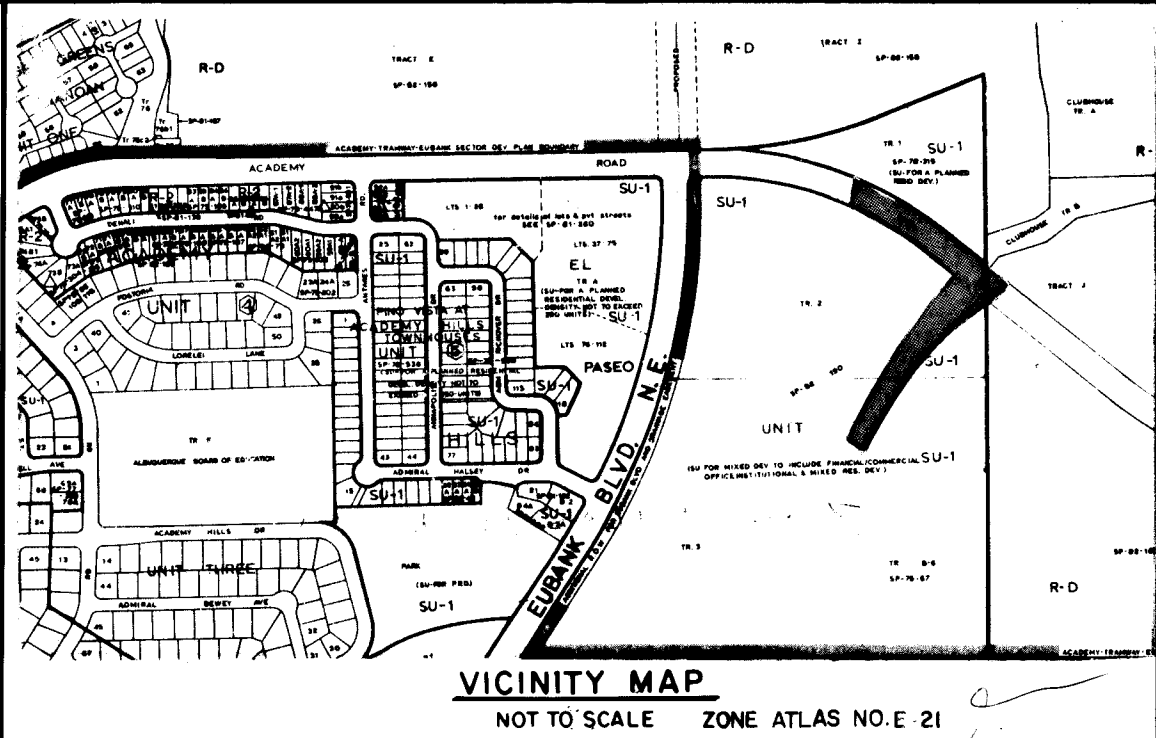


RETIREMENT CENTER  
ALBUQUERQUE, NEW MEXICO  
STREET AND UTILITY IMPROVEMENTS  
ACADEMY ROAD & ROLLING HILLS DRIVE N.E.

| SHEET NO. | DESCRIPTION                                  |
|-----------|----------------------------------------------|
| 1         | TITLE SHEET                                  |
| 2         | SUBDIVISION PLAT                             |
| 3         | ACADEMY ROAD                                 |
| 4         | ROLLING HILLS DRIVE                          |
| 5         | ACADEMY ROAD LANDSCAPE MODIFICATIONS         |
| 6         | ACADEMY ROAD IRRIGATION SYSTEM MODIFICATIONS |



GENERAL NOTES

- NOTICE TO CONTRACTORS
- NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION."
  - 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 "PUBLIC WORKS CONTRACT 85-1" AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

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 DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL 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.

26 241 001 87

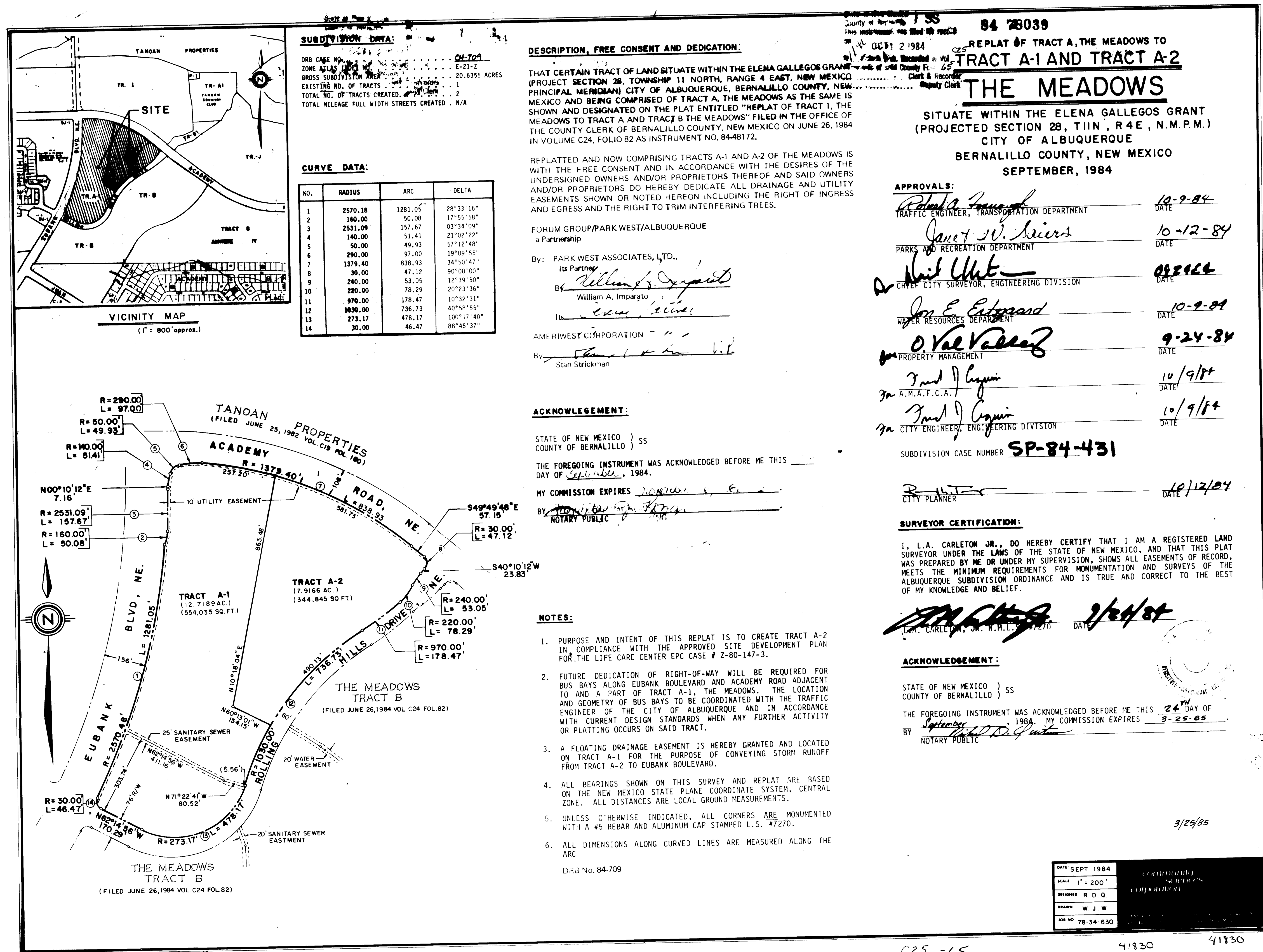
DATE 4-16-87

| REV | SHEETS | CITY ENGINEER | DATE    | USER | DEPT. | DATE    | USER        | DEPT.   | DATE |
|-----|--------|---------------|---------|------|-------|---------|-------------|---------|------|
| A   | 314    | ARC           | 3/26/85 | WUD  | BLK   | 3-17-86 | C. Patricia | 3/20/86 |      |

APPROVAL OF REVISIONS

APPROVED FOR CONSTRUCTION  
  
5/14/86  
SHEET 1 OF 6

PROJECT NUMBER  
2410

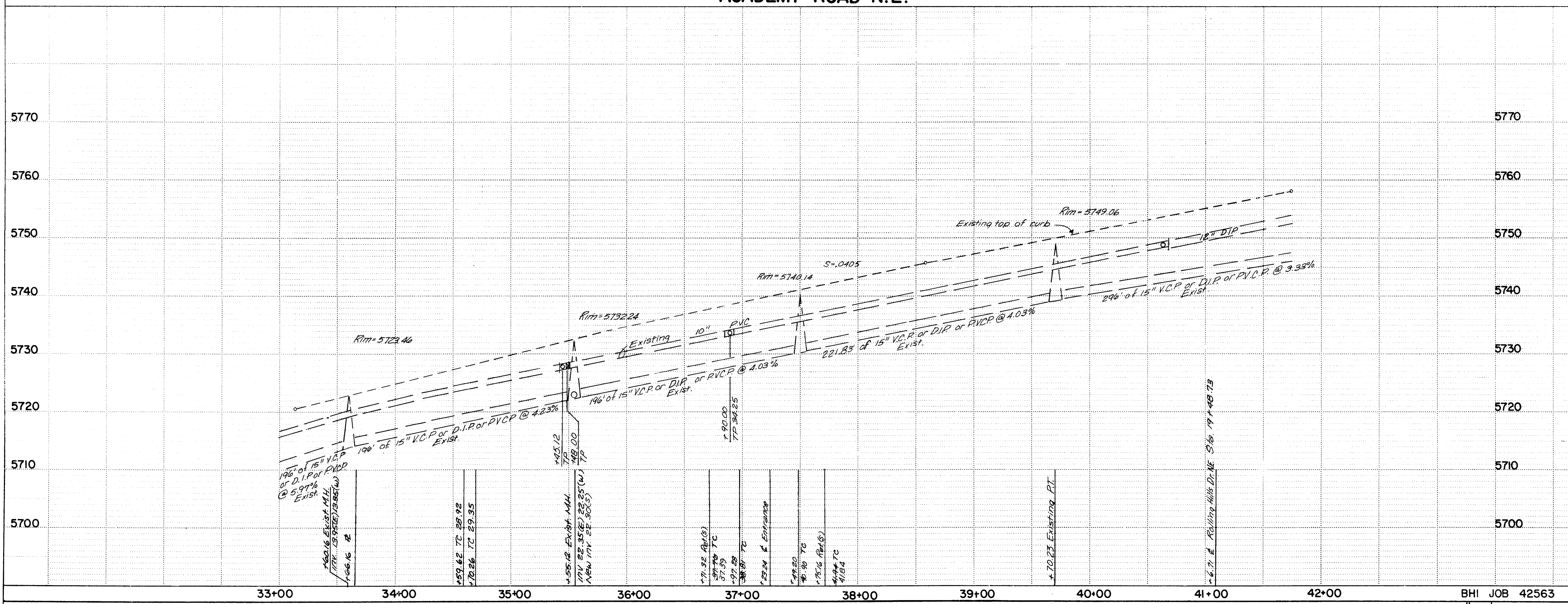
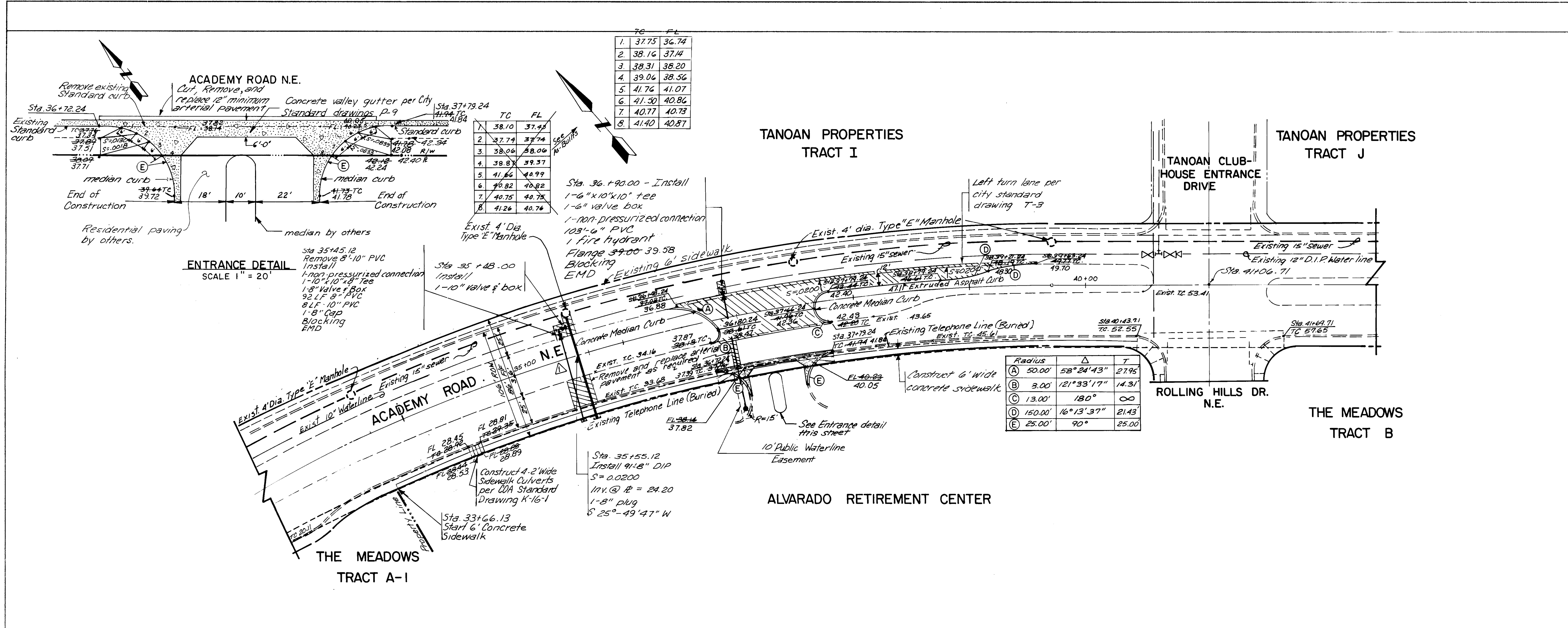


FIRE HYDRANT EASEMENTS

0.0080 ac. Filed May 16, 1985  
in Misc. Book 229A,  
Pages 935-938

0.0057 ac. Filed May 16, 1985  
in Misc. Book 229A,  
Pages 939-942

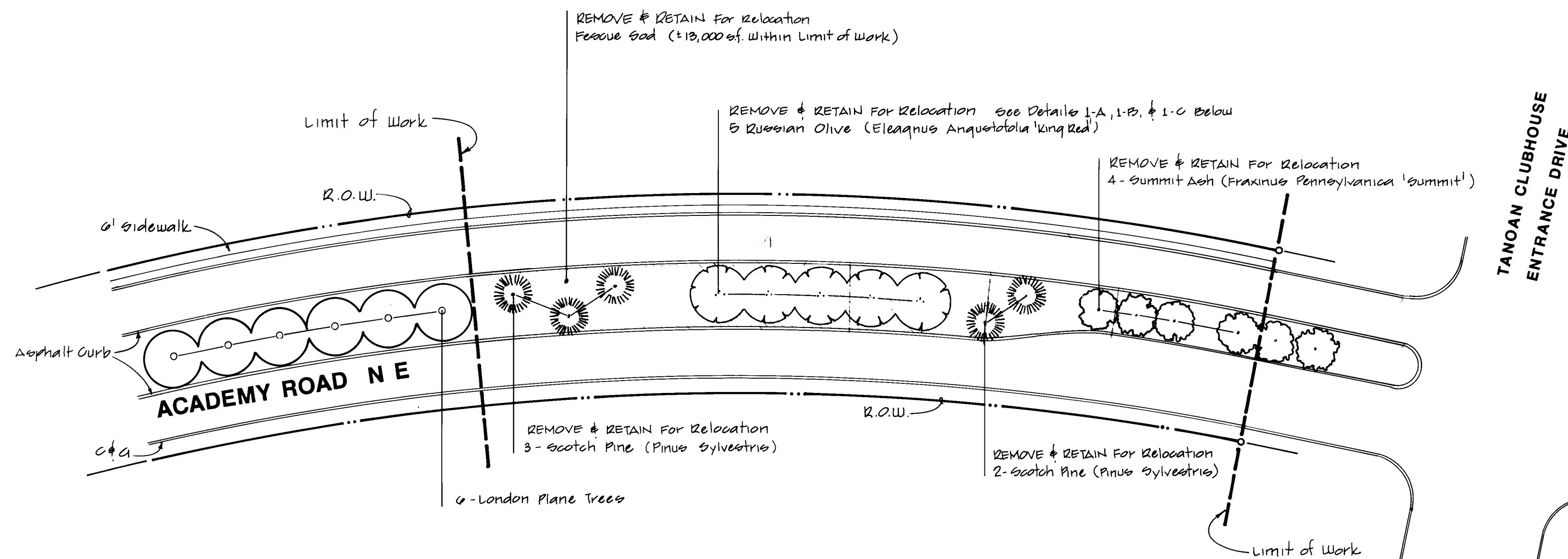
0.0138 ac. Filed May 16, 1985  
in Misc. Book 229A,  
Pages 943-946



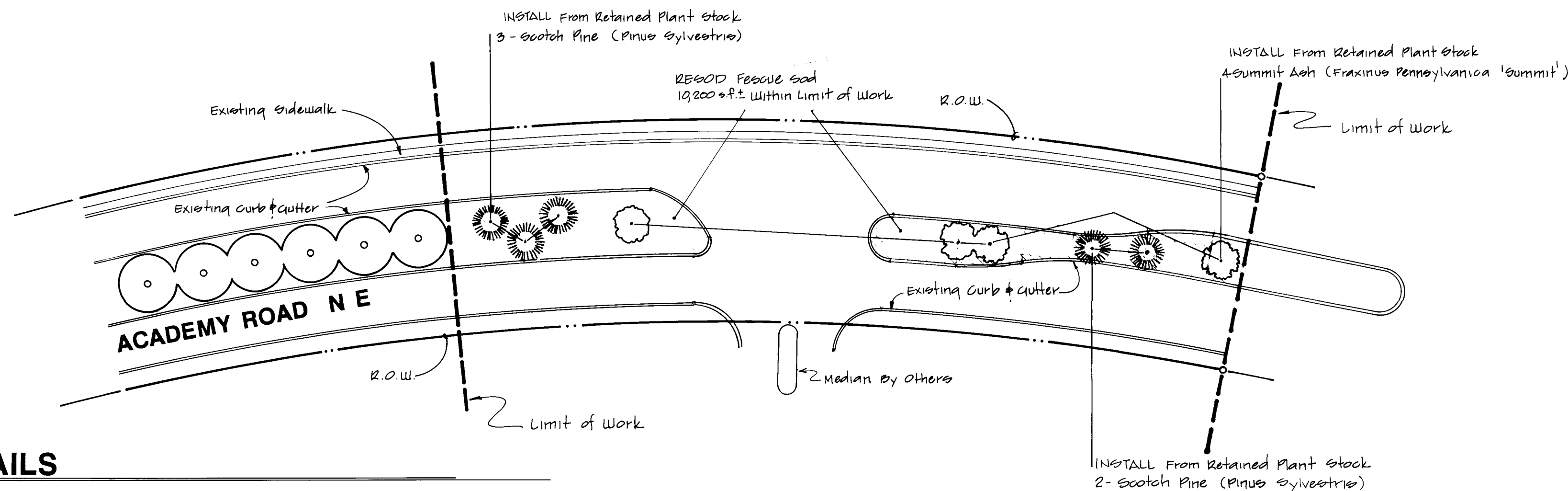
| ENGINEER'S SEAL                                                                 |  | SURVEY INFORMATION                              |  | BENCH MARKS                                                                                                                                                                                                                                       |  | AS BUILT INFORMATION                                                                                        |  |
|---------------------------------------------------------------------------------|--|-------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|--|
|                                                                                 |  | NO. _____<br>BY _____<br>DATE _____             |  | LOCATION IS APPROXIMATELY 650' NORTH ALONG THE PROJECTED G. OF EUBANK BLVD. N.E. FROM THE INTERSECTION OF ACADEMY RD. N.E. AND EUBANK BLVD. N.E. STATION IS THEN APPROX. 1100' EAST ON THE SOUTH SIDE OF PINDO CANYON APPROX. ELEVATION = 5765.29 |  | WORK BY _____<br>CHECKED BY _____<br>DATE _____<br>MICRO-FILM INFORMATION<br>DATE _____                     |  |
| 22/4/86 STA. 33+19.13 TO 35+45.12<br>FIRELINE CONNECTION MOVED FROM             |  | NO. _____<br>BY _____<br>DATE _____             |  | NO. _____<br>BY _____<br>DATE _____                                                                                                                                                                                                               |  | NO. _____<br>BY _____<br>DATE _____                                                                         |  |
| 26 24100387<br>RECORD DRAWINGS<br>DATE 3-30-87                                  |  | NO. _____<br>BY _____<br>DATE _____             |  | NO. _____<br>BY _____<br>DATE _____                                                                                                                                                                                                               |  | NO. _____<br>BY _____<br>DATE _____                                                                         |  |
| CITY OF ALBUQUERQUE<br>MUNICIPAL DEVELOPMENT DEPARTMENT<br>ENGINEERING DIVISION |  | TITLE: ACADEMY ROAD N.E.<br>MEDIAN IMPROVEMENTS |  | APPROVALS<br>ENGINEER:<br>DATE: 4/19/85<br>A.C.E. - Design:<br>DATE: 4/19/85<br>Hydrology:<br>DATE: 4/19/85                                                                                                                                       |  | APPROVALS<br>ENGINEER:<br>DATE: 4/19/85<br>A.C.E. - Design:<br>DATE: 4/19/85<br>Hydrology:<br>DATE: 4/19/85 |  |
| DRAWING NO. 2410                                                                |  | MAP NO. E-21                                    |  | SHEET 3 OF 6                                                                                                                                                                                                                                      |  | BHI JOB 42563<br>SCALE: 1" = 10' VERTICAL<br>1" = 50' HORIZONTAL                                            |  |



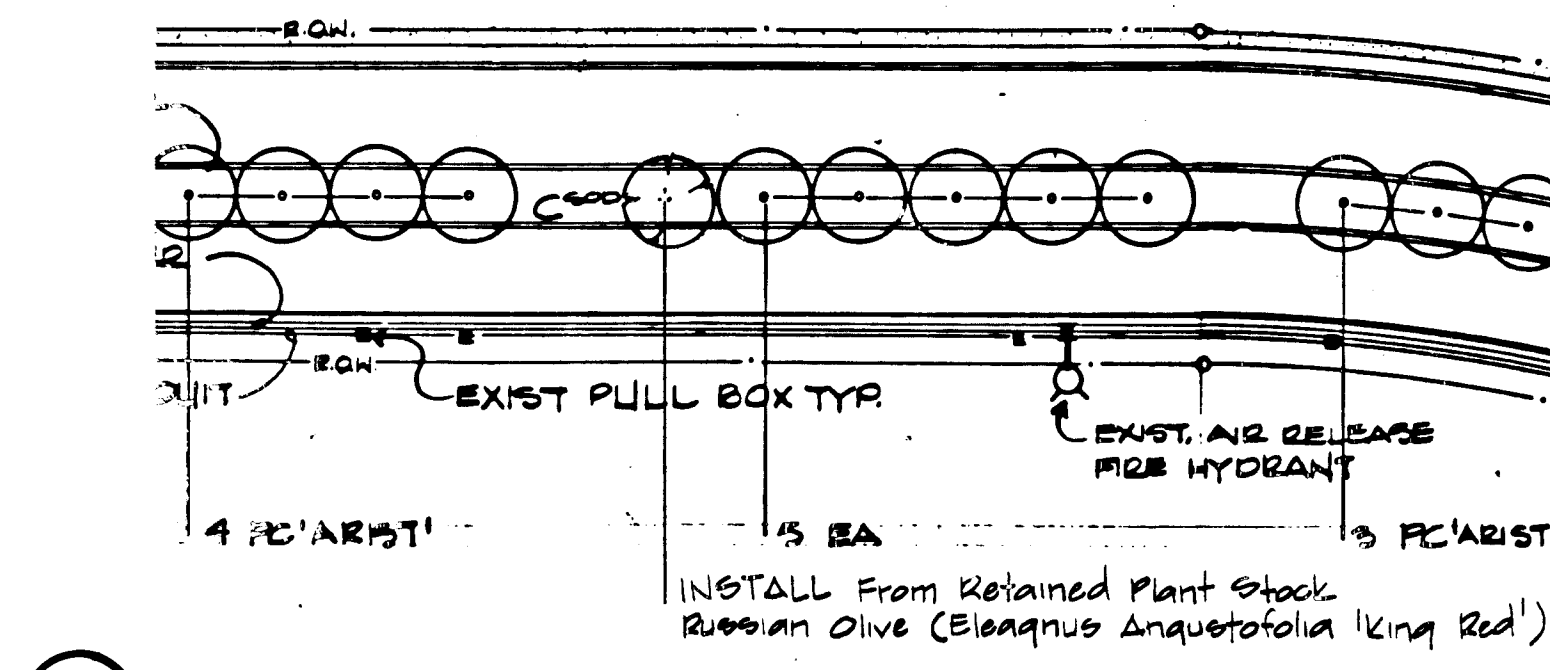
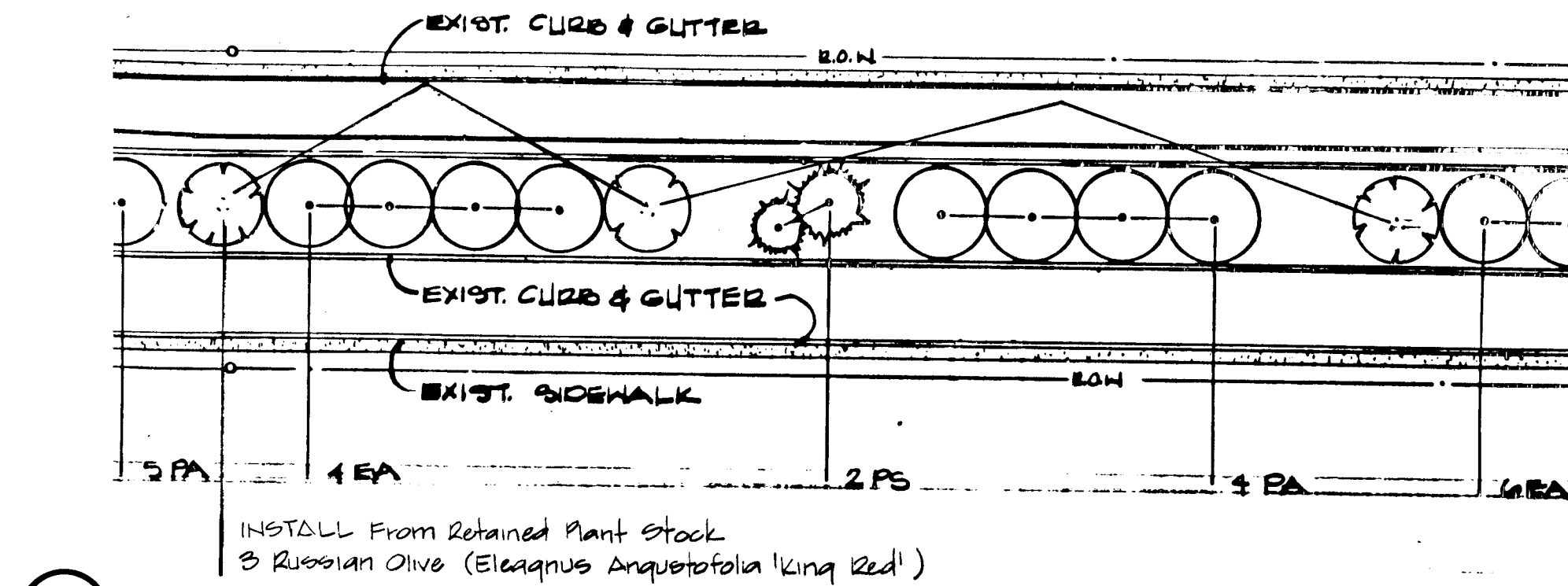
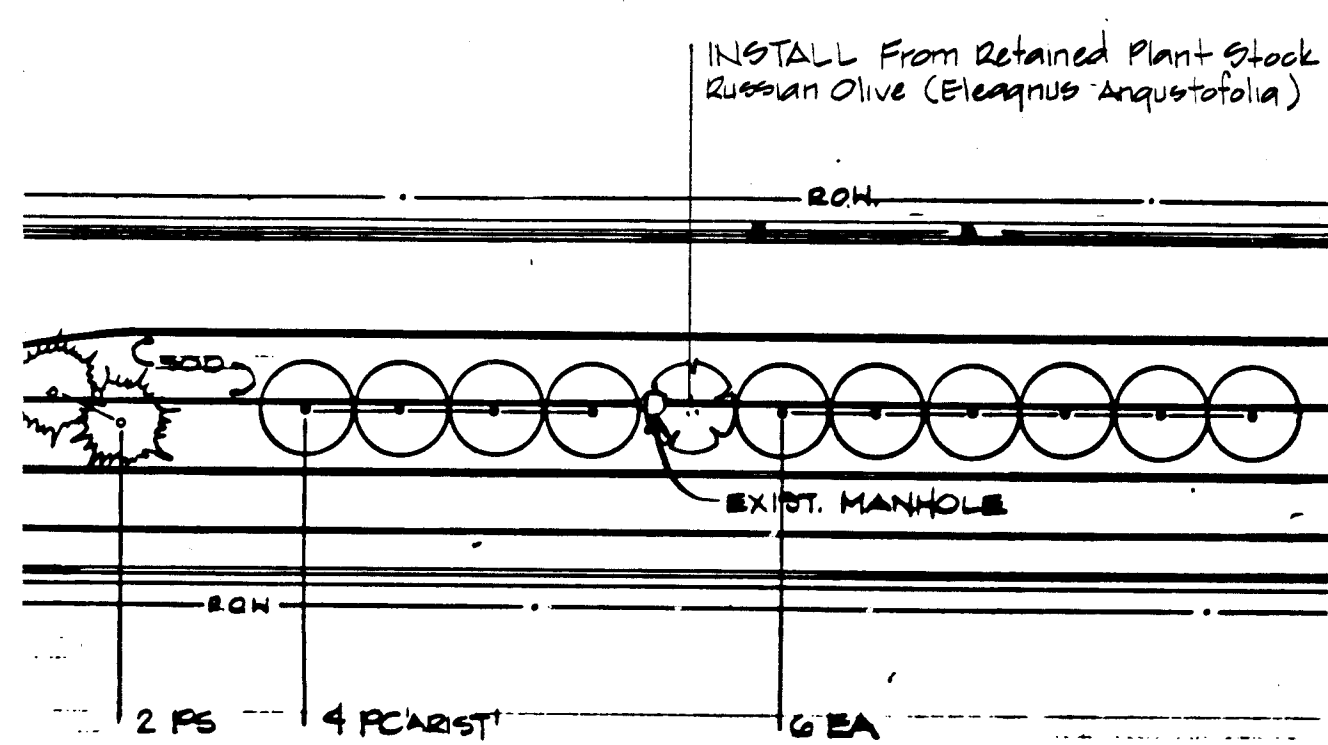
LANDSCAPE PLAN - EXISTING



LANDSCAPE PLAN - PROPOSED



RELOCATION DETAILS



NOTES

- o Rough Grading by General Contractor.
- o 3" (three inch) deep swale on both sides of median to match grade proportions of adjacent islands, swale to provide channel for nuisance water.
- o Soil on-site to meet initial requirements for both backfill and grass areas. (see Construction Document as amended June 21, 1985 titled Academy Road Streetscape by Campbell, Okuma, Perkins Associates, Inc.)
- o All existing utility lines to be blue staked if necessary.
- o All plant materials to be retained and relocated if possible.
- o Plant materials relocated to other zone designations (see Sheet labeled Cover of 14 titled Academy Road Streetscape by Campbell, Okuma, Perkins Associates, Inc.) should be planted immediately upon removal from previous location.
- o Fescue sod to be retained and re-installed if possible.
- o Sod and plant materials to be removed prior to start of work by general contractor and at the notice of the general contractor.
- o Los Patios, Inc. to coordinate all removal efforts with general contractor.
- o Los Patios, Inc. to be responsible for maintenance of all removed and retained plant materials and sod prior to re-installation.
- o Any necessary maintenance of peripheral landscape due to temporary disconnection of irrigation lines to be the responsibility of Los Patios, Inc.

\* For Zone Locations, See Original Plans of 'Academy Road Streetscape' By Campbell, Okuma, Perkins Assoc., Inc. Dated 7-86.

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CITY OF ALBUQUERQUE

TITLE: ACADEMY ROAD LANDSCAPE MODIFICATIONS

| APPROVALS          | ENGINEER       | DATE    | APPROVALS    | ENGINEER   | DATE    |
|--------------------|----------------|---------|--------------|------------|---------|
| City Engineer      | Michael J. ... | 3/19/86 | Liquid Waste | NIA B. ... | 3-19-86 |
| A.C.E. - Design    | Michael J. ... | 3/19/86 | Traffic      | S. A. ...  | 3-19-86 |
| A.C.E. - Hydrology | Michael J. ... | 3/19/86 | Water        | NIA B. ... | 3-19-86 |
| Parks & Rec        | Michael J. ... | 3/19/86 |              |            |         |
| DRAWING NO.        | 2410           | MAP NO. | E-21         | SHEET      | 5 OF 6  |

Hand-drawn plan view of a fire hydrant layout along Academy Road NE. The diagram shows a curved road with a centerline and two parallel lines. Fire hydrants are marked with circles and labeled with their sizes (e.g., 3/4", 1 1/4", 2", 3", 4", 6", 8", 10", 12", 14", 16", 18", 20", 22", 24", 26", 28", 30", 32", 34", 36", 38", 40", 42", 44", 46", 48", 50", 52", 54", 56", 58", 60", 62", 64", 66", 68", 70", 72", 74", 76", 78", 80", 82", 84", 86", 88", 90", 92", 94", 96", 98", 100"). The hydrants are spaced along the road, with some labeled "REMOVE & RETAIN ALL Valves Prior To Work By General Contractor" and others "REMOVE & RETAIN ALL Existing Toro 400 sprinkler Heads & Toro 316 sprinkler Heads Prior To Work By General Contractor". The road is labeled "ACADEMY ROAD NE". The diagram includes dimensions for the road width (100', 110', 115') and the distance between hydrants (e.g., 57', 100', 67', 105', 40', 100', 115'). A dashed line indicates the "Limit of Work".

Limit of work

ACADEMY ROAD N E

2" Valve

2 - 4" class 200 PVC sleeves

1 1/2" Valve

2" Valve

1 1/2" Valve

2 1/2" Master Line

Limit of work

NOTE: All Relocated Valves Are Re-used From Original System.

Scale:  $1'' = 50'$

### LEGEND

-  Toro 316 Sprinkler Heads
-  Rain-O-Mat Sprinkler Heads
-  Toro S-600 Sprinkler Heads
-  Schedule 40 PVC Lines

|                    |               |  |              |                 |
|--------------------|---------------|--|--------------|-----------------|
| FHWA<br>Region No. |               |  | SHEET<br>NO. | TOTAL<br>SHEETS |
| 6                  | NEW<br>MEXICO |  |              |                 |

**NOTES:**

- o All existing and newly installed utility lines to be blue staked if necessary.
- o All sprinkler heads to be retained and re-used if possible.
- o All P.V.C. irrigation lines to be retained and re-used if possible.
- o 4" P.V.C. sleeves to be installed prior to work done by general contractor.
- o All work to be performed in a manner consistent with construction documents as amended June 21, 1985 titled Academy Road streetscape by Campbell, Okuma, Perkins Associates, Inc.
- o Los Patios, Inc. to coordinate all irrigation removal and installation work with general contractor.

|  |  |                 |  |                    |  |                                       |  |                            |  |
|--|--|-----------------|--|--------------------|--|---------------------------------------|--|----------------------------|--|
|  |  | ENGINEER'S SEAL |  | SURVEY INFORMATION |  | BENCH MARKS                           |  | AS-BUILT INFORMATION       |  |
|  |  |                 |  | FIELD NOTES        |  | Benchmarks Appear On Engineering Plan |  | CONTRACTOR                 |  |
|  |  |                 |  | NO. BY DATE        |  |                                       |  | WORK STARTED BY DATE       |  |
|  |  |                 |  |                    |  |                                       |  | INSPECTOR'S DATE           |  |
|  |  |                 |  |                    |  |                                       |  | ACCEPTANCE BY DATE         |  |
|  |  |                 |  |                    |  |                                       |  | VERIFICATION BY DATE       |  |
|  |  |                 |  |                    |  |                                       |  | DRAWINGS CORRECTED BY DATE |  |
|  |  |                 |  |                    |  |                                       |  | MICRO-FILM INFORMATION     |  |
|  |  |                 |  |                    |  |                                       |  | RECORDED BY DATE           |  |
|  |  |                 |  |                    |  |                                       |  | NO.                        |  |

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CITY OF ALBUQUERQUE



TITLE: **ACADEMY ROAD  
IRRIGATION SYSTEM M**

OB No.42764

| APPROVALS         | ENGINEER           | DATE    | APPROVALS    | ENGINEER           | DATE    |
|-------------------|--------------------|---------|--------------|--------------------|---------|
| City Engineer     | <i>[Signature]</i> | 3/26/86 | Liquid Waste | <i>[Signature]</i> | 3-19-86 |
| A C E - Design    | <i>[Signature]</i> | 3/19/86 | Traffic      | <i>[Signature]</i> | 3-19-86 |
| A C E - Hydrology | <i>[Signature]</i> | 3/19/86 | Water        | <i>[Signature]</i> | 3-19-86 |
| Parks & Rec       | <i>[Signature]</i> | 3/20/86 |              |                    |         |
| DRAWING NO.       | 2410               | MAP NO. | E-21         | SHEET              | 6 OF 6  |