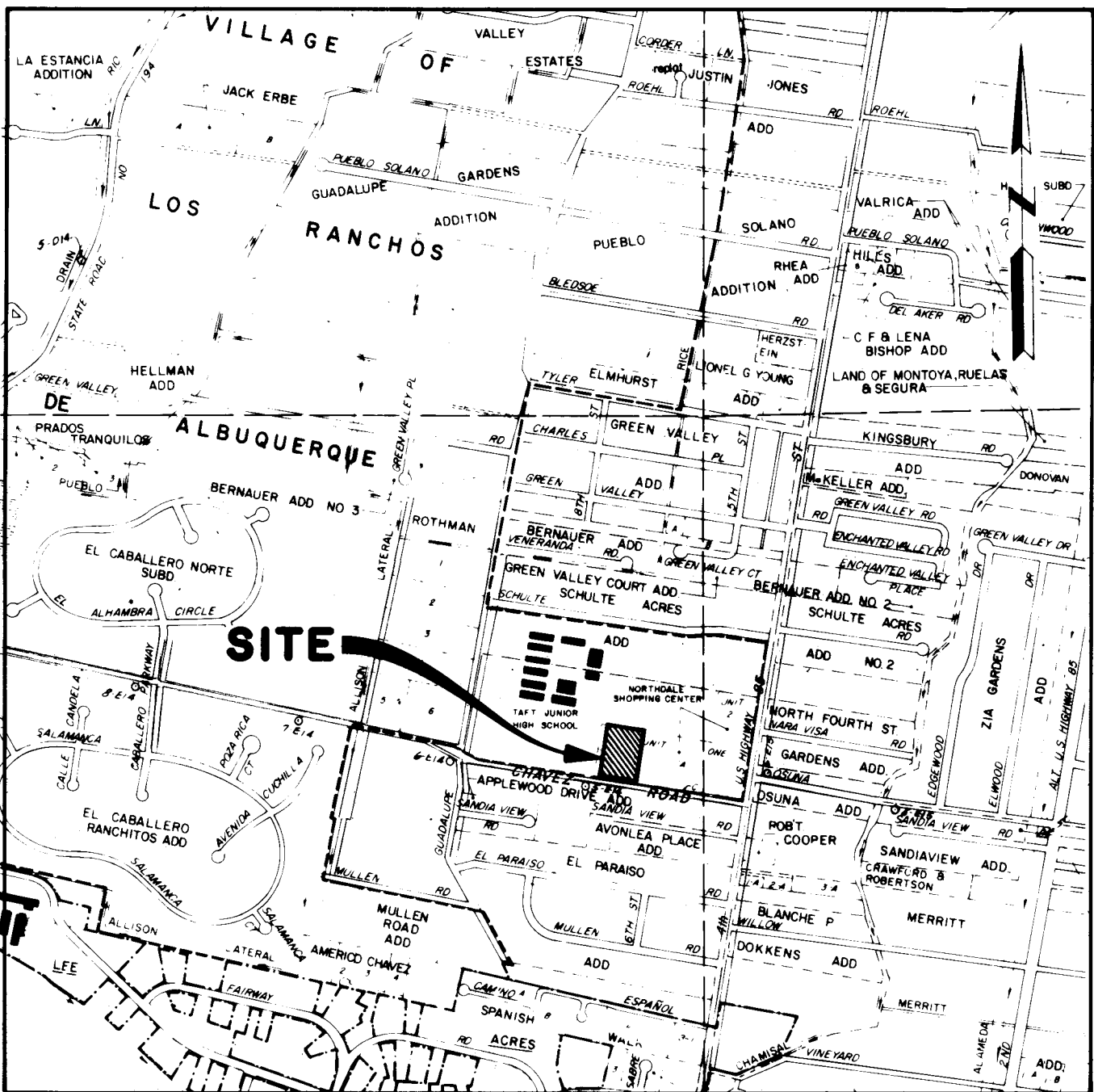


WILGER ENTERPRISES, INC.
ALBUQUERQUE, NEW MEXICO

LAS CASITAS
SITE IMPROVEMENTS

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO



ZONE ATLAS MAP E-14

INDEX

DESCRIPTION	SHEET No.
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GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- REFERENCES MADE TO STANDARD DRAWINGS REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- 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 POSSIBLE OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER OR SURVEYOR SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (823-4200) FOR EXECUTION OF THE WATER SHUT OFF PLAN NOT LESS THAN TWO (2) WORKING DAYS PRIOR TO ANY WORK WHICH MAY EFFECT EXISTING UTILITIES.
- ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION. NO SEPARATE PAYMENT WILL BE MADE FOR ELECTRONIC MARKER DISCS.
- SUBGRADE PREPARATION UNDER CURB AND GUTTER (INCLUDING ONE FOOT BEHIND BACK OF CURB, UNDER VALLEY GUTTER, UNDER CONCRETE MEDIAN PAVEMENT AND SIDEWALKS) SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH AND SHALL BE INCLUDED IN THE BID ITEM PRICE FOR SUCH ITEMS.

26 34610189

APPROVAL OF ASBURY ENGINEERS
CHECK INSTRUCTION ENVELOPE
James B. Asbury
DATE 2-8-89

RECORD DRAWING
Jan A. Andrews
1-30-89
REVISED: Sept. 7, 1988

John A. Andrews

A.P.S. BOARD OF EDUCATION PROPERTY
WILLIAM H. TAFT JUNIOR HIGH SCHOOL TRACT
UNPLATTED

REPLAT OF
LAS CASITAS
NOW COMPRISING LOTS 1 THRU 17
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 1988

Joe Dunlop
AS COMPANY OF NEW MEXICO

APPROVED on the condition that all rights of the Middle River Grange Conservancy District in easements, rights of way, easements and liens are fully reserved to said district, and that if any part of the Grange Subdivision easements are not properly reserved to the Subdivision, the Subdivision shall, so that the easements are properly reserved, be obligated to acquire additional waters and sewer rights, if necessary, other than the rights reserved.

APPROVED *S.K. Smith* 7/26/11
by Joseph D. Greco

ATTEST: Lynn Mallory
VILLAGE CLERK

I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTIONS, SHOWS ALL EASEMENTS OF RECORD, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GAYLE D. JEWELL 07-18-88
GAYLE D. JEWELL, N.M.C.S. NO. 4071 DATE

[illegible]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July, 1988 BY GAYLE D. JEWELL, L.S. NO. 4071, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO.

Nancy L. Stevenson
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-11-92

ANDREWS, ASBURY & ROBERT, INC.
— CONSULTING ENGINEERS —
ALBUQUERQUE 86-451A NEW MEXICO

1. WATERLINES MAY BE PVC OR DUCTILE IRON PIPE FOR 4" THROUGH 12" DIAMETER.
2. SANITARY SEWER LINES MAY BE PVC OR VCP.
3. ALL WATERLINE FITTINGS SHALL HAVE CONCRETE BLOCKING. SEE STANDARD DRAWING 2320. CONCRETE BLOCKING WILL BE MEASURED AND PAID FOR BY THE CU. YD. WITH A MAXIMUM OF 1/3 CU. YD. FOR EACH TYPE FITTING.
4. ELECTRONIC MARKER DISKS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
5. ALL NEW WATER VALVE BOXES, NEW SANITARY SEWER MANHOLES, AND STORM DRAIN MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISHED GRADE UNDER THIS CONTRACT. SUCH ADJUSTMENT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE MANHOLE AND NO SEPARATE PAYMENT WILL BE MADE.
6. ALL FIRE HYDRANTS SHALL HAVE 3' X 3' CONCRETE PAD AND CONCRETE BLOCKING. SEE STANDARD DRAWING 2340. CONCRETE PAD AND BLOCKING INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THE FIRE HYDRANT.
7. ALL VALVES IN WATERLINES SHALL HAVE ANCHORAGE. SEE STANDARD DRAWING 2333.
8. DEFLECTIONS IN PVC PIPE FOR PLACING IN A CURVED ALIGNMENT OR AT ANGLE POINTS WHICH DO NOT PRECISELY CORRESPOND TO THE STANDARD FITTINGS, SHALL BE MADE IN THE PIPE ITSELF NOT IN THE PIPE JOINT. DEFLECTIONS IN ALL OTHER TYPES OF PIPE SHALL BE MADE BY "PULLING" THE JOINT.
9. 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 "RECORD DRAWINGS". CONTRACTOR SHALL NOT COVER UTILITY LINES UNTIL ALL DATA HAS BEEN RECORDED.
10. ALL GATE VALVES FURNISHED UNDER THIS CONTRACT SHALL BE RESILIENT SEAT GATE VALVES COMPLYING WITH AWWA C509, MJ, NRS.
11. INSTALLATION OF VALVE IN EXISTING LINE SHALL INCLUDE ALL WORK AND MATERIALS REQUIRED TO INSTALL VALVE IN EXISTING LINE, INCLUDING ALL COUPLINGS, CUTTING, CONNECTIONS, ANCHORAGE, ETC. COMPLETE AND IN PLACE. ONLY THE VALVE AND VALVE BOX WILL BE PAID FOR SEPARATELY UNDER APPLICABLE BID ITEMS.
12. ALL METER BOX COVERS SHALL BE OF THE HEAVY WEIGHT TYPE FOR USE IN DRIVEWAYS. CONCRETE PADS FOR METERS TO BE LOCATED IN FUTURE DRIVEPADS SHALL BE SLOPED TO CONFORM TO FUTURE DRIVEPAD GRADES.
13. MEASUREMENT FOR PAYMENT OF DEPTH OF TRENCH FOR TRENCHING AND BACKFILLING FOR SEWER LINES SHALL BE FROM FINISH SURFACE GRADE TO INVERT OF PIPE.

ENGINEER'S SEAL



JOHN A. ANDREWS
NEW YORK

EWES, ASBURY & ROBERT, INC.
— CONSULTING ENGINEERS —

ERQUE 85-451A NEW MEXICO

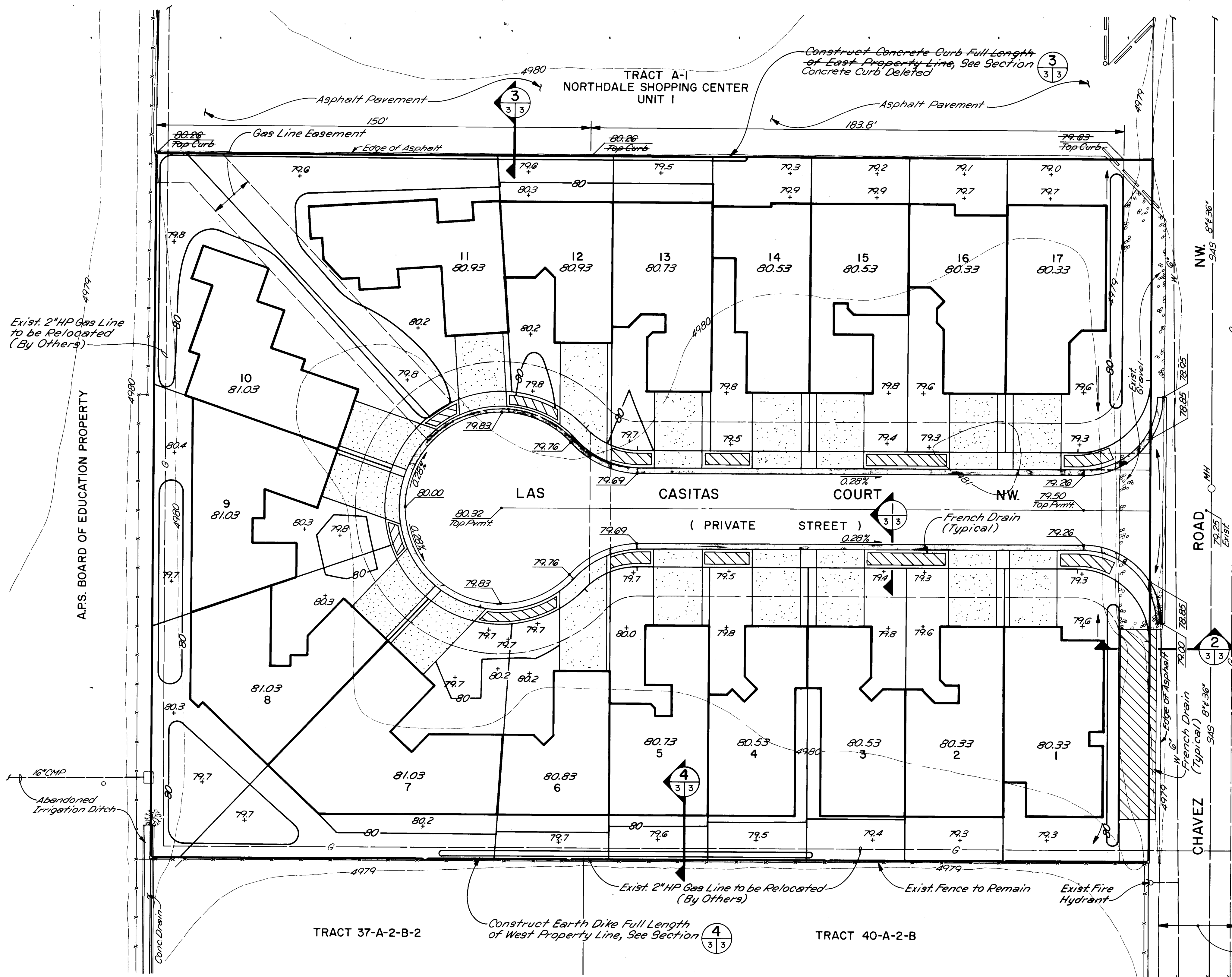
ALBUQUERQUE

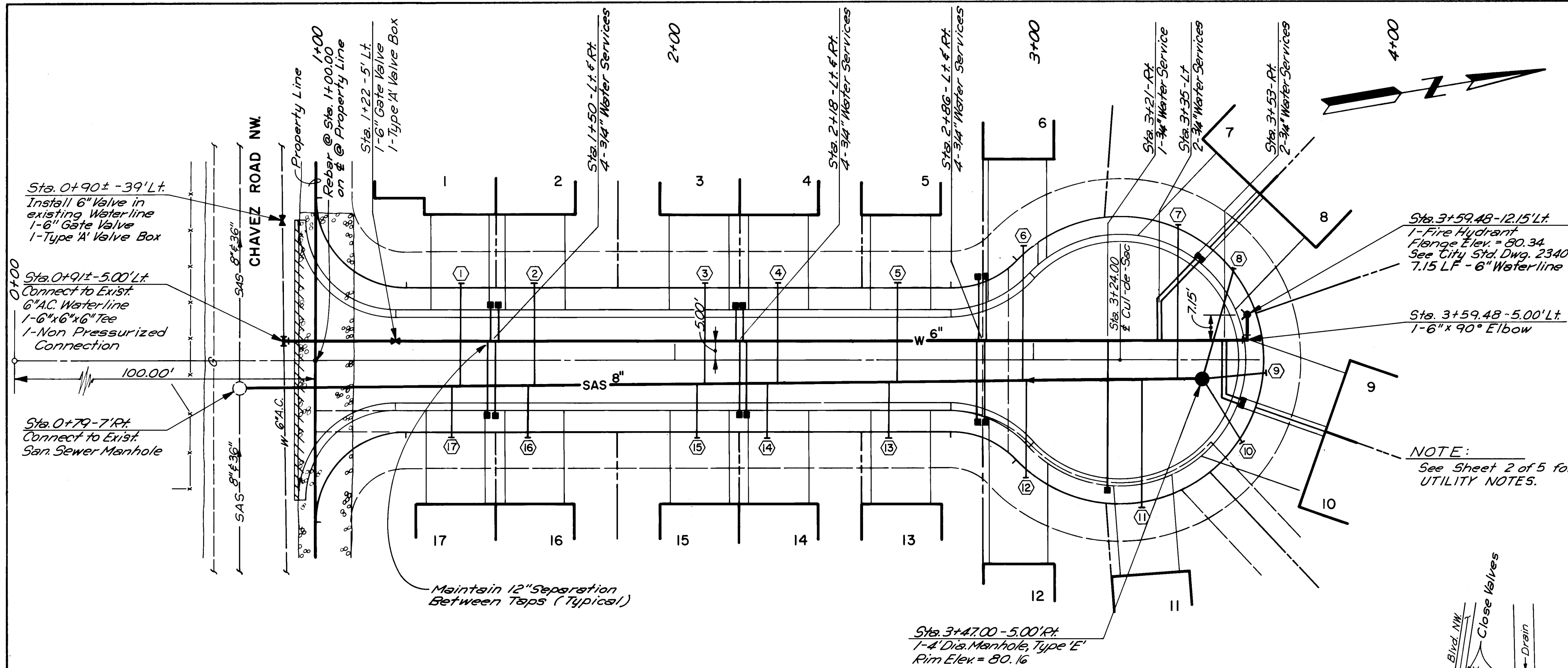
RECORD DRAWING
John P. Anderson
1-30-89

SUBDIVISION PLAT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	4/27/08	Liquid Waste	REBO N/A	3/30/08
A C E - Design	<i>[Signature]</i>	01/30/08	Traffic	<i>[Signature]</i>	02/10/08
A C E - Hydrology	<i>[Signature]</i>		Water	REBO N/A	3/30/08

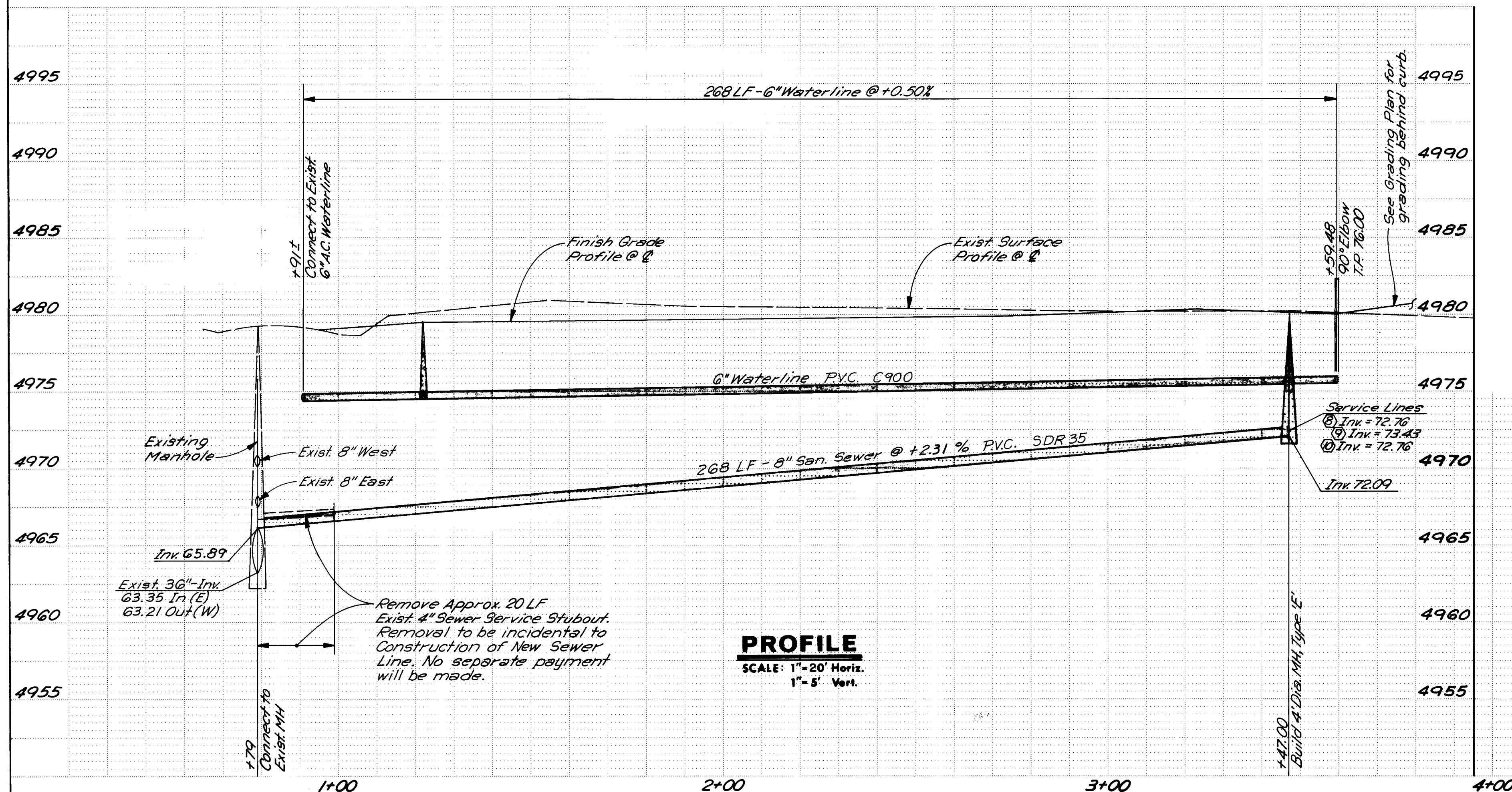
DRAWING NO.	3461	MAP NO.	E-14	SHEET	2	OF	7
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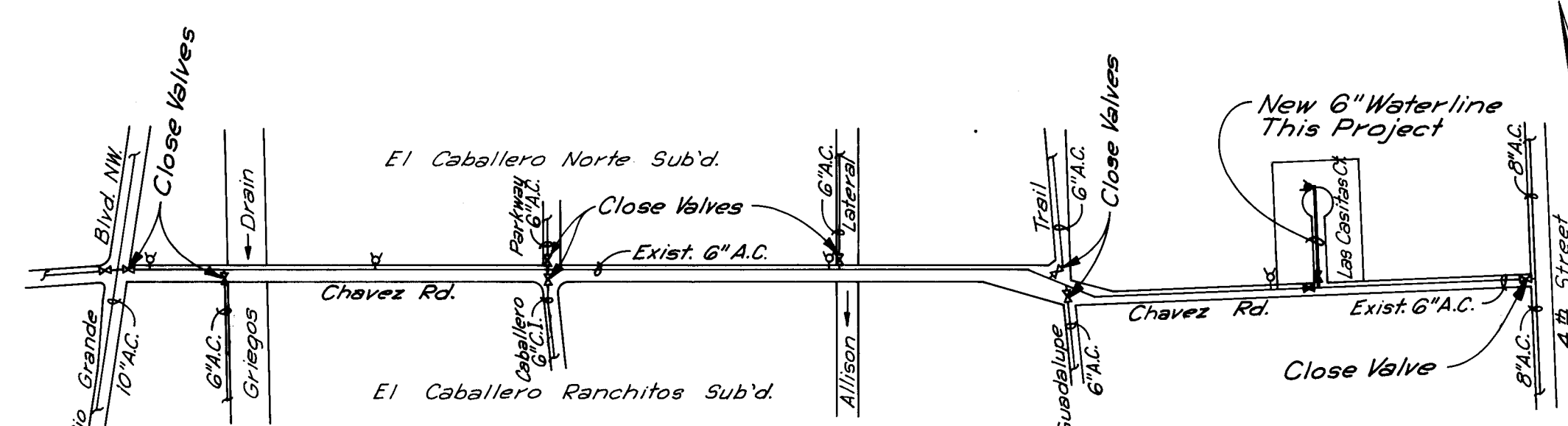
PLAN
SCALE: 1"=20'

LAS CASITAS COURT NW.



PROFILE
SCALE: 1"=20' Horiz.
1"=5' Vert.

SANITARY SEWER SERVICES		
NO.	LOCATION	INVERT
①	1+40.00, 20.00' LT	72.01
②	1+61.00, 20.00' LT	72.40
③	2+08.00, 20.00' LT	73.35
④	2+28.00, 20.00' LT	73.74
⑤	2+62.00, 20.00' LT	72.97
⑥	2+96.00, 29.00' LT	73.86
⑦	3+40.46, 36.46' LT	74.75
⑧	3+55.92, 24.10' LT	74.55
⑨	3+63.84, 3.52' RT	74.55
⑩	3+57.90, 22.80' RT	74.37
⑪	3+31.00, 40.00' RT	74.22
⑫	2+98.00, 30.50' RT	73.92
⑬	2+60.00, 20.00' RT	72.93
⑭	2+26.00, 20.00' RT	72.25
⑮	2+06.00, 20.00' RT	73.30
⑯	1+59.00, 20.00' RT	72.39
⑰	1+38.00, 20.00' RT	72.01



VALVE SHUT-OFF PLAN
NO SCALE

NOTE:
Contractor shall coordinate with Water Systems Division (823-4200) for execution of the Water Shut-Off Plan not less than two (2) working days prior to any work which may effect existing utilities.

RECORD DRAWING
Jan 30-89

SEE SHEET 6 OF 7 FOR TRAFFIC CONTROL NOTES

SEE SHEET 2 OF 7 FOR UTILITY NOTES

LEGEND

- Valve W Existing Waterline
- New Valve W New Waterline
- MH SAS Existing Sanitary Sewer
- New MH SAS New Sanitary Sewer
- New Water Service
- New Sewer Service
- Existing Fire Hydrant
- New Fire Hydrant

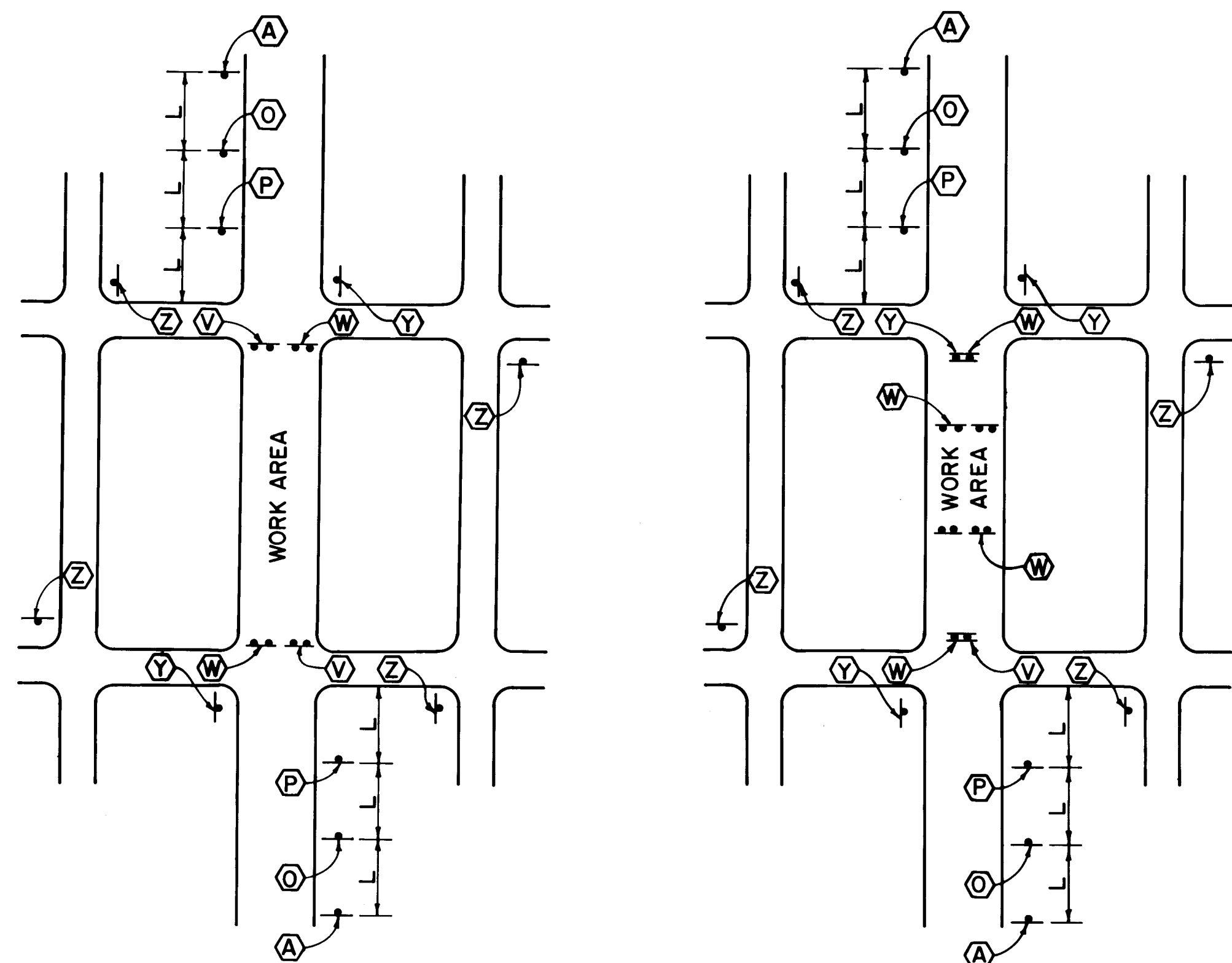
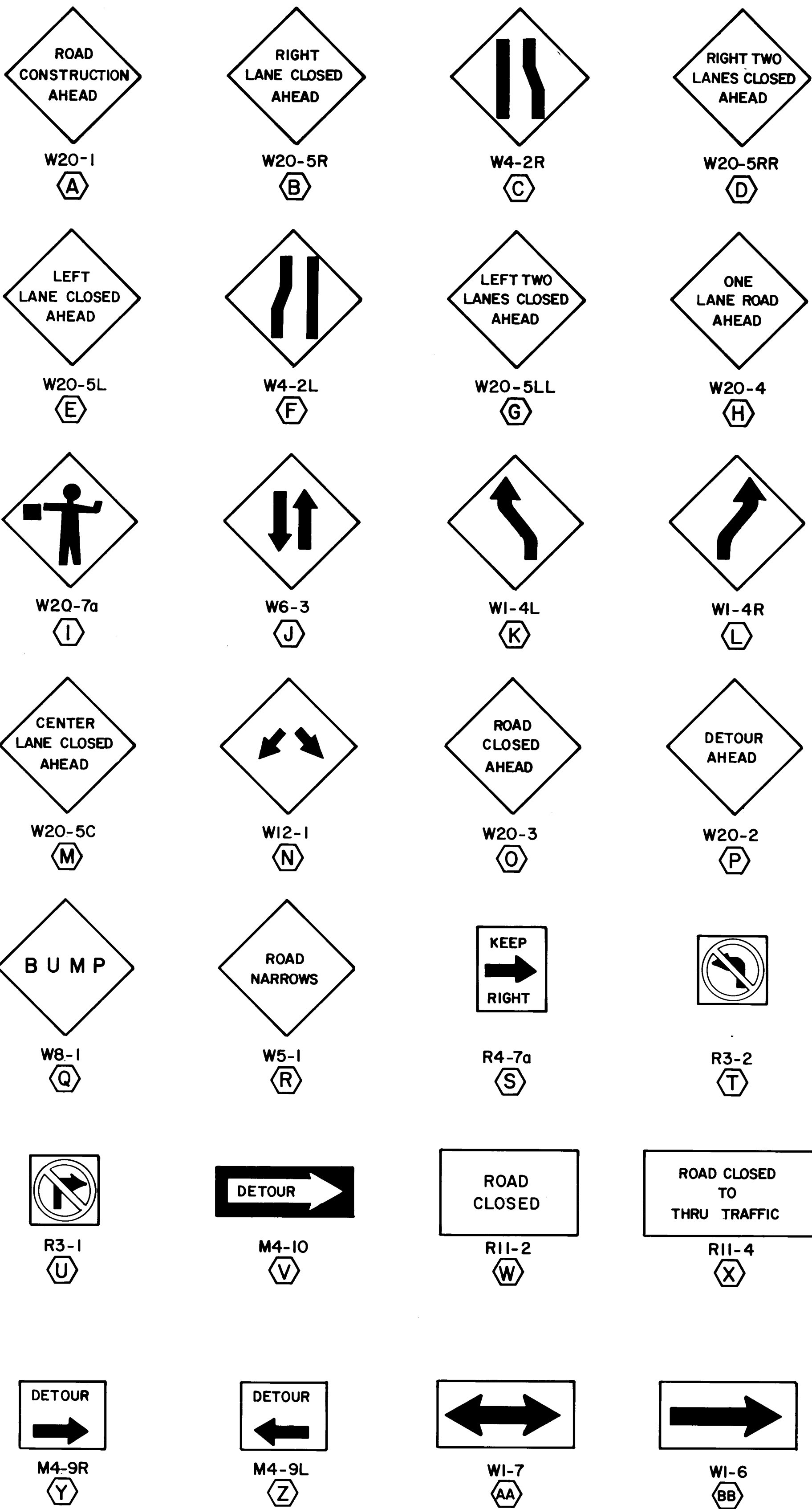
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
CONTRACTOR	J.R. Hale	DATE	9-88	NO.	BY	DATE	DATE	NO.	DATE	DESIGNED BY	G.J.A.	DRAWN BY	AWD/JCS	CHECKED BY	JA	DATE	DATE
INSPECTORS	STATED BY City of Albuquerque	DATE	12-88	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
FIELD	QUADRANT OF THE INTERSECTION OF SECOND STREET AND OSUNA ROAD NW.	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
VERIFICATION BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CORRECTED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
MICRO-FILM	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
RECORDED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

LAS CASITAS - SITE IMPROVEMENTS
WATERLINE & SANITARY SEWER PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	W. J. Hale	12/7/88	Liquid Waste	W. J. Hale	12/30/88
A.C.E. - Design	J. R. Hale	03/04/88	Traffic	J. R. Hale	03/30/88
A.C.E. - Hydrology	J. R. Hale	03/04/88	Water	J. R. Hale	03/30/88

DRAWING NO.	3461	MAP NO.	E-14	SHEET	5	OF	7
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MINOR STREET ONLY
MID BLOCK
MINOR STREET ONLY

TYPICAL STREET CLOSURE PLANS

NO SCALE

SPEED LIMIT (MPH)	TAPER LENGTH (FEET)			MAXIMUM DISTANCE BETWEEN DEVICES (FEET)	MINIMUM NUMBER OF DEVICES REQUIRED
	10 FOOT LANE	11 FOOT LANE	12 FOOT LANE		
25	104	115	125	25	6
30	150	165	185	30	7
35	204	225	245	35	8
40	267	293	320	40	9
45	450	495	540	45	13
50	500	550	600	50	13
55	550	605	660	55	13

LEGEND

- BARRICADE - BARREL
- SIGN
- VERTICAL PANEL
- BARRICADE - TYPE III
- DISTANCE BETWEEN ADVANCE SIGNS - A
DISTANCE MEASURED IN FEET EQUAL TO
TEN TIMES THE SPEED LIMIT.
- SPACING BETWEEN BARRICADES - MAXIMUM
SPACING TO BE A VALUE MEASURED IN FEET
EQUAL TO THE SPEED LIMIT.
- TANGENT
TANGENT LENGTH EQUALS TAPER LENGTH
AS SHOWN IN SCHEDULE.

- TRAFFIC CONTROL NOTES
- CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 1986
 - CONTRACTOR SHALL MAINTAIN TRAFFIC ON CHAVEZ ROAD AT ALL TIMES. CONTRACTOR SHALL ACCOMPLISH THIS BY A SHOE-FLY DETOUR, BY BLADING SHOULDER AND SEPARATING TRAFFIC WITH VERTICAL PANELS. CONTRACTOR SHALL LIMIT THIS PHASE OF CONSTRUCTION TO NO MORE THAN TWO (2) DAYS.
 - CONTRACTOR SHALL INSURE THAT EXCAVATION IS PROPERLY BACKFILLED AND COMPACTED UNTIL IT IS FINALLY RESURFACED WITH ASPHALT.
 - SEE SHEETS 6 & 7 FOR TRAFFIC CONTROL STANDARDS.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	J.R. Heile			NO.	BY	[Seal]		NO.	DATE
WORK	9-88			DATE				REMARKS	
INSPECTOR	9-88							DESIGN	
FIELD									
ACCEPTANCE									
DATE									
CORRECTED BY	AAFP								
DATE	9-89								
RECORDED BY									
DATE									

RECORD DRAWING
John L. Anderson
1-30-87

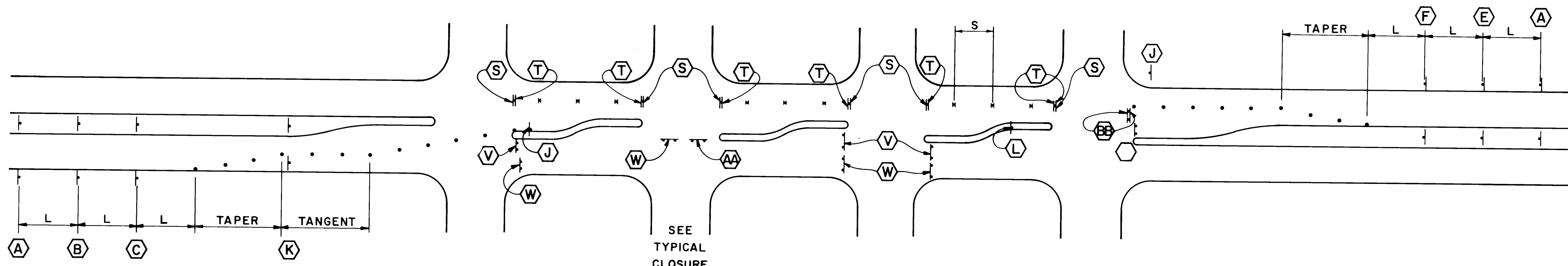
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

LAS CASITAS - SITE IMPROVEMENTS

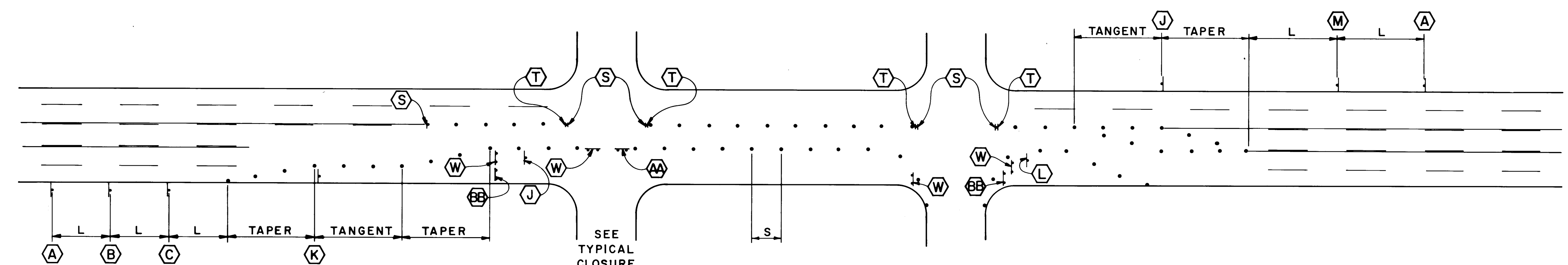
TRAFFIC CONTROL

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[Signature]	4/7/88	Liquid Waste	[Signature]	8/30/88
A.C.E. - Design	[Signature]	02/10/88	Traffic	[Signature]	01/30/88
A.C.E. - Hydrology	[Signature]		Water	[Signature]	01/30/88

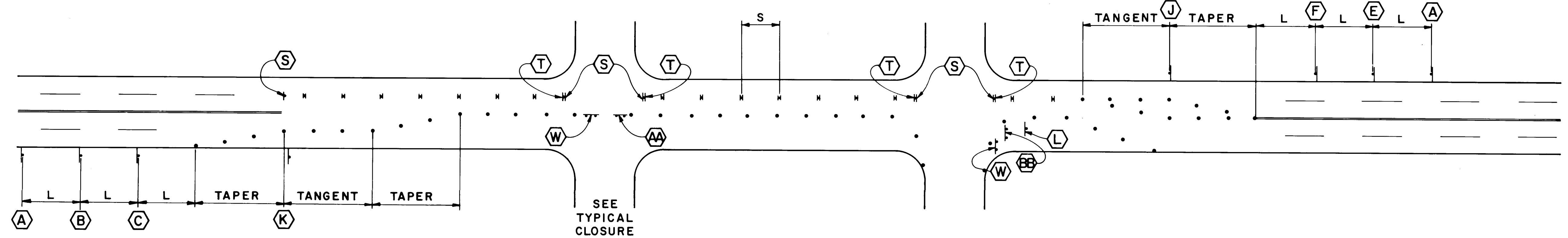
DRAWING NO.	3461	MAP NO.	E-14	SHEET	6	OF	7
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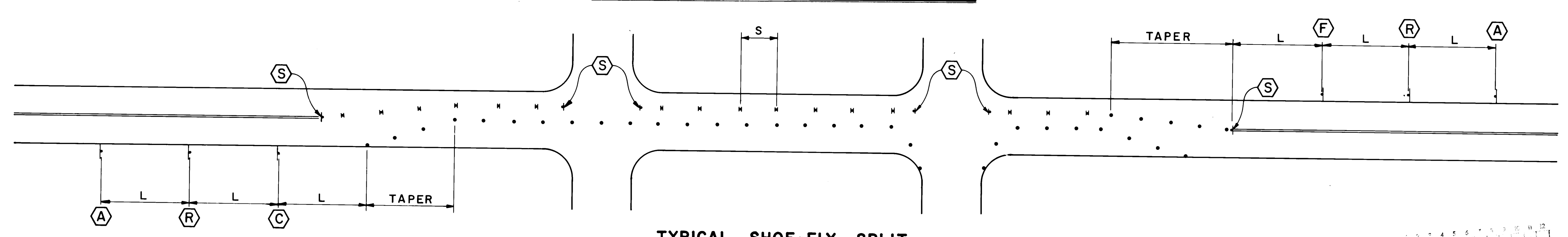
TYPICAL TRAFFIC SPLIT (RAISED MEDIAN)



TYPICAL TRAFFIC SPLIT (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT (NO MEDIAN)



TYPICAL SHOE-FLY SPLIT

26 34610789

RECORD DRAWING
John A. Anderson
 1-30-89

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE					
LAS CASITAS - SITE IMPROVEMENTS					
TRAFFIC CONTROL					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	4/7/88	Liquid Waste	<i>[Signature]</i>	8/30/88
A.C.E. - Design	<i>[Signature]</i>	03/30/88	Traffic	<i>[Signature]</i>	01/27/88
A.C.E. - Hydrology	<i>[Signature]</i>		Water	<i>[Signature]</i>	3/30/88
DRAWING NO. 3461		MAP NO. E-14		SHEET 7 OF 7	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	J.R. Hebe			FIELD NOTES	DATE	NO.	BY
WORK STARTED BY	A.A.F.P. City of Albuquerque						
DATE	9-88						
APPROVED BY							
DATE							
DESIGNED BY							
DATE							
CHECKED BY							
DATE							
RECORDED BY							
DATE							
NO.							

ANDREWS, ASBURY & ROBERT, INC.
 ALBUQUERQUE, NEW MEXICO