QUINTESSENCE SUBDIVISION - UNIT 4

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR

GRADING, PAVING AND UTILITIES

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12	RUSEIFA DRIVE & QUINTESSENCE ROAD N.E.
13	JORDAN AVENUE N.E.
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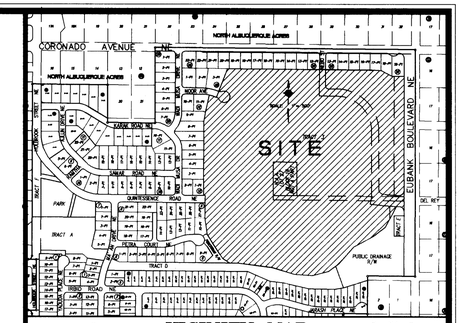
21	JORDAN AVENUE N.E. & BASELINE "A"
22	ANTON CIRCLE & SAWSAN ROAD N.E.
23	ANTON CIRCLE & SAMEH ROAD N.E.
24	NEBO STREET & QUINTESSENCE ROAD N.E.



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 SHALL 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 VALVE.
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.

RECORD DRAWING NOTES

1. The basis of vertical elevations is as stated under the "Bench Marks" notation.
2. Where a measured constructed value is different from the design value, the design value is "lined through" and the measured value written in.
3. Where the measured value is identical to the design value, the design value has a "✓" beside it.
4. Where the design value has not been measured, no distinctive mark has been made, leaving the design value as is.

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned Engineer, a duly certified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that this Record Drawing information shown in the red and post-construction information, and that the construction was generally in accordance with the design plans, that the Record Drawing information shown is based on information furnished to the director, engineers, and staff by others. The Record Drawing information is based on the best of my knowledge and belief, based on the concepts, design engineering and calculations, original of the Record Drawings furnished with others.

Ellery A. Brathwaite 06-18-98

Ellery A. Brathwaite, 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
Otto Chang
DATE 7-22-98

TURNKEY: 5206.94
CITY INSPECTOR: LENNY ROMERO (OVERSEE)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 5206.9498021

DRB 94-552

DATE:	JUNE, 1996
SCALE:	AS SHOWN
DESIGNED:	JMN
DRAWN:	LJD
JOB NO.:	32310

community sciences corporation
LAND PLANNING P.O.Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

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

ENGINEER'S SEAL

APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		
TRANSPORTATION	Billy J. Cooksley	11-26-96
WATER/WASTEWATER		8-16-96
HYDROLOGY		8-14-96
PARKS		9-26-96
CONSTR. MNGMT.		

PROJECT NO. 5206.94

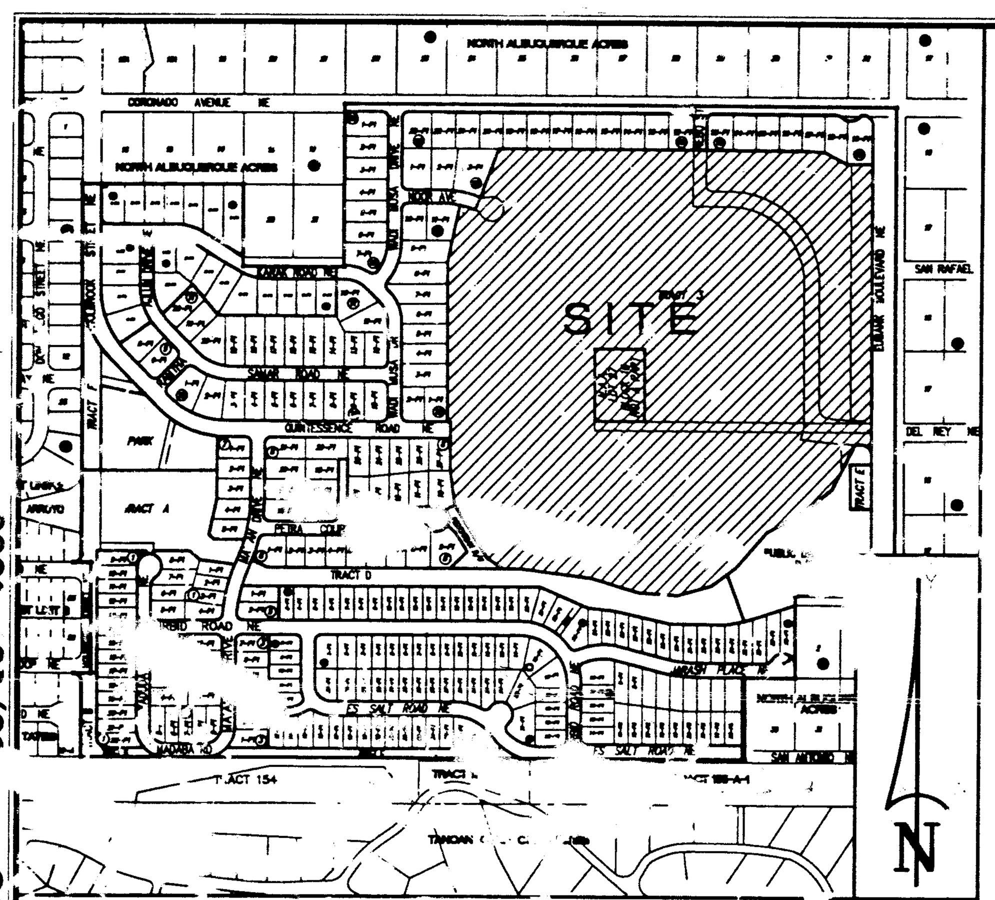
APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

SHEET 1 OF 24

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

32310C1.DWG

SCANNED BY BY LASON



VICINITY MAP (NTS)

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

VACATION AND REPLAT FOR QUINTESSENCE UNIT 4

COMPRISED OF
TRACT 3, QUINTESSENCE UNIT 1
TOGETHER WITH LOT 27, BLOCK 16, UNIT 2, TRACT 3
OF NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE, 1996

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, NEW MEXICO AND BEING COMPRISED OF TRACT 3, QUINTESSENCE UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLI COUNTY, NEW MEXICO ON JANUARY 19, 1996 IN VOLUME 96C, FOLIO 30 TOGETHER WITH LOT 27, BLOCK 16, UNIT 2, TRACT 3, OF NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLIO COUNTY, NEW MEXICO ON JUNE 8, 1931 IN VOLUME D, FOLIO 133 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE AT THE ALBUQUERQUE CITY SURVEY (ACS; MONUMENT "4-D22" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=420767.52 AND Y=1,517,527.25); **THENCE** S51°57'14"W, 3482.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE (108' R/W), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 19-P1, BLOCK 18 OF QUINTESSENCE UNIT 1 AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE, S00° 05'18"W, 944.97 FEET TO A POINT ON CURVE; **THENCE** DEPARTING THE WEST RIGHT-OF-WAY LINE, NORTHWESTERLY 54.72 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°34'24", AND A CHORD THAT BEARS N44°41'54"W, 49.31 FEET) TO A POINT OF REVERSE CURVATURE (PRC); **THENCE** NORTHWESTERLY 19.31 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1039.00 FEET, A CENTRAL ANGLE OF [illegible] AND A CHORD THAT BEARS [illegible] FEET) TO AN ANGLE POINT ; **THENCE** [illegible] FEET TO AN ANGLE POINT; **THENCE** [illegible] W, 107.58 FEET TO AN ANGLE POINT [illegible] FEET TO AN ANGLE POINT; **THENCE** S41°42'46"W, 153.10 FEET TO AN ANGLE POINT; **THENCE** [illegible] W, 97.93 FEET TO AN ANGLE POINT; **THENCE** S74°42'05"W, 112.97 FEET TO AN ANGLE POINT; **THENCE** N85°57'59"W 125.[illegible] FEET TO AN ANGLE POINT; **THENCE** N73°32'29"W, 165.20 FEET TO AN ANGLE POINT; **THENCE** N82°22'23"W, 235.93 FEET TO AN ANGLE POINT; **THENCE** N89°26'32"W, 59.35 FEET TO THE SOUTHEAST CORNER OF AN EXISTING PEDESTRIAN RIGHT-OF-WAY; **THENCE** N57°24'33"W, 61.34 FEET TO AN ANGLE POINT; **THENCE** N32°22'35"W, 202.28 FEET TO AN ANGLE POINT BEING THE SOUTHEAST CORNER OF LOT 10-P1 BLOCK 8 OF SAID QUINTESSENCE UNIT 1; **THENCE** N07°36'52"W, 112.83 FEET TO AN ANGLE POINT BEING THE NORTHEAST CORNER OF LOT 10-P1, BLOCK 8; **THENCE** N00°33'28"E, 157.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF QUINTESSENCE ROAD NE (52' R/W); **THENCE** ALONG SAID NORTH RIGHT-OF-WAY LINE N89°26'32"W 10.77 FEET TO AN ANGLE POINT; **THENCE** DEPARTING THE NORTH RIGHT-OF-WAY LINE OF QUINTESSENCE ROAD NE, N00°06'36"E, 518.06 FEET TO AN ANGLE POINT BEING THE NORTHEAST CORNER OF LOT [illegible] BLOCK 12 OF QUINTESSENCE UNIT 1; **THENCE** N11°30'34"E, 66.99 FEET TO AN ANGLE POINT BEING THE NORTHEAST CORNER OF LOT 9-P1, BLOCK 12; **THENCE** N12°18'40"E, 121.55 FEET TO A POINT ON CURVE ON THE SOUTH-RIGHT-OF-WAY LINE OF NOOR AVENUE NE (44'R/W); **THENCE** ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTHEASTERLY 51.04 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 248.00 FEET, A CENTRAL ANGLE OF 11°47'27", AND A CHORD THAT BEARS S71°47'37"E, 50.95 FEET) TO AN ANGLE POINT ; **THENCE** DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF NOOR AVENUE NE N24°06'07"E, 44.00 FEET TO AN ANGLE POINT ON THE NORTH RIGHT-OF-WAY LINE OF NOOR AVENUE NE; **THENCE** N20°57'43"E, 170.36 FEET TO AN ANGLE POINT BEING THE NORTHEAST CORNER OF LOT 3-P1, BLOCK 19 QUINTESSENCE UNIT 1, **THENCE** S89°33'35"E 994.84 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 16-P1 AND 17-P1, BLOCK 18 QUINTESSENCE UNIT 1; **THENCE** S86°21'54"E, 75.12 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 17-P1 AND 18-P1, BLOCK 18 QUINTESSENCE UNIT 1: **THENCE** S62°24'34"E, 84.29 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 18-P1, AND 19-P1, BLOCK 18; **THENCE** S89°54'42"E, 85.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 19-P1, BLOCK 18 QUINTESSENCE UNIT 1 AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 40.8326 ACRES (1,778,666 S.F.) MORE OR LESS.

SUBDIVISION DATA:

CASE NO.	DRB 94-552, V-96-42, SV-96-22
GROSS SUBDIVISION ACREAGE	40.8326 AC
ZONE ATLAS INDEX NO.	D-21-Z
NO. OF EXISTING TRACTS/LOTS	2
NO. OF LOTS CREATED	121
NO. OF TRACTS CREATED	2
MILES OF FULL-WIDTH STREETS CREATED	1.26 MILES
DATE OF SURVEY	JUNE, 1996
S.P. TALOS LOG NO.	96-0701-1450-0584

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 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, ELECTRIC, 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 DABABNEH, PRESIDENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

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

BY: ______________________
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________________

OWNER OF LOT 27, BLOCK 16, UNIT 2, TRACT 3
NORTH ALBUQUERQUE ACRES

BY: ______________________
DENNIS HOUSTON

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ______________________, 1996
BY DENNIS HOUSTON, OWNER, ON BEHALF OF SAID PROPERTY.

BY: ______________________
NOTARY PUBLIC

MY COMMISSION EXPIRES ______________________

TREASURER'S CERTIFICATION

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

QUINTESSENCE UNIT 1: TRACT 3, UPC# ______________
NORTH ALBUQUERQUE ACRES: LOT 27, BLOCK 16, UNIT 2, TRACT 3,
UPC# 1021-063-1?3-119-303-11

PROPERTY OWNER OF RECORD: PARADISE WEST, INC.- TRACT 3
DENNIS HOUSTON- LOT 27, BLK 16, UNIT 2, TRACT 3

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: ______________________ DATE: ____

SURVEYOR'S CERTIFICATION:

I, ROBERT C. MILLER, 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.

______________________ ______________________
ROBERT C. MILLER, N.M.R.P.S. #3794 DATE

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	DATE
PROPERTY MANAGEMENT	DATE
PNM GAS SERVICES	DATE
U S WEST COMMUNICATIONS, INC.	DATE
PNM ELECTRIC SERVICES	DATE

SHEET 1 OF 6

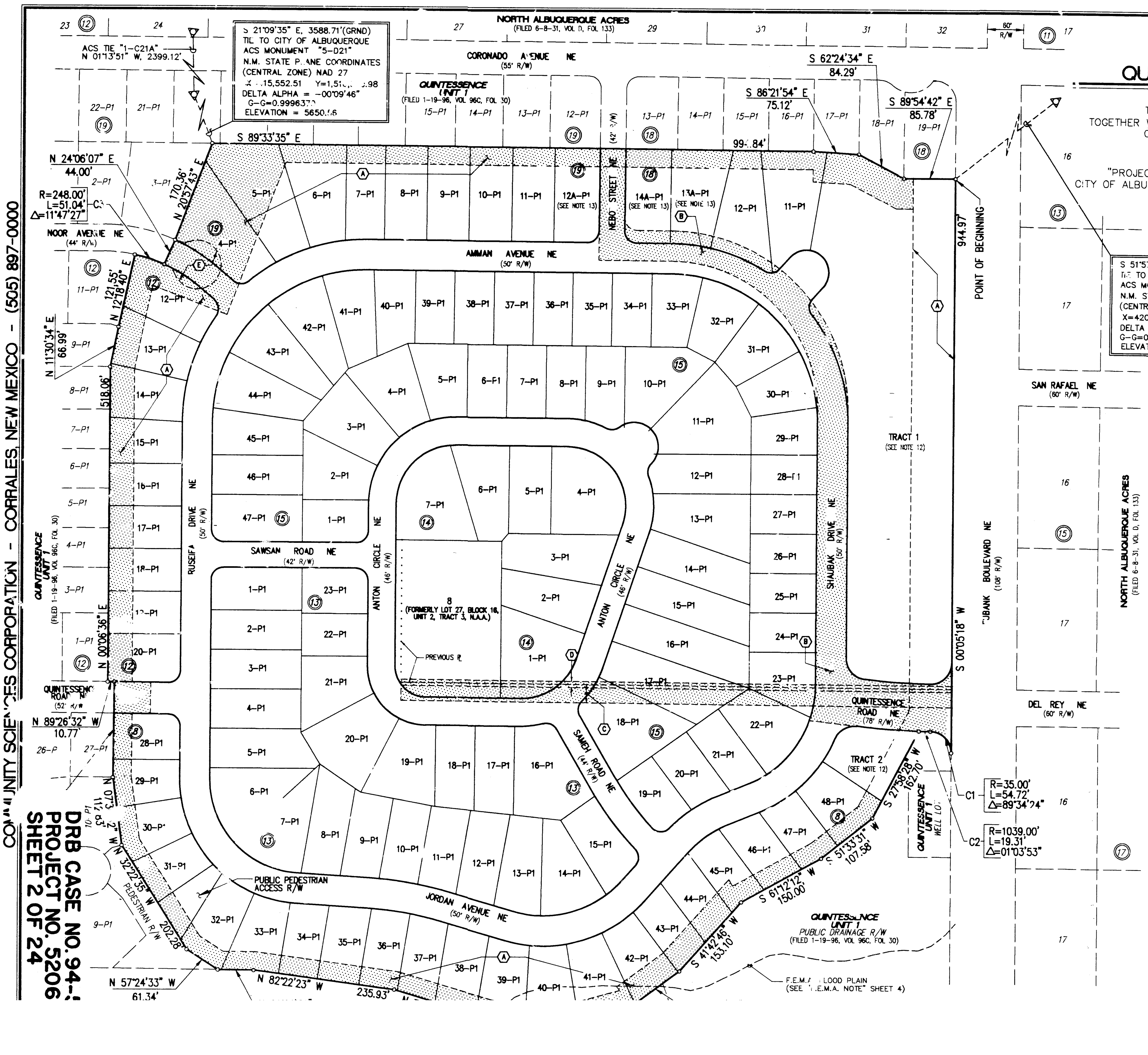
DATE: JUNE, 1996	community sciences corporation
SCALE: N/A	
DESIGNED: J.M.N.	
DRAWN: D.E.R.	
JOB NO.: 323-10-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

32310FP1.DWG

SCANNED BY
BY LASON

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

DRB CASE NO. 94-[illegible]
PROJECT NO. 5206
SHEET 2 OF 24



VACATION AND REPLAT FOR QUINTESSENCE UNIT 4

COMPRISED OF
TRACT 3, QUINTESSENCE UNIT 1
TOGETHER WITH LOT 27, BLOCK 16, UNIT 2, TRACT 3
OF NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE, 1996

SCALE: 1"= 100'

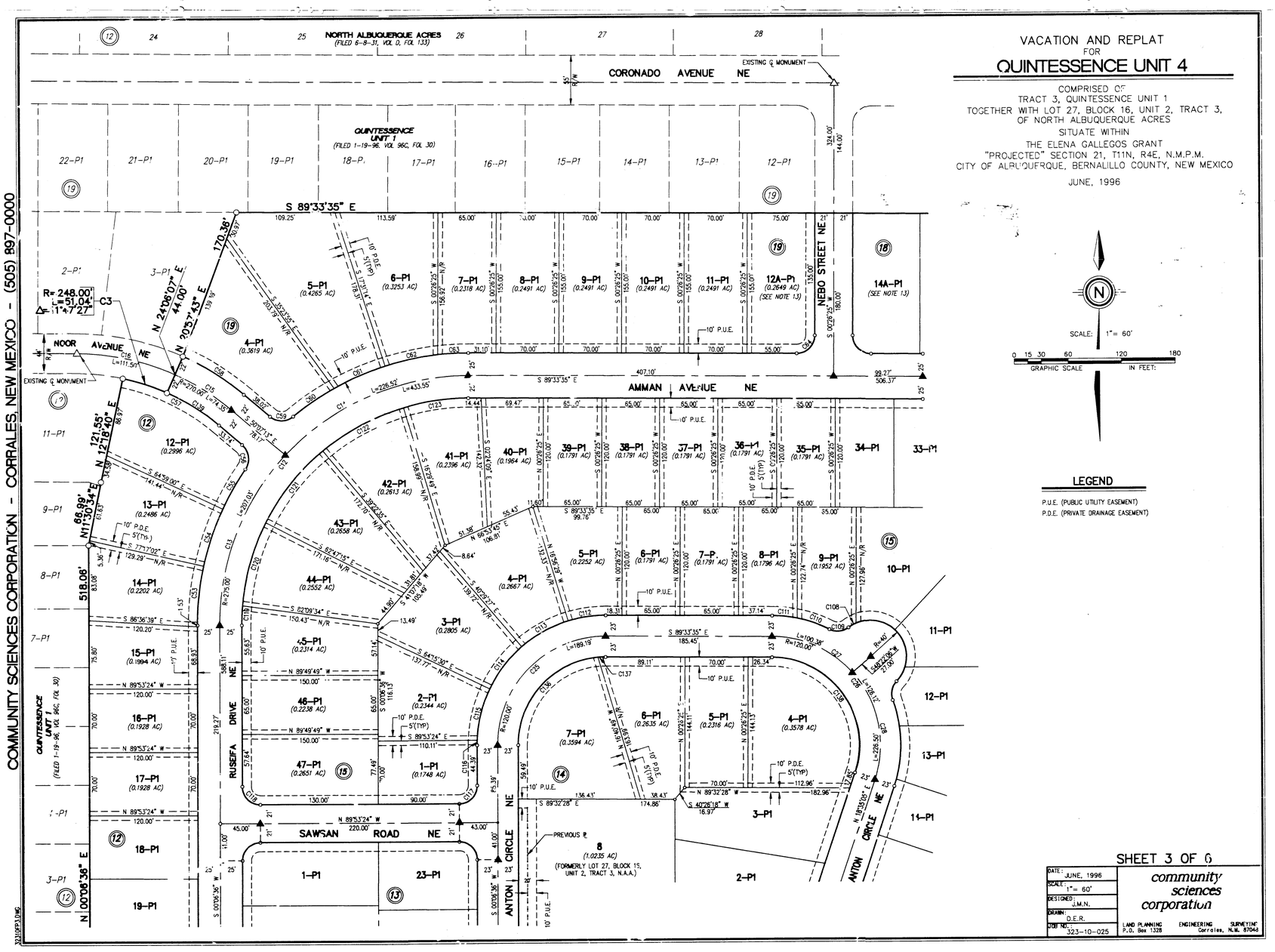
0 25 50 100 200 300
GRAPHIC SCALE IN FEET:

KEYED NOTES

- (A) EXISTING TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 96-1, PGS 4242-4244)
- (B) EXISTING PUBLIC WATERLINE EASEMENT (FILED 1-19-96, VOL 96C, FOL 30)
- (C) EXISTING 30' TEMPORARY ACCESS EASEMENT TO BENEFIT LOT 27, BLOCK 16, UNIT 2, TRACT 3, N.A.A. (FILED 1-19-96, VOL 96C, FOL 30)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (FILED 1-19-96, VOL 96C, FOL 30)
- (E) EXISTING TEMPORARY TURNAROUND EASEMENT (FILED 1-19-96, VOL 96C, FOL 30)
- INDICATES EASEMENTS TO BE VACATED BY THIS PLAT

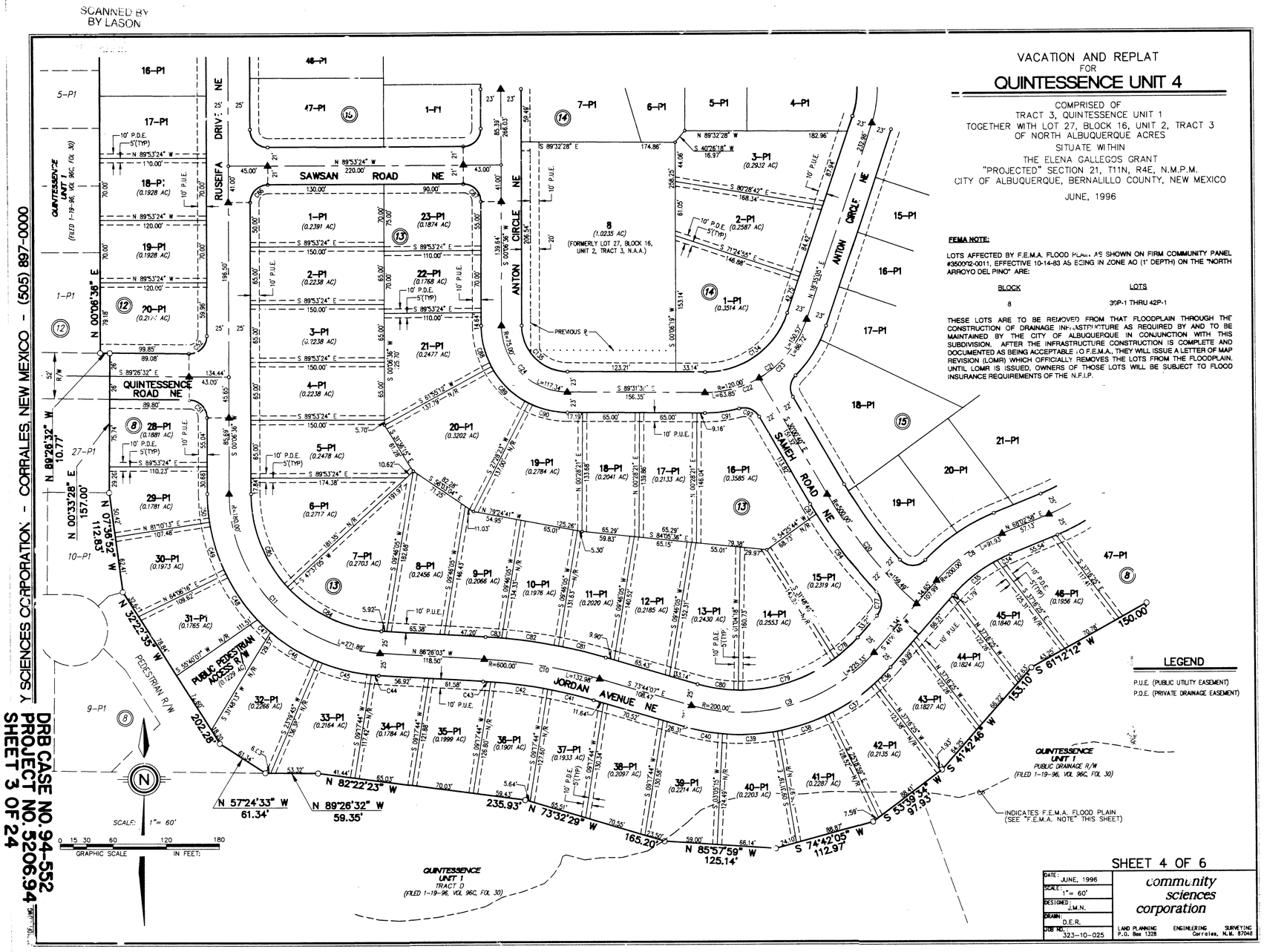
SHEET 2 OF 6

DATE: JUNE, 1996	community sciences
SCALE: 1"=100'	



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

SCANNED BY BY LASON



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

DRB CASE NO. 94-552
PROJECT NO. 5206.94
SHEET 3 OF 24

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

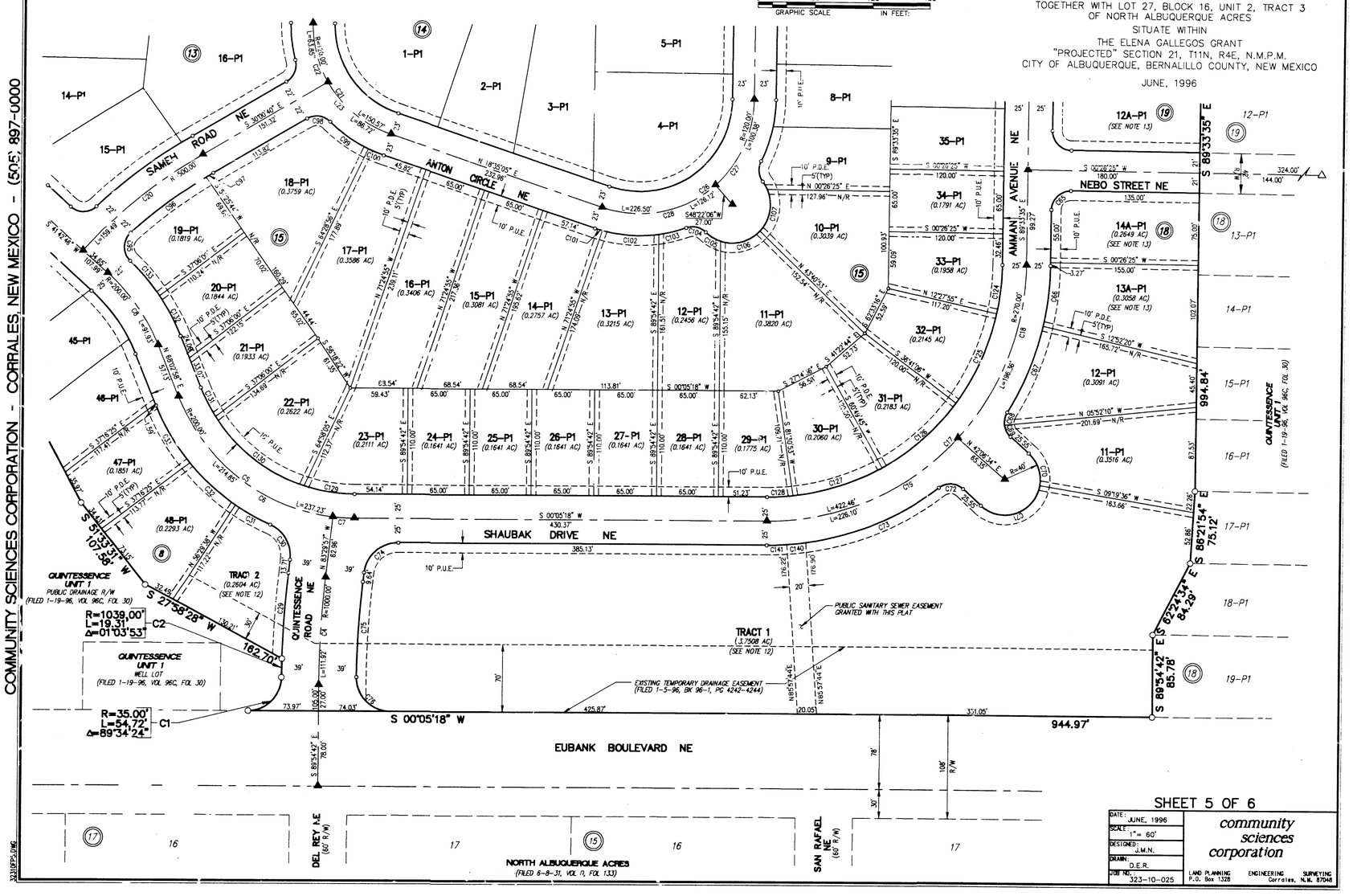
VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 4

COMPRISED OF
TRACT 3, QUINTESSENCE UNIT 1
TOGETHER WITH LOT 27, BLOCK 16, UNIT 2, TRACT 3
OF NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE, 1996

LEGEND
P.U.E. (PUBLIC UTILITY EASEMENT)
P.D.E. (PRIVATE DRAINAGE EASEMENT)

SCALE: 1"= 60'
GRAPHIC SCALE IN FEET: 0 15 30 60 120 180



SHEET 5 OF 6

DATE: JUNE, 1996	community sciences corporation
SCALE: 1"= 60'	
DESIGNED: J.M.N.	
DRAWN: D.E.R.	
JOB NO.: 323-10-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

SCANNED BY BY LASON

CURVE DATA

ID	Radius	Arc	Delta	Tangent	Chord	Chord Brg
C1	35.00	54.72	089-34-24	34.74	49.31	S44-41-54E
C2	1039.00	19.31	001-03-53	9.65	19.31	N88-57-09W
C3	248.00	51.04	011-47-27	25.61	50.95	S71-47-37E
C4	1000.00	111.92	006-24-45	56.02	111.86	N86-42-20W
C5	200.00	237.23	067-57-40	134.80	223.50	S34-04-08W
C6	200.00	214.85	061-32-55	119.10	204.66	S37-16-30W
C7	200.00	22.38	006-24-45	11.20	22.37	S03-17-40W
C8	200.00	91.93	026-20-12	46.79	91.13	N54-52-52E
C9	200.00	225.33	064-33-07	126.32	213.60	S73-59-20W
C10	600.00	132.98	012-41-56	66.76	132.71	S80-05-05E
C11	180.00	271.89	086-32-39	169.46	246.77	N43-09-43W
C12	275.00	433.55	090-19-49	276.59	390.03	N45-16-31E
C13	275.00	207.03	043-08-05	108.70	202.18	N21-40-39E
C14	275.00	226.52	047-11-44	120.13	220.17	N66-50-33E
C15	270.00	74.35	015-46-40	37.41	74.12	S58-00-33E
C16	270.00	111.50	023-39-42	56.56	110.71	S77-43-44E
C17	270.00	422.46	089-38-54	268.35	380.66	S44-44-09E
C18	270.00	196.36	041-40-10	102.75	192.06	S68-43-31E
C19	270.00	226.10	047-58-44	120.15	219.55	S23-54-04E
C20	500.00	159.49	018-16-34	80.43	158.81	N39-08-57W
C21	120.00	150.57	071-53-16	87.01	140.88	S54-31-43W
C22	120.00	63.85	030-29-02	32.70	63.09	S75-13-51W
C23	120.00	86.72	041-24-15	45.35	84.84	S39-17-12W
C24	75.00	117.34	089-38-15	74.53	105.73	N44-42-31W
C25	120.00	189.19	090-19-49	120.69	170.19	N45-16-31E
C26	120.00	226.50	108-08-40	165.60	194.34	S35-29-15E
C27	120.00	100.38	047-55-41	53.34	97.48	S65-35-45E
C28	120.00	126.12	060-12-59	69.58	120.39	S11-31-25E
C29	1039.00	89.74	004-55-16	44.65	89.21	N85-57-35W
C30	35.00	44.88	073-27-51	26.12	41.87	N59-46-07E
C31	225.00	42.18	010-44-26	21.15	42.12	S28-24-25W
C32	225.00	65.40	016-39-17	32.93	65.17	S42-06-16W
C33	225.00	69.18	017-37-03	34.87	68.91	S59-14-26W
C34	175.00	16.84	005-30-52	8.43	16.84	N65-17-32E
C35	175.00	63.60	020-49-20	32.15	63.25	N52-07-26E
C36	225.00	26.00	006-37-14	13.01	25.98	S45-01-23W
C37	225.00	62.08	015-48-35	31.24	61.89	S56-14-18W
C38	225.00	61.08	015-33-16	30.73	60.90	S71-55-13W
C39	225.00	61.76	015-43-37	31.08	61.57	S87-33-40W
C40	225.00	42.57	010-50-25	21.35	42.51	N79-09-19W
C41	575.00	53.62	005-20-34	26.83	53.60	S76-24-24E
C42	575.00	65.06	006-28-59	32.57	65.03	S82-19-10E
C43	575.00	8.76	000-52-24	4.38	8.76	S85-59-51E
C44	205.00	8.39	002-20-45	4.20	8.39	N85-15-40W
C45	205.00	61.54	017-12-04	31.01	61.31	N75-29-16W
C46	205.00	63.03	017-36-54	31.76	62.78	N58-04-47W
C47	205.00	20.68	005-46-52	10.35	20.68	N46-22-54W
C48	205.00	62.96	017-35-44	31.73	62.71	N34-41-36W
C49	205.00	61.06	017-03-56	30.76	60.83	N17-21-46W
C50	205.00	31.99	008-56-24	16.03	31.95	N04-21-36W
C51	20.00	31.26	089-33-08	19.84	28.17	S44-39-58E
C52	20.00	31.57	090-26-52	20.16	28.39	S45-20-02W
C53	300.00	66.00	012-36-16	33.13	65.86	N06-24-45E
C54	300.00	66.61	012-43-16	33.44	66.47	N19-04-31E
C55	300.00	51.33	009-48-33	25.74	51.30	N30-20-25E
C56	20.00	29.80	085-21-54	18.44	27.12	S07-26-16E
C57	248.00	119.33	027-34-07	60.84	118.18	S63-54-17E
C58	292.00	80.41	015-46-40	40.46	80.16	S58-00-33E
C59	20.00	27.76	079-31-54	16.64	25.59	N89-53-10W
C60	300.00	54.83	010-28-18	27.49	54.75	N55-35-02E
C61	300.00	61.05	011-39-35	30.63	60.95	N66-38-59E
C62	300.00	60.07	011-28-18	30.13	59.96	N78-12-55E
C63	300.00	33.98	006-29-21	17.01	33.96	N87-11-45E
C64	20.00	31.42	090-00-00	20.00	28.28	S45-26-25W
C65	20.00	31.42	090-00-00	20.00	28.28	N44-33-35W
C66	295.00	63.61	012-21-18	31.93	63.49	S83-22-57E
C67	295.00	97.26	018-53-21	49.07	96.82	S67-45-38E
C68	20.00	13.89	039-47-15	7.24	13.61	N78-12-34W
C69	20.00	13.89	039-47-15	7.24	13.61	S62-00-11W
C70	37.00	36.95	057-13-05	20.18	35.43	N70-43-04E
C71	37.00	79.29	122-46-58	67.84	64.97	S19-16-55E
C72	20.00	27.78	079-34-29	16.66	25.60	N02-19-19E
C73	295.00	152.09	029-32-24	77.78	150.41	S22-41-43E
C74	35.00	51.06	083-35-15	31.29	46.65	N41-42-20W
C75	961.00	99.25	005-55-03	49.67	99.21	N86-27-29W
C76	35.00	55.28	090-29-42	35.30	49.71	S45-20-09W
C77	20.00	29.75	085-14-15	18.40	27.08	S00-54-21E
C78	175.00	34.34	011-14-36	17.23	34.29	S47-20-04W
C79	175.00	116.42	038-06-56	60.45	114.28	S72-00-50W
C80	175.00	46.40	015-11-35	23.34	46.27	N81-19-54W
C81	625.00	55.31	005-04-14	27.67	55.29	S76-16-14E
C82	625.00	65.05	005-57-49	32.56	65.02	S81-47-15E
C83	625.00	18.16	001-39-53	9.08	18.16	S85-36-06E
C84	155.00	119.24	044-04-32	62.74	116.32	N64-23-47W
C85	155.00	114.89	042-28-08	60.23	112.28	N21-07-28W
C86	20.00	31.42	090-00-00	20.00	28.28	N45-06-36E
C87	20.00	31.42	090-00-00	20.00	28.28	S44-53-24E
C88	98.00	47.84	027-58-13	24.41	47.37	N13-52-30W
C89	98.00	59.93	035-02-26	30.94	59.00	N45-22-49W
C90	98.00	45.54	026-37-37	23.19	45.13	N76-12-50W
C91	143.00	38.82	015-33-07	19.53	38.70	S82-41-48W
C92	20.00	26.20	075-04-06	15.37	24.37	S67-32-43E
C93	522.00	13.03	001-25-49	6.52	13.03	N30-43-35W
C94	522.00	110.09	012-04-59	55.25	109.88	N37-28-59W
C95	20.00	32.60	093-22-56	21.22	29.11	N89-21-47W
C96	478.00	96.87	011-36-41	48.60	96.70	N36-51-59W
C97	478.00	8.76	001-02-58	4.38	8.76	N30-12-09W
C98	20.00	26.20	075-04-06	15.37	24.37	N07-31-23E
C99	143.00	48.77	019-32-21	24.62	48.53	S35-17-15W
C100	143.00	17.30	006-55-59	8.66	17.29	S22-03-05W
C101	143.00	7.87	003-09-11	3.94	7.87	S17-00-29W
C102	143.00	59.11	023-40-55	29.98	58.69	S03-35-26W
C103	143.00	29.58	011-51-02	14.84	29.52	S14-10-32E
C104	20.00	22.36	064-02-51	12.51	21.21	N11-55-22E
C105	40.00	18.34	026-16-03	9.33	18.18	S30-48-46W
C106	40.00	45.21	064-45-07	25.36	42.84	S14-41-49E
C107	40.00	46.41	066-28-36	26.21	43.85	S80-18-41E
C108	40.00	9.51	013-39-37	4.79	9.51	N59-37-13E
C109	20.00	22.36	064-02-51	12.51	21.21	S84-48-49W
C110	143.00	37.85	015-09-52	19.04	37.74	S70-44-41E
C111	143.00	28.03	011-13-58	14.06	27.99	S83-56-36E
C112	143.00	42.55	017-02-52	21.43	42.39	N81-54-59E
C113	143.00	59.32	023-46-04	30.09	58.90	N61-30-31E
C114	143.00	59.29	023-45-18	30.08	58.86	N37-44-50E
C115	143.00	58.68	023-30-37	29.76	58.27	N14-06-53E
C116	143.00	5.61	002-14-58	2.81	5.61	N01-14-05E
C117	20.00	31.42	090-00-00	20.00	28.28	S45-06-36W
C118	20.00	31.42	090-00-00	20.00	28.28	N44-53-24W
C119	250.00	21.62	004-57-14	10.81	21.61	N02-35-13E
C120	250.00	95.88	021-58-23	48.53	95.29	N16-03-02E
C121	250.00	102.26	023-26-10	51.85	101.55	N38-45-18E
C122	250.00	101.43	023-14-49	51.42	100.74	N62-05-47E
C123	250.00	72.96	016-43-13	36.74	72.70	N82-04-48E
C124	245.00	51.42	012-01-30	25.80	51.33	S83-32-50E
C125	245.00	103.04	024-05-51	52.29	102.28	S65-29-09E
C126	245.00	103.69	024-15-00	52.64	102.92	S41-18-44E
C127	245.00	97.88	022-53-21	49.60	97.23	S17-44-33E
C128	245.00	27.31	006-23-11	13.67	27.29	S03-06-17E
C129	175.00	53.50	017-31-03	26.96	53.30	S08-50-50W
C130	175.00	120.47	039-26-33	62.73	118.11	S37-19-38W
C131	175.00	33.60	011-00-04	16.85	33.55	S62-32-56W
C132	225.00	47.46	012-05-13	23.82	47.38	N62-00-22E
C133	225.00	47.19	012-01-00	23.68	47.10	N49-57-15E
C134	97.00	121.70	071-53-16	70.33	113.88	S54-31-43W
C135	52.00	81.35	089-38-15	51.67	73.31	N44-42-31W
C136	97.00	144.41	085-18-06	89.35	131.44	N42-45-39E
C137	97.00	8.51	005-01-43	4.26	8.51	N87-55-34E
C138	97.00	183.09	108-08-40	133.86	157.09	S35-29-15E
C139	248.00	68.29	015-46-40	34.36	68.07	S58-00-33E
C140	295.00	20.02	003-53-15	10.01	20.01	S05-58-53E
C141	295.00	21.24	004-07-34	10.63	21.24	S01-58-29E

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 4

COMPRISED OF
TRACT 3, QUINTESSENCE UNIT 1
TOGETHER WITH LOT 27, BLOCK 16, UNIT 2, TRACT 3
OF NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE, 1996

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 3, QUINTESSENCE UNIT 1, AND LOT 27, BLOCK 16, UNIT 2, TRACT 3, NORTH ALBUQUERQUE ACRES CONTAINING 40.8326 ACRES INTO A PUBLIC PEDESTRIAN ACCESS RIGHT-OF-WAY, 121 SINGLE FAMILY LOTS, 2 TRACTS 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 RECORDED 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 94.7' 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. #3794".
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. 3794". ▲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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
9. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THOSE 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 WILL 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 PLAT (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
12. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE IS CREATED BY THIS PLAT ON THE ENTIRETY OF TRACTS 1 AND 2.
13. THE LOT NUMBERS FOR LOT 12A BLOCK 19 AND LOT 13A AND 14A BLOCK 18 HAVE THE SUFFIX "A" ADDED TO THE NUMBER TO DISTINGUISH THESE LOTS FROM DUPLICATE LOT AND BLOCK NUMBERS THAT WERE PREVIOUSLY RECORDED IN QUINTESSENCE SUBDIVISION UNIT 1. THE SUFFIX "A" DOES NOT INDICATE A REPLAT OF THESE LOTS.
14. UNLESS OTHERWISE NOTED, THERE IS A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (5' ON EACH SIDE) DOES NOT APPLY TO LOT FRONTAGES ABUTTING STREET RIGHTS-OF-WAY.

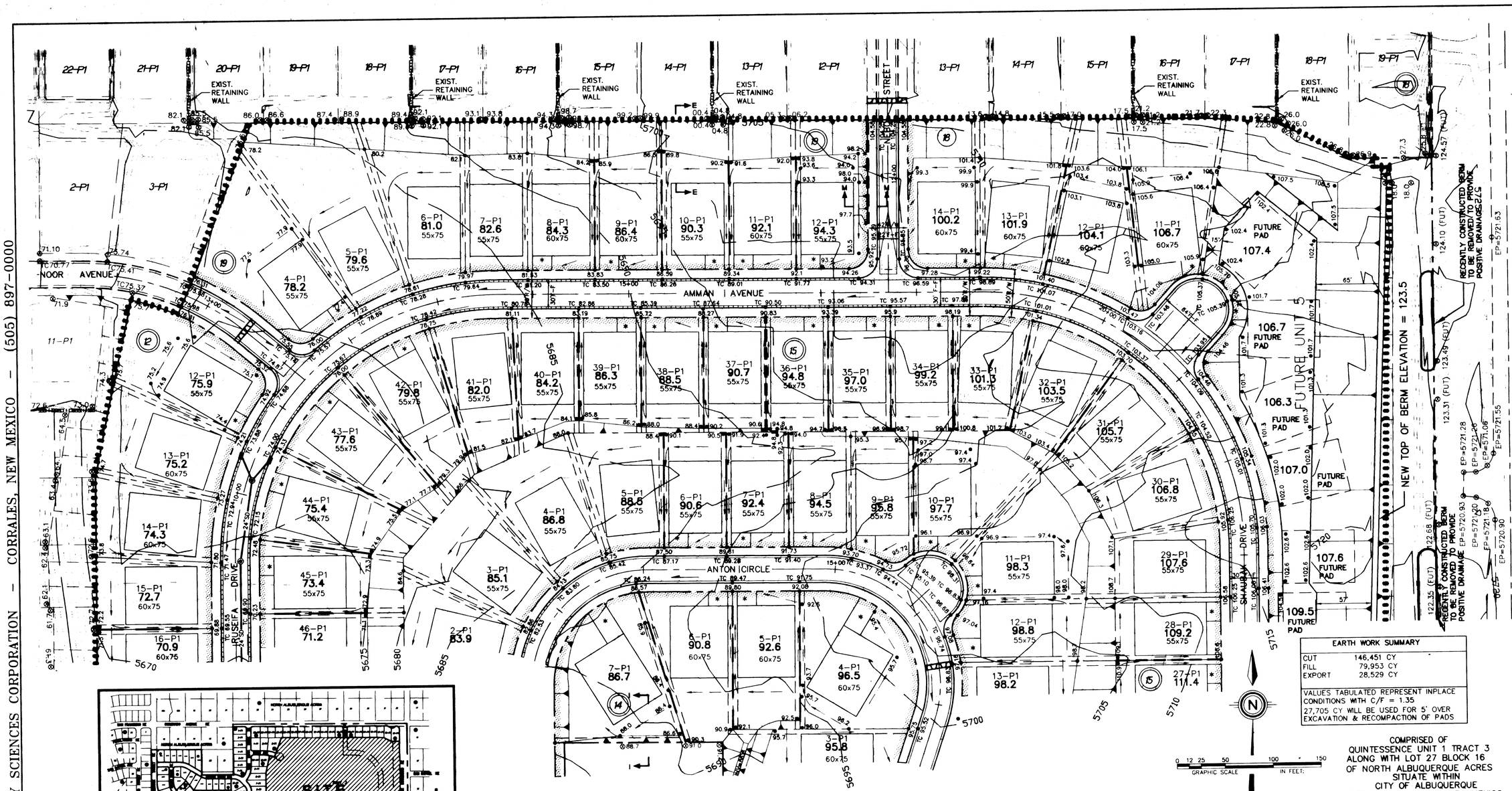
SHEET 6 OF 6

DATE: JUNE, 1996	community sciences corporation
SCALE: N/A	
DESIGNED: J.M.N.	
DRAWN: D.E.R.	
JOB NO.: 323-10-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

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

DRB CASE NO. 94-552
PROJECT NO. 5206.94
SHEET 4 OF 24

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

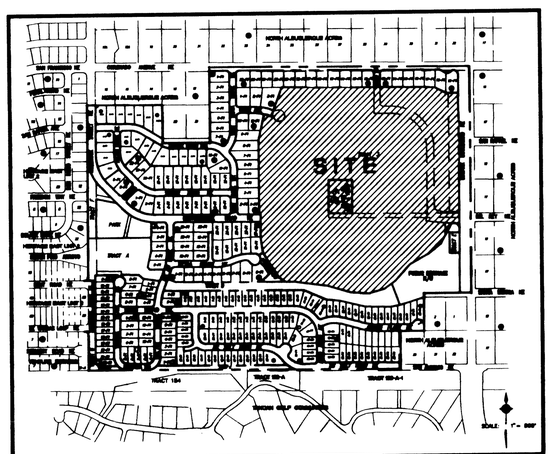


EARTH WORK SUMMARY	
CUT	146,451 CY
FILL	79,953 CY
EXPORT	28,529 CY

VALUES TABULATED REPRESENT INPLACE CONDITIONS WITH C/F = 1.35
27,705 CY WILL BE USED FOR 5' OVER EXCAVATION & RECOMPACTION OF PADS

COMPRISED OF
QUINTESSENCE UNIT 1 TRACT 3
ALONG WITH LOT 27 BLOCK 16
OF NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DRB NO. 94-552

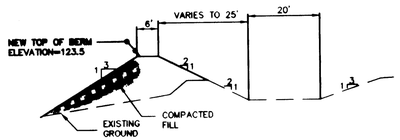


SCALE: 1"=500' ± **VICINITY MAP** D-21-Z

LEGEND

• TC=98.43 PROPOSED TOP OF CURB ELEVATION	SWALE
• 99.0 PROPOSED SPOT ELEVATION	FLOW ARROW
⊗ 09.0 EXISTING SPOT ELEVATION (GRND & TC)	PROPOSED SLOPE
EROSION CONTROL BERM	30" SD EXISTING STORM DRAIN
PROPOSED CONCRETE VALLEY GUTTER	30" SD PROPOSED STORM DRAIN
EXISTING CURB & GUTTER	WATER BLOCK
PROPOSED MOUNTABLE CURB & GUTTER	PROPOSED RETAINING WALL
PROPOSED STANDARD CURB & GUTTER	PROPOSED GARDEN WALL BY OTHERS
4073 EXISTING CONTOUR W/ INDEX ELEVATION	EXISTING RETAINING WALL
	LIMITS OF GRADING

NOTE:
FUTURE UNIT 5 IS INCUMBERED BY A BLANKET DRAINAGE EASEMENT AND MAY NOT BE DEVELOPED UNITL THE PERMANENT DRAINAGE FACILITIES ARE CONSTRUCTED IN EUBANK AND THE TEMPORARY DIVERSION CHANNEL IS REMOVED. THE AREA IS TO BE ROUGH GRADED WITH THIS CONSTRUCTION AS SHOWN HEREON SO THAT THE FUTURE DEVELOPMENT WILL HAVE AN EARTHWORK BALANCE.



TYPICAL TEMPORARY DIVERSION CHANNEL SECTION
1"=20'

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	3/96

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. = 5850.58

AS BUILT INFORMATION

CONTRACTOR Pendco Excavating & Trucking
STAKE BY — DATE
INSPECTOR'S VERIFICATION — DATE
FIELD MARKS VERIFICATION BY — DATE
CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 5/96
DRAWN BY GMR DATE 5/96
CHECKED BY JDH DATE 5/96

DATE: MAY, 1996
SCALE: 1:50
JOB NO. 323-10-043

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 4
GRADING AND EROSION CONTROL PLAN

APPROVED FOR ROUGH GRADING (± 1 FT.)
CITY HYDROLOGY — 7-3-96 DATE

LAST DESIGN DATE — MO./DAY/YR. — MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 5 OF 24

JN 323-10-043
323105.DWG
DWG. 323105.DWG 5/22/96 GMR 323105.DWG

SCANNED BY BY LASON

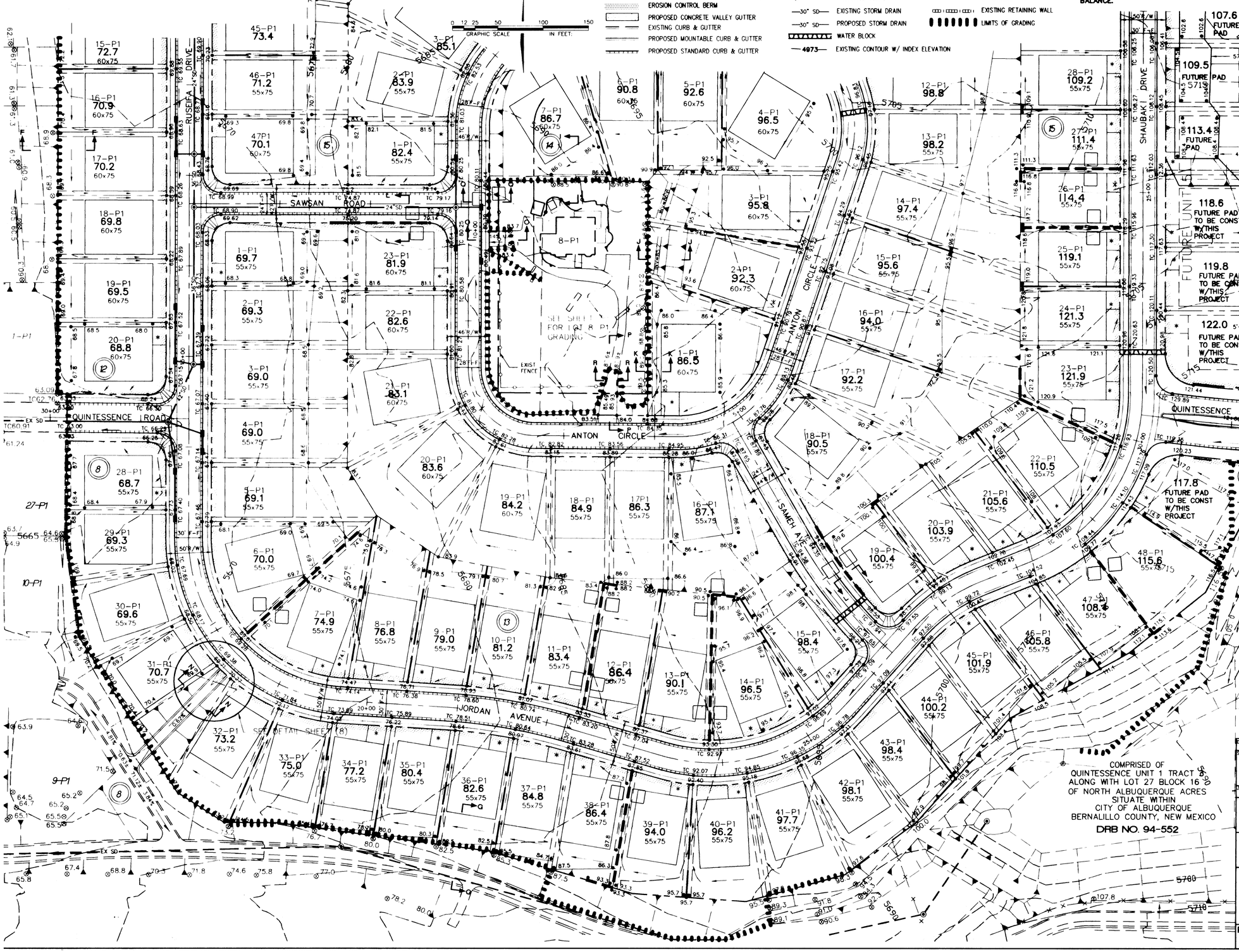
FOR REFERENCE ONLY

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
- SWALE
- FLOW ARROW
- PROPOSED SLOPE
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL BY OTHERS
- EXISTING RETAINING WALL
- LIMITS OF GRADING

GRAPHIC SCALE 0 12 25 50 100 150 IN FEET:

NOTE:
FUTURE UNIT 5 IS INCUMBERED BY A BLANKET DRAINAGE EASEMENT AND MAY NOT BE DEVELOPED UNITL THE PERMANENT DRAINAGE FACILITIES ARE CONSTRUCTED IN EUBANK AND THE TEMPORARY DIVERSION CHANNEL IS REMOVED. THE AREA IS TO BE ROUGH GRADED WITH THIS CONSTRUCTION AS SHOWN HEREON SO THAT THE FUTURE DEVELOPMENT WILL HAVE AN EARTHWORK BALANCE.



DATE 5/23/96	community sciences corporation
SCALE 1:50	LAND PLANNING ⊕ ENGINEERING ⊗ SURVEYING
JOB NO. 32310-043	P.O. Box 1328 Corrales N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 4
GRADING AND EROSION CONTROL PLAN

APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY — 7-3-96 DATE A.M.A.F.C.A.

LAST DESIGN DATE	MO./DAY/YR.	MO./DAY/YR.

PROJECT NO.	MAP NO.	SHEET	OF
5206.94	D-21	6	24

AS-BUILT INFORMATION — Record

CONTRACTOR Romero Excavating
WORK STAKED BY Community Sciences DATE
AS-BUILTS CHECKED BY n/a DATE
FIELD VERIFICATION BY Ellery Brothers DATE June 98
DRAWINGS CORRECTED BY Elizabeth Stone DATE June 98
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 65 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV. = 5650.56

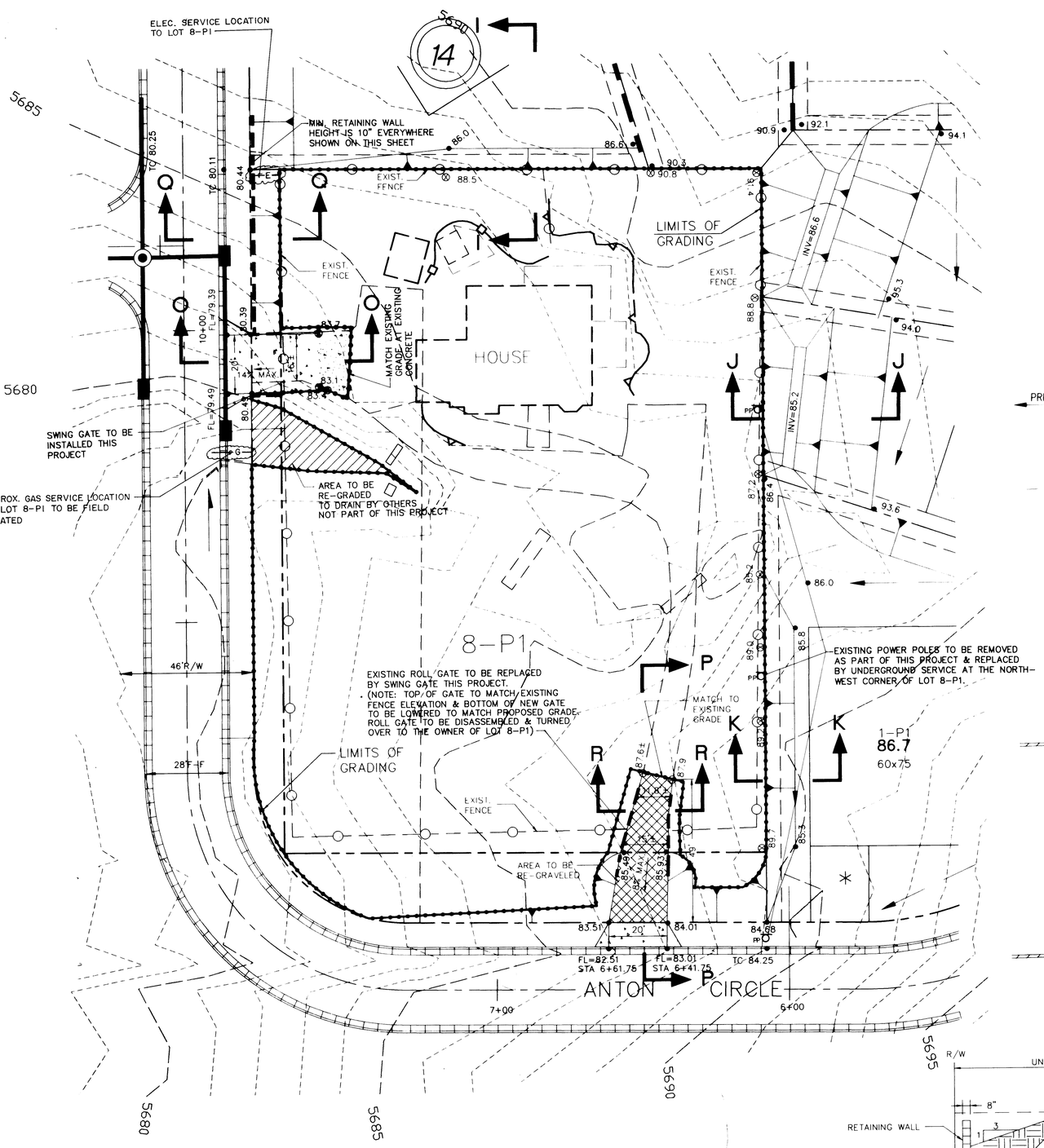
SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	5/16/96

ENGINEER'S SEAL
JAMES D. HOLLOWELL — NEW MEXICO — 11874 — PROFESSIONAL ENGINEER
by 9-13-96 JDH

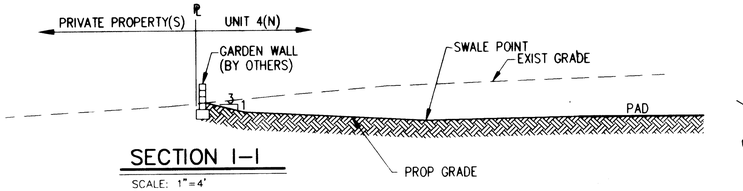
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY	JMN DATE 5/96
		DRAWN BY	GMR DATE 5/96
		CHECKED BY	JDH DATE 5/96

SCANNED BY SEASON



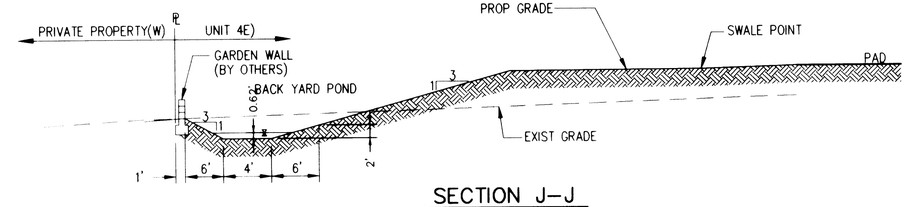
GRADING PLAN FOR LOT 8-P1, BLOCK 14

1:20



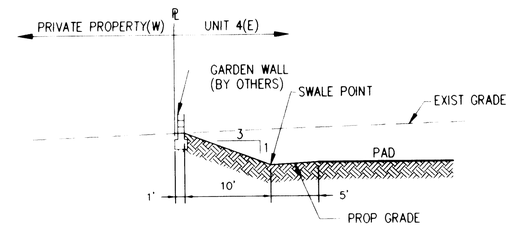
SECTION I–I

SCALE: 1"=4'



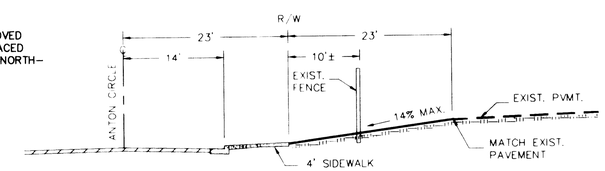
SECTION J–J

NTS



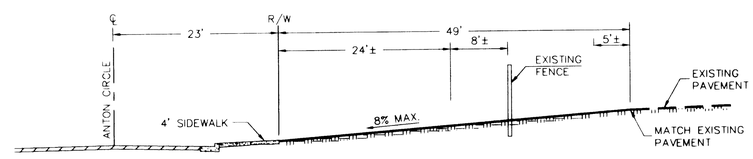
SECTION K–K

NTS



SECTION O–O

SCALE: 1"=8'



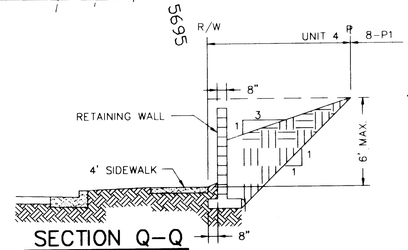
SECTION P–P

SCALE: 1"=8'

LOT GRADING SPECIFICATIONS:

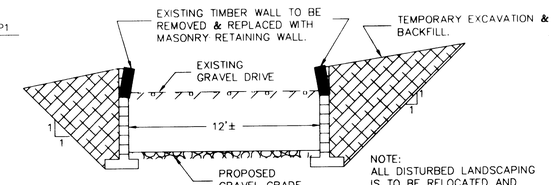
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVAE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
   - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3 HORIZONTAL TO 1 VERTICAL.
   - B. BUILDING PADS SHALL BE SET AT LEAST 0.3' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. LONGITUDINAL GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) NOT STEEPER THAN 10 PERCENT (10%). IF DRIVEWAY ALSO IS USED AS A REQUIRED WALK. IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).
   - D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30'x15'.
3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMODATE GRADE DIFFERENTIALS.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.



SECTION Q–Q

SCALE: 1"=4'



NOTE: ALL DISTURBED LANDSCAPING IS TO BE RELOCATED AND RESTORED AS PART OF THIS PROJECT.

SECTION R–R

SCALE: 1"=4'

LEGEND

- EXISTING FENCE
- LIMITS OF GRADING
- PP EXISTING POWER POLE

DATE: MAY 96	community sciences corporation
SCALE: AS NOTED	LAND PLANNING P.O. Box 1328 · ENGINEERING Corrales, N.M. 87048 · SURVEYING
JOB NO. 32310-043	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 4
GRADING & EROSION CONTROL PLAN & DETAILS

APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY — DATE 7-3-96 A.M.A.F.C.C.

LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 7 OF 24

AS-BUILT INFORMATION — Record
CONTRACTOR Romero Excavating DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY n/a 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 "5-021 1985" AND IS RIVITTED 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	4/96

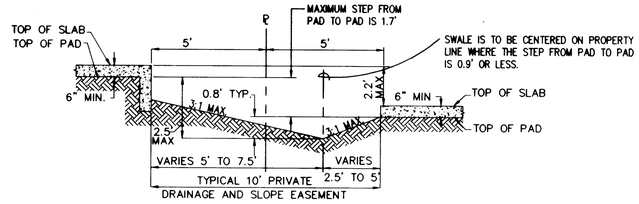
ENGINEER'S SEAL
JAMES D. ACKERMAN — NEW MEXICO — 11674 — 5-24-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY	JMN DATE 5/96
		DRAWN BY	GMR DATE 5/96
		CHECKED BY	JDH DATE 5/96

SCANNED BY RY LASON

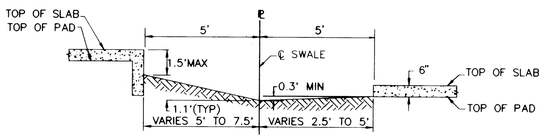
FOR REFERENCE ONLY

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



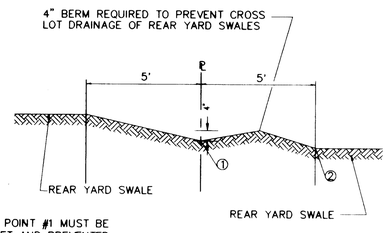
TYPICAL SECTION A-A

SCALE: 1"=3'



TYPICAL SECTION B-B

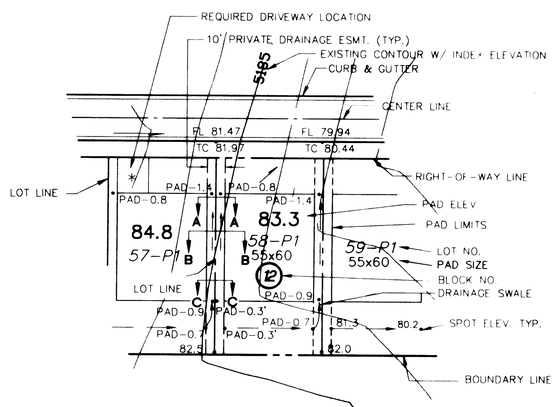
SCALE: 1"=3'



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

TYPICAL SECTION C-C

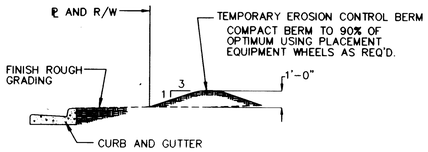
SCALE: 1"=3'



TYPICAL LOT DETAIL

N.T.S.

- FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 6" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)



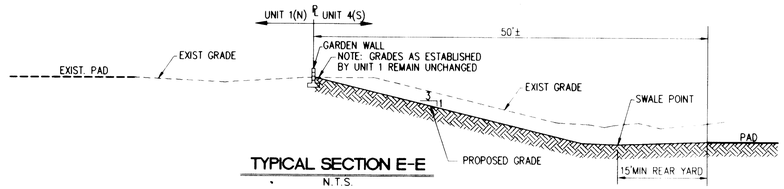
EROSION CONTROL BERM

TYPICAL SECTION THROUGH BERM

NOT TO SCALE

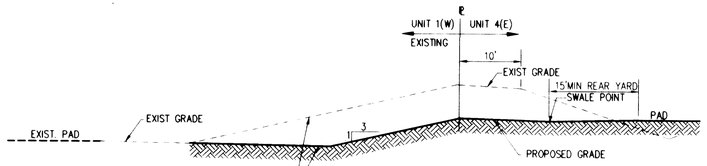
EROSION CONTROL NOTES:

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 E-E

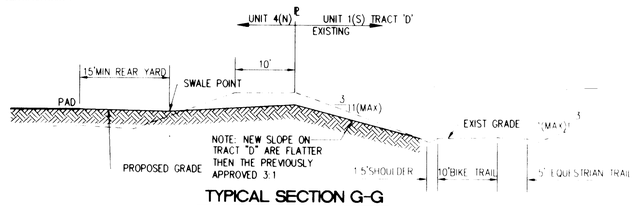
N.T.S.



NOTE: THESE GRADES ON THE UNIT 1 PLAN WERE PREVIOUSLY REVISED AT 3-19-96 DRB WITH INSTRUCTION TO IMPLIMENT AS FIELD CHANGES, THEN AS BUILT WITH SEPERATE UNIT 1 "ENGINEERS CERTIFICATION".

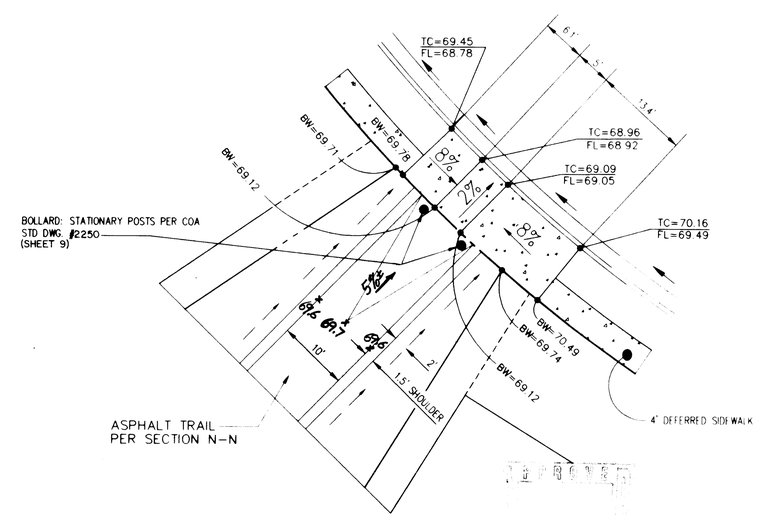
TYPICAL SECTION F-F

N.T.S.



TYPICAL SECTION G-G

N.T.S.

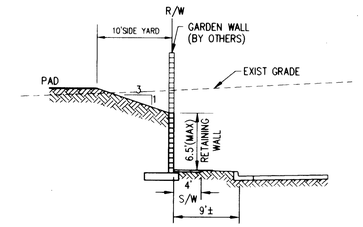


MODIFIED WHEEL CHAIR RAMP

DETAIL "A"

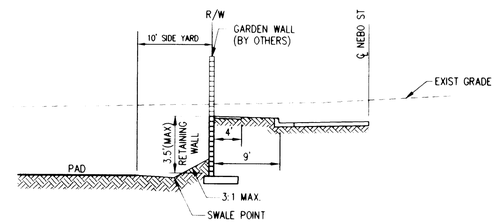
(SEE SHEET 6)

SCALE: 1"=10'



TYPICAL SECTION L-L

N.T.S.



TYPICAL SECTION M-M

N.T.S.

Record
AS-BUILT INFORMATION

CONTRACTOR	Romero Excavating & Trucking
WORK STAKED BY	
DATE	
INSPECTOR'S ACCEPTANCE BY	n/a
DATE	
VERIFICATION BY	
DATE	
INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET. ELEV = 5650.56	
RECORDED BY	
DATE	
NO.	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	3/96

BENCH MARKS

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

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

ELEV = 5650.56

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		DATE
DESIGNED BY	JMN	5/96
DRAWN BY	LJD/DLW	5/96
CHECKED BY	JDH	5/96

DATE 4/25/96
SCALE: AS SHOWN
JOB NO. 32310

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 4
GRADING DETAILS & SECTIONS

APPROVED FOR ROUGH GRADING (± 1 FT.)

CITY HYDROLOGY — 7-3-96 DATE

LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 8 OF 24

5/22/96
JN 32310043
3231002.DWG
REV 5/21/96 (21 DLW)

SCANNED BY
BY LASON

FOR REFERENCE ONLY

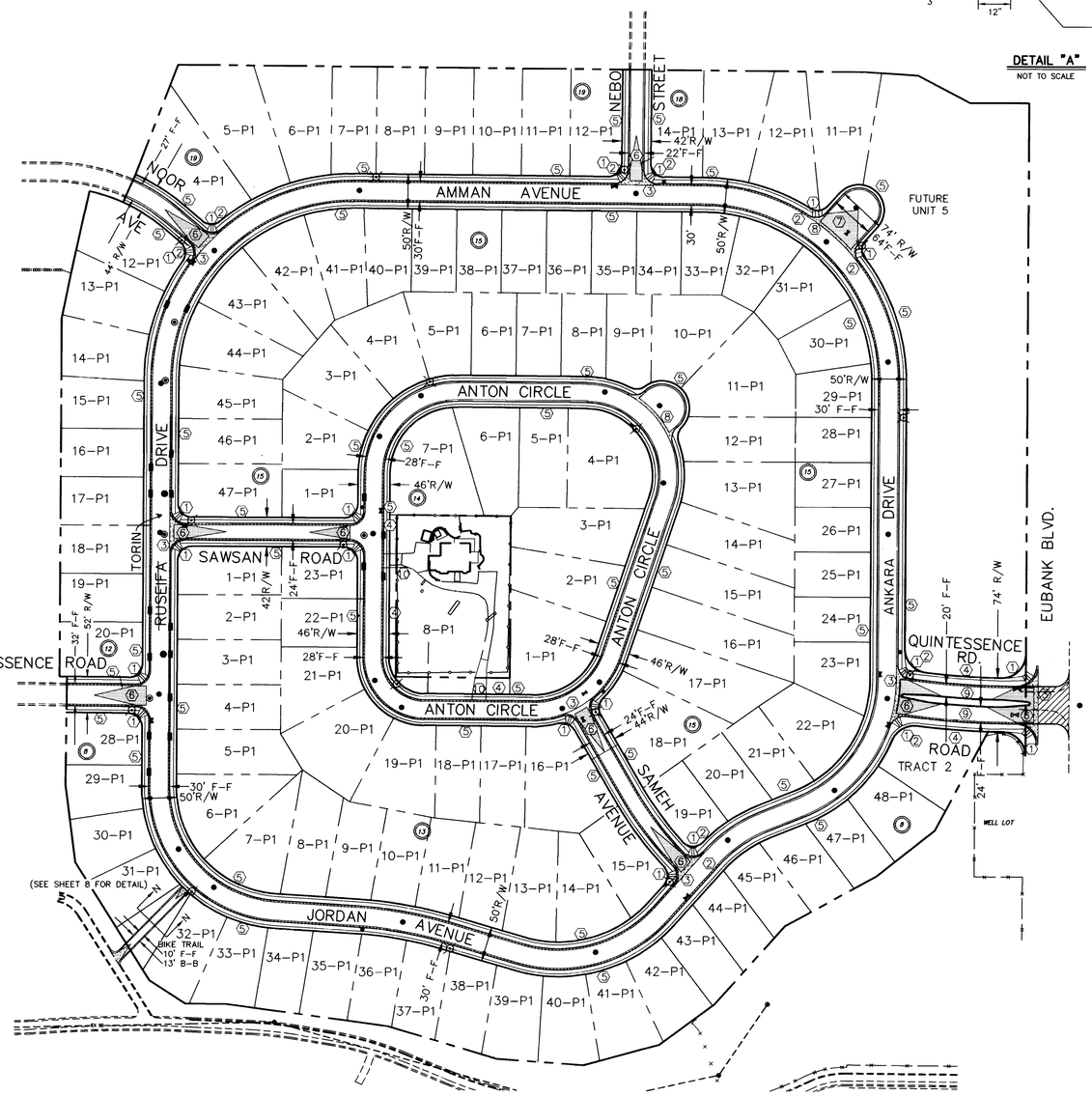
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

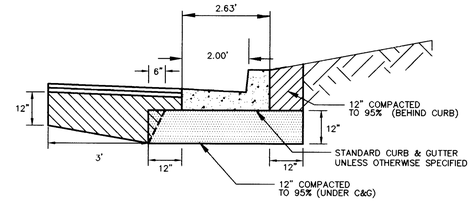
ENGINEER'S RECORD DRAWING CERTIFICATE

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 this drawing was prepared from field inspection and post-construction [illegible] information, that the construction [illegible] substantially in accordance with the design shown on this Record Drawing under my direct supervision [illegible] to the best of my knowledge, information and belief. I have reviewed the design [illegible] and find it to be in compliance with the design intent of the overall project, except as noted herein, and to the best of my knowledge, information and belief, the design shown on this Record Drawing complies with applicable codes, ordinances, rules and regulations of the City of Albuquerque and other governing bodies, with the exception of the following variances: [illegible] and others.

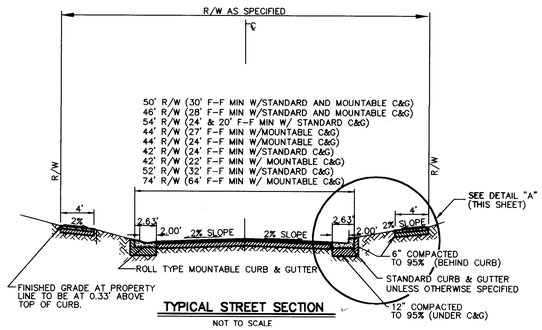
Ellery A. Brathovde

Ellery A. Brathovde, Jr. P.E. New Mexico Civil Registration No. 12970

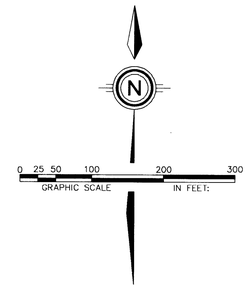




DETAIL "A"
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

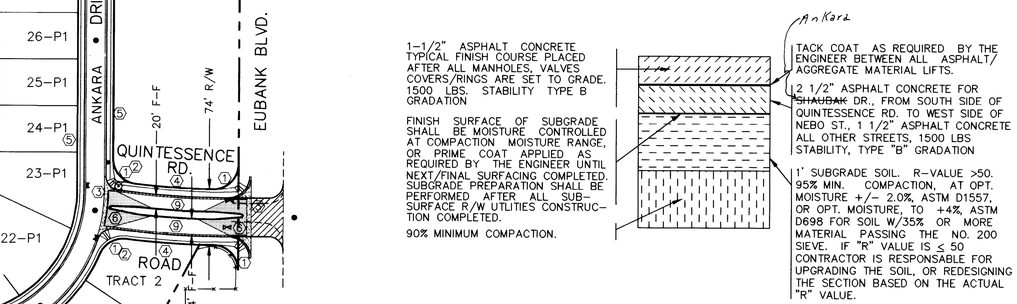


LEGEND

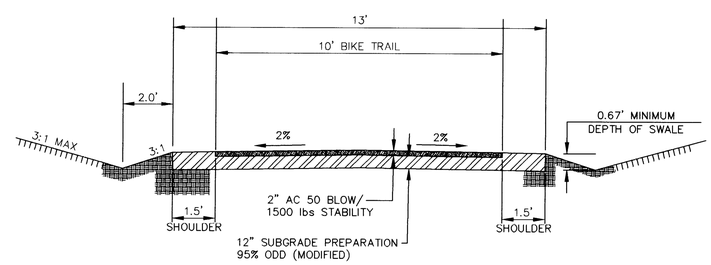
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED TEMPORARY A.C. CURB
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- CROWN TRANSITION
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- STREET LIGHTS
- TEMPORARY PAVEMENT
- PROPOSED FIRE HYDRANT

KEY NOTES

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED WHERE SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415
10. CONCRETE DRIVEPAD PER COA STD DWG 2425



RESIDENTIAL PAVING SECTION COMPONENTS
PER C.O.A. STD. DWG. NO. 2405



SECTION N-N
(SEE SHEET 13)
n.t.s.

-AS-BUILT INFORMATION
CONTRACTOR Romero Excavating/Trucking DATE Dec. 95
WORK STAKED BY Precision Survey DATE Dec. 95
INSPECTOR'S ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Ellery Brathovde DATE Jan. 96
DRAWINGS CORRECTED BY Ellery Brathovde DATE Jan. 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

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	4/96

ENGINEER'S SEAL
ELLERY A. BRATHOVDE, JR. NEW MEXICO 12970 PROFESSIONAL ENGINEER
6-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	JMN	6/96
DRAWN BY	CWR/DLW	6/96
CHECKED BY	JDH	6/96

DATE: 4/19/96
SCALE: 1"=100'
JOB NO.: 32310

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 4
COMPOSITE PAVING PLAN

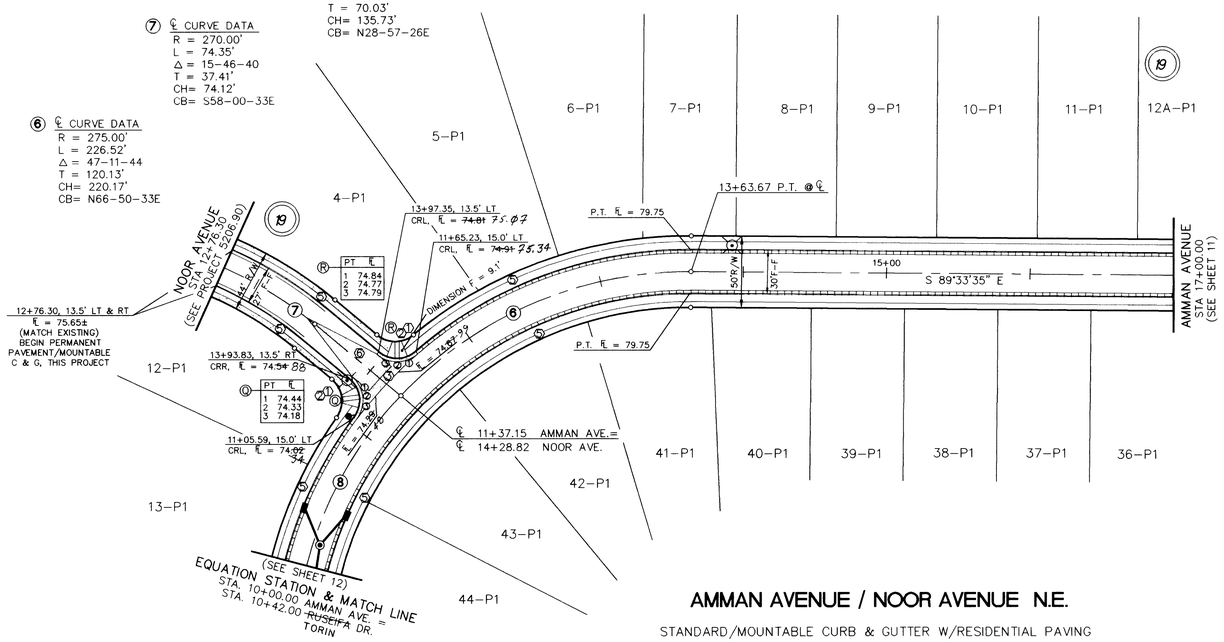
DESIGN REVIEW COMMITTEE: NOV 2 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 9 OF 24

4/19/96
32310
32310-PS.DWG
XREF: N/A

SCANNED BY
BY LASON

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

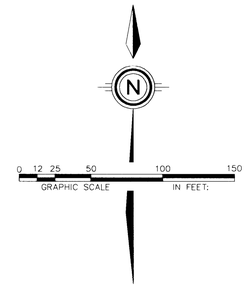


PT	FL
1	74.84
2	74.77
3	74.79

PT	FL
1	74.44
2	74.33
3	74.18

AMMAN AVENUE / NOOR AVENUE N.E.

STANDARD/MOUNTABLE CURB & GUTTER W/RESIDENTIAL PAVING



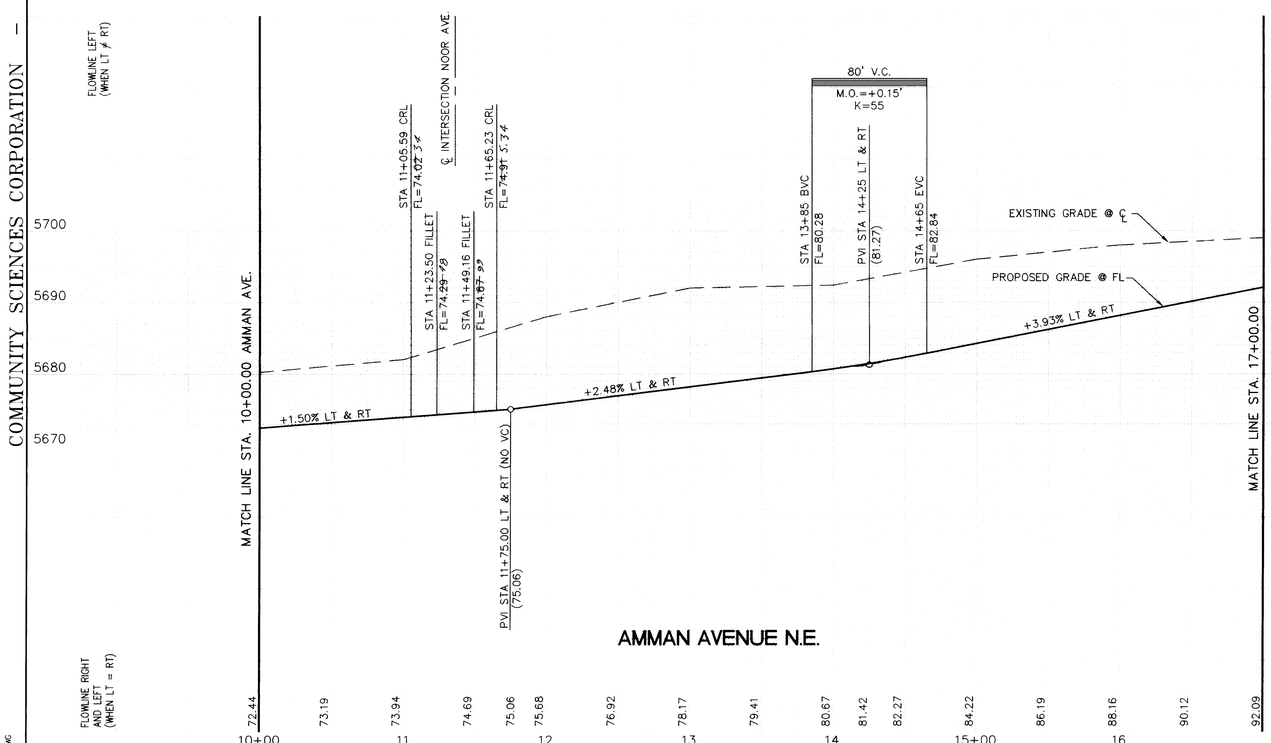
CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
Q	20.00	30.30	86-47-24	18.91	S06-43-13E	27.48
R	20.00	28.20	80-47-07	17.02	S89-29-13W	25.92

LEGEND

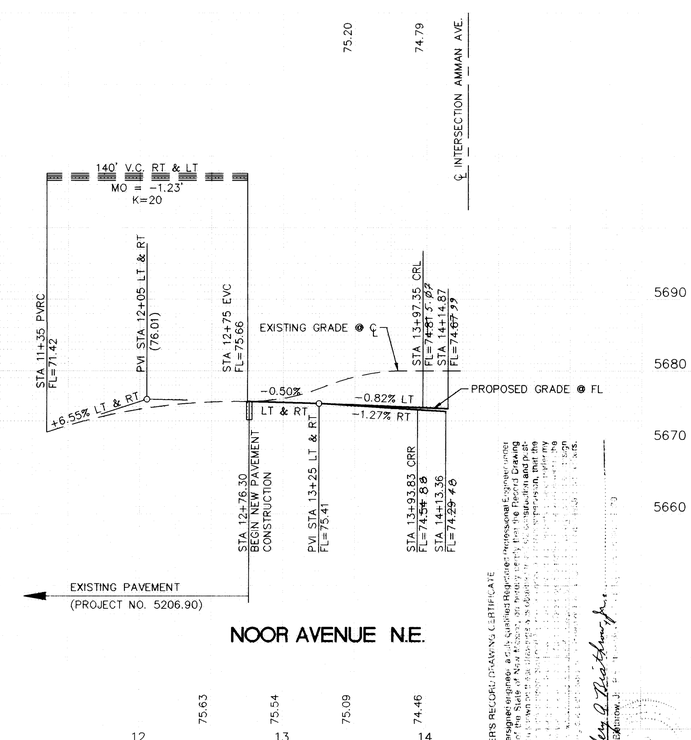
- ● FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- ⊗ 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- PROPOSED FIRE HYDRANT
- STREET LIGHTS
- CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5

KEY NOTES:

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415



AMMAN AVENUE N.E.



NOOR AVENUE N.E.

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a Qualified Registered Professional Engineer in the State of New Mexico, do hereby certify that the "Record" information shown on this drawing is based on information furnished to me by others and that to the best of my knowledge, information and belief, the "Record" information shown on this drawing is correct.

Allen A. Richtsmeier

SCANNED BY
BY LASON

7/7/96
32310041
32310CCS.DWG
N/A

AS BUILT INFORMATION

CONTRACTOR Romero Excavating & Trucking
WORK STAKED BY Precision Surveys DATE Dec. '97
INSPECTOR'S ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Allen Richtsmeier DATE Jan. '98
DRAWINGS CORRECTED BY Allen Richtsmeier DATE Jan. '98

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	4/96

ENGINEER'S SEAL

Samuel D. Rodgers 8-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY LJD/DLW DATE 6/96
CHECKED BY JDH DATE 6/96

DATE: 4/16/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310041

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

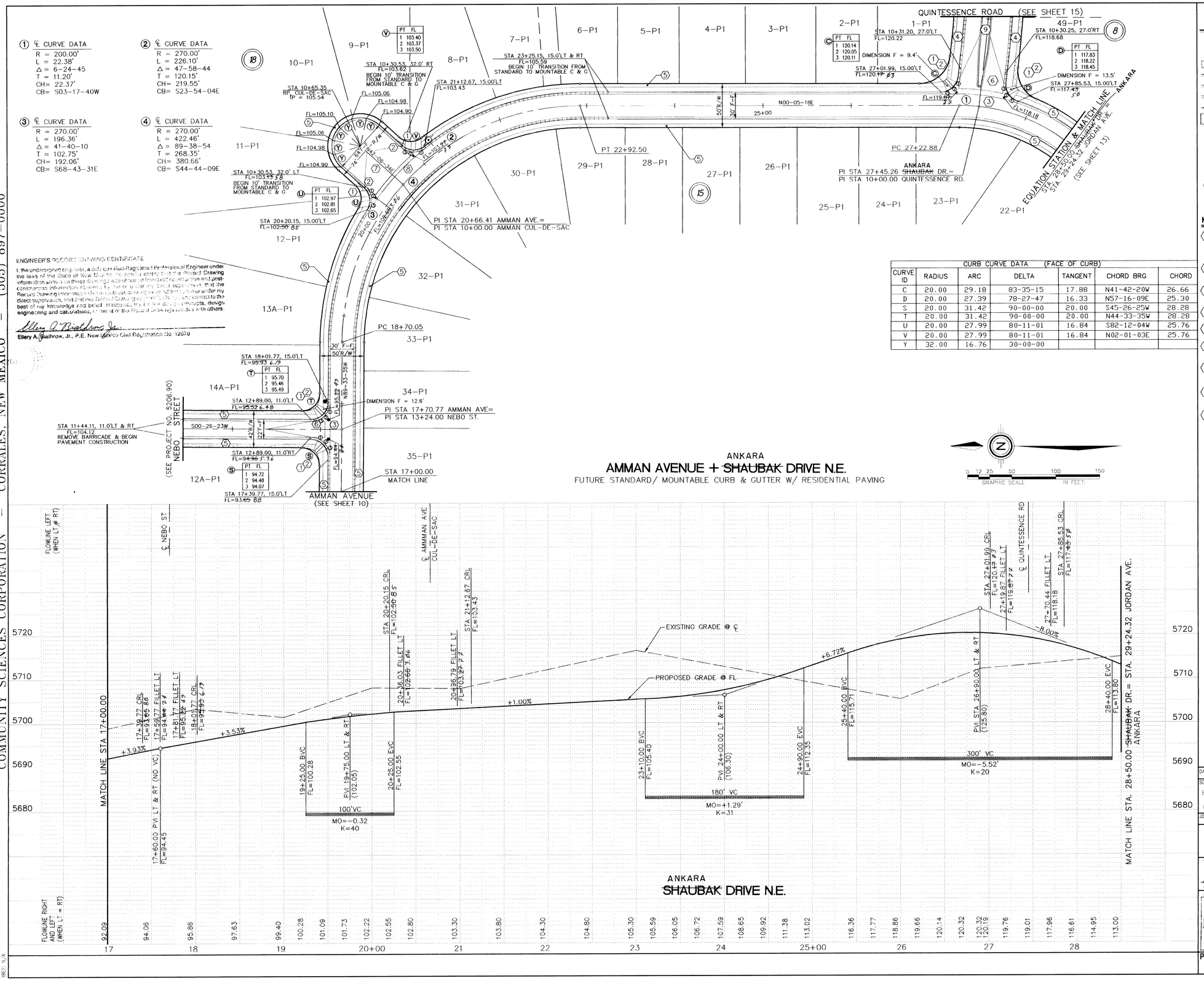
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
PAVING PLAN & PROFILE
AMMAN AVE. & NOOR AVE. N.E.

DESIGN REVIEW COMMITTEE: NOV 2 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 10 OF 24

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



CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
C	20.00	29.18	83-35-15	17.88	N41-42-20W	26.66
D	20.00	27.39	78-27-47	16.33	N57-16-09E	25.30
S	20.00	31.42	90-00-00	20.00	S45-26-25W	28.28
T	20.00	31.42	90-00-00	20.00	N44-33-35W	28.28
U	20.00	27.99	80-11-01	16.84	S82-12-04W	25.76
V	20.00	27.99	80-11-01	16.84	N02-01-03E	25.76
Y	32.00	16.76	30-00-00			

ANKARA
AMMAN AVENUE + ~~SHAUBAK~~ DRIVE N.E.
FUTURE STANDARD/ MOUNTABLE CURB & GUTTER W/ RESIDENTIAL PAVING

GRAPHIC SCALE 0 12 25 50 100 150 IN FEET

LEGEND

- FL=74.11 — PROPOSED CURB FLOWLINE ELEVATION
- 73.6 ⊗ — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- PROPOSED FIRE HYDRANT
- STREET LIGHTS
- CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5

KEY NOTES

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415

AS BUILT INFORMATION — Record
CONTRACTOR: Romero Excavating Trucking — DATE: Dec. 97
WORK STAKED BY: Precision Survey — DATE: Dec. 97
ACCEPTANCE BY: Leroy Romero — DATE:
FIELD VERIFICATION BY: Ellery Blathrow — DATE: Jan. 98
DRAWINGS CORRECTED BY: Ellery Blathrow — DATE: Jan. 98
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-D21 1983" AND IS RIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND. IT IS LOCATED 783 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	4/96

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	JMA	DATE 6/96
DRAWN BY	LJD/DLW	DATE 6/96
CHECKED BY	JDH	DATE 6/96

DATE: 4/20/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310

community sciences corporation
LAND PLANNING P.O. Box 1328 — ENGINEERING Corrales, N.M. 87048 — SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
ANKARA ~~SHAUBAK~~ DRIVE N.E. PAVING PLAN & PROFILE

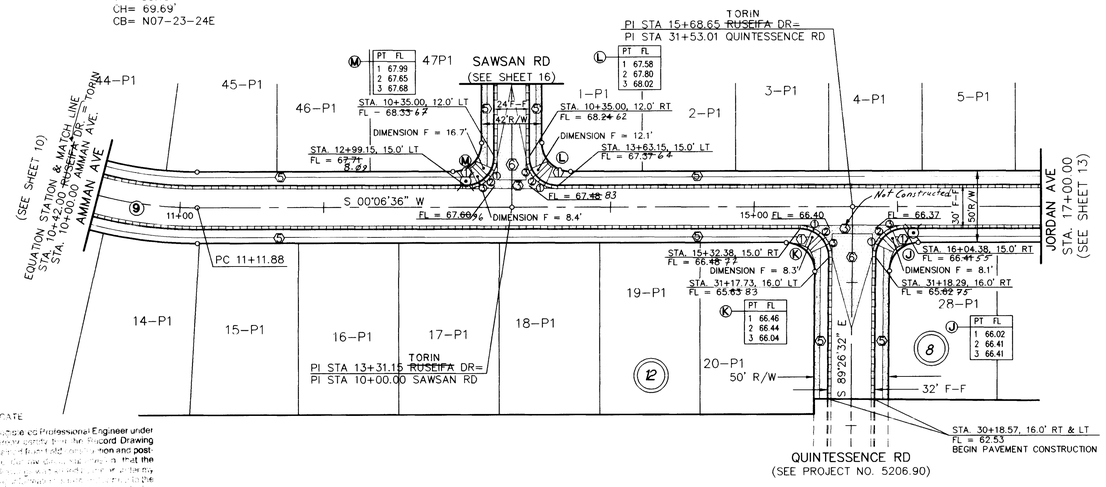
DESIGN REVIEW COMMITTEE — NOV 1 1996 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
AST DESIGN DATE — MO./DAY/YR. — MO./DAY/YR.

PROJECT NO. 5206.94 — MAP NO. D-21 — SHEET 11 OF 24

7/96
32310
32310C10.DWG
SHEET 11

SCANNED BY
BY LASON

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



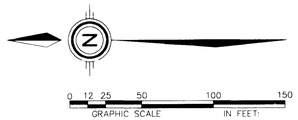
ENGINEER'S RECORD DRAWING CERTIFICATE

I the undersigned engineer [illegible] as Professional Engineer under the laws of the State of New Mexico [illegible] hereby certify that the Record Drawing information shown on these [illegible] is an accurate and post-construction information [illegible] that the Record Drawing [illegible] direct supervision [illegible] the best of my knowledge [illegible] engineering and calculations [illegible] others.

Ellery A. Bailtrow, Jr.

Ellery A. Bailtrow, Jr. P.E. New Mexico Civil Reg. Division No. 12576

TORIN
~~RUSEIFA~~ DRIVE / QUINTESSENCE ROAD
MOUNTABLE AND STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING
(SEE SHEET 8 FOR STREET SECTION)



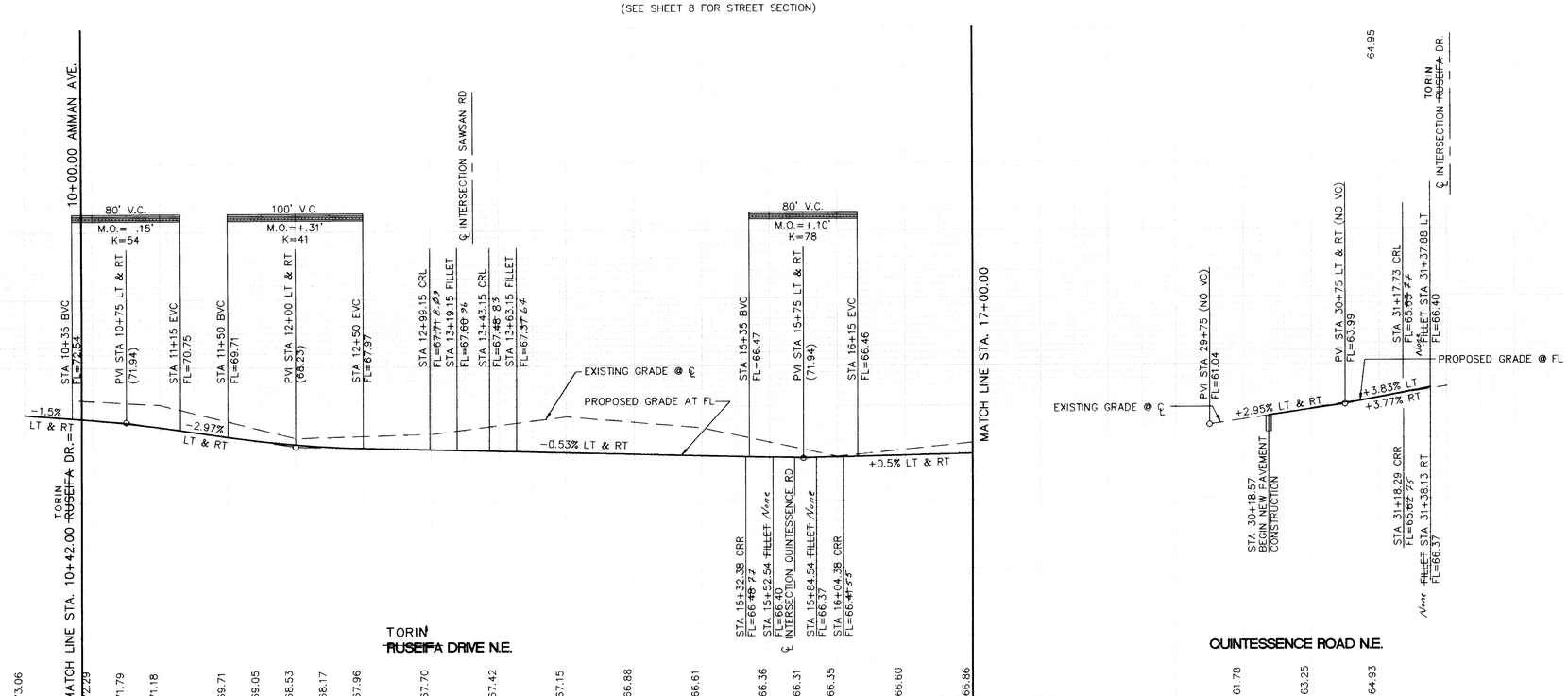
CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
J	20.00	31.26	89-33-08	19.84	N44-39-58W	28.17
K	20.00	31.57	90-26-52	20.16	N45-20-02E	28.39
L	20.00	31.42	90 00 00	20.00	N45-06-36E	28.28
M	20.00	31.42	90-00-00	20.00	N44-53-24W	28.28

LEGEND

- ● FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- PROPOSED FIRE HYDRANT
- STREET LIGHTS
- CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5

KEY NOTES

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415



ENGINEER'S SEAL	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	6/18/96

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	

AS-BUILT INFORMATION

Record

CONTRACTOR Pontera Excavating Trucking DATE Dec '97
SURVEY BY Precision Survey DATE Dec '97
INSPECTOR'S ACCEPTANCE BY Larry Romero DATE
FIELD VERIFICATION BY Ellery Bailtrow DATE Jan '98
DRAWINGS CORRECTED BY Ellery Bailtrow DATE Jan '98

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	JWN	DATE 6/96
DRAWN BY	LJD/D.W.	DATE 6/96
CHECKED BY	JDH	DATE 6/96

DATE: 4/19/96
SCALE: HORIZ. 1"= 50' VERT: 1"= 10'
JOB NO.: 32.310041

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
TORIN
PAVING PLAN & PROFILE
~~RUSEIFA~~ DR & QUINTESSENCE RD N.E.

DESIGN REVIEW COMMITTEE: APPROVED 1996
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 12 OF 24

4/19/96
32.310041.DWG
32310C11.DWG
XREF: N/A

SCANNED BY
BY LASON

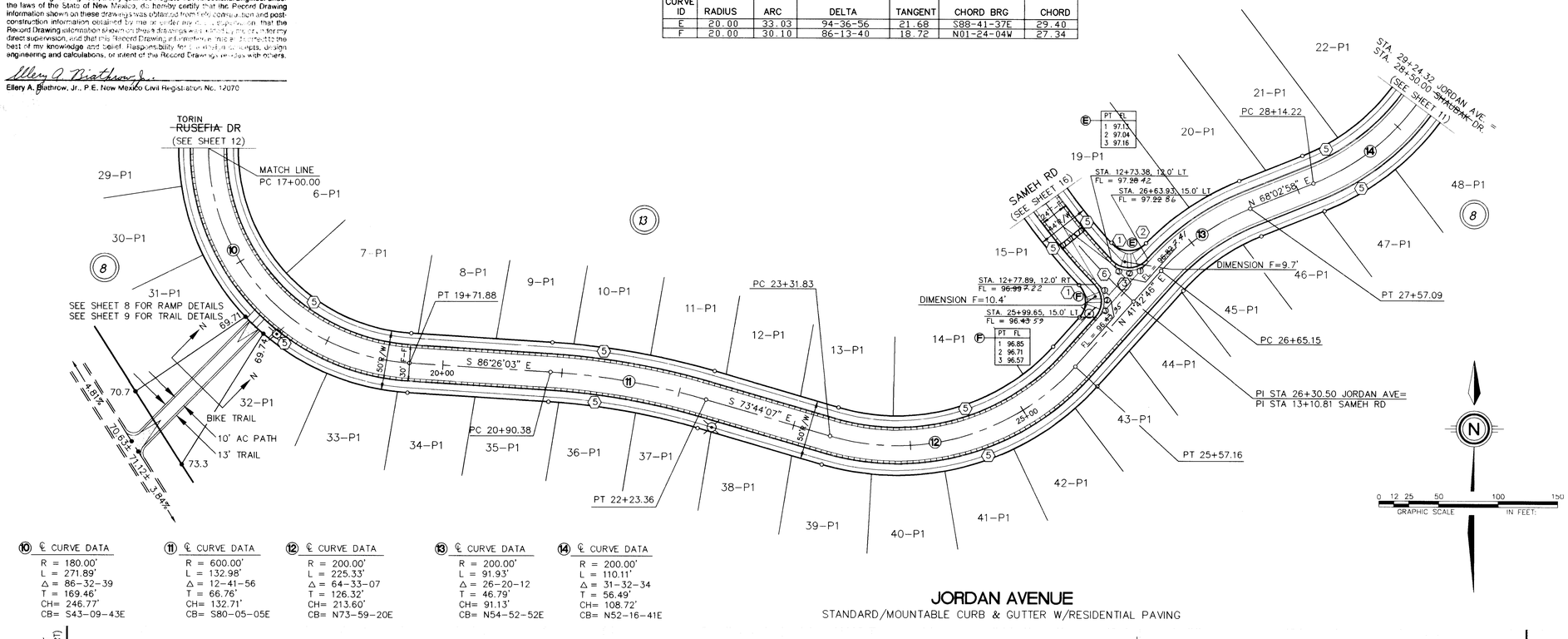
ENGINEER'S RECORD DRAWING CERTIFICATE

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 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 information on concepts, design engineering and calculations, or intent of the Record Drawings remains with owners.

Ellery A. Blathrow Jr.

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

CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
E	20.00	33.03	94-36-56	21.68	S88-41-37E	29.40
F	20.00	30.10	86-13-40	18.72	N01-24-04W	27.34



PT	FL
1	97.12
2	97.04
3	97.16

PT	FL
1	96.85
2	96.71
3	96.57

⑩ ℄ CURVE DATA
R = 180.00'
L = 271.89'
Δ = 86-32-39
T = 169.46'
CH= 246.77'
CB= S43-09-43E

⑪ ℄ CURVE DATA
R = 600.00'
L = 132.98'
Δ = 12-41-56
T = 66.76'
CH= 132.71'
CB= S80-05-05E

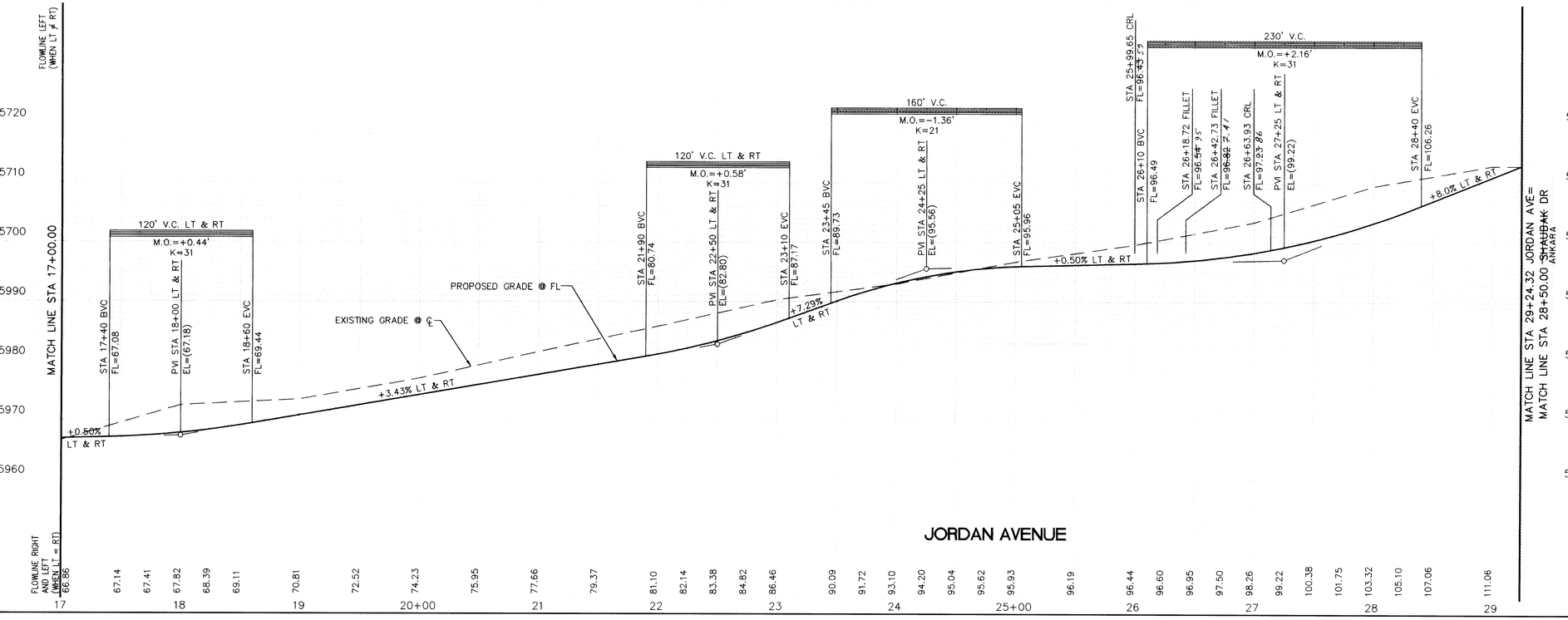
⑫ ℄ CURVE DATA
R = 200.00'
L = 225.33'
Δ = 64-33-07
T = 126.32'
CH= 213.60'
CB= N73-59-20E

⑬ ℄ CURVE DATA
R = 200.00'
L = 91.93'
Δ = 26-20-12
T = 46.79'
CH= 91.13'
CB= N54-52-52E

⑭ ℄ CURVE DATA
R = 200.00'
L = 110.11'
Δ = 31-32-34
T = 56.49'
CH= 108.72'
CB= N52-16-41E

JORDAN AVENUE

STANDARD/MOUNTABLE CURB & GUTTER W/RESIDENTIAL PAVING



JORDAN AVENUE

LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- FIRE HYDRANT ASSEMBLY
- STREET LIGHT
- WATER BLOCK
- CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5

KEY NOTES:

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415

AS BUILT INFORMATION
Record
CONTRACTOR Ponce Excavating/Tracking DATE Dec. 97
WORK STAKED BY Precision Surveys DATE Dec. 97
ACCEPTANCE BY Leary Romero DATE
VERIFICATION BY Ellery Blathrow DATE Jan. 98
DRAWINGS CORRECTED BY Ellery Blathrow DATE Jan. 98
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	4/96

ENGINEER'S SEAL
Ellery A. Blathrow 8-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY LJD/D.W. DATE 6/96
CHECKED BY JDH DATE 6/96

DATE: 4/19/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310041

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
PAVING PLAN & PROFILE
JORDAN AVENUE N.E.

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 13 OF 24

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

6/17/96
32310041
32310C12.DWG
WBS: N/A

SCANNED BY
BY LASON

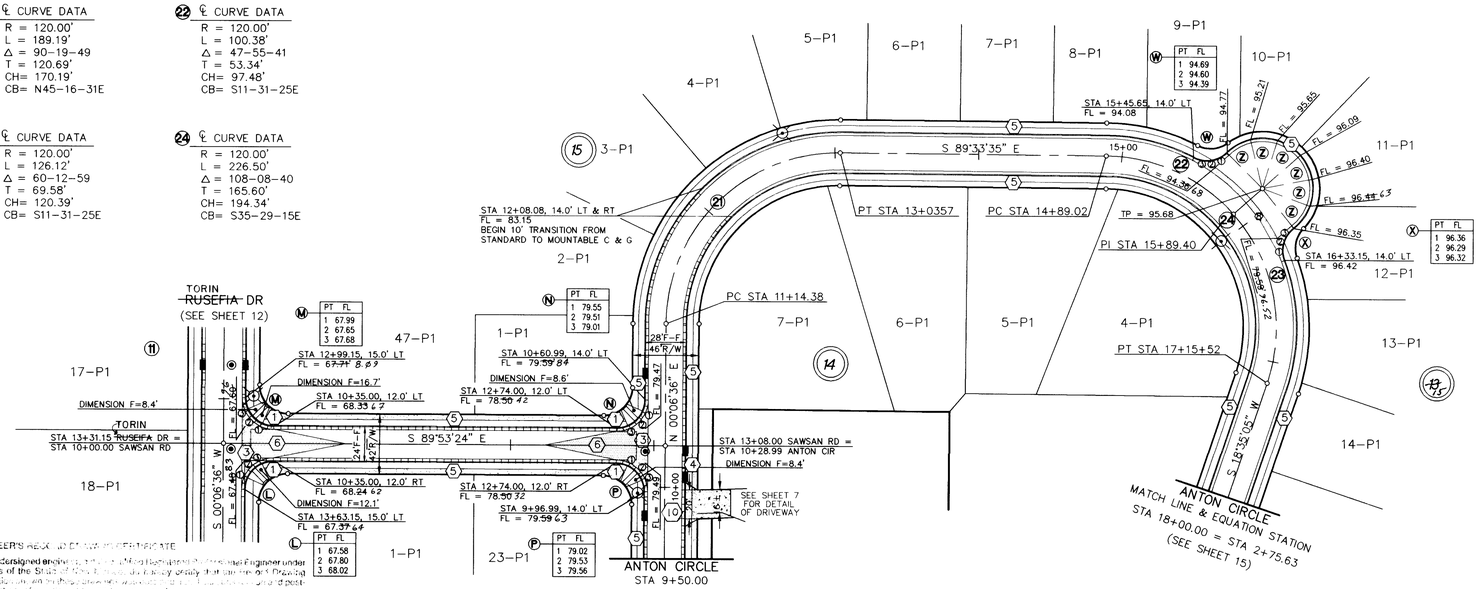
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

(21) ℄ CURVE DATA
R = 120.00'
L = 189.19'
Δ = 90-19-49
T = 120.69'
CH= 170.19'
CB= N45-16-31E

(22) ℄ CURVE DATA
R = 120.00'
L = 100.38'
Δ = 47-55-41
T = 53.34'
CH= 97.48'
CB= S11-31-25E

(23) ℄ CURVE DATA
R = 120.00'
L = 126.12'
Δ = 60-12-59
T = 69.58'
CH= 120.39'
CB= S11-31-25E

(24) ℄ CURVE DATA
R = 120.00'
L = 226.50'
Δ = 108-08-40
T = 165.60'
CH= 194.34'
CB= S35-29-15E



ENGINEER'S REDLINE CERTIFICATE

I, the undersigned engineer, [illegible] Professional Engineer under the laws of the State of New Mexico, [illegible] clearly state that the [illegible] Drawings [illegible] constructed or [illegible] Record Drawings [illegible] that the Record Drawings [illegible] under my direct supervision and that the Record Drawings represent, to the best of my knowledge and belief, the [illegible] design, design engineering and calculations. Ownership of the Record Drawings resides with others.

Ellery A. Brathrow

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

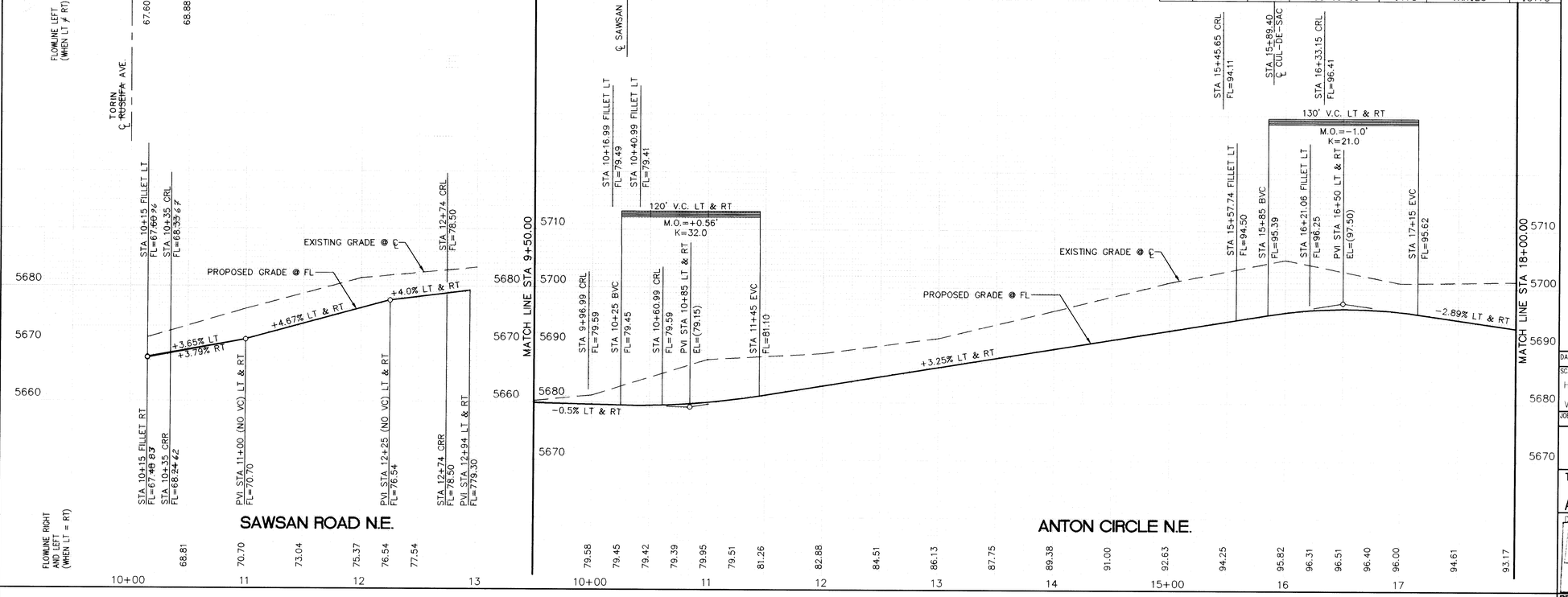
SAWSAN ROAD N.E.

STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

ANTON CIRCLE N.E.

STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
L	20.00	31.42	90-00-00	20.00	N45-06-36E	28.28
M	20.00	31.42	90-00-00	20.00	S44-53-24E	28.28
N	20.00	31.42	90-00-00	20.00	N45-06-36E	28.28
P	20.00	31.42	90-00-00	20.00	S44-53-24E	28.28
W	20.00	25.26	72-21-54	14.63	N81-17-46E	23.61
X	20.00	25.26	72-21-54	14.63	S15-26-25W	23.61
Z	35.00	18.99	31-05-06	9.73	VARIES	18.76



LEGEND

- ● FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- ⊗ 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- FIRE HYDRANT ASSEMBLY
- STREET LIGHT
- CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5

KEY NOTES:

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415
10. CONCRETE DRIVE PAD PER COA STD DWG 2425

0 12 25 50 100 150
GRAPHIC SCALE IN FEET.

AS-BUILT INFORMATION
CONTRACTOR Romero Excavating / Fruit'n Sand DATE Dec '97
WORK STAKED BY Precision Surveys DATE Dec '97
ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Ellery Brathrow DATE Jan '97
DRAWINGS CORRECTED BY Ellery Brathrow DATE Jan '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
FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	4/96

ENGINEER'S SEAL
Ellery A. Brathrow 6-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JWN DATE 6/96
DRAWN BY LAD/D.W DATE 6/96
CHECKED BY JDH DATE 6/96

DATE: 4/19/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310041

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
PAVING PLAN & PROFILE
ANTON CIRCLE & SAWSAN RD N.E.

DESIGN REVIEW COMMITTEE: NOV 2 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE MO./DAY/YR. MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 14 OF 24

7/7/96
32310041
32310041.DWG
JEFF/LAD
WEST/NM

SCANNED BY
BY LASON

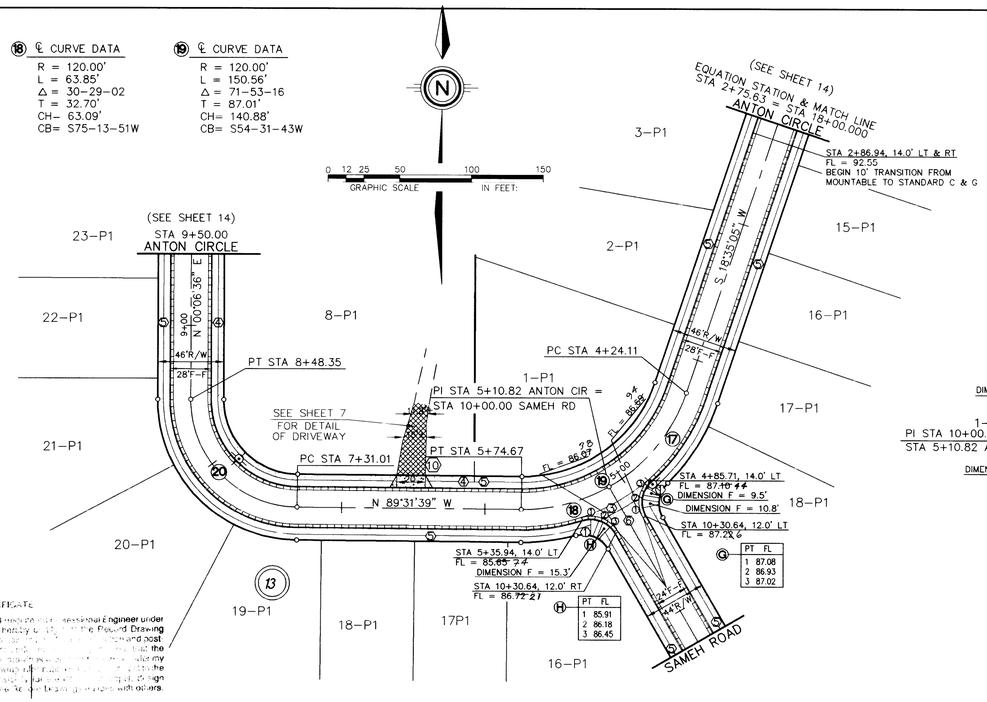
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

⑰ ℄ CURVE DATA
R = 120.00'
L = 86.72'
Δ = 41-24-15
T = 45.35'
CH= 84.84'
CB= S39-17-12W

⑱ ℄ CURVE DATA
R = 120.00'
L = 63.85'
Δ = 30-29-02
T = 32.70'
CH= 63.09'
CB= S75-13-51W

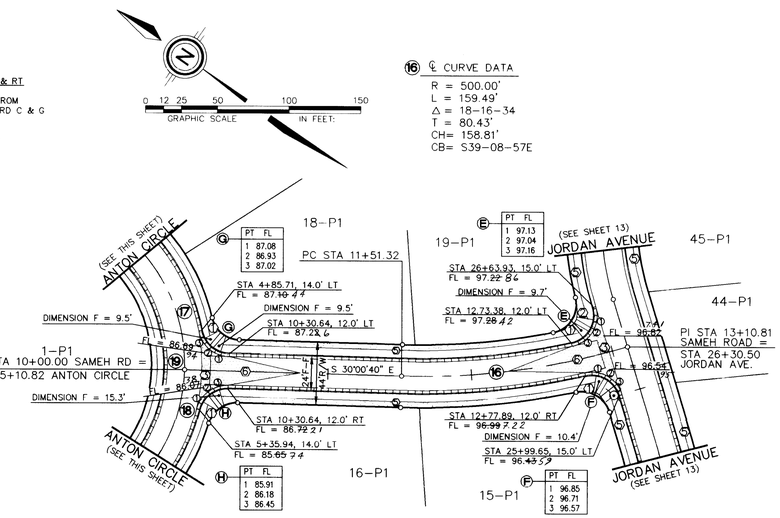
⑲ ℄ CURVE DATA
R = 120.00'
L = 150.56'
Δ = 71-53-16
T = 87.01'
CH= 140.88'
CB= S54-31-43W

⑳ ℄ CURVE DATA
R = 75.00'
L = 117.34'
Δ = 89-38-15
T = 74.53'
CH= 105.73'
CB= N44-42-31W



ANTON CIRCLE N.E.

STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING



SAMEH ROAD N.E.

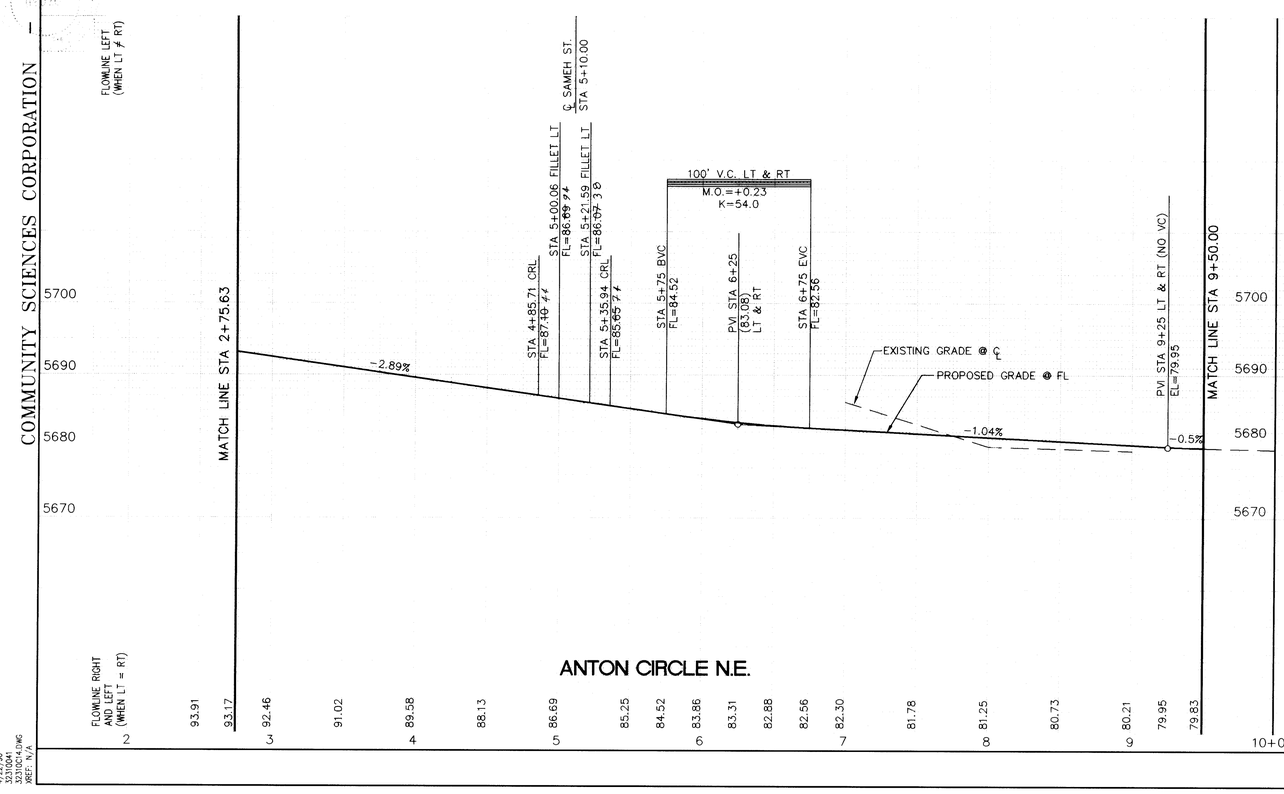
STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
E	20.00	33.03	94-36-56	21.68	S88-41-37E	29.40
F	20.00	30.10	86-13-40	18.72	N01-24-04W	27.34
G	20.00	27.23	78-00-25	16.20	S08-59-32W	25.17
H	20.00	27.23	75-00-25	16.20	S69-00-53E	25.17

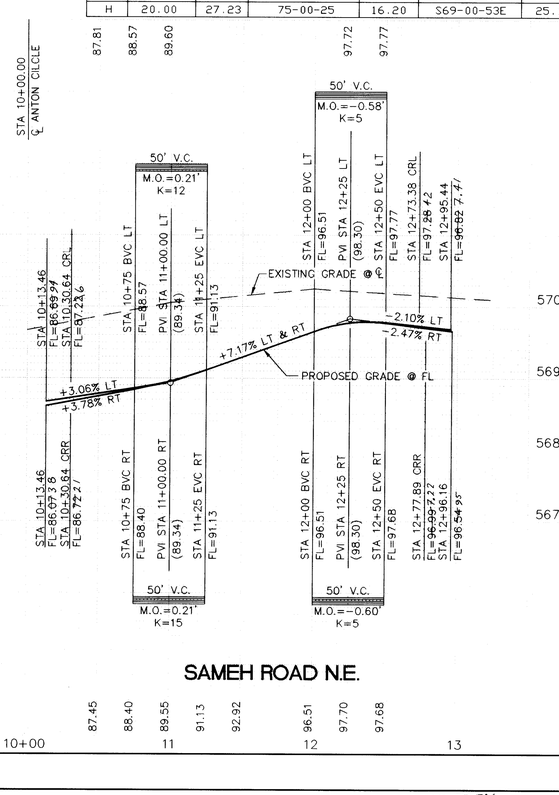
ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned, [illegible] Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information [illegible] and that, to the best of my knowledge, information and belief, the construction shown on this drawing [illegible] substantially in accordance with the design [illegible] the Record Drawing information [illegible] I am not responsible for any damages [illegible] to the extent that such damages are caused by or result from my negligence in preparing the Record Drawing information [illegible] design engineering and calculations or inspection [illegible] with others.

Ellery A. Blathrow, Jr. P.E. New Mexico Civil Registration 12070



ANTON CIRCLE N.E.



SAMEH ROAD N.E.

LEGEND

- ● FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- ⊗ 73.6 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER

CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5

KEYED NOTES

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415
10. CONCRETE DRIVEPAD PER COA STD DWG 2425

Record

AS BUILT INFORMATION
CONTRACTOR: Rivera Excavating/Trucking
WORK STAKED BY: Precision Survey DATE Dec. 97
AS-BUILTS CHECKED BY: Leroy Romero DATE
VERIFICATION BY: Ellery Blathrow DATE Jan. 97
DRAWINGS CORRECTED BY: Ellery Blathrow DATE Jan. 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 = 5630.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	4/96

ENGINEER'S SEAL
9-12-96

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	JMN	DATE 6/96
DRAWN BY	LJD/D.W.	DATE 6/96
CHECKED BY	JDH	DATE 6/96

DATE: 4/22/96
SCALE: HORIZ: 1" = 50' VERT: 1" = 10'
JOB NO.: 32310041

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
PAVING PLAN & PROFILE
ANTON CIRCLE & SAMEH RD N.E.

DESIGN REVIEW COMMITTEE: APPROVED NOV 2 1998 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

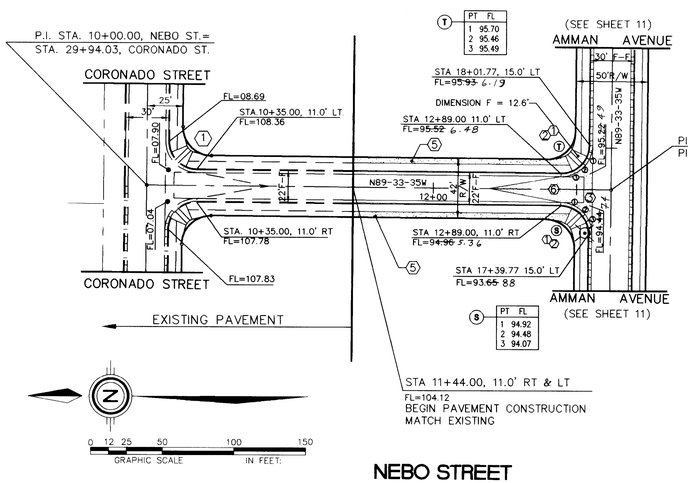
PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 15 OF 24

4/22/96
32310041
32310C14.DWG
WEST, N/A

SCANNED BY
BY LASON

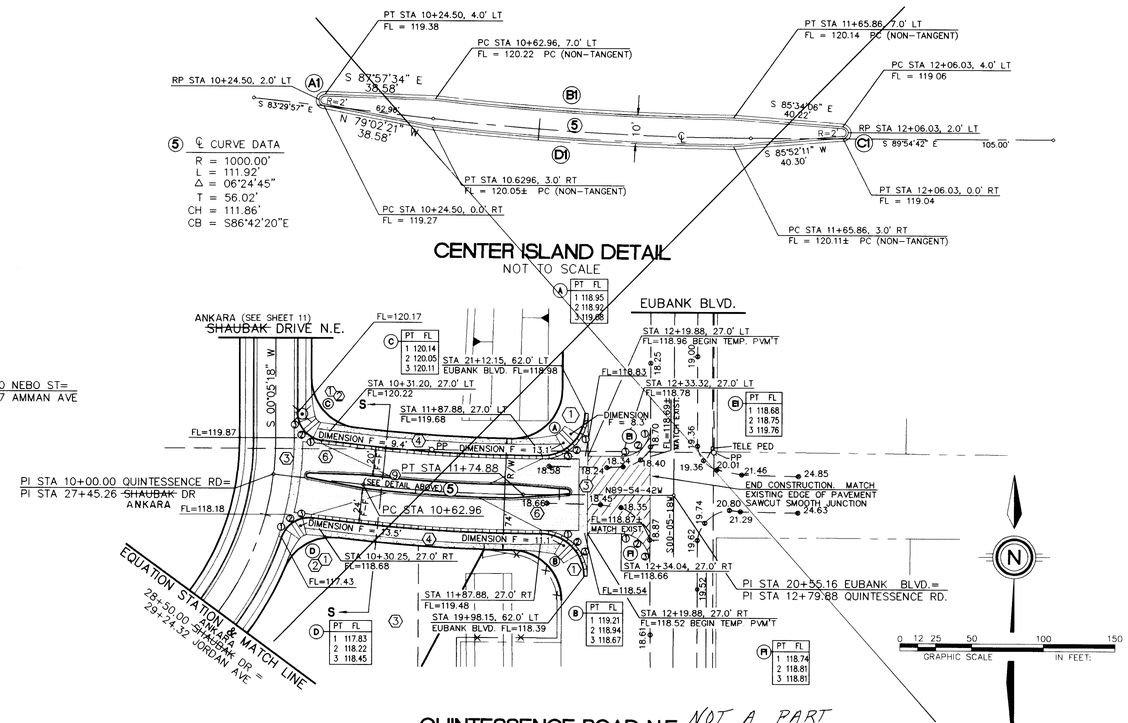
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

CURB CURVE DATA (FACE OF CURB)						
CURVE ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
2E	20.00	31.42	90-00-00	20.00	N45-26-25E	28.20
2F	20.00	31.42	90-00-00	20.00	S44-33-35E	28.28
A	30.00	47.12	90-00-00	30.00	S45-05-18W	42.43
B	30.00	47.12	90-00-00	30.00	S44-54-42E	42.43
C	20.00	29.18	83-35-15	17.88	N41-42-20W	26.66
D	20.00	27.39	78-27-47	16.33	N57-16-09E	25.30
E1	30.00	47.31	90-21-43	30.19	S44-54-27W	42.56
F1	30.00	46.93	89-38-17	29.81	S45-05-33E	42.29
S	20.00	31.42	90-00-00	20.00	S45-26-25W	28.28
T	20.00	31.42	90-00-00	20.00	N44-33-35W	28.28
U	20.00	27.99	80-11-01	16.84	S82-12-04W	25.76
V	20.00	27.99	80-11-01	16.84	N02-01-03E	25.76
A1	2.01	5.99	171-04-47		N06-30-03E	4.00
B1	993.00	102.18	005-53-45	51.13	N86-26-50W	102.13
C1	2.00	5.98	171-26-17		S00-09-03W	3.99
D1	1003.00	103.21	005-53-45	51.65	N86-26-50W	103.16



NEBO STREET

MOUNTABLE CURB & GUTTER W/ RESIDENTIAL PAVING



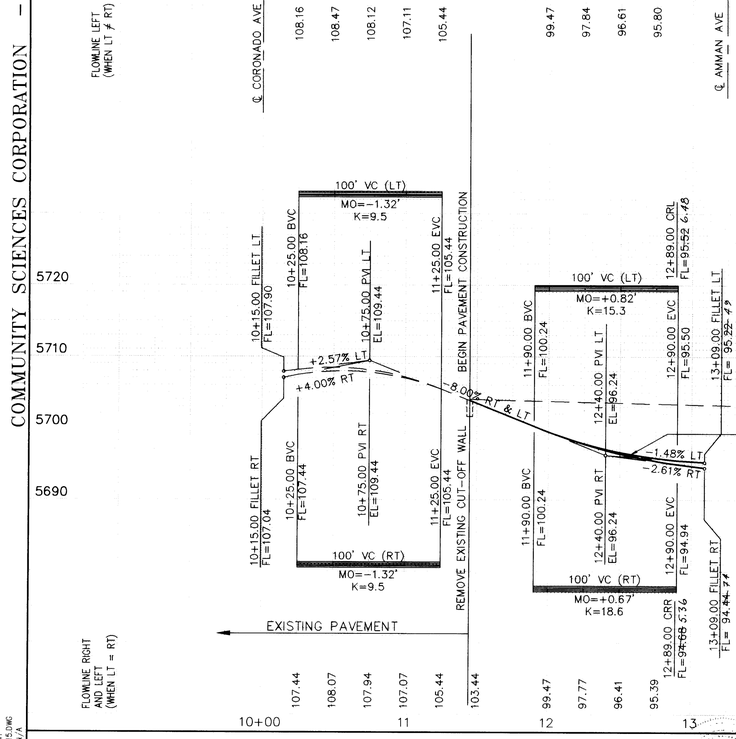
CENTER ISLAND DETAIL

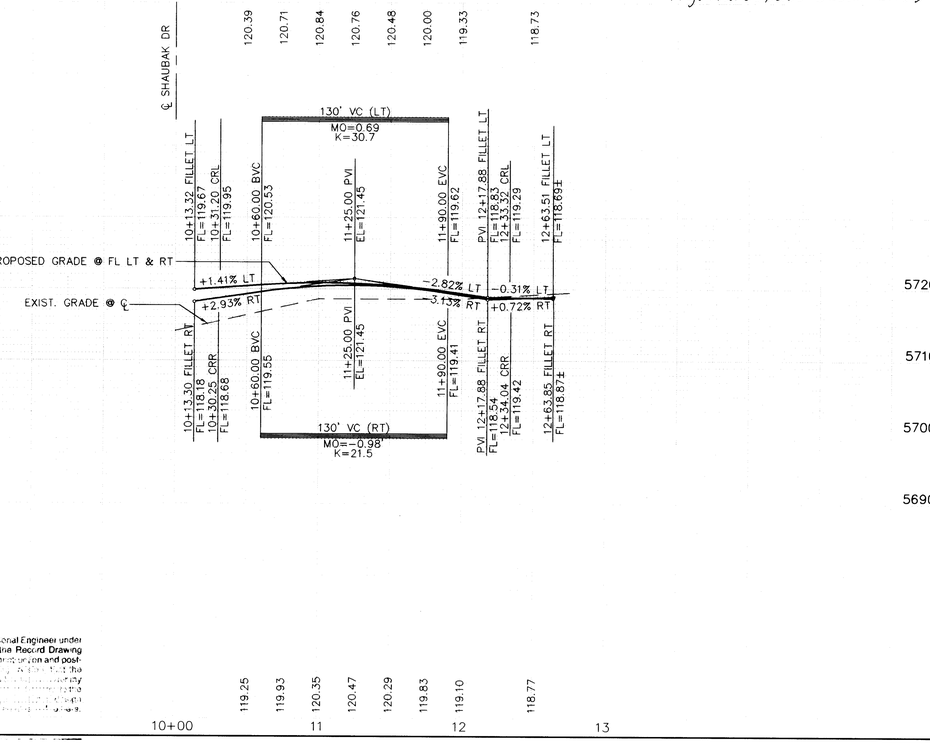
NOT TO SCALE

QUINTESSENCE ROAD N.E.

STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

NOT A PART (Constructed by Change Order to COA Project No. 5206.95 - Eubank Blvd.)





ENGINEER'S RECORD DRAWING CERTIFICATE

I the undersigned engineer, a duly certified registered professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on these drawings is based on field observation and post-construction [illegible] the Record Drawing [illegible]

Effery A. Braithwaite

LEGEND

- FL=74.11 — PROPOSED CURB FLOWLINE ELEVATION
- 73.6 ⊗ — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- FLOW ARROW
- CROWN TRANSITION
- EXISTING EDGE OF PAVEMENT
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CURB FLOWLINE ELEV SHOWN IN BOX CORRESPONDS TO QUARTERPOINTS INDICATED IN A CLOCKWISE DIRECTION AS PER COA STD DWG 2418, NOTE 5
- TEMPORARY PAVEMENT

KEYED NOTES:

1. WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II (DIMENSION "F" MODIFIED AS SHOWN ON PLAN VIEW)
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD DWG 2418
3. CONCRETE VALLEY GUTTER PER COA STD DWG 2420
4. PROPOSED 4' SIDEWALK, THIS CONTRACT
5. PROPOSED 4' SIDEWALK, BY OTHERS
6. 50' CROWN TRANSITION PER COA STD DWG 2401
7. 25' CROWN TRANSITION PER COA STD DWG 2401
8. CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. MEDIAN CURB & GUTTER PER COA STD DWG 2415

AS BUILT INFORMATION

		DATE
WORK PERFORMED BY		DATE
INSPECTORS ACCEPTANCE BY		DATE
VERIFICATION BY 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 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	6/96

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JWN	6/96
DRAWN BY	LJD/D.W.	6/96
CHECKED BY	JDH	6/96

DATE: 4/22/96
SCALE: HORIZ: 1" = 50' VERT: 1" = 10'
JOB NO.: 32310041

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
PAVING PLAN & PROFILE
NEBO ST. & QUINTESSENCE RD. N.E.

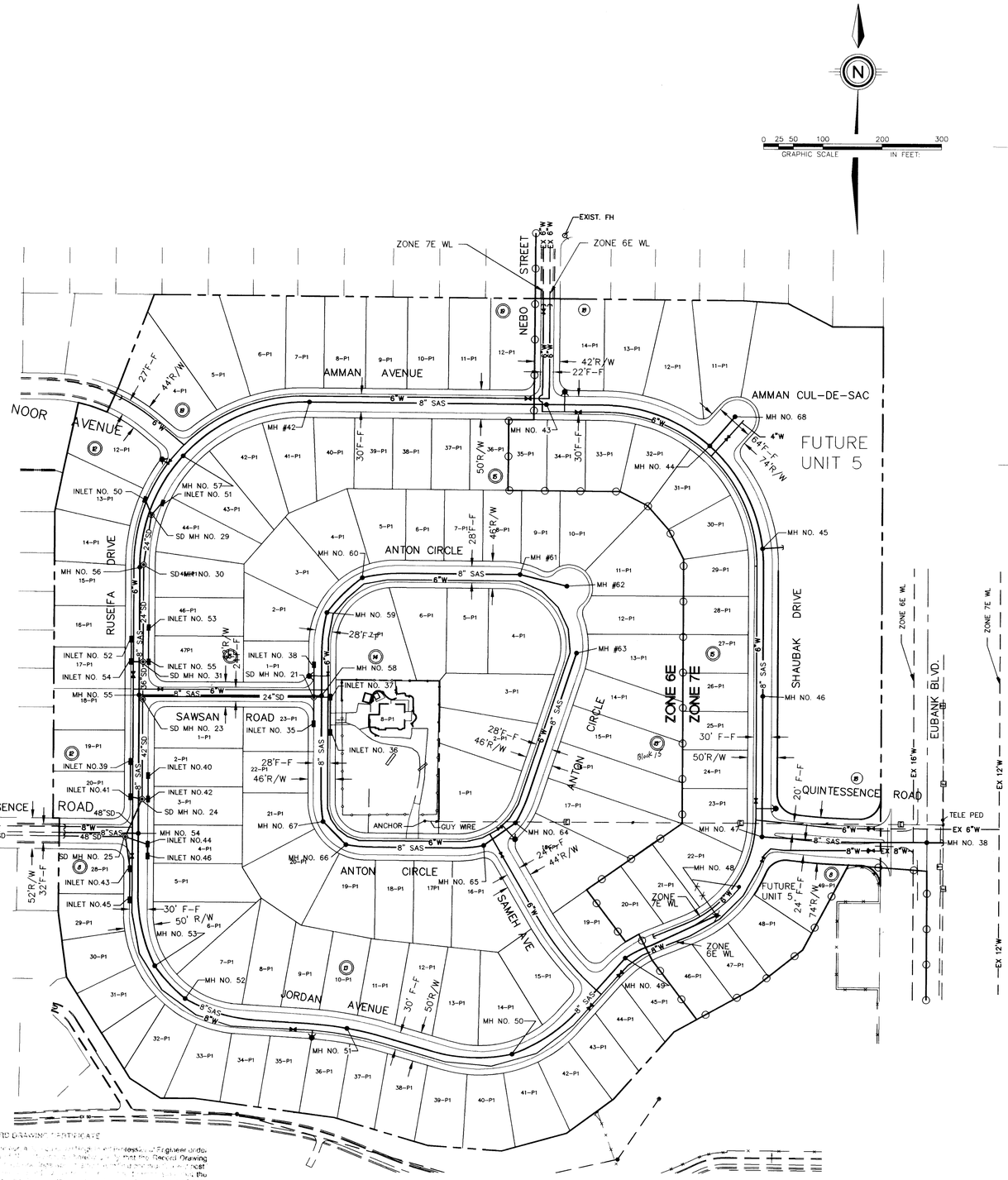
DESIGN REVIEW COMMITTEE: APPROVED NOV 2 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
MO./DAY/YR. | MO./DAY/YR.
LAST DESIGN DATE

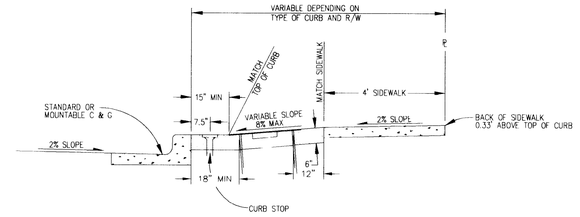
PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 16 OF 24

6/7/96
32310041
32310C5.DWG
WBD1.TAB

SCANNED BY BY LASON

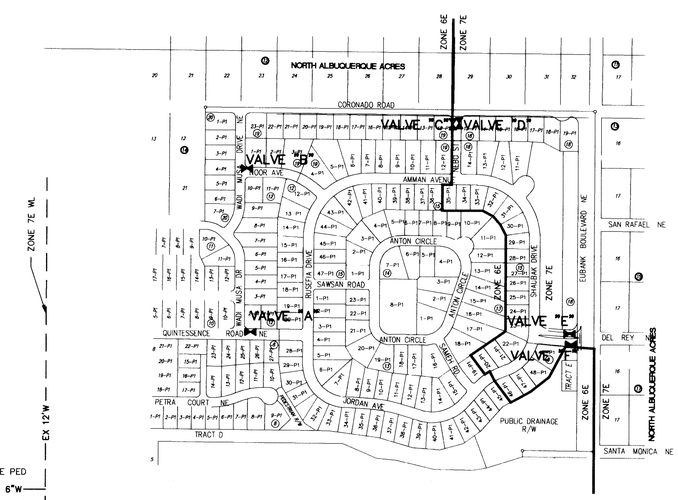
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000





WATER METER BOX INSTALLATION

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



WATER SHUT-OFF PLAN

NOTES:
1. VALVES "A", "B", "D", & "F" SHALL BE SHUT-OFF SO NON-PRESSURE CONNECTIONS CAN BE MADE IN ZONE 6E; VALVES C & E FOR ZONE 7E.
2. CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) FIVE(5) WORKING DAYS PRIOR TO VALVE SHUT-OFF. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	--6"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		
PRESSURE ZONE LINE		
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	

Record

RESTRAINING LENGTHS

FITTING	LR (FT)
6"x6"TEE	RUN 10', BRANCH 2'
8"x8" TEE	RUN 13' BRANCH 3'
6"x4" REDUCER	43'
8"x6" REDUCER	25'
6" 11 1/4° BEND	2'
6" 22 1/2° BEND	3'
6" 90° BEND	17'
8" 11 1/4° BEND	2'
8" 22 1/2° BEND	4'
8" 90° BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & CAPS IN LIEU OF CONCRETE THRUST BLOCKING. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO ADDITIONAL COMPENSATION, MEASUREMENT, OR PAY-MENT WILL BE MADE THEREFORE.
2. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned registered professional engineer in the State of New Mexico, hereby certify that this drawing is a true and correct Record Drawing to the best of my knowledge and belief.

Ellery A. Brathwaite Jr.
Ellery A. Brathwaite, Jr.

6/28/96
N. WARD
JN 323-10-PRE
32310CT1.DWG
NA

DATE: 6/96
SCALE: 1"=100'
JOB NO.: 32310050

community sciences corporation
LAND PLANNING P.O.Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION- UNIT 4
COMPOSITE UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	AS BUILT DESIGN DATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED NOV 2 - 1996 DESIGN REVIEW COMMITTEE				

PROJECT NO. 5206.94 | MAP No. D-21 | SHEET 17 OF 24

AS BUILT INFORMATION
THE STATION IS A STANDARD ACS ALUMINUM CAP STAMPED "5-021 1985" AND IS DRIVETED TO AN ALUMINUM PIPE PROJECTING 0.1 FOOT ABOVE GROUND.
IT IS LOCATED 793 FEET NORTH OF THE CENTELINE INTERSECTION OF CORONADO AVENUE AND HOLBROOK STREET, AND 85 FEET EAST OF THE CENTERLINE OF HOLBROOK STREET.
ELEV. = 5630.56

CONTRACTOR Powers Excavating/Tracking DATE Dec. 1997
WORK STAKE BY Precision Survey DATE Dec. 1997
STAKE CHECKS DATE
ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Ellery Brathwaite DATE Jan. 98
DRAWINGS CORRECTED BY Ellery Brathwaite DATE Feb. 98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	4/96

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY GWR/DLW DATE 6/96
CHECKED BY JDH DATE 7/96

SCANNED BY BY LASON

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

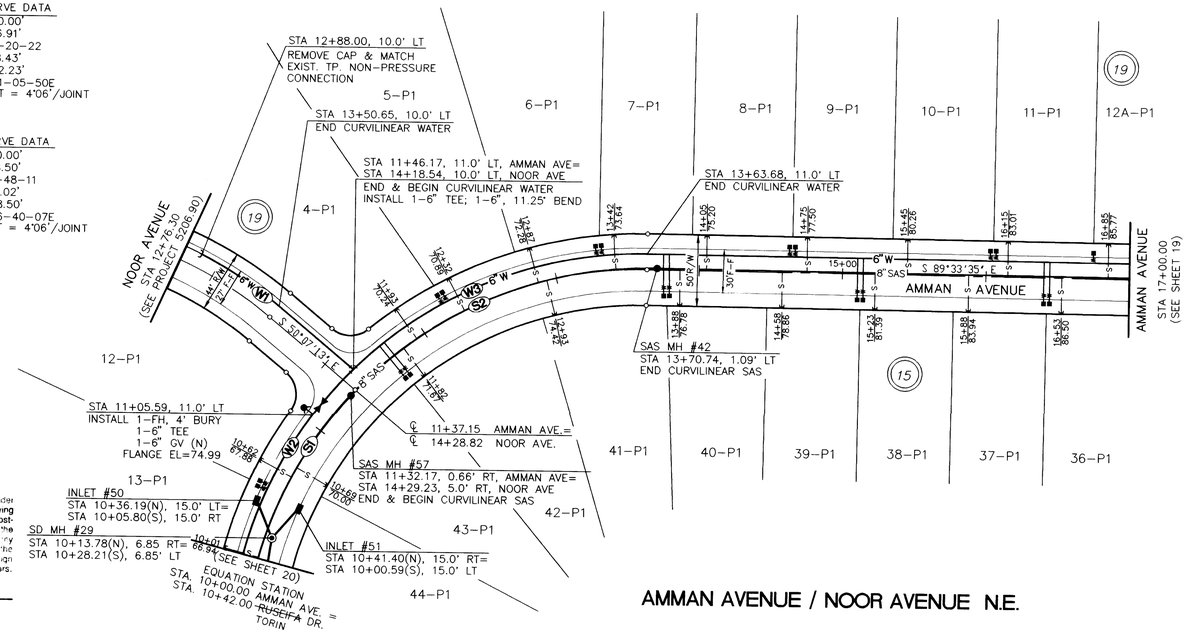
(W1) WL CURVE DATA
R = 280.00'
L = 64.98'
Δ = 13-17-45
T = 32.63'
CH= 64.83'
CB= S56-46-06E
Δ /JOINT = 4°06'/JOINT

(W2) WL CURVE DATA
R = 286.00'
L = 224.70'
Δ = 45-00-52
T = 118.51'
CH= 218.96'
CB= N22-37-01E
Δ /JOINT = 4°/JOINT

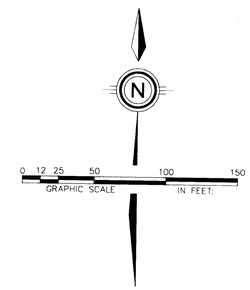
(W3) WL CURVE DATA
R = 286.00'
L = 226.21'
Δ = 45-19-07
T = 119.40'
CH= 220.36'
CB= N67-47-00E
Δ /JOINT = 4°/JOINT

(S1) SAS CURVE DATA
R = 280.00'
L = 206.91'
Δ = 42-20-22
T = 108.43'
CH= 202.23'
CB= N21-05-50E
Δ /JOINT = 4°06'/JOINT

(S2) SAS CURVE DATA
R = 280.00'
L = 238.50'
Δ = 48-48-11
T = 127.02'
CH= 238.50'
CB= N66-40-07E
Δ /JOINT = 4°06'/JOINT



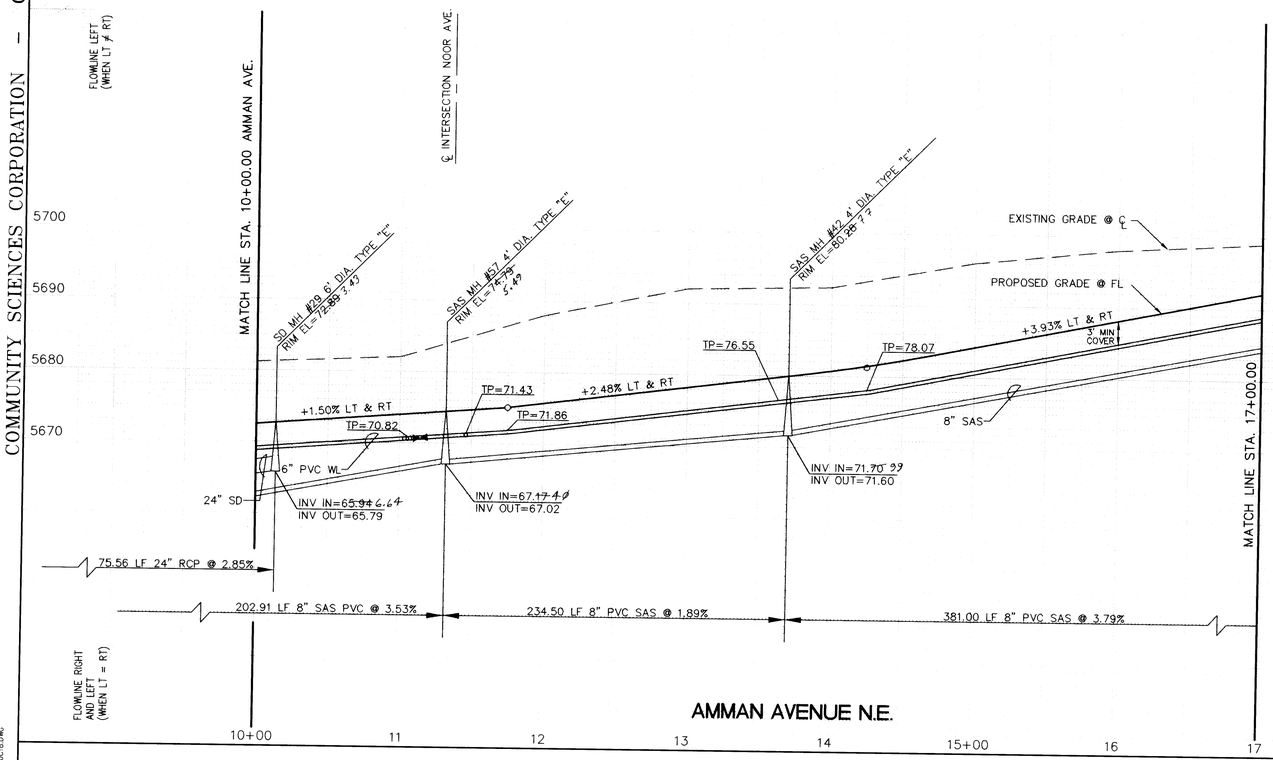
AMMAN AVENUE / NOOR AVENUE N.E.



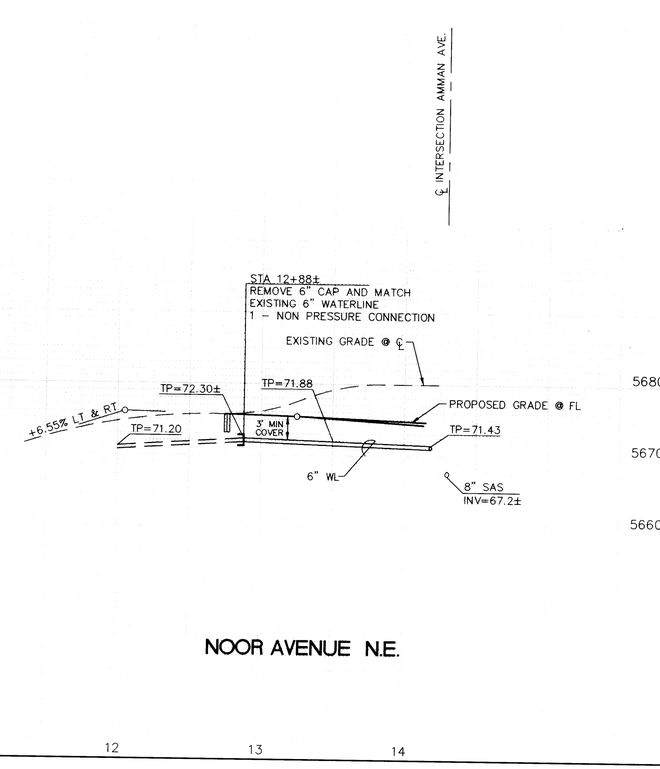
ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the Record Drawing information shown on this drawing was collected under my direct supervision and post-construction inspection assumed by me or under my direct supervision, and that the Record Drawing information shown on this drawing is, to the best of my knowledge and belief, a true and correct Record Drawing of the [illegible] constructed work as installed in a good and workmanlike manner. I understand that the City of Albuquerque will rely upon the information shown on this drawing for future design engineering and operations of or alterations to the public sewer facilities.

Ellery A. Blackburn Jr.
Ellery A. Blackburn, Jr., P.E. New Mexico Civil Registration No. 12170



AMMAN AVENUE N.E.



NOOR AVENUE 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	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	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82 ⟵S—	

RESTRAINING LENGTHS

FITTING	LR (FT)
6" TEE	RUN 10', BRANCH 2'
8"x8" TEE	RUN 13' BRANCH 3'
6"x4" REDUCER	43'
8"x6" REDUCER	25'
6" 11 1/4" BEND	2'
6" 22 1/2" BEND	3'
6" 90° BEND	17'
8" 11 1/4" BEND	2'
8" 22 1/2" BEND	4'
8" 90° BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

AS-BUILT INFORMATION
CONTRACTOR Romero Excavating Trucking
WORK STAKE BY Precision Survey DATE Dec. '97
INSPECTOR'S AS-BUILTS BY Larry Romero DATE
FIELD VERIFICATION BY Ellery Blackburn DATE Jan '98
DRAWINGS CORRECTED BY Ellery Blackburn DATE Jan '98
RECORD

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	4/96

ENGINEER'S SEAL
Donald D. Rhodes 6-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JNM DATE 6/96
DRAWN BY LJD/DLW/DRB DATE 6/96
CHECKED BY JDH DATE 6/96

DATE: 4/16/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310050

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION - UNIT 4
UTILITY PLAN & PROFILE
AMMAN AVE. & NOOR AVE. N.E.

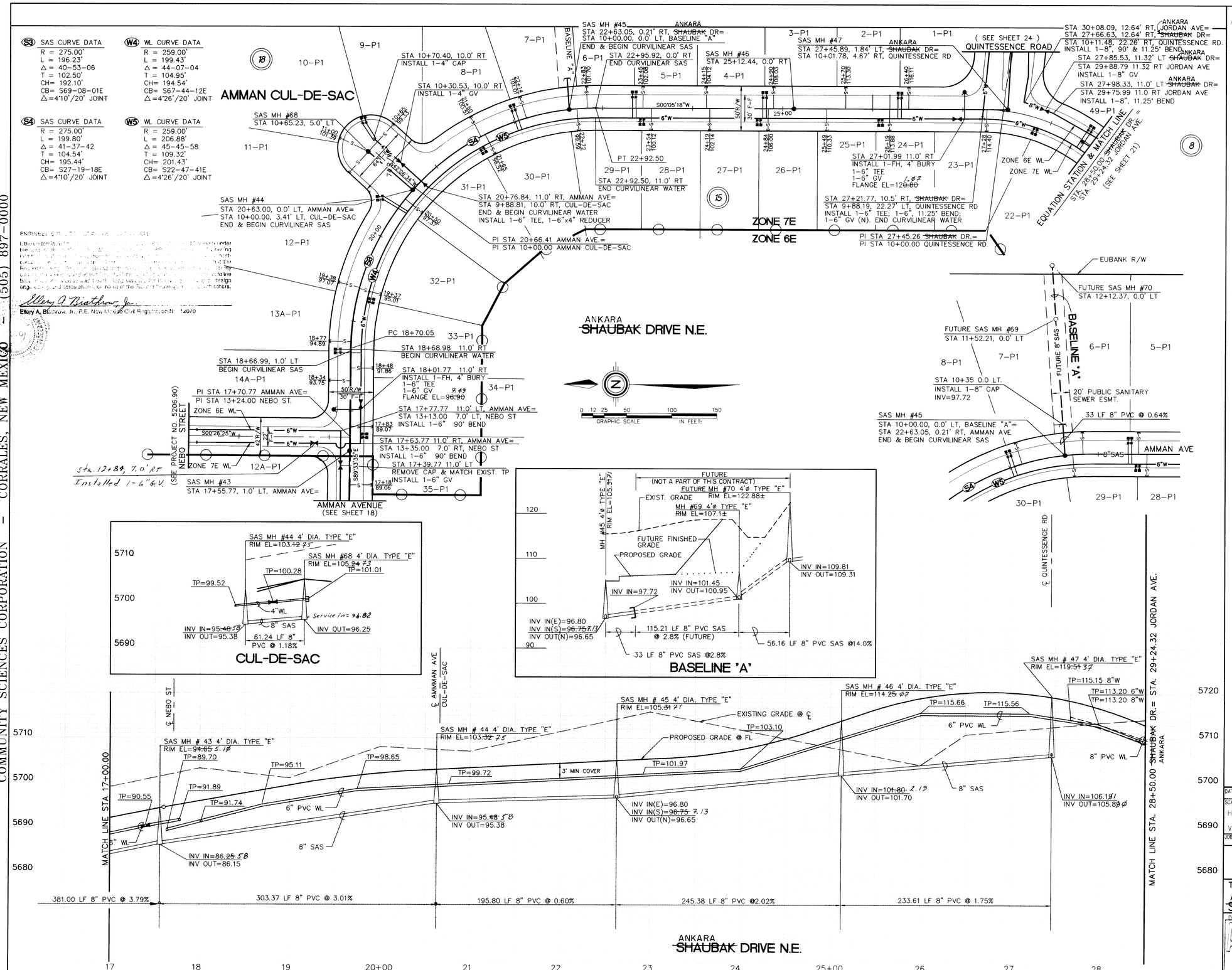
DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.
RECEIVED NOV 2 1996 DESIGN REVIEW COMMITTEE

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 18 OF 24

6/19/96
32310050
32310C18.DWG
N/A

SCANNED BY
BY LASON

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		3/4" H.P.
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	
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	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82	⊢ S

RESTRAINING LENGTHS

FITTING	LR (FT)
6" TEE	RUN 10', BRANCH 2'
8" TEE	RUN 13' BRANCH 3'
6"x4" REDUCER	43'
8"x6" REDUCER	25'
6" 11 1/4" BEND	2'
6" 22 1/2" BEND	3'
6" 90" BEND	17'
8" 11 1/4" BEND	2'
8" 22 1/2" BEND	4'
8" 90" BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

DATE: 4/20/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310050

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
ANKARA ~~SHAUBAK~~ UTILITY PLAN & PROFILE DRIVE N.E. & BASELINE "A"

DESIGN REVIEW COMMITTEE: APPROVED MAY 2 1996 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 19 OF 24

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 = 5550.56

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	4/96

AS BUILT INFORMATION
CONTRACTOR Pearce Excavating | STAKING Precision Surveys | DATE Dec. '97
WORK BY Pearce Excavating | SUPERVISOR Manny Pacheco | DATE
ACCEPTANCE BY | DATE
FIELD VERIFICATION BY Ellery Brathow | DATE Jan. '98
DRAWINGS CORRECTED BY Ellery Brathow | DATE Jan. '98
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

ENGINEER'S SEAL

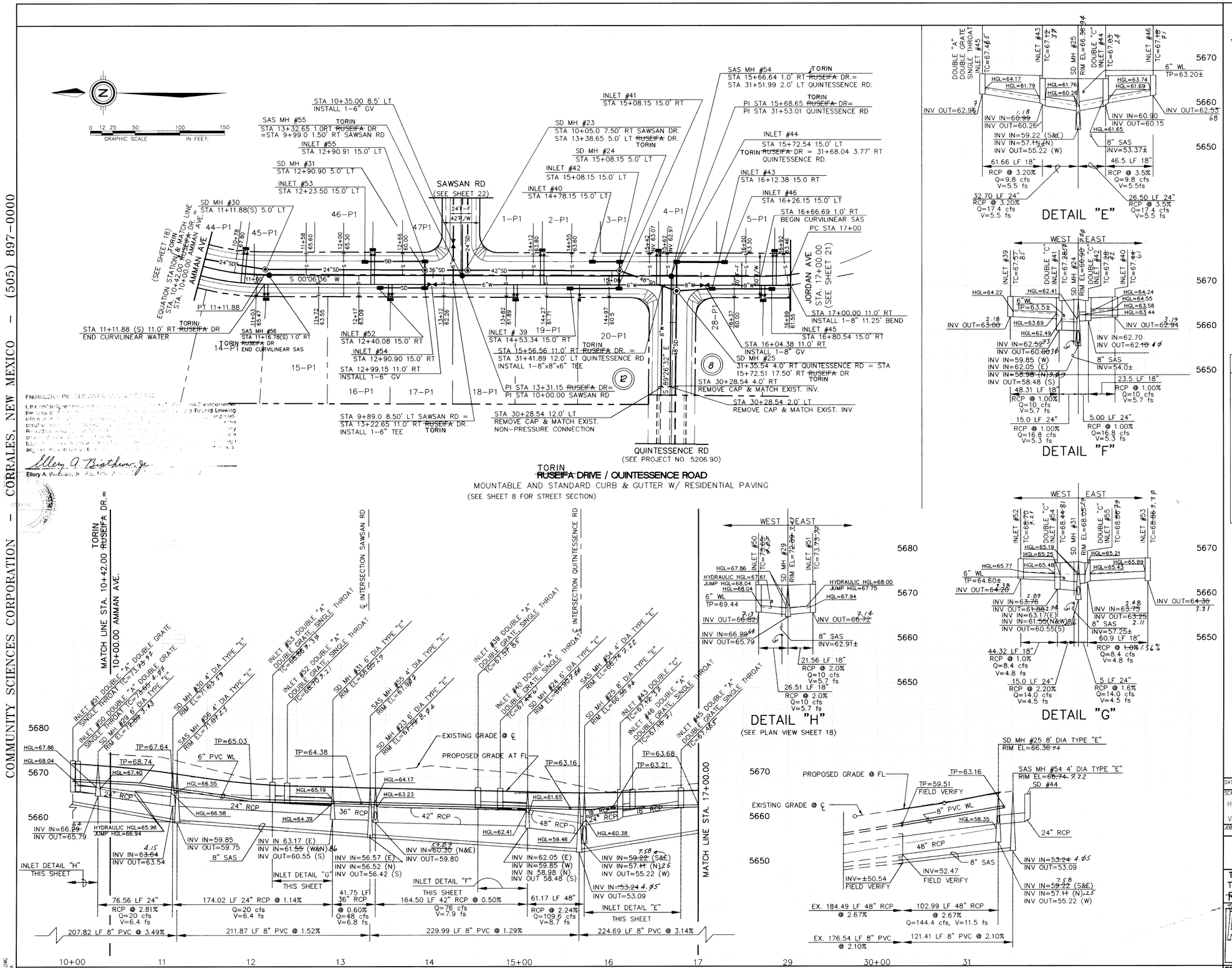
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY LJD/DLW/DJK DATE 6/96
CHECKED BY JDH DATE 6/96

6/21/96
32310050
32310C19.DWG
SHEET 19 OF

SCANNED BY
BY LASON

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



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—6"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	G 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	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82	S

RESTRAINING LENGTHS

FITTING	LR (FT)
6"x6"TEE	RUN 10', BRANCH 2'
8" TEE	RUN 13' BRANCH 3'
6"x4" REDUCER	43'
8"x6" REDUCER	25'
6" 11 1/4" BEND	2'
6" 22 1/2" BEND	3'
6" 90" BEND	17'
8" 11 1/4" BEND	2'
8" 22 1/2" BEND	4'
8" 90" BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RAIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

DATE: 4/19/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO. 32310PRE

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
TORIN UTILITY PLAN & PROFILE
RUSEIFA DR & QUINTESSENCE RD N.E.

DESIGN REVIEW COMMITTEE: APPROVED NOV 2 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 20 OF 24

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	7/3/96

BENCH MARKS

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 Romero Excavating & Trucking DATE Dec. 95
WORK STAKED BY Precision Survey DATE
INSPECTOR'S ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Ellery Bathrow DATE Jan. 96
DRAWINGS CORRECTED BY Ellery Bathrow DATE Jan. 96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
9-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY LJD/DLW/DJK/GWR DATE 6/96
CHECKED BY JDH DATE 7/96

32310CZD.DWG
SHEET: N/A

SCANNED BY BY LASON

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

S11 SAS CURVE DATA
R = 275.00'
L = 128.65'
Δ = 26-48-17
T = 65.53'
CH= 127.48'
CB= S13-18-43E
Δ/JOINT = 4°10'/JOINT

S10 SAS CURVE DATA
R = 277.04'
L = 75.76'
Δ = 15-40-04
T = 38.12'
CH= 75.52'
CB= S43-09-46E
Δ/JOINT = 4°08'/JOINT

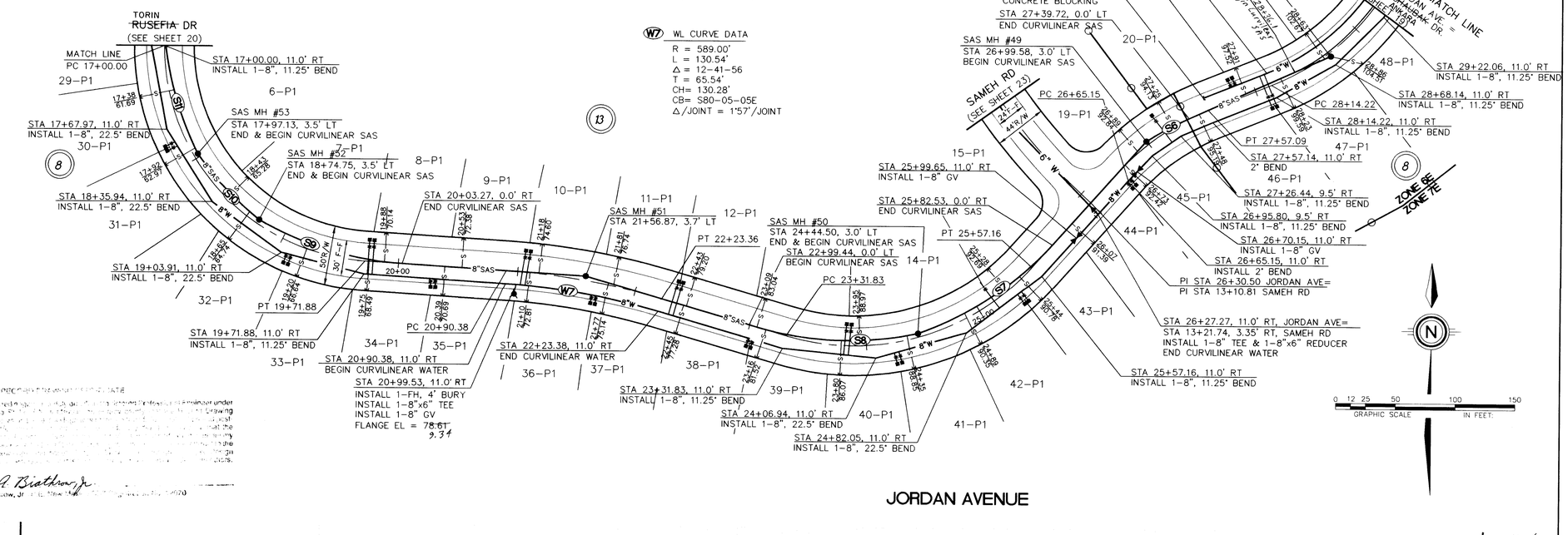
S9 SAS CURVE DATA
R = 275.00'
L = 126.49'
Δ = 26-21-13
T = 64.38'
CH= 125.38'
CB= S73-15-27E
Δ/JOINT = 4°10'/JOINT

S8 ℄ CURVE DATA
R = 275.00'
L = 143.21'
Δ = 29-50-12
T = 73.27'
CH= 141.59'
CB= S87-23-48E
Δ/JOINT = 4°10'/JOINT

S7 SAS CURVE DATA
R = 275.00'
L = 136.16'
Δ = 28-22-11
T = 69.51'
CH= 134.78'
CB= N56-04-37E
Δ/JOINT = 4°10'/JOINT

S6 SAS CURVE DATA
R = 275.00'
L = 40.52'
Δ = 08-26-33
T = 20.30'
CH= 40.48'
CB= N61-28-54E
Δ/JOINT = 4°10'/JOINT

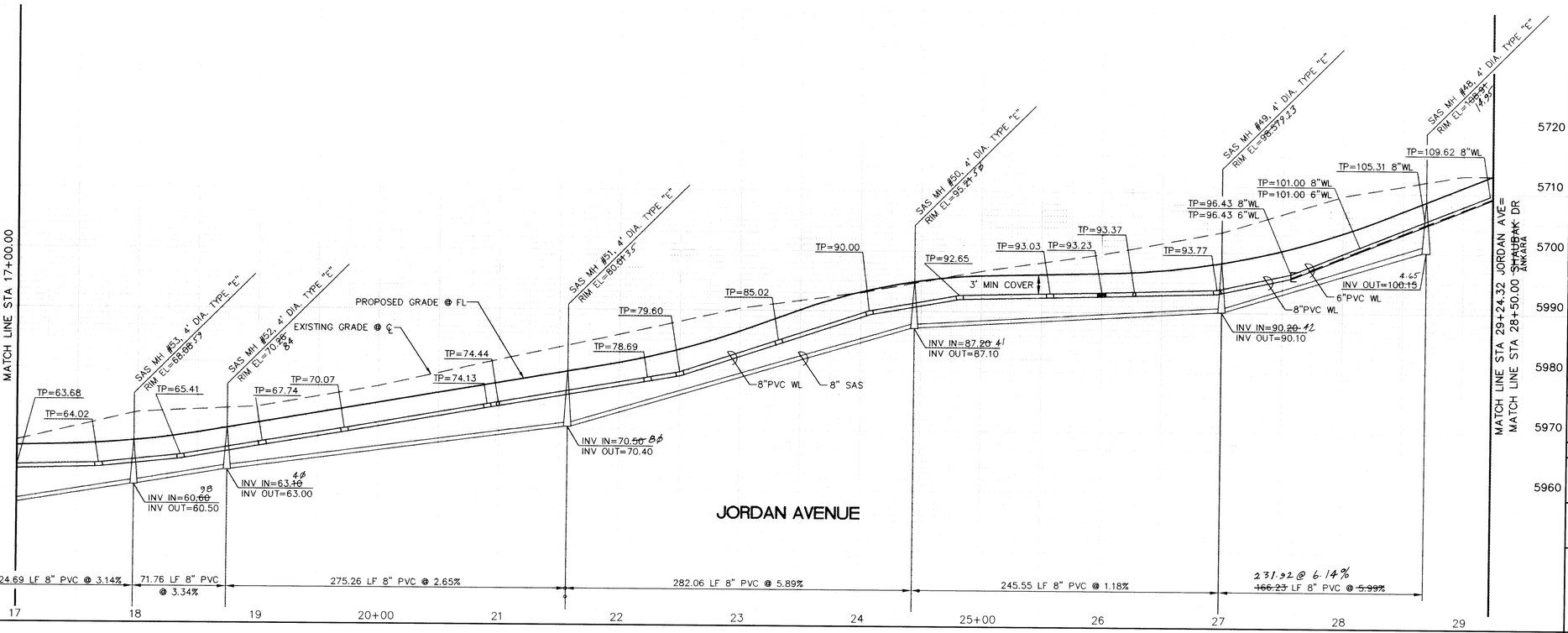
W7 WL CURVE DATA
R = 589.00'
L = 130.54'
Δ = 12-41-56
T = 65.54'
CH= 130.28'
CB= S80-05-05E
Δ/JOINT = 1°57'/JOINT



ENGINEER'S RECOMMENDATION — DATE

I, the undersigned registered professional engineer under the laws of New Mexico, have prepared the drawing information contained herein and recommend that the Records Archive be revised to reflect the information shown on the drawings.

Ellery A. Blackburn, Jr.
Ellery A. Blackburn, Jr. P.E. New Mexico Reg. No. 7020



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	OE
UNDERGROUND ELECTRICAL	N/A	UE
OVERHEAD TELEPHONE	N/A	OT
UNDERGROUND TELEPHONE	N/A	UT
CABLE TELEVISION	N/A	CT
POWER OR TELEPHONE POLE	N/A	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82	S

RESTRAINING LENGTHS

FITTING	LR (FT)
6"x 6"TEE	RUN 10', BRANCH 2'
8"x 8" TEE	RUN 13' BRANCH 3'
6"x 4" REDUCER	43'
8"x 6" REDUCER	25'
6" 11 1/4" BEND	2'
6" 22 1/2" BEND	3'
6" 90" BEND	17'
8" 11 1/4" BEND	2'
8" 22 1/2" BEND	4'
8" 90" BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

DATE: 4/19/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310050

community sciences corporation
LAND PLANNING P.O. Box 1328 — ENGINEERING Corrales, N.M. 87048 — SURVEYING (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
UTILITY PLAN & PROFILE
JORDAN AVENUE N.E.

DESIGN REVIEW COMMITTEE: APPROVE — MAY 2 8 1996 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE — MO./DAY/YR. — MO./DAY/YR.

PROJECT NO. 5206.94 — MAP NO. D-21 — SHEET 21 OF 24

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	4/96

AS BUILT INFORMATION
CONTRACTOR Romero Excavating/Tracking DATE Jan. '97
WORK STAKED BY Precision Surveys DATE Jan. '97
ACCEPTANCE BY Leroy Romero DATE
FIELD VERIFICATION BY Ellery Blackburn DATE Jan. '98
DRAWINGS CORRECTED BY Ellery Blackburn DATE Jan. '98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	JMN	6/96
DRAWN BY	LJD/DLW	6/96
CHECKED BY	JDH	6/96

6/21/96
32310050
32310021.DWG
XREF: N/A

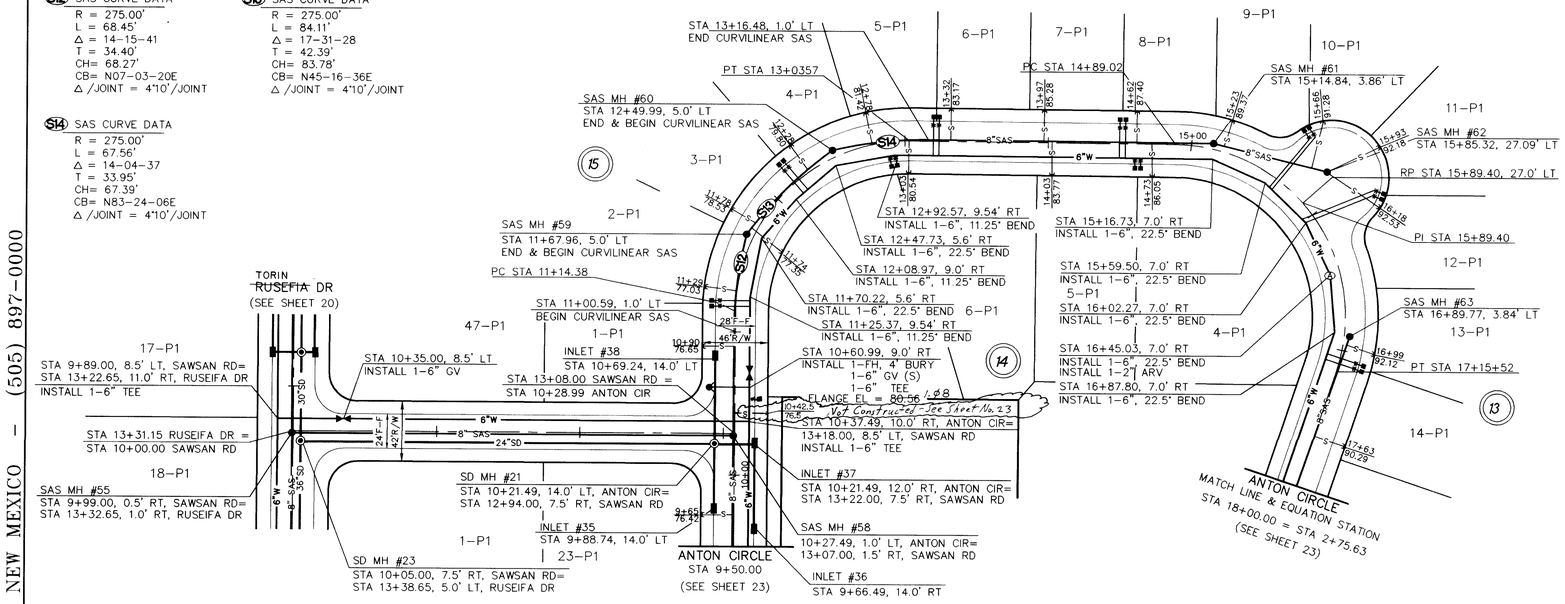
SCANNED BY
BY LASON

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

S12 SAS CURVE DATA
R = 275.00'
L = 68.45'
Δ = 14-15-41
T = 34.40'
CH= 68.27'
CB= N07-03-20E
Δ /JOINT = 4°10'/JOINT

S13 SAS CURVE DATA
R = 275.00'
L = 84.11'
Δ = 17-31-28
T = 42.39'
CH= 83.78'
CB= N45-16-36E
Δ /JOINT = 4°10'/JOINT

S14 SAS CURVE DATA
R = 275.00'
L = 67.56'
Δ = 14-04-37
T = 33.95'
CH= 67.39'
CB= N83-24-06E
Δ /JOINT = 4°10'/JOINT



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	--6"SAS--
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	← S	← S
STORM DRAIN LINE	—SD—30"—	—SD—30"—
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
AIR RELEASE VALVE	(A)	(A)
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	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82 ← S	

RESTRAINING LENGTHS

FITTING	LR (FT)
6"x 6"TEE	RUN 10', BRANCH 2'
8"x 8" TEE	RUN 13' BRANCH 3'
6"x 4" REDUCER	43'
8"x 6" REDUCER	25'
6" 11 1/4' BEND	2'
6" 22 1/2' BEND	3'
6" 90° BEND	17'
8" 11 1/4' BEND	2'
8" 22 1/2' BEND	4'
8" 90° BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

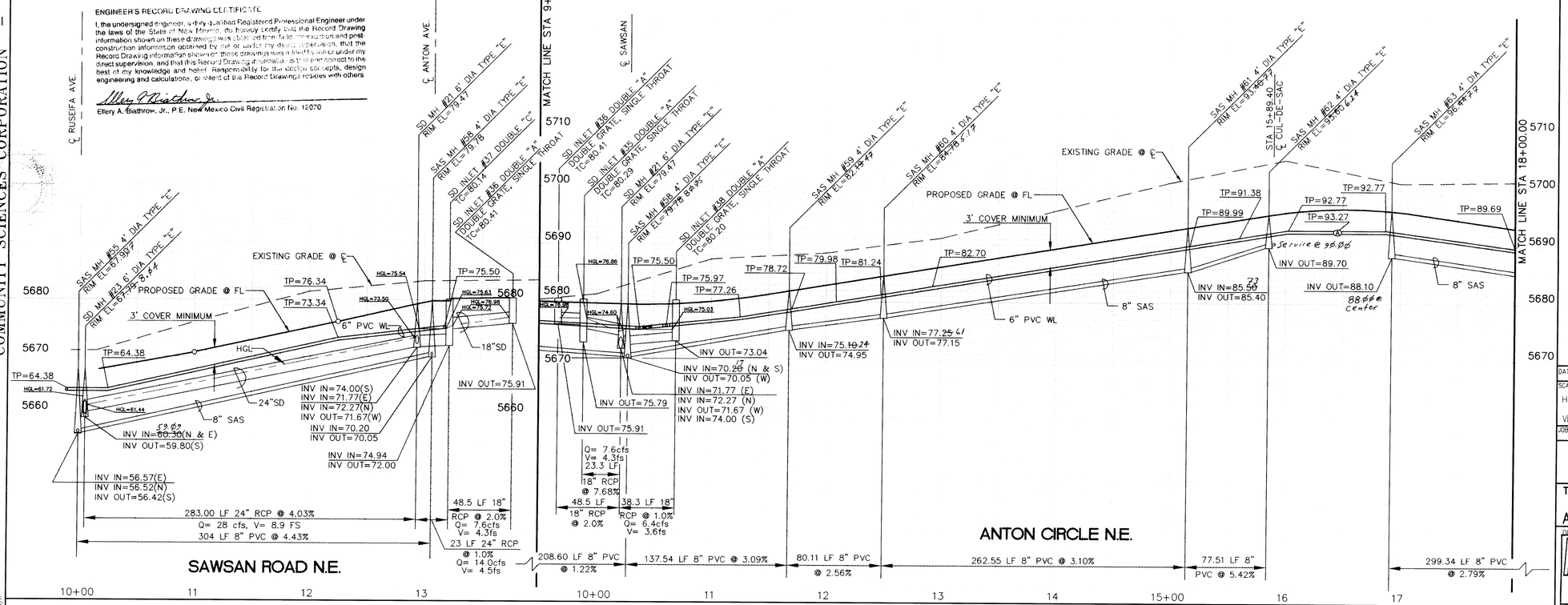
SAWSAN ROAD N.E.

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 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 is 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.

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



SCANNED BY
BY LASON

-AS-BUILT- INFORMATION
Record
CONTRACTOR Romero Excavating Trenching DATE Dec. 27
WORK STAKED BY Precision Surveys DATE Dec. 27
ACCEPTANCE BY Henry Romero DATE
VERIFICATION BY Ellery A. Blathrow DATE Jan. 28
DRAWINGS CORRECTED BY Ellery A. Blathrow DATE Jan. 28
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	4/96

ENGINEER'S SEAL
9-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY LJD/DLM DATE 6/96
CHECKED BY JDH DATE 6/96

DATE: 4/19/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310050

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
UTILITY PLAN & PROFILE
ANTON CIRCLE & SAWSAN RD N.E.

DESIGN REVIEW COMMITTEE: APPROVED NOV 29 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE MO./DAY/YR. MO./DAY/YR.

PROJECT NO. 5206.94 MAP NO. D-21 SHEET 22 OF 24

6/19/96
32310050
32310050.DWG
XREF: N/A

CORRALES, NEW MEXICO – (505) 897-0000

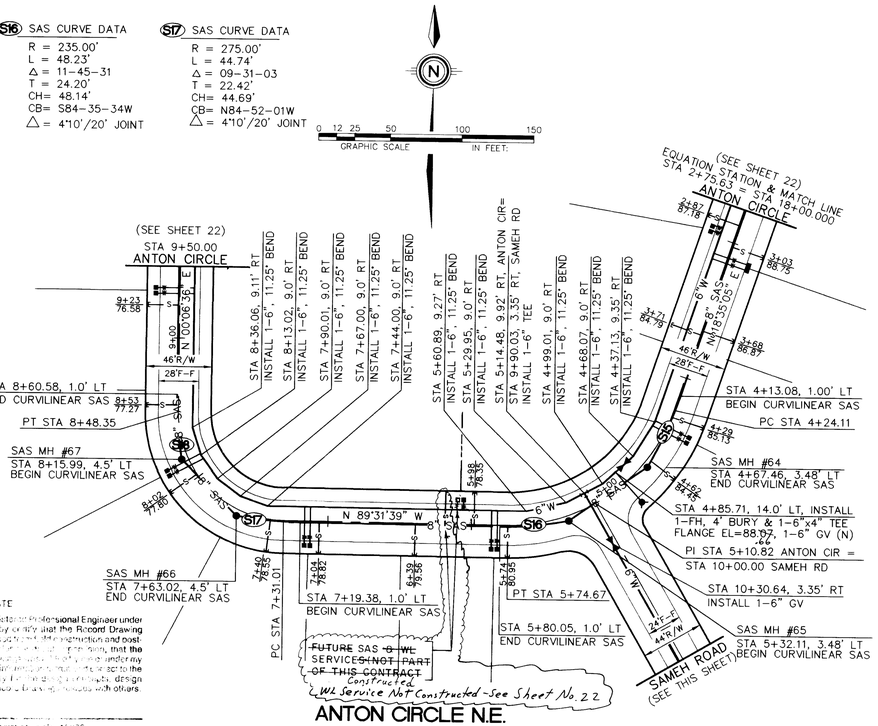
COMMUNITY SCIENCES CORPORATION

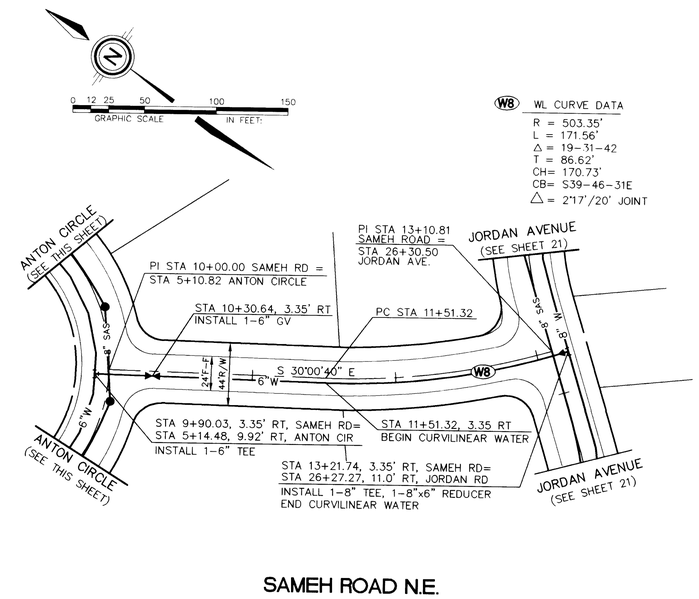
S15 SAS CURVE DATA
R = 275.00'
L = 55.04'
Δ = 11-28-02
T = 27.61'
CH= 54.95'
CB= S24-19-06W
Δ = 4°10'/20' JOINT

S16 SAS CURVE DATA
R = 235.00'
L = 48.23'
Δ = 11-45-31
T = 24.20'
CH= 48.14'
CB= S84-35-34W
Δ = 4°10'/20' JOINT

S17 SAS CURVE DATA
R = 275.00'
L = 44.74'
Δ = 09-31-03
T = 22.42'
CH= 44.69'
CB= N84-52-01W
Δ = 4°10'/20' JOINT

S18 SAS CURVE DATA
R = 275.00'
L = 45.68'
Δ = 09-31-03
T = 22.89'
CH= 45.63'
CB= N04-38-55W
Δ = 4°10'/20' JOINT





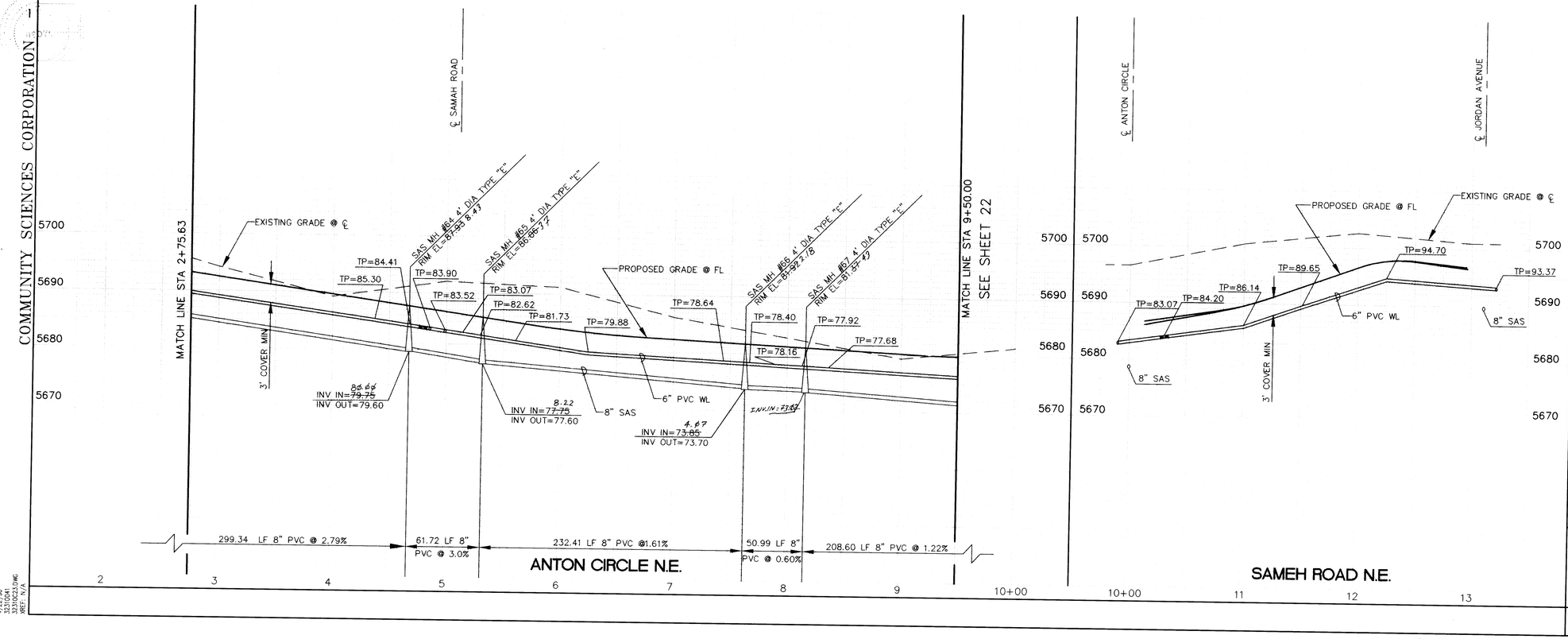
W8 WL CURVE DATA
R = 503.35'
L = 171.56'
Δ = 19-31-42
T = 86.62'
CH= 170.73'
CB= S39-46-31E
Δ = 2°17'/20' JOINT

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 that the construction and post construction information obtained by me or under my direct supervision, that the Record Drawing information shown on these drawings is true and correct under my direct supervision, and that the Record Drawings accurately represent the work as-built to the best of my knowledge and belief. Responsibility for the accuracy of contracts, design engineering and calculations, contained on the Record Drawings rests with others.

Ellery A. Blathrow Jr.

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



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		2" H.P.
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	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82	S

RESTRAINING LENGTHS

FITTING	LR (FT)
6"x6"TEE	RUN 10', BRANCH 2'
8"x8" TEE	RUN 13' BRANCH 3'
6"x4" REDUCER	43'
8"x6" REDUCER	25'
6" 11 1/4" BEND	2'
6" 22 1/2" BEND	3'
6" 90" BEND	17'
8" 11 1/4" BEND	2'
8" 22 1/2" BEND	4'
8" 90" BEND	22'
4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

DATE: 4/22/96
SCALE: HORIZ: 1"= 50' VERT: 1"= 10'
JOB NO.: 32310041

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING (505)897-0000

AS-BUILT INFORMATION
CONTRACTOR Romero Excavating & Trucking
WORK STAKE BY Precision Survey DATE Dec. 97
INSPECTOR'S ACCEPTANCE BY Larry Romero DATE
FIELD CORRECTIONS BY Ellery Blathrow DATE Jan. 98
DRAWINGS CORRECTED BY Ellery Blathrow DATE Jan. 98
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	4/96

ENGINEER'S SEAL
Ellery A. Blathrow Jr. 12070 4-22-96

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	JMN	DATE 6/96
DRAWN BY	LJD/DLW/DJK/GWR	DATE 6/96
CHECKED BY	JDH	DATE 6/96

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
UTILITY PLAN & PROFILE
ANTON CIRCLE & SAMEH RD N.E.

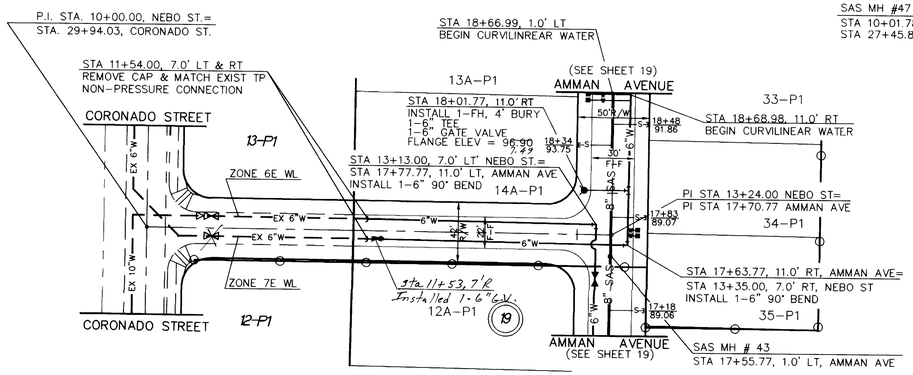
DESIGN REVIEW COMMITTEE: APPROVED NOV 26 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE | MO./DAY/YR. | MO./DAY/YR.

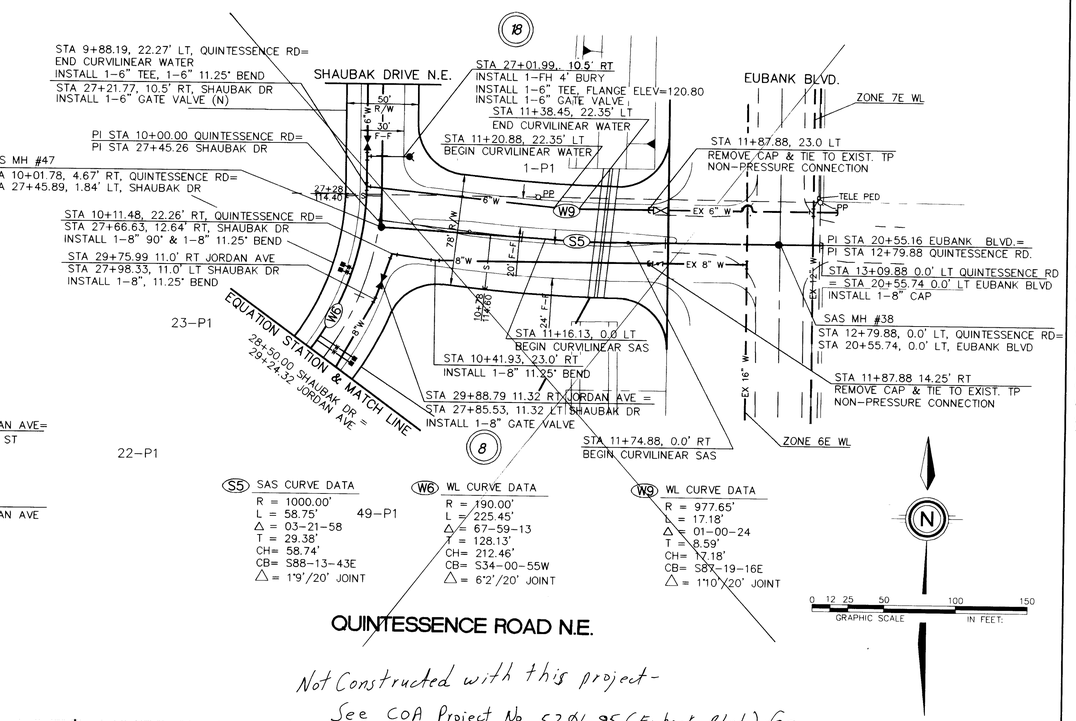
PROJECT NO. 5206.94 | MAP NO. D-21 | SHEET 23 OF 24

4/22/96
3310004.DWG
32310023.DWG
XREF: N/A

SCANNED BY
BY LASON

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





S5 SAS CURVE DATA
R = 1000.00'
L = 58.75'
Δ = 03-21-58
T = 29.38'
CH= 58.74'
CB= S88-13-43E
Δ = 1°9'/20' JOINT

W6 WL CURVE DATA
R = 190.00'
L = 225.45'
Δ = 67-59-13
T = 128.13'
CH= 212.46'
CB= S34-00-55W
Δ = 6°2'/20' JOINT

W9 WL CURVE DATA
R = 977.65'
L = 17.18'
Δ = 01-00-24
T = 8.59'
CH= 17.18'
CB= S8X-19-16E
Δ = 1°10'/20' JOINT

Not Constructed with this project-
See COA Project No. 5206.95 (Eubank Blvd.) for Record Data).

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		
PRESSURE ZONE LINE		
WATER LINE	—W—6"—	—W—6"—
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE/ METER		2" H.P.
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	
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	
SANITARY SEWER SERVICE (TYP)	(STA) 10+75 (INV) 76.82 —S—	

RESTRAINING LENGTHS

FITTING	LR (FT)
6"x6"TEE	RUN 10', BRANCH 2'
8"x8" TEE	RUN 13' BRANCH 3'
6"x4" REDUCER	43'
8"x6" REDUCER	25'
6" 11 1/4° BEND	2'
6" 22 1/2° BEND	3'
6" 90° BEND	17'
8" 11 1/4° BEND	2'
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4" CAP	32'
6" CAP	46'
6" GATE VALVE	46'
8" GATE VALVE	60'

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 SIDE 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 RESTRAINED LENGTHS. ALL CAPS SHALL BE INSTALLED WITH CONCRETE BLOCKING PER COA STD DWG 2320. RESTRAIN ALL JOINTS ON FIRE HYDRANTS.

NOTES:
1. RESTRAINED JOINTS, SUCH AS MEGA-LUG EQUIVALENT BRANDS ACCEPTABLE TO THE ENGINEER, SHALL BE USED ON ALL TEES, BENDS, CROSSES & 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. LR SHALL BE THE LENGTH OF WATER MAIN THAT REQUIRED JOINTS ON EACH SIDE OF THE FITTINGS.
3. ALL FIRE HYDRANTS & FITTINGS ETC. SHALL BE BUILT IN ACCORDANCE WITH/ COA STD DWG'S 2301 THRU 2380 INCLUSIVE.
4. ALL CURVILINIER WATER AND SEWER LINES WITH A RADIUS OF LESS THAN 300' SHALL BE PVC PER COA STANDARDS AND SPECIFICATIONS.

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	4/96

AS-BUILT INFORMATION

Record
CONTRACTOR: Romero Excavating/Tracking DATE Dec '97
WORK STAKED BY: Precision Surveys DATE Dec '97
INSPECTOR'S ACCEPTANCE BY: Leroy Romero DATE
FERMATION BY: Elroy Brathrow DATE Jun '98
DRAWINGS CORRECTED BY: Elroy Brathrow DATE Jun '98

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL

9-12-96

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 6/96
DRAWN BY LJD/DLW/DJFK/CMR DATE 6/96
CHECKED BY JDH DATE 6/96

DATE: 4/16/96
SCALE: HORIZ: 1" = 50' VERT: 1" = 10'
JOB NO.: 32308

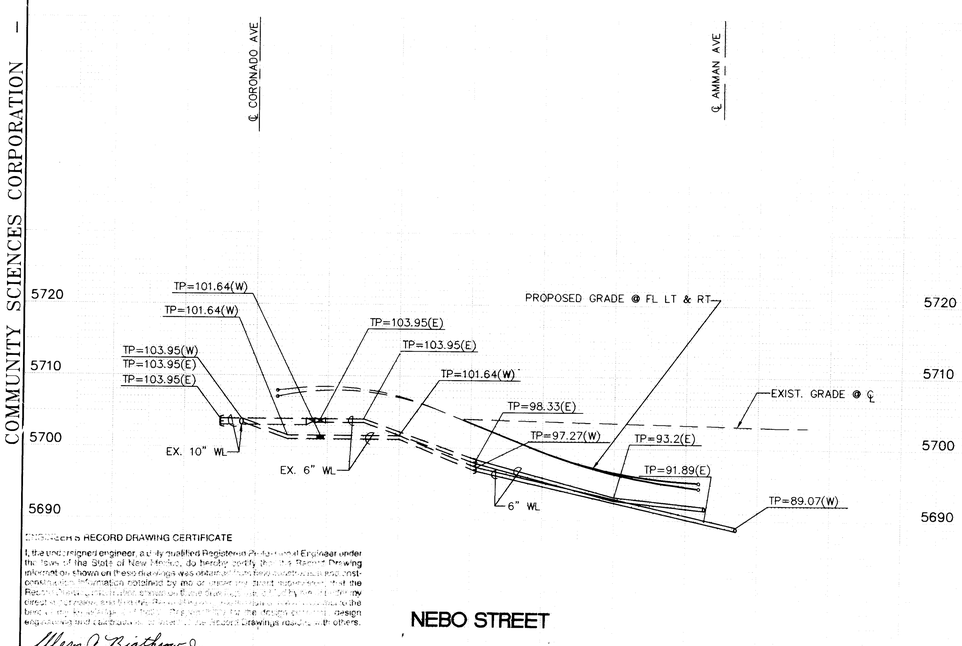
community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

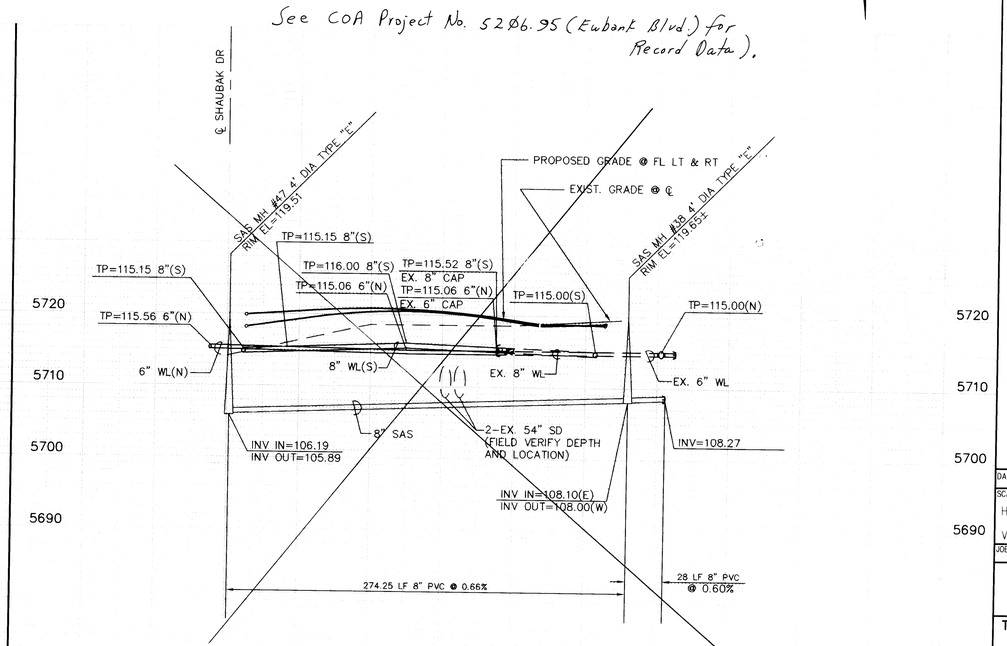
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: QUINTESSENCE SUBDIVISION – UNIT 4
UTILITY PLAN & PROFILE
NEBO ST. & QUINTESSENCE RD. N.E.

DESIGN REVIEW COMMITTEE: APPROVED NOV 26 1996 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN DATE MO./DAY/YR. MO./DAY/YR.

PROJECT NO. 5206.94 MAP NO. D-21 SHEET 24 OF 24





ENGINEER'S RECORD DRAWING CERTIFICATE

I, the undersigned engineer, duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that this Record Drawing information shown on these drawings was obtained from field measurements and construction information furnished by me or under my supervision and that to the best of my knowledge, information and belief, these drawings correctly show the design engineered and constructed improvements, as reflected on these record drawings, with exceptions noted.

Elroy A. Brathrow, Jr.

Elroy A. Brathrow, Jr., P.E. New Mexico Civil Registration No. 12070

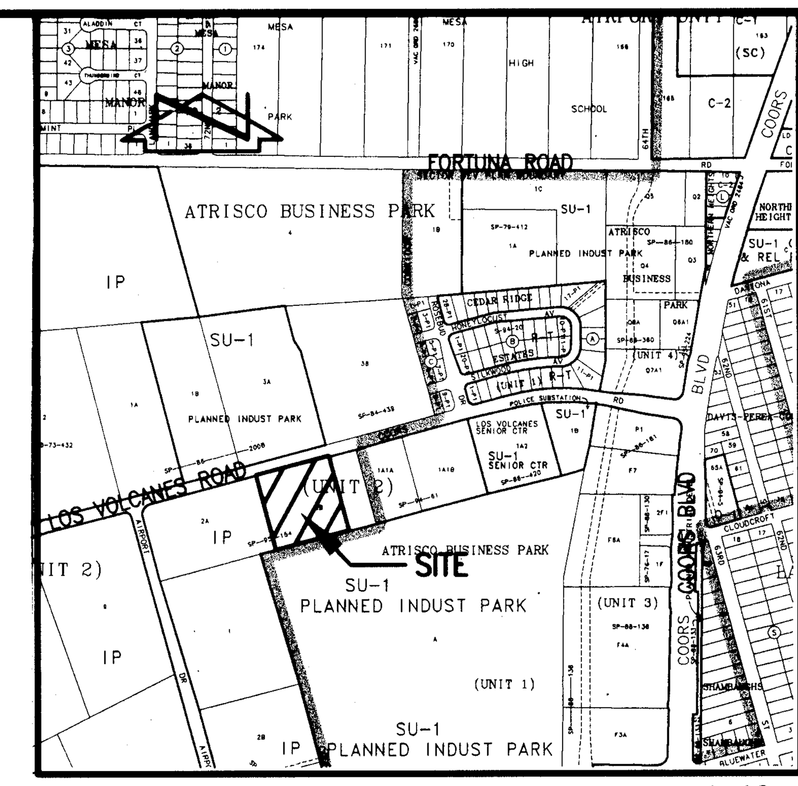
12070

7/2/96
3320D02A.DWG
SHEET N/A

SCANNED BY
BY LASON

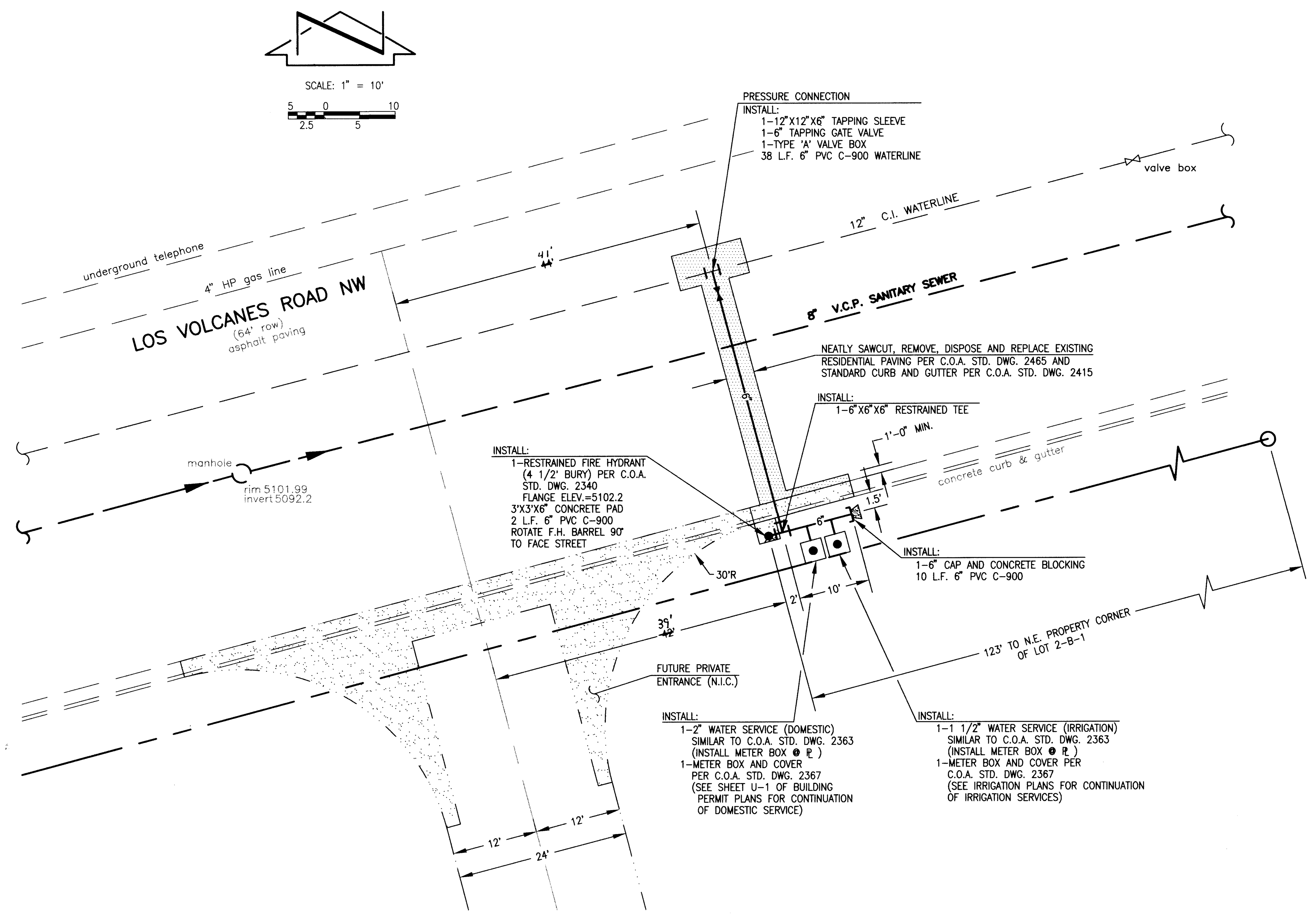
LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- FUTURE CONCRETE
- FUTURE CURB



VICINITY MAP **J-10**

SCALE: 1" = 750'±



GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1986 – UPDATE NO. 6.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINNER AS REQUIRED ABOVE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE *FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS* CONCERNING SAFETY AND HEALTH.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
9. TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
10. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
11. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
12. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
13. CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
14. CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BARE THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
15. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
16. 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.
17. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
18. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.

WATERLINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATERLINE SHALL HAVE A MINIMUM COVER OF 4'0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
9. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
10. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED.

AS BUILT INFORMATION

CONTRACTOR	TLC Plumbing		
WORK STAKED BY	JH Mortensen	DATE	5-97
INSPECTOR'S ACCEPTANCE BY	COA. MGM.	DATE	5-97
FIELD VERIFICATION BY	COA. MGM.	DATE	5-97
DRAWINGS CORRECTED BY	COA. MGM.	DATE	5-97

MICRO-FILM INFORMATION

RECORDED BY		DATE	
NO.			

BENCH MARKS

A.C.S. 3 1/4" ALUMINUM CAP SET FLUSH IN THE TOP OF CURB AND IS STAMPED "7-J10, 1989". THE STATION IS 50.2' WEST OF CENTERLINE OF COORS BLVD., AND IS 49.9' NORTH OF CENTERLINE OF LOS VOLCANES ROAD. THE STATION IS IN THE NORTHWEST QUADRANT OF THIS INTERSECTION.
ELEVATION = 5103.225 FEET (M.S.L.D.)

SURVEY INFORMATION

FIELD NOTES		
NO.	**BY**	**DATE**
N/A	RONALD A. FORSTBAUER	12-95

ENGINEER'S SEAL

JEFFREY G. MORTENSEN — NEW MEXICO — 8547 — REGISTERED PROFESSIONAL ENGINEER

03-07-96

NO.	DATE	REMARKS	BY
		Revisions	
		DESIGN	

Designed By	G.M.	Date	02-96
Drawn By	E.M.S.	Date	02-96
Checked By	J.G.M.	Date	02-96

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **HUD HOUSING PROJECT WATERLINE IMPROVEMENTS**
LOS VOLCANES ROAD N.W., ALBUQUERQUE, N.M.

APPROVALS	ENGINEER	DATE
DRC Chairman	Billy J. Goolsby	3-20-96
Transportation	NA KB	3-20-96
Water/Wastewater	R.W. Kane	3-20-96
Hydrology	NA	3-20-96
Parks		
Const. Mngmt.		

APPROVED FOR CONSTRUCTION

City Engineer — Date 5/12/97

City Project No.	Zone Map No.	Sheet	Of
5399.90	J-10	1	1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 5399.9098J10

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 5-12-98

SCANNED BY
BY LASON

960111