2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-7549.81-20

SCANNED BY PLANNING

PLANS FOR CONSTRUCTION OF

LA CUEVA ESTATES

ALBUQUERQUE, NEW MEXICO

JANUARY 2006

INDEX TO DRAWINGS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Steven K. Morrow, of the firm Brasher and Lorenz, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Aldrich Land Surveying NMPS number 7719.

Steven K. Morrow, NMPE 13679

10-20-06
Date

STEVEN K. MORROW NEW MEXICO 13679 REGISTERED PROFESSIONAL ENGINEER

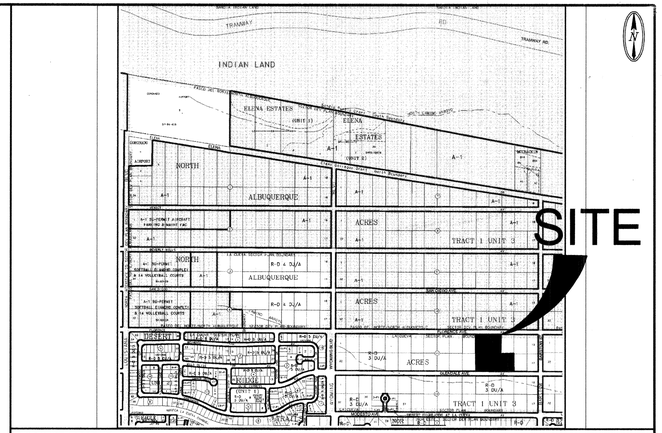
10-20-06

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 10/20/11

RECORD DRAWING

05 DRB 01183
DRB PROJECT No. 1003551

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE, Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188



VICINITY MAP: B - 19 SCALE: NTS

GENERAL NOTES:

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 7, 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
2. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. 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.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. 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.
6. 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 (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
7. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
8. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
9. 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.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
13. 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.
14. 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.
15. 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.
16. 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.
17. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEER'S STAMP & SIGNATURE

DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER

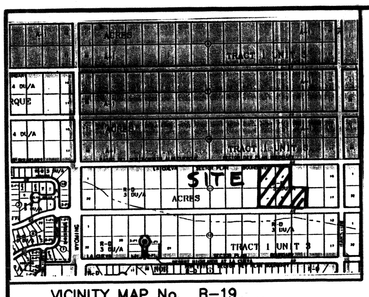
APPROVALS	ENGINEER	DATE
DRC Chair		2-28-06
Transportation		2/10/06
Water/Wastewater	William J. Mahr	2/9/06
Hydrology	Bradley L. Bingham	2/9/06
CIP		
Constr. Mgmt.		
Constr. Coord.		2-28-06

APPROVED FOR CONSTRUCTION

City Engineer 3-21-06
Date

City Project No. 7549.81

Zone Map No. B - 19 Sheet 1 of 15



VICINITY MAP No. B-19

N.T.S.

LEGAL DESCRIPTION

LOTS NUMBERED TWELVE (12), THIRTEEN (13) NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21) IN BLOCK NUMBERED ELEVEN (11), TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, 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 D, FOLIO 121.

PLAT OF
LA CUEVA ESTATES
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

PROJECT NUMBER: 1003551

APPLICATION NUMBER: 05-DRB-01183

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST DATE

NEW MEXICO UTILITIES DATE

CITY APPROVALS:

CITY SURVEYOR 1-31-06 DATE

*REAL PROPERTY DIVISION (CONDITIONAL) DATE

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SCANNED BY PLANNING

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE FIVE (5) LOTS INTO THIRTEEN (13) LOTS, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 4.4298 ACRES.
4: TALOS LOG No. 2005113214
5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
8: DATE OF FIELD WORK: NOVEMBER, 2005
9: CURRENT ZONING: R-D
10: STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC's, PT's ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS. △ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS11463.
11. Milage of Streets created: 0.1149 (Total Width)

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DOES DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Keith Naylor 1/20/06
KEITH NAYLOR, MANAGING MEMBER DATE
NAYLOR DEVELOPMENT CORP., LLC.
MANAGING MEMBER La CUEVA ESTATES, LLC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 20th DAY OF January, 20 06

BY: Keith Naylor
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: Robin L Alley
NOTARY PUBLIC

OFFICIAL SEAL
ROBIN L. ALLEY
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 9/9/09

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#_____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEET'S THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 4TH DAY OF January, 2006

ANTHONY L. HARRIS, P.S. # 11463

STATE OF NEW MEXICO #11463 PROFESSIONAL LAND SURVEYOR ANTHONY L. HARRIS

HLS HARRIS SURVEYING, INC. 5412-B MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8056 FAX: (505) 889-8645

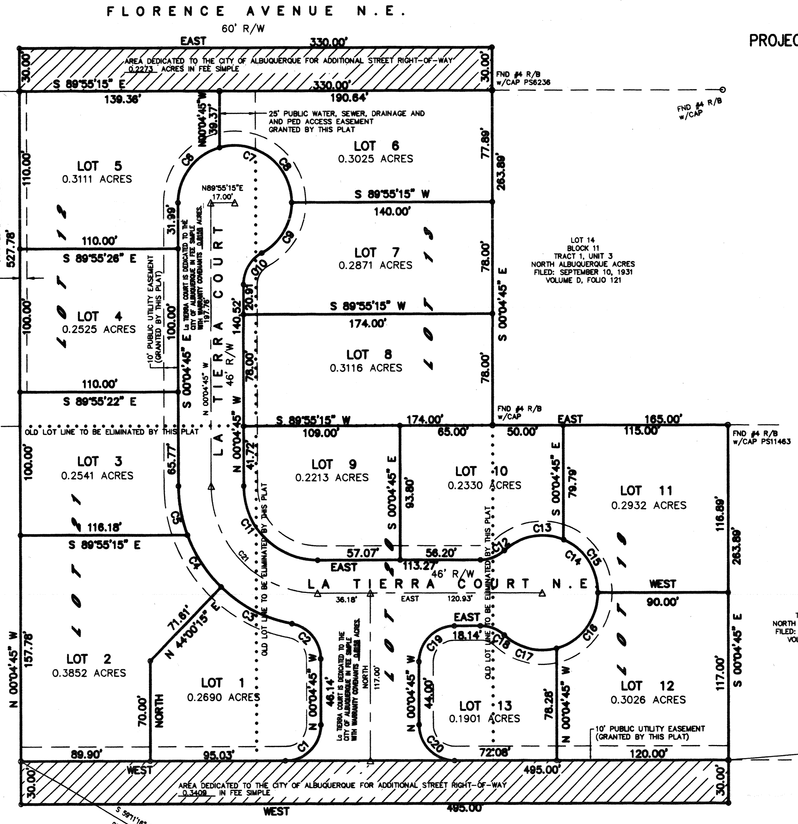
SHEET 1 of 2

05-2434.dwg(Nov-05)

PLAT OF
LA CUEVA ESTATES
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

PROJECT NUMBER: 1003551

APPLICATION NUMBER: 05-DRB-01183



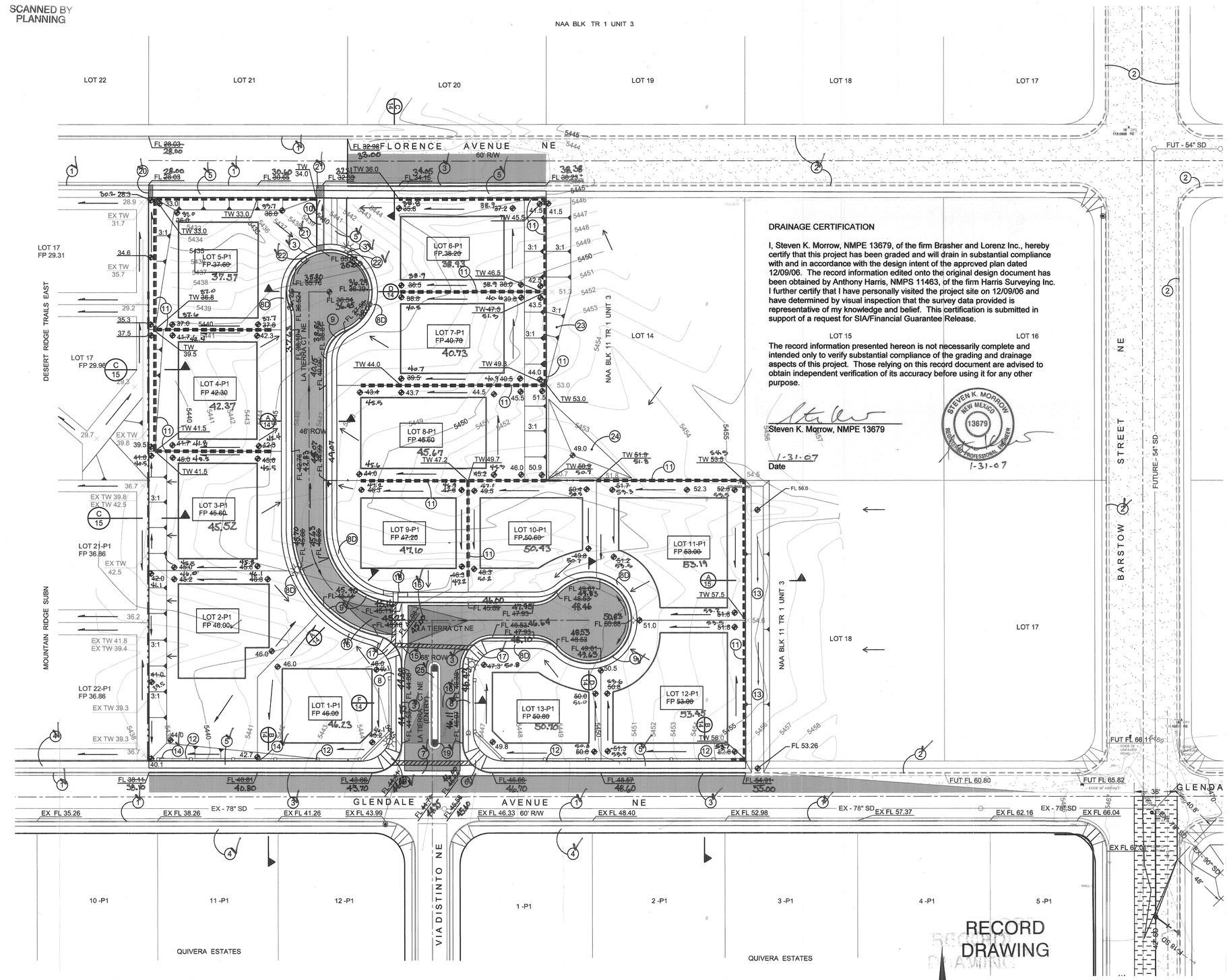
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	90°04'46"	39.30	N 44°37'38" E	35.38
C2	25.00	79°12'14"	34.56	N 39°40'32" W	31.87
C3	98.00	33°17'23"	56.94	N 62°36'17" W	56.14
C4	98.00	25°27'27"	43.54	N 33°13'32" W	43.19
C5	98.00	20°22'24"	34.99	N 10°18'22" W	34.80
C6	40.00	74°34'24"	52.06	N 37°12'27" E	48.46
C7	40.00	241°30'54"	168.61	S 56°16'18" E	68.75
C8	40.00	68°01'44"	47.49	S 34°02'23" E	44.75
C9	40.00	61°27'40"	43.91	S 30°42'18" W	40.88
C10	25.00	61°30'54"	26.84	S 30°40'43" W	25.57
C11	52.00	89°56'15"	81.61	S 45°02'22" E	73.49
C12	25.00	42°23'36"	18.50	N 68°46'01" E	18.08
C13	40.00	64°30'41"	44.92	N 79°44'22" E	42.60
C14	40.00	284°47'36"	184.88	S 00°00'00" W	58.08
C15	40.00	68°03'20"	47.51	S 34°01'38" E	44.77
C16	40.00	75°28'34"	52.67	S 37°43'18" W	48.95
C17	40.00	56°57'22"	39.76	N 78°04'43" W	38.13
C18	25.00	42°23'36"	18.50	N 68°46'01" W	18.08
C19	25.00	90°04'46"	39.30	S 44°37'38" W	35.38
C20	25.00	90°04'46"	39.30	S 45°02'22" E	35.38
C21	75.00	89°56'15"	117.71	S 45°02'22" E	105.99'

HLS HARRIS SURVEYING, INC. 5412-B MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8056 FAX: (505) 889-8645

SHEET 2 of 2

05-2434.dwg(Nov-05)

SCANNED BY PLANNING



DRAINAGE CERTIFICATION

I, Steven K. Morrow, NMPE 13679, of the firm Brasher and Lorenz Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12/09/06. The record information edited onto the original design document has been obtained by Anthony Harris, NMPS 11463, of the firm Harris Surveying Inc. I further certify that I have personally visited the project site on 12/09/06 and have determined by visual inspection that the survey data provided is representative of my knowledge and belief. This certification is submitted in support of a request for SIA/Financial Guarantee Release.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Steven K. Morrow, NMPE 13679

1-31-07
Date

STEVEN K. MORROW NEW MEXICO 13679 REGISTERED PROFESSIONAL ENGINEER
1-31-07

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS, TEL, TV	UGT	UGT
CURB ELEVATIONS	TOP CONC. ELEV. FLOWLINE ELEV.	TOP CONC. ELEV. FLOWLINE ELEV.
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

KEYED NOTES

1. EXISTING STD CURB AND GUTTER
2. FUTURE STD CURB AND GUTTER (N.I.C)
3. NEW STD CURB AND GUTTER PER COA STD DWG 2415A
4. EXISTING 6' SIDEWALK
5. NEW 6' SIDEWALK PER COA STD DWG 2430
6. NEW ACCESSIBLE RAMP PER COA STD DWG 2441 CASE II SEE DETAIL 6/16
7. NEW 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420
8. NEW 4' SIDEWALK PER COA STD DWG 2430
8D. NEW 4' SIDEWALK PER COA STD DWG 2430 (DEFERRED)
9. NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415A 4.75'
10. NEW 8' WIDE CONCRETE CHANNEL PER COA STD DWG 2260
11. NEW RETAINING WALL. SEE SHEET 15
12. PERIMETER WALL
13. CONSTRUCT TEMPORARY OFFSITE CHANNEL
14. ROTATE 2 CMU BLOCKS FOR DRAINAGE FLOWS
15. NEW 10' WIDE VALLEY GUTTER PER COA STD DWG 2422
16. NEW PAVING CROWN TRANSITION PER COA STD DWG 2401
17. USE STANDARD TO MOUNTABLE TRANSITION RAMP PER COA STD DWG 2418
18. NEW MID BLOCK ACCESSIBLE RAMP IN ACCORDANCE WITH ADA SPECIFICATIONS SEE DETAIL 8/A
19. NEW MEDIAN CURB AND GUTTER PER COA STD DWG 2415B
20. INSTALL 1-24" SIDEWALK CULVERT PER COA STD DWG 2236
21. INSTALL 2-24" SIDEWALK CULVERT PER COA STD DWG 2236
22. INSTALL STD TO MOUNTABLE CURB TRANSITION
23. CONSTRUCT INTERIM 3:1 CUT SLOPE.
24. CONSTRUCT INTERIM RETENTION POND VOL= 1050 CF
25. CONC. PAVEMENT ON MEDIAN PER COA STD DWG 2408 PAINT MEDIAN NOSES YELLOW.

PROJECT DATA

PROPERTY ADDRESS
GLENDALE AVE NE
ALBUQUERQUE, NEW MEXICO
LEGAL DISCRIPTION
LOTS 12 & 13, 19-21, BLOCK 11
TRACT1, UNIT 3.
NORTH ALBUQUERQUE ACRES
SURVEY
SUPPLEMENTAL MAPPING BY
BRASHER AND LORENZ JUNE 2005
BOUNDRY SURVEY BY HARRIS SURVEYING

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-8088 Fax: (505) 888-6188

AS-BUILT INFORMATION

		DATE
CONTRACTOR	Sall's Brothers Const	6/22/06
WORK STAKED BY	Abbott	9/26/06
INSPECTORS ACCEPTANCE BY	Brasher	9/26/06
AS-BUILT FIELD VERIFICATION BY	Brasher	11/8/06
DRAWINGS CORRECTED BY	Brasher	11/9/06

MICRO-FILM INFORMATION — DATE

BENCHMARKS

ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION

NO.	FIELD NOTES	BY	DATE

ENGINEER'S SEAL

A. LORENZ — NEW MEXICO — 8047 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DAL	DATE 07-2005
DRAWN BY	F.G	DATE 07-2005
CHECKED BY	DAL	DATE 07-2005

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
GRADING & DRAINAGE PLAN

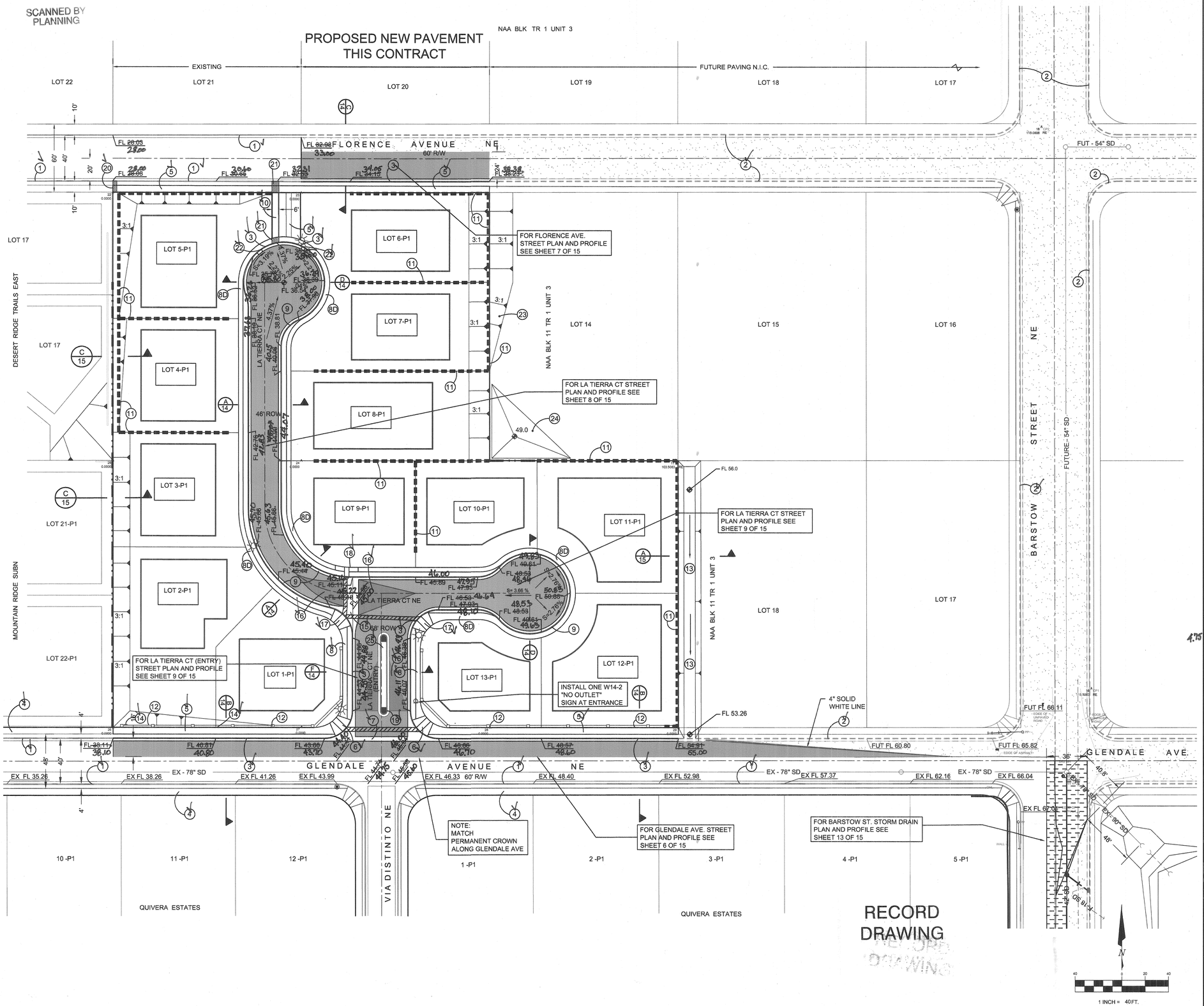
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
For Information Only				

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	3	15

FOR INFORMATION ONLY

05 DRB 01183
DRB PROJECT No 1003551

SCANNED BY PLANNING



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP-CONC-ELEV/ FLOWLINE-ELEV	TOP-CONC-ELEV/ FLOWLINE-ELEV
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SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

KEYED NOTES

1. EXISTING STD CURB AND GUTTER
2. FUTURE STD CURB AND GUTTER (N.I.C)
3. NEW STD CURB AND GUTTER PER COA STD DWG 2415A
4. EXISTING 6' SIDEWALK
5. NEW 6' SIDEWALK PER COA STD DWG 2430
6. NEW ACCESSIBLE RAMP PER COA STD DWG 2441 CASE II SEE DETAIL G/14
7. NEW 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420
8. NEW 4' SIDEWALK PER COA STD DWG 2430
8D. NEW 4' SIDEWALK PER COA STD DWG 2430 (DEFERRED)
9. NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415A
10. NEW 4' WIDE CONCRETE CHANNEL PER COA STD DWG 2260
11. NEW RETAINING WALL. SEE SHEET 15
12. PERIMETER WALL
13. CONSTRUCT TEMPORARY OFFSITE CHANNEL
14. ROTATE 2 CMU BLOCKS FOR DRAINAGE FLOWS
15. NEW 10' WIDE VALLEY GUTTER PER COA STD DWG 2422
16. NEW PAVING CROWN TRANSITION PER COA STD DWG 2401
17. USE STANDARD TO MOUNTABLE TRANSITION RAMP PER COA STD DWG 2418
18. NEW MID BLOCK ACCESSIBLE RAMP IN ACCORDANCE WITH ADA SPECIFICATIONS SEE DETAIL A/8
19. NEW MEDIAN CURB AND GUTTER PER COA STD DWG 2415B
20. INSTALL 1-24" SIDEWALK CULVERT PER COA STD DWG 2236
21. INSTALL 2-24" SIDEWALK CULVERT PER COA STD DWG 2236
22. INSTALL STD TO MOUNTABLE CURB TRANSITION
23. CONSTRUCT INTERIM 3:1 CUT SLOPE. NOT COMPLETE
24. CONSTRUCT INTERIM RETENTION POND VOL= 1050 CF NOT BUILT
25. CONC. PAVEMENT ON MEDIAN PER COA STD DWG 2408 PAINT MEDIAN NOSES YELLOW.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

AS-BUILT INFORMATION

		DATE
CONTRACTOR	SAIS BARTHERS CONST	6/08/06
WORK STAKED BY	AUSPICH	9/26/06
INSPECTOR ACCEPTANCE BY	BRASHER	10/17/06
FIELD VERIFICATION BY	BRASHER	10/19/06
DRAWINGS CORRECTED BY	BRASHER	

MICRO-FILM INFORMATION

BENCHMARKS

ACS BRASS CAP STAMPED "1 B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.503 FEET

SURVEY INFORMATION

NO.	BY	FIELD NOTES	DATE

ENGINEER'S SEAL

GENE A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

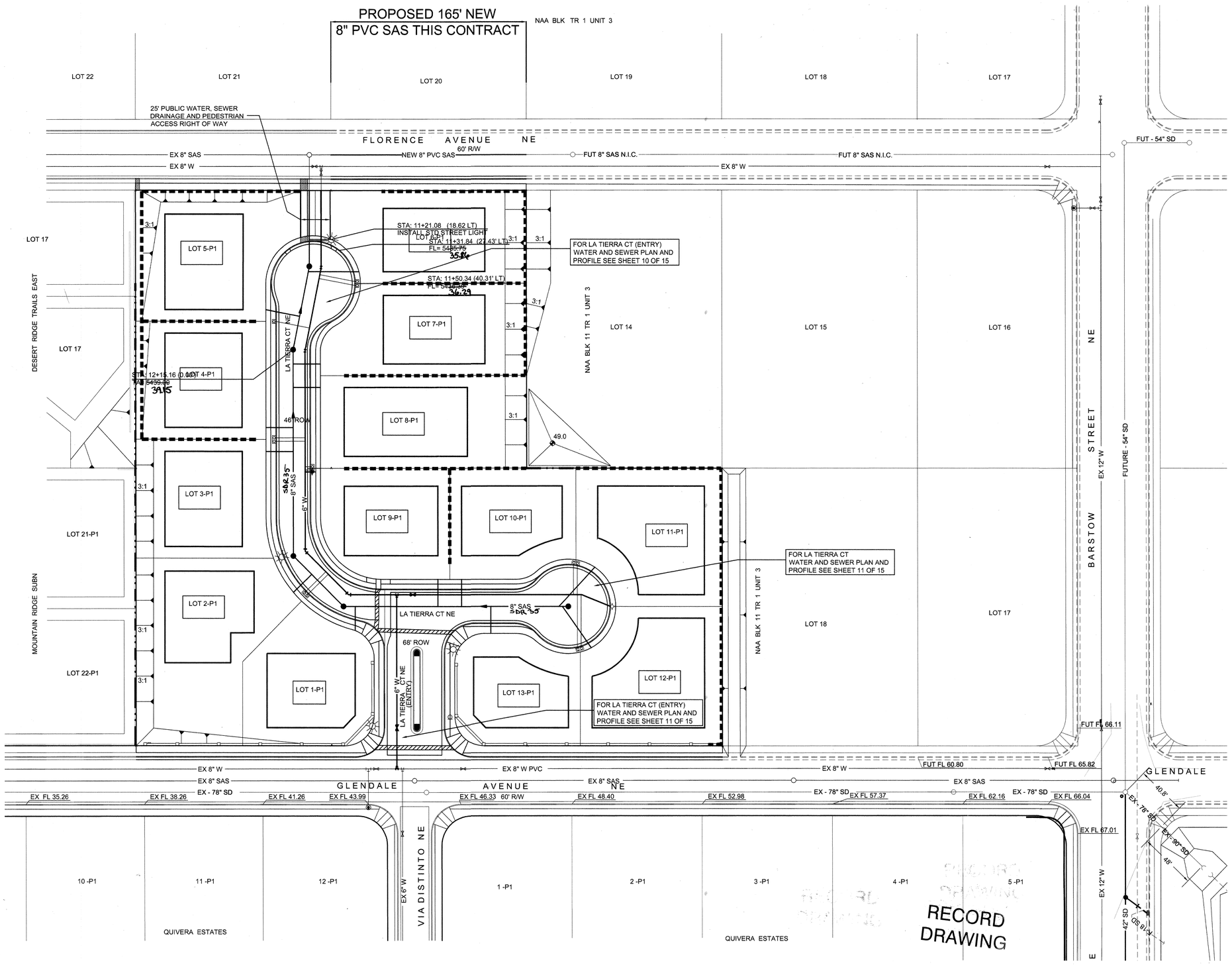
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
STREET AND STORM DRAINAGE LAYOUT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
FEB 2 9 2006 REVIEW	MAR 2 1 2006 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	4	15

SCANNED BY PLANNING



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC ELEV / FLOWLINE ELEV	TOP CONC ELEV / FLOWLINE ELEV
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

NOTE:

- ELECTRONIC MARKER DISCS SHALL BE INSTALLED FOR WATERLINES AND SANITARY SEWER LINES AS PER STANDARD SPECIFICATIONS SECTION 170.
- VALVES, HYDRANTS, AND APPURTENANCES OF THE CITY WATER SYSTEM SHALL BE OPERATED BY CITY PERSONNEL ONLY.
- THE CONTRACTOR SHALL PROVIDE THE CITY 7 WORKING DAYS ADVANCE NOTICE OF NEED FOR SYSTEM SHUTDOWN. CALL 857-8200.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PROPERTY OWNERS 24 HOURS PRIOR TO SHUT DOWN.

WATER SHUT-OFF PLAN

NON PRESSURIZED CONNECTION AT GLENDALE AND LA TIERRA CT

1. PRESSURIZED CONNECTION TO EXISTING 8" WATER LINE IN GLENDALE AVE. WILL NOT REQUIRE SYSTEM SHUTDOWN.
2. IF NECESSARY, SYSTEM SHUT-OFF WILL BE ACCOMPLISHED BY CLOSING TWO 8" GATE VALVES LOCATED IN GLENDALE AT AVE. AT STA 13+15.65 (10.00' LT) AND 18+82.49 (10.00' LT) AND ONE 6" GATE VALVE LOCATED IN VIA DISTINO APPROX. 60' SOUTH OF GLENDALE CENTERLINE
3. ANTICIPATED SHUT DOWN DURATION IS 8 HOURS

NON PRESSURIZED CONNECTION ON SOUTH SIDE OF FLORENCE

1. VERIFY VALVE AT CONNECTION POINT IS CLOSED

N

1 INCH = 40FT.

BRASHER & LORENZ
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AS-BUILT INFORMATION

		DATE
CONTRACTOR	SOLIS BROTHERS CONST	6/20-9/06
WORK STAKED BY	ALBUCO	9/26/06
INSPECTORS AUDIT VERIFICATION BY	BRASHER	9/26/06
FIELD VERIFICATION BY	BRASHER	10/18/06
DRAWINGS CORRECTED BY	BRASHER	10/19/06

MICRO-FILM INFORMATION

DATE

BENCHMARKS

ACS BRASS CAP STAMPED "1-B20"
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N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DENNIS A. LORENZ NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 7986

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

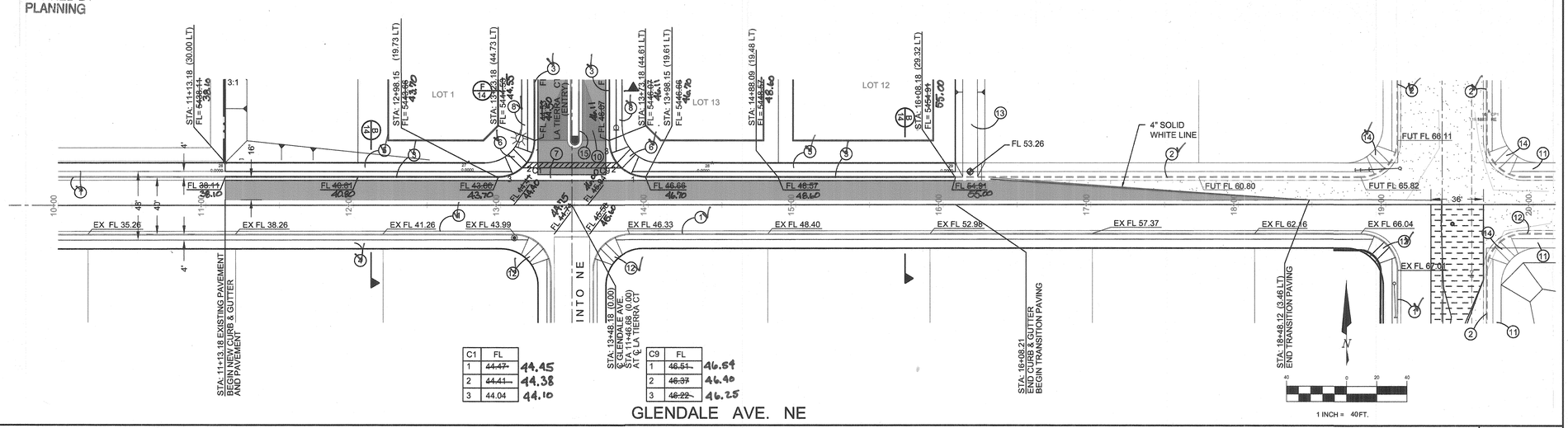
TITLE:

LA CUEVA ESTATES
WATER AND SEWER LAYOUT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
FEB 2 0 2007	MAR 2 1 2006 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	5	15

SCANNED BY PLANNING



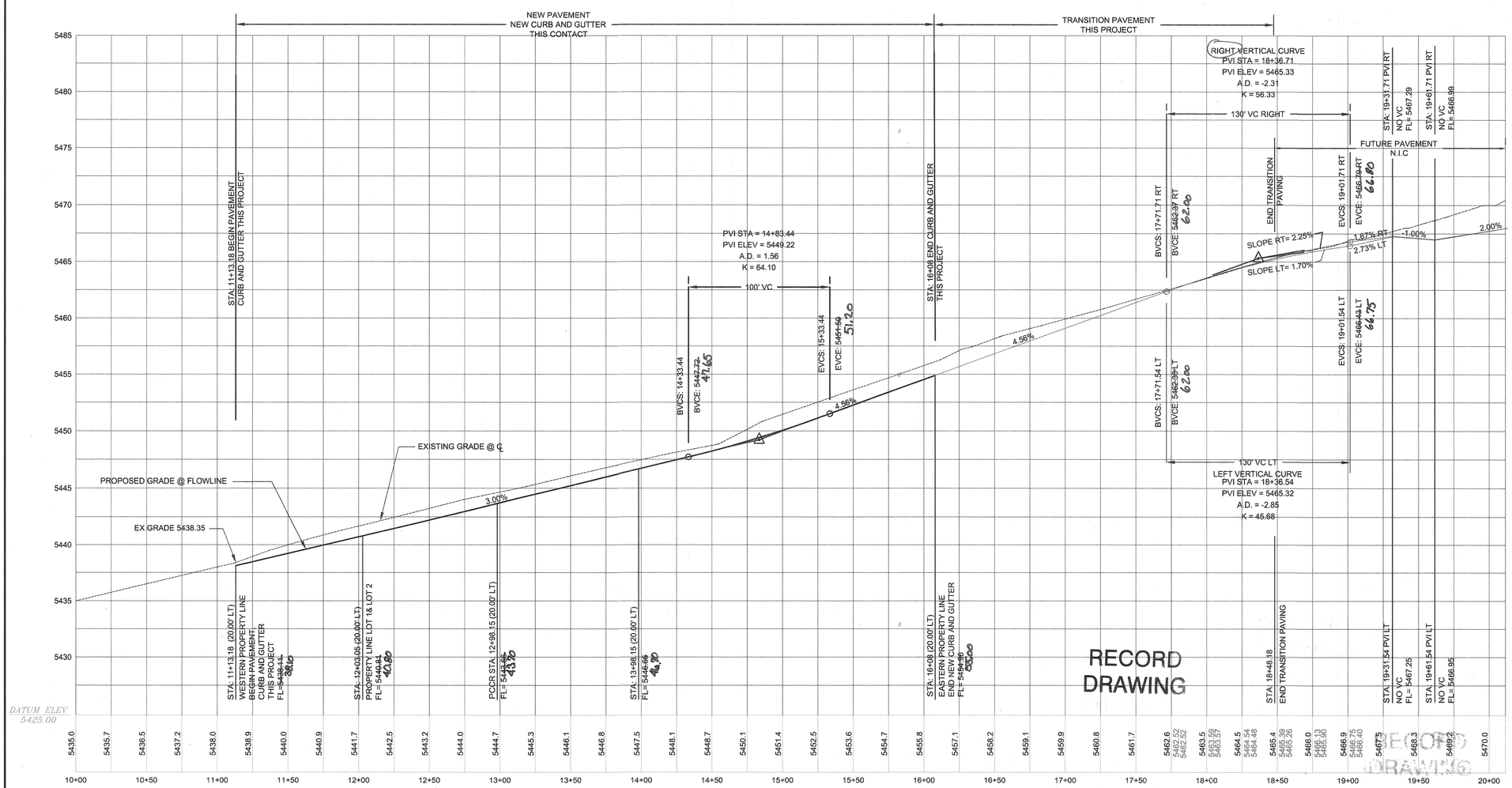
C1	FL
1	~~44.47~~ 44.45
2	~~44.41~~ 44.38
3	44.04 44.10

C9	FL
1	~~46.51~~ 46.54
2	~~46.37~~ 46.40
3	~~46.22~~ 46.25

GLENDALE AVE. NE

1" = 40' (H)
1" = 5' (V)

STA 10+00 TO 20+00



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC ELEV/ FLOWLINE ELEV	TOP CONC ELEV/ FLOWLINE ELEV
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.30	25.00
C2	34.19	25.00
C3	121.72	89.00
C4	95.73	61.00
C5	21.58	25.00
C6	170.38	35.00
C7	21.58	25.00
C8	39.30	25.00
C9	39.24	25.00
C10	117.71	75.00
C11	119.34	35.00
C12	29.88	25.00

NOTES

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

KEYED NOTES

1. EXISTING STD CURB AND GUTTER
2. FUTURE STD CURB AND GUTTER (N.I.C)
3. NEW STD CURB AND GUTTER PER COA STD DWG 2415A
4. EXISTING 6' SIDEWALK
5. NEW 6' SIDEWALK PER COA STD DWG 2430
6. NEW ACCESSIBLE RAMP PER COA STD DWG 2441 CASE II SEE DETAIL G 14 SHEET 14.
7. NEW 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420
8. NEW 4' SIDEWALK PER COA STD DWG 2430
9. NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415A
10. PAVEMENT CROWN TRANSITION AREA PER COA STD DWG 2401
11. FUTURE 6' SIDEWALK (N.I.C)
12. EXISTING ACCESSIBLE RAMP
13. CONSTRUCT TEMPORARY OFFSITE CHANNEL FOR OFF-SITE DRAINAGE. NOT BUILT
14. FUTURE ACCESSIBLE RAMP (N.I.C)
15. INSTALL CENTER MEDIAN CURB & GUTTER PER 2415B

BRASHER & LORENZ
CONSULTING ENGINEERS
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Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

AS-BUILT INFORMATION

		DATE
CONTRACTOR	SALS Brothers	6/20-9/06
WORK STAKED BY	Aubrey H	9/26/06
ACCEPTANCE INSPECTION BY	Brasher	10/9/06
FIELD VERIFICATION BY	Brasher	10/10/06
DRAWINGS CORRECTED BY	Brasher	10/10/06

MICRO-FILM INFORMATION DATE

BENCHMARKS

ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
OWEN A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER
7-6-06

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

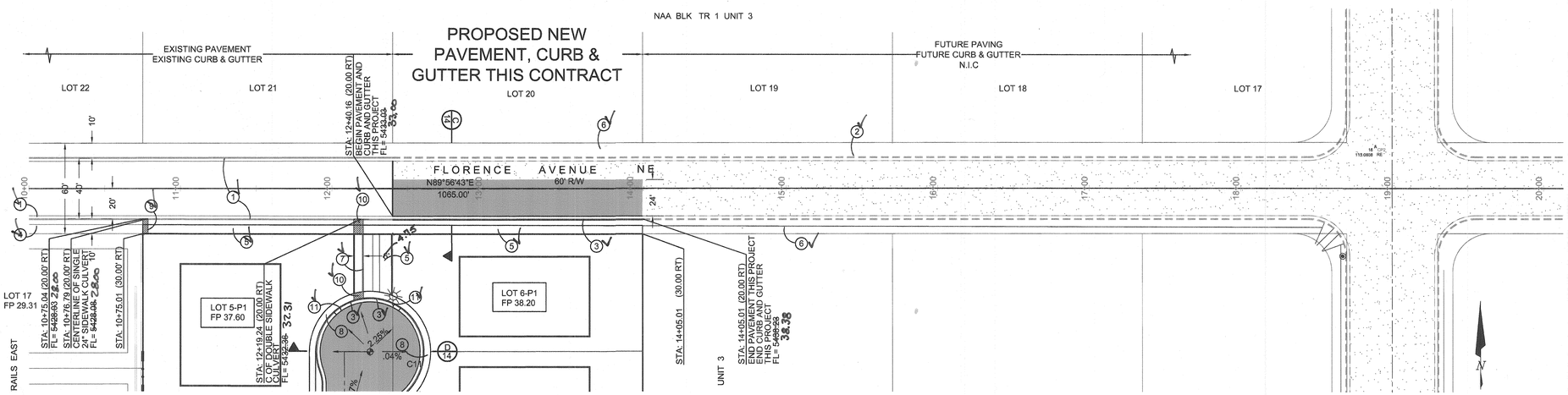
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
GLENDALE STREET PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
FEB 2 9 2006 REVIEW	MAR 2 1 2006 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	6	15

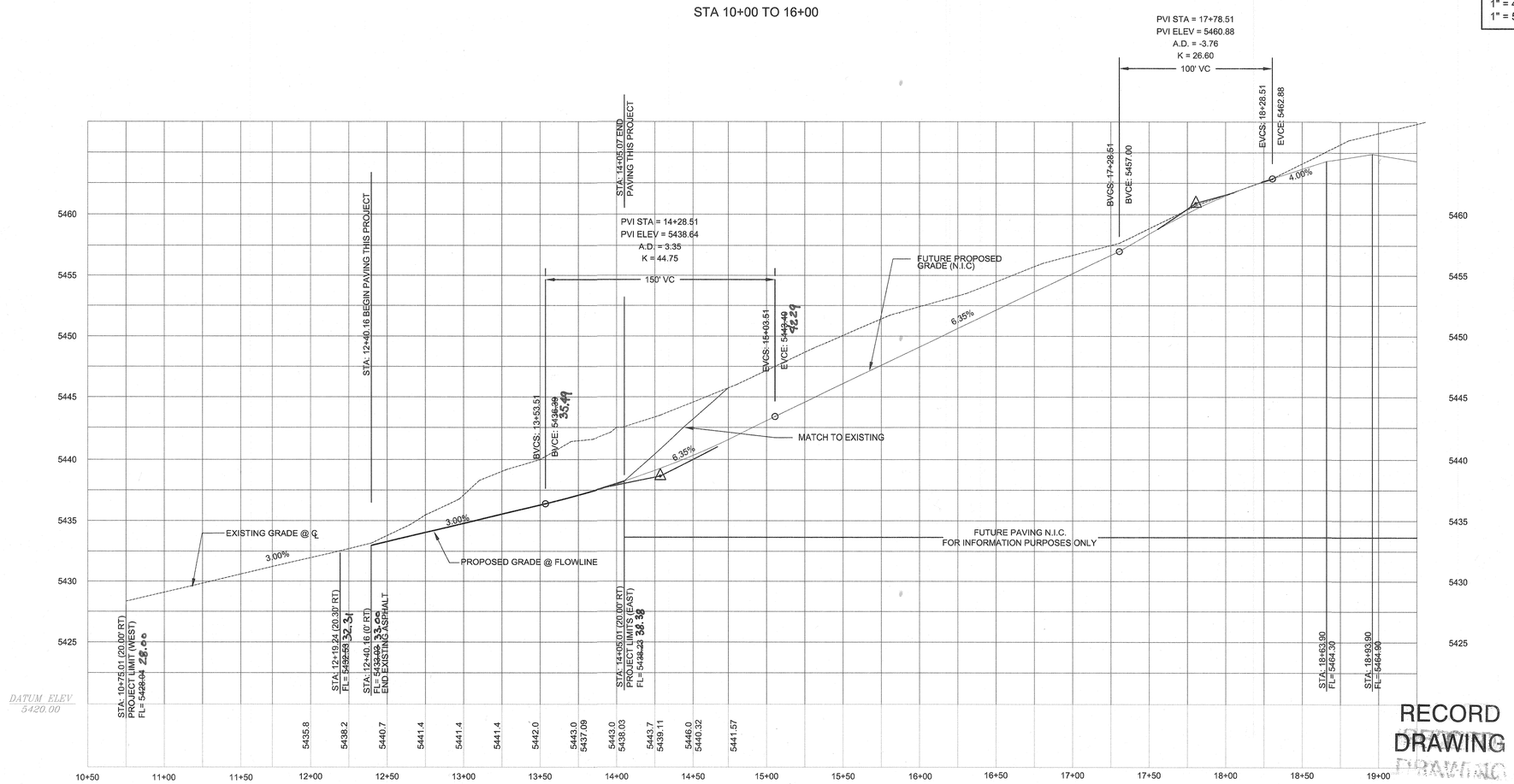
SCANNED BY PLANNING



FLORENCE AVE NE

STA 10+00 TO 16+00

1" = 40' (H)
1" = 5' (V)



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC. ELEV. FLOWLINE ELEV	TOP CONC. ELEV. FLOWLINE ELEV
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

NOTES

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

○ KEYED NOTES

1. EXISTING STD CURB AND GUTTER ✓
2. FUTURE STD CURB AND GUTTER (N.I.C) ✓
3. NEW STD CURB AND GUTTER PER COA STD DWG 2515A ✓
4. EXISTING 6' SIDEWALK ✓
5. NEW 6' SIDEWALK PER COA STD DWG 2430 ✓
6. FUTURE 6' SIDEWALK (N.I.C) *
7. NEW 8' WIDE CONCRETE CHANNEL PER COA STD DWG 2260 A-15 '
8. NEW 4' SIDEWALK PER COA STD DWG 2430 DEFFERED–
9. INSTALL 1 - 24" SIDEWALK CULVERT 24" PER COA STD DWG 2236
10. INSTALL 2 - 24" SIDEWALK CULVERTS 24" PER COA STD DWG 2236
11. INSTALL 5' LONG CURB TRANSITION FROM MOUNTABLE CURB AND GUTTER TO STD 8" CURB AND GUTTER PER COA STD DWG 2418. ✓

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CONSULTING ENGINEERS
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Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-8188

AS-BUILT INFORMATION

CONTRACTOR	SALLS BROTHERS	DATE 6/26-9/06
WORK STAKED BY	ALBRICH	DATE 9/26/06
ACCEPTANCE BY	D.BRASHER	DATE
FIELD VERIFICATION BY	D.BRASHER	DATE 10/18/06
DRAWINGS CORRECTED BY	D.BRASHER	DATE 10/18/06

MICRO-FILM INFORMATION
DATE

BENCHMARKS

ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

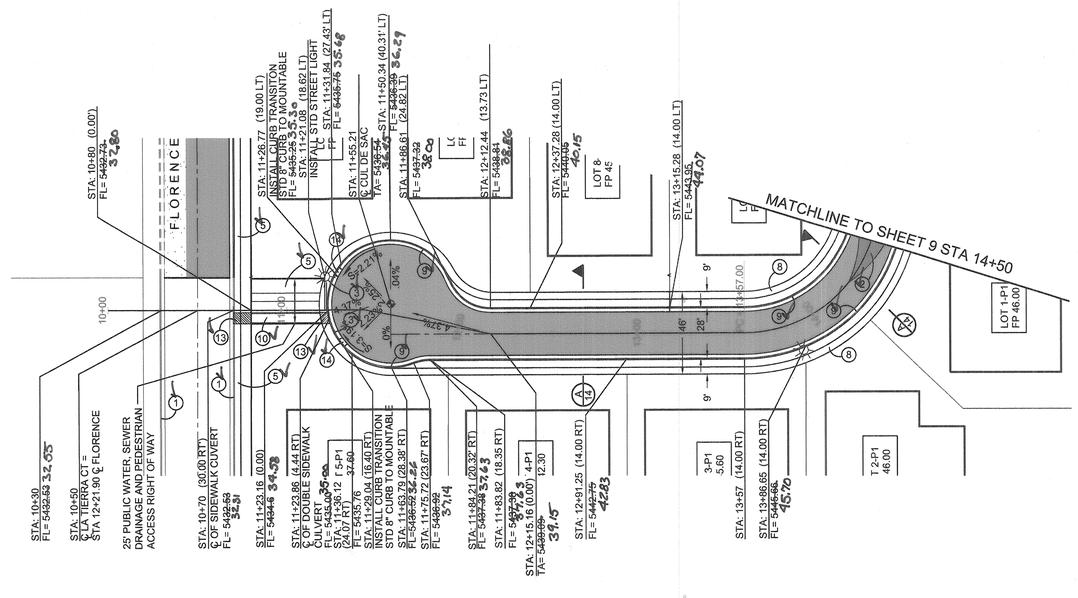
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
FLORENCE STREET PLAN & PROFILE

Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 2 8 2006 DESIGN REVIEW COMMITTEE	APPROVED MAR 2 1 2006 CITY ENGINEER	Last Design Update		

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	7	15

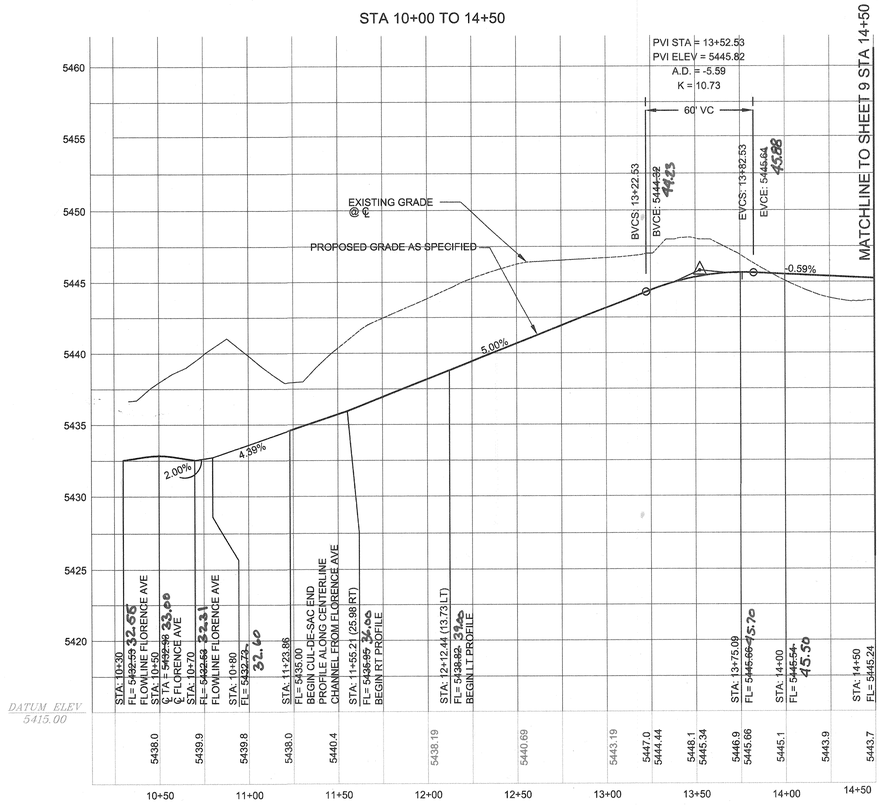
SCANNED BY PLANNING

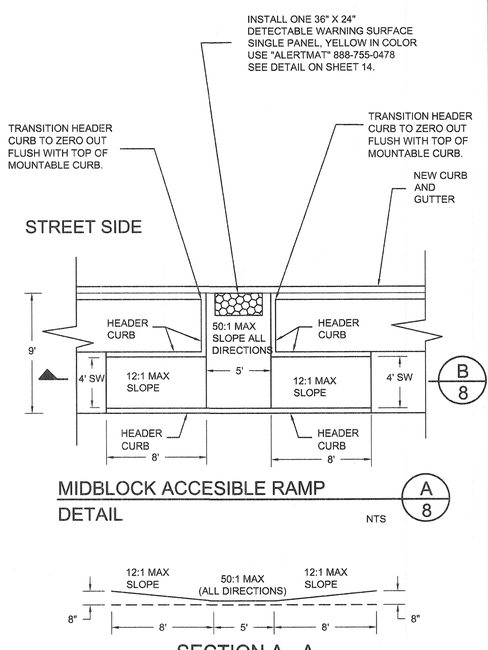


LA TIERRA CT NE

1" = 40' (H)
1" = 5' (V)

STA 10+00 TO 14+50





MIDBLOCK ACCESIBLE RAMP DETAIL (A/8) NTS

SECTION A - A

MIDBLOCK ACCESIBLE RAMP SECTION VIEW (B/8) NTS

RECORD DRAWING

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC ELEV/ FLOWLINE ELEV	TOP CONC ELEV/ FLOWLINE ELEV
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SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.30	25.00
C2	34.19	25.00
C3	121.72	89.00
C4	95.73	61.00
C5	21.58	25.00
C6	170.38	35.00
C7	21.58	25.00
C8	39.30	25.00
C9	39.24	25.00
C10	117.71	75.00
C11	164.65	35.00
C12	29.88	25.00
C13	9.18	25.00

NOTES

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

KEYED NOTES

1. EXISTING STD CURB AND GUTTER
2. PAVEMENT CROWN TRANSITION AREA PER COA STD DWG 2401
3. NEW STD CURB AND GUTTER PER COA STD DWG 2415A
4. EXISTING 6' SIDEWALK
5. NEW 6' SIDEWALK PER COA STD DWG 2430
6. NEW ACCESSIBLE RAMP PER COA STD DWG 2441 CASE II SEE DETAIL (A/8)
7. NEW 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420
8. NEW 4' SIDEWALK PER COA STD DWG 2430 DEFERRED
9. NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415A
10. NEW 8' WIDE CONCRETE CHANNEL PER COA STD DWG 2260
11. EXISTING ACCESSIBLE RAMP 4.76'
12. PERIMETER WALL
13. INSTALL 2 - 24" SIDEWALK CULVERTS 20" PER COA STD DWG 2236
14. INSTALL 5' LONG CURB TRANSITION FROM MOUNTABLE C&G TO STD. 8" C & G PER COA STD DWG 2418

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

AS-BUILT INFORMATION

		DATE
CONTRACTOR	S ALLS BROTHERS CONST.	6-28-2006
WORK STAKED BY	PARCH	9/26/06
INSPECTORS ACCEPTANCE BY	BRASHER	9/26/06
FIELD VERIFICATION BY	BRASHER	10/18/06
DRAWINGS CORRECTED BY	BRASHER	10/19/06

MICRO-FILM INFORMATION

BENCHMARKS

ACS BRASS CAP STAMPED "1.820"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE. APPROX. 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.

N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,992.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER A. LORENZ 9641

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

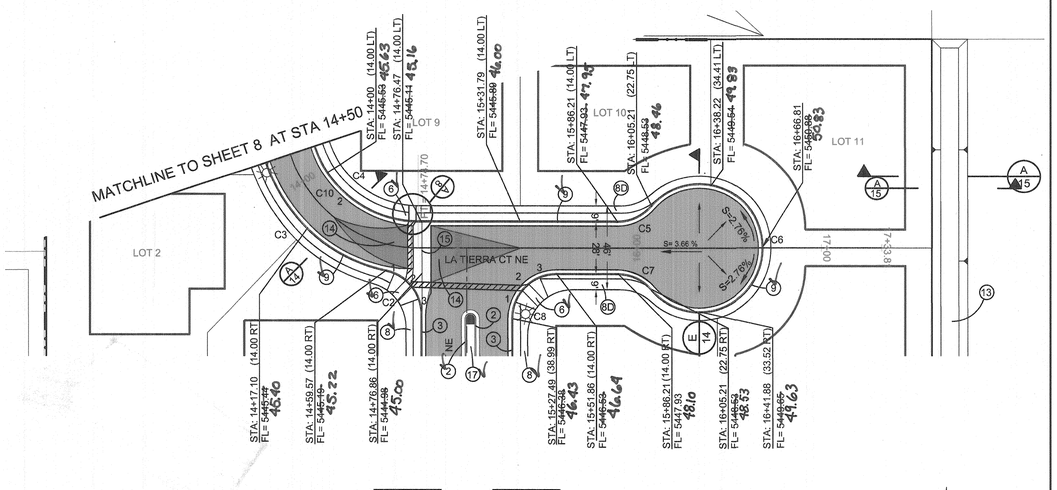
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LA CUEVA ESTATES
LA TIERRA CT STREET PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVE FEB 2 8 2006 DESIGN REVIEW COMMITTEE	APPROVE MAR 2 1 2006 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	8	15

SCANNED BY PLANNING

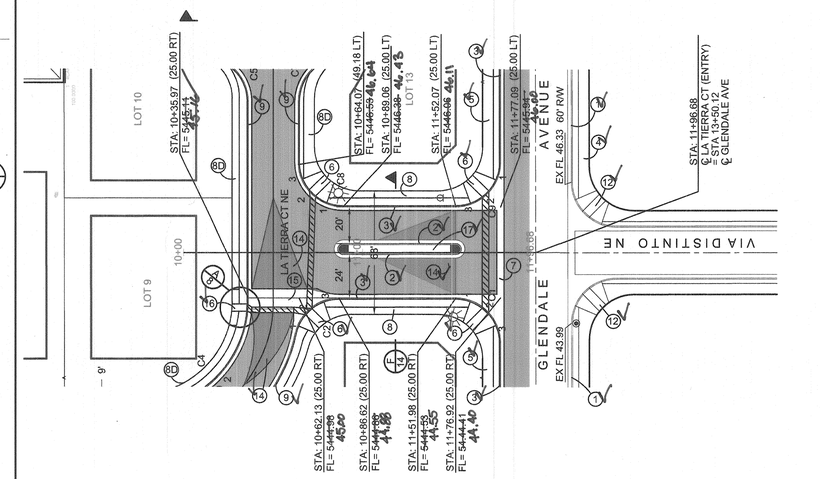


C2	FL
1	~~45.13~~ 45.15
2	~~45.08~~ 45.00
3	~~44.97~~ 45.00

C8	FL
1	~~46.42~~ 46.45
2	~~46.46~~ 46.50
3	~~46.49~~ 46.50

LA TIERRA CT NE

1 INCH = 40FT.



C1	FL
1	~~44.47~~ 44.45
2	~~44.41~~ 44.38
3	~~44.04~~ 44.10

C2	FL
1	~~45.13~~ 45.15
2	~~45.08~~ 45.00
3	~~44.97~~ 45.00

C8	FL
1	~~46.42~~ 46.45
2	~~46.46~~ 46.50
3	~~46.49~~ 46.60

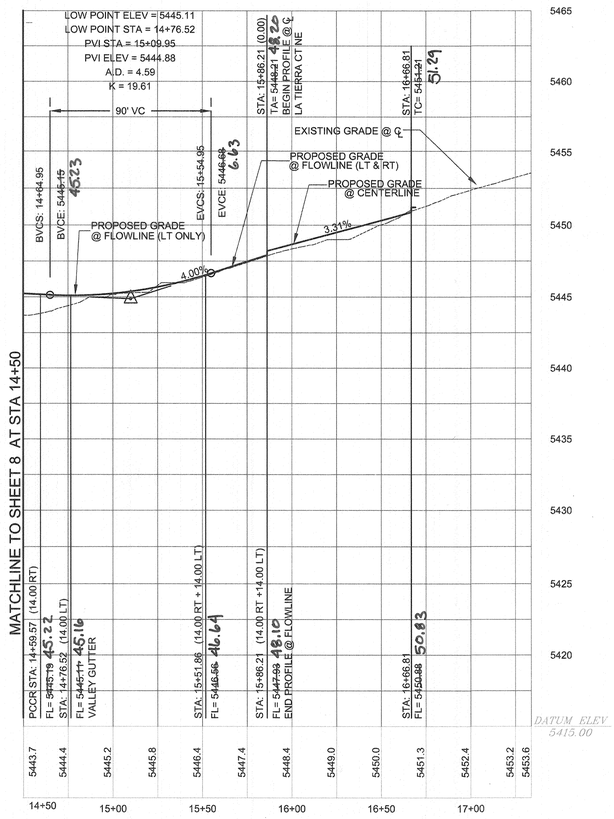
C9	FL
1	~~46.51~~ 46.54
2	~~46.37~~ 46.40
3	~~46.22~~ 46.25

LA TIERRA CT NE (ENTRY)

1 INCH = 40FT.

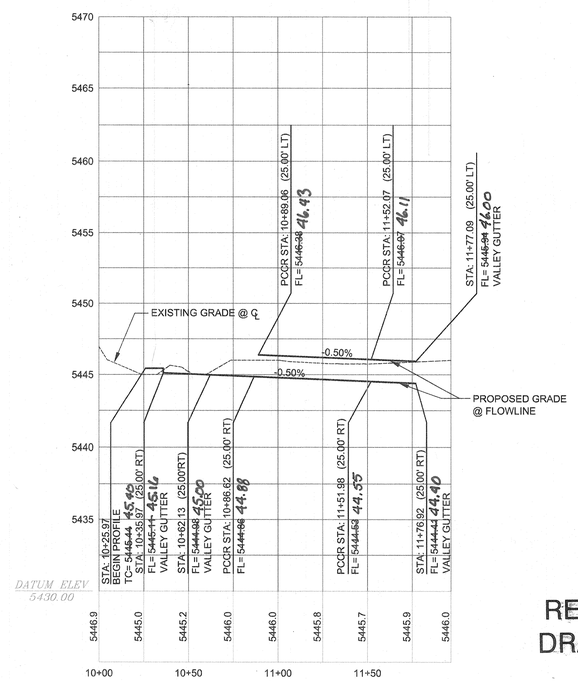
1" = 40' (H)
1" = 5' (V)

STA 14+50 TO 16+66.81



STA 10+00 TO 11+78

1" = 40' (H)
1" = 5' (V)



RECORD DRAWING

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC ELEV FLOWLINE ELEV	TOP CONC ELEV FLOWLINE ELEV
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.30	25.00
C2	34.19	25.00
C3	121.72	89.00
C4	95.73	61.00
C5	21.58	25.00
C6	170.38	35.00
C7	21.58	25.00
C8	39.30	25.00
C9	39.24	25.00
C10	117.71	75.00
C11	164.65	35.00
C12	29.88	25.00
C13	9.18	25.00

NOTES

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

○ KEYED NOTES

1. EXISTING STD CURB AND GUTTER ✓
2. NEW MEDIAN CURB AND GUTTER PER COA STD DWG 2415B ✓
3. NEW STD CURB AND GUTTER PER COA STD DWG 2415A ✓
4. EXISTING 6' SIDEWALK ✓
5. NEW 6' SIDEWALK PER COA STD DWG 2430 ✓
6. NEW ACCESSIBLE RAMP PER COA STD DWG 2441 CASE II SEE DETAIL (A) SHEET 14 ✓
7. NEW 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420 ✓
8. NEW 4' SIDEWALK PER COA STD DWG 2430
8D. NEW 4' SIDEWALK PER COA STD DWG 2430 DEFERRED
9. NEW MOUNTABLE ROLL TYPE CURB AND GUTTER ✓ PER COA STD DWG 2415A
10. NEW 5' WIDE CONCRETE CHANNEL PER COA STD DWG 2260 ✓
11. FUTURE 6' SIDEWALK (N.I.C)
12. EXISTING ACCESSIBLE RAMP ✓
13. CONSTRUCT TEMPORARY OFFSITE CHANNEL NOT BUILT
14. PAVEMENT CROWN TRANSITION AREA PER COA STD DWG 2401 ✓
15. NEW 10' WIDE VALLEY GUTTER PER COA STD DWG 2422. ✓
16. NEW TWO WAY ACCESIBLE RAMP SEE DETAIL (A) ✓
17. CONC. PAVEMENT ON MEDIAN PER COA STD DWG 2408 ✓ PAINT MEDIAN NOSES YELLOW.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

AS-BUILT INFORMATION

CONTRACTOR: SALS BROTHERS CONST.
WORK STAKED BY: ALDRICH DATE 6/06-9/06
INSPECTOR: DATE 9/26/06
AS-BUILTS PREPARED BY: BRASHER DATE 10/5/06
FIELD VERIFICATION BY: BRASHER DATE 10/5/06
DRAWINGS CORRECTED BY: BRASHER DATE 10/19/06
MICRO-FILM INFORMATION
DATE

BENCHMARKS

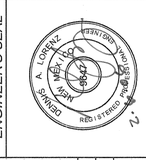
ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

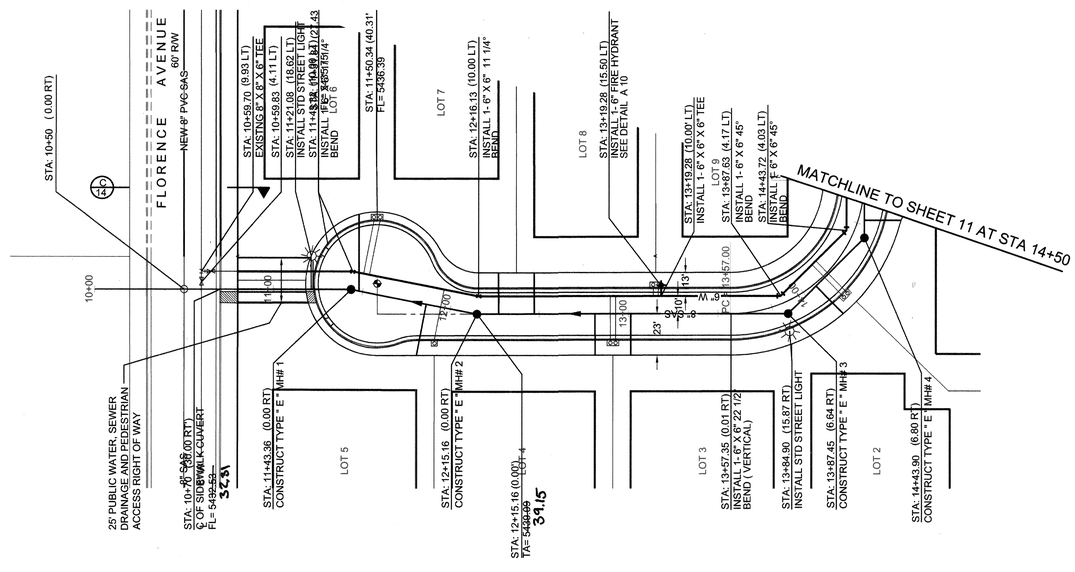
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LA CUEVA ESTATES
LA TIERRA CT & LA TIERRA CT (ENTRY)
STREET PLAN AND PROFILE

Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
FEB 2 8 2006 DESIGN REVIEW COMMITTEE	MAR 2 1 2006 CITY ENGINEER	Last Design Update		

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	9	15

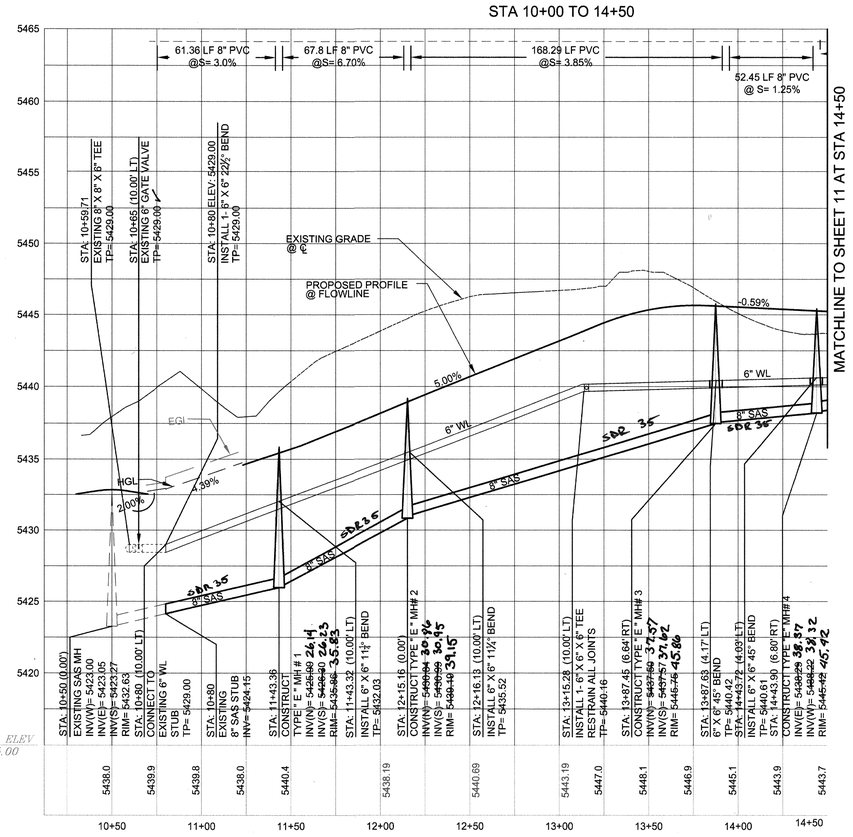
SCANNED BY PLANNING



LA TIERRA CT NE

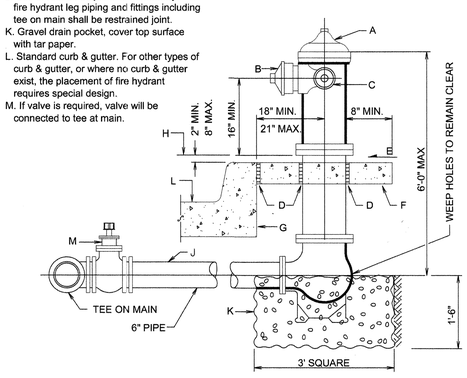
STA 10+00 TO 14+50

1" = 40' (H)
1" = 5' (V)



CONSTRUCTION NOTES

A. Fire hydrant per specifications
B. Pumper nozzle 4 1/2"
C. Hose nozzle 2 1/2"
D. 1/2" expansion joint material
E. Slope 1/4" per foot
F. 3' x 3' x 6" concrete square pad, to be constructed around fire hydrant's centerline when not located within sidewalk or concrete area.
G. Back of curb
H. Controlled elevation line, level in all directions.
J. Use of restrained joints is mandatory. All fire hydrant leg piping and fittings including tee on main shall be restrained joint.
K. Gravel drain pocket, cover top surface with tar paper.
L. Standard curb & gutter. For other types of curb & gutter, or where no curb & gutter exist, the placement of fire hydrant requires special design.
M. If valve is required, valve will be connected to tee at main.



RECORD DRAWING

LEGEND

ITEM	EXISTING	PROPOSED
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SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
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CURB AND GUTTER		
HEADER CURB		
DROP INLET		
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REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

SANITARY SEWER SERVICES

LOT NO	STATION	OFFSET	INV
1	14+57.16	23.00' RT	5440.04
2	14+09.44	23.00' RT	5439.45
3	13+01.23	23.00' RT	5435.91
4	12+81.23	23.00' RT	5435.15
5	11+86.26	29.06' RT	5430.85
6	11+48.03	42.83' LT	5428.49
7	12+27.28	23.00' LT	5433.11
8	12+47.28	23.00' LT	5433.87
9	15+21.78	23.00' LT	5441.51
10	15+41.78	23.00' LT	5441.90
11	16+70.54	10.00 'LT	5444.07
12	16+51.86	34.61' RT	5443.96
13	15+66.39	23.00' RT	5442.39

NOTES

1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS NOTED OTHERWISE
2. ALL METERED WATR SERVICES ARE 3/4" IN DIAMETER UNLESS NOTED OTHERWISE

RESTRAINED JOINTS LENGTH

1. TEE BRANCH - EACH RUN PIPE SHALL BE MINIMUM 10" W/O JOINTS
2. DISTANCE SHOWN IS IN EACH DIRECTION FOR VALVES AND BENDS
3. ALL DEAD END CAPS SHALL BE BLOCKED

SIZE	90°	45°	22-1/2°	11 1/4°	TEE	VALVE
4"	21'	9'	5'	3'	21'	52'
6"	26'	11'	6'	3'	37'	74'
8"	31'	13'	7'	4'	54'	97'
10"	34'	15'	7'	4'	69'	107'
12"	54'	23'	11'	6'	85'	120'

1 INCH = 40FT.

BRASHER & LORENZ
CONSULTING ENGINEERS
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Albuquerque, New Mexico 87110
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
LA TIERRA WATER & SEWER PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
FEB 2 9 2006 REVIEW COMMITTEE	MAR 2 1 2006 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	10	15

AS-BUILT INFORMATION
CONTRACTOR SALLS BROTHERS CONST. DATE 6/06-9/06
WORK STAKED BY ALBREU DATE 7/20/06
INSPECTOR'S ACCEPTANCE BY BRASHER DATE 10/18/06
FIELD VERIFICATION BY BRASHER DATE
DRAWINGS CORRECTED BY BRASHER DATE 10/19/06
MICRO-FILM INFORMATION DATE

BENCHMARKS
ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

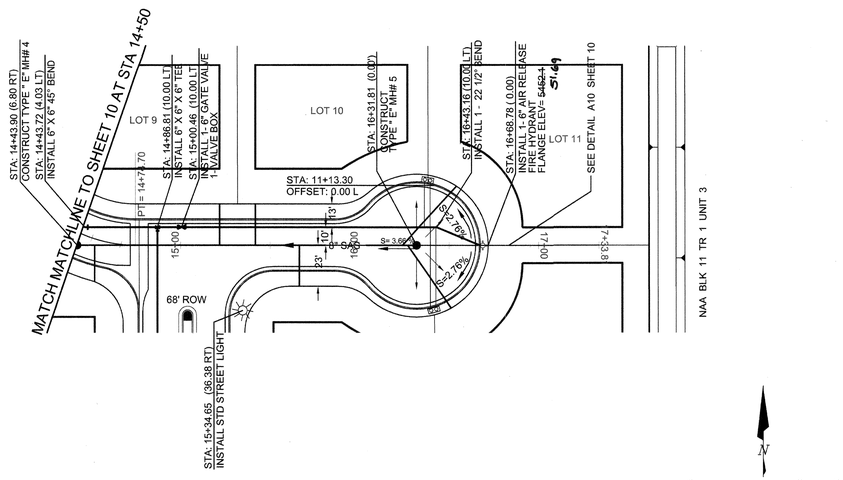
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
DENNIS A. LORENZ NEW MEXICO 9847 REGISTERED PROFESSIONAL ENGINEER
2-28-06

REMARKS
REVISIONS
DESIGN

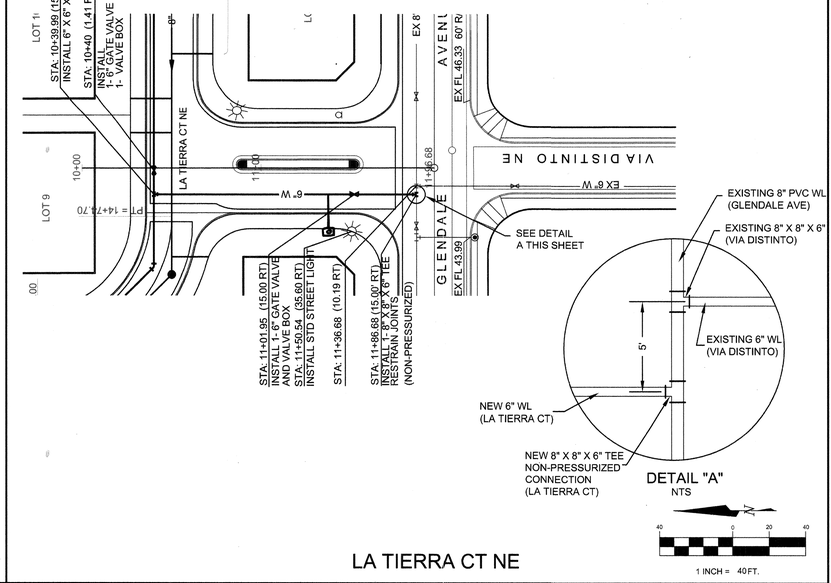
NO.	DATE		BY
		DESIGNED BY	DAL DATE 04-2005
		DRAWN BY	F.G DATE 04-2005
		CHECKED BY	DAL DATE 04-2005

SCANNED BY PLANNING



LA TIERRA CT NE

1 INCH = 40FT.



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11	16+70.54	10.00 'LT	5444.07
12	16+51.86	34.61' RT	5443.96
13	15+66.39	23.00' RT	5442.39

* SEWER SERVICE FOR LOTS 9 AND 10 DESIGNED TO CROSS ABOVE WATER LINE.

NOTES

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RESTRAINED JOINTS LENGTH

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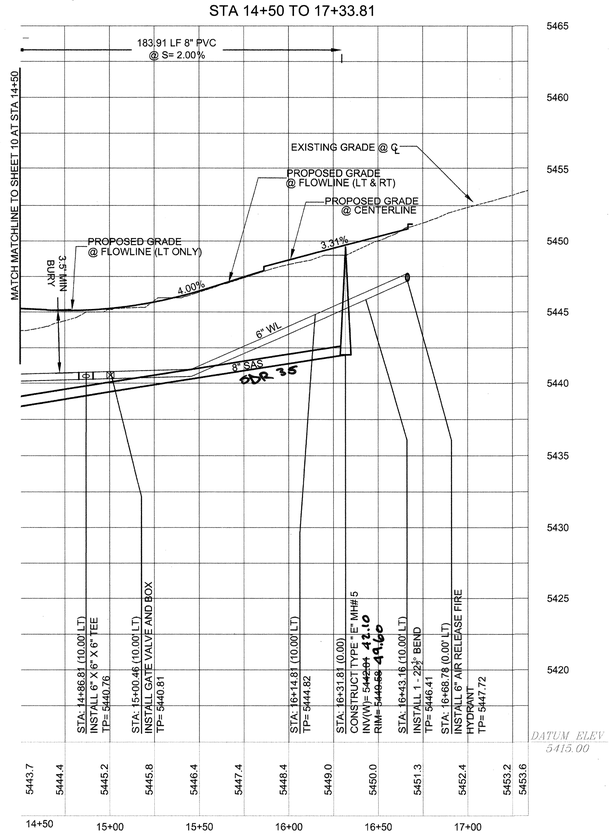

STA 10+00 TO 11+96.68

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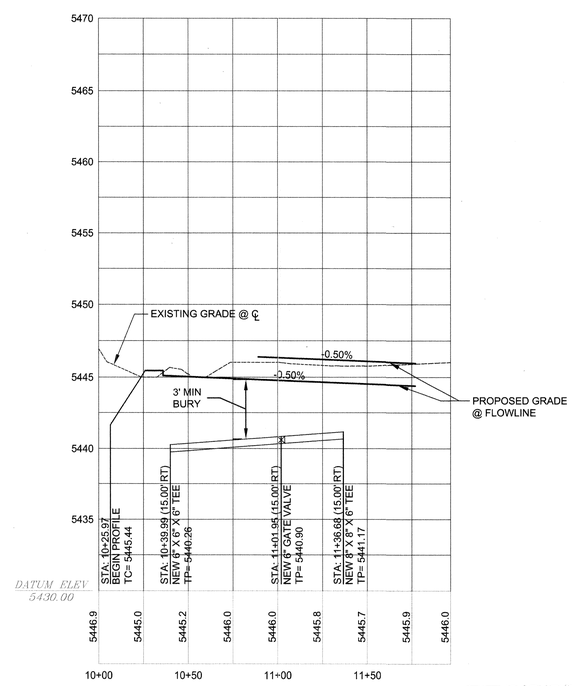


RECORD DRAWING

AS-BUILT INFORMATION
CONTRACTOR Sauls Brothers Const. 6/20-9/06
WORK STAKED BY OLD RIO A DATE
INSPECTORS ACCEPTANCE BY BRASHER DATE 9/20/06
REVISED VERIFICATION BY BRASHER DATE 10/17/06
DRAWINGS CORRECTED BY BRASHER DATE 03/12/06
MICRO-FILM INFORMATION DATE

BENCHMARKS
AC3 BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,692.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DAVID A. LORENZ NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 7889

REMARKS
REVISIONS
NO. DATE BY

DESIGN
DESIGNED BY DAL DATE 04-2005
DRAWN BY F.G DATE 04-2005
CHECKED BY DAL DATE 04-2005

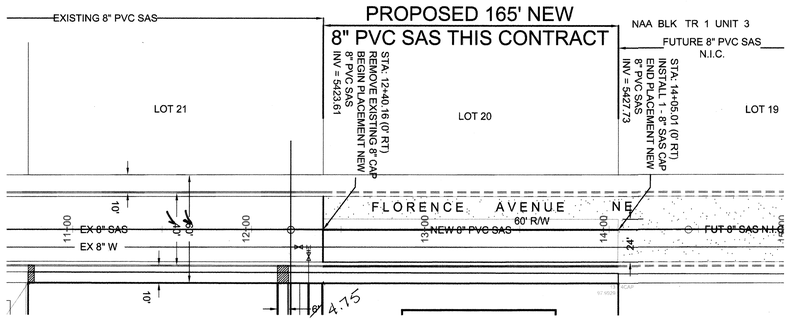
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
LA TIERRA CT AND LA TIERRA (ENTRY) WATER AND SEWER PLAN & PROFILE

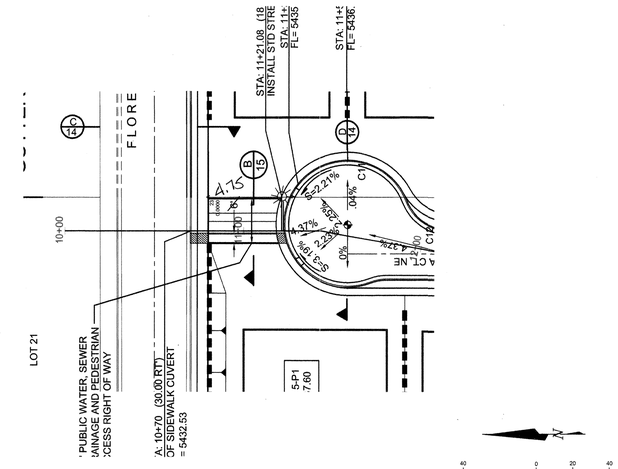
Design Review Committee: FEB 28 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval: MAR 21 2006 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 7549.81 | Zone Map No. B - 19 | Sheet 11 of 15

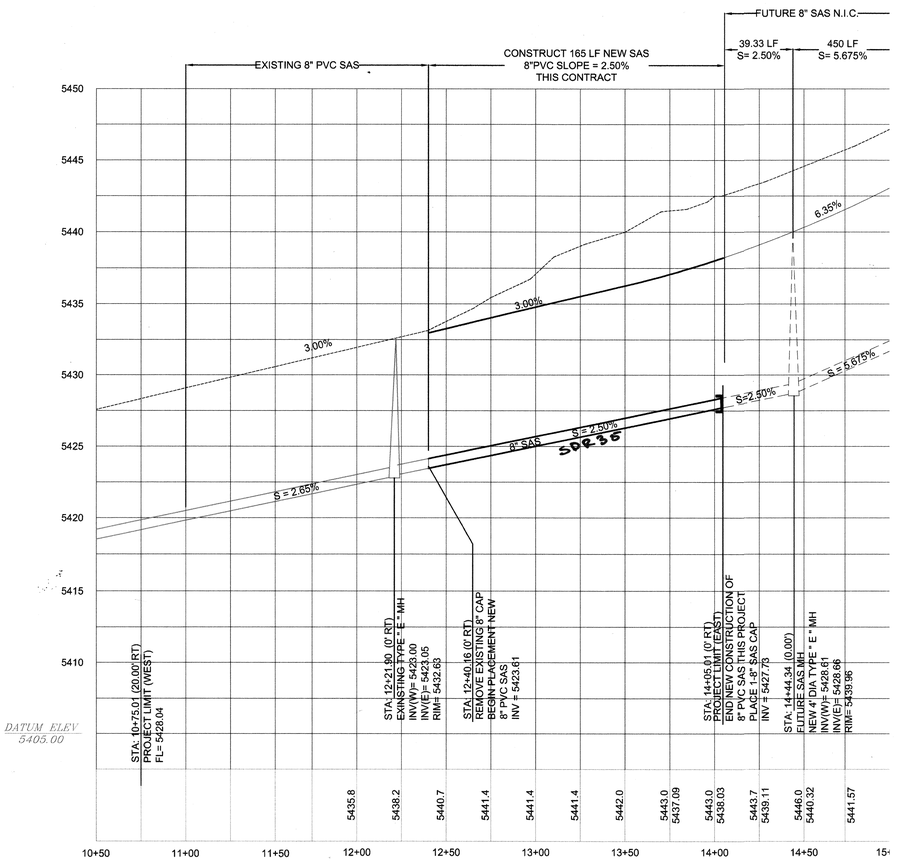
SCANNED BY PLANNING



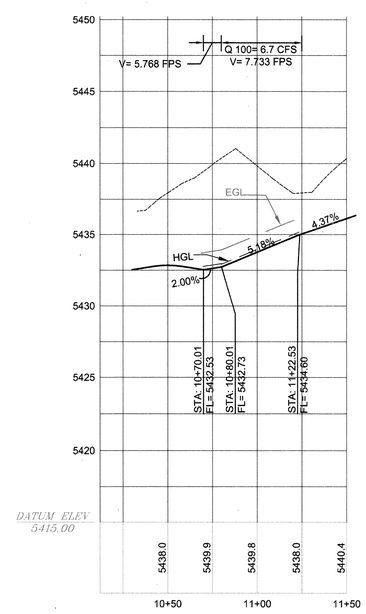
FLORENCE AVE. NE



STORM DRAIN -CHANNEL-LA TIERRA TO FLORENCE



SAS PROFILE FLORENCE AVE. NE STA : 10+50 TO 15+00



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PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

NOTES

1. ALL STATIONING IS BASED ON CENTERLINE OF RIGHT-OF-WAY UNLESS NOTED OTHERWISE
2. ALL CHANNEL CONSTRUCTION TO BE IN ACCORDANCE WITH COA STD DWG 2260

RECORD DRAWINGS

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd NE Bldg 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

AS-BUILT INFORMATION
CONTRACTOR: SALLS BROTHERS CONST. DATE 6/28-9/06
WORK STAKED BY: ALDRICH DATE 9/26/06
ACCEPTANCE BY: BRASHER DATE 10/18/06
FIELD VERIFICATION BY: BRASHER DATE 10/18/06
DRAWINGS CORRECTED BY: BRASHER DATE 10/19/06
MICRO-FILM INFORMATION
DATE

BENCHMARKS
COA STA 1-B20
THE STATION MARK IS A STANDARD ACS BRASS
STAMPED " 1-B20 " SET IN TOP OF A CONCRETE POST
PROJECTING 0.3 FT. ABOVE GROUND AT THE NOTHEAST CORNER OF
BARSTOW NE AND MODESTO NE.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
DONALD A. LORENZ NEW MEXICO 9947 PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY DAL DATE 04-2005
DRAWN BY F.G. DATE 04-2005
CHECKED BY DAL DATE 04-2005

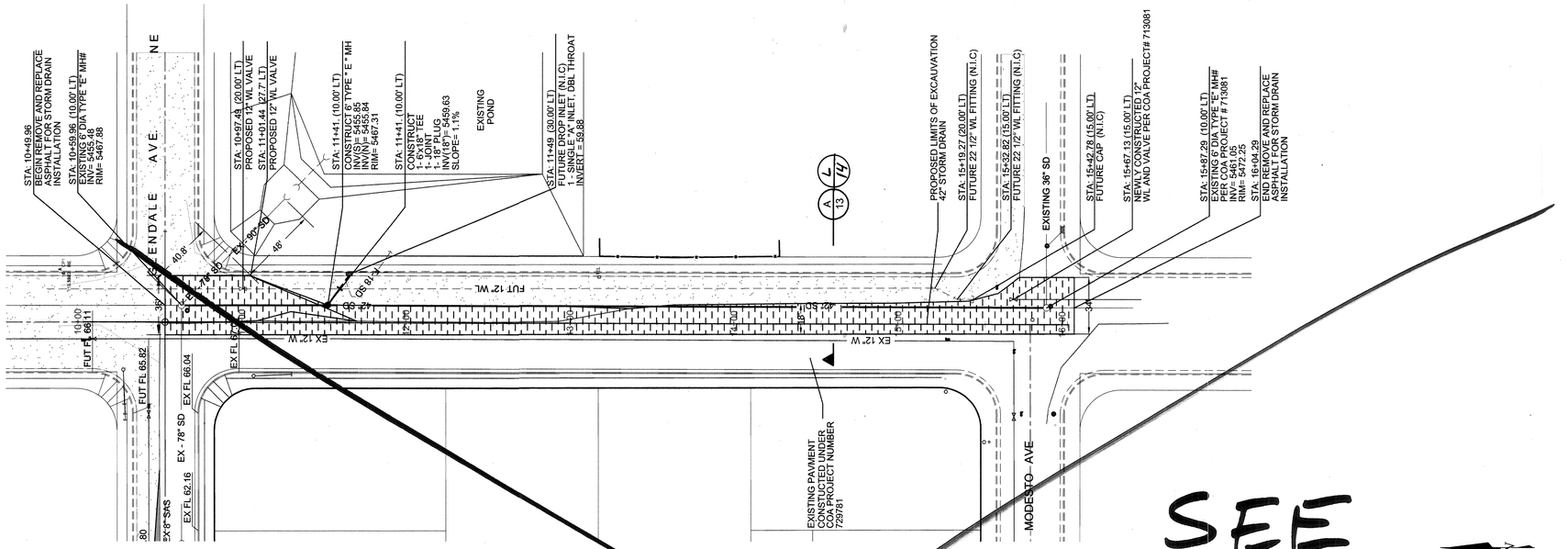
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
STORM CHANNEL AND SEWER PLAN AND PROFILE - FLORENCE

Design Review Committee: APPROVED FEB 2 8 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval: MAR 2 1 2006 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 7549.81 | Zone Map No. B - 19 | Sheet 12 of 15

SCANNED BY PLANNING

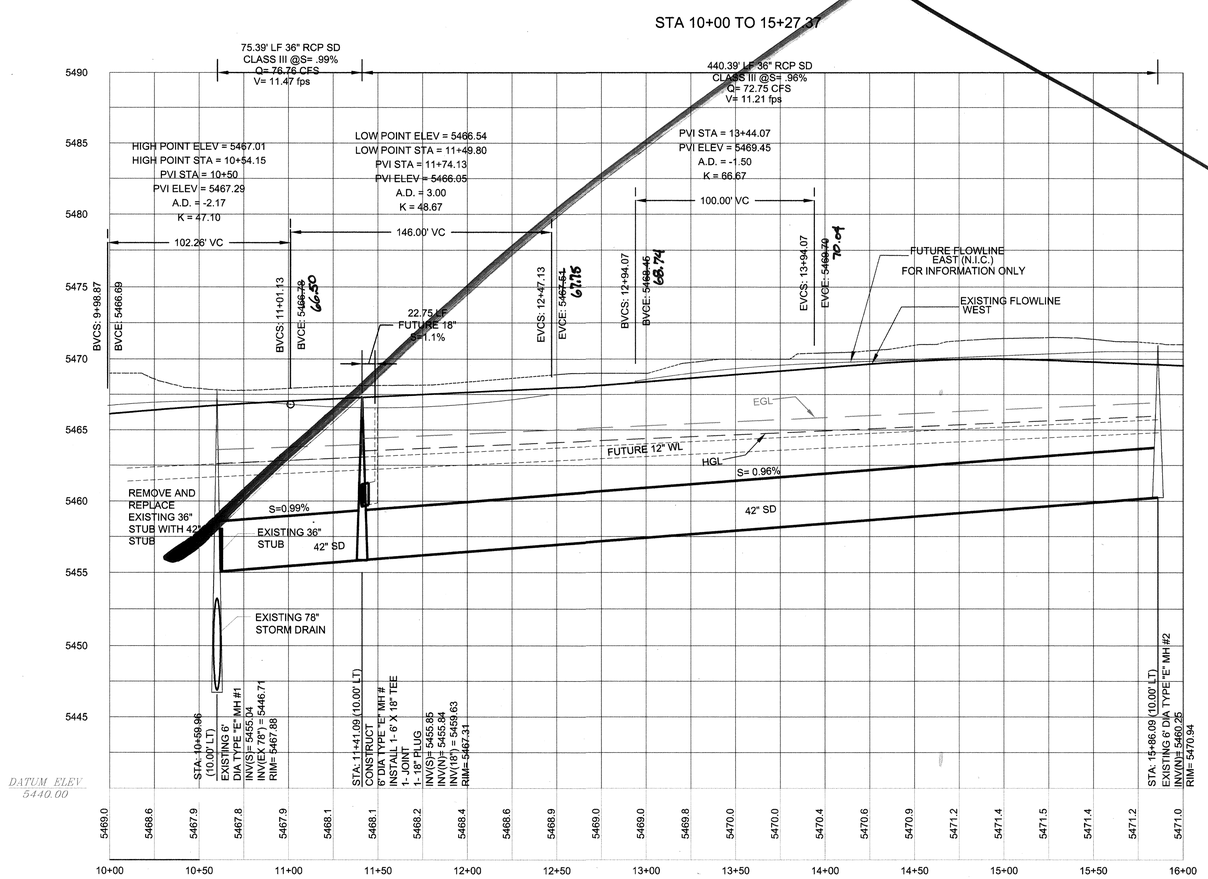


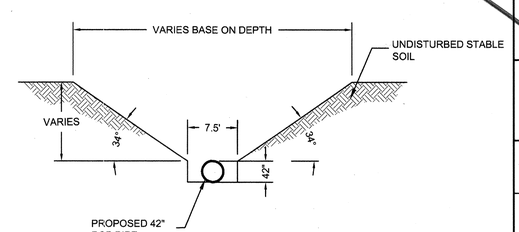
SEE SHEET 13A

1 INCH = 40FT.

1" = 40' (H)
1" = 5' (V)

STA 10+00 TO 15+27.37





STORM DRAIN INSTALLATION
TYPICAL PER OSHA

NTS

A
13

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC. ELEV / FLOWLINE ELEV	TOP CONC. ELEV / FLOWLINE ELEV
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
PROPOSED PAVING		
REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

NOTES

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

RECORD DRAWING

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
BARSTOW ST. STORM DRAIN PLAN & PROFILE

Design Review Committee: APPROVED FEB 2 8 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval: MAR 2 1 2006 CITY ENGINEER

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	13	15

AS-BUILT INFORMATION

CONTRACTOR: SALLS BROTHERS, CONST. DATE 6/26-9/06
STAKED BY ALDRICH SURVEY DATE 9/26/06
INSPECTORS ACCEPTANCE BY BRASHER DATE 10/18/06
FIELD VERIFICATION BY BRASHER DATE 10/19/06
DRAWINGS CORRECTED BY BRASHER DATE
MICRO-FILM INFORMATION DATE

BENCHMARKS

COA STA 1-B20
THE STATION MARK IS A STANDARD ACS BRASS
STAMPED " 1-B20 ", SET IN TOP OF A CONCRETE POST
PROJECTING 0.3 FT. ABOVE GROUND AT THE NOTHEAST CORNER OF BARSTOW NE AND MODESTO NE.

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

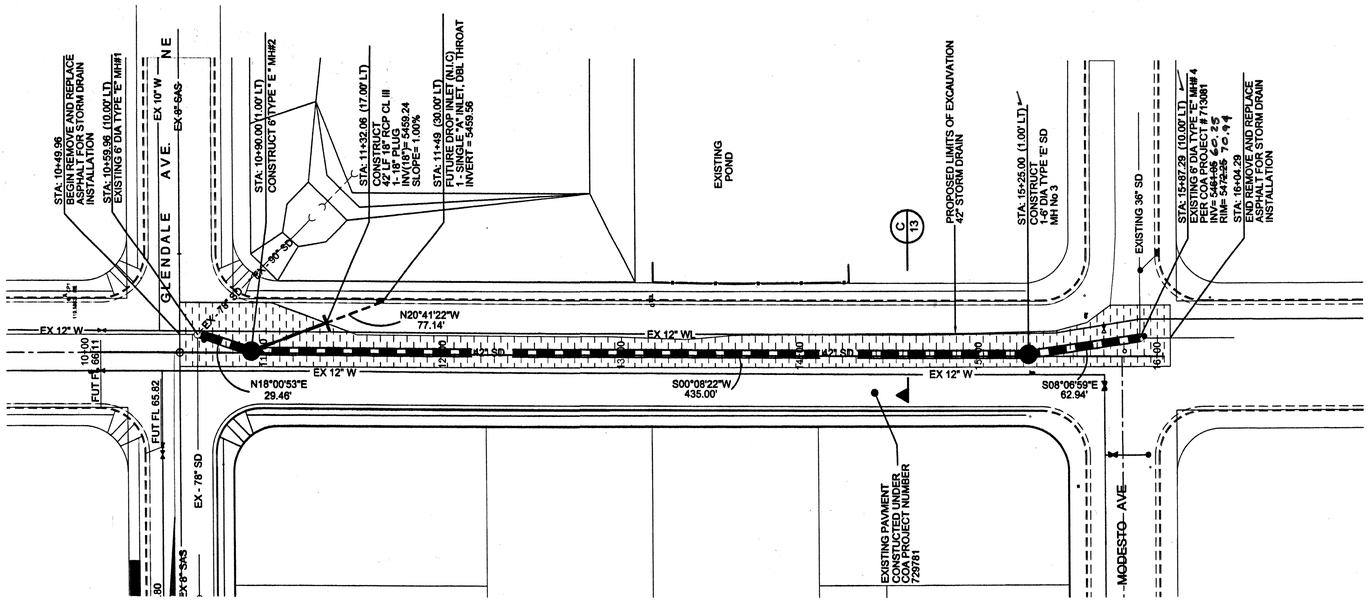
ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

SCANNED BY PLANNING



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	8" W	8" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT		
AIR RELEASE FIRE HYDRANT		
VALVE		
3/4" METERED WATER SERVICE (SINGLE)		
3/4" METERED WATER SERVICE (DOUBLE)		
MANHOLE		
CURB AND GUTTER		
HEADER CURB		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS,TEL,TV	UGT	UGT
CURB ELEVATIONS	TOP CONC ELEV / FLOWLINE ELEV	TOP CONC ELEV / FLOWLINE ELEV
SPOT ELEV.	× 16.7	16.7
SEWER SERVICE		
RIGHT OF WAY		
EASEMENT		
POWER POLE (GUYED)	PP	PP
CENTERLINE		
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL		
FLOWLINE ELEV	EX FL 16.2	FL 16.2
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FUTURE CURB AND GUTTER (N.I.C.)		
ADA COMPLIANT PATH 3' WIDE @ 2% MAX TRANSVERSE AND 5% MAX LONGITUDINAL		
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REMOVE AND REPLACE EXISTING PAVING		
FUTURE PAVING (N.I.C)		
EXISTING PAVING		
STREET LIGHT LOCATIONS PER TONY LOYD		

N

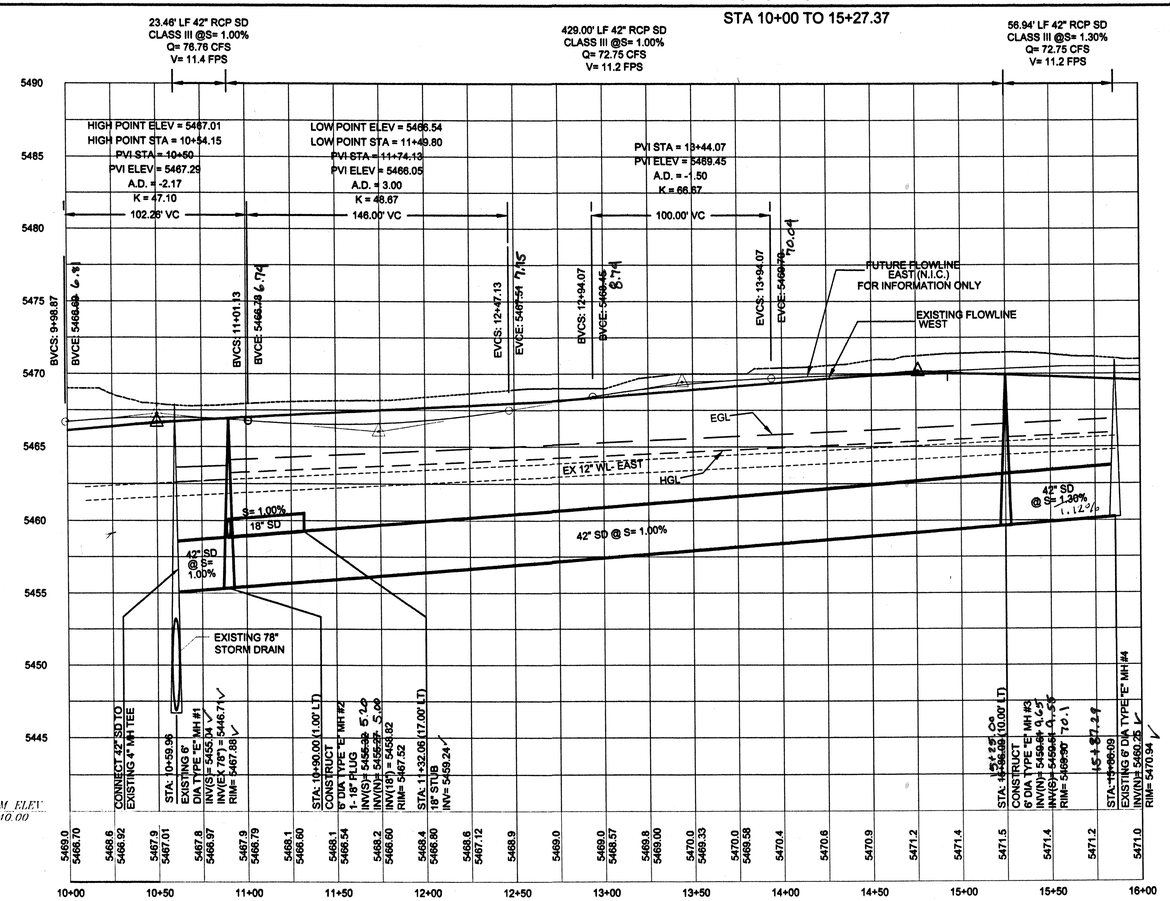
40 0 20 40

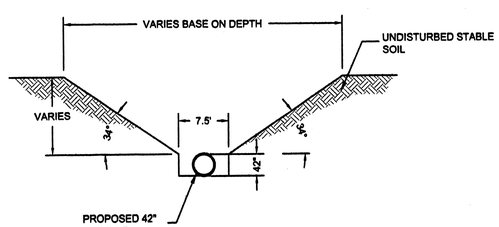
1 INCH = 40FT.

BARSTOW STREET NE

STA 10+00 TO 15+27.37

1" = 40' (H)
1" = 5' (V)





STORM DRAIN INSTALLATION
TYPICAL PER OSHA
NTS
A / 13

NOTES

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

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-8088 Fax: (505) 888-6188

NO.	DATE	REMARKS
1	6-13-06	MOVE 42" SD WEST TO AVOID EXISTING 12" WATER

REVISIONS

DESIGN

DESIGNED BY	DAL	DATE 04-2005
DRAWN BY	F.G	DATE 04-2005
CHECKED BY	DAL	DATE 04-2005

AS-BUILT INFORMATION

CONTRACTOR	Sallis Brothers Const.	
WORK STAKED BY	Aldrich	DATE 6/6 - 9/06
INSPECTOR'S ACCEPTANCE BY	Brasher	DATE 9/26/06
FIELD VERIFICATION BY	Brasher	DATE 10/18/06
DRAWINGS CORRECTED BY	Brasher	DATE 10/19/06

MICRO-FILM INFORMATION
DATE

BENCHMARKS

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BARSTOW NE AND MODESTO NE.

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

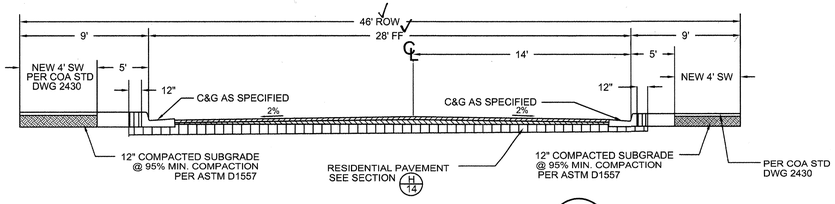
TITLE:

LA CUEVA ESTATES
BARSTOW ST. STORM DRAIN PLAN & PROFILE

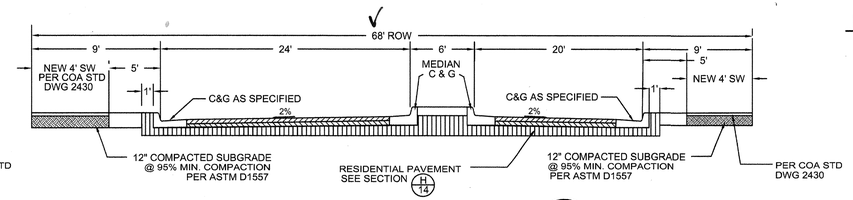
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	13A	15

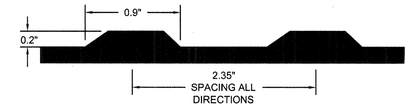
SCANNED BY PLANNING



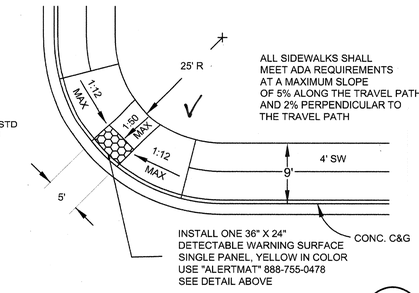
RESIDENTIAL SECTION (TYPICAL) NTS A/14



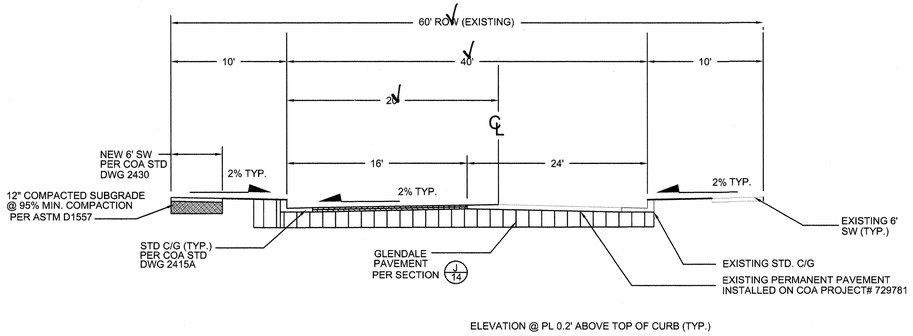
LA TIERRA CT ENTRY WITH MEDIAN NTS F/14



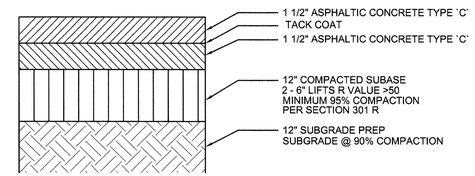
DETECTABLE WARNING SURFACE DETAIL



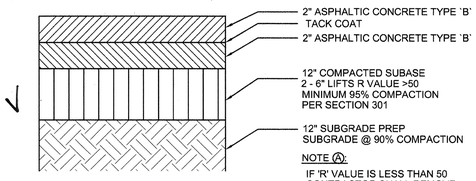
HANDICAP ACCESS RAMP DETAIL PER COA STD. DWG 2441 CASE II NTS G/14



GLENDALE AVE. SECTION NTS B/14



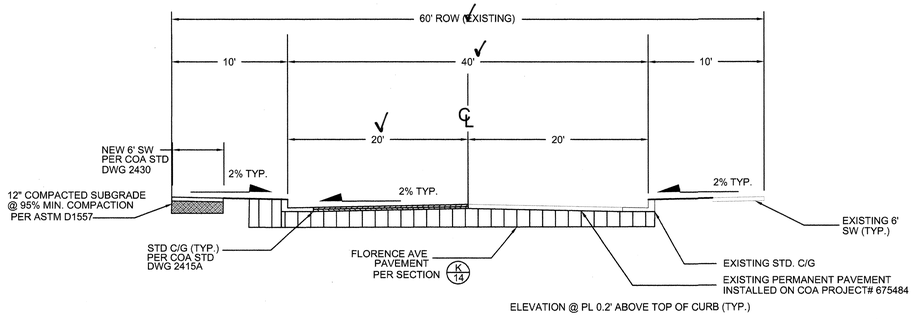
RESIDENTIAL PAVEMENT SECTION (TYPICAL) NTS H/14



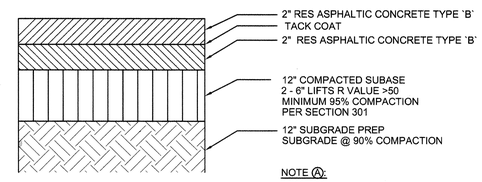
NOTE (A):
IF 'R' VALUE IS LESS THAN 50 CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH SUITABLE MATERIAL (R > 50) TO A MINIMUM DEPTH OF 24"

PAVEMENT SECTION GLENDALE AVE. NTS J/14

SECTION DESIGN FROM PARTIAL PAVING ON COA PROJECT # 729781 QUIEVERA ESTATES



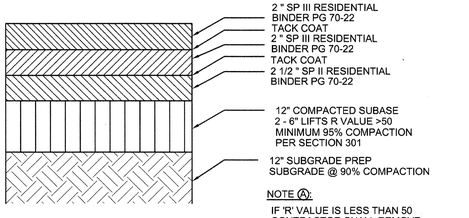
FLORENCE AVE. SECTION NTS C/14



NOTE (A):
IF 'R' VALUE IS LESS THAN 50 CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH SUITABLE MATERIAL (R > 50) TO A MINIMUM DEPTH OF 24"

RESIDENTIAL PAVEMENT SECTION FLORENCE AVE. NTS K/14

SECTION DESIGN FROM PARTIAL PAVING ON COA PROJECT # 675484 DESERT RIDGE TRAILS EAST

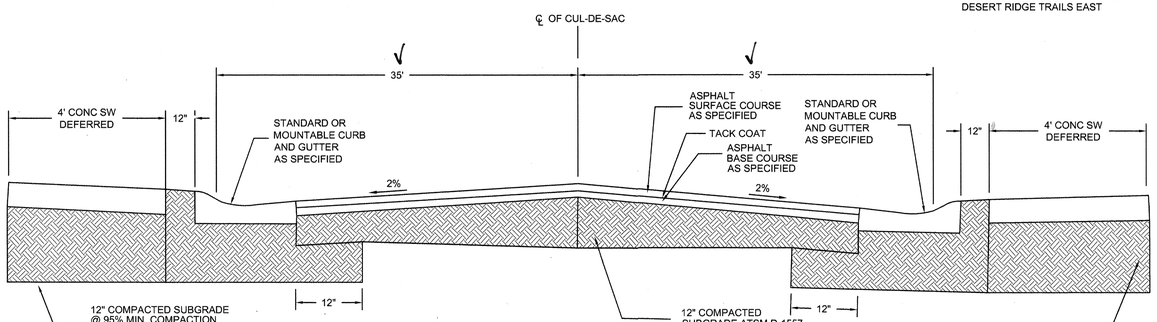


NOTE (A):
IF 'R' VALUE IS LESS THAN 50 CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH SUITABLE MATERIAL (R > 50) TO A MINIMUM DEPTH OF 24"

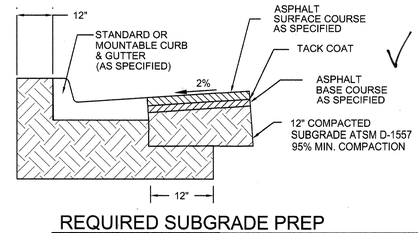
PERMANENT PAVEMENT SECTION BARSTOW ST. NTS L/14

SECTION DESIGN FROM PARTIAL PAVING ON COA PROJECT # 729781 QUIEVERA ESTATES

RECORD DRAWING



TYPICAL CUL-DE-SAC CROSS SECTION NTS D/14



REQUIRED SUBGRADE PREP FOR CURB AND GUTTER INTERFACE NTS

AS-BUILT INFORMATION

CONTRACTOR SALLS BROTHERS DATE 6/26-9/06
STAKED BY ALDRICH DATE 9/26/06
INSPECTOR'S ACCEPTANCE BY BRAUER R. DATE 10/18/06
FIELD VERIFICATION BY BRASHER DATE 10/19/06
DRAWINGS CORRECTED BY BRASHER DATE
MICRO-FILM INFORMATION DATE

BENCHMARKS

ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX. 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DESIGNED BY DAL DATE 07-2005
DRAWN BY F.G DATE 07-2005
CHECKED BY DAL DATE 07-2005

REVISIONS

NO.	DATE	REMARKS	BY

BRASHER & LORENZ
CONSULTING ENGINEERS
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Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

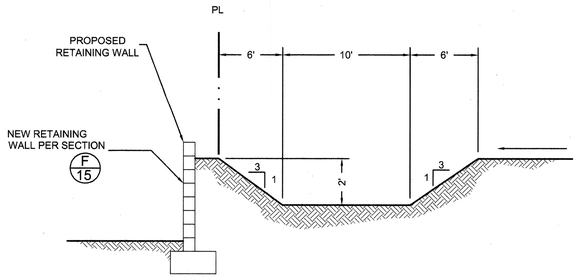
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
PAVING DETAILS

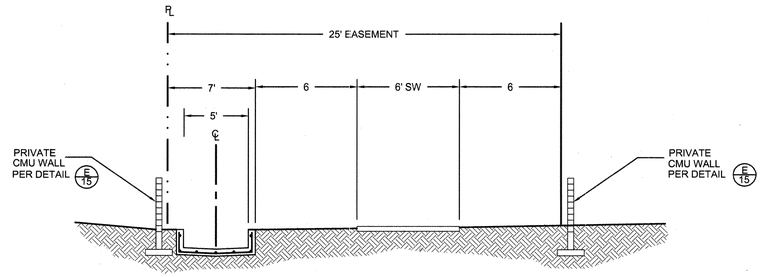
Design Review Committee: FEB 2 8 2006
City Engineer Approval: MAR 2 1 2006 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 7549.81 | Zone Map No. B - 19 | Sheet 14 of 15

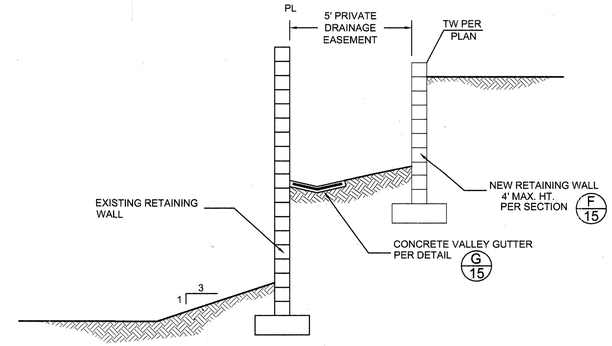
SCANNED B
PLANNING



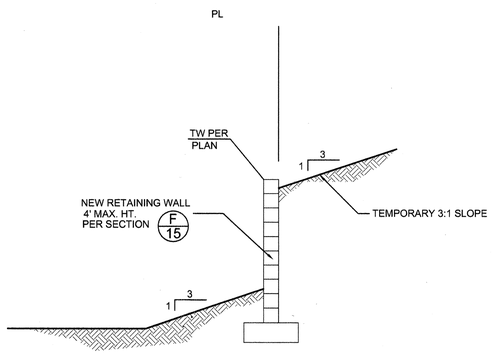
TEMPORARY CHANNEL SECTION (A/15)
NTS



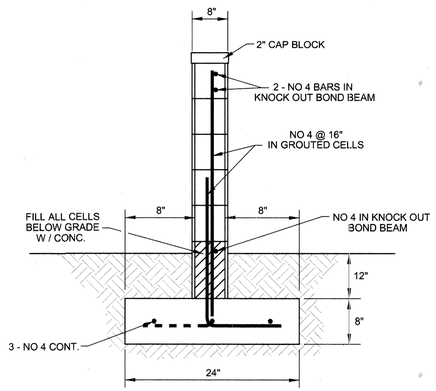
PUBLIC CHANNEL SECTION (B/15)
NTS



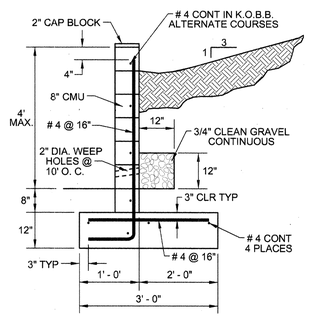
WEST PL SECTION (C/15)
NTS



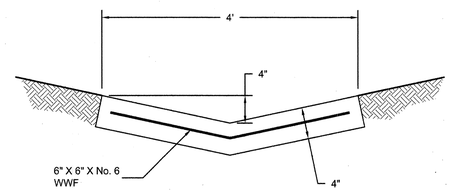
EAST PL SECTION (D/15)
NTS



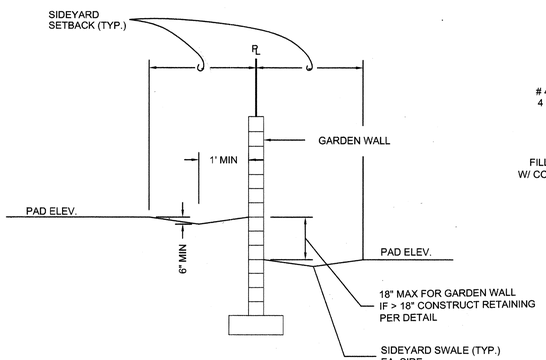
CMU GARDEN WALL DETAIL (E/15)
NTS



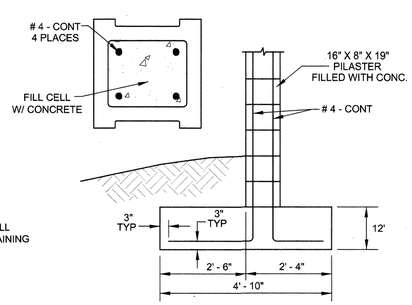
RETAINING WALL ` A ' SECTION (F/15)
NTS



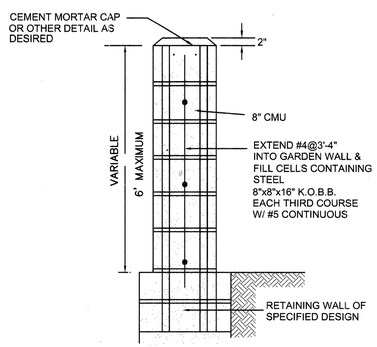
CONCRETE VALLEY GUTTER (G/15)
NTS



SIDEYARD GRADING DETAIL (H/15)
NTS



PILASTER DETAILS (I/15)
NTS



GARDEN WALL EXTENSION DETAIL (J/15)
NTS

RETAINING WALL NOTES:

1. ALL CELLS SHALL BE COMPLETELY FILLED WITH CONCRETE.
2. ALL WALL SECTIONS ARE DESIGNED BASED ON SPECIAL INSPECTION PER UBC.
3. CONTRACTOR SHALL SUBMIT TO OWNER RESULTS OF MASONRY TEST PRISMS BUILT AND TESTED PER UBC STD 24-26, UBC SEC 2405.
4. FOOTING SUB GRADE AND BASE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D-1557.
5. 1/2" FELT EXPANSION JOINTS SHALL BE INSTALLED AT 30 FEET ON CENTER AND AT SECTION CHANGES.
6. ALL MASONRY SHALL BE LAID IN RUNNING BOND ONLY.
7. THIS RETAINING WALL IS DESIGNED EXCLUSIVELY FOR USE ON LA CUEVA ESTATES AND IS NOT APPLICABLE TO ANY OTHER SITE.
8. ALL MASONRY SURFACES TO BE BACKFILL SHALL BE COATED WITH EMULSIFIED ASPHALT, OR OTHER MOISTURE BARRIER AS APPROVED BY THE ENGINEER.
9. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY UTILITIES WHICH MAY BE WITHIN THE WORK AREA.
10. WALLS ARE DESIGNED ASSUMING THE FOLLOWING:

fc = 4000 psi: maximum aggregate size = 3/4"
fy = 60,000 psi (ASTM A-615 GR 60)
fm = 1500 psi
unit weight of backfill = 115 pcf
concrete / soil coeff of friction = 0.40
allowable soil bearing pressure = 1500 psf
active pressure = 34 psf / ft
slope active pressure = 34 psf / ft
passive pressure = 400 psf / ft

RECORD DRAWING

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
LA CUEVA ESTATES
DRAINAGE AND WALL DETAILS

Design Review Committee: APPROVE FEB 2 9 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVE MAR 2 1 2006 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	of
7549.81	B - 19	15	15

AS-BUILT INFORMATION
CONTRACTOR: SALLS BROTHERS CONST.
WORK STAKED BY: ALBUQ. SURVEY DATE 6/26-9/06
INSPECTORS ACCEPTANCE BY: BRASHER DATE 9/26/06
FIELD VERIFICATION BY: BRASHER DATE 10/10/06
DRAWINGS CORRECTED BY: BRASHER DATE 10/12/06
MICRO-FILM INFORMATION DATE

BENCHMARKS
ACS BRASS CAP STAMPED "1-B20"
LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE NE AND BARSTOW ST NE, APPROX 30' NORTH FROM THE CENTERLINE OF MODESTO AND 30' EAST FROM THE CENTERLINE OF BARSTOW.
N.M. STATE PLANE COORDINATES - CENTRAL ZONE NAD 27:
X = 410,237.56 Y = 1,524,092.46
ELEVATION = 5474.533 FEET

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER DENNIS A. LORENZ 9268 2-6-06

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DAL DATE 07-2005
DRAWN BY F.G DATE 07-2005
CHECKED BY DAL DATE 07-2005