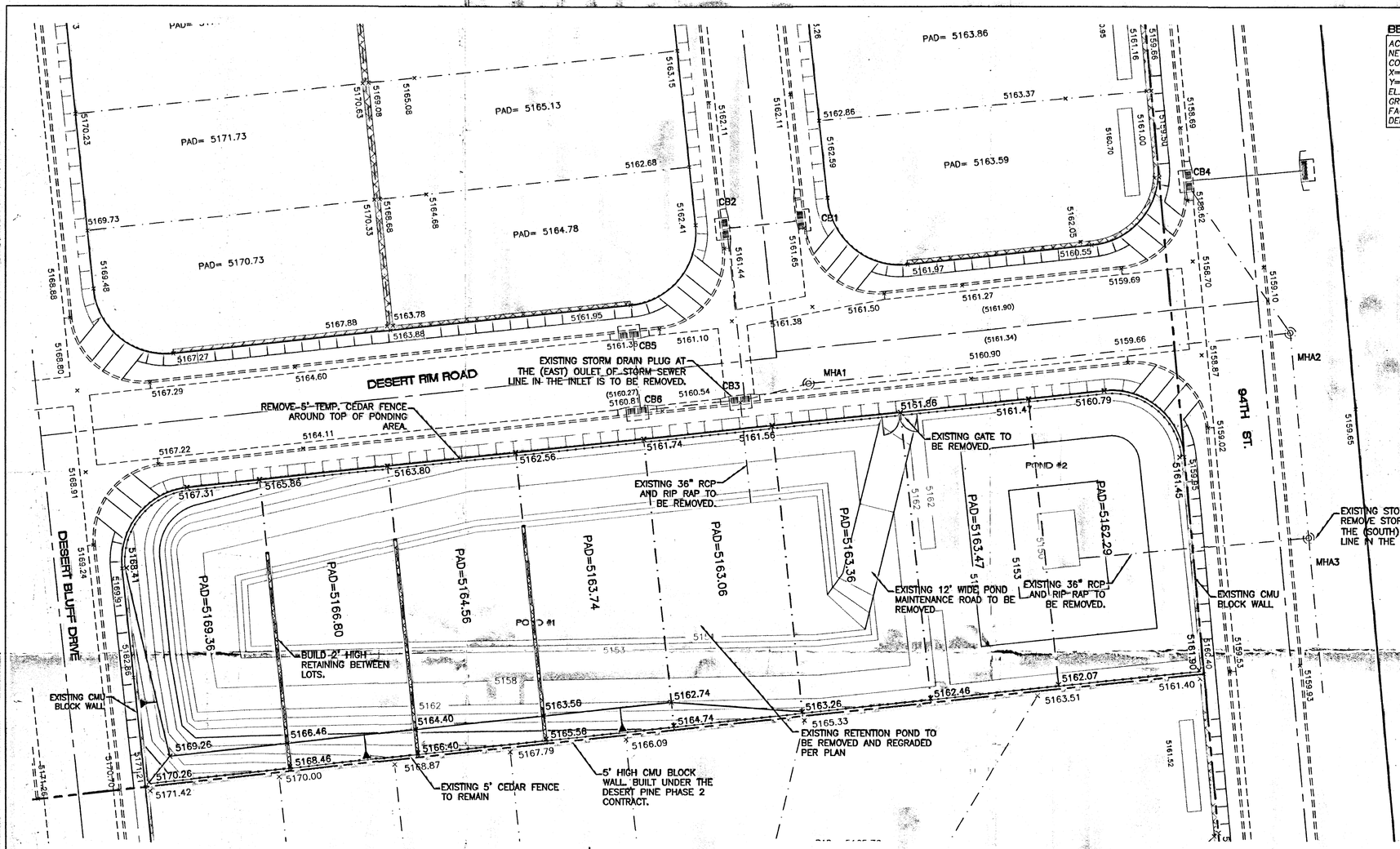
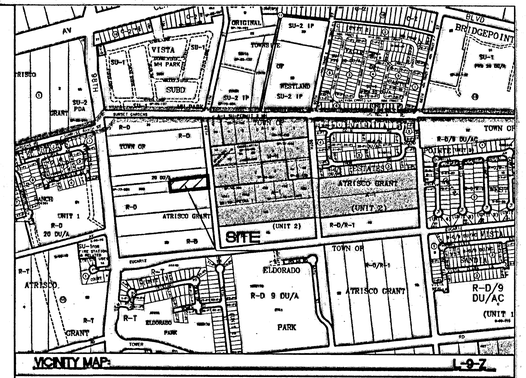
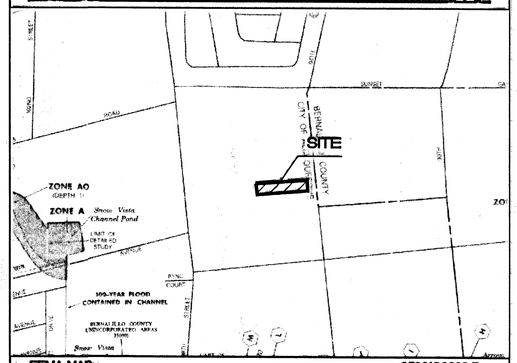


BENCHMARK

ACS MONUMENT "7-L9"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=352,978.14
Y=1,478,346.71
EL.=5175.735
GRID TO GROUND SCALE
FACTOR=0.99967727
DELTA ALPHA ANGLE=-00°16'56"



VICINITY MAP: L-9-Z



FEMA MAP: 35001C0328 D

LEGAL DESCRIPTION:

Proposed Desert Pine Subdivision, Comprising of Lot 36-A and all of Lots 37, 38 and 39, Unit 2

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

NOTICE TO CONTRACTORS

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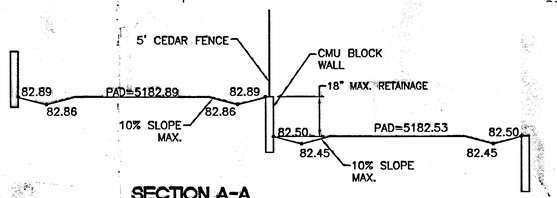
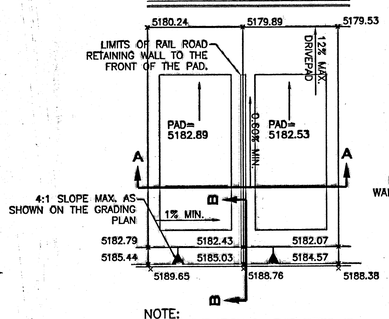
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

RECEIVED JUN 18 2002 HYDROLOGY SECTION

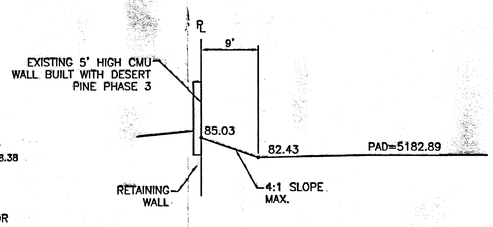


SECTION A-A
TYPICAL SIDE YARD GRADING
NTS

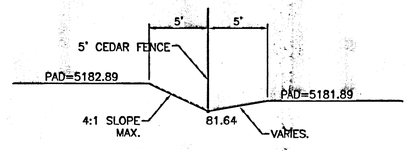


NOTE:
SPOT ELEVATION ON THIS DETAIL IS REPRESENTATIVE ONLY. SEE PLAN FOR EXACT ELEVATIONS

TYPICAL LOT GRADING
NTS



SECTION B-B
NTS



(OPTIONAL) SECTION A-A
TYPICAL SIDE YARD GRADING
NTS

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

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LEGEND

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- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- SIDEWALKS TO BE DEFERRED
- EXISTING RETAINING WALL (RW)
- EXISTING SCREEN WALL

N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL

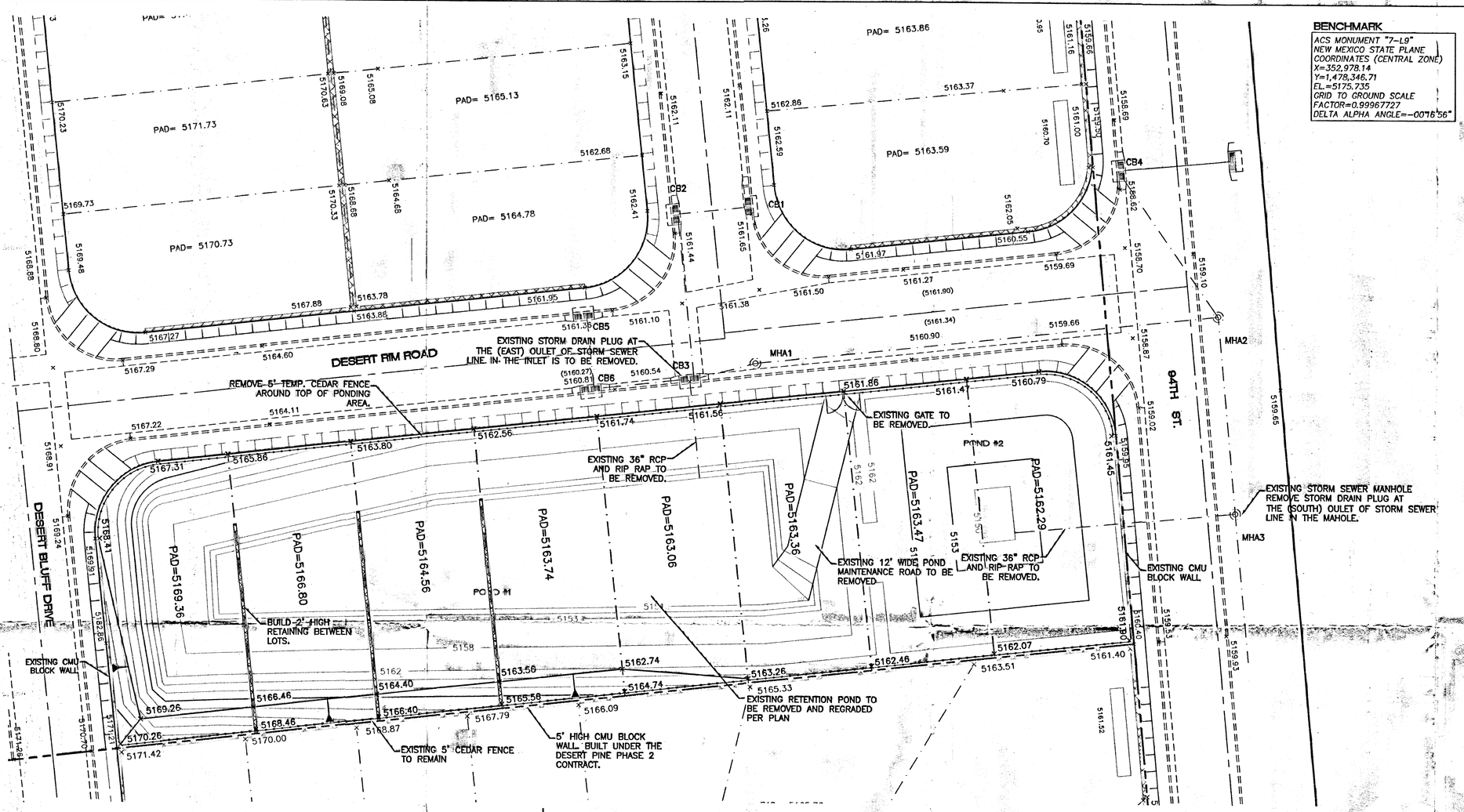
RONALD R. BOHANNAN P.E. #7868

DESERT PINE SUBDIVISION

GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY	BDG
DATE	6-18-02
	2038GRB.DWG
SHEET #	1
JOB #	200048



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NEW MEXICO STATE PLANE
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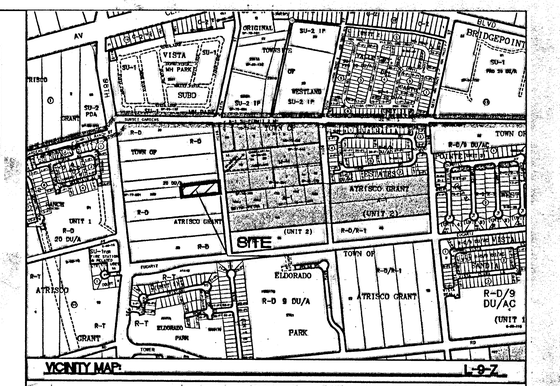
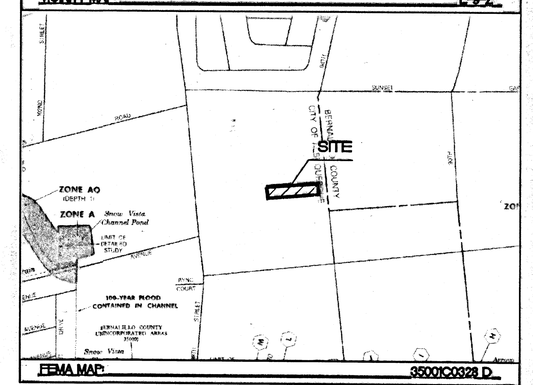


VICINITY MAP: L-9-Z



FEMA MAP: 35001C0328 D

LEGAL DESCRIPTION:

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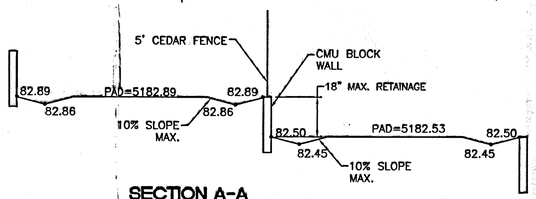
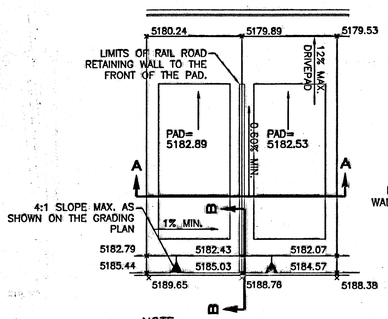
APPROVAL	NAME	DATE
INSPECTOR		

RECEIVED JUN 18 2002 HYDROLOGY SECTION

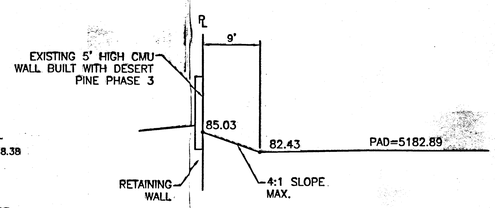


SECTION A-A
TYPICAL SIDE YARD GRADING
NTS

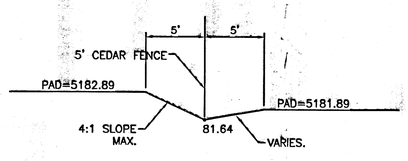


NOTE:
SPOT ELEVATION ON THIS DETAIL IS REPRESENTATIVE ONLY. SEE PLAN FOR EXACT ELEVATIONS

TYPICAL LOT GRADING
NTS



SECTION B-B
NTS



(OPTIONAL) SECTION A-A
TYPICAL SIDE YARD GRADING
NTS

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

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LEGEND

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- EXISTING RETAINING WALL (RW)
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N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ROUGH GRADING APPROVAL DATE

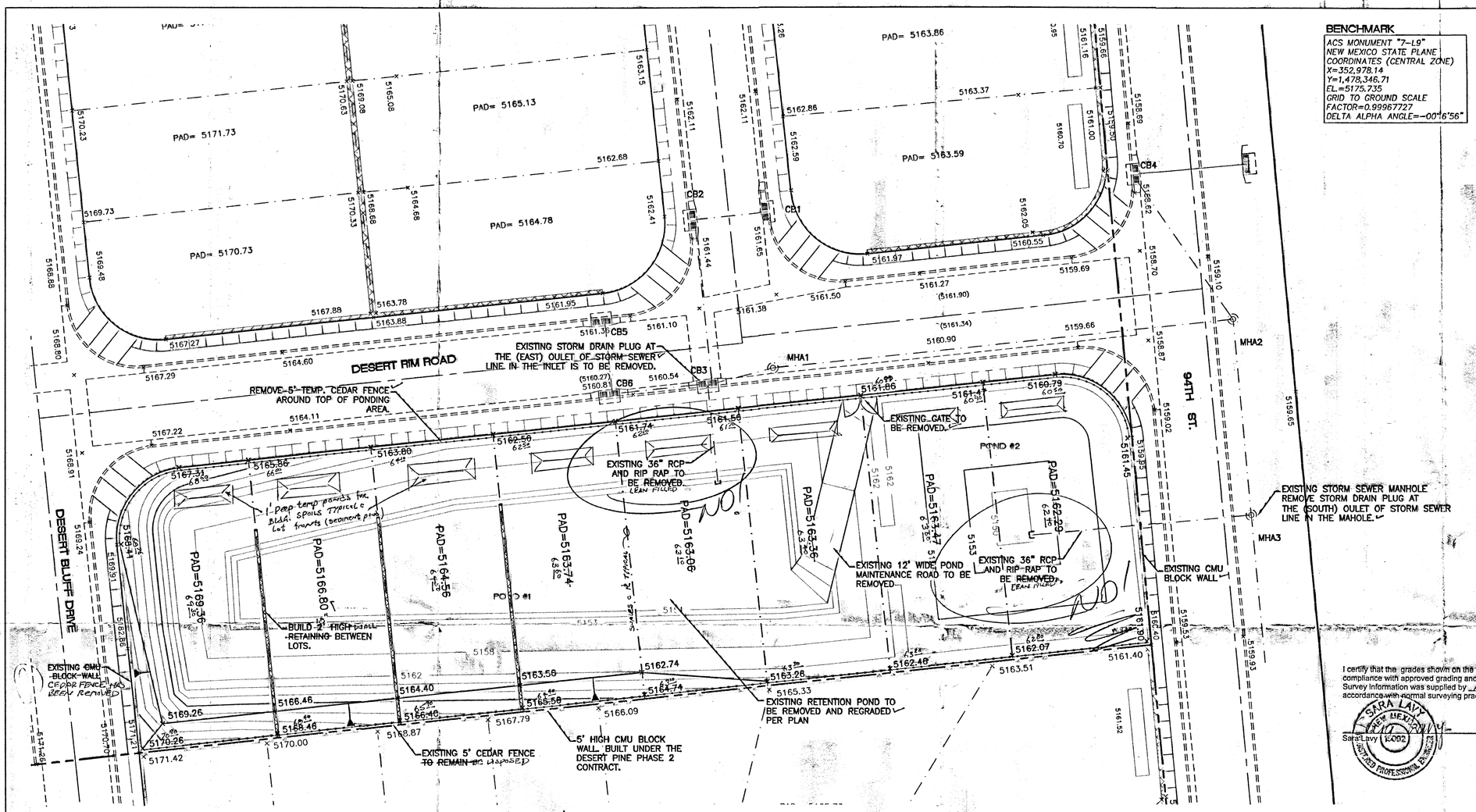
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

RONALD R. BOHANNAN
P.E. #7868

DESERT PINE SUBDIVISION
GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY BDG
DATE 6-18-02
2038GRB.DWG
SHEET # 1
JOB # 200048



BENCHMARK

ACS MONUMENT "7-L9"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=352,978.14
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EL.=5175.735
GRID TO GROUND SCALE
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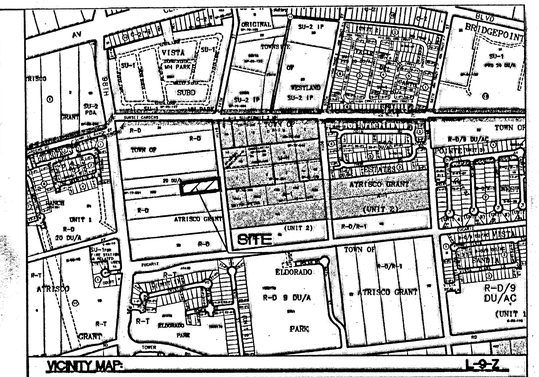
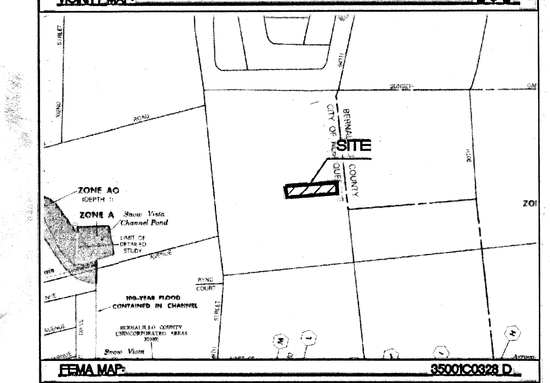


VICINITY MAP: L-9-Z



FEMA MAP: 35001C0328 D

LEGAL DESCRIPTION

Proposed Desert Pine Subdivision, Comprising of Lot 36-A and all of Lots 37, 38 and 39, Unit 2

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT THE FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 6/19/02. Survey information was supplied by BURGETT LAND SURVEYS in accordance with normal surveying practices.

SARA LAVY NEW MEXICO 15092 REGISTERED PROFESSIONAL ENGINEER

Sara Lavy #15092 6/25/02

NOTICE TO CONTRACTORS

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APPROVAL	NAME	DATE
INSPECTOR		

RECEIVED JUN 25 2002 HYDROLOGY SECTION

Brad L. Bixler 6/19/02
ROUGH GRADING APPROVAL DATE

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

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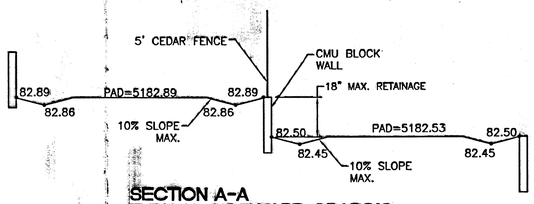
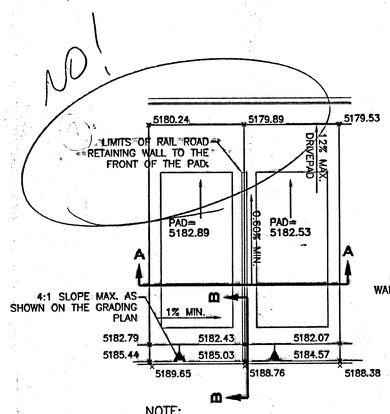


SECTION A-A
TYPICAL SIDE YARD GRADING
NTS



NOTE:
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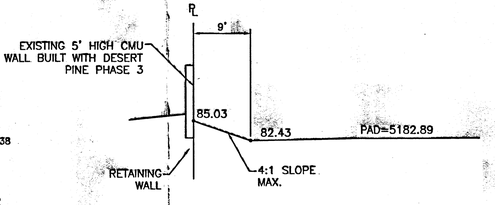
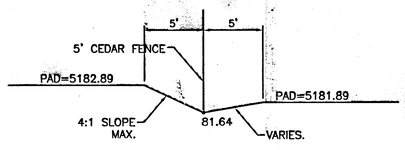
TYPICAL LOT GRADING
NTS



SECTION B-B
NTS



(OPTIONAL) SECTION A-A
TYPICAL SIDE YARD GRADING
NTS

LEGEND

- EXISTING STORM SEWER LINE
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- PROPOSED SIDEWALK
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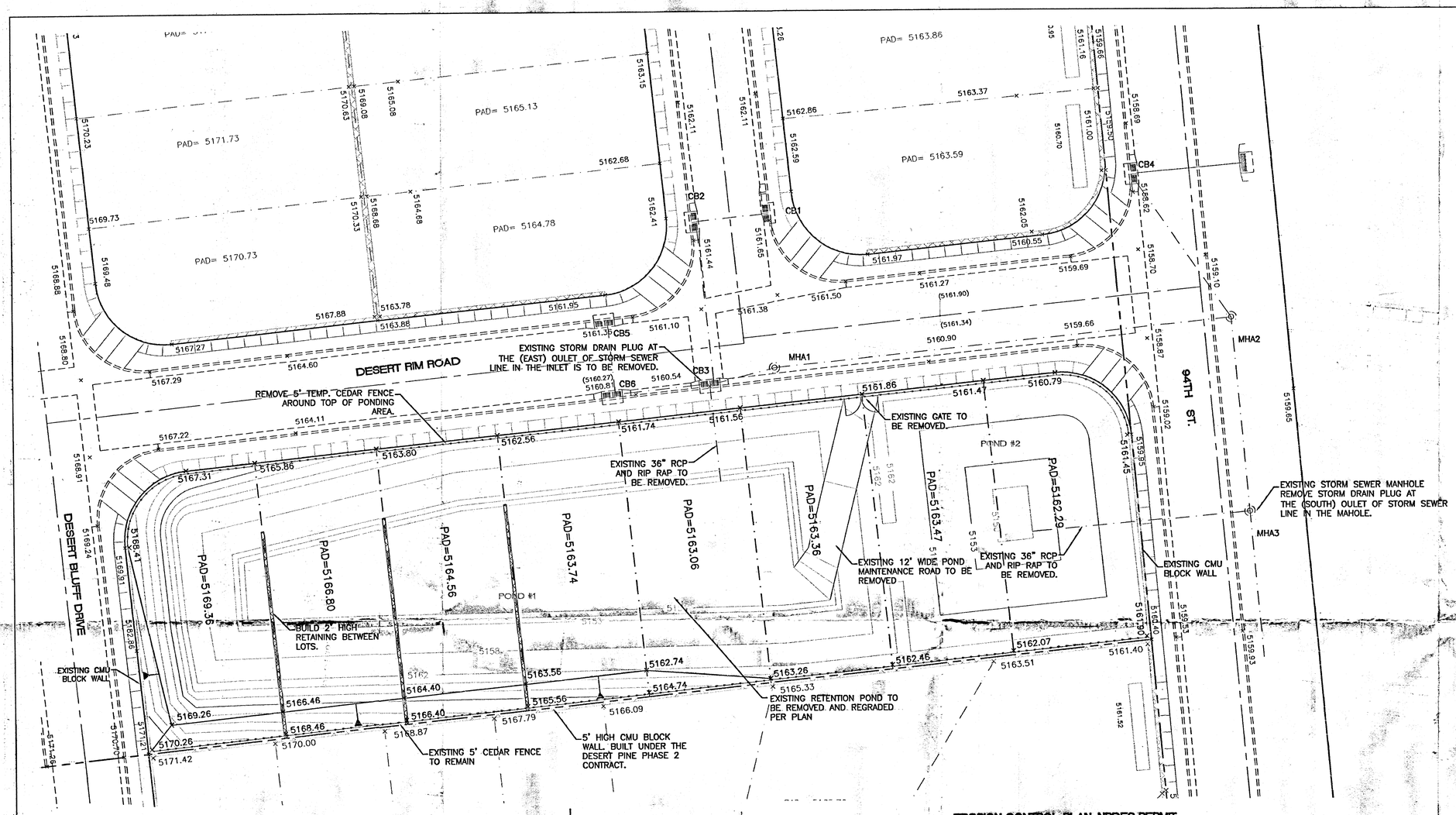
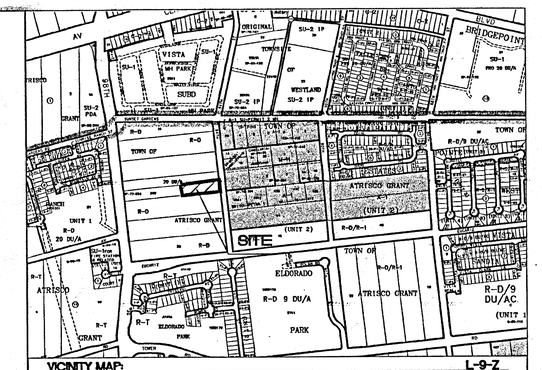
N

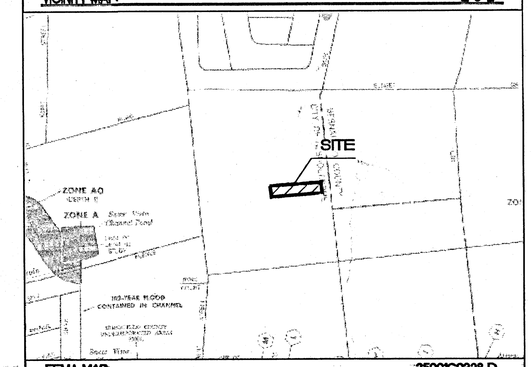
GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ENGINEER'S SEAL RONALD RAY BOHANNAN NEW MEXICO 7868 REGISTERED PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	DESERT PINE SUBDIVISION GRADING AND DRAINAGE PLAN	DRAWN BY BDG DATE 6-18-02 2038GRB.DWG SHEET # 1 JOB # 200048
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	





VICINITY MAP: L-9-Z



FEMA MAP: 35001C0328 D

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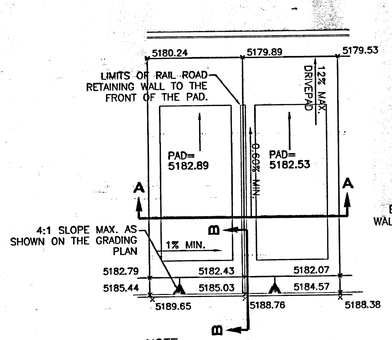

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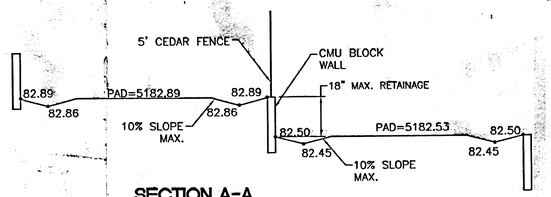
TYPICAL LOT GRADING
NTS



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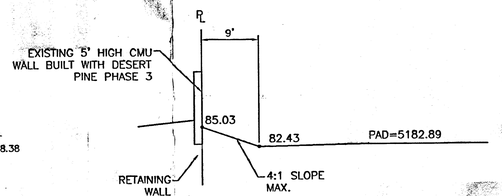
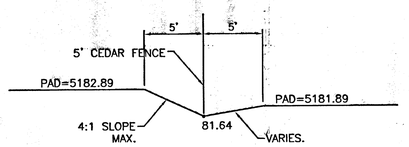


SECTION B-B
NTS



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TYPICAL SIDE YARD GRADING
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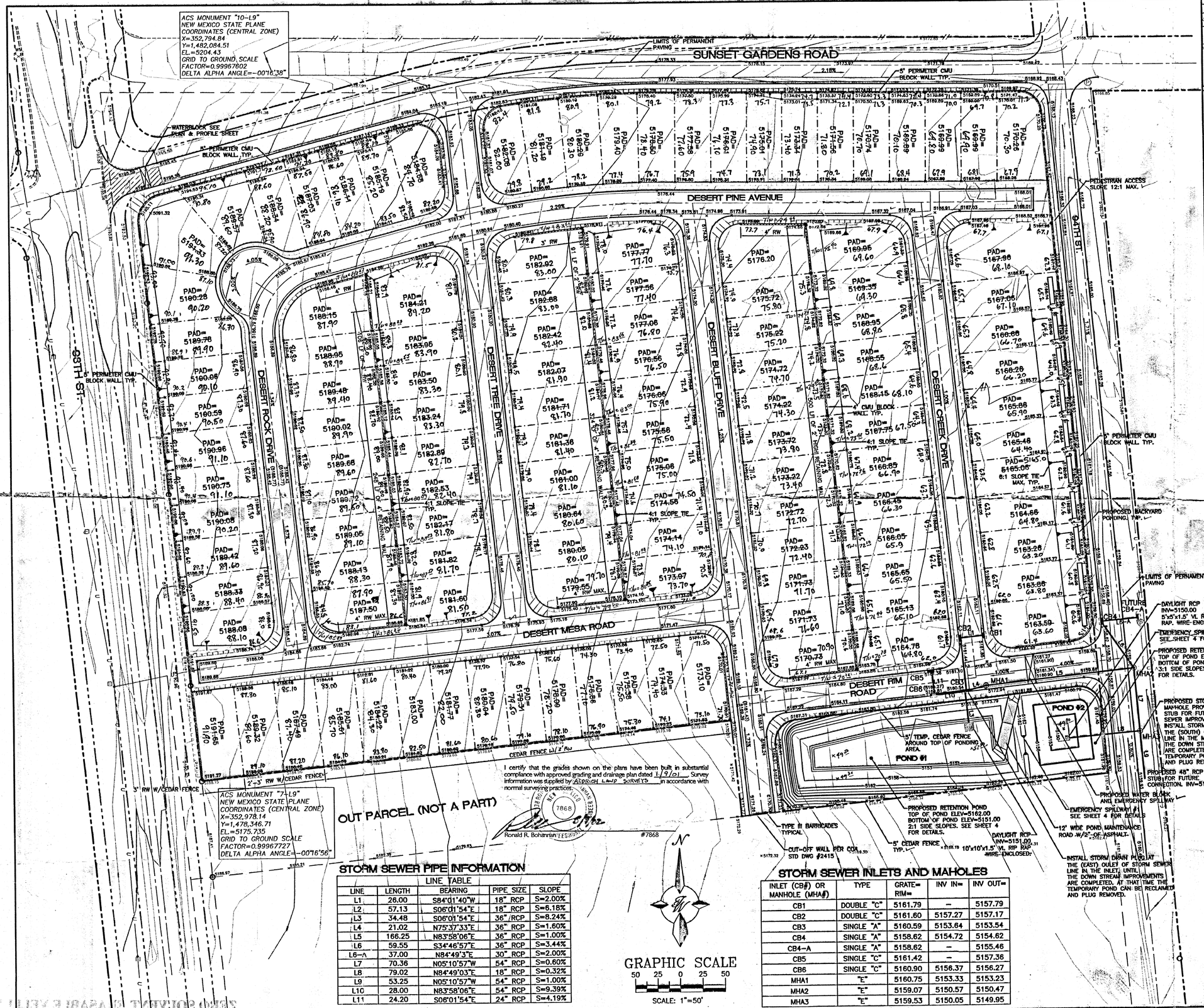
N

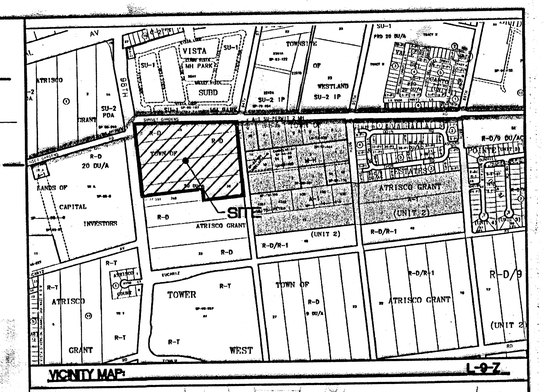
GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

RECEIVED MAY 23 2002 HYDROLOGY SECTION

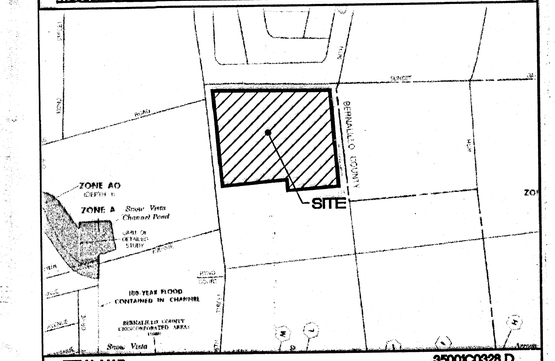
ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	DESERT PINE SUBDIVISION GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY BDG DATE 05/23/02 2048GRB.DWG SHEET # 1 JOB # 200048





VICINITY MAP: L-9-Z



FEMA MAP: 35001C0328 D

LEGAL DESCRIPTION:

Proposed Desert Pine Subdivision, Comprising of Lot 36-A and all of Lots 37, 38 and 39, Unit 2

NOTES:

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3. 98th STREET IS PART OF SAD 222 AND WILL BE BUILT BY OTHERS ALONG WITH A 6' WIDE SIDEWALK.
4. LIMITS OF STANDARD CURB AND GUTTER AS SHOWN. VERIFY WITH PLAN AND PROFILE SHEETS.

LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- SIDEWALKS TO BE DEFERRED
- PROPOSED RETAINING WALL (RW)
- PROPOSED SCREEN WALL
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED DEPRESSED MOUNTABLE C & G
- PROPOSED STANDARD CURB & GUTTER

RECEIVED MAY 17 2002 HYDROLOGY SECTION

STORM SEWER PIPE INFORMATION

LINE TABLE

LINE	LENGTH	BEARING	PIPE SIZE	SLOPE
L1	26.00	S84°01'40"W	18" RCP	S=2.00%
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RONALD R. BOHANNAN P.E. #7868

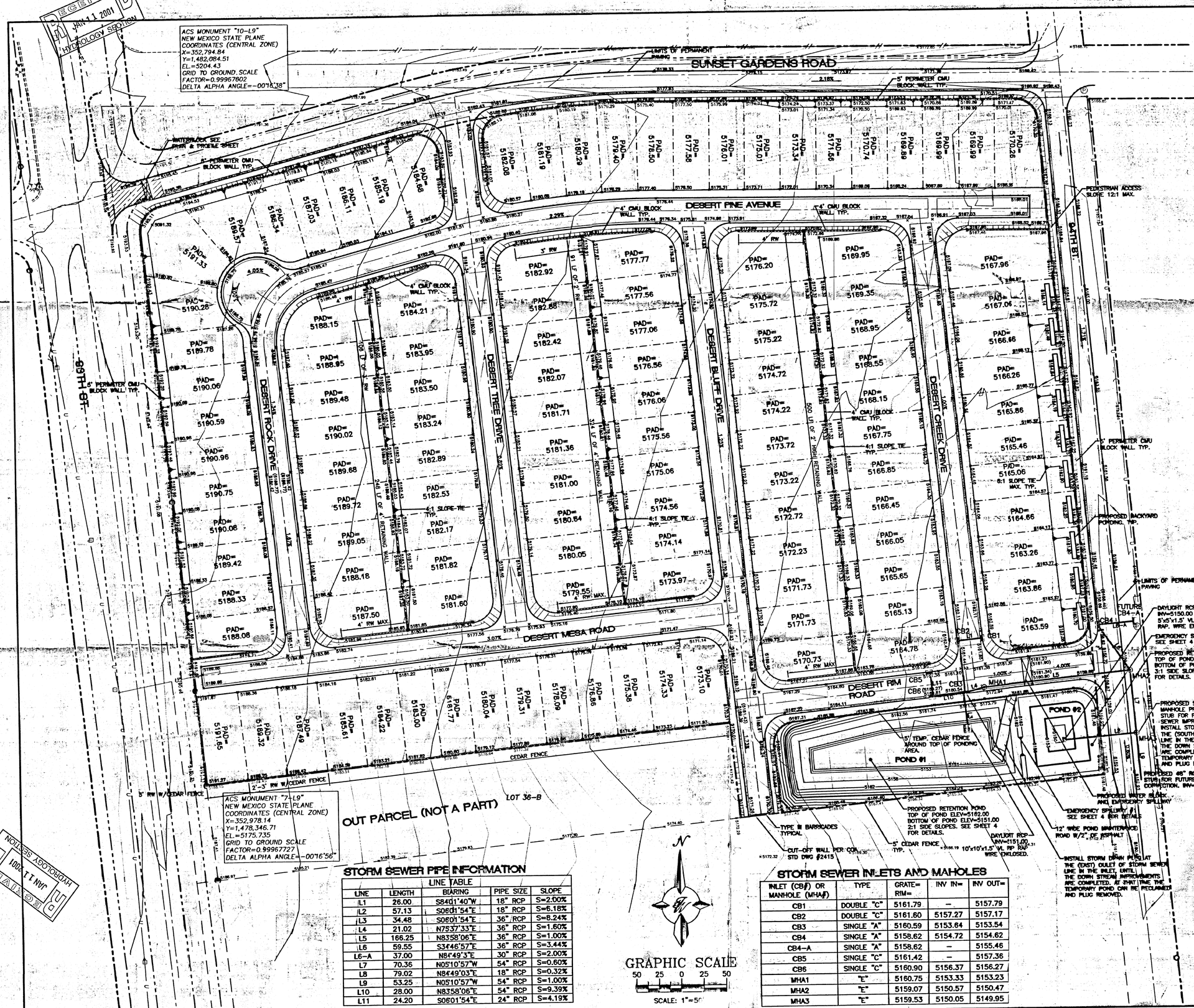
DESERT PINE SUBDIVISION

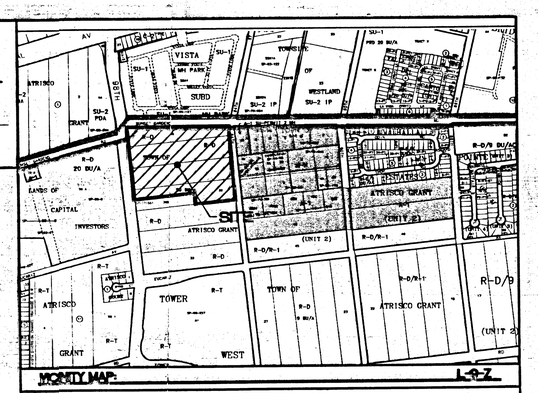
GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY	BDG
DATE	01-08-01
	2048GRA.DWG
SHEET #	4
JOB #	200048

RECEIVED JAN 11 2001 HYDROLOGY SECTION





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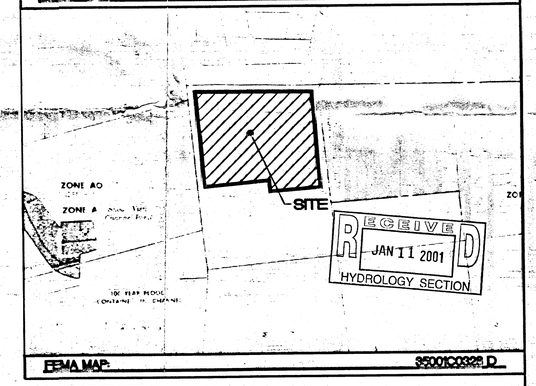

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DRAWN BY: BDC
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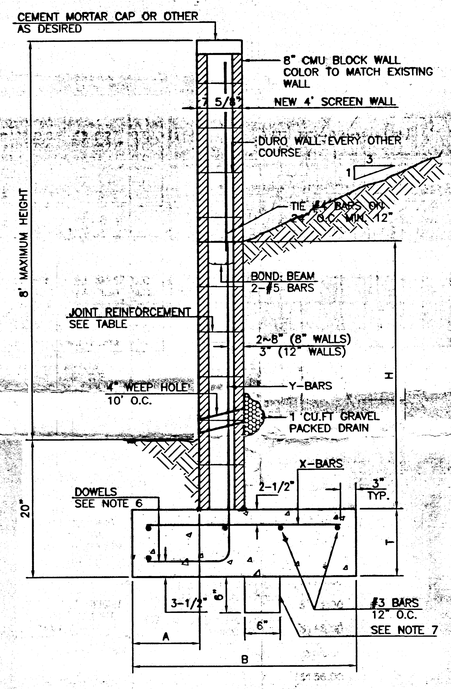


RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

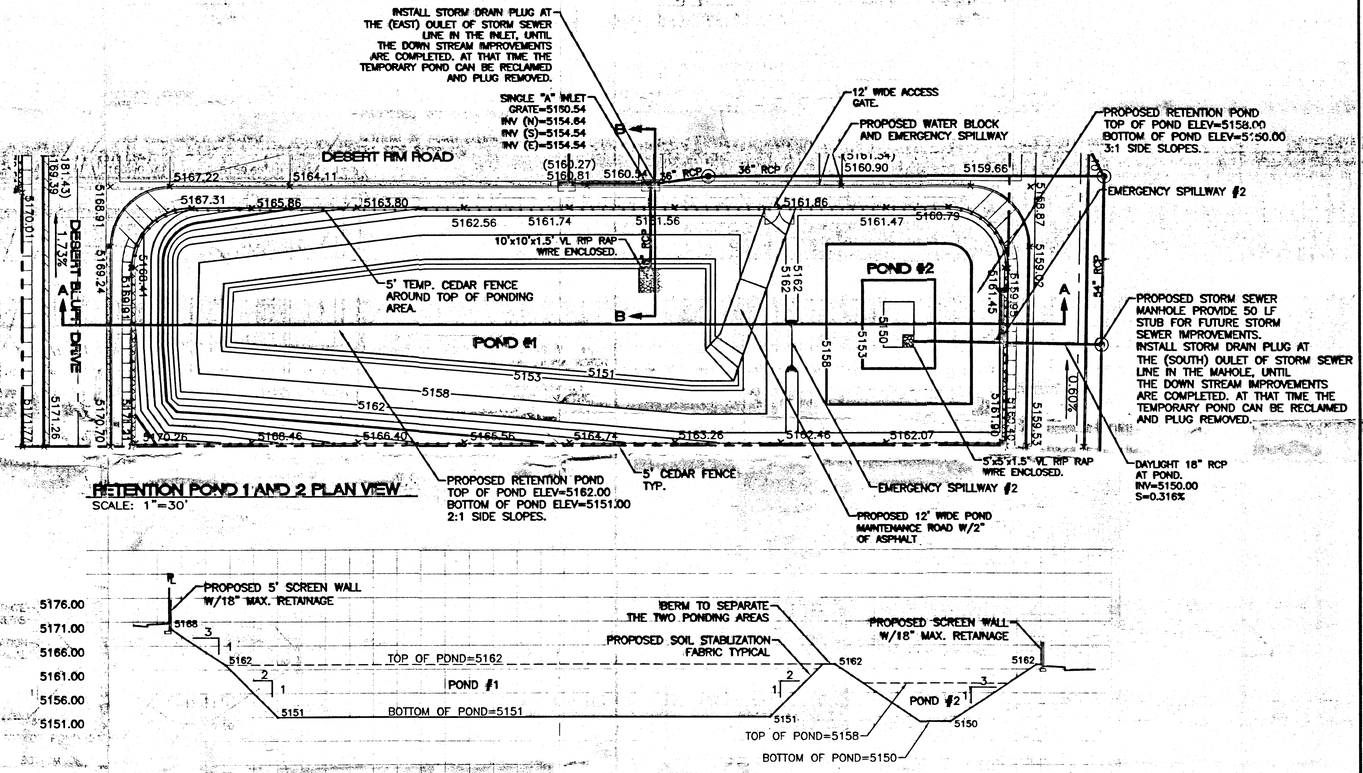
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

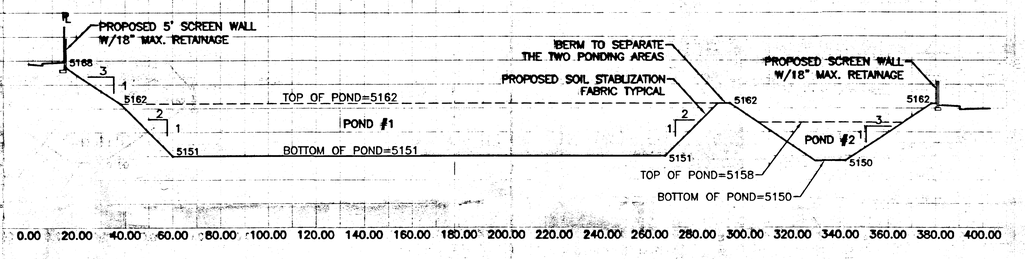
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24"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

GENERAL NOTES:

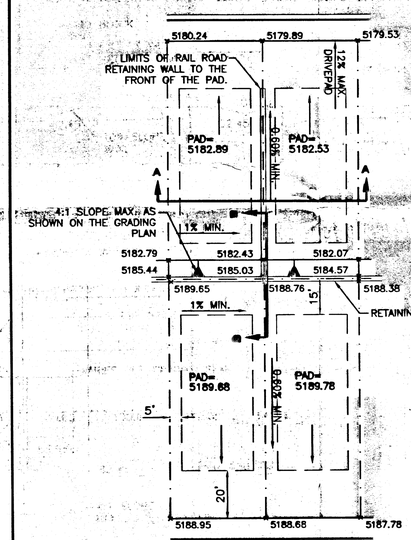
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
12. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



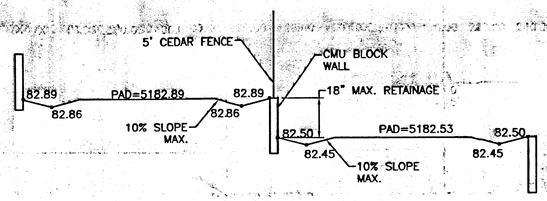
RETENTION POND 1 AND 2 PLAN VIEW
SCALE: 1"=30'



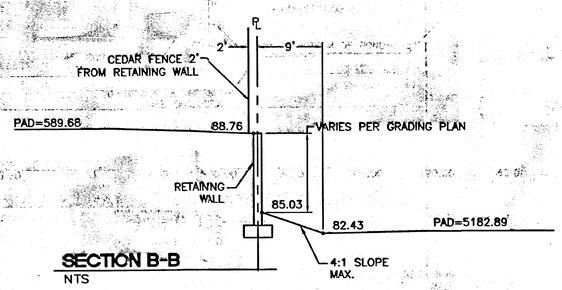
SECTION A-A
HORZ SCALE: 1"=30'
VERT. SCALE: 1"=15'



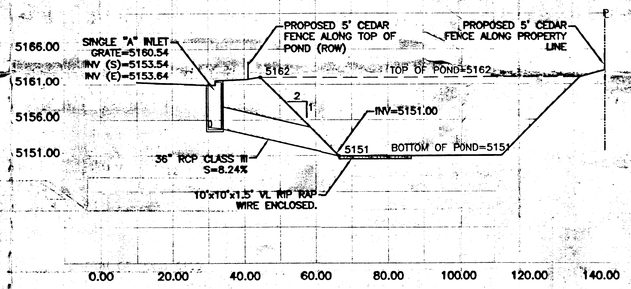
TYPICAL LOT GRADING
SCALE: 1"=30'



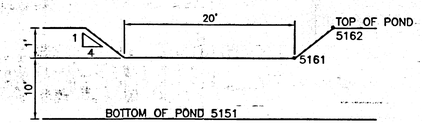
SECTION A-A
TYPICAL SIDE YARD GRADING
NTS



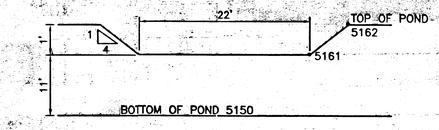
SECTION B-B
NTS



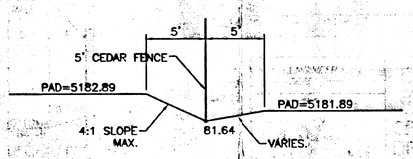
SECTION B-B
HORZ SCALE: 1"=20'
VERT. SCALE: 1"=10'



EMERGENCY SPILLWAY #1
NTS



EMERGENCY SPILLWAY #2
NTS



(OPTIONAL) SECTION A-A
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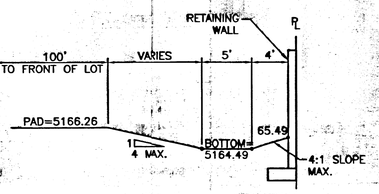

TYPICAL BACK YARD PONDING SECTION
NTS

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DESERT PINE SUBDIVISION

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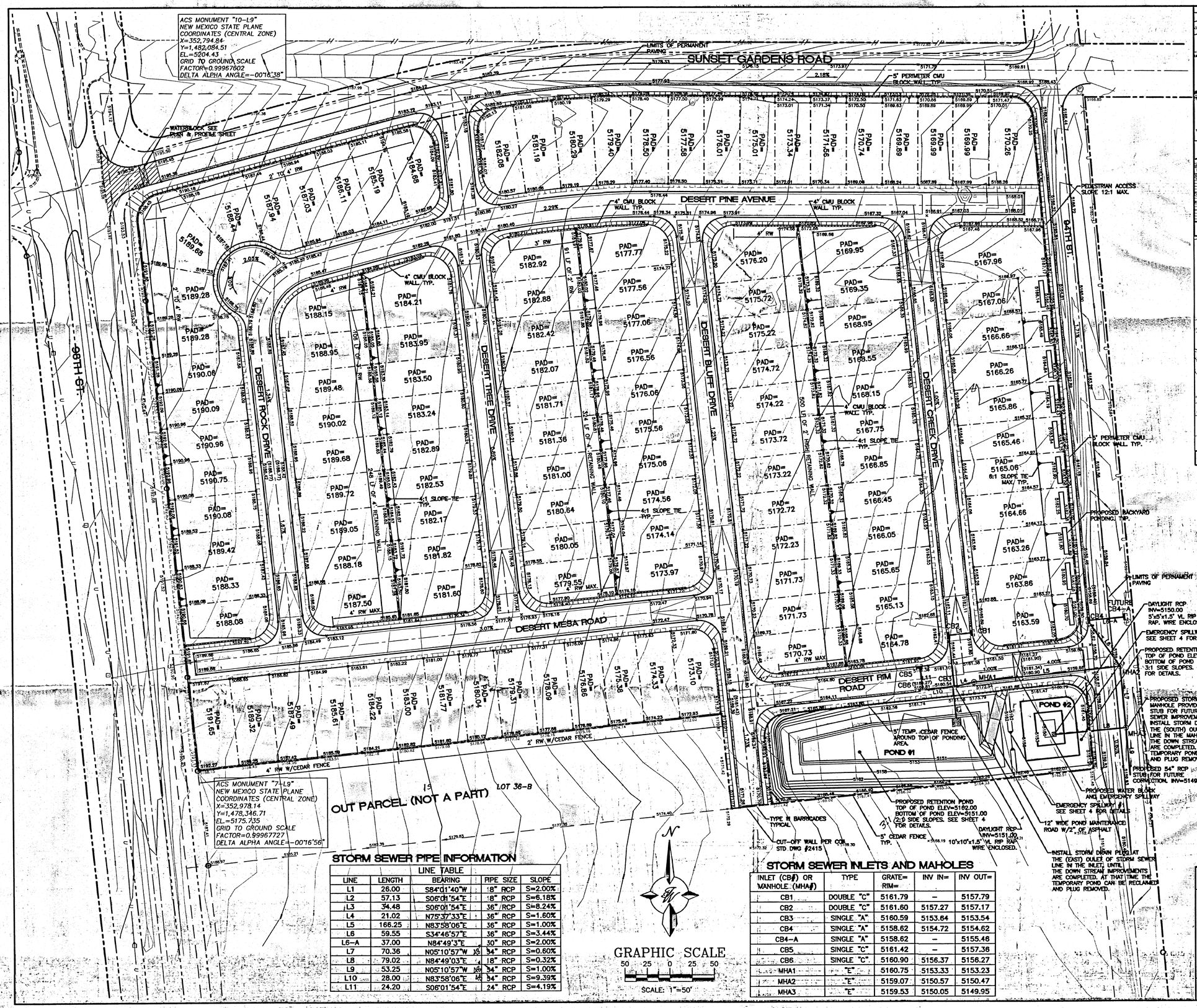

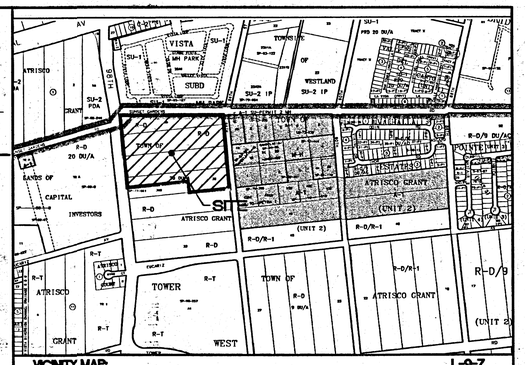

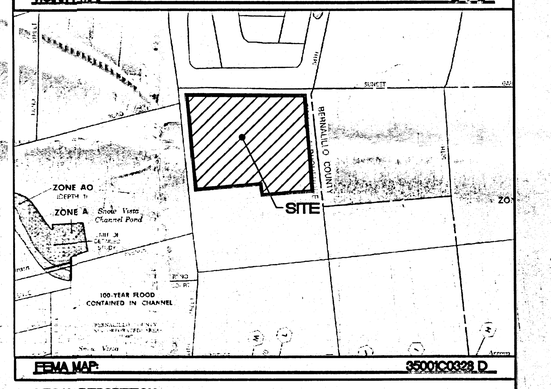

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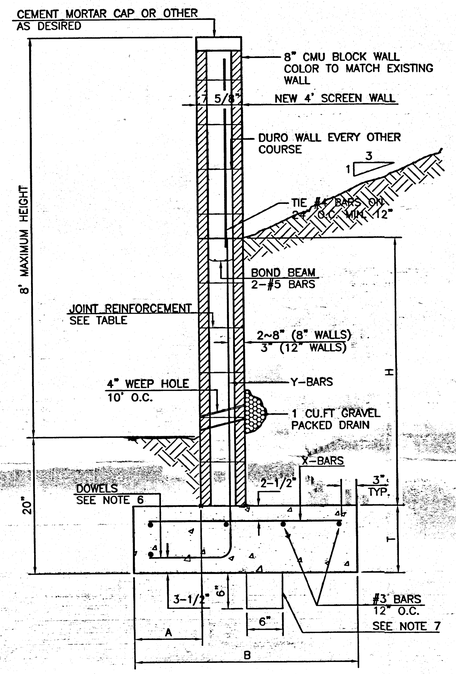

RETAINING WALL DETAIL
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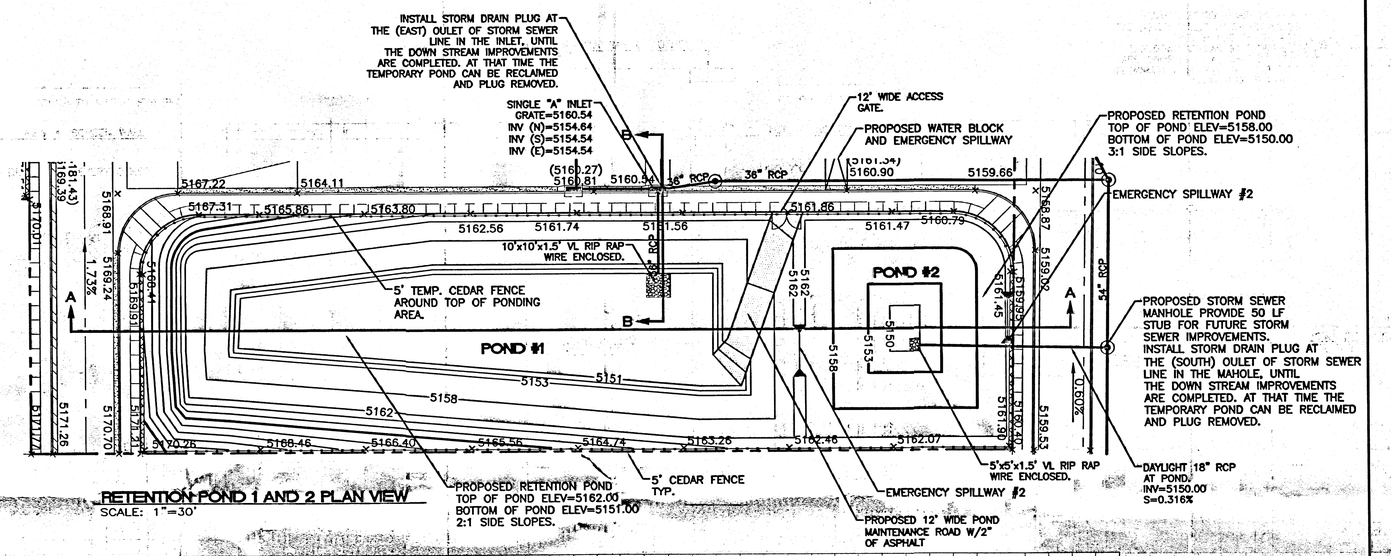
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

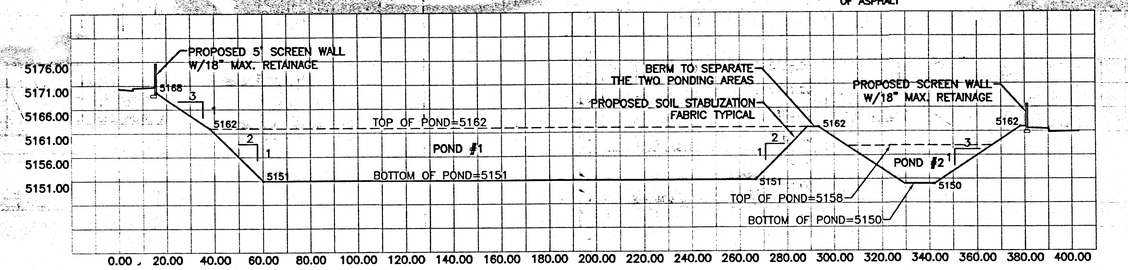
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	5'-4"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	6'-0"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24"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

GENERAL NOTES:

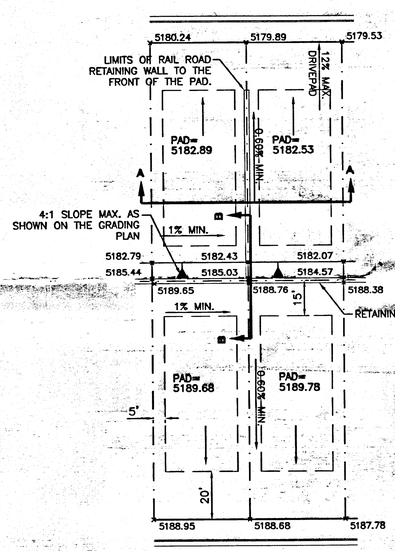
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
10. X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
11. #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
12. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



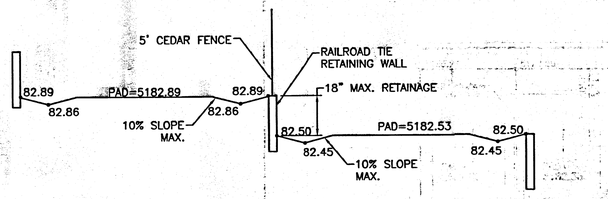
RETENTION POND 1 AND 2 PLAN VIEW
SCALE: 1"=30'



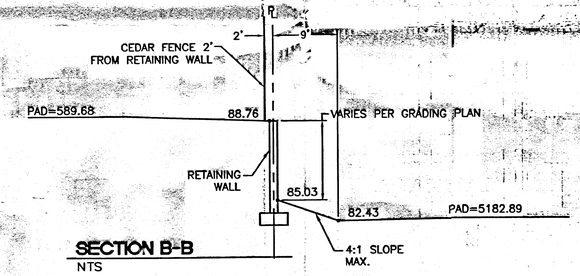
SECTION A-A
HORZ SCALE: 1"=30'
VERT. SCALE: 1"=15'



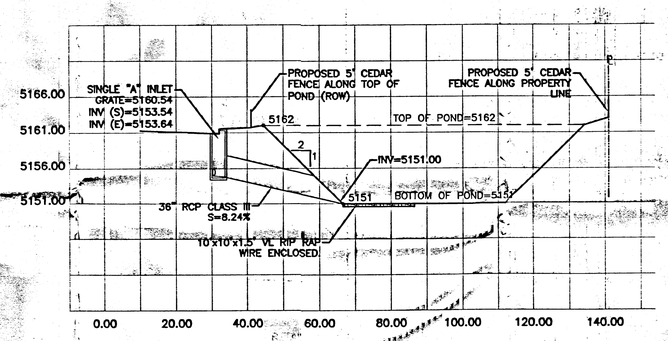
TYPICAL LOT GRADING
SCALE: 1"=30'



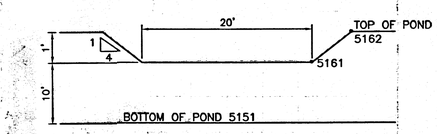
SECTION A-A
TYPICAL SIDE YARD GRADING
NTS



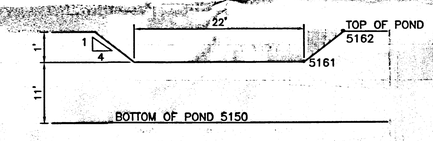
SECTION B-B
NTS



SECTION B-B
HORZ SCALE: 1"=20'
VERT. SCALE: 1"=10'

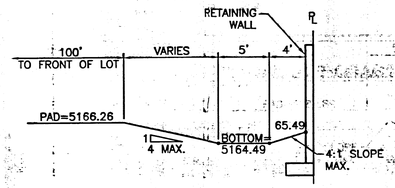


EMERGENCY SPILLWAY #1
NTS



EMERGENCY SPILLWAY #2
NTS

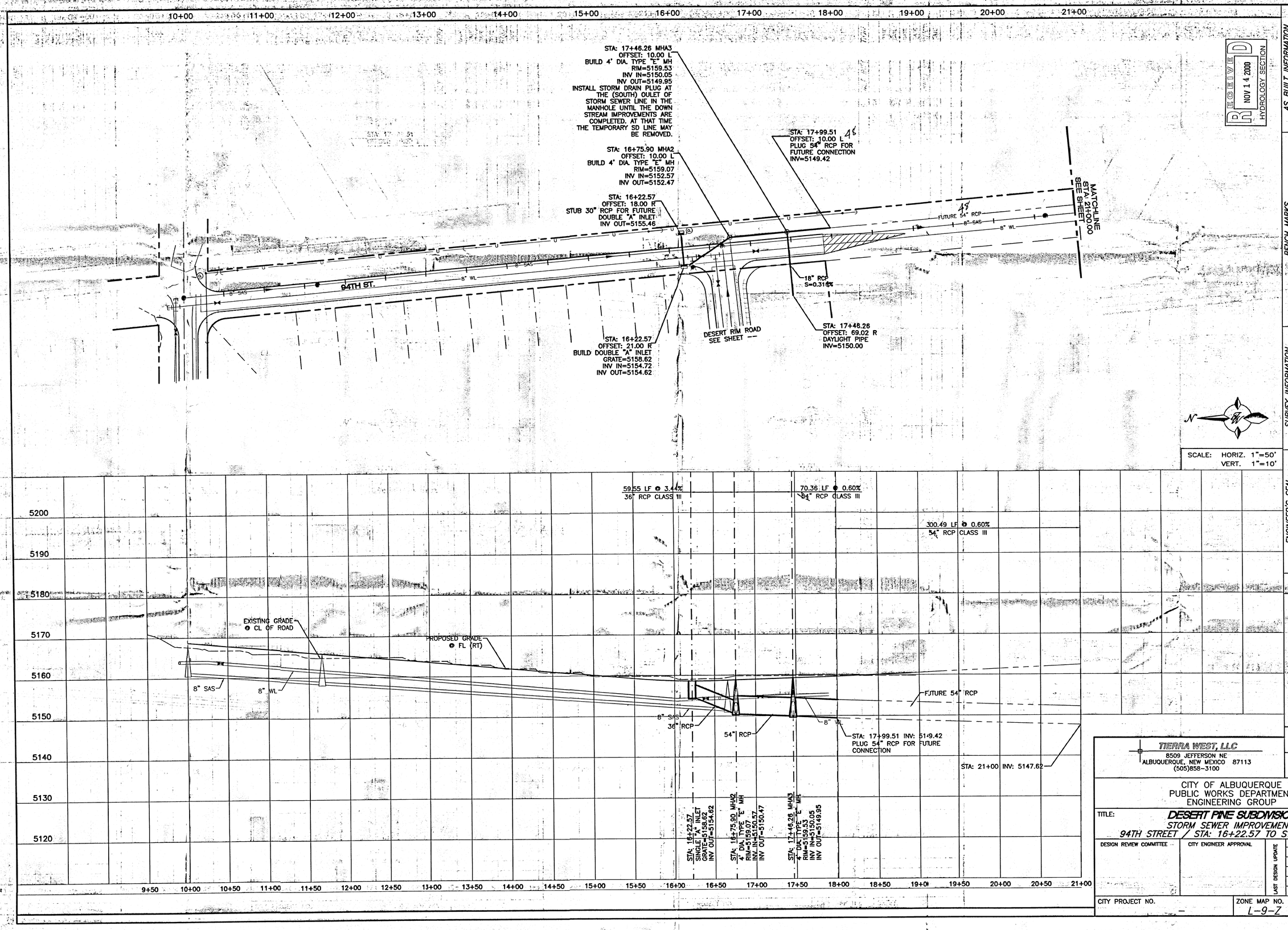
(OPTIONAL) SECTION A-A
TYPICAL SIDE YARD GRADING
NTS



TYPICAL BACK YARD PONDING SECTION
NTS

RECEIVED NOV 14 2000 HYDROLOGY SECTION

ENGINEER'S SEAL	DESERT PINE SUBDIVISION	DRAWN BY BDG
	GRADING AND DRAINAGE PLAN DETAILS	DATE 11-13-00
		2048GR.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5
RONALD R. BOHANNAN P.E. #7868		JOB # 200048



RECEIVED NOV 14 2000 HYDROLOGY SECTION

SCALE: HORIZ. 1"=50'
VERT. 1"=10'

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "10-L9"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=352,794.84
Y=1,482,084.51
G-G=0.99967602
Da=-00°16'38"
EL.=5204.43

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DONALD RAY BOHANNAN NEW MEXICO 6844 PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	RRB	DATE 10-00
DRAWN BY	BDG	DATE 11-13-00
DRAWN NAME:	94TH STREET SP.DWG	
CHECKED BY	RRB	DATE 10-00

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

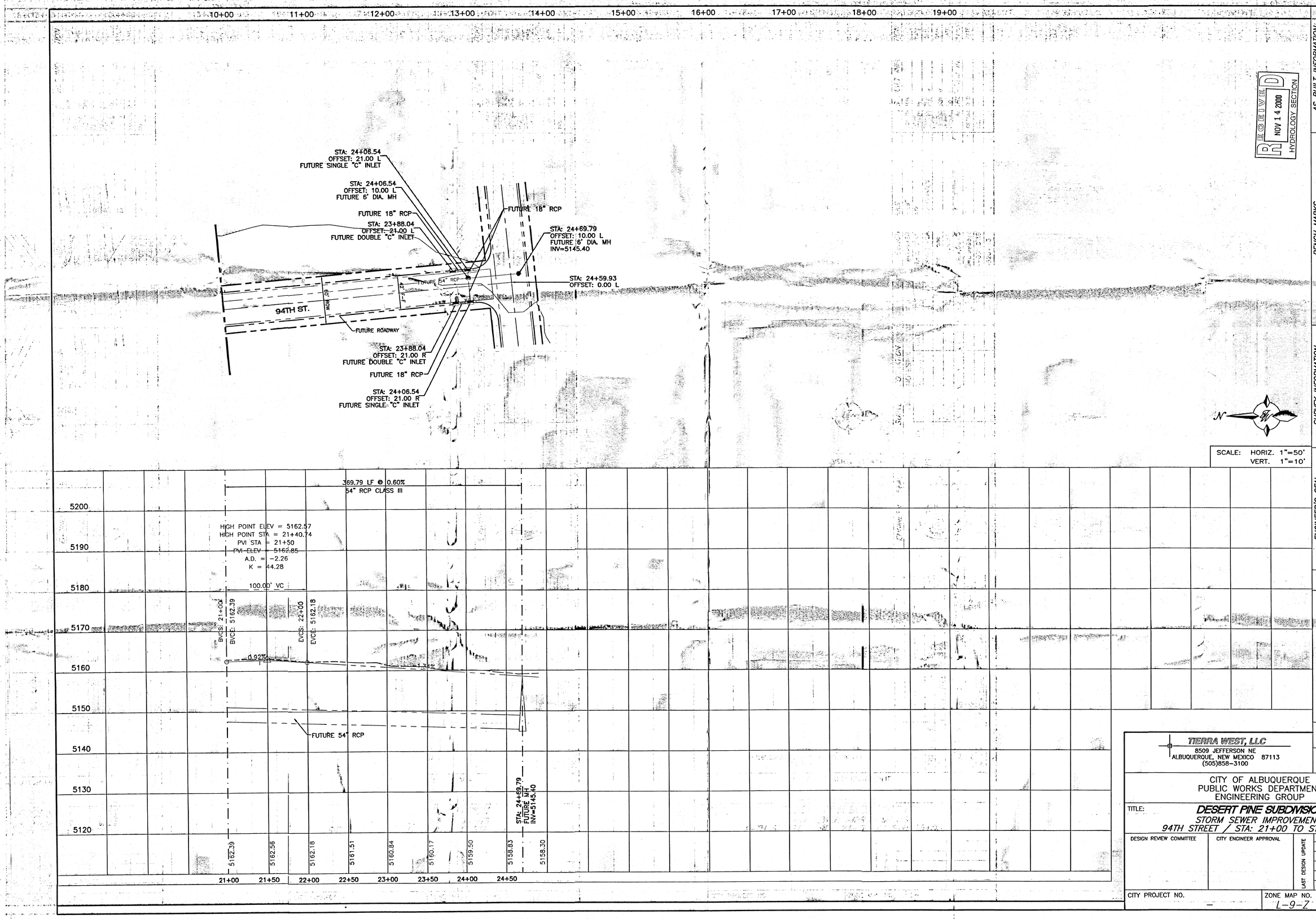
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

RECEIVED NOV 14 2000 HYDROLOGY SECTION

TITLE: **DESERT PINE SUBDIVISION**
STORM SEWER IMPROVEMENTS
94TH STREET / STA: 16+22.57 TO STA: 17+99.51

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
–	L-9-Z	–	



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

BENCH MARKS

ACS MONUMENT "10-L9"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=352,794.84
Y=1,482,084.51
G-G=0.99967602
Do=-0°16'38"
EL.=5204.43

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
11-13-2000

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	RRB	DATE 10-00
DRAWN BY	BDG	DATE 11-13-00
DRAWN NAME:	94TH STREET SPPU.DWG	
CHECKED BY	RRB	DATE 10-00

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

RECEIVED NOV 14 2000 HYDROLOGY SECTION

TITLE: **DESERT PINE SUBDIVISION**
STORM SEWER IMPROVEMENTS
94TH STREET / STA: 21+00 TO STA: 25+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
–	L-9-Z	–	–

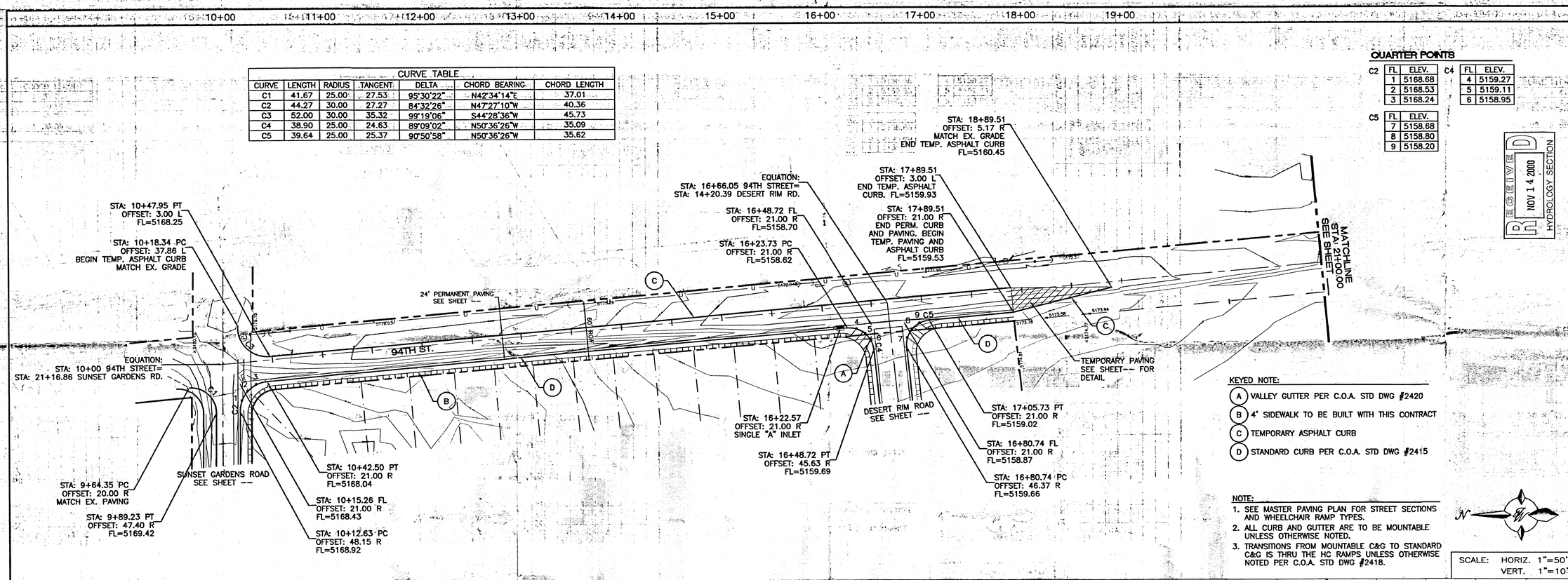
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.67	25.00	27.53	95°30'22"	N42°34'14"E	37.01
C2	44.27	30.00	27.27	84°32'26"	N47°27'10"W	40.36
C3	52.00	30.00	35.32	99°19'06"	S44°28'36"W	45.73
C4	38.90	25.00	24.63	89°09'02"	N50°36'26"W	35.09
C5	39.64	25.00	25.37	90°50'58"	N50°36'26"W	35.62

QUARTER POINTS

C2	FL	ELEV.
	1	5168.68
	2	5168.53
	3	5168.24

C4	FL	ELEV.
	4	5159.27
	5	5159.11
	6	5158.95

C5	FL	ELEV.
	7	5158.68
	8	5158.80
	9	5158.20



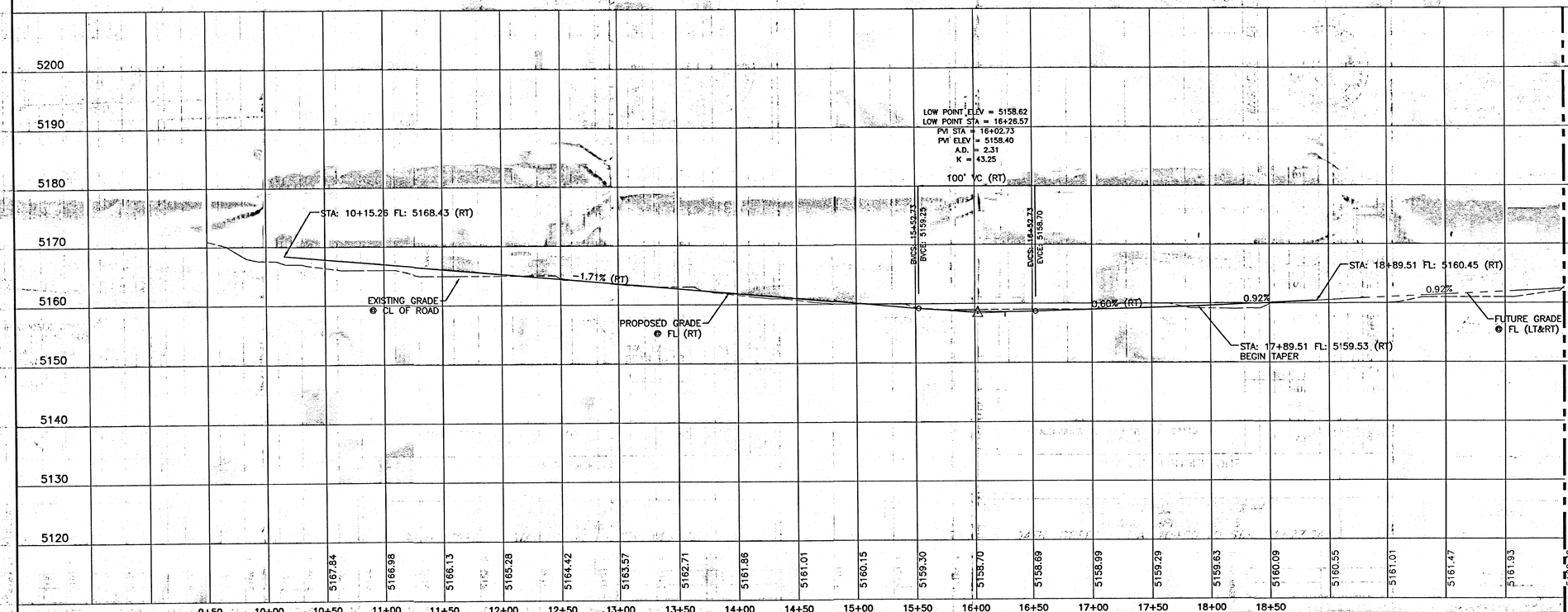
KEYED NOTE:

- (A) VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE BUILT WITH THIS CONTRACT
- (C) TEMPORARY ASPHALT CURB
- (D) STANDARD CURB PER C.O.A. STD DWG #2415

NOTE:

1. SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
2. ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.
3. TRANSITIONS FROM MOUNTABLE C&G TO STANDARD C&G IS THRU THE HC RAMPS UNLESS OTHERWISE NOTED PER C.O.A. STD DWG #2418.

SCALE: HORIZ. 1"=50'
VERT. 1"=10'



RECEIVED NOV 14 2000 HYDROLOGY SECTION

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

BENCH MARKS
ACS MONUMENT "10-L9"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=352,794.84
Y=1,482,084.51
G-G=0.999967602
Dg=-0°16'39"
EL=5204.43,

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
GERALD RAY BATTAVIANI
NEW MEXICO
10-13-2000
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS: REVISIONS	BY
		DESIGN	
		DESIGNED BY RRB	DATE 10-00
		DRAWN BY BDG	DATE 11-10-00
		DRAWN NAME: 94TH STREET PP.DWG	DATE 10-00
		CHECKED BY RRB	

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

RECEIVED NOV 14 2000 HYDROLOGY SECTION

TITLE: **DESERT PINE SUBDIVISION**
PAVING IMPROVEMENTS
94TH STREET / STA: 10+00 TO STA: 14+77.94

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
–	L-9-Z	–	