

CONSTRUCTION PLANS FOR

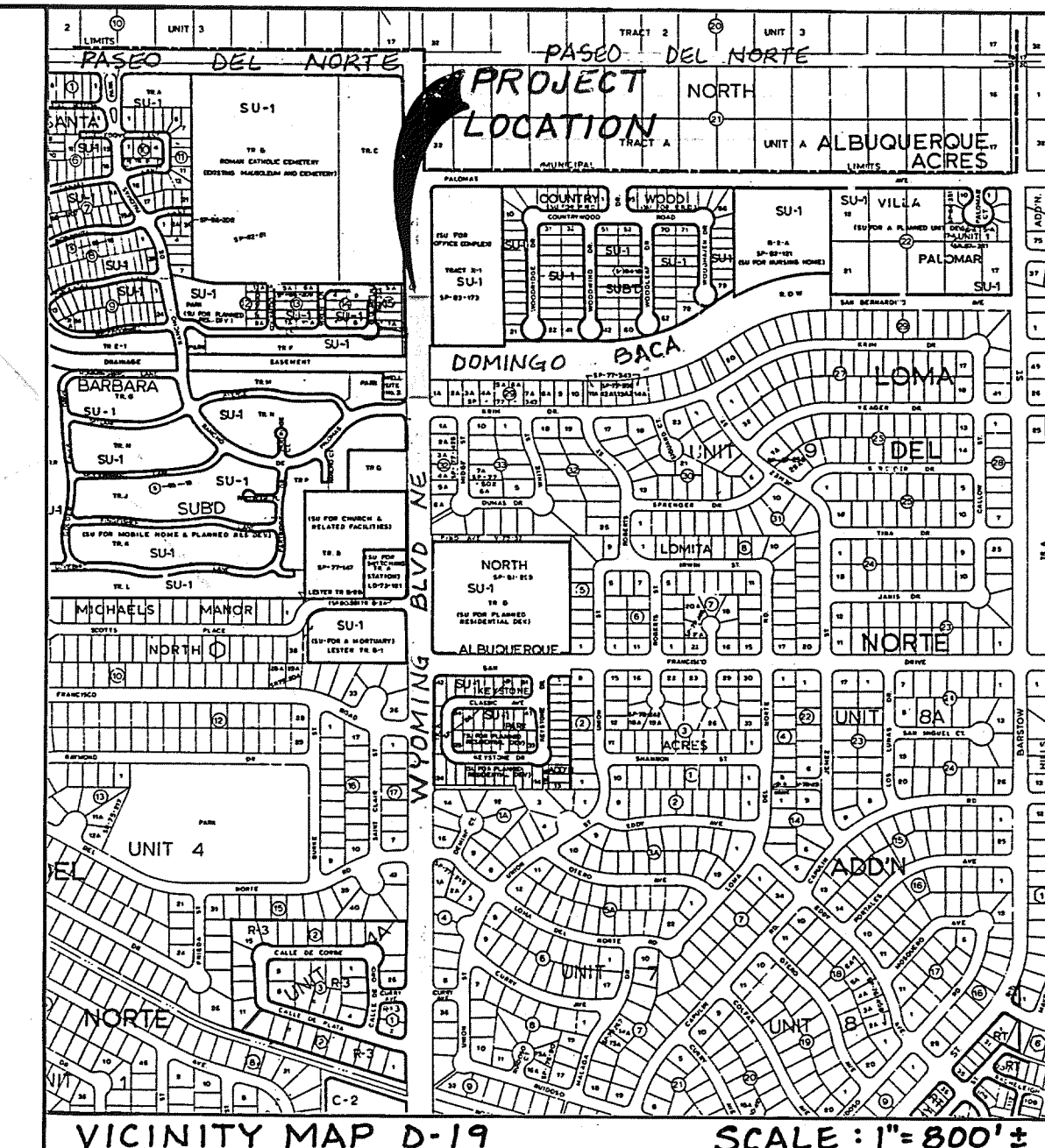
WYOMING BLVD. TURNBAY AT WHIPPOORWILL LN.

(SANTA BARBARA SUBDIVISION)

PAVING IMPROVEMENTS

INDEX

COVER SHEET	1
PLAT	2
DRAINAGE PLAN	2A
WYOMING TURNBAY	3
WHIPPOORWILL EXTENSION	4



- GENERAL NOTES:**
1. 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.
 2. Two working days prior to any excavation, the contractor must contact New Mexico One Call, 260-1990, for location of existing utilities.
 3. 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.
 4. All Work on this project shall be performed in accordance with applicable Federal, State and Local laws, rules and regulations concerning safety and health.
 5. Contractor shall maintain access to adjacent properties during construction.
 6. 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.
 7. It shall be the contractor's responsibility to protect and maintain in service all existing utilities.
 8. 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.
 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. 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.
 11. 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.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 9-1-92

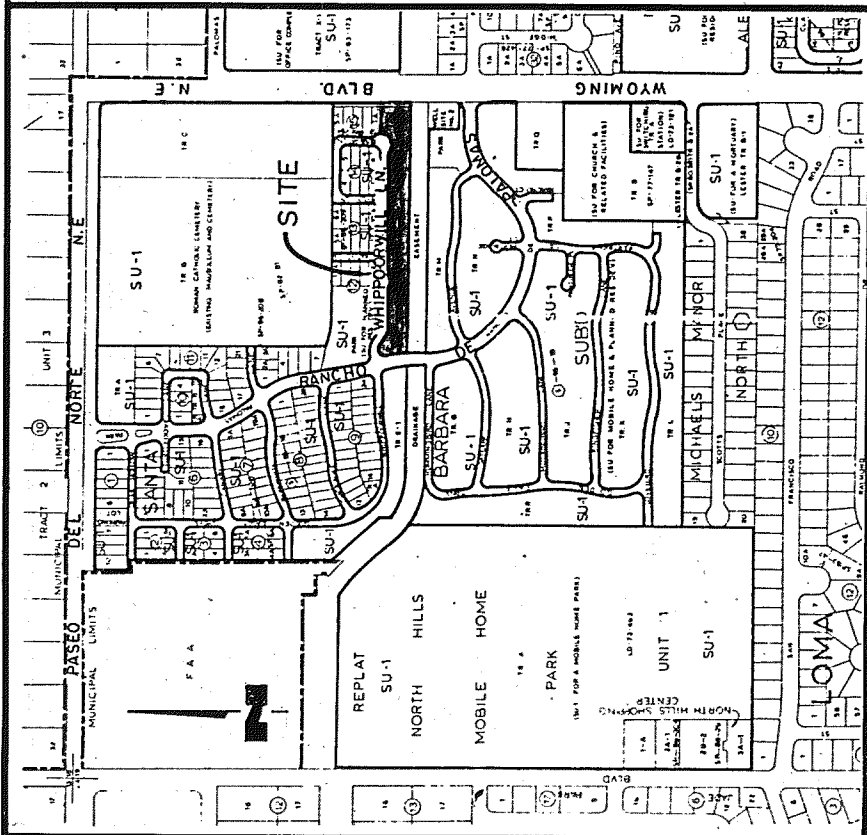
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	43	60	90	00	19	92								

RECORD DRAWING

This drawing as modified shows improvements as constructed. These modifications have been made using information and measurements obtained by Doug Smith surveying, the Contractor and City Inspector. 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.

[Signature] 8-19-92
Paul Brasher, P.E. 7282 Date

REV.	SHEETS	CITY	ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS										
ENGINEERS SEAL					BRASHER ENGINEERING INC. 11930 MENAUL N.E. SUITE 111 ALBUQUERQUE, NEW MEXICO 87112 (505) 296-0422			APPROVED FOR CONSTRUCTION <i>[Signature]</i> 12-19-91 C.E.		
PROJECT NUMBER					4360.90			SHEET 1 OF 4		



VICINITY MAP (N.T.S.)
TALOS NO. 91060610440116

- SUBDIVISION DATA**
1. DBS No. 90-0310
 2. Zone Atlas Index No. D-19
 3. Gross Subdivision Acres 2.1824
 4. Total Number of Lots created 21
 5. Total Mileage of Private Roads created 0.0208
 6. Talos No. 91060610440116

- NOTES:**
1. Basis for Bearings: Santa Barbara Sub. filed July 24, 1986, Volume C-31, Folio 21.
 2. Distances are ground distances.
 3. Boundary corners set, stamped "7002" lot corners to be set within one year of plat approval.
 4. Bearings are grid
 5. Plat shows all easements of record
- DISCLOSURE STATEMENT:** The purpose of this plat is to subdivide Tract P-1 and a Private Park (Lot 15), to grant a buffer zone (Lot A, blk 15), to grant a 7' utility easement, and to vacate portions of Whippoorwill Lane and Blue Jay Lane as shown hereon.

PUBLIC UTILITY EASEMENTS: PUBLIC UTILITY EASEMENTS shown on this plat are as shown and for the common and joint use 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 necessary to provide electric service to the area shown hereon.
2. The City of Albuquerque for the installation, maintenance, and service of all buried and aerial communication lines, including but not limited to above ground pedestals and closures, and any other equipment, fixtures, structures and related facilities necessary to provide communication services, including but not limited to cable television, telephone, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service, and service included is the right to build, rebuild, reconstruct, 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 electric 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 (aboveground or subsurface), tower, concrete or wood post, deck, or other structure shall be erected or constructed on said easements nor shall any other structure be erected or constructed on said easements for the purpose of erecting or constructing a National Electrical Safety Code caused by construction of poles, decking, or structures adjacent to, within or near easements shown on this plat.

LEGAL DESCRIPTION: A certain tract of land situated within the Alena Calleses Grant in projected Section 19, Township 11 North, Range 4 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being a replat of Lot 1-A, Block 15, Tract P-1, SANTA BARBARA SUBDIVISION, as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 24, 1986 in Volume C-31, Folio 21 and a Private Park as the same is shown and designated on the plat of SANTA BARBARA SUBDIVISION filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 10, 1986 in Volume C-29, Folio 85, and being more particularly described as follows: Beginning at the Northeast corner of the tract shown hereon, being the Northeast corner of Lot 1-A, Block 15 of SANTA BARBARA SUBDIVISION and a point on the West-ly Right-of-Way line of the said Santa Barbara Subdivision, thence S. 00 deg. 08' 23" W., 151.02 feet to the Southeast corner of said Tract P-1, said corner being a point on the West-ly Right-of-Way line of the Dominga Baca Arroyo; thence N. 89 deg. 54' 17" W., 940.01 feet west corner of a Private Park and a point on the Easterly Right-of-Way line of Rancho de Palomas, N.E. and being a point of curve; thence 90.59 feet distance along a curve to the left, having a radius of 357.54 feet, a central angle of 14 deg. 08' 15" and a chord bearing and distance of N. 05 deg. 28' 09" W., 30.45 feet distance along the Easterly Right-of-Way line of Rancho de Palomas, N.E. and being a point of curve; thence 112 deg. 16' 29" and a chord bearing and distance of S. 05 deg. 05' 43" E., 65.74 feet distance along the Easterly Right-of-Way line of Rancho de Palomas, N.E. and being a point of curve; thence 46.20 feet distance along a curve to the right, having a radius of 163.38 feet, a central angle of 15 deg. 44' 35" and a chord bearing and distance of S. 73 deg. 23' 49" E., 49.03 feet distance along the Easterly Right-of-Way line of Whippoorwill Lane, N.E. to a point of reverse curve; thence 49.81 feet distance along a curve to the left, having a radius of 122.74 feet, a central angle of 24 deg. 39' 09" and a chord bearing and distance of N. 05 deg. 17' 39" W., 39.09 feet distance along the Easterly Right-of-Way line of Whippoorwill Lane, N.E.; thence S. 89 deg. 40' 37" E., 728.57 feet distance along a curve to the left, having a radius of 40.00 feet, a central angle of 75 deg. 51' 09" and a chord bearing and distance of N. 05 deg. 52' 11" W., 49.72 feet distance to a point of reverse curve; thence 11.30 feet distance along a curve to the right, having a radius of 25.00 feet, a central angle of 25 deg. 54' 41" and a chord bearing and distance of N. 31 deg. 05' 58" W., 11.21 feet distance to the Northwest corner of Lot 1-A, Block 15; thence S. 89 deg. 40' 37" E., 107.73 feet distance on the Northerly boundary line of Lot 1-A to the Northeast corner of Lot 1-A, Block 15 and point of beginning and containing 2.1824 acres, more or less.

FREE CONSENT AND DEDICATION:
The Subdivision of land herein described is with the free consent and in accordance with the desire of the undersigned owners and proprietors thereof. Except in those instances where additional land is specifically dedicated to the City of Albuquerque by the filing of this plat, no portion of the land is designated for public use. All land shown hereon (whether designated as a street, lane, place, court or drive) are private ways. Water line easements noted as being for the City of Albuquerque are for the exclusive use by the City of Albuquerque for placement and maintenance of such water lines. All other water lines and all sewer lines are privately owned and are within private utility easements for gas, telephone, power and cable television subsurface utilities are owned and maintained by the utility company.

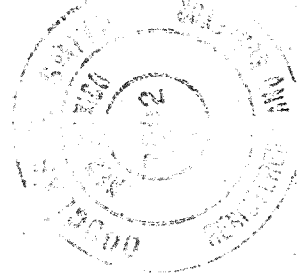
FOR PARTNERSHIP
PABCO BUILDERS, INC.
GENERAL PARTNER
[Signature]
ALLAN BOYAR, PRESIDENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me on this 22nd day of July, 1991, by Allan Boyar, General Partner of PABCO Builders, Inc., a Corporation Sole.
My Commission expires 7/22/94
NOTARY PUBLIC

FOR PARTNERSHIP
ROMAN CATHOLIC CHURCH
ARCHDIOCESE OF SANTA FE
A CORPORATION SOLE
[Signature]
ROBERT F. SANCHEZ, PRESIDENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me on this 22nd day of July, 1991, by Robert F. Sanchez, Archbishop of the Roman Catholic Church, Archdiocese of Santa Fe, a Corporation Sole.
My Commission expires 7/16/96
NOTARY PUBLIC

PLAT OF
LOTS 1 THRU 20 INCLUSIVE, BLOCK 16
OF LOT A, BLOCK 15
SANTA BARBARA SUBDIVISION
BEING A REPLAT OF TRACT P-1, PRIVATE PARK, LOT 1A, BLOCK 15
WITHIN PROJECTED SEC. 19, T. 11 N., R. 4 E., N.M.P.M.
JUNE - 1991

APPROVALS

PLAT NO.	DATE
TRAFFIC ENGINEER	DATE
PARKS AND RECREATION	DATE
CITY SURVEYOR	110591
WATER RESOURCES	DATE
PROPERTY MANAGEMENT	DATE
A.M.A.P.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER	DATE



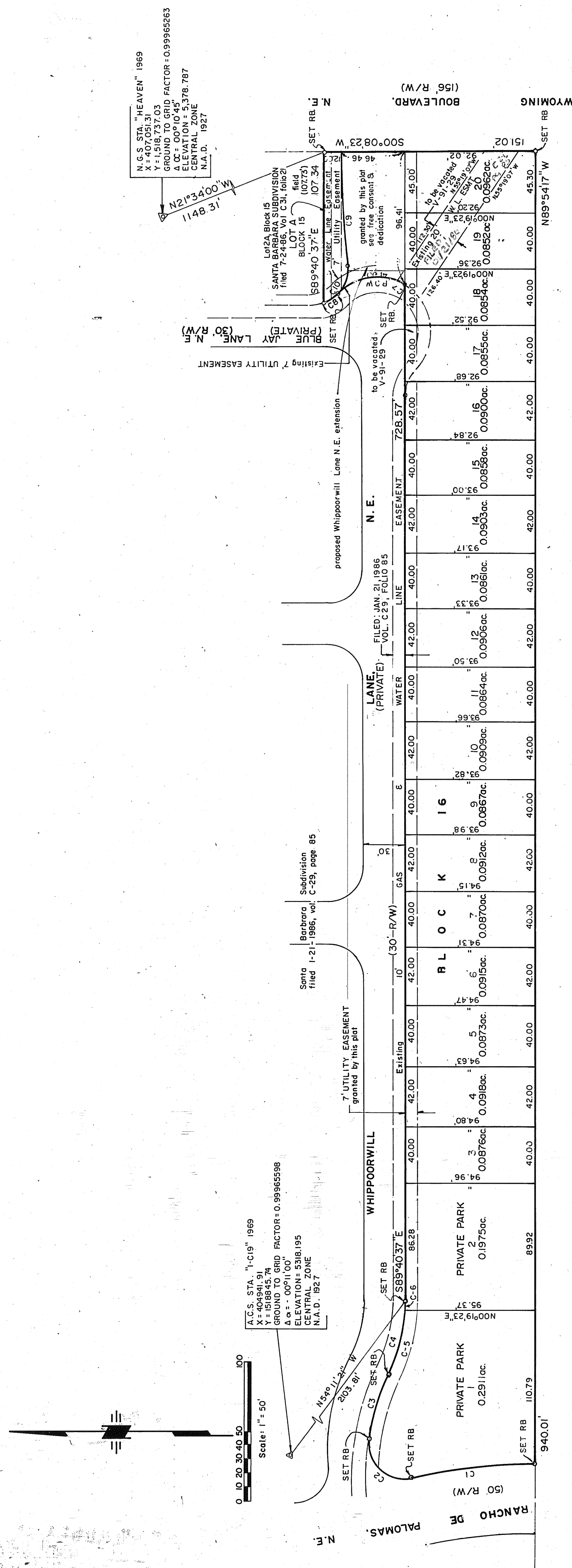
SURVEYOR'S CERTIFICATION:
I, Douglas H. Smith, a Registered Professional Surveyor under the laws of the State of New Mexico, hereby certify that this plat was prepared from field notes of an actual ground survey meeting the minimum requirements of the Albuquerque Subdivision Ordinance, includes all easements shown on the plat of record and is true and correct to the best of my belief and knowledge.

Douglas H. Smith, N.M.P.S. No. 7002

SHEET 1 OF 2

DOUGLAS H. SMITH, LAND SURVEYING
2130 SAN MATEO BLVD., N.E. SUITE "E"
ALBUQUERQUE, NEW MEXICO 87110
(505) 255 - 5577

PLAT OF
LOTS 1 THRU 20 INCLUSIVE, BLOCK 16
OF LOT A, BLOCK 15
SANTA BARBARA SUBDIVISION
BEING A REPLAT OF TRACT P-1, PRIVATE PARK, LOT 1A, BLOCK 15
WITHIN PROJECTED SEC. 19, T. 11 N., R. 4 E., N.M.P.M.
JUNE - 1991



DOMINGO

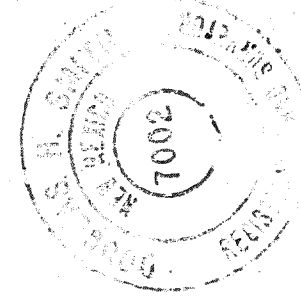
CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
1	30.69	142° 08' 15"	367.54	N 06° 58' 24" W	30.46
2	48.99	112° 16' 29"	25.00	N 42° 03' 43" E	41.52
3	49.20	165° 44' 35"	168.38	S 73° 23' 46" E	49.03
4	32.17	222° 37' 09"	122.74	S 76° 03' 03" E	32.40
5	3.84	0° 41' 59"	122.74	S 88° 49' 39" E	3.84
6	53.65	76° 51' 05"	40.00	N 03° 52' 11" W	49.72
7	11.30	25° 54' 41"	25.00	N 31° 05' 58" W	11.21
8	81.60	05° 42' 20"	803.00	N 87° 13' 53" W	81.56
10	33.83	77° 32' 20"	25.00	N 56° 54' 43" W	31.31

BACA
(70 R/W)

ARROYO

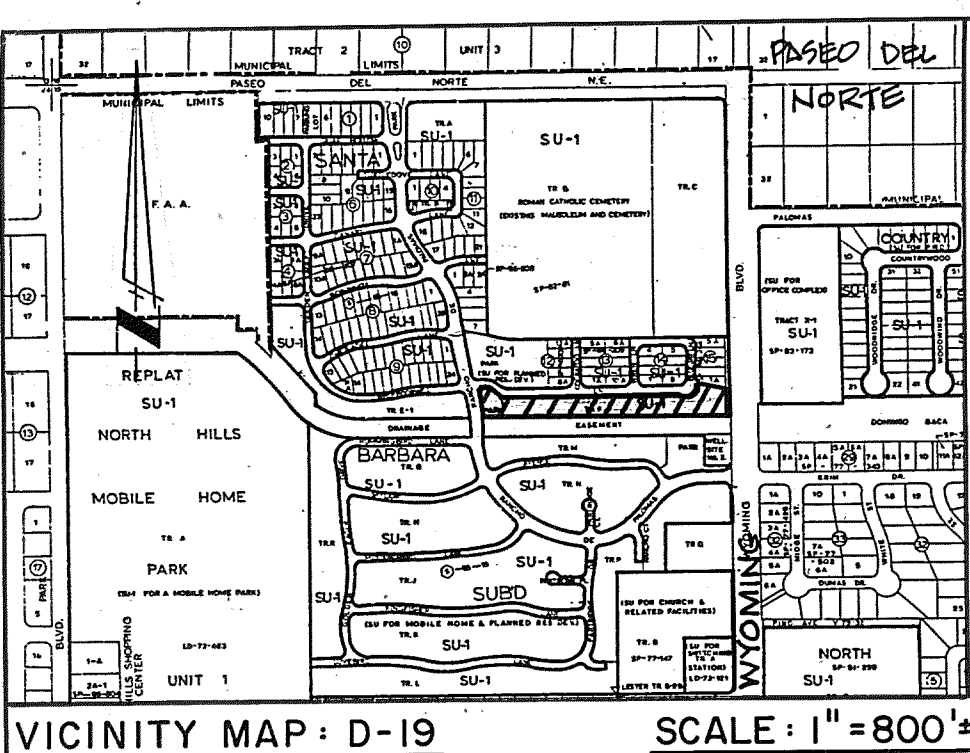
PROJECT NO. 4360.90

SHT 2 OF 4



SHEET 2 OF 2

DOUGLAS H. SMITH, LAND SURVEYING
2130 SAN MATEO BLVD., N.E. SUITE "E"
ALBUQUERQUE, NEW MEXICO 87110
(505) 255 - 5577

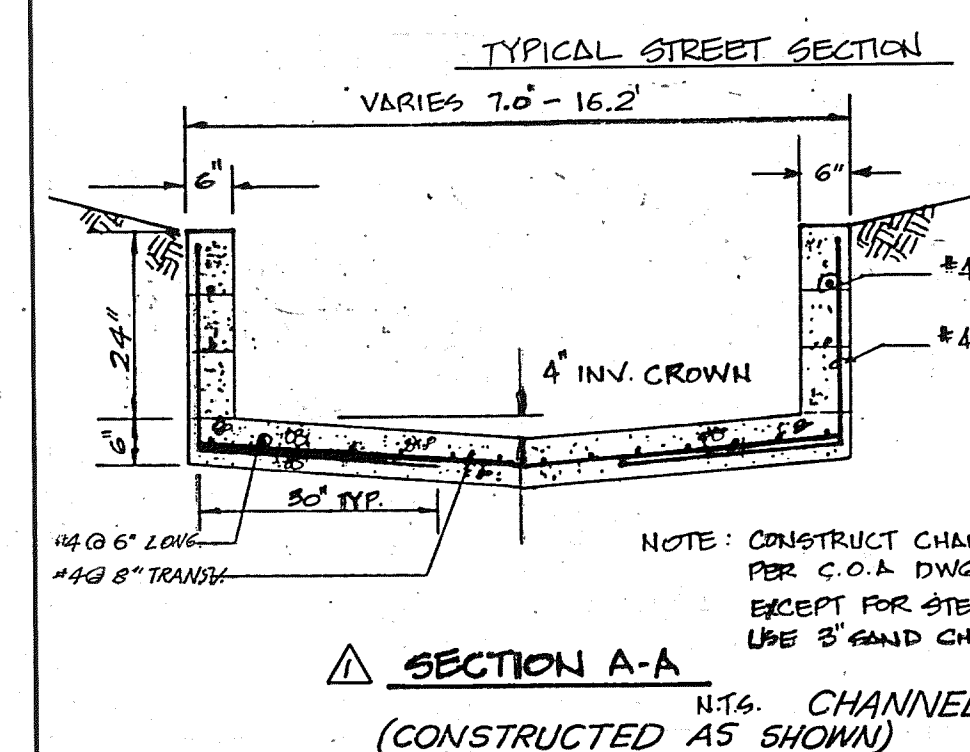
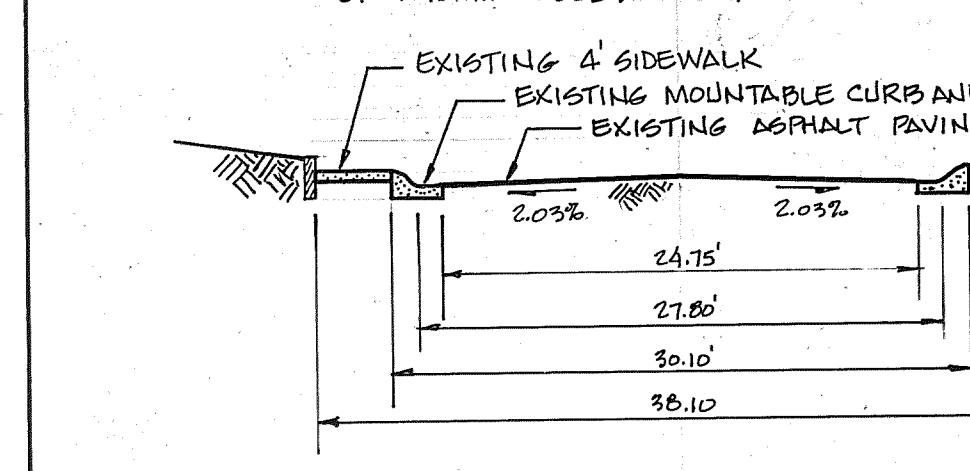


VICINITY MAP: D-19 SCALE: 1"=800'

- LEGEND**
- DRAINAGE BASIN BOUNDARY
 - +85.02 EXISTING SPOT ELEVATION
 - +89.00 PROPOSED SPOT ELEVATION
 - +89.00 AS BUILT SPOT ELEVATION
 - EXISTING MANHOLE
 - WATER BLOCK
 - △ ANALYSIS POINT
 - EARTH RETAINING STRUCTURES
 - ④ DRAINAGE AREA SUBBASIN

NOTES:

1. HYDROLOGY CRIT. BASED ON DPM VOL.2 SECTION 22.2, AS AMENDED, DRAFT DATED JUNE, 1991
2. FIELD SURVEYS PROVIDED BY DOUGLAS SMITH, P.E.
3. MAX. PAD DIMENSION: 30' x 50'
4. DOMINGO BACK CONC. CHANNEL:
BOTTOM WIDTH = 10'
SIDESLOPES = 2:1
DEPTH = 7.6'
5. UTILITY FEATURES NOT SHOWN FOR CLARITY
6. NEW CURB RETURNS AT WYOMING AND WHIPPOORWILL SHALL BE CITY STD. CURB AND GUTTER. BEGIN TRANSITION TO PRIVATE MOUNTABLE CURB AND GUTTER AT P.C. ON WHIPPOORWILL.
7. WYOMING MEDIAN OPENINGS SHALL BE SEPARATE C.O.A. WORK ORDER
8. PROPERTY COVERED BY DRAINAGE PLAN:
REPLAT OF TRACT F-1; PRIVATE PARK; LOT 1A, BLOCK 15, SANTA BARBARA SUBDIVISION; (LOTS 1-20, BLOCK 16)
9. PROJECT BENCHMARK: STATION "HEAVEN" ON PASEO DEL NORTE C15 MILES, WEST OF WYOMING. ELEV. = 5978.781 MSL



The following items concerning the drainage of existing Santa Barbara Subdivision Tract A, Blocks 12, 13, 14, 15, Tract F, and the eastern most portion of Tract E-1 are contained herein:

1. Vicinity Map.
2. Existing spot elevations.
3. Current platting and proposed platting of the portion of Tract F-1.
4. Calculations.
5. Proposed drainage outfall plan.

As shown on the Vicinity Map, the site is located west of Wyoming Blvd., south of Paseo del Norte, north of the recently-constructed Domingo Back Arroyo. The site is a platting subdivision zoned R-1 for Planned Residential Development. The streets have been completely constructed of asphalt with curbs and gutter and sidewalks, and are generally 30' in width between flowlines. All streets and utilities are privately owned with the exception of the waterline in Rancho de Palomas. Most lots have been built on with single family residences. The remaining lots have been rough-graded. The site is presently being replatted to create lots in Tracts A and E-1, and to provide for the extension of Whippoorwill east from Blue Jay Lane connecting it to Wyoming. This drawing reflects these platting efforts. The Wyoming connection curb cut has been granted by the city and is presently under construction.

The site drains from east to west at approximately 3% slope to the intersection of existing Rancho de Palomas and Whippoorwill. Flows then drain south to the Domingo Back Arroyo within Rancho de Palomas under a drainage plan prepared by Denver-Ribbs-McLean & Assoc., in 1987. Platting currently in progress will eliminate the Rancho de Palomas right-of-way, but provide in its place a 20' wide easement for a channel, culvert, or bridge.

Runoff conveyed to the Domingo Back consists of what is generated onsite, plus a small offsite contribution from undeveloped lands to the north, as shown. The site is protected from off-site runoff by the grading of existing Wyoming, a 12" water block to be constructed on Whippoorwill at Wyoming, the arroyo channel on the south, and the reverse gradients of Whippoorwill west of Rancho de Palomas, and Rancho de Palomas north of Whippoorwill. The plan is divided into subbasins to determine flow rates at specific analysis points. This plan provides for the installation of a 3' curb at the back of the sidewalk where indicated to ensure that flows remain confined to the roadway section.

Drainage south on Cockatoo, Wren, and Blue Jay Lanes will be intercepted by flows in Whippoorwill. The flows in these streets are shallow at low velocity and are not expected to cross Whippoorwill. The lots on the south side of Whippoorwill are protected by the existing curb and future installation of the sidewalk curb.

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TREATMENT

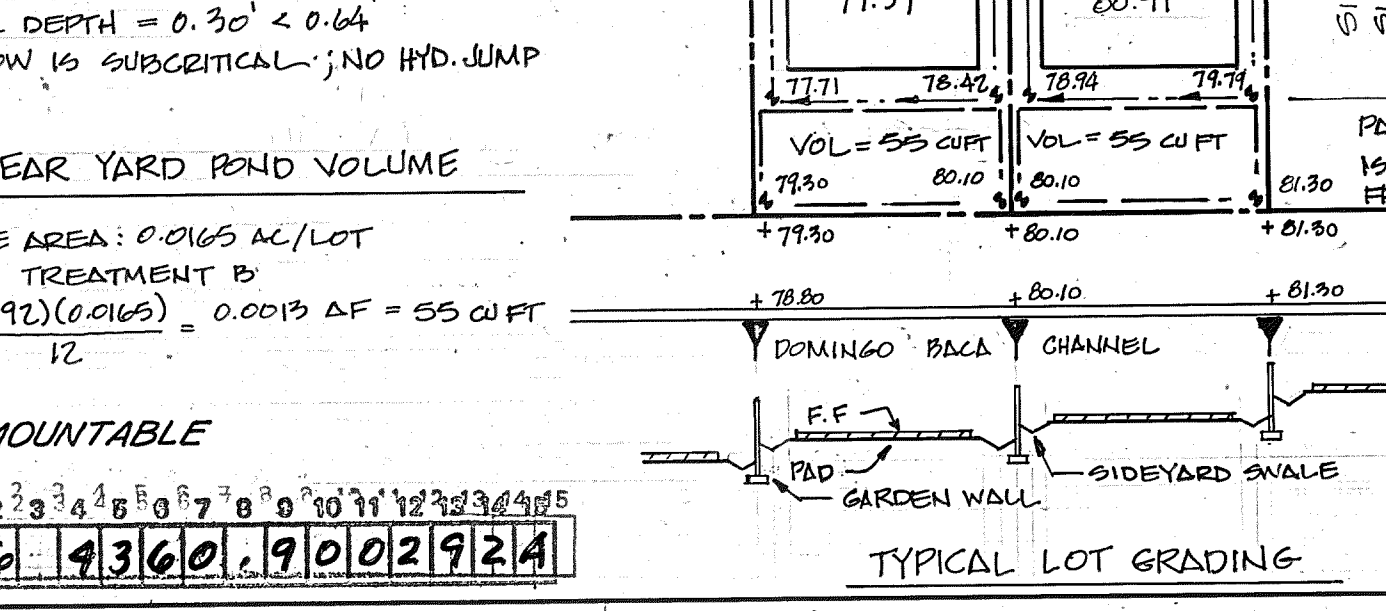
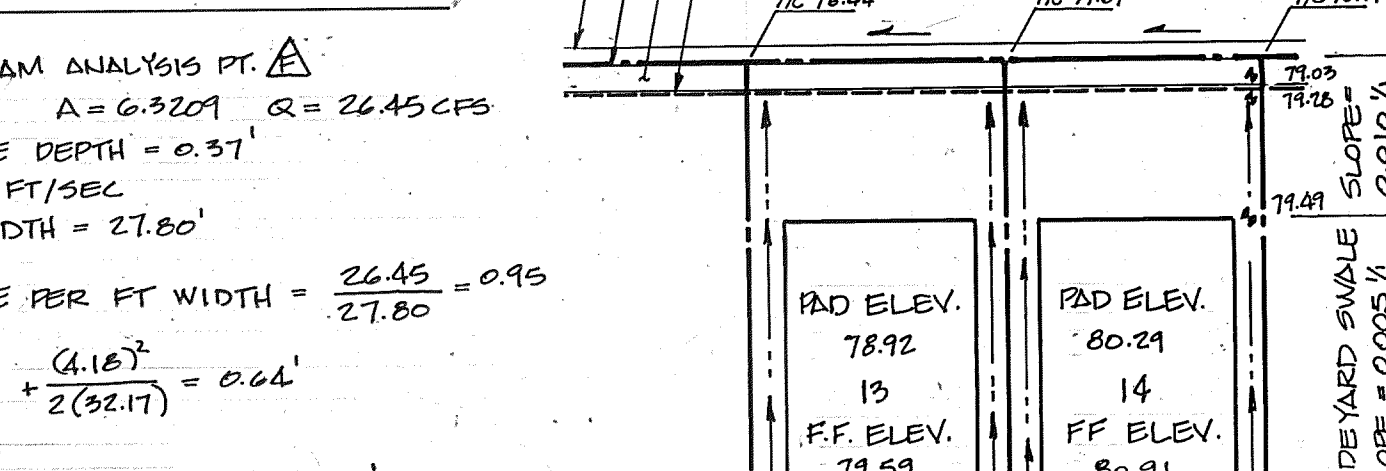
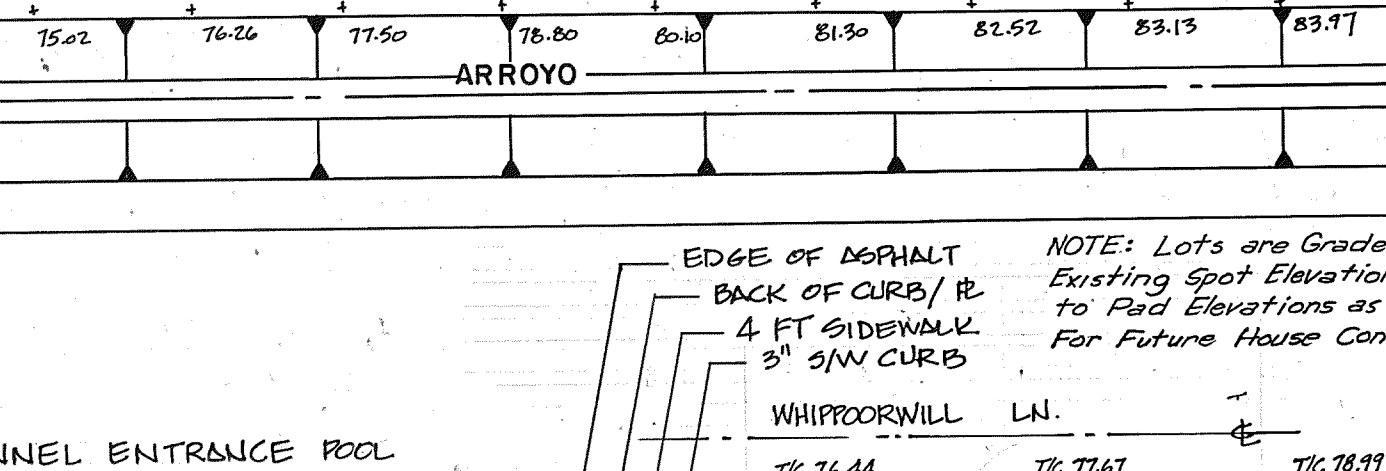
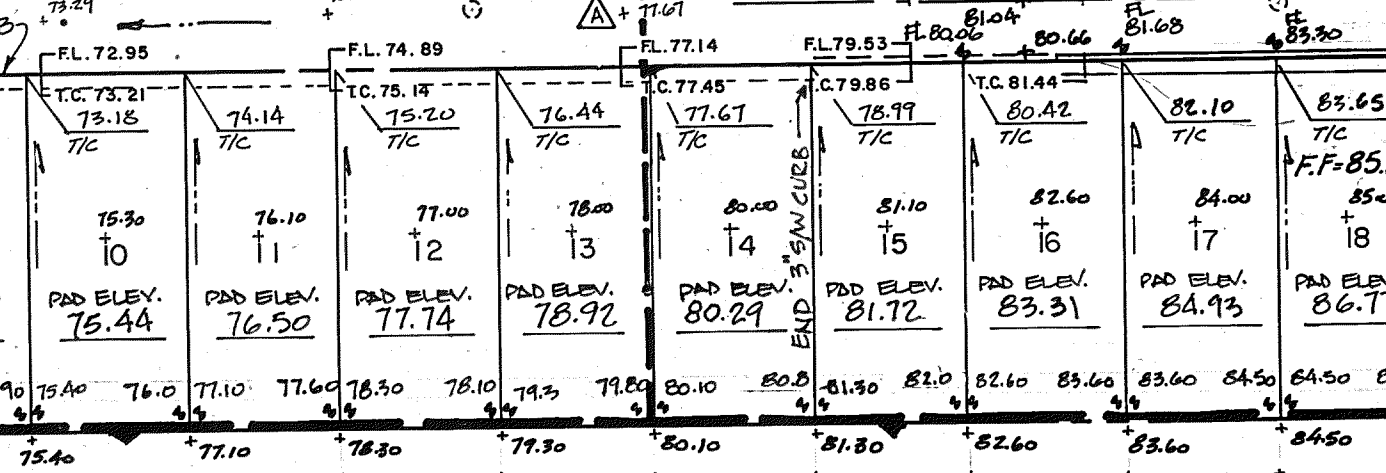
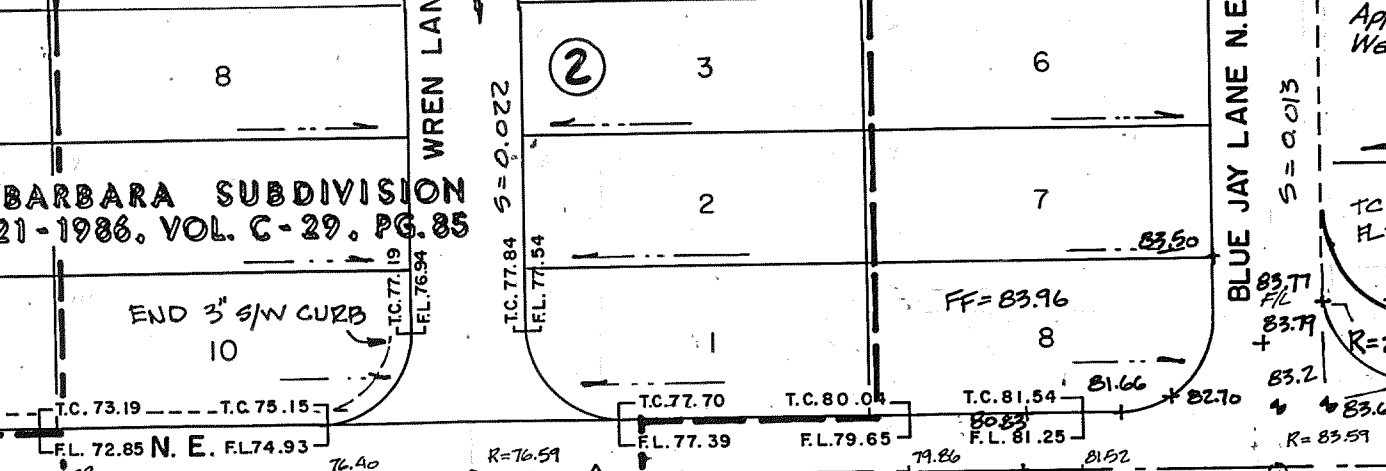
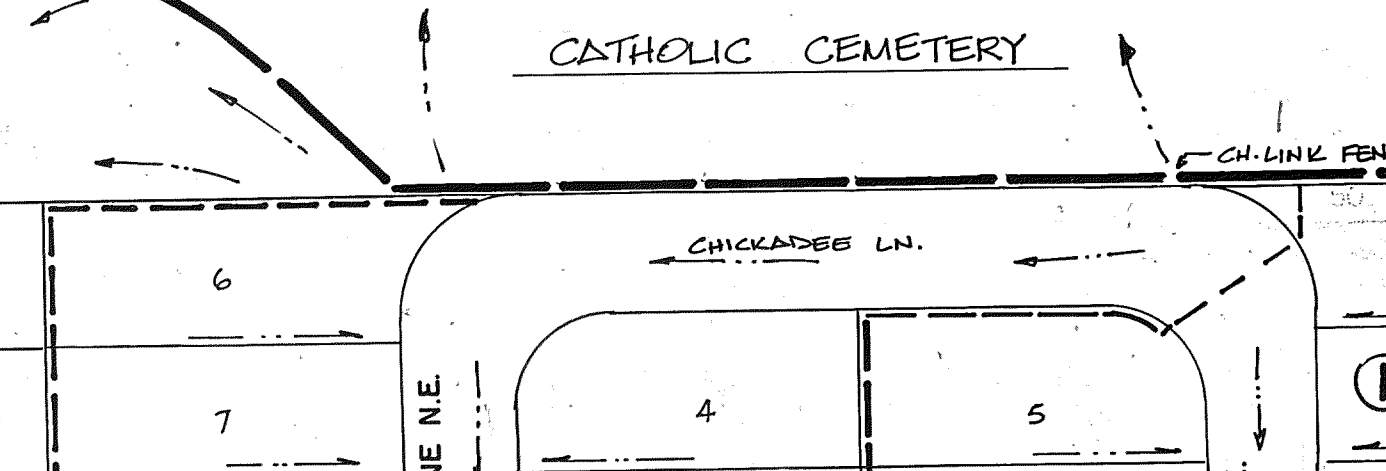
CRITERIA	A	B	C	D
INITIAL ABSTR. (in.) (TABLE 6)	0.65	0.50	0.35	0.10
INFILTRATION (in./hr.) (TABLE 7)	1.67	1.25	0.83	0.04
EXCESS PRECIP. - GHR, E, ZONE 3 (TABLE 8)	0.66	0.92	1.29	2.36
RATIONAL C, ZONE 3 (TABLE 11)	0.35	0.48	0.64	0.93
RATIONAL I, (in./hr. E t=12) (TABLE 10)	5.38	5.38	5.38	5.38
PEAK DISCH. (cfs/acre.) (TABLE 9)	1.87	2.60	3.45	5.02

SUBBASIN DATA

SUBBASIN	AREA ac.	TREATMENT	HYDROLOGY	AREA ac.	HYDROLOGY
			WTD (in.)		WTD (in.)
1	1.639	-	0.270	0.334	1.905
2	1.624	-	0.253	0.313	1.058
3	1.532	0.285	0.216	0.268	0.261
4	0.415	-	0.038	0.223	0.041
5	0.581	-	0.040	0.381	0.160
6	0.546	-	0.250	0.236	0.060
7	0.259	-	0.107	0.107	0.045
8	0.923	-	0.244	0.259	0.420
9	0.282	-	0.046	0.057	0.179

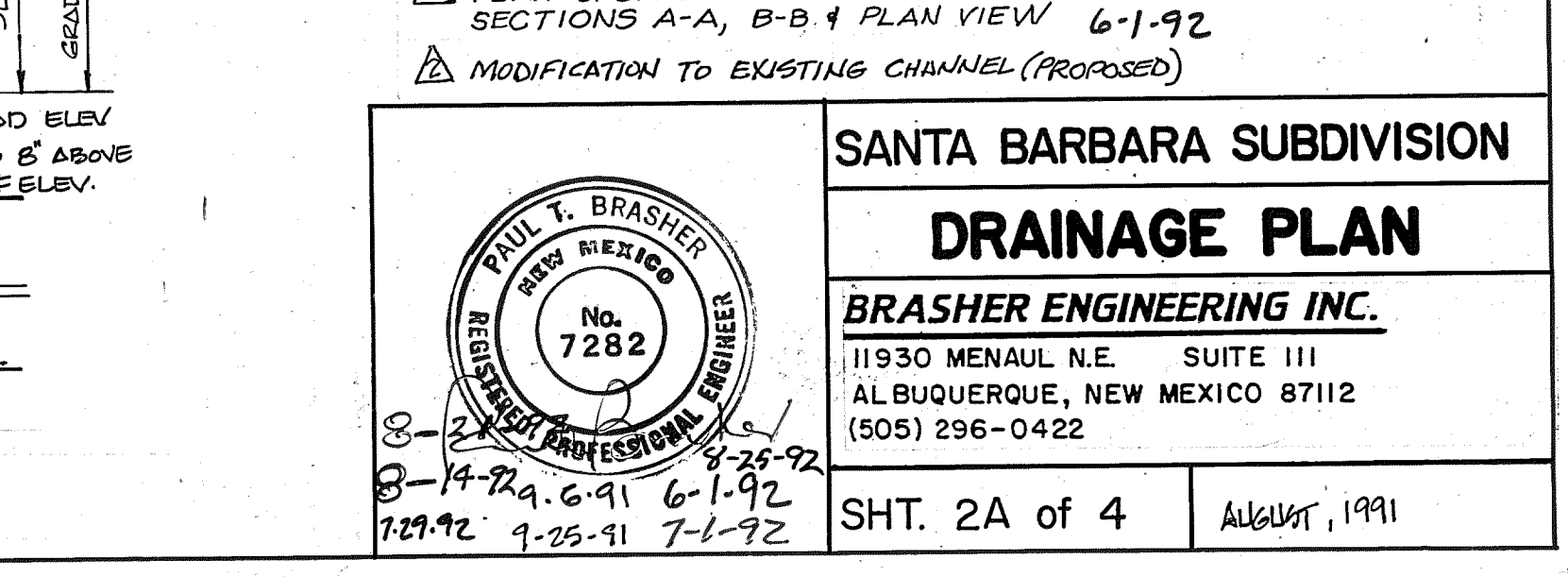
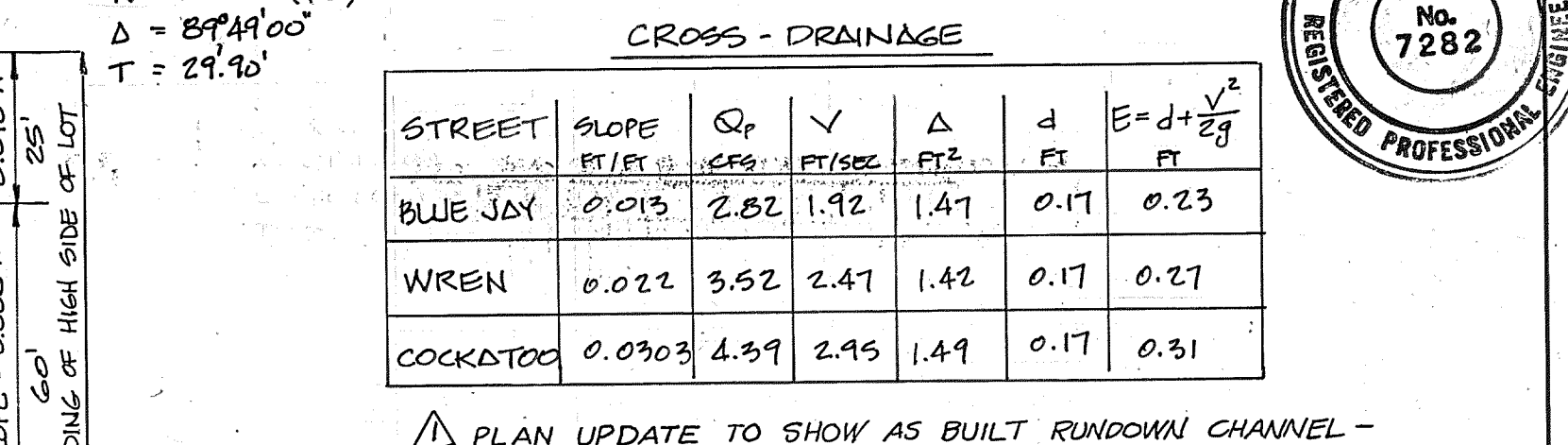
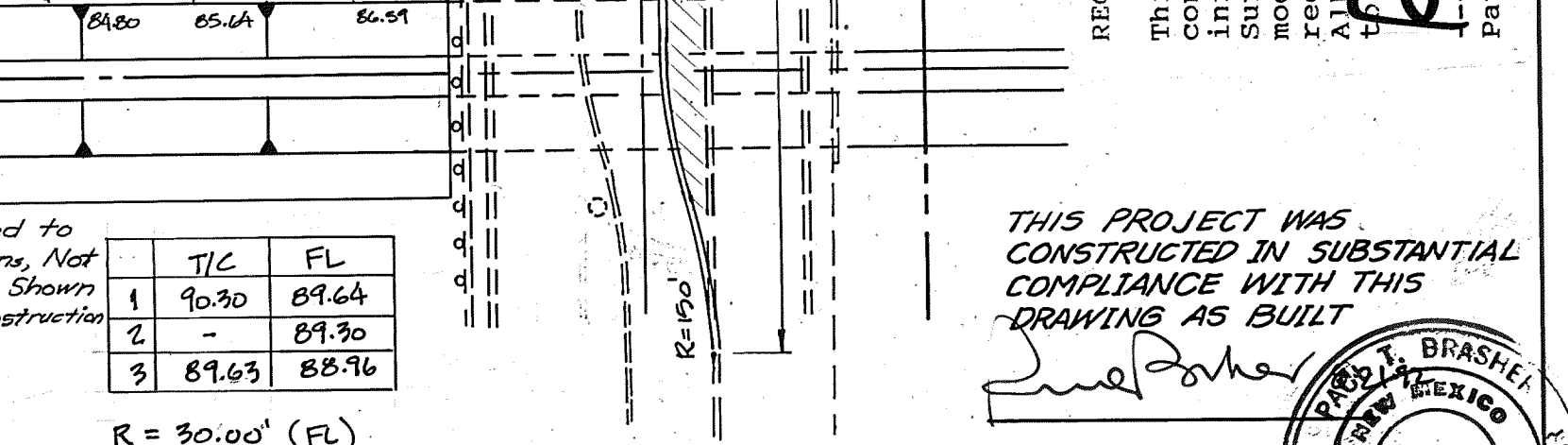
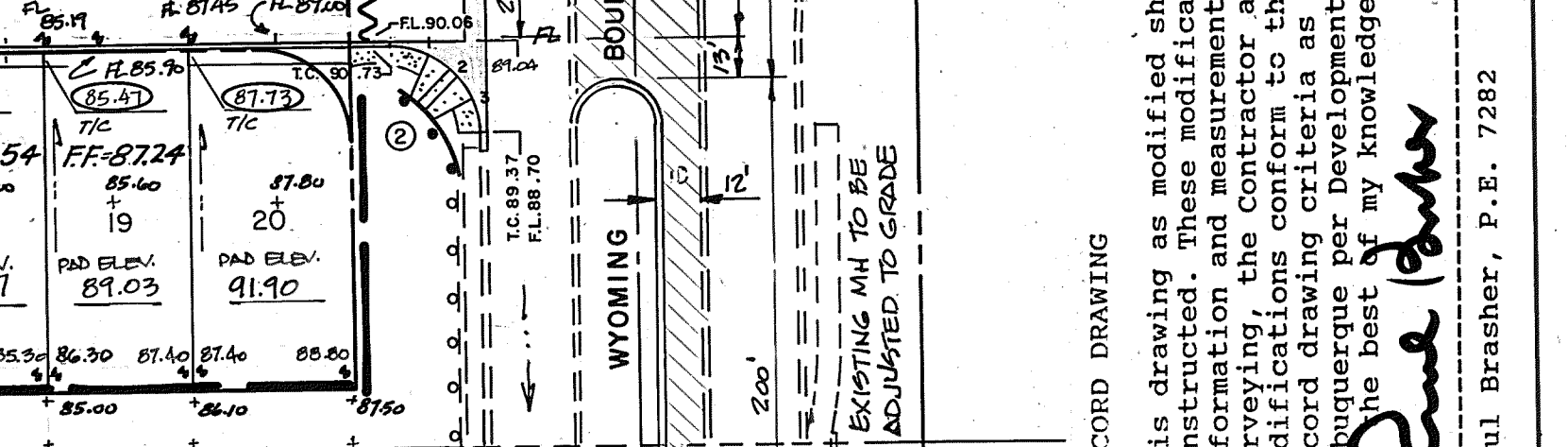
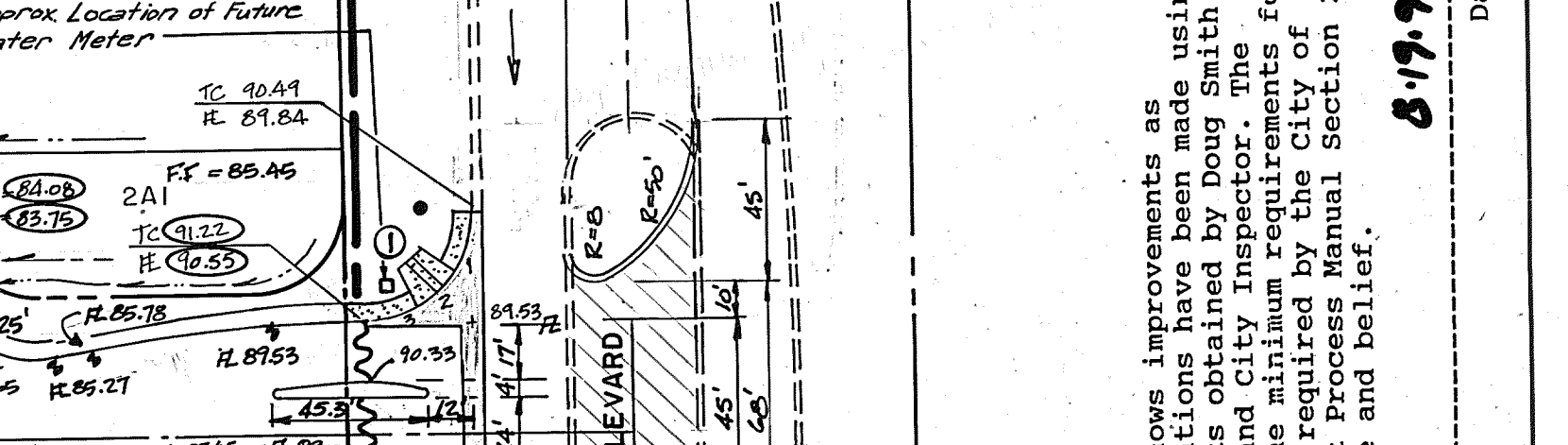
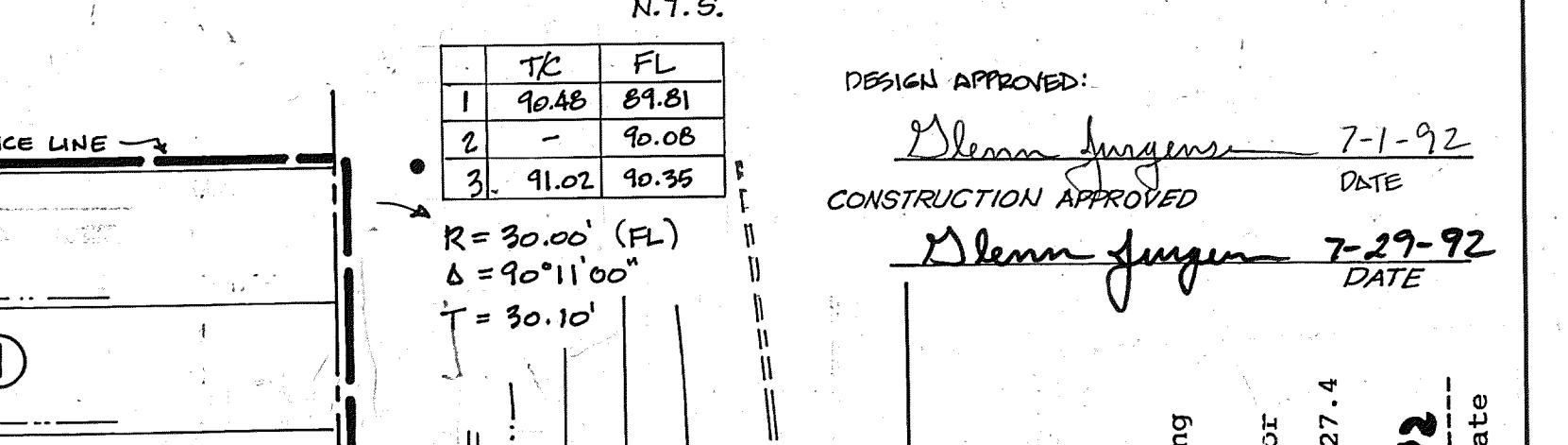
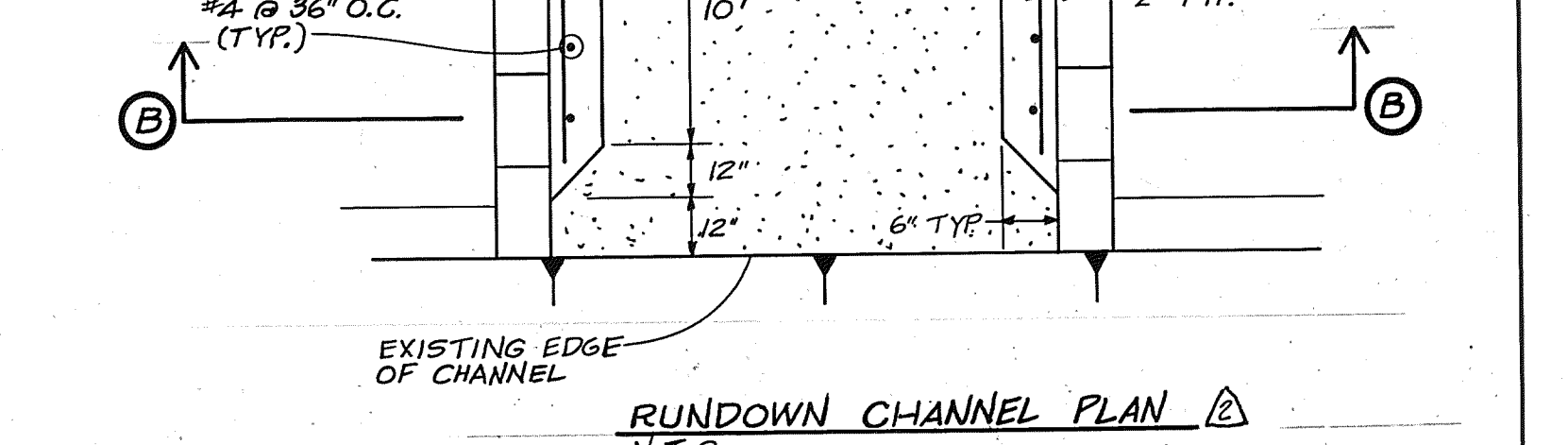
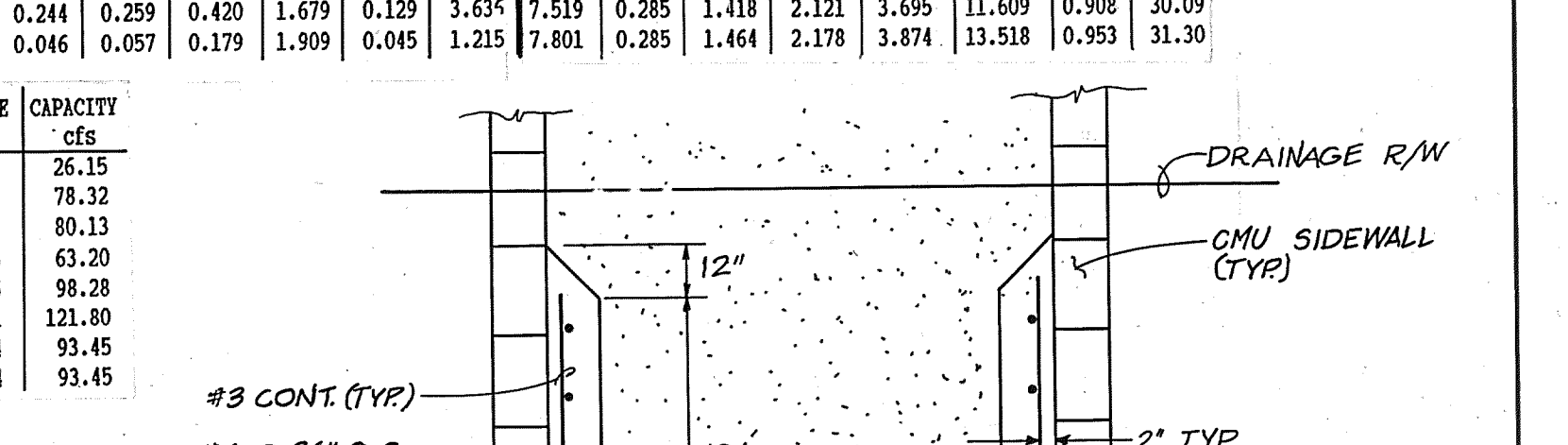
ANALYSIS POINT

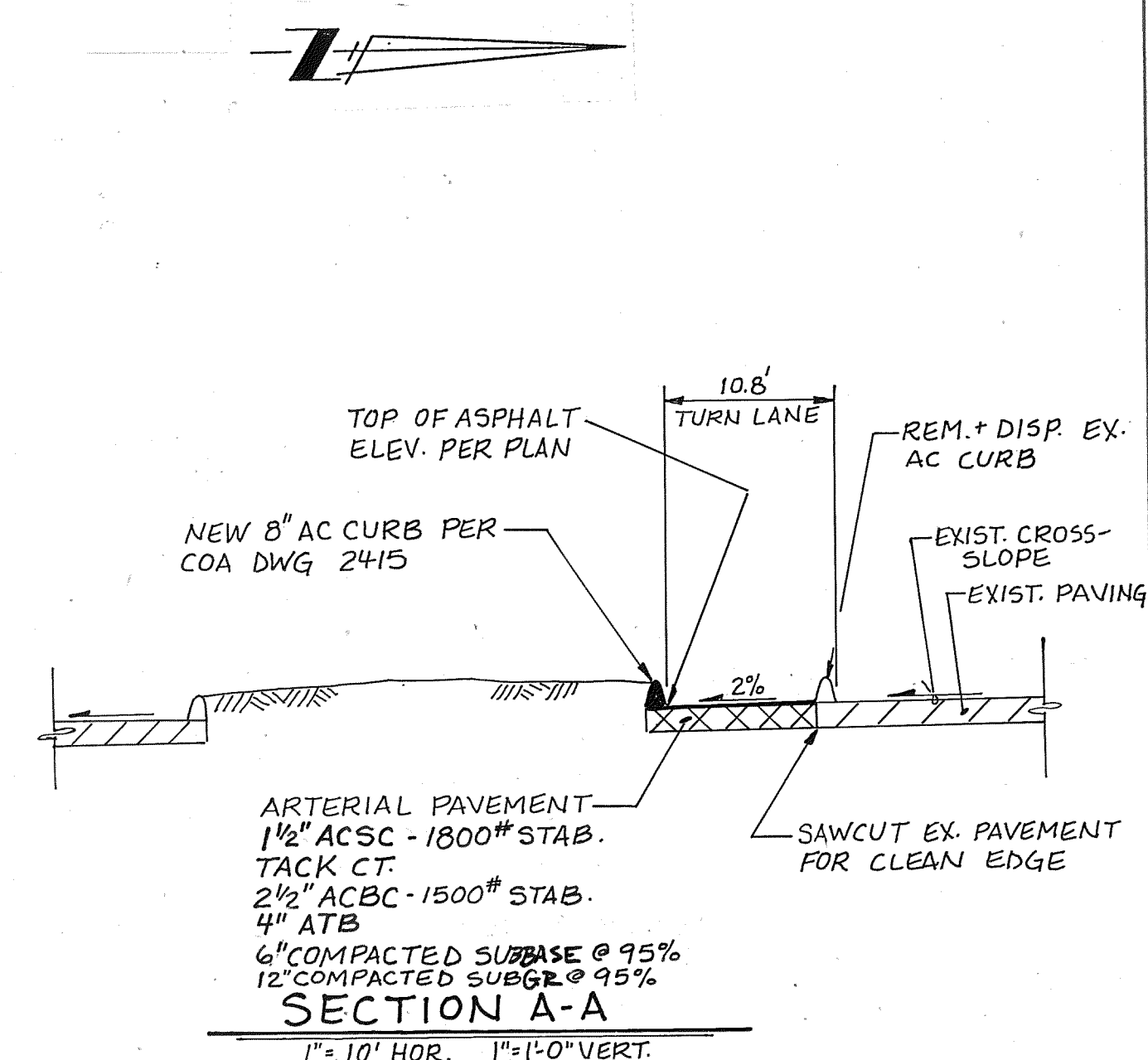
ANALYSIS POINT	Op cfs	SLOPE %	CAPACITY cfs
A	7.05	2.96	28.15
B	14.10	2.03	78.32
C	19.95	2.29	80.13
D	21.59	1.26	63.20
E	23.81	1.26	98.28
F	25.58	8.11	121.80
G	30.09	1.34	93.45
H	31.30	1.34	93.45



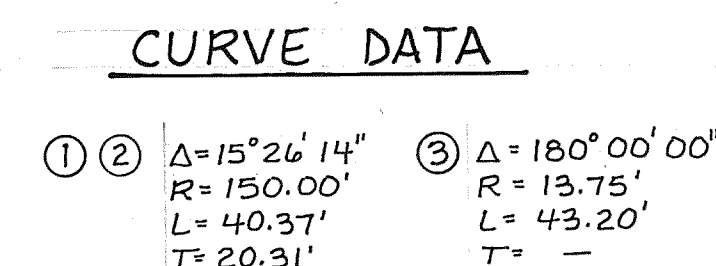
CUMULATIVE TREATMENT

UPSTREAM	TREATMENT	HYDROLOGY	AREA ac.	HYDROLOGY
1	0.270	0.334	1.905	1.905
2	0.523	0.647	2.093	3.834
3	0.739	0.915	2.856	4.157
4	0.777	1.138	3.010	5.810
5	0.817	1.519	3.170	7.369
6	0.817	1.755	3.230	8.607
7	0.817	1.755	3.230	9.930
8	0.817	1.755	3.230	11.609
9	0.817	1.755	3.230	13.518

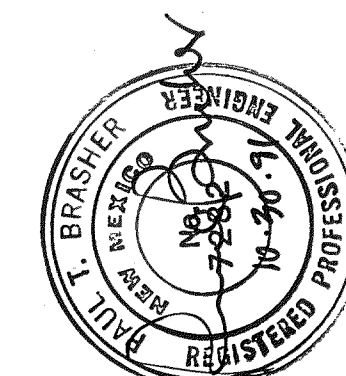




SCALES:
HOR: 1" = 50'
VERT: 1" = 5'



==	EXISTING CURB
FL90.11	EXISTING FLOWLINE ELEV.
TA91.01	EXISTING TOP OF ASPHALT ELEV.
---	CENTERLINE OF R.O.W.
----	RIGHT OF WAY LINE
----	PROPOSED AC CURB
	EXISTING MEDIAN TO BE REMOVED & PAVED
----	EXISTING EDGE OF PAVING



ENGINEER'S SEAL

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES				CONTRACTOR	
NO.	BY	DATE		WORK DONE BY	DATE
			STATION IS LOCATED 0.15 MILE WEST OF HUNTING BLVD NE ON PASO DEL NORTE AT THE ENTRANCE TO THE "GATE OF HEAVEN" CEMETERY. STATION MARK IS A STANDARD USC & GS BRASS CAP STAMPED "HEAVEN 1969"	INSPECTOR'S VERIFICATION BY	DATE
			SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. HSLD ELEV= 5372.171 FTM.	DRAWINGS BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO	

[illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WYOMING BLVD. N.E. TURNBAY
PLAN AND PROFILE

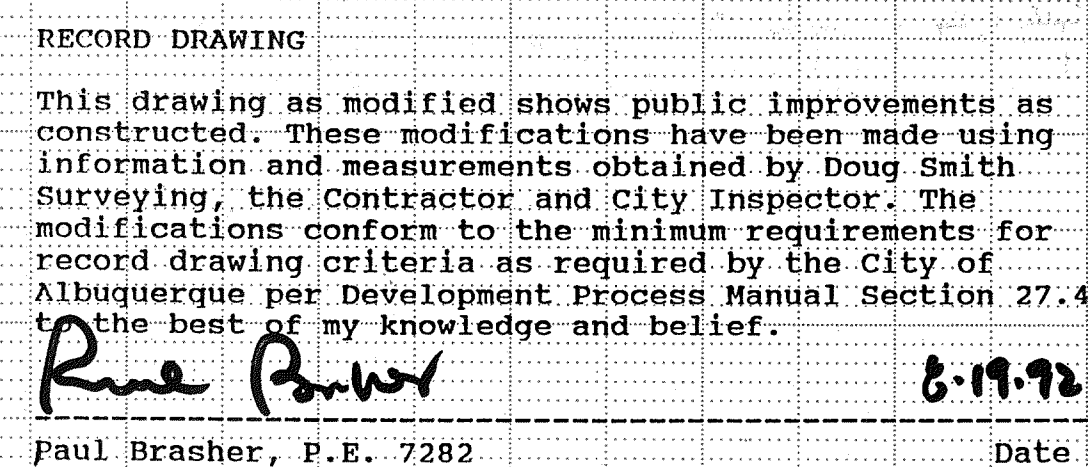
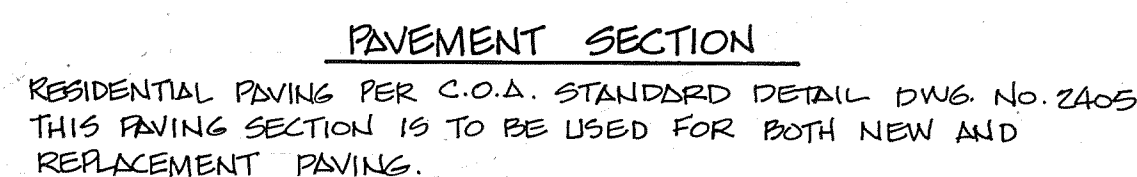
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Rogers</i>	11-22-91	WATER	<i>J. Williams</i>	11-13-91
TRANSPORTATION	<i>Blade</i>	1-06-91	WASTE WATER	<i>ACO</i>	" "
HYDROLOGY	<i>NA 308</i>	11-7-91			

PROJECT NO.	4360.90	MAP NO.	D-19	SHEET	3	OF	4
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RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by Doug Smith, Surveying and Construction City Inspector. The modifications conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Development Process Manual Section 27.4.4 to the best of my knowledge and belief.

	
Paul Brasher, P.E. 7282	Date



LEGEND

- + EXISTING SPOT ELEV.
- 4 PROPOSED SPOT ELEV.
- NEW ASPHALT PAVING TO
MATCH EXIST. CURB AND
GUTTER AND ASPHALT
AS SHOWN
- ⊗ EXISTING WATER VALVE
- EXISTING MANHOLE
- ⊥ C.O. PRIVATE SEWER CLEANOUT

SUPPLEMENTAL AS-BUILT INFORMATION
ADDED: 8-2-92:
- 6" PRIVATE SAN. SEWERLINE
W/CLEANOUT TO LOT 20.

 AS BUILT PAVEMENT
REGRADE AND REPLACEMENT

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

[illegible]

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: WHIPPOORWILL LN.(PRIVATE) EXTENSION					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	12-19-91	WATER	<i>N/A</i>	11-22-91
TRANSPORTATION	<i>[Signature]</i>	11-22-91	WASTE WATER	<i>[Signature]</i>	11-22-91
HYDROLOGY	<i>[Signature]</i>	11-21-91			
PROJECT NO. 4360.90		MAP NO. D-19		SHEET 4 OF 4	