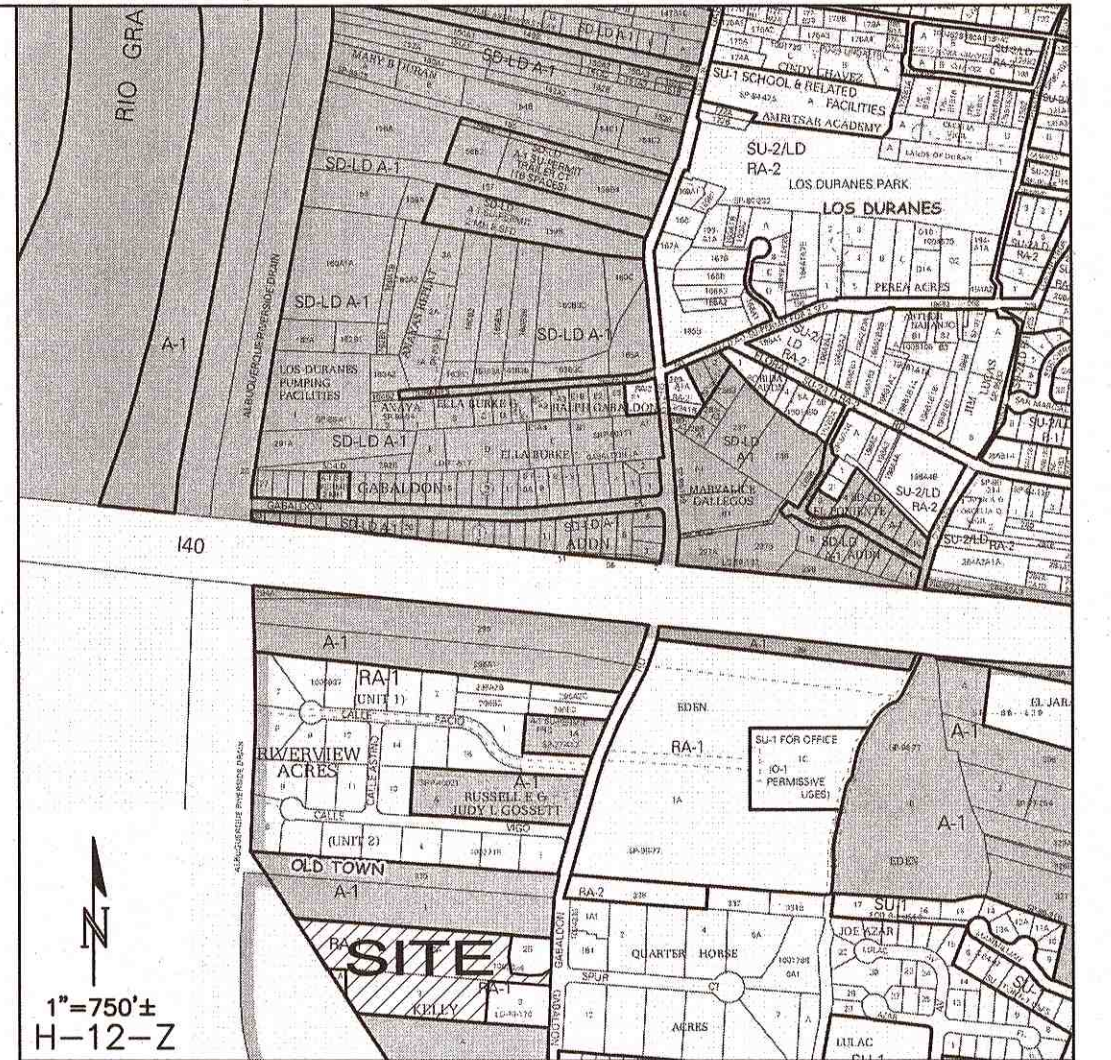


PUBLIC IMPROVEMENT PLANS
FOR
BOSQUE ANTIGUA
ALBUQUERQUE, NEW MEXICO
MARCH 2019

PREPARED FOR:
LAS VENTANAS NM, INC.
8330-A WASHINGTON PLACE NE
ALBUQUERQUE, NM 87113

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

APPROVED RECORD DRAWINGS	
City Inspector	Matt Garduno
Contractor	Sundance Mechanical
Construction Engineer	Jim Roeder
Date	3/10/2021



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS 'STANDARD SPECIFICATIONS'.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF 'AS BUILT' DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6"-48").
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING, EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- THE CONTRACTOR SHALL INSTALL A 4"X 4"X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
- NOT USED.

TRANSPORTATION

- ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ADJUTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

- NOT USED.
- NOT USED.

OTHER COMMON NOTES

- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- WHEN DISTURBING MORE THAN ¼ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, 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 CONTRACTOR.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. 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.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

- DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.
- NOT USED.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND E-MAIL DGOFF@CABQ.GOV.
- STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.
- IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH COA SPECIFICATION SECTION 204. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION.

INDEX TO DRAWINGS	
Sheet Number	Sheet Title
1	COVER SHEET
2	PLAT-1
3	PLAT-2
4	GRADING & DRAINAGE PLAN
5	MASTER PAVING PLAN
6	PAVING DETAILS
7	MAXUM LANE PAVING PLAN & PROFILE
8	MASTER UTILITY PLAN
9	MAXUM LANE UTILITY PLAN & PROFILE
10	TRACER WIRE DETAILS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Åsa Nilsson-Weber of the firm of Isaacson & Arfman, P.A., 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 Timothy Aldrich of the firm Aldrich Land Surveying, NMPS number 7719.

Åsa Nilsson-Weber 12-16-19
Åsa Nilsson-Weber Date
NMPE No. 17631

RECORD DRAWING

DRB NO. PR-2018-001327

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2273 CC-101.dwg Mar 19, 2019

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION				
		DRC Chairman	<i>James Wood</i>	4/19/19					
		Transportation	<i>Jim Roeder</i>	3/23/19					
		Water/Wastewater	<i>Jim Roeder</i>	3/21/19					
		Hydrology	<i>James Wood</i>	4/19/19					
		Constr. Mngmt.							
City Project No.		298889	Sheet		1	Of		10	

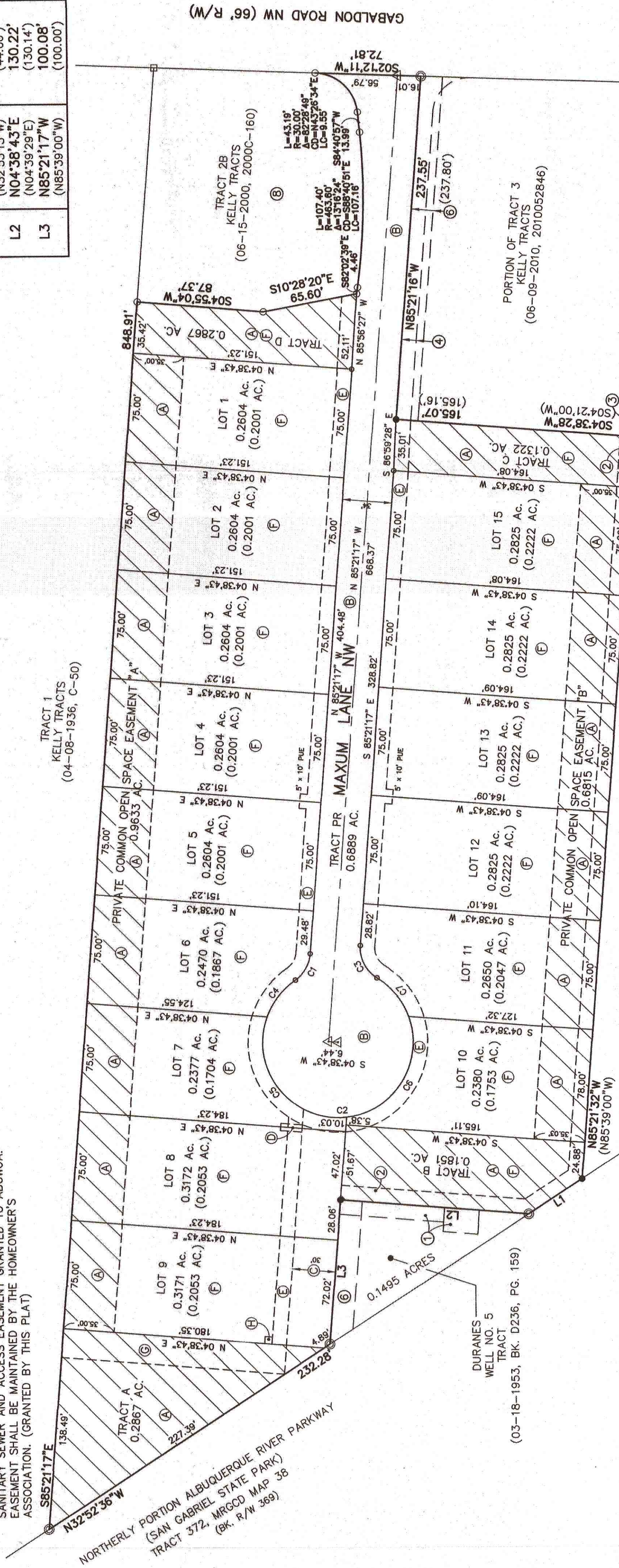
EASEMENTS

- (A) PRIVATE COMMON OPEN SPACE AND DRAINAGE EASEMENTS, INCLUDING CROSS LOT DRAINAGE "A" AND "B" (HATCHED AREAS) GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B AND A PORTION OF TRACT 3, KELLY TRACTS. SEE DRAINAGE EASEMENT NOTE. (GRANTED BY THIS PLAT)
- (B) PRIVATE ACCESS AND PUBLIC EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT PR, GRANTED FOR THE BENEFIT OF LOTS 1-15, BOSQUE ANTIGUA, TRACT 2B AND A PORTION OF TRACT 3, KELLY TRACTS AND DURANES WELLS OVER THE CROSS LOT DRAINAGE AND SANITARY DRAINAGE EASEMENT OVER ALL OF TRACT PR SHALL BE GRANTED TO ABOQUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. (GRANTED BY THIS PLAT)
- (C) PRIVATE ACCESS EASEMENT GRANTED FOR THE BENEFIT OF LOTS 8, 9 AND DURANES WELL NO. 5 TRACT; PUBLIC WATER AND SANITARY SEWER AND ACCESS EASEMENT GRANTED TO ABOQUA. EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. (GRANTED BY THIS PLAT)

- (D) 5' X 15' PUBLIC WATER METER EASEMENT GRANTED TO ABOQUA. (GRANTED BY THIS PLAT)
- (E) 10' PUE (GRANTED BY THIS PLAT)
- (F) BLANKET PRIVATE DRAINAGE EASEMENT, EXCLUSIVE OF BUILDINGS, CROSSING LOTS 1-9, 10-15 AND TRACTS B, C & D, FOR THE BENEFIT OF TRACT PR. (GRANTED BY THIS PLAT)
- (G) 20' PUBLIC WATER EASEMENT GRANTED TO ABOQUA. (GRANTED BY THIS PLAT)
- (H) 5' X 5' PUBLIC WATER METER EASEMENT GRANTED TO ABOQUA. (GRANTED BY THIS PLAT)

PLAT FOR
BOSQUE ANTIGUA
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 13
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
MRGD MAP NO. 38
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2019

LINE	DIRECTION	DISTANCE
L1	N32°52'36"W	43.99'
L2	N04°38'43"E	130.22'
L3	N85°21'17"W	100.08'
	(N85°39'00"W)	(100.00')



DRAINAGE FACILITIES MAINTAINED BY THE LOT OWNERS

Areas designated on the accompanying plat as "drainage easements" for storm water ponding are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purposes of maintaining and improving the drainage facilities for storm water ponding in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained within the drainage easement area without the approval of the City Engineer. It shall be the duty of the Lot Owners of this subdivision to maintain and improve the drainage facilities at all times and to the satisfaction of the City Engineer. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time, the City shall have the right to enter the subdivision, construct, maintain, or modify said drainage facility. The cost of performing said maintenance shall be paid by the Lot Owners. In the event the Lot Owners fail to pay the cost of maintenance within thirty (30) days after demand for payment, the City shall have the right to enter the subdivision, construct, maintain, or modify said drainage facility. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, damages, costs and expenses, including reasonable attorneys' fees, arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

△ SET C.O.A. CENTERLINE MONUMENT "LS 7719" (TYPICAL)

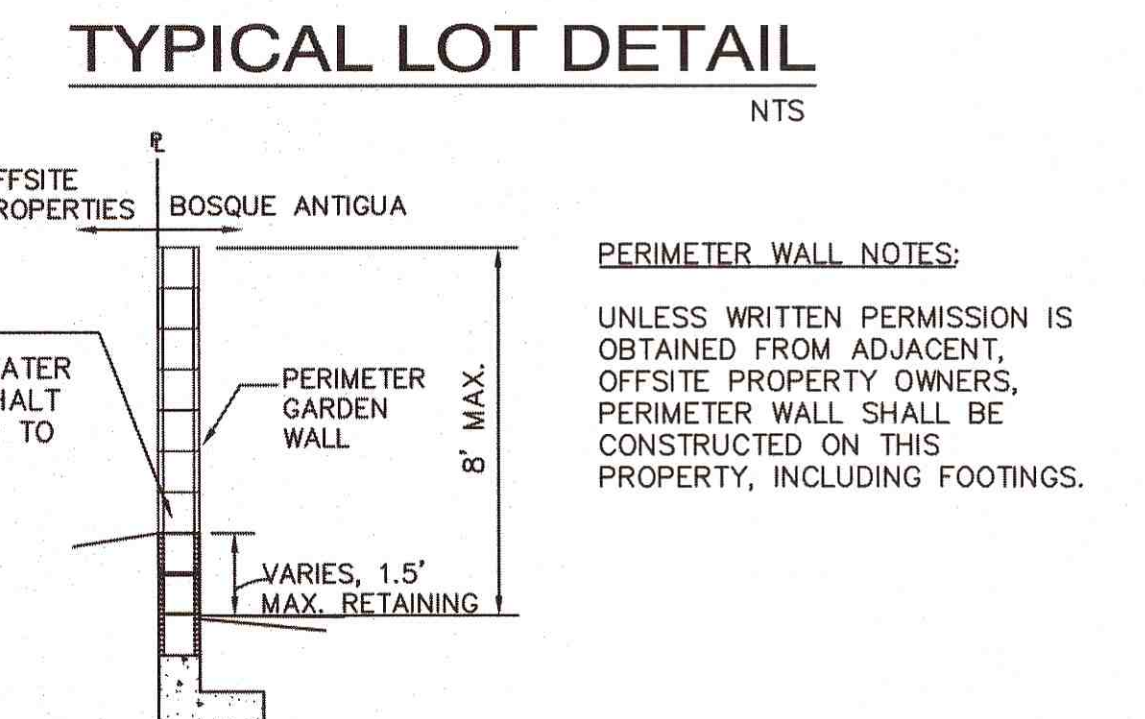
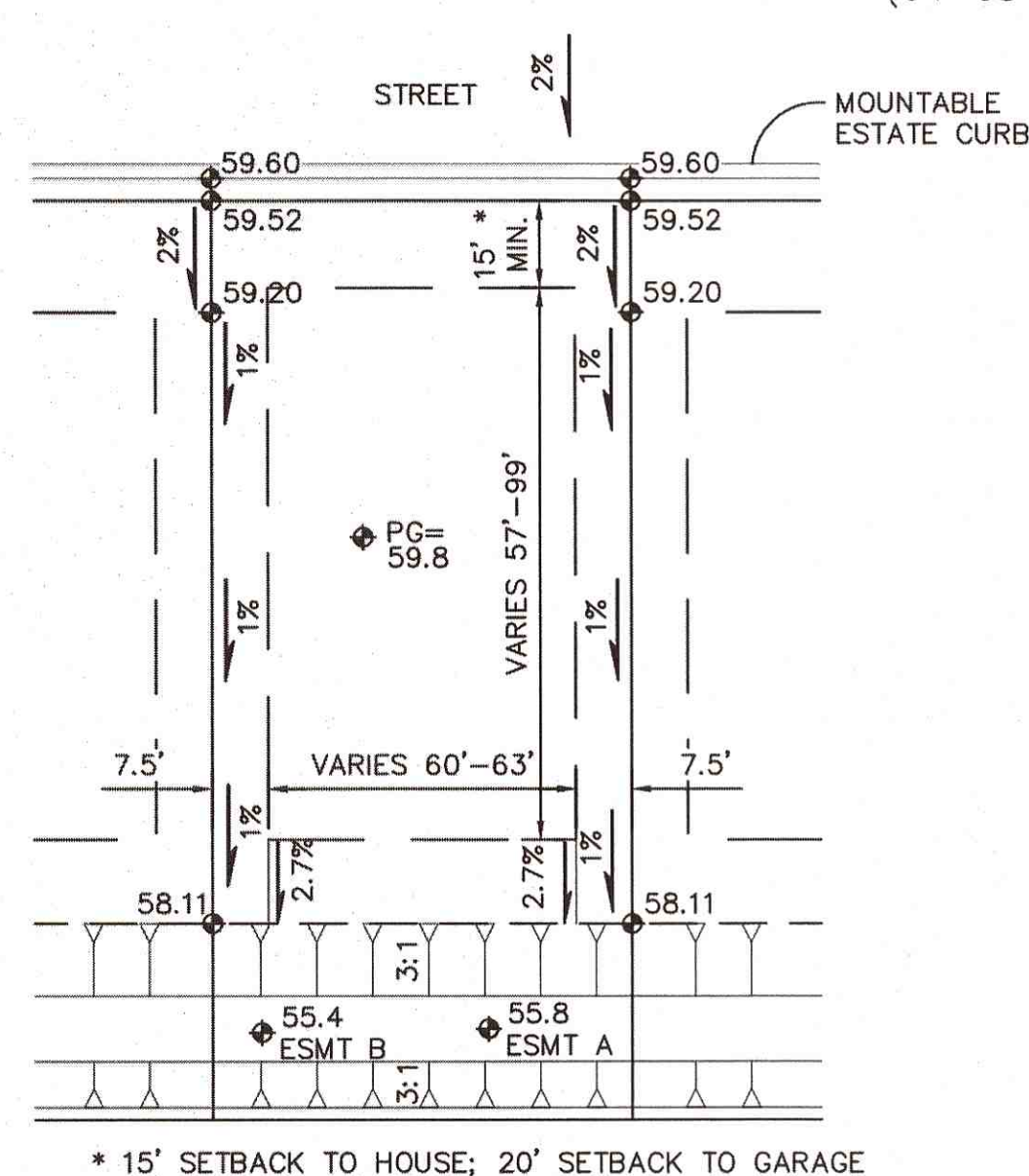
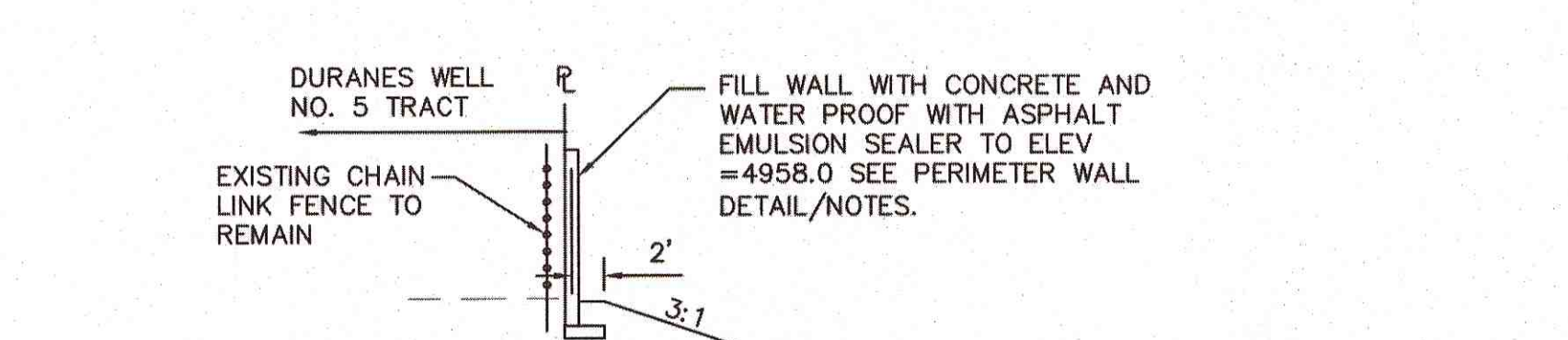
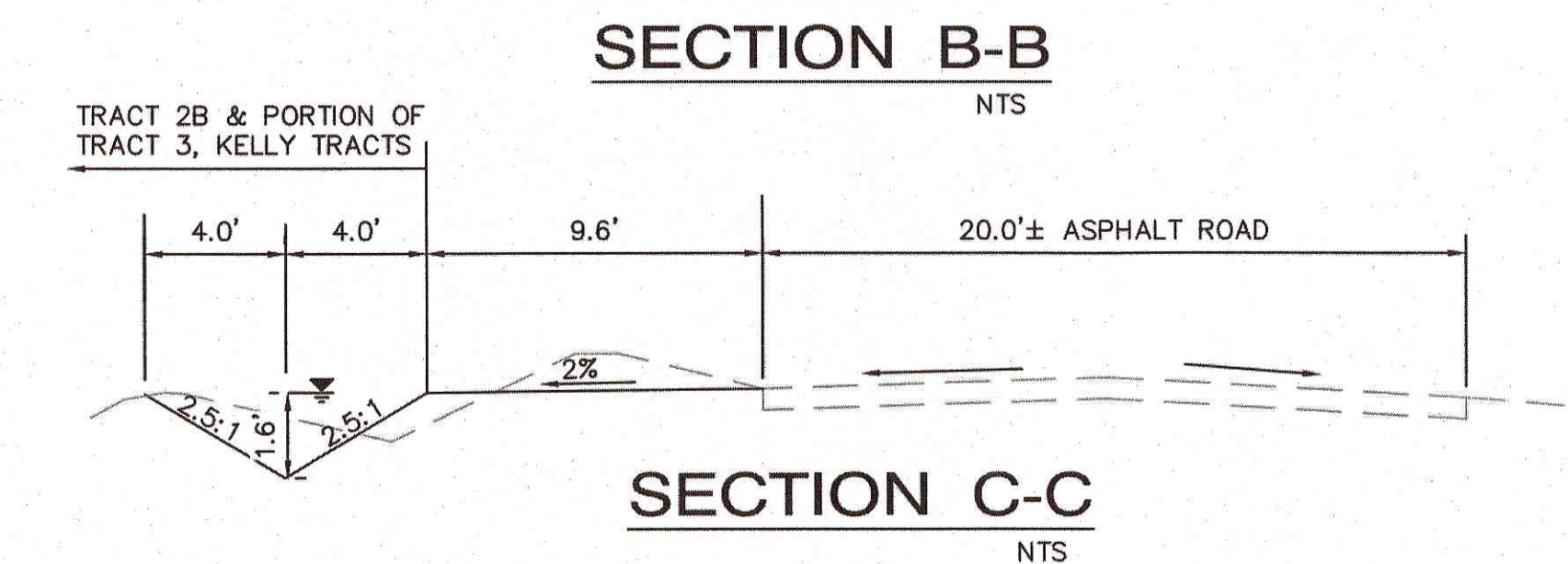
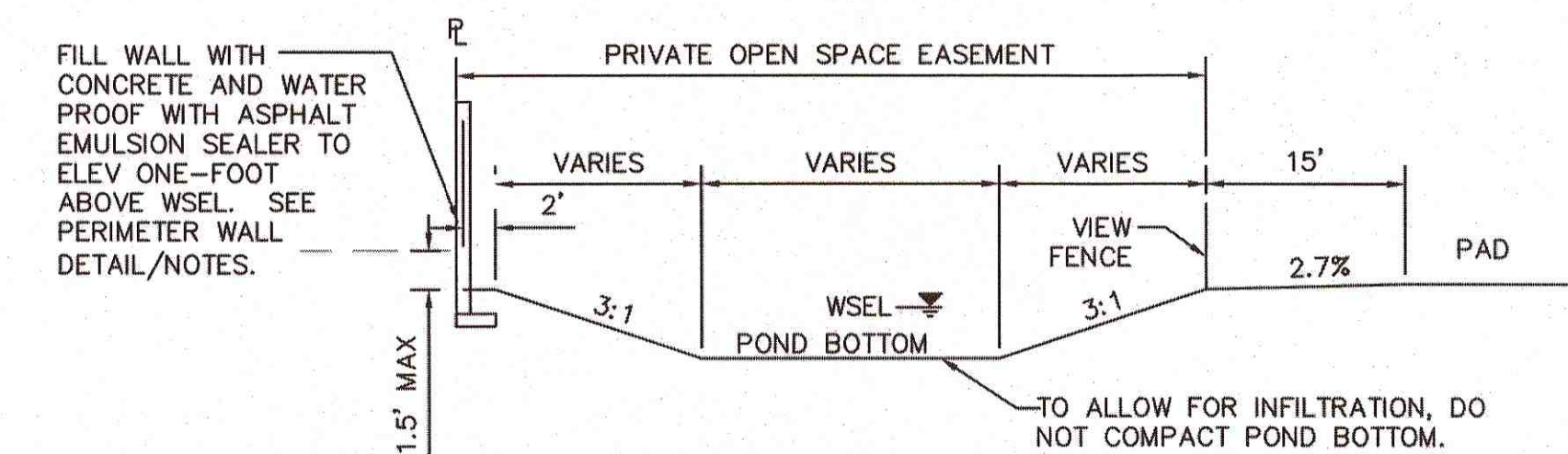
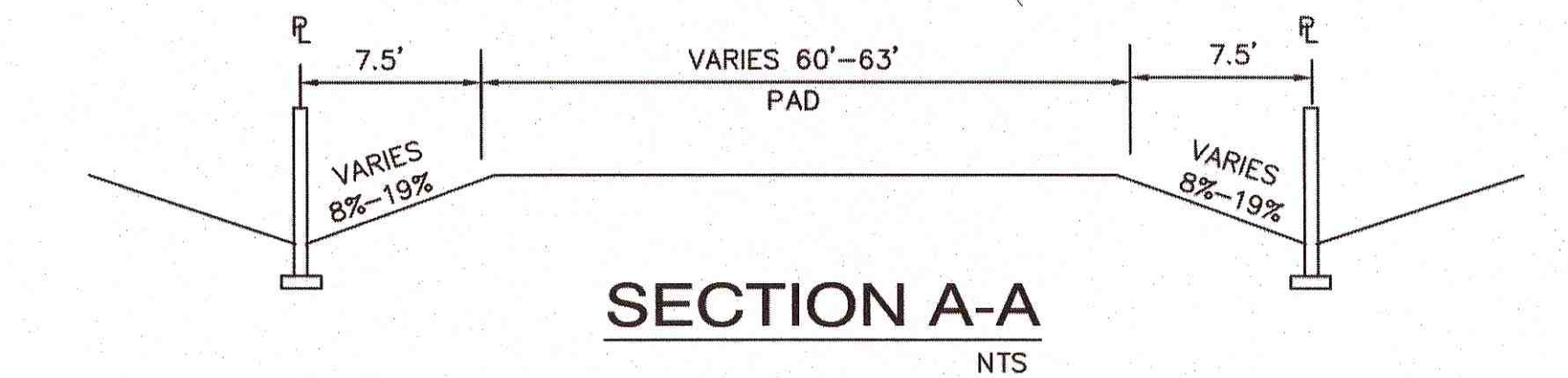
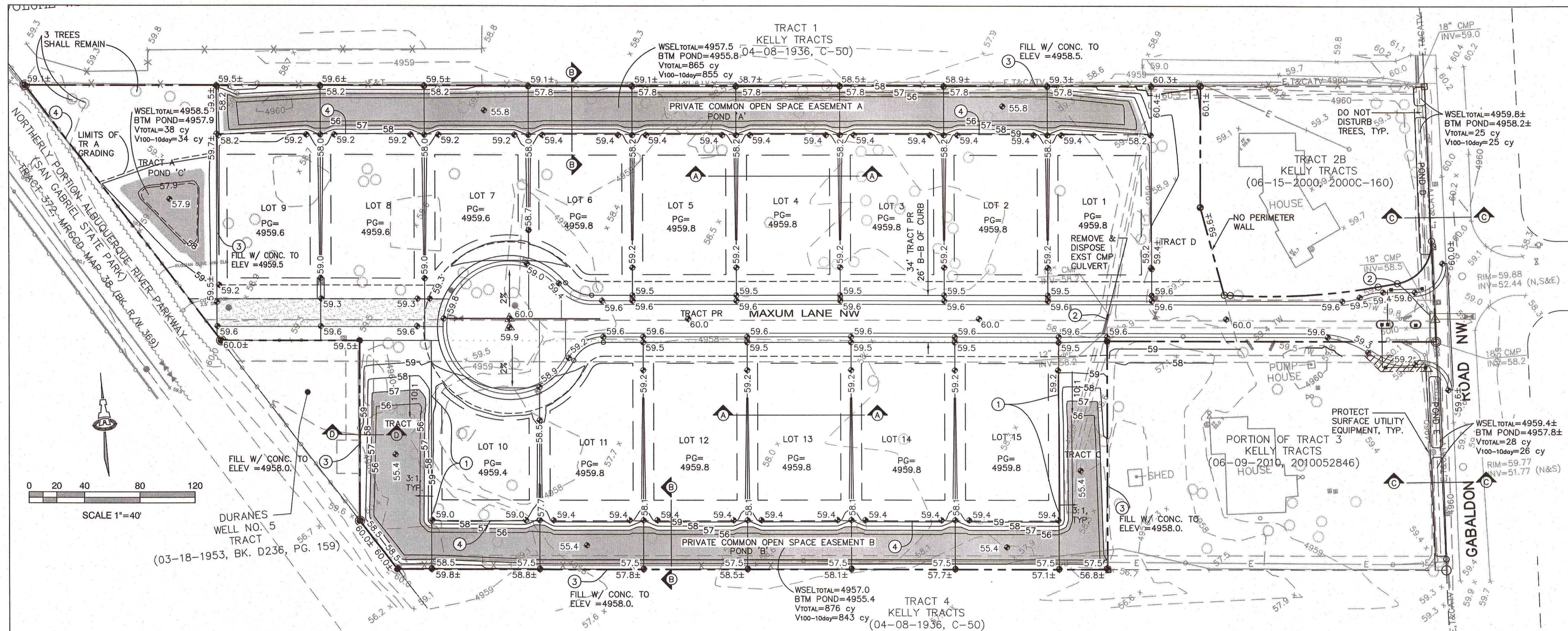
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.52'	24.00'	51°22'37"	N 59°39'55" W	20.81'
C2	267.12'	52.00'	294°19'40"	S 01°08'29" E	56.39'
C3	26.37'	24.00'	62°57'03"	N 61°59'35" W	32.07'
C4	165.32'	52.00'	116°02'50"	S 52°04'25" W	88.22'
C5	94.24'	52.00'	103°50'08"	S 57°52'04" E	81.86'
C6	34.95'	52.00'	35°31'12"	N 50°57'16" E	34.30'
C7					

Scale 1" = 50 ft

Drawn By:	TA	Date:	02-06-2019 rev
Checked By:	TA	Drawing Name:	980538A.DWG
Job No.:	98-053	Sheet:	3 of 3

ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

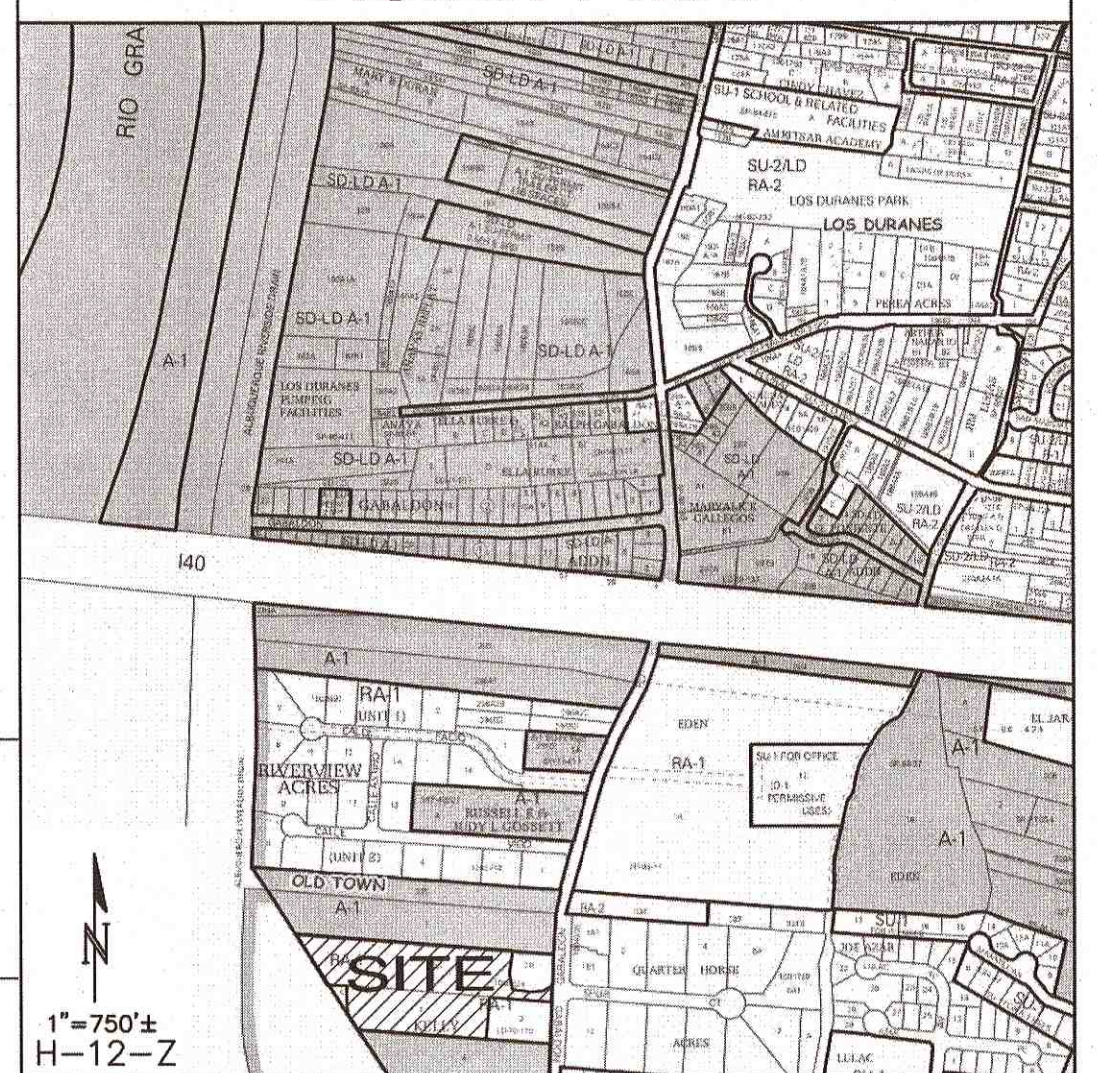


GENERAL NOTES

- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
- SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE SITE CIVIL DRAWINGS WILL BE FORWARDED TO THE LICENSED LAND SURVEYOR TO PERFORM CONSTRUCTION STAKING. ALL SITE CONSTRUCTION LAYOUT MUST BE PERFORMED BY A LICENSED SURVEYOR USING ELECTRONIC DATA PROVIDED IN AUTOCAD *.DWG (CURRENT VERSION) BY ISAACSON & ARFMAN, P.A. CONTACT PROJECT CIVIL ENGINEER, ASA NILSSON-WEBER, PE AT (505)-268-1688.
- ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

FOR INFORMATION ONLY
CPN 298889 SHEET 4 OF 10

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACT 2A AND A PORTION OF TRACT 3, KELLY TRACTS

SITE AREA: 5.4812 ACRES

FLOOD ZONE: SHADED ZONE X. FIRM MAPS 35001C03271 DATED 11/4/16 AND AND 35001C0331H, DATED 8/16/12

ENGINEER: ASA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ALBQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: TIMOTHY ALDRICH
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
PHONE: (505) 884-1990

BENCHMARK:
AGRS Aluminum Cap stamped "20-J11 1989" N.M. State Plane Coordinates (Central Zone)
N=1491770.982, E=1506437.513, G-G=0.999680825,
DA=-00'15'27.22" Elevation, in feet (NAVD83) = 5094.032

KEYED NOTES

- TURN EVERY OTHER BLOCK TO PROVIDE OPENINGS FOR DRAINAGE INTO OPEN SPACE PONDING AREA.
- REMOVE & DISPOSE EXISTING CMP CULVERT.
- PERIMETER WALL. FILL WITH CONCRETE AND WATER PROOF TO 1' ABOVE WATER SURFACE ELEVATION.
- VIEW FENCE.

LEGEND

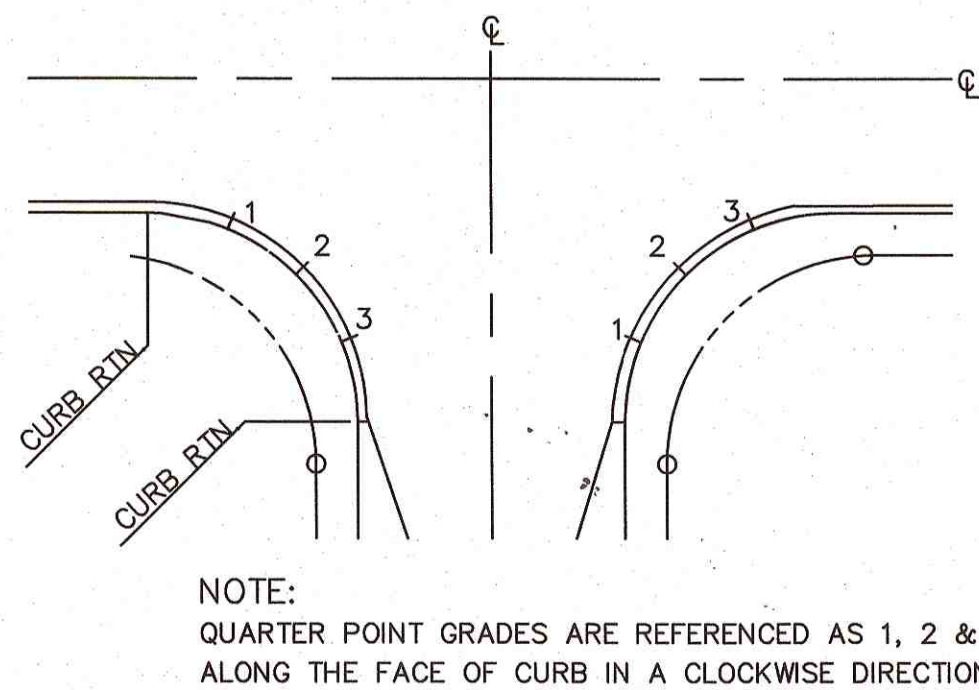
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION



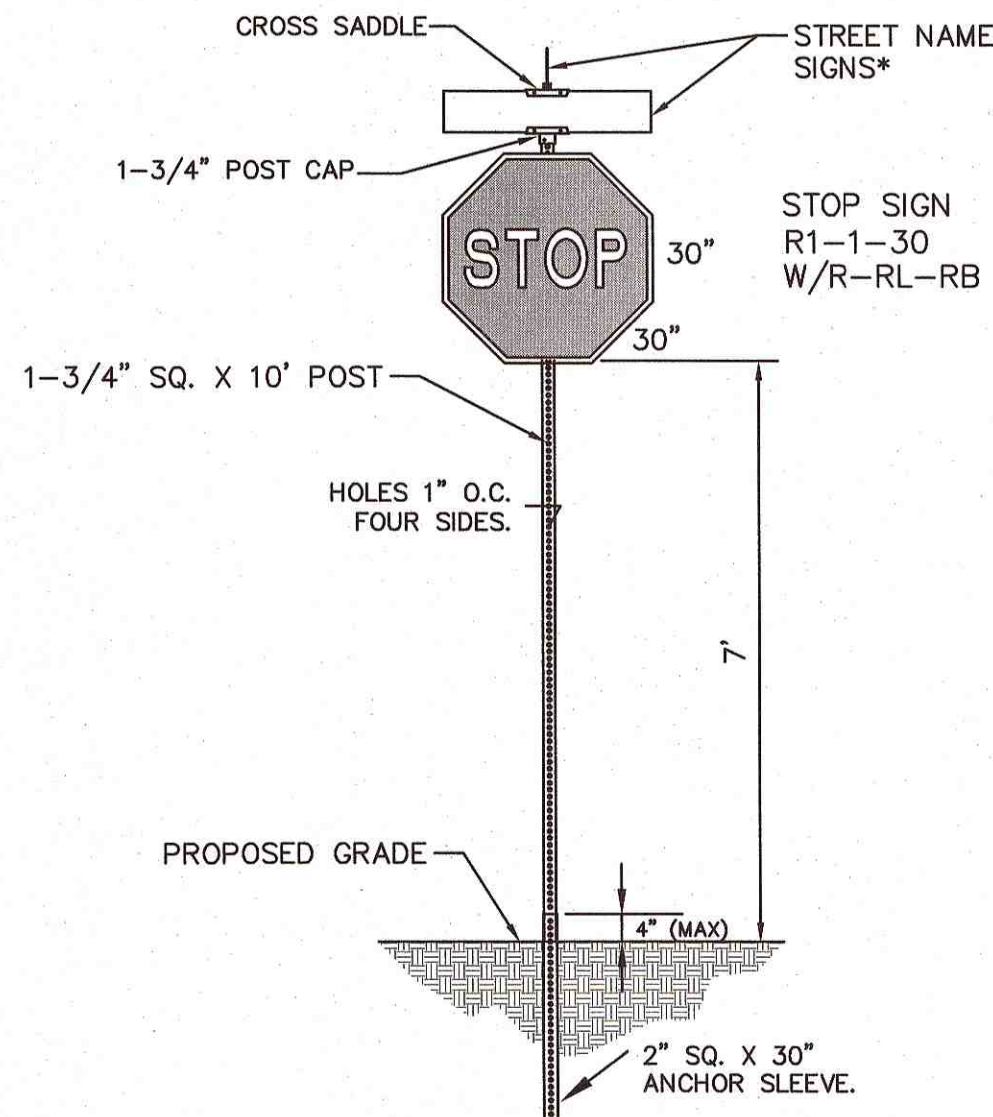
BOSQUE ANTIGUA SUBDIVISION

GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
08/26/18			2273
Drawn By:	JTS		CG-101
Ckd By:	ANW		SH. OF



QUARTER POINT & ADA PATH DETAIL
NTS

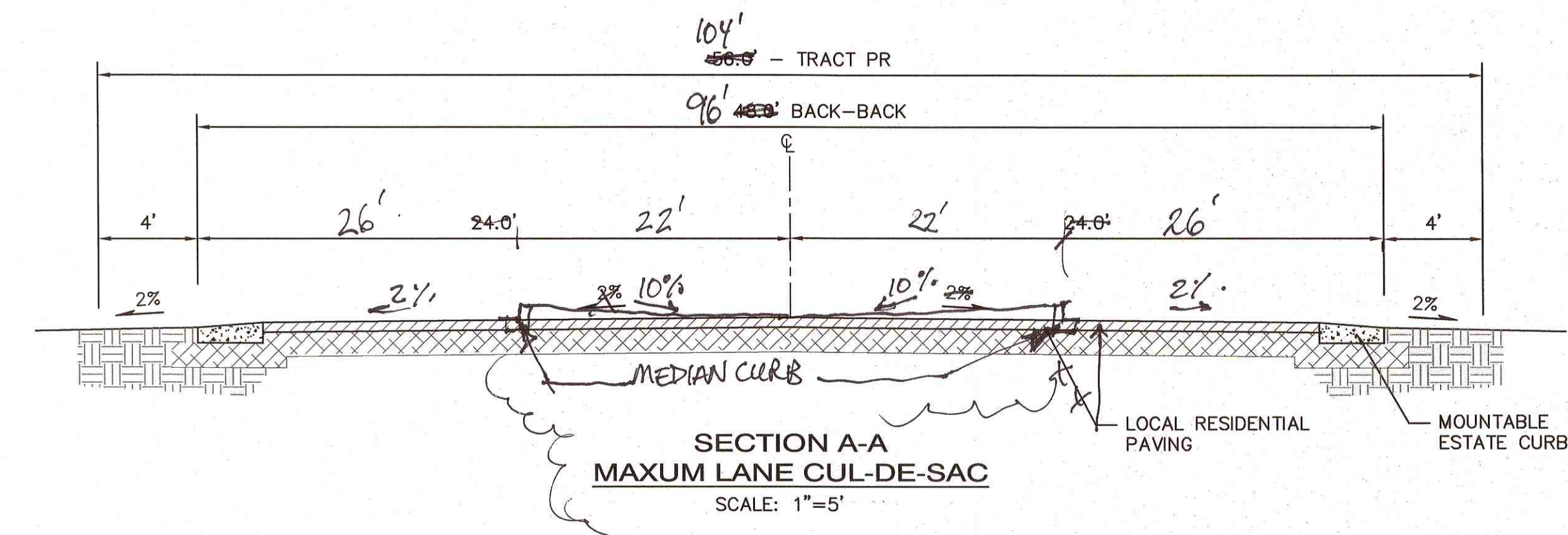


SIGN POST DETAIL
NTS

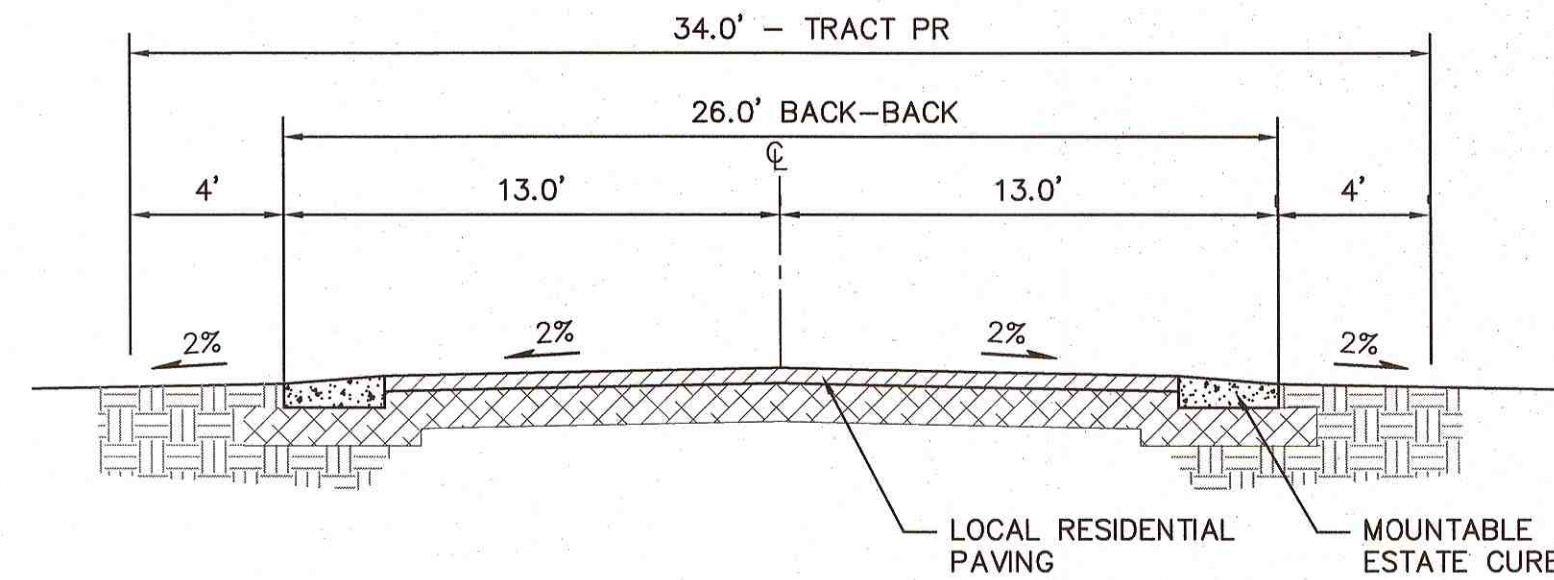
SIGNAGE NOTE:

ALL STOP SIGNS W/ POSTS SHALL BE INSTALLED BY DEVELOPER'S CONTRACTOR PER CURRENT REQUIREMENTS—EXCEPT STREET NAME SIGNS SHALL BE INSTALLED BY COA TRAFFIC ENGINEERING DEPT. PAY ITEM FOR NEW SIGNS AND POSTS SHALL INCLUDE COORDINATION WITH COA TRAFFIC ENGINEERING.

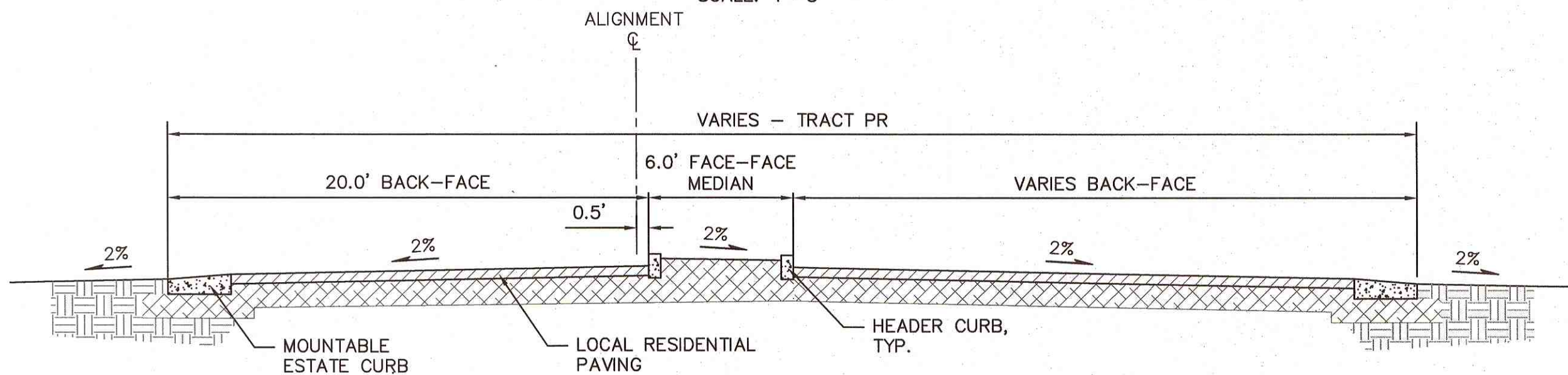
*ALL STREET NAME SIGNS SHALL BE WHITE LETTERS ON GREEN BACKGROUND WITH HIGH INTENSITY REFLECTIVE SHEETING. ALL LETTERS SHALL BE 4" FOR POSTED SPEEDS OF 25 MPH AND BELOW AND 6" FOR POSTED SPEEDS GREATER THAN 25 MPH.



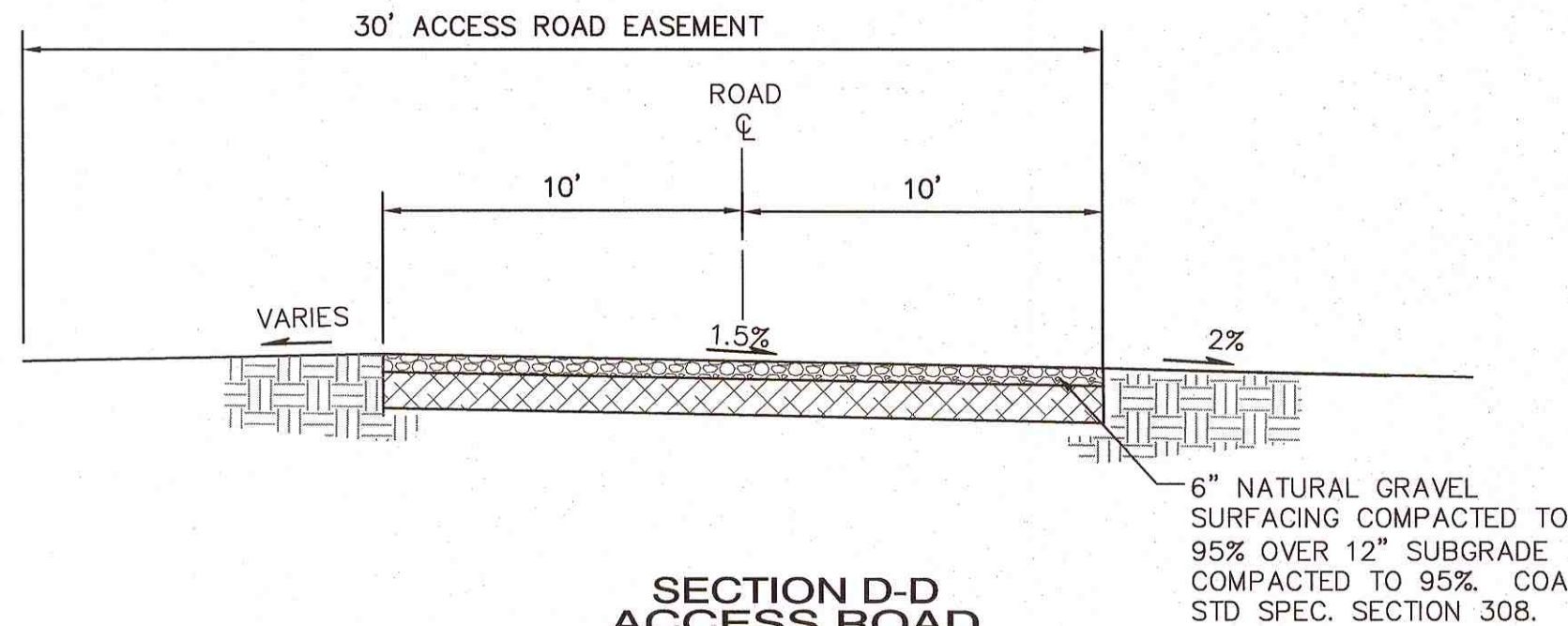
SECTION A-A
MAXUM LANE CUL-DE-SAC
SCALE: 1"=5'



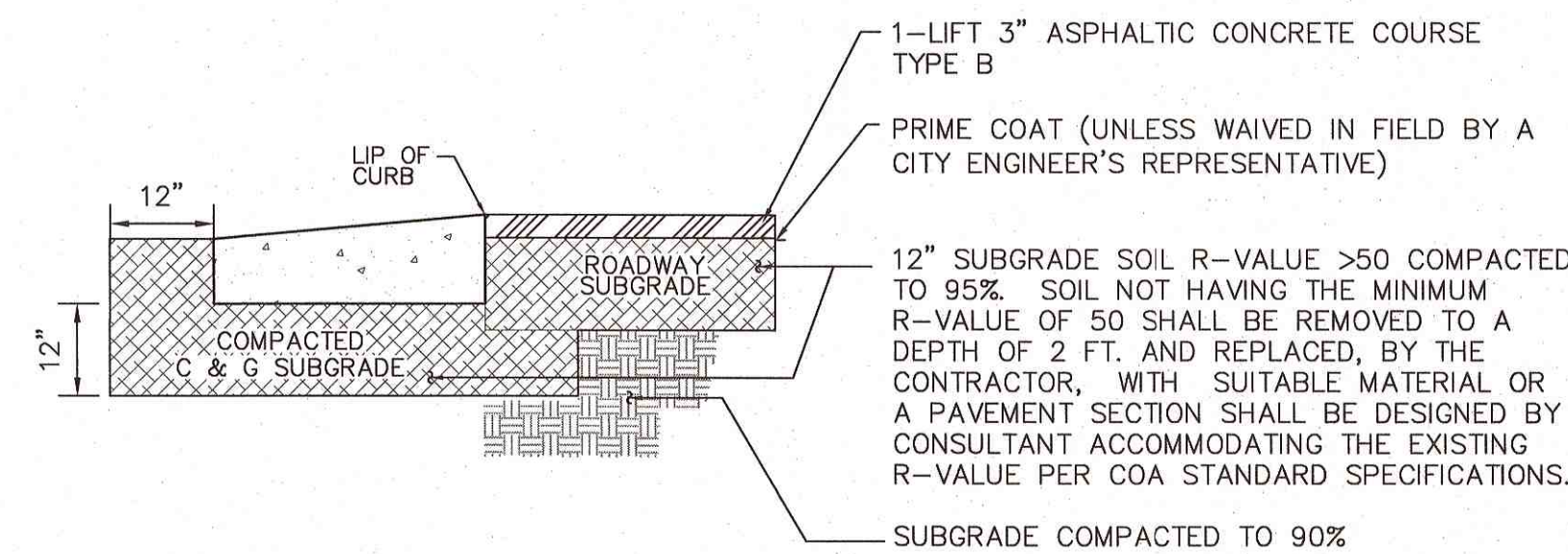
SECTION B-B
MAXUM LANE
SCALE: 1"=5'



SECTION C-C
MAXUM LANE ENTRANCE
SCALE: 1"=5'



SECTION D-D
ACCESS ROAD
SCALE: 1"= 5'



RESIDENTIAL PAVING SECTION
SCALE: 1"= 2'-0"

RECORD DRAWING

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Ph. 505-268-8828 www.iacivil.com
2273 CP-501.dwg Nov 27, 2018

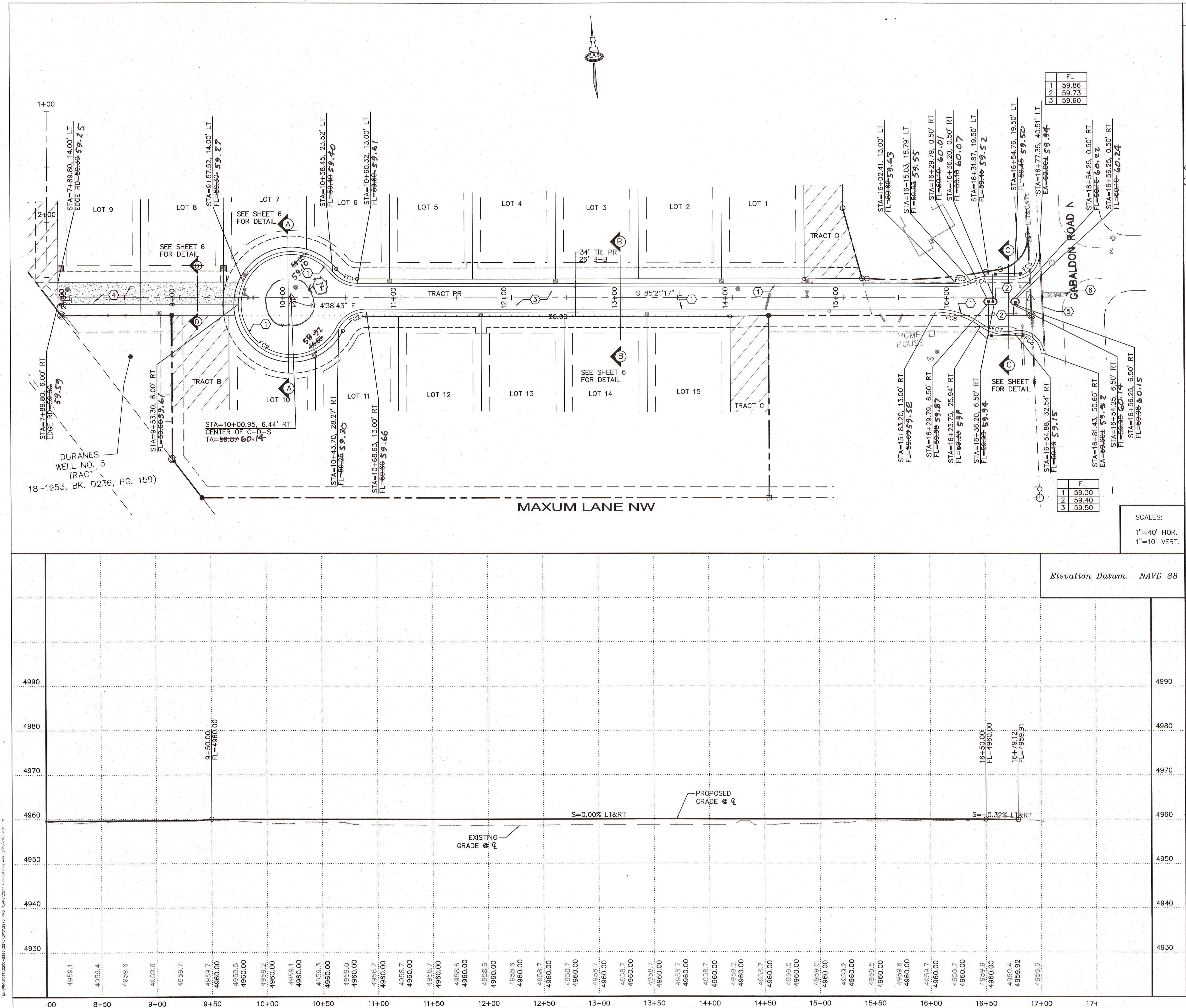
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

**BOSQUE ANTIGUA
PAVING DETAILS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED APR 18 2019 DESIGN REVIEW COMMITTEE	APPROVED MAY 07 2019 CITY ENGINEER		

City Project No. 298889 Zone Map No. H12 Sheet 6 Of 10

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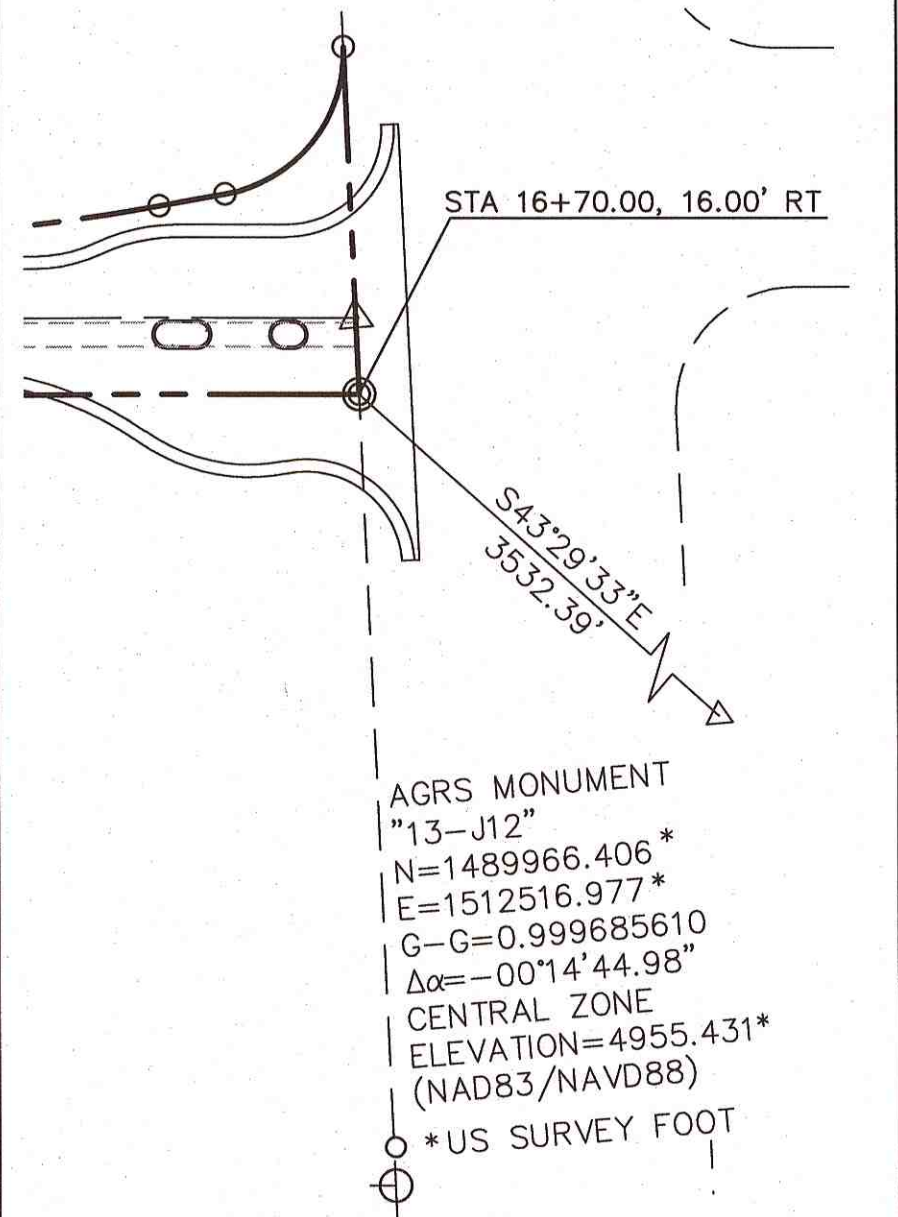


KEYED CONSTRUCTION NOTES

1. CONSTRUCT MOUNTABLE ESTATE CURB PER COA STD DWG #2415B.
2. CONSTRUCT HEADER CURB PER COA STD DWG #2415B.
3. CONSTRUCT PAVING PER DETAIL ON SHEET 6.
4. CONSTRUCT AGGREGATE BASE COURSE DRIVE PER DETAIL ON SHEET 6.
5. SAWCUT, REMOVE & DISPOSE ONE-FOOT OF EXISTING PAVING.
6. REMOVE & REPLACE PAVING FOR UTILITY CONSTRUCTION PER COA STD DWG 2465--SEE SHEET 9.

2. MEDIAN CURB.

BACK OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	25.11'	28.00'	51°22'37"
FC2	30.76'	28.00'	62°57'03"
FC3	13.03'	30.00'	24°53'38"
FC4	17.38'	40.00'	24°53'38"
FC5	32.31'	20.00'	92°33'43"
FC6	43.25'	70.00'	35°23'57"
FC7	32.72'	40.00'	46°52'17"
FC8	34.05'	20.00'	97°33'34"
FC9	246.58'	48.00'	294°19'40"



STATIONING TIE EXHIBIT
1"=40'
SEE PLAT FOR ADDITIONAL INFORMATION

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2273 CP-301.dwg Mar 19, 2019

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BOSQUE ANTIGUA
MAXUM LANE PAVING PLAN & PROFILE

DESIGN REVIEW COMMITTEE

APPROVED
APR 18 2019
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED
MAY 07 2019
CITY ENGINEER

City Project No. 298889 Zone Map No. H12

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK	AGRS Aluminum Cap stamped "20-J11 1989"	DATE	FIELD NOTES	1. TIM ALDRICH	NO.	DATE
BY ALS	DATE 12/19	N.M. State Plane Coordinates (Central Zone)	DATE 12/19			REMARKS	DATE
BY ALS	DATE 12/19	N=1491770.982, E=506437.513,	DATE 12/19			REVISIONS	DATE
BY ALS	DATE 12/19	G-G=0.999880825, DA=-00°15'27.22"	DATE 12/19			DESIGN	DATE
BY MICRO-FILM	DATE	Elevation in feet (NAVD88) = 5094.032	DATE			DESIGNED BY ANW	DATE 02/2019
BY	DATE		DATE			DRAWN BY ANW/JTS/DEC	DATE 02/2019
BY	DATE		DATE			CHECKED BY GLD	DATE 02/2019

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	37	15	8	4	102
10	31	13	7	4	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.				
SIZE	LARGE SIDE		SIZE	LARGE SIDE
12x10	30		10x6	53
12x8	54		10x4	71
12x6	74		8x6	31
12x4	89		8x4	52
10x8	29		6x4	29

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.50
MATERIAL: PVC
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES, 150 PSI
TEST PRESSURE: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH. MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
TRENCH TYPE 4:

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

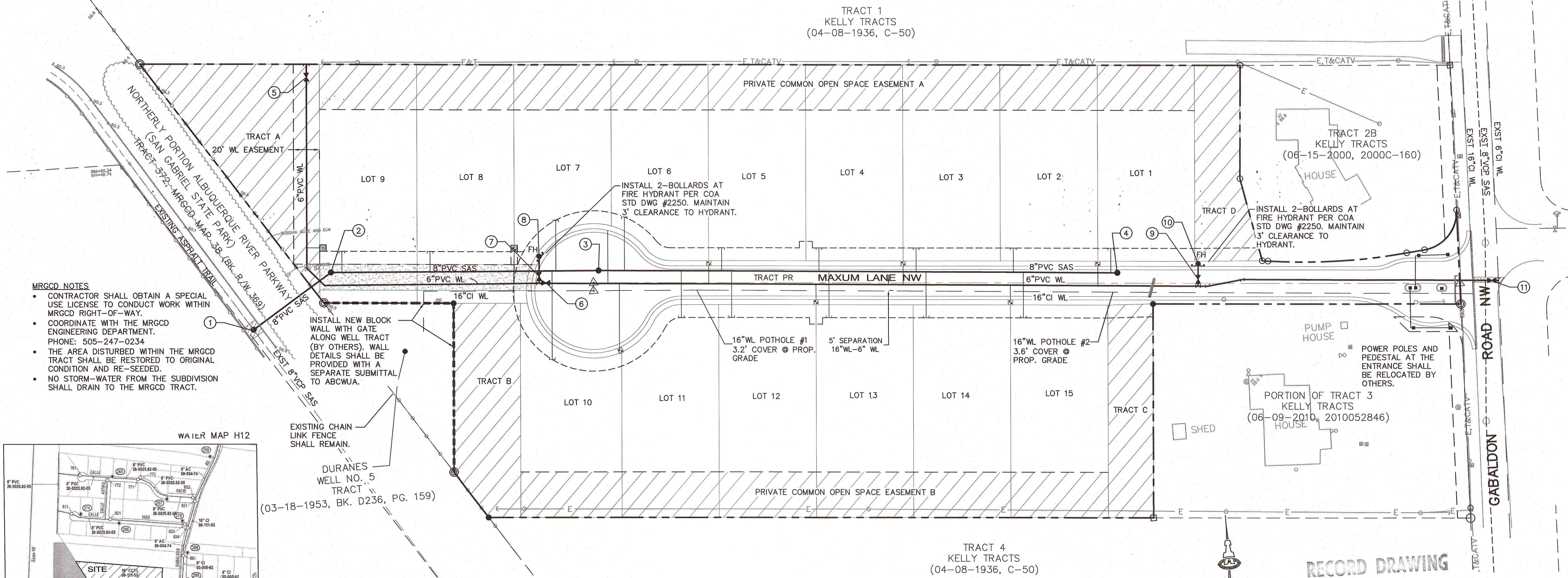
NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

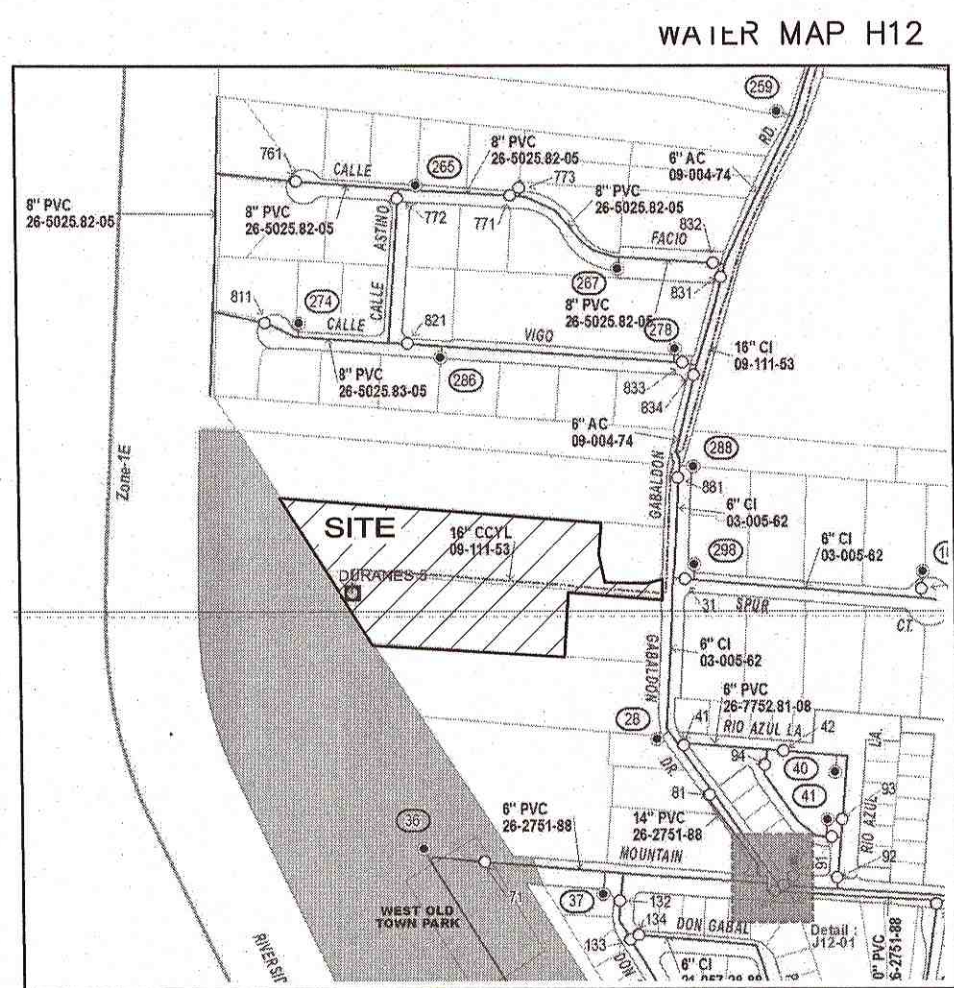
GENERAL NOTES

- ALL WATER AND SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECIFICATIONS.
- SEE SHEETS 2 & 3 FOR PLAT EASEMENT NOTES.
- SEE THIS SHEET FOR WATER SHUT-OFF PLAN.
- ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE THIS SHEET FOR RESTRAINED JOINT LENGTHS.
- SEE SHEET 10 FOR TRACER WIRE DETAILS.
- ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE AND NOTED ON THIS PAGE.
- DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES.



MRGCD NOTES

- CONTRACTOR SHALL OBTAIN A SPECIAL USE LICENSE TO CONDUCT WORK WITHIN MRGCD RIGHT-OF-WAY.
- COORDINATE WITH THE MRGCD ENGINEERING DEPARTMENT. PHONE: 505-247-0234.
- THE AREA DISTURBED WITHIN THE MRGCD TRACT SHALL BE RESTORED TO ORIGINAL CONDITION AND RE-SEED.
- NO STORM-WATER FROM THE SUBDIVISION SHALL DRAIN TO THE MRGCD TRACT.



WATER SHUT-OFF PLAN

- NON-PRESSURE CONNECTION IN GABALDON RD. SHUT OFF VALVES 881, 31, 41, 81 & 142.

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx.

⊗ AS-BUILT COORDINATES			
NOS.	X	Y	Z
1	1492503.05	1509156.91	4959.94
2	1492621.71	1509220.68	4959.68
3	1492606.43	1509428.37	4960.17
4	1492573.24	1509023.24	4959.84
5	1492772.66	1509215.11	4959.41
6	1492600.71	1509385.88	4959.81
7	1492606.84	1509380.85	4959.66
8	1492622.03	1509382.05	4960.52
9	1492560.11	1509088.21	4959.90
10	1492577.04	1509088.84	4960.60
11	1492545.81	1510091.05	4960.23

LEGEND

- 6" WL --- EXISTING WATERLINE
- 8" SAS --- EXISTING SANITARY SEWER
- PROPOSED 8" DIA. SANITARY SEWER LINE
- PROPOSED MANHOLE
- PROPOSED 4" SAS SERVICE
- 8" WL --- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER (SING./DBL)
- ASPHALT REMOVAL & REPLACEMENT PER COA STD DWG #2465

WATER AND SEWER
AVAILABILITY STATEMENT
#180512



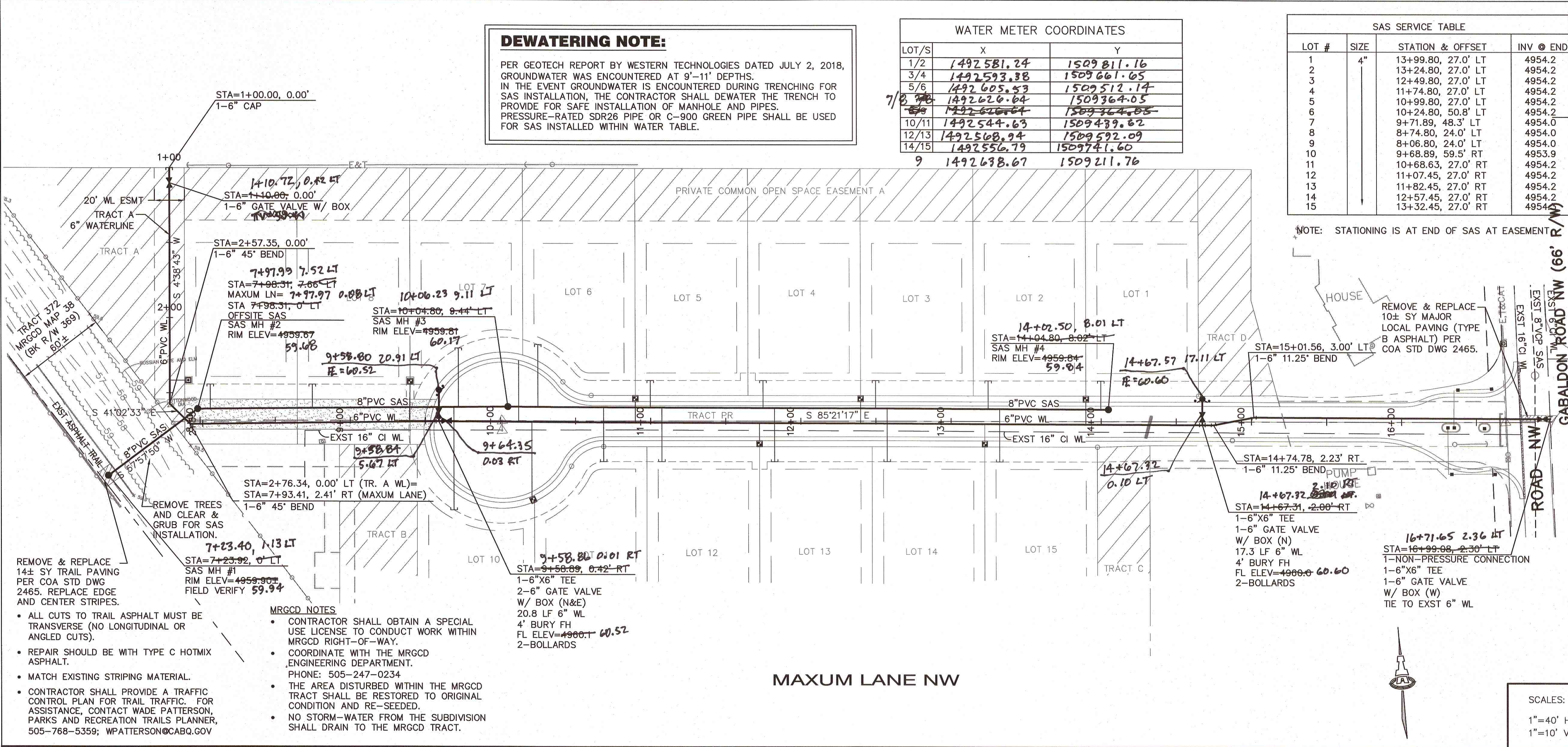
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2273 CU-101.dwg Mar 19, 2019

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BOSQUE ANTIGUA MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED APR 18 2019 DESIGN REVIEW COMMITTEE	APPROVED MAY 07 2019 CITY ENGINEER		

City Project No. 298889 Zone Map No. H12 Sheet 8 Of 10



UTILITY NOTES

- CONSTRUCT 4" SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT SAS MANHOLES W/ FRAME & COVER PER COA STD DWG #2102 & #2109 (CONCENTRIC).
- WATERLINE CONNECTIONS PER ABCWUA STD DWG 2301.
- INSTALL NON-PRESSURE CONNECTIONS PER COA STD DWG 2301.
- INSTALL WATER VALVE BOX WITH RING AND COVER PER ABCWUA STD DWG 2326 & 2328.
- CONSTRUCT 3/4" WATER SERVICES AND METER BOXES PER COA STD DWG #2361, 2362, 2366 & 2368.
- INSTALL DUAL CHECK VALVES ON ALL WATER SERVICES.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- SEE SHEET 8 FOR WATER SHUT-OFF PLAN.
- SEE SHEET 8 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- SEE SHEET 8 FOR VALVE & MH AS-BUILT COORDINATES.
- ALL WATERLINES SHALL BE C-900 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LINES SHALL BE SDR-35, EXCEPT IF GROUNDWATER IS ENCOUNTERED IN TRENCH, SDR-26 OR C-900 GREEN PIPE SHALL BE USED.
- TRACER WIRE SHALL BE INSTALLED PER DETAILS ON SHEET 10. COST FOR TRACER WIRES SHALL BE INCLUDED IN WATER & SEWER LINE PIPE PAY ITEMS.
- REMOVE & REPLACE LOCAL RESIDENTIAL PAVING PER COA STD DWG 2465.
- INSTALL 2-BOLLARDS AT EACH FIRE HYDRANT PER COA STD DWG 2250. MAINTAIN 3' CLEARANCE TO FIRE HYDRANT.

WATER METER TABLE

LOT	SIZE	STATION & OFFSET ALIGNMENT
1/2	3/4"	13+89.80, 15.0' LT MAXUM
3/4		12+39.80, 15.0' LT MAXUM
5/6		10+89.80, 15.0' LT MAXUM
7/8		9+39.80, 26.0' LT MAXUM
10/11		24+41.66, 12.3' LT TR A WL
12/13		10+21.60, 52.8' RT MAXUM
14/15		11+72.45, 15.0' RT MAXUM
		13+22.45, 15.0' RT MAXUM

NOTES:

STATIONING IS TO CENTER OF METER BOX. WATER METERS ARE DOUBLE UNLESS NOTED WITH * FOR SINGLE METERS.

LEGEND

8" PVC SAS EXISTING SEWER LINE

6" PVC WL EXISTING WATERLINE

NEW SEWER LINE

NEW WATERLINE

NEW MANHOLE

NEW SEWER SERVICE

NEW WATER FITTING

NEW GATE VALVE

NEW FIRE HYDRANT

NEW SING. & DBL. WATER SERVICE

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Consulting Engineering Associates

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2273 CU-301.dwg Mar 19, 2019

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

BOSQUE ANTIGUA

MAXUM LANE UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

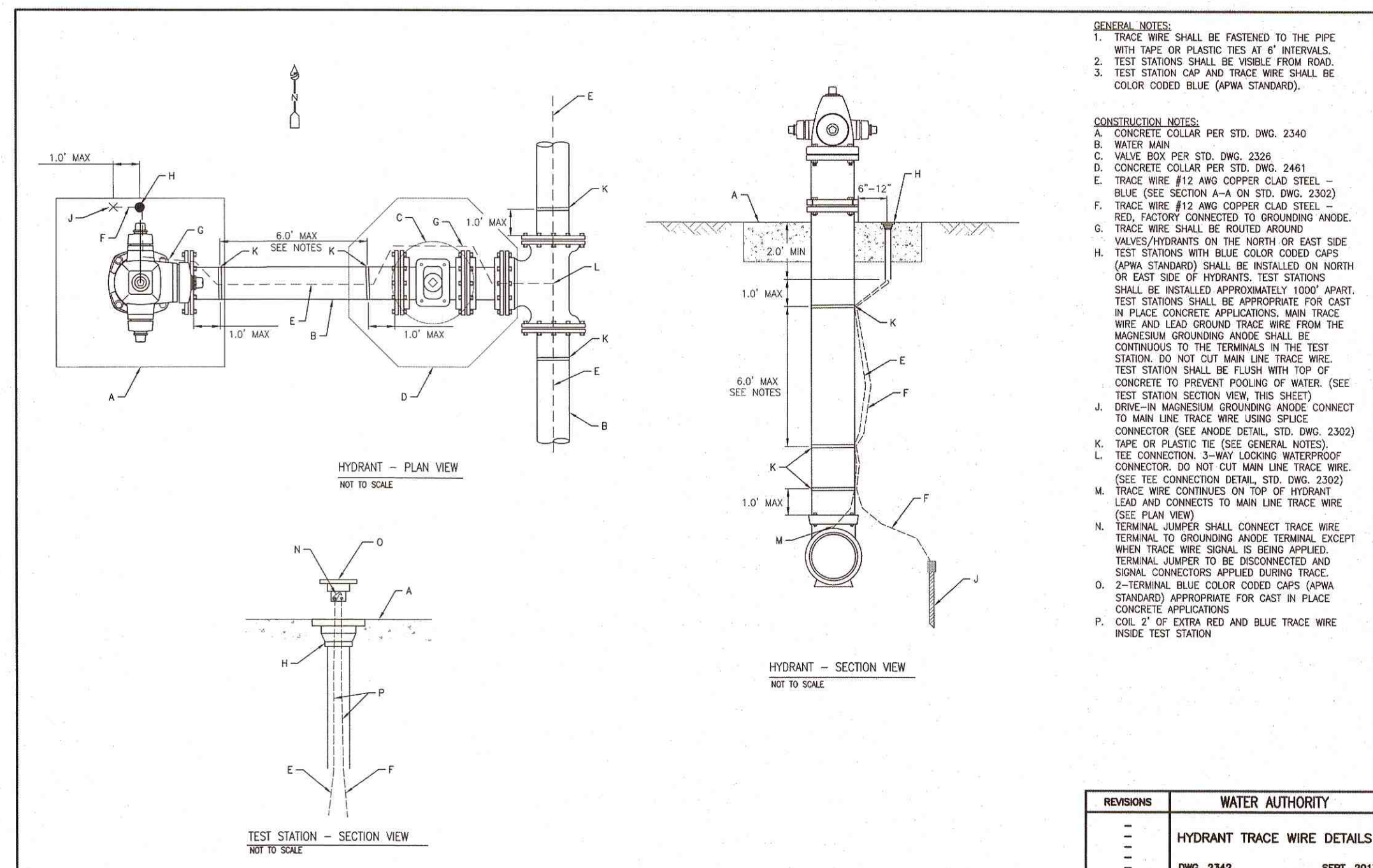
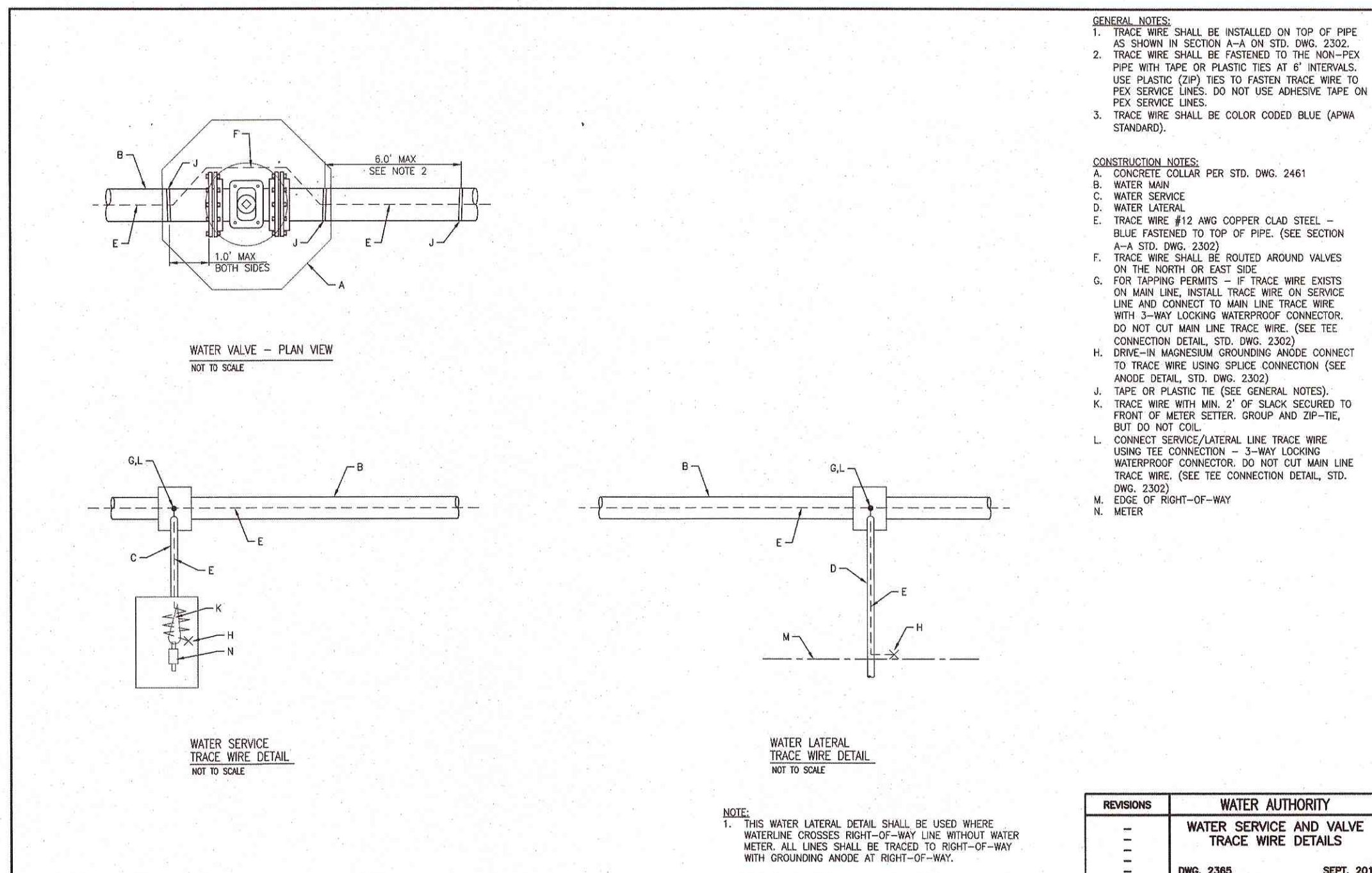
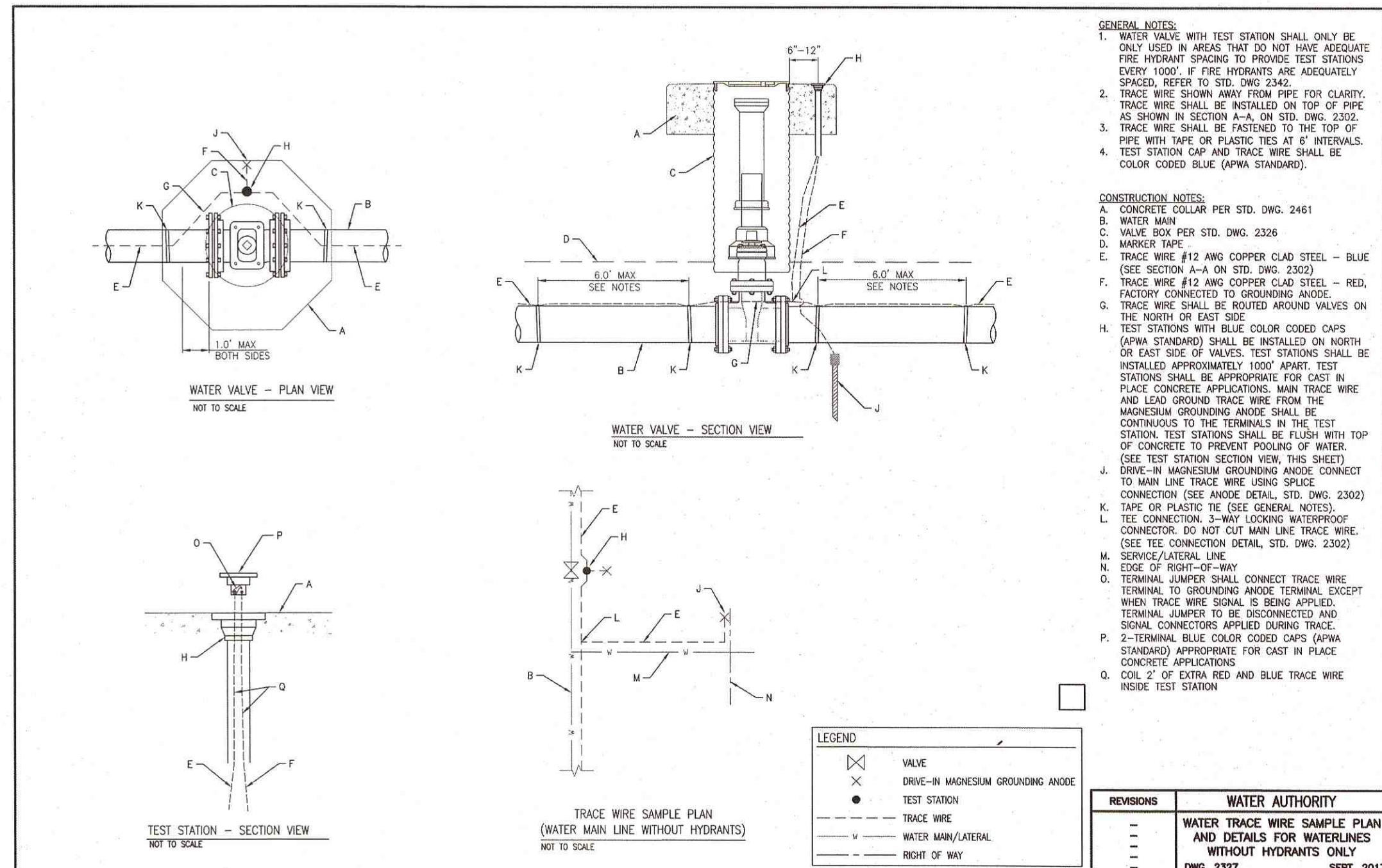
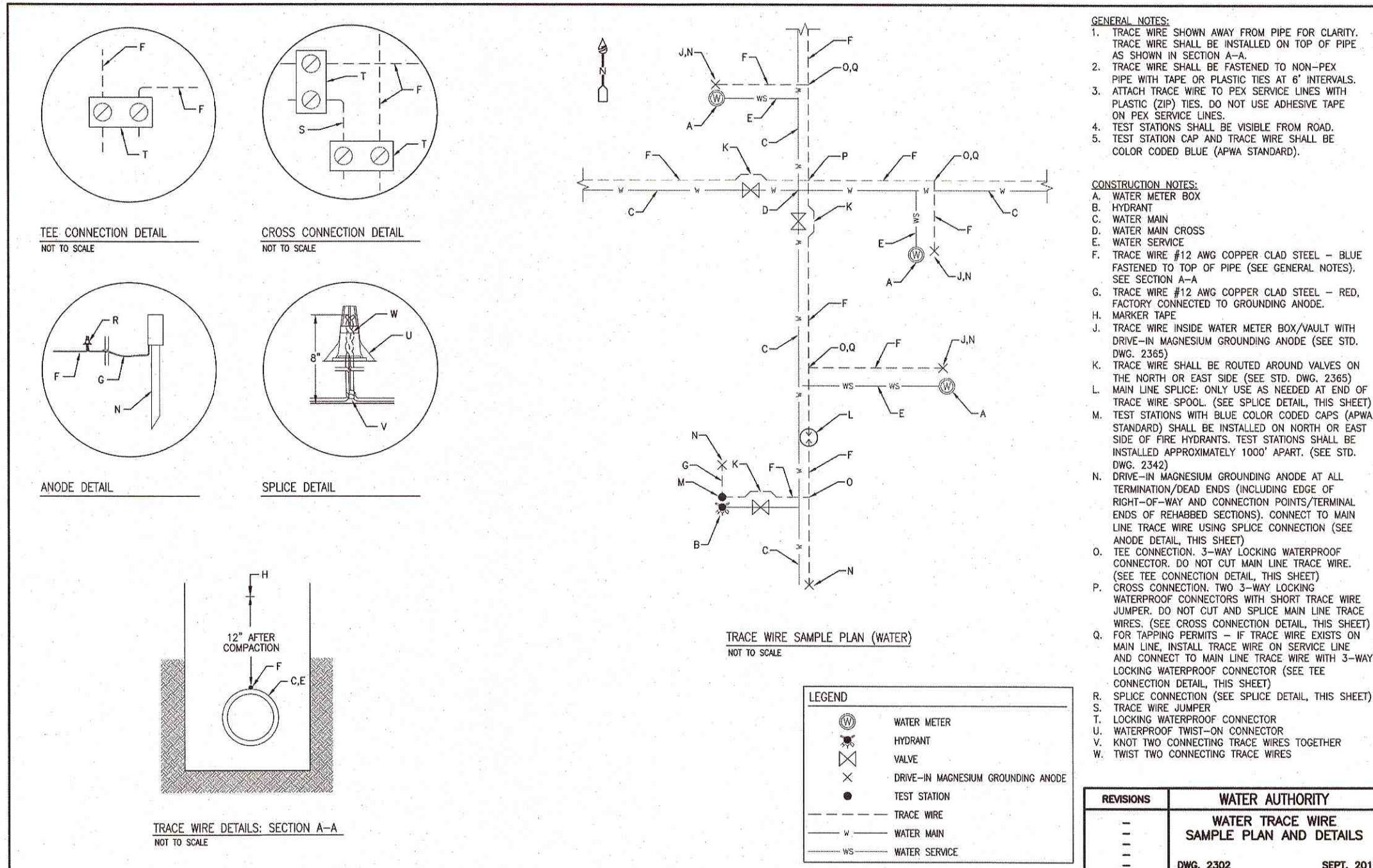
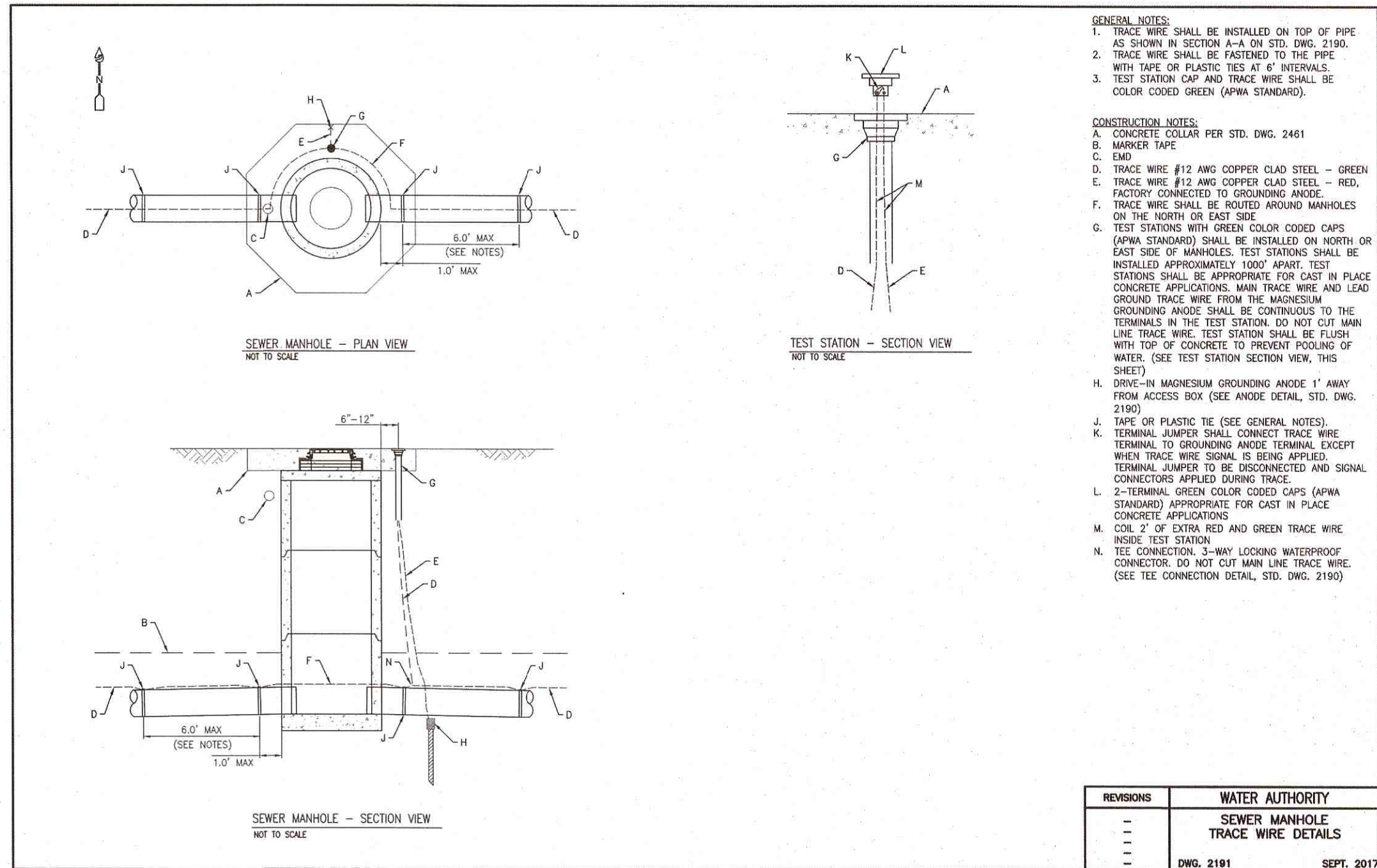
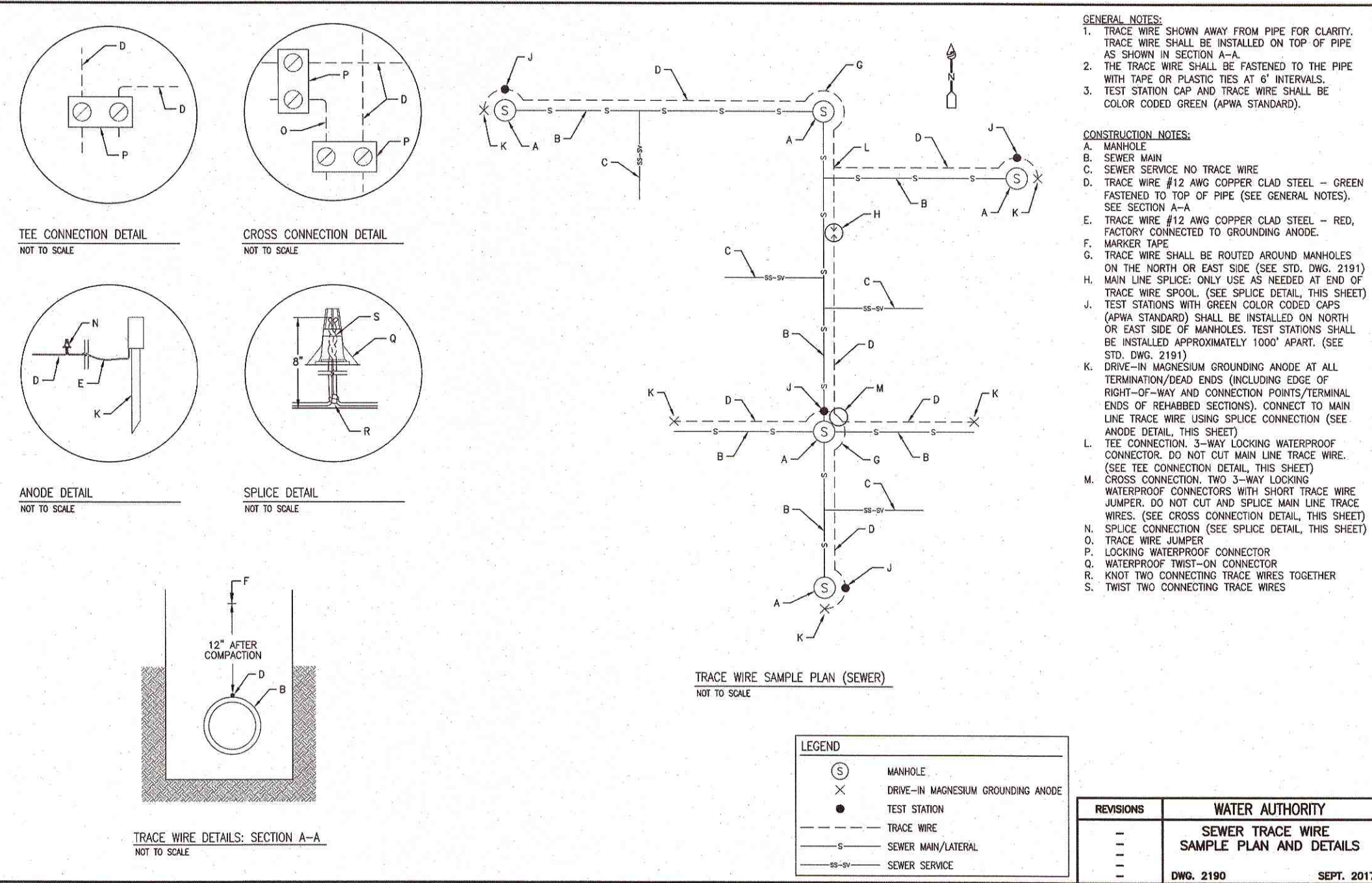
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Mo./DAY/YR.

City Project No. 298889

Zone Map No. H12

Sheet 9 Of 10



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BOSQUE ANTIGUA
TRACER WIRE DETAILS

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298889		H12		10		10		