

Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Monday, October 31, 2016 4:10 PM
To: 'Diane Hoelzer'
Subject: Cibola Loop - A13D011 - Conceptual Plan Dated 9-9-2016

Diane,

The Conceptual Plan appears sufficient for approval for DRB action for Site Plan for Subdivision. Thanks for submitting it in advance of the hearing. I'll keep this email approval in the DRB file for reference.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM. 87199
(505) 828-2200 FAX 797-9539

September 22, 2016

Hydrology Division, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Cibola Loop Subdivision
Engineers stamp date 9-9-16 (A13 / D011)

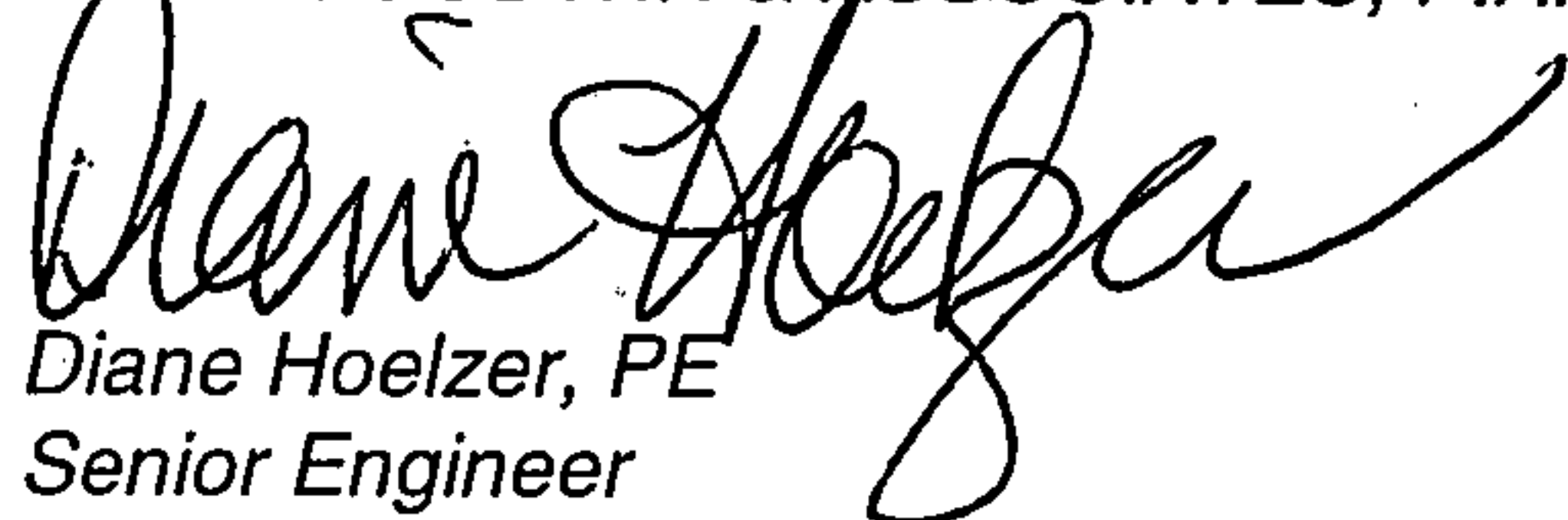
Hydrology Reviewer:

The original 'conceptual drainage plan' was submitted and approved March 24, 2009. This plan is similar in overall concept but has been updated to reflect revised lot lines and updated as-built and design information obtained since then especially with regards to the functional use of the onsite pond located in the SW corner of Lot 1. The pond is being utilized by the adjacent Tres Placitas subdivision to the west.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

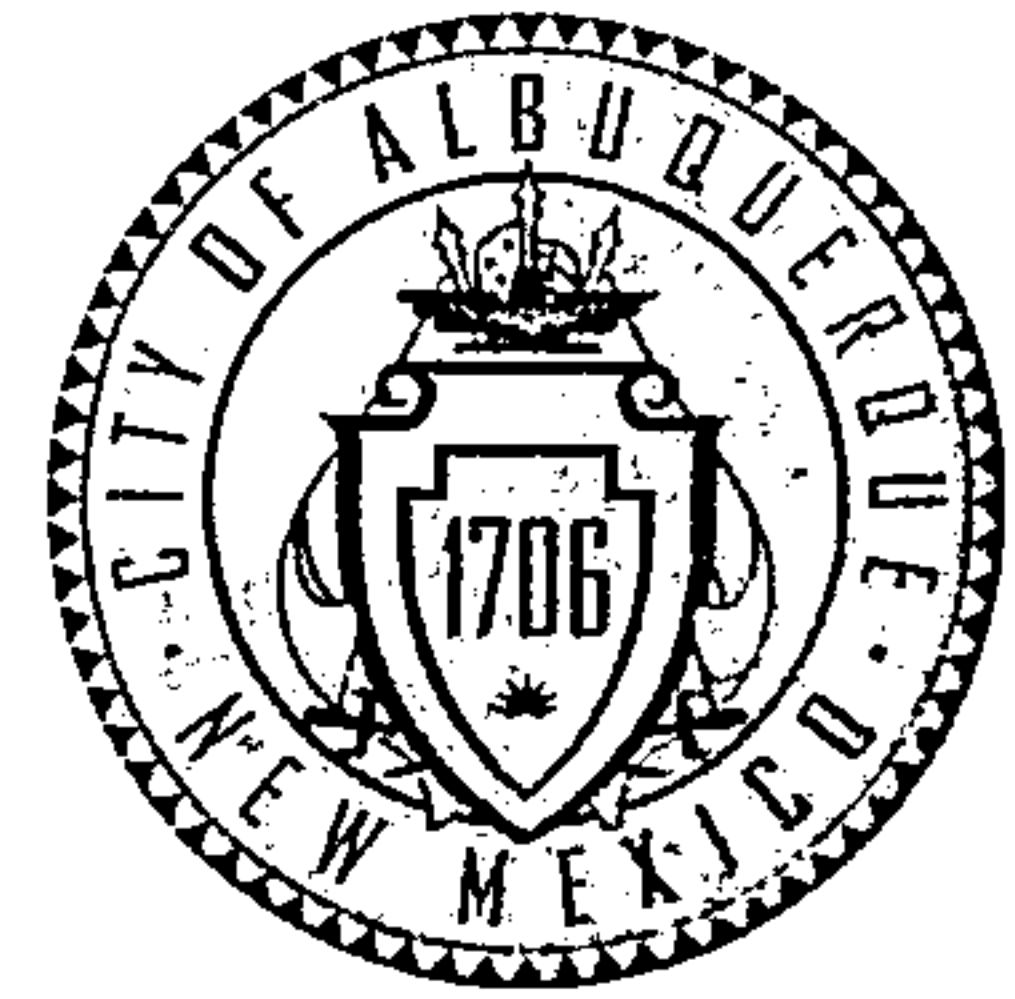

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\16025 \cibola loop\ hydro_ltr_16025.docx



CITY OF ALBUQUERQUE



Handwritten signature/initials

March 24, 2009

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Cibola Loop Conceptual Grading and Drainage Plan
Engineer's Stamp dated 4-2-08 (A13/D011)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 3-16-09 the above referenced plan is approved for Site Development Plan for Subdivision action by the DRB.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

NM 87103

www.cabq.gov

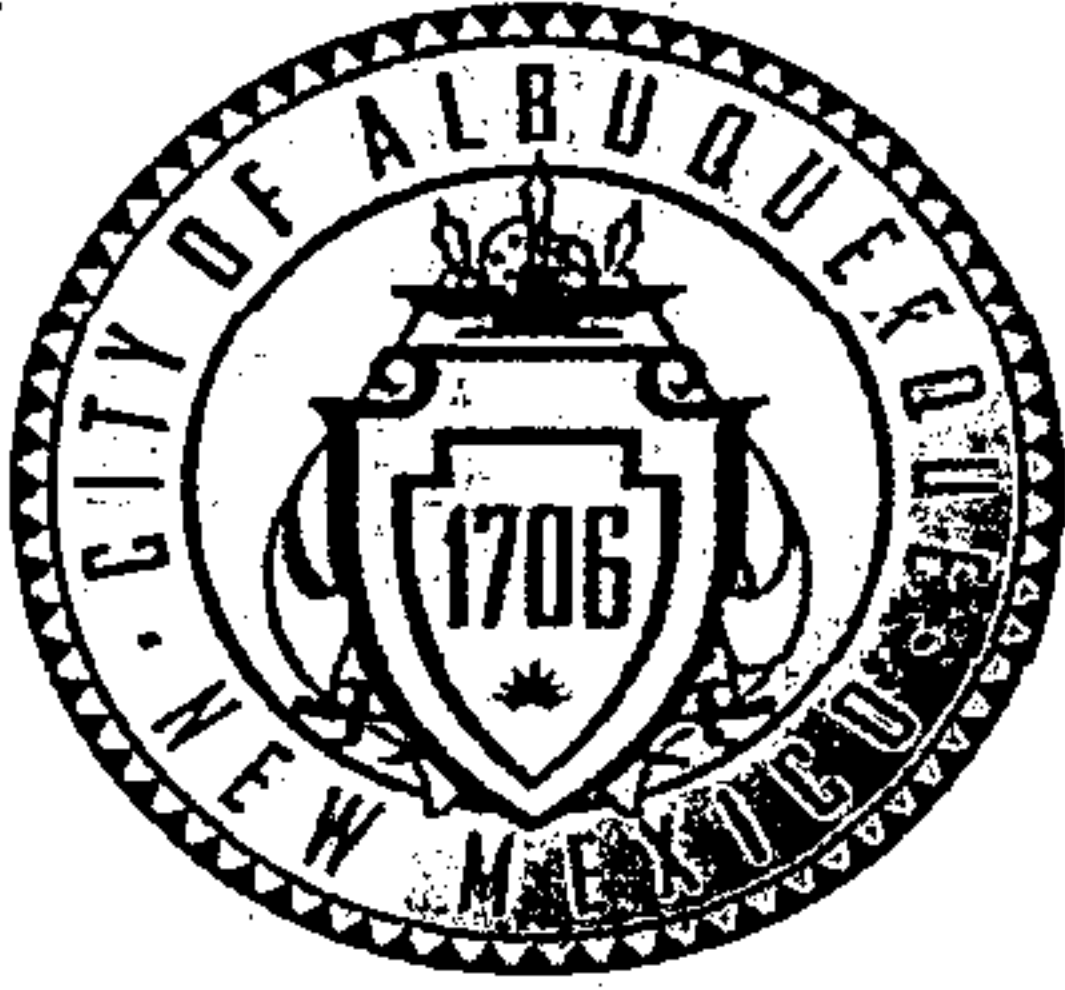
Sincerely,

Curtis A. Cherne

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Cibola Loop Building Permit #: _____ City Drainage #: A13/D011

DRB#: 1010895 EPC#: _____ Work Order#: _____

Legal Description: TRACTS A, B, C OF CIBOLA LOOP SUBDIVISION

City Address: ELLISON DRIVE N.W. AND CIBOLA LOOP N.W.

Engineering Firm: MARK GOODWIN & ASSOCIATES, PA Contact: DIANE HOELZER, PE

Address: 8916 ADAMS NE, ABQ, NM 87113

Phone#: 505-828-2200 Fax#: _____ E-mail: diane@goodwinengineers.com

Owner: Vientecillo LLC Contact: JR Malouff

Address: 5995 Alameda Blvd. Ne, ABQ, NM 87111

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: CONSENSUS PLANNING INC. Contact: JACKIE FISHMAN

Address: 302 EIGHTH STREET N.W., ABQ, NM 87102

Phone#: 505-764-9801 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☒ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DATE SUBMITTED: SEPTEMBER 22, 2016 By: DIANE HOELZER, PE *DH*

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

Kay Brashear

From: Kay Brashear
Sent: Thursday, September 22, 2016 8:01 AM
To: 'plndrs@cabq.gov'
Cc: Diane Hoelzer
Subject: Cibola Loop #1010895
Attachments: DTIS and Letter.pdf; Conceptual G&D.pdf

The attached Conceptual G&D plan will be delivered later today.

Thank you,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87119
(505) 828-2200



CITY OF ALBUQUERQUE

Scanned
4/24/14.



March 24, 2009

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Cibola Loop Conceptual Grading and Drainage Plan
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Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

EASEMENT

A13/DQ11

#606981

Scanned
6/24/14

THIS GRANT OF EASEMENT between THE CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("Grantor"), and the CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

1. **Grant of Easement.** The Grantor grants to the City an exclusive permanent public drainage easement for a ("Public Improvement") on, over, across and through the property described below and on attached Exhibit A (pages 1 and 2) ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement. The Property is described as follows:

A portion of Tract B-9E, Seven Bar Ranch recorded with the City of Albuquerque, Bernalillo County on December 21, 1989 in Volume C40, Folio 75.

2. **Binding on Grantor's Property.** The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 4 Day of May

GRANTOR:

By: [Signature]

STATE OF NEW MEXICO)

)ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 4, 1999 by Lawrence Paul Chuy Adun on behalf of said corporation.



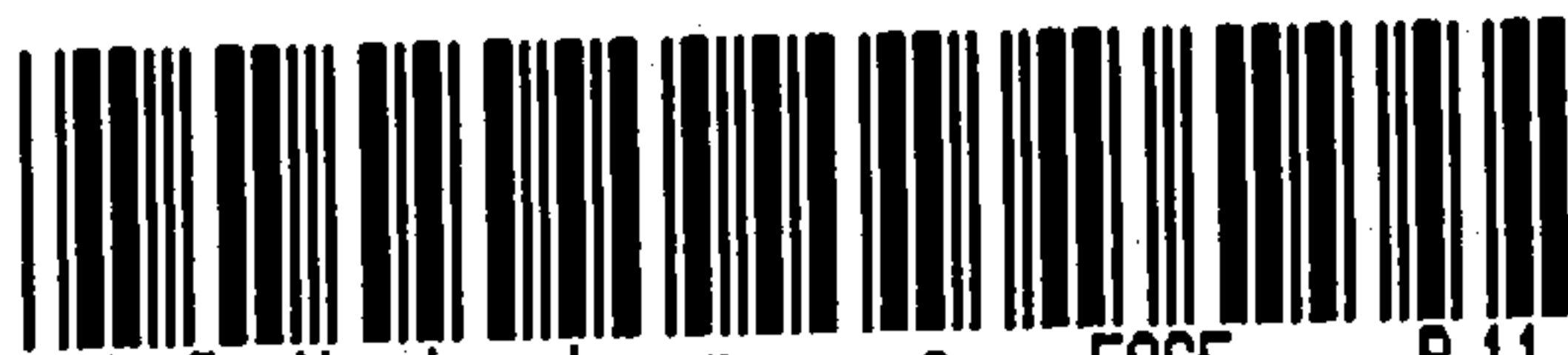
OFFICIAL SEAL
Renie Carmona
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires:

My Commission Expires:

1/15/2002

[Signature]
Notary Public



Judy D. Woodward

Bern. Co. EASE

R 11.00

1999060060

5228246

Page: 1 of 3

05/05/1999 11:54A

Bk-9906 Pg-9917

EXHIBIT A

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Sections 5 and 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said parcel being a portion of Tract B-9E, Seven Bar Ranch, as the same is shown and designated on the plat entitled "TRACTS B-9D THRU B-9K, SEVEN-BAR RANCH, (BEING A REPLAT OF TRACT B-9, SEVEN BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 1989, in Volume C40, Folio 75, and being more particularly described as a permanent public drainage easement as follows:

Beginning at the southeasterly corner, said point being the Point of Beginning of the permanent public drainage easement, said point being on the southerly line of said TRACT B-9E and also being on the northerly right-of-way line of Ellison Drive, NW, from whence a tie to Albuquerque Control Station Monument "NM 448-N12" bears S 69°38'55" E, 4,708.44 feet;

THENCE N 84°30'47" W, 572.06 feet to a point of tangent curvature;

THENCE 269.61 feet along a curve to the left, whose radius is 1,278.00 feet and whose chord bears S 89°26'57" W, through a central angle of 12°05'14" to a point of compound curvature;

THENCE 45.66 feet along a curve to the right, whose radius is 30.00 feet and whose chord bears N 53°00'11" W, through a central angle of 87°11'44" to a point of tangency, said point being on the westerly line of said TRACT B-9E and also being on the easterly right-of-way line of Cibola Loop;

THENCE N 09°24'19" W, 50.00 feet to a point;

THENCE N 12°16'04" W, 80.10 feet to a point;

THENCE N 09°24'19" W, 22.96 feet to a point;

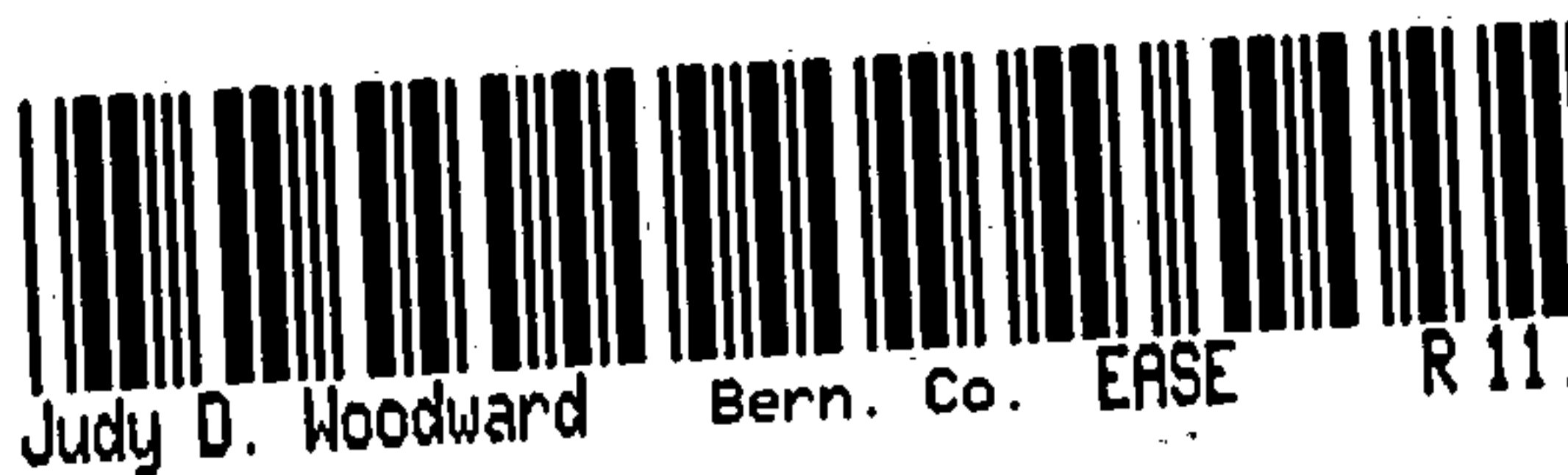
THENCE leaving said easterly right-of-way N 80°35'41" E, 33.96 feet to a point;

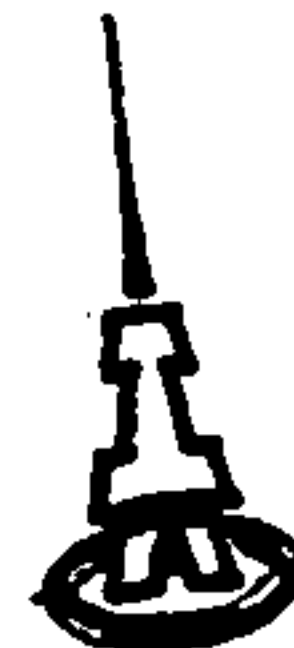
THENCE S 83°54'26" E, 555.00 feet to a point;

THENCE S 11°55'12" E, 118.40 feet to a point;

THENCE S 84°30'47" E, 294.92 feet to a point;

THENCE S 05°29'13" W, 30.00 feet to the Point of Beginning and containing 2.2511 acres more or less.

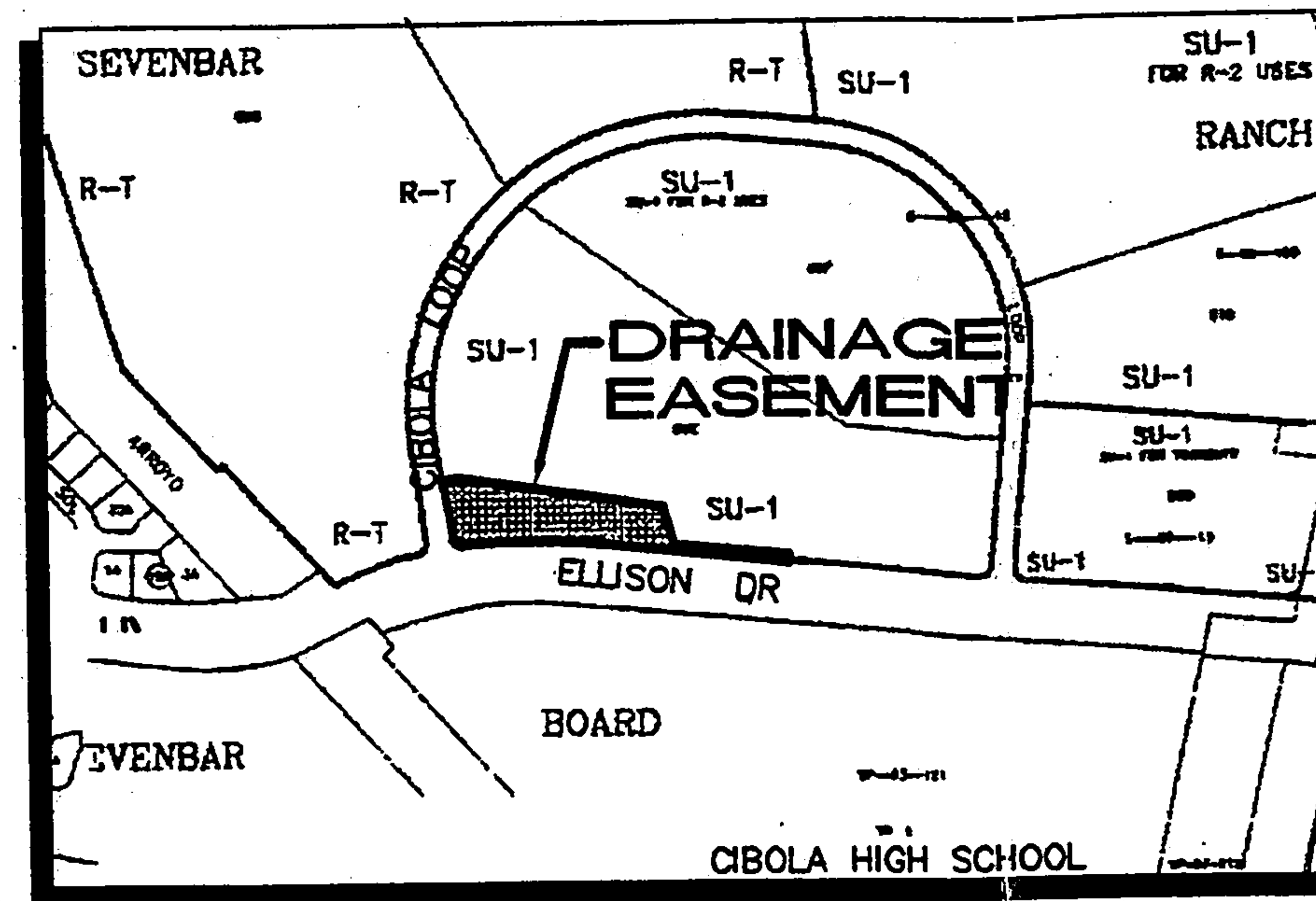




SCALE:
1"=100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S 05°29'13" W
L2	50.00	N 09°24'19" W
L3	80.10	N 12°16'04" W
L4	33.96	N 80°35'41" E
L5	22.96	N 09°24'19" W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1278.00	269.61	135.31	269.11	S 89°28'57" W	12°05'14"
2	30.00	45.66	28.57	41.38	N 53°00'11" W	87°11'44"



LOCATION MAP

1"=750'±

TRACT B-9E
SEVEN BAR
RANCH

PROPOSED LIMITS
OF PERMANENT
PUBLIC DRAINAGE
EASEMENT

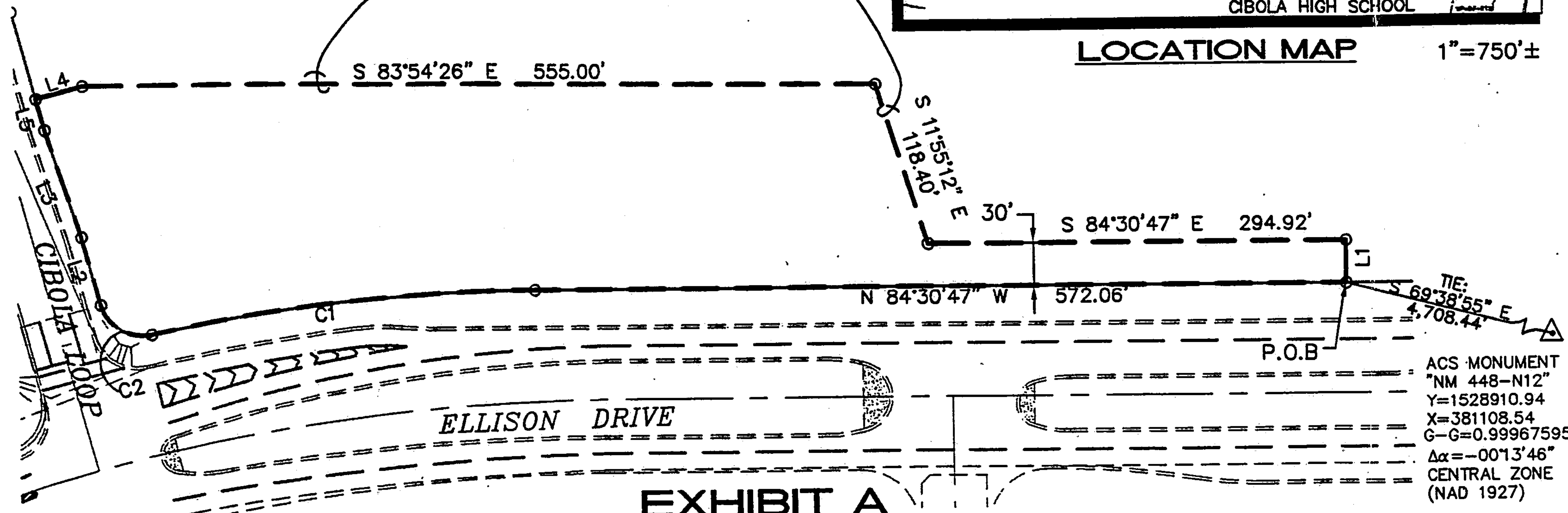


EXHIBIT A

ACS MONUMENT
"NM 448-N12"
Y=1528910.94
X=381108.54
G-G=0.99967595
 $\Delta\alpha = -00^\circ 13' 46''$
CENTRAL ZONE
(NAD 1927)



CITY OF ALBUQUERQUE
Albuquerque, New Mexico

Department of Family and Community Services

Albuquerque Development Services

Inter-Office Correspondence

November 5, 1998

TO: Larry Blair, Director, Public Works

FROM: Gerald Ortiz y Pino, Director

SUBJECT: Public Drainage Easement-Tract B-9E, Parcel J Seven Bar Ranch

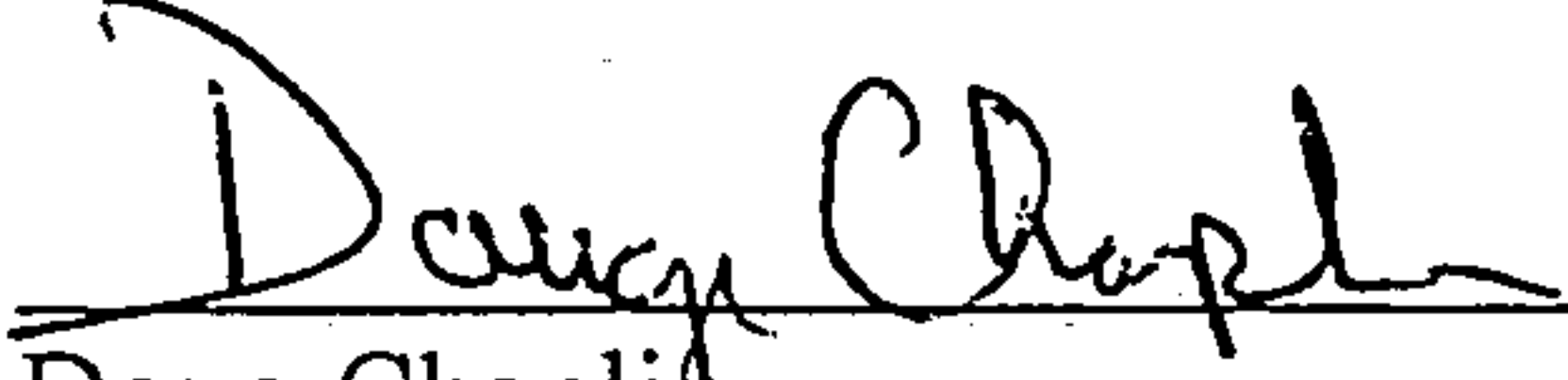
Family Housing Development Corporation (FHDC), was recently selected to develop a mixed-income single family residential subdivision on tract B-9G (Parcel H). Special Assessment District 223 includes a drainage masterplan that requires the construction of detention ponds with the development of tracts of land in the Seven Bar Ranch area. FHDC is proposing to construct such a detention pond on our adjacent tract B-9E. This proposed detention pond will benefit the development of both tracts, and will require the granting of a public drainage easement on tract B-9E.

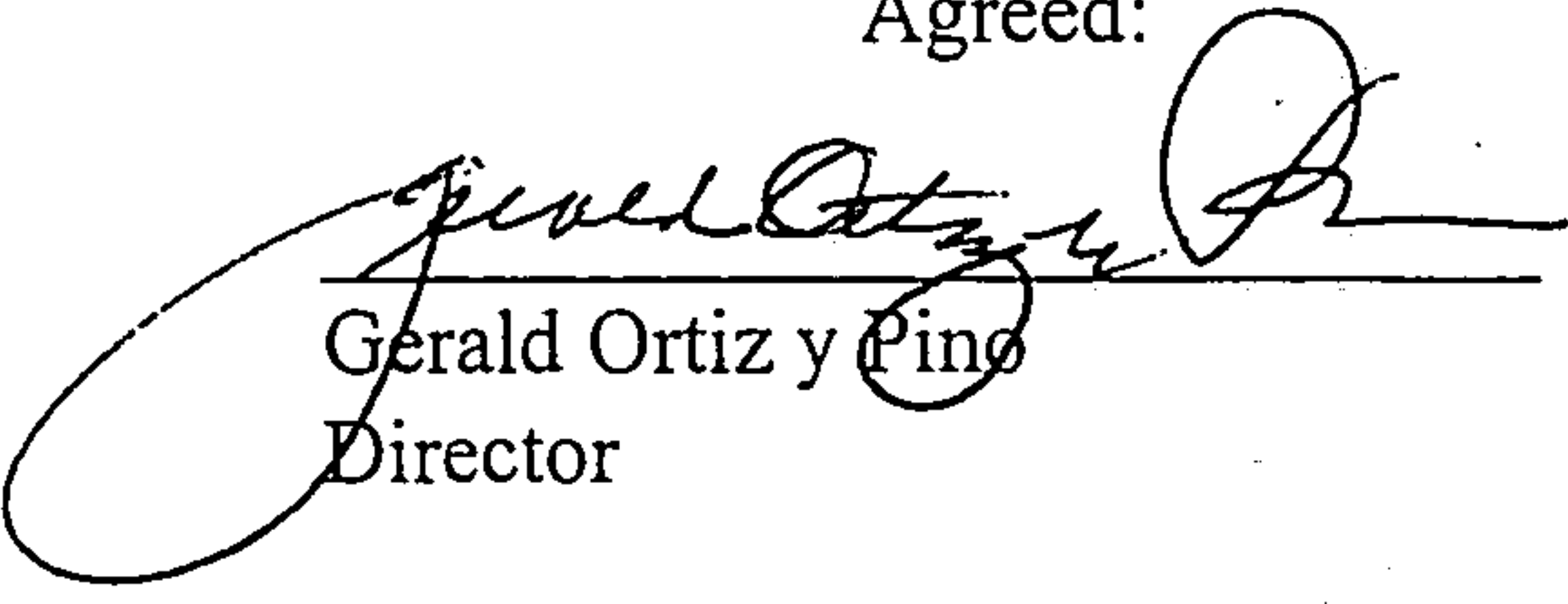
This department is in agreement with the granting of a permanent public drainage easement for the following purposes: to plan, construct and install a detention pond (the "Pond") for the purposes of capturing, detaining and discharging runoff water from Parcel J and Parcel H and certain public areas including the adjacent park and the roadways. The Pond shall be located and constructed substantially in accordance with the attached exhibit.

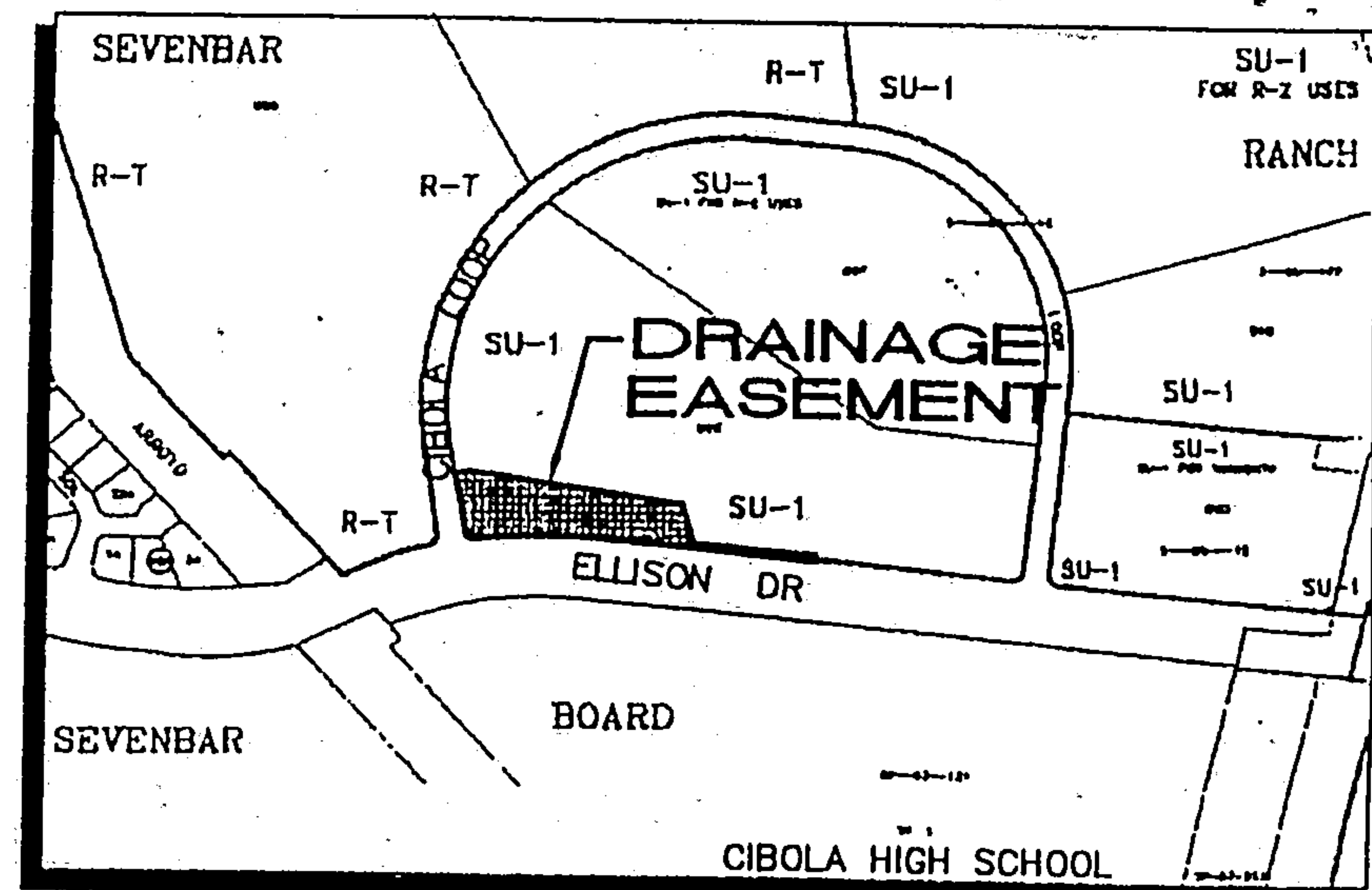
Should you have additional questions please contact Doug Chaplin at, 764-0037.

Recommended:

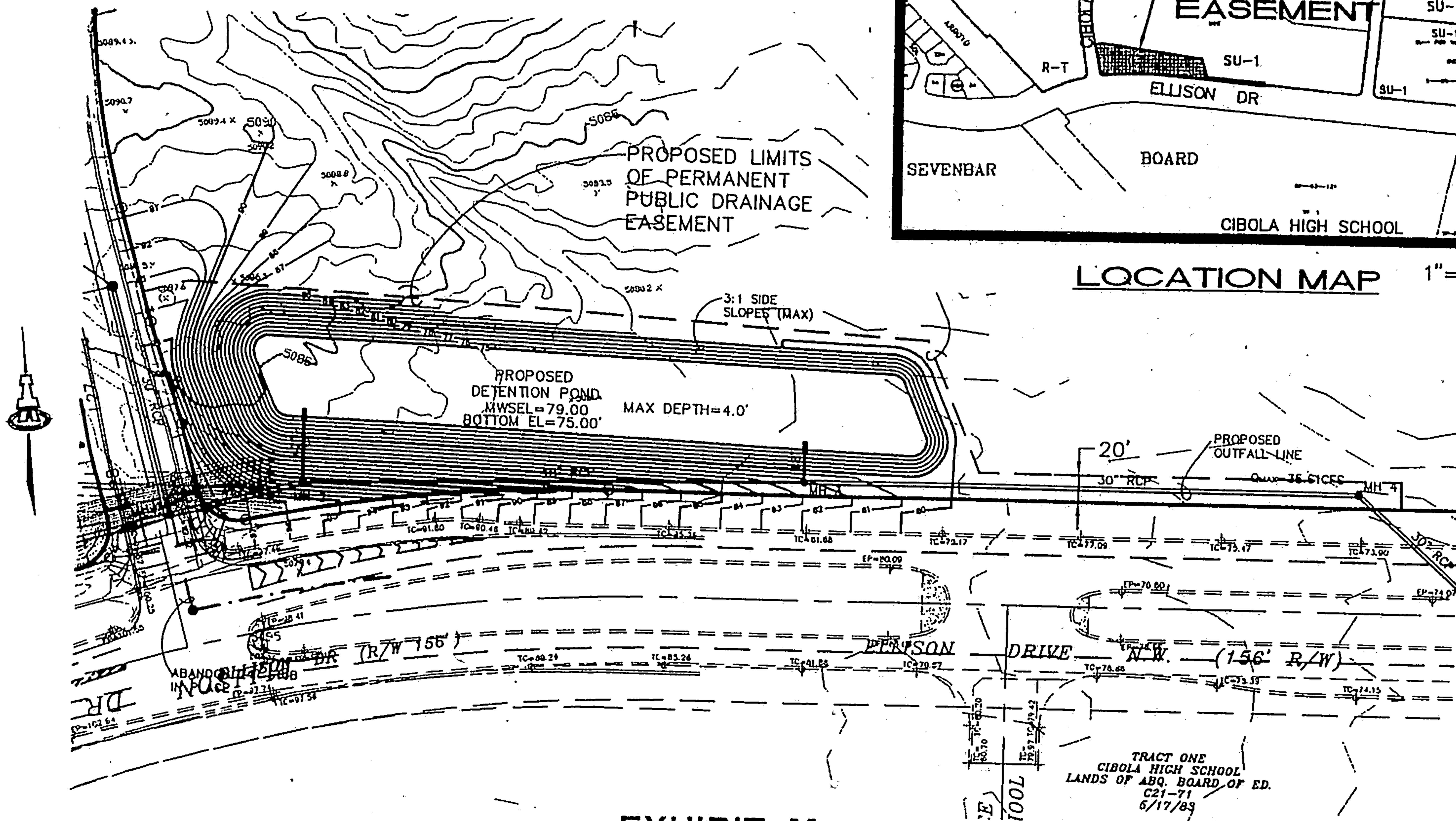
Agreed:


Doug Chaplin
Housing Development Coordinator


Gerald Ortiz y Pino
Director



LOCATION MAP 1"=750'±



001EXH10.DWGanw 10/15/98

EXHIBIT M

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6/24/14

CONSTRUCTION PLANS FOR VISTA DEL PARQUE SUBDIVISION ALBUQUERQUE, NEW MEXICO

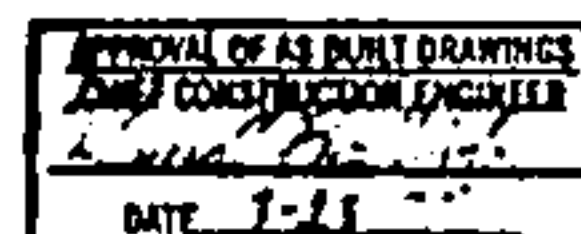
INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	PLAT
3	GRADING PLAN
4	MISCELLANEOUS DETAILS
5	PAVING PLAN
6	PAVING PLAN AND PROFILES
7	CIBOLA LOOP, N.W.
8	DEL SOL PARK DRIVE AND CRESTA PARK AVENUE
9	GALAXIA PARK DRIVE
10	LUNA PARK STREET AND PINON PARK COURT
11	UTILITY PLAN
12	UTILITY PLAN AND PROFILES
13	CIBOLA LOOP, N.W. AND WATERLINE THROUGH LOT 19
14	DEL SOL PARK DRIVE AND CRESTA PARK AVENUE
15	GALAXIA PARK DRIVE
16	LUNA PARK STREET AND PINON PARK COURT
17	STORM DRAINAGE PLAN AND PROFILES
18	CIBOLA LOOP, N.W., LUNA PARK STREET AND
19	DEL SOL PARK DRIVE/GALAXIA PARK DRIVE
20	CIBOLA LOOP, N.W.

SURVEYOR'S CERTIFICATION

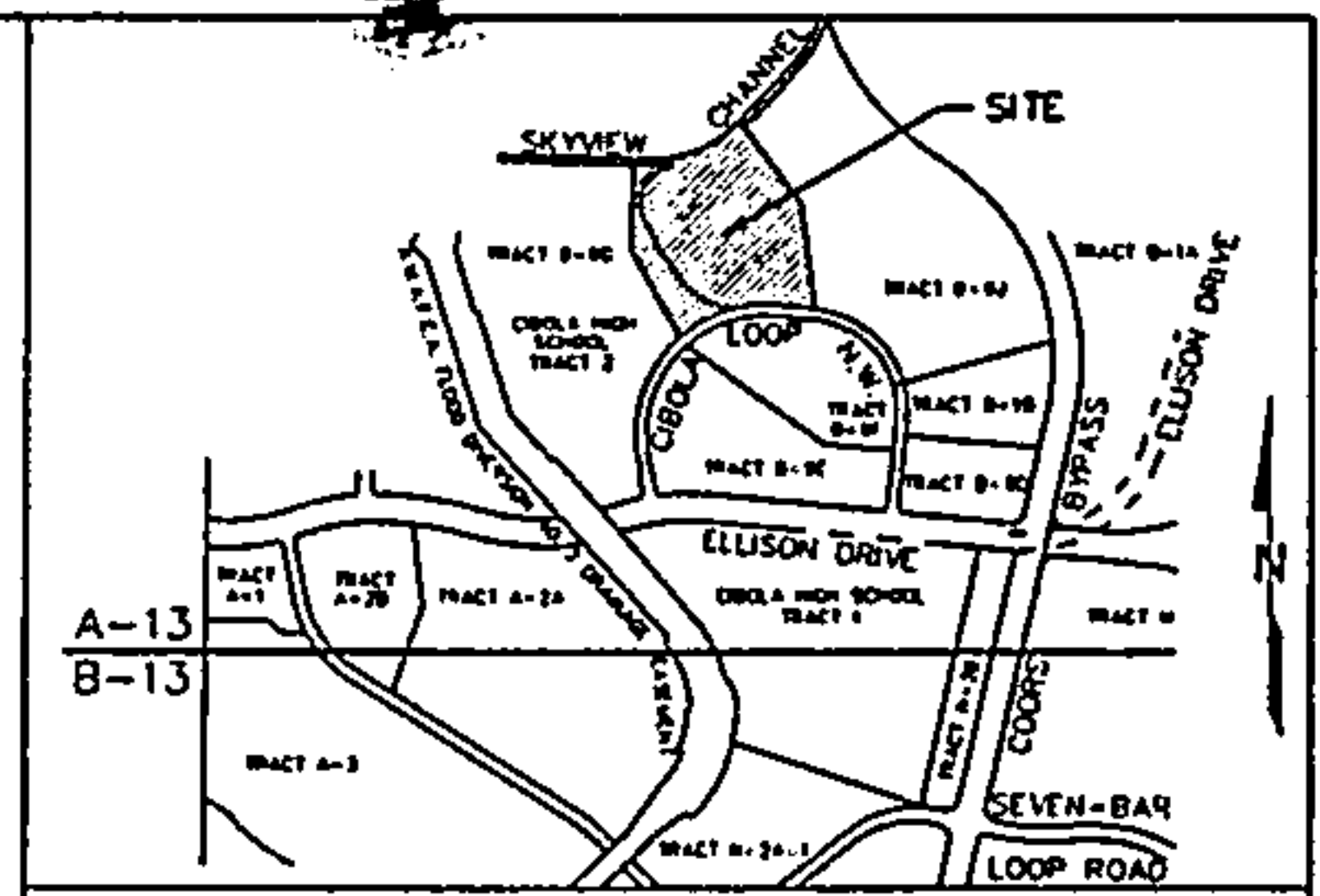
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the '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 intent of the record drawings.

Timothy Aldrich 02-04-98
Timothy Aldrich, P.S. No. 7719 Date



DRB CASE NO. 97-79

BOHANNAN-HUSTON INC.
ENGINEERS-PLANNERS-PHOTOGRAMMETRISTS-SURVEYORS-LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE



NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE NO. 6.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (758-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
 - ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
 - ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
 - THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2681) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING
 - ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☒ IF CURB IS DEEPENED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
 - ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

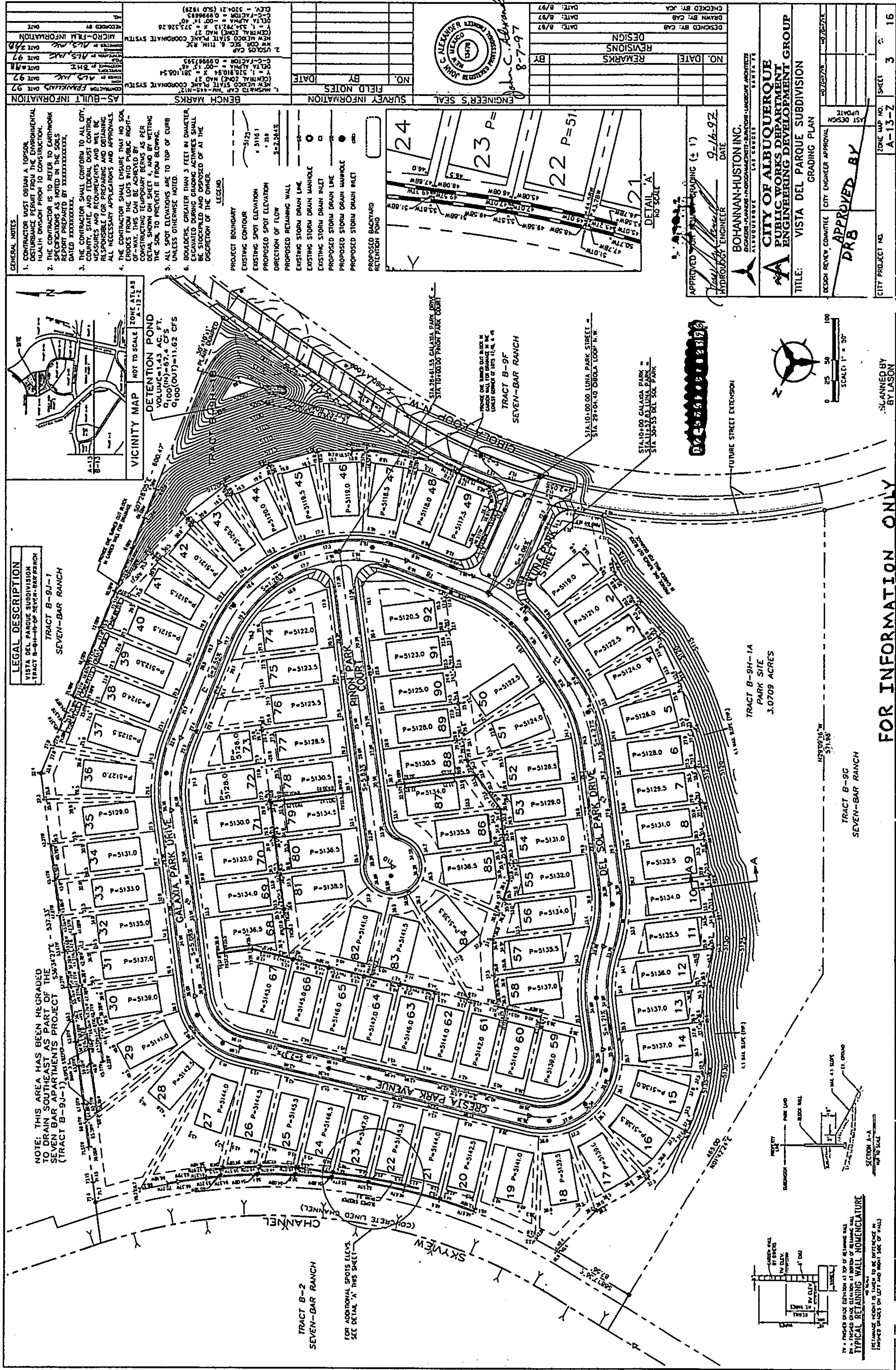
20-511-2/0/0/0/0

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	16						
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRG Chairman		<i>Timothy Aldrich</i>		9-16-97	
		Transportation		<i>Timothy Aldrich</i>		9-16-97	
		Water/Wastewater		<i>Timothy Aldrich</i>		9-16-97	
		Hydrology		<i>Timothy Aldrich</i>		9-16-97	
		Ports		<i>Timothy Aldrich</i>		9-16-97	
		Const. Mgmt.		<i>Timothy Aldrich</i>		9-16-97	
		N M U		<i>Timothy Aldrich</i>		9-16-97	
CITY PROJECT NO.		5752.81		SHEET		OF	
				1		16	

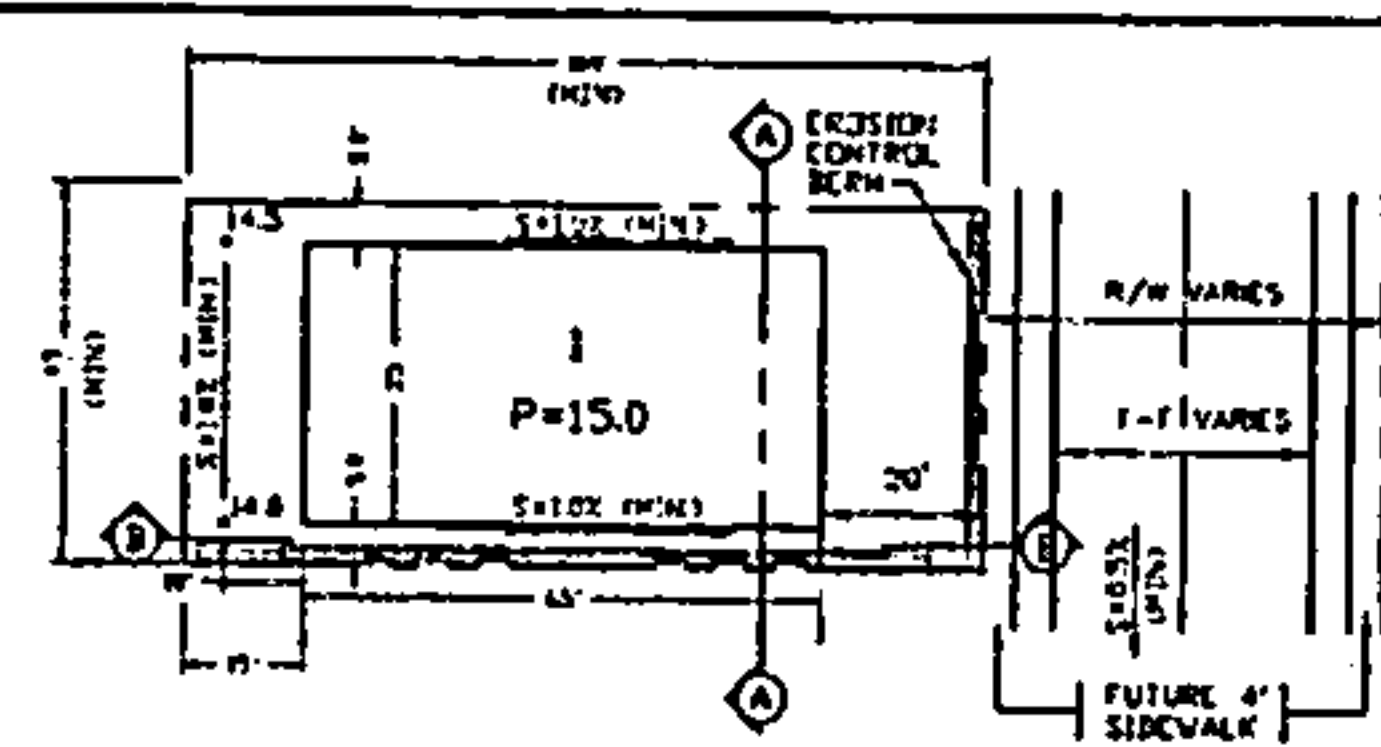
APPROVED FOR CONSTRUCTION
Robert B. Roy
City Engineer Date 9/16/97

SCANNED BY
BY LASHON

COPYRIGHT BOHANNAN-HUSTON, INC.
DATE: 6/29/97

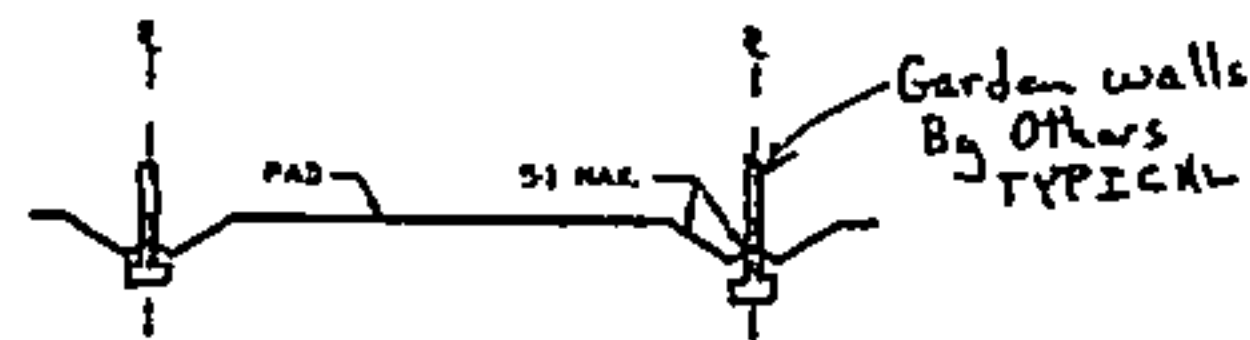


PROJ. NO : C431410-PT02
FILENAME: C04_01L.DWG

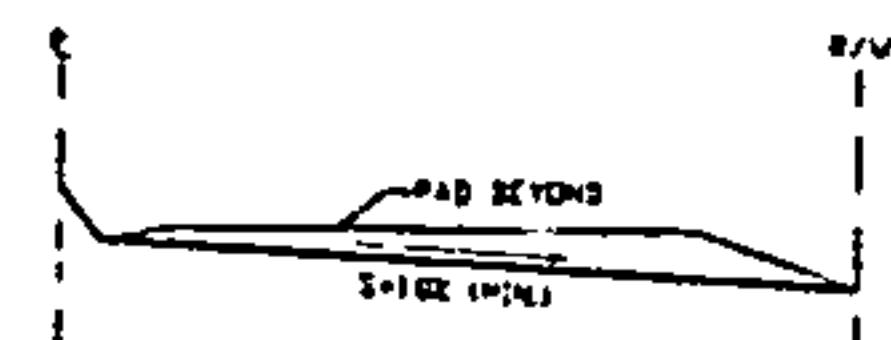


TYPICAL LOT GRADING PLAN

SCALE: 1"=30'
(SEE SHEET 1 FOR REQUIRED SPOT ELEVATIONS)

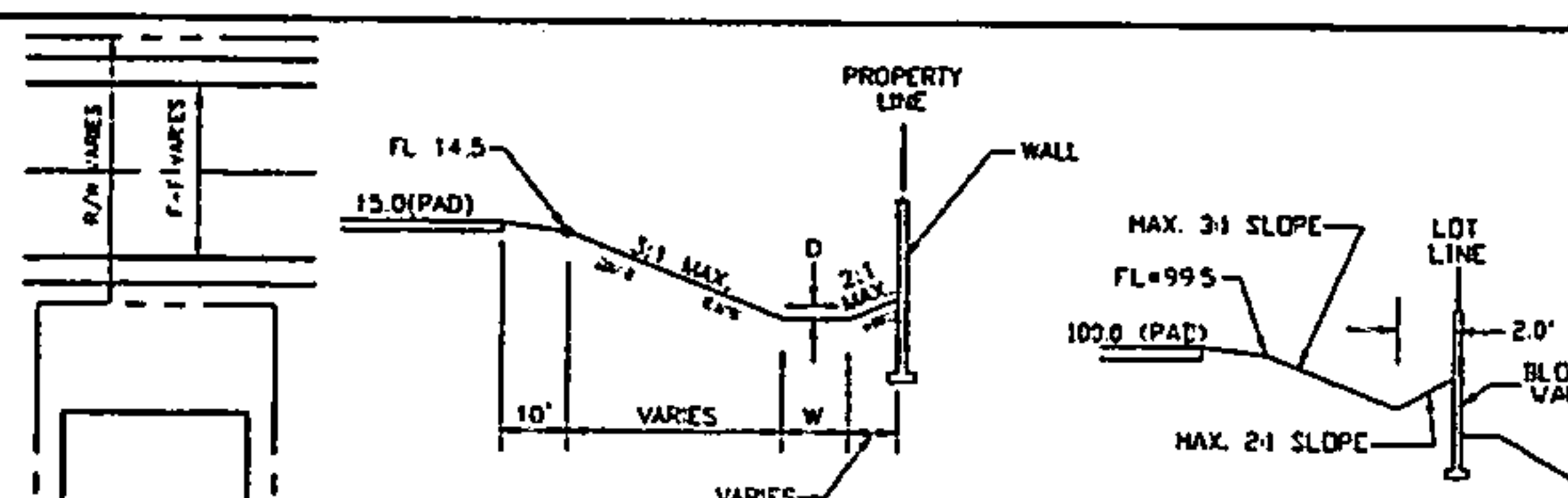


SECTION A-A
TYPICAL SIDEYARD SWALE



SECTION B-B

NO SCALE
FOR INFORMATION ONLY



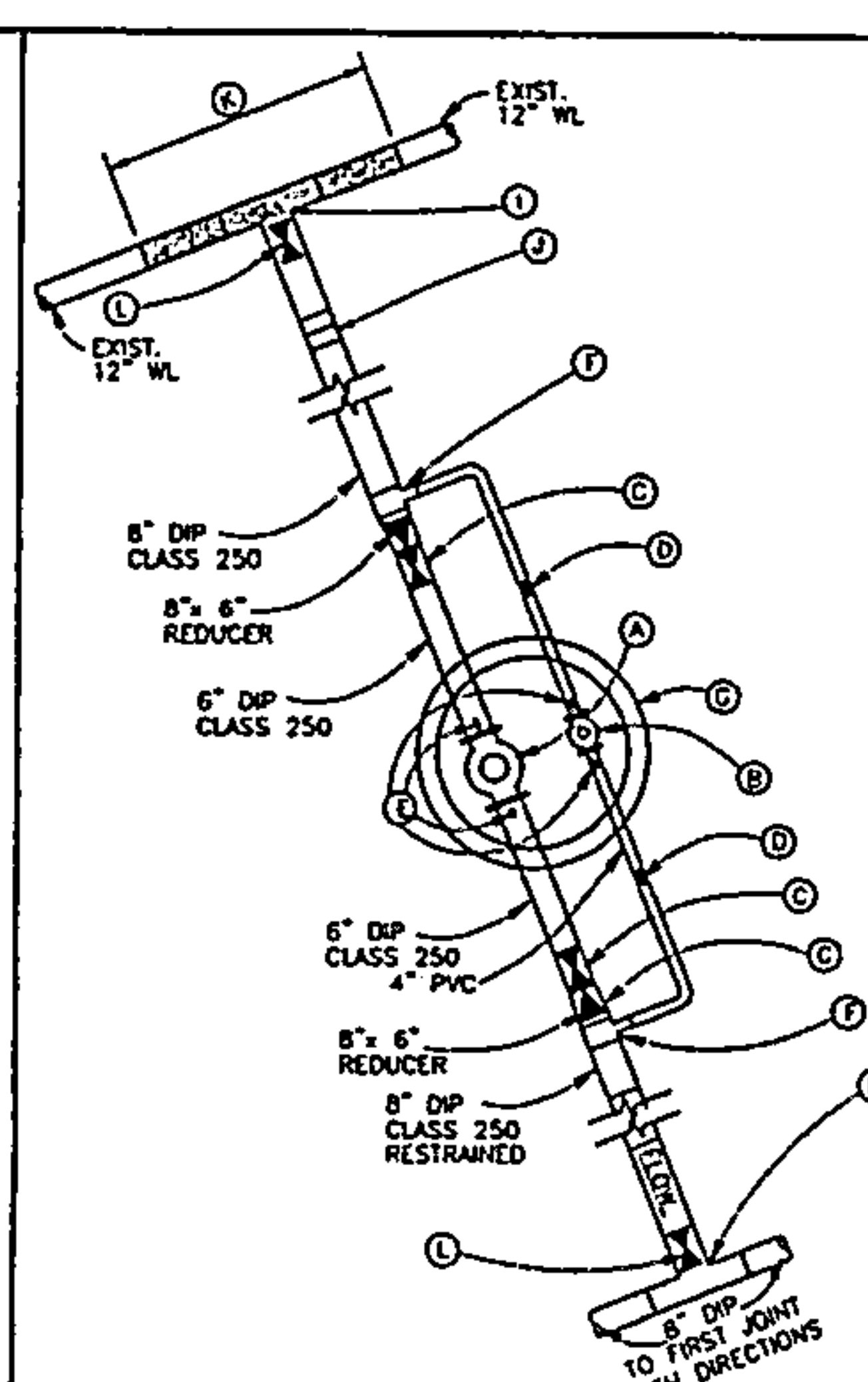
SECTION A-A
LOTS 1, 37-40

SECTION A-A
LOTS 47, 48 & 49

NOTE: FOR LOTS 41 & 47-49,
PROVIDE TURNED BLOCK FOR
DRAINAGE IN LOWER REAR CORNER.
NO POND TO BE INCLUDED ON
LOT 41.

FOR INFORMATION ONLY
TYPICAL LOT/POND GRADING PLAN
FOR LOTS 1, 37-40, & 47-49

NO SCALE
NOTE: ALL AREAS FROM REAR EDGE OF THE PAD ARE TO
DRAIN TOWARD THE STREET. THE POND IS DESIGNED FOR
RETENTION OF BACKYARD RUNOFF ONLY. SEE SHEET 3
FOR SPECIFIC SPOT ELEVATIONS.



PRESSURE REDUCING STATION

NOT TO SCALE
SEE KEYED NOTES TO RIGHT
ALL CONNECTING PIPES SHALL BE DUCTILE IRON PIPE

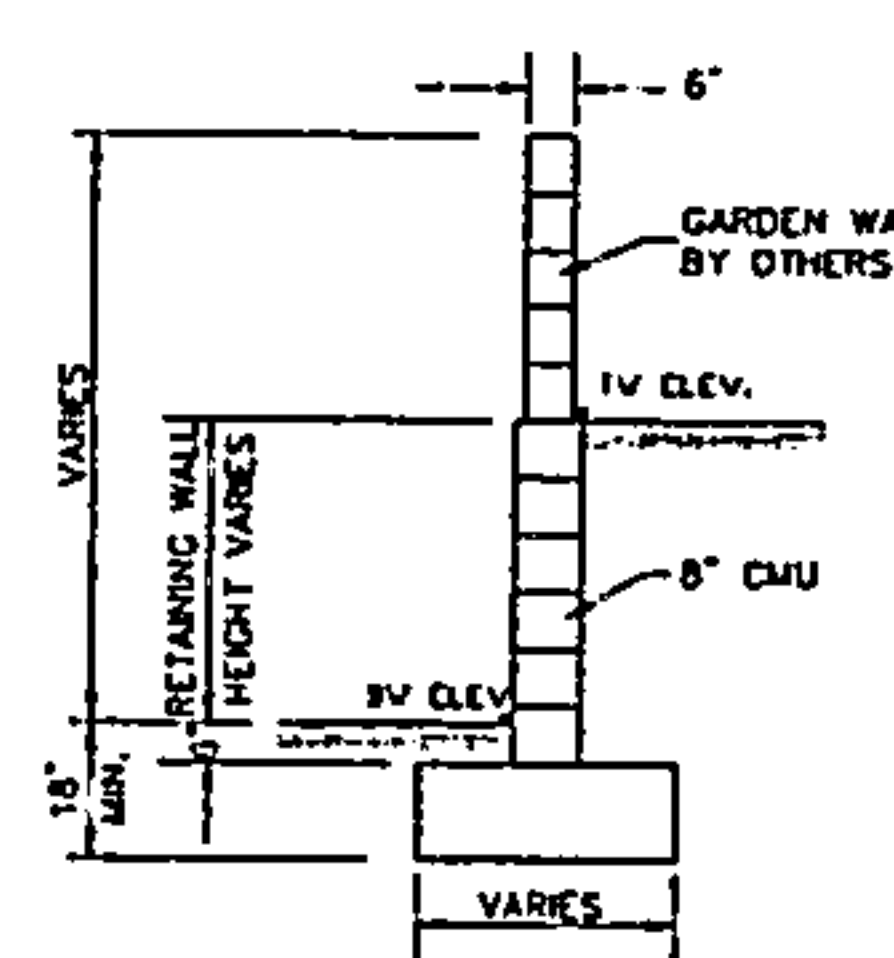
SEE WATERLINE PROFILE (SHEET 11)
FOR ADDITIONAL INFORMATION

PRESSURE REDUCING STATION NOTES

- INSTALL 6" PRESSURE REDUCING VALVE
CLAYTON FLANGED 92G-01-CSBJ SERIES
CLASS 150
- INSTALL 4" PRESSURE REDUCING VALVE
CLAYTON FLANGED 92G-01-CSBJ SERIES
CLASS 150
- 6" GATE VALVE w/ TYPE "B" BOX &
LID FLANGED
- 4" GATE VALVE w/ TYPE "B" BOX &
LID FLANGED
- INSTALL PRESSURE GAUGES w/ 1/2"
PETCOCK CONNECTIONS, FREEZE PROOF
AND LIQUID FILLED.
- 6"x8"x4" TEE FLANGED w/ BLOCKING
- INSTALL A 6" DIA. TYP "C" MANHOLE
IN A MANNER SIMILAR TO COA STD DWG
2353 INCLUDING GROUTING AND FLOOR
DRAIN. INSTALL ALL PEDESTALS, PET-
COCK CONNECTIONS AND THE TWO PRES-
SURE REDUCING VALVES.
RIM ELEV.=5139.23
INVERT ELEV.=5132.31
USE: US FOUNDRY AND MFG. CORP.
WATCH TWO 48" 48 STEEL LID
RATED FOR TRAFFIC OR
APPROVED EQUAL.
- 6"x8"x8" TEE w/ BLOCKING AND RESTRAINTS
- 12" x 8" TEE w/ BLOCKING, ROTATE TEE @
22 1/2° VERTICAL FROM HORIZONTAL. 12"
DIP CLASS 250 FOR SPOOL PIECES AND
AND COUPLINGS, AS NECESSARY.
- 22 1/2° VERTICAL BEND w/BLOCKING.
- REMOVE EXISTING 12" WL BOTH WAYS TO
NEAREST JOINT AND REPLACE WITH 12"
CLASS 250 DUCTILE IRON PIPE
- 6" VALVE w/ TYPE "B" BOX & LID

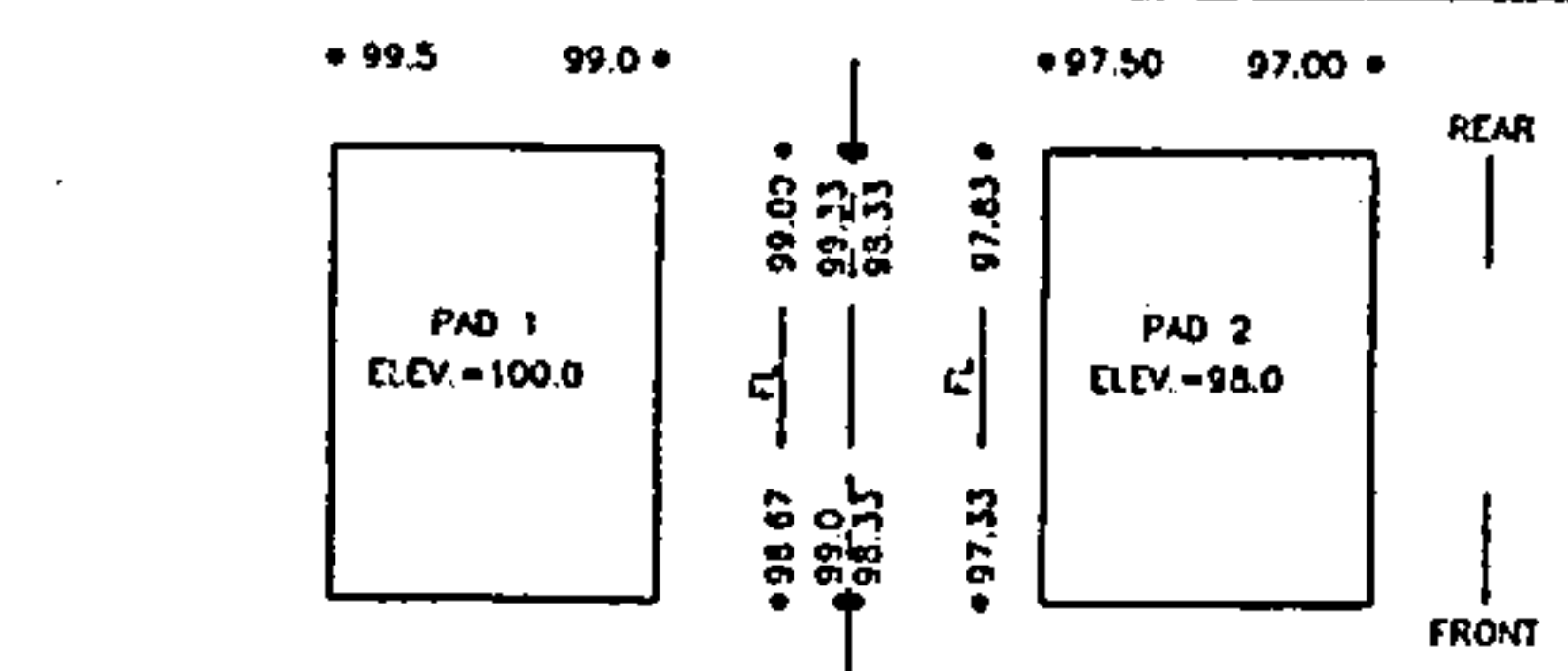
GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE
PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION
PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO EARTHWORK
SPECIFICATION AS NOTED IN THE SOILS REPORT
PREPARED BY VINYARD AND ASSOCIATES AND
APPROVALS.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY,
COUNTY, STATE, AND FEDERAL DUST CONTROL
MEASURES AND REQUIREMENTS AND WILL BE
RESPONSIBLE FOR PREPARING AND OBTAINING
ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO
SOIL ERODES FROM LOTS INTO PUBLIC RIGHT
OF WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING
TEMPORARY BERMS AS PER DETAIL THIS SHEET
AND WETTING THE SOIL TO KEEP IT FROM BLOWING.



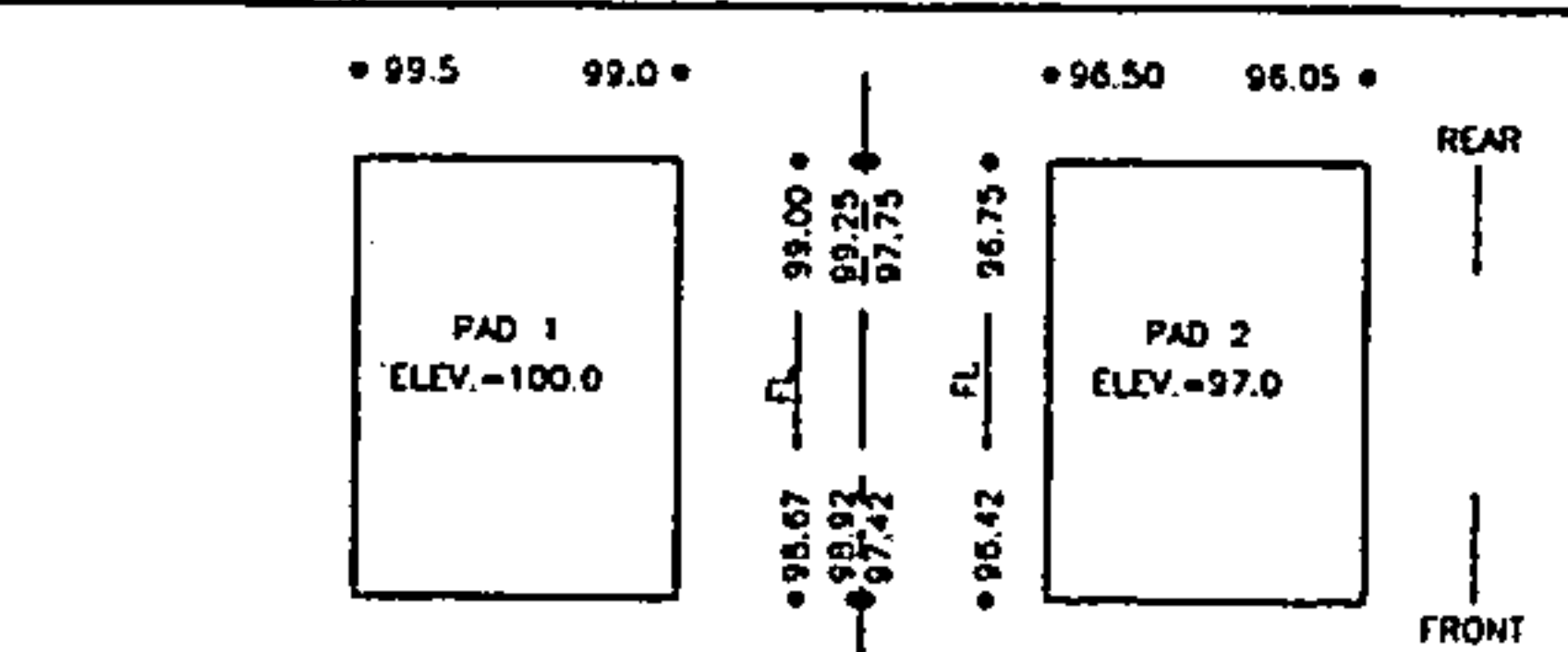
TYPICAL RETAINING WALL NOMENCLATURE

NO SCALE
(RETAINAGE HEIGHT IS TAKEN TO BE DIFFERENCE IN
FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL)

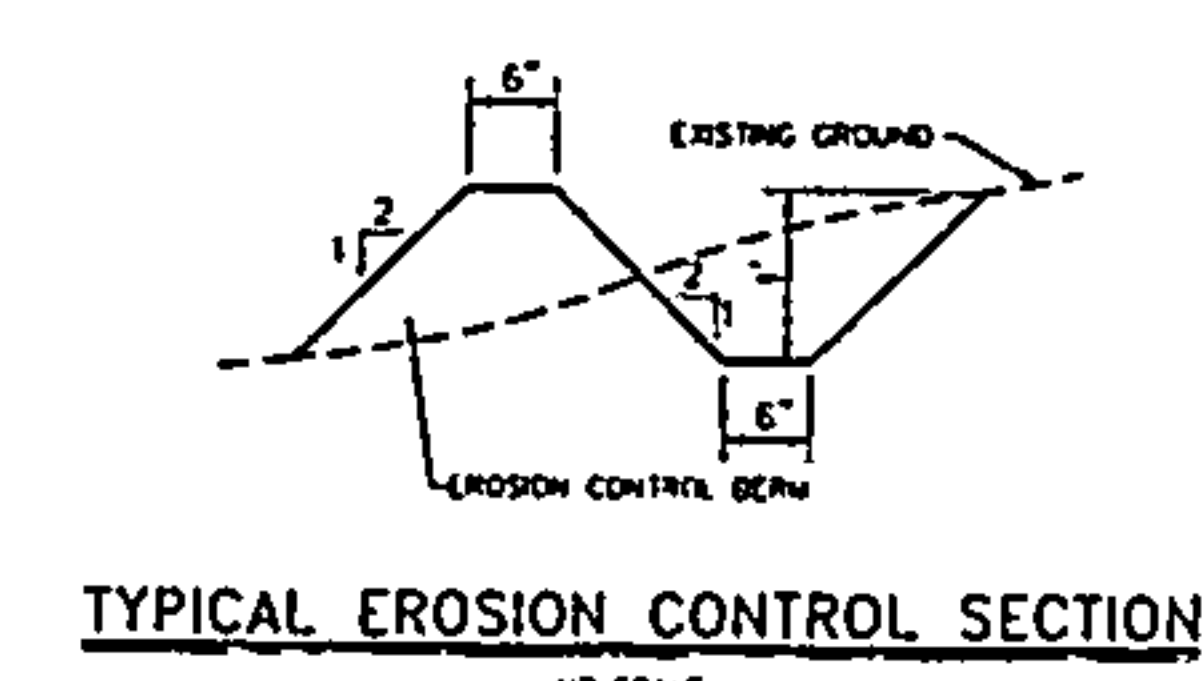


SIDE LOT GRADING
(AFTER GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 2' MAXIMUM PAD DIFFERENCE)

FOR INFORMATION ONLY

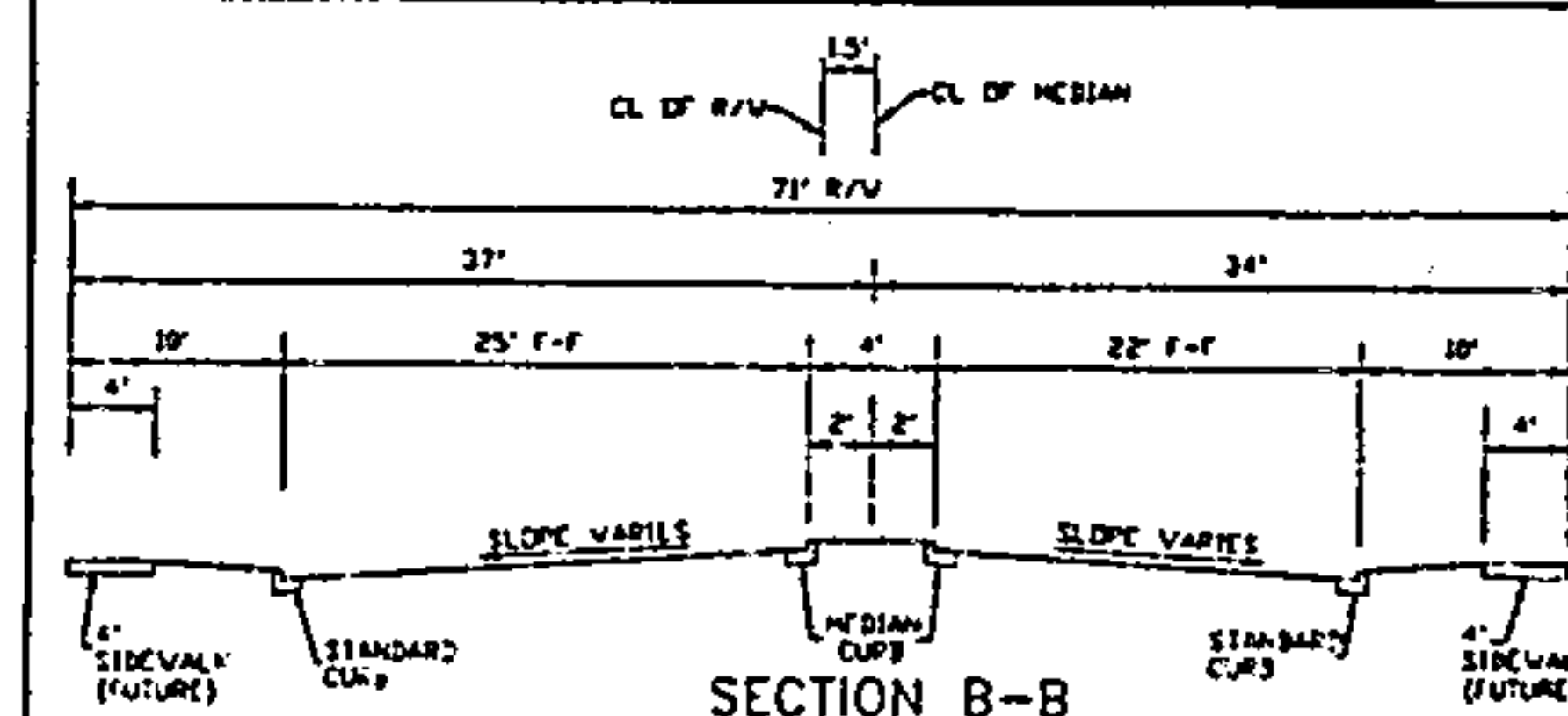


AFTER SIDE LOT GRADING
(BEFORE GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 3' PAD DIFFERENCE)

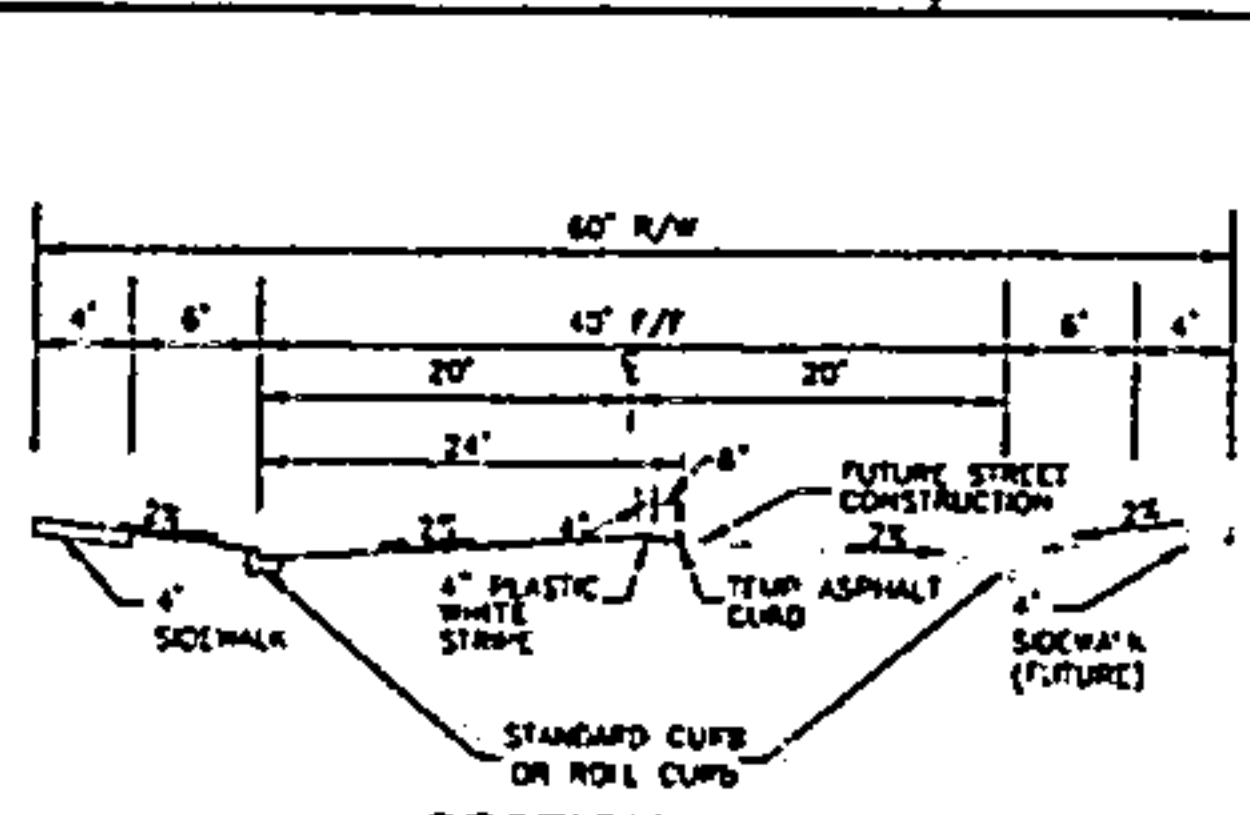


TYPICAL EROSION CONTROL SECTION

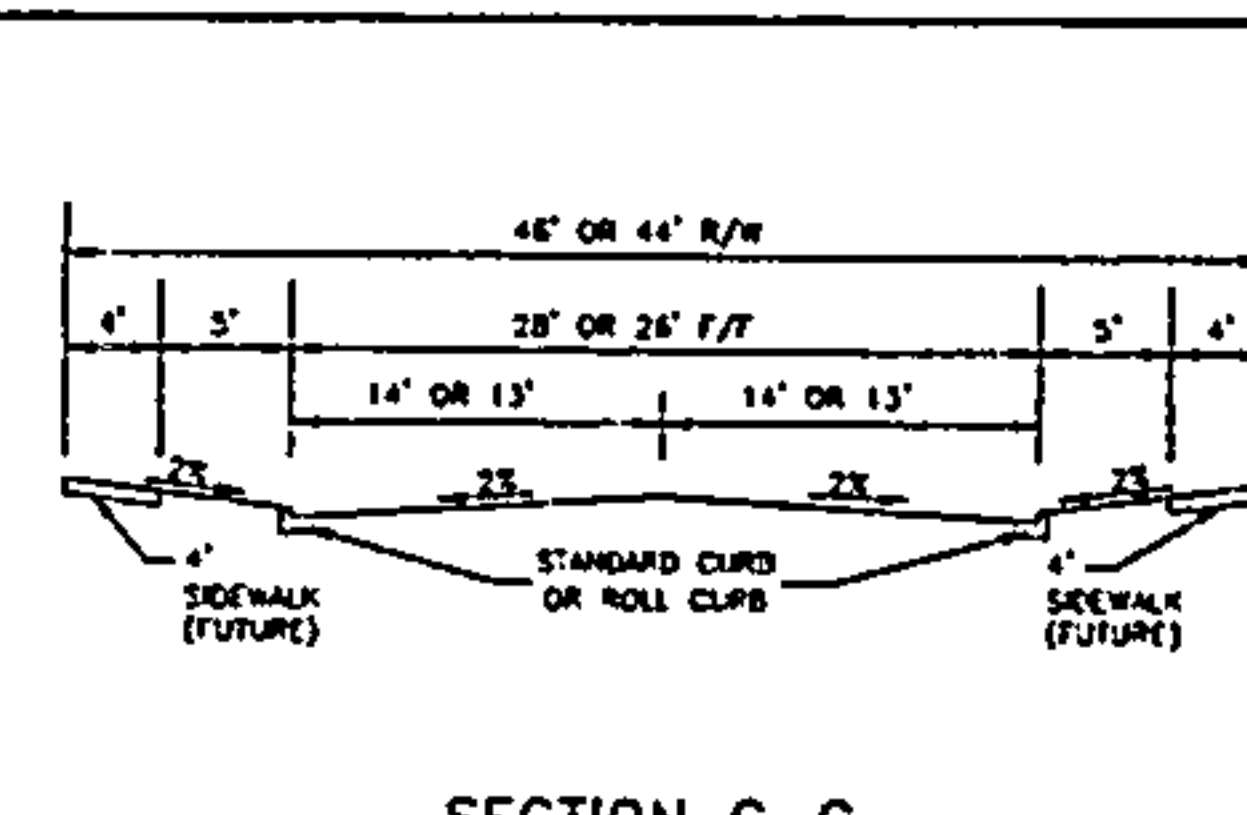
NO SCALE
A BERM WITH THE DIMENSIONS SHOWN SHALL
BE MAINTAINED TO PREVENT CONSTRUCTION LINE
COMPLETION OF INDIVIDUAL HOUSES WITHIN
THE PROJECT. SEE TYPICAL LOT GRADING
PLAN THIS SHEET FOR LOCATION.



SECTION B-B
TYPICAL STREET SECTION
LUNA PARK STREET



SECTION A-A
CIBOLA LOOP SECTION



SECTION C-C
TYPICAL STREET SECTION
(EXCEPT CIBOLA LOOP)

BOHANNAN-HUSTON INC.
SURVEYORS • PLANNERS • PHOTOGRAPHERS • DESIGNERS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VISTA DEL PARQUE SUBDIVISION
MISCELLANEOUS DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	NO. / DAY / YR.

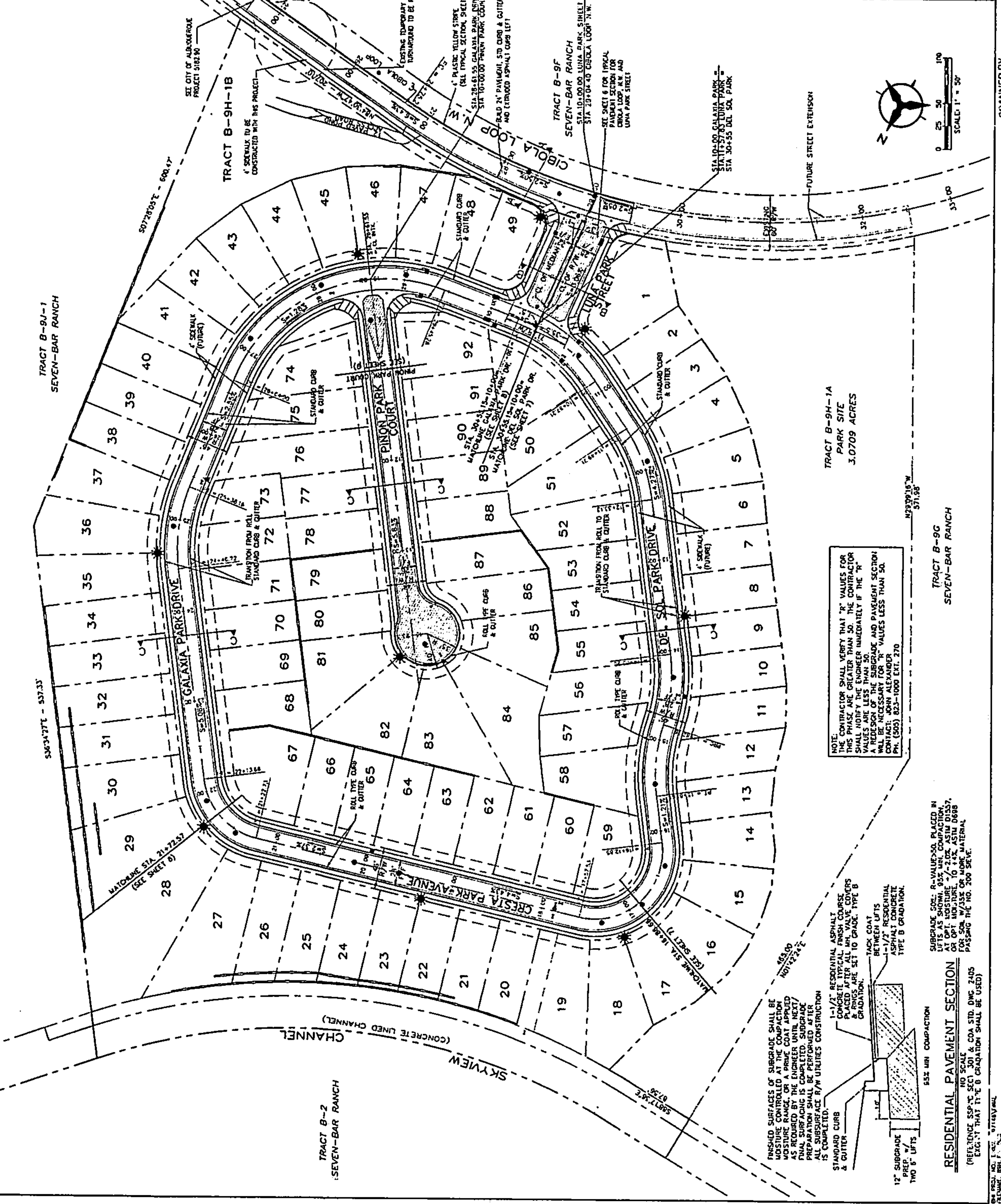
CITY PROJECT NO. 5752.81
ZONE MAP NO. A-13-7
SHEET 4 OF 16

SCANNED BY
BY LASON

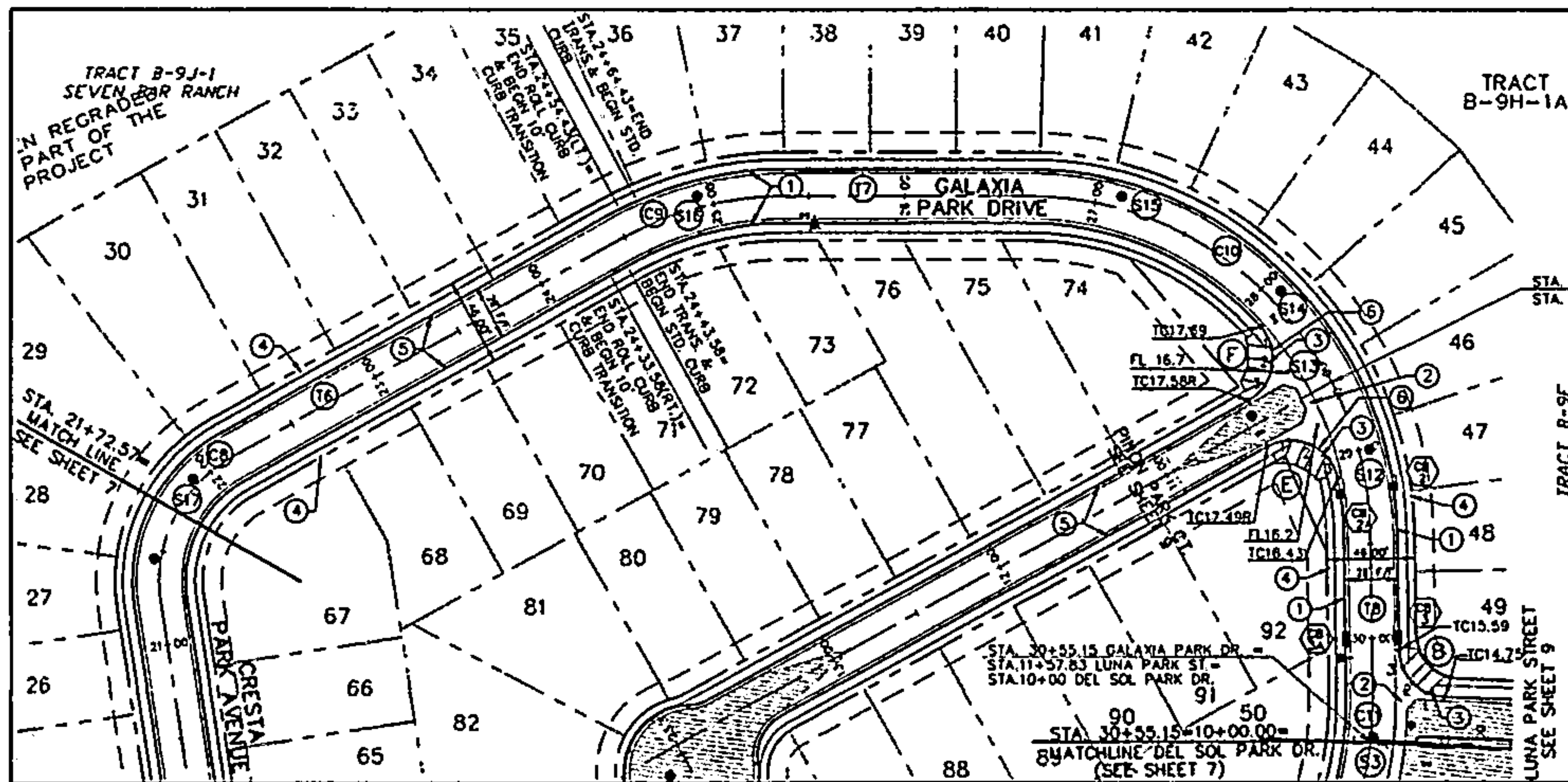
BOHANNAN-HUSTON INC.

AS-BUILT INFORMATION, MICRO-FILM INFORMATION, REVISIONS, REMARKS, ENGINEER'S SEAL, FIELD NOTES, SURVEY INFORMATION

BOHANNAN-HUSTON INC., CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT, ENGINEERING DEVELOPMENT GROUP, TITLE: VISTA DEL PARQUE SUBDIVISION, PAYING PLAN



SCANNED BY JASON, 5752.81, A-13-Z, SHEET 5 OF 16, BOHANNAN-HUSTON, INC.



KEYED NOTES

- BUILD STANDARD CURB & GUTTER PER COA STD. DWG. 2415
- BUILD CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420
- INSTALL ACCESSIBLE RAMP PER STD. DWG. 2441, CASE II
- FUTURE 4' SIDEWALK
- BUILD MOUNTABLE CURB, ROLL TYPE, PER COA STD. DWG. 2415
- TRANSITION FROM STD. CURB & GUTTER TO ROLL CURB THROUGH HANDICAP RAMPS PER COA STD. DWG. 2418.

TC	FL
1 17.14R	15.81
2 16.20	15.46
3 16.78	15.11

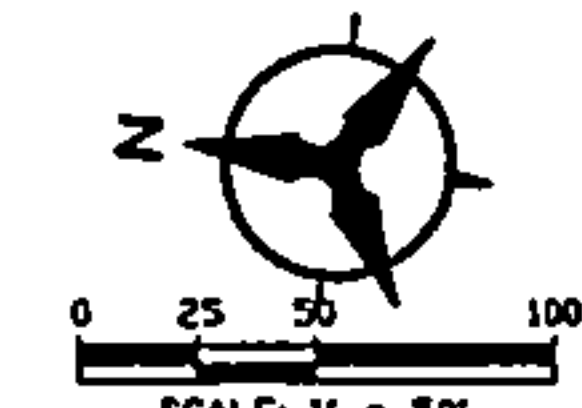
TC	FL
1 17.75	17.08
2 17.18	17.14
3 17.52R	17.19

TC	FL
1 14.95	14.29
2 14.54	14.50
3 15.52R	14.71

R = 25.00'
L = 45.11'
Δ = 103°23'18"

R = 25.00'
L = 47.08'
Δ = 107°34'22"

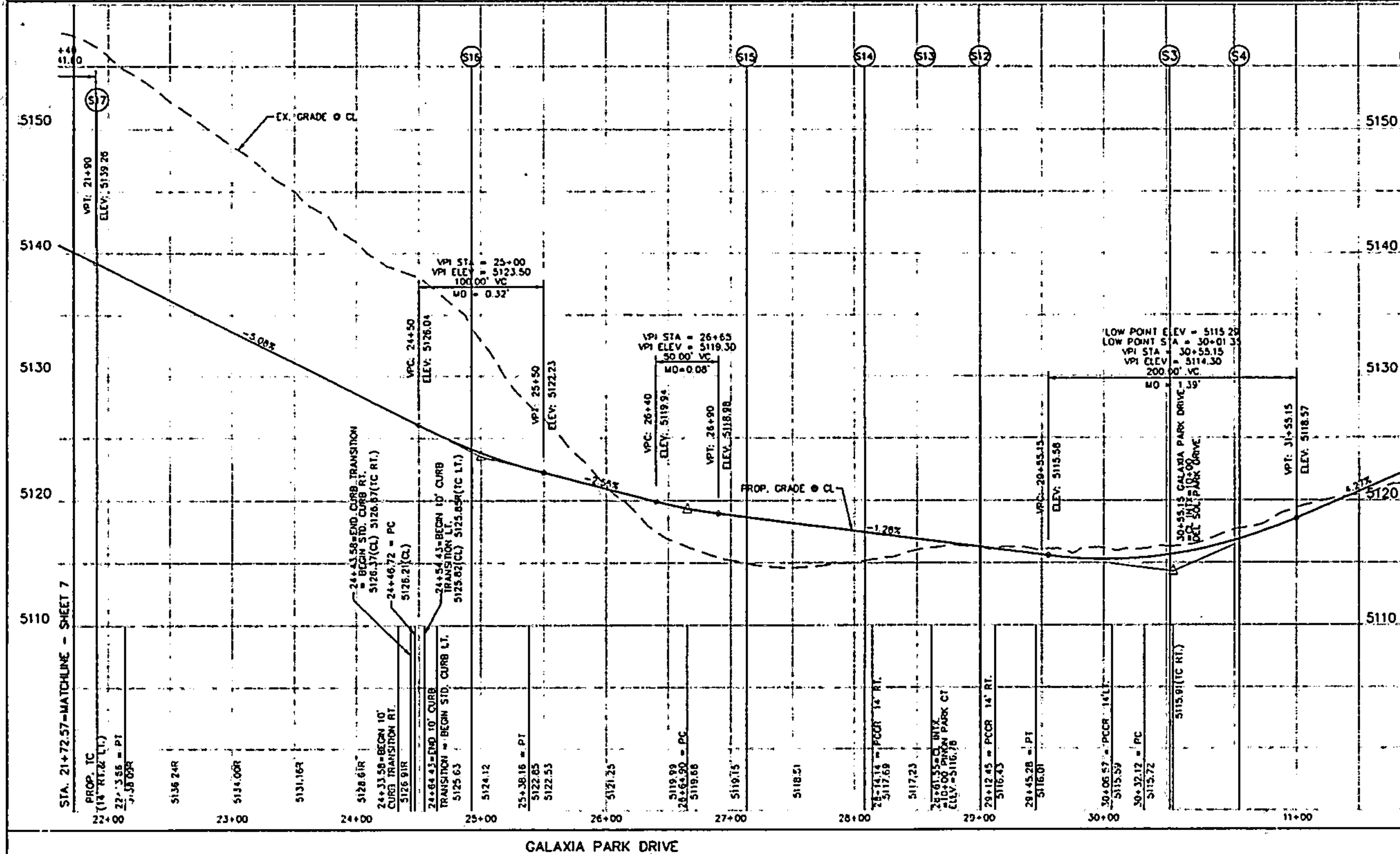
R = 25.00'
L = 38.01'
Δ = 87°06'26"



NOTE: SEE SHEET 15 FOR STORM DRAIN INFORMATION

NOTE: ALL TC ELEVATIONS ARE FOR STD. CURB UNLESS OTHERWISE DENOTED AS "EX. CR" INDICATING ROLL CURB

NOTE: SEE SHEET 6 FOR GENERAL NOTES.



BY: [Signature]
DATE: 7/97

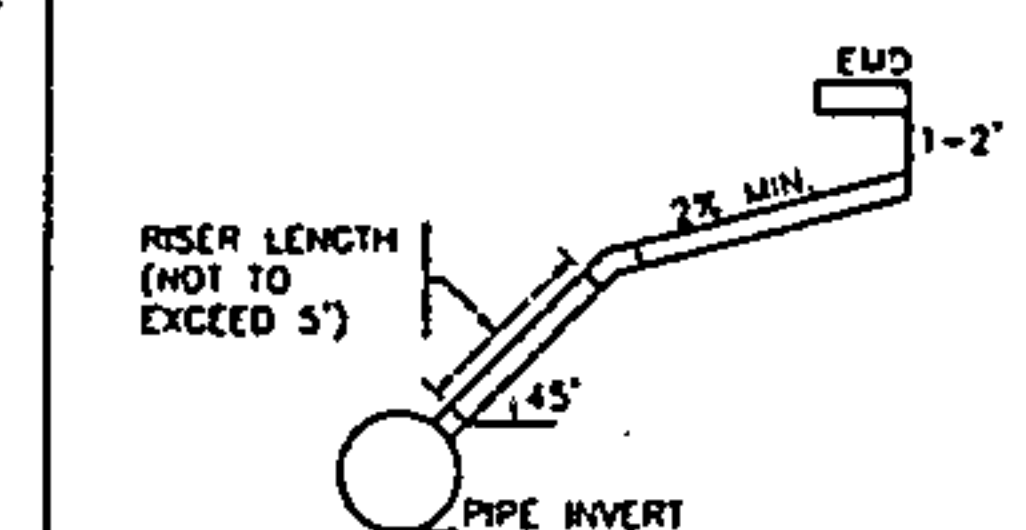
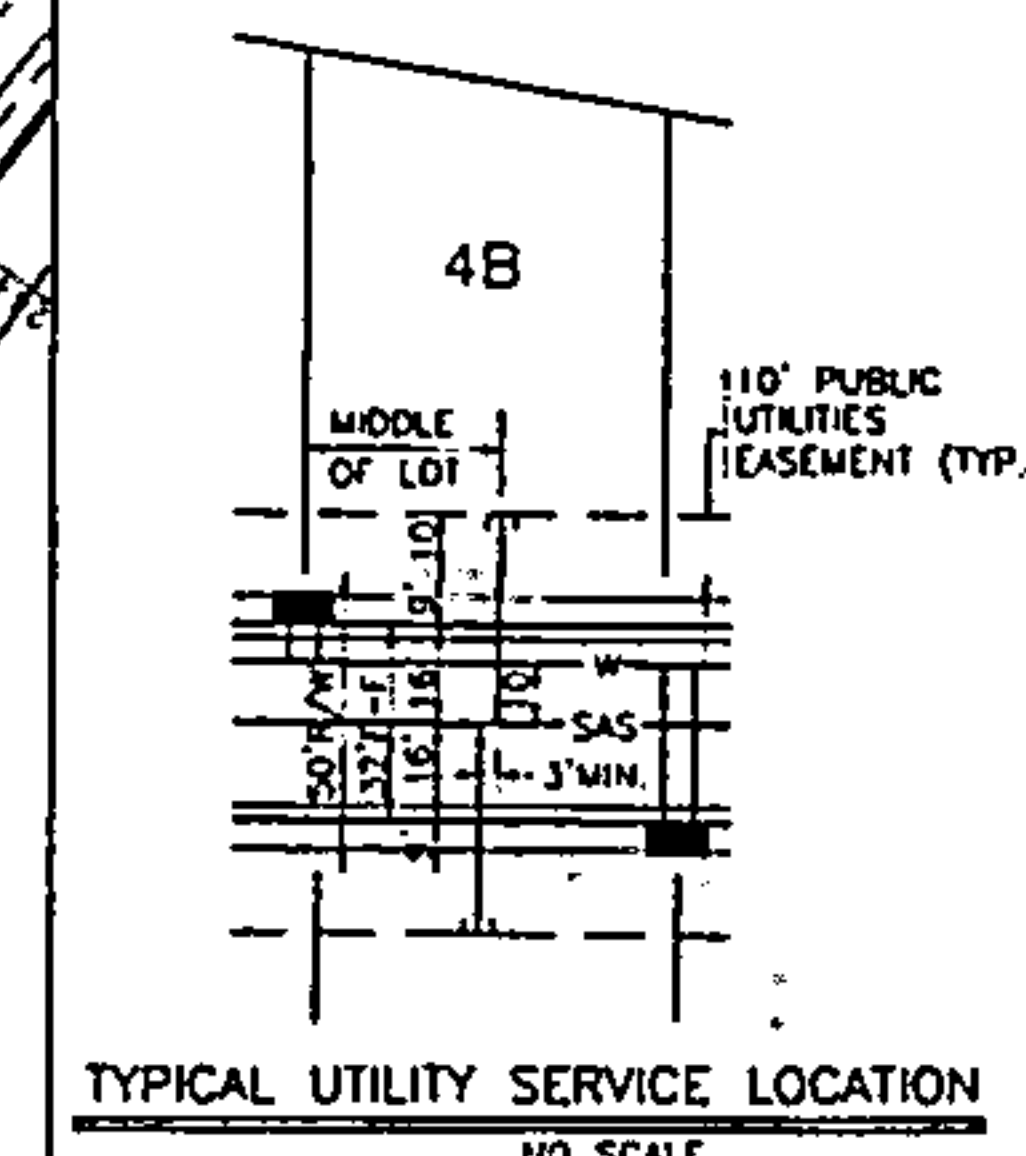
SCALE 1"=50' (HORIZ)
1"=5' (VERT.)

BOHANNAN-HUSTON INC. ENGINEERS - PLANNERS - PHOTOGRAPHERS - SURVEYORS - LANDSCAPE ARCHITECTS ALBUQUERQUE, LAS CRUCES, SANTA FE	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: VISTA DEL PARQUE SUBDIVISION PAVING - GALAXIA PARK DRIVE PLAN AND PROFILE	
CITY PROJECT NO. 5752.81	SHEET 8 OF 16

SCANNED BY LASON

BOHANNAN-HUSTON, INC.

TRACT B-9J-1
SEVEN-BAR RANCH



SERVICE RISER DETAIL
(SERVICE CONNECTION & INSTALLATION
TO CONFORM TO CDA STL DWG. 2134.2
USE CD SQR. PUMP ONLY)



TRACT B-9H-1A
PARK SITE
3.0709 ACRES

NOTE: ALL SANITARY SEWER MAIN TO BE SDR-35 UNLESS OTHERWISE NOTED.

NOTE: ALL WATERLINE TO BE C-900 UNLESS OTHERWISE NOTED.

NOTE: ALL WATERLINE BLOCKING TO BE PCC BLOCKING.

NOTE: DEFLECT ALL WATERLINES AS NECESSARY TO MEET SPECIFIED BENDS

	BOHANNAN-HUSTON INC.	
	DESIGNS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS	
	ALBUQUERQUE	SANTA FE

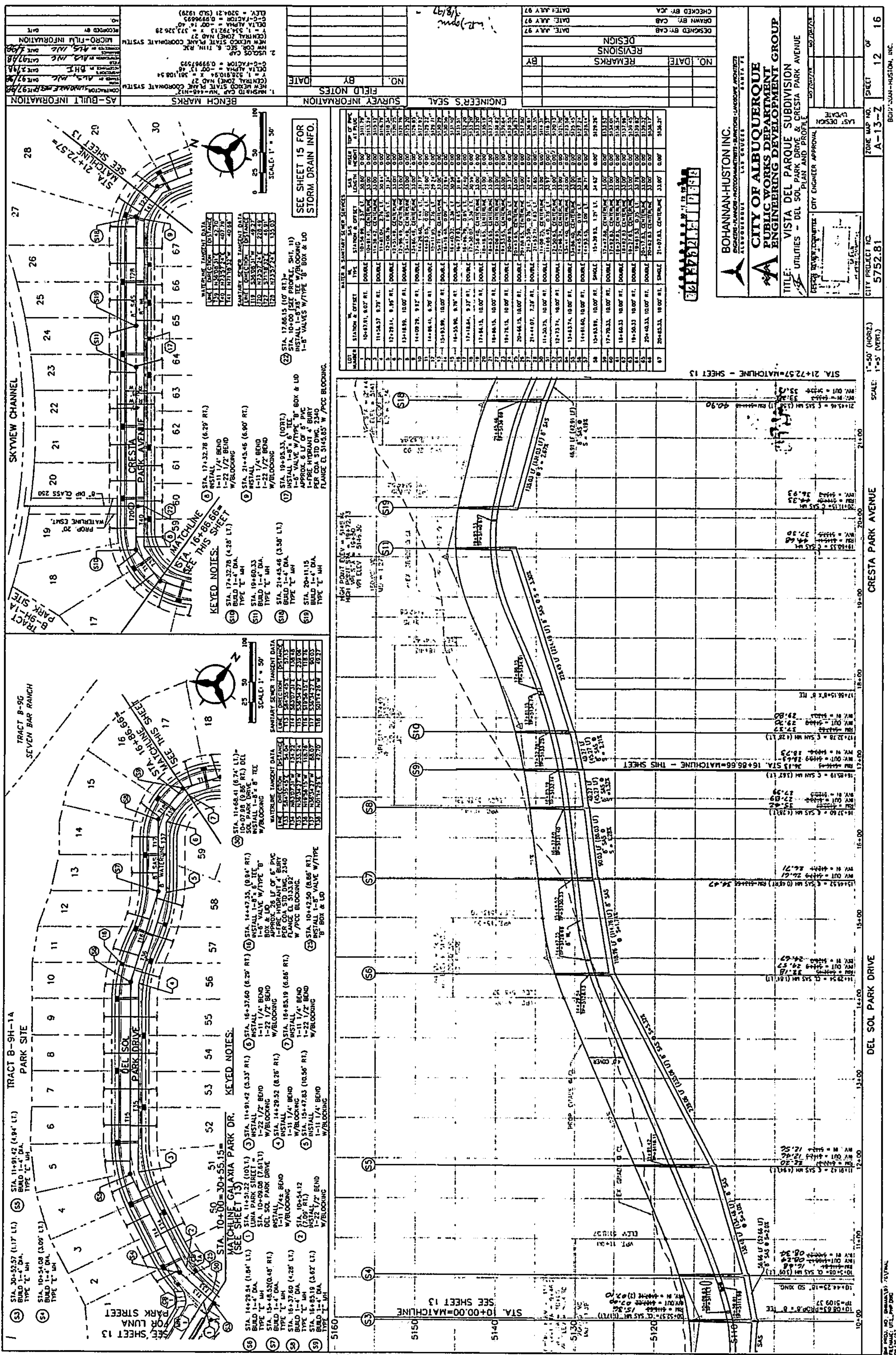
	CITY OF ALBUQUERQUE	
	PUBLIC WORKS DEPARTMENT	
	ENGINEERING DEVELOPMENT GROUP	

TITLE:	VISTA DEL PARQUE SUBDIVISION
	UTILITY PLAN

	CITY ENGINEER APPROVAL	NO / DAY / YR.	NO / DAY / YR.
		LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
5752.81	A-13 N.	10	16

SCANNED BY
BY-LASON

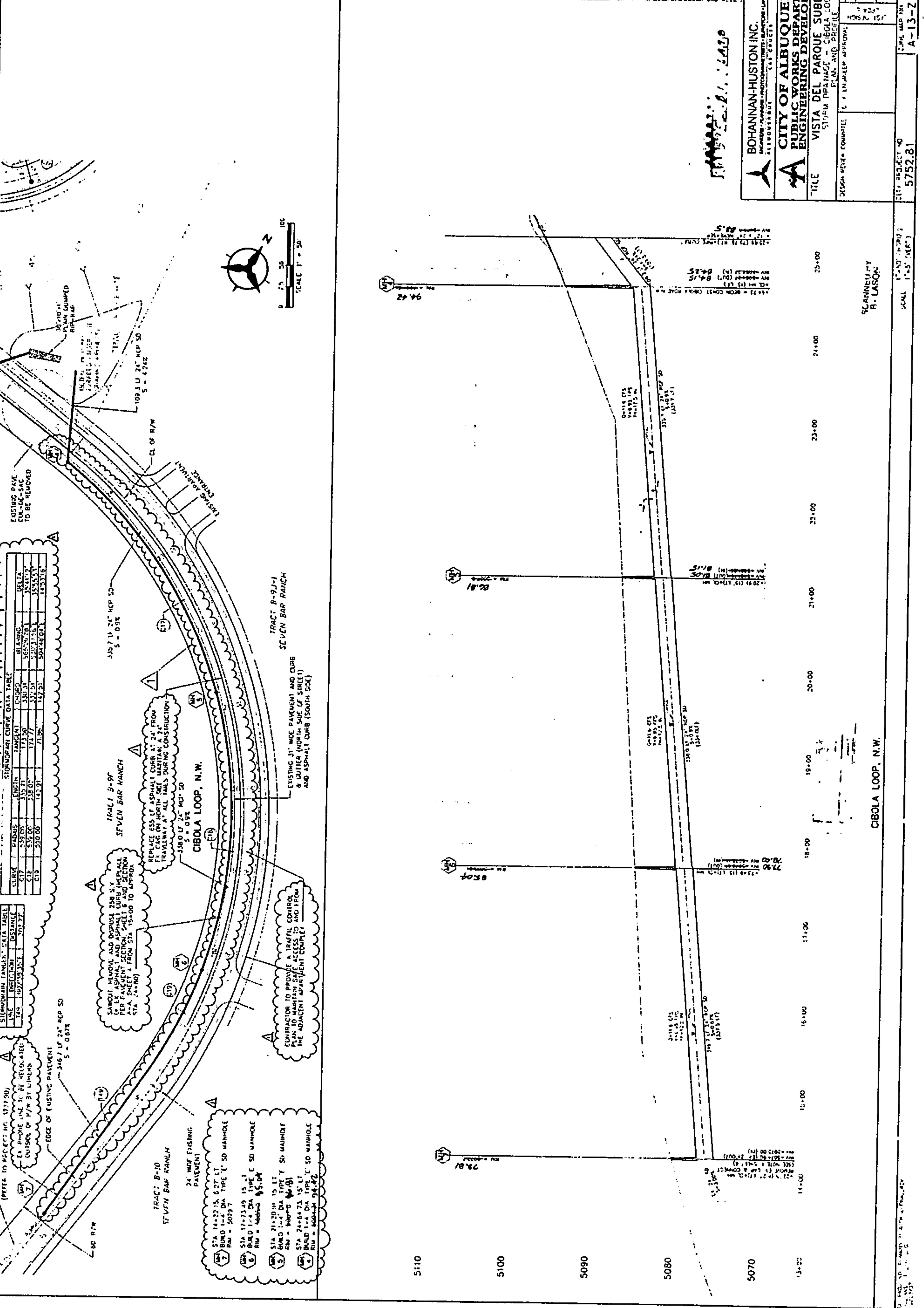


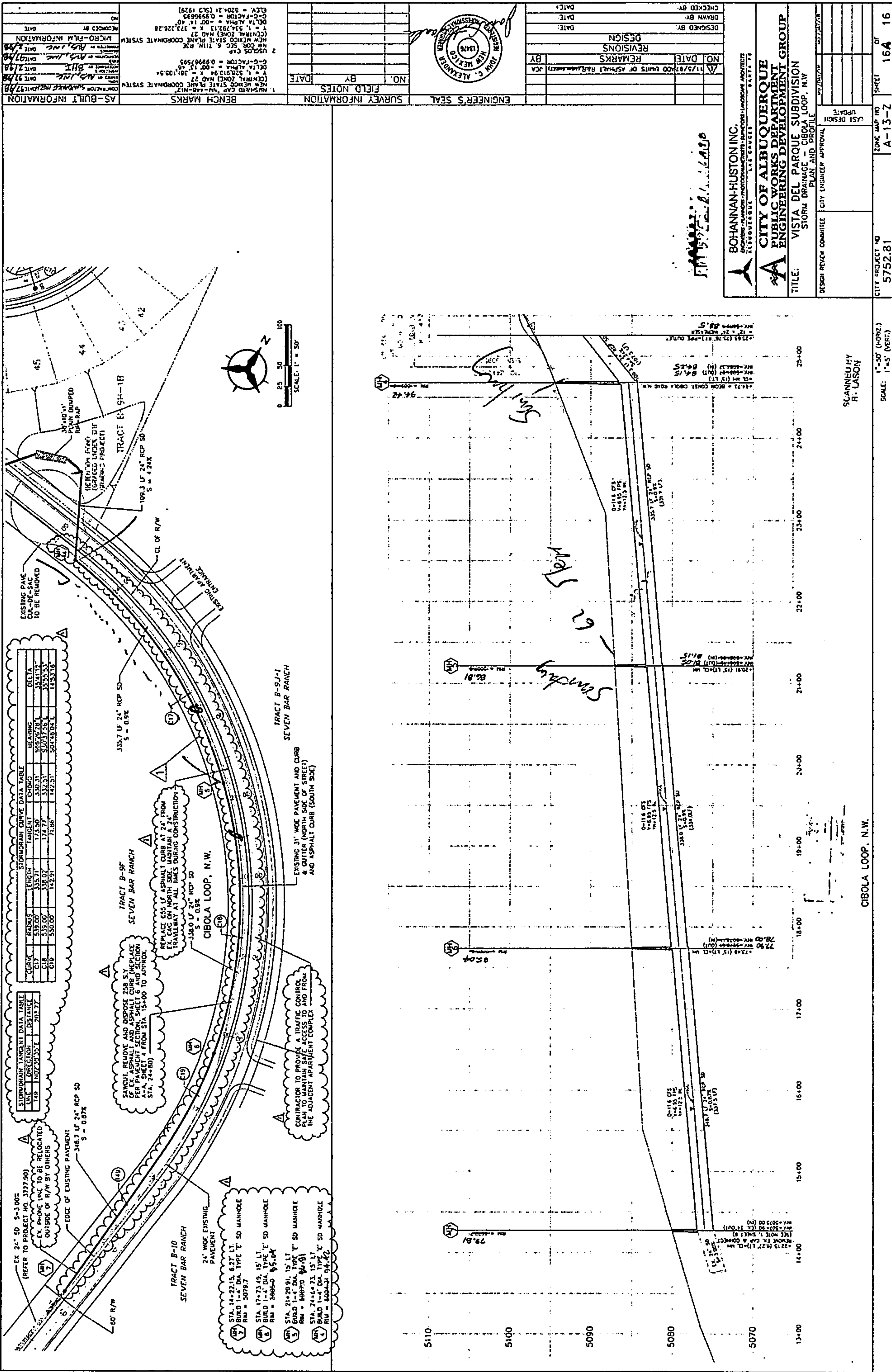
SCANNED BY
BY LASON

BOYD, LAMAR - HUSTON, INC.

AS-BUILT INFORMATION
BENCH MARKS
SURVEY INFORMATION
ENGINEER'S SEAL
DESIGNED BY
DATE
CHECKED BY
DATE
REVISIONS
NO. DATE
BY

BOHANNAN-HUSTON INC.
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE VISTA DEL PARQUE SUBDIVISION
ST/PM DRAINAGE - CIBOLA LOOP N.W.
DESIGN REVIEW COMMITTEE
SCALE 1"=50' (HORIZONTAL)
SCALE 1"=10' (VERTICAL)
SHEET 16A 16





BOHANNAN-HUSTON INC. ENGINEERING GROUP		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VISTA DEL PARQUE SUBDIVISION STORM DRAINAGE - CIBOLA LOOP, N.W.		DESIGN: VISTA DEL PARQUE SUBDIVISION STORM DRAINAGE - CIBOLA LOOP, N.W.	
DESIGNED BY: JCA		CHECKED BY: JCA	
DATE: 11/15/93		DATE: 11/15/93	
REVISIONS:		REVISIONS:	
NO. DATE		NO. DATE	
1 11/15/93		1 11/15/93	
2 11/15/93		2 11/15/93	
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