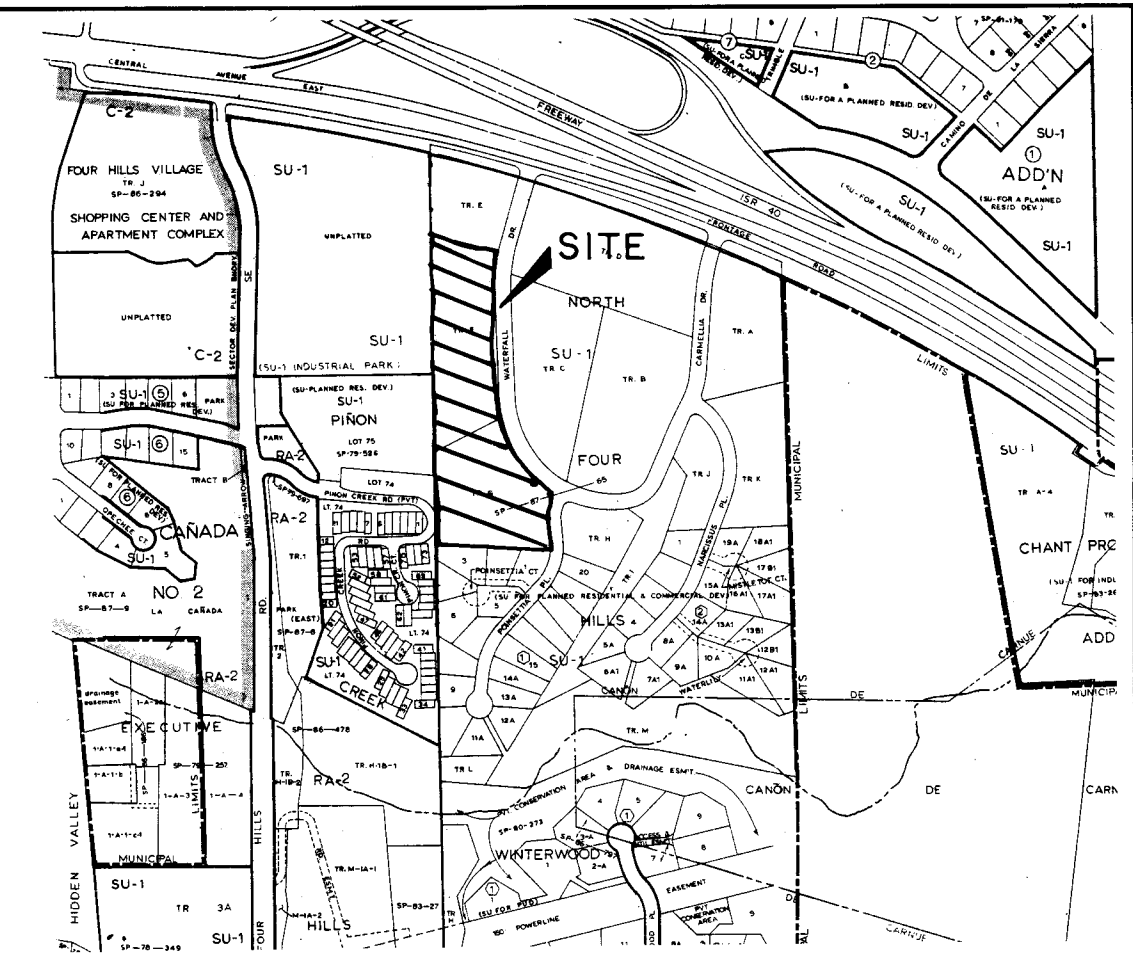


CONSTRUCTION PLANS
FOR
SERENITY AT N. FOUR HILLS
SUBDIVISION
ALBUQUERQUE, NEW MEXICO



VICINITY MAP
ZONE ATLAS L-23-7
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 4, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- 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.

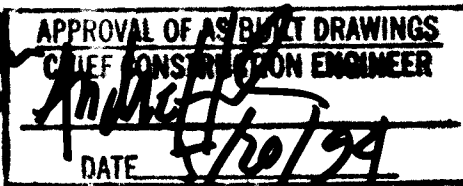
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DERESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, MCC, Inc. and by the Surveyor, Lucero and Associates, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

John M. MacKenzie NMPE 11619



D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

APPROVAL OF REVISIONS

	PROJECT NO.	APPROVED FOR CONSTRUCTION
	4684.90	

LEGEND

	NEW CURB & GUTTER
	6" W WATERLINE
	8" S SANITARY SEWER
	PROPERTY LINE
	CONTOUR
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	FINISHED FLOOR

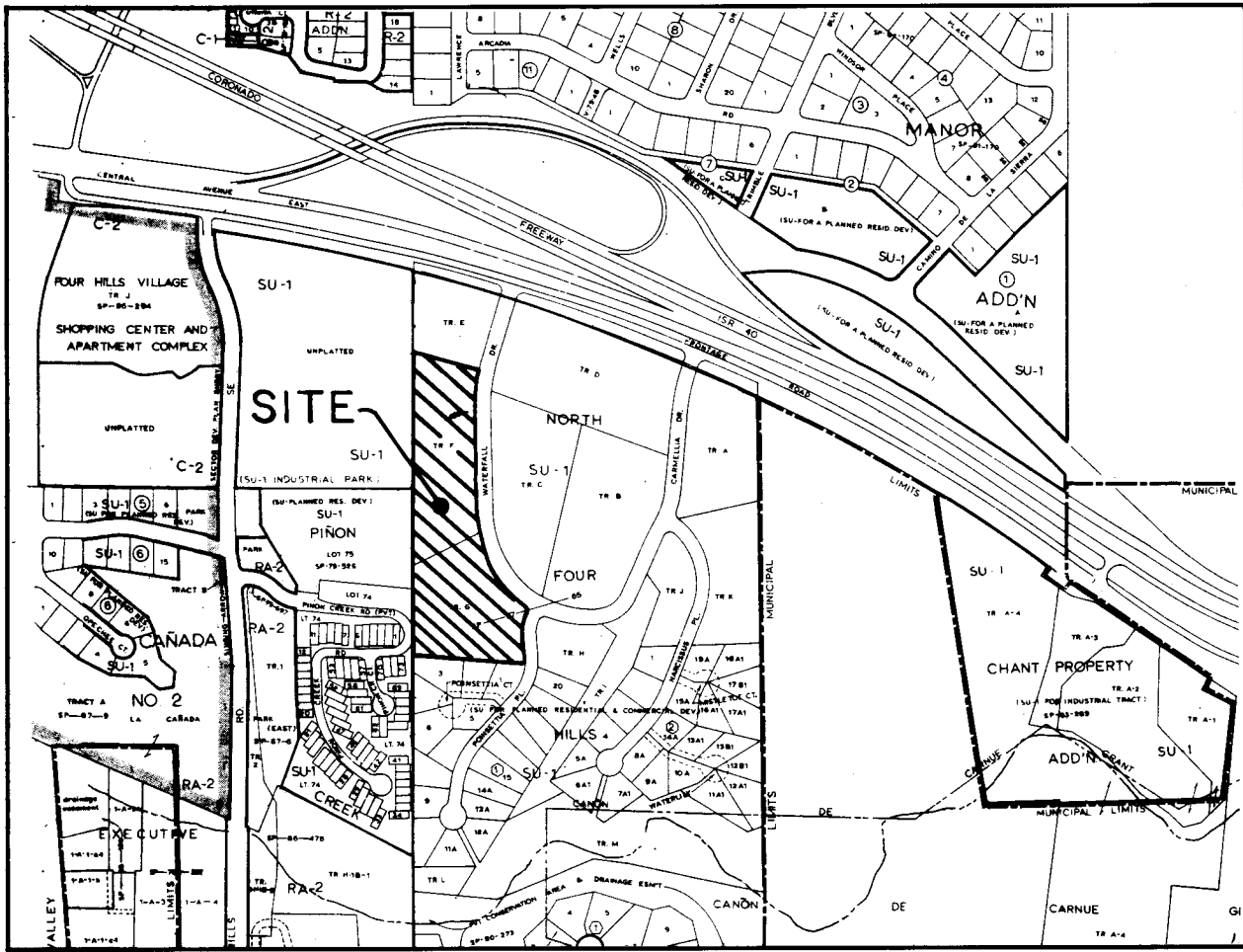
INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2-3	PLAT
4	GRADING PLAN
5	MASTER PAVING PLAN
6	PAVING PLAN & PROFILES
7	MASTER UTILITY PLAN
8-9	UTILITY PLAN & PROFILES
10	STORM SEWER PLAN & PROFILES
11	TYPICAL SECTIONS & DETAILS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4684.90 0194

SCANNED BY
BY LASO

SER\TITLE



LOCATION MAP ZONE ATLAS MAP L-23-Z NOT TO SCALE

SUBDIVISION DATA

PLAT CASE NOS. DRB-93-7, SP. V-93-20
GROSS ACREAGE 7.8269
ZONE ATLAS NO. L-23-Z
NO. OF EXISTING TRACTS/LOTS 49
NO. OF TRACTS/LOTS CREATED 2
NO. OF TRACTS/LOTS ELIMINATED 2
MILES OF FULL WIDTH STREETS CREATED 0.2069
AREA DEDICATED TO CITY OF ALBUQUERQUE 1.4450 AC.
DATE OF SURVEY MARCH 1993
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 93011514090212

NOTES

- Bearings are based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances, bearings are grid.
- Bearings and distances in parenthesis are record.
- Basic of boundary is the plat of record entitled NORTH FOUR HILLS SUBDIVISION filed March 6, 1987, in Volume C33, Folio 21.
- Field Survey performed March 5, 1993 (Field Book #72).
- City of Albuquerque Water and Sanitary Sewer service to Serenity at North Four Hills Subdivision must be verified and coordinated with the Public Works Department, City of Albuquerque.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF. AND SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY DEDICATE THE PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE. DOES HEREBY GRANT PUBLIC DRAINAGE EASEMENTS TO THE CITY OF ALBUQUERQUE, AND DOES HEREBY GRANT PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ALL AS SHOWN ON THIS PLAT WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

OWNER(S) MORTZA JAFARI, GENERAL PARTNER, NORTH FOUR HILLS LIMITED PARTNERSHIP

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

18th DAY OF January, 1993.

NOTARY PUBLIC MY COMMISSION EXPIRES 9/3/96

PURPOSE OF THIS PLAT

1. The purpose of this plat is to replat TRACTS F & G into SERENITY AT NORTH FOUR HILLS SUBDIVISION, comprised of 49 lots, and to vacate the drainage easements now running through the property.

LEGAL DESCRIPTION

A tract of land situate within Section 26, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of TRACTS F & G, NORTH FOUR HILLS SUBDIVISION, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 6, 1987, in Volume C33, Folio 21, and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the southeast corner of Tract E, North Four Hills Subdivision, from whence ACS Monument "Tom" bears S34°24'47"E, 489.08 feet;

THENCE along the westerly right-of-way line of Waterfall Drive S.E. 155.61 feet along a curve to the left whose radius is 670.00 feet and whose long chord bears S05°43'53"W, 155.26 feet through a central angle of 13°18'26" to a point of tangency;

THENCE continuing S00°55'20"E, 401.20 feet to a point of curvature;

THENCE continuing 412.52 feet along a curve to the left whose radius is 432.04 feet and whose long chord bears S28°16'32"E, 397.02 feet through a central angle of 54°42'24" to a point of reverse curvature;

THENCE leaving said westerly right-of-way line 36.52 feet along a curve to the right whose radius is 25.00 feet and whose long chord bears S13°46'28"E, 33.36 feet through a central angle of 83°42'32" to a point of reverse curvature on the westerly right-of-way line of Poinsettia Place S.E.;

THENCE along said westerly right-of-way line 83.29 feet along a curve to the left whose radius is 149.67 feet and whose long chord bears S12°08'16"W, 82.22 feet through a central angle of 31°53'03" to a point of tangency;

THENCE continuing S03°48'16"E, 84.34 feet to a point of curvature;

THENCE continuing 35.40 feet along a curve to the right whose radius is 200.00 feet and whose long chord bears S01°16'00"W, 35.36 feet through a central angle of 10°08'32" to the southeast corner, said point being common with the northeast corner of Lot 1, Block 1, North Four Hills Subdivision;

THENCE leaving said right-of-way line N86°00'48"W, 427.45 feet to the southwest corner, said point being common with the northwest corner of Lot 3, Block 1, North Four Hills Subdivision and further being on the east line of Pinon Creek as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 20, 1979 in Volume D9, Folio 172;

THENCE along said east line N00°08'13"W, 664.27 feet to a point, said point being common with the northeast corner of said Pinon Creek;

THENCE N00°01'20"E, 510.79 feet, the northwest corner, said point being common with the southwest corner of Tract E, North Four Hills Subdivision;

THENCE S75°08'23"E, 262.07 feet to the point of beginning and containing 7.8269 acres more or less.

ACCEPTED BY:

Mattie Wackerly
US WEST COMMUNICATIONS

Public Service Company of New Mexico

Joe Dunlap
GAS COMPANY OF NEW MEXICO

Karen A. Shaw
JONES INTERCABLE INC.

3-18-93
DATE

3-18-93
DATE

3-18-93
DATE

3-18-93
DATE

3-18-93
DATE

3-18-93
DATE

PLAT OF
SERENITY AT
NORTH FOUR HILLS
SUBDIVISION
WITHIN SECTION 26
T10N, R4E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1992

APPROVED AND ACCEPTED BY:

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

CITY SURVEYOR, ENGINEERING DIVISION

DATE

WATER RESOURCES DEPARTMENT

DATE

PROPERTY MANAGEMENT

DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

DATE

CITY ENGINEER, ENGINEERING DIVISION

DATE

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revision effective December 25, 1991), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719

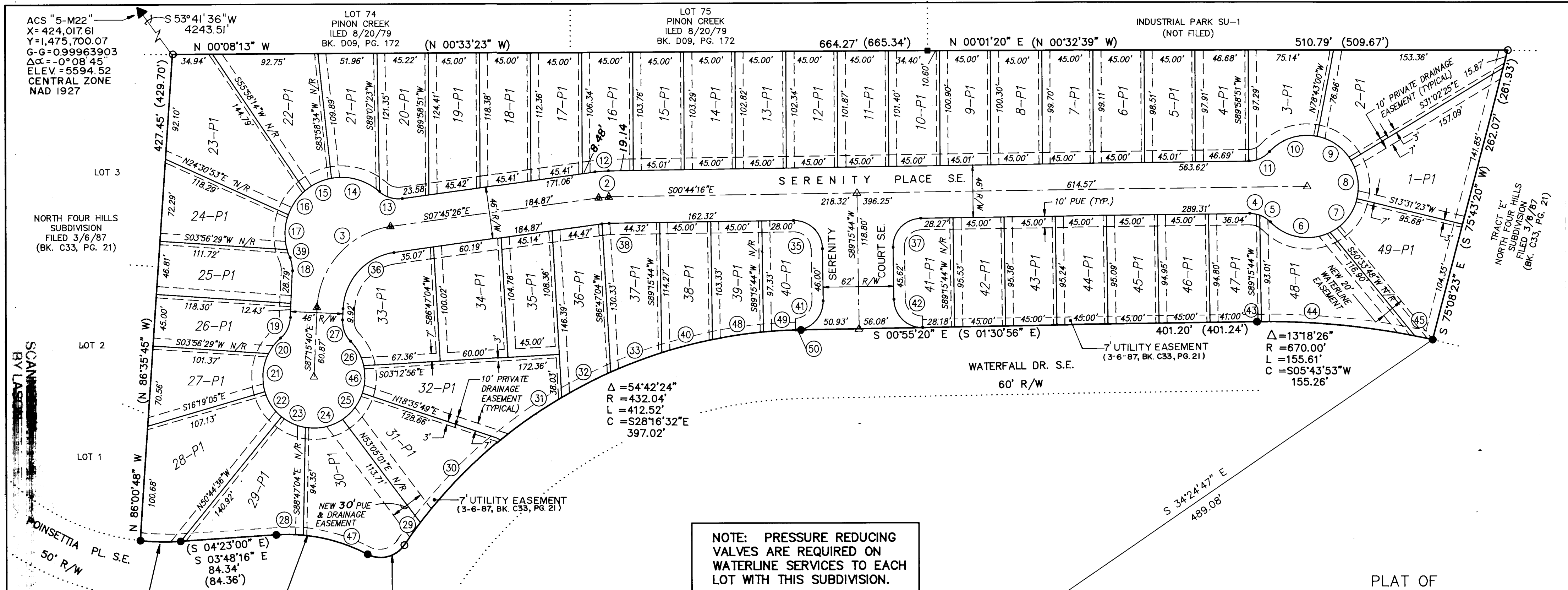
3-17-93
Date



SERENITY AT NORTH
FOUR HILLS SUBDIVISION

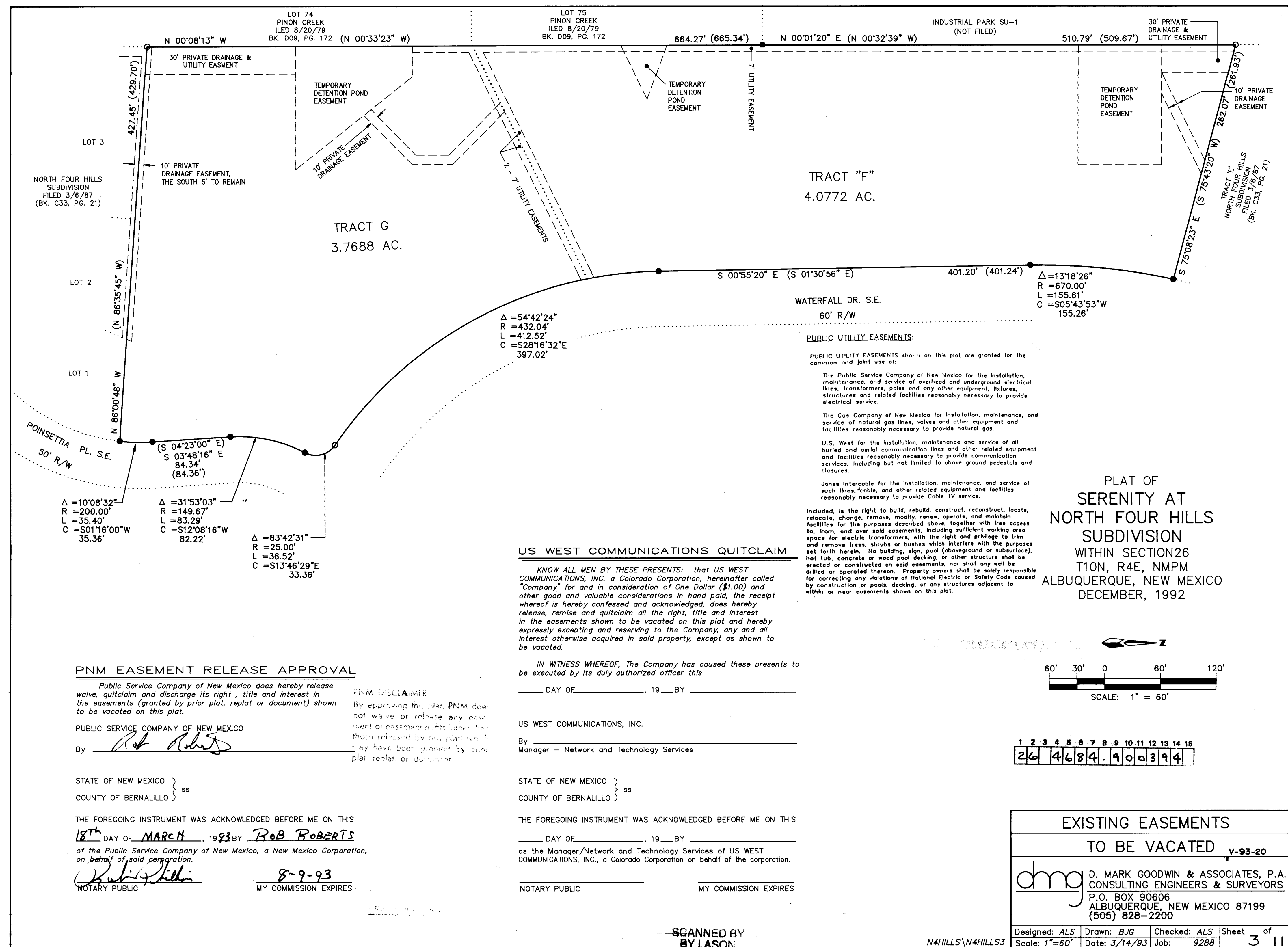
D. MARK GOODWIN & ASSOCIATES, P.A.
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P.O. BOX 90606
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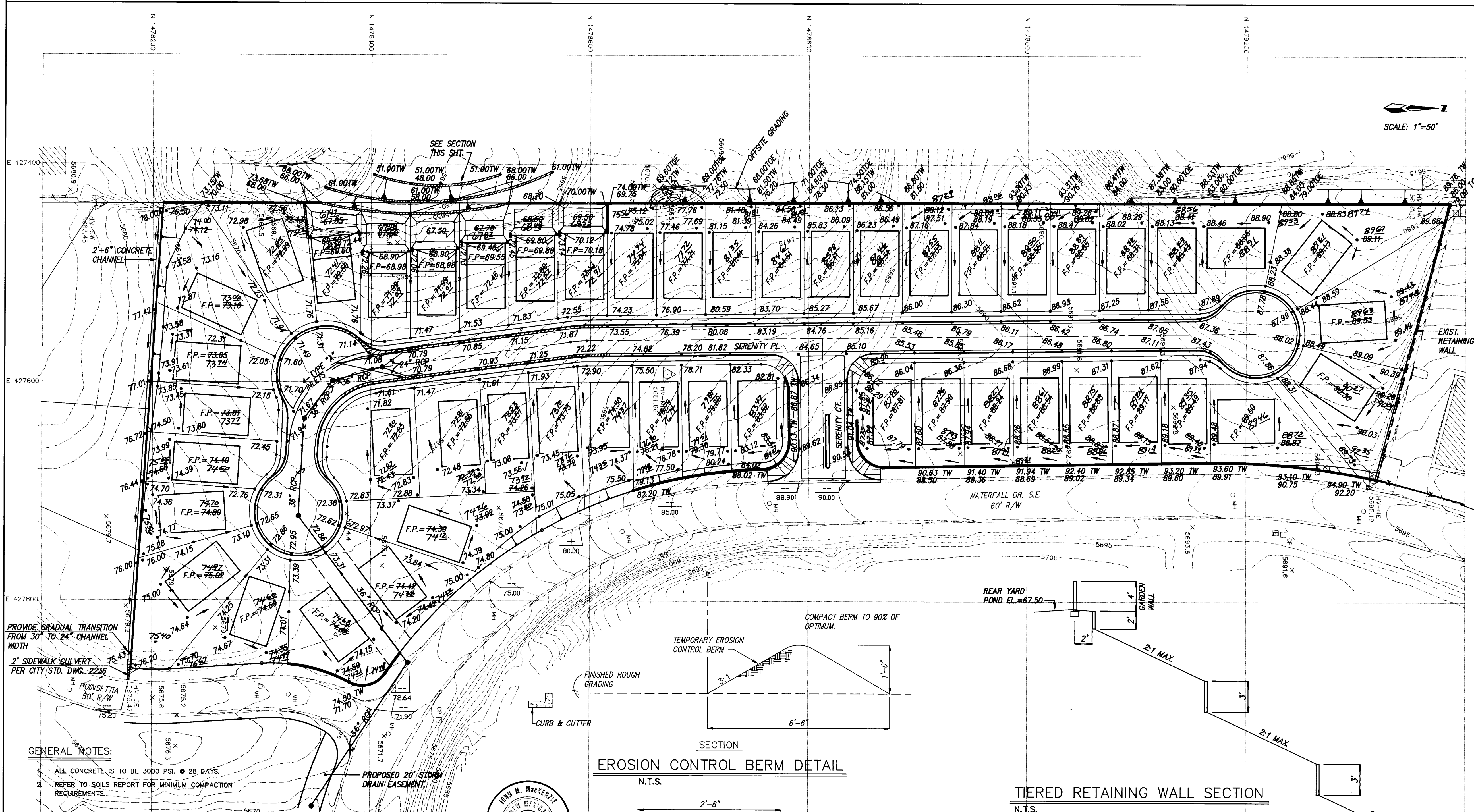
Designed: RAB Drawn: STAFF Checked: RAB Sheet of 3
Scale: 1"=60' Date: 12/92 Job: 9288



CURVE DATA

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2	75.00	79-30-14	104.07	N47-30-33W 95.92
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4	25.00	25-42-28	11.22	N33-06-59E 11.12
5	45.00	72-34-03	56.99	S09-41-12W 53.26
6	45.00	49-52-47	39.19	S51-32-13E 37.95
7	45.00	44-35-48	35.00	N81-14-29E 34.12
8	45.00	47-40-35	37.44	N35-07-18E 36.37
9	45.00	58-43-46	46.13	N18-04-53W 44.13
10	45.00	46-42-29	20.38	S24-05-31E 19.82
11	45.00	22-05-11	17.35	N04-14-51W 17.51
12	45.00	49-34-55	21.63	S17-02-01W 20.97
13	50.00	52-07-45	45.49	N15-45-36E 43.94
14	50.00	29-46-49	25.99	N25-11-41W 25.70
15	50.00	29-46-49	25.99	N54-08-30W 25.70
16	50.00	35-47-59	31.24	N87-45-54W 30.74
17	25.00	26-54-04	11.74	N79-17-17E 11.63
18	25.00	46-42-29	20.38	N63-54-26W 19.82
19	25.00	22-05-11	17.35	N51-35-46W 17.24
20	45.00	43-40-43	34.31	N84-28-43W 33.48
21	45.00	34-31-24	27.11	N56-25-13E 26.71
22	45.00	29-29-15	23.16	S24-24-53W 22.90
23	45.00	43-34-45	34.23	S12-07-07E 33.41
24	45.00	37-29-42	29.45	S25-39-20E 28.93
25	45.00	31-20-52	24.62	N61-42-16E 24.31
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42	25.00	46-42-29	20.38	S69-23-05W 19.82
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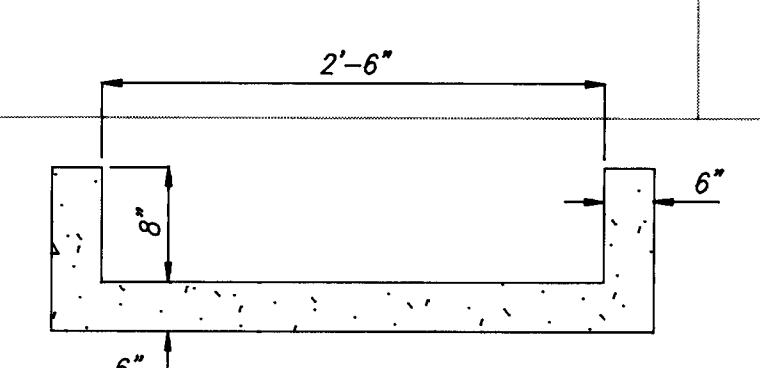
- GENERAL NOTES:
- ALL CONCRETE IS TO BE 3000 PSI. 28 DAYS.
 - REFER TO SOILS REPORT FOR MINIMUM COMPACTION REQUIREMENTS.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.

I hereby certify that the information contained on this drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of New Mexico.

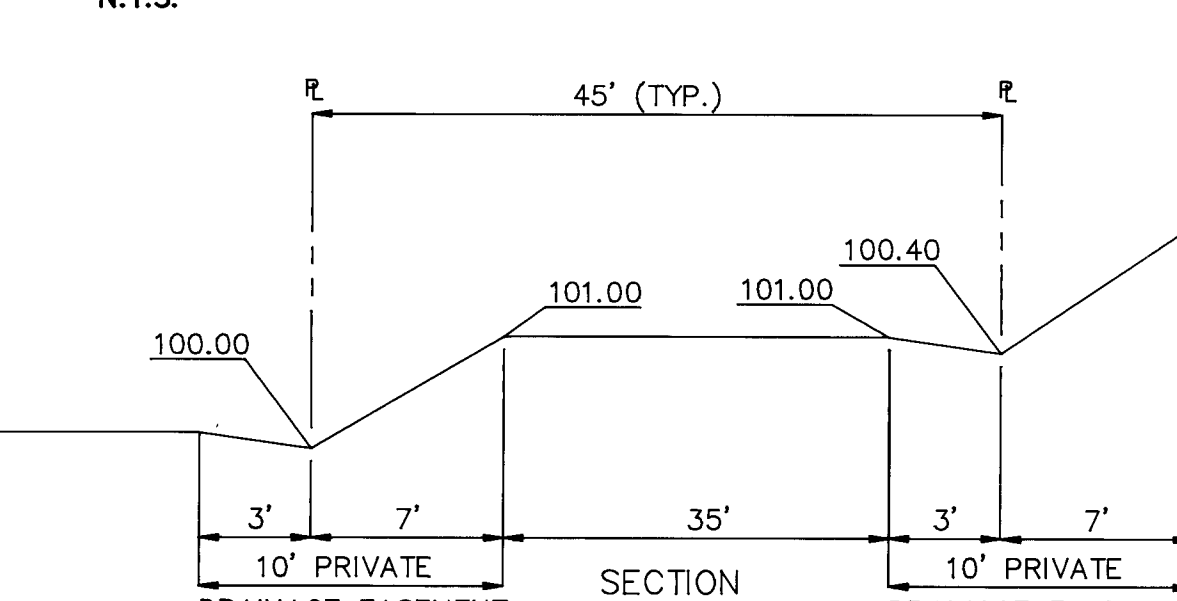
John M. MacKenzie 7/19/94
John M. MacKenzie NMPE 11619



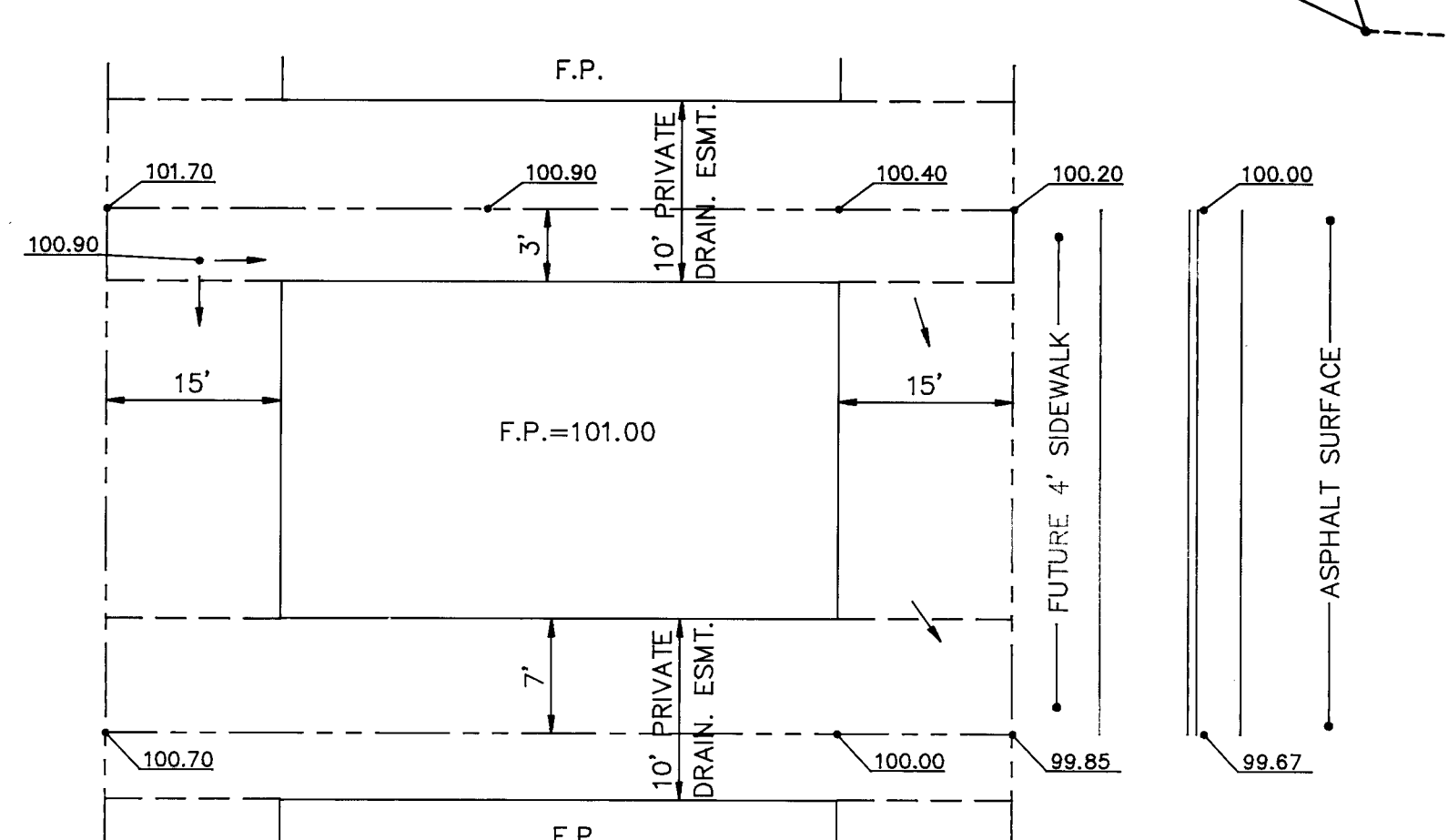
SECTION
EROSION CONTROL BERM DETAIL
N.T.S.



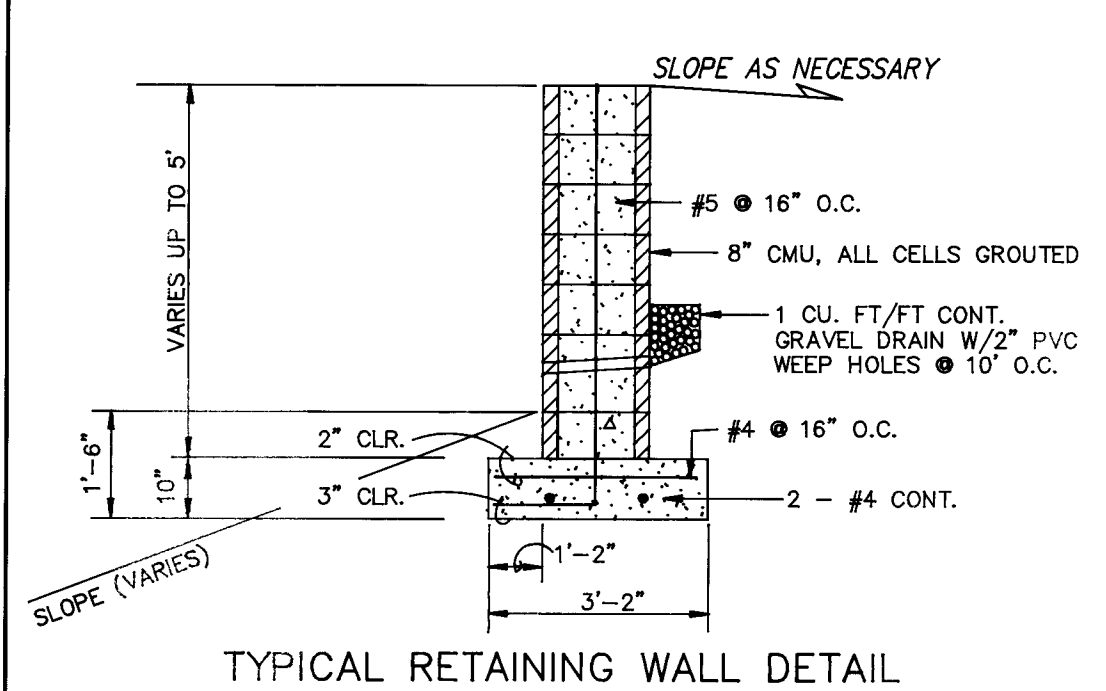
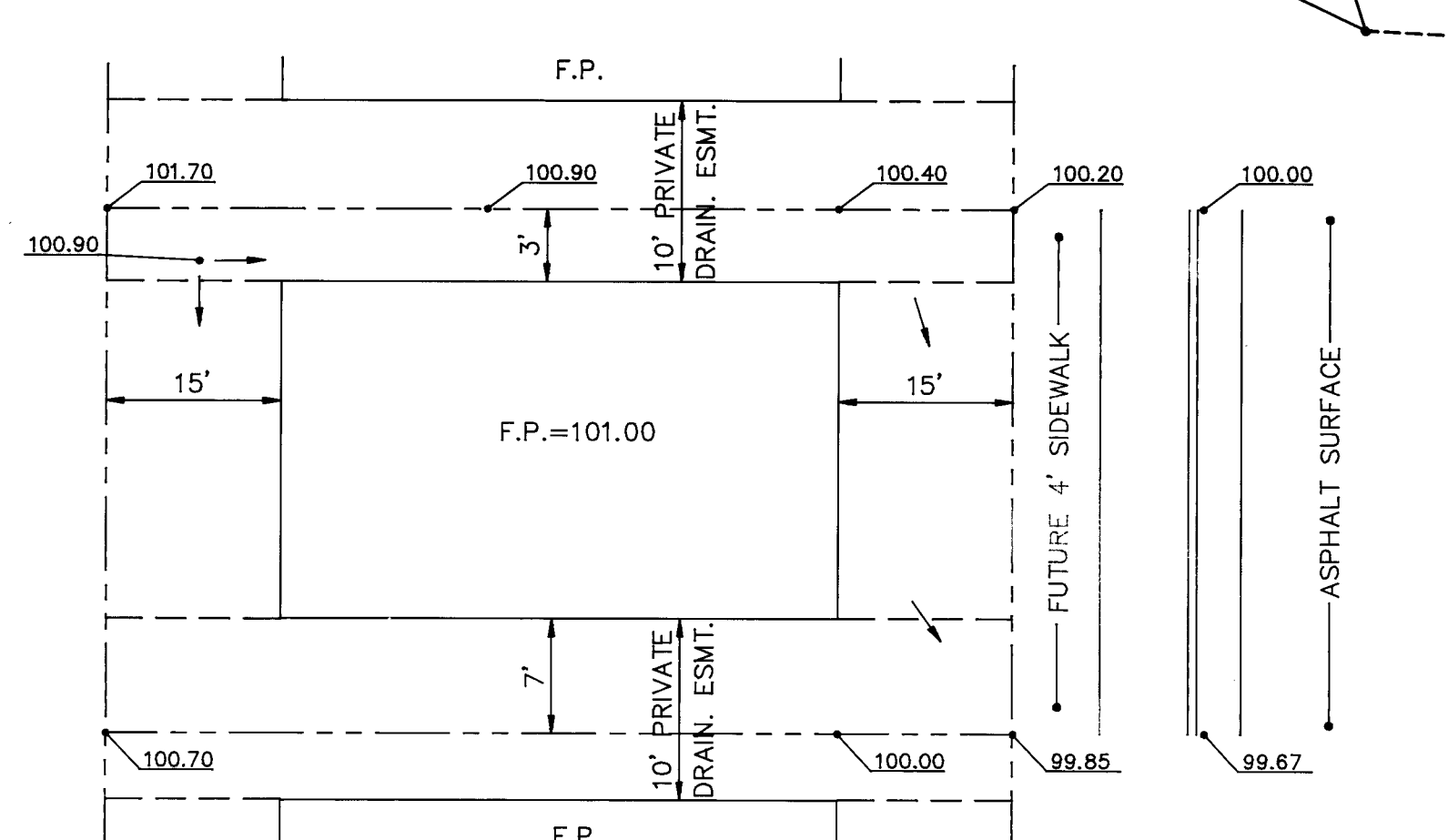
SECTION
CONCRETE CHANNEL DETAIL
N.T.S.



TIERED RETAINING WALL SECTION
N.T.S.

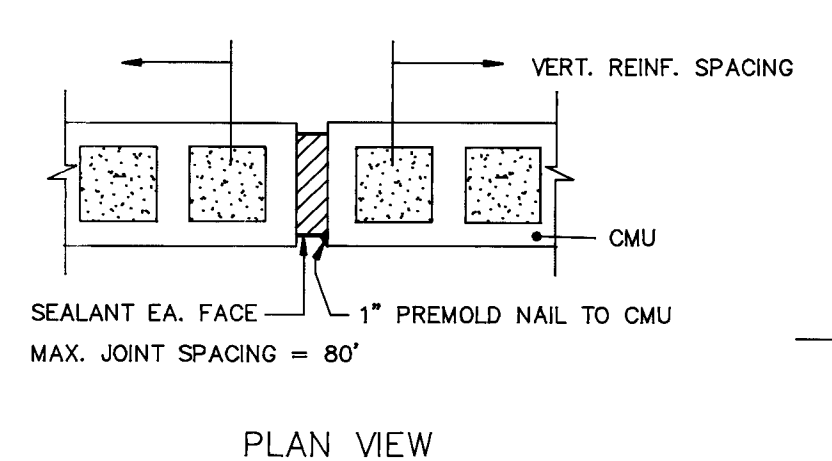


PLAN
TYPICAL LOT LAYOUT
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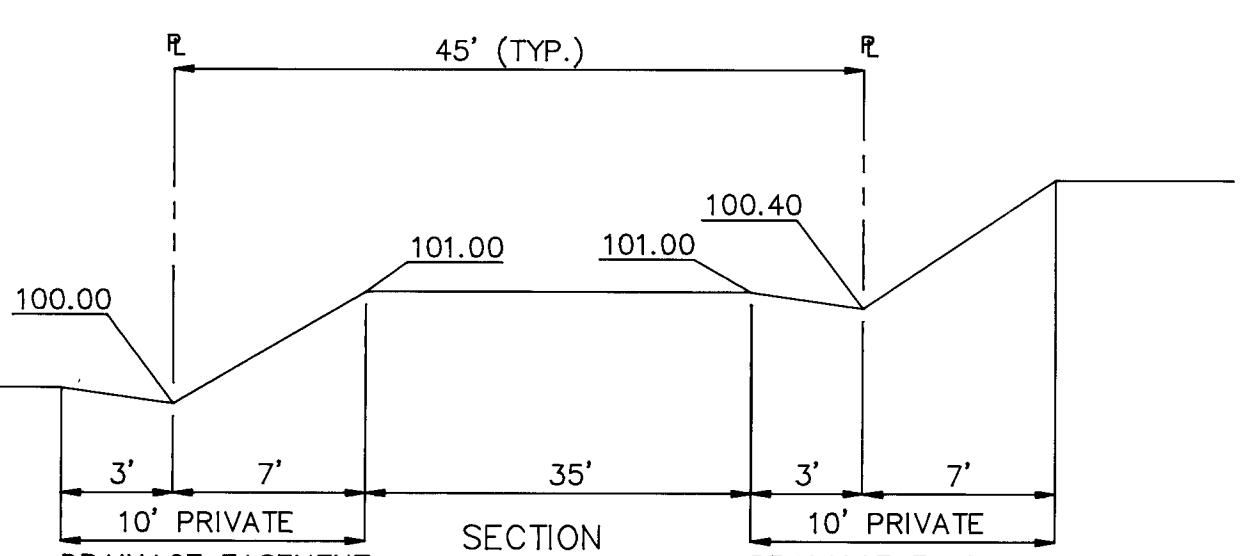


TYPICAL RETAINING WALL DETAIL
SCALE: NONE

EXPANSION JT. DETAIL FOR RETAINING WALL
SCALE: NONE



SECTION
TYPICAL LOT LAYOUT
N.T.S.



GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- 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.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DTL THIS SHT. AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- 10' PRIVATE DRAINAGE EASEMENTS BETWEEN ALL LOTS.
- ALL LOTS WITH REAR YARD PONDS SHALL BE GRADED SUCH THAT ONLY THE REAR YARD WILL DRAIN TOWARD THE POND, AND ALL ROOFS DRAIN TOWARD THE FRONT.

AS BUILT INFORMATION

CONTRACTOR: M.C.C., INC.

DATE: 4/94

INSPECTOR: LUCERO & ASSOCIATES

DATE: 4/94

FIELD: MGA

DATE: 4/94

VERIFICATION: MGA

DATE: 4/94

CORRECTED BY: MGA

DATE: 4/94

RECORDED BY: MICRO-FILM INFORMATION

NO.:

THE STATION MARK IS A STANDARD JAS BRASS TABLET STAMPED "TOM-1978" SET IN TOP OF A CONCRETE POST PROJECTING 2 INCHES ABOVE GROUND.

X=427,864.15, Y=1,478,915.87, Z=5711.87

DATE: 2/83

DATE: 2/83

DATE: 2/83

REMARKS

REVISIONS

DESIGN

DATE: 2/83

DATE: 2/83

DATE: 2/83

ENGINEER'S SEAL

NO.:

DATE:

BY:

LEGEND

- STANDARD CURB & GUTTER
- 76.76 PROPOSED SPOT ELEVATION
- RETAINING WALL
- F.P.=79.66 FINISHED PAD ELEVATION
- 75.00 EXISTING SPOT ELEVATION
- FLOW LEADER
- TW TOP OF WALL
- 2:1 MAX. SLOPE
- 3:1 MAX. SLOPE

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

26 46 84 90 04 94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

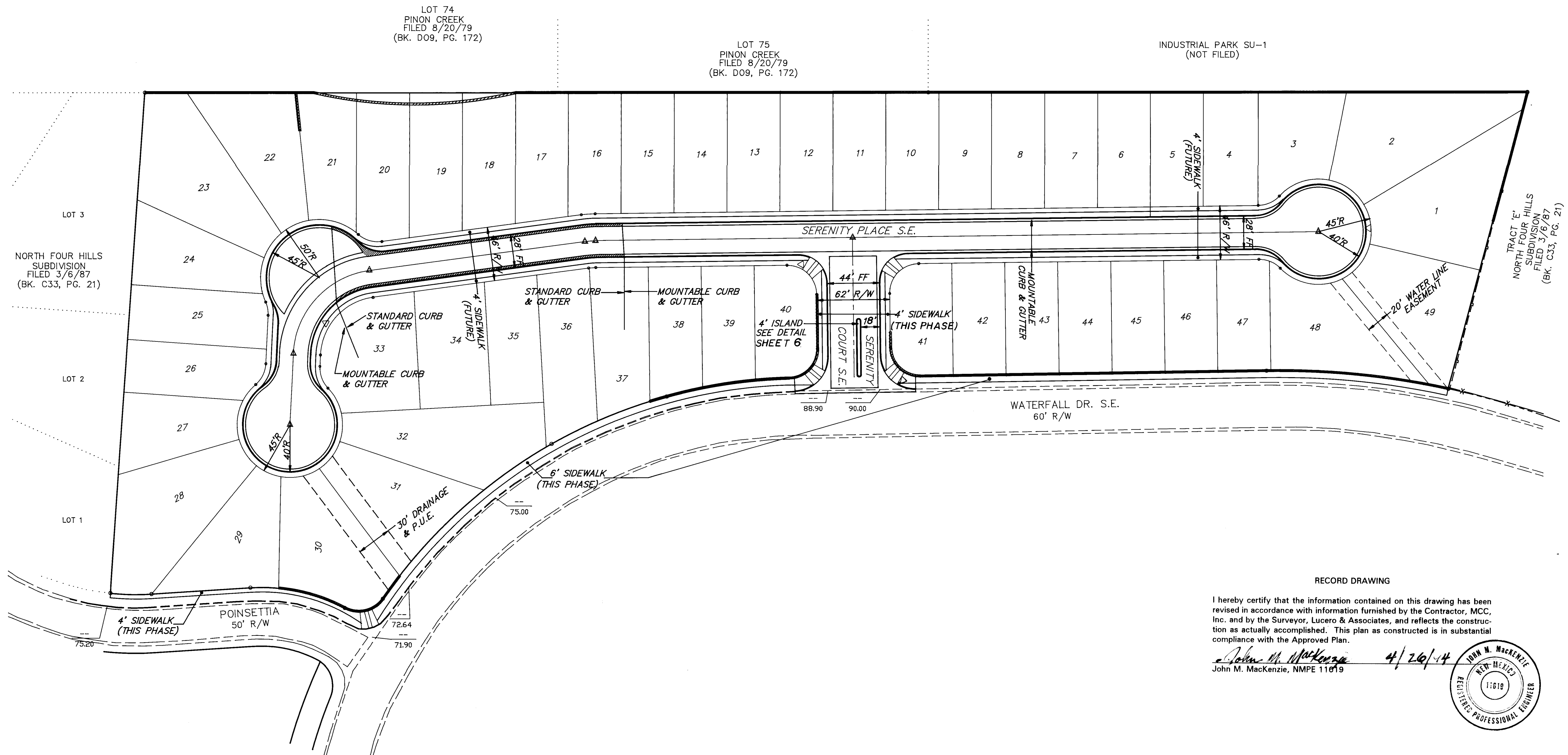
TITLE: NORTH FOUR HILLS SUBDIVISION
UNIT II
GRADING & DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/9/93	7-29-93	WATER	8/9/93	8/9/93
TRANSPORTATION	8/9/93	6-16-93	WASTE WATER	8/9/93	8/9/93
HYDROLOGY	8/9/93	6-16-93			

PROJECT NO. 4684.90

MAP NO. L23

SHEET 4 OF 11



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, MCC, Inc. and by the Surveyor, Lucero & Associates, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

John M. MacKenzie 4/26/14
John M. MacKenzie, NMPE 11019



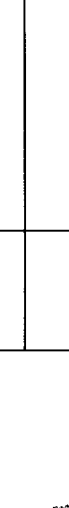
- LEGEND:
- STANDARD CURB & GUTTER
 - MOUNTABLE CURB & GUTTER
 - PROPOSED STREET LIGHT

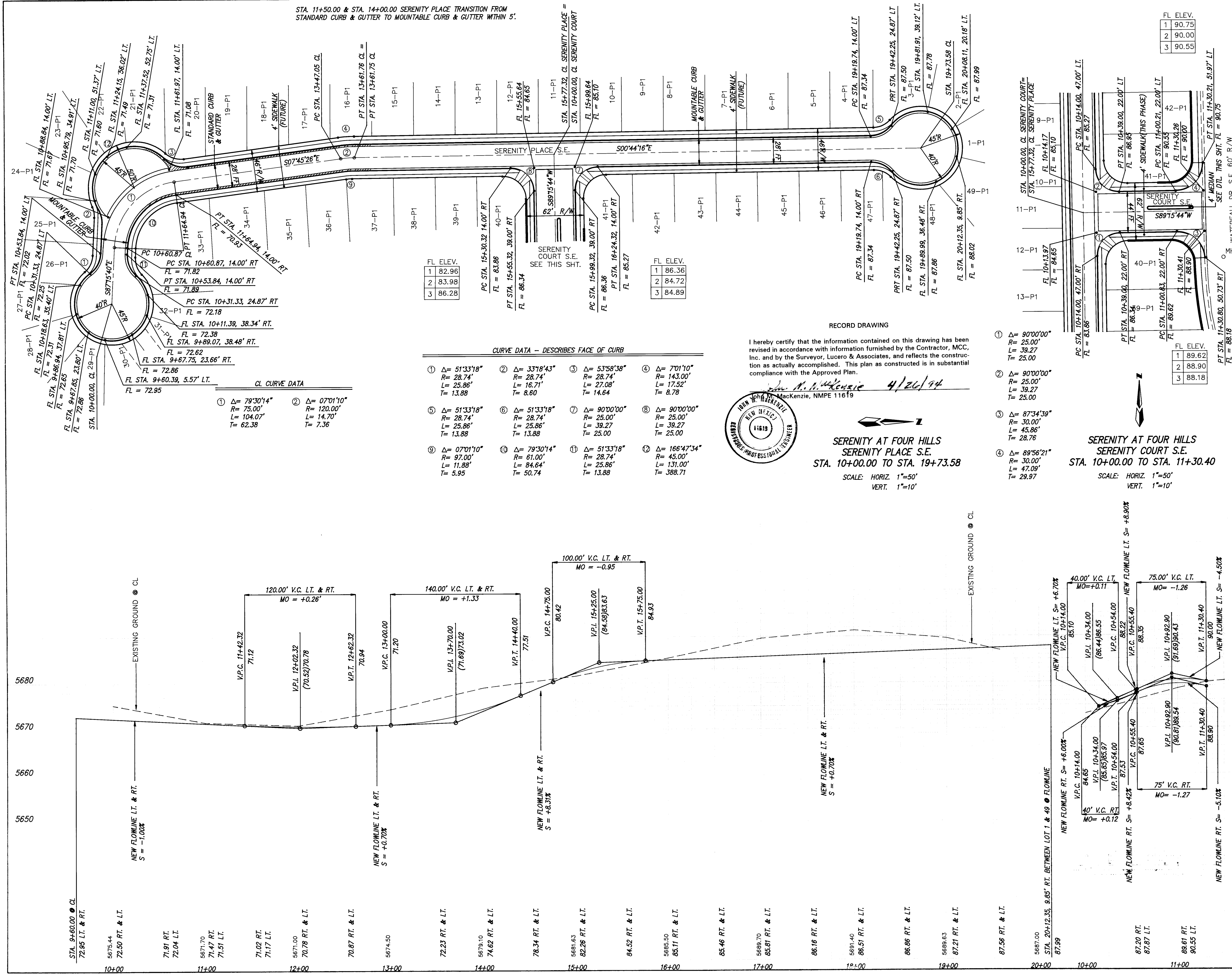
1	2	3	4	5	6	7	8	9	10	11	12	13	14
26	46	84	91	05	94								

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SERENITY AT NORTH FOUR HILLS SUBDIVISION MASTER PAVING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	7-09-93	WATER	<i>[Signature]</i>	30-JUN-98
TRANSPORTATION	<i>[Signature]</i>	2-16-93	WASTE WATER		
HYDROLOGY	<i>[Signature]</i>	6-16-93			
PROJECT NO. 4684.90		MAP NO. L23		SHEET 5 OF 11	

- NOTES:
- ALL VALLEY GUTTERS ARE TO HAVE 3/4" INVERTS.
 - ALL H.C. RAMPS PER CITY STD. DWG. 2441, TYPE II.
 - 6' SIDEWALK WATERFALL DR., AND 4' SIDEWALK POINSETTIA PLACE TO BE CONSTRUCTED THIS PHASE.
 - UTILITY CROSSINGS ARE PART OF THIS PROJECT.

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL			REVISIONS			DESIGN		
CONTRACTOR			MCC, Inc.			FIELD NOTES											
WORK			DATE 4/94			BY			DATE								
SUPERVISOR			DATE 4/94														
ACCEPTANCE BY			MGA														
FIELD CORRECTION BY			MGA														
DRAWINGS			DATE 4/94														
CORRECTED BY			MGA														
RECORDED BY			MICRO-FILM INFORMATION														
DATE																	
NO.																	
DESIGNED BY			JMM												DATE 4/93		
DRAWN BY			DBC												DATE 4/93		
CHECKED BY			DMG												DATE 4/93		



NOTES:
1. FOR TYPICAL STREET SECTIONS SEE SHEET 10.

AS BUILT INFORMATION

CONTRACTOR: MCC, INC.
DATE: 4/94
CHECKED BY: MGA
DATE: 4/94
RECORDED BY: MGA
DATE: 4/94
MICRO-FILM INFORMATION

FIELD NOTES

DATE: 4/94
BY: MGA
NO: 4684.90

ENGINEER'S SEAL

DESIGNED BY: JMM
DRAWN BY: DBC
CHECKED BY: DMG
DATE: 3/93
DATE: 3/93
DATE: 3/93

TITLE:

SERENITY AT NORTH FOUR HILLS
SERENITY PLACE, SERENITY COURT
PAVING IMPROVEMENTS

APPROVALS

ENGINEER: D. Mark Goodwin
DATE: 7-09-93
TRANSPORTATION: 7-09-93
HYDROLOGY: 7-09-93

APPROVALS

ENGINEER: D. Mark Goodwin
DATE: 7-09-93
WATER: 7-09-93
WASTE WATER: 7-09-93

PROJECT NO.

4684.90

MAP NO.

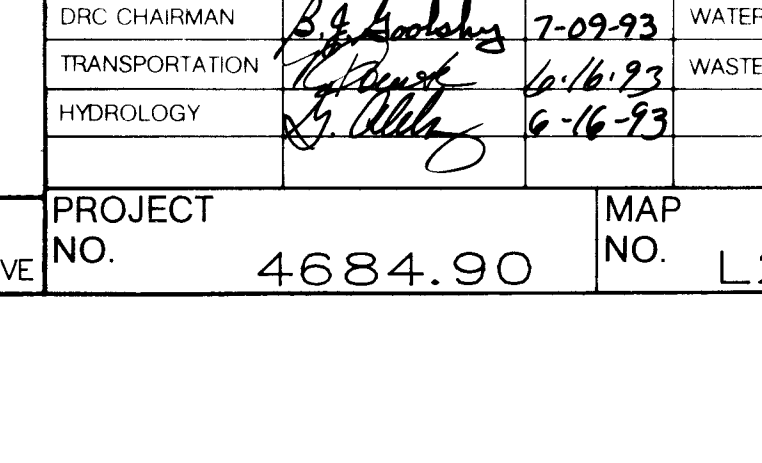
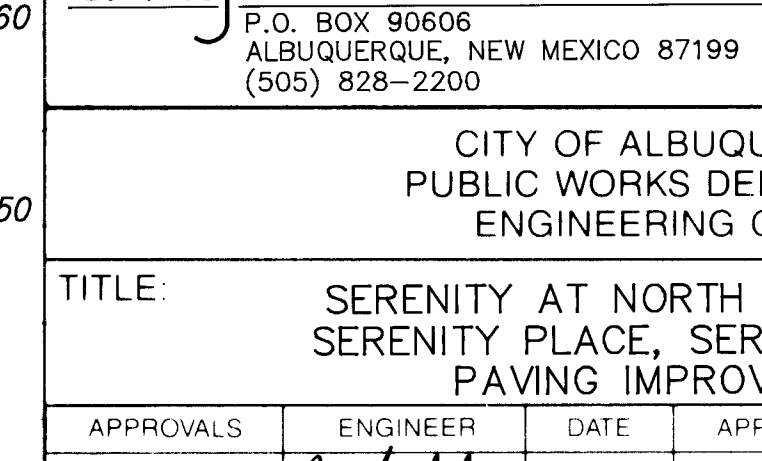
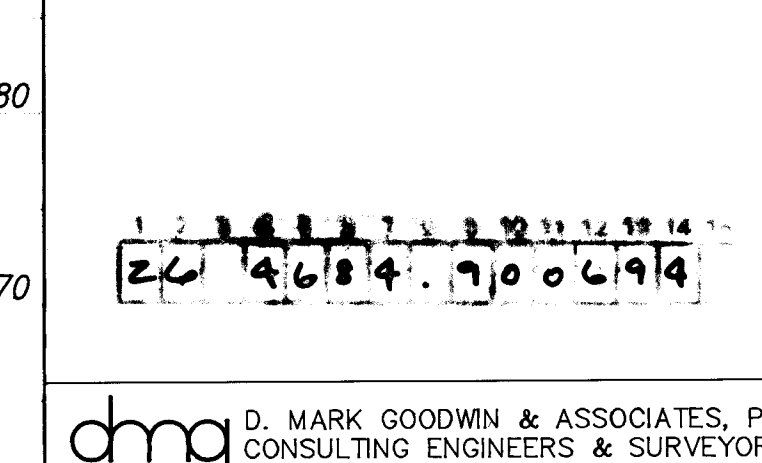
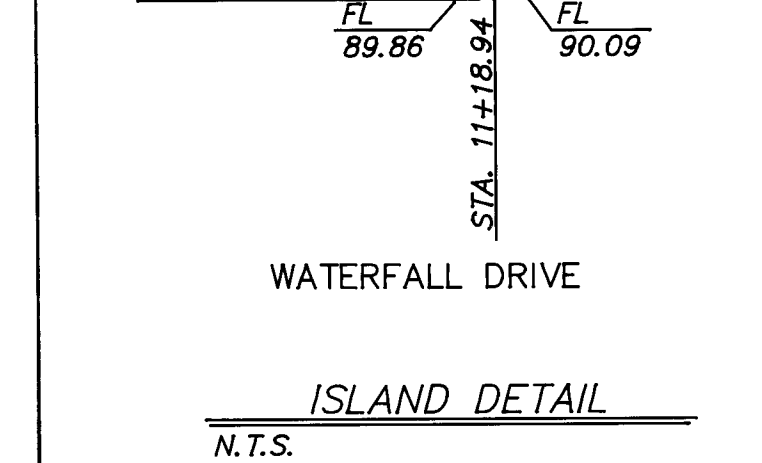
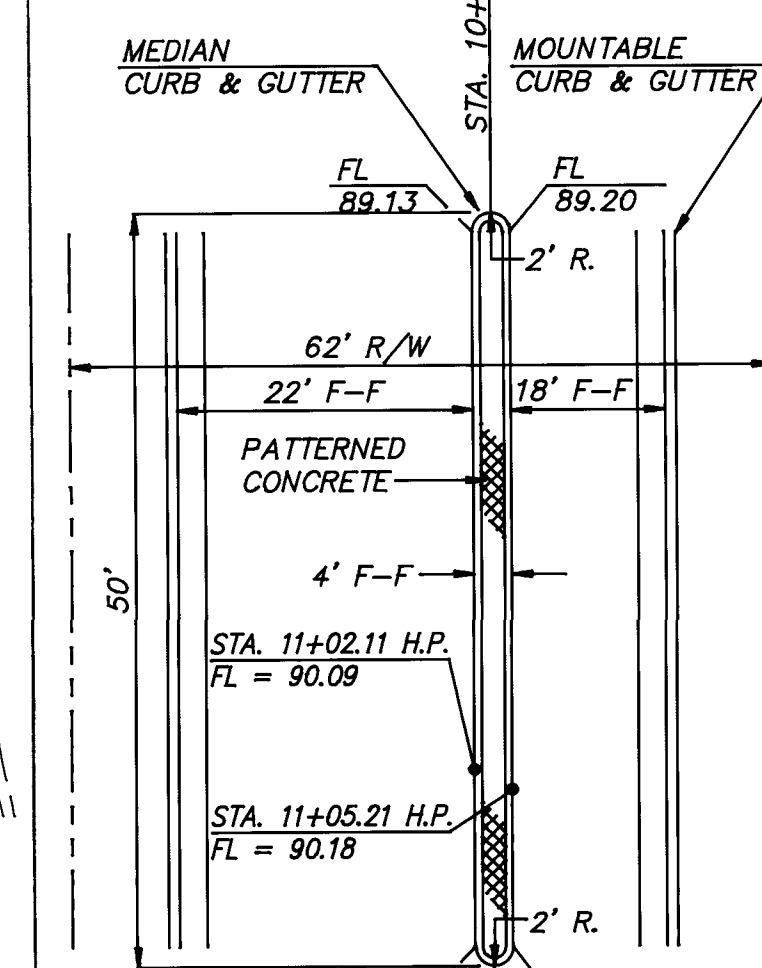
L23

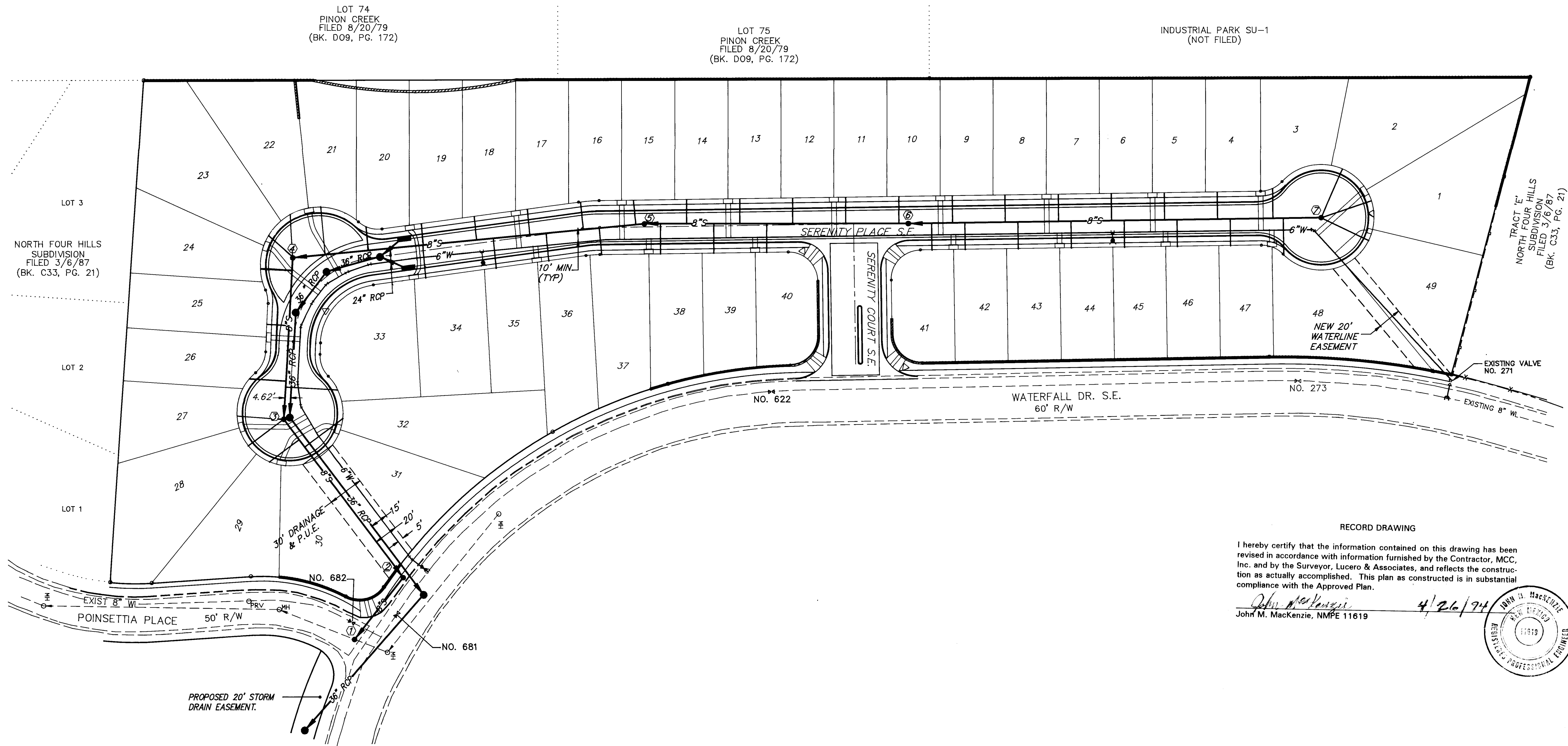
SHEET

6

OF

11

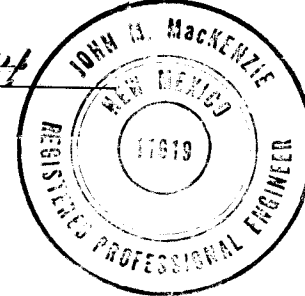




RECORD DRAWING

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John M. MacKenzie 4/26/94
John M. MacKenzie, NMPE 11619



- LEGEND
- DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - SANITARY SEWER SERVICE
 - NEW 4" MH
 - LOT 19
 - 6" GATE VALVE
 - 6" FIRE HYDRANT
 - TEE
 - BEND
 - 8" SAS
 - PROPOSED STREET LIGHT

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CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 41684.19 00794



SCALE: 1"=50'

VALVE SHUT-OFF PLAN

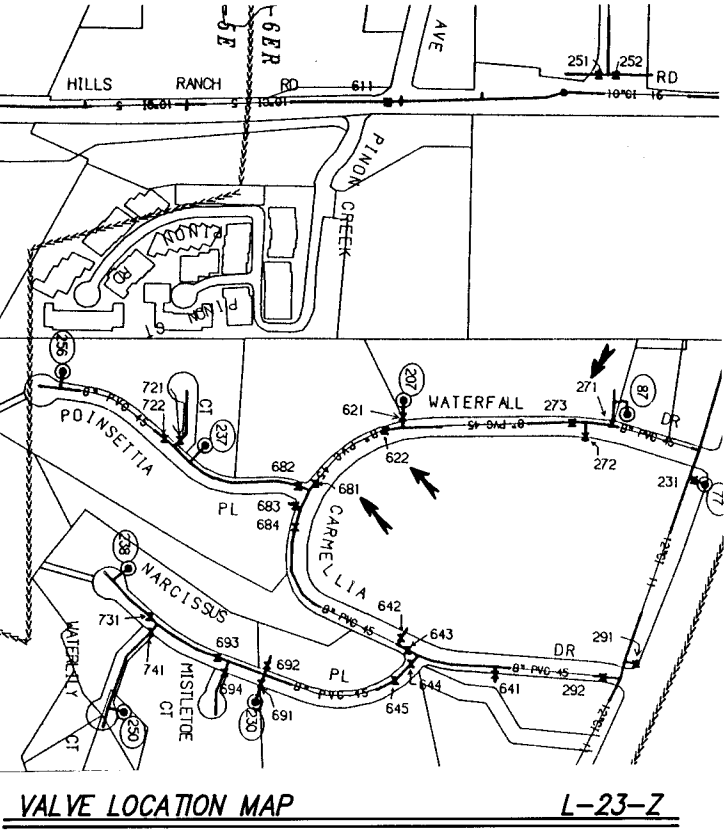
WATERLINE CONNECTION: 6" TO 8"

TO CONNECT NEW 6" WATERLINE TO EXIST. 8" WATERLINE IN WATERFALL DR., VALVES NO. 271, 622, AND 681 SHALL BE CLOSED.

- VALVE SHUT-OFF NOTES
- CONTRACTOR WILL CONTACT WATER SYSTEMS DIVISION AT 857-8200 3 DAYS PRIOR TO NECESSARY SHUT-OFF.
 - VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.

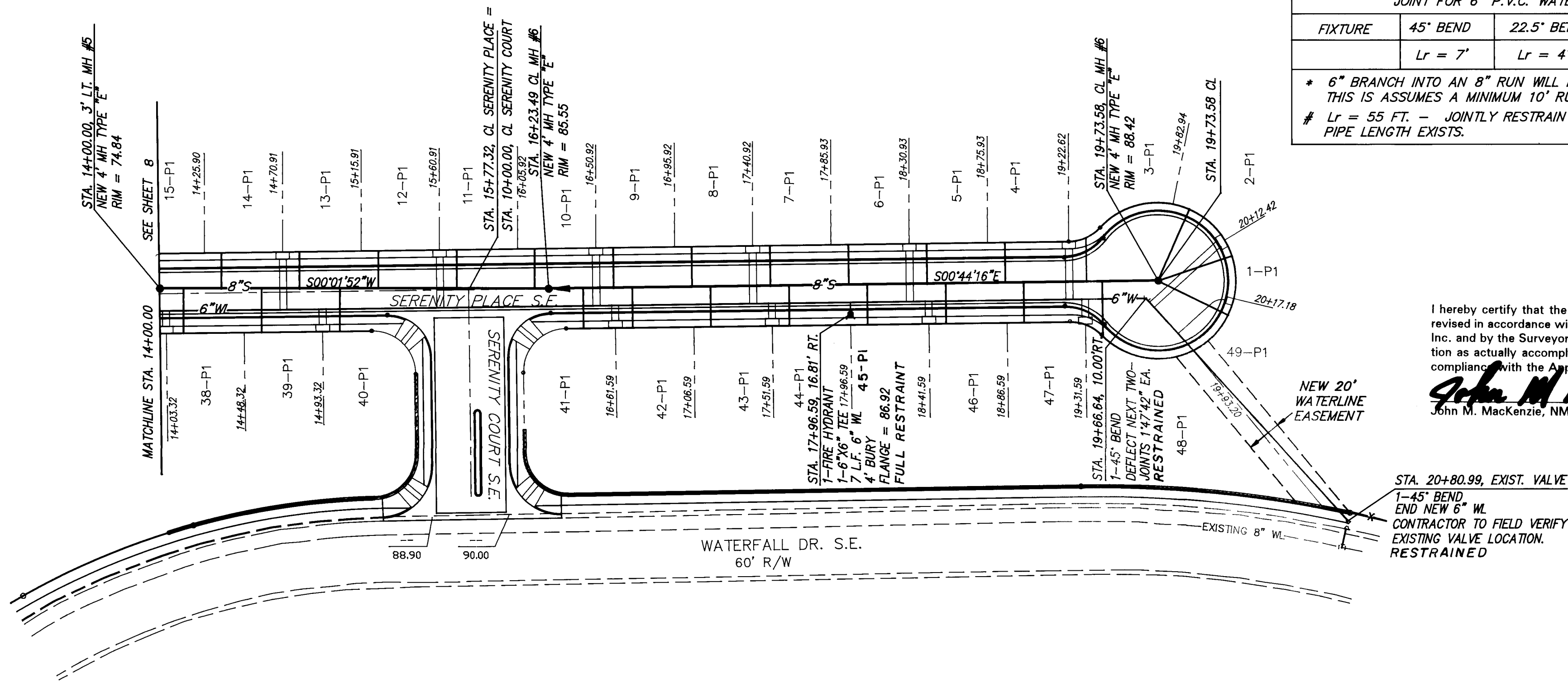
SERVICE CONNECTIONS

ALL INDIVIDUAL WATER SERVICES IN THIS SUB-DIVISION WILL BE REQUIRED TO HAVE PRV'S.



ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	

SANITARY SEWER SERVICES				
LOT	STA.	INV. ELEV. ● PL	LENGTH ● PL	INV. ELEV. ● M.H.
1	20+02	82.45	43	80.10
2	19+93	82.30	43	80.10
3	19+33	82.00	25	NA
4	18+86	81.62	23	NA
5	18+41	81.33	23	NA
6	17+96	81.05	23	NA
7	17+51	80.70	23	NA
8	17+06	80.40	23	NA
9	16+61	80.10	23	NA
10	16+16	79.75	23	NA
11	15+71	79.35	22	NA
12	15+26	78.22	22	NA
13	14+81	75.28	21	NA
14	14+36	71.72	21	NA
38	14+13	70.21	26	NA
39	14+58	73.51	25	NA
40	15+03	76.45	25	NA
41	16+43	80.00	23	NA
42	16+72	80.10	23	NA
43	17+17	80.45	23	NA
44	17+62	80.80	23	NA
45	18+07	81.10	23	NA
46	18+52	81.40	23	NA
47	18+97	81.70	23	NA
48	19+42	82.20	31	NA
49	20+07	82.40	43	80.10



LENGTH OF RESTRAINED PIPE(L _r) ON EACH SIDE OF THE JOINT FOR 6" P.V.C. WATERLINE.				
FIXTURE	45° BEND	22.5° BEND	11.25° BEND	TEE
	L _r = 7'	L _r = 4'	L _r = 2'	*
				#

* 6" BRANCH INTO AN 8" RUN WILL REQUIRE RESTRAINT AT THE TEE ONLY. THIS IS ASSUMES A MINIMUM 10' RUN LENGTH ON EACH SIDE OF THE TEE.
L_r = 55 FT. - JOINTLY RESTRAIN NEARBY FITTINGS WHERE INSUFFICIENT PIPE LENGTH EXISTS.

RECORD DRAWING

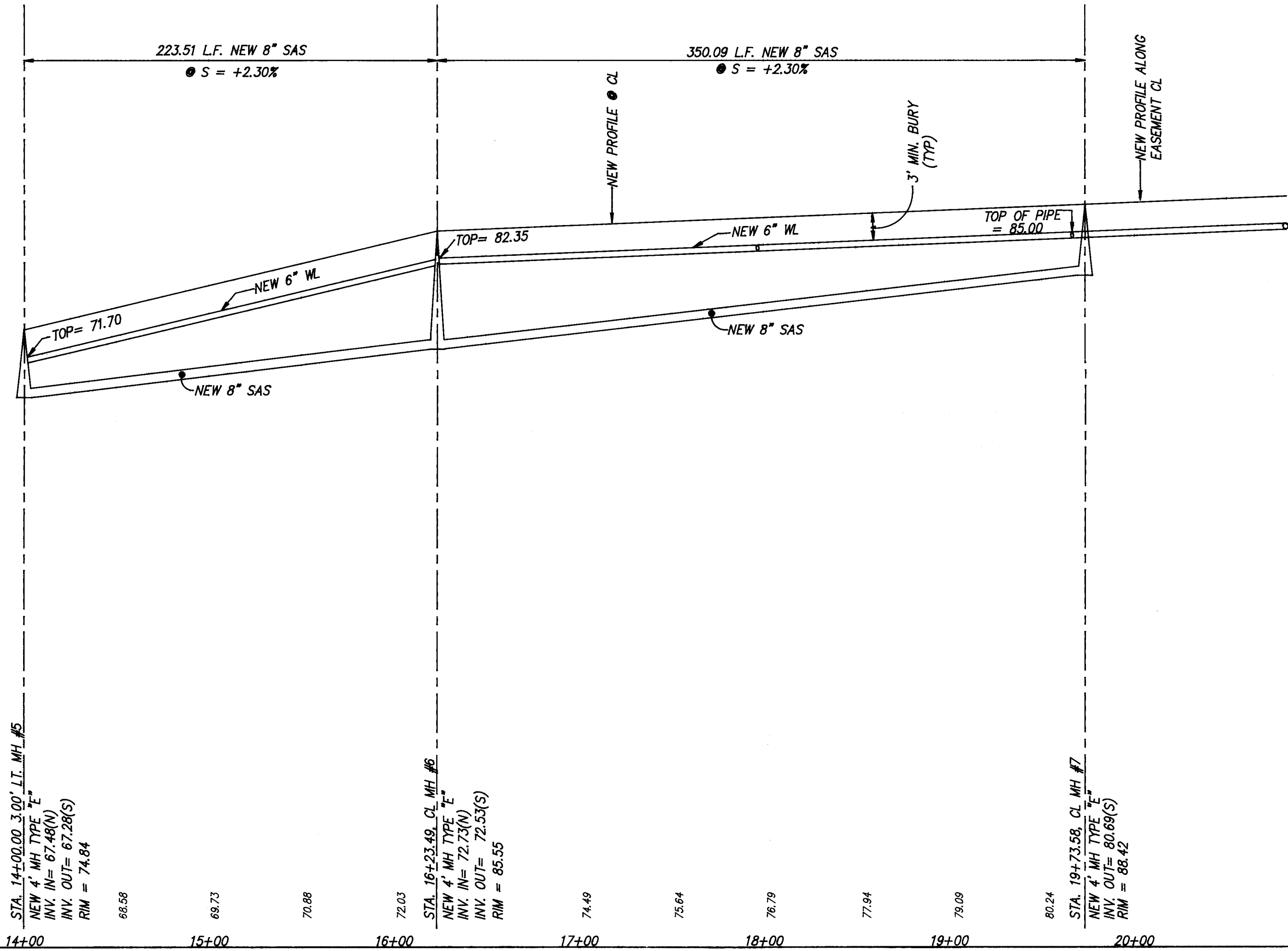
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John M. MacKenzie 4/26/94
John M. MacKenzie, NMPE 11619



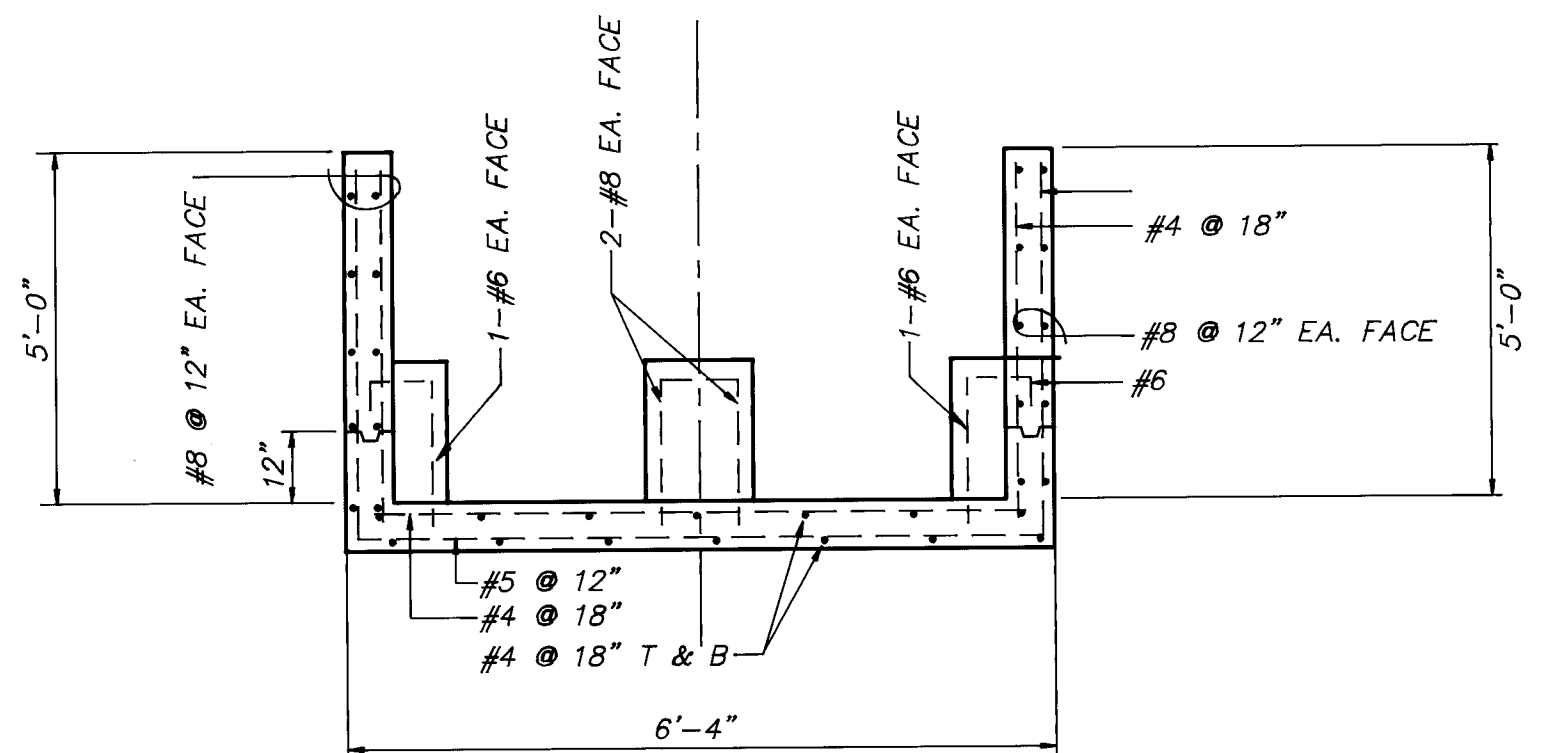
STA. 20+80.99, EXIST. VALVE
1-45° BEND
END NEW 6" WL
CONTRACTOR TO FIELD VERIFY EXISTING VALVE LOCATION.
RESTRAINED

1
SERENITY AT NORTH FOUR HILLS
SERENITY PLACE S.E.
STA. 14+00.00 TO 20+80.99
SCALE: HORIZ. 1"=50'
VERT. 1"=10'



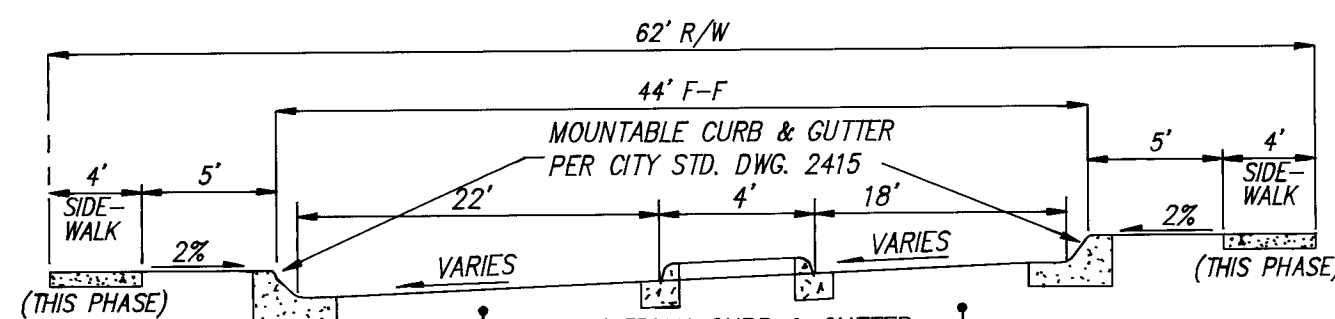
- NOTES:
1. ALL STATIONING IS CENTERLINE STATIONING.
 2. CITY OF ALBUQUERQUE STD. DWGS. SHALL BE USED FOR ALL WATER AND SEWER DETAILS.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
MCC, Inc. Lucero & Associates, Inc. DATE 4/94		THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "TOM-1978", SET IN TOP OF A CONCRETE POST PROJECTING 2 INCHES ABOVE GROUND. X=427.98415, Y=1478.91587, Z=5711.67		FIELD NOTES DATE BY		 NO. DATE BY REMARKS REVISIONS DESIGN NO. DATE BY DATE 5/93 DATE 5/93 DATE 5/93	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP TITLE SERENITY AT NORTH FOUR HILLS STA. 14+00.00 TO STA. 20+80.99 UTILITY IMPROVEMENTS PROJECT NO. 4684.90 MAP NO. L23 SHEET 9 OF 11							



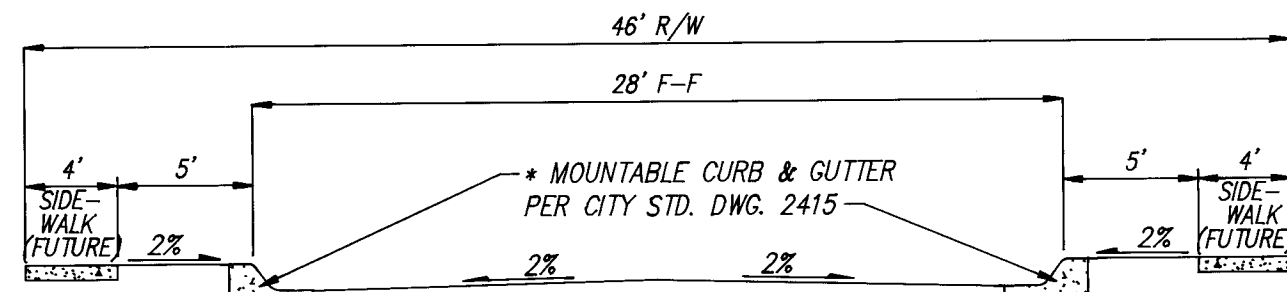
SECTION

1010



TYPICAL 44' STREET SECTION

N.T.S.



* STANDARD CURB & GUTTER ON SERENITY PLACE FROM STA. 11+50.00 TO STA. 14+00.00

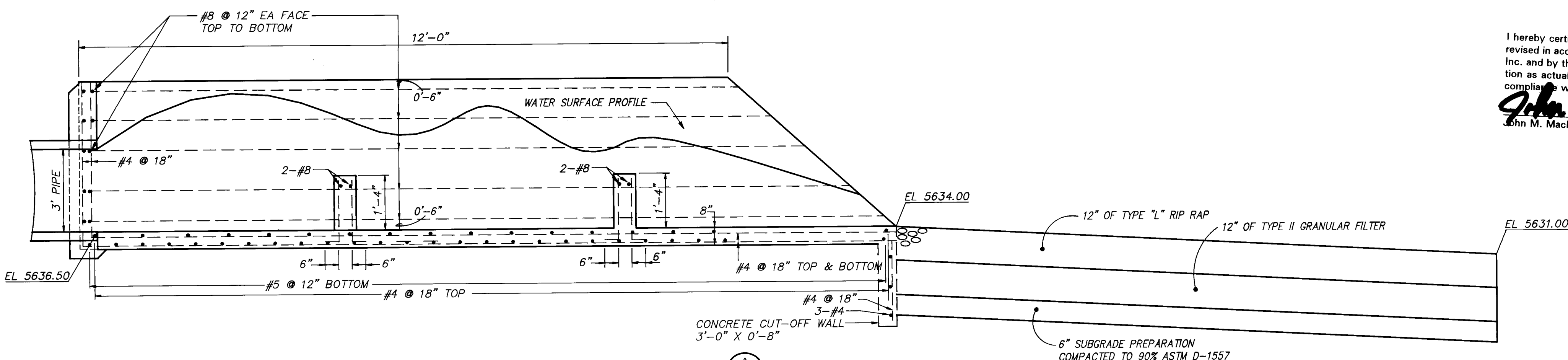
TYPICAL 28' STREET SECTION

N.T.S.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, MCC, Inc. and by the Surveyor, Lucero & Associates, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

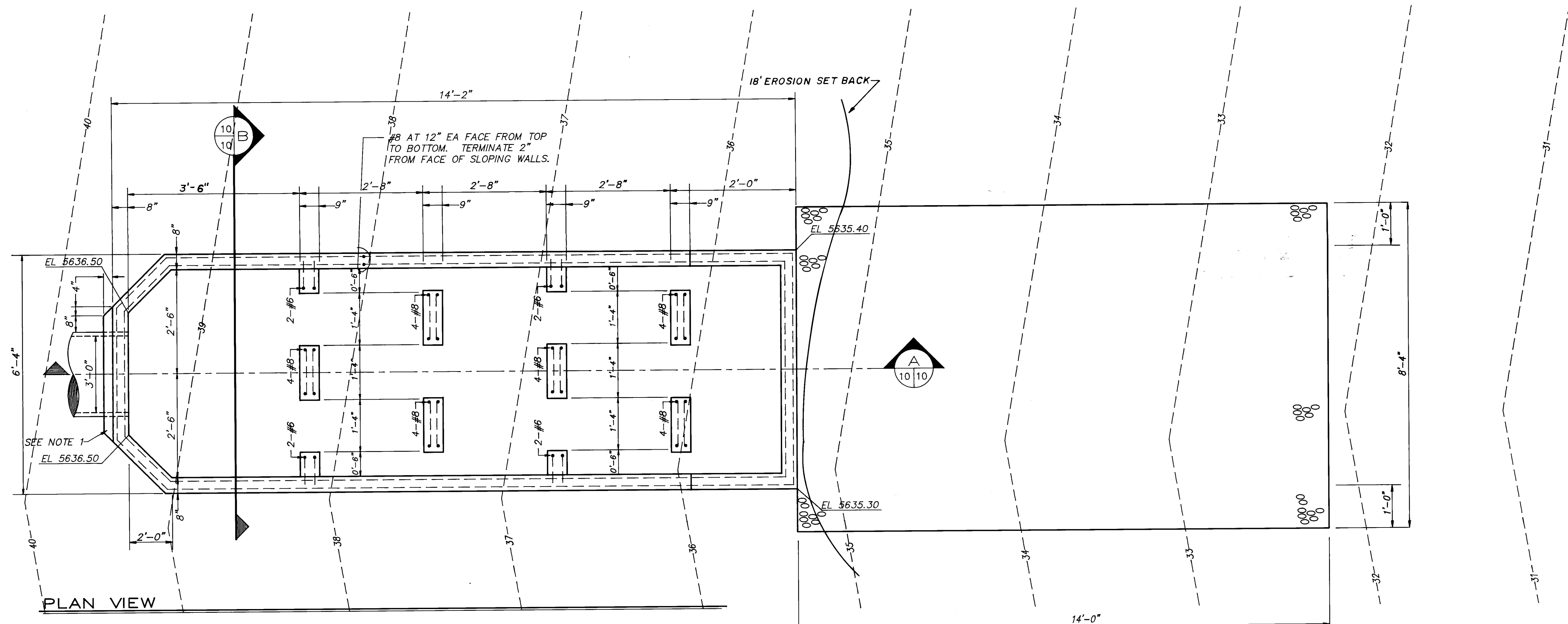
John M. MacKenzie, NMPE 11619



SECTION

ON CL

1010



PLAN VIEW

STORM DRAIN OUTLET DETAILS

N.T.S.

NOTES:

1. PLACE GROUT SEAL AROUND PENETRATION.
2. 6" OF SUBGRADE PREPARATION BENEATH ENTIRE ENERGY DISSIPATOR COMPACTED TO 95% OF ASTM D-1557.

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR: MCC, Inc.			THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "TOM-1978" SET IN TOP OF A CONCRETE POST PROJECTING 2 INCHES ABOVE GROUND.			FIELD NOTES					
WORK: INSPECTION	DATE: 4/94	BY: MGA	DATE: 4/94	NO.	BY	DATE	NO.	BY	DATE	NO.	BY
APPROVED BY: MGA	DATE: 4/94	VERIFICATION BY: MGA	DATE: 4/94								
DRAWING: MGA	DATE: 4/94	SCHEMATIC: MGA	DATE: 4/94								
RECORDED BY: MGA	DATE: 4/94	NO.									
PROJECT NO. 4684.90			MAP NO. L23			SHEET 11			OF 11		

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SERENITY AT FOUR HILLS
STORM DRAIN
MISCELLANEOUS DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/4/93	7-09-93	WATER		
TRANSPORTATION	6/16/93	6-16-93	WASTE WATER		
HYDROLOGY					

SCANNED BY
BY LASON

SER/DTL