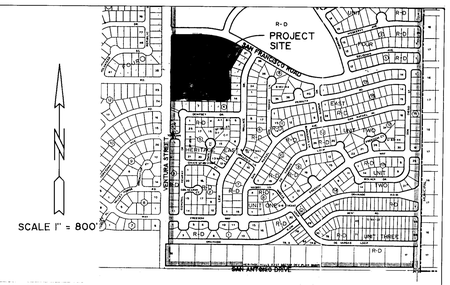
SUBDIVISION IMPROVEMENT PLAN
FOR
CARRIAGE
ESTATES
ALBUQUERQUE, NEW MEXICO
FOR
BELLAMAH COMMUNITY DEVELOPMENT



N

SCALE 1" = 800'

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION (REFERRED HEREIN AS THE STANDARD SPECIFICATION) AND THE EARTHWORK SPECIFICATION AS NOTED IN THE CONTRACT DOCUMENTS.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505) 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLE AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE DONE BY THE RESPONSIBLE UTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
8. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. WHERE REMOVAL OF EXISTING CURBS AND GUTTERS, SIDEWALK OR PAVEMENT IS REQUIRED, CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN ON THESE PLANS AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT, WHICH IS DAMAGED OR DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER, TO REMOVE ANY BROKEN OR CRACKED PAVEMENT.
12. ALL STATIONING SHOWN ON THESE PLANS IS BASED ON STREET CENTERLINE OR CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
13. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION.ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
14. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
15. ANY EXISTING UTILITY SERVICE LINES THAT DO NOT REQUIRE RELOCATION AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THIS EXPENSE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.
16. 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.

INDEX OF DRAWINGS

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6-9	PAVING PLAN & PROFILES
10	WATER & SANITARY SEWER COMPOSITE PLAN
11-12	WATER & SANITARY SEWER PLAN & PROFILES

PLAN & PROFILE INDEX

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COACHMAN STREET	7	II
HACKNEY ROAD	7	II
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SURREY ROAD	8	12
VENTURA STREET	9	-

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 1/30/91

AS BUILT
1-14-91

C of A PWD Maps & Records
2C 3278 01 91 1

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
				K.J. Alters	11-19-90		
1	4,7,8,11,12	Roger Green	11/19/90	K.W. Kane	11-19-90	[illegible]	11-19-90

APPROVAL OF REVISIONS

SET NO.
DATE

7-30-90

TIERRA ENGINEERING CONSULTANTS INC.
632 Paseo De Peralta, Santa Fe, New Mexico 87501, 505/982-2845
105 Sixth St. S.W. Suite 202, Albuquerque, New Mexico 87103, 505/246-2270

APPROVED FOR CONSTRUCTION
CITY ENGINEER 10-19-90

3278

SHEET 1 OF 12

CARRIAGE ESTATES
A REPLAT OF TRACT A HERITAGE EAST UNIT TWO

A SUBDIVISION WITHIN
THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCT. 1990

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO ALSO KNOWN AS TRACT A, HERITAGE EAST UNIT TWO, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUBDIVISION PLAT MAP FOR HERITAGE EAST UNIT TWO" FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 19, 1985 IN VOLUME C-26, FOLIO 156, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE AN ACS ALUMINUM CAP "5 - D21" HAVING NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE OF (X = 415,552.51 FEET AND Y = 1,516,380.98 FEET) BEARS N 60°15'26" E, A DISTANCE OF 2381.28 FEET:

THENCE FROM THE POINT OF BEGINNING N 89°39'28" W, A DISTANCE OF 616.32 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE: N 00°08'04" E , 661.32 FEET TO A POINT OF CURVATURE;

THENCE: 47.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N 45°08'04" E, A DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY;

THENCE: S 89°51'56" E, 284.67 FEET TO A POINT OF CURVATURE;

THENCE: 375.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 716.00 FEET, A CENTRAL ANGLE OF 30°03'08", AND A CHORD BEARING S 74°50'22" E, A DISTANCE OF 371.26 FEET TO A POINT OF TANGENCY;

THENCE: S 59°48'48" E, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE: S 30°11'12" W, 251.95 FEET TO A POINT;

THENCE: S 00°07'57" W, 339.16 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 10.0618 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, THOMAS A. ORTIZ, A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, BASED ON A BOUNDARY SURVEY PREPARED BY L.A. CARLETON, JR., N.M.R.L.S. NO. 7270, ENTITLED "SUBDIVISION PLAT MAP FOR HERITAGE EAST UNIT TWO" DATED FEBRUARY 1984, AMENDED FEBRUARY 1985, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS MEETS THE NEW MEXICO SURVEY STANDARDS AS PROMULGATED BY THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS.

THOMAS A. ORTIZ
N.M.P.E. & L.S. NO. 4331

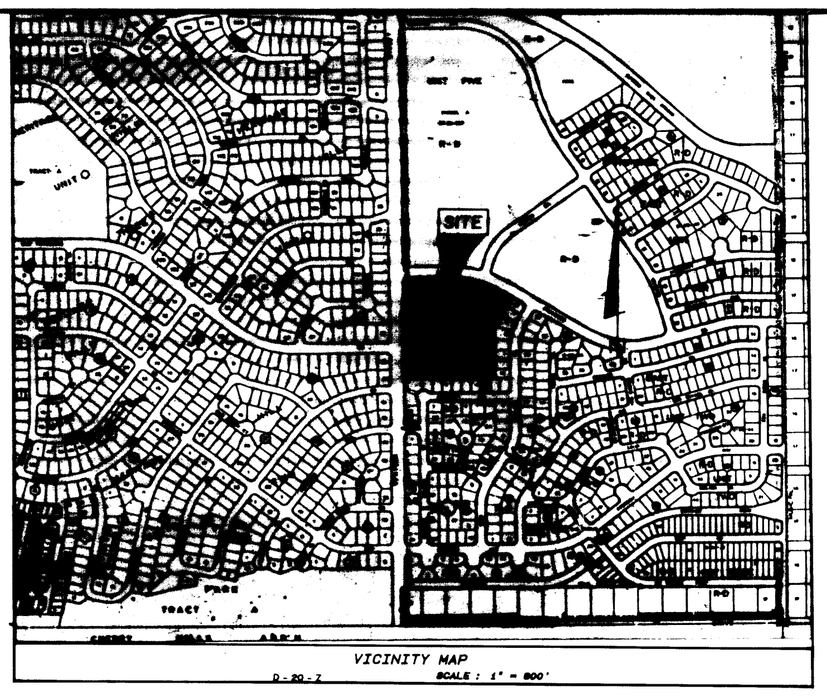
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — NO. 4331 — STATE OF NEW MEXICO — THOMAS A. ORTIZ

8/1/90
DATE

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE BY THE PERSON(S) NOTED IN THE AFFIDAVIT APPEARING HEREON THIS 1st DAY OF August 19 90.

MY COMMISSION EXPIRES: Oct 14, 1990 NOTARY PUBLIC



DEDICATION AND CONSENT STATEMENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT OF WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS. THE UNDERSIGNED OWNERS AND/OR PROPRIETORS ALSO GRANT TO THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, WATERLINES, AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SANITARY SEWER AND WATERLINES UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. ALL EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER OR WATERLINE FACILITY AS DRAWN ON THE PLAT.

JOE E. MOCK, PRESIDENT
MOCK HOMES ASSOC. INC.

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE BY THE PERSON(S) NOTED IN THE AFFIDAVIT APPEARING HEREON THIS 16 DAY OF October 19 90.

MY COMMISSION EXPIRES NOTARY PUBLIC

PNM DISCLAIMER

By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on OCT 25 1990 at 11:33 A and recorded in Vol 90C of the records of said County, folio P. 264
Deputy

RESERVED FOR COUNTY CLERK

9082620

APPROVALS

S-90-6
SUBDIVISION PLAT NO.

D-20-Z
ZONE ATLAS MAP NO.

90-260
DRB CASE NO.

PLANNING DIRECTOR, CITY	10·25·90 DATE
CITY ENGINEER	10/23/90 DATE
A.M.A.F.C.A.	10/23/90 DATE
PARKS AND RECREATION	10/22/90 DATE
TRAFFIC ENGINEER	10-23-90 DATE
WATER RESOURCES	10-23-90 DATE
PROPERTY MANAGEMENT	10.23.90 DATE
CITY SURVEYOR	10/22/90 DATE
PUBLIC SERVICE CO OF N.M.	8-10-90 DATE
U.S. WEST COMMUNICATIONS	8-24-90 DATE
GAS COMPANY OF NEW MEXICO	8·8·90 DATE

1-020-051-247-205-41722
Bernalillo Comm. Dev.
Chris Livingston 10-24-90

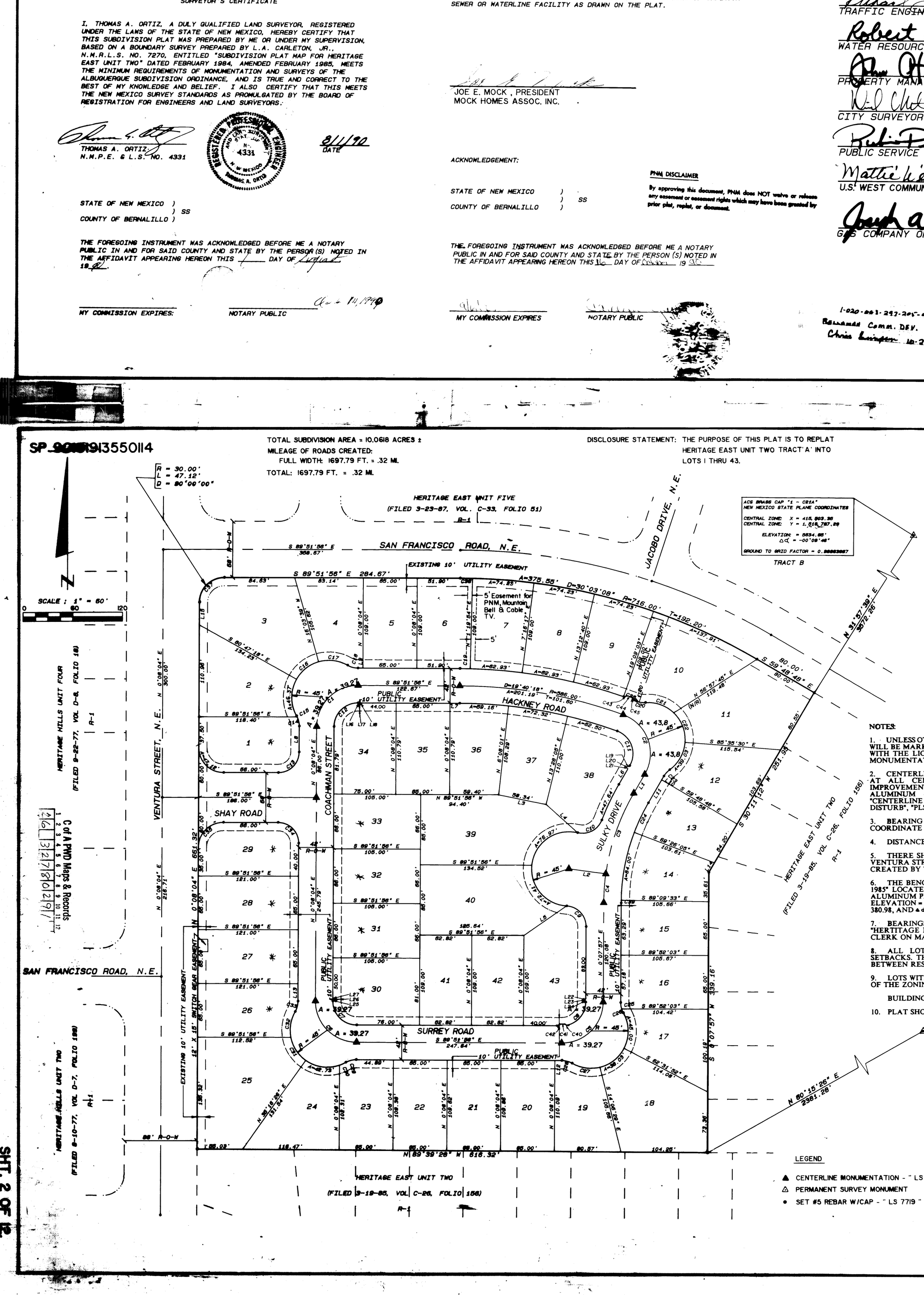
SHEET 1 OF 3

TIERRA ENGINEERING CONSULTANTS INC.
632 Paseo De Peralta, Santa Fe, New Mexico 87501, 505/982-2845
105 Sixth St. S.W. Suite 202, Albuquerque, New Mexico 87102, 505/242-2270

SP 9091355011 4

TOTAL SUBDIVISION AREA = 10.0618 ACRES ±
MILEAGE OF ROADS CREATED:
FULL WIDTH: 1697.79 FT. = .32 MI.
TOTAL: 1697.79 FT. = .32 MI.

DISCLOSURE STATEMENT: THE PURPOSE OF THIS PLAT IS TO REPLAT HERITAGE EAST UNIT TWO TRACT 'A' INTO LOTS 1 THRU 43.



CARRIAGE ESTATES
A REPLAT OF TRACT A HERITAGE EAST UNIT TWO

9082620

A SUBDIVISION WITHIN
THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCT. 1990

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on OCT 25 1990 at 11:33 A and recorded in Vol 90C of the records of said County, folio P. 264
Deputy

RESERVED FOR COUNTY CLERK

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED WITH THE LICENSE NUMBER OF THE LAND SURVEYOR SETTING THE MONUMENTATION "PLS# 7719".
2. CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET IMPROVEMENTS AND WILL CONSIST OF STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 7719".
3. BEARING ARE REFERENCED TO GRID NORTH NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE.
4. DISTANCES SHOWN ARE GROUND DISTANCES.
5. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS ALLOWED FROM VENTURA STREET, N.E. AND SAN FRANCISCO ROAD, N.E. TO ANY LOTS CREATED BY THIS SUBDIVISION.
6. THE BENCHMARK FOR THIS PLAT IS AN ACS CAP STAMPED "5-D21, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1' ABOVE THE GROUND, ELEVATION = 5650.56, PLANE COORDINATES ARE X = 415,552.51 Y = 1,516,380.98, AND △α = -00° 19'46", FOR VERTICAL AND HORIZONTAL CONTROL.
7. BEARINGS SHOWN ARE BASED ON THE SUBDIVISION PLAT "HERTITAGE EAST UNIT TWO" FIELD IN THE OFFICE OF THE COUNTY CLERK ON MARCH 19, 1985, VOLUME C-26, FOLIO 156.
8. ALL LOTS SHALL HAVE FIVE (5) FEET MINIMUM SIDEYARD SETBACKS. THREE SHALL BE A MINIMUM SEPARATION OF TEN (10) FEET BETWEEN RESIDENTIAL STRUCTURES.
9. LOTS WITH (*) ASTERISK SHOULD CONFORM WITH SECTION 40 C.1.g. OF THE ZONING CODE.

   BUILDING HEIGHT LIMITATIONS TO PRESERVE SOLAR ACCESS
10. PLAT SHOWS ALL EASEMENTS OF RECORD

LEGEND

- ▲ CENTERLINE MONUMENTATION - " LS 7719 "
- △ PERMANENT SURVEY MONUMENT
- • SET #5 REBAR W/CAP - " LS 7719 "

SHEET 2 OF 3

TIERRA ENGINEERING CONSULTANTS INC.
632 Paseo De Peralta, Santa Fe, New Mexico 87501, 505/982-2845
105 Sixth St. S.W. Suite 202, Albuquerque, New Mexico 87102, 505/242-2270

C of A PWD Maps & Records 4 6 3 2 7 8 0 2 9 1

SHT. 2 OF 12

CARRIAGE ESTATES
A REPLAT OF
HERITAGE EAST UNIT TWO
TRACT A
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 20
T. 11 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 1990

RESERVED FOR COUNTY CLERK

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO ALSO KNOWN AS TRACT A, HERITAGE EAST UNIT TWO, AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUBDIVISION PLAT MAP FOR HERITAGE EAST UNIT TWO" FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 19, 1985 IN VOLUME C-26, FOLIO 156, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

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THENCE; S 59°48'48" E, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE; S 30°11'12" W, 251.95 FEET TO A POINT;

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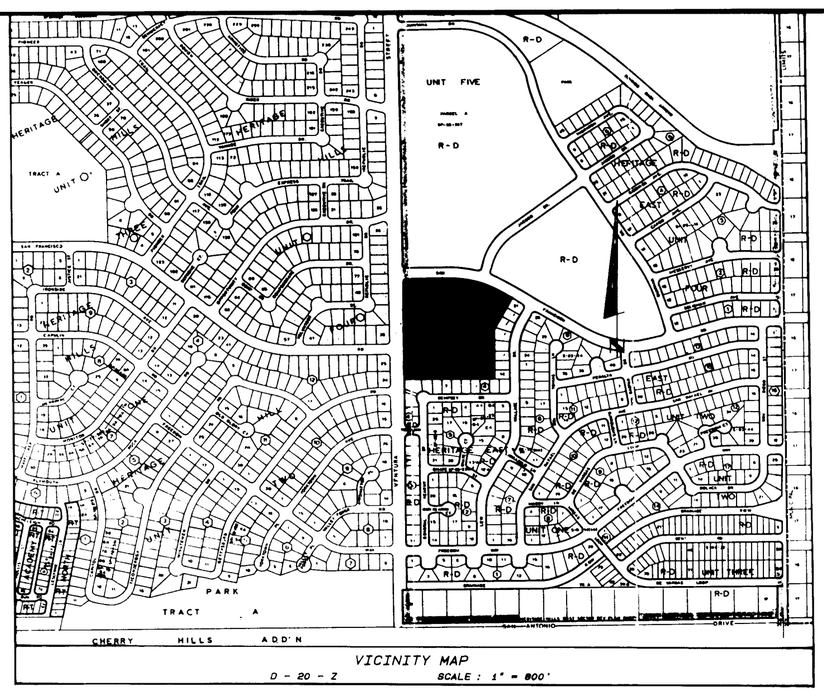


VICINITY MAP
D - 20 - Z SCALE : 1" = 800'

SURVEYOR'S CERTIFICATE

I, THOMAS A. ORTIZ, A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, BASED ON A BOUNDARY SURVEY PREPARED BY L.A. CARLETON, JR., N.M.R.L.S. NO. 7270, ENTITLED "SUBDIVISION PLAT MAP FOR HERITAGE EAST UNIT TWO" DATED FEBRUARY 1984, AMENDED FEBRUARY 1985, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS MEETS THE NEW MEXICO SURVEY STANDARDS AS PROMULGATED BY THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS.

THOMAS A. ORTIZ
N.M.P.E. & L.S. NO. 4331

8/1/90
DATE

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE BY THE PERSON(S) NOTED IN THE AFFIDAVIT APPEARING HEREON THIS _____ DAY OF _____, 19____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

DEDICATION AND CONSENT STATEMENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT OF WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS. THE UNDERSIGNED OWNERS AND/OR PROPRIETORS ALSO GRANT TO THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, WATERLINES, AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SANITARY SEWER AND WATERLINES UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. ALL EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER OR WATERLINE FACILITY AS DRAWN ON THE PLAT.

Stuart D. Shanor
STUART D. SHANOR,
CHAPTER 7 TRUSTEE
CASE NO. 07-89-01559-MA

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE BY THE PERSON (S) NOTED IN THE AFFIDAVIT APPEARING HEREON THIS 13 DAY OF August 19 90

8/19/91
MY COMMISSION EXPIRES

Louis L. Lamb
NOTARY PUBLIC

PNM DISCLAIMER

By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

APPROVALS

SUBDIVISION PLAT NO.

D-20-Z — ZONE ATLAS MAP NO.

90-260 — DRB CASE NO.

PLANNING DIRECTOR, CITY	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
PARKS AND RECREATION	DATE
TRAFFIC ENGINEER	DATE
WATER RESOURCES	DATE
PROPERTY MANAGEMENT	DATE
CITY SURVEYOR	DATE
Rubin Phillips — PUBLIC SERVICE CO OF N.M.	8-10-90 DATE
U.S. WEST COMMUNICATIONS	DATE
Joseph A. Rice — GAS COMPANY OF NEW MEXICO	8.8.90 DATE

SHEET 1 OF 3

TIERRA ENGINEERING CONSULTANTS INC.
632 Paseo De Peralta, Santa Fe, New Mexico 87501, 505/982-2845
105 Sixth St. S.W., Suite 202, Albuquerque, New Mexico 87103, 505/242-2270

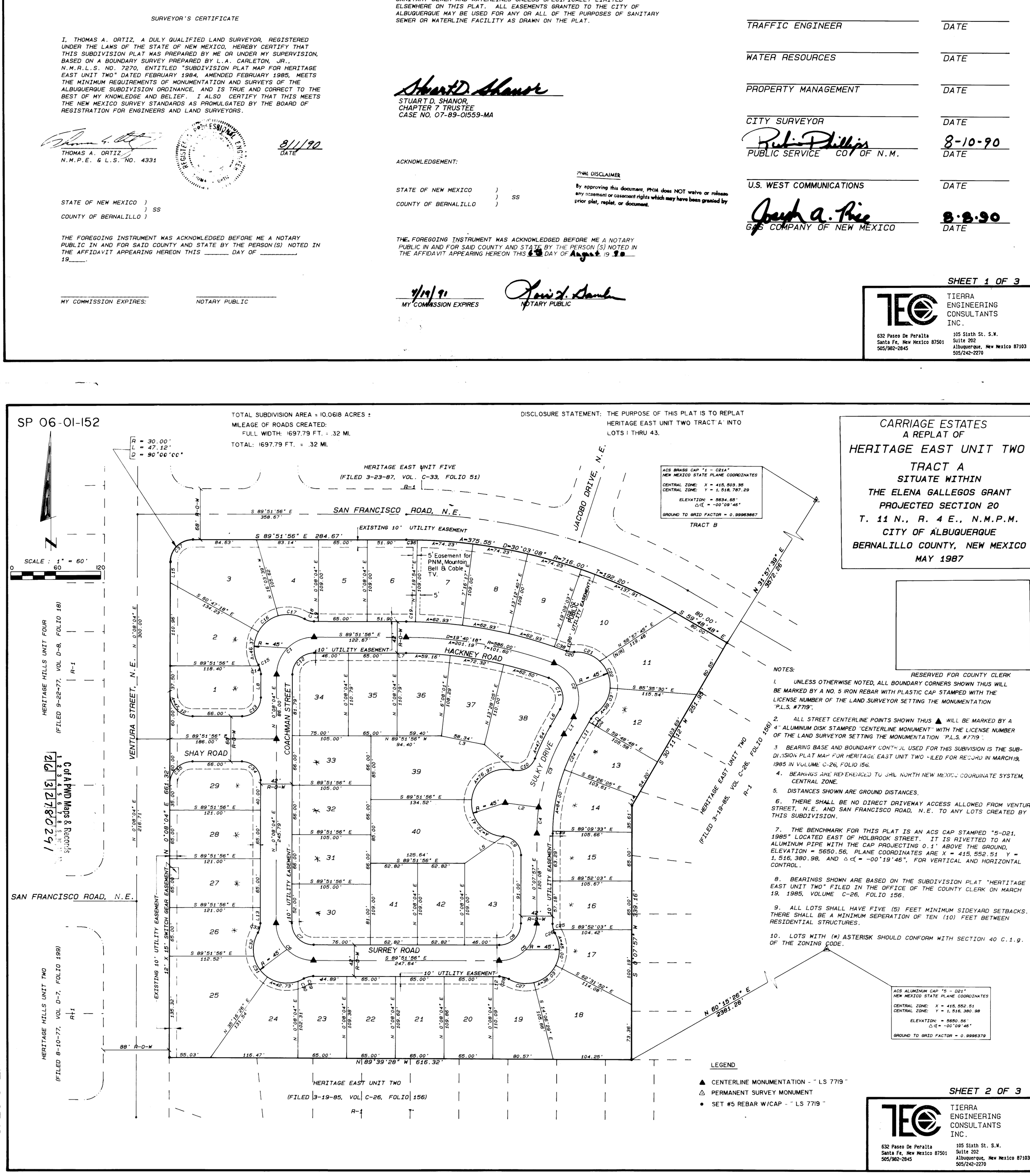
SP 06-01-152

TOTAL SUBDIVISION AREA = 10.0618 ACRES ±
MILEAGE OF ROADS CREATED:
FULL WIDTH: 1697.79 FT. = .32 MI.
TOTAL: 1697.79 FT. = .32 MI.

DISCLOSURE STATEMENT: THE PURPOSE OF THIS PLAT IS TO REPLAT HERITAGE EAST UNIT TWO TRACT 'A' INTO LOTS 1 THRU 43.

CARRIAGE ESTATES
A REPLAT OF
HERITAGE EAST UNIT TWO
TRACT A
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 20
T. 11 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 1987

RESERVED FOR COUNTY CLERK



NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED WITH THE LICENSE NUMBER OF THE LAND SURVEYOR SETTING THE MONUMENTATION "P.L.S. #7719".
2. ALL STREET CENTERLINE POINTS SHOWN THUS ▲ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT" WITH THE LICENSE NUMBER OF THE LAND SURVEYOR SETTING THE MONUMENTATION "P.L.S. #7719".
3. BEARING BASE AND BOUNDARY CONTROL USED FOR THIS SUBIVISION IS THE SUBDIVISION PLAT MAP FOR HERITAGE EAST UNIT TWO FILED FOR RECORD IN MARCH 19, 1985 IN VOLUME C-26, FOLIO 156.
4. BEARINGS ARE REFERENCED TO GRID NORTH NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE.
5. DISTANCES SHOWN ARE GROUND DISTANCES.
6. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS ALLOWED FROM VENTURA STREET, N.E. AND SAN FRANCISCO ROAD, N.E. TO ANY LOTS CREATED BY THIS SUBDIVISION.
7. THE BENCHMARK FOR THIS PLAT IS AN ACS CAP STAMPED "5-D21, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1' ABOVE THE GROUND, ELEVATION = 5650.56, PLANE COORDINATES ARE X = 415,552.51 Y = 1,516,380.98, AND Δ∢ = -00°19'46", FOR VERTICAL AND HORIZONTAL CONTROL.
8. BEARINGS SHOWN ARE BASED ON THE SUBDIVISION PLAT "HERITAGE EAST UNIT TWO" FILED IN THE OFFICE OF THE COUNTY CLERK ON MARCH 19, 1985, VOLUME C-26, FOLIO 156.
9. ALL LOTS SHALL HAVE FIVE (5) FEET MINIMUM SIDEYARD SETBACKS. THERE SHALL BE A MINIMUM SEPERATION OF TEN (10) FEET BETWEEN RESIDENTIAL STRUCTURES.
10. LOTS WITH (*) ASTERISK SHOULD CONFORM WITH SECTION 40 C.1.g. OF THE ZONING CODE.

LEGEND

▲ CENTERLINE MONUMENTATION - " LS 7719 "
△ PERMANENT SURVEY MONUMENT
• SET #5 REBAR W/CAP - " LS 7719 "

C of A PWD Maps & Records
2 | 6 | 13 | 12 | 7 | 8 | 0 | 2 | 9 | 1

SHT. 2 OF 12.

SHEET 2 OF 3

TIERRA ENGINEERING CONSULTANTS INC.
632 Paseo De Peralta, Santa Fe, New Mexico 87501, 505/982-2845
105 Sixth St. S.W., Suite 202, Albuquerque, New Mexico 87103, 505/242-2270

RESERVED FOR COUNTY CLERK

CARRIAGE ESTATES
A REPLAT OF
HERITAGE EAST UNIT TWO
TRACT A
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 20
T. 11 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 1987

LINE	BEARING	DISTANCE
L1	S 30°11'16" W	26.20
L2	N 46°18'00" W	45.00
L3	N 24°31'36" W	58.34
L4	N 44°13'06" E	50.89
L5	N 55°04'34" E	62.67
L6	N 30°11'16" E	26.20
L7	N 44°51'54" W	11.67
L8	S 04°04'04" E	31.39
L9	N 44°51'54" E	6.16
L10	S 30°11'16" W	5.48
L11	S 30°11'16" W	30.74
L12	N 44°51'54" W	8.54
L13	S 04°04'04" E	21.19
L14	S 30°11'16" E	13.51
L15	S 04°04'04" W	27.54

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	78.54	90°00'00"	50.00	50.00
C2	87.96	100°22'56"	50.00	59.99
C3	104.00	22°29'16"	265.00	52.68
C4	35.00	7°34'03"	265.00	17.53
C5	78.54	90°00'00"	50.00	50.00
C6	78.54	90°00'00"	50.00	50.00
C7	45.55	90°00'00"	29.00	29.00
C8	45.55	90°00'00"	29.00	29.00
C9	37.45	48°58'13"	25.00	23.71
C10	36.04	82°42'54"	25.00	22.01
C11	50.41	100°22'56"	29.00	34.79
C12	45.55	90°00'00"	29.00	29.00
C13	39.27	90°00'00"	25.00	25.00
C14	11.51	26°22'11"	25.00	5.86
C15	1.56	3°35'24"	25.00	.78
C16	35.13	80°31'34"	25.00	18.51
C17	36.25	82°04'24"	25.00	19.17
C18	13.07	29°57'45"	25.00	6.69
C19	12.68	1°11'50"	607.00	6.34
C20	10.89	24°58'01"	25.00	5.53
C21	37.91	48°24'15"	45.00	20.16
C22	39.54	50°19'39"	45.00	21.18
C23	10.44	23°55'15"	25.00	5.30
C24	40.97	9°36'11"	244.00	20.54
C25	7.95	14°13'22"	25.00	4.01
C26	5.12	11°44'22"	25.00	2.57
C27	34.72	44°16'11"	45.00	18.27
C28	13.07	29°57'38"	25.00	6.69
C29	13.07	29°57'45"	25.00	6.69
C30	8.40	10°41'25"	45.00	4.21
C31	34.18	43°31'04"	45.00	17.96
C32	32.44	41°18'19"	45.00	16.96
C33	13.07	29°57'45"	25.00	6.69
C34	39.27	90°00'00"	25.00	25.00
C35	47.12	90°00'00"	30.00	30.00
C36	14.98	1°11'50"	716.00	7.48
C37	47.12	90°00'00"	30.00	30.00
C38	16.41	31°32'55"	607.00	8.20
C39	3.02	0°42'30"	244.00	1.51

LOT AREAS

LOT NO.	AREA SQ. FT.
1	7830.22
2	9023.49
3	11813.33
4	7055.14
5	7085.00
6	7163.75
7	7475.21
8	7475.22
9	7475.22
10	10620.13
11	11549.32
12	8072.02
13	6620.30
14	6850.31
15	6937.62
16	6865.08
17	7370.26
18	11932.65
19	7064.46
20	7148.19
21	7133.24
22	7117.64
23	7048.41
24	8226.08
25	13313.48
26	7604.90
27	7865.00
28	7865.00
29	7537.74
30	8324.52
31	6930.00
32	6930.00
33	6930.00
34	8128.77
35	7201.35
36	7165.09
37	7167.32
38	9616.06
39	12887.66
40	12460.92
41	6847.38
42	6847.38
43	9635.62

PUBLIC UTILITY EASEMENTS

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.

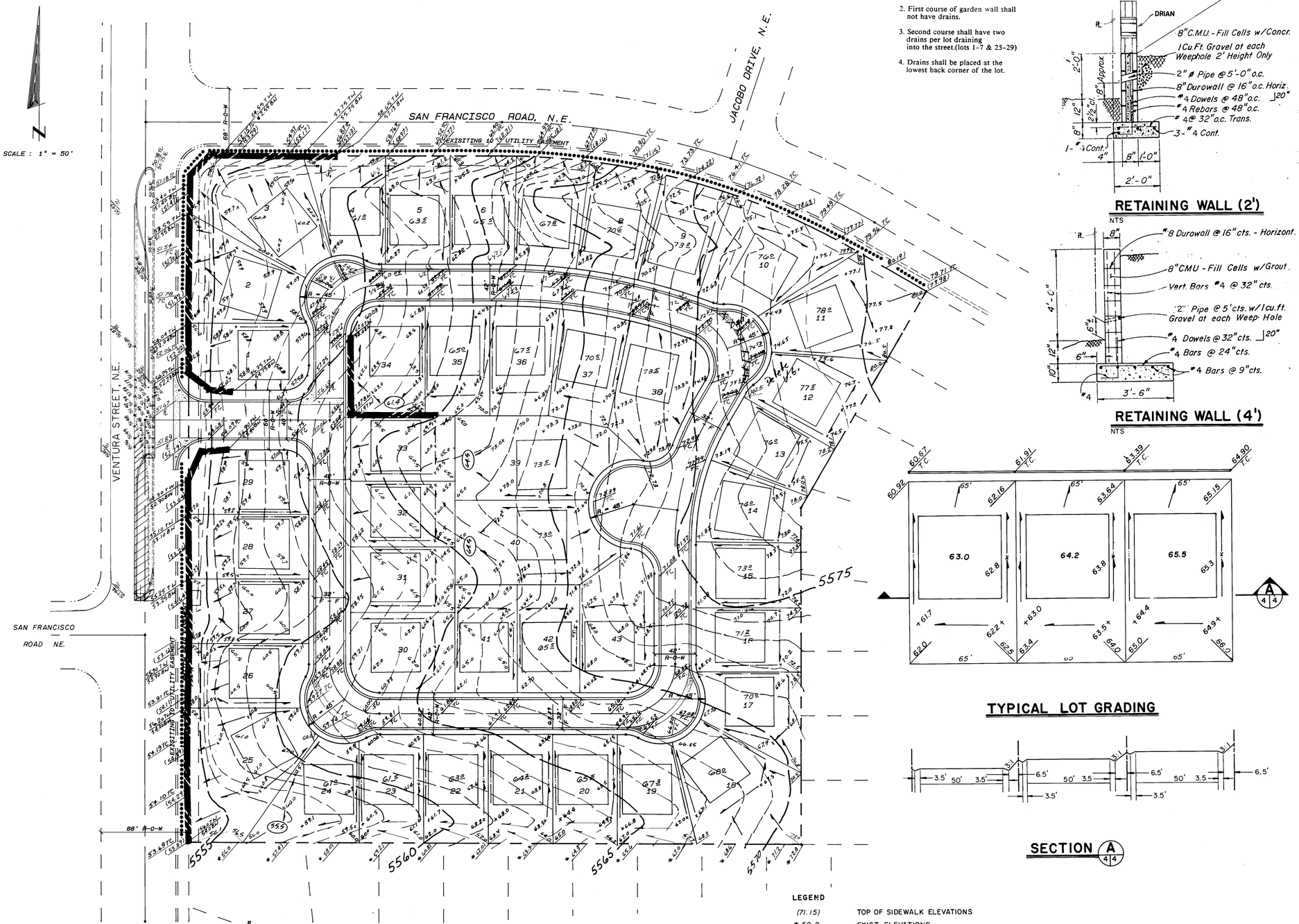
C of A PWD Maps & Records
26 32 78 039/1

SHT. 3 OF 12

LASON 1-505-344-9404
BEST COPY AVAILABLE

SHEET 3 OF 3

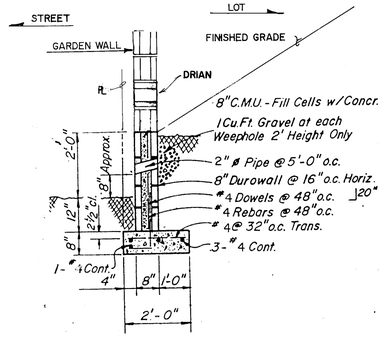
TIERRA ENGINEERING CONSULTANTS INC.
632 Paseo De Peralta
Santa Fe, New Mexico 87501
605/982-2845
105 Sixth St, S.W.
Suite 202
Albuquerque, New Mexico 87103
505/242-2270



SCALE : 1" = 50'

NOTE:

1. Garden wall shall be installed directly on top of retaining wall.
2. First course of garden wall shall not have drains.
3. Second course shall have two drains per lot draining into the street.(lots 1-7 & 25-29)
4. Drains shall be placed at the lowest back corner of the lot.



RETAINING WALL (2')

NTS

RETAINING WALL (4')

NTS

TYPICAL LOT GRADING

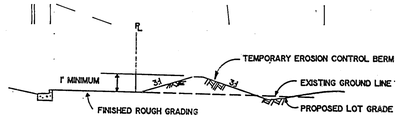
SECTION A 4/4

NOTES AND LOT GRADING SPECIFICATIONS

1) CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPOPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2) CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
   A) ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3 HORIZONTAL TO 1 VERTICAL.
   B) BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   C) PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OR GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
   D) USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 50'x15' AND SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 5%.
3) WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.
4) SIGHT CLEARANCE TRIANGLE APPLICABLE AT INTERSECTIONS OF VENTURA STREET N.E. WITH MECHEM AVENUE. SEE DETAIL THIS SHEET.
5) WHEELCHAIR RAMPS AT ALL CORNERS OF INTERSECTIONS AS SHOWN; CONSTRUCT PER CITY STD. 2440 and 2441, CASE II.
6) LOT PADS TO BE AS NOTED 50'x50'
7) AVERAGE LOT POND DIMENSIONS: 55'x10'x0.5'

EROSION CONTROL NOTES

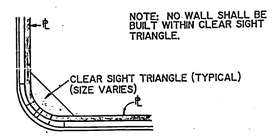
1. Contractor shall maintain adequate access as approved by City Engineer to adjacent property owners at all times.
2. The temporary erosion control berm shall be maintained by Contractor until the completion of all construction activities.
3. No dirt shall be placed within public right-of-way at anytime for either temporary or permanent storage.
4. Top soil permit and separate retaining wall permit required. Prior to grading.



TEMPORARY EROSION CONTROL BERM DETAIL

(BERM TO BE REMOVED AFTER COMPLETION OF IMPROVEMENTS)

N.T.S.



CLEAR SIGHT TRIANGLE DETAIL

N.T.S.

LEGEND

(71.15)	TOP OF SIDEWALK ELEVATIONS
* 59.2	EXIST. ELEVATIONS
	RETAINING WALL
	TEMPORARY EROSION CONTROL BERM
71.04 TC	TOP OF CURB ELEVATION
(60.8)	LOT POND INVERT ELEVATION
	DIRECTION OF FLOW
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL

C of A FWD Maps & Records
2 C 3 2 7 5 0 4 9 1

AS BUILT INFORMATION
CONTRACTOR COM

BENCH MARKS
THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-D21, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1' ABOVE THE GROUND.
ELEV. = 5650.56.

WORK STAKED BY	ALDRICH L.S.	DATE 1-91
CONSTRUCTION ACCEPTANCE BY	RVALS ENG.	DATE 1-16-91
FIELD VERIFICATION BY	RVALS ENG.	DATE 1-16-91
DRAWINGS CORRECTED BY	ALDRICH L.S.	DATE 1-16-91

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

8-1-90

NO.	DATE	REMARKS
1.	8-1-90	SHOWED GARDEN WALL W/DRIAN FOR THE 100 YR. STORM. Regrade Lots 5 Thru 24, 35 Thru 42
2.		REVISIONS
		DESIGN

DESIGNED BY C.C. DATE 7-90
DRAWN BY S.S. DATE 7-90
CHECKED BY R.C. DATE 7-90

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

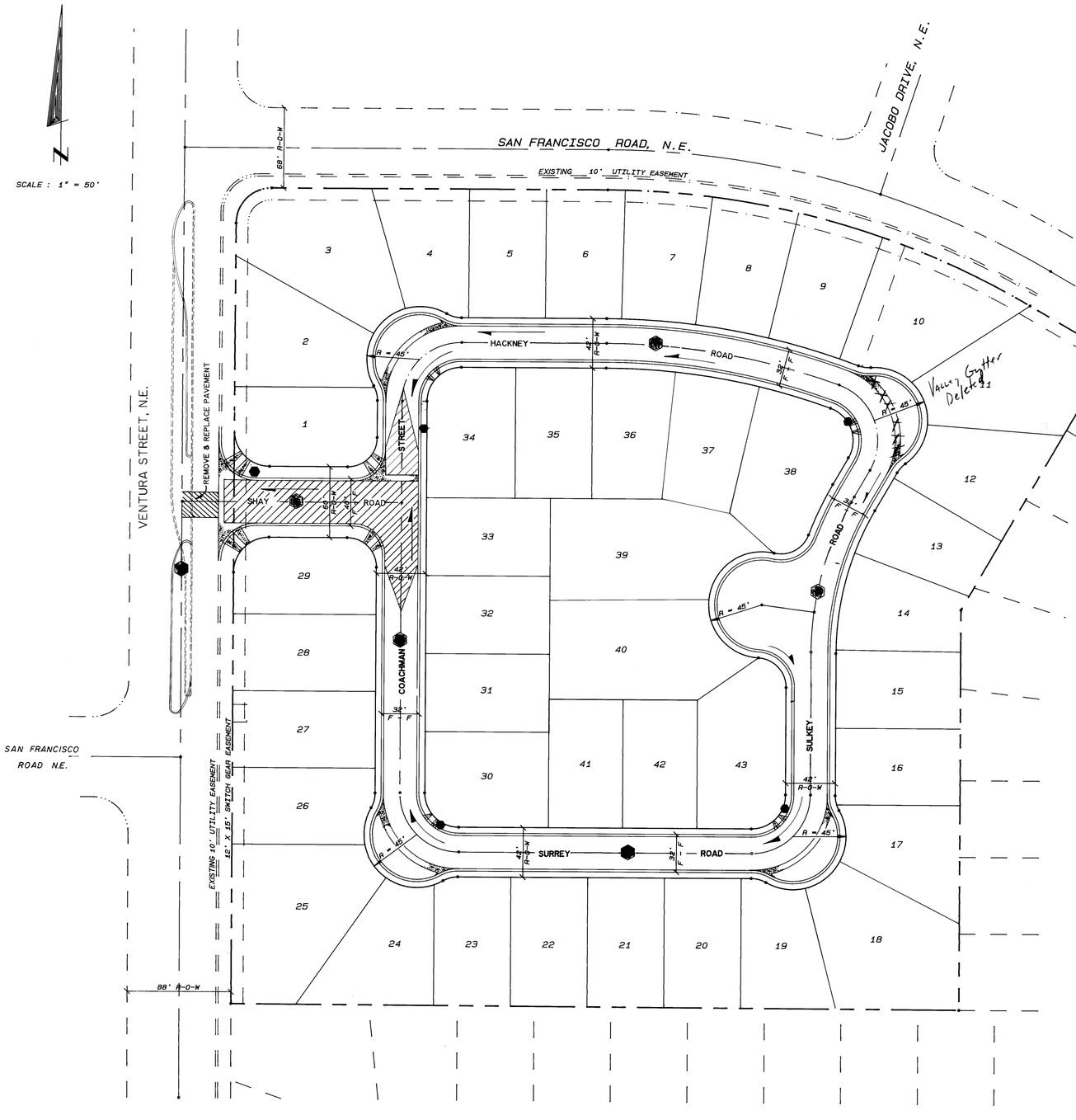
TITLE: CARRIAGE ESTATES

EROSION CONTROL AND GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIR		8/17/90	WATER	N/A RWR	8-15-90
TRANS. DEV.	N/A BHO	8-15-90	WASTE WATER	N/A RWR	8-15-90
HYDROLOGY		8-15-90			

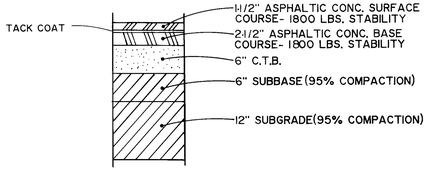
DRAWING NO. 3278 | MAP NO. D-20-Z | SHEET 4 OF 12

102114

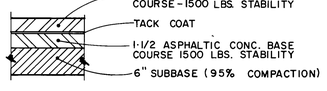


LEGEND

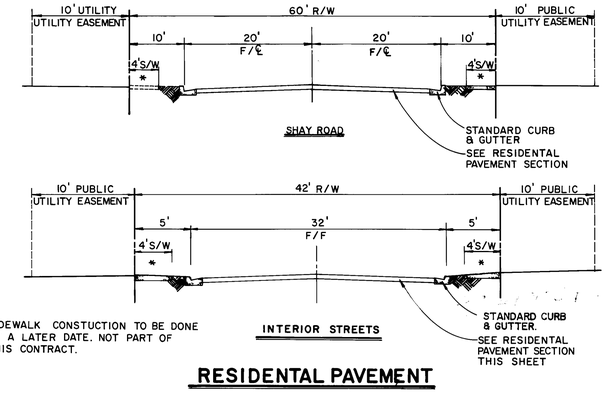
- WHEELCHAIR RAMP
- CONCRETE VALLEY GUTTER & PAVEMENT TRANSITION
- 10 — PAVING PLAN & PROFILE SHEET NO.
- DIRECTION OF FLOW
- Street lights By Others



ARTERIAL PAVEMENT SECTION



RESIDENTAL PAVEMENT SECTION



* SIDEWALK CONSTUCTION TO BE DONE AT A LATER DATE. NOT PART OF THIS CONTRACT.

RESIDENTAL PAVEMENT

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

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ELEV. = 5650.56.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY ALDRICH L.S. DATE 1-91
INSPECTORS ACCEPTANCE BY RYALS ENG. DATE 1-16-91
FIELD VERIFICATION BY RYALS ENG. DATE 1-16-91
DRAWINGS CORRECTED BY ALDRICH L.S. DATE 1-16-91
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS / REVISIONS	BY
		DESIGN	DATE 7-90
		DESIGNED BY C.C.	
		DRAWN BY S.S.	DATE 7-90
		CHECKED BY R.C.	DATE 7-90

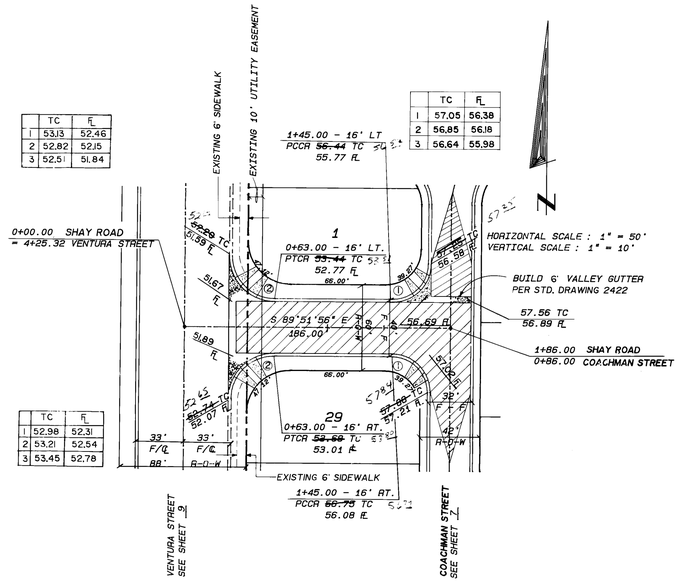
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CARRIAGE ESTATES
PAVING COMPOSITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIR	Ray Whitaker	8/17/90	WATER	N/A RWK	8-15-90
TRANS. DEV.	[illegible]	8-15-90	WASTE WATER	N/A RWK	8-15-90
HYDROLOGY	[illegible]	8-15-90			

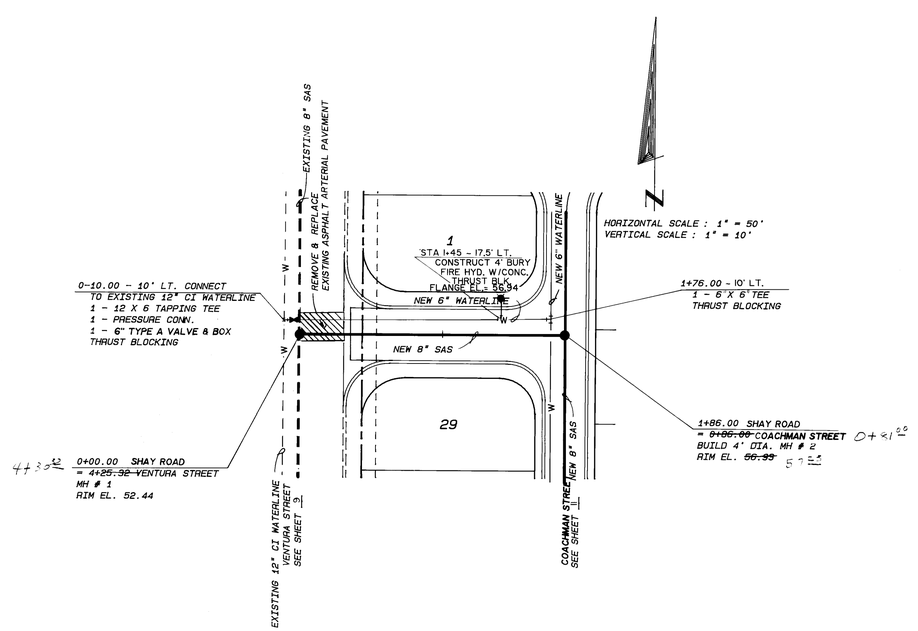
DRAWING NO. 3278 | MAP NO. D-20-Z | SHEET 5 OF 12

103114



CURVE NO.	①	②
DELTA	90°00'00"	90°00'00"
RADIUS	25.00'	30.00'
LENGTH	39.27'	47.12'
TANGENT	25.00'	30.00'

SHAY ROAD



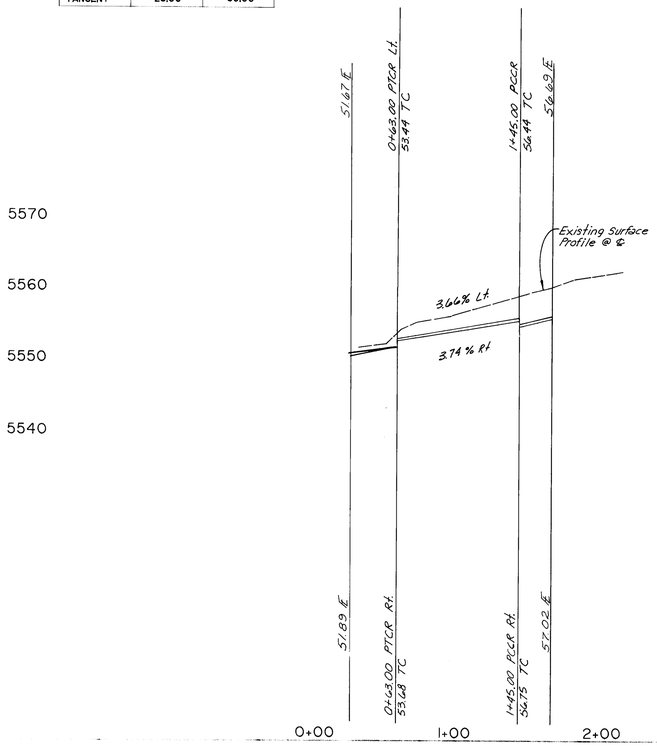
SHAY ROAD

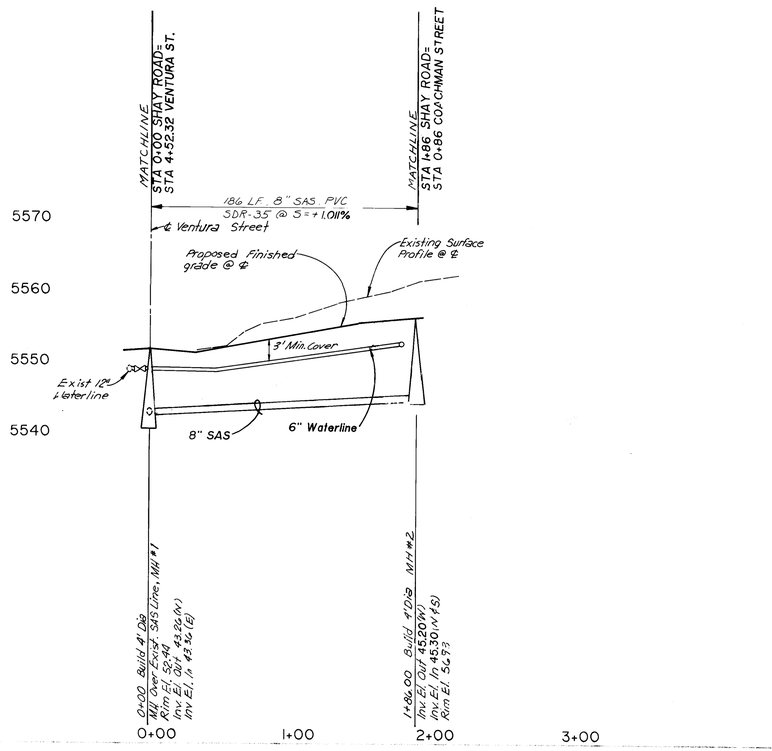
NOTES:

1. ONE WAY CROWN ON SHAY ROAD.
2. FULL CROWN TO NO CROWN TRANSITION NORTH ON COACHMAN STREET TO VALLEY GUTTER. SEE SHEET 7 FOR COACHMAN STREET.

THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-021, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1 ABOVE THE GROUND, ELEV. = 5650.56.

1-91 ALDRICH L.S.
1-16-91 RYALS ENG.
1-16-91 RYALS ENG.
1-16-91 ALDRICH L.S.





℄ of R.E. and Maps & Records
1 2 3 4 5 6 7 8 9
2 6 3 - 8 0 9 1

CARRIAGE ESTATES

SHAY ROAD

R.W. Kane 8-15-90	8/1/90	WATER	R.W. Kane 8-15-90
R.W. Kane 8-15-90	8-15-90	WASTE WATER	R.W. Kane 8-15-90
	8-15-90		

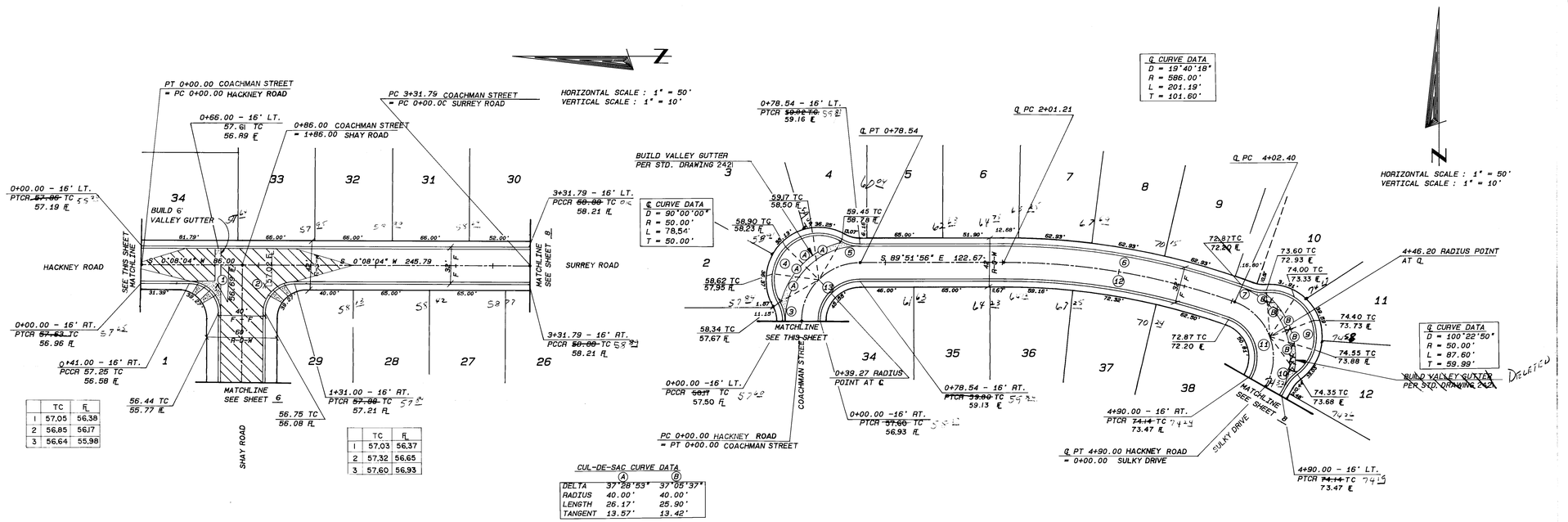
HYDROLOGY

DRAWING NO	MAP NO	SHEET	OF
3278	D-20-Z	6	12

7-30-90

7-90
7-90
7-90

C.C.
S.S.
R.C.



	TC	FL
1	57.05	56.38
2	56.85	56.17
3	56.64	55.98

	TC	FL
1	57.03	56.37
2	57.32	56.65
3	57.60	56.93

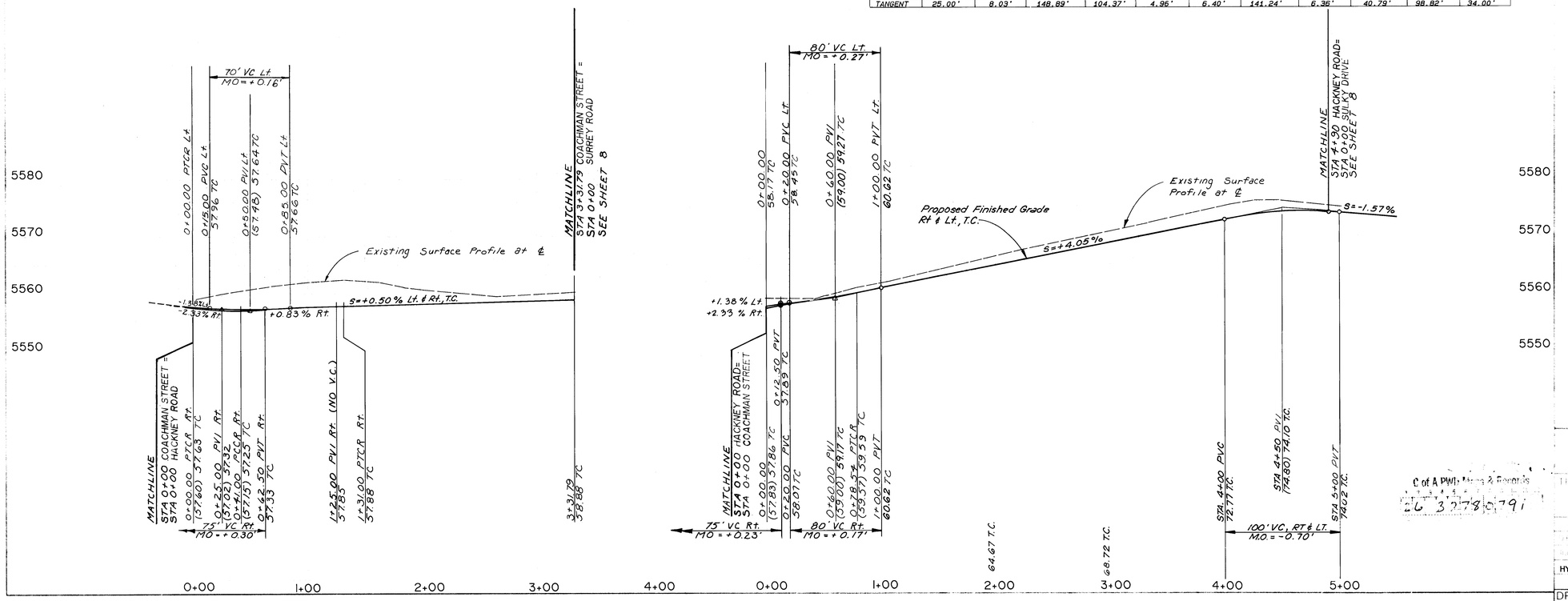
NOTES:

1. FULL CROWN TO NO CROWN TRANSITION NORTH OF STA. 0+41 TO VALEY GUTTER AND FROM STA. 1+81 TO STA. 1+31.

ALDRICH L.S. 1-91
RYALS ENG. 1-16-91
RYALS ENG. 1-16-91
ALDRICH L.S. 1-16-91

THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-021 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1' ABOVE THE GROUND. ELEV. = 5650.56.

CURVE NO.	①②	③⑤	④	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬
DELTA	90°00'00"	29°57'45"	149°55'31"	19°40'18"	00°56'17"	24°04'24"	148°22'29"	23°55'15"	100°22'50"	19°40'18"	90°00'00"
RADIUS	25.00'	30.00'	40.00'	602.00'	602.00'	30.00'	40.00'	30.00'	34.00'	570.00'	34.00'
LENGTH	39.27'	15.69'	104.67'	206.69'	9.86'	12.60'	103.59'	12.52'	59.57'	195.70'	53.41'
TANGENT	25.00'	8.03'	148.89'	104.37'	4.96'	6.40'	141.24'	6.36'	40.79'	98.82'	34.00'



C of A PW[illegible] & Engineering
26 3278 0791

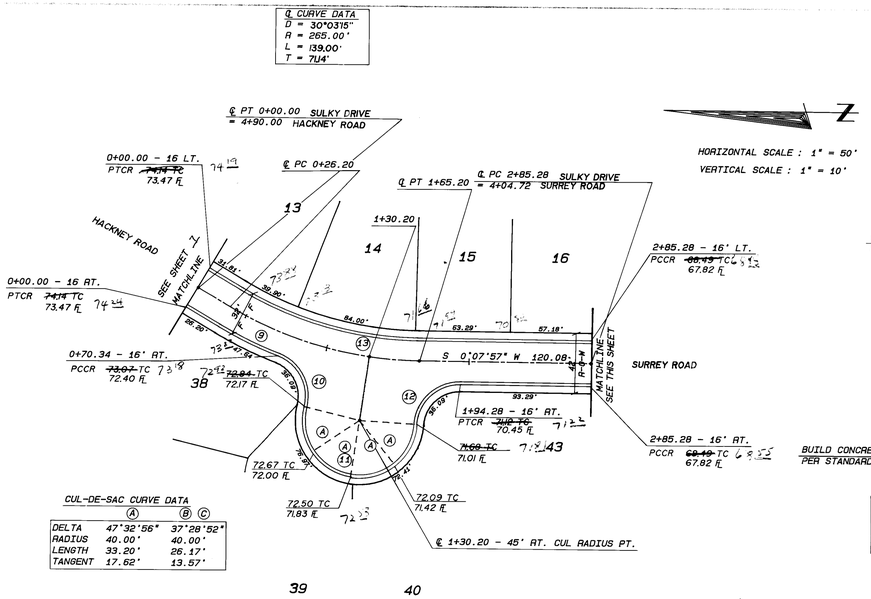
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

REMARKS	DATE	BY
11-1-90 Revised Street Grades, Hackney Rd.	7-90	C.C.
DESIGN	7-90	C.C.
	7-90	S.S.
		R.C.

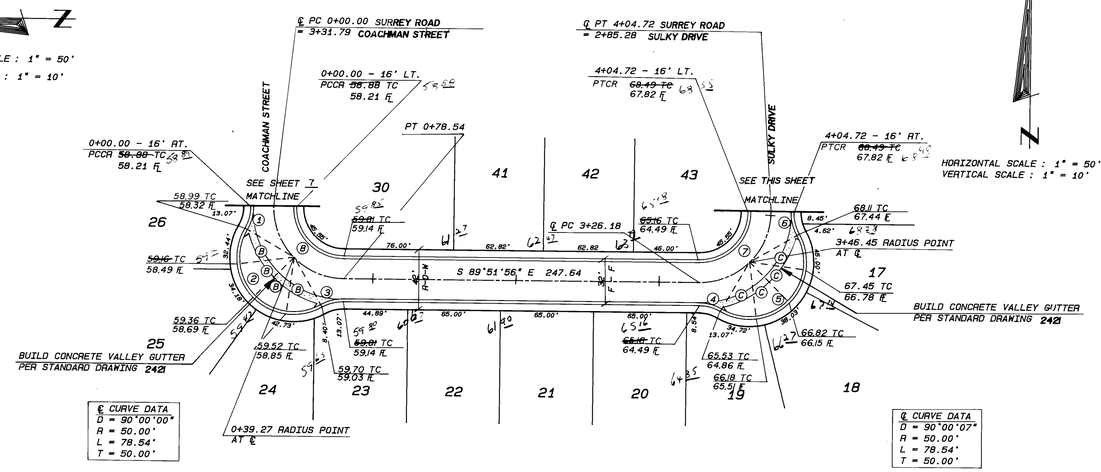
TITLE
CARRIAGE ESTATES
COACHMAN STREET - HACKNEY ROAD

	ENGINEER	DATE	APPROVED	DATE
WATER	Ryals & Dean	8/15/90	R.W. Kane	8-15-90
WASTE WATER	[signature]	8-15-90	R.W. Kane	8-15-90
HYDROLOGY	[signature]	8-15-90		

DRAWING NO. 3278 | MAP NO. D-20-Z | SHEET 7 OF 12



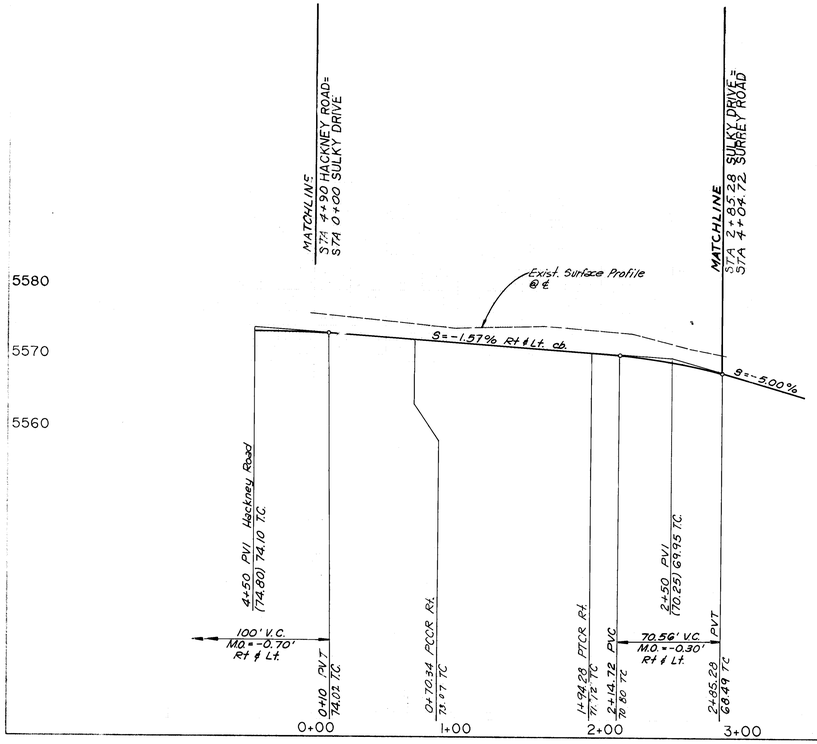
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 10'



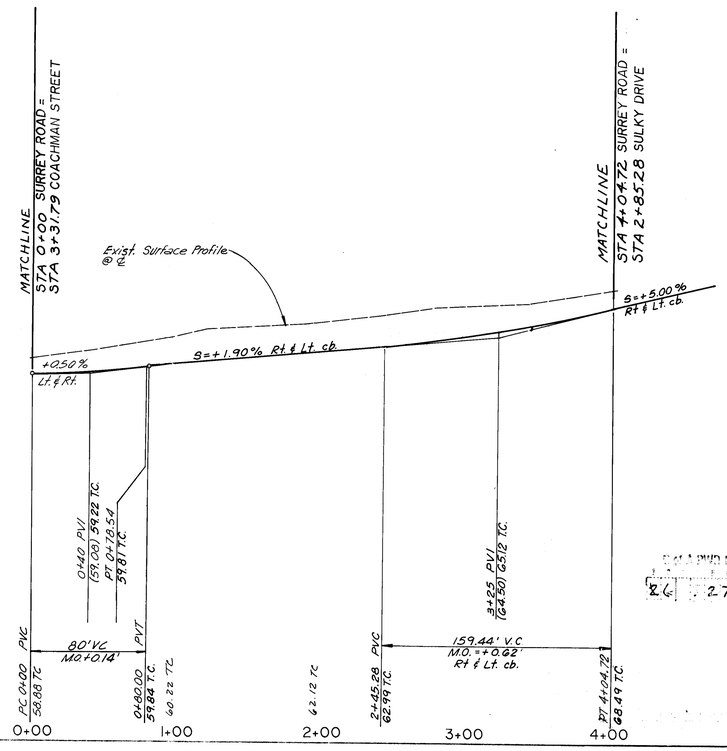
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 10'

CURVE NO.	①③④⑥	②⑤	⑦	⑧	⑨	⑩	⑪	⑫	⑬
DELTA	29°57'45"	149°55'30"	90°00'07"	90°00'00"	09°32'37"	82°42'54"	190°11'45"	86°58'13"	30°03'15"
RADIUS	30.00'	40.00'	34.00'	34.00'	281.00'	30.00'	40.00'	30.00'	249.00'
LENGTH	15.69'	104.67'	53.41'	53.41'	46.81'	43.31'	132.78'	45.54'	130.61'
TANGENT	8.03'	148.89'	34.00'	34.00'	23.46'	26.41'	-	28.45'	66.85'

SULKY DRIVE



SURREY ROAD



THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-D21, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1' ABOVE THE GROUND, ELEV. = 5650.56.

ALDRICH L.S. 1-91
RYALS ENG. 1-16-91
RYALS ENG. 1-16-91
ALDRICH L.S. 1-16-91

7-30-90

11-5 Revised Sulky Dr. & Surrey Rd. Street Grades C.C. 7-90

REMARK REVISIONS DESIGN C.C. S.S. R.C. DATE 7-90 7-90 7-90

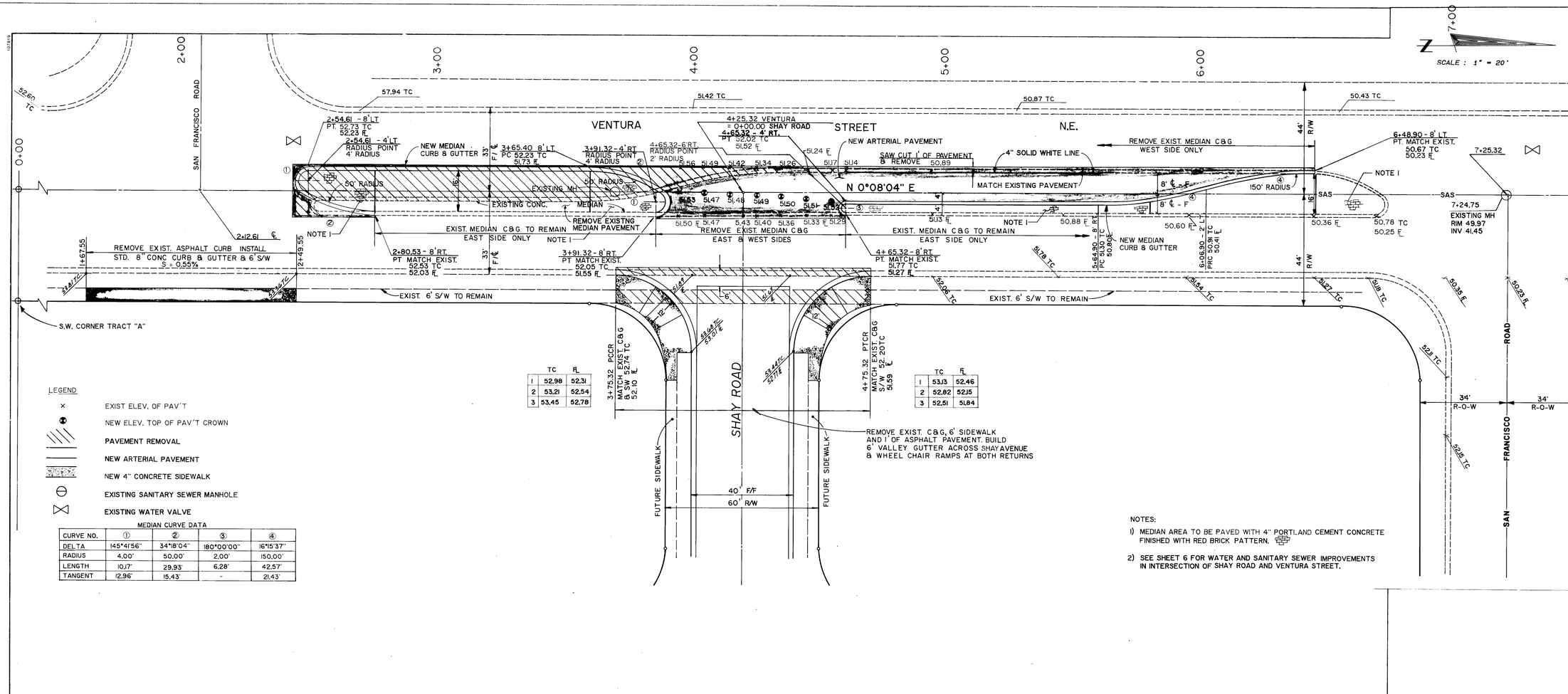
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE

CARRIAGE ESTATES
SULKY DRIVE - SURREY ROAD

APPROVED	ENGINEER	DATE	
CITY ENGR.			
TRAFFIC ENGR.			
HYDROLOGY		8-15-90 WATER	R.W. Kane 8-15-90
		8-15-90 WASTE WATER	R.W. Kane 8-15-90

DRAWING NO. 3278 MAP NO D-20-Z SHEET 8 OF 12



AS BUILT INFORMATION
INITIAL
AS-CONSTRUCTED BY ALDRICH L.S. DATE 1-91
FIELD VERIFICATION BY RYALS ENG. DATE 1-16-91
FIELD DELINEATION BY RYALS ENG. DATE 1-16-91
CORRECTED BY ALDRICH L.S. DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

BENCH MARKS
THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-021, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1' ABOVE THE GROUND.
ELEV. = 5650.96.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
1-30-90

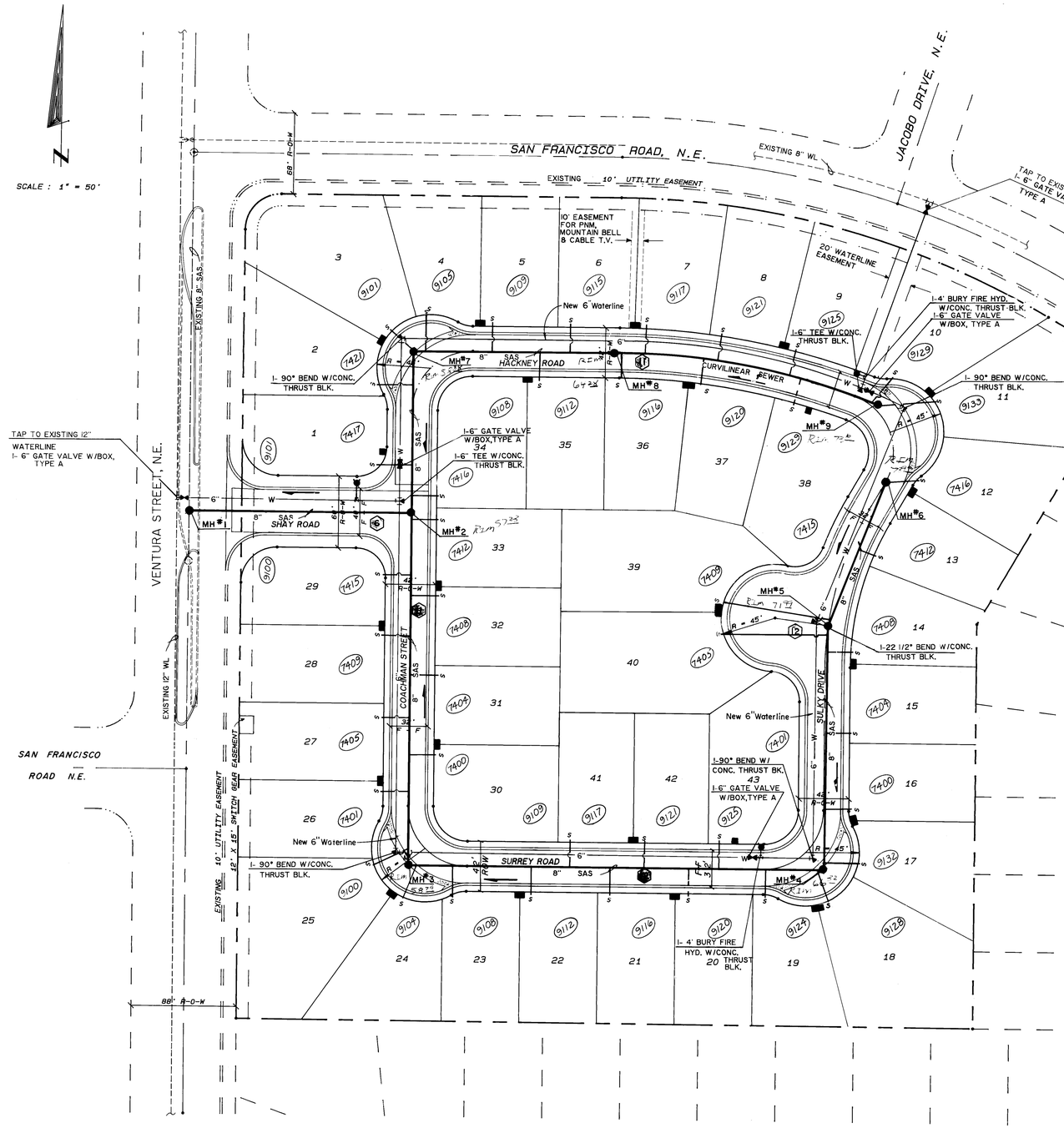
REMARKS
REVISIONS
DESIGN
NO. DATE BY
DESIGNED BY C.C. DATE 7-90
DRAWN BY S.S. DATE 7-90
CHECKED BY R.C. DATE 7-90

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CARRIAGE ESTATES
VENTURA STREET

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Roy Wilson	8/17/90	WATER	R.W. Kane	8-15-90
Trans. Dev.	R. Bourke	8-15-90	WASTE WATER	R.W. Kane	8-15-90
HYDROLOGY	G. Aleby	8-15-90			

DRAWING NO. 3278 | MAP NO. D-20-Z | SHEET 9 OF 12



8" SAS — EXISTING SANITARY SEWER LINE
8" SAS — PROPOSED SANITARY SEWER LINE
EXISTING MANHOLE
PROPSD MANHOLE
DIRECTION OF FLOW
21+22 INV. 10.77 S — SEWER SERVICE (4") WITH STATION AND ELEVATION OF STUB INDICATED

6" W — EXISTING WATER LINE
6" W — PROPOSED WATER LINE
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT
CAP OR PLUG
BEND
W — WATER SERVICE

18" — PROPOSED STORM DRAIN
PROPOSED STORM DRAIN MANHOLE
PROPOSED WATER METER
PROPOSED DROP INLET
7522 — STREET ADDRESS
11 — SANITARY SEWER & WATER PLAN & PROFILE SHEET NO.

GENERAL NOTES - ALL UTILITY SHEETS

1. THE CONTRACTOR SHALL FURNISH EMDS ON ALL WATER AND SEWER SERVICES 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 2320.
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. 2102, 2110 AND 2125 W/4' DIAMETER.

UTILITIES CONSTRUCTION SEQUENCE

1. SEWER SERVICES SHALL BE CONSTRUCTED TO THE ROW 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.
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 ROW 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 ARE ADJACENT TO CURBS; OTHERWISE METER BOXES SHALL BE IMMEDIATELY BEHIND CURB WITH 5'x5'x4" THICKNESS CONCRETE PAD.

C of A Plans & Reports
2k 31-75-1 loc.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
THE BENCHMARK USED FOR THIS PLAT IS AN ACS CAP STAMPED "5-D21, 1985" LOCATED EAST OF HOLBROOK STREET. IT IS RIVETTED TO AN ALUMINUM PIPE WITH THE CAP PROJECTING 0.1 ABOVE THE GROUND. ELEV. = 5650.456

AS BUILT INFORMATION
CONTRACTOR SHALL STAKE BY ALDRICH L.S. DATE 1-91
INSPECTOR'S ACCEPTANCE BY RYALS ENG. DATE 1-16-91
FIELD CERTIFICATION BY RYALS ENG. DATE 1-16-91
DRAWING CORRECTED BY ALDRICH L.S. DATE 1-16-91
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
7-90

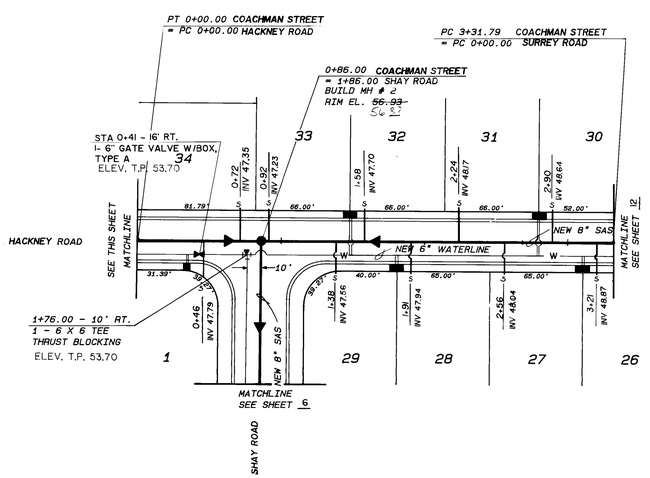
NO.	DATE	REMARKS
		REVISIONS
	DATE 7-90	DESIGN
	DATE 7-90	DESIGNED BY C.C.
	DATE 7-90	DRAWN BY S.S.
		CHECKED BY R.C.

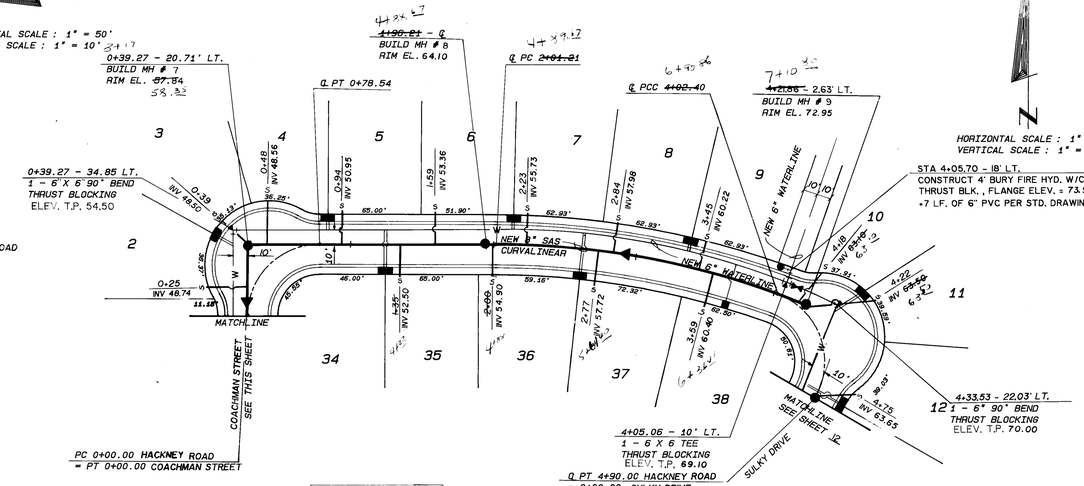
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CARRIAGE ESTATES
WATER & SANITARY COMPOSITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER	R.W. Kane	8-15-90
Trans. Dev.	N/A	8-15-90	WASTE WATER	R.W. Kane	8-15-90
HYDROLOGY	N/A	8-15-90			

DRAWING NO. 3278 | MAP NO. D-20-Z | SHEET 10 OF 12





CURVALINEAR SEWER DATA

DELTA = 21°37'52"
RADIUS = 598.50'
LENGTH = 225.95'
TANGENT = 114.34'
FROM STA 1+96.21-℄
TO STA 4+21.86-2.63 LT

CURVALINEAR WATER DATA

DELTA=23°42'48"
RADIUS=596.00'
LENGTH=246.67'
TANGENT=125.13
FROM ST 2+01.21-℄
TO STA 4+33.53-27.03 LT

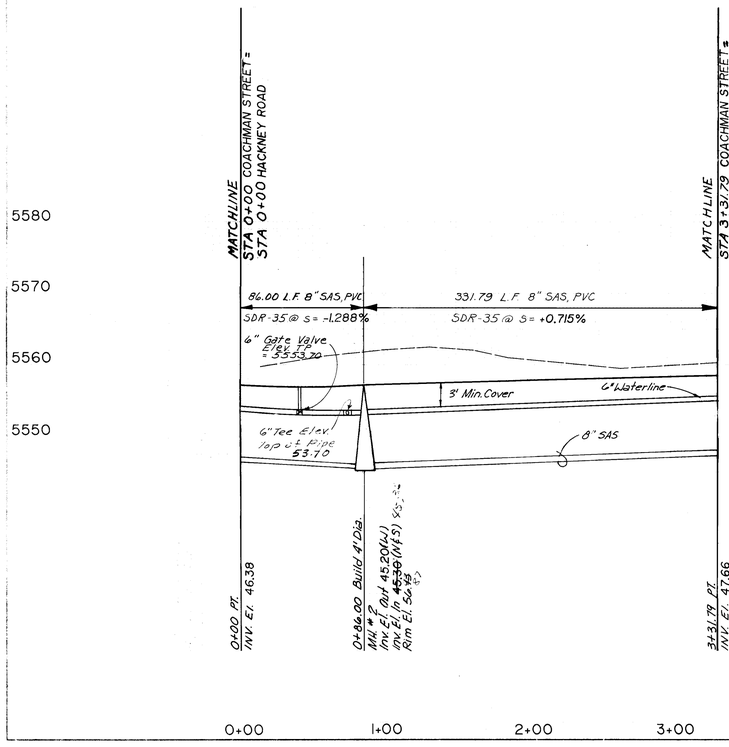
HACKNEY DRIVE
SEWER SERVICE CONECTION

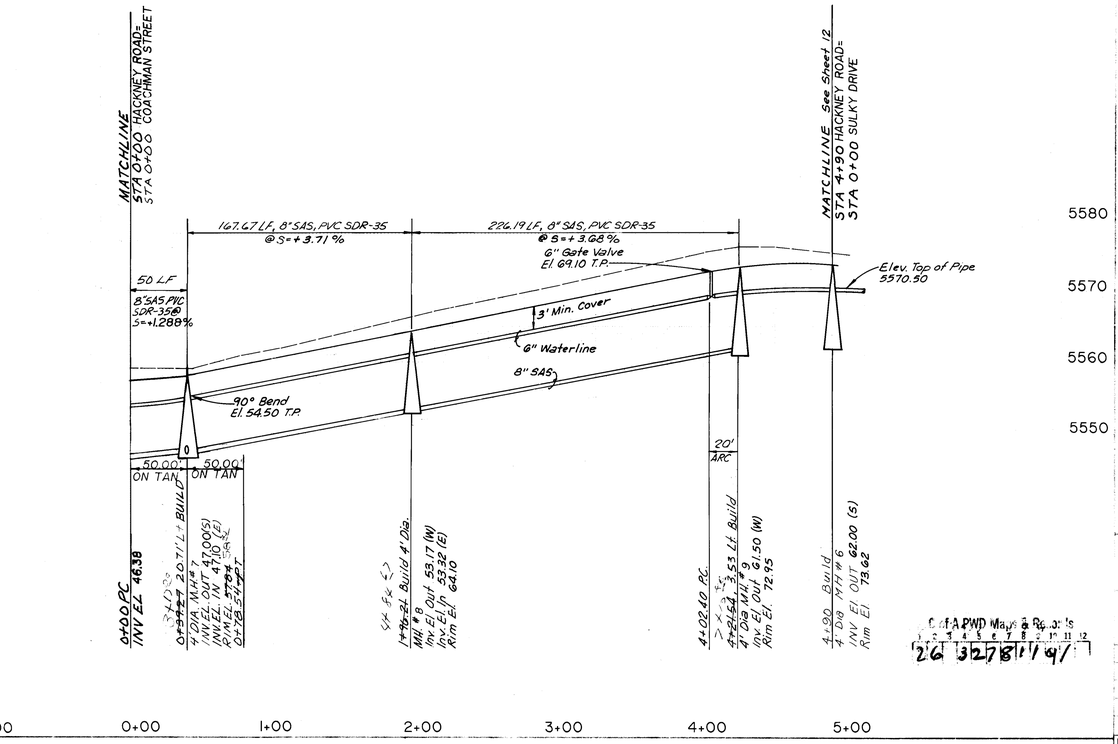
Lt.#	St.	Loc.	Len.	Main Line Inv.	Swr Ser Inv. @ P
2	0+25	Lt.	28'	46.68	48.60
3	0+39	MH.	25'	48.00	48.50
4	0+48	Lt.	32'	47.55	49.05
5	0+94	Lt.	21'	49.45	50.95
6	1+59	Lt.	21'	51.86	53.36
7	2+23	Lt.	21'	54.23	55.73
8	2+84	Lt.	21'	56.48	57.98
9	3+45	Lt.	21'	58.72	60.22
10	4+18	Lt.	26'	61.45	63.10
11	4+22	MH.	47'	62.50	63.50
12	4+75	MH.	27'	63.00	63.65
35	1+35	Rt.	21'	50.97	52.50
36	2+00	Rt.	21'	53.38	54.90
37	2+77	Rt.	21'	56.22	57.72
38	3+50	Rt.	21'	58.90	60.40

COACHMAN STREET

LOT	STA	LOC	LEN	MAINLINE INV	SEWER SERVICE INV @
1	0+46	RT	25'	45.79	47.79
29	1+38	RT	21'	45.66	47.56
28	1+91	RT	21'	46.04	47.94
27	2+56	RT	21'	46.50	48.40
26	3+21	RT	21'	46.97	48.87
34	0+72	LT	21'	45.45	47.35
33	0+92	LT	21'	45.33	47.23
32	1+58	LT	21'	45.80	47.70
31	2+24	LT	21'	46.27	48.17
30	2+90	LT	21'	46.74	48.64

COACHMAN STREET





CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIV.
APPROVED
DRC Chair
Trans. Dev.
HYDROLOGY

	ENGINEER	DATE	
		8/17/90	WATER R.W. Kane 8-15-90
		8-15-90	WASTE WATER R.W. Kane 8-15-90
		8-15-90	

REVISIONS	DESIGN	DATE	
11-5 Revised Sewer Line Grades, Service Connection and Waterline Alignment &c.	C.C.	7-90	
	S.S.	7-90	
	R.C.	7-90	

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ALDRICH L.S. 1-91
RYALS ENG. 1-16-91
RYALS ENG. 1-16-91
ALDRICH L.S. 1-16-91

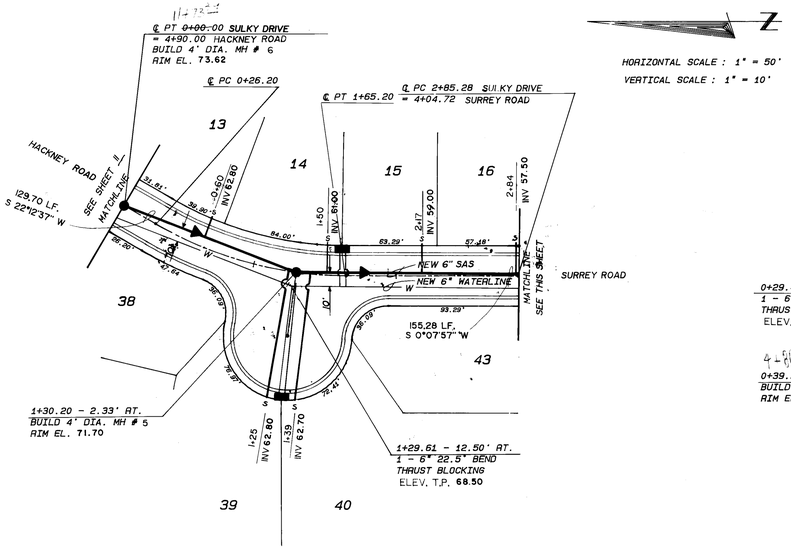
M.R.A.

C.O.A. PWD Maps & Records
1 2 3 4 5 6 7 8 9 10 11 12
26 32 78 11 9/

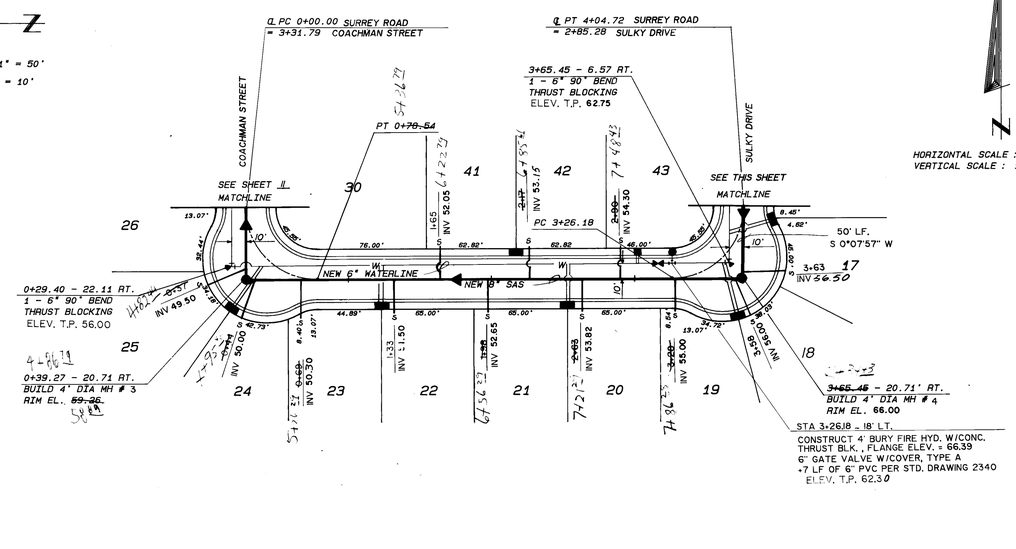
TITLE: CARRIAGE ESTATES

COACHMAN STREET - HACKNEY ROAD

DRAWING NO.	MAP NO	SHEET	OF
3278	D-20-Z	11	12



HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 10'



HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 10'

SULKY DRIVE
SEWER SERVICE CONECTION

Lt.#	St.	Loc.	Len.	Main Line Inv.	Swr Ser Inv. @ P
13	0+60	Lt.	16'	61.08	62.80
14	1+50	Lt.	21'	59.39	61.00
15	2+17	Lt.	21'	57.64	59.00
16	2+84	Lt.	21'	55.89	57.50
39	1+25	Rt.	90'	60.05	62.80
40	1+39	Rt.	90'	59.67	62.70

SURREY DRIVE
SEWER SERVICE CONECTION

Lt.#	St.	Loc.	Len.	Main Line Inv.	Swr Ser Inv. @ P
25	0+37	Rt.	29'	47.96	49.50
24	0+44	Rt.	28'	48.15	50.00
23	0+69	Rt.	23'	48.80	50.30
22	1+33	Rt.	21'	49.96	51.50
21	1+98	Rt.	21'	51.14	52.65
20	2+63	Rt.	21'	52.32	53.82
19	3+28	Rt.	21'	53.50	55.00
18	3+58	Rt.	21'	54.30	56.00
17	3+63	Rt.	21'	54.60	56.50
41	1+65	Lt.	21'	50.54	52.05
42	2+27	Lt.	21'	51.67	53.15
43	2+90	Lt.	21'	52.82	54.30

1-91 ALDRICH L.S.
1-16-91 RYALS ENG.
1-16-91 ALDRICH L.S.

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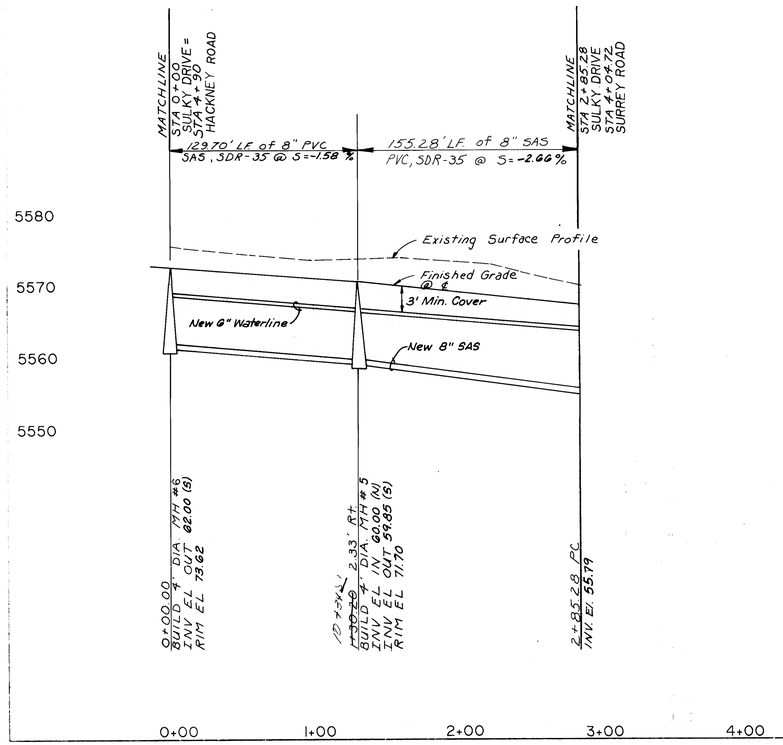
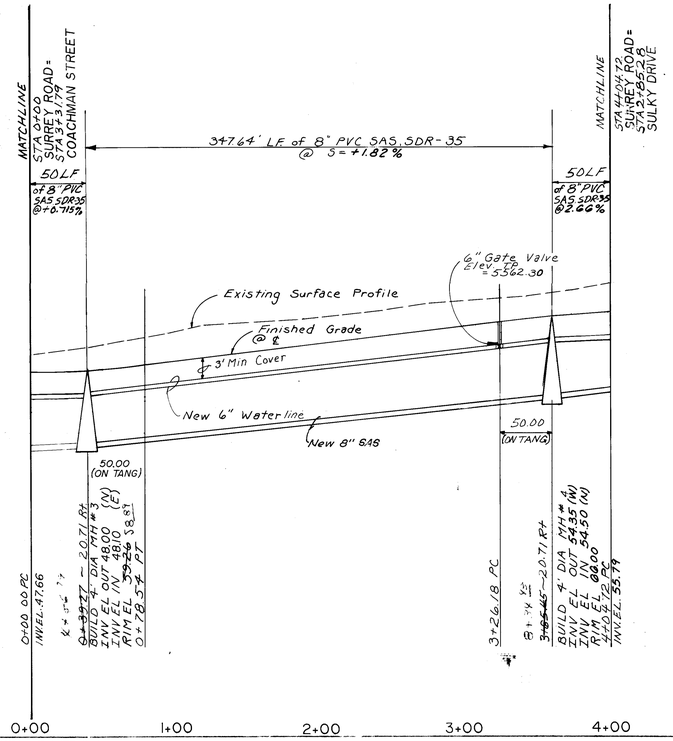
SULKY DRIVE



SURREY ROAD



CARRIAGE ESTATES

SULKY DRIVE - SURREY ROAD

	8/17/90	WATER	R.W. Kane	8-15-90
	8-15-90	WASTE WATER	R.W. Kane	8-15-90
HYDROLOGY	N/A			8-15-90

DRAWING NO.	MAP NO.	SHEET	OF
3278	D-20-Z	12	12

11-5	Revised Grades, Sewerline, Service Connection and Waterline, Sulky Dr. and Surrey Rd	7-90
2		7-90
		7-90

C.C.
S.S.
R.C.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
APPROVED

DRAWING No.
26 3278129