

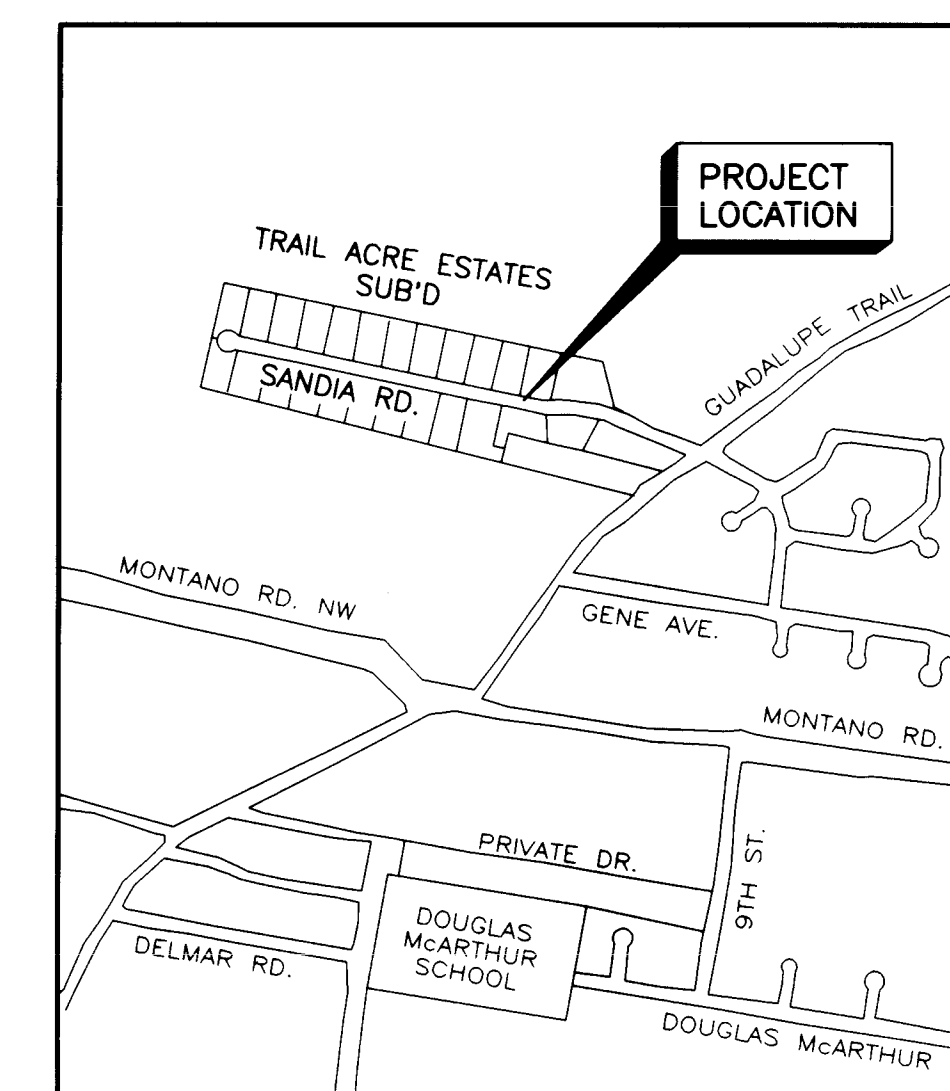


CITY OF ALBUQUERQUE, NEW MEXICO  
PUBLIC WORKS DEPARTMENT

PLANS FOR CONSTRUCTION OF

TRAIL ACRE ESTATES  
SANDIA RD. - SANITARY SEWER

MAY 1993



LOCATION MAP  
NOT TO SCALE

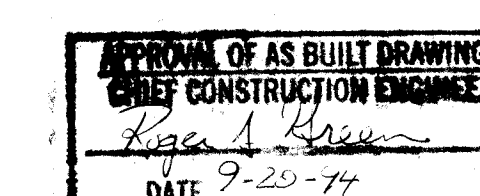
INDEX TO DRAWINGS

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STA. 10+00 TO STA. 21+00
5. TRAIL ACRE ESTATES - SEWER LINE  
STA. 21+00 TO STA. 29+45.40

THESE DRAWINGS DO NOT INCLUDE NECESSARY  
COMPONENTS FOR CONSTRUCTION SAFETY WHICH  
SHALL REMAIN THE RESPONSIBILITY OF THE  
CONTRACTOR.

RECORD DRAWING

DATE: 9-1-94 DRAFTED BY: EA  
THESE RECORD DRAWINGS HAVE BEEN PREPARED  
IN PART, ON THE BASIS OF INFORMATION  
COMPILED AND FURNISHED BY OTHERS. THE  
ENGINEER WILL NOT BE RESPONSIBLE FOR ANY  
ERRORS OR OMISSIONS WHICH HAVE BEEN  
INCORPORATED INTO THIS DOCUMENT AS A RESULT



REV SHEETS	CITY	ENGR	DATE	USER	DEPT	DATE	USER	DEPT	DATE

APPROVAL OF REVISIONS

APPROVALS	SIGNATURE	DATE
CITY OF ALBUQUERQUE	<i>Ricardo B. Rojas</i> <i>City Engineer</i>	4/26/93



MOLZEN-CORBIN  
& Associates

3674.93

SHEET 1 OF 5

26 3674.93 01 94

APPROVED 11-8 1968  
William J. Strauss  
CITY ENGINEER'S OFFICE

APPROVED 10-19-68 1968  
Edward J. Burke  
TRAFFIC ENGINEER'S OFFICE

APPROVED 10-19-68 1968  
Ed Burke  
PORTLAND STATE HIGHWAY DEPT

APPROVED Oct 19 1962  
F. P. Hamey  
PUBLIC SERVICE COMPANY OF NEW MEXICO  
APPROVED Dec 11 1962  
R. H. Rangan  
PARKS AND RECREATION DEPT.

*LOTS 1 THROUGH 25, INCLUSIVE,  
TRAIL ACRE ESTATES  
SUBDIVISION  
ALBUQUERQUE, NEW MEXICO*

13783

S-1215 CS-137

The foregoing subdivision of the certain tract of land situate in School District No. 10, Bemissville, Iowa, Marion, and being identified as Tract 308-1 and a portion of Tract 30, Middle Iowa Organic Conservation District's Property Map No. 32, School District No. 10, Albuquerque, Bemissville, Iowa, New Mexico, being more particularly described by notes and sketch hereto as follows:

Beginning at a point on the north line of the said subdivision herein described, whence the most westerly corner of Tract 308 subdivision, as the same is shown and designated on the Corrected Plat of Lots 36 to 40a, inclusive, of Tract 308 subdivision, filed in the office of the County Clerk of Bemissville County, Iowa, on December 10, 1937, bears S 76° 00' 31" E, 70.55 feet distance to a point; thence;

S 1° 17' 00" W, 94.30 feet distance to a point; thence;

N 77° 00' E, 180.25 feet distance to the Southwest corner of the subdivision herein described; thence;

N 77° 00' E, 58.15 feet distance to a point; thence;

N 07° 00' E, 63.80 feet distance to a point; thence;

N 07° 00' E, 50.15 feet distance to a point; thence;

N 07° 00' E, 50.15 feet distance to a point; thence;

N 07° 00' E, 50.15 feet distance to a point; thence;

N 07° 00' E, 50.15 feet distance to the Northwest corner of the subdivision herein described; thence;

S 1° 17' 00" W, 94.30 feet distance to the Southwest corner of the subdivision herein described; thence;

S 1° 17' 00" W, 94.30 feet distance to a point; thence;

S 1° 17' 00" W, 94.30 feet distance to a point; thence;

S 1° 17' 00" W, 94.30 feet distance to a point; said point being a point on the westerly right-of-way line of Guadalupe Head Rd.; thence;

S 02° 00' E, 50.00 feet distance along said westerly right-of-way line of Guadalupe Head Rd. to a point; thence;

S 02° 00' E, 50.00 feet distance to a point; thence;

S 1° 17' 00" W, 94.30 feet distance to a point; thence;

S 1° 17' 00" W, 94.30 feet distance to a point; thence;

S 1° 17' 00" W, 94.30 feet distance to the place of beginning and containing 18.11 acres, more or less.

Witness my hand, and seal, and recording of said S. W. 1/4, Section 36, Township 36N, Range 10E, Albuquerque, New Mexico, on the 20th day of August, 1940, and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, and that the owners of the property do hereby ratify and confirm the same, to wit: The undersigned owners and proprietors thereof, also including easements for underground or buried utilities, the rights of ingress and egress and the rights to said intersecting utilities.

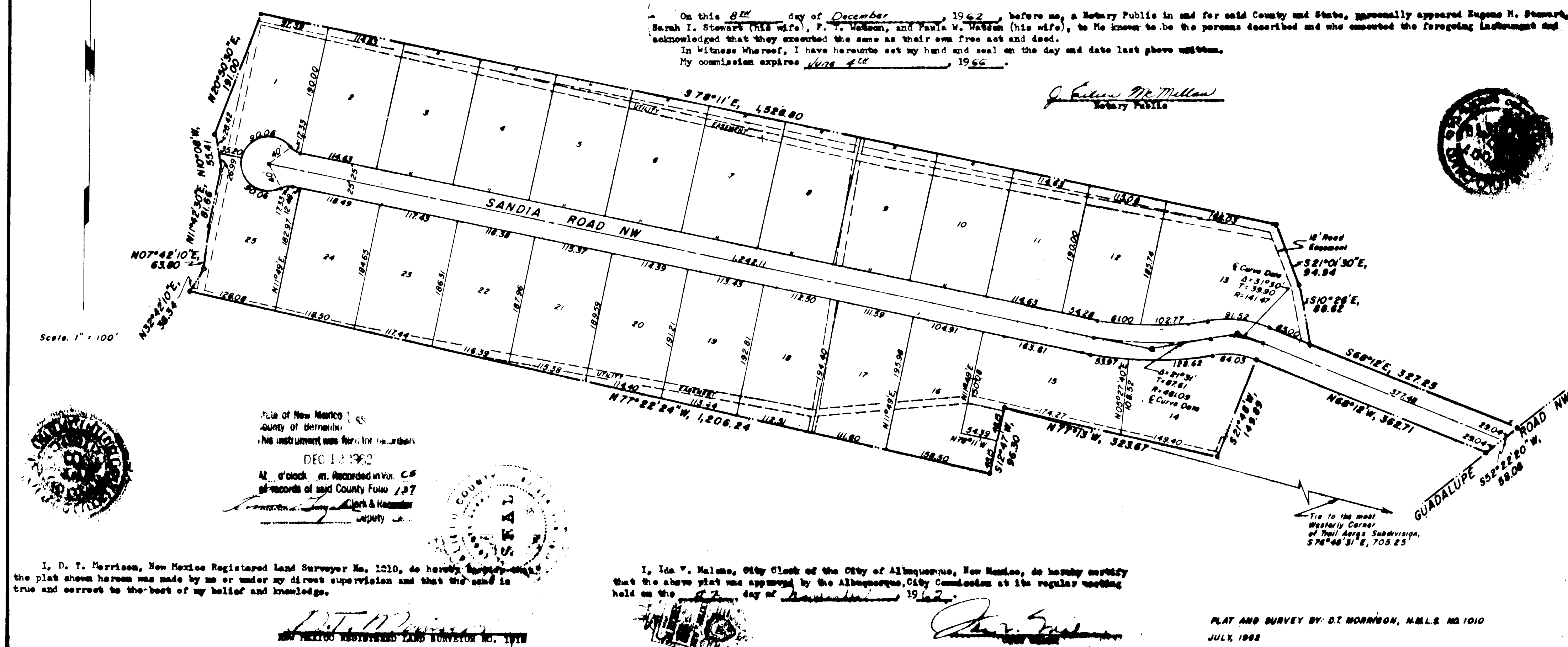
Ernesto M. Stewart      Joseph J. Stewart      1746 hours      Paula W. Nelson  
Ernesto M. Stewart      Joseph J. Stewart      P. J. Nelson      Paula W. Nelson

STATE OF NEW MEXICO }  
COUNTY OF SERRAVALLO } ss

On this 25th day of December, 1962, before me, a Notary Public in and for said County and State, personally appeared Eugene H. Stewart, Sarah L. Stewart (his wife), P. J. Nelson, and Paula W. Nelson (his wife), to Me known to be the persons described and who executed the foregoing instrument(s) and acknowledged that they executed the same as their own free act and deed.


In Witness Whereof, I have hereunto set my hand and seal on the day and date last above written.

My commission expires March 25th, 1966.



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**MOLZEN-CORBIN** & Associates 



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TRAIL ACRE ESTATES SUBDIVISION  
PLAT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
DRC CHAIRMAN	<i>[Signature]</i>	5-26-98	WATER	<i>[Signature]</i>
TRANSPORTATION	<i>[Signature]</i>	5-26-98	WASTEWATER	<i>[Signature]</i>
HYDROLOGY	<i>[Signature]</i>	5-26-98		
PROJECT NO.	3674.93	MAP NO.	F-14	SHEET 2

AS BUILT INFORMATION			
CONTRACTOR			
WORK			
STARTED BY	INSPECTOR'S	DATE	
ACCEPTANCE BY	FIELD	DATE	
VERIFICATION BY	WORKS	DATE	
CORRECTED BY		DATE	

BENCH MARKS

SURVEY INFORMATION		
FIELD NOTES		DATE
NO.	BY	

ENGINEER'S SEAL

[illegible]

S-147. C.S-137

-1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26		36	74					93	02	94				



# GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 (CQA STD), LATEST EDITION.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT N.M. ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (786-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL STREET CLOSURES AND TRAFFIC OPERATIONS WITH THE AREA SCHOOL TRANSPORTATION OFFICIALS.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN HEREON AND THAT ANY EXISTING UTILITIES THAT ARE SHOWN, ARE IN AN APPROXIMATE LOCATION ONLY. IT SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS, AND CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- ALL WATER VALVE BOXES AND SEWER MANHOLES WITHIN THE NEW PAVEMENT ARE TO BE ADJUSTED TO FINISH GRADE PER CQA STD. DETAILS (IDENTICAL TO CONSTRUCTION).
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DISPOSE OF ALL WATER FROM TRENCH DEWATERING ACTIVITIES (IF ANY) IN A PLACE AND IN A MANNER WHICH WILL NOT CREATE A NUISANCE OR HARM PUBLIC OR PRIVATE PROPERTY. IF ANY SUCH WATER IS TO BE DISPOSED OF IN DITCHES OR DRAINS UNDER THE JURISDICTION OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (MRGCD), IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE MRGCD FOR THE USE OF THESE DITCHES OR DRAINS.
- NEW SEWER SERVICE LINE LOCATIONS, BOTH VERTICAL AND HORIZONTAL, ARE TO BE DETERMINED BY THE OWNER, ENGINEER, AND PROPERTY OWNER, IN THE FIELD AT THE TIME OF CONSTRUCTION. AS BUILT INFORMATION PROVIDED BY THE CONTRACTOR SHALL INCLUDE HORIZONTAL LOCATION OF SERVICE LINE & INVERT ELEVATION AT THE R.O.W. LINE.
- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING AND SURVEYING FROM BASELINES, GRADES, AND BENCH MARKS SHOWN ON THE PLANS, OR MODIFIED IN THE FIELD BY THE ENGINEER, FOR ALL ITEMS OF WORK WHICH REQUIRE CONSTRUCTION STAKING AND SURVEYING. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO REESTABLISH ANY MISSING REFERENCE POINTS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. THIS WORK SHALL INCLUDE BUT NOT BE LIMITED TO ALL SEWER LINES, WATER LINES, AND SERVICE LINES. ALL COSTS INCURRED IN PROVIDING SUCH CONSTRUCTION STAKING AND SURVEYING WORK SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IN ADVANCE OF HIS CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE 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 THE CONTRACTOR.
- THERE ARE EXISTING FENCES AND WALLS LOCATED THROUGHOUT THE LIMITS OF THIS PROJECT. ANY FENCES OR WALLS DAMAGED OR REMOVED BY THE CONTRACTOR DURING THE CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED BY THE CONTRACTOR TO AN EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL COORDINATE ANY WATER VALVE SHUT-OFF OPERATION WITH THE WATER SYSTEMS DIVISION (857-8200) NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO INITIATING ANY WORK AFFECTING EXISTING WATER UTILITIES. SEE SECTION 18 OF THE GENERAL CONDITIONS.
- CONTRACTOR IS TO AVOID ANY EXISTING WATERLINES TO THE EXTENT POSSIBLE. IF WATERLINE IS TO BE REMOVED AND REPLACED, IT SHALL BE DONE IN ACCORDANCE WITH THE SPECIAL PROVISIONS OF THE CONTRACT DOCUMENT, SECTION 10 UTILITY RELOCATION ALLOWANCE. ANY AC PIPE WHICH MUST BE DISPOSED OF IS TO BE DONE IN A MANNER AND LOCATION THAT HAS BEEN APPROVED BY THE APPROPRIATE AUTHORITIES.
- AFTER BACKFILLING TRENCH AND PRIOR TO ASPHALT SURFACING, ALL ROADS SHALL BE CONTINUALLY MAINTAINED INCLUDING ANY WATERING NECESSARY TO CONTROL DUST. FINAL PAVEMENT SURFACING ACTIVITIES SHALL BE DELAYED UNTIL SUCH TIME THAT THE ENTIRE LENGTH OF THE ROADWAY IS READY FOR SURFACE COURSE.
- CONTRACTOR IS TO SUPPORT 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 EVERY 15' (MINIMUM). 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.
- UNLESS LOCATED AT A SUBSTANTIALLY DIFFERENT LOCATION THAN SHOWN ON PLAN SHEET, THE CONTRACTOR SHALL SUPPORT AND MAINTAIN THE INTEGRITY OF ALL GAS LINES NOT OTHERWISE INDICATED AS BEING RELOCATED ON THE PLANS. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS SUPPORT. UTILITY LINES WHICH MUST BE RELOCATED ARE TO BE COORDINATED WITH THE UTILITY OWNER FOR RELOCATION.
- HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER LINES MUST BE 10' MINIMUM. VERTICAL CLEARANCE BETWEEN WATER AND SEWER LINES MUST BE 18' MINIMUM. ADJUSTMENTS ARE TO BE MADE PER FIELD CONDITIONS AND NO EXTRA MEASUREMENT OR PAYMENT WILL BE MADE TO COMPLY WITH THIS REQUIREMENT. WHEN THIS REQUIREMENT CANNOT BE MET, PRESSURE TYPE PIPE MUST BE USED FOR THE SEWER LINE, AND MEASUREMENT AND PAYMENT WILL BE MADE PER I.F. OF SEWER LINE REQUIRED AS SHOWN IN THE BID PROPOSAL.

# GENERAL LEGEND

- CENTER LINE OF SURVEY
- EXISTING SEWER LINE
- EXISTING GAS LINE
- PAVEMENT
- EXISTING WATER LINE
- R.O.W.
- NEW SANITARY SEWER
- EXISTING WATER VALVE
- EXISTING FENCE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING MANHOLE
- NEW MANHOLE
- EXISTING GAS VALVE
- EXISTING POWER POLE

# ABBREVIATIONS

- M.H. MANHOLE
- R.O.W. RIGHT - OF - WAY
- MRGCD MIDDLE RIO GRANDE CONSERVANCY DISTRICT
- P.I. POINT OF INTERSECTION

# COORDINATION WITH PUBLIC

## SPECIAL NOTICES:

HAND DELIVER SPECIAL NOTICES TO EACH RESIDENCE AND BUSINESS ADJACENT TO THE CONSTRUCTION AREA OR TO THOSE WHICH MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES. SPECIAL NOTICES ARE TO INFORM RESIDENTS AND BUSINESSES IN WRITING WHENEVER ACCESS OR WATER SERVICE TO THEIR PROPERTY WILL BE IMPAIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

## BEFORE CONSTRUCTION:

- SPECIAL NOTICE IS TO BE DELIVERED NOT MORE THAN SEVEN CALENDAR DAYS NOR LESS THAN FOUR CALENDAR DAYS PRIOR TO ACTUAL PHYSICAL CONSTRUCTION ON EACH LINE SEGMENT.
- CORRECTED NOTICES ARE TO BE DELIVERED IF CONSTRUCTION DOES NOT START WITHIN 48 HOURS OF DATE GIVEN IN NOTICE.
- THE WRITTEN NOTICE IS TO STATE:
  - CONTRACTOR'S NAME, ADDRESS, AND LOCAL TELEPHONE NUMBER.
  - NATURE OF WORK TO BE DONE.
  - DISRUPTION RESIDENCES OR BUSINESSES MIGHT EXPECT
  - EXPECTED DURATION OF CONSTRUCTION.
  - CONTRACTOR'S LOCAL TELEPHONE NUMBER TO WHICH COMPLAINTS MAY BE MADE DURING NORMAL WORKING HOURS.
  - CONTRACTOR'S LOCAL TELEPHONE NUMBER TO WHICH EMERGENCY CONDITIONS CAN BE REPORTED DURING NON-WORKING PERIODS.

## DURING CONSTRUCTION:

- AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO THE INSTALLATION OF EACH SERVICE LINE, THE CONTRACTOR SHALL DISTRIBUTE A WRITTEN NOTICE TO EACH EXISTING RESIDENCE OR BUSINESS TO BE SERVICED BY THE LINE. SUCH NOTICE SHALL:
- GIVE ADDRESS OF THE HOUSE OR BUSINESS TO BE SERVED.
  - STATE THAT A SEWER LINE SERVICE IS TO BE INSTALLED FOR THAT HOUSE OR BUSINESS.
  - INCLUDE A SKETCH WHICH CLEARLY SHOWS THE TERMINATION POINT OF THE PROPOSED SERVICE LINE.
  - REQUEST THE RESIDENT OR BUSINESS OWNER REVIEW THE PROPOSED LOCATION TO DETERMINE IF IT IS SATISFACTORY.
  - REQUEST THE OCCUPANT OF THE HOUSE OR BUSINESS TO IMMEDIATELY FORWARD THE NOTICE TO THE PROPERTY OWNER IF THEY DO NOT OWN THE PROPERTY SO THE OWNER MAY REVIEW THE NOTICE. COPIES OF THE NOTICES AND SKETCHES SHALL BE KEPT BY THE CONTRACTOR AND COPIES SHALL BE SENT TO THE ENGINEER AT THE SAME TIME THEY ARE DISTRIBUTED.
  - ACCESS TO END OF STREET MUST BE PROVIDED AT ALL TIMES FOR EMERGENCY VEHICLES.

ALL PARCELS OF LAND WHERE A RESPONSE HAS NOT BEEN RECEIVED AND ALL PARCELS OF LAND UNOCCUPIED OR UNDEVELOPED WILL BE FURNISHED A SEWER SERVICE CONNECTION AT THE LOCATION SELECTED BY THE CONSTRUCTION PROJECT ENGINEER AND IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS.

## AFTER CONSTRUCTION:

- A NOTICE SHALL BE DELIVERED NOT MORE THAN SEVEN CALENDAR DAYS FOLLOWING CONSTRUCTION COMPLETION ON EACH LINE SEGMENT.
- THE WRITTEN NOTICE IS TO STATE:
  - CONTRACTOR'S NAME, ADDRESS, AND TELEPHONE NUMBER
  - THANK RESIDENTS AND BUSINESSES FOR COOPERATION AND REPORT WORK IS COMPLETED IN THE APPROPRIATE AREA.

# GENERAL NOTES FOR PAVING

- SANDIA ROAD SHALL BE REPAVED IN ACCORDANCE WITH CITY OF ALBUQUERQUE PAVING DETAIL #2406. SEE DETAIL SHEET 3. THE ROAD SHALL BE REPAVED TO THE EXISTING WIDTH OR TO THE WIDTH SHOWN ON THE DETAIL, WHICHEVER IS GREATER.

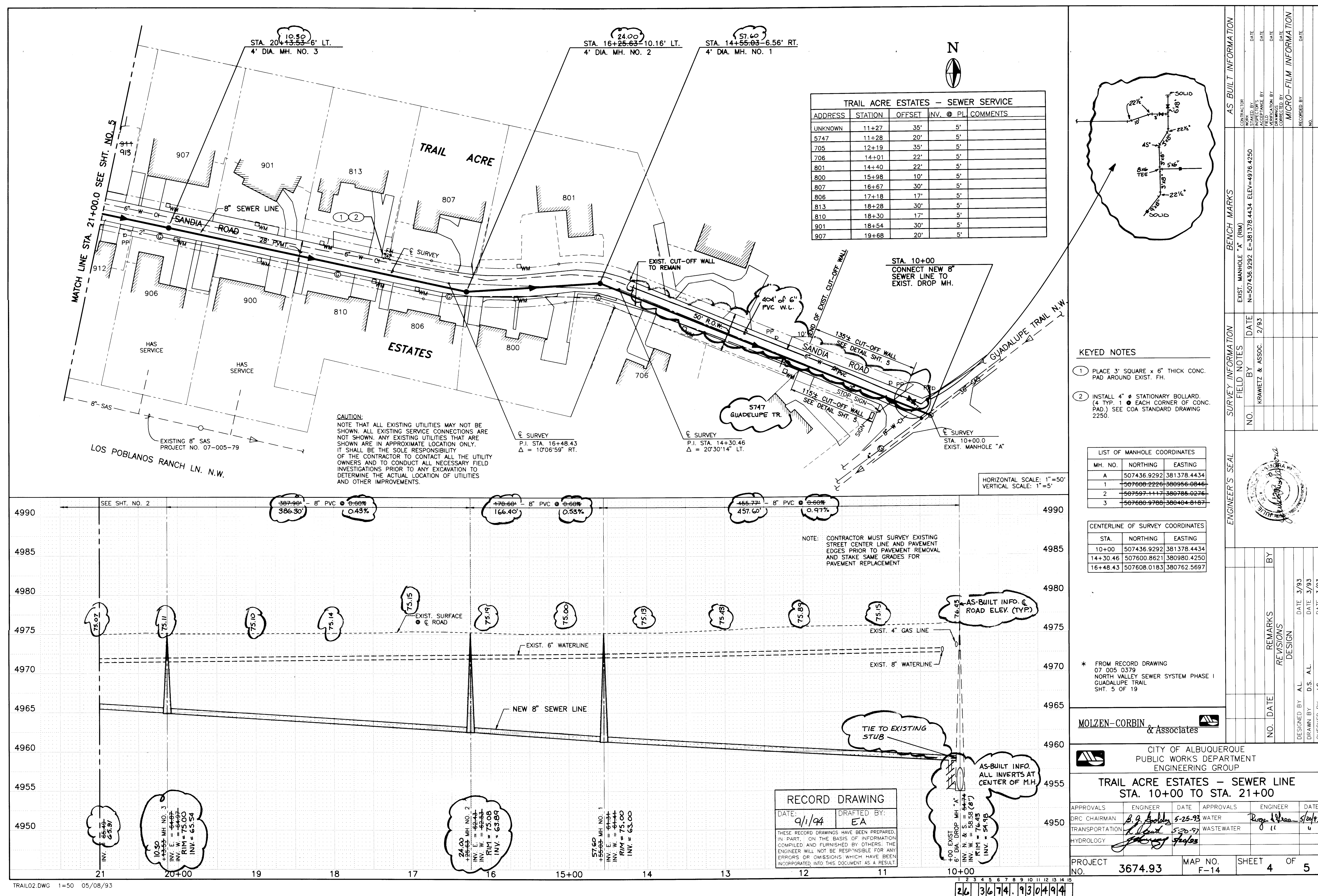
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**MOIZEN-CORBIN & Associates**

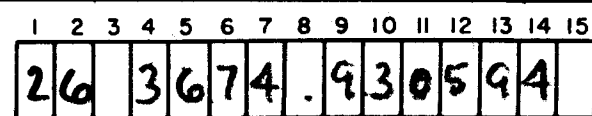
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

# LEGEND AND GENERAL NOTES

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DR. CHAIRMAN	<i>[Signature]</i>	5-25-93	WATER	<i>[Signature]</i>	5/26/93
TRANSPORTATION	<i>[Signature]</i>	5-25-93	WASTEWATER	<i>[Signature]</i>	"
HYDROLOGY	<i>[Signature]</i>	5-25-93			
PROJECT NO.	3674.93	MAP NO.	F-14	SHEET	3 OF 5







PROJECT NO.	3674.93	MAP NO.	F-14	SHEET	5	OF	5
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