

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-2326-2011

SCANNED BY
PLANNING

PEPPERTREE SUBDIVISION

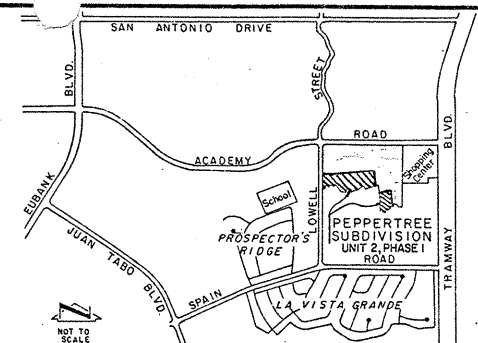
UNIT 2

PHASE 1

ALBUQUERQUE, NEW MEXICO

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE, INDEX TO DRAWINGS AND GENERAL NOTES
2-3	PLAT OF GEOMETRY
4-5	GRADING PLAN
6-7	EROSION CONTROL
8	PAVING COMPOSITE
9-11	PAVING PLAN AND PROFILE
12	UTILITY COMPOSITE
13-15	UTILITY PLAN AND PROFILE
16	STORM DRAIN PLAN AND PROFILE



VICINITY MAP

GENERAL NOTES

- 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 PUBLIC WORKS CONTRACT NO. 05-1.
- 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 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.
- 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.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV.	SHEETS	CITY	ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS										
								APPROVED FOR CONSTRUCTION <i>Gregory L. Olson</i> 12/5/85 A.C.E.-D.		
DRAWING NO.		2325		MAP NO.		E-22		SHEET 1 OF 16		

87-82-2

CURVE DATA					
NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	385.99'	22.88'	22.88'	3°23'49"	11.45'
C2	25.00'	39.27'	35.36'	90°00'00"	25.00'
C3	435.75'	48.00'	47.98'	6°18'41"	24.02'
C4	435.75'	85.00'	84.86'	11°10'35"	42.64'
C5	435.75'	27.36'	27.36'	3°55'53"	13.69'
C6	175.00'	8.66'	8.66'	2°53'59"	4.43'
C7	25.00'	39.27'	35.36'	90°00'00"	25.00'
C8	25.00'	39.27'	35.36'	90°00'00"	25.00'
C9	25.00'	39.27'	35.36'	90°00'00"	25.00'
C10	25.00'	8.62'	8.62'	9°45'00"	4.35'
C11	60.00'	25.00'	24.92'	23°52'24"	12.58'
C12	60.00'	55.69'	55.17'	34°05'02"	28.39'
C13	DELETED				
C14	60.00'	80.39'	74.51'	76°46'01"	47.53'
C15	904.52'	255.76'	254.91'	15°42'03"	128.74'
C16	25.00'	8.62'	8.62'	9°45'00"	4.35'
C17	25.00'	39.27'	35.36'	90°00'00"	25.00'
C18	25.00'	37.96'	34.42'	86°50'50"	23.72'
C19	929.52'	70.00'	69.98'	4°18'33"	35.02'
C20	929.52'	90.00'	89.96'	3°32'51"	45.04'
C21	929.52'	11.12'	11.11'	8°20'00"	5.61'
C22	410.98'	24.51'	24.50'	3°24'59"	12.58'
C23	268.64'	29.93'	29.92'	6°23'03"	14.98'
C24	268.64'	68.66'	68.48'	14°38'41"	34.52'
C25	879.52'	70.00'	69.98'	4°33'36"	35.02'
C26	879.52'	90.00'	89.96'	3°51'47"	45.04'
C27	879.52'	88.63'	88.63'	3°46'40"	44.38'
C28	101.00'	40.00'	39.74'	22°41'29"	20.27'
C29	101.00'	60.00'	59.12'	34°02'14"	30.91'
C30	101.00'	19.15'	19.12'	10°51'55"	9.61'
C31	25.00'	21.34'	20.70'	48°55'04"	11.37'
C32	45.00'	26.34'	25.97'	33°32'34"	13.56'
C33	45.00'	56.83'	53.13'	72°21'36"	32.91'
C34	45.00'	25.93'	25.57'	33°00'54"	13.34'
C35	45.00'	23.83'	23.55'	30°20'33"	12.20'
C36	45.00'	49.41'	46.96'	67°54'30"	27.53'
C37	45.00'	35.87'	34.82'	45°40'01"	18.95'
C38	25.00'	21.34'	20.70'	48°55'04"	11.37'
C39	59.00'	69.60'	65.64'	67°35'37"	39.49'
C40	25.00'	39.27'	35.36'	90°00'00"	25.00'
C41	485.75'	64.96'	64.91'	7°30'43"	32.53'
C42	485.75'	70.00'	69.94'	8°15'24"	35.06'
C43	25.00'	37.02'	33.73'	84°49'58"	22.84'
C44	121.00'	40.00'	39.82'	18°56'27"	20.18'
C45	121.00'	65.00'	64.22'	30°48'43"	33.30'
C46	121.00'	65.00'	64.22'	30°48'43"	33.30'
C47	121.00'	20.07'	20.04'	9°30'06"	10.06'
C48	25.00'	21.34'	20.70'	48°55'04"	11.37'
C49	45.00'	35.80'	34.96'	45°42'33"	18.97'
C50	45.00'	49.54'	47.08'	63°04'55"	27.62'
C51	45.00'	49.77'	47.27'	63°21'52"	27.77'
C52	45.00'	52.50'	49.57'	66°50'33"	29.70'
C53	45.00'	30.50'	29.92'	38°50'13"	15.86'
C54	25.00'	21.34'	20.70'	48°55'04"	11.37'
C55	79.00'	124.00'	111.72'	90°00'00"	79.00'
C56	25.00'	39.27'	35.36'	90°00'00"	25.00'
C57	25.00'	39.84'	35.76'	91°18'30"	25.58'
C58	25.00'	39.27'	35.36'	90°00'00"	25.00'
C59	134.00'	42.39'	42.85'	15°39'45"	21.64'
C60	25.00'	21.34'	20.70'	48°55'04"	11.37'
C61	45.00'	70.06'	63.33'	89°26'39"	34.37'
C62	45.00'	56.27'	52.67'	71°00'24"	32.48'
C63	45.00'	46.10'	44.11'	58°44'35"	25.30'
C64	45.00'	46.00'	43.67'	58°03'30"	24.37'
C65	45.00'	21.34'	20.70'	48°55'04"	11.37'
C66	196.00'	54.72'	54.54'	15°59'45"	27.54'
C67	25.00'	39.27'	35.36'	90°00'00"	25.00'
C68	25.00'	38.70'	34.95'	88°41'30"	24.44'
C69	125.00'	34.30'	34.78'	15°39'45"	17.56'
C70	45.00'	81.21'	72.18'	95°13'27"	53.68'
C71	25.00'	39.27'	35.36'	90°00'00"	25.00'
C72	318.64'	20.00'	20.00'	3°55'46"	10.00'
C73	318.64'	70.00'	69.86'	12°35'13"	35.14'
C74	318.64'	28.85'	28.84'	4°30'45"	13.48'
C75	400.75'	169.56'	168.61'	21°05'03"	85.75'
C76	100.00'	157.00'	141.42'	90°00'00"	100.00'
C77	130.00'	41.38'	41.73'	15°59'45"	27.54'
C78	25.00'	39.27'	35.36'	90°00'00"	25.00'
C79	80.00'	94.38'	89.20'	67°35'37"	53.55'
C80	235.00'	107.77'	107.00'	21°01'34"	54.58'
C81	175.00'	48.00'	47.78'	15°53'45"	24.66'

NOTES:

- 1) All side lot lines are perpendicular or radial to street right-of-way unless otherwise noted.
- 2) All utility easements along the frontage of all lots are 10.00 feet unless otherwise noted.
- 3) 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 (1") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do not Disturb", "L.S. #3517".
- 4) Front yard setback shall not be less than 20 feet.
- 5) Back yard setback shall not be less than 15 feet.
- 6) Side yard setback - solar access
 - a) Lots fronting on streets oriented within 30 degrees of due North - South will have a 15 foot setback if the adjacent sideyard setback is 5 feet or less, or 10 feet setback if the adjacent sideyard setback is more than 5 feet.
 - b) Lots fronting on streets oriented more than 30 degrees of due North - South will have one sideyard setback not less than 10 feet and the other sideyard setback not less than 5 feet.
 - c) Corner lots will have a sideyard setback not less than 10 feet on the street side.

FREE CONSENT AND DEDICATION

The subdivision of land hereon described is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public right-of-ways shown hereon, together with all easements shown on this plat. Utility easements are reserved where shown by dashed lines, including the right of ingress and egress and the right to trim interfering trees.

PEPPERTREE DEVELOPMENT PARTNERS, a Joint Venture.

INMAN ENTERPRISES INC., Managing Venture Partner

By: Christopher C. Inman
President

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me on this _____ day of _____, 1984 by Christopher C. Inman, President of Inman Enterprises, Inc., on behalf of said corporation and on behalf of Peppertree Development Partners.

Notary Public
Notary Public

My Commission Expires:

10-21-86

85 77489

**PEPPERTREE
SUBDIVISION-
UNIT 2 PHASE 1**

AN ADDITION TO THE CITY OF ALBUQUERQUE
SITUATE WITHIN THE ELENA GALLEGOS
GRANT, COMPROMISING A PORTION OF
SECTION 27, TOWNSHIP 11 NORTH,
RANGE 4 E, NMPM
BERNALILLO COUNTY, NEW MEXICO
JULY, 1985

State of New Mexico)
County of Bernalillo)
Subdivision Map No. 85-77489
10.10
C-28
68

I, Clifford E. Anderson do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements 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.

July 8, 1985 Clifford E. Anderson
Clifford E. Anderson
N.M.L.S. No. 6472
Scanlon & Associates, Inc.
Albuquerque, New Mexico

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me on this 8th day of July, 1985 by Clifford E. Anderson, Vice President of Scanlon & Associates, Inc., on behalf of said corporation.

My commission expires:

November 21, 1987

Notary Public
Notary Public

OFFICIAL SEAL
JANUARY 01 1987
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 11-21-87
3 of 3
SCANLON & ASSOCIATES
CONSULTING ENGINEERS

C-28-68

SCALE: 1" = 50'

LEGEND

- EXISTING GROUND CONTOUR AT 2' INTERVAL
- FINISHED PAD ELEVATION
- FINISHED GRADE AT TOP OF CURB
- FINISHED LOT ELEVATION
- DIRECTION OF LOT DRAINAGE
- FINISHED POND GRADE ON PONDING LOT
- RETAINING WALL
- LOT NUMBER
- BLOCK NUMBER
- GARDEN WALL

TOWNHOUSE TRACT A

TYPICAL LOT SECTION
Scale: 1"=50'

MATCH LINE - SEE SHEET 5

LEGEND

EXISTING GROUND CONTOUR AT 2' INTERVAL

FINISHED PAD ELEVATION

X 95 28 FINISHED GRADE AT TOP OF CURB

FINISHED LOT ELEVATION

DIRECTION OF LOT DRAINAGE

PC 051 FINISHED POND GRADE ON PONDING LOT

RETAINING WALL

15 LOT NUMBER

BLOCK NUMBER

GARDEN WALL

BUILD TEMPORARY
DIVERSION CHANNEL
UNDER THIS PROJECT

TOWNHOUSE TRACT A

[illegible]

TYPICAL LOT SECTION
Scale: 1"=50'

PEPPERTREE UNIT 2-PHASE I

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Ch. Chapman</i>	1/6/85	Liquid Waste	<i>R. Pina</i>	7/3/85
A C E - Design	<i>W. L. L. L.</i>	11/6/85	Traffic	<i>NADPH</i>	7/11/85
W - Hydrology	<i>B. G. B. B.</i>	7/3/85	Water	<i>R. Pina</i>	7/3/85

DRAWING NO	2325	MAP NO. E-22	SHEET ... OF 4 16
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NO.		DATE	REMARKS	BY
REVISIONS				
DESIGN				
DESIGNED BY			JTT	
DRAWN BY			JTT	
CHECKED BY			DATE 26th 1984	
			DATE July 1984	
			DATE	

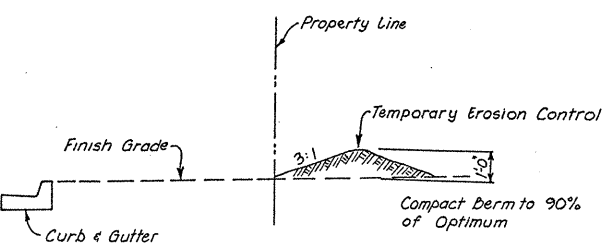
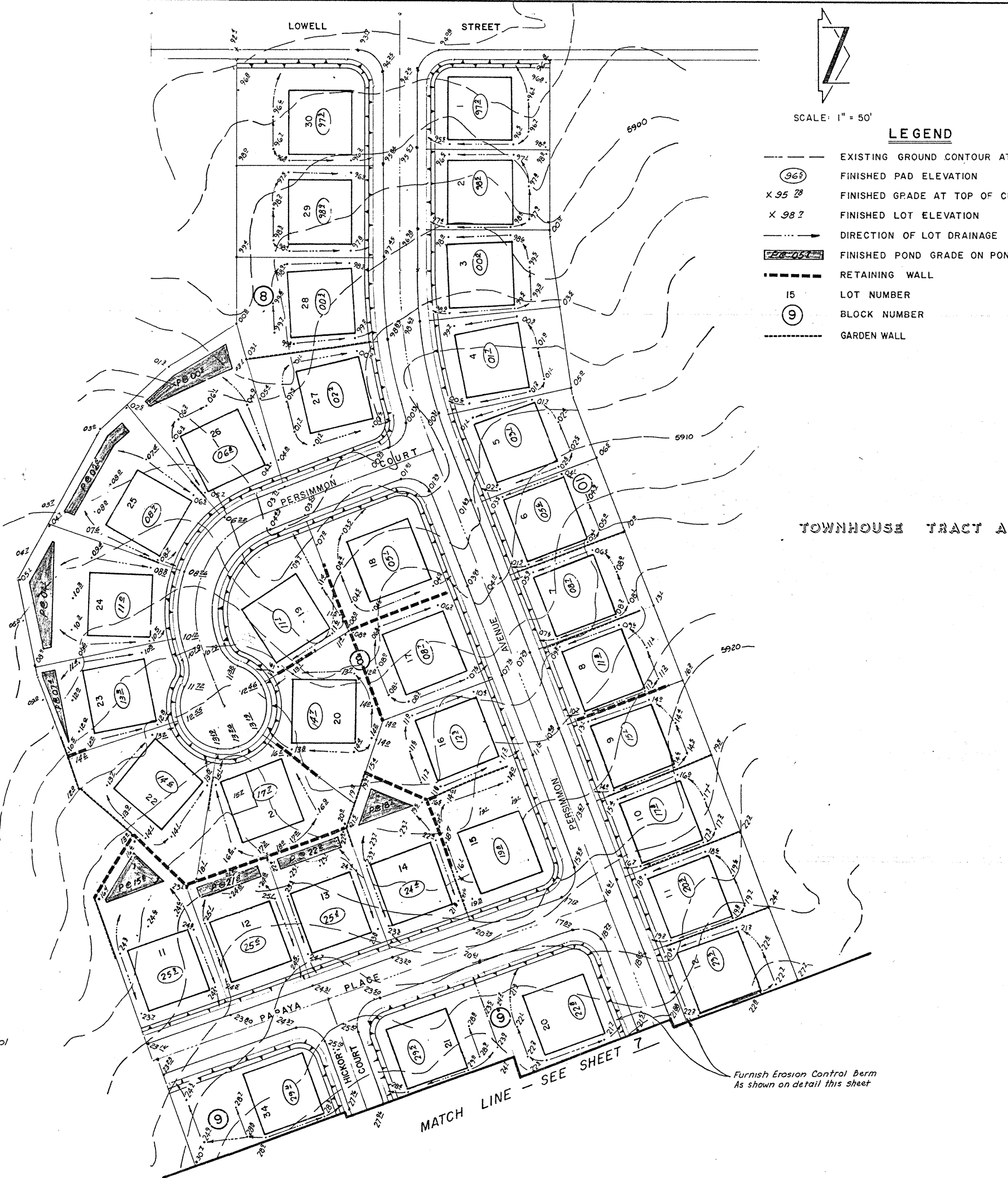
[illegible]

BENCH MARKS

A.C.S. BENCH MARK 6-E22 LOCATED FROM THE
INTERSECTION OF EURANK N.E. AND ACADEMY N.E.
1.2 MILES EAST ON ACADEMY, 375' SOUTH OF
ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO.
A STANDARD ACS, BRASS, TABLET STAMPED "6-E22
LS-4972" SET IN THE TOP OF A CONCRETE POST,
ELEVATION 5934.53

SCANNED BY
PLANNING

PEPPERTREE UNIT 1



TYPICAL DERM SECTION
Not to Scale

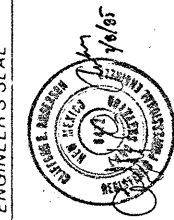
Furnish Erosion Control Berm
As shown on detail this sheet

PEPPERTREE UNIT 2-PHASE I
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:
EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/3/85	liquid Waste	<i>[Signature]</i>	7/3/85
ACE - Design	<i>[Signature]</i>	7/1/85	Traffic	<i>[Signature]</i>	7/1/85
Hydrology	<i>[Signature]</i>	7/3/85	Water	<i>[Signature]</i>	7/3/85

AS BUILT INFORMATION	
DATE	
BY	
NO	
FIELD NOTES	
DATE	
BY	
NO	
BENCH MARKS	
A.C.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 1.2 MILES EAST ON ACADEMY, 375' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD ACS BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST. ELEVATION 5934.53	
MICRO-FILM INFORMATION	
DATE	
BY	
NO	
REMARKS	
BY	
NO	
DESIGNED BY	
DATE	
DRAWN BY	
DATE	
CHECKED BY	
DATE	



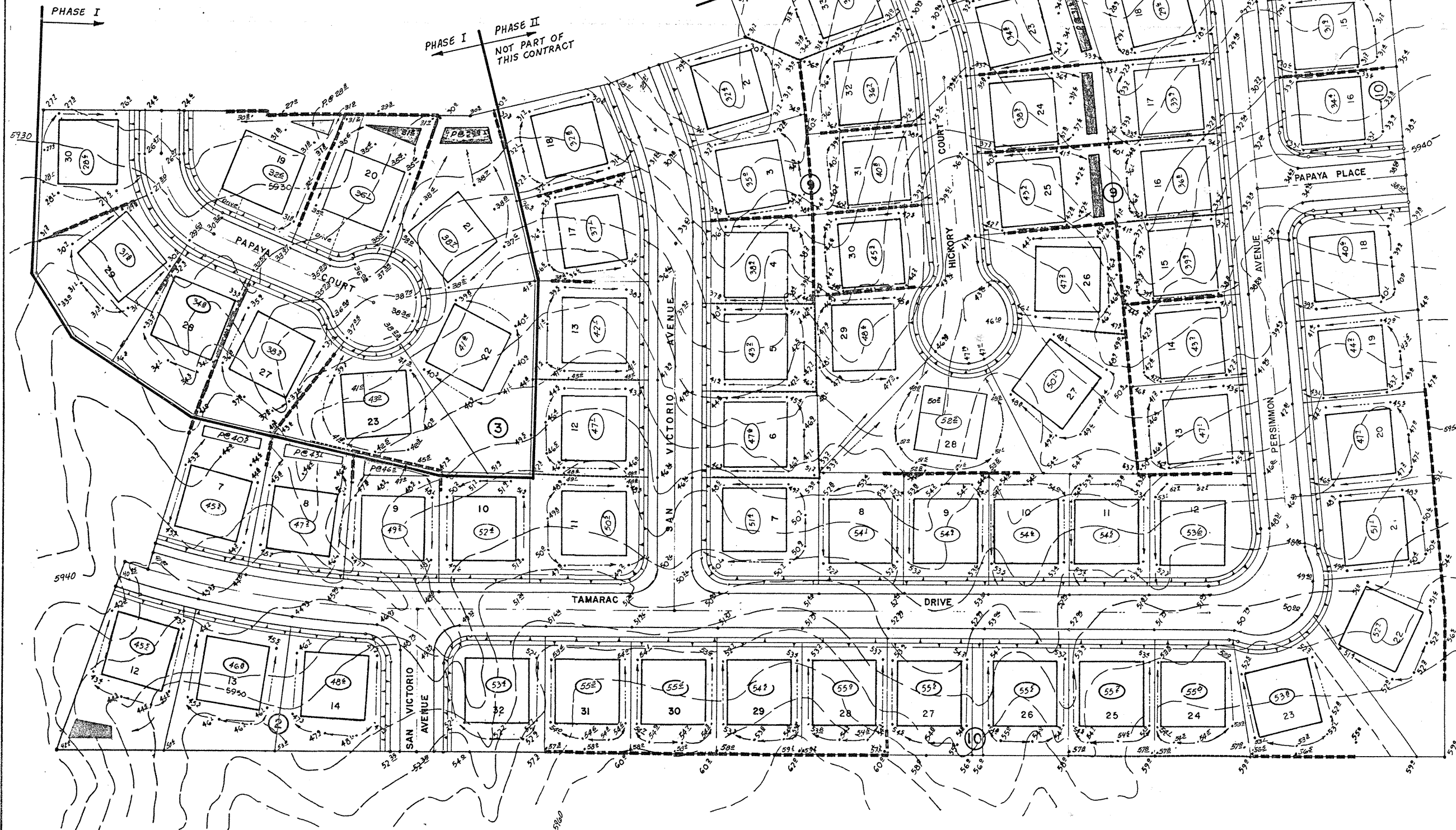
SCALE: 1" = 50'

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- EXISTING GROUND CONTOUR AT 2' INTERVAL
-  FINISHED PAD ELEVATION
- X 95 ⁷⁰ FINISHED GRADE AT TOP OF CURB
- X 98 ¹ FINISHED LOT ELEVATION
-  DIRECTION OF LOT DRAINAGE
-  FINISHED POND GRADE ON PONDING LOT
-  RETAINING WALL
- 15 LOT NUMBER
-  BLOCK NUMBER
- GARDEN WALL

SCALE: 1" = 50'

MATCH LINE - SEE SHEET 6



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

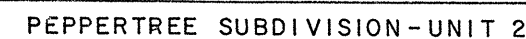
TITLE: EROSION CONTROL PLAN

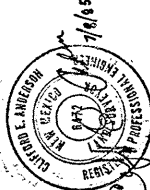
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. D. Haggard</i>	<i>1/6/85</i>	Liquid Waste	<i>R. H. H.</i>	<i>7/3/85</i>
A C E - Design	<i>J. C. Haggard</i>	<i>1/6/85</i>	Traffic	<i>W. J. H.</i>	<i>7/11/85</i>
Hydrology	<i>B. J. Haggard</i>	<i>7/3/85</i>	Water	<i>R. H. H.</i>	<i>7/3/85</i>

DRAWING NO	2325	MAP NO.	E-22	SHEET	7	OF	16
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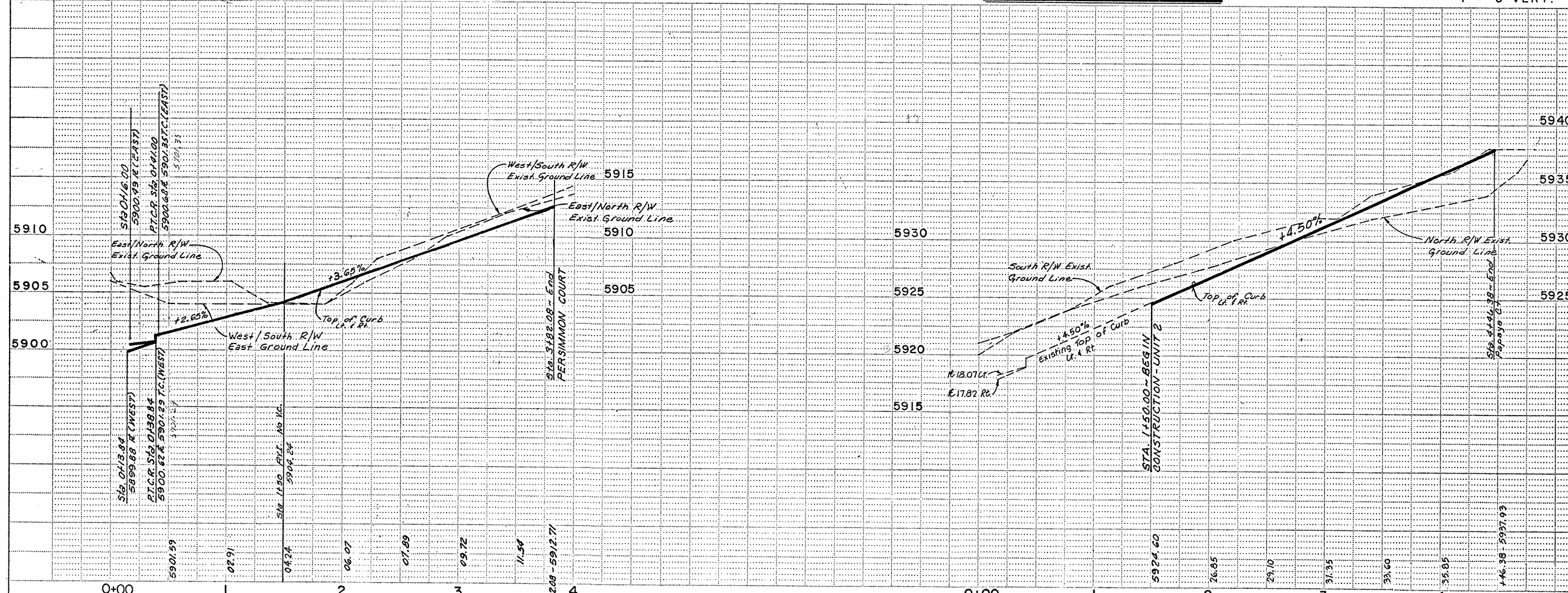
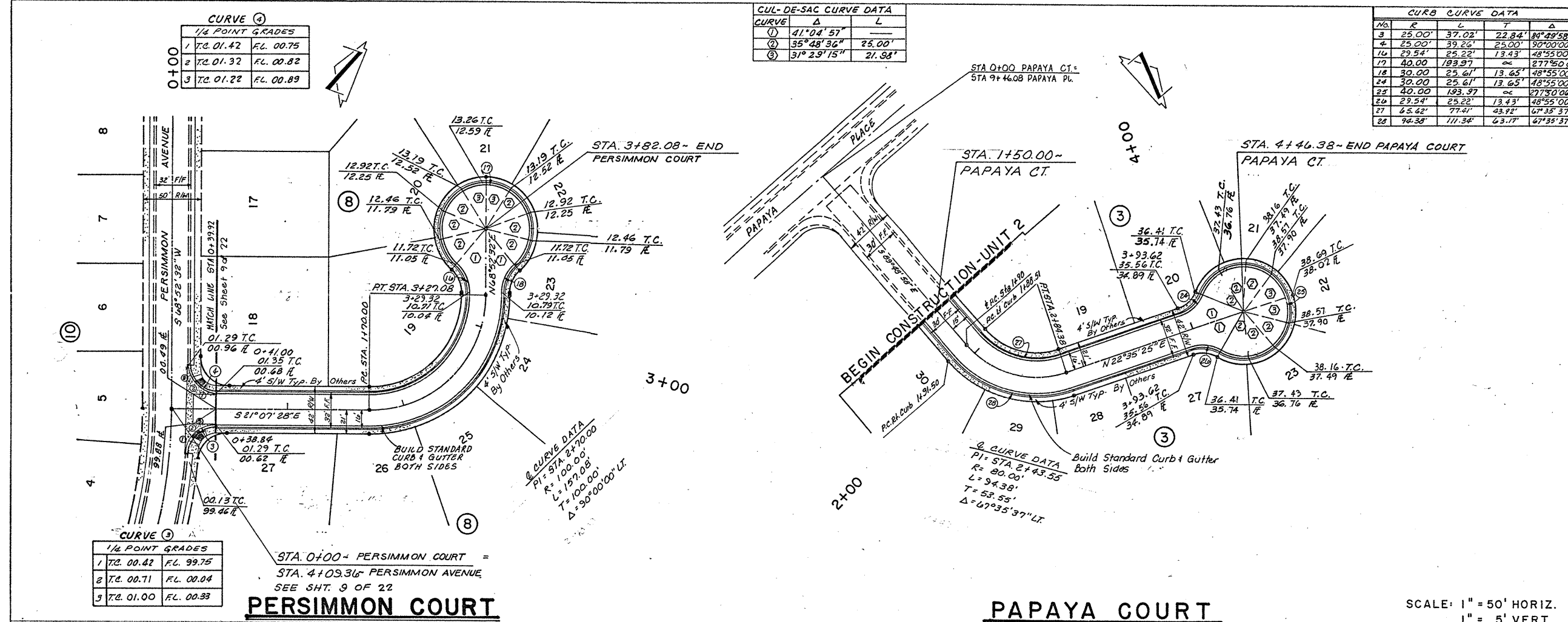
DESIGNED BY	<i>K.Z.</i>	DATE	<i>Sept 1984</i>
DRAWN BY	<i>P.R.</i>	DATE	<i>Sept 1984</i>
CHECKED BY		DATE	

AS BUILT INFORMATION	
DATE	
DATE	
DATE	
DATE	
MICRO-FILM INFORMATION	
DATE	



PEPPERTREE UNIT 2-PHASE I										ENGINEER'S SEAL										SURVEY INFORMATION										BENCH MARKS										AS BUILT INFORMATION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 575' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.53	DATE	NO.	BY	NO.	DATE
CONTRACTOR	DATE	AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 575' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.53	DATE	NO.	BY	NO.	DATE
INSPECTOR'S FIELD CHECK BY	DATE	AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 575' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.53	DATE	NO.	BY	NO.	DATE
VERIFICATION BY	DATE	AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 575' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.53	DATE	NO.	BY	NO.	DATE
CORRECTED BY	DATE	AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 575' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.53	DATE	NO.	BY	NO.	DATE
RECORDED BY	DATE	AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 575' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD A.C.S. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.53	DATE	NO.	BY	NO.	DATE

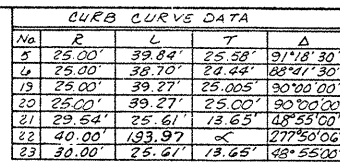
REVISIONS		REMARKS	
NO.	DATE	NO.	DATE
DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PAVING PLAN & PROFILE
PERSIMMON COURT - PAPAYA COURT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
Hydrology			Water		

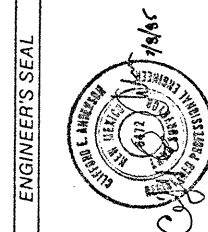
DRAWING NO. 2325 MAP NO. E-22 SHEET 10 OF 16



CURVE	Δ	L
①	$41^{\circ}04'57''$	—
②	$35^{\circ}48'36''$	25.00'
③	$31^{\circ}29'15''$	21.98'

HICKORY COURT

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

[illegible]

PEPPERTREE UNIT 2-PHASE 1

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

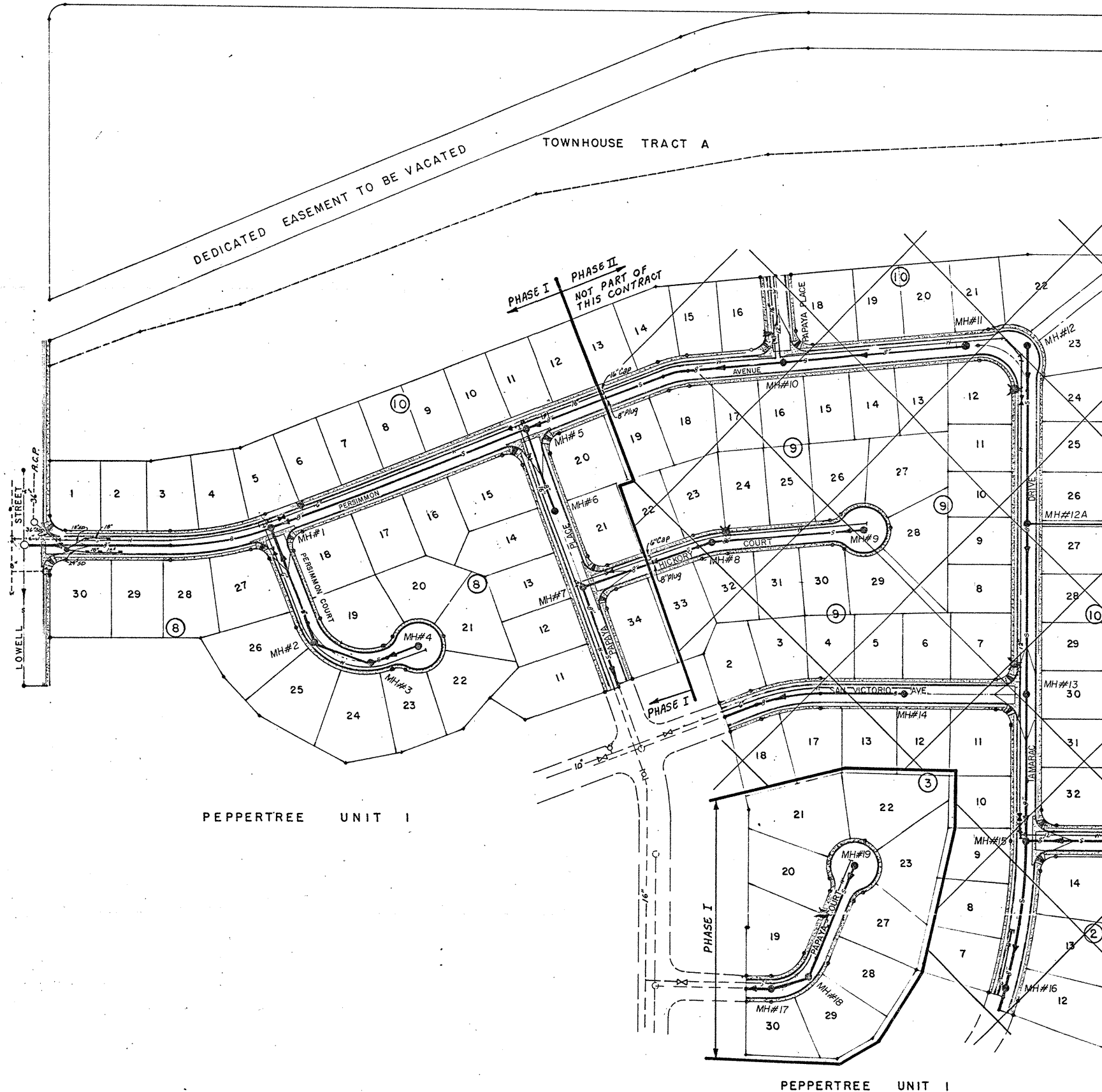
TITLE: PAVING PLAN & PROFILE
PAPAYA PLACE STA0+0.76 TO STA4+45.16 &
HICKORY COURT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	C. J. [Signature]	4/8/85	Liquid Waste	R. [Signature]	7/3/85
A.C.E. - Design	A. [Signature]	4/6/85	Traffic	D. [Signature]	7/1/85
ACE - Hydrology	B. [Signature]	7/3/85	Water	R. [Signature]	7/3/85

DRAWING NO. 2325	MAP NO. E-22	SHEET 11 OF 16
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ACADEMY

ROAD



GENERAL NOTES - UTILITY SHEETS

- 1) The Contractor shall furnish EMD's on all water and sewer service stubs, caps and plugs.
- 2) Stationing on watermain refers to street centerlines. Stationing on sewer services refers to street centerlines Stations.
- 3) Contractor shall field verify locations and elevations of all existing pipe and utilities prior to construction.
- 4) Water - Services shall be 3/4" cts, SDR - 9 Polyethylene tubing, or 1" IPS, SDR 7 Polyethylene tubing in accordance with ASTM D-2737
- 5) All tees, bends and caps shall be blocked according to City of Albuquerque Standards.
- 6) All water meter boxes shall be furnished with heavy duty vehicle-proof cover.
- 7) Sewer Service stub locations and elevations shown on the following plan sheets shall be interpreted as occurring 2' beyond front property lines.
- 8) All pipe shall be furnished with Class "C" bedding unless otherwise noted.
- 9) In all locations where sewer mains exceed 13 feet in depth, sewer services shall be furnished with standard City of Albuquerque risers per City of Albuquerque standards.
- 10) All water valves shall be equipped w/Type A Boxes or as otherwise noted.
- 11) All sewer services shall be 4".
- 12) All valves will be resilient seat gate valves.
- 13) Fire Hydrants shall be 4'- 6" Bury.
- 14) Maximum Joint Deflection on curvilinear water and sewer lines shall not exceed that recommended by Pipe Manufacturer.

LEGEND

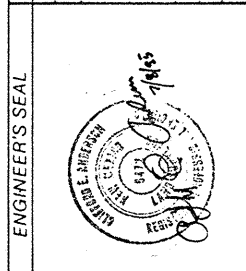
- 8" — 5" — PROPOSED SEWER LINE W/SIZE & FLOW
- - - 8" - - - EXISTING SEWER LINE W/SIZE & FLOW
- MH # 1 ○ PROPOSED MANHOLE
- ○ EXISTING MANHOLE
- 6" — W — PROPOSED WATER LINE W/SIZE
- - - 12" - W - - EXISTING WATER LINE W/SIZE
- G — PROPOSED GATE VALVE
- F — FIRE HYDRANT
- - - G — EXISTING WATER VALVE
- B — PROPOSED BUTTERFLY VALVE
- - - B — EXISTING BUTTERFLY VALVE
- S — PROPOSED STORM SEWER

NOTE: STATIONING FOR THE WATER SERVICES IS GIVEN AS THE LOT CORNER STREET CENTERLINE STATIONING

AS BUILT INFORMATION	
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

AC.S. BENCH MARK 6-E22 LOCATED FROM THE INTERSECTION OF EUBANK N.E. AND ACADEMY N.E. 12 MILES EAST ON ACADEMY, 375' SOUTH OF ACADEMY ON THE SOUTH RIM OF A SHALLOW ARROYO. A STANDARD ACS. BRASS TABLET STAMPED "6-E22 LS-4972" SET IN THE TOP OF A CONCRETE POST, ELEVATION 5934.93

SURVEY INFORMATION	
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE



REVISIONS	
NO.	DATE
1	7/5/85
2	7/10/85
3	7/15/85
4	7/15/85
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34	7/15/85

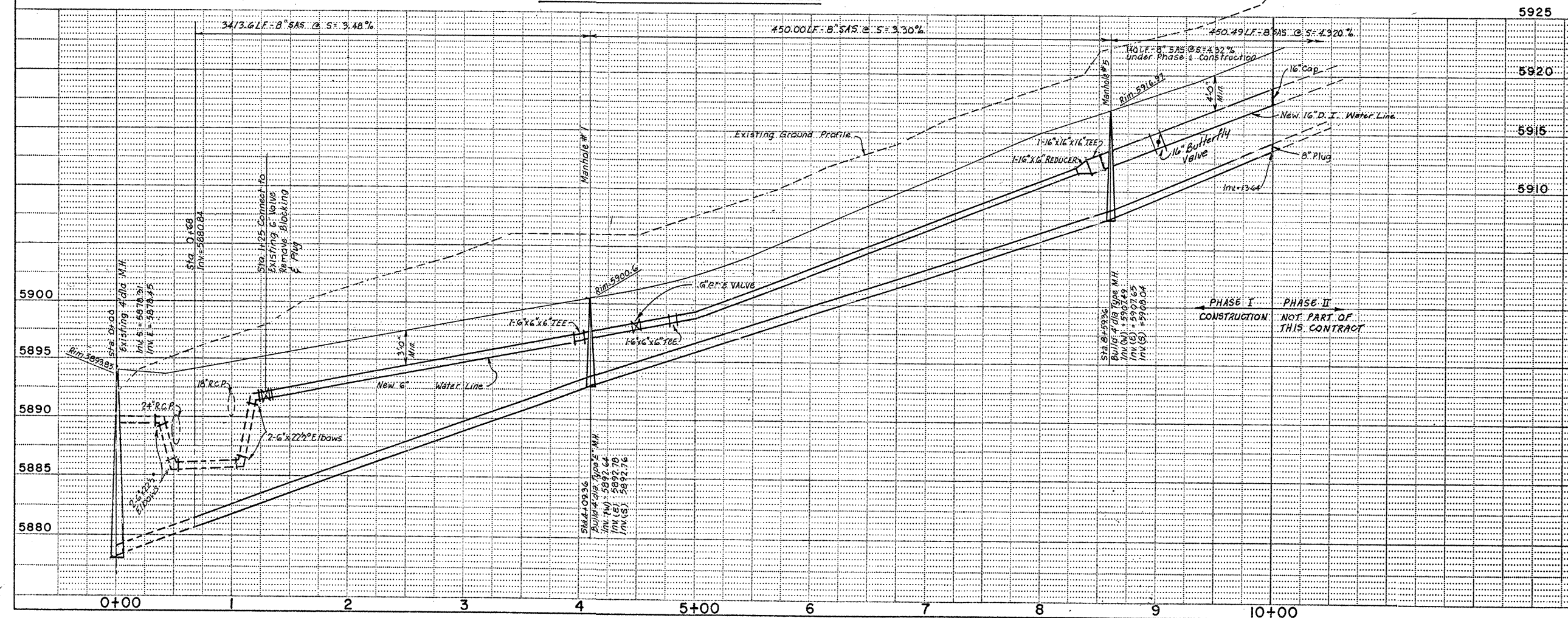
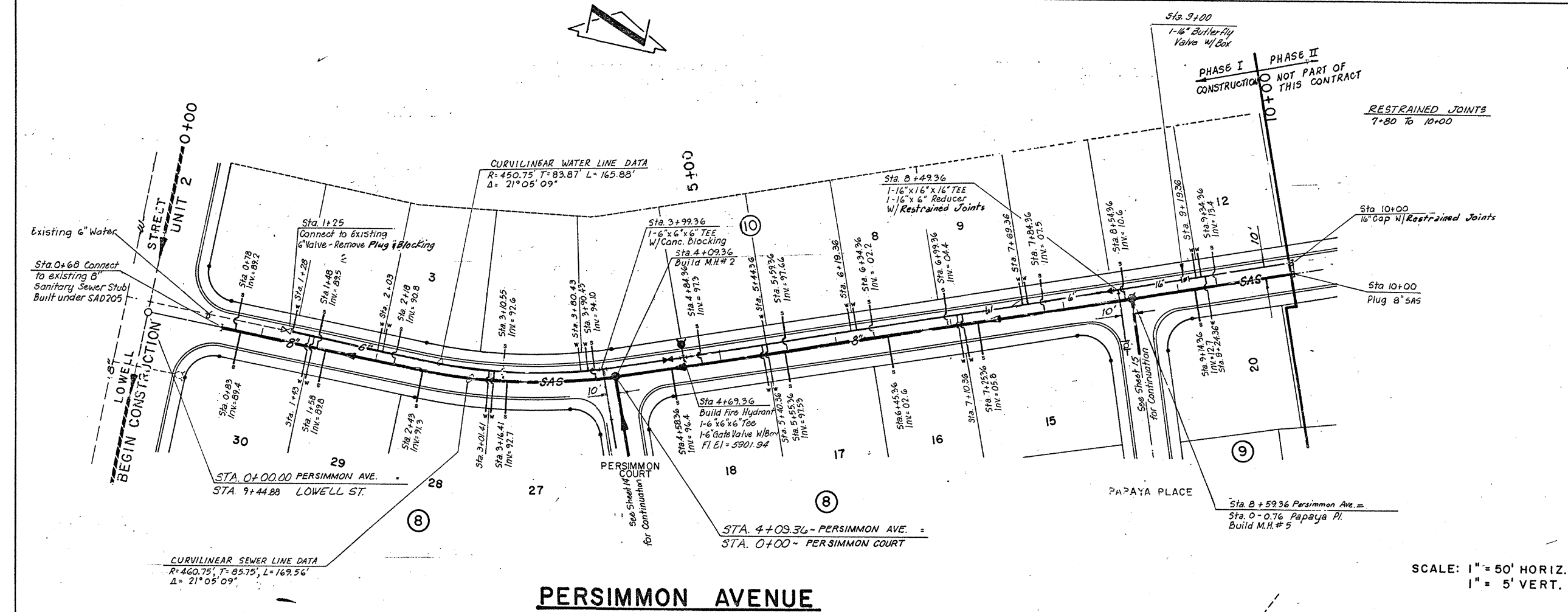
PEPERTREE - UNIT 2-PHASE I

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: UTILITY COMPOSITE

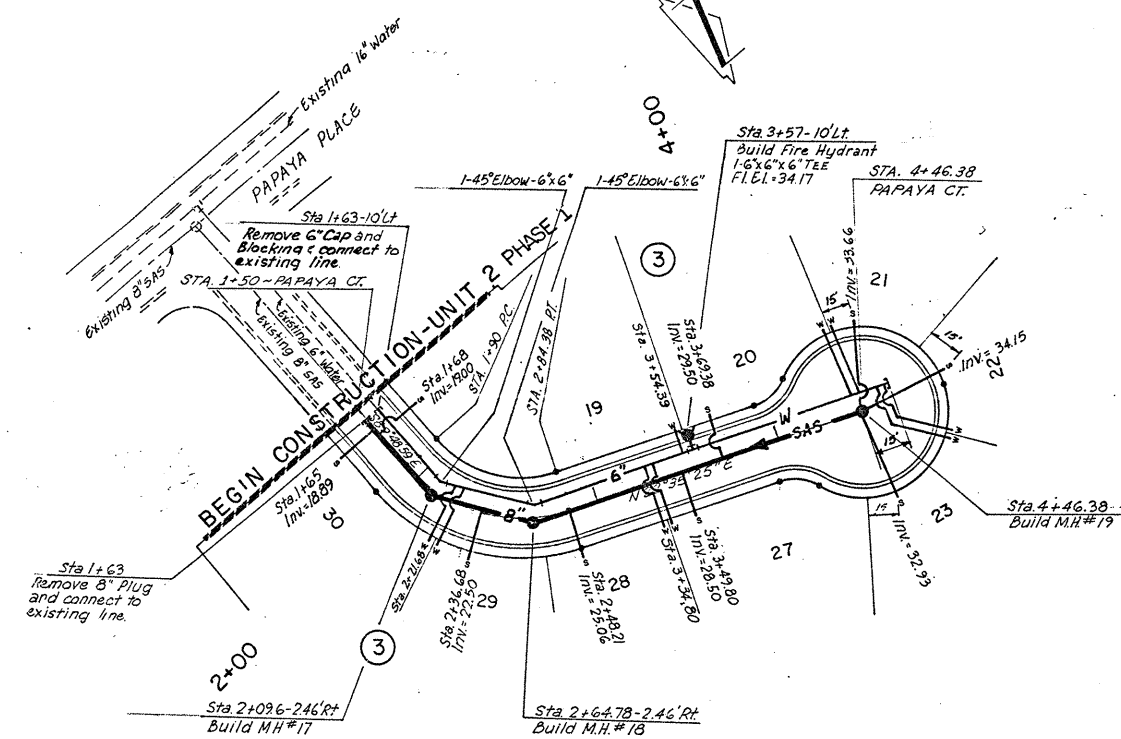
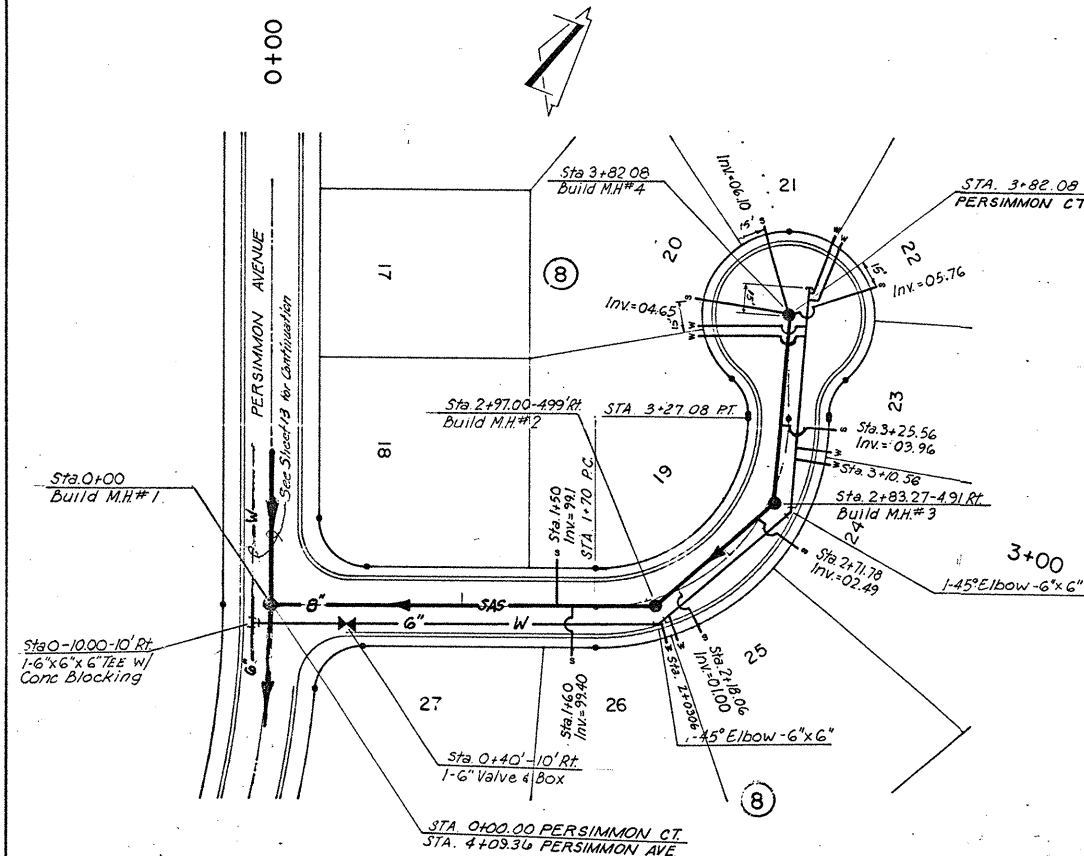
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	E. J. O'Donnell	7/5/85	Liquid Waste	R. J. O'Donnell	7/5/85
A.C.E. Design	A. J. O'Donnell	7/10/85	Traffic	N. A. J. O'Donnell	7/10/85
Hydrology	N. A. J. O'Donnell	7/15/85	Water	R. J. O'Donnell	7/15/85

DRAWING NO	2325	MAP NO	E-22	SHEET	12	OF	16
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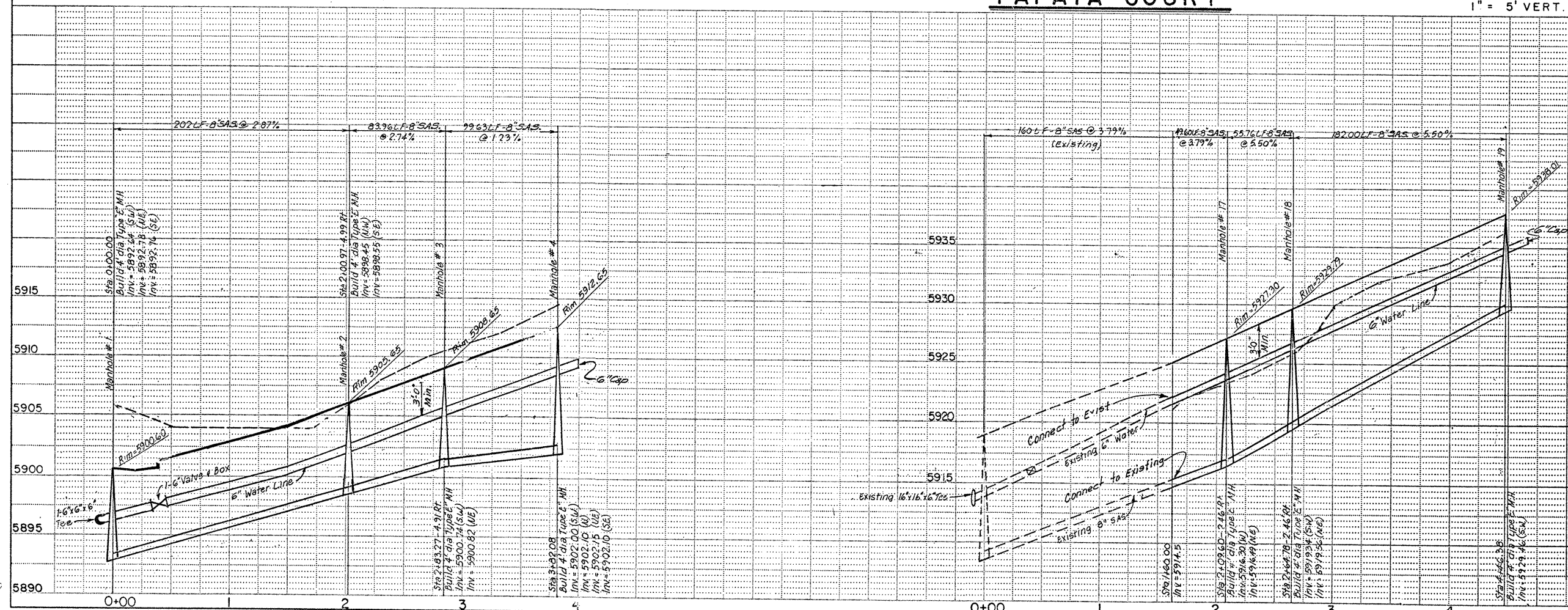
PEPPERTREE UNIT 2 - PHASE I						CHE		DRE		N	
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION											
TITLE: UTILITY PLAN & PROFILE											
PERSIMMON AVENUE ~STA. 0+00 TO STA. 10+00											
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE						
City Engineer	<i>[Signature]</i>	7/9/85	Liquid Waste	<i>R.D.</i>	7/9/85						
A.C.E.-Design	<i>[Signature]</i>	7/6/85	Traffic	<i>M.A. DWH</i>	7/14/85						
A.C.E.-Hydrology	<i>N.R.B.G.A.</i>	7/3/85	Water	<i>R.D.</i>	7/3/85						
DRAWING NO. 2325		MAP NO. E-22		SHEET 13 OF 16							

SCANNED BY
PLANNING



PAPAYA COURT

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



PEPPERTREE UNIT 2-PHASE I

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

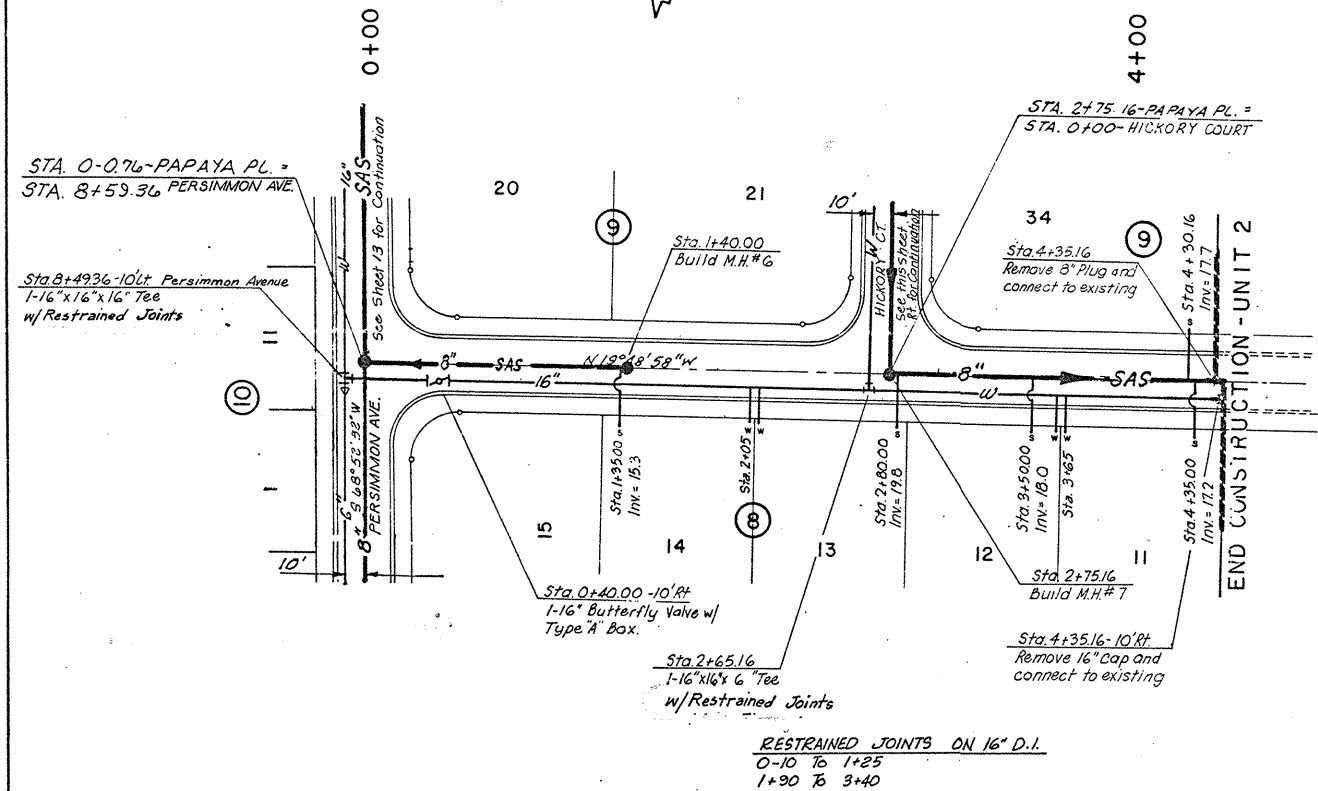
TITLE:	UTILITY PLAN & PROFILE
	PERSIMMON COURT & PAPAYA COURT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. H. [Signature]</i>	11/6/85	Liquid Waste	<i>R. [Signature]</i>	7/3/85
A.C.E. - Design	<i>M. [Signature]</i>	11/6/85	Traffic	<i>R. [Signature]</i>	7/11/85
A.C.E. - Hydrology	<i>N. A. [Signature]</i>	7/3/85	Water	<i>R. [Signature]</i>	7/3/85

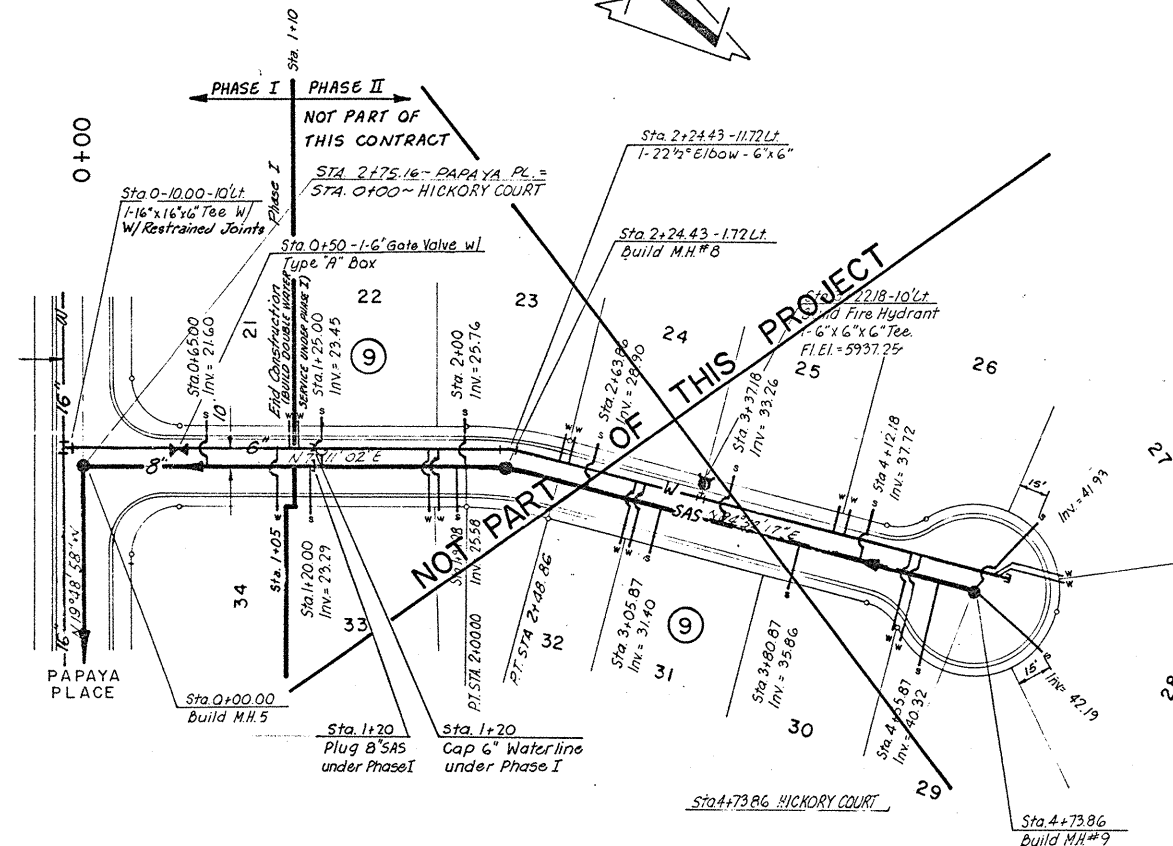
DRAWING NO.	2325
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MAP NO.	E-21
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SHEET 14 OF 16

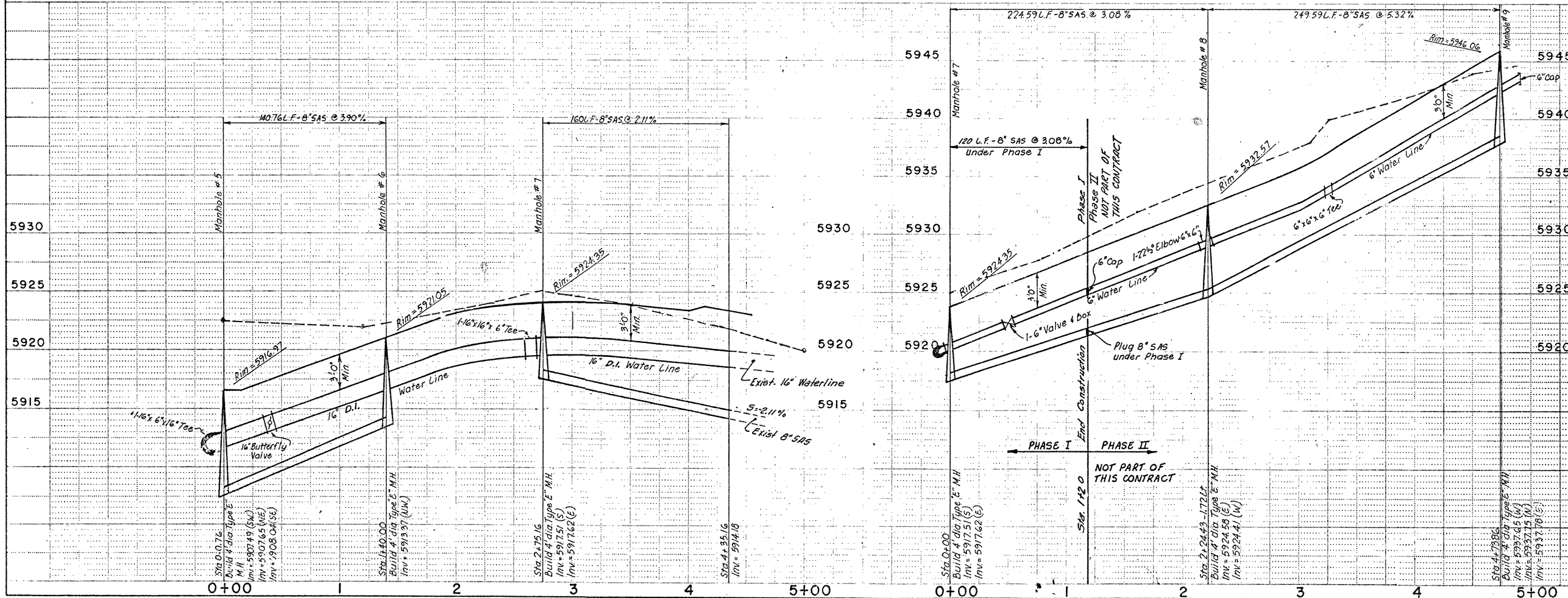


PAPAYA PLACE



HICKORY COURT

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



PEPPERTREE UNIT 2-PHASE I

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: UTILITY PLAN & PROFILE
PAPAYA PLACE STA.0+0.76 TO STA.4+45.16
AND HICKORY COURT.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. L. Chapman</i>	<i>11/6/85</i>	Liquid Waste	<i>R. Pina</i>	<i>7/3/85</i>
ACE - Design	<i>A. L. Loya</i>	<i>11/6/85</i>	Traffic	<i>U. R. D. H.</i>	<i>7/11/85</i>
ACE - Hydrology	<i>N. A. B. A.</i>	<i>7/3/85</i>	Water	<i>R. Pina</i>	<i>7/3/85</i>

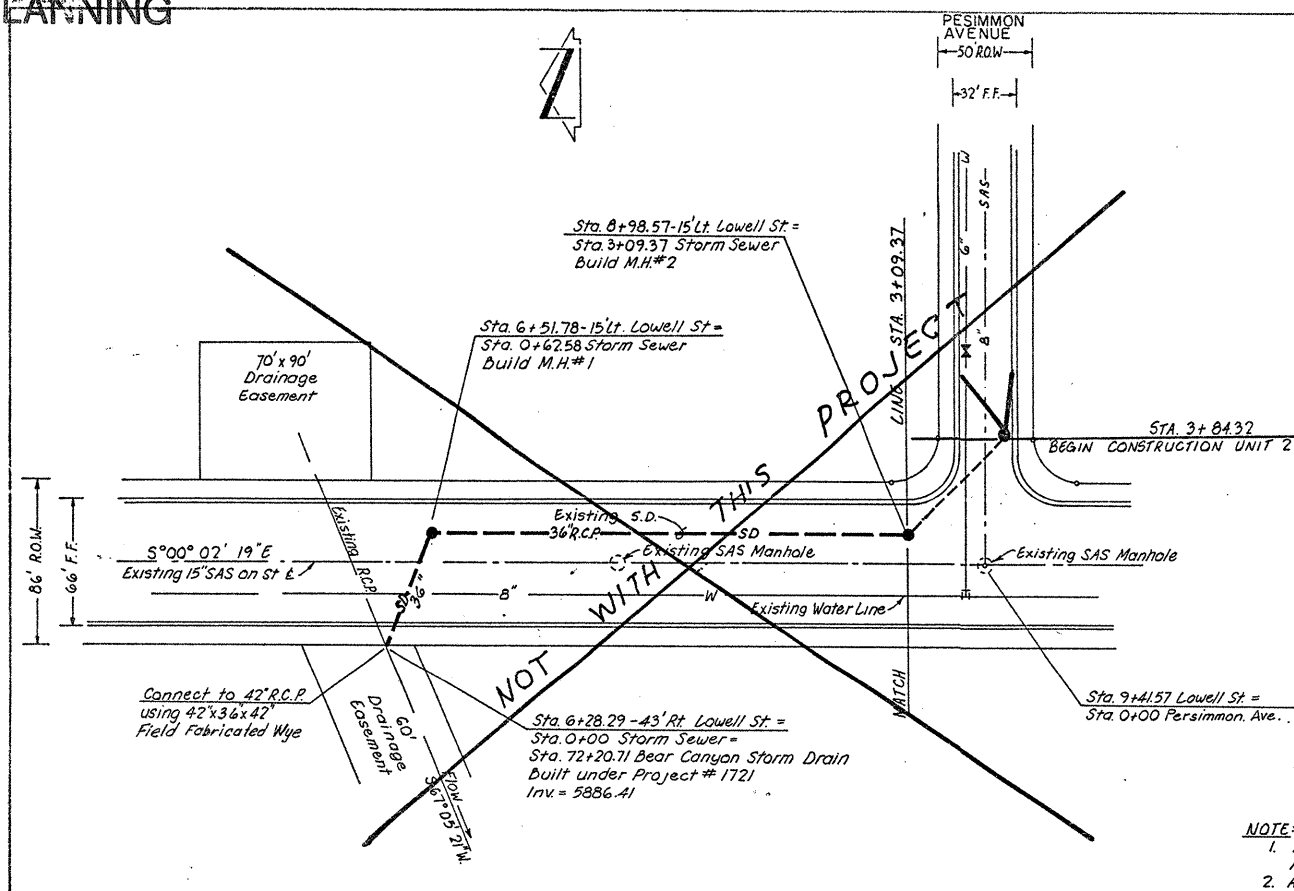
DRAWING NO.	2325
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MAP NO.	E-22
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SHEET 15 OF 16

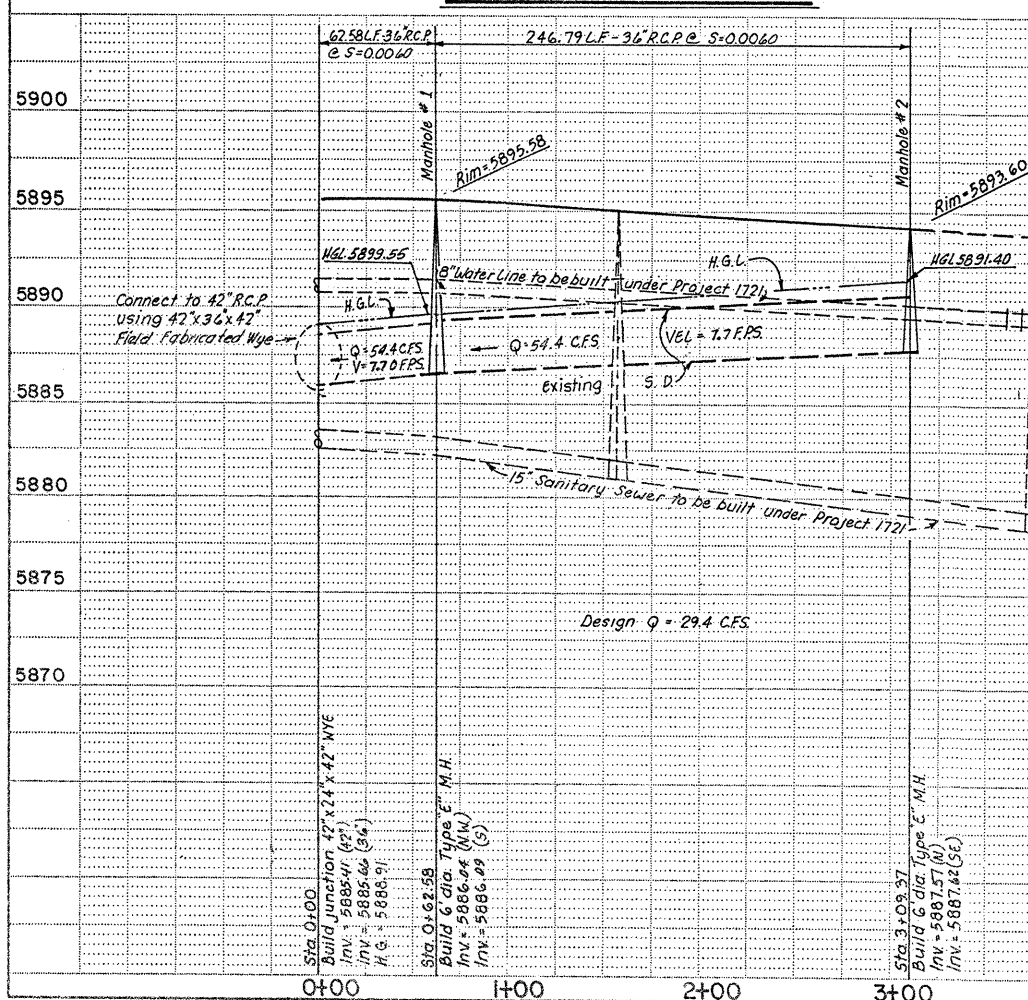
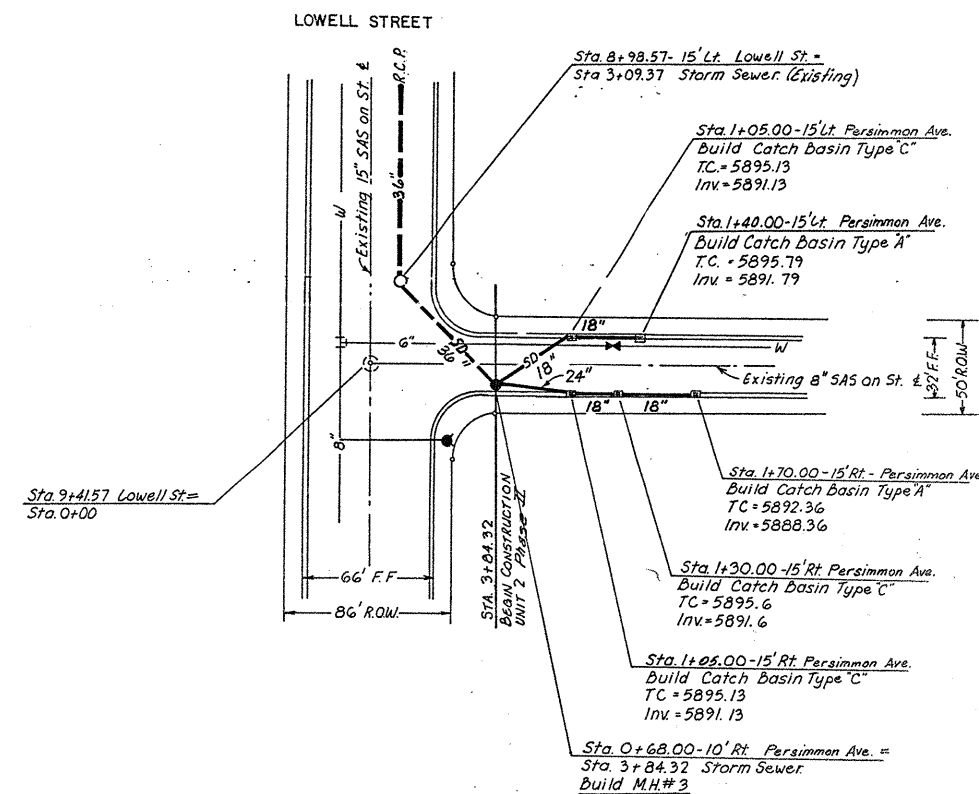
ENGINEER'S SEAL			SURVEY		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
			NO.		BY		DATE			
									CONTRACT NO.	
									WORK ORDER NO.	
									INSPECTOR'S DATE	
									FIELD NO.	
									VERIFICATION BY DATE	
									CORRECTED BY DATE	
									MICRO-FILM INFORMATION	
									RECORDED BY DATE	
									NO	

**CANNED BY
PLANNING**

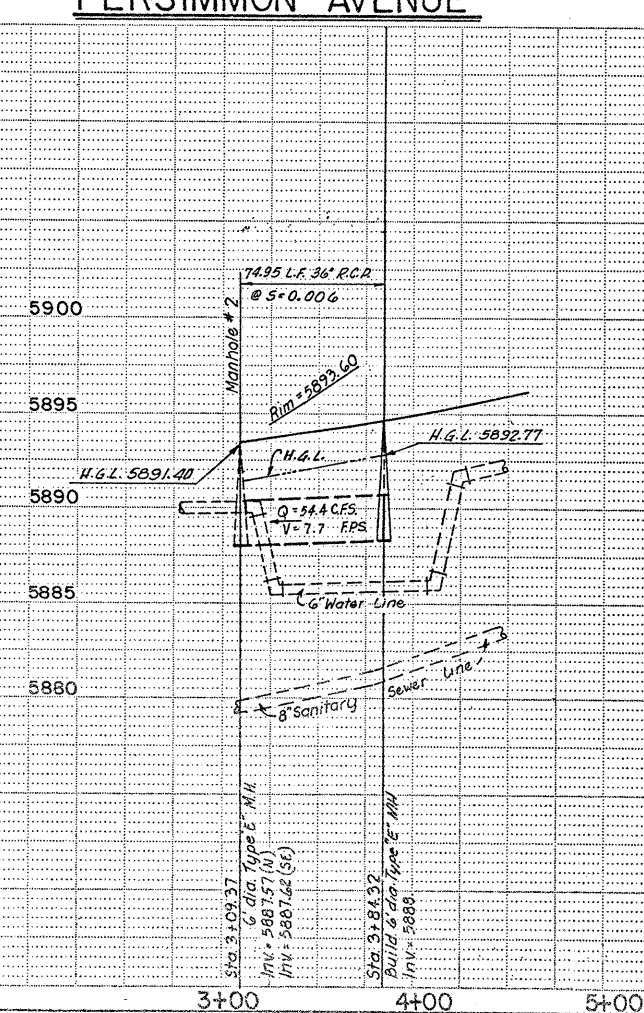


NOTE:

1. ALL CATCH BASINS WILL USE ALTERNATE GRATING DWG. K-10-3.
2. ALL R.C.P. IS TO BE CLASS III



SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



PEPPERTREE, SUBDIVISION-UNIT 2

[illegible]

PEPPERTREE UNIT 2-PHASE I

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:	STORM SEWER PLAN AND PROFILE
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LOWELL STREET AND PERSIMMON AVENUE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	11/6/85	Liquid Waste	<i>[Signature]</i>	7/3/85
A.C.E. Design	<i>[Signature]</i>	11/6/85	Traffic	J.A. Duff	7/1/85
Sanitary -Hydrology	B. G. Bocky	7/3/85	Water	<i>[Signature]</i>	7/3/85

DRAWING NO.	2325	MAP NO. E-22	SHEET 16	OF 16
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