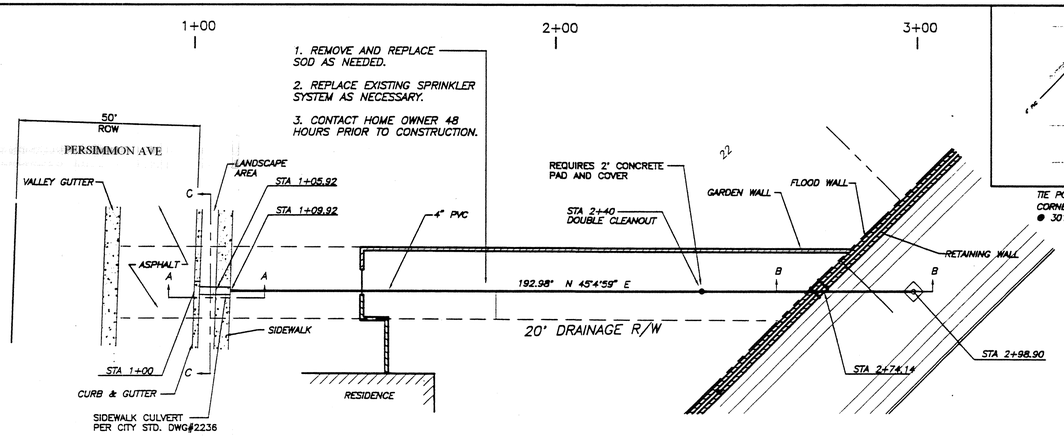
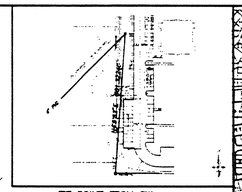
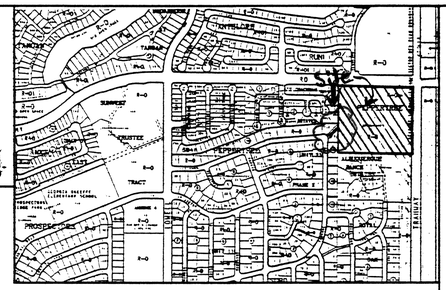






VICINITY MAP E-22

LEGAL DESCRIPTION: TRACT T PEPPERTREE

GENERAL NOTES

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 (UPDATE #5)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS 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 OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS 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 OCC-UPYING AN INTERSECTION. REFER TO 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 CITY SURVEYOR. 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. ALL UTILITY BACKFILL SHALL BE 90% ASTM D1557 ALL ROADWAYS AND SIDEWALKS. IN LANDSCAPE AREAS DENSITY MAY BE 90% OR GREATER.

8. UTILITIES ARE DESIGNING THE DISTRIBUTION LAYOUT. SEE INDIVIDUAL UTILITY FOR LAYOUT, SIZE, AND ROUTING TO INDIVIDUAL BUILDINGS.

9. TWO (2) WORKING DAYS IN ADVANCE CONTRACTOR SHALL COORDINATE ANY WATER SHUT OFF WITH CITY OF ALBUQUERQUE WATER DEPT. CONTRACTOR IS NOT OT OPERATE ANY OF THE CITY VALVES.

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

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

☑ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

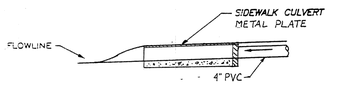
☑ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.

☐ 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.

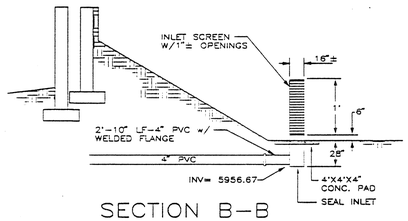
☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

☐ ALL STORM DRAINAGE FACILITIES SHALL BE COM-PLETED PRIOR TO FINAL ACCEPTANCE.



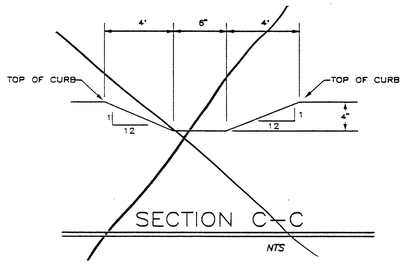
SECTION A-A

NTS



SECTION B-B

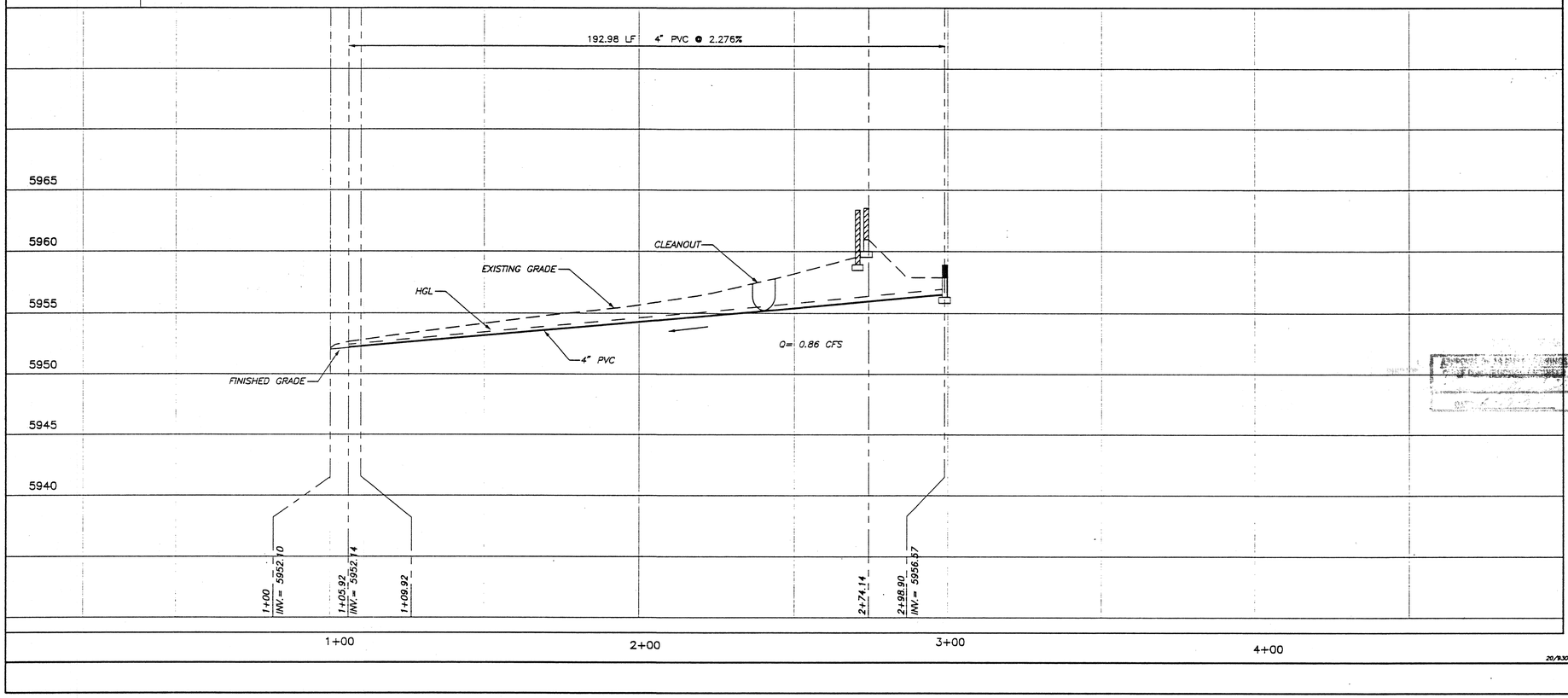
NTS



SECTION C-C

NTS

SCALE: HORIZ. 1"=20'
VERT. 1"=5'



20/P30062/P3629P DWG/PVC/7-25-95

AS BUILT INFORMATION
CONTRACTOR Ross Perkins DATE 1/1996

BENCH MARKS
THE STATION IS LOCATED AT THE INTERSECTION OF LOWELL STREET, N.E. AND SAN VICTORIO
N.E. THE STATION IS A 3-1/4" ALUMINUM CAP SET FLUSH IN THE TOP OF THE CURB AND IS STAMPED "ACS 3-E22A 1985"
X= 423,379.14
Y= 1,509,592.78
Z= 5891.17'
ELEV. = 5891.17'

RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
RONALD R. BOHANNAN 7868 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY SB	DATE 6-95
		DRAWN BY YAB	DATE 6-95
		CHECKED BY SB	DATE 6-95

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE 1/16/96

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 6-19-97

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
4421 McLEOD ROAD, NE SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ESTANCIA DEL SOL
STORM OUTLET PIPE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-16-95	WATER	N/A RWK	8-1-95
TRANSPORTATION	N/A CJO	8-9-95	WASTE WATER	N/A RWK	8-1-95
HYDROLOGY		8-9-95			

PROJECT NO. 4916.91 | MAP NO. E-22-Z | SHEET 1 OF 1

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-4916.91 01 97