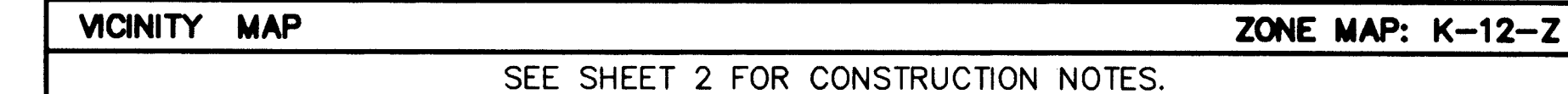


LANDS OF RICHARD SANCHEZ - ET AL



SHEET NO.	SHEET TITLE
1 of 9	TITLE SHEET, INDEX OF DRAWINGS, VICINITY MAP
2 of 9	STANDARD NOTES AND PROJECT LEGEND
3 of 9	GRADING AND DRAINAGE SHEET
4 of 9	TYPICAL LOT LAYOUT SHEET
5 of 9	PLAN AND PROFILE SHEET (SUNSET FARM ROAD – ROAD PROFILE)
6 of 9	PLAN AND PROFILE SHEET (SUNSET FARM PLACE – ROAD PROFILE)
7 of 9	PLAN AND PROFILE SHEET (SUNSET FARM ROAD – UTILITY PROFILE)
8 of 9	PLAN AND PROFILE SHEET (SUNSET FARM PLACE – UTILITY PROFILE)
9 of 9	DETAIL SHEET

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Fisher
DATE *4-24-96*

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

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVED FOR
CONSTRUCTION

Edmund J. Poirier 5-10-92



CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.

PROJECT NO.	
-------------	--

5160.90

**APPROVED FOR
CONSTRUCTION**

CITY ENGINEER DATE

SHEET OF
19

SCANNED BY
BY LASON

JOB NO. S26-101-5194
REV. 07-25-94
REV. 03-02-95

STANDARD NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCE MADE TO COA STD DWGS. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS AS AMENDED THROUGH UPDATE #5.

REFERENCE MADE TO APWA REFERS TO AMERICAN PUBLIC WORKS ASSOCIATION.

REFERENCE MADE TO NMSHTD REFERS TO NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.

ALL PAVEMENTS, STRUCTURES, UTILITIES, VEGETATION AND DELETERIOUS MATERIAL SCHEDULED FOR REMOVAL SHALL BE DISPOSED OF OFFSITE BY, AND AT THE CONTRACTOR'S OWN EXPENSE IN ACCORDANCE WITH ALL GOVERNING AGENCIES.

THE CONTRACTOR SHALL USE THE DESIGNATED STAGING AREA FOR STORAGE OF EQUIPMENT AND MATERIAL. NO MATERIAL OR EQUIPMENT MAY BE STORED OR LEFT ONSITE AT ANY OTHER LOCATION. THE OWNER ASSUMES NO LIABILITY FOR CONTRACTOR'S EQUIPMENT OR MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.

WORK WITHIN CITY RIGHT-OF-WAY

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL CONSTRUCTION WITHIN CITY R.O.W. OR EASEMENTS MUST BE DONE FROM WORK ORDER DOCUMENTS APPROVED BY THE CITY OF ALBUQUERQUE.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS TO CONSTRUCT FACILITIES WITHIN CITY RIGHT-OF-WAY.

ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.

TRAFFIC CONTROL

THREE WORKING DAYS PRIOR TO BEGINNING OF CITY OF ALBUQUERQUE STREET CONSTRUCTION, CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CONSTRUCTION COORDINATION DIVISION. TWO WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A BARRICADING 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.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS.

ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. ALL ADVANCE WARNING SIGNS SHALL BE EQUIPPED WITH TYPE A FLASHING WARNING LIGHTS; ALL CHANNELIZATION DEVICES SHALL BE EQUIPPED WITH TYPE C STEADY BURN WARNING LIGHTS.

DIMENSIONS

ALL DIMENSIONS IN PARKING AREAS AND DRIVES ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN FEET/FOOT UNLESS OTHERWISE NOTED.

ELEVATIONS SHOWN FOR CURB AND GUTTER ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SEE DETAIL SHEET FOR CURB HEIGHT ABOVE FLOWLINE.

SOILS

UNLESS OTHERWISE SPECIFIED SUBGRADE SOILS AND STRUCTURAL FILL MATERIALS SHALL BE COMPACTED TO THE FOLLOWING PERCENTAGES OF THE ASTM D 1557 MAXIMUM DENSITY.

MATERIAL	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95
SUBBASE FOR SLAB SUPPORT	95
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROAD PAVEMENT	95
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90
ROAD PAVEMENT SUBGRADE	95
SIDEWALK SUBGRADE	90
CURB AND GUTTER SUBGRADE	95

PAVING

WHEN ABUTTING NEW PAVEMENT TO EXISTING, CUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVING TO EXISTING.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TV & SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

UTILITIES

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 TO THE ENGINEER BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THE EXISTENCE, LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL VERIFY 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, AND SHALL BEAR ALL COSTS TO REPAIR DAMAGES CAUSED BY HIMSELF. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS (IF ANY) PERTAINING TO THE LOCATION OF EXISTING LINES AND FACILITIES.

THE EXISTING UTILITIES DEPICTED ON THESE PLANS WERE DERIVED FROM INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY POTENTIAL DISRUPTIONS IN UTILITY SERVICE WITH THE UTILITY COMPANIES AFFECTED AT LEAST 24 HOURS PRIOR TO THE DISRUPTION.

CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SANITARY SEWER LINES BEFORE SETTING ANY NEW INVERTS. SHOULD INVERTS DIFFER MORE THAN 0.20' FROM THOSE SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE ANY RESULTING CHANGES IN DESIGN.

CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) THREE WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES.

EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION (857-8200) THREE DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

MINIMUM DEPTH OF COVER: WATER = 48" SEWER = 24" GAS = 24".

CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

INSTALL RESIDENTIAL WATER SERVICE LINES PER C.O.A. STANDARD DRAWING 2360.

INSTALL RESIDENTIAL SANITARY SEWER SERVICE LINES PER C.O.A. STANDARD DRAWING 2125.

SANITARY SEWER LINES SHALL BE SDR-35. WATER LINES SHALL BE C-900.

EROSION CONTROL PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

THE CONTRACTOR SHALL SECURE A "TOP SOIL DISTURBANCE PERMIT" FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMES AT THE PROPERTY LINES AND WEETING THE SOIL TO KEEP IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

SEEDING OF DISTURBED AREAS SHALL BE DONE IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATION #1012, "NATIVE GRASS SEEDING".

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

TRAFFIC CONTROL IN BERNALILLO COUNTY

CONTRACTOR SHALL SUBMIT AND HAVE APPROVED A TRAFFIC HANDLING CONTROL PLAN ACCEPTABLE TO BERNALILLO COUNTY TRAFFIC HANDLING CONTROL MANAGER. THIS SHALL BE COMPLETED PRIOR TO ANY CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY.

WORK WITHIN C.O.A. RIGHT-OF-WAY

- 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.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (765-2551) PRIOR TO OCCUPYING PUBLIC RIGHT-OF-WAY. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

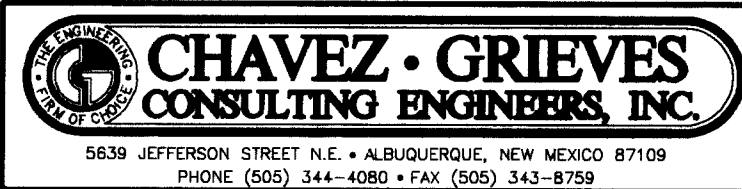
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

ABBREVIATIONS

A = AIR	LP = LIGHT POLE
A.B.I. = ADDITIVE BID ITEM	L/S = LANDSCAPING
AD = AREA DRAIN	LT = LEFT
A.D. = ALGEBRAIC DIFFERENCE IN SLOPES	MH = MANHOLE
AIP = ABANDONED IN PLACE	NG = NATURAL GRADE
AP = ANALYSIS POINT	PB = PULL BOX
BLDG = BUILDING	PL = PROPERTY LINE
BM = BENCHMARK	PC = POINT OF CURVE
BVCS = BEGINNING VERTICAL CURVE STATION	PCC = PORTLAND CEMENT CONCRETE
BVCE = BEGINNING VERTICAL CURVE ELEVATION	P.I. = POINT OF INTERSECTION
BW = BASE OF WALL	PP = POWER POLE
CATV = CABLE TV LINE	PT = POINT OF TANGENT
CB = CATCH BASIN	PVI = POINT OF VERTICAL INTERSECTION
CIP = CAST IRON PIPE	PVC = POLYVINYL CHLORIDE PIPE
CMP = CORRUGATED METAL PIPE	RCP = REINFORCED CONCRETE PIPE
CMPA = CORRUGATED METAL PIPE ARCH	RD = ROOF DRAIN
CO = CLEANOUT	ROW = RIGHT OF WAY
CONC = CONCRETE	RT = RIGHT
CL = CHAIN LINK	S = SLOPE
DIA = DIAMETER	SAS = SANITARY SEWER LINE
DI = DROP INLET	SD = STORM DRAIN
DIP = DUCTILE IRON PIPE	SP = STEEL PIPE
E = ELECTRIC	STA = STATION
ELEV = ELEVATION	STD = STANDARD
ESMT = EASEMENT	T = TELEPHONE LINE
EVCS = END VERTICAL CURVE STATION	TA = TOP OF ASPHALT
EVCE = END VERTICAL CURVE ELEVATION	TAC = TOP OF ASPHALT CURB
EXIST = EXISTING	TC = TOP OF CONCRETE
EB = ELECTRIC BOX	TCC = TOP OF CONCRETE CURB
FD = FLOOR DRAIN	TD = TOP OF DOCK
FF = FINISHED FLOOR ELEVATION	TG = TOP OF GRATE
FG = FINISHED GRADE	TS = TOP OF SIDEWALK
FI = FIRE HYDRANT	TW = TOP OF WALL
FL = FLOW LINE	TYP = TYPICAL
FM = FORCE MAIN	TB = TELEPHONE BOX
FW = FIRE WATER	TR = TELEPHONE RISER
FF = FINISHED FLOOR ELEVATION	TS = TRAFFIC SIGN
FP = FINISHED PAD (DIRT)	UE = UNDERGROUND ELECTRICAL LINE
G = GAS	UN = UNDERGROUND TELEPHONE LINE
GM = GAS METER	UN = UNKNOWN
GV = GATE VALVE	VC = VERTICAL CURVE
HC = HANDICAP	VP = VENT PIPE
HI PT = HIGH POINT	W = WATER
INV = INVERT ELEVATION	WM = WATER METER
IP = IRON PIPE	WV = WATER VALVE
IW = INDUSTRIAL WASTE	
K = RATE OF VERTICAL CURVE	
LEN. = LENGTH	
LF = LINEAR FEET	

DESCRIPTION	LEGEND	
	EXISTING	NEW
CHAINLINK FENCE	---	---
BUILDING	[---]	[---]
ASPHALT	///	[---]
CONCRETE	[---]	[---]
AREA LIGHT	⊠	○
WATER VALVE	⊠	⊠
WATER LINE REDUCER	---	---
FIRE HYDRANT	⊠	⊠
CURB AND GUTTER (ESTATE TYPE)	=====	=====
CURB AND GUTTER	=====	=====
SPOT ELEVATION	49.1	FL56.79
SANITARY SEWER	--- SAS ---	8" SAS S=0060
WATER LINE	--- W ---	3/4" W
INDUSTRIAL WASTE LINE	--- 2"W ---	6" W
AIR LINE	--- A ---	3/4" A
MANHOLE	⊠ MH (SAN)	⊠
CONST. BASE LINE		8+00
NEW DROP INLET	□	□ DI
DIRECTION OF FLOW		→
DIRECTION OF SLOPE		→
PROPERTY LINE	---	---
POWER POLE	● PP	○ PP
POWER POLE ANCHOR	⊠	⊠
LIGHT POLE	⊠ LT	⊠
TRAFFIC SIGN	⊠ TS	⊠
ELECTRIC METER	⊠ EM	⊠
MAIL BOX	⊠ MB	⊠
TELEPHONE RISER	⊠ TR	⊠
GAS METER	⊠ GM	⊠
WATER METER	⊠ WM	⊠
TREE (CONIFEROUS) AND TRUNK DIAMETER	⊠	⊠
TREE (DECIDUOUS) AND TRUNK DIAMETER	⊠	⊠
TOP DITCH/TOP OF BANK	---	---
LIMITS OF GRADING	-----	-----
DRAINAGE BASIN BOUNDARY		
WATER BLOCK	~~~~~	~~~~~
AREA OF NO CROWN	⊠	⊠
HANDICAP PARKING	⊠	⊠
CMU WALL	---	---

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
SUNSET FARMS WEST SUBDIVISION
STANDARD NOTES SHEET

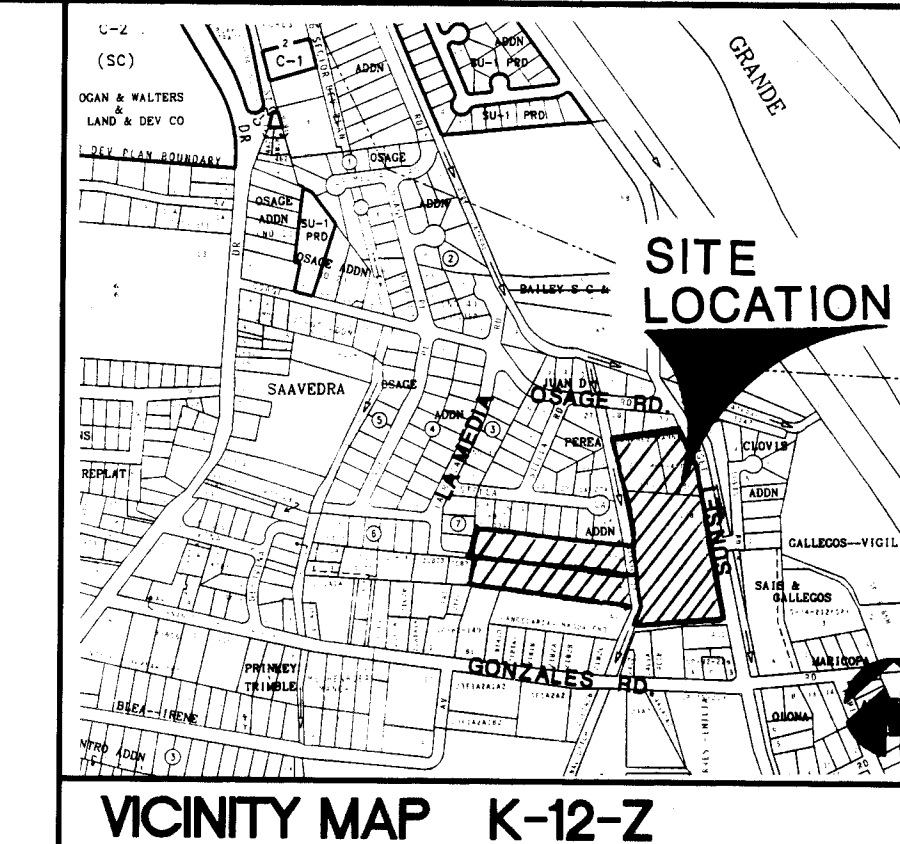
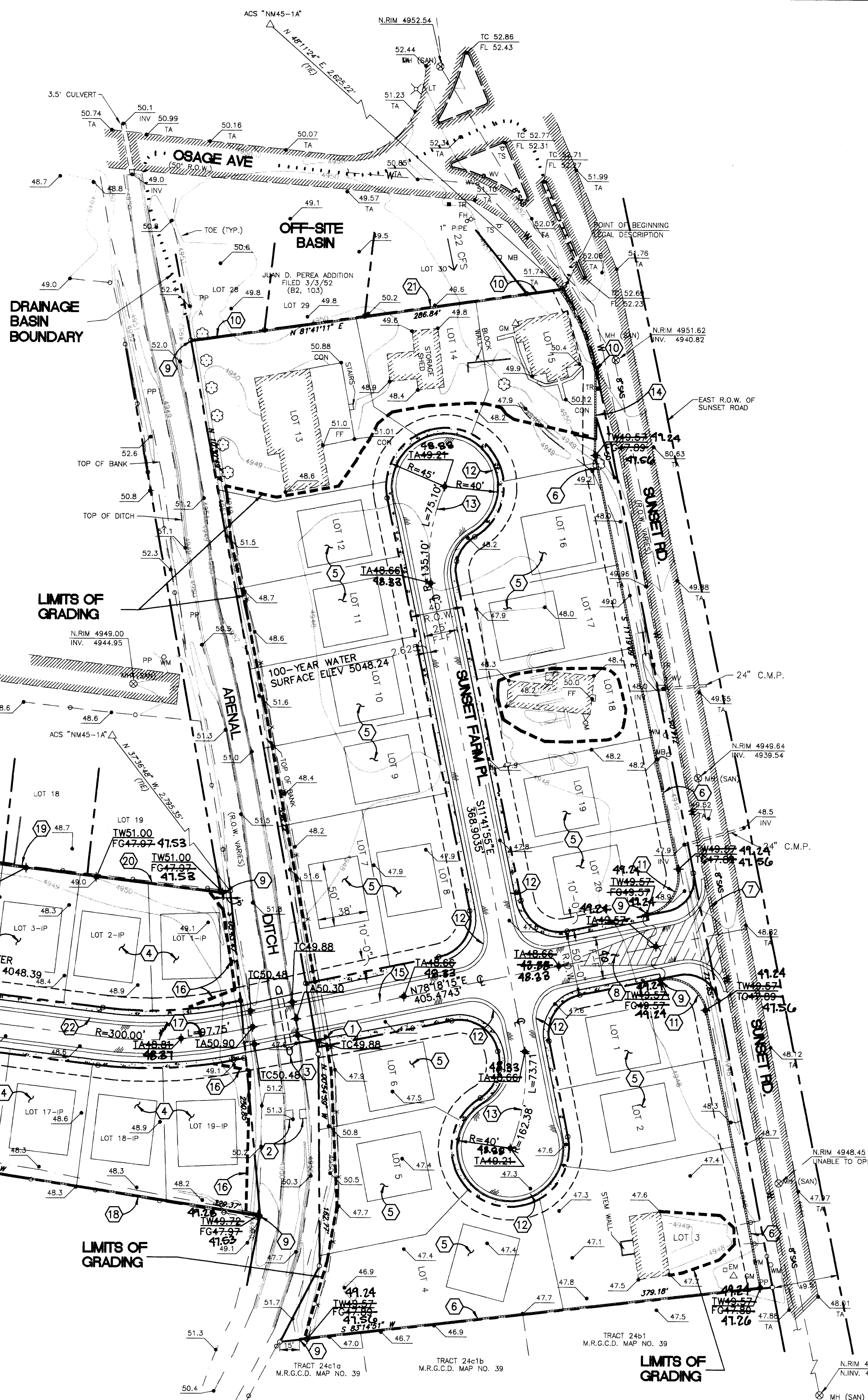
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	3-31-95	Water	<i>[Signature]</i>	3/31/95
Trans. Dev.	<i>[Signature]</i>	3-31-95	Wastewater	<i>[Signature]</i>	3/31/95
Hydrology	<i>[Signature]</i>	3-7-95	B.C.P.W.D.	<i>[Signature]</i>	5/10/95

DRAWING NO.	5160.90	MAP NO.	K-12-Z	SHEET	2	OF	9
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SCANNED BY
BY LASON

KEYED NOTES

- IRRIGATION CONTROL VALVE TO BE REMOVED PER M.R.G.C.D. LICENSE AGREEMENT.
- CHECK STRUCTURE TO BE REMOVED PER M.R.G.C.D. LICENSE AGREEMENT.
- INSTALL 66"x51" CMPA PER DETAIL 4/SHEET 9
- FP ELEV=48.35 TYPICAL OF LOTS IN UNIT 1. SEE TYPICAL LOT SECTIONS SHEET 2 OF 3 FOR ELEVATIONS AND LAYOUT.
- FP ELEV=48.24 TYPICAL OF LOTS IN UNIT 2. SEE TYPICAL LOT SECTIONS SHEET 2 OF 3 FOR ELEVATIONS AND LAYOUT.
- TOP OF WALL = 48.57
- MATCH EXISTING ELEVATION. 48.33
- TRANSITION FROM CROWN SECTION AT 48.66 TO NO CROWN SECTION AT 48.57 IN 75'.
- END WALL. 49.24
- TOP OF WALL = 52.50
- TG TRANSITION ALONG BACK OF WALL FROM 48.57 TO 47.89
- BACK OF ESTATE TYPE CURB EL = 48.24 (TYP. UNIT 2).
- TRANSITION CROWN ELEVATION FROM 48.66 TO 48.24 IN 80'.
- TRANSITION TOP OF WALL FROM 48.57 TO 52.50 IN 72'.
- TRANSITION C ELEVATION FROM 48.66 TO 50.30 IN 85'.
- TOE OF SLOPE - ELEVATION 47.93
- TRANSITION C ELEVATION FROM 48.84 TO 50.90 IN 50'.
- TOP OF WALL = 49.28
- TRANSITION TOP OF WALL FROM 48.72 TO 51.00 IN 125'.
- TOP OF WALL = 51.00.
- INSTALL 3 BLOCKS SIDEWAYS IN WALL AT THE LOW POINT (ELEV=50.49.6±).
- BACK OF ESTATE TYPE CURB EL = 48.39 (TYP. UNIT 1).



LEGAL DESCRIPTION

BEING THAT A CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO WITH IN SECTION 24, BERNALILLO COUNTY, NEW MEXICO AND BEING IDENTIFIED AS TRACTS 20-A, 15-B, AND TRACTS 13-B, 13-C, 13-D, M.R.G.C.D. MAP #39, LAND ANNA SANCHEZ, ET AL, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK, DECEMBER 24, 1986.

GENERAL NOTES

THE CALCULATIONS AND RATIONALE FOR THIS PLAN ARE CONTAINED UNDER SEPARATE COVER, AND ARE PART OF THIS PLAN.

ANY DEVIATION FROM THIS PLAN FOR THE DEVELOPMENT OF AN INDIVIDUAL LOT WILL REQUIRE AN INDIVIDUAL GRADING PLAN AND DRAINAGE PLAN BEFORE BUILDING PERMIT APPROVAL. CHANGES TO BUILDING PAD LOCATIONS, ELEVATIONS, GRADING SCHEMES, LAND TREATMENT PERCENTAGES, ETC., WOULD CONSTITUTE THE NECESSITY FOR AN INDIVIDUAL GRADING AND DRAINAGE PLAN.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35

I HEREBY CERTIFY THIS DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

SIGNED: *[Signature]*
DATE: May 21, 1995

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.

5839 JEFFERSON STREET, N.E. • ALBUQUERQUE, NEW MEXICO 87108
PHONE: (505) 244-4080 • FAX: (505) 244-8758

APPROVED FOR ROUGH GRADING (± 1')

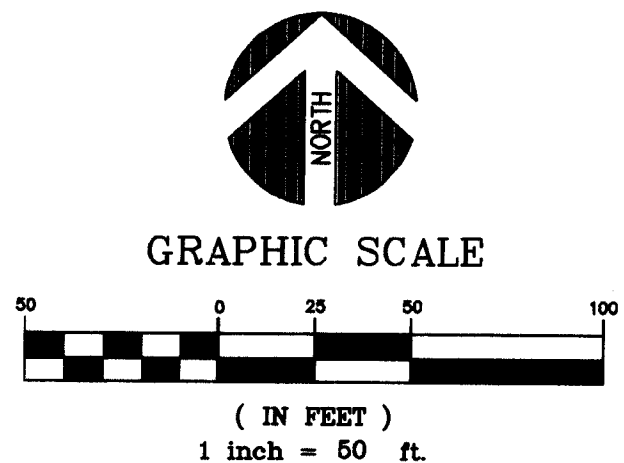
CITY ENGINEER _____ DATE _____

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

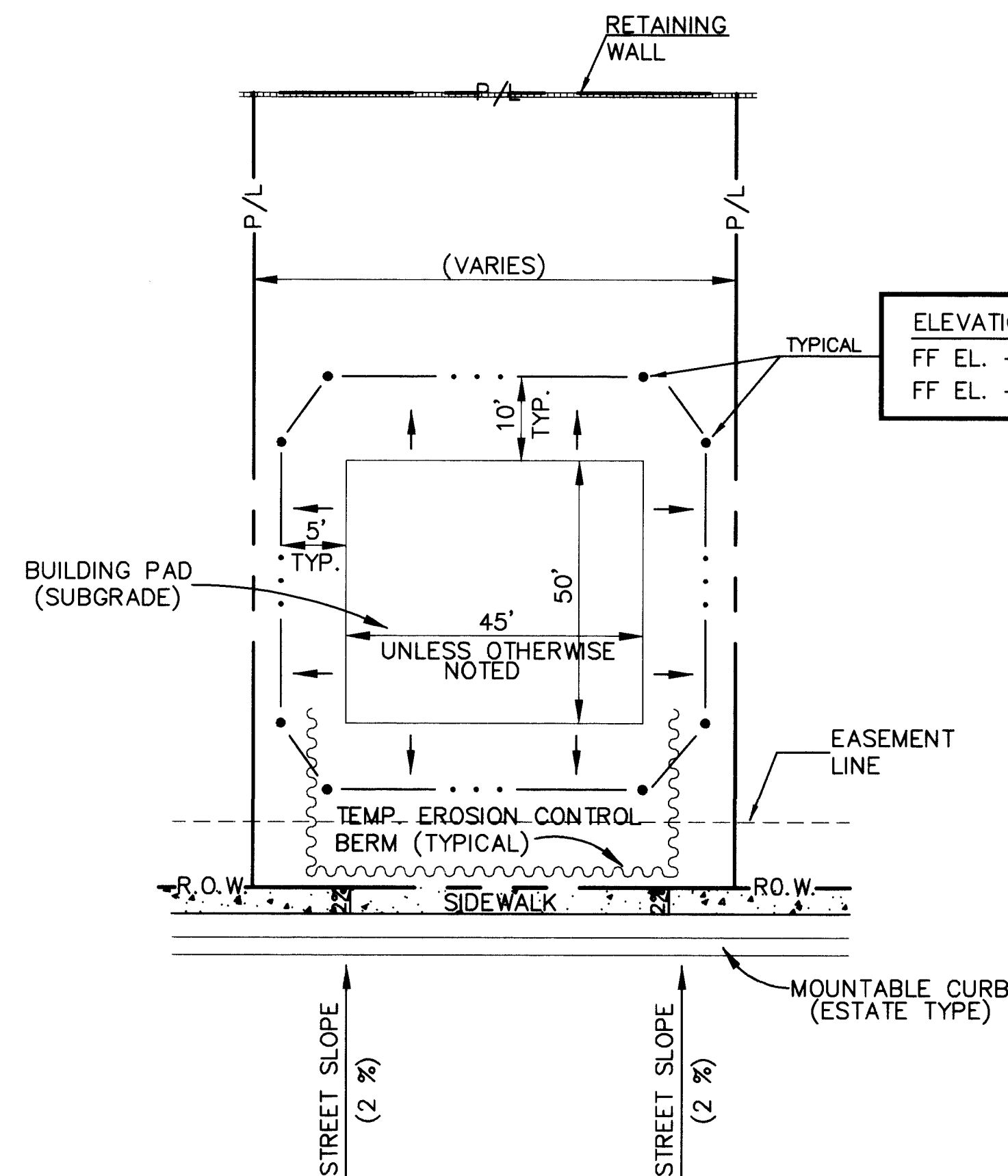
TITLE:
SUNSET FARMS WEST SUBDIVISION
GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	3-31-95	Water	<i>[Signature]</i>	5/10/95
Trans. Dev.	<i>[Signature]</i>	3-10-95	Wastewater	<i>[Signature]</i>	5/10/95
Hydrology	<i>[Signature]</i>	3-7-95	B.C.P.W.D.	<i>[Signature]</i>	5/10/95

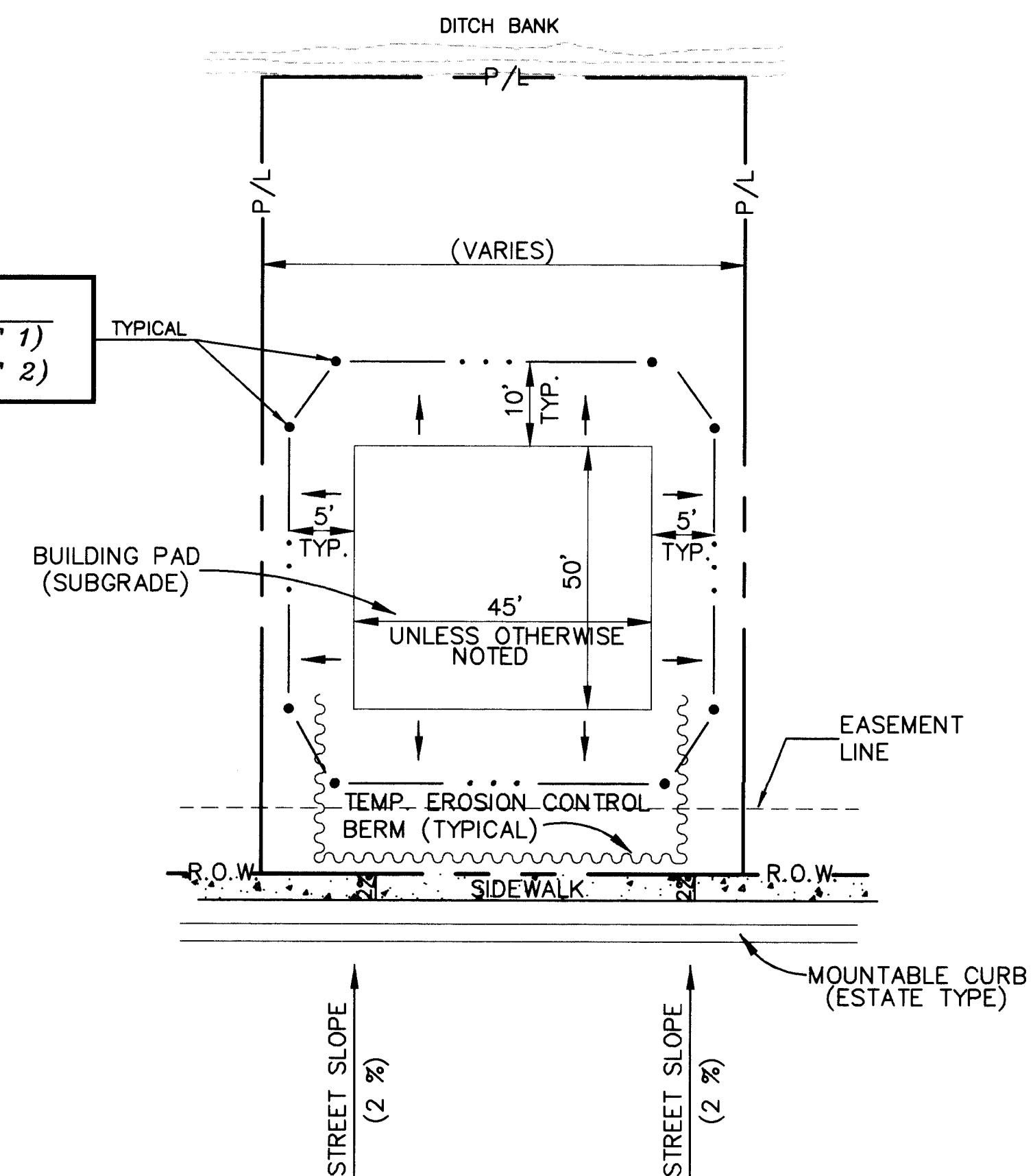
DRAWING NO. 516090 MAP NO. K-12-Z SHEET 3 OF 9



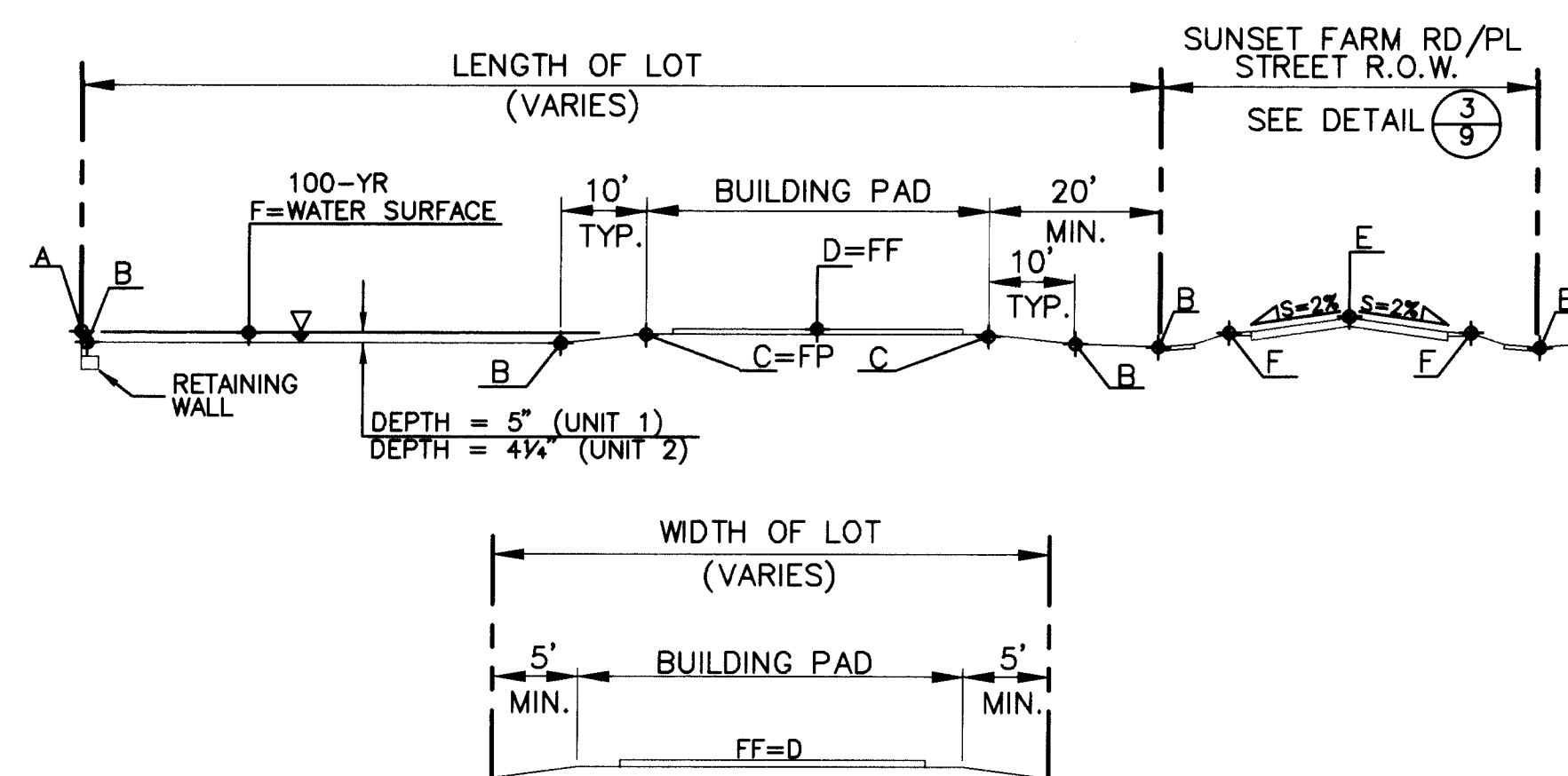
1. DURING ROUGH GRADING, THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS ON THE SITE'S PERIMETER, AND BY WETTING THE SOIL PERIODICALLY TO KEEP THE DUST FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING DOWN THE STREET.
3. THE CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
5. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR BY AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.
7. SEEDING OF EXISTING DISTURBED AREAS SHALL BE DONE IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATION #1012, "NATIVE GRASS SEEDING".



CASE I
DRAIN FROM STREET
W/ RETAINING WALL @ REAR
LOTS 2 - 18 (*UNIT 1*) LOTS 1 - 4 AND 13 - 20 (*UNIT 2*)



CASE II
DRAIN FROM STREET
NEAR "ARENAL DITCH" LOCATED ON SIDE OR REAR
LOTS 1, 19, (*UNIT 1*) LOTS 4 - 7 AND 9 - 12 (*UNIT 2*)



TYPICAL LOT SECTION
 LOTS 2 - 18 (UNIT 1) LOTS 1 - 4 AND 13 - 20 (UNIT 2)

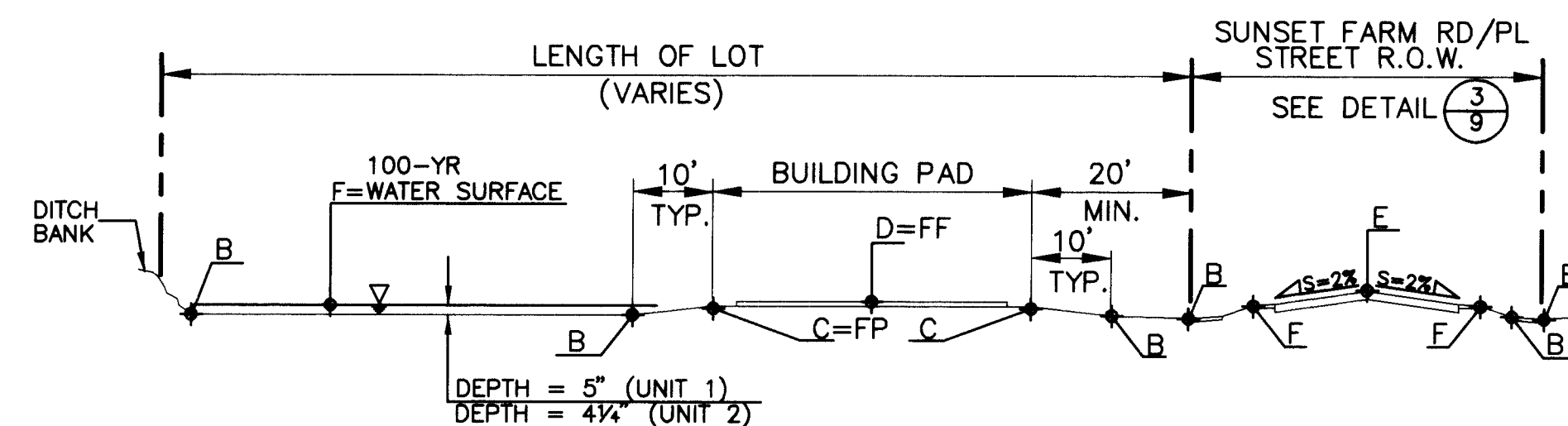
SUNSET FARM RD
(UNIT 1)

LETTER	ELEV.
A	TW40.7249.28
B	FG47.9747.53
C	FP40.3048.96
D	FF40.7249.28
E	TA48.8448.37
F	TC48.3047.95

SUNSET FARM PL
(UNIT 2)

LETTER	ELEV.
A	TW49.5749.24
B	FG47.8947.50
C	FP49.2448.91
D	FF49.5749.24
E	TA48.6648.33
F	TC48.2447.91

LOT ELEVATIONS



TYPICAL
LOT SECTION NEAR "ARENAL DITCH"
LOTS 1, 19, (UNIT 1) – LOTS 4 – 7 AND 9 – 12 (UNIT 2)

NOTE:
SEE GRADING PLAN FOR LIMITS OF GRADING AND ELEVATIONS
WHERE "ARENAL DITCH" RUNS ALONG SIDE OF PROPERTY.

I HEREBY CERTIFY THIS DRAINAGE
PLAN IS IN SUBSTANTIAL COMPLIANCE
WITH THE APPROVED DRAINAGE PLAN.

SIGNED: Joe Kelly
DATE: May 24, 1996

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

 **CHAVEZ • GRIEVES**
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNSET FARMS WEST SUBDIVISION
TYPICAL LOT SECTIONS/LAYOUTS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B.G. Kelly</i>	3-31-95	Water	<i>G. Smith</i>	3/20/95
Trans. Dev. <i>M. C. ...</i>	<i>M. C. ...</i>	3-27-95	Wastewater		
Hydrology	<i>R. ...</i>	3-7-95	B.C.P.W.D	<i>E. ...</i>	1-5/10/95

DRAWING NO.	5160.90	MAP NO.	K-12-Z	SHEET	4	OF	9
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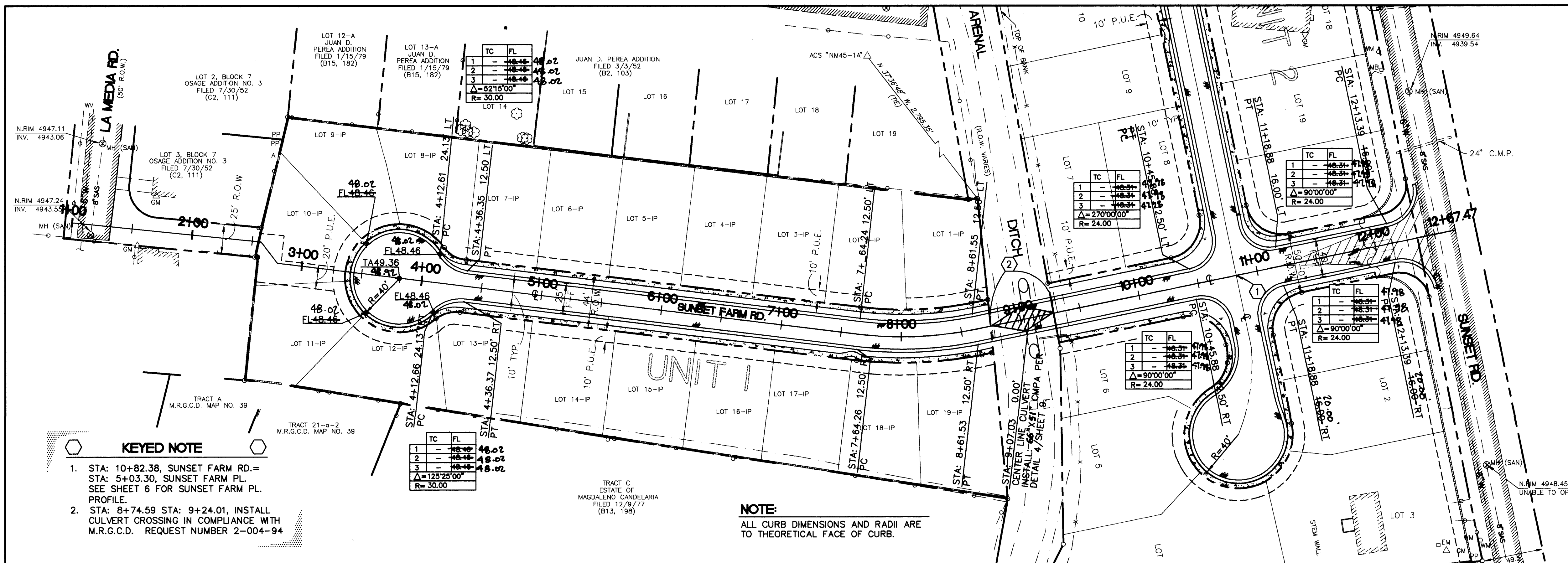
ENGINEERS SEAL



John Kelly
Mar 23, 1999

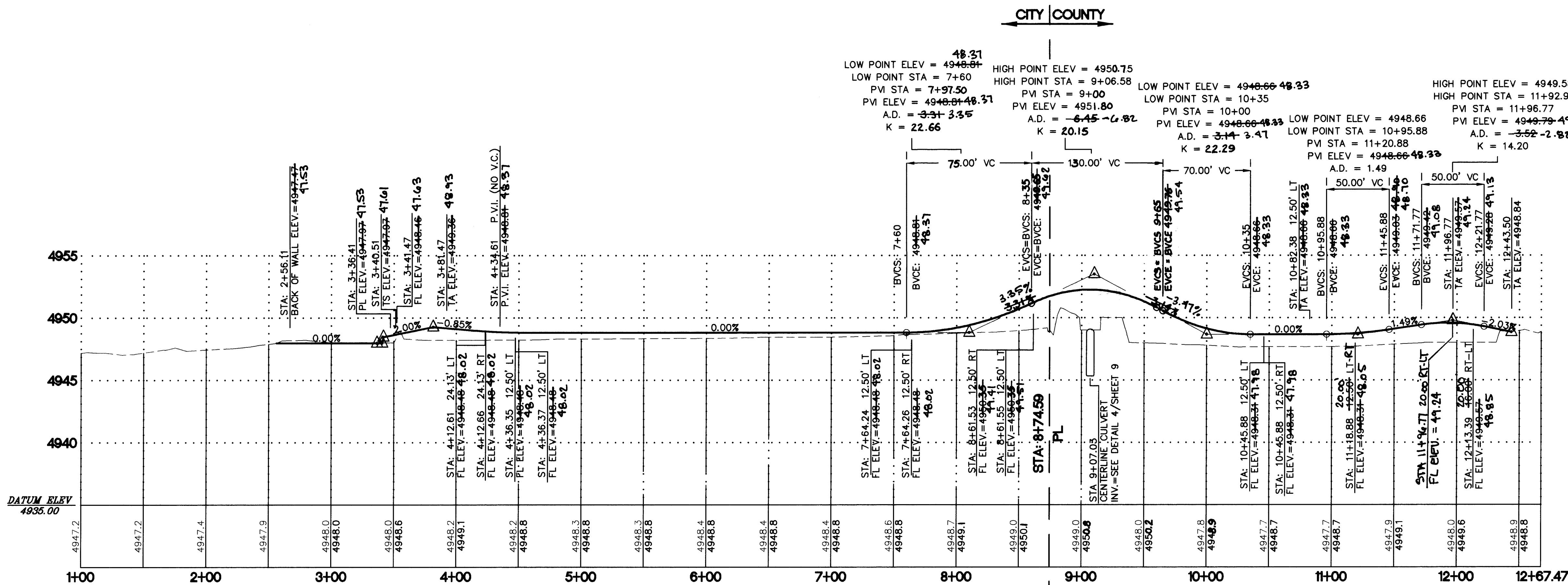
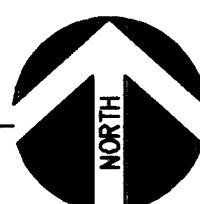
	NO.	DATE	REMARKS	BY
			REVISED	
			DESIGN	
			DESIGNED: J. P. KELLEY	DATE: 01-95
			DRAWN BY: R. F. CASASUS	DATE: 01-95
			CHECKED BY: J. P. KELLEY	DATE: 01-95

NO. 535-101-5184
FILE NO. 880V/DW (PS) (03-02-98)
REV. (03-02-98)



PLAN VIEW SUNSET FARM RD

SCALE: 1"=50'



ROAD PROFILE SUNSET FARM RD.

SIGNAGE AND STRIPING:

1. INSTALL 12"X18" "NO PARKING ANYTIME" (R7-1), BOTTOM OF SIGN 7" ABOVE THE GROUND, ON 12"X10" SQUARE TUBING BREAKAWAY POST (COUNTY STANDARD). SIGN LOCATION STA 10+45.88, 14' LT.
2. INSTALL 30"X30" "STOP" SIGN (R1-1) PER COUNTY STANDARD. SIGN LOCATION STA 12+13.39, 17' RT.
3. INSTALL REFLECTORIZED PAINTED MARKINGS:
 - a) 4" DOUBLE YELLOW STA 11+19 TO STA 12+13, 4' LT
 - b) 4" SINGLE WHITE STA 11+19 TO STA 12+13, 7' RT
 - c) 12" SINGLE WHITE STOP BAR STA 12+14, 4' LT TO 18' RT
 - d) WHITE LEFT ARROW STA 11+65, 15' RT
 - e) WHITE RIGHT ARROW STA 11+65, 12.5' RT

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	CHAVEZ & GRIEVES	DATE	7-94	FIELD NOTES			
DATE	12/95	DATE	7-94	NO.			
BY	J. P. KELLEY	BY		REVISIONS			
ACCEPTANCE	BY CHAVEZ & GRIEVES	DATE	7-94	NO.			
DATE	12/95	DATE	7-94	NO.			
BY	J. P. KELLEY	BY		REVISIONS			
ACCEPTANCE	BY CHAVEZ & GRIEVES	DATE	7-94	NO.			
DATE	12/95	DATE	7-94	NO.			
CONTRACTOR	CHAVEZ & GRIEVES	DATE	7-94	NO.			
DATE	12/95	DATE	7-94	NO.			
BY	J. P. KELLEY	BY		REVISIONS			
ACCEPTANCE	BY CHAVEZ & GRIEVES	DATE	7-94	NO.			
DATE	12/95	DATE	7-94	NO.			
BY	J. P. KELLEY	BY		REVISIONS			
ACCEPTANCE	BY CHAVEZ & GRIEVES	DATE	7-94	NO.			
DATE	12/95	DATE	7-94	NO.			



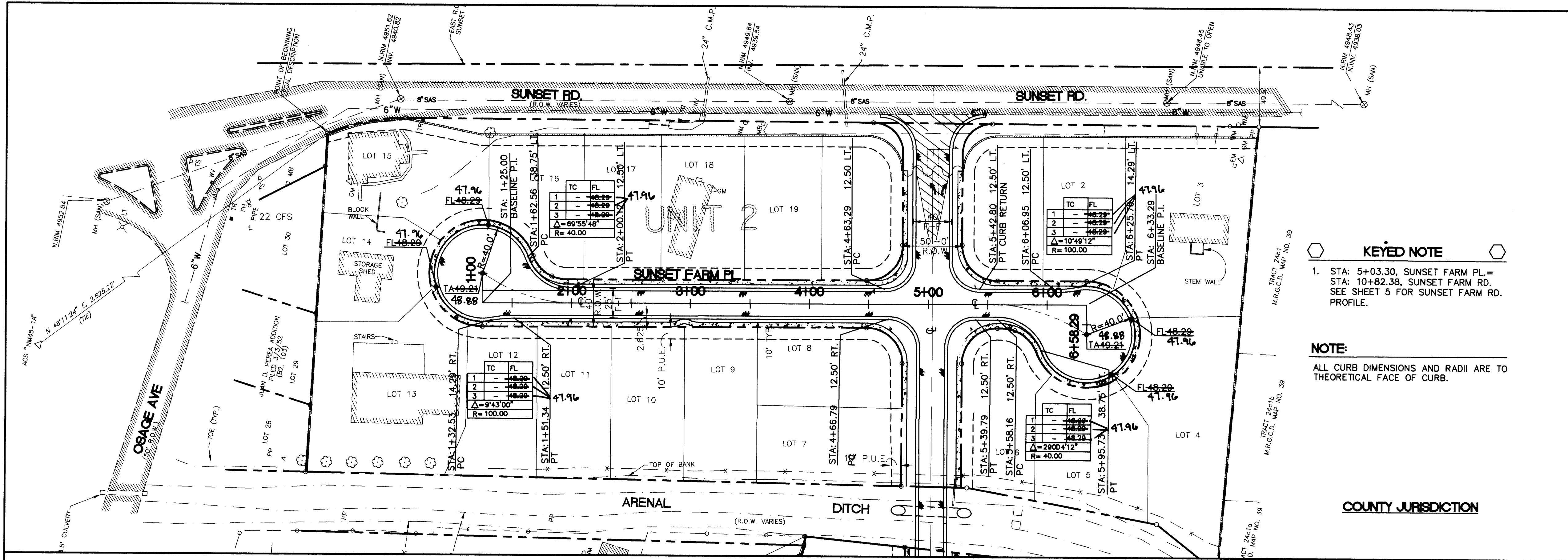
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNSET FARMS WEST SUBDIVISION
ROAD PLAN AND PROFILE
(SUNSET FARM ROAD)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	J. P. KELLEY	3-3-95	Water		
Trans. Dev.	J. P. KELLEY	3-7-95	Wastewater		
Hydrology	J. P. KELLEY	3-7-95	B.C.P.W.D.		

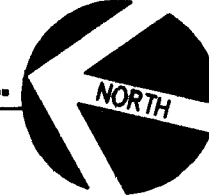
DRAWING NO. 5160.90 MAP NO. K-12-2 SHEET 5 OF 9

SCANNED BY
BY LASON



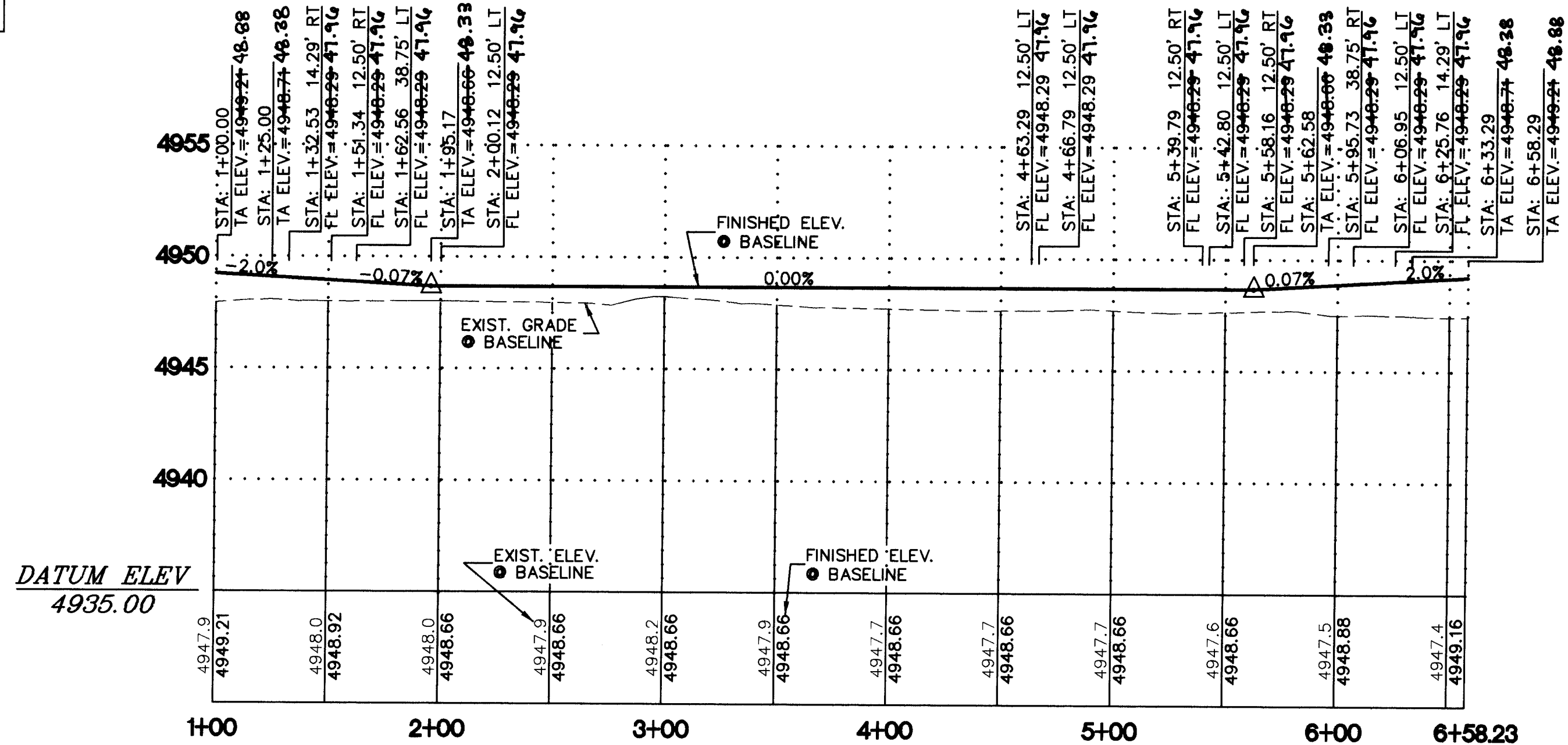
PLAN VIEW-SUNSET FARM PL.

SCALE: 1"=50'



COUNTY JURISDICTION

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



ROAD PROFILE-SUNSET FARM PL.

SIGNAGE

1. INSTALL 12"X18" "NO PARKING ANYTIME" (R7-1). BOTTOM OF SIGN 7' ABOVE THE GROUND, ON 19"X10" SQUARE TUBING BREAKAWAY POST (COUNTY STANDARD).
SIGN LOCATION:
STA: 1+69, 14' RT
STA: 2+05, 14' LT
STA: 4+51, 14' LT
STA: 5+43, 14' RT
2. INSTALL 30"X30" "STOP" (R1-1) PER COUNTY STANDARD.
SIGN LOCATION:
STA: 4+66.74, 14' RT
STA: 4+80, 14' LT

KEYED NOTE

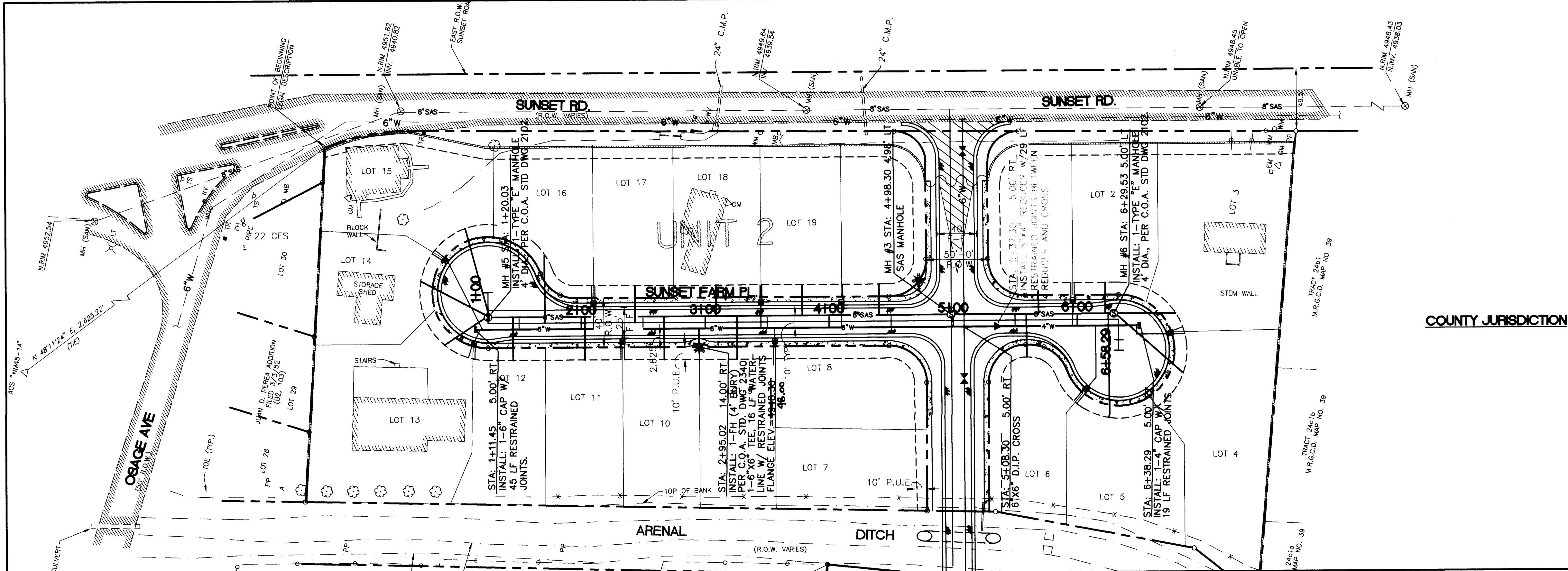
1. STA: 5+03.30, SUNSET FARM PL. = STA: 10+82.38, SUNSET FARM RD. SEE SHEET 5 FOR SUNSET FARM RD. PROFILE.

NOTE:

ALL CURB DIMENSIONS AND RADII ARE TO THEORETICAL FACE OF CURB.

COUNTY JURISDICTION

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	T.B.M.	CONTRACTOR	SANDPANCE MECHANICAL
1	ALBUQUERQUE SURVEY	7-94		ALBUQUERQUE SURVEY	12/95
2	ALBUQUERQUE SURVEY			ALBUQUERQUE SURVEY	1/96
3	NMPLS 10464			ALBUQUERQUE SURVEY	2/96
4	SURVEY DATE	7-94		ALBUQUERQUE SURVEY	3/96
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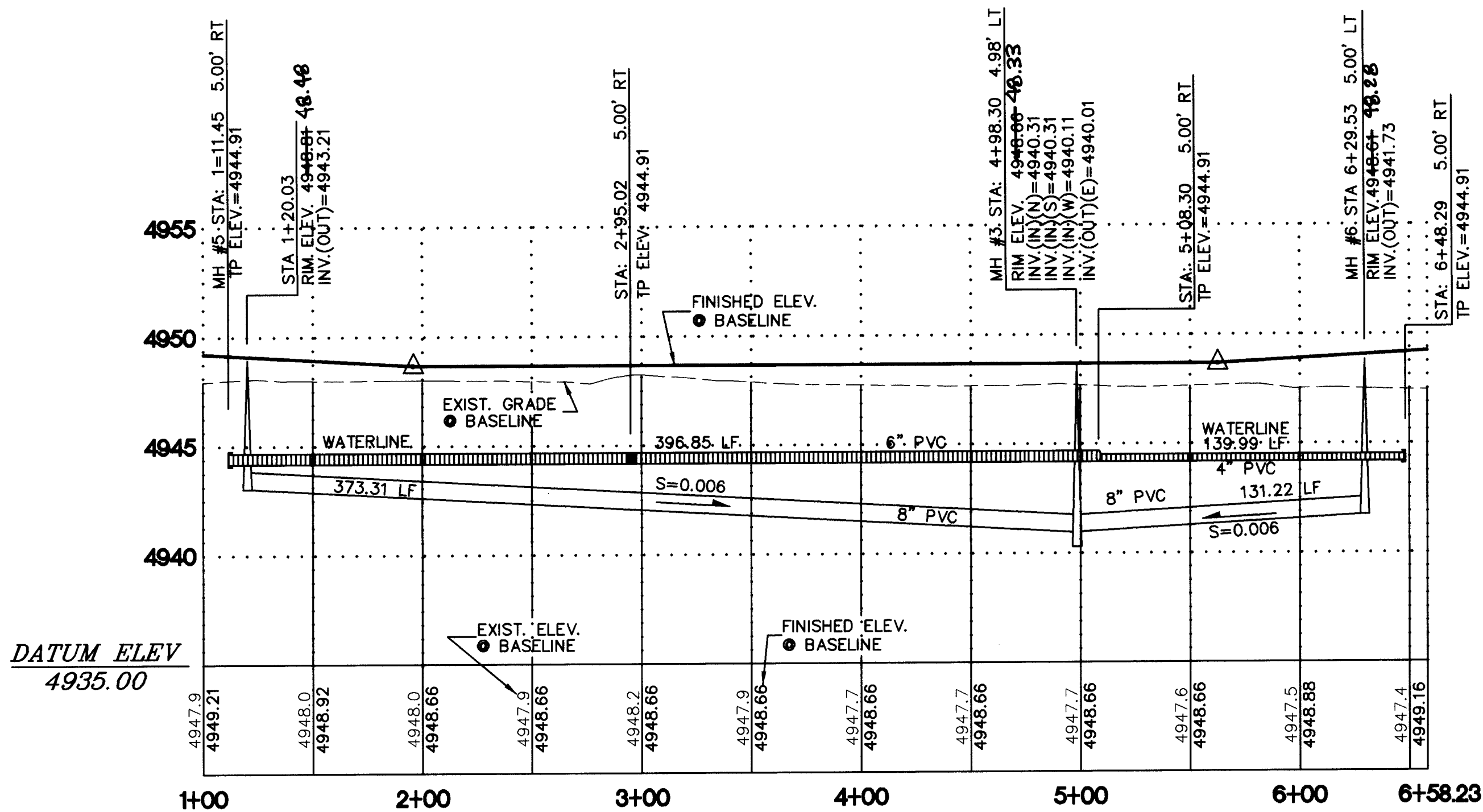


PLAN VIEW-SUNSET FARM PL.

SCALE: 1"=50'



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



UTILITY PROFILE-SUNSET FARM PL.

UNIT II WATER SERVICE LOCATIONS		
LOT	STATION	METER TYPE
1		
2	5+96.59	DOUBLE
3		
4	6+44.66	DOUBLE
5		
6	6+04.16	DOUBLE
7	SEE PROFILE SUNSET FARM RD.	
8	SEE PROFILE SUNSET FARM RD.	
9	3+56.22	SINGLE
10		
11	2+33.34	DOUBLE
12		
13	1+15.28	DOUBLE
14		
15	1+17.68	DOUBLE
16		
17	2+10.09	DOUBLE
18		
19	3+44.99	DOUBLE
20	4+10.07	SINGLE

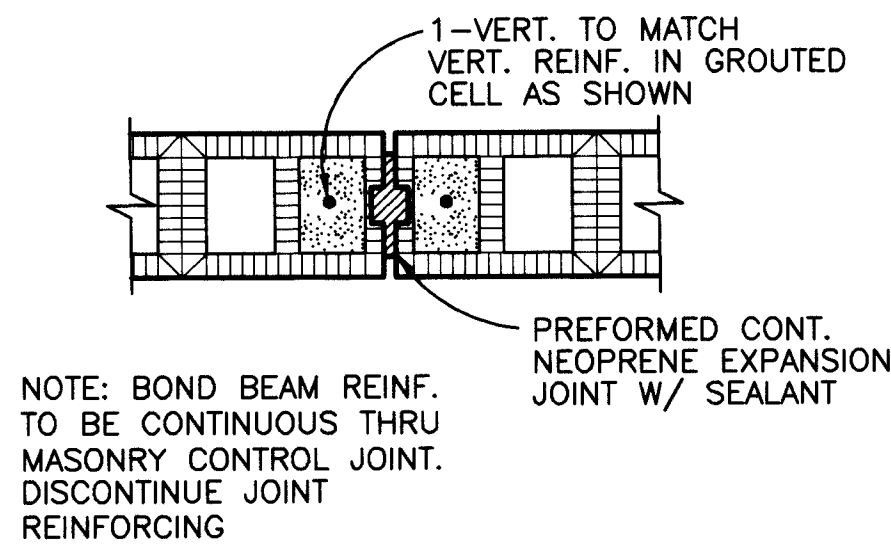
SAS SERVICE LOCATIONS			
LOT	STATION	OFFSET	INVERT
1	5+68.71	30.00' LT	4943.09
2	6+22.58	30.00' LT	4943.09
3	6+29.53	50.11' LT	4943.09
4	6+29.53	70.59' RT	4943.09
5	6+25.17	79.36' RT	4943.09
6	5+59.01	30.00' RT	4943.09
7	SEE PROFILE SUNSET FARM RD.		
8	SEE PROFILE SUNSET FARM RD.		
9	3+25.55	30.00' RT	4943.09
10	2+66.99	30.00' RT	4943.09
11	3+02.97	30.00' RT	4943.09
12	1+44.97	30.00' RT	4943.09
13	1+20.03	38.56' RT	4943.09
14	1+20.03	58.61' LT	4943.09
15	1+20.03	70.53' LT	4943.09
16	1+70.54	55.00' LT	4943.09
17	2+43.48	30.00' LT	4943.09
18	3+08.61	30.00' LT	4943.09
19	3+78.38	30.00' LT	4943.09
20	4+40.36	30.00' LT	4943.09

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	CHAVEZ-GRIEVES	T.B.M.		NO.	BY		
STAMPED BY	ALBUQUERQUE	DATE	7-94	DATE	7-94		
INSPECTOR'S	ALBUQUERQUE	DATE	7-94	DATE	7-94		
FIELD	ALBUQUERQUE	DATE	7-94	DATE	7-94		
VERIFICATION	ALBUQUERQUE	DATE	7-94	DATE	7-94		
CORRECTED BY	CHAVEZ-GRIEVES	DATE	7-94	DATE	7-94		
MICRO-FILM INFORMATION		RECORDED BY		DATE			
		NG					

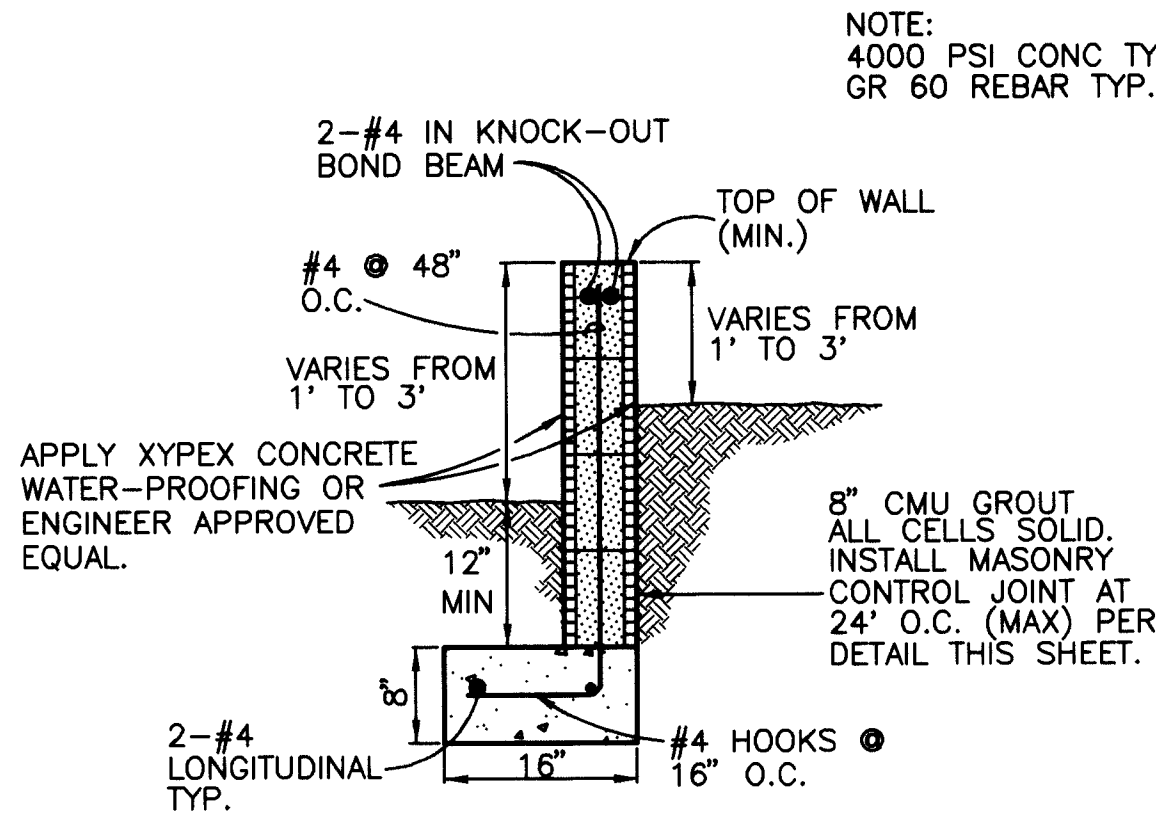


CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: SUNSET FARMS WEST SUBDIVISION UTILITY PLAN AND PROFILE (SUNSET FARM PLACE)			
APPROVALS	ENGINEER	DATE	ENGINEER
D.R.C. Chair	J.P. Kelley	3-31-95	Water
Trans. Dev.	W.B. Kelly	3-07-95	Wastewater
Hydrology	W.B. Kelly	3-7-95	B.C.P.W.D.
DESIGNED: J. P. KELLEY	DATE: 01-95	DRAWN BY: R. F. CASALS	DATE: 01-95
CHECKED BY: J. P. KELLEY	DATE: 01-95		
DRAWING NO. 5160.90	MAP NO. K-12-Z	SHEET 8	OF 9

JOB NO. 56-101-5184
DATE: 08-23-94
REV: (02-02-95)



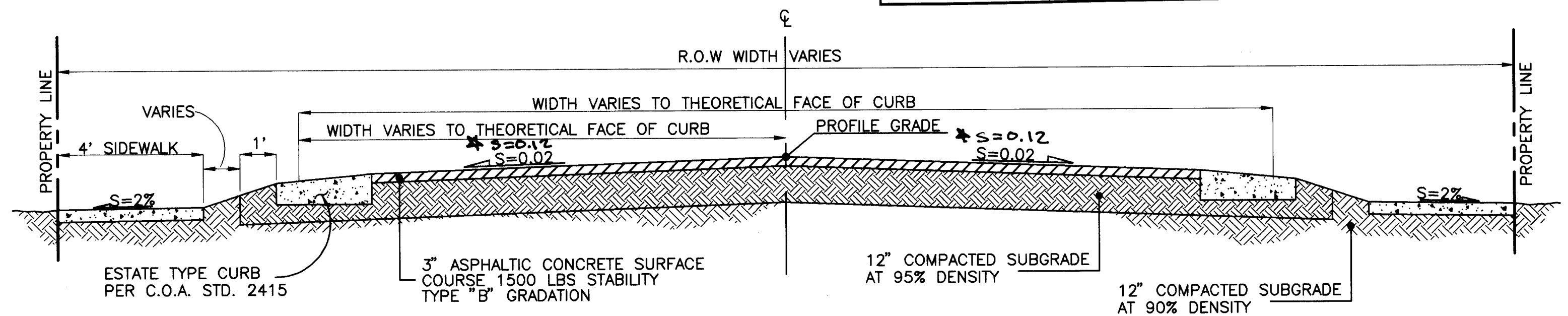
NOTE: BOND BEAM REINF. TO BE CONTINUOUS THRU MASONRY CONTROL JOINT. DISCONTINUE JOINT REINFORCING



2 RETAINING WALL

3 OF 9

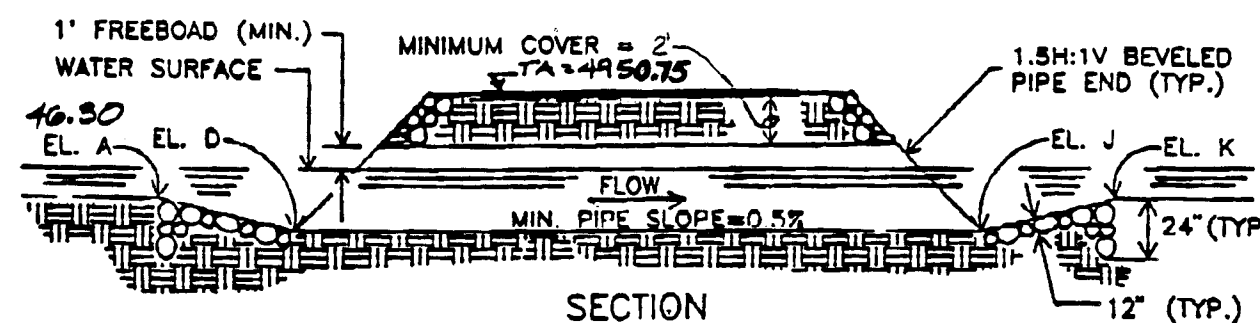
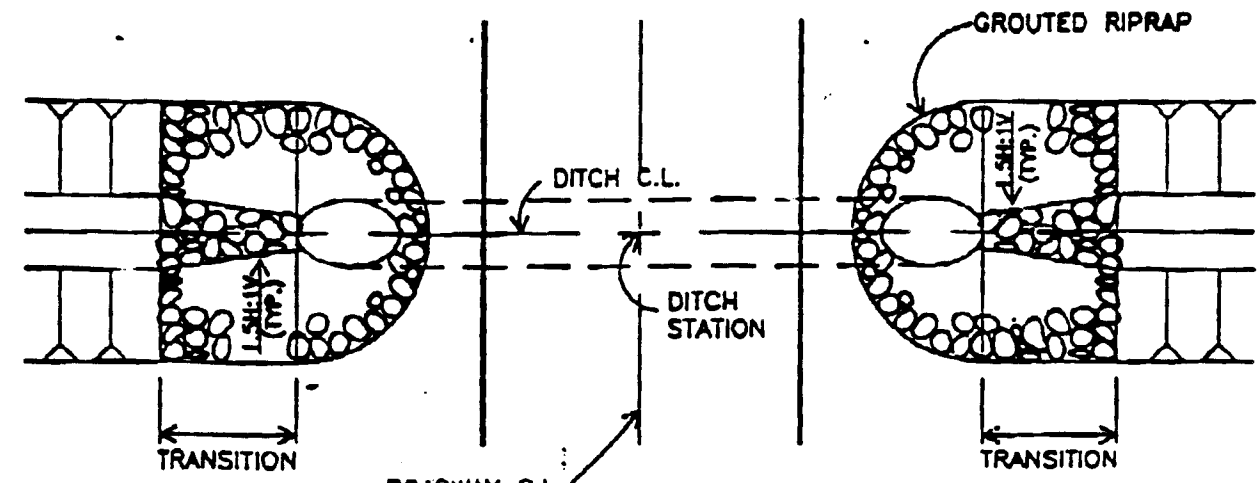
3/4"=1'-0"



3 TYPICAL ROAD SECTION

3 OF 9

NOTE: INSTALL STREET SECTION PER C.O.A. STD. DWG. 2405
* STA: 11+18.88 TO 12+13.29 Sunset farm road only



NOTES:

1. REINFORCED CONCRETE PIPE CULVERT SHALL CONFORM TO A.S.T.M. DESIGNATION 078-72, CLASS III, WALL B, USING "O" RING GASKETED JOINTS.
2. CORRUGATED METAL PIPE CULVERT SHALL CONFORM TO INTERIM FEDERAL SPECIFICATION WW-P-00404, CLASS I AND II, SHAPES 1, 2 AND 3.
3. CULVERT CROSSINGS SHALL BE SET AT AN ELEVATION PROVIDING A MAXIMUM BACK WATER EFFECT OF NOT MORE THAN 0.25' AS DETERMINED BY HYDRAULIC COMPUTATIONS.
4. TRANSITIONS SHALL BE PROVIDED AT BOTH INLET AND OUTLET OF THE PIPE AS SHOWN ON THE DRAWING ABOVE. TRANSITIONS MAY BE CONSTRUCTED OF CONCRETE OR GROUTED RIPRAP.
5. GROUTED RIPRAP PROTECTION SHALL BE USED ADJACENT TO STRUCTURES IN EARTH-SURFACED WATERWAYS WHERE EROSION MAY OCCUR. RIPRAP SHALL BE HARD, DENSE AND DURABLE.
6. ALL BACKFILL SHALL BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE A.S.T.M. PROCTOR TEST.
7. NO CULVERT INSTALLATIONS ARE PERMITTED DURING IRRIGATION SEASON (MARCH 1 TO NOVEMBER 1).
8. THE LICENSEE SHALL CLEAN AND REMOVE ALL SILT AND DEBRIS WITHIN THE CULVERT CROSSING ON A ANNUAL BASIS PRIOR TO MARCH 1st AND THEREAFTER.
9. THE LICENSEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CULVERT CROSSING AND ALL ACCESSORIES ON THE CULVERT CROSSING.
10. THE LICENSEE SHALL BE RESPONSIBLE FOR THE CONTROL OF VEGETATION ON AND AROUND THE CULVERT CROSSING.

PIPE CULVERT INFORMATION

EL. A= 4946.30
EL. D= 4945.40
EL. J= 4945.13
EL. K= 4946.26
WS. A= 4948.10
WS. K= 4948.06
PIPE LENGTH= 55
PIPE DIA= 66" X 51" ARCHED
TRANSITION DIA= 15'

NOTE: PIPE CULVERT INFORMATION WILL BE DETERMINED BY THE DISTRICT SHOULD THE CULVERT PIPE BE REPLACED.

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
MINIMUM CONSTRUCTION STANDARDS

PIPE CULVERT CROSSING
LATERALS AND ACEQUIAS

B.O.R. APPROVAL
M.R.C.D. APPROVAL
DRAWN

DRAWING NO. 163-518-4944

4 DITCH CROSSING DETAIL

3 OF 9

N.T.S.

STREET	STATION TO STATION		STREET WIDTH	R.O.W. WIDTH
SUNSET FARM RD.	4+36.37	10+45.28	25'	44'
SUNSET FARM RD.	11+18.88	12+13.39	40'	50'
SUNSET FARM PL.	2+00.12	4+66.79	25'	40'
SUNSET FARM PL.	5+42.80	5+58.16	25'	40'

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR SURVANCE MECHANICAL		BENCH MARK: ALUMINUM CAP STAMPED "ASC NM45-1A, 1984", LOCATED 2.7 MILES WEST OF DOWNTOWN ALBUQ.		FIELD NOTES		ENGINEER'S SEAL	
STAMPED BY ALBU SURVIVANT 12/15/95		AT THE INTERSECTION OF CENTRAL AVE. AND COORS BLVD. IN THE S.E. QUAD. ELEV. = 5016.74		NO. 1		DATE 7-94	
INSPECTOR'S SIGNATURE DATE 4/96				BY			
FIELD VERIFICATION BY DATE 3/96				SURVEY DATA PROVIDED			
CORRECTED BY DATE 3/96				ALBUQUERQUE SURVEY			
MICRO-FILM INFORMATION				NMPLS 10464			
RECORDED BY				SURVEY DATE 7-94			
NO.							



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SUNSET FARMS SUBDMISION - WEST DETAIL SHEET					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	J. P. Kelley	3-31-95	Water	J. P. Kelley	3-31-95
Trans. Dev.	J. P. Kelley	3-31-95	Wastewater	J. P. Kelley	3-31-95
Hydrology	J. P. Kelley	3-31-95	B.C.P.W.D.	J. P. Kelley	3-31-95
DRAWING NO.	5160.90	MAP NO.	K-12-Z	SHEET	9 OF 9

SCANNED BY
BY LASON