

CONSTRUCTION PLANS
FOR
INVERNESS AT TANOAN - PHASE IV
SUBDIVISION
ALBUQUERQUE, NEW MEXICO

AS BUILT*

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9	RETAINING WALL PROFILES
10	RETAINING WALL DETAILS

RECORD DRAWING

I, A. E. Schumacher, Registered Professional Engineer and Land Surveyor in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

A. E. Schumacher
A. E. Schumacher
NMPE/LS No. 2360
10/9/92
Date

APPROVED AS BUILT DRAWINGS
CHIEF ENGINEER
David E. Smith
DATE 10-20-92

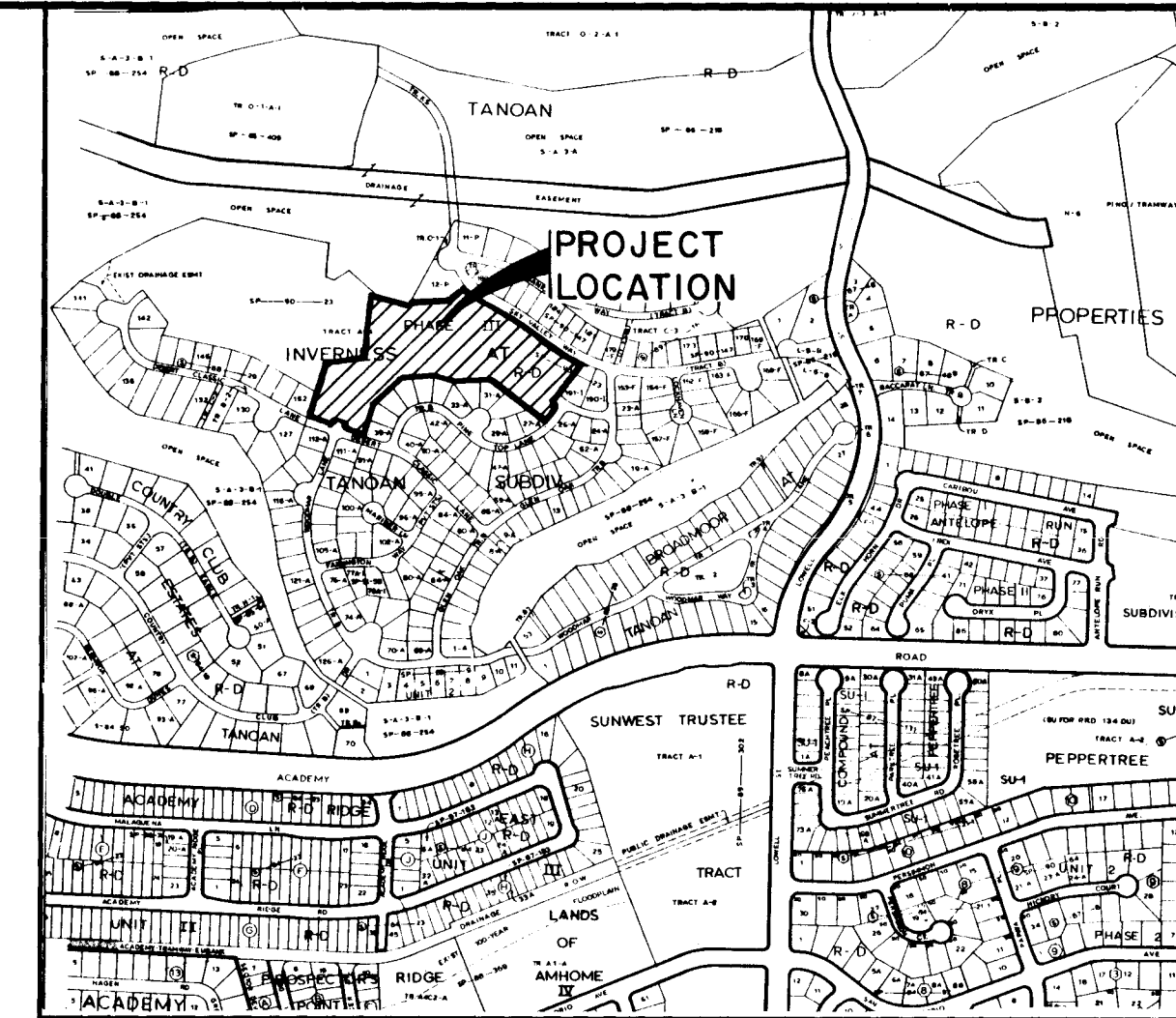
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 38 86 91 101 92

AS BUILT INFORMATION
PROVIDED BY NEW CONCEPTS
INC. 9/92

3,9	Revised	8/4/92	R.W. K. 7-17-92	Y. Allen	7-21-92
6	U	U	R.W. K. 7-17-92	Y. Allen	7-21-92
7	U	U	R.W. K. 7-17-92	Y. Allen	7-21-92
3,4,5,7,8	U	U	R.W. K. 7-17-92	Y. Allen	7-21-92
REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

<i>New Concepts</i> 4-21-92	BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO ENGINEERS PLANNERS PHOTOGRAMMETRISTS	APPROVED FOR CONSTRUCTION <i>Robert H. Hoon</i> 5-21-92 C.E.
	PROJECT NUMBER 3886.91	SHEET 1 OF 10



VICINITY MAP

NOT TO SCALE
E-22

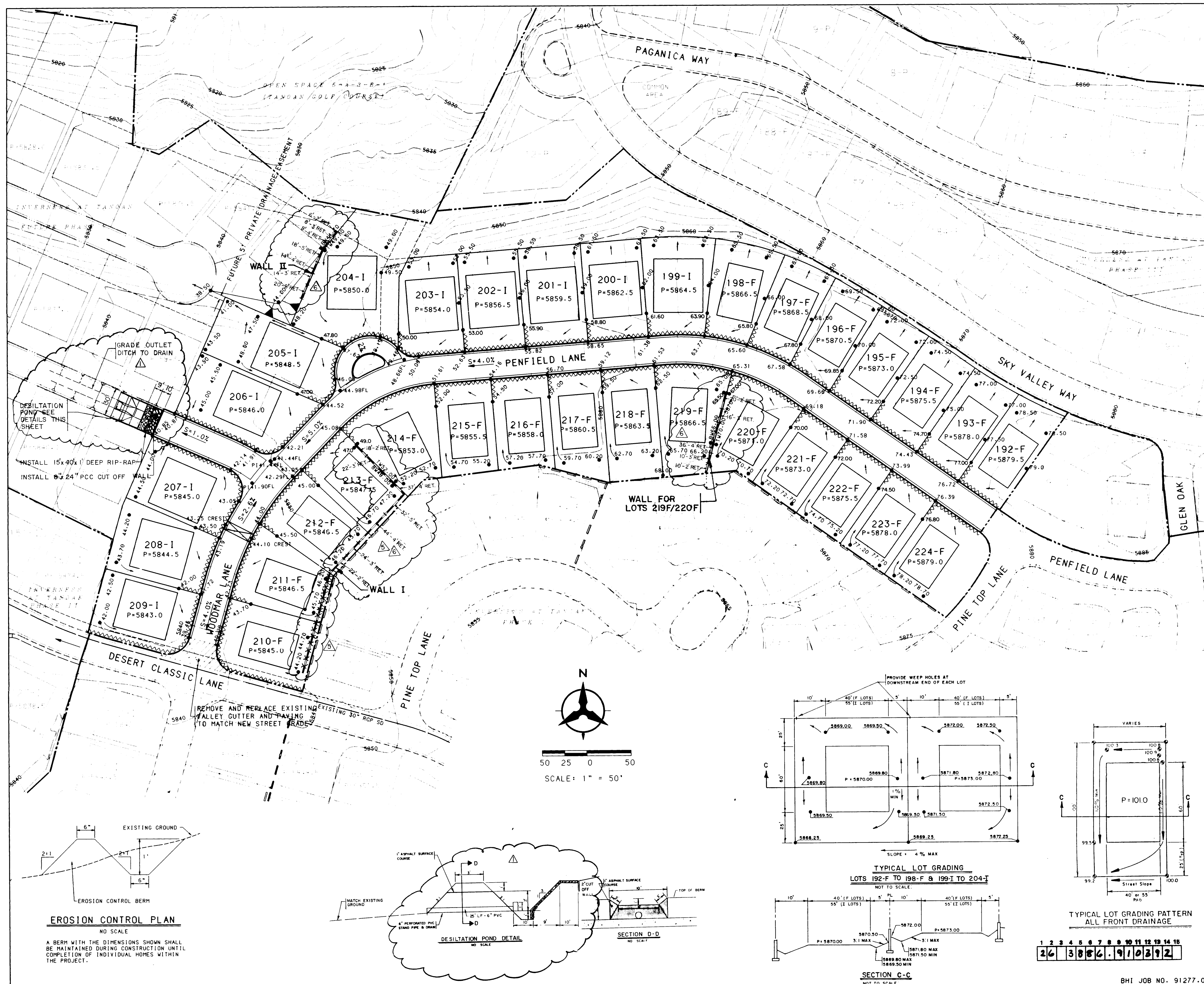
NOTICE TO CONTRACTORS

- 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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK. IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS, CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. 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 SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

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.





GENERAL NOTES:

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY WESTERN TECHNOLOGIES, DATED JANUARY 1989, AND ENTITLED "GEOTECHNICAL ENGINEERING EVALUATION FOR INVERNESS K-TRACTS, TANOAN SUBDIVISION".
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

AS BUILT INFORMATION

CONTRACTOR	STATION IS A STANDARD USCS BRASS TABLET
INSPECTOR'S	STAMPED "JUNE 1969" SET IN CONCRETE
DATE	PROJECTING 0.2 FEET ABOVE GROUND, LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DRIVE.
DATE	ELEV. = 6009.155'

ENGINEER'S SEAL

LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED EROSION CONTROL BERM
- PROPOSED WATER BLOCK

NOTE: SEE SHEET 4 OF 10 FOR STREET SECTION DETAILS
SEE SHEET 9-10 FOR WALL PROFILE AND DETAILS

APPROVED FOR ROUGH GRADING (± 1")

HYDROLOGY ENGINEER

DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

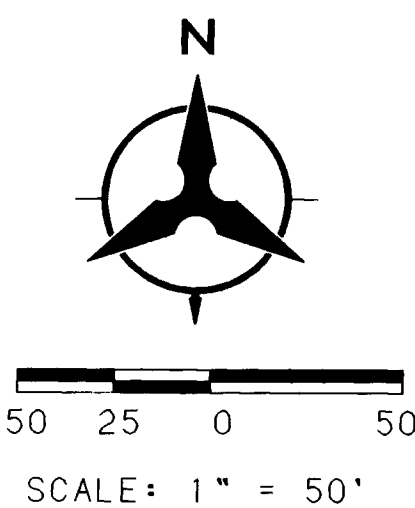
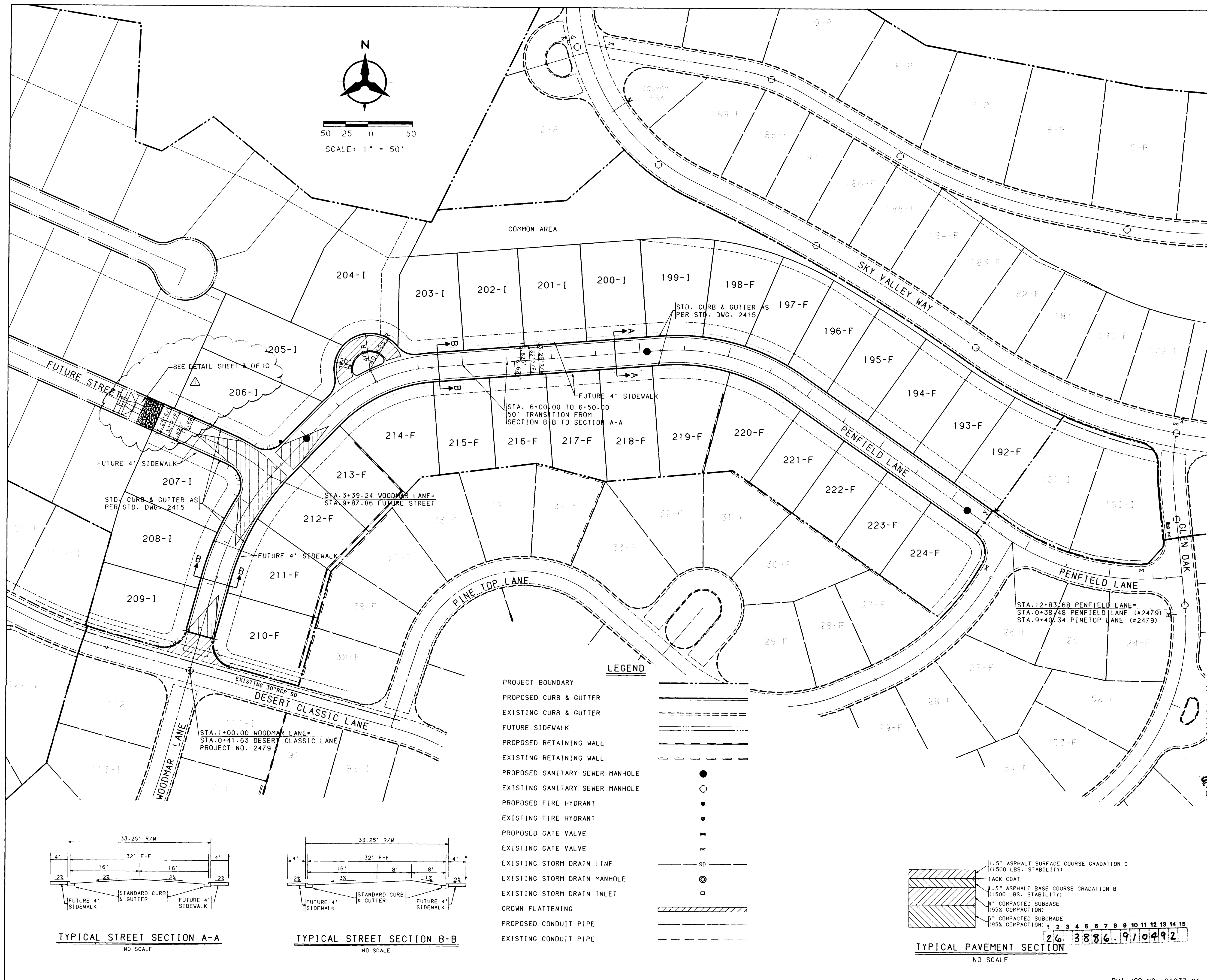
INVERNESS AT TANOAN - PHASE IV
FINAL GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		5-20-92	WATER		5-12-92
TRANSPORTATION		4-30-92	WASTE WATER		
HYDROLOGY		5-01-92			

DRAWING NO. 3886.01

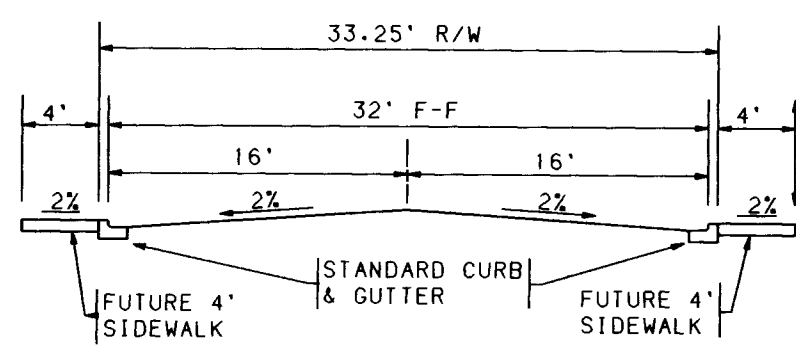
MAP NO. E-22

SHEET 3 OF 10

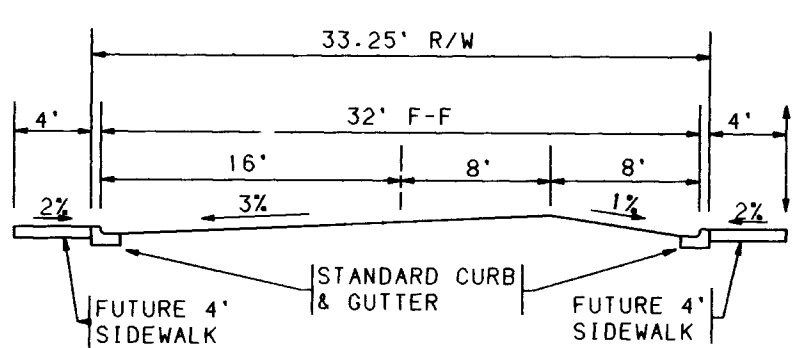


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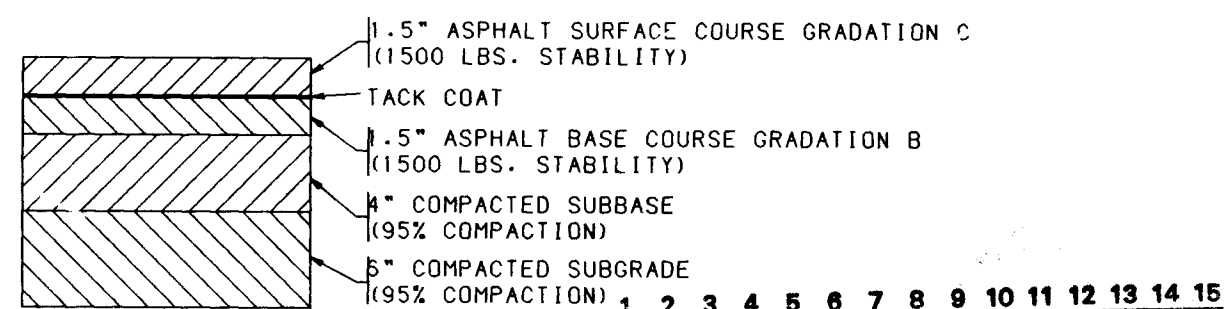
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- FUTURE SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- CROWN FLATTENING
- PROPOSED CONDUIT PIPE
- EXISTING CONDUIT PIPE



TYPICAL STREET SECTION A-A
NO SCALE



TYPICAL STREET SECTION B-B
NO SCALE



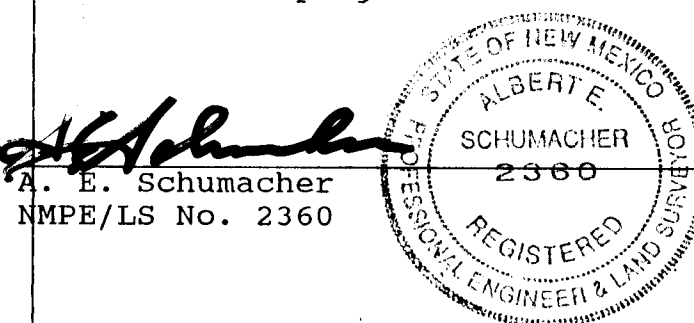
TYPICAL PAVEMENT SECTION
NO SCALE

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER AND BUILT TO COA STD. DWG. 2441 (ALTERNATE SECTION A-A).
13. ALL ISLAND CONSTRUCTION SHALL CONSIST OF STANDARD MEDIAN CURB AND GUTTER.

RECORD DRAWING

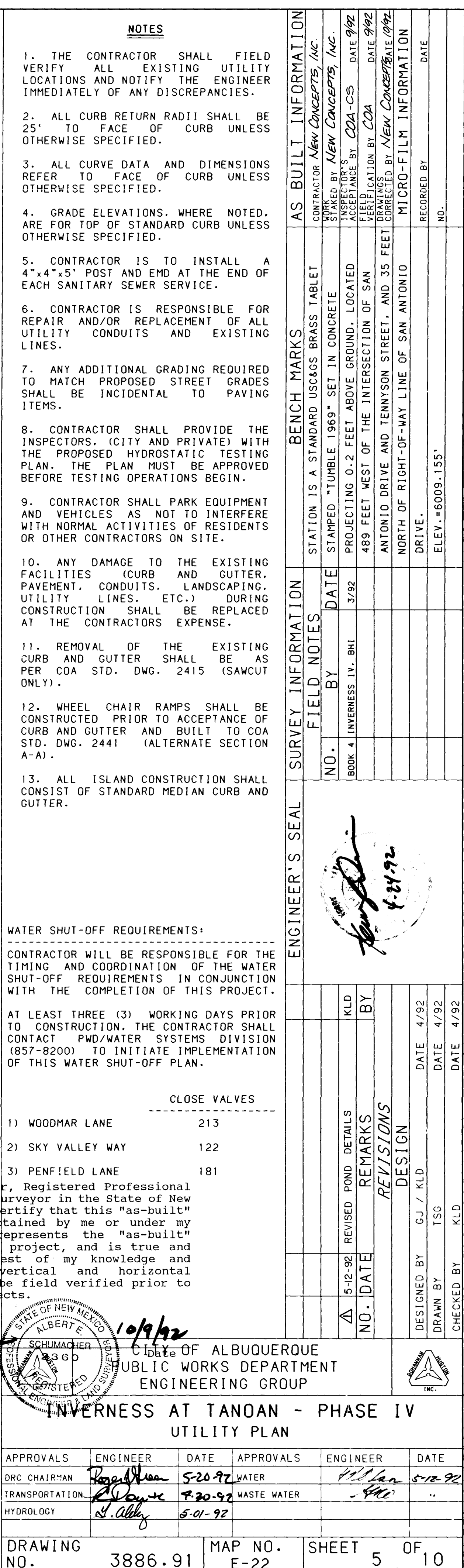
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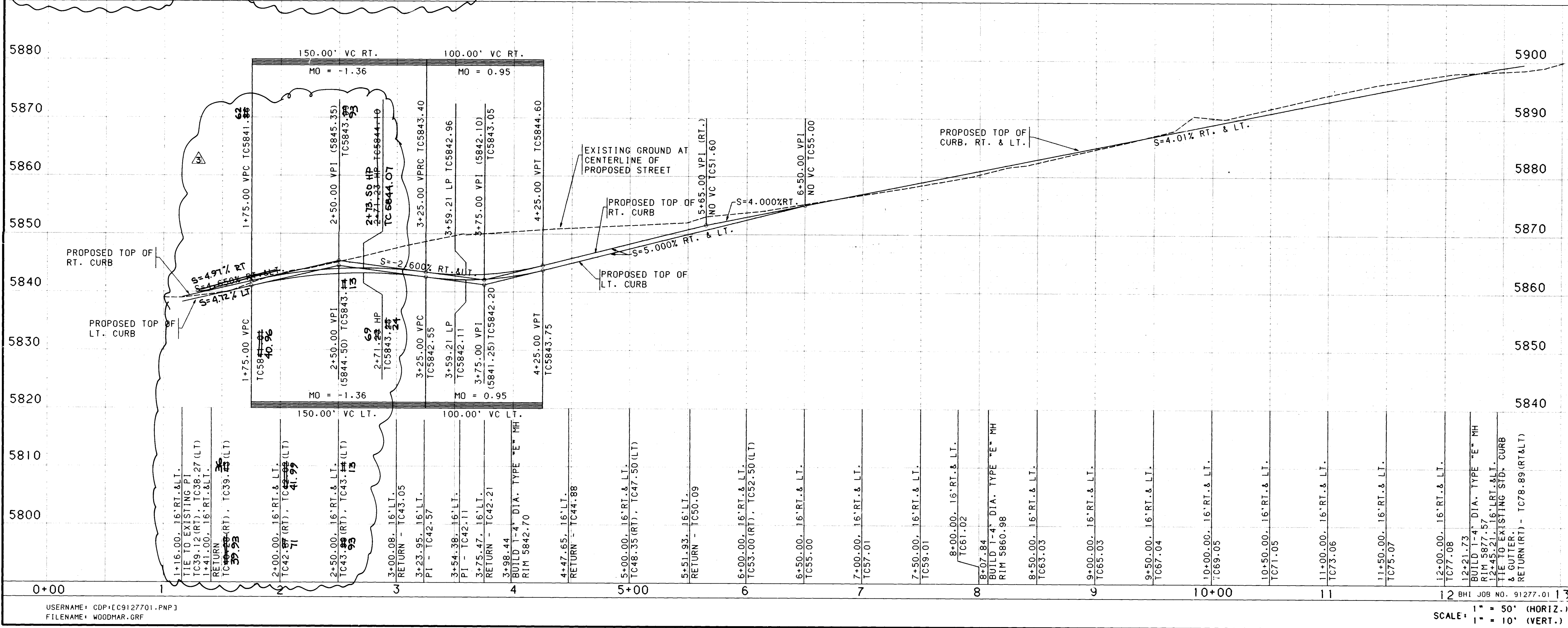
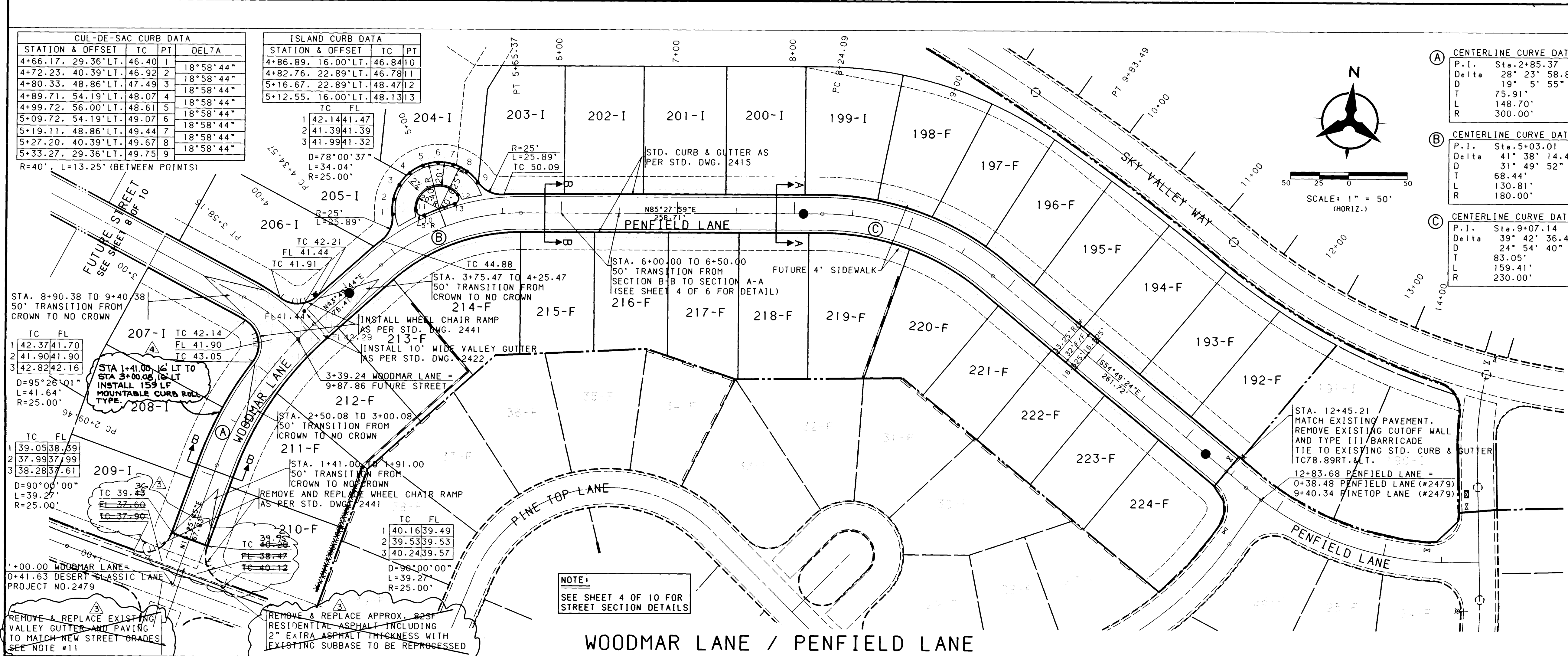


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

INVERNESS AT TANOAN - PHASE IV
PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	Raymond	5-20-92	WATER	W. W.	5-12-92
TRANSPORTATION	W. W.	5-20-92	WASTE WATER	W. W.	
HYDROLOGY	W. W.	5-01-92			
DRAWING NO.	3886.91	MAP NO. E-22	SHEET 4	OF 10	





NOTES

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2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
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11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2441 (ALTERNATE SECTION A-A).
12. WHEEL CHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER AND BUILT TO COA STD. DWG. 2441 (ALTERNATE SECTION A-A).
13. ALL ISLAND CONSTRUCTION SHALL CONSIST OF STANDARD MEDIAN CURB AND GUTTER.

AS-BUILT INFORMATION

CONTRACTOR: *New Concepts, Inc.*
STAMPED BY: *New Concepts, Inc.*
DATE: *7/92*
FIELD LOCATION: *Woodmar Lane / Penfield Lane*
DRAWINGS: *DATE 9/92*
CORRECTED BY: *New Concepts, Inc.*
MICRO-FILM INFORMATION: *DATE 9/92*

ENGINEER'S SEAL

DO NOT REMOVE EXISTING VALLEY GUTTER. MATCH EXISTING ELEVATIONS TO CURB ON WEST SIDE OF WOODMAR LANE.

A. E. Schumacher
REGISTERED PROFESSIONAL ENGINEER
NMPE/LS No. 2360

REVISIONS

NO.	DATE	REMARKS
1	7/92	DESIGN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

INVERNESS AT TANOAN - PHASE IV
PAVING PLAN & PROFILE
WOODMAR LANE / PENFIELD LANE

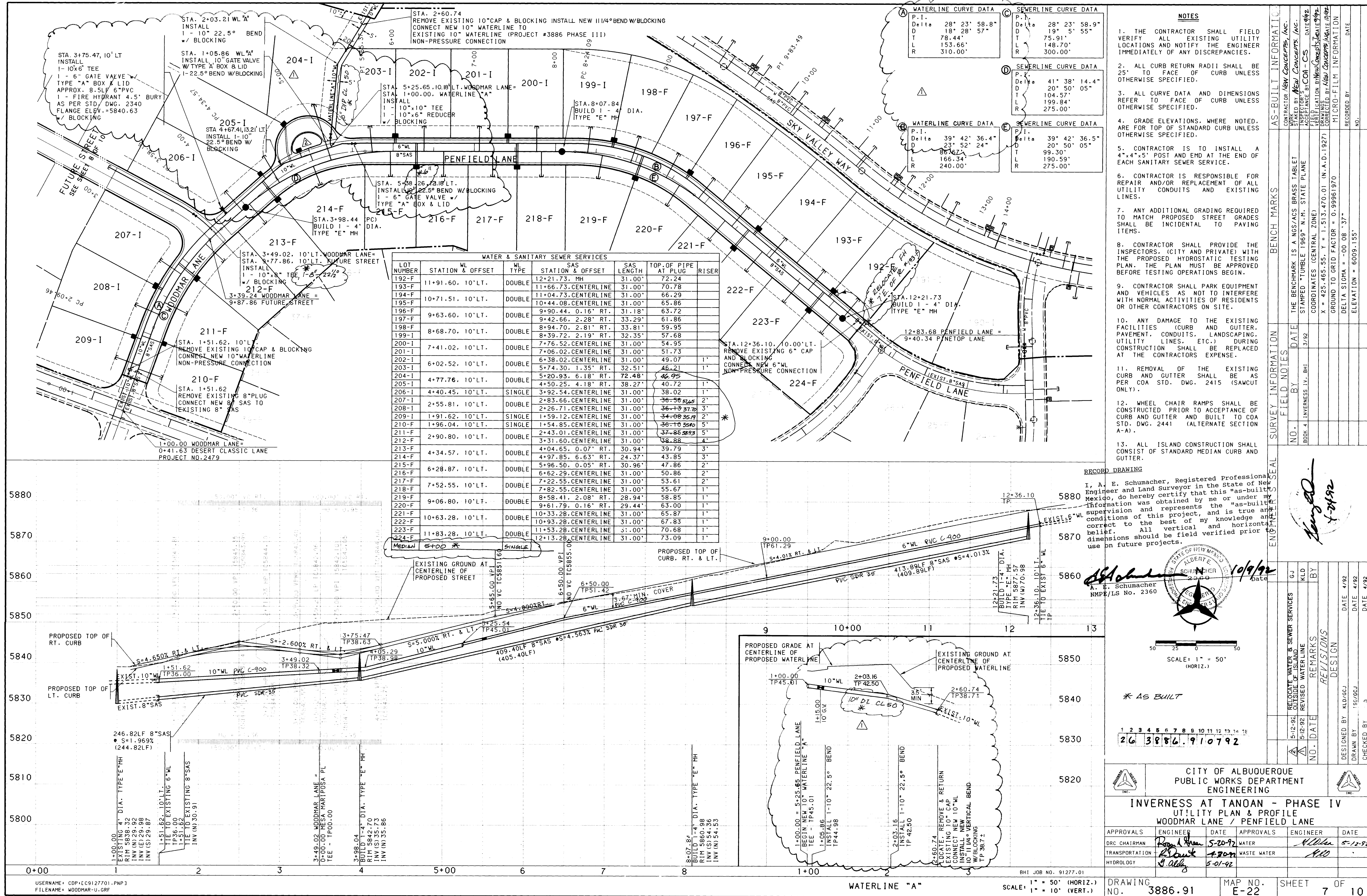
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. Allen</i>	<i>5-20-92</i>	WATER	<i>W. Allen</i>	<i>5-20-92</i>
TRANSPORTATION	<i>R. Allen</i>	<i>5-20-92</i>	WASTE WATER	<i>W. Allen</i>	<i>5-20-92</i>
HYDROLOGY	<i>R. Allen</i>	<i>5-20-92</i>			

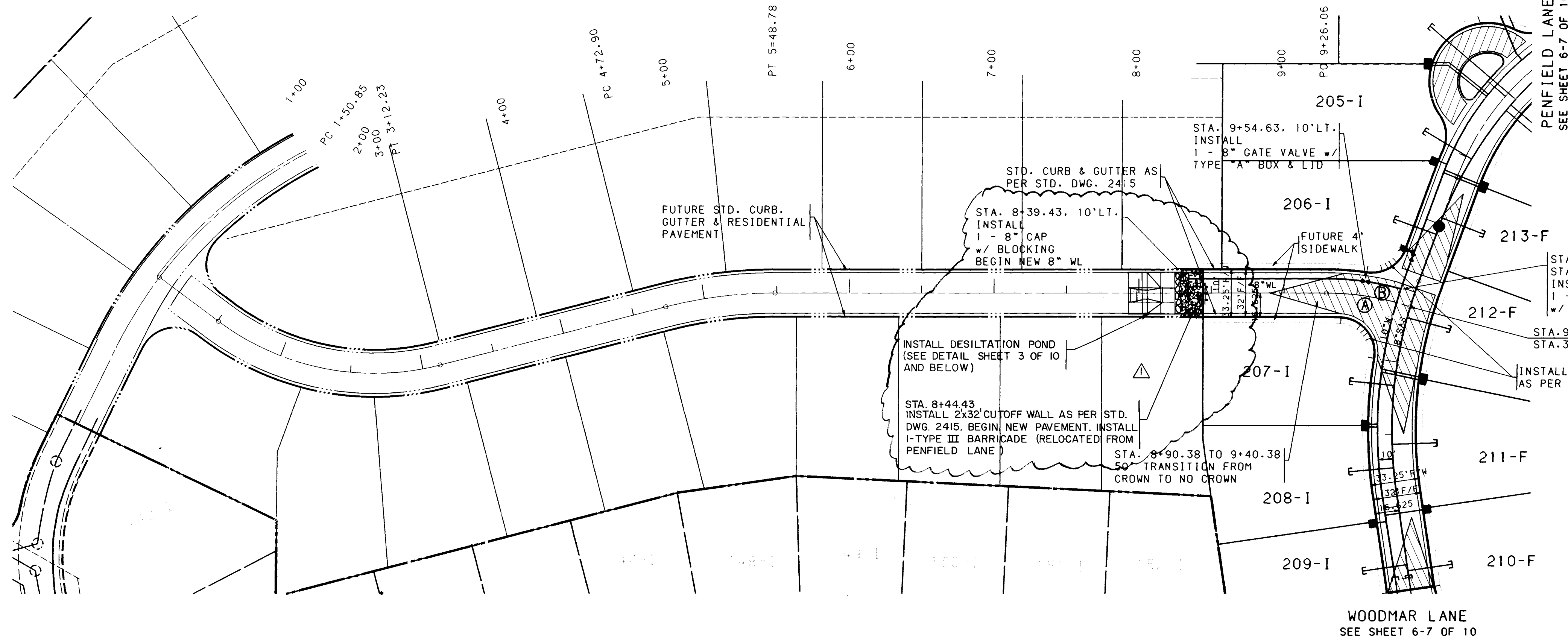
DESIGNED BY: *KLD/GCJ* DATE: *4/92*
DRAWN BY: *TSB/GCJ* DATE: *4/92*
CHECKED BY: *KLD* DATE: *4/92*

USERNAME: CDP\CS127701.PNP3
FILENAME: WOODMAR.GRF

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

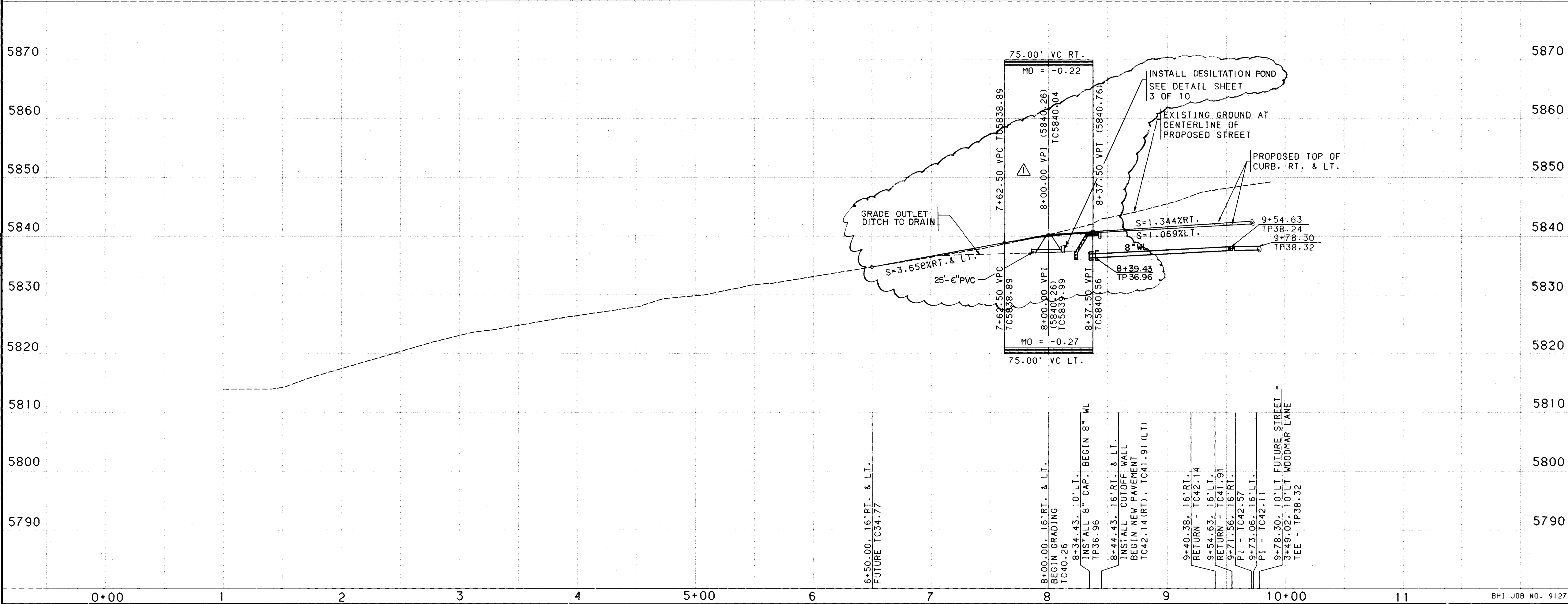
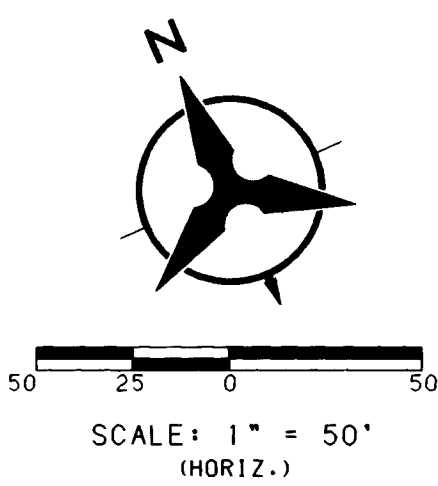
DRAWING NO. 3886.91
MAP NO. E-22
SHEET 6 OF 10





CENTERLINE CURVE DATA	
P.I.	Sta. 9+55.72
Delta	18° 42' 58.8"
D	31' 49' 52"
T	29.66'
L	58.80'
R	180.00'

WATERLINE CURVE DATA	
P.I.	Sta. 9+52.21
Delta	15° 40' 24.0"
D	30' 9' 20"
T	26.15'
L	51.97'
R	190.00'



NOTES

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AS BUILT INFORMATION STREET IMPROVEMENTS SHOWN ON THIS SHEET STAKED AND CONSTRUCTED BY NEW CONCEPTS, INC., INSPECTED BY BHI.

UTILITY INFORMATION

NO.	DATE	BY
BOOK 4	INVERNESS IV. BHI	3/92

ENGINEER'S SEAL

RECORD DRAWING

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REVISIONS

NO.	DATE	REMARKS
1	5-12-92	REVISED POND DETAILS

DESIGN

DESIGNED BY	DATE
KLD / GJ	4/92

DRAWN BY	DATE
TSB	4/92

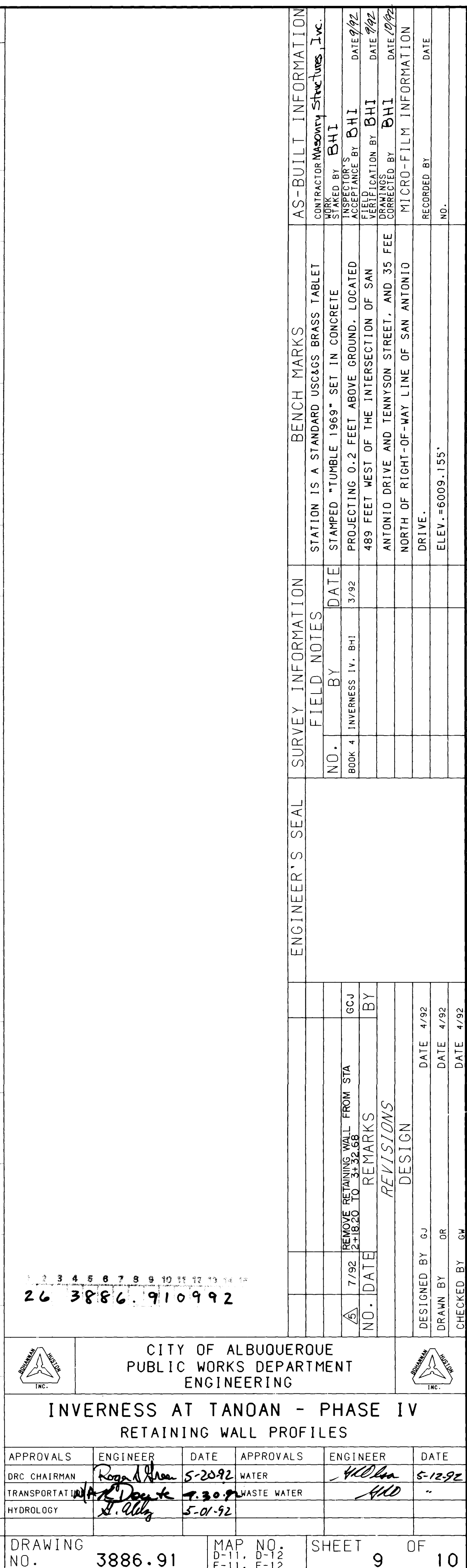
CHECKED BY	DATE
KLD	4/92

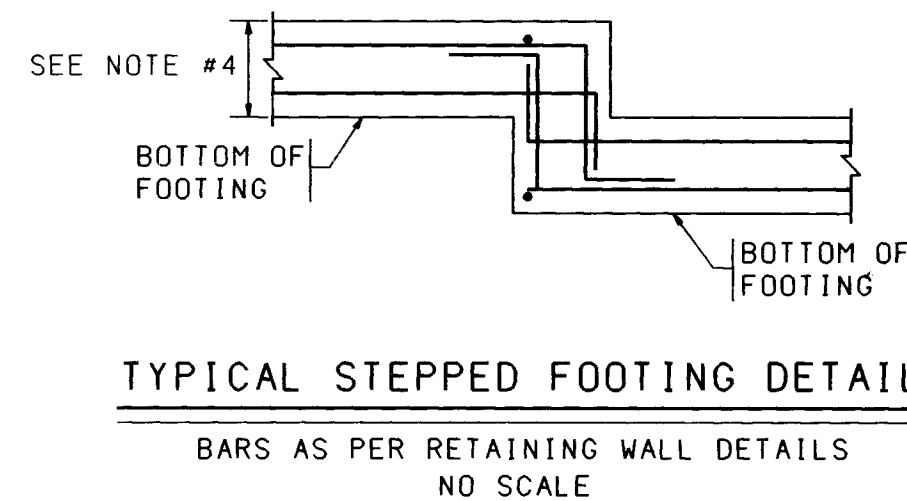
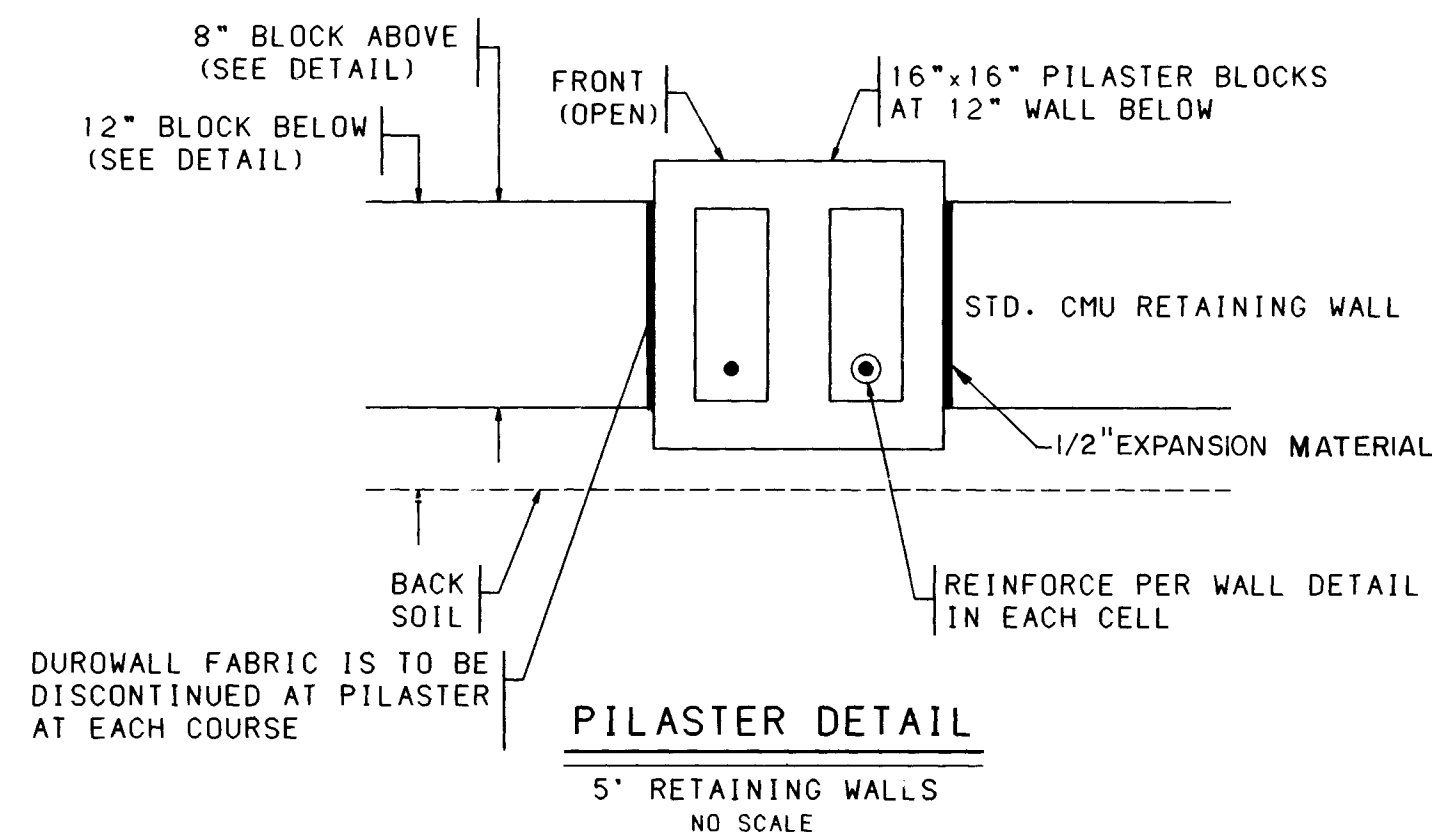
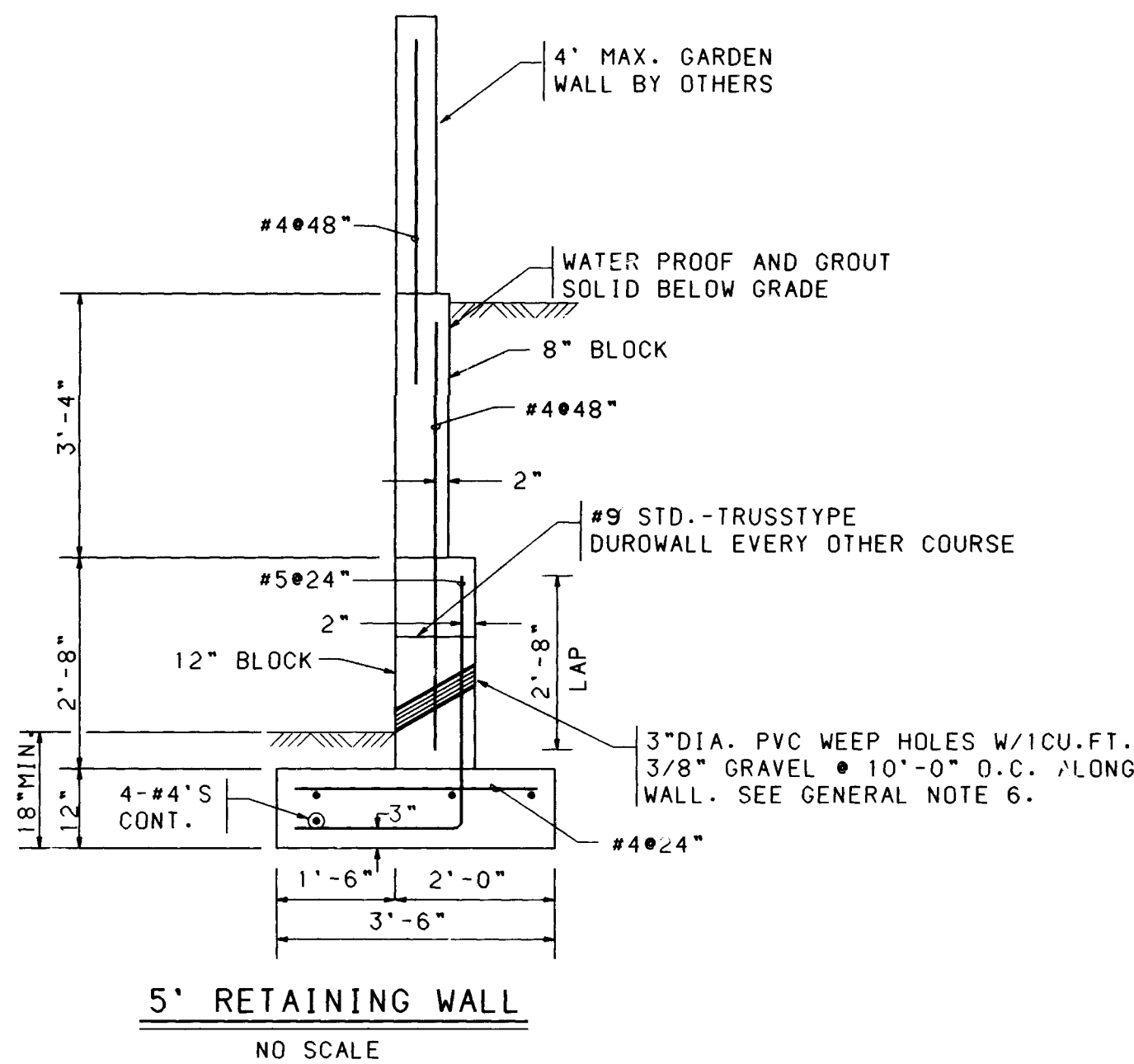
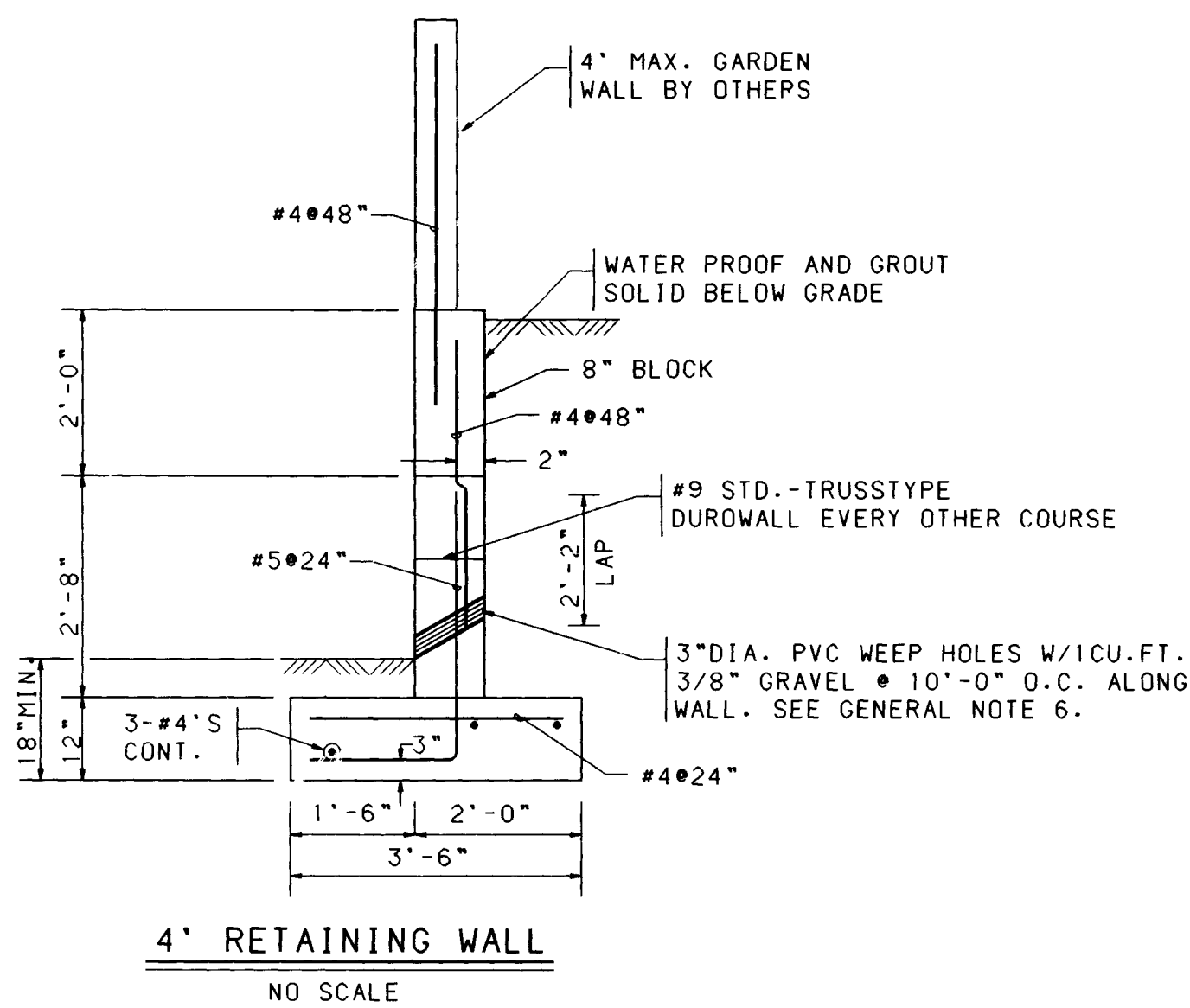
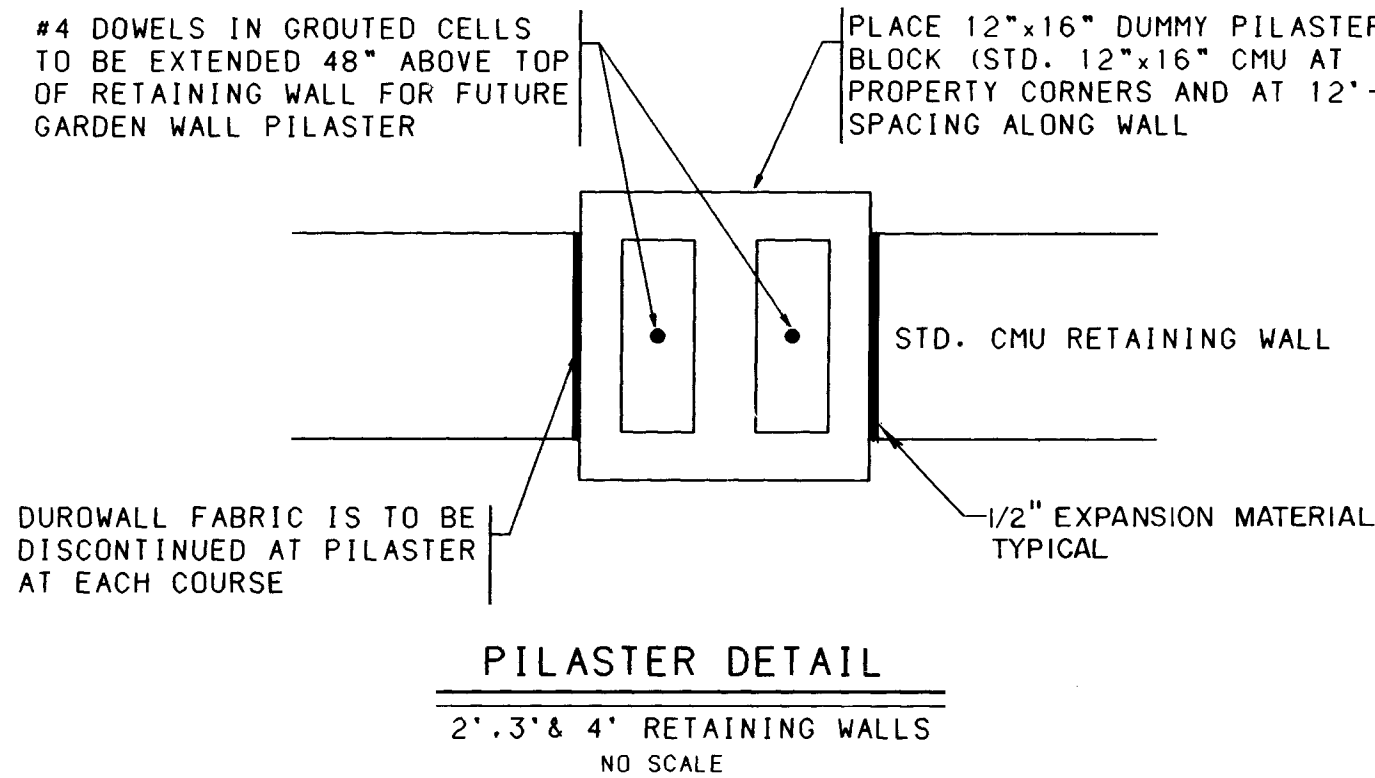
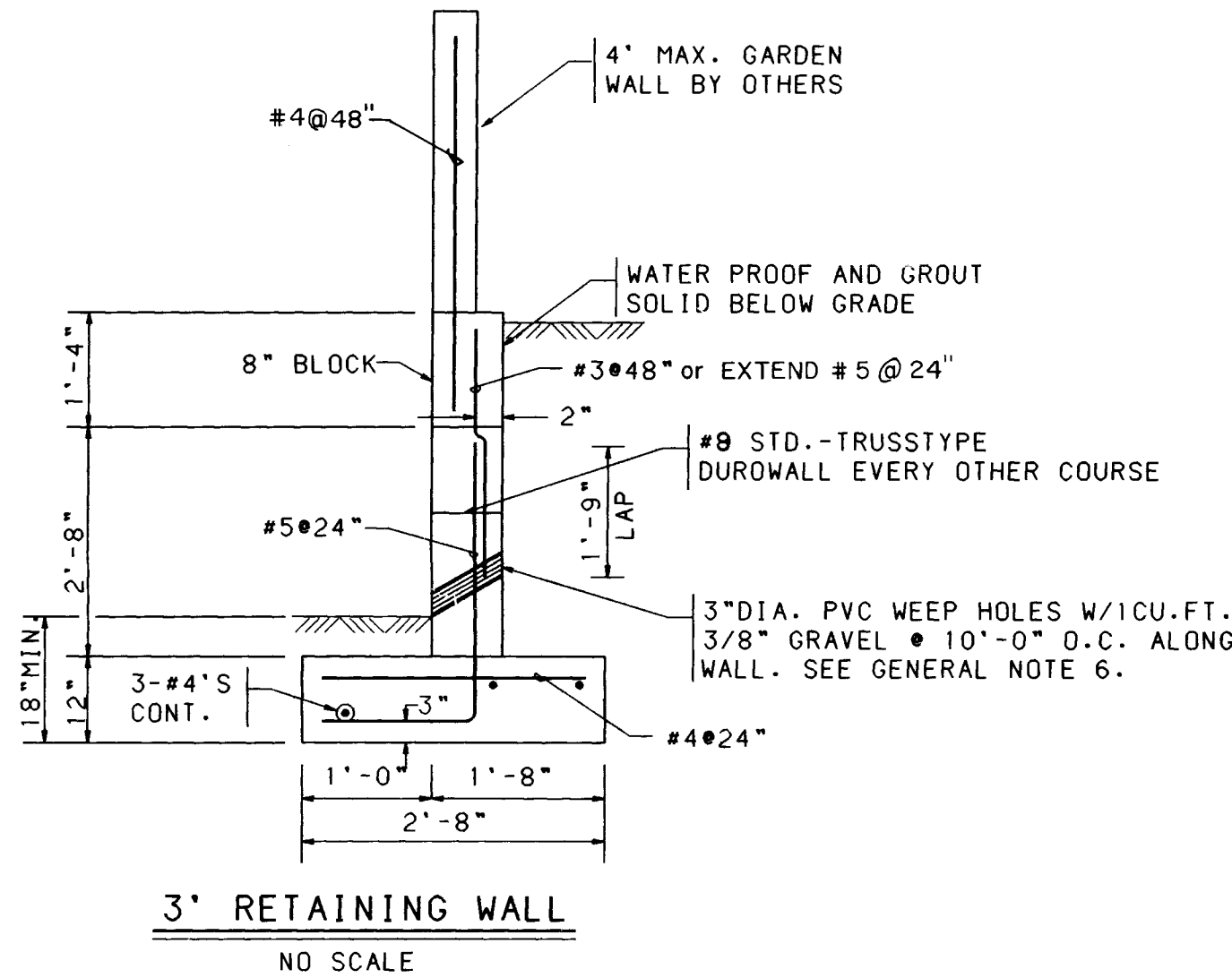
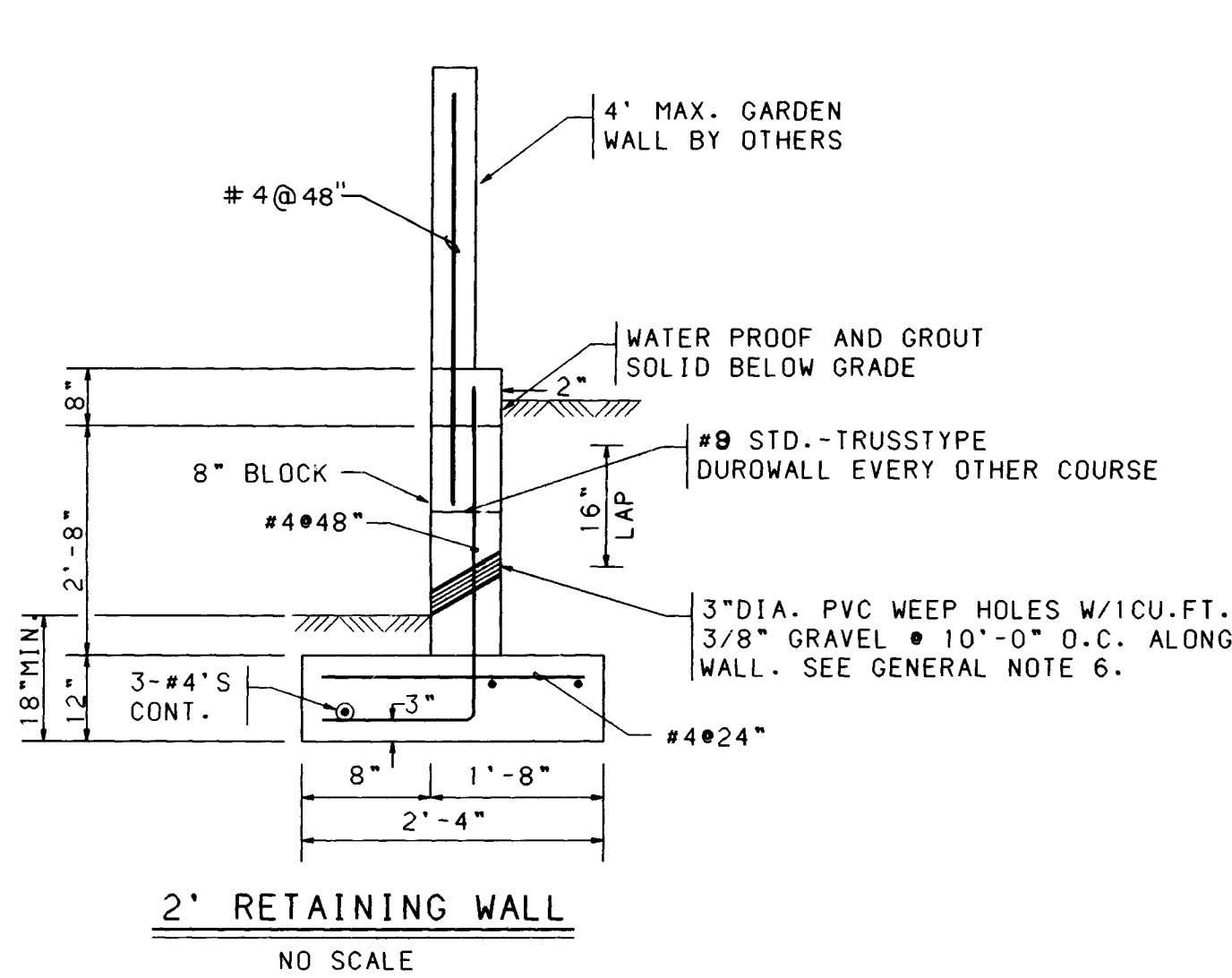
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

INVERNESS AT TANOAN - PHASE IV
PAVING & UTILITY PLAN & PROFILE
FUTURE STREET

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	Rose Whelan	5-20-92	WATER	Millan	5-12-92
TRANSPORTATION	E. D. Davis	7-30-92	WASTE WATER	HLD	..
HYDROLOGY	S. Allen	5-01-92			

DRAWING NO. 3886.91 **MAP NO. E-22** **SHEET 8 OF 10**





GENERAL NOTES (RETAINING WALL CONST.)

- RETAINING WALL FOOTINGS SHOULD BE EMBEDDED A MINIMUM OF EIGHTEEN INCHES BELOW LOWEST ADJACENT GRADE. PRIOR TO PLACING FOOTINGS, THE EXPOSED SOILS SHOULD BE SCARIFIED TO A DEPTH OF EIGHT (8") INCHES. MOISTURE CONDITIONED TO A NEAR OPTIMUM (+ 3%) MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
- RETAINING WALL SHALL NOT BE BACK-FILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. WHERE HEAVY EQUIPMENT IS USED IN BACKFILLING, SUCH EQUIPMENT SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL. CARE SHOULD BE TAKEN TO AVOID EXERTING IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH.

SLOPES UP AWAY FROM WALLS SHOULD NOT EXCEED 3:1.
- VERTICAL CONTROL JOINTS WITH PVC INSERTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 30'-0" ON CENTER. PILASTERS MAY BE SUBSTITUTED FOR CONTROL JOINTS WHEN PLACED AT 12'-0" INTERVALS. PILASTERS SHALL BE PLACED AT EVERY SIDE LOT LINE INTERSECTION. DISCONTINUE DUROWALL EACH SIDE OF PILASTERS.
- MINIMUM LAP SPLICE ON REINFORCING BARS SHALL BE 30 BAR DIAMETERS OR 1'-4" MINIMUM. REINFORCEMENT OF A SIZE AND SPACING OTHER THAN THAT GIVEN IN THE TABLES MAY BE USED PROVIDING SUCH OTHER REINFORCEMENT FURNISHES AN AREA OF STEEL AREA AT LEAST EQUAL TO THAT GIVEN IN THE TABLE.
- CONSTRUCTION OF RETAINING WALLS SHALL CONFORM TO REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 24. LOWLIFT GROUTING METHOD.
- OMISSION OF A VERTICAL MORTAR JOINT ON FIRST COURSE AT 48" O.C. SHALL BE USED FOR WEEP HOLES. WHITE SLUMP BLOCK WITH MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI MAY BE SUBSTITUTED FOR STANDARD CMU GRADE N.
- DESIGN DATA
BLOCK WEIGHT 12" = 130 PSF
BLOCK WEIGHT 8" = 85 PSF
SOIL WEIGHT = 120 PCF
EQUIV. FLUID PRESSURE = 32 PCF
SOIL BEARING PRESSURE = 1500 PCF
(1/3 INCREASE FOR WIND/SEISMIC)
COEFFICIENT OF FRICTION = 0.4
PASSIVE SOIL PRESSURE = 300 PCF
CONCRETE F'C (28 DAYS) = 3000 PSI
GROUT STRENGTH = 2000 PSI
CMU GRADE N = 1500 PSI (GROUTED)
REINFORCEMENT = 60 ASTM A-615
- CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONCRETE FOOTING POUR FOR INSPECTION OF COMPACTION UNDER FOOTING. FOOTING DEPTH AND WIDTH AND WALL STEEL AND SPACING. FINAL INSPECTION OF FOOTING AND WALL WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CODE ADMINISTRATION APPROVAL AND FEES ASSOCIATED WITH IT.

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