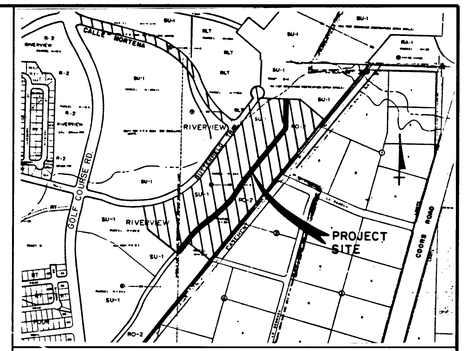
CONSTRUCTION PLANS
FOR
RANCHO SERENO SUBDIVISION - UNIT 1
TRAIL & STORM DRAIN CONSTRUCTION
(CHANGE ORDER #1)
ALBUQUERQUE, NEW MEXICO



VICINITY MAP
NOT TO SCALE
D-12

INDEX

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1	TITLE SHEET
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NOTICE TO CONTRACTORS

1. 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 AND SHALL INCLUDE UPDATE No.4 REVISIONS, DELETIONS, AND ADDITIONS DATED JAN. 28, 1993.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. 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.
4. 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.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
6. 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.
7. CONTRACTOR SHALL CONTACT AND COORDINATE LANDSCAPING EFFORTS (SHEETS 13-18) WITH RICK TRUJILLO, PARKS AND GENERAL SERVICES, 857-8640.

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.

SCANNED BY BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 4 5 6 9 . 9 1 0 1 9 4

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 6-22-94

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

TIMOTHY ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

Timothy Aldrich, P.S. No. 7719 — Date 1·17·94

BHI JOB NO. 92236.01

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

BOHANNAN HUSTON INC.
ALBUQUERQUE, NEW MEXICO
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

APPROVED FOR CONSTRUCTION
C.E.

PROJECT NUMBER
4569.91

SHEET 1 OF 18

USERNAME: CDP2:[C922301.PAD]
FILENAME: TITLE.GRF

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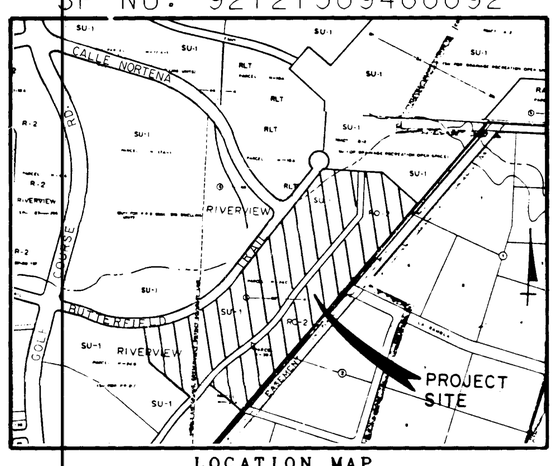
SP NO. 92121509460092



LOCATION MAP

ZONE ATLAS INDEX MAP Nos D-12

NOT TO SCALE

NOTES

1. DRB No. 92-0109
2. Gross subdivision acreage: 26.0374 Acres.
3. Date of survey: December, 1992.
4. City of Albuquerque Water and Sanitary Sewer Service to Lots 1-85 must be verified and coordinated with the Public Works Department, City of Albuquerque.
5. Total number of lots created: 85 Lots and 3 Tracts.
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. This site is located within Section 24, T11N, R2E, N.M.P.M.
9. All lots designated "P1" shall conform to Item 1, Intermittent Parking Criteria. This requires four off street parking spaces per lot for homes containing four bedrooms or less, which can be provided by a two-car garage with driveway. Homes containing five bedrooms will require three-car garages.
10. 22' Private Access Easement for Lots 81-85, to be maintained by said owners.
11. 10' Public Access Easement granted for pedestrian, equestrian, and bicycle access to the Piedras Marcadas Dam to be maintained by the respective owners.
12. TRACTS A, B and C are dedicated to the City of Albuquerque as Permanent Trails and Open Space Easements and are reserved for construction and maintenance of trails, open spaces, landscaping, recreational uses, utilities, access and service roads.
13. No lot shall be allowed direct access to Butterfield Trail.
14. Owner of Lot 9 shall maintain the public drainage easement on Lot 9.
15. Private access easement to be maintained by owners of lots encumbered. Public utilities within these easements to be maintained by the owners of the utilities.
16. Public street right-of-way dedicated by this plat: 3.8210 Ac.
17. Public access right-of-way dedicated by this plat: 0.1271 Ac.
18. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT'S, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS 5978".

DISCLOSURE STATEMENT

The purpose of this replat is to subdivide Parcel H-24C-1 and Parcel H-25A-2, dedicate public street right-of-way, dedicate public access right-of-way, grant easements, and to vacate the blanket drainage easements upon Tracts H-24-C-1 and Tract H-25A-2, vacated by Quitclaim Deeds from the AMAFCA Board of Directors, filed March 2, 1993 as Document Nos. 0005663 and 0005664 respectively, and approved by the DRB as V-92-60.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U S West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

Certain tracts of land situate within Section 24, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being PARCEL H-24C-1 of RIVERVIEW PARCELS, H-17A-1B1, H-17A-1B2, H-18A-1 and H-24C-1 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 20, 1992 in Volume 92C, folio 95 together with PARCEL H-25A-2 of RIVERVIEW PARCELS, H-25A-1 and H-25A-2 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 6, 1992 in Volume 92C, folio 36, said PARCEL H-24C-1 being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a 5/8" rebar with a yellow plastic survey cap stamped "WEAVER LS 6544" at the northeast corner of said PARCEL H-24C-1, being a point on the southerly right-of-way line of the Piedras Marcadas Arroyo, whence the ACS monument "R. Alameda B. No. 2", a metal tablet set in concrete (having New Mexico State Plane Grid Coordinates for Central Zone: X=373,513.20 and Y=1,520,142.81) bears N50°28'16"E a distance of 2411.52 feet and from said point of beginning, leaving said Arroyo right-of-way line and running along the easterly boundary line of said PARCEL H-24C-1,
S00°00'44"E a distance of 258.17 feet to a 5/8" rebar as described above; thence,
S38°33'40"W a distance of 655.35 feet to a 1-1/2" alloy cap stamped "CSC LS 7270" at a point of curvature; thence,
78.52 feet along the arc of a curve to the left having a radius of 440.00 feet and a chord bearing S33°26'55"W a distance of 78.42 feet to a 1-1/2" alloy cap, as described above, at a point of reverse curvature; thence,
203.93 feet along the arc of a curve to the right having a radius of 895.00 feet and a chord bearing S34°51'49"W a distance of 203.49 feet to a 1-1/2" alloy cap, as described above, at a point of compound curvature; thence,
286.90 feet along the arc of a curve to the right having a radius of 1310.58 feet and a chord bearing S47°39'45"W a distance of 286.32 feet to a 5/8" rebar, as described above, at a point of reverse curvature; thence,
270.98 feet along the arc of a curve to the left having a radius of 1010.00 feet and a chord bearing S46°14'51"W a distance of 270.17 feet to a 1-1/2" alloy cap, as described above, at a point of tangency; thence,
S38°33'40"W a distance of 123.20 feet to a 1-1/2" alloy cap, as described above, at a point of curvature; thence,
36.75 feet along the arc of a curve to the right having a radius of 250.00 feet and a chord bearing S42°46'22"W a distance of 36.72 feet to a 1-1/2" alloy cap, as described above, at a point of reverse curvature; thence,
20.79 feet along the arc of a curve to the left having a radius of 1256.25 feet and a chord bearing S46°30'35"W a distance of 20.79 feet to a 1-1/2" alloy cap, as described above, at the most southerly corner of said PARCEL H-24C-1; thence running along the southwestery boundary line of said PARCEL H-24C-1,
N51°26'20"W, 368.66 feet to a 1-1/2" alloy cap as described above; thence,
N10°57'40"W, 236.51 feet to a 5/8" rebar, as described above, at a point on curve on the easterly right-of-way line of Butterfield Trail N.W.; thence running along said right-of-way line and the northwesterly boundary line of said PARCEL H-24C-1,
296.60 feet along the arc of a curve to the left having a radius of 772.53 feet and a chord bearing N75°04'49"E a distance of 294.78 feet to a 5/8" rebar, as described above, at a point of compound curvature; thence,
372.50 feet along the arc of a curve to the left having a radius of 940.58 feet and a chord bearing N52°44'10"E a distance of 370.07 feet to a 5/8" rebar, as described above, a point of compound curvature; thence,
134.25 feet along the arc of a curve to the left having a radius of 525.00 feet and a chord bearing N34°03'53"E a distance of 133.89 feet to a 5/8" rebar, as described above, at a point of reverse curvature; thence,
97.94 feet along the arc of a curve to the right having a radius of 475.00 feet and a chord bearing N32°38'45"E a distance of 97.77 feet to a 5/8" rebar, as described above, at a point of tangency; thence,
N38°33'11"E a distance of 665.21 feet to a point of curvature; thence,
9.32 feet along the arc of curve to the right having a radius of 25.00 feet and a chord bearing N49°14'06"E a distance of 9.27 feet to a 5/8" rebar, as described above, at a point of reverse curvature; thence,
47.07 feet along the arc of a curve to the left having a radius of 45.00 feet and a chord bearing N29°57'10"E a distance of 44.95 feet to an A.M.A.F.C.A. brass cap at the northwest corner of said PARCEL H-24C-1; thence leaving said easterly right-of-way line and running along the said southerly right-of-line of the Piedras Marcadas Arroyo and the northerly boundary line of said PARCEL H-24C-1,
S89°58'25"E a distance of 273.70 feet to the point and place of beginning.

PARCEL H-24C-1 contains 16.0237 acres, more or less; together with PARCEL H-25A-2 which is more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at an A.M.A.F.C.A. brass cap at the most easterly corner of said PARCEL H-25A-2, being a point on the southerly right-of-way line of the Piedras Marcadas Arroyo, whence the ACS monument "R. Alameda B. No. 2", a metal tablet set in concrete (having New Mexico State Plane Grid Coordinates for Central Zone: X=373,513.20 and Y=1,520,142.81) bears N40°17'18"E a distance of 2262.57 feet and from said point of beginning, leaving said Arroyo right-of-way line and running along the southeasterly boundary line of said PARCEL H-25A-2,
S38°33'52"W a distance of 1767.32 feet to a rebar with blue survey cap stamped "LS 7270" at the most southerly corner of said PARCEL H-25A-2; thence running along the southwesterly boundary line of said PARCEL H-25A-2,
N51°26'08"W a distance of 289.52 feet to a rebar with blue survey cap stamped "LS 7270" at a point on curve at the most westerly corner of said PARCEL H-25A-2; thence running along the northwesterly boundary line of said PARCEL H-25A-2,
240.66 feet along the arc of a curve to the right having a radius of 970.00 feet and a chord bearing N46°49'33"E a distance of 240.04 feet to a 1-1/2" alloy cap stamped "CSC LS 7270" at a point of reverse curvature; thence,
295.66 feet along the arc of a curve to the left having a radius of 1350.58 feet and a chord bearing N47°39'45"E a distance of 295.06 feet to a 1-1/2" alloy cap, as described above, at a point of compound curvature; thence,
213.04 feet along the arc of a curve to the left having a radius of 935.00 feet and a chord bearing N34°51'49"E a distance of 212.58 feet to a 1-1/2" alloy cap, as described above, at a point of reverse curvature; thence,
71.38 feet along the arc of a curve to the right having a radius of 400.00 feet and a chord bearing N33°26'55"E a distance of 71.29 feet to a 1-1/2" alloy cap, as described above, at a point of tangency; thence,
N38°33'40"E a distance of 669.35 feet to a 5/8" rebar as described above; thence,
N00°00'44"W a distance of 272.14 feet to a 5/8" rebar, as described above, at the northwesterly corner of said PARCEL H-25A-2; thence running along the said southerly right-of-line of the Piedras Marcadas Arroyo and the northerly boundary line of said PARCEL H-25A-2,
S89°58'25"E a distance of 98.23 feet to an A.M.A.F.C.A. brass cap; thence,
S53°34'07"E a distance of 321.58 feet to the point and place of beginning.

PARCEL H-25A-2 contains 10.0137 acres, more or less.

TOTAL ACREAGE is 26.0374 acres, more or less.

93010398

PLAT OF RANCHO SERENO SUBDIVISION UNIT 1

ALBUQUERQUE, NEW MEXICO
DECEMBER, 1992

FREE CONSENT AND DEDICATION

The foregoing Replat of those certain tracts of land situate within Section 24, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being PARCEL H-24C-1 of RIVERVIEW PARCELS, H-17A-1B1, H-17A-1B2, H-18A-1 and H-24C-1 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 20, 1992 in Volume 92C, folio 95 together with PARCEL H-25A-2 of RIVERVIEW PARCELS, PARCEL H-25A-1 and PARCEL H-25A-2 as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 6, 1992 in Volume 92C, folio 36, and now hereon comprising RANCHO SERENO SUBDIVISION, UNIT 1 is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby dedicate additional public street and public access right-of-way and do also hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved for buried distribution lines, conduits, and pipes for underground utilities and other related equipment where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

Richard Mallet

Richard Mallet, President
CENTEX REAL ESTATE CORPORATION

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 24th day of February, 1993 by Richard Mallet, President of CENTEX REAL ESTATE CORPORATION.

My Commission Expires: 9/23/96 Geraldine N. Gent
Notary Public

APPROVALS

PLAT NUMBER S-92-38	
PLANNING DIRECTOR	DATE 4/21/93
CITY ENGINEER	DATE 4.21.93
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE 022593
CITY SURVEYOR Martin W. Eckert Jr.	DATE 4-19-93
PROPERTY MANAGEMENT Robert W. Kane	DATE 3-9-93
UTILITY DEVELOPMENT DEPARTMENT	DATE 3/9/93
PARKS AND RECREATION DEPARTMENT	DATE 3-8-93
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
U.S. WEST COMMUNICATIONS	DATE 3-8-93
GAS COMPANY OF NEW MEXICO	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC: 4-Code Numbers - See Attached Tax Certificate

PROPERTY OWNER OF RECORD: Bellamah Comm. Dev. + City of Albuq.

4-22-93
BERNALILLO COUNTY TREASURER'S OFFICE DATE

CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Thomas G. Klingenhagen
New Mexico Surveyor 5978 Date:

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

JOB NO. 92236.81

SHEET 1 OF 3 SHEETS

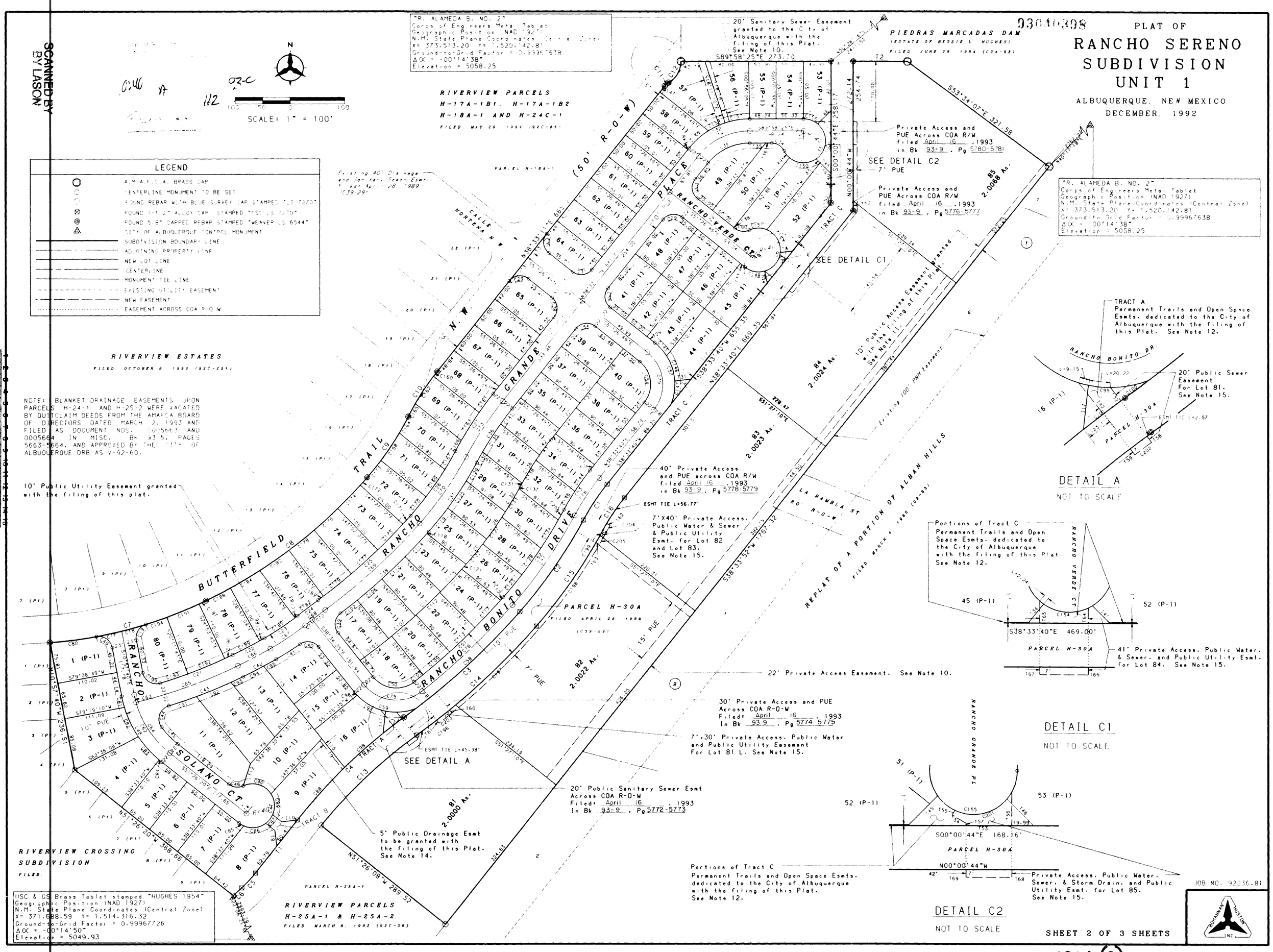
1914 (1)

SCANNED BY BY LASON

93010398

PLAT OF RANCHO SERENO SUBDIVISION UNIT 1

ALBUQUERQUE, NEW MEXICO
DECEMBER, 1992



1914 (2)

PROJ. NO. 4569.91 MAP NO. D-12 SHEET 2 OF 18

93040398

PLAT OF
RANCHO SERENO SUBDIVISION
UNIT 1

ALBUQUERQUE, NEW MEXICO
DECEMBER, 1992

COMO 93-C 112

Deputy Clerk

AREAS

LOT	ACREAGE
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3	0.2084
4	0.2189
5	0.1642
6	0.1641
7	0.1642
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78	0.1704
79	0.1714
80	0.1756
81	2.0000
82	2.0022
83	2.0023
84	2.0024
85	2.0068
TRACT A	0.0213
TRACT B	0.0278
TRACT C	0.0780
ROADS	3.8210

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	78.52	440.00	10°13'30"	78.42	S33°26'55"W	39.37
C2	203.93	895.00	13°03'18"	203.49	S34°51'49"W	102.41
C3	286.90	1310.58	12°32'33"	286.32	S47°39'45"W	144.02
C4	270.98	1010.00	15°22'21"	270.17	S46°14'51"W	136.31
C5	36.75	250.00	8°25'23"	36.72	S42°46'22"W	18.41
C6	20.79	1256.25	0°56'54"	20.79	S46°30'35"W	10.40
C7	296.60	772.53	21°59'53"	294.78	N75°04'49"E	150.15
C8	372.50	940.58	22°41'27"	370.07	N52°44'10"E	188.72
C9	134.25	525.00	14°39'07"	133.89	N34°03'53"E	67.50
C10	97.94	475.00	11°48'52"	97.77	N32°38'45"E	49.15
C11	9.32	25.00	21°21'50"	9.27	N49°14'06"E	4.72
C12	47.07	45.00	59°55'41"	44.95	N29°57'10"E	25.94
C13	240.66	970.00	14°12'55"	240.04	N46°49'33"E	120.95
C14	295.66	1350.58	12°32'33"	295.06	N47°39'45"E	148.42
C15	213.04	935.00	13°03'18"	212.58	N34°51'49"E	106.98
C16	71.38	400.00	10°13'30"	71.29	N33°26'55"E	35.79
C17	47.71	772.53	3°32'19"	47.70	N77°57'54"E	23.86
C18	45.44	772.53	3°22'13"	45.44	N74°30'38"E	22.73
C19	36.56	25.00	83°47'11"	33.39	S30°55'56"W	22.43
C20	41.79	25.00	95°46'38"	37.09	S58°50'59"E	27.66
C21	141.41	882.53	9°10'49"	141.25	N68°40'17"E	70.85
C22	65.49	1050.58	3°34'17"	65.47	N62°17'44"E	32.75
C23	72.73	478.00	8°43'03"	72.66	N56°09'05"E	36.43
C24	47.64	1274.96	2°08'28"	47.64	N52°51'47"E	23.82
C25	228.89	1045.62	12°32'33"	228.44	N47°39'45"E	114.91
C26	143.56	630.04	13°03'18"	143.25	N34°51'49"E	72.09
C27	125.71	704.96	10°13'01"	125.54	N33°26'40"E	63.02
C28	39.27	25.00	90°00'00"	35.36	N06°26'49"W	25.00
C29	39.27	25.00	90°00'00"	35.36	S83°33'11"W	25.00
C30	39.27	25.00	90°00'00"	35.36	S06°26'49"E	25.00
C31	39.27	25.00	90°00'00"	35.36	N83°33'11"E	25.00
C32	127.57	142.00	51°28'24"	123.32	N64°17'23"E	68.45
C33	170.00	40.00	243°30'10"	68.03	S31°46'40"W	0.00
C34	27.71	25.00	63°30'10"	26.31	N58°13'20"W	15.47
C35	88.04	98.00	51°28'24"	85.11	S64°17'23"W	47.24
C36	117.86	660.96	10°13'01"	117.71	S33°26'40"W	59.09
C37	153.58	674.04	13°03'18"	153.25	S34°51'49"W	77.12
C38	219.83	1089.62	11°33'34"	219.46	S47°10'15"W	110.29
C39	39.93	25.00	91°31'26"	35.82	S07°11'19"W	25.67
C40	37.75	25.00	86°30'22"	34.26	N81°49'37"W	23.52
C41	50.93	522.00	5°35'24"	50.91	S57°42'54"W	25.48
C42	68.23	1094.58	3°34'17"	68.22	S62°17'44"W	34.13
C43	145.73	926.53	9°00'43"	145.58	S68°35'14"W	73.02
C44	47.53	25.00	108°55'37"	40.69	S18°37'47"W	35.00
C45	42.76	157.00	15°36'19"	42.63	S43°38'11"E	21.51
C46	27.72	25.00	63°31'51"	26.32	S83°10'35"E	15.48
C47	169.99	40.00	243°29'11"	68.03	S06°48'06"W	0.00
C48	143.41	203.00	40°28'40"	140.45	N31°12'00"W	74.85
C49	38.97	25.00	89°18'17"	35.14	N55°36'48"W	24.70
C50	83.18	53.00	89°55'20"	74.90	S83°32'05"E	52.93
C51	224.26	1270.58	10°06'46"	223.97	N46°26'51"E	112.42
C52	194.81	855.00	13°03'18"	194.39	N34°51'49"E	97.83
C53	85.66	480.00	10°13'30"	85.55	N33°26'55"E	42.94
C54	83.26	53.00	90°00'29"	74.96	N06°26'34"W	53.01
C55	39.27	25.00	90°00'13"	35.36	S83°33'17"W	25.00
C56	39.27	25.00	90°00'00"	35.36	S06°26'49"E	25.00
C57	124.43	97.00	73°29'48"	116.07	S14°41'55"E	72.43
C58	259.92	1310.58	11°21'47"	259.49	S47°04'22"W	130.39
C59	123.20	97.00	72°46'28"	115.09	N74°57'39"W	71.48
C60	27.71	25.00	63°30'10"	26.31	S83°11'54"E	15.47
C61	170.00	40.00	243°30'10"	68.03	S06°48'06"W	0.00
C62	127.16	180.00	40°28'40"	124.54	S31°12'00"E	66.37
C63	14.36	180.00	4°34'12"	14.35	S13°14'46"E	7.18
C64	112.81	180.00	35°54'28"	110.97	S33°29'06"E	58.33
C65	197.23	904.53	12°29'35"	196.84	N70°19'41"E	99.01
C66	66.86	1072.58	3°34'17"	66.85	N62°17'44"E	33.44
C67	76.07	500.00	8°43'03"	76.00	N56°09'05"E	38.11
C68	46.82	1252.96	2°08'28"	46.82	N52°51'47"E	23.41
C69	233.71	1067.62	12°32'33"	233.24	N47°39'45"E	117.32
C70	148.57	652.04	13°03'18"	148.25	N34°51'49"E	74.61
C71	16.86	1252.96	0°46'16"	16.86	N52°10'40"E	8.43
C72	29.96	1252.96	1°22'12"	29.96	N53°14'56"E	14.98
C73	121.79	682.96	10°13'01"	121.62	N33°26'40"E	61.05
C74	107.81	120.00	51°28'24"	104.22	N64°17'23"E	57.85
C75	117.71	75.00	89°55'20"	105.99	S83°32'05"E	74.90
C76	228.15	1292.58	10°06'47"	227.85	N46°26'57"E	114.37
C77	199.82	877.01	13°03'17"	199.39	N34°51'41"E	100.35
C78	81.73	458.00	10°13'30"	81.63	N33°26'55"E	40.98
C79	117.82	75.00	90°00'29"	106.07	N06°26'34"W	75.01
C80	85.55	772.53	6°20'42"	85.51	N82°54'25"E	42.82
C81	20.90	203.00	5°53'58"	20.89	S13°54'39"E	10.46
C82	59.50	203.00	16°47'32"	59.28	S25°15'23"E	29.96
C83	56.83	203.00	16°02'27"	56.65	S41°40'23"E	28.60
C84	6.18	203.00	1°44'43"	6.18	S50°33'58"E	3.09
C85	10.11	40.00	14°28'39"	10.08	S58°40'40"E	5.08
C86	42.62	40.00	61°02'42"	40.63	N83°33'40"E	23.58
C87	20.21	40.00	28°57'18"	20.00	N38°33'40"E	10.33
C88	129.51	1010.00	7°20'48"	129.42	S42°14'04"W	64.84
C89	39.65	40.00	56°47'56"	38.05	N04°18'57"W	21.63
C90	57.40	40.00	82°13'34"	52.60	N73°49'43"W	34.91
C91	53.40	926.53	3°18'09"	53.40	N71°26'31"E	26.71
C92	67.73	926.53	4°11'17"	67.71	N67°41'48"E	33.88
C93	24.60	926.53	1°31'17"	24.60	N64°50'31"E	12.30
C94	41.92	1094.58	2°11'40"	41.92	N62°59'03"E	20.96
C95	26.30	1094.58	1°22'37"	26.30	N61°11'54"E	13.15
C96	7.16	97.00	4°13'45"	7.16	S40°41'18"E	3.58
C97	60.30	97.00	35°37'01"	59.33	S60°36'41"E	31.16
C98	94.04	1010.00	5°20'06"	94.01	S48°34'31"W	47.06
C99	55.75	97.00	32°55'41"	54.98	N85°06'58"E	28.67
C100	26.98	1310.58	1°10'46"	26.98	S53°20'38"W	13.49
C101	47.43	1010.00	2°41'27"	47.43	S52°35'17"W	23.72
C102	39.14	1089.62	2°03'29"	39.14	N51°55'17"E	19.57
C103	65.66	1180.10	3°11'17"	65.66	S52°29'11"W	32.84
C104	72.48	1180.10	3°31'09"	72.47	N52°19'15"E	36.25
C105	20.90	1270.58	0°56'33"	20.90	S51°01'57"W	10.45
C106	58.92	1089.62	3°05'54"	58.92	N49°20'35"E	29.47
C107	63.82	1180.10	3°05'55"	63.81	S49°20'35"W	31.92
C108	59.25	1180.10	2°52'36"	59.25	N49°07'23"E	29.63
C109	63.80	1270.58	2°52'36"	63.79	S49°07'23"W	31.90
C110	58.93	1089.62	3°05'55"	58.92	N46°14'41"E	29.47
C111	63.82	1180.10	3°05'55"	63.81	S46°14'40"W	31.92
C112	59.25	1180.10	2°52'36"	59.25	N46°14'46"E	29.63
C113	63.80	1270.58	2°52'36"	63.79	S46°14'46"W	31.90
C114	57.86	1089.62	3°02'33"	57.86	N43°10'26"E	28.94
C115	68.06	1180.10	3°18'15"	68.05	S43°02'36"W	34.04
C116	58.37	1180.10	2°50'02"	58.36	N43°23'27"E	29.19
C117	68.25	1270.58	3°04'40"	68.24	S43°16'08"W	34.13
C118	4.97	1089.62	0°15'42"	4.97	N41°31'19"E	2.49
C119	55.05	674.04	4°40'46"	55.03	N39°03'05"E	27.54
C120	59.53	764.52	4°27'41"	59.52	S39°09'38"W	29.78
C121	12.01	1180.10	0°34'58"	12.01	N41°40'57"E	6.00
C122	48.03	764.52	3°35'58"	48.02	N39°35'30"E	24.02
C123	52.51	855.00	3°31'08"	52.50	S39°37'54"W	26.26
C124	7.52	1270.58	0°20'20"	7.52	S41°33'38"W	3.76
C125	60.20	674.04	5°07'01"	60.18	N34°09'11"E	30.12
C126	60.15	764.52	4°30'29"	60.14	S34°40'32"W	30.09
C127	60.10	764.52	4°30'14"	60.08	N35°32'23"E	30.06
C128	60.08	855.00	4°01'34"	60.07	S35°51'33"W	30.05
C129	38.33	674.04	3°15'31"	38.33	N29°57'55"E	19.17
C130	22.39	660.96	1°56'28"	22.39	N29°18'24"E	11.20
C131	6.14	570.48	0°37'01"	6.14	S28°38'41"W	3.07
C132	54.51	764.52	4°05'08"	54.50	S30°22'44"W	27.27
C133	60.54	764.52	4°32'13"	60.52	N31°01'09"E	30.28
C134	60.43	855.00	4°02'58"	60.42	S31°49'17"W	30.23
C135	60.32	660.96	5°13'42"	60.29	N32°53'29"E	30.18
C136	60.42	570.48	6°04'07"	60.40	S31°59'15"W	30.24
C137	5.53	764.52	0°24'53"	5.53	N28°32'35"E	2.77
C138	55.04	570.48	5°31'39"	55.02	N31°06'00"E	27.54
C139	38.88	480.00	4°38'28"	38.87	S30°39'24"W	19.45
C140	0.45	324.71	0°04'47"	0.45	S29°03'59"W	0.23
C141	35.16	660.96	3°02'51"	35.15	N37°01'46"E	17.58
C142	35.16	570.48	3°31'53"	35.16	S36°47'15"W	17.59
C143	46.69	570.48	4°41'22"	46.68	N36°12'30"E	23.36
C144	46.78	480.00	5°35'02"	46.76	S35°46'09"W	23.41
C145	32.63	97.00	19°16'19"	32.47	N41°48'39"W	16.47
C146	48.53	97.00	28°39'47"	48.02	N17°50'37"W	24.78
C147	43.28	97.00	25°33'42"	42.92	N09°16'08"E	22.00
C148	40.56	40.00	58°06'07"	38.85	S80°29'52"E	22.22
C149	16.12	40.00	23°05'13"	16.01	S38°00'51"E	8.17
C150	52.80	40.00	75°37'26"	49.05	S87°22'11"E	31.04
C151	33.15	40.00	47°28'50"	32.21	S88°47'26"W	17.59
C152	58.57	87.00	38°34'24"	57.47	S19°16'28"W	30.44
C153	51.75	40.00	74°07'27"	48.21	N30°24'26"W	30.21
C154	44.54	40.00	63°47'47"	42.27	N38°33'11"E	24.90
C155	73.17	40.00	104°48'05"	63.38	N02°25'04"E	51.94
C156	27.92	40.00	39°59'27"	27.36	N69°58'42"W	14.56
C157	45.60	142.00	18°24'04"	45.41	S80°49'33"W	23.00
C158	33.90	142.00	13°40'47"	33.82	S64°47'07"W	17.03
C159	48.06	142.00	19°23'32"	47.83	S48°14'57"W	24.26
C160	11.17	475.00	1°20'49"	11.17	N37°52'45"E	5.58
C161	43.17	704.96	3°30'30"	43.16	S39°47'56"W	21.59
C162	60.27	475.00	7°16'11"	60.23	N33°34'17"E	30.17
C163	60.34	704.96	4°54'16"	60.33	S32°35'33"W	30.19
C164	34.43	525.00	3°45'29"	34.43	N28°37'04"E	17.22
C165	26.51	475.00	3°11'52"	26.51	N28°20'16"E	13.26
C166	22.20	704.96	1°48'15"	22.20	S29°14'17"W	11.10
C167	38.52	630.04	3°30'11"	38.51	S30°05'15"W	19.27
C168	60.24	525.00	6°34'28"	60.21	N33°47'02"E	30.15
C169	60.17	630.04	5°28'18"	60.14	S34°34'30"W	30.11
C170	44.87	630.04	4°04'49"	44.86	S39°21'04"W	22.44
C171	21.08	1045.62	1°09'18"	21.08	S41°58'07"W	10.54
C172	19.05	940.58	1°09'38"	19.05	N41°58'15"E	9.53
C173	39.58	525.00	4°19'10"	39.57	N39°13'51"E	19.80
C174	58.76	940.58	3°34'46"	58.75	N44°20'27"E	29.39
C175	65.32	1045.62	3°34'45"	65.31	S44°20'09"W	32.67
C176	58.76	940.58	3°34'46"	58.75	N47°55'13"E	29.39
C177	65.32	1045.62	3°34'45"	65.31	S47°54'54"W	32.67
C178	58.76	940.58	3°34'46"	58.75	N51°29'58"E	29.39
C179	65.32	1045.62	3°34'45"	65.31	S51°29'40"W	32.67
C180	65.05	940.58	3°57'46"	65.04	N55°16'14"E	32.54
C181	11.85	1045.62	0°38'59"	11.85	S53°36'32"W	5.93
C182	47.64	1274.96	2°08'28"	47.64	S52°51'47"W	23.82
C183	5.51	478.00	0°39'37"	5.51	S52°07'21"W	2.75
C184	62.30	940.58	3°47'42"	62.29	N59°08'58"E	31.16
C185	67.22	478.00	8°03'26"	67.16	S56°28'53"W	33.66
C186	9.85	1050.58	0°32'13"	9.85	S60°46'42"W	4.92
C187	13.78	772.53	1°01'20"	13.78	N64°35'33"E	6.89
C188	49.81	940.58	3°02'04"	49.81	N62°33'51"E	24.91
C189	55.64	1050.58	3°02'04"	55.63	S62°33'51"W	27.83
C190	15.75	882.53	1°01'20"	15.75	S64°35'33"W	7.87
C191	63.38	772.53	4°42'02"	63.36	N67°27'14"E	31.71
C192	72.40	882.53	4°42'02"	72.38	S67°27'14"W	36.22
C193	53.26	882.53	3°27'27"	53.25	S71°31'58"W	26.64
C194	40.74	772.53	3°01'17"	40.73	N71°18'53"E	20.37
C195	41.79	25.00	95°46'38"	37.09	N58°50'59"W	27.66
C196	89.48	1350.58	3°47'46"	89.47	N52°02'08"E	44.76
C197	206.17	1350.58	8°44'47"	205.97	N45°45'51"E	103.29
C198	202.66	935.00	12°25'07"	202.26	N35°10'55"E	101.73
C199	10.39	935.00	0°38'11"	10.39	N28°39'16"E	5.19
C200	21.80	855.00	1°27'38"	21.80	S29°03'59"W	10.90
C201	60.30	40.00	86°22'33"	54.75	N17°49'51"W	37.55
C202	20.01	963.00	1°11'26"	20.01	S53°12'14"W	10.01
C203	30.00	1357.58	1°15'59"	30.00	S51°22'37"W	15.00
C204	14.54	393.00	2°07'10"	14.54	S29°23'45"W	7.27
C205	25.46	942.00	1°32'56"	25.46	S29°06'38"W	12.73

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S38°33'40"W	123.20
T2	S89°58'25"E	98.23
T3	N38°33'11"E	55.00
T4	N38°33'40"E	18.00
T5	S00°01'35"W	18.00
T6	N38°33'11"E	18.00
T7	S51°26'20"E	21.27
T8	S06°26'20"E	28.27
T9	S38°34'25"E	67.46
T10	S82°57'50"W	28.57
T11	N51°26'20"W	21.27
T12	S17°57'18"W	42.91
T13	S38°34'25"E	65.78
T14	S38°34'25"E	103.38
T15	S38°34'25"E	88.31
T16	S38°34'25"E	60.00
T17	S06°25'35"W	40.43
T18	N38°33'11"E	24.86
T19	S38°33'11"W	24.86
T20	N38°33'11"E	13.36
T21	S38°33'40"W	13.29
T22	S38°33'11"W	60.00
T23	N38°33'11"E	60.00
T24	S38°33'11"W	67.00
T25	S38°33'40"W	25.49
T26	N38°33'11"E	78.50
T27	S51°26'49"E	60.00
T28	S51°26'49"E	50.00
T29	N51°26'49"W	17.98
T30	S51°26'49"E	61.01
T31	S83°33'11"W	28.29
T32	S38°34'25"E	15.34
T33	S51°26'49"E	11.04
T34	S06°26'49"E	21.25
T35	S89°58'25"E	29.46
T36	S89°58'25"E	10.61
T37	S44°58'25"E	10.35
T38	N51°26'49"W	2.87
T39	S44°58'25"E	26.51
T40	S00°00'44"E	23.63
T41	S83°33'11"W	21.27
T42	S38°34'25"E	36.12
T43	S00°00'44"E	29.18
T44	S38°33'40"W	29.33
T45	N44°58'25"W	36.86
T46	S45°01'35"W	34.43
T47	N38°33'11"E	14.38
T48	S38°33'11"W	2.85
T49	N38°33'11"E	30.00
T50	S38°33'11"W	30.00
T51	S38°33'11"W	16.86
T52	N00°00'44"W	17.40
T53	S00°00'44"E	42.00
T54	S29°59'16"W	14.59
T55	N60°00'44"W	5.06
T56	S89°58'25"E	30.70
T57	N89°58'25"W	2.27
T58	S38°34'25"E	7.01
T59	N38°34'25"W	7.00
T60	S37°40'43"E	7.00
T61	N37°40'43"W	7.00
T62	S61°01'39"E	7.00
T63	N61°01'39"W	7.00
T64	S51°26'49"E	14.27
T65	N51°26'49"W	17.26
T66	S51°26'49"E	7.00
T67	N51°26'49"W	7.00
T68	S89°58'25"E	7.00
T69	N89°58'25"W	7.00

JOB NO. 92236.81

SHEET 3 OF 3 SHEETS

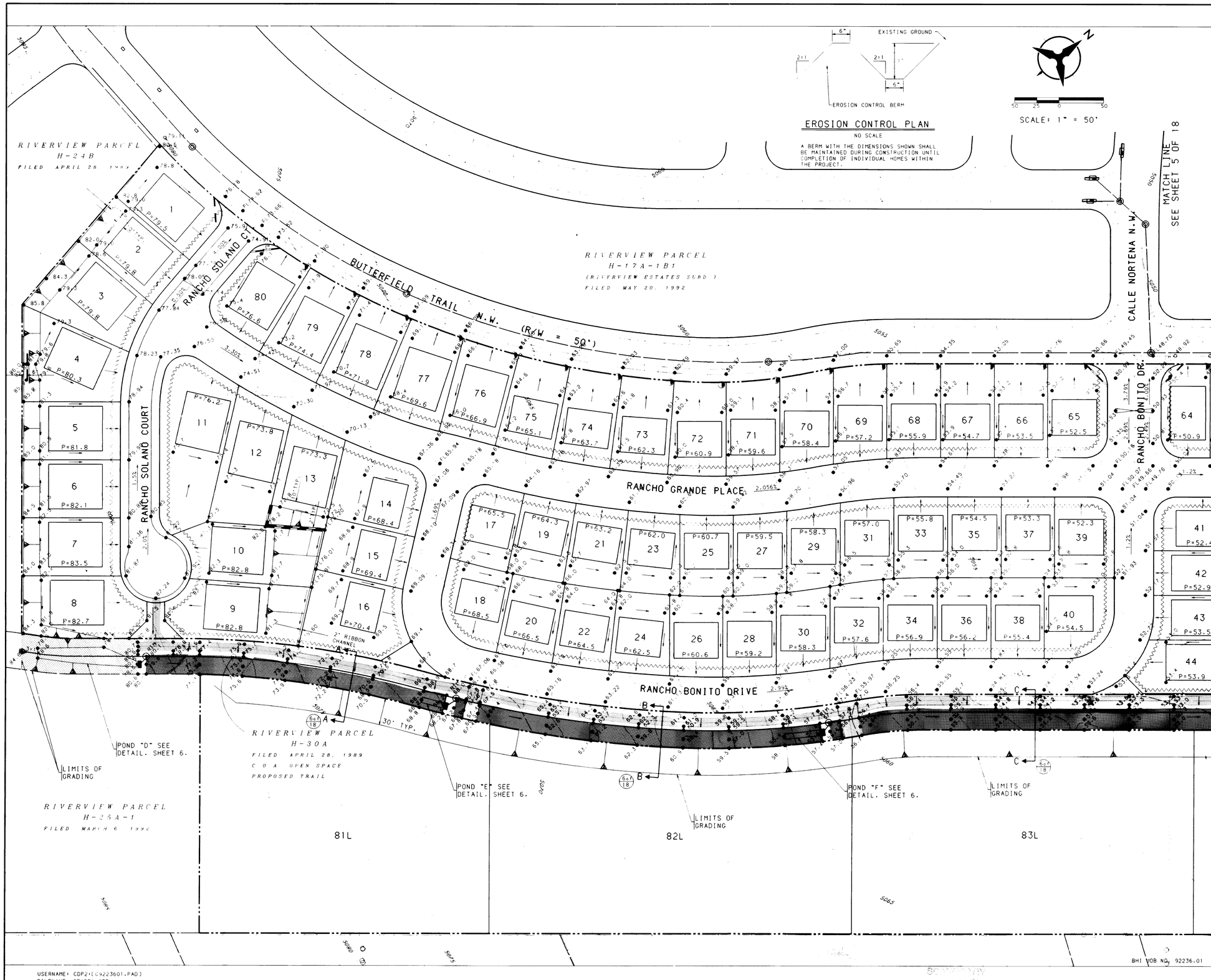
BOHANNAN HUSTON INC.

SURV: CS9223681 3SHEET3.GRF

1914 (3)

PROJ. NO. 4569.91 MAP NO. D-12 SHEET 3 OF 18

24-4569.910394



EROSION CONTROL PLAN

NO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.

SCALE: 1" = 50'

GENERAL GRADING NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE SOILS REPORT SUPPLIED BY CENTEX HOMES.

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.

5. THE TOLERANCES FOR ROUGH GRADING SHALL CONFORM TO THE FOLLOWING:

TRAIL SUBGRADE	+0.2'
CHANNEL SUBGRADE	+0.2'
PAD SUBGRADE	+0.2'
STREET SUBGRADE	+0.2'
ALL OTHER AREAS	+0.5'

6. RETAINING WALLS TO BE CONSTRUCTED UNDER THESE WORK ORDER PLAN IMPROVEMENTS WITH FINAL GRADING, DRAINAGE, UTILITY AND STREET CONSTRUCTION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO CENTEX HOMES FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL CONSIST OF RETAINING WALL PROFILES SHOWING GROUND ELEVATIONS ADJACENT TO WALL, TOP OF WALL, AND BOTTOM OF FOOTING.

~~7. CONSTRUCTION WITHIN AMAFCA'S PIEDRAS MARCADAS DAM PROPERTY SHALL NOT COMMENCE UNTIL A LICENSE AGREEMENT FOR EACH OF THE SEPARATE IMPROVEMENTS HAS BEEN APPROVED BY AMAFCA. A LICENSE AGREEMENT FOR TRAIL IMPROVEMENTS MUST BE APPROVED BY AMAFCA'S BOARD OF DIRECTORS.~~

8. BACKYARD DRAIN TO BE PROVIDED AS DESIGNATED. PROPERTY OWNER TO MAINTAIN BACKYARD DRAIN. SEE BACKYARD DRAIN DETAIL, SHEET

9. UPON COMPLETION (AND ACCEPTANCE BY THE CITY AND AMAFCA), THE TRAIL PARCEL AND UNDERGROUND STORM SEWER SYSTEM UP TO THE AMAFCA PROPERTY LINE (STATION 20+34.61) WILL BE MAINTAINED BY THE CITY OF ALBUQUERQUE. AMAFCA WILL MAINTAIN THE STORM DRAIN SYSTEM FROM THEIR PROPERTY LINE (STATION 20+34.61) UP TO AND INCLUDING THE ENERGY DISSIPATOR (STATION 21+35.61). THE SURFACE OF THE DAM BASIN (EXCLUDING THE TRAIL SURFACE) WILL BE MAIN TAINED BY AMAFCA.

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	○25.42
PROPOSED SPOT ELEVATION	●25.42
DIRECTION OF FLOW	
PROPOSED EROSION CONTROL BERM	
WATER BLOCK	
PROPOSED RETAINING WALL	
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
BACKYARD DRAIN	
STANDARD CURB	
ROLL CURB (RANCHO SOLANO CT.)	
TEMPORARY RIPRAP	
RIPRAP CHANNEL LINING	
ASPHALT PAVING	

AS BUILT INFORMATION

CONTRACTOR CSI

WORK STAKED BY ACS DATE 7/93

INSPECTOR'S ACCEPTANCE BY DATE

VERIFICATION BY ACS DATE 7/93

DRAWINGS REVIEWED BY ACS DATE 7/94

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES, 1954", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448, GO NORTH ON STATE RD. 448, 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE. ELEV.= 5049.93

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

7-19-93

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	JPK	DATE 10/92
DRAWN BY	SAR	DATE 10/92
CHECKED BY	KLD	DATE 7/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
FINAL GRADING & DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	R.W. Kaus	7-28-93
TRANS. DEV.			WASTE WATER	R.W. Kaus	7-28-93
HYDROLOGY					
PARKS					

PROJECT NO.	MAP NO.	SHEET	OF
4569.91	D-12	4	18

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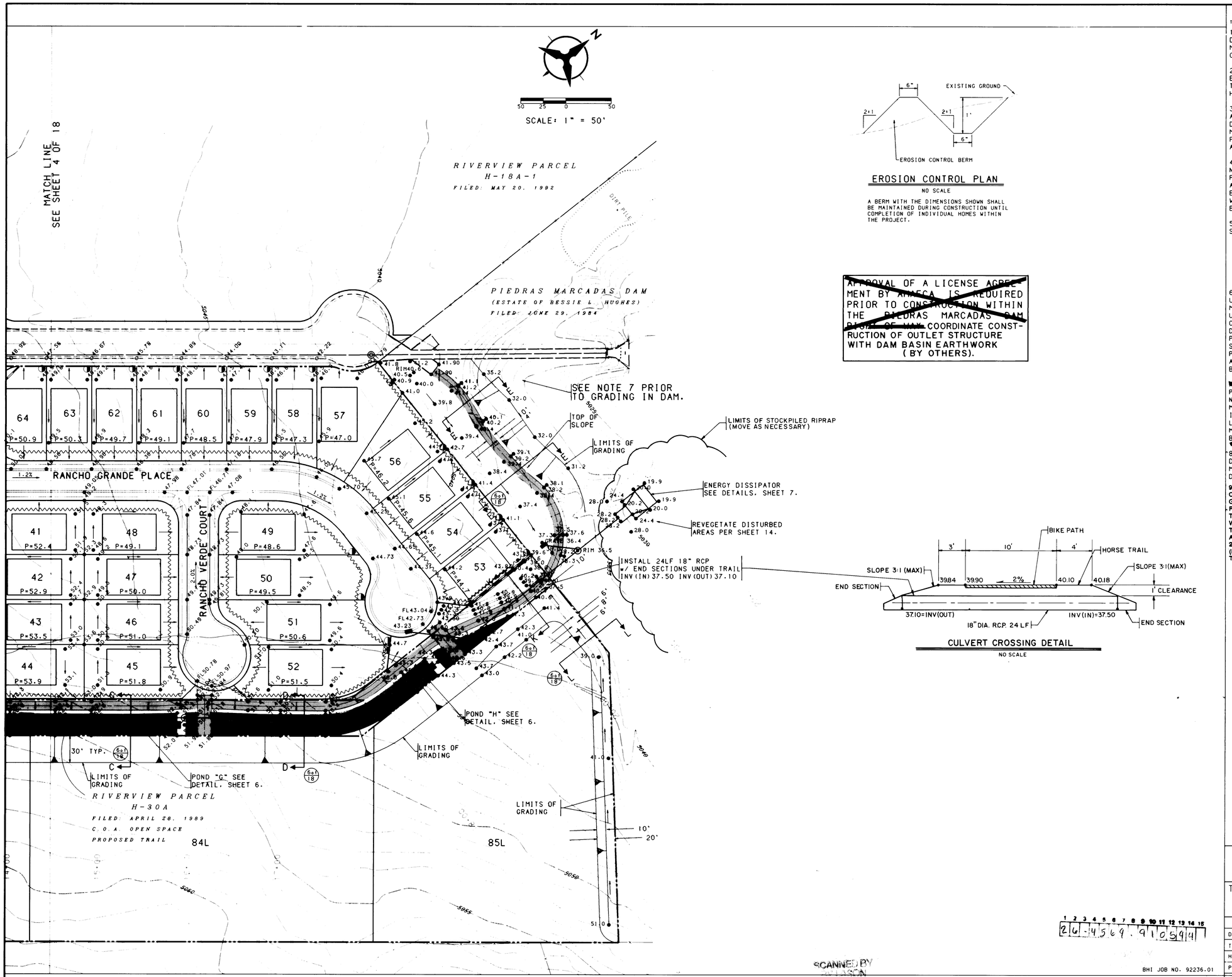
SCANNED



EROSION CONTROL PLAN

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~~APPROVAL OF A LICENSE AGREEMENT BY AMAFCA IS REQUIRED PRIOR TO CONSTRUCTION WITHIN THE PIEDRAS MARCADAS DAM RIGHT-OF-WAY.~~ COORDINATE CONSTRUCTION OF OUTLET STRUCTURE WITH DAM BASIN EARTHWORK (BY OTHERS).

CULVERT CROSSING DETAIL

NO SCALE

GENERAL GRADING NOTES

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LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	○25.42
PROPOSED SPOT ELEVATION	●25.42
DIRECTION OF FLOW	
PROPOSED EROSION CONTROL BERM	
WATER BLOCK	
PROPOSED RETAINING WALL	
EXISTING STORM DRAIN LINE	SD
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BACKYARD DRAIN	
STANDARD CURB	
ROLL CURB (RANCHO SOLANO CT.)	
TEMPORARY RIPRAP	
RIPRAP CHANNEL LINING	
ASPHALT PAVING	

AS BUILT INFORMATION

CONTRACTOR	CCN	DATE 7/93
WORK STAKED BY	ALS	DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	ALS	DATE 7/93
DRAWINGS CORRECTED BY	ALS	DATE 9/93

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEERS SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN		DATE 10/92
DESIGNED BY	JPK	DATE 10/92
DRAWN BY	SAR	DATE 7/93
CHECKED BY	KLD	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
FINAL GRADING & DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		9-17-93	WATER	N/A RWK	7-28-93
TRANS. DEV.			WASTE WATER	N/A RWK	7-28-93
HYDROLOGY		8-23-93	A.M.A.F.C.A.		13 AUG 93
PARKS					

2 6 - 4 5 6 9 . 9 1 0 5 9 4

BHI JOB NO. 92236.01

PROJECT NO.	MAP NO.	SHEET OF
4569.91	D-12	5 18

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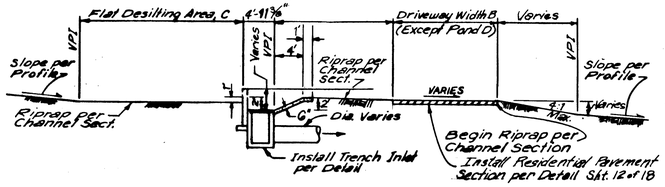
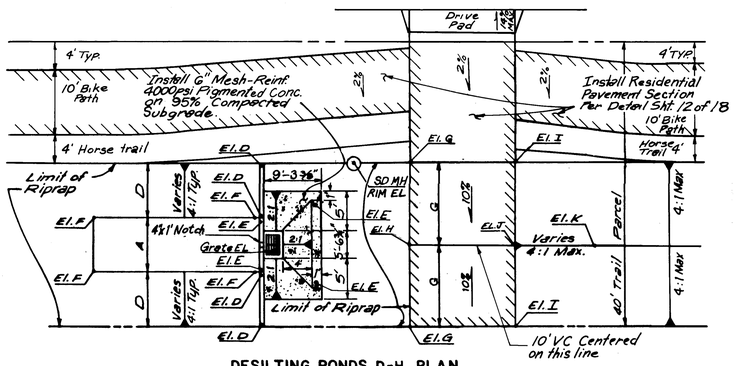


DESILTING PONDS D-H PROFILE
NTS



DESILTING PONDS D-H PLAN
NTS

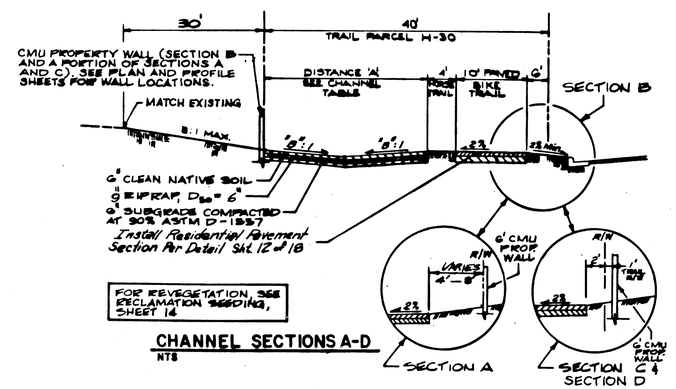
POND DATA TABLE

POND	D	E	F	G	H
Q_{100}	38.6	1.6	8.4	19.2	3.7
Depth Over Weir (ft)	0.99	0.16	0.50	0.86	0.29
Freeboard (ft)	0.01*	0.84	0.50	0.64	0.71
Dist. A (ft)	6+	2	4	4	0-8
Dist. B (ft)	N/A	16	22	16	16
Dist. C (ft)	113	25	40	95	40
Dist. D (ft)	8	8	8	10	11
Dist. E (ft)	13	8	8	8	8
Dist. F (ft)	4.5	~~4~~ 5'	6	8	8
Dist. G (ft)	11	9	10	12	10
Grate EL.	77.60	65.22	54.42	48.52	41.32
Inv. EL.	70.60	62.22	51.42	44.52	33.04
EL. D	80.60	68.22	57.42	52.02	44.32
EL. E	79.60	67.22	56.42	50.52	43.32
EL. F	78.60	66.22	55.42	49.52	42.32
EL. G	N/A	67.76	57.05	51.88	43.53
EL. H	N/A	67.11	56.30	50.93	42.78
EL. I	N/A	67.44	56.70	51.79	43.27
EL. J	N/A	66.79	55.95	50.84	42.52
EL. K	75.32	64.40	54.12	49.35	N/A
RIM SAS (Existing)	N/A	N/A	57.75	52.58	45.15
RIM SAS (Proposed)	N/A	N/A	56.75	51.88	43.30
RIM SD	~~80.15~~ 80.15	~~68.80~~ 68.30	~~57.40~~ 57.40	~~51.40~~ 51.40	~~42.80~~ 43.70

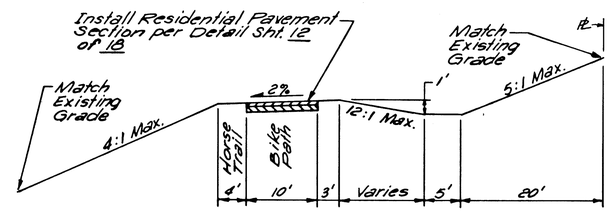
* This pond has been designed for a temporary situation. Future flows will be reduced when the trail and storm drain network are continued upstream.

CHANNEL TABLE

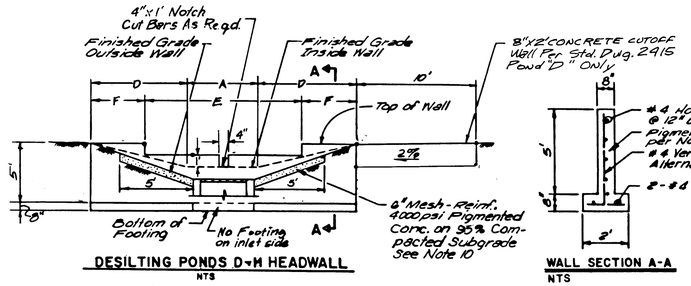
SECTION	Q_{100} (CFS)	Q_{50} (CFS)	"A" (FT)	S (FT/FT)	Water Depth (FT)	Manning's (N)	Velocity (FPS)	Froude Number	B	Freeboard (FT)
A-A	1.6	122.7	18	0.0342	0.42	0.045	2.07	0.56	4.17	1.74
B-B	8.4	156.5	20	0.0278	0.83	0.045	3.00	0.58	4.0	1.67
C-C	19.2	98.6	24	0.0055	1.49	0.045	1.99	0.29	4.36	1.26
D-D	8.72	281.5	24	0.0340	0.59	0.045	2.66	0.61	4.0	2.41



CHANNEL SECTIONS A-D
NTS

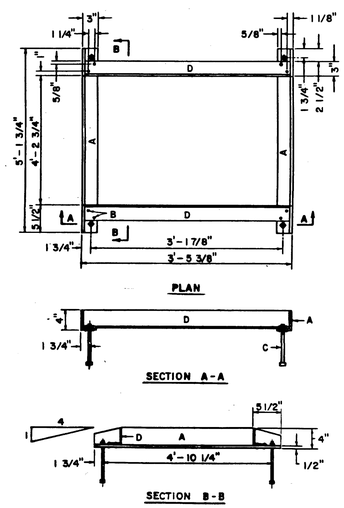


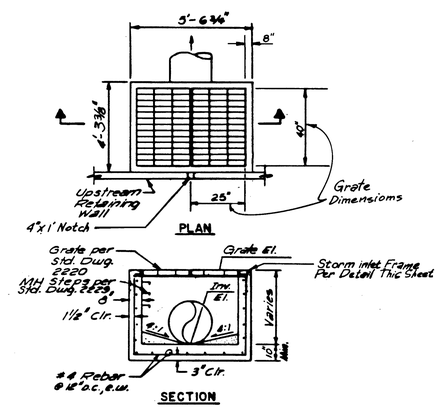
SECTION E-E (AMAFCA MAINTENANCE)
5,12 N.T.S.



DESILTING PONDS D-H HEADWALL
NTS

WALL SECTION A-A
NTS

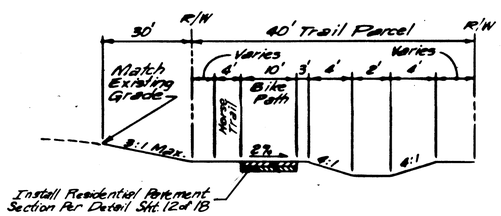




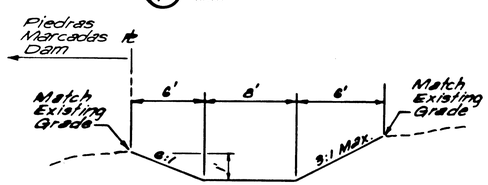
DOUBLE GRATE TRENCH INLET
NTS

STORM INLET FRAME DETAIL
(Modified Std. Dwg. 2216)

NO SCALE



SECTION K-K
8,11 N.T.S.



SECTION L-L
8,11 N.T.S.

GENERAL NOTES

1. ALL EXPOSED METAL PARTS SHALL BE PAINTED PRIOR TO ASSEMBLY. WELDING, MACHINING AND DRILLING SHALL BE DONE PRIOR TO PAINTING. ALL DIMENSIONS ARE FINISH DIMENSIONS.
2. ALL PARTS SHALL BE OF STRUCTURAL STEEL, GRADE 36.
3. FOR CLEANING AND PAINTING OF FRAME, SEE STD. DWG. 2215, GENERAL NOTE No. 4.
4. FRAME MAY BE WELDED OR RIVETED.

CONSTRUCTION NOTES

A. 4" x 3" x 1/2" x 5'-1 3/4" ∠
B. TWO (2) 3/8" RIVETS AT EACH CORNER. SEE GENERAL NOTE No. 4.
C. FOUR (4) 1/2" x 8" BOLTS WITH SQUARE HEAD AND NUT AT EACH CORNER FOR ANCHORING FRAME INTO CONCRETE WALL.
D. 3 1/2" x 3" x 3/8" x 3'-4 3/8" ∠

BHI JOB NO. 92236.01

CHANNEL NOTES

1. THE CHANNEL AND DESILTING BASINS SHALL RECEIVE A LAYERED SURFACE TREATMENT.

A. THE BOTTOM LAYER SHALL CONSIST OF CHANNEL SUBGRADE. SCARIFIED AND RECOMPACTED TO A DEPTH OF 6" AT MINIMUM 90% ASTM D-1557 DENSITY.

B. THE SECOND LAYER SHALL CONSIST OF RIPRAP SUPPLIED AND INSTALLED IN ACCORDANCE WITH SECTIONS 109 & 603 OF THE STANDARD SPECIFICATIONS. THE MEDIAN PARTICLE SIZE SHALL BE 6". THE GRADATION SHALL BE AS FOLLOWS:

MINIMUM DIMENSION (INCHES)	PERCENT SMALLER BY WEIGHT
9**	100
6	35-55
3	10

**AT LEAST 30% OF ALL STONES BY WEIGHT SHALL BE THIS DIMENSION.

C. THE TOP LAYER SHALL CONSIST OF 6" OF CLEAN NATIVE SOILS "NOT CONTAINING EXTRANEOUS DEBRIS THAT ARE DETRIMENTAL TO PLANT GROWTH OR SEED GERMINATION." THIS LAYER SHALL BE RESEEDED IN ACCORDANCE WITH THE RECLAMATION SEEDING PLAN. SHEET 14.

2. BACKFILL. COMPACTION. AND RE-GRADING OF CHANNEL AFTER STORM DRAIN. CULVERT. TRAIL. OR WALL CONSTRUCTION SHALL BE DONE AS NECESSARY TO BRING THE CHANNEL WITHIN THE GRADING TOLERANCE. SUCH REGRADING SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE CHANNEL. NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.

3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES DISTURBED BY CONSTRUCTION ACTIVITIES.

5. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.

6. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER. PAVEMENT. CONDUITS. LANDSCAPING. UTILITY LINES. ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

7. SOME CHANNEL AREAS WILL HAVE ADDITIONAL LANDSCAPE IMPROVEMENTS CONSTRUCTED WITHIN THEM. LANDSCAPING CONSTRUCTION WITHIN THESE AREAS SHALL BE COORDINATED WITH RIPRAP INSTALLATION. SEE THE PLANTING ENLARGEMENT SHEET FOR DETAILS PRIOR TO RIPRAP INSTALLATION.

8. CONTACT AMAFCA'S FIELD ENGINEER (884-2215) TWO DAYS PRIOR TO WORKING IN AMAFCA RIGHT-OF-WAY. CONTRACTOR SHALL SHOW AMAFCA AS ADDITIONALLY INSURED FOR LIABILITY COVERAGE.

9. SEE SHEET 14 FOR REVEGETATION PLAN.

10. CONCRETE:

A. CONCRETE FOR HEADWALLS AND SLOPE PAVING SHALL BE 4000 PSI CONCRETE FOR HYDRAULIC STRUCTURES PER TABLE 101.C OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONCRETE SHALL BE PIGMENTED PER DAVIS COLORS #5447 MESA BUFF. 2 LBS. PER SACK CEMENT.

B. CHAMFER ALL EXPOSED CORNERS. 3/4" TYP.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 4 5 6 9 . 9 1 0 6 9 4

AS BUILT INFORMATION
CONTRACTOR CCM
WORK STAKED BY ALS DATE 9-93
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY ALS DATE 9-93
DRAWINGS CORRECTED BY ALS DATE 9-93
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

REVISIONS

NO.	DATE	REMARKS	BY

		DATE
DESIGNED BY	JPK	10/92
DRAWN BY	MZM	10/92
CHECKED BY	KLD	7/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
GRADING & DRAINAGE DETAILS
CHANNEL AND TRAIL

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Brockley	9-07-93	WATER	N/A RWL	7-28-93
TRANS. DEV.	N/A	8-17-93	WASTE WATER	N/A RWL	7-28-93
HYDROLOGY	[illegible]	8-23-93	AMAFCA	[illegible]	11 Aug 93

PROJECT NO.	MAP NO.	SHEET OF
4569.91	D-12	6 18

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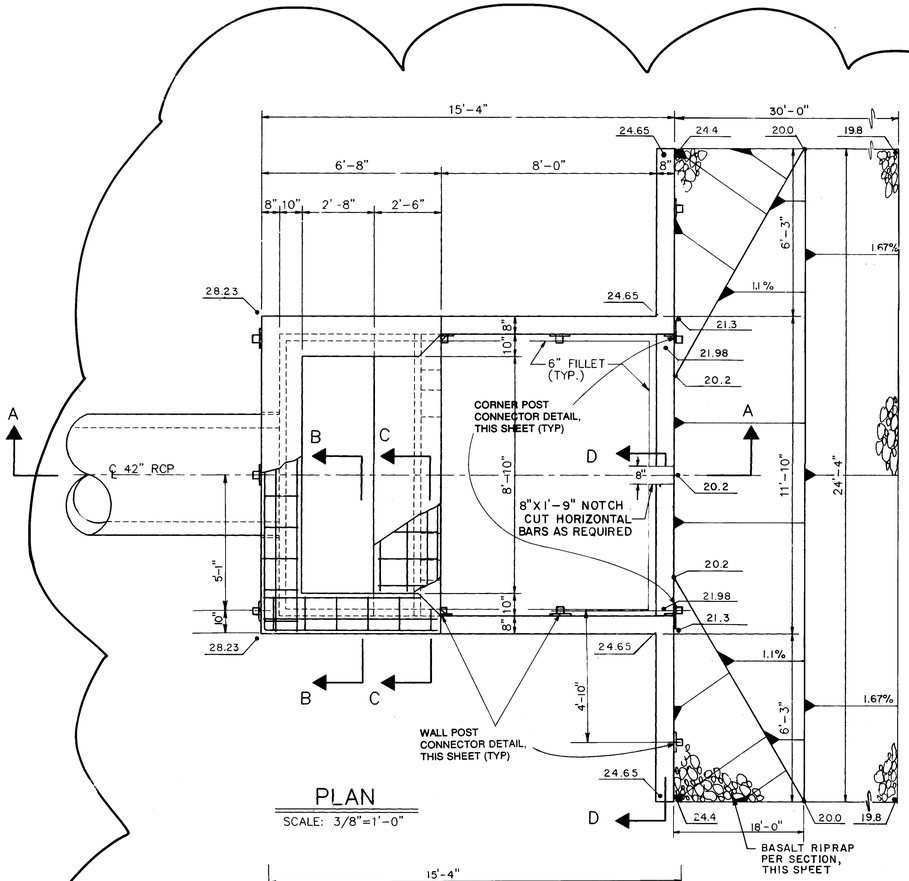
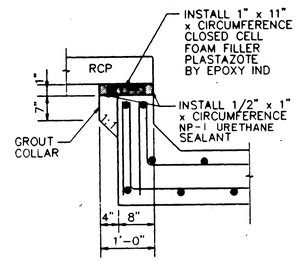


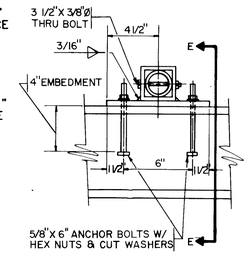
PLAN

SCALE: 3/8"=1'-0"



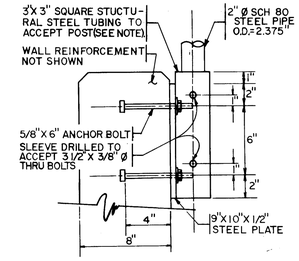
DETAIL "2"

NO SCALE



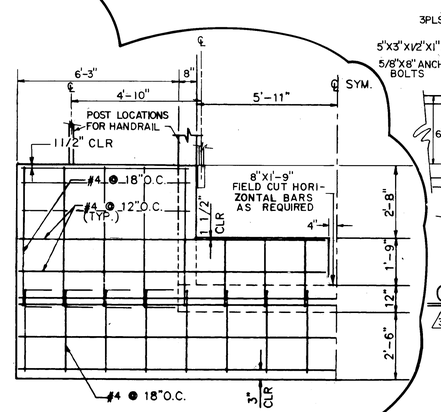
WALL POST CONNECTOR DETAIL

NTS



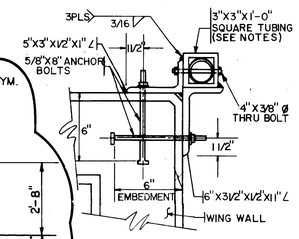
SECTION E-E

NTS



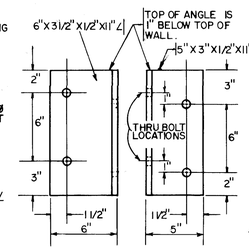
SECTION D-D

SCALE: 3/8"=1'-0"



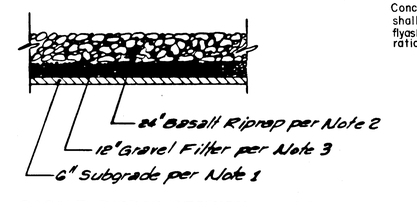
CORNER POST CONNECTOR DETAIL

NTS



BOLT SPACING FOR ANGLES OF CORNER POST CONNECTOR

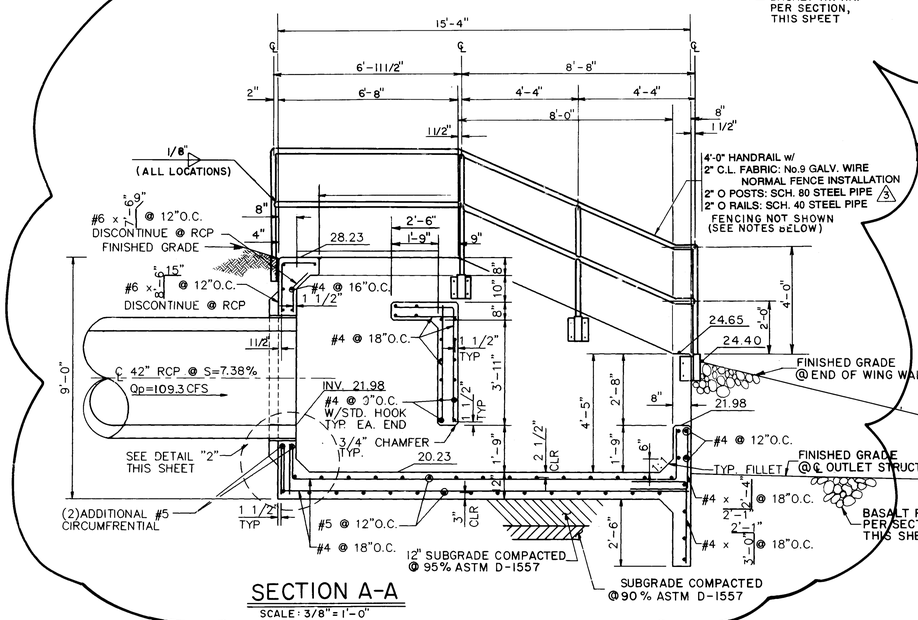
NTS



BASALT RIPRAP SECTION

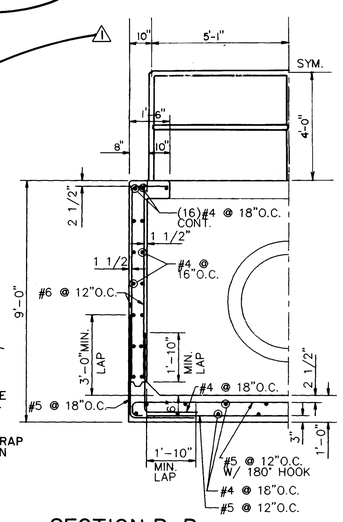
N.T.S.

Concrete for dissipator shall utilize (TYPE "F") flyash to cement at 1:4 ratio by weight.



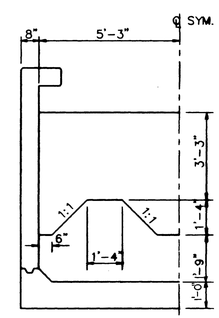
SECTION A-A

SCALE: 3/8"=1'-0"



SECTION B-B

SCALE: 3/8"=1'-0"



SECTION C-C

SCALE: 3/8"=1'-0"

HANDRAIL NOTES:

1. ALL POSTS, RAILS, PLATES, ANGLES, BOLTS, ETC... SHALL BE OF STRUCTURAL STEEL AND GALVANIZED PER C.O.A. STANDARDS.
2. 3"x3" SQUARE STRUCTURAL STEEL TUBING SHALL HAVE 1/4" WALL THICKNESS.
3. INSTALL CHAIN LINK FABRIC ON OUTSIDE OF PIPE RAIL.
4. TENSION WIRE SHALL BE 7 ga. SPRING STEEL w/ 11 ga. WIRE TIES @ 24"±c.c.
5. TENSION BAR AND THREE (3) CLAMPS AT EACH CORNER POST.
6. TACK WELD CHAIN LINK FABRIC @ 3 POINTS ALONG EACH FRAME MEMBER.
7. PAINT ALL FIELD WELDS WITH GALVANIZING COATING.
8. RAIL CENTER LINES INTERSECT AT DIRECTION CHANGES; THIS IS NOT NECESSARILY AT POST LOCATIONS.

RIPRAP NOTES

1. RIPRAP SUBGRADE SHALL BE SCARIFIED AND COMPACTED TO A DEPTH OF 6" AT MINIMUM 90% ASTM D-1557 DENSITY.
2. RIPRAP SHALL CONSIST OF LOCALLY-OBTAINABLE BASALT SUPPLIED AND INSTALLED IN ACCORDANCE WITH SECTION 603 OF THE STANDARD SPECIFICATIONS. RIPRAP SHALL BE TYPE M PER TABLE 109. ON SITE ROCK WILL HAVE TO BE SORTED TO MEET GRADATION.
3. RIPRAP SHALL BE PLACED ON GRAVEL FILTER MATERIAL. GRAVEL FILTER MATERIAL SHALL BE SUPPLIED AND INSTALLED PER SECTION 603.10 OF THE STANDARD SPECIFICATIONS, AND THE GRADATION SHALL BE AS FOLLOWS:

SIEVE SIZE	%PASSING
3"	90-100
3/4"	20-90
#4	0-20
#200	0-3

NOTIFY AMAFCA 2 DAYS PRIOR TO WORK IN R.O.W. AMAFCA MUST INSPECT STEEL & FORMWORK PRIOR TO POURING CONCRETE

COORDINATE CONSTRUCTION OF OUTLET STRUCTURE W/DAM BASIN EARTHWORK (BY OTHERS)

~~**APPROVAL OF A LICENSE AGREEMENT BY AMAFCA IS REQUIRED PRIOR TO CONSTRUCTION WITHIN THE PIEDRAS MARCADAS DAM RIGHT-OF-WAY.**~~

GENERAL STRUCTURAL NOTES

1. CODES AND MANUALS:
   Uniform Building Code, 1991 Edition
   ACI 318, Latest Edition, Building Code Requirements for Reinforced Concrete.
2. DESIGN LOADS:
   A. Live Loads:
      Soil Weight = 120 pcf
      Equiv lateral = 40 pcf
   B. Maximum Allowable soil bearing pressure: 2000psf*
      *Allowable 1/3 stress increase for gravity and/or lateral loading.
3. GENERAL:
   A. The Contractor shall verify all dimensions in the field.
   B. Shop drawings shall be furnished for review before any fabrication and erection is started. Poorly executed shop drawings shall be rejected and re submitted.
   C. The Contractor shall be responsible for providing safe and adequate shoring for all parts of the wall and adjacent structures during construction, as well as worker safety and compliance with OSHA or other agency safety guidelines.
   D. The contractor shall field varify all existing utility locations and notify the engineer immediately of any descrepancies.
   E. Grade elevations, where noted, are for top of curb, unless otherwise noted.
   F. The contractor is responsible for repair and/or replacement of all utility conduits and existing lines.
   G. Any additional gradeing required to match proposed street grades shall be incidental to paving items.
   H. The contractor shall park equipment and vehicles as not to interfere with normal activities of residents or other contractors on site.
   I. Any damage to existing facilities (curb and gutter, pavement, conduits, landscaping, utilities, ect.) during construction shall be replaced at the contractors expense.
   J. Removal of the existing curb and gutter shall be as per COA standard drawing 2415 (sawcut only).
   K Chamfer all exposed corners 3/4" TYP.
4. MATERIALS:
   A. Cast-in-Place Concrete:
      (1) All concrete shall conform to the specifications for Structural Concrete, ACI 301 Latest Edn.
      (2) Hardrock Concrete: Dry unit weight =145 pcf
         a. fc = 4000 psi @ 28 days (air entrained 4-6%) All exterior concrete including side walks, slabs, pads, curbs, gutters, and retaining walls.
         b. Maximum dry unit weight = 145 pcf.
         c. Maximum slump = 4 inches.
         d. Maximum aggregate size = 3/4 inch.
         e. Minimum cement content, per ACI 301 design methods.
         f. Use Type I & II cement.
         g. Class I ordinary surface finish on all walls.
   C. Reinforcing Steel:
      (1) All reinforcing steel shall conform to ASTM A615 Grade 60; except stirrups, ties, may conform to ASTM A615 Grade 40.
      (2) Reinforcing shall be stored in such a manner as to inhibit rusting or the deposit of oils or other bond inhibiting deposits.
      (3) Reinforcing steel shall be fabricated and placed in accordance with the Building Code Requirements for Reinforced Concrete (ACI 318) and the CRSI Standard Manual.
      (4) Bar supports and spacers for rebar shall be provided in accordance with ACI and CRSI.
      (5) All lap splices shall be class B.
      (6) Concrete cover for reinforcing shall be as follows:
         a. Concrete poured against earth — 3 inches
         b. Concrete poured in forms but exposed to weather or earth:
            1. If bars are larger than No. 5 — 2 inches
            2. If bars are No. 5 or smaller — 1-1/2 inches
      (7) The Contractor shall be responsible to see that all rebar is properly aligned and tied in place before placing concrete. All column, wall dowels and vertical steel shall be accurately located and secured in place so that it remains in the position shown during the concrete placing operation. Any rebar found to be improperly installed shall be removed at no additional cost to the Owner.
      (8) Form ties shall be either of the threaded or snap-off type or other approved equal so that no metal will be left within 1 inch of the surface of the wall. Following removal of form ties, recesses are to be carefully filled and pointed with mortar.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	-	4	5	6	9	.	9	1	0	7	9	4	

AS-BUILT INFORMATION

		DATE
CONTRACTOR	CCN	9-3
WORK STAKED BY	ALS	
ACCEPTANCE INSPECTION BY	ALS	9-3
FIELD VERIFICATION BY	ALS	9-2
DRAWINGS CORRECTED BY		

BENCH MARKS

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES, 1954", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND, TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448, GO NORTH ON STATE RD. 448. 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE. ELEV.= 5049.93

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	8/12/93	MODIFICATIONS TO HANDRAIL	MSJ
2	7/19/93	REVISED AS PER COMMENTS	MSJ
3	6/7/93	MODIFICATIONS TO SECTION-D ADDITIONAL MATERIAL DUE TO GRADE CHANGES	DMB

REVISIONS

DESIGN

DESIGNED BY DMB DATE 11/92
DRAWN BY MJT DATE 11/92
CHECKED BY DMB DATE 11/92

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: * RANCHO SERENO SUBDIVISION
GRADING & DRAINAGE DETAILS
ENERGY DISSIPATOR PLAN & SECTIONS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIR		2-23-93	WATER	N/A RWK	1-21-93
TRANS. DEV.	N/A CHO	1-21-93	WASTE WATER	N/A RWK	1-21-93
HYDROLOGY		1-28-93	AMAFCA		11 Aug 93

PROJECT NO. 4569.91 | MAP NO. D-12 | SHEET 7 OF 18

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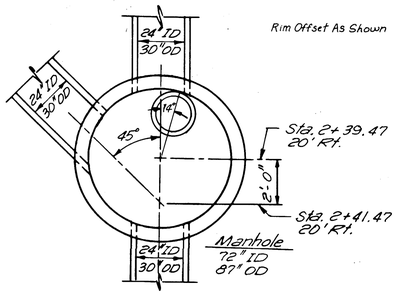

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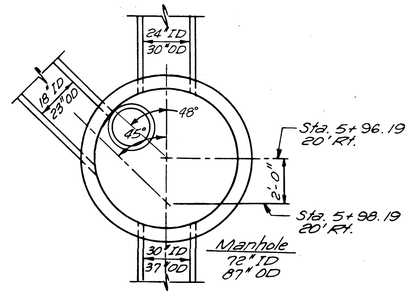
NTS



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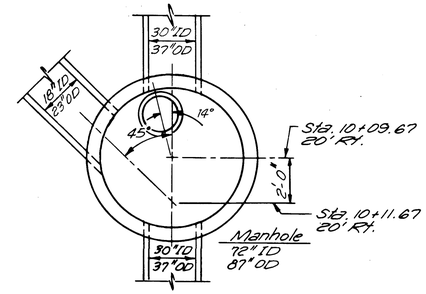

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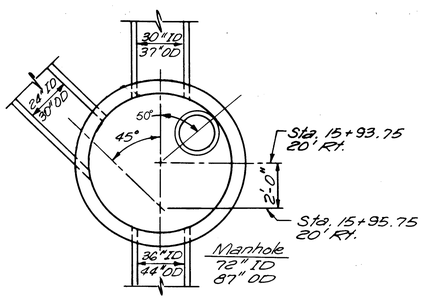

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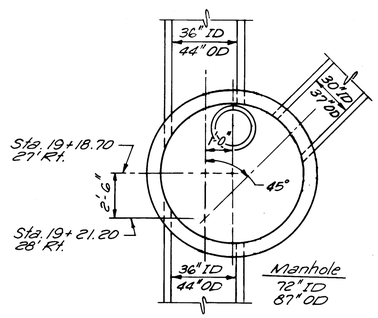

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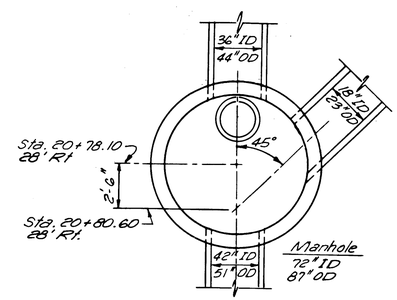

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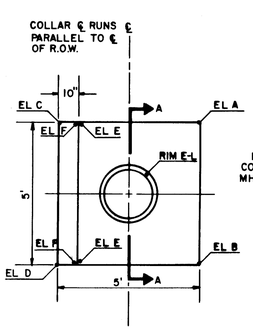
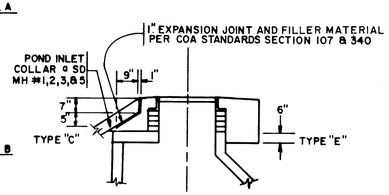




SECTION A-A

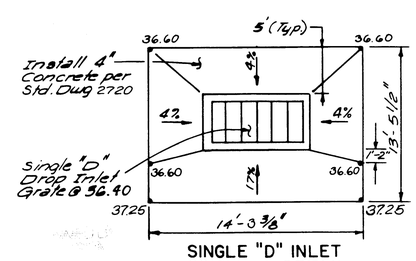
MANHOLE COLLAR DETAIL N.T.S.

(5' X 5' CONCRETE PAD SLOPED FROM SPOT TO SPOT AND SPOT TO RIM.)

PIPE INTERSECTIONS OFFSETS

MANHOLE COLLAR DATA TABLE

MANHOLE	1	2	3	4	5	6	7	8
POND	D	E	F		G			
RIM EL.	80.10	68.00	57.10	53.22	51.20	45.30	42.38	36.50
EL. A	80.33	68.14	57.23	53.90	51.99	44.68	42.80	36.47
EL. B	80.10	68.04	57.15	53.84	51.96	44.26	42.75	36.47
EL. C	79.10	66.72	55.92	52.65	50.02	45.93	42.35	36.47
EL. D	79.10	66.72	55.92	52.59	50.02	45.51	42.30	36.47
EL. E	80.10	67.72	56.92	--	51.02	--	--	--
EL. F	79.52	67.14	56.34	--	50.44	--	--	--



SINGLE "D" INLET COLLAR DETAIL
N.T.S.

SCANNED BY LASON

BHI JOB NO. 92236.01

USERNAME: CDP:[C9223601.PADJ
FILENAME: DETAIL.GRF

AS BUILT INFORMATION

CONTRACTOR	CCM	
WORK STAKED BY	ALS	DATE 9-93
INSPECTION & ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	ALS	DATE 9-93
DRAWINGS CORRECTED BY	ALS	DATE 9-93

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES. 1954". SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448. GO NORTH ON STATE RD. 448. 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE.	ELEV.= 5049.93

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

7-19-93

REVISIONS

NO.	DATE	REMARKS	BY

		DATE
DESIGN		
DESIGNED BY	JPK	DATE 10/92
DRAWN BY	SAR	DATE 10/92
CHECKED BY	KLD	DATE 5/93

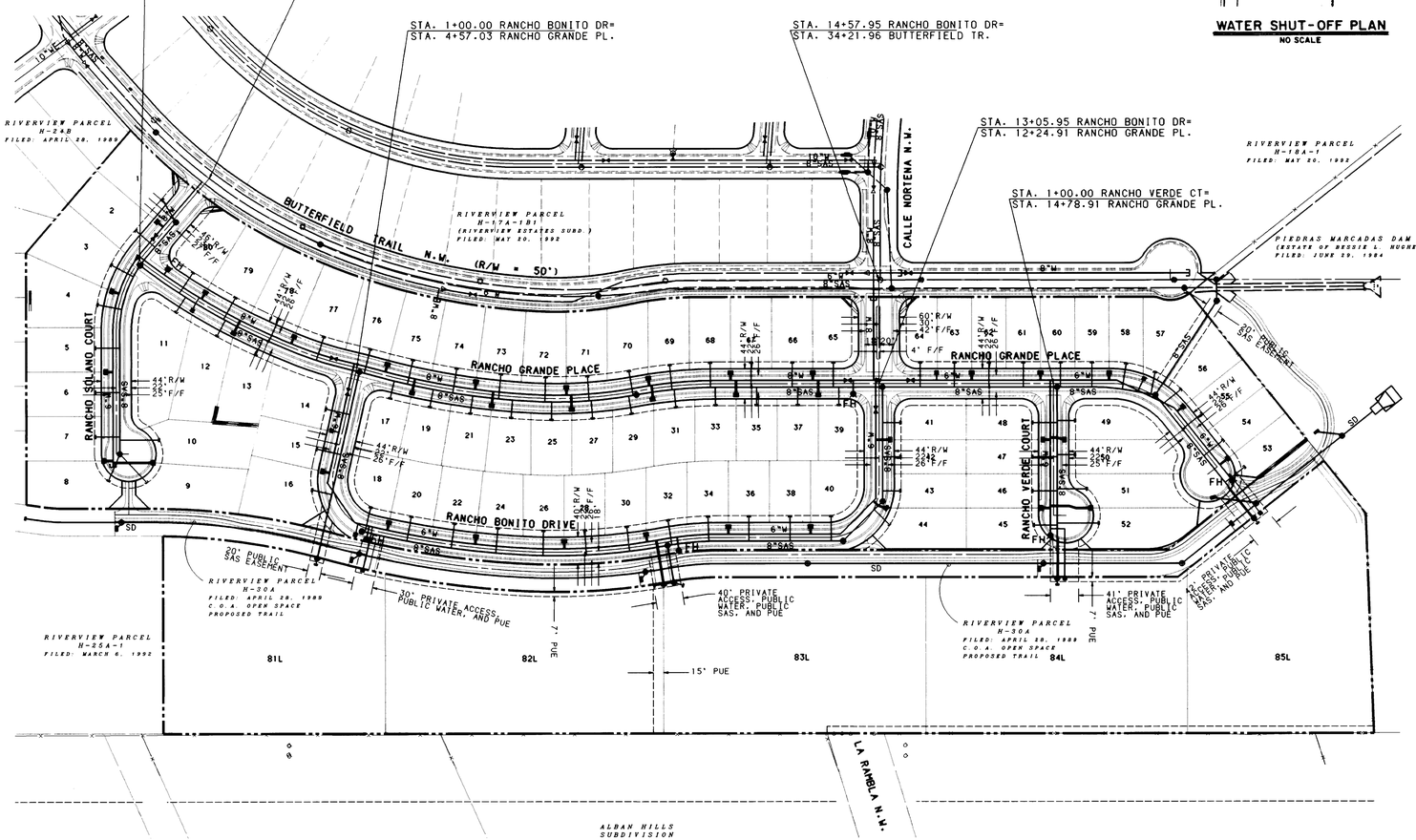
26-4569.9108 94

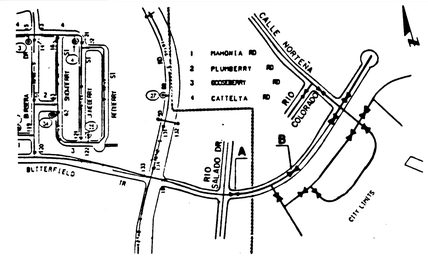
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
GRADING & DRAINAGE DETAILS
CHANNEL AND TRAIL

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Gonzales	9-07-93	WATER	N/A RWK	7-28-93
TRANS. DEV.	N/A RWK	8-18-93	WASTE WATER	N/A RWK	7-28-93
HYDROLOGY	H. Allen	8-23-93	AMAFCA	Jack Kelly	11 Aug 93

PROJECT NO.	MAP NO.	SHEET	OF
4569.91	D-12	8	18





WATER SHUT-OFF PLAN

NO SCALE

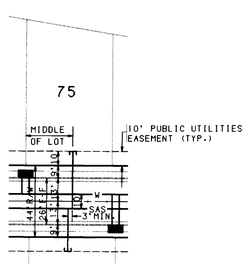
SCALE: 1" = 100'

~~APPROVAL OF A LICENSE AGREEMENT BY AMAFCA IS REQUIRED PRIOR TO CONSTRUCTION WITHIN THE PIEDRAS MARCADAS DAM RIGHT-OF-WAY.~~

NOTE:
THIS SHEET INCLUDED FOR INFORMATION ONLY.

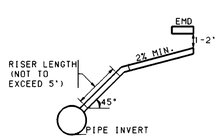
LEGEND

PROJECT BOUNDARY	
PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
FUTURE SIDEWALK	
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
EXISTING STORM DRAIN MANHOLE	◎
PROPOSED SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER LINE	SAS
PROPOSED SANITARY SEWER SERVICE	
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
PROPOSED WATER METER SERVICE	
EXISTING STORM DRAIN LINE	SD



TYPICAL UTILITY SERVICE LOCATION

NO SCALE



SERVICE RISER DETAIL

(SERVICE CONNECTION & INSTALLATION TO CONFORM TO COA STD. DWG. 2134. USE CI SOIL PIPE ONLY)

SCANNED BY BY LASON

BHI JOB NO. 92236.01

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.

13. THE FOLLOWING PERSONS SHALL BE NOTIFIED AT LEAST TWO BUSINESS DAYS PRIOR TO INSTALLING UTILITY CONDUIT CROSSINGS:

COMPANY	PHONE	CONTACT
PNM	848-3374	TOM BACA
US WEST	245-6694	BECKY OLESEN
GAS CO.	761-7770	LEO APODACA
JONES	761-6200	YVETTE SUAZO

WATER SHUT-OFF REQUIREMENTS

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT.

AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

WATER SHUT-OFF PLAN

CLOSE VALVES

A. RANCHO SOLANO COURT - NON-PRESSURE CONNECTION — A, B

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 4 5 6 9 . 9 1 0 9 4 4

AS BUILT INFORMATION
CONTRACTOR CCT
WORK STAKED BY AMS DATE 9-93
WORK INSPECTED & ACCEPTANCE BY ALS DATE 9-93
FIELD VERIFICATION BY ALS DATE 9-93
DRAWINGS CORRECTED BY ALS DATE 9-93
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

NO.	DATE	STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES. 1954". SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448. GO NORTH ON STATE RD. 448. 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE. ELEV.= 5049.93

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	JPK	DATE 10/92
DRAWN BY	SAR	DATE 10/92
CHECKED BY	KLD	DATE 7/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
OVERALL UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Archuleta	9-07-93	WATER	R.W. Kane	7-28-93
TRANS. DEV.	[illegible]	8-18-93	WASTE WATER	R.W. Kane	7-28-93
HYDROLOGY	[illegible]	8-23-93			

PROJECT NO.	MAP NO.	SHEET	OF
4569.91	D-12	9	18

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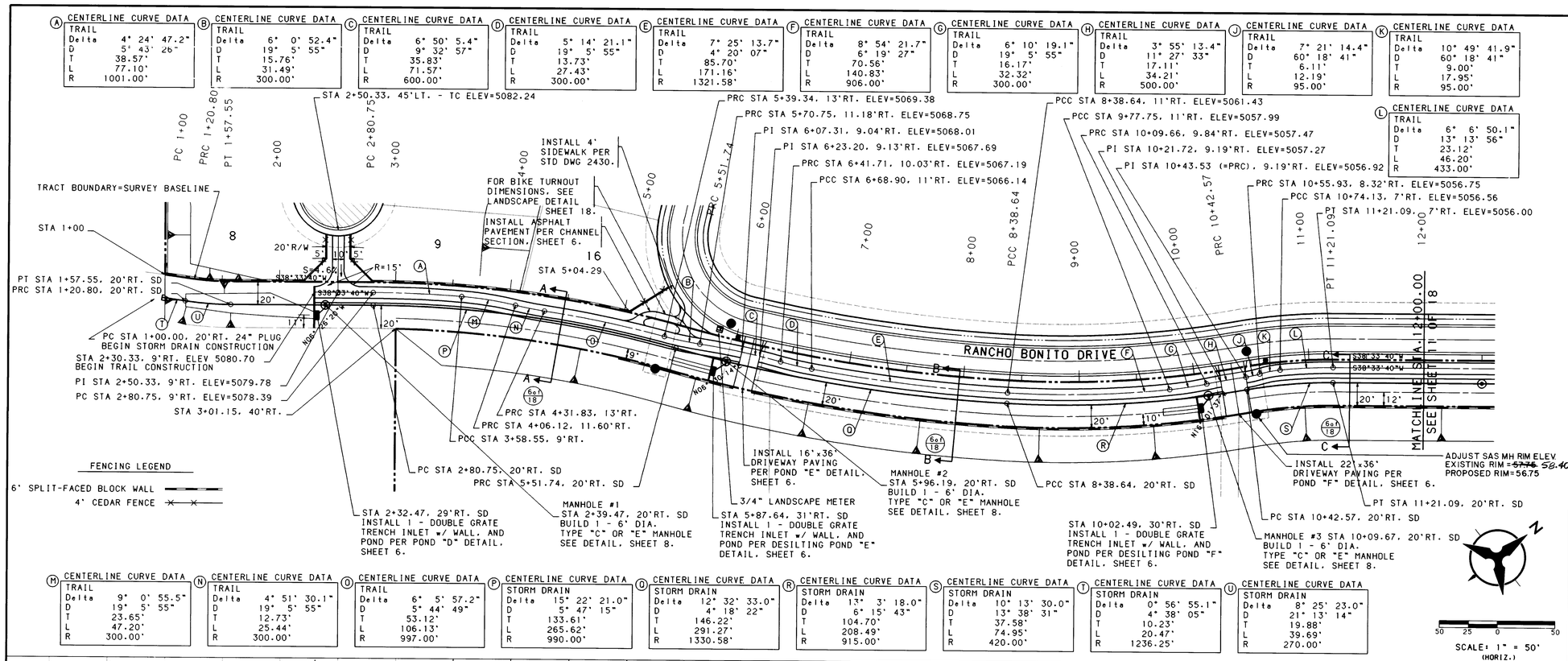
FILENAME: UTILITY.GRF



CENTERLINE CURVE DATA (A)

TRAIL	
Delta	4° 24' 47.2"
D	5° 43' 26"
T	38.57'
L	77.10'
R	1001.00'

CENTERLINE CURVE DATA (B)

TRAIL	
Delta	6° 0' 52.4"
D	19° 5' 55"
T	15.76'
L	31.49'
R	300.00'

CENTERLINE CURVE DATA (C)

TRAIL	
Delta	6° 50' 5.4"
D	9° 32' 57"
T	35.83'
L	71.57'
R	600.00'

CENTERLINE CURVE DATA (D)

TRAIL	
Delta	5° 14' 21.1"
D	19° 5' 55"
T	13.73'
L	27.43'
R	300.00'

CENTERLINE CURVE DATA (E)

TRAIL	
Delta	7° 25' 13.7"
D	4° 20' 07"
T	85.70'
L	171.16'
R	1321.58'

CENTERLINE CURVE DATA (F)

TRAIL	
Delta	8° 54' 21.7"
D	6° 19' 27"
T	70.56'
L	140.83'
R	906.00'

CENTERLINE CURVE DATA (G)

TRAIL	
Delta	6° 10' 19.1"
D	19° 5' 55"
T	16.17'
L	32.32'
R	300.00'

CENTERLINE CURVE DATA (H)

TRAIL	
Delta	3° 55' 13.4"
D	11° 27' 33"
T	17.11'
L	34.21'
R	500.00'

CENTERLINE CURVE DATA (J)

TRAIL	
Delta	7° 21' 14.4"
D	60° 18' 41"
T	6.11'
L	12.19'
R	95.00'

CENTERLINE CURVE DATA (K)

TRAIL	
Delta	10° 49' 41.9"
D	60° 18' 41"
T	9.00'
L	17.95'
R	95.00'

CENTERLINE CURVE DATA (L)

TRAIL	
Delta	6° 6' 50.1"
D	13° 13' 56"
T	23.12'
L	46.20'
R	433.00'

CENTERLINE CURVE DATA (H)

TRAIL	
Delta	9° 0' 55.5"
D	19° 5' 55"
T	23.65'
L	47.20'
R	300.00'

CENTERLINE CURVE DATA (N)

TRAIL	
Delta	4° 51' 30.1"
D	19° 5' 55"
T	12.73'
L	25.44'
R	300.00'

CENTERLINE CURVE DATA (O)

TRAIL	
Delta	6° 5' 57.2"
D	5° 44' 49"
T	53.12'
L	106.13'
R	997.00'

CENTERLINE CURVE DATA (P)

STORM DRAIN	
Delta	15° 22' 21.0"
D	5° 47' 15"
T	133.61'
L	265.62'
R	990.00'

CENTERLINE CURVE DATA (Q)

STORM DRAIN	
Delta	12° 32' 33.0"
D	4° 18' 22"
T	146.22'
L	291.27'
R	1330.58'

CENTERLINE CURVE DATA (R)

STORM DRAIN	
Delta	13° 3' 18.0"
D	6° 15' 43"
T	104.70'
L	208.49'
R	915.00'

CENTERLINE CURVE DATA (S)

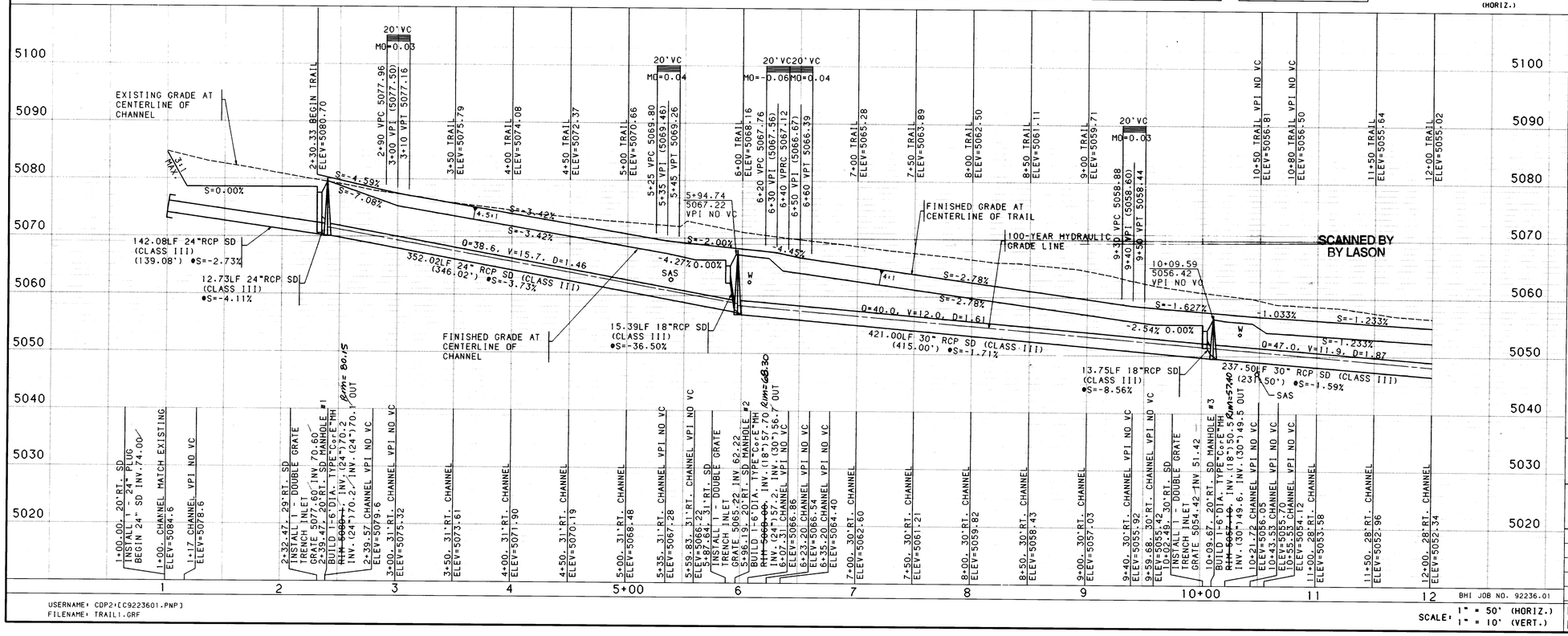
STORM DRAIN	
Delta	10° 13' 30.0"
D	13° 38' 31"
T	37.58'
L	74.95'
R	420.00'

CENTERLINE CURVE DATA (T)

STORM DRAIN	
Delta	0° 56' 55.1"
D	4° 38' 05"
T	10.23'
L	20.47'
R	1236.25'

CENTERLINE CURVE DATA (U)

STORM DRAIN	
Delta	8° 25' 23.0"
D	21° 13' 14"
T	19.88'
L	39.69'
R	270.00'



USERNAME: CDP2(C92236D1.PNP)
FILENAME: TRAIL1.GRF

CHANNEL NOTES

1. THE CHANNEL AND DESILTING BASINS SHALL RECEIVE A LAYERED SURFACE TREATMENT.

A. THE BOTTOM LAYER SHALL CONSIST OF CHANNEL SUBGRADE, SCARIFIED AND RECOMPACTED TO A DEPTH OF 6" AT MINIMUM 90% ASTM D-1557 DENSITY.

B. THE SECOND LAYER SHALL CONSIST OF RIPRAP SUPPLIED AND INSTALLED IN ACCORDANCE WITH SECTIONS 109 & 603 OF THE STANDARD SPECIFICATIONS. THE MEDIAN PARTICLE SIZE SHALL BE 6". THE GRADATION SHALL BE AS FOLLOWS:

MINIMUM DIMENSION (INCHES)	PERCENT SMALLER BY WEIGHT
9**	100
6	35-55
3	10

**AT LEAST 30% OF ALL STONES BY WEIGHT SHALL BE THIS DIMENSION.

C. THE TOP LAYER SHALL CONSIST OF 6" OF CLEAN NATIVE SOILS "NOT CONTAINING EXTRANEOUS DEBRIS THAT ARE DETRIMENTAL TO PLANT GROWTH OR SEED GERMINATION." THIS LAYER SHALL BE RESEEDED IN ACCORDANCE WITH THE RECLAMATION SEEDING PLAN, SHEET 14.

2. BACKFILL, COMPACTION, AND RE-GRADING OF CHANNEL AFTER STORM DRAIN, CULVERT, TRAIL, OR WALL CONSTRUCTION SHALL BE DONE AS NECESSARY TO BRING THE CHANNEL WITHIN THE GRADING TOLERANCE. SUCH REGRADING SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE CHANNEL. NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.

3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES DISTURBED BY CONSTRUCTION ACTIVITIES.

5. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.

6. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

7. SOME CHANNEL AREAS WILL HAVE ADDITIONAL LANDSCAPE IMPROVEMENTS CONSTRUCTED WITHIN THEM. LANDSCAPING CONSTRUCTION WITHIN THESE AREAS SHALL BE COORDINATED WITH RIPRAP INSTALLATION. SEE THE PLANTING ENLARGEMENT SHEET FOR DETAILS PRIOR TO RIPRAP INSTALLATION.

8. CONTACT AMAFCA'S FIELD ENGINEER (884-2215) TWO DAYS PRIOR TO WORKING IN AMAFCA RIGHT-OF-WAY. CONTRACTOR SHALL SHOW AMAFCA AS ADDITIONALLY INSURED FOR LIABILITY COVERAGE.

9. SEE SHEET 14 FOR REVEGETATION PLAN.

10. CONCRETE:

A. CONCRETE FOR HEADWALLS AND SLOPE PAVING SHALL BE 4000 PSI CONCRETE FOR HYDRAULIC STRUCTURES PER TABLE 101.C OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONCRETE SHALL BE PIGMENTED PER DAVIS COLORS #5447 MESA BUFF, 2 LBS. PER SACK CEMENT.

B. CHAMFER ALL EXPOSED CORNERS. 3/4" TYP.

AS BUILT INFORMATION

CONTRACTOR	CCM	DATE 93
SURVEYED BY	ALS	DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY	ALS	DATE 93
DRAWINGS CORRECTED BY	ALS	DATE 94

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES, 1954". SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448: GO NORTH ON STATE RD. 448, 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE.	ELEV.= 5049.93

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEERS SEAL

7-19-93

REVISIONS

NO.	DATE	REMARKS	BY

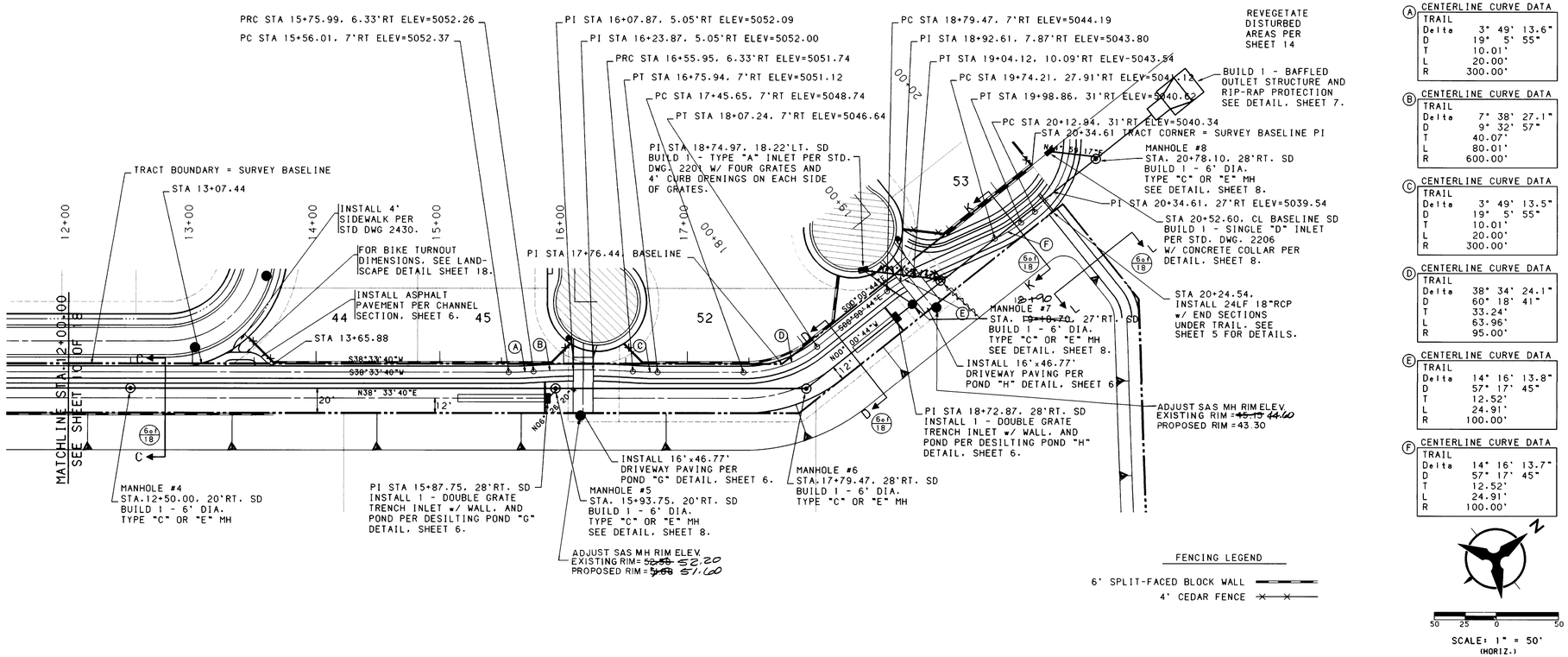
DESIGNED BY JPK DATE 10/92
DRAWN BY SAR DATE 10/92
CHECKED BY KLD DATE 7/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
PAVING PLAN & PROFILE
TRAIL/CHANNEL 1+00.00 to 12+00.00

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Lindsay	9-07-93	WATER	N/A RWK	7-28-93
TRANS. DEV.		8-18-93	WASTE WATER	N/A RWK	7-28-93
HYDROLOGY		8-23-93	A.M.A.F.C.A.	N/A JF	11Aug93
PARKS					

PROJECT NO. 4569.91 | MAP NO. D-12 | SHEET 10 OF 18



(A) CENTERLINE CURVE DATA — TRAIL

Delta	3° 49' 13.6"
D	19° 5' 55"
T	10.01'
L	20.00'
R	300.00'

(B) CENTERLINE CURVE DATA — TRAIL

Delta	7° 38' 27.1"
D	9° 32' 57"
T	40.07'
L	80.01'
R	600.00'

(C) CENTERLINE CURVE DATA — TRAIL

Delta	3° 49' 13.5"
D	19° 5' 55"
T	10.01'
L	20.00'
R	300.00'

(D) CENTERLINE CURVE DATA — TRAIL

Delta	38° 34' 24.1"
D	60° 18' 41"
T	33.24'
L	63.96'
R	95.00'

(E) CENTERLINE CURVE DATA — TRAIL

Delta	14° 16' 13.8"
D	57° 17' 45"
T	12.52'
L	24.91'
R	100.00'

(F) CENTERLINE CURVE DATA — TRAIL

Delta	14° 16' 13.7"
D	57° 17' 45"
T	12.52'
L	24.91'
R	100.00'

CHANNEL NOTES

1. THE CHANNEL AND DESILTING BASINS SHALL RECEIVE A LAYERED SURFACE TREATMENT.

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9**	100
6	35-55
3	10

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8. CONTACT AMAFCA'S FIELD ENGINEER (884-2215) TWO DAYS PRIOR TO WORKING IN AMAFCA RIGHT-OF-WAY. CONTRACTOR SHALL SHOW AMAFCA AS ADDITIONALLY INSURED FOR LIABILITY COVERAGE.

9. SEE SHEET 14 FOR REVEGETATION PLAN.

10. CONCRETE:

A. CONCRETE FOR HEADWALLS AND SLOPE PAVING SHALL BE 4000 PSI CONCRETE FOR HYDRAULIC STRUCTURES PER TABLE 101.C OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONCRETE SHALL BE PIGMENTED PER DAVIS COLORS #5447 MESA BUFF, 2 LBS. PER SACK CEMENT.

B. CHAMFER ALL EXPOSED CORNERS. 3/4" TYP.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 4 5 6 9 . 9 1 1 1 9 4

AS BUILT INFORMATION
CONTRACTOR CCN
WORK STAKED BY ARS DATE 93
STAKING ACCEPTANCE BY DATE
FIELD LOCATION BY ARS DATE 93
DRAWINGS CORRECTED BY ARS DATE 94
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES, 1954", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND, TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448.	
GO NORTH ON STATE RD. 448, 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE.	ELEV.= 5049.93

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEERS SEAL

7-19-93

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JPK DATE 10/92
DRAWN BY SAR DATE 10/92
CHECKED BY KLD DATE 7/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
PAVING PLAN & PROFILE
TRAIL/CHANNEL 12+00.00 to 20+34.61

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Goodsby	9-07-93	WATER	N/A RWE	7-28-93
TRANS. DEV.	[illegible]	9-13-93	WASTE WATER	N/A RWE	7-28-93
HYDROLOGY	[illegible]	8-23-93	A.M.A.F.C.A.	[illegible] Kelly	11 Aug 93
PARKS					

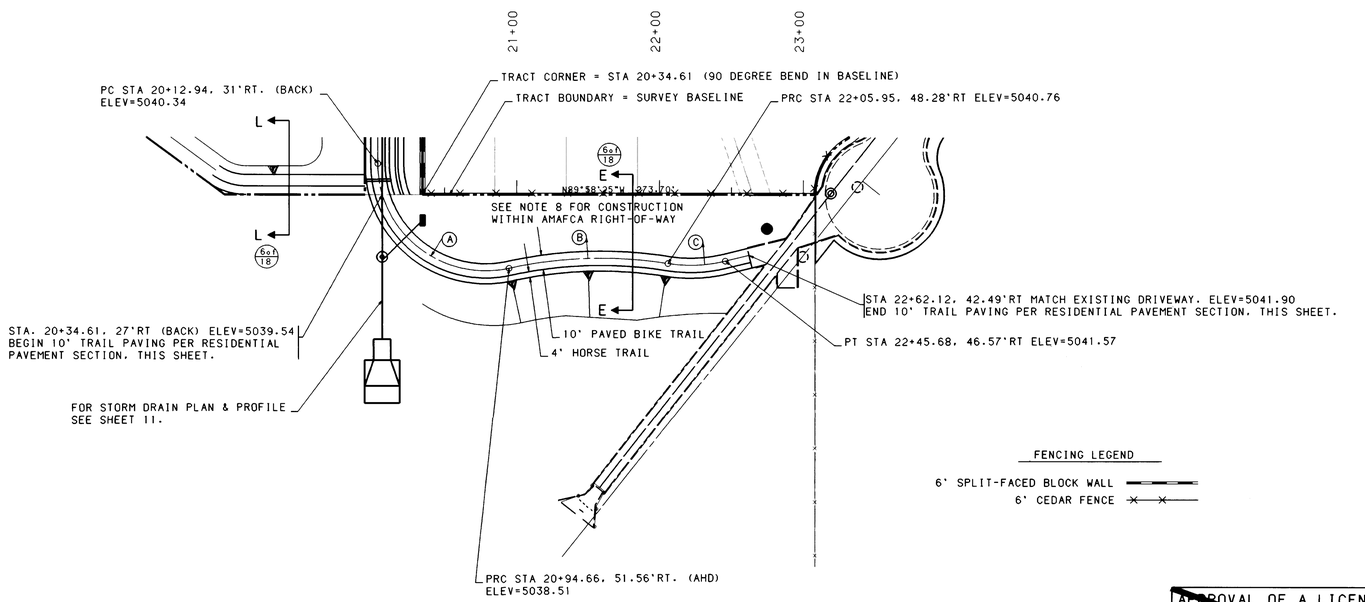
PROJECT NO. 4569.91 | MAP NO. D-12 | SHEET 11 OF 18

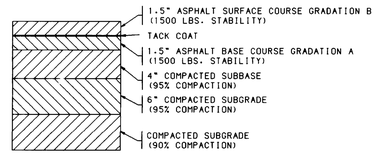
BHI JOB NO. 92236.01

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

USERNAME: CDP2:EC9223601.PNP)
FILENAME: TRAIL2.GRF

SCANNED BY BY LASON





RESIDENTIAL PAVEMENT SECTION

NO SCALE

FENCING LEGEND

6' SPLIT-FACED BLOCK WALL

6' CEDAR FENCE

~~APPROVAL OF A LICENSE AGREEMENT BY AMAFCA IS REQUIRED PRIOR TO CONSTRUCTION WITHIN THE PIEDRAS MARCADAS DAM RIGHT-OF-WAY.~~

N

50 25 0 50

SCALE: 1" = 50' (HORIZ.)

Ⓐ CENTERLINE CURVE DATA

TRAIL	
Delta	102° 20' 26.9"
D	76° 23' 40"
T	93.18'
L	133.96'
R	75.00'

Ⓑ CENTERLINE CURVE DATA

TRAIL	
Delta	21° 23' 11.2"
D	19° 5' 55"
T	56.65'
L	111.98'
R	300.00'

Ⓒ CENTERLINE CURVE DATA

TRAIL	
Delta	22° 56' 22.9"
D	57° 17' 45"
T	20.29'
L	40.04'
R	100.00'

SCALE: 1" = 10' (VERT.)

BHI JOB NO. 92236.01

USERNAME: CDP2:[C9223601.PNP]
FILENAME: TRAIL3.GRF

CHANNEL NOTES

1. THE CHANNEL AND DESILTING BASINS SHALL RECEIVE A LAYERED SURFACE TREATMENT.

A. THE BOTTOM LAYER SHALL CONSIST OF CHANNEL SUBGRADE, SCARIFIED AND RECOMPACTED TO A DEPTH OF 6" AT MINIMUM 90% ASTM D-1557 DENSITY.

B. THE SECOND LAYER SHALL CONSIST OF RIPRAP SUPPLIED AND INSTALLED IN ACCORDANCE WITH SECTIONS 109 & 603 OF THE STANDARD SPECIFICATIONS. THE MEDIAN PARTICLE SIZE SHALL BE 6". THE GRADATION SHALL BE AS FOLLOWS:

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9**	100
6	35-55
3	10

**AT LEAST 30% OF ALL STONES BY WEIGHT SHALL BE THIS DIMENSION.

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8. CONTACT AMAFCA'S FIELD ENGINEER (884-2215) TWO DAYS PRIOR TO WORKING IN AMAFCA RIGHT-OF-WAY. CONTRACTOR SHALL SHOW AMAFCA AS ADDITIONALLY INSURED FOR LIABILITY COVERAGE.

9. SEE SHEET 14 FOR REVEGETATION PLAN.

10. CONCRETE:

A. CONCRETE FOR HEADWALLS AND SLOPE PAVING SHALL BE 4000 PSI CONCRETE FOR HYDRAULIC STRUCTURES PER TABLE 101.C OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CONCRETE SHALL BE PIGMENTED PER DAVIS COLORS #5447 MESA BUFF, 2 LBS. PER SACK CEMENT.

B. CHAMFER ALL EXPOSED CORNERS. 3/4" TYP.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
24-4569.911244

AS BUILT INFORMATION
CONTRACTOR CCM
WORK STAKED BY AKS DATE 93
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY AKS DATE 93
DRAWINGS CORRECTED BY AKS DATE 94
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES, 1954", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND, TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND STATE RD. 448. GO NORTH ON STATE RD. 448, 6.1 MILES. THE STATION IS 450' WEST OF STATE RD. 448 IN A FENCED-IN PRAIRIE. ELEV.= 5049.93

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

7-7-93

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	JPK	10/92
DESIGN		
DRAWN BY	SAR	10/92
CHECKED BY	KLD	7/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
PAVING PLAN & PROFILE
TRAIL/CHANNEL 20+34.61 to 23+08.31

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Goodby	9-07-93	WATER	N/A RWE	7-28-93
TRANS. DEV.	[illegible]	8-19-93	WASTE WATER	N/A RWE	7-28-93
HYDROLOGY	D. Allen	8-23-93	A.M.A.F.C.A.	John Kelly	11 Aug 93
PARKS					

PROJECT NO.	MAP NO.	SHEET	OF
4569.91	D-12	12	18

GENERAL NOTES

* ALL QUANTITIES SHOWN IN PLANT LIST AND IRRIGATION PARTS LIST ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER QUANTITY TAKE OFFS. IN SITUATIONS WHERE PLANS CONFLICT WITH QUANTITIES SHOWN IN PLANT LIST OR IRRIGATION PARTS LIST THE QUANTITIES IN THE PLANS SHALL GOVERN.
* ALL SHRUBS AND GROUND COVERS SHALL MAINTAIN A 5' HORIZONTAL SETBACK FROM THE EDGE OF THE BIKE PATH. ALL TREES, A 10' HORIZONTAL SETBACK FROM THE BIKE PATH. A 10' VERTICAL CLEARANCE SHALL BE MAINTAINED WITHIN THE HORIZONTAL SETBACK.
* CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.

PLANTING NOTES

GENERAL

* SCOPE: WORK COVERED IN THESE NOTES CONSISTS OF THE PLANTING OF SEEDING, TREES, SHRUBS AND GROUNDCOVERS, GRADING AND MULCHING, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, MATERIALS AND PERFORMING ALL WORK IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS.
* CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT.
* EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION FOR PLANT MATERIALS. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL N.M ONE CALL AT 260-1990 FOR BLUE STAKING.

PROTECTION

* PROTECTION OF PERSONS AND PROPERTY: CONTRACTOR IS TO BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND POST WITH WARNING LIGHTS OR OTHER WARNING MEASURES AS NECESSARY. PROTECTION OF SHRUBS, TREES AND OTHER PLANT MATERIALS ARE ALSO TO BE INCLUDED.
* PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.ALL DAMAGES THAT MAY OCCUR DURING THIS PHASE OF WORK SHALL BE THE CONTRACTORS FINANCIAL RESPONSIBILITY.

GRADING

* PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALBUQUERQUE AND OTHER GOVERNING BODIES HAVING JURISDICTION.
* ROUGH GRADING: ROUGH GRADING SHALL BE PERFORMED TO SPECIFICATIONS BY GENERAL CONTRACTOR.
* ALL EARTHWORK SHALL BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL BUILDINGS.
* FINE GRADING: SURFACE SHALL BE RAKED FREE OF STONES AND EXTRANEOUS MATERIALS AND DEBRIS TO A SMOOTH AND EVEN TEXTURE. ALL EXTRANEOUS MATTER WILL BE DISPOSED OF BY CONTRACTOR.

PLANTINGS

* PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. THE USE OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE OWNER'S REPRESENTATIVE IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED. ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF WORK.
* PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 1980 EDITION, AS PUBLISHED BY THE COMMITTEE ON HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
* ALL PLANTS SHALL BY TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
* UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
* CONTAINER GROWN PLANT MATERIAL SHALL HAVE BEEN ESTABLISHED IN ITS DELIVERY CONTAINER FOR NOT LESS THAN SIX MONTHS, BUT FOR NOT MORE THAN TWO YEARS. ANY ROOTBOUND MATERIAL WILL NOT BE ACCEPTED.
* BALLED AND BURLAPPED PLANT MATERIAL SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. BROKEN OR LOOSE BALLS WILL BE REJECTED.
* UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, ALL TREES SHALL HAVE A SINGLE TRUNK THAT IS STRAIGHT AND FREE OF "DOG-LEGS", "CROOKS", "Y-CROTCHES", OR OTHER DISFIGURING SHAPES. THE CENTRAL LEADER OF ALL TREES SHALL NOT HAVE BEEN PRUNED. TREES WITH DOUBLE LEADERS ARE NOT ACCEPTABLE, UNLESS SPECIFIED AS MULTI-TRUNKED.
* ALL PLANT MATERIAL SHALL HAVE A UNIFORM SHAPE AROUND ITS COMPLETE CIRCUMFERENCE. PLANT MATERIAL WITH IRREGULAR BRANCHING PATTERNS OR WITH BRANCHING PATTERNS MORE HIGHLY DEVELOPED ON ONE SIDE THAN ON OTHER SIDES SHALL NOT BE ACCEPTABLE.
* THE OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE.
* AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD. HOWEVER, AT NO ADDITIONAL EXPENSE TO THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAVEL EXPENSES INCURRED BY THE OWNER'S REPRESENTATIVE FOR ANY TRAVEL OUTSIDE OF THE ALBUQUERQUE METROPOLITAN AREA.
* THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.

MULCHING

* ALL PLANTING BEDS SHOWN ON PLANS SHALL BE MULCHED. NO BEDS WILL BE LEFT UNCOVERED OR NOT TOP DRESSED, UNLESS OTHERWISE SPECIFIED.

WARRANTY

* ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE FULL YEAR BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

SEEDING NOTES

GENERAL

* ALL AREAS DISTURBED OR DENUDED OF VEGETATION SHALL BE RESEEDED WITH THE RECLAMATION SEED MIX AS DESCRIBED IN THE PLANS.
* ALL AREAS SHOWN AS RECLAMATION SEEDING AND SWALE SEEDING ON THE PLANS SHALL BE PAID BASED ON PER ACRE. ALL DISTURBED OR DENUDED AREAS BEYOND THE LIMITS OF CONSTRUCTION SHALL BE RESEEDED AS PER THE RECLAMATION SEED MIX AND AS PER THE OWNER'S DIRECTION.
* ALL RECLAMAION SEEDING OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO CONTRACT.

IRRIGATION NOTES

GENERAL

* WORK UNDER THIS SECTION CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.
* THE CONTRACTOR SHALL BE FAMILIAR WITH THESE PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF ANY ITEMS THAT ARE IN CONFLICT WITH THE PROPOSED CONTRACT.
* EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION FOR IRRIGATION LINES AND EQUIPMENT. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING. CALL N.M. ONE CALL AT 260-1990 FOR BLUE STAKING.
* ALL PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWING.
* WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS, THEY SHALL BE ADJUSTED AND/ OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERFLOW.
* CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.
* PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS OR SODDED AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPING OR PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT, PRIOR TO BACKFILL.
* COMPLY WITH REQUIREMENTS OF THE UNIFORM PLUMBING CODE AND CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND ANY OTHER GOVERNMENTAL BODIES HAVING JURISDICTION.
* REFER TO IRRIGATION DETAILS, SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS.
* ALL BACKFILLING SHALL BE CLEAN MATERIAL FROM EXCAVATION. BACKFILLED TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION.
* TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO 85% PROCTOR DENSITY.
* ALL VALVES TO BE IN APPROVED VALVE BOXES. LOCATE VALVE BOXES IN GROUPS OF TWO OR THREE AND NEAR WALKWAYS WHEREVER POSSIBLE.
* COORDINATE PROGRAMS TO AVOID STATION OVERLAP.

COMPONENTS AND PRODUCTS

* ALL COMPONENTS INSTALLED AS THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS.
* IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED FOR INSTALLATION, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS RECOMMENDED BY THE MANUFACTURER.
* ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION.

WARRANTY AND MAINTENANCE

* THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.
* THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.
* THE CONTRACTOR SHALL BE LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT WITH THE OWNER'S REPRESENTATIVE AND THE CITY OF ALBUQUERQUE.

SCANNED BY BY LASON

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AS BUILT INFORMATION
CONTRACTOR CCN DATE:
WORK STAKED BY ALS DATE: 93
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY ALS DATE: 93
DRAWING CORRECTED BY ALS DATE: 94
MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

PROFESSIONAL SEAL

8-6-93

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: GR DATE: 6/93
DRAWN BY: PA DATE: 6/93
CHECKED BY: GR DATE: 6/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

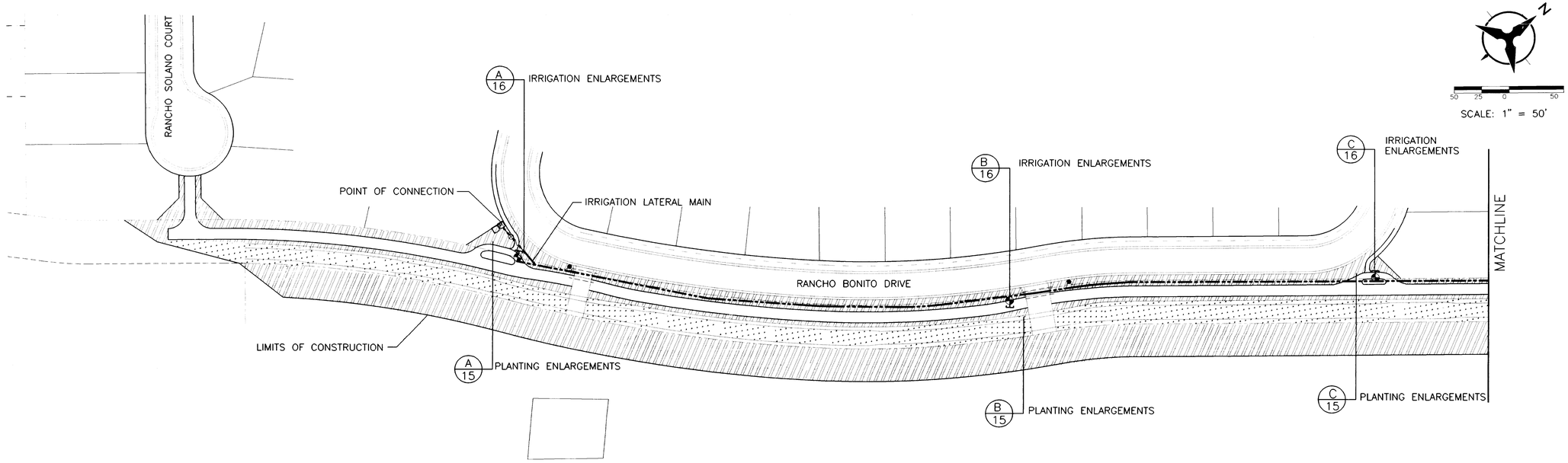
TITLE: RANCHO SERENO SUBDIVISION
GENERAL NOTES

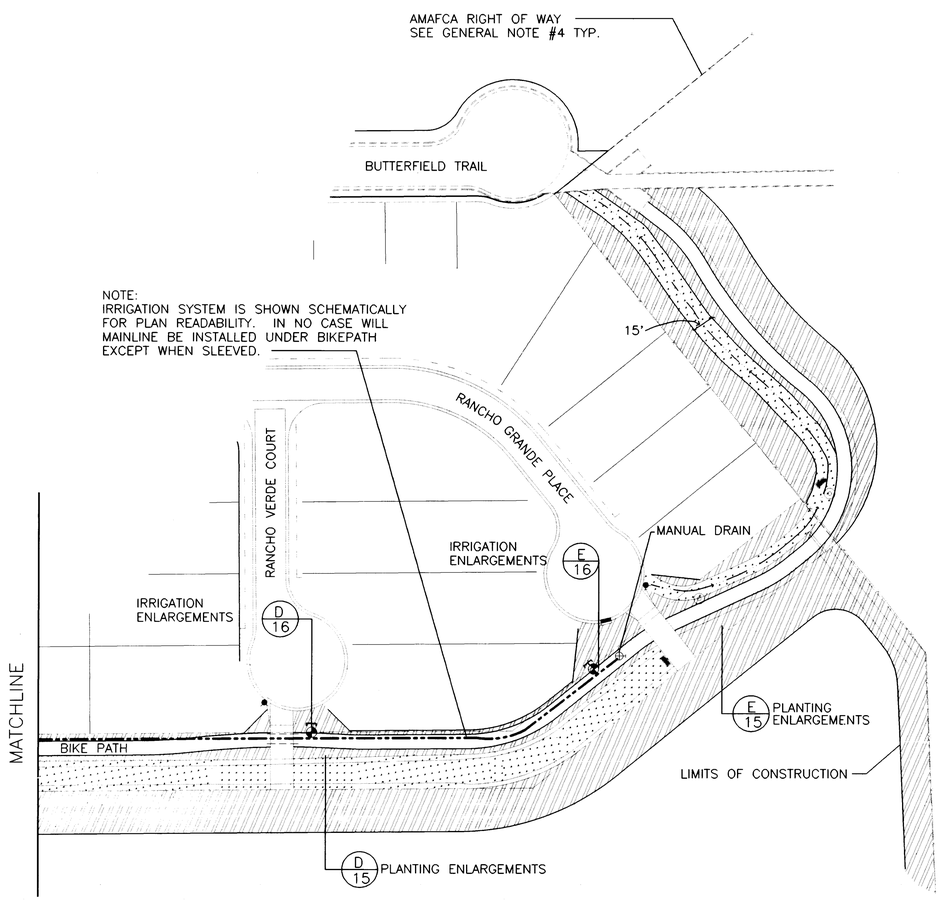
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. J. Bradley	9-07-93	WATER	N/A RWK	7-28-93
TRANSPORTATION	[illegible]	8-13-93	WASTE WATER	N/A RWK	7-28-93
HYDROLOGY	[illegible]	8-23-93			
PARKS	[illegible]	8/19/93			

DRAWING NO. 4569.91
MAP NO. D-12
SHEET 13 OF 18

FILENAME: GENERAL.DWG

BHI JOB NO. 92236.46





GENERAL SEEDING NOTES

ALL SEEDING SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, DESIGN AND DEVELOPMENT DIVISION, PARKS AND GENERAL SERVICES DEPARTMENT, SECTION 1012 NATIVE GRASS SEEDING.

SEEDING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	LBS PLS/ACRE
RECLAMATION			
	Hilaria jamesii	Galleta Grass	4 LBS PLS/ACRE
	Bouteloua gracilis	Blue Grama Grass 'Hachita'	9 LBS PLS/ACRE
	Oryzopsis hymenoides	Indian Rice Grass 'Paloma'	2 LBS PLS/ACRE
	Bouteloua curtipendula	Sideoats Grama Grass 'Vaughn'	4.5 LBS PLS/ACRE
	Sporobolus cryptandrus	Sand Dropseed	1 LBS PLS/ACRE
	Aster bigelovii	Purple Aster	.5 LBS PLS/ACRE
	Chrysopsis villosa	Golden Aster	1 LBS PLS/ACRE
SWALE SEEDING			
	Linum perenne lewisii	Blue Flax	1 LBS PLS/ACRE
	Agropyron smithii	Western Wheatgrass	1 LBS PLS/ACRE
	Hilaria jamesii	Galleta Grass	4 LBS PLS/ACRE
	Bouteloua gracilis	Blue Grama Grass 'Hachita'	9 LBS PLS/ACRE
	Oryzopsis hymenoides	Indian Rice Grass 'Paloma'	2 LBS PLS/ACRE
	Bouteloua curtipendula	Sideoats Grama Grass 'Vaughn'	4.5 LBS PLS/ACRE
	Sporobolus cryptandrus	Sand Dropseed	1 LBS PLS/ACRE
	Aster bigelovii	Purple Aster	.5 LBS PLS/ACRE
	Chrysopsis villosa	Golden Aster	1 LBS PLS/ACRE

LEGEND

SYMBOL	NAME	REMARKS
	IRRIGATION LATERAL MAIN AND VALVE	SEE IRRIGATION ENLARGEMENT SHEET FOR MORE DETAILED INFORMATION
B	ENLARGEMENT FLAG	SYMBOLS DENOTE PLANTING NODE LOCATIONS AND REFER TO APPLICABLE ENLARGEMENT SHEETS

SCANNED BY BY LASON

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AS BUILT INFORMATION
CONTRACTOR CCM DATE:
WORK STAKED BY ALS DATE: 93
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY ALS DATE: 93
DRAWING CORRECTED BY ALS DATE: 94
MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

BENCH MARK
STATION MARK IS A STANDARD USC&GS BRASS TABLET STAMPED "HUGHES,1954", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND S.R 448 GO NORTH ON S.R. 448, 6.1 MILES. THE STATION IS 450' WEST OF STATE ROAD 448 IN A FENCED-IN PRAIRIE. ELEV 5049.93

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

PROFESSIONAL SEAL
STATE OF NEW MEXICO
GERALD MONDRICH
092
PROFESSIONAL ENGINEER
8-9-93

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: GR/KCP DATE: 6/93
DRAWN BY: PA DATE: 6/93
CHECKED BY: GR DATE: 6/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

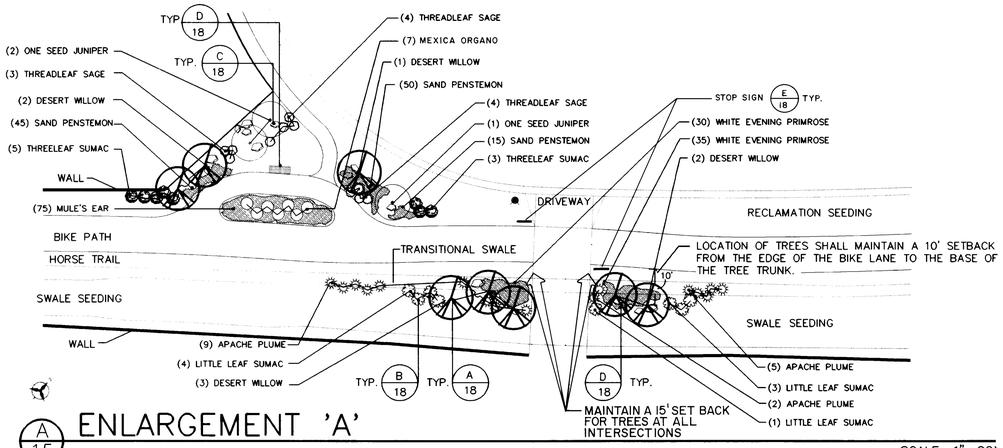
TITLE: RANCHO SERENO SUBDIVISION
RECLAMATION SEEDING AND SITE LAYOUT PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	G.J. Mondrich	9-07-93	WATER	N/A RWK	7-28-93
TRANSPORTATION	N/A	8-18-93	WASTE WATER	N/A RWK	7-28-93
HYDROLOGY	N/A	8-23-93			
PARKS		7/19/93			

DRAWING NO. 4569.91 MAP NO. D-12 SHEET 14 OF 18

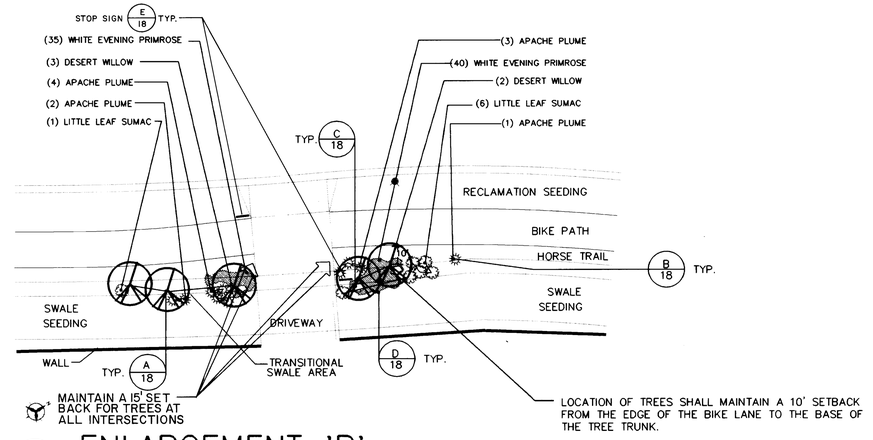
FILENAME: BASE.DWG

BHI JOB NO. 92236.46



A/15 ENLARGEMENT 'A'

SCALE: 1"=20'



B/15 ENLARGEMENT 'B'

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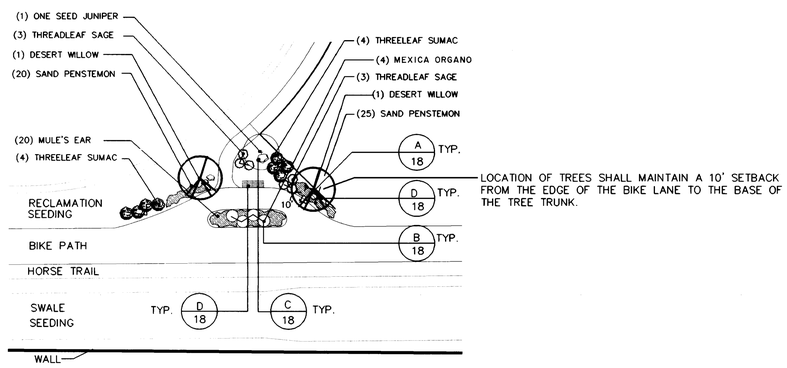

C/15 ENLARGEMENT 'C'

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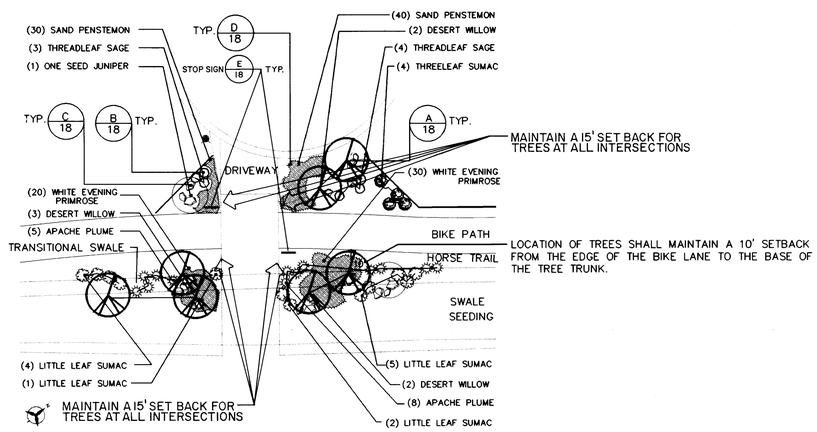
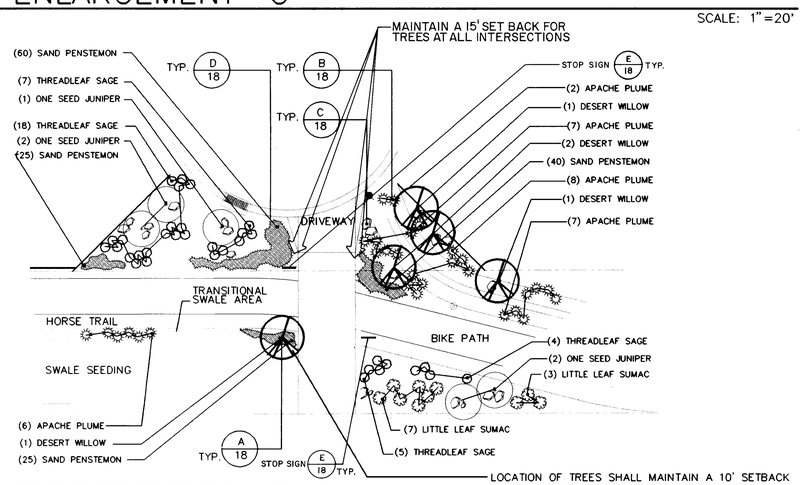


D/15 ENLARGEMENT 'D'

SCALE: 1"=20'



E/15 ENLARGEMENT 'E'

SCALE: 1"=20'

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPECIFICATION
TREES			
10	Juniperus monosperma	One Seed Juniper	5 Gallon Container
36	Chilopsis linearis	Desert Willow	5 Gallon Container
SHRUBS			
69	Fallugia paradoxa	Apache Plume	1 Gallon Container
58	Artemisia filifolia	Threadleaf Sage	1 Gallon Container
11	Poliomwtha Incaha	Mexica Orgnao	1 Gallon Container
20	Rhus trilobata	Threeleaf Sumac	5 Gallon Container
37	Rhus microphylla Engelm	Little Leaf Sumac	5 Gallon Container
PERENNIALS			
95	Wyethia scabra	Mules Ear	1 Gal./18" o.c.
190	Oenothera caespitosa	White Evening Primrose	1 Gal./18" o.c.
375	Penstemon ambiguus	Sand Penstemon	1 Gal./18" o.c.

SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 4 5 6 9 . 9 1 1 6 9 4

AS BUILT INFORMATION
CONTRACTOR CLM DATE:
WORK STAKED BY RLS DATE: 93
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY RLS DATE: 93
DRAWING CORRECTED BY RLS DATE: 94
MICRO-FILM INFORMATION
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NO.

BENCH MARK

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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

PROFESSIONAL SEAL

STATE OF NEW MEXICO
GEORGE RADUNZEL
092
14
DISTRICT SURVEYOR
8-6-93

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: GR/KCP DATE: 6/93
DRAWN BY: PA DATE: 6/93
CHECKED BY: GR DATE: 6/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

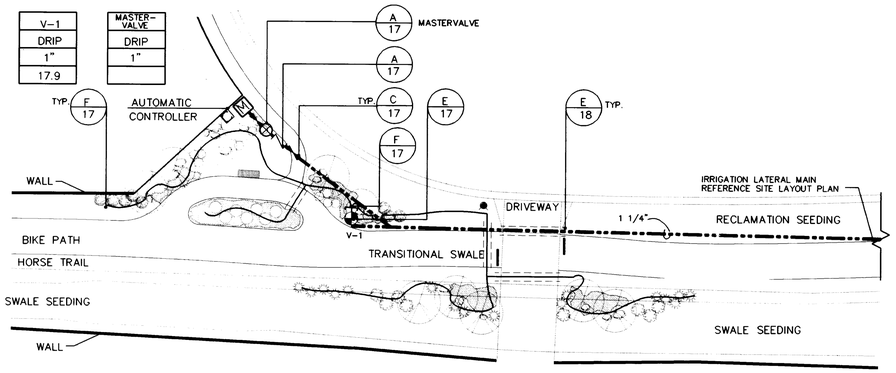
TITLE: RANCHO SERENO SUBDIVISION
PLANTING ENLARGEMENTS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Lovato	9-07-93	WATER	N/A RWC	7-28-93
TRANSPORTATION	N/A	8-18-93	WASTE WATER	N/A RWC	7-28-93
HYDROLOGY		8-23-93			
PARKS		8/9/93			

DRAWING NO.	MAP NO.	SHEET	OF
4569.91	D-12	15	18

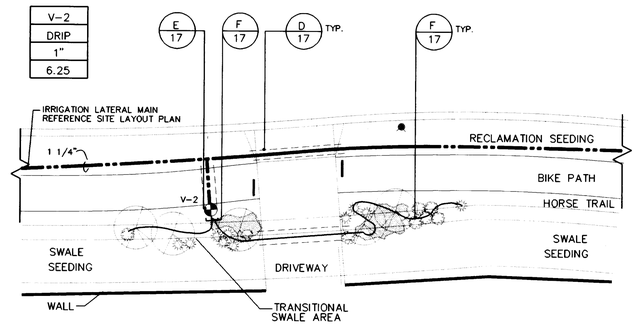
FILENAME: ENLARG.DWG

BHI JOB NO. 92236.46



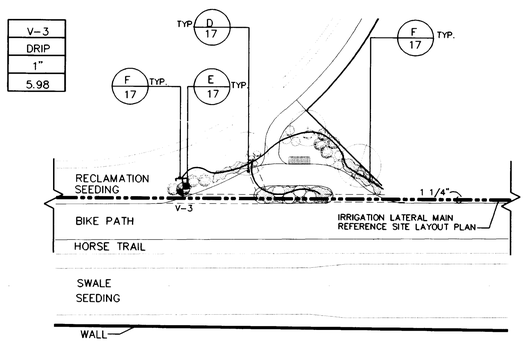
A/16 ENLARGEMENT 'A'

SCALE: 1"=20'



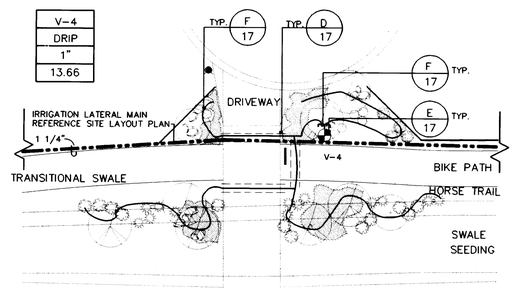
B/16 ENLARGEMENT 'B'

SCALE: 1"=20'



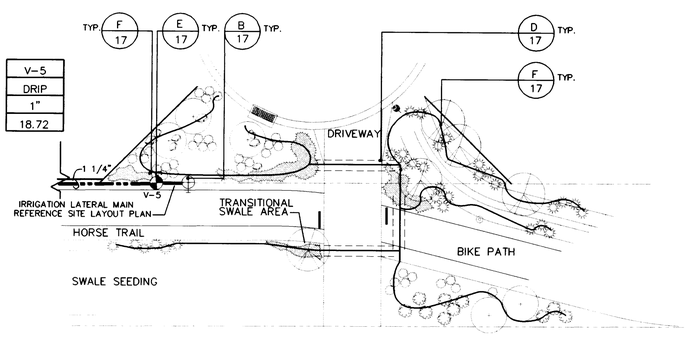
C/16 ENLARGEMENT 'C'

SCALE: 1"=20'



D/16 ENLARGEMENT 'D'

SCALE: 1"=20'



E/16 ENLARGEMENT 'E'

SCALE: 1"=20'

VALVING LEGEND

VALVE NO.	VALVE SIZE	GPM	DESIGN PSI	PSI @ MAINLINE	ZONE TYPE
V-1	1 1/2"	17.9	15	80	DRIP
V-2	1"	6.25	15	85.14	DRIP
V-3	1 1/2"	5.98	15	70.53	DRIP
V-4	1"	13.66	15	83.44	DRIP
V-5	1"	18.72	15	78.8	DRIP
V-6					
V-7					
V-8	1 1/2"	18.72 MAXIMUM DEMAND		80	MASTERVALVE

ALL CALCULATIONS BASED ON 1 1/4" LATERAL MAIN.

IRRIGATION LEGEND

SYM.	DESCRIPTION	MODEL	UNIT	QTY	PSI	NOTES
	CONTROLLER INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.	SOLARTROL LEIT 8000	EA.	1	-	SEE PLAN FOR LOCATION
	METER	3/4"	EA.	1	-	INSTALLATION COMPLETE INC. UEC.
	MASTERVALVE	HARDIE CENTURY 100 SERIES	EA.	1	-	SIZE AND PSI AS PER PLAN
	CONTROL VALVE	HARDIE CENTURY 100 SERIES	EA.	5	-	SIZE AND PSI AS PER PLAN
	PVB BACKFLOW PREVENTER	FEBCO 765	EA.	1	-	1"
	ISOLATION VALVE	CHAMPION 4100	EA.	2	-	1"
	MANUAL DRAIN	CHAMPION 100-100	EA.	1	-	1"
	"Y" FILTER	RAINBIRD RBY-100	EA.	5	-	1"
	BALL VALVE	SPEARS TRUE UNION SCH 80 PVC	EA.	5	-	SEE PLAN FOR SIZE
NOT SHOWN	EMITTERS	RAINBIRD PC-05	EA.	748	-	SEE NOTE THIS SHEET 5 GPH
	LATERAL MAIN	SCH 40 PVC	L.F.		80	1 1/4" CONTINUOUS
	LATERAL	FLEXIBLE POLY PIPE	L.F.		20	3/4" CONTINUOUS
	SLEEVE	SCH 40 PVC	L.F.			SEE SPECIFICATIONS

IRRIGATION NOTES

1) DRIP EMITTERS AT TREES SHALL BE EQUALLY SPACED AROUND THE TREE, WITHIN THE WATER RETENTION BASIN, (3) THREE EMITTERS PER TREE.
2) DRIP EMITTERS AT SHRUBS SHALL BE EQUALLY SPACED AROUND THE SHRUB, WITHIN THE WATER RETENTION BASIN, (2) EMITTERS PER SHRUB.
3) DRIP EMITTERS AT PERENNIALS SHALL BE CENTRALLY LOCATED, (1) EMITTER PER (3) PERENNIALS.
4) CONTRACTOR SHALL INSTALL LEMA 152 ACTUATOR, ONE (1) PER VALVE. INSTALL SOLARTROL AMTG 2035 MOUNTING COLUMN, AND PROVIDE SOLARTROL TKIT-3000. COLUMN SHALL BE INSTALLED IN CONCRETE FOOTING.
5) ALL IRRIGATION WIRES SHALL UTILIZE SOLARTROL CABLE, ONE (1) RUN PER AUTOMATIC VALVE. ALL SPLICING SHALL UTILIZE SOLARTROL SPLICE 2201.

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26-4569.91 1 6 9 1

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BY LASON

LEGEND

VALVE AND STATION NO.	V-4
HEAD TYPE	DRIP
VALVE SIZE	1"
TOTAL GPM	5.8

AS BUILT INFORMATION
CONTRACTOR GCM DATE:
WORK STAKED BY ALS DATE: 93
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY ALS DATE: 93
DRAWING CORRECTED BY ALS DATE: 94
MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

BENCH MARK

STATION MARK IS A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES,1954", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE THE GROUND. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVE. AND S.R. 448 GO NORTH ON S.R. 448, 6.1 MILES. THE STATION IS 450' WEST OF STATE ROAD 448 IN A FENCED-IN PRAIRIE. ELEV 5049.93

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

PROFESSIONAL SEAL

STATE OF NEW MEXICO
GEORGE M. DONNIVICH
8-6-93

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: GR/KCP DATE: 6/93
DRAWN BY: PA DATE: 6/93
CHECKED BY: GR DATE: 6/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
IRRIGATION ENLARGEMENTS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		9-07-93	WATER	N/A RWK	7-28-93
TRANSPORTATION		8-18-93	WASTE WATER	N/A RWK	7-28-93
HYDROLOGY		8-23-93			
PARKS		8/9/93			

DRAWING NO.	MAP NO.	SHEET	OF
4569.91	D-12	16	18

FILENAME: ENLARG.DWG

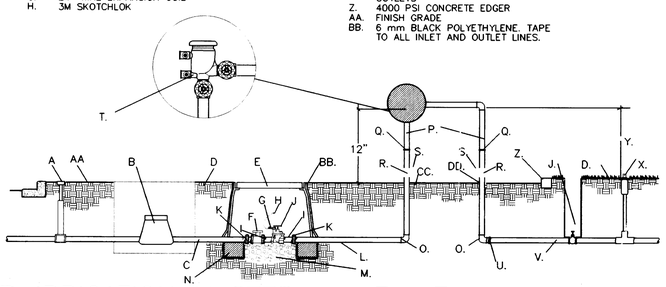
BHI JOB NO. 92236.46

GENERAL NOTES

1. PVB'S UNAPPROVED FOR CONTAINMENT PROTECTION, EXCEPT FOR LAWN IRRIGATION SYSTEMS.
2. DO NOT INSTALL IN FLOOD PRONE AREAS.
3. DO NOT INSTALL PVB'S>5' ABOVE GROUND LEVEL.
4. METALLIC RISER PIPING REQ'D.
5. JOINTS TO BE ADEQUATELY RESTRAINED.
6. HORIZONTAL INSTALLATION REQ'D, AS SHOWN.

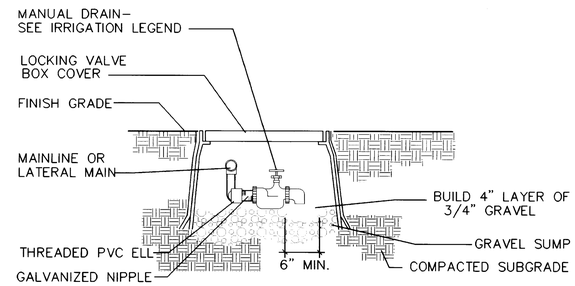
CONSTRUCTION NOTES

A. CURB STOP AND BOX.
B. METER.
C. SERVICE LINE, NO OUTLETS ALLOWED.
D. FINISH GRADE
E. BROOK'S PRODUCTS INC, 1730 PB-18 BODY (ABS) VALVE BOX WITH 1730 BOLT DOWN COVER (ABS) AND TWO 8" EXTENSIONS.
F. ELECTRIC OR MANUAL VALVE- SEE IRRIGATION PLAN
G. 24" WIRE EXPANSION COIL
H. 3M SKOTCHLOK
I. SCHEDULE 80 PVC CLOSE NIPPLE
J. ELECTRIC OR MANUAL VALVE (SEE PLAN)
K. SPEARS SCH 80 PVC UNION
L. SCH 80 PVC NIPPLE
M. 1 CUBIC FOOT 1" DIAMETER WASHED ROCK.
N. 8" X 8" X 16" SOLID CMU BLOCK
O. GALVANIZED ELL
P. GALVANIZED NIPPLE
Q. GALVANIZED UNION, 4" ABOVE GRADE, MIN.
R. GALVANIZED TEE
S. BALL DRAIN, CHAMPION DV050 1/2"
T. PRESSURE VACUUM BREAKER BACKFLOW PREVENTER (SEE PLAN)
U. PVC MIP ADAPTER
V. MAINLINE/LATERAL MAINLINE
W. ISOLATION VALVE (SEE PLAN)
X. SPRINKLER
Y. 12" MIN. ABOVE HIGHEST POINT OF ALL DOWNSTREAM PIPING AND OUTLETS
Z. 4000 PSI CONCRETE EDGER
AA. FINISH GRADE
BB. 6 mm BLACK POLYETHYLENE. TAPE TO ALL INLET AND OUTLET LINES.



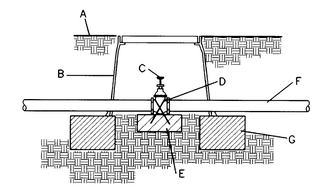
A/17 IRRIGATION MASTER VALVE WITH PRESSURE VACUUM BREAKER

NOT TO SCALE



B/17 MANUAL DRAIN

NOT TO SCALE



GENERAL NOTES:

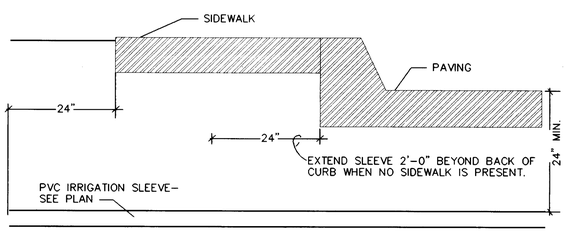
1. INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX

CONSTRUCTION NOTES:

A. FINISH GRADE
B. BROOK'S PRODUCTS INC, 1730 PB-18 BODY (ABS) VALVE BOX WITH 1730 BOLT DOWN COVER (ABS) AND TWO 8" EXTENSIONS.
C. MANUAL VALVE- SEE PLAN
D. NO. 4 REBAR
E. THRUST BLOCK-4000 PSI CONCRETE PLACED AGAINST UNDISTURBED SOIL.
F. IRRIGATION MAINLINE
G. 8" X 8" X 16" SOLID CMU BLOCK.

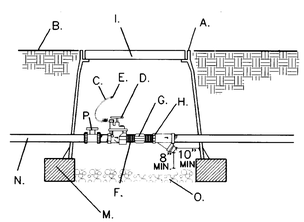
C/17 ISOLATION VALVE

NOT TO SCALE



D/17 IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS

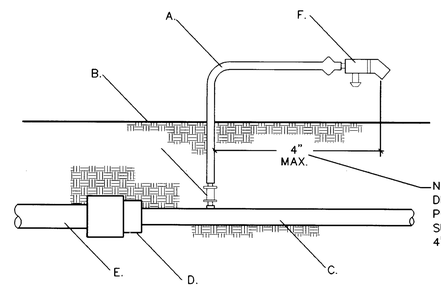
NOT TO SCALE



A. JUMBO VALVE BOX WITH (2) 6 1/2" EXTENSIONS. SEE SPECIFICATIONS
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. GALVALIZED NIPPLE
G. GALVANIZED COUPLING
H. "WYE" STRAINER STRAINER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER
I. LOCKING VALVE BOX COVER
M. 8" X 8" X 16" CMU CONCRETE BLOCK
N. MAINLINE
O. 4" LAYER OF 3/4" GRAVEL
P. BALL VALVE

E/17 DRIP VALVE/FILTER ASSEMBLY

NOT TO SCALE



A. FLEXIBLE TUBING
B. FINISH GRADE
C. POLY PIPE
D. PVC TO POLY ADAPTER
E. PVC PIPE
F. DRIP EMITTER- SEE IRRIGATION LEGEND
G. CONNECTION BARB

NOTE:
DISTANCE BETWEEN EMITTER AND POINT WHERE FLEXIBLE POLY PIPE SURFACES ABOVE GRADE SHALL BE 4" MAXIMUM.

F/17 PVC/POLY PIPE CONNECTION

NOT TO SCALE

SCANNED BY
BY LASON

AS BUILT INFORMATION
CONTRACTOR CCM DATE:
WORK STAKED BY ALS DATE: 93
INSPECTOR'S APPROVAL DATE:
FIELD VERIFICATION BY ALS DATE: 93
DRAWING CORRECTED BY ALS DATE: 94
MICRO-FILM INFORMATION
RECORDED BY DATE:
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

PROFESSIONAL SEAL

STATE OF NEW MEXICO
GEORGE A. SCHUTTE
8-6-93

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: KCP DATE: 6/93
DRAWN BY: PA DATE: 6/93
CHECKED BY: GR DATE: 6/93

26-4569.911 784

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

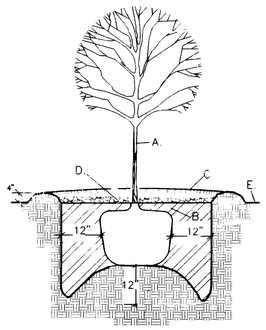
TITLE: RANCHO SERENO SUBDIVISION
IRRIGATION DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		9-07-93	WATER	N/A RWK	7-28-93
TRANSPORTATION		8-18-93	WASTE WATER	N/A RWK	7-28-93
HYDROLOGY		8-23-93			
PARKS		8/23/93			

DRAWING NO. 4569.91 MAP NO. D-12 SHEET 17 OF 18

FILENAME: IRRDET.DWG

BHI JOB NO. 92236.46



GENERAL NOTES:

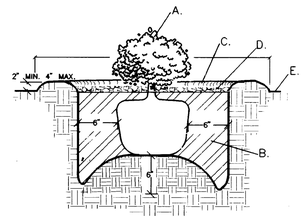
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY ONLY BE EXCEEDED BY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING, ALL BURLAP SHALL BE CUT AWAY FROM THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE.
B. PLANTING SOIL MIXTURE. (REF SPECIFICATIONS)
C. WATER RETENTION BASIN.
D. 4" DEPTH OF BARK MULCH.
E. FINISH GRADE.

A/18 ISOLATED TREE PLANTING

NOT TO SCALE



GENERAL NOTES:

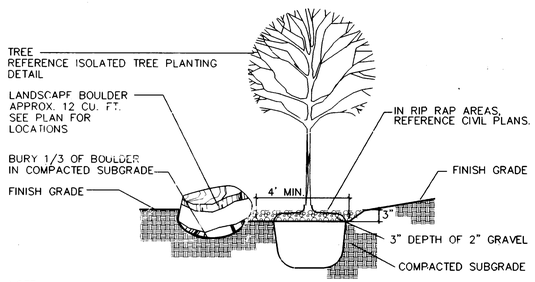
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. PLANTING SOIL MIXTURE (UNAMENDED LOOSENED NATIVE SOIL)
C. WATER RETENTION BASIN.
D. 2" DEPTH OF BARK MULCH.
E. FINISH GRADE.

B/18 ISOLATED SHRUB PLANTING

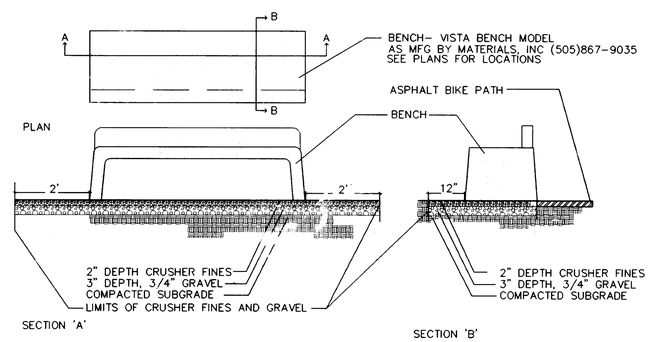
NOT TO SCALE



NOTE:
BOULDER SHALL BE OMITTED IN SWALE TRANSITION AREAS.
BOULDER SHALL BE LOCATED ON THE DOWNHILL SIDE OF THE TREE.

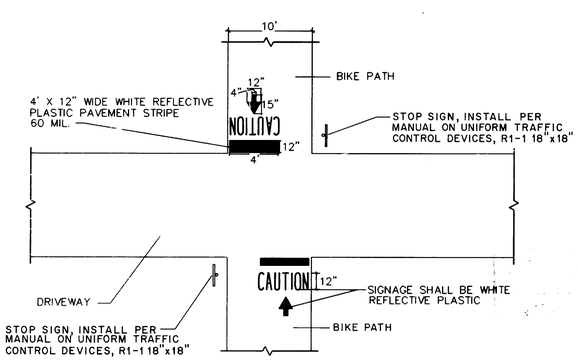
C/18 PLANTING AND BOULDER DETAIL

NOT TO SCALE



D/18 BENCH INSTALLATION

NOT TO SCALE



E/18 BIKE PATH CROSSINGS

NOT TO SCALE

SCANNED BY
BY LASON

AS BUILT INFORMATION		
CONTRACTOR CCM	DATE:	
WORK STAKED BY ALS	DATE 93	
INSPECTOR'S APPROVAL	DATE:	
FIELD VERIFICATION BY ALS	DATE: 93	
DRAWING CORRECTED BY ALS	DATE: 94	
MICRO-FILM INFORMATION		
RECORDED BY	DATE:	
NO.		

BENCH MARK

SURVEY INFORMATION FIELD NOTES		
NO.	BY	DATE

PROFESSIONAL SEAL

STATE OF NEW MEXICO — GLORIA M. DOMINGUEZ — REGISTERED PROFESSIONAL ENGINEER — 8-6-93

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: KCP DATE: 6/93
DRAWN BY: PA DATE: 6/93
CHECKED BY: DR DATE: 6/93

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
C 6 - 4 5 6 9 . 9 1 1 B S H

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO SERENO SUBDIVISION
PLANTING AND CONSTRUCTION DETAILS

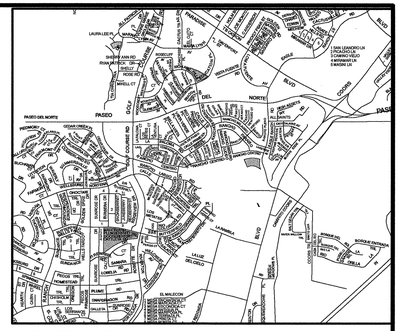
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Brockway	9-07-93	WATER	N/A RWE	7-28-93
TRANSPORTATION	N/A	8-18-93	WASTE WATER	N/A RWE	7-28-93
HYDROLOGY	[illegible]	8-23-93			
PARKS	[illegible]	8/21/93			

DRAWING NO. 4569.91
MAP NO. D-12
SHEET 18 OF 18

BHI JOB NO. 92236.46

PDETAIL.DWG 12/11/1992

BUTTERFIELD WELL SITE PARK
Shade Structure Installation



VICINITY MAP: Zone Map D-12

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT - Managing Department
Park Design & Construction Division

SEPTEMBER 22, 2008
Parks & Recreation Department-Owner

Property Information

Property Address: 4100 Rancho Alegre Rd. NW
Zone : R-IT
Shade Structure Installation

Index of Drawings

1. Cover Sheet
2. General Notes
3. Demolition & Construction Plan
4. Project Information Form

Legal Desciption

A certain tract of land situate within Sections 13 and 24, township 11 North, Range 2 East, New Mexico Principal Meridian, City of Abuquerque, Bernalillo County, NM.

UTILITY COMPANY CONTACTS

CITY OF ALBUQUERQUE UTILITY DEVELOPMENT
P.O. Box 1293
Albuquerque, New Mexico 87103
(505) 768-2719

PNM-ELECTRIC
4201 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505)-241-0525

PNM-GAS
4625 Edith Boulevard NE
Albuquerque, New Mexico 87107
(505)-241-7745

QWEST
201 Third Street NW Suite 700
Albuquerque, New Mexico 87103
(505) 245-8706

QWEST
201 Third Street NW Suite 700
Albuquerque, New Mexico 87103
(505) 245-8706

CALL BEFORE YOU DIG!
STATEWIDE 1-800-321-ALERT
ALBUQUERQUE 260-1990

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVED	ENGINEER	DATE

RECORD DRAWINGS

THIS RECORD DRAWING HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY THE CONTRACTOR. THE DESIGN PROFESSIONAL HAS NOT INDEPENDENTLY REVIEWED THE ACCURACY OF THE INFORMATION PROVIDED. THESE RECORD DRAWINGS ACCURATLY DEPICT THE FIELD CHANGES WHICH WERE REPORTED BY THE CONTRACTOR.

DATE:
PROJECT # 456991
SHEET 1 OF 5

FINAL FOR CONSTRUCTION ☐

BUTTERFIELD WELL SITE PARK
SHADE STRUCTURE INSTALLATION

RECORD DRAWINGS ☒
SEPTEMBER 22, 2008

1 FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF SPECIFICATIONS.

2 THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE CITY SURVEY SECTION MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF A MONUMENT IS DISTURBED. REPLACEMENT WILL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION AT THE CONTRACTOR'S EXPENSE. WHEN A CHANGE IS MADE IN THE FINISHED ELEV. OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR WILL, AT HIS OWN EXPENSE, HAVE THE CITY SURVEY SECTION ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4 OF SPECIFICATIONS.

3 THE SPECIFICATIONS USED FOR THIS PROJECT ARE THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 7.

4 ALL NEW MANHOLES SHALL BE TYPE "E" (COA DWG. 2102) UNLESS OTHERWISE NOTED ON THE PLANS.

5 THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

6 ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.

7 SUBGRADE PREPARATION UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.

8 THE CONTRACTOR WILL REPLACE ANY STRIPPING THAT HAS BEEN RUINED OR REMOVED IN THE COURSE OF CONSTRUCTION.

9 ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

10 ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.

11 THE CONTRACTOR IS TO EXERCISE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT WILL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION. SEE SECTION 18 "UTILITIES", CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR CONTRACTOR REQUIREMENTS.

12 WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY

13 ALL GAS VALVES, GAS MANHOLES, ELECTRICAL MANHOLES, TELEPHONE MANHOLES, AND UTILITY POLES WILL BE ADJUSTED TO GRADE BY EACH UTILITY COMPANY.CONTRACTOR WILL COORDINATE THROUGH CITY UTILITY COORDINATOR.

14 WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE DIRECTED BY THE CITY FIELD ENGINEER.

15 THE CONTRACTOR WILL NOTIFY THE NEW MEXICO ONE CALL SYSTEM 260-1990 TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK IN NEW AREAS.

16 CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.

17 CONTRACTOR WILL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LAYDOWN MACHINE WHERE PAVEMENT IS 8 FEET IN WIDTH OR WIDER.

18 ALL SUBGRADE AND SUBBASE MATERIAL ENCOUNTERED IN PAVEMENT REMOVAL AND REPLACEMENT THAT IS DETERMINED BY THE FIELD ENGINEER TO MEET THE SPECIFICATIONS, CAN BE REUSED. HOWEVER, THE MATERIAL WILL BE PROCESSED AND COMPACTED TO MEET MOISTURE CONTENT AND PERCENT COMPACTION REQUIRED BY THE SPECIFICATIONS.

19 CONTRACTOR WILL NOT PAVE OVER ANY SURFACE FEATURE, I.E., GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR APPROVAL FROM THE CITY FIELD ENGINEER.

20 CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.

21 ALL WATER VALVES AND FIRE HYDRANTS REMOVED TO BE SALVAGED AND RETURNED TO THE C.O.A.

22 MINIMUM BOTTOM WIDTH OF TRENCHES FOR RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 16 INCHES. BEDDING MATERIAL SHALL BE CLASS II, III, OR IV UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.

23 MINIMUM BOTTOM WIDTH OF TRENCHES FOR NON-RIGID PIPE SHALL BE EQUAL TO THE OUTSIDE DIAMETER PLUS 12 INCHES. BEDDING MATERIAL SHALL BE CLASS I, II, OR III.

24 THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.

25 ALL STRUCTURAL CONCRETE WILL BE 3000 PSI UNLESS OTHERWISE NOTED ON PLANS.

26 ALL REINFORCING STEEL WILL BE GRADE 60.

27 ALL EXPOSED EDGES ON CAST-IN-PLACE CONCRETE STRUCTURES WILL HAVE A 1" CHAMFER UNLESS OTHERWISE NOTED.

28 ALL SPLICES IN REINFORCING STEEL TO BE 2-FOOT 6-INCH MINIMUM UNLESS OTHERWISE NOTED.

29 PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.

30 THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES WILL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT WILL BE PLACED IN ALL TRENCHES REQUIRED FOR THE UTILITY REPLACEMENTS IN THOSE AREAS THAT MUST MAINTAIN TRAFFIC UNTIL THE FINAL PAVEMENT WORK STARTS IN EACH AREA. TEMPORARY STRIPING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. MAINTENANCE OF THE TEMPORARY PAVING AND STRIPING WILL BE AT THE CONTRACTOR'S EXPENSE.

31 TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.

32 THE CONTRACTOR WILL CONTACT THE CITY OF ALBUQUERQUE TRAFFIC DIVISION 857-8025, ONE (1) WEEK IN ADVANCE OF ANY CHANGES REQUIRED IN THE TRAFFIC SIGNALIZATION OF THIS PROJECT. ALL WORK ASSOCIATED WITH NEW TRAFFIC SIGNALIZATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

33 ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.

34 PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ROAD SHALL NOT BE OPENED TO TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

35 ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN FOUR DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS DIRECTED BY THE CITY FIELD ENGINEER.

36 THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND UTILITY COMPANIES WORKING IN THE SAME AREA. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY WORK CREWS. A CONTRACT EXTENSION MAY BE ALLOWED AS DELINEATED IN CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

37 ALL CONSTRUCTION EASEMENTS ON PRIVATE PROPERTY WILL BE OBTAINED BY THE CITY OF ALBUQUERQUE PRIOR TO THE BEGINNING OF CONSTRUCTION.

38 EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY CONTRACTOR, BUT OUT OF ALIGNMENT, DISPLACED VERTICALLY, BADLY

39 ALL TRAFFIC CONTROL DEVICES REQUIRED FOR DRIVEWAY CLOSURES, UTILITY CONSTRUCTION OR FOR OTHER REASONS AND NOT SHOWN ON THE SIGNING PLANS WILL BE FURNISHED BY THE CONTRACTOR AND WILL BE PAID AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND BID PROPOSAL. PRIOR TO PLACING THE TRAFFIC CONTROL DEVICES, THE CONTRACTOR WILL NOTIFY THE AFFECTED OWNERS IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR MUST MAKE PROVISIONS TO PROVIDE ACCESS TO PROPERTIES. REFER TO SECTION 19 OF THE SPECIFICATIONS.

40 ALL UTILITY LINES WHICH ARE NOT SPECIFICALLY DESIGNATED TO BE REMOVED AND REPLACED ON THE PLANS, WILL BE MAINTAINED IN SERVICE. SHORING, SHEETING AND OTHER MEANS OF SUPPORT SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES AND THESE SHORING, SHEETING, AND SUPPORTS ARE CONSIDERED INCIDENTAL TO THIS PROJECT. BEAM AND CABLE OR OTHER ADEQUATE SUPPORTS WILL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES WHICH CROSS THE TRENCH. ANY DAMAGE TO EXISTING UTILITIES WILL PROMPTLY BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SIGNIFICANT DEVIATION OF EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CONFLICTS CAN BE RESOLVED IN A TIMELY MANNER.

41 THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING COA INFRASTRUCTURE (C & G, PAVING, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND WILL REPAIR OR REPLACE SAME AT HIS OWN EXPENSE. HE WILL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND WILL BE RESPONSIBLE FOR CLEANING SAME AT HIS OWN COST SHOULD SPLASHING OCCUR.

42 ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES WHICH ARE EXPOSED AS A RESULT OF CONSTRUCTION WILL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

43 STATIONS OF STORM DRAIN INLETS ARE TO THE CENTER OF GRATE. ALL STORM DRAIN INLETS WILL BE TYPE "A" UNLESS OTHERWISE NOTED ON THE PLANS.

44 SHORING COSTS WILL BE CONSIDERED INCIDENTAL TO THE TRENCH AND BACKFILL COSTS.

45 THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING NPDES PERMITS REQUIRED BY APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS.

46 ALL STORM DRAIN AND CONNECTOR PIPE WILL BE CLASS IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.

47 THE TERM REMOVE USED IN THIS PLAN SET INCLUDES THE DISPOSAL OF SAID MATERIAL IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS, LATEST EDITION.

48 CONTRACTOR WILL SURVEY AND LOG EXISTING ELEVATIONS OF CURB-AND-GUTTER, SIDEWALK, AND PAVEMENT WHICH WILL BE REMOVED FOR CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR WILL REPLACE REMOVED CURB-AND-GUTTER, SIDEWALK, DRIVE PADS, AND PAVEMENT TO ELEVATIONS PRIOR TO REMOVAL UNLESS OTHERWISE INDICATED ON THE PLANS.

49 CONTRACTOR WILL CONSTRUCT TEMPORARY ASPHALT PAVEMENT AS DIRECTED BY THE FIELD ENGINEER TO PROVIDE ACCESS TO LOCAL BUSINESS, ETC. TEMPORARY PAVEMENT SHALL BE REMOVED AND DISPOSED OF PRIOR TO PLACEMENT OF FULL WIDTH PAVEMENT SECTION. TEMPORARY PAVING SHALL BE PER COA STD. DWG. 2415 AND PAID FOR PER COA STD. SPECIFICATIONS.

50 ALL CLASSES OF SEEDING SHALL BE DRY LAND MIX PLACED AT 1.5 LBS/1000 S.F. WITH FERTILIZER 21-12-12 PLACED AT 5 LBS/1000 S.F.

51 ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 95% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.

52 ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.

53 ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

54 THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN.

55 FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

56 CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

57 CONTRACTOR SHALL ERECT TEMPORARY CHAIN LINK CONSTRUCTION FENCE. SUCH FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD AND REMOVED ONLY UPON FINAL ACCEPTANCE OF THE PROJECT BY THE CITY.

58 QUANTITIES PROVIDED ON THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE IN ALL CASES.

EXISTING FEATURES LEGEND:

——— x ———	EXISTING T-POST/WIRE FENCE
2" HPG GV	EXISTING GAS LINE W/ VALVE
6" W WV	EXISTING WATERLINE W/ VALVE
	EXISTING WATERLINE METER
	EXISTING FIRE HYDRANT
6" SAS	EXISTING SANITARY SEWER LINE W/ MANHOLE
36" RCP	EXISTING STORM DRAIN
OHE	EXISTING OVERHEAD ELECTRIC W/POLE
UE	EXISTING UNDERGROUND ELECTRIC
44	EXISTING 1' CONTOUR
4945	EXISTING 5' CONTOUR
	EXISTING CURB & GUTTER
	EXISTING CONCRETE
	EXISTING BUILDING LINE
	EXISTING EASEMENT LINE

RECORD DRAWINGS

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AS BUILT INFORMATION
CONTRACTOR DATE
STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DV DATE: 6/9/08
MICRO-FILM INFORMATION
RECORDED BY DATE

BENCH MARKS

SURVEY INFORMATION FIELD NOTES

NO.	BY:	DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO
COLLEEN K. FRENZ
6 8
REGISTERED ARCHITECT
9-22-08

NO.	REMARKS	BY:	DATE

REVISIONS

DESIGNED BY:
DRAWN BY:DAV
CHECKED BY: CKF

FINAL FOR CONSTRUCTION

Project # 456991

BUTTERFIELD WELL SITE PARK
SHADE STRUCTURE INSTALLATION

X

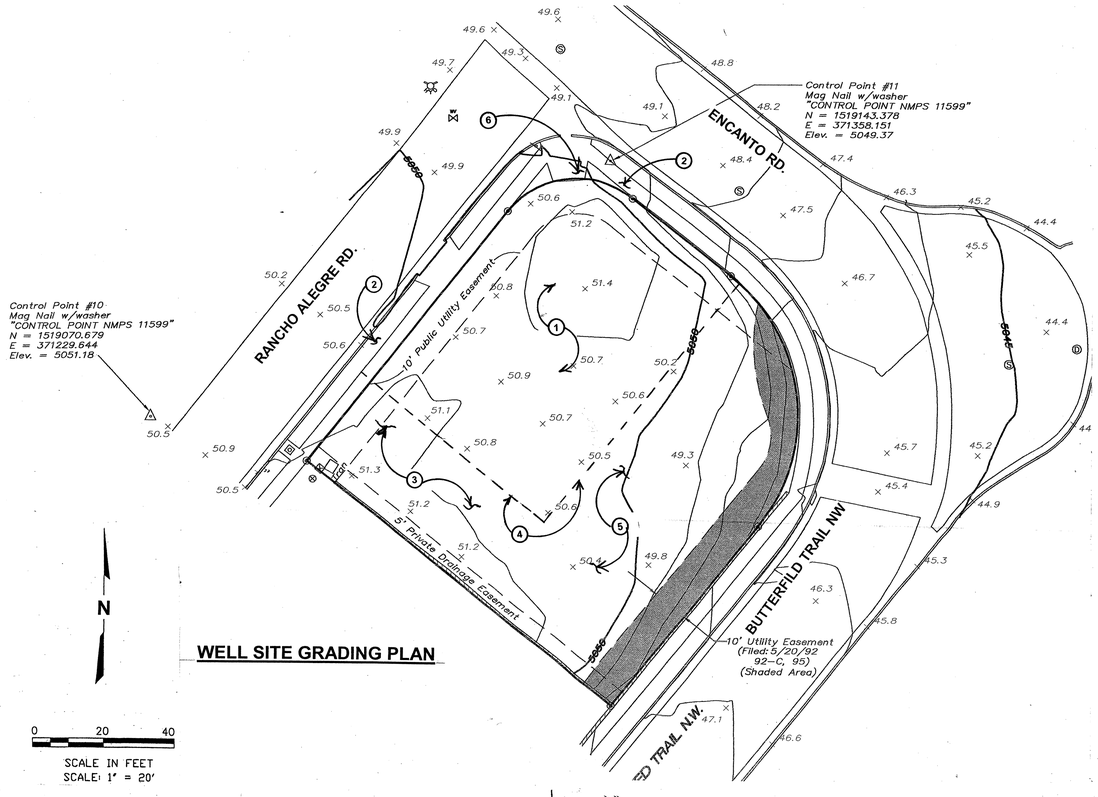
RECORD DRAWINGS
SEPTEMBER 22, 2008

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
Park Design & Construction Division

TITLE: **BUTTERFIELD WELL SITE PARK SHADE STRUCTURE INSTALLATION GENERAL NOTES**

Design Review Committee	City Engineer Approval	LAST DESIGN UPDATE	Mo./Day/Yr.	Mo./Day/Yr.

Project # 456991 | Zone Map D-20 | Sheet 2 of 5

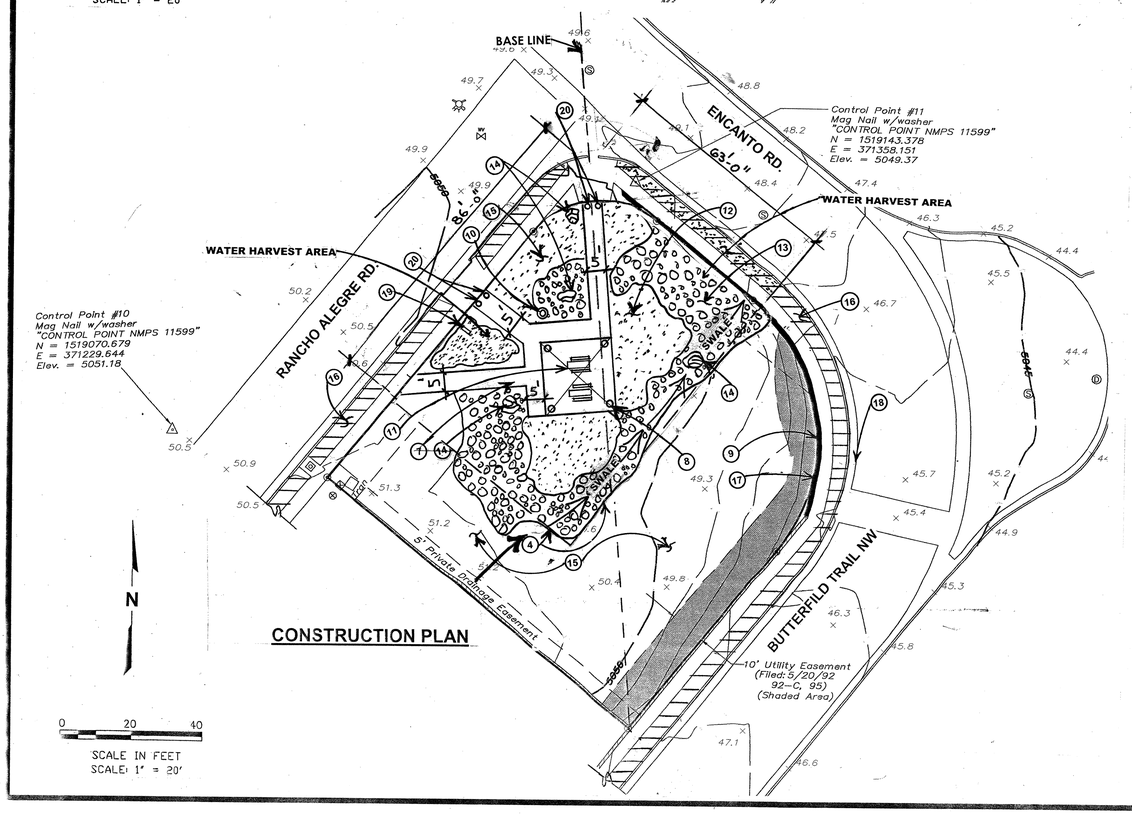


WELL SITE GRADING PLAN

KEYED NOTES:

WELL SITE GRADING PLAN

1. GRADE AREA WHERE THE CONCRETE SLAB WILL BE INSTALLED PER CITY STANDARD SPECIFICATIONS DWG. 2720.
2. EXISTING SIDEWALK.
3. EXISTING VEGITATION TO REMAIN UNDISTURBED.
4. EXTENT OF WORK.
5. PROPOSED WELL SITE LOCATION.
6. EXISTING WHEEL CHAIR CURB ACCESS RAMP.



CONSTRUCTION PLAN

KEYED NOTES:

CONSTRUCTION PLAN

7. NEW CONCRETE PAD TO BE INSTALLED PER CITY STANDARD SPECIFICATIONS DWG. 2720. CONCRETE TO MATCH EXISTING SIDEWALK AND EXISTING WHEELCHAIR RAMP ELEVATION AND BRUSH FINISH.
8. INSTALL NEW 20' X 20' LITCHFIELD SHADE STRUCTURE # 8120 PITTSBURGH MODEL, PER MANUFACTURERS SPECIFICATIONS. PLACE ON RAISED PEDESTAL FOOTINGS, AVAILABLE THRU TRIPLE M RECREATION PHONE 899-6892. COLOR: BLACK FRAME AND BLUE ROOF PANELS.
9. INSTALL A NEW CMU RETAINING WALL PER DETAIL LOCATED ON THIS SHEET, 6' TO 2' VARY IN HEIGHT SMOOTH FACE/SPLIT FACE, COMPLETE WITH FOOTING, WEEP HOLES PILASTERS AND TOP CAP. COLOR: CORAL TO MATCH EXISTING CMU SPLIT-FACE WALL.
10. MCCLINTOCK RSO 25, 32 GAL TRASH RECEPTACLE INSTALL ON A CONCRETE PAD PER MANUFACTURERS SPECIFICATIONS.
11. INSTALL DUMOR 8' ACCESSIBLE TABLE, MODEL 77-68-1PL, INGROUND MOUNT PROVIDED BY COA. TOTAL OF 2.
12. FINE GRADE LOW SPOTS AND INSTALL 2" OF BRONZE CRUSHED GRAVEL OVER HYDROSEED (WESTSIDE SEED MIX).
13. INSTALL 4" TO 6" SANTA ANA TAN RIVER ROCK COBBLE OVER BRONZE CRUSHED GRAVEL OVER HYDRO-SEED.
14. INSTALL (4) 3X3 MOSS ROCK BOULDERS.
15. PRESERVE/PROTECT EXISTING VEGETATION.
16. CLEAN BETWEEN SIDEWALK AND CURB, INSTALL 4" OF SANTA ANA TAN CRUSHED ROCK OVER WEED BARRIER.
17. BACKFILL EXCESS SOIL TO CMU WALL.
18. MOVE STREET SIGN POST SOUTH.
19. INSTALL PARK SIGN.
20. INSTALL STATIONARY/REMOVABLE BOLLARDS PER CITY STANDARD SPECIFCATIONS DWG. 2250.
21. SAW CUT CONTROL JOINTS. — — — —
22. EXPANSION JOINTS. —— - —— - ——

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AS BUILT INFORMATION
CONTRACTOR DATE
STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE

BENCH MARKS

SURVEY INFORMATION FIELD NOTES
NO. BY: DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO
COLLEEN K. FRENZ
REGISTERED
LANDSCAPE ARCHITECT
63
7-22-08

NO.	REMARKS	BY:	DATE
	REVISIONS		

DESIGNED BY:
DRAWN BY: DAV
CHECKED BY: CKF

FINAL FOR CONSTRUCTION

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
Park Design & Construction Division

TITLE: **BUTTERFIELD WELL SITE PARK SHADE STRUCTURE INSTALLATION GRADING & CONSTRUCTION PLAN**

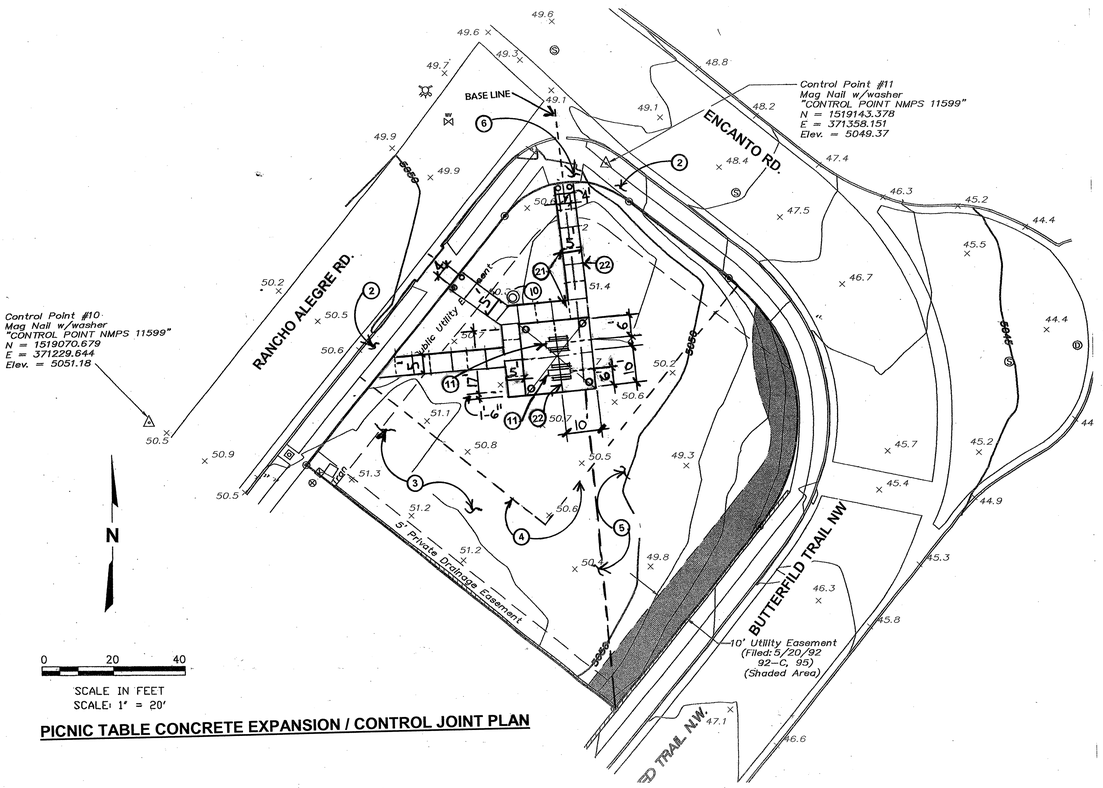
Design Review Committee	City Ebgineer Approval	LAST DESIGN UPDATE	Mo./Day/Yr.	Mo./Day/Yr.

Project #	Zone Map	
456991	D-12	Sheet 3 of 5

BUTTERFIELD WELL SITE PARK
SHADE STRUCTURE INSTALLATION

Project # 456991

RECORD DRAWINGS X
SEPTEMBER 22, 2008



PICNIC TABLE CONCRETE EXPANSION / CONTROL JOINT PLAN

KEYED NOTES:

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INSPECTOR'S ACCEPTANCE BY DATE
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MICRO-FILM INFORMATION
RECORDED BY DATE

BENCH MARKS

SURVEY INFORMATION FIELD NOTES

NO.	BY:	DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO
COLLEEN K. FREE
REGISTERED ARCHITECT
9-22-08

NO.	REMARKS	BY:	DATE

REVISIONS
DESIGNED BY:
DRAWN BY:DAV
CHECKED BY: CKF

FINAL FOR CONSTRUCTION

Project # 456991

BUTTERFIELD WELL SITE PARK
SHADE STRUCTURE INSTALLATION

X

RECORD DRAWINGS
SEPTEMBER 22, 2008

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
Park Design & Construction Division

TITLE: BUTTERFIELD WELL SITE PARK
SHADE STRUCTURE INSTALLATION
PICNIC TABLE CONCRETE EXPANSION/CONTROL JOINT PLAN

Design Review Committee	City Ebgineer Approval	LAST DESIGN UPDATE	Mo./Day/Yr.	Mo./Day/Yr.

Project # 456991 | Zone Map D-12 | Sheet 4 of 5

City of Albuquerque
Martin J. Chavez, Mayor

Department of Municipal Development
John R. Castillo, P.E., Director

Project Information Form

Date: 7/10/08
To: Jeff Hart, Superintendent, Park Management, Parks & Recreation Department (PRD)
From: John Casados, Construction Manager, Park Design & Construction, DMD

Subject: Butterfield Well/Park – Substantial Completion - 07/10/08
PRD, Park Management Division Accepts Maintenance Responsibility

As of (date): 07/10/08
Project ID#: 456691
Name of Facility: Butterfield Well/Park
Address: 4100 Rancho Alegre NW
Albuquerque, NM
CD: 5
Park Zoning: RLT

... is officially assigned to the Park Management Division, Parks & Recreation Department, City of Albuquerque for maintenance. Outlined below is a description of work completed:

❑ Renovation ► Developed

Detailed Park Summary Information:

Total Park Acreage: 0.124

Acres Developed: 0.124

Description of Project:

Acres of Irrigated Turf		cool / warm season
Turf Removal:		square feet
Landscape Area Trees & Shrubs:		
Tree Count:		cool / warm
Recycled Construction Materials:		truckload
Recycled Benches		
Recycled Tables	2	
Engineered Wood Fibers		square feet

Park property renovated; per FINAL FOR CONSTRUCTION DOCUMENTS DATED 03/06/08 and COA specifications.
New:

1. Site Furnishings:
   (1) 20'x20' Litchfield Shade Structure.
   (2) 8ft ADA Picnic Table
   (1) Trash Receptacle
2. Concrete sidewalks entering towards shade structure and a 20ft x 20ft concrete pad under shade structure.
3. 4"-6" Santa Ana Tan river rock cobble over Bronze crushed gravel.
4. (4) stationary bollards.
5. (4) 3'x3" moss boulders.
6. (119ft) CMU block wall along northeast corner, added to existing wall, height varied from 5ft to 18inches.
7. West side native seed planted under new gravel not irrigated.
8. Electrical and water billine was not applicable.

Effective date: 07/10/08
NO MORE CHARGES for new water, electric and gas

... will be accepted by the contractor: City of Albuquerque; Class II Crews and Valley Fence
... are to occur against activity numbers: 7294150

Contacts:
Project Manager, City of Albuquerque, Park Design & Construction, DMD

Project Manager: David Flores
Phone: (505) 768-3815
Email: dflores@cabq.gov
Fax: (505) 768-2310

Consultant: AE# n/a

Landscape Architect of Record: Colleen K. Frenz
Address: CABQ, P.O. Box 1293, Alb., NM, 87103
Contact Name: Colleen K. Frenz, RLA, ASLA
Phone: (505) 768-3826
Email: cfrenz@cabq.gov

Contactor Information:

Contractor: City of Albuquerque, DMD, Class II Crews
Contact Name: Manuel Avila
Phone: (505) 857-8655
Scope of Work: Install all hardscape, irrigation and landscape.
Warranty: One (1) year labor and materials
Warranty Start Date: - Expiration Date: 07/10/08 – 07/10/09

Contractor: Valley Fence Company - PO# 684531
Contact Name: David Garcia
Phone: (505) 304-3891
Scope of Work: Install of new CMU block wall.
Warranty: One (1) year labor and materials
Warranty Start Date: 07/10/08- Finish Date: 07/10/09

Warranty and Vendor Information:
The following is a listing of all labor, vendors and product warranties pertaining to project: Butterfield Well/Park

During the first year all calls regarding warranty information will go to the contractor. After one year calls regarding warranty go directly to the vendor.

Vendor: Triple M Recreation Phone: (480) 315-9103 Application: Litchfield Shade Structure Product: 20ftx20ft Pittsburgh Square Shelter Model#: 8120, Black frame and blue roof Manufacture structural warranty: 20 yrs.	Vendor: Exerplay, Inc. Phone: (505) 281-0151 Application: Dumor Site Furnishings Product: (2) 8' Picnic Tables, recycled plastic Model#: 100-80PL, surface mount Manufacture structural warranty:
Vendor: Utility Block (Purchased by Valley Fence) Phone: (505) 344-2368 Application: CMU Block Wall Materials Product: Size: 6"x6"x16" Model#: Color: Coral Manufacture structural warranty: n/a	Vendor: BearSaver Phone: (800) 350-3588 Application: Site Furnishings Product: (1) Trash receptacles Model#: RSO-25, color: Black Manufacture structural warranty: 1 yr.

Project Name: Butterfield Well/Park

Amenities	Total Existing	# Removed	#Added	Current Total
Benches				
Bike Racks (capacity)				
Exercise Stations				
Mutt Mitt Dispensers				
Picnic Tables-ADA (8')	0	0	2	2
Picnic Tables-(6')				
Play Areas				
Play Areas-wood fiber (sf)				
Play Structures (2 to 5 yrs)				
Play Structures (5 to 12 yrs)				
Swings Set – (1) Four Bay				
Shade Structure	0	0	1	1
Trash Receptacles	0	0	1	1
**********				
Tubular Fence – 4'				
Chain Link Fence – 4'				
Parking Spaces-ADA				
Parking Spaces-standard				
**********				
Backstops				
Baseball Fields (Lit)				
Basketball Courts (Full)				
Basketball Courts (Half)				
Off Leash Dog Area wood fiber				
Recreation Fields				
Skate Facility, Modular				
Softball Fields (Lit)				
Softball Fields (Unlit)				
Tennis Courts (Lit)				
Tennis Courts (Unlit)				

Audit Information for Play Equipment, Irrigation System and Backflow Preventor

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: Backflow Prevention Assembly

Auditor:
Phone:
Inspector Name:
Inspection Date:
Products Inspected: Landscape Irrigation Water Audit

Water Meter:
Reading: _____
Address: _____
Serial Number: _____
Type: _____
Final billing date:_____
New Service JV:

Electric Meter:
Reading: _____
Number: _____
Serial Number: _____
Type: _____

- ► Maintenance Documents
  - o Keys (trash receptacles)
  - o Benches
  - ► Tables
  - o Play Structures
  - ► Shade Structures (engineered drawings and footing details)
  - o Lights
  - o Booster Pump
  - o Irrigation Controller
- ► Permits (date approved)
  - o Electrical ( )
  - o SWPPP/NOI ( )
  - ► Building (Shade Structure/04/08/08)
  - o Dust Control ()
  - o Water Meter Tap ( )
  - o Concrete Tests
- ► Punch list complete date: 07/25/08
- ► Record drawings per General Conditions section 6.10
  - ► Reproducible as built Record Drawings for entire park project completed by a certified draftsman.
    -same scale as plans.
  - o Legible, reduced laminate layout drawings of irrigation system for each controller.
    -color coded by each valve front of copy.
    -irrigation legend and scheduled back of copy.
    -irrigation schedule back of copies.
    -11"x17" format.

Email copies to:
jayhart@cabq.gov, sgraschlag@cabq.gov, amgarcia@cabq.gov, cfrenz@cabq.gov, jcasados@cabq.gov, rlofstrom@cabq.gov
jeffrhart@cabq.gov, Rgabaldon@cabq.gov, Jdunn@cabq.gov, DFlores@cabq.gov, cmsandoval@cabq.gov

AS BUILT INFORMATION
CONTRACTOR DATE
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NO. BY: DATE

ENGINEER'S SEAL
STATE OF NEW MEXICO 11 COLLEEN K. FRENZ 63 REGISTERED LANDSCAPE ARCHITECT
4-22-08

NO.	REMARKS	BY:	DATE
	REVISIONS		

DESIGNED BY:
DRAWN BY: DAV
CHECKED BY: CKF

FINAL FOR CONSTRUCTION

BUTTERFIELD WELL SITE PARK
SHADE STRUCTURE INSTALLATION

Project # 456991

RECORD DRAWINGS
SEPTEMBER 22, 2008

X

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
Park Design & Construction Division

TITLE: **BUTTERFIELD WELL SITE PARK SHADE STRUCTURE INSTALLATION FINAL ACCEPTANCE FORM**

Design Review Committee	City Ebgineer Approval	LAST DESIGN UPDATE	Mo./Day/Yr.	Mo./Day/Yr.

Project #	Zone Map	Sheet 5 of 5
456991	D-12	