

PLANS FOR CONSTRUCTION OF

CEDAR RIDGE ESTATES

UNIT 2

AUGUST, 1996

INDEX TO DRAWINGS

SHEET	TITLE
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING PLAN
4	STREET PAVING & STORM DRAINAGE LAYOUT
5	WATER & SANITARY SEWER LAYOUT

STREET PAVING PLAN & PROFILES

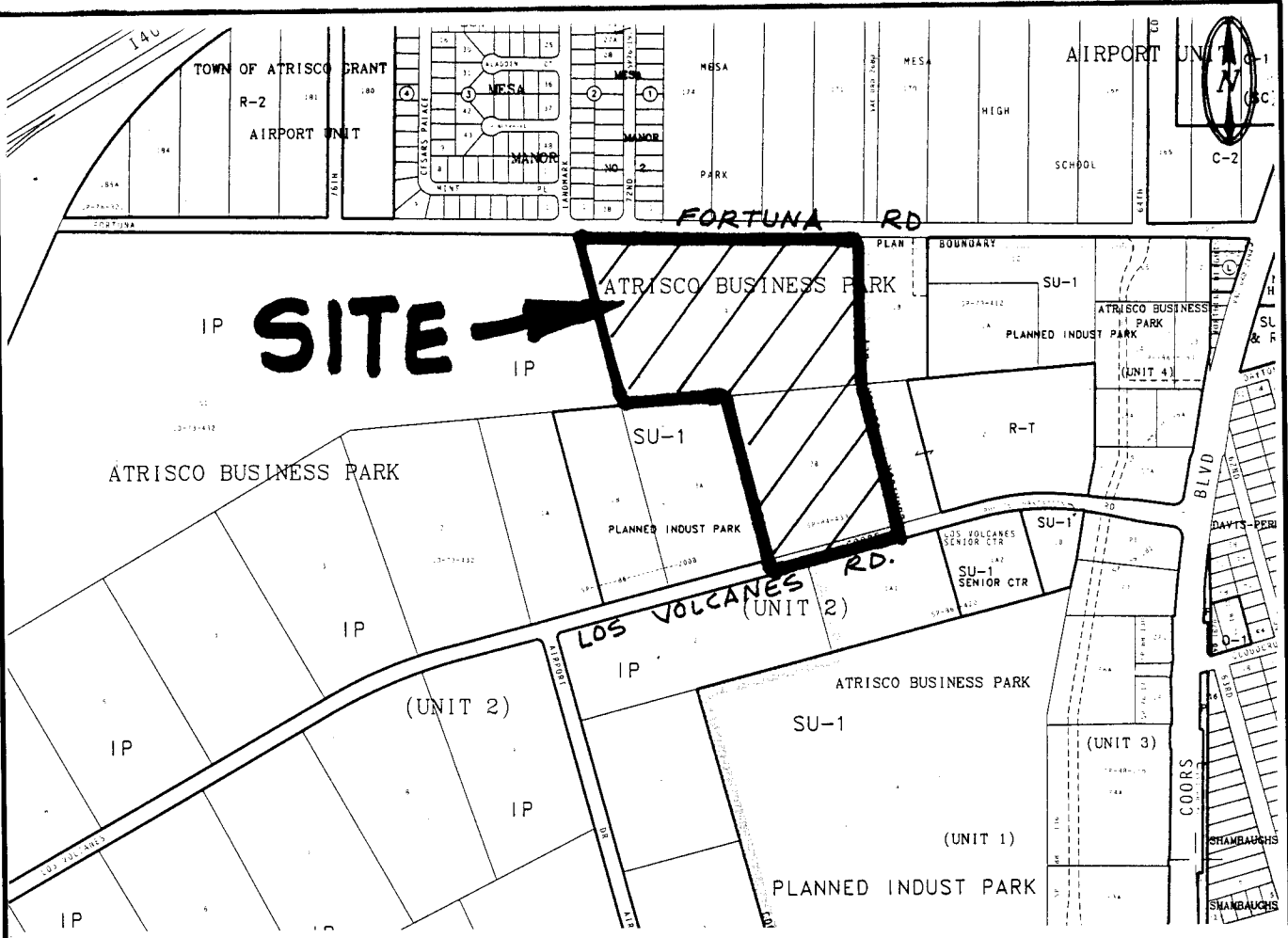
6	HONEYLOCUST AVE NW
7	HONEYLOCUST COURT NW
8	QUAILBRUSH DRIVE NW
9	SILKWOOD AVE NW
10	ZINNIA PLACE NW

WATER & SANITARY SEWER PLAN & PROFILES

11	HONEYLOCUST AVE NW
12	HONEYLOCUST COURT NW
13	QUAILBRUSH DRIVE NW
14	SILKWOOD AVE NW
15	ZINNIA PLACE NW

STORM DRAINAGE IMPROVEMENTS

16	GRADING & DRAINAGE DETAILS
17	UNIT 3 INTERIM RETENTION POND
18a	LOS VOLCANES INTERIM RETENTION POND
18b	INTERIM RETENTION PONDS
19	UNSER BLVD INTERIM RETENTION POND



VICINITY MAP: J - 10

SCALE: 1"=750'

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986" (COA STDN). THROUGH UPDATE NO. 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO 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 SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS". THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- REFERENCE MADE TO STANDARD DRAWINGS REFER TO ALBUQUERQUE STANDARD DRAWINGS.
- ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.
- WATERLINE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STD. DWG. 2301.
- WATER METERS ARE TO BE INSTALLED AT ALL SERVICES IN ACCORDANCE WITH CITY STD. DWG. 2362 AND 2363.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY OF ALBUQUERQUE AND PREPARED BY BRASHER & LORENZ, INC.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF HIS CONSTRUCTION, IF OVERHEAD UTILITY LINES SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES, AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15' (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. THE CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY THE CONTRACTOR TO LOCATION, AS EXISTING OR AS INDICATED ON THE PLANSET.
- ANY WORK OCCURRING IN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.

26-4972.97 10.97

SURVEYOR'S CERTIFICATION

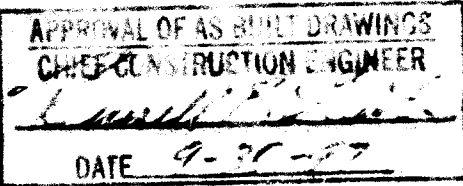
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the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

Timothy Aldrich
N.M.P.S. 7719
Date 08-19-97

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

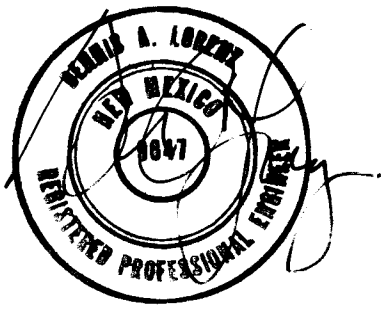
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS INSTRUMENT ARE OWNED BY AND THE PROPERTY OF BRASHER & LORENZ, INC., AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF BRASHER & LORENZ, INC.

SCANNED BY
BY LASON



DRB 96-150

BL BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

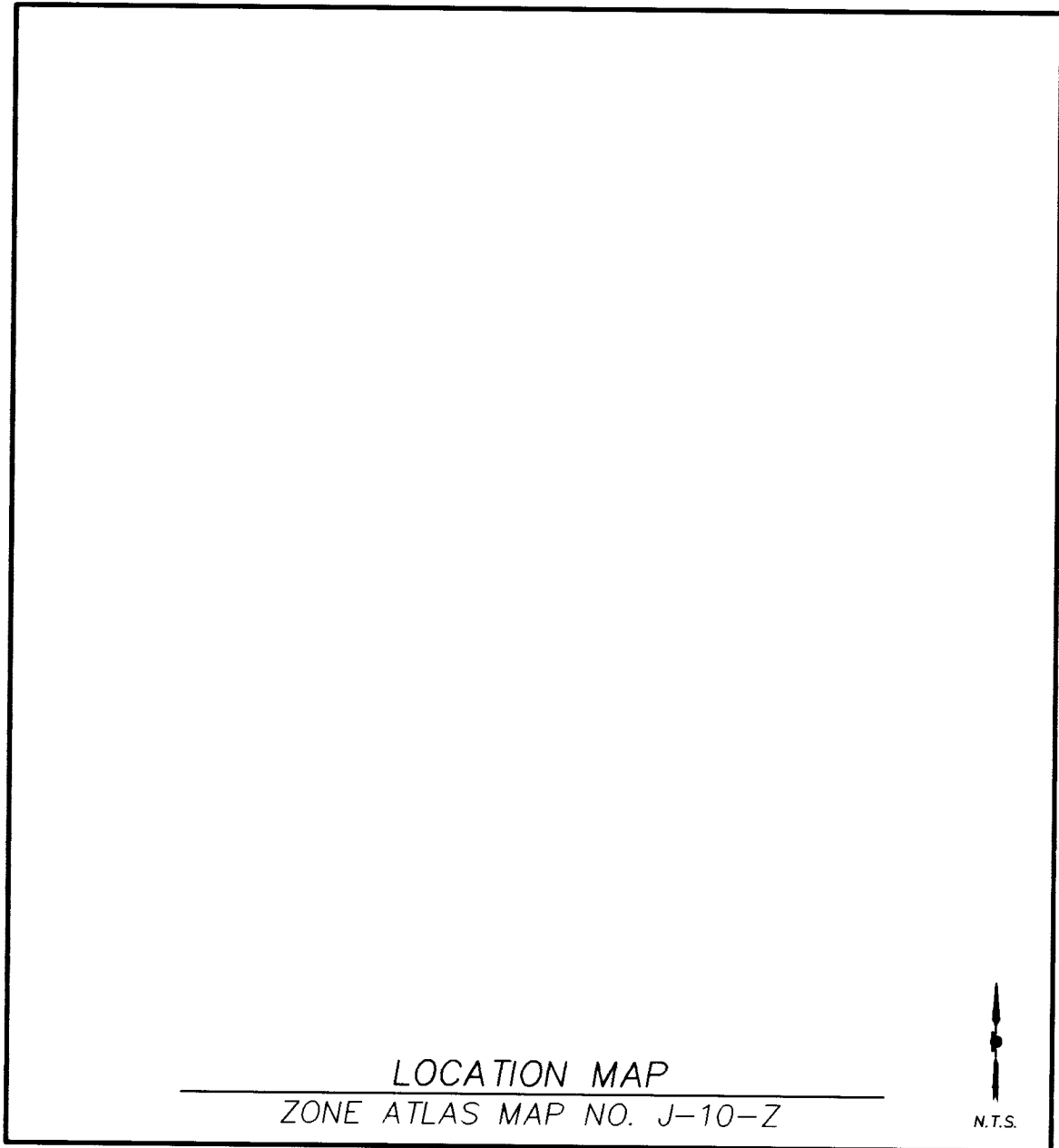


REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
1	14, 17, 18A, 18B		Billie G. Anderson	4-16-97				John Delaney		3-12-97
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****						
	DRG Chairman	Billie G. Anderson	11-8-96	APPROVED FOR CONSTRUCTION						
	Transportation	John Delaney	9-20-96							
	Water/Wastewater	John Delaney	9-20-96							
	Hydrology	John Delaney	9-20-96							
	Parks									
	Const. Mngmt.									
CITY PROJECT NO.				4972.91	SHEET		1	OF		19

PLAT OF
CEDAR RIDGE ESTATES
UNIT 2
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1996

APPROVALS

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
PARKS AND GENERAL SERVICES	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
U.S. WEST COMMUNICATIONS	DATE
JONES INTERCABLE, INC.	DATE



SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 29.107 ACRES
ZONE ATLAS INDEX NO.: J-10-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 72
MILES OF FULL-WIDTH STREETS CREATED: 0.4166 MILES
DATE OF SURVEY: MARCH 29, 1996

NOTES:

1. MISC. DATA: ZONING SU-1
2. BEARINGS SHOWN ARE GRID BEARINGS.
3. ALL DISTANCES ARE GROUND DISTANCES.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO.
5. THIS PURPOSE OF THE PLAT IS TO SUBDIVIDE THE EXISTING PARCELS INTO 72 LOTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO.

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING OF LOT 36 OF THE ATRISCO BUSINESS PARK AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 19, 1984 IN VOLUME C25, FOLIO 128, TRACT FOUR (4) OF THE ATRISCO BUSINESS PARK UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 12, 1973 IN VOLUME D-5, FOLIO 181, AND LOT 18 OF THE ATRISCO BUSINESS PARK AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 12, 1979 IN VOLUME D9, FOLIO 139, LYING WITHIN PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF LOS VOLCANES ROAD, N.W. MARKED BY A FOUND REBAR WITH CAP (ILLEGIBLE) FROM WHENCE A TIE TO ACS MONUMENT "16-J11" BEARS S 59° 46' 49" E, A DISTANCE OF 1380.84 FEET;

THENCE FROM SAID BEGINNING POINT S 74° 59' 56" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 541.04' TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP;

THENCE LEAVING SAID RIGHT OF WAY LINE N 14° 58' 52" W, A DISTANCE OF 455.21 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS11993";

THENCE N 29° 55' 40" W, A DISTANCE OF 81.93 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 14° 58' 22" W, A DISTANCE OF 150.22 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP "HUGG";

THENCE S 85° 04' 45" W, A DISTANCE OF 414.05 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP "HUGG";

THENCE N 15° 01' 30" W, A DISTANCE OF 756.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993" LYING ON THE SOUTH RIGHT OF WAY LINE OF FORTUNA ROAD, N.W.;

THENCE S 89° 20' 34" E ALONG SAID FORTUNA ROAD RIGHT OF WAY LINE, A DISTANCE OF 1475.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A FOUND PK NAIL WITH TAG "LS 6446";

THENCE LEAVING SAID RIGHT OF WAY LINE S 00° 29' 06" W, A DISTANCE OF 604.56 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE S 85° 11' 33" W, A DISTANCE OF 293.83 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP "LS 7002";

THENCE S 14° 58'05" E, A DISTANCE OF 584.24 FEET TO THE POINT OF BEGINNING CONTAINING 29.107 ACRES MORE OR LESS, NOW COMPRISING CEDAR RIDGE ESTATES UNIT 2.

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES 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 SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENTS FOR UTILITIES AS SHOWN HEREON WITH THE SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNER AND/OR PROPRIETOR DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

BARBARA PAGE
PRESIDENT AND C.E.O.
WESTLAND DEVELOPMENT COMPANY, INC.

DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1996 BY BARBARA PAGE, PRESIDENT AND C.E.O., WESTLAND DEVELOPMENT COMPANY, INC.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993
PRECISION SURVEYS
2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, N.M. 87120

DATE



PRECISION SURVEYS, INC.

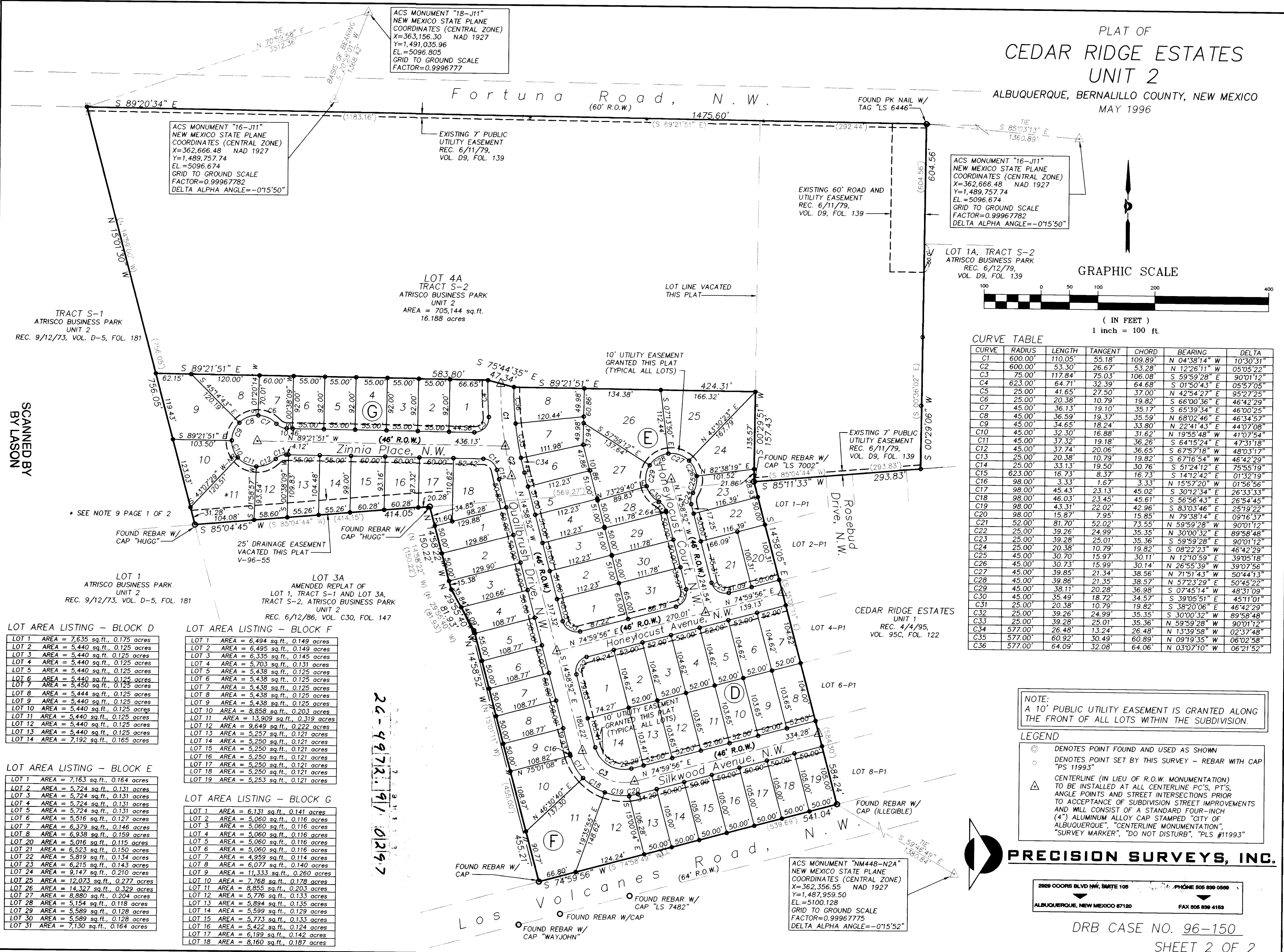
2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120

PHONE 505 850 0800
FAX 505 850 4155

DRB CASE NO. _____
SHEET 1 OF 2

96021772

PLAT OF
CEDAR RIDGE ESTATES
UNIT 2
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1996



NOTE:
A 10' PUBLIC UTILITY EASEMENT IS GRANTED ALONG THE FRONT OF ALL LOTS WITHIN THE SUBDIVISION.

LEGEND
● DENOTES POINT FOUND AND USED AS SHOWN
○ DENOTES POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"
△ CENTERLINE (IN LIEU OF R.O.W. MONUMENTATION) TO BE INSTALLED AT CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #11993"

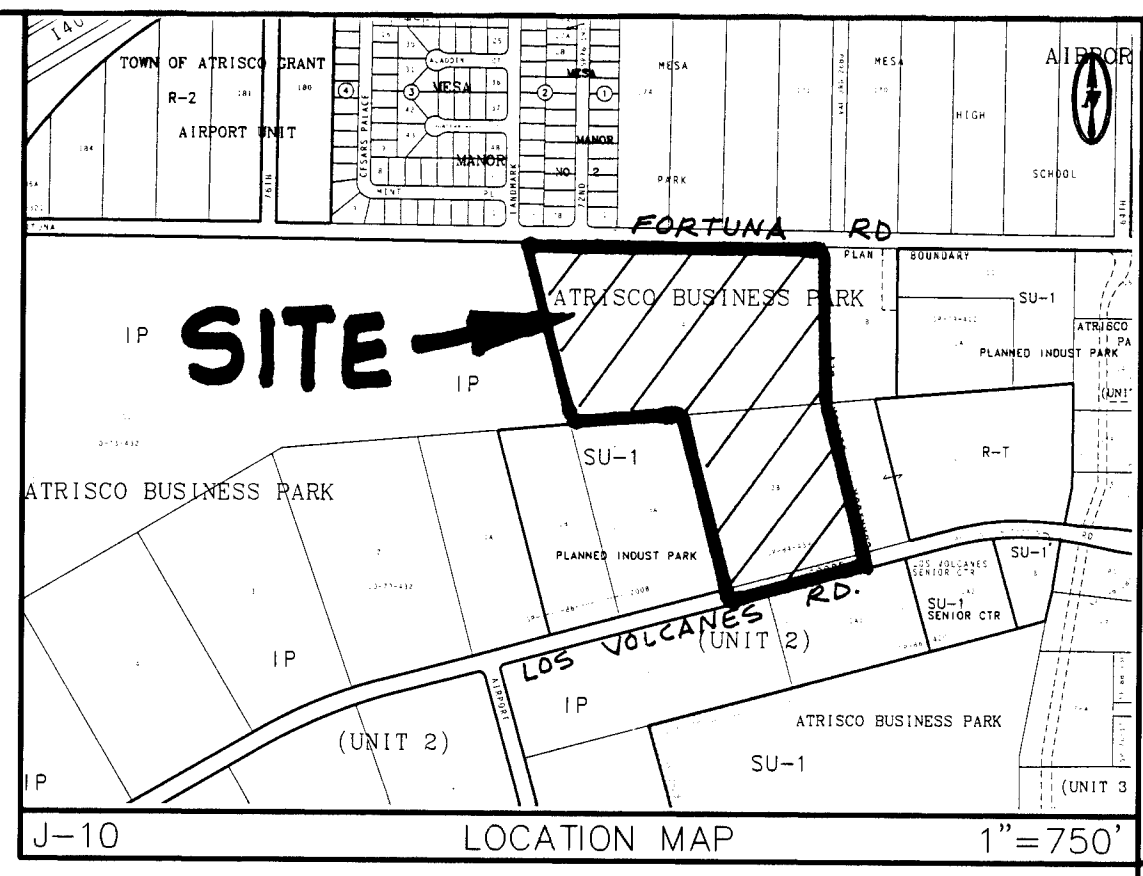
PRECISION SURVEYS, INC.

2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120

PHONE 505 850 0800
FAX 505 850 4155

DRB CASE NO. 96-150
SHEET 2 OF 2

96021772



LEGEND		
ITEM	EXISTING	PROPOSED
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC.	OHE	
UNDERGROUND ELEC.	UGT	
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
RIGHT OF WAY		
POWER POLE (GUYPED)	PP	
CHAIN LINK FENCE		
CENTERLINE		
CMU GARDEN WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
EXISTING CONTOUR ELEVATION	6001	
PROPOSED CONTOUR ELEVATION	01	
PROPERTY LINE		
DIRECTION OF FLOW		
DRAINAGE SWALE		
DRAINAGE BASIN DIVIDE		
STANDARD C&G		
MOUNTABLE C&G		
STREET LIGHT		
CROWN TRANSITION		
RETAINING WALL		

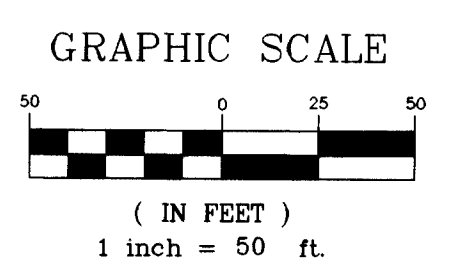
- GENERAL NOTES FOR EARTHWORK
- All earthwork operations shall be performed in accordance with the project Geotechnical Report, which is available upon request.
 - The Contractor shall obtain a topsoil Disturbance Permit from Environmental Health prior to performing any earthwork operations.
 - The Owner shall provide to the City of Albuquerque a Certification by a Registered Professional Engineer that the site has been graded in substantial compliance with the approved Grading Plan.
 - This plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of lot grading is not recommended.
 - Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to structures could result in foundation settlement.
 - BLI recommends that the Owner obtain the services of a qualified Geotechnical Engineer to test and monitor the earthwork aspects of the project.
 - Topographic and improvement survey by Espey, Huston & Associates, Inc., 1988.

- EROSION CONTROL PLAN
- Temporary erosion control berms shall be constructed per Detail "A" at the locations indicated on this plan. The berms are intended to control minor drainage flows and prohibit the release of sediment into adjacent streets and property during construction.
 - The first phase of the mass grading operation shall be the excavation of the off-site interim retention ponds which will provide a storage locations for excess runoff contributing to the Flood Hazard Zone.
 - All front yard areas shall be graded per Detail "E" on sheet 20 as a part of the temporary erosion control plan.
 - The Contractor shall maintain all temporary erosion control facilities throughout the construction phase of the project. The Owner shall maintain after acceptance of contractor work.
 - Temporary erosion control measures constructed on individual lots shall remain in place until the development of each respective lot is complete.

ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that this drawing was prepared by me or under my supervision, and that the as-built information shown hereon is based on actual field measurements and inspections performed by Brasher & Lorenz, Inc. I further certify that the as-built condition of the site is in substantial compliance with the approved Grading and Drainage Plan prepared by Brasher & Lorenz, Inc., dated December 27, 1996.

Dennis A. Lorenz, NMPE 9647



CEDAR RIDGE ESTATES, UNIT 1

26-4972.191 01347

APPROVED FOR ROUGH GRADING:

CITY OF ALBUQUERQUE, HYDROLOGY DATE

BL BRASHER & LORENZ, INC. Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: CEDAR RIDGE ESTATES UNIT 2 GRADING PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			
City Project No. 4972.91		Zone Map No. J-10	Sheet 3 Of 19

CEAR RIDGE ESTATES UNIT 3

TR S-2 ATRISCO BUSINESS PARK UNIT 2

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LOT 3A
ATRISCO BUSINESS PARK
UNIT 2

STREET SECTION
1"=10'

STREET SECTION
1"=10'

TYPE III BARRICADE DETAIL

1-1/2" ASPHALT CONC. SURFACE COURSE 1500lb. GRADATION 'B'

TACK COAT

1-1/2" ASPHALT CONC. BASE COURSE 1500 lb. GRADATION 'B'

12" COMPACTED SUBGRADE @95% SEE NOTE (A)

COMPACTED SUBGRADE @ 90%

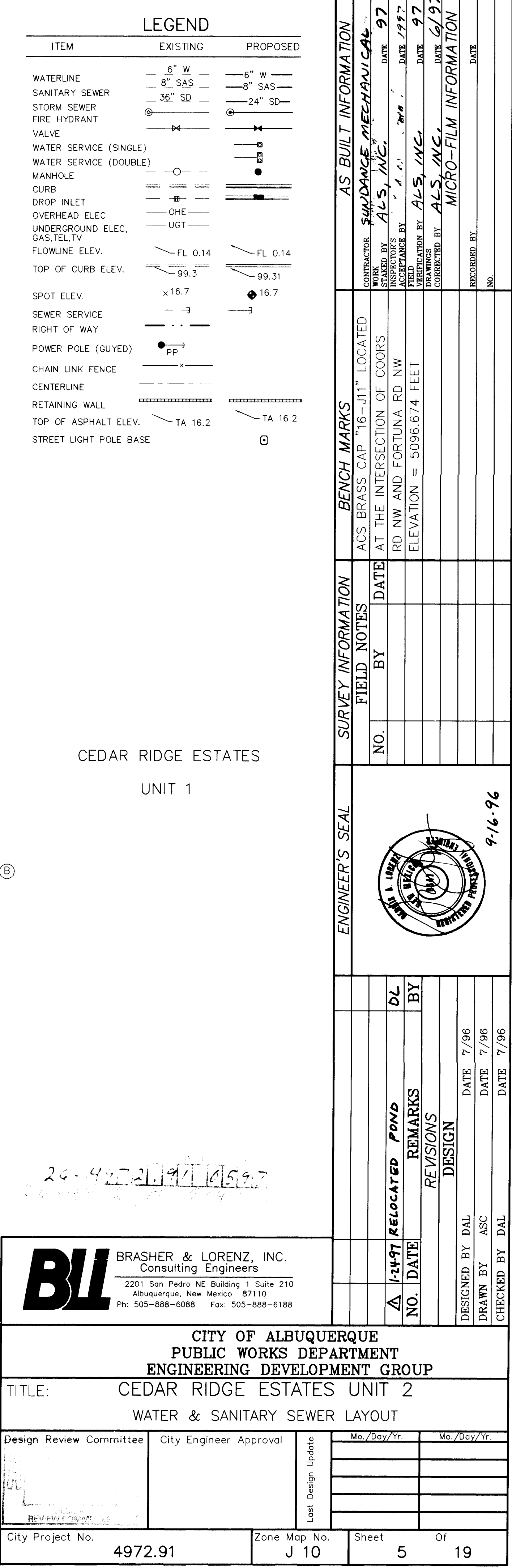
INTERIM RETENTION POND
BOTTOM @ 92.5
VOL= 73,000 CF

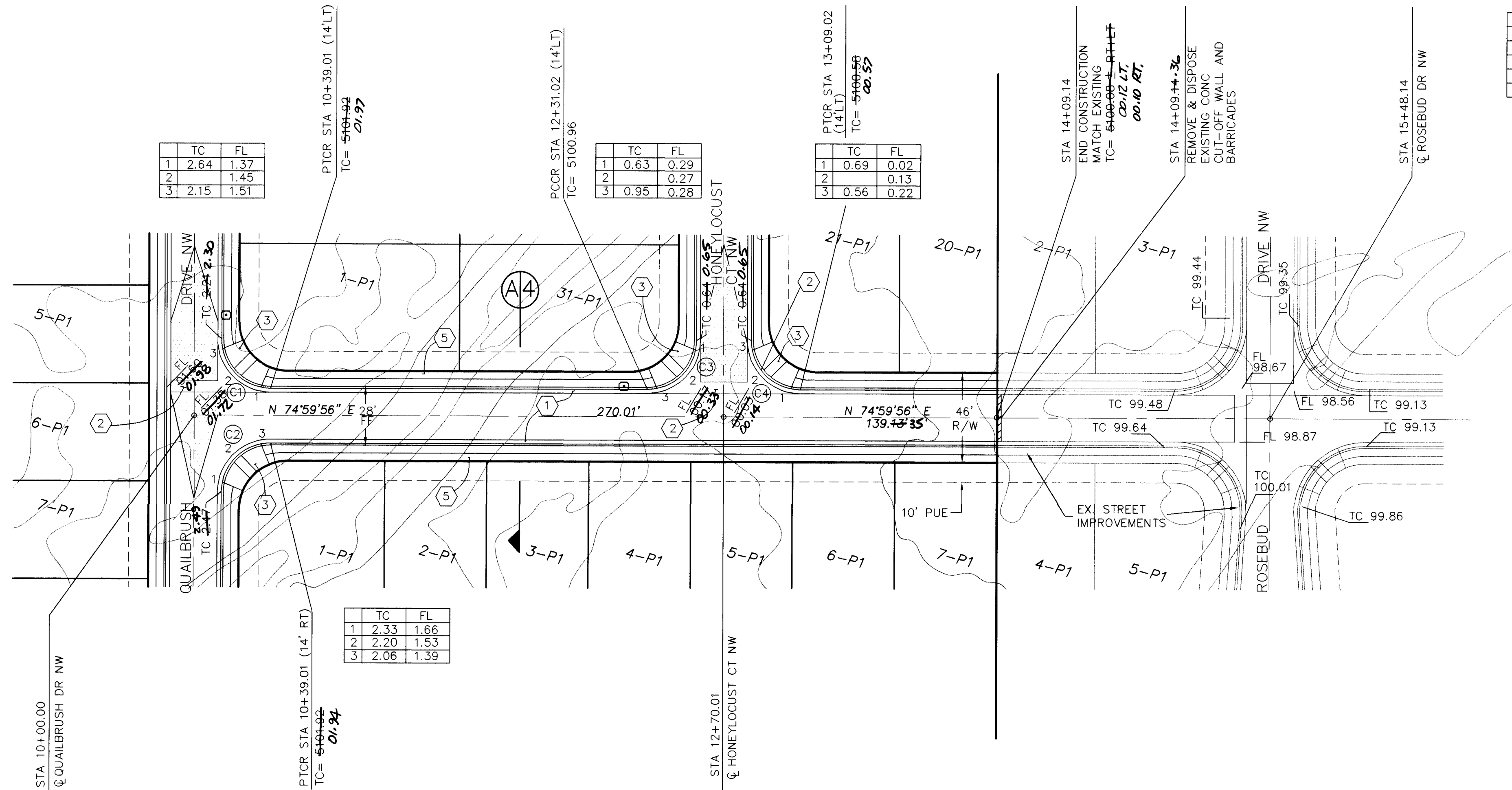
CONSTRUCT 4' SIDEWALK ON

EXISTING STREET
IMPROVEMENTS

26-4972.91 0497

	BRASHER & LORENZ, INC. Consulting Engineers		2201 San Pedro NE Building 1 Suite 210 Albuquerque, New Mexico 87110 Ph: 505-888-6088 Fax: 505-888-6188		DESIGNED BY D	DRAWN BY A	CHECKED BY D	
					1/24/71	DATE		
					NO.			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP								
TITLE: CEDAR RIDGE ESTATES UNIT 2 STREET PAVING & STORM DRAINAGE LAYOUT								
Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.		Mo./Day/Yr.	
City Project No.		Zone Map No.		Sheet		Of		
4972.91		J 10		4		19		

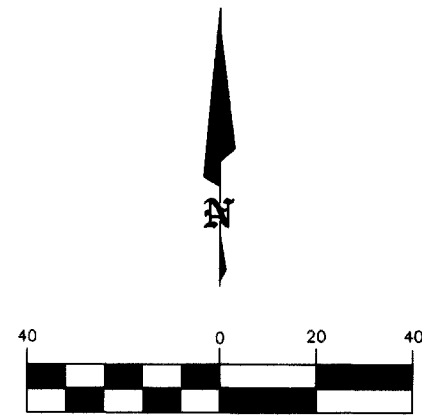




CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	39.28'	90°01'12"
C2	25.00'	39.26'	89°58'48"
C3	25.00'	39.26'	89°58'48"
C4	25.00'	39.28'	90°01'12"

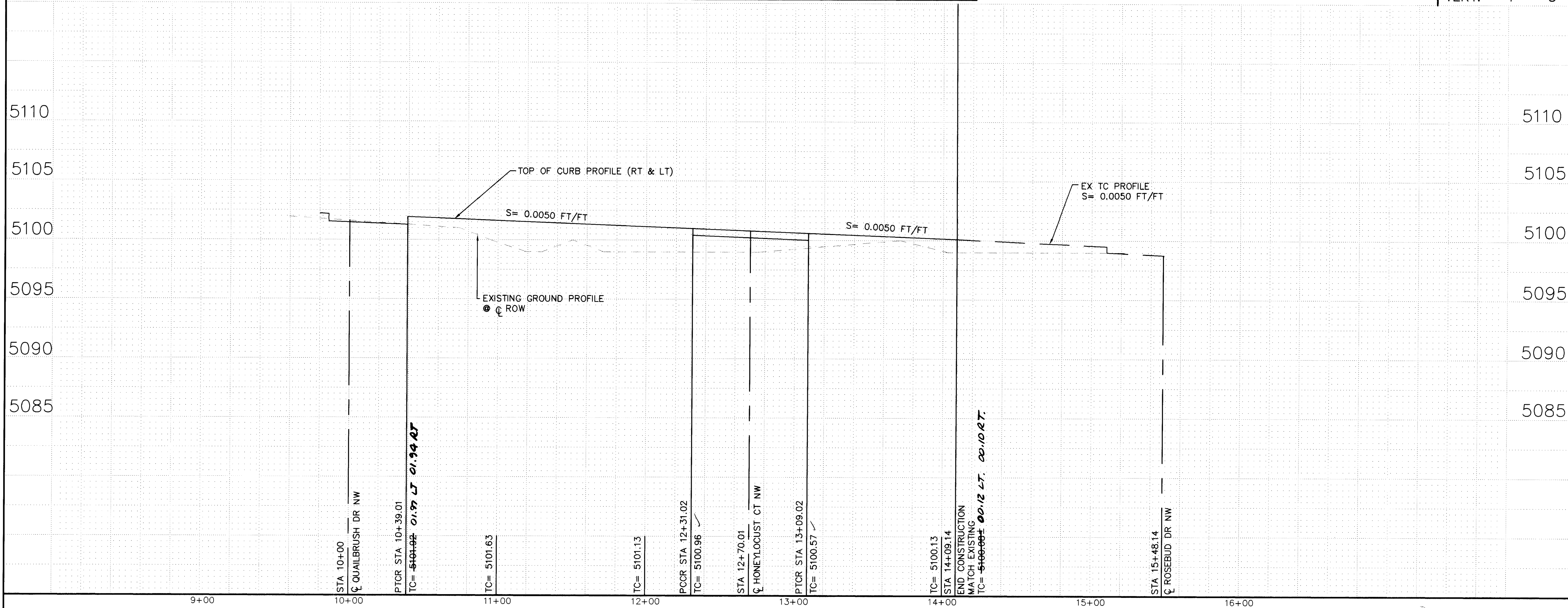
LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W —	— 6" W —
SANITARY SEWER	— 8" SAS —	— 8" SAS —
STORM SEWER	— 36" SD —	— 24" SD —
FIRE HYDRANT	— X —	— X —
VALVE	— X —	— X —
WATER SERVICE (SINGLE)	— O —	— O —
WATER SERVICE (DOUBLE)	— O —	— O —
MANHOLE	— O —	— O —
CURB	— — —	— — —
DROP INLET	— — —	— — —
OVERHEAD ELEC.	— OHE —	— OHE —
UNDERGROUND ELEC., GAS, TEL, TV	— UGT —	— UGT —
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	x 16.7
SEWER SERVICE	— — —	— — —
RIGHT OF WAY	— — —	— — —
POWER POLE (GUYP)	— PP —	— PP —
CHAIN LINK FENCE	— X —	— X —
CENTERLINE	— — —	— — —
RETAINING WALL	— — —	— — —
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
STREET LIGHT POLE BASE	— — —	— — —
50' FOOT TRANSITION	— — —	— — —

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.



HORIZ: 1" = 40'
VERT: 1" = 5'

HONEYLOCUST AVENUE NW



KEYED NOTES

1. CONSTRUCT STANDARD CURB & GUTTER PER STD DWG 2415.
2. CONSTRUCT CONC. VALLEY GUTTER PER STD DWG 2420.
3. CONSTRUCT WHEEL CHAIR RAMP PER STD DWG 2441— CASE II.
4. TRANSITION FROM STANDARD TO MOUNTABLE CURB PER STD DWG 2418.
5. FUTURE 4' SIDEWALK.



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: CEDAR RIDGE ESTATES UNIT 2
STREET PAVING PLAN & PROFILE
HONEYLOCUST AVENUE NW

Design Review Committee

City Engineer Approval

Lost Design Update

City Project No. 4972.91

Zone Map No. J-10

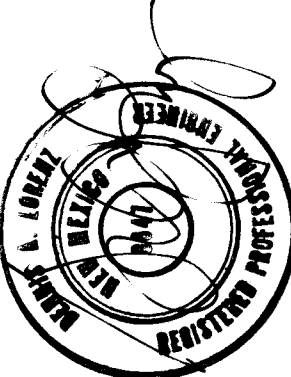
Sheet

Of

6

19

ENGINEER'S SEAL



SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

BENCH MARKS

ACS BRASS CAP "16-J1" LOCATED AT THE INTERSECTION OF COORS RD NW AND FORTUNA RD NW ELEVATION = 5096.674 FEET

AS BUILT INFORMATION

CONTRACTOR: SUNDANCE MECHANICAL

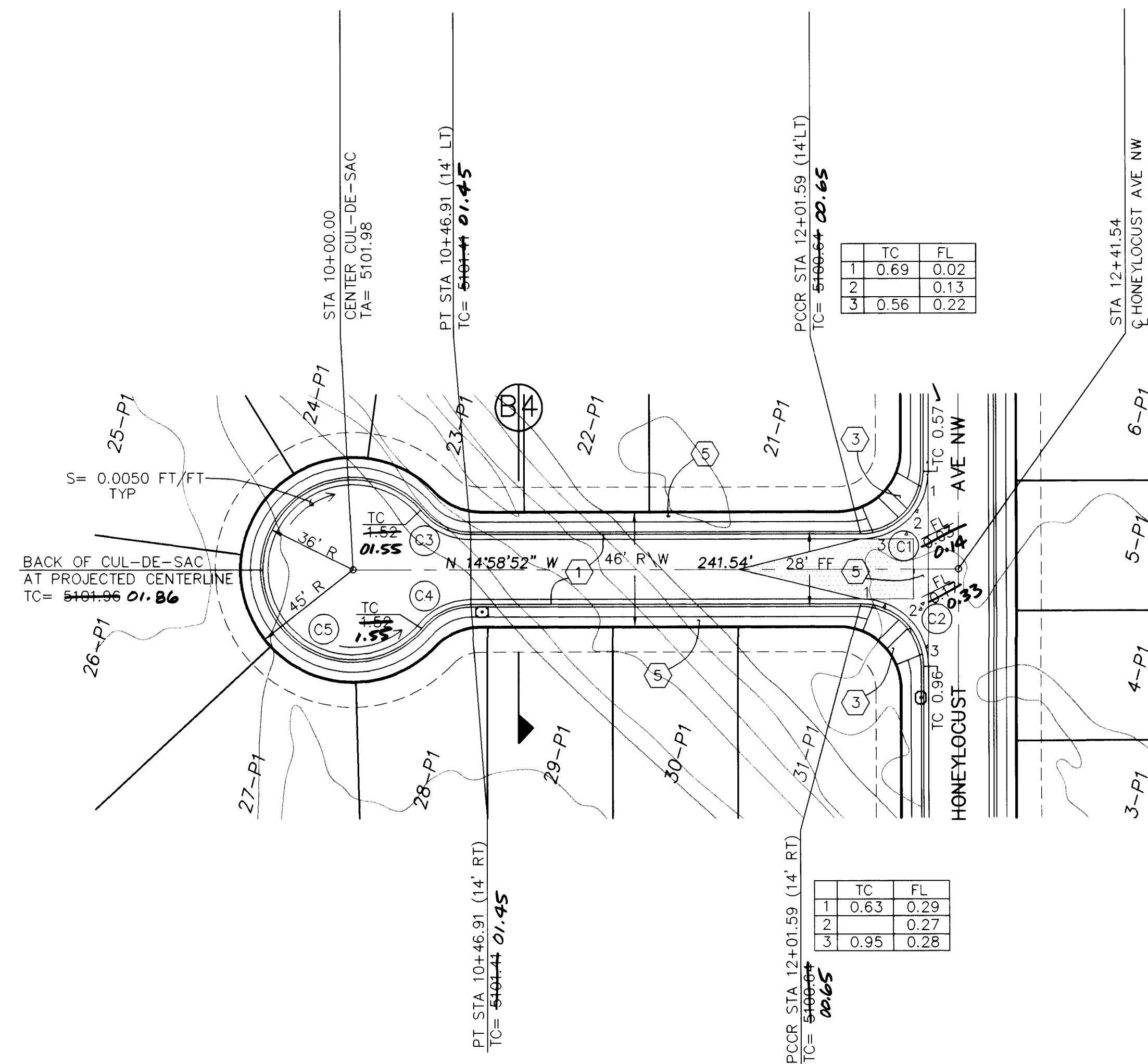
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INSPECTORS: ANY CHAPMAN DATE: 5-97

FIELD VERIFICATION BY: ALS, INC. DATE: 97

CORRECTED BY: ALS, INC. DATE: 6/97

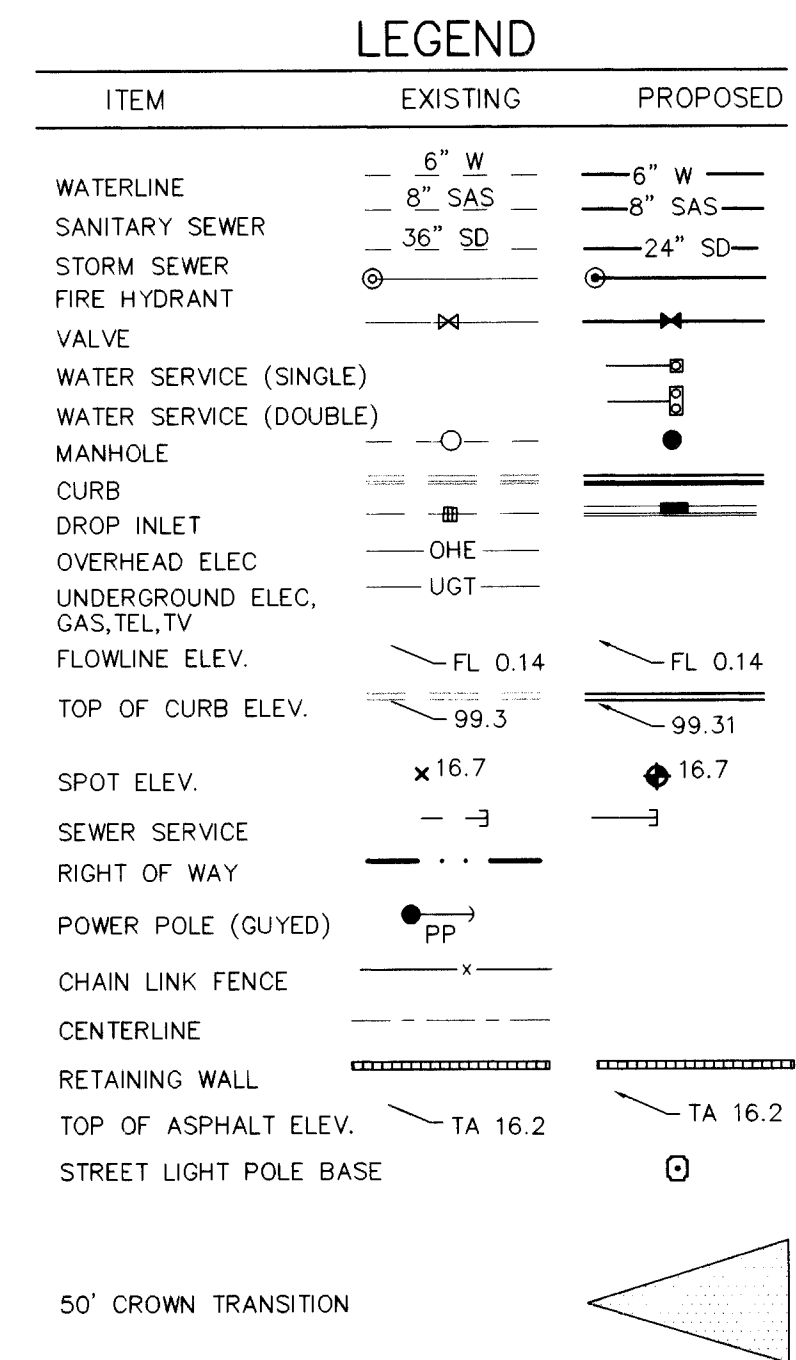
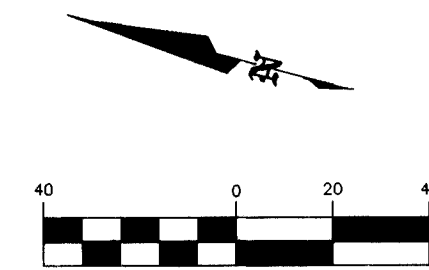
RECORDED BY: DATE:



CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	39.26'	89°59'13"
C2	25.00'	39.26'	89°58'48"
C3	25.00'	21.93'	50°15'25"
C4	25.00'	21.93'	50°15'25"
C5	36.00'	176.25'	280°30'51"

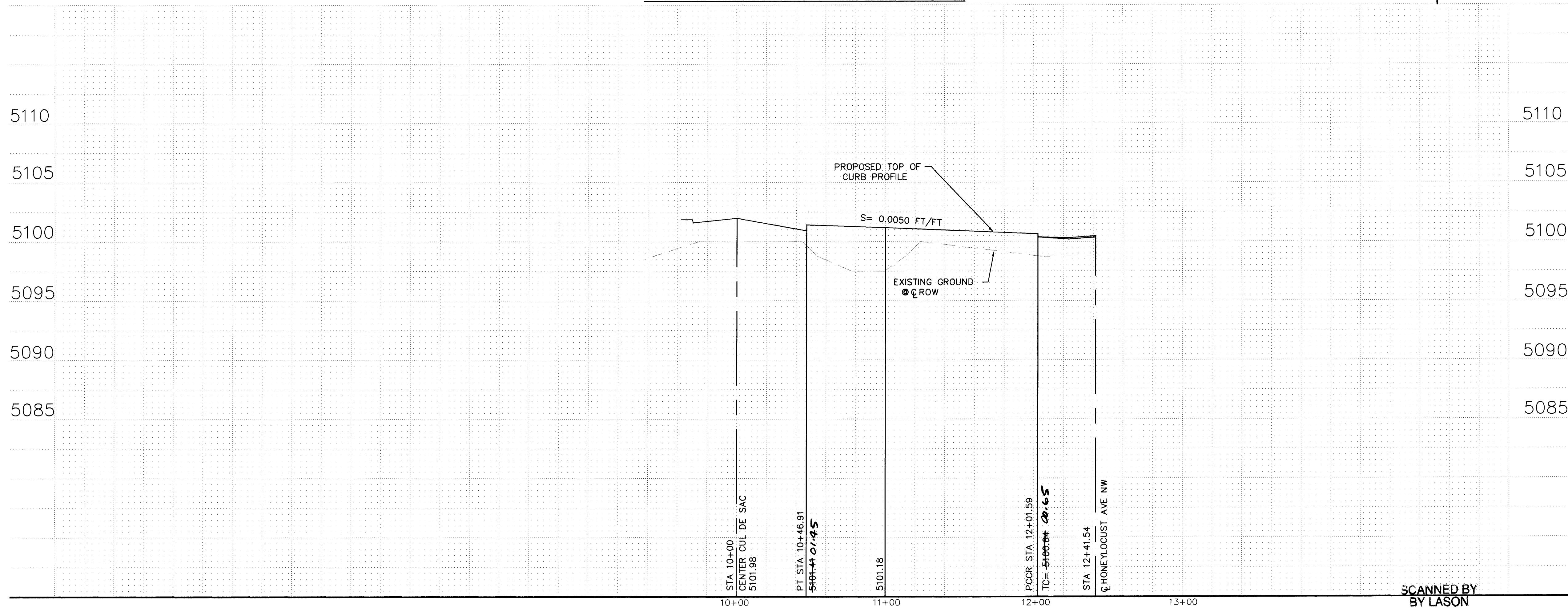
	TC	FL
1	0.69	0.02
2		0.13
3	0.56	0.22

	TC	FL
1	0.63	0.29
2		0.27
3	0.95	0.28



NOTE:

1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

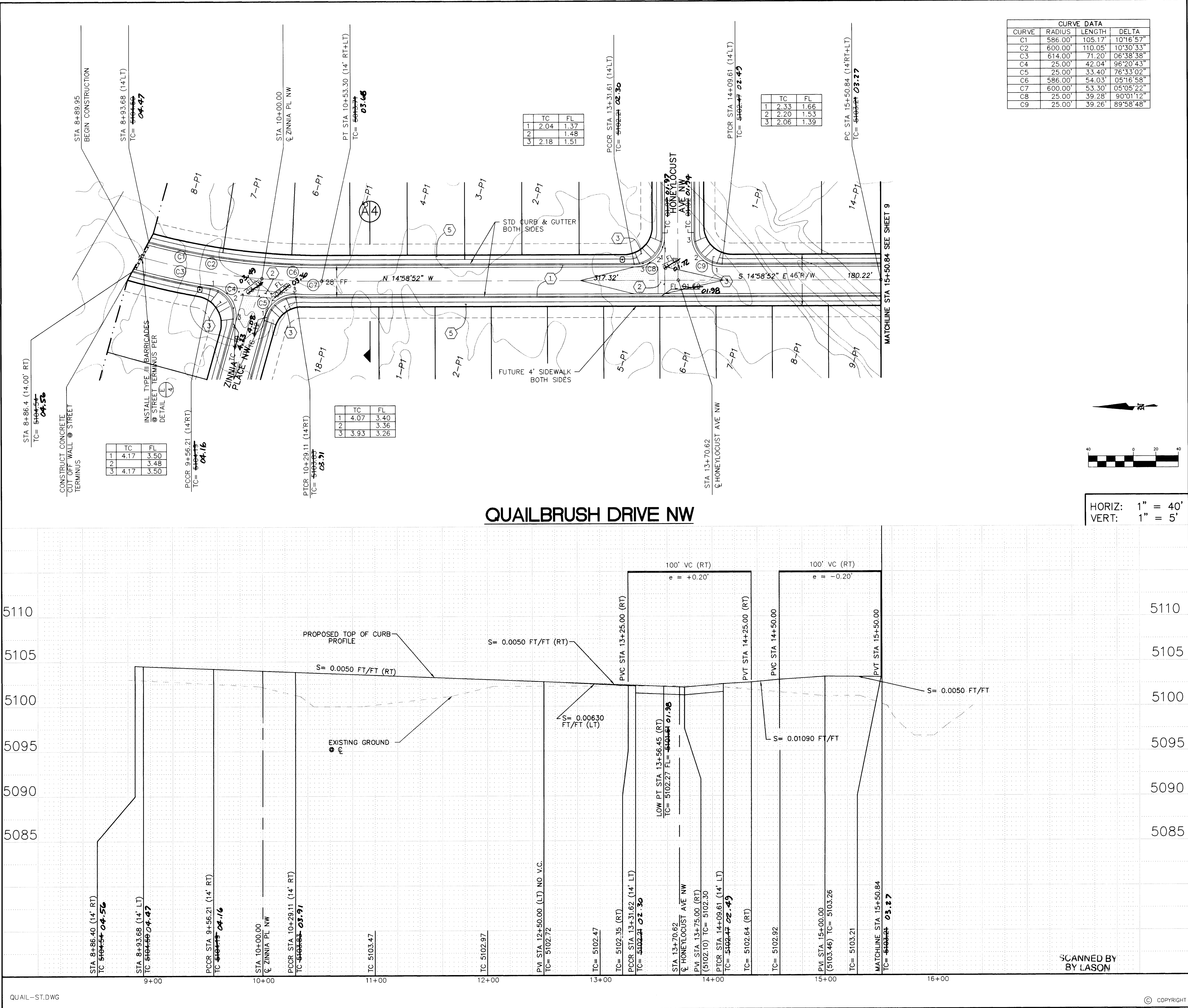


KEYED NOTES

1. CONSTRUCT MOUNTABLE ROLL TYPE CURB
& GUTTER PER STD DWG 2415.
2. CONSTRUCT CONC. VALLEY
GUTTER PER STD DWG 2420.
3. CONSTRUCT WHEEL CHAIR
RAMP PER STD DWG 2441- CASE II.
4. TRANSITION FROM STANDARD
TO MOUNTABLE CURB PER
STD DWG 2418.
5. FUTURE 4' SIDEWALK.

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Consulting Engineers
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Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: CEDAR RIDGE ESTATES UNIT 2 STREET PAVING PLAN & PROFILE HONEYLOCUST COURT NW				
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet Of	
4972.91		J-10	7 19	



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W —	— 6" W —
SANITARY SEWER	— 8" SAS —	— 8" SAS —
STORM SEWER	— 36" SD —	— 24" SD —
FIRE HYDRANT	⊗	⊗
VALVE	⊗	⊗
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	—	—
CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC.	— OHE —	—
UNDERGROUND ELEC.	— UGT —	—
GAS, TEL, TV	—	—
FLOWLINE ELEV.	— FL 0.14 —	— FL 0.14 —
TOP OF CURB ELEV.	— 99.3 —	— 99.31 —
SPOT ELEV.	× 16.7	× 16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUYP)	— PP —	—
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	— TA 16.2 —	— TA 16.2 —
STREET LIGHT POLE BASE	—	—

50' CROWN TRANSITION

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

KEYED NOTES

- CONSTRUCT STANDARD CURB & GUTTER PER STD DWG 2415.
- CONSTRUCT CONC. VALLEY GUTTER PER STD DWG 2420.
- CONSTRUCT WHEEL CHAIR RAMP PER STD DWG 2441— CASE II.
- TRANSITION FROM STANDARD TO MOUNTABLE CURB PER STD DWG 2418.
- FUTURE 4' SIDEWALK.

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: CEDAR RIDGE ESTATES UNIT 2
STREET PAVING PLAN & PROFILE
QUAILBRUSH DRIVE NW

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

Zone Map No.

Sheet

Of

4972.91

J-10

8

19

ENGINEER'S SEAL

NO. DATE

REMARKS

REVISIONS

DESIGN

DATE 7/96

DATE 7/96

DATE 7/96

AS BUILT INFORMATION

CONTRACTOR

WORK

DATE 9/7

DATE 9/7

DATE 9/7

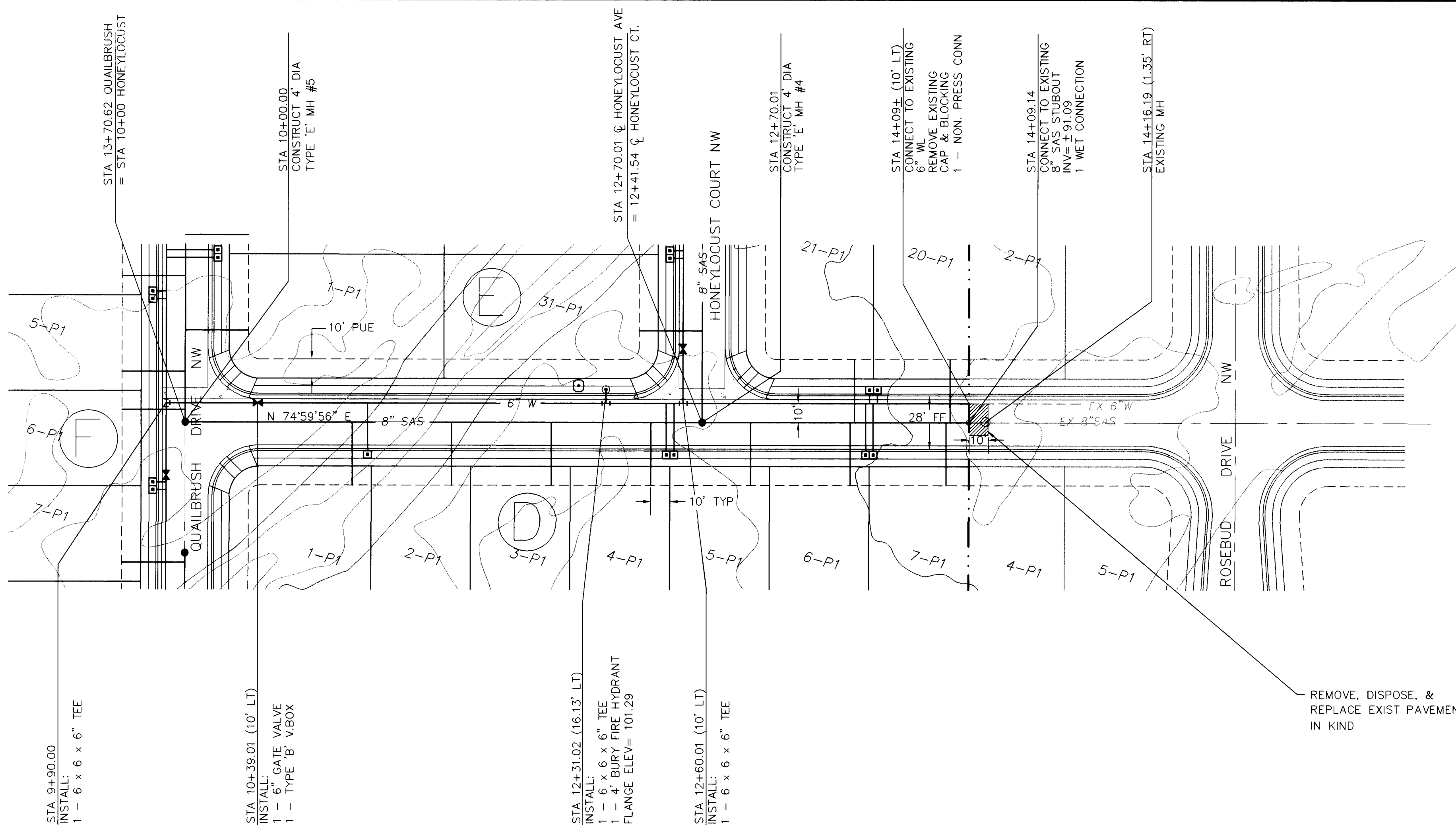
DATE 9/7

DATE 9/7

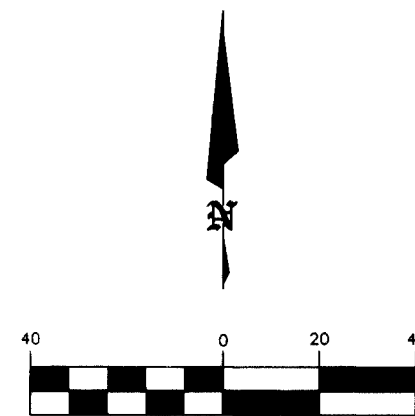
DATE 9/7

QUAIL-ST.DWG

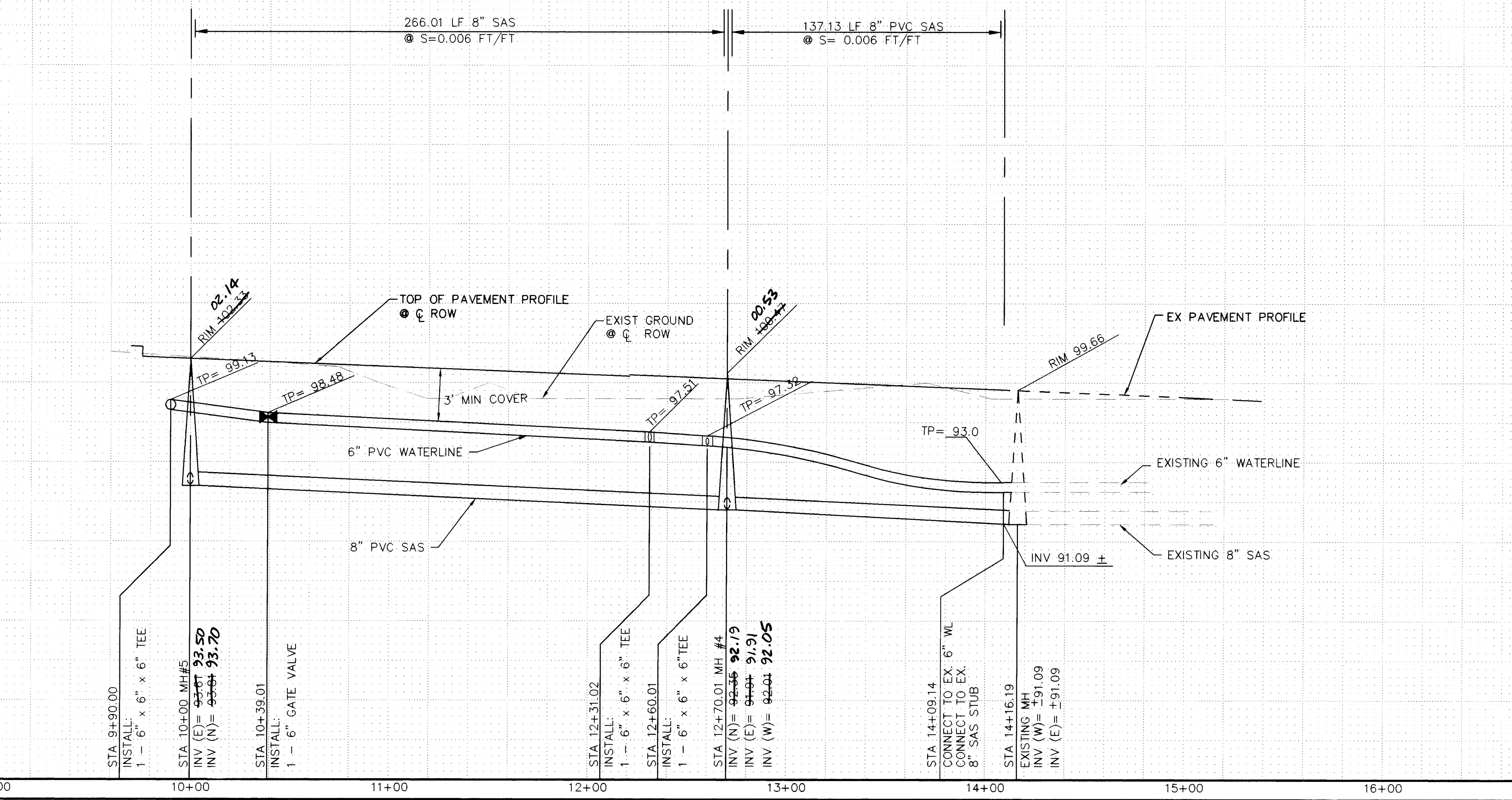
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HONEYLOCUST AVENUE NW



HORIZ: 1" = 40'
VERT: 1" = 5'



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊗	⊗
VALVE	⊗	⊗
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	⊙	⊙
CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC.	OHE	OHE
UNDERGROUND ELEC.	UGT	UGT
GAS, TEL, TV	—	—
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.5	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUYPED)	PP	PP
CHAIN LINK FENCE	x	x
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
STREET LIGHT POLE BASE	⊙	⊙

NOTE:

- ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
- JOINT RESTRAINED LENGTH:
6" 11 1/4' BEND - 4'
6" 22 1/2' BEND - 8'
6" 45' BEND - 17'

AS BUILT INFORMATION

CONTRACTOR	DATE
ALBANY	97

AS BUILT INFORMATION

CONTRACTOR	DATE
ALBANY	97

ENGINEER'S SEAL

20-4972.91 1197

9-16-96

SANITARY SEWER SERVICE DATA

LOT	BLOCK	STATION / OFFSET	INV. @ BACK OF PUE
1-P1	D	10+87.23 / 33'	95.62
2-P1	D	11+39.23 / 33'	95.31
3-P1	D	11+91.23 / 33'	94.99
4-P1	D	12+43.23 / 33'	94.68
5-P1	D	12+95.23 / 33'	94.29
6-P1	D	13+47.23 / 33'	93.98
7-P1	D	13+97.36 / 33'	93.68
20-P1	E	13+99.36 / 33'	93.67
21-P1	E	13+49.37 / 33'	93.97

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2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

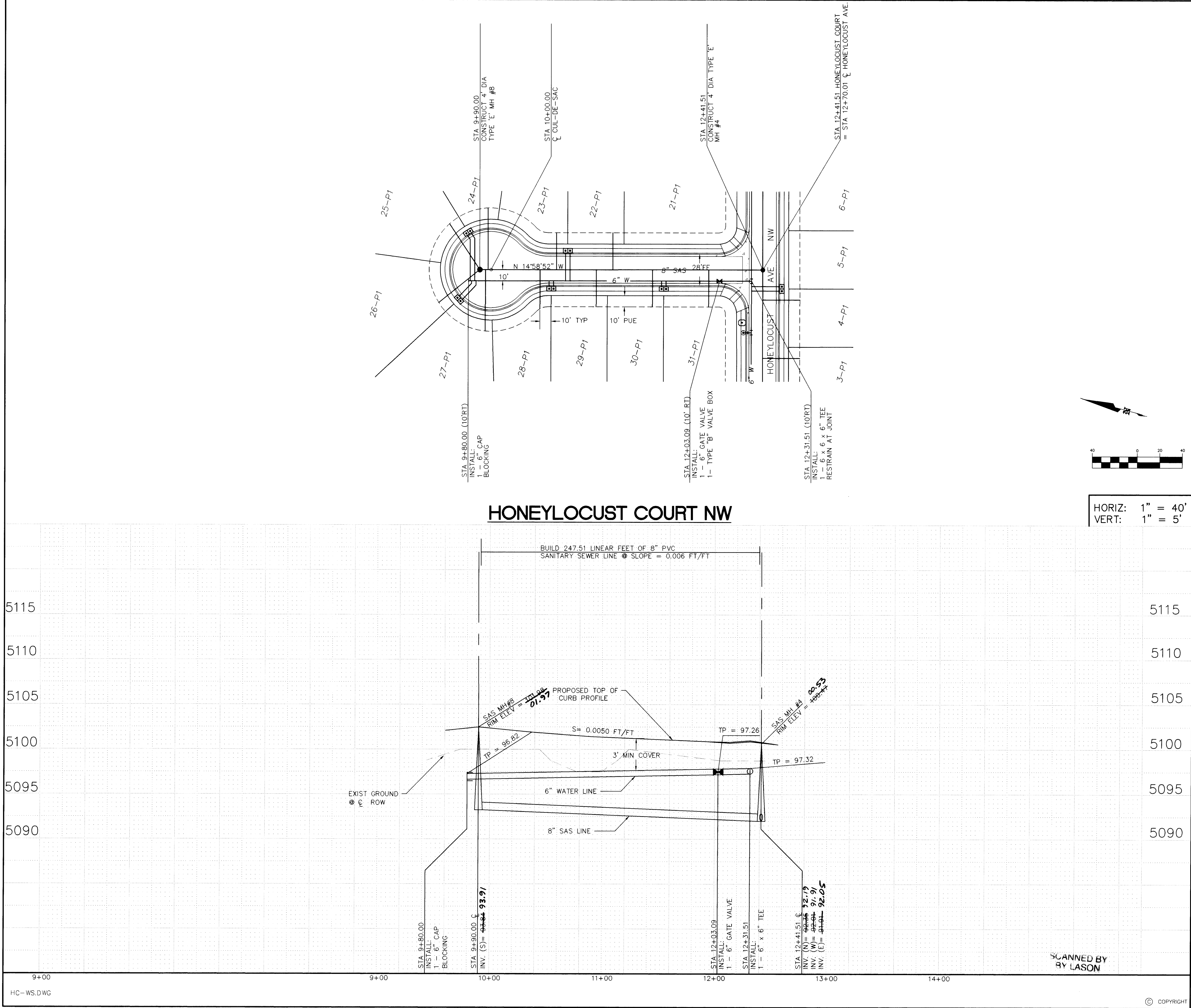
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

TITLE: CEDAR RIDGE ESTATES UNIT 2
WATER & SANITARY SEWER PLAN & PROFILE
HONEYLOCUST AVENUE NW

Design Review Committee City Engineer Approval

Mo./Day/Yr.

City Project No. 4972.91 **Zone Map No.** J-10 **Sheet** 11 **Of** 19



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC	OHE	
UNDERGROUND ELEC, GAS, TEL, TV	UGT	
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYED)	PP	
CHAIN LINK FENCE	x	
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
STREET LIGHT POLE BASE		

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
2. JOINT RESTRAINED LENGTH:
6" 11 1/4" BEND - 4'
6" 22 1/2" BEND - 8'
6" 45" BEND - 17'
6" CAP - 91'

AS BUILT INFORMATION

CONTRACTOR	SHANDS MECHANICAL
INSPECTED BY	ALS, INC.
DATE	97
INSPECTED BY	ALS, INC.
DATE	97
VERIFICATION BY	ALS, INC.
DATE	97
CORRECTED BY	ALS, INC.
DATE	97
RECORDED BY	
DATE	

BENCH MARKS

ACS BRASS CAP "18-J11" LOCATED AT THE INTERSECTION OF COORS RD NW AND FORTUNA RD NW	
ELEVATION = 5096.674 FEET	

SURVEY INFORMATION

NO.	BY	DATE

ENGINEER'S SEAL

SANITARY SEWER SERVICE DATA

LOT	BLOCK	STATION / OFFSET	INV @ BACK PUE
5115			
	E	11+08 / 33'	95.20
		11+18.20 / 33'	
5110			
		10+58 / 33'	95.50
		10+68.20 / 33'	
		9+97 / 33'	96.20
		10+07.26 / 33'	
5105			
		9+63.20 / 48'	96.40
		9+53.63 / 48'	
		9+95.05 / 54.78	96.30
5100			
		10+43 / 34.93'	95.50
		10+53.59 / 33'	95.30
		11+03.59 / 33'	95.00
		11+13.59 / 33'	
5095			
	E	11+93 / 33'	94.80
		12+03.59 / 33'	

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

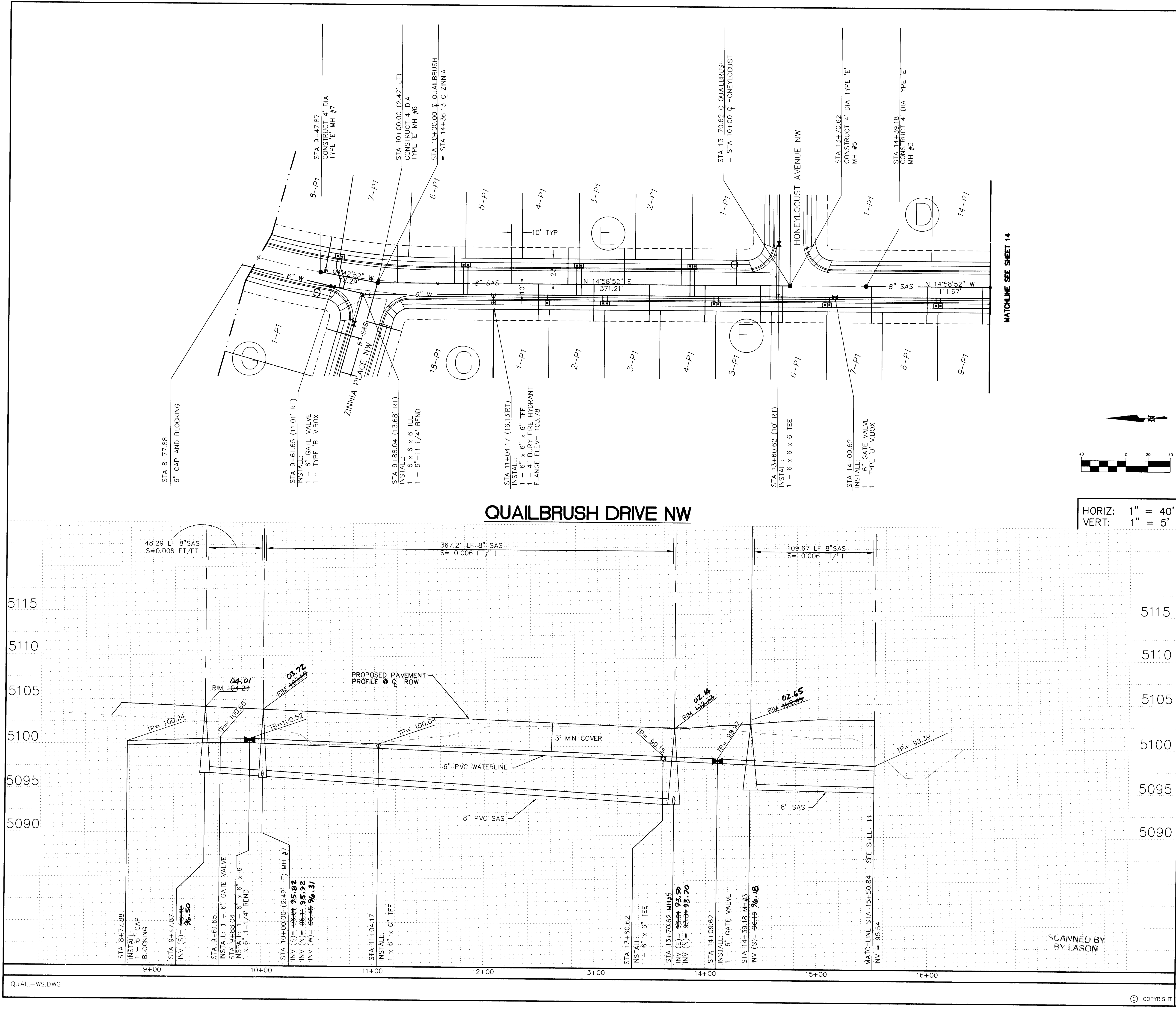
TITLE: CEDAR RIDGE ESTATES WATER & SANITARY SEWER PLAN & PROFILE HONEYLOCUST COURT NW

Design Review Committee	City Engineer Approval

Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
4972.91	J-10	12	19

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LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC	OHE	OHE
UNDERGROUND ELEC, GAS, TEL, TV	UGT	UGT
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYPD)	PP	PP
CHAIN LINK FENCE	x	x
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
STREET LIGHT POLE BASE		

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
2. JOINT RESTRAINED LENGTH:
6" 11 1/4" BEND - 4'
6" 22 1/2" BEND - 8'
6" 45" BEND - 17'

AS BUILT INFORMATION

CONTRACTOR	SWANSON MECHANICAL
STAMPED BY	ALS, INC.
DATE	97
INSPECTOR'S	ALS, INC.
DATE	97
FIELD	ALS, INC.
DATE	97
VERIFICATION BY	ALS, INC.
DATE	97
CORRECTED BY	ALS, INC.
DATE	97
RECORDED BY	
DATE	

SURVEY INFORMATION

NO.	BY	DATE

BENCH MARKS

AGS BRASS CAP "16" - "JIT" LOCATED AT THE INTERSECTION OF COORS RD NW AND FORTUNA RD NW
ELEVATION = 5096.674 FEET

ENGINEER'S SEAL

7-16-96

SANITARY SEWER SERVICE DATA

LOT	BLOCK	STATION / OFFSET	INV @ BACK OF ESMT
1-P1	E	13+22.22 / 33'	96.7
2-P1	E	12+72.57 / 33'	96.8
3-P1	E	12+21.57 / 33'	97.1
4-P1	E	11+70.57 / 33'	97.4
5-P1	E	11+19.57 / 33'	97.7
6-P1	E	10+68.57 / 33'	97.9
7-P1	E	10+15.75 / 33'	98.2
8-P1	E	9+52.40 / 33'	98.6
1-P1	F	11+44.17 / 33'	97.6
2-P1	F	11+94.17 / 33'	97.3
3-P1	F	12+44.17 / 33'	97.0
4-P1	F	12+94.17 / 33'	96.7
5-P1	F	13+44.17 / 33'	96.5
6-P1	F	13+64.17 / 33'	96.4
7-P1	F	14+44.17 / 33'	97.9
8-P1	F	14+94.17 / 33'	98.4
9-P1	F	15+43.46 / 33'	97.7

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

TITLE: CEDAR RIDGE ESTATES UNIT 2 WATER & SANITARY SEWER PLAN & PROFILE QUAILBRUSH DRIVE NW

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

4972.91

Zone Map No.

J - 10

Sheet

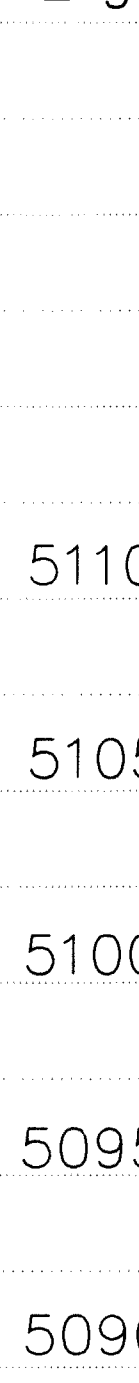
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Of

19



HORIZ: 1" = 40'
VERT: 1" = 5'



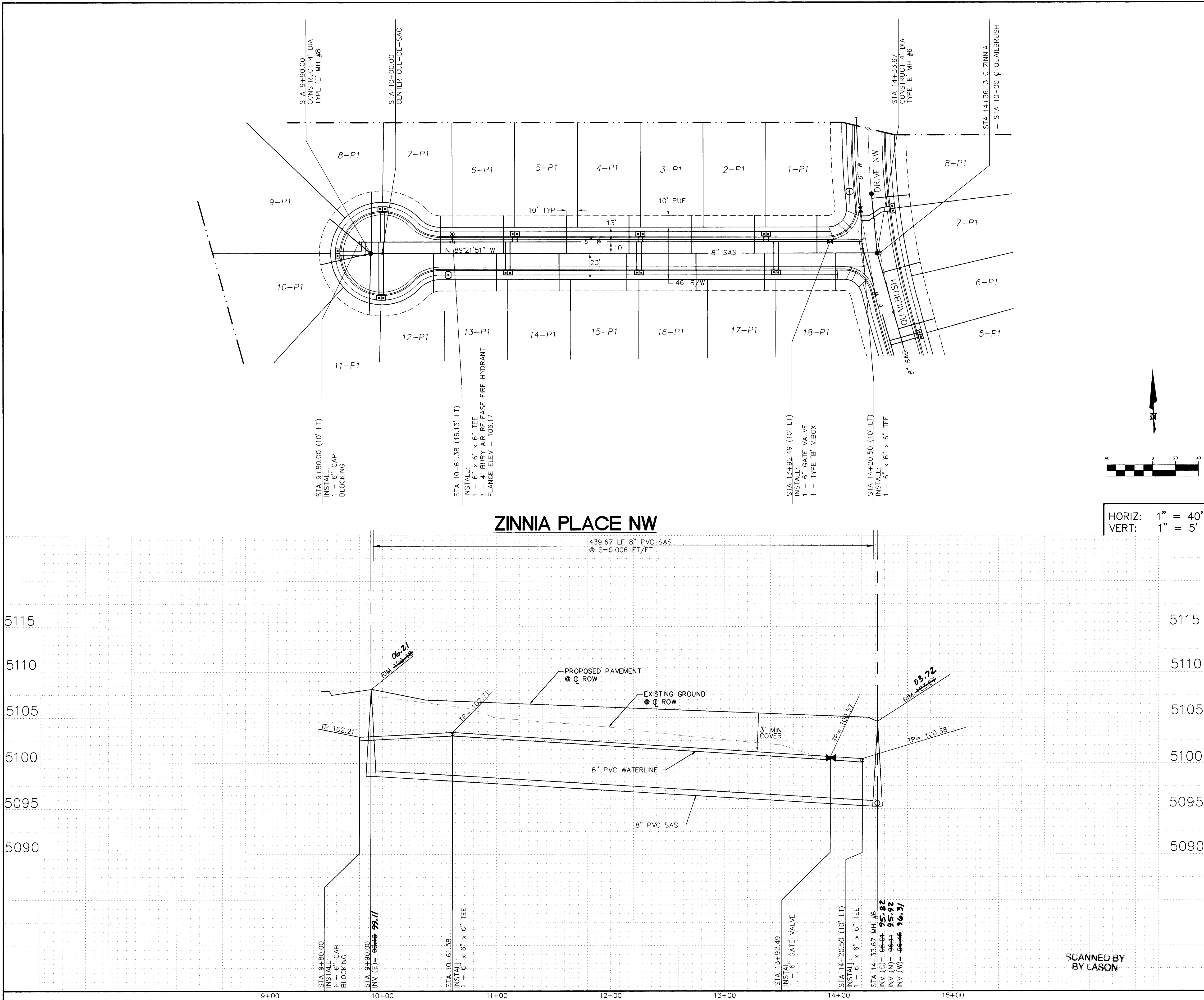
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: CEDAR RIDGE ESTATES UNIT 2 WATER & SANITARY SEWER PLAN & PROFILE SILKWOOD AVENUE NW				
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet	Of
4972.91		J-10	14	19

SILK-WS.DWG

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one Map No.	Sheet	Of
J-10	14	19



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC.	OHE	
UNDERGROUND ELEC.	UGT	
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYYED)	PP	
CHAIN LINK FENCE	x	
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
STREET LIGHT POLE BASE		

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
2. JOINT RESTRAINED LENGTH:
6" 11 1/4' BEND - 4'
6" 22 1/2' BEND - 8'
6" 45' BEND - 17'

26-4972.91 1597

SANITARY SEWER SERVICE DATA

LOT	BLOCK	STATION / OFFSET	INV @ ESMT
1-P1	G	13+80.97/33'	98.7
2-P1	"	13+26.41/33'	99.0
3-P1	"	12+71.41/33'	99.3
4-P1	"	12+16.41/33'	99.7
5-P1	"	11+61.41/33'	100.0
6-P1	"	11+06.41/33'	100.3
7-P1	"	10+51.41/33'	100.8
8-P1	"	9+90.66/54.2'	101.1
9-P1	"	9+54.21/33.4'	101.2
10-P1	"	9+45.92/46'	101.2
11-P1	"	9+88.73/53.83'	101.2
12-P1	"	10+45.07/34.2'	100.7
13-P1	"	11+00.07/33'	100.4
14-P1	"	11+55.07/33'	100.0
15-P1	"	12+14.41/33'	99.8
16-P1	"	12+75.07/33'	99.4
17-P1	"	13+35.07/33'	99.0
18-P1	G	13+97.50/33'	98.6

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CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TITLE: CEDAR RIDGE UNIT 2

WATER & SANITARY SEWER PLAN & PROFILE

ZINNIA PLACE NW

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

4972.91

Zone Map No.

J-10

Sheet

15

Of

19

AS BUILT INFORMATION

CONTRACTOR: SUNANCE MECHANICAL

DATE: 97

STAMPED BY: ALS, INC.

DATE: 5-97

FIELD ACCEPTANCE BY: DAN OSTRACE

DATE: 5-97

DRAWINGS BY: ALS, INC.

DATE: 6-97

CHECKED BY: ALS, INC.

DATE: 6-97

RECORDED BY:

NO.

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

ACS BRASS CAP "16-J11" LOCATED AT THE INTERSECTION OF COORS RD NW AND FORTUNA RD NW ELEVATION = 5096.674 FEET

ENGINEER'S SEAL

9-16-96

NO. DATE

REMARKS

REVISIONS

DESIGN

DESIGNED BY DAL

DATE 5/96

DRAWN BY ASC

DATE 5/96

CHECKED BY DAL

DATE 5/96

ZIN-WS.DWG

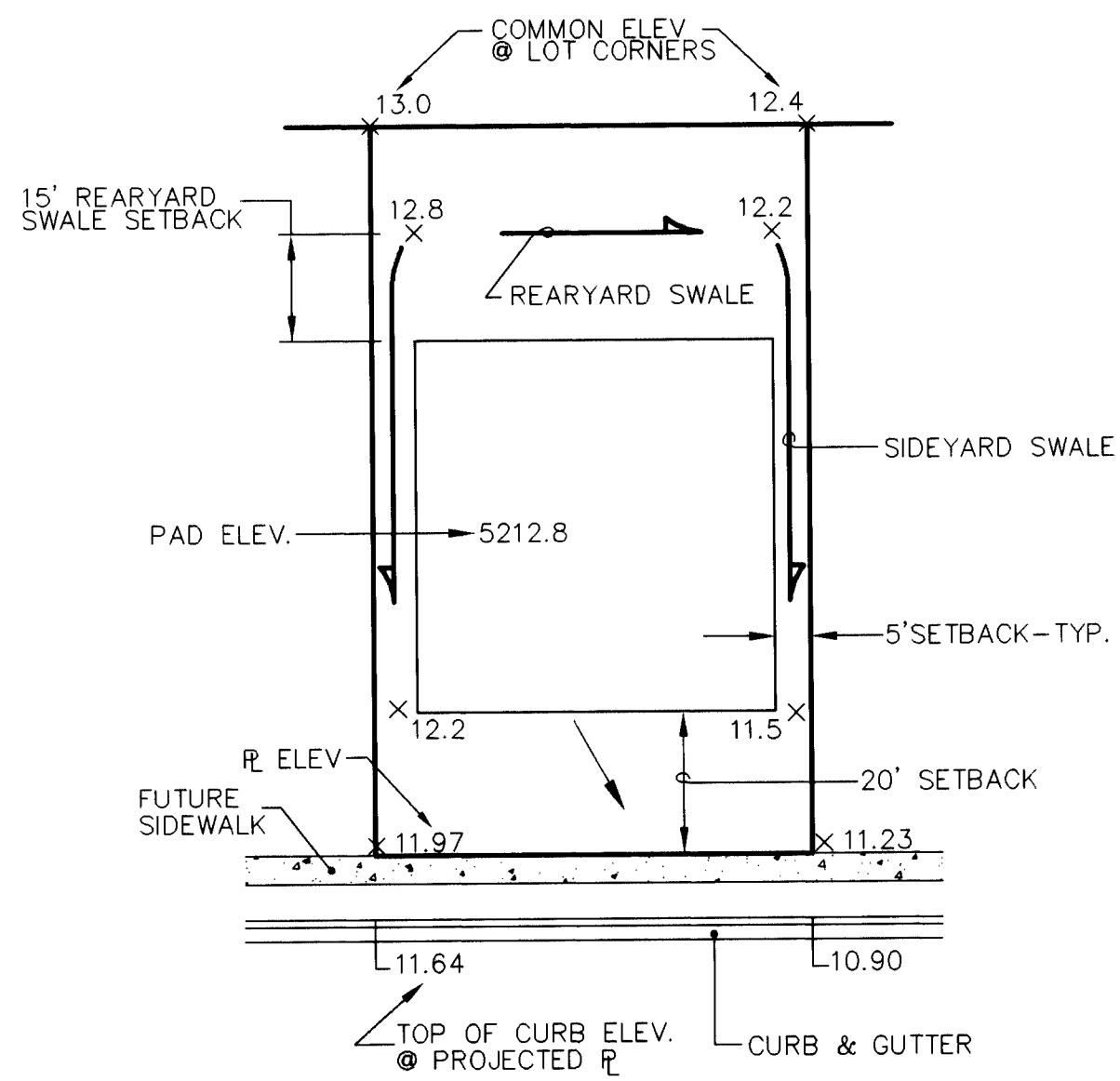
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4972.91

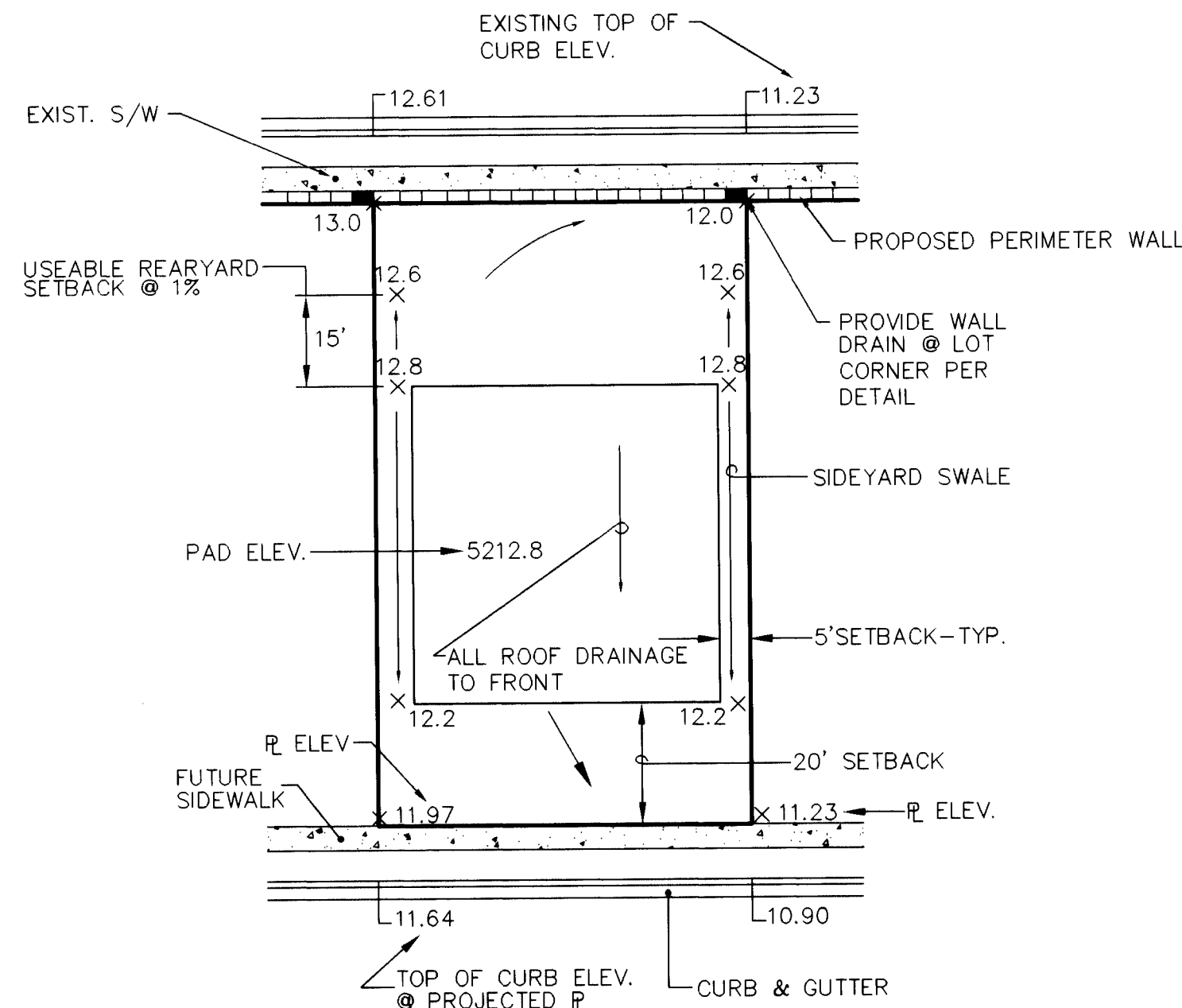
J-10

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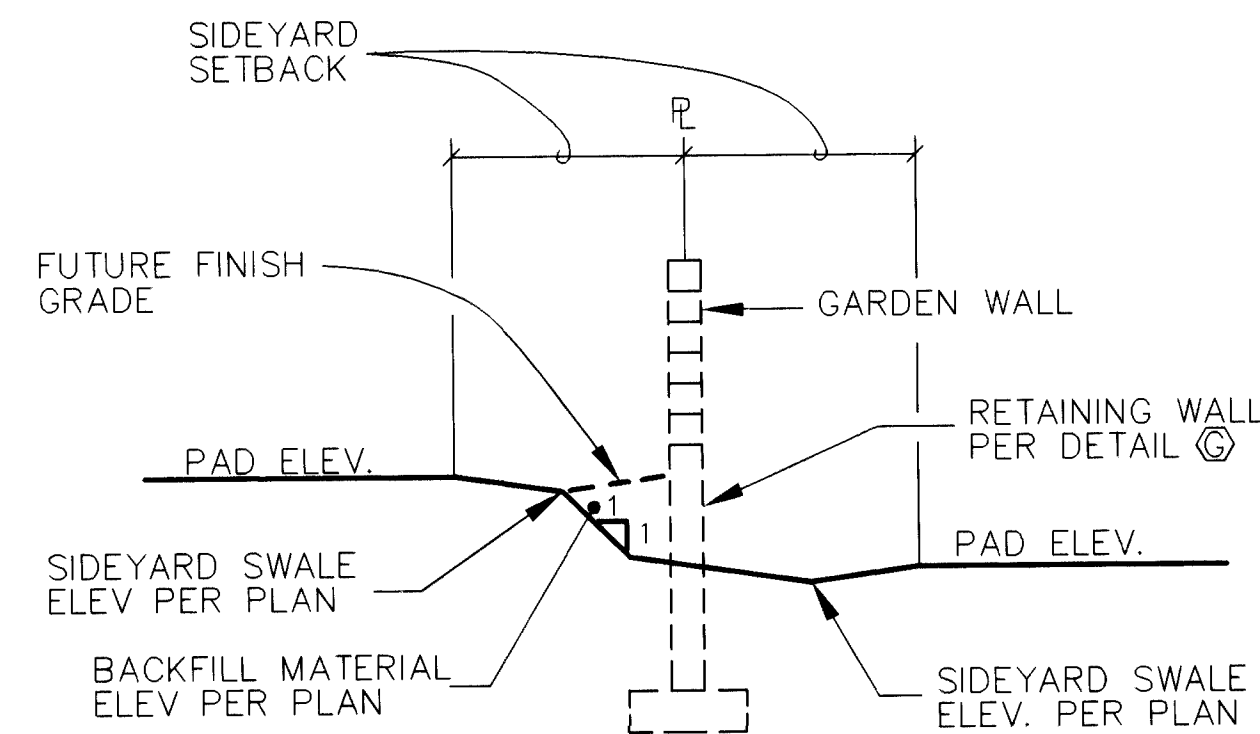
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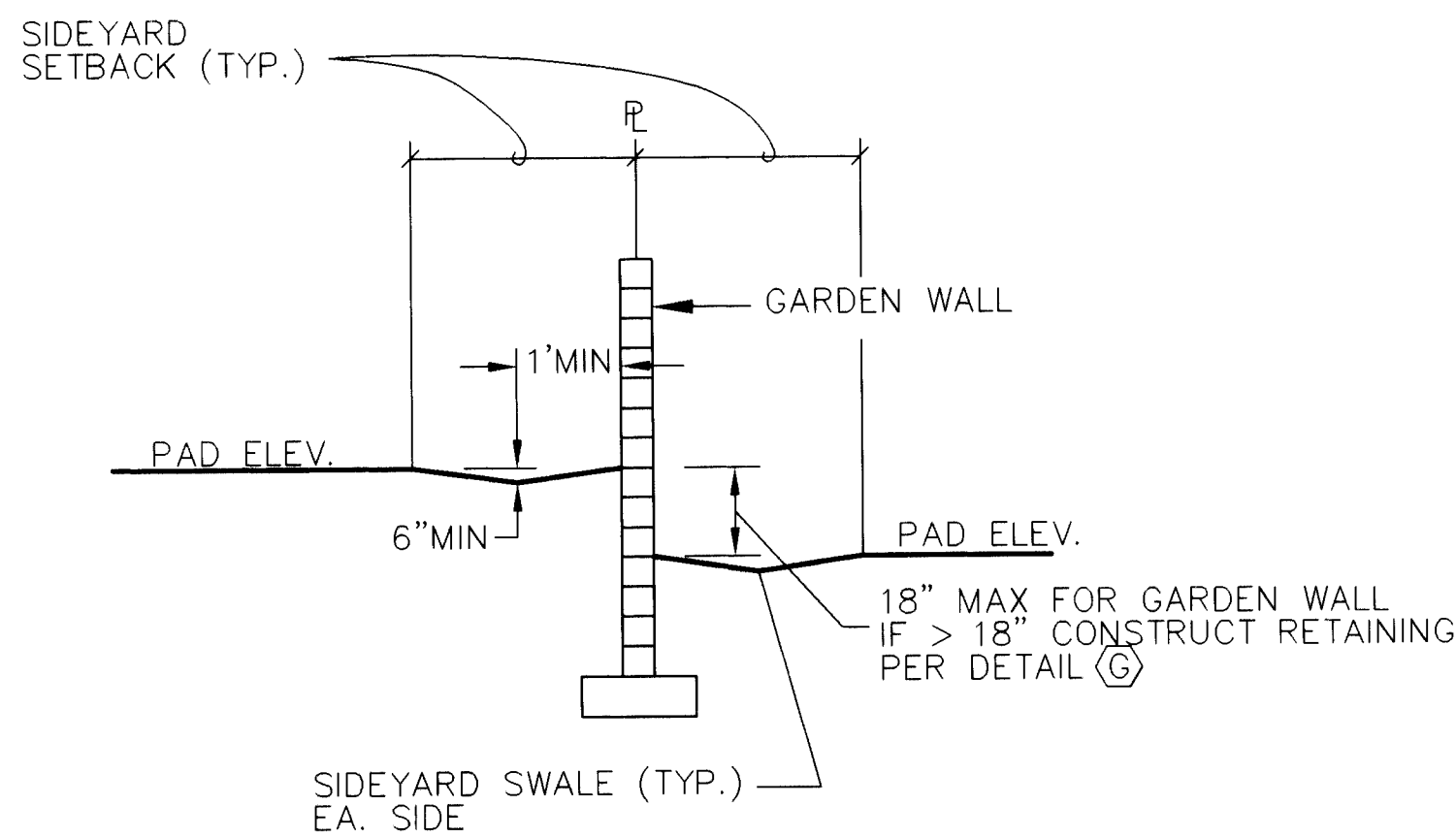
TYPICAL LOT GRADING DETAIL A
NTS



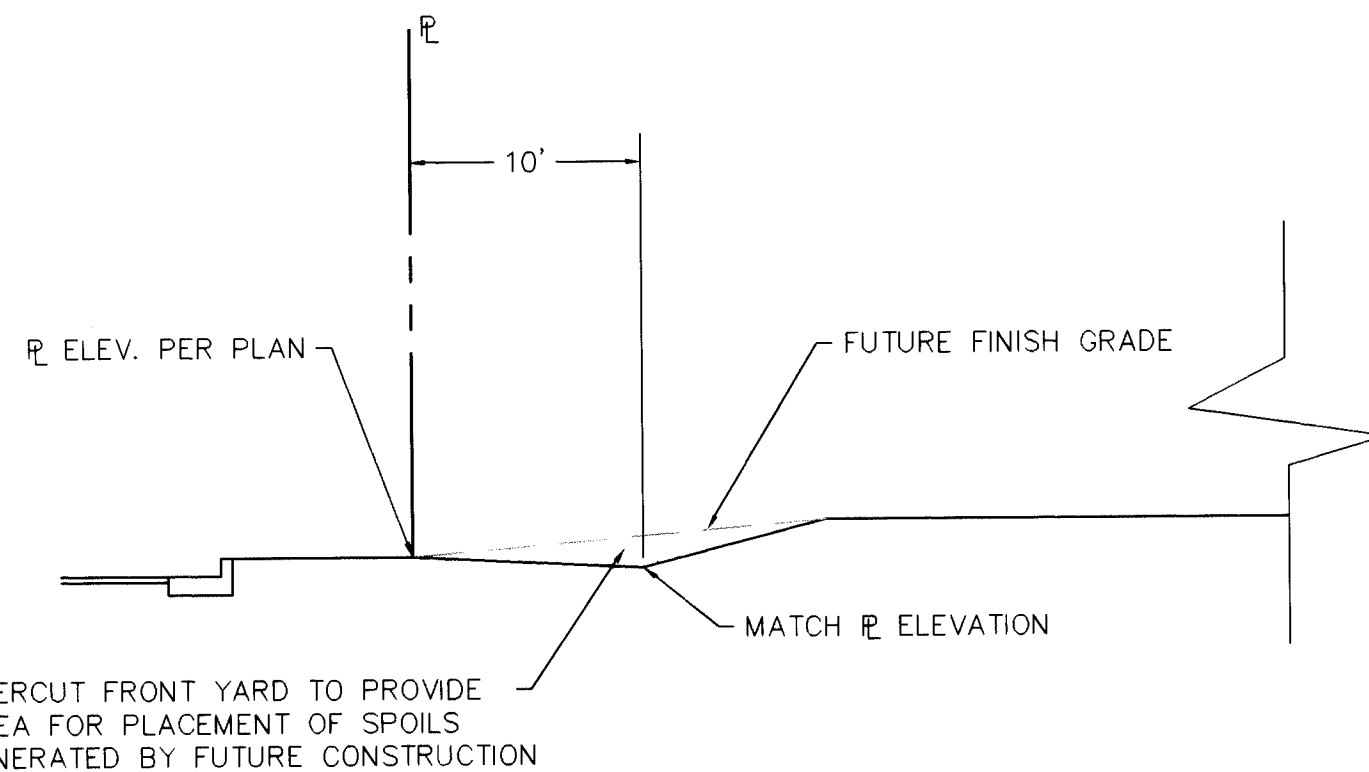
TYPICAL LOT GRADING DETAIL B
NTS



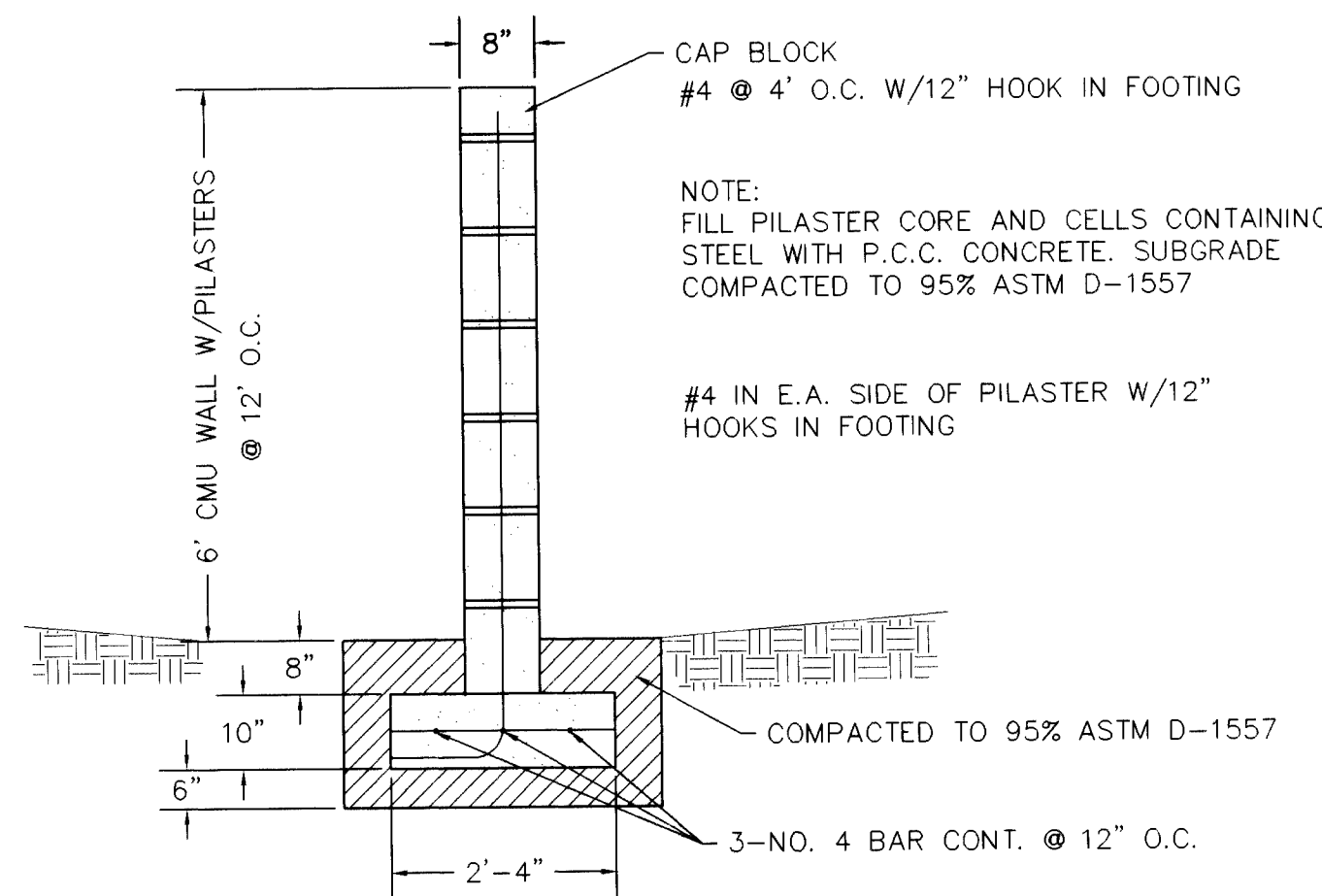
SIDEYARD GRADING AT RETAINING WALLS DETAIL C
NTS



SIDEYARD GRADING DETAIL D
NTS



TYPICAL FRONTYARD GRADING DETAIL E
NTS

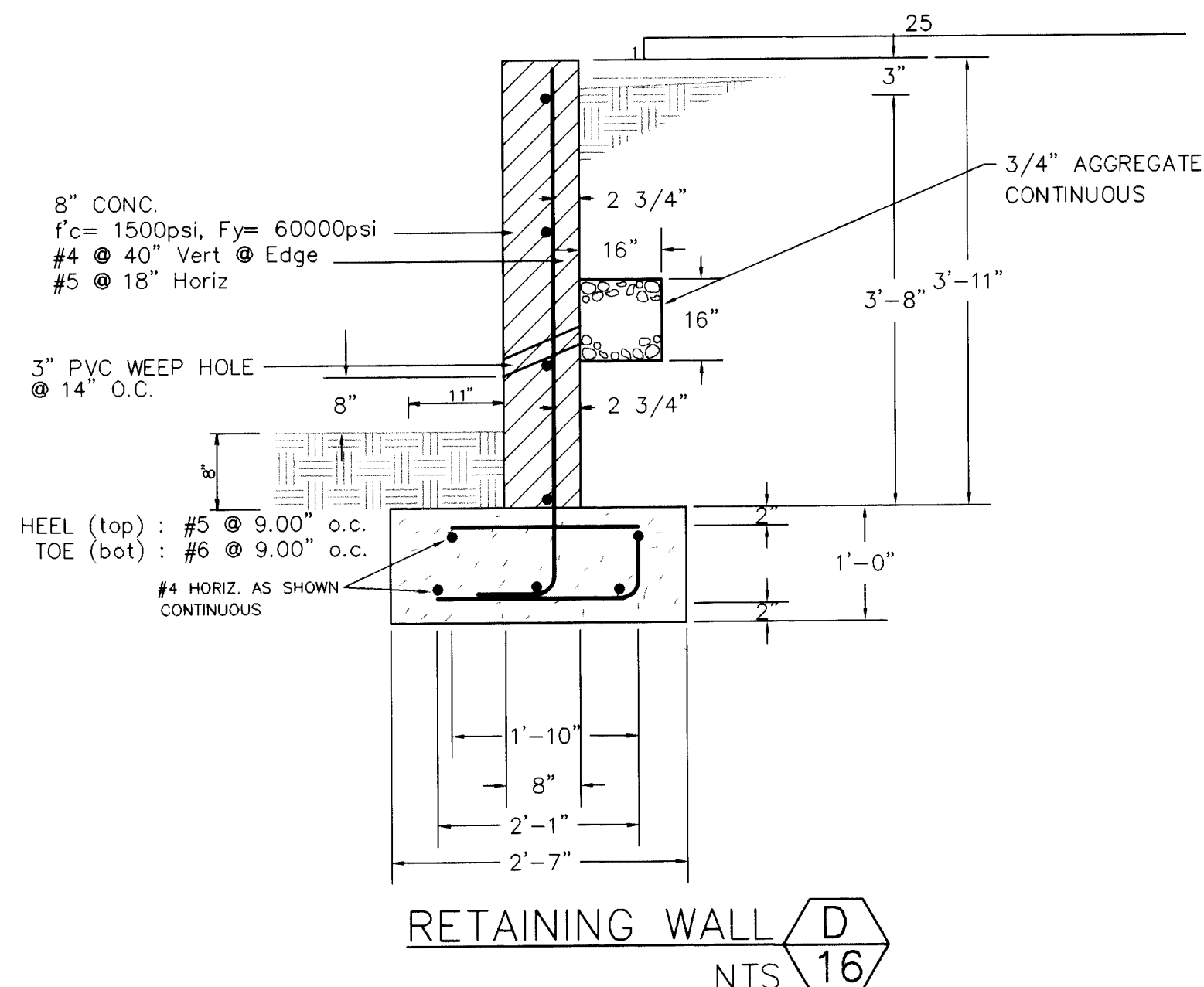


CMU WALL DETAIL F
NTS

RETAINING WALL NOTES:

- All cells shall be completely filled with concrete
- All walls are designed based on special inspection per UBC.
- Contractor shall submit to Owner results of masonry test prisms built and tested per UBC STD 24-26, UBC SEC 2405.
- Footing subgrade and base shall be compacted to 95% modified proctor per ASTM D-1557.
- 1/2" felt expansion joints shall be installed at 30 foot on center and at section changes.
- All masonry shall be laid in running bond only.
- All masonry surfaces to be backfilled shall be coated with emulsified asphalt.
- Walls are designed assuming the following:

$f'_c=4000$ psi; maximum aggregate size = 3/4"
 $f_y=60,000$ psi (ASTM A-615 GR 60)
 $f_m=1500$ psi
 Unit weight of backfill = 120 pcf
 Concrete/soil coeff of friction = 0.35
 Allowable soil bearing pressure = 1500 psf
 Acting pressure = 44 psf/ft
 Slope active pressure = 44 psf/ft
 Passive pressure = 400 psf/ft



RETAINING WALL DETAIL D
NTS

AS BUILT INFORMATION			
CONTRACTOR	DATE	NO.	DATE
STARTED BY	DATE	NO.	DATE
ACCEPTED BY	DATE	NO.	DATE
FIELD LOCATION BY	DATE	NO.	DATE
DRAWINGS	DATE	NO.	DATE
CHECKED BY	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE
MICRO-FILM INFORMATION			
NO.	DATE	NO.	DATE

BENCH MARKS	
ACS BRASS CAP "16-J11" LOCATED AT THE INTERSECTION OF COORS RD NW AND FORTUNA RD NW	ELEVATION = 5096.674 FEET

SURVEY INFORMATION	
FIELD NOTES	NO.
BY	DATE

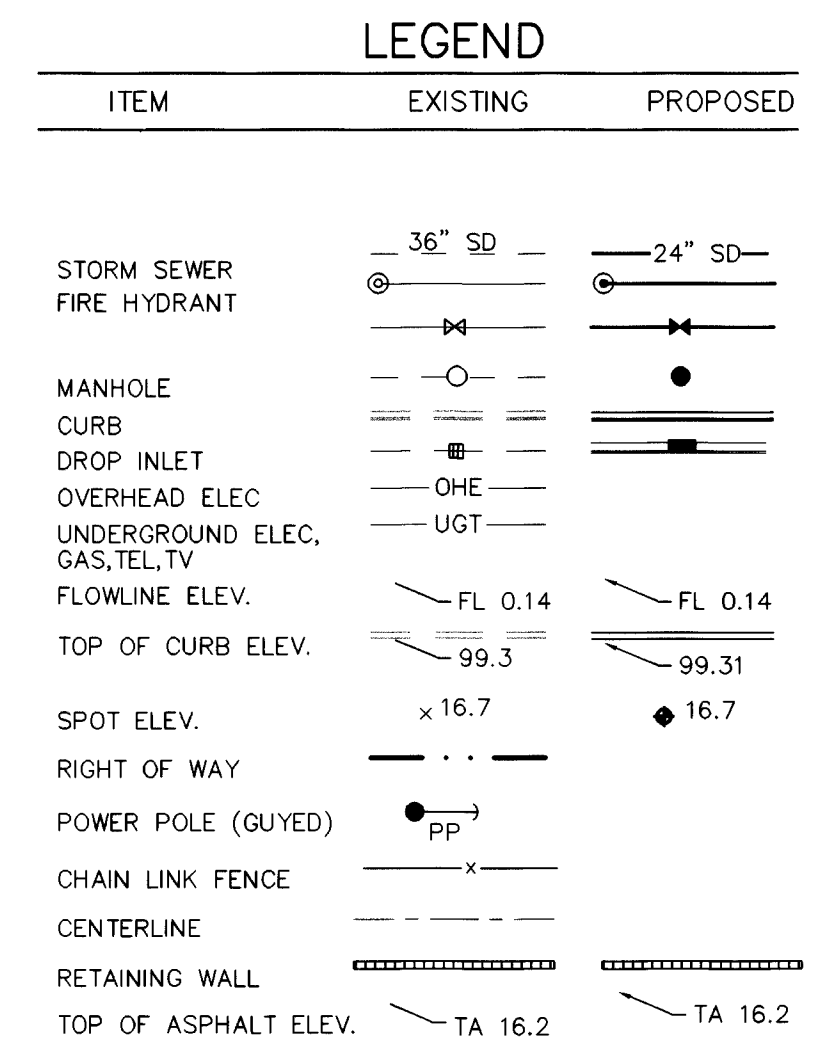
ENGINEER'S SEAL	
NO.	DATE
REMARKS	BY
REVISIONS	DATE
DESIGN	DATE
DESIGNED BY D.A.L.	DATE 7/96
DRAWN BY D.M.B.	DATE 7/96
CHECKED BY D.A.L.	DATE 7/96

BL BRASHER & LORENZ, INC.
 Consulting Engineers
 2201 San Pedro NE Building 1 Suite 210
 Albuquerque, New Mexico 87110
 Ph: 505-888-6088 Fax: 505-888-6188

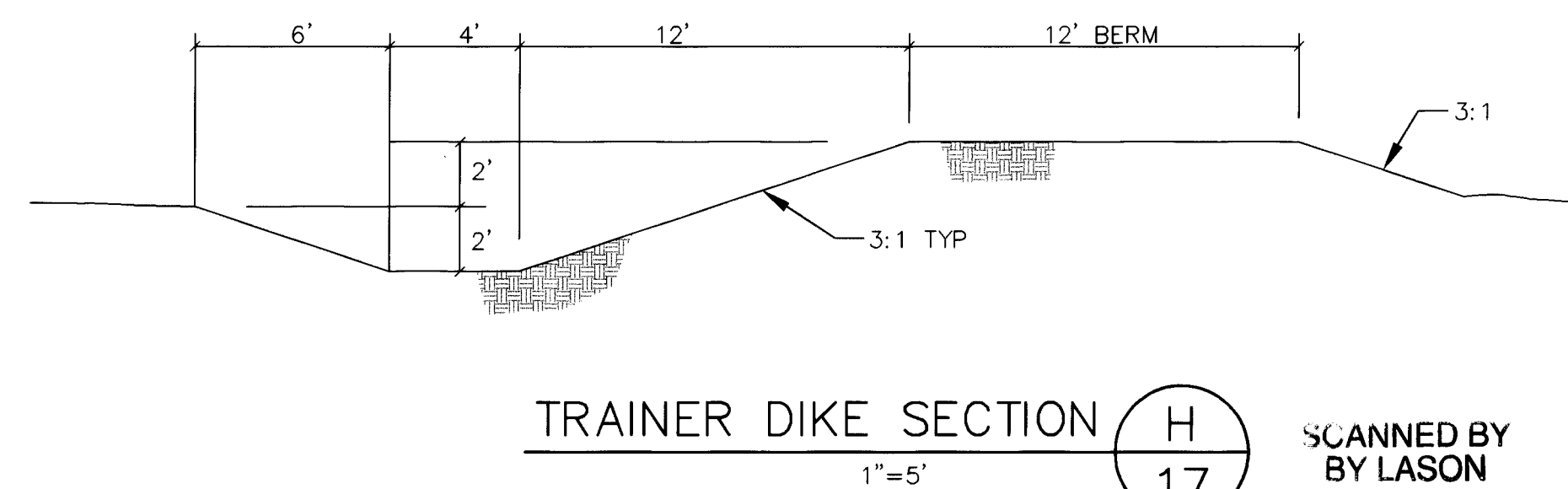
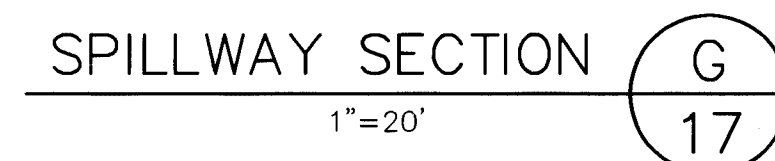
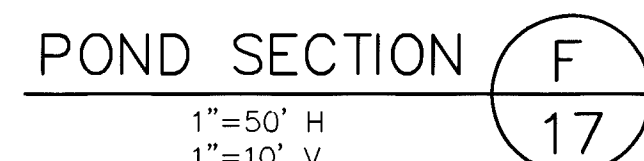
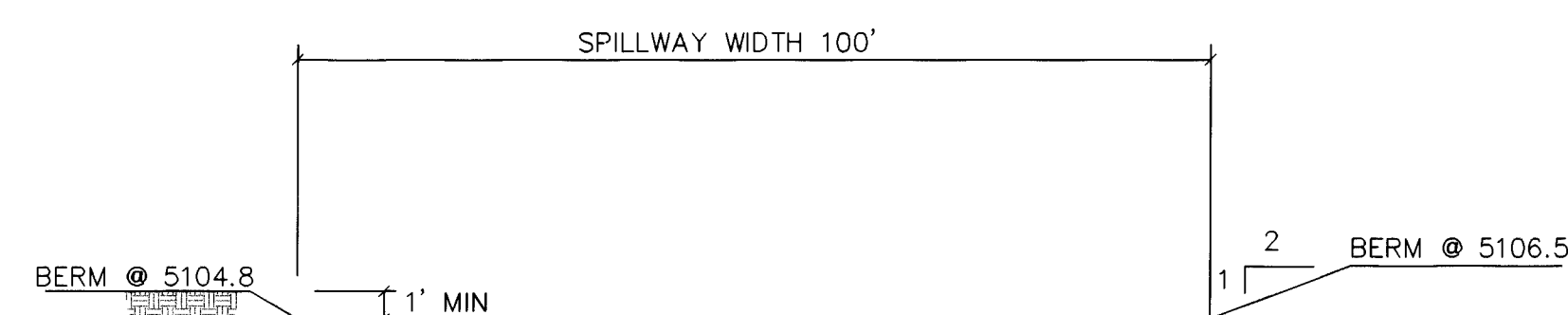
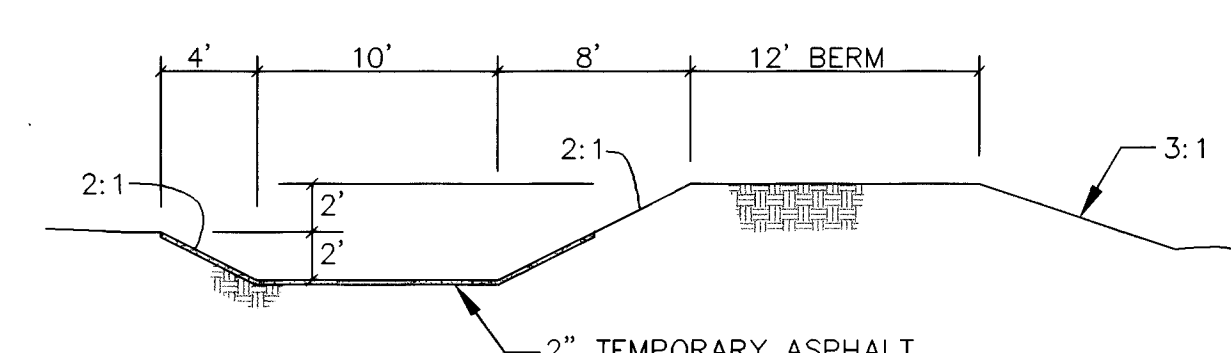
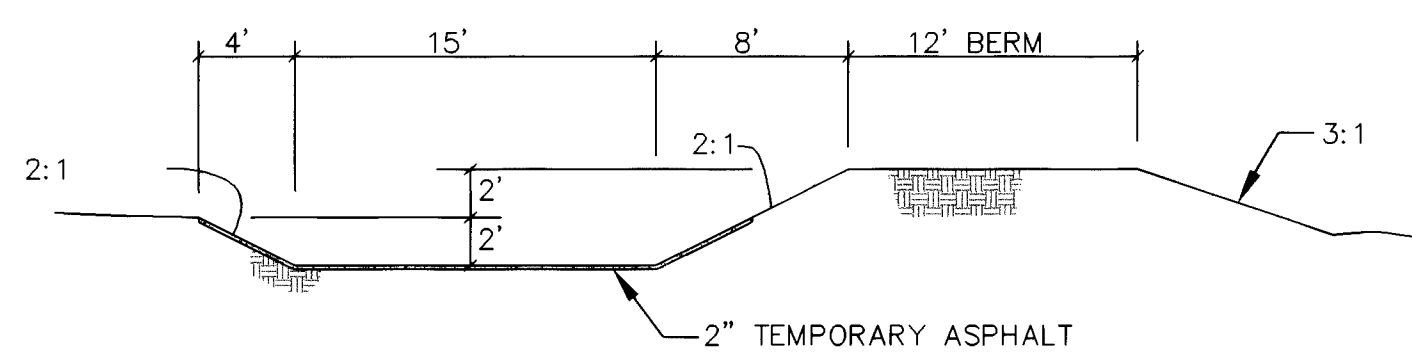
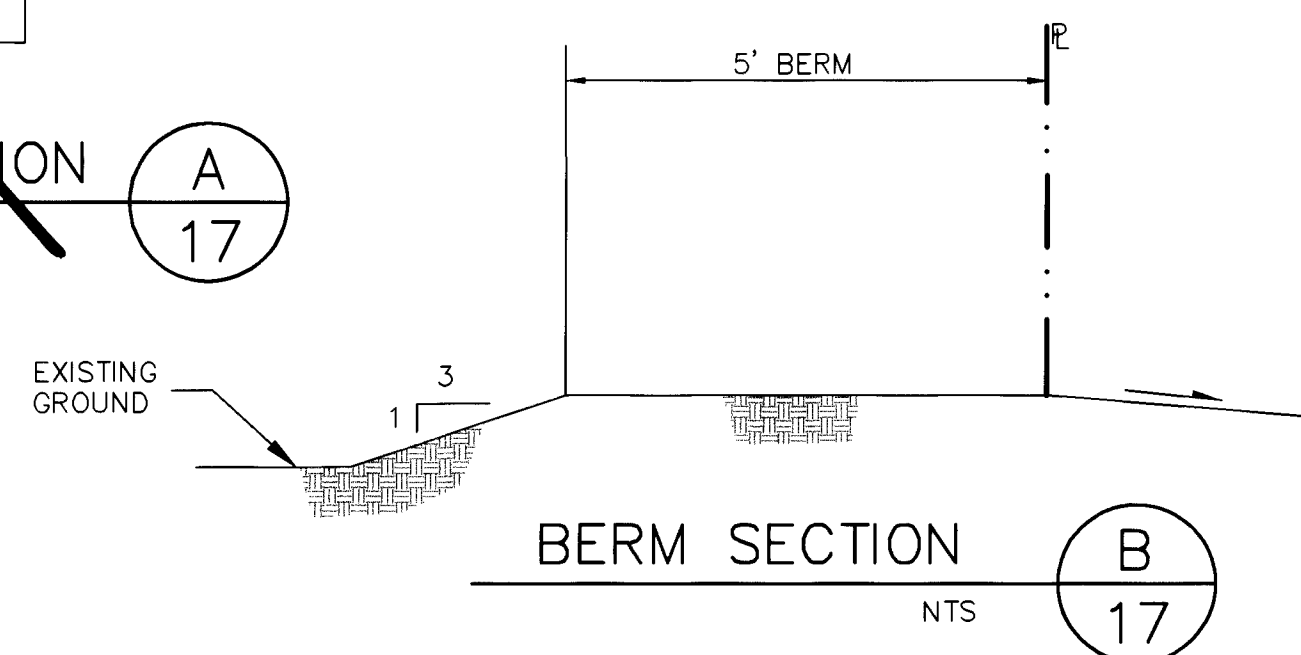
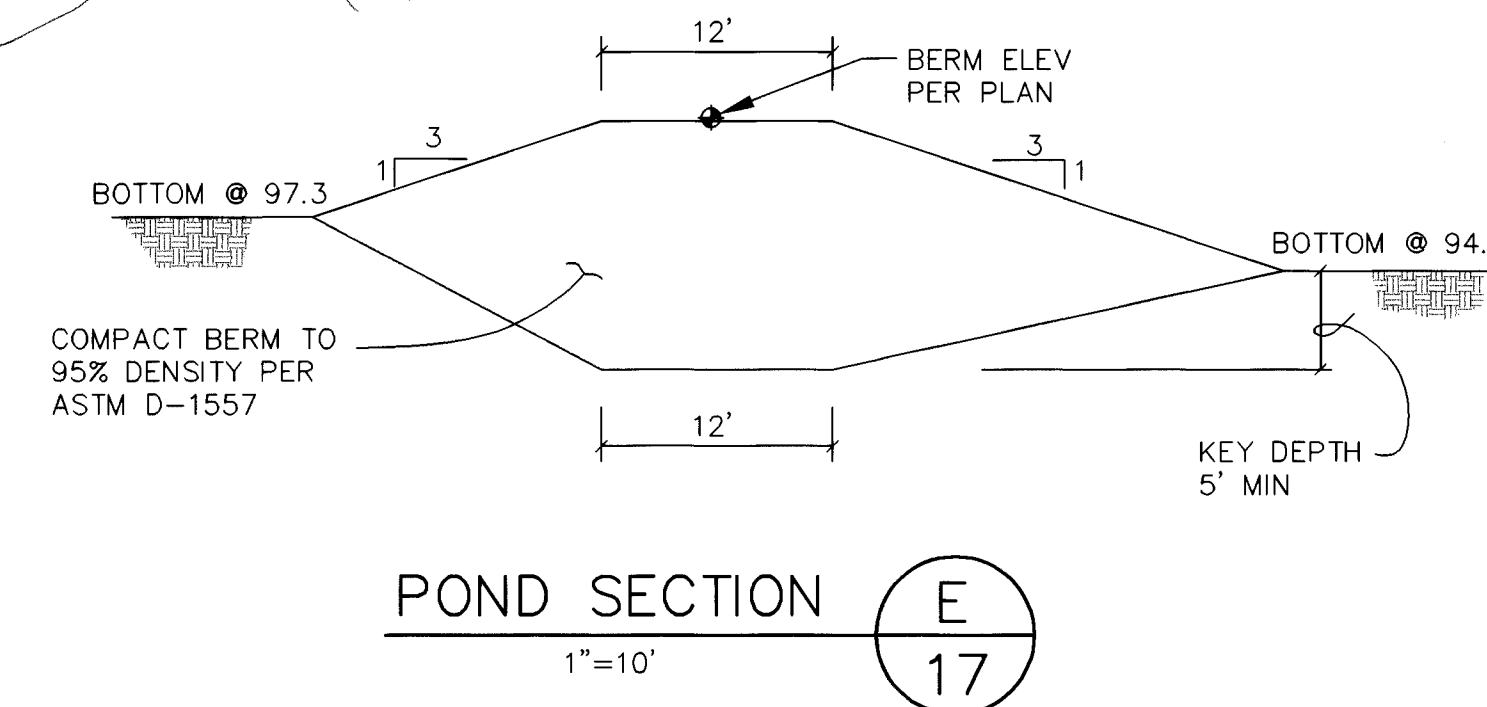
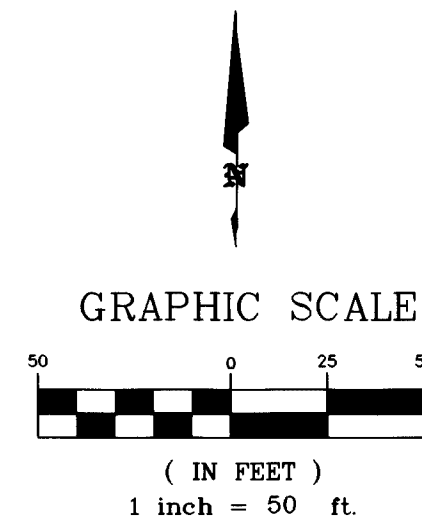
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 TITLE: CEDAR RIDGE ESTATES UNIT 2
 GRADING & DRAINAGE
 DETAILS

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
City Project No.	4972.91	Zone Map No.	J-10
Sheet	16	Of	19

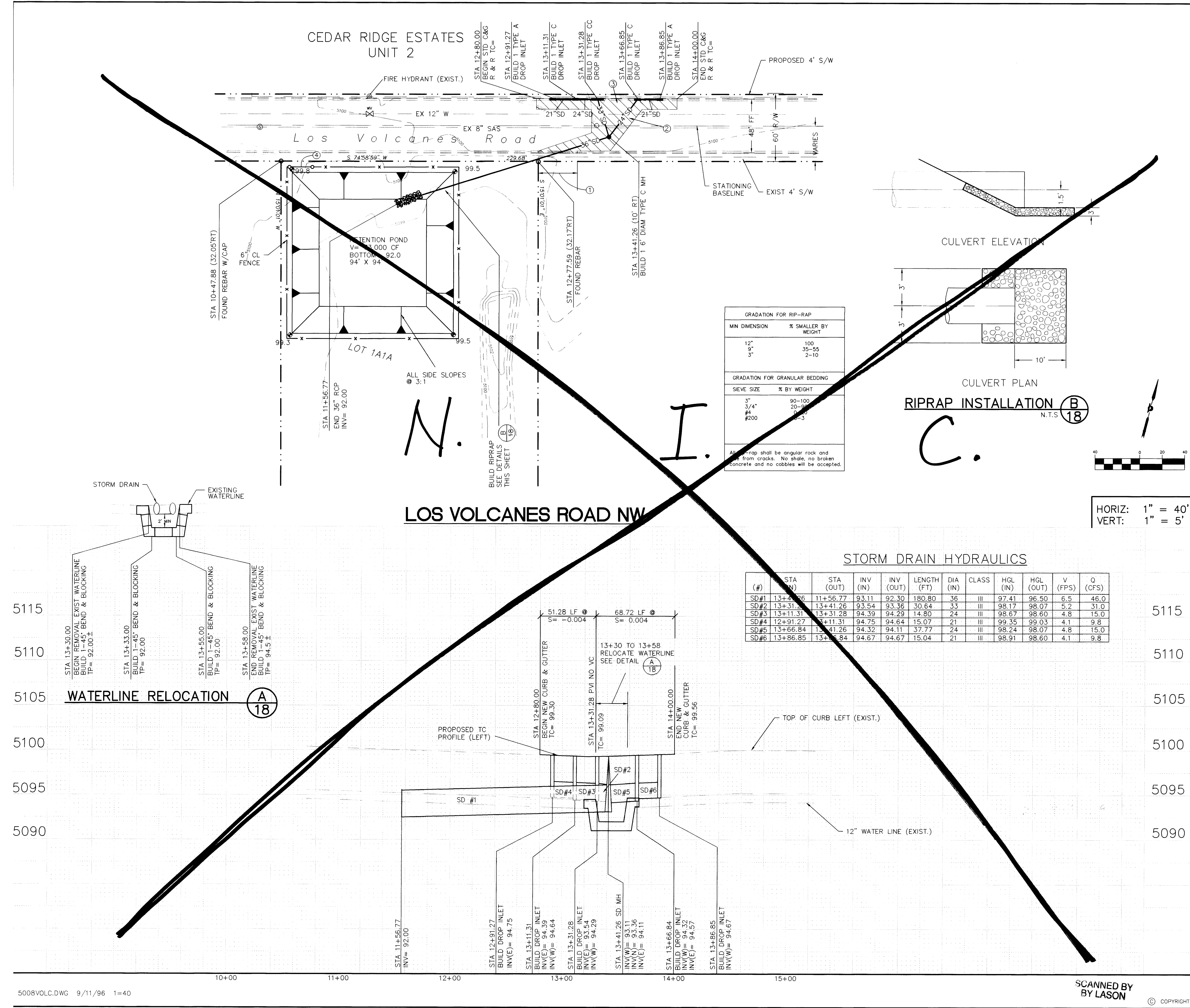
SCANNED BY
 RY LASON



the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that this drawing was prepared by me or under my supervision, and that the calculations and data thereon are based on the information furnished to me. The calculations and data were performed by Bradshaw & Associates, Inc., a duly licensed engineering firm, and I further certify that the calculations and data were performed by Bradshaw & Associates, Inc. with the approved Grading and Drainage Plan created by Bradshaw & Associates, Inc., dated December 27, 1996.

[illegible]

CEDAR RIDGE ESTATES
UNIT 2



GRADATION FOR RIP-RAP	
MIN DIMENSION	% SMALLER BY WEIGHT
12"	100
9"	35-55
3"	2-10

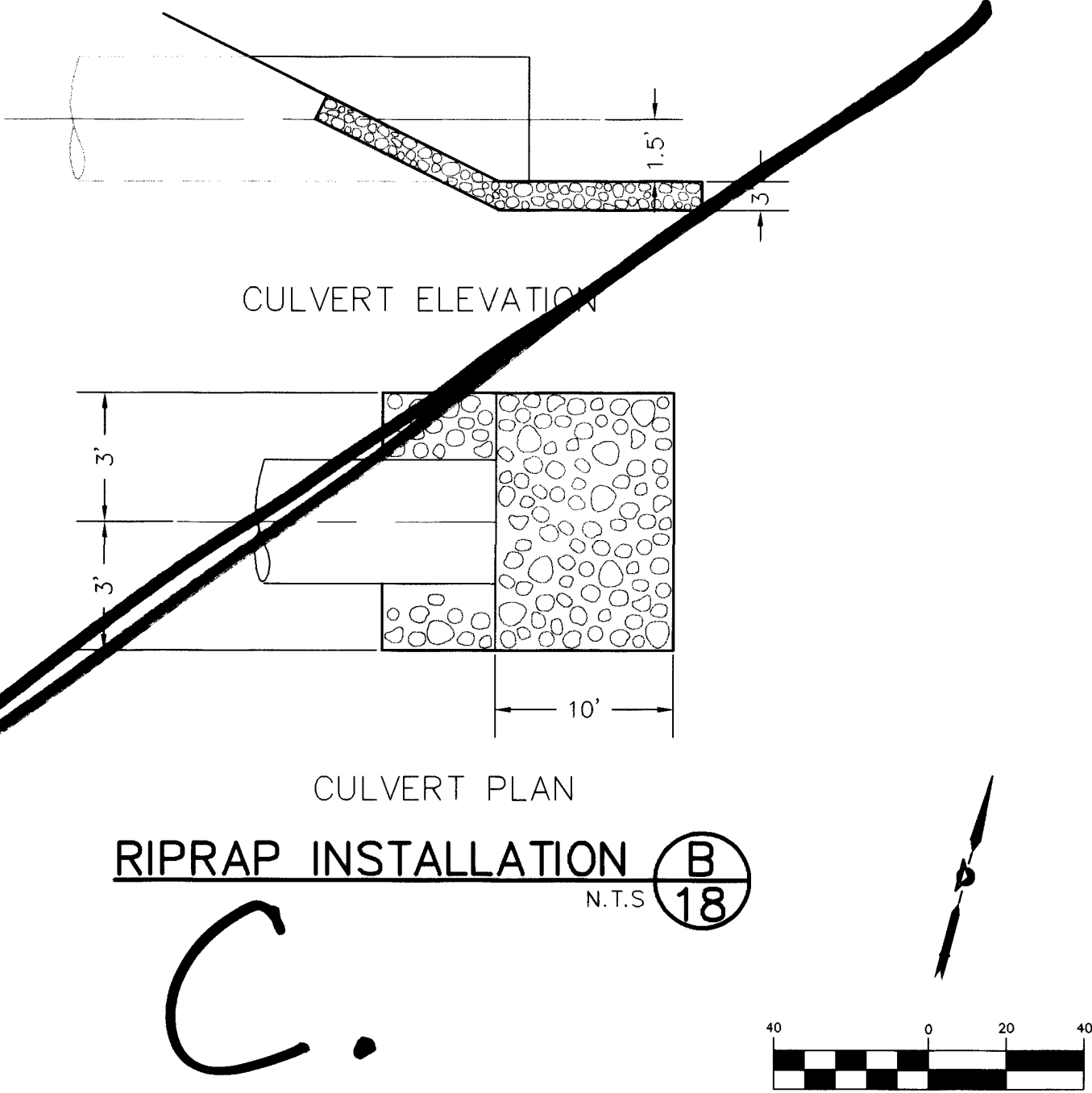
GRADATION FOR GRANULAR BEDDING	
SIEVE SIZE	% BY WEIGHT
3"	90-100
3/4"	20-90
#4	0-30
#200	0-3

1. All rip-rap shall be angular rock and free from cracks. No shale, no broken concrete and no cobbles will be accepted.

STORM DRAIN HYDRAULICS

(#)	STA (IN)	STA (OUT)	INV (IN)	INV (OUT)	LENGTH (FT)	DIA (IN)	CLASS	HGL (IN)	HGL (OUT)	V (FPS)	Q (CFS)
SD #1	13+47.26	11+56.77	93.11	92.30	180.80	36	III	97.41	96.50	6.5	46.0
SD #2	13+31.28	13+41.26	93.54	93.36	30.64	33	III	98.17	98.07	5.2	31.0
SD #3	13+11.31	13+31.28	94.39	94.29	14.80	24	III	98.67	98.60	4.8	15.0
SD #4	12+91.27	13+11.31	94.75	94.64	15.07	21	III	99.35	99.03	4.1	9.8
SD #5	13+66.84	13+31.26	94.32	94.11	37.77	24	III	98.24	98.07	4.8	15.0
SD #6	13+86.85	13+31.28	94.67	94.67	15.04	21	III	98.91	98.60	4.1	9.8

CULVERT PLAN
RIPRAP INSTALLATION (B) 18
N.T.S.



LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊗	⊗
VALVE	⋈	⋈
WATER SERVICE (SINGLE)		CS
WATER SERVICE (DOUBLE)		CS
MANHOLE	⊙	⊙
CURB		CS
DROP INLET		CS
OVERHEAD ELEC.	OHE	UGT
UNDERGROUND ELEC.	UGT	UGT
GAS, TEL, TV		UGT
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	× 16.7	× 16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUYED)	PP	PP
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
PAVEMENT R & R		

1. STATIONING IS BASED ON
CENTERLINE ROADWAY

KEYED NOTES:

1. REMOVE & REPLACE APPROX. 20 LF STD CURB & GUTTER, & SIDE-WALK PER CITY OF ALBUQUERQUE STD DWG 2415
2. REMOVE & REPLACE RESIDENTIAL PAVEMENT TO LIMITS SHOWN PER STD DWG 2415
3. REMOVE & REPLACE STD CURB & GUTTER FROM STA 12+80 TO STA 14+00 SEE PROFILE THIS SHEET
4. CONSTRUCT 12' WIDE SINGLE LEAF C.L. GATE PER STD DWG 2252

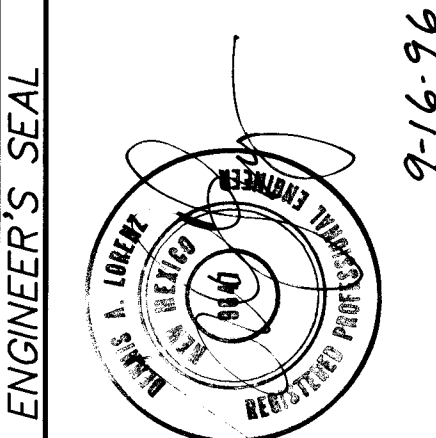
20-49972, 9/11/8A97

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

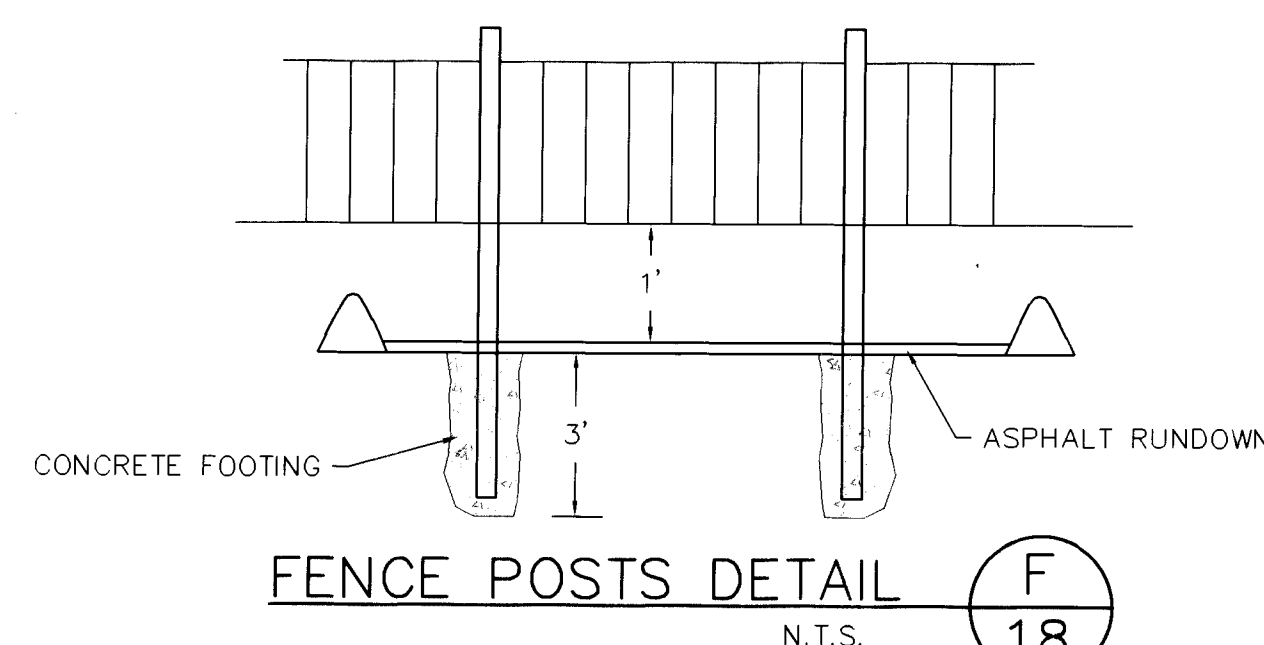
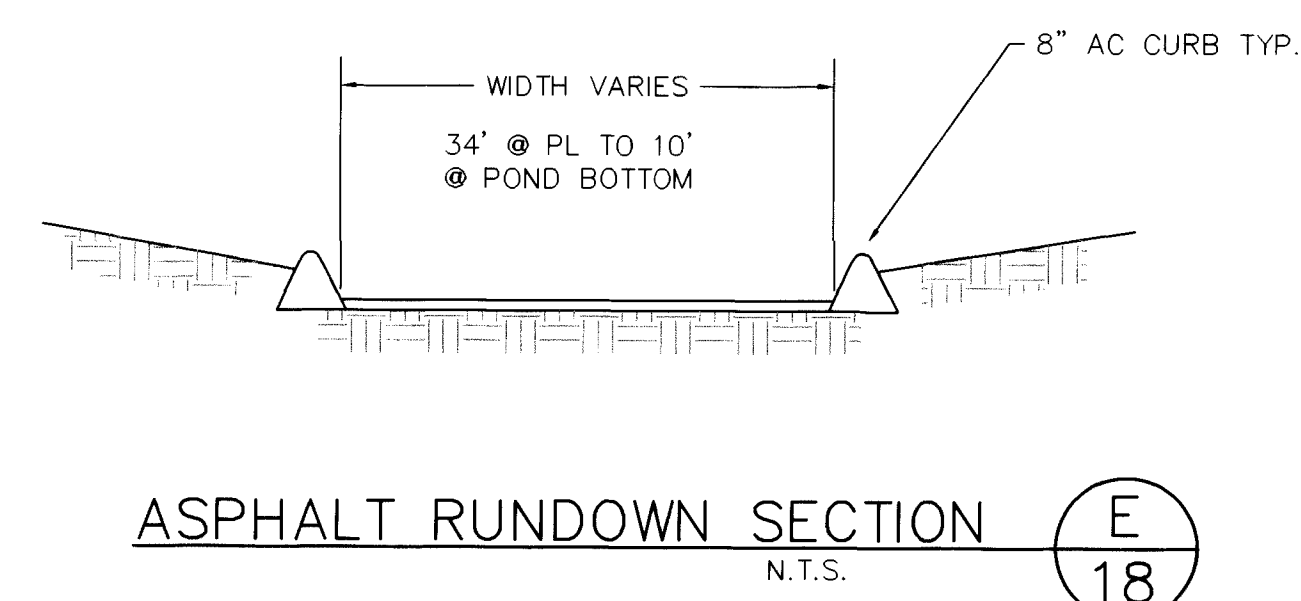
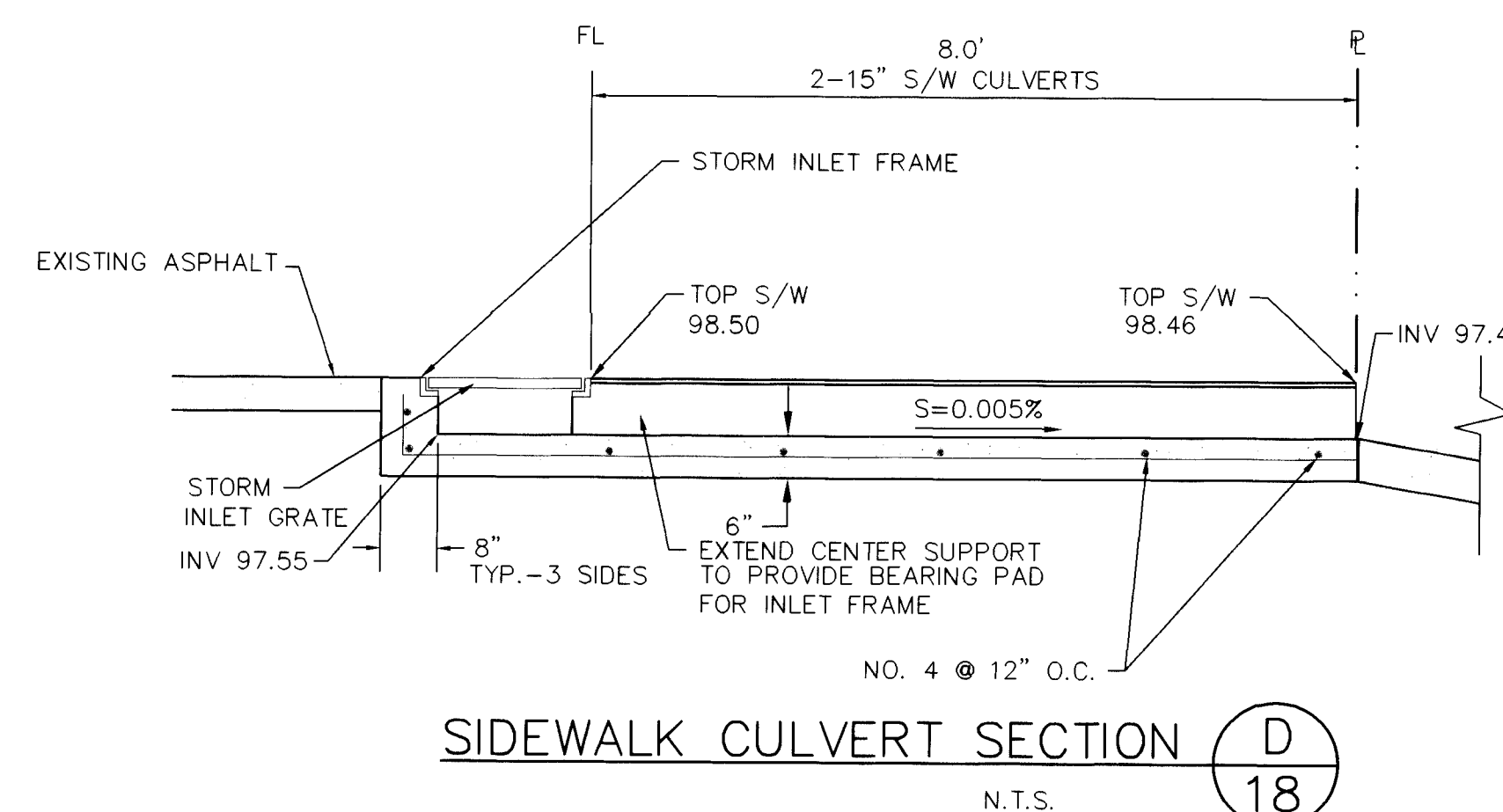
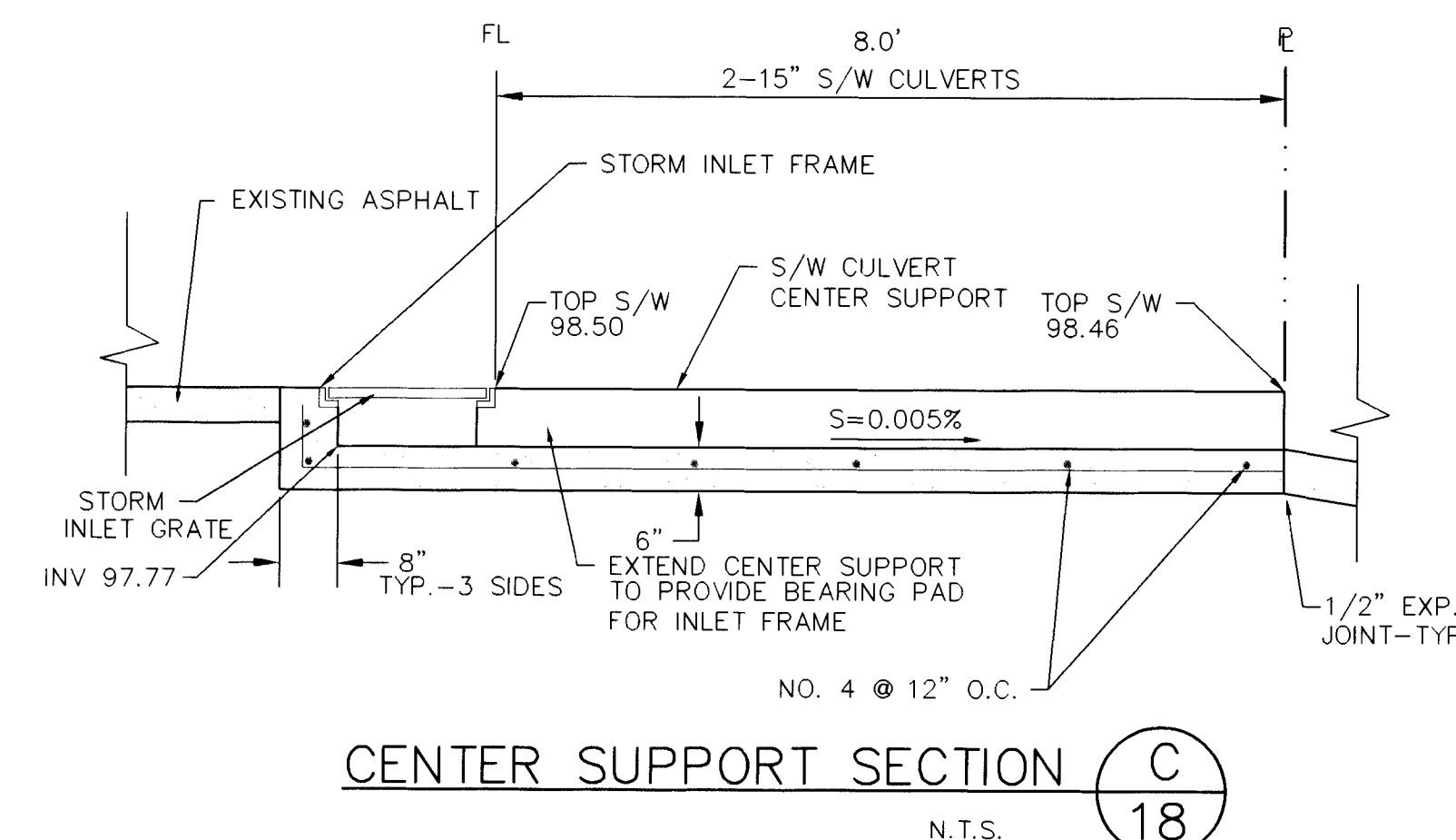
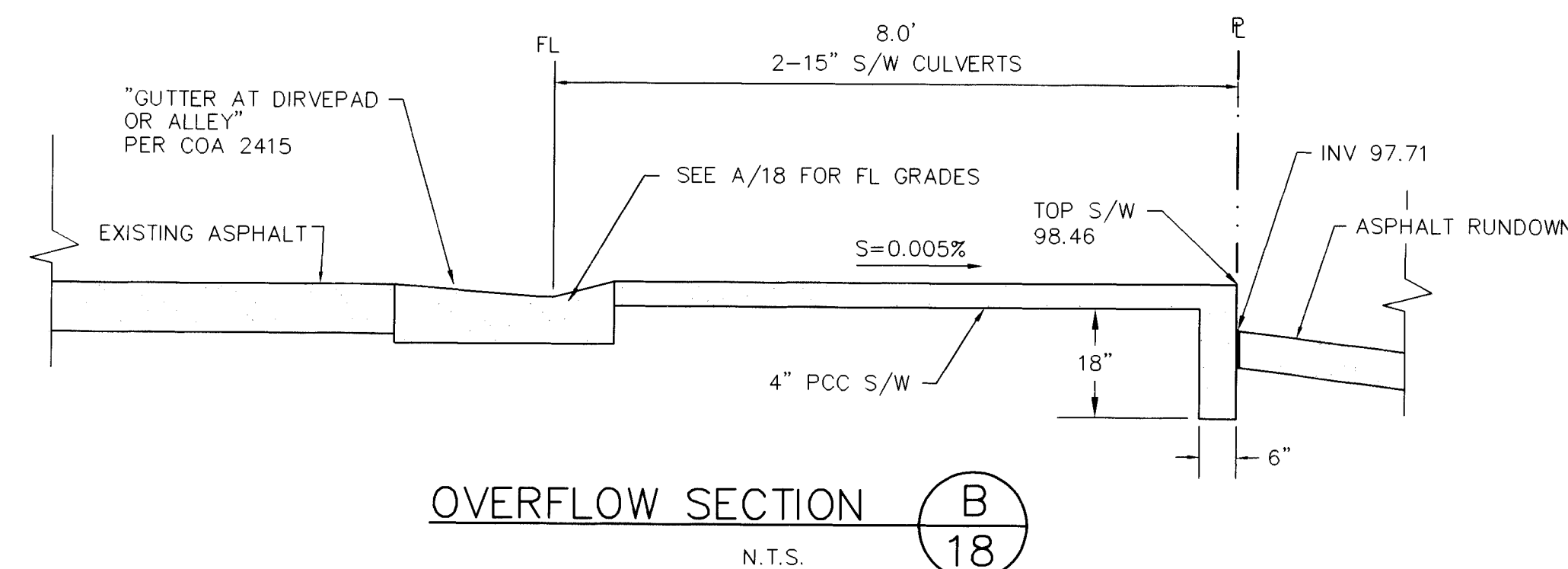
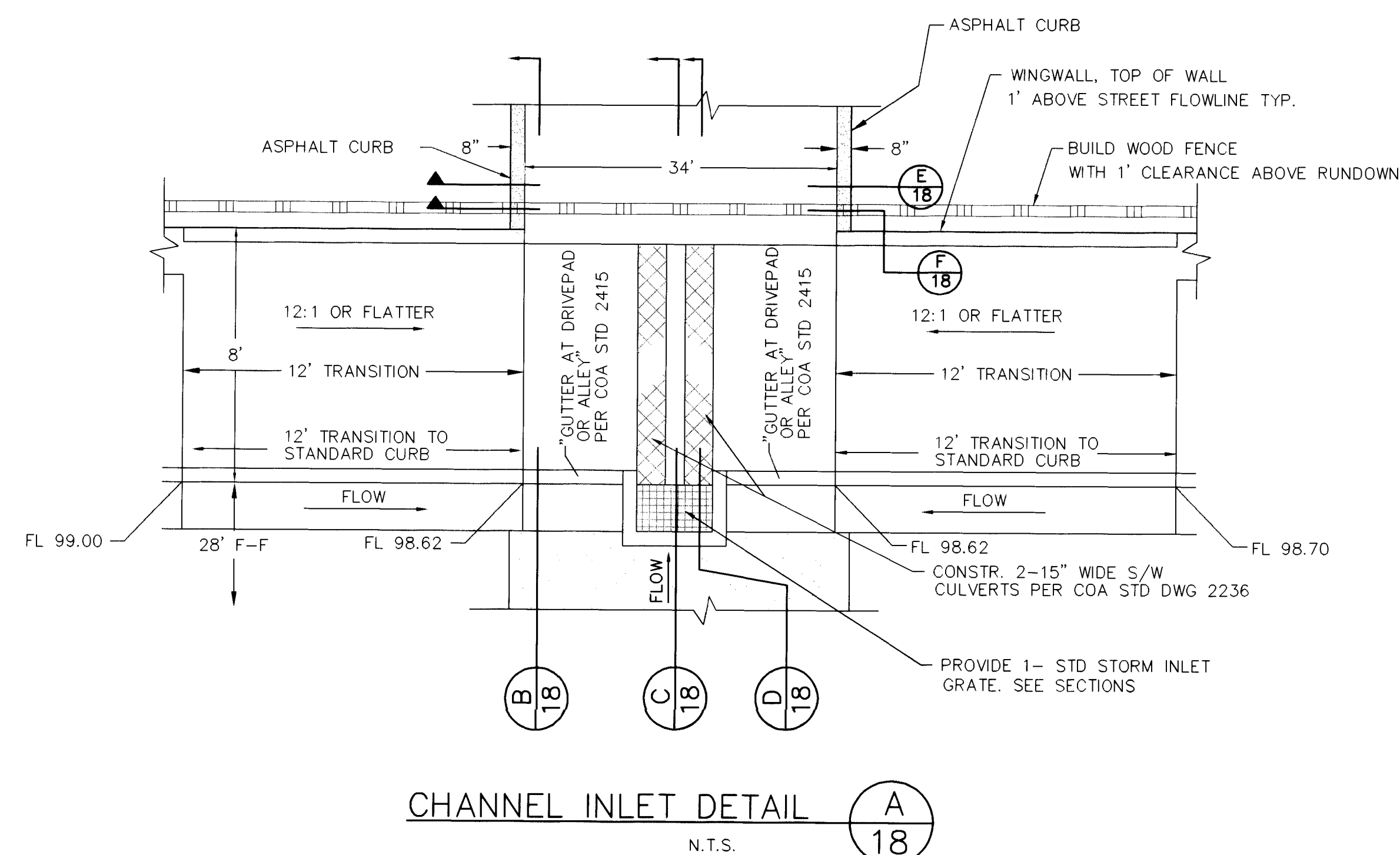
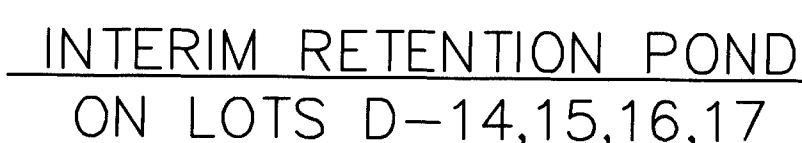
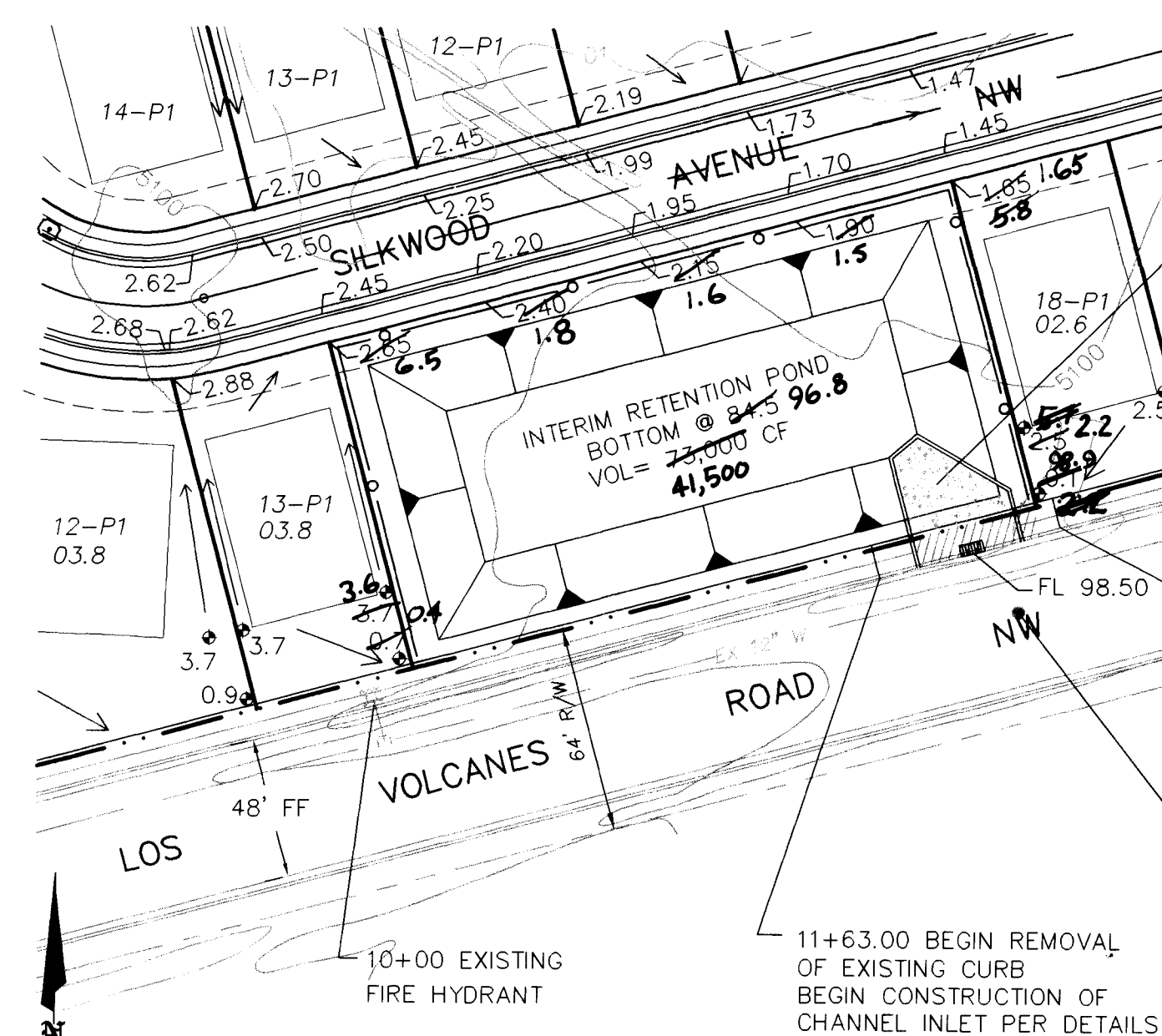
TITLE: CEDAR RIDGE ESTATES
LOS VOLCANES
INTERIM RETENTION POND

City Project No.	Zone Map No.	Sheet	Of
City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update	DATE	DATE	DATE
DESIGN REVIEW COMMITTEE	DATE	DATE	DATE



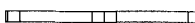
9-16-96

REVISIONS	
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LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	—8" WL—	—8" WL—
SANITARY SEWER	—8" SAS—	—8" SAS—
STORM SEWER	—24" SD—	—24" SD—
FIRE HYDRANT		
WATER VALVE		
WATER SERVICE		
CURB		
DROP INLET		
OVERHEAD ELEC	—OHE—	
PROPERTY LINE		
FLOWLINE ELEV.	— FL 0.14	— FL 0.14
TOP OF CURB ELEV.	 99.3	 99.31

FENCE 

ELEV	DIM	A	L
98	180 x 90	16200	—
97	176 x 86	15136	15668
96	172 x 82	14104	30288
95	168 x 78	13104	43892
94	164 x 74	12163	56512
93	160 x 70	11200	68180
92	156 x 66	10296	78982

ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that this drawing was prepared by me or under my supervision, and that the as-built information shown hereon is based on actual field measurements and inspections performed by Brasher & Lorenz, Inc. I further certify that the as-built condition of the site is in substantial compliance with the approved Grading and Drainage Plan prepared by Brasher & Lorenz, Inc., dated December 27, 1996.

Dennis A. Lorenz, NMPE 9647

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Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: CEDAR RIDGE ESTATES

INTERIM RETENTION PONDS

Design Review Committee	City Engineer Approval
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