CONSTRUCTION PLANS FOR

WILLOW WOOD - UNIT III SUBDIVISION

DRAINAGE, GRADING, PAVING, AND UTILITY IMPROVEMENTS

INDEX

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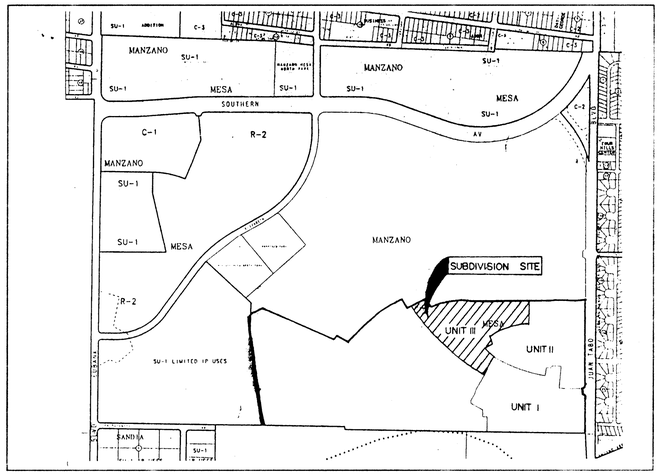
17.	WALL DETAILS



LOCATION MAP

ZONE ATLAS MAP J-13

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT AND SHALL CONFORM TO THE LATEST EDITION OF THE ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE PROVIDED FOR HEREIN. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AS AMENDED BY THE CONSTRUCTION NOTES AS SHOWN ON SHEET 4.

2. ALL WORK SHALL BE DONE TO LINES AND GRADES AS SHOWN ON THE CONTRACT DRAWINGS. ANY MINOR ADJUSTMENTS IN LINE OR GRADE SHALL BE MADE BY THE CONTRACTOR AS DIRECTED BY THE PROJECT ENGINEER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION STAKING AND GRADES AS SHOWN ON THE CONTRACT DRAWINGS. ANY DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS AND VERTICAL OR HORIZONTAL DIMENSIONS OR EXISTING FEATURES BEING CONNECTED TO AND ALL CONFLICTS WITH CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION COORDINATION DIVISION AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. NO CHANGES OR ADJUSTMENTS SHALL BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.

4. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TRAFFIC CONTROL AND BARRICADING REGULATIONS. ALL TRAFFIC CONTROL AND BARRICADING SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING PROPERTIES AT ALL TIMES.

6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLE AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE DONE BY THE RESPONSIBLE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.

7. ALL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MAY BE SHOWN OR NOT SHOWN ON THE EXISTING UTILITIES.

8. THE CONTRACTOR SHALL BE REQUIRED TO CONFINE ALL WORK WITHIN THE LIMITS OF PUBLIC AND/OR PUBLIC RIGHT-OF-WAY OR EASEMENTS. TO PRESERVE EXISTING VEGETATION AND ON PRIVATE PROPERTY. OVERNIGHT PARKING OF EQUIPMENT AND/OR STORAGE OF MATERIALS IS NOT ALLOWED EXCEPT BY PERMISSION OF PROPERTY OWNER. RESTORATION OF PRIVATE IMPROVEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTED PAVING, CONCRETE CURBS AND SIDEWALKS, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE PROJECT ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAULING THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

10. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR RAGGED PAVEMENT WILL ALSO BE REQUIRED.

11. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION OF THE UNDERGROUND, SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADING ENGINEER (768-2828) PRIOR TO BEGINNING AN INTERSECTION. SEE SECTION 1507 OF THE SPECIFICATIONS.

12. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS SPECIFIED IN SECTION 1012.4 AND 1012.5 OF THE SPECIFICATION NUMBER 1 ATT.

13. UNLESS OTHERWISE SHOWN ON THE PLANS, ALL

APPROVAL OF AS-BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Dahl
DATE 11-2-94

APPROVAL OF REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	4604.					9	2	0	1	9	4			

LICENSED PROFESSIONAL ENGINEER 13986 NEW MEXICO

DATE

AVID

PROJECT NO. 4604.92

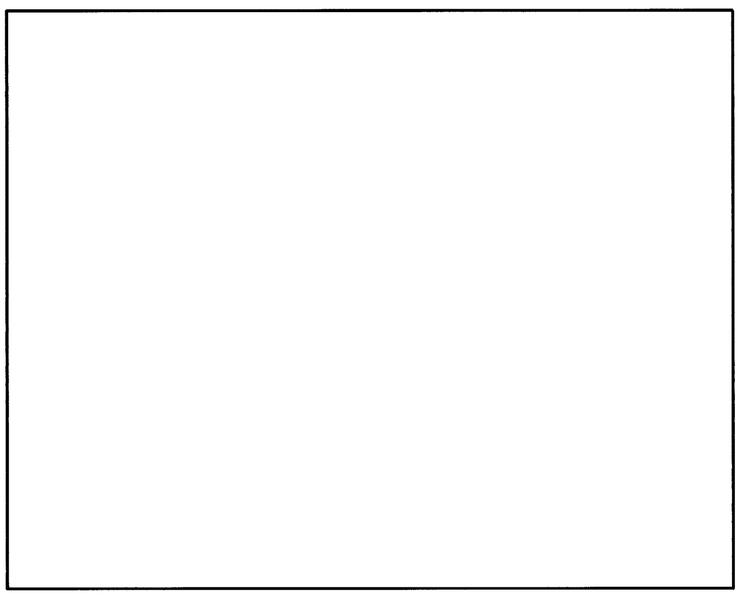
APPROVED FOR CONSTRUCTION

Richard B. Byford 4/94

SHT. 1 OF 17

TITLE.DWG

TALOS LOG NO. 94030210360137



NTS

VICINITY MAP

ZONE ATLAS MAP NO. L-21-Z

SUBDIVISION DATA

1. DRB Case No.
2. Zone Atlas Index No.: L-21-Z
3. Number of Lots Created: 56 Lots
4. Gross Subdivision Acreage: 11.2212 Ac.
5. Total Mileage of Full Width Streets Created: 0.430 Miles
6. Date of Survey: February 1994

NOTES

1. Bearings are grid bearings based on New Mexico State Plane Grid System (Central Zone).
2. Basis of Bearing: S83°21'07"E, Between ACS Monuments "5-L21" & "6-L21".
3. Distances are ground distances.
4. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "N.M.P.S. 11462" shown hereon by ▲ .
5. ◬ Denotes existing 4" Centerline Monument.
6. ◉ Denotes found 5/8" rebar w/plastic cap stamped "PS 3243".
7. ◉ Denotes Nail w/ Shiner stamped "PS 11462" set.
8. ● Denotes 5/8" rebar w/plastic cap stamped "PS 11462" set.
9. All Lots marked "P1" shall meet the Off-Street Parking criteria of the City of Albuquerque Comprehensive Zoning Code (See P.U.E. Note Sheet 3)
10. All lots to have a 10' Public Utility Easement (P.U.E.) along the front Lot LIne, to be granted by this plat.
11. City of Albuquerque water and sanitary sewer services to all lots created must be verified and coordinated with Public Works Department, City of Albuquerque.

SEE CONTINUATION OF NOTES SHEET 3 OF 3.

PURPOSE OF PLAT

1. Subdivide Manzano Mesa Tract D-1-A-2 into Willow Wood Unit 3 containing 56 lots.
2. Dedicate public right-of-way for residential streets.
3. Grant Public Utility Easements (P.U.E.).
4. Vacate existing roadway easements and vacate public and private drainage easements

DESCRIPTION

A certain tract of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising Tract D-1-A-2, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1-A-1 AND D-1-A-2 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on in Volume , Folio , and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point being the northeast corner of said Tract D-1-A-2, a 5/8" rebar with plastic cap "PS 11462", from whence the City of Albuquerque Control Monument "6-L21" bears N30°57'09"W a distance of 4052.66 feet, thence following along the easterly boundary of said Tract D-1-A-2 for the next fourteen (14) courses, S00°00'00"W a distance of 261.00 feet to a point;
thence N90°00'00"W a distance of 320.00 feet to a point;
thence S79°55'46"W a distance of 42.65 feet to a point;
thence S41°18'06"W a distance of 106.00 feet to a point;
thence 49.00 feet along the arc of a curve to the left having a radius of 1450.00 feet, a delta of 01°56'11" and a chord bearing S49°40'00"E a distance of 49.00 feet to a point of reverse curvature;
thence 41.47 feet along the arc of a curve to the right having a radius of 25.00 feet, a delta of 95°03'09" and a chord bearing S03°06'31"E a distance of 36.88 feet to a point;
thence S45°34'57"E a distance of 46.00 feet to a point;
thence S44°25'03"W a distance of 77.74 feet to a point;
thence S54°04'50"E a distance of 59.84 feet to a point;
thence S56°05'20"E a distance of 49.52 feet to a point;
thence S57°54'28"E a distance of 49.52 feet to a point;
thence S31°10'58"W a distance of 110.00 feet to a point;
thence S21°09'33"W a distance of 60.90 feet to a point;
thence S30°49'56"W a distance of 110.00 feet to a point;
thence along the boundary between said Tract D-1-A-2 and Tract D-1-A-1, Manzano Mesa for the next fourteen (14) courses, all courses marked with a 5/8" rebar with cap stamped "NMPS 11462" N58°20'54"W a distance of 52.57 feet to a point;
thence N56°42'44"W a distance of 52.57 feet to a point;
thence N54°54'41"W a distance of 63.08 feet to a point;
thence N52°32'00"W a distance of 89.65 feet to a point;
thence N38°48'48"W a distance of 46.05 feet to a point;
thence N36°16'04"W a distance of 110.00 feet to a point;
thence S53°43'56"W a distance of 15.00 feet to a point;
thence N36°16'04"W a distance of 110.02 feet to a point;
thence S53°43'56"W a distance of 37.88 feet to a point;
thence N38°23'55"W a distance of 104.85 feet to a point;
thence N37°47'23"W a distance of 105.13 feet to a point;
thence N33°23'23"W a distance of 177.40 feet to a point;
thence N29°39'04"W a distance of 101.09 feet to a point;
thence N60°20'56"E a distance of 169.73 feet to a point on the boundary between of said Tract D-1-A-2 and Tract D-2, Manzano Mesa;
thence following along said boundary between Tract D-1-A-2 and Tract D-2 for the next four (4) courses, S29°39'04"E a distance of 55.41 feet to a point;
thence N60°20'56"E a distance of 14.18 feet to a point of curvature;
thence 258.75 feet along the arc of a curve to the right having a radius of 500.00 feet, a delta of 29°39'04" and a chord bearing N75°10'28"E a distance of 255.88 feet to a point of tangency;
thence N90°00'00"E a distance of 673.66 feet to the point and place of beginning, containing 488,796.77 square feet (11.2212 acres) more or less.

OWNER'S FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE 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 ALL STREETS AND PUBLIC RIGHTS-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES 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 (SEE P.U.E. NOTE). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT DEED.

Manzano Mesa Limited Partnership

Charles A. Haegelin, President, Curb Inc., General Partner Date

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This Instrument was Acknowledged before me on , 1993.

Notary Public

SUBDIVISION PLAT FOR
WILLOW WOOD UNIT 3
Albuquerque, Bernalillo County
New Mexico
March, 1994

APPROVED AND ACCEPTED BY

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M. Date

City Engineering Div., City of Albuquerque, N.M. Date

Albuquerque Metropolitan Arroyo Flood Control Authority Date

Traffic Div., City of Albuquerque, N.M. Date

Water Utilities Dept., City of Albuquerque, N.M. Date

Parks and Recreation Dept., City of Albuquerque, N.M. Date

City Surveyor, City of Albuquerque, N.M. Date

Property Management, City of Albuquerque, N.M. Date

County Treasurer, Bernalillo County, N.M. Date

Gas Company of New Mexico Date

U.S. West Telecommunications Date

Public Service Company of New Mexico Date

Jones Intercable, Inc. Date

SURVEYOR'S CERTIFICATION

I, Ruan S. Bacigalupa, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, from an actual field survey performed under my direction, and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective February 2, 1994), and that interior corners shall be set in accordance with said standards.

Ruan S. Bacigalupa, N.M.P.S. 11462 Date

AVID Engineering, Inc.
6100 Seagull St. NE, Suite 102
Albuquerque, New Mexico, 87109

INDEXING INFORMATION FOR COUNTY CLERK	
OWNER:	MANZANO MESA LIMITED PARTNERSHIP
SECTION:	Sec. 28, T.10N., R.4E.
SUBDIVISION:	WILLOW WOOD

DATE: MARCH 2, 1994
AVID JOB No. 3172.473

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE – Suite 102
Albuquerque, NM 87109 – (505) 881-5357

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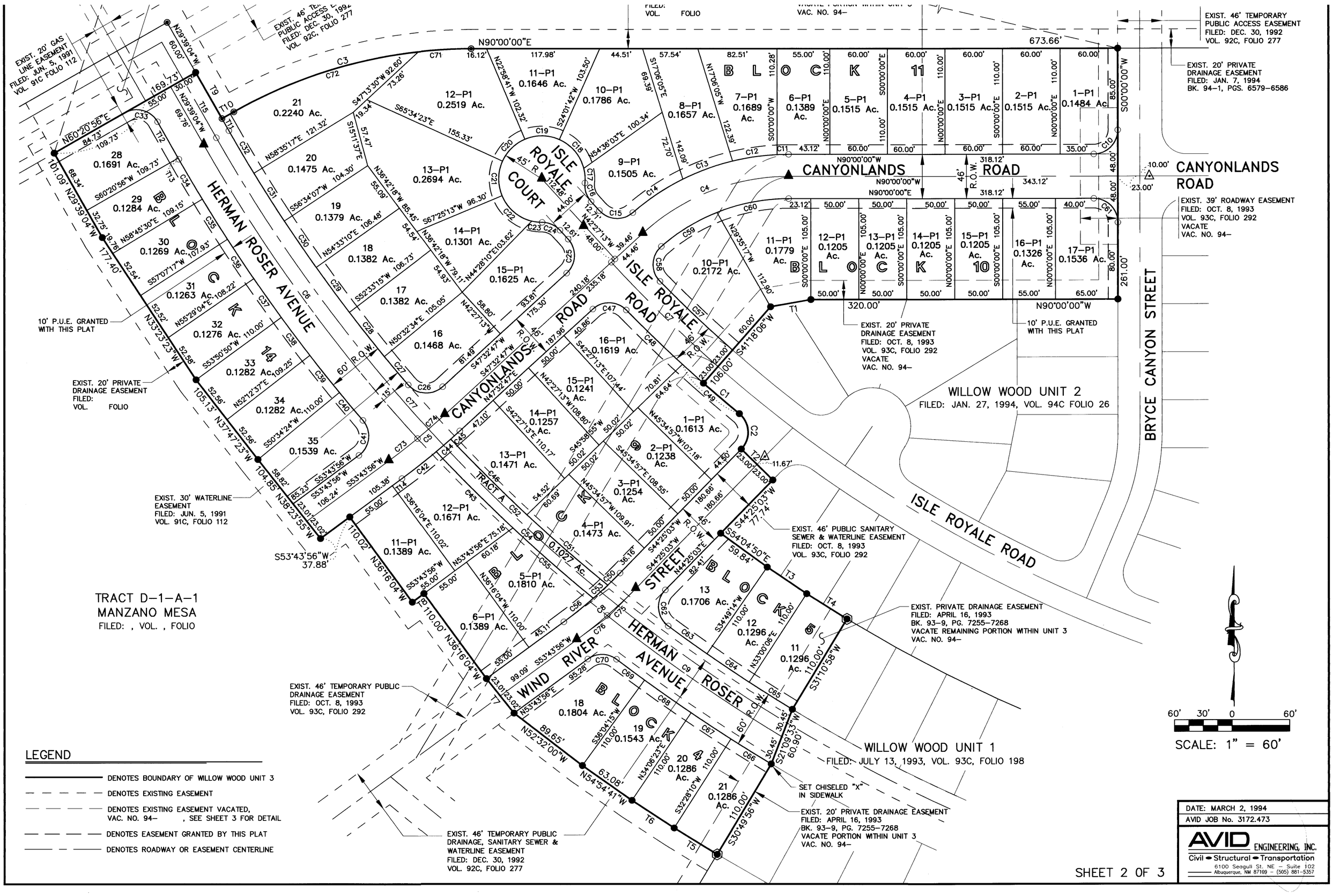
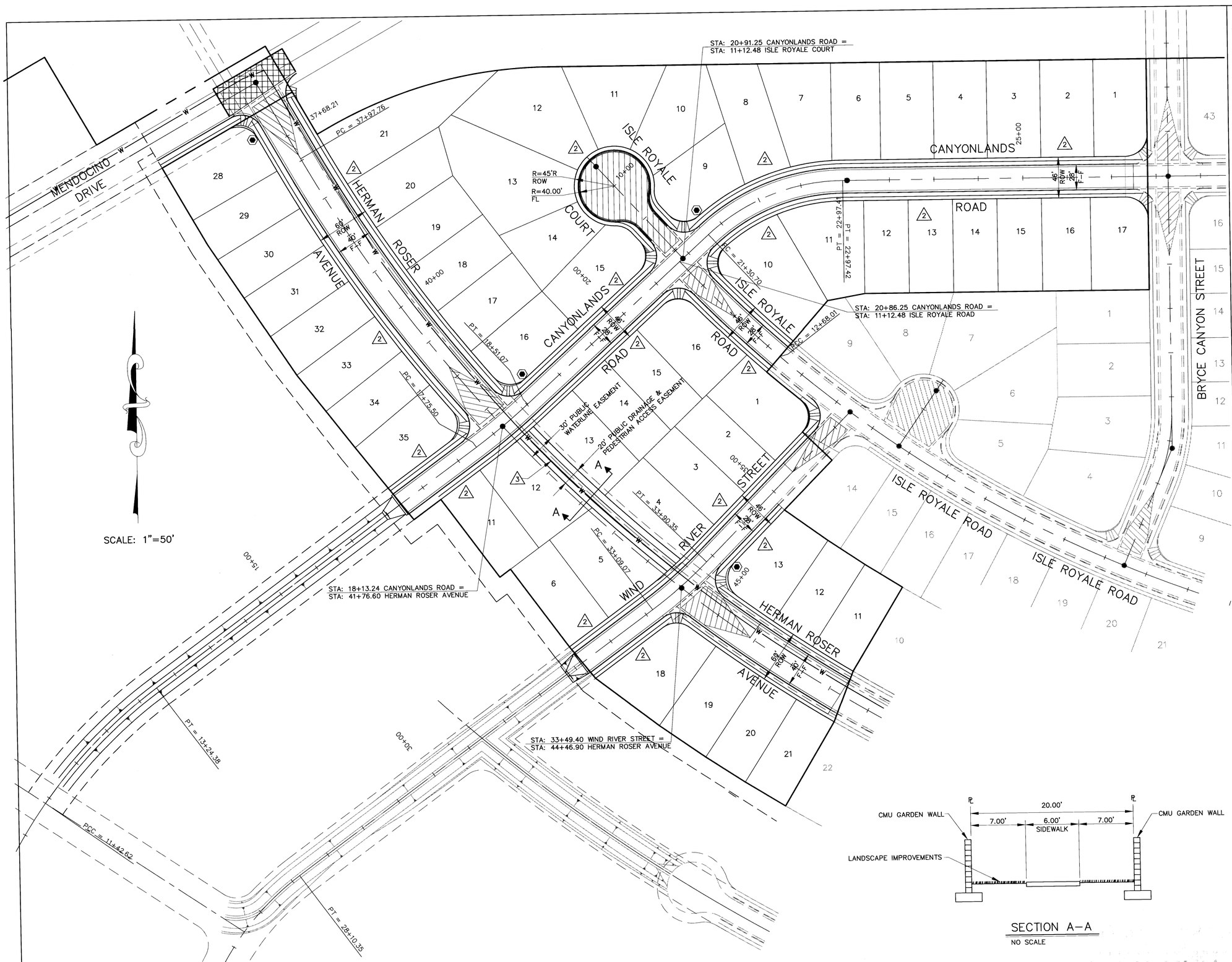

EXIST. 20' GAS LINE EASEMENT FILED: JUN. 5, 1991 VOL. 91C FOLIO 112
EXIST. 46' TEMPORARY PUBLIC ACCESS EASEMENT FILED: DEC. 30, 1992 VOL. 92C, FOLIO 277
EXIST. 46' TEMPORARY PUBLIC ACCESS EASEMENT FILED: DEC. 30, 1992 VOL. 92C, FOLIO 277
EXIST. 20' PRIVATE DRAINAGE EASEMENT FILED: JAN. 7, 1994 BK. 94-1, PGS. 6579-6586
EXIST. 39' ROADWAY EASEMENT FILED: OCT. 8, 1993 VOL. 93C, FOLIO 292 VACATE VAC. NO. 94-
CANYONLANDS ROAD
ISLE ROYALE COURT
ISLE ROYALE ROAD
CANYONLANDS ROAD
HERMAN ROSER AVENUE
BRYCE CANYON STREET
WIND RIVER STREET
TRACT A
TRACT D-1-A-1 MANZANO MESA FILED: , VOL. , FOLIO
WILLOW WOOD UNIT 2 FILED: JAN. 27, 1994, VOL. 94C FOLIO 26
WILLOW WOOD UNIT 1 FILED: JULY 13, 1993, VOL. 93C, FOLIO 198
EXIST. 20' PRIVATE DRAINAGE EASEMENT FILED: VOL. FOLIO
EXIST. 30' WATERLINE EASEMENT FILED: JUN. 5, 1991 VOL. 91C, FOLIO 112
EXIST. 46' PUBLIC SANITARY SEWER & WATERLINE EASEMENT FILED: OCT. 8, 1993 VOL. 93C, FOLIO 292
EXIST. PRIVATE DRAINAGE EASEMENT FILED: APRIL 16, 1993 BK. 93-9, PG. 7255-7268 VACATE REMAINING PORTION WITHIN UNIT 3 VAC. NO. 94-
EXIST. 46' TEMPORARY PUBLIC DRAINAGE EASEMENT FILED: OCT. 8, 1993 VOL. 93C, FOLIO 292
EXIST. 46' TEMPORARY PUBLIC DRAINAGE, SANITARY SEWER & WATERLINE EASEMENT FILED: DEC. 30, 1992 VOL. 92C, FOLIO 277
EXIST. 20' PRIVATE DRAINAGE EASEMENT FILED: OCT. 8, 1993 VOL. 93C, FOLIO 292 VACATE VAC. NO. 94-
10' P.U.E. GRANTED WITH THIS PLAT
SET CHISELED "X" IN SIDEWALK
EXIST. 20' PRIVATE DRAINAGE EASEMENT FILED: APRIL 16, 1993 BK. 93-9, PG. 7255-7268 VACATE PORTION WITHIN UNIT 3 VAC. NO. 94-
BLOCK 11
BLOCK F
BLOCK C
BLOCK K
BLOCK 10
BLOCK L
BLOCK B
BLOCK 5
BLOCK 6
BLOCK 4
BLOCK 9
BLOCK 3
BLOCK 2
BLOCK 1
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK 21
N90°00'00"E
673.66'
N90°00'00"W
318.12'
343.12'
320.00'
261.00'
N60°20'56"E
169.73'
N29°39'04"W
N53°43'56"W
37.88'
S53°43'56"W
N36°16'04"W
110.00'
S44°25'03"W
77.14'
S54°04'50"E
59.84'
S31°10'58"W
S21°09'33"W
60.90'
N54°54'41"W
63.08'
N52°32'00"W
89.65'
S30°49'56"W
S41°18'06"W
106.00'
N37°47'23"W
104.85'
N38°23'55"W
S47°32'47"W
N42°27'13"W
N47°32'47"E
S42°27'13"E
N45°34'57"W
S45°34'57"E
S00°00'00"E
N00°00'00"E
S00°00'00"W
N00°00'00"W
ROAD R.O.W. 46'
ROAD R.O.W. 60'
ROAD R.O.W. 80'
ROAD R.O.W. 66'
ROAD R.O.W. 60'
ROAD R.O.W. 60'
ROAD R.O.W. 60



GENERAL NOTES:

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. STREET CROSS SECTIONS SHOWN ON SHEET 15.

KEYED NOTES:

1. CONSTRUCT WHEELCHAIR RAMPS PER COA DRW. 2441, TYPE II.
2. FUTURE 4' SIDEWALK, BY OTHERS.
3. BUILD 6' SIDEWALK THIS CONTRACT SEE SIDEWALK PLAN

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- TEMPORARY PAVEMENT
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE

SECTION A–A
NO SCALE

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

AS BUILT INFORMATION

CONTRACTOR _____ DATE _____
WORK STAKED BY _____ DATE _____
ACCEPTANCE BY _____ DATE 11/94
FIELD LOCATION BY _____ DATE _____
DRAWINGS BY _____ DATE _____

MICRO-FILM INFORMATION
RECORDED BY _____ DATE _____
NO. _____

BENCH MARKS

THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

Fred Sahli 5/12/94

NO.	DATE	REMARKS	BY

DESIGN _____ DATE _____
DESIGNED BY _____ DATE _____
DRAWN BY _____ DATE _____
CHECKED BY _____ DATE _____

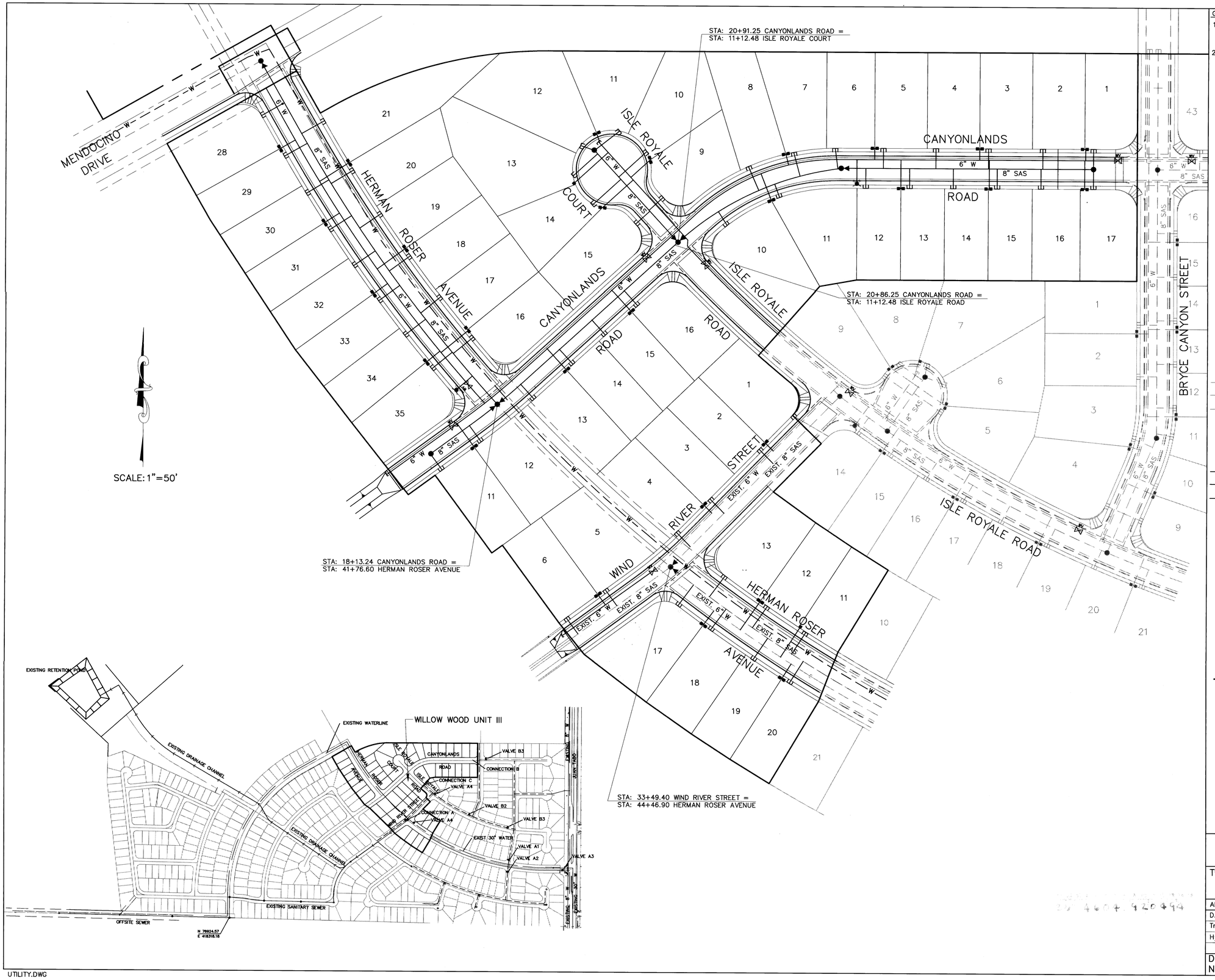
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
OVERALL PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology		9-8-94			

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 3 OF 17

PAVPLN.DWG



GENERAL NOTES

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER AND SANITARY SEWER CONSTRUCTION.

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.

ALL NEW WATERLINE/FIRE HYDRANT INSTALLATIONS MUST BE FLUSHED PRIOR TO BACKFILLING OF LINES..

WATER SHUT-OFF PLAN

		CLOSE VALVES
A.	WIND RIVER\HERMAN ROSER NON-PRESS. CONNECTION	A1,A2,A3, & A4
B.	CANYONLANDS\BRYCE CANYON NON-PRESS. CONNECTION.	B1,B2, & B3
C.	ISLE ROYAL NON-PRESS. CONNECTION.	A1,A2,A3 & A4

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CAP OR PLUG
- PROPOSED SINGLE METER, WATER SERVICE LINE
- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW
- PNM UTILITY CONDUIT

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
INSPECTORS ACCEPTANCE BY / DATE
VERIFICATION BY / DATE
CONSTRUCTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

REMARKS
NO. | DATE | BY

DESIGN
DESIGNED BY / DATE
DRAWN BY / DATE
CHECKED BY / DATE

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6100 Seagull St. NE – Suite 102
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
OVERALL UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology					

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 4 OF 17

4604.92

UTILITY.DWG

EROSION CONTROL/DIVERSION BERM

NTS

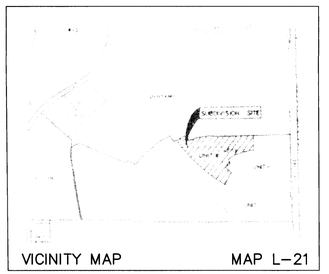
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION.

A	B	C	D
50'X50'	45'X50'	40'X50'	35'X50'

PADS

GENERAL NOTES

1. ALL CURB ELEVATIONS SHOWN ARE TOP OF CURB UNLESS OTHERWISE NOTED.
2. GRADE PADS TO WITHIN 5' OF THE PROPERTY LINE EXCEPT AT SIDESTREETS GRADE PADS TO WITHIN 10' OF PROPERTY LINE.
3. CONTRACTOR TO PROVIDE AS-BUILT INFORMATION NECESSARY FOR CITY GRADING & DRAINAGE CERTIFICATION.
4. SEE TYPICAL LOT GRADING DETAILS, SHEET 13.
5. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING ANY EARTHWORK CONSTRUCTION.
6. CONTRACTOR REQUIRED TO REMOVE SEDIMENT IN STREET WITHIN 24 HOURS.



VICINITY MAP MAP L-21

LEGEND

- EXISTING STANDARD CURB & GUTTER
- PROPOSED AC CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- EXISTING GROUND CONTOUR
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION FROM CROWN TO NO CROWN
- TEMPORARY PAVING
- PROPOSED WHEELCHAIR RAMP
- × 5536.90 PROPOSED SPOT ELEVATION
- ⇐ PROPOSED FLOW DIRECTION
- PROPOSED WATER BLOCK
- 5536.90 BUILDING PAD & ELEVATION
- TEMPORARY EROSION CONTROL BERM
- TEMPORARY DIVERSION CONTROL BERM
- 4" PAVEMENT [1]

[1] 4" CONCRETE PAVING FROM SIDEWALK TO BACK OF CURB

LEGAL DESCRIPTION: TRACT D-1-A-2, MANZANO MESA

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

ZC 4604.920594

AS BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S INITIALS	DATE
FIELD VERIFICATION BY	DATE
AS-BUILT CORRECTED BY	DATE

BENCH MARKS

THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

SURVEY INFORMATION

FIELD NOTES BY DATE

NO.

ENGINEER'S SEAL

DESIGN

DESIGNED BY DATE

DRAWN BY DATE

CHECKED BY DATE

NO.	DATE	DRC REVISIONS	BY
1	3/21/94		RLB

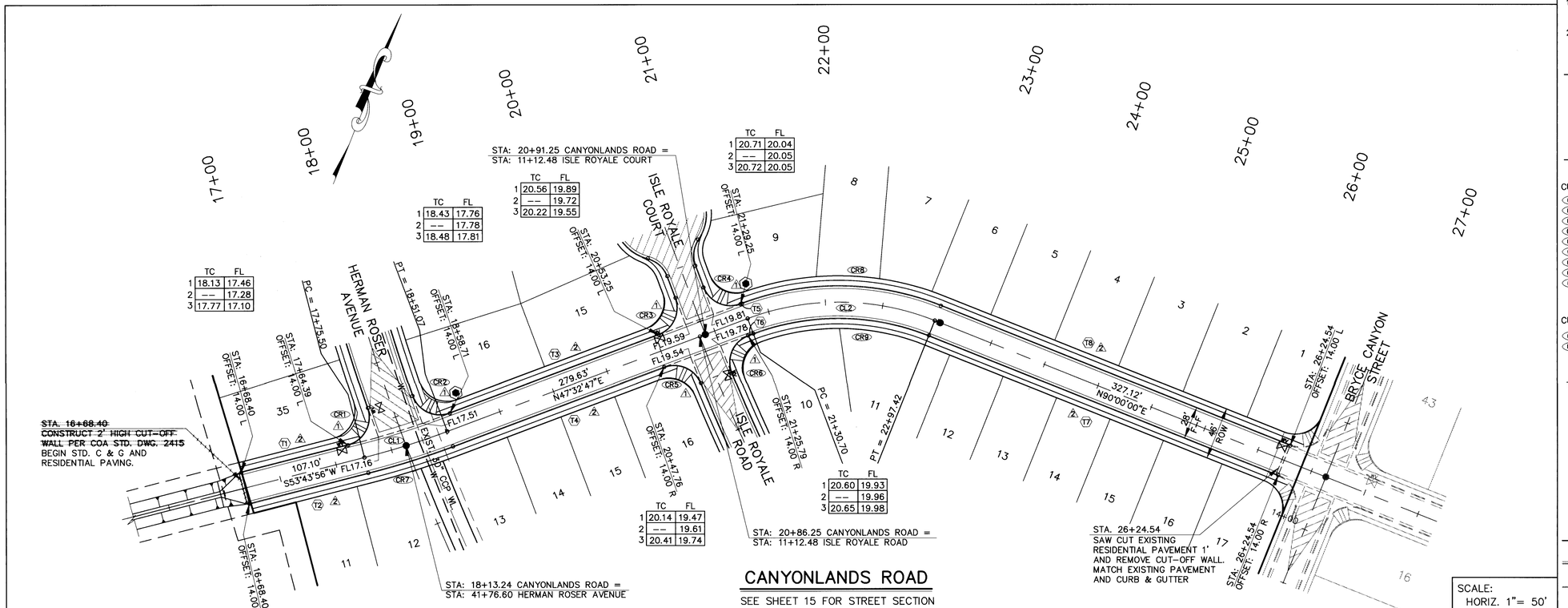
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD UNIT III GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology		4-8-94			

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 5 OF 17

GRDPLN.DWG



TC	FL
1 18.13	17.46
2 ——	17.28
3 17.77	17.10

TC	FL
1 18.43	17.76
2 ——	17.78
3 18.48	17.81

TC	FL
1 20.56	19.89
2 ——	19.72
3 20.22	19.55

TC	FL
1 20.71	20.04
2 ——	20.05
3 20.72	20.05

TC	FL
1 20.14	19.47
2 ——	19.61
3 20.41	19.74

TC	FL
1 20.60	19.93
2 ——	19.96
3 20.65	19.98

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'

GENERAL NOTES

1. ALL STATIONS AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

KEYED NOTES

1. CONSTRUCT WHEELCHAIR RAMPS PER COA DWG. 2441, TYPE II.
2. FUTURE 4' SIDEWALK, BY OTHERS.

CANYONLANDS ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	94°44'22"	25.00'	41.34'	27.16'
CR2	91°21'01"	25.00'	39.86'	25.60'
CR3	90°00'00"	25.00'	39.27'	25.00'
CR4	90°00'00"	25.00'	39.27'	25.00'
CR5	88°28'32"	25.00'	38.60'	24.34'
CR6	91°36'36"	25.00'	39.97'	25.71'
CR7	06°11'08"	714.00'	77.08'	38.58'
CR8	42°27'13"	239.00'	177.09'	92.83'
CR9	42°27'13"	211.00'	156.34'	81.95'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	06°11'08"	700.00'	75.57'	37.82'
CL2	42°27'13"	225.00'	166.71'	87.39'

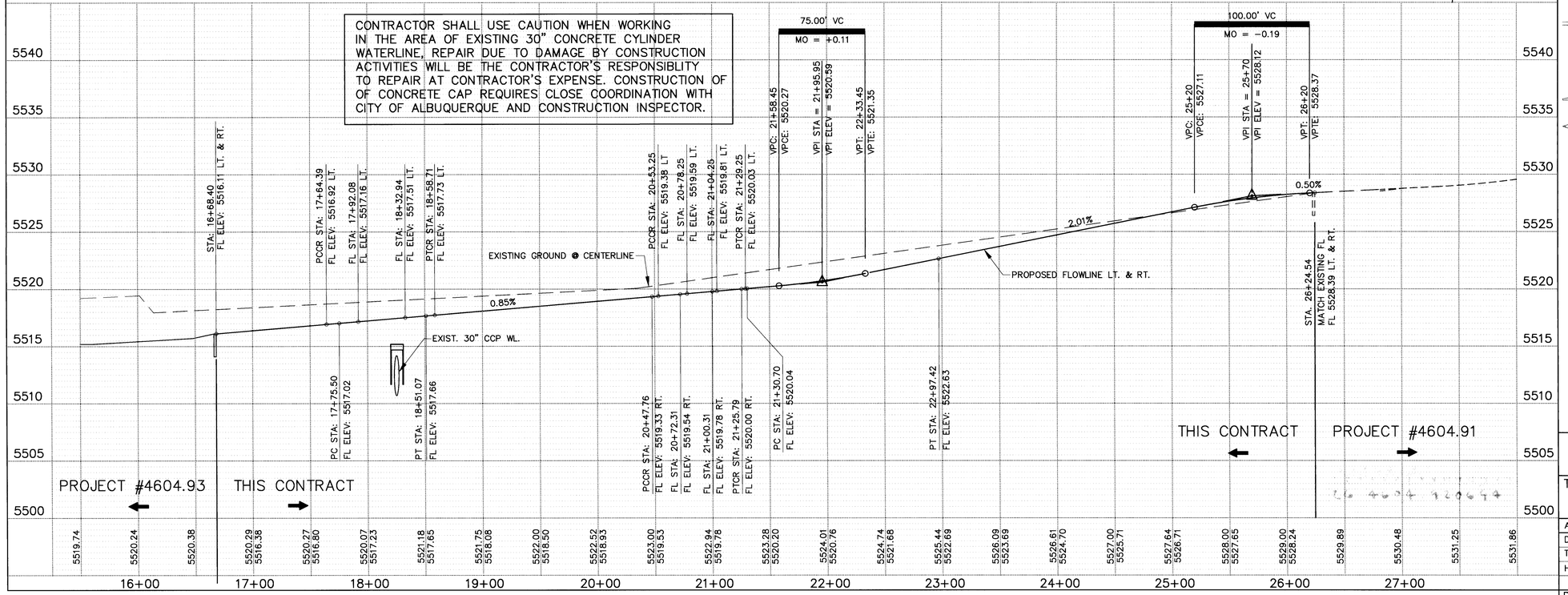
TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	S53°43'56"W	95.98'
T2	S53°43'56"W	107.09'
T3	S47°32'47"W	194.54'
T4	S47°32'47"W	196.70'
T5	S47°32'47"W	1.46'
T6	S47°32'47"W	4.91'
T7	N90°00'00"E	327.12'
T8	N90°00'00"E	327.12'

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE
- PROPOSED WATER VALVE

CONTRACTOR SHALL USE CAUTION WHEN WORKING IN THE AREA OF EXISTING 30" CONCRETE CYLINDER WATERLINE. REPAIR DUE TO DAMAGE BY CONSTRUCTION ACTIVITIES WILL BE THE CONTRACTOR'S RESPONSIBLITY TO REPAIR AT CONTRACTOR'S EXPENSE. CONSTRUCTION OF OF CONCRETE CAP REQUIRES CLOSE COORDINATION WITH CITY OF ALBUQUERQUE AND CONSTRUCTION INSPECTOR.



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Albuquerque, NM 87109 – (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
CANYONLANDS RD.
PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology					

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 6 OF 17

AS BUILT INFORMATION
CONTRACTOR _____ DATE
WORK STARTED BY _____ DATE
INSPECTOR'S ACCEPTANCE BY _____ DATE
FIELD VERIFICATION BY _____ DATE
AS-BUILTS CORRECTED BY _____ DATE
MICRO-FILM INFORMATION
RECORDED BY _____ DATE
NO. _____

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

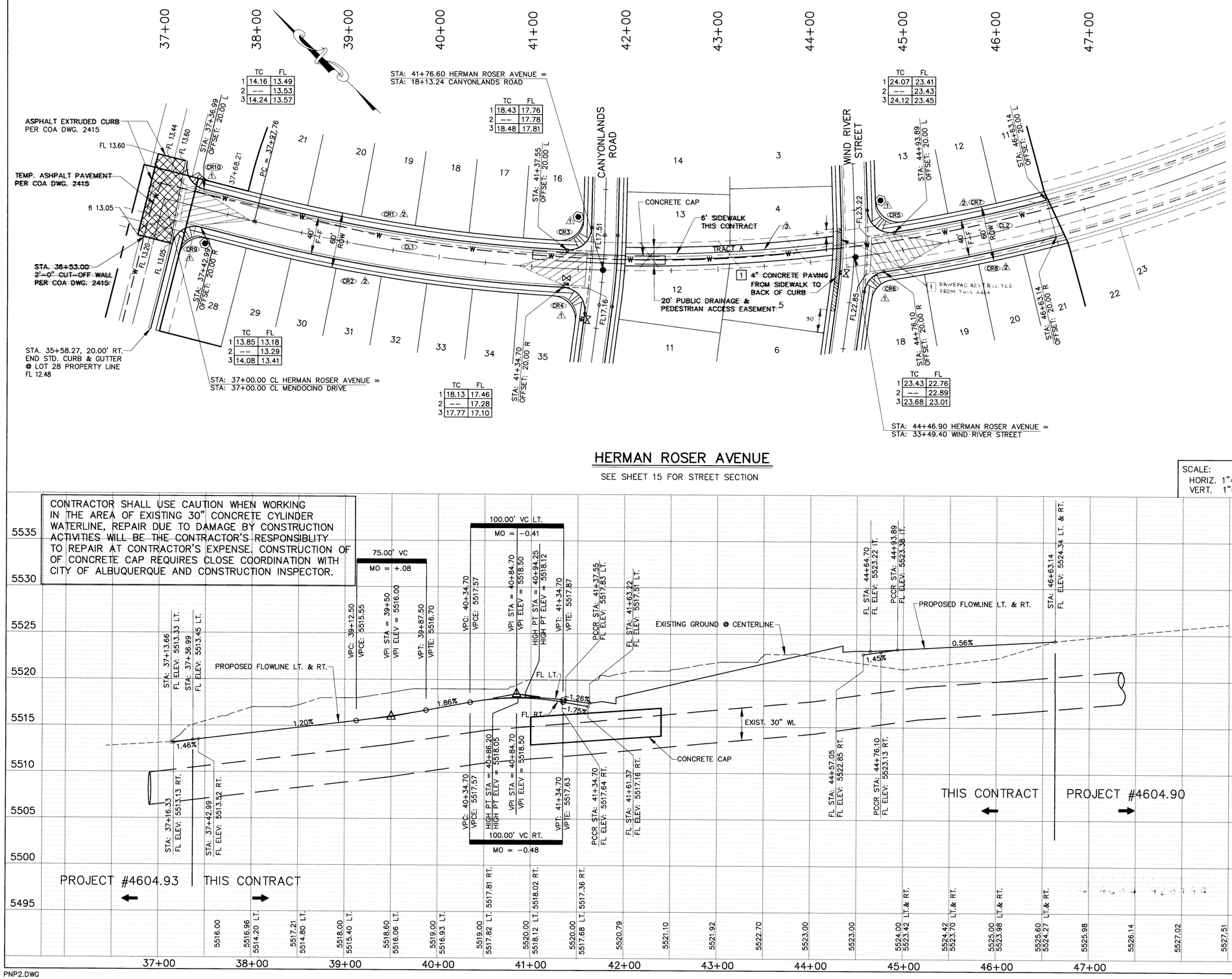
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY _____ DATE _____
DRAWN BY _____ DATE _____
CHECKED BY _____ DATE _____

PNP1.DWG



HERMAN ROSER AVENUE

SEE SHEET 15 FOR STREET SECTION

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'

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GENERAL NOTES

1. ALL STATIONS AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

KEYED NOTES

1. CONSTRUCT WHEELCHAIR RAMPS PER COA DWG. 2441, TYPE II.
2. FUTURE 4' SIDEWALK, BY OTHERS.
3. CONSTRUCT 6' SIDEWALK

HERMAN ROSER AVENUE

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	11°27'07"	1680.00'	335.79'	168.46'
CR2	11°21'22"	1720.00'	340.90'	171.01'
CR3	91°21'01"	25.00'	39.86'	25.60'
CR4	94°44'22"	25.00'	41.34'	27.16'
CR5	97°31'50"	25.00'	42.56'	28.52'
CR6	74°17'05"	25.00'	32.41'	18.94'
CR7	05°52'58"	1680.00'	172.50'	86.32'
CR8	06°28'57"	1720.00'	194.60'	97.41'
CR9	90°00'00"	25.00'	39.27'	25.00'
CR10	90°00'00"	25.00'	39.27'	25.00'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	12°46'04"	1700.00'	378.83'	190.20'
CL2	07°18'51"	1700.00'	217.01'	108.65'

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE
- PROPOSED WATER VALVE
- 4" PAVEMENT [1]

AS BUILT INFORMATION
CONTRACTOR ... DATE
WORK INSPECTED BY ... DATE
ACCEPTANCE BY ... DATE
VERIFICATION BY ... DATE
DRAWINGS CORRECTED BY ... DATE
MICRO-FILM INFORMATION
RECORDED BY ... DATE
NO.

BENCH MARKS
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SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	3/21/94	DRC REVISIONS	RLB

DESIGN
DESIGNED BY ... DATE
DRAWN BY ... DATE
CHECKED BY ... DATE

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Albuquerque, NM 87109 - (505) 881-5357

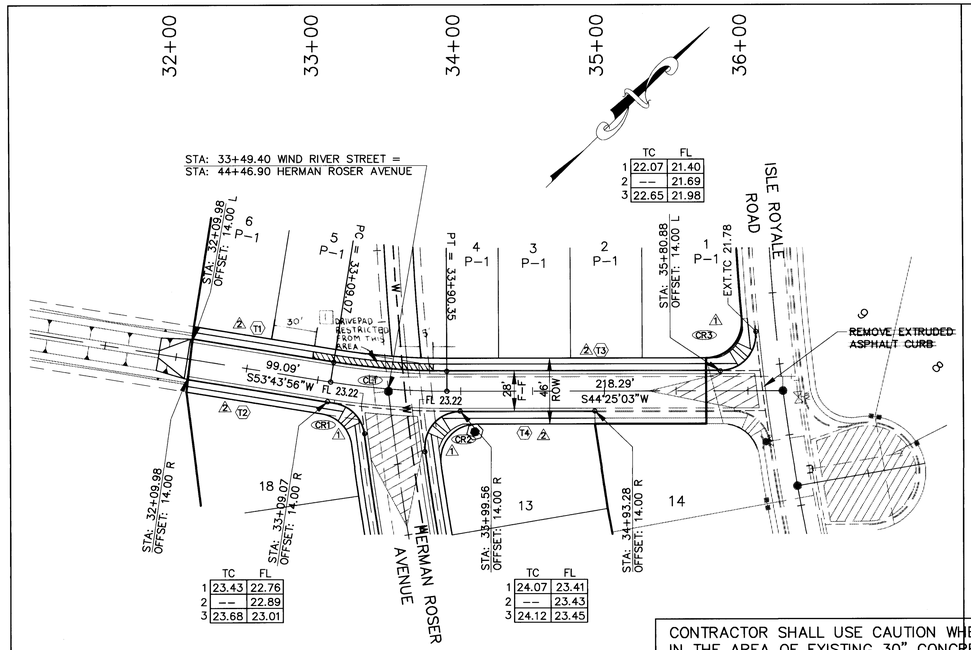
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD - UNIT III
HERMAN ROSER AVENUE
PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation		8-8-94	Waste Water		
Hydrology		8-8-94			

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 7 OF 17

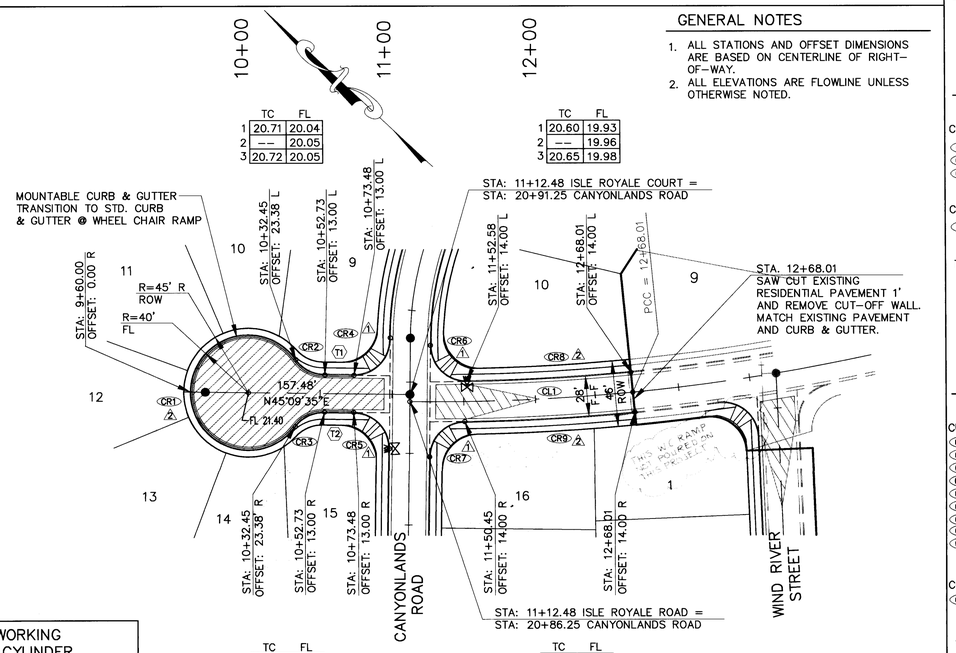
PNP2.DWG



WIND RIVER STREET

SEE SHEET 15 FOR STREET SECTION

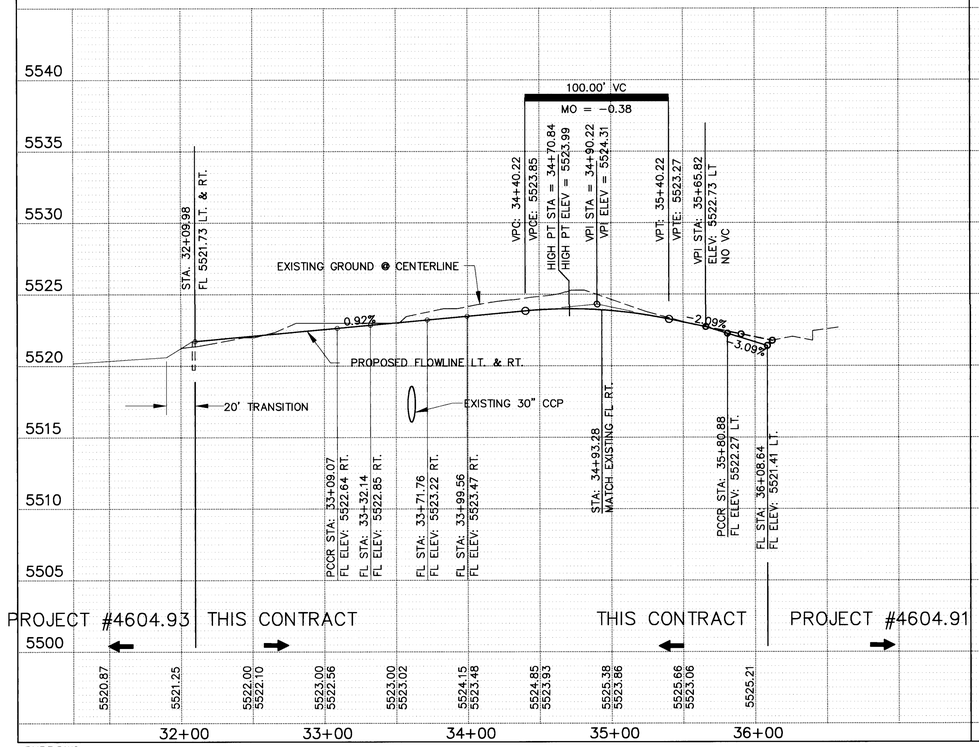
CONTRACTOR SHALL USE CAUTION WHEN WORKING IN THE AREA OF EXISTING 30" CONCRETE CYLINDER WATERLINE, REPAIR DUE TO DAMAGE BY CONSTRUCTION ACTIVITIES WILL BE THE CONTRACTOR'S RESPONSIBLITY TO REPAIR AT CONTRACTOR'S EXPENSE. CONSTRUCTION OF OF CONCRETE CAP REQUIRES CLOSE COORDINATION WITH CITY OF ALBUQUERQUE AND CONSTRUCTION INSPECTOR.

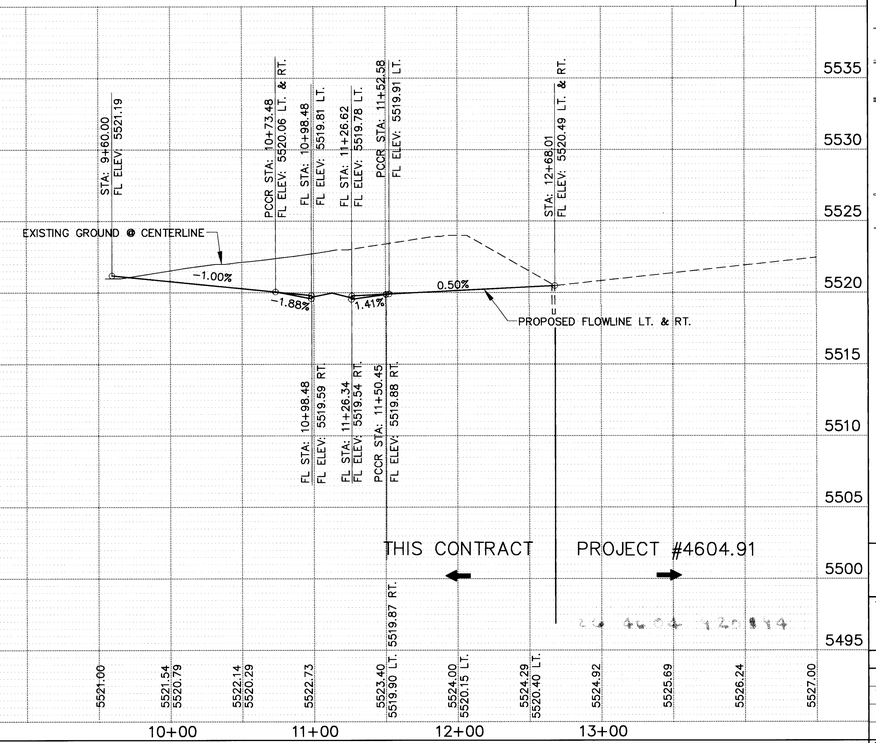


ISLE ROYALE COURT & ISLE ROYALE ROAD

SEE SHEET 15 FOR STREET SECTION

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'





PNP3.DWG

GENERAL NOTES

1. ALL STATIONS AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

KEYED NOTES

1. CONSTRUCT WHEELCHAIR RAMPS PER COA DWG. 2441, TYPE II.
2. FUTURE 4' SIDEWALK, BY OTHERS.

WIND RIVER STREET

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	74°17'05"	25.00'	32.41'	18.94'
CR2	97°31'50"	25.00'	42.56'	28.52'
CR3	95°26'12"	25.00'	41.64'	27.49'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	09°18'52"	500.00'	81.28'	40.73'

TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	N53°43'56"E	99.09'
T2	N53°43'56"E	99.09'
T3	N44°25'03"E	190.53'
T4	S44°25'03"W	93.72'

ISLE ROYALE COURT & ISLE ROYALE ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	288°26'54"	40.00'	201.37'	28.82'
CR2	54°13'27"	25.00'	23.66'	12.80'
CR3	54°13'27"	25.00'	23.66'	12.80'
CR4	90°00'00"	25.00'	39.27'	25.00'
CR5	90°00'00"	25.00'	39.27'	25.00'
CR6	91°36'36"	25.00'	39.97'	25.71'
CR7	88°28'32"	25.00'	38.60'	24.34'
CR8	04°38'05"	1413.00'	114.30'	57.18'
CR9	04°43'14"	1441.00'	118.72'	59.39'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	06°14'42"	1427.00'	155.53'	77.84'

TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	S45°09'35"W	20.29'
T2	S45°09'35"W	20.29'

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE
- PROPOSED WATER VALVE

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Albuquerque, NM 87109 – (505) 881-5357

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S INITIALS BY — DATE
FIELD VERIFICATION BY — DATE
AS-BUILTED BY — DATE
CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

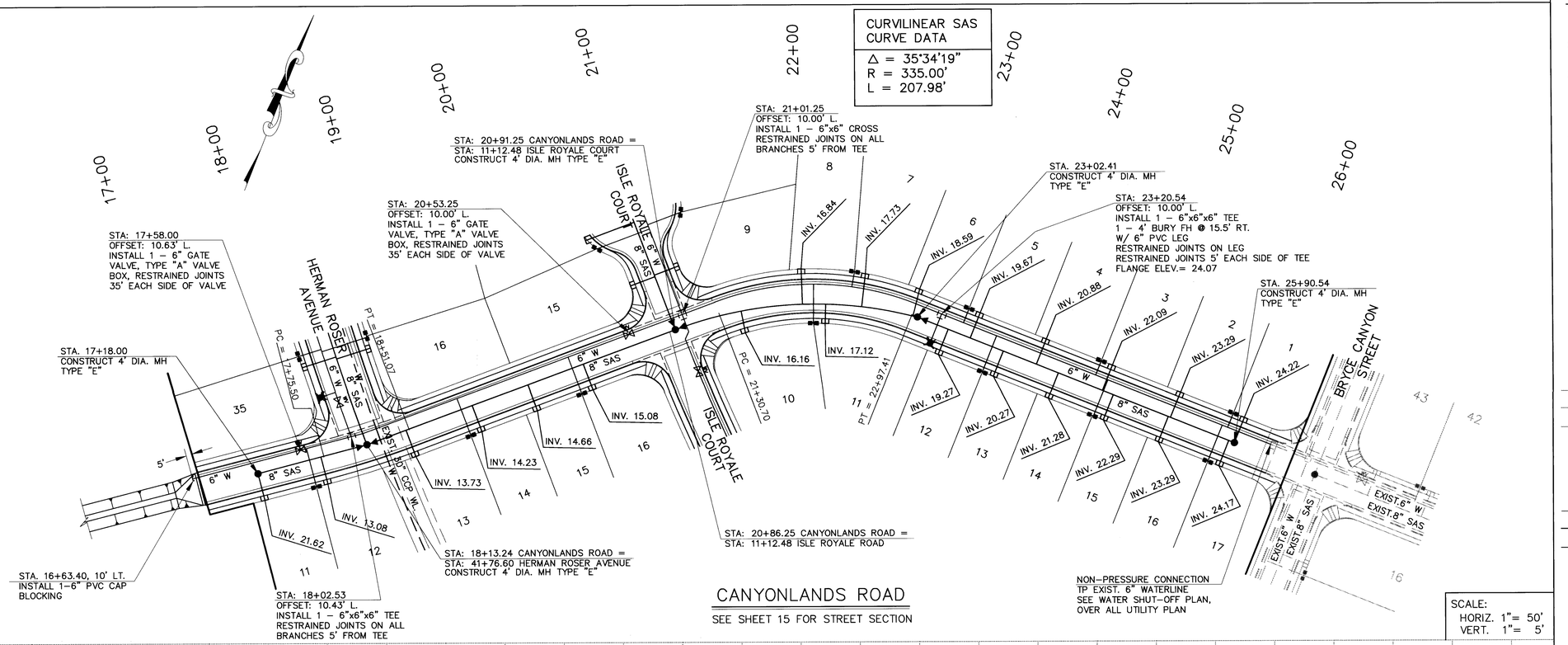
DESIGN — DATE
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
WIND RIVER ST., ISLE ROYALE CT. & ISLE ROYALE RD.
PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology		4-8-94			

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 8 OF 17



UTILITY NOTES

1.) STATIONING ALONG ℄ OF STREET UNLESS OTHERWISE NOTED.

2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH ℄ TO MH ℄.

3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.

4.) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.

5.) CONTRACTOR SHALL VERIFY ALL EXISITING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CAP OR PLUG
- PROPOSED SINGLE METER, WATER SERVICE LINE
- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW
- PNM UTILITY CONDUIT

AS BUILT INFORMATION
CONTRACTOR
WORK PERFORMED BY
INSPECTOR'S INITIALS AND DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTED BY DATE

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1–L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES BY DATE
NO.

MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

REMARKS NO. DATE BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

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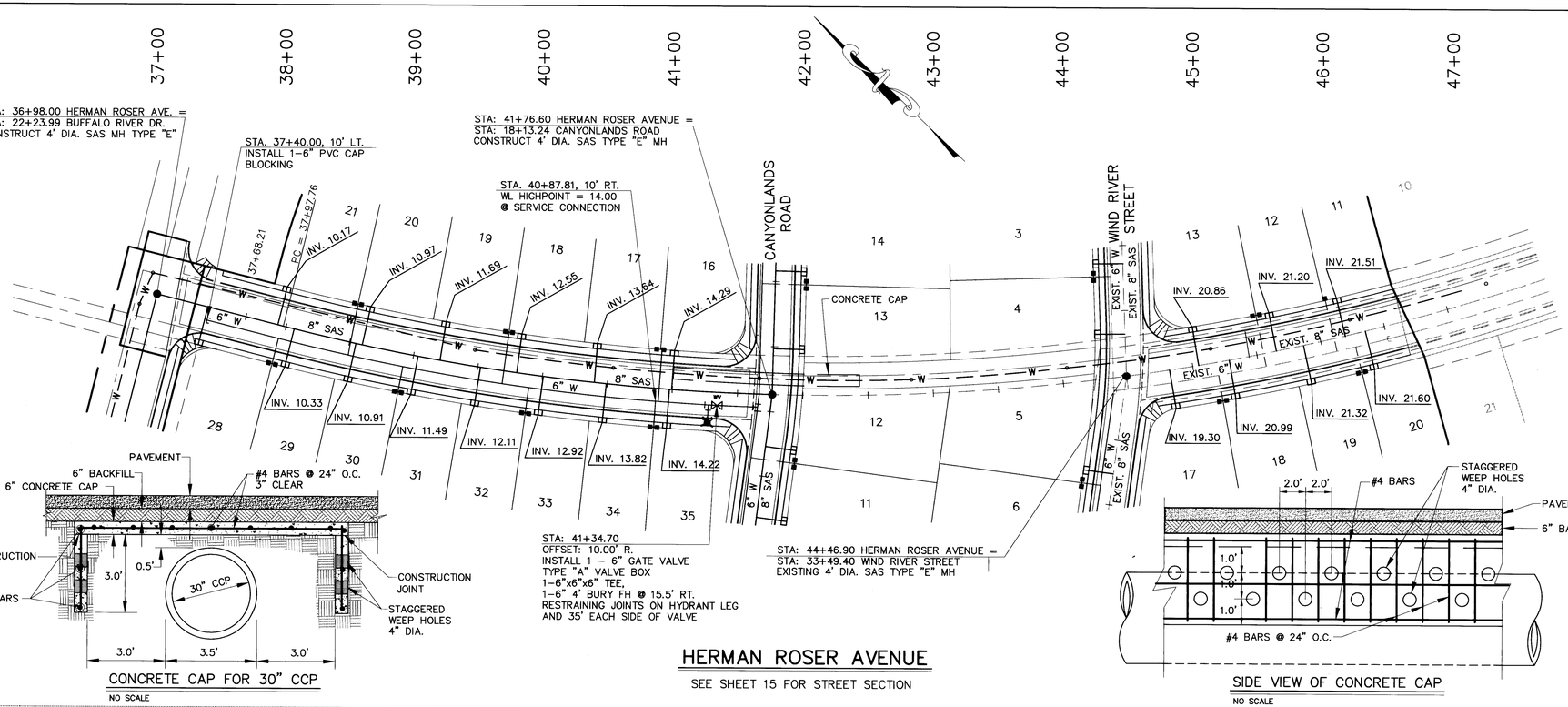
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
CANYONLANDS RD.
UTILITY PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology					

DRAWING NO. 4604.92 | MAP NO. L–21–Z | SHEET 9 OF 17

ULT–PNP1.DWG



UTILITY NOTES

1.) STATIONING ALONG ℄ OF STREET UNLESS OTHERWISE NOTED.

2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH ℄ TO MH ℄.

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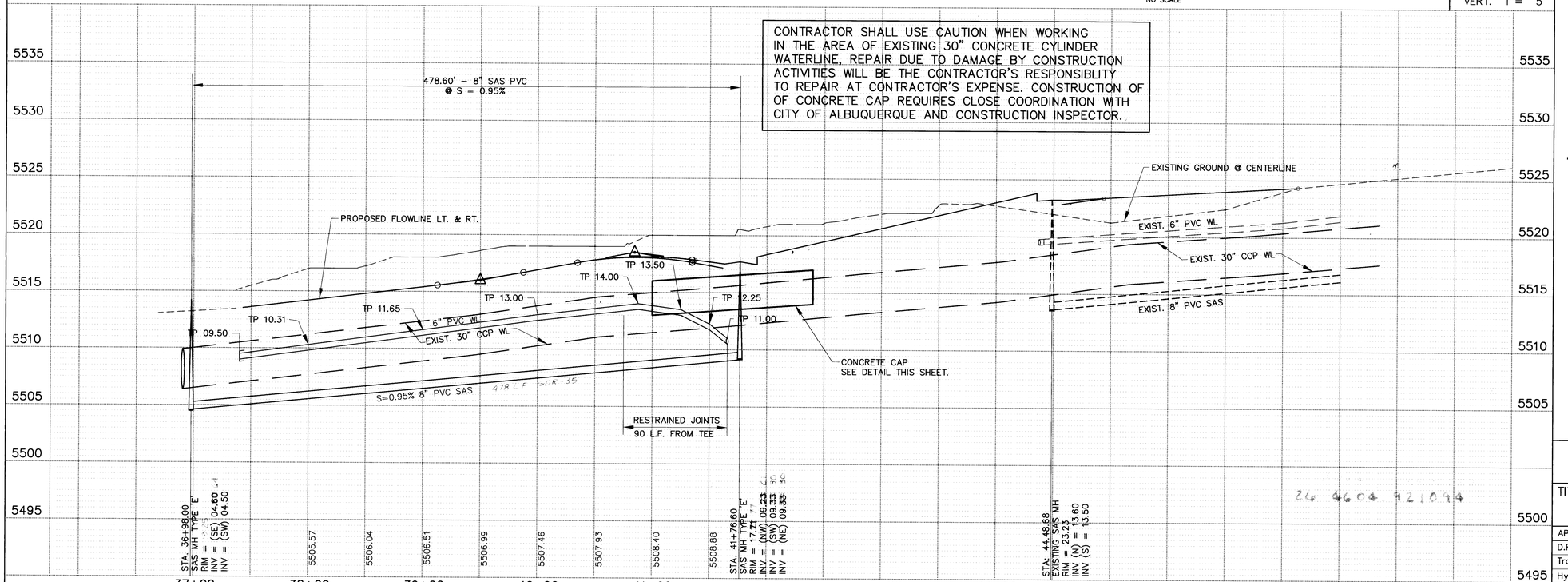
LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED CAP OR PLUG
- PROPOSED SINGLE METER, WATER SERVICE LINE
- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW
- PNM UTILITY CONDUIT

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'

CONTRACTOR SHALL USE CAUTION WHEN WORKING IN THE AREA OF EXISTING 30" CONCRETE CYLINDER WATERLINE, REPAIR DUE TO DAMAGE BY CONSTRUCTION ACTIVITIES WILL BE THE CONTRACTOR'S RESPONSIBLITY TO REPAIR AT CONTRACTOR'S EXPENSE. CONSTRUCTION OF OF CONCRETE CAP REQUIRES CLOSE COORDINATION WITH CITY OF ALBUQUERQUE AND CONSTRUCTION INSPECTOR.



24 4604.92 10 94

UTL-PNP2.DWG

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
WORK COMPLETED BY DATE
ACCEPTANCE BY DATE
VERIFICATION BY DATE
DRAWINGS PREPARED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES BY DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		DESIGN	DATE
		DESIGNED BY	DATE
		DRAWN BY	DATE
		CHECKED BY	

AVID ENGINEERING, INC.
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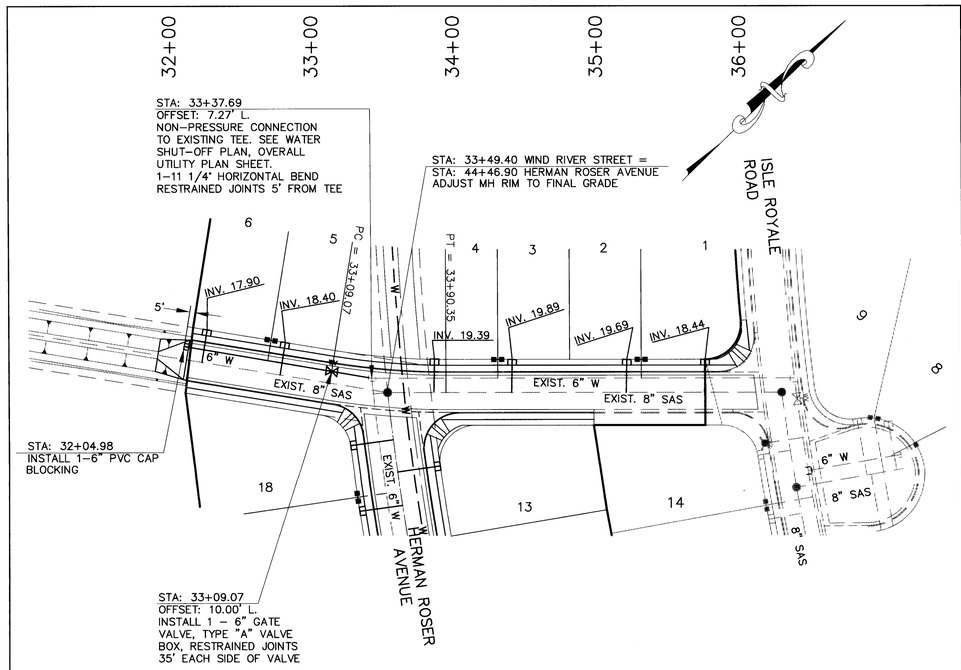
Albuquerque, NM 87109 - (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD - UNIT III
HERMAN ROSER AVENUE
UTILITY PLAN AND PROFILE

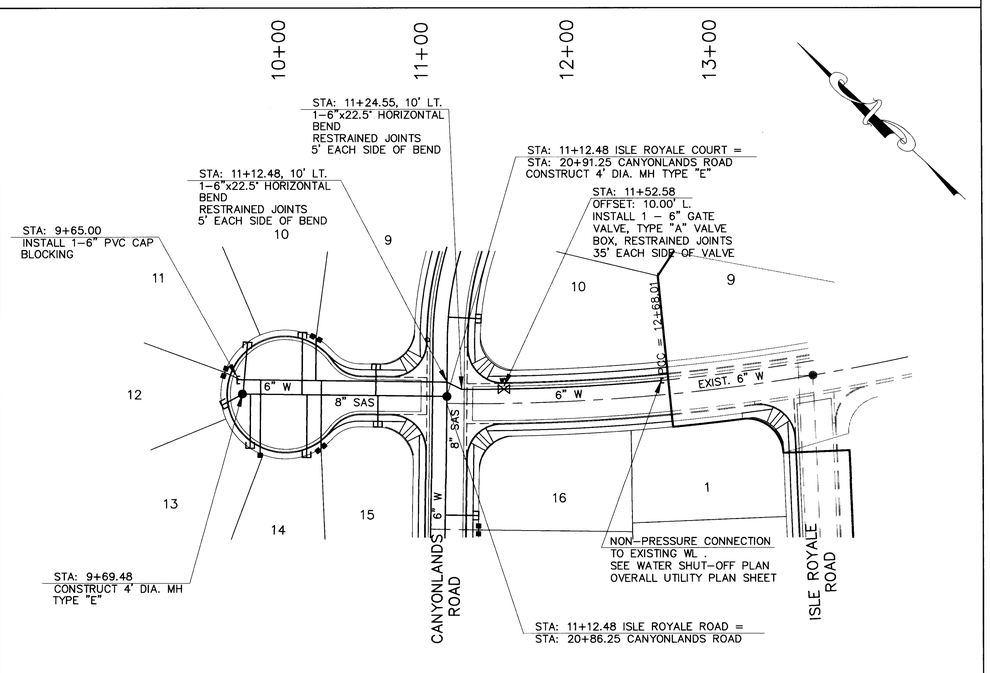
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology					

DRAWING NO. 4604.92
MAP NO. L-21-Z
SHEET 10 OF 17



WIND RIVER STREET

SEE SHEET 15 FOR STREET SECTION



ISLE ROYALE COURT & ISLE ROYALE ROAD

SEE SHEET 15 FOR STREET SECTION

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'

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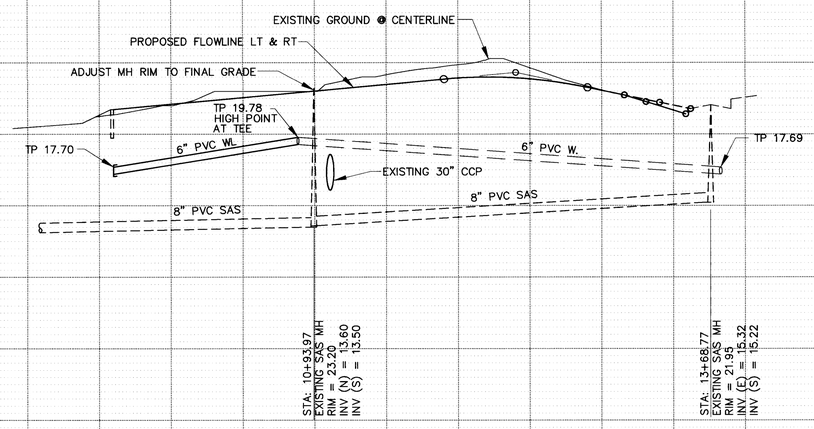

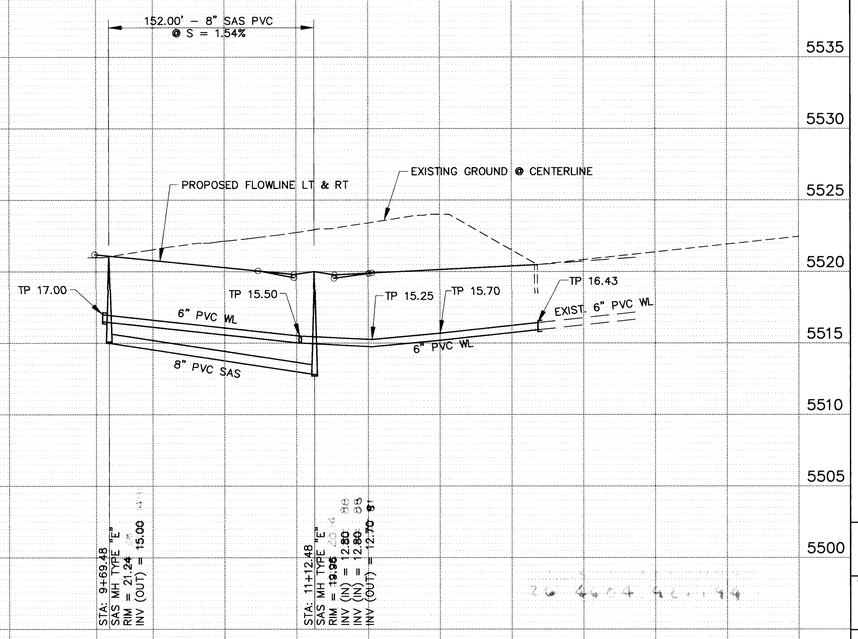

UTILITY NOTES

1.) STATIONING ALONG ℄ OF STREET UNLESS OTHERWISE NOTED.

2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH ℄ TO MH ℄.

3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.

4.) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.

5.) CONTRACTOR SHALL VERIFY ALL EXISITING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
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- PROPOSED GATE VALVE
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- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW
- PNM UTILITY CONDUIT

AS BUILT INFORMATION
CONTRACTOR
WORK INSPECTED BY
INSPECTOR'S ACCEPTANCE BY
VERIFICATION BY
CORRECTED BY
DATE

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

SURVEY INFORMATION
FIELD NOTES BY
NO. DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY
DRAWN BY
CHECKED BY
DATE

AVID ENGINEERING, INC.
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6100 Seagull St. NE – Suite 102
Albuquerque, NM 87109 – (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
WIND RIVER ST., ISLE ROYALE CT. & ISLE ROYALE RD.
UTILITY PLAN AND PROFILE

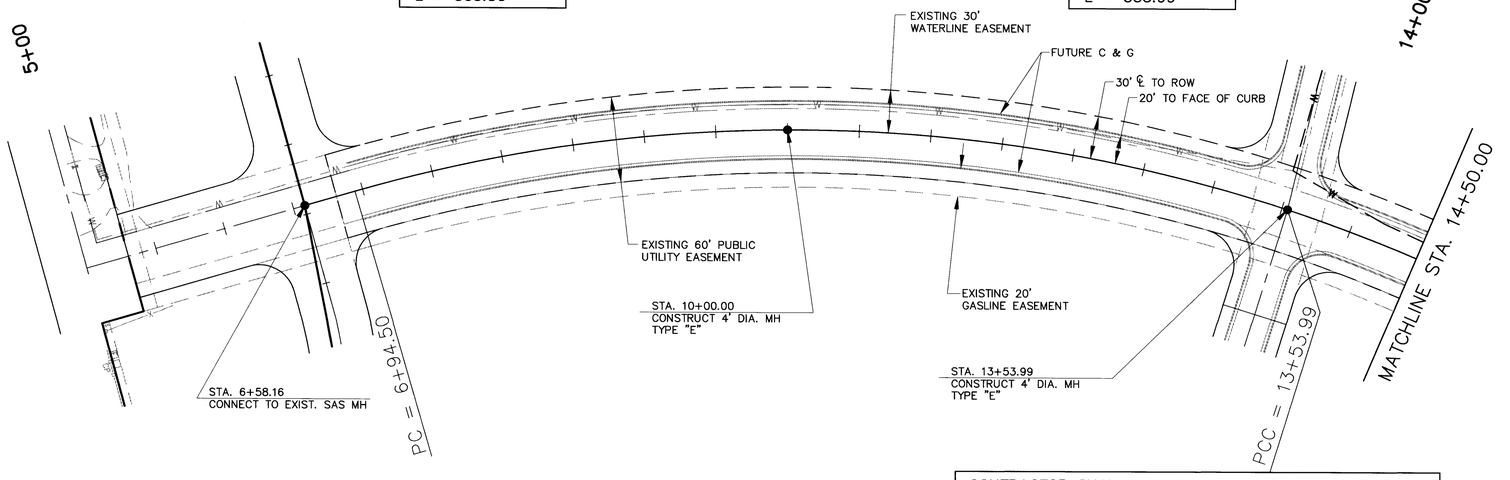
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		6-7-94	Water		
Transportation		6-10-94	Waste Water		
Hydrology		6-8-94			

DRAWING NO. 4604.92
MAP NO. L-21-Z
SHEET 11 OF 17

UTL-PNP3.DWG

CURVILINEAR SAS CURVE DATA
PI STA. 8+48.23
Δ = 15°54'43"
R = 1100.00'
L = 305.50'

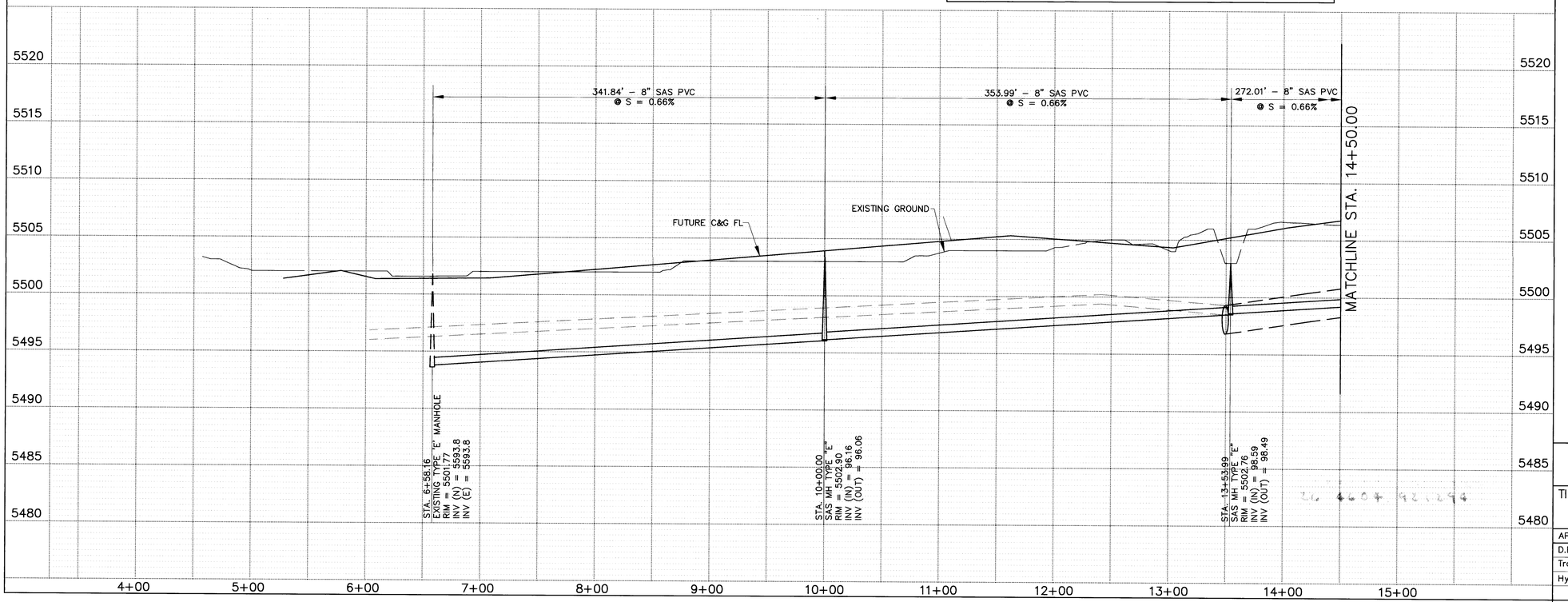
CURVILINEAR SAS CURVE DATA
PI STA. 11+78.54
Δ = 18°26'18"
R = 1100.00'
L = 353.99'



MENDOCINO DRIVE
OFFSITE SANITARY SEWER

(STATIONING ALONG ℄ OF ROADWAY)

CONTRACTOR SHALL USE CAUTION WHEN WORKING IN THE AREA OF EXISTING 30" CONCRETE CYLINDER WATERLINE, REPAIR DUE TO DAMAGE BY CONSTRUCTION ACTIVITIES WILL BE THE CONTRACTOR'S RESPONSIBLITY TO REPAIR AT CONTRACTOR'S EXPENSE. CONSTRUCTION OF OF CONCRETE CAP REQUIRES CLOSE COORDINATION WITH CITY OF ALBUQUERQUE AND CONSTRUCTION INSPECTOR.



UTILITY NOTES

1.) STATIONING ALONG ℄ OF STREET UNLESS OTHERWISE NOTED.

2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH ℄ TO MH ℄.

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AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INVOICE OK'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN — DATE
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

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Albuquerque, NM 87109 - (505) 881-5357

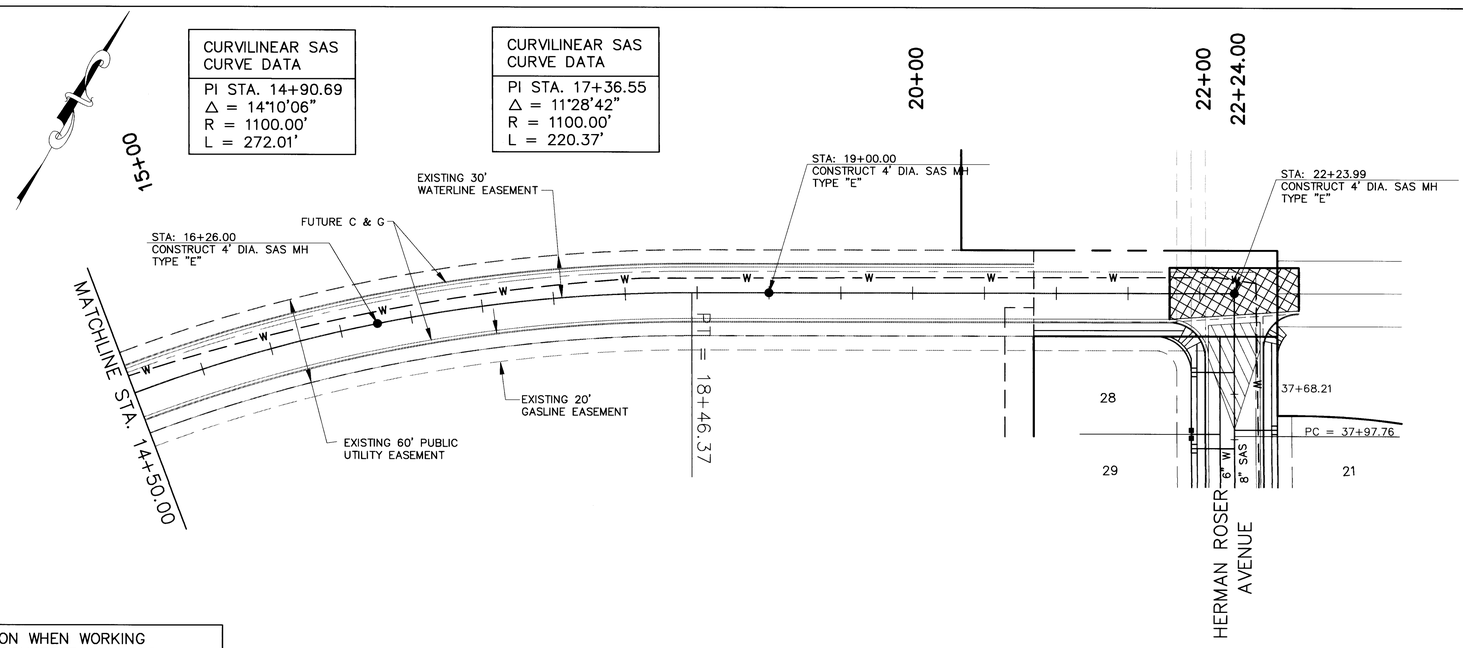
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
OFFSITE SANITARY SEWER
PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		4-13-94	Water		
Transportation		3-30-94	Waste Water		
Hydrology		3-9-94			

DRAWING NO.	MAP NO.	SHEET OF
4604.92	L–21–Z	12 17

SAS–PNP1.DWG



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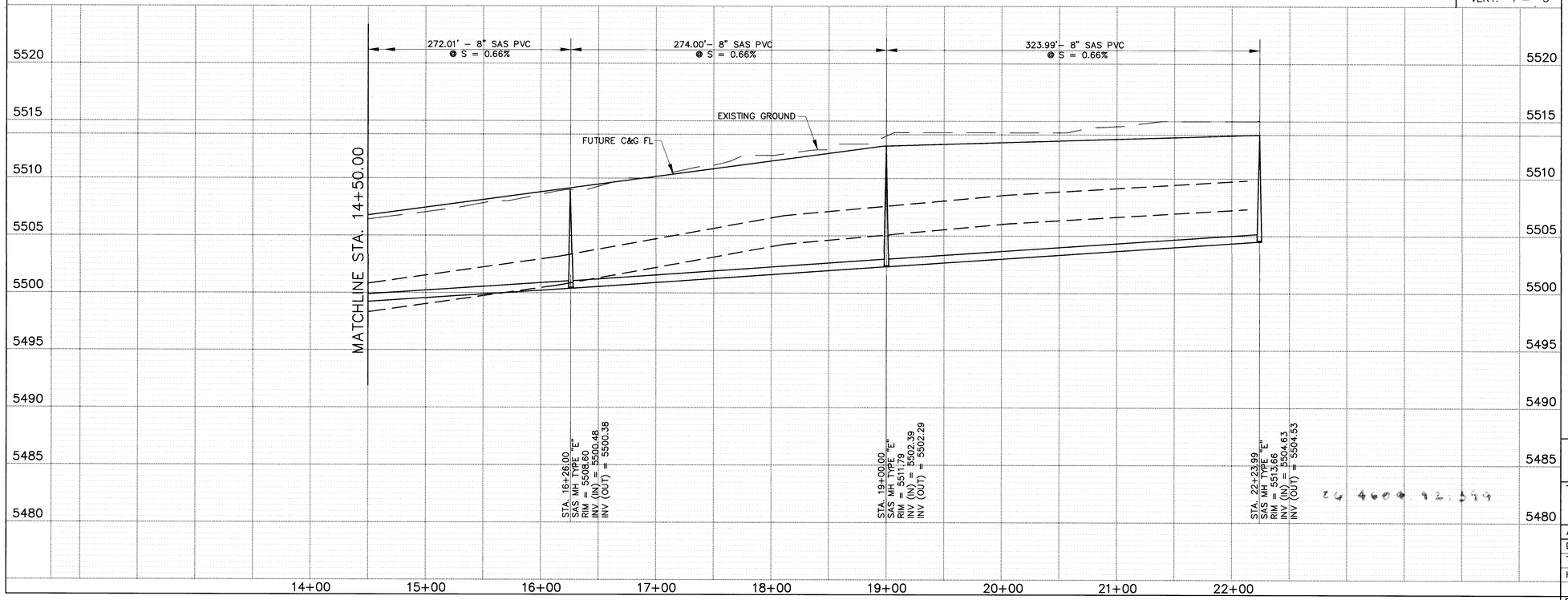
MENDOCINO DRIVE
OFFSITE SANITARY SEWER

(STATIONING ALONG ℄ OF ROADWAY)

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'



UTILITY NOTES

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LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
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- PROPOSED CAP OR PLUG
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- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW
- PNM UTILITY CONDUIT

AVID ENGINEERING, INC.
Civil • Structural • Transportation
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Albuquerque, NM 87109 – (505) 881-5357

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STARTED BY — DATE
INSPECTORS ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS COMPILED BY — DATE
MICRO-FILM INFORMATION — DATE
RECORDED BY
NO.

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "I-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN — DATE
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
OFFSITE SANITARY SEWER
PLAN AND PROFILE

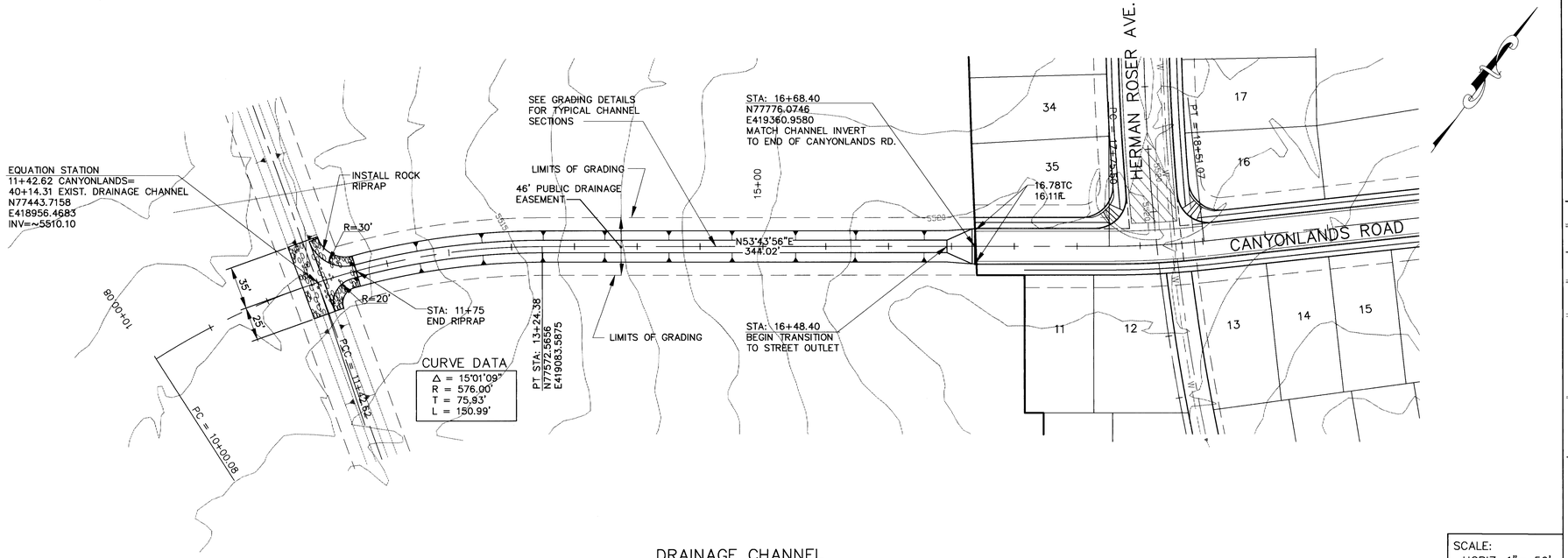
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation		1-12-98	Waste Water		
Hydrology		1-8-98			

DRAWING NO. 4604.92
MAP NO. L–21–Z
SHEET 13 OF 17

SAS–PNP2.DWG

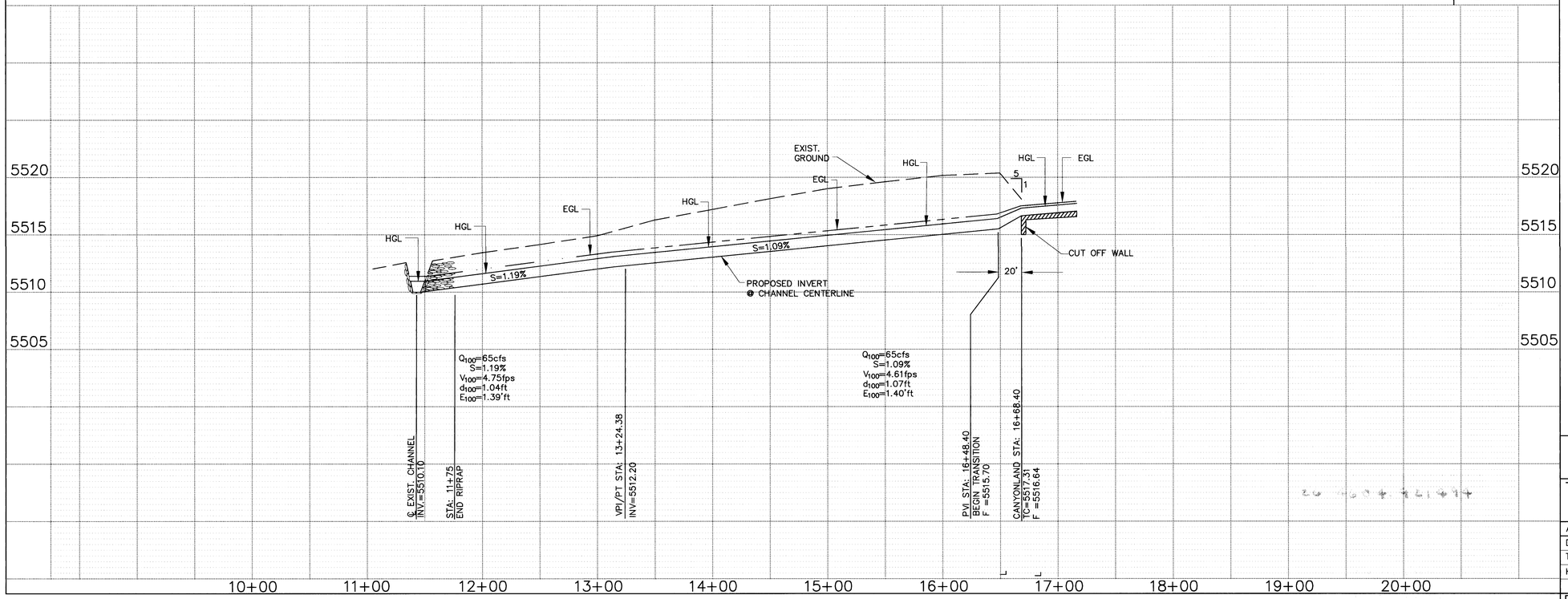
APPROVED FOR ROUGH GRADING:
± 1.0 FT.

CITY OF ALBUQUERQUE HYDROLOGY DEPT. DATE



DRAINAGE CHANNEL

SCALE:
HORIZ. 1"= 50'
VERT. 1"= 5'



GENERAL NOTES:

1. ALL STATIONING AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF EASEMENT.

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED ASPHALT CURB
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP
- PROPOSED CONCRETE VALLEY GUTTER
- TEMPORARY PAVEMENT
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT LOCATION
- EXISTING VALVES
- EXISTING MANHOLE

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY: DATE
WORK ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE
RECORDED BY: DATE
NO.

BENCH MARKS

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MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	REMARKS	DATE	BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY

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Civil • Structural • Transportation
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Albuquerque, NM 87109 – (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

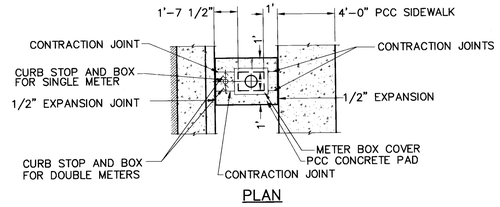
TITLE:
WILLOWWOOD – UNIT III
OFFSITE DRAINAGE CHANNEL – PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology					

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 14 OF 17

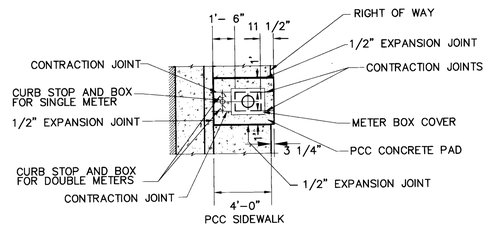
DRNCHL.DWG

D:\WILLOW\DWGS3\DRNCHL Thu Mar 24 07:59:02 1994



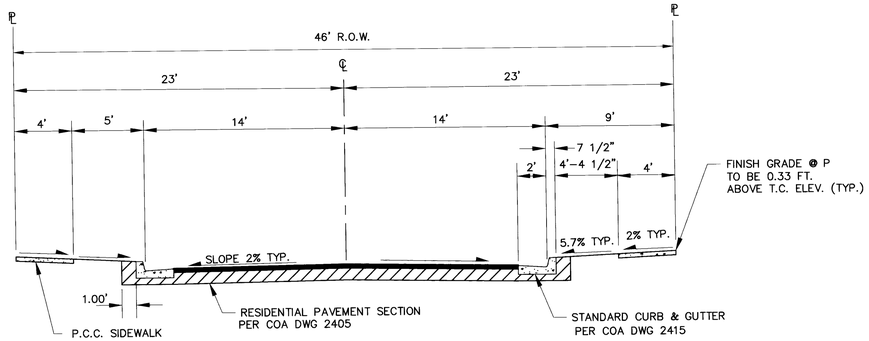
WATER METER INSTALLATION DETAIL – 9' ℄ TO ROW

1"=5'



WATER METER INSTALLATION DETAIL – 4'-7 1/2" F TO ROW

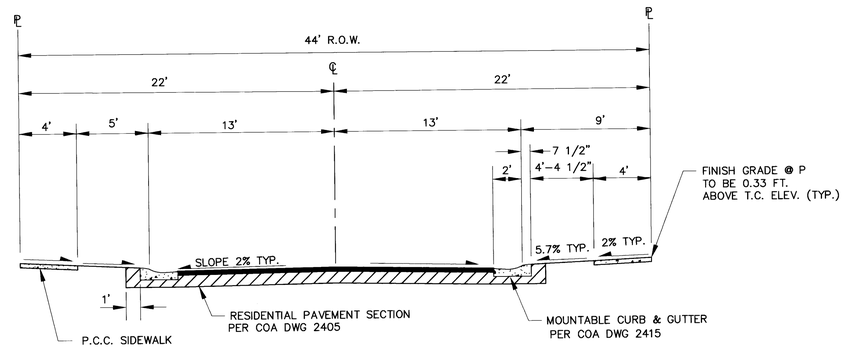
1"=5'



TYPICAL RESIDENTIAL STREET SECTION – 46' ROW

SCALE: 1"=5'

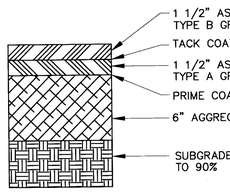
CANYONLANDS ROAD S.E.
ISLE ROYALE ROAD
WIND RIVER STREET



RESIDENTIAL STREET SECTION – 44' ROW

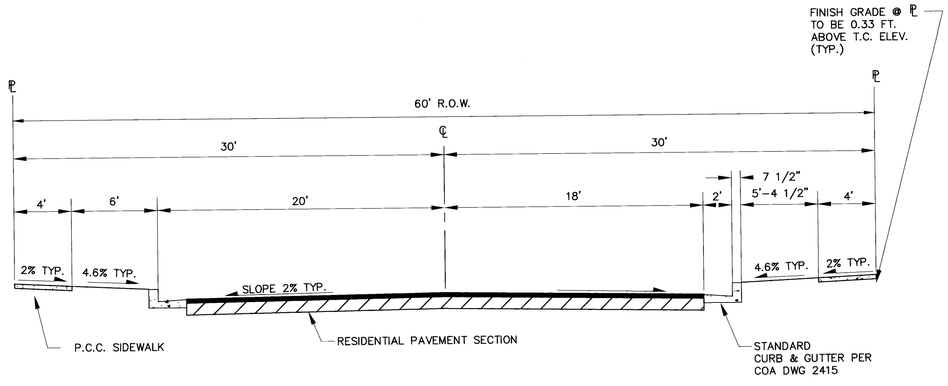
SCALE: 1"=5'

CANYONLANDS PLACE S.E.
ISLE ROYALE COURT



RESIDENTIAL PAVING SECTION

NTS



HERMAN ROSER AVENUE

RESIDENTIAL STREET SECTION D–D

1"=5'

26 4604.92 1594

AS BUILT INFORMATION

CONTRACTOR

WORK INSPECTORS — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS CHECKED BY — DATE

BENCH MARKS

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MICRO–FILM INFORMATION

RECORDED BY — DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY ETS — DATE 6/93
DRAWN BY ETS — DATE 6/93
CHECKED BY RLB — DATE 6/93

AVID ENGINEERING, INC.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

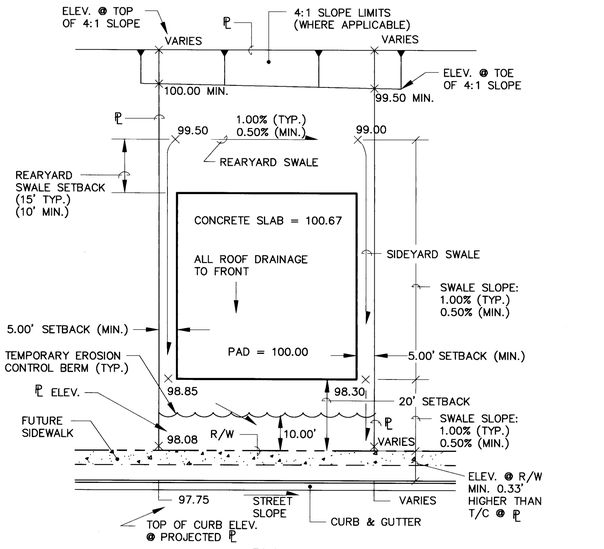
TITLE: WILLOW WOOD – UNIT III
STREET PAVING SECTIONS AND DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation		2-8-94	Waste Water		
Hydrology		2-8-94			

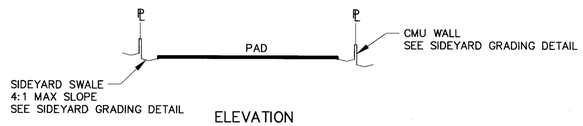
DRAWING NO. 4604.92 — MAP NO. L–21–Z — SHEET 15 OF 17

D:\WILLOW\DWG53\PAVSECT Thu Mar 24 07:56:22 1994

PAVSECT.DWG



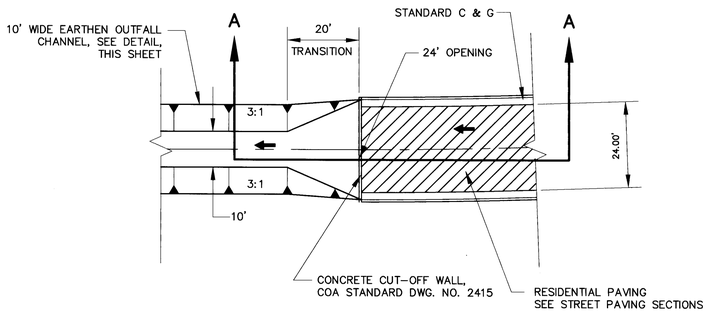
PLAN



ELEVATION

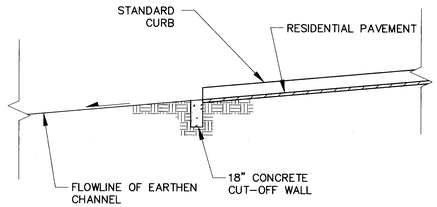
TYPICAL LOT GRADING DETAIL

SCALE: 1"=20'



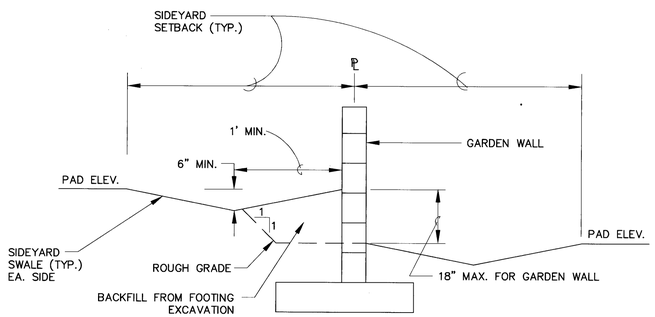
TEMPORARY CHANNEL INLET DETAIL

SCALE: 1"=20'



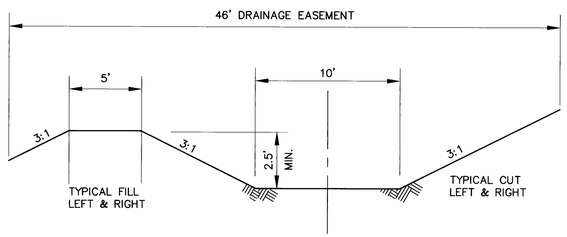
SECTION A-A (TYP.)

NTS



SIDEYARD GRADING DETAIL

NTS



TYPICAL CHANNEL SECTION

NTS

LOT GRADING GENERAL NOTES:

1. LOT GRADING SHALL MEET THE SITE GRADING AND DRAINAGE CRITERIA FOR PROPOSED CONSTRUCTION AS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT – FEDERAL HOUSING ADMINISTRATION IN CIRCULAR LETTER NO. 91-1, OFFICE OF THE MANAGER, ALBUQUERQUE, NEW MEXICO, DATED 1/25/91.

2. ELEVATION OF HIGHPOINT OF REARYARD SWALE SHALL BE MIN. OF 6" BELOW PAD ELEVATION.

3. FINISHED FLOOR ELEVATIONS (NOT SHOWN SHALL BE 8" ABOVE PAD ELEVATIONS (SHOWN).

4. FRONT YARD SIDEWALK SLOPE SHALL NOT EXCEED 10%.

5. DRIVEWAY SLOPE SHALL NOT EXCEED 14%. IF DRIVEWAY IS USED AS SIDEWALK, MAX-SLOPE SHALL NOT EXCEED 10%.

6. SLOPES SHALL NOT EXCEED 4:1.

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

8. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY CURB INC.

9. 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.

10. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE CONSTRUCTION SITE. EROSION CONTROL MEASURES ARE INTENDED TO CONTROL MINOR FLOWS AND PROHIBIT THE RELEASE OF SEDIMENT INTO ADJACENT STREETS AND PROPERTY. EROSION CONTROL AND DIVERSION BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET, AT LOCATIONS SHOWN ON THE GRADING PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY BERMS THROUGHOUT THE CONSTRUCTION PHASE. THE OWNER WILL MAINTAIN BERMS AFTER COMPLETION AND ACCEPTANCE OF CONSTRUCTION.

12. TEMPORARY EROSION CONTROL BERMS LOCATED ON INDIVIDUAL LOTS SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION OF EACH RESPECTIVE BUILDING IS COMPLETE, ON A LOT BY LOT BASIS.

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

PAD SUBGRADE:	+/- 0.2'
STREET SUBGRADE:	+/- 0.2'
ALL OTHER AREAS:	+/- 0.5'

14. BACKYARD DRAINS TO BE PROVIDED AS DESIGNATED.

15. THE CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES WILL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

16. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

17. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.

18. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

19. THE CONTRACTOR SHALL REVEGETATE AND RE-ESTABLISH ALL AREAS WHICH ARE DISTURBED BY SITE GRADING AND ARE NOT TO RECEIVE PERMANENT SURFACE TREATMENTS. SPECIFICATIONS FOR SEEDING SHALL BE PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 1011, NATIVE SEEDING CLASS A.

OPERATION SHALL CONSIST OF PROTECTION OF SITE, PREPARATION OF SEEDBED, MULCHING, FERTILIZATION, AND THE PROVISION OF MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PERFORM THE OPERATION. THE SEED MIX SHALL BE AS DENOTED IN THE LIST BELOW.

SEED TYPE	LBS. PLS PER ACRE
GRASSES	
INDIAN RICE(10%) GRASS	15 LBS.
GALLETA GRASS(30%) 'VIVA'	3.5 LBS.
SIDE OATS(20%) GRAMA	2 LBS.
SAND(10%) DROPSEED	1 LB.
BLUE GRAMA(30%) 'HACHITA'	2 LBS.
WILD FLOWERS	
TAHOKA DAISY	1 LB.
YELLOW CONEFLOWER	1 LB.
GALLARDIA	1 LB.

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
NO.

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974," LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE., 81' WEST OF THE CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE TOP OF CURB. SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES BY — DATE
NO.

ENGINEER'S SEAL

DESIGN
DESIGNED BY ETS — DATE 6/93
DRAWN BY ETS. — DATE 6/93
CHECKED BY RLB — DATE 6/93

REMARKS
NO. — DATE — BY

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE – Suite 102
Albuquerque, NM 87109 – (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD UNIT III
GRADING DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair		4-4-94	Water		
Transportation		4-8-94	Waste Water		
Hydrology		4-8-94			

DRAWING NO. 4604.92 | MAP NO. L-21-Z | SHEET 16 OF 17

4604.92.0694

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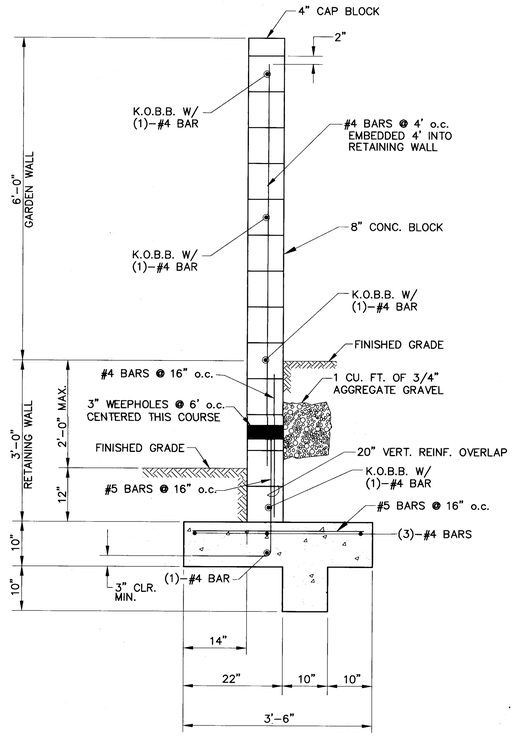
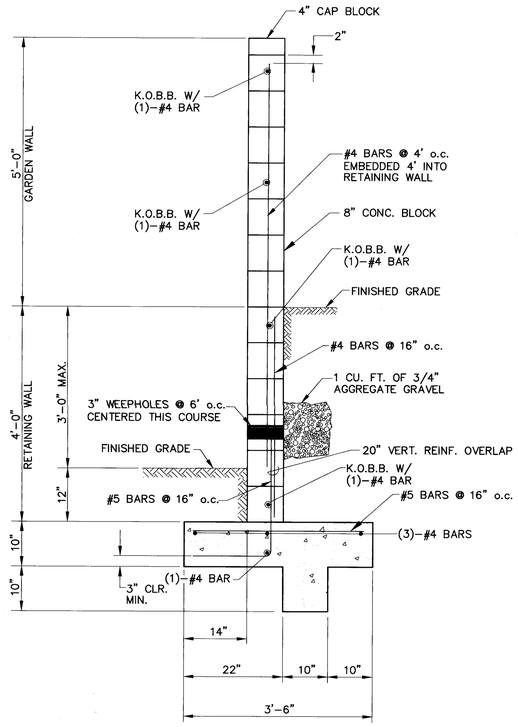


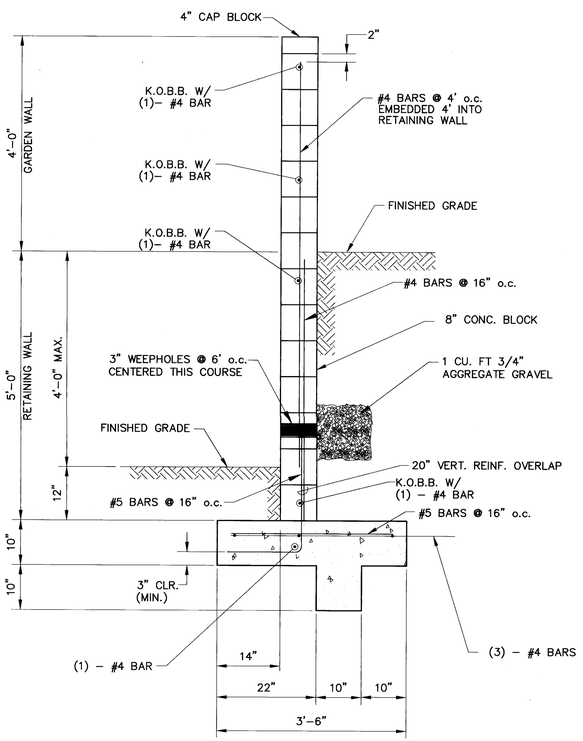
1'–6" TO 2'–0" RETAINING WALL W/GARDEN WALL EXTENSION

SCALE: 3/4" = 1'–0"



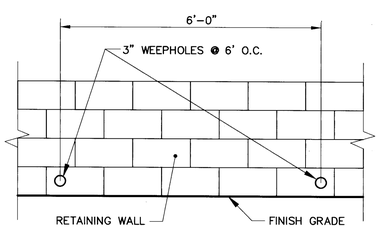
2'–0" TO 3'–0" RETAINING WALL W/GARDEN WALL EXTENSION

SCALE: 3/4" = 1'–0"



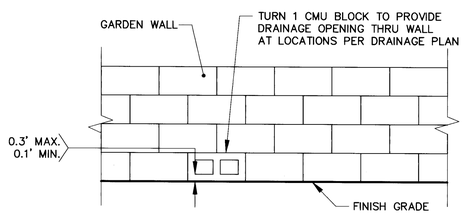
3'–0" TO 4'–0" RETAINING WALL W/GARDEN WALL EXTENSION

SCALE: 3/4" = 1'–0"



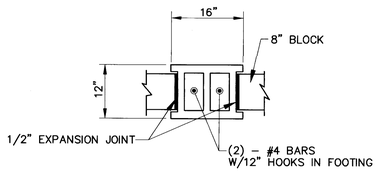
RETAINING WALL WEEPHOLE DETAIL

NTS



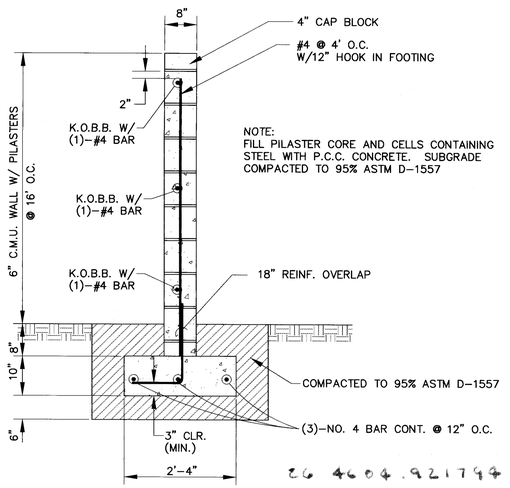
CMU GARDEN WALL DRAIN DETAIL

NTS



PILASTER DETAIL

SCALE: 3/4" = 1'–0"



CMU GARDEN WALL DETAIL

NTS

GENERAL NOTES FOR RETAINING WALL

1. REINFORCE CLEARANCE IN ALL CMU = 2–3/4" MAX.
2. REINFORCE CLEARANCE IN ALL CONCRETE = 2" MIN., UNLESS OTHERWISE NOTED.
3. 1/2" FELT EXPANSION JOINT TO BE PROVIDED EVERY 16 FT. IN CMU AND CONCRETE AND AT TRANSITIONS IN SECTIONS.
4. ALL CMU RETAINING WALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED WITH CONCRETE.
5. ALL FOOTING COMPACTION SHALL BE 95% MODIFIED PROCTOR PER ASTM D–1557.
6. TWO (2) WORKING DAYS BEFORE CONSTRUCTION, CONTRACTOR SHALL NOTIFY LINE LOCATING SERVICE, 765–1234, FOR UTILITY LOCATIONS. CONTRACTOR SHALL COORDINATE ANY ADJUSTMENTS TO UTILITIES WITH THE UTILITIES COMPANIES.
7. DUR–O–WALL 9 GA. DIAG. EVERY OTHER COURSE MAY BE USED AS AN ALTERNATIVE TO BOND BEAMS.
8. MOISTURE BARRIER COATING SHALL BE APPLIED TO ALL BURIED CMU SURFACES.
9. BACK FILLING AGAINST REINFORCED CONCRETE MASONRY RETAINING WALL SHOULD NOT BE PERMITTED UNTIL AT LEAST 7 DAYS AFTER PLACING THE CORE FILL GROUT. WHERE HEAVY EQUIPMENT IS USED IN BACK FILLING WALLS DESIGNED TO RESIST EARTH PRESSURE ONLY, SUCH EQUIPMENT SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL. CARE SHOULD ALSO BE TAKEN TO AVOID EXERTING LARGE IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH.
10. INSPECTION OF WALLS DURING CONSTRUCTION BY THE ENGINEER IS REQUIRED FOR ACCEPTANCE.

MATERIALS

CONCRETE:	f'c = 3000 PSI
GROUT:	f'c = 2500 PSI
MORTAR:	1800 PSI (TYPE S)
MASONRY:	f'm = 1500 PSI
REINFORCING:	GRADE 60

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

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AS BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
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FIELD VERIFICATION BY — DATE
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MICRO–FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY — DATE
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WILLOW WOOD – UNIT III
WALL DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			Water		
Transportation			Waste Water		
Hydrology		4-8-94			

DRAWING NO. 4604.92 | MAP NO. L–21–Z | SHEET 17 OF 17

26 4604.921794

WALLDTL1.DWG

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