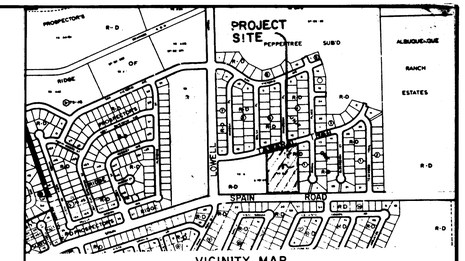
CONSTRUCTION PLANS
FOR
PEPPERTREE PLACE SUBDIVISION
WATER, SANITARY SEWER & PAVING
ALBUQUERQUE, NEW MEXICO

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING PLAN
4	PAVING & DRAINAGE PLAN
5	WATER & SANITARY SEWER OVERALL PLAN
6	PAVING P & P – PEPPERTREE PLACE
7	WATER & SANITARY SEWER P & P – PEPPERTREE PLACE
8	PUBLIC DRAINAGE EASEMENT AND CHANNEL



VICINITY MAP
NOT TO SCALE
(E-22, F-22)

GENERAL NOTES

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON. BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. PRIOR TO CONSTRUCTION, CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL AND BARRICADING PLAN TO CITY TRAFFIC ENGINEERING DIVISION FOR APPROVAL.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [x] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (RESIDENTAL).
- [x] 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, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [x] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED 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.

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WALTERS NEW MEXICO 4087 REGISTERED LAND SURVEYOR 8/27/86

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 9-2-86

1 2 3 4 5 6 7 8 9 10 11 12
26 26930186

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

APPROVAL OF REVISIONS

JAMES E. TOPMILLER NEW MEXICO 5284 REGISTERED PROFESSIONAL E. 12/4/85

BOHANNAN · HUSTON INC.
ALBUQUERQUE · SANTA FE · EL PASO
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

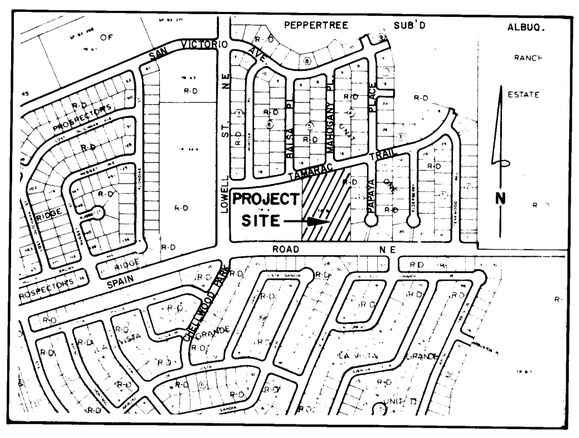
PROJECT NUMBER
2693

APPROVED FOR CONSTRUCTION
5/27/86 C.E.

SHEET 1 OF 8

86 46827

2693 SHEET 2 of 8



LOCATION MAP

NOT TO SCALE
ZONE ATLAS MAP NO. E-22-Z

SUBDIVISION DATA

1. DRB Number 85-445.
2. Zone Atlas Index No. E-22.
3. Projected Section 27, T11N, R4E, N.M.P.M.
4. Gross Subdivision Acreage: 3.7989 Acres.
5. Total Number of Lots Created: 22 lots.
6. Total Mileage of Full Width Streets Created: 0.416 Mile.
7. Date of Survey: May, 1985.
8. The purpose of this plat is to subdivide Tract B, PEPPERTREE SUBDIVISION, UNIT ONE, filed: January 19, 1983.

NOTES

1. Bearings are based on the north line of Tract "B", PEPPERTREE SUBDIVISION, UNIT ONE, filed: January 19, 1983. Bearing = N76°32'32"E.
2. Distances are ground distances.
3. This plat shows existing easements.
4. 5/8" rebar with red plastic cap stamped "WEAVER LS 6544" were set on corners designated by ●
5. Found 1/2" rebar designated by ■
6. 4" aluminum cap stamped "City of Albuquerque Centerline Monument P.L.S. # 3517 1985, do not disturb" were found on points designated by ⊕
7. 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 (with magnet attached) stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", P.L.S. # 6544".

APPROVALS

PLAT NUMBER S-85-19

		DATE
PLANNING DIRECTOR	Richard Bonem	5-23-86
CITY ENGINEER	Bud J. Cagnin	5-23-86
A.M.A.F.C.A.	Bud J. Cagnin	5-23-86
TRAFFIC ENGINEER	Robert A. Tomayko	2-18-86
CITY SURVEYOR	for Wilbur Clark 021386	012486
PROPERTY MANAGEMENT	D. Val Valenz	1-24-86
WATER RESOURCES	Richard N. Faught	2-18-86
PARKS AND RECREATION	Lulu H. Stone	5-21-86
PUBLIC SERVICE COMPANY OF NEW MEXICO	John Myers	2-5-86
MOUNTAIN BELL	Wayne Demeing	1-24-86
GAS COMPANY OF NEW MEXICO	Paula Y. McAllee	1-24-86

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo

The foregoing instrument was acknowledged before me this 13th day of December, 1985, by A. Dwain Weaver.

My Commission Expires: _____ Marsha Weller
Notary Public

OFFICIAL SEAL
MARSHA WELLER
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/23/86

SUBDIVISION PLAT MAP FOR

THE PARK AT PEPPERTREE

ALBUQUERQUE, NEW MEXICO

JULY, 1985

FREE CONSENT AND DEDICATION

The foregoing Replat to that certain tract of land situate within Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being Tract B, PEPPERTREE SUBDIVISION, UNIT ONE, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1983 and now hereon shown and comprising Lots 1 thru 22, THE PARK AT PEPPERTREE, is with 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 dedicate the 0.8009 acre of public right-of-way shown hereon, together with all easements shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

CHRIS INMAN

Chris Inman

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 22 day of January, 1986 by Chris Inman, President of INMAN HOMES, INC.

My Commission Expires: 10-21-86 Nancy Hutchinson
Notary Public

26 2693 0286

JOB NO. 51554

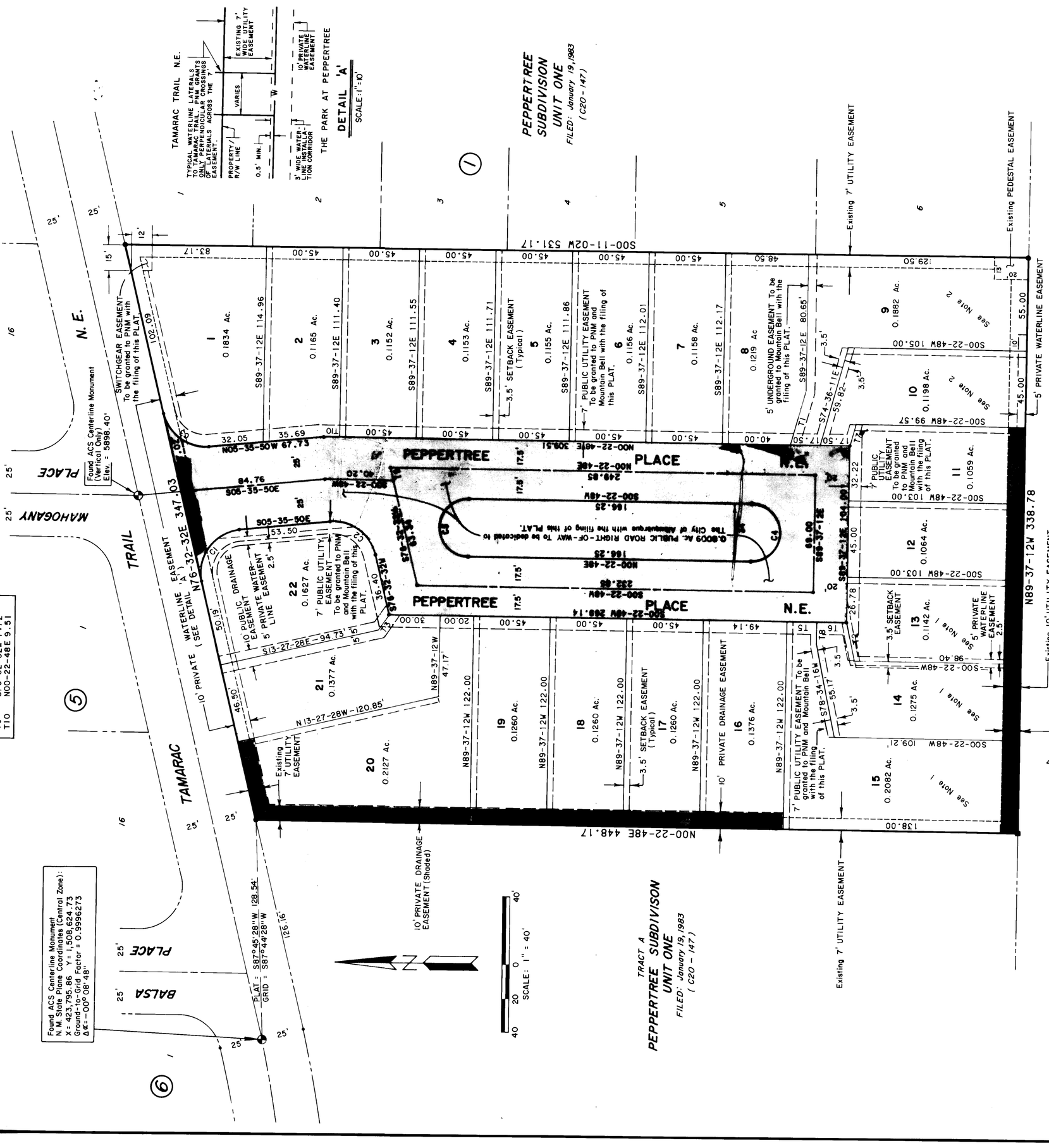
[redacted]

SHEET 1 OF 2 SHEETS

SUBDIVISION PLAT MAP FOR

THE PARK AT PEPPERTREE

ALBUQUERQUE, NEW MEXICO
JULY, 1985 SCALE: 1" = 40'



CURVE DATA

	RADIUS	DELTA	CHORD	TANGENT
C1	25.00	97-51-38	37.70	28.69
C2	25.00	82-08-22	32.85	21.79
C3	25.00	82-08-22	32.85	21.79
C4	17.00	180-00-00	34.00	———
C5	17.00	180-00-00	34.00	———

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S74-36-11E	32.80
T2	S78-34-16W	22.48
T3	S51-32-20E	10.50
T5	S00-22-48W	17.50
T6	S00-22-48W	17.50
T7	S74-36-11E	13.23
T8	N89-37-12W	13.00
T9	S76-32-32W	7.72
T10	N00-22-48E	9.51

NOTES

1. A reciprocal drainage easement is granted by this plat for the purpose of conveying surface runoff from Lot 15 over and across Lot 13 and 14.
2. A reciprocal drainage easement is granted by this plat for the purpose of conveying surface runoff from Lots 9 and 10 over and across each other.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 13th day of December, 1985, by A. Dwain Weaver.

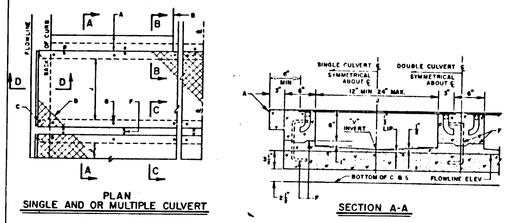
My Commission Expires: _____ Marsha Weller
Notary Public

OFFICIAL SEAL
MARSHA WELLER
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/23/86

JOB NO. 51554

[redacted]

SHEET 2 OF 2 SHEETS



PLAN
SINGLE AND OR MULTIPLE CULVERT

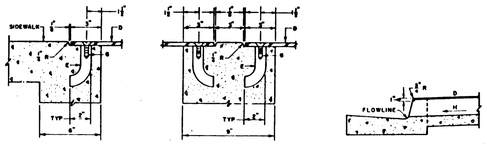
SECTION A-A

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST SIDEWALK, C & G, REQUIRE THAT ENTIRE SIDEWALK, C & G STONE BE REMOVED & REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER
3. THE INVERT SHALL BE TROWELED & RE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY & SMOOTHNESS. "V" INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, WARPED FROM THIS POINT TO OUTLET AT OUTLET IT SHALL PARALLEL FLOWLINE UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH & SCORING OF ADJACENT CURB & SIDEWALK
5. SIDEWALK REPLACED DURING CONSTRUCTION TO BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. DRILL & TAP ROD ANCHORS FOR F. H. MACH. SCREW, SPACE AT 24" O.C. MAX., A MIN. OF 2 PER SIDE. PLACE ONE WITHIN 6" OF EA. END. ANCHORS SHALL BE ATTACHED TO PLATE & PLATE SECURED IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EA. PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS & SHALL BE STRESS RELIEVED AFTER FABRICATION. AFTER CLEANING SURFACE OF RUST, SCALE ETC PLATE & FRAMING MEMBERS WILL BE PAINTED ONE SHOP COAT RED OXIDE & TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

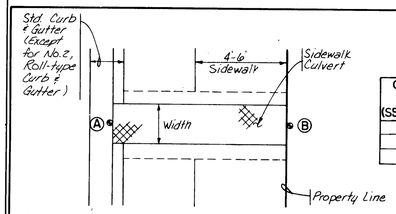
CONSTRUCTION NOTES:

A. JOIN TO NEAREST SCORE LINE OR WEAKENED PLANE JOINT, INSTALL ½" EXPANSION JOINT.
B. SIDEWALK OR SETBACK (VARIABLE).
C. 3" RADIUS (TYPICAL).
D. ⅜" CHECKERED STEEL PLATE.
E. ROD ANCHOR 1" X 8" STAINLESS STEEL.
F. CONSTR. JT. & DOWEL (OPT.), IF DOWELS ARE USED SPACE AT 24" O.C. MAX., 1½" MIN. FROM FACE OF CONC., DOWELS MAY BE INCLINED IF NECESSARY.
G. ⅜" X 1" F.H. C'SUNK STAINLESS STEEL MACH. SCREW.
H. SLOPE ¼" PER FT. MIN.
J. DRAIN WIDTH, 12" MIN. 24" MAX.



SECTION B-B
SECTION C-C
SECTION D-D

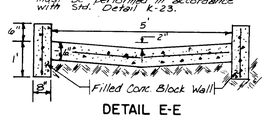
SIDEWALK CULVERT
NO SCALE



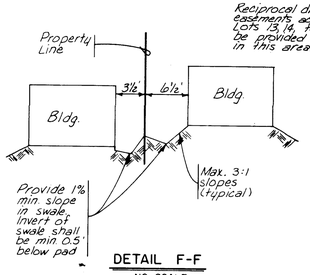
CULVERT NUMBER (SEE PLATE I)	Ⓐ INVERT @ STREET	Ⓑ INVERT @ PROP LINE	WIDTH OF CULVERT
1	89.55	89.75	12"
2	94.05	94.25	2-24"
3	96.60	96.40	24"

TABLE

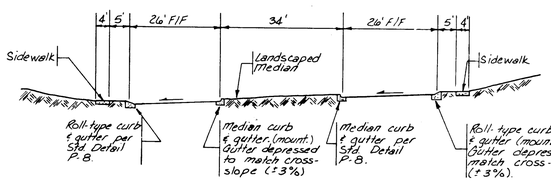
KEY TO TABLE
(TABLE IS GIVEN AT RIGHT FOR INVERTS AND WIDTHS)
NO SCALE



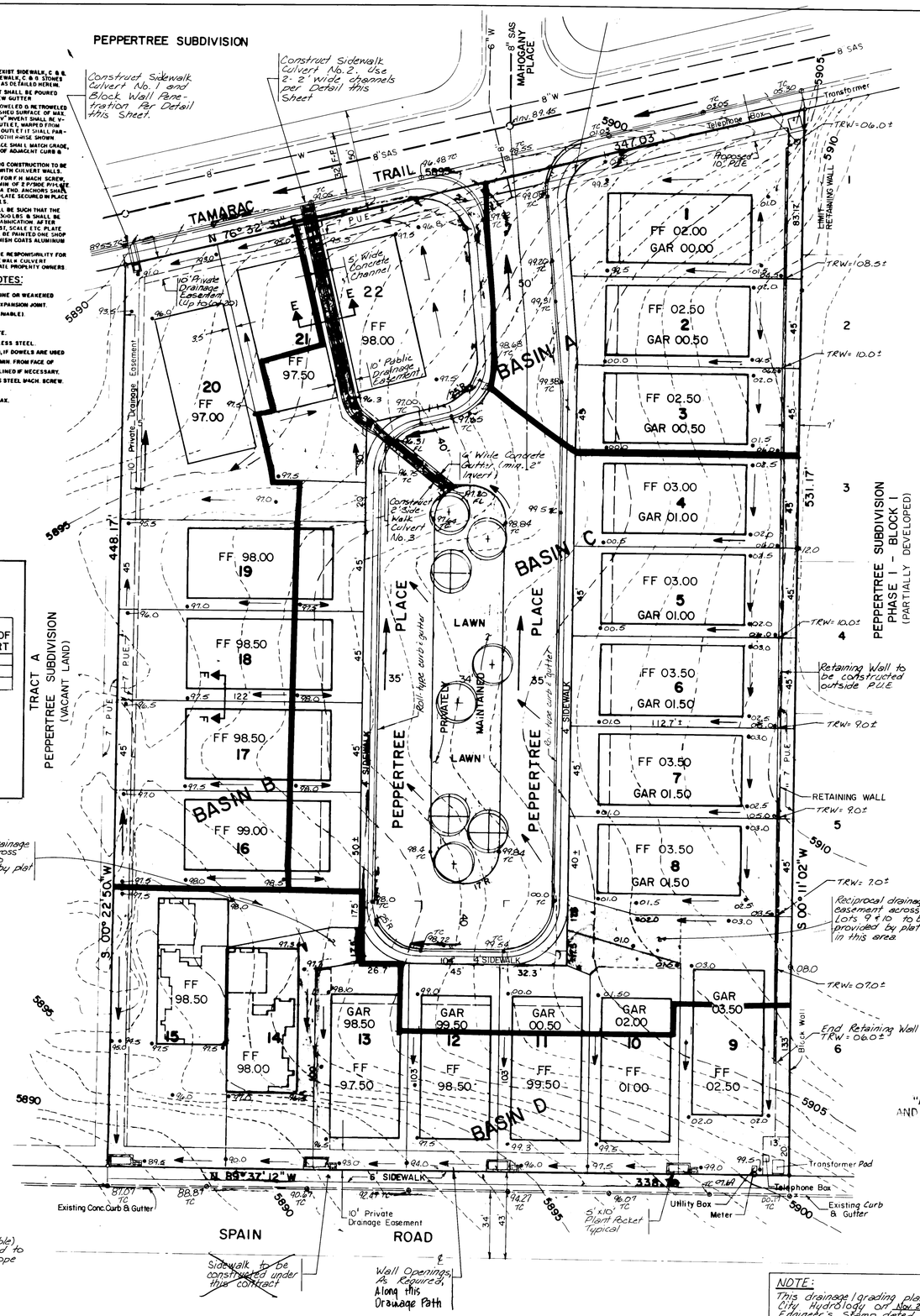
DETAIL E-E
5' CONCRETE CHANNEL
SCALE: 1" = 2'

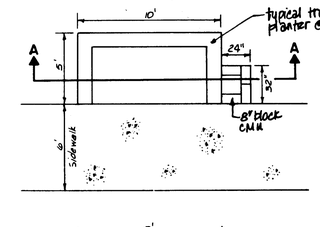


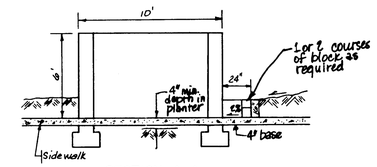
DETAIL F-F
NO SCALE
(TYPICAL SECTION)



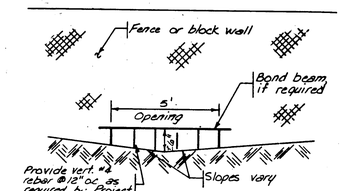
TYPICAL STREET CROSS-SLOPE
SCALE: 1" = 20'







SECTION A-A
BLOCK WALL PENETRATION
SCALE: 1" = 5'



WALL OPENING
NO SCALE

SCALE: 1" = 30'

LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- FF 0467 FINISH FLOOR ELEVATION
- SAS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- 01.67 PROPOSED SPOT ELEVATION
- 96.75 EXISTING SPOT ELEVATION
- BASIN BOUNDARY
- DIRECTION OF FLOW
- TRW TOP OF RETAINING WALL
- BLOCK WALL PENETRATION

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WALKER NEW MEXICO 8134 REGISTERED LAND SURVEYOR
12/21/86

26 26430386

NOTE:
This drainage/grading plan was approved by City Hydrology on Nov. 25, 1986. Ref: E22-D38. Engineer's Stamp dated Nov. 21, 1985.

AS BUILT INFORMATION
ELEVATIONS ARE ON NGVD 1929
ALL ELEVATIONS ARE ±0.1'
FIELD INSPECTION BY: DATE
DRAWINGS CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
BOHANNAN-HUSTON BRASS CAP LOCATED AT THE NORTH, NORTHWEST PROPERTY RETURN OF THE INTERSECTION OF SPAIN ROAD AND LOWELL STREET. THE BRASS CAP IS STAMPED AS FOLLOWS: RET, TRT 4A, 1980. ELEVATION = 5867.69

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
JAMES E. HOLLOWELL NEW MEXICO 9354 REGISTERED PROFESSIONAL ENGINEER
12/24/85

NO	DATE	REMARKS REVISIONS	BY
		DESIGN	JT
		DRAWN	TG
		CHECKED	JT

DATE 11/85
DATE 11/85
DATE 11/85

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE
PEPPERTREE PLACE SUBDIVISION
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[illegible]	12/30/85	Liquid Waste	BR N/A	12/20/85
A.C.E.-Design			Traffic	N/A DOP	12/20/85
Hydrology			Water	BR N/A	12/20/85

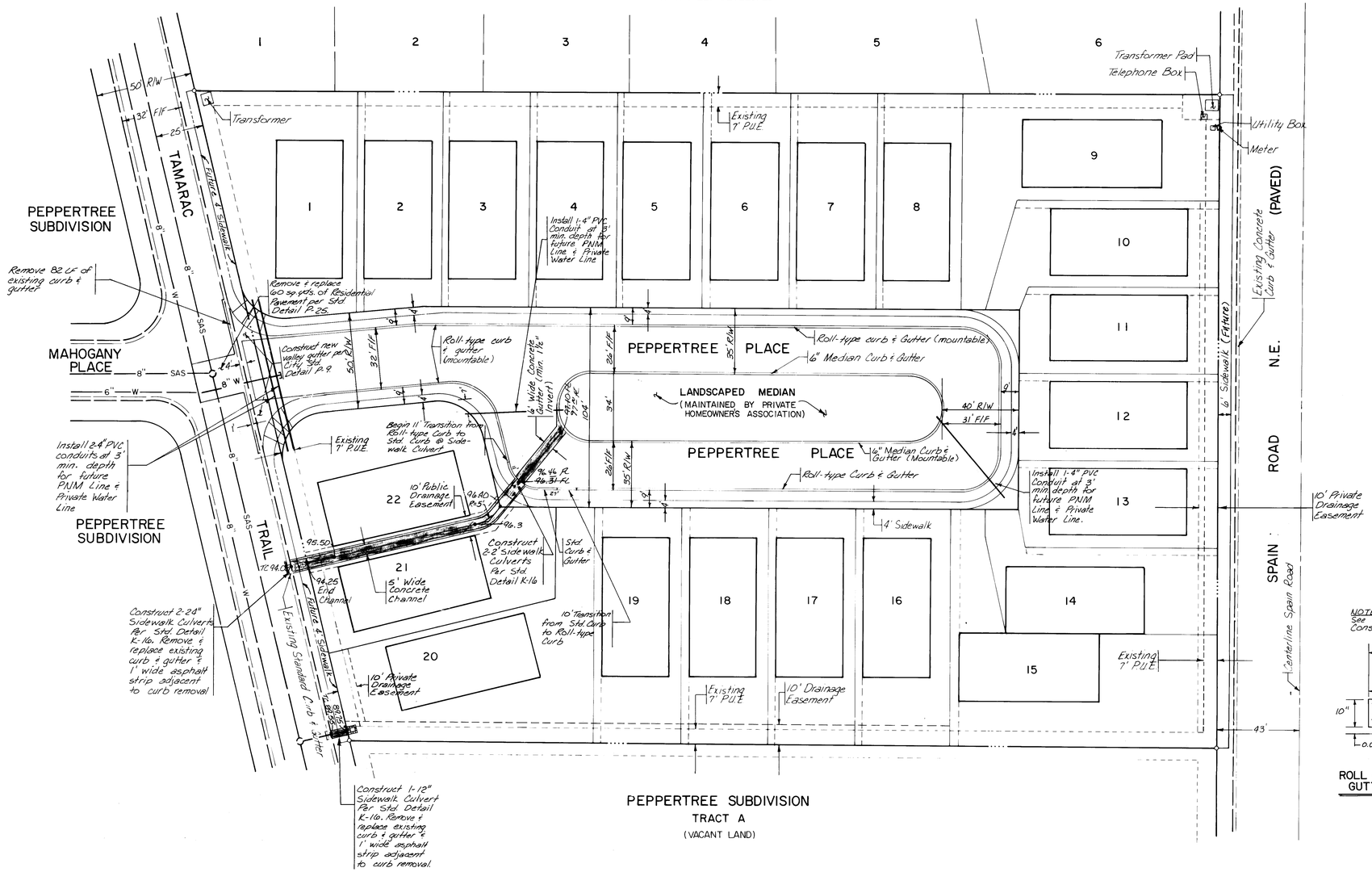
DRAWING NO	MAP NO.	SHEET	OF
2693	E-22, F-22	3	8

SCALE : 1" = 30'

PEPPERTREE SUBDIVISION

PHASE I - BLOCK I

(PARTIALLY DEVELOPED)

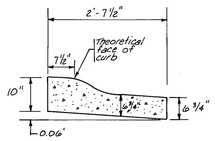


PEPPERTREE SUBDIVISION

TRACT A

(VACANT LAND)

NOTE:
See City Std Detail P-8 for Construction Notes.



ROLL CURB W/DEPRESSED GUTTER (MOUNTABLE)

NO SCALE

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WALKER NEW MEXICO 6401 REGISTERED LAND SURVEYOR

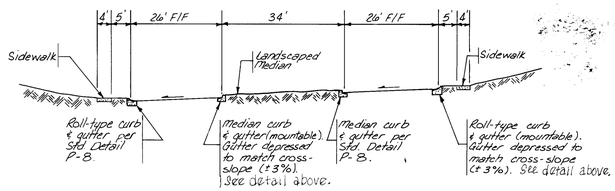
NOTE:

Sidewalk adjacent to Tamarac Trail and Spain Road shall be constructed under separate permit. In this Contract, Contractor shall install sidewalk adjacent to Peppertree Place up to and including the handicap ramps at Tamarac Trail.

PAVING NOTES

REFER TO SHEET 6 OF 8

1. STATIONING IS BASED ON THE SURVEY LINE, UNLESS OTHERWISE NOTED.
2. STREET PAVEMENT SECTION SHALL BE STANDARD RESIDENTIAL SECTIONS, PER CITY STD. DETAILS P-1 AND P-2. HOWEVER, NO CROWN SHALL BE CONSTRUCTED THROUGHOUT THIS PROJECT.
3. MEDIAN AND MOUNTABLE ROLL TYPE CURB AND GUTTER SHALL BE USED AS SHOWN ON THE PLANS. INSTALL PER CITY STD. DETAIL P-8.
4. CURB FLOWLINE AND TOP OF CURB ELEVATIONS SHOWN IN BOXES CORRESPONDS TO QUARTER POINTS SHOWN IN BOXES ON CURB RETURN LISTED IN CLOCKWISE DIRECTION.
5. ALL CURB RETURNS HAVE 25' RADIUS, UNLESS OTHERWISE NOTED ON PLANS.
6. HANDICAP RAMPS SHALL BE INSTALLED PER CITY STD. DETAILS P-16 AND P-17, CASE I. TRANSITION FROM STD. CURB AND GUTTER TO ROLL-TYPE CURB AND GUTTER THROUGH THE RAMPS.



TYPICAL STREET CROSS-SLOPE

SCALE: 1" = 20'

26 26930486

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
RECORD DRAWINGS VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO | DATE

BENCH MARKS
BOHANNAN-HUSTON BRASS CAP LOCATED AT THE NORTH, NORTHWEST PROPERTY RETURN OF THE INTERSECTION OF SPAIN ROAD AND LOWELL STREET. THE BRASS CAP IS STAMPED AS FOLLOWS: RET., TRT 4A, 1980. ELEVATION = 5867.69'

SURVEY INFORMATION
FIELD NOTES
NO | BY | DATE

ENGINEER'S SEAL
JAMES R. TOM MILLER 3954 REGISTERED PROFESSIONAL ENGINEER
12-19-85

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY JT DATE 7/85
DRAWN BY TG DATE 7/85
CHECKED BY JT DATE 7/85

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PEPPERTREE PLACE SUBDIVISION
PAVING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		12/20/85	Liquid Waste	N/A BR	12/20/85
A C E - Design			Traffic	D.A. Pando	12/20/85
Hydrology			Water	N/A BR	12/20/85

for

DRAWING NO.	MAP NO.	SHEET	OF
2693	E-22, F-22	4	8

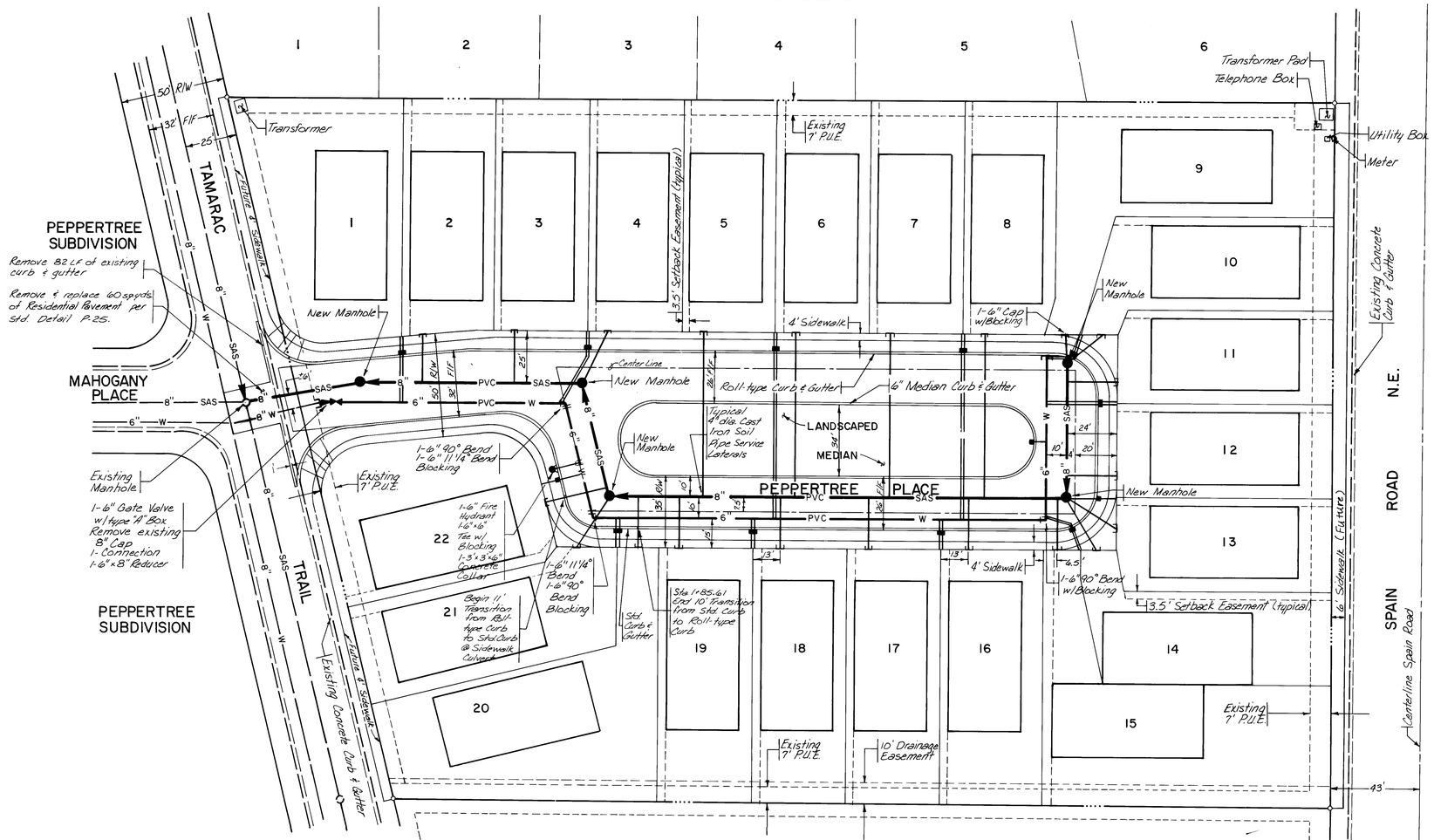
BRUNING 44 132 62276

SCALE : 1" = 30'

PEPPERTREE SUBDIVISION

PHASE I - BLOCK I

(PARTIALLY DEVELOPED)



PEPPERTREE SUBDIVISION

TRACT A

(VACANT LAND)

SANITARY SEWER NOTES

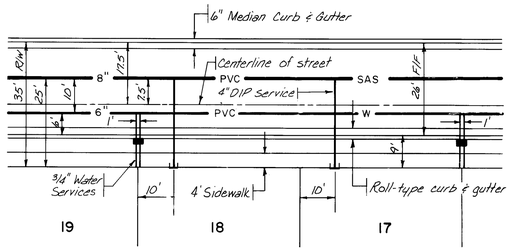
REFER TO SHEET 7 OF 8

1. STATIONING IS BASED ON SEWER CENTERLINE, UNLESS OTHERWISE NOTED.
2. ELECTRONIC MARKER DISCS (EMD'S) SHALL BE PLACED PER SECTION 170 OF THE PROJECT TECHNICAL SPECIFICATIONS.
3. SANITARY SEWER SERVICE LINES SHALL BE 4" DIA. CAST IRON SOIL PIPE. TYPICAL LOCATIONS ARE SHOWN ON THE DETAIL THIS SHEET.
4. MAIN LINE PIPE LENGTHS IN PROFILE ARE MEASURED FROM OUTSIDE OF MANHOLE TO OUTSIDE OF MANHOLE.
5. MANHOLES SHALL BE 4' DIA., TYPE "E" AND INSTALLED PER CITY STD. DETAILS S-2 AND S-5.
6. SERVICE LINES SHALL BE INSTALLED PERPENDICULAR TO THE MAIN UNLESS OTHERWISE SHOWN.
7. WHEN LESS THAN 18 INCHES OF VERTICAL CLEARANCE EXISTS BETWEEN WATER AND SANITARY SEWER LINES AT CROSSINGS, THE SANITARY SEWER LINE SHALL BE CONCRETE-ENCASED FOR 10' ON BOTH SIDES OF THE SEWER PER CITY STD. DETAIL S-10.
8. SEWER LINE PIPE SHALL BE POLYVINYL CHLORIDE TYPE SPM PIPE MEETING ASTM D 3034 REQUIREMENTS AND PER SECTION 121 OF THE PROJECT TECHNICAL SPECIFICATIONS.
9. WATER AND SANITARY SEWER SERVICES ARE STATIONED AT THEIR CONNECTION TO THE MAIN.

WATER NOTES

REFER TO SHEET 7 OF 8

1. FIRE HYDRANTS SHALL BE 4.5' BURY AND INSTALLED PER CITY STD. DETAIL W-20.
2. STATIONING IS BASED ON SEWERLINE STATIONING UNLESS OTHERWISE NOTED ON THE PLANS.
3. STREETS SHALL BE GRADED TO ± 1.0' PRIOR TO INSTALLATION OF UTILITIES.
4. METERS SHALL BE SIZED 3/4". SINGLE OR DOUBLE METER BOXES SHALL BE USED AS SHOWN ON PLANS. INSTALLATION SHALL BE PER CITY STD. DETAILS W-10, W-14, W-15 AND W-16.
5. WATERLINE PLUGS SHALL BE LOCATED MAXIMUM 6" BEYOND LAST METERED SERVICE CONNECTED TO A DEAD END MAIN LINE.
6. CLASS 150, AWWA C 900 POLYVINYL CHLORIDE PIPE SHALL BE INSTALLED. JOINTS WILL BE PUSH-ON TYPE.
7. ELECTRONIC MARKER DISCS (EMD'S) SHALL BE INSTALLED PER SECTION 170 OF THE PROJECT TEHCNICAL SPECIFICATIONS.



TYPICAL SERVICE LOCATION DETAIL

SCALE : 1" = 20'

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WALKER NEW MEXICO 6421 REGISTERED 8/27/86

26 26930586

AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

BOHANNAN-HUSTON BRASS CAP LOCATED AT THE NORTH, NORTHWEST PROPERTY RETURN OF THE INTERSECTION OF SPAIN ROAD AND LOWELL STREET. THE BRASS CAP IS STAMPED AS FOLLOWS : RET, TRT 4A, 1980, ELEVATION = 5867.69'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES R. TOMMILLER 5354 REGISTERED PROFESSIONAL ENGINEER 12/4/85

LEGEND

- PROJECT BOUNDARY
- SAS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CURB, GUTTER & SIDEWALK
- SAS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED SAS SERVICE CONNECTION
- PROPOSED WATER SERVICE CONNECTION

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	JT	7/85
DRAWN BY	TG	7/85
CHECKED BY	JT	7/85

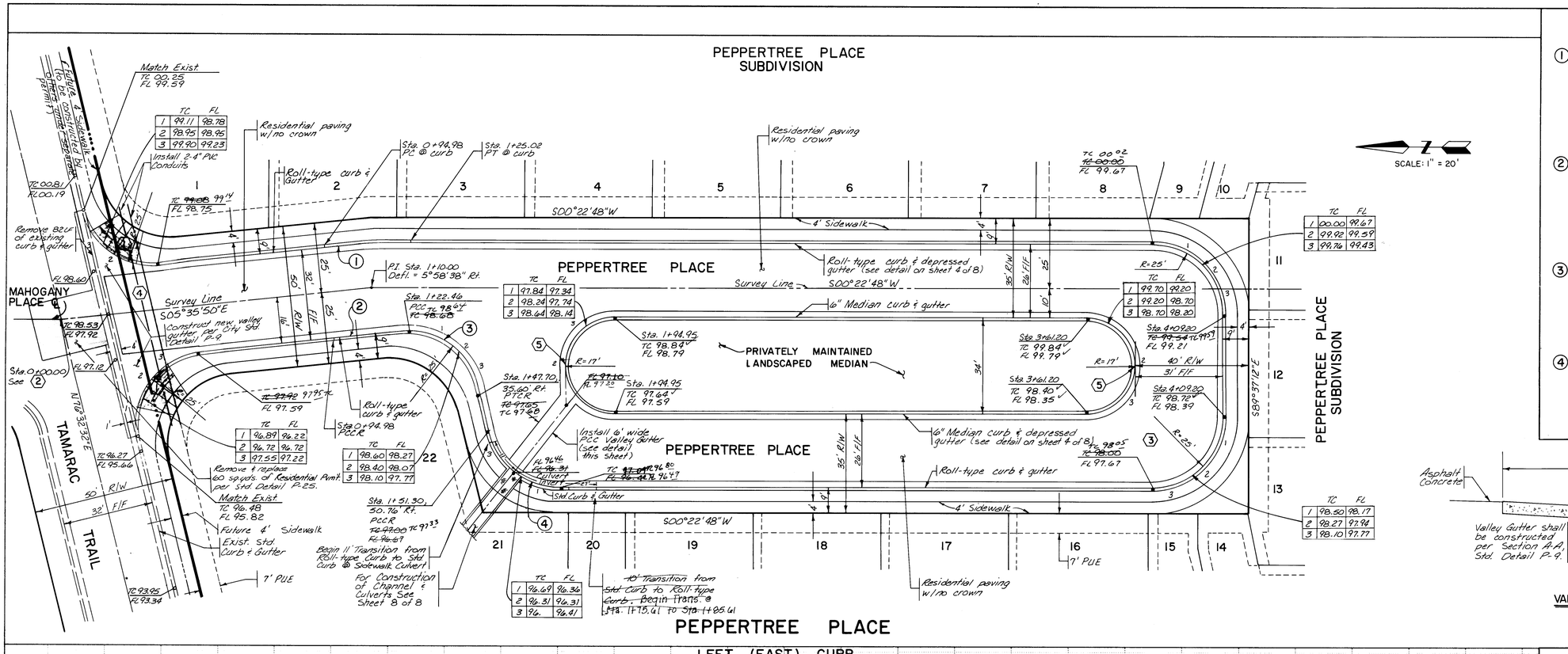
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PEPPERTREE PLACE SUBDIVISION
WATER DISTRIBUTION & SANITARY SEWER PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	for	12/30/85	Liquid Waste		12/30/85
A.C.E. - Design			Traffic	N/A	12/30/85
Hydrology			Water		12/30/85

DRAWING NO.	MAP NO.	SHEET	OF
2693	E-22, F-22	5	8

BRUNING 44-132 62236

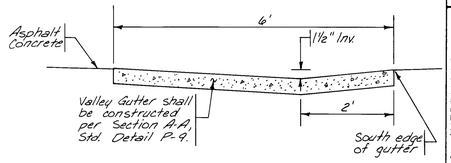


① EAST CURB LINE CURVE INFO.:
Δ = 6°58'38" PC STA. =
L = 30.00' 0+94.98
R = 246.35' (SVY. LINE)
T = 15.02'
E = 0.457'

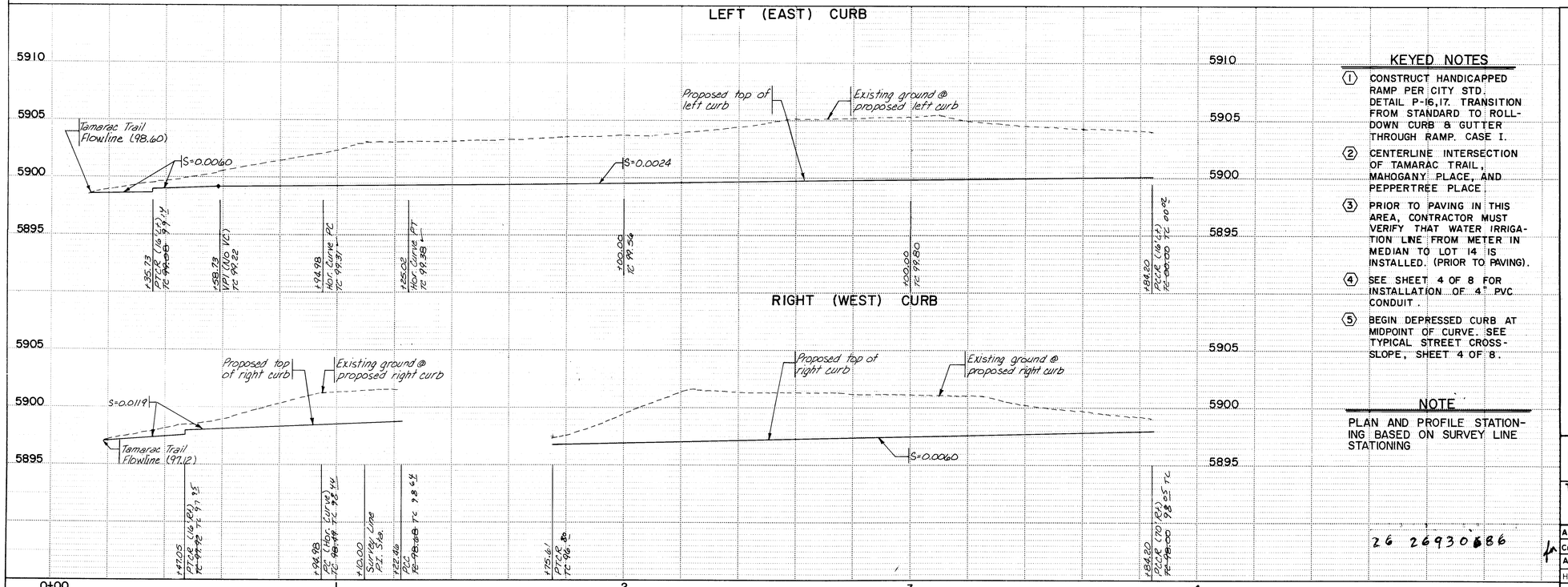
② WEST CURB LINE CURVE INFO.:
Δ = 6°53'25" PC STA. =
L = 25.78' 0+94.98
R = 214.35' (SVY. LINE)
T = 12.90'

③ WEST CURB CURVE INFO.:
Δ = 78°49'30" PCC STA. =
L = 34.39' 1+22.46
R = 25.00' (SVY. LINE)
T = 20.54'

④ WEST CURB CURVE INFO.:
Δ = 76°09'44" PC STA. =
L = 33.23' 1+51.30
R = 25.00' (SVY. LINE)
T = 19.59'



VALLEY GUTTER DETAIL
NO SCALE



KEYED NOTES

1. CONSTRUCT HANDICAPPED RAMP PER CITY STD. DETAIL P-16,17. TRANSITION FROM STANDARD TO ROLL-DOWN CURB & GUTTER THROUGH RAMP. CASE I.
2. CENTERLINE INTERSECTION OF TAMARAC TRAIL, MAHOGANY PLACE, AND PEPPERTREE PLACE
3. PRIOR TO PAVING IN THIS AREA, CONTRACTOR MUST VERIFY THAT WATER IRRIGATION LINE FROM METER IN MEDIAN TO LOT 14 IS INSTALLED. (PRIOR TO PAVING).
4. SEE SHEET 4 OF 8 FOR INSTALLATION OF 4" PVC CONDUIT.
5. BEGIN DEPRESSED CURB AT MIDPOINT OF CURVE. SEE TYPICAL STREET CROSS-SLOPE, SHEET 4 OF 8.

NOTE

PLAN AND PROFILE STATIONING BASED ON SURVEY LINE STATIONING

LEGEND

- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- TC 96.30 FL 95.97 — PROPOSED SPOT ELEVATION (TOP OF CURB, FLOW LINE)
- TC 96.27 FL 95.66 — EXISTING SPOT ELEVATION (TOP OF CURB, FLOW LINE)
- EXISTING CURB & GUTTER
- FUTURE SIDEWALK

"AS BUILT" (HORIZONTAL AND VERTICAL) LOCATION ONLY

26 26930686

AS BUILT INFORMATION
CONTRACTOR Sundance Hdg.
SUBCONTRACTOR Jaramillo Const.
STAKED BY Tom 12/6/82 DATE 8-27-84
INSPECTOR'S CHANGES DATE
FIELD CHANGES BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS
BOHANNAN-HUSTON BRASS CAP LOCATED AT THE NORTH, NORTHWEST PROPERTY RETURN OF THE INTERSECTION OF SPAIN ROAD AND LOWELL STREET. THE BRASS CAP IS STAMPED AS FOLLOWS: R.E.T. TRT 4A, 1980.
ELEVATION = 5867.69'

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
JAMES E. TOM MILLER
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
5867

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JT	8/85
DRAWN BY	TG	8/85
CHECKED BY	JT	8/85

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

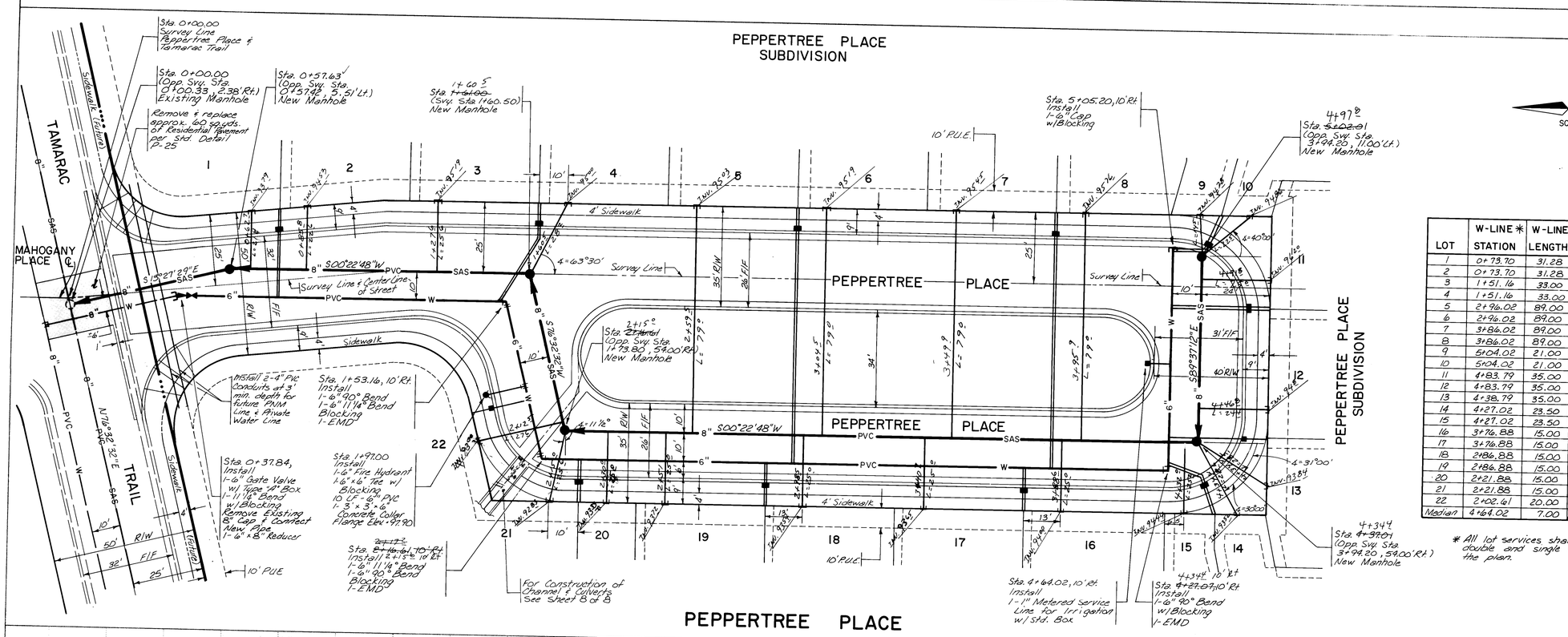
TITLE: PEPPERTREE PLACE SUBDIVISION
PAVING P&P - PEPPERTREE PLACE

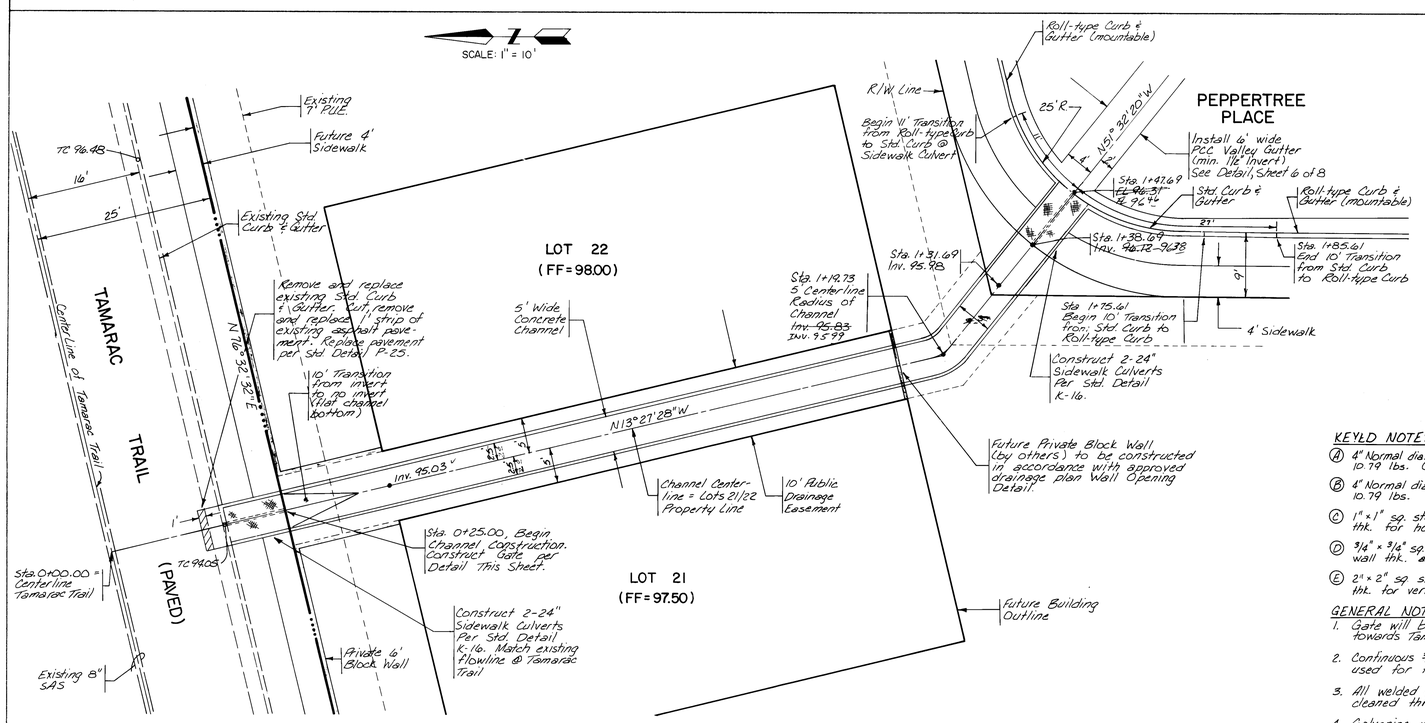
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		12/20/85	Liquid Waste	N/A B.R.	12/20/85
A.C.E.-Design			Traffic	D.O. Parks	12/20/85
Hydrology			Water	N/A B.R.	12/20/85

DRAWING NO.	MAP NO.	SHEET	OF
2693	E-22, F-22	6	8

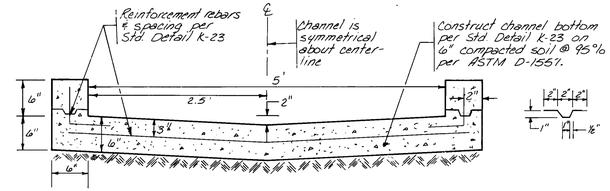
B.H.I JOB Nº51553
SCALE: 1" = 20' (HORIZ.) 1" = 5' (VERT.)

BRUNING 44 132 62236


PEPPERTREE PLACE SUBDIVISION
TAMARAC
MAHOGANY PLACE
TRAIL
PEPPERTREE PLACE
PEPPERTREE PLACE SUBDIVISION
Sta. 0+00.00 Survey Line Pepperitree Place & Tamarac Trail
Sta. 0+00.00 (Opp. Svy. Sta. 0+00.33, 2.38'Rt.) Existing Manhole
Remove & replace approx. 60 sq.yds. of Residential Pavement per Std. Detail P-25
Sta. 0+57.63 (Opp. Svy. Sta. 0+57.42, 5.51'Lt.) New Manhole
Sta. 1+60.5 (Svy. Sta 1+60.50) New Manhole
Sta. 5+05.20, 10'Rt. Install 1-6" Cap w/Blocking
4+97 (Opp. Svy. Sta. 3+94.20, 11.00'Lt.) New Manhole
Sta. 2+15 (Opp. Svy. Sta. 1+73.80, 59.00'Rt.) New Manhole
Install 2-4" PVC Conduits at 3' min. depth for future Paint Line & Private Water Line
Sta. 1+53.16, 10'Rt. Install 1-6" 90° Bend 1-6" 11 1/4° Bend Blocking 1-EMD
Sta. 0+37.84, Install 1-6" Gate Valve w/ Type 2 Box 1-11 1/4° Bend w/Blocking Remove Existing & Cap & Connect New Pipe 1-6" x 8" Reducer
Sta. 1+97.00 Install 1-6" Fire Hydrant 1-6" x 6" Tee w/ Blocking 10 LF - 6" PVC 1-3" x 3" x 6" Concrete Collar Flange Elev.-97.90
Sta. 2+11.2 Install 2+15 = 10'Rt. 1-6" 11 1/4° Bend 1-6" 90° Bend Blocking 1-EMD
For Construction of Channel & Culverts See Sheet 8 of 8
Sta. 4+64.02, 10'Rt. Install 1-1" Metered service Line for Irrigation w/ Std. Box
Sta. 4+27.07, 10'Rt Install 1-6" 90° Bend w/Blocking 1-EMD
4+34 (Opp. Svy. Sta. 3+94.20, 59.00'Rt.) New Manhole
SCALE: 1" = 20'
Survey Line
Survey Line + Center Line of Street
4' Sidewalk
Sidewalk
10' P.U.E.
S 15°27'29" E
S 00°22'48" W
S 76°32'32" W
N 76°32'32" E
S 89°37'12" W
L = 79.0
L = 79.5
L = 79.8
L = 79.9
L = 27.5
L = 27.4
L = 27.8
L = 27.9
Δ = 63°30'
Δ = 40°00'
Δ = 31°00'
Δ = 38°00'
Δ = 11 1/2°
R/W
F/F
PVC
SAS
W
8" SAS
6" PVC
8" PVC
6" W
8" W
TAW 95.79
TAW 95.53
TAW 95.19
TAW 95.03
TAW 95.19
TAW 95.45
TAW 95.76
TAW 94.25
TAW 94.20
TAW 94.18
TAW 93.84
TAW 93.85
TAW 93.95
TAW 94.02
TAW 94.22
TAW 94.28
TAW 94.48
TAW 94.48
TAW 94.48

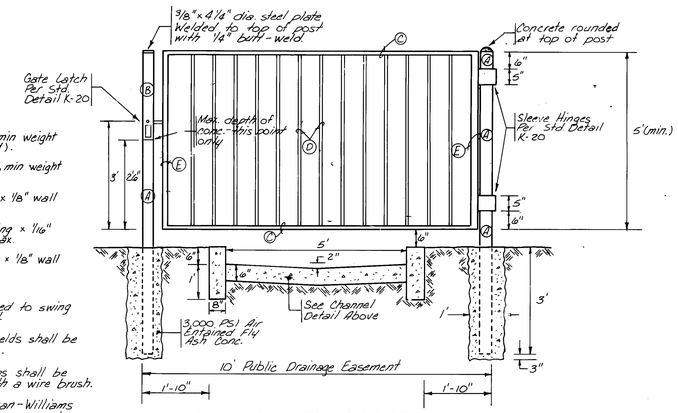


PUBLIC DRAINAGE EASEMENT AND CHANNEL



5' CONCRETE CHANNEL

NO SCALE



DRAINAGE EASEMENT GATE DETAIL

NO SCALE

KEYED NOTES:

(A) 4" Normal dia. galv. pipe, min weight 10.79 lbs. (conc. filled).

(B) 4" Normal dia. galv. pipe, min weight 10.79 lbs.

(C) 1" x 1" sq. steel tubing x 1/8" wall thk. for horiz. frame.

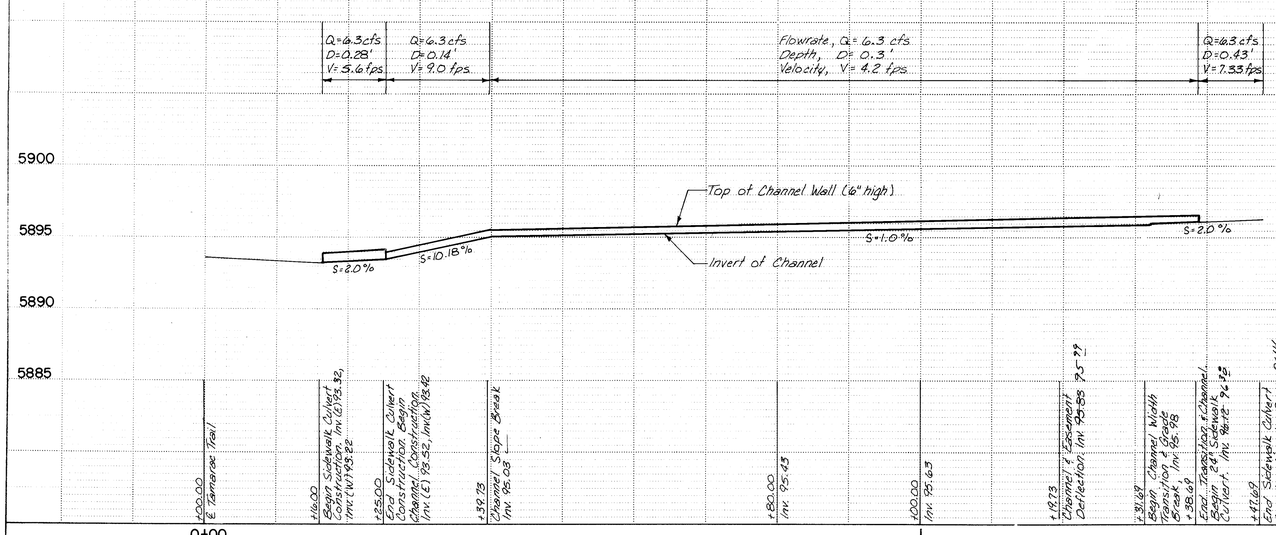
(D) 3/4" x 3/4" sq. steel tubing x 1/16" wall thk. at 6" o.c. max.

(E) 2" x 2" sq. steel tubing x 1/8" wall thk. for vert. frame.

GENERAL NOTES:

1. Gate will be constructed to swing towards Tamarac Trail.
2. Continuous 3/16" fillet welds shall be used for tube welds.
3. All welded & cut areas shall be cleaned throughly with a wire brush.
4. Galvanize with Sherman-Williams Zinc Clad 7 primer or equal.
5. Paint gate & posts with black paint for wrought iron appearance.

NOTE: CHANNEL CENTERLINE = STATIONING CENTERLINE



BHI JOB Nº 51553

SCALE: 1" = 10' (HORIZ.)
1" = 5' (VERT.)

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WALKER
NEW MEXICO
9207
PROFESSIONAL LAND SURVEYOR

26 26930886

AS BUILT INFORMATION
INSP. BY Stephen E. Walker
CHECKED BY Jack Walker DATE 8-27-86
ACCEPTED BY Tom Udick DATE
INSPT. PLACE BASE BY DATE
F.B. & PG. DATE
FINAL INSPECTION BY DATE
CORRECTIONS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS
BOHANNAN-HUSTON BRASS CAP LOCATED AT THE NORTH NORTHWEST PROPERTY RETURN OF THE INTERSECTION OF SPAIN ROAD AND LOWELL STREET. THE BRASS CAP IS STAMPED AS FOLLOWS: RET. TRT 4A, 1980. ELEVATION = 5867.69'

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
JAMES A. MEEK
9324
NEW MEXICO
PROFESSIONAL ENGINEER
12/4/86

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	JT	DATE 11/85
DRAWN BY	TG	DATE 11/85
CHECKED BY	JT	DATE 11/85

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PEPPERTREE PLACE SUBDIVISION
PUBLIC DRAINAGE EASEMENT AND CHANNEL

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		12/30/85	Liquid Waste	N/A AR	12/24/85
A.C.E - Design			Traffic	N/A DOP	12/20/85
Hydrology			Water	N/A AR	12/24/85

DRAWING NO.	MAP NO.	SHEET	OF
2693	E-22, F-22	8	8

BRUNING 44 132 62236