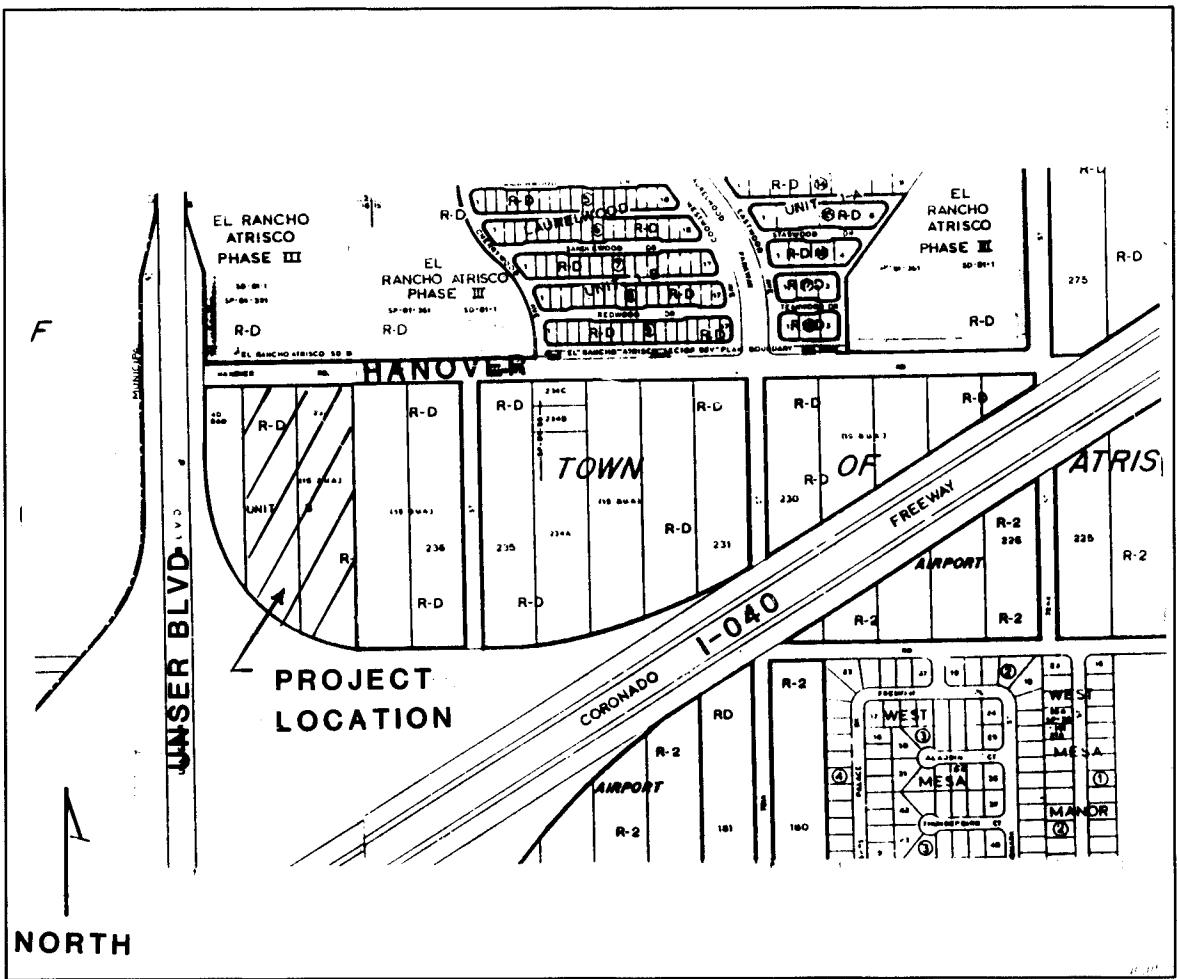


PUBLIC IMPROVEMENT PLANS FOR THE
FOR THE
SANDALWOOD SUBDIVISION
TOWN OF ATRISCO GRANT, AIRPORT UNIT
AUGUST 1996



SCALE: 1"=750± J-9

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 with Update No. 6.
2.

All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health.
3.

Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
4.

Two (2) working days prior to any excavation, Contractor must contact New Mexico One Call System, Inc @ 280-1990 for location of existing utilities.
5.

Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended with Update No. 6.
6.

The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
7.

TRAFFIC CONTROL: 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. All street striping altered or destroyed shall be replaced by Contractor to location and in kind as existing at no additional cost to the Owner. All existing signs, markers, delineators, etc., within the construction limits shall be removed, stored, and re-set by the contractor.
8.

When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the field Engineer. Removal of broken or cracked pavement will also be required.
9.

Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
10.

All final backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by section 701.14.2 and standard drawing number 2315.
11.

The Contractor shall promptly clean up any material excavated within the public right of way so that the excavated material is not susceptible to being washed down the street or into any public drainage facility.
12.

Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6" - 8") or ductile iron pipe, thickness class 50 (6" - 8").
13.

All sanitary sewer line stationing refers to sanitary sewer centerline stationing.
14.

All fittings on waterlines shall have restrained joints as noted on the plans.
15.

Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to waterline and/or sewerline costs.
16.

Contractor shall assist the Engineer/Inspector in the recording of data on all utility lines and accessories as required by the City of Albuquerque for the preparation of record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
17.

The Contractor shall notify the Engineer not less than seven (7) days prior to starting work in order that the engineer may take necessary measures to insure the preservation of survey monuments. Contractor shall not disturb permanent survey monuments without the consent of the Engineer, and notify the Engineer and bear the expenses of replacing any that may be disturbed without permission. Replacement shall be done only by the City Surveyor. When a change is made in the finished elevations of the pavement of any roadway in which a permanent survey monument is located, Contractor shall, at his own expense, adjust the monument cover to the new grade unless otherwise specified. Refer to Section 4.4 of the General Conditions of the Standard Specifications.
18.

PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
19.

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.
20.

The Engineer has undertaken no 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 therefor. 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 "New Mexico One Call System" procedures, or otherwise.
21.

Any work within an arterial roadway requires 24 hours construction.
22.

Refer to sheet 5 for water shut-off plan.

1 2 3 4 5 6 7 8 9 10 11 12
26-5470-81 01122

PREPARED FOR:

ARGUS DEVELOPMENT COMPANY
6400 UPTOWN BLVD. NE. SUIT 200-W
ALBUQUERQUE, NEW MEXICO 87110

PREPARED BY:

HEWITT ENGINEERING & ENVIROMENTAL CONSULTANTS
3730 COORS BOULEVARD, NW SUITE C
ALBUQUERQUE, NEW MEXICO 87120

"AS BUILT" INFORMATION
I, the undersigned, being a Professional Engineer registered in the State of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by the City of Albuquerque, Public Works Department, Survey Section. I further certify that this information is true and correct to the best of my knowledge.

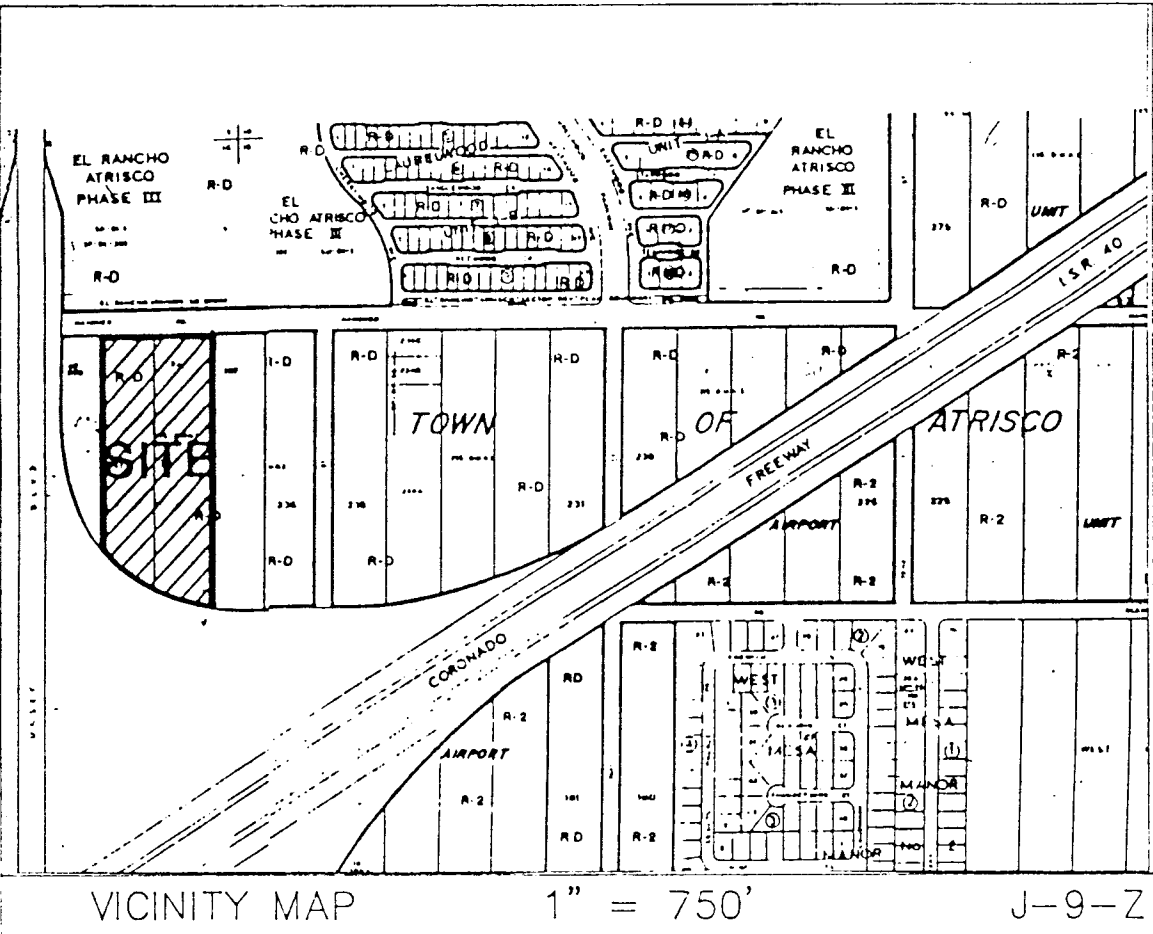
James L. Hewitt, Jr. 02/27/97
James L. Hewitt, Jr., PE (NMPE #6871) Date

INDEX TO DRAWINGS	
SHEET NO.	TITLE
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING/DRAINAGE PLAN
4	MASTER PAVING PLAN
5	MASTER UTILITY PLAN
PAVING PLAN & PROFILE SHEETS	
6	ALWOOD DR.
7	HAVENWOOD RD. & LOCKWOOD CT.
8	RICHWOOD RD. & TAFWOOD RD.
UTILITY PLAN & PROFILE SHEETS	
9	ALWOOD DR.
10	HAVENWOOD RD. & LOCKWOOD CT.
11	RICHWOOD RD. & TAFWOOD RD.

APPROVAL OF AS BUILT DRAWINGS
CIVIL CONSTRUCTION ENGINEER
James L. Hewitt, Jr.
DATE 3-17-97

SCANNED BY
BY LASON

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	*****	*****	*****
	DRC Chairman	<i>Billy...</i>	7-12-97	APPROVED FOR CONSTRUCTION			
	Transportation	<i>[Signature]</i>	7-29-96	City Engineer			
	Water/Wastewater	<i>[Signature]</i>		Date			
	Hydrology			10/19/96			
	Parks						
	Constr. Mngmt.						
City Project No. DRB 95-287				Sheet	Of		
547081				1	11		



VICINITY MAP 1" = 750' J-9-Z

PURPOSE OF PLAT

1. To grant public utility and utility easements as shown hereon.
2. To create 52 lots as shown hereon.
3. To dedicate street right-of-way.
4. To vacate street right-of-way.

SUBDIVISION DATA

1. DRB Case No.:
2. Zone Atlas Index No.: J-9-Z
3. Total Number of Existing Lots: 0
4. Total Number of Existing Tracts: 2
5. Total Number of Lots created: 50
6. Total Number of Tracts created: 0
7. Gross Subdivision Acreage: 9.0393
8. Total Mileage of Full Width Streets Created: 0.3515
9. Total Mileage of Half Width Streets Created: 0

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats (and documents) of record entitled:

"TOWN OF ATRISCO GRANT, AIRPORT UNIT", (12-05-44, D-118)
"CHAMISA ENCANTADA", (07-20-95, 95C-267)

all being records of Bernalillo County, New Mexico.

5. Field Survey performed September, 1996.

6. Utility Council Location System Log No. 96091808270157
7. Title Report: None provided.

8. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

9. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

10. Centerline (in lieu of R/W) monumentation to be installed at all centerline P.C.'s, P.T.'s, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".

DESCRIPTION

A CERTAIN TRACT OF LAND, BEING AND COMPRISING TRACTS 238 & 239, TOWN OF ATRISCO GRANT, AIRPORT UNIT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOL. D, FOLIO 118, LESS AND EXCEPTING THAT PORTION TAKEN FOR THE ACCESS RAMP FROM I-40 TO UNSER BOULEVARD N.W. AS SHOWN ON NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP I-40-3(28)148, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, WHENCE A.C.S. CONTROL STATION 3-H10 BEARS N 00°05'06" W, 1806.54 FEET DISTANT, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HANOVER ROAD N.W.; THENCE, FROM SAID POINT OF BEGINNING S 89°20'53" E, 420.90 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S 00°37'41" W, 1025.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A POINT ON A CURVE ON THE NORTHEASTLY RIGHT-OF-WAY OF THE ACCESS RAMP FROM I-40 TO UNSER BOULEVARD N.W., THENCE, ALONG SAID NORTHEASTLY RIGHT-OF-WAY, NORTHWESTERLY ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°38'12", HAVING A RADIUS OF 680.32 FEET AND AN ARC LENGTH OF 494.39 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE, LEAVING SAID NORTHEASTLY RIGHT-OF-WAY, N 00°26'13" E, 783.20 FEET TO THE POINT OF BEGINNING, CONTAINING 9.0393 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owners and/or proprietor(s) do hereby consent to the granting of public utility and utility easements and the dedication of street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner:

DATE

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this day of , 1996, this instrument was acknowledged before me by

Notary Public

My Commission Expires

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PLAT FOR
SANDALWOOD SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1996

APPROVED AND ACCEPTED BY:

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M. _____ Date

City Engineering Div., City of Albuquerque, N.M. _____ Date

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date

Traffic Div., City of Albuquerque, N.M. _____ Date

Water Utilities Dept., City of Albuquerque, N.M. _____ Date

Design and Development, CIP, City of Albuquerque, N.M. _____ Date

City Surveyor, City of Albuquerque, N.M. _____ Date

Property Management, City of Albuquerque, N.M. _____ Date

County Treasurer, Bernalillo County, N.M. _____ Date

PNM Gas Services Division _____ Date

PNM Electric Services Division _____ Date

U.S. West Telecommunications _____ Date

Jones Intercable, Inc. _____ Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719

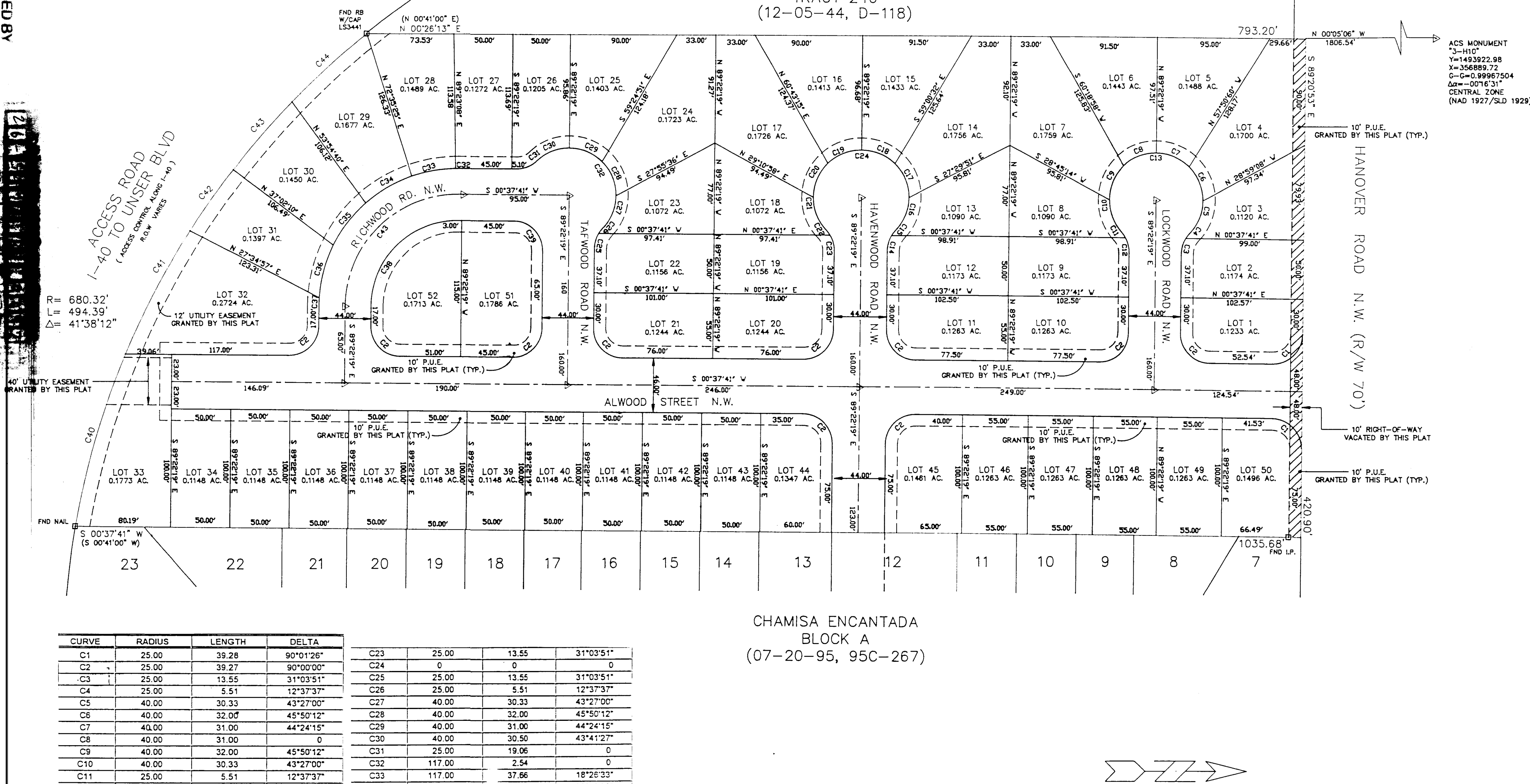
Date

Drawn By: RJA	Date: 09-18-96
Checked By: JA	Drawing Name: 96090PL1.DWG
Job No.: 96-090	Sheet: 1 of 2

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

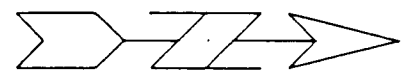
SCANNED BY
BY LASON

TOWN OF ATRISCO GRANT
AIRPORT UNIT
TRACT 240
(12-05-44, D-118)



CURVE	RADIUS	LENGTH	DELTA
C1	25.00	39.28	90°01'26"
C2	25.00	39.27	90°00'00"
C3	25.00	15.55	31°03'51"
C4	25.00	5.51	12°37'37"
C5	40.00	30.33	43°27'00"
C6	40.00	32.00	45°50'12"
C7	40.00	31.00	44°24'15"
C8	40.00	31.00	0
C9	40.00	32.00	45°50'12"
C10	40.00	30.33	43°27'00"
C11	25.00	5.51	12°37'37"

C23	25.00	13.55	31°03'51"
C24	0	0	0
C25	25.00	13.55	31°03'51"
C26	25.00	5.51	12°37'37"
C27	40.00	30.33	43°27'00"
C28	40.00	32.00	45°50'12"
C29	40.00	31.00	44°24'15"
C30	40.00	30.50	43°41'27"
C31	25.00	19.06	0
C32	117.00	2.54	0
C33	117.00	37.66	18°25'33"



LEGAL DESCRIPTION
TRACT 238 AND 239, UNIT 8, TOWN OF ATRISCO GRANT, AIRPORT UNIT. FILED
IN VOLD, FOLIO 118 ON DECEMBER 5, 1944.

ENGINEER
HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
5615 CREGOS STREET, N.W.
ALBUQUERQUE, N.M. 87120
PH. (505) 899-9566

SURVEYOR
SOUTHWEST SURVEYING CO., INC.
333 LOMAS BOULEVARD, N.E.
ALBUQUERQUE, N.M. 87102
PH. (505) 247-4444

BENCHMARK
ACS 1-9 & 1-10 "LOCATED AT THE I-40/UNSER BOULEVARD INTERCHANGE,
APPROXIMATELY 222 FEET NORTH OF THE I-40 CENTERLINE. ELEVATION 5199.19.

TBB
"X" CHISELED IN TOP OF SOUTH CURB, HANOVER ROAD, N.W., APPROXIMATELY 15 FEET
NORTH OF THE NORTHEAST CORNER OF TRACT 238. ELEVATION 5161.56.

ZONING
RD (15 DU/AC MAX.).

PROPOSED
52 SINGLE FAMILY RESIDENTIAL LOTS.

AREA
9.04 AC.

FLOOD HAZARD
THE PROPOSED SUBDIVISION IS LOCATED IN FLOOD HAZARD ZONE C (I.E. AREAS OF
MINIMAL FLOODING) DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 350002 0027C (OCTOBER 14, 1983).

LOCATION AND DESCRIPTION
THE 9.04 ACRE SITE IS UNDEVELOPED AND UNDISTURBED LAND. EXISTING GROUND
COVER IS SAGE AND NATIVE GRASSES. HANOVER ROAD N.W. BORDERING THE SITE
ON THE NORTH IS FULLY DEVELOPED. THE WEST BLUFF INTERCEPTOR TO THE SOUTH
IS UNDEVELOPED. TRACT 237 (TO THE EAST) IS UNDERGOING DEVELOPMENT AND TRACT
240 (TO THE WEST) IS UNDEVELOPED.

EXISTING CONDITIONS
THE SITE INTERSECTS TWO DRAINAGE BASINS. THESE BASINS SLOPE FROM NORTHWEST
TO SOUTHEAST AT A GRADIENT OF 2 PERCENT. HANOVER ROAD INTERCEPTS ALL OF THE
OFFSITE FLOWS FROM THE NORTH AND NORTHWEST. THESE FLOWS ARE DISCHARGED TO
THE LAURELWOOD DRAINAGE MANAGEMENT AREA AT HANOVER ROAD AND 72ND STREET.
MINOR OFFSITE STORM FLOW ENTERS THE SITE FROM THE WEST (I.E., TRACT 240).

ON SITE STORM FLOWS ARE CONVEYED VIA OVERLAND FLOW TO THE SOUTHEAST AND ARE
DISCHARGED TO THE I-40/UNSER BOULEVARD INTERCHANGE RIGHT-OF-WAY. THESE FLOWS ARE
SUBSEQUENTLY CONVEYED SOUTHWARD VIA A DRAINAGE STRUCTURE BENEATH THE OFFRAMP
TO UNSER BOULEVARD.

PROPOSED IMPROVEMENTS
THE 52 LOT SUBDIVISION HAS BEEN DESIGNED TO ALLOW STORM FLOW FROM ALL LOTS (WITH THE
EXCEPTION OF LOTS 48-50) TO ENTER THE PUBLIC STREETS AND BE
CONVEYED TO THE SOUTHEAST. STORM FLOW FROM LOTS 49 - 50
WILL BE DISCHARGED TO HANOVER ROAD. STORM FLOW WITHIN THE PUBLIC STREETS WILL BE
INTERCEPTED BY TWO TYPE "A" AND TWO TYPE "C" CATCH BASINS. THIS STORM FLOW
(I.E., 28 CFS) WILL BE DISCHARGED TO AN INTERIM STORM WATER RETENTION POND
(I.E., CAPACITY=45,186 CUBIC FEET). EXCESS STORM FLOW FROM THE RETENTION
POND WILL BE DISCHARGED TO THE I-40/UNSER BOULEVARD INTERCHANGE RIGHT-
OF-WAY VIA AN AT GRADE, EMERGENCY SPILLWAY.

THE INTERIM STORM WATER RETENTION POND WILL BE SURROUNDED BY A CHAIN
LINK FENCE (HEIGHT = 6 FEET).

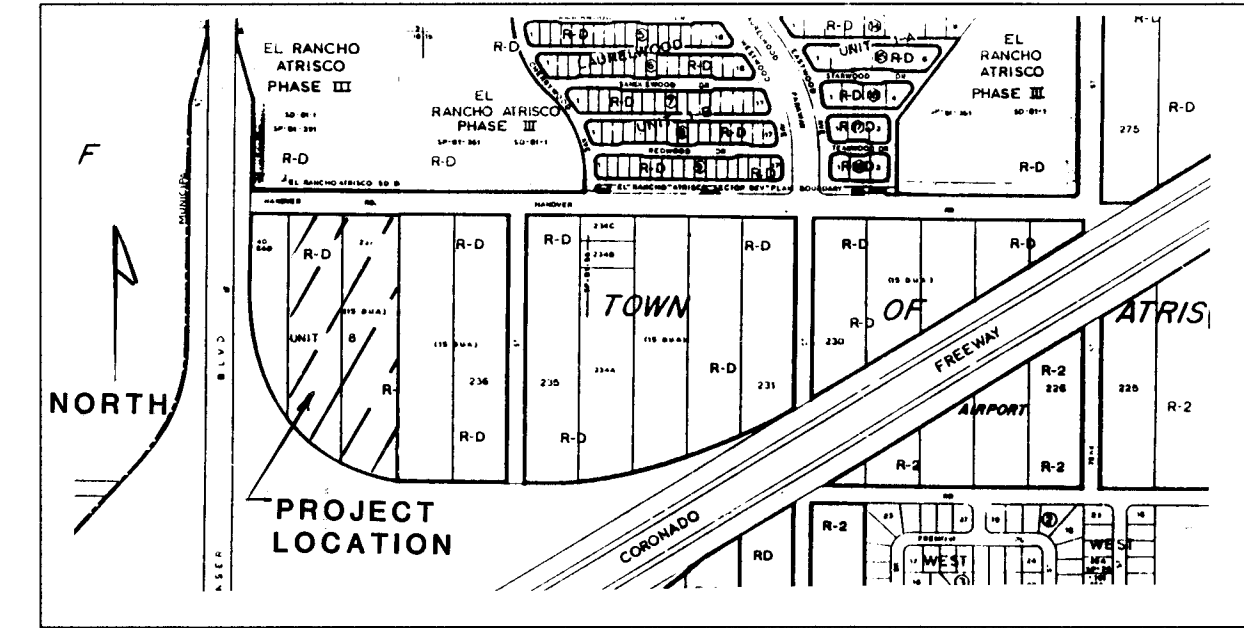
ALL STORM FLOW FROM TRACT 240 WILL BE DISCHARGED TO THE I-40/UNSER
BOULEVARD INTERCHANGE RIGHT-OF-WAY. BACKYARD STORM FLOW FROM LOT
33 WILL BE RETAINED IN A BACKYARD POND.

UPON COMPLETION OF THE WEST BLUFF INTERCEPTOR, THE STORM DRAIN OUTFALL
AND THE RETENTION POND WILL BE ELIMINATED AND THE STORM DRAIN WILL
DISCHARGE DIRECTLY INTO THE WEST BLUFF INTERCEPTOR. AT THAT TIME, LOTS
31 AND 32 WILL BE RECLAIMED, GRADED, AND DEVELOPED AS SINGLE FAMILY
RESIDENTIAL LOTS.

"AS BUILT" INFORMATION

I, the undersigned, being a Professional Engineer registered in the
State of New Mexico, do hereby certify that this drawing was
prepared by me, and that the as-built information shown hereon is
based on actual field measurements performed by the City of
Albuquerque, Public Works Department, Survey Section. I further
certify that this information is true and correct to the best of my
knowledge.

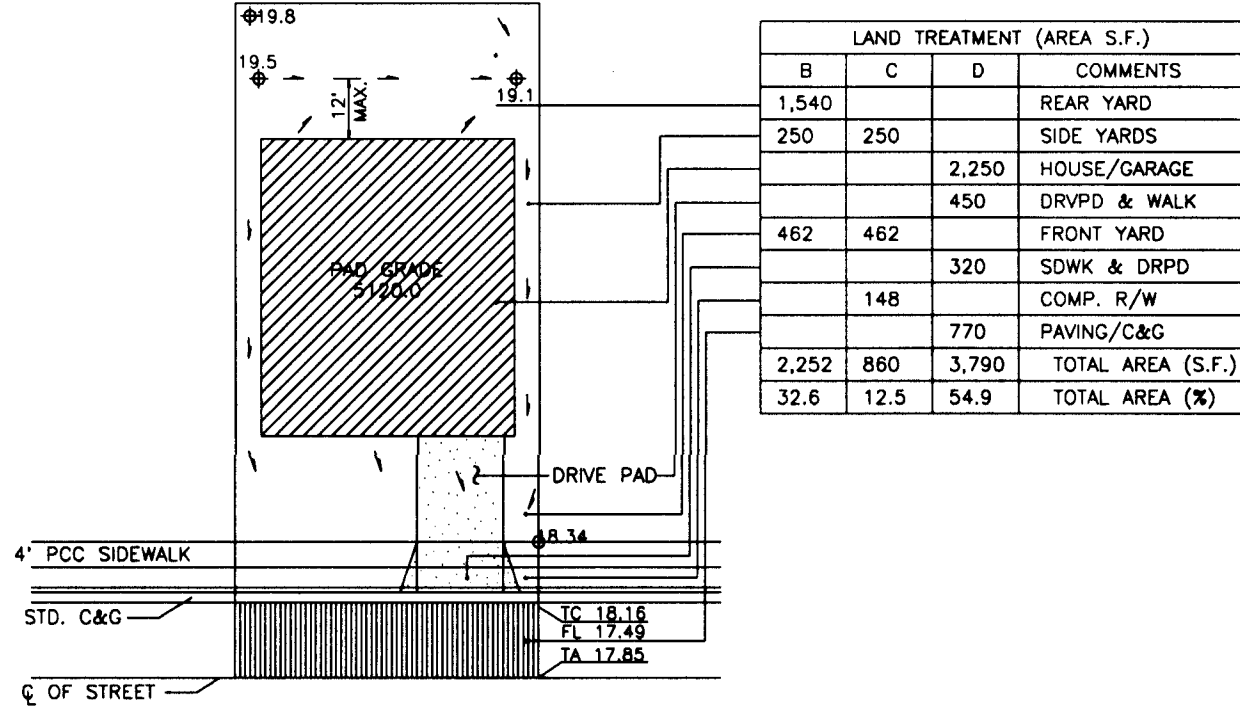
James L. Hewitt, Jr., P.E. 02/27/97
James L. Hewitt, Jr., P.E. (NMPE #6871) Date



SCALE 1"=750±

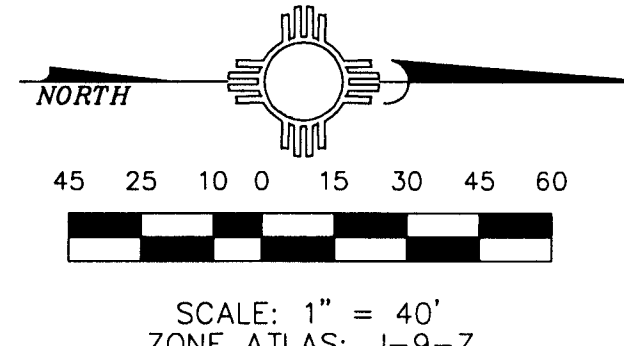
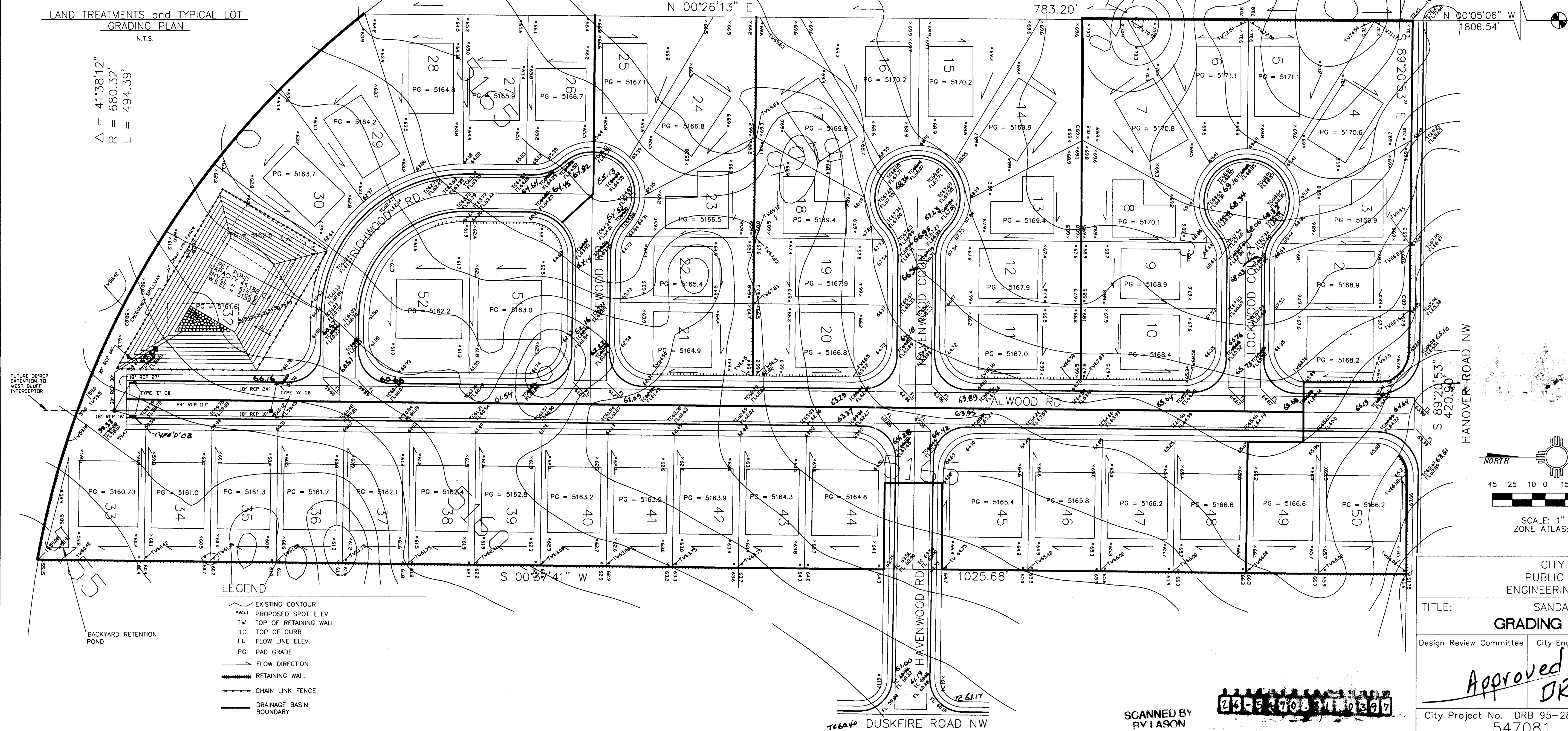
VICINITY MAP

J-9



LAND TREATMENTS and TYPICAL LOT
GRADING PLAN
N.T.S.

$\Delta = 41'38.12"$
 $R = 680.32'$
 $L = 494.39'$



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: SANDALWOOD SUBDIVISION GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update	
City Project No. DRB 95-287 547081	Zone Map No. J-9 Sheet 3 of 11

LEGEND

- EXISTING STREET IMPROVEMENT
- PROPOSED STREET IMPROVEMENT
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- BLOCK NO.
- LOT NO.
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT

Δ R = 41'38"12"
 L = 680.32'
 L = 494.39'

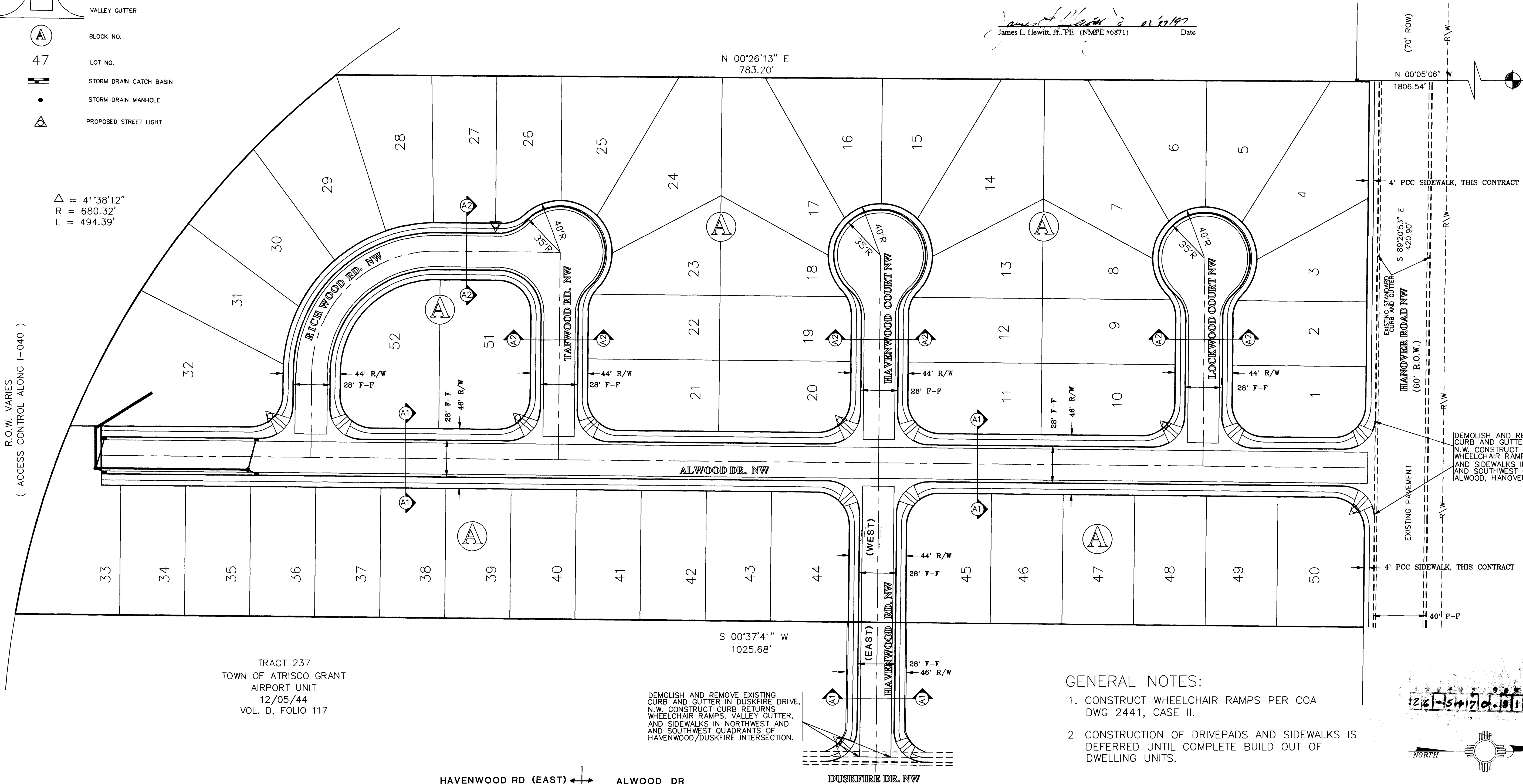
TRACT 240
 TOWN OF ATRISCO GRANT
 AIRPORT UNIT
 12/05/44
 VOL. D, FOLIO 118

"AS BUILT" INFORMATION

I, the undersigned, being a Professional Engineer registered in the State of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by the City of Albuquerque, Public Works Department, Survey Section. I further certify that this information is true and correct to the best of my knowledge.

James L. Hewitt, Jr., P.E. (NMPE #6871) Date

ACCESS ROAD—
 I-040 TO UNSER BLVD.
 R.O.W. VARIES
 (ACCESS CONTROL ALONG I-040)

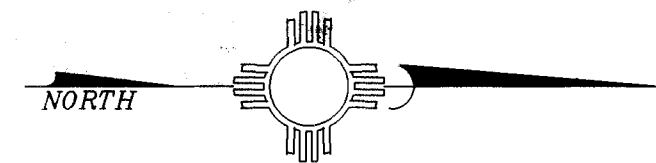


TRACT 237
 TOWN OF ATRISCO GRANT
 AIRPORT UNIT
 12/05/44
 VOL. D, FOLIO 117

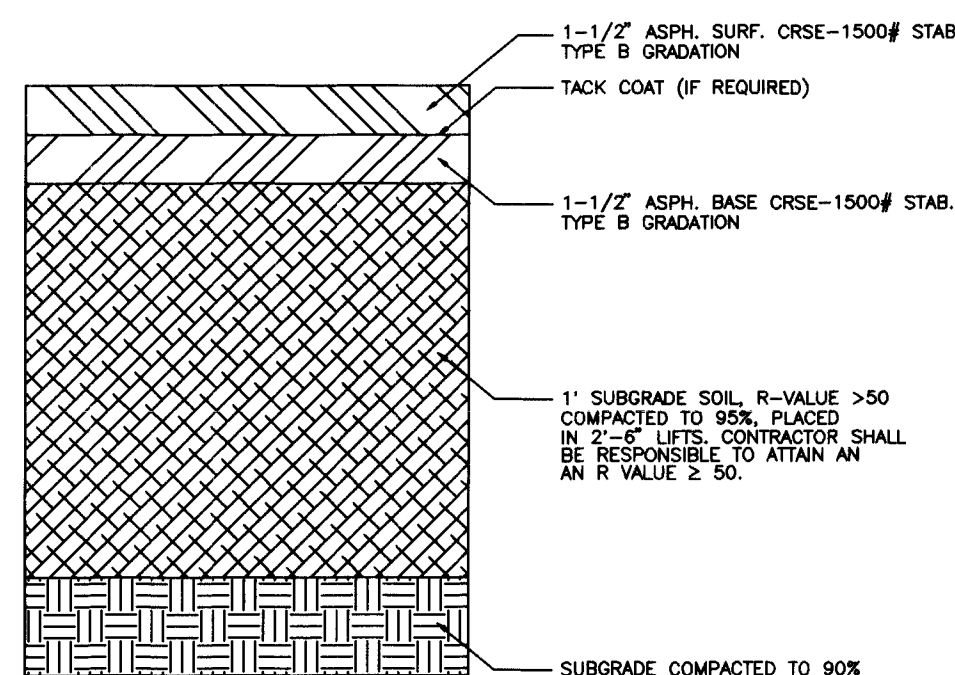
DEMOLISH AND REMOVE EXISTING CURB AND GUTTER IN DUSKFIREDRIVE, N.W. CONSTRUCT CURB RETURNS, WHEELCHAIR RAMPS, VALLEY GUTTER, AND SIDEWALKS IN NORTHWEST AND SOUTHWEST QUADRANTS OF HAVENWOOD/DUSKFIREDRIVE INTERSECTION.

GENERAL NOTES:

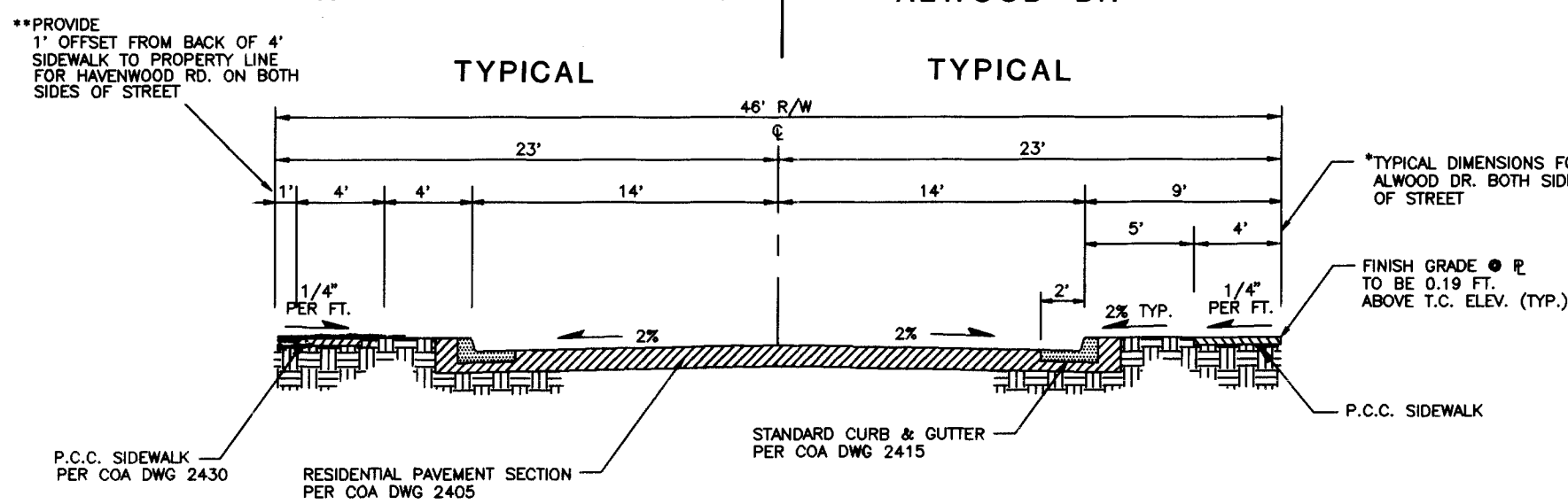
1. CONSTRUCT WHEELCHAIR RAMPS PER COA DWG 2441, CASE II.
2. CONSTRUCTION OF DRIVEPADS AND SIDEWALKS IS DEFERRED UNTIL COMPLETE BUILD OUT OF DWELLING UNITS.



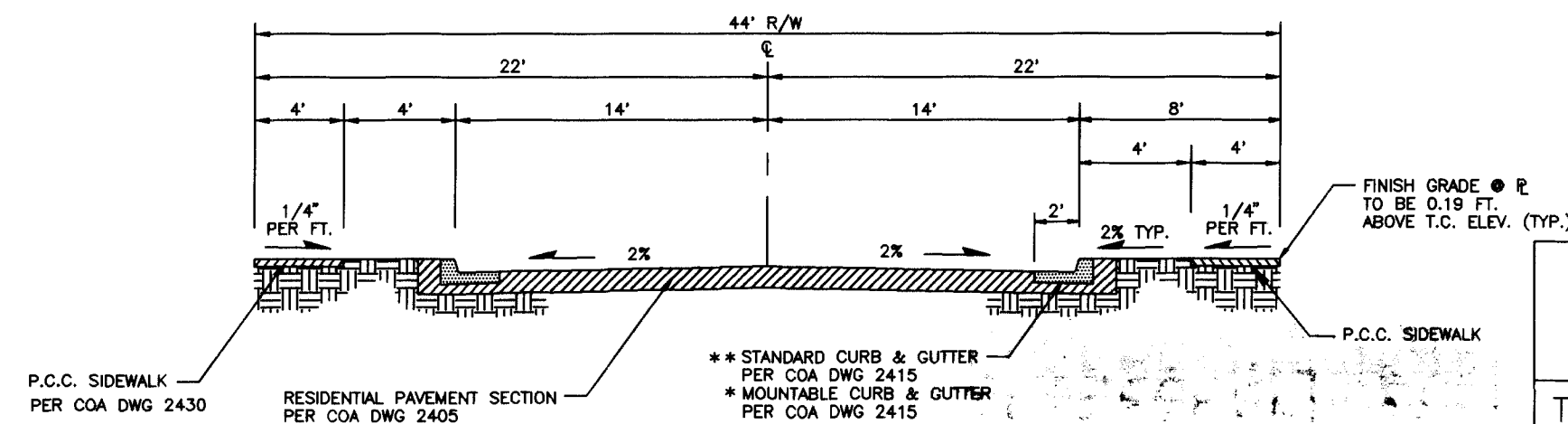
0 10 20 30 40
 SCALE: 1" = 40'
 ZONE ATLAS: J-9-Z



RESIDENTIAL PAVING SECTION
 PER COA DWG N.T.S.



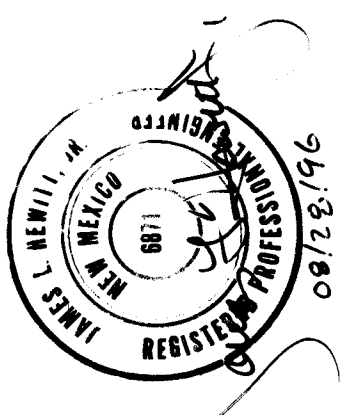
SECTION A1
 TYPICAL 46' R.O.W.
 RESIDENTIAL STREET SECTION
 ALWOOD DR.*
 HAVENWOOD RD. (EAST)**
 N.T.S.



SECTION A2
 TYPICAL 44' R.O.W.
 RESIDENTIAL STREET SECTION
 LOCKWOOD COURT*
 HAVENWOOD COURT* & RD.(WEST)**
 TAFWOOD RD.*
 RICHWOOD RD.*
 N.T.S.

SCANNED BY: A-04

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	SURNAME	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
INSPECTOR'S	DATE	DATE	DATE												
FIELD	DATE	DATE	DATE												
VERIFICATION BY	DATE	DATE	DATE												
CORRECTED BY	DATE	DATE	DATE												
MICRO-FILM INFORMATION															
RECORDED BY	DATE	DATE	DATE												



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SANDALWOOD SUBDIVISION MASTER PAVING PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. DRB 95-287 547081	Zone Map No. J-9	Sheet 4	of 11

LEGEND

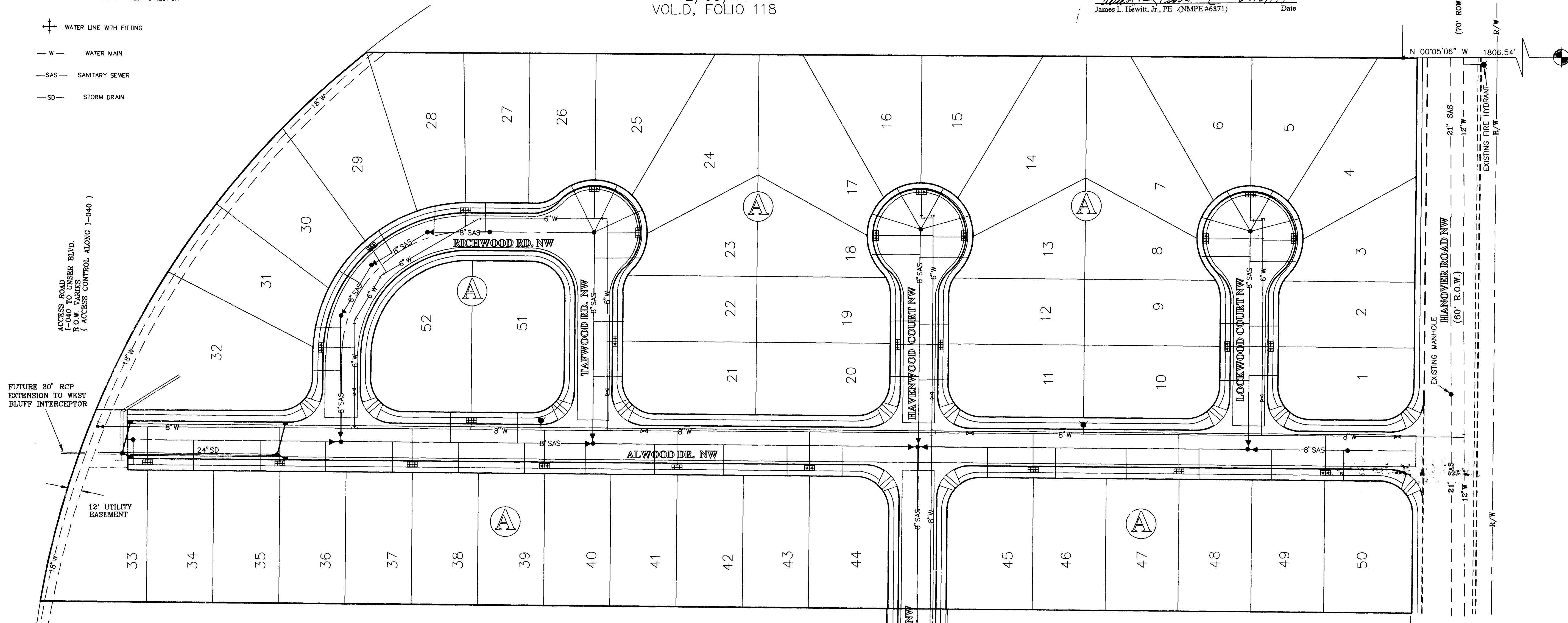
- SINGLE WATER METER & BOX
□ DOUBLE WATER METER & BOX
—◇— GATE VALVE WITH TYPE "B" VALVE BOX
● FIRE HYDRANT
● SAS MANHOLE WITH FLOW DIRECTION
+ WATER LINE WITH FITTING
— W — WATER MAIN
— SAS — SANITARY SEWER
— SD — STORM DRAIN

TRACT 240
TOWN OF ATRISCO GRANT
AIRPORT UNIT
12/05/44
VOL.D, FOLIO 118

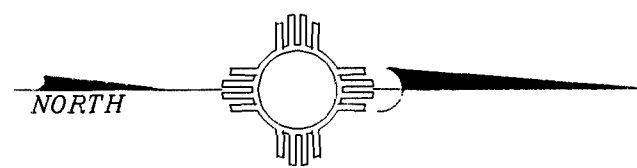
"AS BUILT" INFORMATION

I, the undersigned, being a Professional Engineer registered in the State of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by the City of Albuquerque, Public Works Department, Survey Section. I further certify that this information is true and correct to the best of my knowledge.

James L. Hewitt, Jr., PE (NMPE #6871) Date 02/27/97



TRACT 237
TOWN OF ATRISCO GRANT
AIRPORT UNIT
12/05/44
VOL.D, FOLIO 117



SCALE: 1" = 40'
ZONE ATLAS: J-9-Z

WATER SHUT-OFF PLAN

- SHUT-OFF EIGHT(8) VALVES (I.E. H9-1181, J9-327, J9-342, J10-7, J10-152 AND VALVES AT HAVENWOOD/DUSKFIRE, HAVENWOOD/TARRINGTON, AND DUSKFIRE/TARRINGTON) PER SCHEMATIC MAP.
- NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS PRIOR TO EXECUTION OF THE WATER SHUT-OFF PLAN.
- ONLY WATER SYSTEMS DIVISION PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- CONNECTION TO 18" CCP WATER LINE ALONG SOUTHERN PROPERTY BOUNDARY MUST BE COORDINATED WITH WATER SYSTEMS DIVISION.

GENERAL NOTES:

- CONSTRUCT CONCRETE BLOCKING FOR WATER LINE DEADEND CAPS PER COA STD. DWG #2320.

Restrained Joint Lengths, L,* for Horizontal Bends and Valves, (ft.)					
SIZE	HORIZ. BENDS				VALVES
	90°	45°	22.5°	11.25°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

Restrained Joint Lengths, L,* for Reducers, (ft.)					
Minimum, unobstructed, straight-run length: Restrict either large pipe, or small pipe.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x4	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

Note: These tables are based upon the following criteria:

Depth of Bury: 3.0 ft. minimum
Factor of Safety: 1.25
Material: PVC Pipe
Soil Type: GM/SM-Silty gravels and silty sands, gravel-sand-silt mixtures.
Test Pressure: 150 psi
Trench Type 4: Pipe bedded in sand, gravel, or crushed stone to depth of 1/6 pipe diameter, 4 inch minimum, backfill compacted to top of pipe.

Different criteria, e.g. ductile iron pipe, greater depth of bury, etc., will require different restrained lengths. These must be calculated by a qualified Professional Engineer and approved by the Public Works Department.

* RESTRAINED JOINT LENGTHS REFER TO EACH WAY FROM FITTING

Restrained Joint Lengths, L,* for TEES, (ft.)				
All Joints at the Tee must be restrained.				
SIZE	MINIMUM RUN LENGTH		MINIMUM BRANCH LENGTH	
	Run	Branch	Run	Branch
12x12x12	15	17	18	3
12x12x10	10	18	13	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
12x12x4	1	19	2	6
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1
10x10x4	2	4	3	1
8x8x8	9	20	13	3
8x8x6	5	17	7	5
8x8x4	2	15	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SANDALWOOD SUBDIVISION
MASTER UTILITY PLAN

Design Review Committee City Engineer Approval

City Project No. DRB 95-287 Zone Map No. J-9 Sheet 5 of 11

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

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

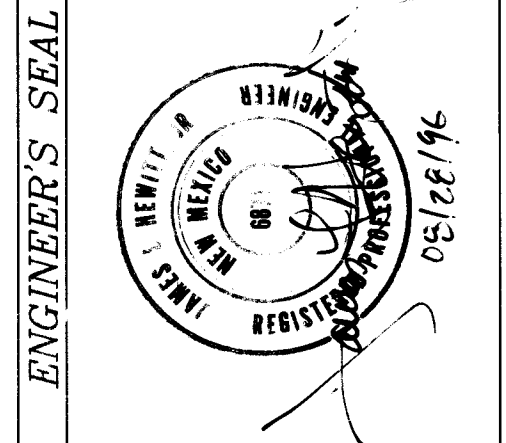
Mo./Day/Yr. Mo./Day/Yr.

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

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

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

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



REVISIONS
DESIGN
DATE 08/96
NAME J-LH
DATE 08/96
NAME SR
DATE 08/96
NAME AR
DATE 08/96

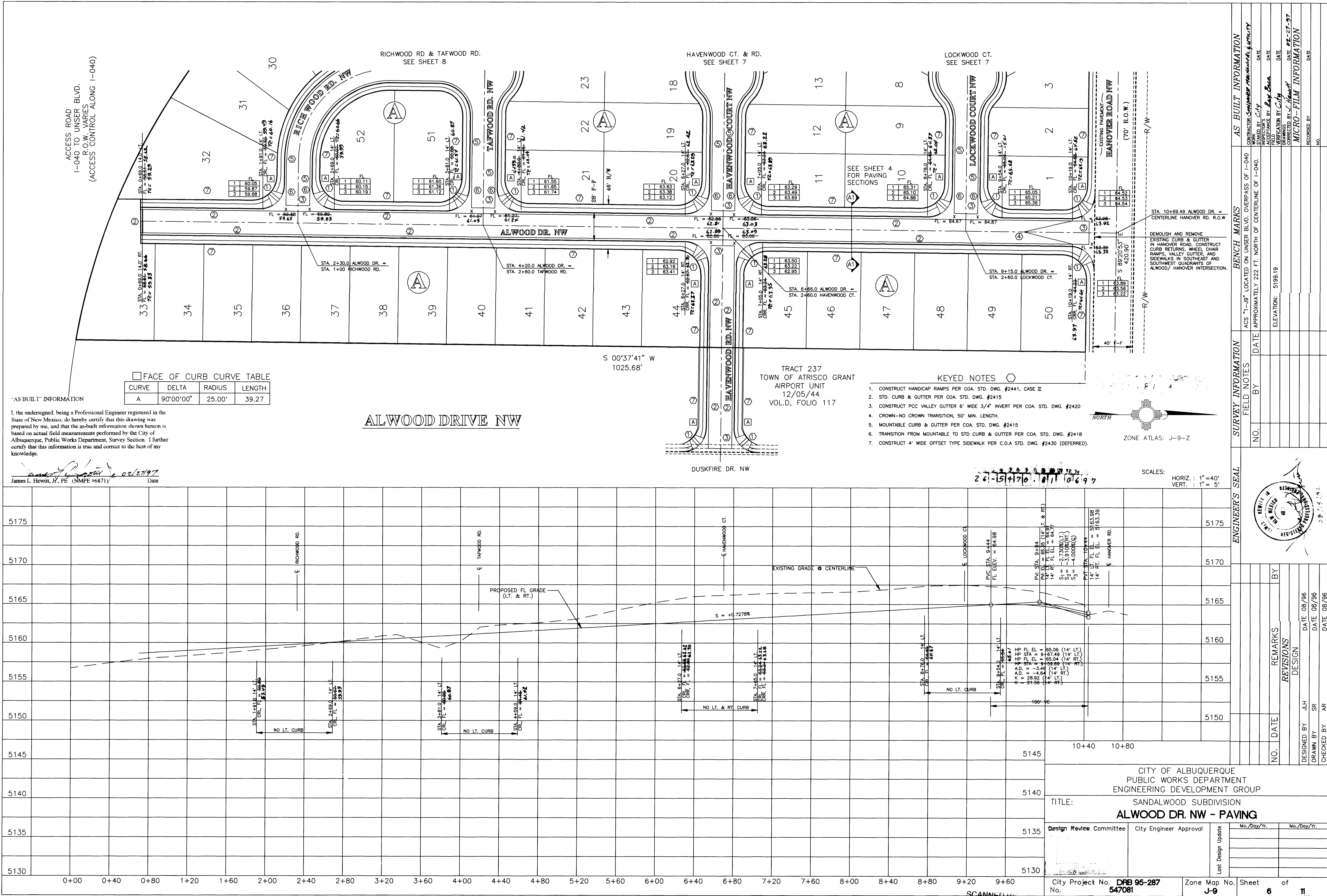
REMARKS
BY
DATE

AS BUILT INFORMATION
CONTRACTOR: SANDALWOOD SUBDIVISION
WORK: MASTER UTILITY PLAN
STARTED BY: J-LH
DATE: 08/96
ACCEPTED BY: J-LH
DATE: 08/96
DRAWN BY: J-LH
DATE: 08/96
CHECKED BY: J-LH
DATE: 08/96
RECORDED BY: J-LH
DATE: 08/96
MICRO-FILM INFORMATION
ELEVATION 5199.19

BENCH MARKS
ACS "1-J9" LOCATED ON UNSER BLVD.
OVERPASS OF I-40. APPROXIMATELY
222 FT. NORTH OF CENTERLINE OF I-40.
ELEVATION 5199.19

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL



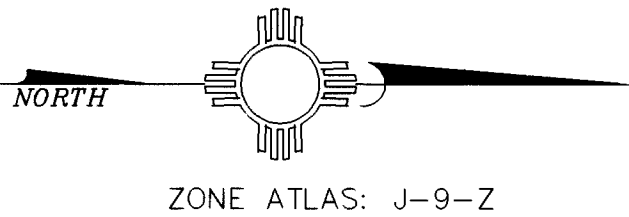
I, the undersigned, being a Professional Engineer registered in the State of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by the City of Albuquerque, Public Works Department, Survey Section. I further certify that this information is true and correct to the best of my knowledge.

James L. Hewitt, Jr., PE (NMPE #6871) 02/27/97 Date

CURVE	DELTA	RADIUS	LENGTH
A	90°00'00"	25.00'	39.27

ALWOOD DRIVE NW

- KEYED NOTES
1. CONSTRUCT HANDICAP RAMPS PER COA. STD. DWG. #2441, CASE II
 2. STD. CURB & GUTTER PER COA. STD. DWG. #2415
 3. CONSTRUCT PCC VALLEY GUTTER 6" WIDE 3/4" INVERT PER COA. STD. DWG. #2420
 4. CROWN--NO CROWN TRANSITION, 50' MIN. LENGTH.
 5. MOUNTABLE CURB & GUTTER PER COA. STD. DWG. #2415
 6. TRANSITION FROM MOUNTABLE TO STD CURB & GUTTER PER COA. STD. DWG. #2418
 7. CONSTRUCT 4' WIDE OFFSET TYPE SIDEWALK PER C.O.A. STD. DWG. #2430 (DEFERRED).

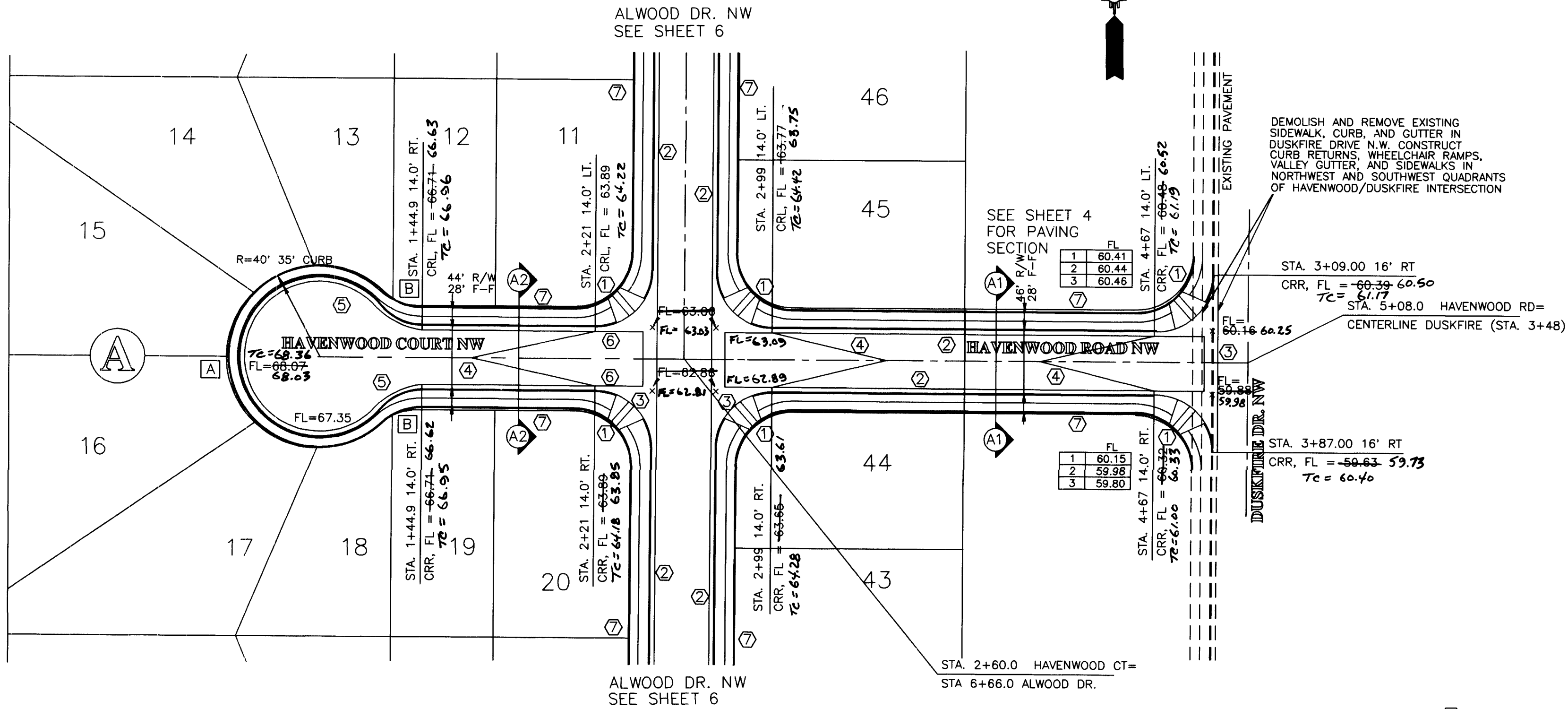


SCALES: HORIZ. : 1"=40'
VERT. : 1"= 5'

AS BUILT INFORMATION		BRANCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL			
CONTRACTOR	Supplies Materials & Labor	ACS "1-10"	LOCATED ON UNDER BLVD. OVERPASS OF I-040	DATE	DATE		DESIGNED BY JLH DATE 08/96		
STAKED BY	CH	APPROXIMATELY 222 FT. NORTH OF CENTERLINE OF I-040.						REVISIONS DESIGN	
FIELD									NO. DATE
ACCEPTANCE BY	Ray Bala								
CORRECTED BY		J. Hewitt				NO. DATE	REMARKS		
MICRO-FILM INFORMATION						NO. DATE	REVISIONS		
RECORDED BY						NO. DATE	REVISIONS		
DATE						NO. DATE	REVISIONS		

City Project No. DRB 95-287		Zone Map No. J-9	Sheet 6 of 11
No. 547081			

FACE OF CURB CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
A	267°22'54"	35.00'	163.33
B	52°50'14"	24.30'	22.41

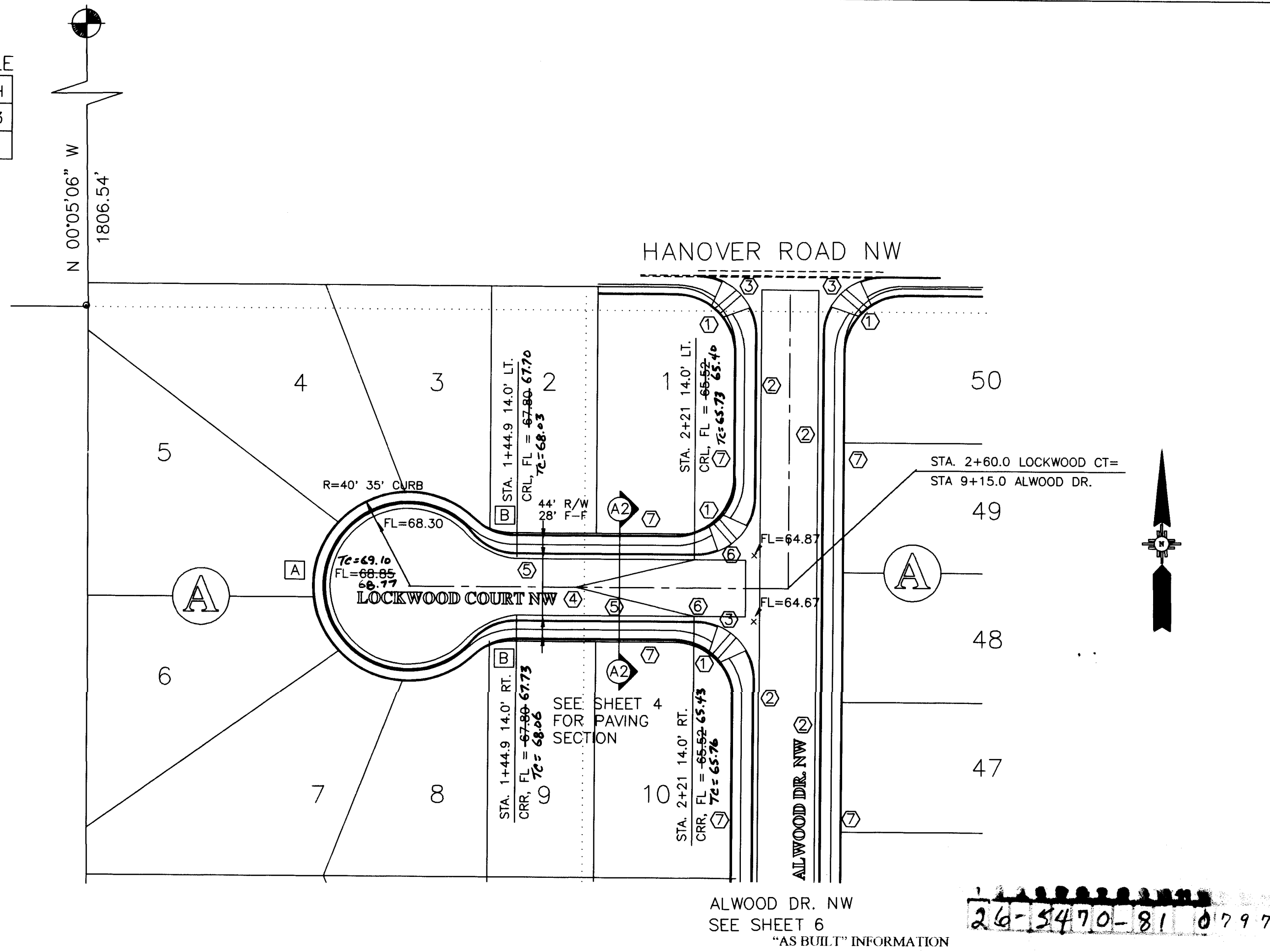


HAVENWOOD COURT & ROAD NW

TRACTS 238 & 239 TOWN OF ATRISCO GRANT AIRPORT UNIT
12/5/44 VOL. D, FOLIO 118

- KEYED NOTES
1. CONSTRUCT HANDICAP RAMPS PER COA. STD. DWG. #2441, CASE II.
 2. STD. CURB & GUTTER PER COA. STD. DWG. #2415
 3. CONSTRUCT PCC VALLEY GUTTER 6" WIDE 3/4" INVERT PER COA. STD. DWG. #2420
 4. CROWN-NO CROWN TRANSITION, 50' MIN. LENGTH.
 5. MOUNTABLE CURB & GUTTER PER COA. STD. DWG. #2415
 6. TRANSITION FROM MOUNTABLE TO STD CURB & GUTTER PER COA. STD. DWG. #2418
 7. CONSTRUCT 4' WIDE OFFSET TYPE SIDEWALK PER COA. STD. DWG. #2430 (DEFERRED)

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



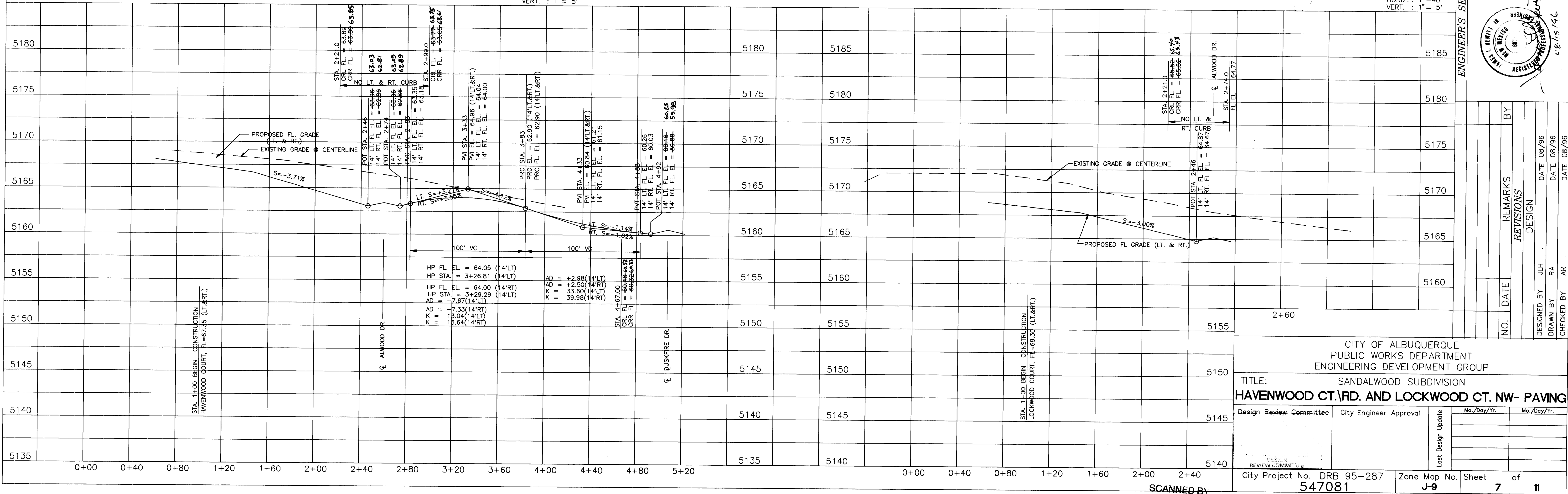
LOCKWOOD COURT NW

TRACTS 238 & 239 TOWN OF ATRISCO GRANT AIRPORT UNIT
12/05/44 VOL. D, FOLIO 118

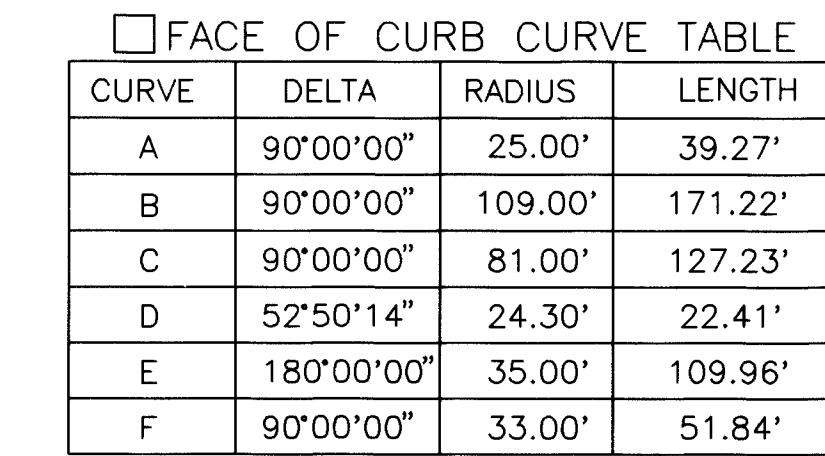
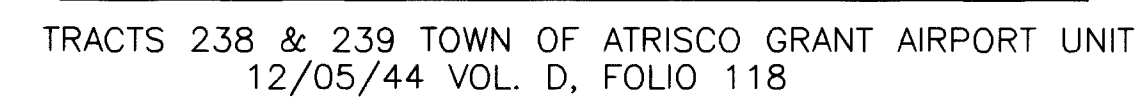
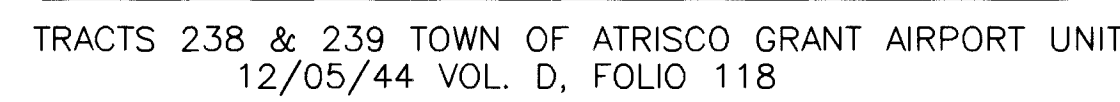
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James L. Smith, Jr., P.E. (N.M.P.E. #10000) 02/07/97
Date

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



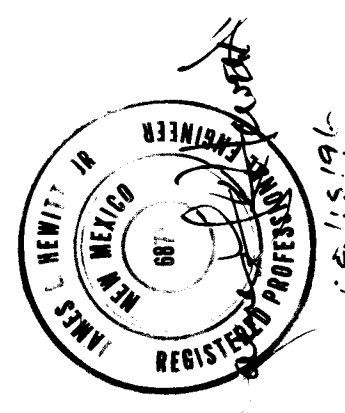
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: SANDALWOOD SUBDIVISION HAVENWOOD CT. RD. AND LOCKWOOD CT. NW- PAVING	
Design Review Committee	City Engineer Approval
Last Design Update	Mo./Day/Yr.
City Project No. DRB 95-287	Zone Map No. J-9
Sheet 7	of 11



I, the undersigned, being a Professional Engineer registered in the State of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by the City of Albuquerque, Public Works Department, Survey Section. I further certify that this information is true and correct to the best of my knowledge.

26-5470-810897

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



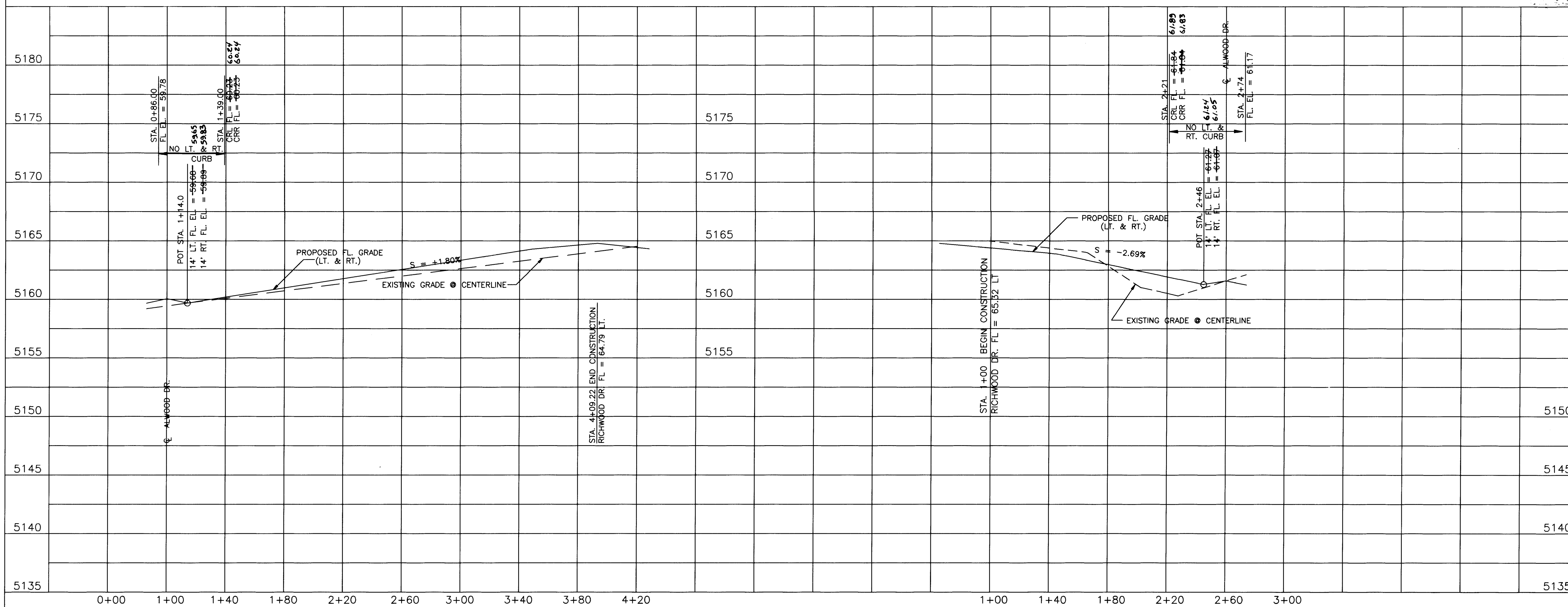
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SNADALWOOD SUBDIVISION
RICHWOOD AND TAFWOOD RD. NW - PAVING

RECEIVED

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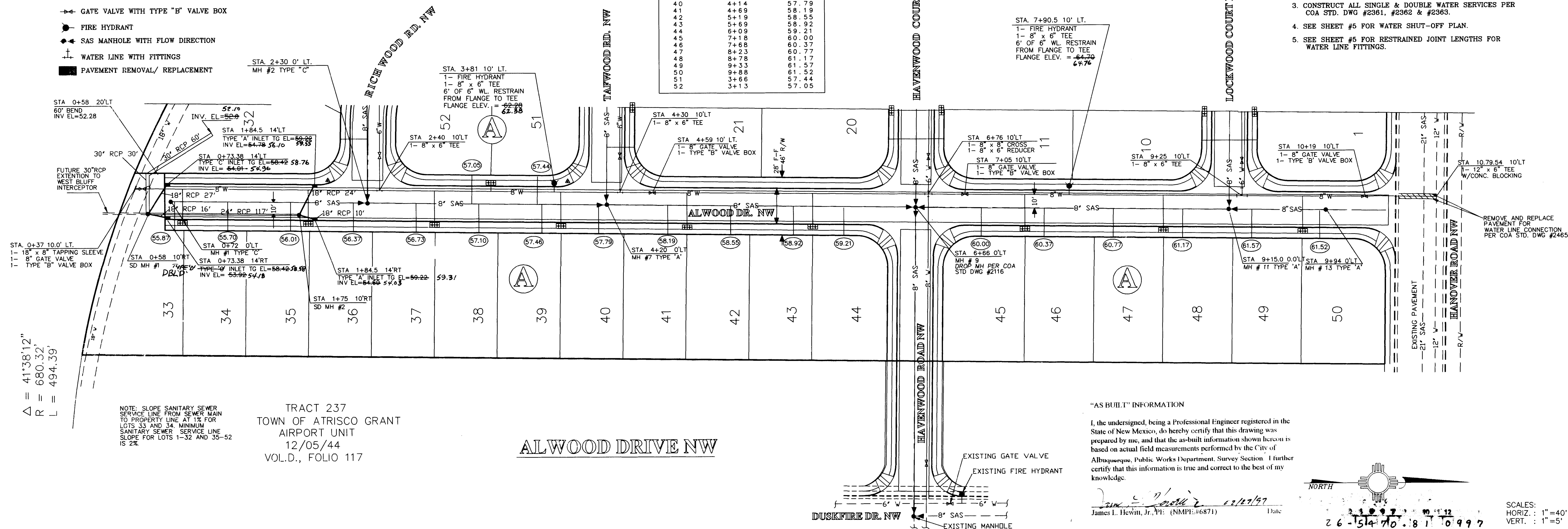
Zone Map No.	Sheet	of
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	STREET LIGHT
	SAS SERVICE LINE INVERT AT PROPERTY LINE
	SINGLE WATER METER & BOX
	DOUBLE WATER METER & BOX
	GATE VALVE WITH TYPE "B" VALVE BOX
	FIRE HYDRANT
	SAS MANHOLE WITH FLOW DIRECTION
	WATER LINE WITH FITTINGS
	PAVEMENT REMOVAL/ REPLACEMENT

ALWOOD DRIVE NW SAS SERVICE TABLE			
LOT	NO.	STATION	INV. R/W
33			55.87
34		1+19	55.70
35		1+69	56.01
36		2+19	56.77
37		2+69	56.73
38		3+19	57.10
39		3+69	57.46
40		4+19	57.79
41		4+69	58.19
42		5+19	58.55
43		5+69	58.92
44		6+09	59.21
45		7+18	60.00
46		7+68	60.37
47		8+23	60.77
48		8+78	61.17
49		9+33	61.57
50		9+88	61.52
51		3+18	54.44
52		3+13	57.05

1. CONSTRUCT SAS SERVICES PER COA STD. DWG. #2125
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD. DWG. #2340
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD. DWG #2361, #2362 & #2363.
4. SEE SHEET #5 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #5 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.



“AS BUILT” INFORMATION

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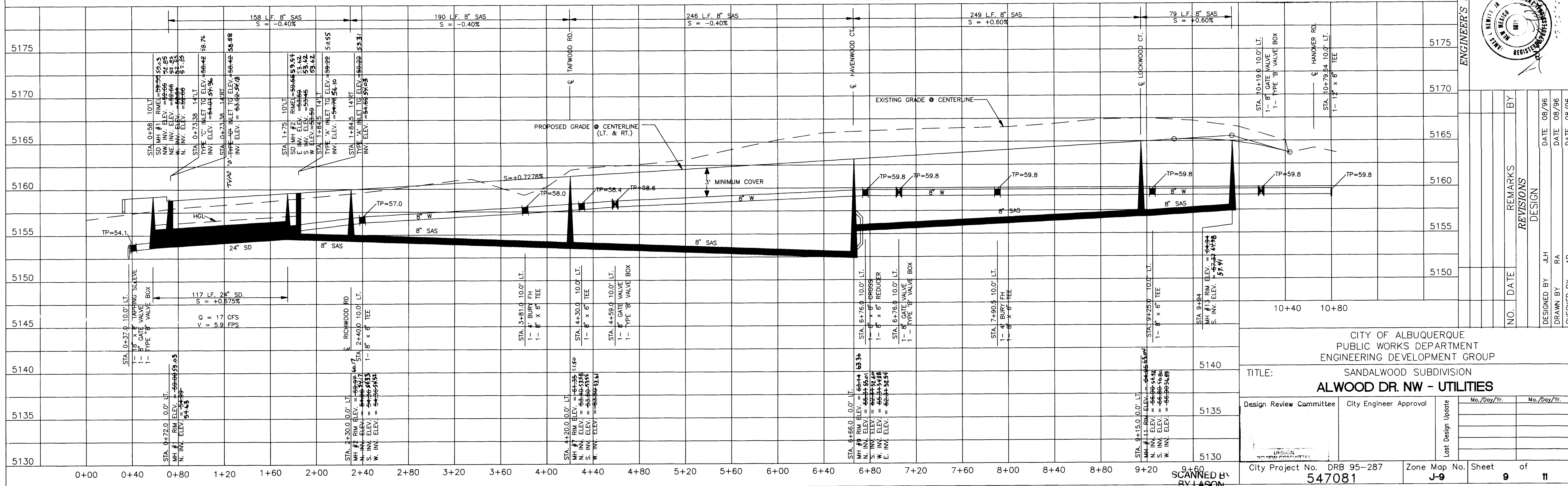
James L. Hewitt, Jr., PE (NMPE #6871) 02/27/97



 NORTH

 2 6 - 514 70 . 8 1 0 9

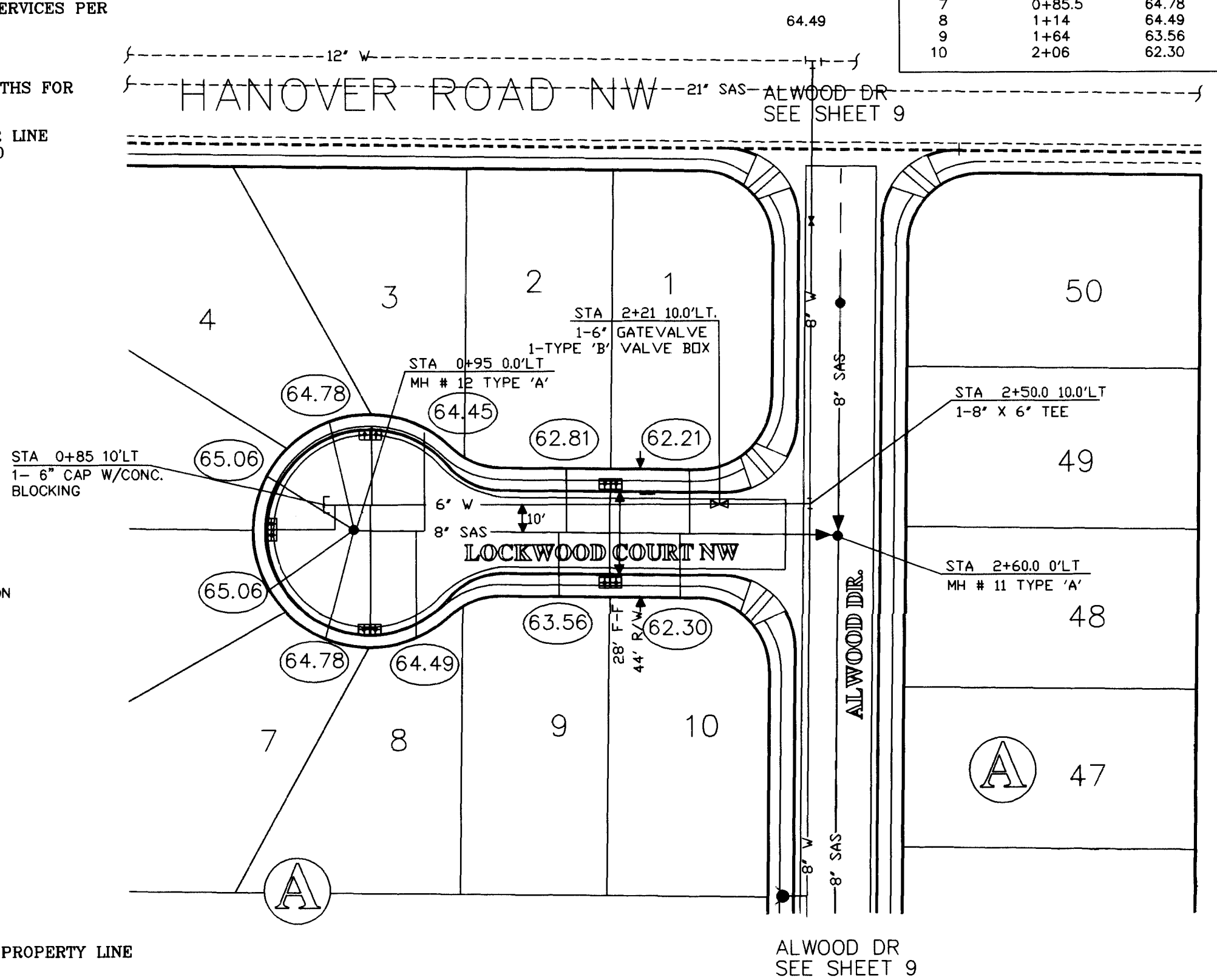
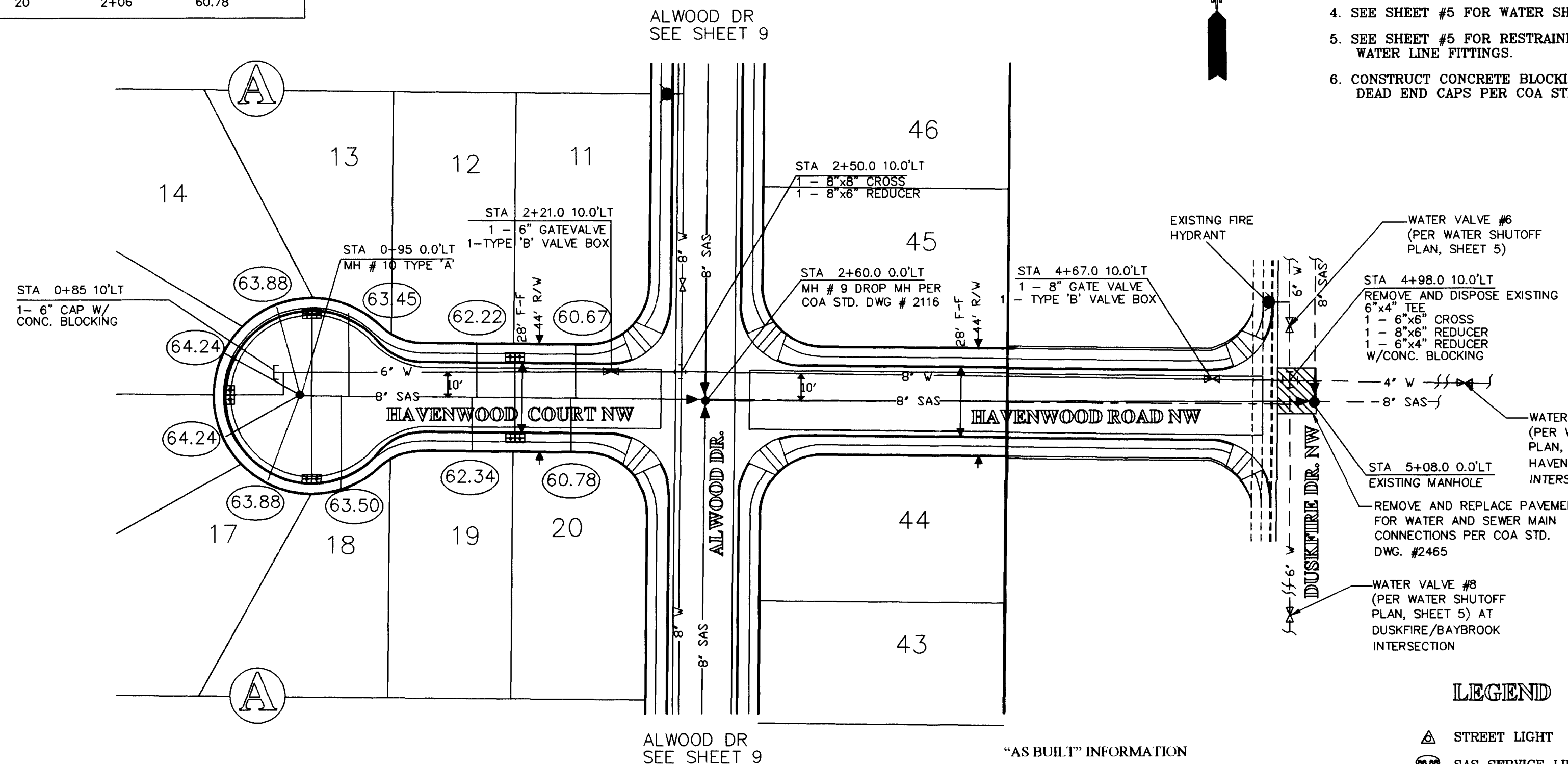
SCALES:
HORIZ. : 1"=40'
VERT. : 1"=5'



HAVENWOOD COURT NW SAS SERVICE TABLE			
LOT NO.	STATION	INV. @ R/W	
11	2+09	62.67	
12	1+67	62.22	
13	1+17	63.45	
14	0+85.5	63.88	
15	0+67.2	64.24	
16	0+67.2	64.24	
17	0+85.5	63.88	
18	1+14	63.50	
19	1+64	62.34	
20	2+06	60.78	

LOCKWOOD COURT NW SAS SERVICE TABLE			
LOT NO.	STATION	INV. @ R/W	
1	2+09	62.21	
2	1+67	62.81	
3	1+17	64.45	
4	0+85.5	64.78	
5	0+67.2	65.06	
6	0+67.2	65.06	
7	0+85.5	64.78	
8	1+14	64.49	
9	1+64	63.56	
10	2+06	62.30	

- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD. DWG. #2125
 2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD. DWG. #2340
 3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD. DWG. #2361, #2362 & #2363.
 4. SEE SHEET #5 FOR WATER SHUT-OFF PLAN.
 5. SEE SHEET #5 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 6. CONSTRUCT CONCRETE BLOCKING FOR WATER LINE DEAD END CAPS PER COA STD. DWG. # 2320



HAVENWOOD COURT & ROAD NW

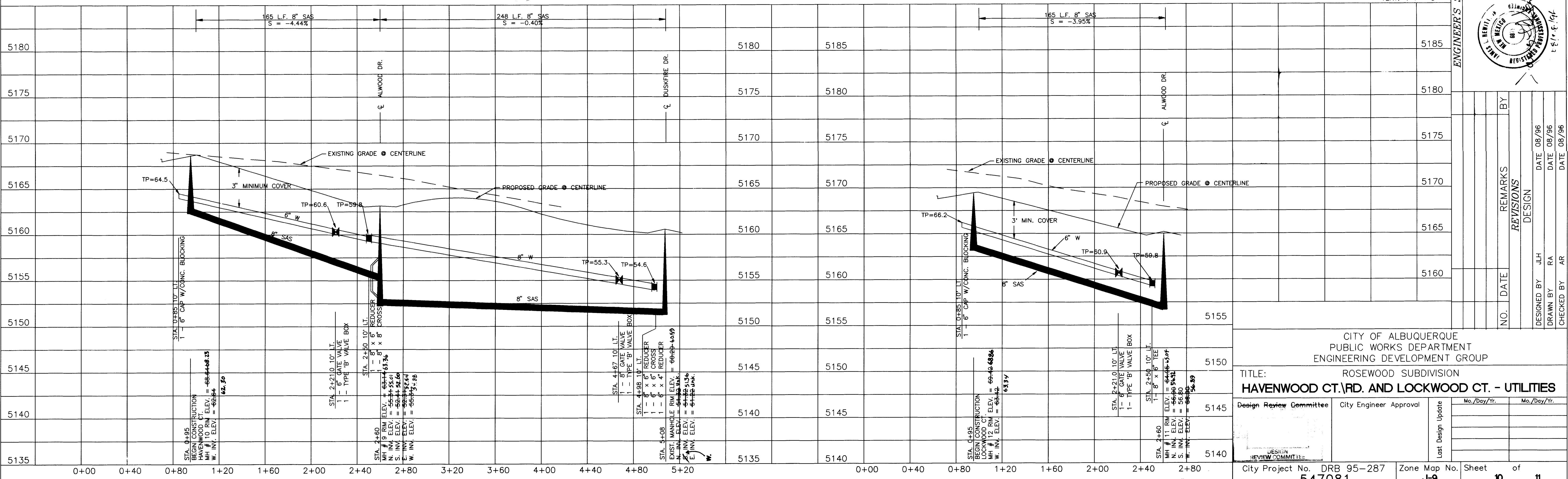
LOCKWOOD COURT NW

"AS BUILT" INFORMATION

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James L. Hewitt, Jr., P.E. Date: 02/27/97
 (NMPE #6871)

- LEGEND**
- STREET LIGHT
 - SAS SERVICE LINE INVERT AT PROPERTY LINE
 - SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE WITH TYPE "B" VALVE BOX
 - FIRE HYDRANT
 - SAS MANHOLE WITH FLOW DIRECTION
 - WATER LINE WITH FITTINGS
 - PAVEMENT REMOVAL/REPLACEMENT

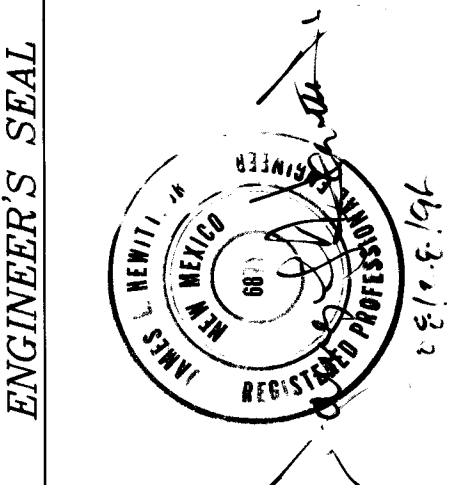


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ROSEWOOD SUBDIVISION
HAVENWOOD CT. RD. AND LOCKWOOD CT. - UTILITIES

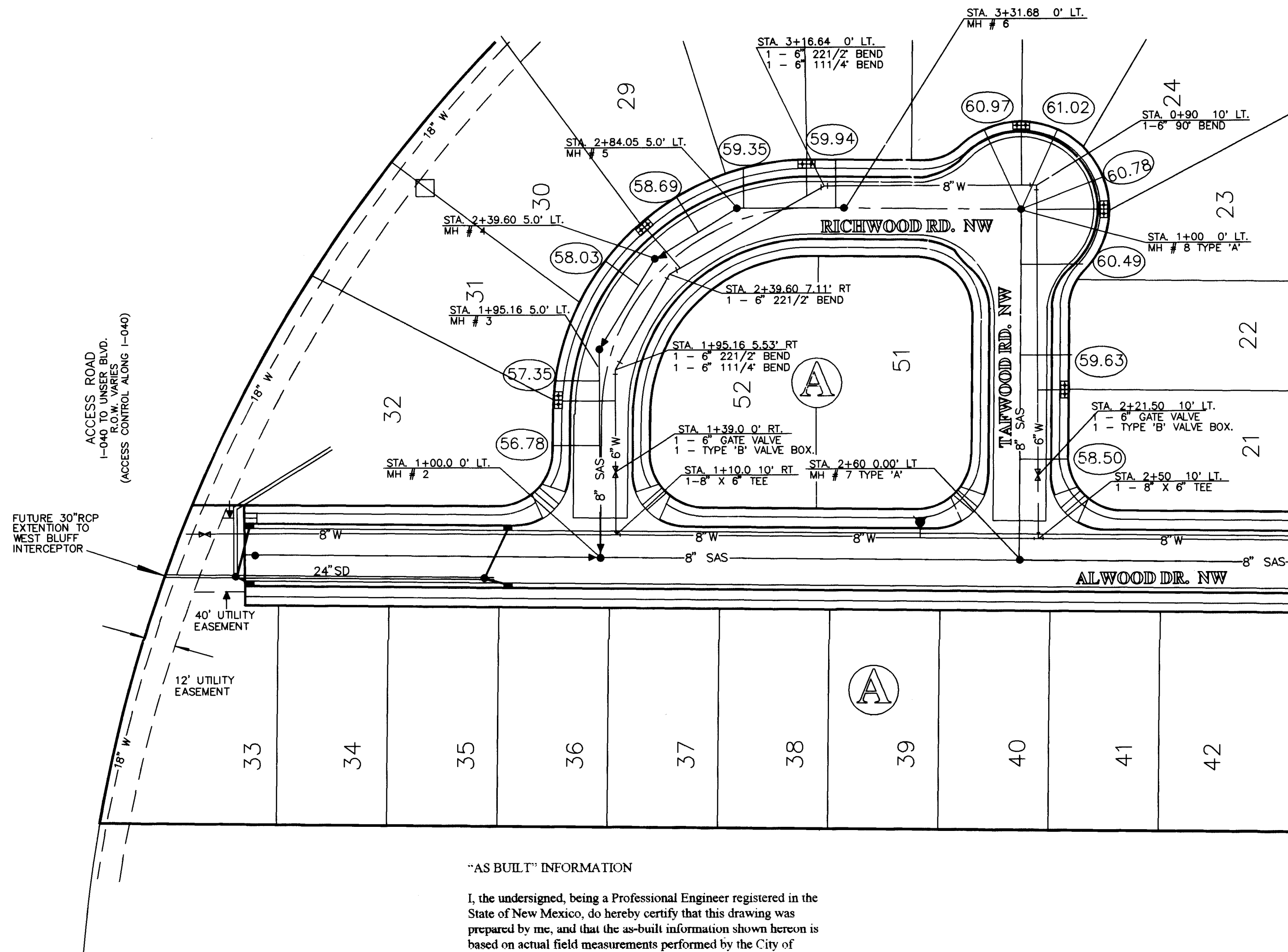
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. DRB 95-287 Zone Map No. J-9 Sheet 10 of 11



LEGEND

- SAS SERVICE LINE INVERT AT PROPERTY LINE
- SINGLE WATER METER & BOX
- ▢ DOUBLE WATER METER & BOX
- ⋈ GATE VALVE WITH TYPE "B" VALVE BOX
- FIRE HYDRANT
- ⬤ SAS MANHOLE WITH FLOW DIRECTION
- ⊥ WATER LINE WITH FITTINGS



"AS BUILT" INFORMATION

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James L. Hewitt, Jr., PE (NMPE #6871) Date 02/27/97

TAFWOOD RD. NW

TAFWOOD ROAD NW SAS SERVICE TABLE			
LOT NO.	STATION	INV. @ R/W	
21	2+09	58.50	
22	1+67	59.63	
23	1+17	60.49	
24	0+85.5	60.78	
25	0+67.2	61.02	

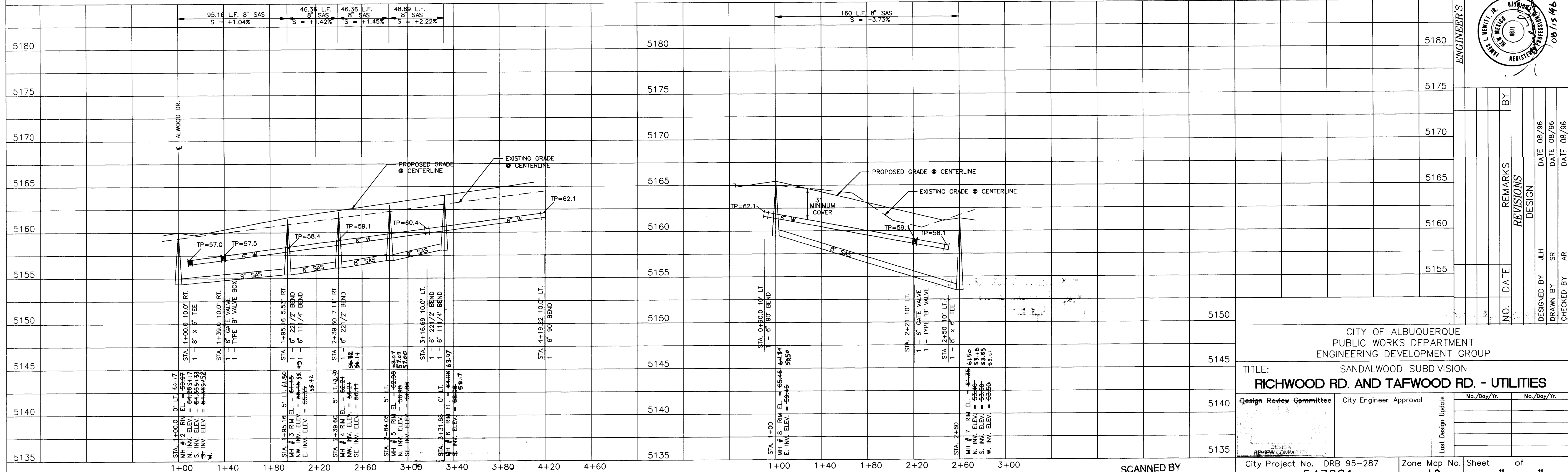
RICHWOOD ROAD NW SAS SERVICE TABLE			
LOT NO.	STATION	INV. @ R/W	
26	3+94.68	60.97	
27	3+26.68	59.94	
28	2+93.76	59.35	
29	2+56.99	58.69	
30	2+20.22	59.03	
31	1+82.63	57.35	
32	1+51.00	56.78	

GENERAL NOTES

1. CONSTRUCTION SAS SERVICES PER COA STD. DWG. #2125
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD. DWG. #2340
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD. DWG. #2362 & #2363.
4. SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

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

RICHWOOD ROAD N.W.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: SANDALWOOD SUBDIVISION RICHWOOD RD. AND TAFWOOD RD. - UTILITIES	
Design Review Committee	City Engineer Approval
Last Design Update	No./Day/Yr.
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

City Project No. DRB 95-287
Zone Map No. J-9
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