

CONSTRUCTION PLANS
FOR
BLEA BRYN MAWR
SUBDIVISION

PAVING, WATER, SANITARY SEWER SERVICES,
& DRAINAGE IMPROVEMENTS

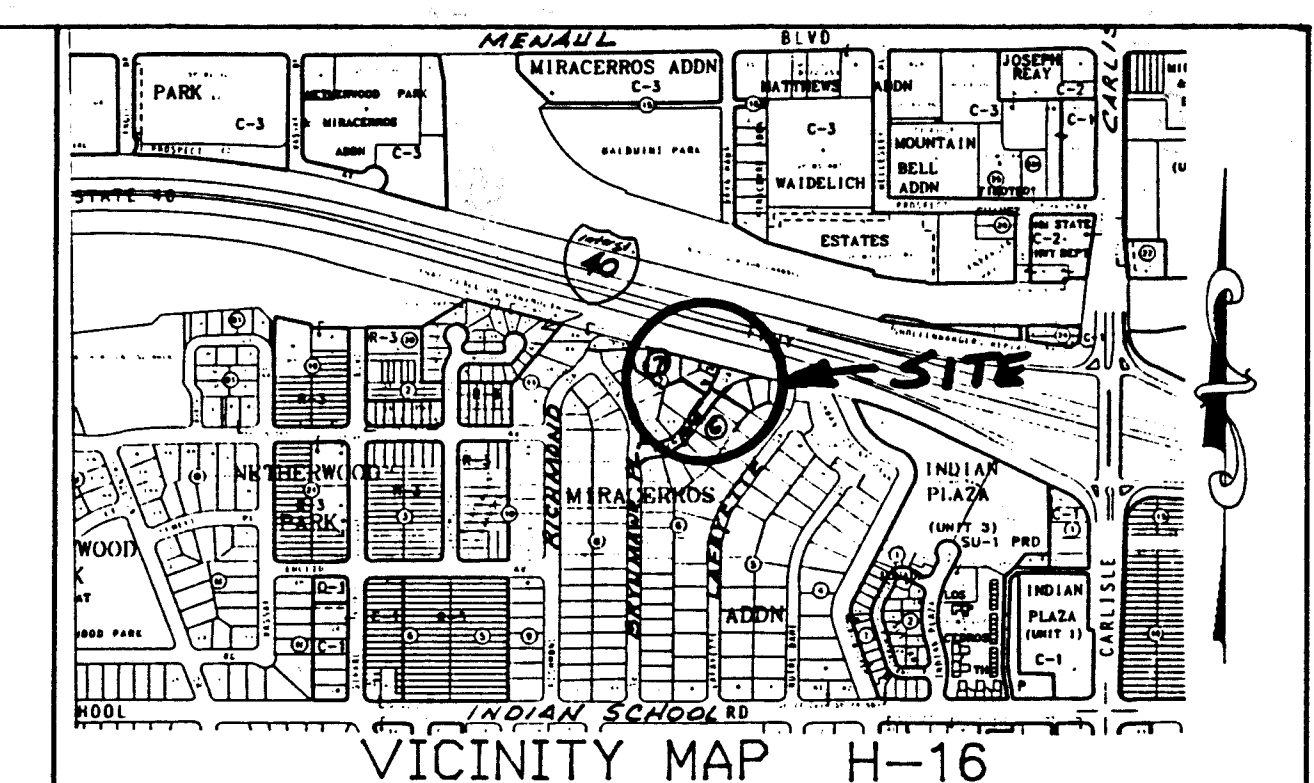
INDEX

SHEET NO.

TITLE

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COVER SHEET
SUBDIVISION PLAT
GRADING & DRAINAGE PLAN
STREET, WATER AND SANITARY SEWER
PLAN & PROFILES

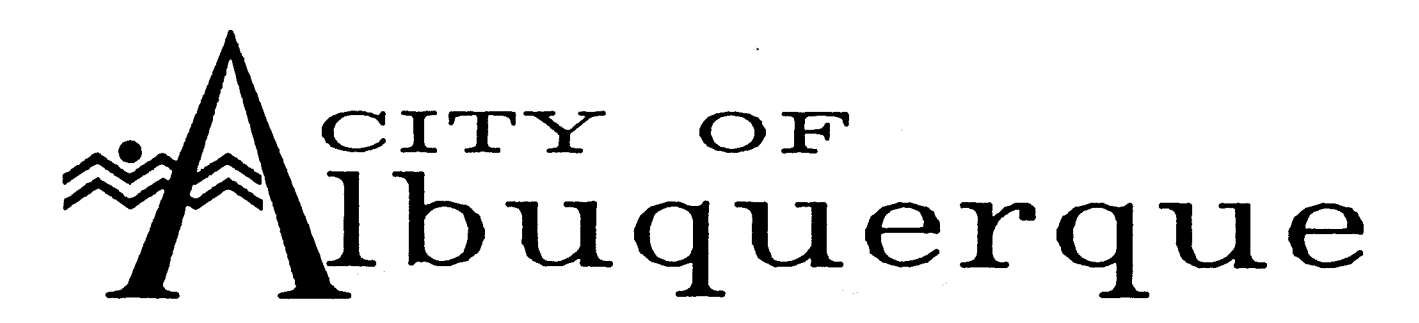


VICINITY MAP H-16

GENERAL NOTES

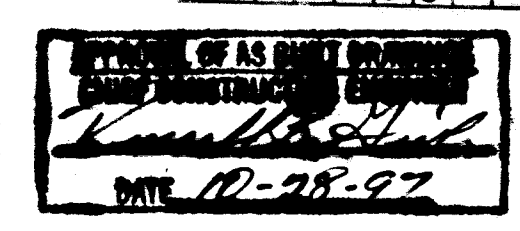
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, FOR PUBLIC WORKS CONSTRUCTION (1986 EDITION AS AMENDED THRU UPDATE #6).
2. ALL WORK PERFORMED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR SHALL NOTIFY AND COORDINATE ALL CONSTRUCTION TWO WEEKS PRIOR TO START WITH THE FOLLOWING UTILITIES: US WEST COMMUNICATIONS, PUBLIC SERVICE CO. OF NEW MEXICO, AND THE GAS CO. OF NEW MEXICO.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVING.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
9. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
10. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE REGARDING TRAFFIC CONTROL. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM SAME DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION, AS PER SECT. 19 OF THE SPECIFICATIONS.
11. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR TO EXISTING LOCATION.
12. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.

AS-CONSTRUCTED
April 30, 1997



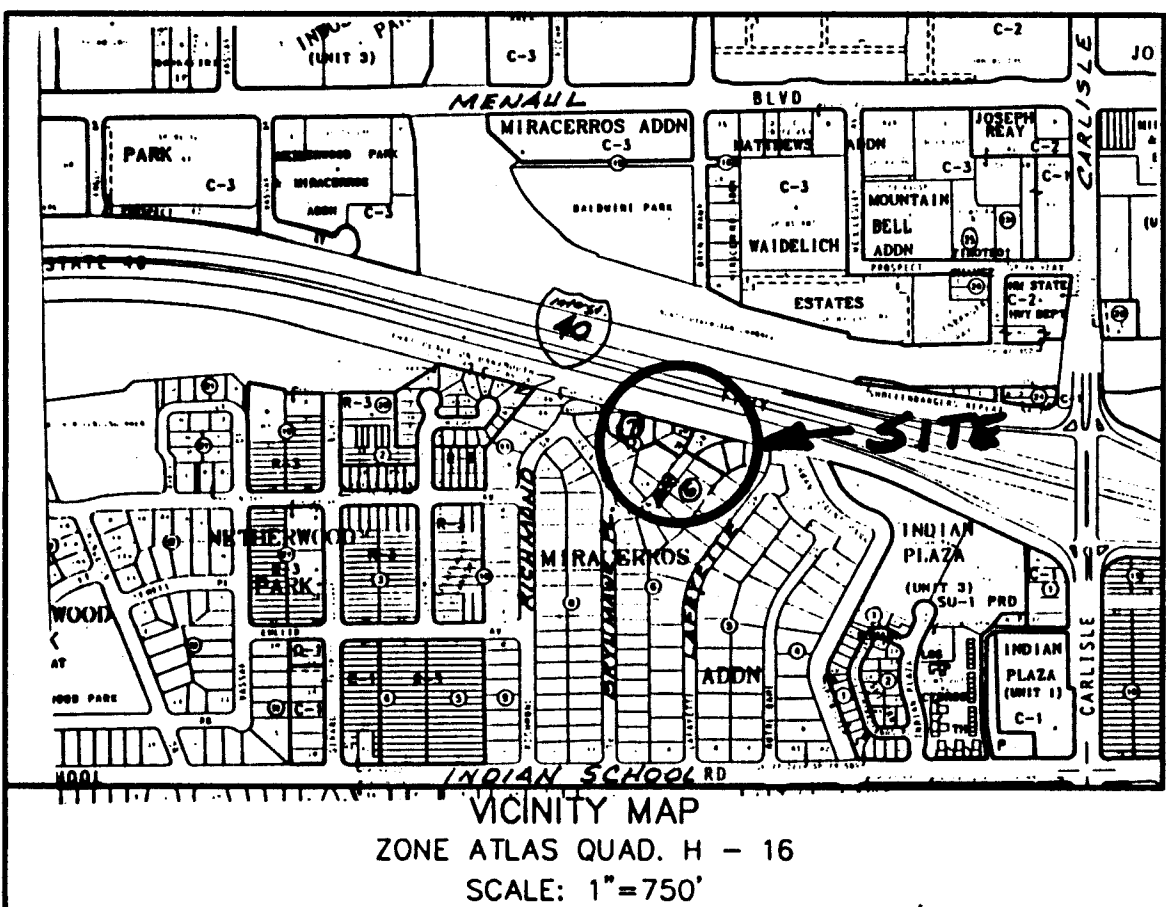
265.90

265.90



SCANNED BY LASON

REV	SHEET	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
	3, 4		4/30/97				
APPROVAL OF REVISIONS							
		Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 (505) 281-2444 FAX (505) 281-2444		APPROVED FOR CONSTRUCTION 			
PROJ. NO.		5265.90		SHEET		1 OF 4	



RECORDER'S STAMP

PLAT OF
LOTS 6A THRU 10A, BLOCK 7, 22A & 23A, BLOCK 6
MIRACERROS ADDITION
Being a Replat of
LOTS 6 THROUGH 11, 22 & 23 MIRACERROS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL, 1995

LEGAL DESCRIPTION

A certain tract of land comprising Lot 6 and 11, including the remaining portions of Lots 7, 8, 9, and 10, Block 7, and together with all of Lots 22 & 23, Block 6, of Miracerros Addition, as shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 3, 1950; excepting therefrom portions of Lots 7 through 10 taken by the NM State Highway Commission for right-of-way of NM Project No. 1-040-3(4)160; and said entire tract being more particularly described by metes and bounds survey performed in March, 1995, as follows:

Beginning at the Northwest corner of the tract herein described, a point on the south right-of-way of Interstate 40, whence the Albuquerque Metropolitan Arroyo Flood Control Authority brass tablet, stamped "NDC 19-18" bears N18°35'25"E, 331.14 feet, thence S73°51'51"E, 558.85 feet to the Northeast corner of tract herein described and point on the south right-of-way of Interstate 40; thence S00°36'55"W, 25.21 feet to a point; thence N84°07'12"E, 3.25 feet to a point; thence S00°36'55"W, 86.44 feet to a point; thence S64°07'25"W, 81.10 feet to a point common to Lots 22 & 21; thence N53°09'56"W, 128.83 feet to a point on the East right-of-way of Bryn Mawr Drive, N.E.; thence S36°50'04"W, 44.28 feet to point on the East right-of-way of Bryn Mawr Drive, N.E.; thence N53°10'03"W, 173.53 feet to a point; thence S65°46'15"W, 68.55 feet to a point; thence N61°52'05"W, 153.20 feet to a point on the west boundary of tract herein described; thence N00°07'55"E, 112.47 feet to the Northwest corner and point of beginning, containing 1.6550 acres, more or less.

CONSENT STATEMENT

The undersigned owners do hereby affirm that they are the record owners of the property shown hereon and that this division of property is created with their free will and consent in accordance with their wishes and desires, and do further dedicate all additional street and public rights of way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do grant all additional easements as created by this plat.

James N. Blea
JAMES N. BLEA, President, Lone Mountain Contracting, Inc.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 11th day of APRIL, 1995, by James N. Blea, President of Lone Mountain Contracting, Inc., a Corporation in the State of New Mexico.

Philip W. Turner
NOTARY PUBLIC

My Commission Expires / /

SURVEYOR'S CERTIFICATION

I, Philip W. Turner, a Professional Surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me, or under my direct supervision, from the notes of an actual field survey conducted March 1995, that it is true and correct to the best of my knowledge and belief, that it satisfies the minimum standards for surveys as determined by the New Mexico Board of Registration for Professional Engineers and Surveyors and that it meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance.

Philip W. Turner
Philip W. Turner N.M.P.S. 10204

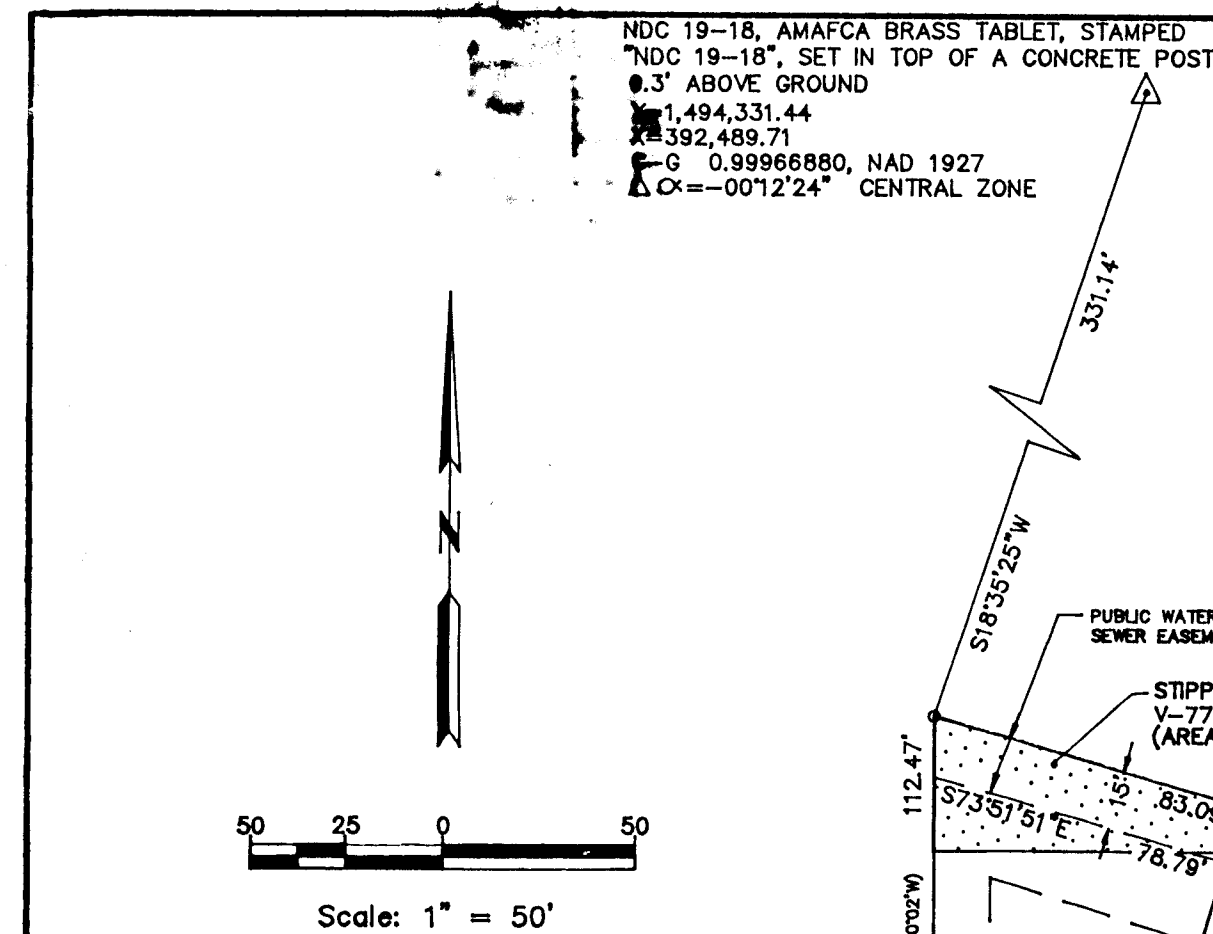
04-07-95
Date



CLARK CONSULTING ENGINEERS
19 RYAN ROAD
EDGEWOOD, NEW MEXICO 87015
(505) 281-2444

PHILIP W. TURNER
Professional Land Surveyor
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190
DRAWN BY: P.W.C. 03-31-95
CHECKED BY: P.W.T. 04-07-95

SHEET 1 OF 2



RECORDER'S STAMP

PLAT OF
LOTS 6A THRU 10A, BLOCK 7, 22A & 23A, BLOCK 6
MIRACERROS ADDITION

LEGEND

- FOUND #4 REBAR/CAP
- SET PK NAIL ON BLOCK WALL
- SET #5 REBAR/CAP, PWT
"LS 10204"

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	64.00'	15.36'	28.33'	15.91'	7.70°	107°28'31"
C2	25.00'	28.33'	15.91'	15.91'	64°55'47"	160°08'41"
C3	45.00'	125.75'	256.66'	28.22'	24°35'57"	34°42'15"
C4	134.00'	57.53'	15.91'	15.91'	46°02'44"	180°00'00"
C5	25.00'	15.14'	28.33'	15.91'	90°00'00"	127°13'00"
C6	109.00'	87.60'	46.39'	20.00'	79°24'24"	
C7	20.00'	82.83'	20.00'	20.00'		
C8	25.00'	39.27'	25.00'	25.00'		
C9	20.00'	44.41'	40.30'	40.30'		
C10	45.00'	62.37'	37.36'	37.36'		

PUBLIC UTILITY EASEMENTS

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, 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 OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENT, 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.

NOTES Cont'd.:

- Residential refuse pickup location for Lots 6A, 7A & 8A shall be at the northeast corner of Lot 8A.
- Beneficiaries of Private Access Easement are Lots 6A, 7A, 8A, 9A, and 10A.
Maintenance of Access Easement is to be an Equally Shared Responsibility of Said Lots.

SURVEYOR'S CERTIFICATION

I, Philip W. Turner, a Professional Surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me, or under my direct supervision, from the notes of an actual field survey conducted March, 1995, that it is true and correct to the best of my knowledge and belief, that it satisfies the minimum standards for surveys as determined by the New Mexico Board of Registration for Professional Engineers and Surveyors and that it meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance.

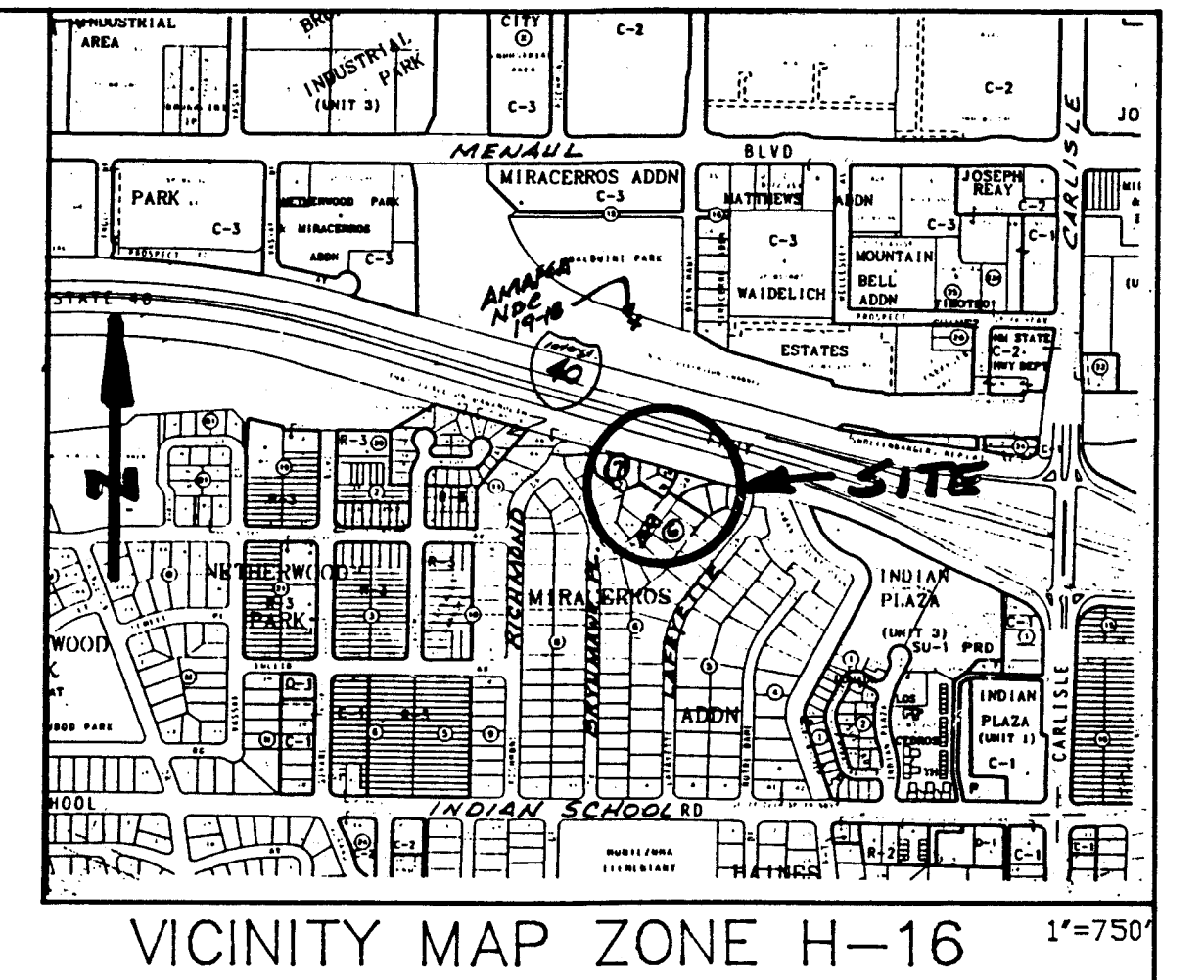
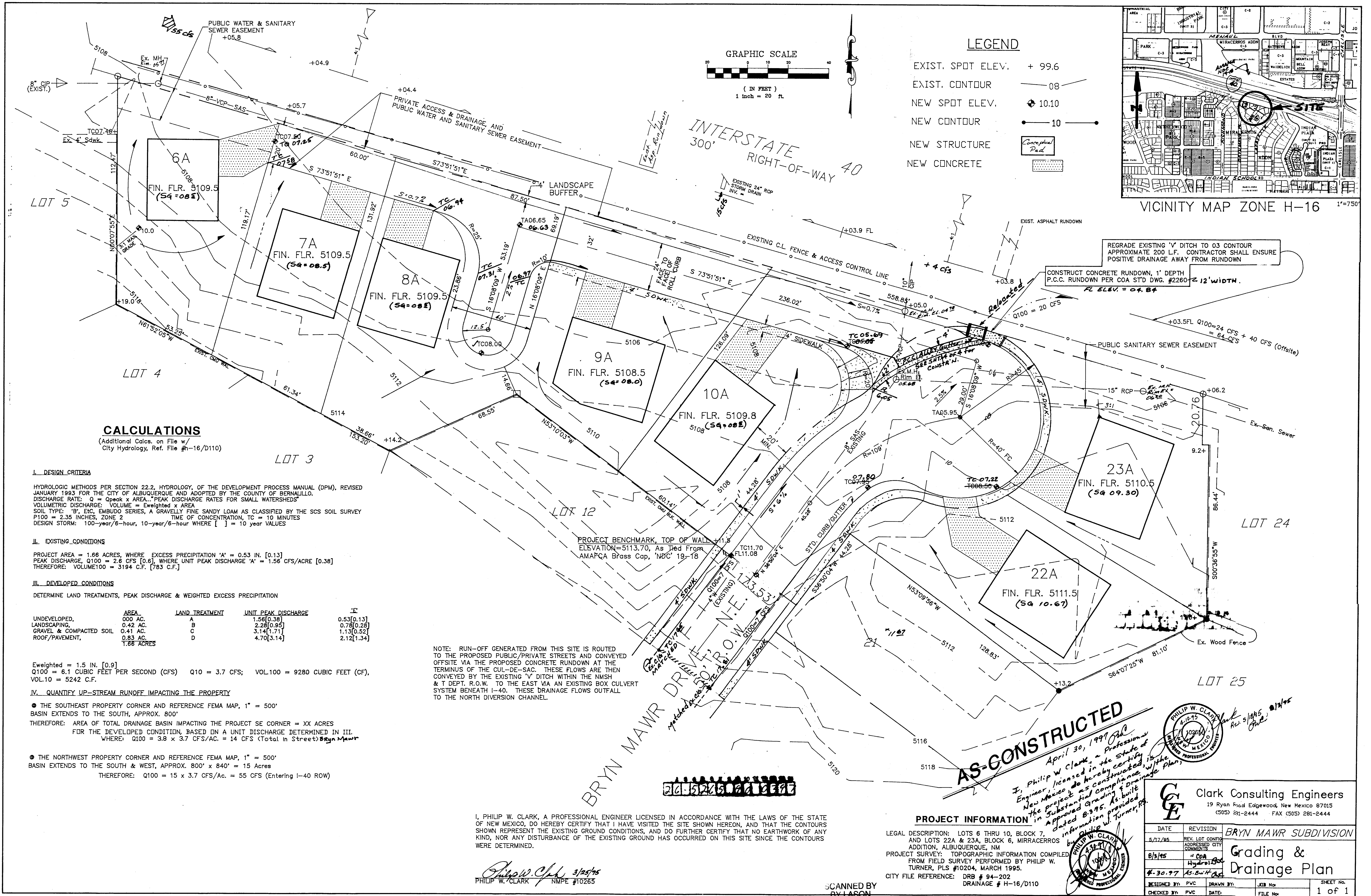
Philip W. Turner
Philip W. Turner N.M.P.S. 10204

5-10-95
Date



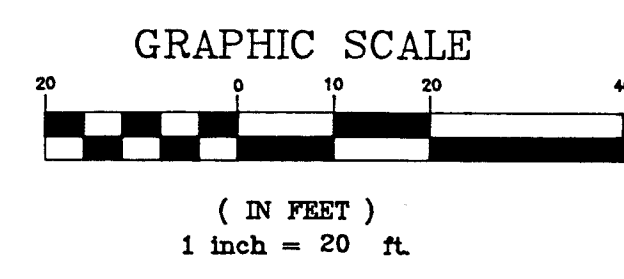
REV. 5/18/95

SHEET 2 OF 2



LEGEND

- EXIST. SPOT ELEV. + 99.6
- EXIST. CONTOUR — 08
- NEW SPOT ELEV. + 10.10
- NEW CONTOUR — 10
- NEW STRUCTURE Conceptual Pad
- NEW CONCRETE



CALCULATIONS

(Additional Calcs. on File w/ City Hydrology, Ref. File #H-16/D110)

I. DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL (DPM), REVISED JANUARY 1993 FOR THE CITY OF ALBUQUERQUE AND ADOPTED BY THE COUNTY OF BERNALILLO. DISCHARGE RATE: Q = Qpeak x AREA. PEAK DISCHARGE RATES FOR SMALL WATERSHEDS. VOLUMETRIC DISCHARGE: VOLUME = Eweighted x AREA. SOIL TYPE: 'B', ETC, EMBUDO SERIES, A GRAVELLY FINE SANDY LOAM AS CLASSIFIED BY THE SCS SOIL SURVEY P100 = 2.35 INCHES, ZONE 2. TIME OF CONCENTRATION, TC = 10 MINUTES. DESIGN STORM: 100-year/6-hour, 10-year/6-hour WHERE [] = 10 YEAR VALUES

II. EXISTING CONDITIONS

PROJECT AREA = 1.66 ACRES, WHERE EXCESS PRECIPITATION 'A' = 0.53 IN. [0.13] PEAK DISCHARGE, Q100 = 2.6 CFS [0.6], WHERE UNIT PEAK DISCHARGE 'A' = 1.56 CFS/ACRE [0.38] THEREFORE: VOLUME100 = 3194 C.F. [783 C.F.]

III. DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE & WEIGHTED EXCESS PRECIPITATION

	AREA	LAND TREATMENT	UNIT PEAK DISCHARGE	'E'
UNDEVELOPED,	0.00 AC.	A	1.56[0.38]	0.53[0.13]
LANDSCAPING,	0.42 AC.	B	2.28[0.95]	0.78[0.28]
GRAVEL & COMPACTED SOIL	0.41 AC.	C	3.14[1.71]	1.13[0.52]
ROOF/PAVEMENT,	0.83 AC.	D	4.70[3.14]	2.12[1.34]
	1.66 ACRES			

Eweighted = 1.5 IN. [0.9] Q100 = 6.1 CUBIC FEET PER SECOND (CFS) Q10 = 3.7 CFS; VOL.100 = 9280 CUBIC FEET (CF), VOL.10 = 5242 C.F.

IV. QUANTIFY UP-STREAM RUNOFF IMPACTING THE PROPERTY

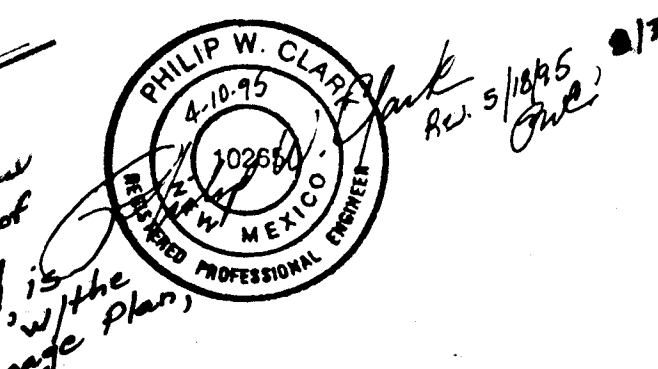
- THE SOUTHEAST PROPERTY CORNER AND REFERENCE FEMA MAP, 1" = 500' BASIN EXTENDS TO THE SOUTH, APPROX. 800' THEREFORE: AREA OF TOTAL DRAINAGE BASIN IMPACTING THE PROJECT SE CORNER = XX ACRES FOR THE DEVELOPED CONDITION, BASED ON A UNIT DISCHARGE DETERMINED IN III. WHERE: Q100 = 3.8 x 3.7 CFS/AC. = 14 CFS (Total in Street) Bryn Mawr
- THE NORTHWEST PROPERTY CORNER AND REFERENCE FEMA MAP, 1" = 500' BASIN EXTENDS TO THE SOUTH & WEST, APPROX. 800' x 840' = 15 ACRES THEREFORE: Q100 = 15 x 3.7 CFS/AC. = 55 CFS (Entering I-40 ROW)

NOTE: RUN-OFF GENERATED FROM THIS SITE IS ROUTED TO THE PROPOSED PUBLIC/PRIVATE STREETS AND CONVEYED OFFSITE VIA THE PROPOSED CONCRETE RUNDOWN AT THE TERMINUS OF THE CUL-DE-SAC. THESE FLOWS ARE THEN CONVEYED BY THE EXISTING 'V' DITCH WITHIN THE NMH & T DEPT. R.O.W. TO THE EAST VIA AN EXISTING BOX CULVERT SYSTEM BENEATH I-40. THESE DRAINAGE FLOWS OUTFALL TO THE NORTH DIVERSION CHANNEL.

AS-CONSTRUCTED
April 30, 1999
I, Philip W. Clark, a Professional Engineer, licensed in the State of New Mexico, do hereby certify that the project as constructed is in substantial compliance with the approved Grading & Drainage Plan, dated 8/3/95. As built information provided by Philip W. Turner, P.E.

PROJECT INFORMATION

LEGAL DESCRIPTION: LOTS 6 THRU 10, BLOCK 7, AND LOTS 22A & 23A, BLOCK 6, MIRACERROS ADDN, ALBUQUERQUE, NM
PROJECT SURVEY: TOPOGRAPHIC INFORMATION COMPILED FROM FIELD SURVEY PERFORMED BY PHILIP W. TURNER, PLS #10204, MARCH 1995.
CITY FILE REFERENCE: DRB # 94-202 DRAINAGE # H-16/D110



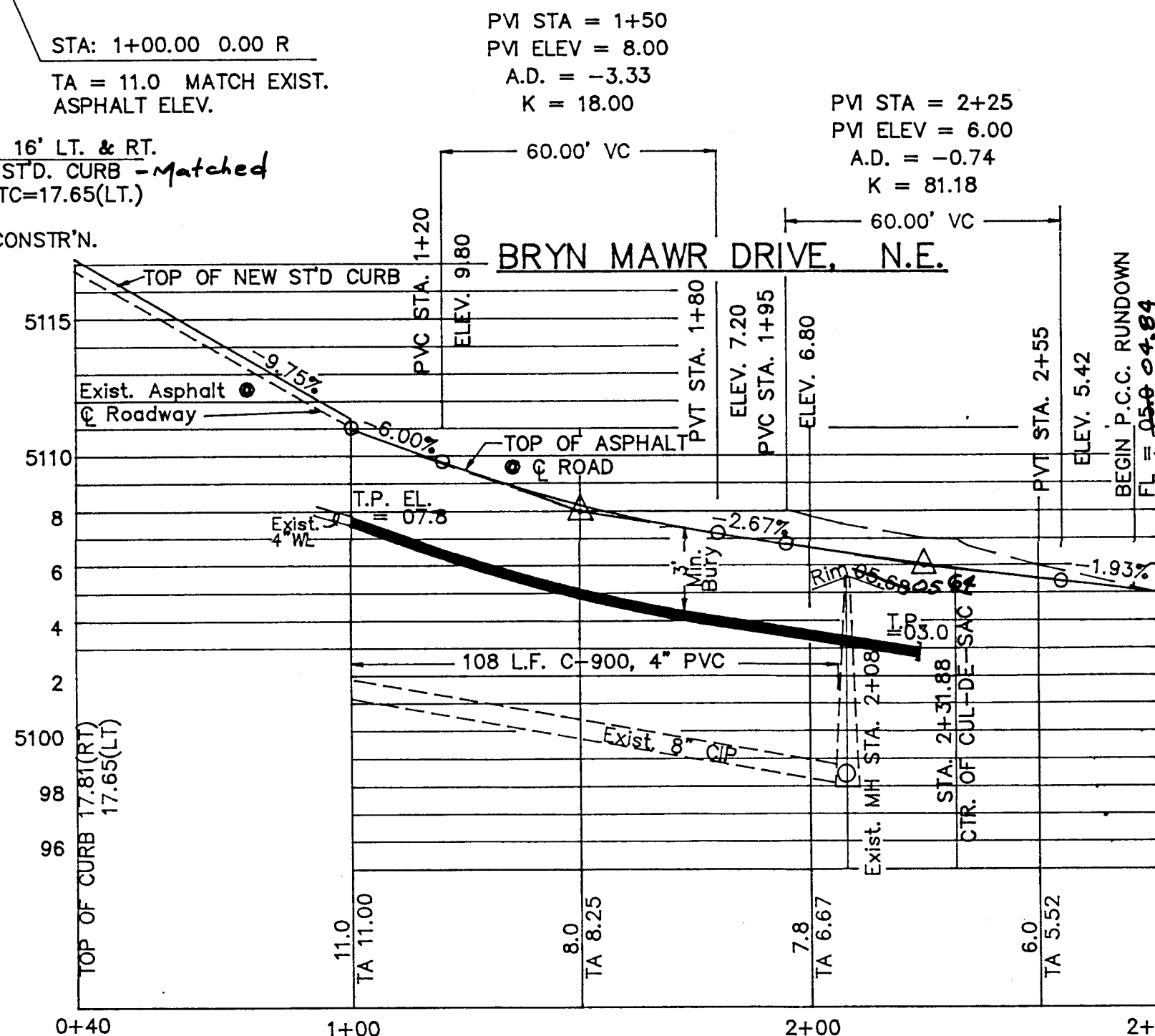
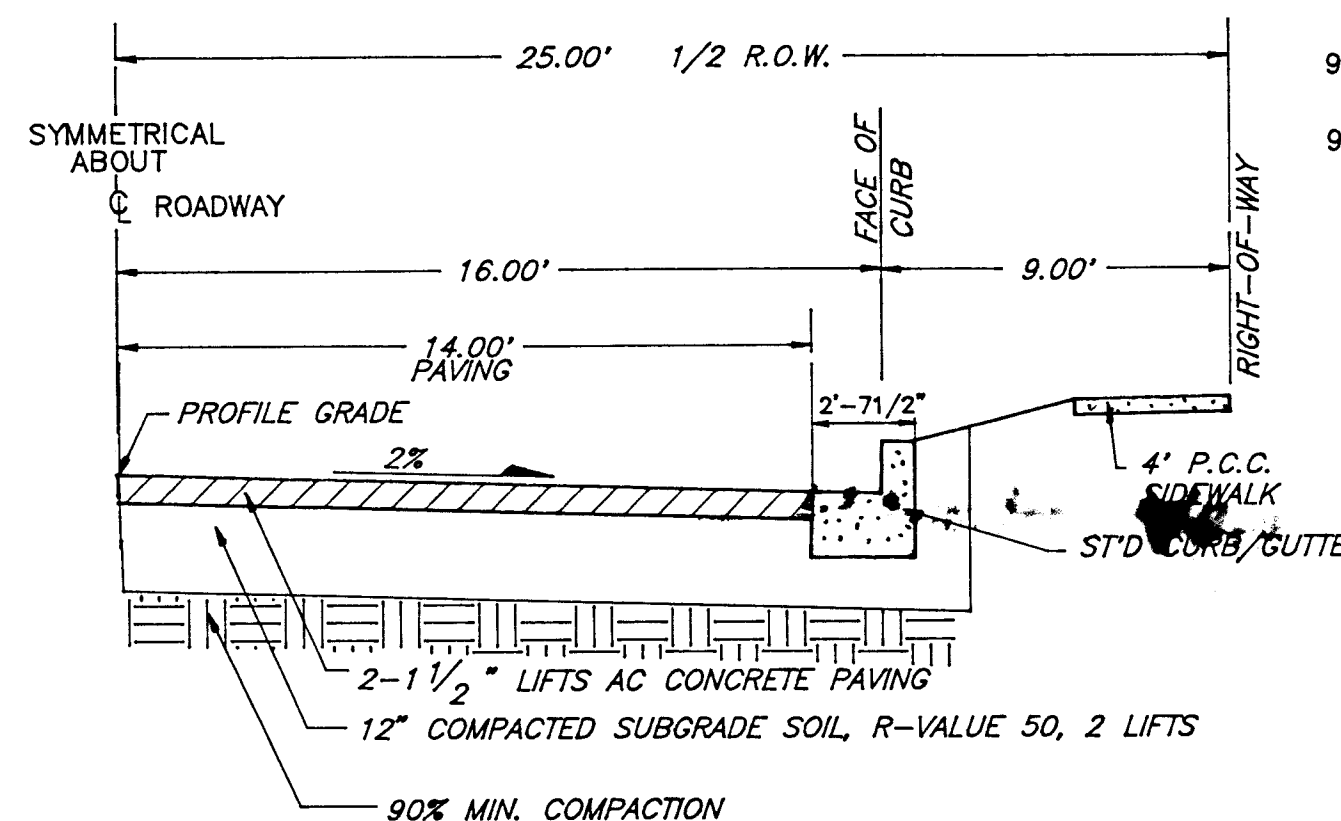
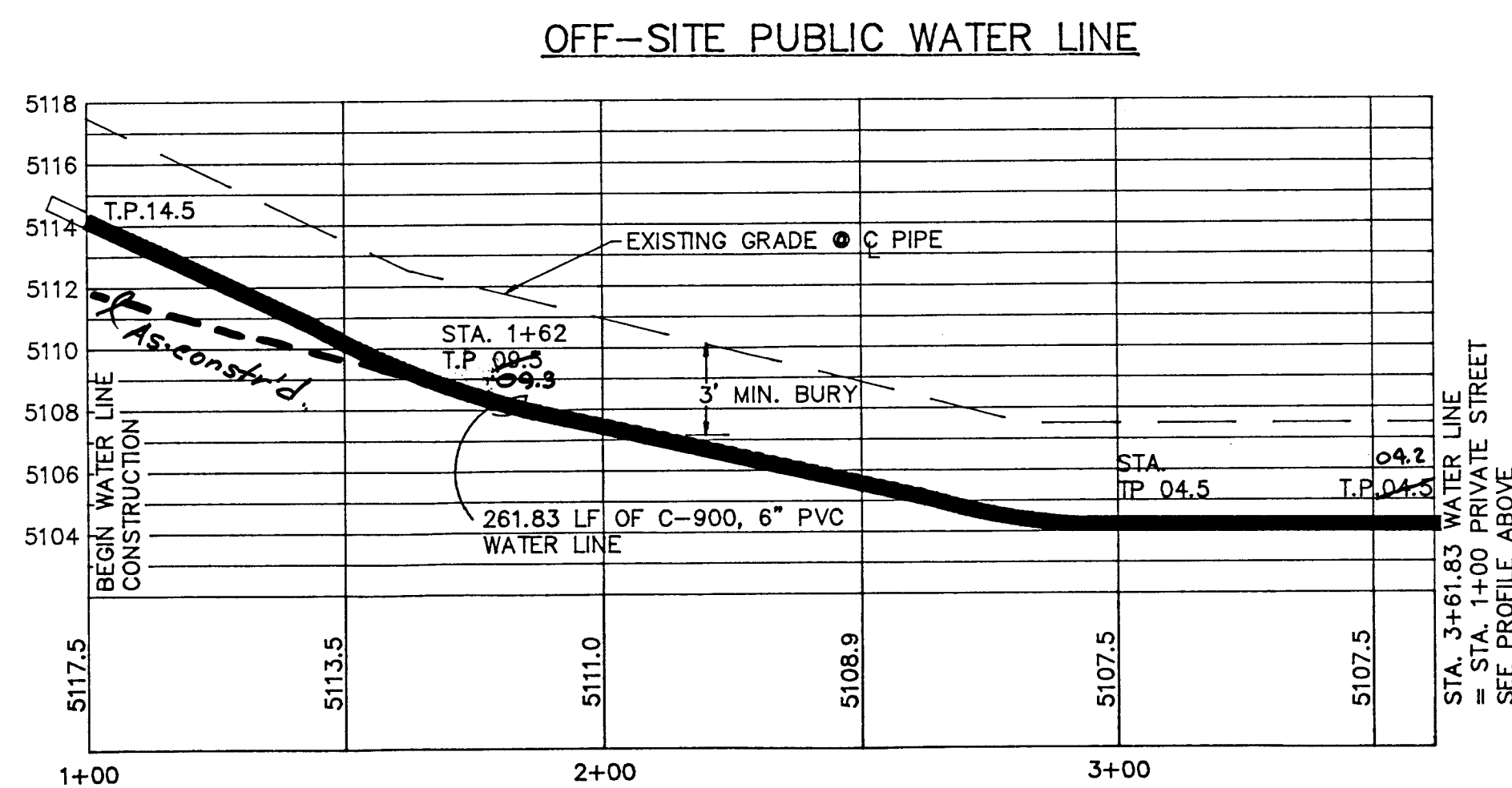
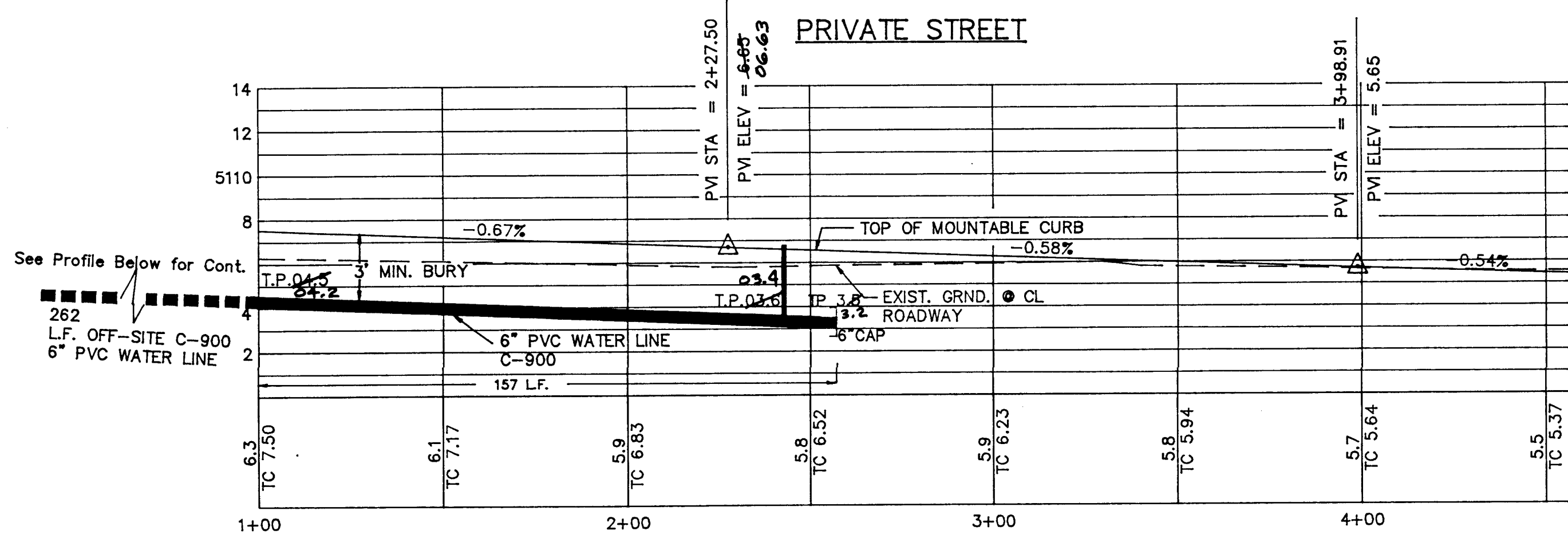
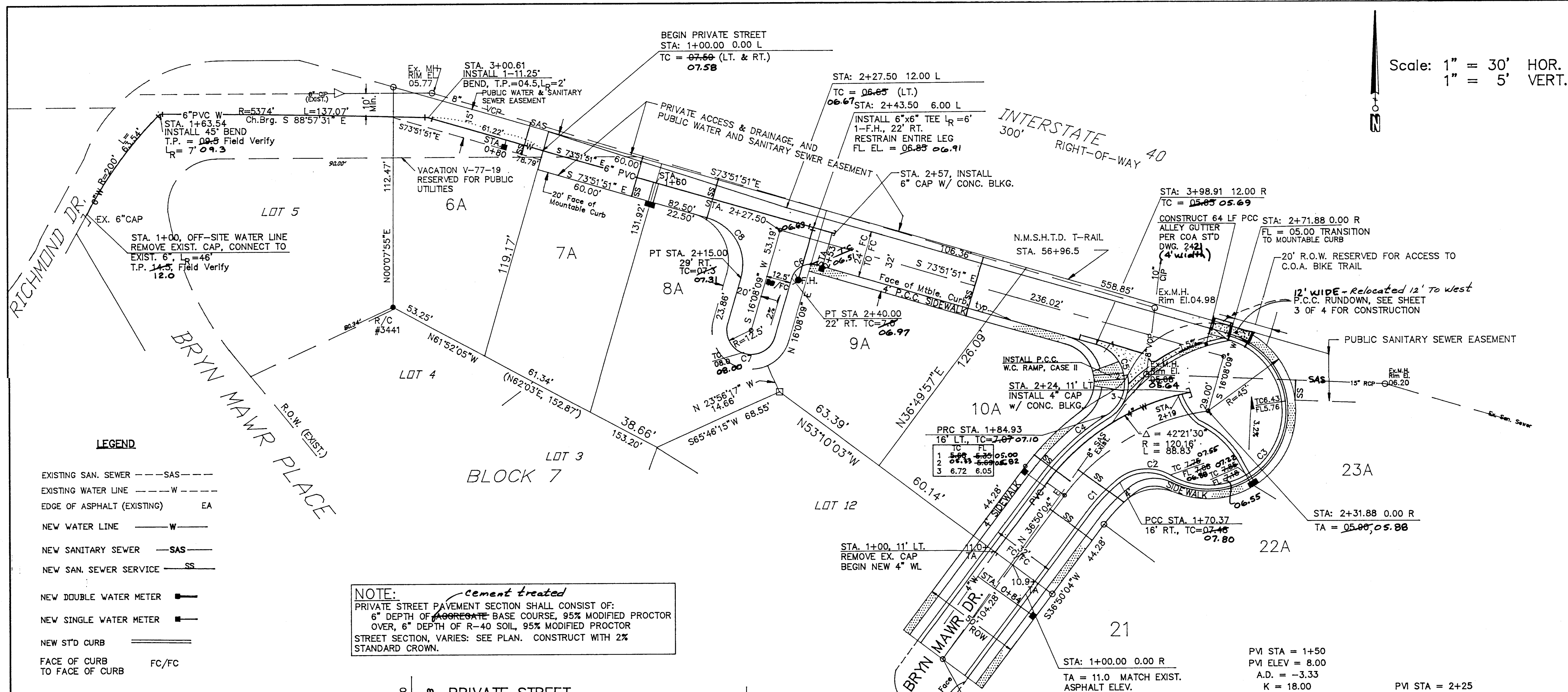
Clark Consulting Engineers
19 Ryan Road Edgewood, New Mexico 87015
(505) 281-2444 FAX (505) 281-2444

DATE	REVISION	BY
5/17/95	REV. LOT CONFIG	PHILIP W. CLARK
8/3/95	ADDRESS CITY	PHILIP W. CLARK
8-30-97	AS-BUILT	PHILIP W. CLARK
DESIGNED BY: PVC	DRAWN BY:	JOB No:
CHECKED BY: PVC	DATE:	FILE No:

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

Philip W. Clark 3/25/95
PHILIP W. CLARK NMPE #10265

SCANNED BY LASON



Scale: 1" = 30' HOR.
1" = 5' VERT.

NOTES:

- THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS SHALL BE USED ON THIS PROJECT:
PAVING: #2405, 2415, 2418, 2430, 2+41, 2460
WATER: #2301, 2315, 2325, 2328, 2331, 2333, 2340, 2347, 2360, 2361, 2362, 2366, 2368
SANITARY SEWER: #2111 & 2125
STORM DRAINAGE: #2260
- ALL STATIONING IS BASED ON CENTER LINE OF RIGHT-OF-WAY, UNLESS NOTED OTHERWISE
- THEORETICAL FACE OF CURB DATA

#	RADIUS	DELTA	TANGENT	LENGTH
1	93.00'	13°42'40"	11.18'	22.26'
2	22.00'	70°06'17"	15.43'	26.92'
3	40.00'	195°56'49"	285.57'	136.80'
4	125.00'	21°21'55"	23.58'	46.61'
5	20.00'	132°03'50"	44.99'	46.10'
6	10.00'	90°00'00"	10.00'	15.71'
7	12.50'	180°00'00"	39.27'	39.27'
8	25.00'	90°00'00"	25.00'	39.27'

SANITARY SEWER SERVICES

LOT	CL STATION	LENGTH	INVERT @ PL
6A	0+90	16.92'	03.50
7A	1+50	21.25'	03.20
8A	1+90	21.96'	02.90
9A	3+31	31.24'	02.05
10A	1+52	22.75'	04.81
21	1+34	26.70'	05.67
22A	1+59	28.57'	04.54
23A	2+49.50	41.41'	04.54

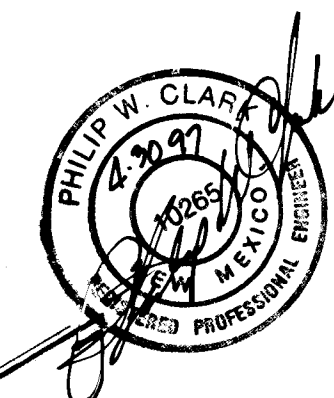
NOTE: WATER SHUT OFF REQS.

CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUT OFF. AT LEAST THREE WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL THE WATER SYSTEMS DIVISION 857-8200 TO INITIATE IMPLEMENTATION OF THIS PLAN. TO COMPLETE THE NON-PRESSURE CONNECTION, THE FOLLOWING VALVES MUST BE CLOSED BY PWD PERSONNEL.

VALVE #S, 1063, 1062, & UNNUMBERED

NOTE: ALL WATER LINE FITTINGS, VALVES, & TEES SHALL BE RESTRAINED JOINTS IN LIEU OF CONCRETE BLOCKING AS NOTED AS L_R ON PLAN:

24 2206 22 2777



AS-CONSTRUCTED
April 30, 1997

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BLEA BRYN MAWR SUBDIVISION BRYN MAWR DR., NE / PRIVATE STREET					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	B. J. G. 8-21-95	8-21-95	WATER	R. W. Kane	8-9-95
TRANSPORTATION	8-21-95	8-21-95	WASTEWATER	A. W. Kane	8-9-95
HYDROLOGY	8-21-95	8-21-95			
PROJECT NO.	5265.90	MAP NO.	H-16	SHEET	4 OF 4

SCANNED BY
BY LASON

REF. WATER FAC. MAP - H16