CONSTRUCTION PLANS

FOR

QUAIL SPRINGS ESTATES

ROADWAY & UTILITY DESIGN

JANUARY 1997

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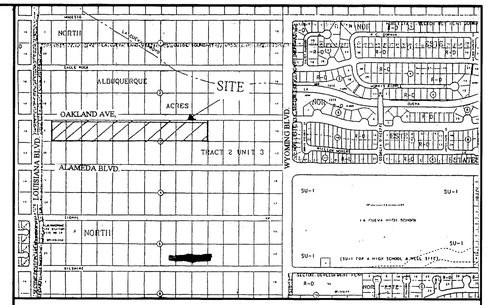
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 1-13-98

DRB NO. 96–215

SCANNED BY
BY LASON

30/950057/9557T.DWG/JDN/01–19–97



VICINITY MAP C–19–Z

SCALE NONE

NOTICE TO CONTRACTORS

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 (UPDATE #6)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260–1990) FOR LOCATION OF EXISTING UTILITIES.

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24–HOUR CONSTRUCTION.

4. 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. THREE(3) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768–2551) PRIOR TO OCC–UPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.

6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

7. 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 SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

☑ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

☑ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.

☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.

☑ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.

☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

☑ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

RECORD DRAWING
DATE: 8-21-97 DRAFTED BY: RW
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES.

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883–7592

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
⚠	16, 16A, 17A, 1, 17	Billy J. Berkeley	5/28/97	R.W. Kane	5-1-97	Ken Brodnik	5-12-97

ENGINEERS STAMP & SIGNATURE

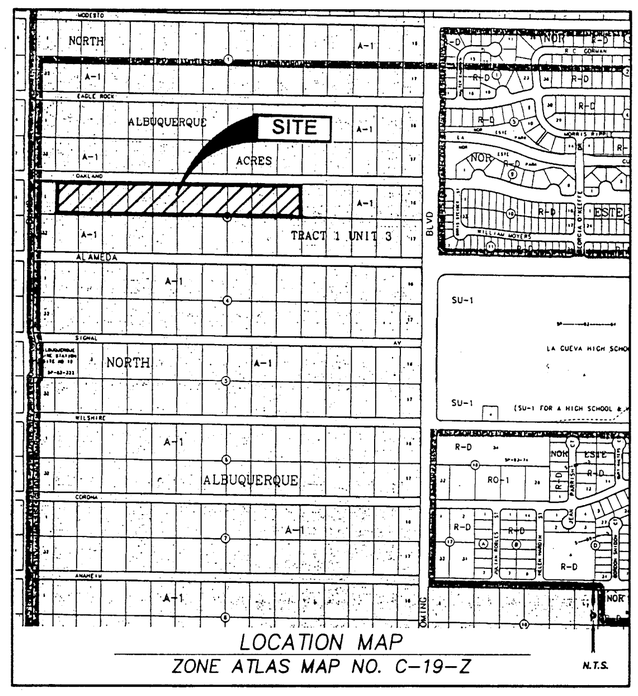
APPROVALS	ENGINEER	DATE
DRC Chairman	Billy J. Berkeley	2-26-97
Transportation	[illegible]	2-26-97
Water/Wastewater	R.W. Kane	2-26-97
Hydrology	Sean Calvagna	2-26-97
Parks		
Constr. Mngmt.		

APPROVED FOR CONSTRUCTION

City Engineer 3/25/97 Date

CITY PROJECT NO. 559081

SHEET 1 OF 23



LOCATION MAP
ZONE ATLAS MAP NO. C-19-Z

N.T.S.

PLAT OF
LOTS 1 THRU 60
QUAIL SPRING ESTATES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1996

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING OF LOTS NUMBERED TWO (2) THROUGH ELEVEN (11) INCLUSIVE, IN BLOCK NUMBERED THREE (3) OF NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D1, FOLIO 20, SITUATE WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ELENA GALLEGOS GRANT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF OAKLAND AVENUE, N.E., MARKED BY A FOUND REBAR WITH CAP "LS 6446" FROM WHENCE A TIE TO ACS MONUMENT "10C-18" BEARS N 69°15'45" W, A DISTANCE OF 2,964.48 FEET;

THENCE FROM SAID BEGINNING POINT S 89°38'30" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,649.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT, MARKED BY A FOUND NO. 4 REBAR FROM WHENCE A TIE TO ACS MONUMENT "11C-18" BEARS N 65°38'08" W, A DISTANCE OF 2,026.38 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE S 00°13'03" W, A DISTANCE OF 235.34 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993" FROM WHENCE A TIE TO ACS MONUMENT "HEAVEN" BEARS S 04°25'30" E, A DISTANCE OF 4,041.18 FEET;

THENCE N 89°40'10" W, A DISTANCE OF 1,649.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A SET REBAR WITH CAP "PS 11993" FROM WHENCE A TIE TO ACS MONUMENT "IC-19" BEARS S 02°10'03" W, A DISTANCE OF 3,932.74 FEET;

THENCE N 00°19'02" E, A DISTANCE OF 236.14 FEET TO THE POINT OF BEGINNING CONTAINING 8.926 ACRES MORE OR LESS, NOW COMPRISING LOTS 1 THROUGH 60, QUAIL SPRINGS ESTATES.

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

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 8.926 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 60
MILES OF FULL-WIDTH STREETS CREATED: 0.321 MILE
DATE OF SURVEY: AUGUST 13, 1996 AND SEPTEMBER 10, 1996

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:

1. 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.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. 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.
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 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 INTERFER 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 SOLD 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.

NOTES:

1. MISC. DATA: ZONING A-1
2. BEARINGS SHOWN ARE GRID BEARINGS.
3. ALL DISTANCES ARE GROUND DISTANCES.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TEN LOTS INTO 60 NEW LOTS, GRANT EASEMENTS AND DEDICATE RIGHT OF WAY.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 96091610570350 .

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 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.

CLARENCE O. ANDERSON AND JUDY ANDERSON — 9-25-96 DATE
BY RON SPRADLIN, THEIR ATTORNEY IN FACT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF September, 1996
BY CLARENCE O. ANDERSON AND JUDY ANDERSON, BY RON SPRADLIN, THEIR ATTORNEY IN FACT.

BY Dennis Bohannon NOTARY PUBLIC MY COMMISSION EXPIRES: 3.26.2000

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 — 9/25/96 DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
2929 COORS BLVD NW, SUITE 105 — PHONE 505 839 0569
ALBUQUERQUE, NEW MEXICO 87120 — FAX 505 839 4153

DRB CASE NO. 96-215
SHEET 1 OF 3

961365P

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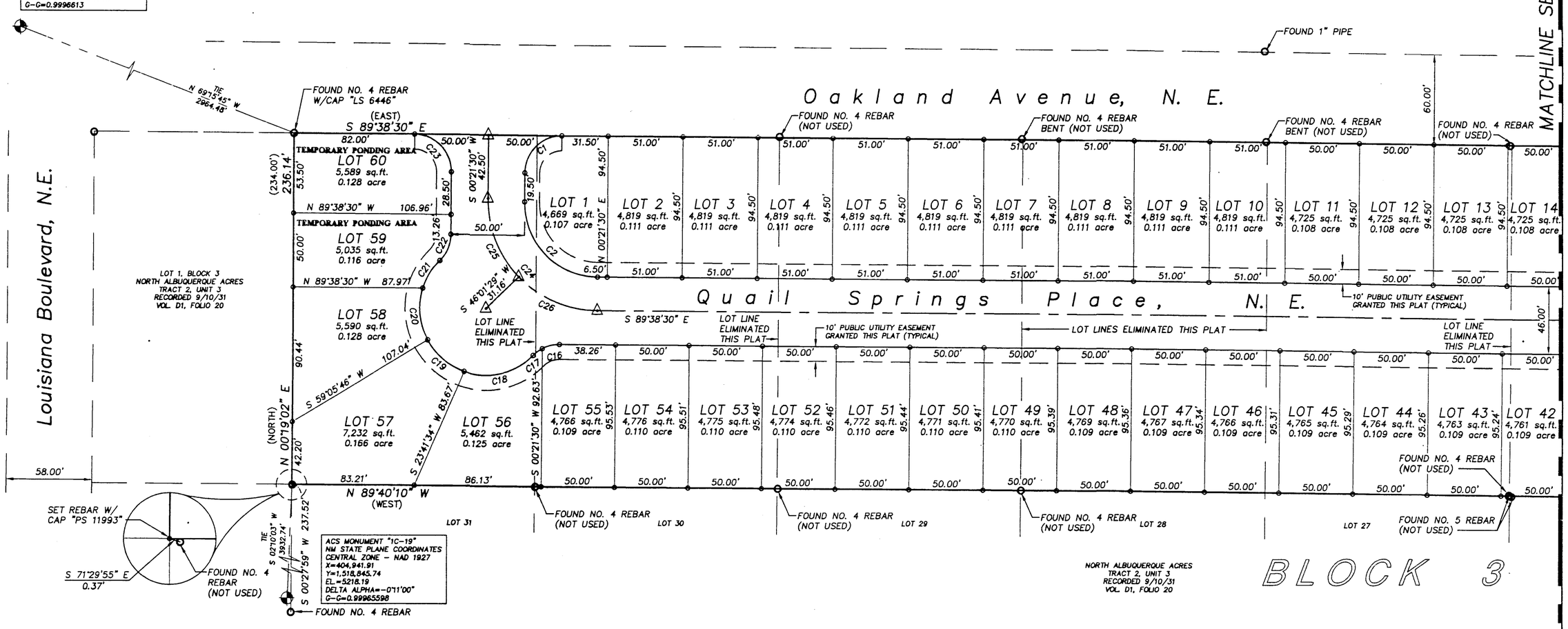
SCANNED BY LASON

CPN 559081

PLAT OF
LOTS 1 THRU 60
QUAIL SPRING ESTATES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1996

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S 45°21'30" W	90°00'00"
C2	50.00'	78.54'	50.00'	70.71'	N 44°38'30" W	90°00'00"
C3	25.00'	39.27'	25.00'	35.36'	N 45°21'30" E	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	N 44°38'30" W	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	N 45°21'30" E	90°00'00"
C6	25.00'	39.27'	25.00'	35.36'	S 44°38'30" E	90°00'00"
C7	25.00'	18.50'	9.70'	18.08'	N 69°09'31" E	42°23'58"
C8	40.00'	6.15'	3.08'	6.14'	S 52°21'42" W	08°48'20"
C9	40.00'	37.83'	20.46'	36.43'	S 83°51'23" W	54°11'03"
C10	40.00'	31.28'	16.49'	30.49'	N 46°38'49" W	44°48'34"
C11	40.00'	34.35'	18.31'	33.30'	N 00°21'30" E	49°12'02"
C12	40.00'	31.28'	16.49'	30.49'	S 47°21'48" W	44°48'34"
C13	40.00'	37.83'	20.46'	36.43'	S 83°08'23" E	54°11'03"
C14	40.00'	6.15'	3.08'	6.14'	S 51°38'42" E	08°48'20"
C15	25.00'	18.50'	9.70'	18.08'	S 68°26'31" E	42°23'58"
C16	25.00'	12.22'	6.23'	12.10'	N 76°21'17" E	28°00'25"
C17	25.00'	7.76'	3.91'	7.73'	S 53°27'32" W	17°47'06"
C18	45.00'	50.78'	28.48'	48.13'	N 76°53'36" E	64°39'15"
C19	45.00'	33.23'	17.41'	32.48'	N 49°37'29" W	42°18'35"
C20	45.00'	36.03'	19.04'	35.07'	N 05°31'58" W	45°52'27"
C21	45.00'	22.35'	11.41'	22.12'	N 31°37'55" E	28°27'18"
C22	25.00'	19.85'	10.48'	19.34'	N 23°06'32" E	45°30'04"
C23	25.00'	39.27'	25.00'	35.36'	N 44°38'30" W	90°00'00"
C24	75.00'	117.81'	75.00'	106.07'	N 44°38'30" W	90°00'00"
C25	75.00'	58.03'	30.56'	56.60'	N 21°48'31" W	44°20'01"
C26	75.00'	59.78'	31.58'	58.21'	N 66°48'31" W	45°39'59"

LEGEND

- POINT FOUND AND USED AS SHOWN
- POINT SET BY THIS SURVEY - REBAR W/CAP "PS 11993"
- CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 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. 96-215
SHEET 2 OF 3

961365P

Z:\PUBLIC\FS-SIR\PLATS\961365P Wed Sep 18 07:07:19 1996

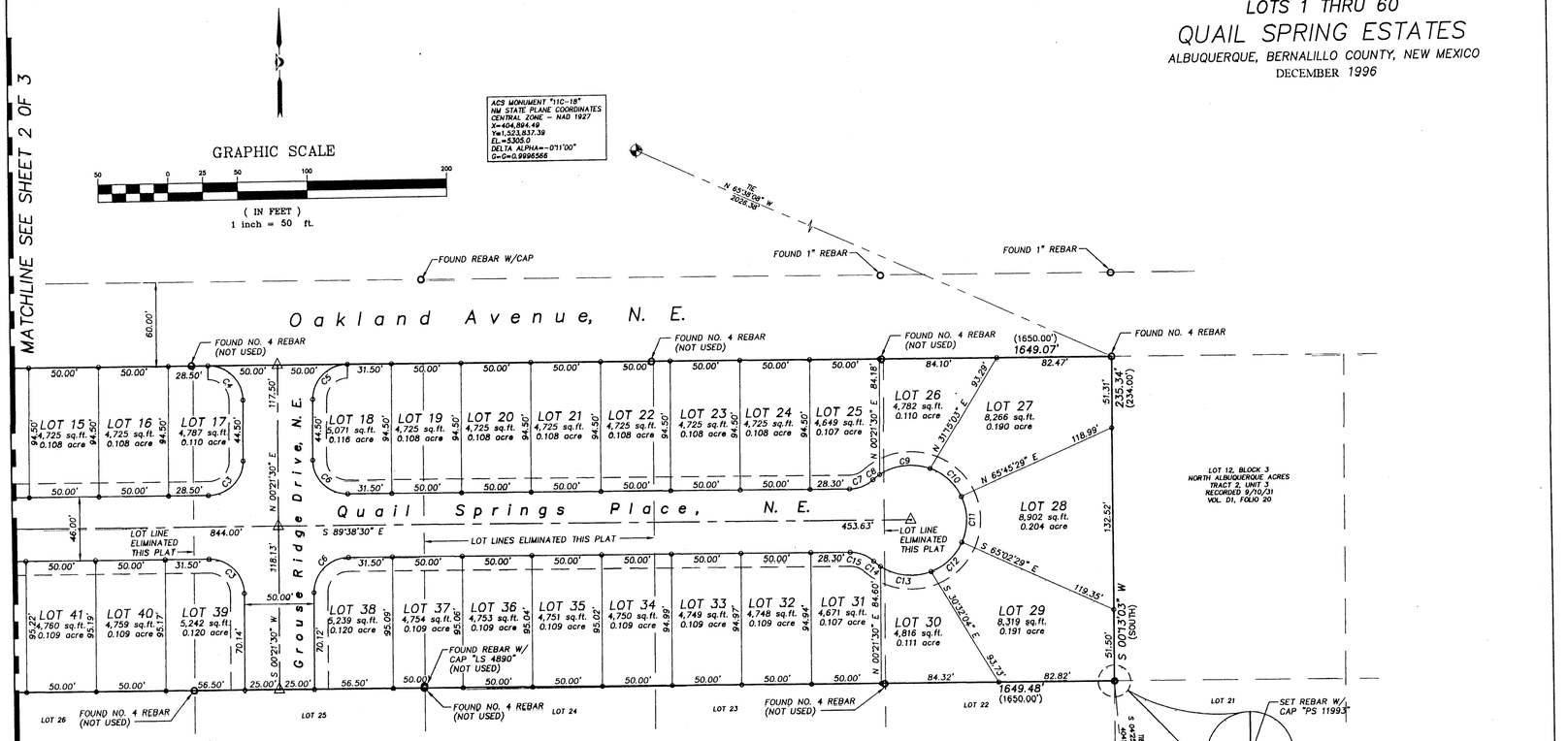
PLAT OF

LOTS 1 THRU 60
QUAIL SPRING ESTATES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER 1996

MATCHLINE SEE SHEET 2 OF 3



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S 45°21'30" W	90°00'00"
C2	50.00'	78.54'	50.00'	70.71'	N 44°38'30" W	90°00'00"
C3	25.00'	39.27'	25.00'	35.36'	N 45°21'30" E	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	N 44°38'30" W	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	N 45°21'30" E	90°00'00"
C6	25.00'	39.27'	25.00'	35.36'	S 44°38'30" E	90°00'00"
C7	25.00'	18.50'	9.70'	18.08'	N 69°09'31" E	42°23'58"
C8	40.00'	6.15'	3.08'	6.14'	S 52°21'42" W	08°48'20"
C9	40.00'	37.83'	20.46'	36.43'	S 83°51'23" W	54°11'03"
C10	40.00'	31.28'	16.49'	30.49'	N 46°38'49" W	44°48'34"
C11	40.00'	34.35'	18.31'	33.30'	N 00°21'30" E	49°12'02"
C12	40.00'	31.28'	16.49'	30.49'	S 47°21'48" W	44°48'32"
C13	40.00'	37.83'	20.46'	36.43'	S 83°08'23" E	54°11'03"
C14	40.00'	6.15'	3.08'	6.14'	S 51°38'42" E	08°48'20"
C15	25.00'	18.50'	9.70'	18.08'	S 88°26'31" E	42°23'58"
C16	25.00'	12.22'	6.23'	12.10'	N 76°21'17" E	28°00'26"
C17	25.00'	7.78'	3.91'	7.73'	S 53°57'32" W	17°47'06"
C18	45.00'	50.78'	28.48'	48.13'	N 76°53'36" E	64°39'15"
C19	45.00'	33.23'	17.41'	32.48'	N 49°37'29" W	42°18'55"
C20	45.00'	36.03'	19.04'	35.07'	N 05°31'58" W	45°52'27"
C21	45.00'	22.35'	11.41'	22.12'	N 31°37'55" E	28°27'18"
C22	25.00'	19.85'	10.48'	19.34'	N 23°06'32" E	45°30'04"
C23	25.00'	39.27'	25.00'	35.36'	N 44°38'30" W	90°00'00"
C24	75.00'	117.81'	75.00'	106.07'	N 44°38'30" W	90°00'00"
C25	75.00'	58.03'	30.56'	56.60'	N 21°48'31" W	44°20'01"
C26	75.00'	59.78'	31.58'	58.21'	N 66°48'31" W	45°39'59"

LEGEND

- ● POINT FOUND AND USED AS SHOWN
- o POINT SET BY THIS SURVEY - REBAR W/CAP "PS 11993"
- △ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"

PRECISION SURVEYS, INC.

2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120

PHONE 505 839 0569
FAX 505 839 4153

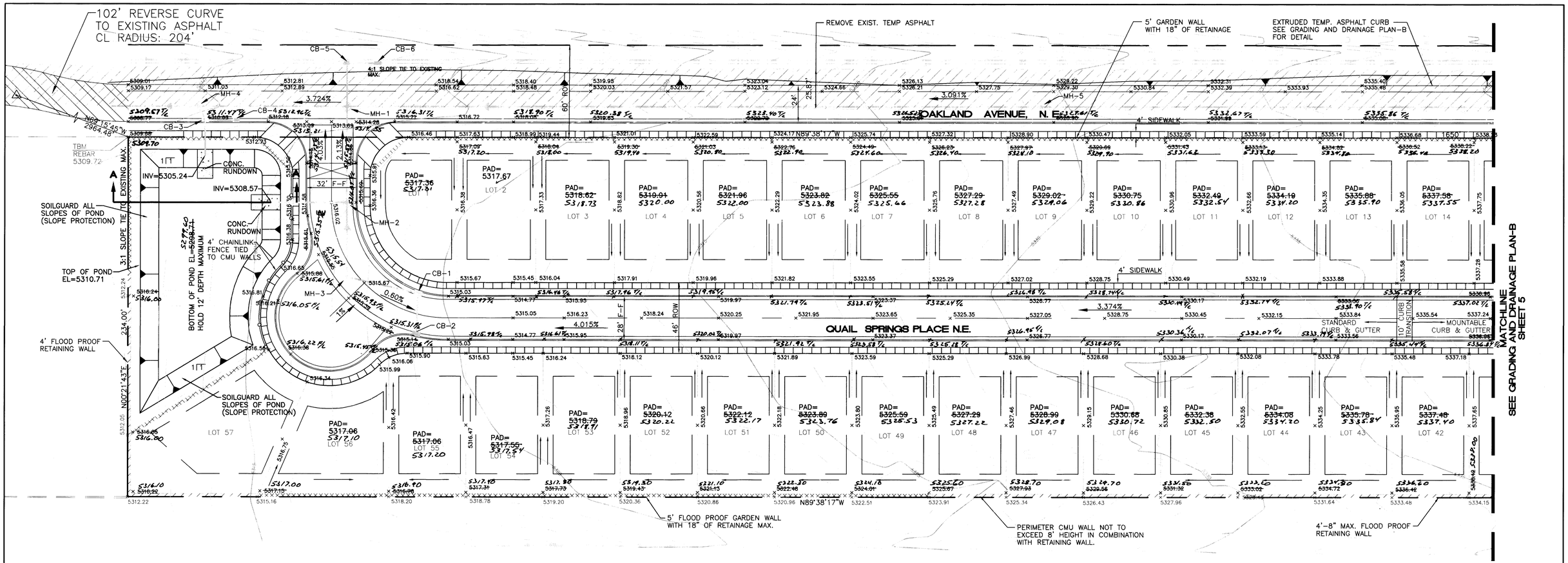
DRB CASE NO. 96-215

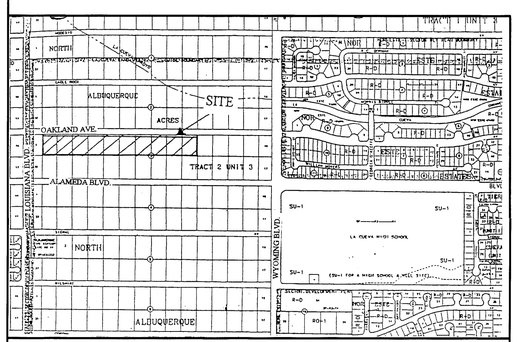
SHEET 3 OF 3

961365P

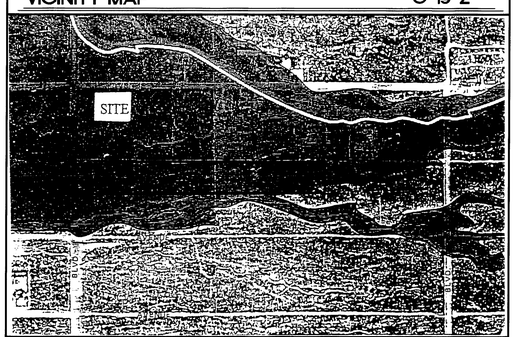
Z:\PUBLIC\PS-SIN\PLATS\961365P Wed Sep 18 07:08:23 1996

CPN 559081





VICINITY MAP C-19-Z



FEMA MAP 350002-0010

LEGAL DESCRIPTION:

LOTS 1 THRU 62, BLOCK 3 QUAIL SPRINGS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCH MARK

ACS MONUMENT "10C-18", NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 1927, X=402,319.45, Y=1,524,061.42, EL=5219.41, DELTA ALPHA=-00°11'18" G-G=0.9996613, TIES TO THE NORTHEAST CORNER OF PROPERTY BEARING S69°15'45"E, 2964.48'

NOTES:

1. ALL SPOT ELEVATIONS INDICATE THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. SEE GRADING AND DRAINAGE PLAN-B FOR RETAINING WALL AND GARDEN WALL DETAILS
3. SEE GRADING AND DRAINAGE PLAN-B FOR TYPICAL LOT LAYOUT DETAIL.
4. THIS PROJECT FALLS WITHIN A 100 YEAR FLOOD PLAIN. A LOMR HAS BEEN PREPARED BY AMAFCA AND SENT TO FEMA FOR APPROVAL. GOVERNMENTAL AGENCIES WILL MAINTAIN THE UPLAND FACILITIES ENSURING THE PROPERTY IS OUT OF THE FLOOD PLAIN. FLOOD INSURANCE WILL BE REQUIRED UNTIL THE NEW FLOOD MAP HAS BEEN ISSUED BY FEMA.
4. THE SITE GRADING WAS PREPARED FROM INFORMATION SUPPLIED BY PRECISION SURVEYING. THE LAND HAS BEEN INSPECTED AND REPRESENTS THE GRADES AS SHOWN. NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED FROM THE TIME OF SUBMITTAL.

RRB DATE

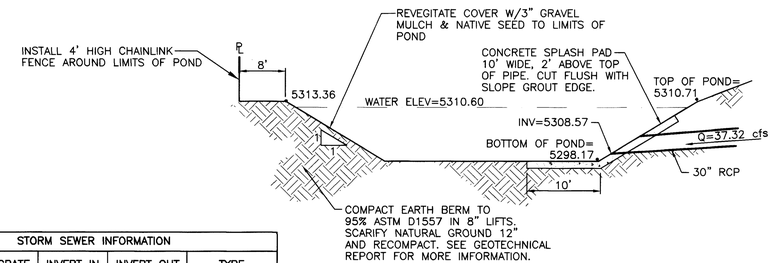
EROSION CONTROL PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. SITE EXCEEDS FIVE ACRE MINIMUM WHICH WILL REQUIRE AN NPDES PERMIT BY THE CONTRACTOR.

ROUGH GRADING APPROVAL ±1 DATE

STORM SEWER INFORMATION				
MH/CB	RIM/GRATE	INVERT IN	INVERT OUT	TYPE
MH-1	5314.26	5307.36	5307.26	6'Ø TYPE "E"
MH-2	5315.73	5308.96	5308.86	4'Ø TYPE "E"
MH-3	5315.61	5309.58	5309.48	4'Ø TYPE "E"
MH-4	5310.64	5304.74	5304.64	4'Ø TYPE "C"
MH-5	5328.85	5322.95	5322.85	4'Ø TYPE "C"
CB-1	5315.11	5310.35	5310.25	DOUBLE "A"
CB-2	5315.14	-----	5310.77	DOUBLE "A"
CB-3	5310.63	5306.73	5306.63	SINGLE "A"
CB-4	5311.37	-----	5307.37	SINGLE "A"
CB-5	5314.05	5308.15	5308.05	SINGLE "A"
CB-6	5314.79	-----	5310.79	SINGLE "A"

PIPE LOCATION	TYPE	BEARING	LENGTH	SLOPE
CB-2 TO CB-1	24" RCP	S02°31'40"W	26.66'	1.58%
CB-1 TO MH-3	30" RCP	N77°00'29"W	47.26'	1.57%
MH-3 TO MH-2	30" RCP	N00°21'43"E	48.47'	1.07%
MH-2 TO POND	30" RCP	N89°38'17"W	49.00'	0.60%
MH-2 TO MH-1	30" RCP	N00°21'43"E	62.89	2.39%
MH-1 TO MH-4	36" RCP	N89°38'17"W	100.00'	2.52%
MH-4 TO CAP	36" RCP	N89°38'17"W	52.81'	3.52%
CB-4 TO CB-3	18" RCP	N89°38'17"W	20.00'	3.70%
CB-3 TO POND	15" RCP	N00°21'43"E	23.61'	2.96%
CB-3 TO MH-4	18" RCP	S31°19'31"E	9.50'	19.89%
CB-6 TO CB-5	18" RCP	N89°38'17"W	20.00'	13.20%
CB-5 TO MH-1	18" RCP	S00°21'43"W	30.00'	2.30%
MH-5 TO MH-1	24" RCP	N89°38'17"W	450.00'	3.44%



SECTION A-A

NTS

I certify that the grades shown on the plans have been built in substantial accordance with approved grading and drainage plan dated 1-28-97. Survey information was supplied by Spacelab in accordance with normal surveying practices.

Ronald R. Bohannan, P.E. #7868 8-25-97

RECORD DRAWING

DATE: 8-21-97 DRAFTED BY: JN TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

SCANNED BY BY LASON

30/950057/9557GRA1.DWG/JDN/1-17-97

LEGEND

- BOUNDARY
- LOT
- SETBACK
- ROAD
- CURB AND GUTTER
- CENTER LINE
- EXISTING ROAD
- EXISTING LOT
- PROPOSED RETAINING WALL
- PROPOSED 3' GARDEN WALL
- PROPOSED SD
- PROPOSED SD INLETS
- PROPOSED SD MANHOLE
- DIRECTION OF FLOW
- PROPOSED SPOT ELEVATION ×5334.72
- EXISTING SPOT ELEVATION ×5320.98
- LIMITS OF EXISTING ASPHALT

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

QUAIL SPRINGS ESTATES

GRADING AND DRAINAGE PLAN-A

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592

DRAWN BY JDN

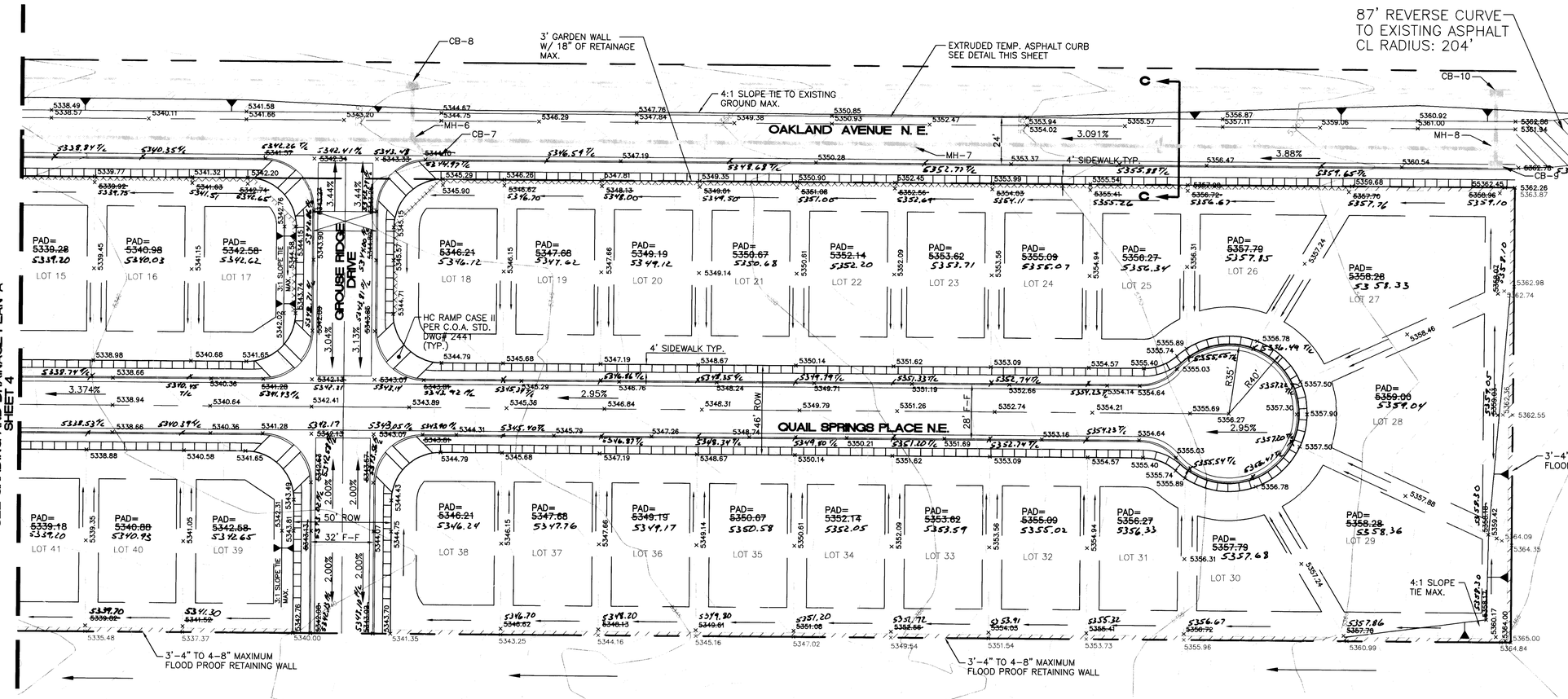
DATE 10-12-96

9557GRA1.DWG

SHEET # 4 OF 23

JOB # 950057

CPN 559081



THE OFF-SITE RUN OFF FLOWS TO THE NORTH OF PROPERTY. THE UPLAND FLOWS WILL BE REDIRECTED UPON DEVELOPMENT.

STORM SEWER INFORMATION				
MH/CB	RIM/GRATE	INVERT IN	INVERT OUT	TYPE
MH-6	5344.08	5336.18	5336.08	6'ø TYPE "E"
MH-7	5352.01	5346.11	5346.01	4'ø TYPE "C"
MH-8	5361.52	5355.62	5355.52	4'ø TYPE "C"
CB-7	5344.22	-----	5340.22	SINGLE "A"
CB-8	5343.89	-----	5337.89	SINGLE "A"
CB-9	5361.32	-----	5357.32	SINGLE "A"
CB-10	5361.04	-----	5356.04	SINGLE "A"

PIPE LOCATION	TYPE	BEARING	LENGTH	SLOPE
CB-10 TO MH-8	12" RCP	S00°21'43"W	30.00'	1.40%
CB-9 TO MH-8	12" RCP	N00°21'43"E	10.00'	17.00%
MH-8 TO MH-7	15" RCP	N89°38'17"W	298.50'	3.15%
MH-7 TO MH-6	15" RCP	N89°38'17"W	256.47'	3.84%
CB-7 TO MH-6	18" RCP	N41°32'11"W	11.00'	36.73%
CB-8 TO MH-6	18" RCP	S00°21'43"W	30.00'	5.70%
MH-6 TO MH-5	24" RCP	N89°38'17"W	492.03'	2.69%

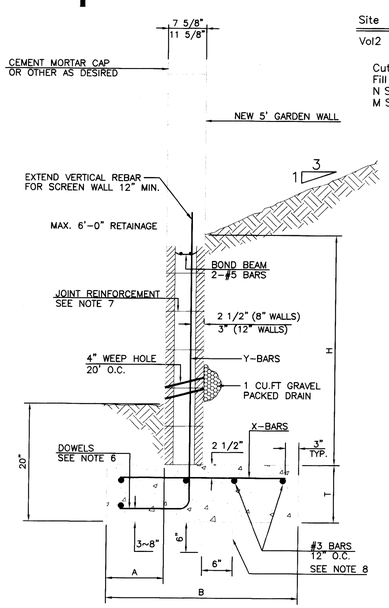
I certify that the grades shown on the plans have been built in substantial accordance with approved grading and drainage plan dated 1-20-97. Survey information was supplied by S.M.A. in accordance with normal surveying practices.

Ronald R. Bohannan, P.E. #7868 8-25-97

SITE VOLUME TABLE: ADJUSTED

Site	Stratum	Surf1	Surf2	Cut yards	Fill yards	Net yards	Method
Vol2							
	Vol2	EX	FG				
Cut Factor for Shrinkage		0.70		11907.06	11871.53	35.53 (C)	Grid
Fill Factor for Compaction		0.95		11944.04	11922.84	21.19 (C)	End area
N Size		2.00'		11954.21	11917.35	36.86 (C)	Prismoidal
M Size		2.00'					

Average Excess Cut = 31.19 yards



RETAINING WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

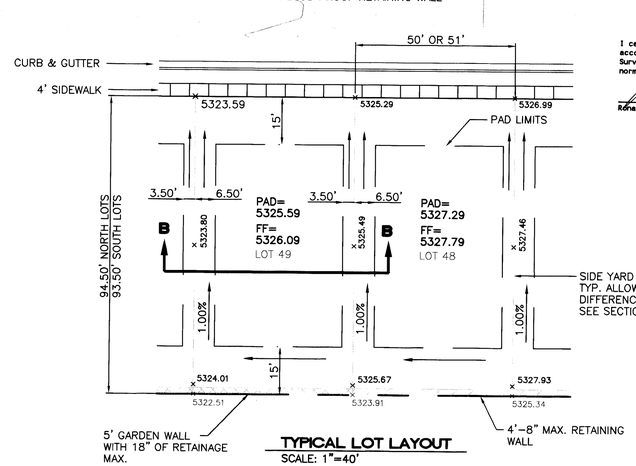
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

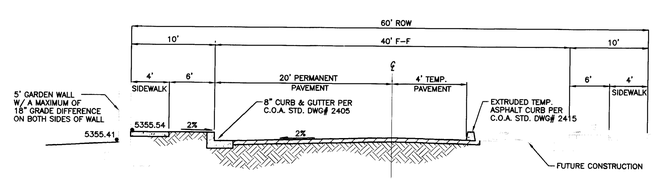
GENERAL CONSTRUCTION NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



TYPICAL LOT LAYOUT

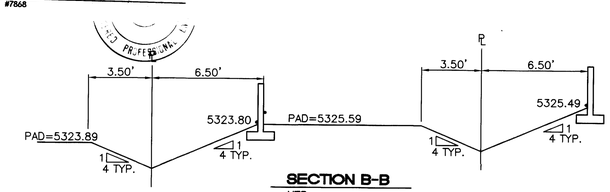
SCALE: 1"=40'



SECTION C-C

OAKLAND AVENUE N.E.

N.T.S.



SECTION B-B

NTS

RECORD DRAWING

DATE: 8-26-97 | DRAFTED BY: JM TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

NOTES:

1. ALL SPOT ELEVATIONS INDICATE THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. SEE GRADING AND DRAINAGE PLAN-A FOR TYPICAL LOT LAYOUT DETAIL AND LEGEND.
3. SEE GRADING AND DRAINAGE PLAN-A FOR BENCH MARK AND EROSION CONTROL NOTES.

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL

RONALD R. BOHANNAN P.E. #7868

QUAIL SPRINGS ESTATES

GRADING AND DRAINAGE PLAN-B

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592

DRAWN BY BDG

DATE 9-10-95

9557GRB.DWG

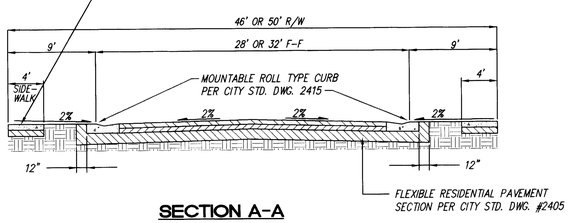
SHEET # 5 OF 23

JOB # 950057

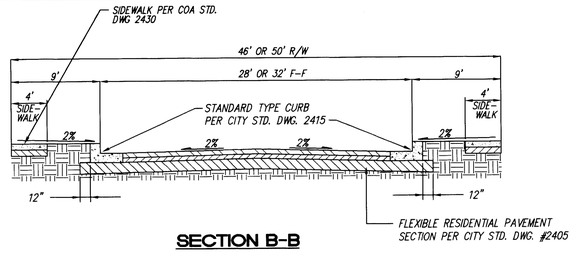
30/950057/9557GRB.DWG/JDN/1-17-97

SCANNED BY BY LASON

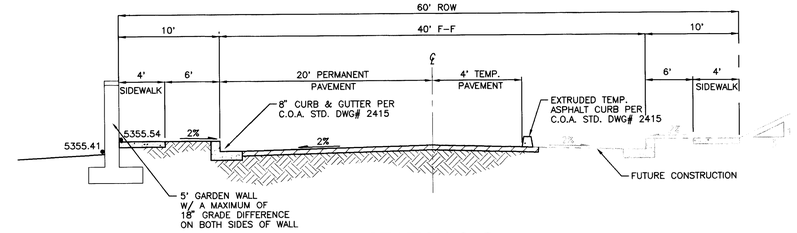
CPN 559081



SECTION A-A
TYP. STREET SECTION W/ MOUNTABLE CURB
N.T.S.

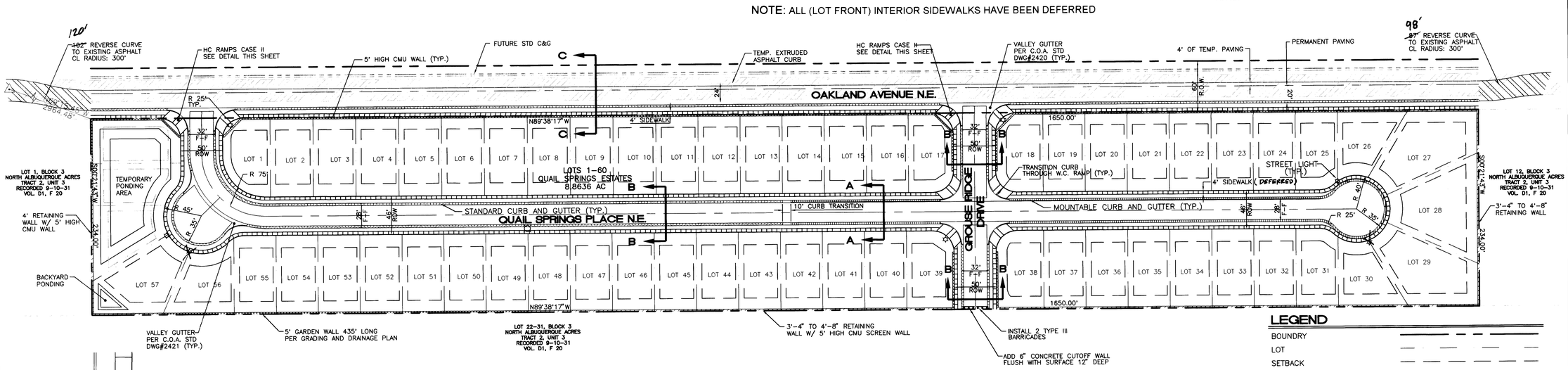


SECTION B-B
TYP. STREET SECTION W/ STANDARD CURB
N.T.S.

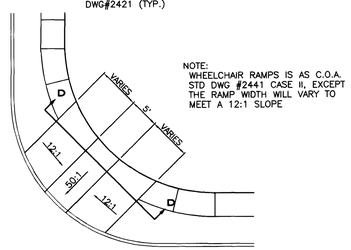


SECTION C-C
OAKLAND AVENUE N.E.
N.T.S.

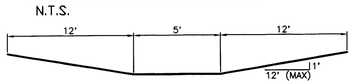
NOTE: ALL (LOT FRONT) INTERIOR SIDEWALKS HAVE BEEN DEFERRED



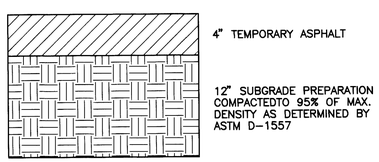
NOTE: PERMANENT PAVING SECTION FOR SIGNAL SHOWN ON SHEET 16A.



WHEELCHAIR RAMP DETAIL (TYP.)
N.T.S.

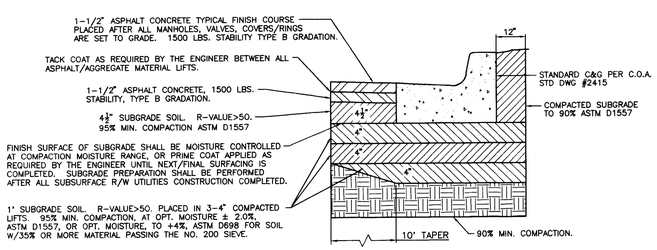


SECTION D-D
N.T.S.

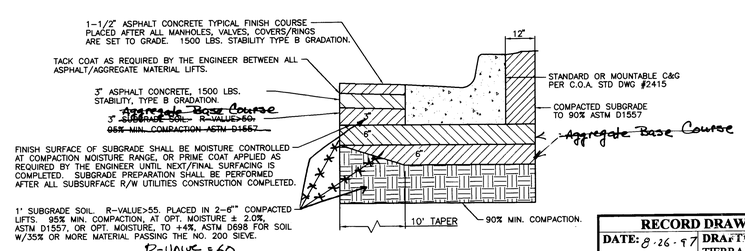


TEMPORARY PAVING SECTION

NOTE: ALL (LOT FRONT) INTERIOR SIDEWALKS HAVE BEEN DEFERRED



GROUSE RIDGE DRIVE AND QUAIL SPRINGS PLACE N.E. PAVING SECTION
PER COA STD DWG #2405



OAKLAND AVENUE N.E. PAVING SECTION

LEGEND

BOUNDRY	
LOT	
SETBACK	
ROAD	
CURB AND GUTTER	
CENTER LINE	
EXIST. ROAD	
EXIST. LOT	
PROPOSED RETAINING WALL	
PROPOSED 5' GARDEN WALL	
LIMITS OF EXISTING ASPHALT	
STANDARD CURB AND GUTTER	
MOUNTABLE CURB AND GUTTER	
LIMITS OF NEW TEMP. ASPHALT	
PROPOSED STREET LIGHTS	

BENCH MARK
ACS MONUMENT "10C-18", NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 1927, X=402,319.45, Y=1,524,061.42, EL=5219.41, DELTA ALPHA=-00°11'18" G-G=0.9996613, TIES TO THE NORTHEAST CORNER OF PROPERTY BEARING S69°15'45"E, 2964.48'

LEGAL DESCRIPTION:
LOTS 1 THRU 60, BLOCK 3 QUAIL SPRINGS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

N

GRAPHIC SCALE
0 30 60 90 120
SCALE: 1"=60'

RECORD DRAWING
DATE: 8-26-97 DRAFTED BY: RJ
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

60/950057/9557MP.DWG/BDG/2-14-97

SCANNED BY
BY LASON

AS BUILT INFORMATION
CONTRACTOR Sparling #28899
WORK STAKED BY Sparling DATE '97
FIELD INSPECTION ACCEPTANCE BY Tierra West DATE 97
FIELD VERIFICATION BY Tierra West DATE 97
DRAWINGS CORRECTED BY Tierra West DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
2-14-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	RRB	DATE 09-96
DRAWN BY	PVG	DATE 09-96
CHECKED BY	RRB	DATE 09-96

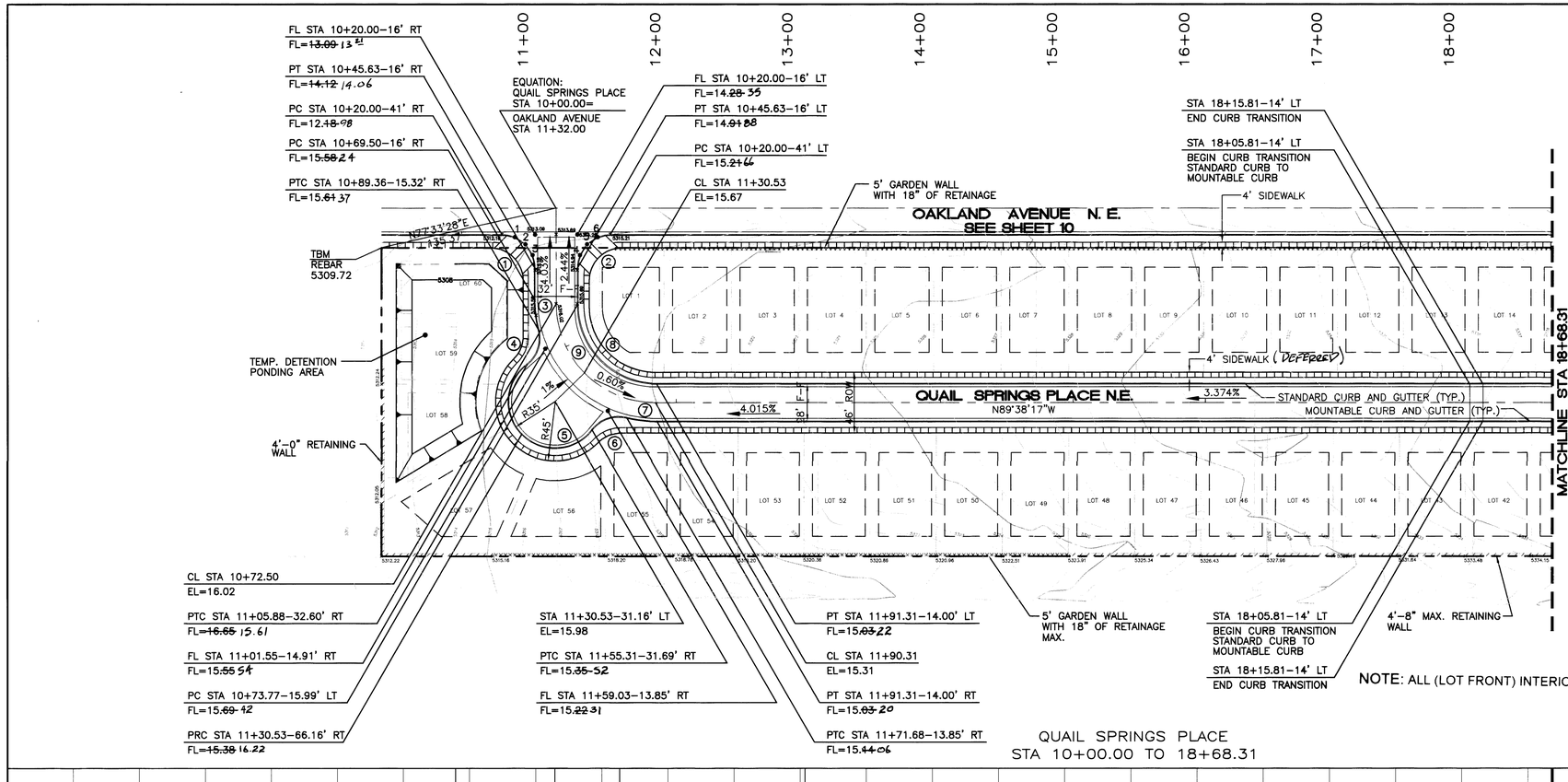
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES MASTER PAVING PLAN**

DESIGN REVIEW COMMITTEE — CITY ENGINEER APPROVAL — LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 559081 — ZONE MAP NO. C-19-Z — SHEET 6 OF 23



QUAIL SPRINGS PLACE
STA 10+00.00 TO 18+68.31

NOTE:
SEE MASTER PAVING PLAN FOR STREET SECTIONS
AND WHEELCHAIR RAMP TYPES.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

CURVE DATA (DESCRIBES FACE OF CURB)

①	②	③	④
R = 25.00'	R = 25.00'	R = 92.00'	R = 25.00'
Δ = 90°00'01"	Δ = 90°00'01"	Δ = 14°33'38"	Δ = 67°20'02"
L = 39.27'	L = 39.27'	L = 23.38'	L = 29.38'
T = 40.50'	T = 40.50'	T = 142.38'	T = --

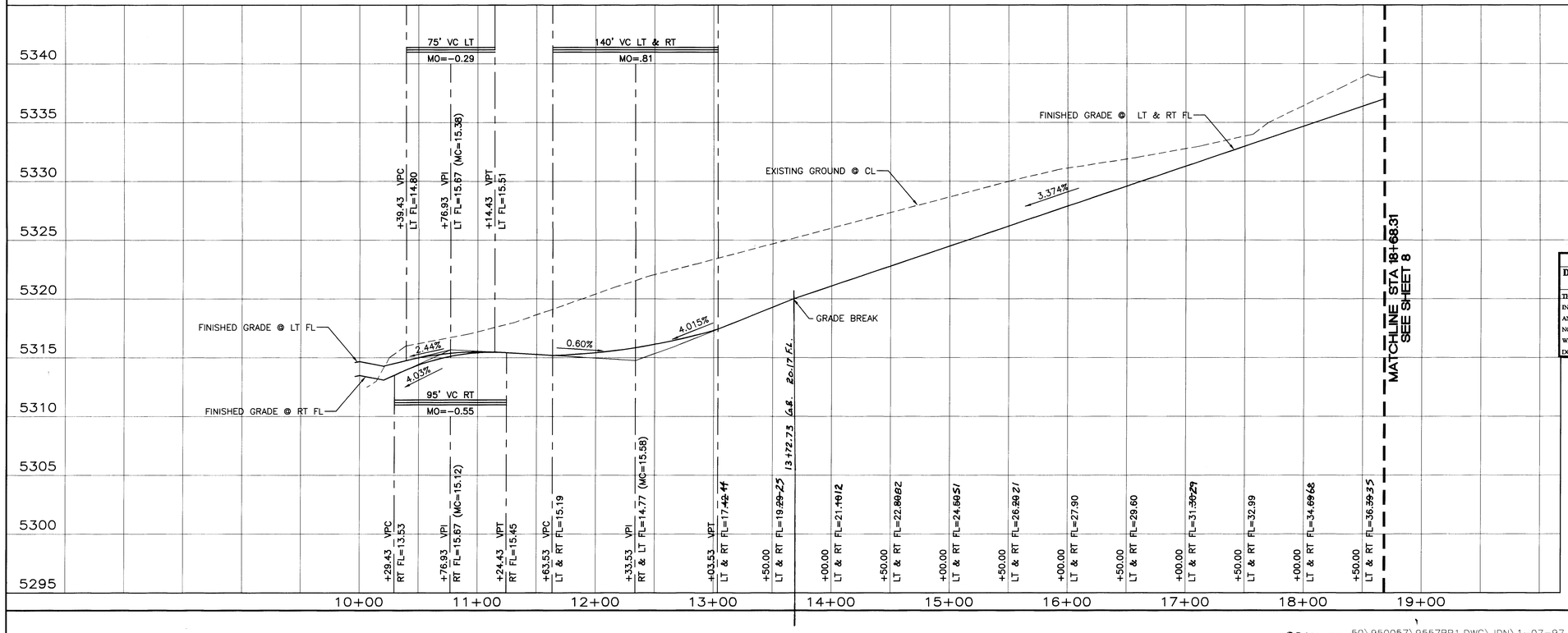
⑤	⑥	⑦	⑧
R = 35.00'	R = 25.00'	R = 92.00'	R = 60.00'
Δ = 195°43'21"	Δ = 67°20'02"	Δ = 14°22'26"	Δ = 90°00'08"
L = 119.56'	L = 29.38'	L = 23.08'	L = 94.25'
T = 17.56'	T = --	T = 116.82'	T = 97.42'

CURVE DATA (DESCRIBES CENTERLINE)

⑨ R = 75.00'
Δ = 90°00'01"
L = 117.81'
T = 121.51'

CURB RETURN QUARTER POINTS

① FL	ELEV	② FL	ELEV
1	12.66	4	15.01
2	13.16	5	15.07
3	13.66	6	15.14



RECORD DRAWING
DATE: 8-26-97 DRAFTED BY: RL
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

AS BUILT INFORMATION
CONTRACTOR Spring #26979
WORK STAKED BY Joe Clawson DATE '97
INSPECTOR'S ACCEPTANCE BY Tierra West DATE '97
FIELD VERIFICATION BY Tierra West DATE '97
DRAWINGS CORRECTED BY Tierra West DATE '97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0011'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	RRB	DATE 09-96	
DRAWN BY	PVG	DATE 09-96	
CHECKED BY	RRB	DATE 09-96	

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

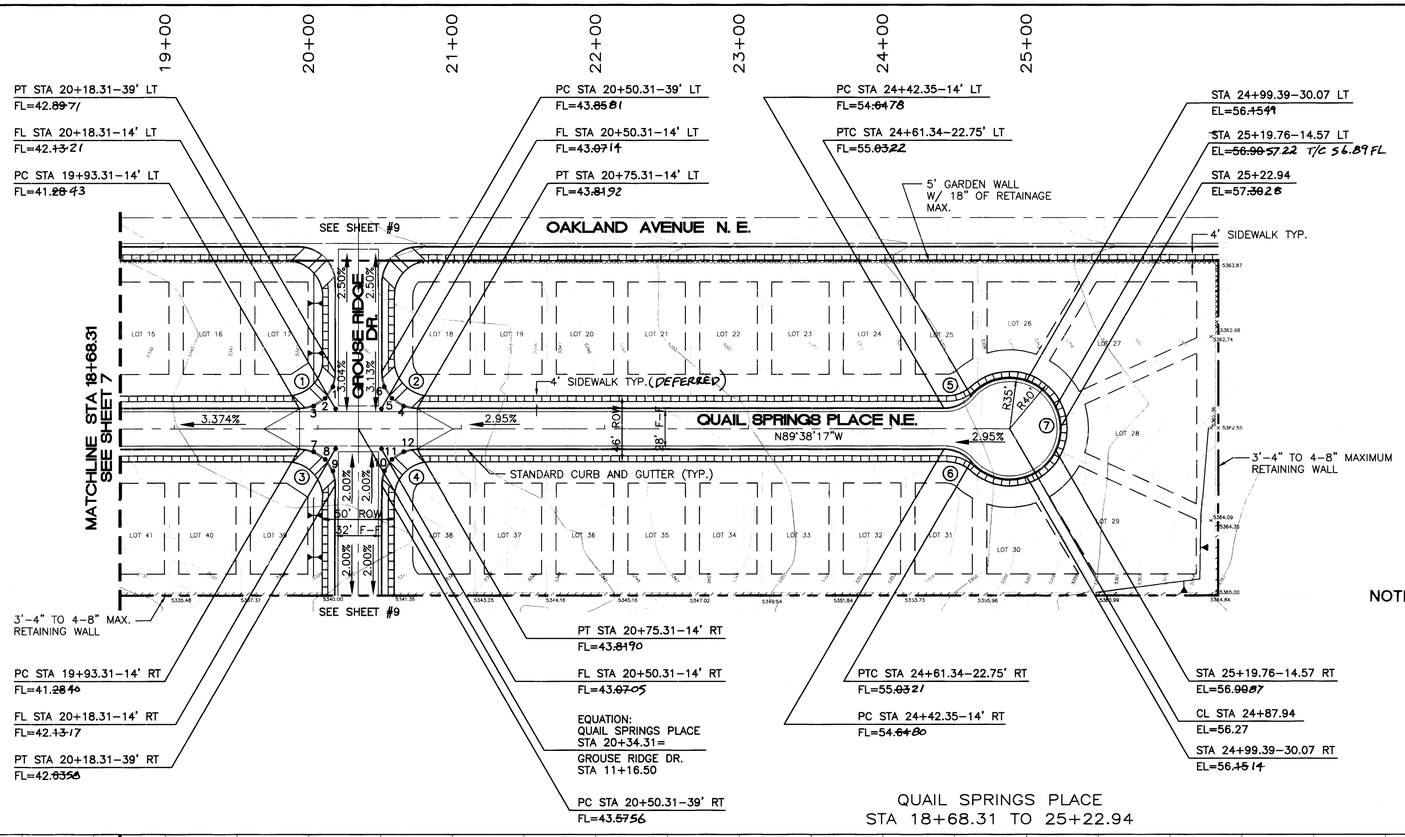
TITLE: **QUAIL SPRINGS ESTATES**
PAVING IMPROVEMENTS
QUAIL SPRINGS PLACE STA 10+00.00 TO 18+68.31

DESIGN REVIEW COMMITTEE: APPROVED 2 9 1997 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 7 OF 23

50\950057\9557PP1.DWG\JDN\1-07-97

SCANNED BY
BY LASON



QUAIL SPRINGS PLACE
STA 18+68.31 TO 25+22.94

CURVE DATA (DESCRIBES FACE OF CURB)

① R = 25.00'	② R = 25.00'	③ R = 25.00'	④ R = 25.00'
Δ = 90°00'01"	Δ = 90°00'01"	Δ = 90°00'01"	Δ = 90°00'01"
L = 39.27'	L = 39.27'	L = 39.27'	L = 39.27'
T = 40.50'	T = 40.50'	T = 40.50'	T = 40.50'
⑤ R = 25.00'	⑥ R = 25.00'	⑦ R = 35.00'	
Δ = 49°27'28"	Δ = 49°27'28"	Δ = 278°54'57"	
L = 21.58'	L = 21.58'	L = 170.38'	
T = --	T = --	T = 98.02'	

CURB RETURN QUARTER POINTS

① FL	ELEV	② FL	ELEV
1	42.48	4	43.81
2	42.08	5	43.82
3	41.68	6	43.83

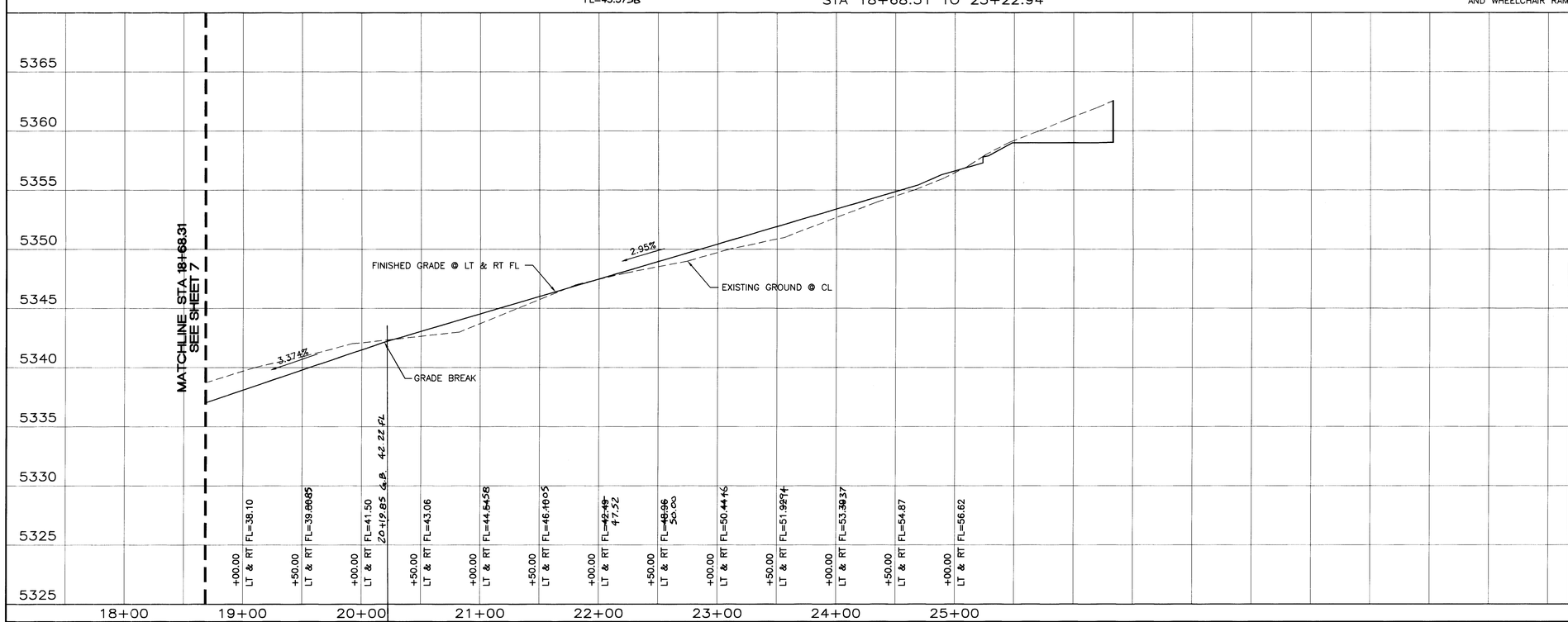
③ FL	ELEV	④ FL	ELEV
7	41.62	10	43.63
8	41.96	11	43.69
9	42.30	12	43.75

NOTE: ALL (LOT FRONT) INTERIOR SIDEWALKS HAVE BEEN DEFERRED

N

NOTE:
SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING

DATE: 8-26-97	DRAFTED BY: RW TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
PAVING IMPROVEMENTS
QUAIL SPRINGS PLACE STA 18+68.31 TO 25+22.94

DESIGN REVIEW COMMITTEE — CITY ENGINEER APPROVAL — LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 8 OF 23

AS BUILT INFORMATION
CONTRACTOR Spring # 26898
WORK STAKED BY Joe Chacon DATE 97
INSPECTOR'S ACCEPTANCE BY Tierra West DATE 97
FIELD VERIFICATION BY Tierra West DATE 97
DRAWINGS CORRECTED BY Tierra West DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0011'18"
ELEV=5219.41

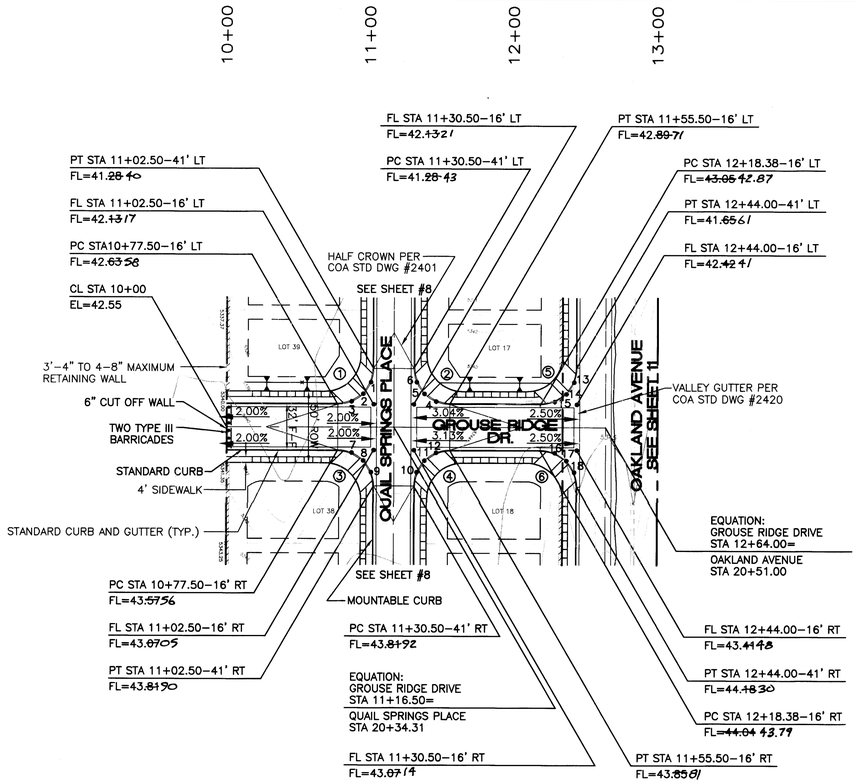
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY RRB	DATE 09-96
		DRAWN BY PVG	DATE 09-96
		CHECKED BY RRB	DATE 09-96

SCANNED BY
BY LASON

50\950057\9557PP2.DWG\JDN\1-18-97



GROUSE RIDGE DRIVE
STA 10+00.00 TO 12+64.00

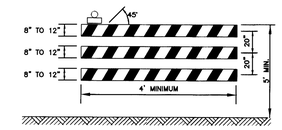
CURVE DATA (DESCRIBES FACE OF CURB)

① R = 25.00'	② R = 25.00'	③ R = 25.00'	④ R = 25.00'
Δ = 90°00'01"	Δ = 90°00'01"	Δ = 90°00'01"	Δ = 90°00'01"
L = 39.27'	L = 39.27'	L = 39.27'	L = 39.27'
T = 40.50'	T = 40.50'	T = 40.50'	T = 40.50'
⑤ R = 25.00'	⑥ R = 25.00'		
Δ = 90°00'01"	Δ = 90°00'01"		
L = 39.27'	L = 39.27'		
T = 40.50'	T = 40.50'		

CURB RETURN QUARTER POINTS

①	FL	ELEV	②	FL	ELEV	③	FL	ELEV
	1	41.62		4	42.48		7	43.63
	2	41.96		5	42.08		8	43.69
	3	42.30		6	41.68		9	43.75

④	FL	ELEV	⑤	FL	ELEV	⑥	FL	ELEV
	10	43.27		13	42.58		16	44.08
	11	43.47		14	42.74		17	44.12
	12	43.67		15	42.90		18	44.16



TYPE III BARRICADE

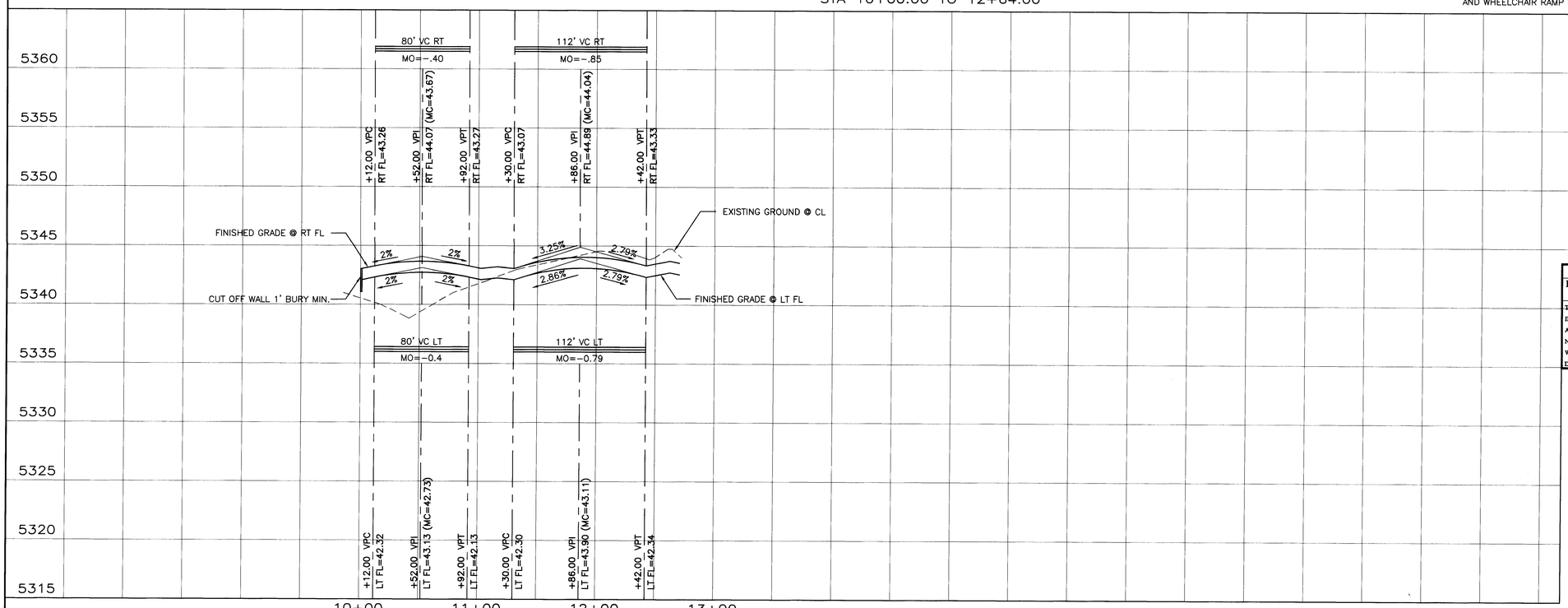
NOTE: FLASHING OR STEADY BURN WARNING LIGHTS SHOULD BE USED ON BARRICADES, PANELS, AND DRUMS AS NEEDED.

BARRICADE DETAIL

NOTE: ALL (LOT FRONT) INTERIOR SIDEWALKS HAVE BEEN DEFERRED

NOTE:
SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING

DATE: 8-26-97 | DRAFTED BY: RJ TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

AS BUILT INFORMATION
CONTRACTOR Springs # 26979
WORK STAKED BY Dave Clauso DATE 97'
INSPECTOR ACCEPTANCE BY Terra Dist DATE 97'
FIELD VERIFICATION BY Terra Dist DATE 97'
DRAWINGS CORRECTED BY Terra Dist DATE 97'
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C–18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G–G=0.9996613
DELTA=–00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
JOHN P. WOOD
NEW MEXICO
PROFESSIONAL ENGINEER
8-26-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY RRB DATE 09–96
DRAWN BY PVG DATE 09–96
CHECKED BY RRB DATE 09–96

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883–7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

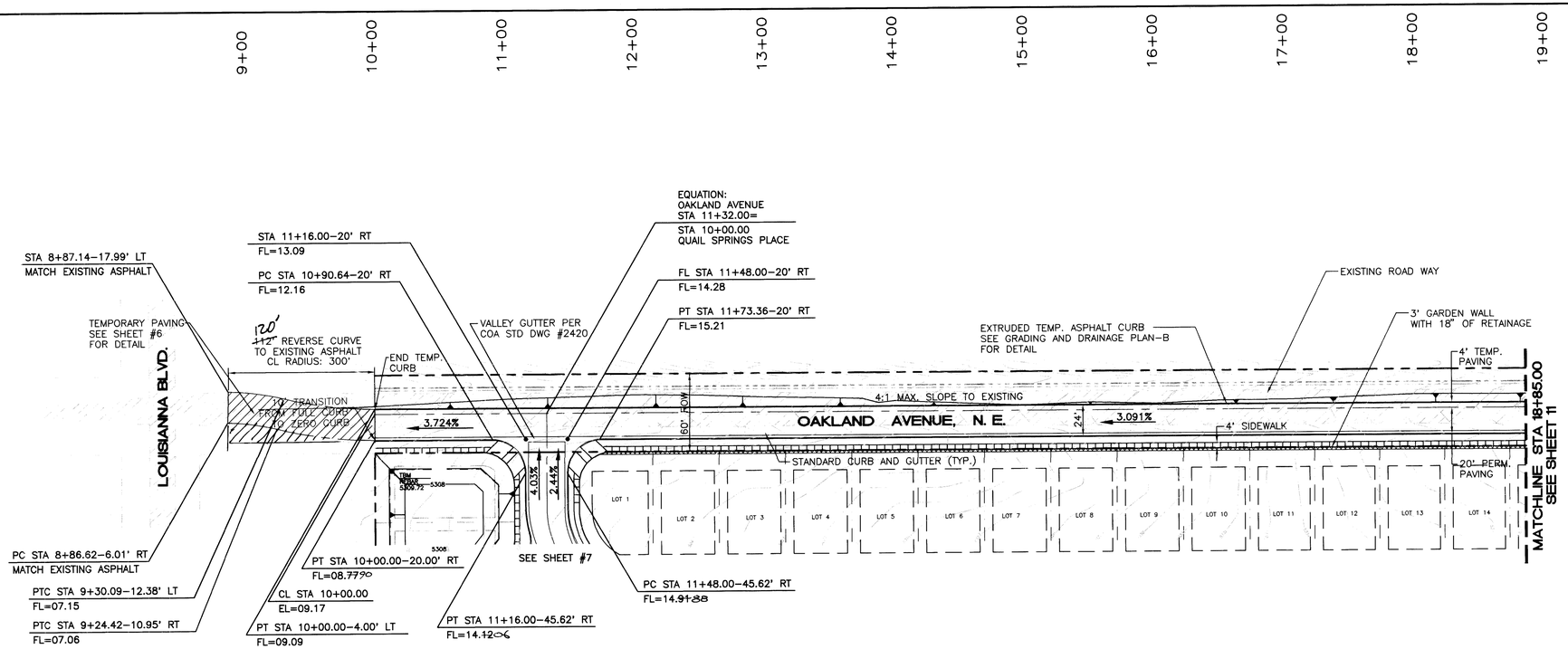
TITLE: **QUAIL SPRINGS ESTATES**
PAVING IMPROVEMENTS
GROUSE RIDGE DRIVE STA 10+00.00 TO 12+64.00

DESIGN REVIEW COMMITTEE: APPROVED 2 5 1997 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 9 OF 23

SCANNED BY
BY LASON

50\950057\9557PP3.DWG\JDN\1-18-97

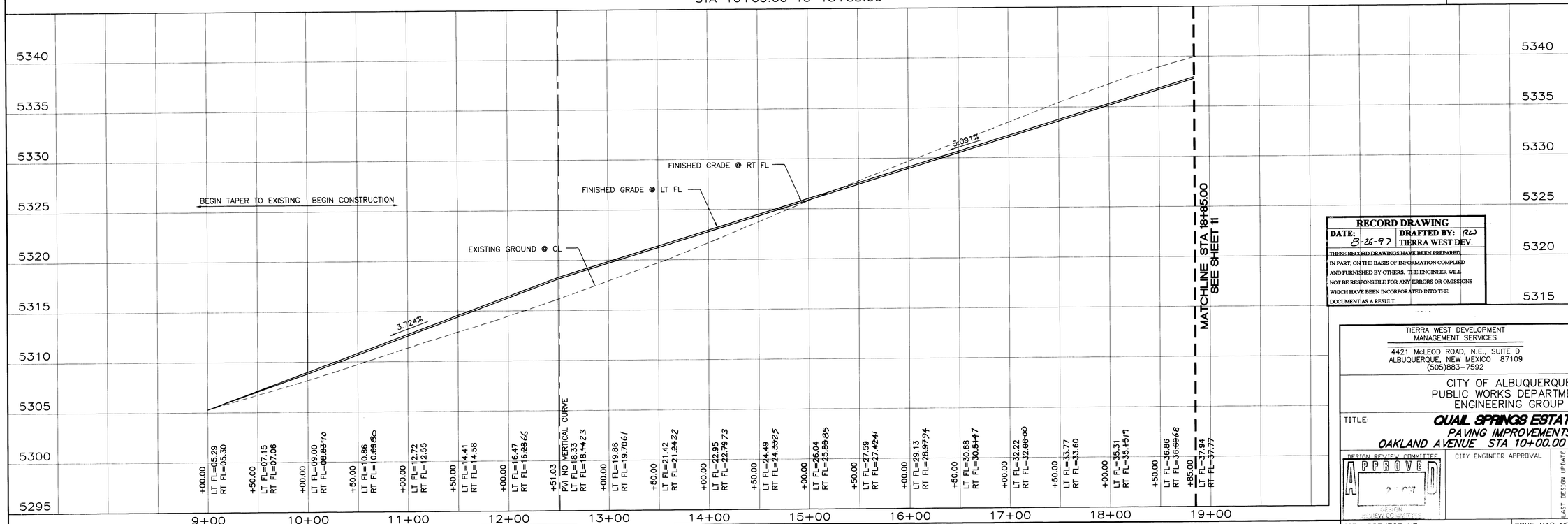


NOTE: ALL (LOT FRONT) INTERIOR SIDEWALKS HAVE BEEN DEFERRED

NOTE:
SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.

SCALE: HORIZ. 1" =50'
VERT. 1" = 5'

OAKLAND AVENUE
STA 10+00.00 TO 18+85.00



RECORD DRAWING

DATE:	DRAFTED BY:
3-26-97	RW TIERRA WEST DEV.

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AS BUILT INFORMATION
CONTRACTOR Springer # 28897
STAKED BY Jave Chase DATE '97
INSPECTOR'S ACCEPTANCE BY Teresa West DATE '97
VERIFICATION BY Teresa West DATE '97
TRANSFERRED BY Teresa West DATE '97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
Rwk 2-14-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		DATE
DESIGNED BY	RRB	09-96
DRAWN BY	PVG	09-96
CHECKED BY	RRB	09-96

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

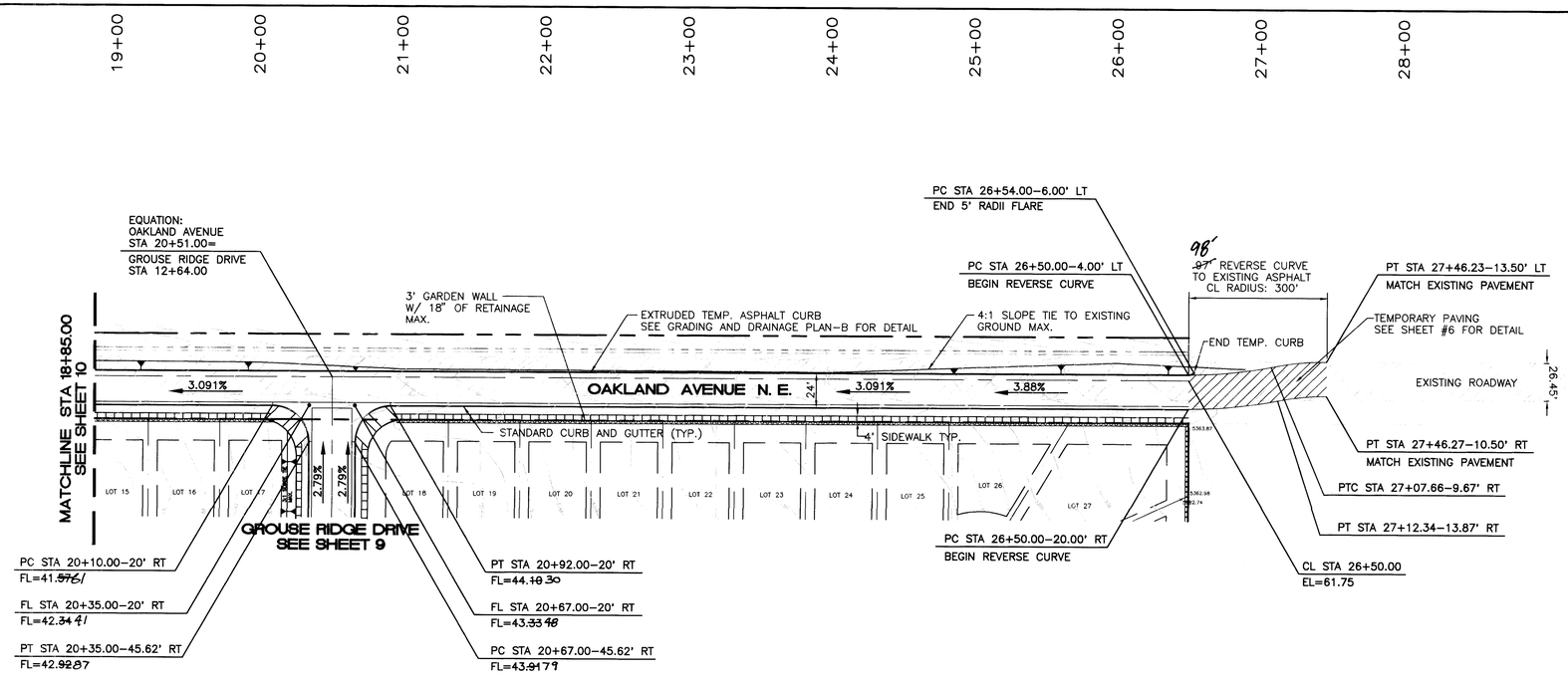
TITLE: **QUAIL SPRINGS ESTATES**
PAVING IMPROVEMENTS
OAKLAND AVENUE STA 10+00.00 TO 18+85.00

DESIGN REVIEW COMMITTEE: APPROVED 3-1-97 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 559081
ZONE MAP NO. C-19-Z
SHEET 10 OF 23

50\950057\9557PP4.DWG\BDG\2-03-97

SCANNED BY
BY LASON

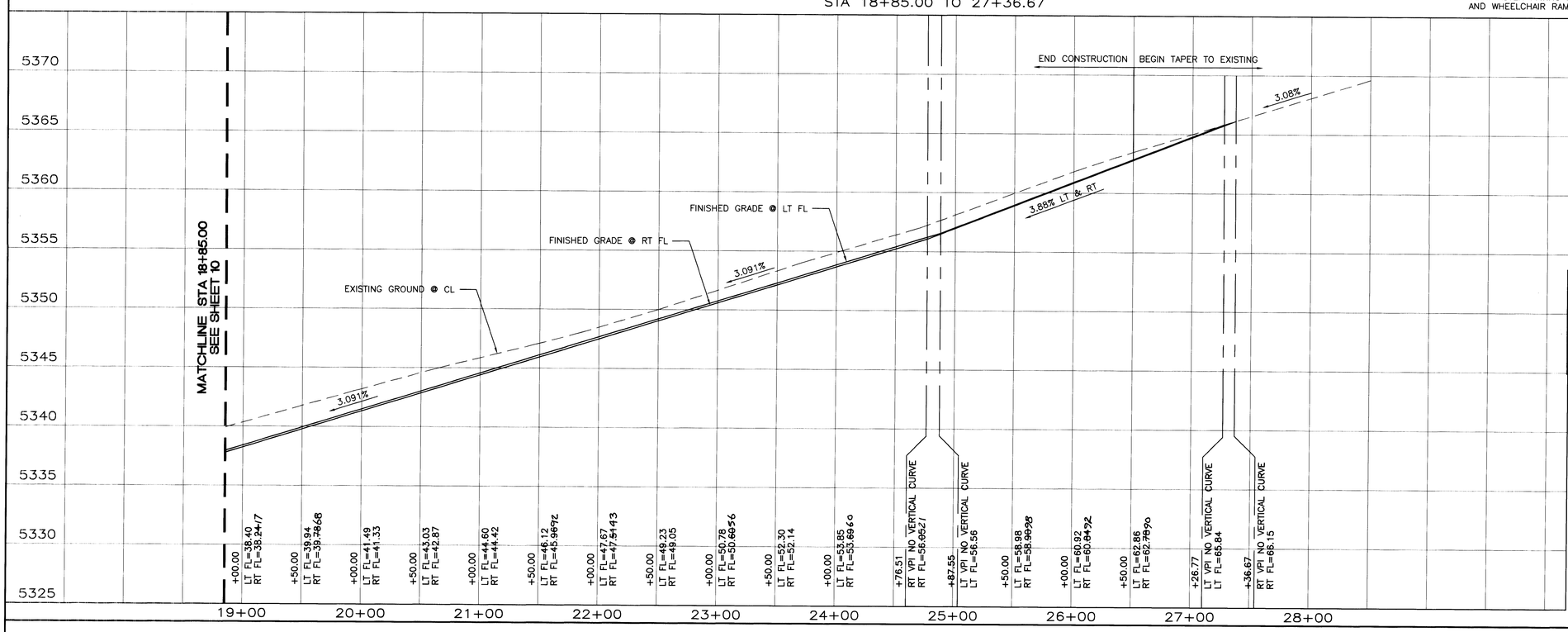


NOTE: ALL (LOT FRONT) INTERIOR SIDEWALKS HAVE BEEN DEFERRED

OAKLAND AVENUE
STA 18+85.00 TO 27+36.67

NOTE:
SEE MASTER PAVING PLAN FOR STREET SECTIONS
AND WHEELCHAIR RAMP TYPES.

SCALE: HORIZ. 1" =50'
VERT. 1" = 5'



RECORD DRAWING

DATE:	DRAFTED BY:
3-25-97	RW TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
PAVING IMPROVEMENTS
OAKLAND AVENUE STA 18+85.00 TO 27+36.67

DESIGN REVIEW COMMITTEE: APPROVED 3-25-1997
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE: MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 11 OF 23

50\950057\9557PP5.DWG\BDG\2-03-97

SCANNED BY

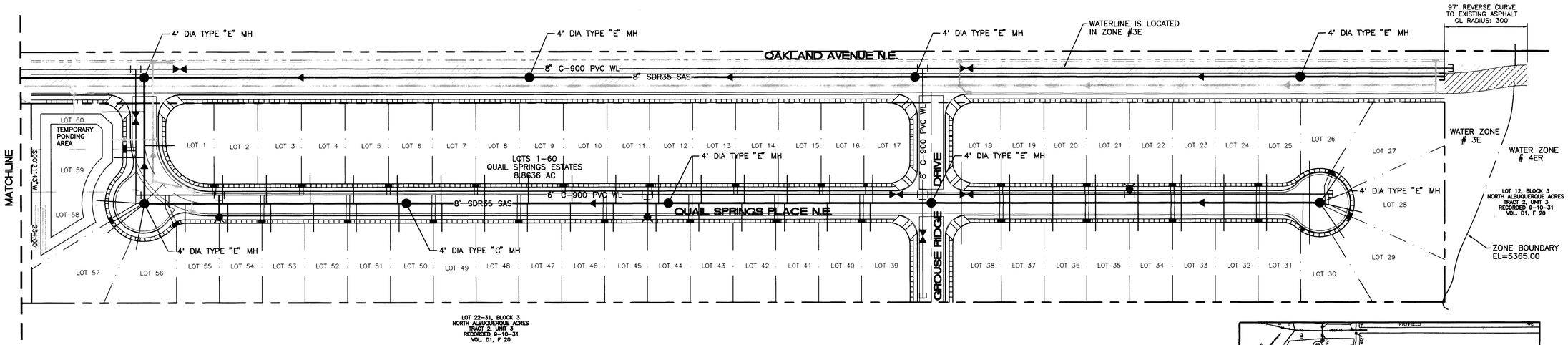
AS BUILT INFORMATION
CONTRACTOR: Sparling, #26999
WORK STAKED BY: Pete Chesser DATE: '97
WORK SURVEYED BY: DATE:
ACCEPTANCE BY: Terra West DATE: '97
FIELD VERIFICATION BY: Terra West DATE: '97
DRAWINGS CORRECTED BY: Terra West DATE: '97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

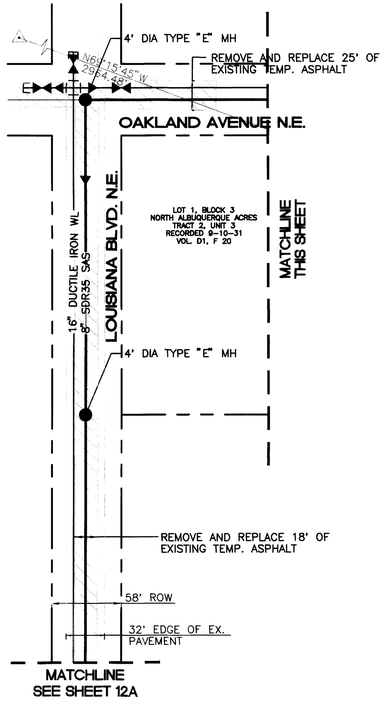
BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0011'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
Rapp 2-14-97

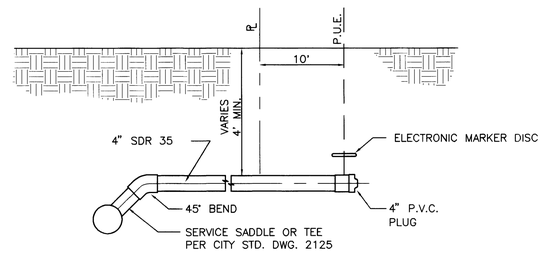
REVISIONS
NO. DATE REMARKS BY
DESIGN
DESIGNED BY RRB DATE 09-96
DRAWN BY PVG DATE 09-96
CHECKED BY RRB DATE 09-96





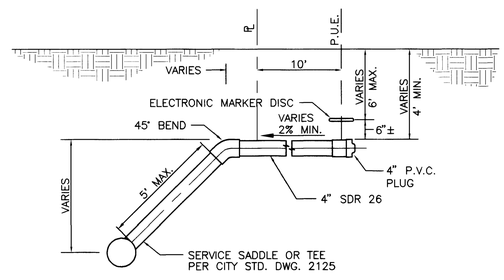
LEGEND

- BOUNDARY
- LOT
- ROAD
- CURB AND GUTTER
- CENTER LINE
- SIDEWALK
- EXIST. ROAD
- PROPOSED RETAINING WALL
- PROPOSED 3' GARDEN WALL
- LIMITS OF EXISTING ASPHALT
- PROPOSED SAS LINE
- EXISTING SAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SD LINE
- EXISTING SD LINE
- SAS SERVICE
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SANITARY SEWER MANHOLE
- CROSS
- TEE
- 90° BEND
- CAP
- GATE VALVE
- REDUCER
- STORM SEWER MANHOLE
- DROP INLET



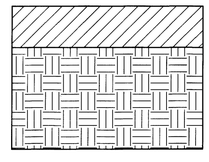
TYP. SANITARY SYSTEM SERVICE CONNECTION

PER COA STD DWG. 2125
NO SCALE



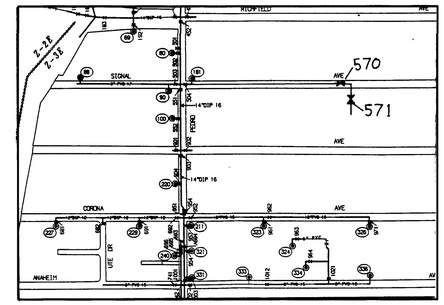
TYP. SANITARY SYSTEM SERVICE CONNECTION FOR DEEP SANITARY SEWERS

NO SCALE



TEMP. PAVING SECTION

NO SCALE



WATER SHUT-OFF PLAN

SHUTOFF VALVE #504

NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE) 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS
4. SHUTOFF VALVES INDICATED IN THE ABOVE PLAN

BENCH MARK

ACS MONUMENT "10C-18", NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 1927, X=402,319.45, Y=1,524,061.42, EL=5219.41, DELTA ALPHA=-00°11'18" G-G=0.9996613, TIES TO THE NORTHEAST CORNER OF PROPERTY BEARING S69°15'45"E, 2964.48'

LEGAL DESCRIPTION:

LOTS 1 THRU 60, BLOCK 3 QUAIL SPRINGS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:
1. 4.5' MIN. BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL WATERLINE SERVICES ARE TO BE COPPER PIPING.

RECORD DRAWING
DATE: 8-26-97 | DRAFTED BY: RW | TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

SCANNED BY RY LASON

N

GRAPHIC SCALE
60 30 0 30 60
SCALE: 1"=60'

60/950057/9557MU.DWG/BDG/2-03-97

AS BUILT INFORMATION
CONTRACTOR Spalding #26859
WORK STAKED BY Dave Clauser DATE '97
INSPECTOR'S ACCEPTANCE BY Trees Wat DATE '97
FIELD VERIFICATION BY Trees Wat DATE '97
MAPPING CORRECTED BY Trees Wat DATE '97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
2-14-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RRB DATE 09-96
DRAWN BY PVG DATE 09-96
CHECKED BY RRB DATE 09-96

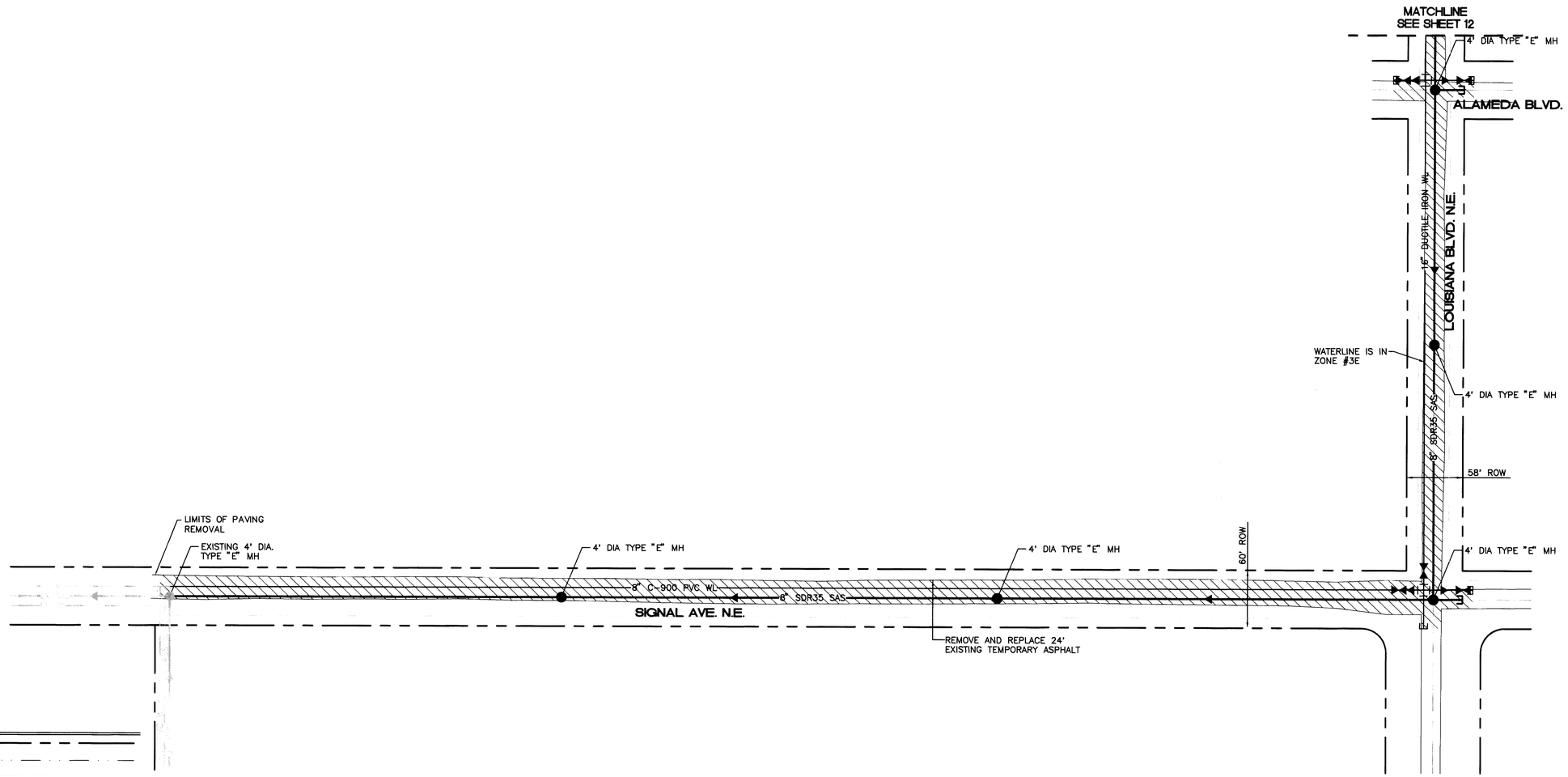
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES MASTER UTILITY PLAN SHEET 'A'**

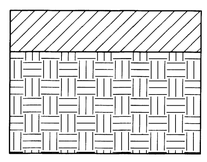
DESIGN REVIEW COMMITTEE: APPROVED REVIEW | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 12 OF 23



LEGEND

- BOUNDARY
- LOT
- ROAD
- CURB AND GUTTER
- CENTER LINE
- SIDEWALK
- EXIST. ROAD
- PROPOSED RETAINING WALL
- PROPOSED 3' GARDEN WALL
- LIMITS OF EXISTING ASPHALT
- PROPOSED SAS LINE
- EXISTING SAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SD LINE
- EXISTING SD LINE
- SAS SERVICE
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SANITARY SEWER MANHOLE
- CROSS
- TEE
- 90° BEND
- CAP
- GATE VALVE
- REDUCER
- STORM SEWER MANHOLE
- DROP INLET



TEMP. PAVING SECTION

NO SCALE

BENCH MARK

ACS MONUMENT "10C-18", NM STATE PLANE COORDINATES, CENTRAL ZONE, NAD 1927, X=402,319.45, Y=1,524,061.42, EL=5219.41, DELTA ALPHA=-00°11'18" G-G=0.9996613, TIES TO THE NORTHEAST CORNER OF PROPERTY BEARING S69°15'45"E, 2964.48'

LEGAL DESCRIPTION:

LOTS 1 THRU 60, BLOCK 3 QUAIL SPRINGS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

RECORD DRAWING

DATE: 8-26-97 | DRAFTED BY: RW TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

NOTES:
1. ALL WATERLINE SERVICES ARE COPPER PIPING.
2. ALL WATERLINE STUBS ARE 8"

SCANNED BY
BY LASON

GRAPHIC SCALE
60 30 0 30 60
SCALE 1"=60'

60/950057/95574 JDG/2-03-97

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES MASTER UTILITY PLAN SHEET "B"**

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

2-14-1997

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
P.E. #7868 559081	C-19-Z	12A	23

AS BUILT INFORMATION
CONTRACTOR SPARLING # 28999
WORK STAKED BY Dave Larson DATE 97
INSPECTOR'S ACCEPTANCE BY Tierra West DATE 97
FIELD VERIFICATION BY Tierra West DATE 97
DRAWINGS CORRECTED BY Tierra West DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

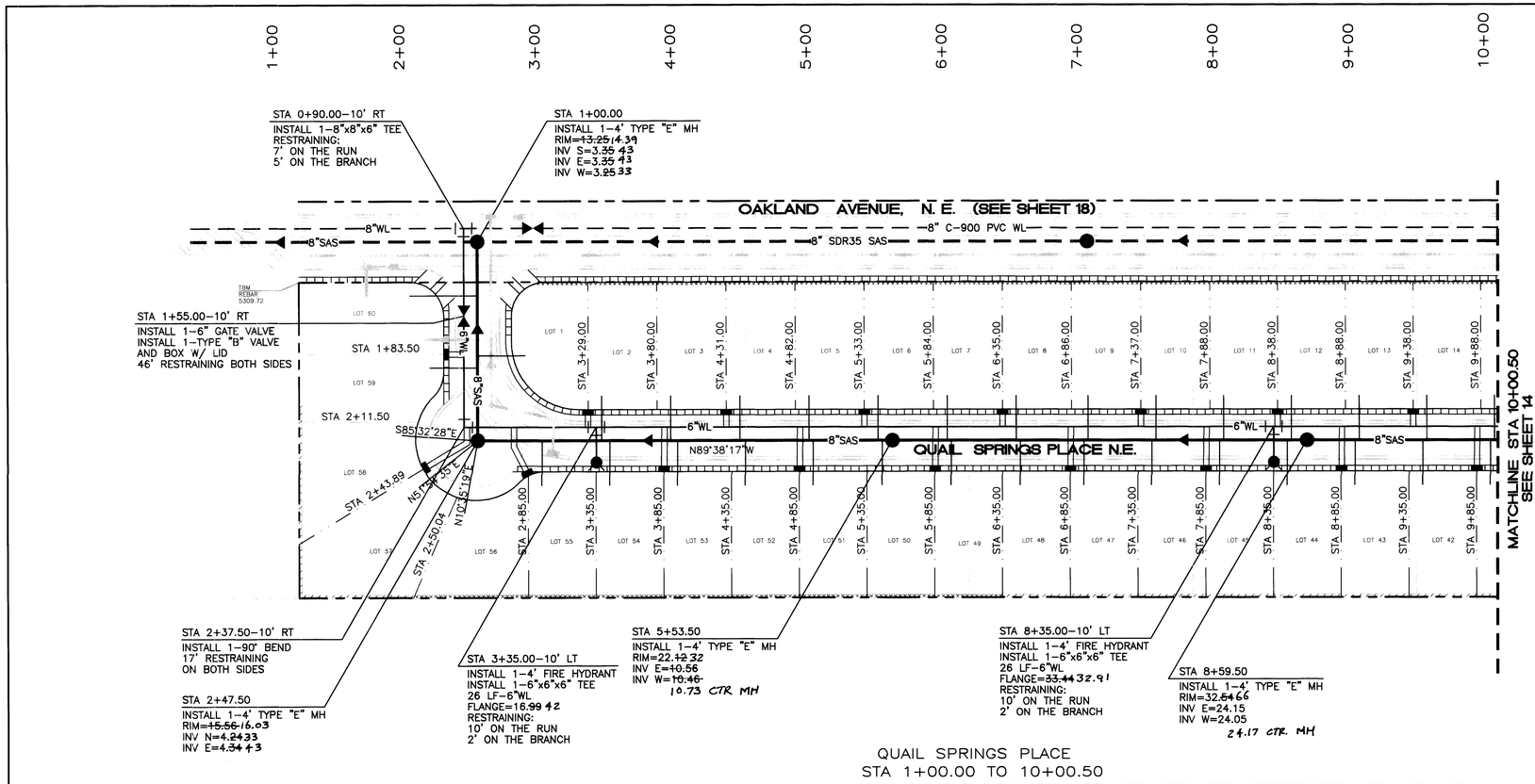
BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
2-14-97

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN		
DESIGNED BY	RRB	DATE 09-96
DRAWN BY	PVG	DATE 09-96
CHECKED BY	RRB	DATE 09-96



QUAIL SPRINGS PLACE
STA 1+00.00 TO 10+00.50

WL TABLE

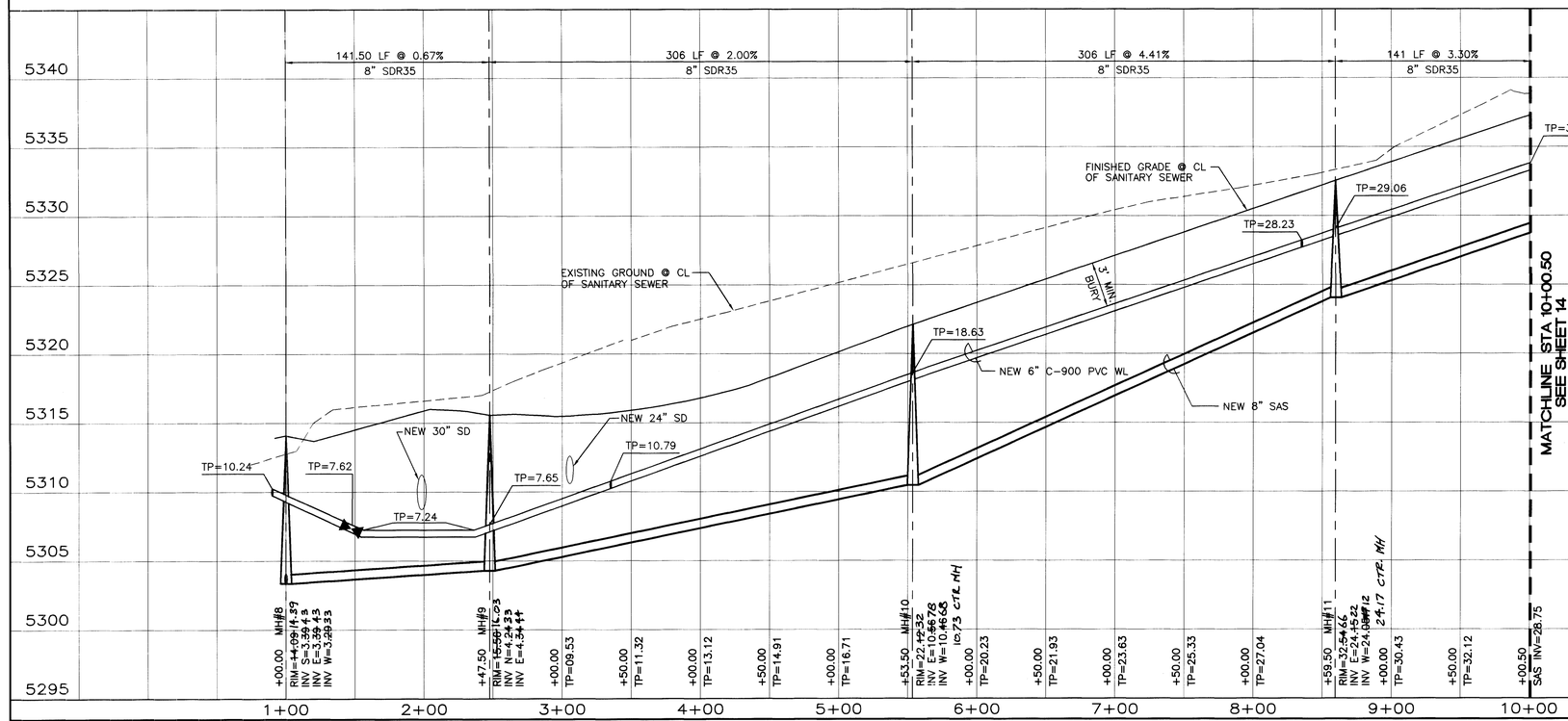
LOT #	STATION	SERVICE
1&2	3+29.00	DOUBLE
3&4	4+31.00	DOUBLE
5&6	5+33.00	DOUBLE
7&8	6+35.00	DOUBLE
9&10	7+36.00	DOUBLE
11&12	8+37.00	DOUBLE
13&14	9+37.00	DOUBLE
41&42	9+85.00	DOUBLE
43&44	9+45.00	DOUBLE
45&46	7+85.00	DOUBLE
47&48	6+85.00	DOUBLE
49&50	5+85.00	DOUBLE
51&52	4+85.00	DOUBLE
53&54	3+85.00	DOUBLE
55&56	2+85.00	DOUBLE
57&58	2+43.89	DOUBLE
59&60	1+83.50	DOUBLE

SAS TABLE

LOT #	STATION	LF	INV. @ PL	EL. @ PL
1	1+84.50	35	10.86	16.36
2	3+39.00	33	10.17	15.67
3	3+90.00	33	10.54	16.04
4	4+41.00	33	12.41	17.91
5	4+92.00	33	14.46	19.96
6	5+43.00	33	16.32	21.82
7	5+94.00	33	18.05	23.55
8	6+45.00	33	19.79	25.29
9	6+98.00	33	21.52	27.02
10	7+48.00	33	23.25	28.75
11	7+98.00	33	24.99	30.49
12	8+48.00	33	26.69	32.19
13	8+98.00	33	28.38	33.88
14	9+48.00	33	30.08	35.58
15	9+98.00	33	31.78	37.28
41	9+95.00	33	31.68	37.18
42	9+45.00	33	29.98	35.48
43	8+95.00	33	28.28	33.78
44	8+45.00	33	26.58	32.08
45	7+95.00	33	24.88	30.38
46	7+45.00	33	23.18	28.68
47	6+95.00	33	21.49	26.99
48	6+48.00	33	19.79	25.29
49	5+97.00	33	18.09	23.59
50	5+46.00	33	16.39	21.89
51	4+95.00	33	14.62	20.12
52	4+45.00	33	12.62	18.12
53	3+95.00	33	10.74	16.24
54	3+45.00	33	10.13	15.63
55	2+95.00	33	10.40	15.90
56	SEE DWG	55	10.56	16.06
57	SEE DWG	55	10.84	16.34
58	SEE DWG	56	11.06	16.56
59	1+93.50	35	10.80	16.30
60	1+40.00	50	10.00	15.50

NOTE:
SEE MASTER UTILITY PLAN FOR
SANITARY SEWER SERVICE CONNECTION DETAILS.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING
DATE: 8-26-97 DRAFTED BY: RW
TIERRA WEST DEV.
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SCANNED BY
BY LASON

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883–7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
QUAIL SPRINGS PLACE STA 1+00.00 TO 10+00.50

DESIGN REVIEW COMMITTEE: APPROVED AUG 28 1997 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
559081	C–19–Z	13	23

50\950057\9557PP6.DWG\JDN\1-21-97

AS BUILT INFORMATION
CONTRACTOR Spring Creek DATE 8-27
WORK STAKED BY Dave Chasen DATE 8-27
INSPECTOR'S ACCEPTANCE BY Tierra West DATE 8-27
FIELD VERIFICATION BY Tierra West DATE 8-27
DRAWINGS CORRECTED BY Tierra West DATE 8-27
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

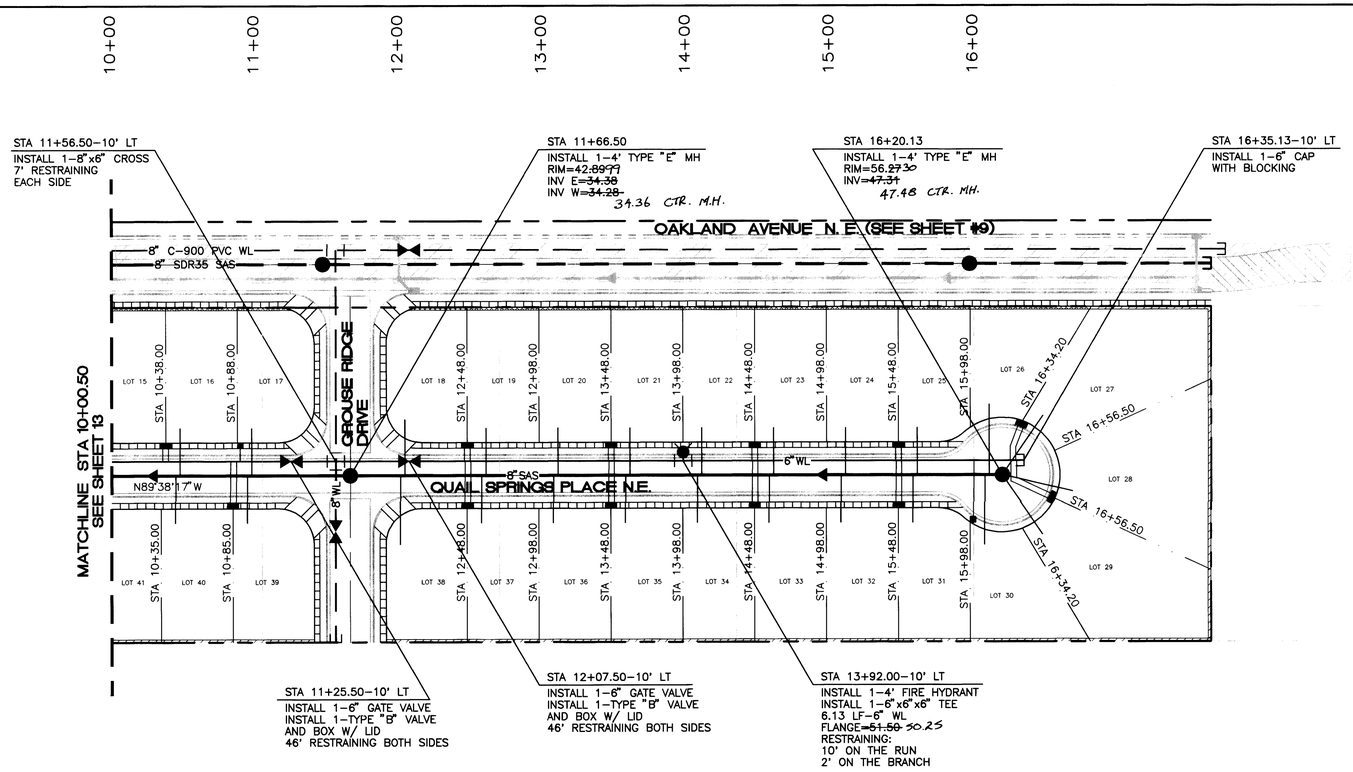
BENCH MARKS
ACS "10C–18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G–G=0.9996613
DELTA=–00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RRB DATE 09–96
DRAWN BY PVG DATE 09–96
CHECKED BY RRB DATE 09–96



QUAIL SPRINGS PLACE
STA 9+62.31 TO 16+35.13

WL TABLE

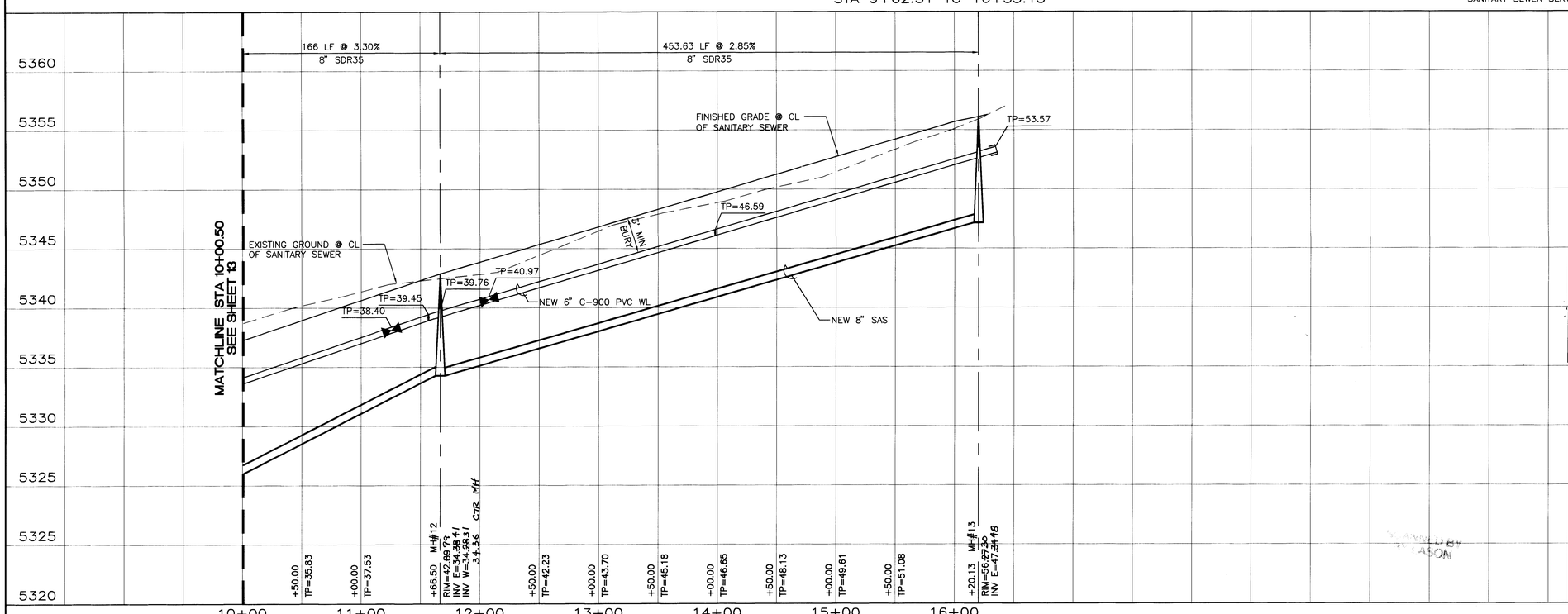
LOT #	STATION	SERVICE
15&16	10+38.00	DOUBLE
17	10+88.00	SINGLE
18&19	12+48.00	DOUBLE
20&21	13+48.00	DOUBLE
22&23	14+48.00	DOUBLE
24&25	15+48.00	DOUBLE
26&27	16+34.20	DOUBLE
28&29	16+56.50	DOUBLE
30	15+98.00	SINGLE
31&32	15+48.00	DOUBLE
33&34	14+48.00	DOUBLE
35&36	13+48.00	DOUBLE
37&38	12+48.00	DOUBLE
39&40	10+85.00	DOUBLE

SAS TABLE

LOT #	STATION	LF	INV. @ PL	EL. @ PL
16	10+48.00	33	33.48	38.98
17	10+98.00	33	35.18	40.68
18	12+04.50	39	39.29	44.79
19	12+61.00	33	40.18	45.68
20	13+11.00	33	41.69	47.19
21	13+61.00	33	43.17	48.67
22	14+11.00	33	44.64	50.14
23	14+61.00	33	46.12	51.62
24	15+11.00	33	47.59	53.09
25	15+61.00	33	48.77	54.27
26	16+11.00	49	50.39	55.89
27	16+48.21	50	51.28	56.78
28	16+69.07	50	52.00	57.50
29	16+48.21	50	51.28	56.78
30	16+08.00	49	50.39	55.89
31	15+58.00	33	49.07	54.57
32	15+08.00	33	47.59	53.09
33	14+58.00	33	46.12	51.62
34	14+08.00	33	44.64	50.14
35	13+58.00	33	43.17	48.67
36	13+08.00	33	41.69	47.19
37	12+58.00	33	40.18	45.68
38	12+01.50	48	39.29	44.79
39	10+95.00	33	35.08	40.58
40	10+45.00	33	33.38	38.88

NOTE:
SEE MASTER UTILITY PLAN FOR
SANITARY SEWER SERVICE CONNECTION DETAILS.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING

DATE: 8-26-97 | DRAFTED BY: RV TIERRA WEST DEV.

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TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
QUAIL SPRINGS PLACE STA 10+00.50 TO 16+35.13

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

APPROVED 2 1997

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
559081	C-19-Z	14	23

50\950057\9557PP7.DWG\BDG\2-03-97

AS BUILT INFORMATION
CONTRACTOR SANDIA #28899
WORK STAKED BY Joe Chavez DATE 97
INSPECTOR'S ACCEPTANCE BY Frank Hurt DATE 97
FIELD VERIFICATION BY Frank Hurt DATE 97
DRAWINGS CORRECTED BY Frank Hurt DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0011'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES

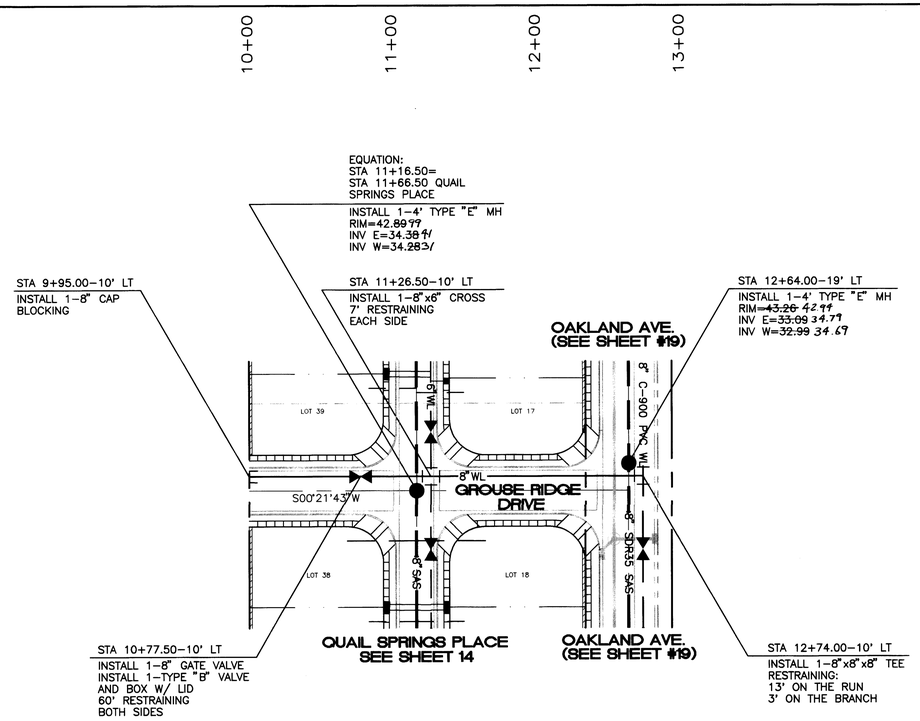
NO.	BY	DATE

ENGINEER'S SEAL
Paul K 2-4-97

NO.	DATE	REMARKS	BY
		REVISIONS	

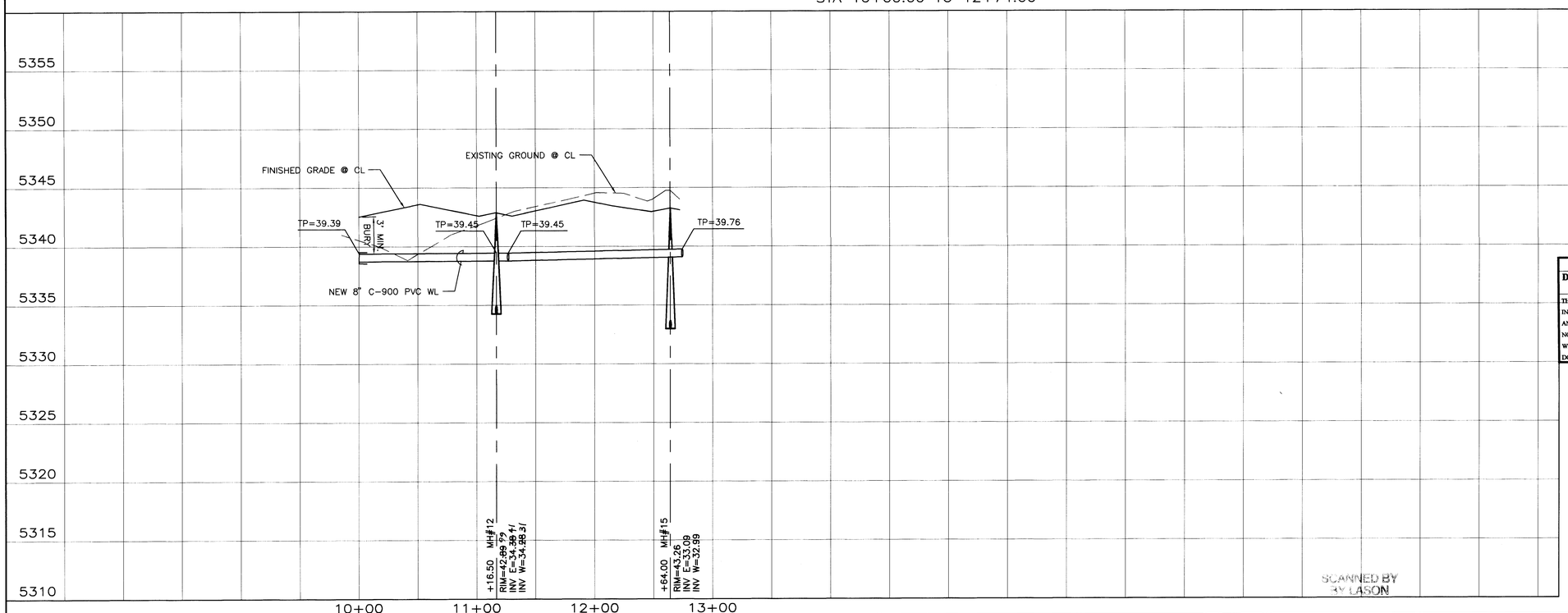
DESIGN

		DATE
DESIGNED BY	RRB	09-96
DRAWN BY	PVG	09-96
CHECKED BY	RRB	09-96



GROUSE RIDGE DRIVE
STA 10+00.00 TO 12+74.00

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING

DATE: 8-26-97 | DRAFTED BY: RW TIERRA WEST DEV.

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SCANNED BY
RY LASON

50\950057\9557PP8.DWG\BDG\2-03-97

AS BUILT INFORMATION

CONTRACTOR Spring 26899
WORK STAKED BY Pete Closser DATE '97
INSPECTOR'S ACCEPTANCE BY Frederick DATE '97
FIELD VERIFICATION BY Frederick DATE '97
DRAWINGS CORRECTED BY Tierra West DATE '97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

2-14-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY RRB DATE 09-96
DRAWN BY PVG DATE 09-96
CHECKED BY RRB DATE 09-96

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

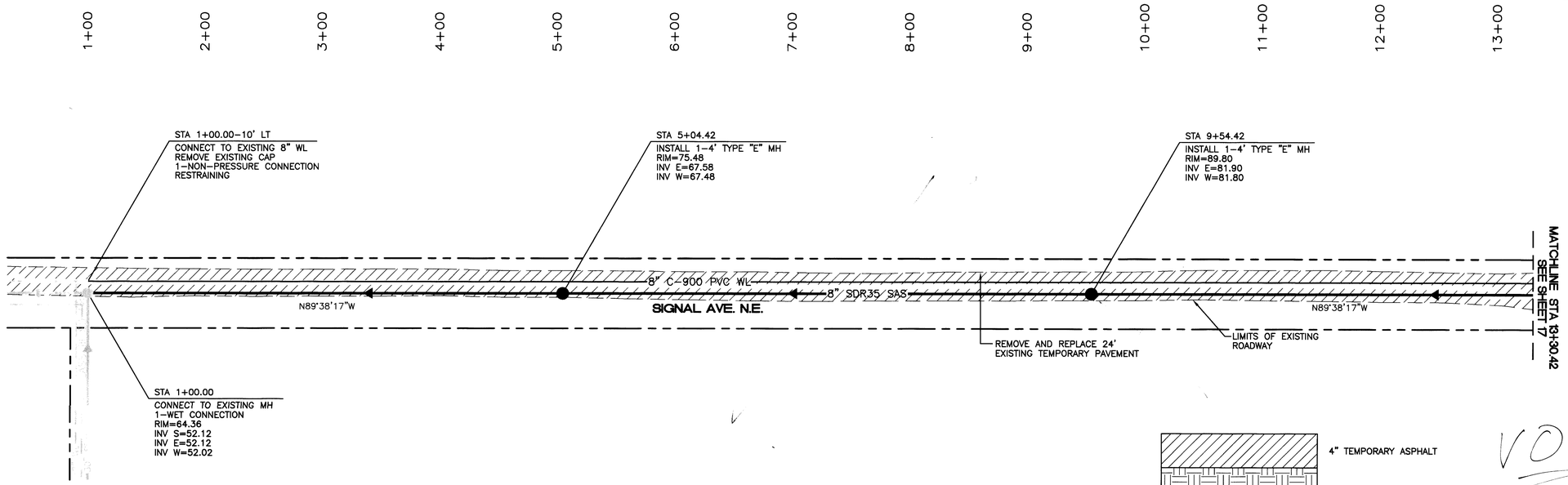
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
GROUSE RIDGE DRIVE STA 10+00.00 TO 12+74.00

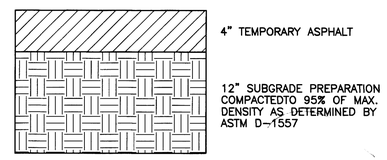
DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

DESIGN REVIEW COMMITTEE

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 15 OF 23



SEE NEW SHEET 16
ENGINEER'S STAMP 4-29-97



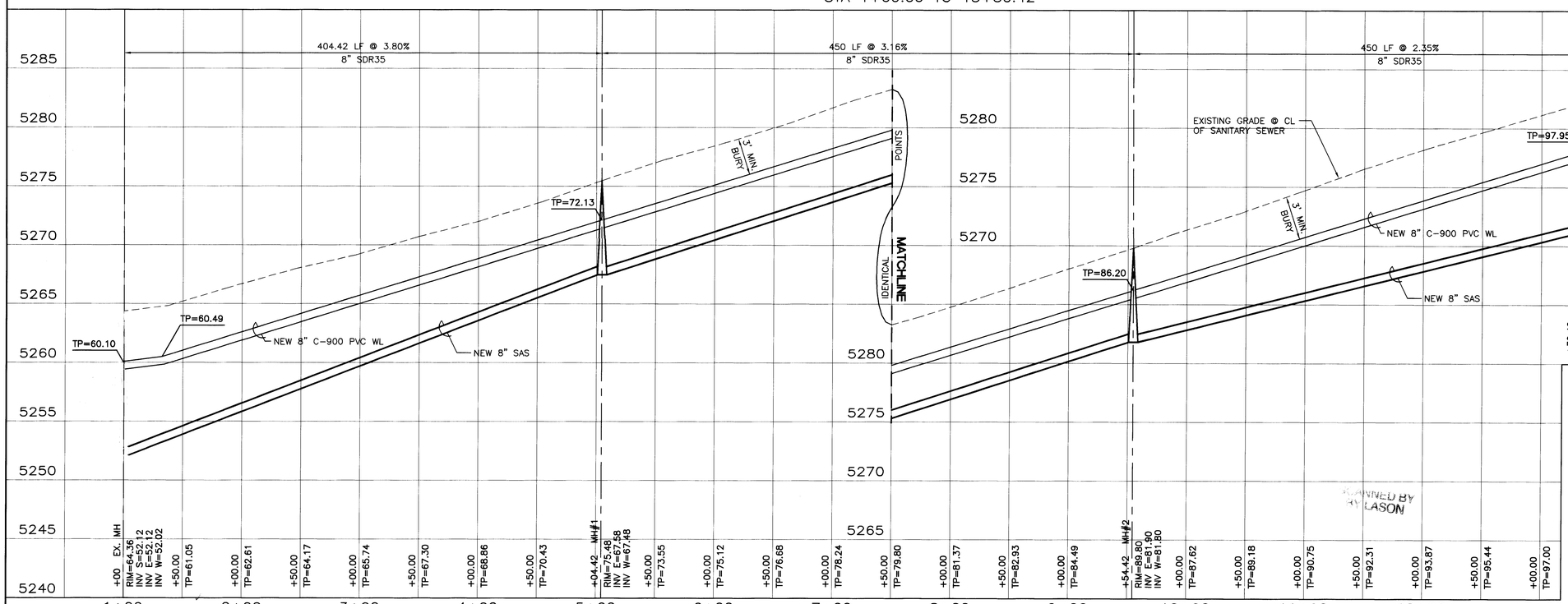
VOID

TEMP. PAVING SECTION

NO SCALE

SIGNAL AVENUE
STA 1+00.00 TO 13+30.42

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



SCANNED BY
K. LASON

50\950057\9557PP9.DWG\JDN\1-18-97

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

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
10-96

NO.	DATE	REMARKS	BY
1	4-9-97	~~See attached sheet~~ This Sheet Replaced with new Sheet dated 4/29/97	

REVISIONS

DESIGNED BY	RRB	DATE 10-96
DRAWN BY	PVG	DATE 10-96
CHECKED BY	RRB	DATE 10-96

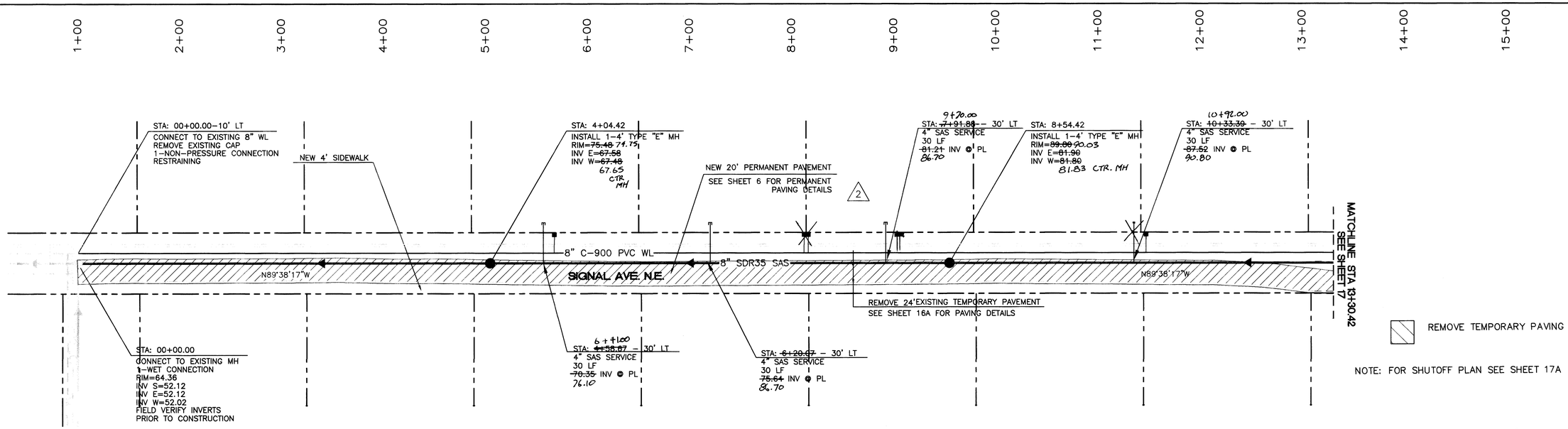
TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
SIGNAL AVENUE STA 1+00.00 TO 13+30.42

DESIGN REVIEW COMMITTEE: APPROVED
CITY ENGINEER APPROVAL: VOID
LAST DESIGN UPDATE: MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 559081
ZONE MAP NO. C-19-Z
SHEET 16 OF 23



SECTION A-A
SIGNAL AVENUE N.E.
N.T.S.

WL TABLE

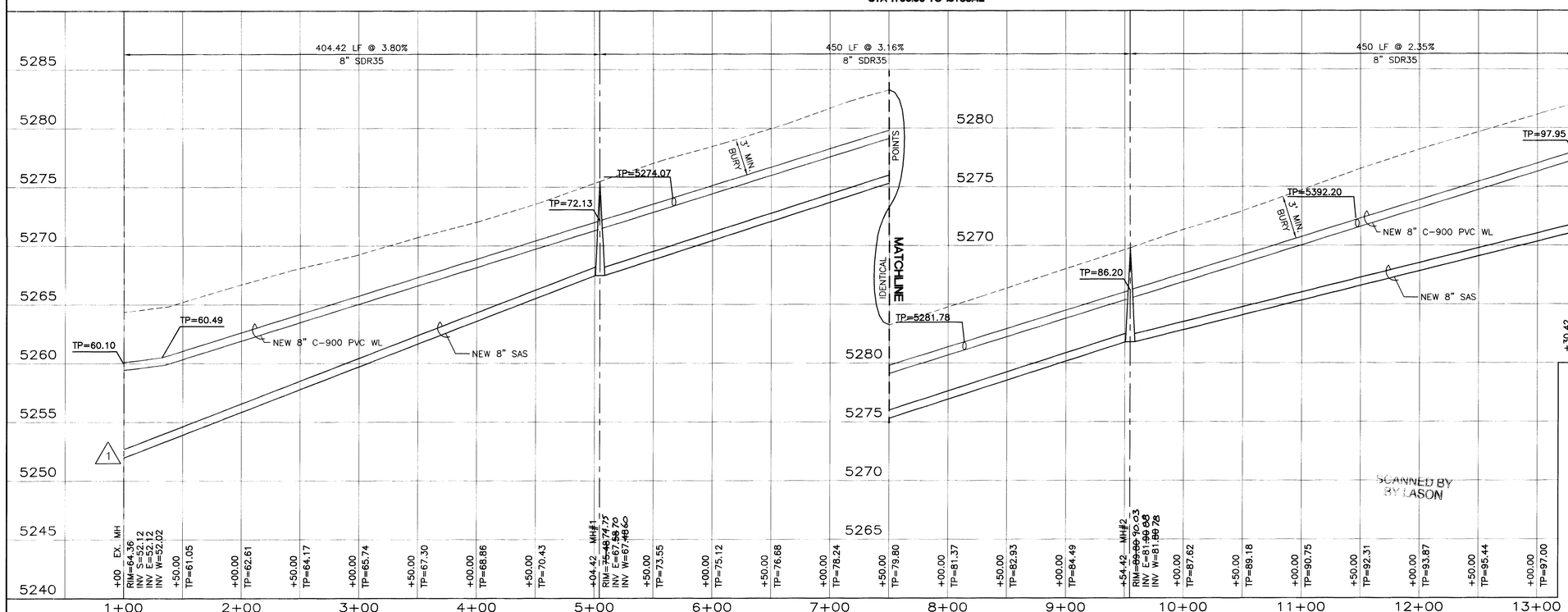
LOT #	STATION	SERVICE
21	4+69.22	SINGLE
20&19	7+14.04	DOUBLE
17	10+47.79	SINGLE

SAS TABLE

LOT #	STATION	LF	INV. @ PL
21	4+58.67	40	70.35
20	6+20.07	40	75.64
19	7+91.88	40	81.21
18&17	10+33.39	40	87.52

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

SIGNAL AVENUE
STA 1+00.00 TO 13+30.42



RECORD DRAWING
DATE: 8-26-97
DRAFTED BY: RW
TIERRA WEST DEV.
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TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
SIGNAL AVENUE STA 1+00.00 TO 13+30.42

DESIGN REVIEW COMMITTEE: APPROVED MAY 28 1997 DESIGN REVIEW COMMITTEE
CITY ENGINEER: APPROVED MAY 28 1997 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 16 OF 23

50\950057\9557PP9.DWG\MAJ\4-9-97

AS BUILT INFORMATION
CONTRACTOR S. Parling #28899 DATE 97
WORK STAKED BY Don Closser DATE 97
INSPECTOR'S ACCEPTANCE BY Teresa West DATE 97
FIELD VERIFICATION BY Teresa West DATE 97
DRAWINGS CORRECTED BY Teresa West DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

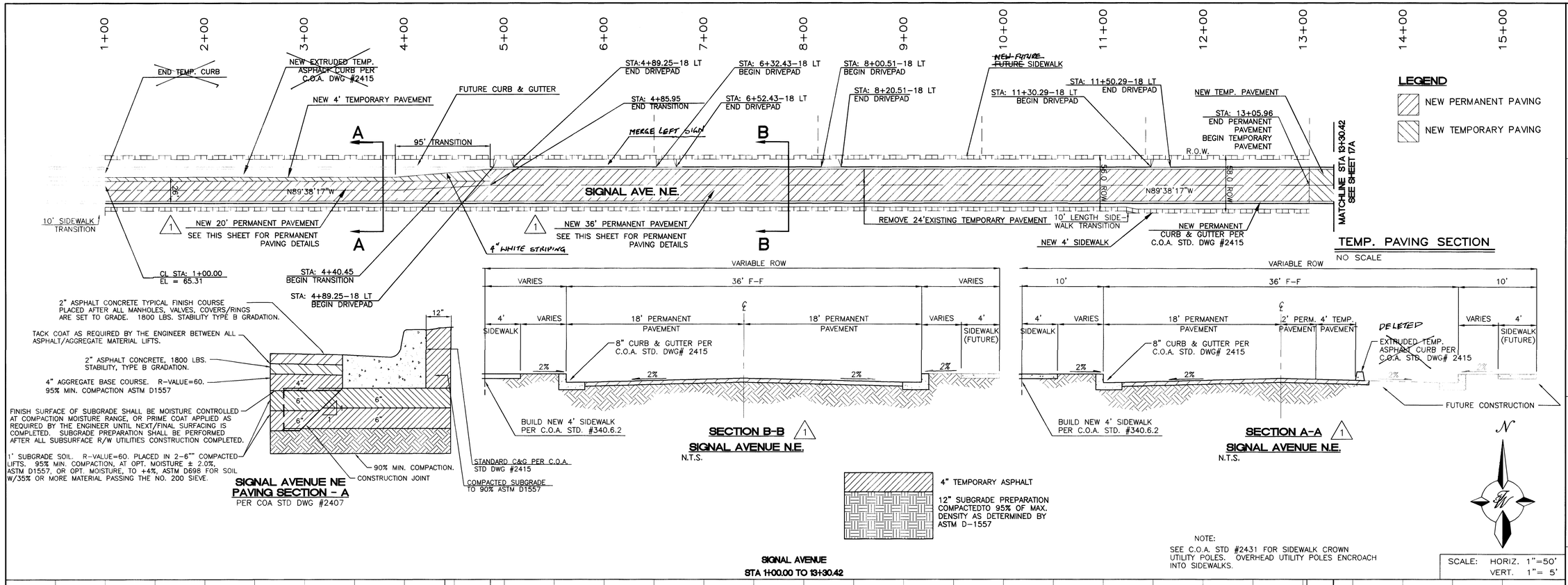
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
ROBERT R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 8-29-97

NO.	DATE	REMARKS	BY
1	4-97	REMOVED WL FROM PROFILE	MAJ
2	4-97	ADDED WATER & SAS TAPS	MAJ

REVISIONS

DESIGN
DESIGNED BY RRB DATE 10-96
DRAWN BY MAJ DATE 3-97
CHECKED BY RRB DATE 10-96



RECORD DRAWING

DATE: 8-26-97 DRAFTED BY: RJ TIERRA WEST DEV.

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(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
PAVING IMPROVEMENTS
SIGNAL AVENUE STA 1+00.00 TO 13+30.42

DESIGN REVIEW COMMITTEE: APPROVED MAY 28 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER: APPROVED MAY 28 1997 CITY ENGINEER

LAST DESIGN UPDATE: MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
559081	C-19-Z	16A	23

50\950057\9557PP9A.DWG\MAJ\4-11-97

AS BUILT INFORMATION
CONTRACTOR Sparling #26899 DATE 97
WORK STAKED BY Pine Co. DATE 97
INSPECTOR'S ACCEPTANCE BY Tierra West DATE 97
VERIFICATION BY Tierra West DATE 97
DRAWINGS CORRECTED BY Tierra West DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. G-G=0.9996613 DELTA=-00°11'18" ELEV=5219.41

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42

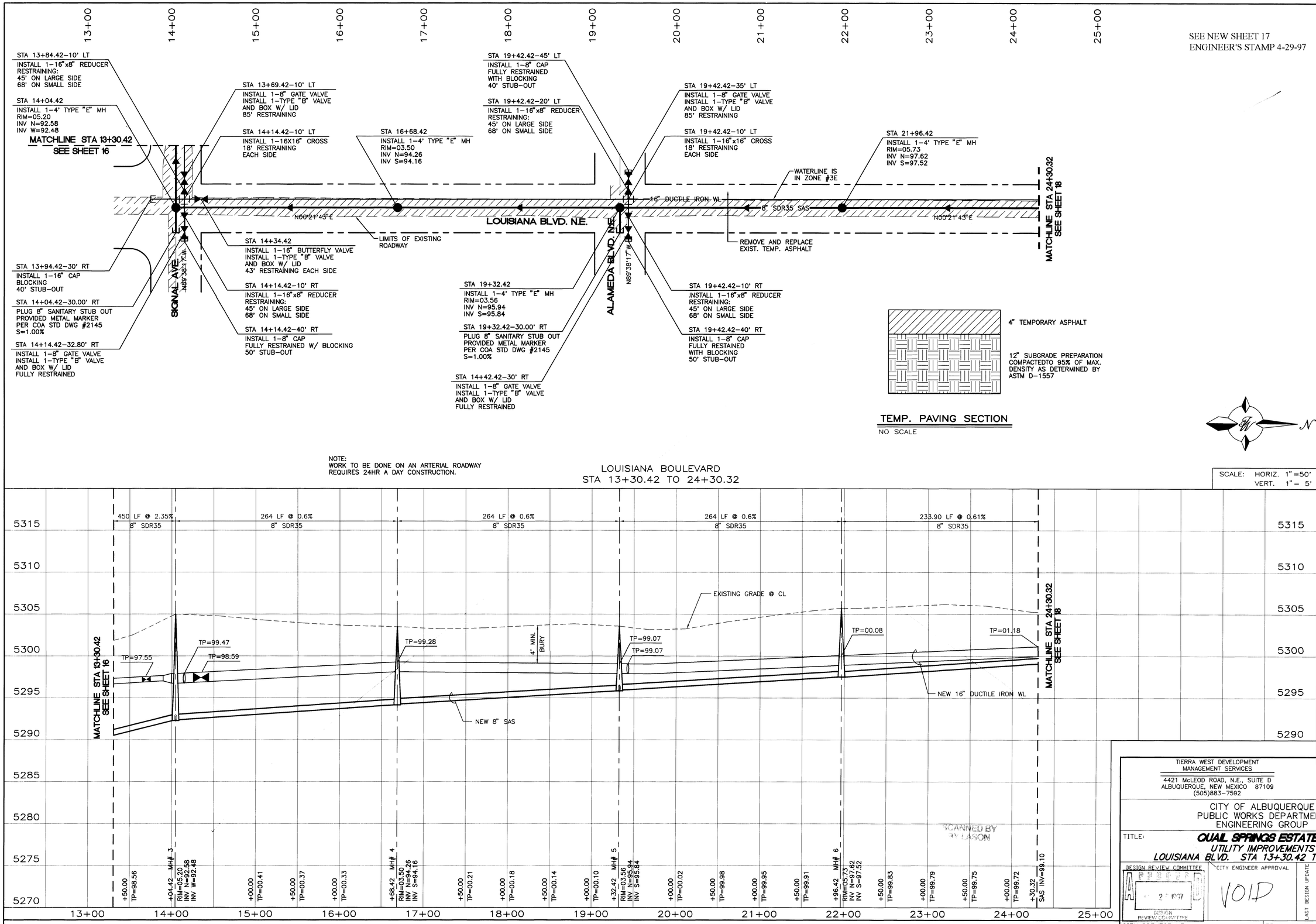
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
4-29-97

NO.	DATE	REMARKS	BY
1	4-97	WIDEN PERMANENT PAVING TO 36'	MAJ
		Th's Sheet Added	

REVISIONS

		DATE
DESIGN		
DESIGNED BY	RRB	DATE 4-97
DRAWN BY	MAJ	DATE 4-97
CHECKED BY	RRB	DATE 4-97



AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTED BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO–FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS "10C–18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G–G=0.9996613
DELTA=–00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
Rd R 2-14-97

NO.	DATE	REMARKS	BY
1	1/29/97	This Sheet Replaced with New Sheet dated 1/29/97	

REVISIONS
DESIGN
DESIGNED BY RRB DATE 10–96
DRAWN BY PVG DATE 10–96
CHECKED BY RRB DATE 10–96

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883–7592

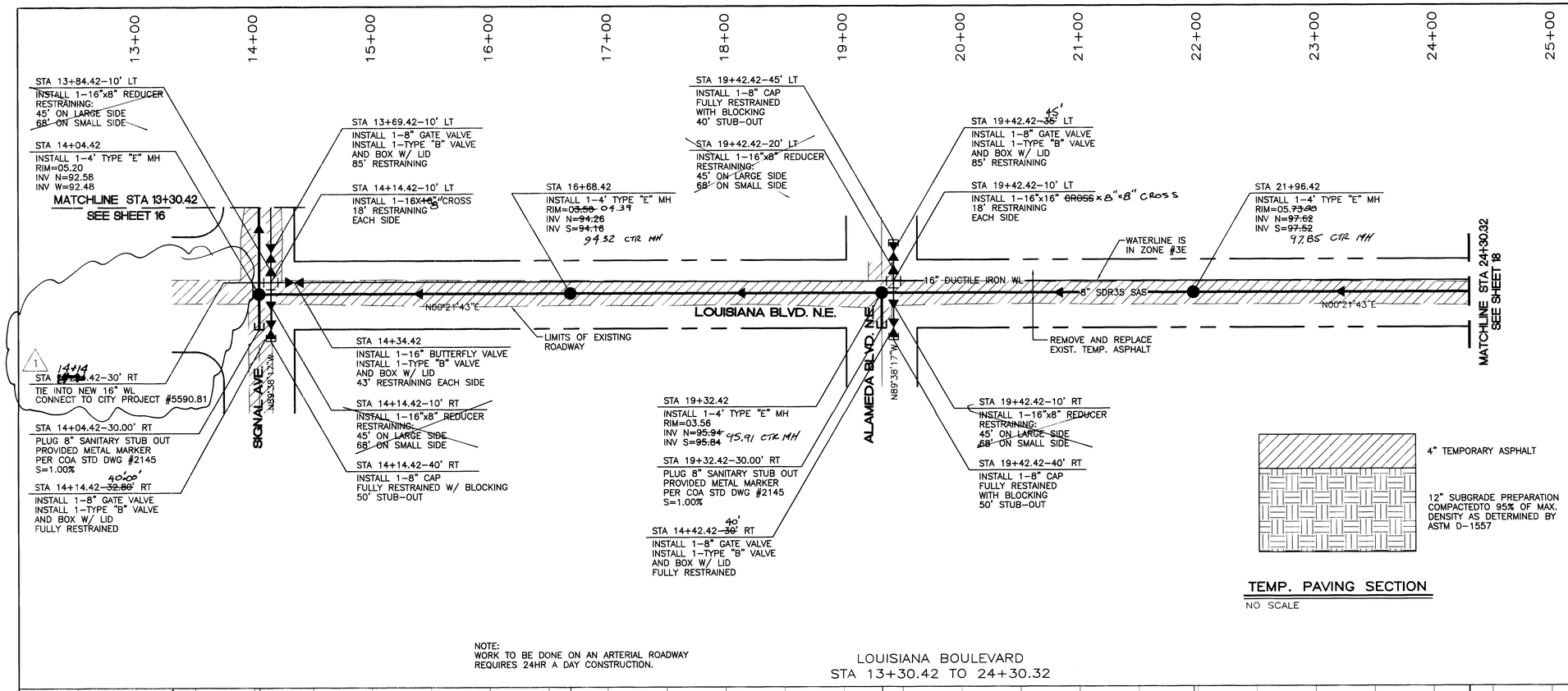
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
LOUISIANA BLVD. STA 13+30.42 TO 24+30.32

DESIGN REVIEW COMMITTEE — RECEIVED 2 1997 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — VOID
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 559081
ZONE MAP NO. C–19–Z
SHEET 17 OF 23

50\950057\9557PP10.DWG\BDG\2-03-97



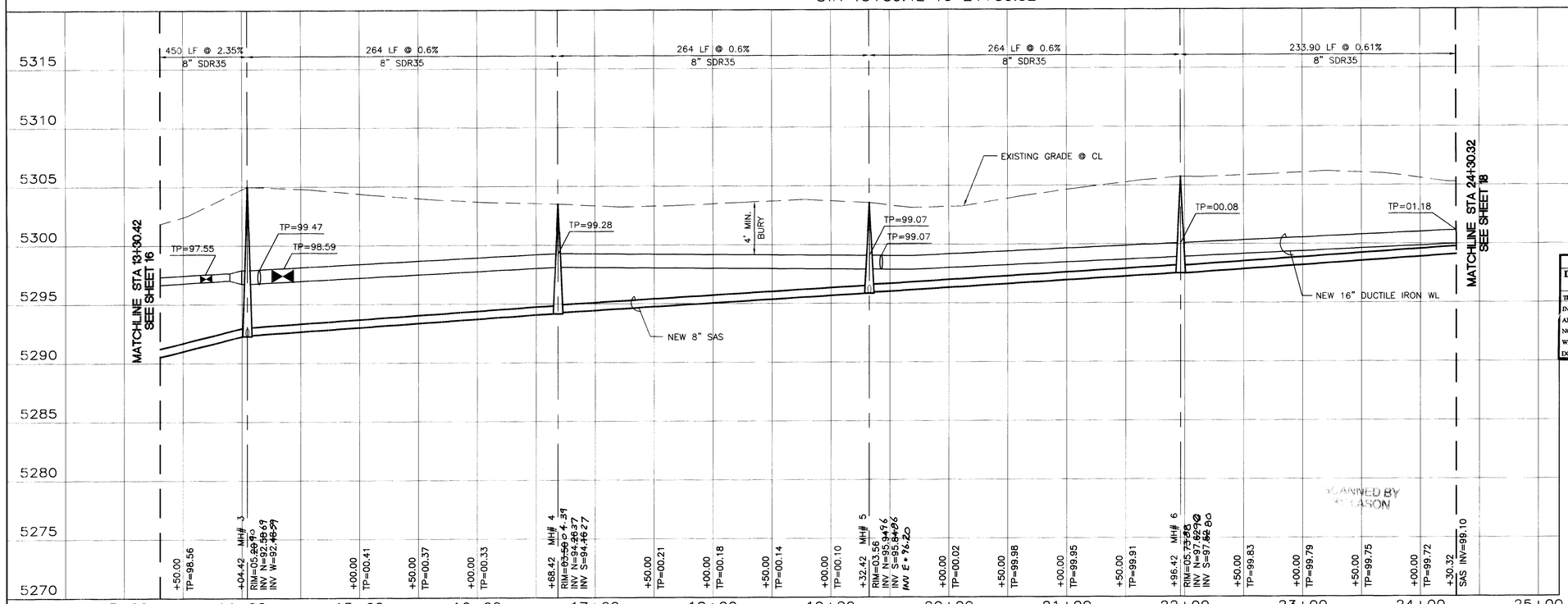
TEMP. PAVING SECTION

NO SCALE

NOTE:
WORK TO BE DONE ON AN ARTERIAL ROADWAY
REQUIRES 24HR A DAY CONSTRUCTION.

LOUISIANA BOULEVARD
STA 13+30.42 TO 24+30.32

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING
DATE: 8-26-97 DRAFTED BY: RW TIERRA WEST DEV.
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ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
LOUISIANA BLVD. STA 13+30.42 TO 24+30.32

DESIGN REVIEW COMMITTEE: APPROVED MAY 28 1997
CITY ENGINEER: APPROVED MAY 28 1997 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 17 OF 23

50\950057\9557PP10.DWG\BDG\2-03-97

SCANNED BY
MASON

AS BUILT INFORMATION
CONTRACTOR Sparlin #26859
WORK STAKED BY Dave Clauson DATE 97'
INSPECTORS ACCEPTANCE BY Tom West DATE 97'
FIELD VERIFICATION BY Tom West DATE 97
DRAWING CORRECTED BY Tom West DATE 97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

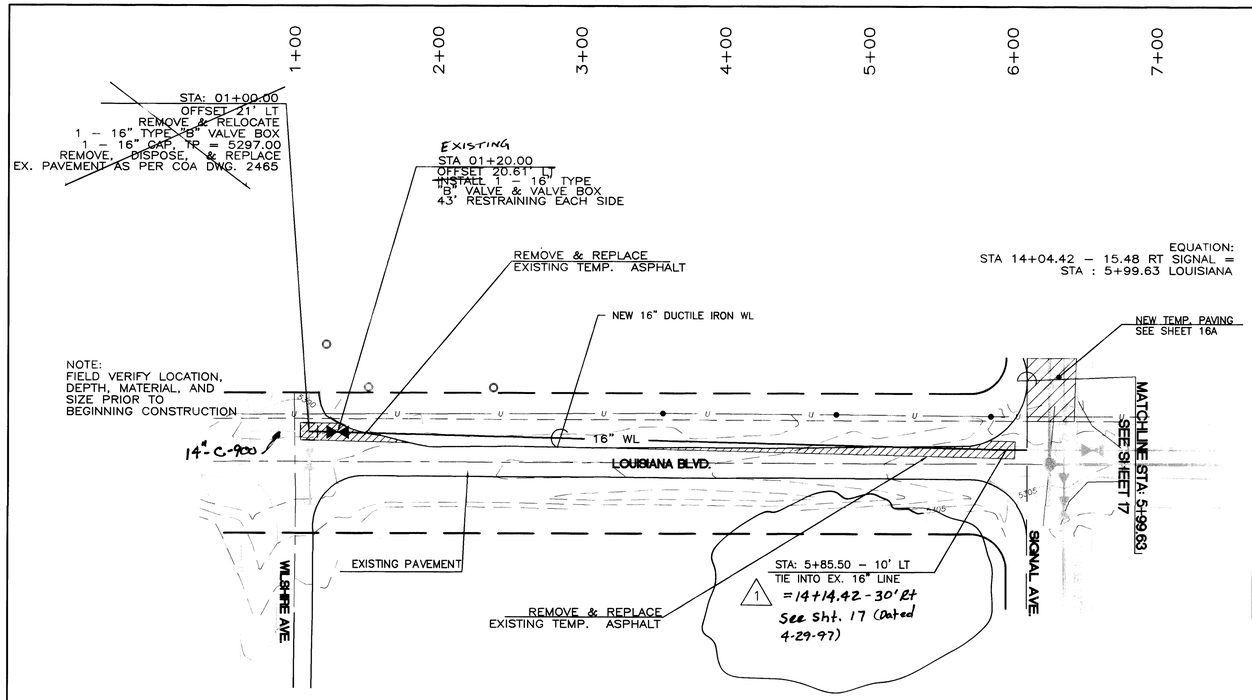
BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0011'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

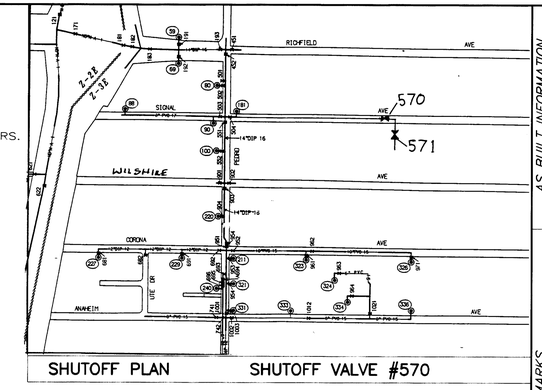
ENGINEER'S SEAL
4-28-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY RRB	DATE 10-96
		DRAWN BY PVG	DATE 10-96
		CHECKED BY RRB	DATE 10-96

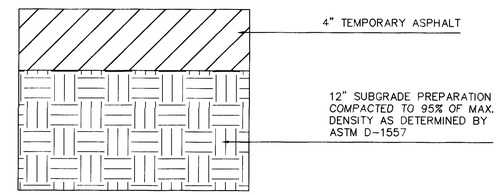
MAJ
TIE INTO NEW WL
4-97



SHUTOFF NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 875-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF WATER SHUTOFF PLAN.
3. APPROXIMATE SHUTOFF TIME WILL BE 24 HOURS.
4. SHUTOFF VALVES INDICATED IN PLAN SHOWN THIS SHEET.
5. BARRICADING PLAN TO BE SUPPLIED BY CONTRACTOR AS APPROVED BY C.O.A.



SHUTOFF PLAN SHUTOFF VALVE #570



TEMPORARY PAVING SECTION DETAIL

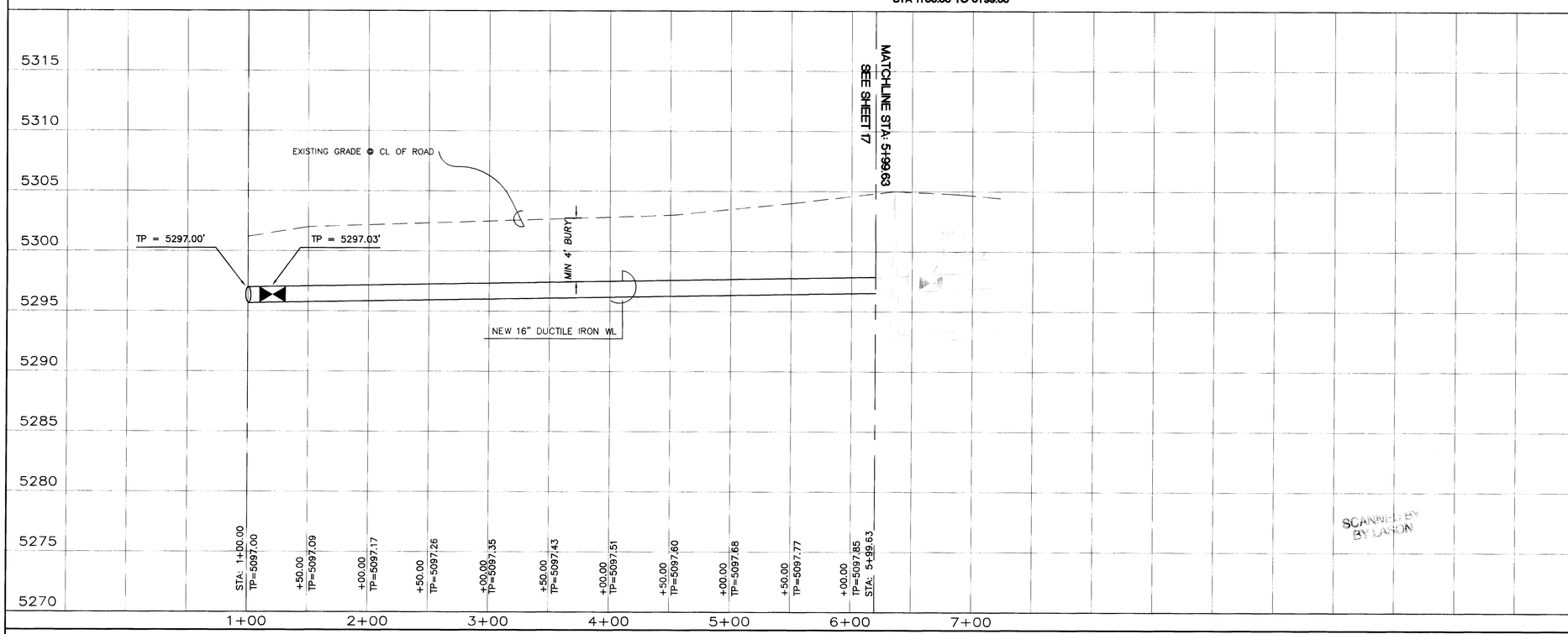
NTS

LEGEND

PAVEMENT REMOVAL & REPLACEMENT WITH TEMPORARY ASPHALT

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

LOUISIANA BLVD.
STA 1+00.00 TO 5+99.63



RECORD DRAWING

DATE: 8-26-97	DRAFTED BY: TIERRA WEST DEV.

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SCANNED BY BY LASON

AS BUILT INFORMATION
CONTRACTOR: Sparling #2695 DATE 97
WORK INSPECTED BY: Dave Clark DATE 97
INSPECTOR'S ACCEPTANCE BY: Tomas Kelly DATE 97
FIELD VERIFICATION BY: " DATE "
DRAWINGS CORRECTED BY: " DATE "
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ACS "HEAVEN"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=407051.31
Y=1518737.03
G-G=0.99965263
??=-00°10'45"
ELEV=5378.787

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
4-29-97

NO.	DATE	REMARKS	BY	MAJ
4-97		REMOVED CAP - This sheet added -		

REVISIONS
DESIGN
DESIGNED BY RRB DATE 4-97
DRAWN BY MAJ DATE 4-97
CHECKED BY RRB DATE 4-97

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

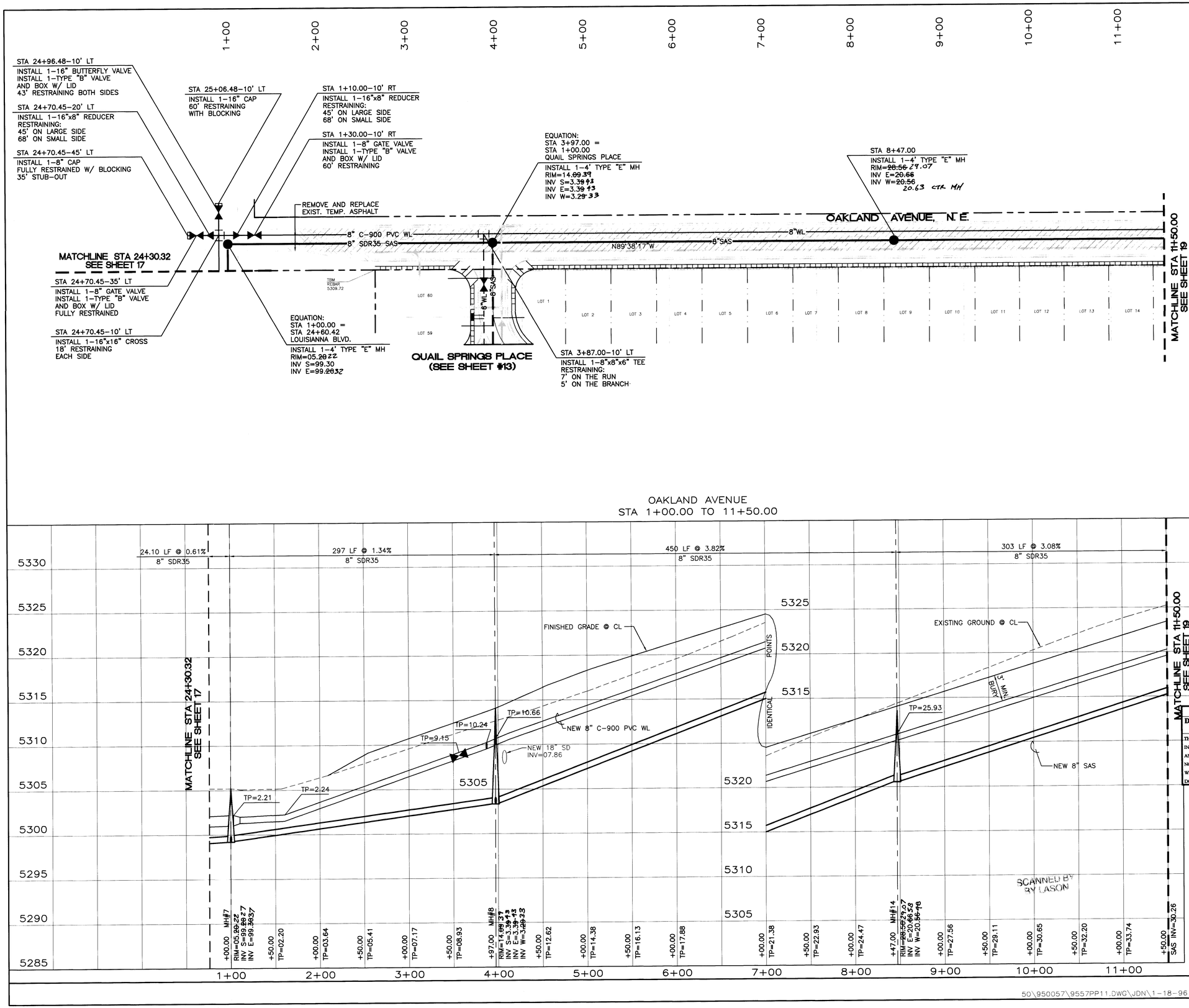
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
LOUISIANA BLVD. STA 1+00.00 TO 6+15.11

DESIGN REVIEW COMMITTEE: APPROVED MAY 28 1997 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 28 1997 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 559081
ZONE MAP NO. C-19-Z
SHEET 17A OF 23

50\950057\9557PP-0.MAJ\4-1-97



OAKLAND AVENUE
STA 1+00.00 TO 11+50.00

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

RECORD DRAWING

DATE:	DRAFTED BY:
8-26-97	RW TIERRA WEST DEV.

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SCANNED BY CASON

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883–7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
OAKLAND AVENUE STA 1+00.00 TO 11+50.00

DESIGN REVIEW COMMITTEE: APPROVED 2 7 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
559081	C–19–Z	18	23

50\950057\9557PP11.DWG\JDN\1-18-96

AS BUILT INFORMATION
CONTRACTOR SPRINING A 26097
WORK STAKED BY Dave Chase DATE 97
INSPECTOR'S ACCEPTANCE BY Tiano Perez DATE 97
FIELD VERIFICATION BY " DATE "
DRAWINGS CORRECTED BY " DATE "
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C–18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G–G=0.9996613
DELTA=–0011'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES

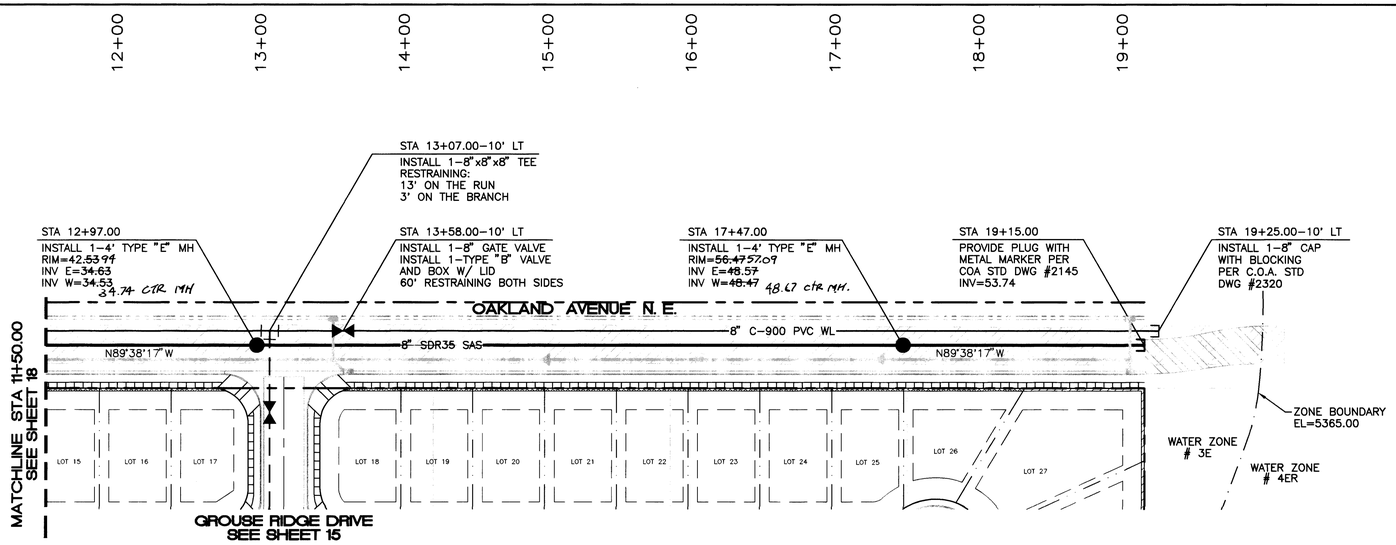
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

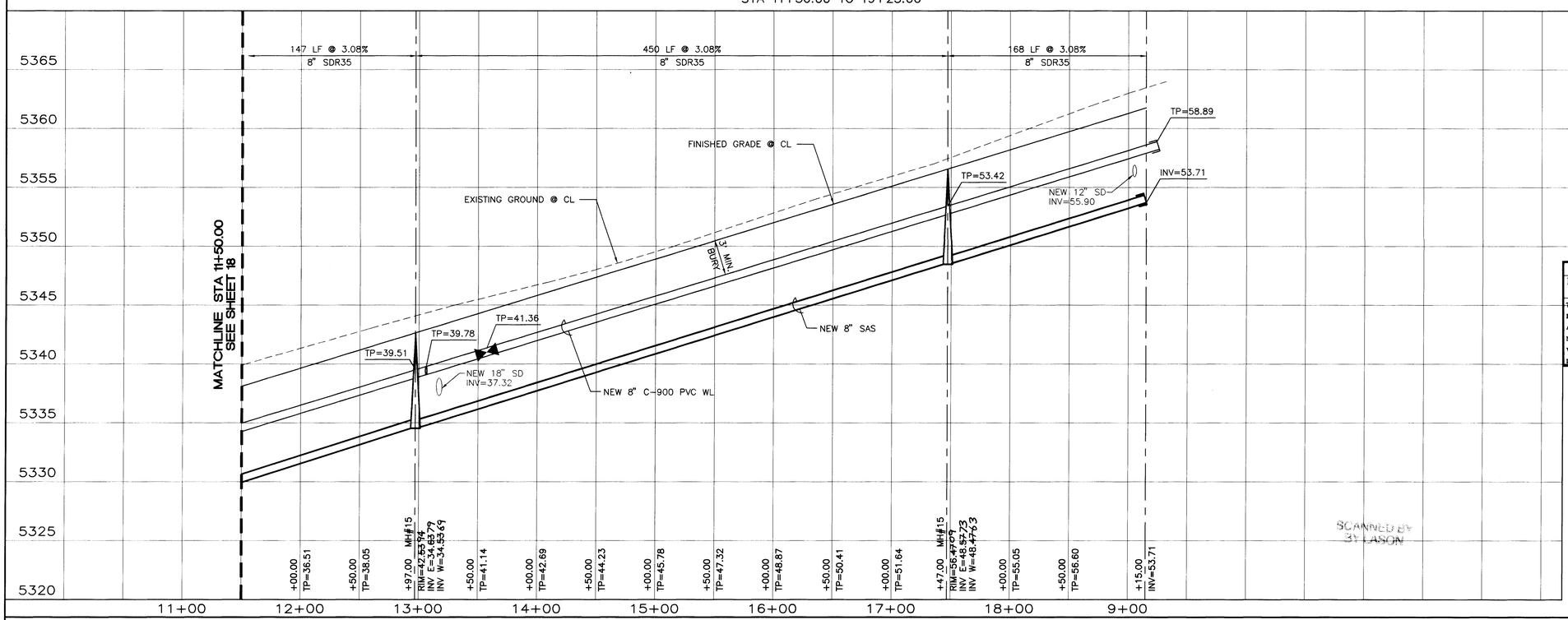
REVISIONS

DESIGN	DATE
DESIGNED BY RRB	DATE 09–96
DRAWN BY PVG	DATE 09–96
CHECKED BY RRB	DATE 09–96



OAKLAND AVENUE
STA 11+50.00 TO 19+25.00

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



RECORD DRAWING

DATE:	DRAFTED BY:
8-26-97	RV TIERRA WEST DEV.

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TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883–7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
UTILITY IMPROVEMENTS
OAKLAND AVENUE STA 11+50.00 TO 19+25.00

DESIGN REVIEW COMMITTEE: APPROVED 2 0 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE: MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C–19–Z | SHEET 19 OF 23

50\950057\9557PP12.DWG\BDG\2–03–97

SCANNED BY JASON

AS BUILT INFORMATION
CONTRACTOR Sparling, A 2497
WORK STAKED BY Dave Clauss DATE 97'
INSPECTOR'S ACCEPTANCE BY Vicente West DATE 97'
FIELD VERIFICATION BY " DATE "
DRAWINGS CORRECT BY " DATE "
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

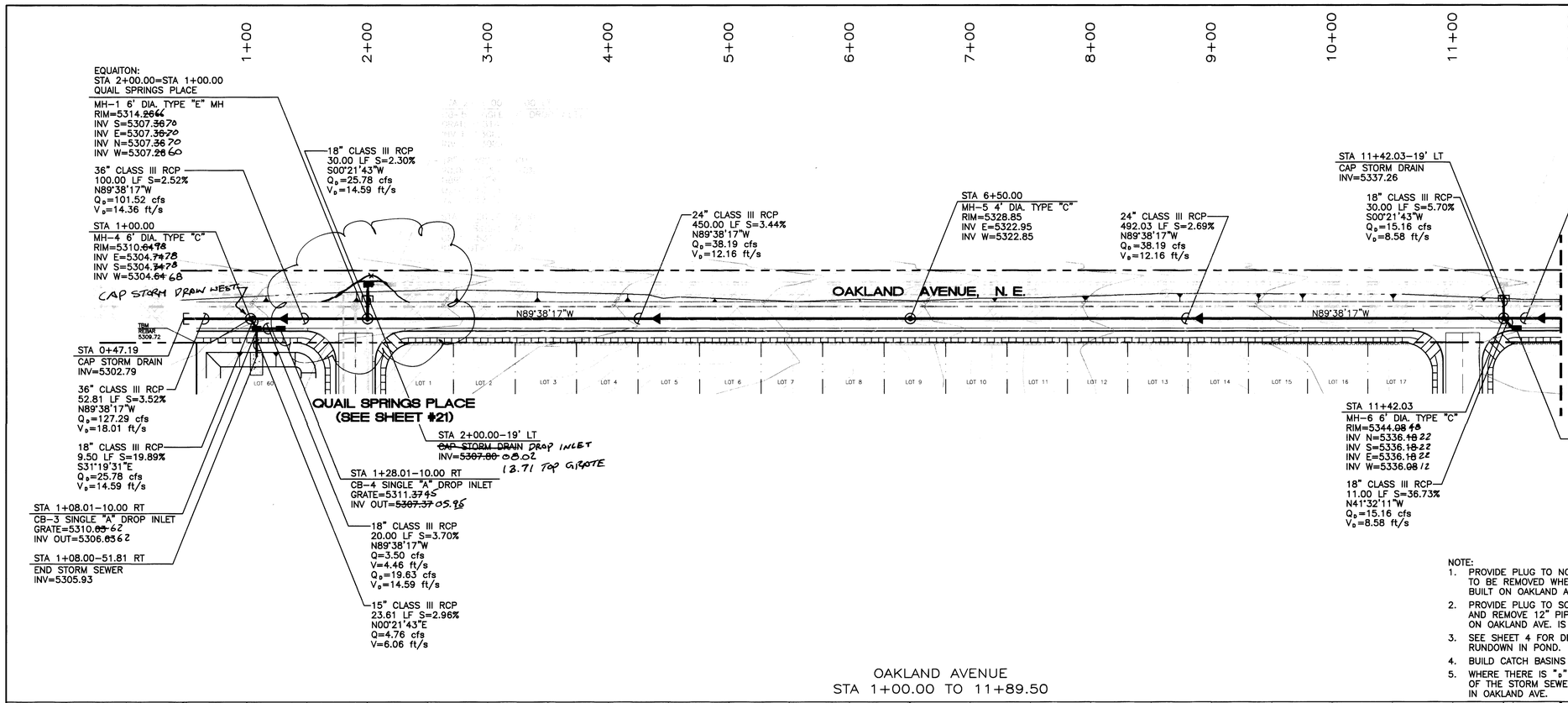
BENCH MARKS
ACS "10C–18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G–G=0.999613
DELTA=–00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
2-14-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY RRB DATE 09–96
DRAWN BY PVG DATE 09–96
CHECKED BY RRB DATE 09–96

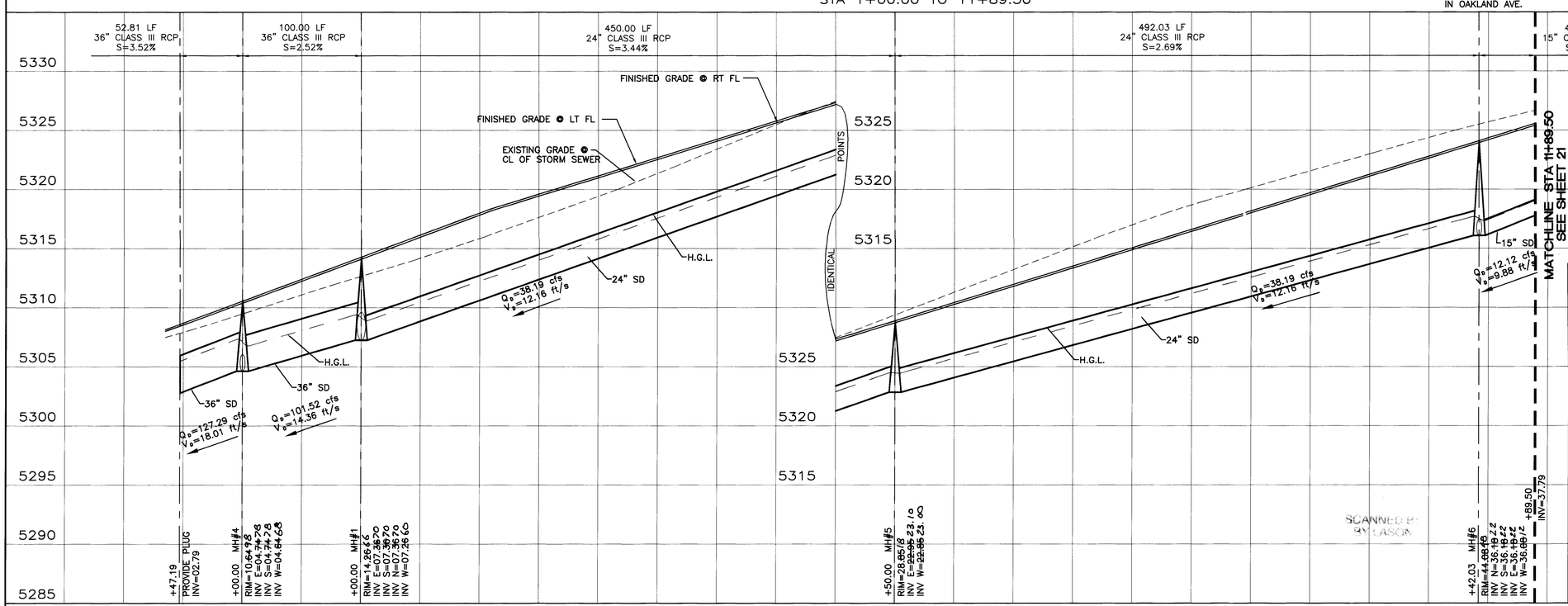


NOTE:

1. PROVIDE PLUG TO NORTH INVERT OF CB-3 TO BE REMOVED WHEN STORM SEWER IS BUILT ON OAKLAND AVE.
2. PROVIDE PLUG TO SOUTH INVERT OF CB-3 AND REMOVE 12" PIPE WHEN STORM DRAIN ON OAKLAND AVE. IS BUILT.
3. SEE SHEET 4 FOR DETAIL ON CONCRETE RUNDOWN IN POND.
4. BUILD CATCH BASINS PER COA STD DWG #2205
5. WHERE THERE IS "o" IT INDICATES THE THE VALUES OF THE STORM SEWER WHEN IT IS DEVELOPED IN OAKLAND AVE.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

OAKLAND AVENUE
STA 1+00.00 TO 11+89.50



RECORD DRAWING

DATE:	DRAFTED BY:
8-26-97	RW TIERRA WEST DEV.

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ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
STORM SEWER IMPROVEMENTS
OAKLAND AVENUE STA 1+00.00 TO 11+89.50

DESIGN REVIEW COMMITTEE: APPROVED 2 6 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 20 OF 23

50\950057\9557SDPP.DWG\JDN\1-20-97

AS BUILT INFORMATION
CONTRACTOR Sparling #2698 DATE 97
WORK STAKED BY Dave Clasen DATE 97
INSPECTOR'S ACCEPTANCE BY Trevor Hart DATE 97
FIELD VERIFICATION BY " DATE "
DRAWINGS CORRECTED BY " DATE "
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

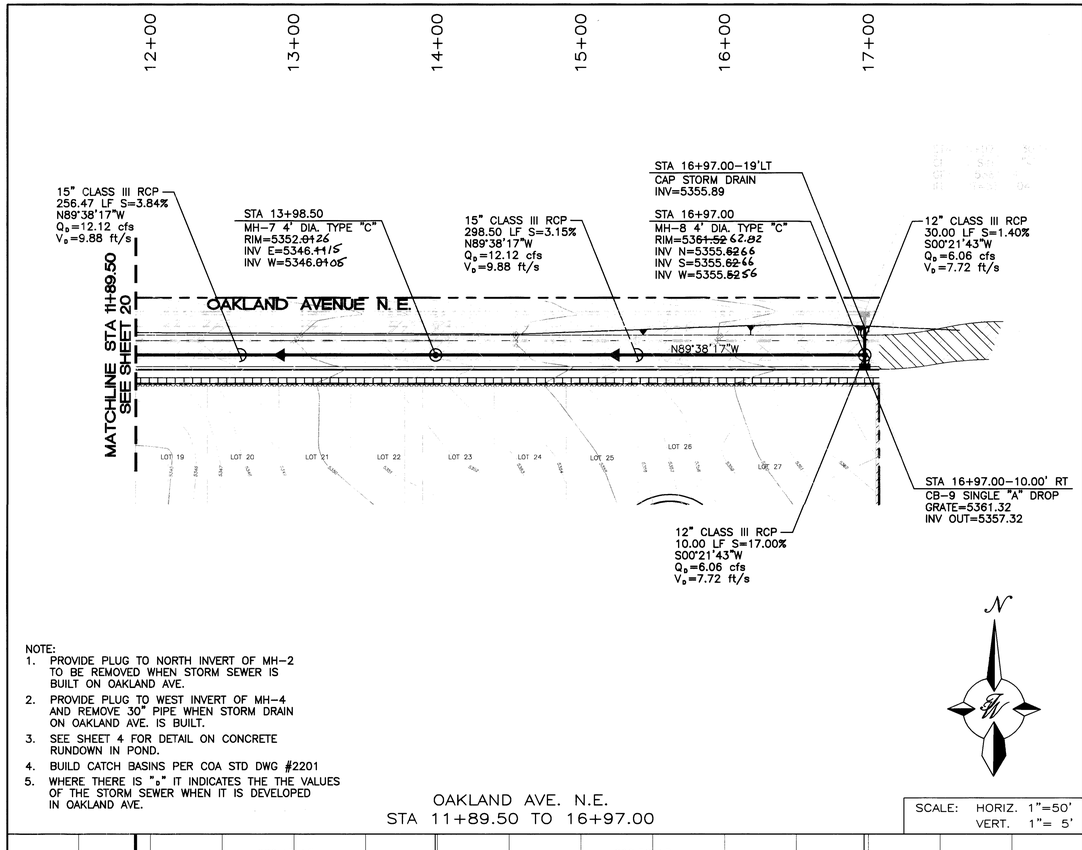
BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

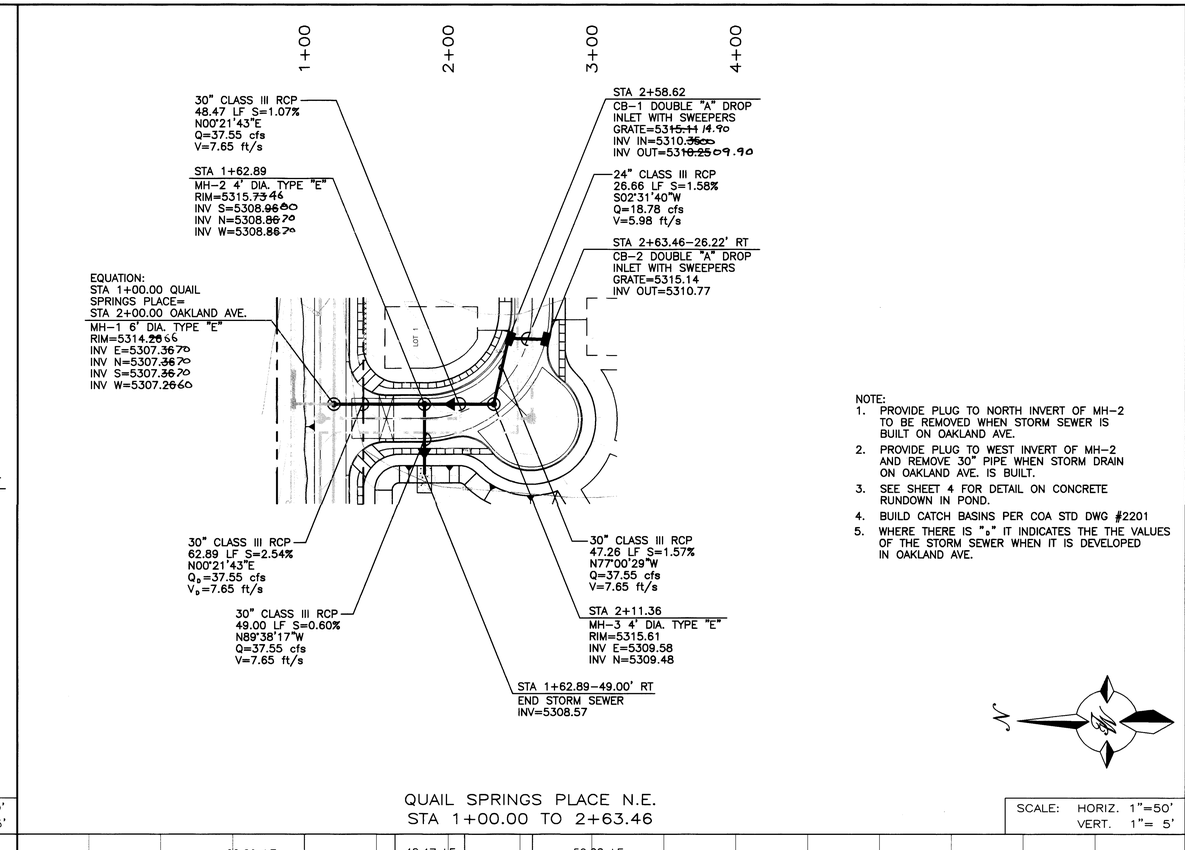
DESIGNED BY RRB DATE 09-96
DRAWN BY PVG DATE 09-96
CHECKED BY RRB DATE 09-96



NOTE:
1. PROVIDE PLUG TO NORTH INVERT OF MH-2 TO BE REMOVED WHEN STORM SEWER IS BUILT ON OAKLAND AVE.
2. PROVIDE PLUG TO WEST INVERT OF MH-4 AND REMOVE 30" PIPE WHEN STORM DRAIN ON OAKLAND AVE. IS BUILT.
3. SEE SHEET 4 FOR DETAIL ON CONCRETE RUNDOWN IN POND.
4. BUILD CATCH BASINS PER COA STD DWG #2201
5. WHERE THERE IS "o" IT INDICATES THE THE VALUES OF THE STORM SEWER WHEN IT IS DEVELOPED IN OAKLAND AVE.

OAKLAND AVE. N.E.
STA 11+89.50 TO 16+97.00

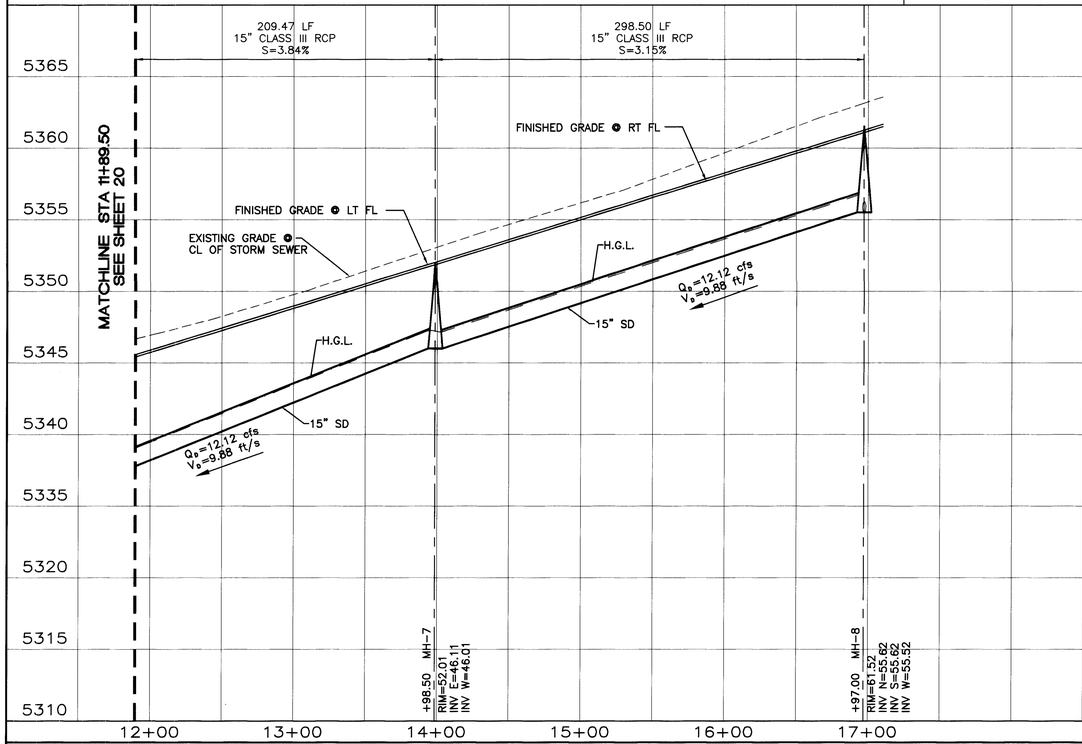
SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

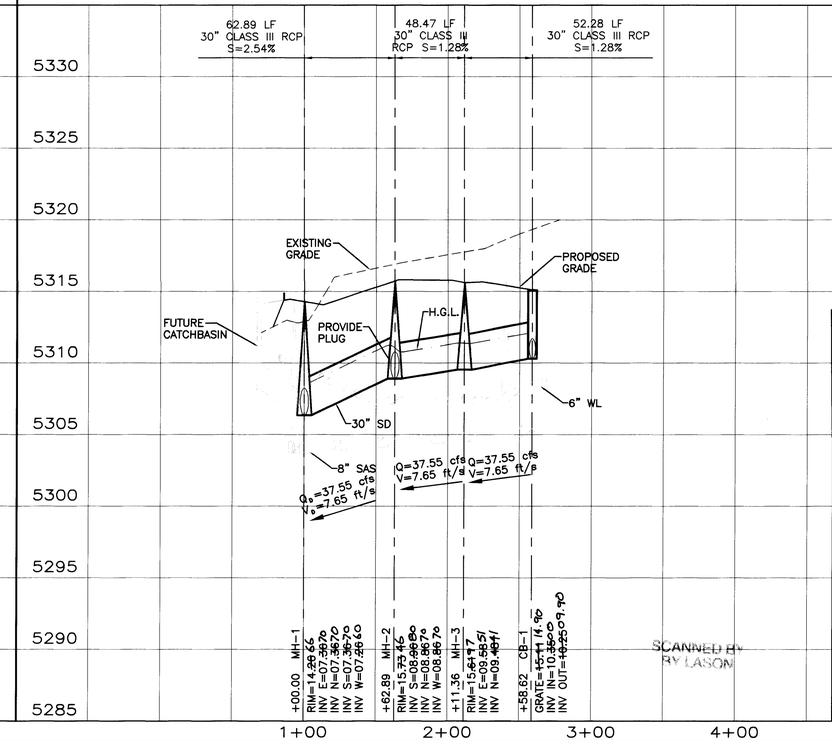


NOTE:
1. PROVIDE PLUG TO NORTH INVERT OF MH-2 TO BE REMOVED WHEN STORM SEWER IS BUILT ON OAKLAND AVE.
2. PROVIDE PLUG TO WEST INVERT OF MH-2 AND REMOVE 30" PIPE WHEN STORM DRAIN ON OAKLAND AVE. IS BUILT.
3. SEE SHEET 4 FOR DETAIL ON CONCRETE RUNDOWN IN POND.
4. BUILD CATCH BASINS PER COA STD DWG #2201
5. WHERE THERE IS "o" IT INDICATES THE THE VALUES OF THE STORM SEWER WHEN IT IS DEVELOPED IN OAKLAND AVE.

QUAIL SPRINGS PLACE N.E.
STA 1+00.00 TO 2+63.46

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'





SCANNED BY
BY LASON

RECORD DRAWING

DATE: 8-26-97 DRAFTED BY: RN TIERRA WEST DEV.

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TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
STORM SEWER IMPROVEMENTS
OAKLAND AVE / QUAIL SPRINGS PLACE N.E.

DESIGN REVIEW COMMITTEE: APPROVED FEB 26 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	RRB	DATE 09-96
DRAWN BY	JDN	DATE 09-96
CHECKED BY	RRB	DATE 09-96

AS BUILT INFORMATION
CONTRACTOR SANKUNG # 28899
WORK STAKED BY Dave Clason DATE 9-7
INSPECTOR'S ACCEPTANCE BY Robert Hart DATE 9-7
FIELD VERIFICATION BY " DATE "
DRAWINGS CORRECTED BY " DATE "
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

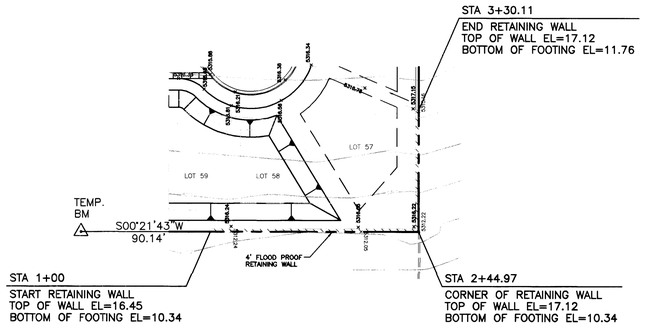
BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-00°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JAN 20 1997 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

50\950057\9557SDPP1.DWG\JDN\1-20-97

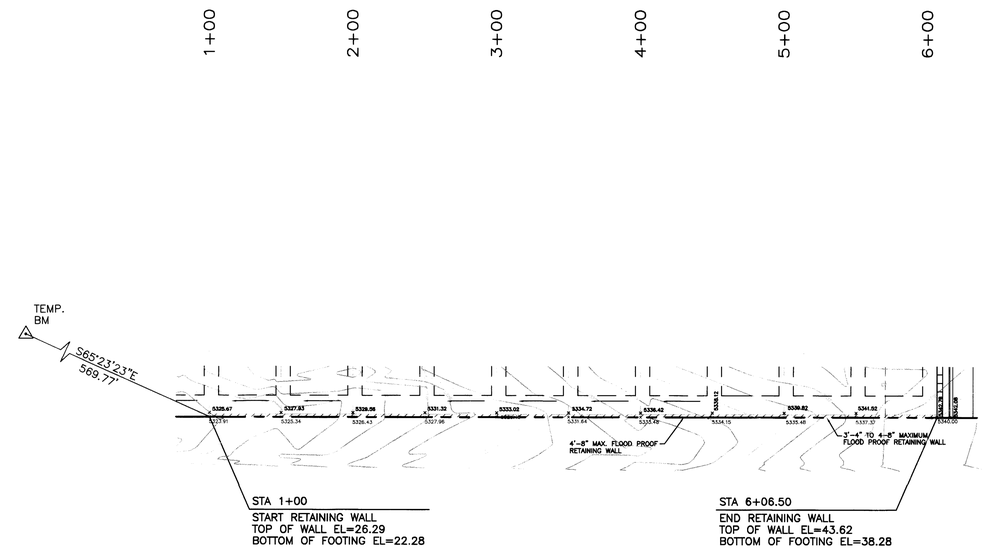
CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 21 OF 23



NOTE:
SEE SHEET #5 FOR
RETAINING WALL DETAIL

LOTS 57 THROUGH 59
STA 1+00.00 TO 3+30.11

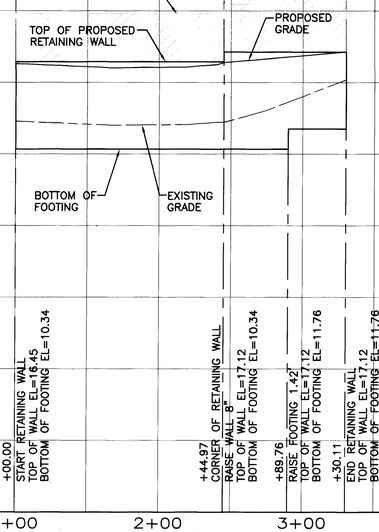
SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

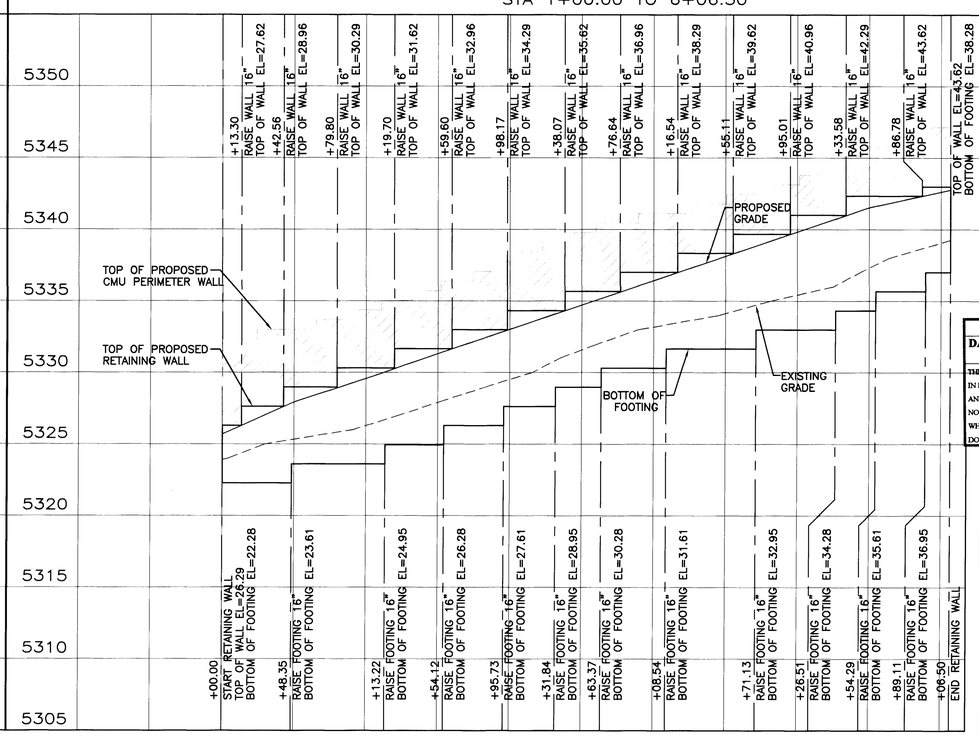


NOTE:
SEE SHEET #5 FOR
RETAINING WALL DETAIL

LOTS 39 THROUGH48
STA 1+00.00 TO 6+06.50

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'





RECORD DRAWING

DATE:	DRAFTED BY:
8-26-97	RW TIERRA WEST DEV.

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TIERRA WEST DEVELOPMENT
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4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
RETAINING WALL PLAN & PROFILE
LOTS 57-59 AND LOTS 39-48

DESIGN REVIEW COMMITTEE: APPROVED FEB 28 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE: MO/DAY/YR. MO/DAY/YR.

CITY PROJECT NO. 559081 | ZONE MAP NO. C-19-Z | SHEET 22 OF 23

AS BUILT INFORMATION
CONTRACTOR Spaling #26097
WORK INSPECTED BY Dave Clason DATE 9-7
INSPECTOR'S ACCEPTANCE BY Jesse Diaz DATE 9-7
FIELD VERIFICATION BY " DATE "
DRAWINGS CORRECTED BY " DATE "
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0°11'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

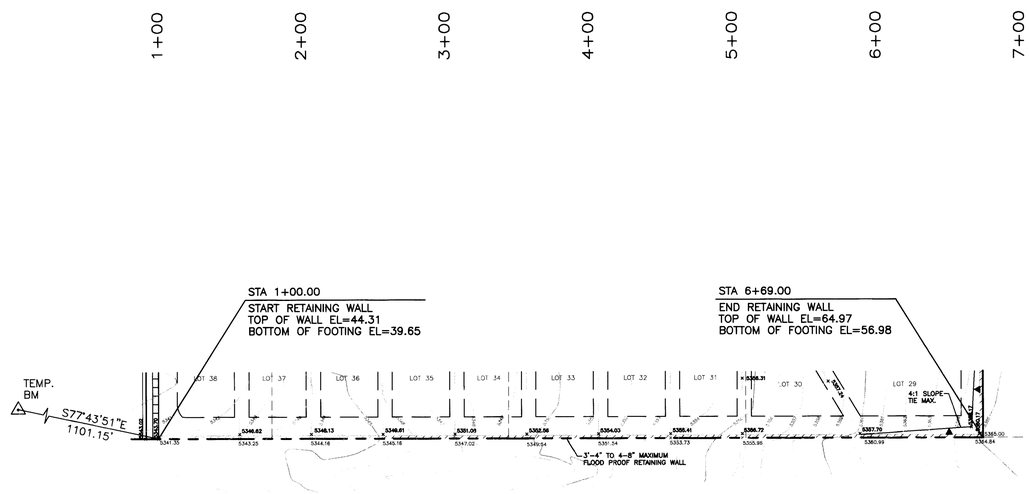
ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RRB DATE 09-96
DRAWN BY JDN DATE 09-96
CHECKED BY RRB DATE 09-96

SCANNED BY BY LASON

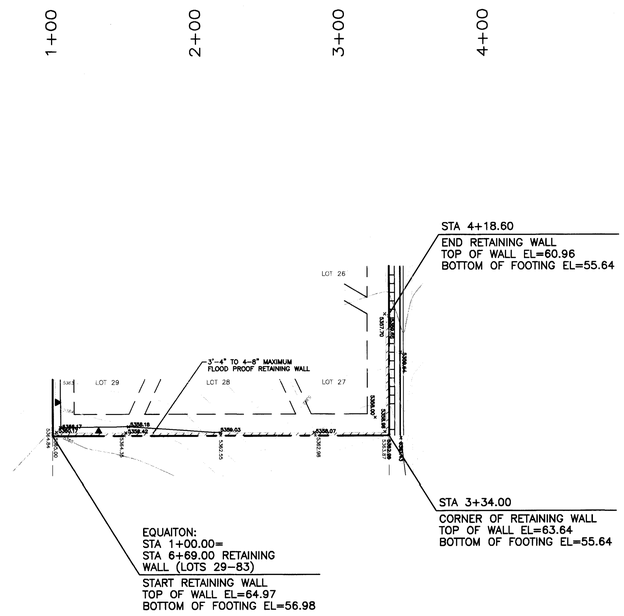
50\950057\9557RWPP.DWG\JDN\11-26-96



NOTE:
SEE SHEET #5 FOR RETAINING WALL DETAIL

LOTS 29 THROUGH 38
STA 1+00.00 TO 6+74.00

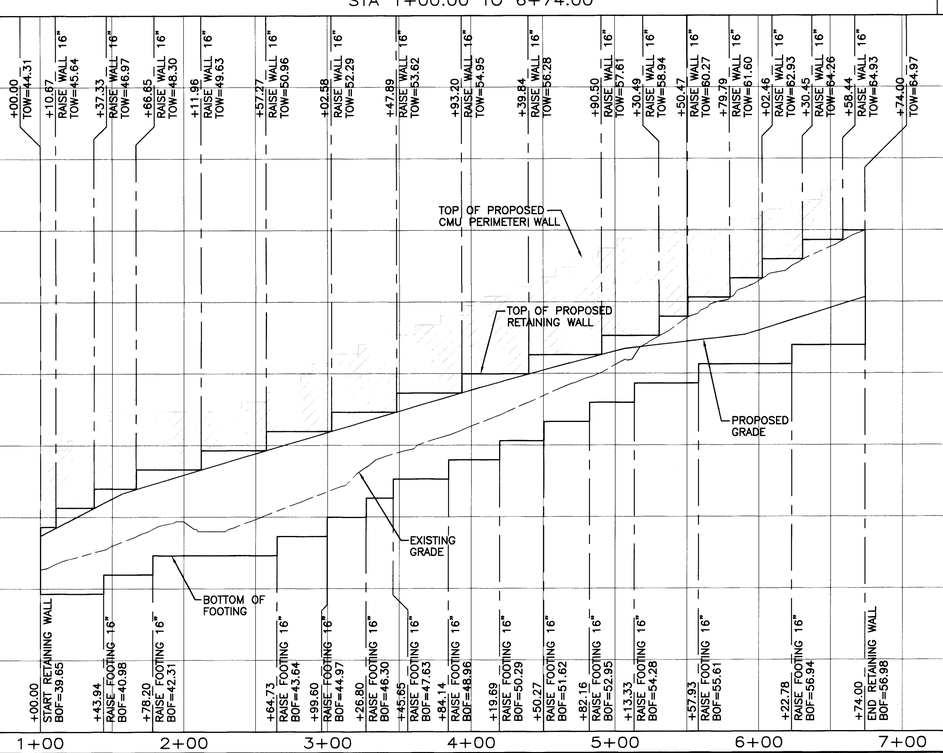
SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

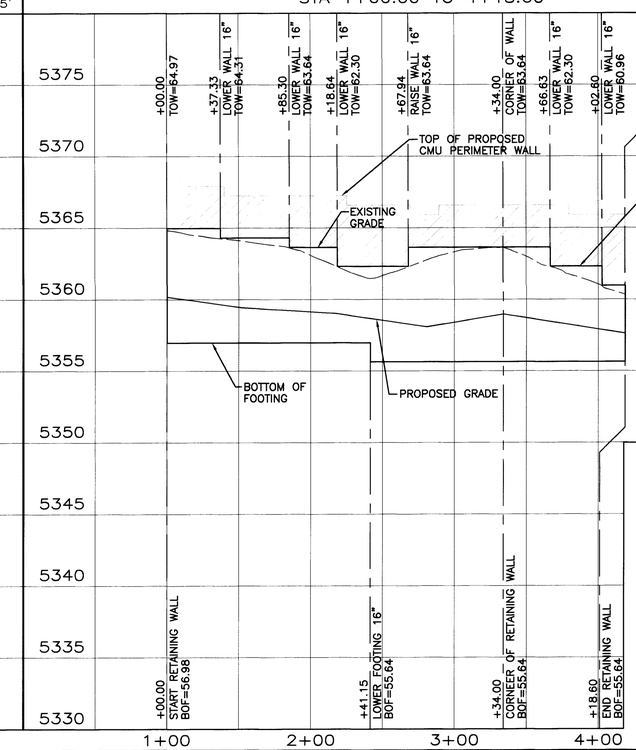


NOTE:
SEE SHEET #5 FOR RETAINING WALL DETAIL

LOTS 27 THROUGH 29
STA 1+00.00 TO 4+18.60

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'





RECORD DRAWING

DATE: 8-26-97	DRAFTED BY: RJ TIERRA WEST DEV.

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TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
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ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **QUAIL SPRINGS ESTATES**
RETAINING WALL PLAN & PROFILE
LOTS 29-38 AND LOTS 27-29

DESIGN REVIEW COMMITTEE: APPROVED FEB 26 1997 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
559081	C-19-Z	23	23

SCANNED BY
50\95\559081\RWPP1.DWG\JDN\11-26-96
BY ASIN

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

BENCH MARKS
ACS "10C-18"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
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X=402,319.45
Y=1,524,061.42
G-G=0.9996613
DELTA=-0011'18"
ELEV=5219.41

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER
RICHARD J. BOZANICH
No. 7016
8-26-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY RRB DATE 09-96
DRAWN BY JDN DATE 09-96
CHECKED BY RRB DATE 09-96