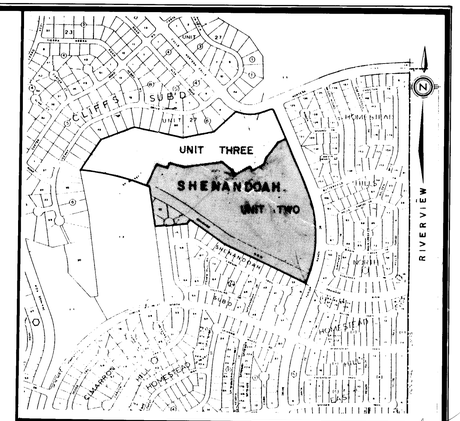
SHENANDOAH
UNIT TWO

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & VICINITY MAP
2-4	PLATS OF GEOMETRY
5-8	GRADING PLAN
9-12	EROSION CONTROL PLAN
13	PAVING COMPOSITE PLAN
	PAVING PLAN & PROFILES
14-15	TAYLOR RANCH DRIVE, N.W.
16	CALLE NORTENA, N.W.
17	STAUNTON PLACE, N.W. & CARSON TRAIL, N.W.
18	DEERFIELD ROAD, N.W. & BASIN CREEK TRAIL, N.W.
19-20	RICHMOND HILL ROAD, N.W.
21	CHESAPEAKE ROAD, N.W.
22	CHESAPEAKE ROAD, N.W. & THORNWOOD DRIVE, N.W.
23-24	ROANOKE AVENUE, N.W.
25	VERONA STREET, N.W.
26	UTILITY COMPOSITE PLAN
	UTILITY PLAN & PROFILES
27	TAYLOR RANCH DRIVE, N.W.
28	CALLE NORTENA, N.W
29	STAUNTON PLACE, N.W. & CARSON TRAIL, N.W.
30	DEERFIELD ROAD, N.W. & BASIN CREEK TRAIL, N.W.
31-32	RICHMOND HILL ROAD, N.W.
33	CHESAPEAKE ROAD, N.W
34	CHESAPEAKE ROAD, N.W. & THORNWOOD DRIVE, N.W.
35-36	ROANOKE AVENUE, N.W.
37	VERONA STREET, N.W.
38-39	OFFSITE MASTERPLAN WATER MAIN
40	DRAINAGE R.O.W. CHANNEL BETWEEN LOTS 64 & 65
41	DRAINAGE R.O.W. CHANNEL BETWEEN LOTS 91 & 92
42-43	OFFSITE DRAINAGE DIVERSION



VICINITY MAP
1" = 800'
ZONE ATLAS D-17

GENERAL NOTES:

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 THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1985.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
4. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
6. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
7. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
8. 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.
9. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
10. CONTRACTOR SHALL OBTAIN BARRICADING PERMIT PRIOR TO ANY WORK ON TAYLOR RANCH DRIVE.

APPROVAL OF AS BUILT DRAWINGS
ASST. CITY ENGINEER
DATE 8-11-82

26 28260187

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
2	33,34,35,37		9/29/86	H/LW PWD	9/5/86		
1	5,18,30		9/5/86	Transp Dev Dept	9/5/86		

APPROVAL OF REVISIONS

ENGINEER'S SEAL
MICHAEL J. YOUNG
NEW MEXICO
8466
REGISTERED PROFESSIONAL ENGINEER
8/6/86

DATE: MAY, 1986
SCALE: AS NOTED
DESIGNED: C.S.C.
DRAWN: C.S.C.
JOB NO: 73-35-PRE

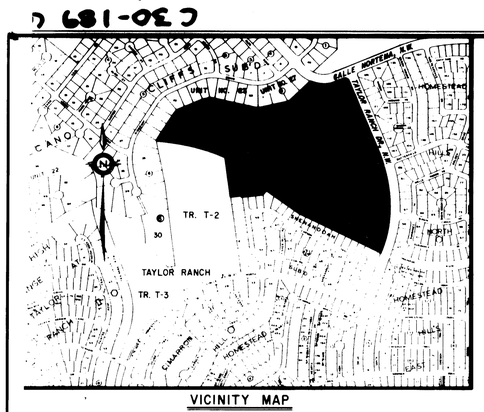
community services corporation

APPROVED FOR CONSTRUCTION
CITY ENGINEER for JWH
8/13/86
DATE

PROJECT NO. 2826

SHEET 1 OF 43

(2) 681-030



VICINITY MAP
NOT TO SCALE

SUBDIVISION DATA

SUBDIVISION CASE NO.....DRB-86-93, S-86-13, V-86-37
GROSS SUBDIVISION ACREAGE.....51.6450 AC
ZONE ATLAS INDEX NO.....D-11
NO. OF TRACTS CREATED.....1
NO. OF LOTS CREATED.....131
MILES OF FULL-WIDTH STREETS CREATED.....0.9
DATE OF SURVEY.....OCTOBER, 1985

NOTES

1. BEARINGS PUBLISHED ON THIS PLAT ARE BASED ON THE NEW MEXICO STATE PLANE GRID COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES ARE GROUND.
2. ALL DIMENSIONS ALONG CURVED LINES ARE ARC MEASUREMENTS. ALL LINES MARKED N/R ARE NON-RADIAL.
3. BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "□" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV.= 5198.95'
4. 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. 7270".
5. THERE SHALL BE NO DIRECT DRIVEWAY VEHICULAR ACCESS ALLOWED FROM TAYLOR RANCH DRIVE TO ANY LOTS.
6. PUBLIC RIGHTS-OF-WAY VACATED WITH THIS PLAT ARE THE 100-FOOT WIDE PIEDRAS MARCADAS DRAINAGE RIGHT-OF-WAY AND A PORTION OF CARSON TRAIL, N.W. AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "CORRECTED" REPLAT OF LOTS 1 THROUGH 74 TO SHENANDOAH SUBDIVISION TAYLOR RANCH TRACT 14" FILED MARCH 17, 1986, VOL. C29, FOLIO 185. (REF: V-86-37)
7. DEVELOPMENT OF LOTS 1-5, 8-12, 17-20, 28-49, 53-56, 85-91, 94-97, 113-118 AND 125 HAVE MINIMUM TEN FEET SOUTH SIDEYARD SETBACKS AND MINIMUM 5 FEET NORTH SIDEYARD SETBACKS. ALL OTHER LOTS SHALL HAVE SIDEYARD SETBACKS AS REQUIRED BY SECTION 10.E.3.a OF THE CITY ZONING CODE. ALL STRUCTURES SHALL BE SUBJECT TO THE BUILDING HEIGHT LIMITATIONS OF SECTION 40.C.1.g OF THE CITY ZONING CODE UNLESS THE ENERGY EFFICIENT CONSTRUCTION STANDARDS SPECIFIED IN SECTION 40.C.1.(g)(4) ARE USED AND A HEIGHT LIMIT WAIVER IS OBTAINED FROM THE ZONING ENFORCEMENT OFFICER.

(NOTES CONTINUED SHEET 3 OF 3)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF A PORTION OF TRACT T-3, TAYLOR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TAYLOR RANCH TRACTS T-1, T-2 & T-3" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 15, 1980 IN VOLUME C17, FOLIO 159 AS DOCUMENT NUMBER 80 71828, TOGETHER WITH ALL OF LOTS 17 THROUGH 21, INCLUSIVE, BLOCK 2, ALL OF THE PIEDRAS MARCADAS ARROYO DRAINAGE RIGHT-OF-WAY AND A PORTION OF CARSON TRAIL, N.W., AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "CORRECTED" REPLAT OF LOTS 1 THROUGH 74 TO SHENANDOAH SUBDIVISION TAYLOR RANCH TRACT 14" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1986 IN VOLUME C29, FOLIO 185 AS DOCUMENT NUMBER 86 23007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 & 24, T11N, R2E, N.M.P.M. (U.S.G.L.O. BRASS CAP IN PLACE); THENCE, N86°43'48"W, 1959.27 FEET TO A.C.S. MONUMENT "1-C11" (ALUMINUM CAP IN PLACE); THENCE, S19°14'26"E, 572.07 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 6, UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION (FILED NOVEMBER 15, 1971, VOLUME D4, FOLIO 173), AND A POINT-ON-CURVE (POC) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., AND THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 328.11 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 413.40 FEET, A CENTRAL ANGLE OF 45°28'30" AND A CHORD THAT BEARS S89°50'21"E, 319.57 FEET) TO A (NON-TANGENT) POINT EVIDENCED BY AN IRON STAKE WITH CAP MARKED "LS 4078"; THENCE, N67°19'54"E, 50.01 FEET TO A (NON-TANGENT) POINT EVIDENCED BY AN IRON STAKE WITH CAP MARKED "LS 4078"; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 39.30 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'48" AND A CHORD THAT BEARS S67°32'02"E, 35.38 FEET) TO A (NON-TANGENT) POINT EVIDENCED BY AN IRON STAKE WITH CAP MARKED "LS 4078" ON THE WESTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W. (106' R.O.W.); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S22°40'06"E, 831.97 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHEASTERLY 979.23 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1307.00 FEET, A CENTRAL ANGLE OF 42°55'38" AND A CHORD THAT BEARS S01°12'17"E, 956.49 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S20°15'32"W, 59.21 FEET TO THE NORTHEAST CORNER OF BLOCK 2 OF THE AFOREMENTIONED SHENANDOAH SUBDIVISION; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY BOUNDARY LINE OF BLOCK 2, SHENANDOAH SUBDIVISION, N63°58'05"W, 899.83 FEET; THENCE, N53°59'55"W, 442.23 FEET TO THE MOST NORTHERLY CORNER OF LOT 24, BLOCK 2, SHENANDOAH SUBDIVISION; THENCE, S35°00'05"W, 69.02 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK 2, SHENANDOAH SUBDIVISION; THENCE, S82°51'49"W, 199.94 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF LOT 16, BLOCK 2, SHENANDOAH SUBDIVISION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CARSON TRAIL, N.W. (50' R.O.W.); THENCE, N07°08'11"W, 21.22 FEET; THENCE, S82°51'49"W, 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND A POINT ON THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT T-2, TAYLOR RANCH; THENCE ALONG SAID EASTERLY BOUNDARY LINE, N07°08'11"W, 371.14 FEET TO A POINT-ON-CURVE (POC) AND THE NORTHEAST CORNER OF SAID TRACT T-2; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF TRACT T-2, NORTHWESTERLY 761.21 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 2435.69 FEET, A CENTRAL ANGLE OF 17°54'22" AND A CHORD THAT BEARS N73°57'48"W, 758.11 FEET) TO THE NORTHWEST CORNER OF TRACT T-2 AND THE MOST SOUTHERLY CORNER OF LOT 38, BLOCK 6, UNIT NO. 23, VOLCANO CLIFFS SUBDIVISION (FILED NOVEMBER 15, 1971, VOLUME D4, FOLIO 172); THENCE ALONG THE EASTERLY BOUNDARY LINE OF UNIT NO. 23, VOLCANO CLIFFS SUBDIVISION, N33°09'02"E, 377.08 FEET; THENCE, N67°02'56"E, 289.11 FEET; THENCE, N80°41'36"E, 73.32 FEET; THENCE, S77°51'35"E, 504.45 FEET TO THE MOST EASTERLY CORNER OF UNIT NO. 23, VOLCANO CLIFFS SUBDIVISION, AND THE MOST SOUTHERLY CORNER OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY LINE OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION, N77°46'34"E, 313.11 FEET; THENCE, N46°50'18"E, 314.16 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 51.6450 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHTS-OF-WAY AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR 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 (SEE NOTE 8). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BELLAMAH COMMUNITY DEVELOPMENT
A NEW MEXICO GENERAL PARTNERSHIP

D.T. ROBERTSON, SENIOR VICE-PRESIDENT
AND REGIONAL MANAGER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF JUNE, 1986 BY D.T. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL MANAGER OF BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY Daylel Page NOTARY PUBLIC MY COMMISSION EXPIRES: 10-13-87

86 6883

VACATION AND SUBDIVISION PLAT FOR

SHENANDOAH UNIT TWO

SITUATE WITHIN SECTION 23, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1986

C30 189 1-3

RESERVED FOR COUNTY CLERK

APPROVALS

SUBDIVISION CASE NUMBER S-86-13

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE 7-8-86
PARKS AND RECREATION DEPARTMENT	DATE 6-10-86
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE 6-10-86
UTILITY ENGINEER, ENGINEERING DIVISION	DATE 7/7/86
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTH.	DATE 7-7-86
WATER UTILITIES DEPARTMENT	DATE 6-10-86
CHIEF CITY SURVEYOR, ENGINEERING DIVISION	DATE 06-07-86
PROPERTY MANAGEMENT	DATE 6-10-86
GAS COMPANY OF NEW MEXICO	DATE 7-7-86
MOUNTAIN BELL	DATE 7-7-86
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE 7-7-86

SURVEYOR'S CERTIFICATION

I, L.A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS OF RECORD READILY AVAILABLE TO A LAND SURVEYOR AND MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. THE SURVEY 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.

L.A. CARLETON, JR., N.M.R.L.S. #7270 DATE 5/27/86

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF MAY, 1986 BY L.A. CARLETON, JR.

BY NOTARY PUBLIC MY COMMISSION EXPIRES: 3/25/89

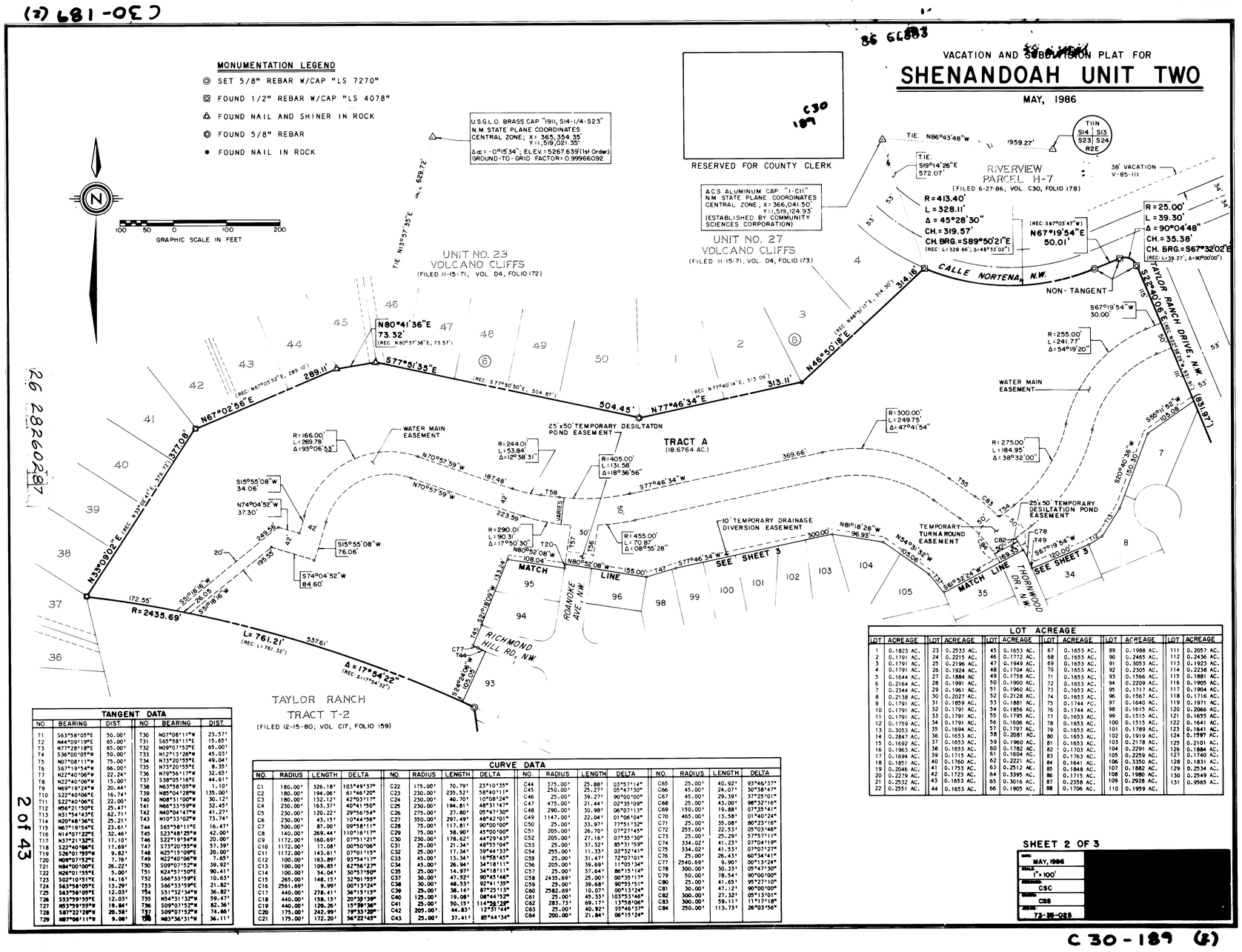
OFFICIAL SEAL
RICHARD D. QUINTANA
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 3/25/89

SHEET 1 OF 3

DATE	MAY, 1986
SCALE	AS NOTED
DESIGNED	MKS
DRAWN	MKS
JOB NO	73-35-025

C 30 - 189 (1)

(2) 681-030



TANGENT DATA

NO.	BEARING	DIST.	NO.	BEARING	DIST.
T1	S63°58'05"E	50.00'	T30	N07°08'11"W	23.57'
T2	N44°09'19"E	65.00'	T31	S65°58'11"E	15.65'
T3	N77°28'18"E	65.00'	T32	N09°07'52"E	65.00'
T4	S36°00'05"W	50.00'	T33	N12°13'26"W	45.03'
T5	N07°08'11"W	75.00'	T34	N73°20'55"E	49.04'
T6	S67°19'54"W	66.00'	T35	N73°20'55"E	8.35'
T7	N22°40'06"W	22.24'	T36	N79°56'17"W	32.65'
T8	N22°40'06"W	15.00'	T37	S38°05'16"E	44.61'
T9	N69°19'24"W	20.44'	T38	N63°58'05"W	1.10'
T10	S22°40'06"E	16.24'	T39	N85°04'28"W	135.00'
T11	S22°40'06"E	22.00'	T40	N08°31'00"W	30.12'
T12	N56°21'50"E	25.47'	T41	N66°33'59"W	32.45'
T13	N31°54'43"E	62.71'	T42	N40°04'47"W	41.27'
T14	N20°48'36"E	25.21'	T43	N10°33'02"E	73.74'
T15	N07°19'54"W	23.61'	T44	S65°58'11"E	16.47'
T16	N14°07'22"E	32.46'	T45	S23°48'25"W	42.00'
T17	N37°21'32"E	17.10'	T46	S22°19'54"W	20.00'
T18	S22°40'06"E	17.69'	T47	S73°20'35"W	57.39'
T19	S26°01'55"W	9.82'	T48	N25°15'09"E	20.00'
T20	N09°07'52"E	7.65'	T49	N22°40'06"W	7.65'
T21	N84°00'08"E	26.22'	T50	S09°07'52"W	39.92'
T22	N26°01'55"W	5.00'	T51	N24°57'50"E	90.41'
T23	S02°10'31"E	14.16'	T52	S66°33'59"E	10.63'
T24	S63°58'05"E	13.29'	T53	S66°33'59"E	21.82'
T25	S63°58'05"E	12.03'	T54	S51°32'34"W	36.82'
T26	S23°59'55"E	12.03'	T55	N54°31'32"E	59.47'
T27	N53°59'55"W	19.84'	T56	S09°07'52"W	82.36'
T28	S87°22'28"W	20.58'	T57	S09°07'52"W	74.66'
T29	N07°08'11"W	9.08'	T58	N83°36'31"W	36.11'

CURVE DATA

NO.	RADIUS	LENGTH	DELTA	NO.	RADIUS	LENGTH	DELTA	NO.	RADIUS	LENGTH	DELTA	NO.	RADIUS	LENGTH	DELTA
C1	180.00'	326.18'	103°49'37"	C22	175.00'	70.79'	23°10'35"	C44	375.00'	25.88'	03°57'14"	C65	25.00'	40.92'	93°46'37"
C2	180.00'	194.06'	61°46'20"	C23	230.00'	235.52'	58°40'11"	C45	250.00'	25.27'	05°47'30"	C66	45.00'	24.07'	30°38'47"
C3	180.00'	132.12'	42°03'17"	C24	230.00'	40.70'	10°08'24"	C46	25.00'	39.27'	90°00'00"	C67	45.00'	29.39'	37°25'01"
C4	230.00'	163.37'	40°41'50"	C25	230.00'	194.81'	48°31'47"	C47	475.00'	21.44'	02°35'09"	C68	25.00'	43.00'	98°32'16"
C5	230.00'	120.22'	29°56'54"	C26	275.00'	27.80'	05°47'30"	C48	290.00'	30.98'	06°07'13"	C69	150.00'	19.88'	07°35'41"
C6	230.00'	43.15'	10°44'56"	C27	350.00'	297.49'	48°42'01"	C49	1147.00'	22.04'	01°06'04"	C70	465.00'	13.58'	01°40'24"
C7	500.00'	87.00'	09°58'11"	C28	75.00'	117.81'	90°00'00"	C50	25.00'	33.97'	77°51'32"	C71	25.00'	35.08'	80°23'16"
C8	140.00'	269.44'	110°16'17"	C29	75.00'	58.90'	45°00'00"	C51	205.00'	26.70'	07°27'45"	C72	255.00'	22.53'	05°03'46"
C9	1172.00'	160.69'	07°51'21"	C30	230.00'	178.62'	44°29'53"	C52	205.00'	27.16'	07°35'30"	C73	25.00'	25.29'	57°57'11"
C10	1172.00'	17.08'	00°50'06"	C31	25.00'	21.34'	48°55'04"	C53	25.00'	37.32'	85°31'59"	C74	334.02'	41.23'	07°04'19"
C11	1172.00'	143.61'	07°01'15"	C32	25.00'	17.34'	39°44'33"	C54	255.00'	11.33'	02°32'41"	C75	334.02'	41.53'	07°07'27"
C12	100.00'	165.80'	95°00'00"	C33	45.00'	41.34'	16°58'45"	C55	25.00'	31.47'	72°07'01"	C76	25.00'	26.43'	60°34'41"
C13	100.00'	109.85'	62°56'27"	C34	45.00'	26.94'	34°18'11"	C56	205.00'	39.69'	11°05'34"	C77	2540.69'	9.90'	00°13'24"
C14	100.00'	54.04'	30°57'39"	C35	25.00'	14.97'	34°18'11"	C57	25.00'	37.64'	86°15'14"	C78	300.00'	30.33'	05°47'30"
C15	265.00'	148.15'	32°01'55"	C36	30.00'	47.52'	90°45'46"	C58	2435.69'	25.00'	00°35'17"	C79	50.00'	78.54'	90°00'00"
C16	2561.69'	9.99'	00°13'24"	C37	30.00'	48.53'	92°41'35"	C59	29.00'	39.68'	90°55'51"	C80	25.00'	41.65'	95°27'10"
C17	440.00'	278.41'	36°15'15"	C38	30.00'	38.14'	87°25'13"	C60	2582.60'	10.07'	00°13'24"	C81	30.00'	47.12'	90°00'00"
C18	440.00'	158.15'	20°35'39"	C39	25.00'	19.08'	08°44'52"	C61	25.00'	45.53'	103°53'46"	C82	300.00'	27.32'	05°13'01"
C19	440.00'	120.26'	15°39'36"	C40	125.00'	50.15'	114°56'39"	C62	285.73'	69.17'	13°52'06"	C83	300.00'	59.11'	11°17'18"
C20	175.00'	242.99'	79°33'29"	C41	25.00'	44.85'	102°47'48"	C63	25.00'	40.82'	93°32'37"	C84	250.00'	113.73'	26°03'56"
C21	175.00'	172.20'	56°22'45"	C42	205.00'	37.41'	10°27'33"	C64	200.00'	21.84'	06°15'24"				

LOT ACREAGE

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
1	0.1823 AC.	23	0.2533 AC.	45	0.1653 AC.	67	0.1653 AC.	89	0.1988 AC.	111	0.2057 AC.
2	0.1791 AC.	24	0.2215 AC.	46	0.1772 AC.	68	0.1653 AC.	90	0.2465 AC.	112	0.2436 AC.
3	0.1791 AC.	25	0.2196 AC.	47	0.1949 AC.	69	0.1653 AC.	91	0.3053 AC.	113	0.1923 AC.
4	0.1791 AC.	26	0.1924 AC.	48	0.1704 AC.	70	0.1653 AC.	92	0.2305 AC.	114	0.2238 AC.
5	0.1644 AC.	27	0.1884 AC.	49	0.1758 AC.	71	0.1653 AC.	93	0.1566 AC.	115	0.1881 AC.
6	0.2164 AC.	28	0.1991 AC.	50	0.1960 AC.	72	0.1653 AC.	94	0.2209 AC.	116	0.1905 AC.
7	0.2344 AC.	29	0.1961 AC.	51	0.1960 AC.	73	0.1653 AC.	95	0.1717 AC.	117	0.1904 AC.
8	0.2138 AC.	30	0.2027 AC.	52	0.2128 AC.	74	0.1653 AC.	96	0.1567 AC.	118	0.1716 AC.
9	0.1791 AC.	31	0.1859 AC.	53	0.1881 AC.	75	0.1744 AC.	97	0.1640 AC.	119	0.1971 AC.
10	0.1791 AC.	32	0.1791 AC.	54	0.1856 AC.	76	0.1744 AC.	98	0.1615 AC.	120	0.2066 AC.
11	0.1791 AC.	33	0.1791 AC.	55	0.1795 AC.	77	0.1653 AC.	99	0.1515 AC.	121	0.1655 AC.
12	0.1759 AC.	34	0.1791 AC.	56	0.1606 AC.	78	0.1653 AC.	100	0.1515 AC.	122	0.1641 AC.
13	0.3053 AC.	35	0.1694 AC.	57	0.1797 AC.	79	0.1653 AC.	101	0.1789 AC.	123	0.1641 AC.
14	0.2847 AC.	36	0.1653 AC.	58	0.2081 AC.	80	0.1653 AC.	102	0.1919 AC.	124	0.1597 AC.
15	0.1692 AC.	37	0.1653 AC.	59	0.1960 AC.	81	0.1653 AC.	103	0.2178 AC.	125	0.2101 AC.
16	0.1963 AC.	38	0.1653 AC.	60	0.1782 AC.	82	0.1703 AC.	104	0.2291 AC.	126	0.1884 AC.
17	0.1694 AC.	39	0.1715 AC.	61	0.1604 AC.	83	0.1763 AC.	105	0.2259 AC.	127	0.1740 AC.
18	0.1851 AC.	40	0.1760 AC.	62	0.2221 AC.	84	0.1641 AC.	106	0.3350 AC.	128	0.1831 AC.
19	0.2046 AC.	41	0.1753 AC.	63	0.2512 AC.	85	0.1848 AC.	107	0.1882 AC.	129	0.2534 AC.
20	0.2219 AC.	42	0.1723 AC.	64	0.3395 AC.	86	0.1715 AC.	108	0.1980 AC.	130	0.2549 AC.
21	0.2532 AC.	43	0.1653 AC.	65	0.3016 AC.	87	0.2358 AC.	109	0.2928 AC.	131	0.9565 AC.
22	0.2551 AC.	44	0.1653 AC.	66	0.1905 AC.	88	0.1706 AC.	110	0.1959 AC.		

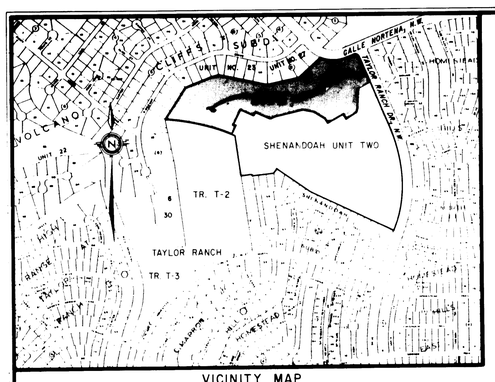
SHEET 2 OF 3

DATE	MAY, 1986
SCALE	1" = 100'
DESIGNED	CBC
DRAWN	CBS
JOB NO	73-35-025

C 30 - 189 (2)

26 2826087

2 of 43



VICINITY MAP

NOT TO SCALE

NOTES

1. BEARINGS PUBLISHED ON THIS PLAT ARE BASED ON THE NEW MEXICO STATE PLANE GRID COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES ARE GROUND.
2. ALL DIMENSIONS ALONG CURVED LINES ARE ARC MEASUREMENTS. ALL LINES MARKED N/R ARE NON-RADIAL.
3. BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "CBM" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV.= 5198.95'
4. CENTERLINE (N.M.) TIES OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE POINTS, PI'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM MONUMENT AS SHOWN ON STD. DWG. NO. 2754 OF ALBUQUERQUE STANDARDS. THE CENTERLINE MONUMENT ON SURVEY MARKER DO NOT DISTURB U.S.C. & G.S. "270".
5. THERE SHALL BE NO DIRECT DRIVEWAY VEHICULAR ACCESS ALLOWED FROM TAYLOR RANCH DRIVE TO ANY LOTS. ACCESS TO LOT 72 SHALL BE FROM VERONA STREET ONLY.
6. DEVELOPMENT OF LOT 54 HAS A MINIMUM TEN FEET SOUTH SIDEYARD SETBACK, AND A MINIMUM 20 FEET NORTH SIDEYARD SETBACK. ALL OTHER LOTS SHALL HAVE 6' SIDEYARD SETBACKS. ALL STRUCTURES SHALL BE SUBJECT TO THE BUILDING HEIGHT LIMITATIONS OF SECTION 22.3 OF THE COMPREHENSIVE ZONING CODE UNLESS THE ENERGY CONSERVATION STANDARDS SPECIFIED IN SECTION 22.5 OF THE ZONING CODE ARE USED AND A HEIGHT LIMIT WAIVER IS OBTAINED FROM THE ZONING ENFORCEMENT OFFICER.
7. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
   A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
   B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
   C. MOUNTAIN BELL FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
   D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

   INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. ALSO INCLUDED IS THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 23, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF ALL OF TRACT A, SHENANDOAH UNIT TWO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "VACATION AND SUBDIVISION PLAT FOR SHENANDOAH UNIT TWO" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1986, IN VOLUME C30, FOLIO 189 AS DOCUMENT NUMBER 86 61883 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23 & 24, T11N, R2E, N.M.P.M. (U.S.G.L.O. BRASS CAP IN PLACE); THENCE, N86°43'48"W, 1959.27 FEET TO A.C.S. MONUMENT "1-C11" (ALUMINUM CAP IN PLACE); THENCE, S19°14'26"E, 572.07 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 6, UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION (FILED NOVEMBER 15, 1971, VOLUME D4, FOLIO 173), A POINT-ON-CURVE (POC) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W. (68' R.O.W.) AND THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 328.11 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 413.40 FEET, A CENTRAL ANGLE OF 45°28'30" AND A CHORD THAT BEARS S89°50'21"E, 319.57 FEET) TO A (NON-TANGENT) POINT EVIDENCED BY AN IRON STAKE WITH CAP MARKED "LS 4078"; THENCE, N67°19'54"E, 50.01 FEET TO A (NON-TANGENT) POINT EVIDENCED BY AN IRON STAKE WITH CAP MARKED "LS 4078"; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 39.30 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°04'48" AND A CHORD THAT BEARS S67°32'02"E, 35.38 FEET) TO A (NON-TANGENT) POINT EVIDENCED BY AN IRON STAKE WITH CAP MARKED "LS 4078" ON THE WESTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W. (106' R.O.W.); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S22°40'06"E, 276.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 7, OF THE AFOREMENTIONED SHENANDOAH UNIT TWO; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S55°11'52"W, 105.08 FEET; THENCE, S20°40'36"W, 150.30 FEET; THENCE, S31°54'43"W, 62.71 FEET; THENCE, S56°21'50"W, 25.47 FEET; THENCE, S67°19'54"W, 120.00 FEET TO THE NORTHWEST CORNER OF LOT 34, SHENANDOAH UNIT TWO AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THORNWOOD DRIVE, N.W. (50' R.O.W.); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N22°40'06"W, 7.65 FEET TO A POINT-OF-CURVATURE (POC); THENCE, NORTHWESTERLY 30.33 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 05°47'30" AND A CHORD THAT BEARS N25°33'51"W, 30.31 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S61°32'24"W, 169.33 FEET TO THE NORTHWEST CORNER OF LOT 35, SHENANDOAH UNIT TWO; THENCE, N38°05'16"W, 44.61 FEET; THENCE, N54°31'32"W, 105.06 FEET; THENCE, N81°18'26"W, 96.93 FEET; THENCE, S77°46'34"W, 300.00 FEET; THENCE, S73°20'55"W, 57.39 FEET; THENCE, N80°52'08"W, 155.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROANOKE AVENUE, N.W. (50' R.O.W.); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S09°07'52"W, 7.76 FEET TO THE NORTHEAST CORNER OF LOT 95, SHENANDOAH UNIT TWO; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N80°52'08"W, 108.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 95; THENCE, S21°18'09"W, 133.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RICHMOND HILL ROAD, N.W. (42' R.O.W.); THENCE, S23°48'25"W, 42.00 FEET TO A POINT-ON-CURVE (POC) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHMOND HILL ROAD, N.W.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 9.90 FEET ALONG THE ARC OF CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2540.69 FEET, A CENTRAL ANGLE OF 00°13'24" AND A CHORD THAT BEARS S66°04'53"E, 9.90 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S65°58'11"E, 16.47 FEET TO THE NORTHWEST CORNER OF LOT 93, SHENANDOAH UNIT TWO; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S24°24'06"W, 105.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 93 AND A POINT-ON-CURVE (POC) ON THE NORTHERLY BOUNDARY LINE OF TRACT T-2, TAYLOR RANCH (FILED DECEMBER 15, 1980, VOLUME C17, FOLIO 159); THENCE ALONG SAID NORTHERLY BOUNDARY LINE, NORTHWESTERLY 736.21 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 2435.69 FEET, A CENTRAL ANGLE OF 17°19'05" AND A CHORD THAT BEARS N74°19'27"W, 733.41 FEET) TO THE NORTHWEST CORNER OF SAID TRACT T-2 AND THE MOST SOUTHERLY CORNER OF LOT 38, BLOCK 6, UNIT NO. 23, VOLCANO CLIFFS SUBDIVISION (FILED NOVEMBER 15, 1971, VOLUME D4, FOLIO 172); THENCE ALONG THE EASTERLY BOUNDARY LINE OF UNIT NO. 23, VOLCANO CLIFFS SUBDIVISION, N33°09'02"E, 377.08 FEET; THENCE, N67°02'56"E, 289.11 FEET; THENCE, N80°41'36"E, 75.32 FEET; THENCE, S77°51'35"E, 504.45 FEET TO THE MOST EASTERLY CORNER OF UNIT NO. 23, VOLCANO CLIFFS SUBDIVISION, AND THE MOST SOUTHERLY CORNER OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY LINE OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION, N77°46'34"E, 313.11 FEET; THENCE, N46°50'18"E, 314.16 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 18.6764 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHTS-OF-WAY AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL DRAINAGE AND CONSERVATION EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR 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 (SEE NOTE 7). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BELLAMAH COMMUNITY DEVELOPMENT
A NEW MEXICO GENERAL PARTNERSHIP

D.T. ROBERTSON, SENIOR VICE-PRESIDENT
AND REGIONAL MANAGER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF JUNE, 1986 BY D.T. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL MANAGER OF BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY _____
NOTARY PUBLIC

OFFICIAL SEAL
ISSUE EXPIRES: 10-13-87
NOTARY PUBLIC NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 10-13-87

SUBDIVISION PLAT FOR

SHENANDOAH UNIT THREE

SITUATE WITHIN SECTION 23, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1986

RESERVED FOR COUNTY CLERK

SUBDIVISION DATA

SUBDIVISION CASE NO.....DRB-86-93, S-86-13
GROSS SUBDIVISION ACREAGE.....18.6764 AC
ZONE ATLAS INDEX NO.....D-11
NO. OF EXISTING TRACTS.....1
NO. OF TRACTS CREATED.....1
NO. OF LOTS CREATED.....37
MILES OF FULL-WIDTH STREETS CREATED.....0.5
DATE OF SURVEY.....OCTOBER, 1985

APPROVALS

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTH.	DATE
WATER UTILITIES DEPARTMENT	DATE
CHIEF CITY SURVEYOR, ENGINEERING DIVISION (for David Clark)	6/20/86 DATE
PROPERTY MANAGEMENT (for Rose Elmore)	6-10-86 DATE
GAS COMPANY OF NEW MEXICO	DATE
MOUNTAIN BELL	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE

SURVEYOR'S CERTIFICATION

I, L.A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS OF RECORD READILY AVAILABLE TO A LAND SURVEYOR AND MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. THE SURVEY 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.

L.A. CARLETON, JR., N.M.R.L.S. #7270 DATE

NEW MEXICO — L.A. CARLETON JR. — 7270 — REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF NEW MEXICO) SS
COUNTY OF SANDOVAL)

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF MAY, 1986 BY L.A. CARLETON, JR.

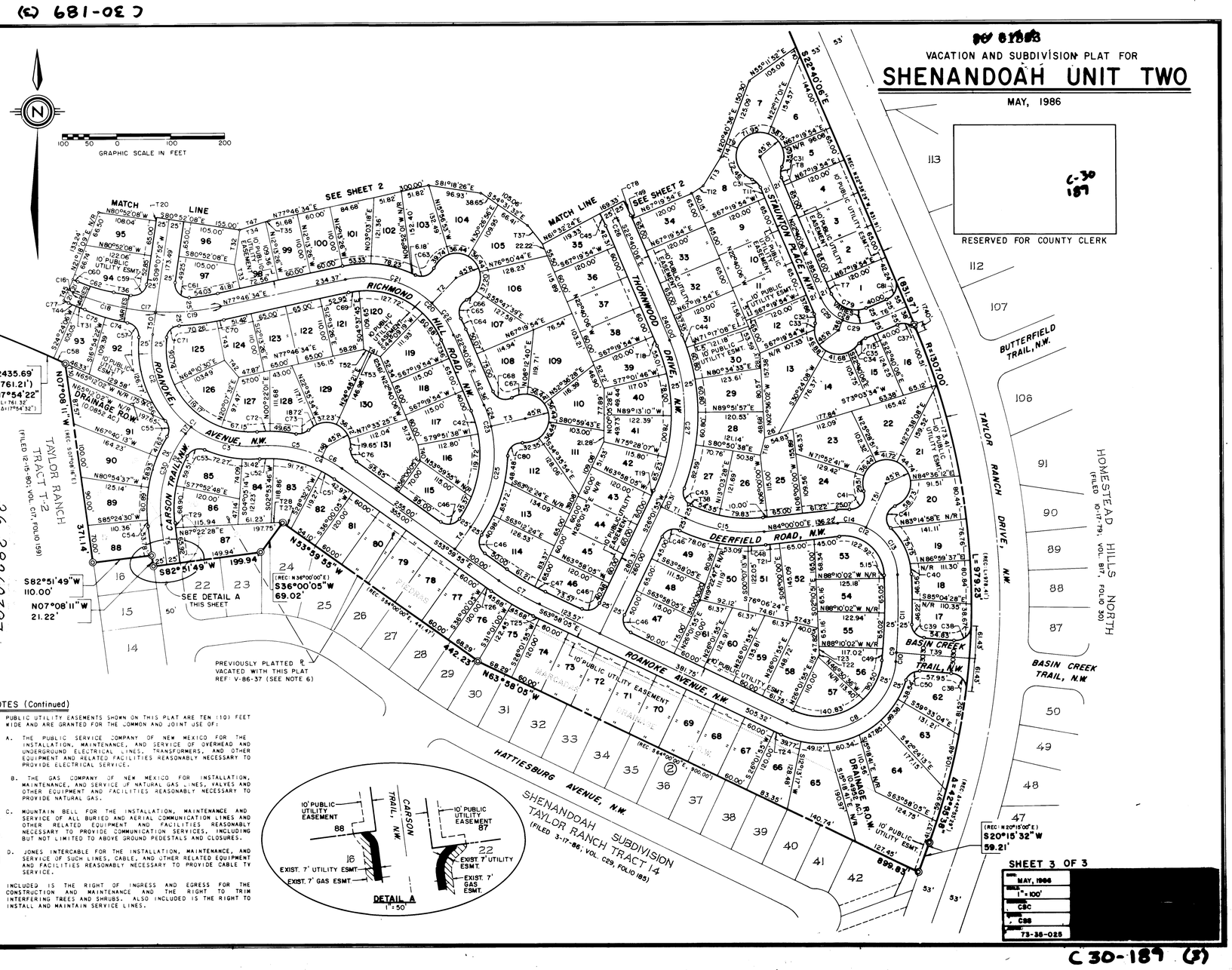
BY _____ MY COMMISSION EXPIRES: 3/25/89
NOTARY PUBLIC

OFFICIAL SEAL
RICHARD D. QUINTANA
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 3/25/89

DATE	MAY, 1986
SCALE	AS NOTED
DESIGNED	MKS
DRAWN	MKS
JOB NO	73-35-025

SHEET 1 OF 2

(c) 30-189



GRAPHIC SCALE IN FEET (100 50 0 100 200)

NOTES (Continued)

8. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
   A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
   B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
   C. MOUNTAIN BELL FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
   D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

   INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. ALSO INCLUDED IS THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

3 of 43

26 2826387

VACATION AND SUBDIVISION PLAT FOR

SHENANDOAH UNIT TWO

MAY, 1986

RESERVED FOR COUNTY CLERK

C-30 189

SHEET 3 OF 3

DATE	MAY, 1986
SCALE	1"=100'
DESIGNED	CSC
DRAWN	CSC
JOB NO	73-35-025

C 30-189 (3)

SUBDIVISION PLAT FOR

SHENANDOAH UNIT THREE

MAY, 1986

U.S.G.L.O. BRASS CAP "1911, S14-1/4-S23"
N.M. STATE PLANE COORDINATES
CENTRAL ZONE; X = 365,354.35'
Y = 1,519,021.35'
Δα = -0°15'34", ELEV. = 5267.639' (1st Order)
GROUND-TO-GRID FACTOR = 0.99966092

RESERVED FOR COUNTY CLERK

A.C.S. ALUMINUM CAP "1-C11"
N.M. STATE PLANE COORDINATES
CENTRAL ZONE; X = 366,041.50'
Y = 1,519,124.93'
(ESTABLISHED BY COMMUNITY SCIENCES CORPORATION)

TIE: N86°43'48"W 1959.27'

TIE: S19°14'26"E 572.07'

T11N
S14 | S13
S23 | S24
R2E

RIVERVIEW
PARCEL H-7
(FILED , VOL. FOLIO)

TIE: N13°57'35"E 629.72'

UNIT NO. 23
VOLCANO CLIFFS
(FILED 11-15-71; VOL. D4, FOLIO 172)

UNIT NO. 27
VOLCANO CLIFFS
(FILED 11-15-71; VOL. D4, FOLIO 173)

CALLE NORTENA, N.W.

TAYLOR RANCH DRIVE, N.W.

HOMESTEAD HILLS NORTH
(FILED 10-17-79; VOL. B17, FOLIO 30)

CHESAPEAKE ROAD, N.W.

RICHMOND HILL ROAD, N.W.

ROANOKE STREET, N.W.

VERONA STREET, N.W.

STAUNTON PLACE, N.W.

THORNWOOD DRIVE, N.W.

(3.5057 AC.) TRACT A (SEE NOTE 9)

5' PRIVATE DRAINAGE EASEMENT LOTS 6-9 & 12-34, SEE NOTE 1C

7' GAS EASEMENT

7' UTILITY EASEMENT

7' GAS & UTILITY EASEMENT

7' GAS ESMT

7' UTILITY ESMT

10' UTILITY ESMT

EXIST 20' WATER MAIN ESMT

TAYLOR RANCH
TRACT T-2
(FILED 12-15-80; VOL. C17, FOLIO 159)

SHENANDOAH UNIT TWO
(CURRENT SUBMITTAL)

LOT ACREAGE

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
1	0.1753 AC.	19	0.1446 AC.	37	0.1462 AC.	55	0.1703 AC.
2	0.2665 AC.	20	0.1446 AC.	38	0.1459 AC.	56	0.1520 AC.
3	0.2599 AC.	21	0.1446 AC.	39	0.1459 AC.	57	0.1446 AC.
4	0.2082 AC.	22	0.1446 AC.	40	0.1459 AC.	58	0.1446 AC.
5	0.2364 AC.	23	0.1626 AC.	41	0.1460 AC.	59	0.1446 AC.
6	0.2000 AC.	24	0.1671 AC.	42	0.1459 AC.	60	0.1446 AC.
7	0.1556 AC.	25	0.1637 AC.	43	0.1460 AC.	61	0.1446 AC.
8	0.2313 AC.	26	0.1446 AC.	44	0.1639 AC.	62	0.1686 AC.
9	0.1424 AC.	27	0.1446 AC.	45	0.1643 AC.	63	0.1785 AC.
10	0.1412 AC.	28	0.1446 AC.	46	0.1608 AC.	64	0.1741 AC.
11	0.1772 AC.	29	0.1620 AC.	47	0.1568 AC.	65	0.1698 AC.
12	0.1629 AC.	30	0.1608 AC.	48	0.1708 AC.	66	0.1800 AC.
13	0.1796 AC.	31	0.1577 AC.	49	0.1931 AC.	67	0.1846 AC.
14	0.1955 AC.	32	0.1806 AC.	50	0.1442 AC.	68	0.1855 AC.
15	0.1582 AC.	33	0.2458 AC.	51	0.1446 AC.	69	0.1622 AC.
16	0.1620 AC.	34	0.1809 AC.	52	0.1446 AC.	70	0.1649 AC.
17	0.1446 AC.	35	0.2996 AC.	53	0.1468 AC.	71	0.1740 AC.
18	0.1446 AC.	36	0.2003 AC.	54	0.1807 AC.	72	0.2088 AC.

CURVE DATA

NO	RADIUS	LENGTH	DELTA	NO	RADIUS	LENGTH	DELTA
C1	275.00'	125.10'	26°03'55"	C18	244.01'	5.00'	1°10'14"
C2	275.00'	47.98'	9°59'44"	C19	166.00'	34.71'	11°58'40"
C3	275.00'	77.12'	16°04'07"	C20	25.00'	39.27'	90°00'00"
C4	430.00'	134.58'	31°18'54"	C21	45.00'	17.71'	22°32'48"
C5	430.00'	44.97'	5°59'51"	C22	254.69'	5.21'	1°10'14"
C6	430.00'	14.61'	1°56'58"	C23	25.00'	38.83'	88°58'41"
C7	2561.69'	35.67'	0°47'51"	C24	124.00'	21.62'	9°59'15"
C8	25.00'	28.25'	64°44'28"	C25	124.00'	19.38'	8°57'31"
C9	45.00'	10.64'	13°33'39"	C26	25.00'	4.47'	10°14'31"
C10	45.00'	15.81'	20°08'36"	C27	25.00'	24.79'	56°49'34"
C11	25.00'	28.25'	64°44'28"	C28	455.00'	11.65'	1°28'00"
C12	413.40'	16.50'	0°13'42"	C29	250.00'	28.00'	6°25'15"
C13	30.00'	47.12'	90°00'00"	C30	300.00'	7.00'	1°20'15"
C14	255.00'	24.50'	5°30'18"	C31	25.00'	25.41'	58°13'40"
C15	275.00'	4.58'	0°57'15"	C32	205.00'	5.00'	1°23'49"
C16	25.00'	41.41'	94°53'00"	C33	244.01'	46.84'	10°59'41"
C17	300.00'	13.28'	2°32'14"	C34	290.01'	55.99'	11°03'31"

TANGENT DATA

NO	BEARING	DIST
T1	S19°32'54"W	50.77'
T2	N44°31'52"W	59.47'
T3	N45°45'20"W	35.00'
T4	N44°14'08"E	28.00'
T5	N44°32'54"W	14.47'
T6	N44°32'54"W	53.64'
T7	N44°32'54"W	55.00'
T8	N44°32'54"W	55.00'
T9	N44°32'54"W	55.00'
T10	N44°32'54"W	55.00'
T11	N44°32'54"W	55.00'
T12	N44°32'54"W	55.00'
T13	N44°32'54"W	55.00'
T14	N44°32'54"W	55.00'
T15	N44°32'54"W	55.00'
T16	N44°32'54"W	55.00'
T17	N44°32'54"W	55.00'
T18	N44°32'54"W	55.00'
T19	N62°53'21"E	61.14'
T20	N29°40'06"E	100.92'
T21	N79°23'18"W	77.00'

NOTE
* SEE SHEET 3 OF 3 FOR SETBACK AND CONSERVATION EASEMENT DETAILS AFFECTING THESE LOTS

SHEET 2 OF 3

DATE	MAY, 1986
SCALE	1" = 100'
DESIGNED	CSC
DRAWN	CSS
JOB NO	73-35-025

community sciences corporation

SUBDIVISION PLAT FOR

SHENANDOAH UNIT THREE

MAY, 1986

RESERVED FOR COUNTY CLERK

LEGEND
- - - - - CONSERVATION EASEMENT
= = = MINIMUM BUILDING SETBACK

CALLE NORTENA, N.W.

TRACT A

CHESAPEAKE DRIVE, N.W.

VERONA STREET, N.W.

CONSERVATION EASEMENT (SEE NOTE 1)

LOTS 2, 3, 9 & 15 SETBACK & CONSERVATION EASEMENT DETAILS

SCALE : 1" = 50'

LOTS 26, 27, 30 & 31 SETBACK & CONSERVATION EASEMENT DETAILS

SCALE : 1" = 50'

SHEET 3 OF 3

DATE	MAY, 1986
SCALE	AS NOTED
DESIGNED	MKS
DRAWN	MKS
JOB NO	73-35-025

community sciences corporation

26 RB260487

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "5-D11".
A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR
WORK STARTED ON
WORK COMPLETED
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
AS BUILT DRAWINGS COMPILED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO — W. WHITMAN KENT — 6/2/86

M.R.G.D. APPROVAL — M.R.G.D. — 6/2/86

NO.	DATE	REVISIONS	BY
1	8-86	Revised grades in Lots 20, 21, 22, 23 & 24	M.R.Y.

DESIGN — DATE May, 1986
DESIGNED BY C.S.C.
DRAWN BY C.S.S. — DATE May, 1986
CHECKED BY — DATE

SCALE: 1" = 50'

Community Surveys Corporation

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

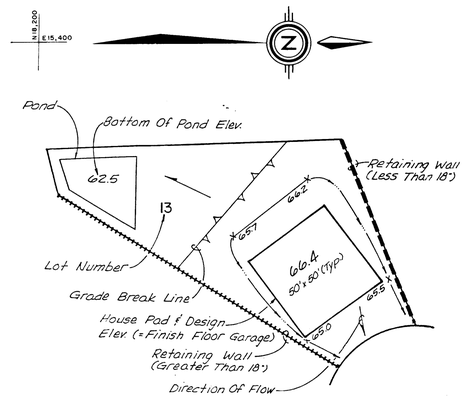
TITLE: SHENANDOAH - UNIT 2

GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/19/86		N/A	
A.C.E. - Design		8/20/86	Traffic	N/A D.W.H	8/1/86
A.C.E. - Hydrology		"	Water Utilities	N/A W.U.	8/1/86

DRAWING NO. 2826 — MAP NO. D-11 — SHEET 5 OF 43

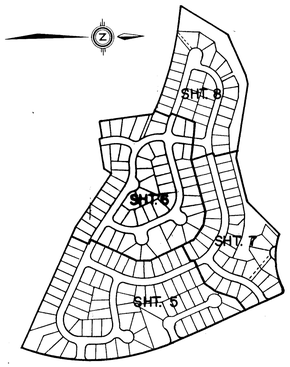
2.6' 28260587



Lot Legend (Typical)

N.T.S.

Note: Pads Are To Be 50'x50' Unless Otherwise Noted.



Key Map

N.T.S.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "73-D11", A "TX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR

WORK DONE BY — DATE

INSPECTOR'S FIELD CHANGE BY — DATE

VERIFICATION BY ENGINEER — DATE

CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO

ENGINEER'S SEAL

WHITMAN, KENNETT & ASSOCIATES, INC. NEW MEXICO REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 6/2/86

NO.	DATE	REVISIONS REMARKS	BY
		DESIGN	
		DESIGNED BY CSC	DATE May, 1986
		DRAWN BY CSC	DATE May, 1986
		CHECKED BY	DATE

SCALE: 1" = 50'

Community Services Corporation

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

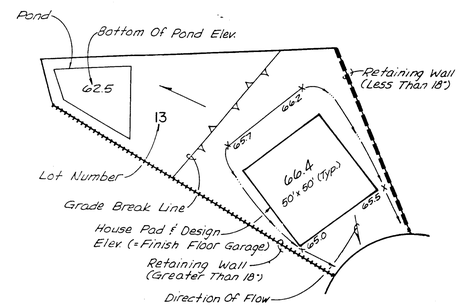
TITLE: SHENANDOAH-UNIT 2

GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E.-Design		8/11/86	Traffic	NADWH	8/1/86
A.C.E.-Hydrology		"	Water Utilities	NAWW	8/1/86

DRAWING NO.	MAP NO.	SHEET	OF
2826	D-11	6	43

26 28260687



Lot Legend (Typical)
N.T.S.

Note: Pads Are To Be 50'x 50' Unless Otherwise Noted.

FOR INFORMATION ONLY
NOT A PART OF THIS CONTRACT

Key Map
N.T.S.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "DOT" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE HORTENA, N.W. ELEV. = 5196.95

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTIONS	
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL
RENEE W. WHITMAN, NEW MEXICO 6/2/86

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGNED BY C.S.C.	DATE MAY, 1986
		DRAWN BY C.S.S.	DATE MAY, 1986
		CHECKED BY	DATE

SCALE: 1"= 50'

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH-UNIT 3
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E.-Design		8/11/86	Traffic	N/A DWH	8/1/86
A.C.E.-Hydrology		8/4/86	Water Utilities	N/A NW	8/1/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 7 OF 43

26 28260787

FOR INFORMATION ONLY – NOT A PART OF THIS CONTRACT

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-011",
A "X" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTERA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR

WORK STARTED BY	DATE
INSPECTIONS	
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

ENGINEER'S SEAL

MICHAEL J. MOSKOWITZ, NEW MEXICO, 9889, REGISTERED PROFESSIONAL ENGINEER
8/1/86

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY CSC — DATE May, 1986
DRAWN BY CSS — DATE MAY, 1986
CHECKED BY — DATE

SCALE: 1" = 50'

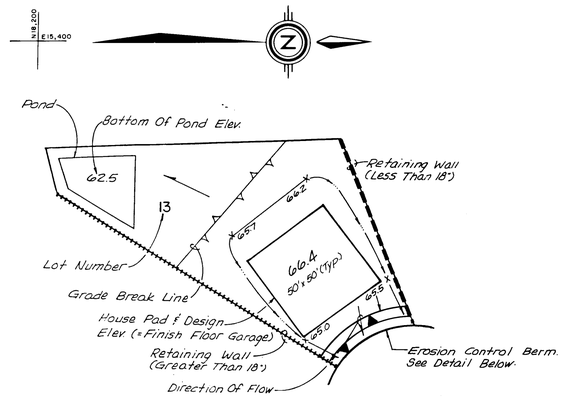
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT 2

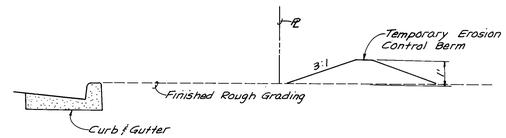
EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/1/86			
A.C.E. - Design		8/1/86	Traffic		8/1/86
A.C.E. - Hydrology		8/1/86	Water Utilities		8/1/86

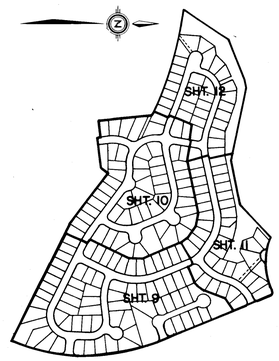
DRAWING NO. 2826 | MAP NO. D-11 | SHEET 9 OF 43



Lot Legend (Typical)
N.T.S.
Note: Pads Are To Be 50'x50' Unless Otherwise Noted.



Erosion Control Berm (Typical)
N.T.S.



Key Map
N.T.S.

NOTE: To be used for erosion control detail only.
Not to be used for grading.

26 28 26 1087

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "5-D11",

A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR

WORK STARTED BY DATE

INSPECTIONS

ACCEPTANCE BY DATE

FIELD LOCATION BY

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

ENGINEER'S SEAL

MICHAEL J. HOSTUT
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
8/6/86

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY C.S.C.	DATE May, 1986
		DRAWN BY C.S.S.	DATE May, 1986
		CHECKED BY	DATE

SCALE: 1"= 50'

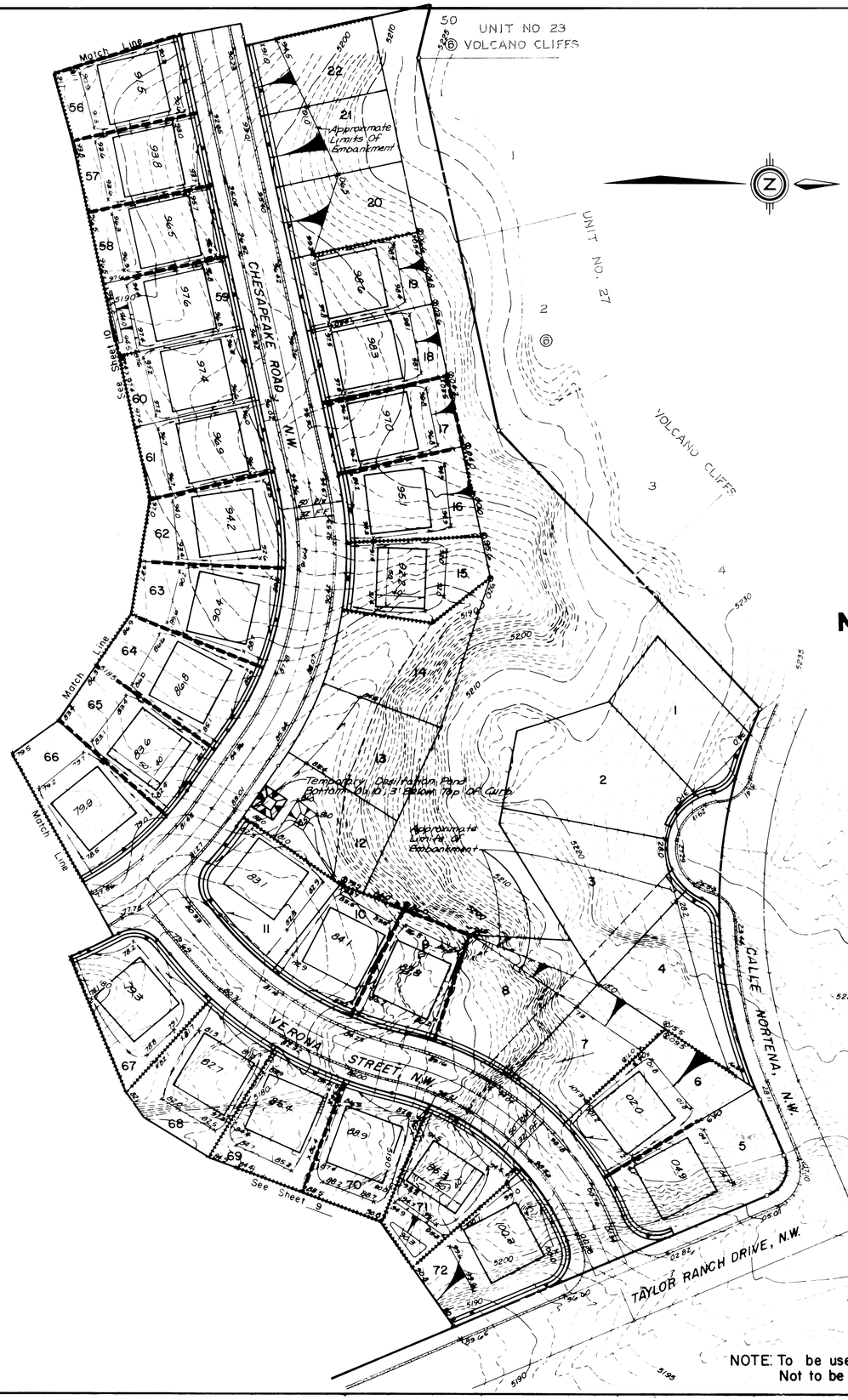
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

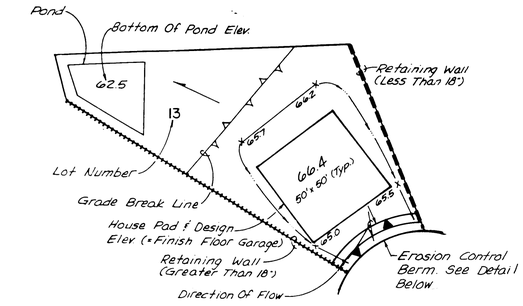
TITLE: SHENANDOAH-UNIT 2

EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/6/86			
A.C.E.-Design		8/4/86	Traffic	NA DWH	8/1/86
A.C.E.-Hydrology		"	Water Utilities	NA WW	8/1/86

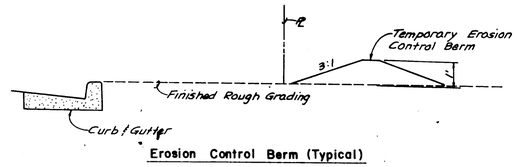
DRAWING NO. 2826 | MAP NO. D-11 | SHEET 10 OF 43





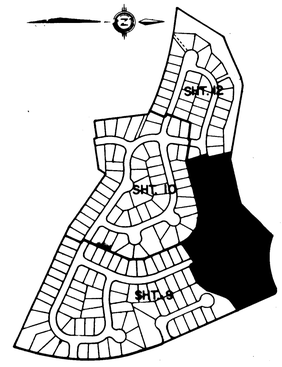
Lot Legend (Typical)
N.T.S.

Note: Pads Are To Be 50'x 50' Unless Otherwise Noted



Erosion Control Berm (Typical)
N.T.S.

FOR INFORMATION ONLY - NOT A PART OF THIS CONTRACT



Key Map
N.T.S.

NOTE: To be used for erosion control detail only. Not to be used for grading.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11".
A "CAJ" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5196.95

AS BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	
INSPECTIONS AS-CHANGE BY	
FIELD VERIFICATION BY	
AS-BUILT CORRECTED BY	

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL
MICHAEL J. YOUNG, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
9/6/84

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY CSC — DATE May, 1986
DRAWN BY CSS — DATE May, 1986
CHECKED BY — DATE

SCALE: 1" = 50'

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT 3

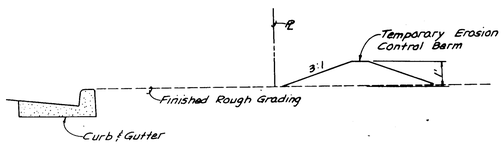
EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		9/11/84			
A.C.E. - Design		8/11/84	Traffic	N/A DWH	8/1/84
A.C.E. - Hydrology		"	Water Utilities	N/A WW	8/7/84

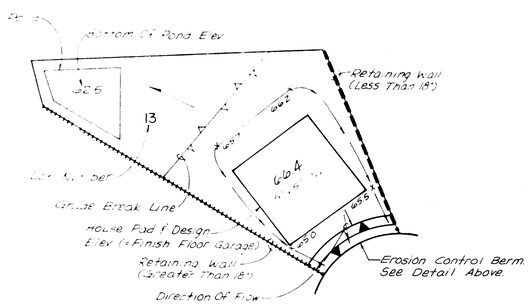
DRAWING NO. 2826 | MAP NO. D-11 | SHEET 11 OF 43

26 28261187

FOR INFORMATION ONLY-
NOT A PART OF THIS
CONTRACT

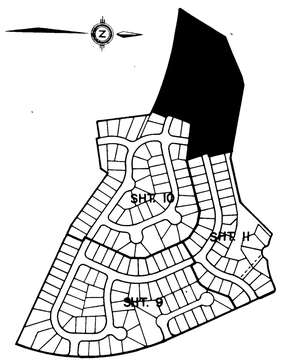


Erosion Control Berm (Typical)
N.T.S.



Lot Legend (Typical)
N.T.S.

Note All Pads Are To be 50'x50' Unless Otherwise Noted



Key Map
N.T.S.

NOTE: To be used for erosion control detail only.
Not to be used for grading.

SURVEY INFORMATION			
FIELD NOTES			
NO.	BY	DATE	

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTORS	
ACCEPTANCE BY	DATE
RECOMMENDED FOR VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

ENGINEER'S SEAL

MICHAEL D. WILSON — NEW MEXICO — 9263 — REGISTERED PROFESSIONAL ENGINEER

8/6/86

REVISIONS			
NO.	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY C.S.C.		DATE May, 1986	
DRAWN BY C.S.C.		DATE May, 1986	
CHECKED BY		DATE	

SCALE: 1"=50'

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT 3

EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic	N/A D.W.H	8/11/86
A.C.E. - Hydrology		"	Water Utilities	N/A W.W.	8/11/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 12 OF 43

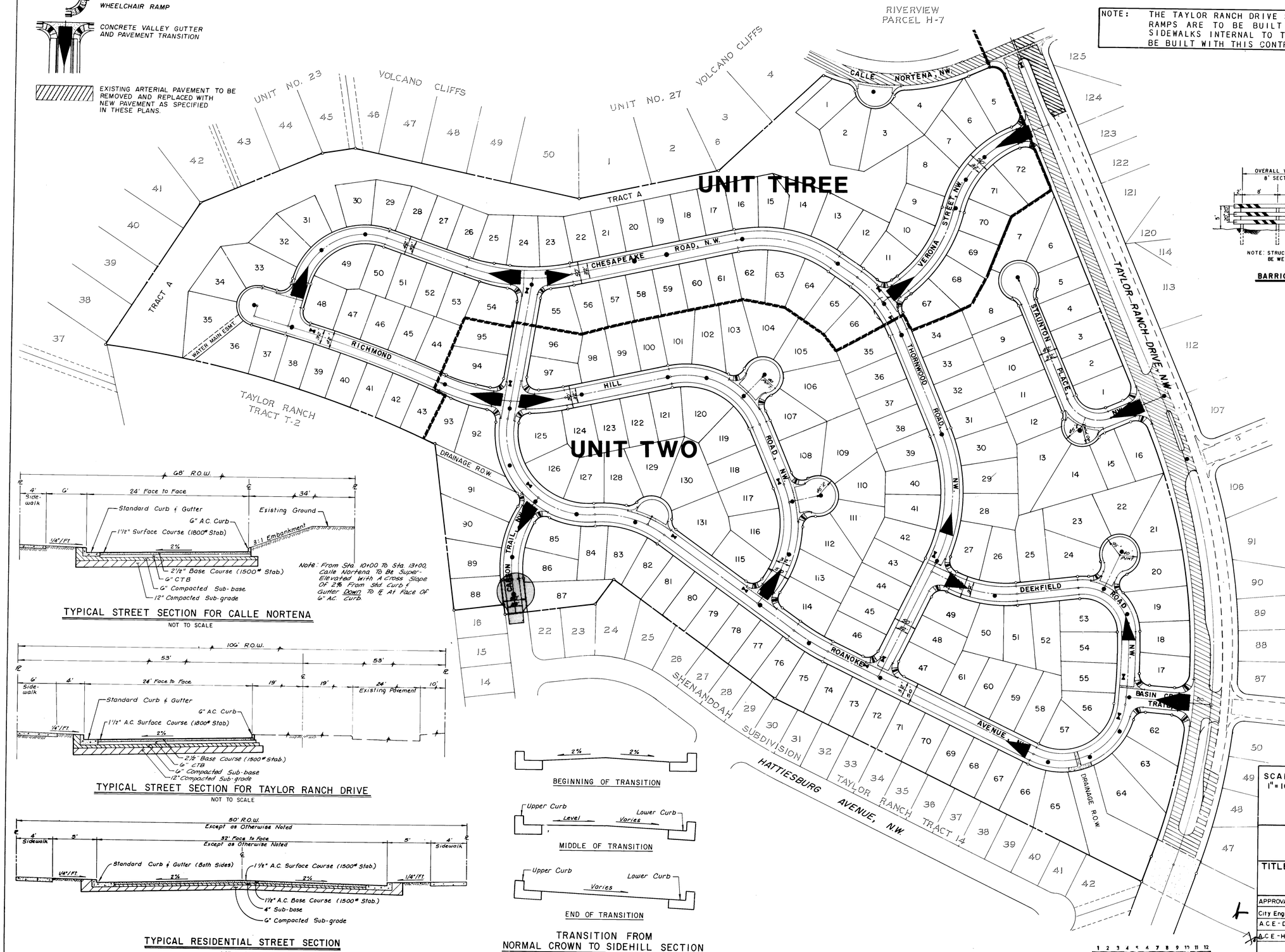
LEGEND

SANITARY SEWER MANHOLE LOCATION
GATE VALVE LOCATION
WHEELCHAIR RAMP

CONCRETE VALLEY GUTTER AND PAVEMENT TRANSITION

EXISTING ARTERIAL PAVEMENT TO BE REMOVED AND REPLACED WITH NEW PAVEMENT AS SPECIFIED IN THESE PLANS.

NOTE: THE TAYLOR RANCH DRIVE SIDEWALK AND ALL WHEELCHAIR RAMPS ARE TO BE BUILT WITH THIS CONTRACT. THE SIDEWALKS INTERNAL TO THIS SUBDIVISION ARE NOT TO BE BUILT WITH THIS CONTRACT.



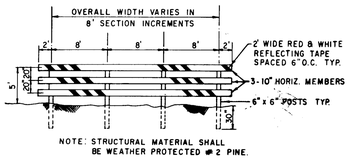
Note: From Sta. 10+00 To Sta. 13+00, Calle Nortena To Be Super-Elevated With A Cross Slope Of 2% From Std. Curb & Gutter Down To ℄ At Face Of 6" AC. Curb.

TYPICAL STREET SECTION FOR CALLE NORTENA
NOT TO SCALE

TYPICAL STREET SECTION FOR TAYLOR RANCH DRIVE
NOT TO SCALE

TYPICAL RESIDENTIAL STREET SECTION
NOT TO SCALE

TRANSITION FROM NORMAL CROWN TO SIDEHILL SECTION
NOT TO SCALE



NOTE: STRUCTURAL MATERIAL SHALL BE WEATHER PROTECTED ⇔ 2 PINE.

BARRICADE DETAIL
N.T.S.

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD LOCATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-011", A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
NICHOLAS J. VASKO — NEW MEXICO — 6965 — REGISTERED PROFESSIONAL ENGINEER
8/6/86

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	DATE May, 1986
		DESIGNED BY CSC	DATE May, 1986
		DRAWN BY CSC	DATE
		CHECKED BY	DATE

SCALE: 1" = 100'

Community Science Corporation

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

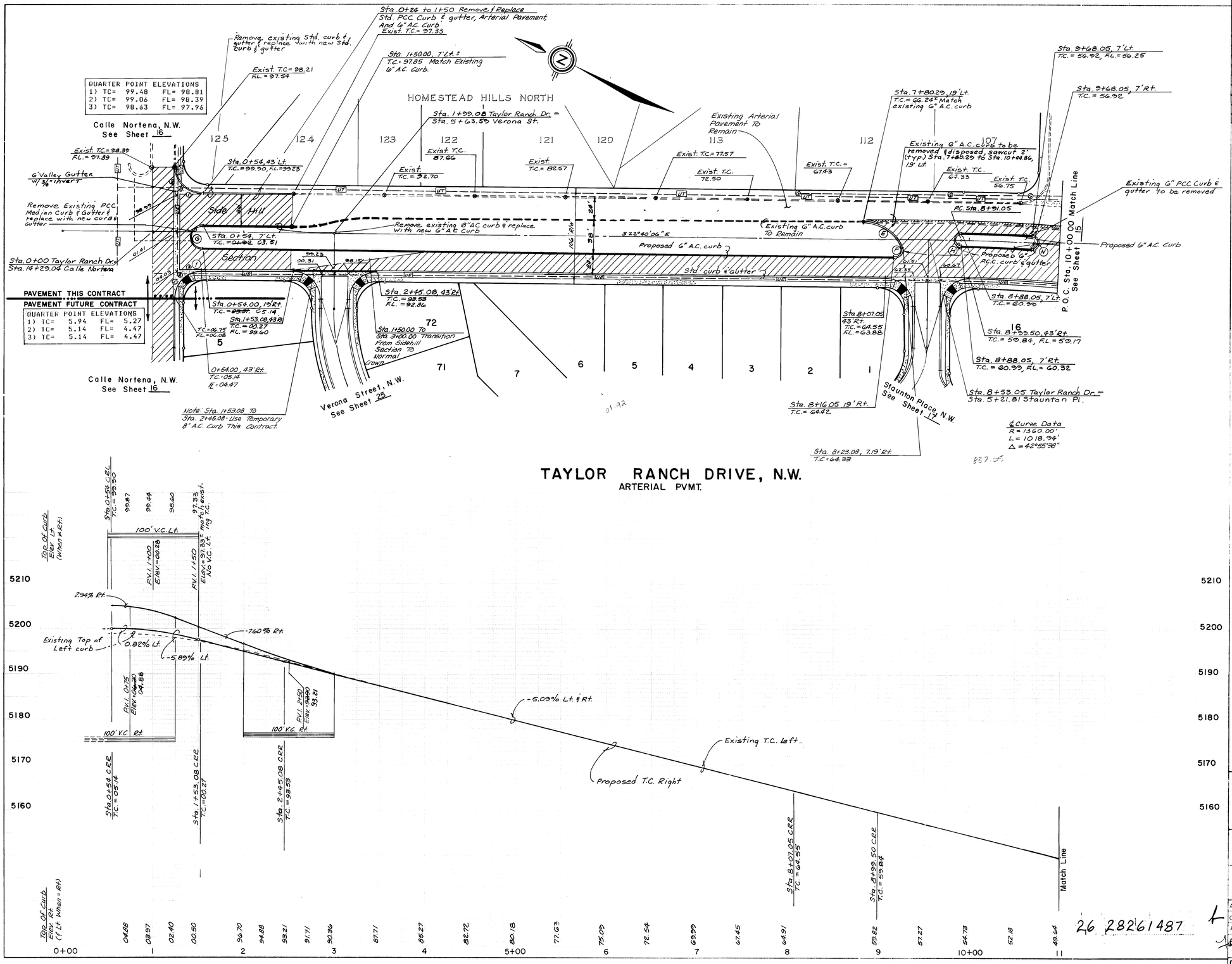
TITLE: SHENANDOAH - UNITS TWO & THREE
PAVING COMPOSITE PLAN

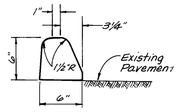
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[signature]	8/11/86			
A.C.E. - Design	[signature]	8/11/86	Traffic	[signature]	8/11/86
A.C.E. - Hydrology	[signature]	"	Water Utilities	N/A WUA	8/11/86
		"			

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 13 OF 43

1 2 3 4 5 6 7 8 9 10 11 12
26 2826/387

TAYLOR RANCH DRIVE, N.W.
ARTERIAL PVMT.





6" A.C. CURB
N.T.S.

Median Curb Curve Data			
Curve	Radius	Arc	Delta
A	150.00'	38.12'	14°33'34"
B	150.00'	47.53'	18°09'13"
C	150.00'	38.20'	14°35'25"
D	150.00'	47.43'	18°06'56"
E	50.00'	50.97'	58°24'43"
F	8.00'	16.98'	121°35'17"
G	13.00'	40.84	180°00'00"
H	7.00'	21.99'	180°00'00"
I	19.00'	59.69'	180°00'00"

Curb Curve Data			
Curve	Radius	Arc	Delta
J	30.00'	47.12	90°00'00"

RECORD DRAWING

This drawing as modified shows public improvements as constructed. Those modifications have been incorporated from information and measurements obtained by EH&A's field survey crew and City Inspector. The modifications conform to the minimum standards and specifications criteria as required by the City of Albuquerque DPM and the Standard Specifications for Public Improvements, Development Procedures Manual, Volume 2, latest revision.

Paul Bresher, P.E. 7282

7/14/87
Date

NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER PAUL BRESHER

AS BUILT INFORMATION
CONTRACTOR CCM, INC.
AS-BUILT BY EH&A DATE 86'
INSPECTORS DATE
ACCEPTANCE BY DATE
THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND
CALLE NORTENA, N.W. ELEV. = 5198.95
VERIFICATION BY EH&A DATE 86'
DRAWINGS CORRECTED BY EH&A DATE 87'
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "X" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO No. 6539 REGISTERED PROFESSIONAL ENGINEER MICHAEL W. WARE
8/6/86

NO.	REMARKS	BY	DATE
	REVISIONS		
	DESIGN		
	DESIGNED BY C.S.C.		DATE May, 1986
	DRAWN BY W.L.W		DATE May, 1986
	CHECKED BY		DATE

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

Community Sciences Corporation

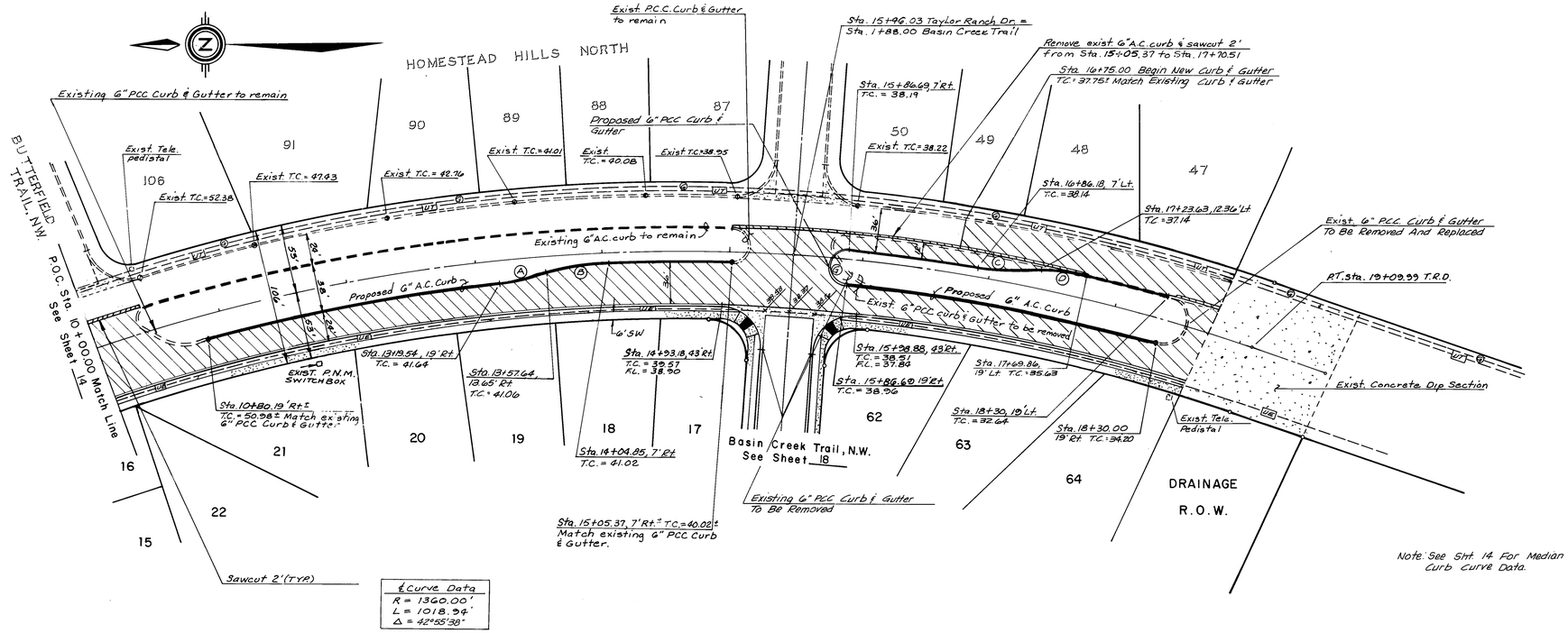
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE SHENANDOAH-UNITS TWO & THREE
TAYLOR RANCH DRIVE, NW.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. Design		8/11/86	Traffic	David W. Harmon	8/11/86
A.C.E. Hydrology		"	Water Utilities	N/A W/W	8/11/86

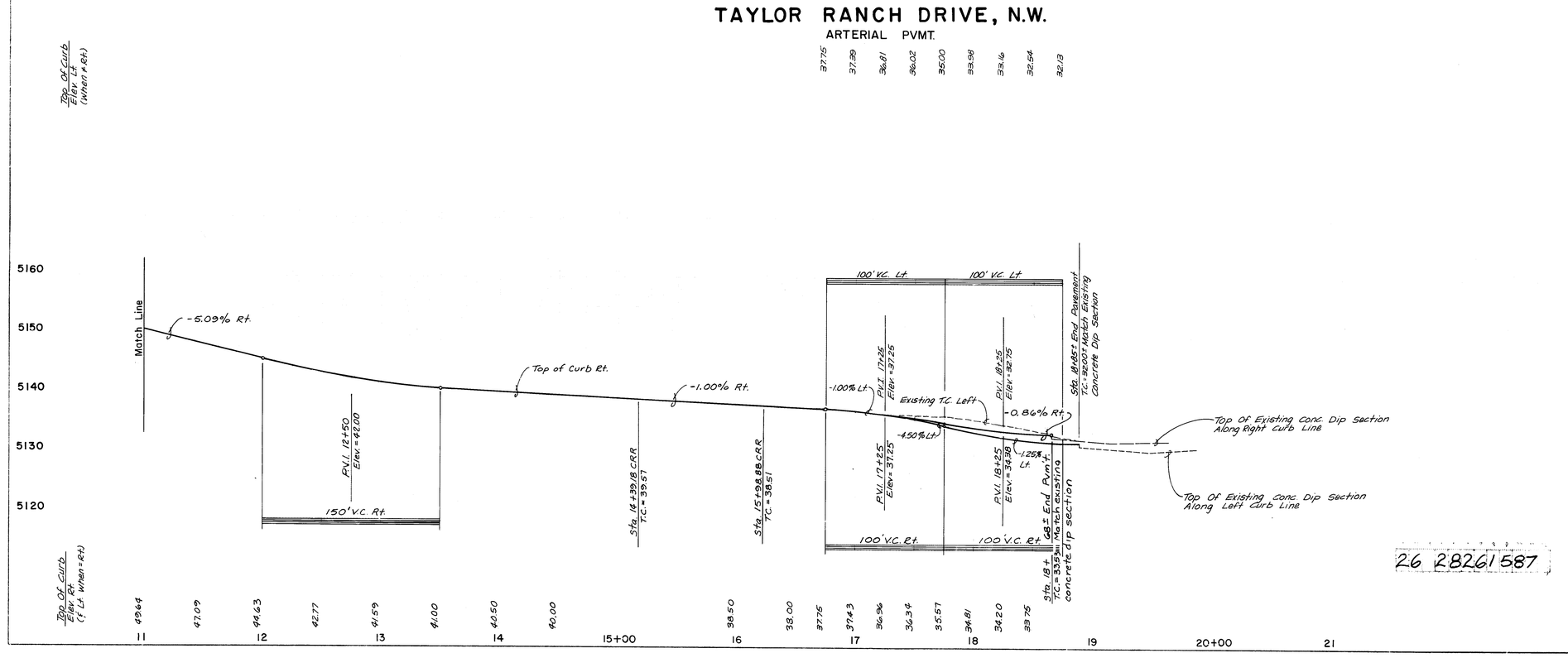
DRAWING NO 2826 | MAP NO. D-11 | SHEET 14 OF 43

26 28261487



TAYLOR RANCH DRIVE, N.W.

ARTERIAL PVMT.



26 R82261587

RECORD DRAWING
This drawing as modified shows public improvements as constructed and these modifications have been made as necessary during construction to meet field conditions encountered by the contractor or his crew. the Contractor accepts responsibility for ensuring that all improvements conform to the minimum requirements of the City of Albuquerque Development Process Manual, Section 27.4 to the best of my knowledge and belief.
Paul Bresher, P.E. 7282
7-14-87 Date

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11".
A "+" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION
CONTRACTOR: CIM INC.
AGENCY: EH&A DATE 86
INSPECTED BY:
AS-BUILTED BY: DATE
FIELD VERIFICATION BY: EH&A DATE 86
DRAWINGS CORRECTED BY: EH&A DATE 87
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

ENGINEER'S SEAL

NO.	REMARKS	BY	DATE
	REVISIONS		
	DESIGN		DATE MAY, 1985
	DESIGNED BY C.S.C.		DATE MAY, 1985
	DRAWN BY W.J.W.		DATE
	CHECKED BY		

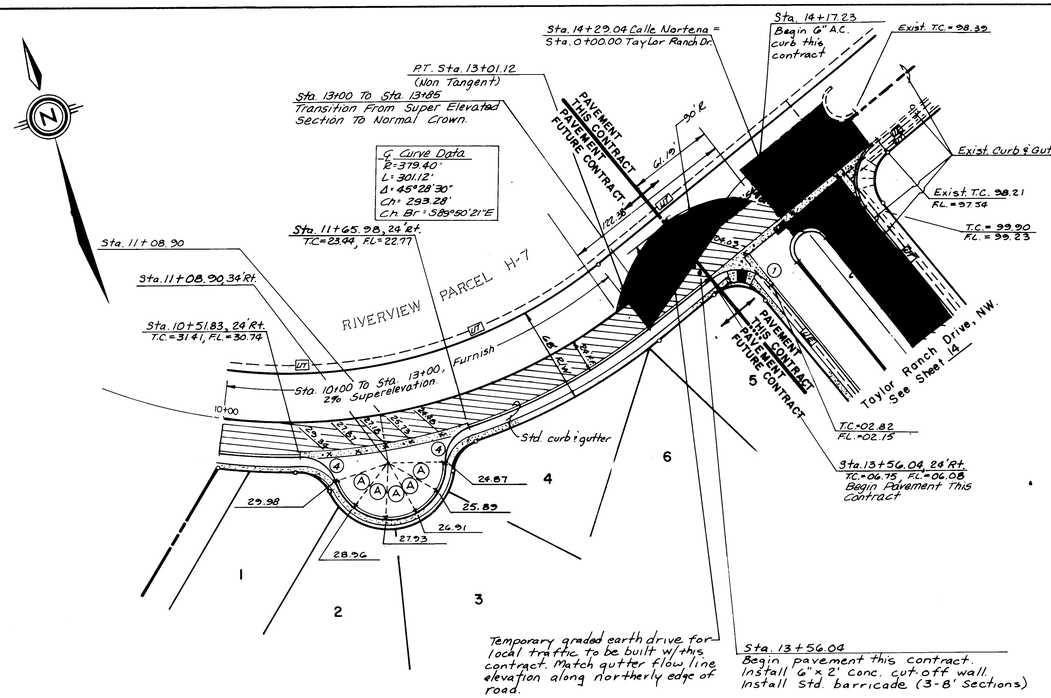
SCALE:
1" = 50' HORIZ.
1" = 10' VERT.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNITS TWO & THREE
TAYLOR RANCH DRIVE, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic		8/11/86
A.C.E. - Hydrology			Water Utilities	N/A W.J.W.	8/11/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 15 OF 43

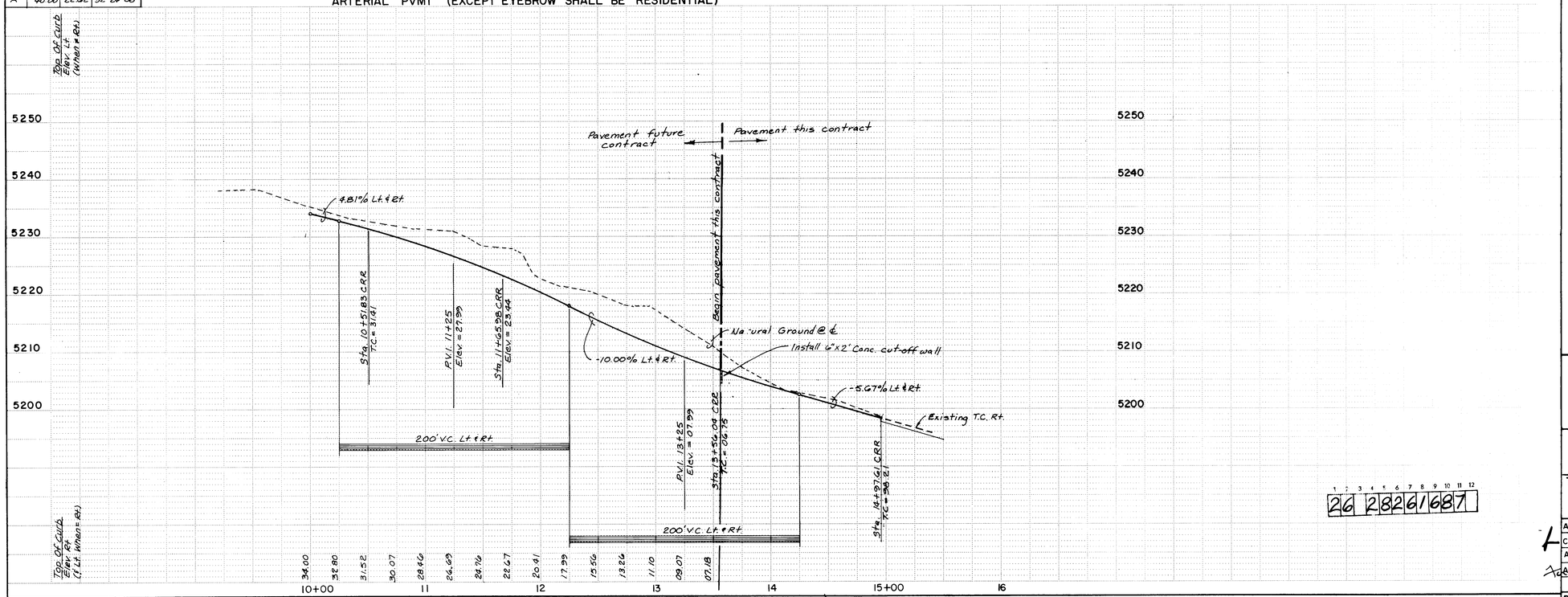


Cul-de-sac Curve Data			
Curve	Radius	Arc	Delta
A	40.00	22.62'	32°24'08"

CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
1	30.00	47.12	90°00'00"
4	25.00	31.58	72°23'12"

CALLE NORTENA, N.W.

ARTERIAL PVMT (EXCEPT EYEBROW SHALL BE RESIDENTIAL)



RECORD DRAWING

This drawing has been modified where public improvements are constructed. These modifications are based on information and measurements obtained by EH&A's field survey crew, the Contractor and City Inspector. The modifications conform to the minimum requirements of the City of Albuquerque Development Process Manual Chapter 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — 7/1/87 Date

PAUL T. BRASHER — NEW MEXICO — No. 7282 — REGISTERED PROFESSIONAL ENGINEER

MICHAEL A. WRIGHT — NEW MEXICO — No. 9703 — REGISTERED PROFESSIONAL ENGINEER — 8/9/88

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

[redacted]

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT THREE

CALLE NORTENA, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[signature]	8/11/88			
A.C.E.-Design	[signature]	8/9/88	Traffic	[signature]	7/1/88
A.C.E.-Hydrology	[signature]	"	Water Utilities	N/A W.W.	8/1/88

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 16 OF 43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-D11",
A "BX" CHISELED ON TOP OF THE CURB AT THE S.S.E.
CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF
THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND
CALLE NORTENA, N.W. ELEV. = 5196.95

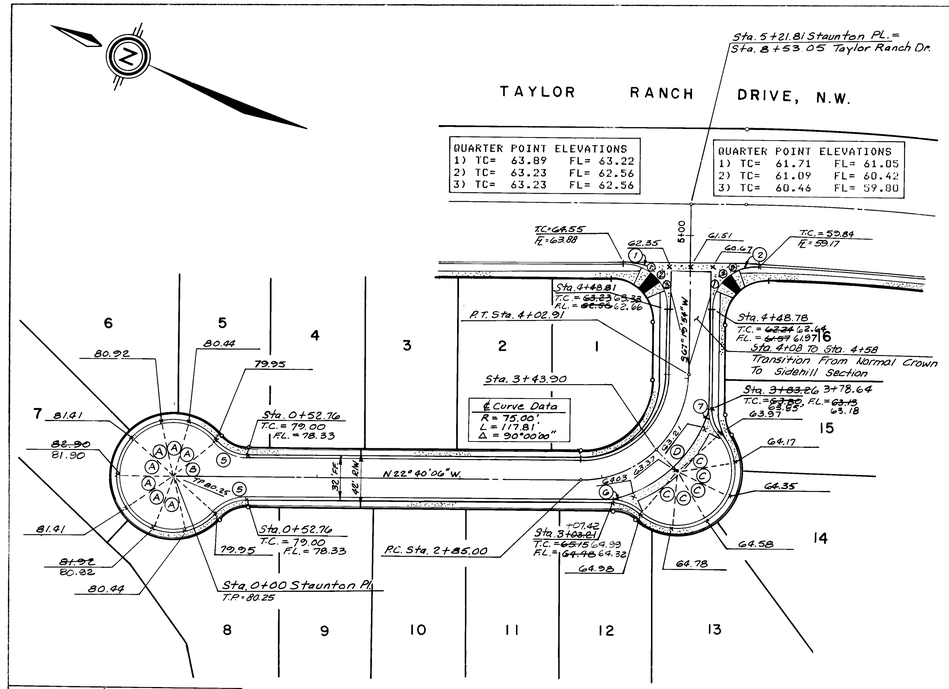
AS BUILT INFORMATION
CONTRACTOR CCNM, INC
WORK STAKED BY EH&A DATE 8/6
INSPECTORS DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY EH&A DATE 8/6
DRAWINGS CORRECTED BY EH&A DATE 8/7
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

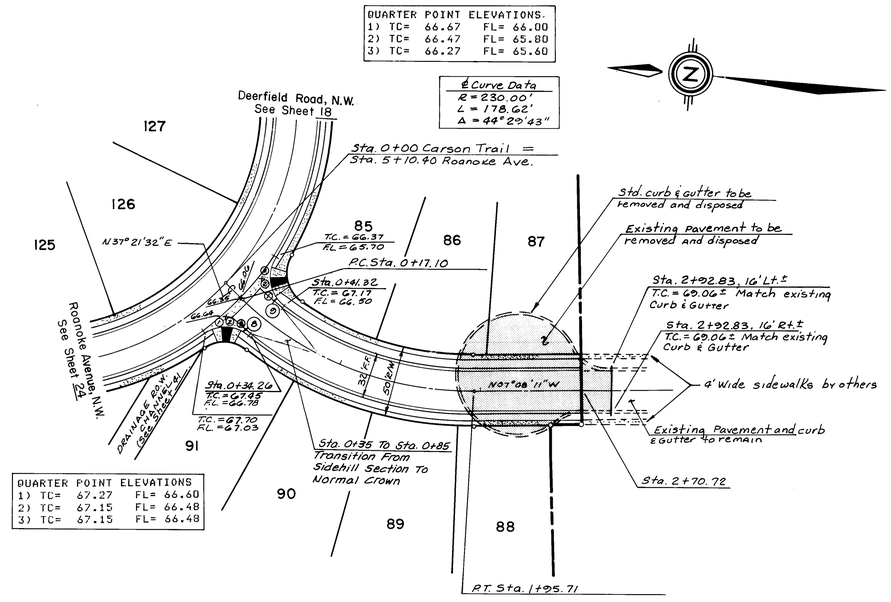
ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY C.S.C. DATE May, 1986
DRAWN BY W.U.W DATE May, 1986
CHECKED BY DATE

1 2 3 4 5 6 7 8 9 10 11 12
26 2826 1687





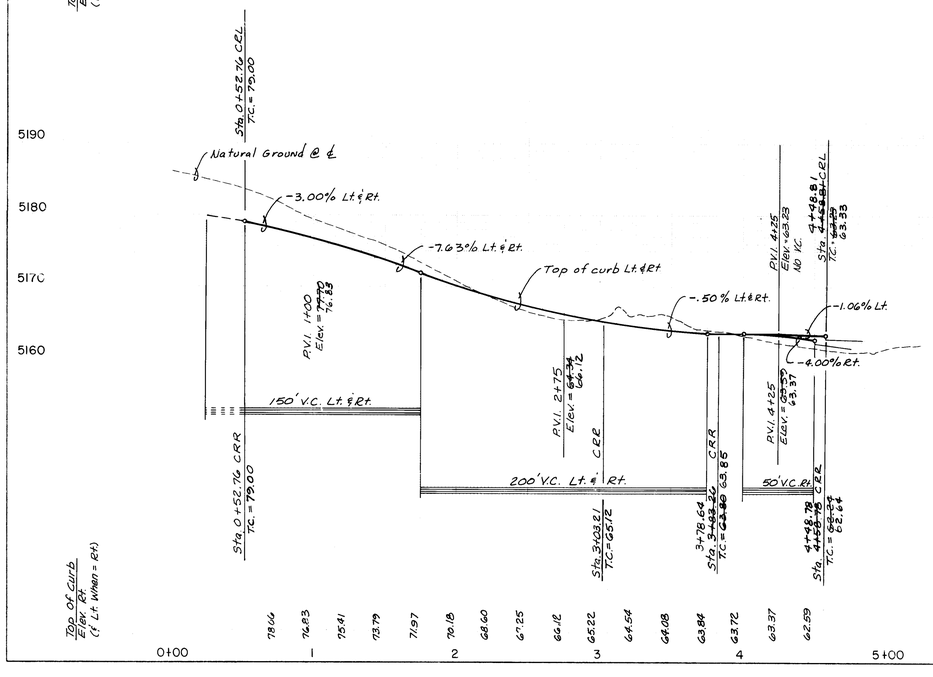
QUARTER POINT ELEVATIONS	
1) TC= 67.27	FL= 66.60
2) TC= 67.15	FL= 66.48
3) TC= 67.15	FL= 66.48

CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
1	30.00	47.12	90°00'00"
2	30.00	47.31	90°21'22"
5	30.00	25.61	48°55'04"
6	30.00	20.81	39°44'33"
7	25.00	18.02	41°18'35"
8	25.00	32.83	75°13'55"
9	25.00	37.12	85°03'53"

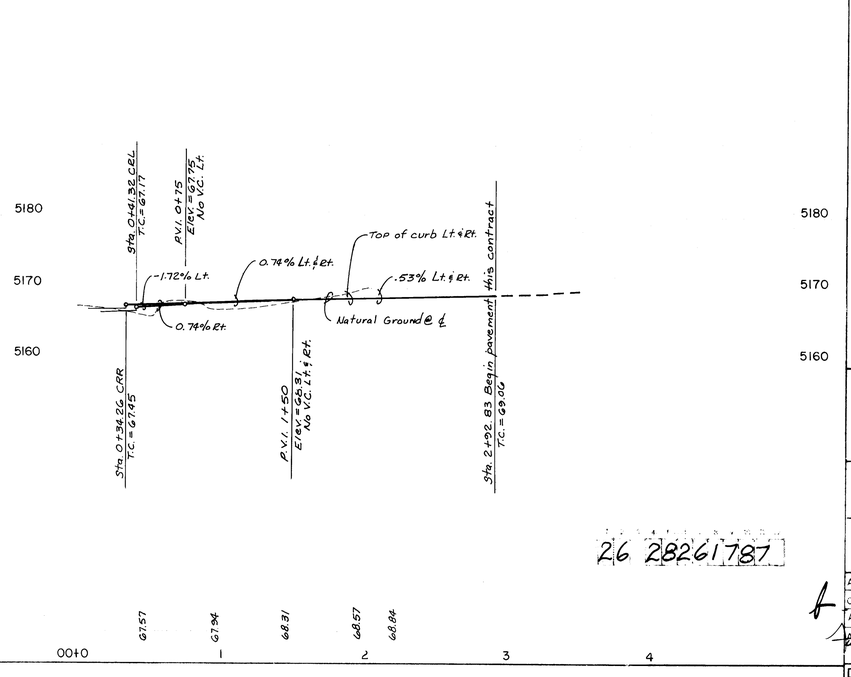
Cul-de-Sac Data			
Curve	Radius	Arc	Delta
A	40.00'	28.25'	36°43'46"
B	——	——	82°09'53"
C	40.00'	23.88'	34°12'38"

Valley Gutter Curve Data			
CURVE	Radius	Arc	Delta
D	95.00	100.28	60°28'40"

STAUNTON PLACE, N.W.
RESIDENTIAL PVMT.



CARSON TRAIL, N.W.
RESIDENTIAL PVMT.



26 28261787

RECORD DRAWING
This drawing as modified above public improvements as constructed. These modifications have been added using information and measurements obtained by EH&A's field survey crews. The modifications are believed to accurately conform to the minimum requirements of the Albuquerque Development Process Manual, Section 27.4 to the best of my knowledge and belief.
Paul Brashear, P.E. 7282
7/1487
Date

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

Community Services Corporation

AS BUILT INFORMATION
CONTRACTOR: CCM, INC.
AGRM SUBD. NO.: EH 44 DATE: 86'
AS-BUILT BASE BY: DATE:
FIELD CHECK ON BY: EH&A DATE: 86'
DRAWINGS COMPILED BY: EH&A DATE: 87'
COMPUTED BY: EH&A DATE: 87'
MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11",
A. "X" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTEÑA, N.W. ELEV. = 5198.95

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

REMARKS
REVISIONS
NO. DATE BY
DESIGN
DESIGNED BY C.S.C. DATE May, 1986
DRAWN BY W.L.W. DATE May, 1986
CHECKED BY DATE

ENGINEER'S SEAL
FRANK T. BRASHEAR NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 7282
MICHAEL L. WILSON NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9563
8/8/86

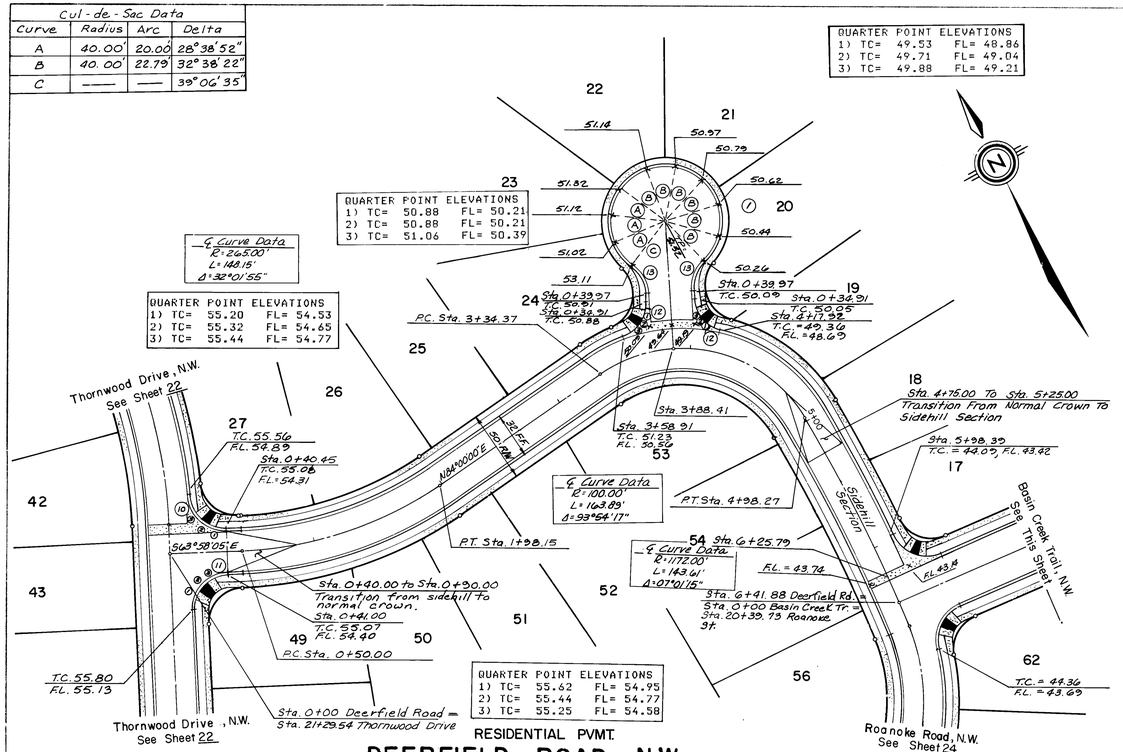
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

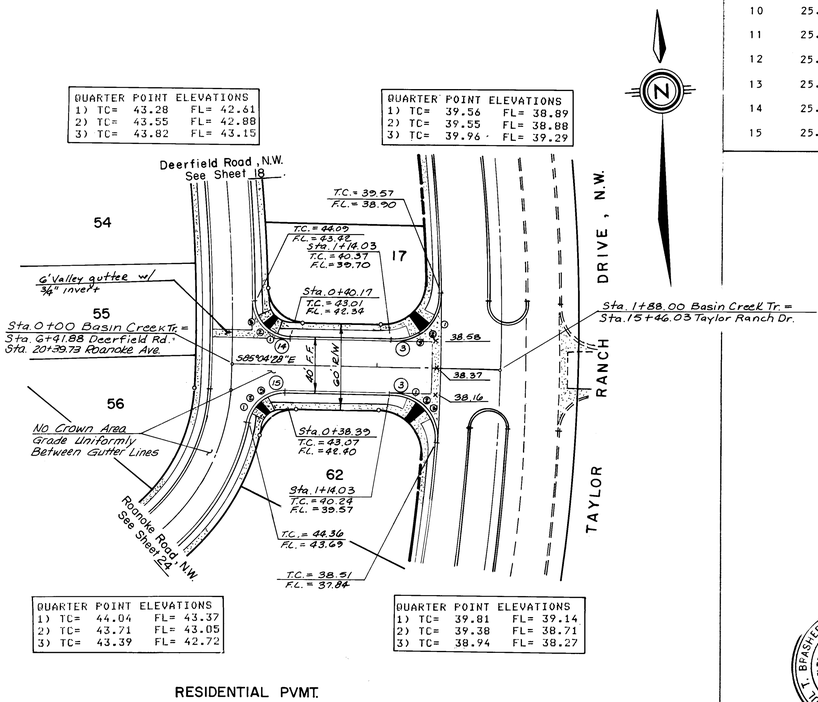
TITLE: SHENANDOAH - UNIT TWO
STAUNTON PLACE, N.W. - CARSON TRAIL, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		6/2/86	Traffic		8/8/86
A.C.E. - Hydrology		"	Water Utilities	N/A	8/11/86

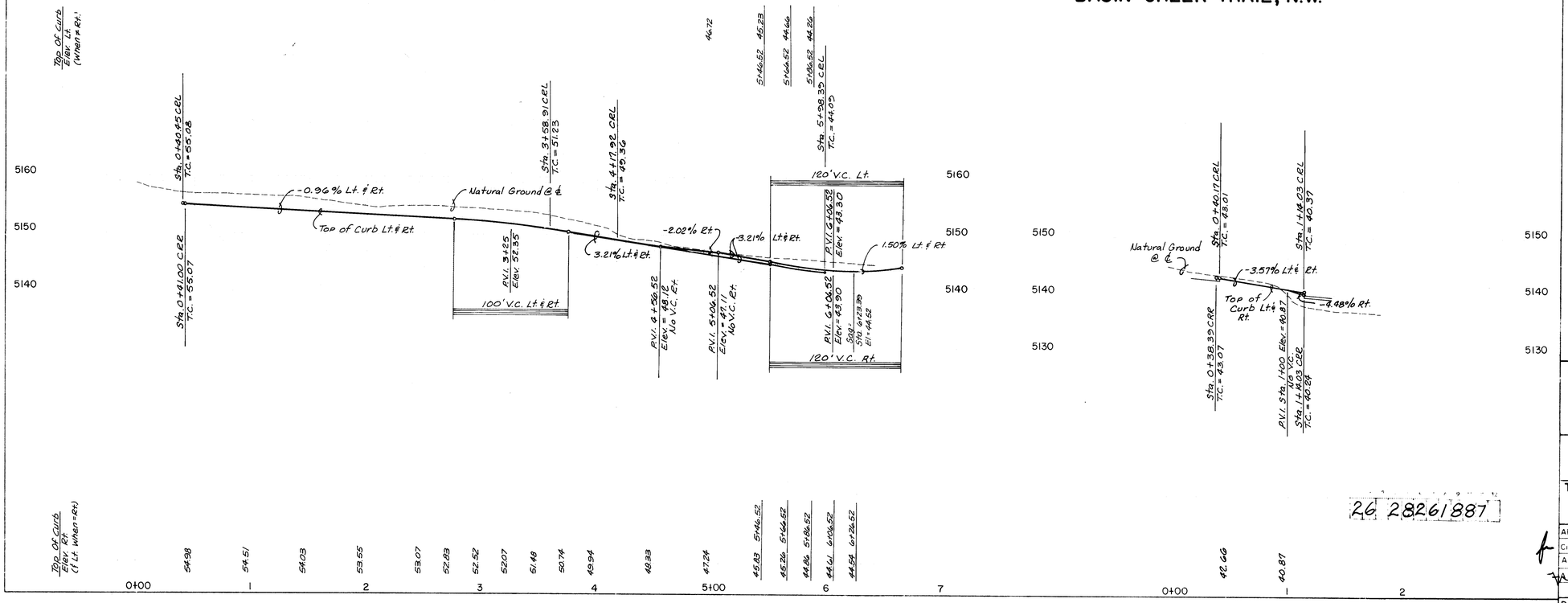
DRAWING NO. 2826 | MAP NO. D-11 | SHEET 17 OF 43

Cul-de-Sac Data			
Curve	Radius	Arc	Delta
A	40.00'	20.00	28°38'52"
B	40.00'	22.79	32°38'22"
C	——	——	39°06'35"





CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
3	30.00	48.29	92°13'35"
10	25.00	37.95	86°57'58"
11	25.00	39.27	90°00'00"
12	25.00	31.89	73°05'43"
13	25.00	22.21	50°53'35"
14	25.00	38.34	87°52'26"
15	25.00	35.11	80°28'19"



RECORD DRAWING
This drawing was modified where public improvements as constructed. These modifications have been incorporated into this drawing as a result of field surveys obtained by EH&A, field surveys by the Contractor and City Inspector. The modifications conform to the minimum requirements for Allowed drawing changes as set forth in the Development Process Manual, Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — 7/14/87 Date

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

community science corporation

NO	DATE	REVISIONS / REMARKS	BY
1	8-86	REVISION TO GRADES @ LOTS 28, 27, 26, 25	MLY

DESIGN — DATE May, 1986
DESIGNED BY C.S.C.
DRAWN BY M.L.W. — DATE May, 1986
CHECKED BY — DATE

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-D11", A "KX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION
DRAWN BY EH&A DATE 1986
AGRA CHECKED BY EH&A DATE 86
AS-BUILTED BY EH&A DATE 86
FIELD LOCATION BY EH&A DATE 87
DRAWINGS CORRECTED BY EH&A DATE 87
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

ENGINEER'S SEAL

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

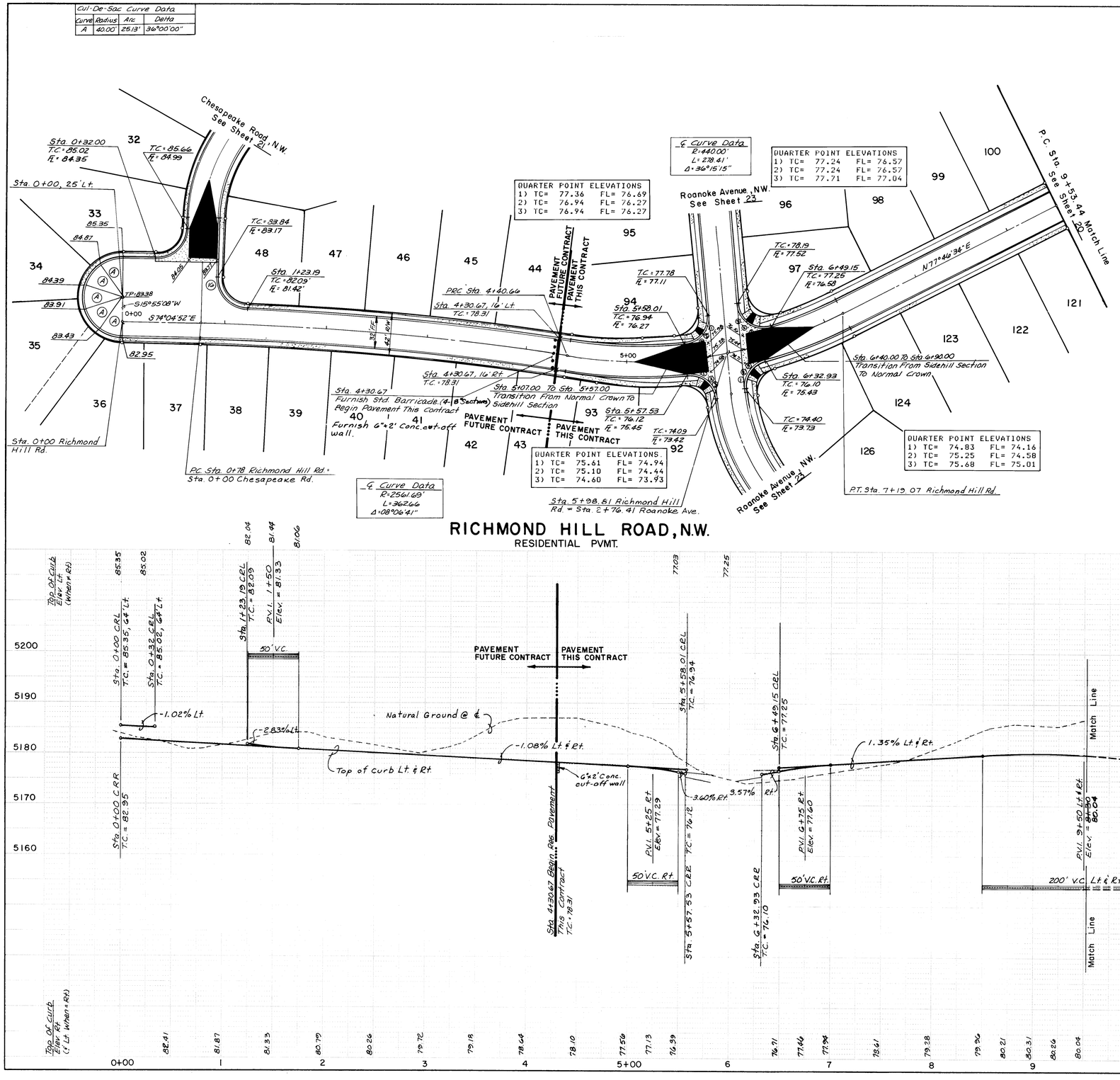
TITLE: SHENANDOAH-UNIT TWO
DEERFIELD ROAD, N.W.- BASIN CREEK TRAIL, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic		8/1/86
A.C.E. - Hydrology		8/1/86	Water Utilities	N/A	8/1/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 18 OF 43

26 28261887

Cul-De-Sac Curve Data			
Curve	Radius	Arc	Delta
A	40.00'	25.13'	36°00'00"



CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
16	30.00	46.59	88°59'21"
17	25.00	39.10	89°37'03"
18	25.00	39.04	89°28'49"
19	25.00	34.85	79°51'44"
20	25.00	44.62	102°15'02"

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EH&A's field survey crews. EH&A certifies that the improvements as shown conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Criteria as Prepared by the City of Albuquerque per Section 27.4 to the best of my knowledge and belief. Manual

Paul Brasher, P.E. 7282 — Date 7/487

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
A	"CX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.M. ELEV. = 5198.95	

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-D11".

AS BUILT INFORMATION

CONTRACTOR COM, INC.

WORK STARTED BY EH&A DATE 86

WORK COMPLETED BY ACCEPTANCE BY DATE

FIELD VERIFICATION BY EH&A DATE 86'

DRAWINGS CORRECTED BY EH&A DATE 87

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

ENGINEER'S SEAL

MICHAEL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

9/9/86

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY C.S.C. DATE May, 1986

DRAWN BY W.J.W. DATE May, 1986

CHECKED BY DATE

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

Community Surveys Corporation

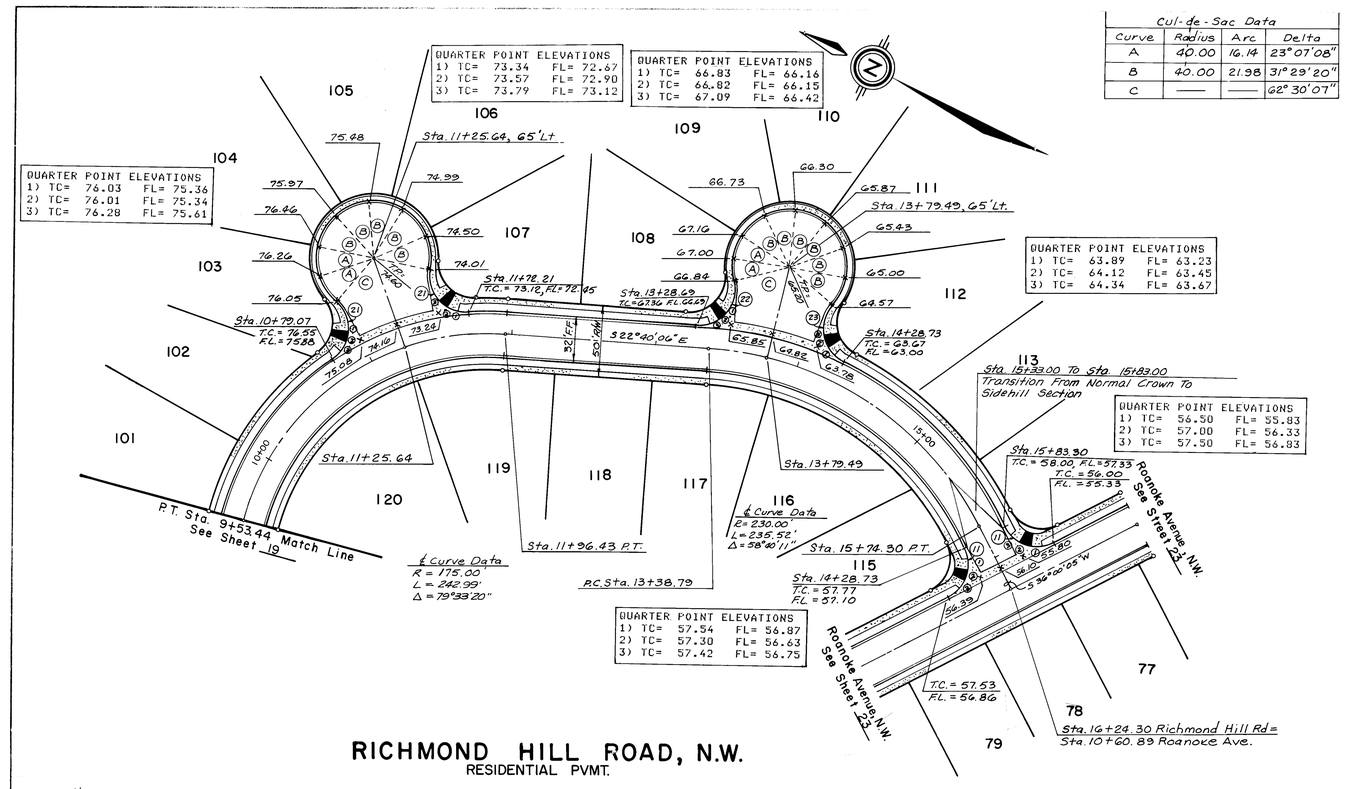
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNITS TWO & THREE
RICHMOND HILL ROAD, NW.

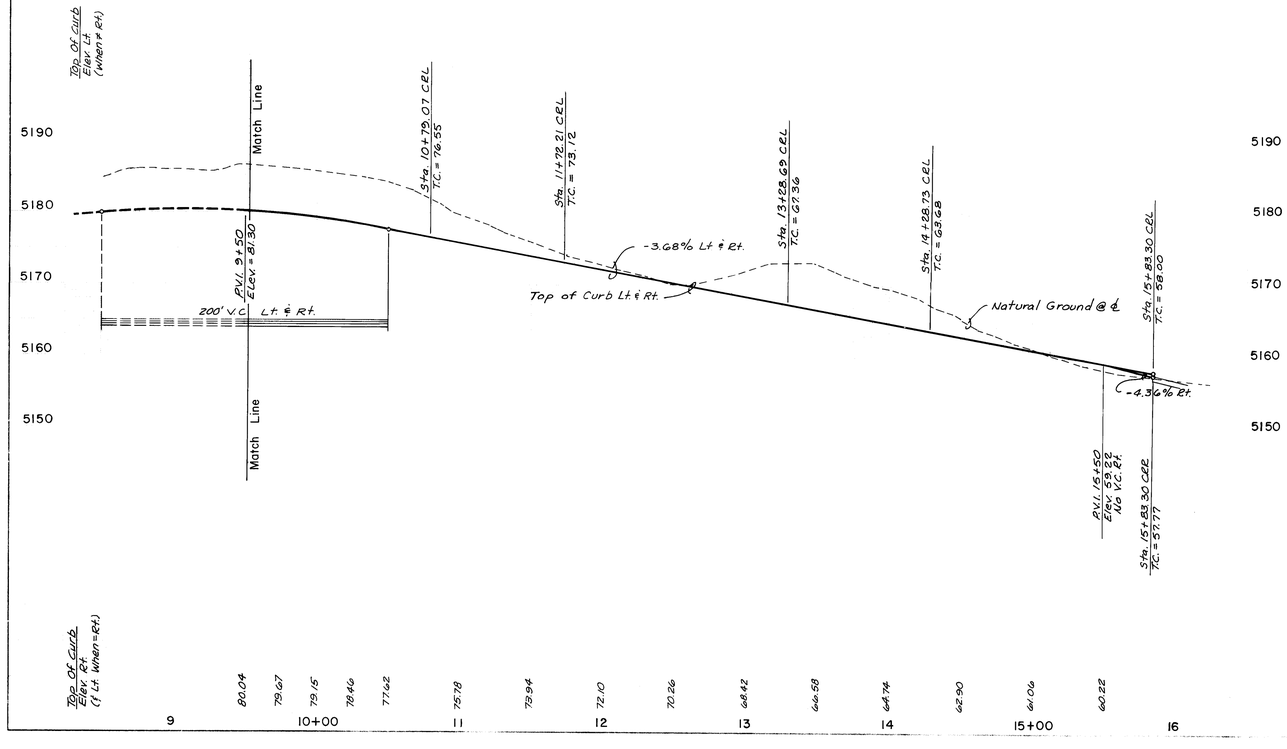
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/14/86			
A.C.E.-Design		8/14/86	Traffic		8/1/86
A.C.E.-Hydrology			Water Utilities	N/A W.W.	8/1/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 19 OF 43

26 2826/1987



RICHMOND HILL ROAD, N.W.
RESIDENTIAL PVMT.



CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
11	25.00	39.27	90°00'00"
21	25.00	45.31	103°50'39"
22	25.00	46.84	107°21'29"
23	25.00	45.99	105°24'21"

AS BUILT INFORMATION
COA INC
DRAWN BY EH&A DATE 86
CHECKED BY EH&A DATE 86
CONNECTED BY EH&A DATE 87
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "CX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95
DATE

RECORD DRAWING
This drawing, as modified, shows public improvements as constructed. The modifications have been based on information and measurements obtained by EH&A's field survey crew, the Contractor and City Inspector. The modifications conform to the requirements for Albuquerque drawing criteria as required by the Development Process Manual Section 27.4 to the best of my knowledge and belief.
Paul Brasher, P.E. 7282
7-14-87
Date

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

community sciences corporation

REVISIONS
NO DATE BY
DESIGN
DATE May, 1986
DRAWN BY WLW
DATE May, 1986
CHECKED BY
DATE
ENGINEER'S SEAL

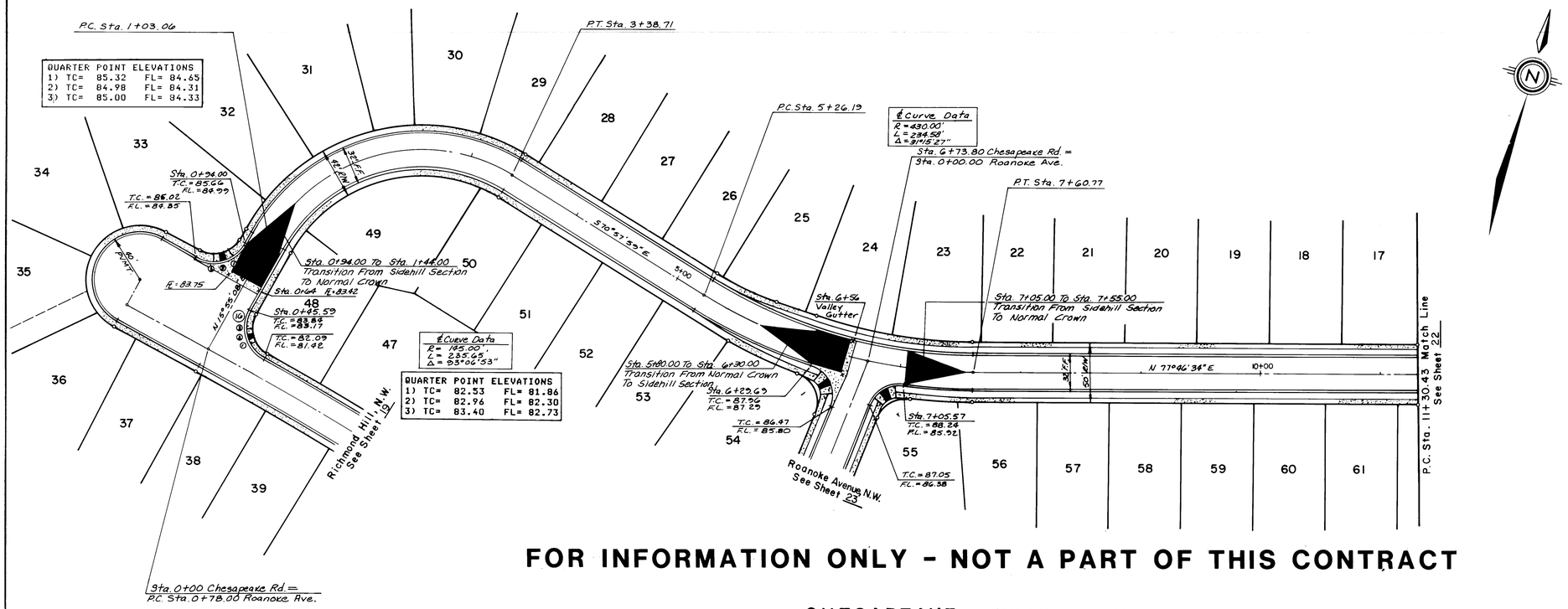
CITY OF ALBUQUERQUE
MANAGEMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT TWO
RICHMOND HILL ROAD, NW.

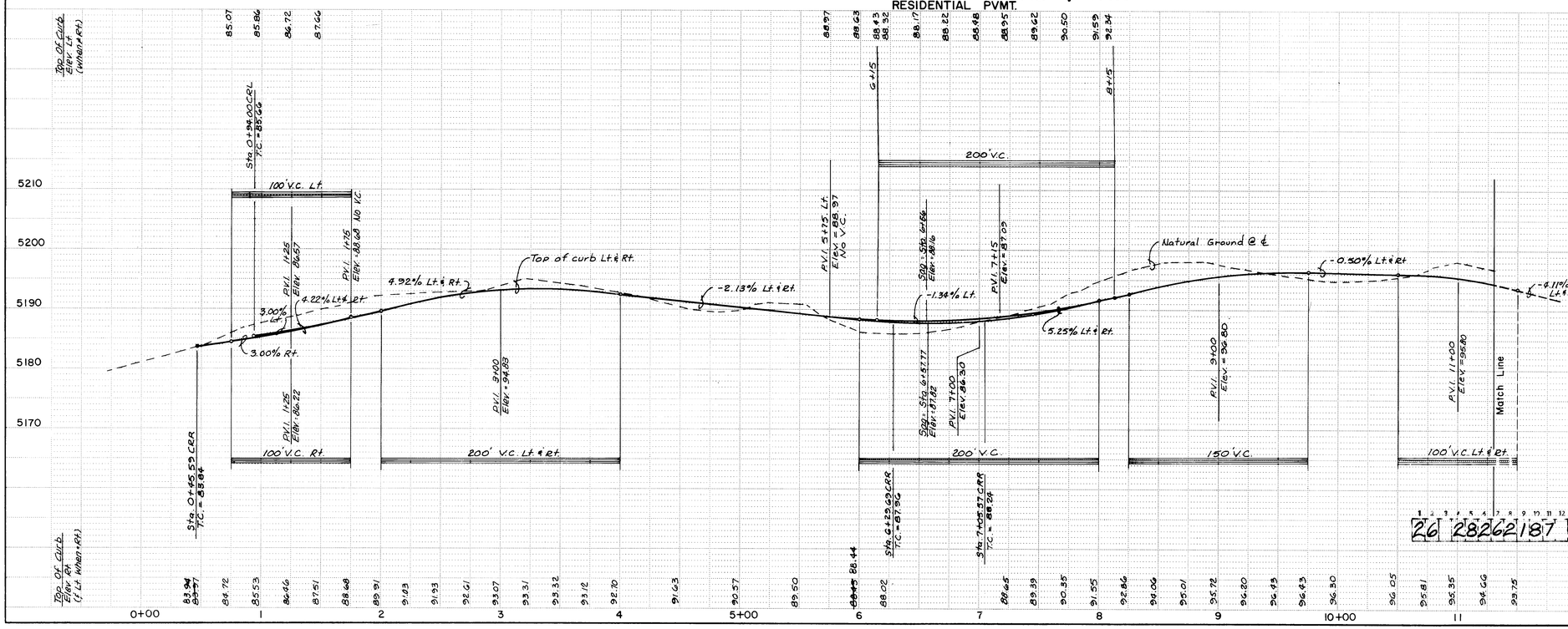
APPROVED	ENGINEER	DATE
		8/1/86
Traffic Engineering		8/1/86
Water Utilities		8/1/86

26 28262087

DRAWING NO	MAP NO	SHEET	OF
2826	D-11	20	43



FOR INFORMATION ONLY - NOT A PART OF THIS CONTRACT



CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
1	30.00	47.12	90°00'00"
16	30.00	46.59	88°59'21"

AS BUILT INFORMATION

CONTRACTOR CCM, INC.

WORK STAKED BY EHA DATE 86'

INSPECTORS

ACCEPTANCE BY DATE

VERIFICATION BY EHA DATE 86'

CORRECTED BY EHA DATE 87'

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11",

A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

MICHAEL J. NOVA NEW MEXICO 9865 REGISTERED PROFESSIONAL ENGINEER

8/8/86

RECORD DRAWING

This drawing has modified where public improvements as constructed. Those modifications have been made using information and measurements obtained by EHA's field survey crew. The modifications conform to the intent of the approved plans and criteria as required by the City of Albuquerque Development Process Manual Section 27.4 to the best of my knowledge.

Paul Brasher, P.E. 7282 — 7.14.87 Date

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY C.S.C. DATE May, 1986

DRAWN BY M.J.W. DATE May, 1986

CHECKED BY DATE

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

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

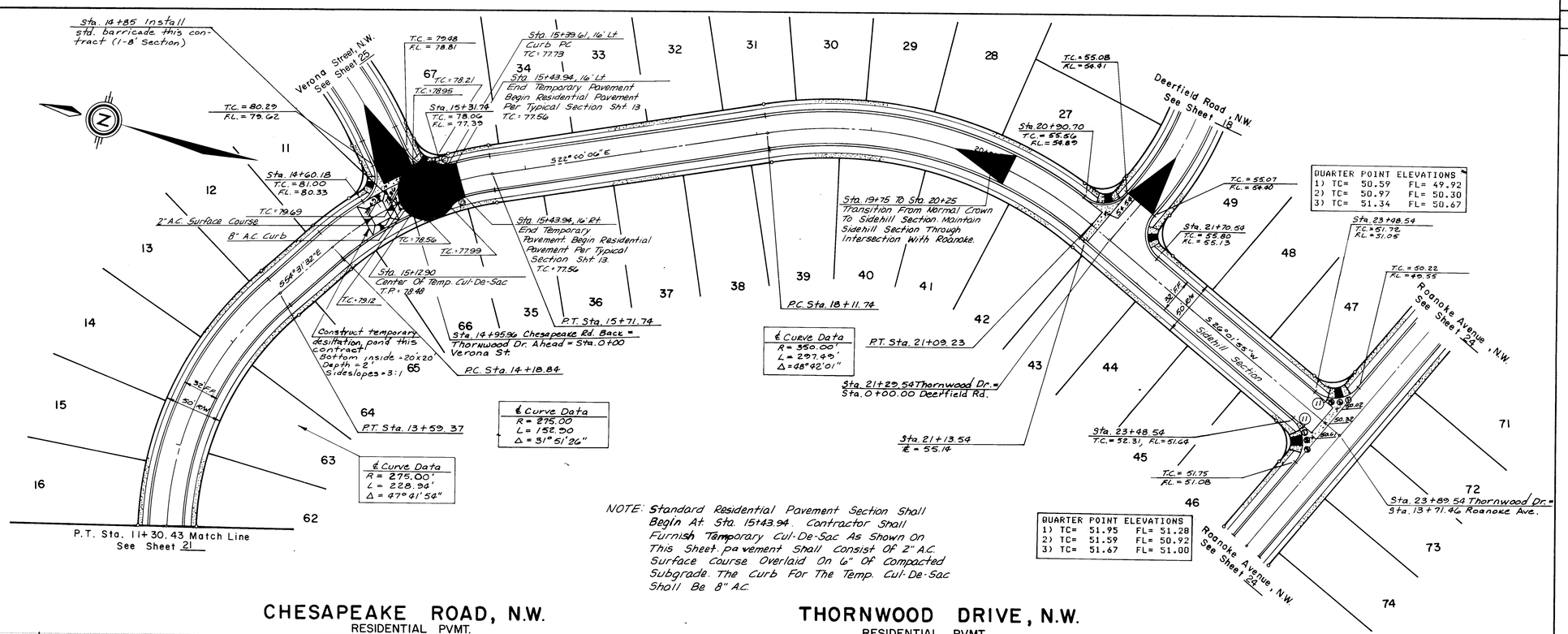
TITLE: SHENANDOAH - UNIT THREE

CHESAPEAKE ROAD, NW.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/14/86			
A.C.E.-Design		8/14/86	Traffic		8/18/86
A.C.E.-Hydrology		"	Water Utilities	N/A	8/18/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 21 OF 43

26 28262187



CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
11	25.00	39.27	90°00'00"

Temporary Cul-De-Sac Curb Curve Data			
Curve	Radius	Arc	Delta
A	25.00	21.78	49°55'16"
B	— —	— —	110°23'38"
C	25.00	14.06'	32°13'47"
D	25.00	16.70'	38°16'46"

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. #3-D11", A "E.D." CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE MORTEMA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION
CONTRACTOR CCM, INC.
WORK STAKED BY ENG. DIV. DATE 86'
STREET WORK ACCEPTANCE BY ENG. DIV. DATE
FIELD VERIFICATION BY ENG. DIV. DATE 86'
DRAWINGS CORRECTED BY ENG. DIV. DATE 87'
MICRO-FILM INFORMATION DATE
RECORDED BY
NO

ENGINEER'S SEAL
PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER
MICHAEL K. POST NEW MEXICO No. 9889 REGISTERED PROFESSIONAL ENGINEER
8/6/86

RECORD DRAWING
This drawing as modified shows public improvements as constructed. These modifications have been made using information furnished by the Engineer, Contractor and City Inspector. The modifications conform to the minimum requirements for record drawing criteria as required by the City Development Manual Section 27.4 to the best of my knowledge and belief.
7/1/87 Date
Paul Brasher, P.E. 7282

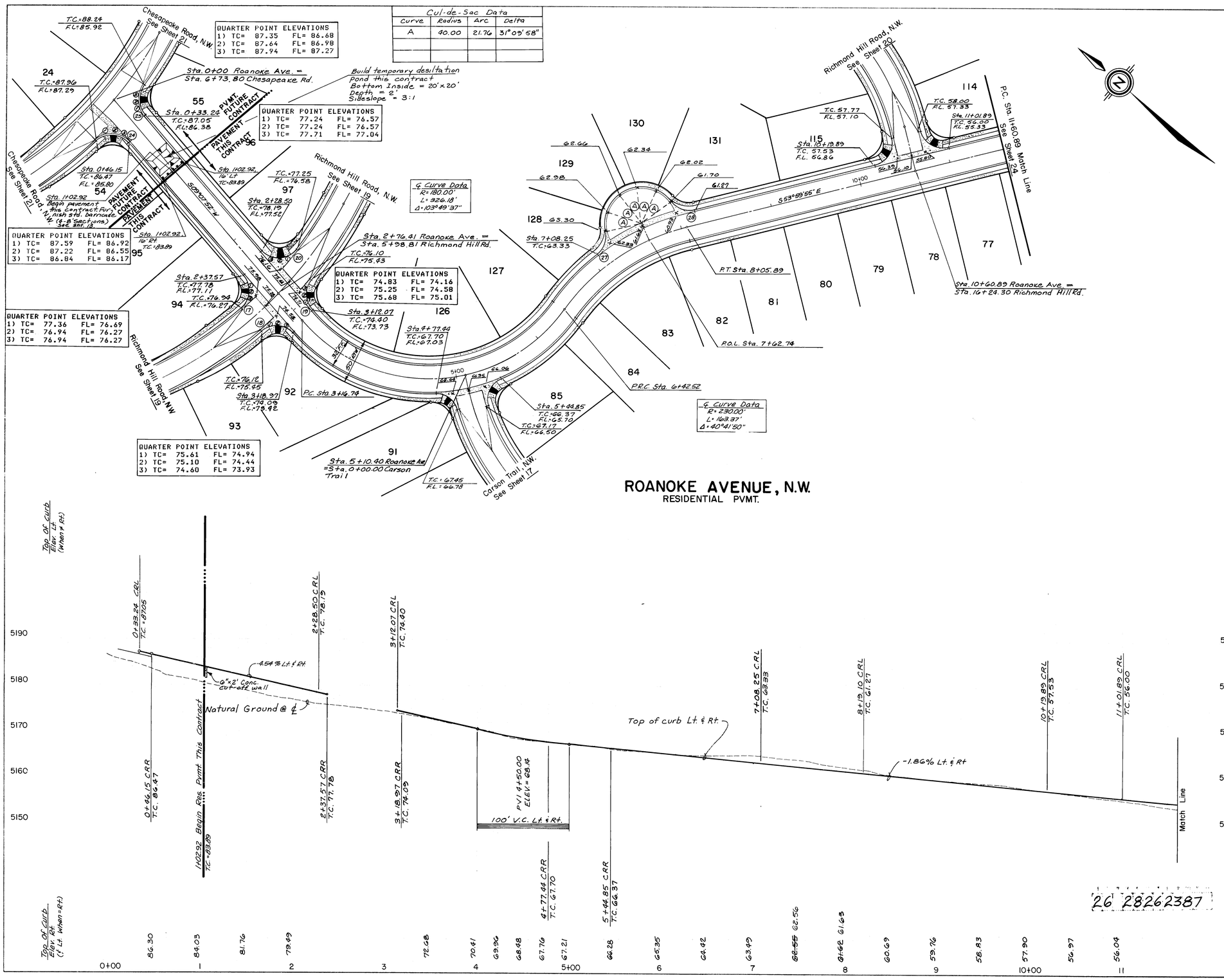
REVISIONS		
NO.	DATE	BY
DESIGN		
DESIGNED BY	DATE May, 1986	
DRAWN BY	DATE May, 1986	
CHECKED BY	DATE	

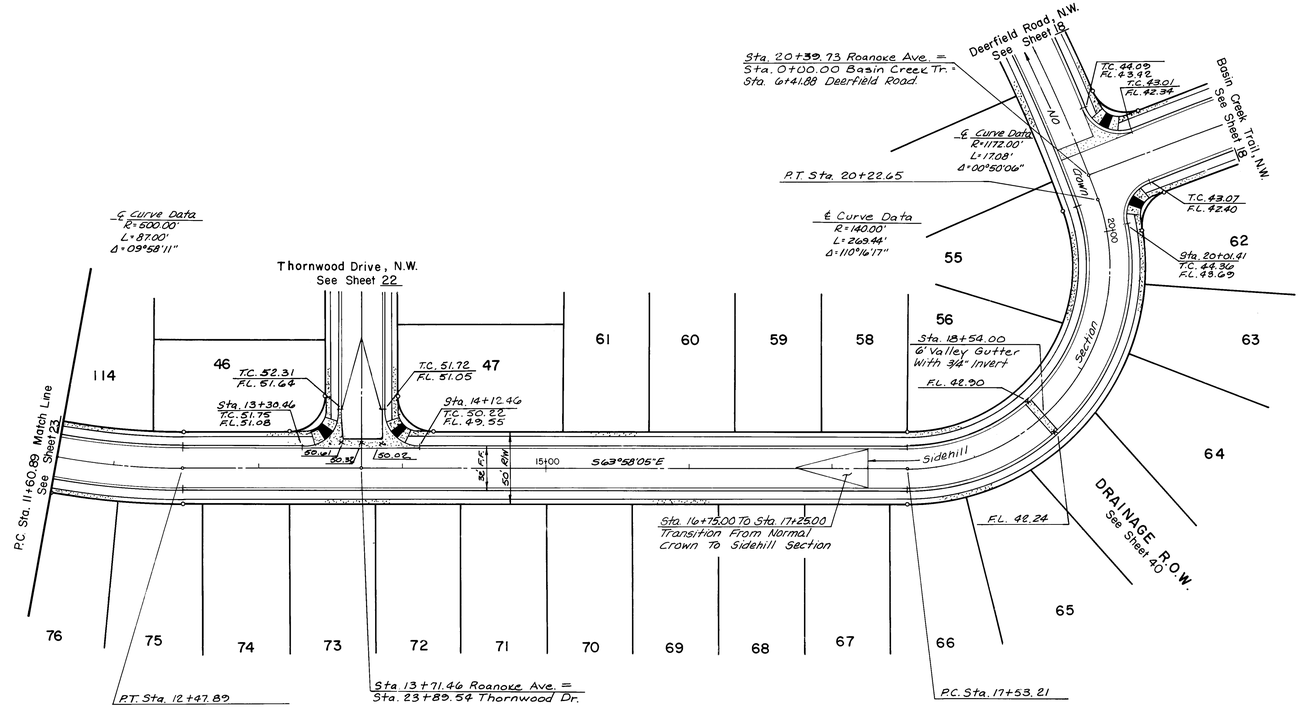
SCALE: 1" = 50' HORIZ. 1" = 10' VERT.
community services corporation
SURVEYING Albuquerque, N.M. 87108

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
TITLE: SHENANDOAH - UNITS TWO & THREE
CHESAPEAKE ROAD, NW. - THORNWOOD DR., NW.

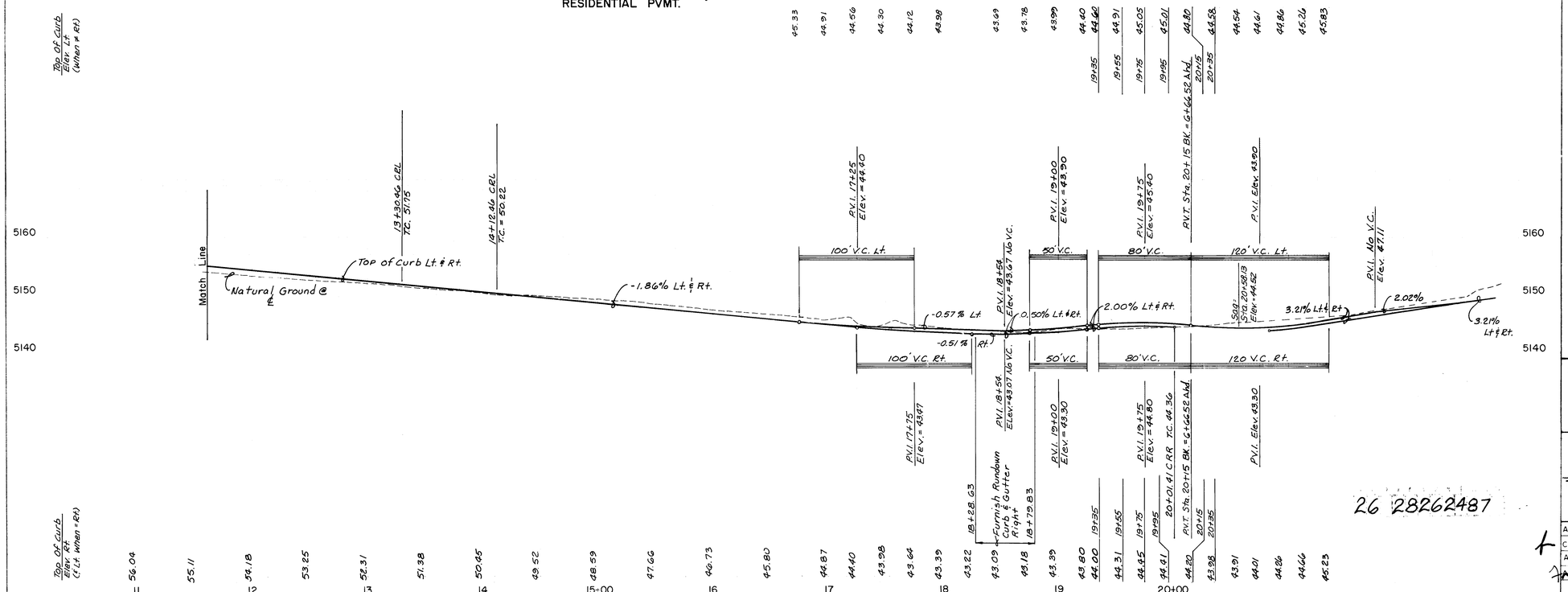
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E.-Design		8/11/86	Traffic		8/1/86
A.C.E.-Hydrology		"	Water Utilities	N/A	8/1/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 22 OF 43


Chesapeake Road, N.W. See Sheet 21
Richmond Hill Road, N.W. See Sheet 20
Richmond Hill Road, N.W. See Sheet 19
Carson Trail N.W. See Sheet 17
P.C. Sta. 11+60.89 Match Line See Sheet 24
Sta. 0+00 Roanoke Ave. = Sta. 6+73.80 Chesapeake Rd.
Sta. 0+33.24 T.C.=87.05 FL=86.38
Sta. 0+46.15 T.C.=86.47 FL=85.80
Sta. 1+02.92 Begin pavement this Contract Full 7" thick std. barricade. (6.8' Sections) See sht. 18.
Sta. 1+02.92 16' Lt. T.C.=89.89
Sta. 1+02.92 16' Lt. T.C.=89.89
PAVEMENT FUTURE CONTRACT
PAVEMENT THIS CONTRACT
PVMT. FUTURE CONTRACT
PAVEMENT THIS CONTRACT
S89°07'52"W
Sta. 2+28.50 T.C.=78.19 FL=77.52
T.C.=77.25 FL=76.58
Sta. 2+37.57 T.C.=77.78 FL=77.11
T.C.=76.94 FL=76.27
Sta. 2+76.41 Roanoke Ave. = Sta. 5+98.81 Richmond Hill Rd.
T.C.=76.10 FL=75.43
Sta. 3+12.07 T.C.=74.40 FL=73.73
T.C.=76.12 FL=75.45
Sta. 3+18.97 T.C.=79.09 FL=78.42
P.C. Sta. 3+76.78
Sta. 4+77.44 T.C.=67.70 FL=67.03
Sta. 5+44.85 T.C.=66.37 FL=65.70
T.C.=67.17 FL=66.50
P.R.C. Sta. 6+42.52
Sta. 5+10.40 Roanoke Ave. = Sta. 0+00.00 Carson Trail
T.C.=67.45 FL=66.78
Sta. 7+08.25 T.C.=63.33
P.T. Sta. 8+05.89
P.O.L. Sta. 7+62.74
Sta. 10+60.89 Roanoke Ave. = Sta. 16+24.30 Richmond Hill Rd.
Sta. 10+19.89 T.C. 57.53 FL. 56.86
T.C. 57.77 FL. 57.10
Sta. 11+01.89 T.C. 56.00 FL. 55.33
T.C. 58.00 FL. 57.33
S53°09'55"E
Cul-de-Sac Data
Curve | Radius | Arc | Delta
A | 40.00 | 21.76 | 31°09'58"
Build temporary desiltation pond this contract Bottom Inside = 20'x20' Depth = 2' Sideslope = 3:1
℄ Curve Data R=180.00' L=326.18' Δ=103°49'37"
℄ Curve Data R=230.00' L=163.37' Δ=40°41'50"
QUARTER POINT ELEVATIONS
1) TC= 87.35 FL= 86.68
2) TC= 87.64 FL= 86.98
3) TC= 87.94 FL= 87.27
QUARTER POINT ELEVATIONS
1) TC= 77.24 FL= 76.57
2) TC= 77.24 FL= 76.57
3) TC= 77.71 FL= 77.04
QUARTER POINT ELEVATIONS
1) TC= 87.59 FL= 86.92
2) TC= 87.22 FL= 86.55
3) TC= 86.84 FL= 86.17
QUARTER POINT ELEVATIONS
1) TC= 74.83 FL= 74.16
2) TC= 75.25 FL= 74.58
3) TC= 75.68 FL= 75.01
QUARTER POINT ELEVATIONS
1) TC= 77.36 FL= 76.69
2) TC= 74.94 FL= 76.27
3) TC= 76.94 FL= 76.27
QUARTER POINT ELEVATIONS
1) TC= 75.61 FL= 74.94
2) TC= 75.10 FL= 74.44
3) TC= 74.60 FL= 73.93
24 T.C.=87.96 FL=87.29
54 95 94 93 92 91 55 96 97 127 126 85 84 83 82 81 80 79 78 77 130 131 129 128 114 115
G2.66 G2.34 G2.02 G1.70 G1.27 G2.98 G3.30
22.96 22.96 22.96



ROANOKE AVENUE, N.W.
RESIDENTIAL PVMT.



RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EHKA's field survey crews. The contractor certifies that the field conditions conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Development Process Manual Section 27.4 to the best of my knowledge and belief.

7.14.87
Date

Paul Bresher, P.E. 7282

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

community sciences corporation

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "S-011",
A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR: CCM, INC
AS-BUILT BY: EHKA DATE 86
INSPECTED BY:
ACCEPTANCE BY: EHKA DATE 86
VERIFICATION BY:
DRAWINGS CORRECTED BY EHKA DATE 87

MICRO-FILM INFORMATION

RECORDED BY:
DATE:
NO:

ENGINEER'S SEAL

PAUL T. BRASHER, P.E. NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

MICHAEL J. MCGRATH NEW MEXICO No. 9468 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGNED BY CSC	DATE May, 1986
		DRAWN BY MJM	DATE May, 1986
		CHECKED BY	DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

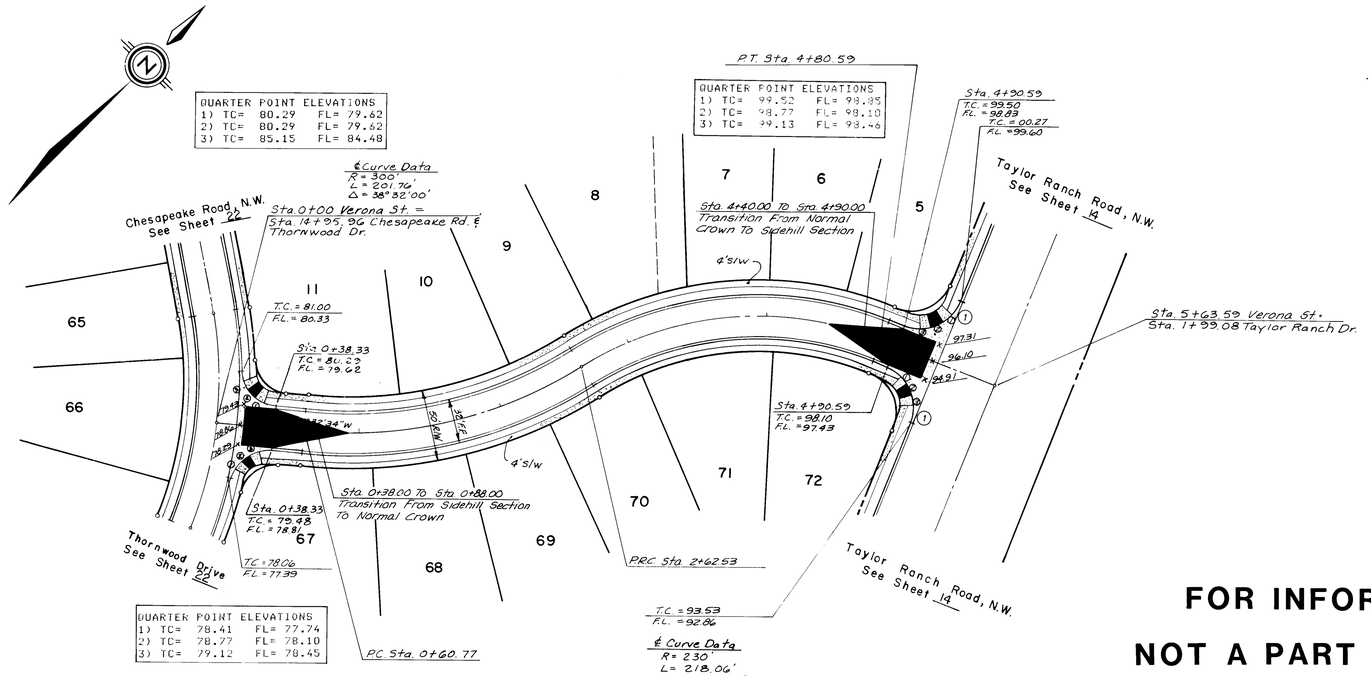
TITLE: SHENANDOAH - UNIT TWO

ROANOKE AVENUE, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic		8/1/86
A.C.E. - Hydrology		"	Water Utilities	N/A	8/1/86

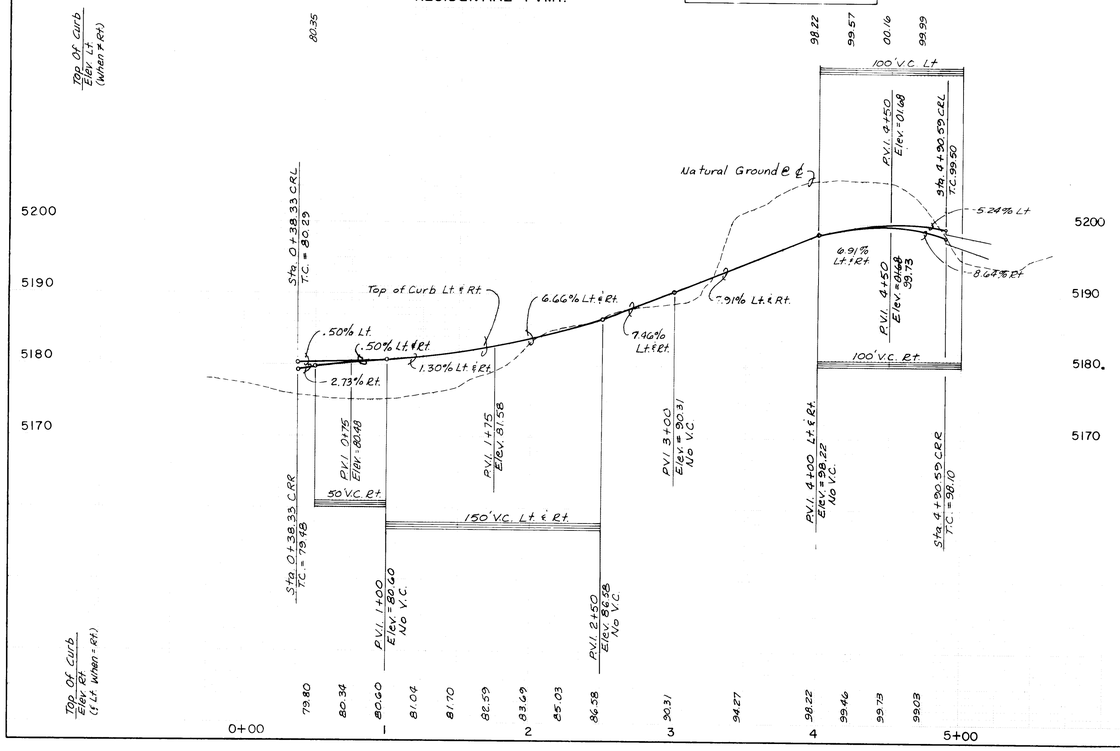
DRAWING NO. 2826 | MAP NO. D-11 | SHEET 24 OF 43

26 28262487



VERONA STREET, N.W.

RESIDENTIAL PVMT.



FOR INFORMATION ONLY -

NOT A PART OF THIS CONTRACT

CURB CURVE DATA			
CURVE	RADIUS	ARC	DELTA
1	30.00	47.12	90°00'00"
26	25.00	36.02	82°32'42"

AS BUILT INFORMATION
CONTRACTOR
START BY
DATE
INSPECTORS
DATE
FIELD
VERIFICATION BY
DATE
CHANGES
CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-011", A "E"X"7" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
MICHAEL J. WOOD NEW MEXICO 9698 REGISTERED PROFESSIONAL ENGINEER
8/6/86

REMARKS
REVISIONS
NO. | BY | DATE
DESIGN
DESIGNED BY C.S.C. DATE May, 1986
DRAWN BY W.J.W. DATE May, 1986
CHECKED BY DATE

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

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

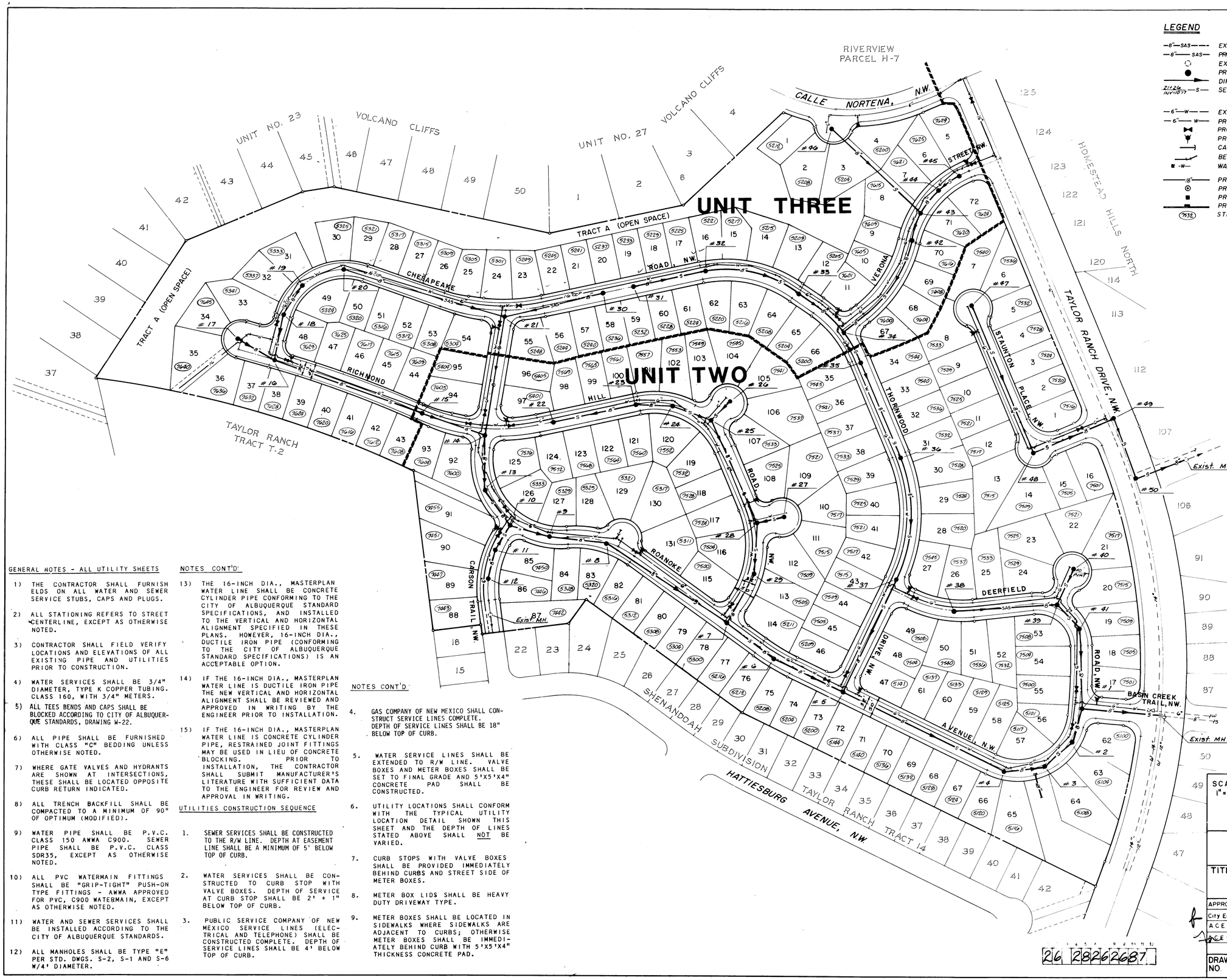
TITLE: SHENANDOAH-UNIT THREE

VERONA STREET, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E.-Design		8/11/86	Traffic	NADeH	8/11/86
A.C.E.-Hydrology		4	Water Utilities	N/A WJW	8/11/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 25 OF 43

26 28262587



LEGEND

- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- DIRECTION OF FLOW
- SEWER SERVICE (4") WITH STATION AND ELEVATION OF STUB INDICATED
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- CAP OR PLUG
- BEND
- WATER SERVICE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED JUNCTION BOX
- PROPOSED DROP INLET
- STREET ADDRESS

GENERAL NOTES - ALL UTILITY SHEETS

1) THE CONTRACTOR SHALL FURNISH ELDS ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.

2) ALL STATIONING REFERS TO STREET CENTERLINE, EXCEPT AS OTHERWISE NOTED.

3) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING PIPE AND UTILITIES PRIOR TO CONSTRUCTION.

4) WATER SERVICES SHALL BE 3/4" DIAMETER, TYPE K COPPER TUBING. CLASS 160, WITH 3/4" METERS.

5) ALL TEES BENDS AND CAPS SHALL BE BLOCKED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS, DRAWING W-22.

6) ALL PIPE SHALL BE FURNISHED WITH CLASS "C" BEDDING UNLESS OTHERWISE NOTED.

7) WHERE GATE VALVES AND HYDRANTS ARE SHOWN AT INTERSECTIONS, THESE SHALL BE LOCATED OPPOSITE CURB RETURN INDICATED.

8) ALL TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90° OF OPTIMUM (MODIFIED).

9) WATER PIPE SHALL BE P.V.C. CLASS 150 AWWA C900. SEWER PIPE SHALL BE P.V.C. CLASS SDR35, EXCEPT AS OTHERWISE NOTED.

10) ALL PVC WATERMAIN FITTINGS SHALL BE "GRIP-TIGHT" PUSH-ON TYPE FITTINGS - AWWA APPROVED FOR PVC, C900 WATERMAIN, EXCEPT AS OTHERWISE NOTED.

11) WATER AND SEWER SERVICES SHALL BE INSTALLED ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

12) ALL MANHOLES SHALL BE TYPE "E" PER STD. DWGS. S-2, S-1 AND S-6 W/4' DIAMETER.

NOTES CONT'D:

13) THE 16-INCH DIA., MASTERPLAN WATER LINE SHALL BE CONCRETE CYLINDER PIPE CONFORMING TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, AND INSTALLED TO THE VERTICAL AND HORIZONTAL ALIGNMENT SPECIFIED IN THESE PLANS. HOWEVER, 16-INCH DIA., DUCTILE IRON PIPE (CONFORMING TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS) IS AN ACCEPTABLE OPTION.

14) IF THE 16-INCH DIA., MASTERPLAN WATER LINE IS DUCTILE IRON PIPE THE NEW VERTICAL AND HORIZONTAL ALIGNMENT SHALL BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION.

15) IF THE 16-INCH DIA., MASTERPLAN WATER LINE IS CONCRETE CYLINDER PIPE, RESTRAINED JOINT FITTINGS MAY BE USED IN LIEU OF CONCRETE BLOCKING. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE WITH SUFFICIENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL IN WRITING.

UTILITIES CONSTRUCTION SEQUENCE

1. SEWER SERVICES SHALL BE CONSTRUCTED TO THE R/W LINE. DEPTH AT EASEMENT LINE SHALL BE A MINIMUM OF 5' BELOW TOP OF CURB.
2. WATER SERVICES SHALL BE CONSTRUCTED TO CURB STOP WITH VALVE BOXES. DEPTH OF SERVICE AT CURB STOP SHALL BE 2' + 1" BELOW TOP OF CURB.
3. PUBLIC SERVICE COMPANY OF NEW MEXICO SERVICE LINES (ELECTRICAL AND TELEPHONE) SHALL BE CONSTRUCTED COMPLETE. DEPTH OF SERVICE LINES SHALL BE 4' BELOW TOP OF CURB.

NOTES CONT'D

4. GAS COMPANY OF NEW MEXICO SHALL CONSTRUCT SERVICE LINES COMPLETE. DEPTH OF SERVICE LINES SHALL BE 18" BELOW TOP OF CURB.
5. WATER SERVICE LINES SHALL BE EXTENDED TO R/W LINE. VALVE BOXES AND METER BOXES SHALL BE SET TO FINAL GRADE AND 5'X5'X4" CONCRETE PAD SHALL BE CONSTRUCTED.
6. UTILITY LOCATIONS SHALL CONFORM WITH THE TYPICAL UTILITY LOCATION DETAIL SHOWN THIS SHEET AND THE DEPTH OF LINES STATED ABOVE SHALL NOT BE VARIED.
7. CURB STOPS WITH VALVE BOXES SHALL BE PROVIDED IMMEDIATELY BEHIND CURBS AND STREET SIDE OF METER BOXES.
8. METER BOX LIDS SHALL BE HEAVY DUTY DRIVEWAY TYPE.
9. METER BOXES SHALL BE LOCATED IN SIDEWALKS WHERE SIDEWALKS ARE ADJACENT TO CURBS; OTHERWISE METER BOXES SHALL BE IMMEDIATELY BEHIND CURB WITH 5'X5'X4" THICKNESS CONCRETE PAD.

AS BUILT INFORMATION

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "M3-D11", A "X" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION

FIELD NOTES BY DATE

ENGINEER'S SEAL

NICHOLAS J. MAESTAS, NEW MEXICO 6857, REGISTERED PROFESSIONAL ENGINEER

9/19/86

REMARKS

REVISIONS

NO. DATE

DESIGN

DESIGNED BY CSC

DRAWN BY CSC

CHECKED BY

DATE May, 1986

DATE May, 1986

DATE

SCALE: 1" = 100'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNITS TWO & THREE

UTILITY COMPOSITE PLAN

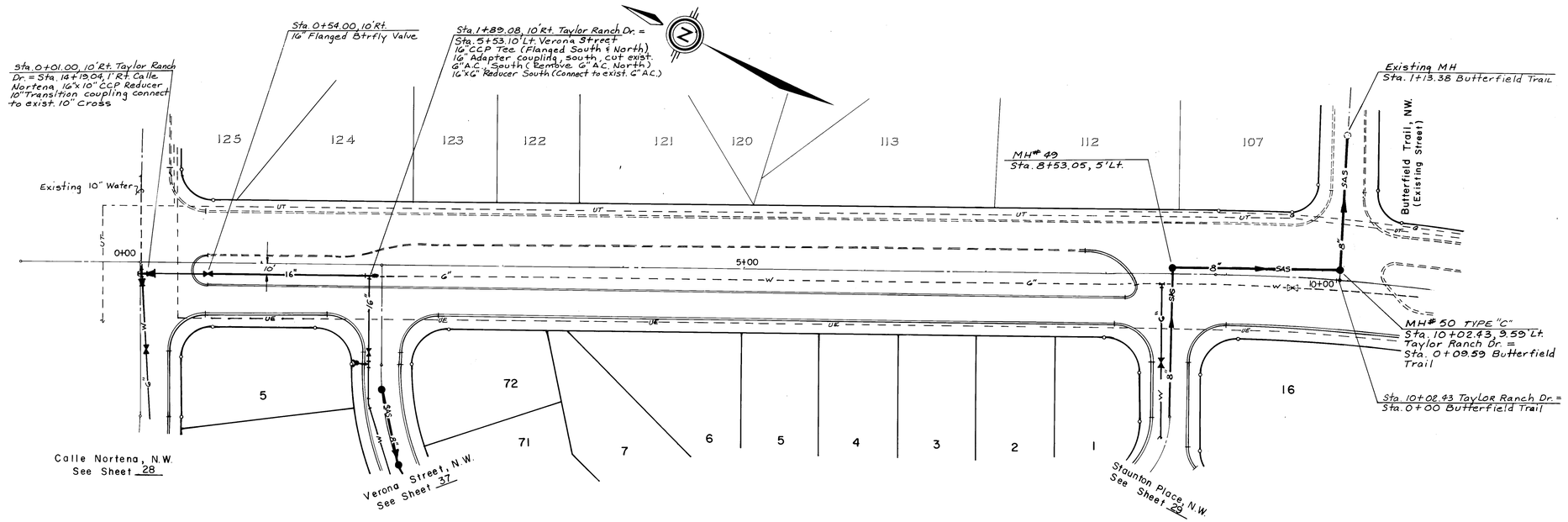
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		9/11/86			
A.C.E. - Design		9/11/86	Traffic		9/11/86
A.C.E. - Hydrology		9/11/86	Water Utilities		9/11/86

DRAWING NO. 2826

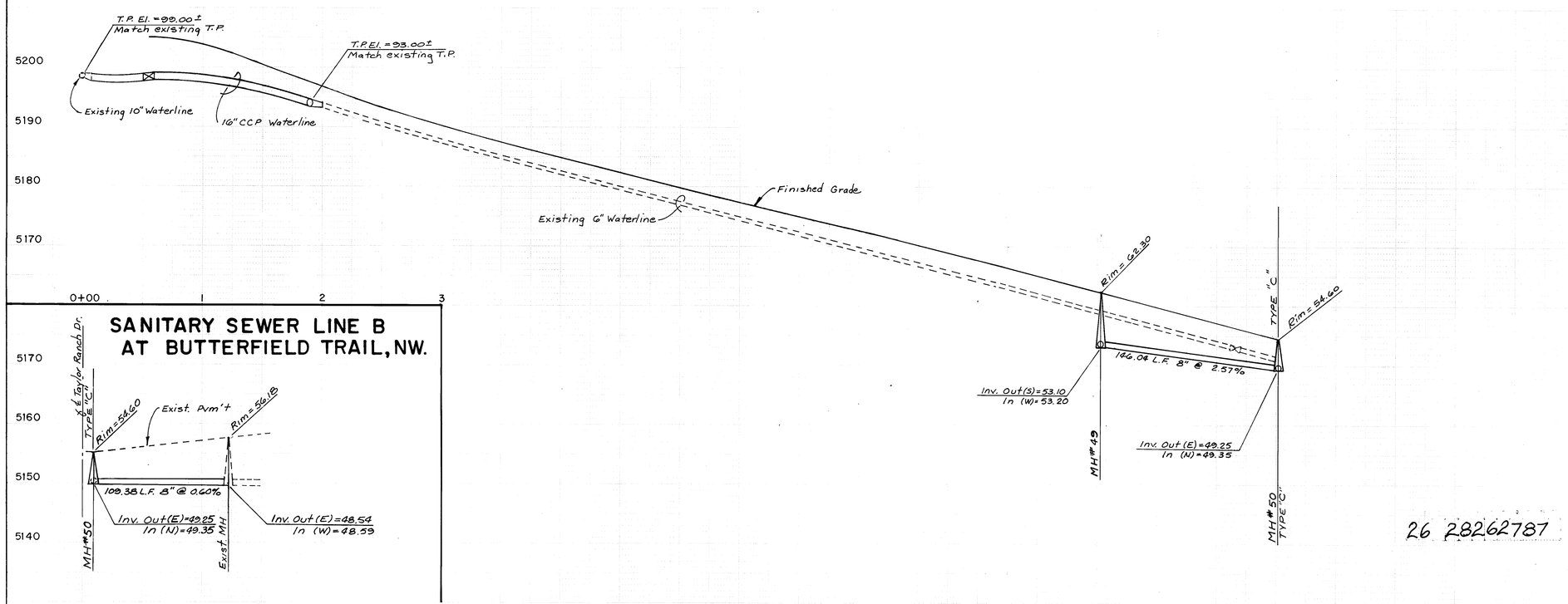
MAP NO. D-11

SHEET 26 OF 43

26 28226687



TAYLOR RANCH DRIVE, N.W.



SANITARY SEWER LINE B AT BUTTERFIELD TRAIL, NW.

26 28262787

RECORD DRAWING

This drawing as modified shows public improvements as constructed and those modifications have been made during construction by the Engineer's field crew, the Contractor and City Inspector. The modifications conform to the minimum requirements for Albuquerque Development Process Manual Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — Date 7/1/87

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

community sciences corporation

ENGINEER'S SEAL

PAUL T. BRASHER — NEW MEXICO — No. 7282 — REGISTERED PROFESSIONAL ENGINEER

MICHAEL J. WILSON — NEW MEXICO — 10065 — REGISTERED PROFESSIONAL ENGINEER — 8/2/86

AS BUILT INFORMATION

CONTRACTOR CCSI, INC

WORK STAKED BY EH&A DATE 8/6

ACCEPTANCE BY DATE

FIELD LOCATION BY EH&A DATE 8/6

DRAWINGS CORRECTED BY EH&A DATE 8/7

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.05

REVISIONS

NO.	BY	DATE	REMARKS

DESIGNED BY — DATE

DRAWN BY — DATE

CHECKED BY — DATE

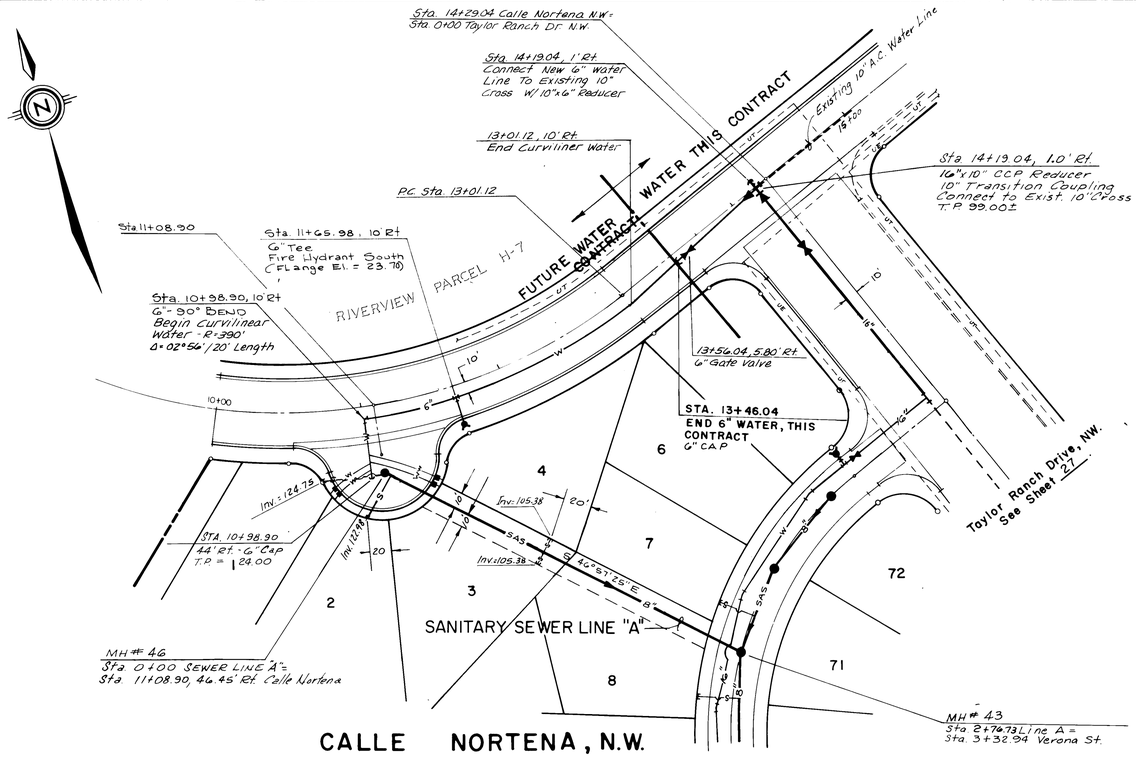
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

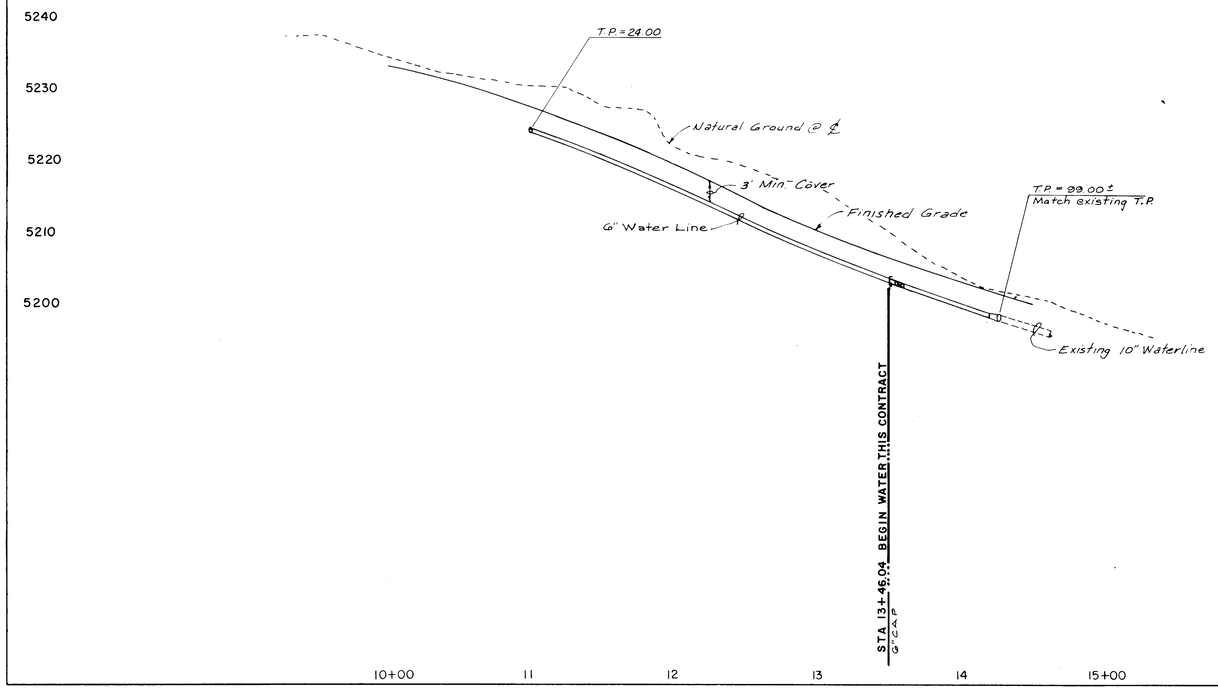
TITLE: SHENANDOAH UNITS TWO & THREE

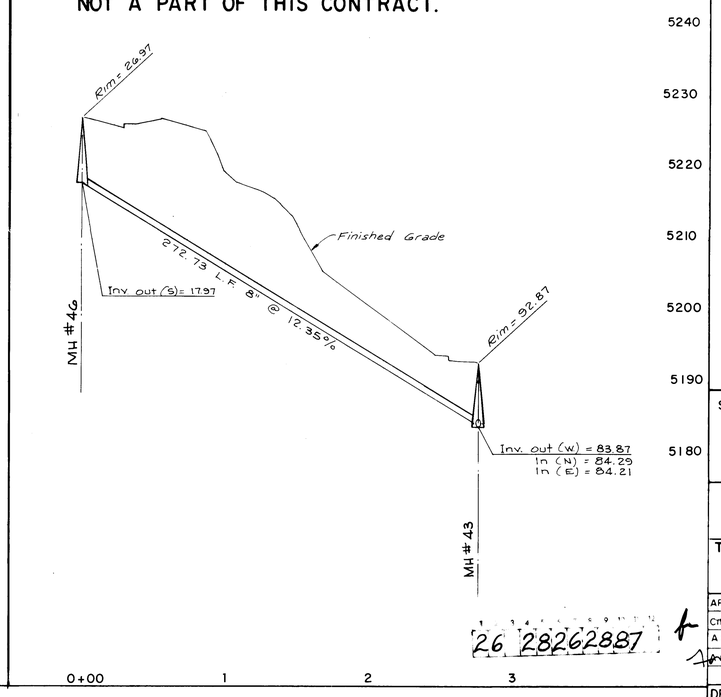
TAYLOR RANCH DRIVE, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/1/86	Traffic	N.A. Dalton	8/1/86
A.C.E. - Hydrology		"	Water		8/1/86

DRAWING NO. 2826 — MAP NO. D-11 — SHEET 27 OF 43







RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EH&A's field survey crews. The contractor certifies that this record drawing conforms to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Section 27.4 to the best of my knowledge and belief.

Paul Brasher 7-14-87
Paul Brasher, P.E. 7282 Date

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

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

community services corporation

NO.	REMARKS	BY	DATE
	DESIGN		DATE May, 1986
	DESIGNED BY CBC		DATE May, 1986
	DRAWN BY WJW, RDQ		DATE
	CHECKED BY		

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT THREE

CALLE NORTENA, N.W. – SANITARY SEWER LINE A

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A C E - Design		8/11/86	Traffic	N A Dewitt	9/1/86
A C E - Hydrology			Water Utilities		8/6/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 28 OF 43

ENGINEER'S SEAL

98/9/8

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. #3-011", A "LX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR: CCM, INC DATE 86

PLANS COMPILED BY: EH&A

INSPECTOR'S FIELD TALLY BY: DATE

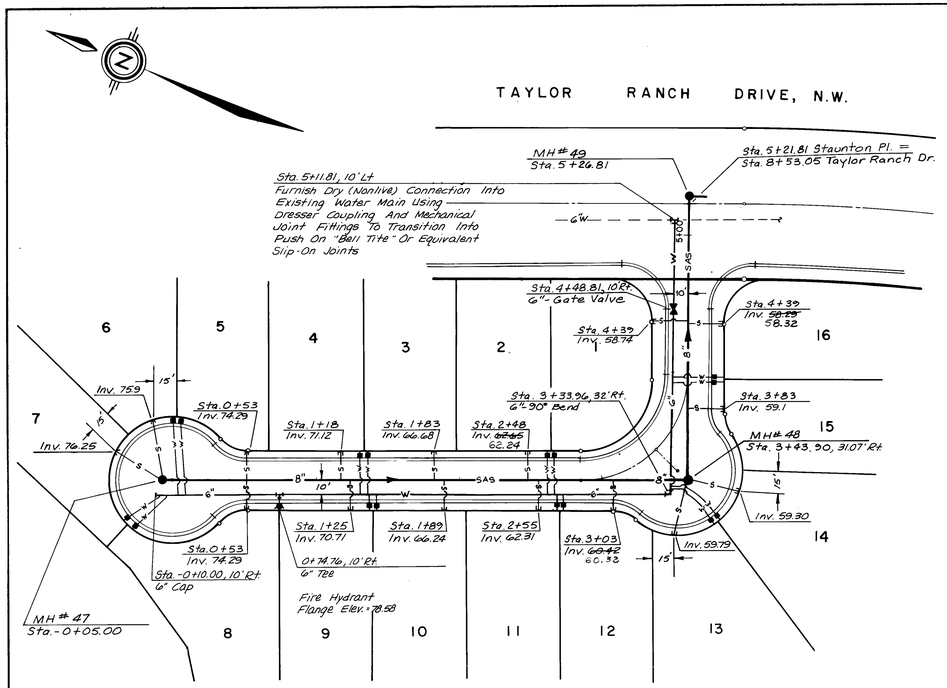
VERIFICATION BY: EH&A DATE 86

CORRECTIONS MADE BY: EH&A DATE 87

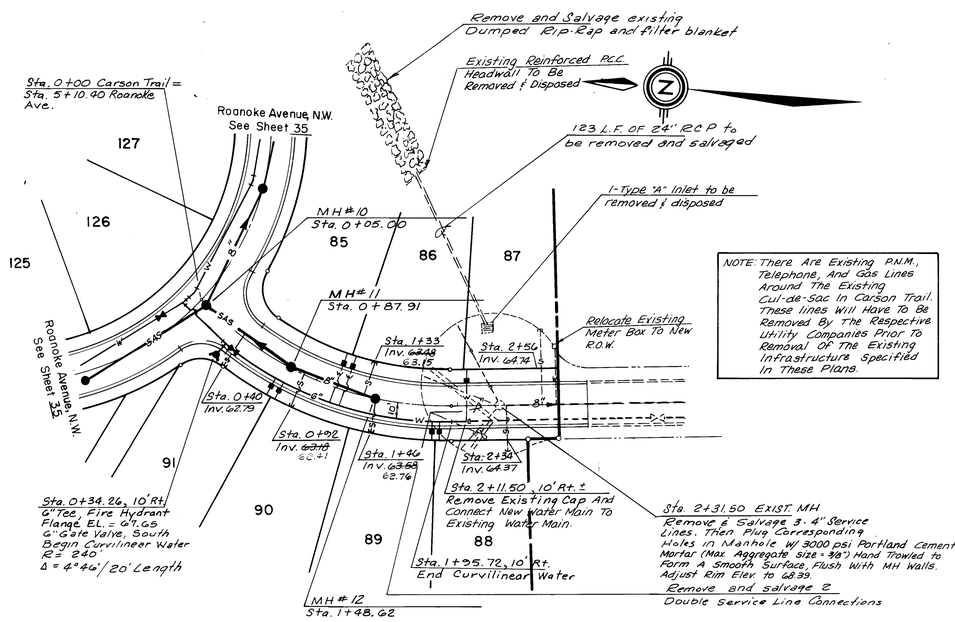
MICRO-FILM INFORMATION

RECORDED BY: DATE

NO:



STAUNTON PLACE, N.W.



CARSON TRAIL, N.W.

26 28262987

RECORD DRAWING

This drawing, as modified shows public improvements as constructed. These modifications are based on field survey information and measurements obtained by EH&A's field survey crew, the Contractor and City Inspector. The modifications conform to the intent of the design and to the standards and criteria as required by the Development Process Manual for the City of Albuquerque. Section 27.4 to the best of my knowledge and belief.

Paul Bresher, P.E. 7282 — Date 7-14-87

PAUL T. BRESHER — NEW MEXICO — No. 7282 — REGISTERED PROFESSIONAL ENGINEER

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

community sciences corporation

AS BUILT INFORMATION

CONTRACTOR CCM, INC.

WORK STAKED BY EH&A DATE 86'

ACCEPTANCE BY DATE

FIELD VERIFICATION BY EH&A DATE 86'

DRAWINGS CORRECTED BY EH&A DATE 87'

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11".

A "+" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

MICHAEL T. TOOLEY — NEW MEXICO — No. 9078 — REGISTERED PROFESSIONAL ENGINEER — 6/1/86

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY C.S.C. DATE May, 1986

DRAWN BY W.J.W. DATE May, 1986

CHECKED BY DATE

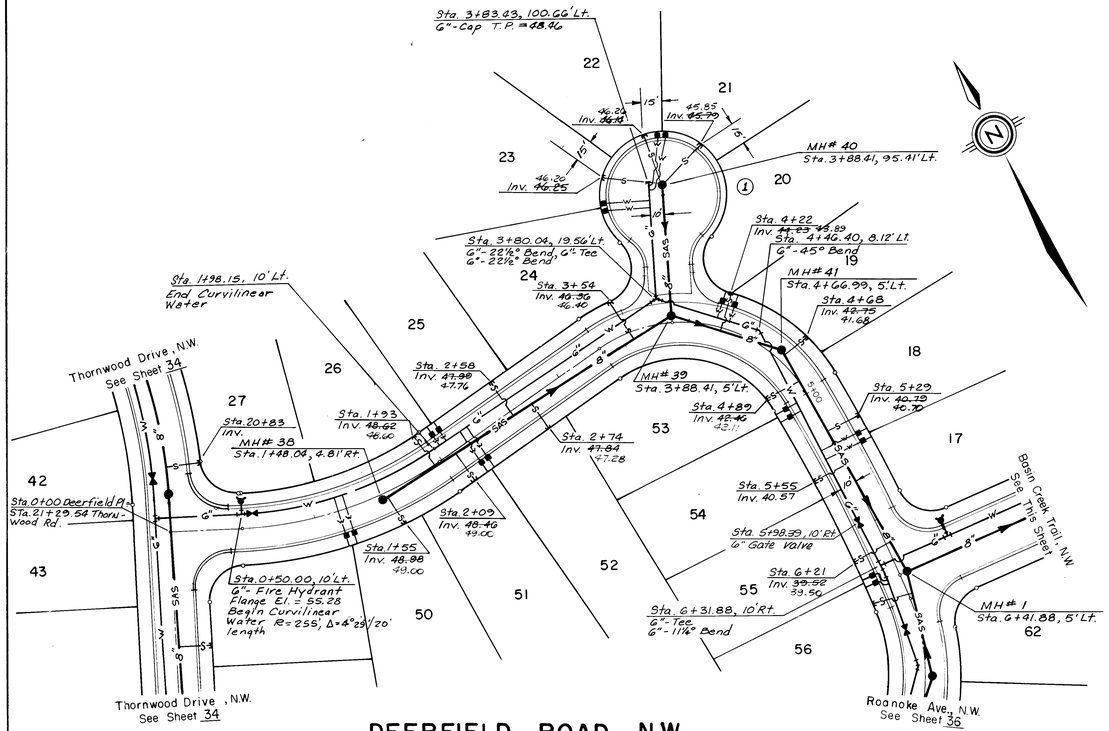
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

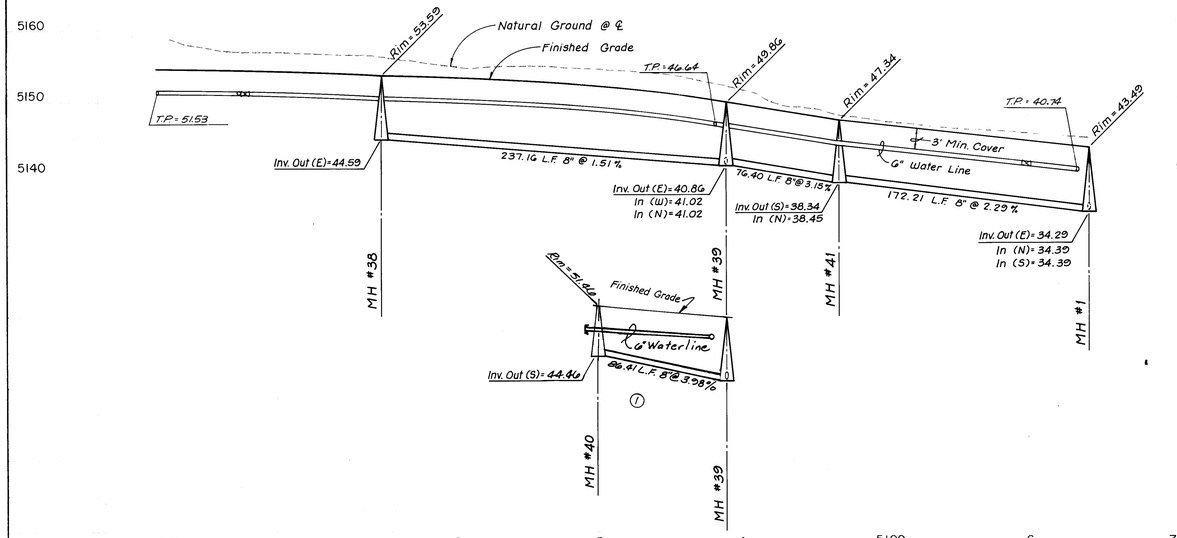
TITLE: SHENANDOAH - UNIT TWO

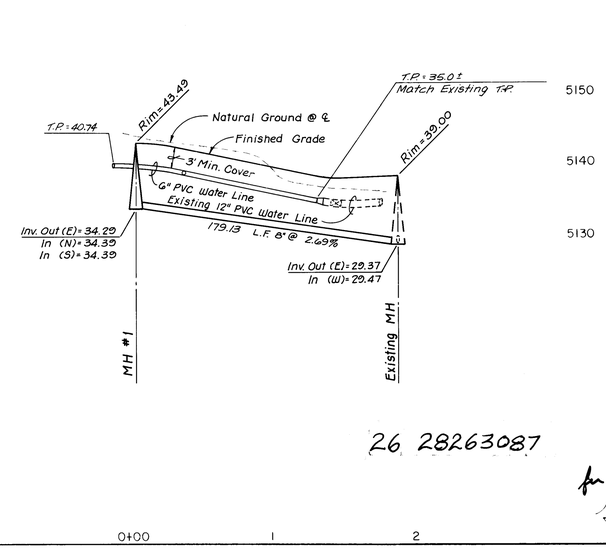
STAUNTON PLACE, N.W. - CARSON TRAIL, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		6/11/86			
A.C.E. - Design		6/11/86	Traffic	W.A. Duff	6/11/86
A.C.E. - Hydrology			Water Utilities	W. Wilmouth	6/1/86

DRAWING NO. 2826 — MAP NO. D-11 — SHEET 29 OF 43







BASIN CREEK TRAIL, N.W.

26 28263087

RECORD DRAWING

This drawing as modified shows public improvements as constructed. Those modifications have been made using information furnished by the Engineer, Surveyor, Subdivider, or their representative responsible for the construction and City inspector. The modifications conform to the minimum requirements for record drawing purposes required by the Development Process Manual Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — Date 7/14/87

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

community sciences corporation

ENGINEER'S SEAL

PAUL T. BRASHER — NEW MEXICO — No. 7282 — REGISTERED PROFESSIONAL ENGINEER

MICHAEL J. MAY — NEW MEXICO — 9885 — REGISTERED PROFESSIONAL ENGINEER — 8/1/86

AS BUILT INFORMATION

CONTRACTOR CCM, INC.
WORK STAKED BY EH & A DATE 86'
ASBUILT INFO. FURNISHED BY DATE
FIELD VERIFICATION BY EH & A DATE 86'
DRAWINGS CORRECTED BY EH & A DATE 8.7

MICRO-FILM INFORMATION

RECORDED BY DATE
NO

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11",
A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5196.95

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

REVISIONS

NO.	DATE	REMARKS	BY
1	8/86	Revise Curb sec. investigation	M.K.Y.

DESIGN

DESIGNED BY C.S.C. DATE May, 1986
DRAWN BY W.L.W. F. M.K.S. DATE May, 1986
CHECKED BY DATE

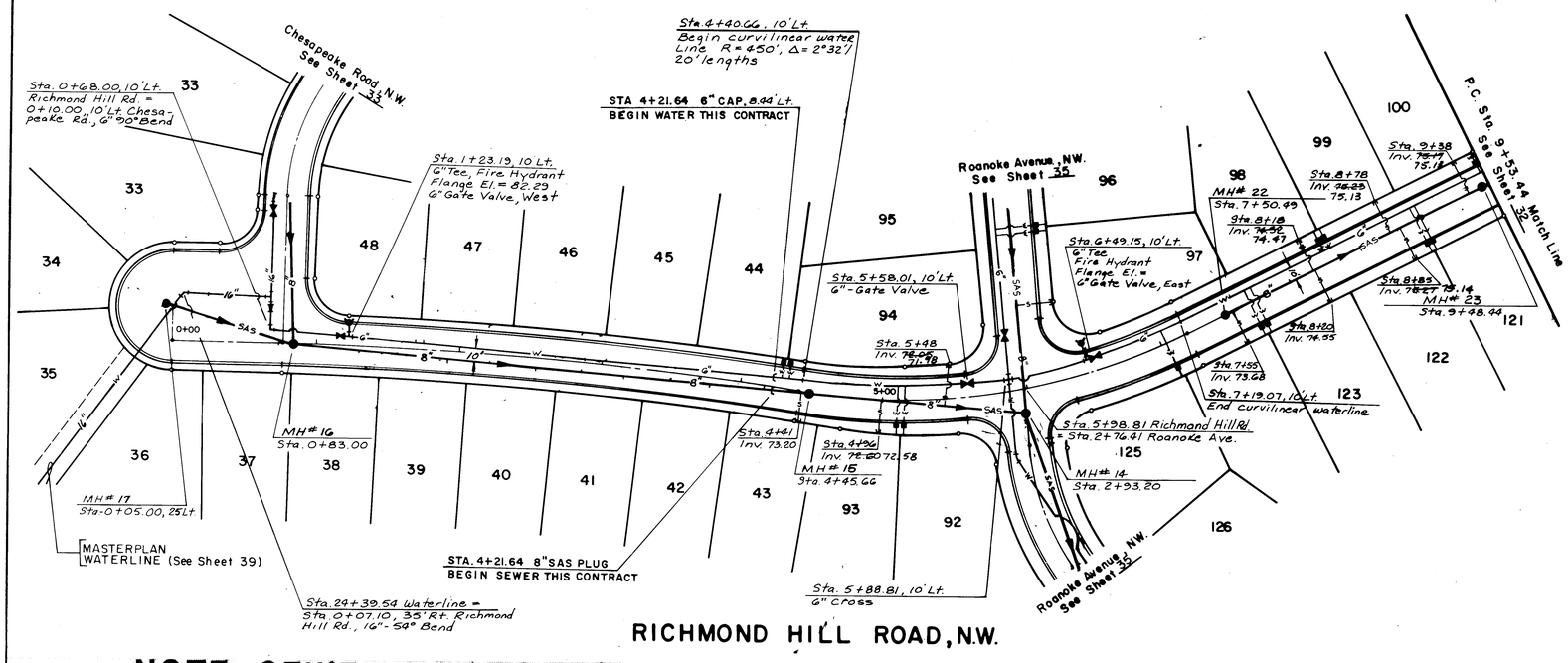
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH-UNIT TWO

DEERFIELD ROAD, N.W. - BASIN CREEK TRAIL, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic	N A DuWH	8/1/86
A.C.E. - Hydrology		"	Water Utilities	W Wilmeth	8/1/86

DRAWING NO 2826 | MAP NO. D-11 | SHEET 30 OF 43



SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. #3-D11", A "+" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR CCM, INC.

WORK STARTED BY EH1A DATE 86'

INSPECTIONS COMPLETED BY EH1A DATE 86'

ACCEPTANCE BY DATE

VERIFICATION BY EH1A DATE 87'

SURVEYED BY EH1A DATE 87'

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

RECORD DRAWING

This drawing, as modified shows public improvements as constructed. These modifications have been made using information and measurements furnished by the field surveyor, crew, the Contractor and City inspectors. The modifications conform to the minimum requirements for record drawing contained in the Albuquerque Development Process Manual "Section 2.7.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282

7-14-87 Date

ENGINEER'S SEAL

MICHAEL J. HOWARD NEW MEXICO No. 9360 REGISTERED PROFESSIONAL ENGINEER

8/1/86

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY C.S.C. DATE May, 1986

DRAWN BY W.J.W. DATE May, 1986

CHECKED BY DATE

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

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNITS TWO & THREE

RICHMOND HILL ROAD, N.W.

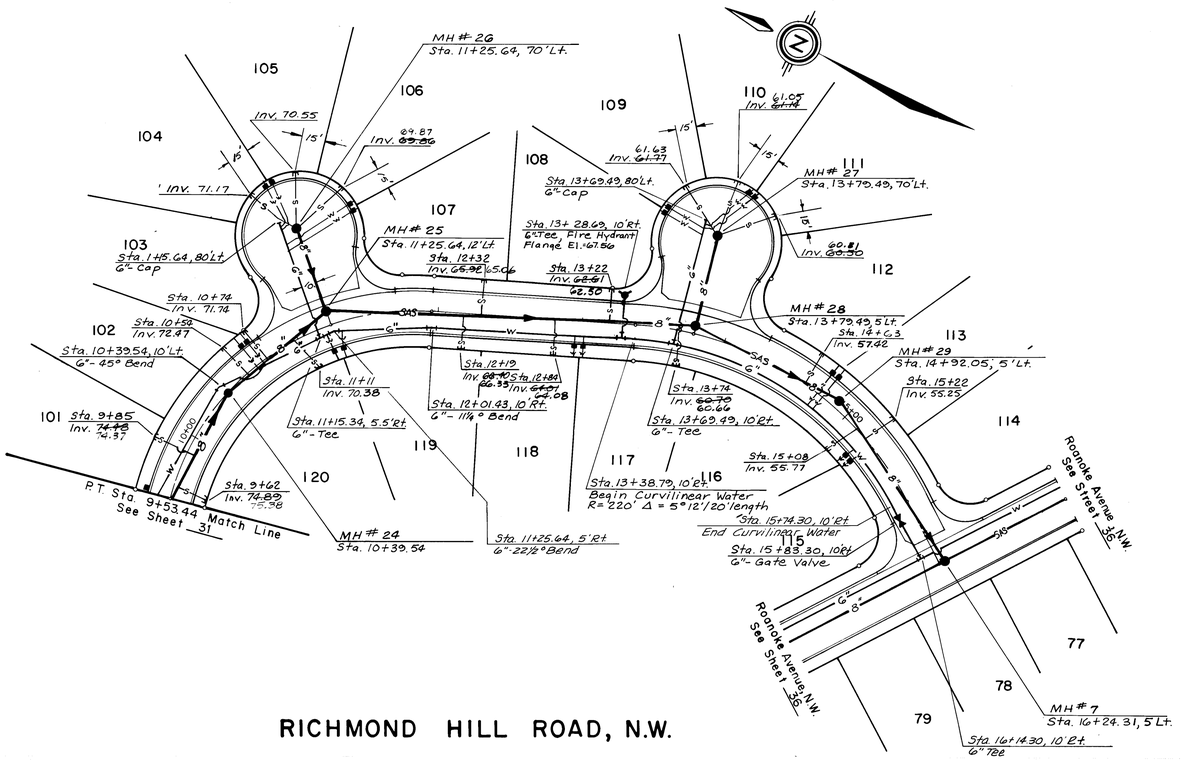
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/1/86	Traffic	NA DWH	8/1/86
A.C.E. - Hydrology		"	Water Utilities		8/1/86

DRAWING NO. 2826

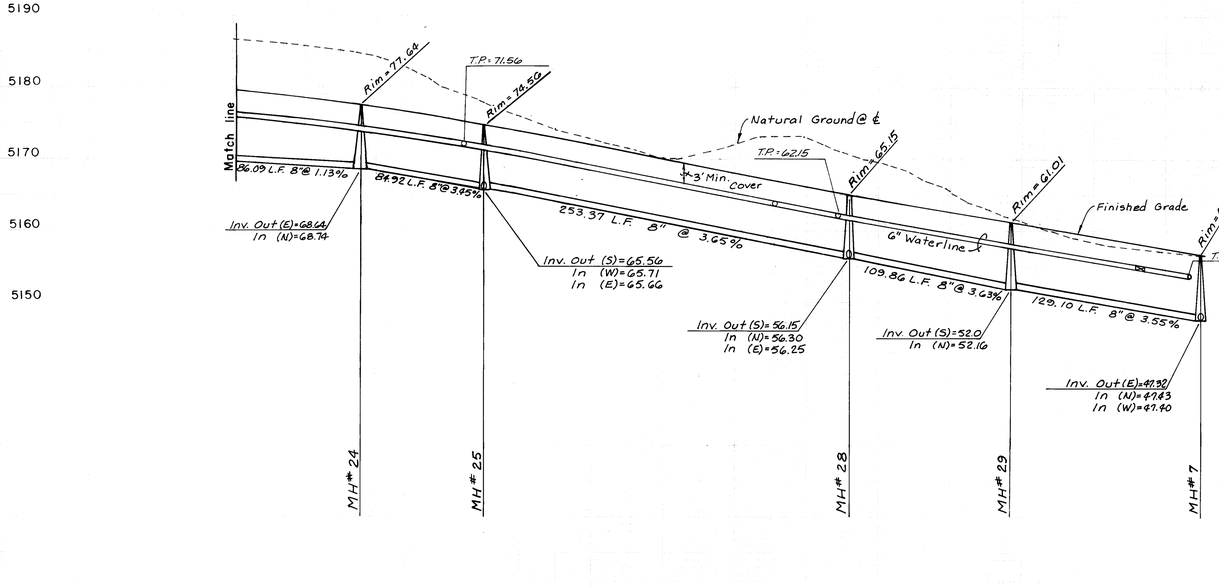
MAP NO. D-11

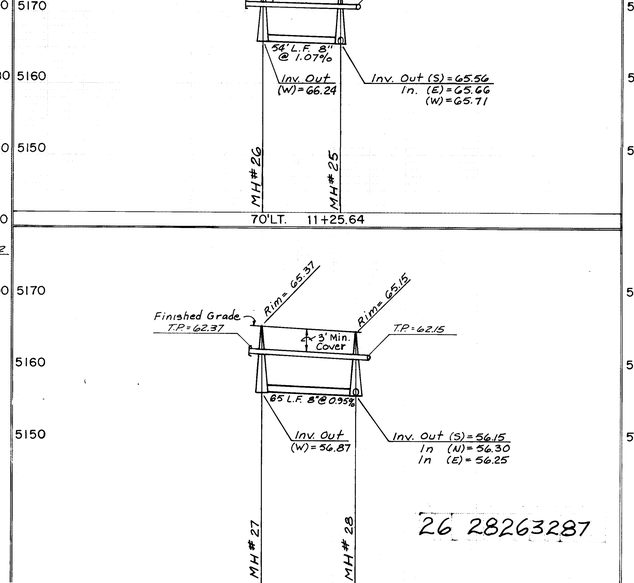
SHEET 31 OF 43

26 28263187



RICHMOND HILL ROAD, N.W.





26 28263287

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EH&A's field survey crews and other consultants. The facilities shown hereon conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Development Process Manual Section 27.4 to the best of my knowledge and belief.

Paul Bresher, P.E. 7282

7-29-87
Date

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S SEAL

MICHAEL J. YOST NEW MEXICO No. 6844 REGISTERED PROFESSIONAL ENGINEER
8/6/86

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "M3-D11", A "CX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR CCM, INC.

WORK STAKED BY EH&A DATE 86'

SURVEY FIELD ACCEPTANCE BY EH&A DATE 86'

FIELD VERIFICATION BY EH&A DATE 86'

DRAWINGS CORRECTED BY EH&A DATE 87'

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY C.S.C. DATE May, 1986

DRAWN BY M.J.W. DATE May, 1986

CHECKED BY DATE

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

community services corporation

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT TWO

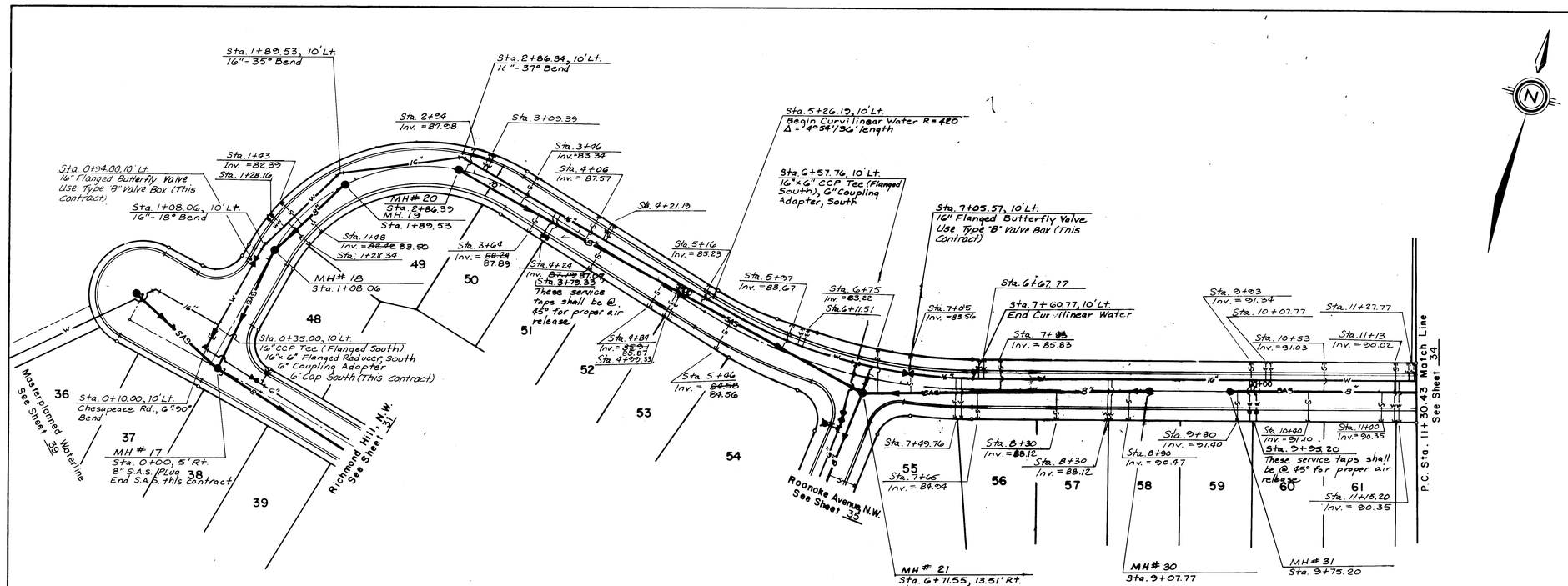
RICHMOND HILL ROAD, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic	N/A	8/11/86
A.C.E. - Hydrology		8/11/86	Water Utilities		8/11/86

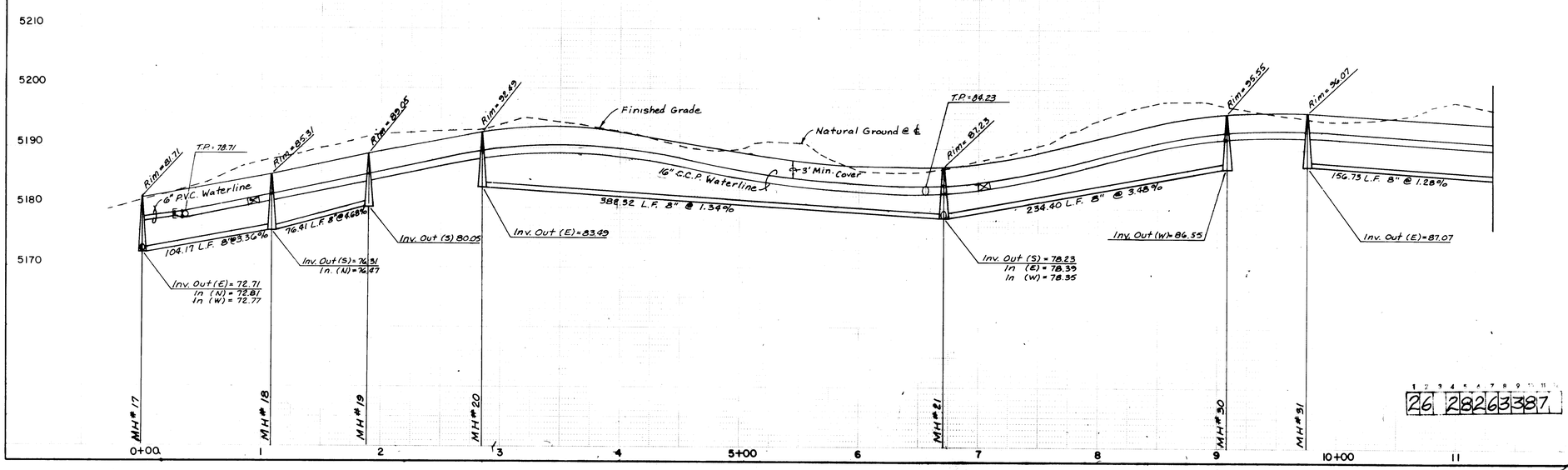
DRAWING NO. 2826

MAP NO. D-11

SHEET 32 OF 43



CHESAPEAKE ROAD , NW.



RECORD DRAWING
This drawing, as modified shows public improvements as constructed. These modifications have been made using survey information obtained by EH&A's field survey crew, the Contractor and City inspectors and conform to the minimum requirements for record drawings of Development Process Manual Section 27-4 to the best of my knowledge and belief.

Paul Bresher, P.E. 7282 — 7/14/87 Date

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "T" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION	
CONTRACTOR	CCM, INC.
WORK INSPECTED BY:	EH&A DATE 86'
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	EH&A DATE 86'
DRAWINGS CORRECTED BY	EH&A DATE 87'
COMPARED BY	MICRO-FILM INFORMATION
RECORDED BY	DATE
NO	

ENGINEER'S SEAL

RAFAEL J. YOST — NEW MEXICO — No. 7282 — REGISTERED PROFESSIONAL ENGINEER — 8/6/86

NO.	DATE	REMARKS	BY
②	8/86	Add S.A.S. To This contract	C.S.C.

REVISIONS

DESIGN	
DESIGNED BY C.S.C.	DATE May, 1986
DRAWN BY W.J.W.	DATE May, 1986
CHECKED BY	DATE

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

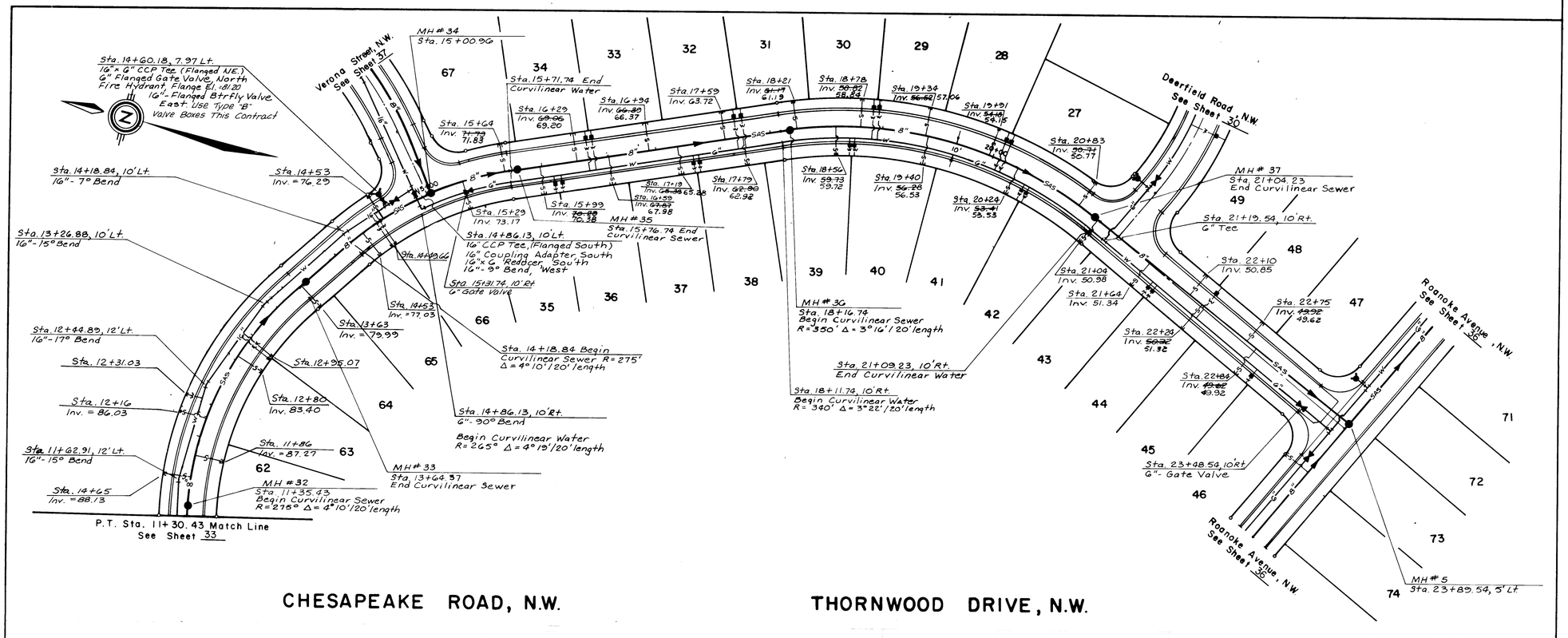
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT THREE

CHESAPEAKE ROAD, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E.-Design		8/11/86	Traffic	N/A	8/1/86
A.C.E.-Hydrology			Water Utilities		8/1/86

DRAWING NO.	MAP NO.	SHEET	OF
2826	D-11	33	43



RECORD DRAWING

This drawing, as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EHAA's field survey crews and the inspection and City inspector. The modifications conform to the minimum requirements for record drawings criteria as required by the City of Albuquerque Development Process Manual Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — 7-14-87 Date

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

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

AS BUILT INFORMATION

CONTRACTOR CCM, INC.
WORK STAKED BY EHAA DATE 86'
STAKED WORK ACCEPTANCE BY DATE
FIELD VERIFICATION BY EHAA DATE 86'
DRAWINGS CORRECTED BY EHAA DATE 87'
COMPLETED AS BUILT MICRO-FILM INFORMATION DATE
RECORDED BY NO

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-011", A "X" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

MICHAEL A. WARD NEW MEXICO No. 9665 REGISTERED PROFESSIONAL ENGINEER 8/6/86

NO.	DATE	REMARKS	BY
②	8/86	Add 8" SAS to this contract	CSC

REVISIONS

DESIGN DATE May, 1986
DESIGNED BY CSC
DRAWN BY W.W., M.K.S. DATE May, 1986
CHECKED BY DATE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

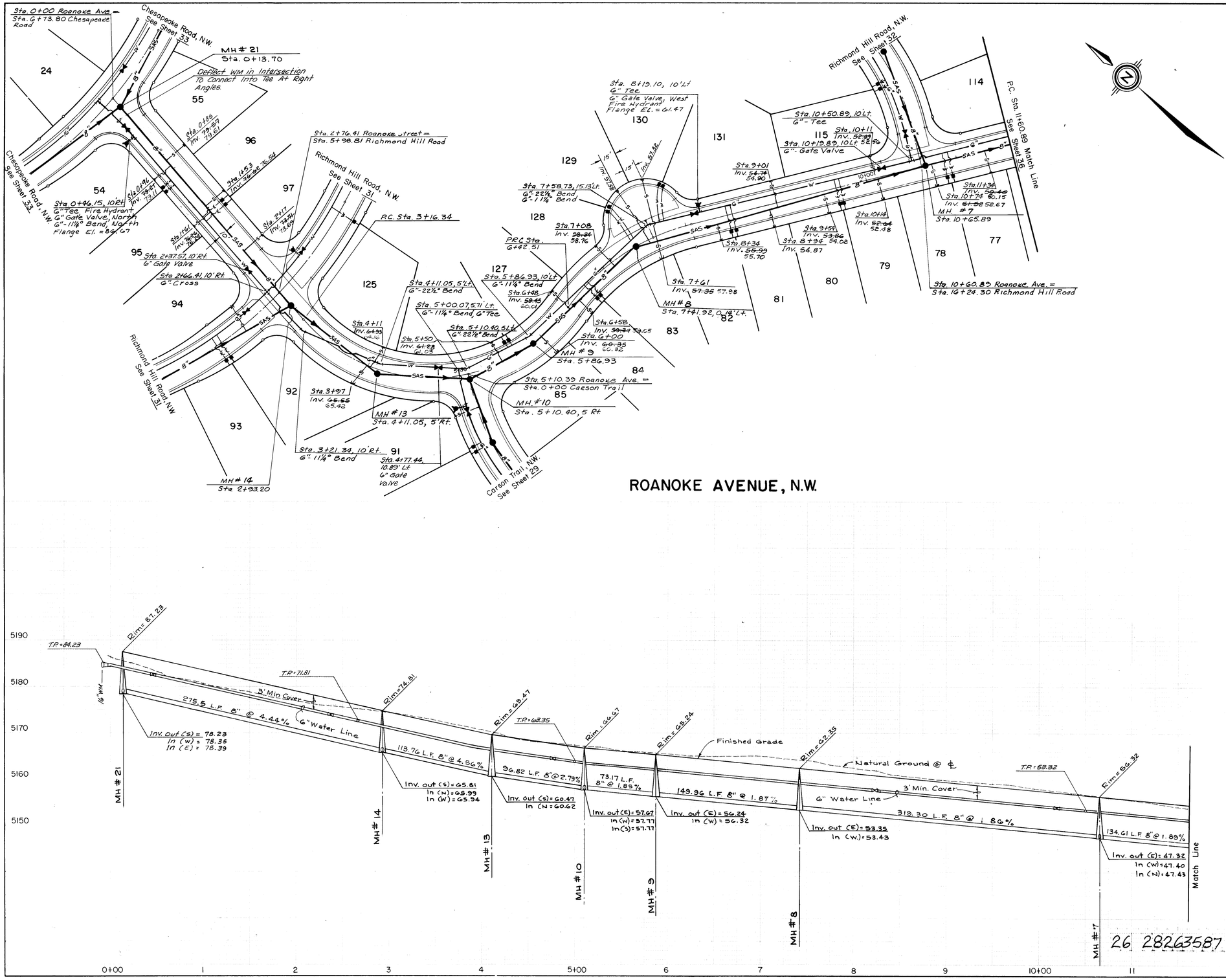
TITLE: SHENANDOAH - UNITS TWO & THREE

CHESAPEAKE ROAD, NW. - THORNWOOD DRIVE, NW.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/87			
A.C.E. - Design		8/11/87	Traffic		
A.C.E. - Hydrology		8/11/87	Water Utilities		

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 34 OF 43

1 2 3 4 5 6 7 8 9 10 11 12
26 28263487



AS BUILT INFORMATION

CONTRACTOR OCM, INC.

WORK STAKED BY EH&A DATE 86'

INSPECTIONS AS NOTED BY EH&A DATE

FIELD VERIFICATION BY EH&A DATE 86'

CORRECTED BY EH&A DATE 87'

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "+" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

RECORD DRAWING

This drawing has modified shows public improvements as constructed. These modifications are based on information and measurements obtained by EH&A's field crews, the Contractor and City inspector. The modifications are in substantial conformance with the original design criteria as required by the Albuquerque Subdivision Development Process Manual Section 27.4 to the best of my knowledge and belief.

7-14-87 Date

Paul Brasher, P.E. 7282

ENGINEER'S SEAL

PAUL T. BRASHER NEW MEXICO No. 7282 REGISTERED PROFESSIONAL ENGINEER

MICHAEL J. YOST NEW MEXICO 9885 REGISTERED PROFESSIONAL ENGINEER 8/6/86

NO.	DATE	REMARKS	BY
2	9-86	ADD 8" S.A.S. THIS CONTRACT	C.S.C.

REVISIONS

DESIGN DATE May, 1986

DESIGNED BY C.S.C.

DRAWN BY W.J.W., R.D.Q. DATE May, 1986

CHECKED BY DATE

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

community services corporation

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

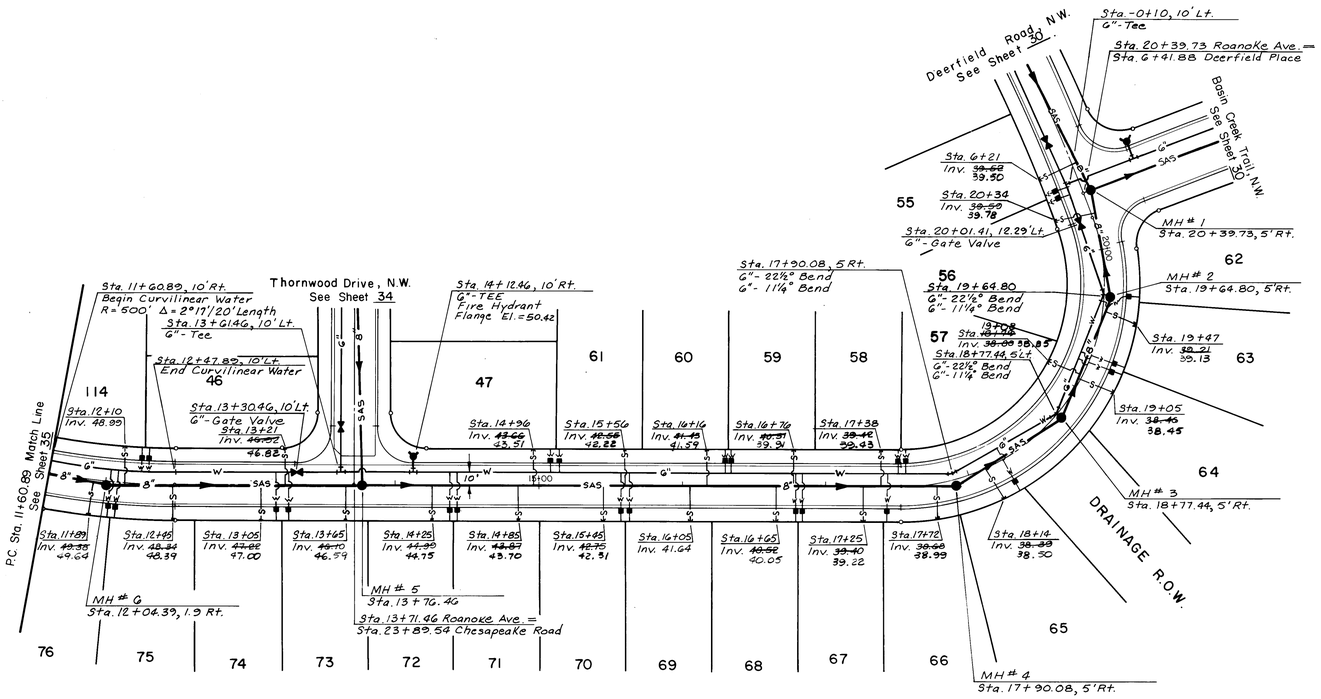
TITLE: SHENANDOAH - UNITS TWO & THREE

ROANOKE AVENUE, N.W.

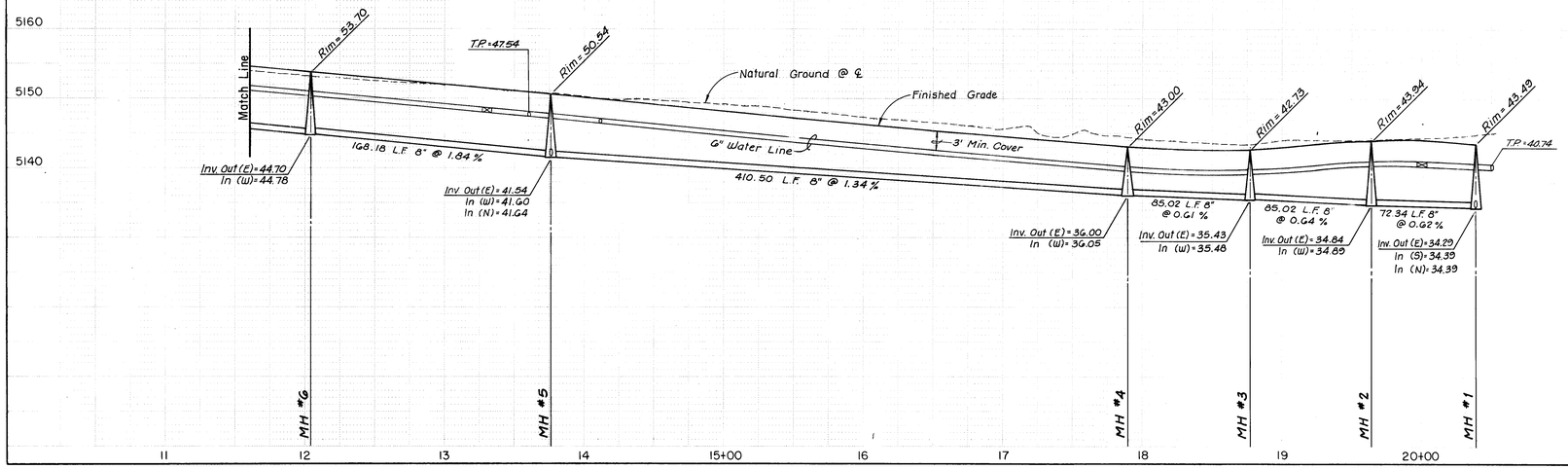
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86	Liquid Waste		
A.C.E.-Design		8/1/86	Traffic		8/1/86
A.C.E.-Hydrology		8/1/86	Water Utilities		8/1/86

26 28263587

DRAWING NO. 2826 MAP NO. D-11 SHEET 35 OF 43



ROANOKE AVENUE, N.W.



26 28263687

RECORD DRAWING

This drawing, as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EH&A's field crews. I/we, the Contractor and City inspector, certify that the modifications are correct to the minimum requirements for Albuquerque Development Process Manual Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282

7.14.87
Date

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

community sciences corporation

PAUL T. BRASHER — NEW MEXICO — No. 7282 — REGISTERED PROFESSIONAL ENGINEER

MICHAEL J. YOST — NEW MEXICO — REGISTERED PROFESSIONAL ENGINEER — 8/6/86

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-D11", A "[X]" CHISELED ON TOP OF THE CURB AT THE S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

AS BUILT INFORMATION

CONTRACTOR CCM, INC.
STAKED BY EH&A DATE 86'
INSPECTORS
FIELD CHANGE BY DATE
VERIFICATION BY EH&A DATE 86'
CORRECTED BY EH&A DATE 87'

MICRO-FILM INFORMATION

RECORDED BY DATE
NO

NO.	DATE	REMARKS / REVISIONS	BY
		DESIGN DATE May, 1986	
		DESIGNED BY C.S.C.	
		DRAWN BY W.J.H., M.C.S. DATE May, 1986	
		CHECKED BY DATE	

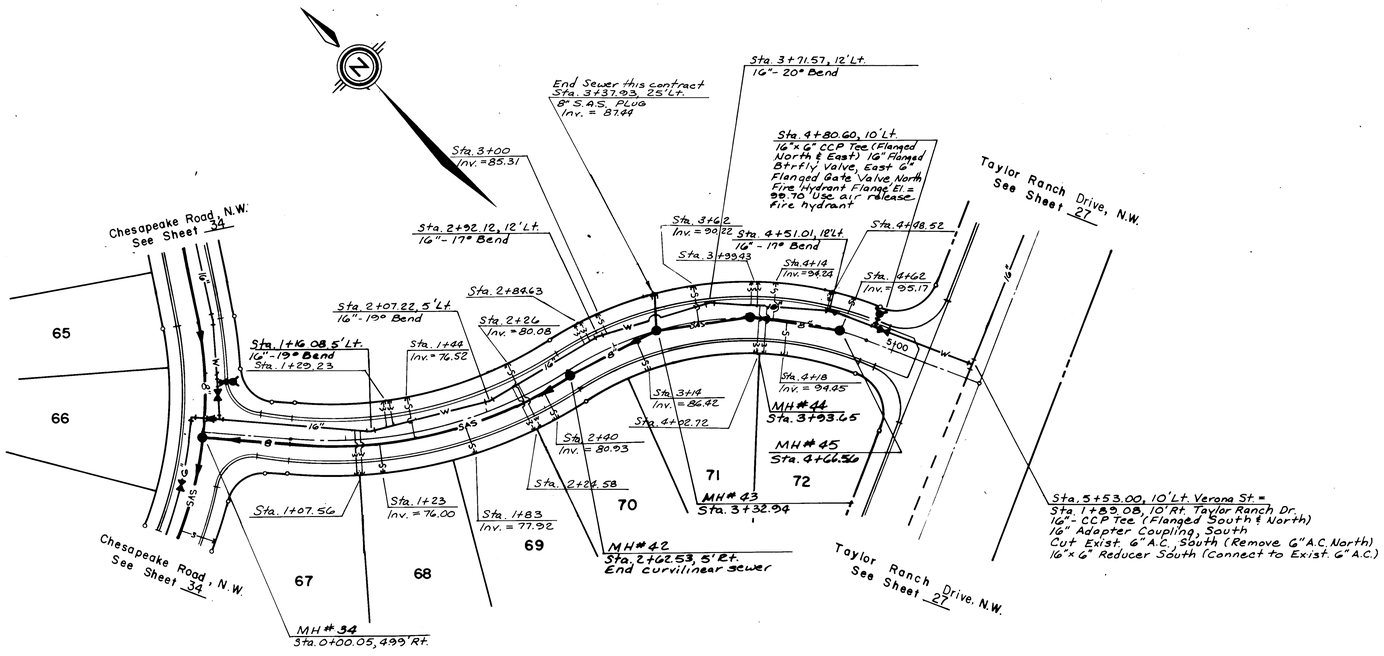
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH - UNIT TWO

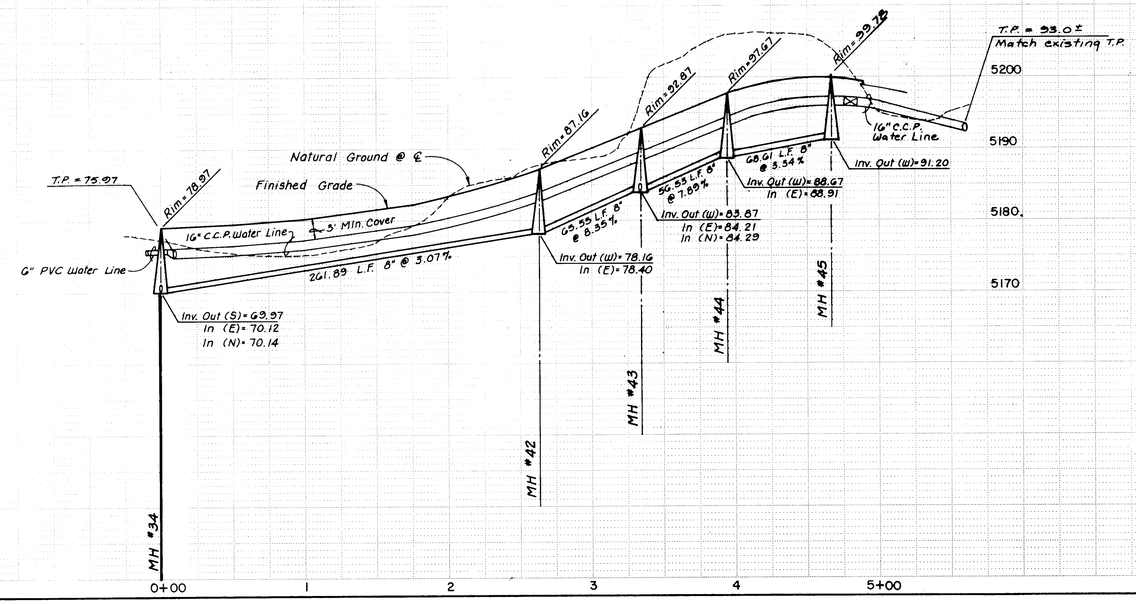
ROANOKE AVENUE, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/6/86			
A.C.E.-Design		8/11/86	Traffic	N.A. D.W.H.	8/11/86
A.C.E.-Hydrology		"	Water Utilities	W.J. Wehmeyer	8/11/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 36 OF 43



VERONA STREET, N.W.



26 28263787

RECORD DRAWING

This drawing as modified represents as constructed. These modifications are made using information and measurements furnished by the contractor and represent the extent of conformance to the minimum criteria as required by the Development Process Manual, Volume 2, Design Criteria for Water and Wastewater.

Paul Brasher, P.E. 7282

7-14-87
Date

ENGINEER'S SEAL

MICHAEL J. YOST
NEW MEXICO
10281
REGISTERED PROFESSIONAL ENGINEER
8/6/86

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

NO.	DATE	REMARKS
2	8/86	Add SAS. this contract

DESIGN — DESIGNED BY C.S.C. — DATE May, 1986
DRAWN BY M.J.W., M.K.S. — DATE May, 1986

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH-UNIT THREE
VERONA STREET, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		9/11/86	U. E.		
A.C.E.-Design		9/11/86	Traffic	N/A D.W.H.	8/11/86
A.C.E.-Hydrology		9/11/86	Water Utilities	W. Hernandez	9/11/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 37 OF 43

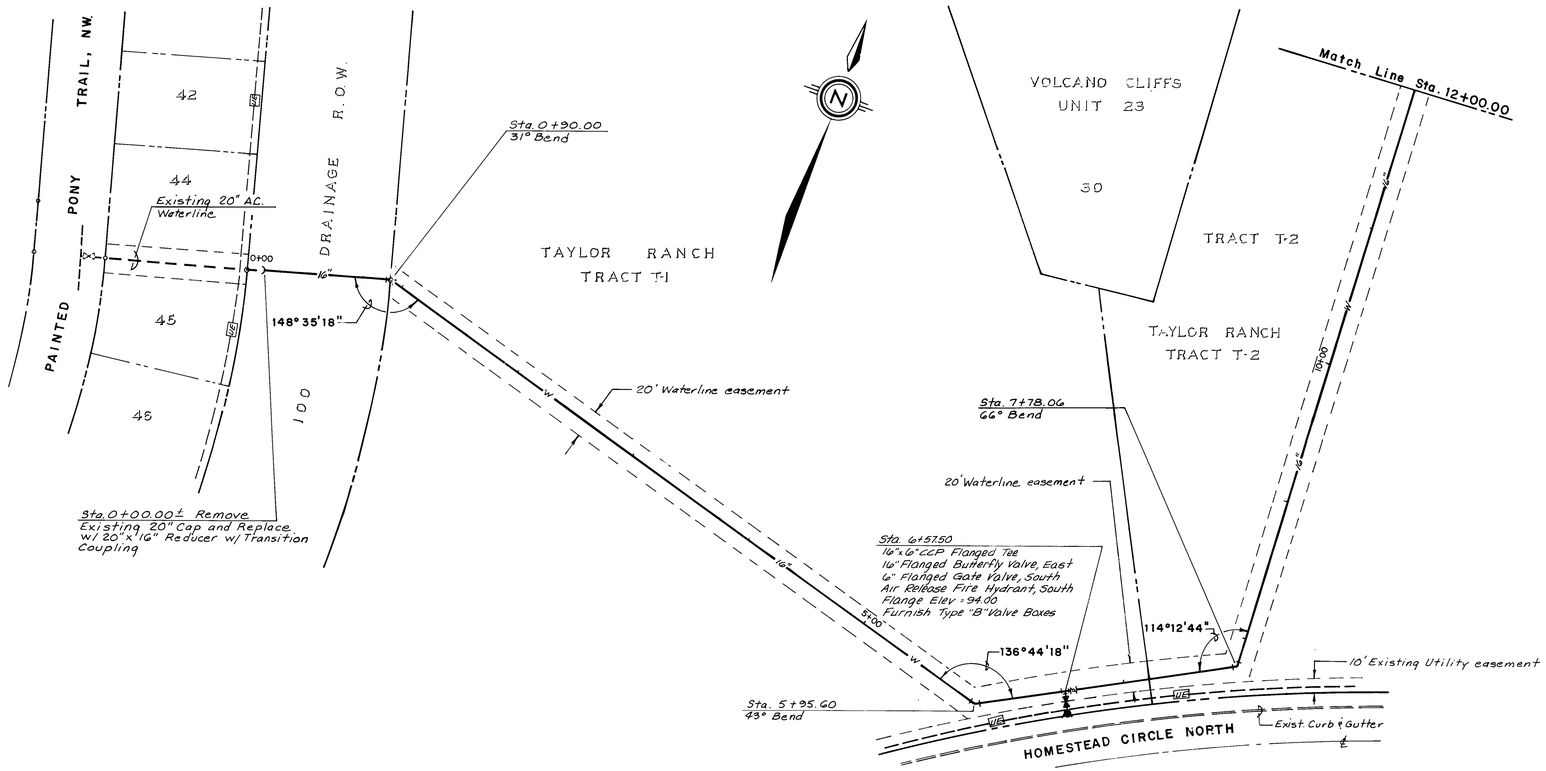
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "B-011", A "+[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTEM, N.W. ELEV. = 5198.95

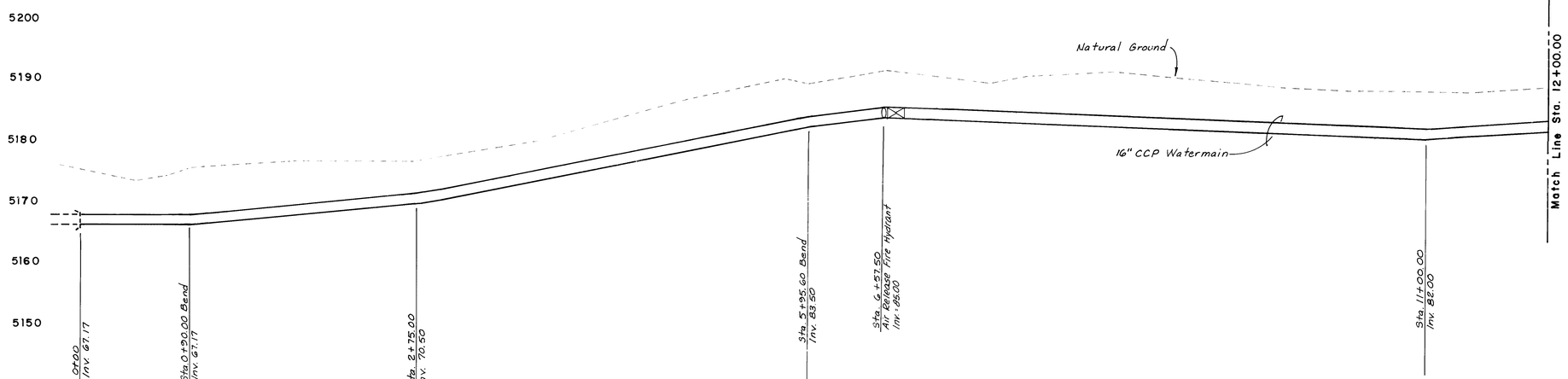
AS BUILT INFORMATION
CONTRACTOR CEM, INC.
WORK STARTED BY CSC DATE 6/3/86
INSPECTORS
ACCEPTANCE BY DATE
FINAL INSPECTION BY CSC DATE 8/6/86
VERIFICATION BY DATE
COMPLETED BY CSC DATE 8/6/86

MICRO-FILM INFORMATION
RECORDED BY DATE



NOTE: Contractor Shall Contact Water Systems Division At 823-4200 For Trial Shut-Off Of MP Watermains 2 Days Prior To Planned Connection.

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "LX" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95



RECORD DRAWING

This drawing, as modified shows public improvements as constructed. These modifications were based on the following information and measurements obtained by EH&A's field survey crew, the Contractor and City Inspector. The modifications conform to the intent of the engineering design and to the criteria as required by the City of Albuquerque Subdivision Development Process Manual Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — 7-14-87 Date

SCALE: 1"=50' HOR. 1"=10' VERT.

community sciences corporation

Michael J. Gant 8/6/86

May, 1986
May, 1986

C.S.C.
W.J.W.

SHENANDOAH UNIT THREE

OFFSITE MASTERPLAN WATER MAIN

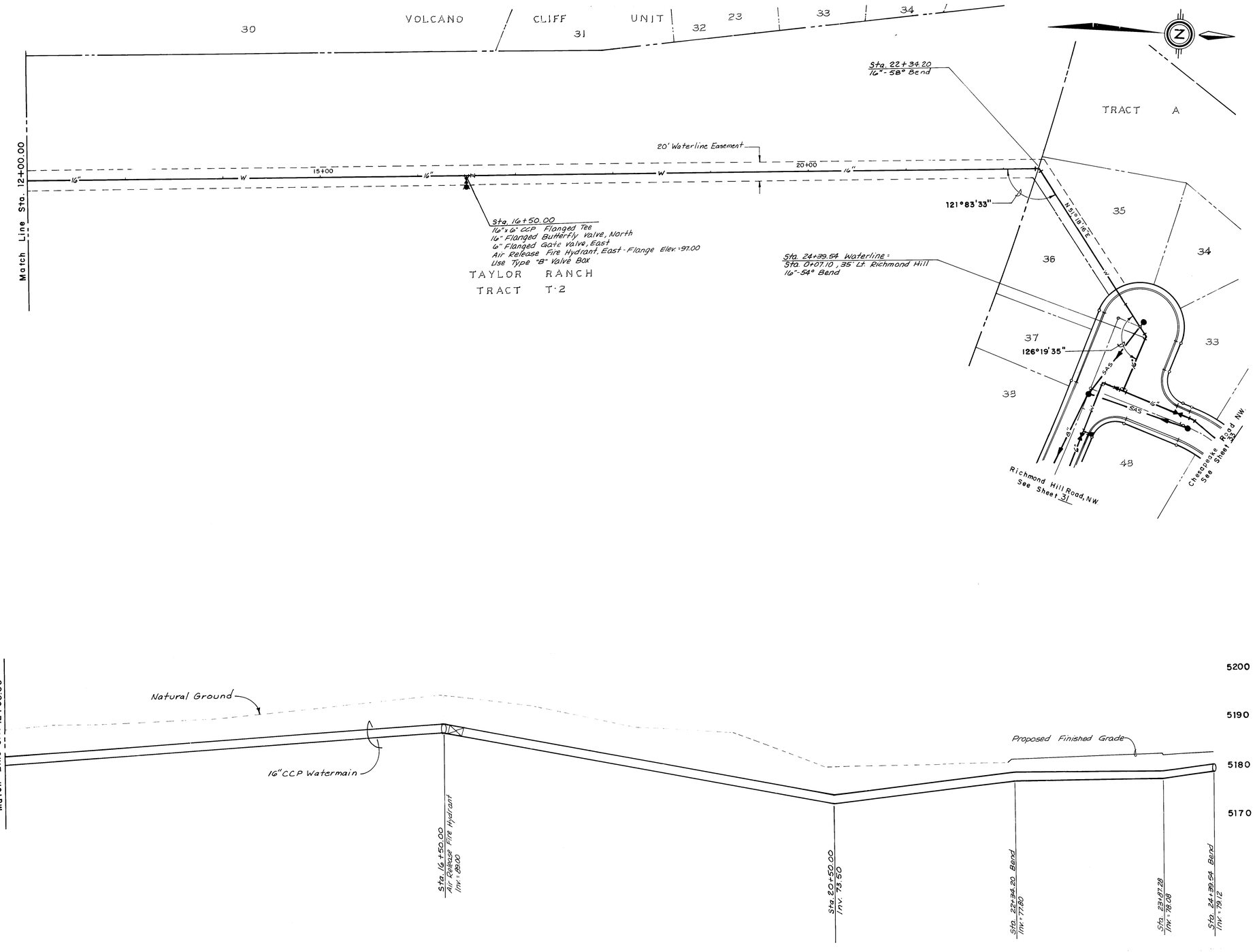
26 28263887

for Jr 8/11/86

R. Brasher 8/11/86
R. Brasher

Utilities NA DwH, 8/1/86
NA Watermaster 8/1/86

DRAWING NO. 2826 MAP D-11 38 43



BENCHMARK USED FOR THIS PLAT IS A.C.S. "M5-011", A "L" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

RECORD DRAWING

This drawing, as modified shows public improvements as constructed. These modifications have been made using information furnished by the Engineer, Contractor and City inspector. The modifications conform to the minimum requirements for record drawing criteria as required by the City Above Ground Construction Manual Section 27.4 to the best of my knowledge and belief.

Paul Brasher, P.E. 7282 — 7.14.87 Date

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

community services corporation
LAND PLANNING · ENGINEERING · SURVEYING
PHOENIX, ARIZONA

SHENANDOAH UNIT THREE

OFFSITE MASTERPLAN WATER MAIN

26 28263987

for

	8/11/86	
	8/11/86	
Utilities	N.A. Dwn.	8/1/86
	Withdrawn	8/11/86

2826 D-11 39 43

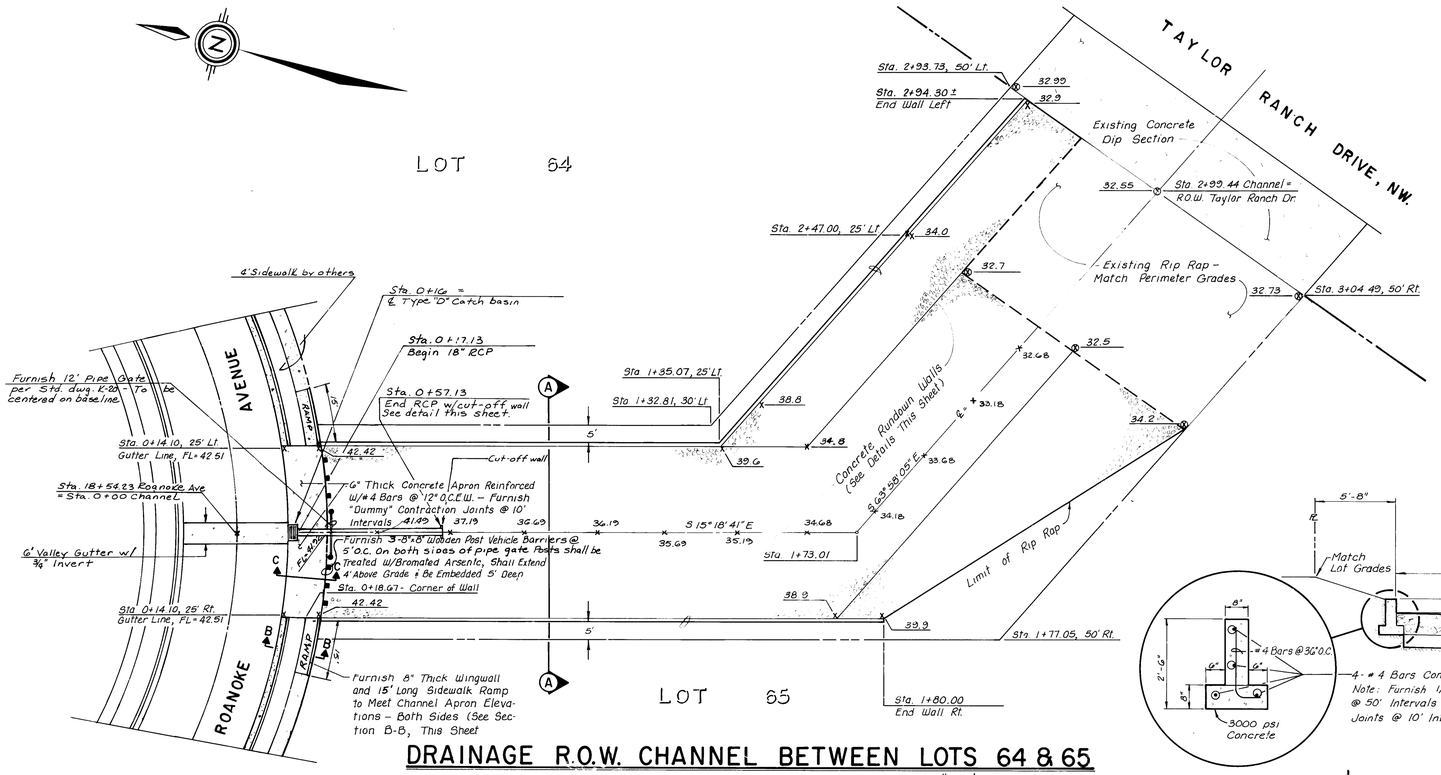
8/6/86

May, 1986

May, 1986

C.S.C.

W.J.W.

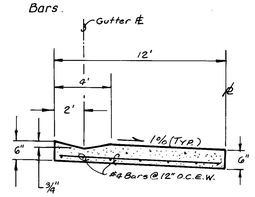


DRAINAGE R.O.W. CHANNEL BETWEEN LOTS 64 & 65

SCALE: 1" = 20'

NOTES

1. All Concrete Shall Have a Minimum 28 Day Strength of 3000 p.s.i. With 1" Course Aggregate.
2. All Steel Shall Be Grade 40, Deformed Bars.

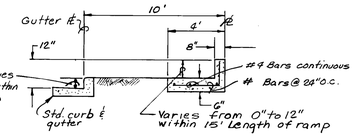


SECTION C-C
NOT TO SCALE

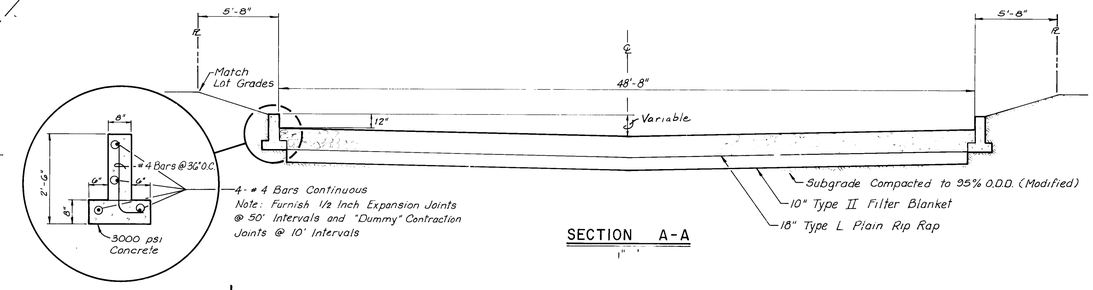
TYPE L RIPRAP SPECS		
% SMALLER THAN GIVEN SIZE BY WEIGHT	MINIMUM DIMENSION INCHES	*K_m INCHES
100	12	
35-55	9	9
10	2	

TYPE II FILTER SPECS	
SIEVE SIZE	% BY WEIGHT PASSING SQUARE MESH SIEVES
2"	90-100
3/4"	20-90
#4	0-20
#200	0-3
	*K_m = MEDIAN STONE SIZE

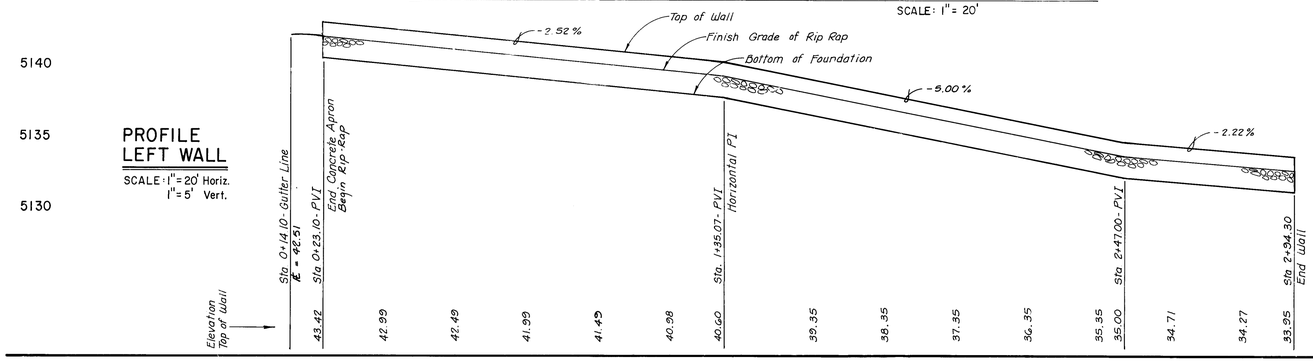
RIP RAP SHALL BE HARD, DURABLE, ANGULAR STONE WITH A SPECIFIC GRAVITY OF 2.5 OR GREATER

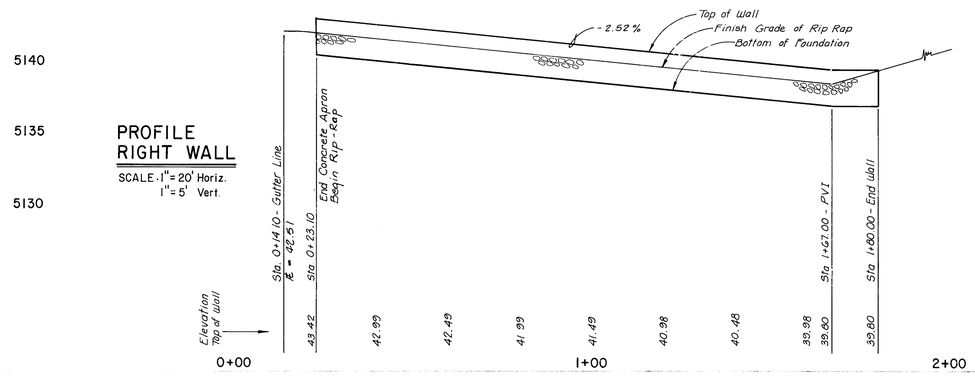


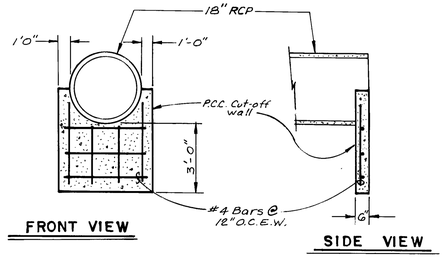
SECTION B-B
NOT TO SCALE



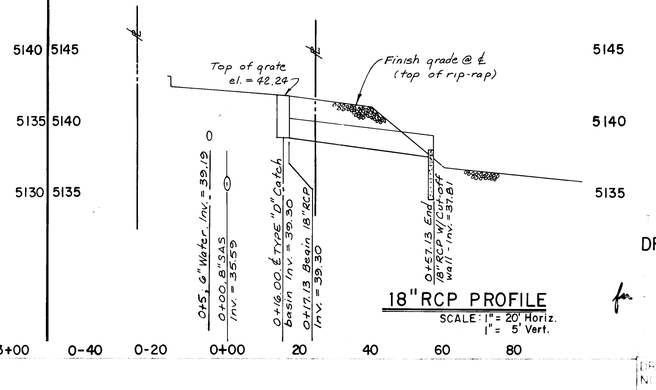
SECTION A-A







CUT-OFF WALL
NOT TO SCALE



18" RCP PROFILE
SCALE: 1" = 20' Horiz. 1" = 5' Vert.

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "X" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTEMA, N.W. ELEV. = 5198.95

6/2/86

26 28264087

K.M.W.
N.K.S.

Community Sciences Corporation

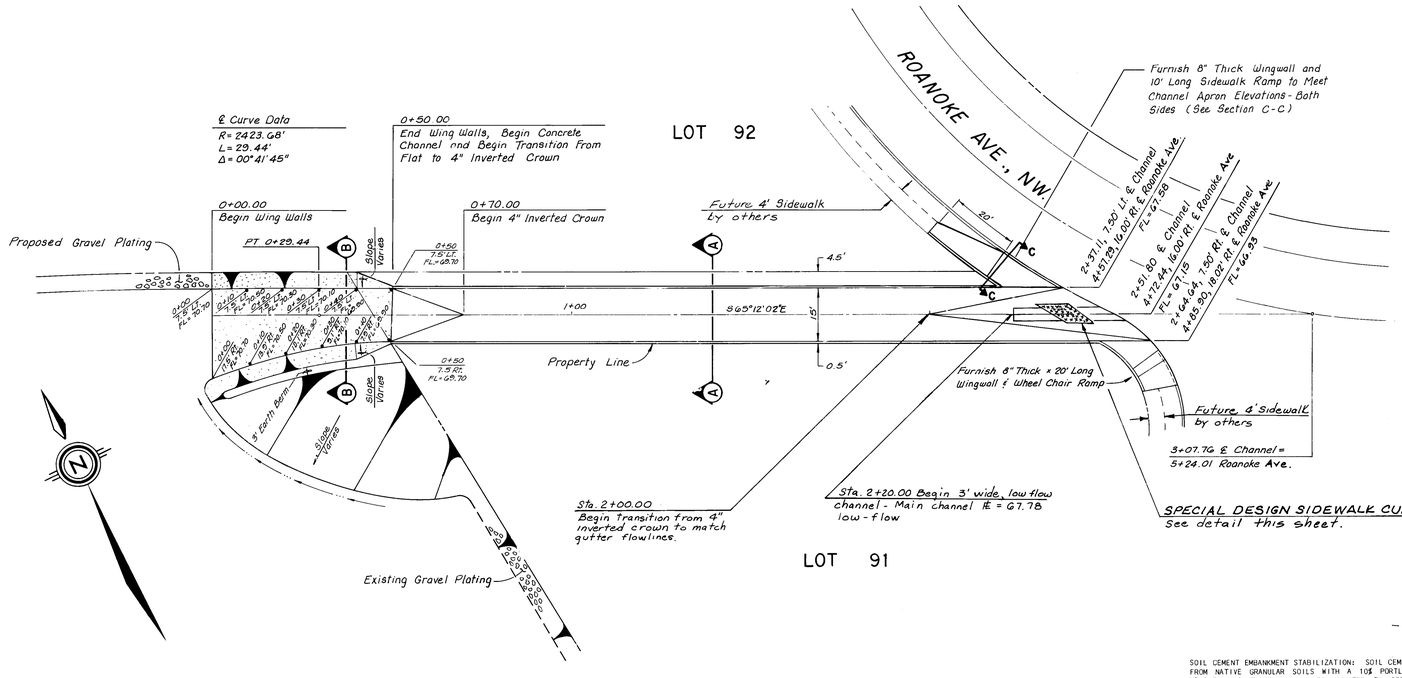
SHENANDOAH UNIT TWO
DRAINAGE R.O.W. CHANNEL BETWEEN LOTS 64 & 65

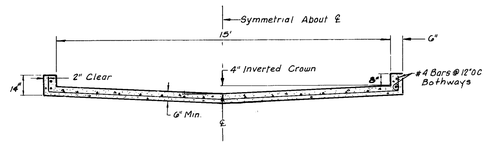
for

8/11/86
8/1/86

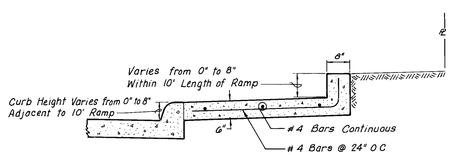
N/A W/W	8/1/86	5-86
NA D.W.H	8/1/86	5-86
N/A W/W	8/1/86	

DRAWING NO. 2826 D-11 40 43

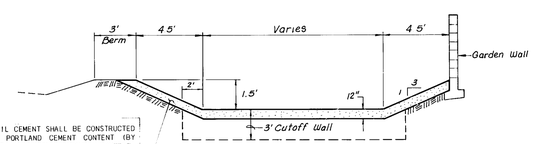




SECTION A-A
(SEE DRAWING K-23 CITY OF ALBUQUERQUE)
NOT TO SCALE



SECTION C-C
NOT TO SCALE



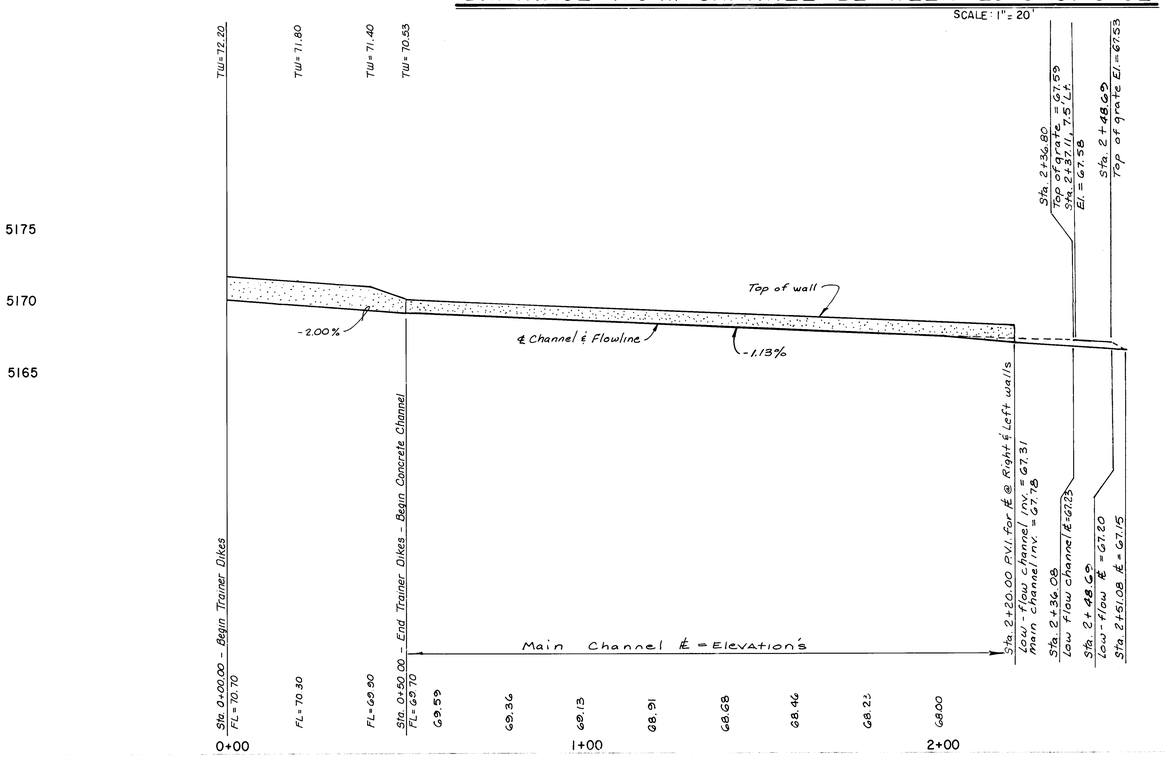
SOIL CEMENT EMBANKMENT STABILIZATION: SOIL CEMENT SHALL BE CONSTRUCTED FROM NATIVE GRANULAR SOILS WITH A 10% PORTLAND CEMENT CONTENT (BY WEIGHT) AND THOROUGHLY MIXED W/WATER TO OPTIMUM MOISTURE CONTENT. MIXTURE SHALL BE PROCESSED IN 6" LIFTS WITHIN 2 HRS. OF MIXING AND COMPACTED TO 95% OPTIMUM DRY DENSITY (MODIFIED) USING SMOOTHED WHEELED VIBRATORY ROLLING EQUIPMENT. EMBANKMENT SHALL BE KEPT MOIST FOR 3 DAYS FOLLOWING PLACEMENT. AS AN ALTERNATE, CONTRACTOR MAY UTILIZE PLANT MIX CEMENT TREATED BASE PER CURRENT CITY SPECIFICATIONS FOR ARTERIAL PAVEMENT. AN 18" THICK X 3' DEEP CUT-OFF WALL OF THIS SAME SOIL CEMENT MIXTURE SHALL BE FURNISHED AT STA. 0 + 00.

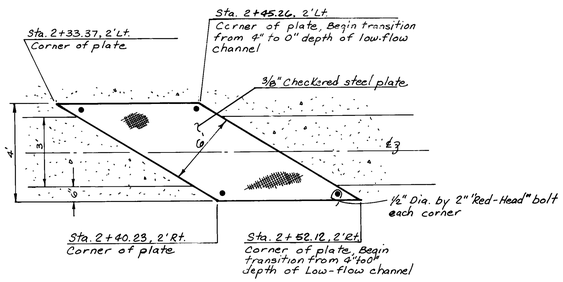
SECTION B-B
NOT TO SCALE

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

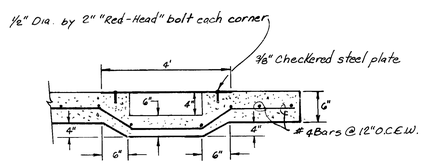
DRAINAGE R.O.W. CHANNEL BETWEEN LOTS 91 & 92

SCALE: 1" = 20'





PLAN VIEW



SECTION VIEW - ROTATED PERPENDICULAR TO CHANNEL ℄

SPECIAL DESIGN SIDEWALK CULVERT DETAIL
NOT TO SCALE

6/2/86

5-86
5-86

26 28264187

G A
M K S

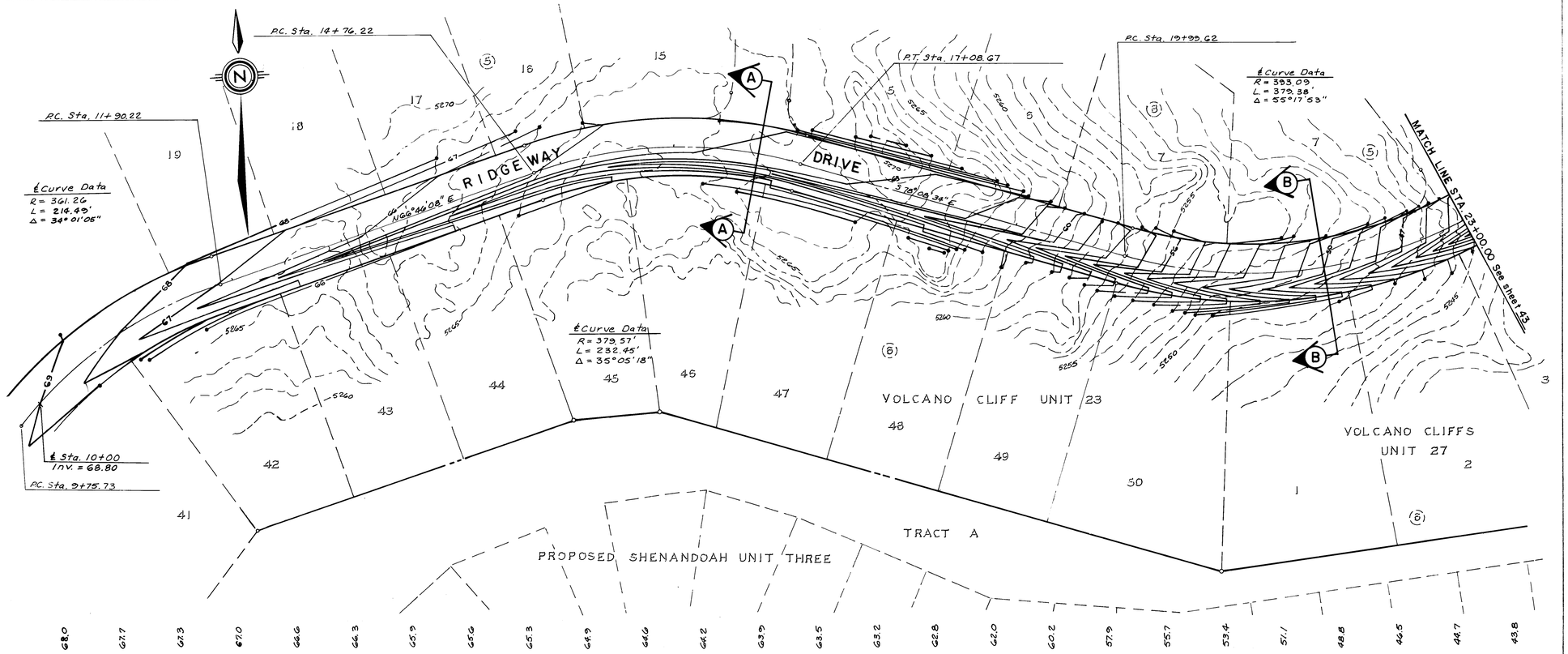
community sciences corporation

SHENANDOAH UNIT TWO
DRAINAGE R.O.W. CHANNEL BETWEEN LOTS 91 & 92

for

	8/11/86	NA w/w	8/1/86
	8/11/86	NADWH	8/1/86
		NA w/w	8/1/86

2826 D-11 41 43



BENCHMARK

BENCHMARK USED FOR THIS PLAT IS A.C.S. "3-D11", A "[X]" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

MICHAEL J. YOST NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 8/6/86

REVISIONS	DATE	BY
DESIGN G. ALVAZ	5-86	
REMARKS W.W.	5-86	

26 28264287

Scale: 1" = 50' HOR. 1" = 10' VERT.

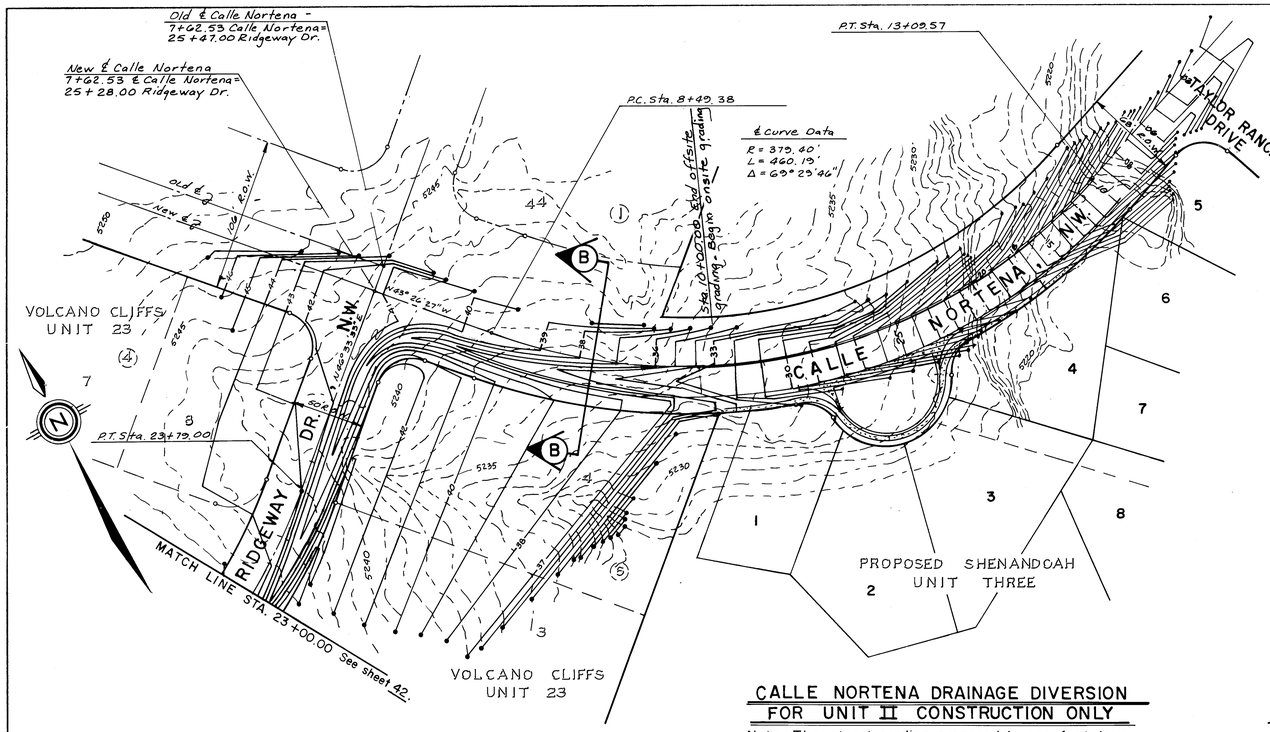
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH UNIT TWO & THREE

OFFSITE DRAINAGE DIVISION

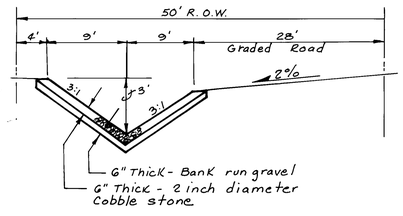
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/11/86	Traffic	NA w/w	8/11/86
A.C.E. - Hydrology			Water Utilities	NA w/w	8/11/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 42 OF 43

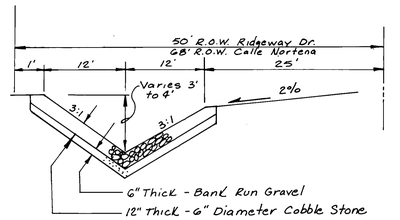


CALLE NORTENA DRAINAGE DIVERSION FOR UNIT II CONSTRUCTION ONLY

Note: The street grading proposed is one foot lower than top of curb profile on sheet 16 for Calle Nortena

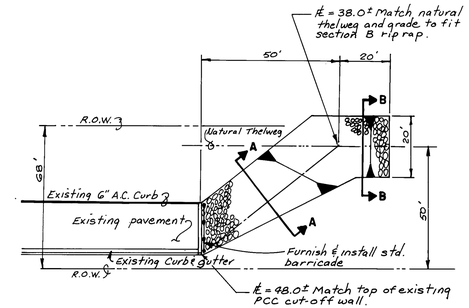


SECTION A-A
(Sta. 12+85. to 19+00 Ridgeway Dr.)

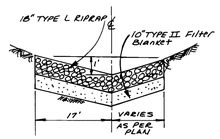


SECTION B-B
(Sta. 19+00 to 24+75.00 Ridgeway Dr.)
(Sta. 7+75 to 10+00.00 Calle Nortena)

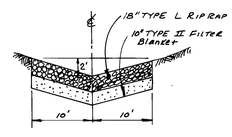
Note: Sufficient amounts of cobblestones and gravel will be encountered during grading operations, limits in which existing material can replace proposed material will be field verified.



PLAN VIEW
n.t.s.

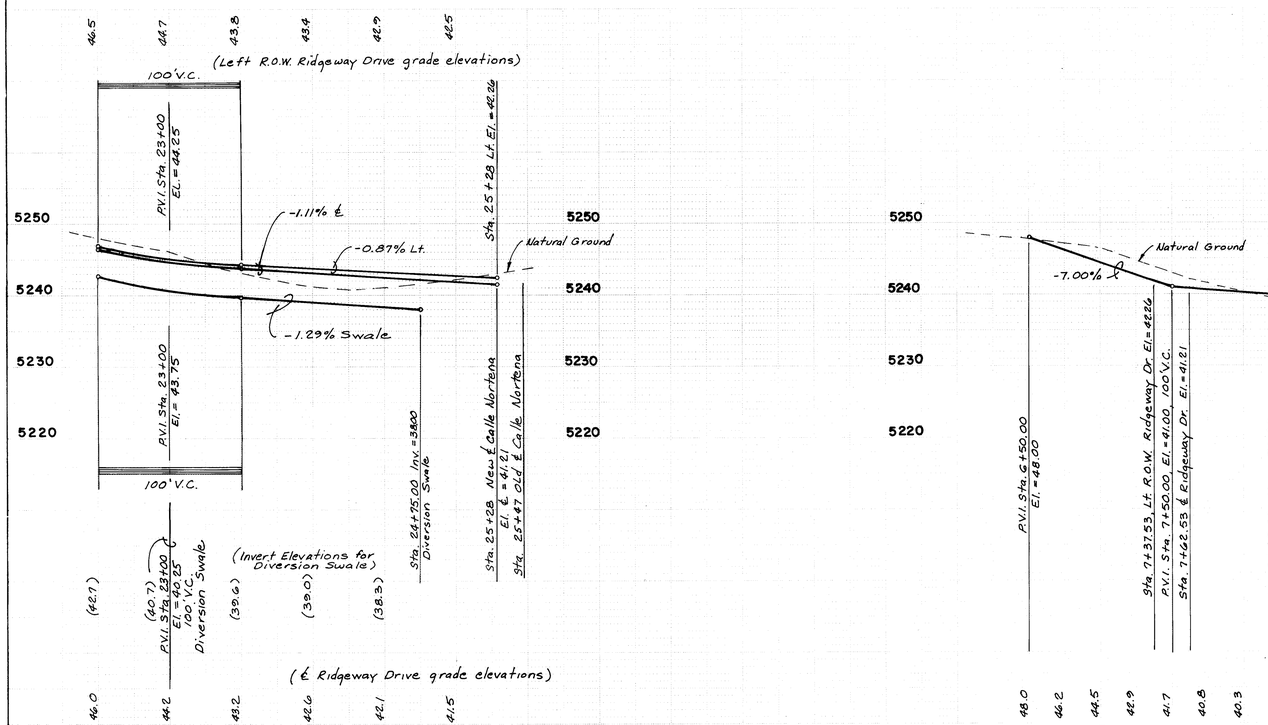


SECTION A



SECTION B

TEMPORARY RIP-RAP EROSION CONTROL BLANKET AT THE EASTERLY END OF THE EXISTING PAVEMENT OF CALLE NORTENA AT NORTHEAST CORNER OF THE HOMESTEAD HILLS NORTH SUBDIVISION.



26 28264387

Scale: 1" = 50' HOR. 1" = 10' VERT.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: SHENANDOAH UNIT TWO & THREE

OFFSITE DRAINAGE DIVERSION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		8/11/86			
A.C.E. - Design		8/4/86	Traffic	N/A	8/1/86
A.C.E. - Hydrology			Water Utilities	N/A	8/1/86

DRAWING NO. 2826 | MAP NO. D-11 | SHEET 43 OF 43

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY — DATE
INSPECTORS
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO

BENCH MARKS
BENCHMARK USED FOR THIS PLAT IS A.C.S. "13-D11", A "BRASS CAP" CHISELED ON TOP OF THE CURB AT THE S.S.E. CURB RETURN LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TAYLOR RANCH DRIVE, N.W. AND CALLE NORTENA, N.W. ELEV. = 5198.95

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
MICHAEL J. LOST NEW MEXICO 9583 REGISTERED PROFESSIONAL ENGINEER
8/6/86

REVISIONS
NO. | DATE | REMARKS | BY

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE