

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

CONSTRUCTION PLANS
FOR THE

DEVELOPMENT OF

THOMAS VILLAGE ESTATES
PHASE IV

SEPTEMBER 1984



VICINITY MAP
SCALE: 1" = 800'

ZONE ATLAS G-12Z

GENERAL NOTES

- All work detailed on these plans to be performed under contract shall, except otherwise stated or provided for herein, be constructed in accordance with New Mexico Standard Specifications for Public Works Construction - 1979 Edition (referred to herein as the Standard Specifications) and the City of Albuquerque Contract Documents for City Wide Utilities and Public Works Contract 85-1.
- 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.
- 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.
- All utilities and utility service lines shall be installed prior to paving.
- Backfill compaction shall be according to specified street use.
- Tack coat requirements shall be determined by the City Engineer.
- All storm drainage facilities shall be complete prior to final acceptance.
- The requestor or developer shall be responsible for repair or replacement of all curb and gutter or sidewalk damaged after approval by the City Engineer of work completed by the Contractor.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES
2	SUBDIVISION PLAT
3	DETAILS
4	GRADING PLAN
5	PAVING IMPROVEMENTS SITE PLAN
6	UTILITY IMPROVEMENTS SITE PLAN
	PAVING IMPROVEMENTS PLAN & PROFILE
7	EL TOBOSO DRIVE NW STA. 10+00.00 TO STA. 21+55.91
8	CALLE de PANZA NW & CALLE DEL ESTAVAN NW STA. 7+25.64 TO STA. 13+99.52 & STA. 7+21.18 TO STA. 13+63.00
9	CALLE DE REAL NW STA. 10+00.00 TO STA. 15+85.51
	UTILITY IMPROVEMENTS PLAN & PROFILE
10	EL TOBOSO DRIVE NW STA. 10+00.00 TO STA. 21+77.41
11	CALLE de PANZA NW & CALLE DEL ESTAVAN NW STA. 7+89.77 TO STA. 13+57.01 & STA. 7+86.37 TO STA. 13+03.00
12	CALLE DE REAL NW STA. 10+00.00 TO STA. 16+10.00

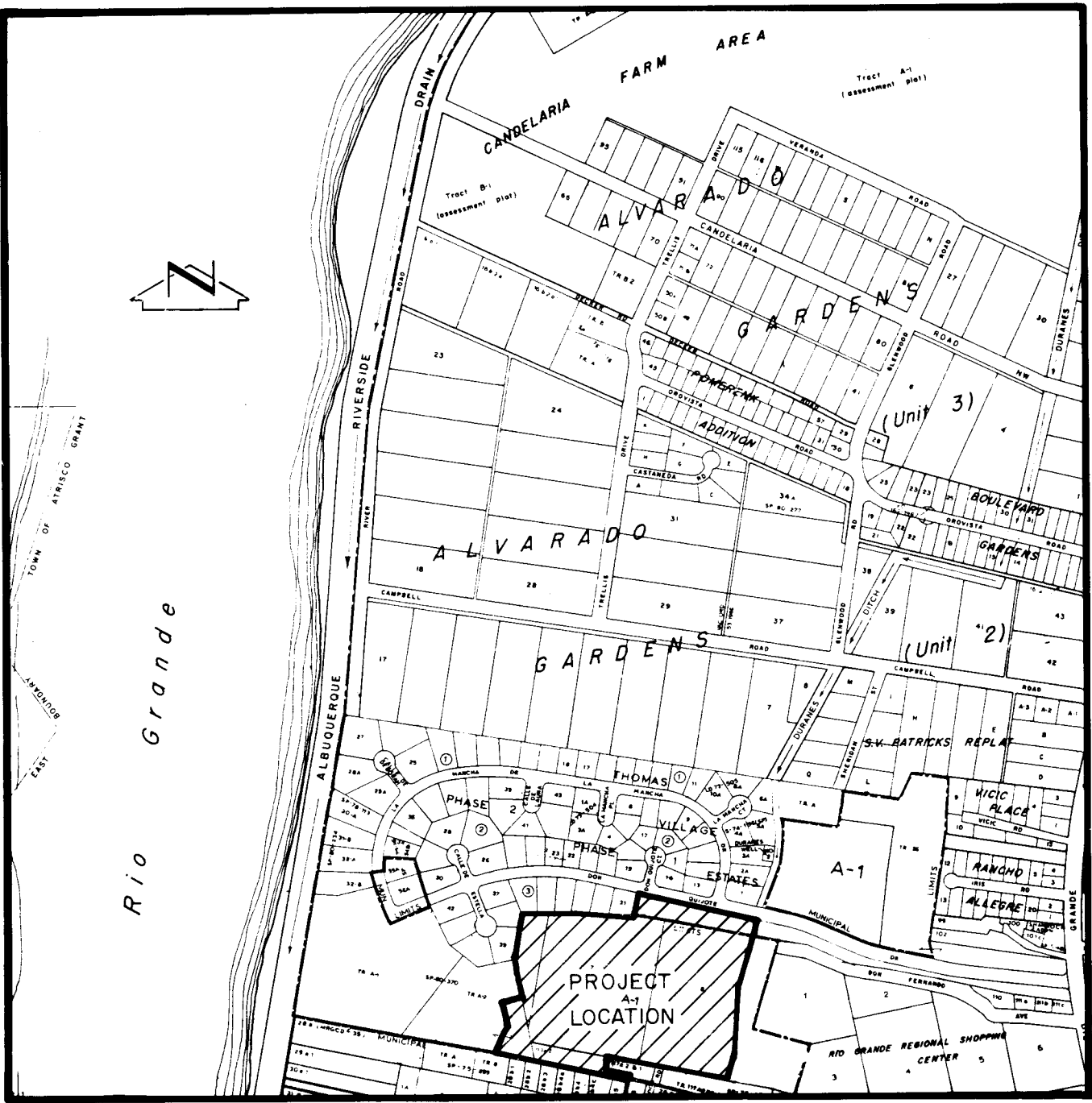
26 22790186

APPROVAL OF AS BUILT DRAWINGS
ASST. CITY ENGINEER - FIELD
W. J. McQuinn
DATE 5-21-86

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	2 thru 12		7/27/87	Transp. Dev. Div.	7/29/87	Eng. Div.	7/27/87

APPROVAL OF REVISIONS

		APPROVED FOR CONSTRUCTION C.E. 9/2/87
DRAWING NO. 2279		SHEET 1 OF 12



VICINITY MAP
SCALE: 1" = 800'

G-12

NOTES:

- BEARING BASE IS THOMAS VILLAGE ESTATES PHASE III FILED JULY 8, 1981. RECORDED IN BOOK C18, PAGE 125.
- FOR NEW MEXICO STATE PLANE GRID SYSTEM, ROTATE ALL BEARINGS CLOCKWISE 00°11'16".
- MILEAGE CREATED:
FULL WIDTH 0.50 MILES
HALF WIDTH 0.00 MILES
TOTAL 0.50 MILES
- 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 ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "L.S. #6540" - Δ = SET
- ALL CURB RETURN RADII AT STREET INTERSECTIONS AND CUL-DE-SACS ARE 25 FEET.
- FIELD SURVEY OF THOMAS VILLAGE PERFORMED FEBRUARY 1981. ALL CORNERS WERE FOUND OR SET.
- ALL DISTANCES ARE GROUND DISTANCES.

DESCRIPTION

A certain tract of land located within the City limits of Albuquerque, Bernalillo County, New Mexico, within Section 1, Township 10 North, Range 2 East, N.M.P.M., and is comprised of Tract A2, Phase III, Thomas Village Estates, and a portion of Tract 6, 7, and 8 of the estate of Charles Mann Jr., all of Tract 117A2A and a portion of Tract 117A2B2-1, MRCD Maps 34 and 35, and a portion of the property north of Tract 7 and 8 and south of Don Quijote Drive N.W., and being more particularly described as follows:

Beginning at a point on the northwest corner of said tract, which is also a point on the east boundary of Lot 38, Block 3, Thomas Village Estates, Phase II, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 1, 1979 (A7-29); thence S 89°52'20" E a distance of 240.00 feet; thence S 85°15'23" E a distance of 285.04 feet; thence N 12°46'00" E a distance of 117.33 feet; thence S 77°02'56" E a distance of 304.89 feet; thence along the arc of a curve to the right with Δ = 90°00'00", R = 25.00 feet, T = 25.00 feet, and L = 39.27 feet; thence S 12°57'04" W a distance of 5.30 feet; thence S 77°02'56" E a distance of 50.00 feet; thence along the arc of a curve to the right with Δ = 90°20'13", R = 25.00 feet, T = 25.15 feet, and L = 39.42 feet; thence S 76°42'43" E a distance of 106.40 feet; thence S 12°05'45" W a distance of 66.58 feet; thence S 15°09'58" W a distance of 200.30 feet; thence S 01°33'38" W a distance of 157.51 feet; thence S 07°00'00" W a distance of 200.16 feet; thence S 15°00'00" W a distance of 117.32 feet; thence S 75°00'00" E a distance of 14.94 feet; thence S 15°00'00" W a distance of 172.30 feet; thence N 75°56'56" W a distance of 95.16 feet; thence N 75°22'40" W a distance of 241.10 feet; thence N 16°58'25" E a distance of 89.39 feet; thence N 78°29'26" W a distance of 265.95 feet; thence S 12°00'18" W a distance of 72.67 feet; thence S 77°40'03" E a distance of 223.23 feet; thence S 18°33'57" W a distance of 12.07 feet; thence N 77°40'03" W a distance of 358.05 feet; thence S 78°40'18" W a distance of 224.15 feet; thence N 77°54'23" W a distance of 24.81 feet; thence N 79°13'35" W a distance of 44.62 feet; thence N 24°02'30" E a distance of 165.97 feet; thence N 04°30'53" W a distance of 119.27 feet; thence along the arc of a curve to the left with Δ = 06°29'07", R = 500.00 feet, T = 28.33 feet, and L = 56.60 feet and a long cord that bears N 82°14'34" E a distance of 56.57 feet; thence N 79°00'00" E a distance of 43.76 feet; thence N 11°00'00" W a distance of 190.70 feet; thence N 09°10'29" E a distance of 220.56 feet to the point of beginning and containing 19.1965 acres more or less.

ALL WATER RIGHTS RESERVED BY KRUPIAK CONSTRUCTION COMPANY INCORPORATED.

A SUBDIVISION PLAT OF
THOMAS VILLAGE ESTATES PHASE IV
ALBUQUERQUE, NEW MEXICO
SEPTEMBER 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 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.

John A. Leslie, President 6-11-85
John A. Leslie, Thomas Village Properties Inc. Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
5-6-89

The foregoing instrument was acknowledged before me this 12th day of June, 1985.

Charles R. Ralph
NOTARY PUBLIC

Robert A. Fanning 6-25-85
Traffic Engineer, City of Albuquerque, N.M. Date

Planning Director, City of Albuquerque, N.M. Date

City Engineer, City of Albuquerque, N.M. Date

Property Manager, City of Albuquerque, N.M. Date

Water Resources, City of Albuquerque, N.M. Date

Walter C. Chubb 6-25-85
Parks and Recreation, City of Albuquerque, N.M. Date

Dr. Monte Wilson 4/24/85
Chief City Surveyor, Engineering Division Date

David J. Moya, Mgr. - D.S. 6/6/85
Notary Public, State of New Mexico Date

Harley R. Rios 6-10-85
Public Service Company of New Mexico Date

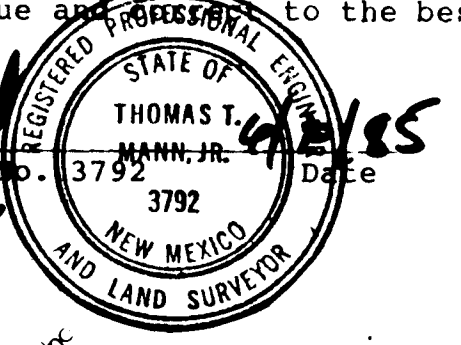
Paula Y. McAlister 6-10-85
Gas Company of New Mexico Date

Paula Y. McAlister 6-10-85
Abuquerque Cable TV Date

CERTIFICATION

I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by Sordis Title Company on December 26, 1984 (Case No. 11445); 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. 6-10-85
Thomas T. Mann, Jr., NMPE & LS No. 3792 Date



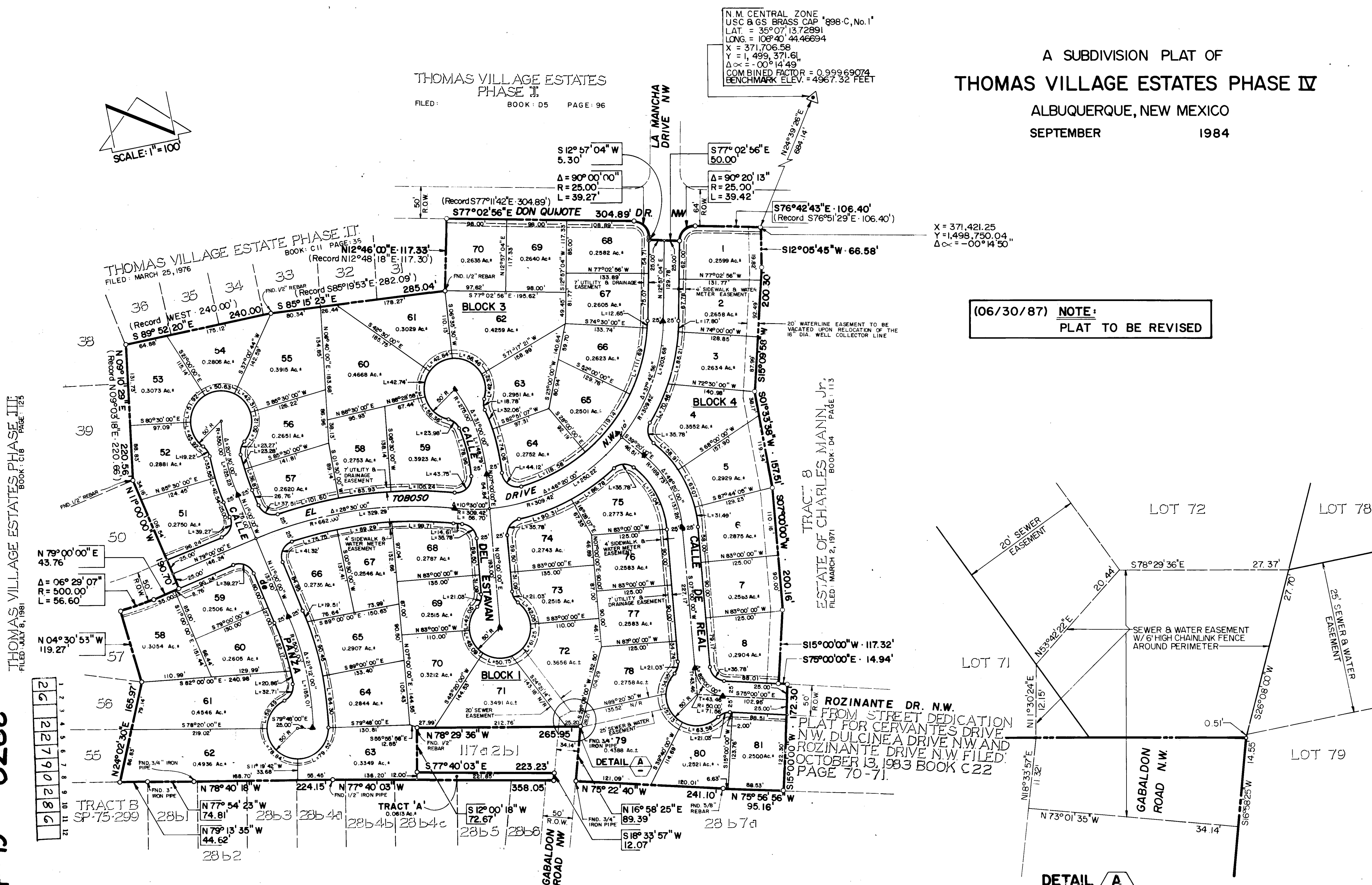
JOB No. 91594

THOMAS VILLAGE ESTATES
PHASE IV

FILED: BOOK: 05 PAGE: 96

A SUBDIVISION PLAT OF
THOMAS VILLAGE ESTATES PHASE IV
ALBUQUERQUE, NEW MEXICO
SEPTEMBER 1984

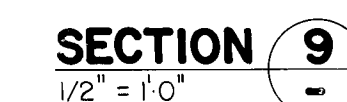
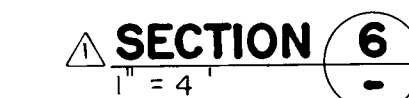
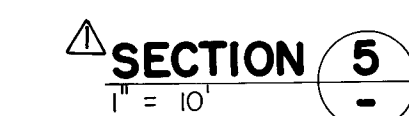
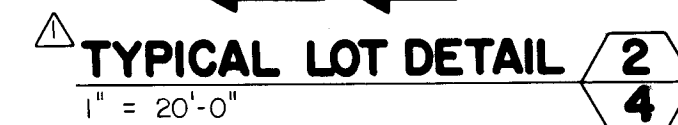
(06/30/87) NOTE:
PLAT TO BE REVISED



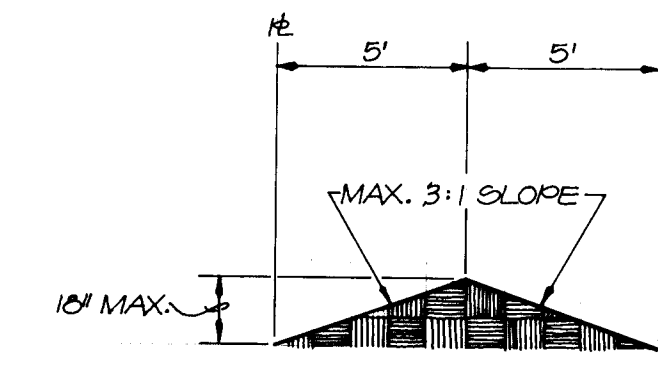
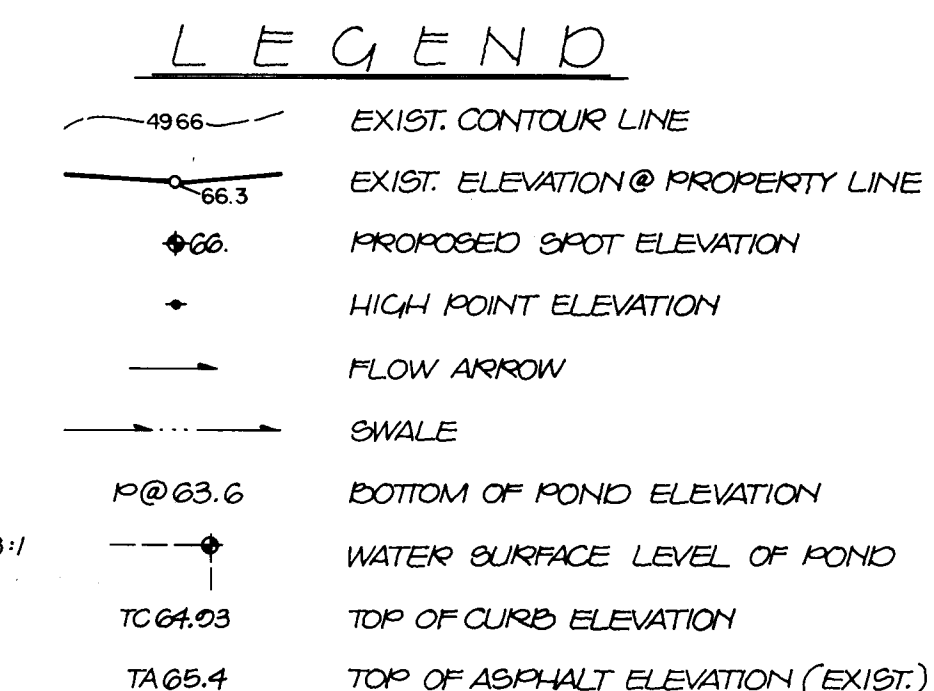
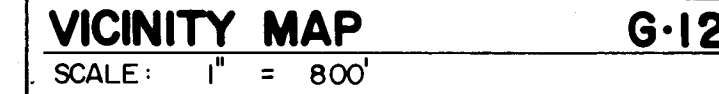
DETAIL A
1" = 10'-0"



JOB No. 91594



ROQUE		DEPARTMENT	
SION PHASE IV			
APPROVALS	ENGINEER	DATE	
Waste	<i>R. Lora</i>	11/28/84	
	<i>David M. Hamann</i>	11/28/84	
	<i>R. Lora</i>	11/28/84	
12	SHEET	3	OF 12

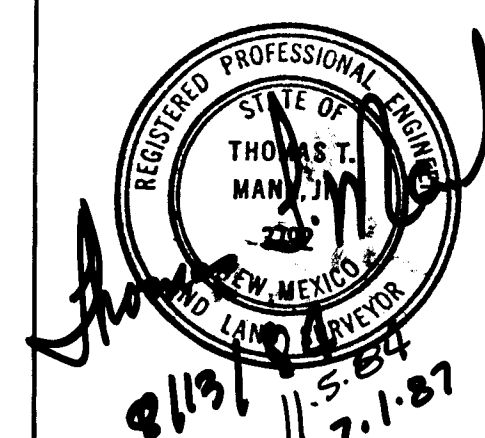


SECTION 2
1" = 5'-0"

- ## N O T E S :
1. ALL HOMES SHALL BE CUSTOM BUILT.
 2. DRIVEPAD LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLANS.
 3. FRONT YARD PONDS SHALL BE CONSTRUCTED AS PER TYPICAL STREET SECTION AND THE TYPICAL LOT DETAIL ; MAXIMUM DEPTH 1'-0"
 4. REAR YARD PONDS SHALL BE CONSTRUCTED WITHIN THE FONDING LIMITS SHOWN USING A 3:1 SLOPE ; MAXIMUM DEPTH SHALL BE NO GREATER THAN 18".
 5. SIDEWALKS TO BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
 6. WHEELCHAIR RAMPS WILL BE CONSTRUCTED BY THE DEVELOPER.
 7. DRIVEPADS TO BE CONSTRUCTED AS PER SECTION 7, SHEET 3 OF 12, BY INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.

KEYED NOTES:

- A. 11'-6" DRAINAGE & UTILITY EASEMENT



SURVEY INFORMATION		BENCH MARKS	AS BUILT INFORMATION	
NO.	FIELD NOTES		CONTRACTOR	DATE
	BY DATE	A CHASEL "A" ON THE BOLT OF A FIRE HYDRANT LOCATED AT THE N.E. RETURN OF THE INTERSECTION OF EL TOBOSO NW & DON QUIXOTE DRIVE NW ELEVATION: 4965.01 FEET ABOVE BENCHMARK IS ON THE SAME VERTICAL DATUM AS THE U.S.C. & G.S. BRASS CAP SET IN A CONC. POST 0.9' ABOVE GROUND LOCATED 121 FT. WEST OF EXTENDED CENTERLINE ON SHERIDAN ST. & 46 FEET SOUTH FROM THE FENCE LINE RIGHT BEHIND HOUSE NO. 2715 (CITY OF ALB. B.M. # R-898-C-1)	WORKED BY	DATE
			INSPECTED BY	DATE
			ACCEPTANCE BY	DATE
			VERIFICATION BY	DATE
			CORRECTED BY	DATE
			MICRO-FILM INFORMATION	
			RECORDED BY	DATE
			NO.	

NO.	DATE	REMARKS	BY
6/87	REVERSE SIDEWALK	LOCATION	J.G.M.

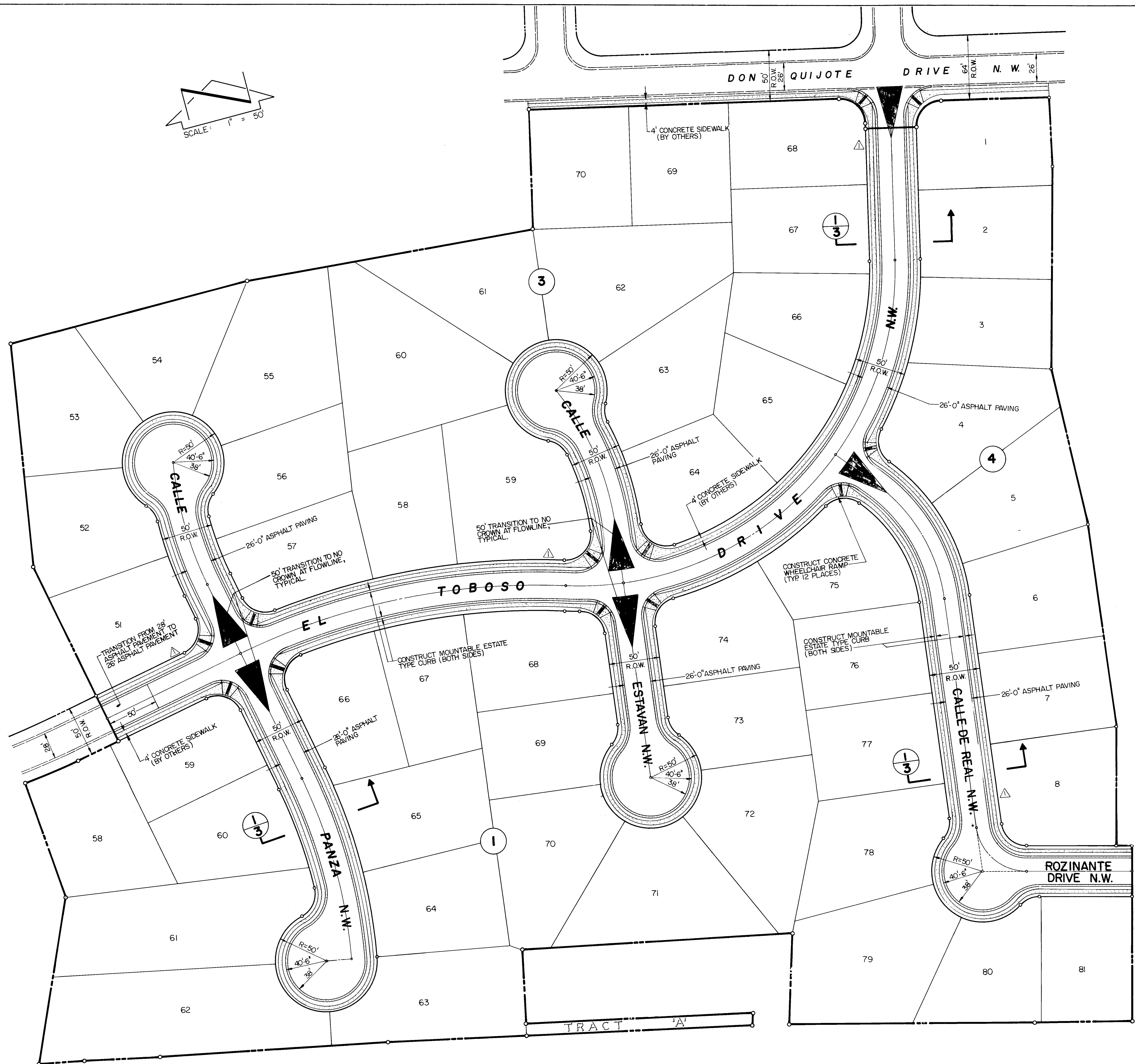
81 DOLLAR N.E. - ALBUQUERQUE, NEW MEXICO - 87101
ENGINEERS

Handwritten: 12/20/87 J.G.M.

CITY OF ALBUQUERQUE					
PUBLIC WORKS DEPARTMENT					
ENGINEERING DIVISION					
TITLE: THOMAS VILLAGE ESTATES PHASE IV GRADING & DRAINAGE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>E. J. [Signature]</i>	<i>7/10/85</i>	Liquid Waste	<i>R. [Signature]</i>	<i>11/15/84</i>
A.C.E. - Design	<i>[Signature]</i>	<i>7/10/85</i>	Traffic	<i>N.R. DWH</i>	<i>11/22/84</i>
Hydrology	<i>S. J. [Signature]</i>	<i>11/22/84</i>	Water	<i>R. [Signature]</i>	<i>11/22/84</i>
DRAWING NO. 2279		MAP NO. G-12		SHEET 4 OF 12	

**APPROVED FOR
CONSTRUCTION**

CITY ENGINEER

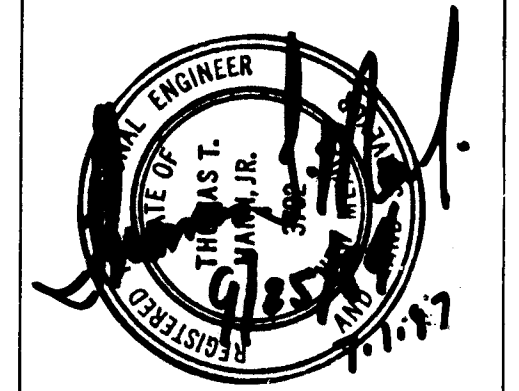


PAVING

1. STREET PAVING SHALL BE ESTATE TYPE AS PER TYPICAL STREET SECTION 1 ON SHEET 3 OF 12.
2. ALL STATIONING IS BASED ON CENTERLINE OF R.O.W. EXCEPT CUL-DE-SACS WHICH, BEGINNING AT THE PC OF THE RETURN ARE BASED ON TOP OF CURB TRUE DISTANCES.
3. CONSTRUCT MOUNTABLE ESTATE-TYPE CURB AS PER CITY OF ALBUQUERQUE STANDARD DRAWING P-8.
4. CONSTRUCT WHEEL CHAIR RAMPS AS PER DETAIL 5 ON SHEET 3 OF 12.
5. SIDEWALKS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
6. DRIVEPADS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
7. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, REMOVE TO THE NEAREST JOINT.

SIDEWALKS SHALL NOT BE CONSTRUCTED UNDER PROJECT NO. 2279. SEE NOTE 5

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	DESCRIPTION	CONTRACTOR	DATE
			A CHISELED + ON THE BOLT OF A FIRE HYDRANT LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF EL TOBOSO NW & DON QUIJOTE DRIVE NW		
			QUAYOTE DRIVE NW		
			ABOVE BENCHMARK IS ON THE SAME VERTICAL DATUM AS THE U.S.C. & G.S. BRASS CAP SET IN A CONC. POST 0.9' ABOVE GROUND LOCATED 121 ft. WEST OF THE EXTENDED CENTERLINE ON SHERIDAN ST. & 46 ft. SOUTH FROM THE FENCE LINE RIGHT BEHIND HOUSE NO. 2715 (CITY OF ALB. B.M. # R-898-C-1) ELEVATION: 4967.32 FEET		



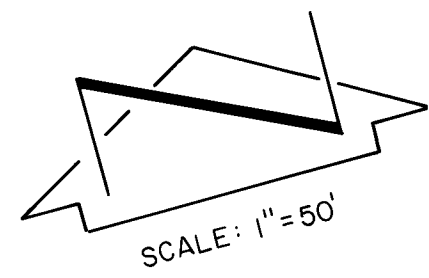
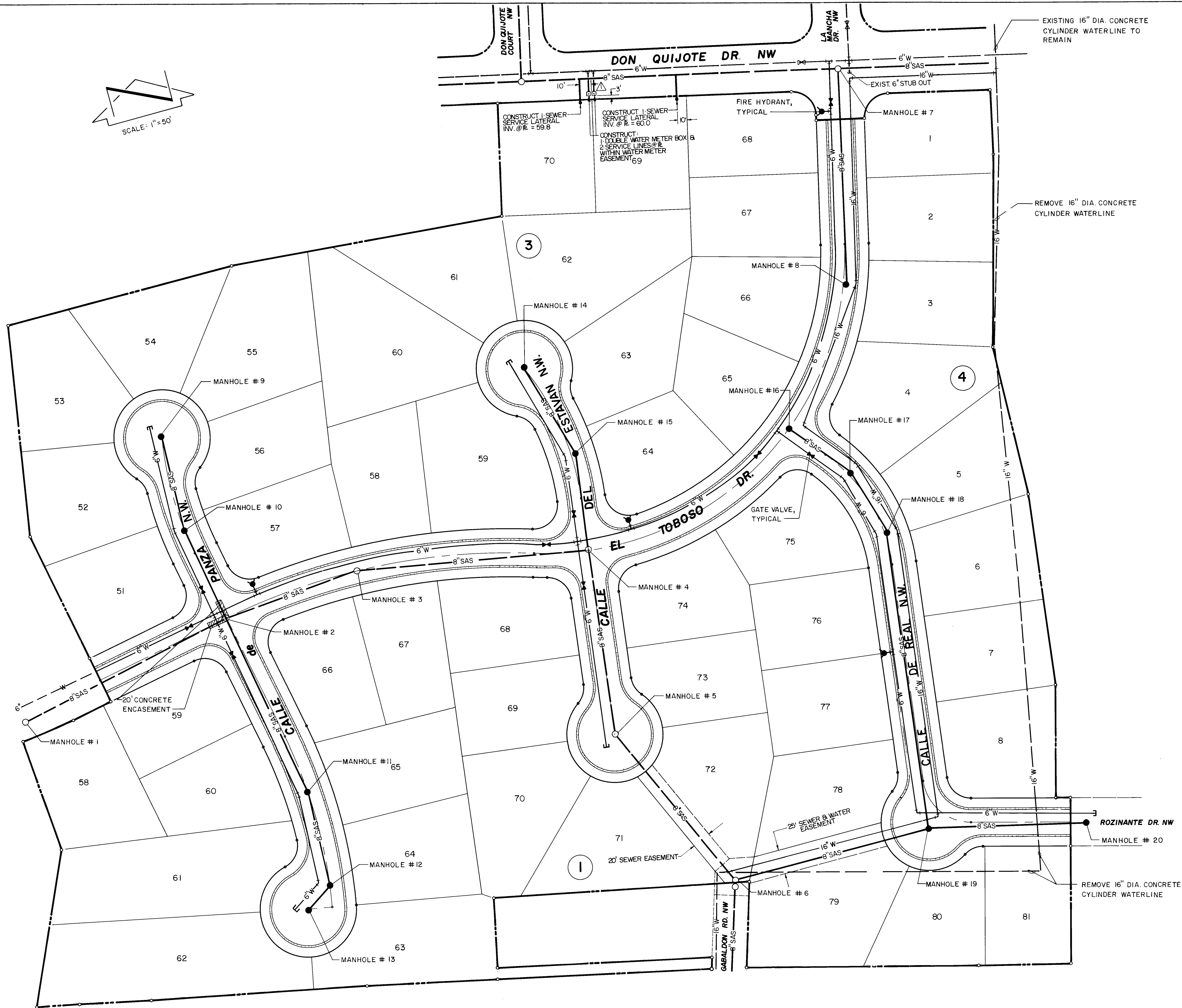
NO.	DATE	REMARKS	BY

26 22790586

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: THOMAS VILLAGE ESTATES PHASE IV PAVING IMPROVEMENTS SITE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	11/28/04	Liquid Waste	<i>[Signature]</i>	11/28/04
A.C.E. - Design	<i>[Signature]</i>	11/28/04	Traffic	<i>[Signature]</i>	11/28/04
Hydrology	<i>[Signature]</i>	11/28/04	Water	<i>[Signature]</i>	11/28/04
DRAWING NO. 2279		MAP NO. G12		SHEET 5 OF 12	

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE



SANITARY SEWER SYSTEM

1. ALL STATIONING IS BASED ON CENTERLINE OF R.O.W.
2. ALL SEWER PIPE SHALL BE SDR-35 PVC OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DEPARTMENT.
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. ALL MANHOLES SHALL BE 4-FOOT DIAMETER TYPE "E" AS PER CITY OF ALBUQUERQUE STANDARD DRAWINGS S-2 UNLESS OTHERWISE NOTED.
5. SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS AS PER CITY OF ALBUQUERQUE STANDARD DRAWING S-9. BMD SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE PUBLIC WORKS CONTRACT No. 85-1.
6. CONTRACTOR SHALL CONCRETE ENCASE THE SEWER PIPE 10 FEET EACH SIDE OF THE WATER LINE IF THE VERTICAL CLEARANCE DOES NOT EXCEED 1'-6" WHERE THE SEWER AND WATER LINES CROSS.
7. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING S-9 WITH A 4" SERVICE LINE.
8. SEWER SERVICE LATERALS SHALL BE PLACED 10' OFF OF THE PROPERTY LINE UNLESS NOTED OTHERWISE.

WATER SYSTEM

1. ALL STATIONING IS BASED ON CENTERLINE R.O.W.
2. WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DIVISION.
3. WATER LINE SHALL HAVE A MINIMUM COVER OF 4'-0" (TOP OF CURB TO TOP OF PIPE).
4. WATER LINE SHALL BE LOCATED 10'-0" FROM AND PARALLEL TO STREET CENTERLINE UNLESS OTHERWISE NOTED.
5. WATER SERVICES SHALL BE 3/4" PVC. CONSTRUCT MEASURED SERVICE LINE AS PER CITY OF ALBUQUERQUE STANDARD DRAWING W-10.
6. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING W-20.
7. ELECTRONIC MARKER DISKS (BMD) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT No. 85-1."
8. COORDINATE REMOVAL OF EXIST 16" CONCRETE CYLINDER WATERLINE AND CONSTRUCTION OF NEW 16" CONCRETE CYLINDER WATERLINE WITH WATER SYSTEMS (823-4052).
9. CONTRACTOR SHALL NOTIFY ENGINEER OF 16" CONCRETE CYLINDER WATERLINE VERTICAL LOCATION AT CONNECTION POINTS PRIOR TO CONSTRUCTION OF ALL UTILITIES.
10. ALL VALVES SHALL BE A RESILIENT SEAT TYPE.

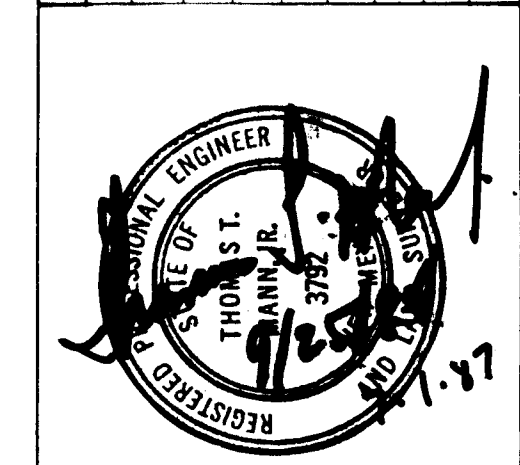
NOTES:

1. CONSTRUCT SEWER SERVICE LATERALS FOR LOTS 69 AND 70 OF BLOCK 3.
2. CONSTRUCT 1-DOUBLE WATER METER BOX & 2-SERVICE LINES AT THE PROPERTY LINE SERVING LOTS 69 AND 70 OF BLOCK 3.

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTED BY	DATE
VERIFIED BY	DATE
DRAWING NO.	DATE
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
A CHISELED "I" ON THE BOLT OF A FIRE HYDRANT LOCATED AT THE N.E. RETURN OF THE INTERSECTION OF EL TOBOSO NW & DON QUIJOTE DRIVE NW.	ELEVATION: 4965.01 FEET
ABOVE BENCHMARK IS ON THE SAME VERTICAL DATUM AS THE U.S.C. & G.S. BRASS CAP SET IN A CONC. POST 0.9' ABOVE GROUND LOCATED 1211' WEST OF THE EXTENDED CENTERLINE ON SHERIDAN ST. & 46' SOUTH FROM THE FENCE LINE RIGHT BEHIND HOUSE NO. 2715 (CITY OF ALB. B.M. # R-898-C-1) ELEVATION: 4967.32 FEET	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



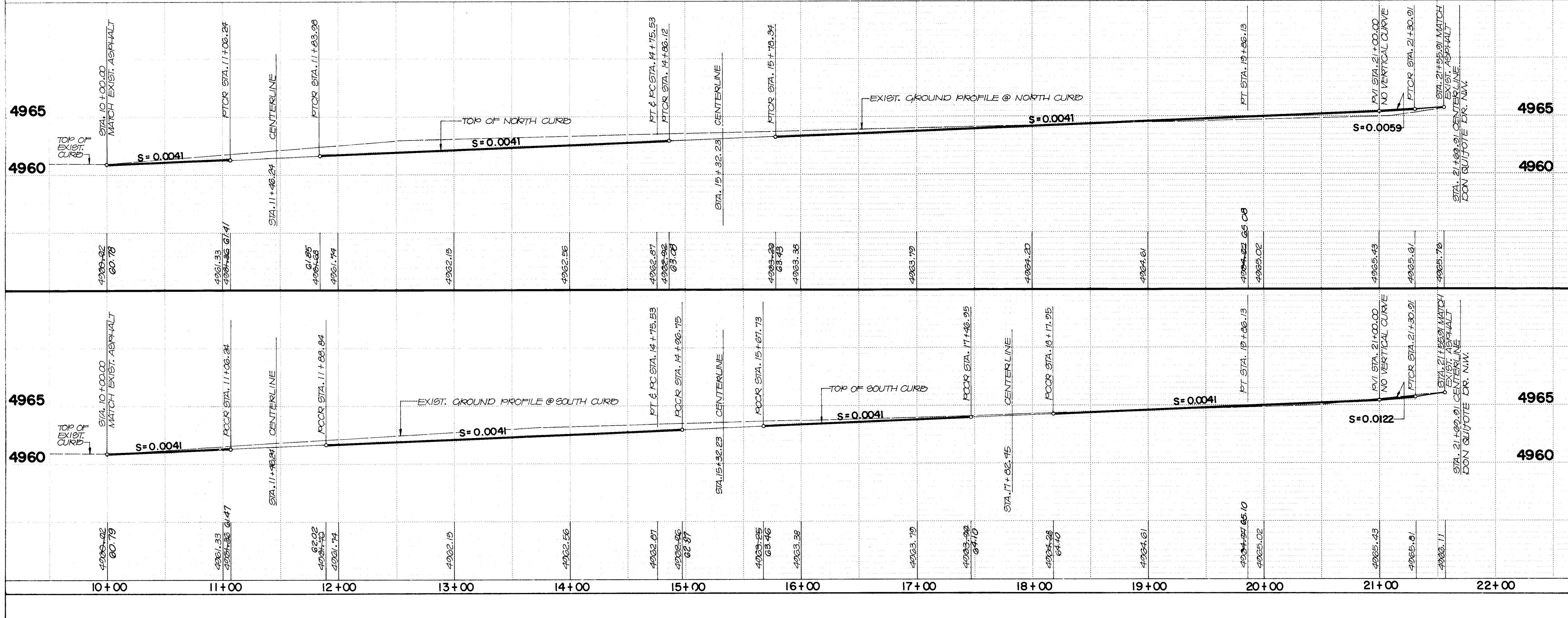
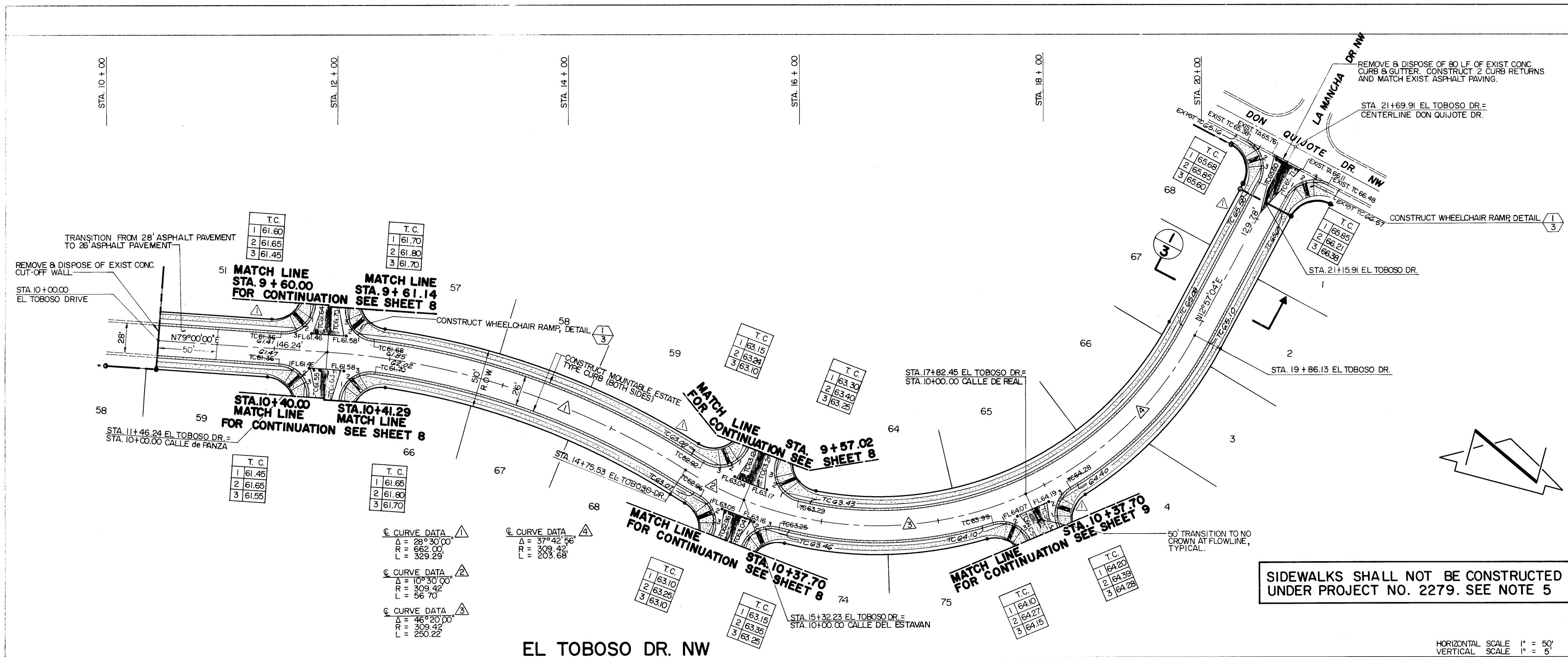
REVISIONS	
NO.	DATE
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2	11/87
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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: THOMAS VILLAGE ESTATES PHASE IV UTILITY IMPROVEMENTS SITE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	R. D. Thomas	7/1/87	Liquid Waste	R. D. Thomas	7/1/87
A.C.E. - Design	A. D. Thomas	7/1/87	Traffic	A. D. Thomas	7/1/87
Hydrology	A. D. Thomas	7/1/87	Water	A. D. Thomas	7/1/87
DRAWING NO.	2279	MAP NO.	G-12	SHEET	6 OF 12

APPROVED FOR
CONSTRUCTION

CITY ENGINEER DATE



PAVING

- STREET PAVING SHALL BE ESTATE TYPE AS PER TYPICAL STREET SECTION 1 ON SHEET 3 OF 12.
- ALL STATIONING IS BASED ON CENTERLINE OF R.O.W. EXCEPT CUL-DE-SACS WHICH, BEGINNING AT THE PC OF THE RETURN ARE BASED ON TOP OF CURB TRUE DISTANCES.
- CONSTRUCT MOUNTABLE ESTATE-TYPE CURB AS PER CITY OF ALBUQUERQUE STANDARD DRAWING P-8.
- CONSTRUCT WHEEL CHAIR RAMPS AS PER DETAIL 5 ON SHEET 3 OF 12.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
- DRIVEPADS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
- WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, REMOVE TO THE NEAREST JOINT.

AS BUILT INFORMATION

ENGINEER'S SEAL

REVISIONS

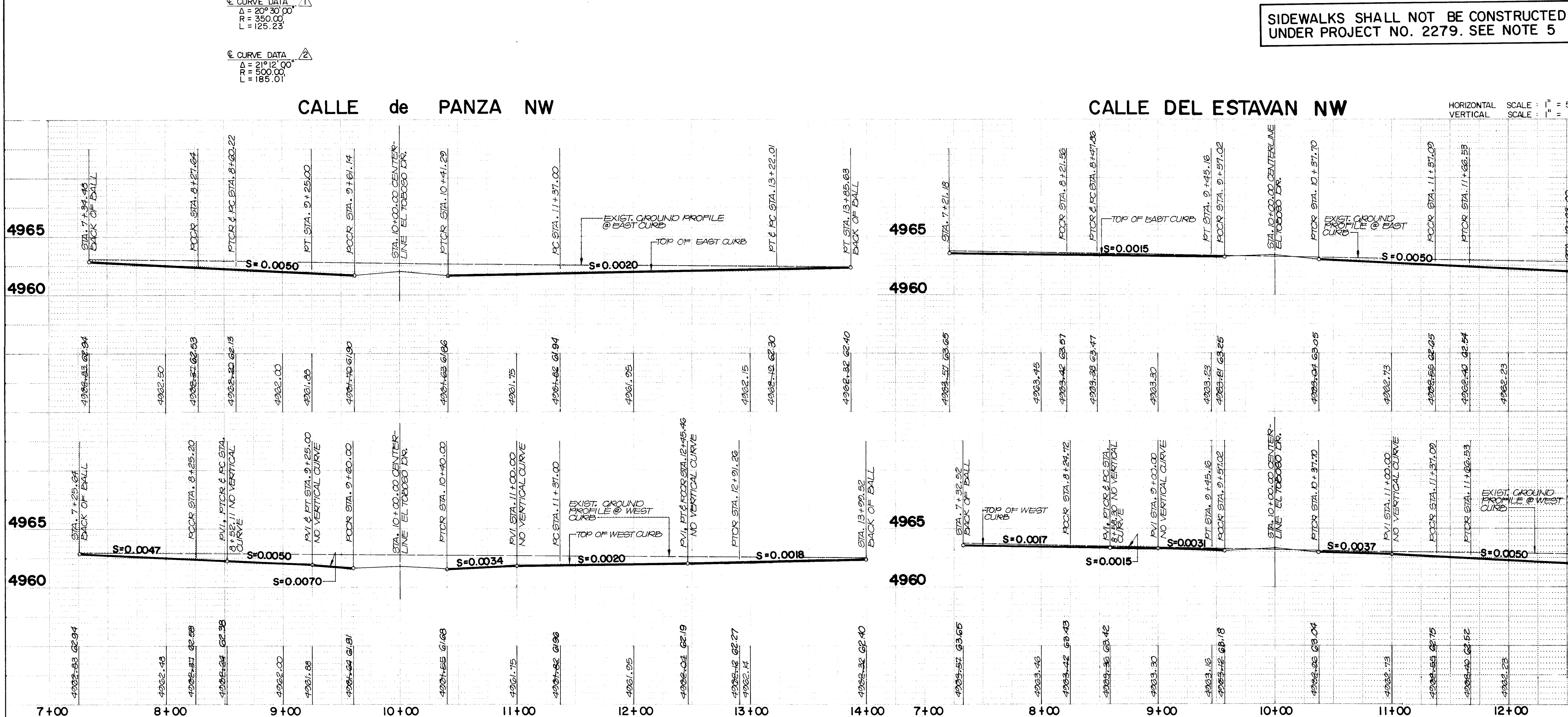
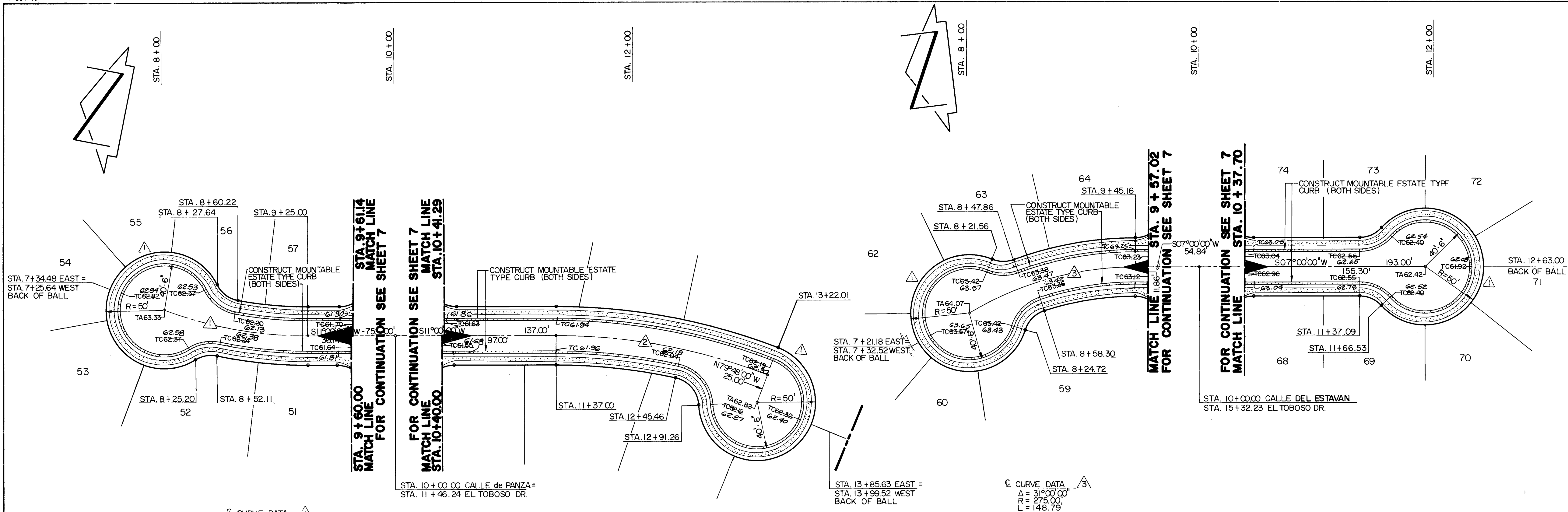
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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

TITLE: THOMAS VILLAGE ESTATES PHASE IV PAVING IMPROVEMENTS PLAN & PROFILE EL TOBOSO DRIVE NW

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	R. Pina	11/28/04	Liquid Waste	R. Pina	11/28/04
A.C.E. Design	R. Pina	11/28/04	Traffic	R. Pina	11/28/04
Hydrology	R. Pina	11/28/04	Water	R. Pina	11/28/04

DRAWING NO. 2279 MAP NO. G-12 SHEET 7 OF 12



PAVING

- STREET PAVING SHALL BE ESTATE TYPE AS PER TYPICAL STREET SECTION 1 ON SHEET 3 OF 12.
- ALL STATIONING IS BASED ON CENTERLINE OF R.O.W. EXCEPT CUL-DE-SACS WHICH, BEGINNING AT THE PC OF THE RETURN ARE BASED ON TOP OF CURB TRUE DISTANCES.
- CONSTRUCT MOUNTABLE ESTATE-TYPE CURB AS PER CITY OF ALBUQUERQUE STANDARD DRAWING P-8.
- CONSTRUCT WHEEL CHAIR RAMPS AS PER DETAIL 5 ON SHEET 3 OF 12.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
- DRIVEPADS SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS AS EACH HOUSE IS BUILT.
- WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, REMOVE TO THE NEAREST JOINT.



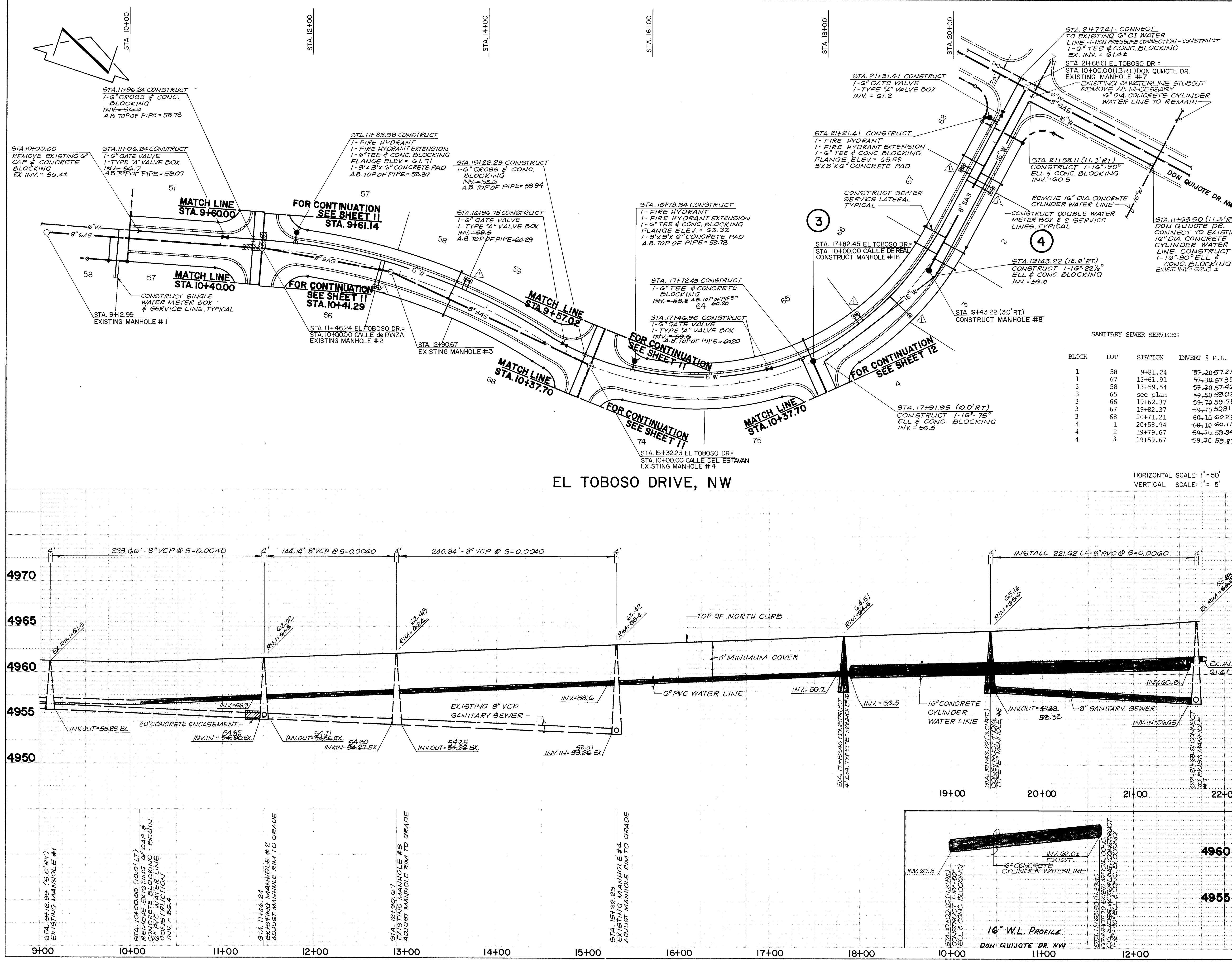
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	1. CHISELED + ON THE BOLT OF A FIRE HYDRANT LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF EL TOBOSO NW & DON QUIXOTE DRIVE NW	DATE	FIELD NOTES	NO.	BY	REMARKS
WAX JOHN	10/10/84						
INSPECTOR	DATE						
FIELD ENGINEER	DATE						
VERIFICATION BY	DATE						
CORRECTED BY	DATE						
RECORDED BY	DATE						
NO.							

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE: THOMAS VILLAGE ESTATES PHASE IV PAVING IMPROVEMENTS PLAN & PROFILE CALLE DE PANZA & CALLE DEL ESTAVAN			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>R. P. Pina</i>	11/28/84	Liquid Waste
A.C.E. - Design	<i>R. P. Pina</i>	11/28/84	Water
Hydrology	<i>R. P. Pina</i>	11/28/84	

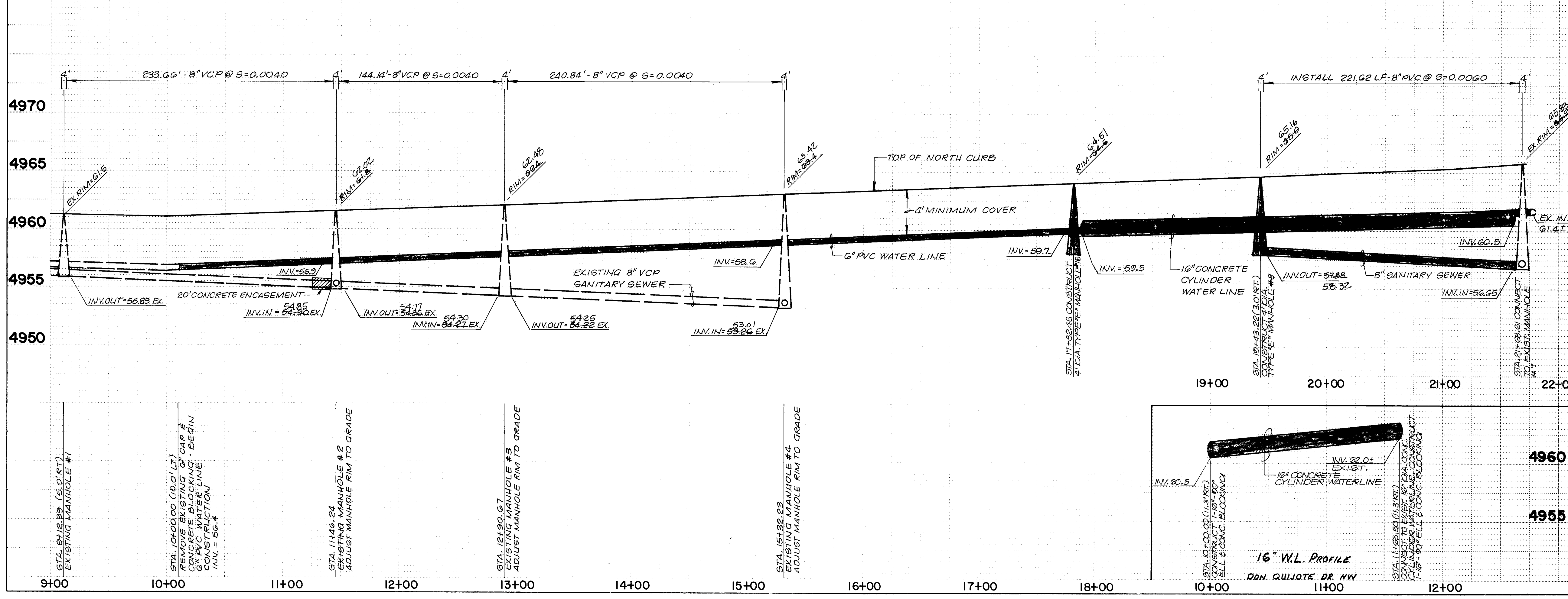
DRAWING NO.	MAP NO.	SHEET	OF
2279	G12	8	12

CITY OF ALBUQUERQUE					
MUNICIPAL DEVELOPMENT DEPARTMENT					
ENGINEERING DIVISION					
TITLE: THOMAS VILLAGE ESTATES PHASE IV PAVING IMPROVEMENTS PLAN & PROFILE CALLE DE REAL NW					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>R. P. Pava</i>	<i>1/22/84</i>	Liquid Waste	<i>R. Pava</i>	<i>1/22/84</i>
A.C.E. - Design	<i>N.C. Pava</i>	<i>1/22/84</i>	Traffic	<i>Dr. J. W. Hume</i>	<i>1/22/84</i>
A.C.E. - Hydrology	<i>S. J. Savelle</i>	<i>1/22/84</i>	Water	<i>R. Pava</i>	<i>1/22/84</i>
DRAWING NO. 2279		MAP NO. G-12	SHEET 9 OF 12		

AT 228401



EL TOBOSO DRIVE, NW



SANITARY SEWER SYSTEM

1. ALL STATIONING IS BASED ON CENTERLINE OF R.O.W.
2. ALL SEWER PIPE SHALL BE SDR-35 PVC OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DEPARTMENT.
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. ALL MANHOLES SHALL BE 4-FOOT DIAMETER TYPE 'E' AS PER CITY OF ALBUQUERQUE STANDARD DRAWINGS S-2 UNLESS OTHERWISE NOTED.
5. SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS AS PER CITY OF ALBUQUERQUE STANDARD DRAWING S-9. EMD SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT NO. 85-1".
6. CONTRACTOR SHALL CONCRETE ENCASE THE SEWER PIPE 10 FEET EACH SIDE OF THE WATER LINE IF THE VERTICAL CLEARANCE DOES NOT EXCEED 1'-6" WHERE THE SEWER AND WATER LINES CROSS.
7. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING S-9 WITH A 4" SERVICE LINE.
8. SEWER SERVICE LATERALS SHALL BE PLACED 10' OFF OF THE PROPERTY LINE UNLESS NOTED OTHERWISE.

WATER SYSTEM

1. ALL STATIONING IS BASED ON CENTERLINE R.O.W.
2. WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DIVISION.
3. WATER LINE SHALL HAVE A MINIMUM COVER OF 4'-0" (TOP OF CURB TO TOP OF PIPE).
4. WATER LINE SHALL BE LOCATED 10'-0" FROM AND PARALLEL TO STREET CENTERLINE UNLESS OTHERWISE NOTED.
5. WATER SERVICES SHALL BE 3/4" PVC. CONSTRUCT METERED SERVICE LINE AS PER CITY OF ALBUQUERQUE STANDARD DRAWING W-10.
6. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING W-20.
7. ELECTRONIC MARKER DISKS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT NO. 85-1".
8. COORDINATE REMOVAL OF EXIST. 16" CONCRETE CYLINDER WATERLINE AND CONSTRUCTION OF NEW 16" CONCRETE CYLINDER WATERLINE WITH WATER SYSTEMS (823-4052).
9. CONTRACTOR SHALL NOTIFY ENGINEER OF 16" CONCRETE CYLINDER WATERLINE VERTICAL LOCATION AT CONNECTION POINTS PRIOR TO CONSTRUCTION OF ALL UTILITIES.
10. ALL VALVES SHALL BE A RESILIENT SEAT TYPE.

AS BUILT INFORMATION

DATE: 11/28/84
BY: R. PARRA
CHECKED BY: A.C.E. DESIGN
DATE: 11/28/84
BY: N.A. B.G.B.

BENCH MARKS

A CHECKED: 1. ON THE BOLT OF A FIRE HYDRANT LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF EL TOBOSO DR. & DON QUIXOTE DR. NW. ELEVATION: 4965.01 FEET.

FIELD NOTES

DATE: 11/28/84
BY: R. PARRA
NO. 1

ENGINEER'S SEAL

STATE OF NEW MEXICO
ENGINEER
R. PARRA
11/28/84

REMARKS

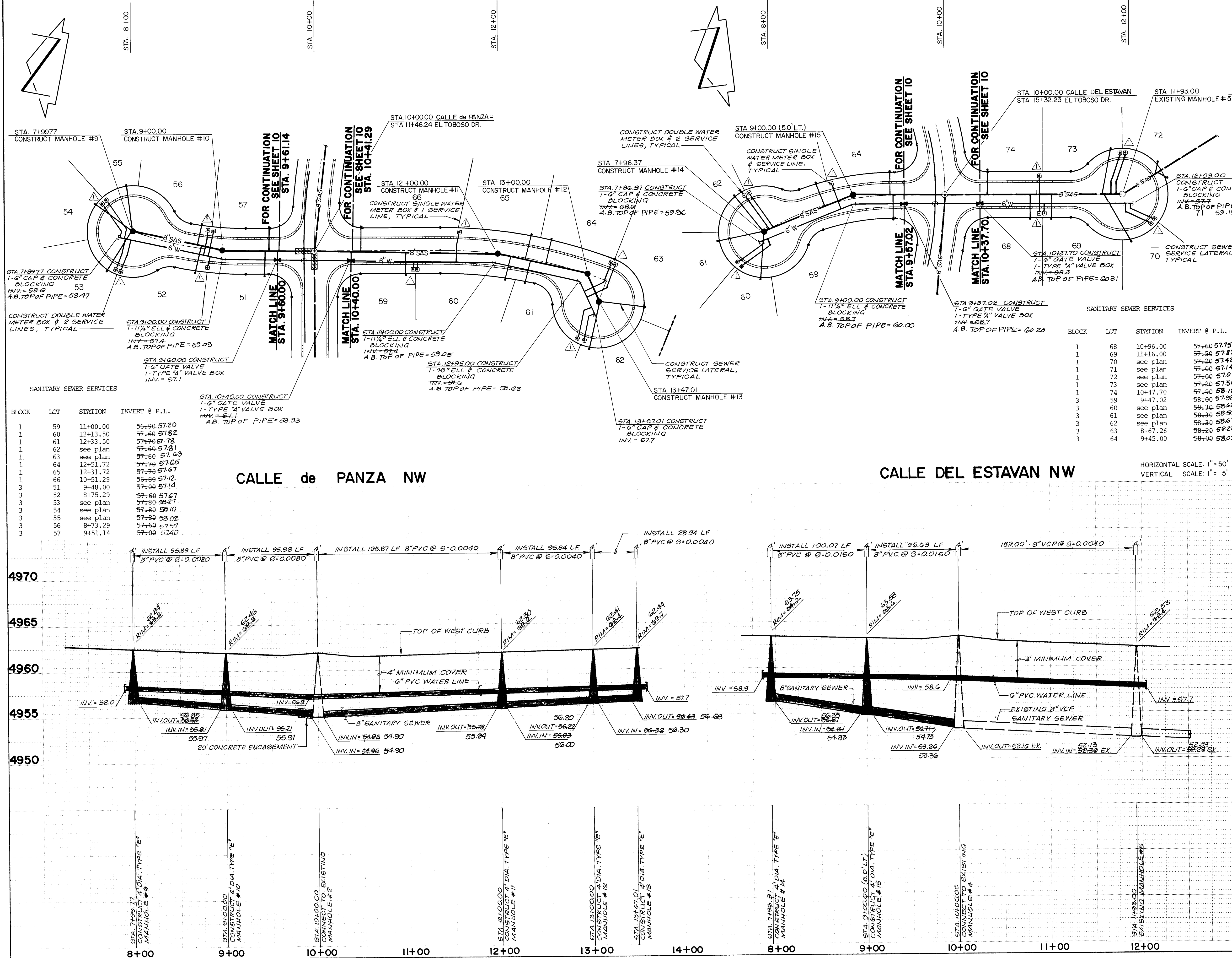
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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: THOMAS VILLAGE ESTATES PHASE IV
UTILITY IMPROVEMENTS PLAN & PROFILE
EL TOBOSO DRIVE NW

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	A.C.E. Design	11/28/84	Liquid Waste	R. PARRA	11/28/84
A.C.E. Design	N.A. B.G.B.	11/28/84	Traffic	R. PARRA	11/28/84
Hydrology			Water		

DRAWING NO. 2279 MAP NO. G-12 SHEET 10 OF 12



SANITARY SEWER SYSTEM

- ALL STATIONING IS BASED ON CENTERLINE OF R.O.W.
- ALL SEWER PIPE SHALL BE SDR 35 PVC OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DEPARTMENT.
- SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
- ALL MANHOLES SHALL BE 4-FOOT DIAMETER TYPE 'E' AS PER CITY OF ALBUQUERQUE STANDARD DRAWINGS S-2 UNLESS OTHERWISE NOTED.
- SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS AS PER CITY OF ALBUQUERQUE STANDARD DRAWING S-3. EMD SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT 85-1."
- CONTRACTOR SHALL CONCRETE ENCASE THE SEWER PIPE 10 FEET EACH SIDE OF THE WATER LINE IF THE VERTICAL CLEARANCE DOES NOT EXCEED 1'-6" WHERE THE SEWER AND WATER LINES CROSS.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING S-9 WITH A 4" SERVICE LINE.
- SEWER SERVICE LATERALS SHALL BE PLACED 10' OFF OF THE PROPERTY LINE UNLESS NOTED OTHERWISE.

WATER SYSTEM

- ALL STATIONING IS BASED ON CENTERLINE R.O.W.
- WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DIVISION.
- WATER LINE SHALL HAVE A MINIMUM COVER OF 4'0" (TOP OF CURB TO TOP OF PIPE).
- WATER LINE SHALL BE LOCATED 10'0" FROM AND PARALLEL TO STREET CENTERLINE UNLESS OTHERWISE NOTED.
- WATER SERVICES SHALL BE 3/4" PVC. CONSTRUCT METERED SERVICE LINE AS PER CITY OF ALBUQUERQUE STANDARD DRAWING W-10.
- ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING W-20.
- ELECTRONIC MARKER DISKS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT No. 85-1."
- COORDINATE REMOVAL OF EXIST 16" CONCRETE CYLINDER WATERLINE AND CONSTRUCTION OF NEW 16" CONCRETE CYLINDER WATERLINE WITH WATER SYSTEMS (823-4052).
- CONTRACTOR SHALL NOTIFY ENGINEER OF 16" CONCRETE CYLINDER WATERLINE VERTICAL LOCATION AT CONNECTION POINTS PRIOR TO CONSTRUCTION OF ALL UTILITIES.
- ALL VALVES SHALL BE A RESILIENT SEAT TYPE.

AS BUILT INFORMATION

CONTRACT NO. **C2M**

DATE **9/85**

SCALE BY **WAV/JOHN**

DATE **9/85**

FIELD BY **WAV/JOHN**

DATE **9/85**

CONTRACTOR BY **WAV/JOHN**

DATE **9/85**

RECORDED BY **WAV/JOHN**

DATE **9/85**

BENCH MARKS

1. A CHISELED + ON THE BOLT OF A FIRE HYDRANT LOCATED AT THE N.E. RETURN OF THE INTERSECTION OF EL TOBOSO NW & DON QUIXOTE DRIVE NW.

ELEVATION: 4965.01 FEET

SURVEY INFORMATION

FIELD NOTES

DATE

BY

NO.

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW MEXICO

THOMAS VILLAGE ESTATES

AND LAND SURVEYOR

4/24/85

CITY OF ALBUQUERQUE

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

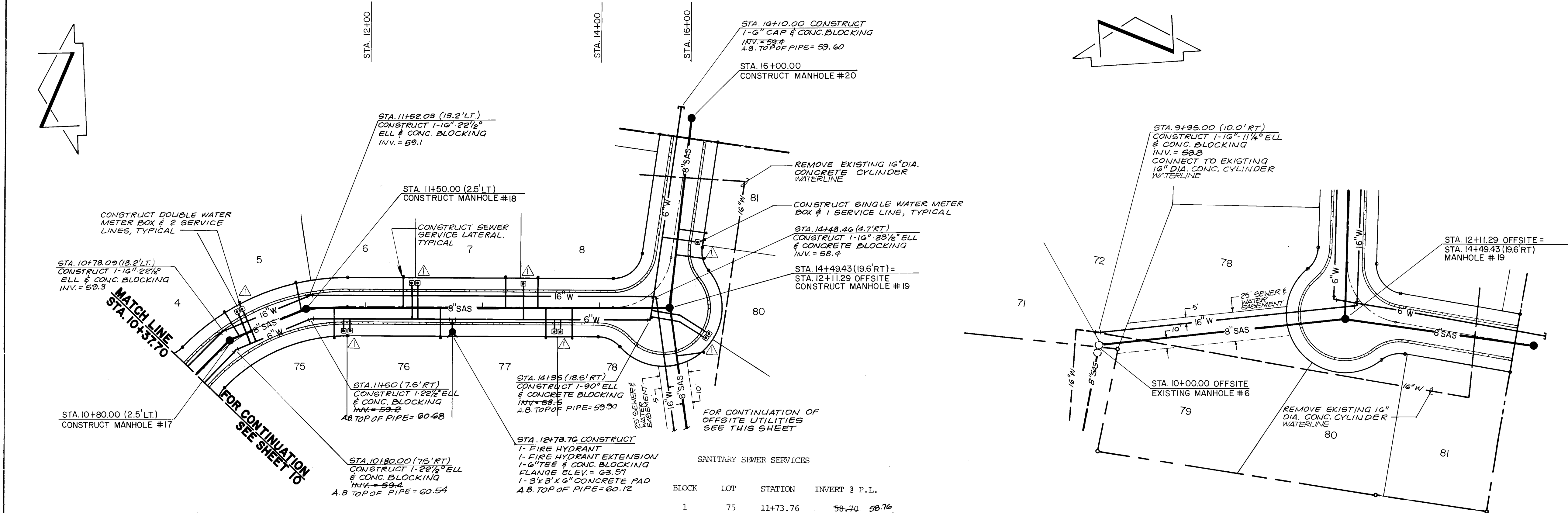
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UTILITY IMPROVEMENTS PLAN & PROFILE

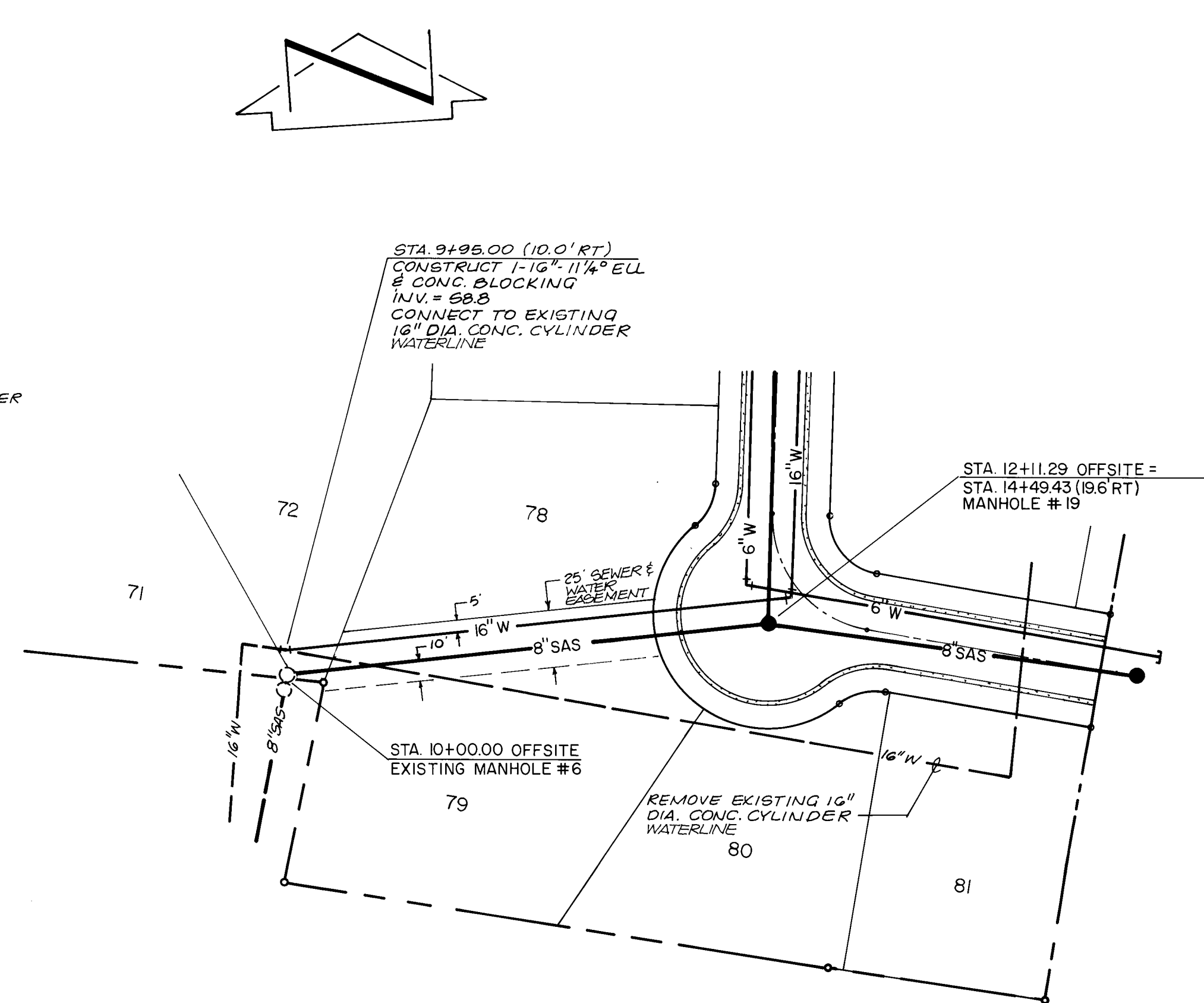
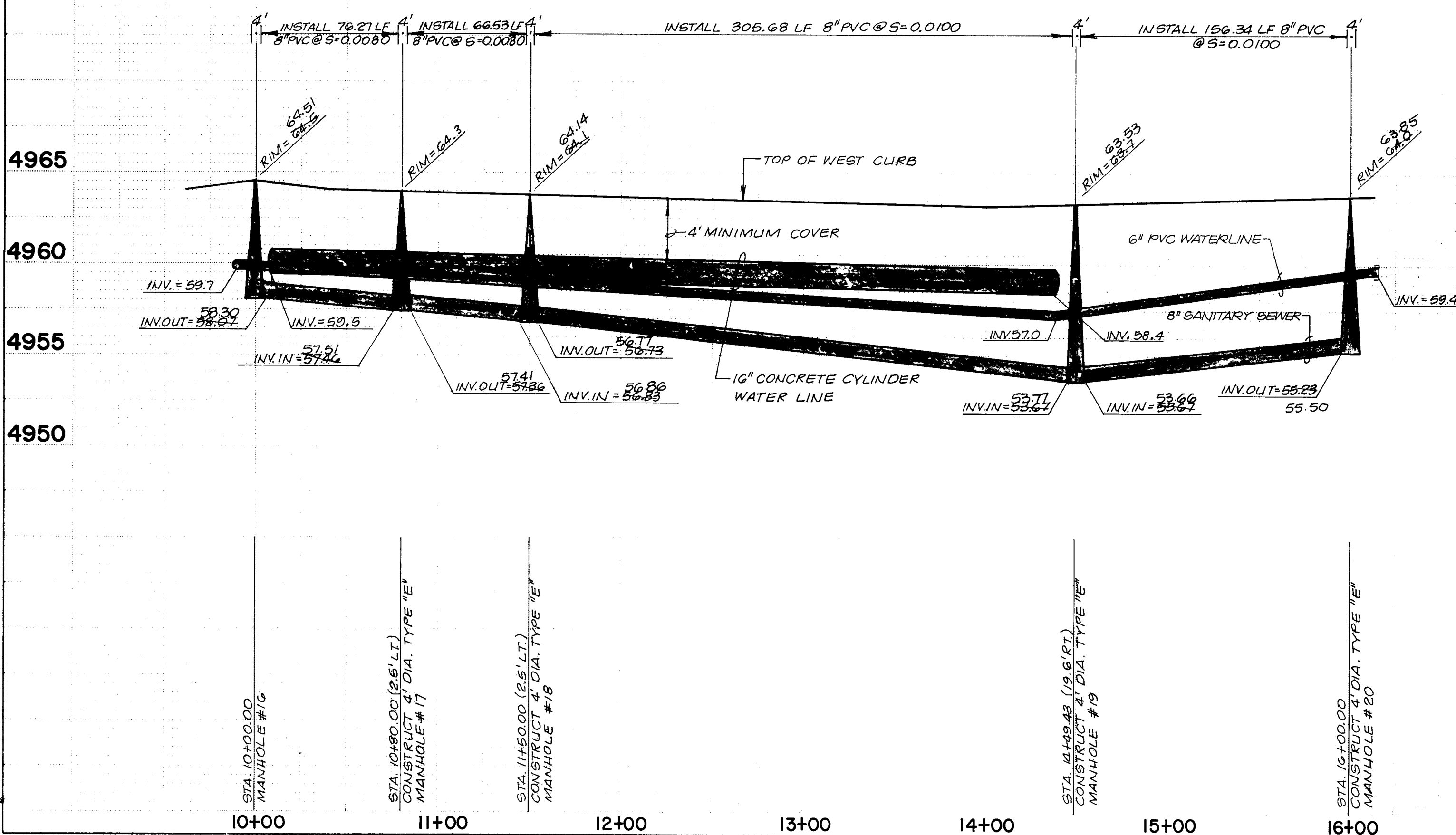
CALLE de PANZA & CALLE DEL ESTAVAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	11/28/84	City Engineer	<i>[Signature]</i>	11/28/84
A/E - Design	<i>[Signature]</i>	11/28/84	Traffic	<i>[Signature]</i>	11/28/84
Hydrology	<i>[Signature]</i>	11/28/84	Water	<i>[Signature]</i>	11/28/84

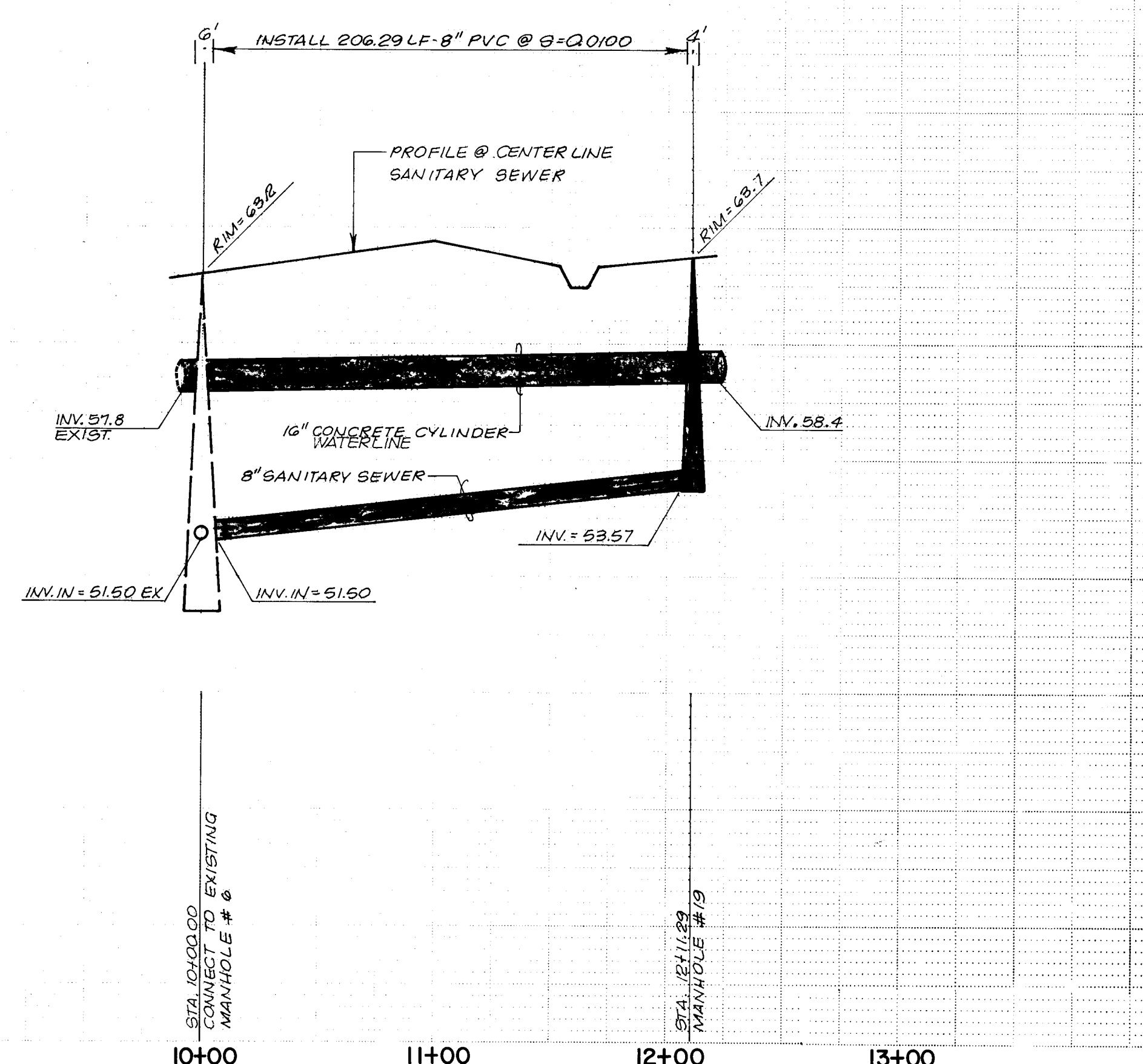
DRAWING NO. **2279** MAP NO. **G12** SHEET **11** OF **12**



CALLE DE REAL NW



OFFSITE CONNECTION



SANITARY SEWER SYSTEM

- ALL STATIONING IS BASED ON CENTERLINE OF R.O.W.
- ALL SEWER PIPE SHALL BE SDR-35 PVC OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DEPARTMENT.
- SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
- ALL MANHOLES SHALL BE 4-FOOT DIAMETER TYPE 'E' AS PER CITY OF ALBUQUERQUE STANDARD DRAWINGS S-2 UNLESS OTHERWISE NOTED.
- SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS AS PER CITY OF ALBUQUERQUE STANDARD DRAWING S-9. EMD SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT NO. 85-1."
- CONTRACTOR SHALL CONCRETE ENCASE THE SEWER PIPE 10 FEET EACH SIDE OF THE WATER LINE IF THE VERTICAL CLEARANCE DOES NOT EXCEED 1'-6" WHERE THE SEWER AND WATER LINES CROSS.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING S-9 WITH A 4" SERVICE LINE.
- SEWER SERVICE LATERALS SHALL BE PLACED 10' OFF OF THE PROPERTY LINE UNLESS NOTED OTHERWISE.

WATER SYSTEM

- ALL STATIONING IS BASED ON CENTERLINE R.O.W.
- WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DIVISION.
- WATER LINE SHALL HAVE A MINIMUM COVER OF 4'0" (TOP OF CURB TO TOP OF PIPE).
- WATER LINE SHALL BE LOCATED 10'0" FROM AND PARALLEL TO STREET CENTERLINE UNLESS OTHERWISE NOTED.
- WATER SERVICES SHALL BE 3/4" PVC. CONSTRUCT METERED SERVICE LINE AS PER CITY OF ALBUQUERQUE STANDARD DRAWING W-10.
- ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING W-20.
- ELECTRONIC MARKER DISKS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR PUBLIC WORKS CONTRACT NO. 85-1."
- COORDINATE REMOVAL OF EXIST 16" CONCRETE CYLINDER WATERLINE AND CONSTRUCTION OF NEW 16" CONCRETE CYLINDER WATERLINE WITH WATER SYSTEMS (823-4052).
- CONTRACTOR SHALL NOTIFY ENGINEER OF 16" CONCRETE CYLINDER WATERLINE VERTICAL LOCATION AT CONNECTION POINTS PRIOR TO CONSTRUCTION OF ALL UTILITIES.
- ALL VALVES SHALL BE A RESILIENT SEAT TYPE

AS BUILT INFORMATION

CONTRACT NO. **CCM** DATE **9/16/85**

INSPECTED BY **WAXYLOHN** DATE **9/16/85**

APPROVED BY **WAXYLOHN** DATE **9/16/85**

RECORDED BY **WAXYLOHN** DATE **9/16/85**

NO. **12** SHEET **12** OF **12**

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: THOMAS VILLAGE ESTATES PHASE IV
UTILITY IMPROVEMENTS PLAN & PROFILE
CALLE DE REAL & OFFSITE CONNECTION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	11/28/84	Liquid Waste	<i>[Signature]</i>	11/28/84
A.C.E. Design	<i>[Signature]</i>	11/28/84	Traffic	<i>[Signature]</i>	11/28/84
Hydrology	<i>[Signature]</i>	11/28/84	Water	<i>[Signature]</i>	11/28/84

DRAWING NO. **2279** MAP NO. **G-12** SHEET **12** OF **12**