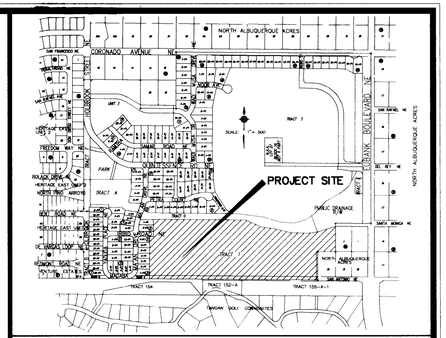
COMMUNITY SCIENCES CORPORATION — CORRALES, NEW MEXICO — (505) 897-0000

QUINTESSENCE SUBDIVISION - UNIT 2

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR GRADING, PAVING AND UTILITIES



SCALE: 1" = 500 ± **VICINITY MAP** D-21-Z

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED WITH UPDATE NO. 6
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
4. THE CONTRACTOR SHALL FURNISH EMD'S ON ALL WATER AND SEWER SERVICE STUBS. CAPS AND PLUGS.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN 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 GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
6. RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES.
7. THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
8. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
9. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
10. 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. ALL NEW STRIPING SHALL BE PLASTIC AS PER CITY STANDARDS.
11. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
12. ALL HANDICAP RAMPS WILL MEET ADA STANDARDS

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX TO DRAWINGS
2-4	PLATS OF GEOMETRY
5-6	GRADING AND EROSION CONTROL PLANS
7	TYPICAL LOT GRADING DETAILS AND SECTIONS
	PAVING PLAN & PROFILES
8	COMPOSITE PAVING PLAN
9-10	IRBID ROAD NE
11-13	ES SALT ROAD NE
14	JARASH PLACE NE
	UTILITY PLAN & PROFILES
15	COMPOSITE UTILITY PLAN
16-17	IRBID ROAD NE
18-20	ES SALT DRIVE NE
21	JARASH PLACE NE
22	TYPICAL GRADING DETAILS AND SECTIONS

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly registered Professional Engineer under the laws of the State of New Mexico do hereby certify that the attached Drawing information shown on this drawing is based on my knowledge and post-construction information, that the Record Drawing information shown on this drawing and specifications, was compiled under my direct supervision, and that the Record Drawing information is true and correct to the best of my knowledge and belief. I further certify that I have reviewed the Record Drawings for the design concepts, design engineering and calculations, conform to the Record Drawings results with others.

Ellery A. Blathrow, Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

WARNING – EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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 ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH (BLUE STAKES) PROCEDURES, OR OTHERWISE.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Davis
DATE 3-11-97

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

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1							

ENGINEER'S SEAL — JAMES D. HOGLE 11676 NEW MEXICO PROFESSIONAL ENGINEER — 1-30-96

DATE: DEC., 1995
SCALE: AS SHOWN
DESIGNED: JMN
DRAWN: AM
JOB NO.: 32308-PRE

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

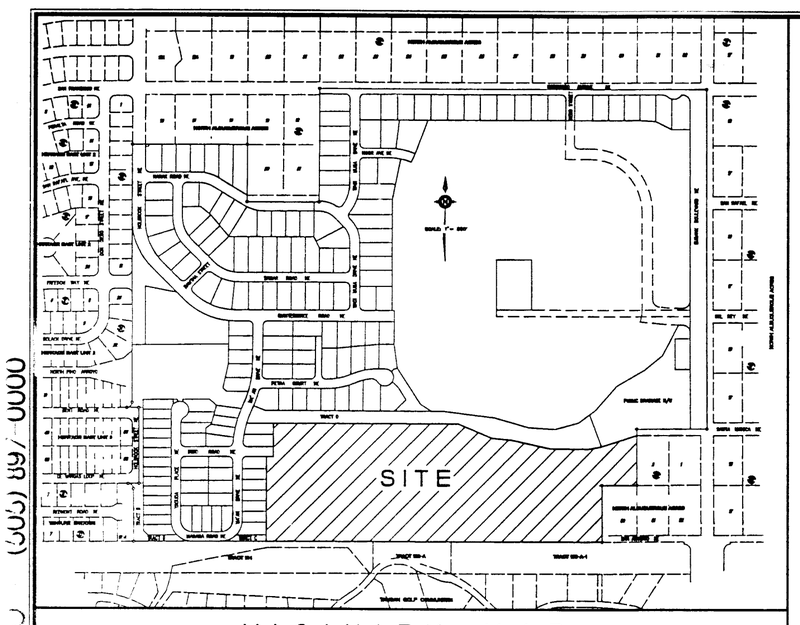
APPROVED FOR CONSTRUCTION
CITY ENGINEER
3/28/96
DATE

PROJECT NO. 5206.93

SHEET 1 OF 22

32308C1.DWG

SCANNED BY BY LASON



VICINITY MAP

ZONE ATLAS D-21-Z

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS DRAINAGE RIGHT-OF-WAYS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON 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 (SEE NOTE 8). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PARADISE WEST, INC

A NEW MEXICO CORPORATION

BY: Samar Dababoneh

SAMAR DABABNEH, PRESIDENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 22, 1996
BY SAMAR DABABNEH, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: Robert C. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/3/98

OFFICIAL SEAL
Robert C. Miller
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/3/98

FEMA NOTE:

LOTS EFFECTED BY F.E.M.A. FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL #35002-0011, EFFECTIVE 10-14-83 AS BEING IN ZONE AO (1' DEPTH) ON THE "NORTH ARROYO DEL PINO" ARE:

BLOCK	LOTS
4	6-15
5	5-38

THESE LOTS ARE TO BE REMOVED FROM THAT FLOOD PLAIN THRU THE CONSTRUCTION OF DRAINAGE INFRASTRUCTURE AS REQUIRED BY AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE IN CONJUNCTION WITH THIS SUBDIVISION. AFTER THE INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND DOCUMENTED AS BEING ACCEPTABLE TO F.E.M.A., THEY WILL ISSUE A LETTER OF MAP REVISION (LOMR) WHICH OFFICIALLY REMOVES THE LOTS FROM THE FLOOD PLAIN.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT ("PROJECTED" SECTION 21, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF TRACT 1 OF QUINTESSENCE UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON _____, VOLUME ____, FOLIO ____ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE AT THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "5-D21" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=415,552.51 AND Y=1,516,380.98); **THENCE** AS A TIE S06°55'48"E, 4793.61 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 1-P1, BLOCK 5 OF SAID QUINTESSENCE UNIT 1, A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT D, QUINTESSENCE UNIT 1, AND THE AND **TRUE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; **THENCE** ALONG SAID SOUTHERLY BOUNDARY OF TRACT D, S89°36'32"E, 856.71 FEET TO AN ANGLE POINT; **THENCE** S66°39'17"E, 171.91 FEET TO AN ANGLE POINT; **THENCE** S84°00'40"E, 90.42' FEET TO AN ANGLE POINT; **THENCE**, S76°50'50"E, 184.52 FEET TO AN ANGLE POINT; **THENCE** S88°58'05"E, 180.01 FEET TO AN ANGLE POINT; **THENCE** N80°04'17"E, 63.09 FEET TO THE SOUTHEAST CORNER OF TRACT D, AND THE SOUTHWEST CORNER OF AN EXISTING PUBLIC DRAINAGE RIGHT-OF-WAY, QUINTESSENCE UNIT 1; **THENCE** ALONG THE SOUTHERLY BOUNDARY LINE OF SAID EXISTING PUBLIC DRAINAGE RIGHT-OF-WAY, N72°42'02"E, 175.20 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 20 OF NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK IN BERALILLO COUNTY, NEW MEXICO ON JUNE 8, 1931 IN VOLUME D, FOLIO 133, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; **THENCE** DEPARTING SAID SOUTHERLY BOUNDARY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, BLOCK 20, S00°09'44"W, 233.97 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 20, AND THE NORTHEAST CORNER OF LOT 30, BLOCK 20 OF SAID NORTH ALBUQUERQUE ACRES; **THENCE** ALONG THE NORTHERLY BOUNDARY OF LOT 30, BLOCK 20, N89°33'40"W, 164.93 FEET TO THE NORTHWEST CORNER OF LOT 30, BLOCK 20; THENCE ALONG THE WESTERLY BOUNDARY LINE OF LOT 30, BLOCK 20, S00°05'53"W, 264.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN ANTONIO NE (30' R/W), AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; **THENCE** N89°36'32"W, 1562.78 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT C, QUINTESSENCE UNIT 1, AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; **THENCE** N00°23'28"E, 396.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRBID ROAD NE (46' R/W), THE NORTHEAST CORNER OF LOT 7-P1, BLOCK 3 OF QUINTESSENCE UNIT 1; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°36'32"E, 31.46 FEET TO AN ANGLE POINT; **THENCE** DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE, N00°23'28"E, 156.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, THE NORTHEAST CORNER OF LOT 1-P1, BLOCK 5, AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.1600 ACRES (834,609 S.F.) MORE OR LESS.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s:

QUINTESSENCE UNIT 1:

TRACT 1, UPC # _____

PROPERTY OWNER OF RECORD: PARADISE WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972 — DATE 1/5/96

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

SUBDIVISION DATA:

CASE NO.	DRB-94-552, V-94-132
GROSS SUBDIVISION ACREAGE	19.1600 AC
ZONE ATLAS INDEX NO.	D-21-Z
NO. OF EXISTING TRACTS	1
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	113
NO. OF TRACTS CREATED	1
MILES OF FULL-WIDTH STREETS CREATED	0.74 MILES
DATE OF SURVEY	AUGUST, 1994
S.P. TALOS LOG NO.	96-0104-1103-0250

APPROVALS:

SUBDIVISION CASE NUMBER: _____

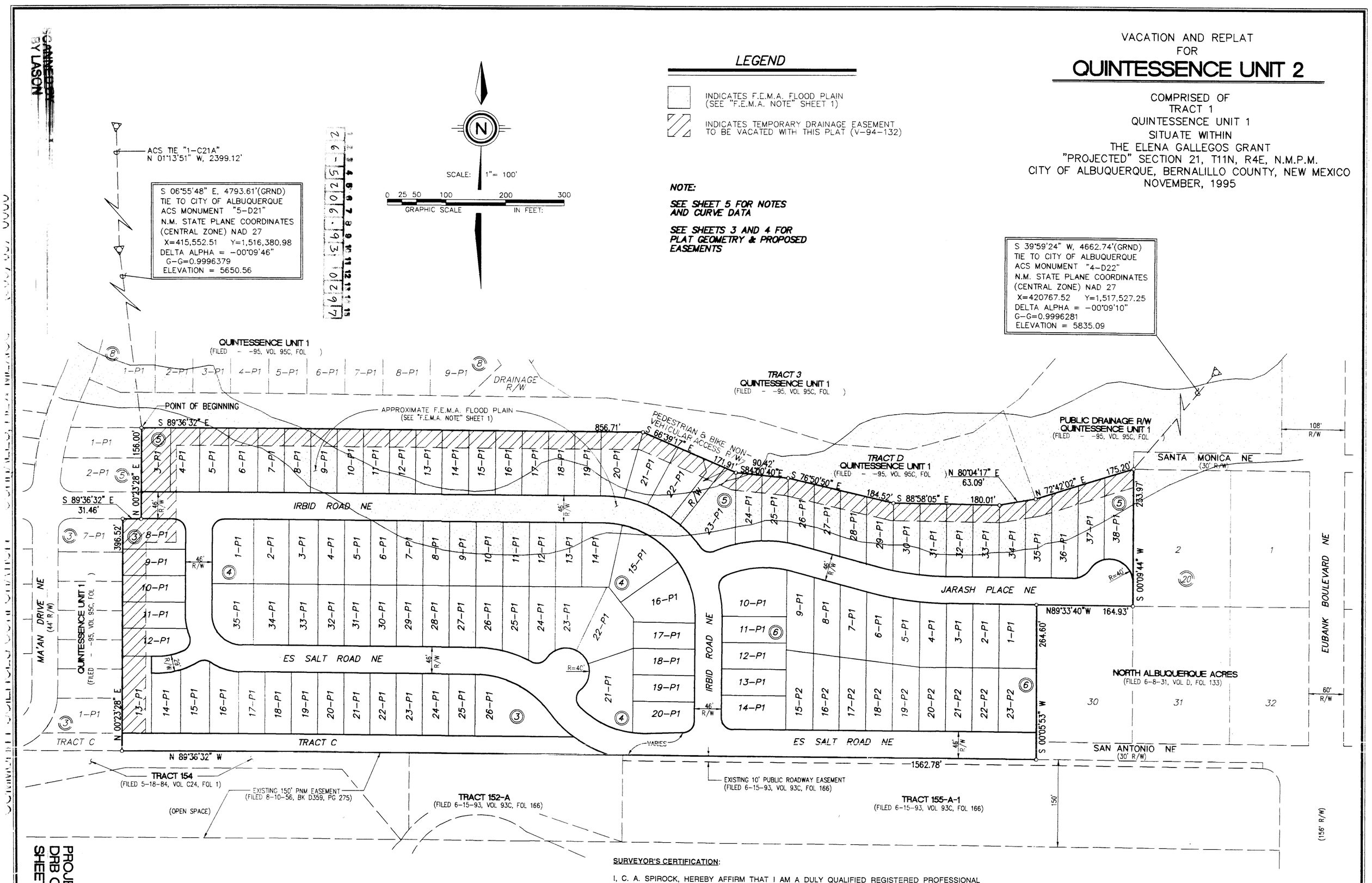
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
PARKS AND GENERAL SERVICE DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT	DATE
CITY SURVEYOR, ENGINEERING DIVISION	012696 DATE
PROPERTY MANAGEMENT	DATE
PNM GAS SERVICES	DATE
U S WEST COMMUNICATIONS, INC.	DATE
PNM ELECTRIC SERVICES	DATE

REGISTERED LAND SURVEYOR — STATE OF NEW MEXICO — No. 4972 — C. A. SPIROCK

SHEET 1 OF 5

DATE:	NOVEMBER, 1995
SCALE:	N/A
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	323-08-025

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048



VACATION AND REPLAT
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972 — DATE 1/5/96

REGISTERED LAND SURVEYOR — STATE OF NEW MEXICO — No. 4972 — C. A. SPIROCK

SHEET 2 OF 5

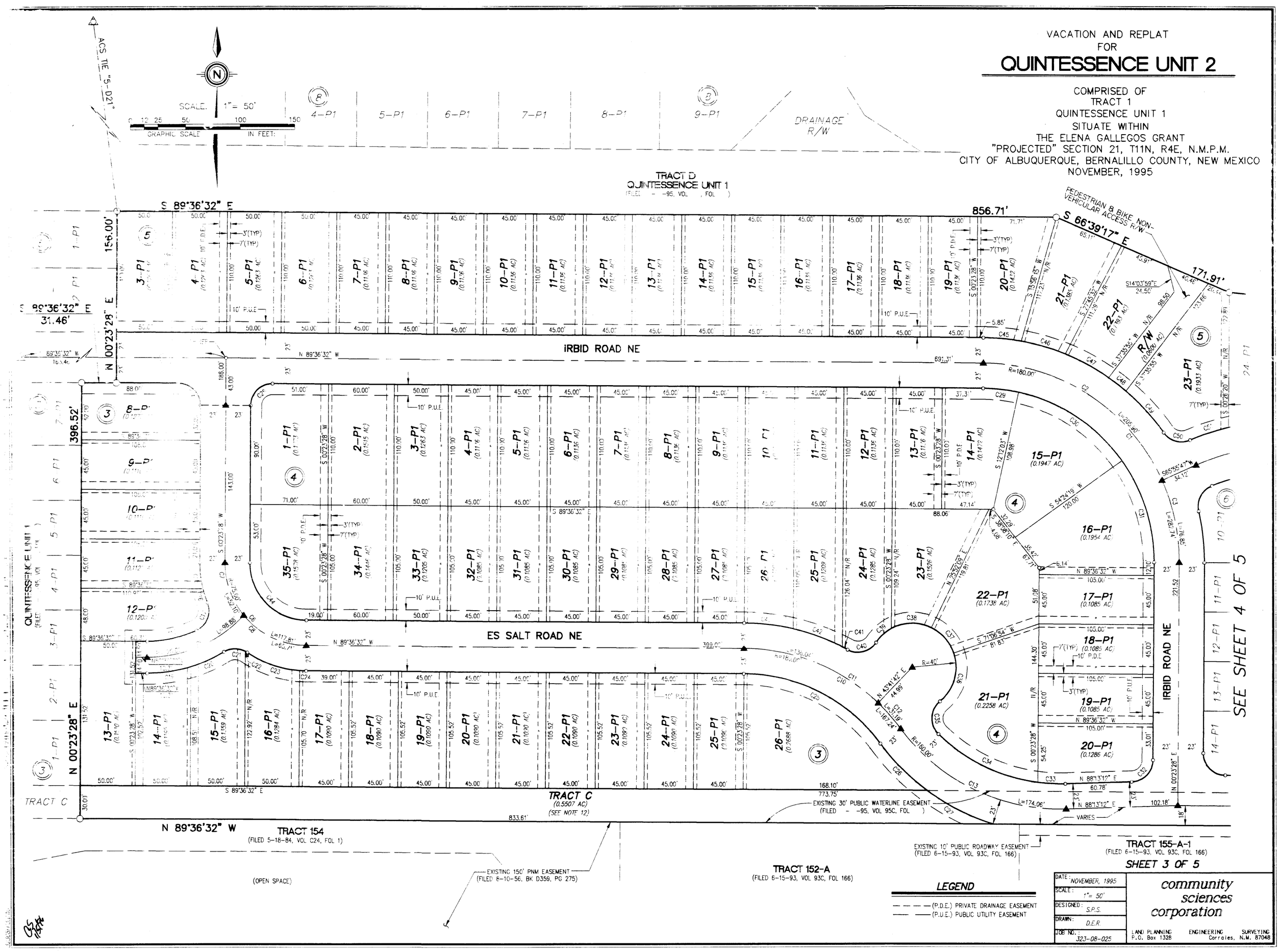
DATE:	NOVEMBER, 1995
SCALE:	1"= 100'
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	323-08-025

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

PROJECT NO. 5206.93
DRB CASE NO. 94-552
SHEET 2 OF 22

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995



SCANNED BY LASON

SURVEYOR'S CERTIFICATION:

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C. A. SPIROCK, N.M.P.L.S. #4972 — DATE 1/5/96

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 2

COMPRISED OF
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THE ELENA GALLEGOS GRANT
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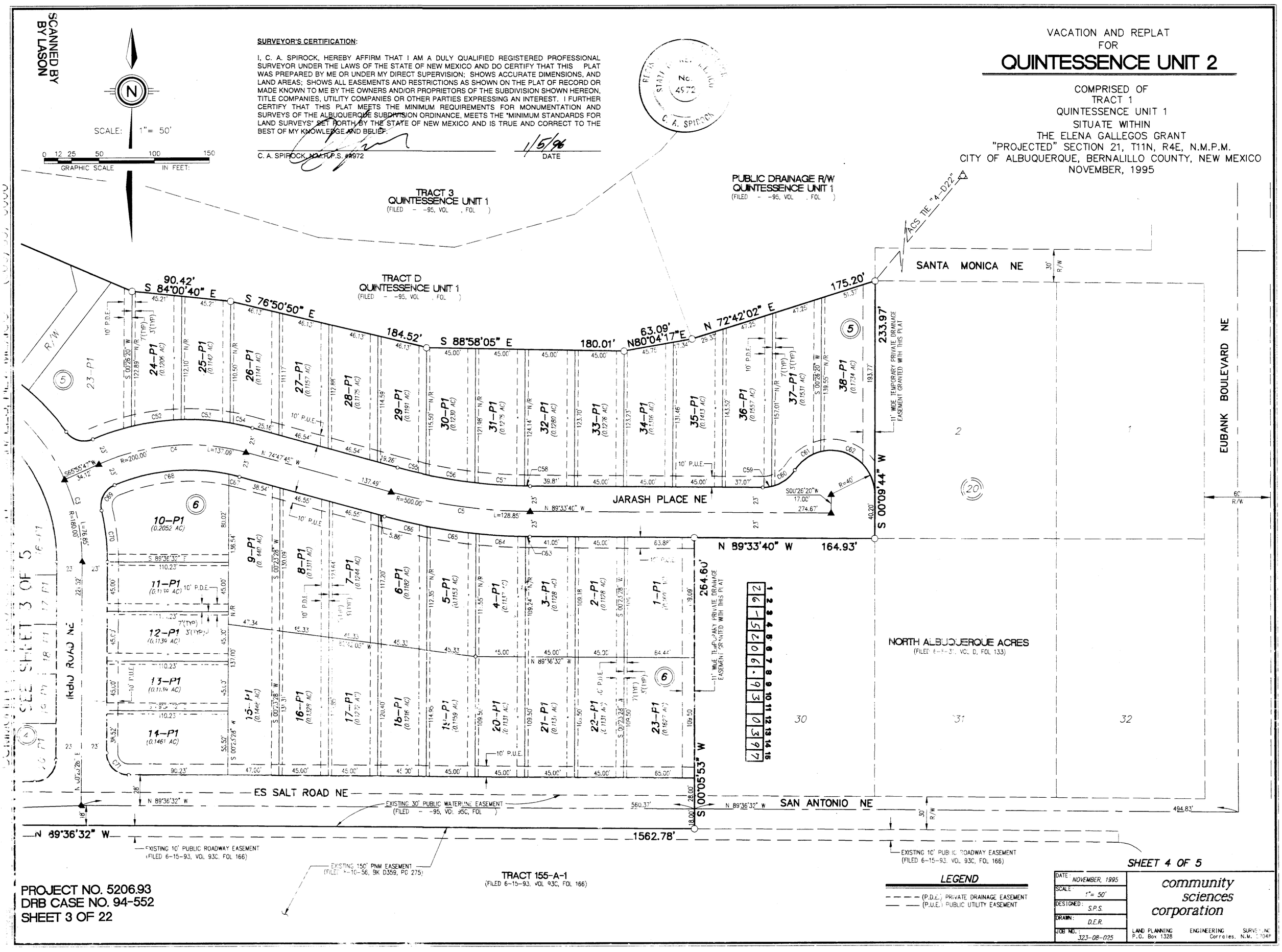
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995



PROJECT NO. 5206.93
DRB CASE NO. 94-552
SHEET 3 OF 22

COMMUNITY SCIENCES CORPORATION (505) 897-0000

CORRALES, NEW MEXICO

SCANNED BY BY LASON

CURVE DATA

Curve ID	Radius	Arc	Delta	Tangent	Chord	Chord Brg
C1	180.00	282.74	090-00-00	180.00	254.56	S44-36-32E
C2	180.00	205.90	065-32-19	115.87	194.85	S56-50-22E
C3	180.00	76.85	024-27-41	39.02	76.27	S11-50-22E
C4	200.00	137.09	039-16-28	71.36	134.43	N85-34-01E
C5	500.00	128.85	014-45-55	64.78	128.50	N82-10-43W
C6	75.00	117.81	090-00-00	75.00	106.07	N44-36-32W
C7	75.00	52.10	039-48-12	27.15	51.06	N19-30-38W
C8	75.00	65.71	050-11-48	35.13	63.63	N64-30-38W
C9	120.00	98.88	047-12-50	52.44	96.11	S66-47-03W
C10	180.00	167.24	053-14-00	90.20	161.29	S62-59-32E
C11	180.00	136.04	043-18-14	71.46	132.83	S67-57-25E
C12	180.00	31.19	009-55-46	15.64	31.16	S41-20-25E
C13	180.00	174.06	055-24-16	94.51	167.36	N64-04-40W
C14	20.00	31.42	090-00-00	20.00	28.28	S44-36-32E
C15	98.00	24.25	014-10-33	12.19	24.18	N06-41-48W
C16	98.00	13.17	007-42-00	6.60	13.16	N17-38-05W
C17	20.00	30.31	086-50-23	18.93	27.49	S21-56-06W
C18	105.50	46.10	025-02-10	23.42	45.73	S77-52-23W
C19	134.50	40.29	017-09-41	20.29	40.14	S81-48-38W
C20	134.50	33.44	014-14-39	16.81	33.35	S66-06-28W
C21	20.00	20.50	058-43-13	11.25	19.61	N88-20-45E
C22	20.00	2.17	006-12-49	1.09	2.17	S59-11-14E
C23	98.00	51.34	030-01-06	26.28	50.76	N71-05-22W
C24	98.00	6.00	003-30-36	3.00	6.00	N87-51-14W
C25	157.00	145.87	053-14-00	78.68	140.68	S62-59-32E
C26	203.00	60.67	017-07-22	30.56	60.44	N44-56-13W
C27	203.00	67.27	018-59-08	33.94	66.96	N62-59-28W
C28	20.00	31.42	090-00-00	20.00	28.28	N45-23-28E
C29	157.00	32.36	011-48-35	16.24	32.30	S83-42-14E
C30	157.00	115.65	042-12-16	60.59	113.05	S56-41-49E
C31	157.00	98.61	035-59-09	50.99	96.99	S17-36-06E
C32	20.00	30.66	087-49-44	19.26	27.74	S44-18-20W
C33	157.00	25.07	009-09-00	12.56	25.05	N87-12-18W
C34	157.00	102.44	037-22-58	53.12	100.63	N63-56-19W
C35	20.00	33.51	095-59-10	22.21	29.72	N02-44-45E
C36	40.00	48.61	069-37-26	27.81	45.67	S15-55-37W
C37	40.00	31.59	045-14-45	16.67	30.77	S41-30-29E
C38	40.00	37.94	054-20-51	20.53	36.54	N88-41-43E
C39	40.00	19.13	027-24-05	9.75	18.95	N47-49-15E
C40	20.00	29.39	084-11-23	18.07	26.81	S76-12-54W
C41	203.00	5.67	001-36-03	2.84	5.67	S62-29-27E
C42	203.00	47.87	013-30-37	24.05	47.76	S70-02-47E
C43	203.00	45.38	012-48-27	22.78	45.28	S83-12-19E
C44	52.00	81.68	090-00-00	52.00	73.54	N44-36-32W
C45	203.00	34.59	009-45-50	17.34	34.55	S84-43-37E
C46	203.00	41.85	011-48-47	21.00	41.78	S73-56-19E
C47	203.00	45.38	012-48-25	22.78	45.28	S61-37-42E
C48	203.00	20.01	005-38-50	10.01	20.00	S52-24-05E
C49	203.00	51.03	014-24-07	25.65	50.89	S42-22-37E
C50	20.00	27.15	077-47-09	16.13	25.11	N74-04-08W
C51	223.00	36.70	009-25-49	18.39	36.66	N71-45-12E
C52	223.00	45.53	011-41-58	22.85	45.46	N82-19-05E
C53	223.00	45.16	011-36-13	22.66	45.09	S86-01-49E
C54	223.00	21.14	005-25-58	10.58	21.14	S77-30-44E
C55	477.00	27.09	003-15-13	13.55	27.08	N76-25-22W
C56	477.00	45.55	005-28-17	22.79	45.53	N80-47-06W
C57	477.00	45.09	005-24-59	22.56	45.08	N86-13-45W
C58	477.00	5.19	000-37-26	2.60	5.19	N89-14-57W
C59	35.00	8.00	013-06-12	4.02	7.99	S83-53-14W
C60	35.00	26.73	043-45-29	14.05	26.09	S55-27-23W
C61	40.00	29.73	042-24-53	15.59	29.05	N54-52-06E
C62	40.00	72.61	104-00-12	51.20	63.04	S51-50-22E
C63	523.00	3.95	000-25-56	1.97	3.95	N89-20-42W
C64	523.00	45.07	004-56-16	22.55	45.06	N86-39-36W
C65	523.00	45.45	004-58-43	22.74	45.43	N81-42-06W
C66	523.00	40.31	004-24-59	20.17	40.30	N77-00-15W
C67	177.00	10.01	003-14-23	5.01	10.01	S76-24-57E
C68	177.00	106.05	034-19-38	54.67	104.47	N84-48-03E
C69	20.00	28.12	080-34-17	16.95	25.86	N27-21-05E
C70	203.00	47.21	013-19-31	23.71	47.11	S06-16-18E
C71	20.00	31.42	090-00-00	20.00	28.28	N44-36-32W

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

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1, QUINTESSENCE UNIT 1, CONTAINING 19.1600 ACRES INTO 113 SINGLE FAMILY LOTS AND ADJOINING STREETS.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27, MEAN DELTA ALPHA -00°47'41". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "5-D21", ELEVATION = 5650.56 LOCATED APPROXIMATELY 84.7' EAST OF THE CENTERLINE OF HOLBROOK STREET, N.E. AND 0.45 MILES NORTH OF PASEO DEL NORTE.
6. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 4972". ▲DENOTES CENTERLINE MONUMENT
8. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
   - A. PNM ELECTRICAL SERVICES 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.
   - B PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
   - C. 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.
   - D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.
9. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE
10. STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. THE P-1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY, THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING GARAGE) FOR 3-4 BEDROOMS. ALL DWELLINGS WILLL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR DRIVEWAYS.
11. MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE DEFINED IN THE ZONING CODE FOR R-D ZONING AND PURSUANT TO THE APPROVED SECTOR DEVELOPMENT PLAN, THEREFORE ALL LOTS ARE SUBJECT TO THE CONTROLS OF R-T ZONING PER SECTION 7-14-18, PARAGRAPH B OF THE ZONING CODE. THERE ARE NO SOLAR SETBACKS REQUIRED ON THIS PLAN (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
12. TRACT C IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, DRAINAGE, UNDERGROUND UTILITIES, PUBLIC WATERLINE LOCATION AND EXISTING FRANCHISE UTILITIES.

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

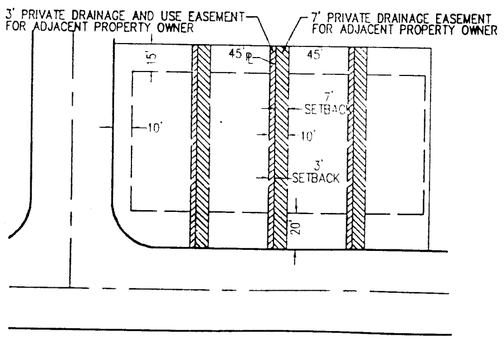
C. A. SPIROCK, N.M.P.L.S. #4972 — DATE 1/5/96

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972 C. A. SPIROCK

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

TYPICAL 45' LOT DETAIL
WITH USE AND PRIVATE DRAINAGE EASEMENTS



SHEET 5 OF 5

DATE: NOVEMBER, 1995	community sciences corporation
SCALE: N/A	
DESIGNED: S.P.S.	
DRAWN: D.E.R.	
JOB NO.: 323-08-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

PROJECT NO. 5206.93
DRB CASE NO. 94-552
SHEET 4 OF 22

323\08\25.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUTATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRB-94-552

LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- SWALE
- FLOW ARROW
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED FLOOD WALL
- PROPOSED SLOPE

0 10 20 40 80 120
GRAPHIC SCALE IN FEET

EARTH WORK SUMMARY	
CUT	46,954 cy.
FILL	22,661 cy.
EXPORT	12,120 cy.

VALUE TABULATED REPRESENTS INPLACE CONDITIONS WITH C/F= 1.35 AND THE NET EXPORTED IS TO BE USED IN UNIT 1.

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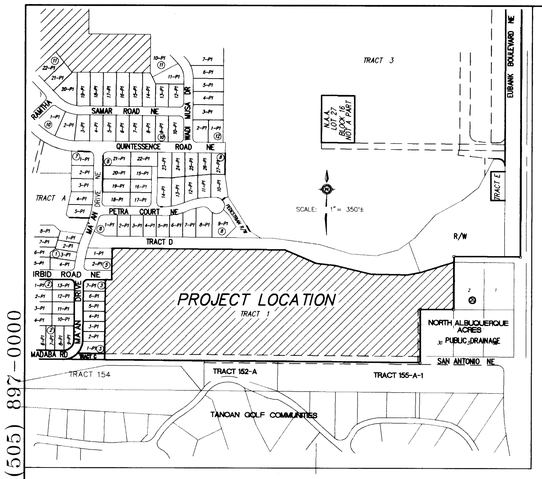
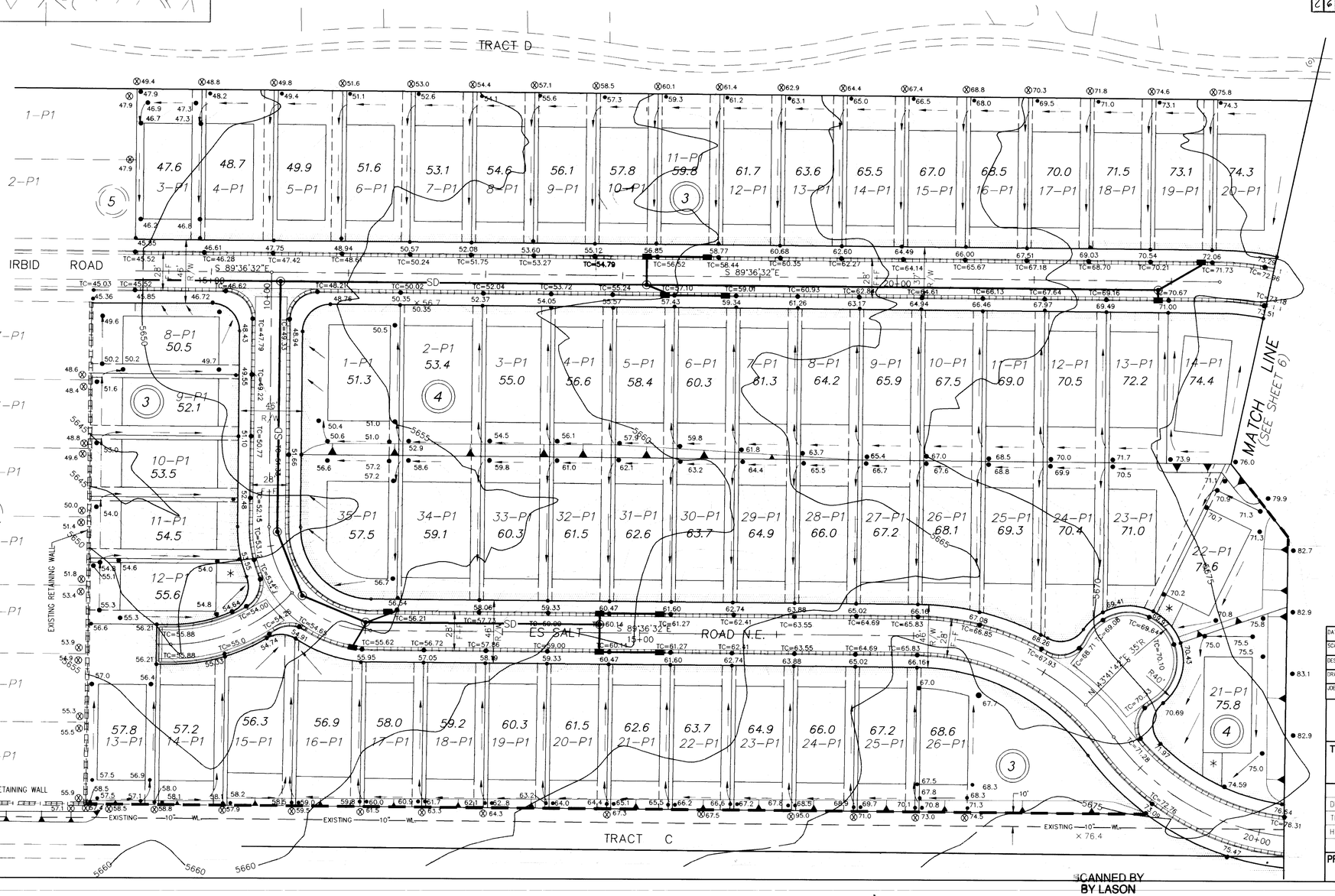
26-5206.93 0597





APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY DATE

DATE:	DEC.,1995
SCALE:	1"=40'
DESIGNED:	J.M.N.
DRAWN:	A.M.
JOB NO:	32308

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY J.M.N. DATE 12/95
DRAWN BY A.M. DATE 12/95
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 2
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

FOR INFORMATION ONLY

PROJECT NO.	MAP NO.	SHEET	OF
5206.93	D-21	5	22

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV.= 5650.56

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	12/95

ENGINEER'S SEAL
1-30-96

SCANNED BY
BY LASON

32308-043
32308S
XA0815.DWG

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUTATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRB-94-552

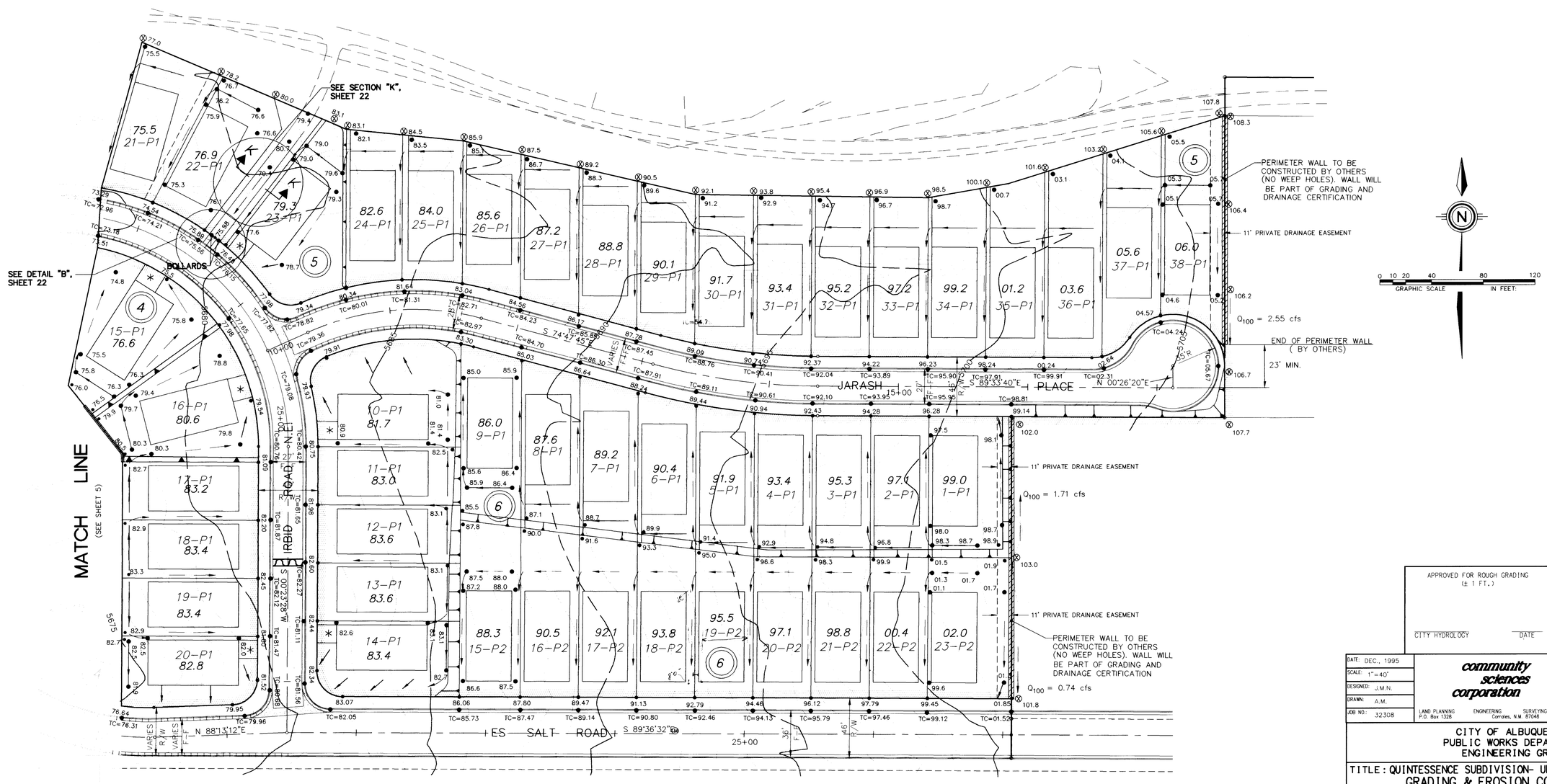
EARTH WORK SUMMARY

CUT	46,954 cy.
FILL	22,661 cy.
EXPORT	12,120 cy.

VALUE TABULATED REPRESENTS INPLACE CONDITIONS WITH C/F= 1.35 AND THE NET EXPORTED IS TO BE USED IN UNIT 1.

LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- SWALE
- FLOW ARROW
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED FLOOD WALL
- PROPOSED SLOPE
- PROPOSED PERIMETER WALL



APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY DATE

DATE:	DEC., 1995
SCALE:	1"=40'
DESIGNED:	J.M.N.
DRAWN:	A.M.
JOB NO.:	32308

community sciences corporation
LAND PLANNING P.O. Box 1328 — ENGINEERING — SURVEYING Corrales, N.M. 87048

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY J.M.N. DATE 12/95
DRAWN BY A.M. DATE 12/95
CHECKED BY JDH DATE 12/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION- UNIT 2
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTEWATER		
HYDROLOGY					

FOR INFORMATION ONLY

PROJECT NO. 5206.93 — MAP NO. D-21 — SHEET 6 OF 22

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

AS BUILT INFORMATION
CONTRACTOR
WORK STAKE BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
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ELEV.= 5650.56

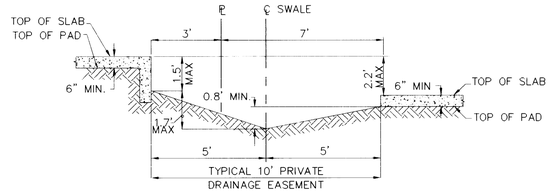
SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

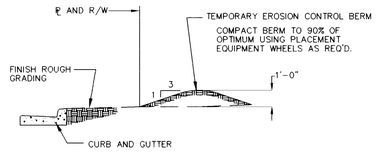
SCANNED BY BY LASON

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



TYPICAL SECTION A-A

SCALE: 1"=3'



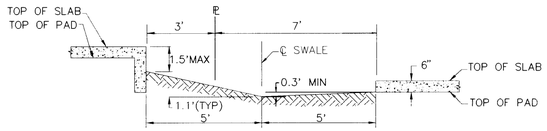
EROSION CONTROL BERM

TYPICAL SECTION THROUGH BERM

NOT TO SCALE

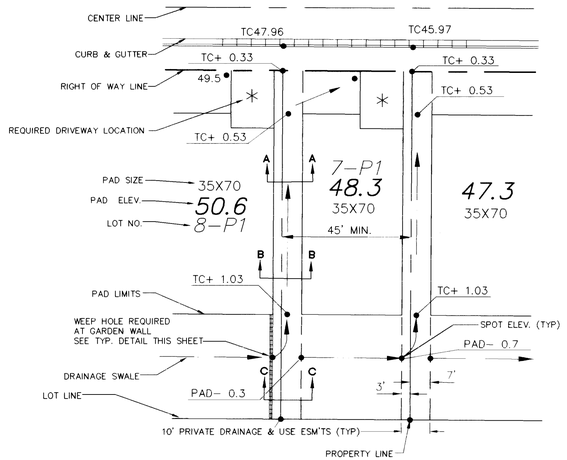
EROSION CONTROL NOTES :

1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
2. PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT, WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.
3. DISTURBED AREAS WILL BE RESEEDED PER C.O.A. DPM SECTION 1012, AS INDICATED.



TYPICAL SECTION B-B

SCALE: 1"=3'

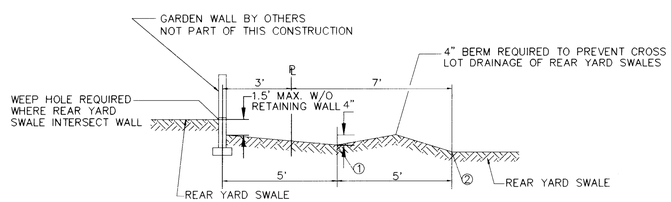


TYPICAL LOT DETAIL A

N.T.S.

THIS DETAIL APPLIES TO ALL LOTS AND FINISHED GRADE AROUND PERIMETER

OF HOUSE SHALL BE A MINIMUM OF 6" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)



TYPICAL SECTION C-C

SCALE: 1"=3'

NOTE: DRAINAGE FROM POINT #1 MUST BE DIRECTED TO THE STREET AND PREVENTED FROM CONTINUING ACROSS THE BERM TO POINT #2.

AS BUILT INFORMATION

CONTRACTOR
STAKE BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
AS-BUILT CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV.= 5650.56

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY JMN DATE 6/95
DRAWN BY AM/DLW DATE 11/95
CHECKED BY DATE 11/95

26-5206.92 0007

DATE: 11/95
SCALE: AS NOTED
JOB NO.: 32308

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 2
TYPICAL LOT GRADING DETAILS AND SECTIONS

APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY DATE

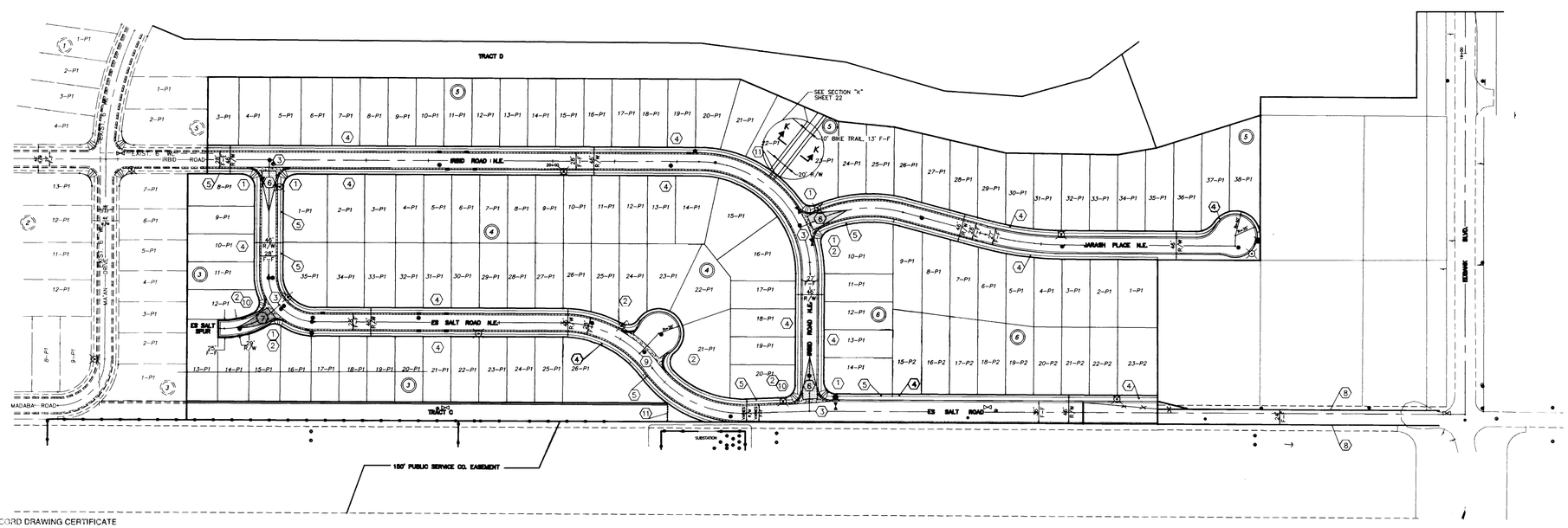
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

FOR INFORMATION ONLY

PROJECT NO. 5206.93 MAP NO. D-21 SHEET 7 OF 22

SCANNED BY
BY LASON

COMMUNITY SCIENCES CORPORATION (505) 891-9000



TANOAN GOLF COMMUNITIES

LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- EXISTING GATE VALVE

KEY NOTES:

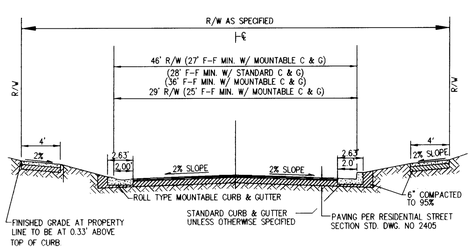
1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
8. 8" TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2405
9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II
11. STATIONARY POSTS PER COA STD. DWG. 2250

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction information obtained by me or under my supervision, that the Record Drawing information shown on these drawings was obtained under my direct supervision, and that the Record Drawing information shown is true and correct to the best of my knowledge and belief. Responsibility for the accuracy, adequacy, design engineering and calculations, or intent of the Record Drawings rests with others.

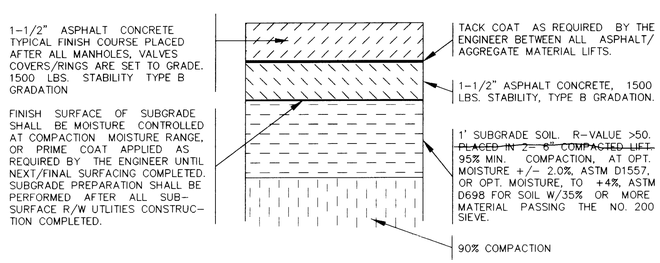
Ellery A. Blathrow Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070



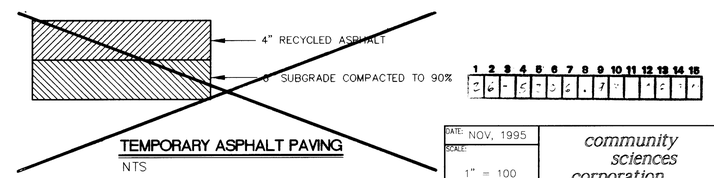
TYPICAL STREET CROSS SECTION

NOT TO SCALE



RESIDENTIAL PAVING SECTION COMPONENTS

PER C.O.A. STD. DWG. NO. 2405



TEMPORARY ASPHALT PAVING

NTS

NOTE: STANDARD CITY RESIDENTIAL PAVING(PER STD DWG 2405 AS SHOWN ON THIS SHEET) IS TO BE USED AT ALL LOCATIONS WHERE TEMPORARY PAVING IS CALLED FOR IN THIS PLAN SET. THE TEMPORARY PAVEMENT WILL BE REMOVED AND REPLACED AT A LATER DATE BY A SEPERATE FUTURE PROJECT AS NECESSARY TO ACCOMPLISH A WATER BLOCK AT EUBANK ON ES SALT ROAD.

SCANNED BY
BY LASON

Record

AS-BUILT INFORMATION
CONTRACTOR Mendez Mechanical
WORK STAKED BY Cornerstone Science Corp. DATE
ACCEPTANCE BY Leon Romero DATE Feb. 97
FIELD VERIFICATION BY Ellery Blathrow DATE Feb. 97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 02-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-021 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV.= 5650.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	12/95

ENGINEER'S SEAL
JAMES C. BOOKLY NEW MEXICO 11674 REGISTERED PROFESSIONAL ENGINEER
1-30-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 12/95
DRAWN BY AM DATE 12/95
CHECKED BY JDH DATE 12/95

DATE: NOV. 1995
SCALE: 1" = 100
JOB NO.: 323-08-041

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING | SURVEYING Corrales, N.M. 87048

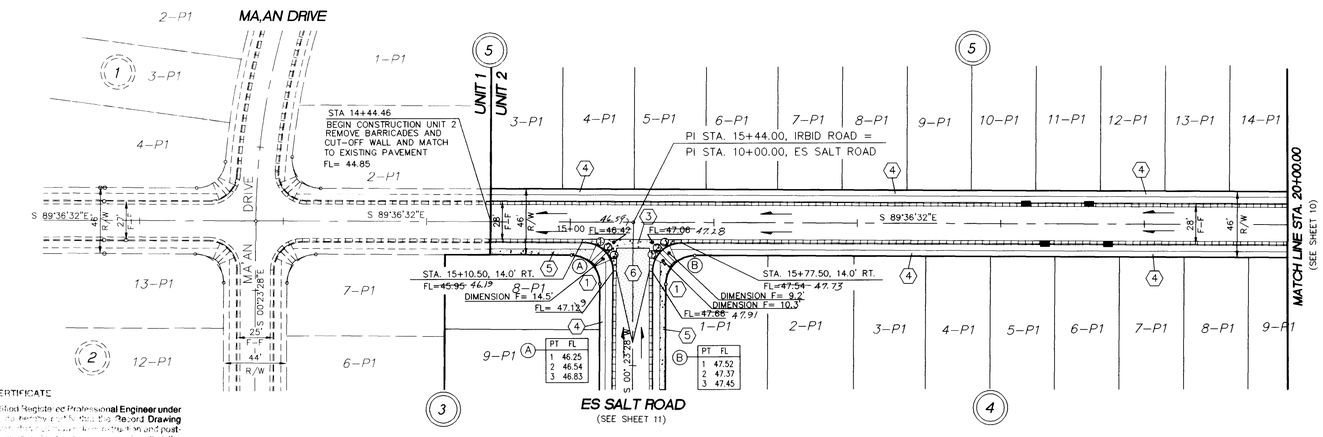
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION- UNIT 2
COMPOSITE PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Bookly	3-21-96	WATER	N/A RWK	2-1-96
TRANSPORTATION	Ben Bockelmann	3-1-96	WASTE WATER	N/A RWK	2-1-96
HYDROLOGY	N/A Smc	3-6-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 8 OF 22

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned, being a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, hereby certify that this Record Drawing information is based on [illegible] and post-construction [illegible], that the Record Drawing information [illegible] under my direct supervision and that the Record Drawing information [illegible] represents the best of my knowledge and belief. It is based in part on the design [illegible] design engineering and calculations, or in part on the Record Drawings [illegible] with others.

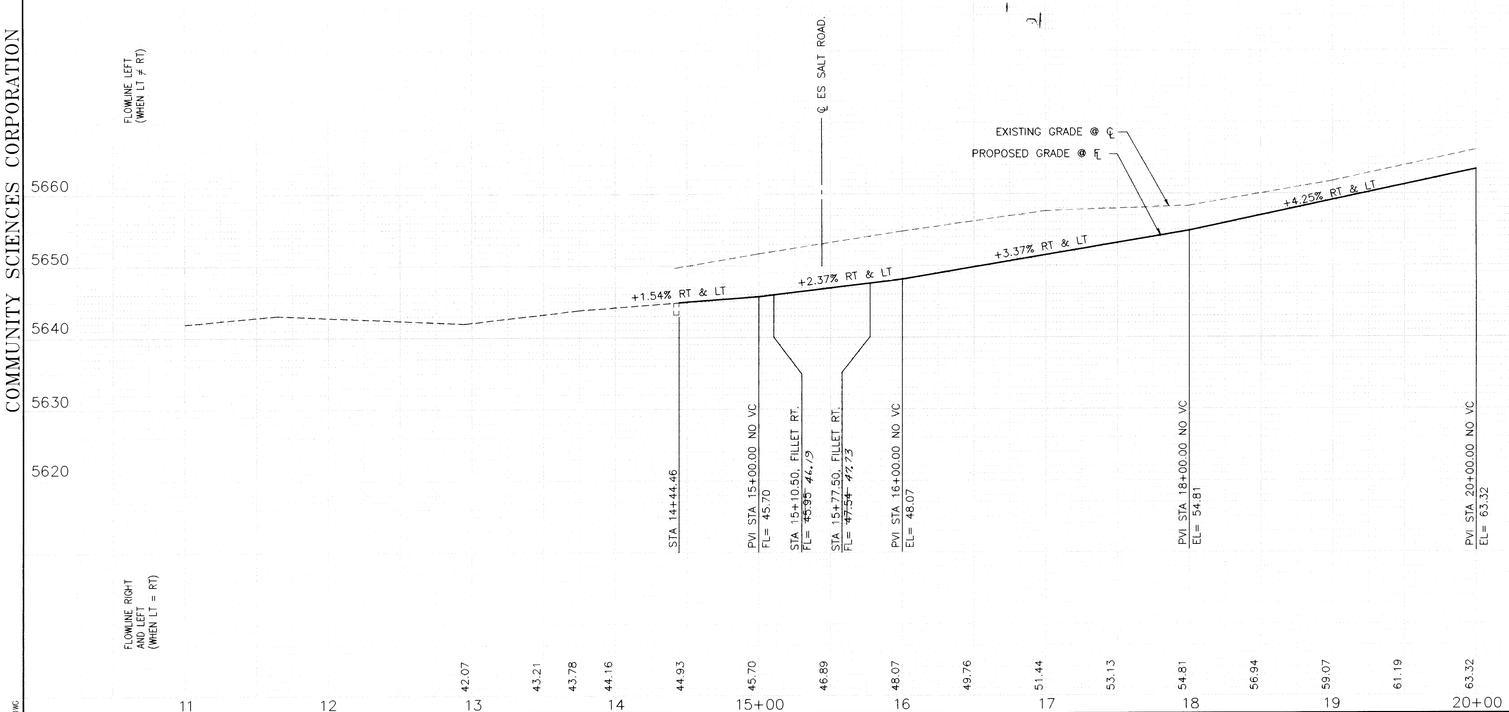
Ellery A. Blathrow, Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

IRBID ROAD., N.E.

STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)



SCANNED BY
BY LASON

LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- PROPOSED GATE VALVE

N

0 12 25 50 100 150
GRAPHIC SCALE IN FEET

KEY NOTES

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
8. 8" TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2405
9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II

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

CURB CURVE TABLE AT FACE OF CURB			
CURVE ID	RADIUS	ARC	DELTA
A	20.00	31.42	90°00'00"
B	20.00	31.42	90°00'00"

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE - UNIT 2
PAVING PLAN & PROFILE
IRBID ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	N/A RWK	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	NA RWK	2-1-96
HYDROLOGY	N/A	3-6-96			
PWKS		3-18-96			

PROJECT NO. 5206.93 MAP NO. D-21 SHEET 9 OF 22

AS-BUILT INFORMATION
Record
CONTRACTOR Sundance Mechanical
WORK STAKED BY Construction Science Corp. DATE
INSPECTOR'S CHANGES BY Leary Romero DATE
FIELD VERIFICATION BY Kelley Brothers DATE Jan. 97
DRAWINGS CORRECTED BY Elliott Brothers DATE 03-31-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND FOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL
NEW MEXICO 1674 PROFESSIONAL ENGINEER
1-30-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMR DATE 12/95
DRAWN BY AM DATE 12/95
CHECKED BY DATE

3D308
CSLDWG
WBEC*.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

(STA 22+35.31 TO STA 24+41.21)

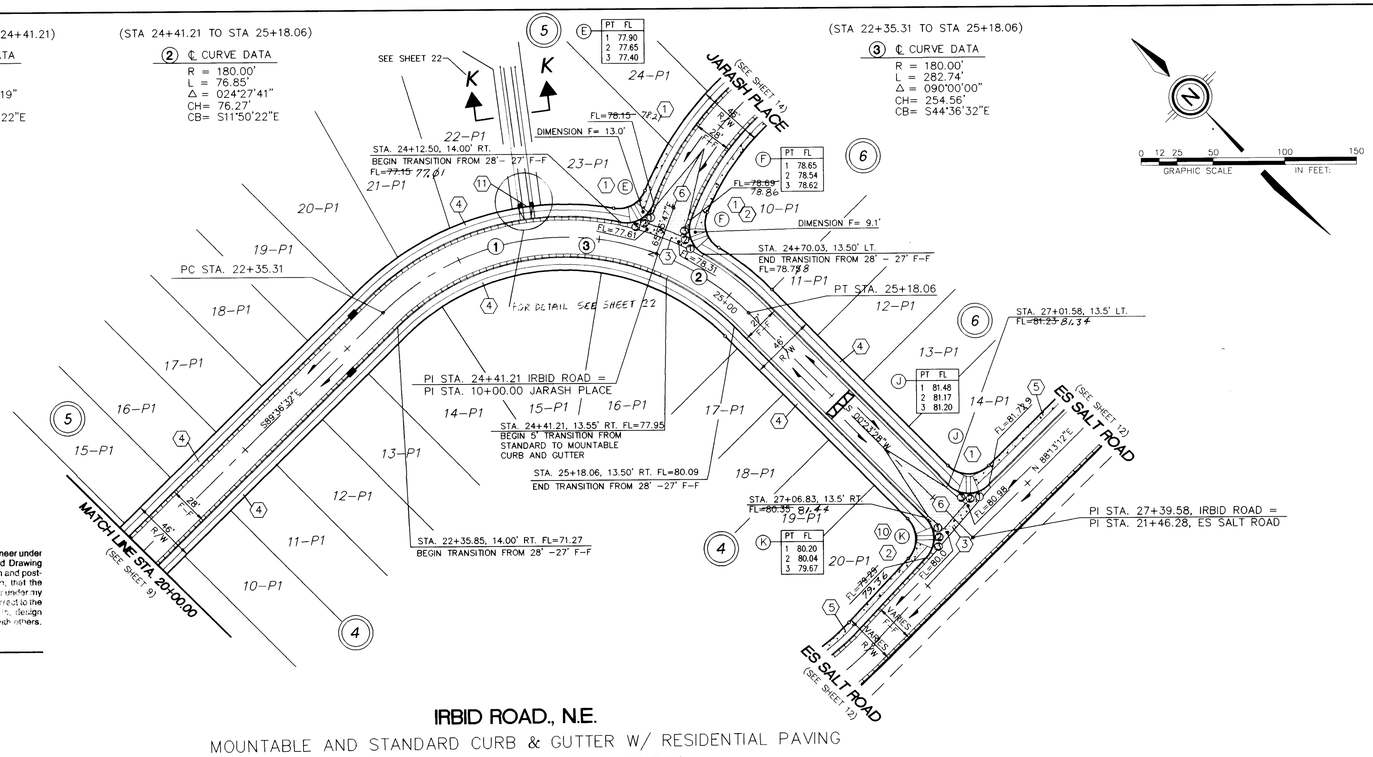
① ℄ CURVE DATA
R = 180.00'
L = 205.90'
Δ = 065°32'19"
CH= 194.85'
CB= S56°50'22"E

(STA 24+41.21 TO STA 25+18.06)

② ℄ CURVE DATA
R = 180.00'
L = 76.85'
Δ = 024°27'41"
CH= 76.27'
CB= S11°50'22"E

(STA 22+35.31 TO STA 25+18.06)

③ ℄ CURVE DATA
R = 180.00'
L = 282.74'
Δ = 090°00'00"
CH= 254.56'
CB= S44°36'32"E



ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that this Record Drawing information shown on sheets [illegible] was obtained from field observation and post-construction data furnished by others or under my direct supervision, that the Record Drawing information shown on these sheets accurately represents the work as constructed to the best of my knowledge and belief. Record data, other than that verified by me, design engineering and calculations, is the result of the Record Drawing data furnished by others.

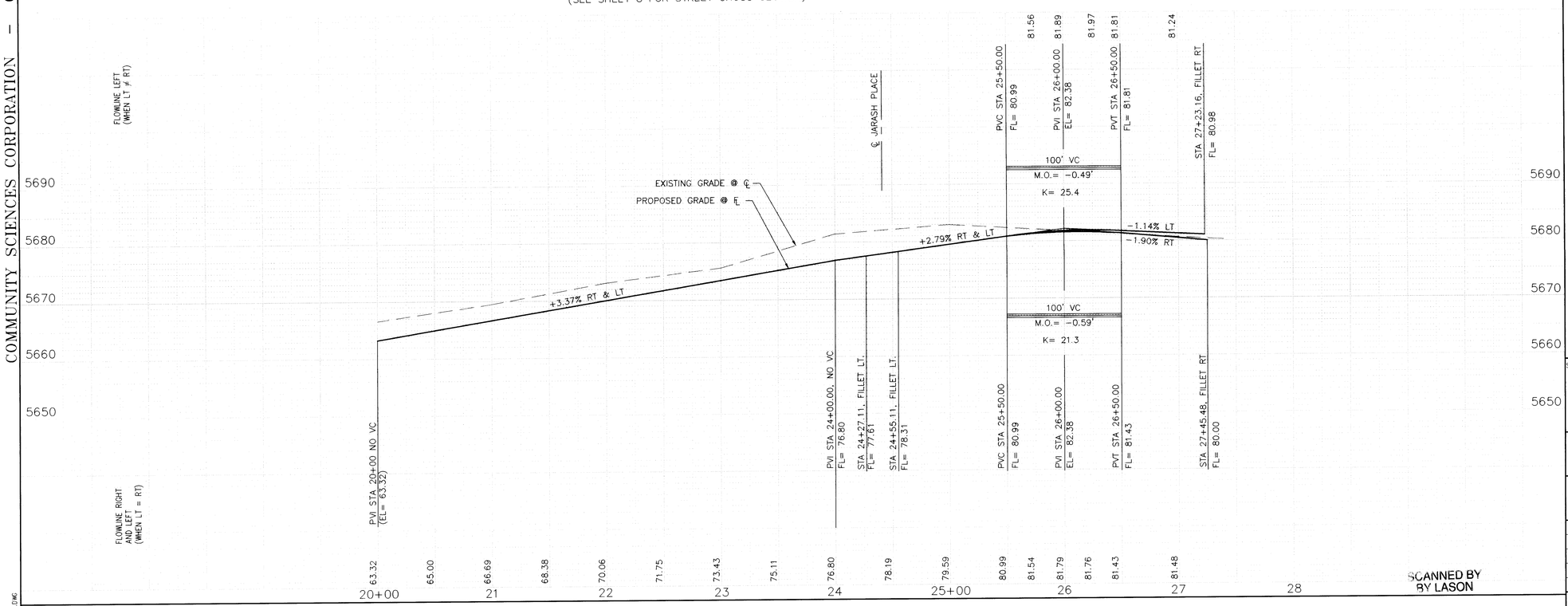
Ellery A. Blathrow Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

IRBID ROAD., N.E.

MOUNTABLE AND STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)



SCANNED BY BY LASON

LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- PROPOSED GATE VALVE
- WATER BLOCK

KEY NOTES

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
8. 8" TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2405
9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II
11. STATIONARY POSTS PER COA STD. DWG. 2250

CURB CURVE TABLE AT FACE OF CURB

CURVE ID	RADIUS	ARC	DELTA
E	20.00	28.47	81°33'29"
F	20.00	27.81	79°40'11"
J	20.00	31.42	90°00'00"
K	20.00	30.66	87°49'44"

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

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE - UNIT 2
PAVING PLAN & PROFILE
IRBID ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goolsby	3-21-96	WATER	N/A RWK	2-6-96
TRANSPORTATION	[illegible]	3-1-96	WASTE WATER	N/A RWK	2-6-96
HYDROLOGY	N/A Smc	3-6-96			
~~PARKS~~	D. SELNA	3-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 10 OF 22

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-021 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

AS-BUILT INFORMATION

Record

CONTRACTOR Sundance Mechanical
WORK STAKED Community Sciences Corp. DATE
INSPECTORS ACCEPTANCE BY Leroy Romero DATE 2-6-97
VERIFICATION BY Ellery Blathrow DATE 2-21-97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 2-21-97

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL

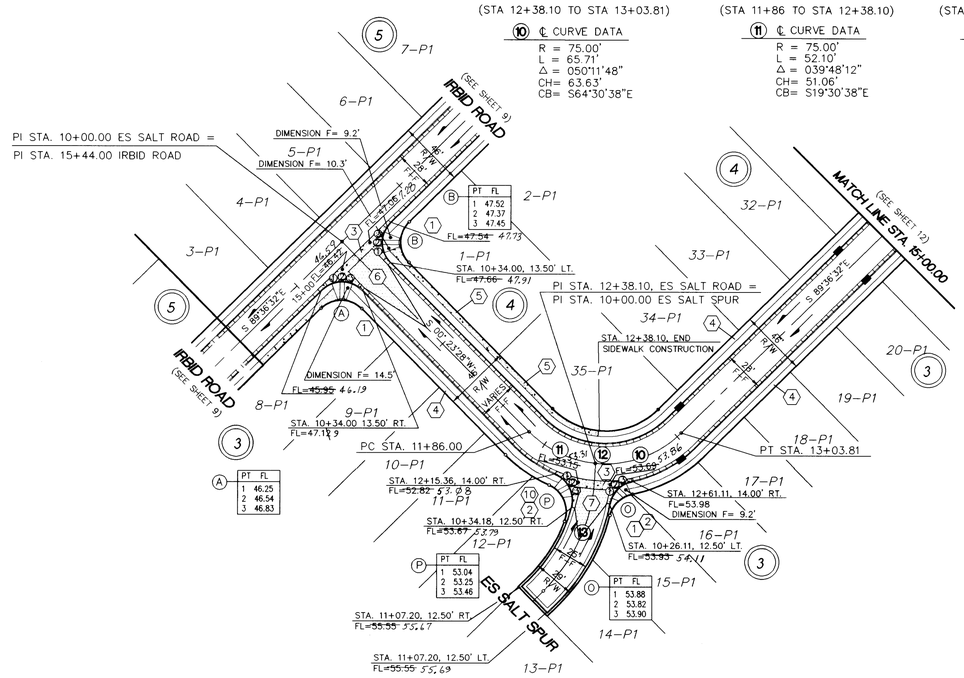
ELLERY A. BLATHROW JR. 11574 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
3-30-96

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	JMN	12/95
DRAWN BY	AM	12/95
CHECKED BY	JDH	12/95

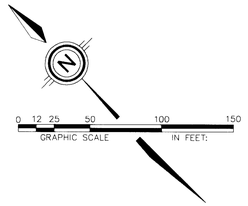
32200
CELDWG
XREF: ***.DWG



ES SALT ROAD., N.E.

MOUNTABLE AND STANDARD CURB AND GUTTER W/ RESIDENTIAL PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)



LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- PROPOSED GATE VALVE

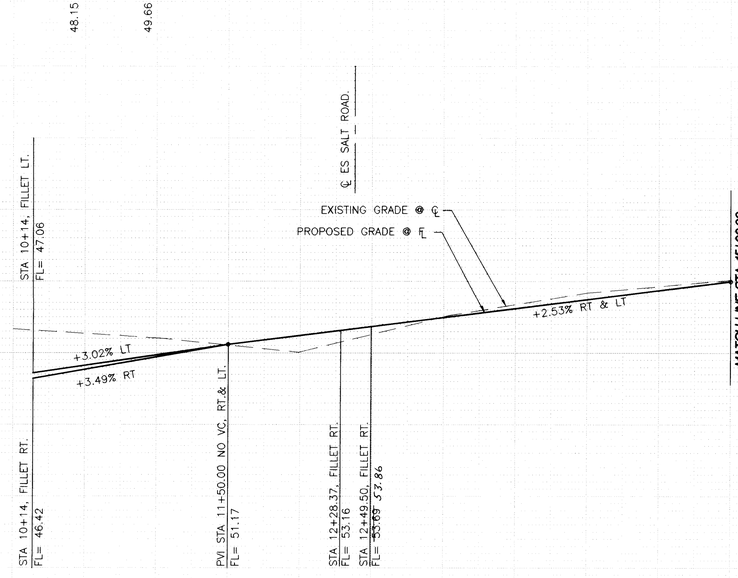
KEY NOTES

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
8. 8" TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2405
9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II
11. STATIONARY POSTS PER COA STD. DWG. 2250

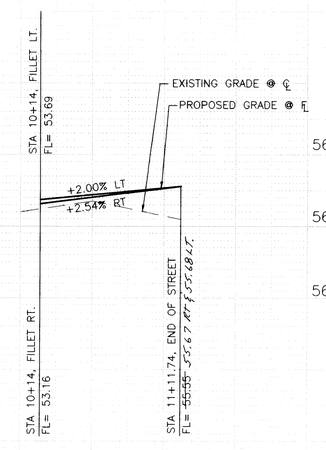
CURB CURVE TABLE AT FACE OF CURB

CURVE ID	RADIUS	ARC	DELTA
A	20.00	31.42	90°00'00"
B	20.00	31.42	90°00'00"
O	20.00	22.31	63°56"17"
P	20.00	28.46	81°31'50"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 5 2 6.9 3



ES SALT ROAD., N.E.



ES SALT SPUR

MOUNTABLE AND CURB & GUTTER W/ RESIDENTIAL PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that the Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design concepts, design engineering and calculations, or intent of the Record Drawings resides with others.

Ellery A. Blathrow, Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

COMMUNITY SCIENCES CORPORATION — CORRALES, NEW MEXICO — (505) 897-0000

AS-BUILT INFORMATION

Record

CONTRACTOR: Arvance Mechanical
WORK STAKED BY: Community Sciences Corp.
ACCEPTANCE BY: Leroy Romero DATE
FIELD VERIFICATION BY: Ellery Blathrow DATE 3-20-97
DRAWINGS CORRECTED BY: Ellery Blathrow DATE 3-21-97

MICRO-FILM INFORMATION

RECORDED BY: DATE
NO.

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND. IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

1-30-96

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	JMN	DATE 12/95
DRAWN BY	AM	DATE 12/95
CHECKED BY		DATE

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE – UNIT 2
PAVING PLAN & PROFILE
ES SALT ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	N/A RWK	2-6-96
TRANSPORTATION		3-1-96	WASTE WATER	N/A RWK	2-6-96
HYDROLOGY	N/A	3-6-96			
PARKS		3-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 11 OF 22

SCANNED BY LASON

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

(STA 18+38.85 TO STA 18+70.05)

⑥ ℄ CURVE DATA
R = 180.00'
L = 174.06'
Δ = 055°24'16"
CH= 167.36'
CB= S64°04'40"E

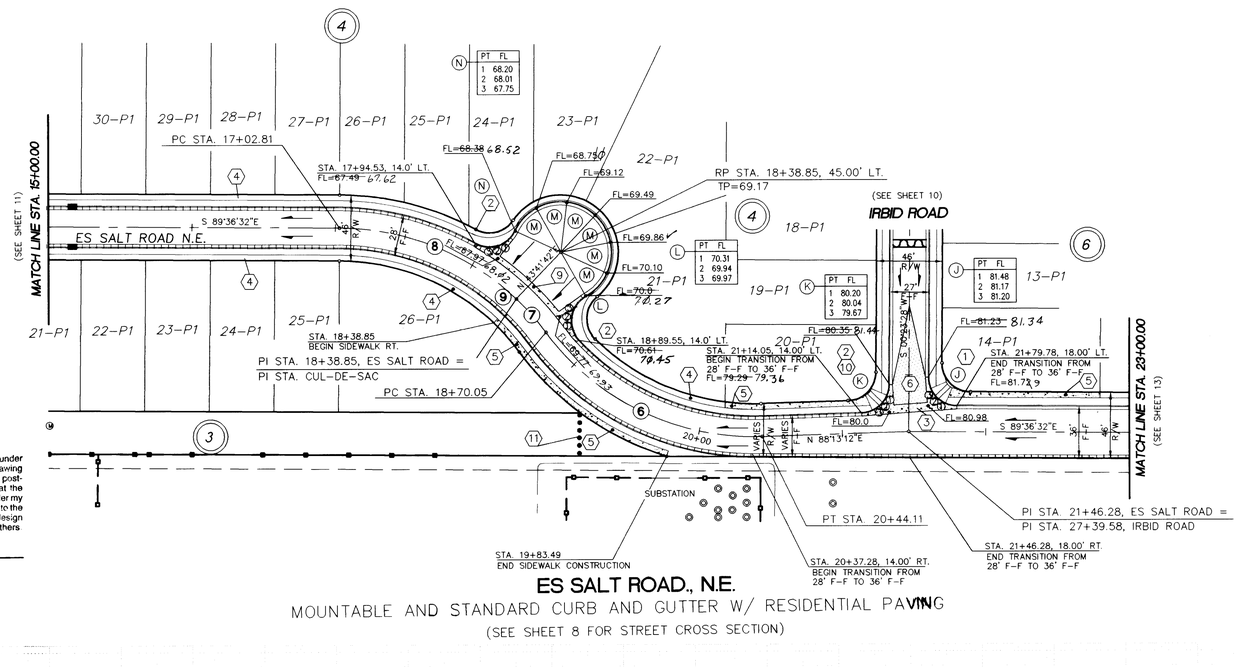
(STA 17+02.81 TO STA 18+38.85)

⑦ ℄ CURVE DATA
R = 180.00'
L = 31.19'
Δ = 009°55'47"
CH= 31.16'
CB= S41°20'25"E

(STA 17+02.81 TO STA 18+70.05)

⑧ ℄ CURVE DATA
R = 180.00'
L = 136.04'
Δ = 043°18'14"
CH= 132.83'
CB= S67°57'25"E

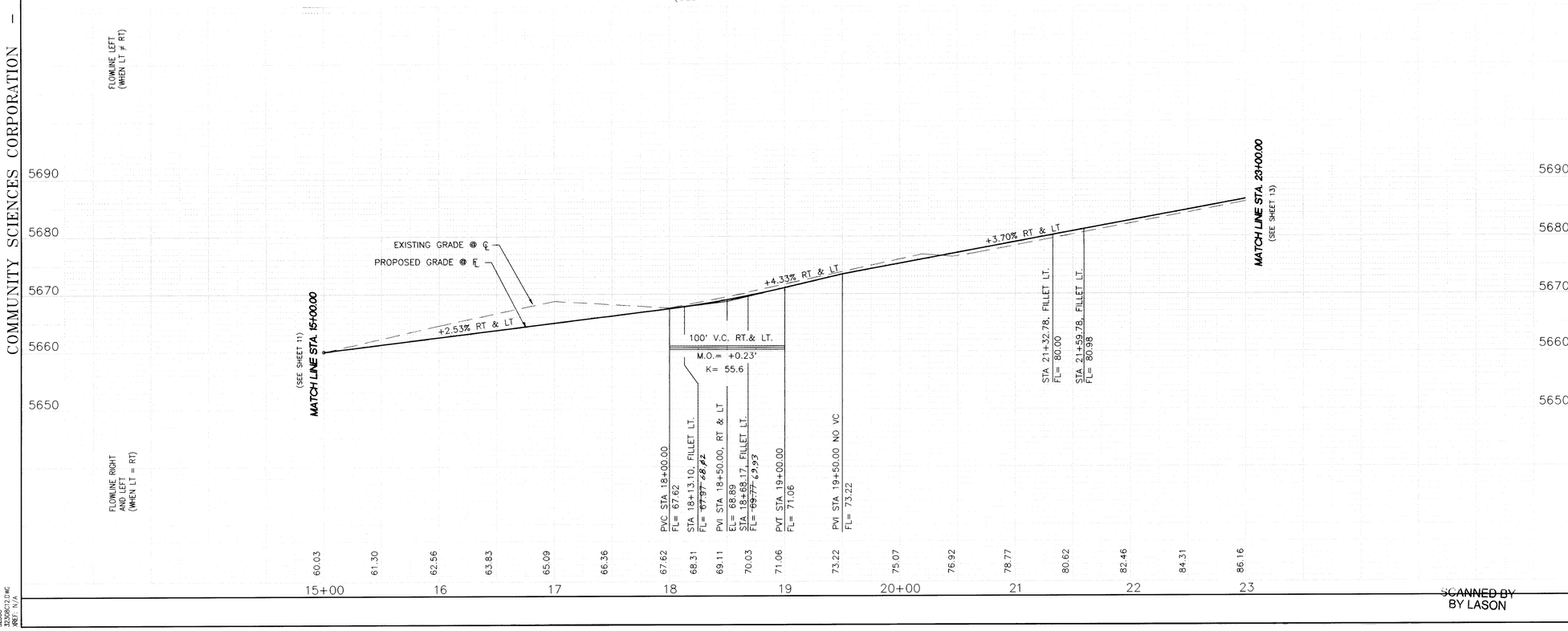
⑨ ℄ CURVE DATA
R = 180.00'
L = 167.24'
Δ = 053°14'00"
CH= 161.29'
CB= S62°59'32"E



ES SALT ROAD., N.E.

MOUNTABLE AND STANDARD CURB AND GUTTER W/ RESIDENTIAL PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)



ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that this Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design concepts, design engineering and calculations, or intent of the Record Drawings resides with others.

Ellery A. Blathrow Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- PROPOSED GATE VALVE
- WATER BLOCK

0 12 25 50 100 150
GRAPHIC SCALE IN FEET:

KEY NOTES

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
8. 8" TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2405
9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II
11. STATIONARY POSTS PER COA STD. DWG. 2250

CURB CURVE TABLE AT FACE OF CURB

CURVE ID	RADIUS	ARC	DELTA
J	20.00	31.42	90°00'00"
K	20.00	30.66	87°49'44"
L	20.00	36.05	103°16'13"
M	35.00	21.94	35°54'49"
N	20.00	32.95	94°22'58"

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

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING | SURVEYING Corrales, N.M. 87048

Record
AS-BUILT INFORMATION
CONTRACTOR Sandoval Mechanical
WORK STAKED BY Community Sciences Corp. DATE
FIELD VERIFICATION BY Kenny Romero DATE
ACCEPTANCE BY DATE
CERTIFICATION BY Ellery Blathrow DATE Jan. 97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 12-23-96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL
1-30-96

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	JMN	DATE 12/95
DRAWN BY	AM	DATE 12/95
CHECKED BY	JDH	DATE 12/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE - UNIT 2
PAVING PLAN & PROFILE
ES SALT ROAD, N.E.

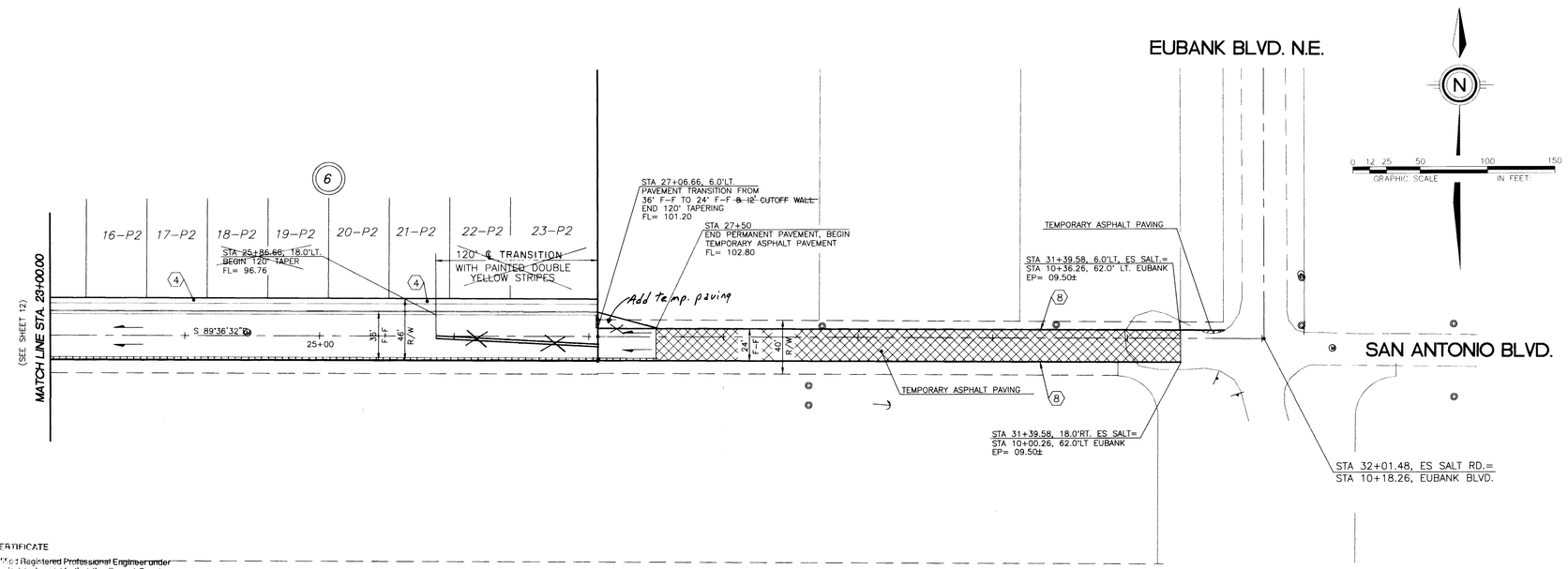
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	N/A RWK	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	N/A RWK	2-1-96
HYDROLOGY	N/A Since	3-6-96			
		2-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 12 OF 22

SCANNED BY
BY LASON

D2369
X2306012.DWG
XREF: N/A

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction staking, post-construction surveys by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that the Record Drawing information is true and correct to the best of my knowledge. I assume no responsibility for the design concepts, design engineering calculations, or intent of the Record Drawings resides with others.

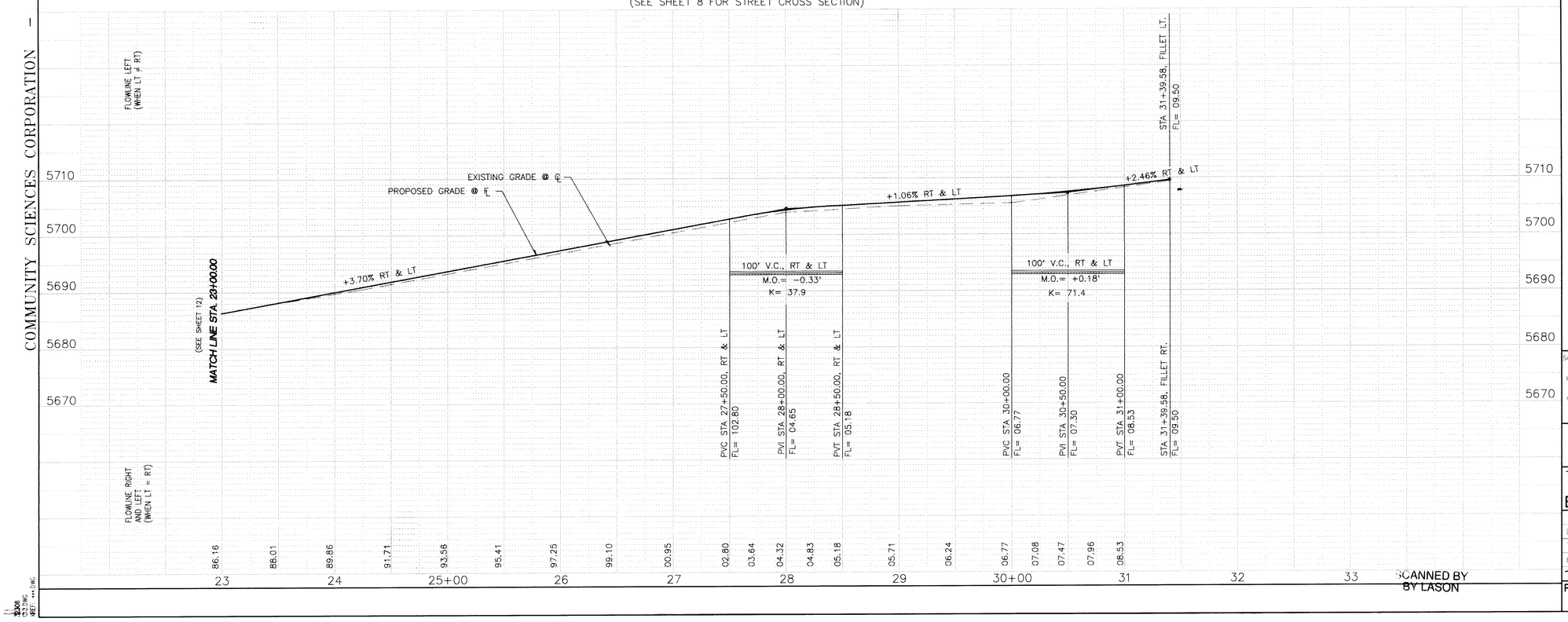
02-21-97

Ellery A. Blackburn, Jr. New Mexico Civil Registration No. 12070

ES SALT ROAD., N.E.

MOUNTABLE CURB AND GUTTER W/ RESIDENTIAL AND TEMPORARY ASPHALT PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)



SCANNED BY BY LASON

LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- PROPOSED GATE VALVE

KEY NOTES:

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. 25' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
8. 8" TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2405
9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II
11. STATIONARY POSTS PER COA STD. DWG. 2250

AS-BUILT INFORMATION

CONTRACTOR Lundgren Mechanical
WORK STAKED BY Cornerstone DATE
ACCEPTED BY Lucas Corp DATE
FIELD VERIFIED BY Leroy Romero DATE
DRAWINGS CORRECTED BY Ellery Blackburn DATE 02-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-021 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.

IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.

ELEV = 5650.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

REMARKS	BY
REVISIONS	
DESIGN	

NO.	DATE

DESIGNED BY JMA DATE 12/95
DRAWN BY AM DATE 12/95
CHECKED BY DATE

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

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE - UNIT 2
PAVING PLAN & PROFILE
ES SALT ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	N/A RWK	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	N/A RWK	2-1-96
HYDROLOGY	N/A	3-6-96			
Parks	N/A	3-14-96			

PROJECT NO. 5206.93 MAP NO. D-21 SHEET 13 OF 22

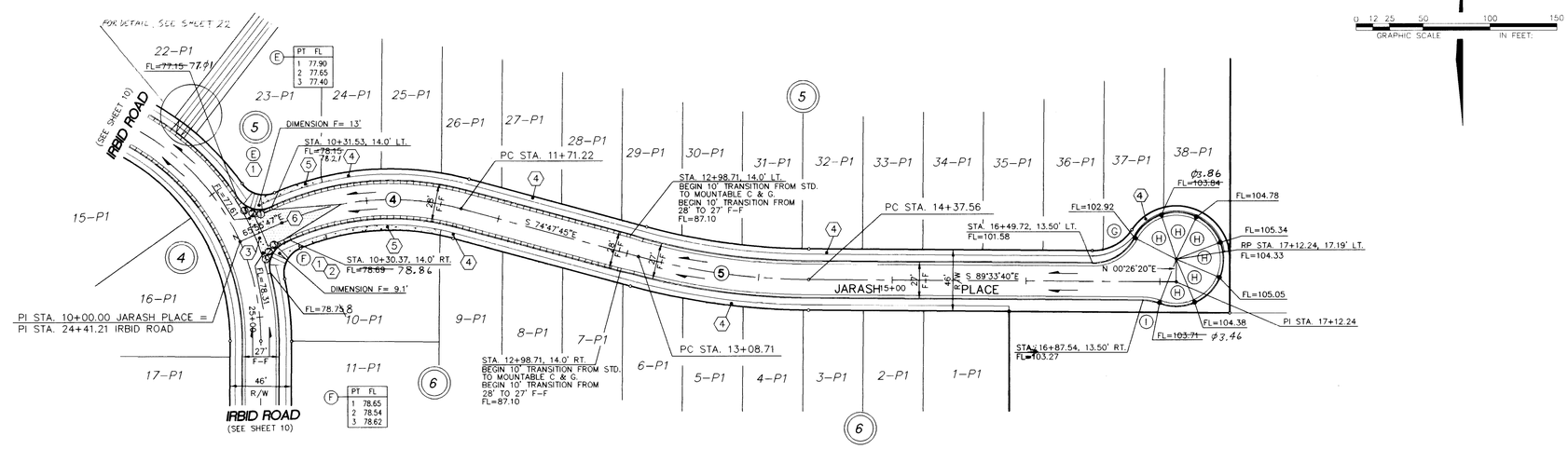
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

④ ℄ CURVE DATA

R = 200.00'
L = 137.09'
Δ = 039°16'28"
T = 71.36'
CH = 134.43'
CB = N85°34'01"E

⑤ ℄ CURVE DATA

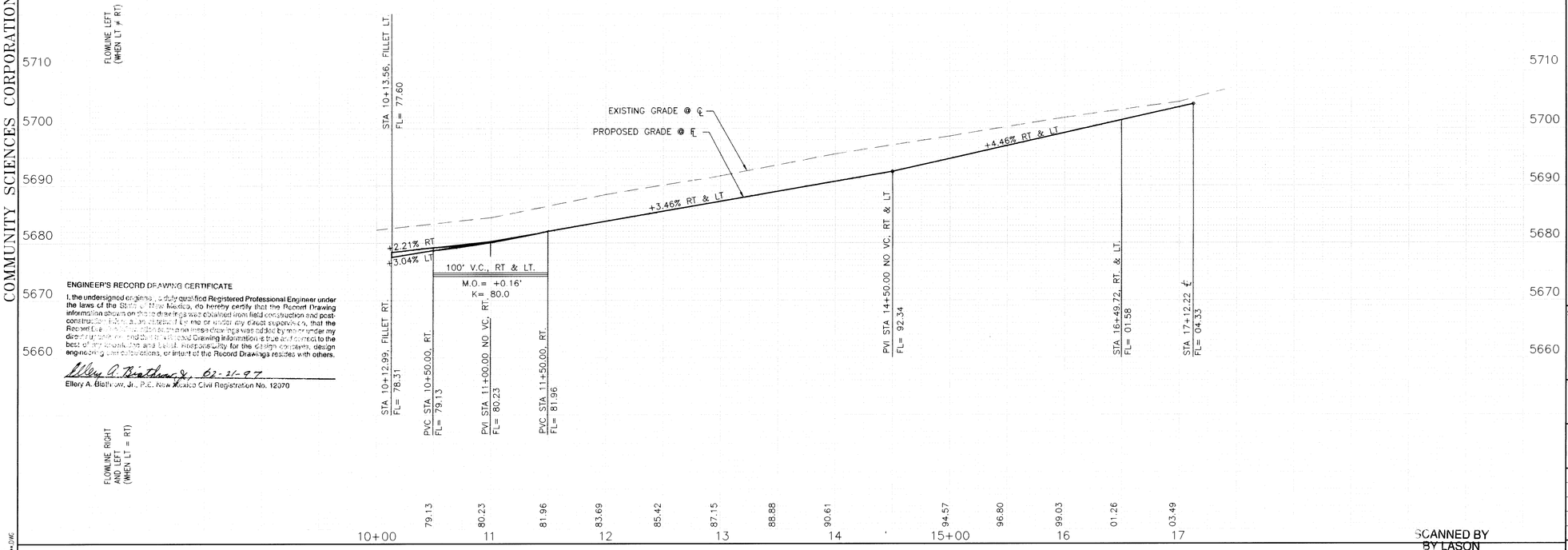
R = 500.00
A = 128.85'
Δ = 014°45'55"
T = 64.78'
CH = 128.50'
CB = S82°10'43"E



JARASH PLACE., N.E.

MOUNTABLE & STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

(SEE SHEET 8 FOR STREET CROSS SECTION)



ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction [illegible] under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that the Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design contents, design engineering and calculations, or intent of the Record Drawings resides with others.

Ellery A. Blatchford Jr. 02-21-97

Ellery A. Blatchford, Jr., P.E. New Mexico Civil Registration No. 12070

SCANNED BY BY LASON

LEGEND

- PROPOSED CURB FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHTS
- PROPOSED GATE VALVE

GRAPHIC SCALE 0 12 25 50 100 150 IN FEET

KEY NOTES:

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE I, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. PROPOSED 4' SIDEWALK, THIS CONTRACT
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9. CONC. VALLEY GUTTER PER COA STD. DWG. 2421
10. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II
11. STATIONARY POSTS PER COA STD. DWG. 2250

CURB CURVE TABLE AT FACE OF CURB

CURVE ID	RADIUS	ARC	DELTA
E	20.00	28.47	81°33'29"
F	20.00	27.81	79°40'11"
G	35.00	38.64	63°15'23"
H	35.00	26.87	43°59'07"
I	35.00	12.62	20°39'22"

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

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING

AS-BUILT INFORMATION
Rec'd
CONTRACTOR Jaramillo / Mariance / WORK STAKED BY Cameron Corp. / STAKE REVIEWED BY / ACCEPTANCE BY Larry Romero DATE
FIELD VERIFICATION BY Ellery Blatchford DATE 03-21-97
DRAWINGS CORRECTED BY Ellery Blatchford DATE 03-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.55

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 11674 ELLERY A. BLATCHFORD JR.
1-30-96

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JMN DATE 12/95
DRAWN BY AM DATE 12/95
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

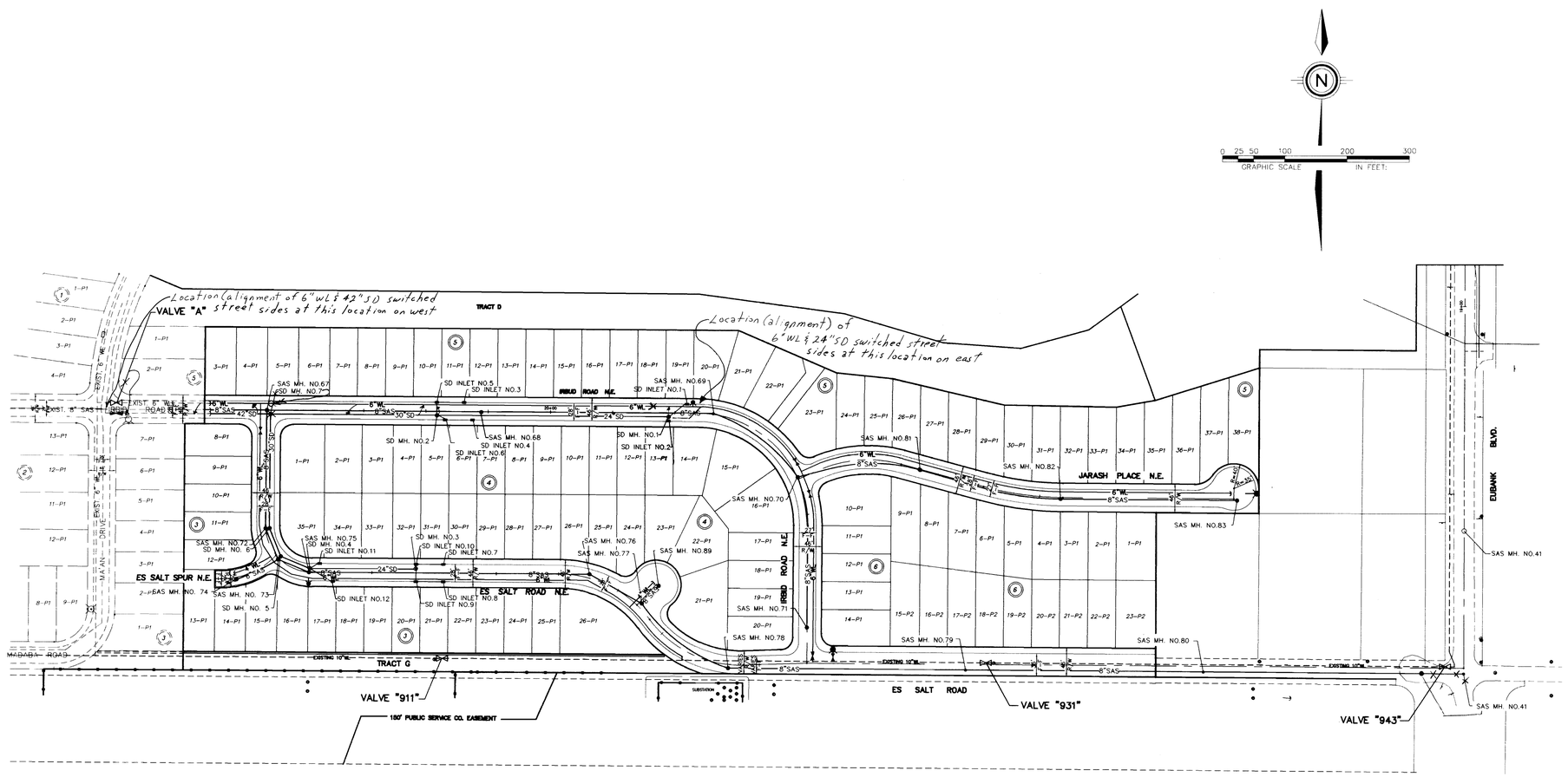
TITLE: QUINTESSENCE – UNIT 2
PAVING PLAN & PROFILE
JARASH PLACE N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	N/A RWK	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	N/A RWK	2-1-96
HYDROLOGY	N/A	3-6-96			
		3-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 14 OF 22

32208
CS-DWG.
XREF: ***.DWG

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



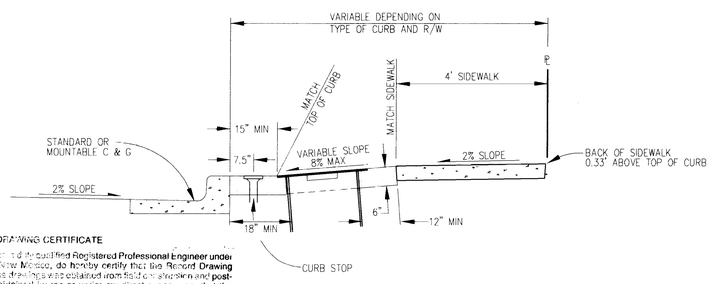
TANOAN GOLF COMMUNITIES

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	– –8" SAS–
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	—S—	– –S–
STORM DRAIN LINE	—SD—30"—	– –SD–30"–
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	– –W–6"–
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	2" H.P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

WATER SHUT-OFF PLAN

1. VALVES NO. "A", "911", "931" AND 943 SHALL BE SHUT-OFF SO NON-PRESSURE CONNECTIONS CAN BE MADE.
2. CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) FIVE (5) DAYS PRIOR TO VALVE SHUT-OFF. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.



WATER METER BOX INSTALLATION

NOT TO SCALE
NOTE: INSTALL WATER METER PER C.O.A. STD. DWG. 2362

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer and the qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field observation and post-construction survey or obtained by me or under my direct supervision, that the Record Drawings (including alignmentlines, grades, elevations, etc.) represent, to the best of my knowledge and belief, the actual Record Drawing information to be true and correct. Responsibility for the design, design engineering and calculations, or intent of the Record Drawings rests with others.

Ellery A. Blathrow Jr. 02-21-97
Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

SCANNED BY
BY LASON

AS-BUILT INFORMATION

Record

CONTRACTOR Landace Mechanical
WORK COMMENCED Spring Lake Corp. DATE
INSPECTORS
FIELD TOLERANCE Kenny Baeto DATE
FIELD VERIFICATION BY Ellery Blathrow DATE
CORRECTIONS MADE BY
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-021 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
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ELEV.= 5650.56

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

JAMES D. RUSH 11624 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	JMA	12/95
DRAWN BY	AM	12/95
CHECKED BY	JDH	12/95

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

DATE: DEC. 1995
SCALE: 1" = 100
JOB NO.: 323-08-055

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING | SURVEYING Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

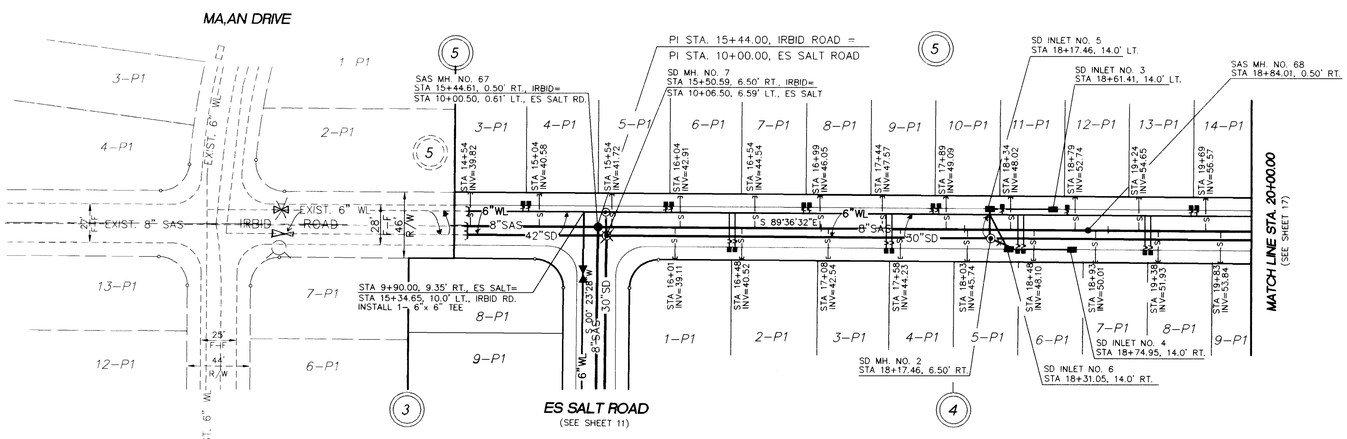
TITLE: QUINTESSENCE SUB'D – UNIT 2
COMPOSITE UTILITY PLAN

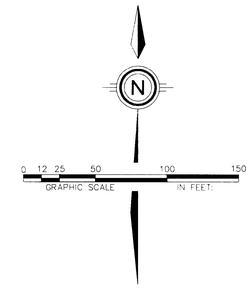
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Lodsby	3-21-96	WATER	R.W. Kane	2-1-96
TRANSPORTATION	N.A.	3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY	Nalangre	3-6-96			
Parks	D. Berna	3-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 15 OF 22

3/23/98
2:50 PM
DGN: ***.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000





UTILITY LEGEND

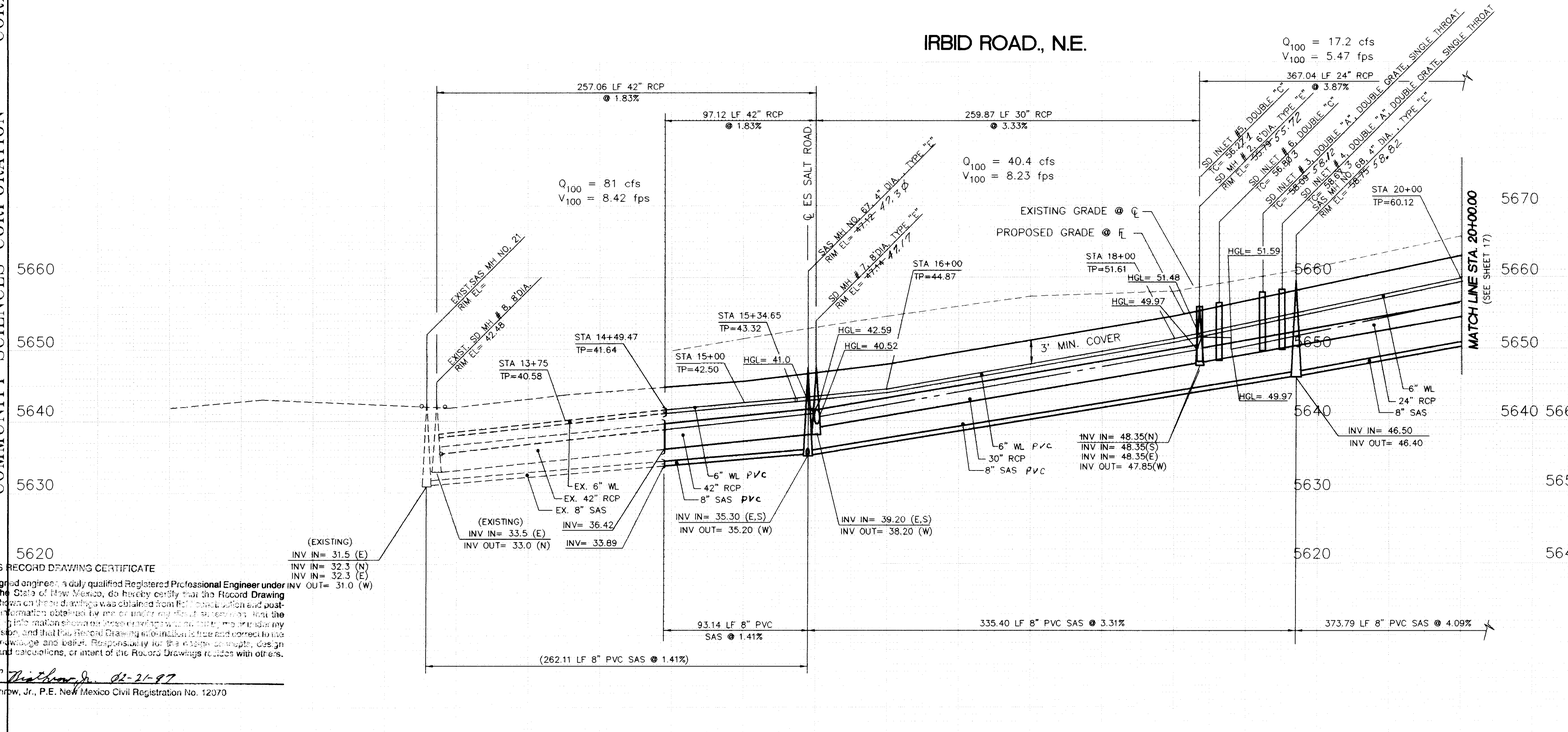
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	- -8" SAS-
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	—SD—30"—	- -SD-30"-
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	- -W-6"-
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	4" P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

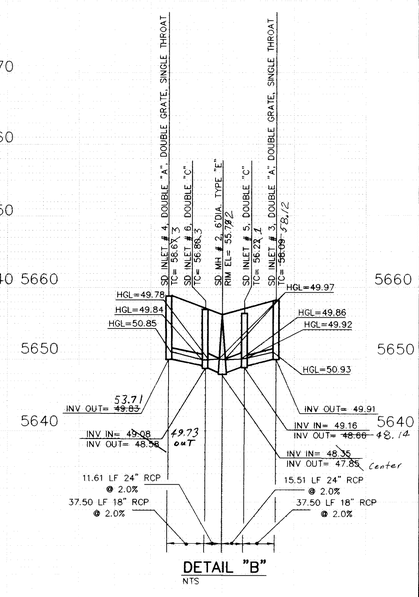
RESTRAINING LENGTHS

FITTING	LR (FT)
10"x6"TEE	6' RUN, 1' BRANCH
6"x6"TEE	10' RUN, 2' BRANCH
6"x4"TEE	4' RUN, 7' BRANCH
6"GV	46'
6" 22 1/2" BEND	3'
6" 11 1/4" BEND	2'

LR = LENGTH TO BE RESTRAINED EACH SIDE OF THE FITTING. FOR TEES, ALL THREE LEGS SHALL BE RESTRAINED FOR A DISTANCE OF "LR". FOR REDUCERS, "LR" IS GIVEN FOR THE LARGER DIAMETER SIZE OF THE FITTING AND NO RESTRAINING IS REQUIRED ON THE SMALL SIDE OF THE FITTING. GATE VALVES SHALL BE MECHANICALLY RESTRAINED AND INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2333 IN ADDITION TO THE MECHANICALLY RESTRAINTED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

1. RESTRAINED JOINTS , SUCH AS MEGA-LUG, EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES AND CAPS IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAYMENT WILL BE MADE THEREFORE.
2. ALL FIRE HYDRANTS AND FITTINGS, ETC. SHALL BE BUILT IN ACCORDANCE WITH C.O.A. STD. DWG'S. 2301 THRU 2380 INCLUSIVE.





ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that this Record Drawing information shown on this drawing was obtained from field construction and post-construction information obtained by me or under my direct supervision, and that this Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the accuracy of depth, design engineering and clearances, or absence of, this Record Drawings rests with others.

Elfery A. Biathrow Jr. 02-21-97

Elfery A. Biathrow, Jr., P.E. New Mexico Civil Registration No. 12070

SCANNED BY BY LASON

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.

IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF THE CENTERLINE OF HOLBROOK STREET, AND 85 FEET EAST OF CORONADO AVENUE AND HOLBROOK STREET.

ELEV = 5650.56

AS-BUILT INFORMATION

Record

CONTRACTOR Sandoval Mechanical DATE
STAKE BY Common Sense DATE
INSPECTORS
SETTING BY Kenny Romero DATE
FIELD FITTING
VERIFICATION BY Ellery Biathrow DATE Jan. '97
DRAWINGS CORRECTED BY Ellery Biathrow DATE 02-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

REMARKS

REVISIONS

NO.	DATE	BY

DESIGN

DESIGNED BY	JMR	DATE 12/95
DRAWN BY	AM	DATE 12/95
CHECKED BY	JDH	

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

26-5706.93 16 97

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE - UNIT 2
UTILITY PLAN & PROFILE
IRBID ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Lodsby	3-21-96	WATER	R.W. Kane	2-1-96
TRANSPORTATION	NA	3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY	Melanie	3-6-96			
	NA	3-14-96			

PROJECT NO. 5206.93 MAP NO. D-21 SHEET 16 OF 22

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

① ℄ CURVE DATA
R = 180.00'
L = 205.90'
Δ = 065°32'19"
CH= 194.85'
CB= S56°50'22"E

② ℄ CURVE DATA
R = 180.00'
L = 76.85'
Δ = 024°27'41"
CH= 76.27'
CB= S11°50'22"E

③ ℄ CURVE DATA
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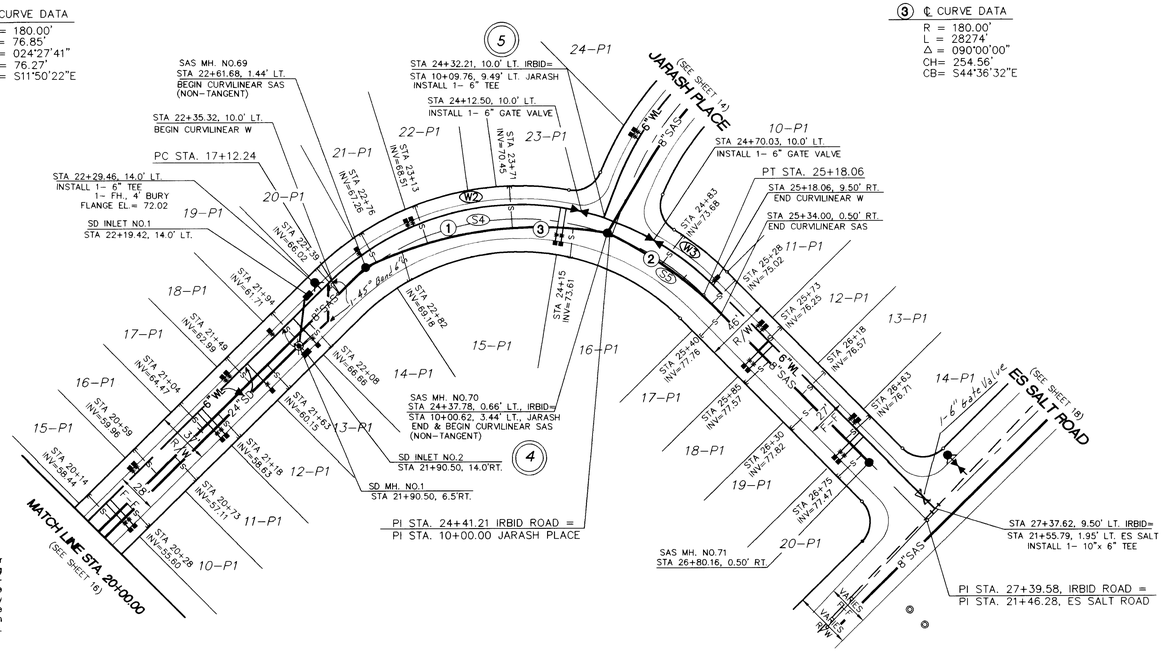
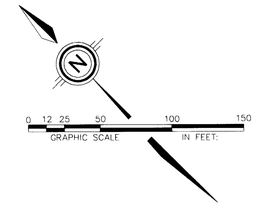
L = 28274'
Δ = 090°00'00"
CH= 254.56'
CB= S44°36'32"E



CURVE ID	R	L	DELTA	CH	CHD	20' JOINT
S4	275.00'	172.98'	36°02'25"	S52°57'17"E	170.14'	4'-10'
S5	275.00'	95.79'	19°57'28"	S09°35'16"E	95.31'	4'-10'
W2	190.00'	207.83'	62°40'22"	S58°16'21"E	197.62'	6'-2'
W3	189.50'	76.63'	23°10'11"	S11°11'37"E	76.11'	6'-3'



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	—SD—30"—	—SD—30"—
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	—W—6"—
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	4" H.P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	UE
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	UT
CABLE TELEVISION	N/A	CT
POWER OR TELEPHONE POLE	N/A	

Record Drawing

RESTRAINING LENGTHS

FITTING	LR (FT)
10"x6"TEE	6' RUN, 1' BRANCH
6"x6"TEE	10' RUN, 2' BRANCH
6"x4"TEE	4' RUN, 7' BRANCH
6"GV	46'
6" 22 1/2" BEND	3'
6" 11 1/4" BEND	2'

LR = LENGTH TO BE RESTRAINED EACH SIDE OF THE FITTING. FOR TEES, ALL THREE LEGS SHALL BE RESTRAINED FOR A DISTANCE OF "LR". FOR REDUCERS, "LR" IS GIVEN FOR THE LARGER DIAMETER SIZE OF THE FITTING AND NO RESTRAINING IS REQUIRED ON THE SMALL SIDE OF THE FITTING. GATE VALVES SHALL BE MECHANICALLY RESTRAINED AND INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2333 IN ADDITION TO THE MECHANICALLY RESTRAINTED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

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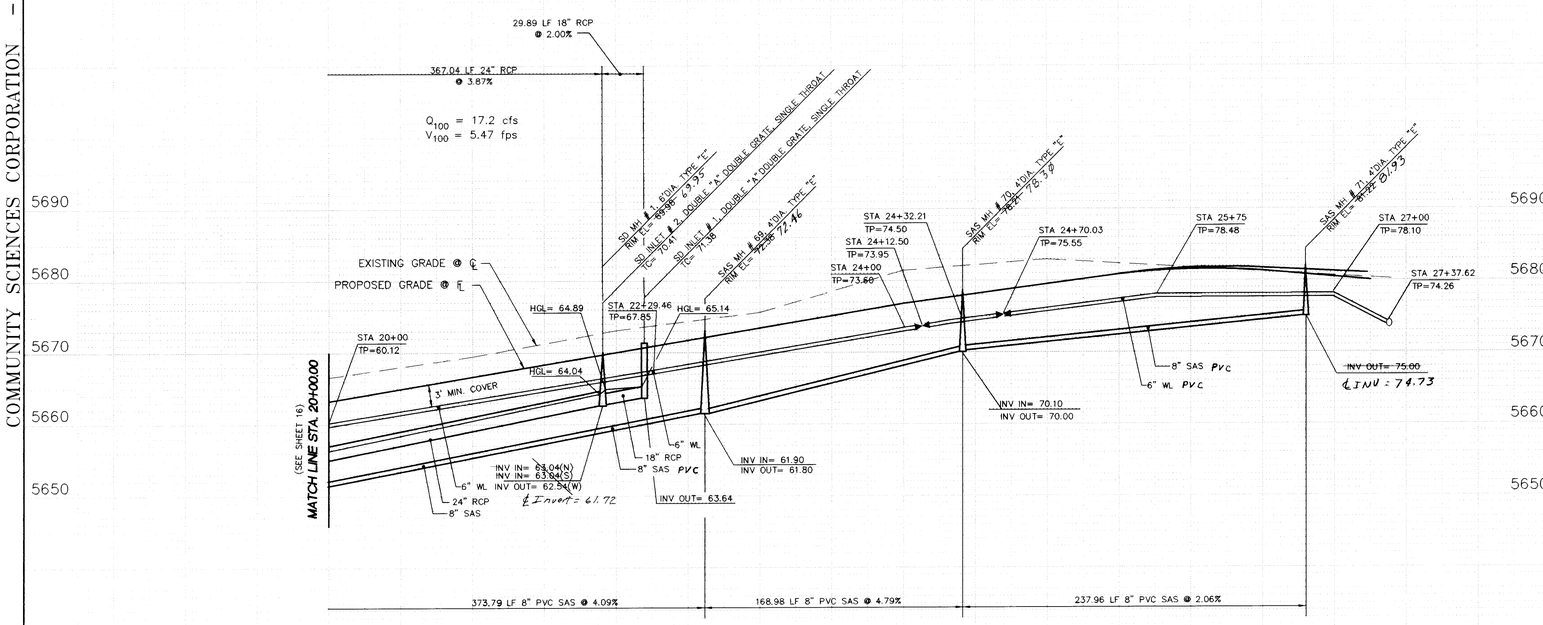
ENGINEER'S RECORD DRAWING CERTIFICATE

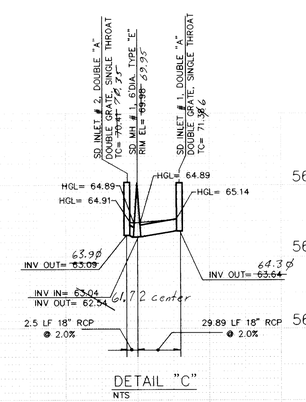
I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that this Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design concepts, design engineering and calculations, or content of this Record Drawings resides with others.

Ellery A. Blathrow, Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

IRBID ROAD., N.E.





DETAIL "C"
NTS

SCANNED BY
BY LASON

BENCH MARKS

THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

AS-BUILT INFORMATION

CONTRACTOR Fondine Mechanical
WORK STAKED BY Community Sciences Corp.
ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Ellery Blathrow DATE 02-21-97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 02-21-97

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL

1-30-96

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY JMN DATE 12/95
DRAWN BY AM/DLW DATE 12/95
CHECKED BY JDH DATE 12/95

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

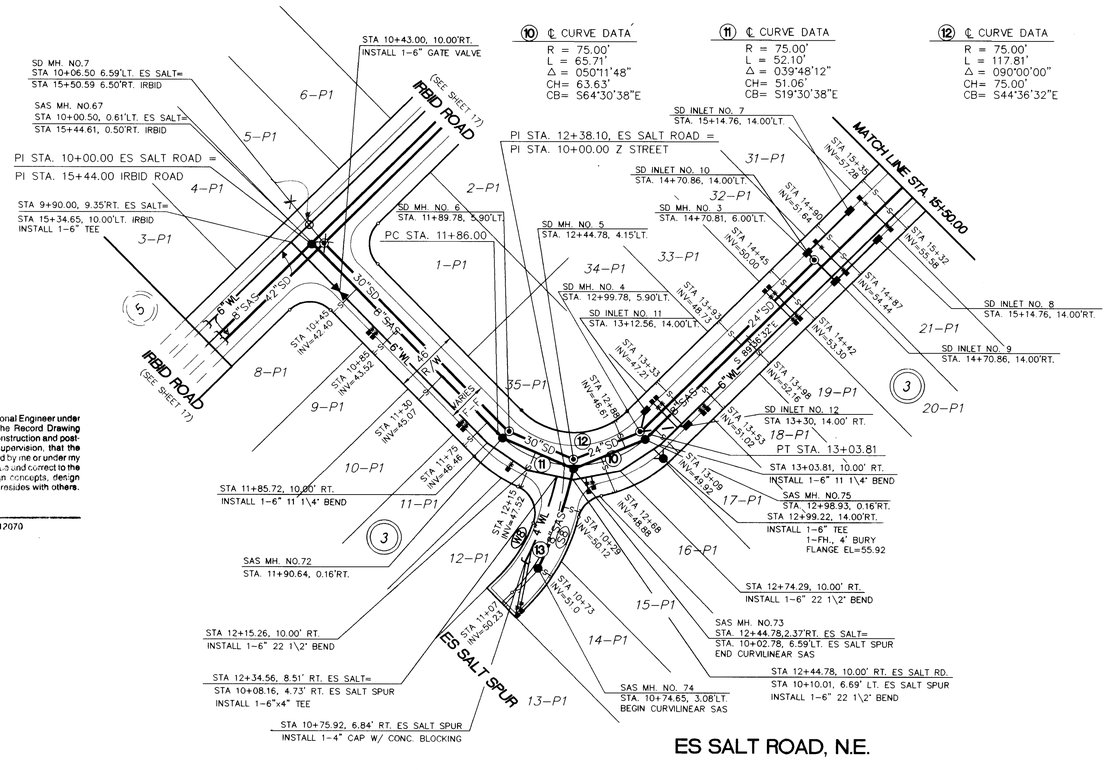
TITLE: QUINTESSENCE SUBDIVISION - UNIT 2
UTILITY PLAN & PROFILE
IRBID ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	R.W. Kane	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY		3-6-96	A.M.A.F.C.A.		
PARKS	HA	3-14-96			

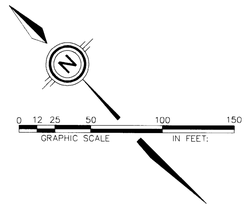
PROJECT NO. 5206.93 MAP NO. D-21 SHEET 17 OF 22

32108
32208017.DWG
XREF: ***.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



ES SALT ROAD, N.E.



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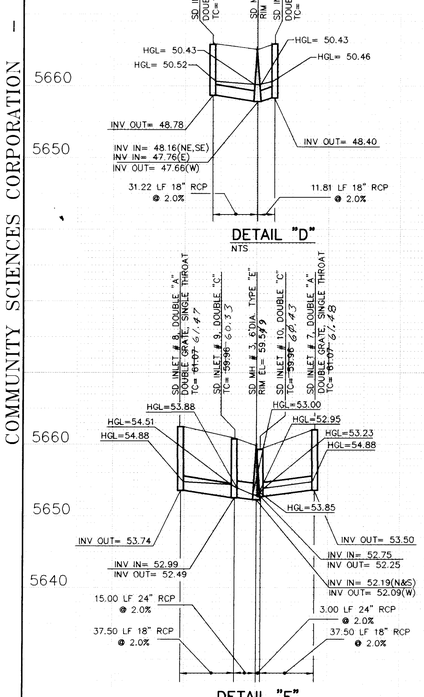
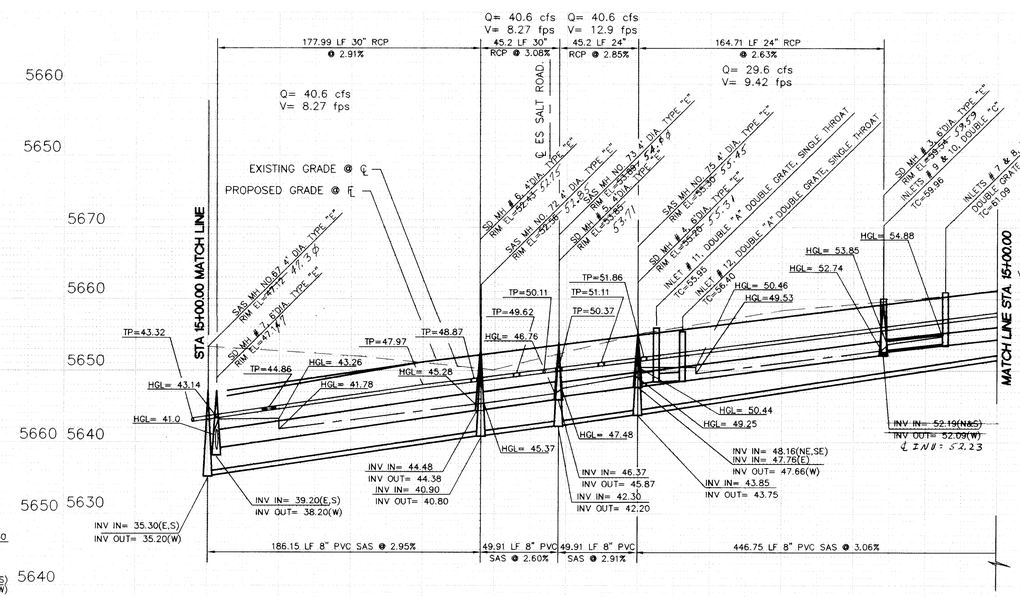
Ellery A. Blathrow, Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

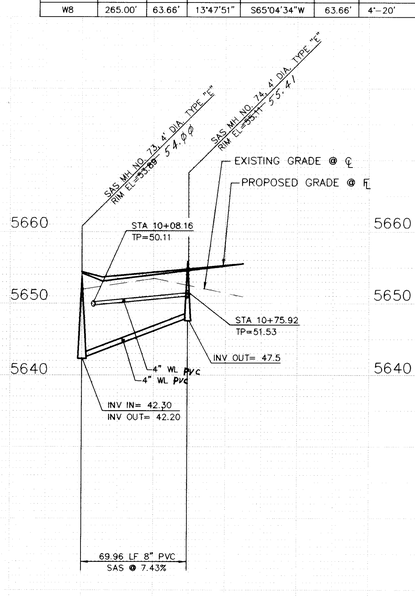


DETAIL "D"
NTS

DETAIL "E"
NTS



ES SALT ROAD, N.E.



ES SALT SPUR

UTILITY CURVE DATA

CURVE ID	R	L	DELTA	CH	CHD	/20' JOINT
S8	275.00'	73.96'	15°24'31"	S64°16'14"W	73.73'	4'-10'
W2	190.00'	207.83'	62°40'22"	S58°16'21"W	197.62'	6'-20'
W8	265.00'	63.66'	13°47'51"	S65°04'34"W	63.66'	4'-20'

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	—SD—30"—	—SD—30"—
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	—W—6"—
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	2" H.P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

RESTRAINING LENGTHS

FITTING	LR (FT)
10"x6"TEE	6' RUN, 1' BRANCH
6"x6"TEE	10' RUN, 2' BRANCH
6"x4"TEE	4' RUN, 7' BRANCH
6"GV	46'
6" 22 1/2" BEND	3'
6" 11 1/4" BEND	2'

LR = LENGTH TO BE RESTRAINED EACH SIDE OF THE FITTING. FOR TEES, ALL THREE LEGS SHALL BE RESTRAINED FOR A DISTANCE OF "LR". FOR REDUCERS, "LR" IS GIVEN FOR THE LARGER DIAMETER SIZE OF THE FITTING AND NO RESTRAINING IS REQUIRED ON THE SMALL SIDE OF THE FITTING. GATE VALVES SHALL BE MECHANICALLY RESTRAINED AND INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2333 IN ADDITION TO THE MECHANICALLY RESTRAINTED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

1. RESTRAINED JOINTS , SUCH AS MEGA-LUG, EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES AND CAPS IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAYMENT WILL BE MADE THEREFORE.

2. ALL FIRE HYDRANTS AND FITTINGS, ETC. SHALL BE BUILT IN ACCORDANCE WITH C.O.A. STD. DWG'S. 2301 THRU 2380 INCLUSIVE.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
2 6 - 5 2 0 6 . 9 3 1 8 9 -

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 2
UTILITY PLAN & PROFILE
ES SALT ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goodby	3-21-96	WATER	R.W. Kane	2-1-96
TRANSPORTATION	NA	3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY	L Lemon	3-6-96	A.M.A.F.C.A.		
	NA	3-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 18 OF 22

AS-BUILT INFORMATION
Record
CONTRACTOR Quality Mechanical DATE
WORK STAKED BY Science Corp DATE
FIELD VERIFICATION BY DATE
ACCEPTANCE BY Leon Romero DATE
REDLINE REVISIONS BY Ellery Blathrow DATE 10-21-97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 10-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

FIELD NOTES

ENGINEER'S SEAL
1-30-96

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	JMN	DATE 12/95
DRAWN BY	WLV/DLW	DATE 12/95
CHECKED BY	JDH	DATE 12/95

32308
32308C18.DWG
SHEET -+=.DWG

SCANNED BY
BY LASON

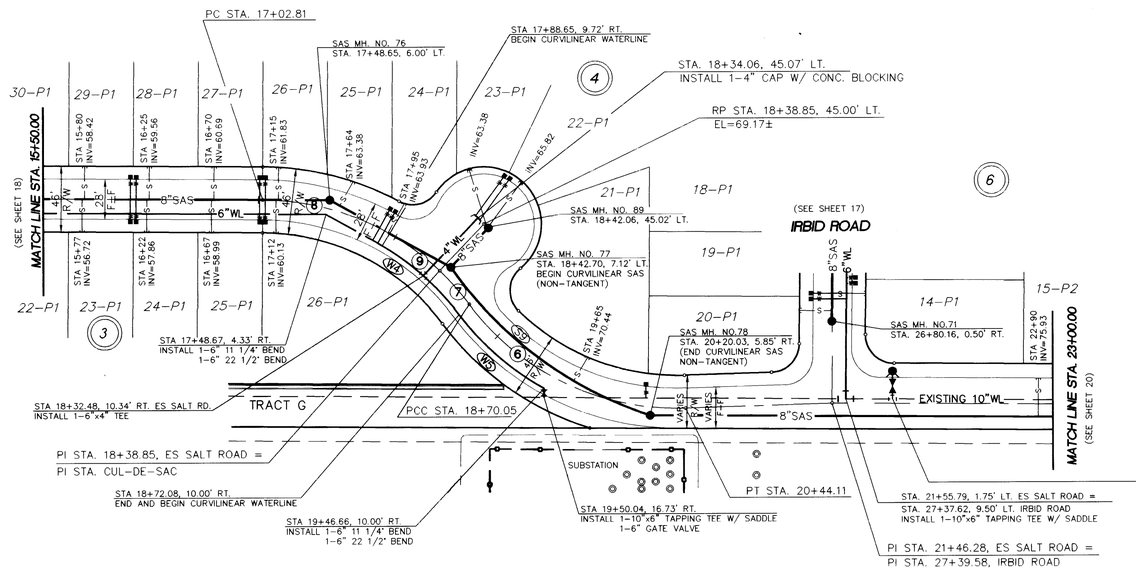
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

⑥ ℄ CURVE DATA
R = 180.00'
L = 174.06'
Δ = 055°24'16"
CH= 167.36'
CB= S64°04'40"E

⑦ ℄ CURVE DATA
R = 180.00'
L = 31.19'
Δ = 009°55'47"
CH= 31.16'
CB= S41°20'25"E

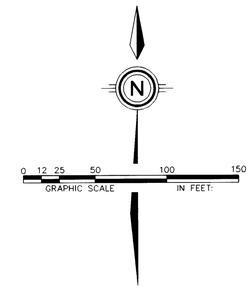
⑧ ℄ CURVE DATA
R = 180.00'
L = 136.04'
Δ = 043°18'14"
CH= 132.83'
CB= S67°57'25"E

⑨ ℄ CURVE DATA
R = 180.00'
L = 167.24'
Δ = 053°14'00"
CH= 161.29'
CB= S62°59'32"E



ES SALT ROAD. N.E.

CURVE ID	R	L	DELTA	CH	CHD	/20' JOINT
S9	275.00'	176.26'	36°43'21"	N53°09'58"W	173.25'	4'-10'
W4	190.00'	78.72'	23°44'20"	S48°49'18E"	78.72'	6'-2'
W5	190.00'	78.95'	23°48'32"	N48°51'24"W	78.39'	6'-2'



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	—SD—30"—	—SD-30"—
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	—W—6"—
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4"WATER SERVICE/METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	2" N.P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

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

RESTRAINING LENGTHS

FITTING	LR (FT)
10"x6"TEE	6' RUN, 1' BRANCH
6"x6"TEE	10' RUN, 2' BRANCH
6"x4"TEE	4' RUN, 7' BRANCH
6"GV	46'
6" 22 1/2° BEND	3'
6" 11 1/4° BEND	2'

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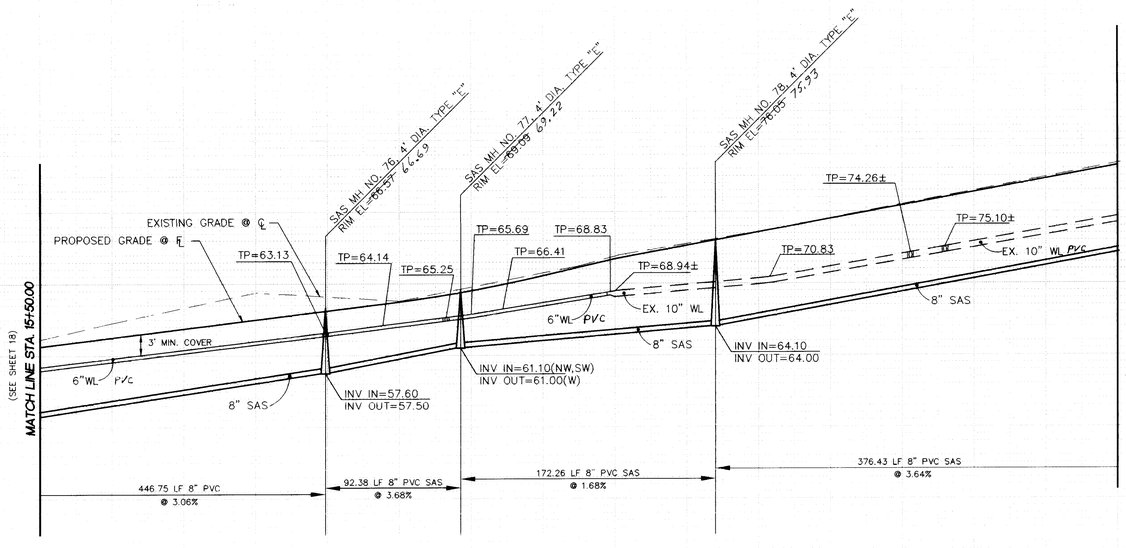
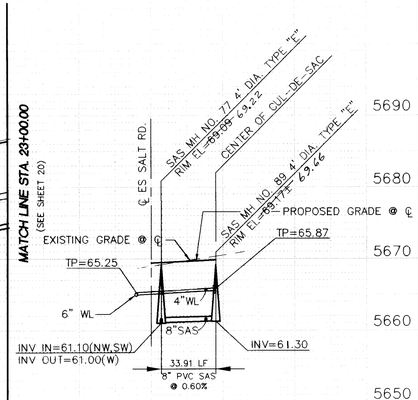
1. RESTRAINED JOINTS , SUCH AS MEGA-LUG, EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES AND CAPS IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAYMENT WILL BE MADE THEREFORE.

2. ALL FIRE HYDRANTS AND FITTINGS, ETC. SHALL BE BUILT IN ACCORDANCE WITH C.O.A. STD. DWG'S. 2301 THRU 2380 INCLUSIVE.





ES SALT CUL-DE-SAC

SHOWN HEREON THIS SHEET

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained from field construction and post-construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings was added by me or under my direct supervision, and that this Record Drawing information is true and correct to the best of my knowledge and belief. Responsibility for the design concepts, design engineering and calculations, or intent of the Record Drawings resides with others.

Ellery A. Blathrow, Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR Sandoval Mechanical
WORK STAKED BY Community Sciences Corp. DATE
INSPECTED BY DATE
ACCEPTANCE BY Lenny Romero DATE Jan 97
FIELD VERIFICATION BY Ellery Blathrow DATE Feb 97
DRAWINGS CORRECTED BY Ellery Blathrow DATE Feb 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
ELEV = 5650.56

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	JMN	DATE 12/95
DRAWN BY	AM/DLW	DATE 12/95
CHECKED BY	JDH	DATE 12/95

SCALE:
HORIZ: 1" = 50'
VERT. 1" = 10'

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

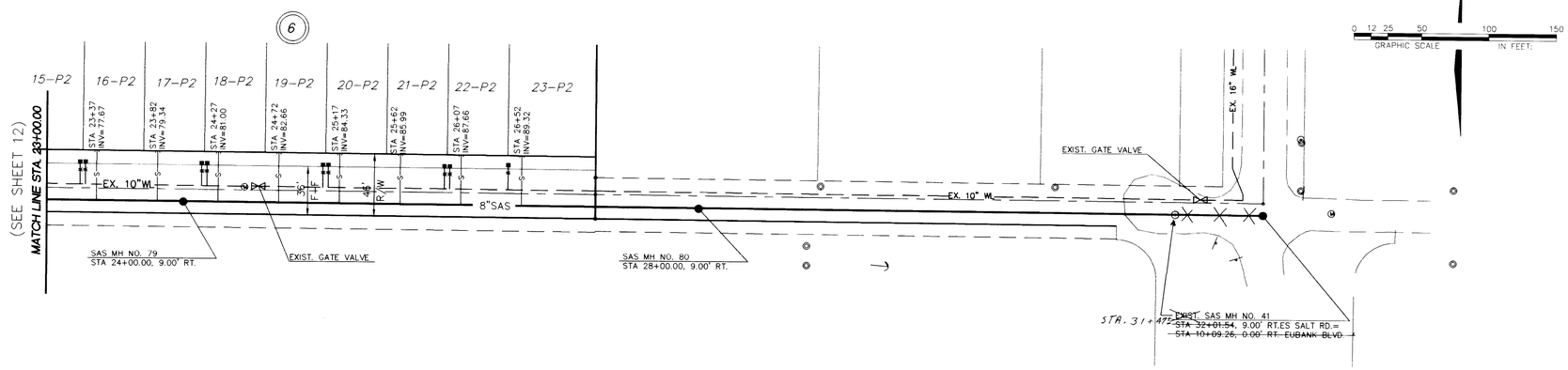
TITLE: QUINTESSENCE SUBDIVISION – UNIT 2
UTILITY PLAN & PROFILE
ES SALT ROAD N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-21-96	WATER	R.W. Kane	2-1-96
TRANSPORTATION	N/A	3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY	N/A	3-6-96	A.M.A.F.C.A.		
	N/A	3-14-96			

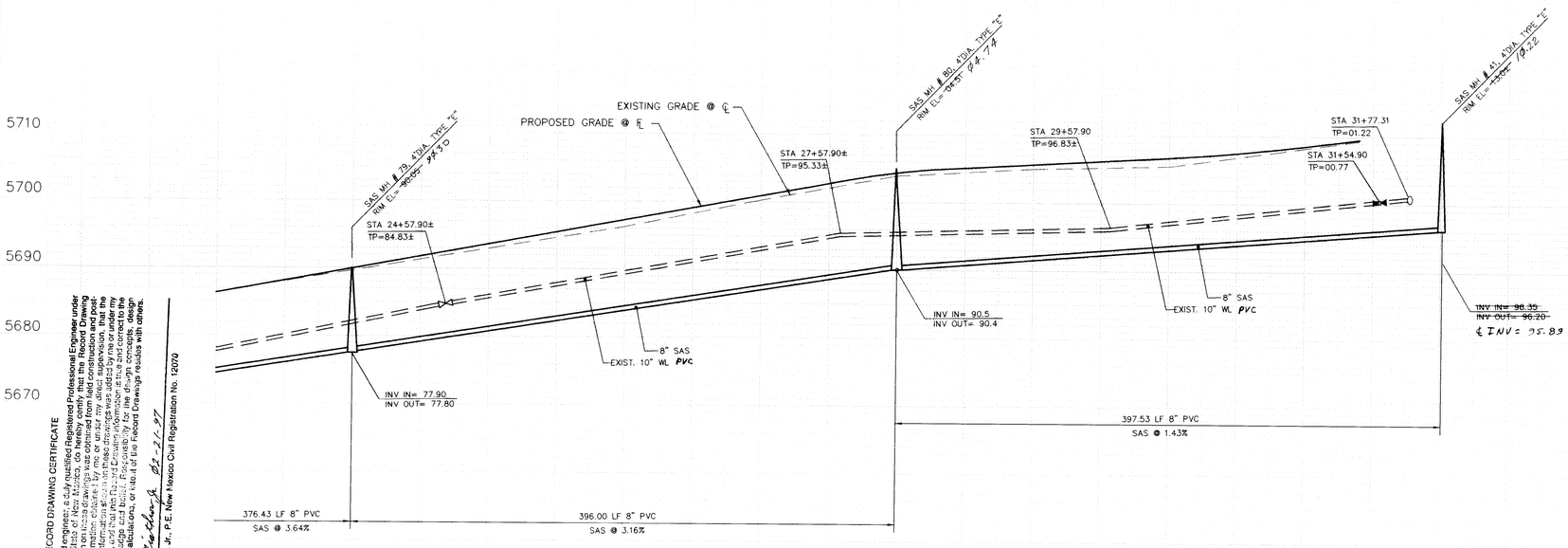
PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 19 OF 22

3330B
3330B-3.DWG
1/26/96 LJD

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



ES SALT ROAD., N.E.



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	—S—	—S—
STORM DRAIN LINE	—SD—30"—	—SD—30"—
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	—W—6"—
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4"WATER SERVICE/METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	4" H.P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

RESTRAINING LENGTHS

FITTING	LR (FT)
10"x6"TEE	6' RUN, 1' BRANCH
6"x6"TEE	10' RUN, 2' BRANCH
6"x4"TEE	4' RUN, 7' BRANCH
6"GV	46'
6" 22 1/2" BEND	3'
6" 11 1/4" BEND	2'

LR = LENGTH TO BE RESTRAINED EACH SIDE OF THE FITTING. FOR TEES, ALL THREE LEGS SHALL BE RESTRAINED FOR A DISTANCE OF "LR". FOR REDUCERS, "LR" IS GIVEN FOR THE LARGER DIAMETER SIZE OF THE FITTING AND NO RESTRAINING IS REQUIRED ON THE SMALL SIDE OF THE FITTING. GATE VALVES SHALL BE MECHANICALLY RESTRAINED AND INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2333 IN ADDITION TO THE MECHANICALLY RESTRAINTED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

1. RESTRAINED JOINTS , SUCH AS MEGA-LUG, EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES AND CAPS IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAYMENT WILL BE MADE THEREFORE.
2. ALL FIRE HYDRANTS AND FITTINGS, ETC. SHALL BE BUILT IN ACCORDANCE WITH C.O.A. STD. DWG'S. 2301 THRU 2380 INCLUSIVE.

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

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings was obtained by me or under my direct supervision and represents the Record Drawing information collected by me or under my direct supervision. I further certify that the Record Drawings shown on these drawings was added by me or under my direct supervision, and that the Record Drawings shown on these drawings represents to the best of my knowledge and belief, the Record Drawings. Responsibility for the design shown hereon is the responsibility of the engineer of record. Record Drawings reside with the engineer of record.

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

SCANNED BY
BY LASON

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING | SURVEYING Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE – UNIT 2
UTILITY PLAN & PROFILE
ES SALT RD. N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	R.W. Kane	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY	N/A	3-6-96			
PARKS	N/A	3-14-96			

PROJECT NO. 5206.93 | MAP NO. D-21 | SHEET 20 OF 22

AS-BUILT INFORMATION
CONTRACTOR Lindgren Mechanical
WORK STAKED BY Cam Co. Services DATE
STAKE BY
INSPECTOR'S ACCEPTANCE BY Gary Romero DATE
FIELD VERIFICATION BY Ellery Blathrow DATE Feb. 97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 02-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND S RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	JMN	DATE 12/95
DRAWN BY	AM	DATE 12/95
CHECKED BY	JDH	DATE 12/95

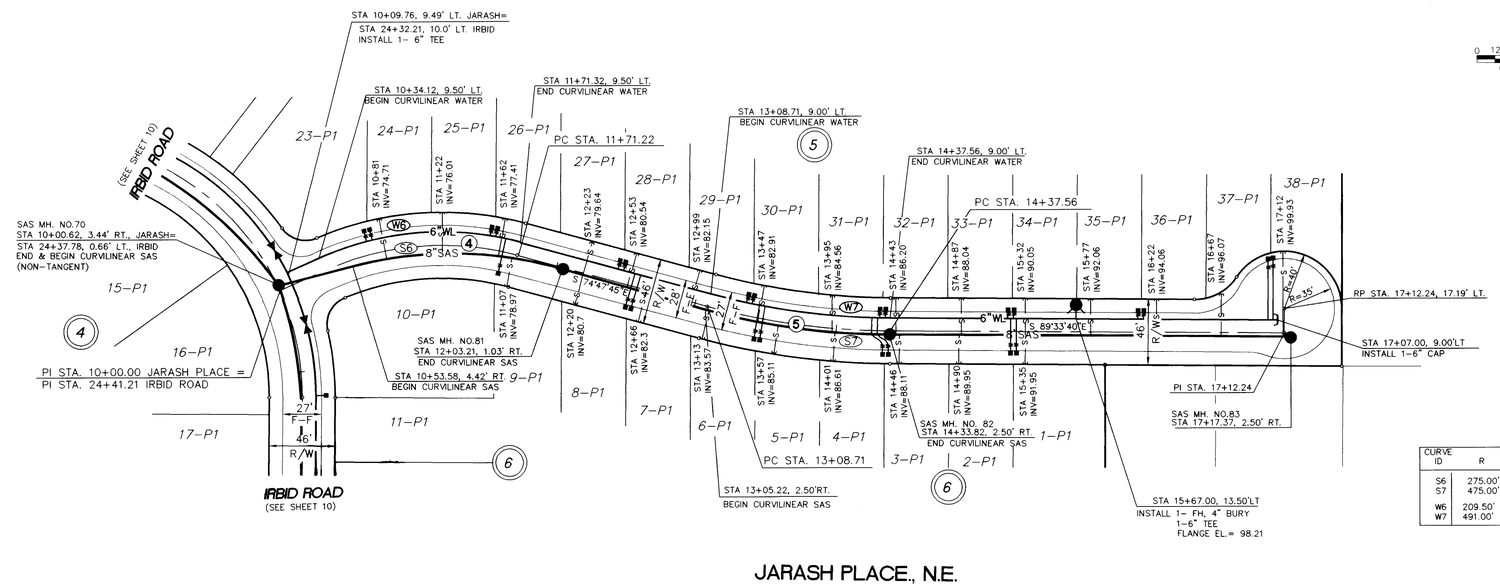
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

④ ℄ CURVE DATA

R = 200.00'
L = 137.09'
Δ = 039°16'28"
T = 71.36'
CH = 134.43'
CB = N85°34'01"E

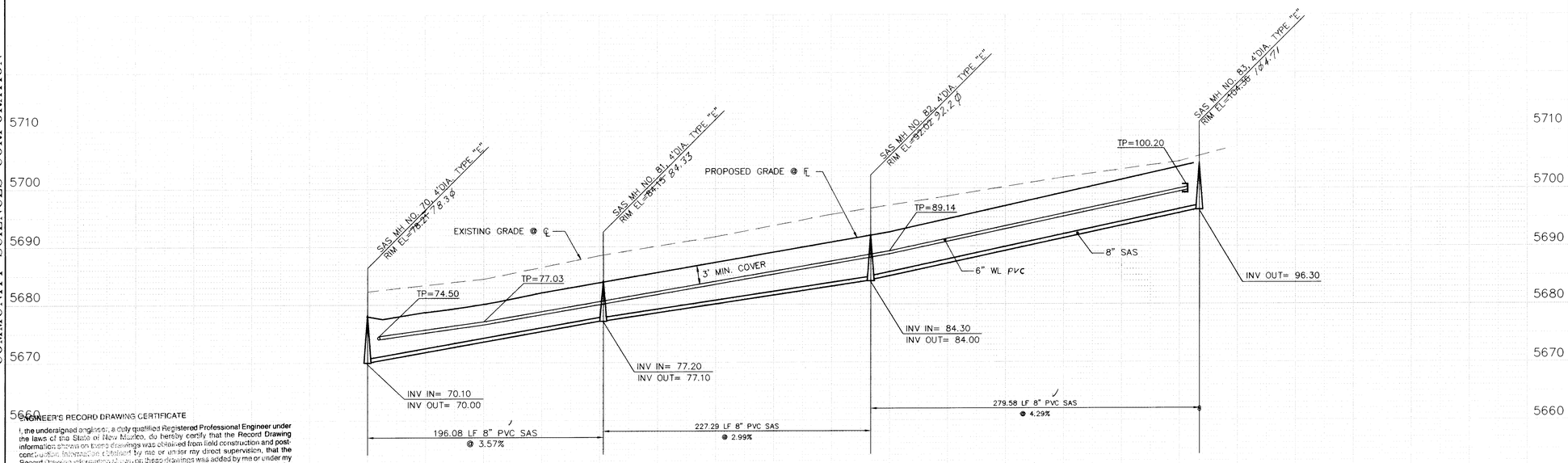
⑤ ℄ CURVE DATA

R = 500.00
A = 128.85'
Δ = 014°45'55"
T = 64.78'
CH = 128.50'
CB = S82°10'43"E



CURVE ID	R	L	DELTA	CH	CHD	DELTA /20' JOINT
S6	275.00'	146.85'	30°35'45"	S89°15'59"E	145.11'	4°10'
S7	475.00'	129.27'	15°35'34"	N81°45'53W	128.87'	2°25'
W6	209.50'	143.61'	39°16'28"	N85°34'01"E	140.81'	5°28'
W7	491.00'	126.53'	14°45'55"	N82°10'43"W	126.18'	2°20'

JARASH PLACE., N.E.



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Ellery A. Blathrow Jr. 02-21-97

Ellery A. Blathrow, Jr., P.E. New Mexico Civil Registration No. 12070

SCANNED BY
BY LASON

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	—SD—30"—	—SD—30"—
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W—6"—	—W—6"—
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	2" H.P.
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

0 12 25 50 100 150
GRAPHIC SCALE IN FEET:

RESTRAINING LENGTHS

FITTING	LR (FT)
10"x6"TEE	6' RUN, 1' BRANCH
6"x6"TEE	10' RUN, 2' BRANCH
6"x4"TEE	4' RUN, 7' BRANCH
6"GV	46'
6" 22 1/2° BEND	3'
6" 11 1/4° BEND	2'

LR = LENGTH TO BE RESTRAINED EACH SIDE OF THE FITTING. FOR TEES, ALL THREE LEGS SHALL BE RESTRAINED FOR A DISTANCE OF "LR". FOR REDUCERS, "LR" IS GIVEN FOR THE LARGER DIAMETER SIZE OF THE FITTING AND NO RESTRAINING IS REQUIRED ON THE SMALL SIDE OF THE FITTING. GATE VALVES SHALL BE MECHANICALLY RESTRAINED AND INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2333 IN ADDITION TO THE MECHANICALLY RESTRAINTED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

1. RESTRAINED JOINTS , SUCH AS MEGA-LUG, EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES AND CAPS IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAYMENT WILL BE MADE THEREFORE.

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2 3 4 5 6 7 8 9 10
26-5?6?6.93 2197

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation
LAND PLANNING P.O. Box 1328 ENGINEERING SURVEYING Corrales, N.M. 87048

AS-BUILT INFORMATION
Revised
CONTRACTOR Lockridge Mechanical
WORK STAKED BY Science Corp DATE
INSPECTED BY DATE
ACCEPTANCE BY Leroy Romero DATE Jan 97
FIELD VERIFICATION BY Ellery Blathrow DATE Jan 97
DRAWINGS CORRECTED BY Ellery Blathrow DATE 02-21-97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1985" AND IS RIVETTED TO ANY ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV = 5650.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	2/95

ENGINEER'S SEAL
1-30-96

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	JMN	12/95
DRAWN BY	AM	12/95
CHECKED BY	JDH	12/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

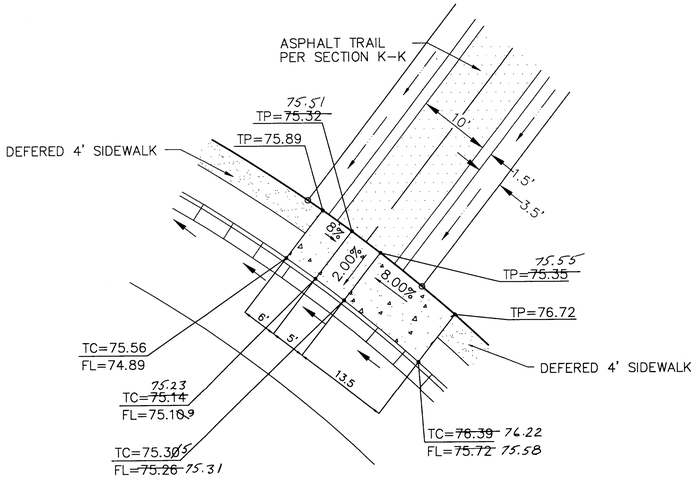
TITLE: QUINTESSENCE SUBDIVISION - UNIT 2
UTILITY PLAN & PROFILE
JARASH PLACE N.E.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goolsby	3-21-96	WATER	R.W. Kane	2-1-96
TRANSPORTATION		3-1-96	WASTE WATER	R.W. Kane	2-1-96
HYDROLOGY	N/A	3-6-96	A.M.A.F.C.A.		
	N/A	3-14-96			

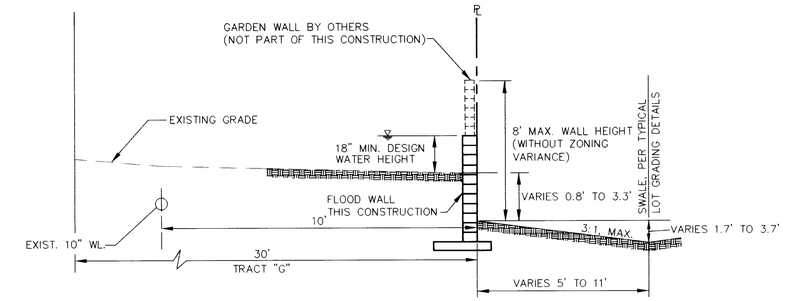
PROJECT NO. 5206.93 MAP NO. D-21 SHEET 21 OF 22

32208
32208C21.DWG
1/25/96 JJD

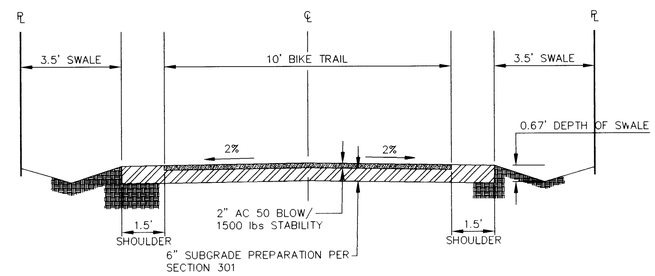
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



MODIFIED WHEEL CHAIR RAMP
(PER COA STD DWG #2441)
DETAIL 'B'
(SEE SHEET 6) 6/14
SCALE: 1"=10'



STA. 11+50 TO 19+25.66
TYPICAL CROSS SECTION
SECTION G-G
NTS



SECTION K-K
(SEE SHEET 6)
SCALE: 1"=2.5'

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	2/95

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED 5-021 1985 AND IS RIVETTED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTERLINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV.= 5650.56

~~AS-BUILT~~ INFORMATION
CONTRACTOR Sandoval Mechanical DATE
WORK STAKED BY Cornerstone Science Corp. DATE
ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Elroy Barkhau DATE Jan 97
DRAWINGS CORRECTED BY Elroy Barkhau DATE 2-12
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

Rec'd

ENGINEER'S SEAL
JAMES C. HOLLOWAY
NEW MEXICO
11674
REGISTERED PROFESSIONAL ENGINEER
1-30-96

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	JMN	DATE 11/95
DRAWN BY	DLW	DATE 11/95
CHECKED BY	JDH	DATE 11/95

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

DATE: 11/95
SCALE: AS NOTED
JOB NO.: 32308

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE- UNIT 2
TYPICAL GRADING DETAILS AND SECTIONS

APPROVED FOR ROUGH GRADING
(± 1 FT.)

HYDROLOGY DATE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goolsby	3-21-96	WATER	N/A RWE	2-1-96
TRANSPORTATION	[illegible]	3-1-96	WASTE WATER	N/A RWE	2-1-96
HYDROLOGY	A Calanga	3-6-96		D. Sena	3-14-96

PROJECT NO.	MAP NO.	SHEET OF
5206.93	D-21	22 22

SCANNED BY
BY LASON

32308
2221.DWG
REF: ***.DWG