

CONSTRUCTION PLANS FOR

WILLOW WOOD

UNIT I

DRAINAGE, GRADING, PAVING, AND UTILITY IMPROVEMENTS

SHEET INDEX

1.

2. THRU
3.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.
- TITLE SHEET

SUBDIVISION PLAT

LAYOUT SCHEMATIC

OVERALL SITE UTILITY PLAN

OVERALL SITE PAVING PLAN

HERMAN ROSER AVENUE – PAVING PLAN

KINGS CANYON ROAD – PAVING PLAN & PROFILE

JEWEL CAVE ROAD – PLAN & PROFILE & STREET PAVEMENT SECTIONS

GLACIER BAY STREET – PAVING PLAN & PROFILE

HERMAN ROSER AVENUE. – UTILITY PLAN & PROFILE

KINGS CANYON ROAD – UTILITY PLAN & PROFILE

JEWEL CAVE ROAD & KINGS CANYON CUL-DE-SAC – UTILITY PLAN & PROFILE

GLACIER BAY STREET – UTILITY PLAN & PROFILE

OFFSITE SEWER – PLAN & PROFILE (STA 13+36.97 TO STA 22+00.00)

OFFSITE SANITARY SEWER – PLAN & PROFILE (STA 22+00.00 TO STA 38+00)

OFFSITE SANITARY SEWER – PLAN & PROFILE (STA 38+00.00 TO STA 46+00.00)

OFFSITE SEWER: KINGS CANYON ROAD & OFFSITE WATER: GLACIER BAY & JOSHUA TREE

SITE GRADING PLAN

RETENTION POND GRADING PLAN & DETAILS

DRAINAGE CHANNEL – PLAN & PROFILE (STA 15+55.41 TO 27+00.00)

DRAINAGE CHANNEL – PLAN & PROFILE (STA 27+00.00 TO 38+00.00)

DRAINAGE CHANNEL – PLAN & PROFILE (STA 38+00.00 TO 45+98.83)

GRADING DETAILS

PLANTING/SIDEWALK PLAN

PLANTING/SIDEWALK PLAN

IRRIGATION PLAN

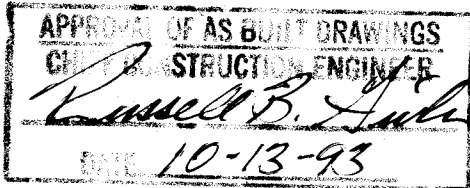
IRRIGATION PLAN

PLANTING/IRRIGATION DETAILS

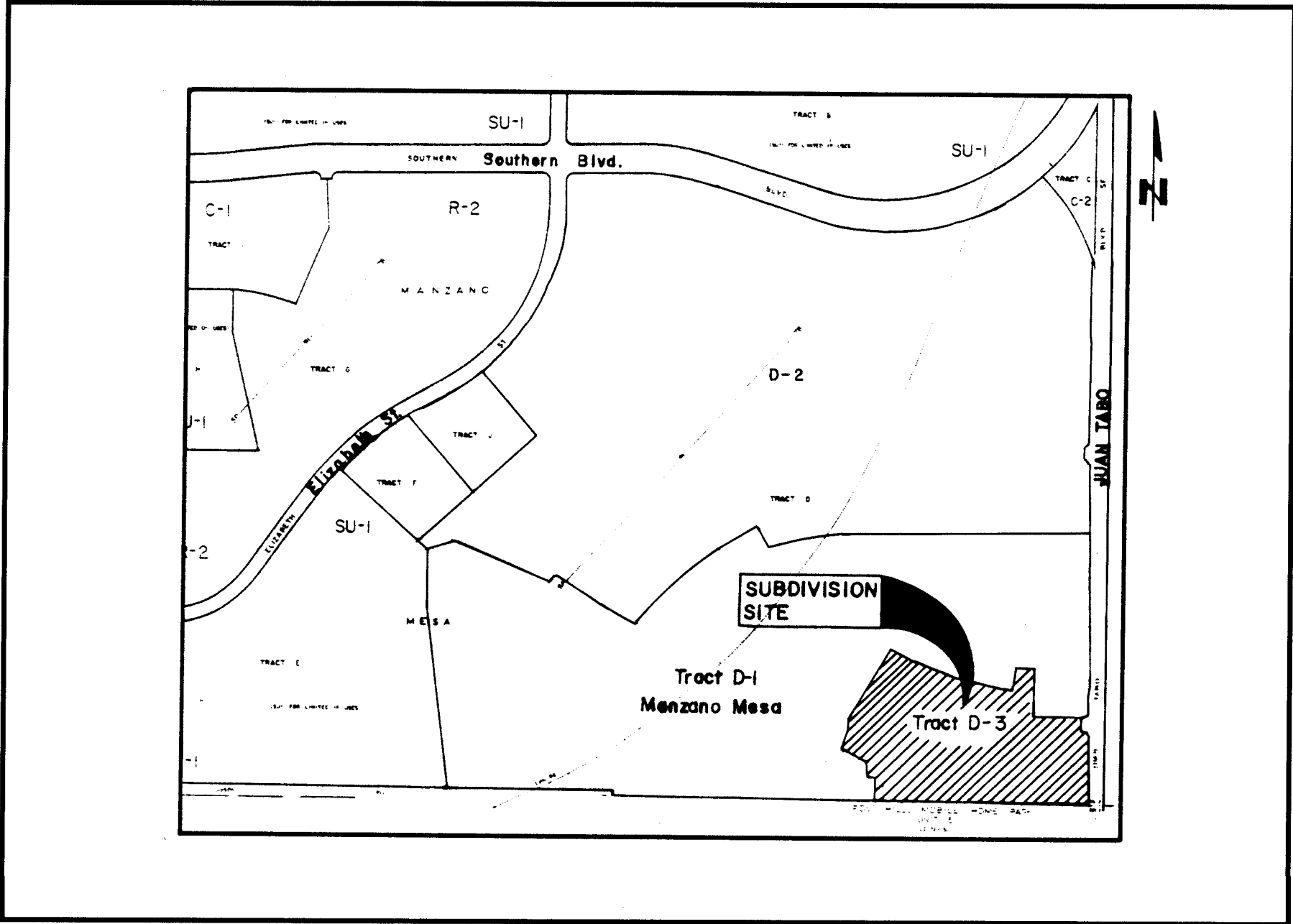
POND/ENTRY DETAILS

460490.pdf

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



ALL OFFSITE IMPROVEMENTS SHOWN ON SHEETS 20, 21, 22 AND 23
MUST BE COMPLETED PRIOR TO WORK ORDER ACCEPTANCE
PROJECT 4604.90.



LOCATION MAP
ZONE ATLAS MAP L-21-Z

GENERAL NOTES

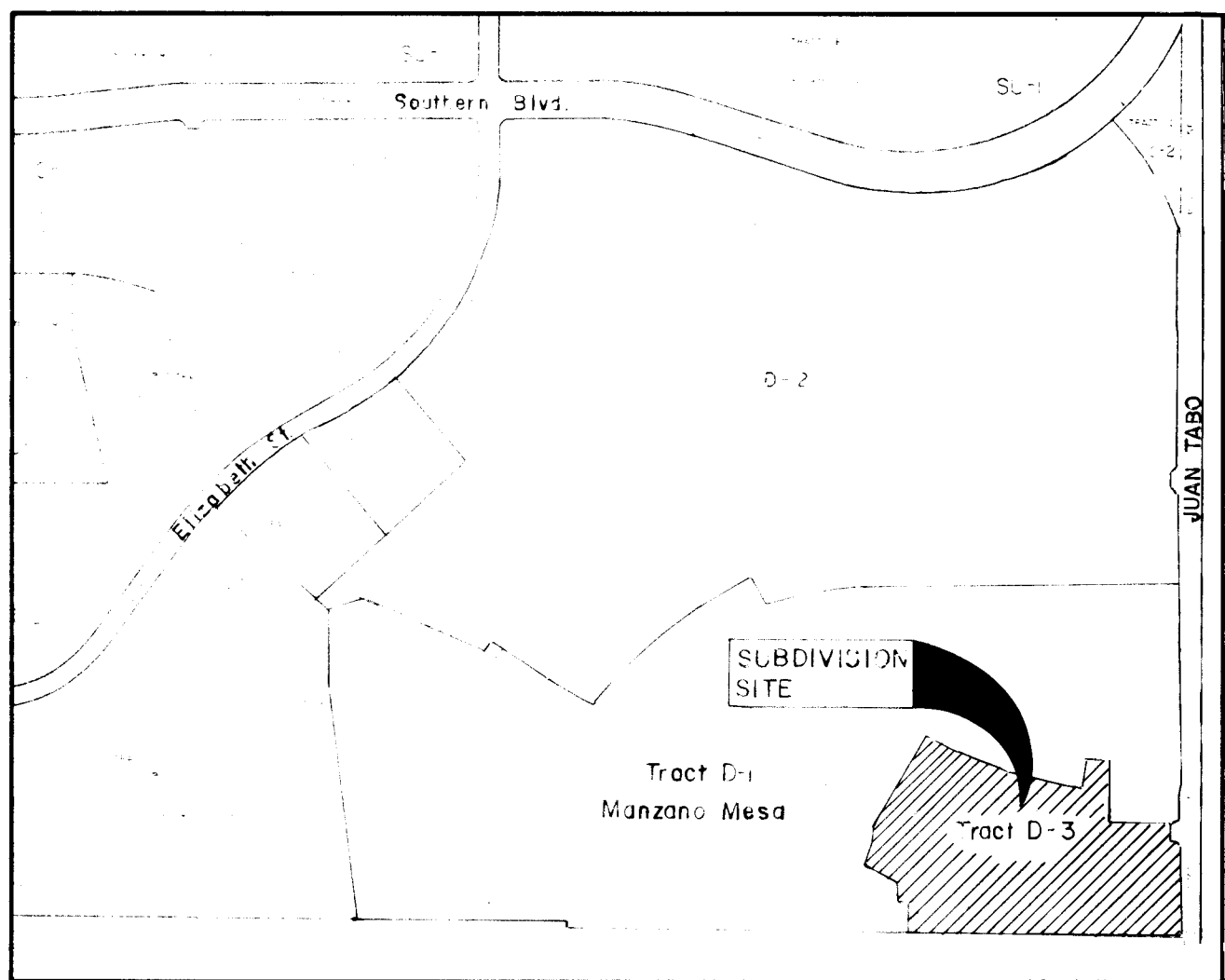
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, AND UNLESS STATED OTHERWISE OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR 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 THERE TO 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 COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- 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.
- CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.

GENERAL NOTES CONT'D ON SHEET 4.

REV.	SHEETS	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
1	15 & 16	6-28-93	R.W. Kama		6-23-93			
2	21 - 23	6-28-93	R.W. Kama		6-28-93			

APPROVAL OF REVISIONS

PLANS PREPARED UNDER DIRECTION OF: 	AVID ENGINEERING, INC. Civil • Structural • Transportation 6100 Seagull St. NE - Suite 102 Albuquerque, NM 87109 - (505) 881-5357	APPROVED FOR CONSTRUCTION Ricardo B. Lujan CITY ENGINEER 6-20-93
DATE: _____	PROJECT NO. 4604.90	SHEET 1 OF 30



VICINITY MAP
ZONE ATLAS MAP NO. L-21-2

SUBDIVISION DATA

1. DRB Case No.
2. Zone Atlas Index No. L-21-2
3. Number of Lots Created: 73 Lots & 1 Tracts
4. Gross Subdivisor Acreage: 15.5176 Ac.
5. Total Mileage of Full Width Streets Created: .5687 Miles
6. Date of Survey: July & December, 1992

NOTES

1. Bearings are grid bearings based on New Mexico State Plane Grid System (Central Zone).
2. Distances are ground distances.
3. Centerline (in lieu of R/W) monumentation to be installed at all centerline P.C.'s, P.T.'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", "N.M.P.S. 11462" shown hereon by ▲.
4. ● Denotes found 5/8" rebar w/plastic cap stamped "PS 8478".
5. ○ Denotes found 5/8" rebar w/plastic cap stamped "PS 3243".
6. □ Denotes found 5/8" rebar w/plastic cap stamped "PS 11184".
8. All Lots marked "F1" shall meet the Off-Street Parking criteria of the City of Albuquerque Comprehensive Zoning Code.
9. All lots to have a 10' Public Utility Easement (P.U.E.) along the front Lot Line, to be granted by this plat.
10. TRACT "A" SHALL BE CONVEYED IN FEE, OWNED IN PERPETUITY BY AND SHALL BE FOR THE BENEFIT OF THE WILLOW WOOD HOMEOWNERS ASSOCIATION, AN ASSOCIATION OF OWNERS OF LOTS WITHIN THE WILLOW WOOD SUBDIVISION, "THE ASSOCIATION". THE ASSOCIATION SHALL HAVE OBLIGATION TO MAINTAIN TRACT "A".

PURPOSE OF PLAT

1. Subdivide Manzano Mesa Tract D-3 into Willow Wood Unit 1 containing 73 lots and 1 tract
2. Dedicate public right-of-way for residential streets.
3. Grant Public Utility Easements (P.U.E.).

TALOS LOG NO. 92080610240138

DESCRIPTION

A certain tract of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising Tract D-3, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 920, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point, a 5/8" rebar with plastic cap "PS 8478", being the northeast corner of the tract herein described, from whence the City of Albuquerque Control Monument "6-L21" bears N31°38'11"W a distance of 5173.63 feet.

Thence S06°22'59"W a distance of 68.00 feet along the western right-of-way line of Juan Tabo Blvd. S.E. to a 5/8" rebar with cap "PS 3243".

Thence continuing along said right-of-way line 47.15 feet along a curve to right with a radius of 30.00 feet, a delta of 90°03'00" and a chord bearing S44°41'10"E a distance of 42.44 feet to a 5/8" rebar with cap "PS 3243".

Thence continuing along said right-of-way line S00°20'20"W a distance of 368.89 feet to a 5/8" rebar with cap "PS 3243".

Thence leaving said right-of-way line and following along the southerly boundary line of said Tract D-3 N88°47'05"W a distance of 1017.31 feet to a 5/8" rebar with cap "PS 11184".

Thence along the boundary between said Tract D-3 and Tract D-1, Manzano Mesa for the next twenty-eight (28) courses, all courses marked by a 5/8" rebar with cap "PS 11184", N01°12'55"E a distance of 159.00 feet.

Thence N88°47'05"W a distance of 48.49 feet;
Thence N01°12'55"E a distance of 70.61 feet;
Thence N61°21'43"W a distance of 92.22 feet;
Thence N60°33'28"W a distance of 48.74 feet;
Thence N02°26'40"W a distance of 29.23 feet;
Thence N30°29'40"E a distance of 80.37 feet;
Thence N16°29'17"E a distance of 47.44 feet;
Thence N30 49'56"E a distance of 220.00 feet;
Thence N21°09'33"E a distance of 60.90 feet;
Thence N31°10'58"E a distance of 110.00 feet;
Thence S56°54'31"E a distance of 59.42 feet;
Thence S64°16'26"E a distance of 59.42 feet;
Thence S66°16'29"E a distance of 49.52 feet;
Thence S68°16'32"E a distance of 59.42 feet;
Thence S70°27'30"E a distance of 59.42 feet;
Thence S72°38'27"E a distance of 59.42 feet;
Thence S74°38'30"E a distance of 49.52 feet;
Thence S76°27'38"E a distance of 49.52 feet;
Thence S78°28'24"E a distance of 60.08 feet;
Thence N09°21'46"E a distance of 85.72 feet;
Thence S86°50'24"E a distance of 46.27 feet;

Thence 36.55 feet along a curve to the right having a radius of 25.00 feet, a delta of 63°45'21" and a chord bearing N51°14'27"E a distance of 33.38 feet;

Thence S86°52'53"E a distance of 79.30 feet;
Thence S05°23'40"W a distance of 229.62 feet;

Thence 129.05 feet along a curve to left having a radius of 1670.00 feet, a delta of 04°25'39" and a chord bearing S87°27'28"E a distance of 129.01 feet;

Thence S89°40'18"E a distance of 114.03 feet to the point and place of beginning, containing 15.5176 acres more or less.

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 does hereby grant public utility easements (P.U.E.) as shown hereon. Electrical Power and Communication easements are reserved for buried distribution lines, conduits, and pipes for underground utilities and other related equipment where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

Manzano Mesa Limited Partnership

CHARLES HAEGELIN, PRES., CURB INC., GENERAL PARTNER Date

STATE OF NEW MEXICO)
) SS

COUNTY OF BERNALILLO)

On this _____ day of _____, 1993, the foregoing instrument was acknowledged before me.

Notary Public

SUBDIVISION PLAT FOR WILLOW WOOD UNIT 1 Formerly Manzano Mesa Tract D-3 Albuquerque, New Mexico February, 1993

APPROVED AND ACCEPTED BY

Subdivision Case No. _____

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

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

Albuquerque Metropolitan Airport Board Authority _____

Traffic Div., City of Albuquerque, N.M. _____

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

Parks and Recreation Dept., City of Albuquerque, N.M. _____

City Surveyor, City of Albuquerque, N.M. _____

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

County Treasurer, Bernalillo County, N.M. _____

Gas Company of New Mexico _____

U.S. West Telecommunications _____

Public Service Company of New Mexico _____

Jones Intercable, Inc. _____

SURVEYOR'S CERTIFICATION

I, Ruan S. Bacigalupa, a duly qualified registered professional land surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, from an actual field survey performed in July and December 1992, 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.

Ruan S. Bacigalupa, N.M.P.S. 11462

2104.06

SHEET 1 OF 3

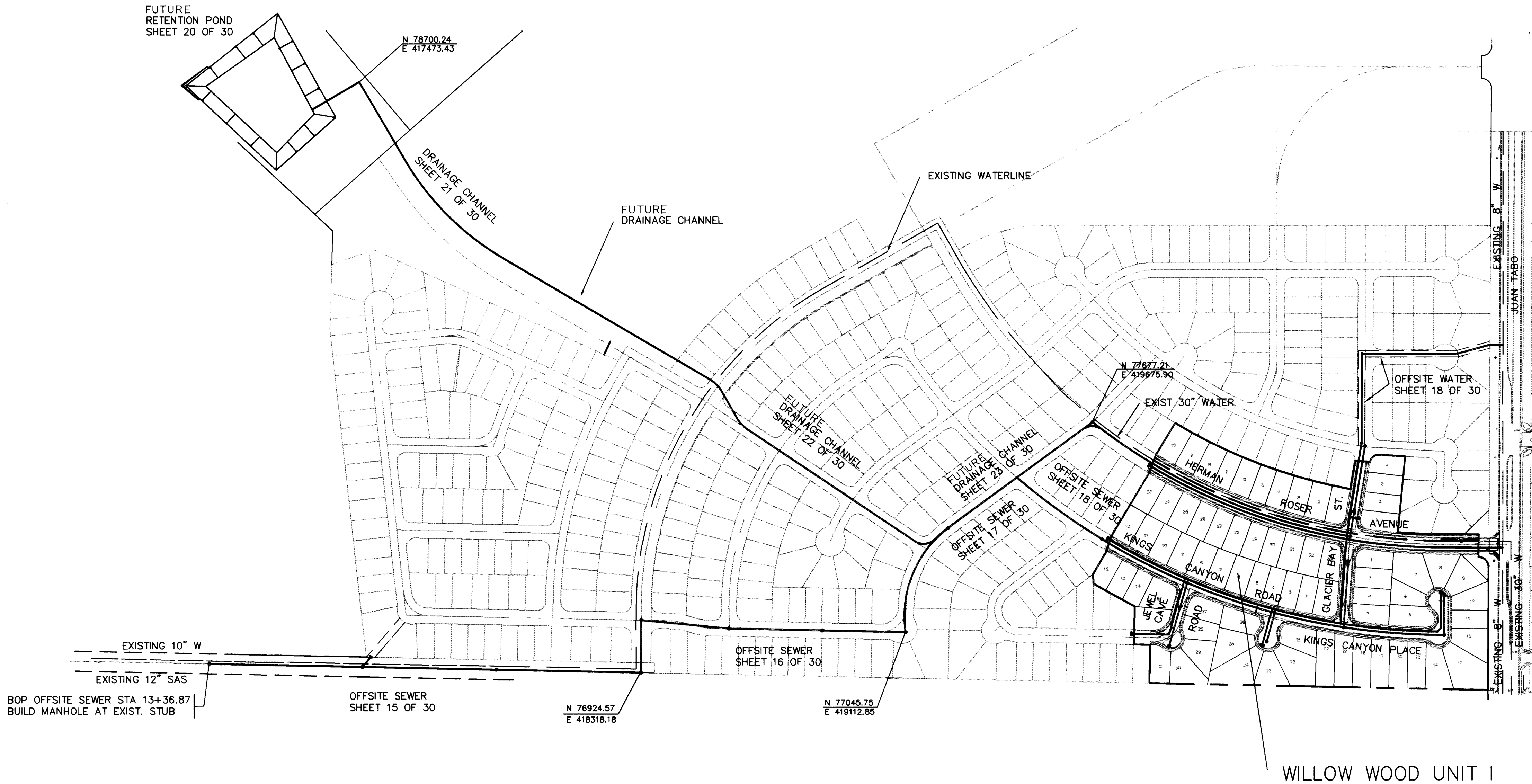
AVID ENGINEERING, INC.
Surveying & Mapping Division
10000 1st Avenue, NE, Suite 100
Albuquerque, NM 87112 (505) 881-535

SHEET 3 OF 3

GENERAL NOTES (CONTINUED)

14. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE SET OF AS-BUILT PLANS FOR THE PROJECT. THESE SHALL BE KEPT CURRENT WITHIN TWO WEEKS AT ALL TIMES AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT ENGINEER THROUGHOUT THE PROJECT. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER PRIOR TO FINAL PAYMENT.
15. ALL GEOTECHNICAL RETESTS REQUIRED DUE TO FAILURES ARE AT THE CONTRACTOR'S EXPENSE.

SCALE: 1" = 200'



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CENTERLINE OF STREET
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED MANHOLE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

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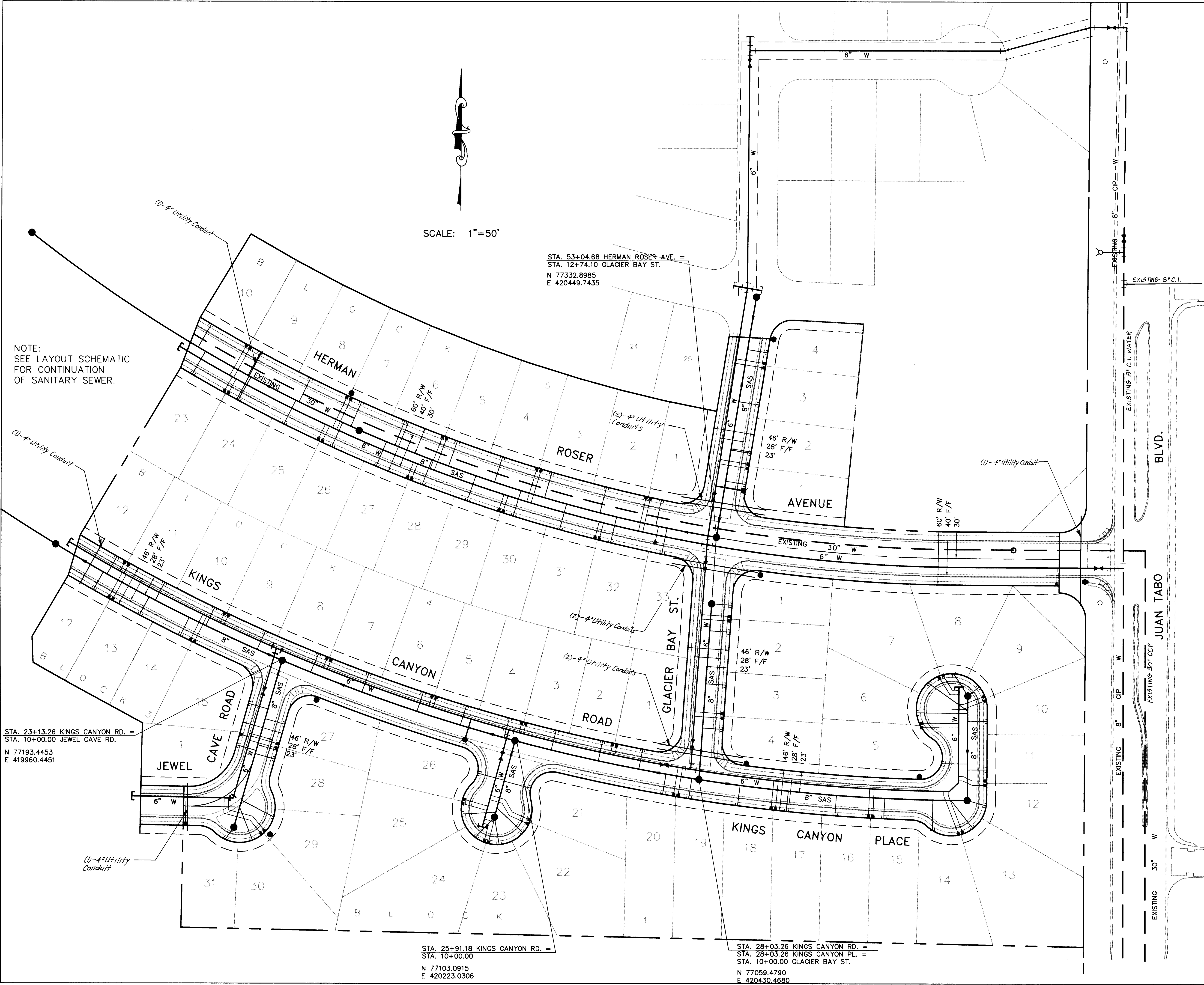
ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
			FIELD NOTES		NO. BY DATE		CONTRACTOR New Concepts	
			REMARKS		NO. BY DATE		THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-121 RESET 1974". CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54	
DESIGNED BY			DATE		RECORDED BY		DATE	
DRAWN BY			DATE		CHECKED BY		DATE	
CHECKED BY			DATE		NO.		NO.	

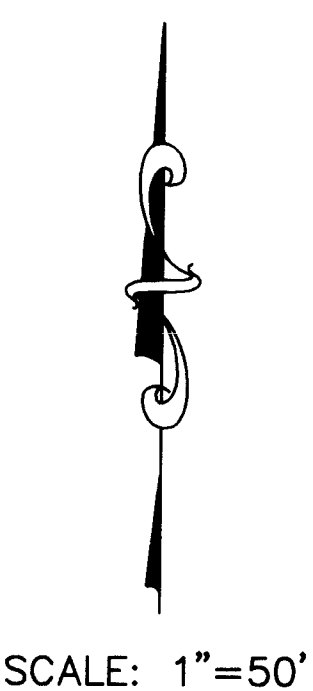
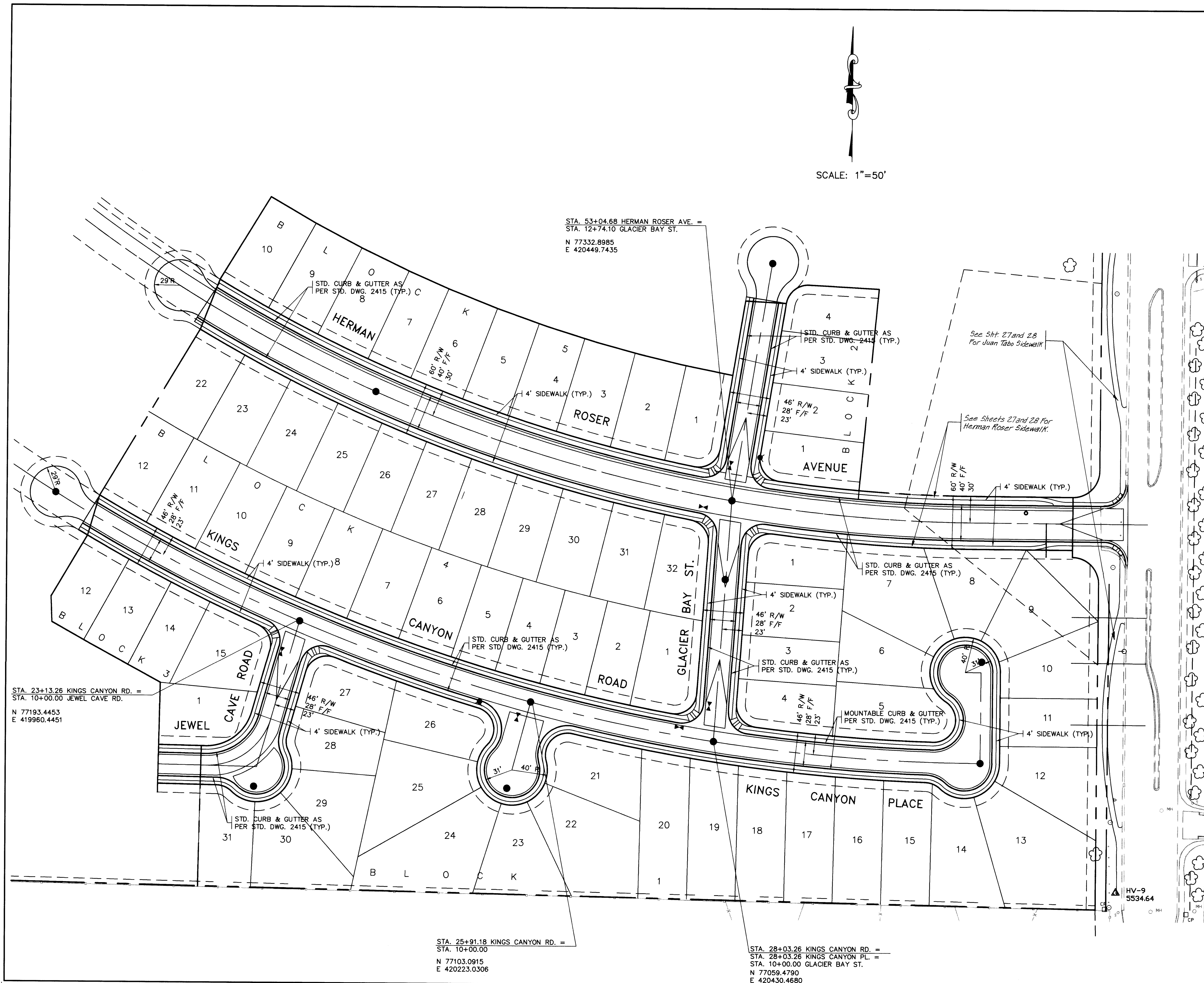
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD - UNIT I
LAYOUT SCHEMATIC

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	4-6-93	Water	<i>R.W. Kano</i>	4-1-93
Transportation	<i>[Signature]</i>	4-25-93	Waste Water	<i>R.W. Kano</i>	4-1-93
Hydrology	<i>[Signature]</i>	3-27-93			

DRAWING NO. 4604.90 MAP NO. L-21-Z SHEET 4 OF 30





- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - CENTERLINE OF STREET
 - PROPOSED CONCRETE VALLEY GUTTER
 - PROPOSED WHEELCHAIR RAMP
 - PROPOSED TEMPORARY PAVING
 - TRANSITION FROM CROWN TO NO-CROWN
 - TRANSITION FROM FULL CROWN TO HALF CROWN
 - PROPOSED STREET LIGHT LOCATION
 - REFERS TO SECTION AND SHEET NUMBER
 - PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE

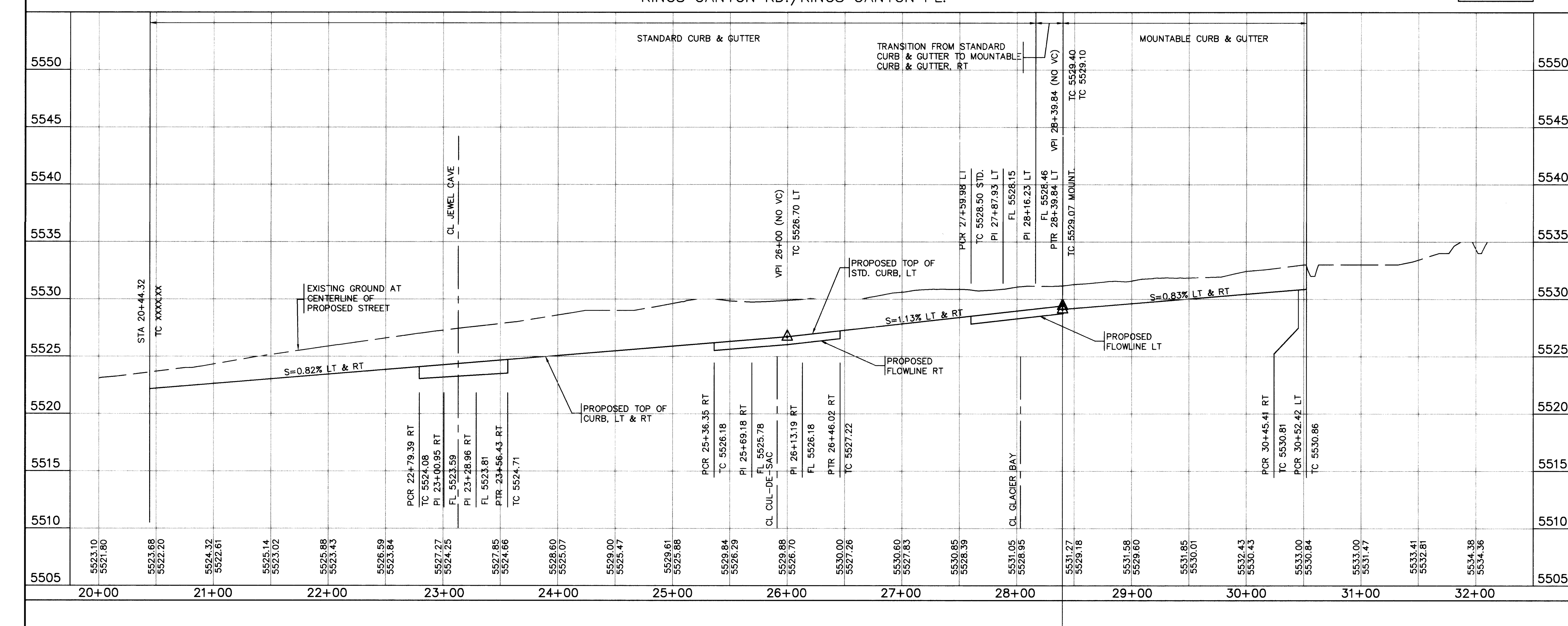
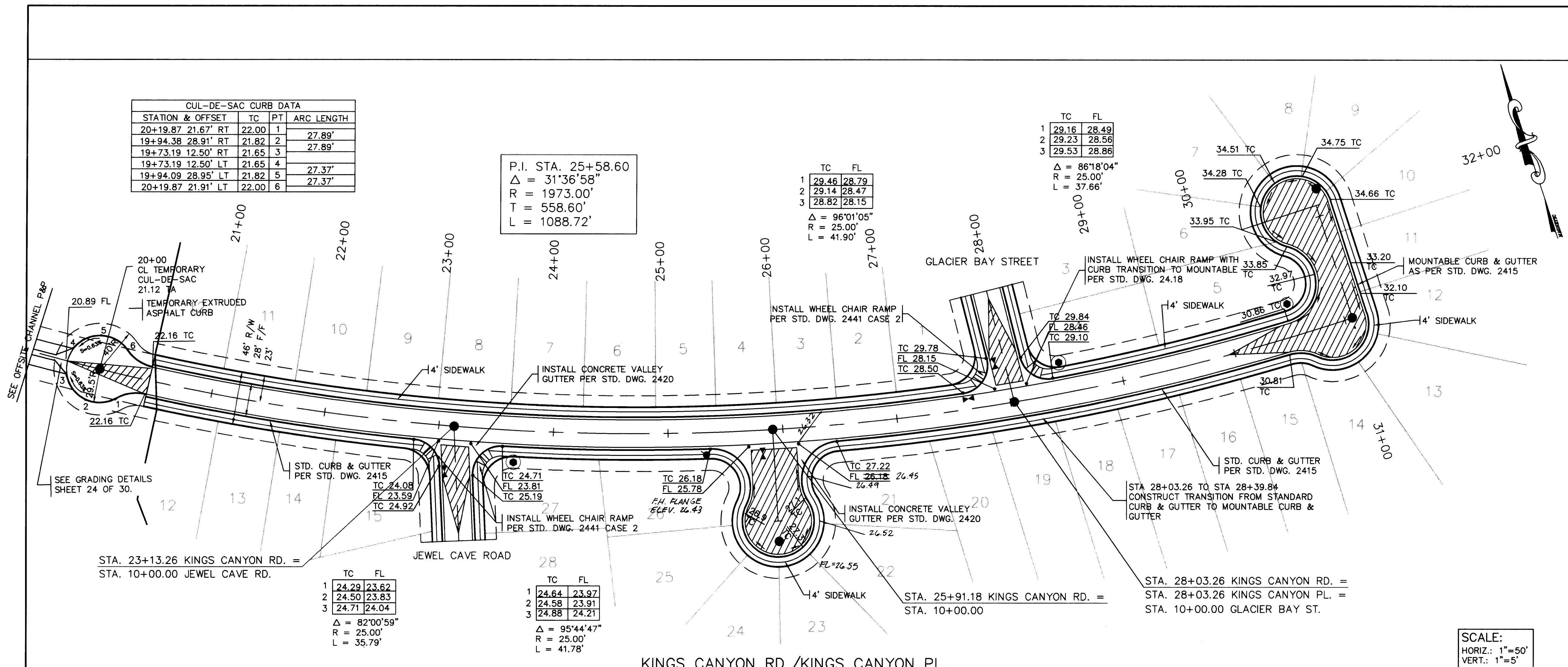
AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 • (505) 881-5357

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AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	WORKED BY	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	REMARKS
ALBUQUERQUE	CONTRACTOR	DATE	THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-121 RESET 1974". CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54	DATE							
MICRO-FILM INFORMATION			DESIGNED BY			CHECKED BY			DATE		
RECORDED BY			NO.			DATE			DATE		

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	4-6-93	Water	<i>[Signature]</i>	4-1-93
Transportation	<i>[Signature]</i>	4-05-93	Waste Water	<i>[Signature]</i>	4-1-93
Hydrology	<i>[Signature]</i>	3-29-93			

DRAWING NO.	4604.90	MAP NO.	L-21-Z	SHEET	6	NO.	30
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LEGEND

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- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE

AS BUILT INFORMATION

CONTRACTOR: *New Concepts*
DATE: *8/95*

INSPECTOR'S: *004*
DATE: *8/95*

FIELD: *774609A*
DATE: *8/95*

VERIFICATION: *774609A*
DATE: *8/95*

MICRO-FILM INFORMATION

RECORDED BY: *NO.*
DATE: *NO.*

BENCH MARKS

THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLE, STAMPED "5-121 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5465.54

SURVEY INFORMATION

FIELD NO.	DATE	BY

ENGINEER'S SEAL

[Seal]

REMARKS

NO.	DATE	BY

DESIGN

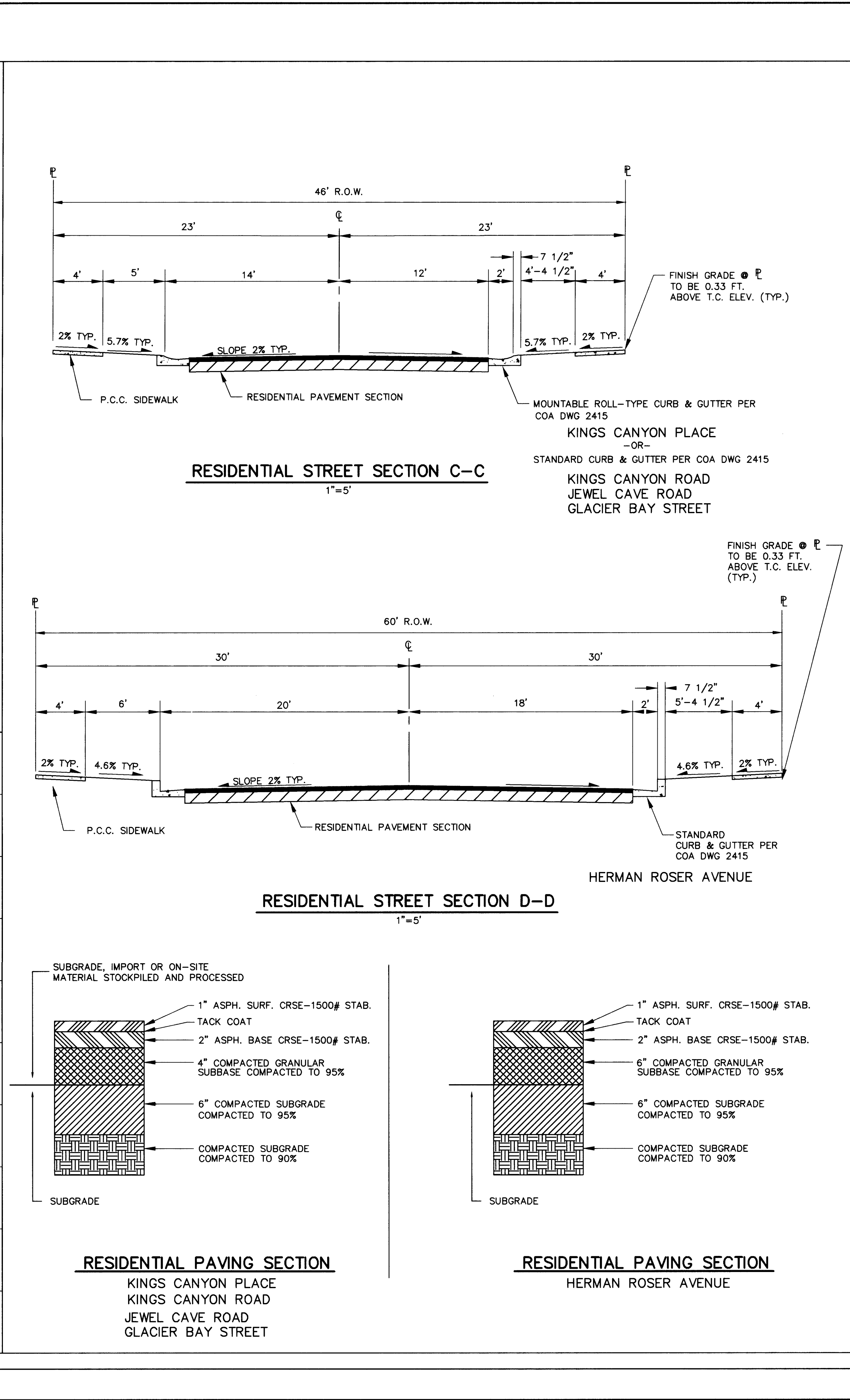
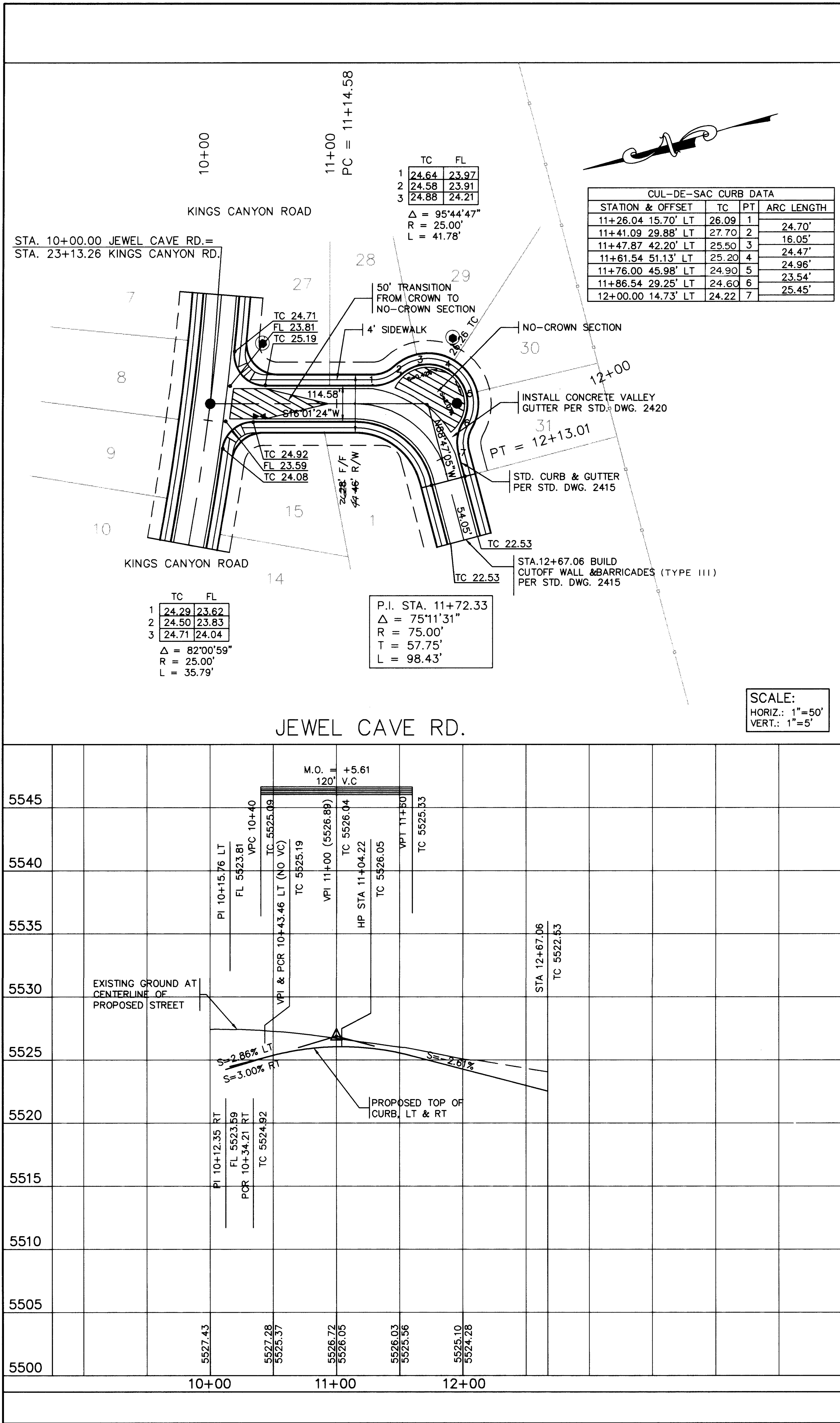
DESIGNED BY	DATE

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

TITLE: **WILLOW WOOD UNIT I
KINGS CANYON ROAD - PLAN & PROFILE
STA. 20+00 TO STA. 32+09.79**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	<i>4-6-93</i>	Water	<i>N/A RWK</i>	<i>4-1-92</i>
Transportation	<i>[Signature]</i>	<i>7-05-97</i>	Waste Water	<i>N/A RWK</i>	<i>4-1-92</i>
Hydrology	<i>[Signature]</i>	<i>3-29-93</i>			

DRAWING NO. 4604.90 **MAP NO.** L-21-Z **SHEET** 8 **NO.** 30



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
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- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE

AS BUILT INFORMATION

CONTRACTOR: NEW CHIEF'S

DATE: 8/12

INSPECTOR: COA

DATE: 8/13

FIELD ENGINEER: J. T. HARRIS

DATE: 8/13

CHECKED BY: J. T. HARRIS

DATE: 8/13

RECORDED BY: J. T. HARRIS

DATE: 8/13

BENCH MARKS

THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLE, STAMPED "S-121 RESET 1974" CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54

SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

ENGINEER'S SEAL

NO. DATE

REMARKS

DESIGN

DATE

DATE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

AVID ENGINEERING, INC.

Civil & Structural Transportation

6100 Seagull St. NE - Suite 102

Albuquerque, NM 87109 - (505) 881-5357

26 4604.900993

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE: WILLOW WOOD - UNIT I

JEWEL CAVE RD. PAVING PLAN & PROFILE

STREET PAVING DETAILS

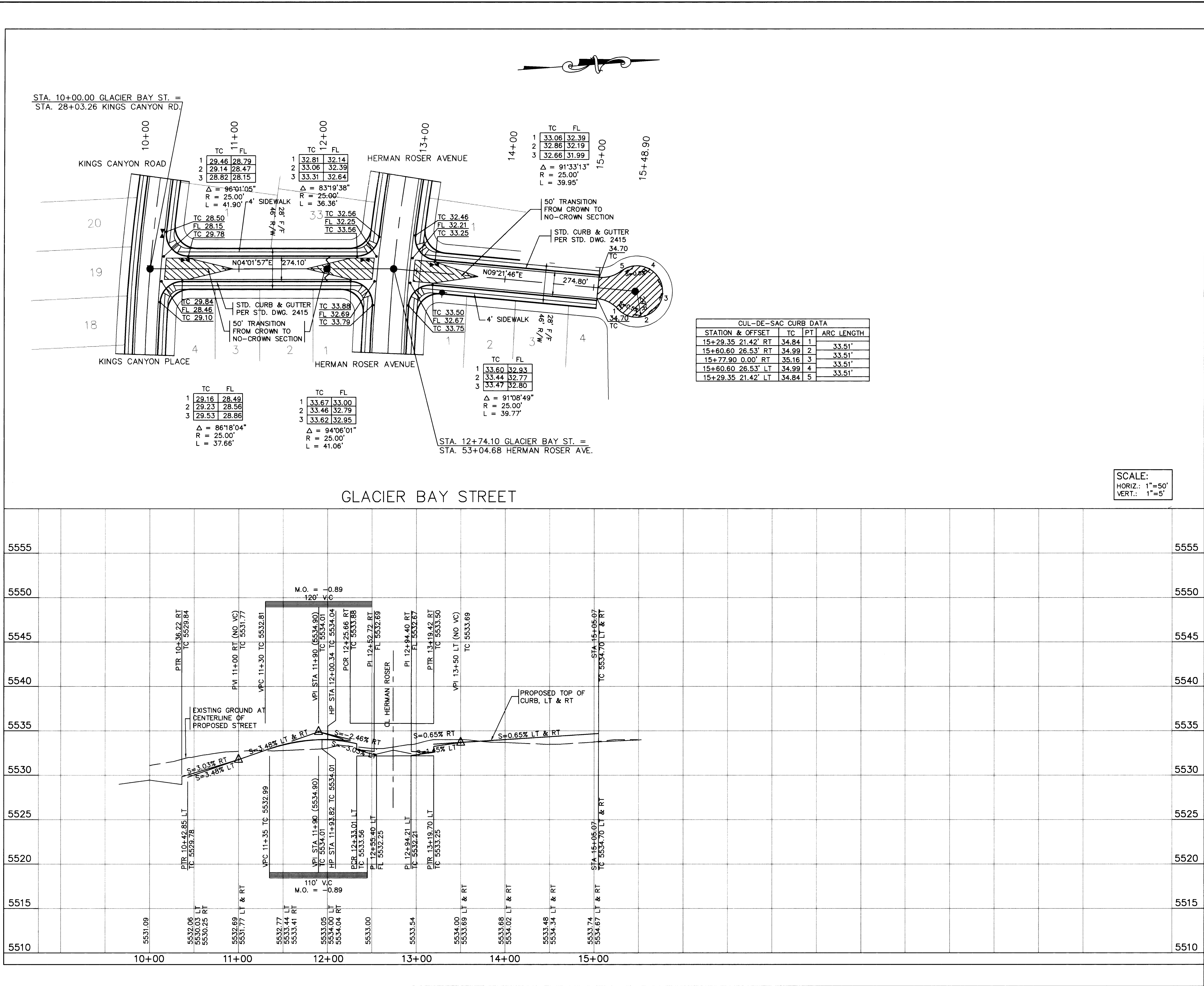
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	J. T. Harris	4-6-93	Water	N/A RWK	4-1-93
Transportation	J. T. Harris	4-25-93	Waste Water	N/A RWK	4-1-93
Hydrology	J. T. Harris	3-29-93			

DRAWING NO. 4604.90

MAP NO. L-21-Z

SHEET 9

NO. 30



LEGEND

EXISTING CURB & GUTTER

PROPOSED MOUNTABLE CURB & GUTTER

PROPOSED STANDARD CURB & GUTTER

CENTERLINE OF STREET

PROPOSED CONCRETE VALLEY GUTTER

PROPOSED WHEELCHAIR RAMP

PROPOSED TEMPORARY PAVING

TRANSITION FROM CROWN TO NO-CROWN

TRANSITION FROM FULL CROWN TO HALF CROWN

PROPOSED STREET LIGHT LOCATION

REFERS TO SECTION AND SHEET NUMBER

PROPOSED MANHOLE

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

AS BUILT INFORMATION

CONTRACTOR: New Calceps

STATIONED BY: C.O.A.

DATE: 8/13

INSPECTOR: J. T. TAYLOR

DATE: 8/13

FIELD: J. T. TAYLOR

DATE: 8/13

REVISION: J. T. TAYLOR

DATE: 8/13

CORRECTED BY: J. T. TAYLOR

DATE: 8/13

MICRO-FILM INFORMATION

RECORDED BY: J. T. TAYLOR

DATE: 8/13

NO.:

BENCH MARKS

THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLE, STAMPED "5-L21 RESET 1974". CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54

SURVEY INFORMATION

FIELD NOTES

NO.:

DATE:

BY:

REMARKS

DESIGNED BY

DRAWN BY

CHECKED BY

DATE

DATE

DATE

ENGINEER'S SEAL

AVID ENGINEERING, INC.

Civil • Structural • Transportation

6100 Sequill St. NE • Suite 102

Albuquerque, NM 87109 • (505) 881-5357

26 4604.90 1093

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE:

WILLOW WOOD UNIT I

GLACIER BAY STREET PAVING PLAN & PROFILE

STA. 10+00 TO STA. 15+48.90

APPROVALS

ENGINEER

DATE

APPROVALS

ENGINEER

DATE

D.R.C. Chair

4-6-93

Water

N/A RWK 4-1-93

Transportation

4-05-93

Waste Water

N/A RWK 4-1-93

Hydrology

3-29-93

DRAWING NO.

4604.90

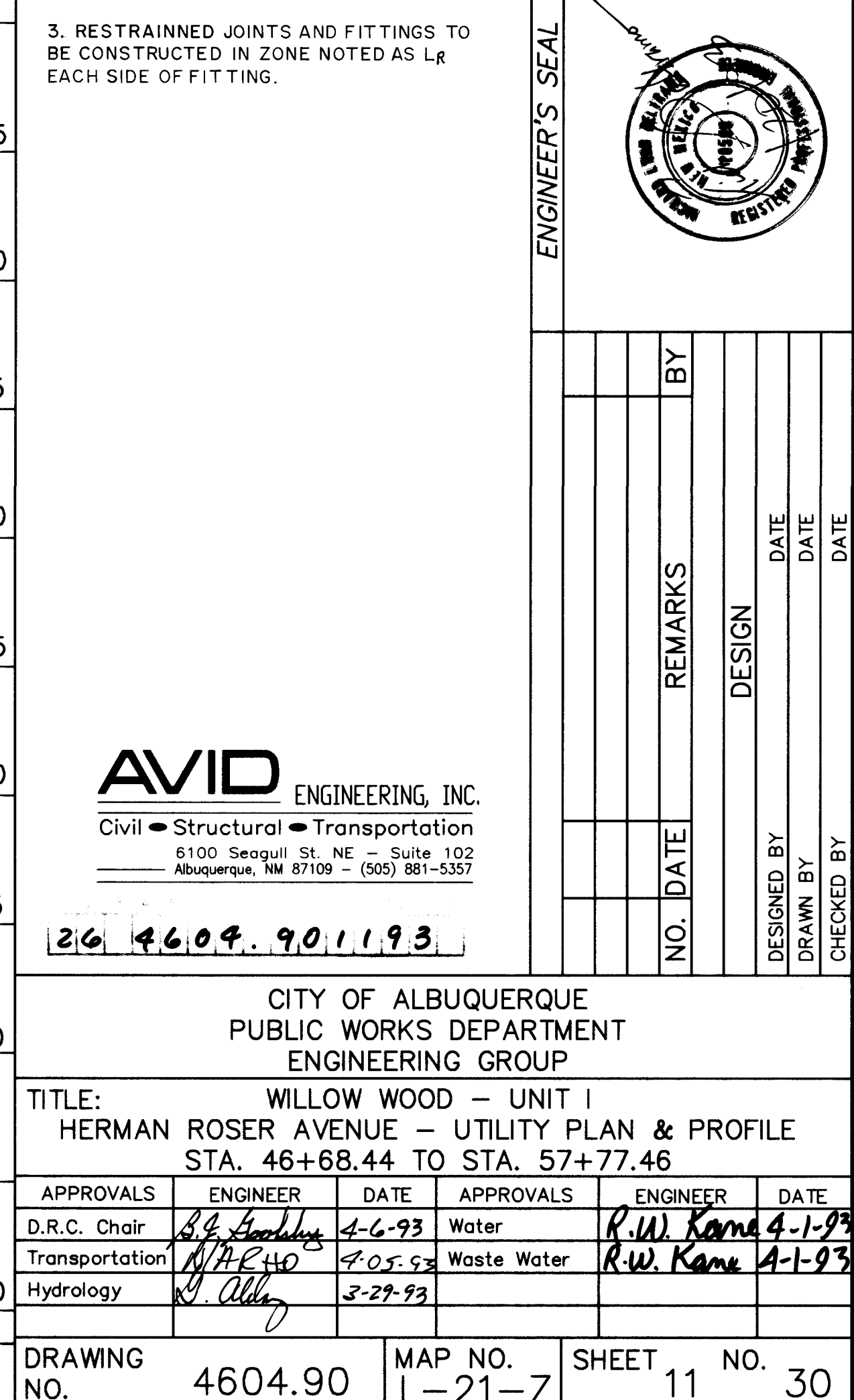
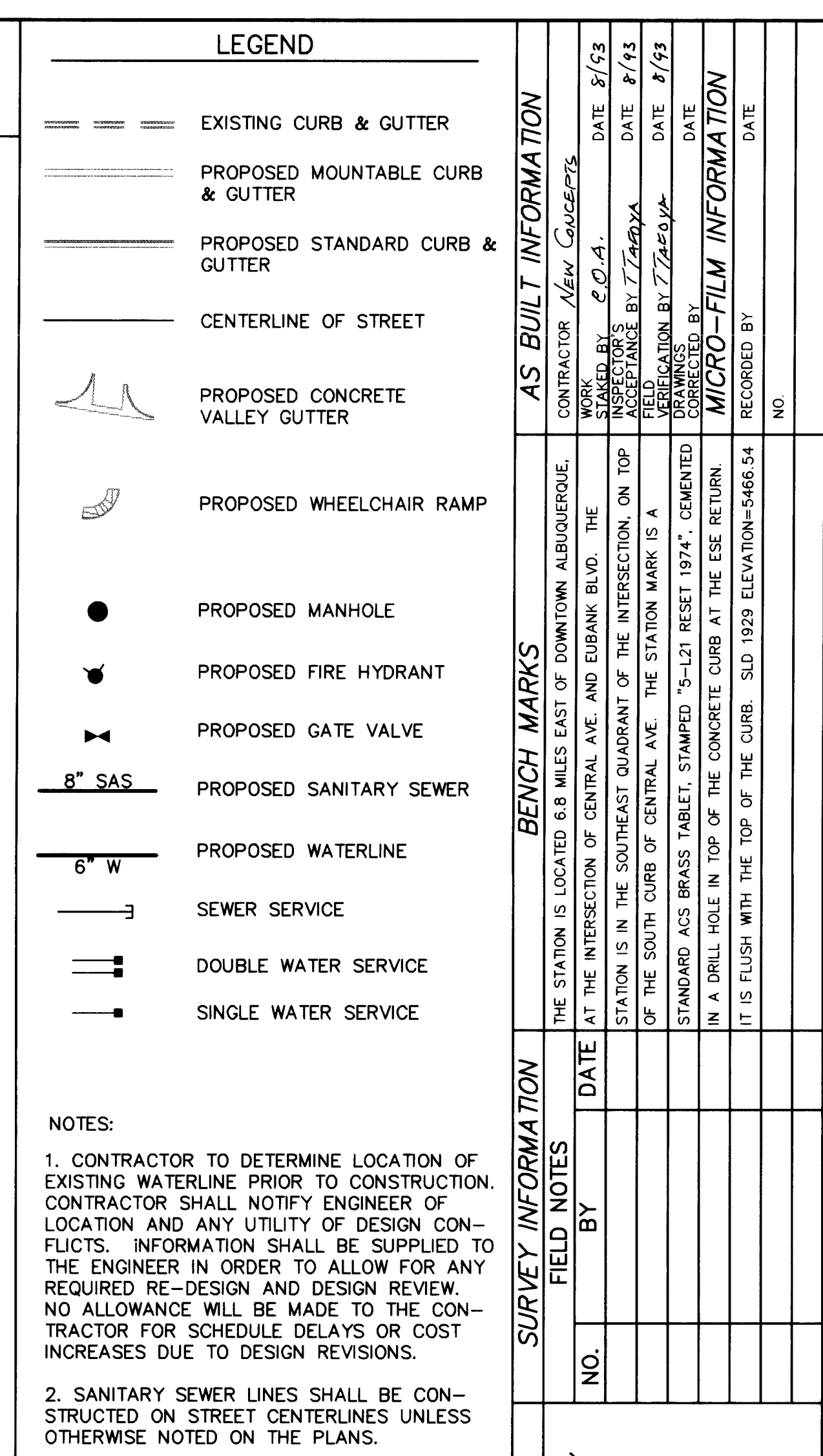
MAP NO.

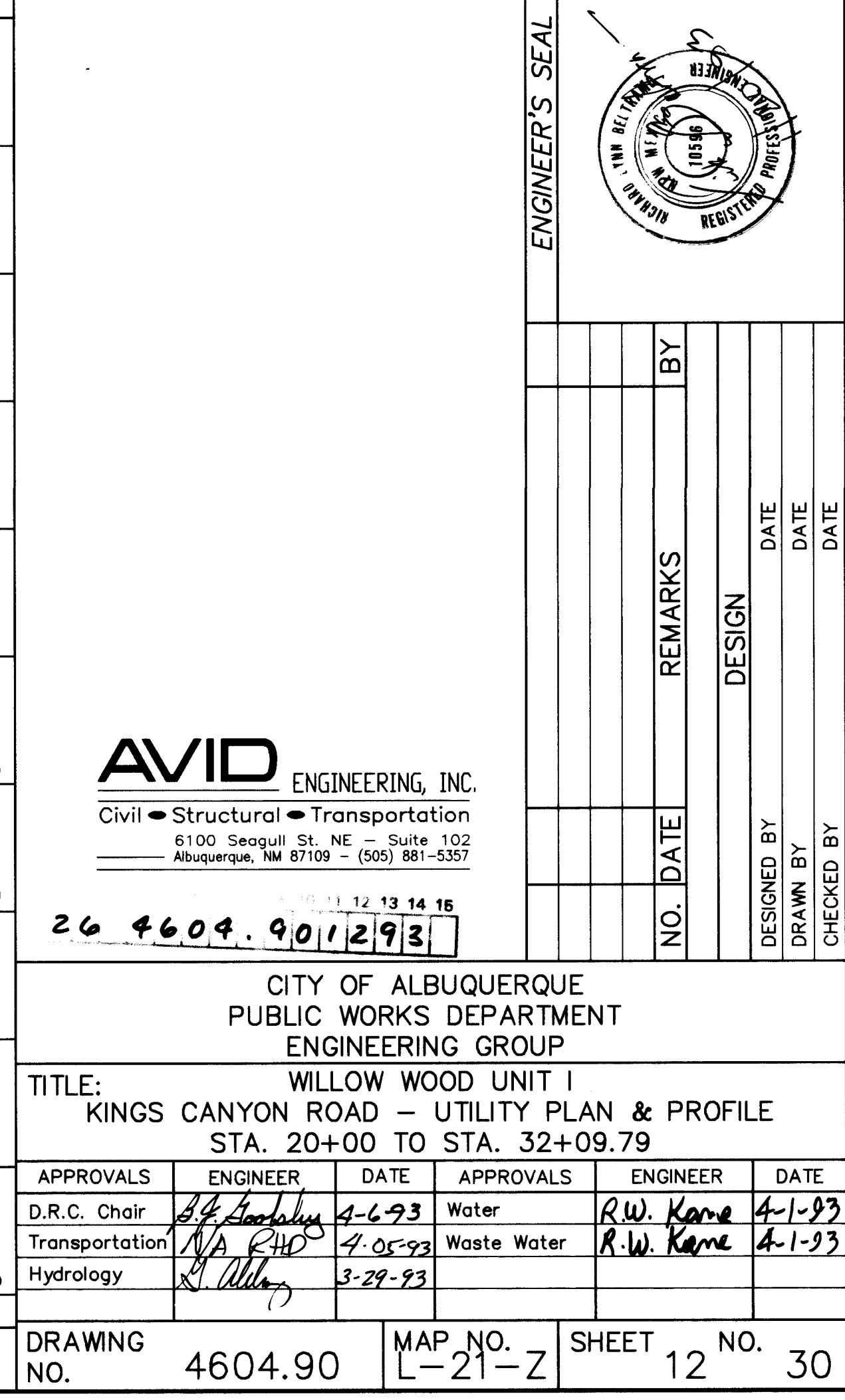
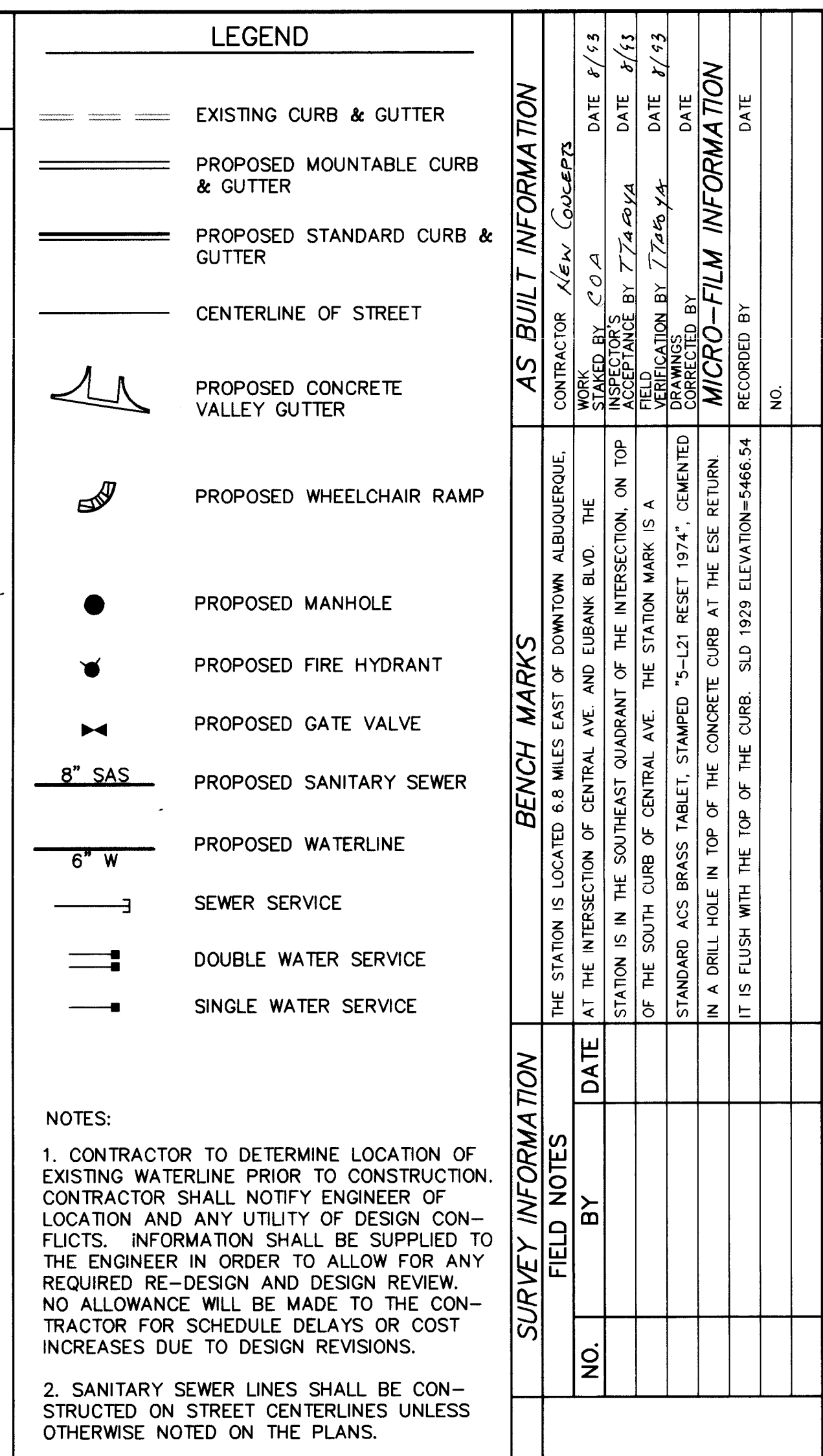
L-21-Z

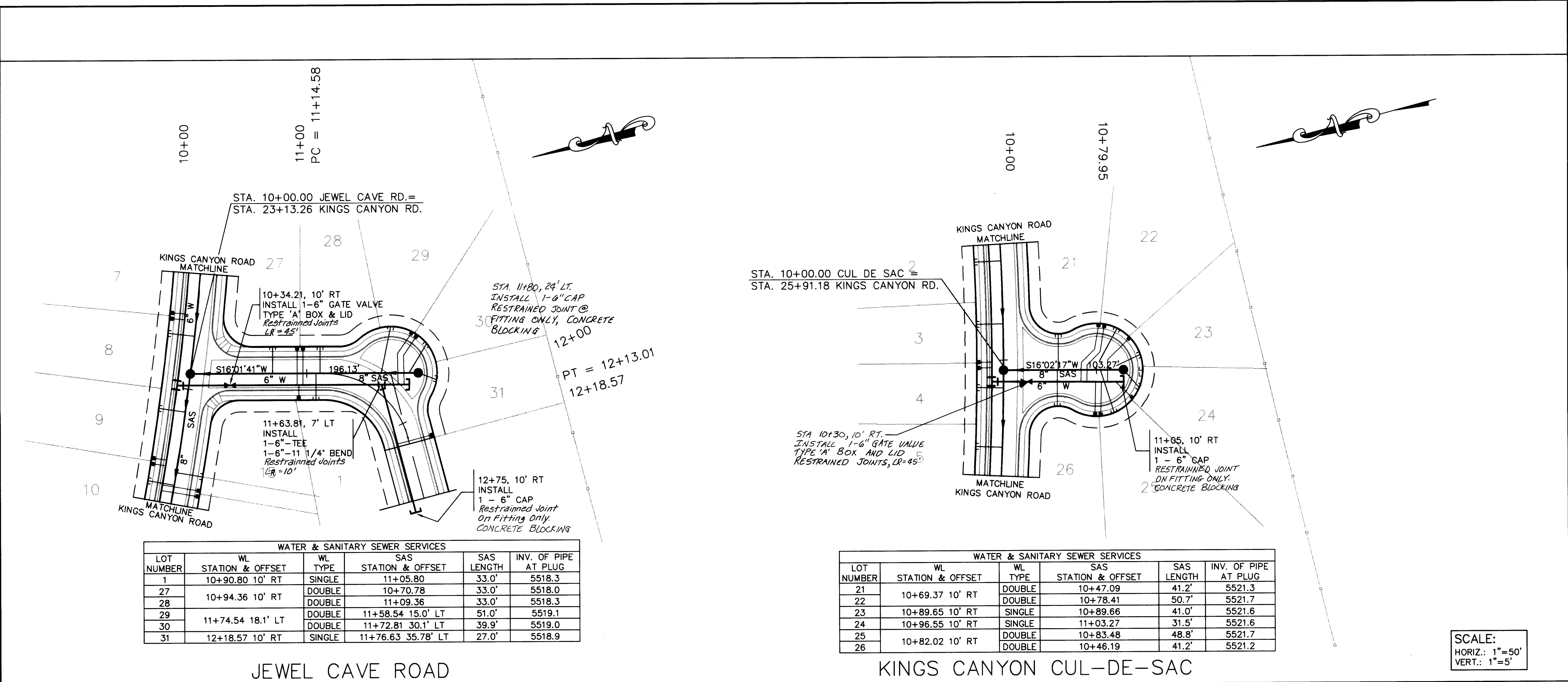
SHEET NO.

10

30







WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	INV. OF PIPE AT PLUG
1	10+90.80 10' RT	SINGLE	11+05.80	33.0'	5518.3
27	10+94.36 10' RT	DOUBLE	10+70.78	33.0'	5518.0
28		DOUBLE	11+09.36	33.0'	5518.3
29	11+74.54 18.1' LT	DOUBLE	11+58.54 15.0' LT	51.0'	5519.1
30		DOUBLE	11+72.81 30.1' LT	39.9'	5519.0
31	12+18.57 10' RT	SINGLE	11+76.63 35.78' LT	27.0'	5518.9

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	INV. OF PIPE AT PLUG
21	10+69.37 10' RT	DOUBLE	10+47.09	41.2'	5521.3
22		DOUBLE	10+78.41	50.7'	5521.7
23	10+89.65 10' RT	SINGLE	10+89.66	41.0'	5521.6
24	10+96.55 10' RT	SINGLE	11+03.27	31.5'	5521.6
25	10+82.02 10' RT	DOUBLE	10+83.48	48.8'	5521.7
26		DOUBLE	10+46.19	41.2'	5521.2

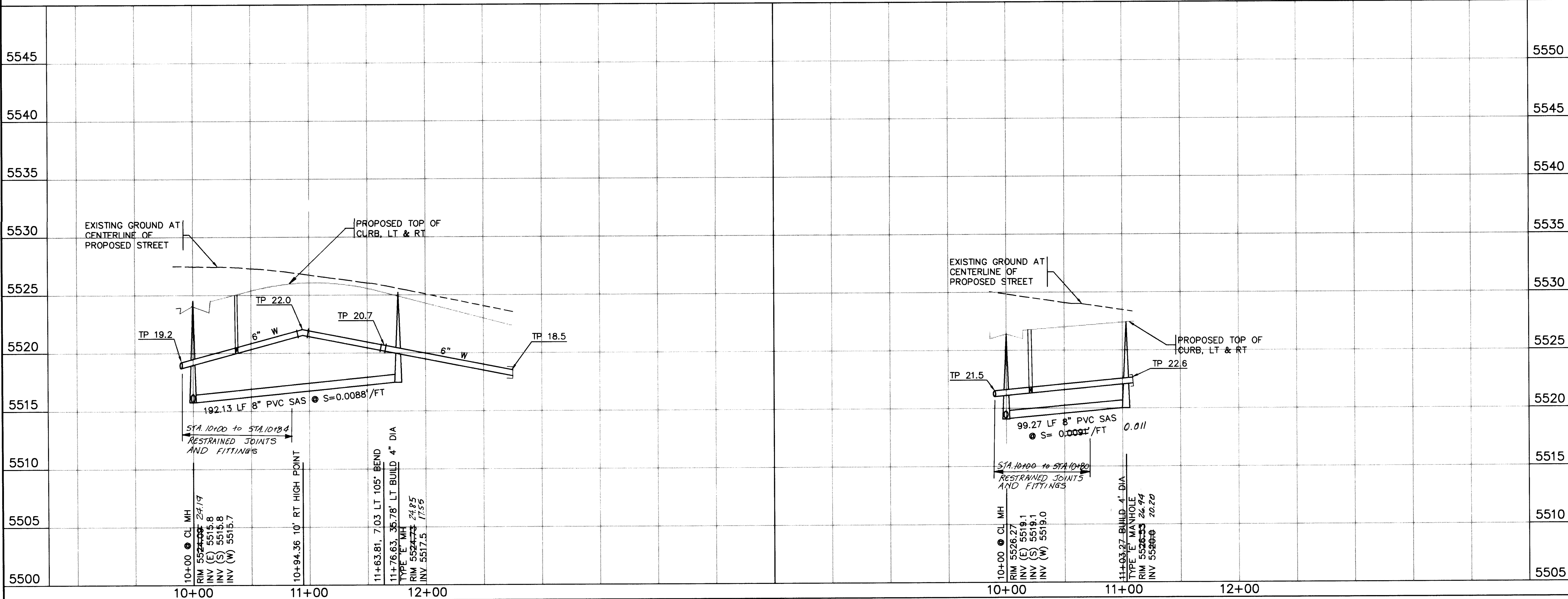
SCALE:
HORIZ.: 1"=50'
VERT.: 1"=5'

NOTES:

1. CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ANY UTILITY OF DESIGN CONFLICTS. INFORMATION SHALL BE SUPPLIED TO THE ENGINEER IN ORDER TO ALLOW FOR ANY REQUIRED RE-DESIGN AND DESIGN REVIEW. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR SCHEDULE DELAYS OR COST INCREASES DUE TO DESIGN REVISIONS.

2. SANITARY SEWER LINES SHALL BE CONSTRUCTED ON STREET CENTERLINES UNLESS OTHERWISE NOTED ON THE PLANS.

3. RESTRAINED JOINTS AND FITTINGS TO BE CONSTRUCTED IN ZONE NOTED AS LR EACH SIDE OF FITTING.



10+00 11+00 12+00

10+00 11+00 12+00

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Albuquerque, NM 87109 - (505) 881-5357

26 4604.90 1393

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD - UNIT I
JEWEL CAVE RD./ KINGS CANYON CUL-DE-SAC
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	R.A. Kame	4-6-93	Water	R.W. Kame	4-1-93
Transportation	R.A. Kame	4-25-93	Waste Water	R.W. Kame	4-1-93
Hydrology	R.A. Kame	3-29-93			

DRAWING NO. 4604.90 MAP NO. L-21-Z SHEET 13 NO. 30

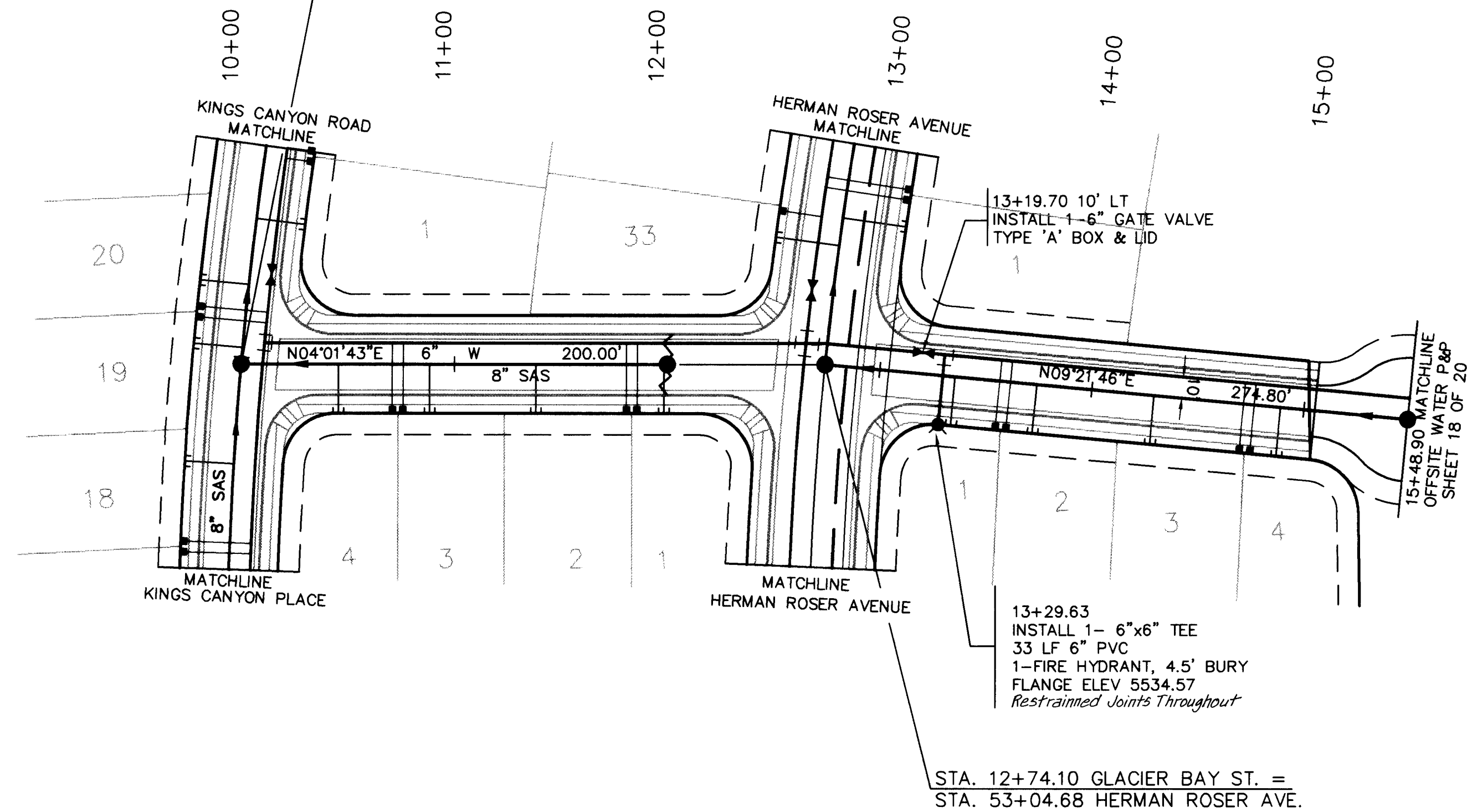
LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CENTERLINE OF STREET
- PROPOSED CONCRETE VALLEY GUTTER

- PROPOSED WHEELCHAIR RAMP
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- SEWER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-L21 RESET 1974". CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1979 ELEVATION=4466.54	NO.	DATE	NO.	DATE	DATE
WORK STARTED BY	DATE	RECORDED BY	NO.	DATE	REMARKS	DESIGNED BY	DATE
ACCEPTED BY	DATE	RECORDED BY	NO.	DATE	DESIGN	DRAWN BY	DATE
FIELD CHECKED BY	DATE	RECORDED BY	NO.	DATE		CHECKED BY	DATE

STA. 10+00.00 GLACIER BAY ST. =
STA. 28+03.26 KINGS CANYON RD.



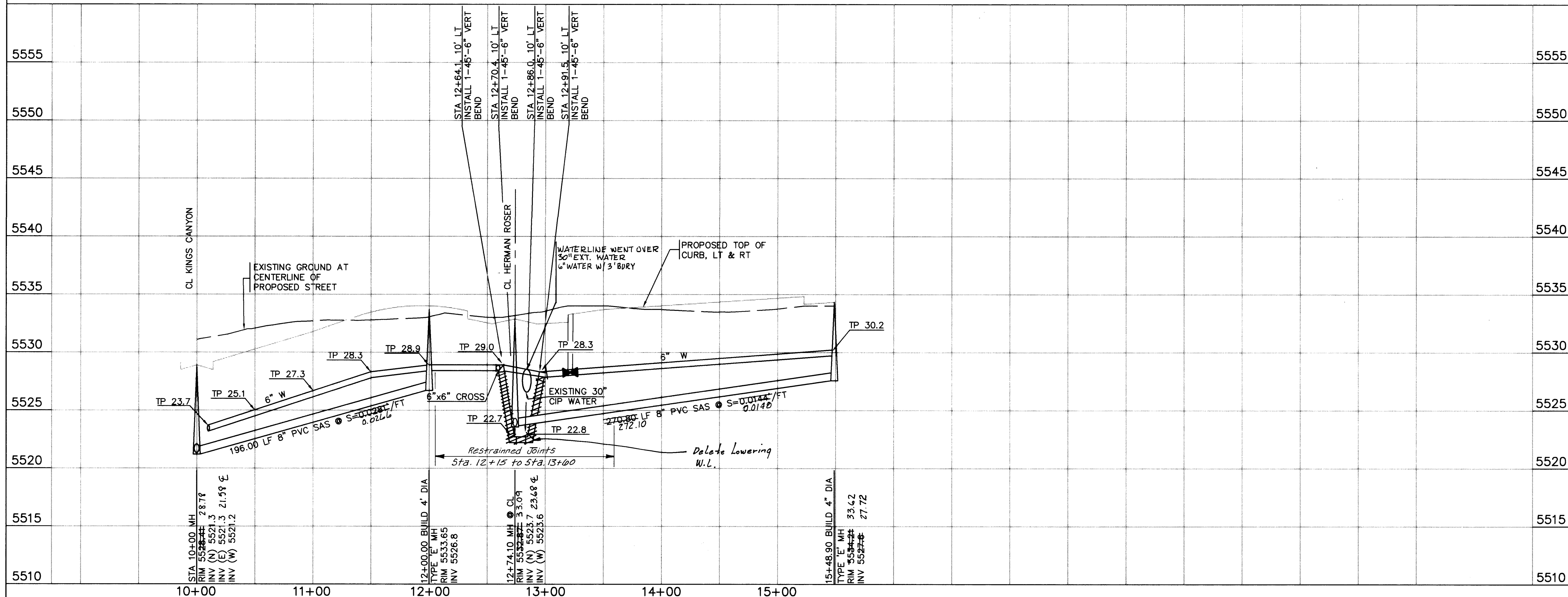
WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	INV. OF PIPE AT PLUG
1	11+83.48 10' LT	DOUBLE	11+98.48	33.0'	5528.4
2		DOUBLE	11+38.48	33.0'	5526.7
3	10+73.48 10' LT	DOUBLE	10+88.48	33.0'	5525.3
4		DOUBLE	10+48.58	33.0'	5524.1
1	13+58.97 10' LT	DOUBLE	13+35.54	33.0'	5526.2
2		DOUBLE	13+73.97	33.0'	5526.7
3	14+73.94 10' LT	DOUBLE	14+29.02	33.0'	5527.5
4		DOUBLE	14+88.94	33.0'	5528.4

13+29.63
INSTALL 1- 6"x6" TEE
33 LF 6" PVC
1-FIRE HYDRANT, 4.5' BURY
FLANGE ELEV 5534.57
Restrained Joints Throughout

STA. 12+74.10 GLACIER BAY ST. =
STA. 53+04.68 HERMAN ROSER AVE.

GLACIER BAY STREET

SCALE:
HORIZ.: 1"=50'
VERT.: 1"=5'



- NOTES:
- CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ANY UTILITY OF DESIGN CONFLICTS. INFORMATION SHALL BE SUPPLIED TO THE ENGINEER IN ORDER TO ALLOW FOR ANY REQUIRED RE-DESIGN AND DESIGN REVIEW. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR SCHEDULE DELAYS OR COST INCREASES DUE TO DESIGN REVISIONS.
 - SANITARY SEWER LINES SHALL BE CONSTRUCTED ON STREET CENTERLINES UNLESS OTHERWISE NOTED ON THE PLANS.

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26 4604.901493

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
WILLOW WOOD UNIT I
GLACIER BAY STREET - UTILITY PLAN & PROFILE
STA. 10+00 TO STA. 15+48.90

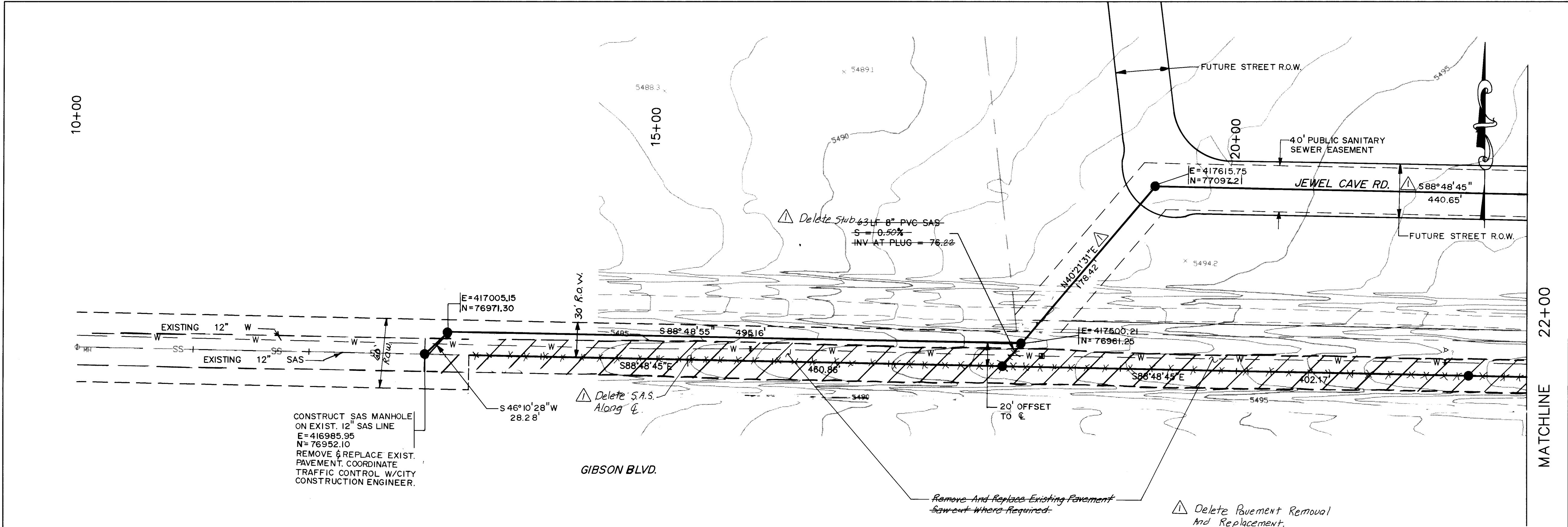
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>R.A. Roldan</i>	4-6-93	Water	<i>R.W. Kame</i>	4-1-93
Transportation	<i>N.A. Roldan</i>	7-25-77	Waste Water	<i>R.W. Kame</i>	4-1-93
Hydrology	<i>S. Allen</i>	3-24-93			

DRAWING NO. 4604.90 MAP NO. L-21-Z SHEET 14 NO. 30

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CENTERLINE OF STREET
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- 8" SAS
- 6" W
- SEWER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NEW CONCEPTS	THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-121 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5465.54		FIELD NO.	BY	NO. DATE	REMARKS
DATE	8/93	DATE	8/93	DATE	8/93	DATE	DESIGNED BY
DATE	8/93	DATE	8/93	DATE	8/93	DATE	DRAWN BY
DATE	8/93	DATE	8/93	DATE	8/93	DATE	CHECKED BY

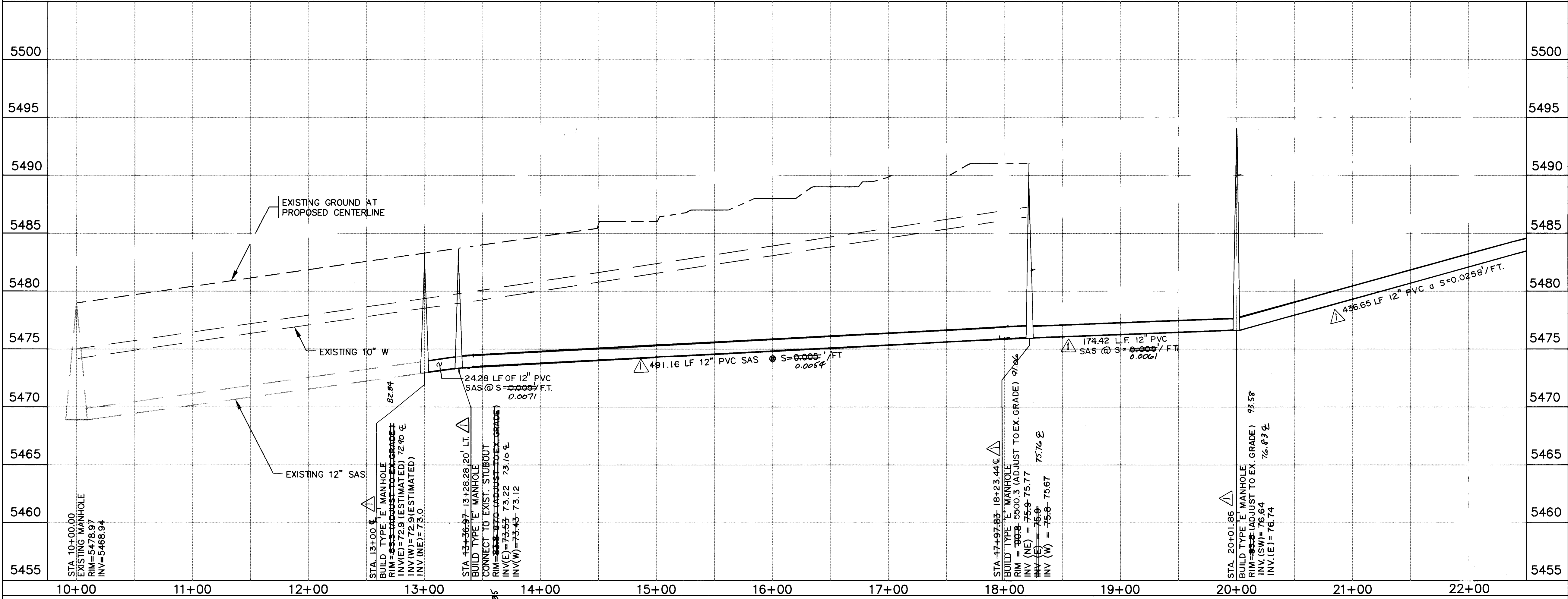


OFFSITE SANITARY SEWER
(STATIONING ALONG ℓ OF SEWER)

SCALE:
HORIZ.: 1"=50'
VERT.: 1"=5'

LEGEND	
	EXISTING CONTOUR
	PROPOSED MANHOLE
	PROPOSED GIRE 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

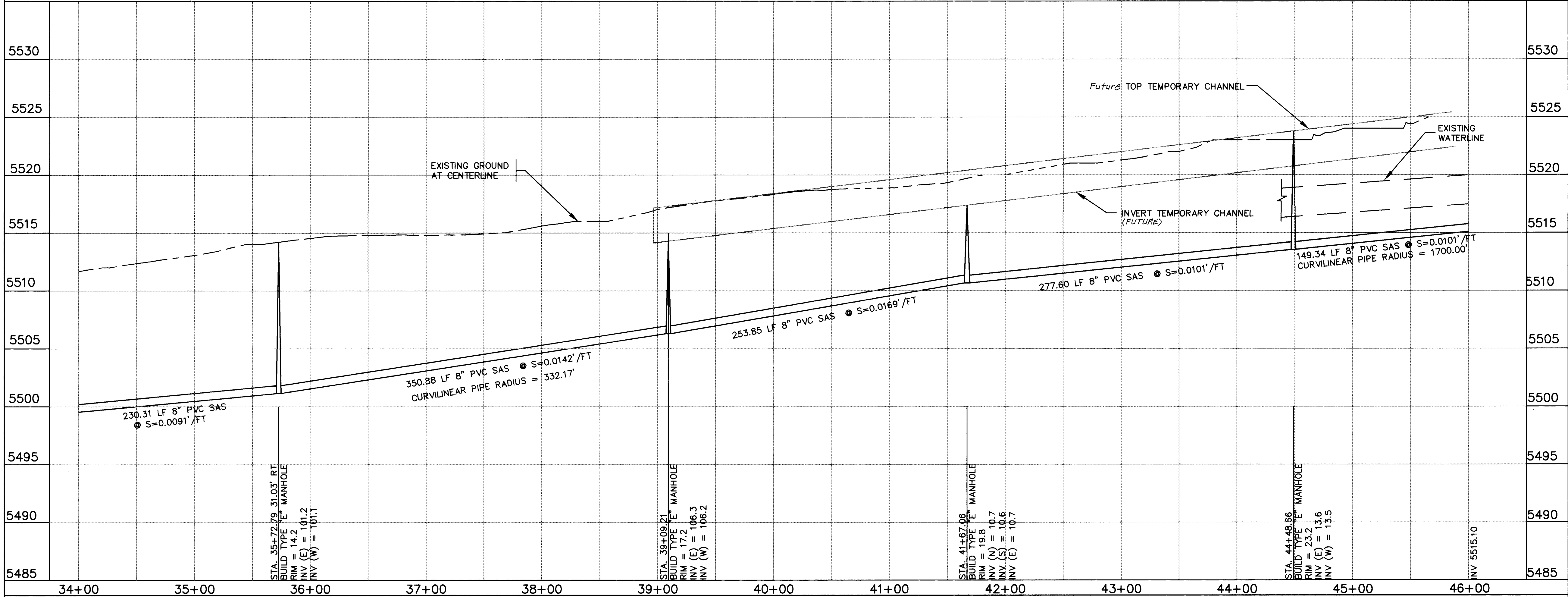
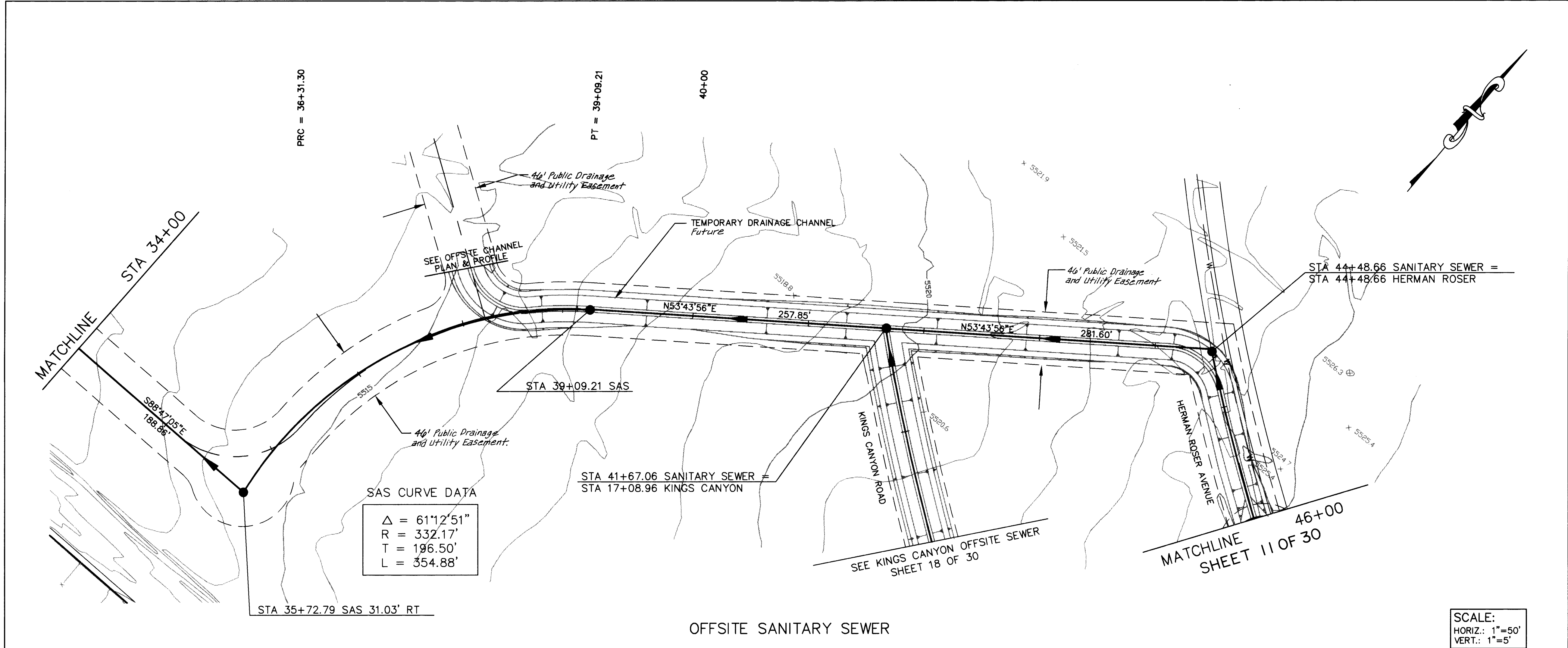
NOTES:
1. CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ANY UTILITY OR DESIGN CONFLICTS. INFORMATION SHALL BE SUPPLIED TO THE ENGINEER IN ORDER TO ALLOW FOR ANY REQUIRED RE-DESIGN AND DESIGN REVIEW. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR SCHEDULE DELAYS OR COST INCREASES DUE TO DESIGN REVISIONS.
2. SANITARY SEWER LINES SHALL BE CONSTRUCTED ON STREET CENTERLINES UNLESS OTHERWISE NOTED ON THE PLANS.



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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: WILLOW WOOD UNIT I OFFSITE SANITARY SEWER PLAN & PROFILE STA 13+36.97 TO STA 22+00			
APPROVALS	ENGINEER	DATE	APPROVALS
D.R.C. Chair	<i>[Signature]</i>	4-6-93	Water
Transportation	<i>[Signature]</i>	4-6-93	Waste Water
Hydrology	<i>[Signature]</i>	4-6-93	
DESIGNED BY		DATE	DATE
DRAWN BY		DATE	DATE
CHECKED BY		DATE	DATE
DRAWING NO. 4604.90 MAP NO. L-21-Z SHEET 15 OF 30			

LEGEND					
EXISTING CONTOUR PROPOSED MANHOLE PROPOSED GIRE 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					
NOTES: 1. CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ANY UTILITY OR DESIGN CONFLICTS. INFORMATION SHALL BE SUPPLIED TO THE ENGINEER IN ORDER TO ALLOW FOR ANY REQUIRED RE-DESIGN AND DESIGN REVIEW. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR SCHEDULE DELAYS OR COST INCREASES DUE TO DESIGN REVISIONS. 2. SANITARY SEWER LINES SHALL BE CONSTRUCTED ON STREET CENTERLINES UNLESS OTHERWISE NOTED ON THE PLANS. 3. SANITARY SEWER STATIONING IS BASED UPON FUTURE STREET CENTERLINE STATIONING.					
AVID ENGINEERING, INC. Civil • Structural • Transportation 6100 Seagull St. NE - Suite 102 Albuquerque, NM 87109 - (505) 881-5357 26 4604.901693					
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: WILLOW WOOD UNIT I OFFSITE SANITARY SEWER – PLAN & PROFILE STA 22+00 TO STA 34+00					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	R.W. Kame	4-1-93	Water R.W. Kame	R.W. Kame	4-1-93
Transportation	N/A RHD	4-05-93	Waste Water	R.W. Kame	4-1-93
Hydrology	A. Williams	3-29-93			
DRAWING NO. 4604.90		MAP NO. L-21-Z		SHEET 16 OF 30	



LEGEND

- EXISTING CONTOUR
- PROPOSED MANHOLE
- PROPOSED GIRE 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

NOTES:

1. CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ANY UTILITY OF DESIGN CONFLICTS. INFORMATION SHALL BE SUPPLIED TO THE ENGINEER IN ORDER TO ALLOW FOR ANY REQUIRED RE-DESIGN AND DESIGN REVIEW. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR SCHEDULE DELAYS OR COST INCREASES DUE TO DESIGN REVISIONS.

2. SANITARY SEWER LINES SHALL BE CONSTRUCTED ON STREET CENTERLINES UNLESS OTHERWISE NOTED ON THE PLANS.

AS BUILT INFORMATION

CONTRACTOR: *New Concepts*

WORK STARTED BY: *C.O.A.*

DATE: *8/93*

INSPECTED BY: *T. J. J. J. J.*

DATE: *8/93*

FIELD ADJUSTED BY: *T. J. J. J. J.*

DATE: *8/93*

REVISIONS BY: *T. J. J. J. J.*

DATE: *8/93*

MICRO-FILM INFORMATION

RECORDED BY: *T. J. J. J. J.*

DATE: *8/93*

SURVEY INFORMATION

DATE: *8/93*

BY: *T. J. J. J. J.*

NO.:

ENGINEER'S SEAL

[Seal]

REMARKS

BY: *T. J. J. J. J.*

NO. DATE

DESIGNED BY: *T. J. J. J. J.*

DRAWN BY: *T. J. J. J. J.*

CHECKED BY: *T. J. J. J. J.*

26 4604.901793

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

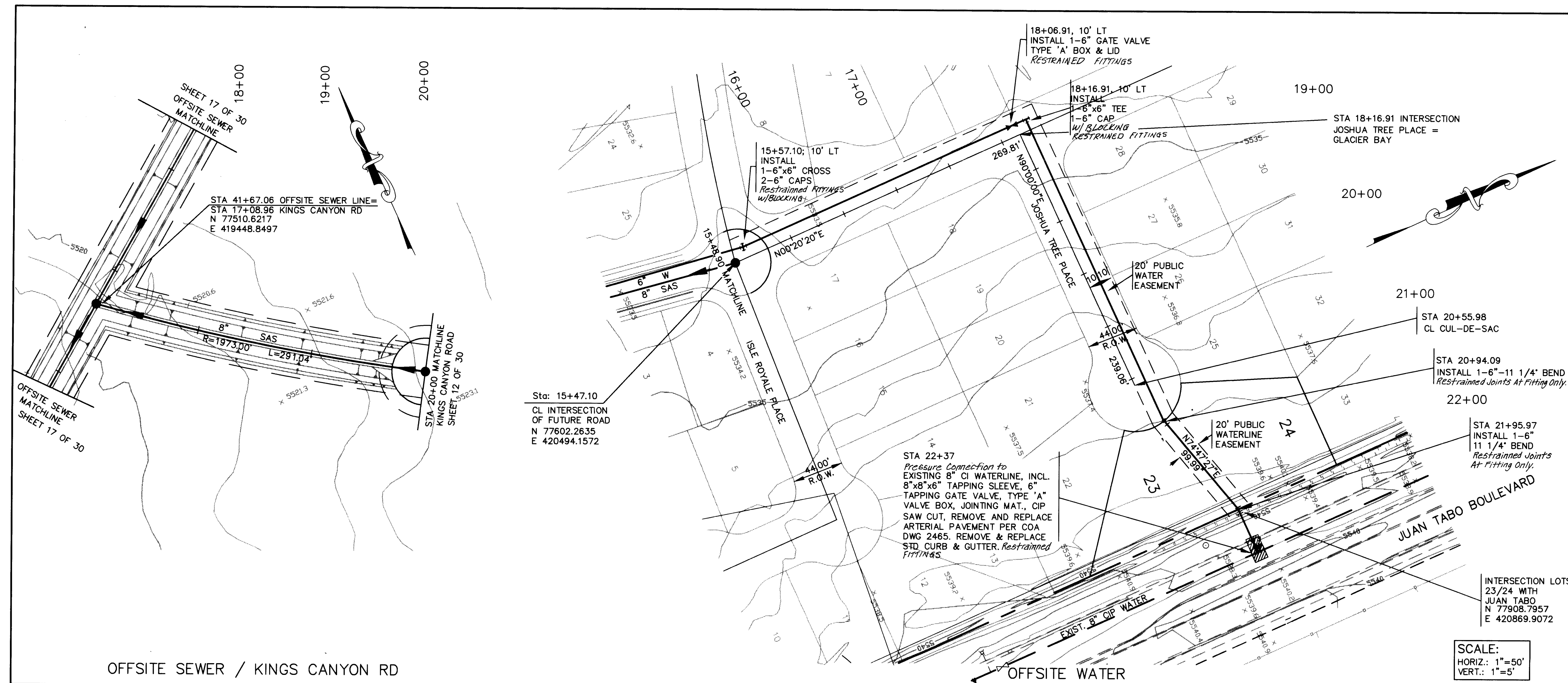
TITLE: **WILLOW WOOD UNIT I
OFFSITE SANITARY SEWER - PLAN & PROFILE
STA 34+00 TO STA 46+00**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	<i>4-6-93</i>	Water	<i>R.W. Kane</i>	<i>4-1-93</i>
Transportation	<i>[Signature]</i>	<i>4-6-93</i>	Waste Water	<i>R.W. Kane</i>	<i>4-1-93</i>
Hydrology	<i>[Signature]</i>	<i>3-29-93</i>			

DRAWING NO. 4604.90

MAP NO. L-21-Z

SHEET 17 OF 30



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CENTERLINE OF STREET
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- 8" SAS
- 6" W
- SEWER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE

NOTES:

- CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATERLINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF LOCATION AND ANY UTILITY OF DESIGN CONFLICTS. INFORMATION SHALL BE SUPPLIED TO THE ENGINEER IN ORDER TO ALLOW FOR ANY REQUIRED RE-DESIGN AND DESIGN REVIEW. NO ALLOWANCE WILL BE MADE TO THE CONTRACTOR FOR SCHEDULE DELAYS OR COST INCREASES DUE TO DESIGN REVISIONS.
- SANITARY SEWER LINES SHALL BE CONSTRUCTED ON STREET CENTERLINES UNLESS OTHERWISE NOTED ON THE PLANS.
- RESTRAINED JOINTS AND FITTINGS TO BE CONSTRUCTED IN ZONE NOTED AS L_R. EACH SIDE OF FITTING.

AS BUILT INFORMATION

CONTRACTOR: *New Concepts*
WORK: *AS BUILT*
DATE: *8/93*

BENCH MARKS

THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-L21 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

[Seal]

REMARKS

NO.	DATE	REMARKS

DESIGN

DESIGNED BY	DATE

CHECKED BY

CHECKED BY	DATE

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
WILLOW WOOD UNIT I
OFFSITE SEWER: KING CANYON RD AND
OFFSITE WATER: GLACIER BAY & JOSHUA TREE PLACE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B. G. Amador</i>	<i>4-6-93</i>	Water	<i>R.W. Kane</i>	<i>4-1-93</i>
Transportation	<i>N.A. Rupp</i>	<i>4-05-92</i>	Waste Water	<i>R.W. Kane</i>	<i>4-1-93</i>
Hydrology	<i>S. Allen</i>	<i>3-29-93</i>			

DRAWING NO. 4604.90 **MAP NO.** L-21-Z **SHEET** 18 **OF** 30

GRADING CERTIFICATION

I, Rick Beltramo, having conducted a site inspection and directed the collection of as-built survey information, certify the site grading and drainage improvements shown on plan sheet No. 19 are substantially complete and in accordance with the approved drainage reports and approved construction plans with the exception of temporary lot diversion berms. Individual lot diversion berms are not in place as per plan. This certification does not address construction methods, techniques, performance, or compliance to plan specifications. This certification does not address off-site channel and pond improvements now under construction under separate contract, Willow Wood, Unit II, COA Project No. 4604.91.



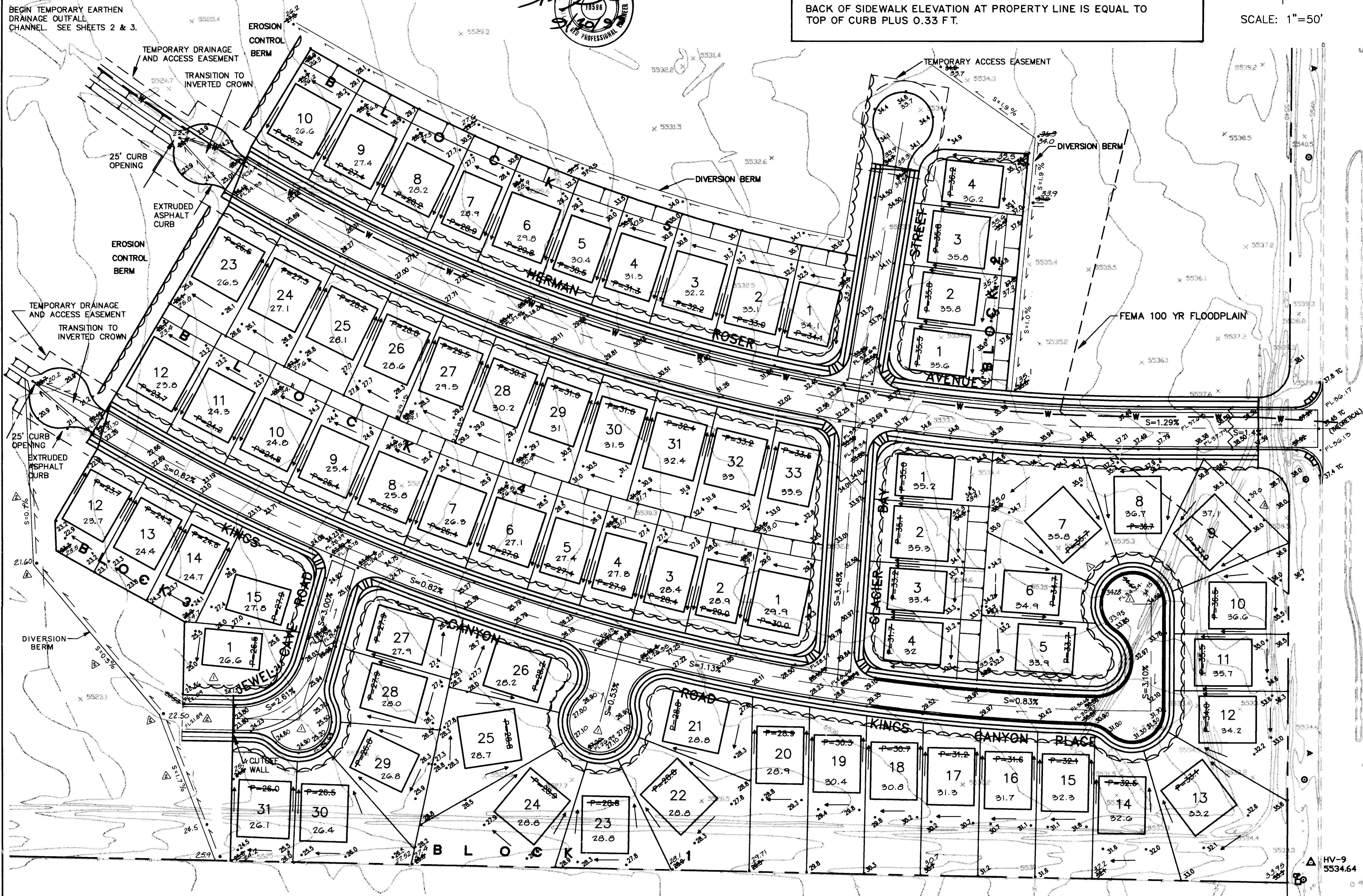
CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE, ALL DAMAGE TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL SECURE TOPSOIL DISTURBANCE PERMIT PRIOR TO COMMENCING WITH CONSTRUCTION AND GRADING OPERATIONS.

BACK OF SIDEWALK ELEVATION AT PROPERTY LINE IS EQUAL TO TOP OF CURB PLUS 0.33 FT.

SCALE: 1"=50'

BEGIN TEMPORARY EARTHEN DRAINAGE OUTFALL CHANNEL. SEE SHEETS 2 & 3.



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CENTERLINE OF STREET
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED TEMPORARY PAVING
- TRANSITION FROM CROWN TO NO CROWN
- TRANSITION FROM FULL CROWN TO HALF CROWN
- PROPOSED STREET LIGHT LOCATION
- REFERS TO SECTION AND SHEET NUMBER
- EXISTING CONTOUR
- EROSION CONTROL
- DIVERSION BERM
- WATER BREAK
- TEMPORARY EROSION CONTROL BERM

APPROVED FOR ROUGH GRADING
+/- 1 FT.

Robert Allen 01-22-93
CITY OF ALBUQUERQUE
HYDROLOGY DEPT.

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6100 Seagull St. NE - Suite 102
Albuquerque, NM 87108 - (505) 881-3357

26 4604.90 1993

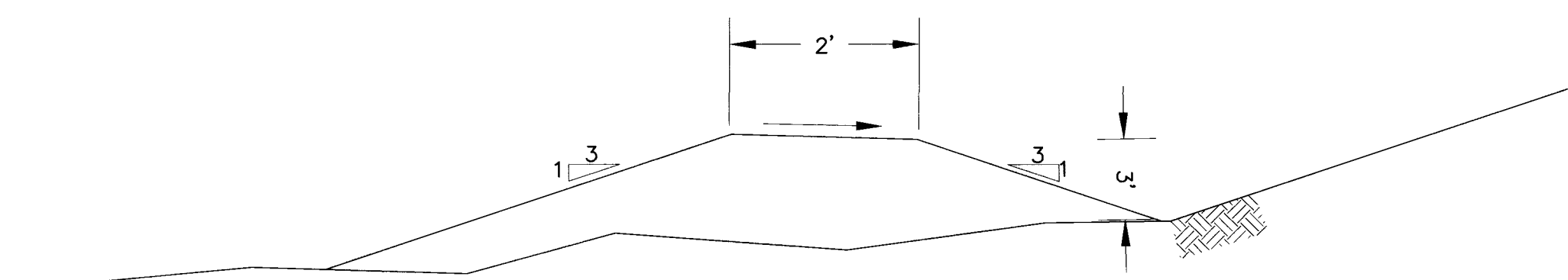
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WILLOW WOOD - UNIT I
GRADING PLAN**

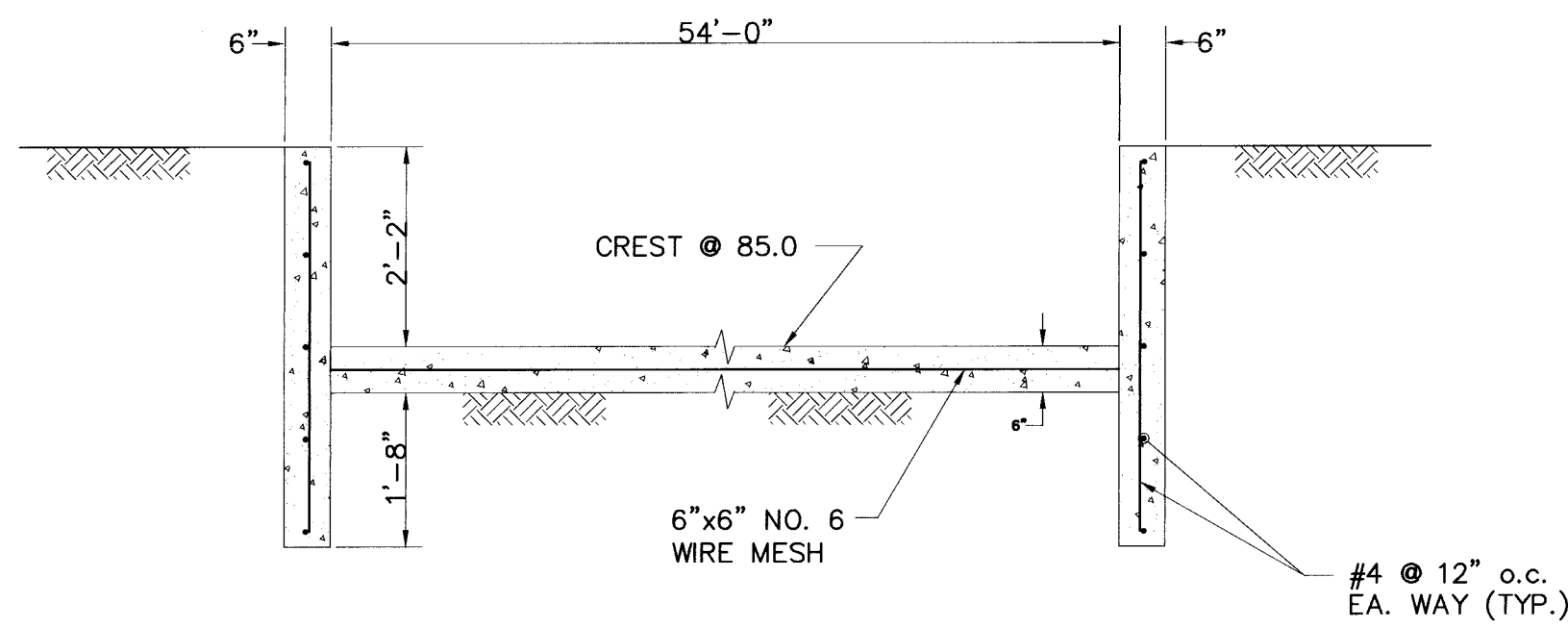
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>R. Beltramo</i>	4-6-93	Water	<i>N/A RWK</i>	4-1-93
Transportation	<i>N/A RHW</i>	4-25-93	Waste Water	<i>N/A RWK</i>	4-1-93
Hydrology	<i>R. Allen</i>	3-29-93			

DRAWING NO. **4604.90** MAP NO. **L-21-Z** SHEET **19** NO. **30**

EXHIBIT IV A

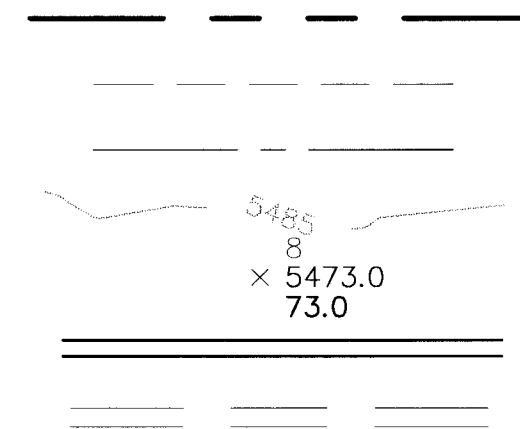


SPILLWAY SECTION 



2 TYPICAL BERM SECTION
NO SCALE

FUTURE STORM DRAIN




 CONSTRUCT 15', 6' HIGH
 CHAIN LINK GATE

ELIZABETH STREET

CONSTRUCT 3' HIGH
EARTHEN BERM WITH 3:1
SIDESLOPES & 2' TOP

PROVIDE 3' WIDE OPENINGS
IN BERM

CONSTRUCT 3' HIGH
EARTHEN BERM WITH 3:1
SIDESLOPES & 2' TOP
SEE DETAIL THIS SHEET

— 15' WIDE, MAINTENANCE
ACCESS RAMP.

POND BOTTOM
@ 75.0

CONSTRUCT EMERGENCY
OVERFLOW SPILLWAY
SEE DETAILS THIS SHEET

CONSTRUCT 6' HIGH
CHAINLINK FENCE AROUND
THE PERIMETER OF THE POND
AS SHOWN.

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Albuquerque, NM 87109 - (505) 881-5357

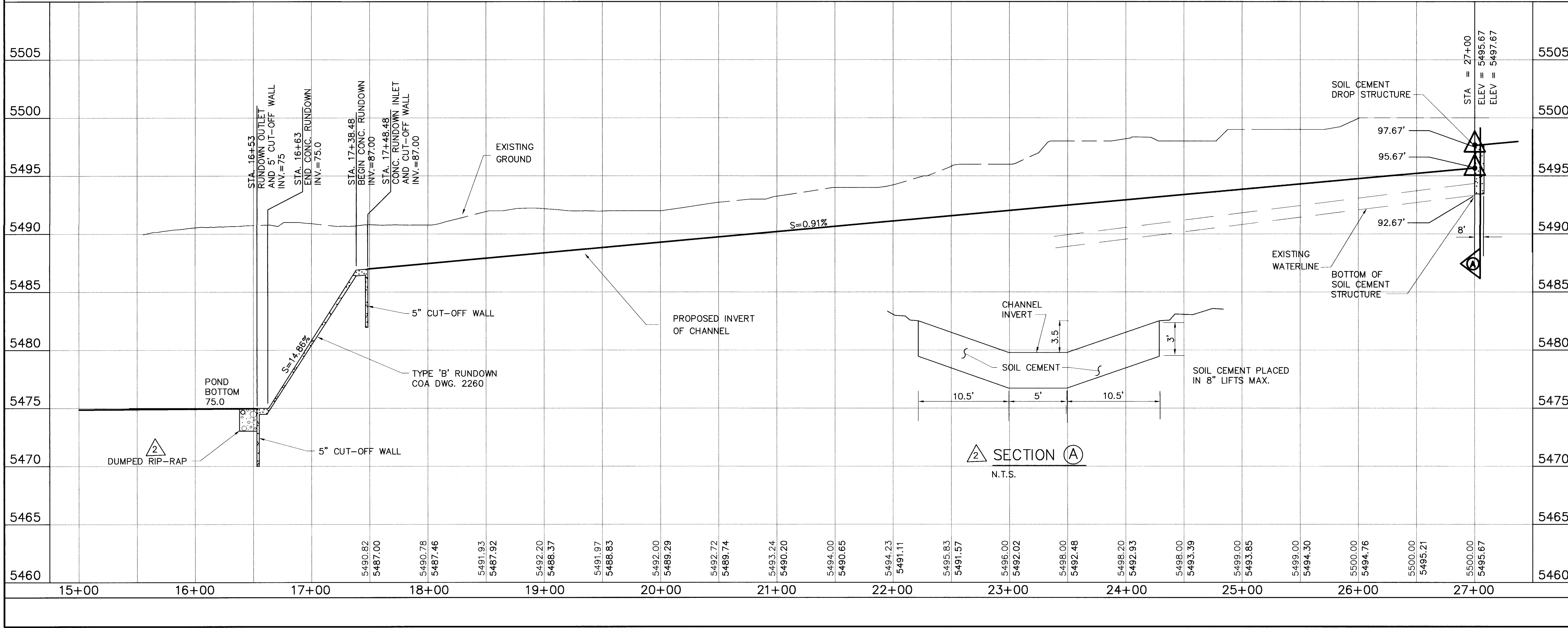
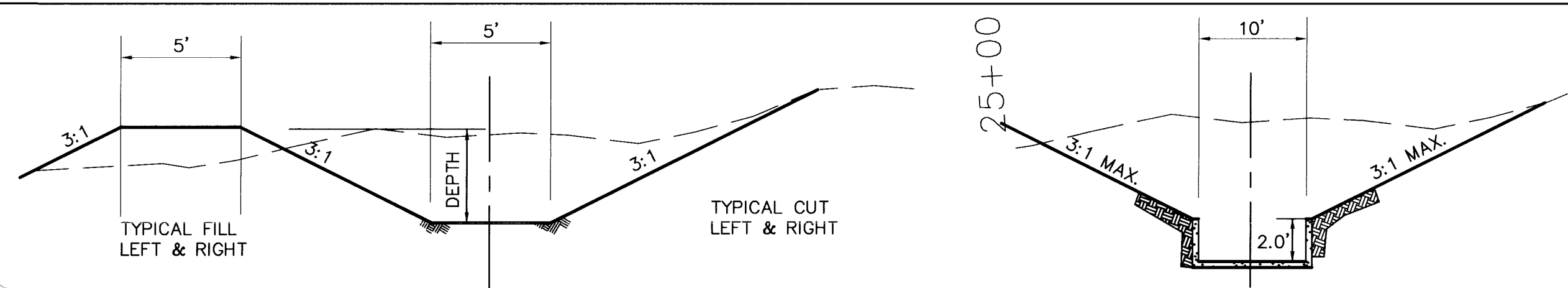
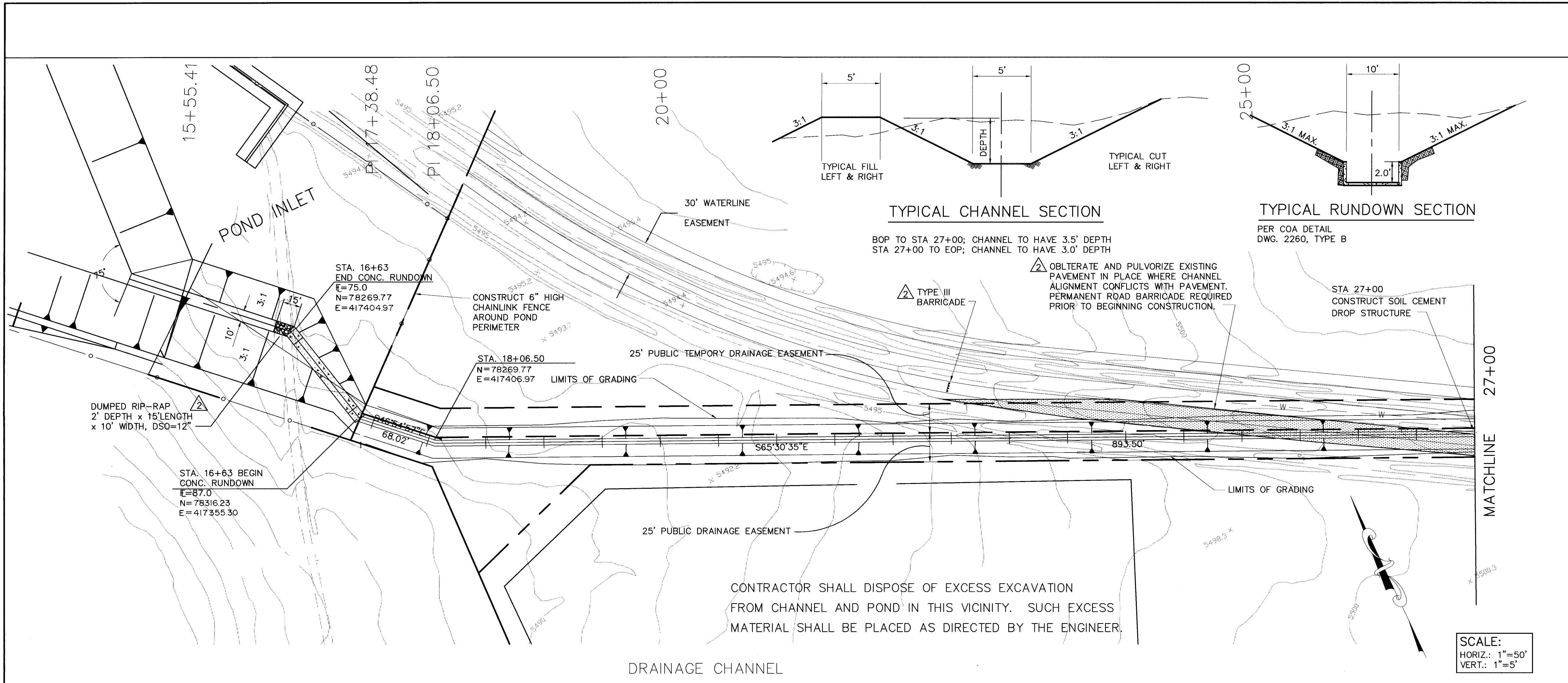
26 4604.902093

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE:	WILLOW WOOD UNIT I RETENTION POND GRADING PLAN & DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water	N/A RWK	6-23-93
Transportation			Waste Water	N/A RWK	6-23-93
Hydrology	<i>[Signature]</i>	6-23-93			

DRAWING NO.	4604.90	MAP NO. L-21-Z	SHEET 20 OF 30
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				ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
						FIELD NOTES		THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS "TABLET", STAMPED "5-121 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54			
						NO.	BY	DATE	CONTRACTOR <i>NEW CONCEPTS</i>	WORKED BY <i>COA</i>	DATE <i>8/93</i>
			RLB					INSPECTOR'S ACCEPTANCE BY <i>T. Taroia</i>		DATE <i>8/93</i>	
			BY					VERIFICATION BY <i>T. Taroia</i>		DATE <i>8/93</i>	
								DRAWINGS ORIGINATED BY		DATE	
								MICRO-FILM INFORMATION			
DESIGNED BY RLB								RECORDED BY		DATE	
DRAWN BY BLP								NO.			
CHECKED BY RLB											



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CENTERLINE OF STREET
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED WHEELCHAIR RAMP
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- TRANSITION FROM CROWN TO NO-CROWN
- TRANSITION FROM FULL CROWN TO HALF CROWN
- PROPOSED STREET LIGHT LOCATION
- REFERS TO SECTION AND SHEET NUMBER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE

AS BUILT INFORMATION

CONTRACTOR: *New Concepts*

WORK: *COA*

STATION: *17+00*

DATE: *8/13*

DESIGNED BY: *7/7/93*

DATE: *8/13*

CHECKED BY: *7/7/93*

DATE: *8/13*

RECORDED BY: *7/7/93*

DATE: *8/13*

BENCH MARKS

THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-121 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE CORNER. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5486.54

SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

ENGINEER'S SEAL

DESIGNED BY: *RLB*

DRAWN BY: *BLP*

CHECKED BY: *RLB*

DATE: *6/16/93*

DATE: *6/16/93*

DATE: *6/16/93*

AVID ENGINEERING, INC.

Civil • Structural • Transportation

6100 Seagull St. NE - Suite 102

Albuquerque, NM 87109 - (505) 861-5357

26 4604.90 2193

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

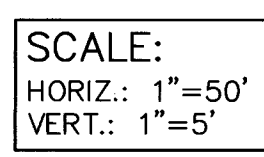
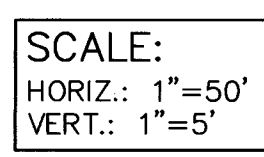
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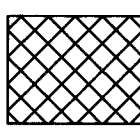
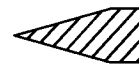
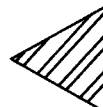
DRAINAGE CHANNEL - PLAN & PROFILE

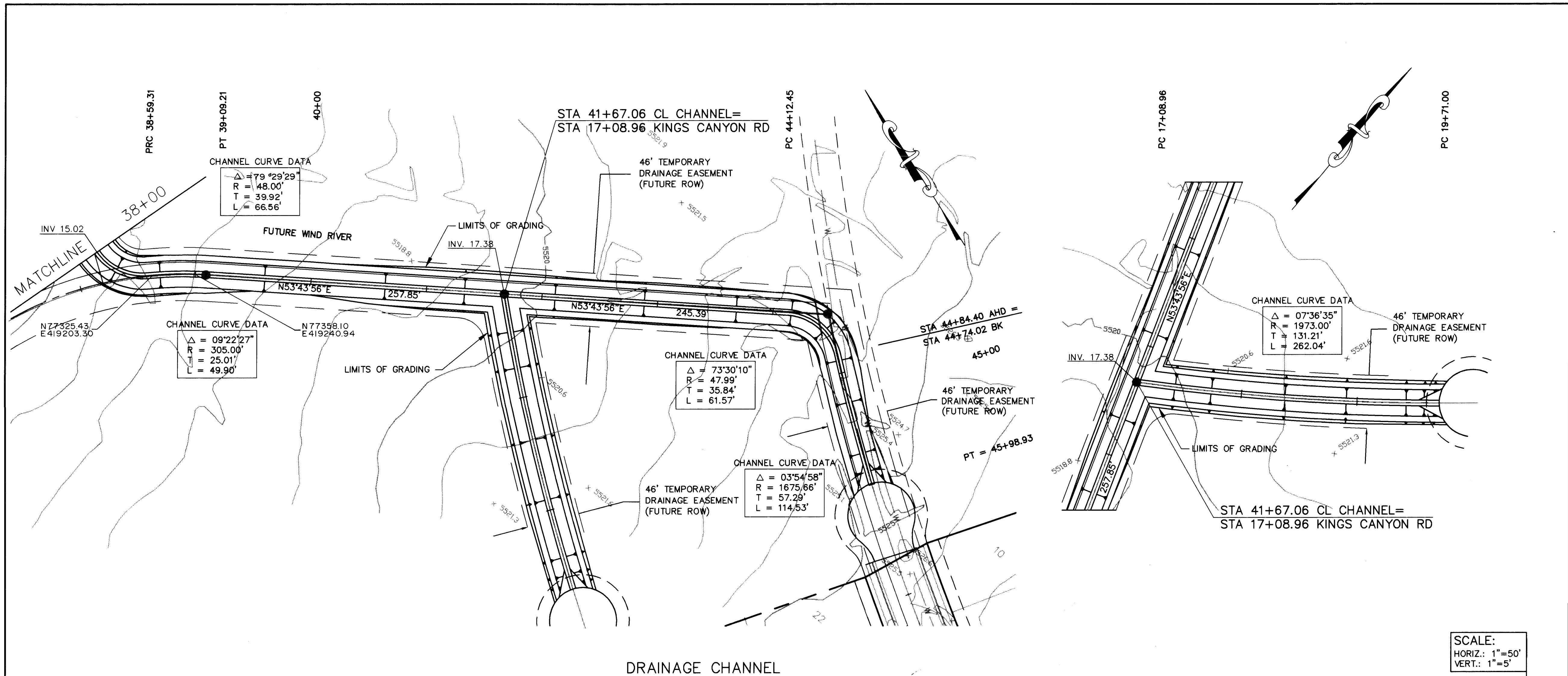
STA. 16+63.00 TO STA. 27+00.00

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water	<i>N/A RUK</i>	<i>6-23-93</i>
Transportation			Waste Water	<i>N/A RUK</i>	<i>6-23-93</i>
Hydrology	<i>S. Alby</i>	<i>6-23-93</i>			

DRAWING NO. 4604.90 MAP NO. L-21-Z SHEET 21 NO. 30



LEGEND									
=====	EXISTING CURB & GUTTER								
=====	PROPOSED MOUNTABLE CURB & GUTTER								
=====	PROPOSED STANDARD CURB & GUTTER								
-----	CENTERLINE OF STREET								
	PROPOSED CONCRETE VALLEY GUTTER								
	PROPOSED WHEELCHAIR RAMP								
	PROPOSED TEMPORARY PAVING								
	TRANSITION FROM CROWN TO NO-CROWN								
	TRANSITION FROM FULL CROWN TO HALF CROWN								
	PROPOSED STREET LIGHT LOCATION								
	REFERS TO SECTION AND SHEET NUMBER								
●	PROPOSED MANHOLE								
	PROPOSED FIRE HYDRANT								
	PROPOSED GATE VALVE								
 AVID ENGINEERING, INC. Civil • Structural • Transportation 6100 Seagull St. NE - Suite 102 Albuquerque, NM 87109 - (505) 881-5357 26 4604.902293									
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP TITLE: WILLOW WOOD UNIT I DRAINAGE CHANNEL - PLAN & PROFILE STA. 27+00 TO STA. 38+00.00									
APPROVALS		ENGINEER	DATE	APPROVALS		ENGINEER	DATE		
D.R.C. Chair				Water		N/A RWK	6-23-93		
Transportation				Waste Water		N/A RWK	6-23-93		
Hydrology		<i>G. Abby</i>	6-23-93						
DRAWING NO.		4604.90		MAP NO.		L-21-Z		SHEET NO. 30	



LEGEND

EXISTING CURB & GUTTER

PROPOSED MOUNTABLE CURB & GUTTER

PROPOSED STANDARD CURB & GUTTER

CENTERLINE OF STREET

PROPOSED CONCRETE VALLEY GUTTER

PROPOSED WHEELCHAIR RAMP

PROPOSED TEMPORARY PAVING

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TRANSITION FROM FULL CROWN TO HALF CROWN

PROPOSED STREET LIGHT LOCATION

REFERS TO SECTION AND SHEET NUMBER

PROPOSED MANHOLE

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

AS BUILT INFORMATION

CONTRACTOR: NEW CONCEPTS

WORK STARTED BY: C.O.A.

DATE: 8/93

APPROVED BY: J.T.A.F.O.Y.A.

DATE: 8/93

FIELD OBSERVATION BY: J.T.A.F.O.Y.A.

DATE: 8/93

STANDARD ACS BRASS TABLET STAMPED "5-L21 RESET 1974" CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54

RECORDED BY: NO.

DATE:

BENCH MARKS

THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "5-L21 RESET 1974" CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

ENGINEER'S SEAL

REMARKS

DESIGN

DATE

DATE

DATE

APPROVALS

ENGINEER

DATE

APPROVALS

ENGINEER

DATE

D.R.C. Chair

Water

Waste Water

Hydrology

6-23-93

6-23-93

26 4604.902393

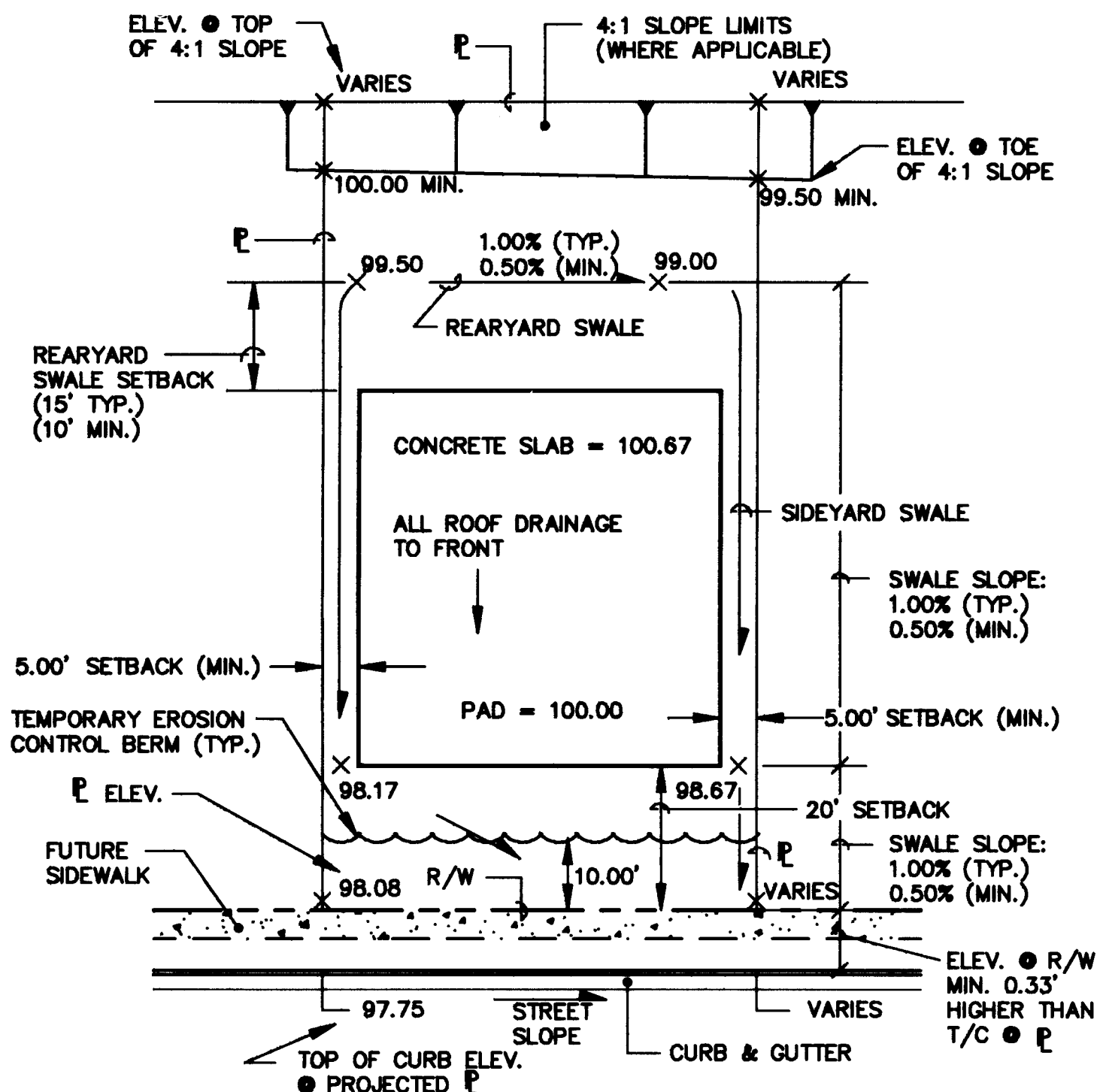
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD UNIT I
DRAINAGE CHANNEL - PLAN & PROFILE
STA. 38+00 TO STA. 45+98.93

DRAWING NO. 4604.90

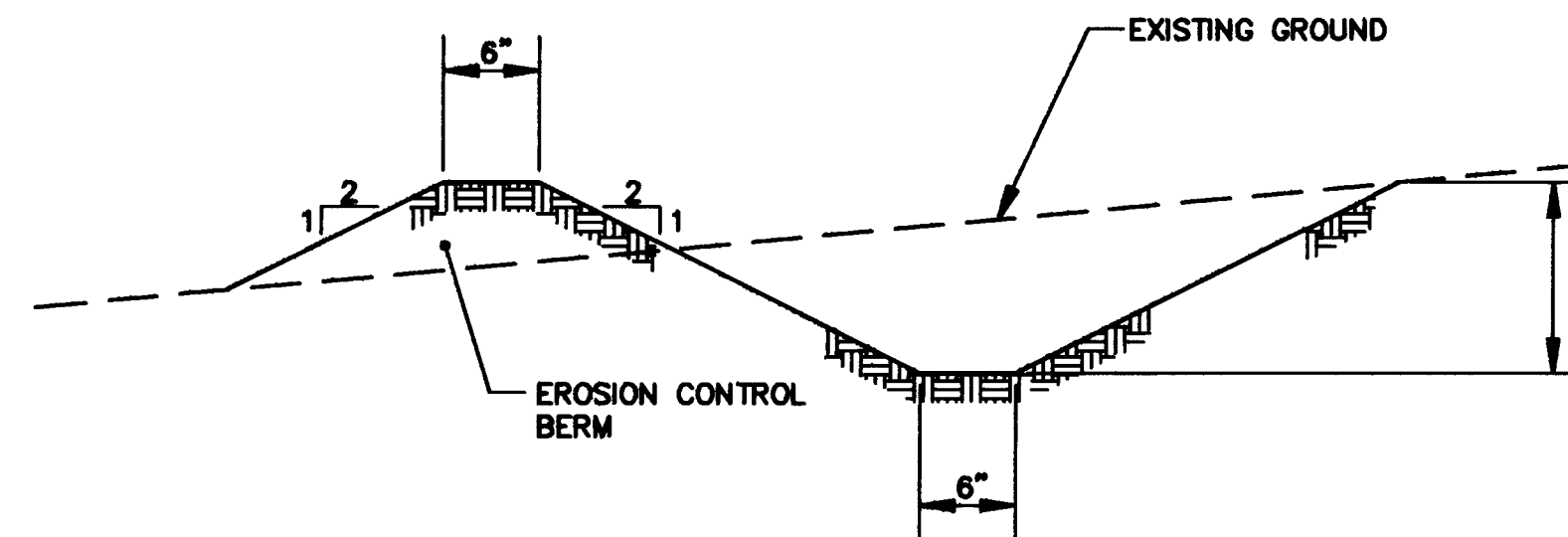
MAP NO. L-21-Z

SHEET 23 OF 30



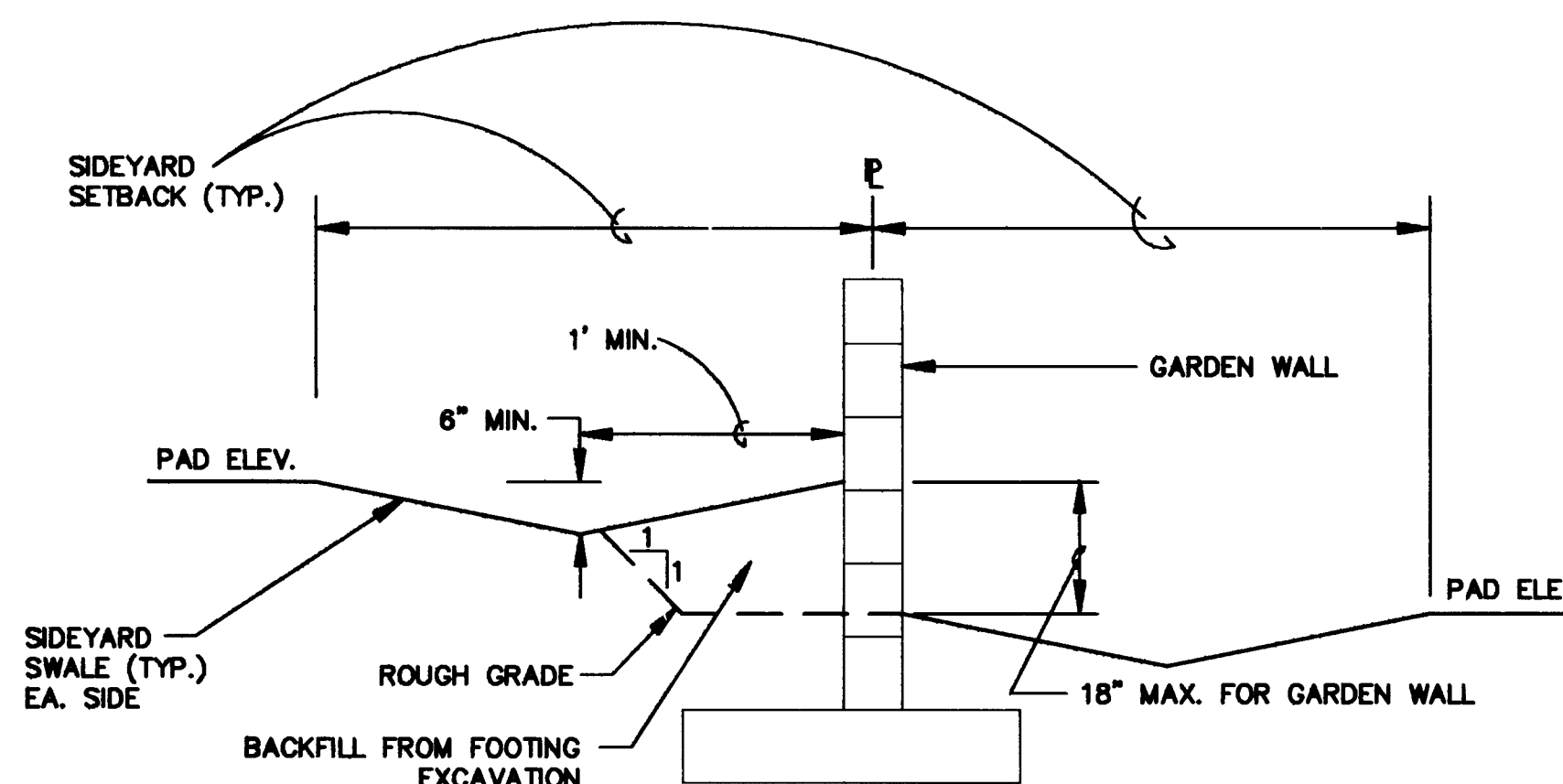
TYPICAL LOT GRADING DETAIL

SCALE: 1"=20'



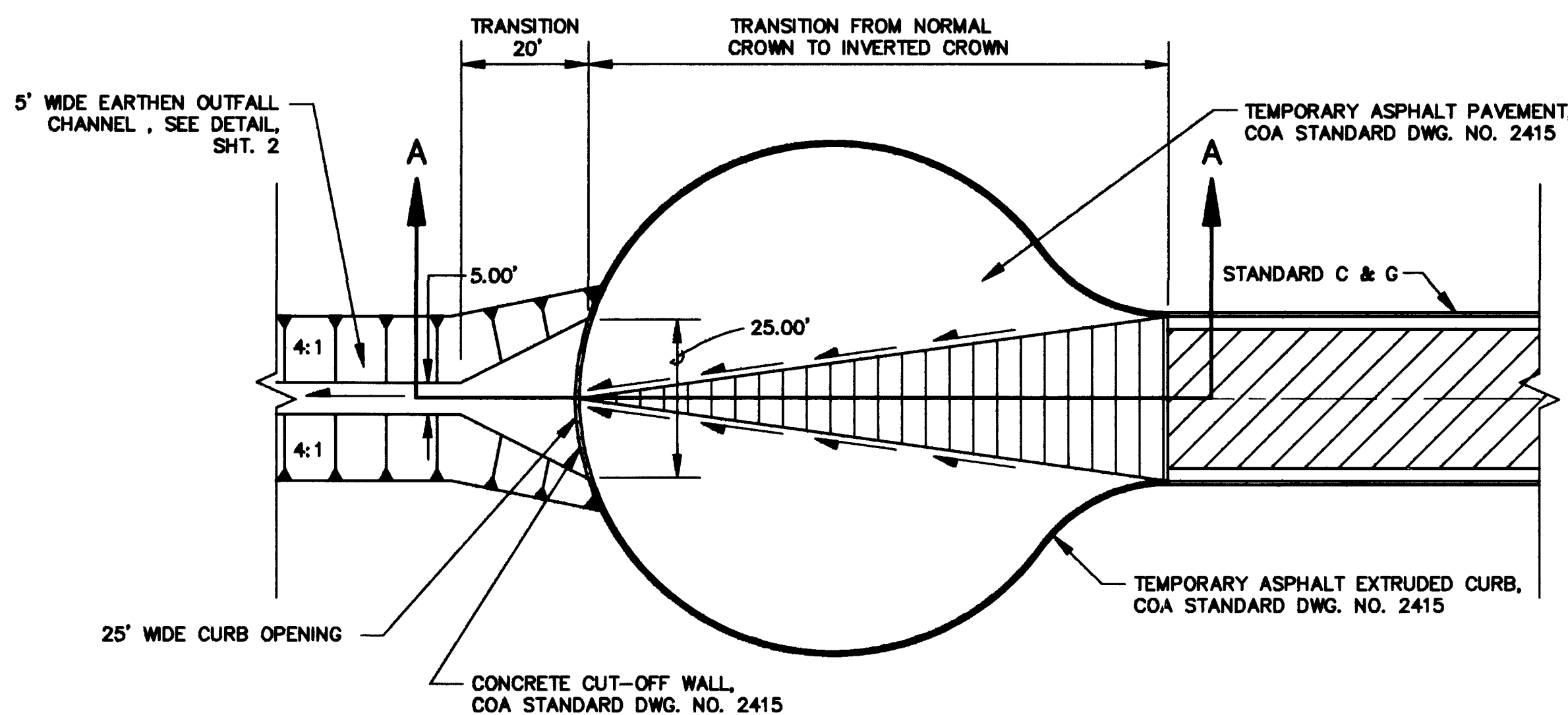
EROSION CONTROL/DIVERSION BERM

NTS
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION.



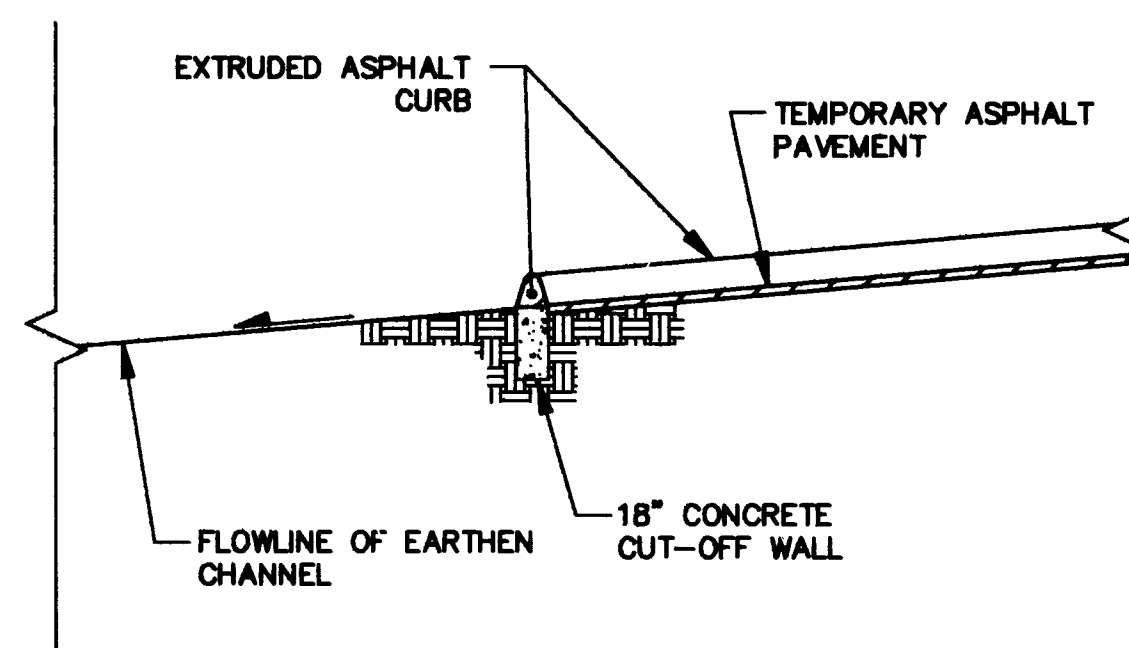
SIDEYARD GRADING DETAIL

NTS



TEMPORARY CUL-DE-SAC DETAIL

SCALE: 1"=20'



SECTION A-A

NTS

LOT GRADING GENERAL NOTES:

1. LOT GRADING SHALL MEET THE SITE GRADING AND DRAINAGE CRITERIA FOR PROPOSED CONSTRUCTION AS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - FEDERAL HOUSING ADMINISTRATION IN CIRCULAR LETTER NO. 91-1, OFFICE OF THE MANAGER, ALBUQUERQUE, NEW MEXICO, DATED 1/25/91.

2. ELEVATION OF HIGHPOINT OF REARYARD SWALE SHALL BE MIN. OF 6' BELOW PAD ELEVATION.

3. FINISHED FLOOR ELEVATIONS (NOT SHOWN) SHALL BE 8" ABOVE PAD ELEVATIONS (SHOWN).

4. FRONT YARD SIDEWALK SLOPE SHALL NOT EXCEED 10%.

5. DRIVEWAY SLOPE SHALL NOT EXCEED 14%. IF DRIVEWAY IS USED AS SIDEWALK, MAX-SLOPE SHALL NOT EXCEED 10%.

6. SLOPES SHALL NOT EXCEED 4:1.

7. THE CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO COMMENCING CONSTRUCTION.

8. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY CURB INC.

9. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

10. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE CONSTRUCTION SITE. EROSION CONTROL MEASURES ARE INTENDED TO CONTROL MINOR FLOWS AND PROHIBIT THE RELEASE OF SEDIMENT INTO ADJACENT STREETS AND PROPERTY. EROSION CONTROL AND DIVERSION BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET, AT LOCATIONS SHOWN ON THE GRADING PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY BERMS THROUGHOUT THE CONSTRUCTION PHASE. THE OWNER WILL MAINTAIN BERMS AFTER COMPLETION AND ACCEPTANCE OF CONSTRUCTION.

12. TEMPORARY EROSION CONTROL BERMS LOCATED ON INDIVIDUAL LOTS SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION OF EACH RESPECTIVE BUILDING IS COMPLETE, ON A LOT BY LOT BASIS.

13. THE TOLERANCES FOR ROUGH GRADING SHALL CONFORM TO THE FOLLOWING:

PAD SUBGRADE: +/- 0.1'
STREET SUBGRADE: +/- 0.1'
ALL OTHER AREAS: +/- 0.3'

14. BACKYARD DRAINS TO BE PROVIDED AS DESIGNATED.

15. THE CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES WILL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

16. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

17. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES. CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

18. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

19. THE CONTRACTOR SHALL REVEGETATE AND RE-ESTABLISH ALL AREAS WHICH ARE DISTURBED BY SITE GRADING AND ARE NOT TO RECEIVE PERMANENT SURFACE TREATMENTS. SPECIFICATIONS FOR SEEDING SHALL BE PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 1011, NATIVE SEEDING CLASS A.

SEED TYPE LBS. PLS PER ACRE

GRASSES

INDIAN RICE(10%) 15 LBS.

GRASS

GALLETA GRASS(30%) 3.5 LBS.

'VIVA'

SIDE DATS(20%) 2 LBS.

GRAMA

SAND(10%) 1 LB.

DROPSOED

BLUE GRAMA(30%) 2 LBS.

'HACHITA'

WILD FLOWERS

TAHOKA 1 LB.

DAISY

YELLOW 1 LB.

CONEFLOWER

GALLARDIA 1 LB.

APPROVED FOR ROUGH GRADING
+ - 1 FT.

Robert W. ... 01-22-93

CITY OF ALBUQUERQUE DATE
HYDROLOGY DEPT.

AVID ENGINEERING, INC.

Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87108 - (505) 881-5357

26 4604.902493

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
WILLOW WOOD UNIT I
GRADING DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>3-8-93</i>	4-6-93	Water	<i>N/A RWE</i>	4-1-93
Transportation	<i>N/A RWE</i>	4-05-93	Waste Water	<i>N/A RWE</i>	4-1-93
Hydrology	<i>3-29-93</i>				

DRAWING NO. 4604.90 MAP NO. L-21-Z SHEET 24 OF 30

LEGAL DESCRIPTION: TRACT D-1, MANZANO MESA

EXHIBIT IV B

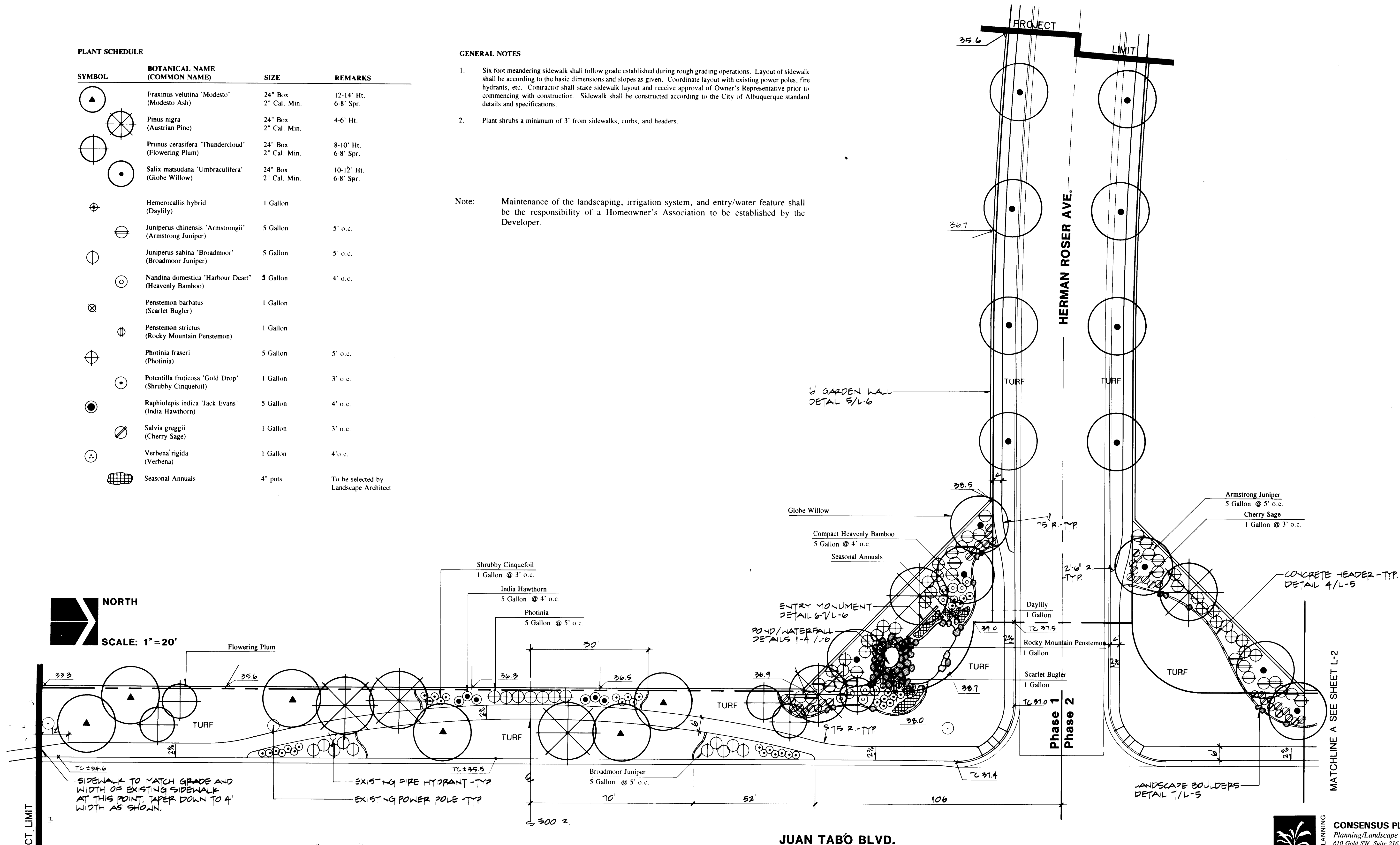
SYMBOL	(COMMON NAME)	SIZE	REMARKS
	Fraxinus velutina 'Modesto' (Modesto Ash)	24" Box 2" Cal. Min.	12-14" Ht. 6-8' Spr.
	Pinus nigra (Austrian Pine)	24" Box 2" Cal. Min.	4-6' Ht.
	Prunus cerasifera 'Thundercloud' (Flowering Plum)	24" Box 2" Cal. Min.	8-10" Ht. 6-8' Spr.
	Salix matsudana 'Umbraculifera' (Globe Willow)	24" Box 2" Cal. Min.	10-12" Ht. 6-8' Spr.
	Hemerocallis hybrid (Daylily)	1 Gallon	
	Juniperus chinensis 'Armstrongii' (Armstrong Juniper)	5 Gallon	5' o.c.
	Juniperus sabina 'Broadmoor' (Broadmoor Juniper)	5 Gallon	5' o.c.
	Nandina domestica 'Harbour Dwarf' (Heavenly Bamboo)	5 Gallon	4' o.c.
	Penstemon barbatus (Scarlet Bugler)	1 Gallon	
	Penstemon strictus (Rocky Mountain Penstemon)	1 Gallon	
	Photinia fraseri (Photinia)	5 Gallon	5' o.c.
	Potentilla fruticosa 'Gold Drop' (Shrubby Cinquefoil)	1 Gallon	3' o.c.
	Raphiolepis indica 'Jack Evans' (India Hawthorn)	5 Gallon	4' o.c.
	Salvia greggii (Cherry Sage)	1 Gallon	3' o.c.
	Verbena rigida (Verbena)	1 Gallon	4' o.c.
	Seasonal Annuals	4" pots	To be selected by Landscape Architect

1. Six foot meandering sidewalk shall follow grade established during rough grading operations. Layout of sidewalk shall be according to the basic dimensions and slopes as given. Coordinate layout with existing power poles, fire hydrants, etc. Contractor shall stake sidewalk layout and receive approval of Owner's Representative prior to commencing with construction. Sidewalk shall be constructed according to the City of Albuquerque standard details and specifications.
2. Plant shrubs a minimum of 3' from sidewalks, curbs, and headers.

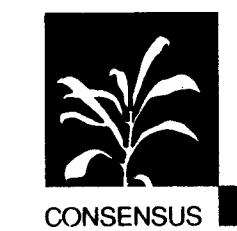


NORTH

SCALE: 1" = 20'



JUAN TABÓ BLVD.



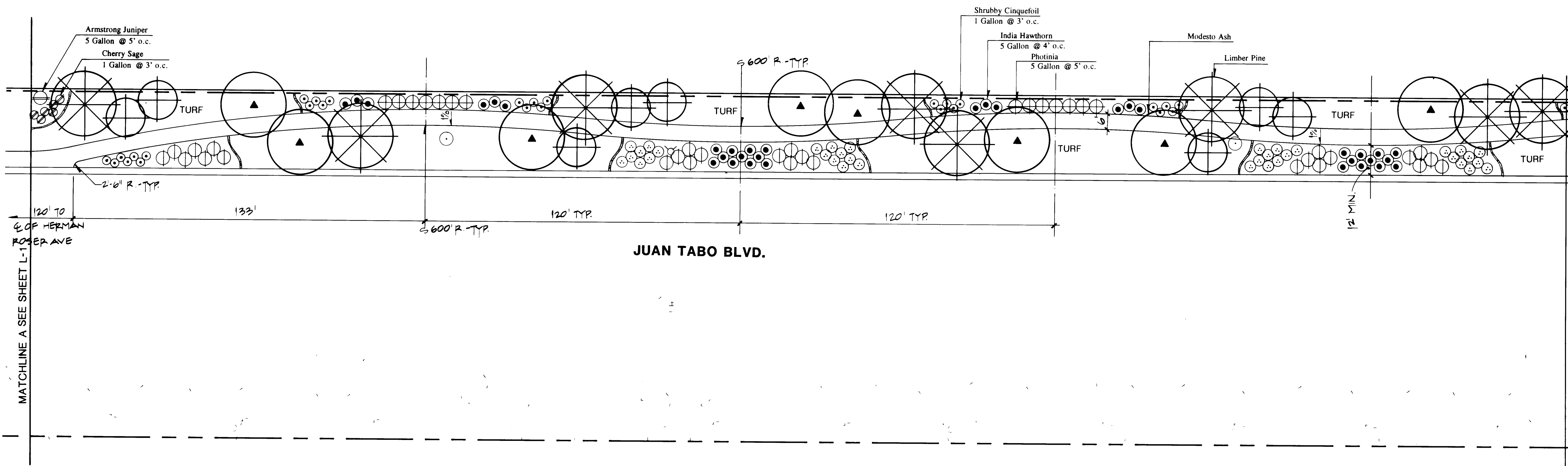
PLANNING

CONSENSUS PLANNING
Planning/Landscape Architecture
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801 Fax (505) 842-5495

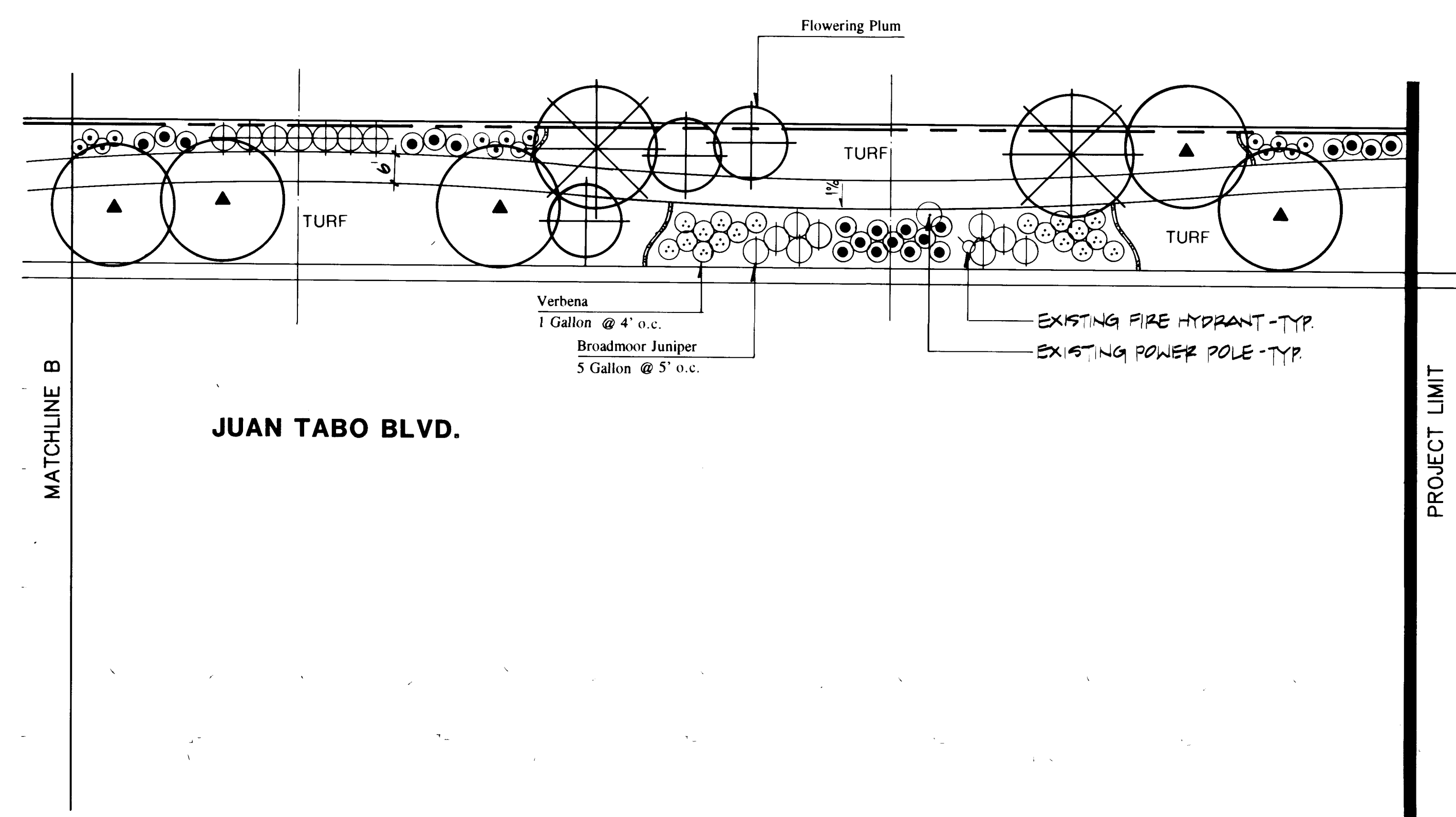
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[illegible]

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: WILLOWWOOD - UNIT I PLANTING/SIDEWALK PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>S.A. Harding</i>	4-6-93	Water	<i>N/A RWK</i>	4-1-93
Transportation	<i>J. Lowe</i>	4-05-93	Waste Water	<i>N/A RWK</i>	4-1-93
Hydrology	<i>N/A</i>				
DRAWING NO. L-1		MAP NO. L-21-Z		SHEET 25 OF 30	



- GENERAL NOTES**
- Six foot meandering sidewalk shall follow grade established during rough grading operations. Layout of sidewalk shall be according to the basic dimensions and slopes as given. Coordinate layout with existing power poles, fire hydrants, etc. Contractor shall stake sidewalk layout and receive approval of Owner's Representative prior to commencing with construction. Sidewalk shall be constructed according to the City of Albuquerque standard details and specifications.
 - Plant shrubs a minimum of 3' from sidewalks, curbs, and headers.



26 4604.902693



CONSENSUS PLANNING
Planning/Landscape Architecture
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102
(505) 764-9801 Fax (505) 842-5495

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP							
TITLE: WILLOWOOD - UNIT I PLANTING/SIDEWALK PLAN							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
D.R.C. Chair	<i>[Signature]</i>	4-1-93	Water	N/A	RWK	4-1-93	
Transportation	<i>[Signature]</i>	4-05-93	Waste Water	N/A	RWK	4-1-93	
Hydrology	N/A						
DRAWING NO.	L-2	MAP NO.	L-21-Z	SHEET	26	OF	30

ENGINEER'S SEAL				AS BUILT INFORMATION			
				BENCH MARKS			
				THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EURANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-121 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE CORNER. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54			
NO.				DATE			
BY				CONTRACTOR			
				V. H. Concepts			
REMARKS				DATE			
				6/24			
DESIGN				DATE			
CJG				6/93			
DRAWN BY				DATE			
CJG				6/93			
CHECKED BY				DATE			
CJG				6/93			

A fully automated sprinkler/drip irrigation system will irrigate turf areas and tree, shrub, and groundcover planting areas. Pop-up spray sprinklers, and gear-driven rotary sprinklers will irrigate turf areas; single-outlet emitters, and multiple-outlet drip emitters will irrigate plant material in the planting beds.

Municipal drinking water will be used for irrigation. The point-of-connection (P.O.C.) will be immediately downstream of the irrigation water meter installed by others.

Isolation gate valves permit the isolation of sections of the system for repairs or maintenance.

Quick coupling valves have been provided at the entry/water feature area and at intervals along Juan Tabo for incidental watering.

1. The system design assumes a minimum dynamic pressure for the irrigation system of 58 PSI and a minimum discharge of 5 GPM at the 1-inch point-of-connection (P.O.C.). The Irrigation Contractor shall verify pressure and flow on site prior to construction.
2. The Irrigation Contractor shall become thoroughly familiar with the specifications for this and related work prior to construction.
3. The Irrigation Contractor shall determine the exact location of underground utilities and electrical wiring prior to construction.
4. The Irrigation Contractor shall not install the sprinkler system when it is obvious in the field that obstructions or grade differences exist that might not have been considered in the engineering, or if discrepancies in construction details, legend, notes, or specifications are discovered. All such obstructions or discrepancies shall be brought to the attention of the Owner's Representative.
5. The drawings are diagrammatic. In some cases, irrigation components may be shown outside of planting areas for clarity. The Irrigation Contractor shall avoid any conflicts between the irrigation system, planting materials, and architectural features. Irrigation pipe and wiring shall be installed in landscaped areas whenever possible.
6. The Irrigation Contractor shall turn over to the Owner the following:
 - a. Two each of all operating keys and servicing tools needed for complete access, adjustment, and repair of all irrigation system components. This includes specialized tools required for complete disassembly of each sprinkler and valve.
 - b. Two Rain Bird 55K-1 quick coupling keys, each with attached Rain Bird SH-1 swivel hose end for operation of the quick coupling valves shown on the drawings.
 - c. Two pressure gauges for drip emitter pressure measurements. One of the gauges shall be fitted with a hose bibb fitting or a fitting matching the flush plug on the drip lateral line. The other gauge shall be fitted with a fitting that will enable pressure readings to be made directly off an individual emitter through use of the emitter distribution tubing.
7. The Irrigation Contractor shall select nozzles for spray and gear-driven rotary sprinklers with arcs which provide complete and adequate coverage with minimum overspray for the site conditions. The question may arise as to sprinkler arc, the following notation has been used on the irrigation plan: Q=quarter circle, T=one-third circle, H=half circle, TT=two-thirds circle, TQ=three-quarter circle, and F=full circle.

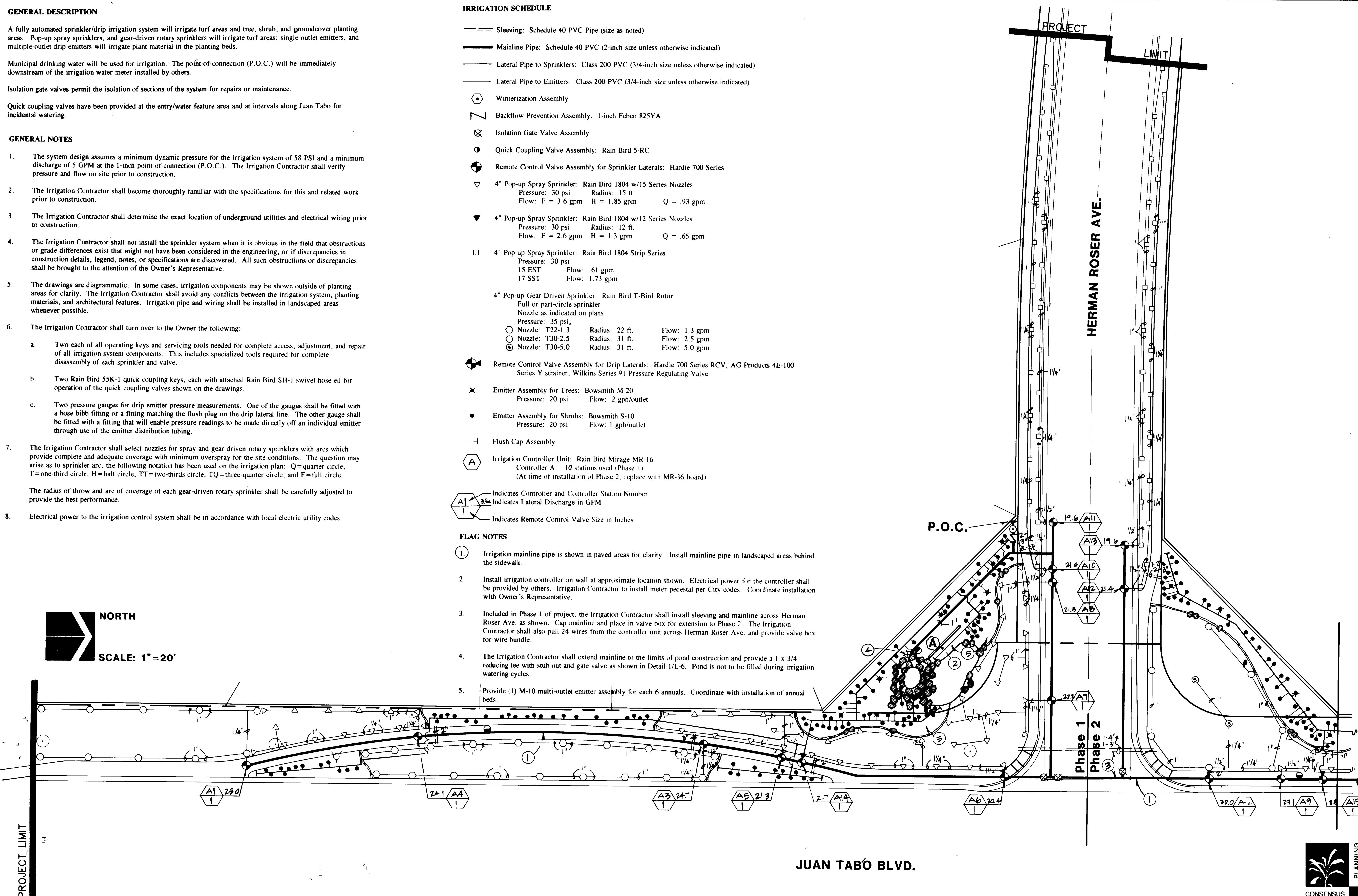
The radius of throw and arc of coverage of each gear-driven rotary sprinkler shall be carefully adjusted to provide the best performance.
8. Electrical power to the irrigation control system shall be in accordance with local electric utility codes.

 Sleeving: Schedule 40 PVC Pipe (size as noted)
 Mainline Pipe: Schedule 40 PVC (2-inch size unless otherwise indicated)
 Lateral Pipe to Sprinklers: Class 200 PVC (3/4-inch size unless otherwise indicated)
 Lateral Pipe to Emitters: Class 200 PVC (3/4-inch size unless otherwise indicated)

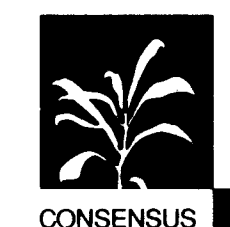
-  **Waterizer Assembly**
-  **Backflow Prevention Assembly:** 1-inch Bectco 825YA
-  **Isolation Gate Valve Assembly**
-  **Quick Coupling Valve Assembly:** Rain Bird 5-RC
-  **Remote Control Valve Assembly for Sprinkler Laterals:** Hardie 700 Series
-  **4\" data-bbox="185 240 300 265"/> Rain Bird 1804 w/15 Series Nozzles**
Pressure: 30 psi Radius: 15 ft.
Flow: F = 3.6 gpm H = 1.85 gpm Q = .93 gpm
-  **4\" data-bbox="185 325 300 350"/> Rain Bird 1804 w/12 Series Nozzles**
Pressure: 30 psi Radius: 12 ft.
Flow: F = 2.6 gpm H = 1.3 gpm Q = .65 gpm
-  **4\" data-bbox="185 410 300 435"/> Rain Bird 1804 Strip Series**
Pressure: 30 psi
15 EST Flow: .61 gpm
17 SST Flow: 1.73 gpm
-  **4\" data-bbox="185 495 300 520"/> Rain Bird T-Bird Rotor**
Full or part-circle sprinkler
Nozzle as indicated on plans
Pressure: 35 psi,
 Nozzle: T22-1.3 Radius: 22 ft. Flow: 1.3 gpm
 Nozzle: T30-2.5 Radius: 31 ft. Flow: 2.5 gpm
 Nozzle: T30-5.0 Radius: 31 ft. Flow: 5.0 gpm
-  **Remote Control Valve Assembly for Drip Laterals:** Hardie 700 Series RCV, AG Products 4E-100 Series Y strainer, Wilkins Series 91 Pressure Regulating Valve
-  **Emitter Assembly for Trees:** Bowsmith M-20
Pressure: 20 psi Flow: 2 gph/outlet
-  **Emitter Assembly for Shrubs:** Bowsmith S-10
Pressure: 20 psi Flow: 1 gph/outlet
-  **Flush Cap Assembly**
-  **Irrigation Controller Unit:** Rain Bird Mirage MR-16
Controller A: 10 stations used (Phase 1)
(At time of installation of Phase 2, replace with MR-36 board)

 Indicates Controller and Controller Station Number
 Indicates Lateral Discharge in GPM
 Indicates Remote Control Valve Size in Inches

1. Irrigation mainline pipe is shown in paved areas for clarity. Install mainline pipe in landscaped areas behind the sidewalk.
2. Install irrigation controller on wall at approximate location shown. Electrical power for the controller shall be provided by others. Irrigation Contractor to install meter pedestal per City codes. Coordinate installation with Owner's Representative.
3. Included in Phase 1 of project, the Irrigation Contractor shall install sleeving and mainline across Herman Roser Ave. as shown. Cap mainline and place in valve box for extension to Phase 2. The Irrigation Contractor shall also pull 24 wires from the controller unit across Herman Roser Ave. and provide valve box for wire bundle.
4. The Irrigation Contractor shall extend mainline to the limits of pond construction and provide a 1 x 3/4" reducing tee with stub out and gate valve as shown in Detail 1/L-6. Pond is not to be filled during irrigation watering cycles.
5. Provide (1) M-10 multi-outlet emitter assembly for each 6 annuals. Coordinate with installation of annual beds.



MATCHLINE A SEE SHEET L-4



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26 4604.902793

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOWWOOD - UNIT
IRRIGATION PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>S. A. Goshal</i>	4-6-93	Water	<i>N/A RWK</i>	4-1-93
Transportation	<i>N/A RHD</i>	4-05-93	Waste Water	<i>N/A RWK</i>	4-1-93
Hydrology	<i>N/A</i>				

DRAWING NO.	L-3	MAP NO.	1-21-7	SHEET	27	OF	30
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AS BUILT INFORMATION			
CONTRACTOR	NEW CONCEPTS		
WORK	STARTED BY	COA	DATE 8/15/03
INSPECTOR'S	ACCEPTANCE BY	TTAPOLYA	DATE 8/15/03
VERIFICATION	BY	TTAPOLYA	DATE 8/15/03
DRAWINGS	CORRECTED BY		DATE
MICRO-FILM INFORMATION			
RECORDED BY	DATE		
NO.			

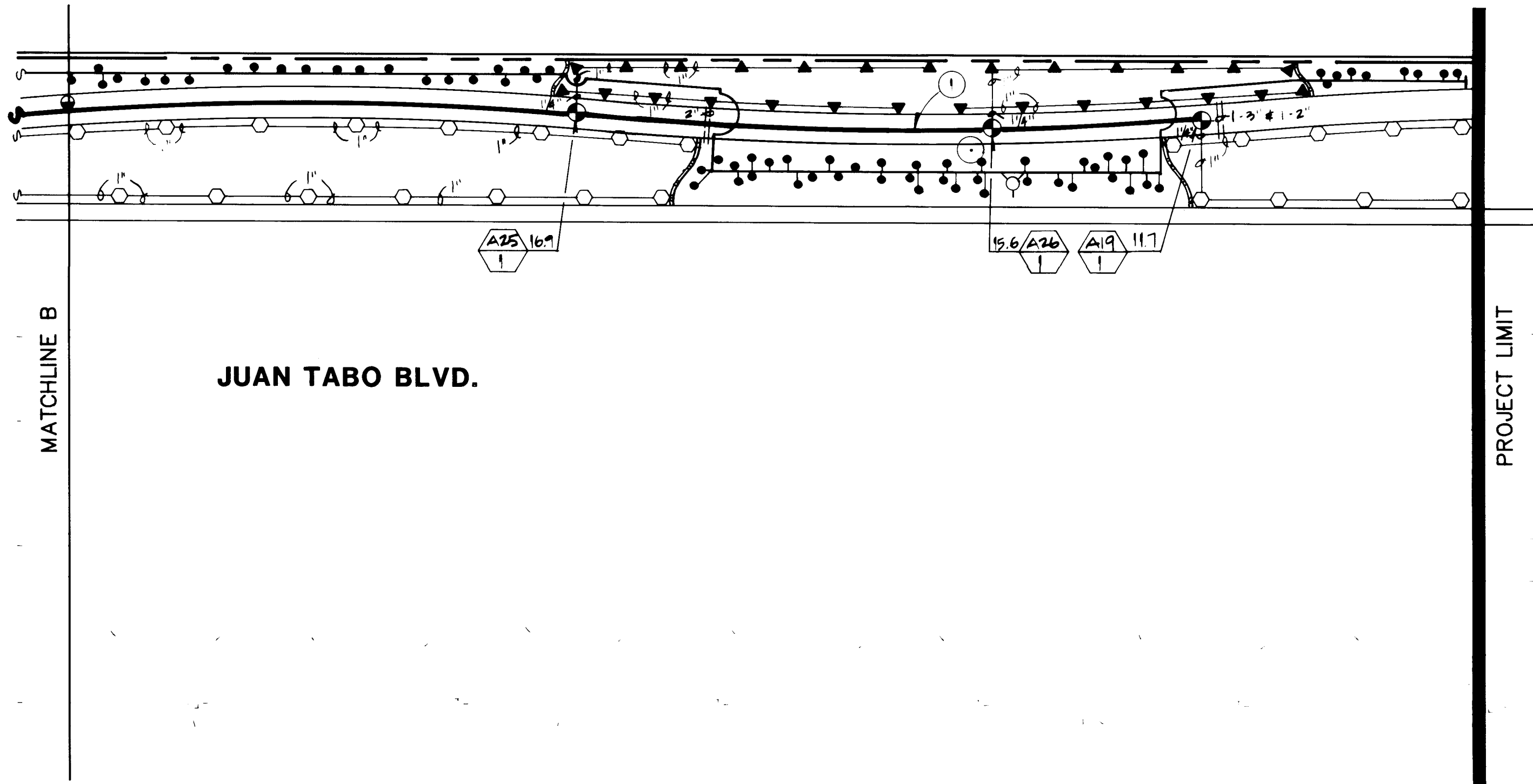
SURVEY INFORMATION

ENGINEER'S SEAL



1-22-93

[illegible]



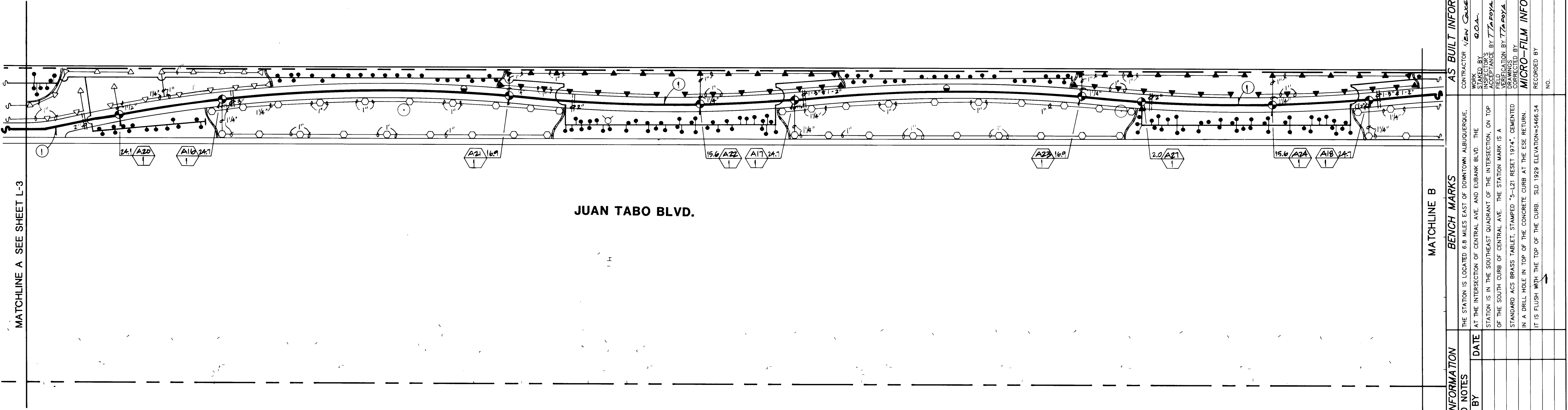
FLAG NOTES

1. Irrigation mainline pipe is shown in paved areas for clarity. Install mainline pipe in landscape areas behind the sidewalk.

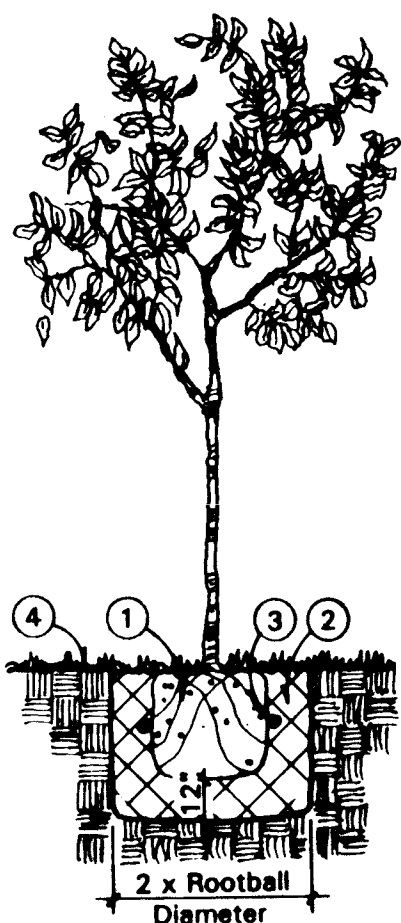


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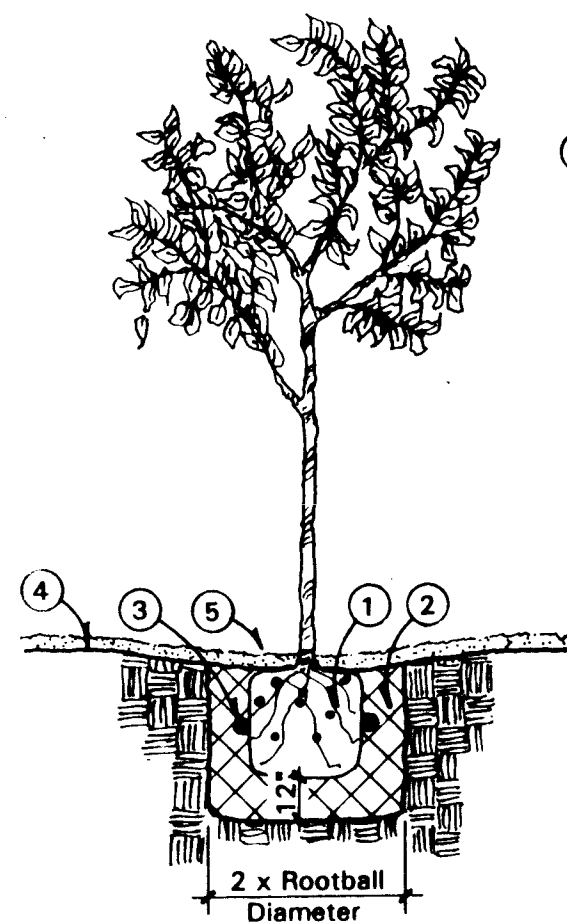
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: WILLOWWOOD - UNIT I IRRIGATION PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B. J. Stroh</i>	4-6-93	Water	<i>N/A</i>	<i>RWK 4-1-93</i>
Transportation	<i>N/A</i>	4-6-93	Waste Water	<i>N/A</i>	<i>RWK 4-1-93</i>
Hydrology	<i>N/A</i>				
DRAWING NO.	L-4	MAP NO.	L-21-Z	SHEET	28 OF 30



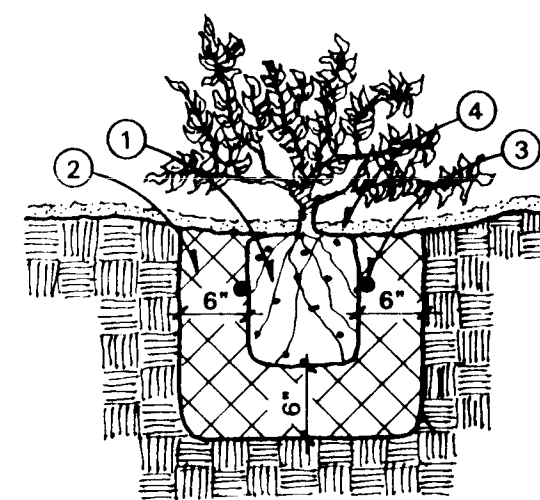
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			
		FIELD NOTES		THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-L21 RESET 1974". CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1929 ELEVATION=5466.54		CONTRACTOR <i>W. J. M. Co.</i>		WORK BY <i>W. J. M. Co.</i>	
		NO.		DATE		INSPECTOR'S ACCEPTANCE BY <i>W. J. M. Co.</i>		DATE <i>8/93</i>	
		REMARKS		BY		VERIFICATION BY <i>W. J. M. Co.</i>		DATE <i>8/93</i>	
		DESIGN		DATE		DRAWINGS		DATE	
DESIGNED BY <i>CJG</i>		DATE		MICRO-FILM INFORMATION		RECORDED BY		DATE	
DRAWN BY <i>CJG</i>		DATE		NO.					
CHECKED BY <i>CJG</i>		DATE		1-22-93					



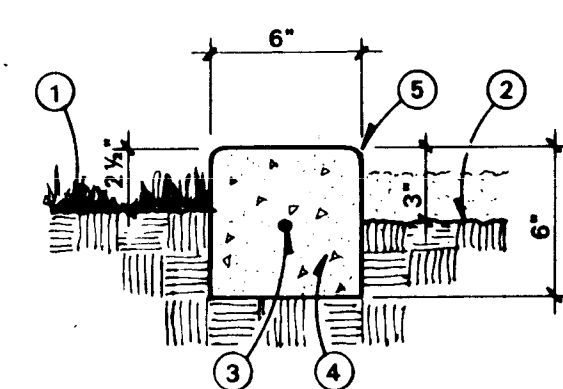
1 Tree Planting (Turf)



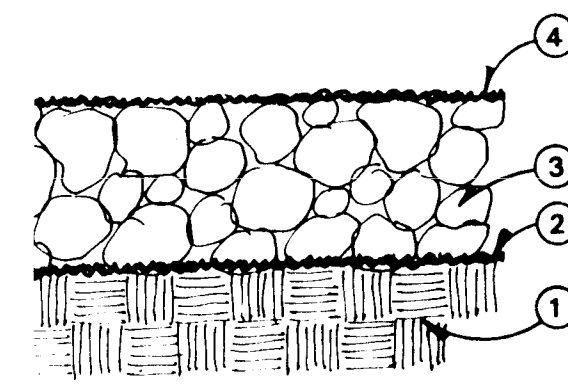
2 Tree Planting (Isolated)



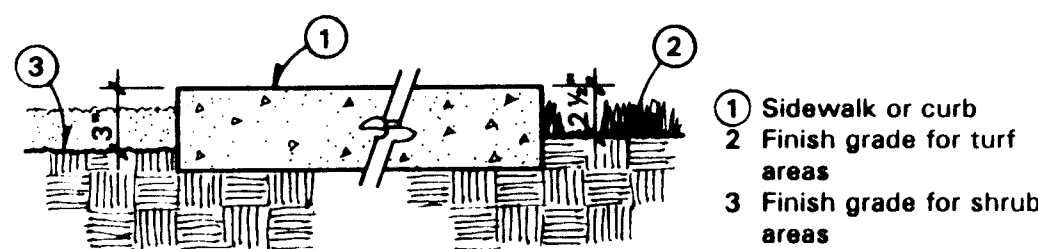
3 Shrub Planting



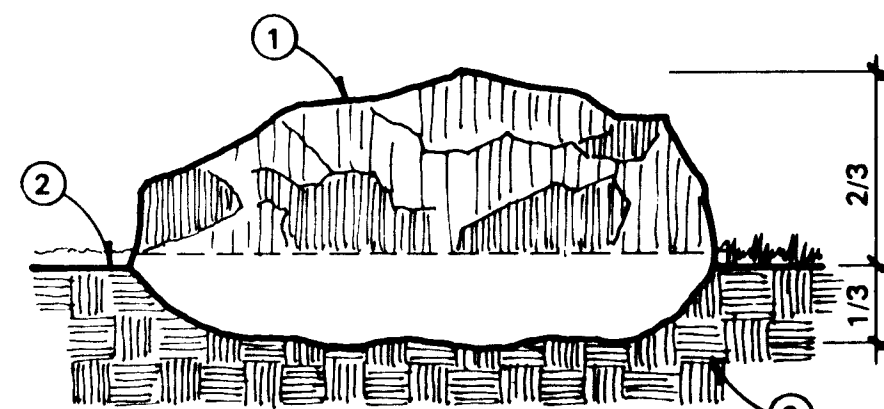
4 Concrete Header



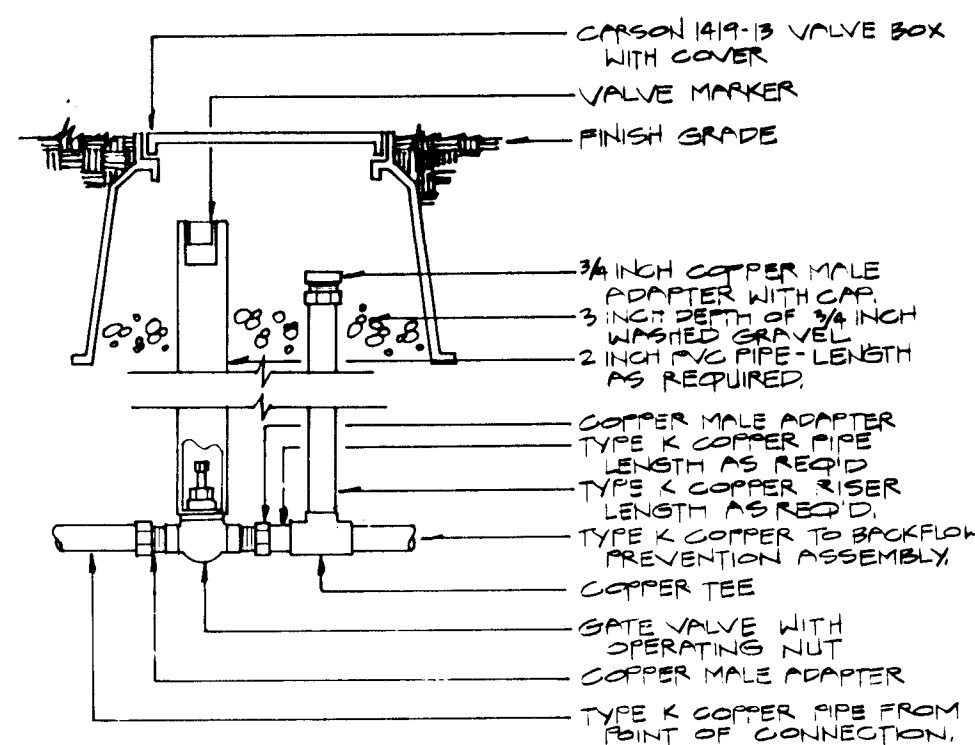
5 Granite Placement



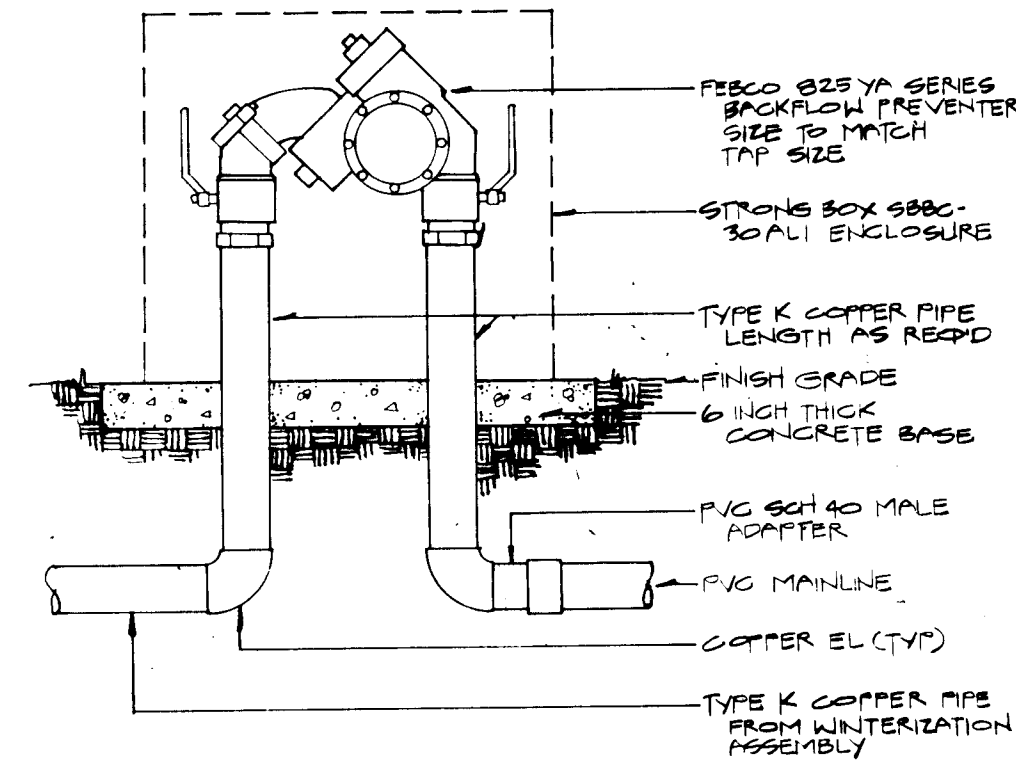
6 Grading At Walks/Curbs



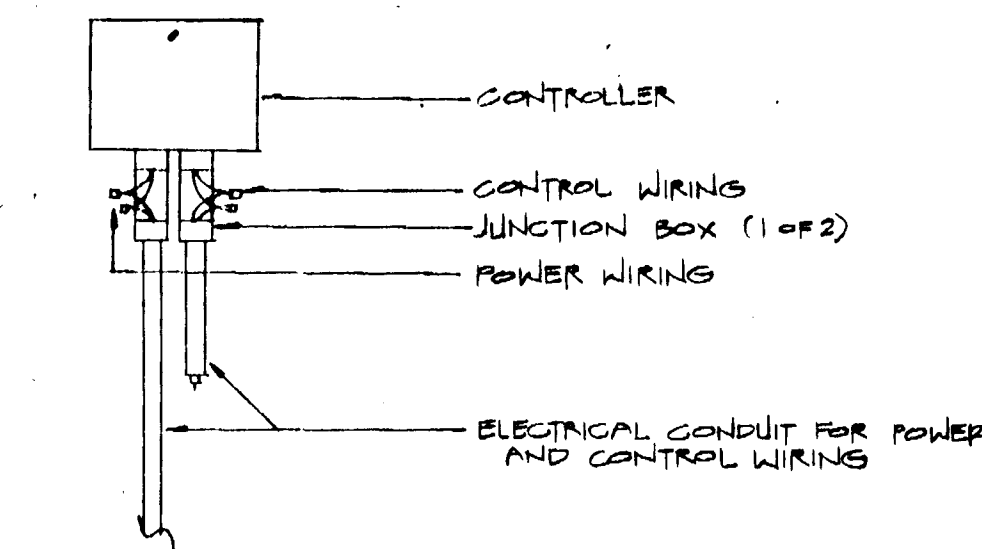
7 Boulder Placement



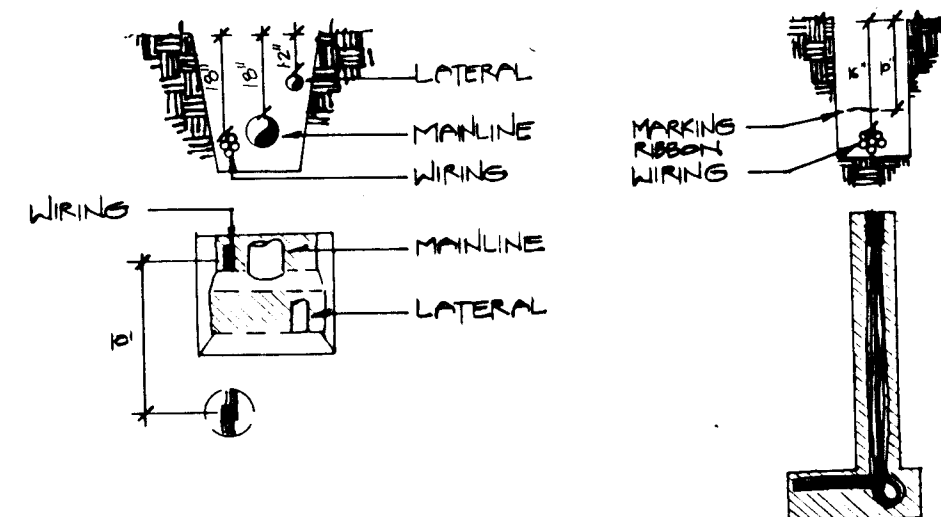
8 Winterization Assembly



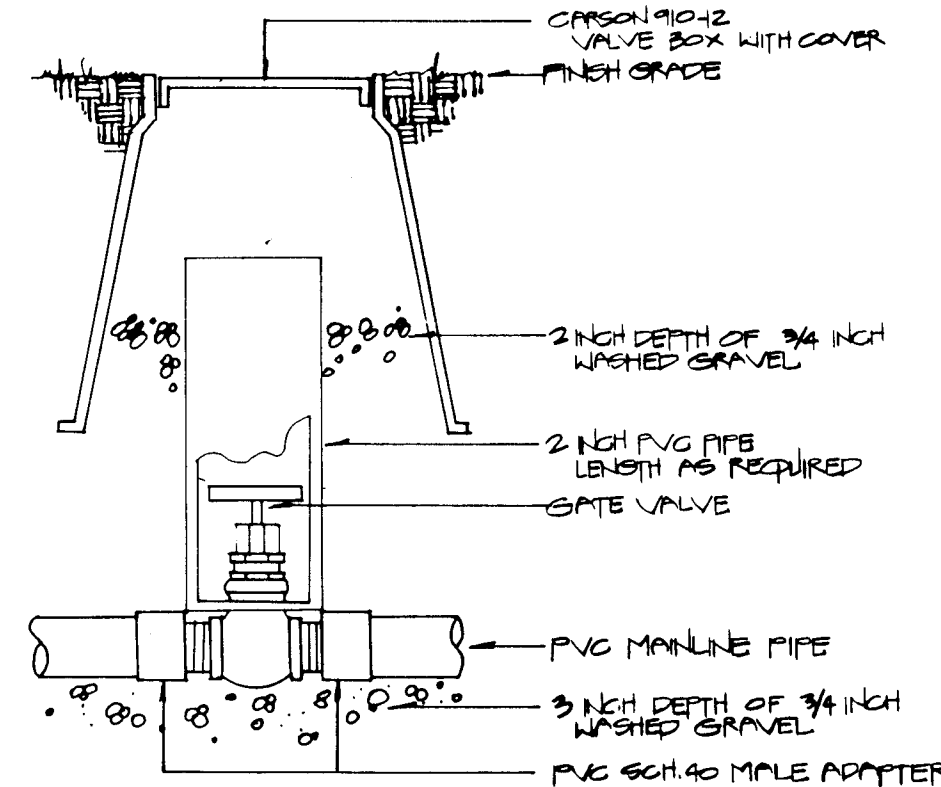
9 Backflow Prevention Assembly



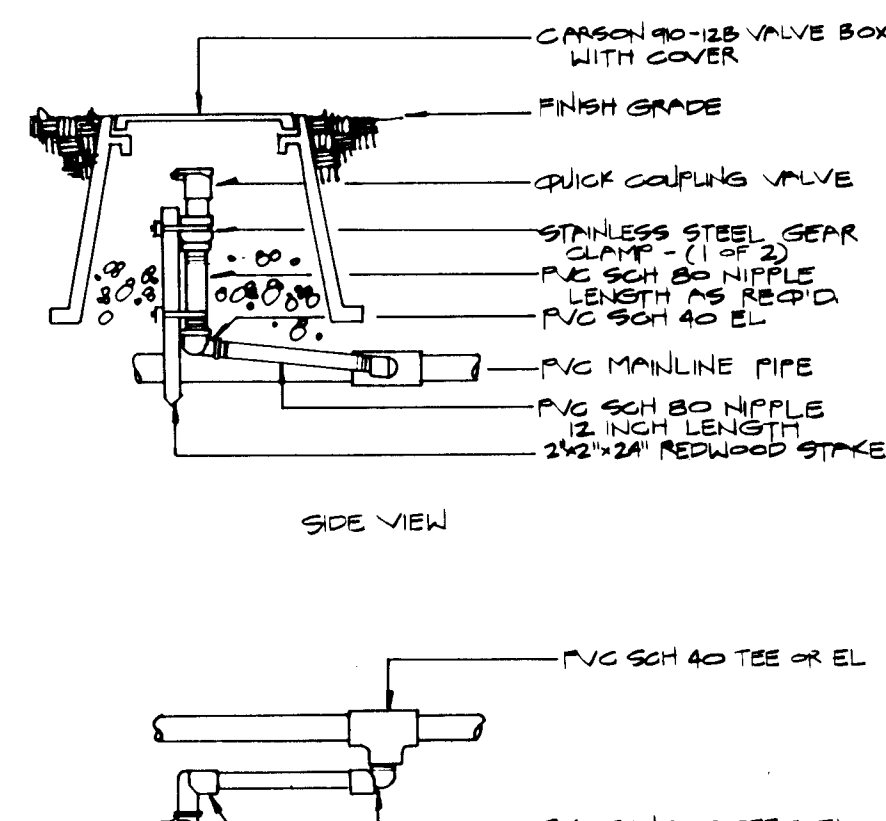
10 Controller Unit



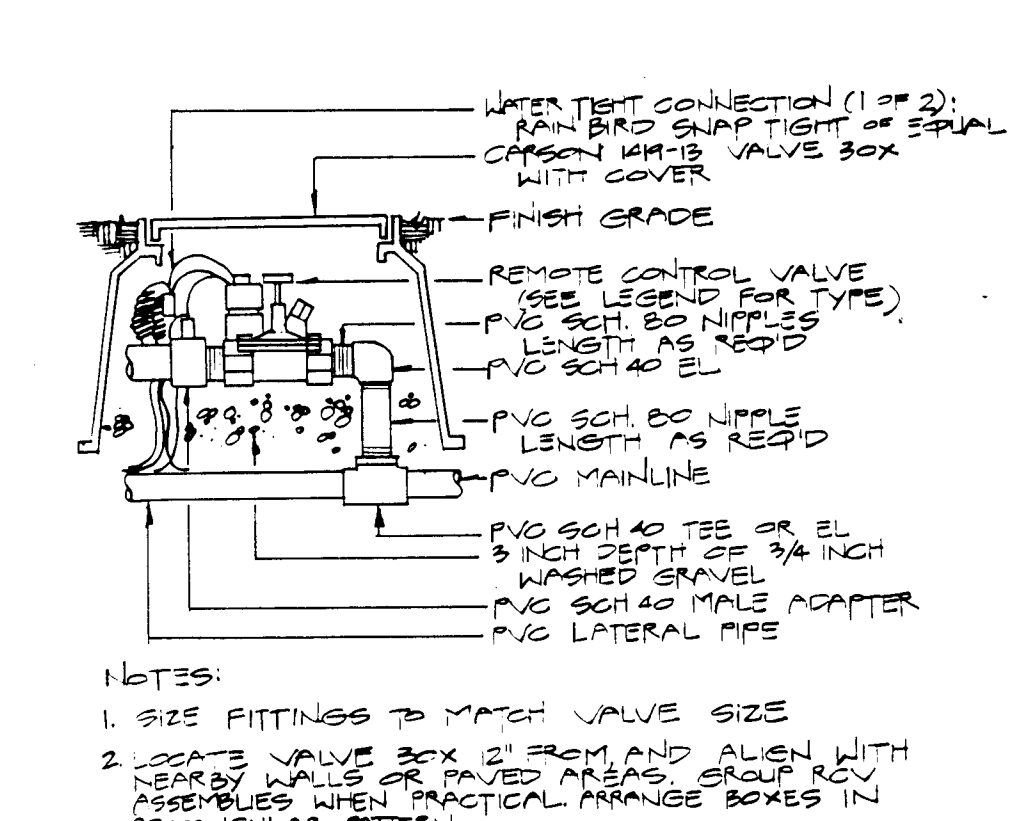
11 Trenching for Pipe/Wire



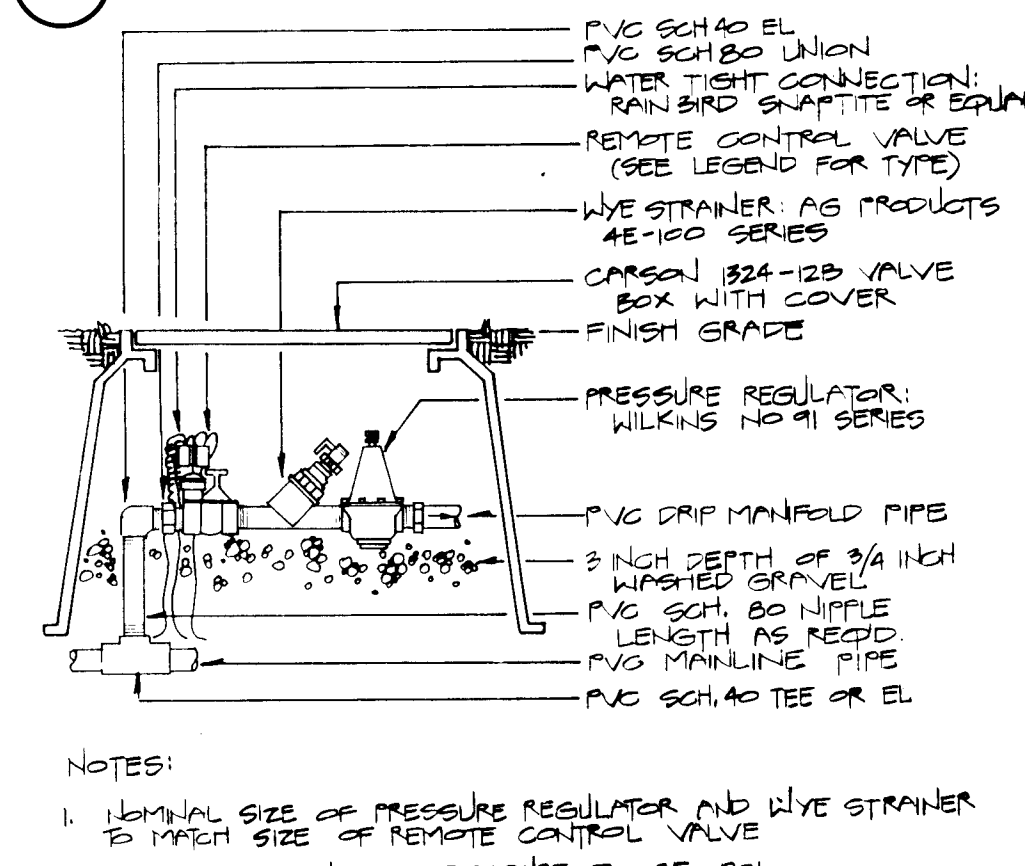
12 Isolation Gate Valve



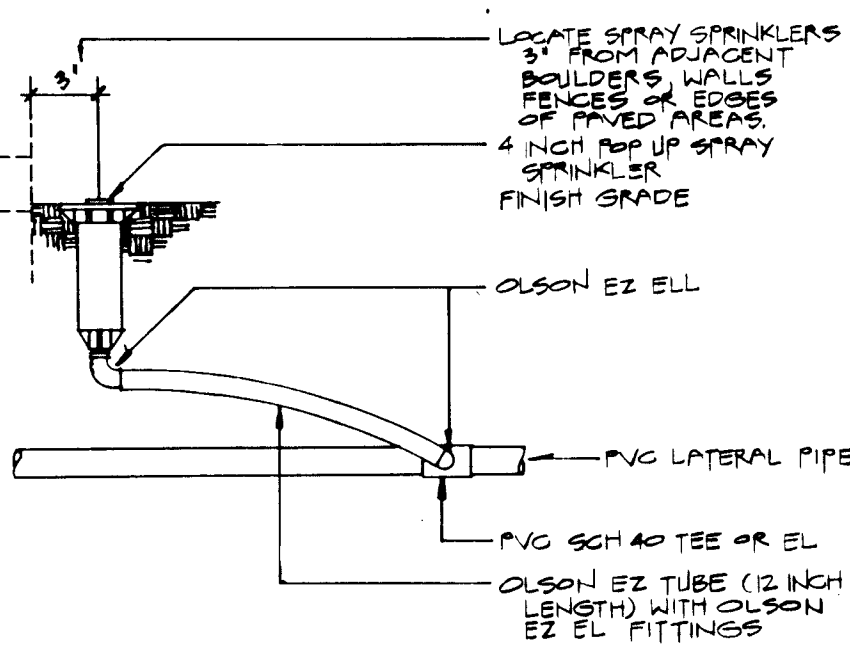
13 Quick Coupling Valve Assembly



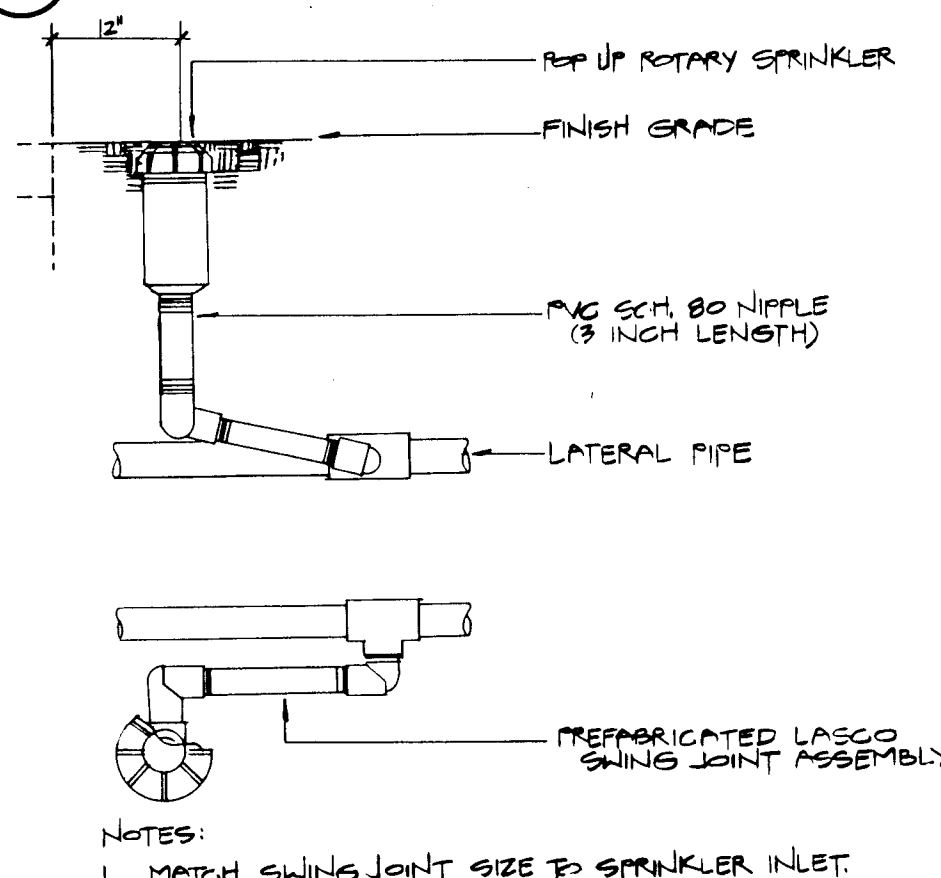
14 Remote Control Valve Assembly



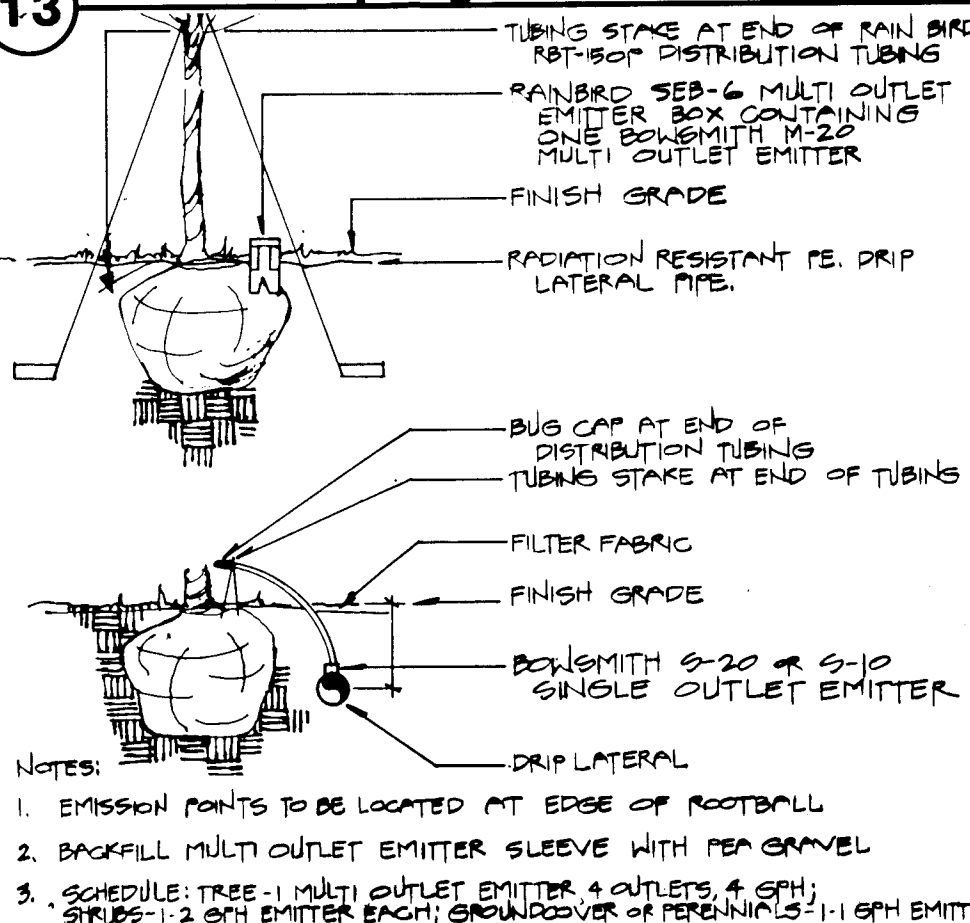
15 Remote Control Valve Assembly For Drip Laterals



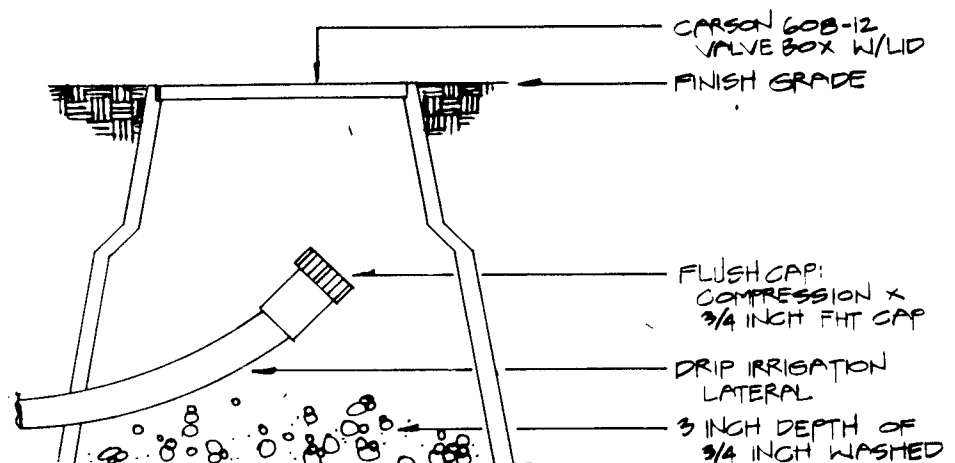
16 Pop-up Spray Sprinkler



17 Pop-up Rotary Sprinkler



18 Typical Emitter Installation

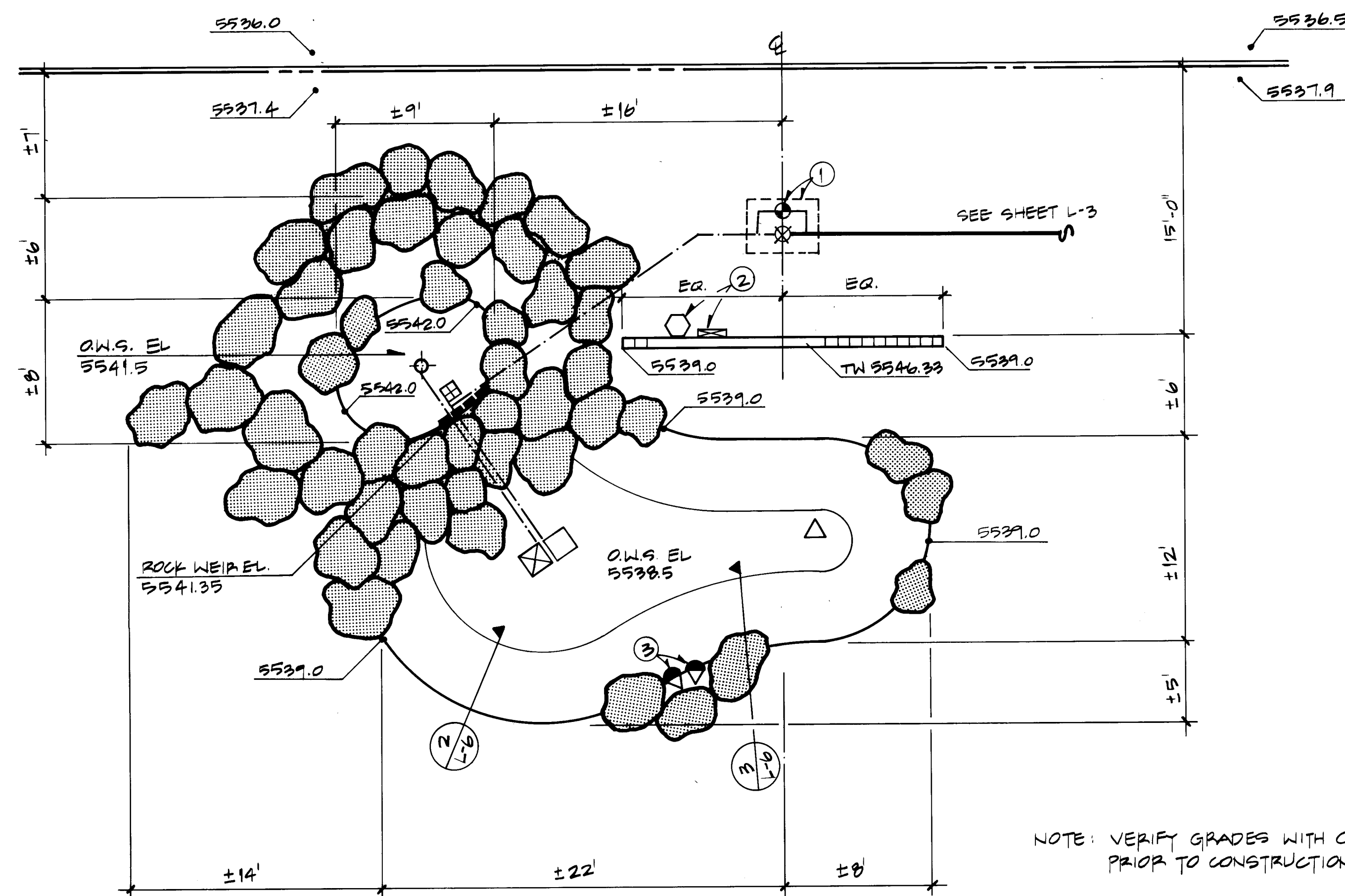


19 Flush Cap Assembly

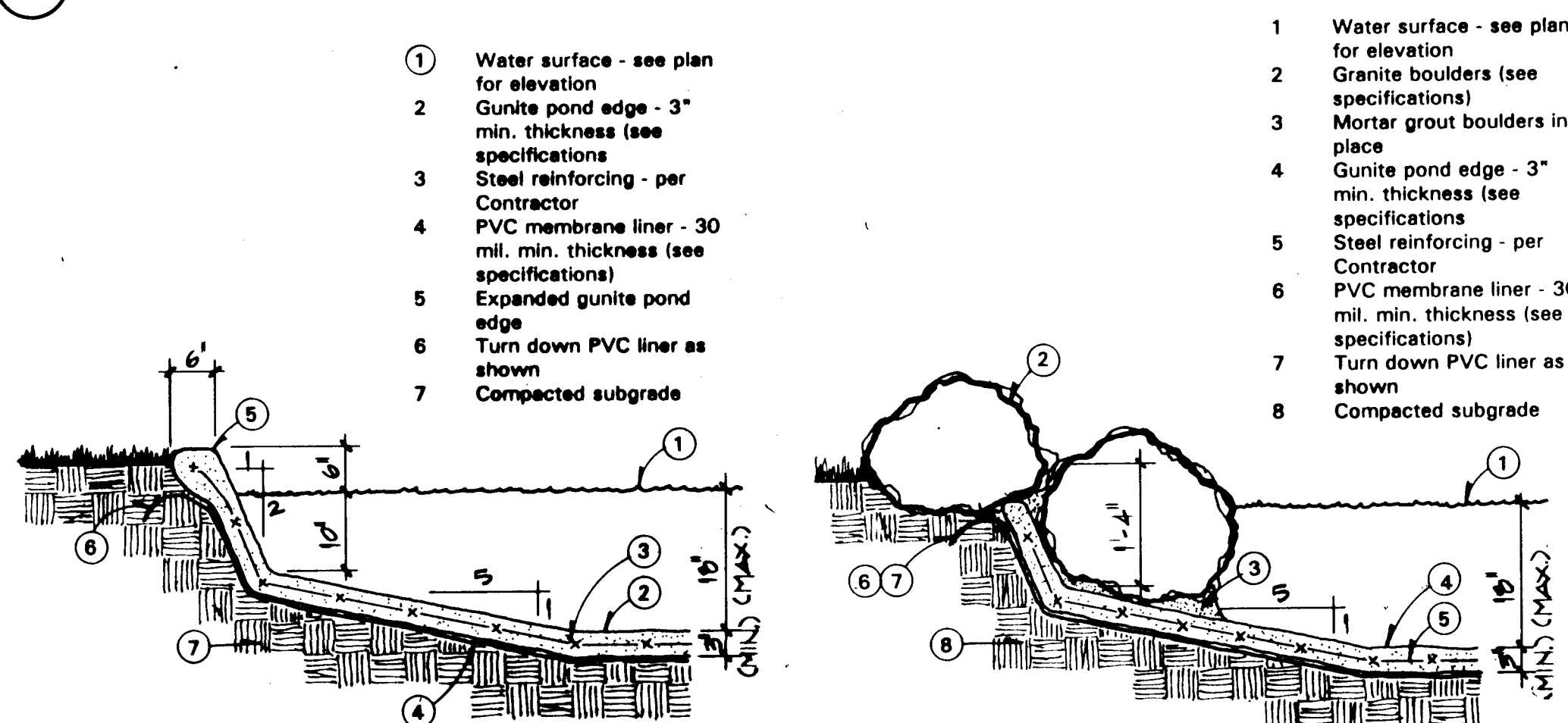


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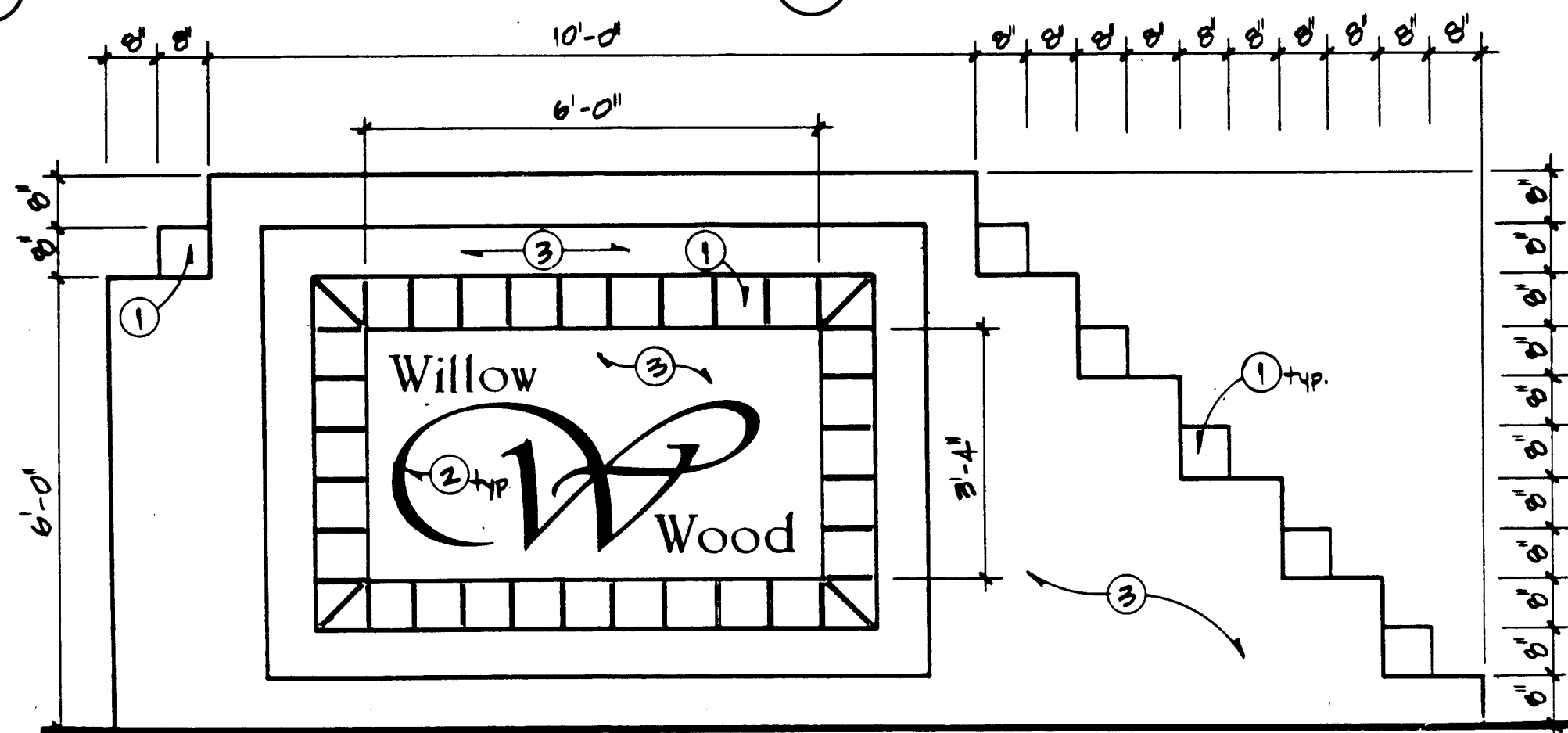
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: WILLOWWOOD - UNIT I					
PLANTING/IRRIGATION DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	4-6-93	Water	<i>[Signature]</i>	N/A RWK 4-1-93
Transportation	<i>[Signature]</i>	4-6-93	Waste Water	<i>[Signature]</i>	N/A RWK 4-1-93
Hydrology	N/A				
DRAWING NO.	L-5	MAP NO.	L-21-Z	SHEET	29 OF 30



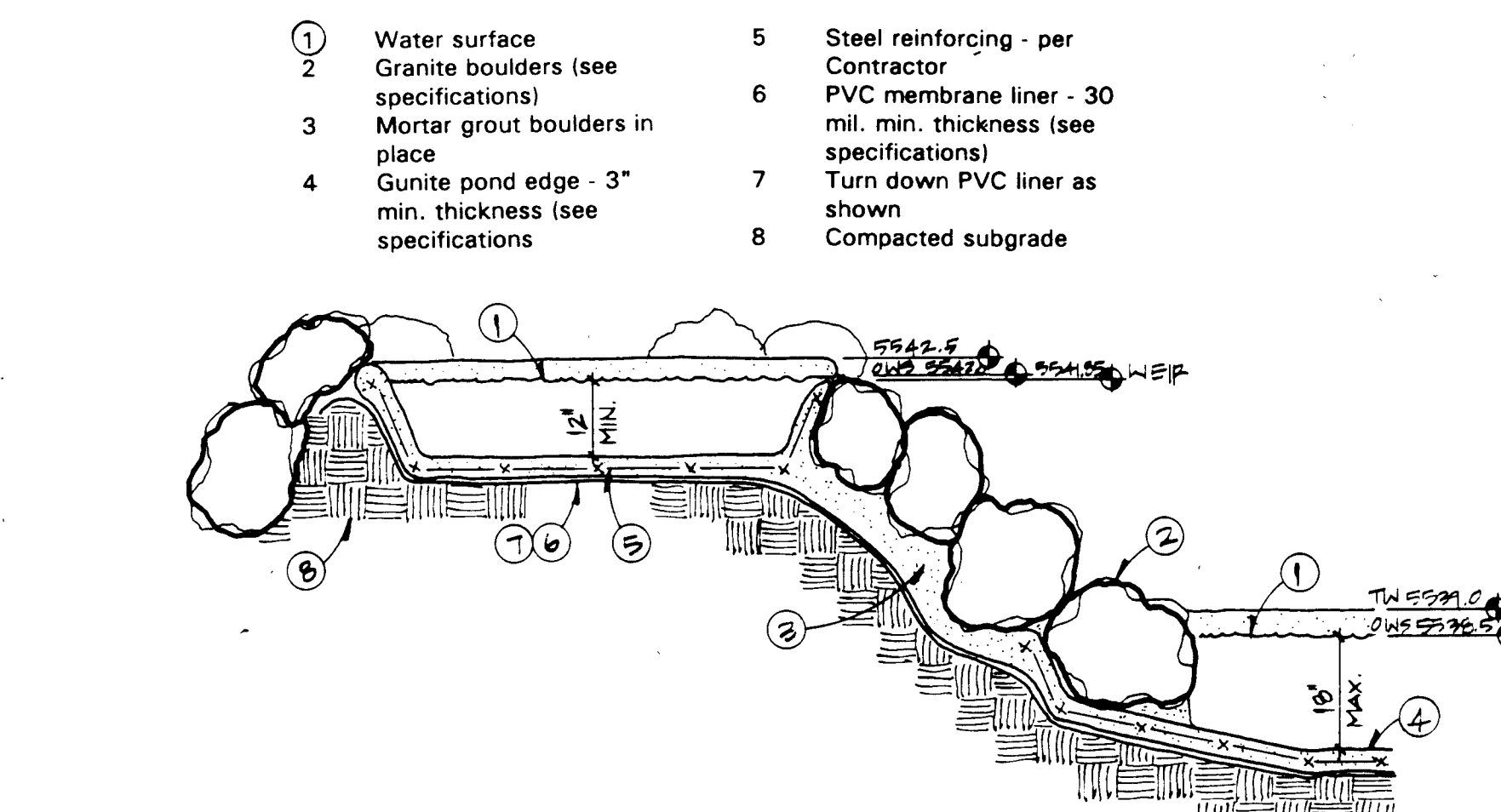
Pond/Waterfall



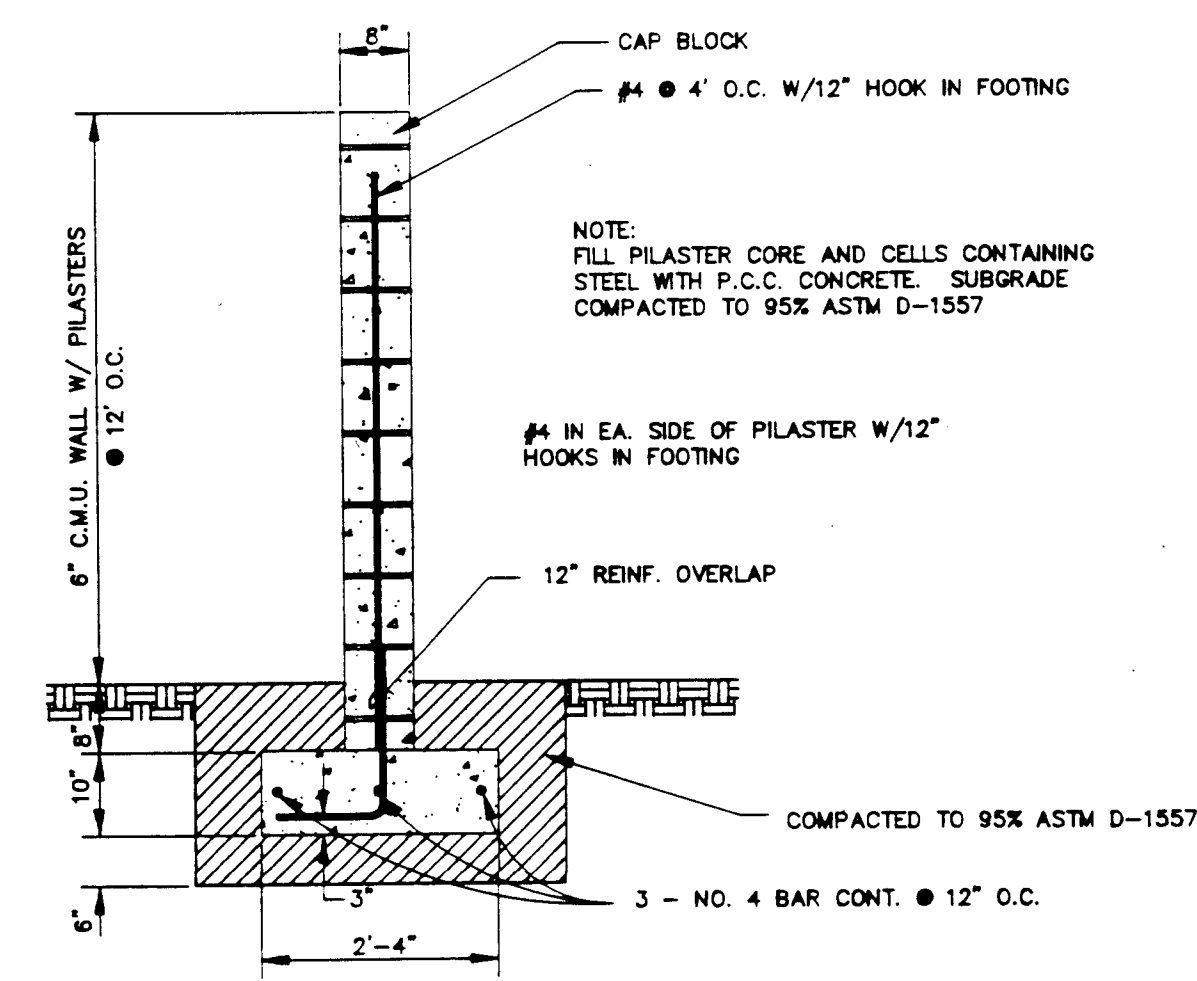
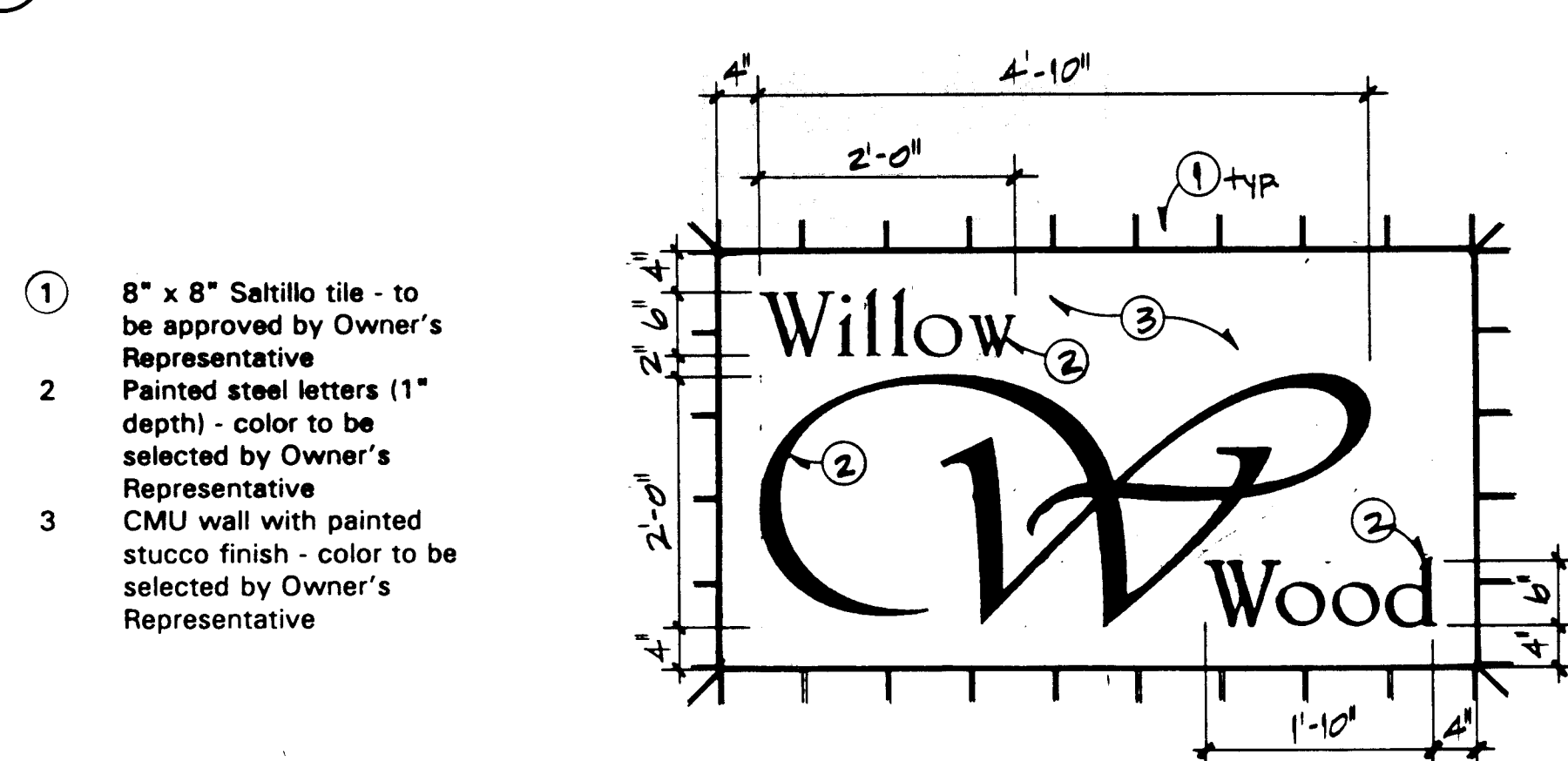
Typical Pond Edge



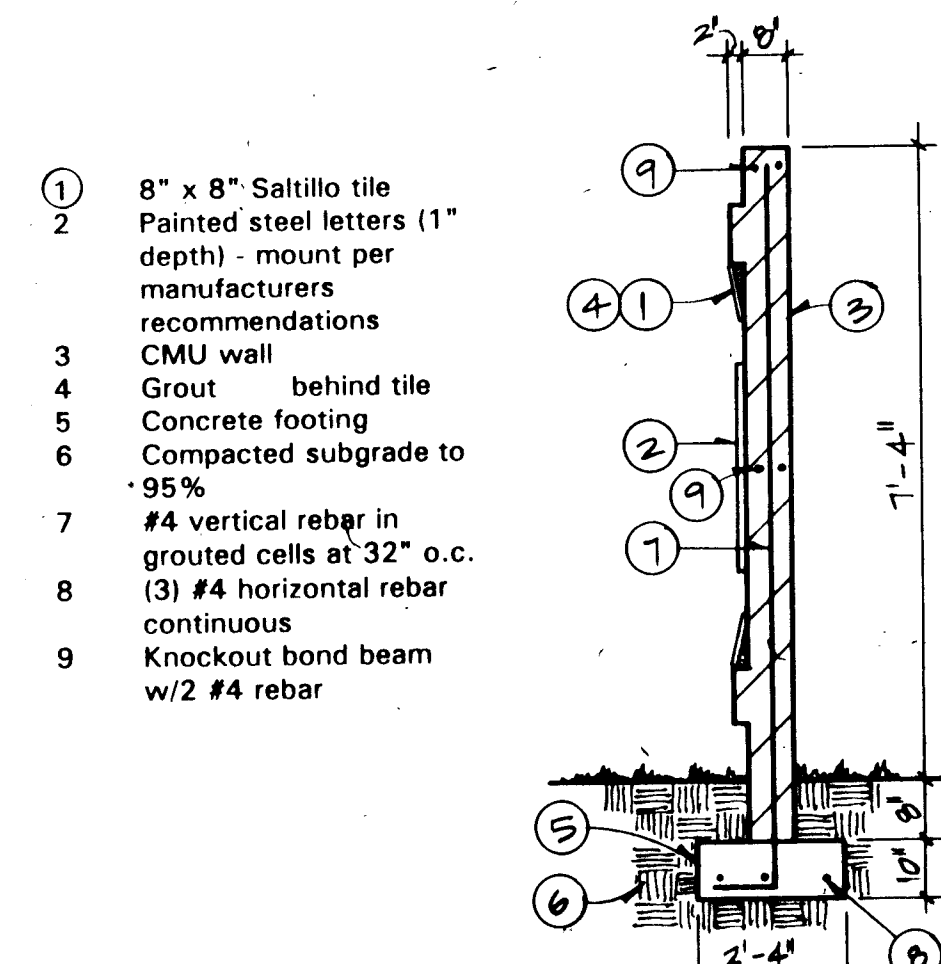
Entry Sign Elevation



④ Section thru Weir



5 Garden Wall



Entry Sign Section

SITE EQUIPMENT				
Symbol	Manufacturer	Equipment	Model #	Remarks
	Roman Fountains	Cascade Nozzle	RCN-75	2' max. spray height, 16 gpm
	"	Pump (to nozzle)	HSP-31	1/3 H.P., 120 v., 60 cycle, 1 phase
	"	Pump (to antivortex)	HSP-71	3/4 H.P., 120 v., 60 cycle, 1 phase
	"	Antivortex plate	RAVS Series	8" dia. plate, 1 1/2" N.P.T. connection
	"	Water makeup/low-level cut-off control	RCOM-C	120 v., 60 cycle
	"	Solenoid valve	RSV-75	
	"	Pump control panel	RPP Series	Size for both pumps
	Kim Lighting	Accent light	KLV205	12 v., 50 watt MR-16 32° NFL
	"	Transformer	KLV500	150 watt w/time clock

GENERAL NOTES

1. Plan is intended to provide basic layout and identification of equipment. Consult manufacturer for specific design and installation information.
2. Provide installation of all equipment according to manufacturer's recommendations, and local plumbing and electric codes.
3. Coordinate all trenching and underground conduit placement with other trades.
4. Equipment manufacturers/representatives:

Roman Fountains
8501 Jefferson NE
Albuquerque, NM 87184
(505) 828-1801

Kim Lighting
c/o Patterson & Ware, Inc
2823 Richmond NE
Albuquerque, NM 87107
(505) 881-1300

FLAG NOTES

- ①. Pond Contractor to connect water supply line at gate valve provided by Irrigation Contractor and provide solenoid valve and pipe by-pass as shown. Pond Contractor to provide and install vault for water level control devices in accordance with manufacturer's recommendations.
- ②. Install pump control panel and lighting transformer on wall at approximate location shown. Electrical power to equipment will be by others. Coordinate installation with Owner's Representative.
- ③. Accent light are to be aimed at waterfall (1), and entry signage (1). Adjust beam to minimize glare effect on adjacent residences.

Wall Construction Notes

1. Reinforcing clearance in all CMU = 2-3/4"
2. Reinforcing clearance in all concrete = 2" min.
3. Reinforcing steel yield strength = 60 KSI.
4. Concrete compression strength at 28 days = 4,000 PSI.
5. 1/2" felt expansion joint to be provided every 16 ft. in CMU and concrete and at transitions in sections.
6. Use Dur-o-wal 9 ga. diag. every other course. All footing compaction shall be 95% modified proctor per ASTM D-1557.
7. Two (2) working days before construction, contractor shall notify line locating service, 765-1234, for utility locations. Contractor shall coordinate any adjustments to utilities with the utilities companies.
8. Moisture barrier coating shall be applied to all buried CMU surfaces.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26			4604.					903093						



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOWWOOD - UNIT I
POND/ENTRY DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B. J. Gookley</i>	4-6-93	Water	N/A RWK	4-1-93
Transportation	N/A RHP	4-05-93	Waste Water	N/A RWK	4-1-93

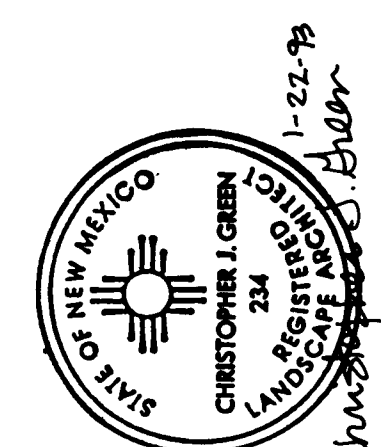
DRAWING NO.	L-6	MAP NO.	L-21-Z	SHEET	30	OF	30
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BENCH MARKS		AS BUILT INFORMATION	
THE STATION IS LOCATED 6.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND EUBANK BLVD. THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "5-L21 RESET 1974", DEMONSTRATING A DRILL HOLE IN THE TOP OF THE CONCRETE CURB AT THE ESE RETURN. IT IS FLUSH WITH THE TOP OF THE CURB. SLD 1920 ELEVATION=5466.54		CONTRACTOR	<i>NEW CONCRETS</i>
		WORK	DATE <i>4/9/94</i>
		STAMPED BY	<i>BOA</i>
		INSPECTOR'S	DATE <i>4/9/94</i>
		FIELD, TAKEN BY	<i>TJA 0014</i>
		VERIFICATION	DATE <i>4/9/94</i>
		CORRECTED BY	DATE
		RECORDED BY	DATE
		NO.	

SURVEY INFORMATION

FIELD NOTES

ENGINEER'S SEAL



REMARKS	BY

DESIGN

DATE
DATE 1 - 22 - 93

DATE 1 - 22 - 93