

WESTERN BREEZE SUBDIVISION PHASE I, LEVY COURT, NW WATER, SANITARY SEWER & STREET INFRASTRUCTURE

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I, MARVIN R. KORTUM, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, N.M. PE 6519, DO HEREBY CERTIFY THAT THIS AS-BUILT INFORMATION SHOWS EXISTING CONDITIONS AS OBSERVED BY ME ON THE SURFACE, AND SUB-SURFACE DATA AS PROVIDED TO ME BY SOUTHWEST SURVEY CO., INC. CONSTRUCTION INSPECTION WAS BY THE CITY OF ALBUQUERQUE. INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL VERTICAL AND HORIZONTAL DIMENSIONS SHOULD BE VERIFIED PRIOR TO USE ON FUTURE PROJECTS.

Marvin R. Kortum
MARVIN R. KORTUM DEC 27, 2001
N.M. PE 6519

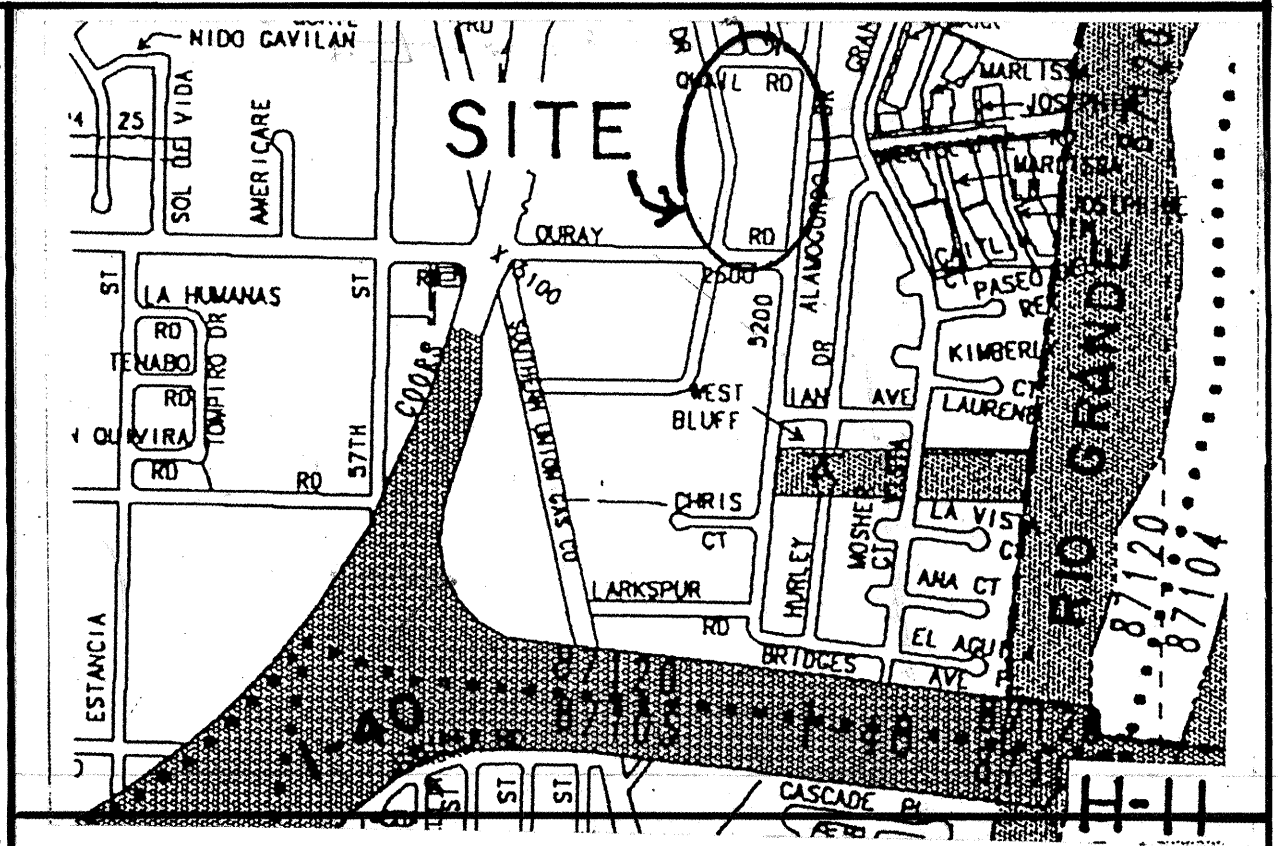
AS-BUILT DRAWINGS
DESIGN IS SUBSTANTIALLY ACCORDING
TO DESIGN. ELEVATIONS BY 3542

AS-BUILT ELEVATIONS NOTED
MR. K
N.M. PE 6519 DEC 20, 2001

MARVIN R. KORTUM, P.E.
Civil Engineering
N.M. PE 6519

1605 Speakman Drive, S.E.
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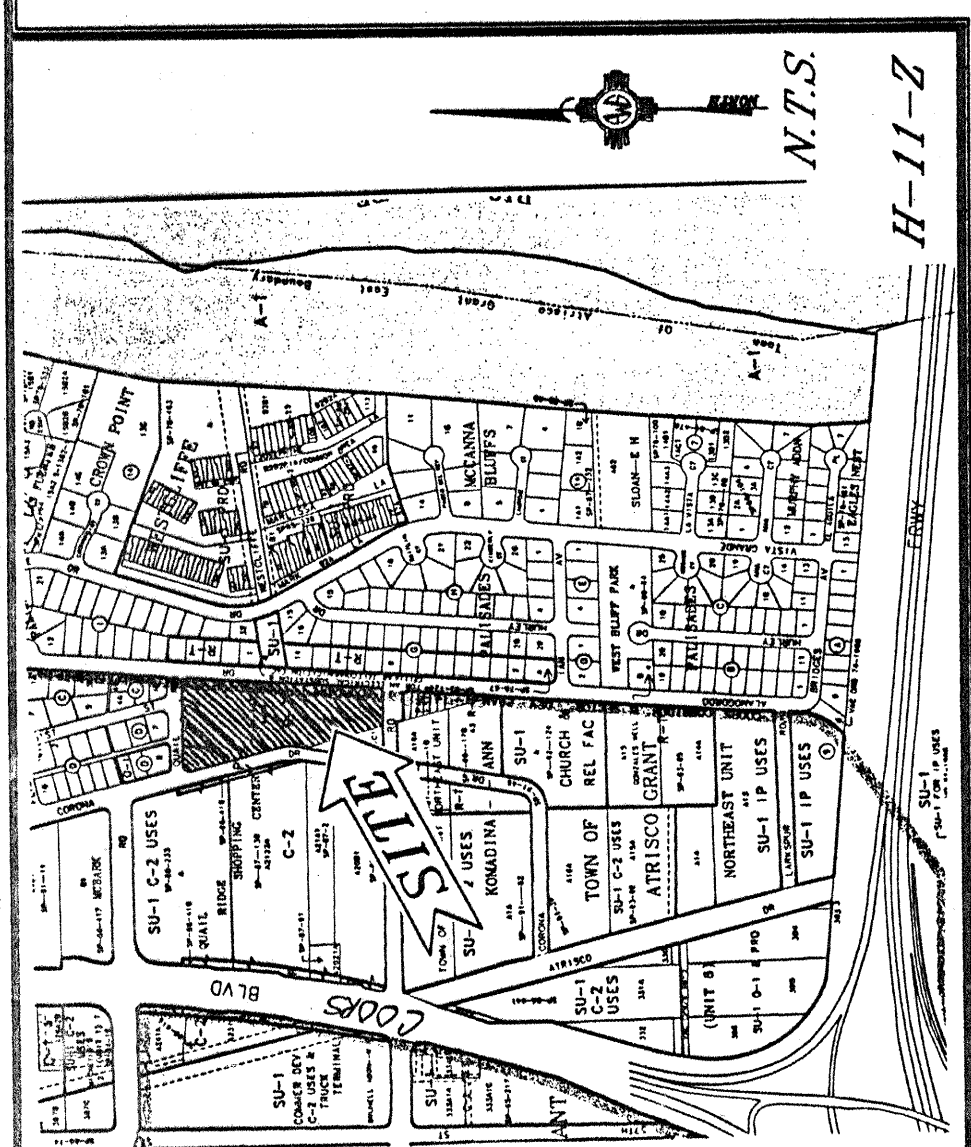
NOTICE TO CONTRACTORS

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, AS AMENDED THROUGH AMENDMENT 6.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEMS, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. 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 SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF STANDARD SPECIFICATIONS.
5. FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATING DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATING DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADING ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATION.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTED OR INDICATED BY THIS PLAN SET.

- ☒ 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 DEPRESSIONED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP, SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>Billy G. Smith</i>		4-7-98	
		Transportation		<i>R. W. Kane</i>		3-23-98	
		Water/Wastewater		<i>R. W. Kane</i>		3-11-98	
		Hydrology		<i>John R. Kortum</i>		3-7-98	
Constr. Mngmt.		<i>John R. Kortum</i>					
CONSTR. COORD.		<i>John R. Kortum</i>					
City Project No.		585481					
Sheet		Of		City Engineer		Date	
1		8					

Talos Log # 971017102-263



Vicinity Map

PROJECT NO. 97-18-31
PLOT BY J.S.
ZONE ATLAS: H-11-2

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK, FS 12651". UNLESS OTHERWISE NOTED.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 4.6083 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF LOTS CREATED: 26 LOTS + 1 TRACT
10. Δ = SET FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #12651".
11. CITY STANDARD UTILITY NOTE II:
"CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO WESTERN BREEZE SUBDIVISION MUST BE TENDED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FITURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES AND SERVICE OF ALL REPAIR 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. E FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, MAINTAIN, REPAIR, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SURFACING, TREE REMOVAL, AND ANY OTHER NECESSARY WORK, WITH THE PURPOSES SET FORTH HEREIN NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR BEACHES, OR ANY OTHER STRUCTURE OR ENCLOSURE SHALL BE ERECTED OR EXIST ON THE EASEMENT OR BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES SET FORTH HEREIN. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR CORRECTING OR ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (P.N.M.) DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE LINES SHOWN ARE NOT WAVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPCA: PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00	45.31°	20.38	N 89°45'36" W	13.92
C2	43.00	27°34'59"	214.74	S 02°12'34" E	61.71
C3	43.00	45°42'39"	20.38	N 84°26'11" E	19.82
C4	25.00	97°47'43"	42.50	N 45°37'37" E	33.44
C5	25.00	97°47'43"	42.50	N 45°37'37" E	33.44
C6	25.00	153°31'45"	6.78	N 53°15'58" W	6.76
C7	43.00	32°00'45"	25.13	N 61°10'05" W	24.81
C8	43.00	37°26'05"	29.40	S 43°46'45" W	28.94
C9	43.00	33°54'25"	26.83	S 14°44'38" W	26.24
C10	43.00	71°00'48"	55.77	S 37°42'58" E	52.27
C11	43.00	43°11'55"	33.93	N 85°10'40" E	33.13
C12	43.00	30°48'53"	13.37	N 56°24'23" E	13.21
C13	25.00	16°03'35"	7.01	N 79°45'38" E	6.38

LINE	ORIENTATION	DISTANCE
L1	N 87°42'58" E	111.12

AREA TABLE

LOT #	AREA (SQUARE FEET)
1	2,200.00
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397	2,200.00
398	2,200.00
399	2,200.00
400	2,200.00</

1" = 20'

LEGEND	Existing	Proposed
Spot Elevation	43.27	43.27
Top of Curb	TC	TC
Flow Line Invert	FL	FL
Finished Floor Elevation FFE	FFE	FFE
Contour Line	52.41	44
Property Line		
Lot Number	3	3
Structure		
Curb and Gutter		
Drainage basin boundary		
Roof drain		
Retaining wall		

NOTES

- EXISTING STANDARD CURB AND GUTTER.
- EXISTING WHEEL CHAIR RAMP.
- EXISTING VALLEY GUTTER.
- EXISTING ASPHALT SURFACE.
- EXISTING PORTLAND CEMENT SIDEWALK.
- EXISTING CATCH BASIN INLET.

G. NO WALLS, FENCE, LANDSCAPING OR OTHER ITEMS OR STRUCTURES WILL BE PLACED WITHIN THE 35' SIGHT TRIANGLE ON THE CORNER LOTS.

J. ALL HOUSE AND GARAGE ROOF TO DRAIN TO THE STREET

K. HOUSE AND GARAGE SIZES SHOWN ON THE DRAWING ARE GENERAL AND ARE BASED ON THE MAXIMUM ALLOWABLE GROUND PRINT FOR THE FIRST STORY OF THE BUILDING. ROOF OR OTHER OVERHANGS ARE NOT SHOWN. A MINIMUM OF 750 SF OF USABLE OPEN SPACE IS REQUIRED FOR EACH LOT, AND BUILDING OUTLINES SHOWN ALLOW FOR THE 750 SF OF OPEN SPACE. BUILDING SETBACKS SHOWN ARE BASED ON REQUIRED SETBACKS FOR THE ZONING. AREAS NOT SHOWN AS IMPERVIOUS AREAS (HOUSE, GARAGE, DRIVEWAY, SIDEWALKS, ADDITIONAL 300 SF FOR PATIO, ETC.) ARE CONSIDERED LANDSCAPED. ALL LANDSCAPING MUST BE PERVIOUS. IF GROUND COVERS SUCH AS GRAVEL, BARK OR OTHER MATERIAL IS USED AND A FABRIC IS USED, THE FABRIC MUST BE A PERVIOUS MATERIAL, NOT A PLASTIC SHEETING.

L. FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THE DRAWING ARE THE TOP SURFACE OF THE SLAB, CONSIDERING SLAB ON GRADE CONSTRUCTION. THE FINISHED EARTHWORK ELEVATION SHOULD BE BASED ON THE THICKNESS OF THE SLAB TO BE USED (EARTH PAD ELEVATION IS FFE LESS THE SLAB AND UNDER SLAB MATERIAL THICKNESS). ALTERNATIVE CONSTRUCTION METHODS MAY DICTATE DIFFERENT EARTH GRADING.

M. MOUNTABLE CURB, ROLL TYPE, DRAWING 2415.

N. DRAINAGE CHANNEL, DRAWINGS 2260 AND 2261.

P. WHEEL CHAIR RAMP, DRAWING 2441.

R. VALLEY GUTTER, DRAWING 2420.

S. SWALE WITHIN THE BACK AND SIDE YARDS, SEE DETAIL SECTION D-D, SHEET 5, GRADING AND DRAINAGE PLAN. THE PAVED DRAINAGE SWALE WILL BE CONSTRUCTED WITHIN THE REAR AND SIDE YARDS TO PERMIT RUNOFF OF LOCAL PRECIPITATION AND MINOR FLOWS. LONGITUDINAL SLOPE OF THE SWALE MAY VARY FROM A MINIMUM SLOPE OF .005 FEET/FEET (.5%) TO A MAXIMUM SLOPE OF 20%. THE SURFACE OF THE SWALE MAY BE PATTERNED, COLORED OR OTHERWISE TREATED TO BLEND IN WITH LANDSCAPING. THE SWALE CAPACITY MUST REMAIN SUFFICIENT TO CARRY THE REQUIRED FLOW. RUNOFF WILL NOT INCLUDE ROOF RUNOFF BECAUSE ALL ROOF RUNOFF IS TO BE DIRECTED TO THE STREET.

T. ALL BACK AND SIDE YARDS SETBACKS ARE CONSIDERED DRAINAGE EASEMENTS. NOTATIONS ARE SHOWN ON THE PLAT.

U. A RETAINING WALL IS REQUIRED ALONG A PORTION OF THE SOUTH BOUNDARY LINE OF THE SUBDIVISION. OTHER WALLS CAN BE GARDEN TYPE WALLS IF THE DIFFERENCE IN EARTH SURFACE ELEVATIONS ON EITHER SIDE OF THE WALL IS LESS THAN 18 INCHES

V. SIDEWALK CULVERT, SEE DRAWING 2236.

V SIDEWALK CULVERT
DRW 2236
ONE - 24"

V SIDEWALK CULVERTS (6)
DWG 2236
SIX - 24"

V SIDEWALK CULVERTS (2)
DWG 2236
TWO - 24"

I, MARVIN R. KORTUM, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, N.M. PE 6519, DO HEREBY CERTIFY THAT THIS AS-BUILT INFORMATION SHOWS EXISTING CONDITIONS AS OBSERVED BY ME ON THE SURFACE, AND SUB-SURFACE DATA AS PROVIDED TO ME BY SOUTHWEST SURVEY CO., INC. CONSTRUCTION INSPECTION WAS BY THE CITY OF ALBUQUERQUE. INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL VERTICAL AND HORIZONTAL DIMENSIONS SHOULD BE VERIFIED PRIOR TO USE ON FUTURE PROJECTS.
MARVIN R. KORTUM
MARVIN R. KORTUM DEC 27, 2001
N.M. PE 6519

AS-BUILT DRAWINGS
DESIGN IS SUBSTANTIALLY ACCORDING
TO DESIGN ELEVATIONS BY SSW
AS-BUILT ELEVATIONS NOTED
N.M. PE 6519 DEC 20, 2001

TYPICAL HOUSE AND LOT
DRAINAGE AND GRADING
FOR ALL LOTS SEE NOTE J

ADD SW CULVERT SIZE, PHASE LINE	MRK	JAN 21, 1998
ADD SIDEWALK CULVERT NOTE	MRK	DEC 24, 1997
ADD SIDEWALK CULVERTS	MRK	DEC 4, 1997

Preliminary Approvals, Revisions
Marvin R. Kortum
October 15, 1997
DATE

MARVIN R. KORTUM, P.E.
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NM PE 6519
1605 Speakman Drive, S.E.
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(505) 299-0774

WESTERN BREEZE SUBDIVISION
LOTS 1-28 - VIA KEITH -
GRADING AND DRAINAGE PLAN

585481
H11/D 23

H-11 3 8

CORONA DRIVE, IN



A EXISTING UNDERGROUND TELEPHONE LINES. DEPTH IS UNKNOWN.
B EXISTING UNDERGROUND GAS LINES. DEPTH IS UNKNOWN.
C EXISTING PAVED STREET WITH STANDARD CURB AND GUTTER.
D EXISTING PORTLAND CEMENT CONCRETE SIDEWALK.
E EXISTING FIRE HYDRANT.

J SIDEWALK CULVERTS WITH STEEL PLATE TOP.
K STREET SECTION ACCORDING TO DRAWING 2405, WITH ROLL OVER CURB.

L ASPHALT SURFACED STREET 27 FEET WIDE, CURB FLOW LINE TO CURB FLOW LINE.
M MOUNTABLE CURB, ROLL OVER TYPE, SEE DWG. 2415.
N 4 FEET WIDE PORTLAND CEMENT CONCRETE SIDEWALK PLACED ADJACENT TO THE PROPERTY LINE.

P PROPOSED PORTLAND CEMENT VALLEY GUTTER AND INTERSECTION, WITH WHEELCHAIR RAMPS. THE INTERSECTION WILL PROVIDE A NINE INCHES HIGH WATER BLOCK FOR FLOW ALONG ALAMAGORDO ROAD. FLOW ALONG ALAMAGORDO DRIVE AT THE INTERSECTION WITH LEVY COURT IS LESS THAN THREE INCHES DEEP FROM RUNOFF FROM A 100 YEAR STORM.

Q PLACE DRIVEPADS ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. DRIVEPADS WILL BE 6" THICK PORTLAND CEMENT CONCRETE. SEE DETAILS, DWG. 2425.

R REMOVE ASPHALT ONE FOOT AWAY FROM CURB AND GUTTER IN AREAS WHERE EXISTING CURB AND GUTTER ARE REMOVED FOR OTHER STRUCTURES. REPLACE ASPHALT ACCORDING TO DRAWING 2465, WITH THE NEW ASPHALT SURFACE MATCHING THE NEW CURB STRUCTURE AND THE EXISTING STREET SURFACE.

S MATCH NEW SIDEWALKS, WHEELCHAIR RAMPS AND CURB AND GUTTER TO EXISTING LIKE STRUCTURES. EXISTING SIDEWALKS AND CURBS ARE TO BE REMOVED TO THE NEAREST EXISTING JOINT OR MAY BE SAW CUT IF THE EXISTING JOINT IS MORE THAN 5 FEET FROM THE PROPOSED JUNCTION.

T PLACE SQUARE TUBE GATE WITH LOCKS ACROSS THE OPENING WERE THE DRAIN CHANNEL CROSSES THROUGH THE PERIMETER WALL OR FENCE. ONE SET OF KEYS WITH A STEEL IDENTIFICATION TAG SHALL BE PROVIDED TO THE CITY OF ALBUQUERQUE ARROYO MAINTENANCE SECTION.

LEGEND	EXISTING	PROPOSED
SPOT ELEVATIONS	x	●
TOP OF WALL	TW	TW
TOP OF CURB	TC	TC
TOP OF SIDEWALK	TS	TS
TOP OF DRIVEWAY	TD	TD
TOP OF ASPHALT	TA	TA
FLOW LINE	FL	FL
CONTOUR LINES	--- 4913 ---	23
PROPERTY LINES	① ————— ①	① ————— ①
EASEMENT LINES	— — — — —	— — — — —
LOT NUMBER	43	43
STRUCTURE	— — — — —	—————
CURB AND GUTTER	SFD —————	STD —————
STANDARD 8"	80	80
ROLLOVER 4"	65R	EST
ESTATE 0"		
DRIVEWAY	T T T T T T	—————
SIDEWALK	— S W — — —	— S W — — —
CROWN TO NO CROWN TRANSITION	SEE DRAWING 2401	

AS-BUILT DRAWINGS
DESIGN IS SUBSTANTIALLY ACCORDING
TO DESIGN ELEVATIONS BY SSW
AS-BUILT ELEVATIONS NOTED 
M. R. K. L. DEC 20, 2001
N.M.P.G. 6519

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CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING DEVELOPMENT GROUP	
TITLE:	WESTERN BREEZE SUBDIVISION PHAS LEVY COURT STREET PLAN AND PROFILE

Design Review Committee

APPROVED

APR - 9 1998

DESIGN REVIEW COMMITTEE

City Project No. 585481

Zone Map No. **H-11**

Sheet 4 Of 8

CONTRACTOR	DATE
AS BUILT INFORMATION	DATE
INSPECTOR'S	DATE
BY <i>Southwest Sure</i>	DATE <i>1999</i>
FOR ACCEPTANCE BY <i>J. Johnson</i>	DATE <i>1999</i>
LOCATION BY <i>J. Johnson</i>	DATE <i>1999</i>
AWARDS	DATE <i>1999</i>
BY <i>YCE</i>	DATE <i>1999</i>
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE

BENCH MARKS	CON-
BENCHMARK: A. C. S-17 Hill, LOCATED ON TOP OF HILL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PLUMMERDORF DRIVE AND CHUAL ROAD, NW. ELEVATION IS 5104.760 FEET (SLD 1929)	WFO ACI PEE HRR 500
	REC
	NO

[illegible][illegible]

Mo. / Day / Yr.		Mo. / Day / Yr.	
Sheet	4	Of	8


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SEWER
2102 MANHOLE TYPE "E"
2110 MANHOLE FRAME AND COVER
2118 SERVICE LINE CONNECTION
      AT MANHOLES
2125 SERVICE LINE DETAILS
2136 RISER DETAILS FLEXIBLE
      PIPE MAIN
2145 SEWER LINE DEAD-END
      MARKER
```

WATER
2301. WATER CONNECTION DETAILS
2315 PIPE TRENCH TERMINOLOGY
2320 CONCRETE BLOCKING DESIGN
2325 VALVE BOX TYPE "A"
2328 RING AND COVER FOR
VALVE BOX
2333 WATER VALVE ANCHORAGE
2360 METER BOX LOCATION
2361 TYPICAL METER BOX INSTALLATIONS
2362 METERED SERVICE LINE INSTALLATION
2366 DOUBLE METER BOX FOR 3/4" AND
1" METERS
2368 METER BOX COVER AND LID
2369 HEAVYWEIGHT METER BOX COVER
AND LID
2465 CITYWIDE PAVEMENT CUTS
FOR ALL UTILITIES

BM 5104.76

NOTES

A EXISTING UNDERGROUND TELEPHONE LINES. DEPTH IS UNKNOWN
B EXISTING UNDERGROUND GAS LINES. DEPTH IS UNKNOWN
C EXISTING PAVED STREET WITH STANDARD CURB AND GUTTER.
D EXISTING PORTLAND CEMENT CONCRETE SIDEWALK.
E EXISTING FIRE HYDRANT.

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WATER MAIN CONSTRUCTION

- ① STA 1+68,
OFFSET 5' LEFT (NORTH)
- ② STA 2+63,
OFFSET 22' LEFT (NORTH)
- ③ STA 5+00,
OFFSET 3' LEFT (NORTH)
- ④ STA 4+50 TO 5+00
- ⑤ STA 5+00,
OFFSET 8' LEFT
- ⑥ STA 5+00,
OFFSET 32'-46' LEFT
- 5106
- 5104
- CAP WATER MAIN
LENGTH FOR RESTRAINED JOINTS=70',
OR PCC BLOCKING
- INSTALL FIRE HYDRANT
6"x6"x6" TEE
ALL JOINTS RESTRAINED
PCC BLOCKING
FLANGE ELEVATIONS101.50
- CONNECT TO EXISTING 6" CI MAIN
~~RELOCATE EXISTING~~ NON-PRESSURE TAP
TAPPING TEE 6" X 6" X 6" TEE
6" GATE VALVE
TYPE A VALVE BOX PCC BLOCKING
LENGTH FOR RESTRAINED JOINTS=70'
AND PCC BLOCKING ON EXISTING
LINE
- CURVE WATER MAIN PIPE OVER THREE
JOINTS, ABOUT 3 DEGREES PER
JOINT (MAXIMUM), TO CORRECT
ALIGNMENT AS SHOWN.
- 6" GATE VALVE ON EXISTING MAIN
TYPE A VALVE BOX
PCC BLOCKING
- RELOCATE EXISTING FH 10' NORTH
OF EXISTING FH LOCATION.
USE EXISTING LEG
2-6" X 6" 90° BENDS
ALL JOINTS RESTRAINED
PCC BLOCKING

SANITARY SEWER CONSTRUCTION

STS 1+40,	MANHOLE A
OFFSET 15' RIGHT (SOUTH)	
STA 2+00,	MANHOLE B
OFFSET 5' RIGHT (SOUTH)	
STA 4+70,	MANHOLE C
OFFSET 5' RIGHT (SOUTH)	

AS-BUILT DRAWINGS
DESIGN IS SUBSTANTIALLY ACCORDING
TO DESIGN ELEVATIONS BY SSW
AS-BUILT ELEVATIONS NOTED 
MML Dec 20, 2001
ALM PL 6519

MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519

1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 299-0774

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WESTERN BREEZE SUBDIVISION, PHASE I
LEVY COURT NW
WATER, SANITARY SEWER PLAN AND PROFILE

Design Review Committee	City Engineer Approval
-------------------------	------------------------

APR - 9 1998
DESIGN
REVIEW COMMITTEE

City Project No. 585481

Zone Map No.

Sheet 5 of 8

BENCH MARKS	AS BUILT INFORMATION
BENCHMARK: A. C. S. 17-HILL, LOCATED ON TOP OF CURB IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF ALMARGORDO DRIVE AND QUAIL ROAD, NW. ELEVATION IS 3504.760 FEET (SUD 1929)	CONTRACTOR <i>MCE Inc</i> WORK ORDER BY <i>William Chen</i> DATE <i>1/9/99</i> INSPECTED BY <i>William Chen</i> DATE <i>1/9/99</i> PERMIT NO. <i>1111</i> DATE <i>1/9/99</i> VERIFICATION BY <i>William Chen</i> DATE <i>1/9/99</i> RECORDED BY <i>William Chen</i> DATE <i>1/9/99</i> NO. <i>1111</i> DATE <i>MICRO-FILM INFORMATION</i>

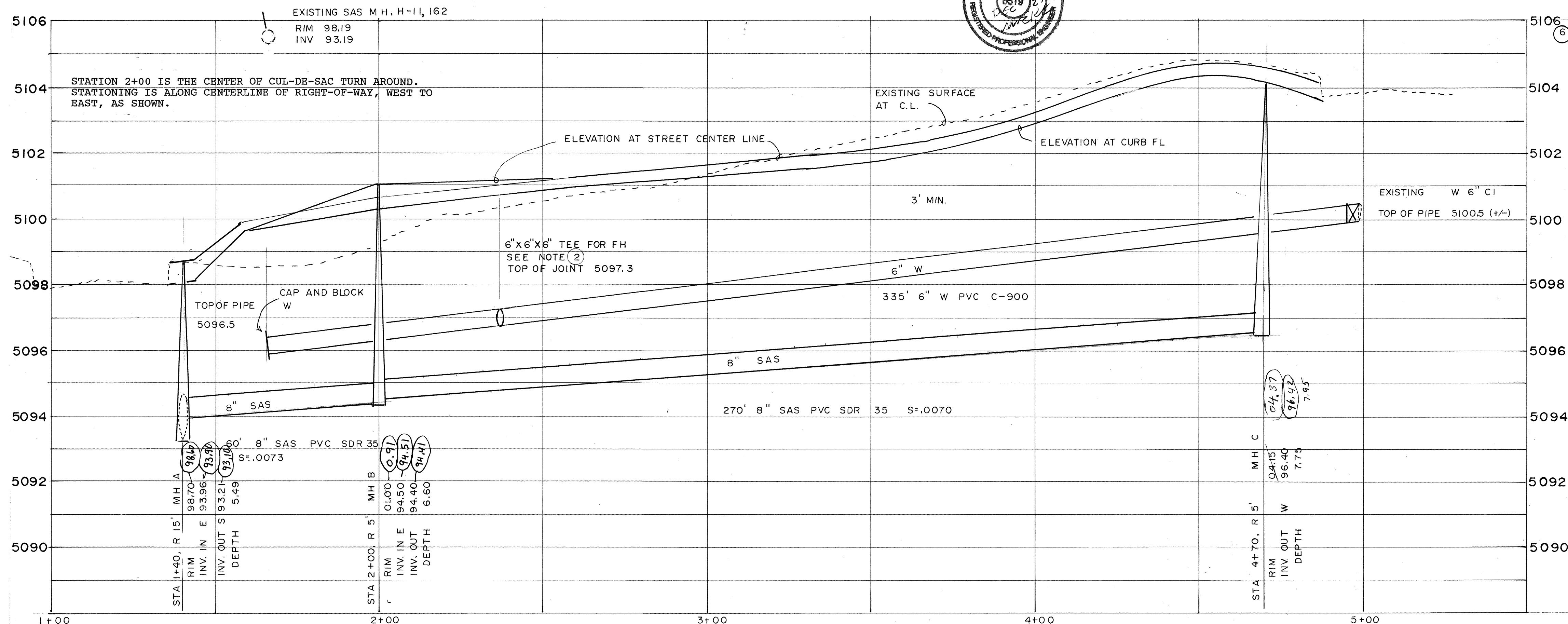
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SCANNED BY
MESA REPRO

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Marvin R. Kortum
MARVIN R. KORTUM DEC 27, 2001
NMPE 6519



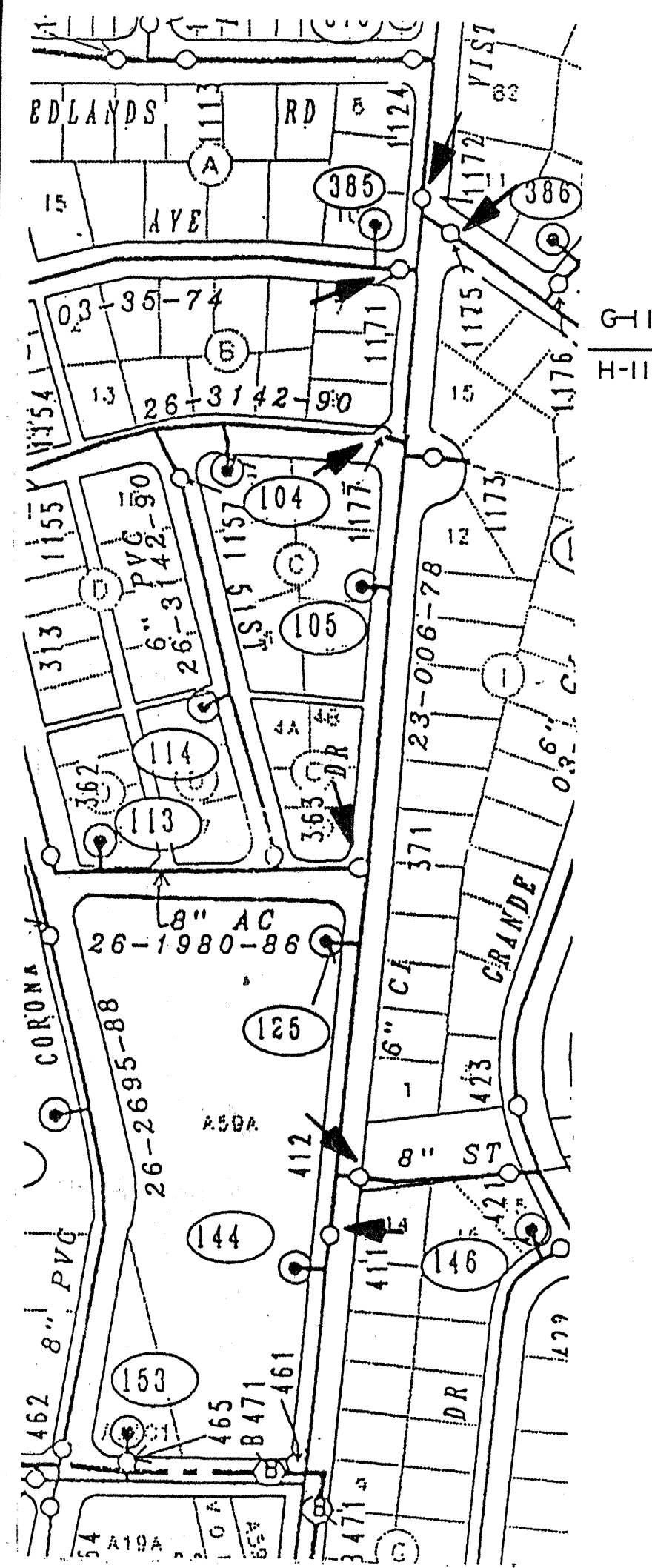


WESTERN BREEZE SUBDIVISION, LEVY COURT
WATER SERVICES

LOT #	STATION	OFFSET TO SERVICE BOX DIRECTION	LENGTH OF DISTANCE SERVICE (FEET)	TYPE OF BOX
14 & 13	1+64	LEFT (NORTH)	24	19 DOUBLE
12 & 11	2+11	LEFT (NORTH)	41	36 DOUBLE
10 & 9	2+61	LEFT (NORTH)	21	16 DOUBLE
8 & 7	3+09	LEFT (NORTH)	21	16 DOUBLE
6 & 5	3+57	LEFT (NORTH)	21	16 DOUBLE
4 & 3	4+05	LEFT (NORTH)	21	16 DOUBLE
2 & 1	4+56	LEFT (NORTH)	21	16 DOUBLE
15 & 16	1+91	RIGHT (SOUTH)	40	43 DOUBLE
17 & 18	2+44	RIGHT (SOUTH)	22	27 DOUBLE
19 & 20	2+91	RIGHT (SOUTH)	21	26 DOUBLE
21 & 22	3+40	RIGHT (SOUTH)	21	26 DOUBLE
23 & 24	3+88	RIGHT (SOUTH)	21	26 DOUBLE
25 & 26	4+39	RIGHT (SOUTH)	21	26 DOUBLE

WESTERN BREEZE, LEVY COURT
SANITARY SEWER SERVICES

LOT #	TAP ON MAIN STATION	OFFSET DIRECTION	END AT RIGHT-OF-WAY STATION OFFSET DIRECTION	LENGTH OF SERVICE (FEET)	TOP OF MAIN TOP OF CURB	SERVICE LINE INVERT AT RIGHT-OF-WAY MAXIMUM MINIMUM (HIGHEST) (LOWEST)
14	1+61	12 RIGHT (SOUTH)	1+55 6.0 LEFT (NORTH)	19	94.60 99.6	95.6 95.23
13	1+79	7 RIGHT (SOUTH)	1+79 40.0 LEFT (NORTH)	52	94.90 100.4	96.4 96.19
12	1+90	5 RIGHT (SOUTH)	1+90 44.0 LEFT (NORTH)	50	94.95 100.5	96.5 96.20
11	2+32	5 RIGHT (SOUTH)	2+32 33.0 LEFT (NORTH)	38	95.35 100.9	96.9 96.36
10	2+42	5 RIGHT (SOUTH)	2+42 25.0 LEFT (NORTH)	30	95.40 101.1	97.1 96.25
9	2+80	5 RIGHT (SOUTH)	2+80 23.5 LEFT (NORTH)	29	95.75 101.4	97.4 96.58
8	2+90	5 RIGHT (SOUTH)	2+90 23.5 LEFT (NORTH)	29	95.85 101.5	97.5 96.68
7	3+27	5 RIGHT (SOUTH)	3+27 23.5 LEFT (NORTH)	29	96.15 101.9	97.9 96.98
6	3+37	5 RIGHT (SOUTH)	3+37 23.5 LEFT (NORTH)	29	96.20 102.0	98.0 97.03
5	3+76	5 RIGHT (SOUTH)	3+76 23.5 LEFT (NORTH)	29	96.50 102.6	98.6 97.33
4	3+86	5 RIGHT (SOUTH)	3+86 23.5 LEFT (NORTH)	29	96.60 102.8	98.8 97.43
3	4+25	5 RIGHT (SOUTH)	4+25 23.5 LEFT (NORTH)	29	96.85 104.2	100.2 97.68
2	4+38	5 RIGHT (SOUTH)	4+38 23.5 LEFT (NORTH)	29	96.95 104.4	100.4 97.78
1	4+66	5 RIGHT (SOUTH)	4+66 23.5 LEFT (NORTH)	31	97.00 104.5	100.5 97.83
15	1+66	11 RIGHT (SOUTH)	1+66 30.0 RIGHT (SOUTH)	19	94.80 100.0	96.0 95.43
16	2+14	5 RIGHT (SOUTH)	2+14 43.0 RIGHT (SOUTH)	38	95.20 100.7	96.7 96.21
17	2+24	5 RIGHT (SOUTH)	2+24 58.0 RIGHT (SOUTH)	33	95.30 100.8	96.8 96.21
18	2+65	5 RIGHT (SOUTH)	2+65 23.5 RIGHT (SOUTH)	19	95.65 101.3	97.3 96.28
19	2+73	5 RIGHT (SOUTH)	2+73 23.5 RIGHT (SOUTH)	19	95.75 101.4	97.4 96.38
20	3+10	5 RIGHT (SOUTH)	3+10 23.5 RIGHT (SOUTH)	19	96.00 101.7	97.7 96.63
21	3+20	5 RIGHT (SOUTH)	3+20 23.5 RIGHT (SOUTH)	19	96.10 101.8	97.8 96.73
22	3+59	5 RIGHT (SOUTH)	3+59 23.5 RIGHT (SOUTH)	19	96.40 102.3	98.3 97.03
23	3+69	5 RIGHT (SOUTH)	3+69 23.5 RIGHT (SOUTH)	19	96.50 102.4	98.4 97.13
24	4+28	5 RIGHT (SOUTH)	4+28 23.5 RIGHT (SOUTH)	19	96.90 103.6	99.6 97.53
25	4+38	5 RIGHT (SOUTH)	4+38 23.5 RIGHT (SOUTH)	19	97.00 103.9	99.9 97.63
26	4+57	5 RIGHT (SOUTH)	4+57 25.0 RIGHT (SOUTH)	21	97.10 104.7	100.7 97.77
TOTAL				715		



1-1/2" ASPHALT CONCRETE TYPICAL FINISH
COURSE PLACED AFTER ALL MANHOLES, VALVES,
COVERS/RINGS ARE SET TO GRADE. 1500 LBS.
STABILITY, TYPE B GRADATION.

FINISHED SURFACE OF SUBGRADE SHALL BE
MOISTURE CONTROLLED AT COMPACTION
MOISTURE RANGE, OR PRIME COAT APPLIED AS
REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL
SURFACING COMPLETED. SUBGRADE
PREPARATION SHALL BE PERFORMED AFTER ALL
SUBSURFACE R/W UTILITIES CONSTRUCTION IS
COMPLETED.

90% MINIMUM COMPACTION

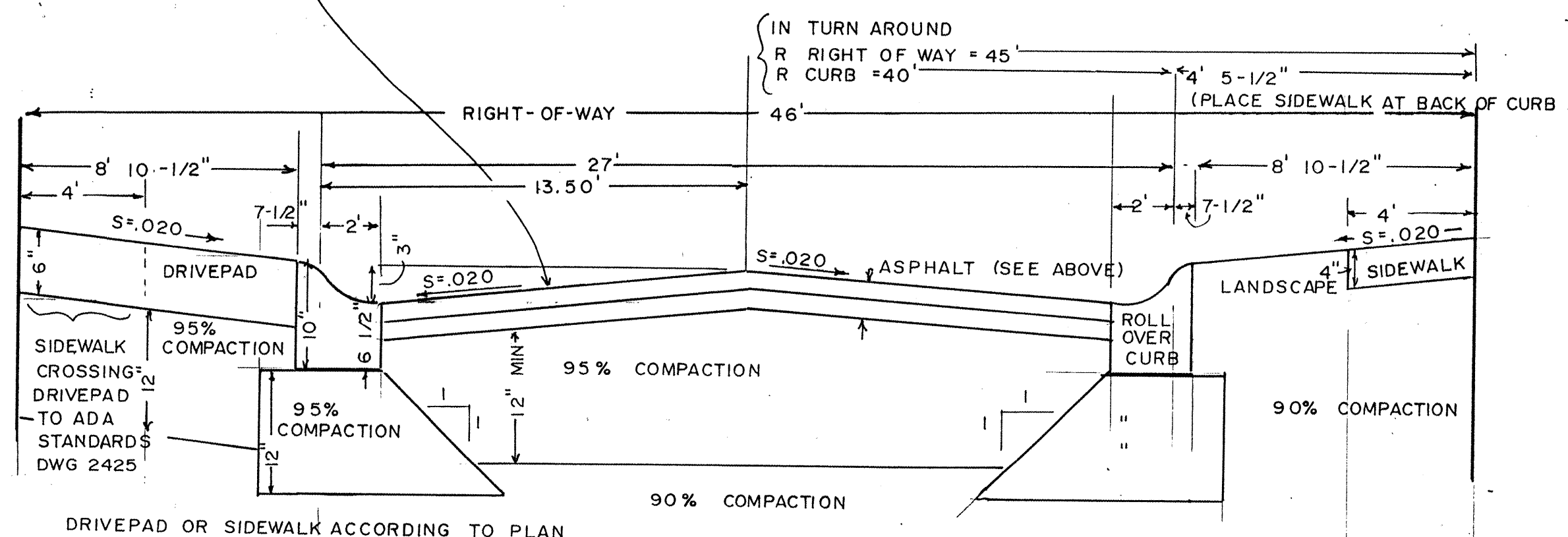
TACK COAT AS REQUIRED BY THE ENGINEER
BETWEEN ALL ASPHALT/AGGREGATE MATERIAL
LIFTS.

1-1/2" ASPHALT CONCRETE, 1500 LBS.
STABILITY, TYPE B GRADATION.

12" SUBGRADE SOIL, R-VALUE = 50, PLACED
IN TWO 6" LIFTS. 95% MINIMUM COMPACTION
AT OPTIMUM MOISTURE CONTENT, +/- 2%, ASTM
D1557, OR OPTIMUM MOISTURE TO +4%, ASTM
D698, FOR SOIL WITH 35% OR MORE MATERIAL
PASSING THE NO. 200 SIEVE.

REFER TO STANDARD DRAWING 2405.

FLEXIBLE PAVEMENT SECTION



SECTION B-B RIGHT-OF-WAY

REFER TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS DRAWING
2405 FOR PROFILE AND ADDITIONAL DETAILS ON THE STREET
CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT
THE REQUIRED R VALUE FOR THE STREET EARTH MATERIALS IS
OBTAINED USING IMPORTED FILL OR LOCAL MATERIAL. THE
CONTRACTOR IS RESPONSIBLE FOR IMPORTING ADDITIONAL MATERIALS
TO OBTAIN THE REQUIRED R VALUE IF THE ON-SITE SOIL IS NOT
SATISFACTORY.

WATER MAIN SHUT-OFF REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND
COORDINATION OF THE WATER MAIN SHUT-OFF REQUIREMENTS TO
CONSTRUCT THIS PROJECT.

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION,
CONTRACTOR SHALL CONTACT THE PWD/WATER SYSTEMS DIVISION
(857-8200) TO START THIS SHUT-OFF PLAN.

THE VALVES LISTED BELOW AND SHOWN ON THE ADJACENT SKETCH
MUST BE CLOSED PRIOR TO A NON-PRESSURE CONNECTION:

H-11/1171; H-11/1172; H-11/1175; H-11/1177;
G-11/363; G-11/412; G-11/411;

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
BENCH MARK: A. C. S. 17 B.L. LOCATED ON TOP OF CURB IN THE COURSE OF THE INTERSECTION OF ALAMOGORDO AND QUAIL ROAD, NW. ELEVATION IS 5104.760 FEET (SLD 1929)		REMARKS		REVISIONS		DESIGN	
CORRECTED BY: M.C.E. DATE: 1/99		NO.		NO.		NO.	
RECORDED BY: NO.		DATE		DATE		DATE	

MARVIN R. KORTUM, P.E.
Civil Engineering
- NM PE 6519

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(505) 299-0774

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: WESTERN BREEZE SUBDIVISION, PHASE I LEVY COURT NW DETAILS			
Design-Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APR 9 1998			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of
585481	H-11	6	8

SCANNED BY
MESA REPRO

- CTCSTND1.DWG

- ### SIGN FACE DETAILS



THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

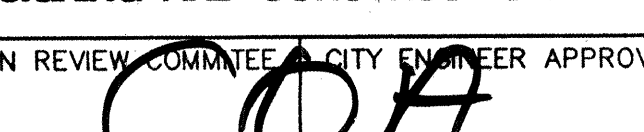
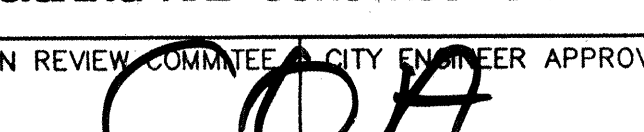
SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET	
	BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

<u>TYPE OF TAPER</u>	<u>TAPER LENGTH</u>
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

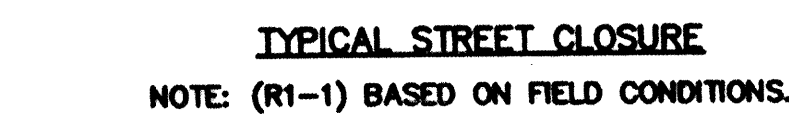
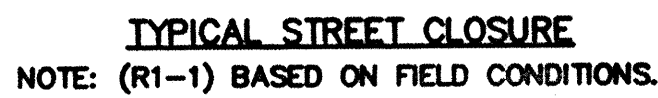
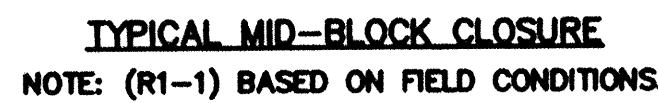
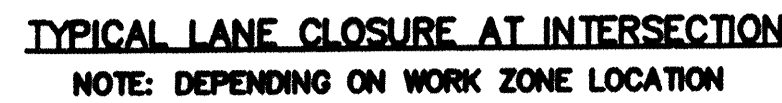
L = TAPER LENGTH
 W = WIDTH OF OFFSET IN FEET
 S = POSTED SPEED OR OFF-PEAK
 85-PERCENTILE SPEED IN MPH

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP															
TITLE:															
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS															
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL 		LAST UPDATE 	<table border="1"> <tr> <th>MO./DAY/YR.</th> <th>MO./DAY/YR.</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	MO./DAY/YR.	MO./DAY/YR.										
MO./DAY/YR.	MO./DAY/YR.														
PROJECT NO.	585481	MAP NO.	H-11												
		SHEET	7 OF 8												



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



NO. / DAY / YR.		NO. / DAY / YR.	
SHEET 8 OF 8		SHEET 8 OF 8	

QUE TMENT NT GROUP		ENGINEER'S SEAL 		SURVEY INFORMATION FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
				NO.		BY		DATE	
								CONTRACTOR	
								WORK SUSPECTED BY	
								DATE	
								ACCEPTANCE BY	
								DATE	
								VERIFICATION BY	
								DATE	
								CORRECTED BY	
								DATE	
								MICRO-FILM INFORMATION	
								RECORDED BY	
								DATE	
								NO.	

DESIGNED BY		C.O.A. STANDARDS		DATE	
DRAWN BY				DATE	
CHECKED BY				DATE	

NO. / DAY / YR.		NO. / DAY / YR.	
SHEET 8 OF 8		SHEET 8 OF 8	