

PLANS FOR CONSTRUCTION OF

AVALON SUBDIVISION

UNIT IB

ALBUQUERQUE, NEW MEXICO

JANUARY, 1999

INDEX TO DRAWINGS

SHEET	TITLE
1.	TITLE SHEET
2.	PLAT
3.	PLAT
4.	OVERALL PAVING & STORM DRAIN LAYOUT PLAN
5.	UTILITIES LAYOUT PLAN
6.	GRADING PLAN

STREET IMPROVEMENTS

7.	90TH ST NW PLAN & PROFILE
8.	MAINSAIL DR NW PLAN & PROFILE
9.	SCHOONER RD NW PLAN & PROFILE
10.	STARBOARD RD NW PLAN & PROFILE

WATER AND SANITARY SEWER IMPROVEMENTS

11.	MAINSAIL DR NW PLAN & PROFILE
12.	SCHOONER RD NW PLAN & PROFILE
13.	STARBOARD RD NW PLAN & PROFILE

STORM DRAINAGE IMPROVEMENTS

14.	90TH ST NW PLAN & PROFILE
-----	---------------------------

MISCELLANEOUS DETAILS

15.	TRACT 'C' TRAIL PLAN & PROFILE
16.	STREET PAVING DETAILS
17.	GRADING DETAILS
18.	TRAFFIC CONTROL DETAILS
19.	TRAFFIC CONTROL DETAILS

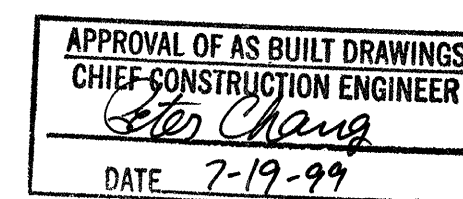
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

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

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering or placement of the record drawings.

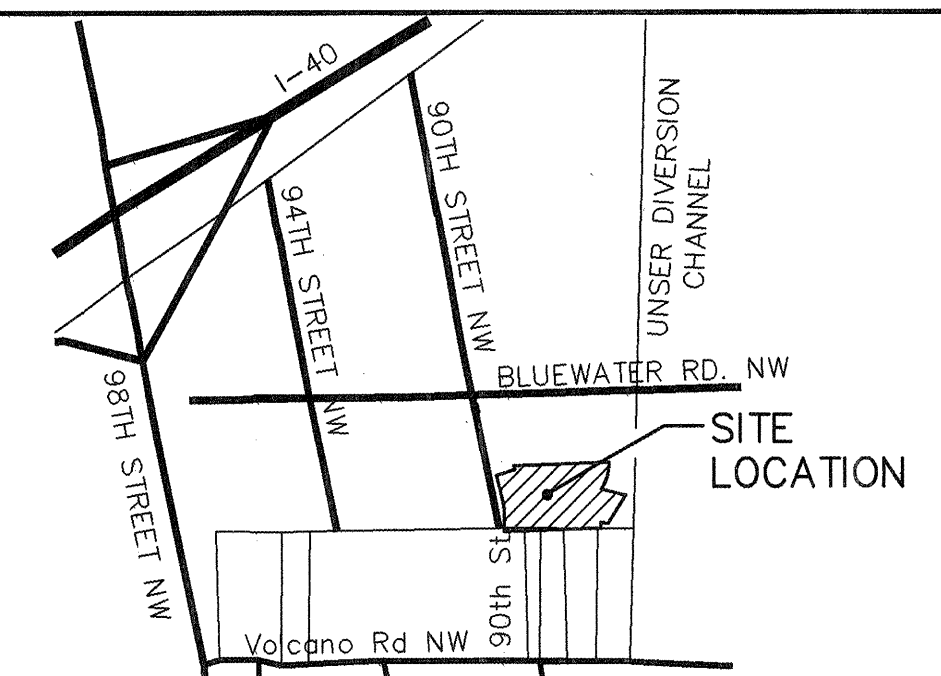
06-07-99



DRB-98-50

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

© COPYRIGHT



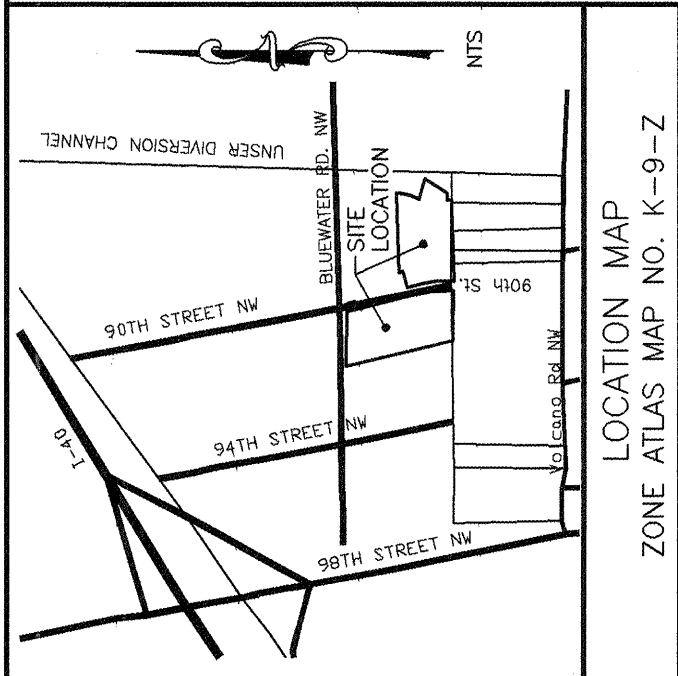
VICINITY MAP: K-9

SCALE: NTS

GENERAL NOTES:

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS." 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 STANDARD SPECIFICATIONS.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) WORKING DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF 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 MARKER 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.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR WITH HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING. ALL NEW STRIPING SHALL BE HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, WHEELCHAIR RAMPS AND SIDEWALKS DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS AT HIS OWN EXPENSE.
- EXISTING UTILITY LINES AND PIPELINES SHOWN ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. UTILITIES MAY EXIST WHERE NONE ARE SHOWN. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES AND PIPELINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UTILITY LINES AND PIPELINES.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS." THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY AND PREPARED BY BRASHER AND LORENZ, INC.
- THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15 FEET (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND 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.

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRG Chairman		<i>Dennis A. Lorenz</i>	1-21-99	APPROVED FOR CONSTRUCTION				
		Transportation		<i>R.W. Kane</i>	1-21-99	<i>MCCo</i> 3/5/99 City Engineer Date				
		Water/Wastewater		<i>R.W. Kane</i>	1-21-99					
		Hydrology		<i>Ann Calogre</i>	1-21-99					
		CIP								
Constr. Mngmt.										
Constr. Coord.					1-23-99					
CITY PROJECT NO.		591382		SHEET		OF		19		



SUBDIVISION DATA

1. CASE NO.: DRB-98-50, SV-98-15
2. ZONE ATLAS INDEX NO.: K-9-Z
3. GROSS SUBDIVISION ACREAGE: 19.4945 ACRES
4. TOTAL NUMBER OF EXISTING LOTS: 3 TRACTS
5. DATE OF SURVEY: NOVEMBER 1998
6. TALUS LOC NO.: SP-58022-2514-050374
7. TOTAL STREET R/W DEDICATION: 2.4069 ACRES
8. TOTAL STREET VACATION: 0.0684 ACRES
9. ZONING: R-1T

LOCATION MAP

ZONE ATLAS MAP NO. K-9-Z

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. UNLESS OTHERWISE INDICATED, ALL PROPERTY CORNERS ARE MARKED WITH A P.C. NAIL W/SHIMMER, Scribed "X" IN CONCRETE OR AN IRON STAKE SURMOUNTED WITH A CAP STAMPED "P.S. 10464".
4. THE DATA SHOWN HEREIN IS FROM AN ACTUAL FIELD SURVEY.
5. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S., ANGLE POINTS, AND STREET INTERSECTIONS SHOWN THIS A AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, P.S. #10464".
6. * DESIGNATES LOT FRONT.
7. EACH LOT HAS A "POT" SURVEY TO LOT NUMBER WHICH DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION PER THE INTERMITTENT PARKING DESIGN CRITERIA OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.
8. THE PURPOSE OF THIS PLAT IS TO SHOW THE DIVISION INTO NEW LOTS, DEDICATE PUBLIC STREETS, GRANT PUBLIC UTILITY EASEMENTS AND SHOW VACATION OF PUBLIC RIGHT-OF-WAY (V-98-18).
9. CITY OF ALBUQUERQUE WATER AND SANITARY SERVICES DEPARTMENT TO AVALON SUBDIVISION UNIT 1-9 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
10. THERE IS 10' PUBLIC UTILITY EASEMENT ALONG LOT LINES FRONTING PUBLIC RIGHTS OF WAY WHERE SHOWN THIS --- 10' P.U.E.
11. NO ACCESS TO ANY LOTS IS ALLOWED FROM 90TH STREET N.W.

PUBLIC UTILITY EASEMENTS

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, pipes, 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 Interable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

In addition to the right to build, rebuild, reconstruct, locate, relocate, change, move, alter, repair, maintain, 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, the right to build, rebuild, reconstruct, locate, relocate, change, move, alter, repair, maintain, 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, is granted to the City of Albuquerque. The City of Albuquerque reserves the right to build, rebuild, reconstruct, locate, relocate, change, move, alter, repair, maintain, 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, in and over the lots shown on this plat.

PNM ELECTRIC/GAS SERVICES DISCLAIMER

In approving this plat, PNM ELECTRIC/GAS SERVICES do not waive or release any liability for any damage to or destruction of property caused by any electrical or gas service or other document which are not shown on this plat.

Plat & Survey By:

ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

SHEET 1 OF 4

1139P-30-BH

PLAT OF AVALON SUBDIVISION UNIT 1-B

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1998

APPROVED AND ACCEPTED BY:

SUBDIVISION PLAT NO.	CITY	COUNTY
PLANNING DIRECTOR - ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD	DATE	
CITY ENGINEER	DATE	
A.M.A.F.C.A.	DATE	
TRAFFIC ENGINEER	DATE	
UTILITIES DEVELOPMENT DIVISION CITY OF ALBUQUERQUE PUBLIC WORKS	DATE	
CITY PARKS DESIGN AND DEVELOPMENT	DATE	
PROPERTY MANAGEMENT	DATE	
CITY SURVEYOR	DATE	
PNM ELECTRIC SERVICES	DATE	
PNM GAS SERVICES	DATE	
U.S. WEST COMMUNICATIONS	DATE	
JONES INTERCABLE, INC.	DATE	

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS PLAT, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO CERTIFIED THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VLADIMIR JIRIK, N.M.P.S. NO. 10464
DATE

PLAT OF AVALON SUBDIVISION UNIT 1-B

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1998

Plat & Survey By:

ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

SHEET 2 OF 4

1139P-30-BH

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, WITHIN SECTION 21 (AS PROJECTED), TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT "B", AVALON SUBDIVISION, UNIT 1-A, AS SAID TRACT "B" IS SHOWN AND DESIGNATED ON "PLAT OF AVALON SUBDIVISION, UNIT 1-A, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 1998," IN VOLUME 96, FOLIO 332, TOGETHER WITH A PORTION OF VACATED 90TH STREET NW (VACATION NO. V-98-18), IN VOLUME 96, FOLIO 332, TOGETHER WITH A PORTION OF VACATED 90TH STREET NW (VACATION NO. V-98-18), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SPINNAKER DR. NW, WHENCE THE ACS CONTROL STATION "10-4107" BEARS N 40°08'49" E, 2,719.07 FEET DISTANCE; THENCE,

S 00°39'36" W, 126.51 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 86.29 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAD ARC HAVING A RADIUS OF 247.14 FEET, A CENTRAL ANGLE OF 200°01'59" AND A CHORD WHICH BEARS S 10°39'45" W, 85.85 FEET DISTANCE) TO A POINT; THENCE,

S 71°39'14" E, 160.41 FEET DISTANCE TO A POINT; THENCE,

S 32°06'32" W, 288.59 FEET DISTANCE TO A POINT; THENCE,

S 56°00'31" W, 72.94 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERN LINE OF RE-ALIGNED PUBLIC DRAINAGE RIGHT-OF-WAY, PEDESTRIAN RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT CORRIDOR; THENCE,

S 88°17'05" W, 59.41 FEET DISTANCE TO A POINT; THENCE,

S 88°11'50" W, 649.39 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RE-ALIGNED 90TH STREET NW (VACATION V-98-18); THENCE,

N 14°53'20" W, 102.28 FEET DISTANCE TO A POINT ON CURVE; THENCE,

NORTHWESTERLY, 107.72 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAD ARC HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 09°07'26" AND A CHORD WHICH BEARS N 04°15'40" W, 107.61 FEET DISTANCE) TO A POINT; THENCE,

N 14°53'20" W, 246.21 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

N 75°01'40" E, 155.00 FEET DISTANCE TO A POINT; THENCE,

N 14°58'20" W, 23.30 FEET DISTANCE TO A POINT; THENCE,

N 87°05'14" E, 726.71 FEET DISTANCE TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 430,296 SQUARE FEET (8,872 ACRES), MORE OR LESS,

TOGETHER WITH THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, WITHIN SECTION 21 (AS PROJECTED), TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS B-42 AND B-43, UNIT NO. FIVE, TOWN OF ATRISCO GRANT, AS SAID TRACTS B-42 AND B-43 ARE SHOWN AND DESIGNATED ON "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER 1998," IN VOLUME 96, FOLIO 332, TOGETHER WITH A PORTION OF VACATED 90TH STREET NW (VACATION NO. V-98-18), IN VOLUME 96, FOLIO 332, TOGETHER WITH A PORTION OF VACATED 90TH STREET NW (VACATION NO. V-98-18), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEWATER RD. NW, WHENCE THE ACS CONTROL STATION "8-487 BEARS S 75°07'25" W, 1,971.37 FEET DISTANCE; THENCE,

S 87°07'20" E, 420.00 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUEWATER RD. NW AND THE WESTERLY RIGHT-OF-WAY LINE OF 90TH STREET NW; THENCE,

S 14°58'20" E, 14.39 FEET DISTANCE TO A POINT ON CURVE; THENCE,

SOUTHEASTERLY, 12.73 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAD ARC HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 07°07'50" AND A CHORD WHICH BEARS S 22°13'36" E, 12.59 FEET DISTANCE) TO THE POINT OF REVERSE CURVATURE; THENCE,

SOUTHEASTERLY, 13.50 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAD ARC HAVING A RADIUS OF 684.00 FEET, A CENTRAL ANGLE OF 07°07'50" AND A CHORD WHICH BEARS S 08°12'27" E, 13.50 FEET DISTANCE) TO A POINT; THENCE,

S 14°58'20" E, 896.72 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

N 85°40'20" W, 420.00 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY LINE OF VACATED AVALON ROAD NW (VACATION NO. V-98-57); THENCE,

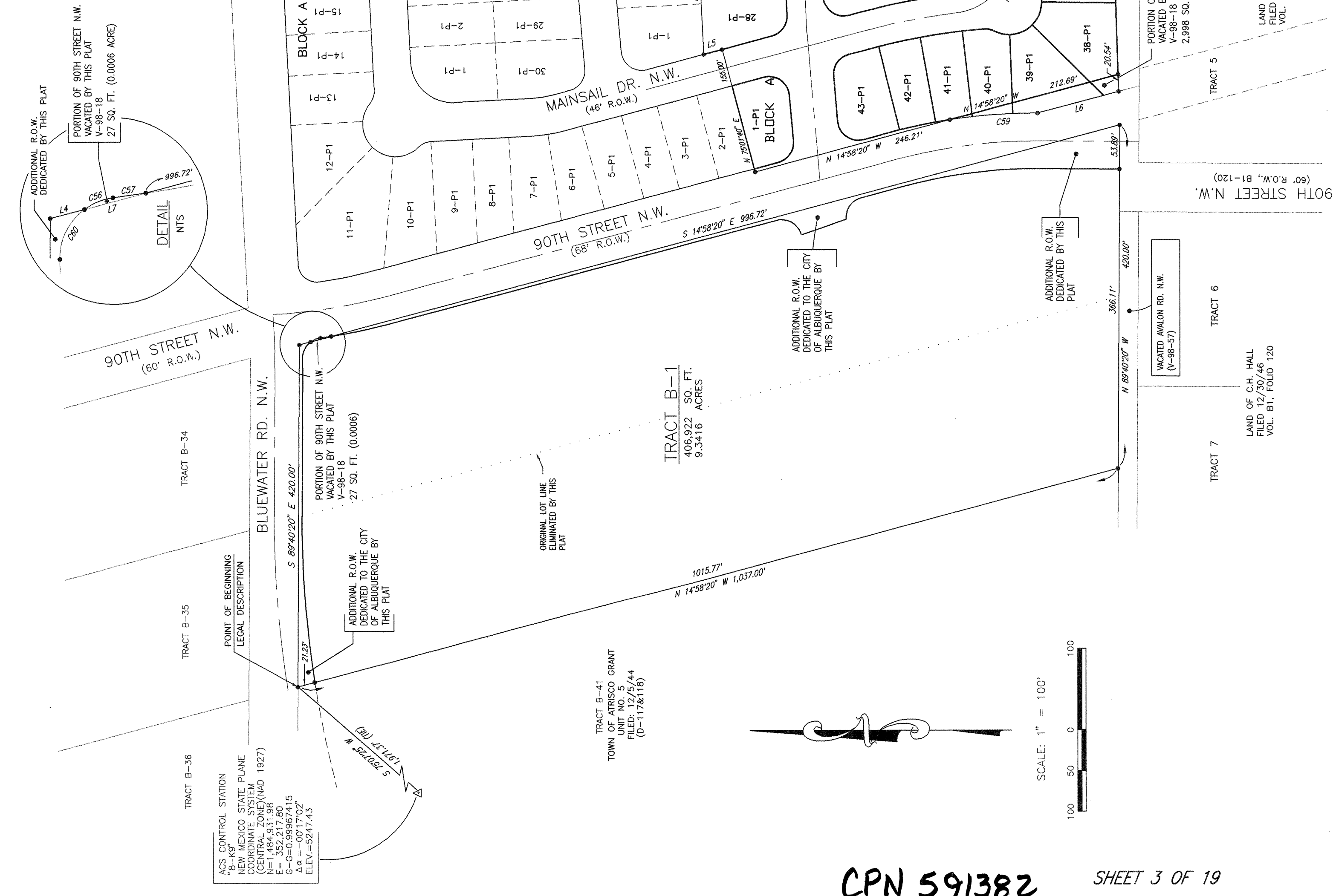
N 14°58'20" W, 1,037.00 FEET DISTANCE TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 420,130 SQUARE FEET (9,649 ACRES), MORE OR LESS,

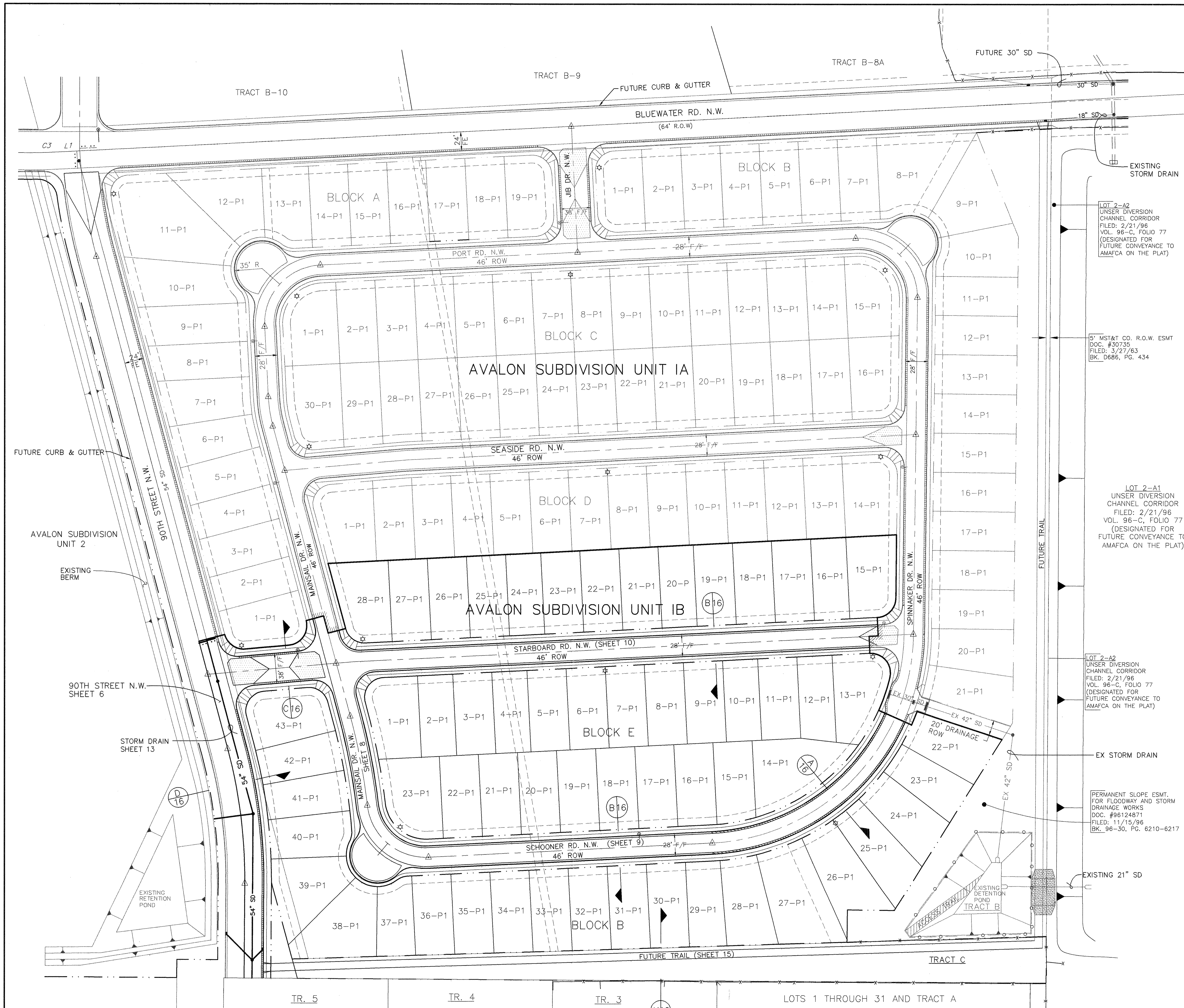
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°05'14" E	26.85
L2	S 00°39'36" W	0.70
L3	S 71°39'14" E	14.39
L4	S 14°58'20" E	14.39
L5	N 14°58'20" W	23.30
L6	N 14°58'20" W	102.28
L7	N 14°58'20" W	23.30

CURVE TABLE

CURVE	DELTA	DELTA	RADIUS	CHORD BEING	CHORD
C1	213.02	08°19'14"	1534.8	N 85°40'20" E	214.79
C2	38.76	0°14'26"	650.00	N 84°27'27" E	38.79
C3	17.53	0°07'50"	650.00	S 07°07'26" E	17.59
C4	64.7	02°03'35"	180.00	S 86°03'27" W	64.7
C5	63.39	19°49'26"	270.14	S 10°39'45" W	62.92
C6	58.59	14°53'20"	270.14	S 10°39'45" W	57.81
C7	58.59	14°53'20"	270.14	S 10°39'45" W	57.81
C8	58.40	4°05'07"	270.14	S 27°19'04" E	55.04
C9	116.14	08°11'43"	612.00	N 09°29'39" E	116.04
C10	116.14	08°11'43"	612.00	N 09°29'39" E	116.04
C11	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C12	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C13	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C14	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C15	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C16	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C17	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C18	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C19	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C20	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C21	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C22	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C23	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C24	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C25	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C26	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C27	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C28	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C29	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C30	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C31	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C32	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C33	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C34	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C35	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C36	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C37	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C38	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C39	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C40	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C41	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C42	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C43	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C44	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C45	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C46	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C47	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C48	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C49	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C50	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C51	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C52	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C53	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C54	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C55	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C56	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C57	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C58	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C59	34.61	06°00'00"	25.00	N 25°16'15" E	34.70
C60	34.61	06°00'00"	25.00	N 25°16'15" E	34.70



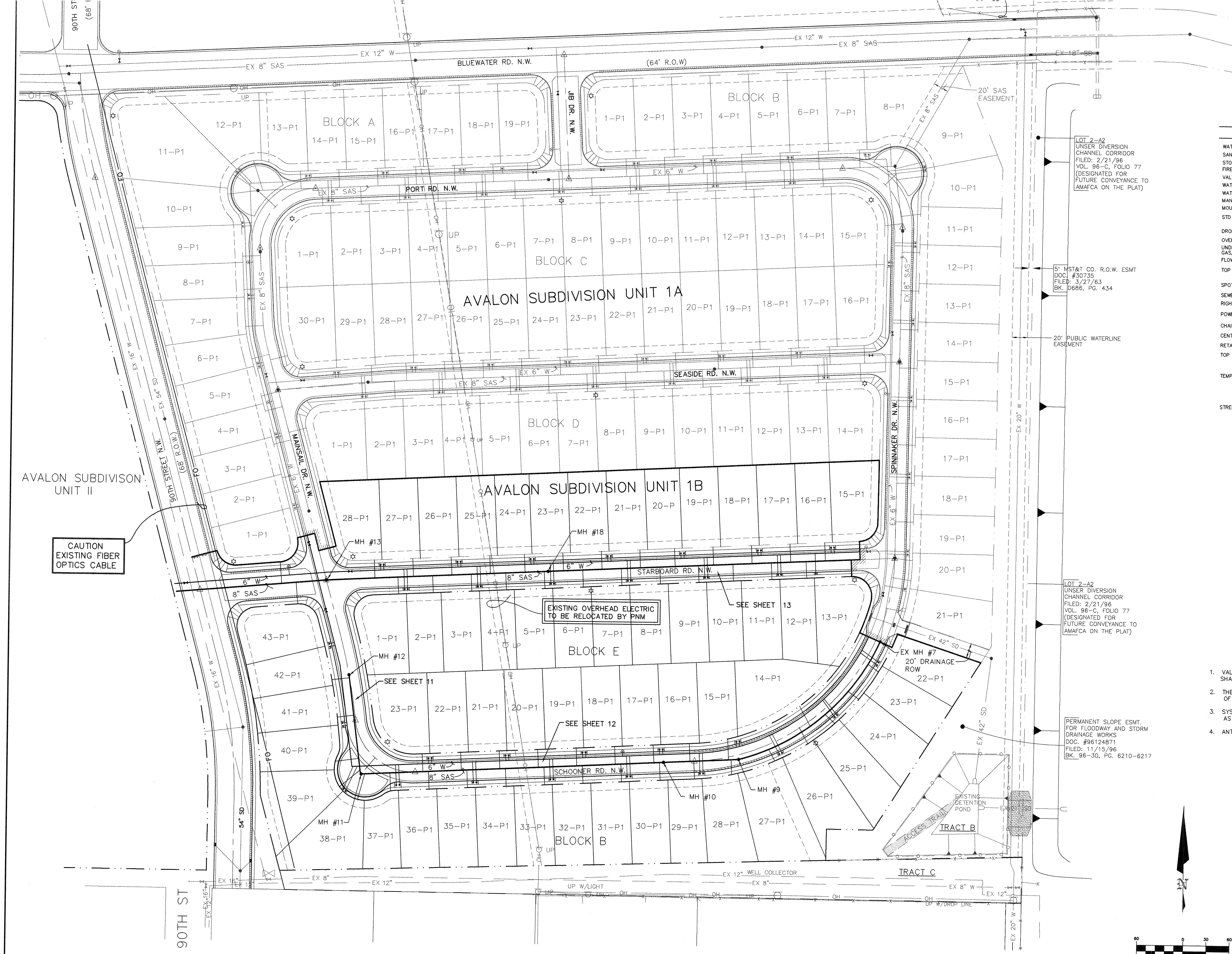


LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
MOUNTABLE CURB		
STD CURB & GUTTER		
DROP INLET		
OVERHEAD ELEC	OHE	
UNDERGROUND ELEC.	UGT	
GAS, TEL, TV		
FLOWLINE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

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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: AVALON SUBDIVISION, UNIT 1B OVERALL PAVING & STORM DRAIN LAYOUT PLAN			
APPROVED JAN 21 1999 DESIGN REVIEW COMMITTEE	City Engineer Approval		Mo./Day/Yr.
	Last Design Update		Mo./Day/Yr.
City Project No. 591382		Zone Map No. K-9	Sheet 4 Of 19

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		
CONTRACTOR	NEW CONCEPTS	DATE	99	ACCS 10-K10 ACS 3 1/4" ALUM CAP 54" EAST	DATE		REVISIONS	
WORK ORDER BY	ALB, INC.	DATE	99	CENTERLINE OF UNSER BLVD. AND 20.4' SOUTH	BY			
INSPECTOR	BY B. J. McCall	DATE	99	OF NORTH END OF BACK OF CURB OF TRAFFIC	DATE			
ACCEPTANCE BY	ALB, INC.	DATE	99	ISLAND ON LOS VOLCANES RD. THE STATION	DESIGN			
VERIFICATION BY	ALB, INC.	DATE	99	IS SET FLUSH IN THE TOP OF CURB AND IS	NO.	DESIGNED BY DAL DATE 1/99		
CONVEYANCE BY	ALB, INC.	DATE	99	STAMPED "10-K10, 1989"	REVISIONS	DRAWN BY M.D.T. DATE 1/99		
MICRO-FILM INFORMATION				ELEVATION = 5142.79 FEET	DATE	CHECKED BY DAL DATE 1/99		



LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊙	⊙
VALVE	⊕	⊕
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	⊙	⊙
MOUNTABLE CURB	—	—
STD CURB & GUTTER	—	—
DROP INLET	—	—
OVERHEAD ELEC	—	—
UNDERGROUND ELEC	—	—
GAS, TEL, TV	—	—
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUDED)	—	—
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
TEMP. PAVEMENT		
STREET LIGHT	☆	☆

1. VALVES, HYDRANTS, AND APPURTENANCES OF THE CITY WATER SYSTEM SHALL BE OPERATED BY CITY PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE THE CITY 5 DAYS ADVANCE NOTICE OF NEED FOR SYSTEM SHUTDOWN.
3. SYSTEM SHUTDOWN SHALL BE ACCOMPLISHED BY CLOSING VALVES AS SHOWN ON THE PLAN.
4. ANTICIPATED SHUTDOWN DURATION IS 8 HOURS.

WATER SHUT-OFF PLAN

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **AVALON SUBDIVISION, UNIT 1B**
UTILITIES LAYOUT PLAN

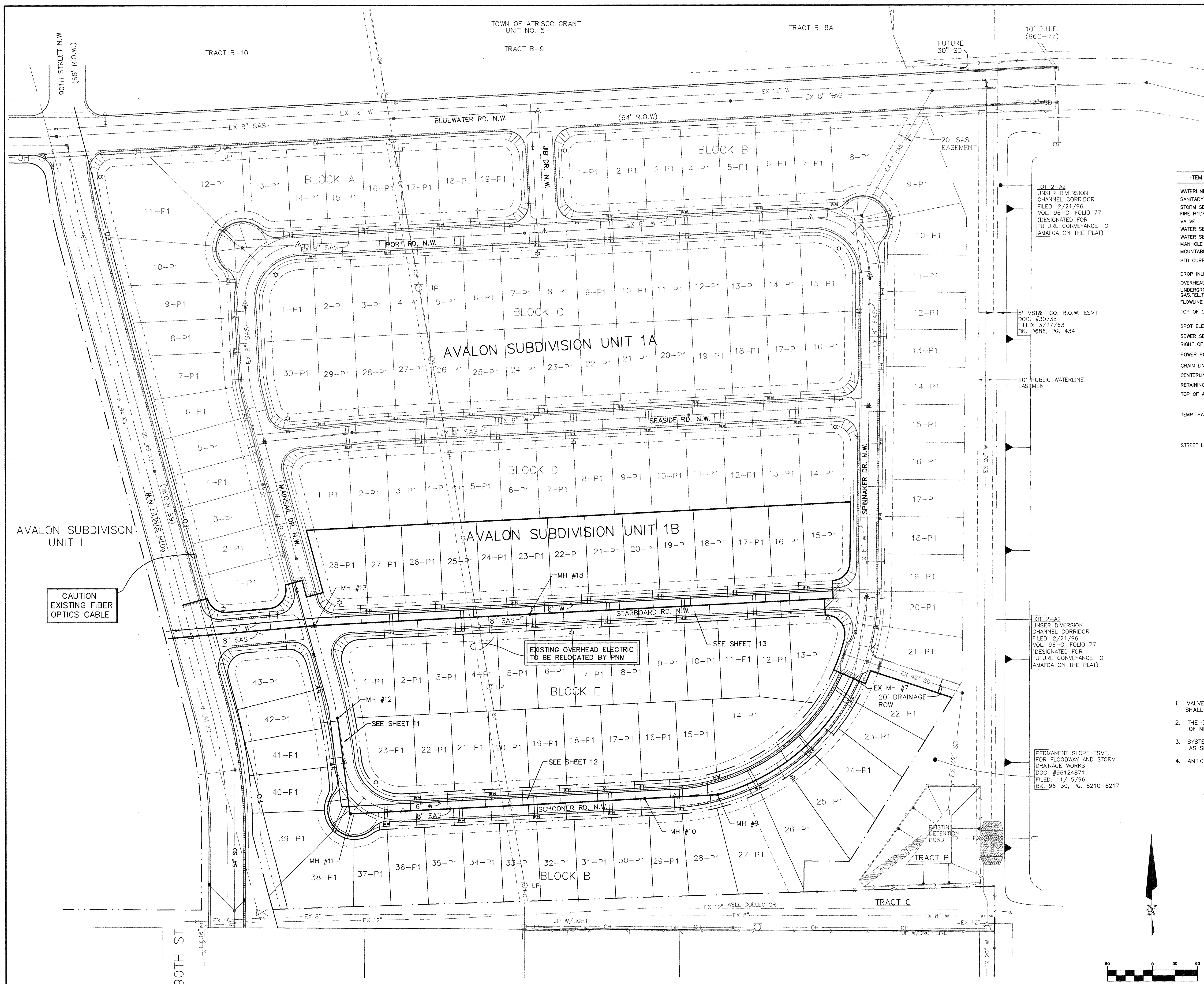
APPROVED
JAN 21 1999
DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update

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

City Project No.	Zone Map No.	Sheet	Of
591382	K-9	5	19



LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W —	— 6" W —
SANITARY SEWER	— 8" SAS —	— 8" SAS —
STORM SEWER	— 36" SD —	— 24" SD —
FIRE HYDRANT	— 4" FH —	— 4" FH —
VALVE	— V —	— V —
WATER SERVICE (SINGLE)	— WS —	— WS —
WATER SERVICE (DOUBLE)	— WS —	— WS —
MANHOLE	— M —	— M —
MOUNTABLE CURB	— MC —	— MC —
STD CURB & GUTTER	— SCG —	— SCG —
DROP INLET	— DI —	— DI —
OVERHEAD ELEC	— OHE —	— OHE —
UNDERGROUND ELEC	— UGT —	— UGT —
GAS/TEL TV	— G/T —	— G/T —
FLOWLINE ELEV.	— FL 0.14 —	— FL 0.14 —
TOP OF CURB ELEV.	— 99.31 —	— 99.31 —
SPOT ELEV.	— 16.7 —	— 16.7 —
SEWER SERVICE	— SS —	— SS —
RIGHT OF WAY	— ROW —	— ROW —
POWER POLE (GUYPED)	— PP —	— PP —
CHAIN LINK FENCE	— CLF —	— CLF —
CENTERLINE	— CL —	— CL —
RETAINING WALL	— RW —	— RW —
TOP OF ASPHALT ELEV.	— TA 16.2 —	— TA 16.2 —
TEMP. PAVEMENT	— TP —	— TP —
STREET LIGHT	— SL —	— SL —

1. VALVES, HYDRANTS, AND APPURTENANCES OF THE CITY WATER SYSTEM SHALL BE OPERATED BY CITY PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE THE CITY 5 DAYS ADVANCE NOTICE OF NEED FOR SYSTEM SHUTDOWN.
3. SYSTEM SHUTDOWN SHALL BE ACCOMPLISHED BY CLOSING VALVES AS SHOWN ON THE PLAN.
4. ANTICIPATED SHUTDOWN DURATION IS 8 HOURS.

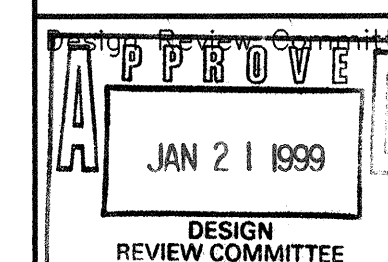
WATER SHUT-OFF PLAN



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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

TITLE: AVALON SUBDIVISION, UNIT 1B
UTILITIES LAYOUT PLAN



City Engineer Approval

Last Design Update

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

City Project No.

591382

Zone Map No.
K-9

Sheet
5

Of
19



LEGEND

- 5150--- EXISTING CONTOUR ELEVATION
- 52.5 x EXISTING SPOT ELEVATION
- 55--- PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 54.5 PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE
- MAPPED FLOODPLAIN
- MOUNTABLE CURB
- STD CURB & GUTTER
- PERIMETER CMU WALL
- WATER BLOCK
- ☆ LIGHT POLE
- PHASE BOUNDARY

GRADING AND DRAINAGE PLAN NOTES

- All earthwork operation shall be performed in accordance with the "Geotechnical Investigation For Avalon Subdivision" prepared by Vineyard & Assoc., Inc., Project No 97-1-304, Dated February 4, 1998.
- The contractor is required to obtain a Topsoil Disturbance Permit from Environmental Health prior to construction.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or landscaping.
- Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer may be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- The contractor shall construct temporary erosion control berms at the project perimeter to direct excess runoff and sediment to the detention pond site located at the southeast corner of the project site.
- It is the contractors responsibility to properly maintain all temporary erosion control facilities during construction.

DRB 98-50

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: AVALON SUBDIVISION, UNIT I
GRADING PLAN

APPROVED
JAN 21 1999
DESIGN REVIEW COMMITTEE

City Engineer Approval

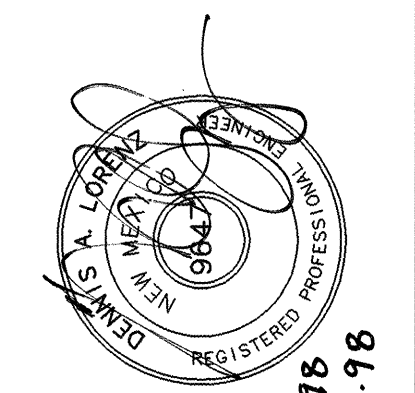
City Project No. 591382

Zone Map No. K-9

Sheet 6

Of 19

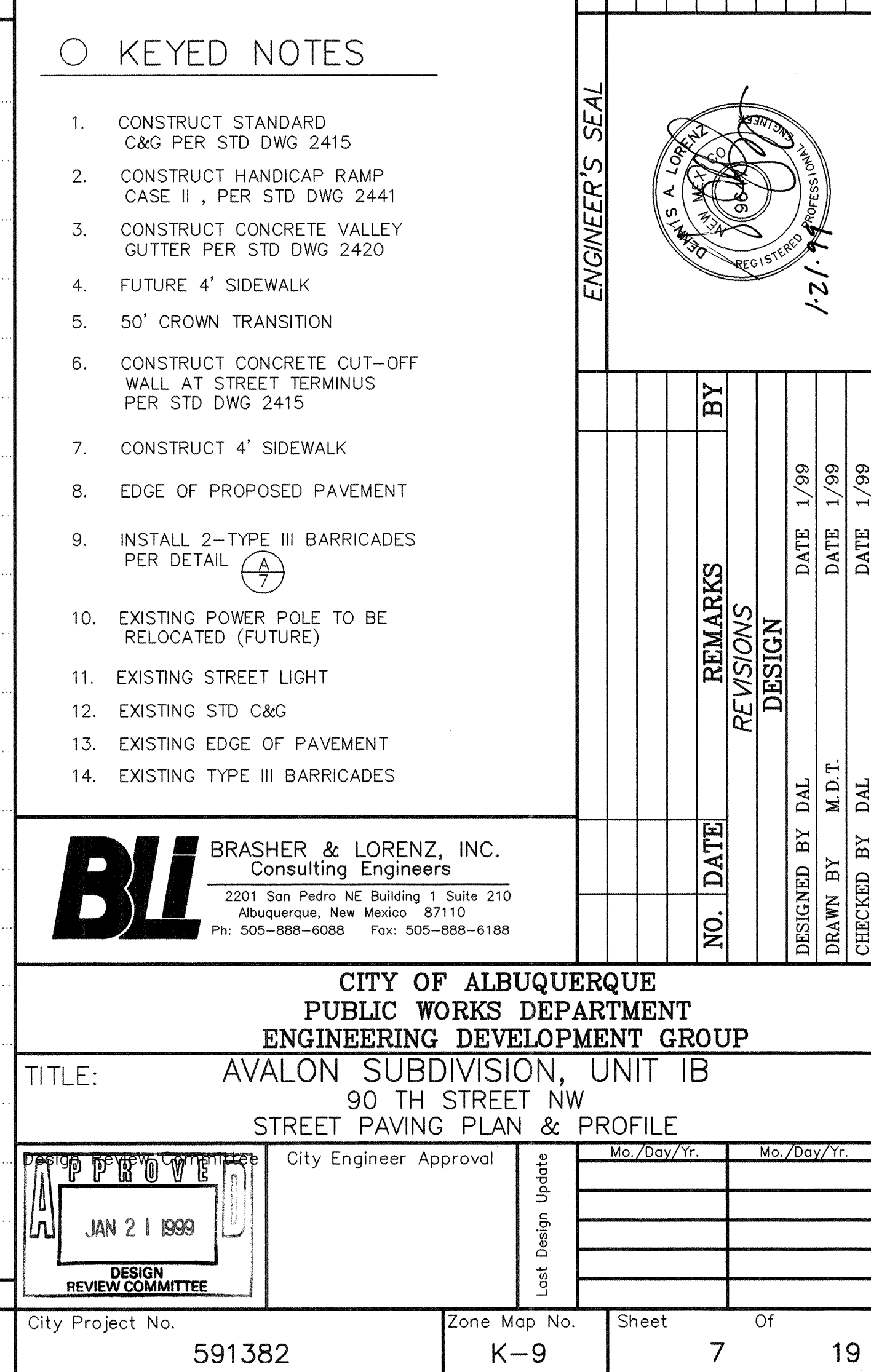
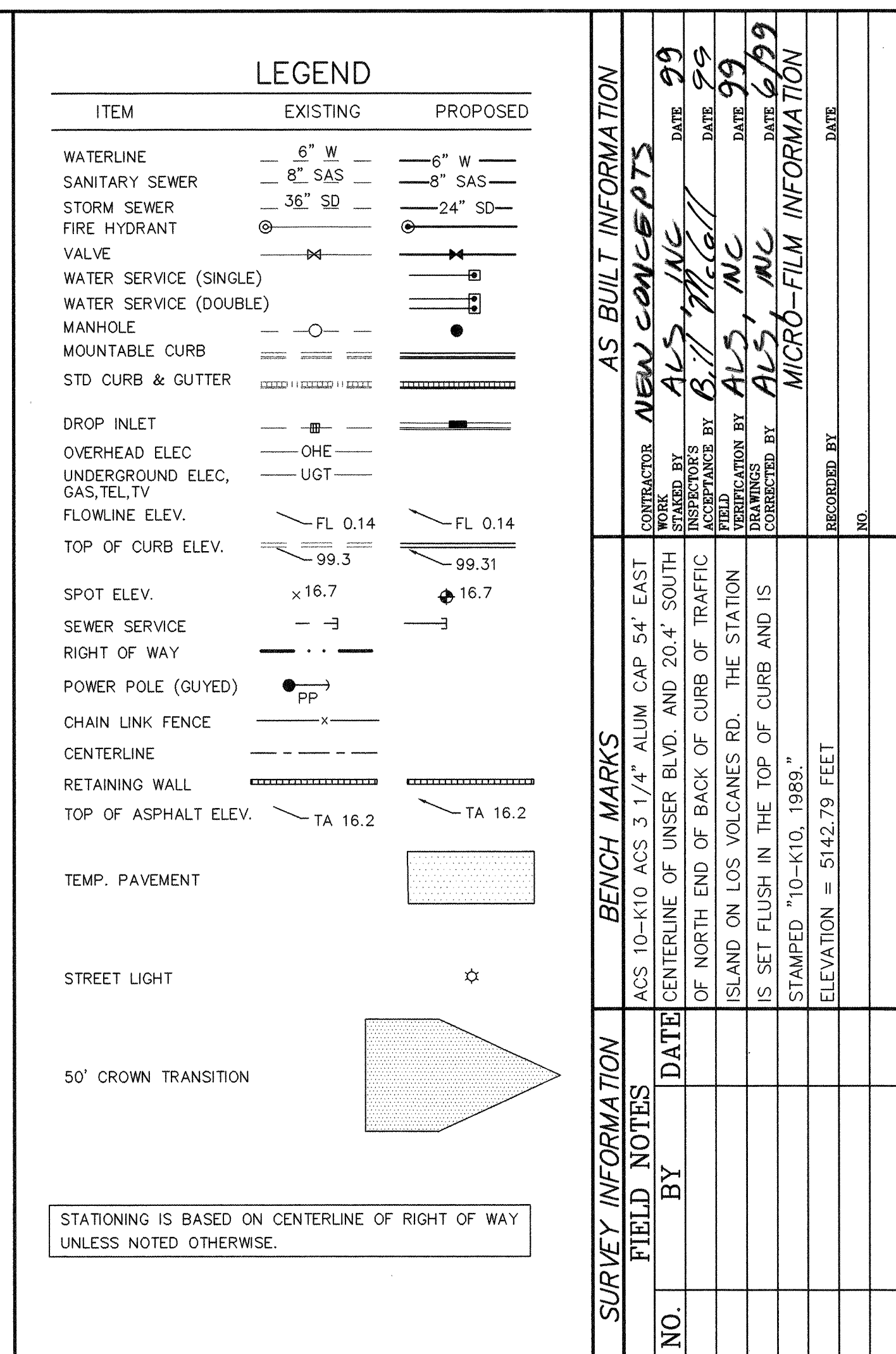
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
 8-5-78 9-29-98		FIELD NOTES		ACS 10-K10 ACS 3 1/4" ALUM CAP 54" EAST		CONTRACTOR NEW CONCEPTS		
		NO.	BY	DATE	CENTERLINE OF UNSER BLVD. AND 20.4" SOUTH	WORK INSPECTOR'S	DATE	99
					OF NORTH END OF BACK OF CURB OF TRAFFIC	ACCEPTANCE BY	DATE	99
					ISLAND ON LOS VOLCANES RD. THE STATION	FIELD VERIFICATION BY	DATE	99
					IS SET FLUSH IN THE TOP OF CURB AND IS	DRAWINGS CORRECTED BY	DATE	6/99
					STAMPED "10-K10, 1989."	MICRO-FILM INFORMATION		
					ELEVATION = 5142.79 FEET	RECORDED BY	DATE	
						NO.		

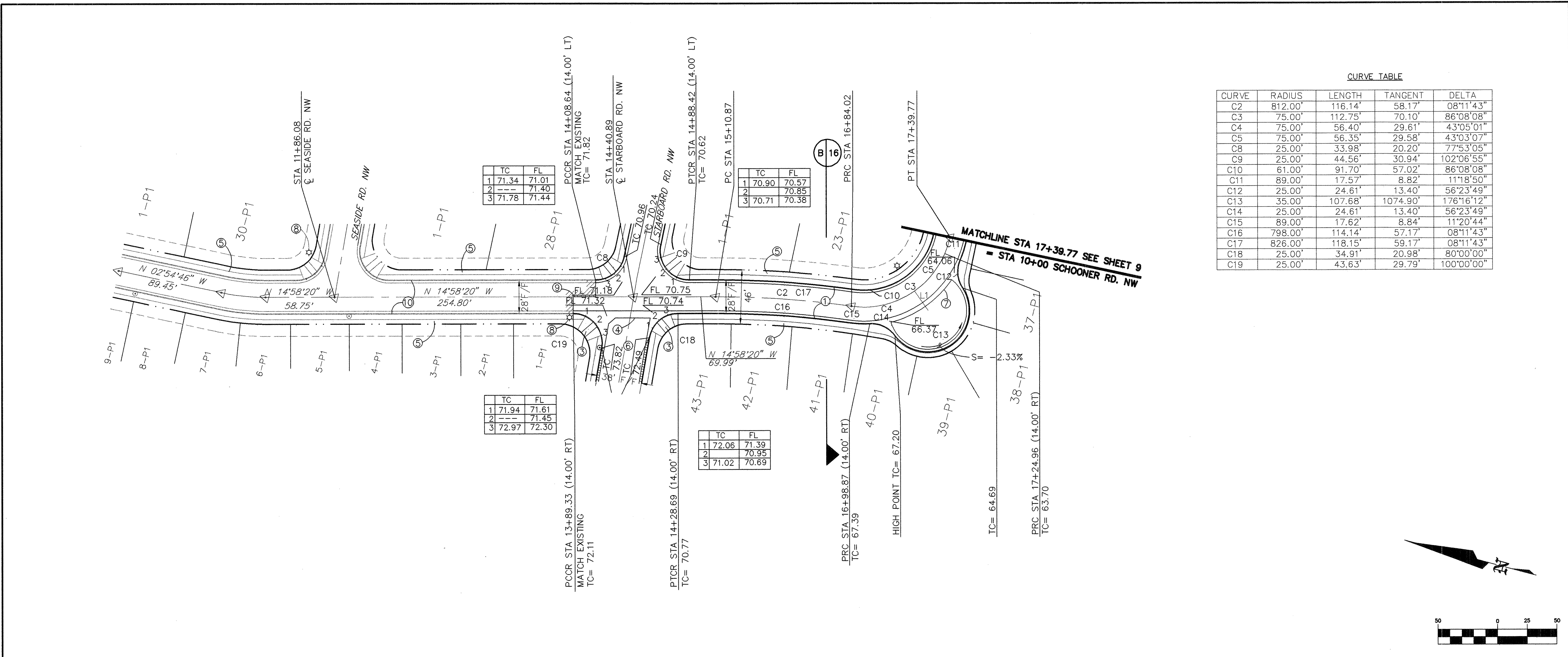


8-5-98
9-29-98

NO.	DATE	REMARKS	BY
1	9-29-98	PHASING	BL
2		REVISIONS	
3		DESIGN	
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY	DAL	DATE	7/98
DRAWN BY	ASC	DATE	7/98
CHECKED BY	DAL	DATE	7/98

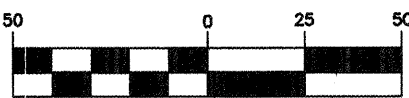




CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C2	812.00'	116.14'	58.17'	08°11'43"
C3	75.00'	112.75'	70.10'	86°08'08"
C4	75.00'	56.40'	29.61'	43°05'01"
C5	75.00'	56.35'	29.58'	43°03'07"
C8	25.00'	33.98'	20.20'	77°53'05"
C9	25.00'	44.56'	30.94'	102°06'55"
C10	61.00'	91.70'	57.02'	86°08'08"
C11	89.00'	17.57'	8.82'	11°18'50"
C12	25.00'	24.61'	13.40'	56°23'49"
C13	35.00'	107.68'	1074.90'	176°16'12"
C14	25.00'	24.61'	13.40'	56°23'49"
C15	89.00'	17.62'	8.84'	11°20'44"
C16	798.00'	114.14'	57.17'	08°11'43"
C17	826.00'	118.15'	59.17'	08°11'43"
C18	25.00'	34.91'	20.98'	80°00'00"
C19	25.00'	43.63'	29.79'	100°00'00"

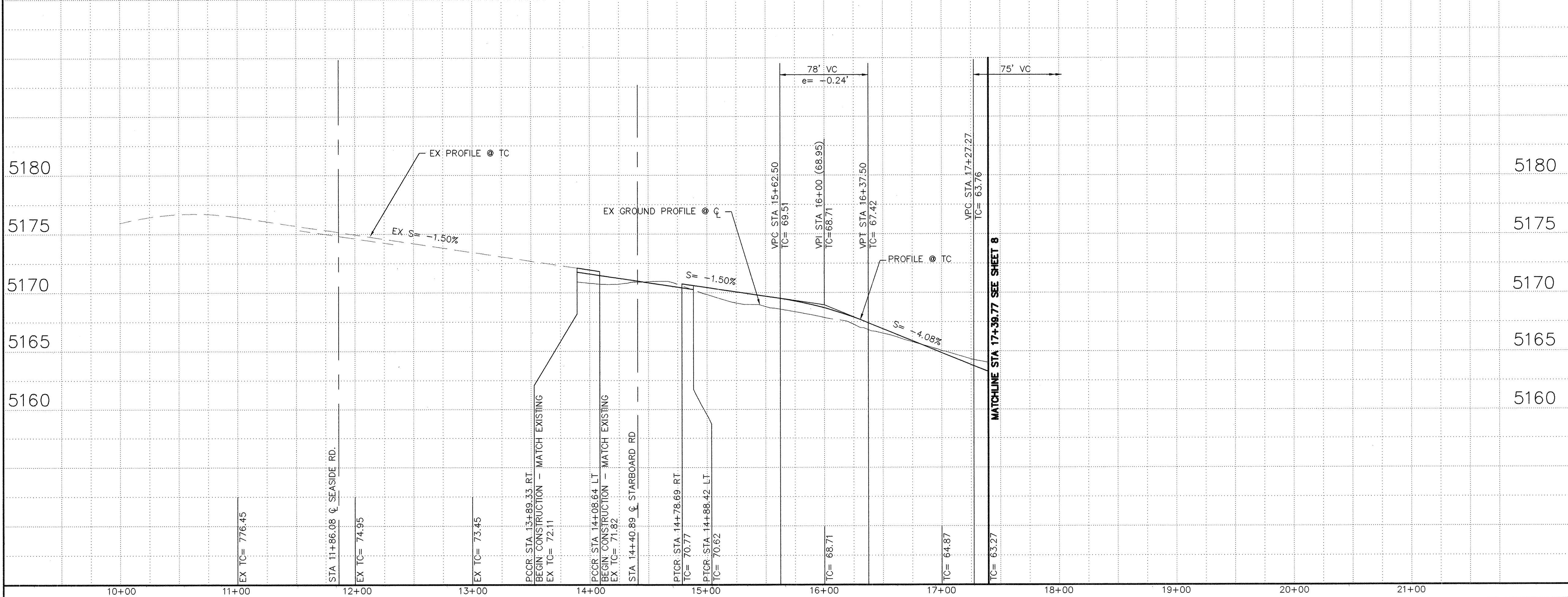
LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊗	⊗
VALVE	⊗	⊗
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	—	—
MOUNTABLE CURB	—	—
STD CURB & GUTTER	—	—
DROP INLET	—	—
OVERHEAD ELEC	—	—
UNDERGROUND ELEC	—	—
GAS, TEL,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

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



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

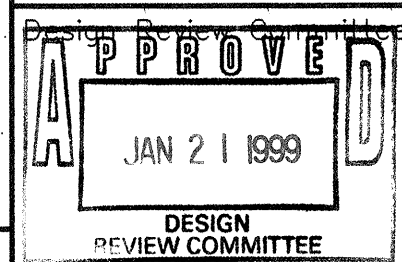
MAINSAIL RD. NW



KEYED NOTES

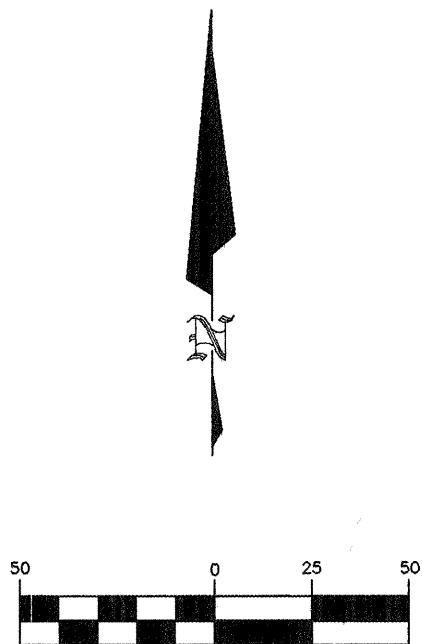
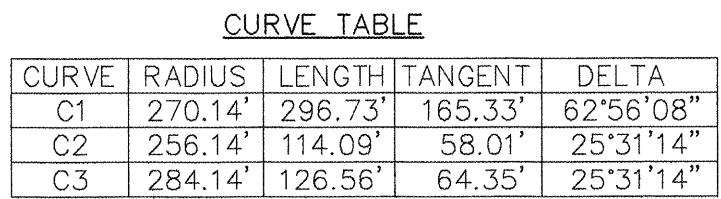
- CONSTRUCT MOUNTABLE ROLL-TYPE C & G PER STD DWG 2415
- CONSTRUCT STANDARD C & G PER STD DWG 2415
- CONSTRUCT HANDICAP RAMP CASE II, PER STD DWG 2441
- CONSTRUCT CONCRETE VALLEY GUTTER PER STD DWG 2420
- FUTURE 4' SIDEWALK
- 50' CROWN TRANSITION
- CONSTRUCT CONCRETE VALLEY GUTTER AT KNUCKLE PER STD DWG 2421
- EXISTING STREET LIGHT
- EXISTING EDGE OF PAVEMENT
- EXISTING MOUNTABLE ROLL TYPE C & G

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



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: AVALON SUBDIVISION, UNIT IB
MAINSAIL DRIVE NW
STREET PAVING PLAN & PROFILE

City Engineer Approval		Mo./Day/Yr.	



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

LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W — — 8" SAS — — 36" SD —	— 6" W — — 8" SAS — — 24" SD —
FIRE HYDRANT	⊙	⊙
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE	— ○ —	— ● —
MOUNTABLE CURB	— — — —	— — — —
STD CURB & GUTTER		
DROP INLET	— — — —	— — — —
OVERHEAD ELEC	— OHE —	— OHE —
UNDERGROUND ELEC, GAS, TEL, TV	— UGT —	— UGT —
FLOWLINE ELEV.		
TOP OF CURB ELEV.		
SPOT ELEV.	× 16.7	⬤ 16.7
SEWER SERVICE	— — — —	— — — —
RIGHT OF WAY	— · · — —	— · · — —
POWER POLE (GUYED)	● — PP —	● — PP —
CHAIN LINK FENCE	— x — —	— x — —
CENTERLINE	— — — —	— — — —
RETAINING WALL		
TOP OF ASPHALT ELEV.		
TEMP. PAVEMENT		
STREET LIGHT		☆

1. CONSTRUCT MOUNTABLE ROLL-TYPE
C&G PER STD DWG 2415
2. CONSTRUCT STANDARD
C&G PER STD DWG 2415
3. CONSTRUCT HANDICAP RAMP
CASE II , PER STD DWG 2441
4. CONSTRUCT CONCRETE VALLEY
GUTTER PER STD DWG 2420
5. FUTURE 4' SIDEWALK
6. 50' CROWN TRANSITION
7. EXISTING STREET LIGHT
8. EXISTING EDGE OF PAVEMENT
9. EXISTING STD C & G
10. EXISTING FIRE HYDRANT
11. EXISTING HANDICAP RAMP



1-7.1-99

[illegible]

Bli BRASHER & LORENZ, INC.
Consulting Engineers

2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING DEVELOPMENT GROUP	
TITLE:	AVALON SUBDIVISION, UNIT 1B SCHOONER RD NW STREET PAVING PLAN & PROFILE

APPROVED
JAN 21 1999
DESIGN
REVIEW COMMITTEE

City Engineer Approval

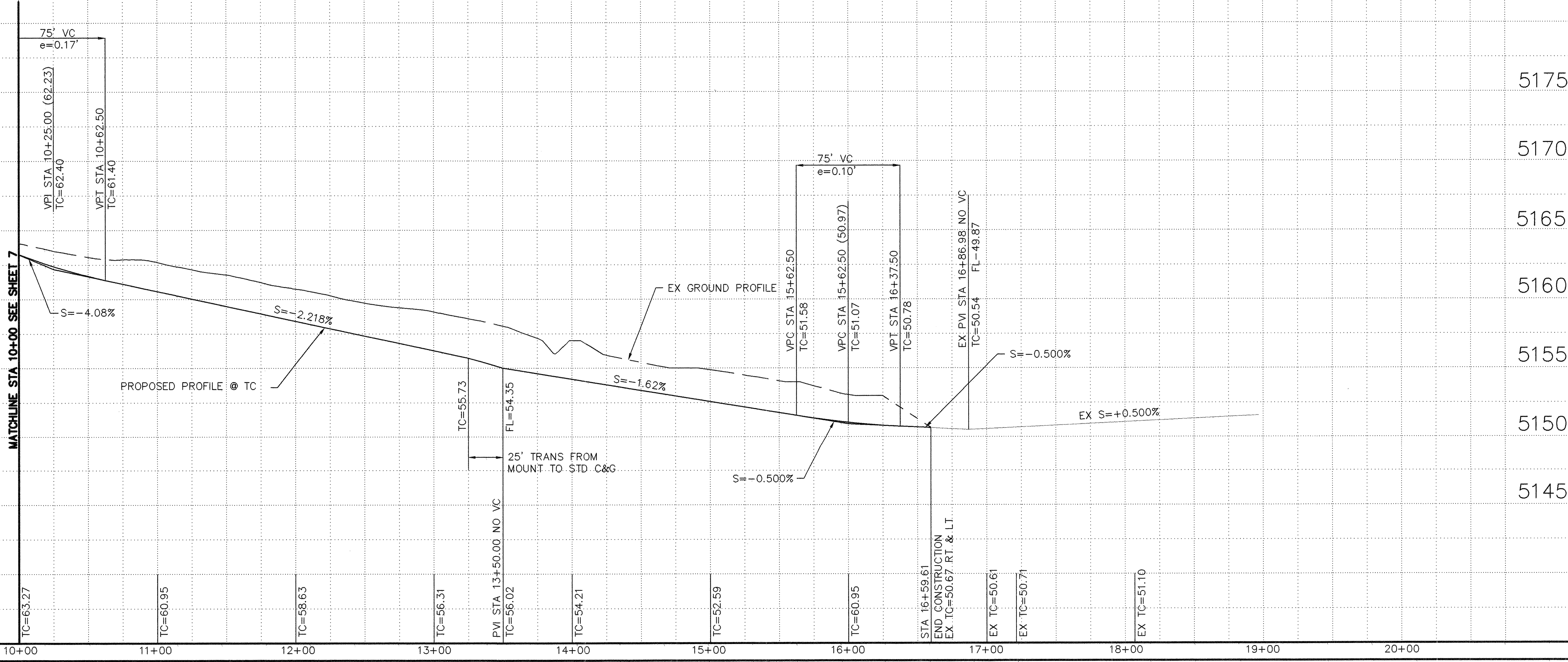
Last Design Update

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

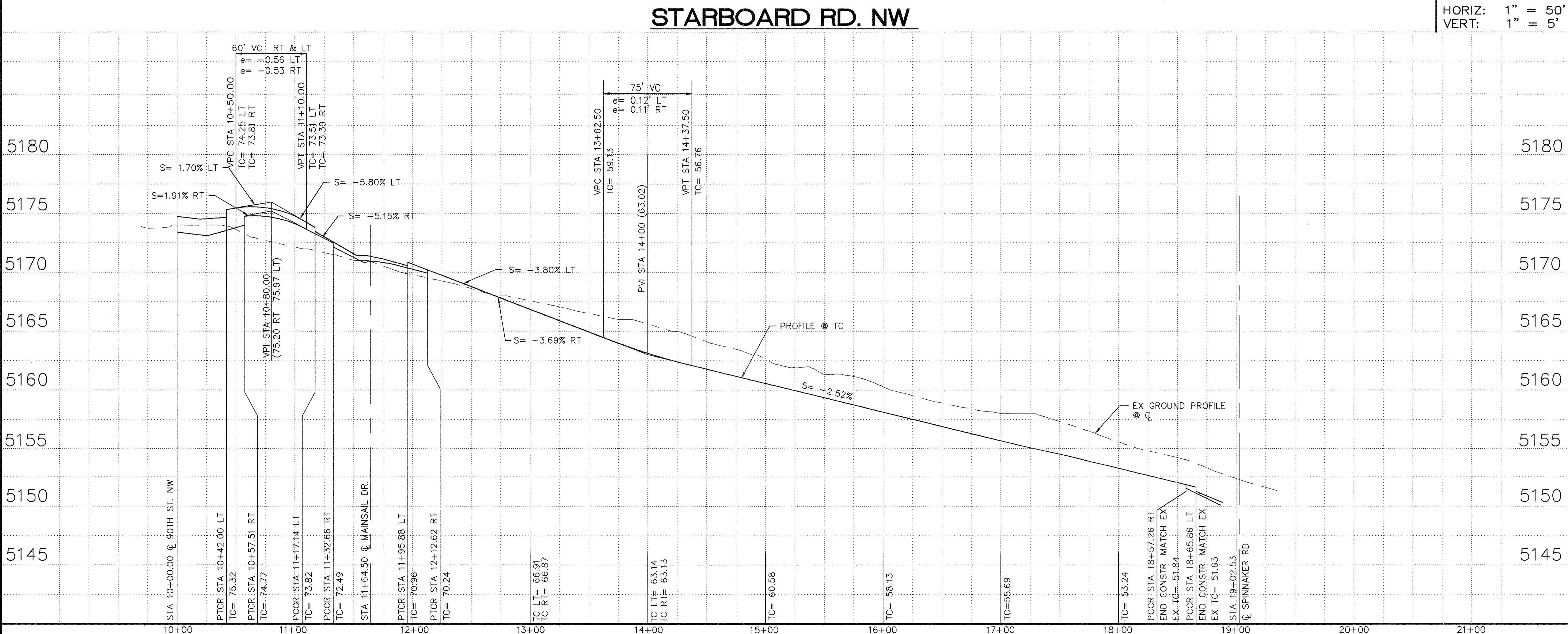
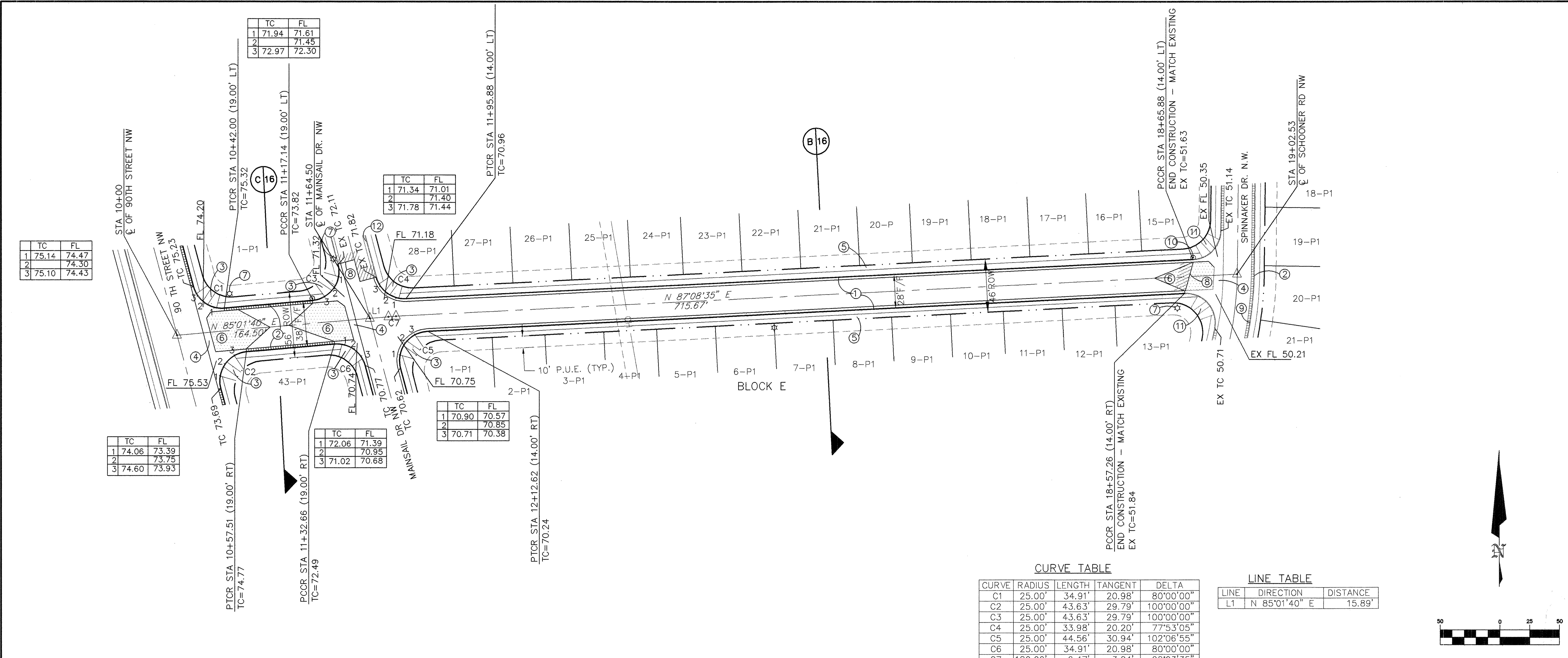
City Project No. 591382

Zone Map No.
K-9

Sheet 9 Of 19



SCHO-ST.DWG 1/05/99 1=50



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	6"	6"
VALVE	6"	6"
WATER SERVICE (SINGLE)	6"	6"
WATER SERVICE (DOUBLE)	6"	6"
MANHOLE	6"	6"
MOUNTABLE CURB	6"	6"
STD CURB & GUTTER	6"	6"
DROP INLET	6"	6"
OVERHEAD ELEC.	6"	6"
UNDERGROUND ELEC.	6"	6"
GAS, TEL, TV	6"	6"
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.3
SPOT ELEV.	x 16.7	x 16.7
SEWER SERVICE	6"	6"
RIGHT OF WAY	6"	6"
POWER POLE (GUYYED)	6"	6"
CHAIN LINK FENCE	6"	6"
CENTERLINE	6"	6"
RETAINING WALL	6"	6"
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
TEMP. PAVEMENT	6"	6"
50' CROWN TRANSITION	6"	6"
STREET LIGHT	6"	6"

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

KEYED NOTES

- CONSTRUCT MOUNTABLE ROLL-TYPE C & G PER STD DWG 2415
- CONSTRUCT STANDARD C & G PER STD DWG 2415
- CONSTRUCT HANDICAP RAMP CASE II, PER STD DWG 2441
- CONSTRUCT CONCRETE VALLEY GUTTER PER STD DWG 2420
- FUTURE 4' SIDEWALK
- 50' CROWN TRANSITION
- EXISTING STREET LIGHT
- EXISTING EDGE OF PAVEMENT
- EXISTING STD C & G
- EXISTING FIRE HYDRANT
- EXISTING HANDICAP RAMP
- EXISTING MOUNTABLE ROLL TYPE C & G

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **AVALON SUBDIVISION, UNIT IB**
STARBOARD RD NW
STREET PAVING PLAN & PROFILE

APPROVED

JAN 21 1999

DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

591382

Zone Map No.

K-9

Sheet

10

Of

19

AS BUILT INFORMATION

CONTRACTOR	DATE
NEW CONCEPTS	99

BENCH MARKS

CONTRACTOR	DATE
NEW CONCEPTS	99

SURVEY INFORMATION

FIELD NOTES	DATE
BY	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGNED BY DAL

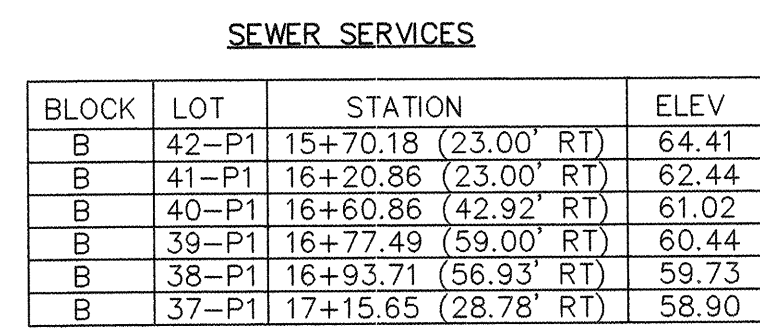
DRAWN BY M.D.T.

CHECKED BY DAL

DATE 1/99

DATE 1/99

DATE 1/99

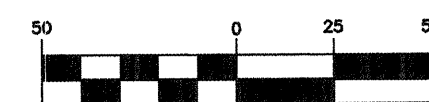


LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W — — 8" SAS —	— 6" W — — 8" SAS —
SANITARY SEWER	— 36" SD —	— 24" SD —
STORM SEWER	⊙	⊙
FIRE HYDRANT		
VALVE	⋈	⋈
WATER SERVICE (SINGLE)	— □ —	— □ —
WATER SERVICE (DOUBLE)	— □ — — □ —	— □ — — □ —
MANHOLE	— ○ —	●
MOUNTABLE CURB	— — —	— — —
STD CURB & GUTTER	— — —	— — —
DROP INLET	— — —	— — —
OVERHEAD ELEC.	— OHE —	— — —
UNDERGROUND ELEC.	— UGT —	— — —
GAS, TEL, TV	— — —	— — —
FLOWLINE ELEV.	— FL 0.14 —	— FL 0.14 —
TOP OF CURB ELEV.	— 99.3 —	— 99.31 —
SPOT ELEV.	× 16.7	⊕ 16.7
SEWER SERVICE	— — —	— — —
RIGHT OF WAY	— · · —	— — —
POWER POLE (GUYED)	● — PP —	— — —
CHAIN LINK FENCE	— x —	— — —
CENTERLINE	— — —	— — —
RETAINING WALL	— — —	— — —
TOP OF ASPHALT ELEV.	— TA 16.2 —	— TA 16.2 —
TEMP. PAVEMENT		▨
STREET LIGHT		☆

NOTES:

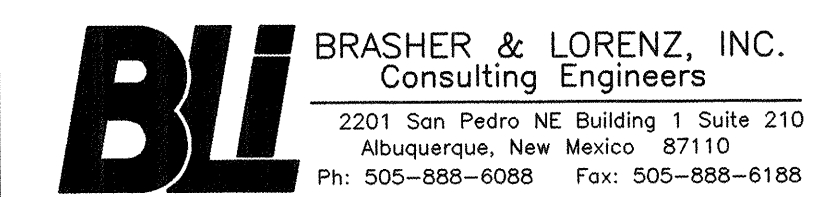
SURVEY BASELINE IS CENTERLINE OF ROW



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

KEYED NOTES _____ ○

1. EXISTING STREET LIGHT



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: AVALON SUBDIVISION, UNIT 1B
MAINSAIL DRIVE NW
WATER & SEWER PLAN & PROFILE



City Engineer Approval

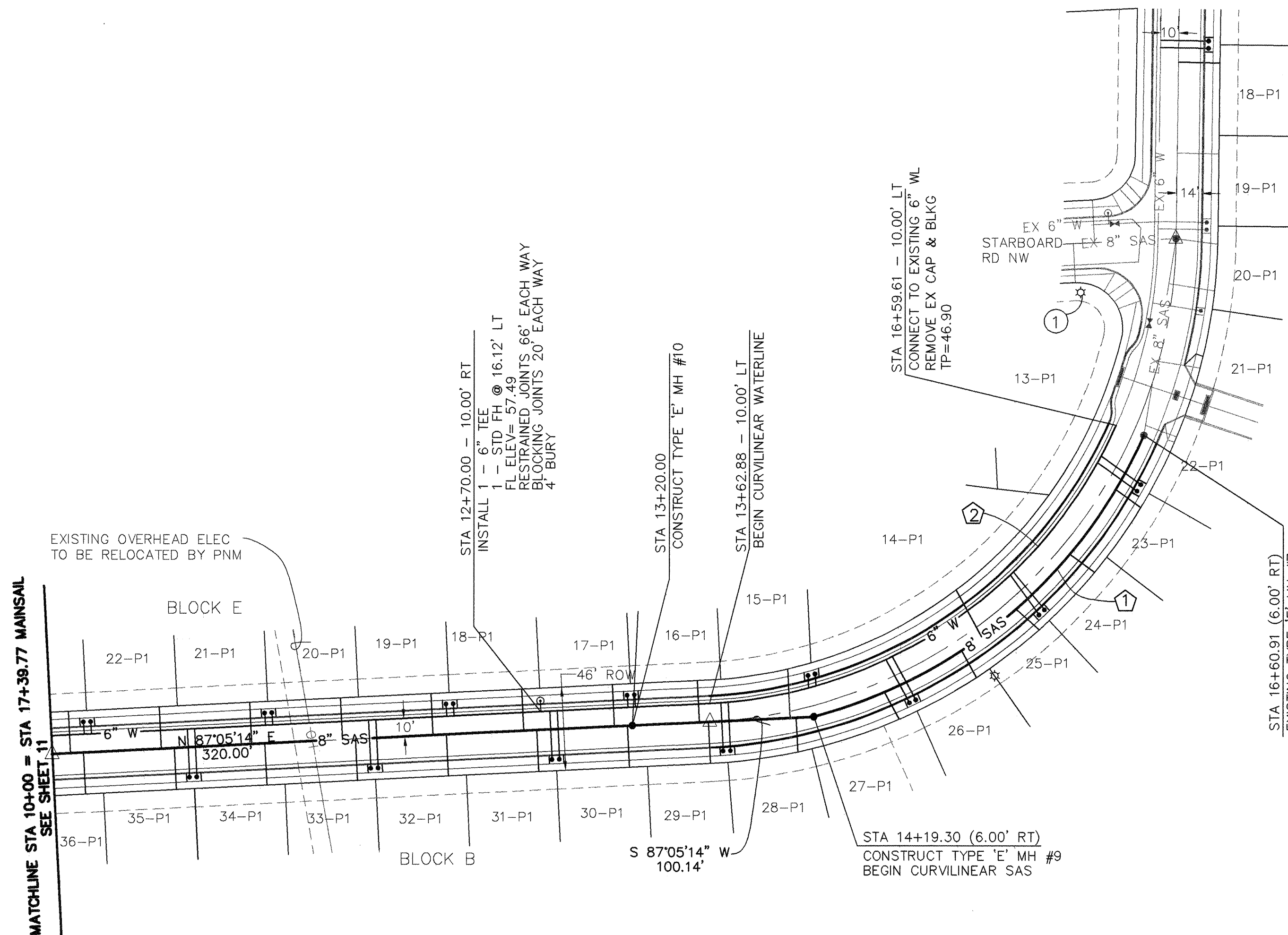
Last Design Update

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

City Project No. 591382

Zone Map No
K-9

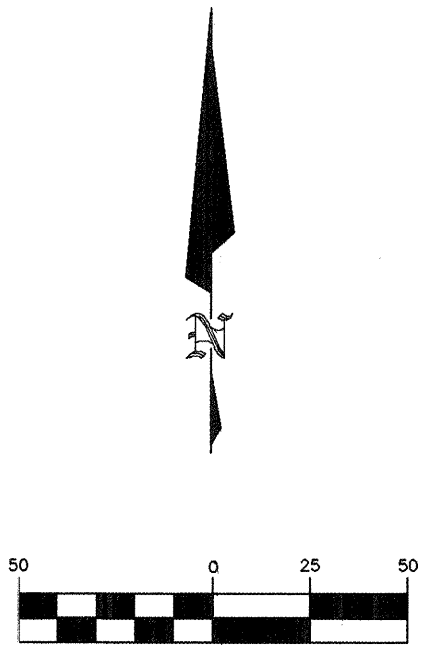
Sheet 11 of 19



SEWER SERVICES			
BLOCK	LOT	STATION	ELEV
B	36-P1	10+17.20 (23.00' RT)	57.50
B	35-P1	10+67.20 (23.00' RT)	56.15
B	34-P1	11+17.20 (23.00' RT)	54.80
B	33-P1	11+67.20 (23.00' RT)	53.45
B	32-P1	12+17.20 (23.00' RT)	52.10
B	31-P1	12+67.20 (23.00' RT)	50.75
B	30-P1	13+17.20 (23.00' RT)	49.40
B	29-P1	13+61.91 (23.00' RT)	48.86
B	28-P1	14+06.80 (23.00' RT)	48.58
B	27-P1	14+61.06 (23.00' RT)	48.01
B	26-P1	15+05.59 (23.00' RT)	47.72
B	25-P1	15+45.91 (23.00' RT)	47.45
B	24-P1	15+86.55 (23.00' RT)	47.19
B	23-P1	16+26.83 (23.00' RT)	46.92
E	23-P1	10+10.00 (23.00' LT)	57.69
E	22-P1	10+60.00 (23.00' LT)	56.34
E	21-P1	11+10.00 (23.00' LT)	54.99
E	20-P1	11+60.00 (23.00' LT)	53.64
E	19-P1	12+10.00 (23.00' LT)	52.29
E	18-P1	12+60.00 (23.00' LT)	50.94
E	17-P1	13+10.00 (23.00' LT)	49.59
E	16-P1	11+57.00 (23.00' LT)	49.02
E	15-P1	14+11.37 (23.00' LT)	48.69
E	14-P1	15+24.24 (23.00' LT)	47.73

① CURVILINEAR SEWER:
BEGINNING STATION: 14+19.30 - 6.00' RT
ENDING STATION: 16+60.91 - 6.00' RT
R = 347.60'
Δ = 40°11'05"
L = 243.79'
CH = 238.83' ON N 49°29'50" E
8" PVC
PIPE LENGTHS: 20'
JOINT DEFLECTION: 3°17'50"/JOINT
JOINT OFFSET: 1.15'/JOINT

② CURVILINEAR WATER:
BEGINNING STATION: 13+62.88 - 10.00' LT
ENDING STATION: 17+70.37 - 10.00' LT
R = 260.14'
Δ = 86°04'56"
L = 390.54'
CH = 355.10' ON S 43°50'11" W
6" PVC
PIPE LENGTHS: 20'
JOINT DEFLECTION: 4°24'22"/JOINT
JOINT OFFSET: 1.54'/JOINT



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

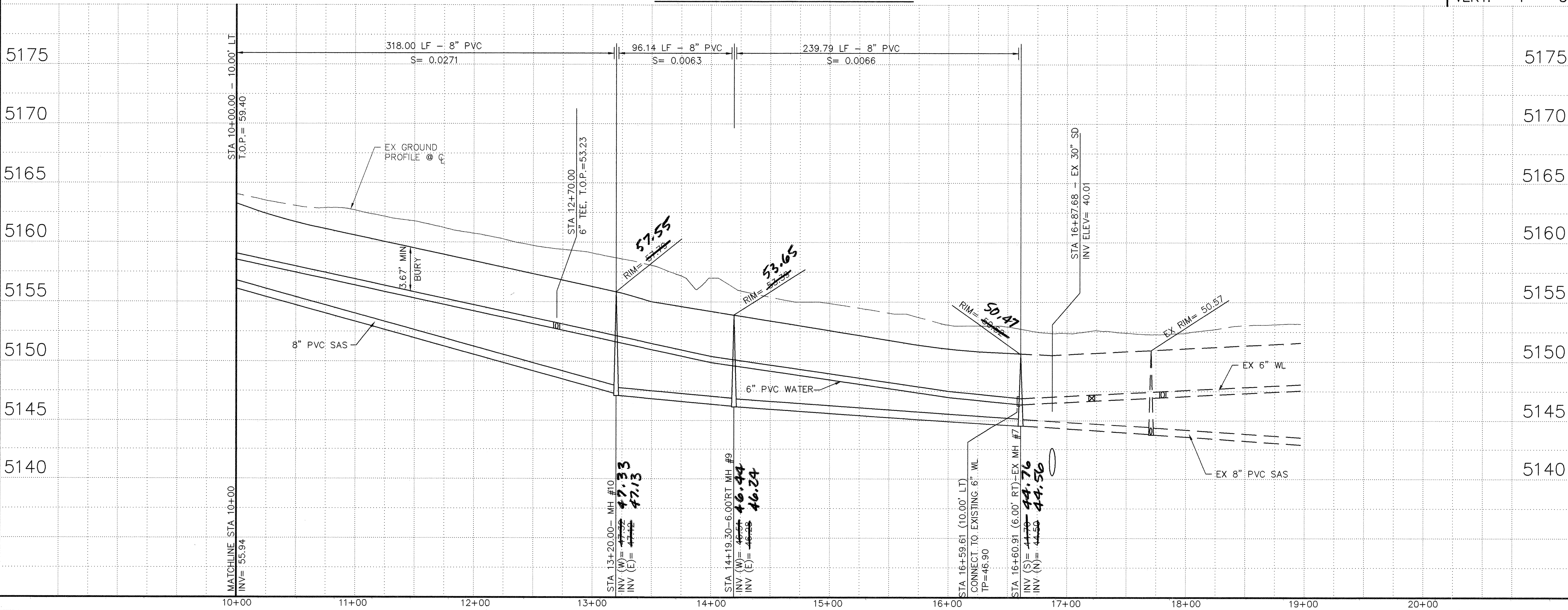
LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W —	— 6" W —
SANITARY SEWER	— 8" SAS —	— 8" SAS —
STORM SEWER	— 36" SD —	— 24" SD —
FIRE HYDRANT	⊙	⊙
VALVE	— 4 —	— 4 —
WATER SERVICE (SINGLE)	— 4 —	— 4 —
WATER SERVICE (DOUBLE)	— 4 —	— 4 —
MANHOLE	— 4 —	— 4 —
MOUNTABLE CURB	— 4 —	— 4 —
STD CURB & GUTTER	— 4 —	— 4 —
DROP INLET	— 4 —	— 4 —
OVERHEAD ELEC	— OHE —	— OHE —
UNDERGROUND ELEC.	— UGT —	— UGT —
GAS, TEL, TV	— 4 —	— 4 —
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE	— 3 —	— 3 —
RIGHT OF WAY	— 4 —	— 4 —
POWER POLE (GUYPED)	— PP —	— PP —
CHAIN LINK FENCE	— x —	— x —
CENTERLINE	— 4 —	— 4 —
RETAINING WALL	— 4 —	— 4 —
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
TEMP. PAVEMENT	— 4 —	— 4 —
STREET LIGHT	— 4 —	— 4 —

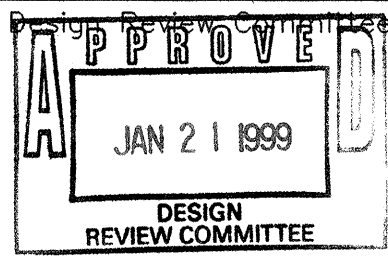
NOTES:
SURVEY BASELINE IS CENTERLINE OF ROW

KEYED NOTES
1. EXISTING STREET LIGHT

SCHOONER RD. NW



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



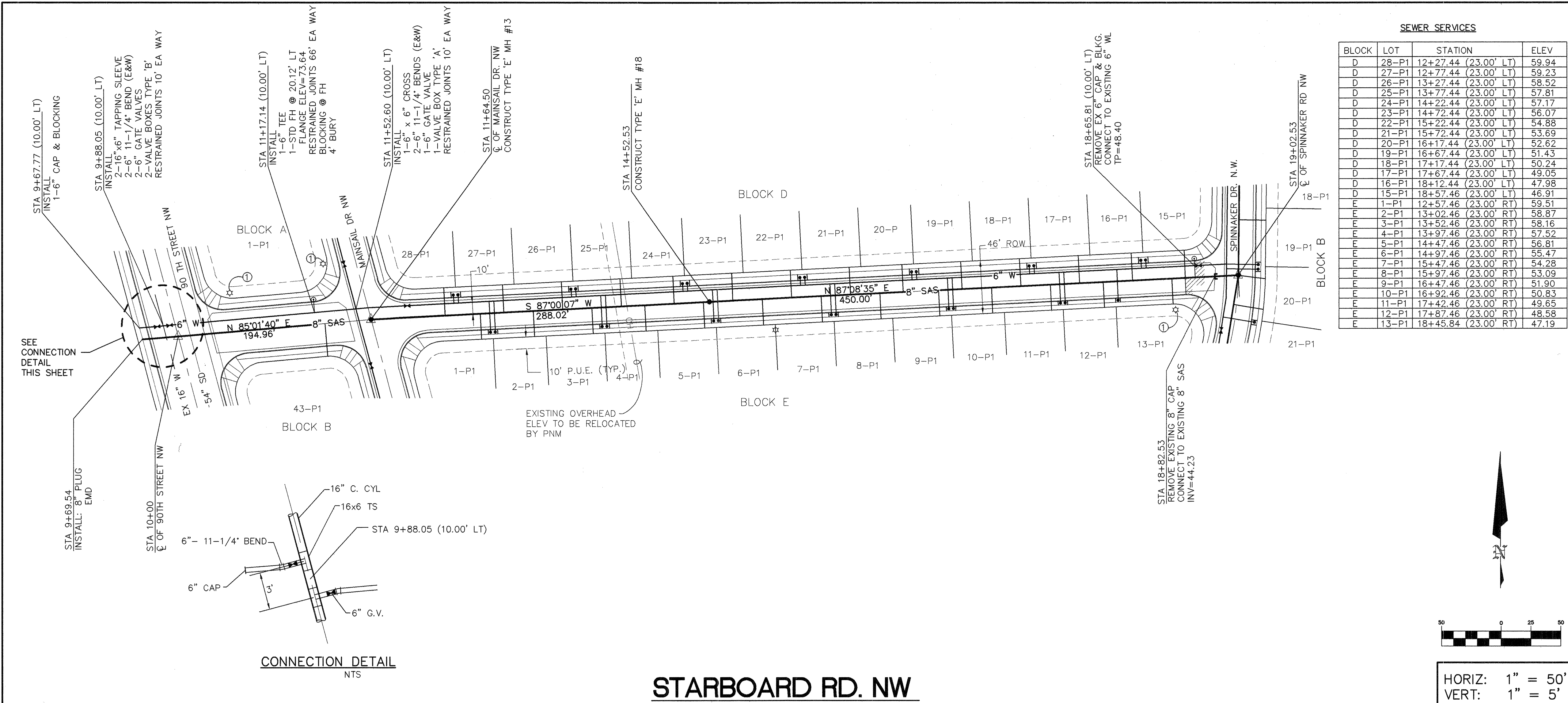
City Engineer Approval

Last Design Update

City Project No. 591382

Zone Map No. K-9

Sheet 12 Of 19

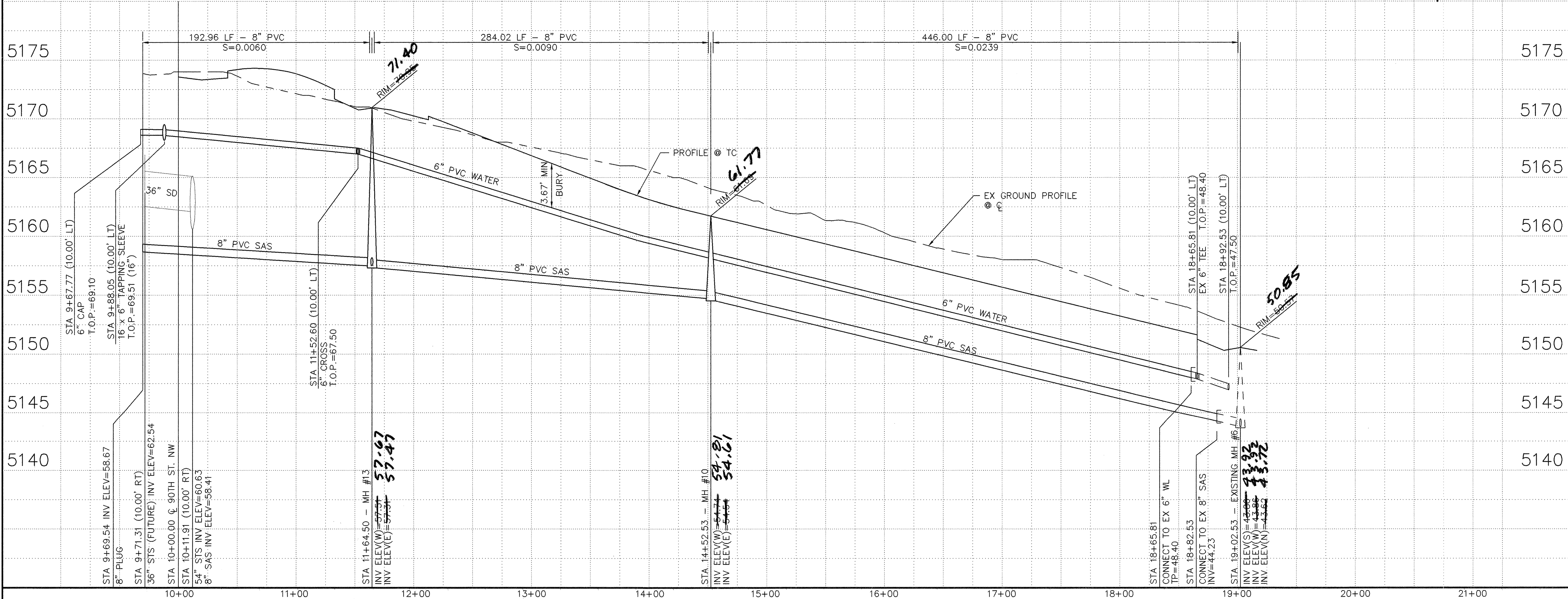


SEWER SERVICES			
BLOCK	LOT	STATION	ELEV
D	28-P1	12+27.44 (23.00' LT)	59.94
D	27-P1	12+77.44 (23.00' LT)	59.23
D	26-P1	13+27.44 (23.00' LT)	58.52
D	25-P1	13+77.44 (23.00' LT)	57.81
D	24-P1	14+22.44 (23.00' LT)	57.17
D	23-P1	14+72.44 (23.00' LT)	56.07
D	22-P1	15+22.44 (23.00' LT)	54.88
D	21-P1	15+72.44 (23.00' LT)	53.69
D	20-P1	16+17.44 (23.00' LT)	52.62
D	19-P1	16+67.44 (23.00' LT)	51.43
D	18-P1	17+17.44 (23.00' LT)	50.24
D	17-P1	17+67.44 (23.00' LT)	49.05
D	16-P1	18+12.44 (23.00' LT)	47.98
D	15-P1	18+57.46 (23.00' LT)	46.91
F	1-P1	12+57.46 (23.00' RT)	59.51
F	2-P1	13+02.46 (23.00' RT)	58.87
F	3-P1	13+52.46 (23.00' RT)	58.16
F	4-P1	13+97.46 (23.00' RT)	57.52
F	5-P1	14+47.46 (23.00' RT)	56.81
F	6-P1	14+97.46 (23.00' RT)	55.47
F	7-P1	15+47.46 (23.00' RT)	54.28
F	8-P1	15+97.46 (23.00' RT)	53.09
F	9-P1	16+47.46 (23.00' RT)	51.90
F	10-P1	16+92.46 (23.00' RT)	50.83
F	11-P1	17+42.46 (23.00' RT)	49.65
F	12-P1	17+87.46 (23.00' RT)	48.58
F	13-P1	18+45.84 (23.00' RT)	47.19

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

NOTES:
SURVEY BASELINE IS CENTERLINE OF ROW

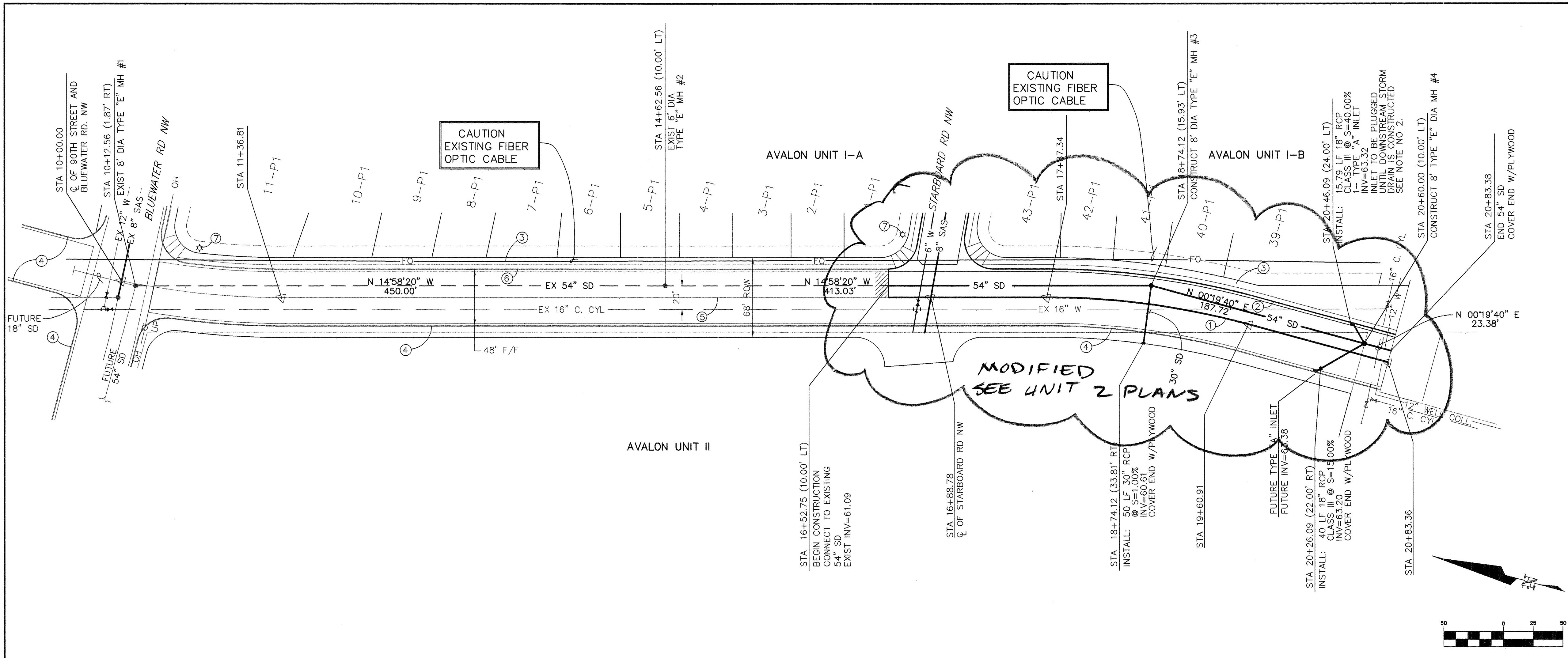
HORIZ: 1" = 50'
VERT: 1" = 5'



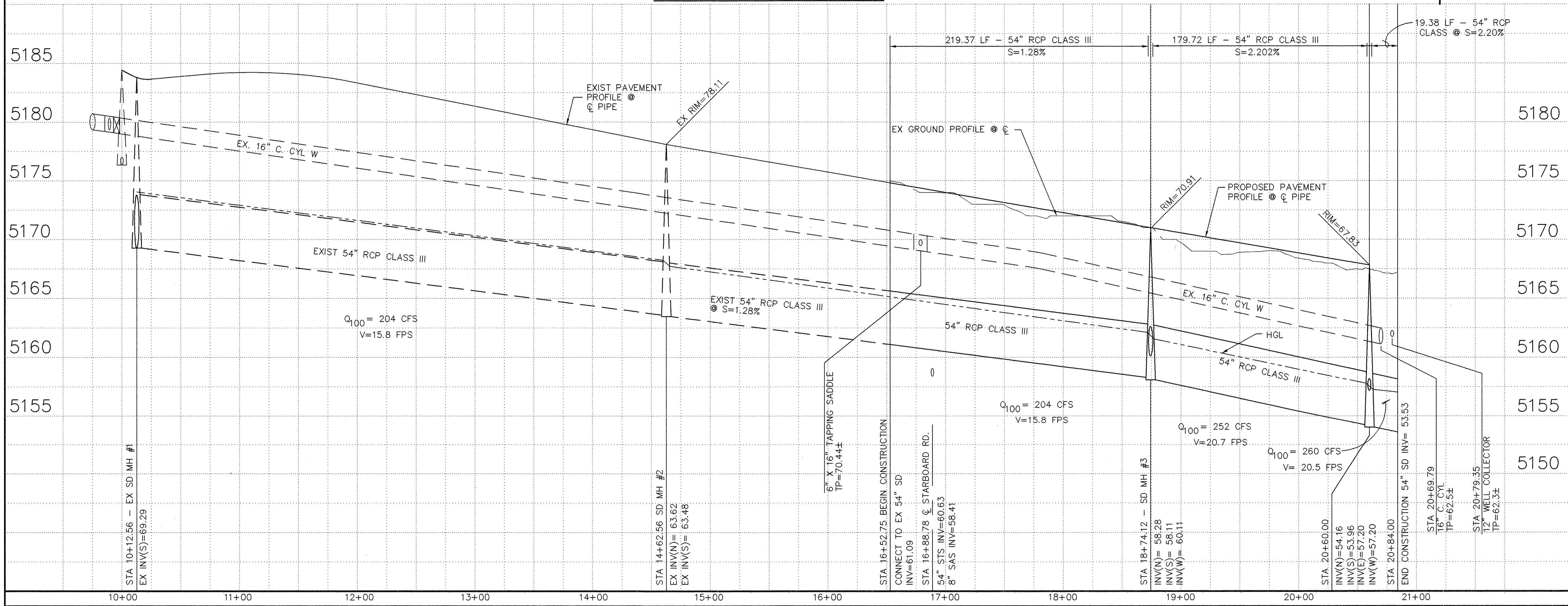
KEYED NOTES
1. EXISTING STREET LIGHT

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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: AVALON SUBDIVISION, UNIT IB STARBOARD RD NW WATER & SEWER PLAN & PROFILE			
Design Review Committee APPROVED JAN 21 1999 DESIGN REVIEW COMMITTEE	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 591382	Zone Map No. K-9	Sheet 13	Of 19



90TH STREET NW



LEGEND

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

STORM SEWER NOTES

- ALL STATIONING IS BASED ON CENTERLINE OF RIGHT OF WAY
- STORM INLET IS TO BE BLOCKED BY PLACING PLYWOOD OVER LATERAL PIPE & BACKFILLING INLET WITH SANDBAGS TO WITHIN 6" OF STREET GRADE. BACKFILE OVER SANDBAGS WITH CLEAN SAND AND PAVE WITH 2" TEMP ASPHALT. INLET GRATE SHALL BE DELIVERED TO STORM MAINTENANCE, 9805 CENTRAL NE (235-8016).

KEYED NOTES

- PROPOSED EDGE OF PAVEMENT
- PROPOSED STD CURB & GUTTER
- PROPOSED 4' SIDEWALK
- FUTURE CURB & GUTTER
- EDGE OF EXIST PAVEMENT
- EXISTING STD CURB & GUTTER
- EXISTING STREET LIGHT

AS BUILT INFORMATION

CONTRACTOR: **ALS, INC.**

INSPECTOR: **ALS, INC.**

DATE: **99**

MICRO-FILM INFORMATION

DATE: **99**

DATE: **99**

DATE: **99**

ENGINEER'S SEAL

BRASHER & LORENZ, INC. Consulting Engineers

2201 San Pedro NE Building 1, Suite 210 Albuquerque, New Mexico 87110

Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TITLE: **AVALON SUBDIVISION, UNIT IB**

90TH STREET NW

STORM DRAINAGE PLAN & PROFILE

City Engineer Approval

Mo./Day/Yr.

Mo./Day/Yr.

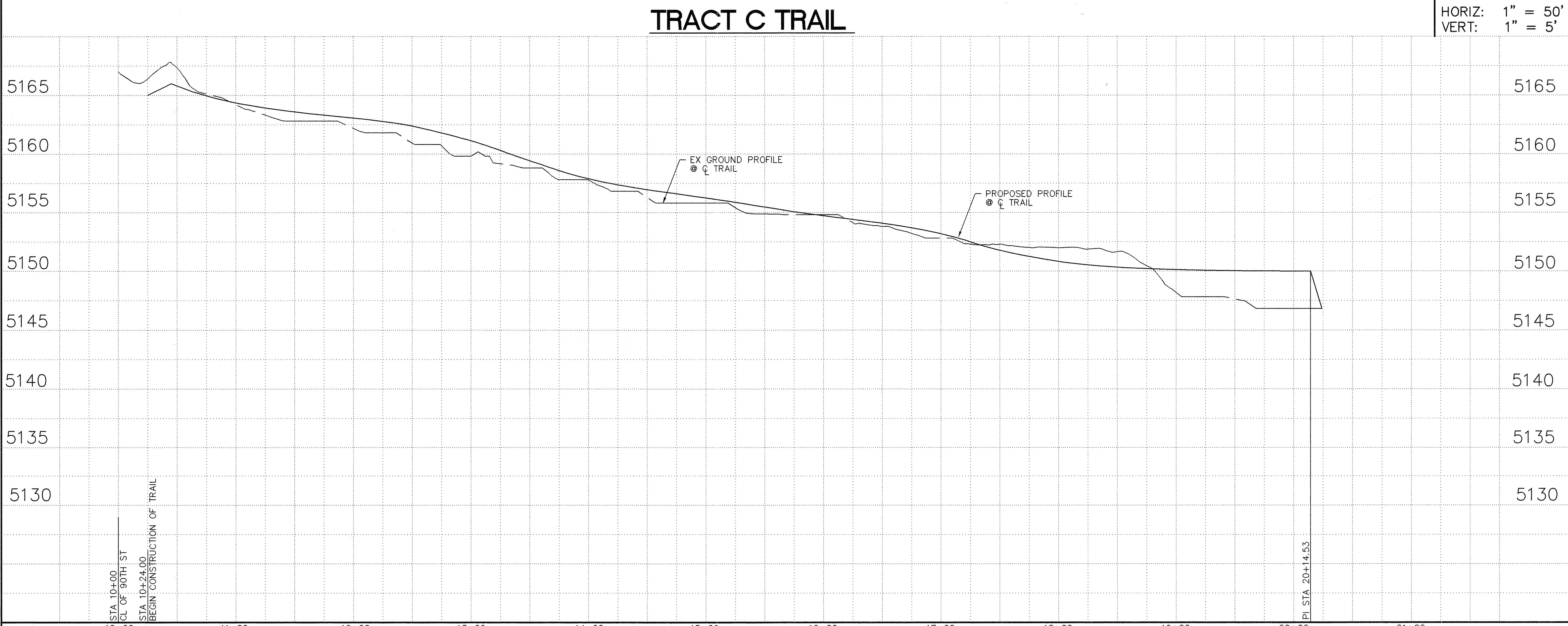
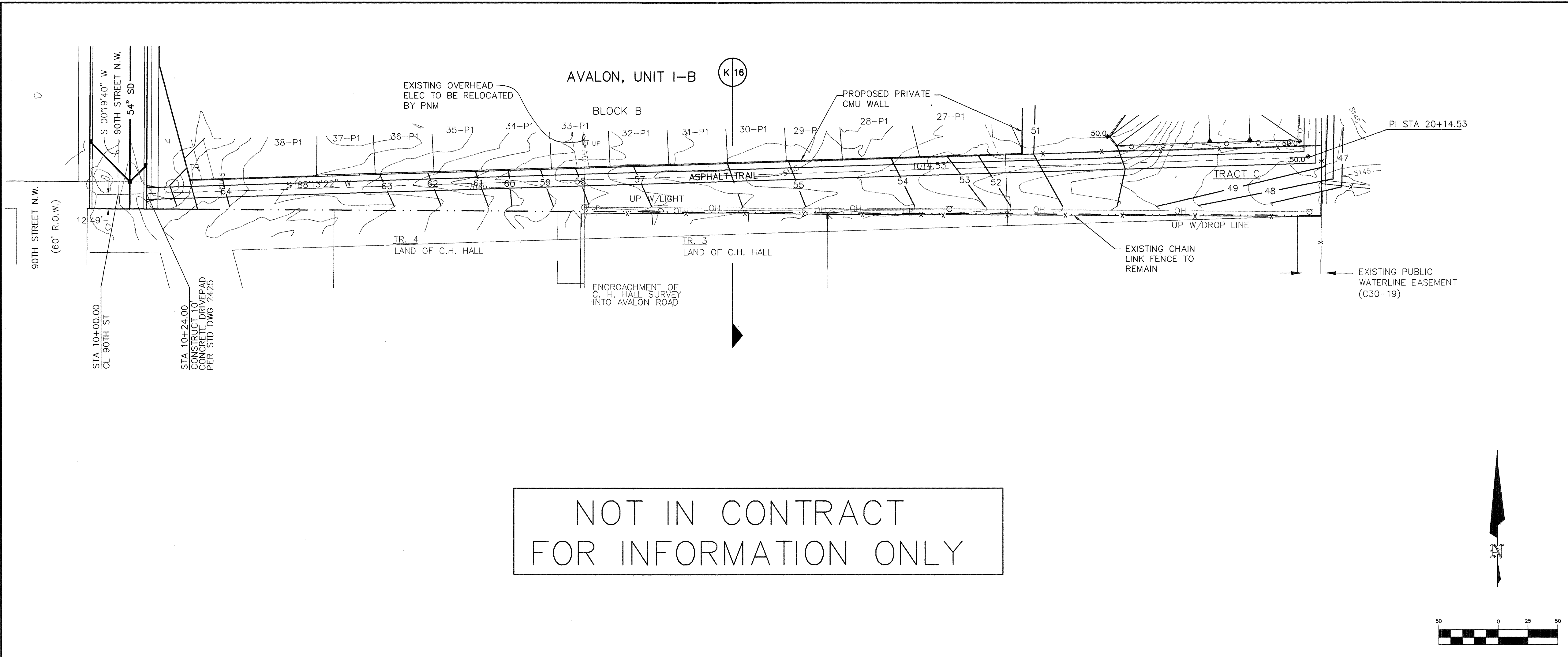
DESIGN REVIEW COMMITTEE

JAN 21 1999

City Project No. **591382**

Zone Map No. **K-9**

Sheet **14** Of **19**



LEGEND

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

AS BUILT INFORMATION

CONTRACTOR	DATE
ALS, INC	99

BENCH MARKS

NO.	DATE	BY

SURVEY INFORMATION

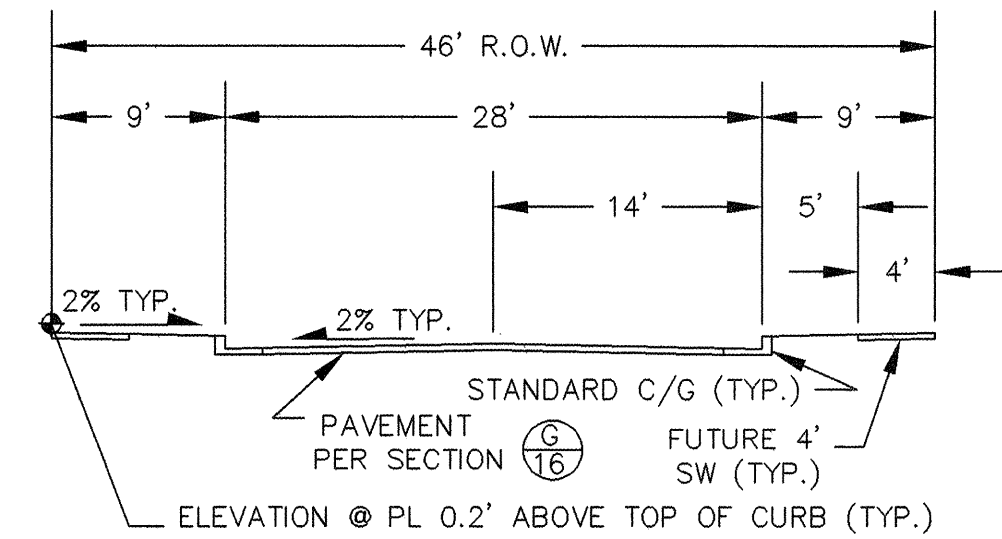
FIELD NOTES	DATE	BY

ENGINEER'S SEAL

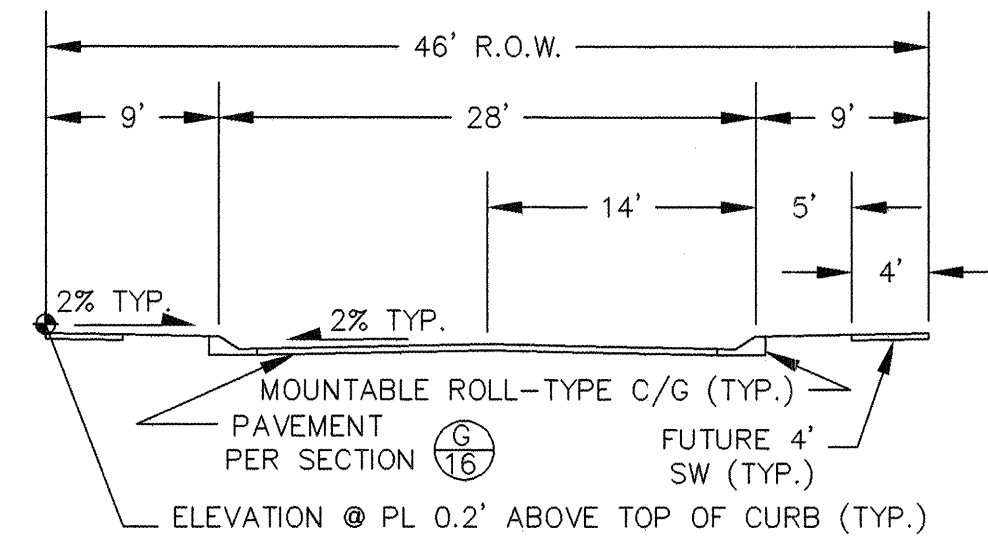
BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DESIGN	
		DESIGNED BY DAL	DATE 1/99
		DRAWN BY M.D.T.	DATE 1/99
		CHECKED BY DAL	DATE 1/99

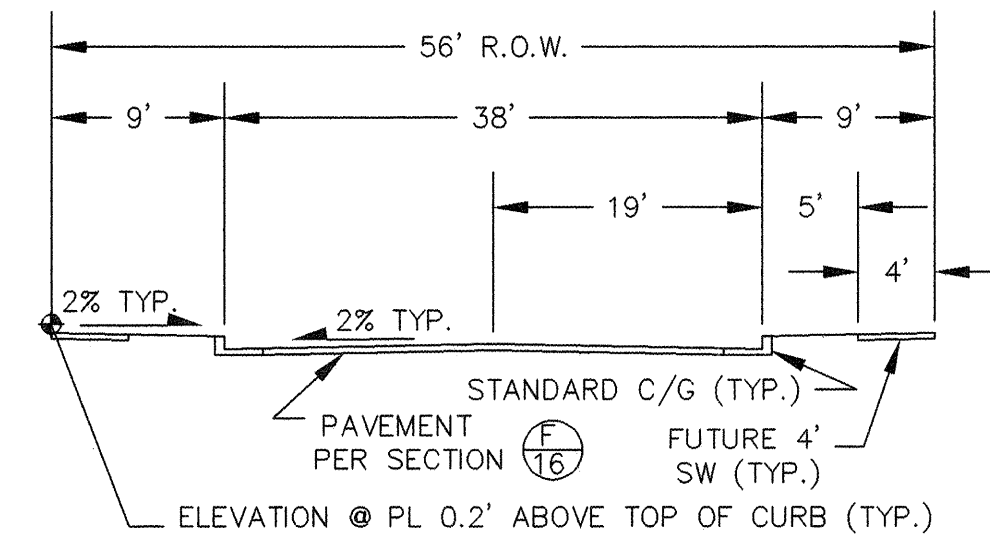
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: AVALON SUBDIVISION, UNIT IB
TRACT 'C'
TRAIL PLAN & PROFILE
City Project No. 591382
Zone Map No. K-9
Sheet 15 Of 19



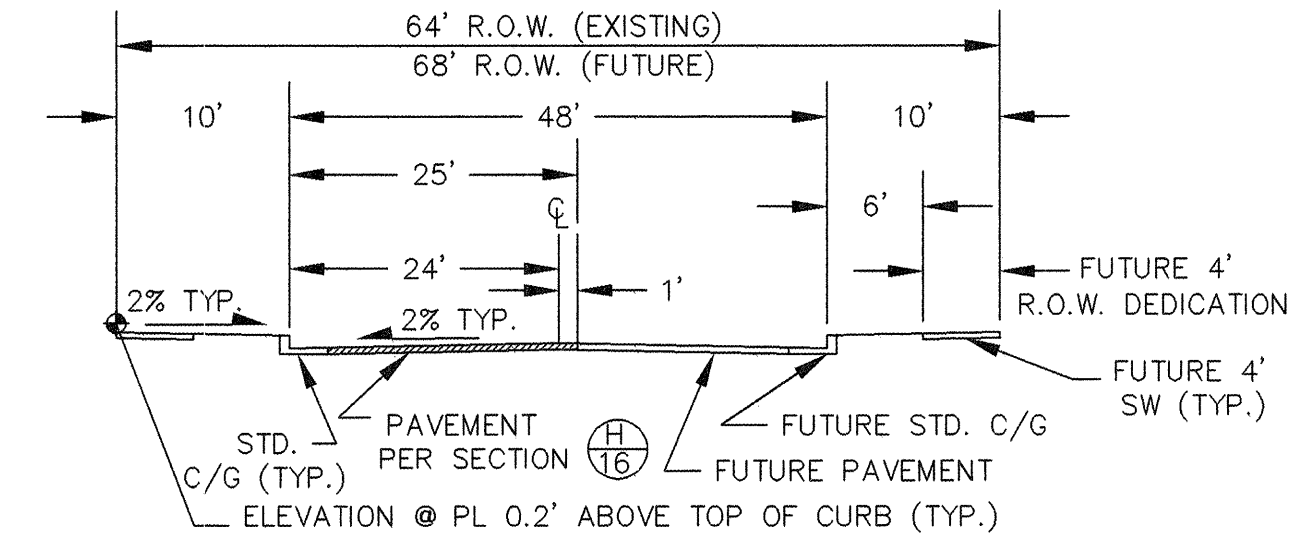
RESIDENTIAL STREET SECTION **A**
1" = 10' **16**



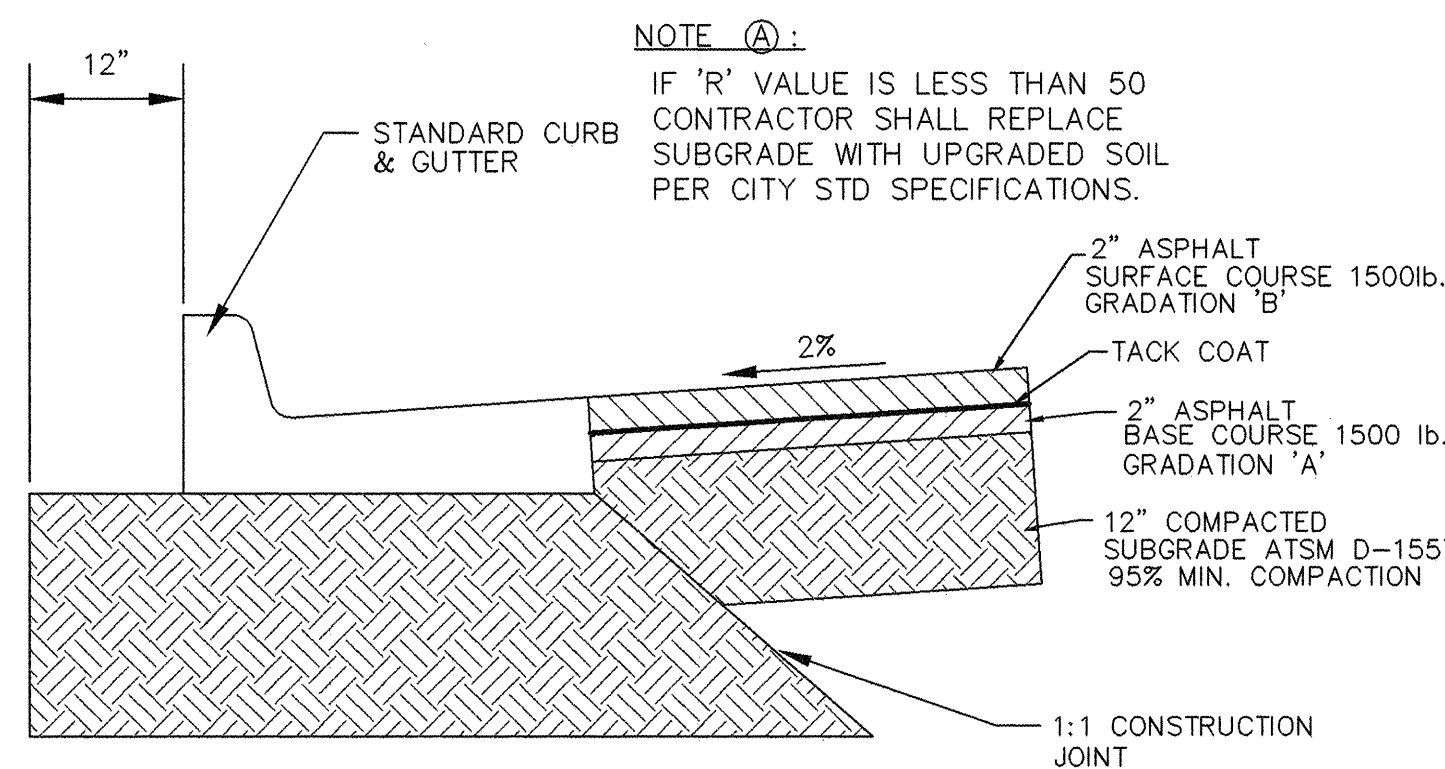
RESIDENTIAL STREET SECTION **B**
1" = 10' **16**



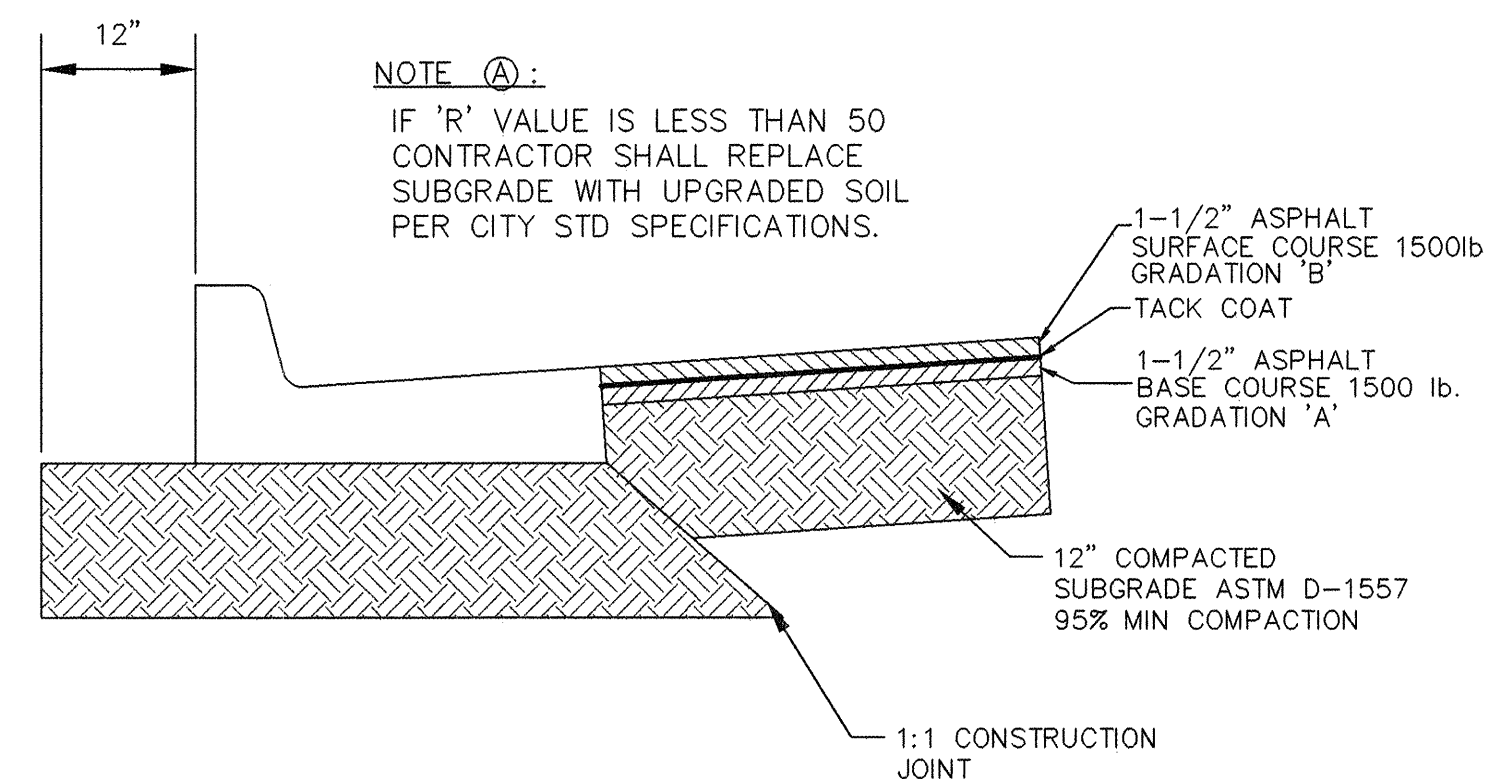
RESIDENTIAL STREET SECTION **C**
N.T.S. **16**



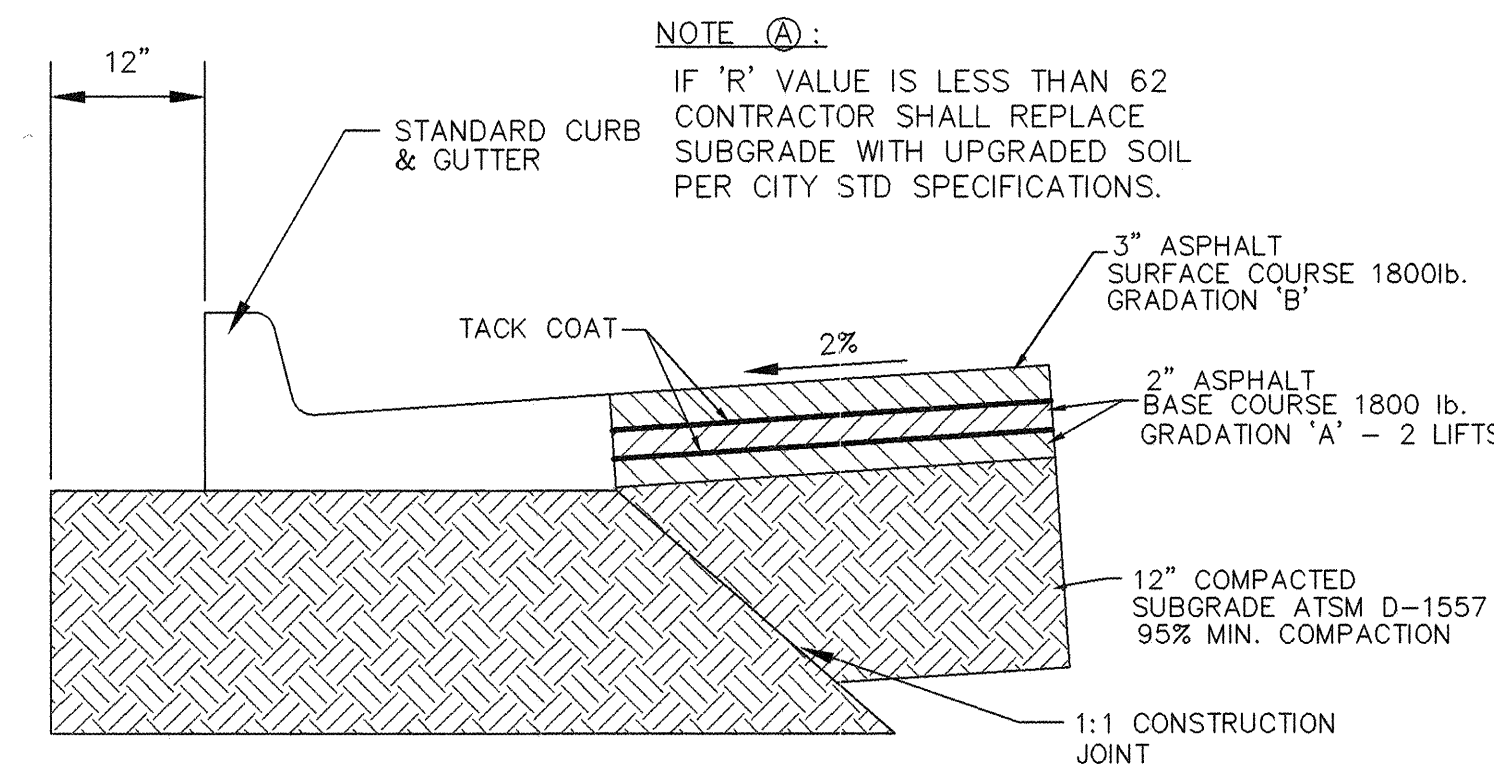
COLLECTOR STREET SECTION **D**
N.T.S. **16**



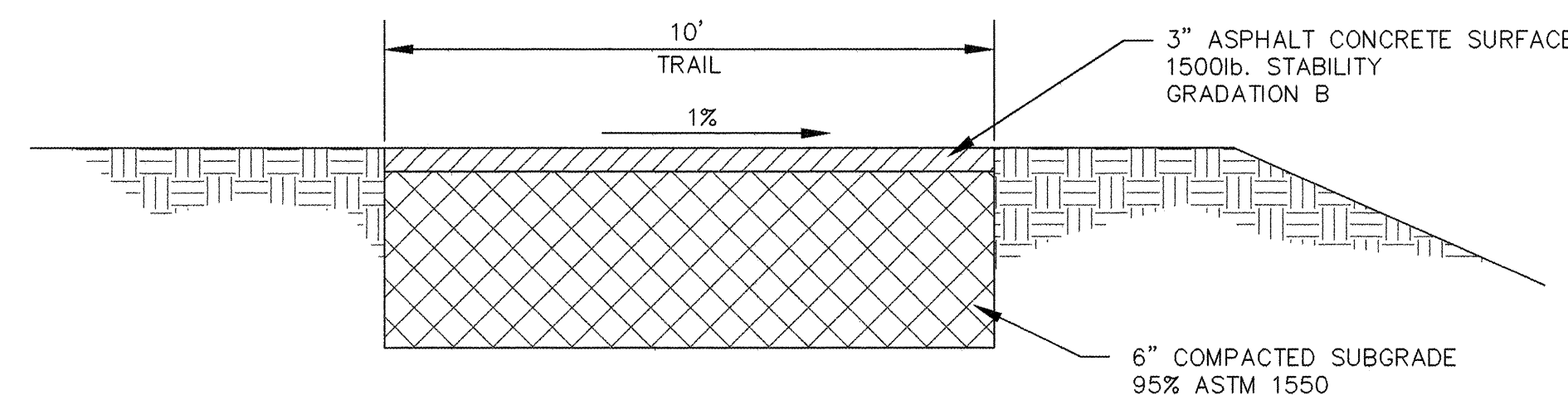
RESIDENTIAL PAVEMENT SECTION **F**
N.T.S. **16**



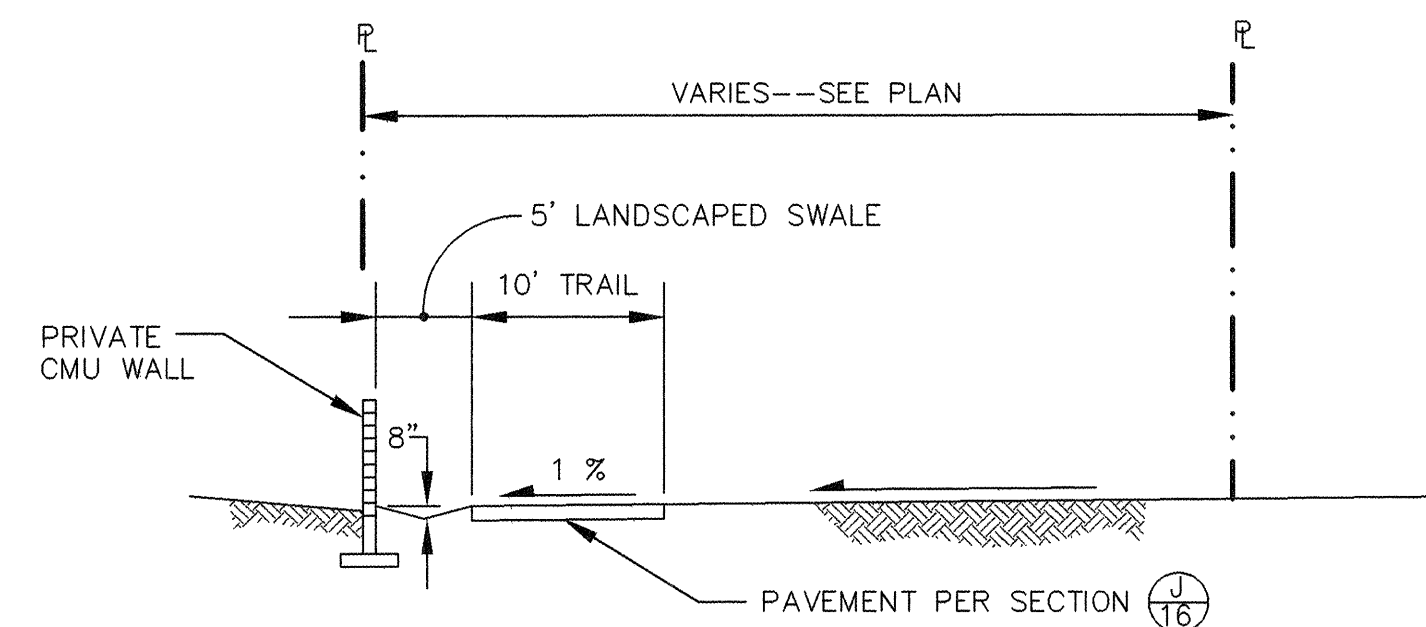
RESIDENTIAL PAVEMENT SECTION **G**
N.T.S. **16**



COLLECTOR PAVEMENT SECTION **H**
N.T.S. **16**



TRAIL PAVEMENT SECTION **J**
N.I.C. SHOWN FOR INFORMATION ONLY N.T.S. **16**



TRAIL SECTION **K**
N.I.C. SHOWN FOR INFORMATION ONLY N.T.S. **16**

AS-BUILT INFORMATION			
CONTRACTOR	NEW CONCERNTS	DATE	99
DESIGNED BY	ALS, INC.	DATE	99
DRAWN BY	ALS, INC.	DATE	99
CHECKED BY	ALS, INC.	DATE	99
RECORDED BY	MICRO-FILM INFORMATION	DATE	
NO.			

BENCH MARKS			
ACS 10-K10 ACS 3 1/4" ALUM CAP 54" EAST			
CENTERLINE OF UNSER BLVD. AND 20.4' SOUTH			
OF NORTH END OF BACK OF CURB OF TRAFFIC			
ISLAND ON LOS VOLCANES RD. THE STATION			
IS SET FLUSH IN THE TOP OF CURB AND IS			
STAMPED "10-K10, 1988"			
ELEVATION= 5142.79 FEET			

SURVEY INFORMATION			
NO.	FIELD NOTES		DATE
	BY		

ENGINEER'S SEAL			

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGNED BY	D.A.L.	DATE	1/99
DRAWN BY	A.S.C. & C.D.D.	DATE	1/99
CHECKED BY	D.A.L.	DATE	1/99

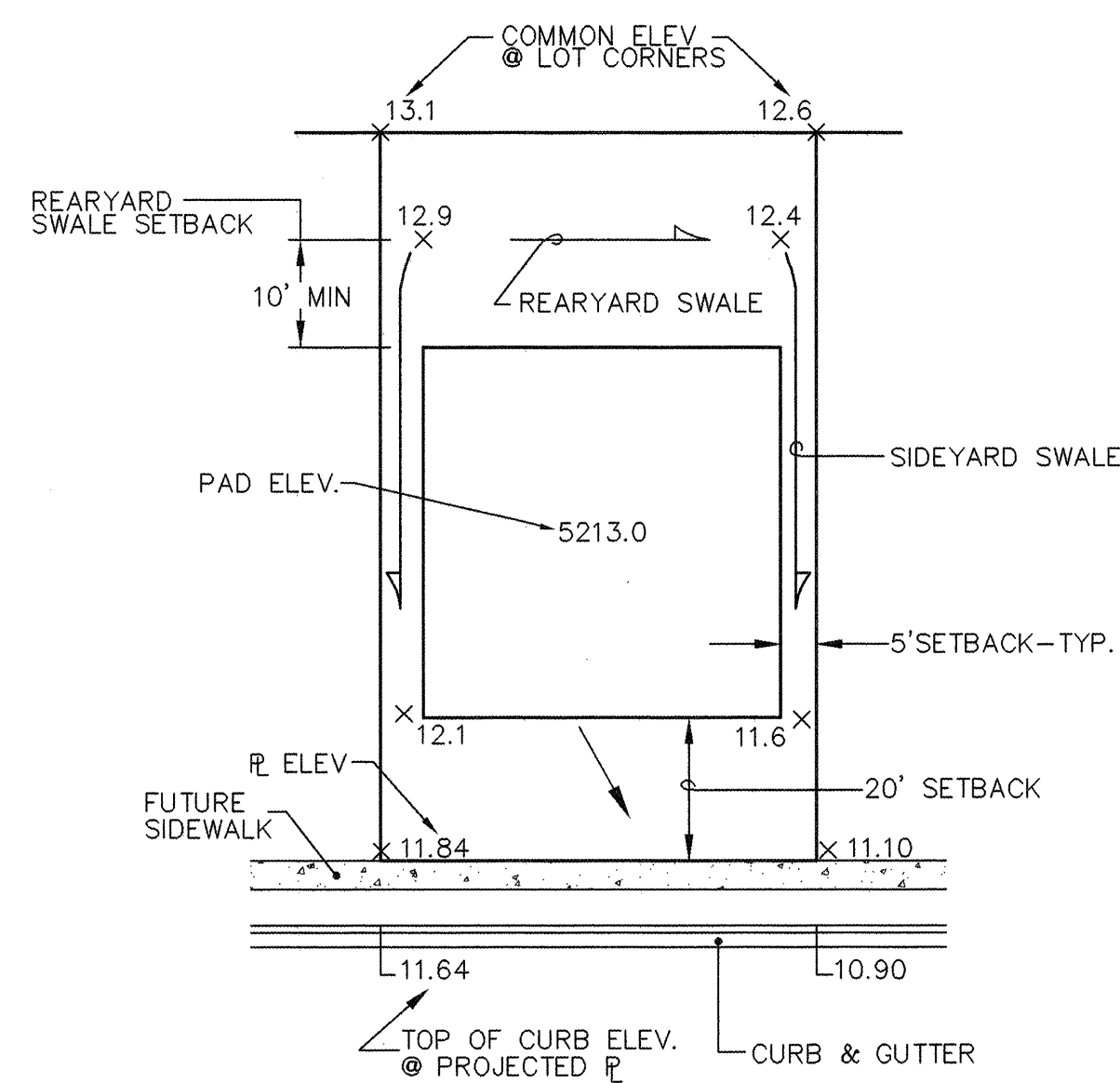
BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

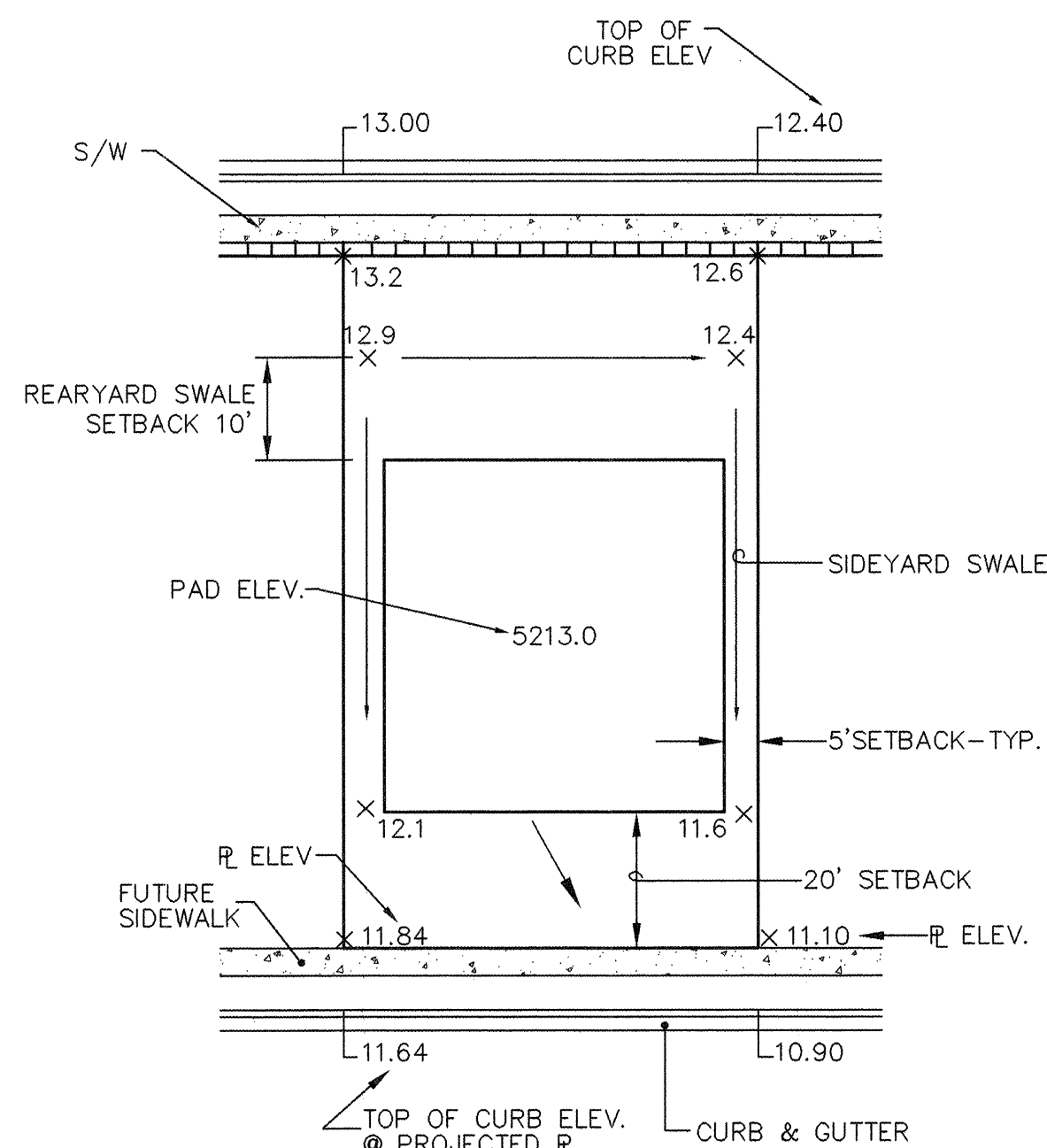
TITLE: AVALON SUBDIVISION, UNIT IB
STREET PAVING DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 21 1999 DESIGN REVIEW COMMITTEE			

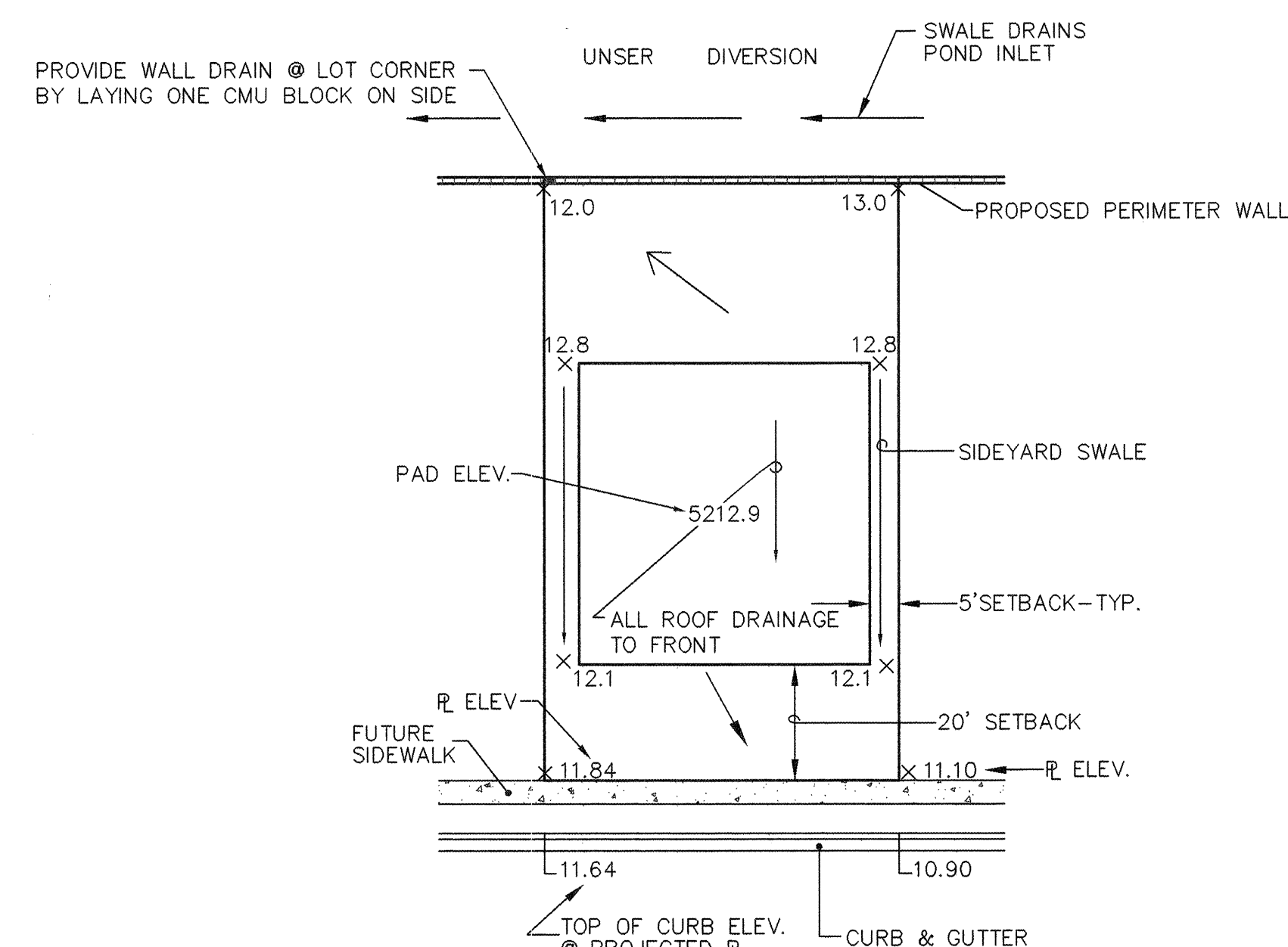
City Project No. 591382 Zone Map No. K-9 Sheet 16 Of 19



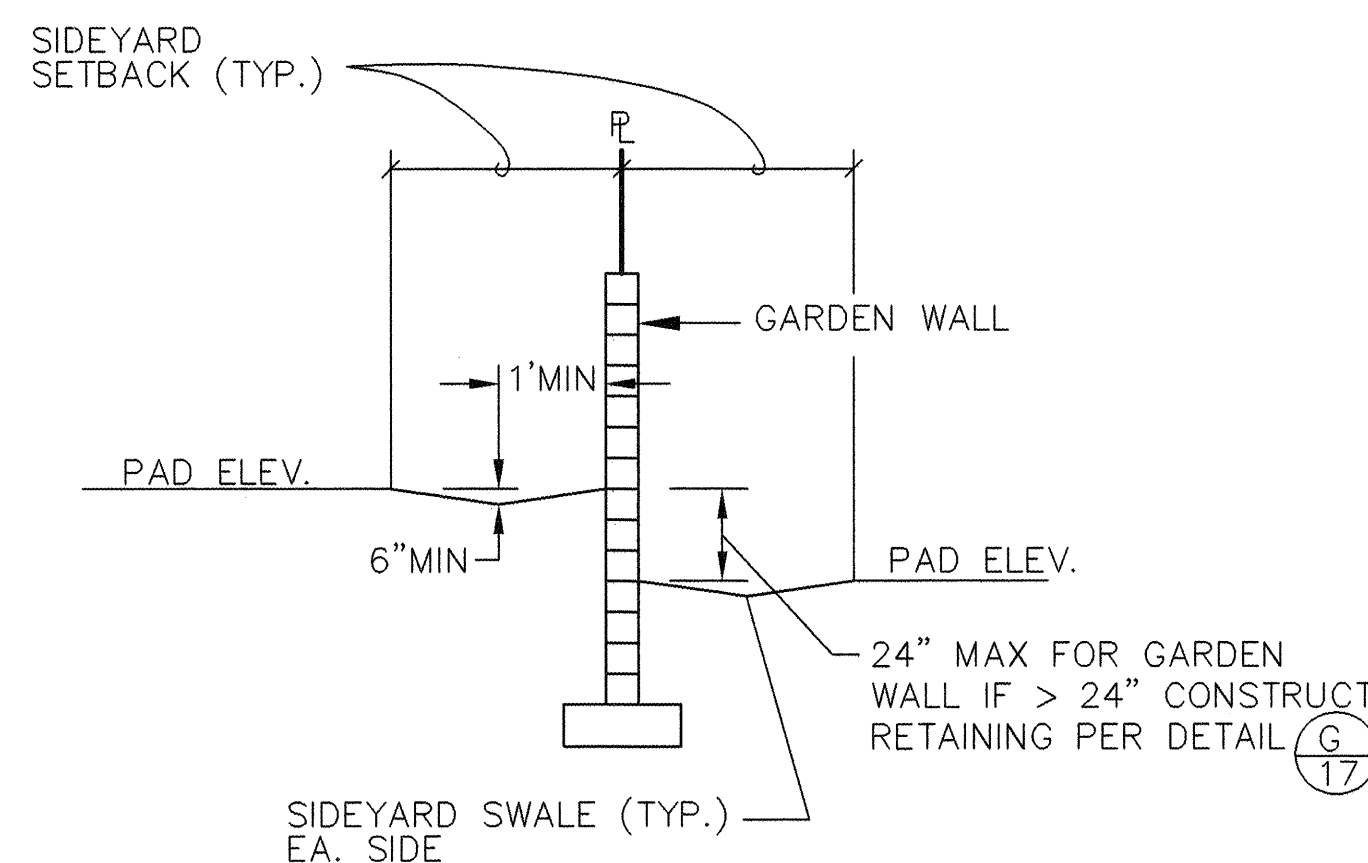
TYPICAL LOT GRADING DETAIL A
NTS 17



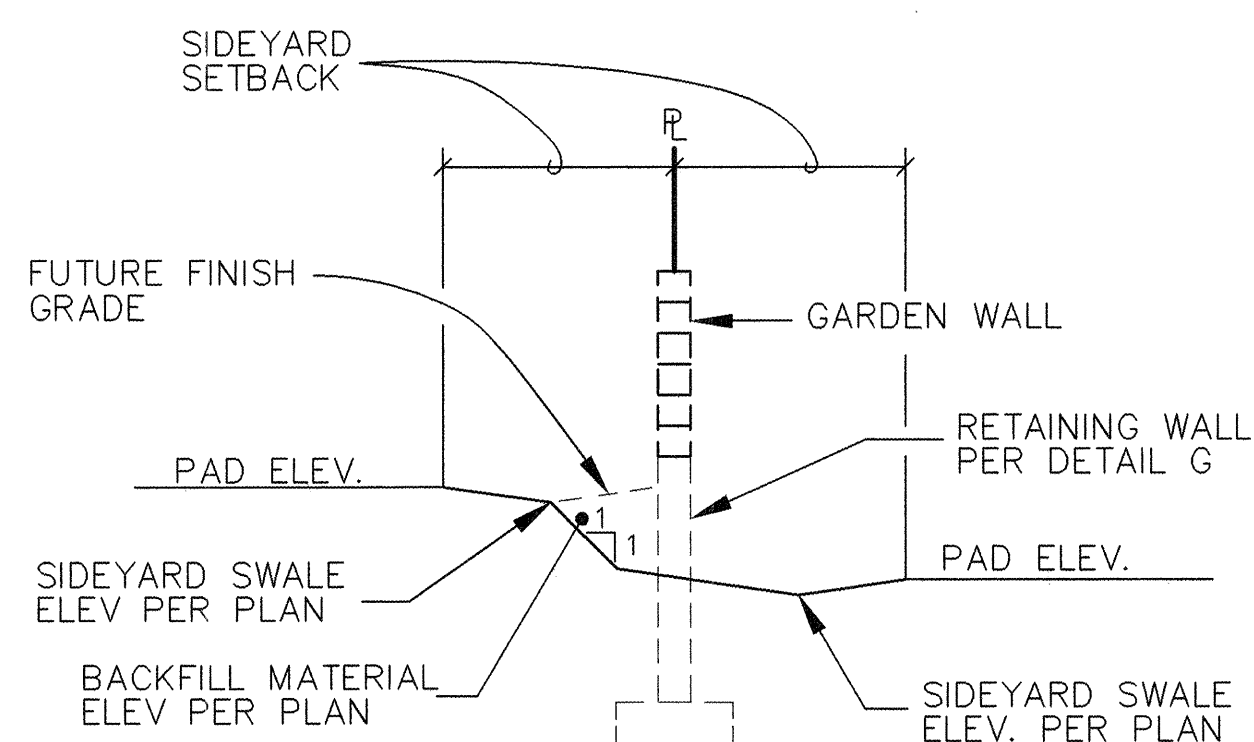
TYPICAL LOT GRADING DETAIL B
NTS 17



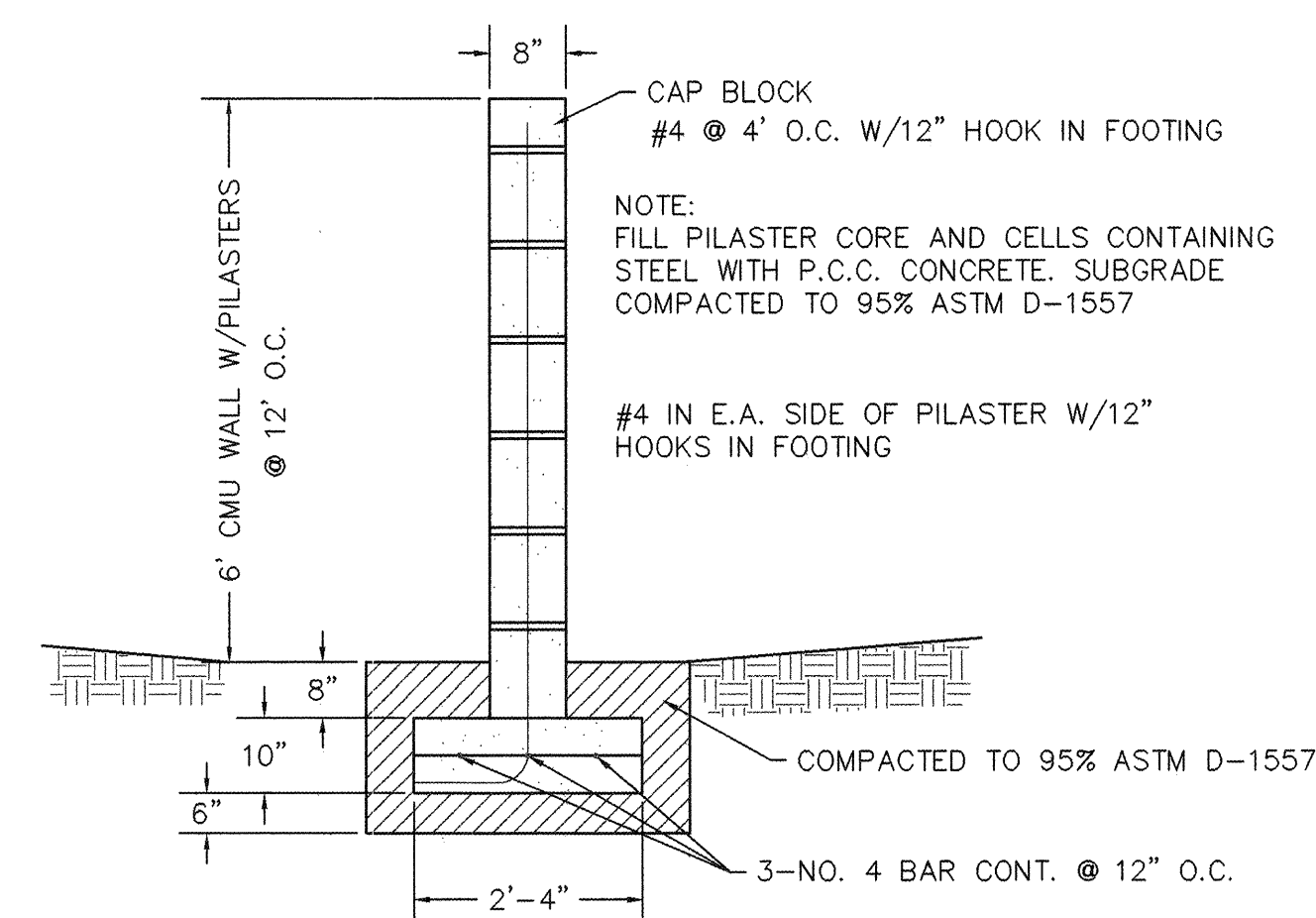
TYPICAL LOT GRADING DETAIL C
NTS 17



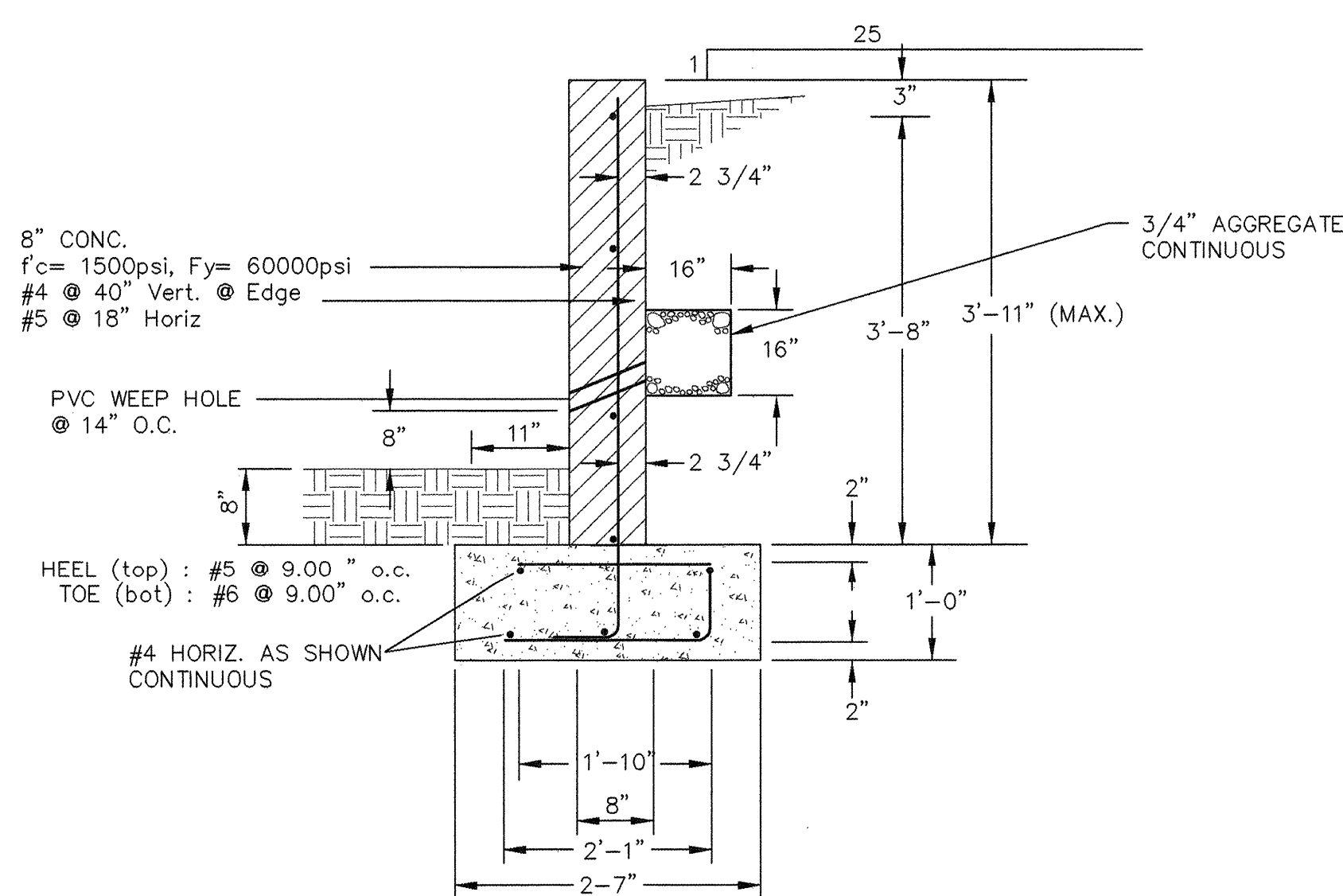
SIDEYARD GRADING DETAIL D
NTS 17



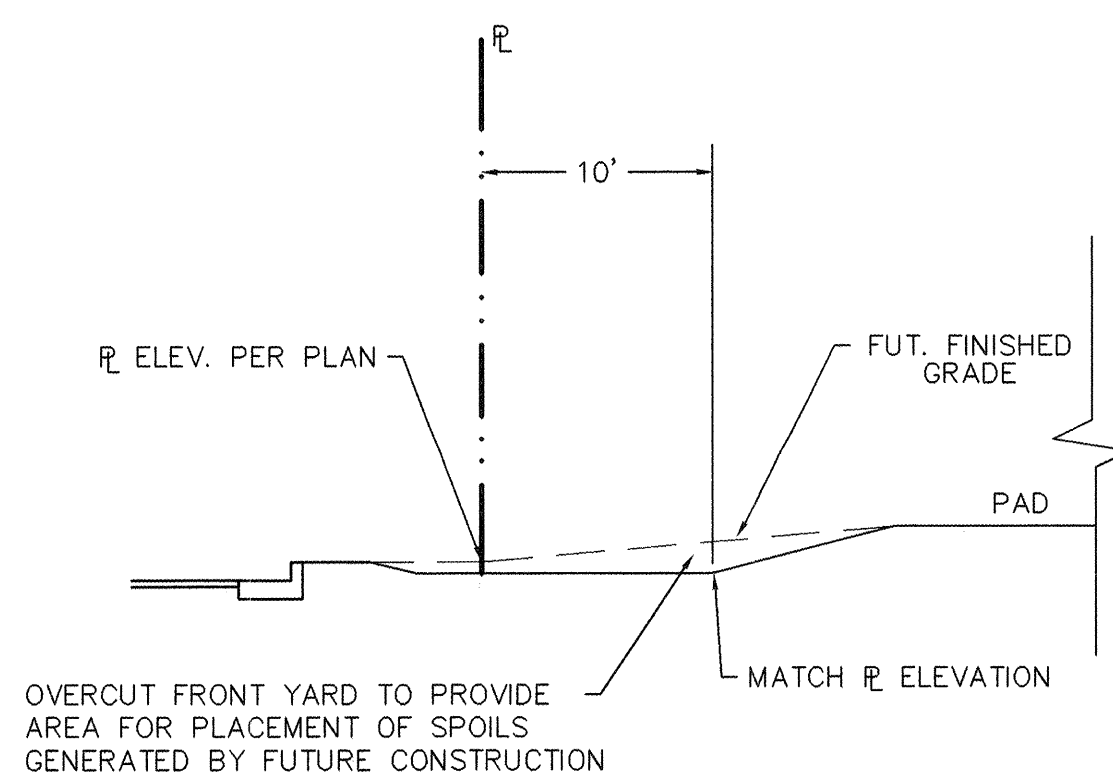
SIDEYARD GRADING AT RETAINING WALLS DETAIL E
NTS 17



CMU WALL DETAIL F
NTS 17



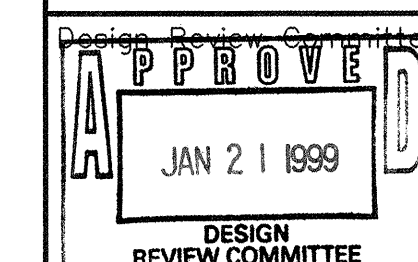
RETAINING WALL G
NTS 17



TYPICAL FRONTYARD GRADING DETAIL H
NTS 17

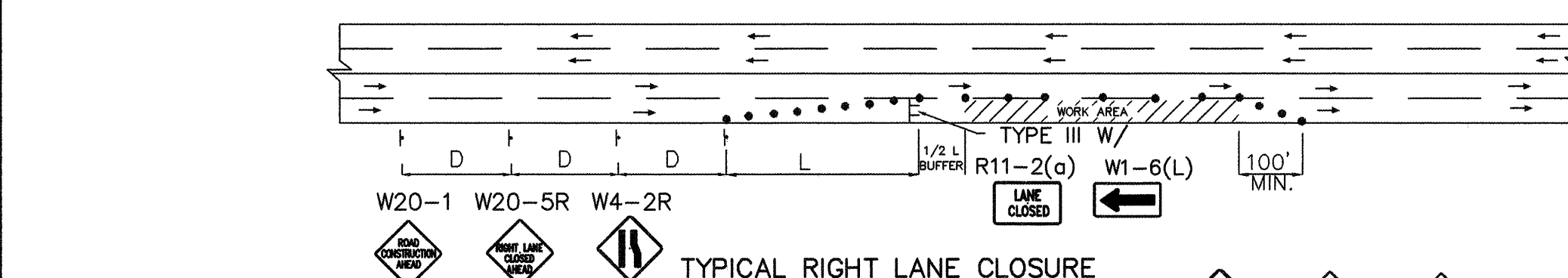
BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-868-6088 Fax: 505-868-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: AVALON SUBDIVISION, UNIT IB
GRADING DETAILS

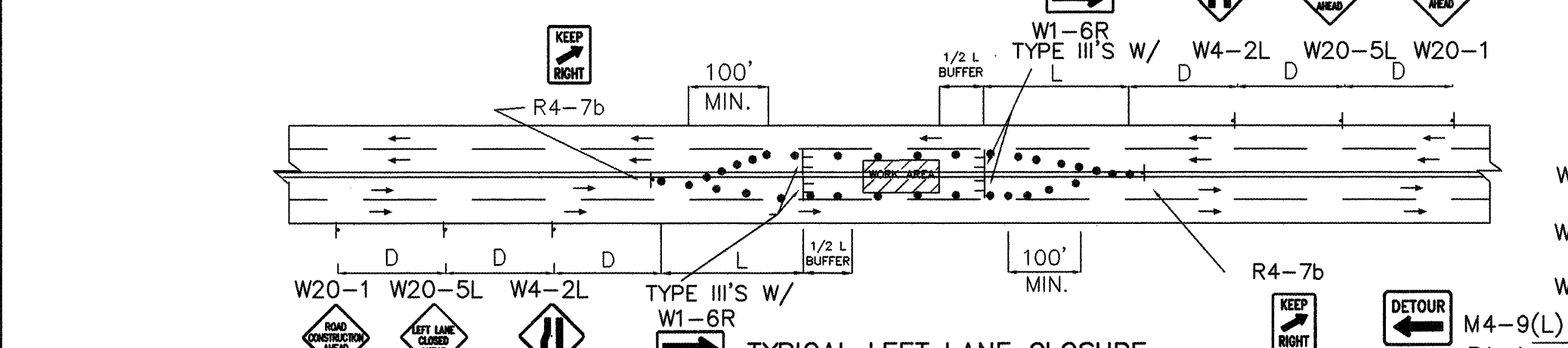


City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 591382	Zone Map No. K-9	Sheet 17 Of 19

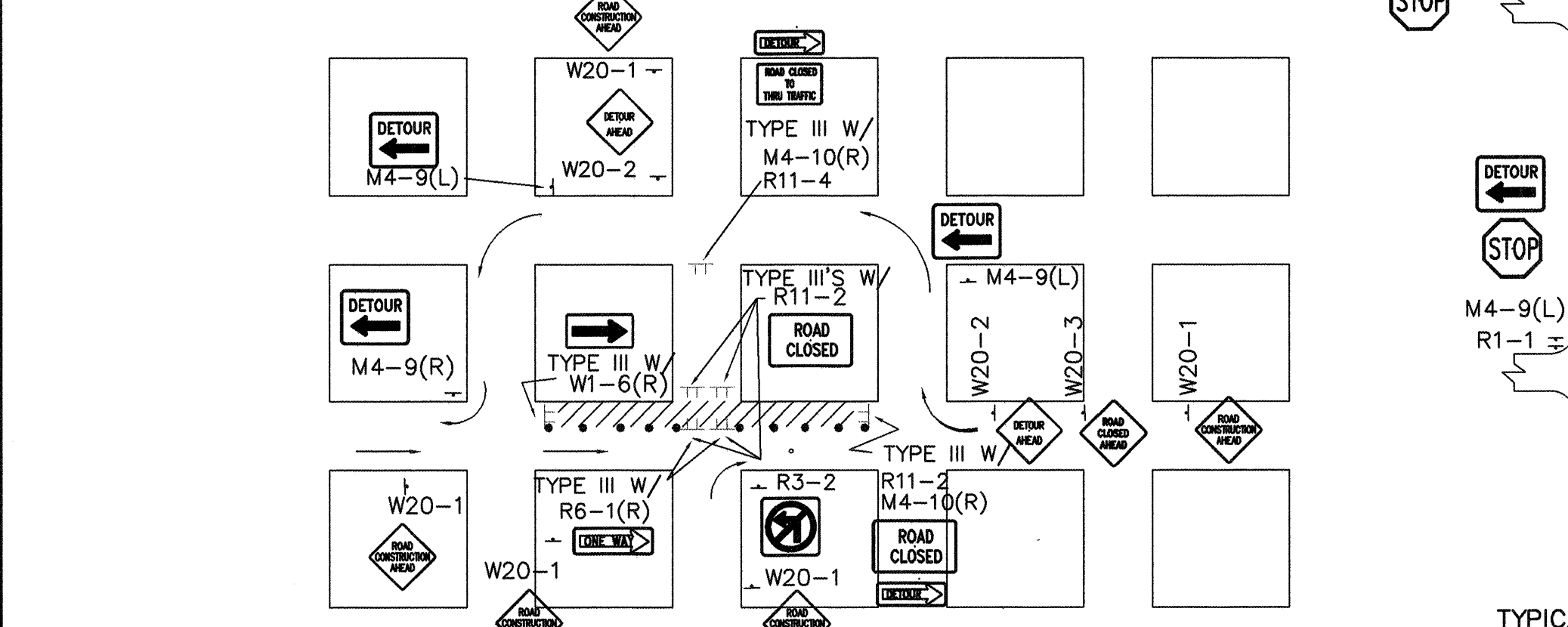
AS BUILT INFORMATION		
CONTRACTOR	NEW CONCEPTS	
INSTALLED BY	ALS, INC	DATE 99
INSPECTED BY		
DATE		
FIELD	ALS, INC	DATE 99
VERIFICATION BY	ALS, INC	DATE 9/99
INSPECTED BY	MICRO-FILM INFORMATION	
RECORDED BY		DATE
		10.



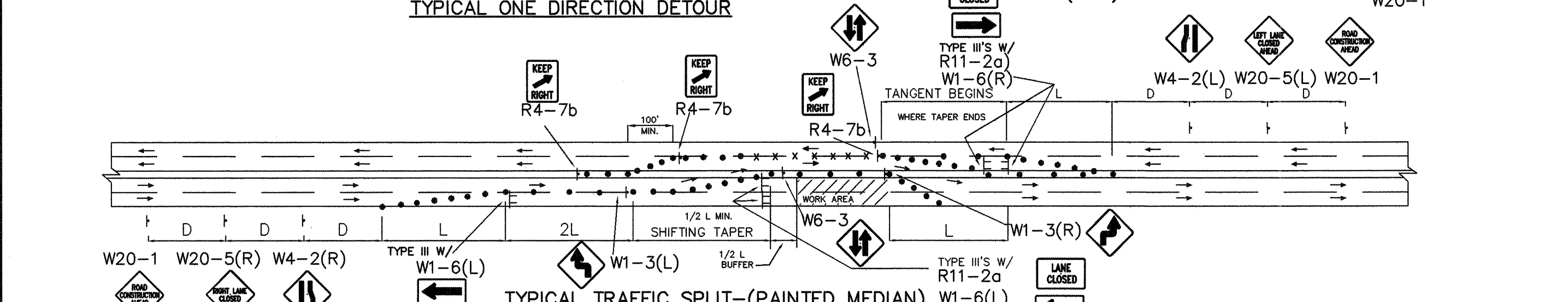
TYPICAL RIGHT LANE CLOSURE



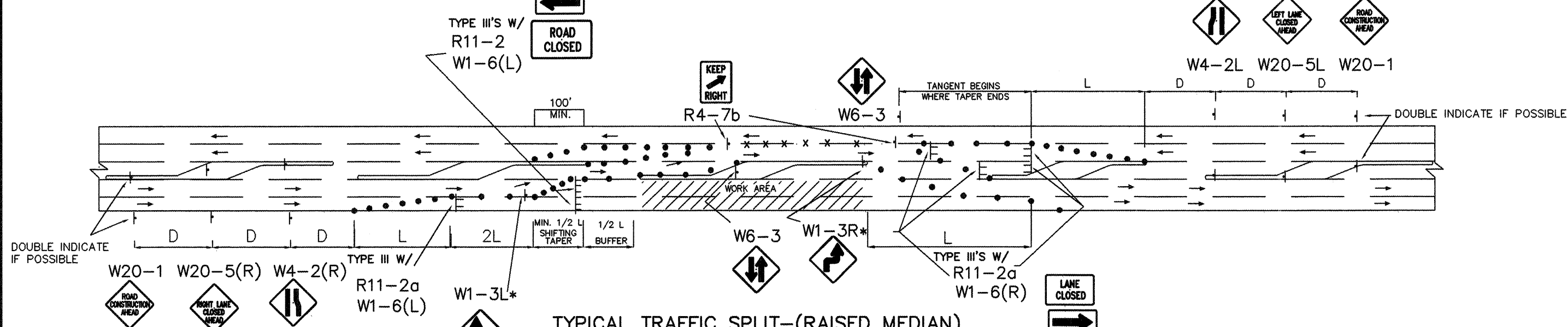
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)

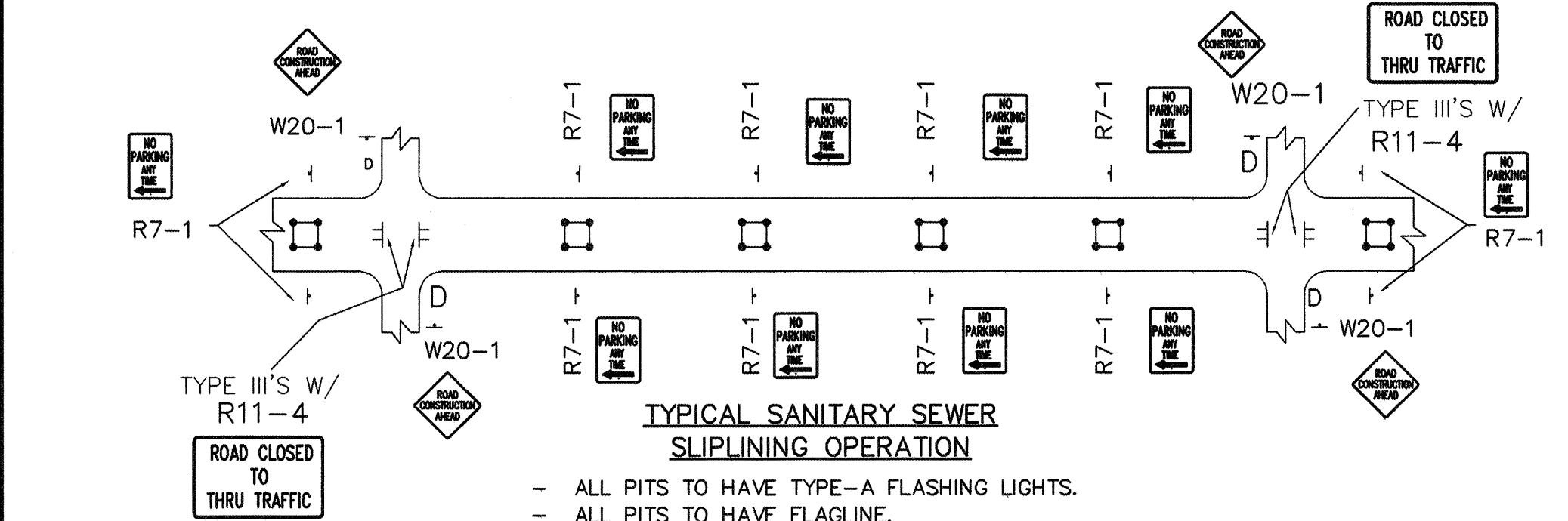


TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

- TRAFFIC SPLIT NOTES:
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
 5. REDUCED SPEED MAY BE CONSIDERED.
 6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.

GENERAL NOTE:

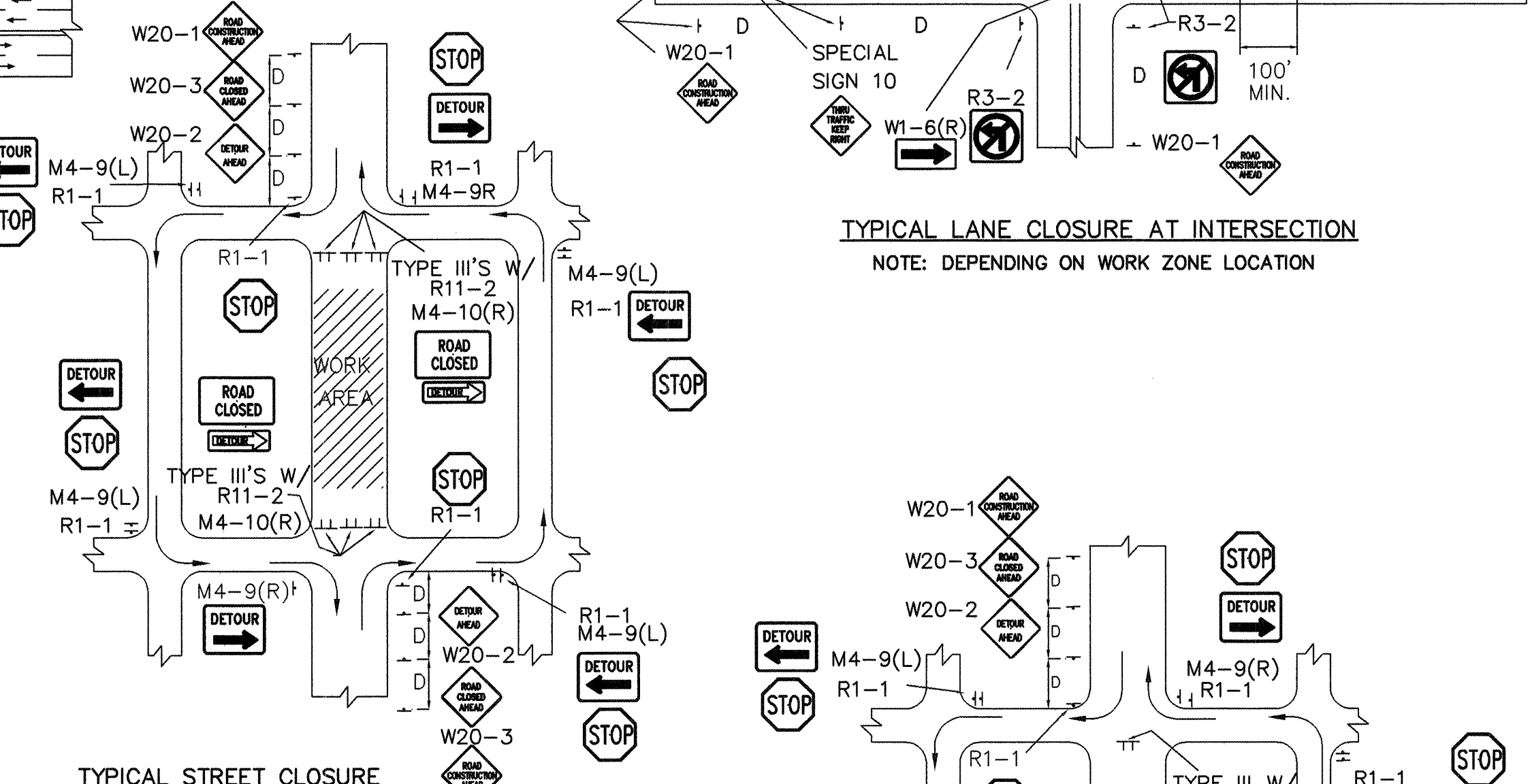
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



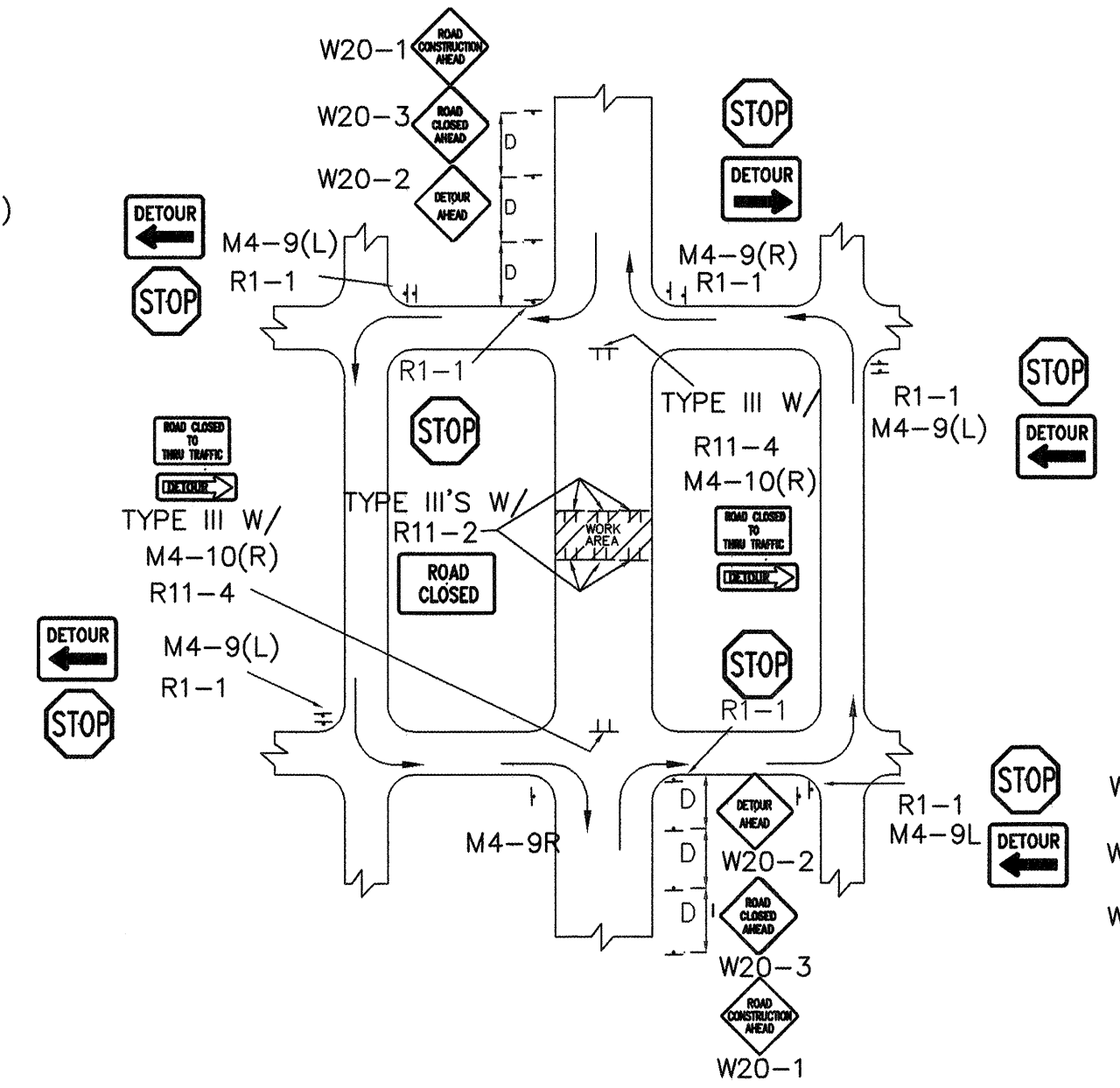
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

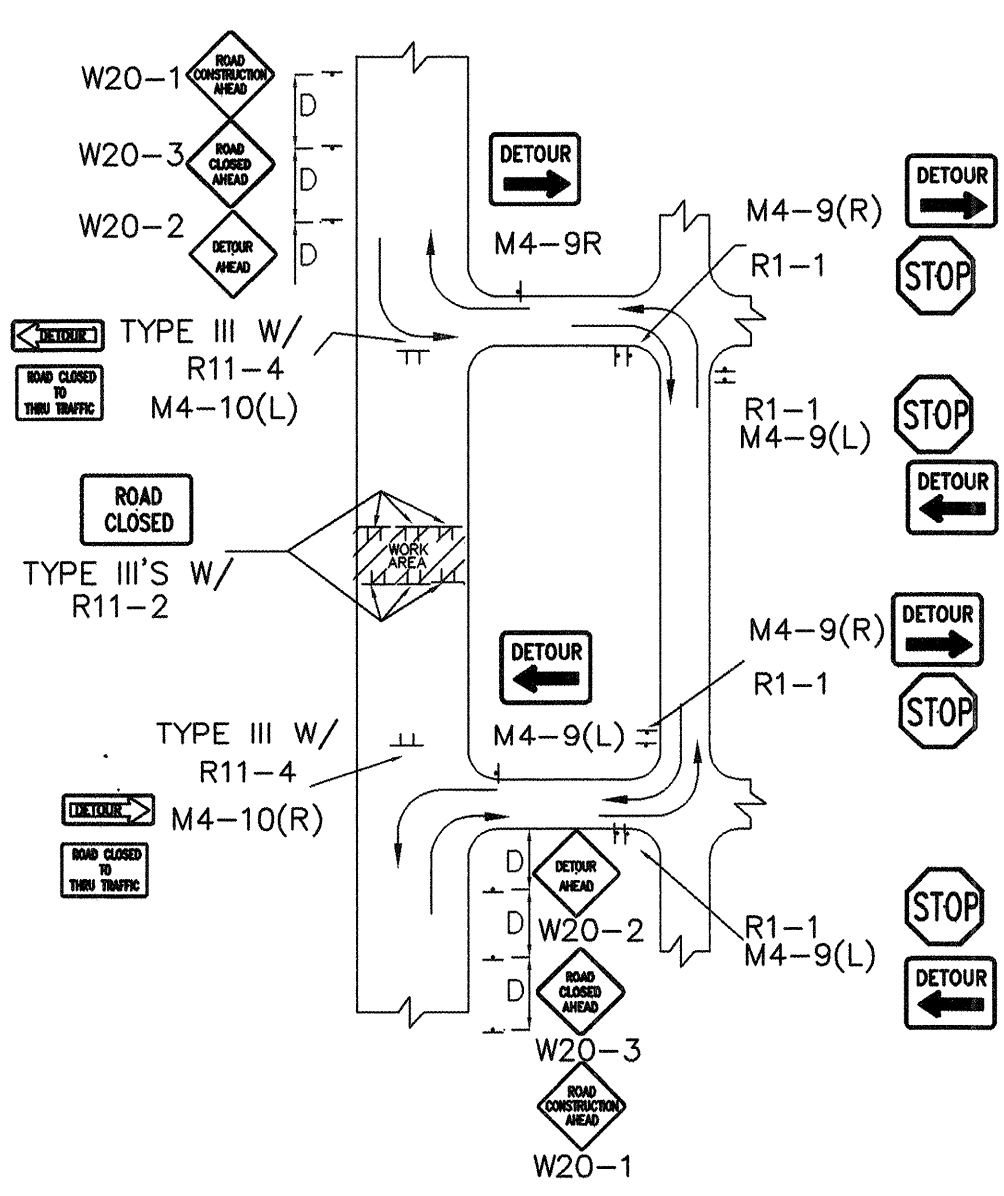
NOTE: MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



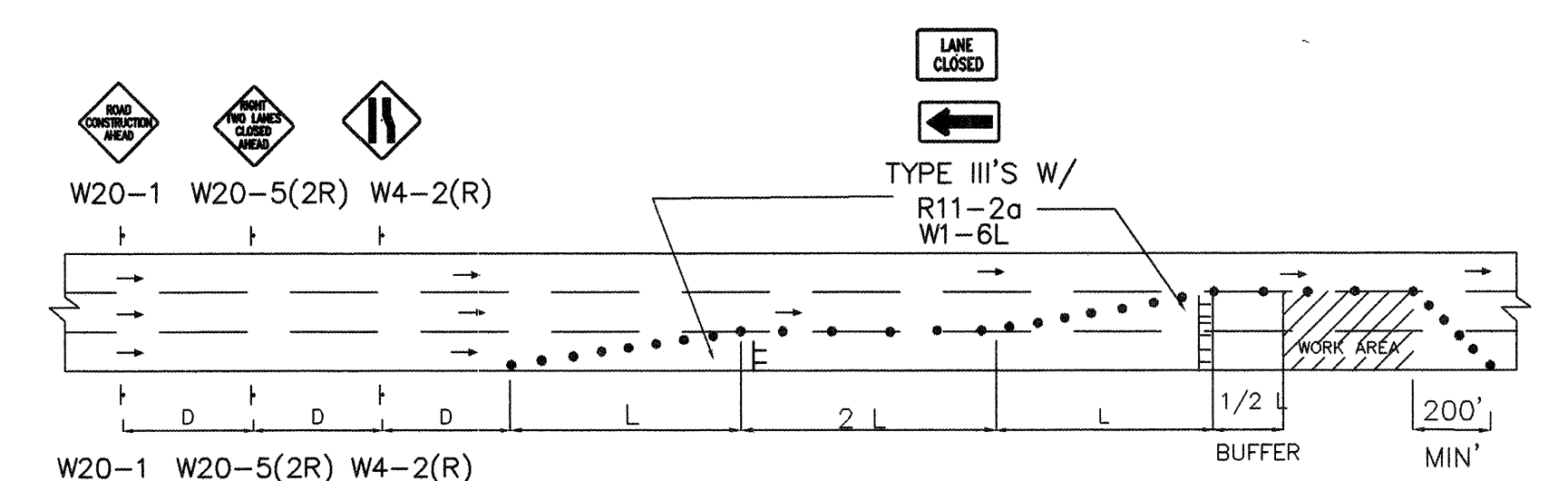
TYPICAL LANE CLOSURE AT INTERSECTION
NOTE: DEPENDING ON WORK ZONE LOCATION



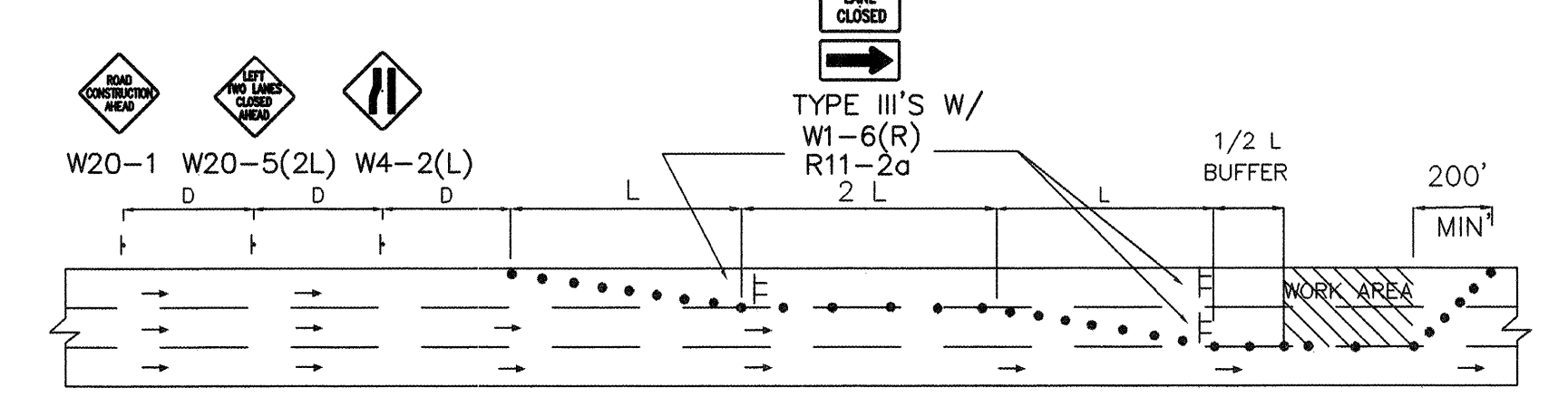
TYPICAL MID-BLOCK CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



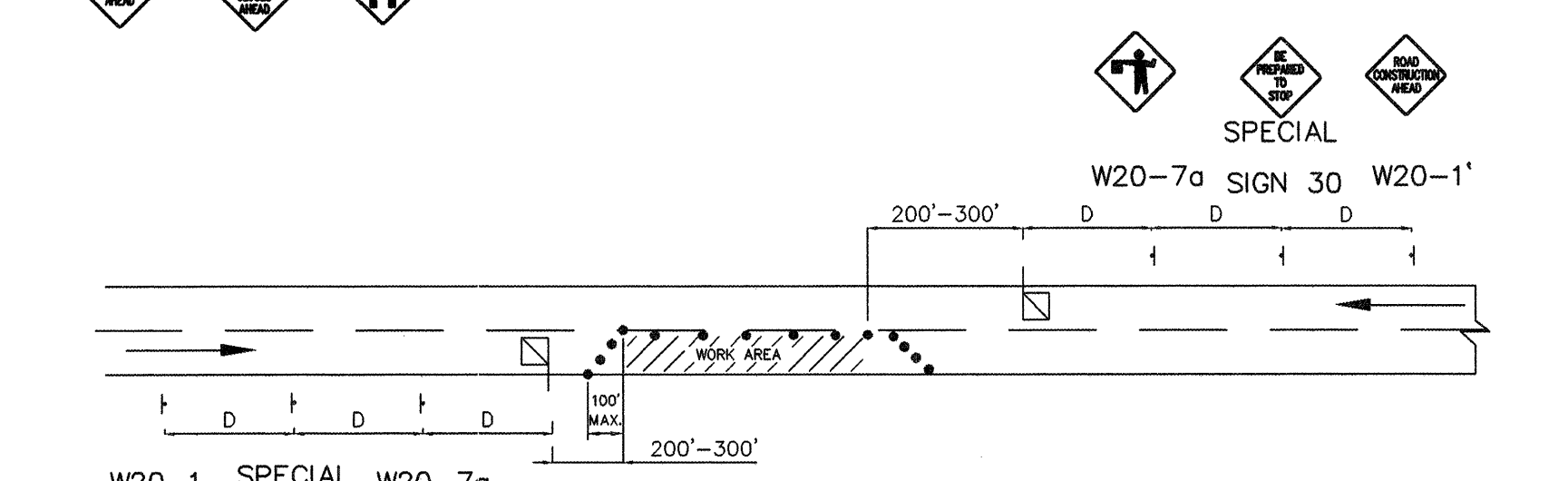
TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



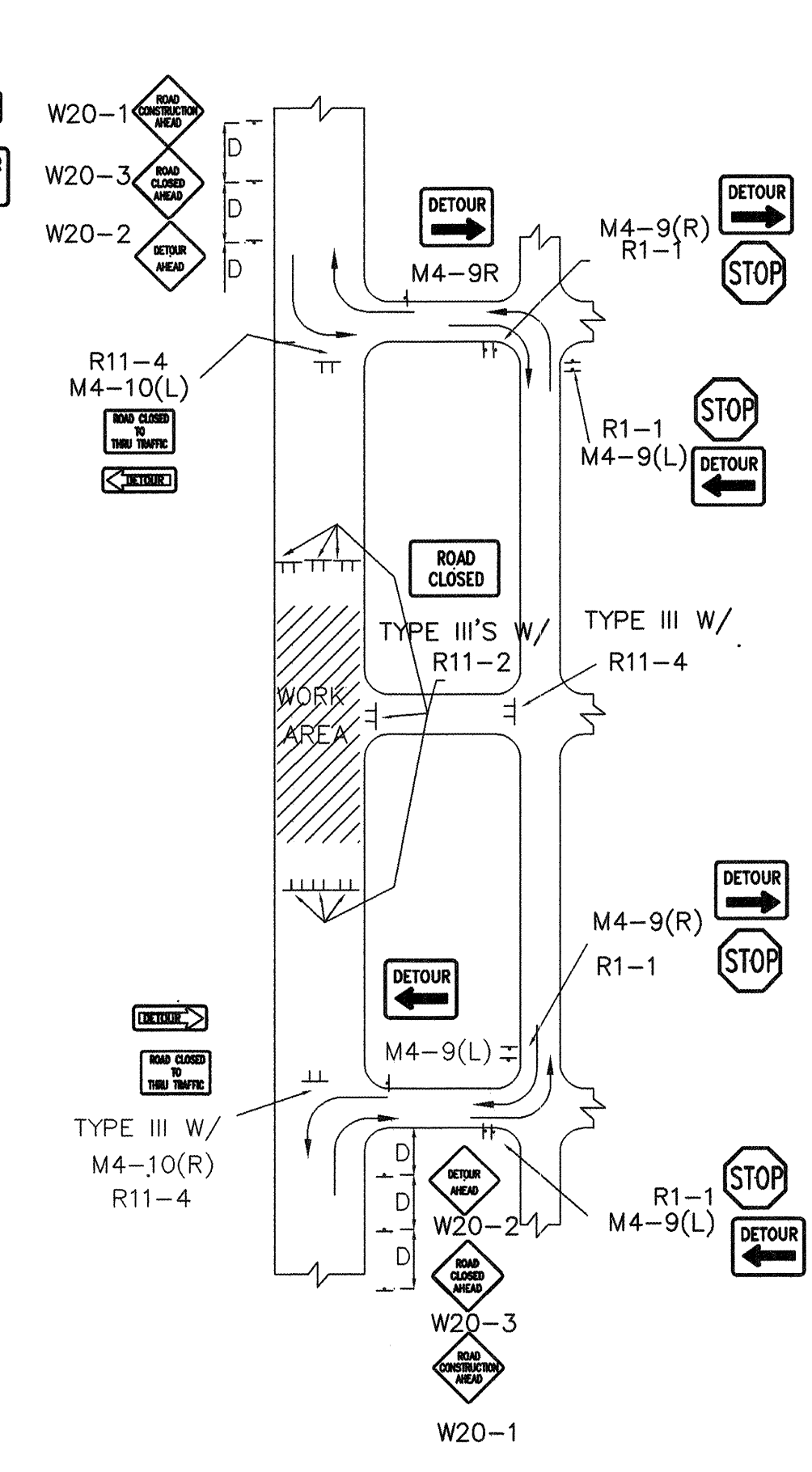
TYPICAL DOUBLE RIGHT LANE CLOSURE



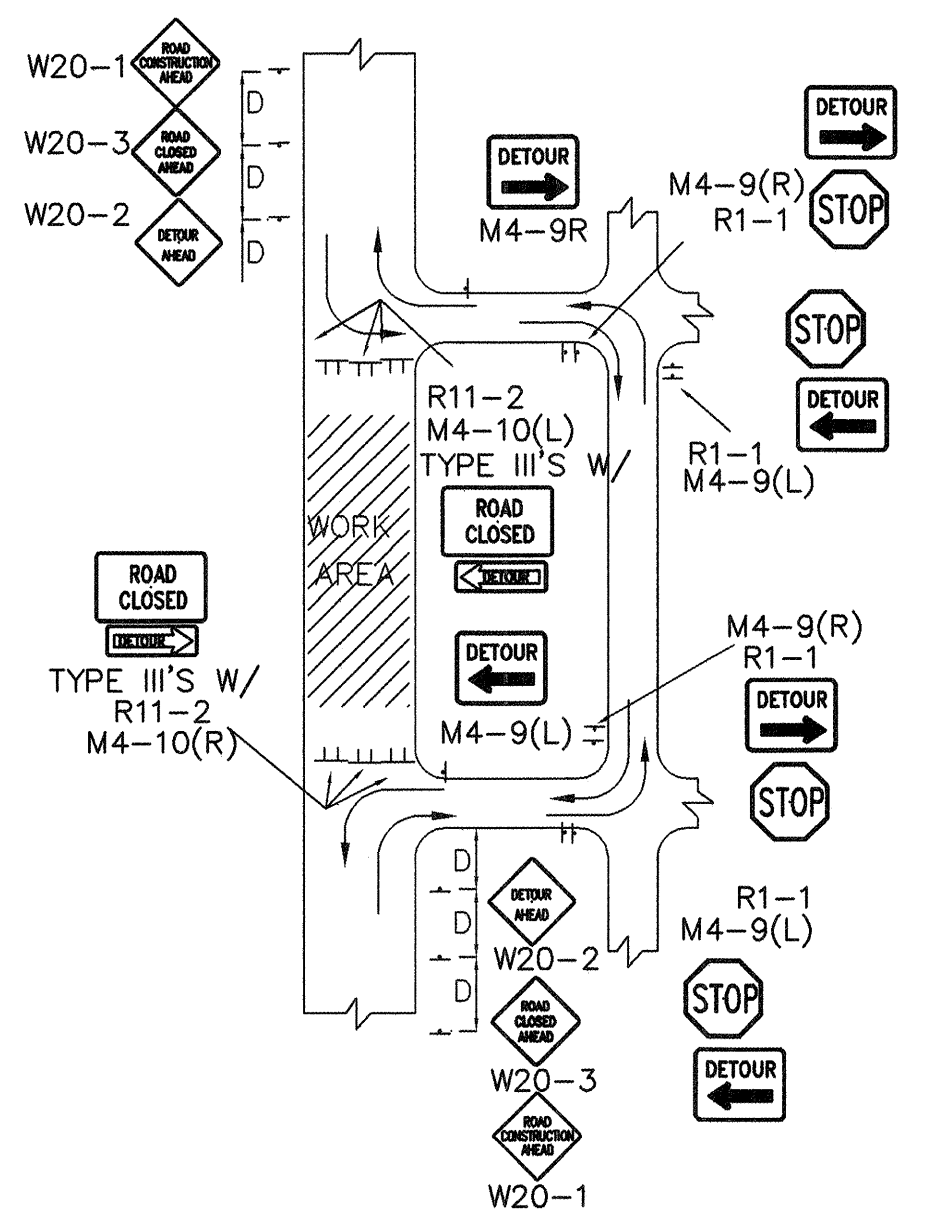
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NEW UNCEP	ACCS 10-K10 ACS 3 1/4" ALUM CAP 54" EAST	DATE	NO.	BY	NO.	DATE
INSPECTOR	AL-3, INC	CENTERLINE OF UNKER BLVD. AND 20.4' SOUTH	DATE				
FIELD ENGINEER	AL-3, INC	OF NORTH END OF BACK OF CURB OF TRAFFIC					
VERIFICATION BY	AL-3, INC	ISLAND ON LOS VOLCANES RD. THE STATION					
CORRECTED BY	AL-3, INC	IS SET FLUSH IN THE TOP OF CURB AND IS					
RECORDED BY		STAMPED "10-K10, 1989."					
DATE		ELEVATION = 5142.79 FEET					
REMARKS		REVISIONS		DESIGN		DATE 1/99	
NO. DATE		BY		DATE 1/99		DATE 1/99	
DESIGNED BY		STAFF		DATE 1/99		DATE 1/99	
DRAWN BY		STAFF		DATE 1/99		DATE 1/99	
CHECKED BY		D.A.L.		DATE 1/99		DATE 1/99	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: AVALON SUBDIVISION, UNIT IB TRAFFIC CONTROL DETAILS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JAN 21 1999			
DESIGN REVIEW COMMITTEE			
PROJECT NO.	591382	MAP NO. K-9	SHEET 18 OF 19

