

CONSTRUCTION PLANS FOR

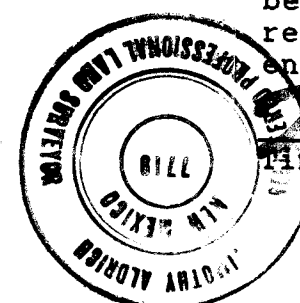
NOR ESTE MANOR BLOCK F AND TRACT B-1

GRADING, DRAINAGE, PAVING AND UTILITY IMPROVEMENTS

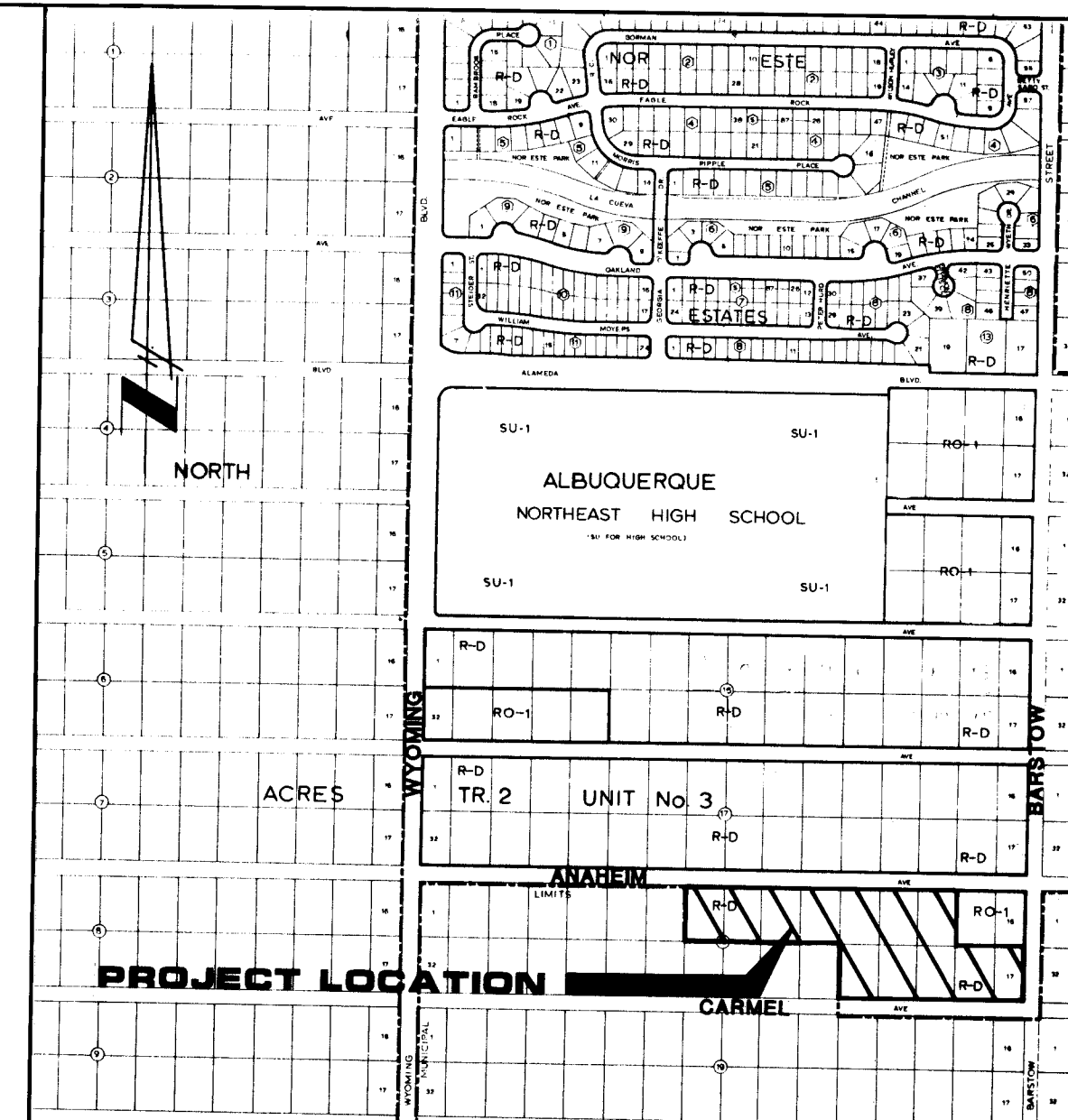
DRAWING INDEX	
SHEET NO.	TITLE
1.	COVER SHEET
2.	SUBDIVISION PLAT
3.	SUBDIVISION PLAT
4.	GRADING AND DRAINAGE PLAN
5.	GRADING AND DRAINAGE PLAN
6.	OVERALL PAVING AND UTILITY PLANS
	STREET PAVING PLAN AND PROFILE
7.	S. SANDOVAL COURT NE WILSON HURLEY COURT NE
8.	MANUEL CIA COURT NE
	UTILITY PLAN AND PROFILE
9.	S. SANDOVAL COURT NE WILSON HURLEY COURT NE
10.	MANUEL CIA COURT NE
	CHANNEL PLAN AND PROFILE
11.	CUT-OFF WALL PLAN AND PROFILE
12.	CUT-OFF WALL PLAN AND PROFILE
13.	CUT-OFF WALL DETAILS
14.	GRADING DETAILS

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.



1-19-94
Date

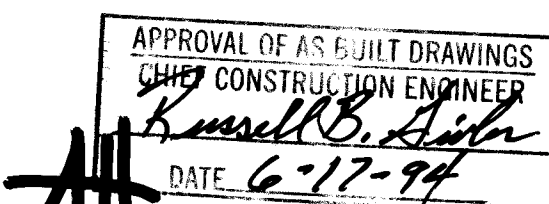


VICINITY MAP: C-19 SCALE: 1" = 800'

GENERAL NOTES:

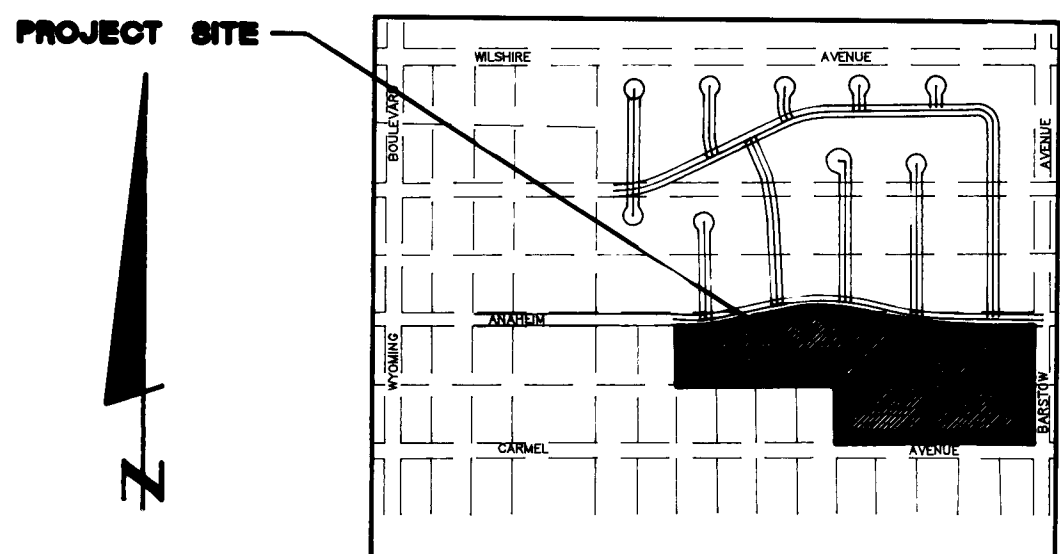
- All work detailed on these plans to be performed under contract, and unless stated otherwise or provided for hereon, shall be constructed in accordance with the City of Albuquerque Standard Specifications, Public Works Construction, 1986 Edition.
- Two working days prior to any excavation, the contractor must contact New Mexico One Call, 260-1990, for location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of existing utilities being connected to and all potential obstructions. Should a conflict exist, the contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
- All Work on this project shall be performed in accordance with applicable Federal, State and Local laws, rules and regulations concerning safety and health.
- Contractor shall maintain access to adjacent properties during construction.
- All gas, electric, telephone lines, cables and appurtenances encountered during construction that require relocation shall be done by the responsible utility. The contractor shall be responsible for coordination of all necessary utility adjustments.
- It shall be the contractor's responsibility to protect and maintain in service all existing utilities.
- The contractor shall be required to confine his work within the construction limits and/or public right of way or easements to preserve existing vegetation and private property. Overnight parking of equipment and/or storage of materials is not allowed except by permission of Owner. Restoration of private improvements will be at the contractor's expense.
- 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.
- When abutting existing pavement to new, 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.
- 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. See Section 19 of the specifications.
- All street striping altered or destroyed shall be replaced in kind by the Contractor to location, and in kind as existing or as indicated on the planset.
- All Final Backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by Section 701.14.2 and Standard Drawing Number 2315.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-3355 910194



REV.	SHEETS	CITY	ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS										

ENGINEER'S SEAL 4-30-92 3-5-90		BRASHER ENGINEERING INC. 11930 MENAUL BLVD. NE SUITE 113 ALBUQUERQUE, NEW MEXICO 87112 (505) 296-0422 PROJECT NUMBER 3355.91	APPROVED FOR CONSTRUCTION Joe D. Luecke for P.E. Brasler 8-24-93 C.E.
SHEET 1 OF 14			



LOCATION MAP

SUBDIVISION DATA

1. DRB Case No.: 92-0155
2. Zone Atlas Index No.: C-19
3. Number of Lots Created: 28 LOTS, 1 TRACT
4. Gross Subdivision Acreage: 11.2306 Acres
5. Total Mileage of Full Width Streets Created: 0.1952 Miles
6. Date of Survey: 1986 & 1992

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central).
2. Distances are ground distances.
3. Bearings and distances are record and field.
4. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
5. Unless otherwise indicated, all points marked with a darkened circle are a set 5/8" rebar with cap marked "ALS LS 7719".
6. Lots denoted with an asterisk (*) shall comply with Section 40.C.1.g of the City of Albuquerque Comprehensive City Zoning Code.
7. City Of Albuquerque water and sanitary sewer service to Nor Este Manor Block F and Tract B-1 must be verified and coordinated with the Public Works Department of the City of Albuquerque
8. All Lots adjoining Barstow Street N.E. shall not be permitted to have rear yard access

DESCRIPTION

A tract of land situated within projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT B BULK PARCEL, NOR ESTE MANOR as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 14, 1990 in Volume 90C, Folio 74 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the west right-of-way line of Barstow Street N.E., and further being on the south line of Lot 16, Block 18, North Albuquerque Acres, Tract 2, Unit 3 (filed 9-10-31, Vol. D1, Fol. 20), from whence Albuquerque Control Survey Monument "6-619" bears S00°16'06"E, 1276.62 feet;

THENCE along said west right-of-way line S00°09'16"W, 204.01 feet to a point of curvature;

THENCE leaving said west right-of-way line 47.22 feet along a curve to the right, whose radius is 30.00 feet and whose long chord bears S45°15'03"W, 30.10 feet through a central angle of 90°11'34" to a point of tangency, said point being on the north right-of-way line of Carmel Avenue N.E.;

THENCE along said north right-of-way line N89°39'10"W, 754.93 feet to a point, said point being common with the southeast corner of Lot 22, Block 18 within said North Albuquerque Acres, Tract 2, Unit 3;

THENCE along a line common with the east line of said Lot 22, N00°09'16"E, 234.11 feet to a point, said point being common with the northeast corner of said Lot 22;

THENCE along a line common with the north line of Lots 22 through 25, Block 18 within said North Albuquerque Acres, Tract 2, Unit 3, N89°39'10"W, 658.97 feet to the southwest corner, said point being common with the southeast corner of Lot 7, Block 18 within said North Albuquerque Acres, Tract 2, Unit 3;

THENCE along a line common with the east line of said Lot 7, N00°09'10"E, 234.11 feet to the northwest corner, said point being common with the northeast corner of said Lot 7, and further being on the south right-of-way line of Anaheim Avenue N.E.;

THENCE along said south right-of-way line S89°39'10"E, 100.87 feet to a point of curvature;

THENCE continuing 179.87 feet along a curve to the left, whose radius is 830.00 feet and whose long chord bears N84°08'20"E, 179.52 feet through a central angle of 12°25'00" to a point of tangency;

THENCE continuing N77°55'50"E, 161.30 feet to a point of curvature; THENCE continuing 343.89 feet along a curve to the right, whose radius is 770.00 feet and whose long chord bears S59°16'30"E, 341.04 feet through a central angle of 25°35'20" to a point of tangency;

THENCE continuing S76°28'50"E, 131.69 feet to a point of curvature; THENCE continuing 190.82 feet along a curve to the left, whose radius is 830.00 feet and whose long chord bears S83°04'00"E, 190.40 feet through a central angle of 13°10'20" to a point of tangency;

OWNER'S FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof. Said owner and/or proprietor does hereby dedicate all public street right-of-way to the City of Albuquerque in fee simple. Said owner and/or proprietor does hereby grant private drainage and wall easements as shown hereon. Said owner and/or proprietor does hereby grant public utility easements as shown hereon and granted for the common and joint use and benefit of:

1. The Public Service Company of New Mexico for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. U.S. West for the installation, maintenance and service of all buried and aerial communications lines and other related equipment and facilities reasonably necessary to provide communications services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable television service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electrical transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

By approving this document, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or document.

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation, and maintenance of, and access to such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building, or other obstruction may be placed or maintained in said easements, and there shall be no alteration of the grades or contours in said easement. The granting of easements shall not obligate the Grantee to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the easement granted. Grantee shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless Grantee specifically agrees, by such written agreement, to maintain property and/or improvements, such maintenance responsibility shall remain with the Grantor, its successors or assigns. Grantor shall not perform any maintenance without the prior written approval of the Grantee, except in an emergency. In the event of an emergency, Grantor shall notify the Grantee as soon as practical. Safe locations for structures built on lands adjacent to the real property described herein may be substantially outside of the area described herein. Any portion of any lands, right of way or easements granted herein except in an emergency, to its successors or assigns, as to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

THE PRESLEY COMPANIES

Charles Reynolds, President

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 3 day of April, 1992, the foregoing instrument was acknowledged before me.

Notary Public

PLAT FOR

NOR ESTE MANOR
BLOCK F AND TRACT B-1
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1992

PURPOSE OF PLAT

1. Subdivide Tract B Nor Este Manor into 28 lots and 1 tract.
2. Dedicate public right-of-way for residential streets.
3. Grant private drainage and wall easements.
4. Grant public utility easements.
5. Grant A.M.A.F.C.A. drainage easements.

APPROVED AND ACCEPTED BY

Subdivision Case No. _____

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

City Engineering Div., City of Albuquerque, N.M. _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____

Traffic Div., City of Albuquerque, N.M. _____ Date 5-05-92

Robert W. Kane _____ Date 5-5-92

Water Utilities Dept., City of Albuquerque, N.M. _____ Date _____

Parks and Recreation Dept., City of Albuquerque, N.M. _____ Date 5/5/92

City Surveyor, City of Albuquerque, N.M. _____ Date 04-03-92

Property Management, City of Albuquerque, N.M. _____ Date _____

County Treasurer, Bernalillo County, N.M. _____ Date _____

Gas Company of New Mexico _____ Date _____

U.S. West Telecommunications _____ Date _____

Public Service Company of New Mexico _____ Date _____

Jones Intercable, Inc. _____ Date _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719

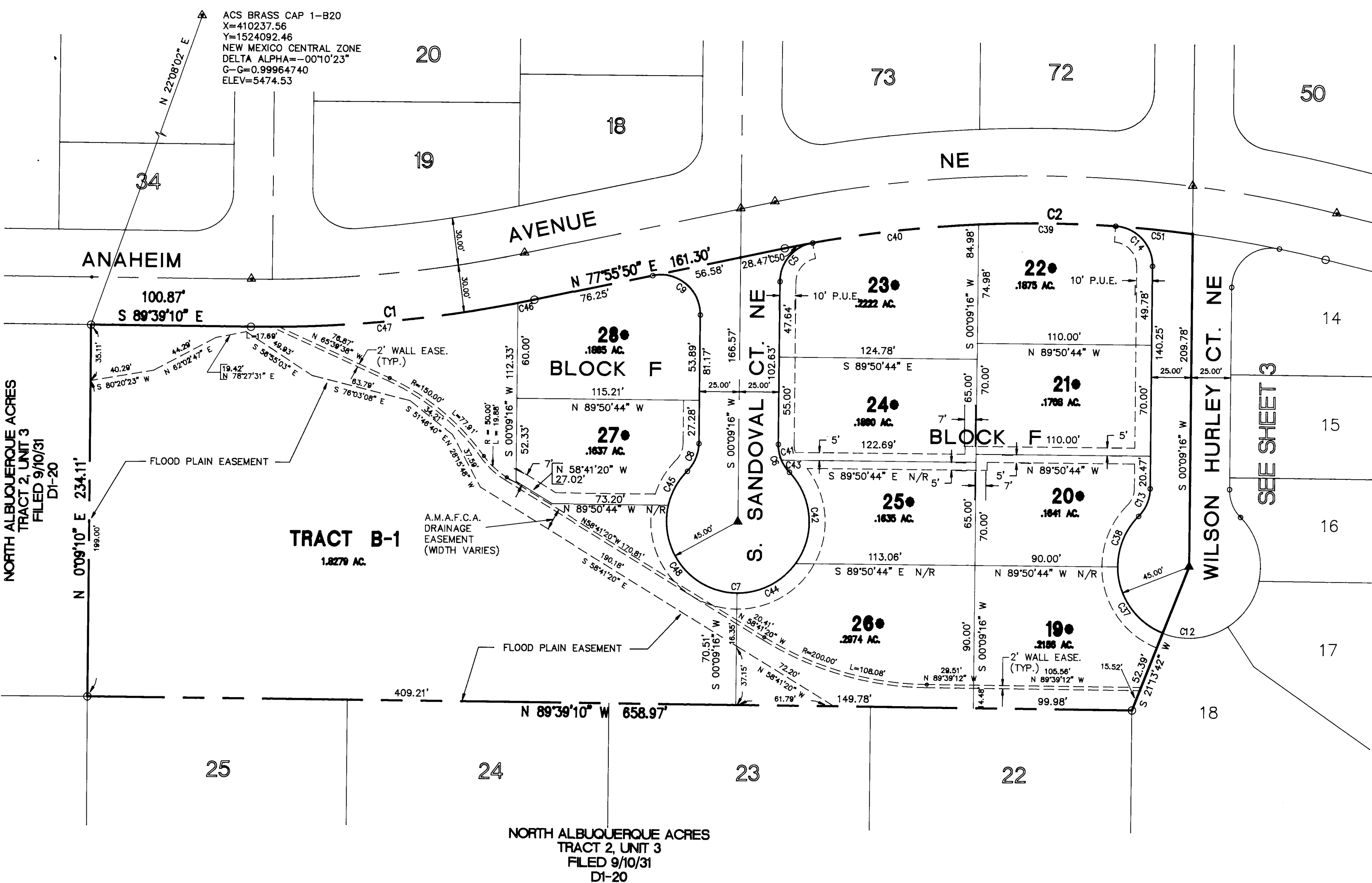
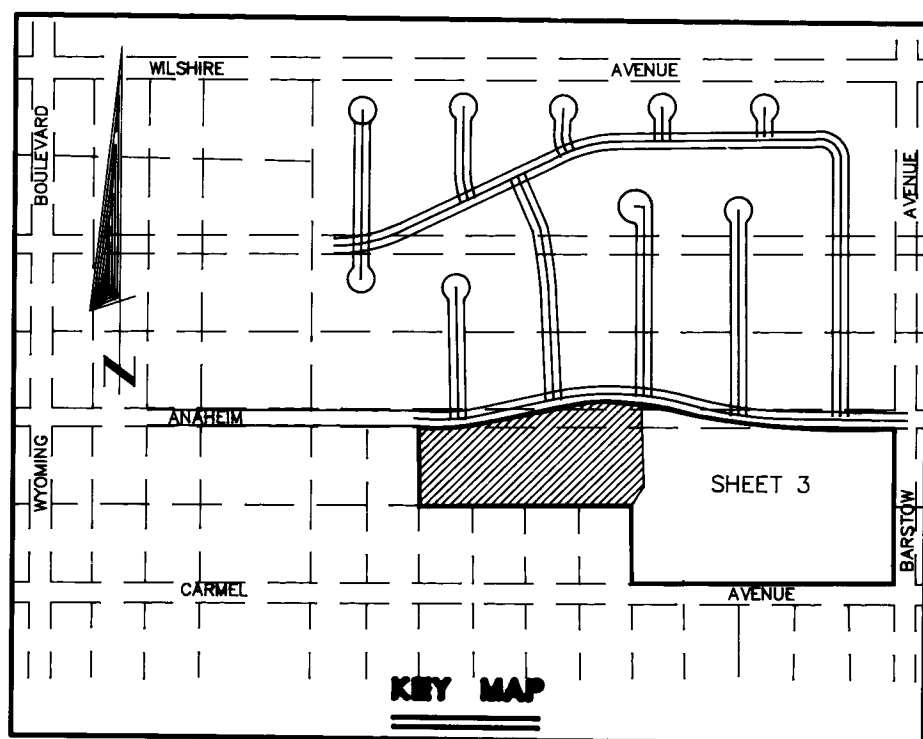


ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQ., N.M. 87190
505-844-1990

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	179.87	1225.00	830.00	179.52	N 84°08'20" E	90.29
C2	343.89	2535.20	770.00	341.04	S 89°16'30" E	174.86
C3	190.82	1370.20	830.00	190.40	S 83°04'00" E	95.83
C4	47.22	9011.34	30.00	42.50	S 45°15'03" W	30.10
C5	34.51	7906.04	25.00	31.84	S 39°42'18" W	20.65
C6	19.38	4424.55	25.00	18.90	S 22°03'12" E	10.21
C7	215.14	26849.50	45.00	64.29	N 89°50'44" W	10.21
C8	19.38	4424.55	25.00	18.90	N 22°21'44" E	10.21
C9	44.80	10213.26	25.00	38.92	N 50°32'25" W	31.00
C10	44.13	10108.18	25.00	38.62	S 50°43'25" W	30.40
C11	19.38	4424.55	25.00	18.90	S 22°03'12" E	10.21
C12	211.14	26849.50	45.00	64.29	N 89°50'44" W	10.21
C13	19.38	4424.55	25.00	18.90	N 22°21'44" E	10.21
C14	37.80	8637.14	25.00	34.30	N 43°09'21" W	23.57
C15	41.14	9417.47	25.00	36.64	S 47°18'09" W	26.95
C16	78.37	8948.26	50.00	70.59	S 44°44'57" E	49.83
C17	192.13	24437.23	45.00	76.06	S 32°39'32" W	15.81
C18	28.20	6437.23	25.00	26.73	N 57°20'28" W	15.81
C19	156.74	8948.26	100.00	141.18	N 44°44'57" W	99.66
C20	34.44	7656.16	25.00	31.78	N 39°16'52" W	20.59
C21	59.45	1496.13	830.00	59.43	S 87°36'04" E	29.74
C22	23.06	4402.22	30.00	22.50	S 22°03'12" W	12.13
C23	105.12	13350.19	45.00	82.80	N 22°44'00" W	105.60
C24	25.70	5853.29	25.00	24.58	S 54°28'31" E	14.11
C25	87.01	11047.04	45.00	74.08	S 80°25'19" E	65.21
C26	24.17	4609.12	30.00	23.52	S 67°16'14" E	12.78
C27	2.50	5434.54	25.00	2.50	S 86°47'13" E	1.25

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C28	16.99	9444.14	100.00	16.97	S 84°47'03" E	8.52
C29	47.84	2724.38	100.00	47.39	S 86°12'37" E	24.39
C30	47.84	2724.38	100.00	47.39	S 38°47'59" E	24.39
C31	44.07	2514.56	100.00	43.71	S 12°28'12" E	22.40
C32	33.36	2181.04	830.00	33.36	S 77°07'55" E	16.88
C33	28.93	2133.36	770.00	28.92	S 77°35'38" E	14.96
C34	43.55	5526.53	45.00	41.87	N 16°32'13" W	23.65
C35	35.68	4525.46	45.00	34.75	N 33°54'07" E	18.84
C36	42.89	5436.42	45.00	41.29	N 83°55'21" E	23.23
C37	53.59	6874.04	45.00	50.48	S 34°39'15" E	30.49
C38	35.43	4506.24	45.00	34.52	S 22°03'58" W	18.89
C39	86.52	6261.77	770.00	86.47	S 89°41'06" E	43.31
C40	105.37	7502.26	770.00	105.29	N 83°10'33" E	52.77
C41	10.29	2335.18	25.00	10.22	N 11°38'23" W	5.22
C42	62.62	7943.55	45.00	57.69	N 42°34'42" W	37.58
C43	8.08	2048.37	25.00	8.04	N 33°50'50" W	4.59
C44	42.95	5441.00	45.00	41.34	N 62°48'46" E	23.27
C45	24.84	3137.49	45.00	24.53	S 28°45'17" W	12.75
C46	10.62	0444.00	830.00	10.62	N 78°17'50" E	5.31
C47	169.25	1141.00	830.00	168.96	N 84°30'20" E	84.92
C48	80.73	10247.07	45.00	70.33	S 38°27'11" E	56.36
C49	117.56	8948.26	75.00	105.89	S 44°44'57" E	74.75
C50	17.81	1718.30	770.00	17.81	N 76°35'35" E	8.90
C51	48.73	3337.35	770.00	48.73	S 84°39'11" E	24.38
C52	55.54	4075.77	770.00	55.52	S 80°46'25" E	27.78
C53	45.83	3095.91	830.00	45.83	S 80°21'55" E	22.92
C54	52.18	3367.07	830.00	52.17	S 83°44'54" E	26.10

PLAT FOR
NOR ESTE MANOR
BLOCK F AND TRACT B-1
A SUBDIVISION OF THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1992



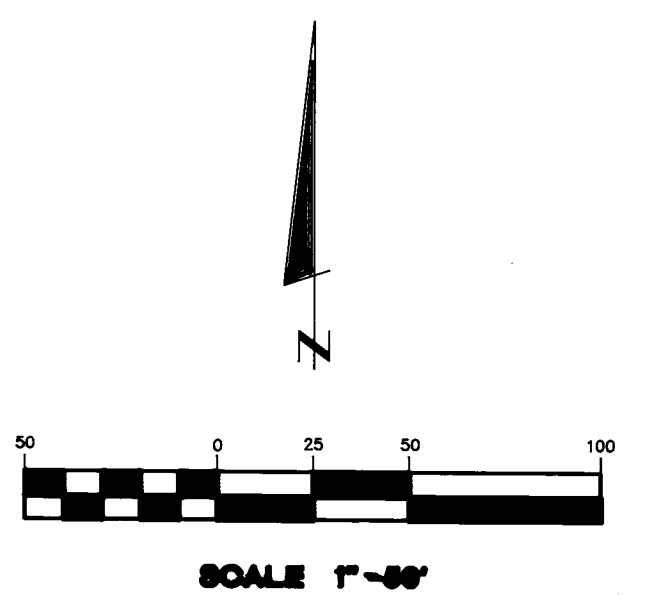
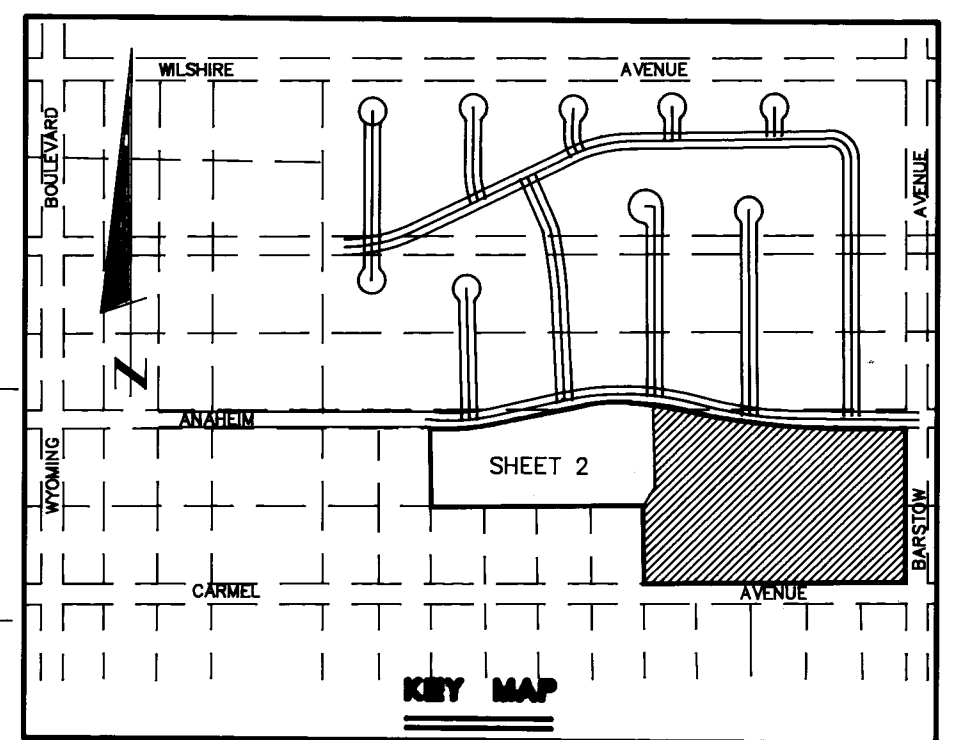
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQ., N.M. 87190
505-844-1990

SP NO. 92-04-0308370082

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	179.87	122°00'	830.00	179.52	N 84°08'20" E	90.29
C2	343.89	25°35'20"	770.00	341.04	S 89°16'30" E	174.86
C3	190.82	13°10'20"	830.00	190.40	S 83°04'00" E	95.83
C4	47.22	90°11'34"	30.00	42.50	S 45°15'03" W	30.10
C5	34.51	78°06'04"	25.00	31.84	S 39°42'10" W	20.65
C6	19.38	44°24'55"	25.00	18.90	S 22°03'12" E	10.21
C7	211.14	288°48'50"	45.00	64.29	N 89°50'44" W	31.00
C8	19.38	44°24'55"	25.00	18.90	N 22°21'44" E	10.21
C9	44.60	102°13'26"	25.00	38.92	N 50°57'27" W	31.00
C10	44.13	101°08'18"	25.00	38.62	S 50°43'25" W	30.40
C11	19.38	44°24'55"	25.00	18.90	S 22°03'12" E	10.21
C12	211.14	288°48'50"	45.00	64.29	N 89°50'44" W	31.00
C13	19.38	44°24'55"	25.00	18.90	N 22°21'44" E	10.21
C14	37.80	86°37'14"	25.00	34.30	N 43°09'21" W	23.57
C15	41.14	94°17'47"	25.00	36.66	S 47°18'09" E	26.95
C16	78.37	89°48'26"	50.00	70.59	S 44°44'57" E	49.83
C17	192.13	244°37'23"	45.00	76.06	S 32°38'32" W	15.81
C18	28.20	64°37'23"	25.00	26.73	N 57°20'28" W	99.66
C19	156.74	89°48'26"	100.00	141.18	N 44°44'57" E	20.59
C20	34.44	78°56'16"	25.00	31.78	N 39°18'52" E	29.74
C21	59.45	44°02'22"	830.00	59.43	S 87°36'04" E	12.13
C22	23.06	44°02'22"	30.00	22.50	S 22°10'27" W	105.60
C23	105.12	133°50'19"	45.00	82.80	N 22°44'00" W	14.11
C24	25.70	58°53'29"	25.00	24.58	S 54°28'31" E	63.21
C25	87.01	110°47'04"	45.00	74.08	S 80°25'19" E	

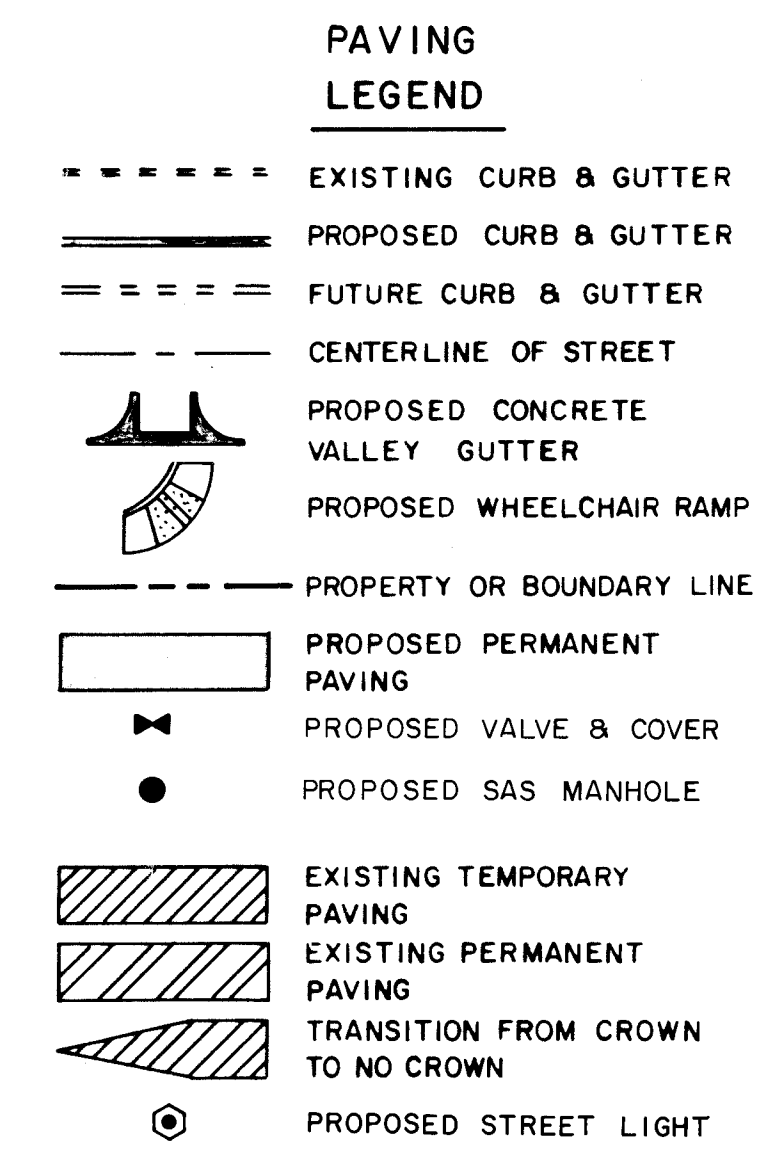
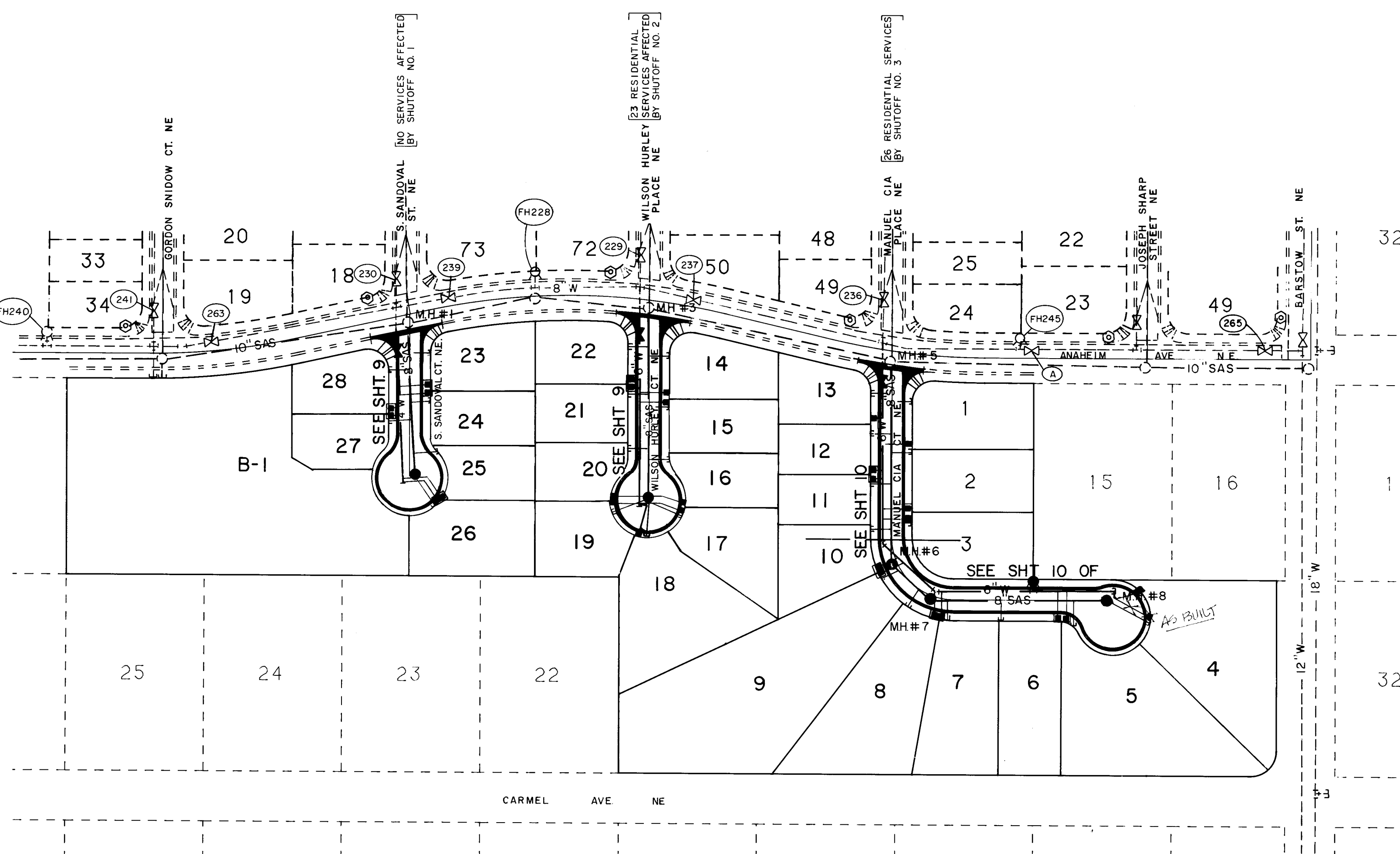
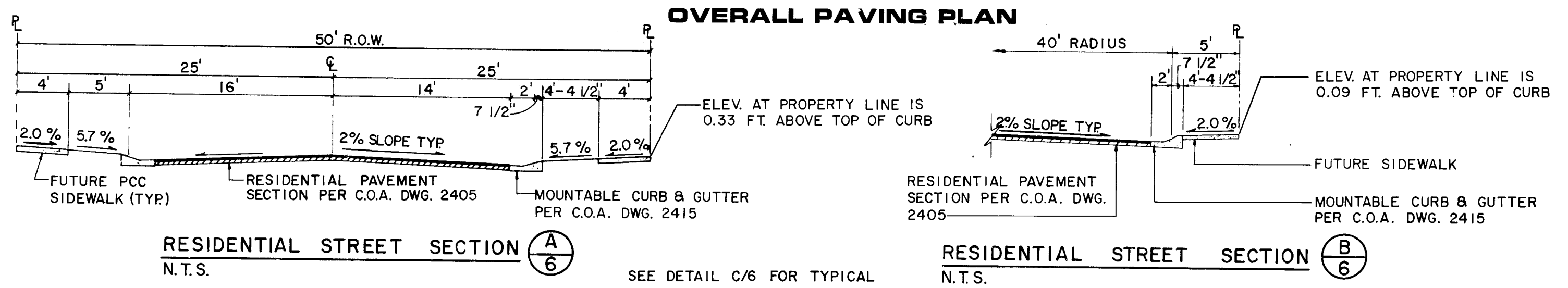
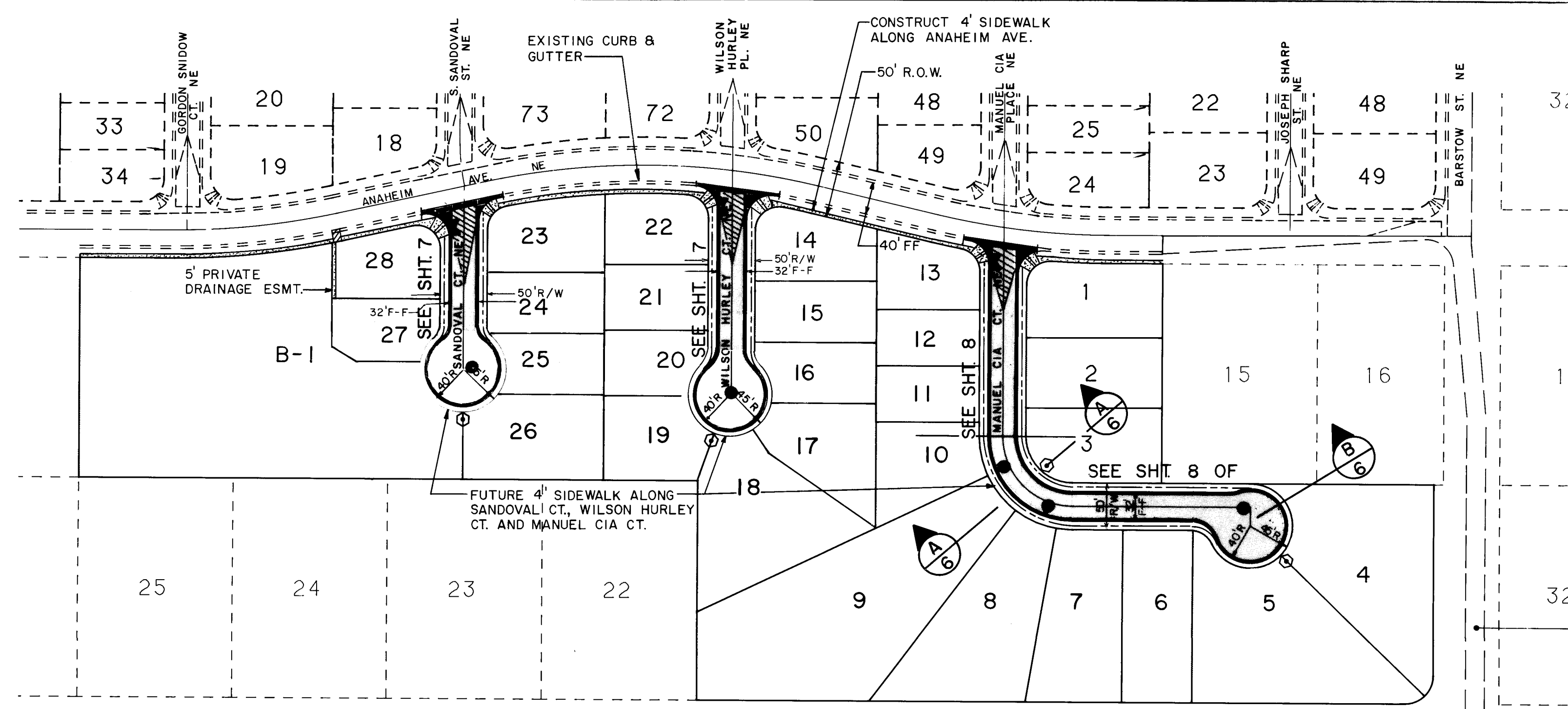
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C26	24.17	46°09'12"	30.00	23.52	S 67°16'14" W	12.78
C27	2.50	5°43'54"	25.00	2.50	S 86°47'13" E	1.25
C28	16.99	9°44'14"	100.00	16.97	S 84°47'03" E	8.52
C29	47.84	27°24'38"	100.00	47.39	S 86°12'37" E	24.39
C30	47.84	27°24'38"	100.00	47.39	S 38°47'59" E	24.39
C31	44.07	25°43'56"	100.00	43.71	S 12°28'12" E	22.40
C32	33.36	21°18'10"	830.00	33.36	S 77°37'55" E	16.68
C33	29.93	21°33'36"	770.00	29.92	S 77°35'38" E	14.96
C34	43.55	55°28'53"	45.00	41.87	N 16°32'13" W	23.65
C35	35.68	45°25'46"	45.00	34.75	N 33°54'07" E	18.84
C36	42.89	54°36'42"	45.00	41.29	N 83°55'21" E	23.23
C37	53.59	68°14'05"	45.00	50.48	S 34°30'15" E	30.49
C38	35.43	45°06'24"	45.00	34.52	S 27°07'59" W	18.69
C39	86.52	6°26'17"	770.00	86.47	S 89°41'06" E	43.31
C40	105.37	7°50'26"	770.00	105.29	N 83°10'33" E	52.77
C41	10.29	23°35'18"	25.00	10.22	N 11°38'23" W	5.22
C42	62.62	79°43'55"	45.00	57.69	N 42°34'25" W	37.58
C43	8.08	20°49'37"	25.00	9.04	N 33°50'50" W	4.59
C44	42.95	54°41'00"	45.00	41.34	N 62°48'46" E	23.27
C45	24.84	31°37'49"	45.00	24.53	S 78°45'17" W	12.75
C46	10.62	0°44'00"	830.00	10.62	N 84°30'20" E	5.31
C47	169.25	11°41'00"	830.00	168.96	N 84°30'20" E	84.92
C48	80.73	102°47'07"	45.00	70.33	S 38°27'11" E	56.36
C49	117.58	89°48'26"	75.00	105.89	S 44°44'57" E	74.75
C50	17.81	11°19'30"	770.00	17.81	N 76°35'35" E	9.90
C51	46.73	3°37'35"	770.00	46.73	S 84°39'11" E	24.38
C52	55.54	4°07'57"	770.00	55.52	S 80°46'25" E	27.78
C53	45.83	3°09'51"	830.00	45.83	S 80°21'55" E	22.92
C54	52.18	3°36'07"	830.00	52.17	S 83°44'54" E	26.10

PLAT FOR
NOR ESTE MANOR
BLOCK F AND TRACT B-1
A SUBDIVISION OF THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1992



A.C.S. BRASS CAP "6-C19"
X=410163.71
Y=1518825.94
NEW MEXICO CENTRAL ZONE
DELTA ALPHA=-00°10'23"
G-D=0.9996473
ELEV=5476.7

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQUERQUE, N.M. 87190
505-864-1990

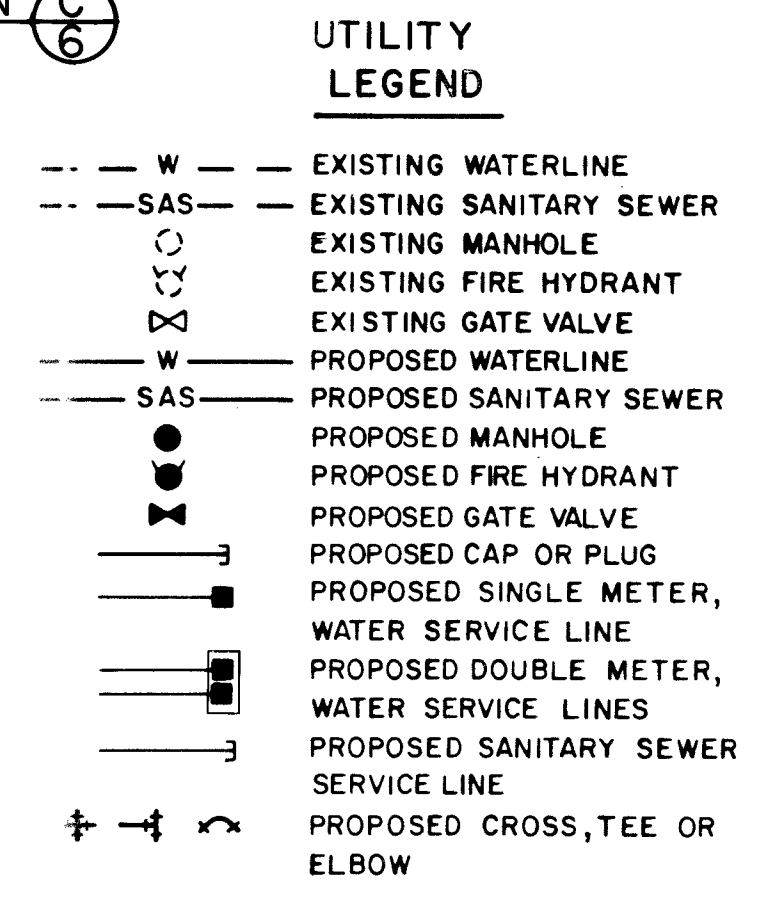
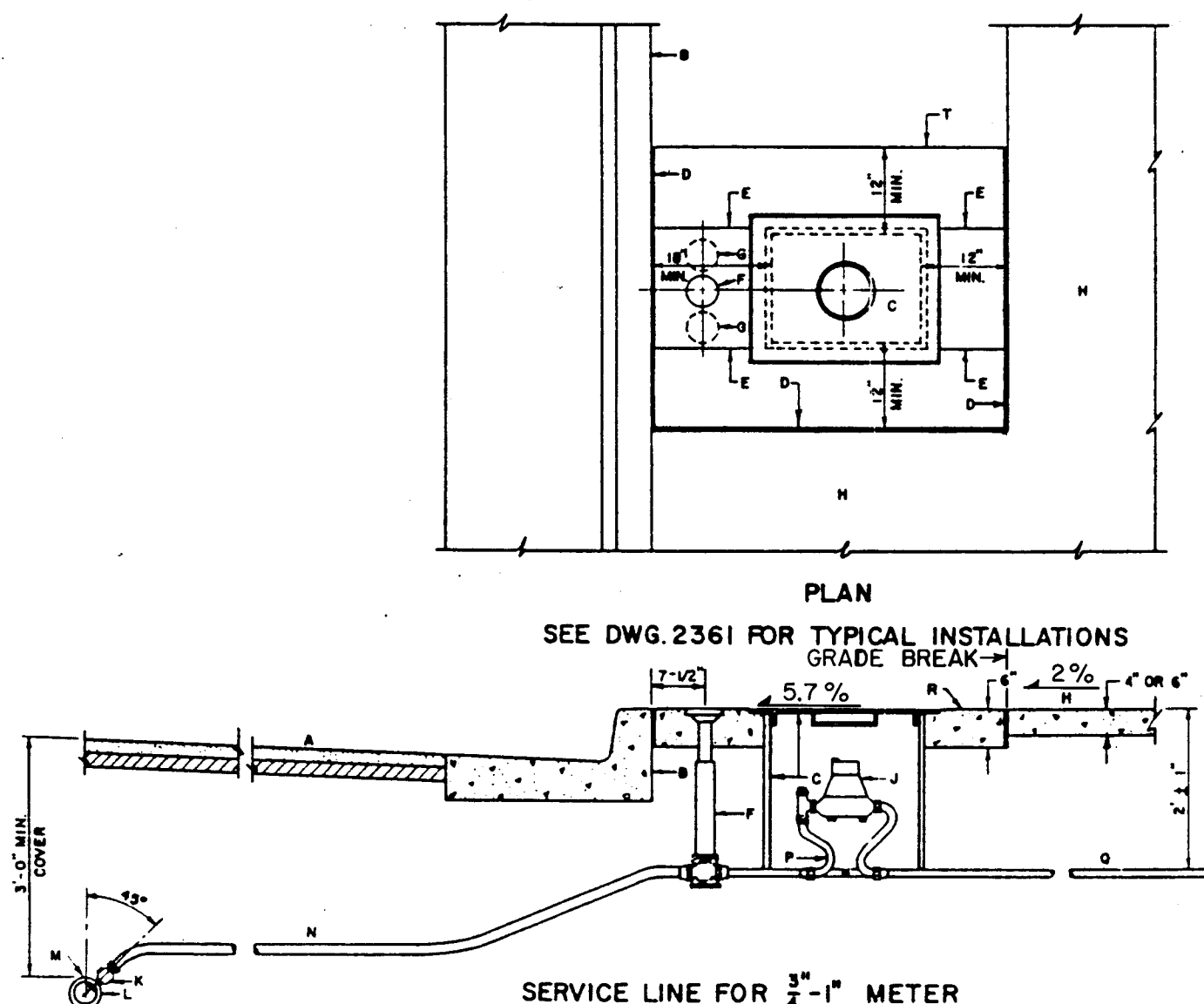


GENERAL NOTES:

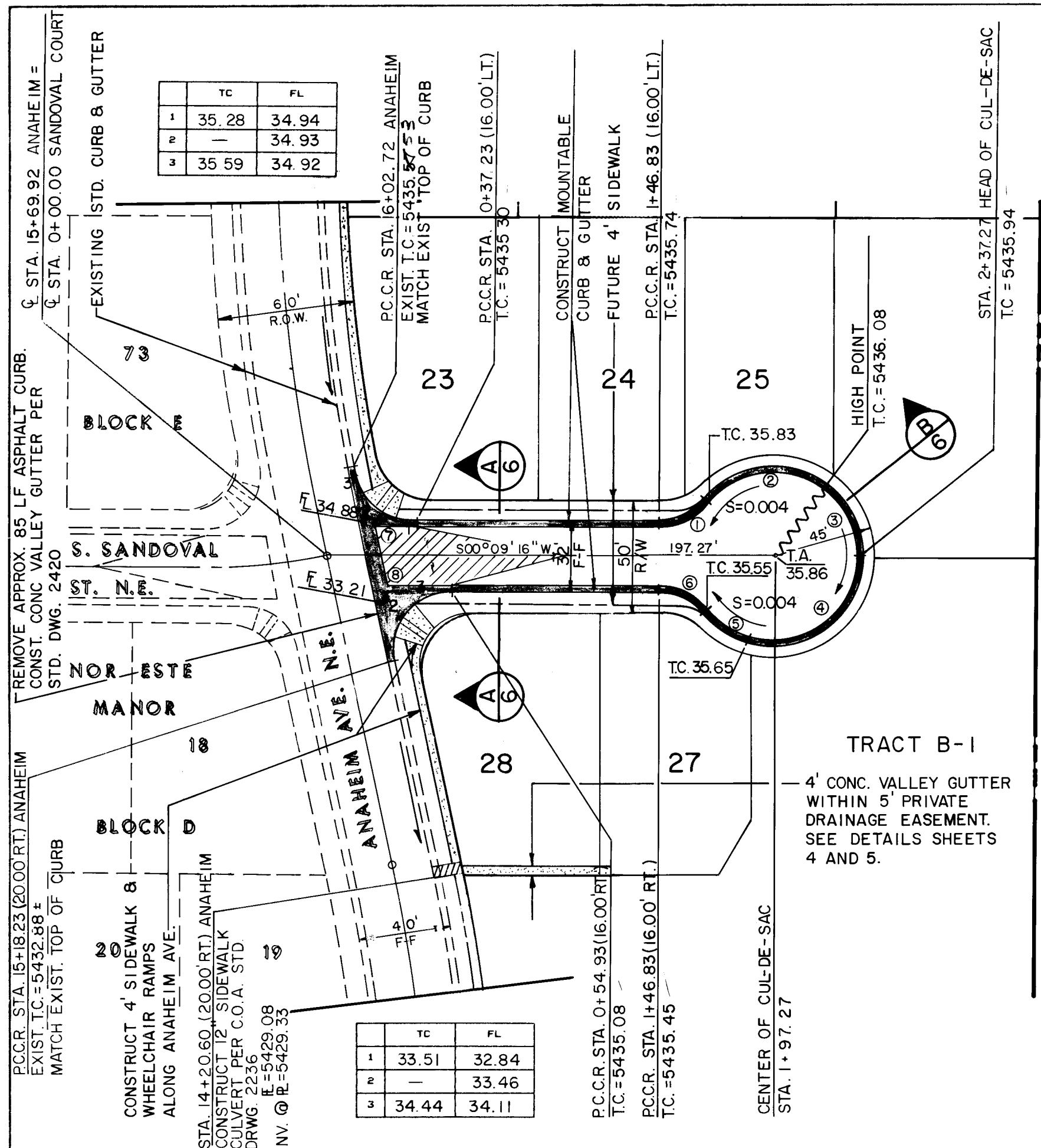
1. THE METER SHALL BE SET UTILIZING A COPPER-SETTER. COPPER-SETTER HEIGHT 10" FOR 1" METER, 7" FOR 3/4" METER.
2. THE VALVE AND METER REGISTER BOX SHALL BE LOCATED UNDER THE LID OPENING WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING.
3. METER BOX LOCATION TO CONFORM TO DWG. 2361.
4. WHEN CONTRACTOR DOES NOT INSTALL METER, HE SHALL PROVIDE REMOVAL PLUGS FOR END OF COPPERSETTER.

CONSTRUCTION NOTES:

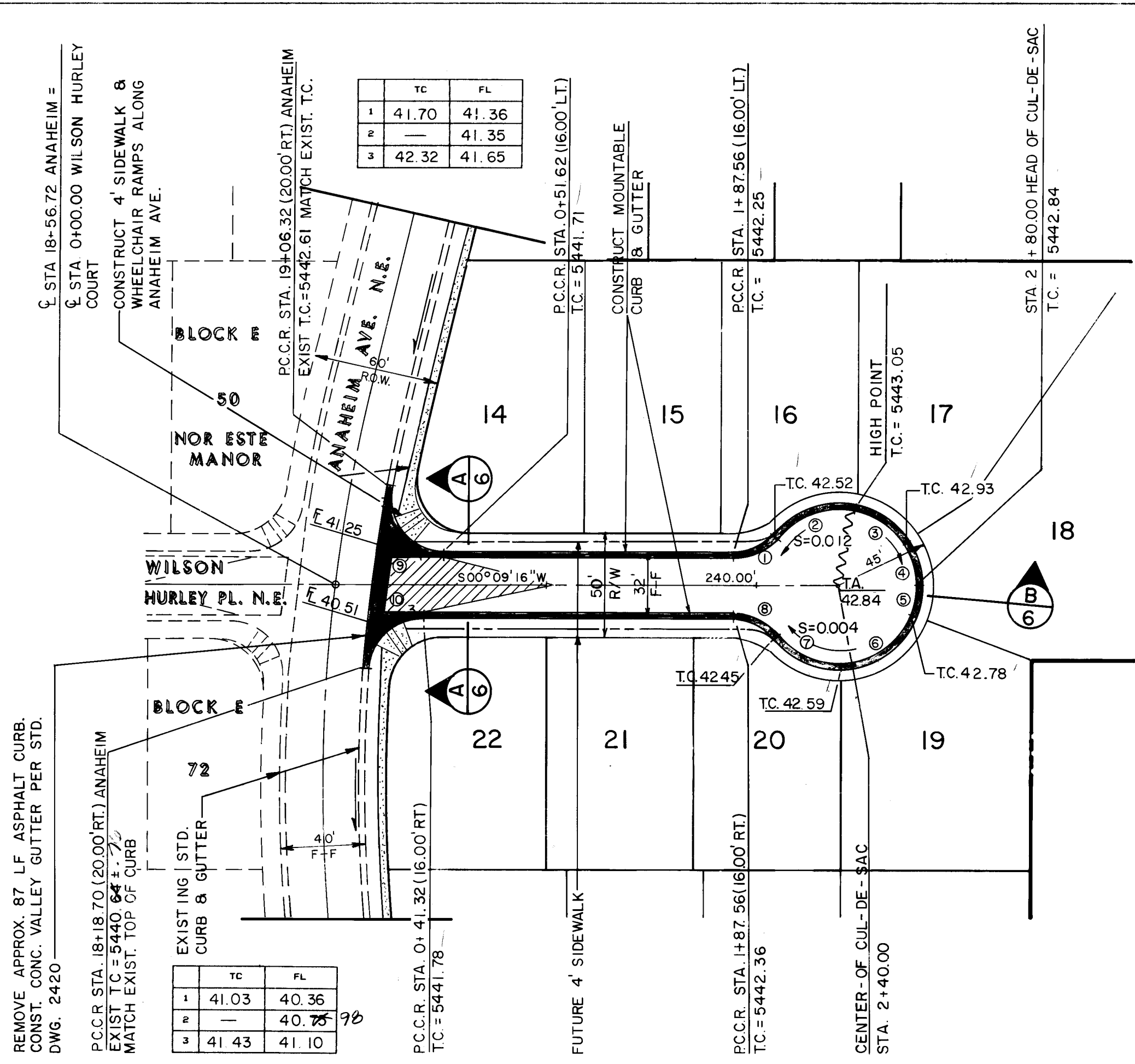
- A. STREET SURFACE.
- B. BACK OF CURB.
- C. METER BOX, COVER & LID.
- D. 1/2" EXPANSION JOINT.
- E. CONTRACTION JOINT.
- F. CURB STOP & BOX FOR SINGLE METER.
- G. LOCATION OF CURB STOP & BOX FOR DOUBLE METERS.
- H. SIDEWALK OR DRIVEPAD.
- I. METER.
- J. CORP STOP.
- K. MAIN WATER LINE.
- L. TAPPING SADDLE.
- M. SERVICE LINE.
- N. YOKO W/INSET 1/2"x12" GALV. PIPE IN YOKO.
- O. VALVE/PIECE TO P/L W/INSTATITE I.P.T. CAPPED FITTING.
- P. CONC. PAD REQUIRED IN ALL AREAS.



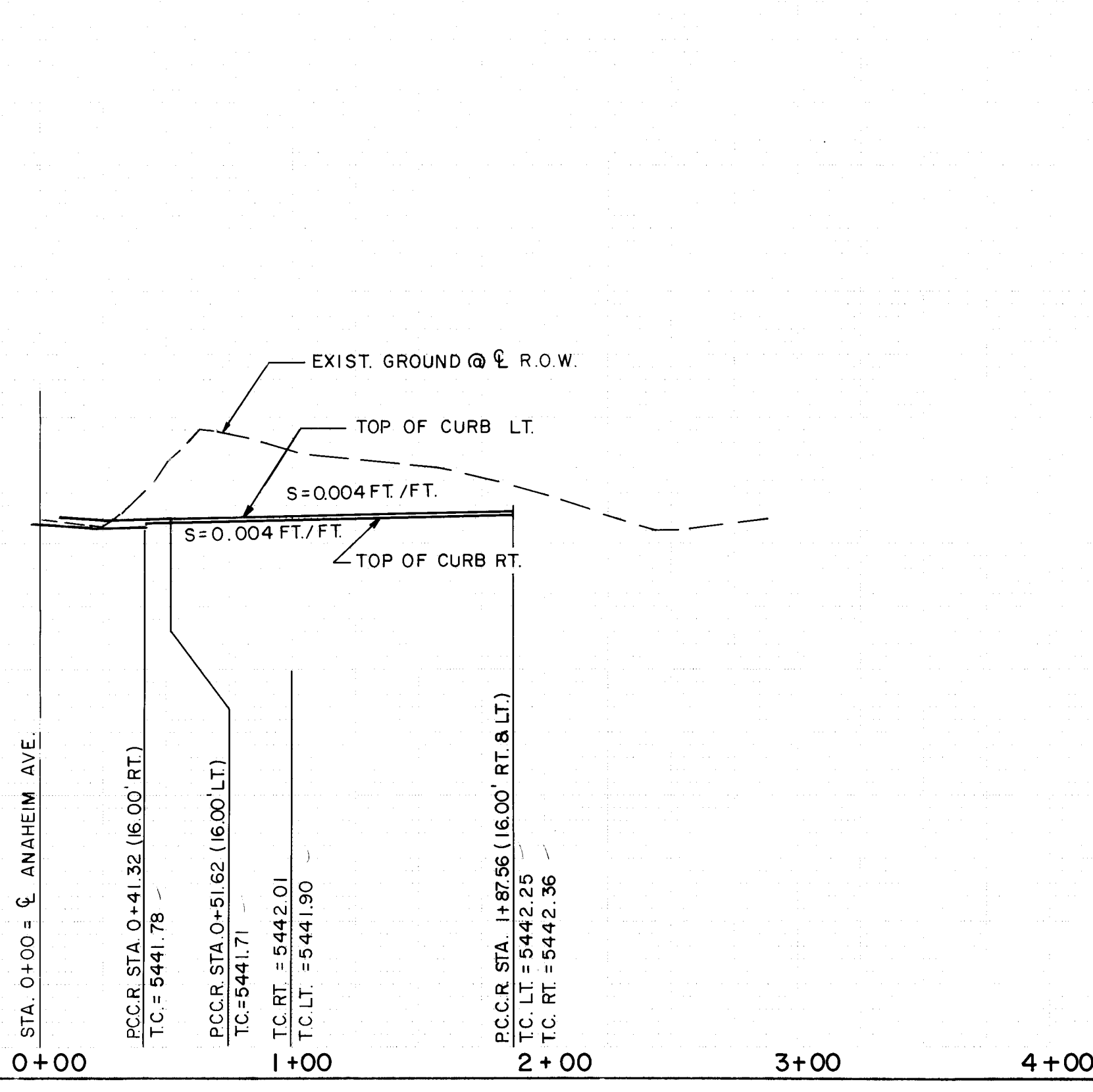
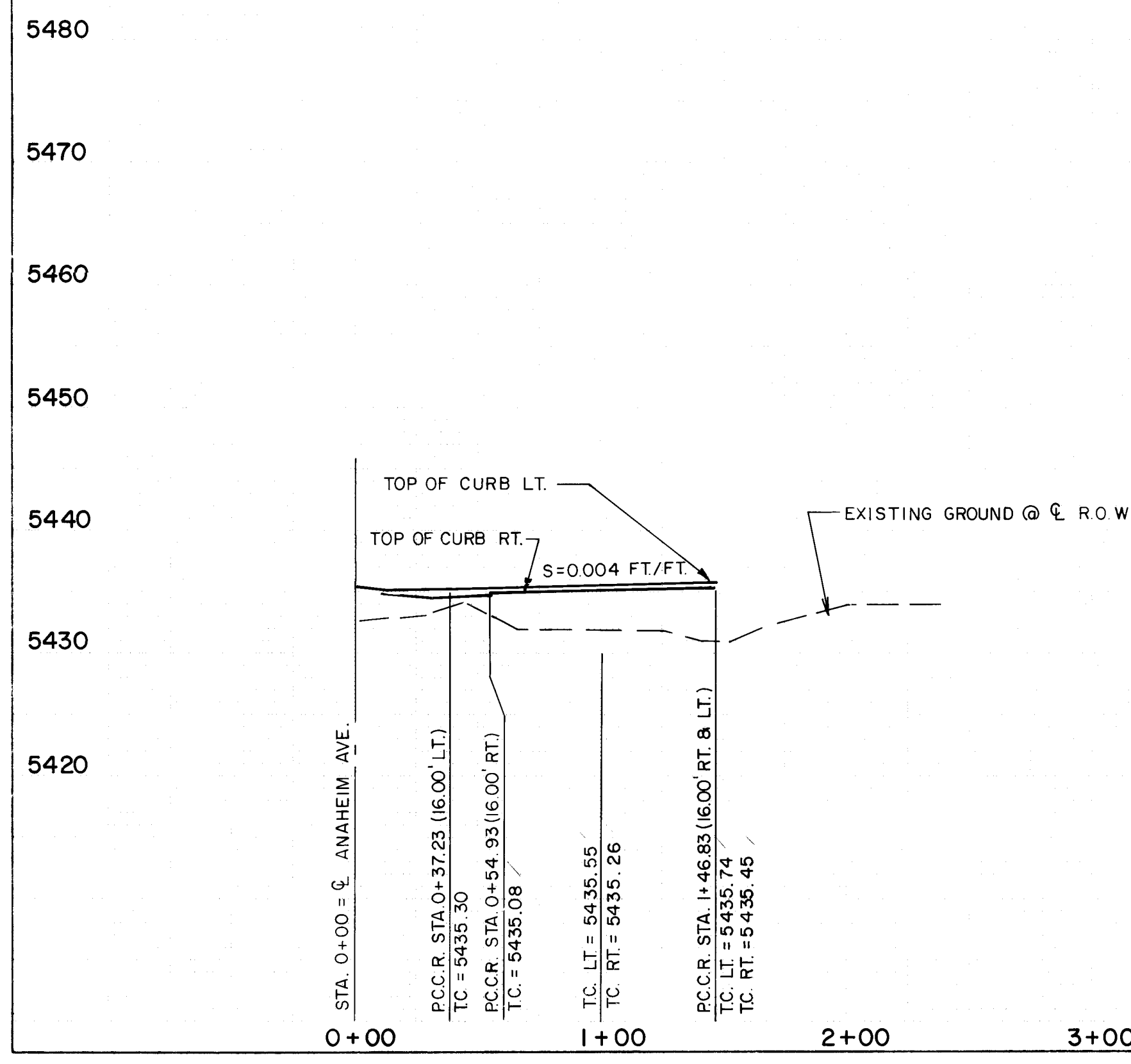
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STATION	DATE	NO.	DATE	NO.	DATE
ALBUQUERQUE	1989	TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTOW ST., THEN NORTH ON BARSTOW ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION.	1989	BY THOMAS R. MANN & ASSOC.	4-7-94	PAUL BRASHER P.E. 7282	4-30-92
SHUT-OFF NO. 1 - S. SANDOVAL CT:		SHUT-OFF NO. 2 - WILSON HURLEY CT:		SHUT-OFF NO. 3 - MANUEL CIA CT:		RECORD DRAWING	
1. CLOSE VALVES 263, 230 AND 239. 2. MAKE CONNECTION TO EXISTING 6" STUBOUT. 3. OPEN VALVES.		1. CLOSE VALVES 239, 229 AND 237. 2. MAKE CONNECTION TO EXISTING 6" STUBOUT. 3. OPEN VALVES 229 AND 239. 4. FLUSH FH (AT CUL-DE-SAC). 5. OPEN VALVE 237.		1. CLOSE VALVES 237, 236 AND A. 2. MAKE CONNECTION TO EXISTING 6" STUBOUT. 3. OPEN VALVES 237 AND 236. 4. FLUSH FH 245 AND FH (AT CUL-DE-SAC). 5. OPEN VALVE A.		This drawing as modified shows public improvements as constructed. These modification have been made using information and measurements obtained by Aldrich Land Surveying. The modifications 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.	
NOTES:		NOTES:		NOTES:		NOTES:	
1. VALVES, FIRE HYDRANTS AND APPURTENANCES OF THE CITY WATER SYSTEM TO BE OPERATED BY CITY PERSONNEL ONLY.		1. VALVES, FIRE HYDRANTS AND APPURTENANCES OF THE CITY WATER SYSTEM TO BE OPERATED BY CITY PERSONNEL ONLY.		1. VALVES, FIRE HYDRANTS AND APPURTENANCES OF THE CITY WATER SYSTEM TO BE OPERATED BY CITY PERSONNEL ONLY.		1. VALVES, FIRE HYDRANTS AND APPURTENANCES OF THE CITY WATER SYSTEM TO BE OPERATED BY CITY PERSONNEL ONLY.	
2. CITY WATER SYSTEMS DIVISION (PHONE: 857-8200) SHALL BE NOTIFIED 3 WORKING DAYS IN ADVANCE FOR SYSTEM SHUTDOWN.		2. CITY WATER SYSTEMS DIVISION (PHONE: 857-8200) SHALL BE NOTIFIED 3 WORKING DAYS IN ADVANCE FOR SYSTEM SHUTDOWN.		2. CITY WATER SYSTEMS DIVISION (PHONE: 857-8200) SHALL BE NOTIFIED 3 WORKING DAYS IN ADVANCE FOR SYSTEM SHUTDOWN.		2. CITY WATER SYSTEMS DIVISION (PHONE: 857-8200) SHALL BE NOTIFIED 3 WORKING DAYS IN ADVANCE FOR SYSTEM SHUTDOWN.	
3. APPROX. DURATION OF EACH SHUTDOWN IS 4 HOURS.		3. APPROX. DURATION OF EACH SHUTDOWN IS 4 HOURS.		3. APPROX. DURATION OF EACH SHUTDOWN IS 4 HOURS.		3. APPROX. DURATION OF EACH SHUTDOWN IS 4 HOURS.	
THE STATION IS LOCATED 9 MILES NORTHEAST OF ALBUQUERQUE.		THE STATION IS LOCATED 9 MILES NORTHEAST OF ALBUQUERQUE.		THE STATION IS LOCATED 9 MILES NORTHEAST OF ALBUQUERQUE.		THE STATION IS LOCATED 9 MILES NORTHEAST OF ALBUQUERQUE.	
TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTOW ST., THEN NORTH ON BARSTOW ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION.		TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTOW ST., THEN NORTH ON BARSTOW ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION.		TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTOW ST., THEN NORTH ON BARSTOW ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION.		TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTOW ST., THEN NORTH ON BARSTOW ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION.	
THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-828" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSLD ELEVATION = 5474.53'		THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-828" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSLD ELEVATION = 5474.53'		THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-828" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSLD ELEVATION = 5474.53'		THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-828" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSLD ELEVATION = 5474.53'	
BRASHER ENGINEERING INC.		BRASHER ENGINEERING INC.		BRASHER ENGINEERING INC.		BRASHER ENGINEERING INC.	
11930 MENAUL BLVD. NE SUITE 113 ALBUQUERQUE, NEW MEXICO 87112 (505) 296-0422		11930 MENAUL BLVD. NE SUITE 113 ALBUQUERQUE, NEW MEXICO 87112 (505) 296-0422		11930 MENAUL BLVD. NE SUITE 113 ALBUQUERQUE, NEW MEXICO 87112 (505) 296-0422		11930 MENAUL BLVD. NE SUITE 113 ALBUQUERQUE, NEW MEXICO 87112 (505) 296-0422	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: NOR ESTE MANOR BLOCK F AND TRACT B-1 OVERALL PAVING AND UTILITY PLAN		TITLE: NOR ESTE MANOR BLOCK F AND TRACT B-1 OVERALL PAVING AND UTILITY PLAN		TITLE: NOR ESTE MANOR BLOCK F AND TRACT B-1 OVERALL PAVING AND UTILITY PLAN		TITLE: NOR ESTE MANOR BLOCK F AND TRACT B-1 OVERALL PAVING AND UTILITY PLAN	
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
D.R.C. Chairman	5-27-93	5-27-93	D.R.C. Chairman	5-27-93	5-27-93	D.R.C. Chairman	5-27-93
Transportation	5-27-93	5-27-93	Transportation	5-27-93	5-27-93	Transportation	5-27-93
Hydrology	5-27-93	5-27-93	Hydrology	5-27-93	5-27-93	Hydrology	5-27-93
DRAWING NO.	3355.91	3355.91	DRAWING NO.	3355.91	3355.91	DRAWING NO.	3355.91
MAP NO.	C-19	C-19	MAP NO.	C-19	C-19	MAP NO.	C-19
SHEET	6	6	SHEET	6	6	SHEET	6
OF	14	14	OF	14	14	OF	14



S. SANDOVAL COURT N.E.



WILSON HURLEY COURT N.E.



S. SANDOVAL COURT NE CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	TAN.
1	50°53'35"	25.00'	22.21'	11.90'
2	91°21'14"	40.00'	61.85'	41.03'
3	49°26'21"	40.00'	34.52'	18.42'
4	104°25'37"	40.00'	72.90'	51.59'
5	36°22'15"	40.00'	25.46'	13.18'
6	50°53'35"	25.00'	22.21'	11.90'
7	78°33'04"	25.00'	34.27'	20.44'
8	102°13'26"	25.00'	44.60'	31.00'

WILSON HURLEY COURT NE CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	TAN.
1	50°53'35"	25.00'	22.21'	11.90'
2	63°19'42"	40.00'	44.21'	24.67'
3	44°03'15"	40.00'	36.74'	16.17'
4	33°32'16"	40.00'	23.41'	12.05'
5	21°04'13"	40.00'	14.71'	7.44'
6	68°08'42"	40.00'	47.57'	27.05'
7	51°40'19"	40.00'	36.07'	19.37'
8	50°53'35"	25.00'	22.21'	11.90'
10	85°58'50"	25.00'	37.52'	23.30'

- PAVING NOTES:
- ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
 - THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS ARE APPLICABLE TO THE PAVING CONSTRUCTION:
- | | | | |
|------|------|------|------|
| 2401 | 2415 | 2438 | 2583 |
| 2405 | 2420 | 2440 | |
| 2407 | 2421 | 2441 | |

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by Aldrich Land Surveying. The modifications 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 Brasher, P.E. 7282 Date 4-7-94

- LEGEND
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - FUTURE CURB & GUTTER
 - CENTERLINE OF STREET
 - PROPOSED CONCRETE VALLEY GUTTER
 - PROPOSED WHEELCHAIR RAMP
 - PROPERTY OR BOUNDARY LINE
 - PROPOSED PERMANENT PAVING
 - TRANSITION FROM CROWN TO NO CROWN

NO.	DATE	REVISIONS
1	2-6-92	3-5-90
2	3-5-90	4-30-92
3	3-5-90	
4	3-5-90	
5	3-5-90	
6	3-5-90	
7	3-5-90	
8	3-5-90	
9	3-5-90	
10	3-5-90	
11	3-5-90	
12	3-5-90	
13	3-5-90	
14	3-5-90	

BRASHER ENGINEERING INC.

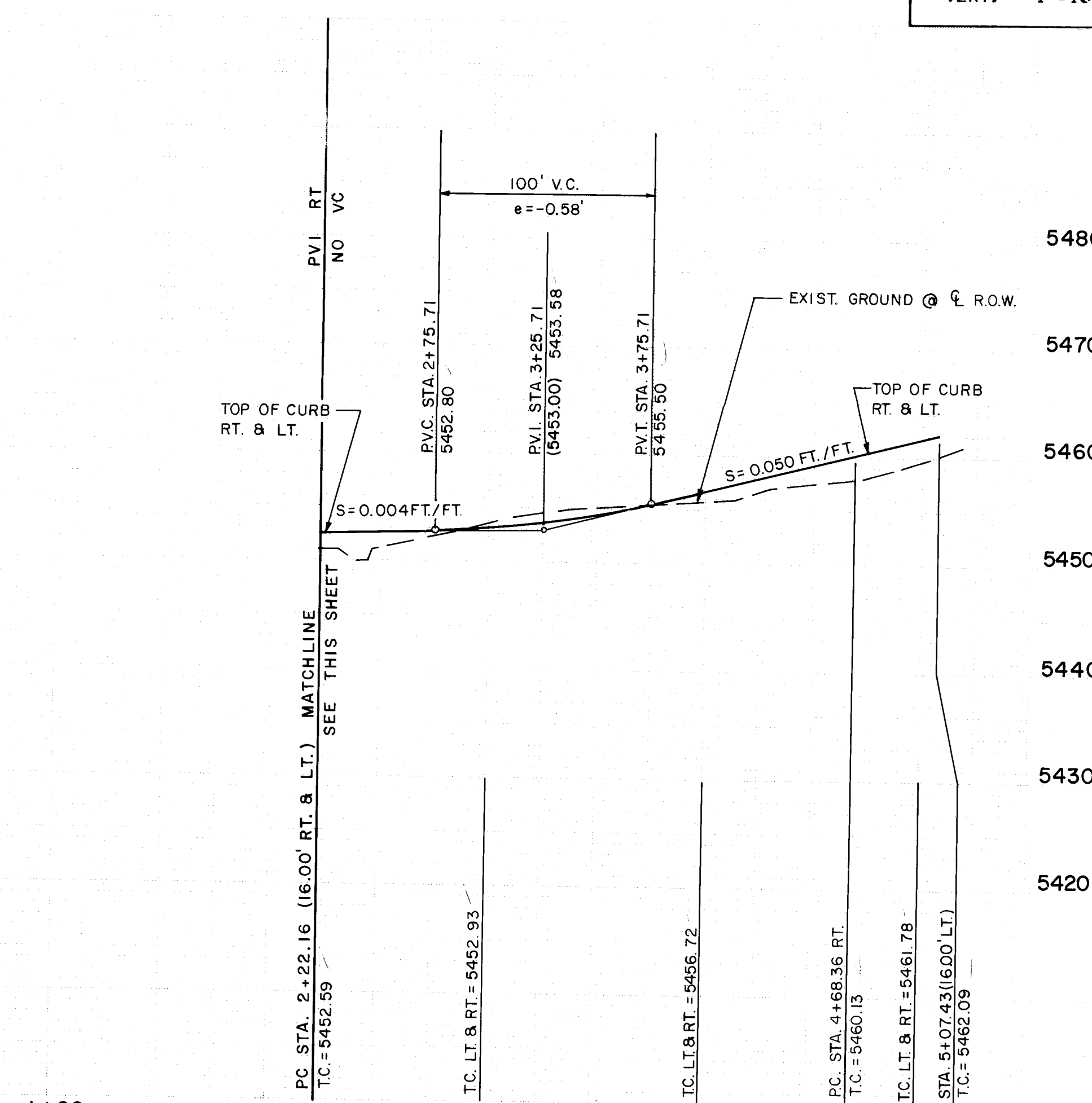
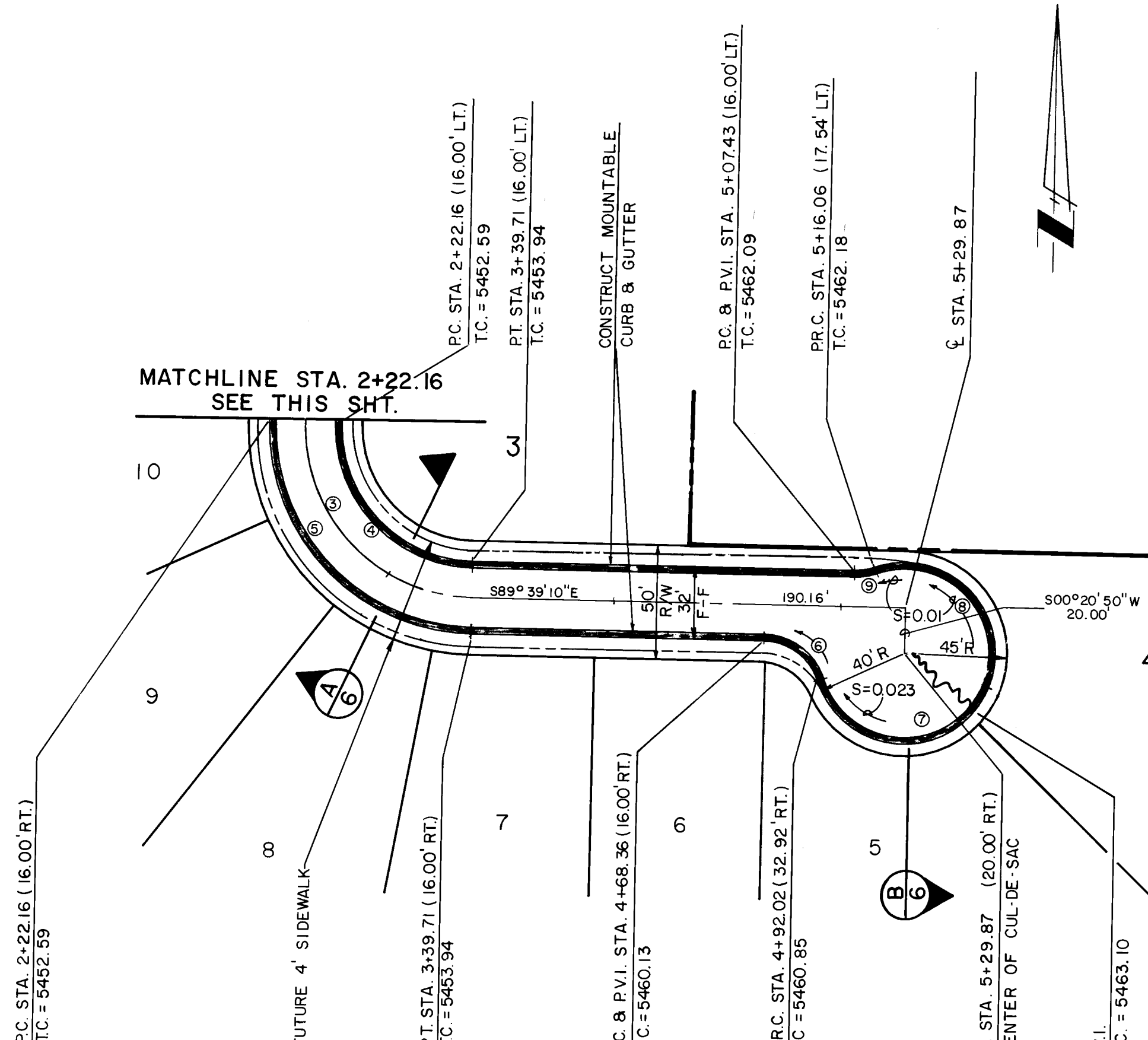
11930 MENAUL BLVD. NE SUITE 113
ALBUQUERQUE, NEW MEXICO 87112
(505) 296-0422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE
BLOCK F AND TRACT B-1
PAVING PLAN AND PROFILE
S. SANDOVAL CT. N.E./WILSON HURLEY CT. N.E.

APPROVAL
ENGINEER
DATE 5-27-92
WATER
DATE 5-26-92
WASTEWATER
DATE 5-27-92

DRAWING NO. 3355.91
MAP NO. C-19
SHEET 7 OF 14



**MANUEL CIA CT. NE
CURVE DATA**

CURVE NO.	DELTA	RADIUS	LENGTH	TAN.
①	79°29'44"	25.00'	34.69'	20.79'
②	94°57'35"	25.00'	41.43'	27.26'
③	89°48'26"	75.00'	117.56'	74.75'
④	89°48'26"	59.00'	92.48'	58.80'
⑤	89°48'26"	91.00'	142.64'	90.69'
⑥	71°09'04"	25.00'	31.05'	17.88'
⑦	140°06'49"	40.00'	97.82'	110.24'
⑧	131°14'33"	40.00'	91.62'	88.27'
⑨	20°12'18"	25.00'	8.82'	4.45'

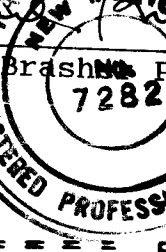
PAVING NOTES:

- ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
- THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS ARE APPLICABLE TO THE PAVING CONSTRUCTION:

2401	2415	2430	2503
2405	2420	2440	
2407	2421	2441	

RECORD DRAWING

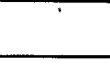
This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by Aldrich Land Surveying. The modifications conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Development Process Manual Section 27.4 to the best of my knowledge and belief.

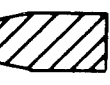


4-7-94

Date

LEGEND

- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- ===== FUTURE CURB & GUTTER
- ===== CENTERLINE OF STREET
-  PROPOSED CONCRETE VALLEY GUTTER
-  PROPOSED WHEELCHAIR RAMP
- PROPERTY OR BOUNDARY LINE
-  PROPOSED PERMANENT PAVING

 TRANSITION FROM CROWN TO NO CROWN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
26	3	3	5	5	9	1	0	8	9	4					

AS BUILT INFORMATION

THE STATION IS LOCATED 9 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTON ST., THEN NORTH ON BARSTON ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-520", SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSLD ELEVATION = 5474.53'

BENCH MARKS

UNIQUEAL
ALS
ALS
ALS
ALS
ALS
ALS
ALS
ALS
MICRO-FILM INFORMATION

SURVEY INFORMATION

DATE 1989

BY TOPOGRAPHIC SURVEY BY THOMAS R. MANN & ASSOC.

ENGINEER'S SEAL



3-5-90
4-30-92

NO.	DATE	REVISIONS	DESIGN
1	3-90	4-92	JL / PL
2	3-90	4-92	TS / DW
3	3-90	4-92	DL

BRASHER ENGINEERING INC.

11930 MENAUL BLVD. NE SUITE 113
ALBUQUERQUE, NEW MEXICO 87112
(505) 296-0422

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**NOR ESTE MANOR
BLOCK F AND TRACT B-1
PAVING PLAN AND PROFILE
MANUEL CIA CT. N.E.**

APPROVALS

INSPECTION: *B. G. Soble* 5-27-93

DESIGN: *R. D. Soble* 5-26-92

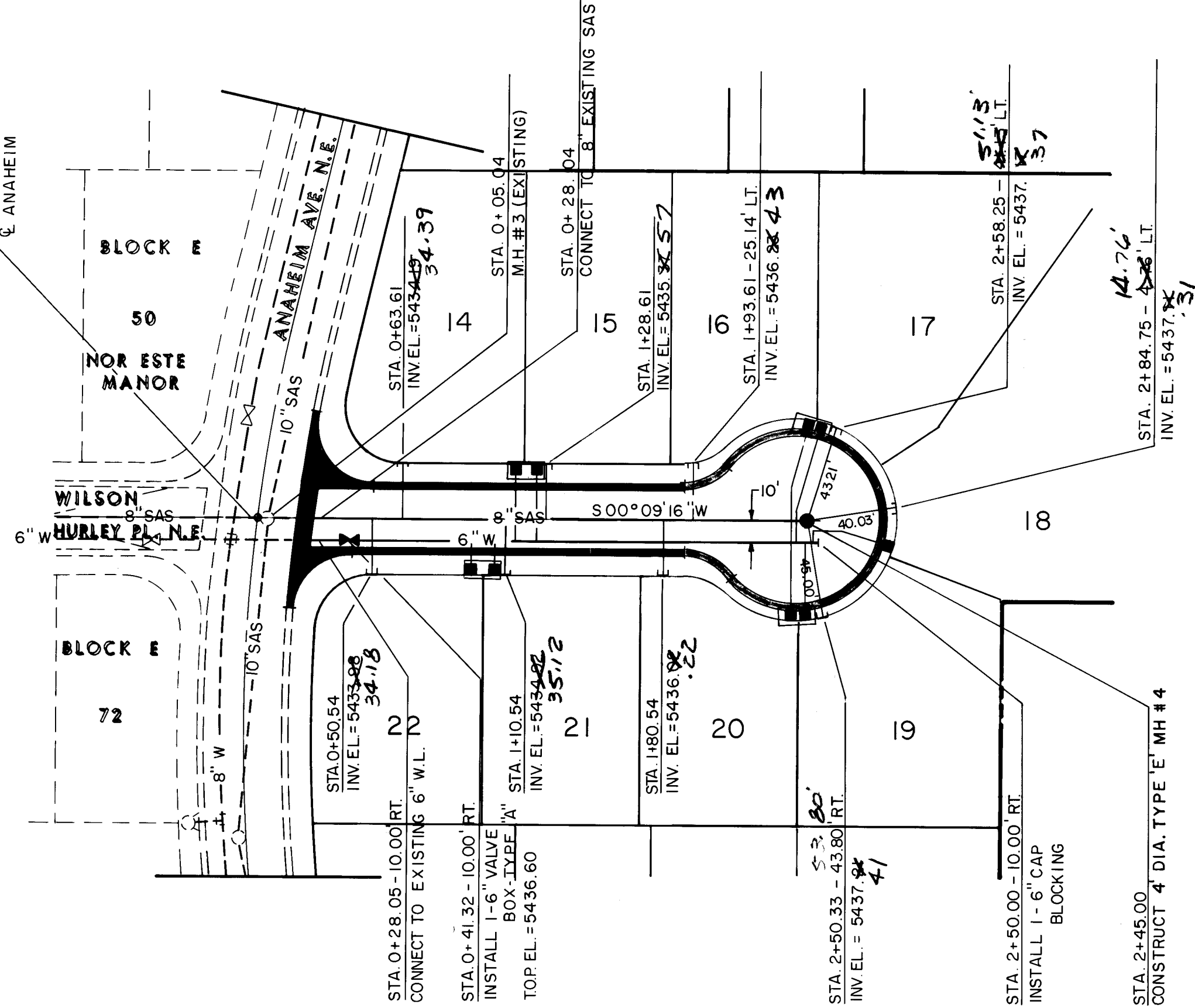
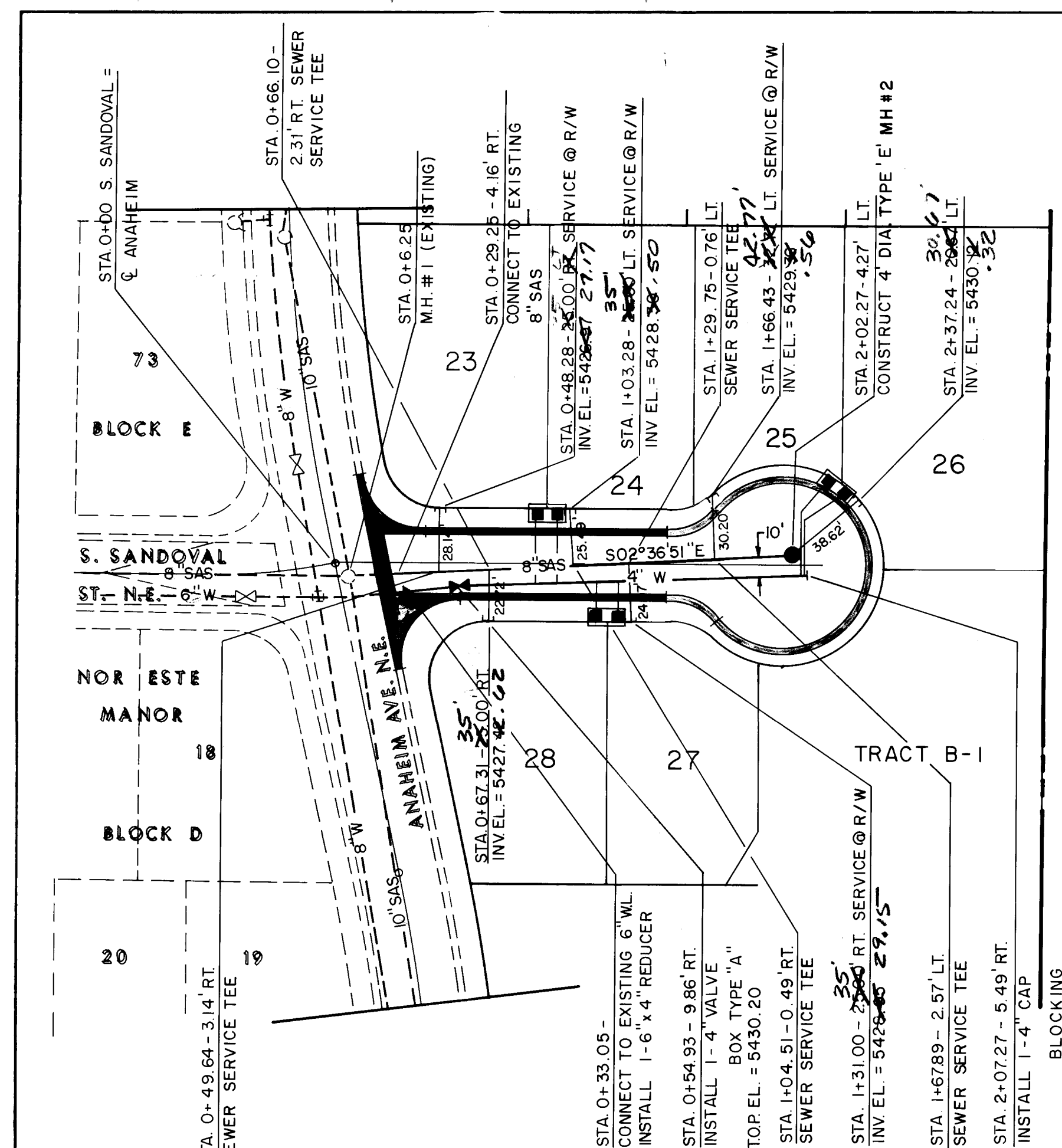
CHECKED: *S. D. Soble* 5-27-93

ENGINEER

DATE: 5-15-92

PROJECT: Water

LOCATION: Wastewater



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

WATER AND SANITARY SEWER NOTES:

- WATER AND SANITARY SEWER NOTES:**
1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
 2. THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS ARE APPLICABLE TO THE WATER AND SANITARY SEWER CONSTRUCTION:

2102	2145	2326	2344	2362
2110	2315	2328	2347	2366
2118	2320	2335	2360	2368
2125	2325	2340	2361	2369
 3. ALL AIR RELEASE FIRE HYDRANTS SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING NO. 2344.
 4. See Detail C/6 for typical water meter box location.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by Aldrich Land Surveying. The modifications 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 Washer No. 1282 Date 4-7-94

LEGEND

- | | |
|---|-------------------------|
| -- W -- | EXISTING WATERLINE |
| -- SAS -- | EXISTING SANITARY SEWER |
|  | EXISTING MANHOLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING GATE VALVE |
| -- W -- | PROPOSED WATERLINE |
| -- SAS -- | PROPOSED SANITARY SEWER |
|  | PROPOSED MANHOLE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED GATE VALVE |
|  | PROPOSED CAP OR PLUG |
|  | PROPOSED SINGLE METER, |
| | WATER SERVICE LINE |
|  | PROPOSED DOUBLE METER, |
| | WATER SERVICE LINES |
|  | PROPOSED SANITARY SEWER |
|  | SERVICE LINE |
|  | PROPOSED CROSS, TEE OR |
|  | ELBOW |

1	2	3	4	5	6	7	8	9	10	11	12	13	14
2	6	-	3	3	5	5	,	9	1	0	9	9	4

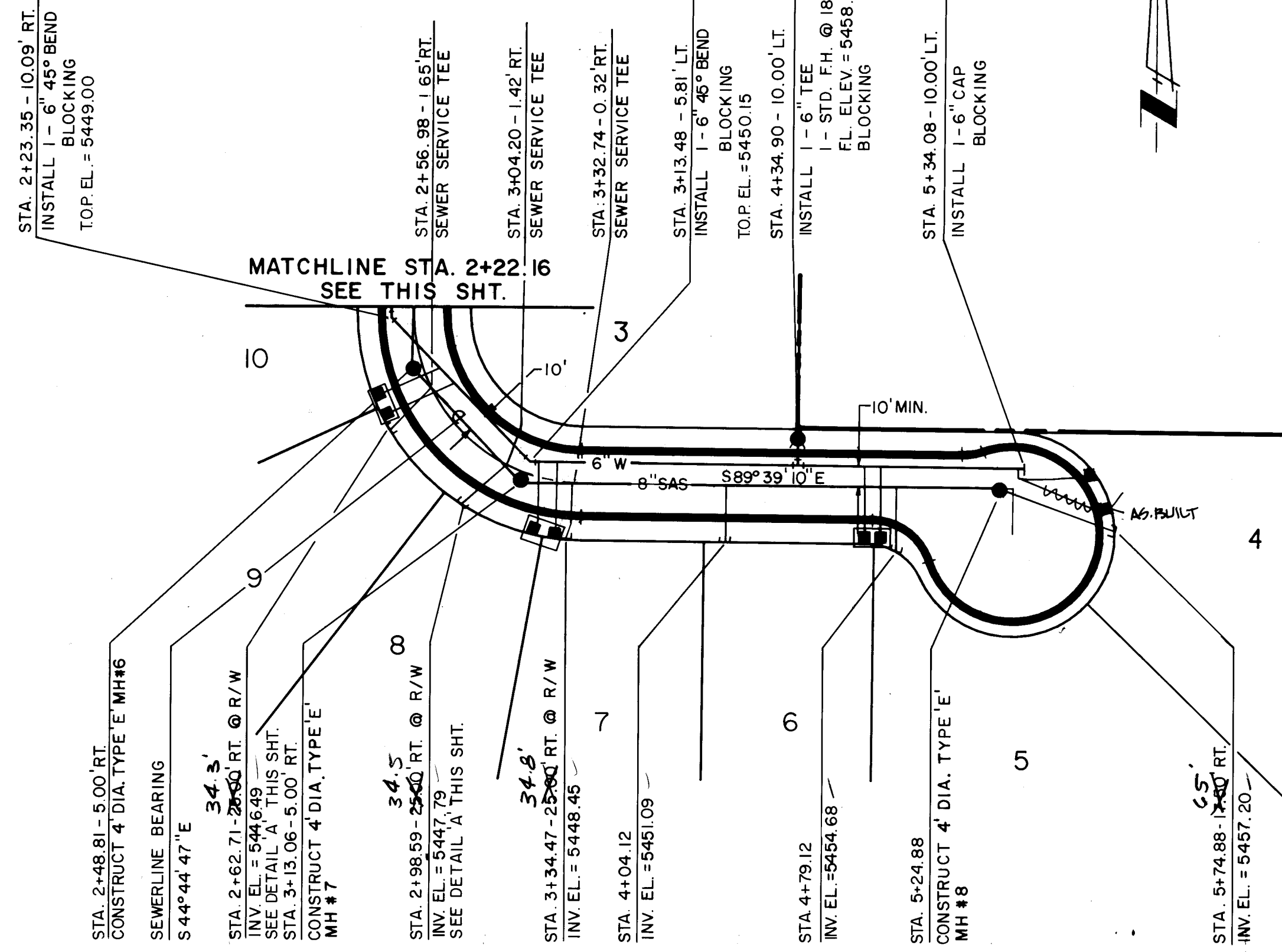
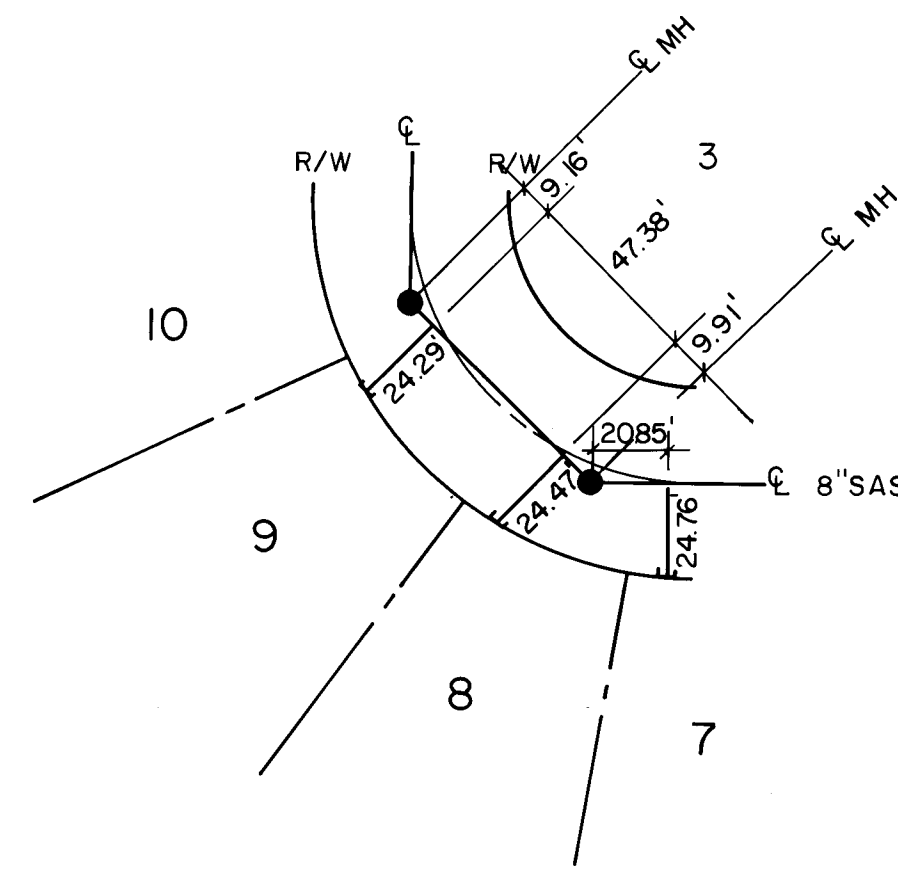
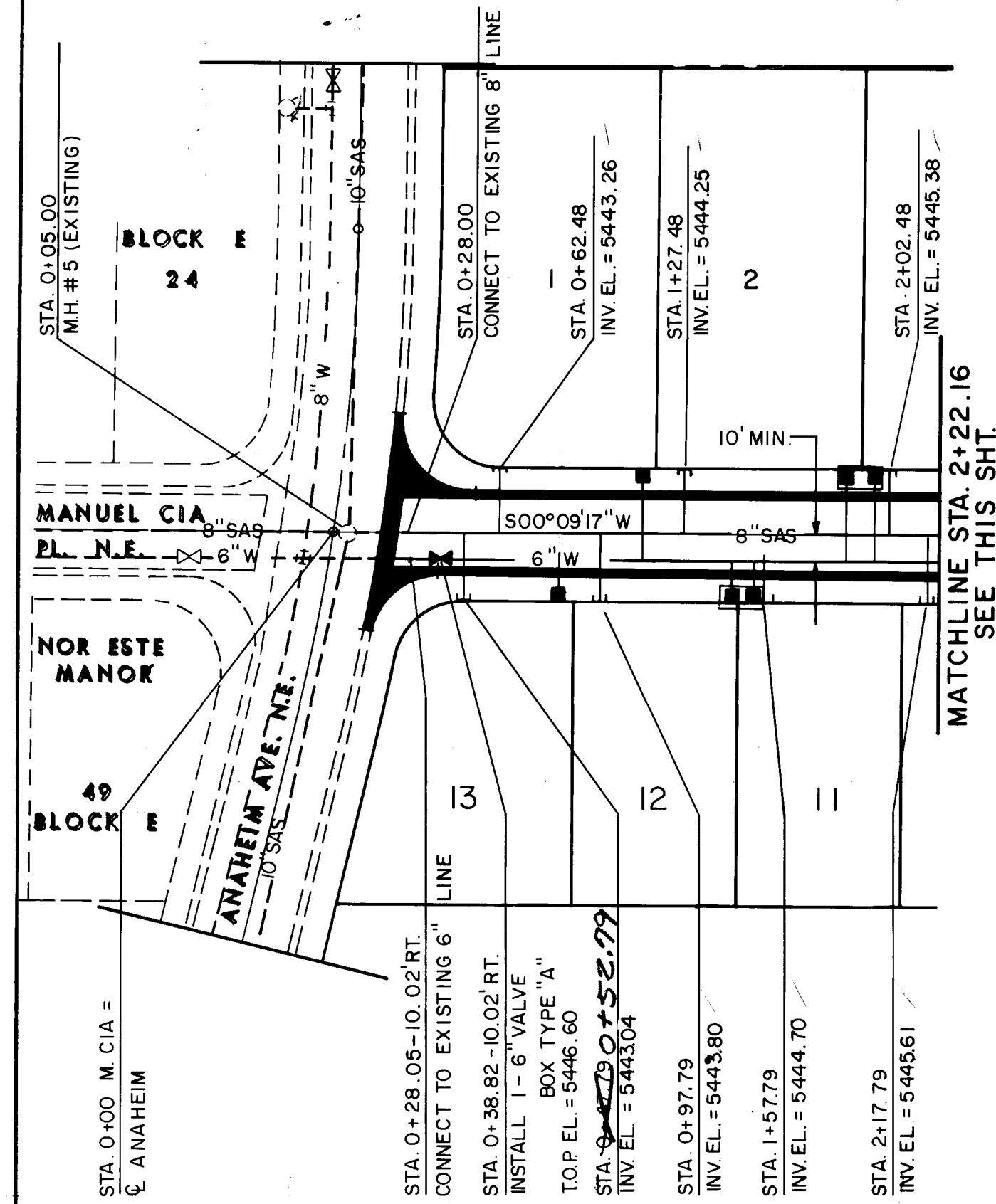
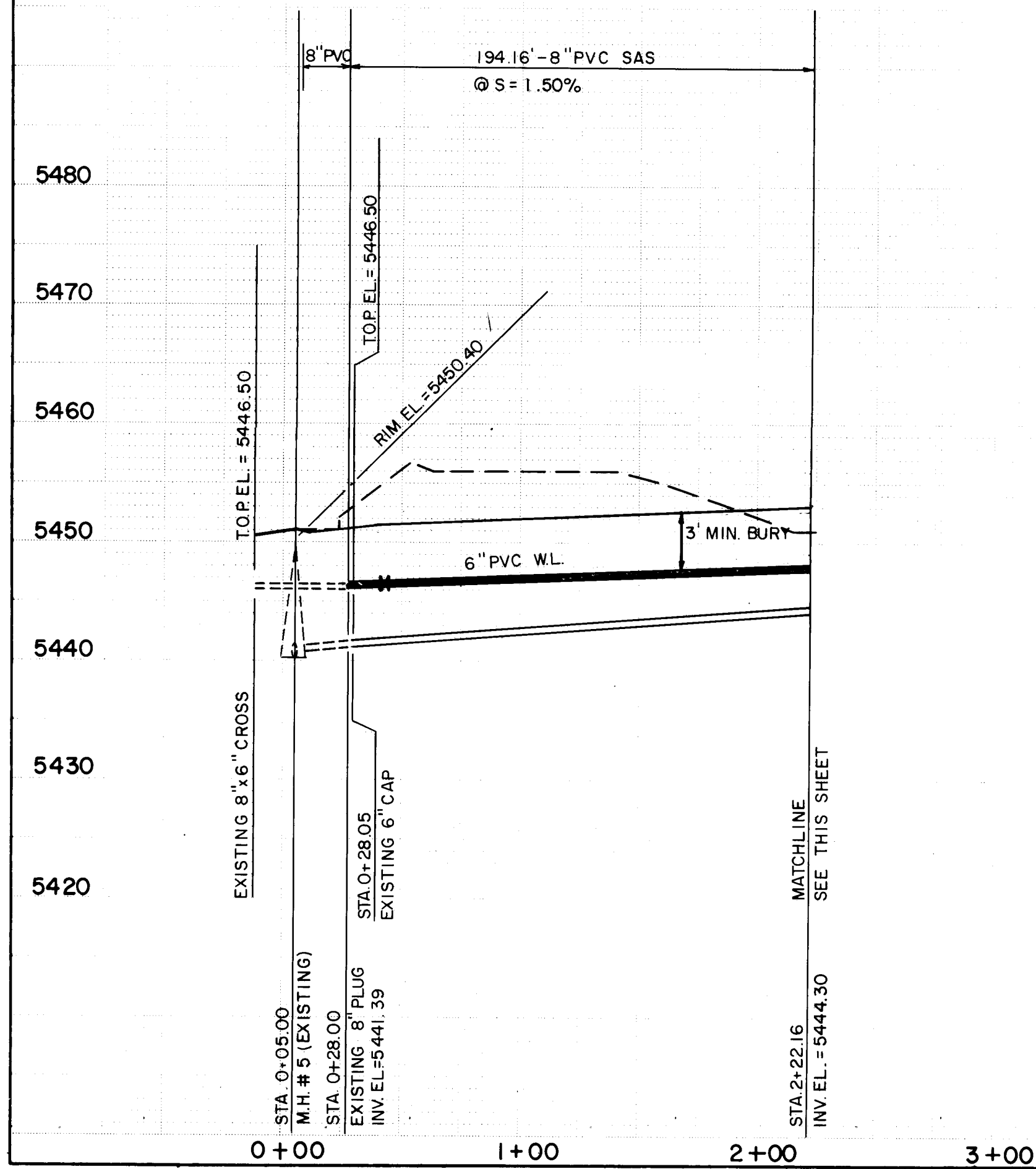
BRASHER ENGINEERING INC.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

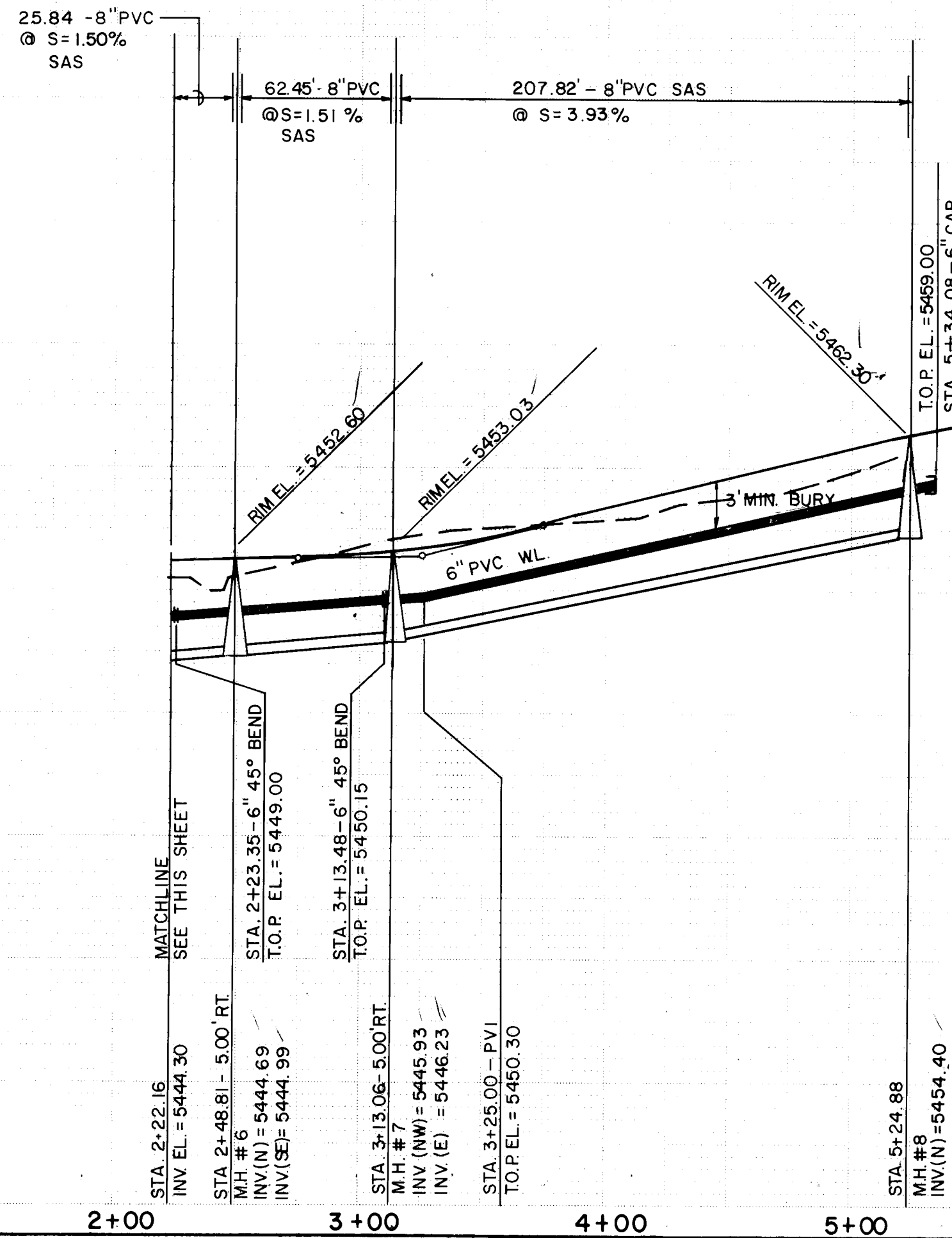
TITLE: **NOR ESTE MANOR
BLOCK F AND TRACT B-1
UTILITY PLAN AND PROFILE
S. SANDOVAL CT. N.E. / WILSON HURLEY CT. N.E.**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairman	<i>B.G. Fooky</i>	5-27-93	Water	<i>Millman</i>	5-18-92
Transportation	<i>W. H. H.</i>	5-22-92	Wastewater	<i>ALC</i>	..
Hydrology	<i>A. Alby</i>	5-27-93			

DRAWING NO.	3355.91	MAP NO.	C-19	SHEET	9	OF	14
-------------	---------	---------	------	-------	---	----	----



MANUEL CIA COURT N.E.



- WATER AND SANITARY SEWER NOTES:
- ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
 - THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS ARE APPLICABLE TO THE WATER AND SANITARY SEWER CONSTRUCTION:
2182 2145 2326 2344 2362
2110 2315 2328 2347 2366
2118 2320 2335 2360 2368
2125 2325 2340 2361 2369
 - ALL AIR RELEASE FIRE HYDRANTS SHALL BE CONSTRUCTED PER C.O.A. STANDARD DRAWING NO. 2344.
 - See Detail C/6 for typical water meter box location.

RECORD DRAWING
This drawing as modified shows public improvements as constructed. These modification have been made using information and measurements obtained by Aldrich Land Surveying. The modifications conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Development Process Section 27.4 to the best of my knowledge and belief.

Paul [Signature] 4-7-94
Professional Engineer
No. 2829

- LEGEND
- W - EXISTING WATERLINE
 - SAS - EXISTING SANITARY SEWER
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING GATE VALVE
 - PROPOSED WATERLINE
 - PROPOSED SANITARY SEWER
 - PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED CAP OR PLUG
 - PROPOSED SINGLE METER, WATER SERVICE LINE
 - PROPOSED DOUBLE METER, WATER SERVICE LINES
 - PROPOSED SANITARY SEWER SERVICE LINE
 - PROPOSED CROSS, TEE OR ELBOW

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	3	3	5	5	9	1	1	0	9	4			

BRASHER ENGINEERING INC.
11930 MENAUL BLVD. NE SUITE 113
ALBUQUERQUE, NEW MEXICO 87112
(505) 296-0422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
NOR ESTE MANOR
BLOCK F AND TRACT B-1
UTILITY PLAN AND PROFILE
MANUEL CIA CT. N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairman	[Signature]	5-27-93	Water	[Signature]	5-17-92
Transportation	[Signature]	5-17-92	Wastewater	[Signature]	
Hydrology	[Signature]	5-27-93			

DRAWING NO. 3355.91
MAP NO. C-19
SHEET 10 OF 14

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	THE STATION IS LOCATED 9 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTON ST., THEN NORTH ON BARSTON ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-889", SET IN TOP OF A CONCRETE POST PROJECTING 6.1 FEET ABOVE GROUND. HOLD ELEVATION = 5474.53'	CONTRACTOR	DATE
	TOPOGRAPHIC SURVEY	1989		UNIVERSAL	DATE
	BY THOMAS R. WANN & ASSOC.				
	REVISIONS	NO.	DATE	DESIGNED BY	DATE
				PB, DL	3-90, 4-92
				DRAWN BY	DATE
				TS, DW	3-90, 4-92
				CHECKED BY	DATE
				DL	3-90, 4-92

- NOTES FOR CUT-OFF WALL CONSTRUCTION
- The contractor shall notify the AMAFCA Field engineer 2 working days prior to construction. Phone 884-2215.
 - Stationing baseline is located at the edge of the AMAFCA easement, which is positioned 1'-0" north of the CMU garden wall location (see wall sections A, B and C, sheet 13), except along Anaheim Ave where the baseline is at the south right-of-way line (see wall section D, sheet 13).
 - All soil cement construction shall be in accordance with Supplemental Technical Specifications Section 625.
 - Energy grade line profile per by HEC 2 analysis, 100 year/6 hour storm. Run date 4-30-92.
 - This plan shows two (2) borrow areas reserved for maintenance of the cut-off wall by AMAFCA. These areas may be used for borrow during construction of the soil cement cut-off wall provided that AMAFCA approves, in advance, of such use in writing. Any such approval by AMAFCA may require the preparation of a grading plan for the borrow area, and construction of additional grade and erosion control facilities.

TANGENT TABLE			
No.	Bearing	Distance	
T1	S 89°39'10"E	100.87'	
T2	S 65°39'30"E	76.87'	
T3	S 58°41'20"E	191.22'	

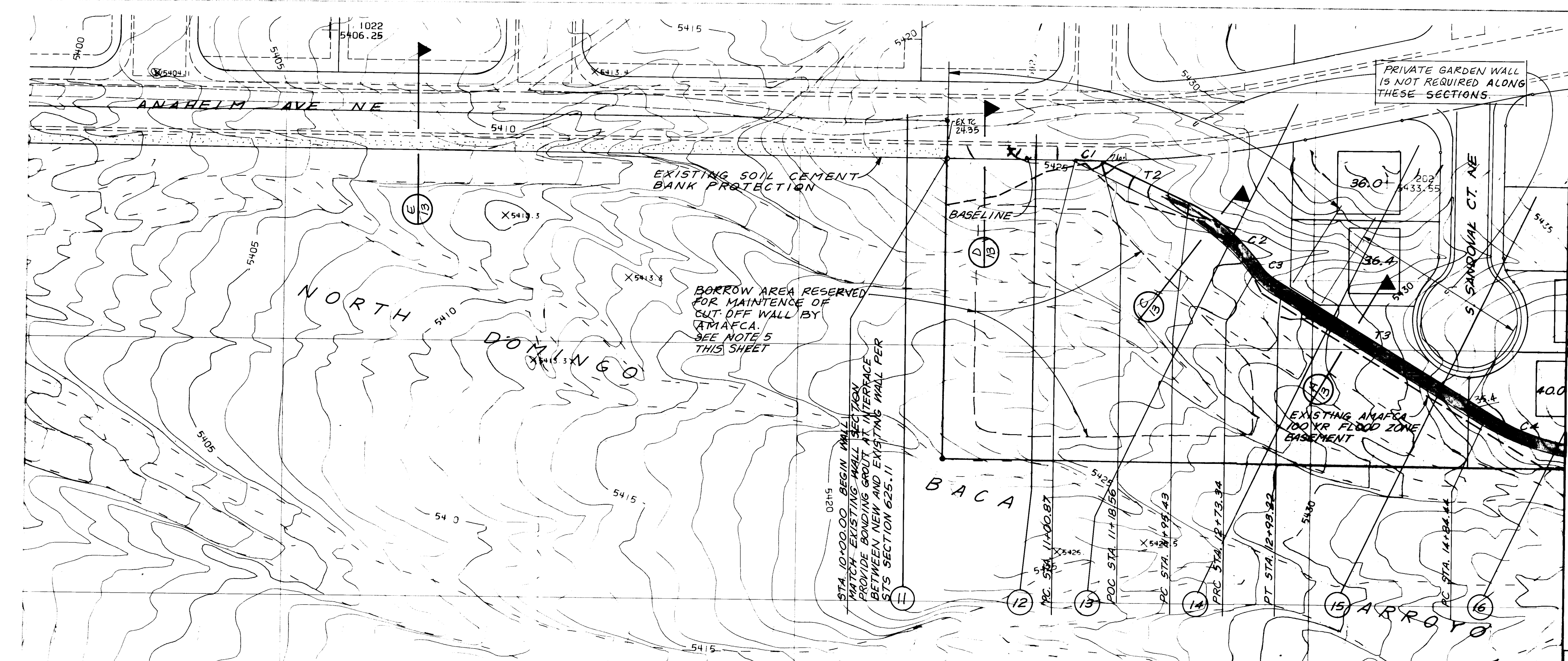
CURVE TABLE			
No.	Delta	R	T
C1	01°13'15"	830.00'	8.84'
C2	29°45'36"	150.00'	39.86'
C3	22°47'10"	50.00'	10.08'
C4	30°57'50"	200.00'	55.40'

- LEGEND
- 14 HEC 2 SECTIONS
 - 5460 EXISTING CONTOUR
 - X 5465.7 EXISTING SPOT ELEVATION
 - EXISTING CHANNEL BOTTOM
 - EXISTING GRADE @ BASELINE
 - EXISTING CURB & GUTTER
 - 69 ENERGY GRADE LINE
 - 67.3 PROPOSED CONTOUR
 - T2 PROPOSED SPOT ELEVATION
 - C3 TANGENT NUMBER
 - 26.1 CURVE NUMBER
 - AS BUILT ELEV.

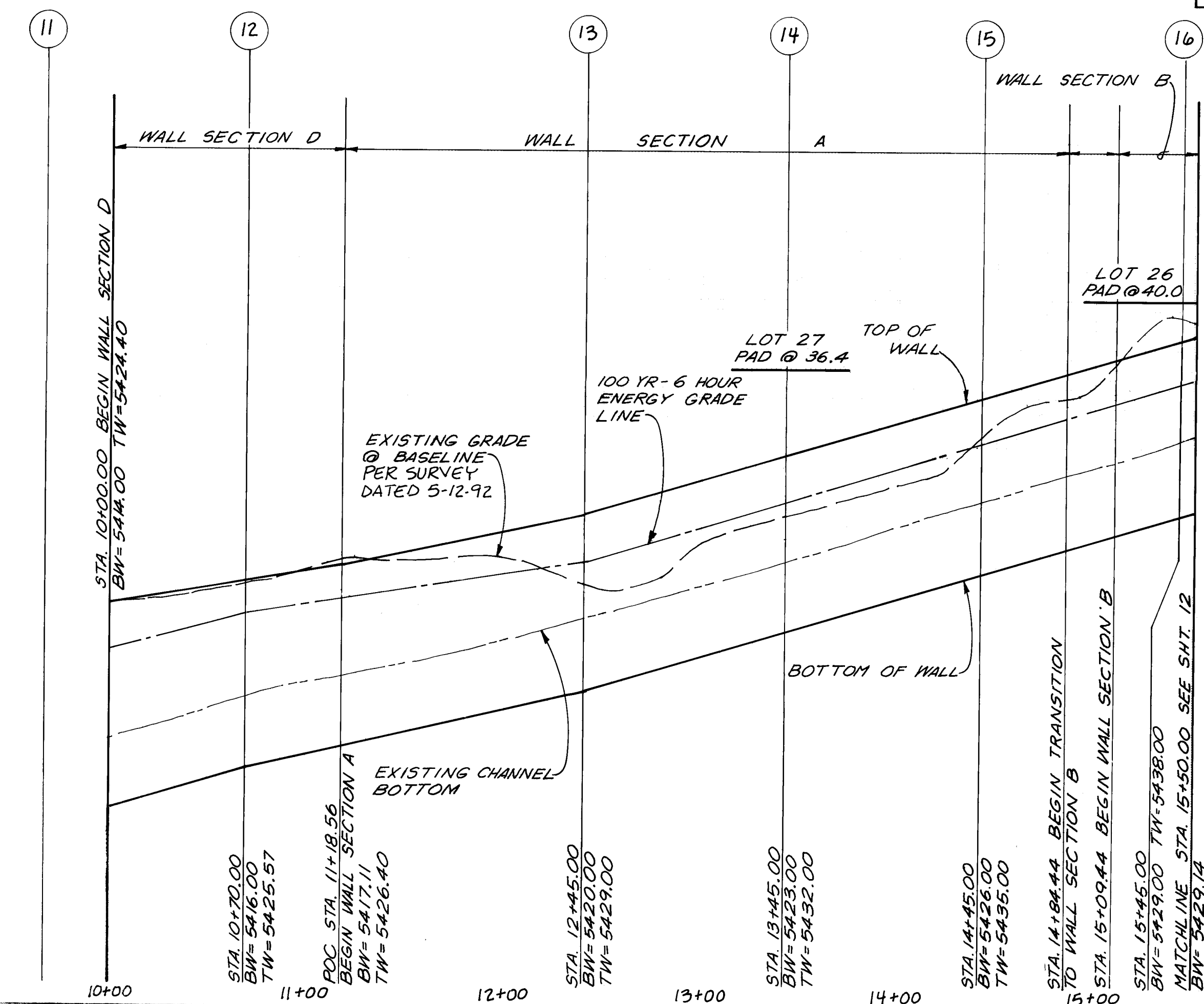
BRASHER ENGINEERING INC.
11930 MENAUL BLVD. NE SUITE 113
ALBUQUERQUE, NEW MEXICO 87112
(505) 296-0422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

TITLE NOR ESTE MANOR BLOCK F AND TRACT B-1 CUT-OFF WALL STA. 15+50.00 TO STA. 26+32.12			
APPROVED	ENGINEER	DATE	APPROVED
PROJECT CHAIRMAN	DATE	DATE	DATE
TRANSPORTATION	DATE	DATE	DATE
HYDROLOGY	DATE	DATE	DATE
AMAFCA	DATE	DATE	DATE
PROJECT NO.	3355.91	MAP NO.	C-19
SHEET		11 OF 14	



CUT-OFF WALL



RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modification have been made using information and measurements obtained by Aldrich Land Surveying. The modifications 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 Brasher P.E. 7282

AS BUILT INFORMATION

THE STATION IS LOCATED 9 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, TO REACH THE STATION FROM THE INTERSECTION OF LOUISIANA BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTON ST., THEN NORTH ON BARSTON ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-828", SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSL ELEVATION = 5474.53'

DATE 1989

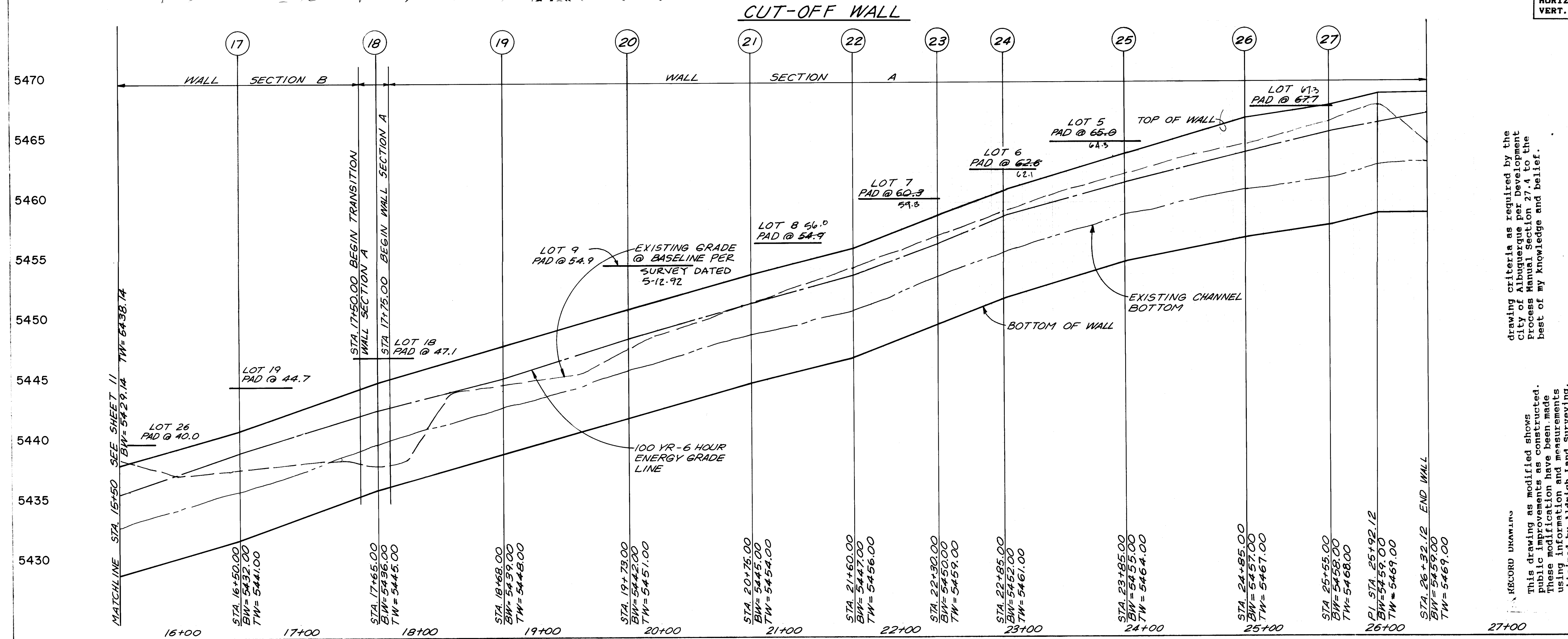
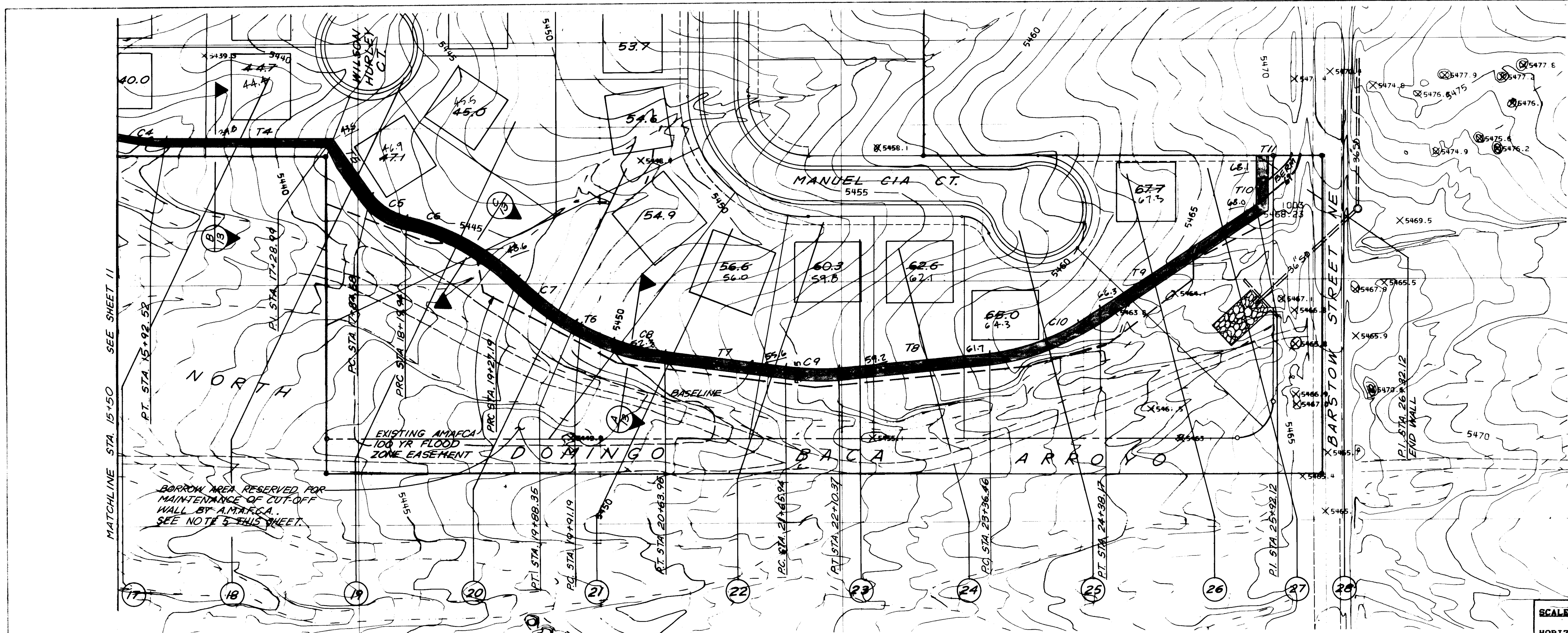
TOPOGRAPHIC SURVEY BY THOMAS R. MANN & ASSOC.

ENGINEER'S SEAL

REVISIONS

BY	DATE
4-92	4-92
4-92	4-92
4-92	4-92

DL
DW
DL



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

drawing criteria as required by the City of Albuquerque for Development of Manual Section 27.4 to the best of my knowledge and belief.

RECORD DRAWING
This drawing as modified shows the proposed improvements as constructed. These improvements have been made using information and measurements obtained by Aldrich Land Surveying. The modifications conform to the minimum requirements for record.

Paul Braisher P.E. 7282 Date

NOTES FOR CUT-OFF WALL CONSTRUCTION

- The contractor shall notify the AMAFCA Field engineer 2 working days prior to construction. Phone 884-2215.
- Stationing baseline is located at the edge of the AMAFCA easement, which is positioned 1'-0" north of the CMU garden wall location (see wall sections A, B and C, sheet 13), except along Anaheim Ave where the baseline is at the south right-of-way line (see wall section D, sheet 13).
- All soil cement construction shall be in accordance with Supplemental Technical Specifications Section 625.
- Energy grade line profile per by HEC 2 analysis, 100 year/6 hour storm. Run date 4-30-92.
- This plan shows two (2) borrow areas reserved for maintenance of the cut-off wall by AMAFCA. These areas may be used for borrow during construction of the soil cement cut-off wall provided that AMAFCA approves, in advance, of such use in writing. Any such approval by AMAFCA may require the preparation of a grading plan for the borrow area, and construction of additional grade and erosion control facilities.

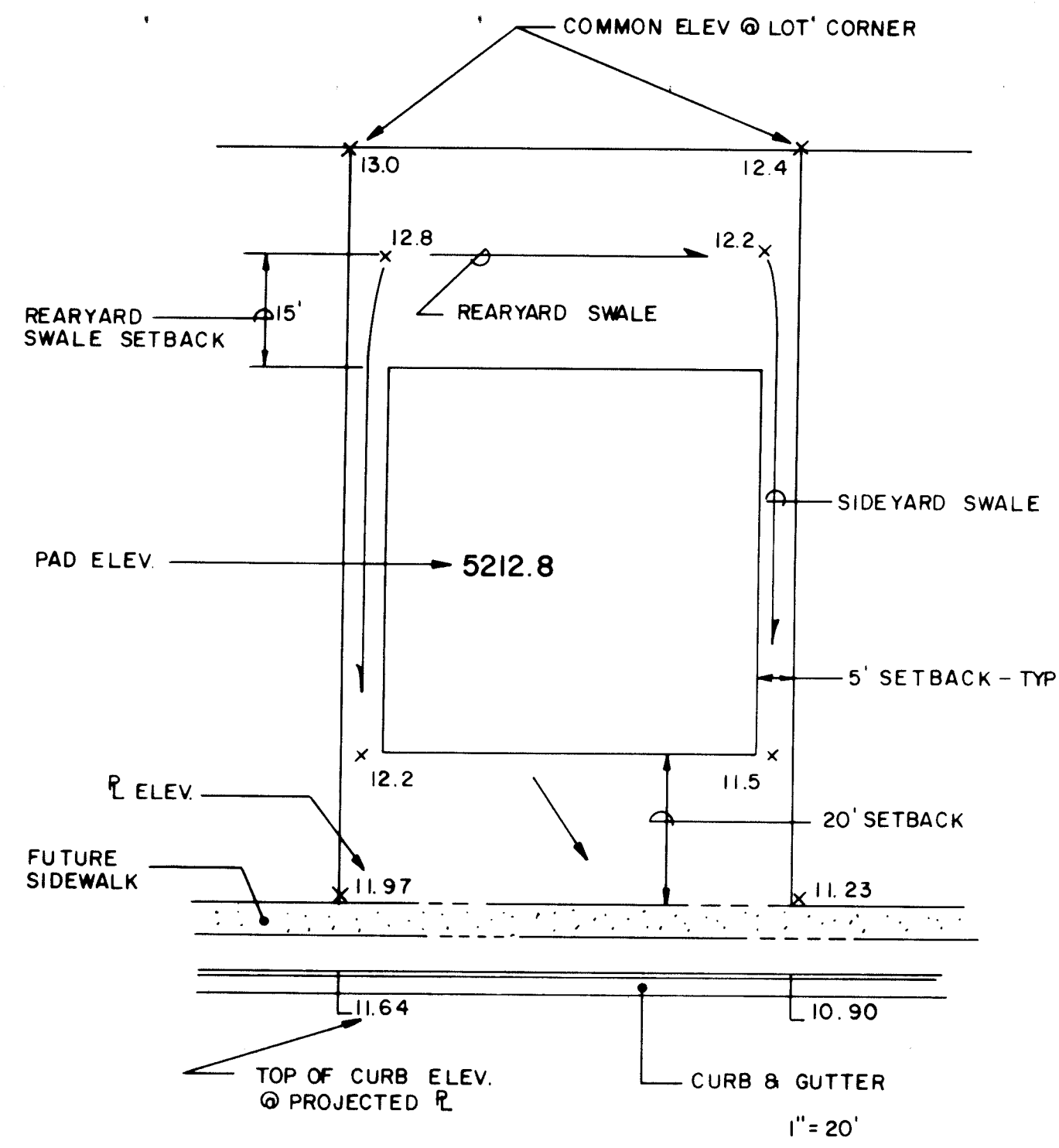
BRASHER ENGINEERING INC.
11930 MENAUL BLVD. NE SUITE 113
ALBUQUERQUE, NEW MEXICO 87112
(505) 296-0422

TANGENT TABLE		
No.	Bearing	Distance
T4	S89°39'12"E	136.47'
T5	S34°39'10"E	55.69'
T6	S61°51'05"E	2.84'
T7	S82°41'59"E	101.98'
T8	N84°34'22"E	126.09'
T9	N55°26'04"E	153.95'
T10	N00°09'10"E	40.00'
T11	S89°39'10"E	14.00'

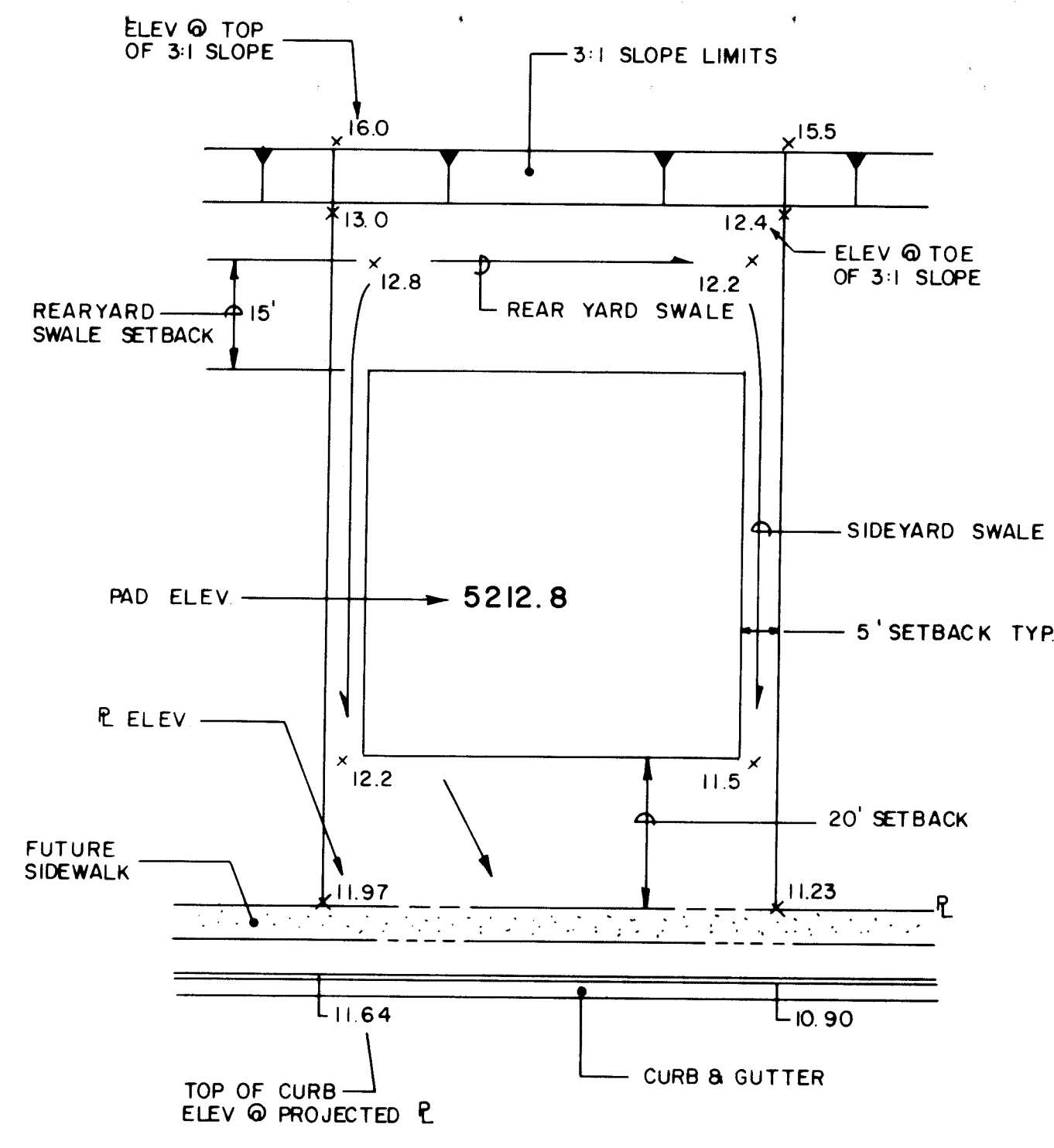
CURVE TABLE			
No.	Delta	R	T
C4	30°57'50"	200.00'	55.40'
C5	40°24'05"	50.00'	18.40'
C6	30°43'26"	200.00'	54.95'
C7	17°31'15"	200.00'	30.82'
C8	20°50'54"	200.00'	36.79'
C9	12°43'39"	200.00'	22.31'
C10	29°08'16"	200.00'	51.98'

LEGEND	
(17)	HEC 2 SECTIONS
5465	EXISTING CONTOUR
X 5465.7	EXISTING SPOT ELEVATION
---	EXISTING CHANNEL BOTTOM
---	EXISTING GRADE @ BASELINE
---	EXISTING CURB & GUTTER
---	ENERGY GRADE LINE
---	PROPOSED CONTOUR
67.3	PROPOSED SPOT ELEVATION
T2	TANGENT NUMBER
C2	CURVE NUMBER
68.1	AS-BUILT ELEV.

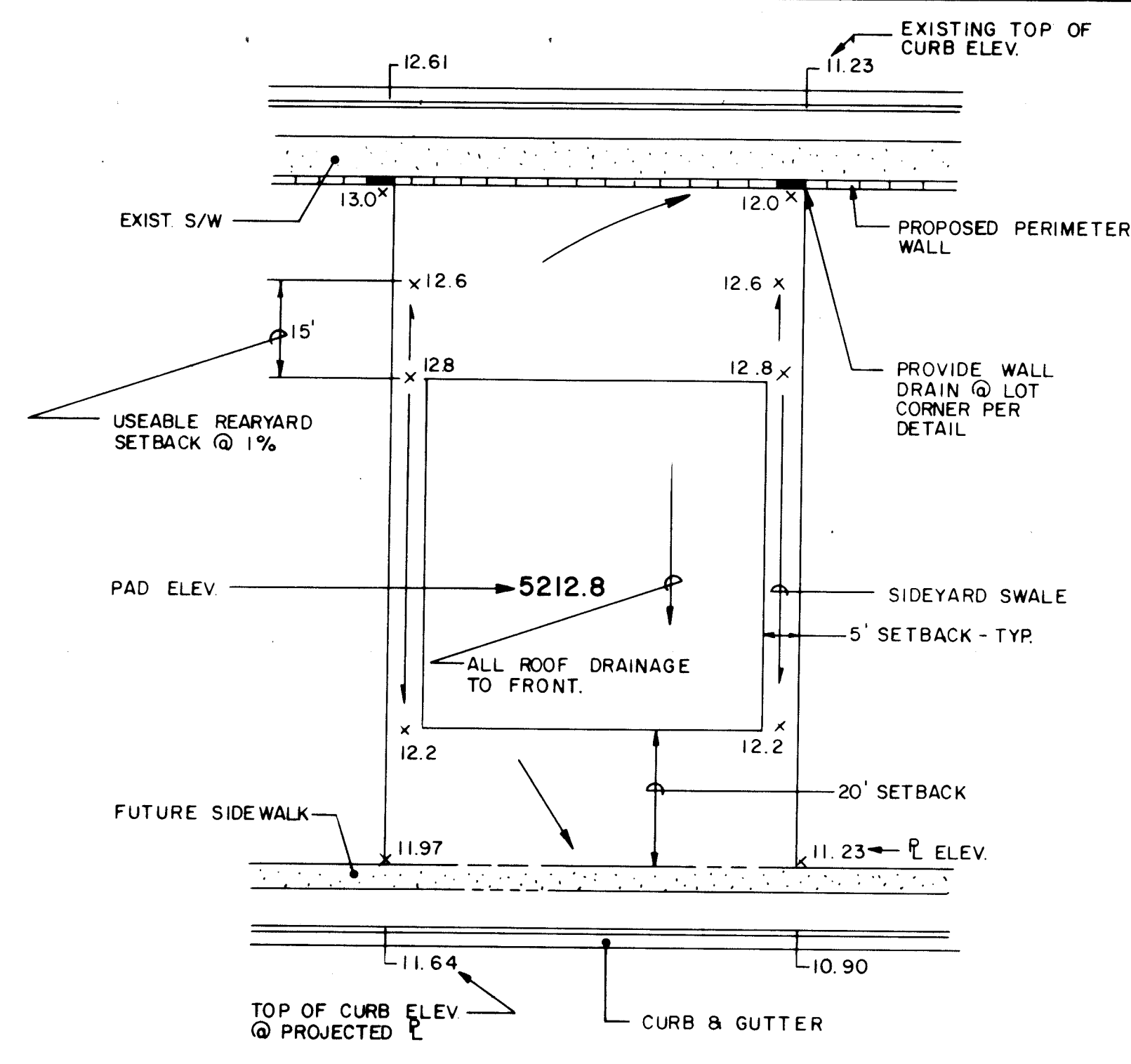
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE NOR ESTE MANOR BLOCK F AND TRACT B-1 CUT-OFF WALL STA. 15+15.00 TO STA. 26+32.12			
APPROVALS	ENGINEER	DATE	APPROVALS
DRIC CHAIRMAN	5-27-93	5-27-93	WATER
TRANSPORTATION	5-26-93	5-27-93	WASTE WATER
HYDROLOGY	5-27-93	5-27-93	
AMAFCA	5-27-93	5-27-93	
PROJECT NO.	3355.91	MAP NO.	C-19
SHEET 12		OF 14	



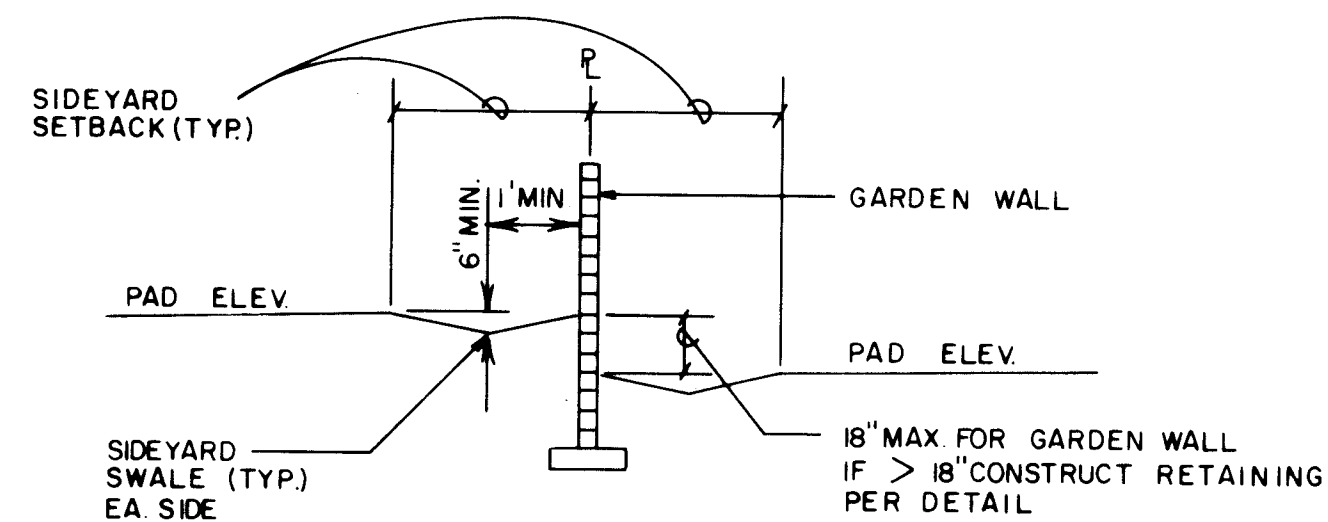
TYPICAL LOT GRADING DETAIL A



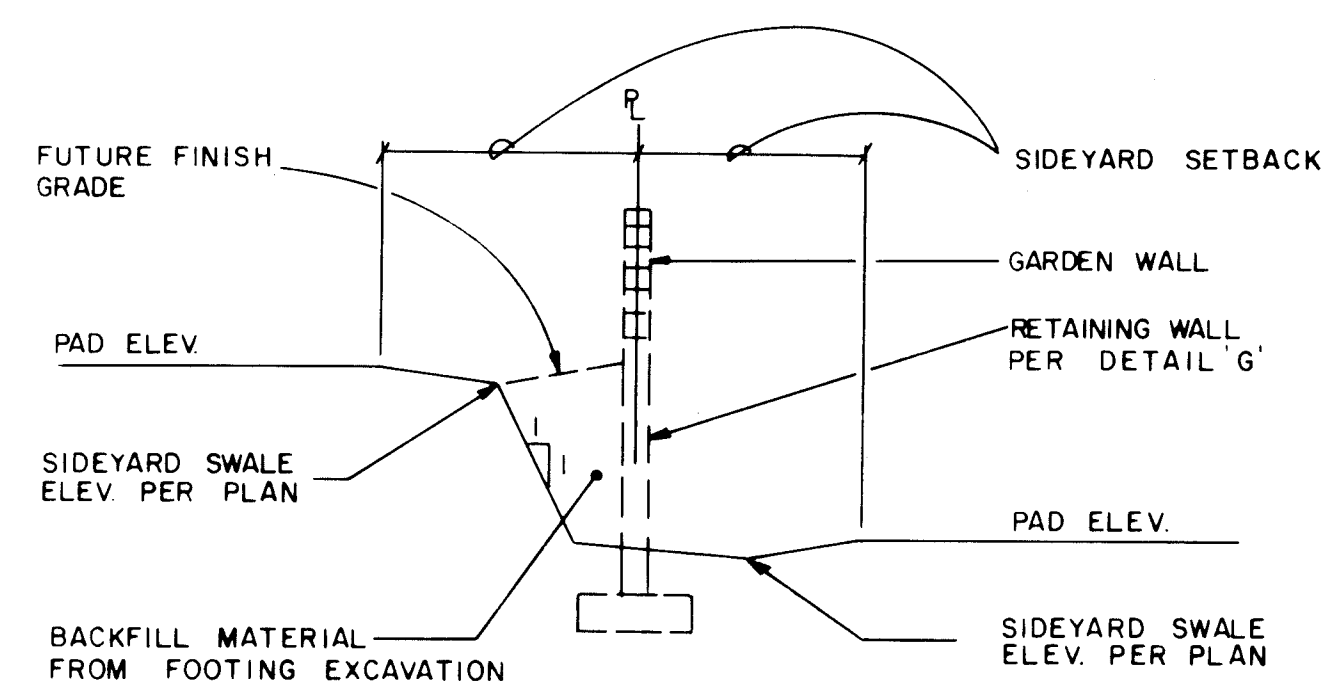
TYPICAL LOT GRADING DETAIL B



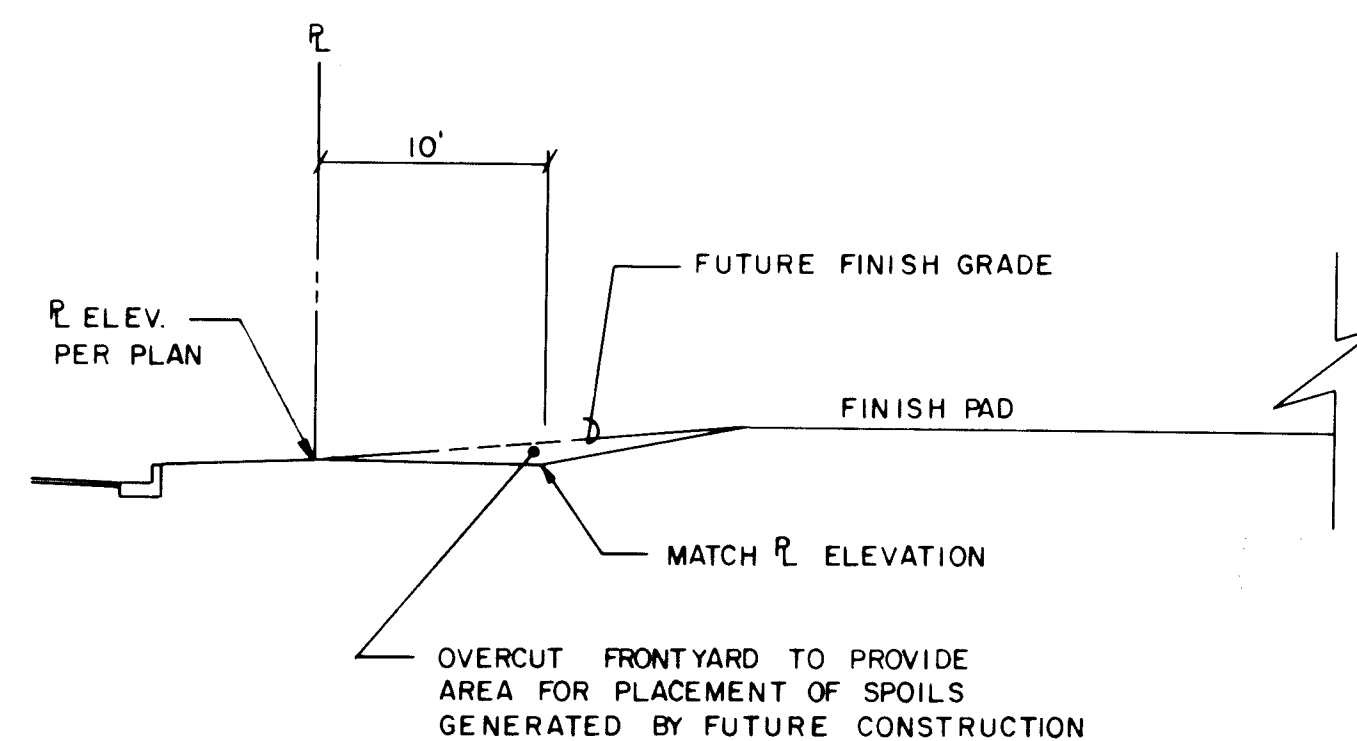
TYPICAL LOT GRADING DETAIL C



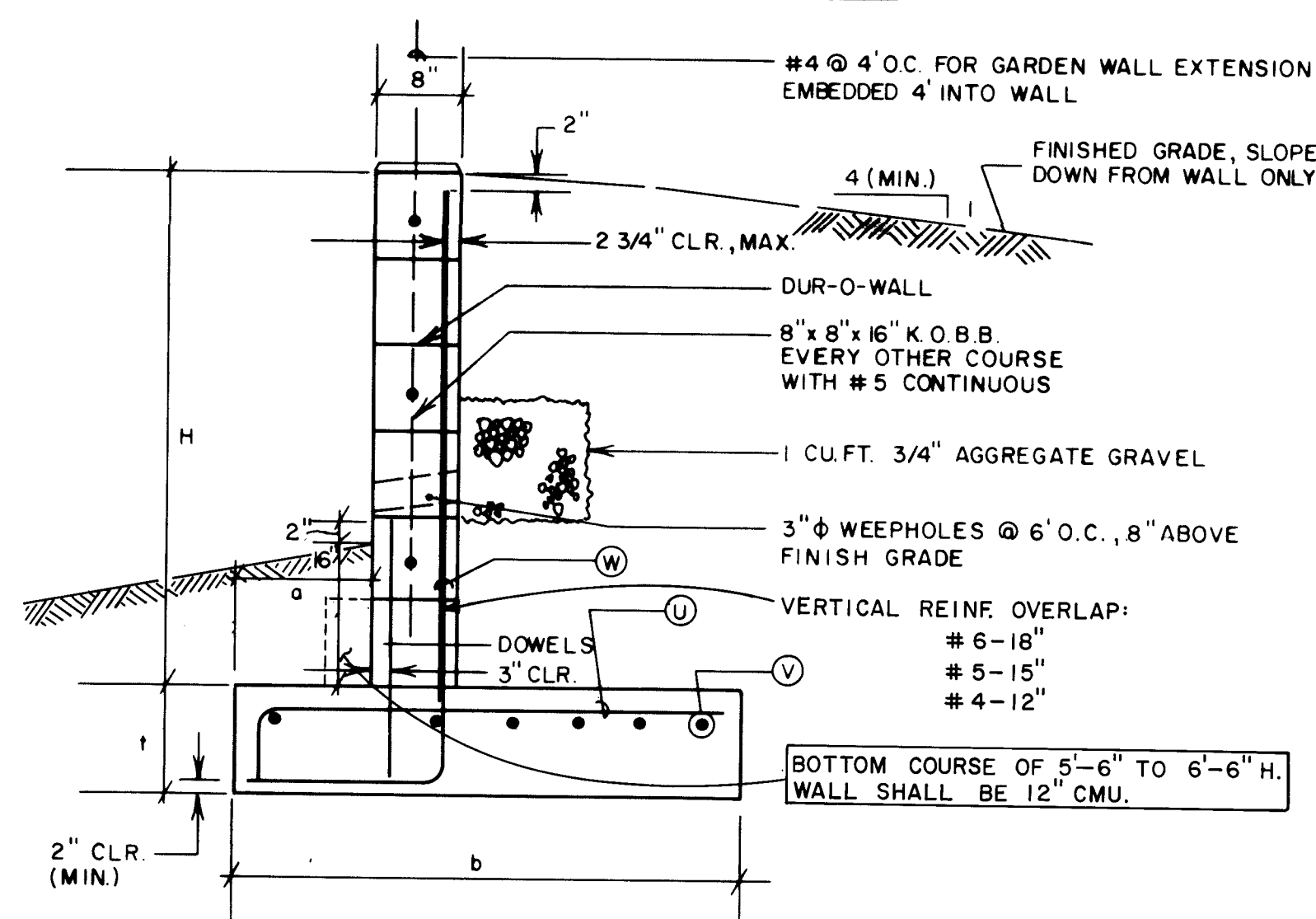
SIDEYARD GRADING DETAIL D



SIDEYARD GRADING AT RETAINING WALLS DETAIL E

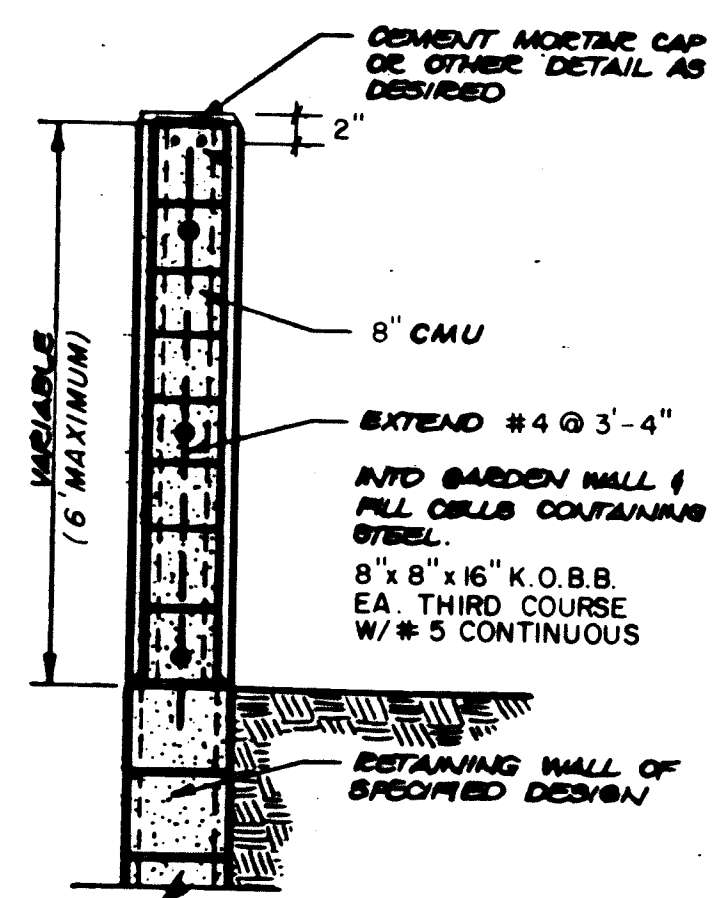


TYPICAL FRONTYARD GRADING DETAIL F

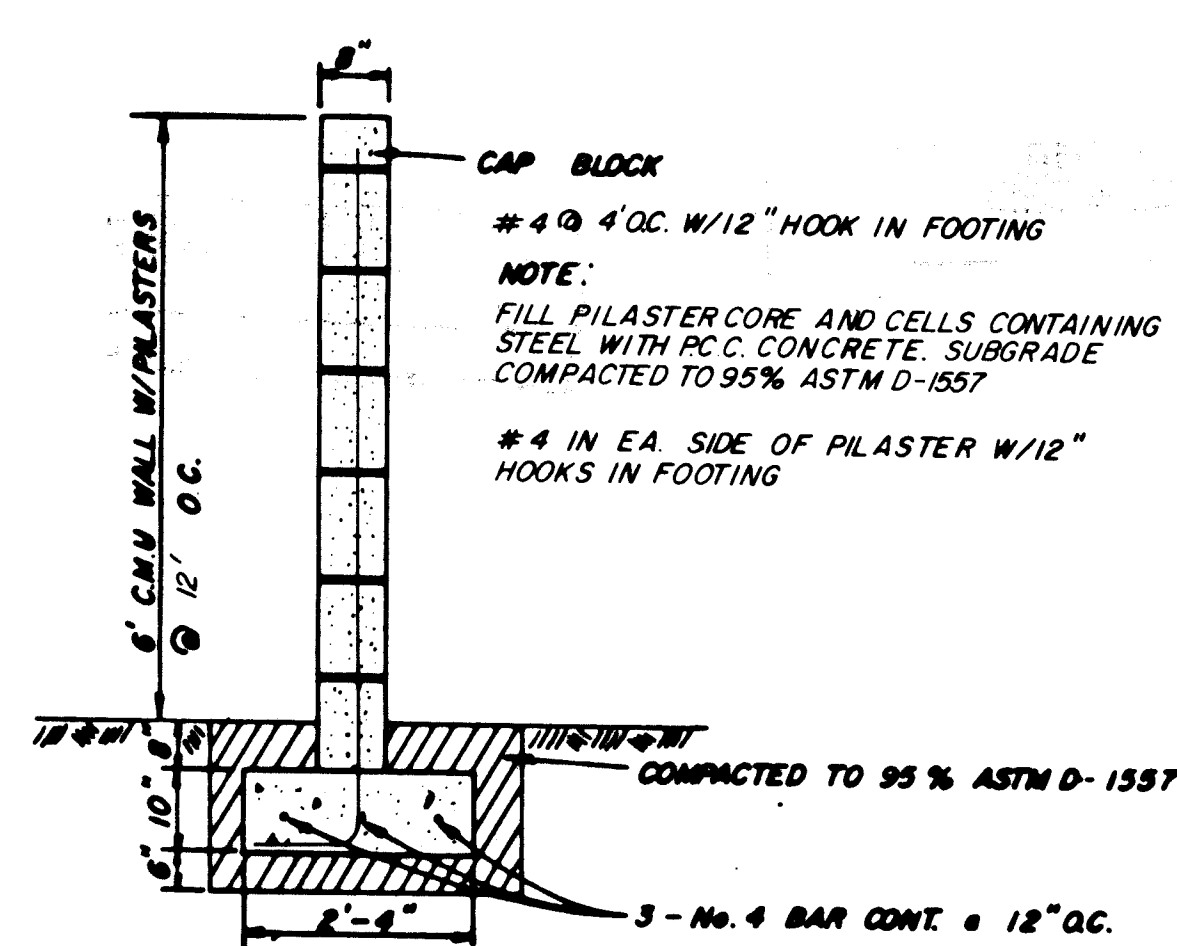


H	B	L	U	V	W	Dowels
1'-6" - 2'-6"	12" - 3'-4"	10"	#5@10"	#4@12"	#5@8"	#4@24"
2'-6" - 3'-6"	12" - 3'-10"	10"	#5@8"	#4@12"	#5@8"	#4@16"
3'-6" - 4'-6"	12" - 4'-4"	10"	#5@6"	#4@10"	#5@8"	#4@16"
4'-6" - 5'-6"	12" - 4'-8"	10"	#5@6"	#4@10"	#5@8"	#4@16"
5'-6" - 6'-6"	15" - 5'-6"	12"	#5@6"	#4@8"	#6@8"	#4@8"

CMU RETAINING WALL DETAIL "G"



GARDEN WALL EXTENSION DETAIL H



CMU WALL DETAIL J

- GENERAL NOTES FOR RETAINING WALL**
- REINFORCE CLEARANCE IN ALL CMU = 2-3/4" MAX.
 - REINFORCE CLEARANCE IN ALL CONCRETE = 2" MIN.
 - REINFORCE STEEL YIELD STRENGTH = 60 KSI.
 - CONCRETE COMP. STRENGTH @ 28 DAYS = 4000 PSI.
 - 1/2" FELT EXPANSION JOINT TO BE PROVIDED EVERY 16 FT. IN CMU AND CONCRETE AND AT TRANSITIONS IN SECTIONS.
 - USE DOWEL-BAR 9 GA. BARS EVERY OTHER COURSE.
 - ALL CMU CELLS SHALL BE FILLED WITH CONCRETE.
 - ALL FOOTING CONSTRUCTION SHALL BE 95% MODIFIED PROCTOR PER ASTM D-1557.
 - TWO (2) WORKING DAYS BEFORE CONSTRUCTION, CONTRACTOR SHALL NOTIFY LINE LOCATION SERVICE, 765-1234, FOR UTILITY LOCATIONS. CONTRACTOR SHALL COORDINATE ANY ADJUSTMENTS TO UTILITIES WITH THE UTILITIES COMPANIES.
 - KNOCK OUT BOML BEAMS TO BE INSTALLED EVERY OTHER COURSE.
 - MOISTURE BARRIER COATING SHALL BE APPLIED TO ALL BURIED CMU SURFACES.
 - WALLS DESIGNED FOR LEVEL BACKFILL ONLY.
 - BACK FILLING AGAINST REINFORCED CONCRETE MASONRY RETAINING WALL SHOULD NOT BE PERMITTED UNTIL AT LEAST 7 DAYS AFTER PLACING THE CORE FILL CONCRETE OR GROUT. WHEN HEAVY EQUIPMENT IS USED IN BACK FILLING WALLS DESIGNED TO RESIST EARTH PRESSURE ONLY, SUCH EQUIPMENT SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL. CARE SHOULD ALSO BE TAKEN TO AVOID EXERTING LARGE IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		THE STATION IS LOCATED 9 MILES NORTHEAST OF ALBUQUERQUE, TO REACH THE STATION FROM THE INTERSECTION OF ALBUQUERQUE BLVD. AND LOS ANGELES DRIVE, GO EAST ON LOS ANGELES DRIVE 1.0 MILES TO BARSTON ST., THEN NORTH ON BARSTON ST. 1.0 MILES TO ALAMEDA AVE. THE STATION IS LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "1-5228", SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE GROUND. MSL ELEVATION = 5474.53'.		CONTRACTOR: BRASHER ENGINEERING INC. INSPECTOR'S NAME: ALC DATE: 4-92		MICRO-FILM INFORMATION DATE: 4-92 RECORDED BY: DL	
		NO. 1 DATE 4-92 TOPOGRAPHIC SURVEY BY THOMAS R. MANN & ASSOC.		NO. 1 DATE 4-92 REMARKS DESIGN		NO. 1 DATE 4-92 DESIGNED BY DL DRAWN BY TS DW CHECKED BY DL	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP TITLE: NOR ESTE MANOR BLOCK F AND TRACT B-1 GRADING DETAILS							
APPROVALS D.R.C. Chairman: B. J. [Signature] 5-27-93 Transportation: [Signature] 5-26-93 Hydrology: [Signature] 5-27-93		ENGINEER DATE: 5-27-93 Water: [Signature] 5-15-93 Wastewater: [Signature]		DATE: 5-27-93		SHEET 14 OF 14	
DRAWING NO. 3355.91		MAP NO. C-19		SHEET 14 OF 14			