

PLANS FOR CONSTRUCTION OF

WESTERN VIEW SUBDIVISION

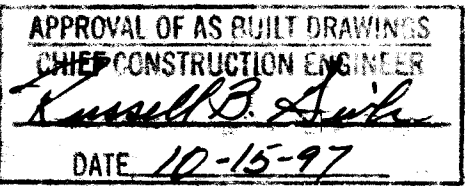
AUGUST, 1996

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THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

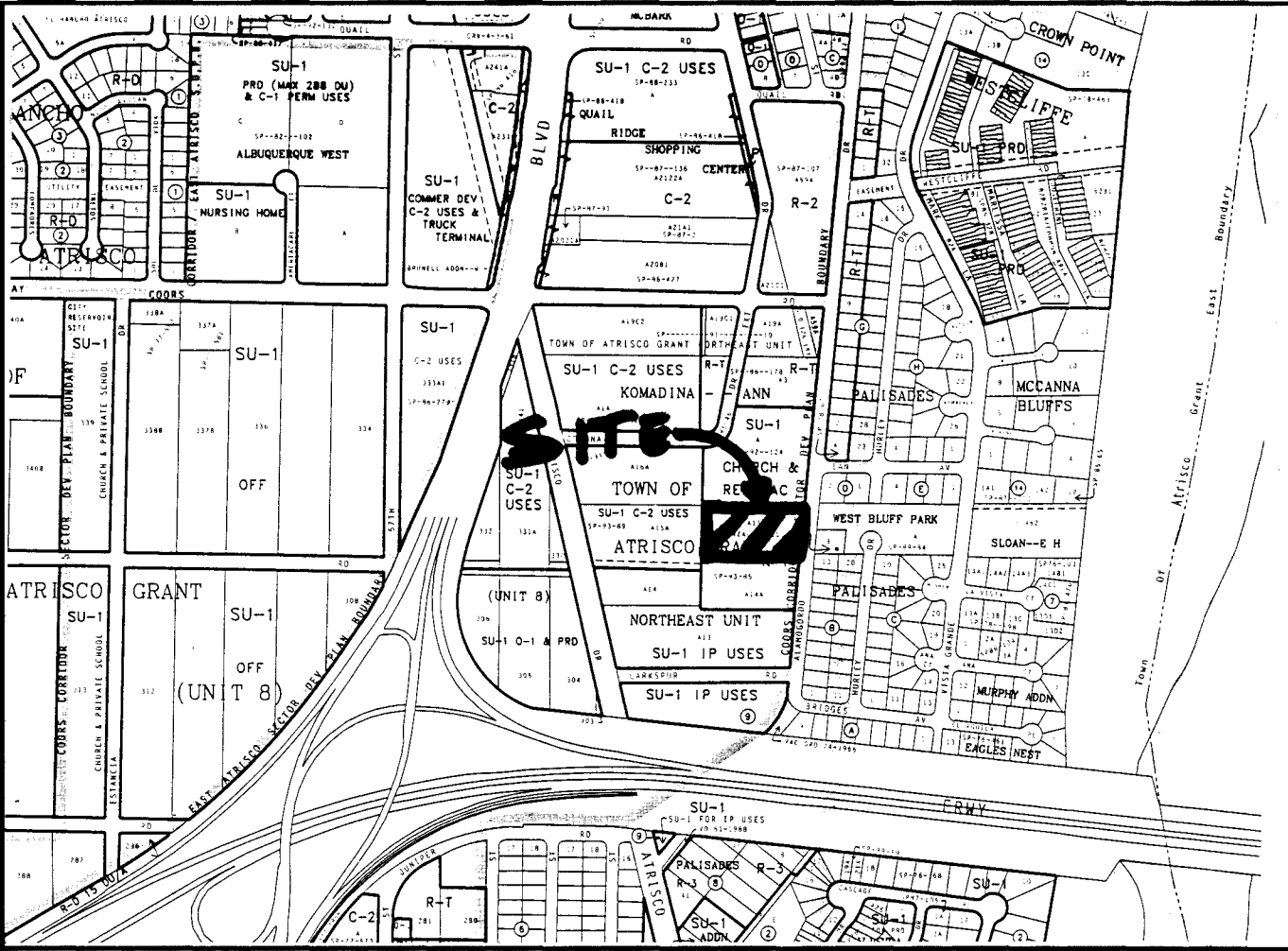
ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS INSTRUMENT ARE OWNED BY AND THE PROPERTY OF BRASHER & LORENZ, INC., AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF BRASHER & LORENZ, INC.



SCANNED BY
BY LASON

26-5509.81 0197

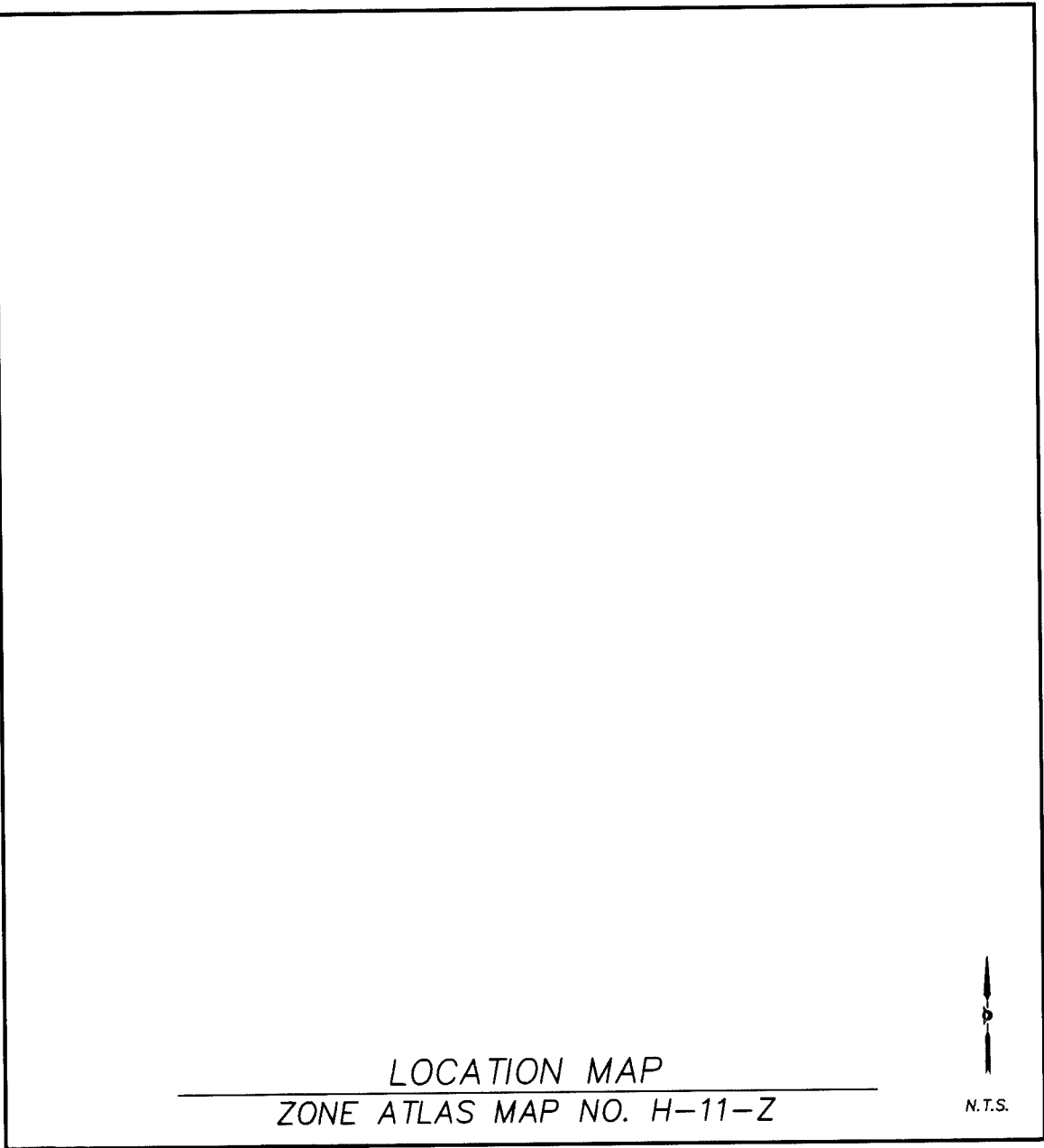
DRB CASE NO. 96-111



VICINITY MAP: H-II SCALE: 1"=750'

- GENERAL NOTES:
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HERE ON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986" (COA STDN). THROUGH UPDATE NO 6.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
 - 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 UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL INFORM HIMSELF 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 HIS 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.
 - THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS". THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
 - REFERENCE MADE TO STANDARD DRAWINGS REFER TO ALBUQUERQUE STANDARD DRAWINGS.
 - ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.
 - WATERLINE CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STD. DWG. 2301.
 - WATER METERS ARE TO BE INSTALLED AT ALL SERVICES IN ACCORDANCE WITH CITY STD. DWG. 2362 AND 2363.
 - ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY OF ALBUQUERQUE AND PREPARED BY BRASHER & LORENZ, INC.
 - AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF HIS CONSTRUCTION, IF OVERHEAD UTILITY LINES SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES, AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15' (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
 - 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. THE CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY THE CONTRACTOR TO LOCATION, AND IN KIND AS EXISTING OR AS INDICATED ON THE PLANSET.
 - ANY WORK OCCURRING IN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****		
		DRC Chairman		<i>Bill G. Brasher</i>		11-25-96		APPROVED FOR CONSTRUCTION		
		Transportation		<i>John G. Brasher</i>		11-14-96				
		Water/Wastewater		<i>John G. Brasher</i>		9-16-96				
		Hydrology		<i>John G. Brasher</i>		10-24-96				
		Parks		<i>John G. Brasher</i>						
Constr. Mngmt.										
CITY PROJECT NO. 5509 81								SHEET 1 OF 9		



SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 1.932 ACRES±
ZONE ATLAS INDEX NO: H-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 24
MILES OF FULL-WIDTH STREETS CREATED: 0.068
DATE OF SURVEY: FEBRUARY 12, 1996 AND MARCH 28, 1996

NOTES:

- MISC. DATA: ZONING SU-1
- BEARINGS SHOWN ARE GRID BEARINGS.
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 11, TOWN OF ATRISCO GRANT, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING TRACTS INTO TWENTY FOUR NEW LOTS, DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 96080511200285.
- "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO WESTERN VIEW SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACT A-15 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, 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 VOLUME D, FOLIO 118, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993" FROM WHENCE A TIE TO ACS MONUMENT "11-H11" BEARS N 75°52'45" W, A DISTANCE OF 1014.84 FEET;

THENCE FROM SAID BEGINNING POINT S 89°49'35" E, A DISTANCE OF 417.87 FEET TO THE NORTHEAST CORNER OF SAID TRACT LYING ON THE WEST RIGHT OF WAY LINE OF ALAMOGORDO DRIVE, N.W., BEING MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 05°12'45" W, A DISTANCE OF 206.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "LS 6446";

THENCE LEAVING SAID RIGHT OF WAY LINE N 89°51'01" W, A DISTANCE OF 401.64 FEET TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A FOUND NUMBER 4 REBAR FROM WHENCE A TIE TO ACS MONUMENT "1-40-18" BEARS S 59°07'43" W, A DISTANCE OF 1995.09 FEET;

THENCE FROM SAID SOUTHWEST CORNER N 00°41'46" E, A DISTANCE OF 205.51 FEET TO THE POINT OF BEGINNING CONTAINING 1.932 ACRES MORE OR LESS, NOW COMPRISING LOTS 1 THROUGH 24, WESTERN VIEW SUBDIVISION.

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES 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 SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- U.S. WEST FOR THE 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 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.

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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES, AND OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. EASEMENTS GRANTED AS SHOWN HEREON.

FRED N. SEELEY DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1996 BY FRED N. SEELEY.

BY _____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

PLAT OF
LOTS 1 THRU 24
WESTERN VIEW SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 1996

APPROVALS

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
DESIGN AND DEVELOPMENT, CIP	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
U.S. WEST COMMUNICATIONS	DATE
JONES INTERCABLE, INC.	DATE

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

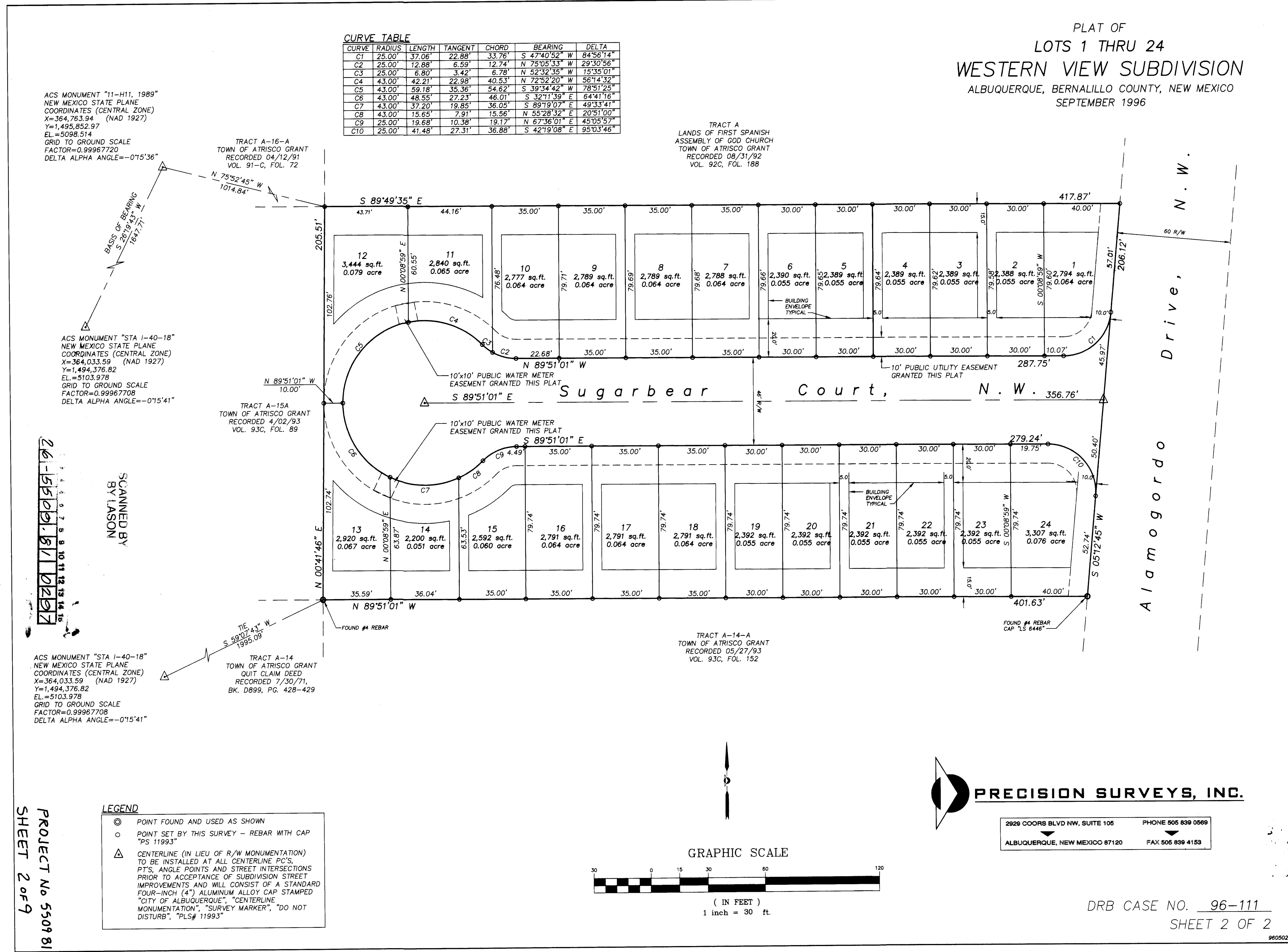
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

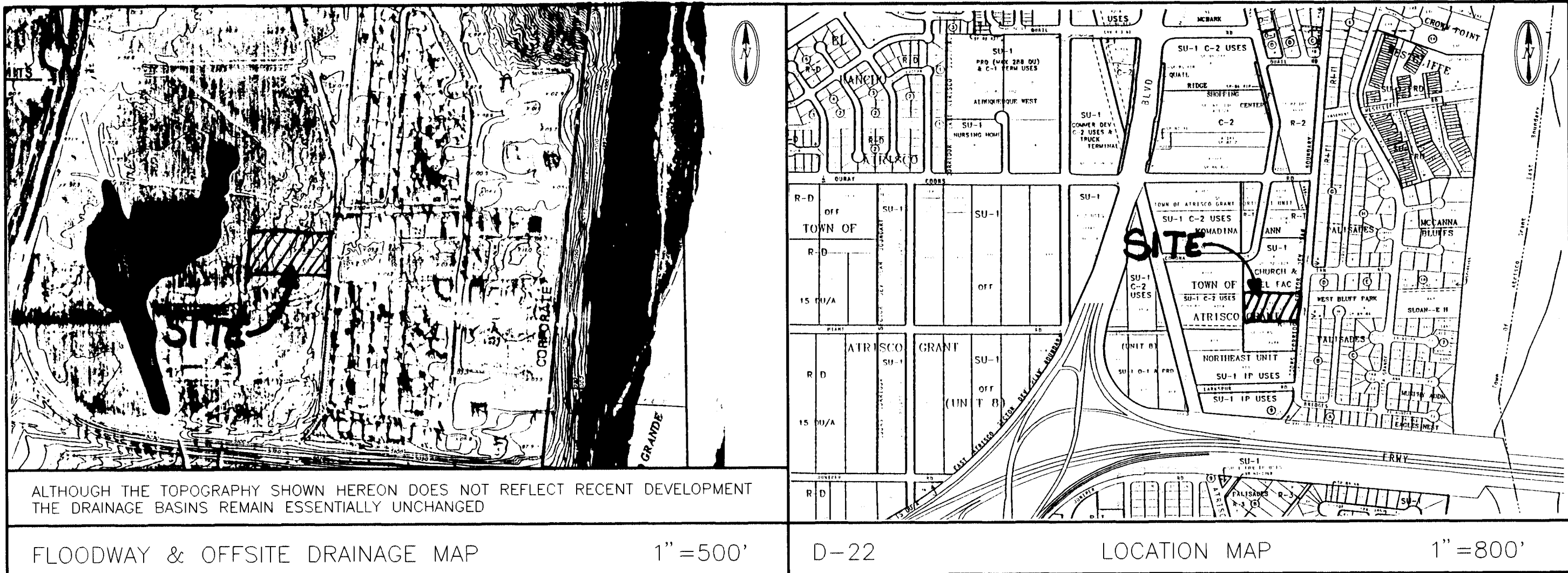
PRECISION SURVEYS, INC.

2929 COORS BLVD NW, SUITE 105 PHONE 505 839 0569
ALBUQUERQUE, NEW MEXICO 87120 FAX 505 839 4153

DRB CASE NO. 96-111
SHEET 1 OF 2

960502P

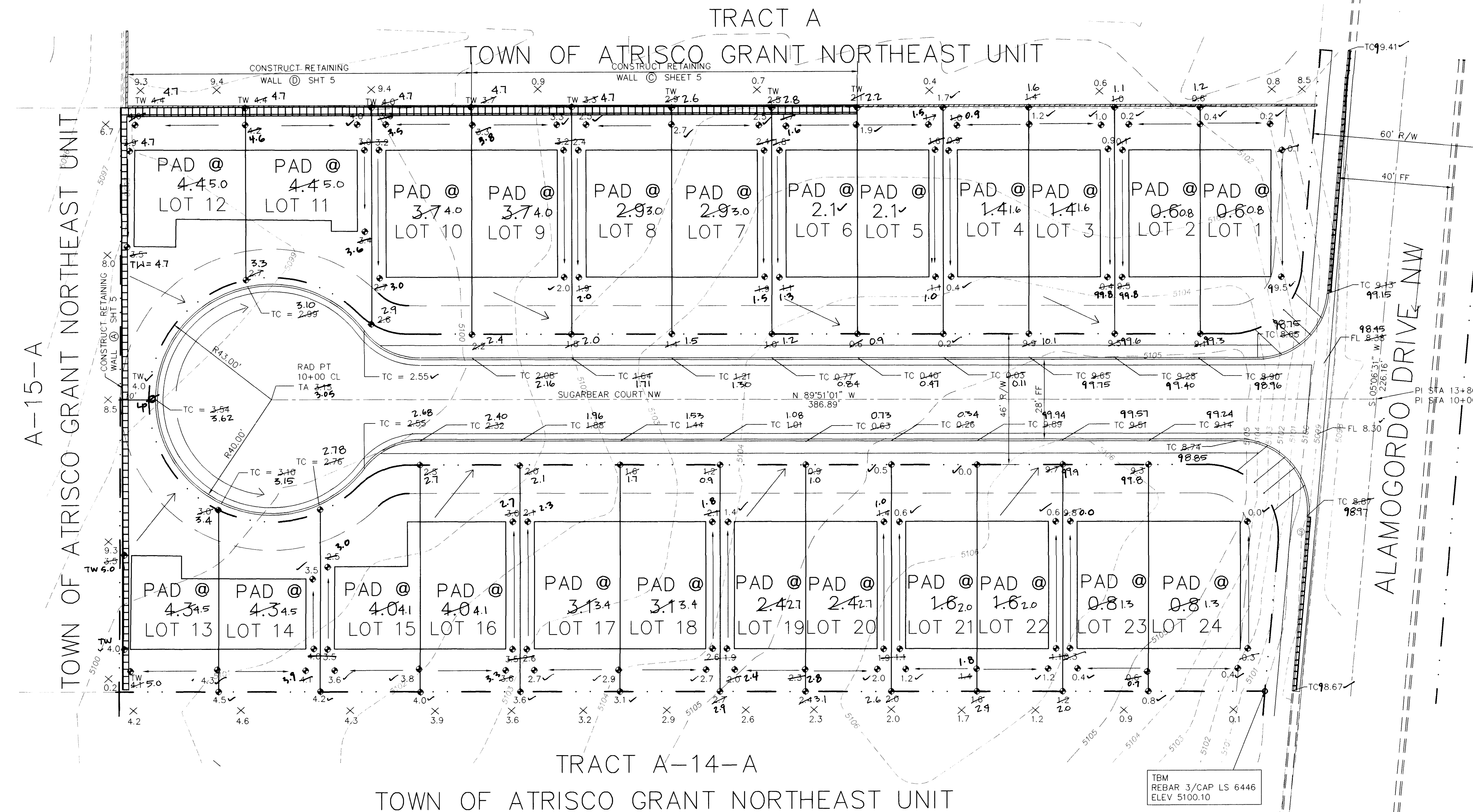
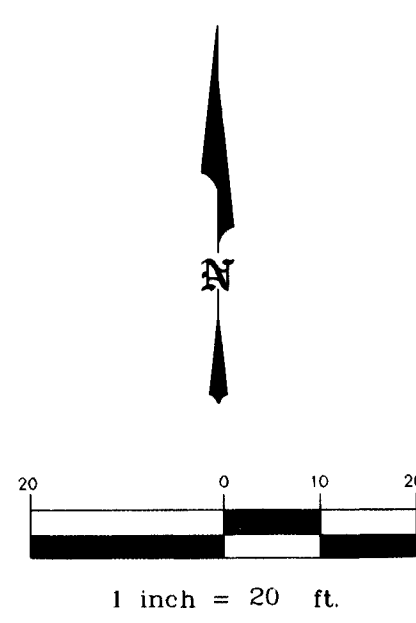
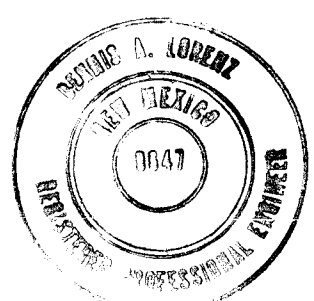




ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer in the State of New Mexico, do hereby certify that this drawing was prepared by me or under my supervision, and that the as-built information shown hereon is based on actual field measurements and inspections performed by Brasher & Lorenz, Inc. I further certify that the as-built condition of the site is in substantial compliance with the approved Grading and Drainage Plan prepared by Brasher & Lorenz, Inc., dated 10-4-96.

Dennis A. Lorenz, NMPE 9647 Date 10-10-97



LEGEND

- 6001 EXISTING CONTOUR ELEVATION
- 02.5 X EXISTING SPOT ELEVATION
- 01 PROPOSED CONTOUR ELEVATION
- 01.5 PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- RETAINING WALL
- STANDARD CURB
- MOUNTABLE CURB
- GARDEN WALL
- AS-BUILT SPOT ELEV.
- VERIFIED SPOT ELEV.

PROPERTY ADDRESS

Alamogordo Drive, N.W.

LEGAL DESCRIPTION

Tract A-15-A, Town of Atrisco Grant

PROJECT BENCHMARK

TBM: SE property corner, a 1/2" rebar with cap marked LS 6446. Elevation 5100.10 feet

SURVEY

Topographic and Field Measurement by Precision Surveys, Dated April 1996



BRASHER & LORENZ, INC.
Consulting Engineers
4425 Juan Tabo Blvd., NE Suite 202
Albuquerque, New Mexico 87111
Ph: 505-296-0422 Fax: 505-296-0466

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WESTERN VIEW SUBDIVISION
GRADING & DRAINAGE PLAN

City Project No.	Zone Map No.	Sheet	Of
5509.81	H-11	3	9

26-5509.81 0307

GRADING AND DRAINAGE PLAN

DRAINAGE PLAN NOTES

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Grading and Drainage Plan defines the drainage management criteria that will control developed runoff from the project site. The property is to be developed as a 24 lot residential subdivision, with associated paving, landscaping, utility, grading, and drainage improvements.

EXISTING CONDITIONS

The project site is approximately 1.9 acres in size, and is located on Alamogordo Drive NW, north of Larkspur Road NW. The site is described as Tract A-15, Town of Atrisco Grant, Northeast Unit. The site is bounded by Alamogordo Drive on the east, the Western Estates Subdivision(presently under construction) on the south, Tract A-14 and Tract A-15-A on the west, and the Aposento Alto Praise Chapel on the north. Presently the site is undeveloped. Site topography slopes from east to west at approximately 3%. The site is sparsely covered with native vegetation. Alamogordo Drive is fully improved with curb and gutter, sidewalk and asphalt pavement. No off-site flows impact the site.

On-site, flows are divided by a ridge which bisects the east and west portions of the site. Approximately half of the site drains, as sheet flow, west into Tracts A-14 and A-15-A. The remaining half of the site drains, as sheet flow, east into Alamogordo Drive, then south in Alamogordo Drive and outfalls into the West Bluff System. As shown by the attached Floodway Panel, this site does not lie within a flood hazard zone.

DEVELOPED CONDITIONS

As shown by the Plan, the project consists of the development of the property into a 24 lot residential subdivision. The Plan shows the contours and elevations required to properly grade and construct the required improvements. The direction of drainage flows are given by flow arrows and the project hydrology is tabulated for both existing and developed conditions.

All drainage flows will be managed on-site and discharge to Alamogordo NW, where it will convey runoff south to the West Bluff System.

DOWNSTREAM CAPACITY

Developed runoff from the project site will be conveyed by existing downstream improvements to the West Bluff Outfall. The downstream improvements consist of Alamogordo NW and an existing channel which drains to the West Bluff Outfall. As determined by the Grading and Drainage Plan for Western Estates Subdivision (H-11/D51), prepared by this office, downstream improvements are required by this project. As established by the above plan, Western Estates Subdivision will provide improvements to the channel inlet structure and the West Bluff inlet structure. These improvements are currently under construction (City Project 5369.90). Further development in the contributing basin is required to improve the existing channel to provide additional sidewall height required to confine developed flow within the channel. Western View Subdivision will reconstruct the channel as required.

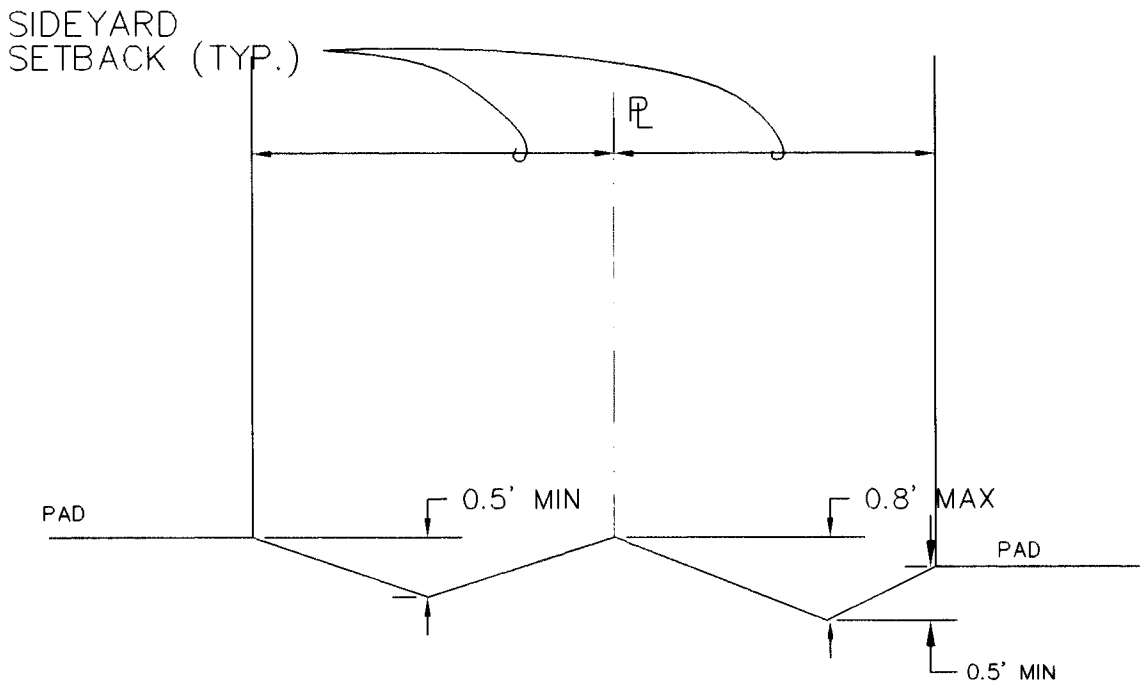
EROSION CONTROL

Temporary erosion control will be required along the project boundaries during construction to prevent the discharge of sediment into the public street system and adjoining private property. The contractor should construct a ditch dike system (see Detail "A") along the property lines to effectively retain all runoff generated by the project. Care should be taken to provide ponding areas at the site perimeter, away from the buildings.

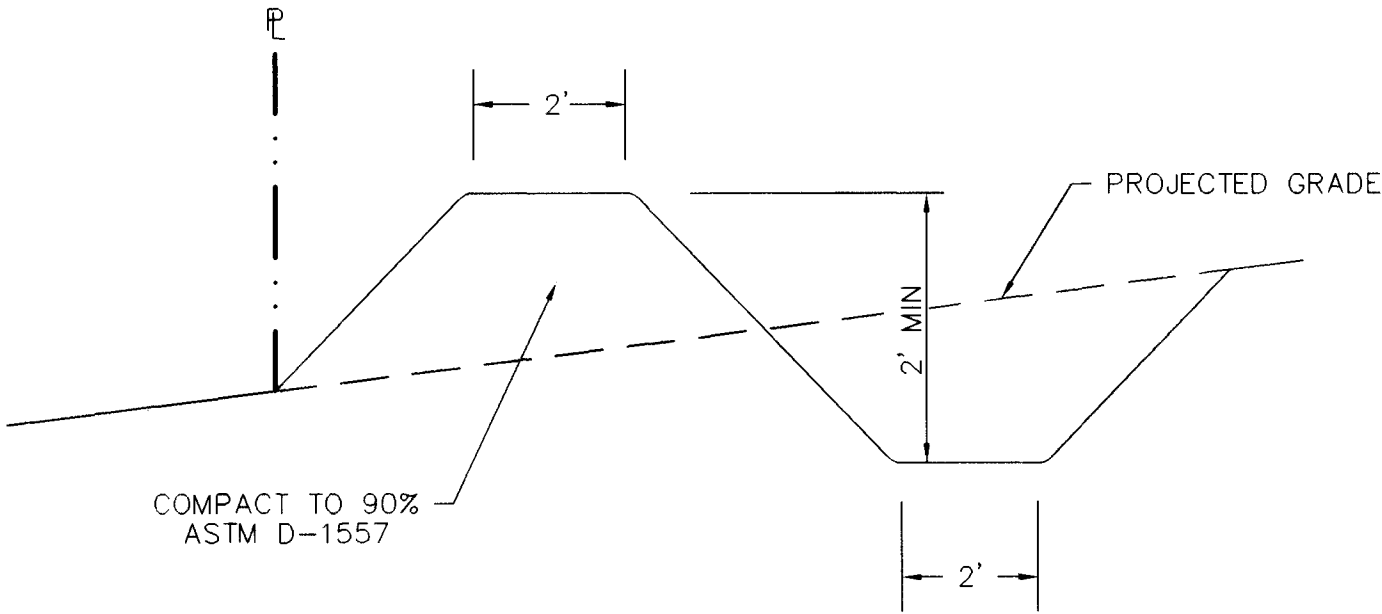
CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is calculated using the AHYMO computer program per "Section 22.2, Part C, DPM, Vol 2" Dated January 1993.

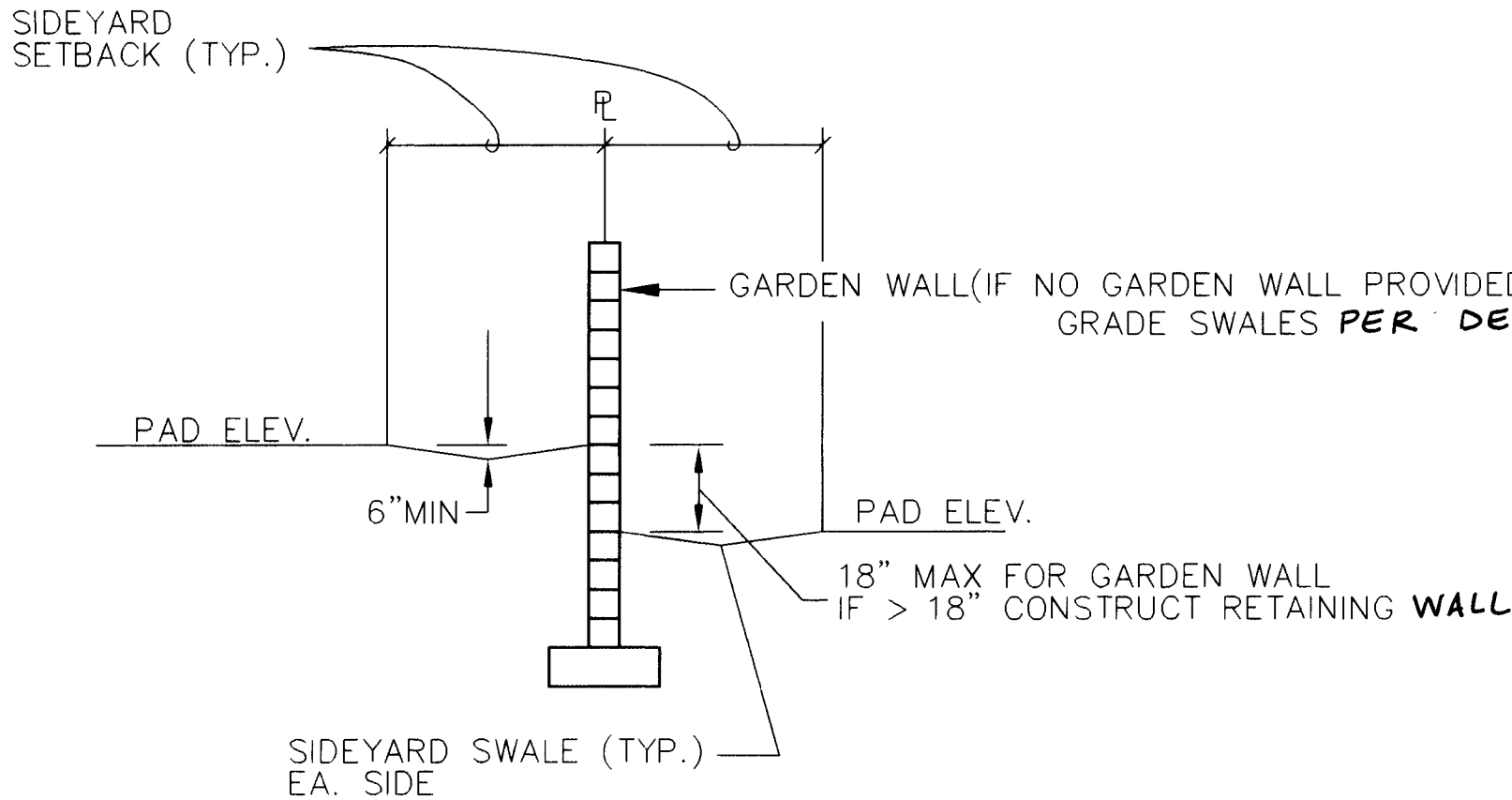
HYDROLOGY -- HYMO								
Precipitation Zone 1			P360 = 2.20 inches					
BASIN	AREA	Aa	Ab	Ac	Ad	E	Q100	VOL100
	acres	acres	acres	acres	acres	inches	cfs	af
EXISTING CONDITION:								
SITE	1.93	1.93				0.44	2.5	0.0708
A	12.60	0.00	3.15	3.15	6.30	1.40	43.0	1.4700
B	5.90	0.00	1.48	1.48	2.94	1.40	20.1	0.6883
DEVELOPED CONDITION:								
SITE	1.93	0.00	0.29	0.24	1.40	1.65	7.4	0.2654
A	12.60	0.00	3.15	3.15	6.30	1.40	43.0	1.4700
B	5.90	0.00	1.48	1.48	2.94	1.40	20.1	0.6883



SIDEYARD SWALE W/O GARDEN WALL (A/4)
NTS



TEMPORARY EROSION CONTROL BERM DETAIL (B/4)
NTS



SIDEYARD SWALE WITH GARDEN WALL (C/4)
NTS

FOR INFORMATION ONLY

N.I.C.

SCANNED BY LASON

20-5369.81 0497

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- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.

AS BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION

ENGINEER'S SEAL

CONTRACTOR	DATE
STARTED BY	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

A 1-3/4" ALUMINUM DISK STAMPED	
"ACS BM, 9-H11" EPOXY TO THE TOP OF THE CONCRETE BASE OF THE FIRST GALVANIZED STEEL POWER POLE EAST OF COORS RD. 0.1 MILE NORTH OF OURAY RD NW ON THE WEST SIDE OF THE POLE. ELEVATION 5101.386.	

FIELD NOTES	DATE
NO.	BY



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
DESIGNED BY	D.A.L.	DATE	5-13-96
DRAWN BY	D.D.E.	DATE	5-13-96
CHECKED BY	D.A.L.	DATE	5-13-96

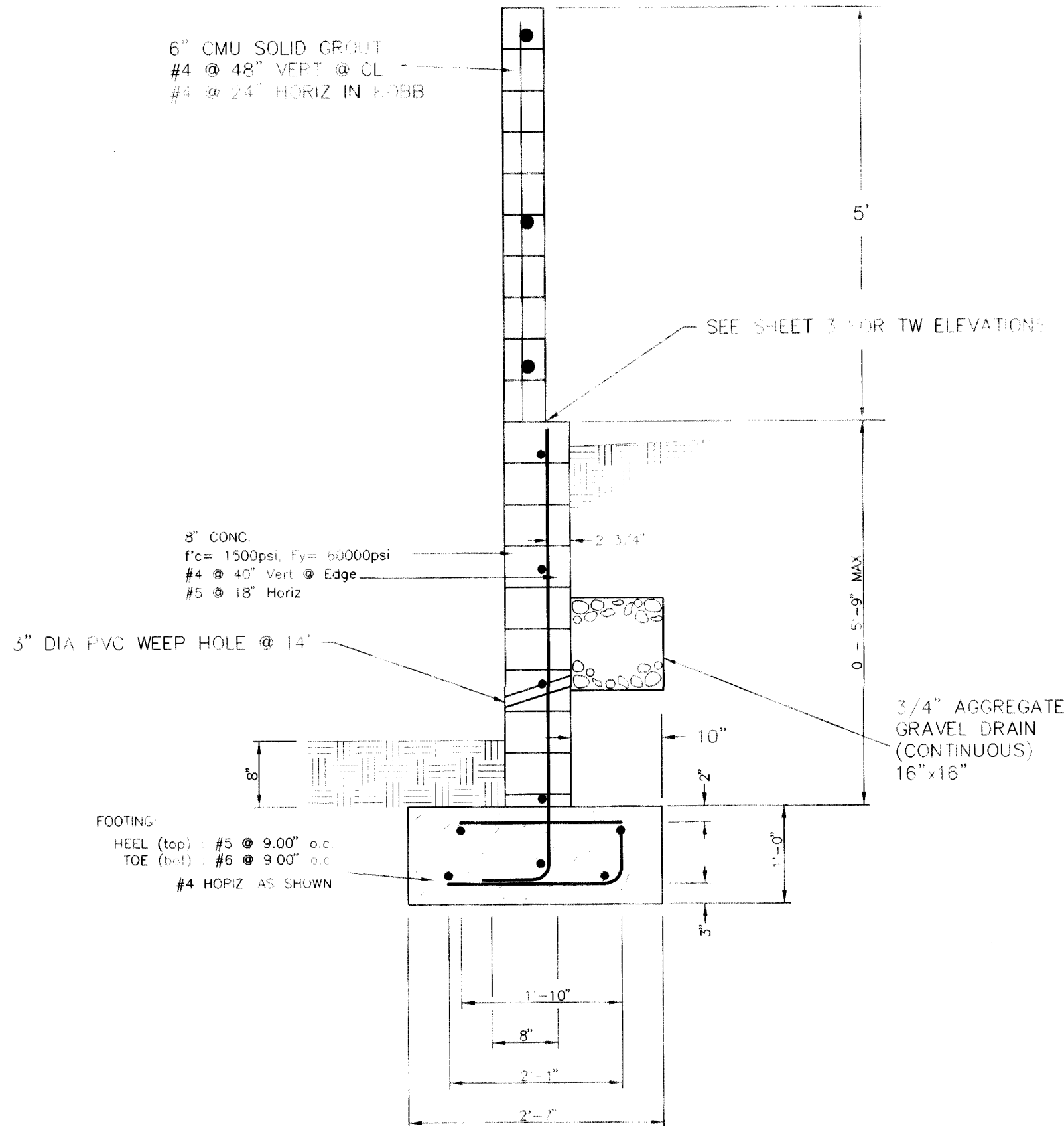
BLI BRASHER & LORENZ, INC.
Consulting Engineers
4425 Juan Tabo Blvd. NE Suite 202
Albuquerque, New Mexico 87111
Ph: 505-296-0422 Fax: 505-296-0466

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: WESTERN VIEW ESTATES DETAIL SHEET			
	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 5509 81	Zone Map No. H-11	Sheet 4	Of 9

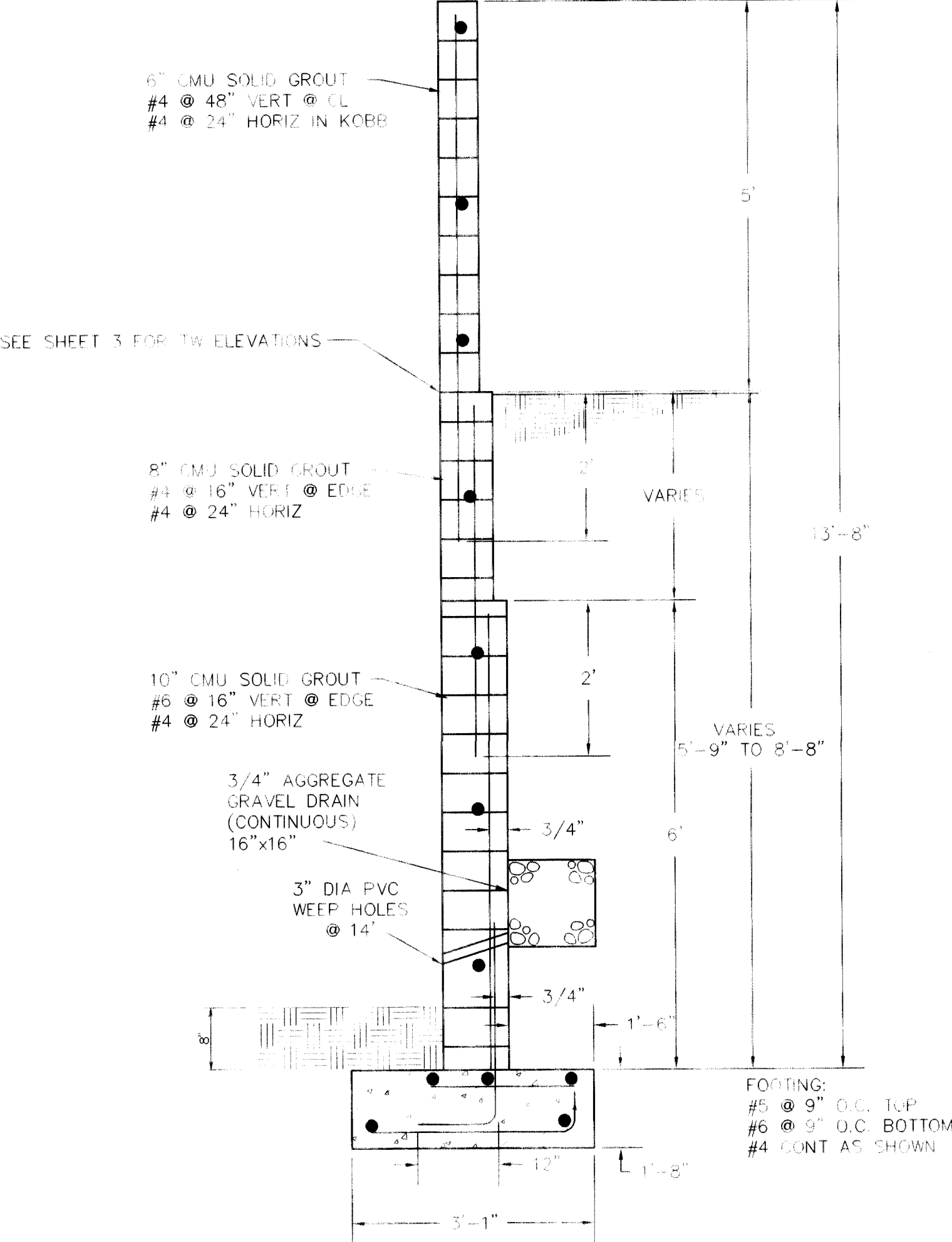
RETAINING WALL NOTES:

- All cells shall be completely filled with concrete.
- All walls are designed based on special inspection per UBC and assumes garden wall heights are not to exceed 5 feet.
- Contractor shall submit to owner results of masonry test prisms built and tested per UBC STD 24-26, UBC SEC 2405.
- Footings and base shall be compacted to 95% modified proctor per ASTM D-1557.
- 1/2" felt expansion joints shall be installed at 30 foot on center and at section changes.
- All masonry shall be laid in running bond only.
- All masonry surfaces to be backfilled shall be coated with emulsified asphalt.
- Walls are designed assuming the following:

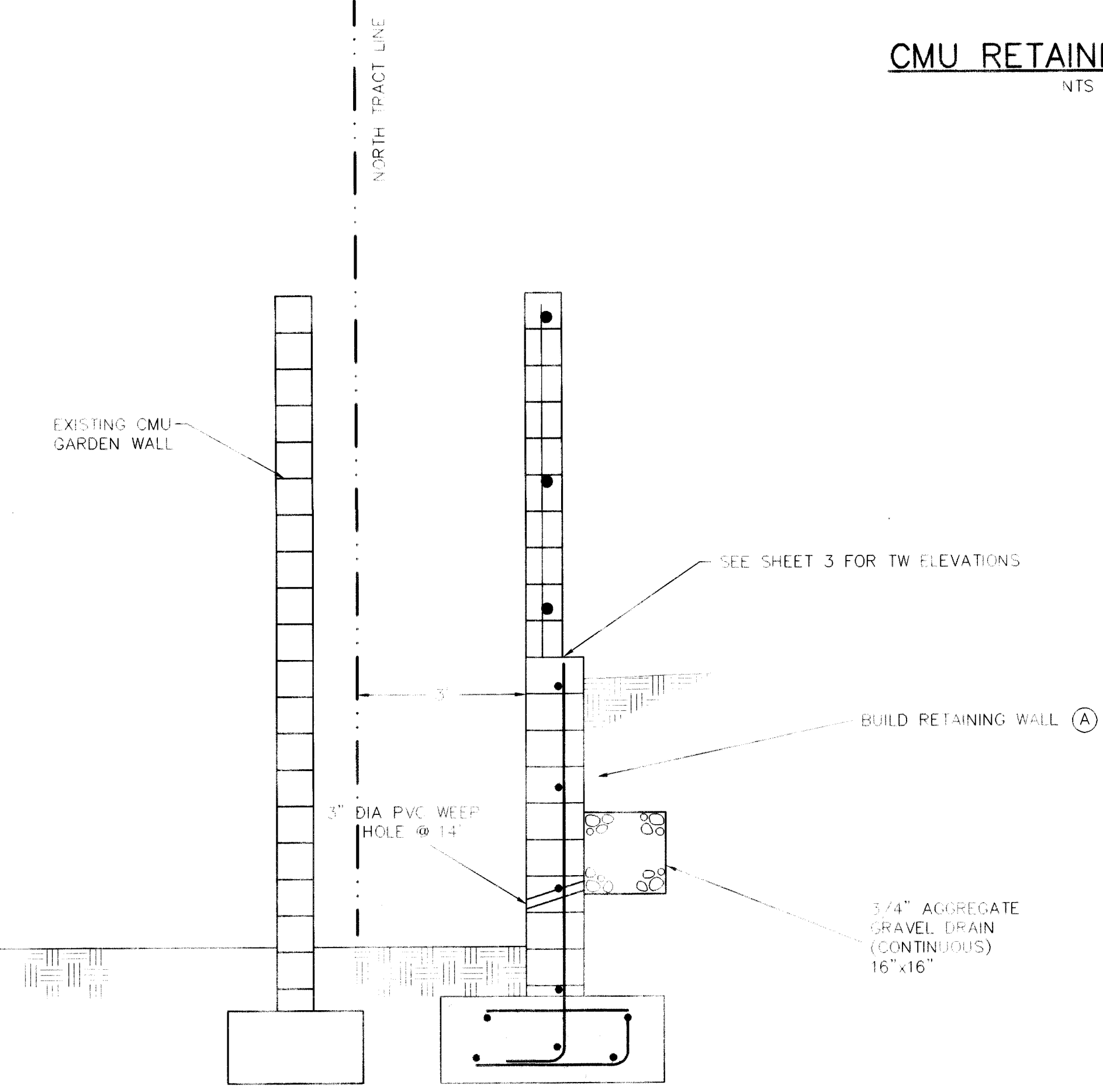
$f'_c=4000$ psi maximum aggregate size = 3/4"
 $f_y=60,000$ psi (ASTM A-615 GR 60)
 $f_m=1500$ psi
Wind loading on garden wall = 35 psf
Unit weight of backfill = 120 pcf
Concrete/soil coeff of friction = 0.35
Allowable soil bearing pressure = 1500 psf
Acting pressure = 44 psf/ft
Slope active pressure = 44 psf/ft
Passive pressure = 400 psf/ft



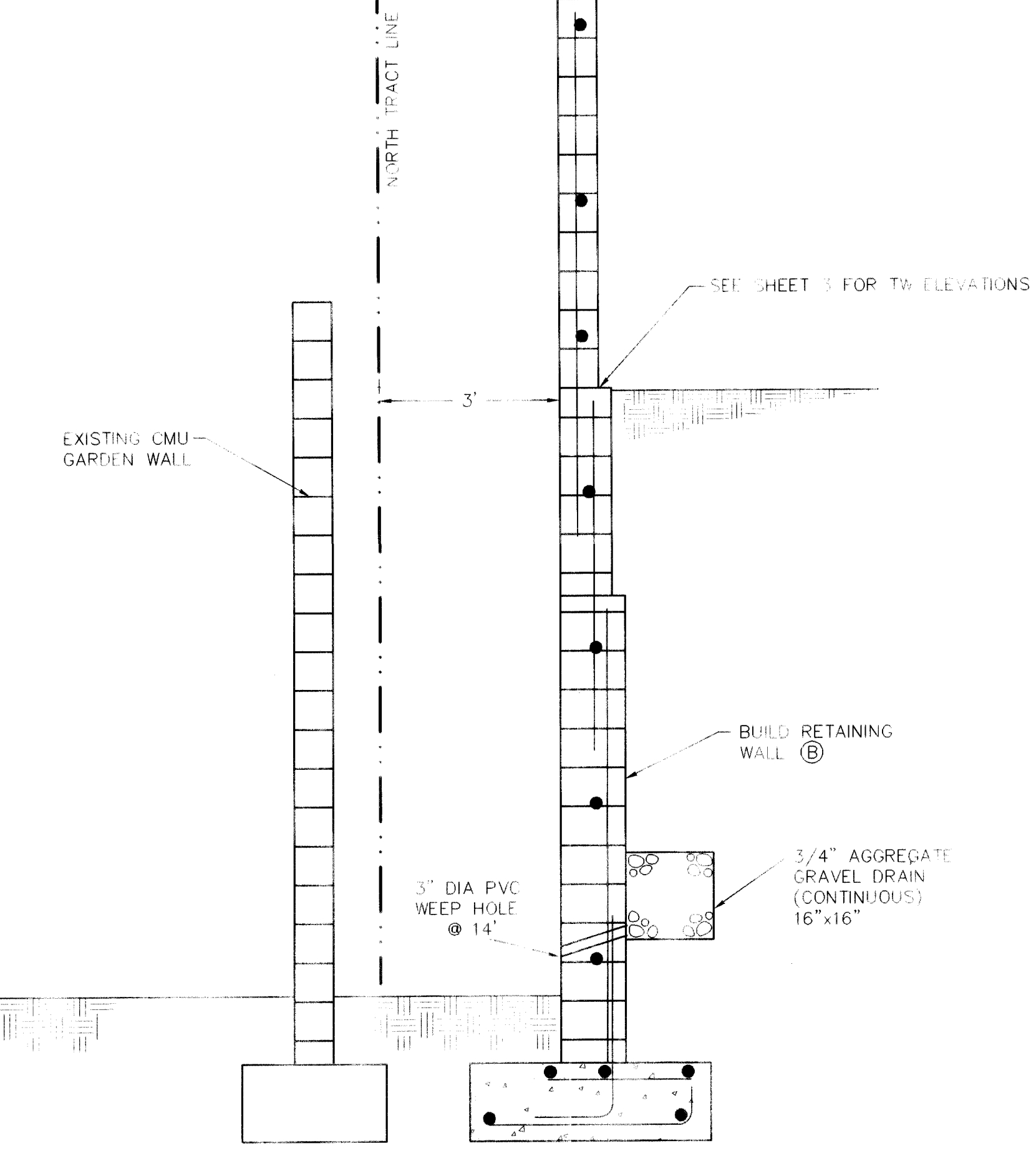
CMU RETAINING WALL A
NTS



CMU RETAINING WALL B
NTS



CMU RETAINING WALL C
NTS

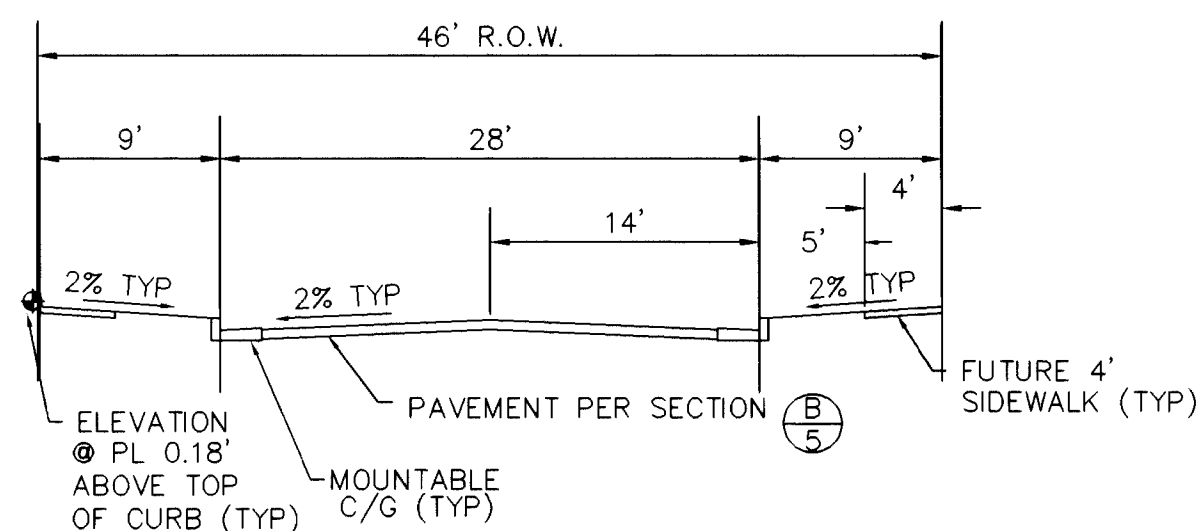
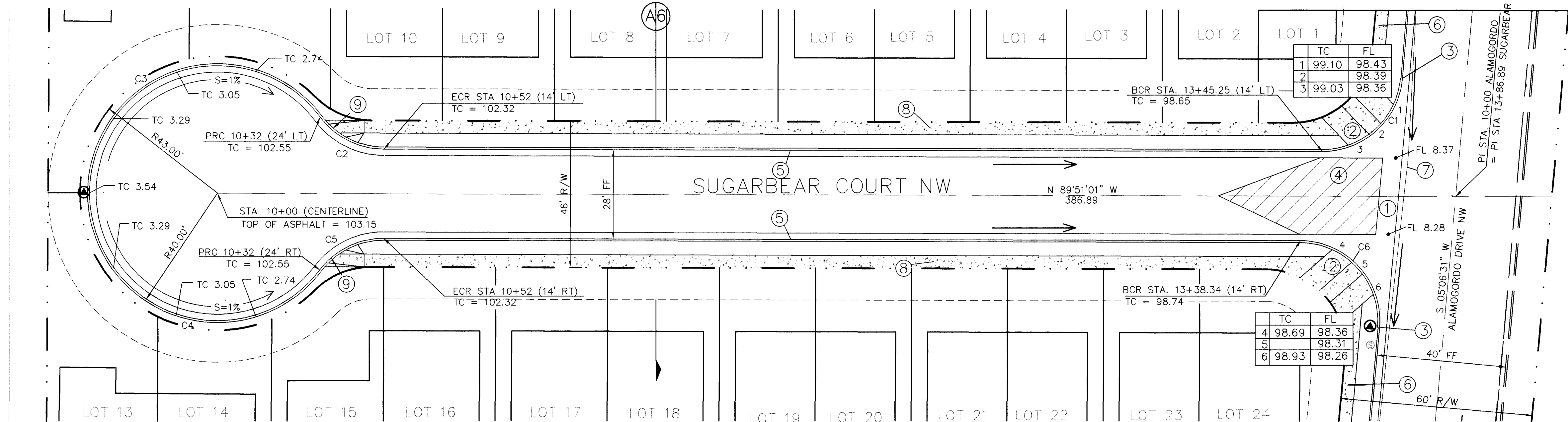


CMU RETAINING WALL D
NTS

BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1, Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: WESTERN VIEW ESTATES RETAINING WALL DETAILS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
5509 81	H-11
5	9

FOR INFORMATION ONLY - N.I.C.

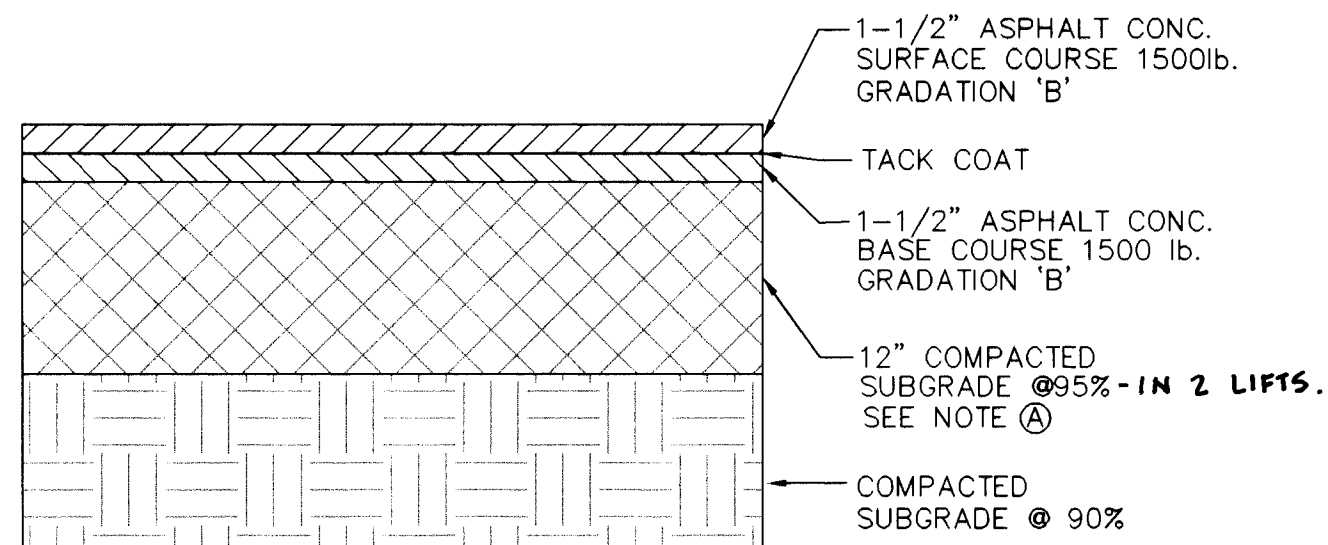


STREET SECTION

1"=10'

A
6

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	37.19'	85°13'21"
C2	25.00'	23.18'	53°07'48"
C3	40.00'	99.92'	143°07'48"
C4	40.00'	99.92'	143°07'48"
C5	25.00'	23.18'	53°07'48"
C6	25.00'	41.43'	94°57'33"



RESIDENTIAL STREET PAVEMENT SECTION

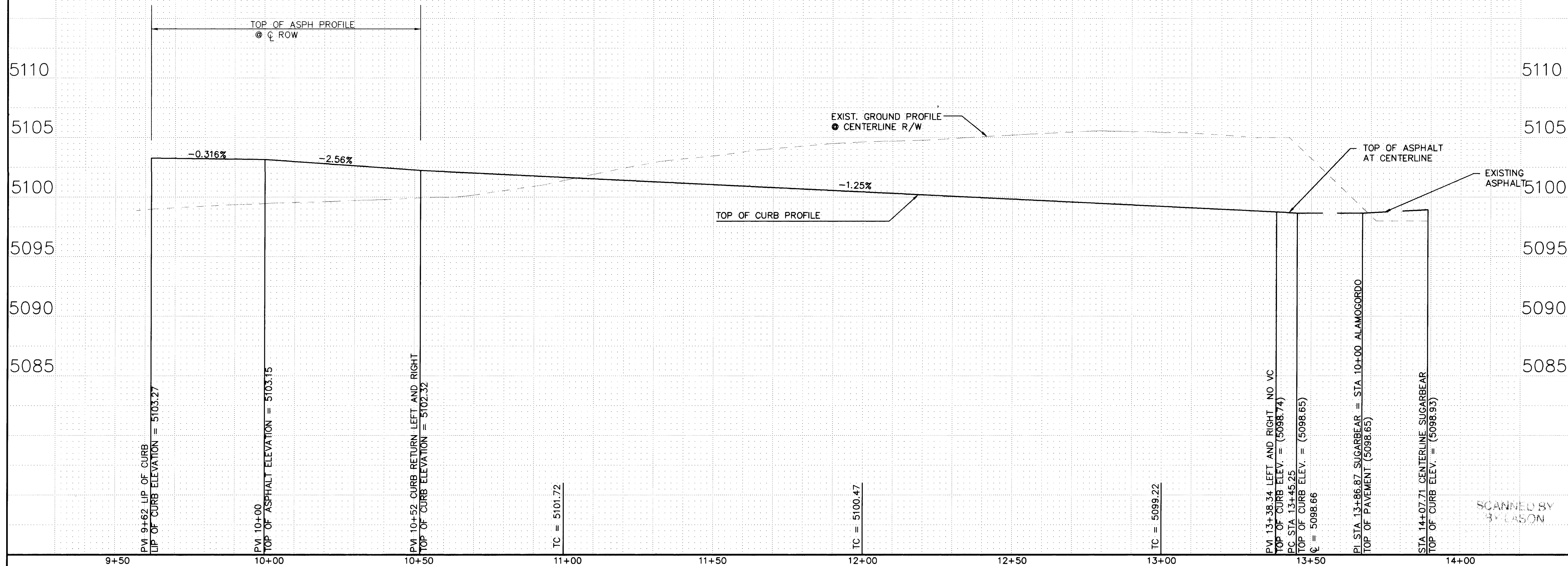
PER STD DWG 2405

NTS

NOTE: IF 'R' VALUE IS LESS THAN 50 CONTRACTOR SHALL REPLACE SUBGRADE WITH UPGRADED SOIL PER CITY STD SPECIFICATIONS.

HORIZ: 1" = 20'
VERT: 1" = 5'

SUGARBEAR COURT NW



6010-PLN.DWG

LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC.	OHE	OHE
UNDERGROUND ELEC., GAS, TEL, TV	UGT	UGT
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	x 16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYYED)	PP	PP
CHAIN LINK FENCE	X	X
CENTERLINE		
RETAINING WALL	TA 16.2	TA 16.2
TOP OF ASPHALT ELEV.		
STREET LIGHT		

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PAVING BUILD NOTES

- BUILD CONCRETE VALLEY GUTTER PER COA DRAWING # 2420.
- BUILD WHEELCHAIR RAMP CASE II PER COA DRAWING # 2441. TRANSITION FROM MOUNTABLE TO STANDARD CURB & GUTTER THROUGH WOR PER COA DWG 2418.
- BUILD STANDARD CURB & GUTTER PER COA DRAWING # 2415.
- BUILD 50' CROWN TRANSITION PER COA DWG 2401.
- BUILD MOUNTABLE CURB & GUTTER PER COA DRAWING # 2415.
- BUILD 4' SIDEWALK PER COA DRAWING # 2430.
- SAWCUT EXISTING ASPHALT FROM SOUTHEAST PROPERTY CORNER, TO NORTHEAST PROPERTY CORNER, (LENGTH = 214 LIN. FT.). REMOVE AND DISPOSE PER COA DWG 2415. MATCH EXIST. CURB WITH PROPOSED STANDARD C&G.
- FUTURE 4' SIDEWALK BY OTHERS.
- BUILD WHEELCHAIR RAMP PER COA DRAWING #2426.



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WESTERN VIEW SUBDIVISION
SUGARBEAR COURT PLAN & PROFILE

Design Review Committee

City Engineer Approval

Last Design Update

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

City Project No.

Zone Map No.

Sheet

Of

5509 81

H-11

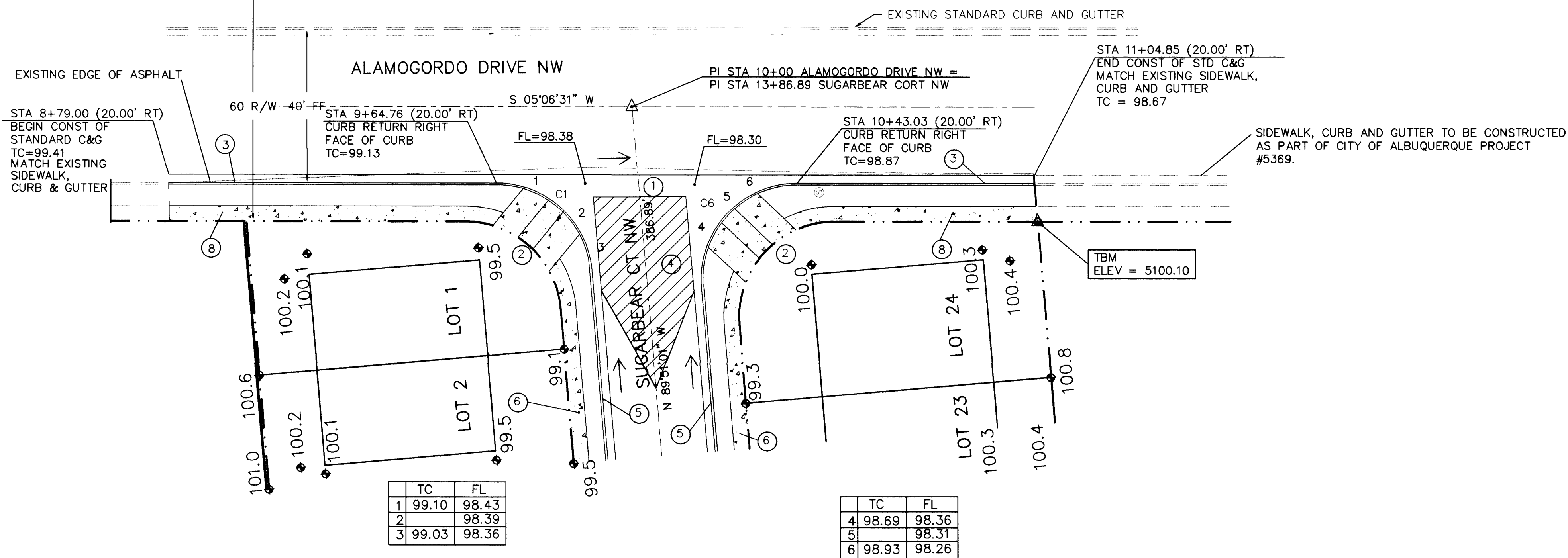
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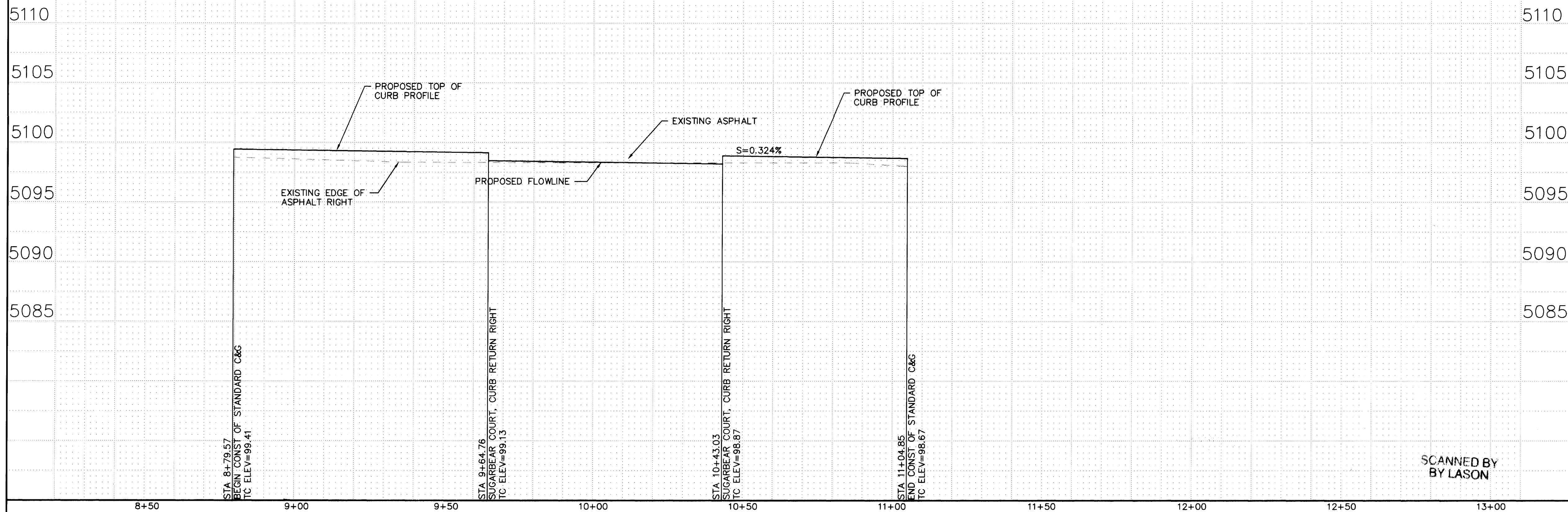
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CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	37.19'	85°13'21"
C6	25.00'	41.43'	94°57'32"



ALAMOGORDO DRIVE NW



6010-AL.DWG 1=20 4/26/96

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊙	⊙
VALVE	⊕	⊕
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	—	—
CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC.	OHE	OHE
UNDERGROUND ELEC.	UGT	UGT
GAS, TEL, TV	—	—
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	TC 99.3	TC 99.31
SPOT ELEV.	× 16.7	× 16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUYED)	PP	PP
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
CROWN TRANSITION (50' LENGTH - TYPICAL)	—	—

NOTE:

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

PAVING BUILD NOTES

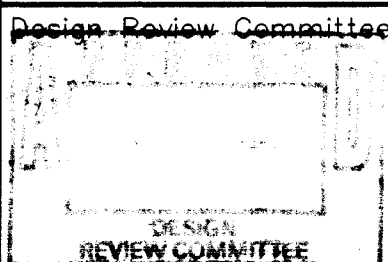
- BUILD CONCRETE VALLEY GUTTER PER
COA DRAWING # 2420.
- BUILD WHEELCHAIR RAMP CASE II
PER COA DRAWING # 2441. TRANSITION
FROM MOUNTABLE TO STANDARD
CURB & GUTTER THROUGH
WCR PER COA DWG 2418.
- BUILD STANDARD CURB & GUTTER
PER COA DRAWING # 2415.
- BUILD 50' CROWN TRANSITION PER
COA DWG 2401.
- BUILD MOUNTABLE CURB & GUTTER
PER COA DRAWING # 2415.
- FUTURE 4' SIDEWALK BY OTHERS
- SAWCUT EXISTING ASPHALT
FROM SOUTHEAST PROPERTY CORNER,
TO NORTHEAST PROPERTY CORNER,
(LENGTH = 225 LIN. FT.).
REMOVE AND DISPOSE PER COA DWG
2415. MATCH EXIST. CURB WITH
PROPOSED STANDARD C&G.
- BUILD 4' SIDEWALK PER COA DWG #2430



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

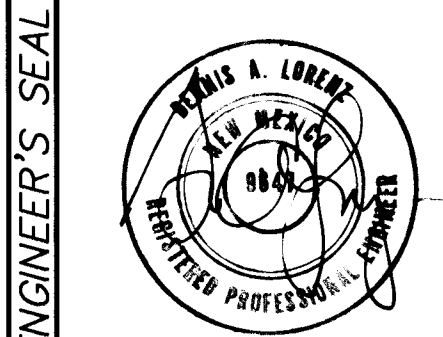
TITLE: WESTERN ESTATES SUBDIVISION
PLAN & PROFILE
ALAMOGORDO DRIVE NW



City Engineer Approval

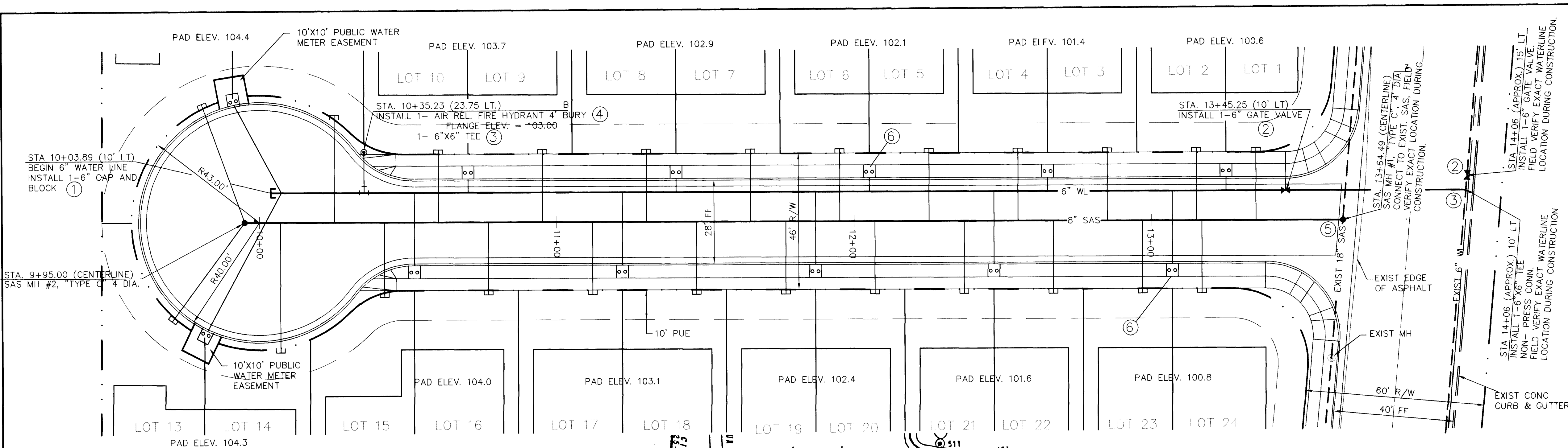
Last Design Update

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

City Project No.
5509 81Zone Map No.
H-11Sheet
7 Of
9

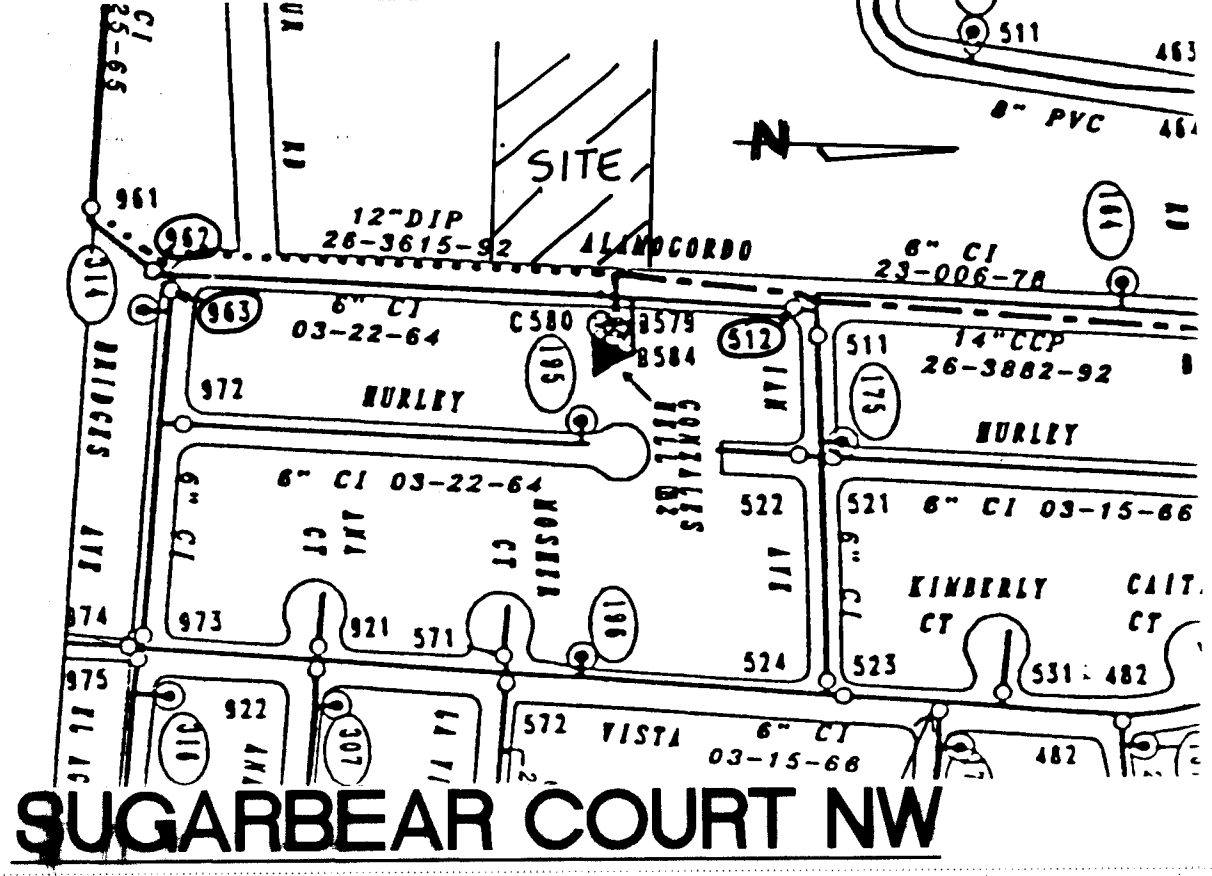
9-13-96

NO.	DATE	REMARKS
1	3/96	DESIGN
2	3/96	REVISIONS
3	3/96	REVISIONS
4	3/96	REVISIONS
5	3/96	REVISIONS
6	3/96	REVISIONS
7	3/96	REVISIONS
8	3/96	REVISIONS
9	3/96	REVISIONS
10	3/96	REVISIONS
11	3/96	REVISIONS
12	3/96	REVISIONS
13	3/96	REVISIONS
14	3/96	REVISIONS
15	3/96	REVISIONS



WATER SHUT-OFF PLAN

1. VALVES, HYDRANTS AND APPURTENANCES OF THE CITY WATER SYSTEM SHALL BE OPERATED BY CITY PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE THE CITY 48 HOURS ADVANCE NOTICE OF NEED FOR SYSTEM SHUTDOWN.
3. SYSTEM SHUTDOWN SHALL BE ACCOMPLISHED BY CLOSING VALVES 512, 962 AND 963.
4. ANTICIPATED SHUTDOWN DURATION IS 8 HOURS.



LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	8" W	8" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC.	OHE	OHE
UNDERGROUND ELEC.	UGT	UGT
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYYED)	PP	PP
CHAIN LINK FENCE	x	x
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2

NOTE:
1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

SANITARY SEWER SERVICE DATA		
LOT	STATION	INV. @ PL
1	13+35.23	92.9
2	13+15.23	92.9
3	12+85.23	93.3
4	12+55.23	94.2
5	12+23.23	94.5
6	11+95.23	94.9
7	11+65.23	95.3
8	11+30.23	95.7
9	10+95.23	96.6
10	10+60.23	97.1
11	10+25.23	97.9
12	9+81.07	98.6
13	9+71.42	98.6
14	10+07.04	98.2
15	10+42.04	97.3
16	10+77.04	96.9
17	11+12.04	96.4
18	11+47.04	96.0
19	11+77.04	95.1
20	12+07.04	94.8
21	12+37.04	94.4
22	12+67.04	94.0
23	12+97.04	93.6
24	13+17.04	93.1

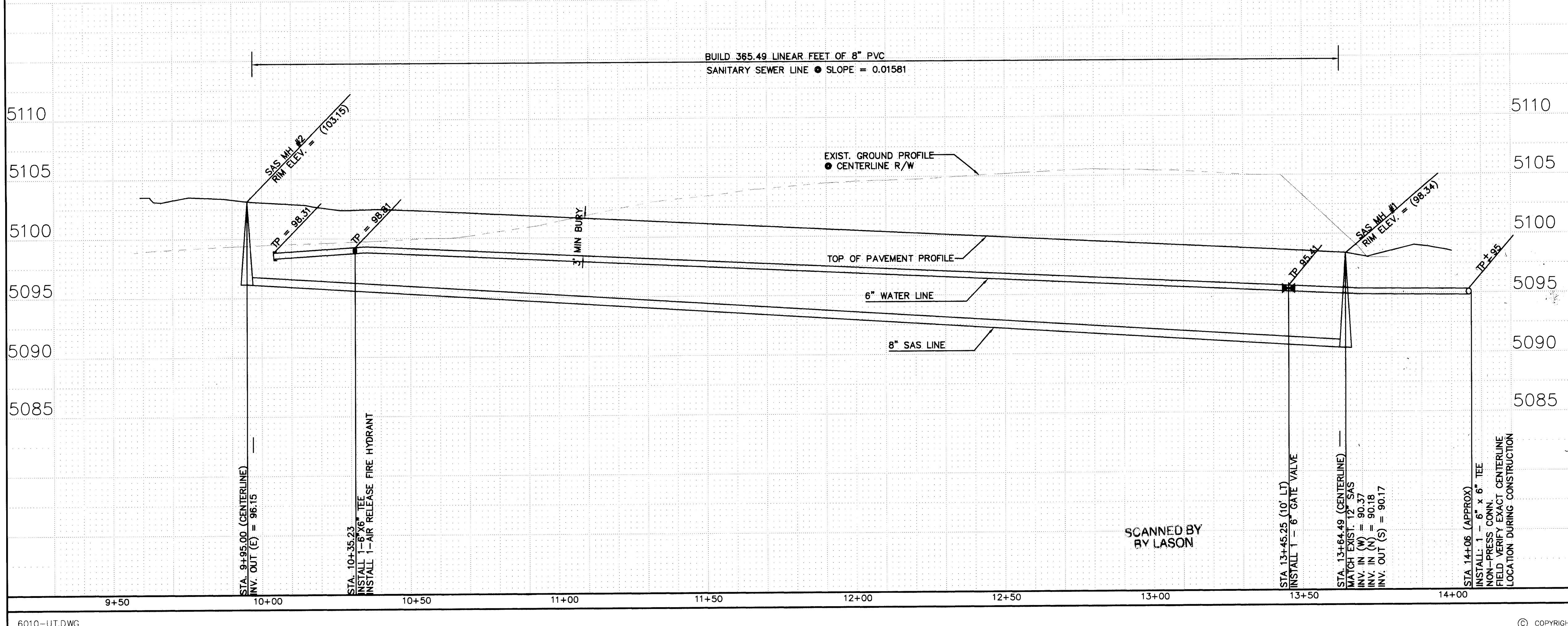
- UTILITY BUILD NOTES
1. BUILD 6" CAP & CONCRETE BLOCKING PER COA DRAWING # 2320.
 2. BUILD 6" GATE VALVE & BOX PER COA DRAWING #S 2326, 2328 & 2333.
 3. BUILD 6"x6" TEE PER COA DRAWING # 2301.
 4. BUILD 6" AIR REL. FIRE HYDRANT PER COA DRAWING # 2340.
 5. BUILD SAS MANHOLE, "TYPE C", 4' DIA. PER COA DRAWING # 2101.
 6. BUILD DOUBLE METER BOXES PER COA DRAWING # 2362, TYPICAL.

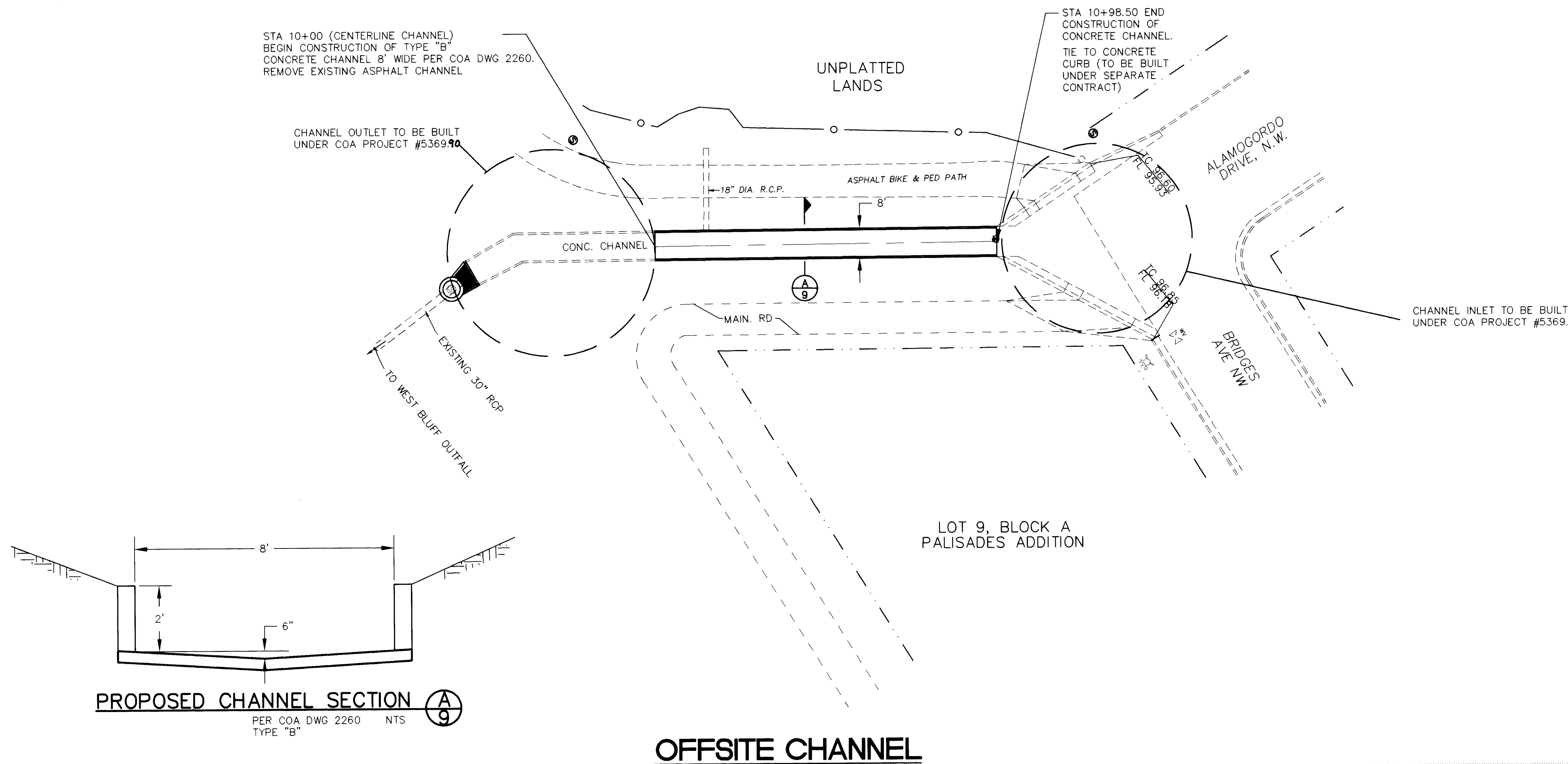
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Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WESTERN VIEW SUBDIVISION
WATER AND SANITARY SEWER PLAN AND PROFILE

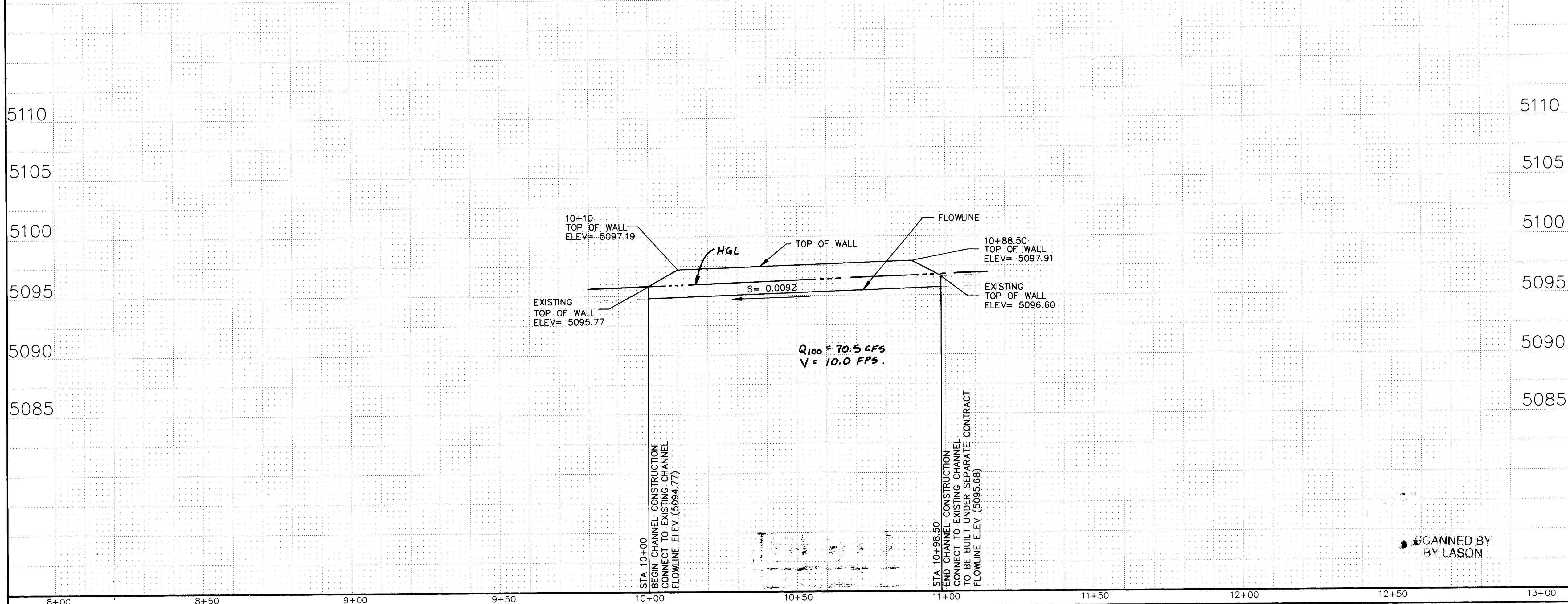
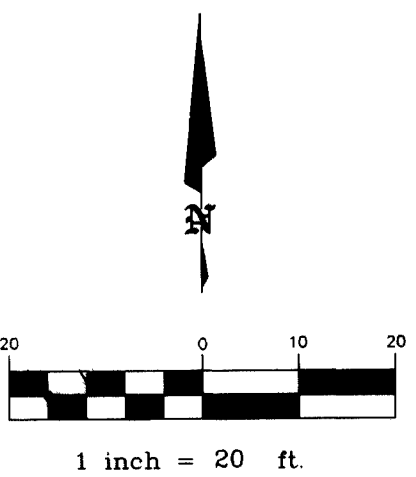
City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 5509 81	Zone Map No. H-11	Sheet 8 Of 9





LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
CURB		
DROP INLET		
OVERHEAD ELEC.	OHE	
UNDERGROUND ELEC.	UGT	
GAS, TEL, TV		
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
POWER POLE (GUYPED)	PP	
CHAIN LINK FENCE		
CENTERLINE		
RETAINING WALL		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2

- NOTE:
- ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 - SANITARY SEWER SERVICES IS STUBBED TO THE R/W LINE W/ ELECTRONIC MARKER DISCS (E.M.D.), NOT TO P.U.E.
 - FIRE LINE AND METERED SERVICE SHOWN ON THIS PLAN ARE TO BE INSTALLED BY CITY OF ALBUQUERQUE AND ARE SHOWN FOR INFORMATION ONLY.
 - STA 10+00 TO STA 11+80.46: REMOVE AND DISPOSE OF EXISTING 8" SEWER PIPE.



26-5502.81 0007

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: WESTERN VIEW ESTATES OFFSITE STORMWATER CHANNEL	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 5509 81	Zone Map No. H-11
Sheet 9	Of 9