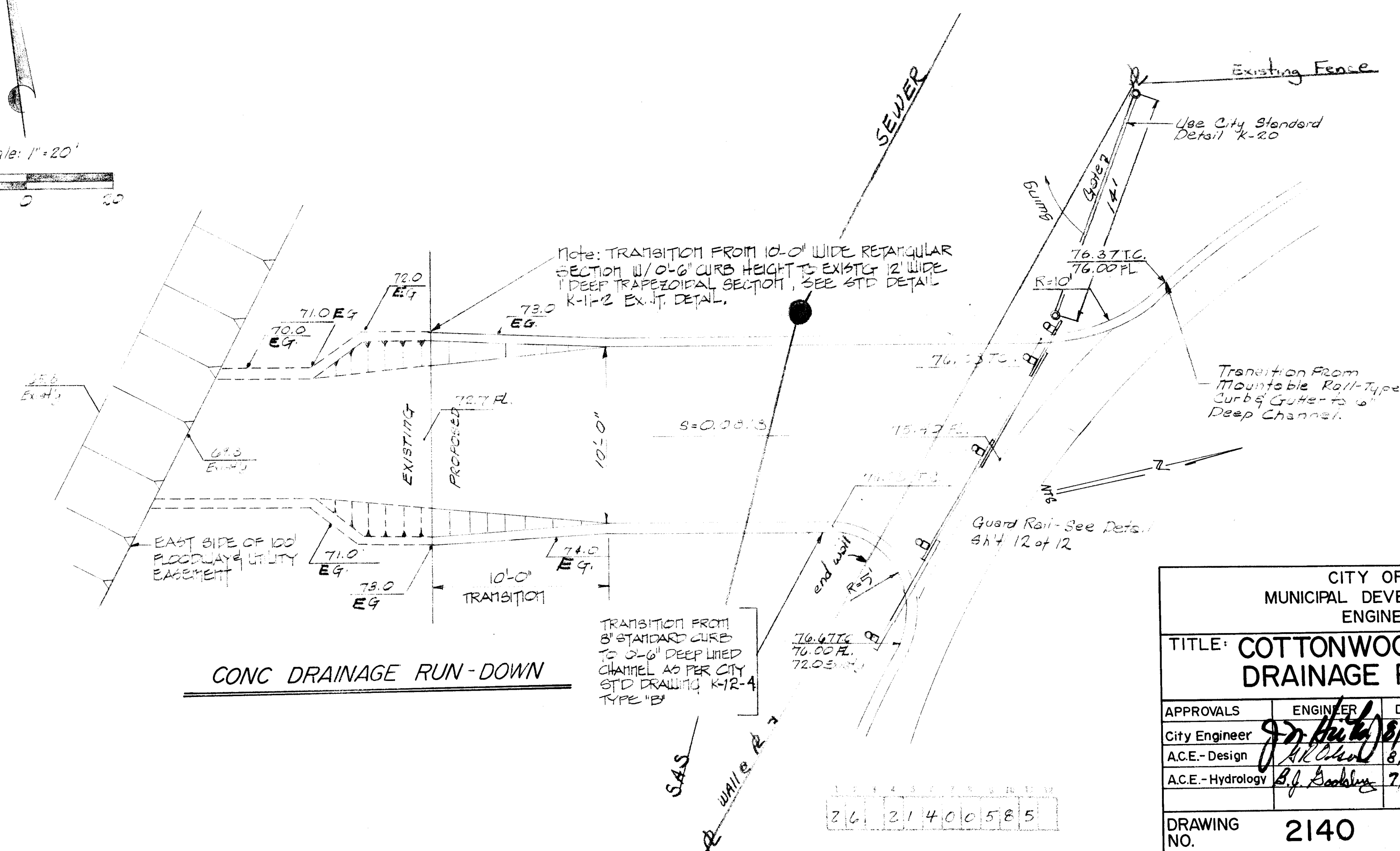
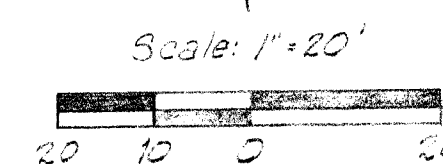
TYPICAL ROAD CROSS-SECTION



SECTION B-B (TYP)



SECTION A-A (TYPICAL)

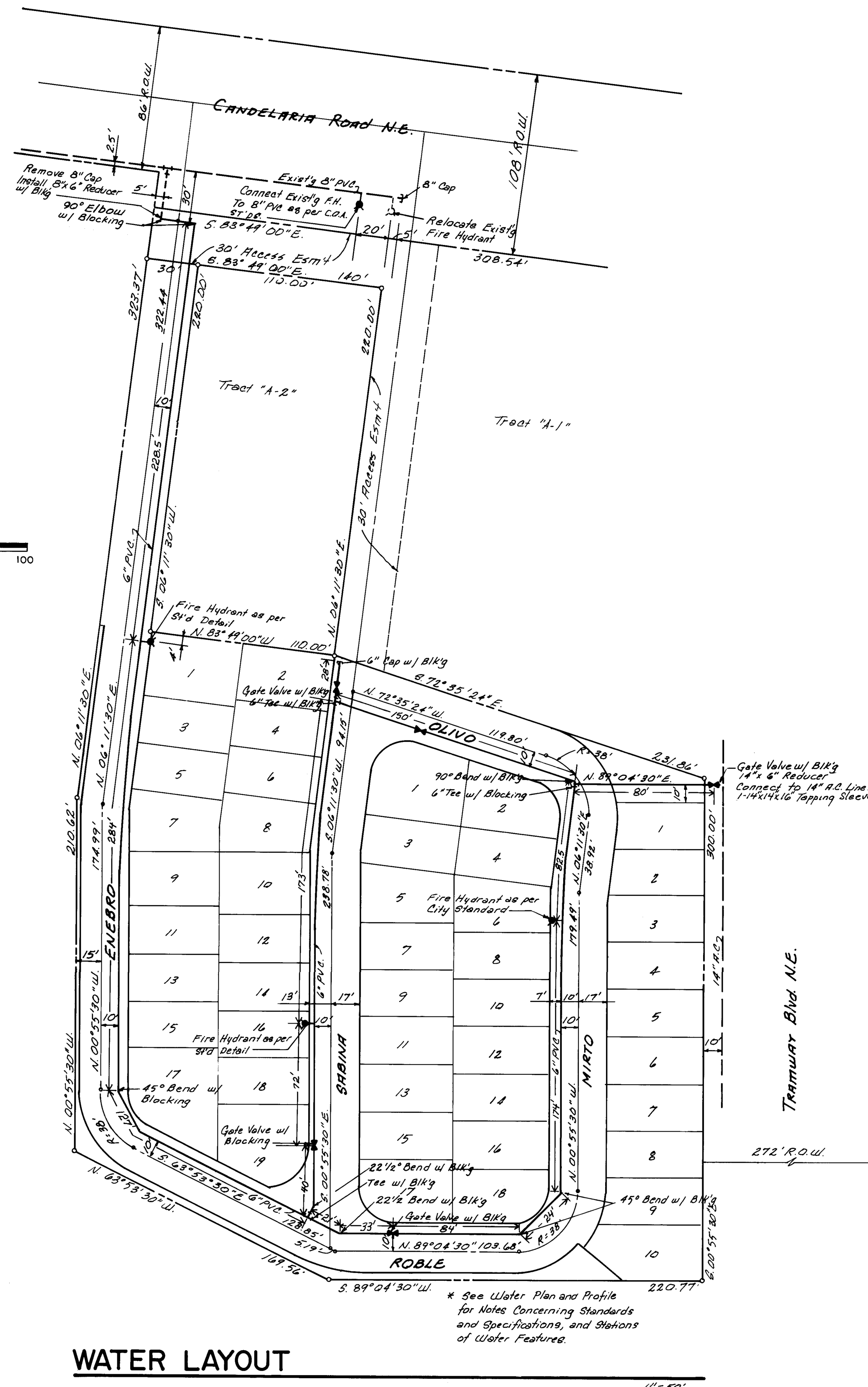
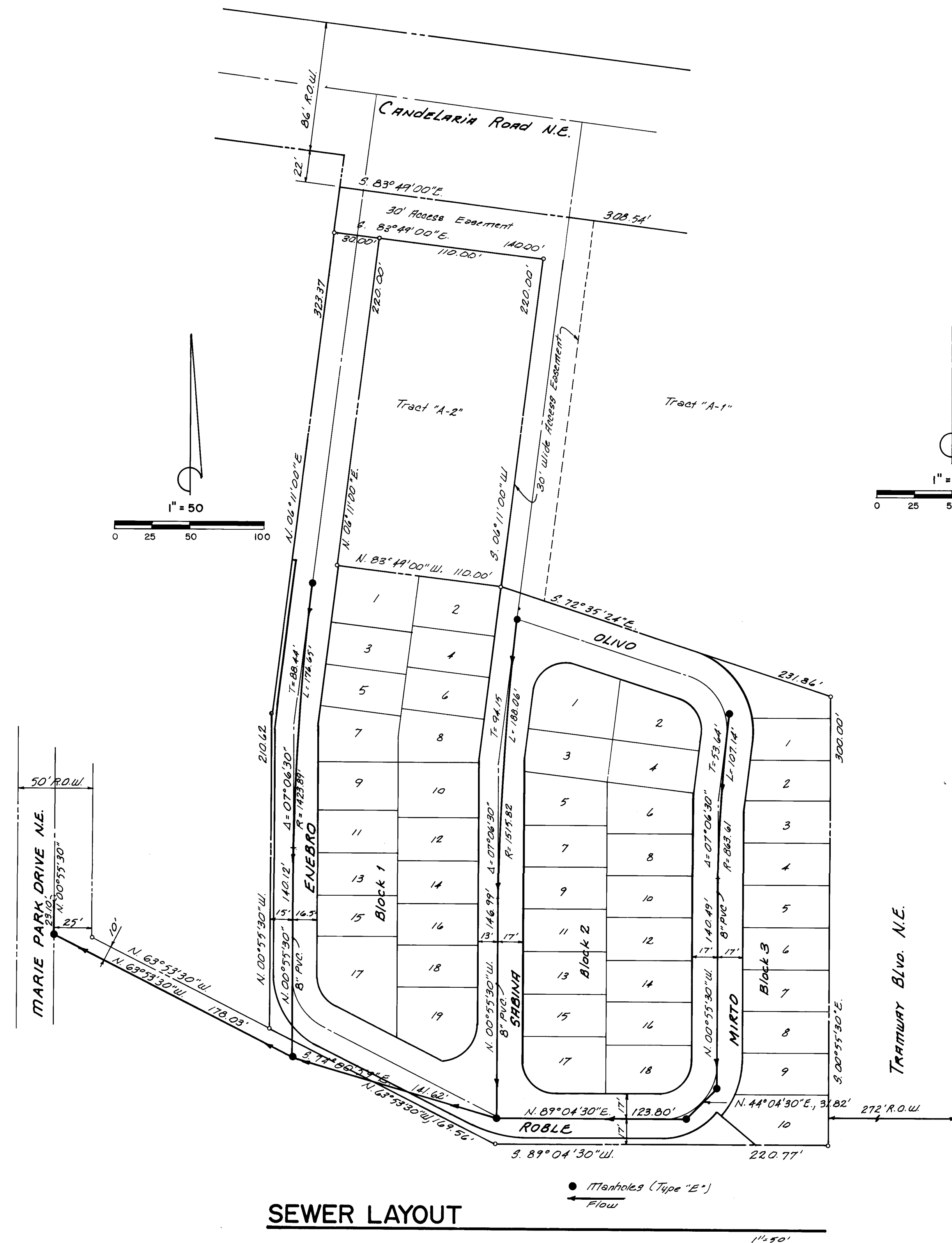


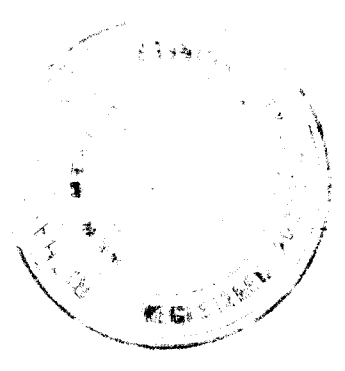
CONC DRAINAGE RUN-DOWN

[illegible]

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: COTTONWOOD ESTATES DRAINAGE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	8/11/84	Liquid Waste	<i>[Signature]</i>	7/27/84
A.C.E.-Design	<i>[Signature]</i>	8/11/84	Traffic	<i>[Signature]</i>	7/30/84
A.C.E.-Hydrology	<i>[Signature]</i>	7/27/84	Water	<i>[Signature]</i>	7/27/84
DRAWING NO. 2140		MAP NO. H-22		SHEET 5 OF 12	

CITY OF ALBUQUERQUE					
MUNICIPAL DEVELOPMENT DEPARTMENT					
ENGINEERING DIVISION					
TITLE: COTTONWOOD ESTATES DRAINAGE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	8/1/84	Liquid Waste	<i>R. Fera</i>	7/27/84
A.C.E. Design	<i>[Signature]</i>	8/1/84	Traffic	<i>N.D.H.</i>	7/27/84
A.C.E. Hydrology	<i>[Signature]</i>	7/27/84	Water	<i>R. Fera</i>	7/27/84
DRAWING	2140	MAP NO.	H-22	SHEET	6 OF 12



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	WORKED BY	DATE	11-G22	FIELD NOTES	DATE	NO.	BY				
INSPECTED BY	ACCEPTANCE BY	DATE									
VERIFIED BY	VERIFICATION BY	DATE							REVISIONS NO. DATE BY		
DRAWINGS	CHECKED BY	DATE									
MICRO-FILM	RECORDED BY	DATE							DESIGNED BY R.H.H. DATE 3-15-84 DRAWN BY G.E. DATE 7-31-84 CHECKED BY R.H.H. DATE 7-31-84		

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

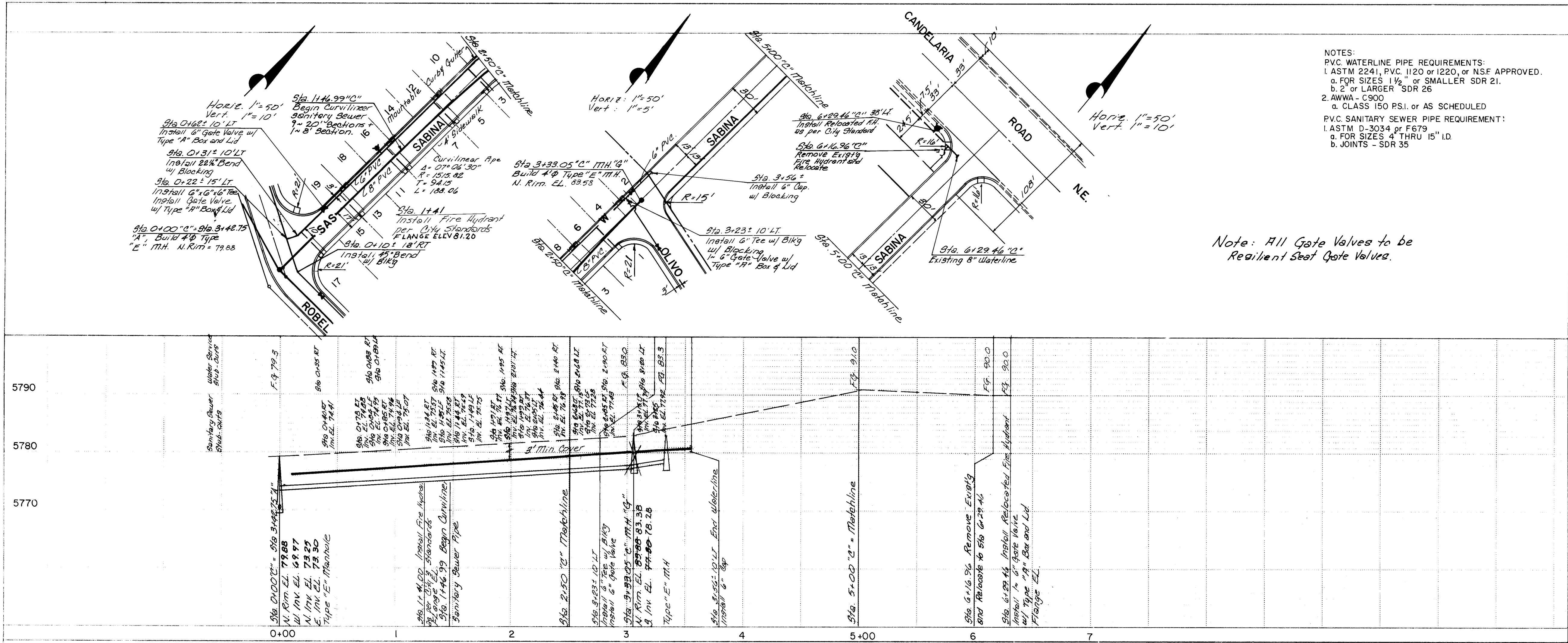
TITLE: **SEWER & WATER LAYOUT**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	8/1/84	Liquid Waste	<i>[Signature]</i>	8/1/84
A.C.E.-Design	<i>[Signature]</i>	8/1/84	Traffic	<i>[Signature]</i>	8/1/84
A.C.E.-Hydrology	<i>[Signature]</i>	8/1/84	Water	<i>[Signature]</i>	8/1/84

DRAWING NO. **2140** MAP NO. **H-22** SHEET **7** OF **12**



CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: PAVING LAYOUT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>J. N. [Signature]</i>	<i>8/1/84</i>	Liquid Waste	<i>K. [Signature]</i>	<i>8/1/84</i>
A.C.E.-Design	<i>A. C. [Signature]</i>	<i>8/1/84</i>	Traffic	<i>N. A. [Signature]</i>	<i>8/1/84</i>
A.C.E.-Hydrology	<i>N. A. [Signature]</i>	<i>8/1/84</i>	Water	<i>K. [Signature]</i>	<i>8/1/84</i>
DRAWING NO. 2140			MAP NO. H-22 SHEET 8 OF 12		



NOTES:
PVC WATERLINE PIPE REQUIREMENTS:
1. ASTM 2241, PVC 1120 or 1220, or NSF APPROVED.
a. FOR SIZES 1 1/2" or SMALLER SDR 21.
b. 2" or LARGER SDR 26
2. AWWA - C300
a. CLASS 150 PSI. or AS SCHEDULED
PVC SANITARY SEWER PIPE REQUIREMENT:
1. ASTM D-3034 or F679
a. FOR SIZES 4" THRU 15" I.D.
b. JOINTS - SDR 35

Note: All Gate Valves to be Resilient Seat Gate Valves.

NOTICE TO CONTRACTORS:

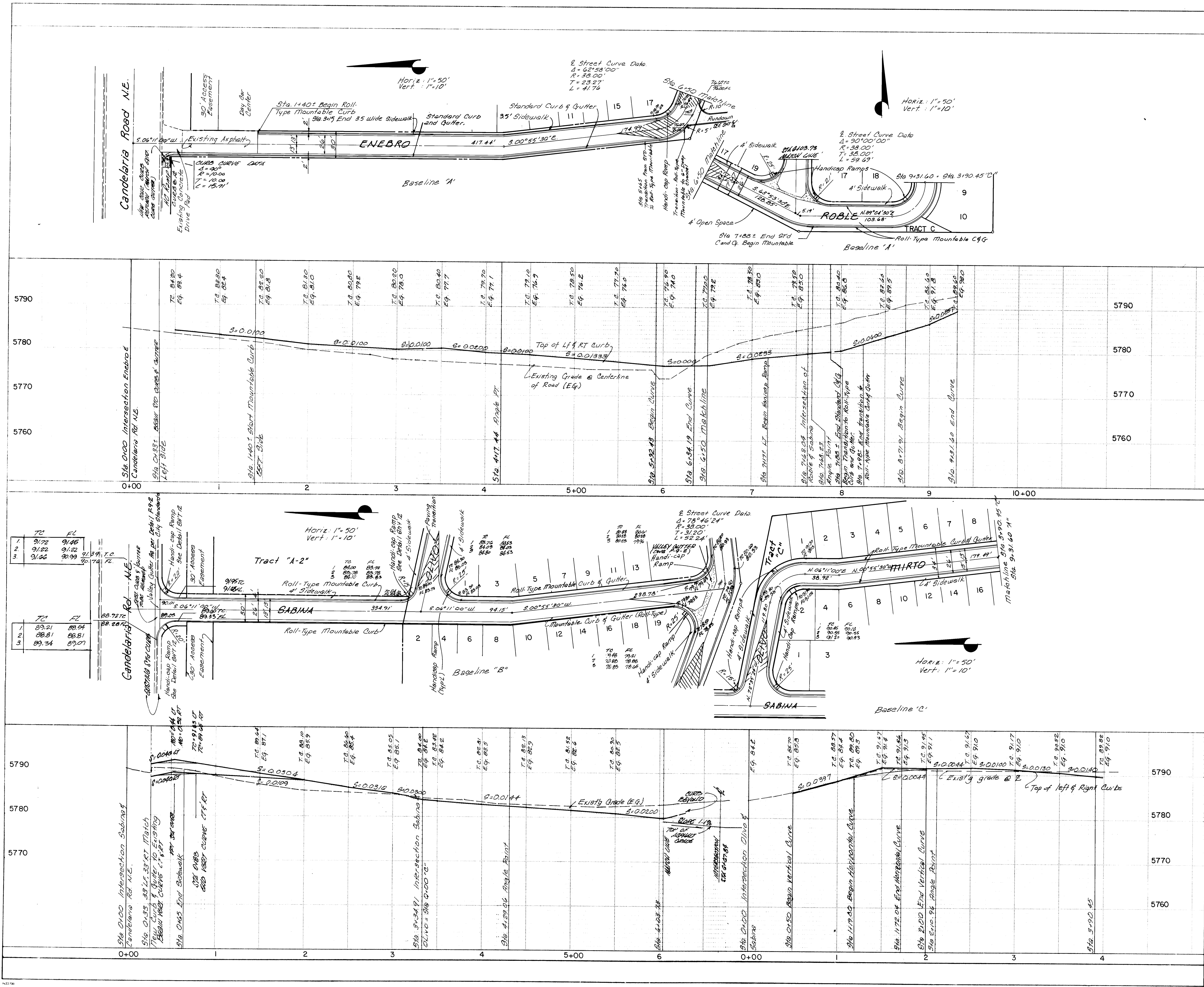
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- 2) All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with Public Works Contract No. 84-2.
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THE FOLLOWING NOTES APPLY IF CHECKED:

- ☒ All utilities and utility service lines shall be installed prior to paving.
- ☒ Backfill compaction shall be according to residential street use.
- ☒ Tack coat requirements (Residential) shall be determined by the City Engineer.
- ☒ Sidewalks and Wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☐ If a curb is depressed for a driveway, the driveway shall be constructed prior to acceptance of the curb and gutter.

26 21401085

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION							
TITLE COTTONWOOD ESTATES SEWER & WATER							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
City Engineer	<i>[Signature]</i>	8/1/84	Liquid Waste	<i>R. Perea</i>	7/27/84		
A.C.E. Design	<i>[Signature]</i>	8/1/84	Traffic	<i>[Signature]</i>	7/30/84		
A.C.E. Hydrology	<i>[Signature]</i>	7/25/84	Water	<i>R. Perea</i>	7/27/84		
DRAWING NO. 2140		MAP NO. H-22		SHEET 10 OF 12			



NOTICE TO CONTRACTORS:

- 1) New Mexico Standard Specifications for Public Works Construction 1979 Edition will be referred to herein as the Standard Specifications.
- 2) All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for herein, be constructed in accordance with Public Works Contract No. 84-2.
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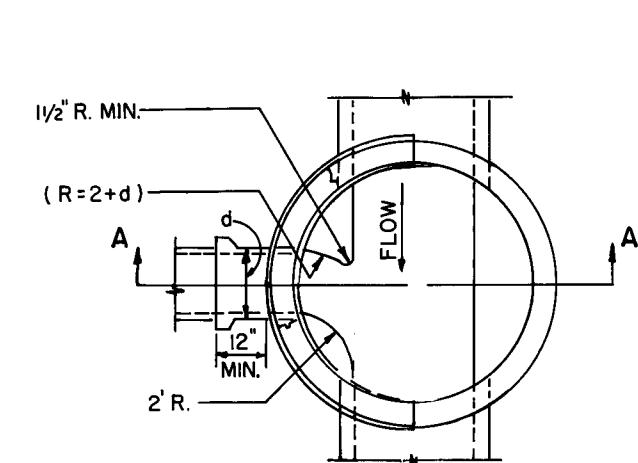
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	II-G22	INTERSECTION CHELWOOD PARK N.E. & CANDELARIA RD. N.E.	FIELD NOTES	NO.	DATE	BY
			ELEV. 5694.36				

REVISIONS		REMARKS	
NO.	DATE	BY	DATE

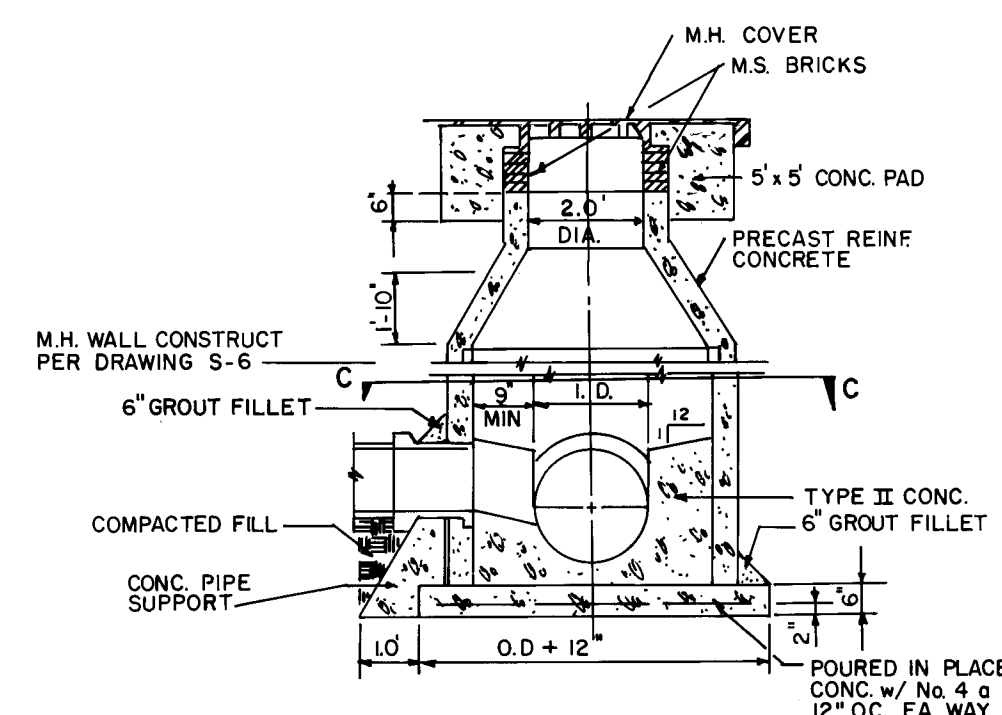
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE COTTONWOOD ESTATES PAVING			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	7/27/84	Liquid Waste
A.C.E. - Design	<i>[Signature]</i>	7/30/84	Traffic
A.C.E. - Hydrology	<i>[Signature]</i>	7/25/84	Water

DESIGN		REVISIONS	
DESIGNED BY	DATE	BY	DATE
C.E.	3-15-84		
C.E.	3-15-84		
R.V.H.	5-1-84		

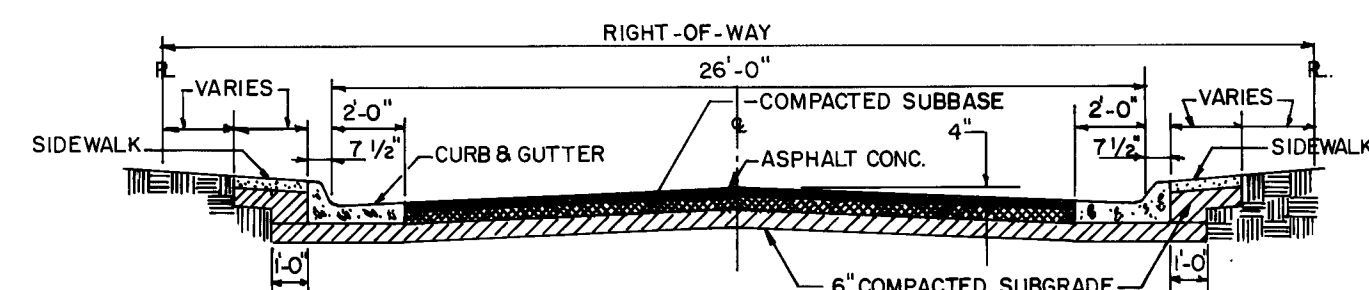
DRAWING NO.		MAP NO.		SHEET OF	
2140	H-22	11	12		



FLOOR PLAN AT C-C

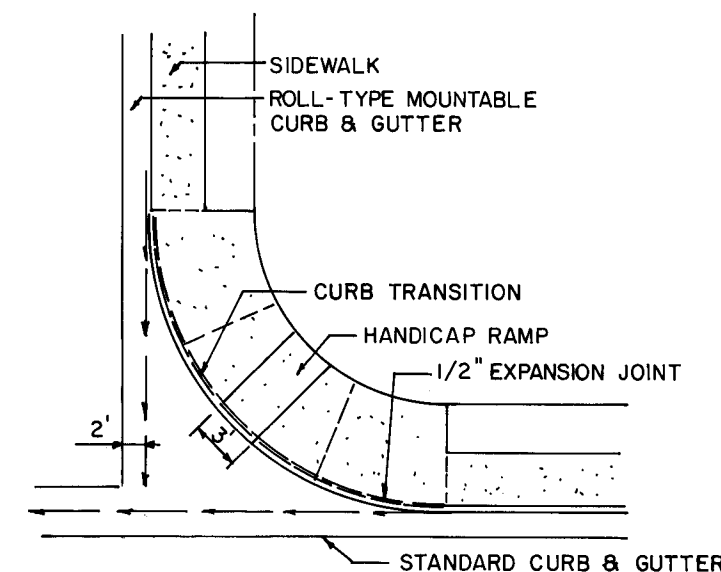


CROSS SECTION A-A
SEWER MANHOLE TYPE "E"
N.T.S. (B-2-3)

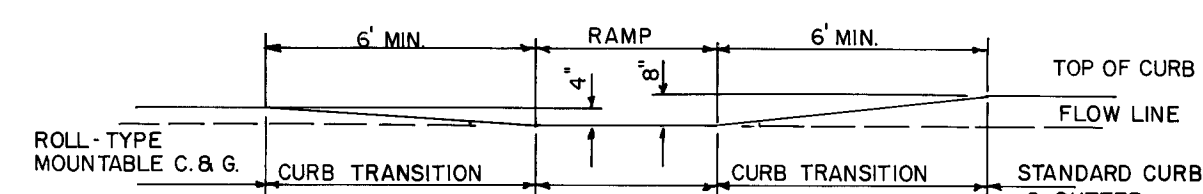


TYPICAL RESIDENTIAL STREET (PRIVATE)
N.T.S. (P-1-1)

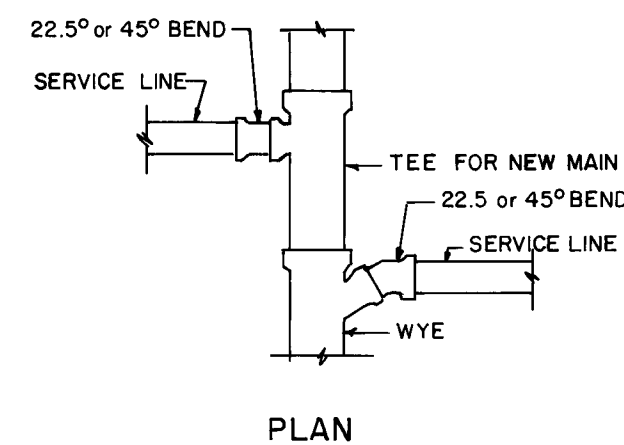
NOTE:
ASPHALT CONCRETE = 2" ACSC
WITH 1500 LB. STABILITY.



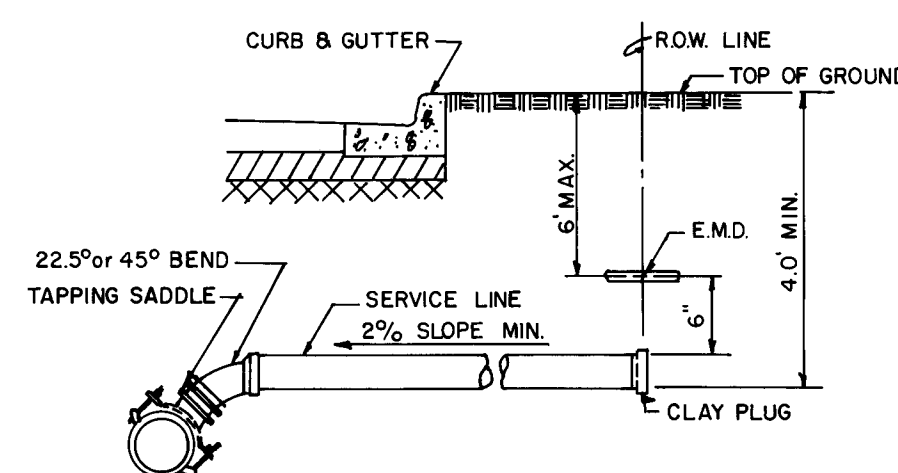
WHEEL CHAIR RAMP (P-18-2)



PROFILE AT BACK OF CURB
MOUNTABLE TO STANDARD CURB TRANSITION.
N.T.S. (P-18-2)

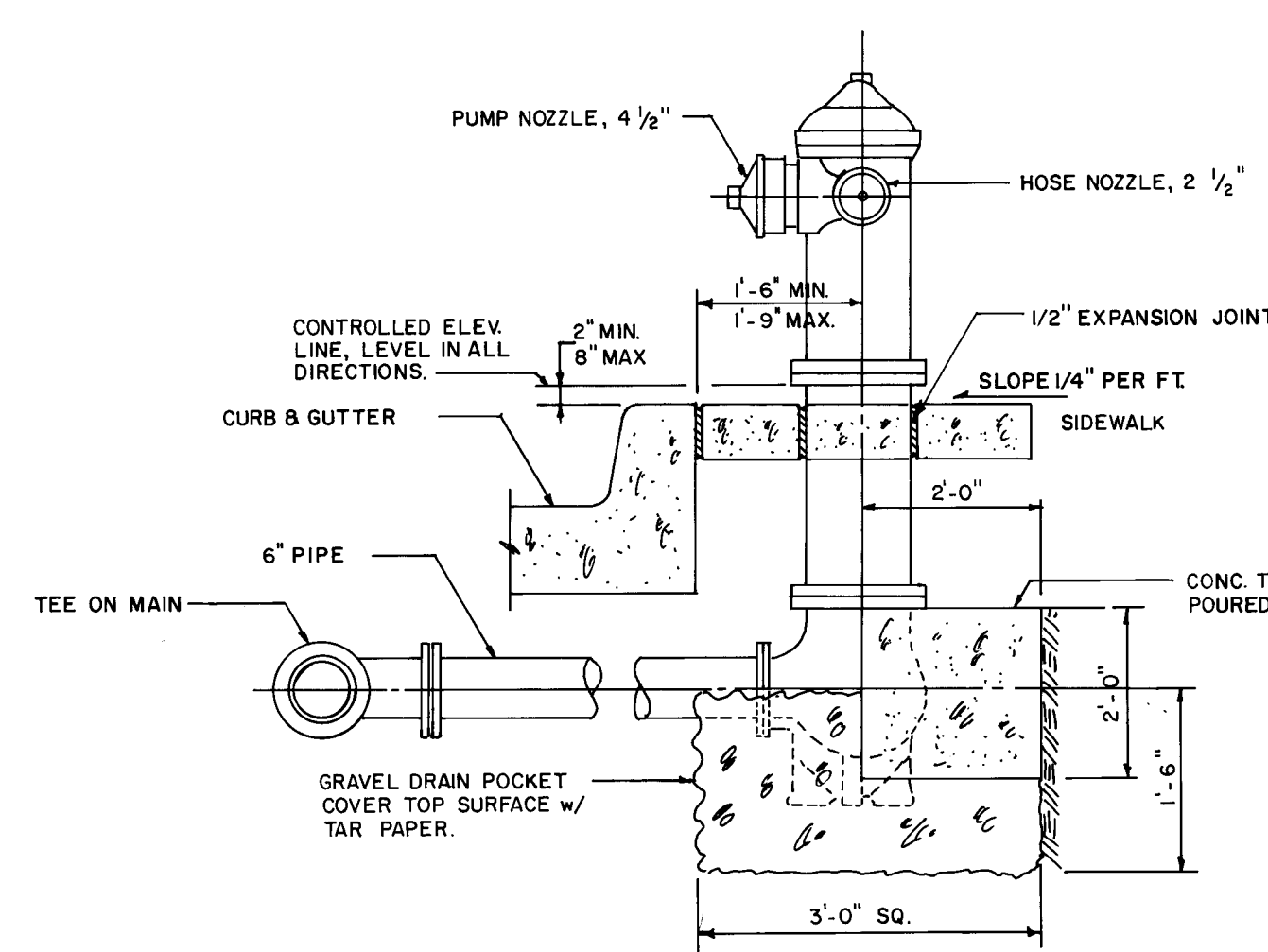


PLAN

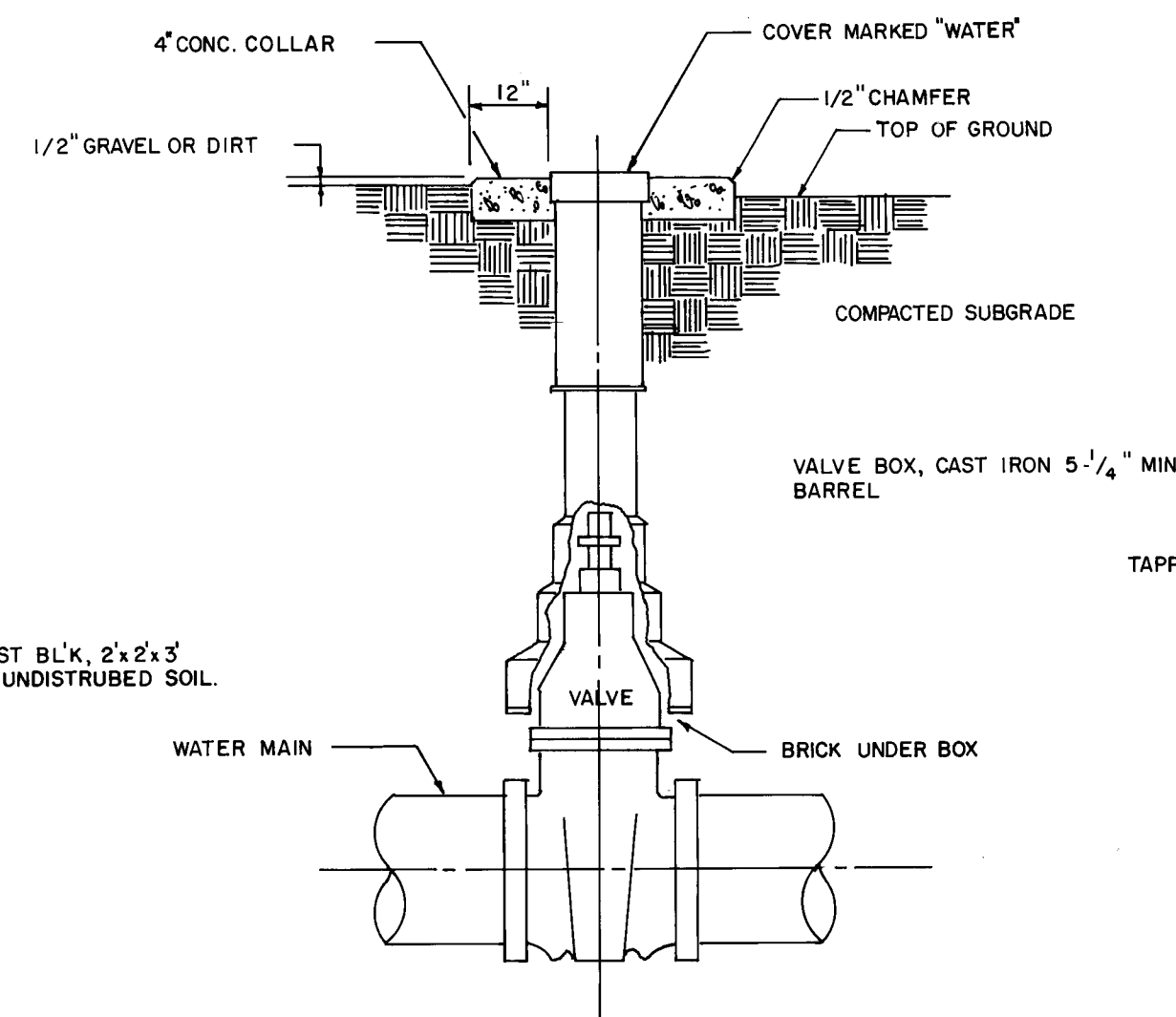


CROSS SECTION

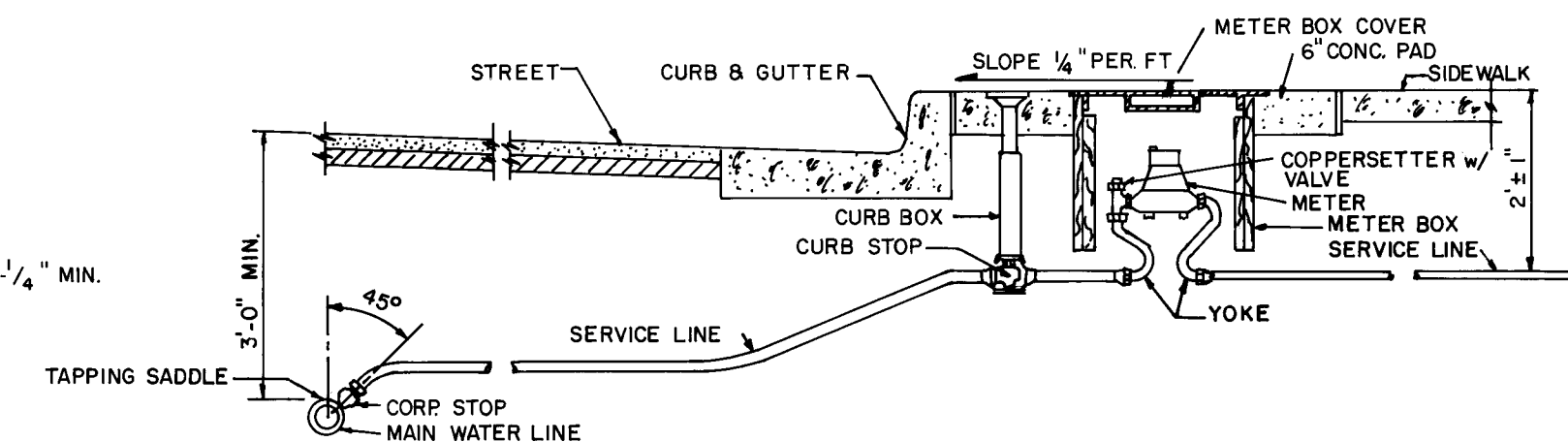
SANITARY SEWER SERVICE LINE
N.T.S. (B-8-3)



FIRE HYDRANT INSTALLATION DETAIL
N.T.S. (W-20-1)



WATER VALVE DETAIL
N.T.S. (W-2-3)

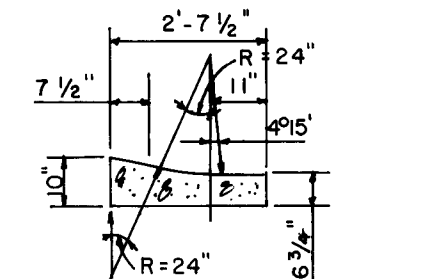


SERVICE LINE FOR 3/4"-1" METER

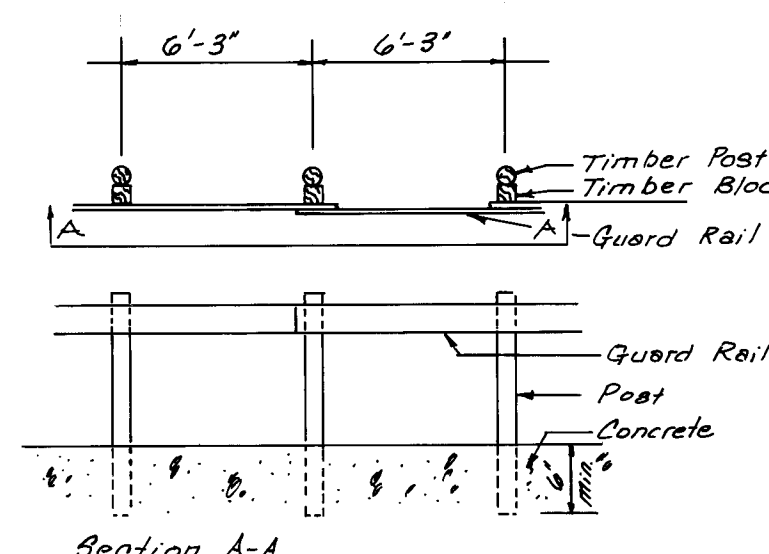
N.T.S. (W-10-2)



STANDARD CURB & GUTTER
N.T.S. (P-8-3)

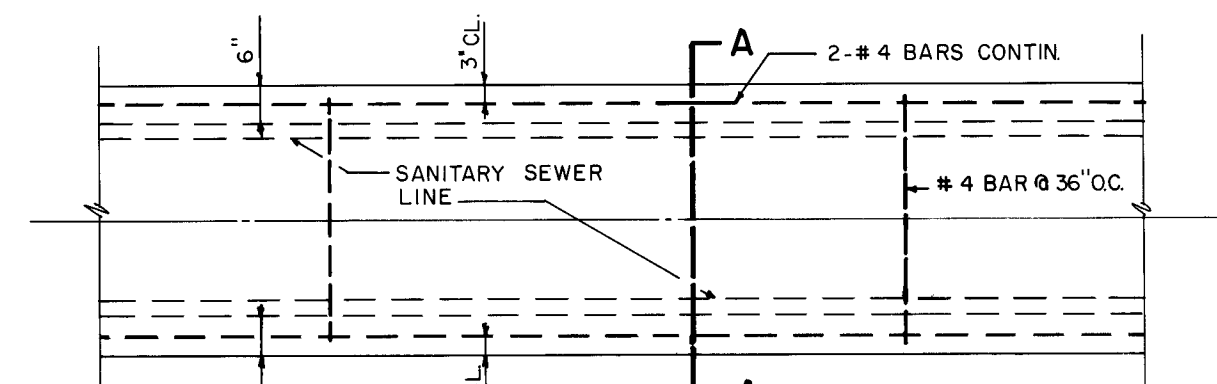


ROLL-TYPE
MOUNTABLE CURB
N.T.S. (P-8-3)

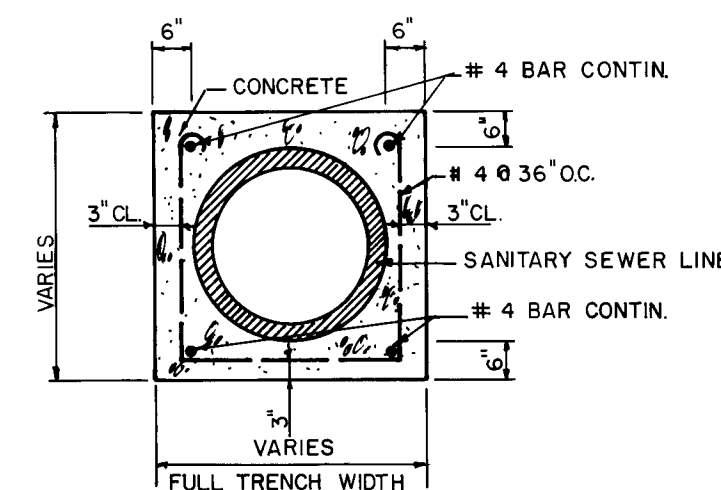


Guard Rail of Rundown

N.T.S. (P-19-1)

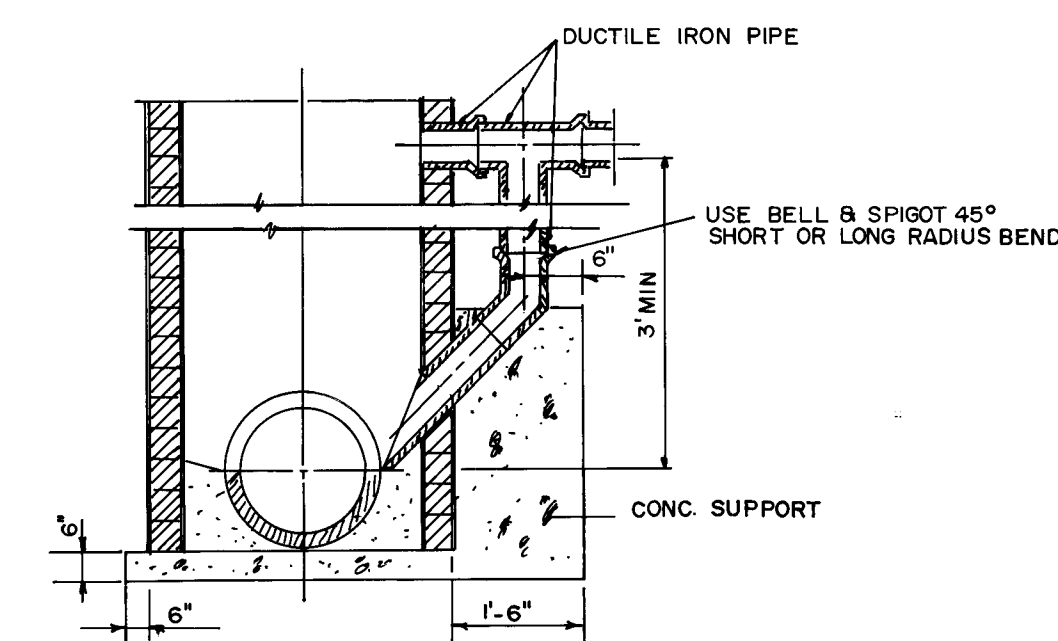


PLAN - CONCRETE ENCASEMENT



SECTION A-A
SEWER ENCASEMENT DETAILS
N.T.S. (B-10)

N.T.S. (B-10)



VERTICAL DROP AT MANHOLE
N.T.S. (B-4-2)

Numbers & Letters
in Parenthesis Refer
to C.D.A. Standard Details

26 21401285

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: COTTONWOOD ESTATES MISC. DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/27/84	Liquid Waste	<i>[Signature]</i>	7/27/84
A.C.E. Design	<i>[Signature]</i>	7/27/84	Traffic	<i>[Signature]</i>	7/27/84
A.C.E. Hydrology	<i>[Signature]</i>	7/27/84	Water	<i>[Signature]</i>	7/27/84
DRAWING NO.	2140	MAP NO.	H-22	SHEET	12 OF 12