

PUBLIC IMPROVEMENT PLANS

FOR

ALLASO HIGH DESERT

SAN ANTONIO DR. & TENNYSON ST.
IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO

APRIL 2021

PREPARED FOR:
TITON DEVELOPMENT.
6300 RIVERSIDE PLAZA LANE
ALBUQUERQUE, NM 87120

PREPARED BY:
ISAACSON & ARFMAN, INC.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6"-48").
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING, EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4"X 4"X5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
- ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

TRANSPORTATION

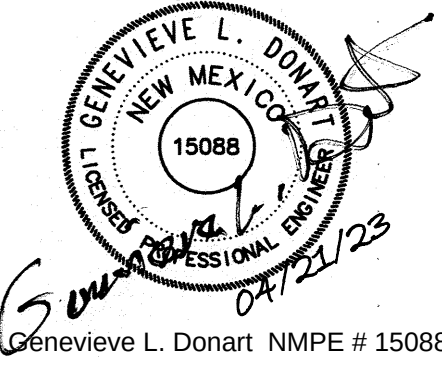
- ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

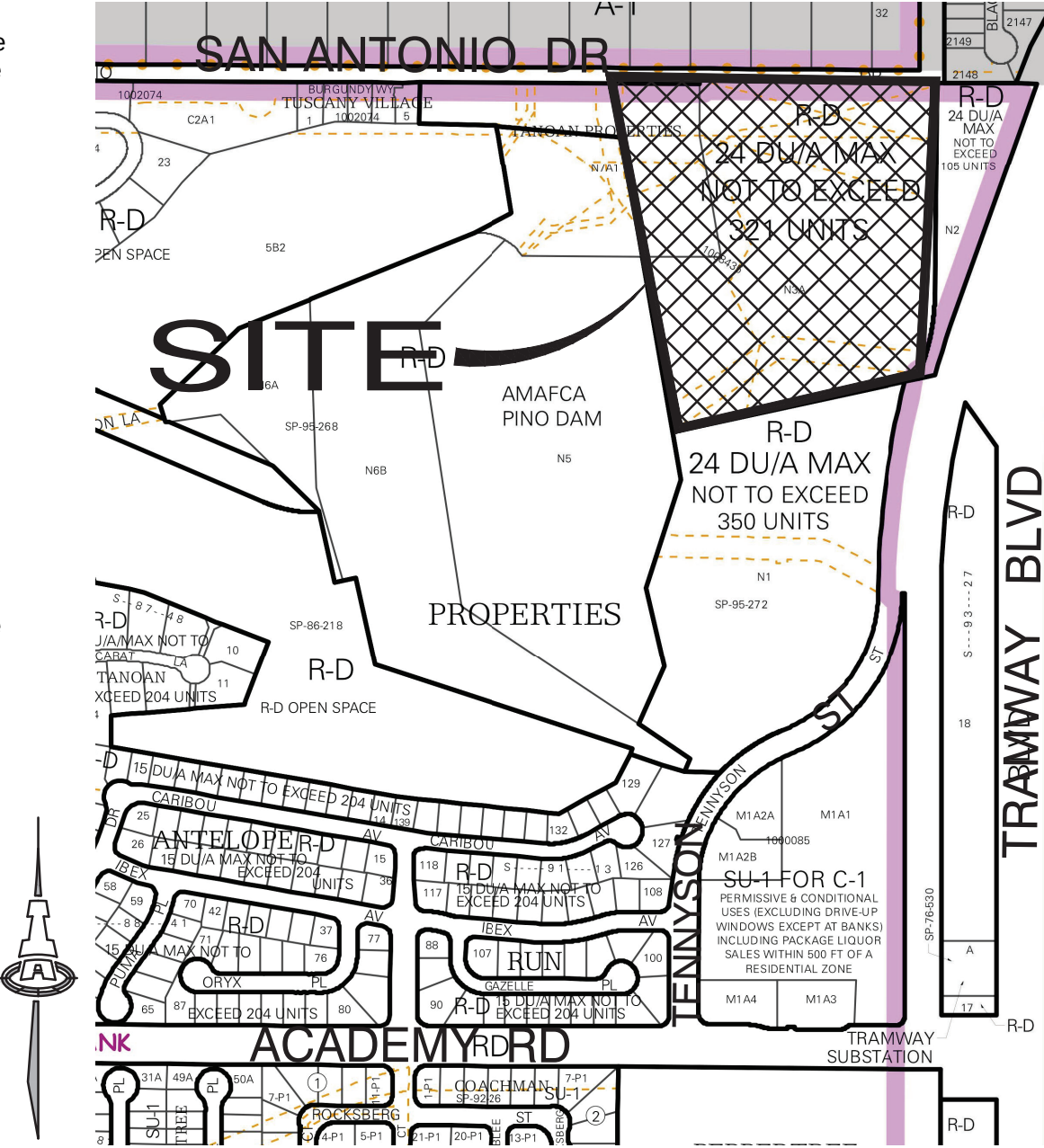
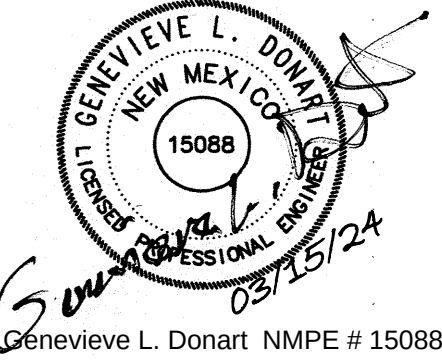
OTHER COMMON NOTES

- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- WHEN DISTURBING MORE THAN ¼ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS - water & sewer only
I, Genevieve L. Donart of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the water & sewer infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by David Vigil of the firm Surv-Tek, NMPS #5911.



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS - paving only
I, Genevieve L. Donart of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the water & sewer infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Robert J. Fierro of the firm Fierro & Company, NMPS #22900.



APPROVED RECORD DRAWINGS	
City Inspector	Tim Sims
Contractor	Pavilion Construction
Construction Engineer	David Bishop
Date	9/27/2024

E-22

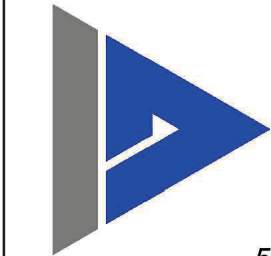
Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	PAVING MASTER PLAN
5	SAN ANTONIO DR -- PAVING PLAN & PROFILE
6	TENNYSON ST -- PAVING PLAN & PROFILE
7	TRAIL PLAN
8	UTILITY MASTER PLAN
9	SAN ANTONIO DR -- WATERLINE PLAN & PROFILE
10	TENNYSON ST -- WATERLINE PLAN & PROFILE
11	SEWER LINE PLAN & PROFILE



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DRB NO. 2020-004368

Isaacson & Arfman, Inc.
Civil Engineering Consultants



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2020C-123(3)

DOCH 2020127811

12/16/2020 01:53 PM Page: 3 of 3
 PLAT R: \$25.00 B: 2020C P: 0123 Linda Stover, Bernalillo County

PLAT OF
TRACT 1
THE FOOTHILLS

SITUATE WITHIN

THE ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 26 AND 27,
 TOWNSHIP 11 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2020

Albuquerque Control Survey Monument "5-D22"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,514,036.991 U.S. Survey feet
 East = 1,563,586.296 U.S. Survey feet
 Elevation = 5917.306 U.S. Survey (NAVD 88)
 Delta Alpha = -00°08'52.92"
 Ground To Grid Factor = 0.999627580

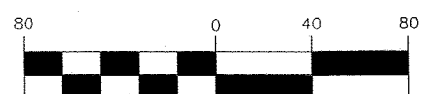
TRACT N-7-A-1
 TANOAN PROPERTIES
 Filed August 2, 2012, Plat Book 2012C, Page 87

TRACT N-5
 TANOAN PROPERTIES
 Filed May 7, 1985 in Volume C27, Folio 37

Albuquerque Control Survey Monument "7-E22"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,512,636.394 U.S. Survey feet
 East = 1,564,677.064 U.S. Survey feet
 Elevation = Not Published
 Delta Alpha = -00°08'45.29"
 Ground To Grid Factor = 0.999623625

TRACT N-1
 DESERT HEIGHTS AT TANOAN
 Filed November 30, 1995 in Volume 95C,
 Folio 428
 Amended Plat Filed
 September 24, 1997 in
 Volume 97C, Folio 293

GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.

Line Table		
Line #	Length	Direction
L1	20.57	S1° 31' 12"W
L2	185.17	S73° 40' 15"W
L3	10.72	N59° 42' 06"W
L4	321.64	S79° 13' 31"W
L5	42.22	N73° 47' 48"W
L6	103.52	N89° 50' 58"W
L7	14.98	S77° 39' 01"W
L8	25.53	N33° 00' 24"W
L9	9.21	N27° 36' 57"E
L10	96.78	N55° 16' 30"E
L11	51.94	N55° 16' 30"E
L12	24.67	N0° 17' 01"W
L13	58.68	N0° 17' 01"W
L14	173.63	N30° 02' 31"E
L15	176.41	N0° 17' 01"W
L16	90.16	N89° 33' 43"W
L17	50.03	N87° 33' 00"W
L18	5.12	N89° 34' 24"W
L19	148.80	S87° 24' 49"E
L20	513.66	S89° 33' 43"E
L21	513.76	N89° 33' 43"W
L22	148.80	S87° 24' 49"E
L23	5.58	S0° 10' 16"E
L24	5.00	N89° 33' 43"W
L25	5.57	S0° 10' 16"E
L26	50.14	S87° 33' 00"E
L27	95.01	S89° 33' 43"E
L28	182.40	S0° 17' 01"E
L29	173.35	S30° 02' 31"W
L30	61.69	S0° 17' 01"E
L31	24.52	S0° 17' 01"E
L32	51.06	S56° 44' 39"W
L33	98.19	S55° 18' 30"W
L34	5.06	S27° 36' 57"W
L35	19.14	S33° 00' 24"E
L36	12.07	N77° 39' 01"E
L37	104.03	S89° 50' 58"E
L38	5.00	N0° 17' 01"W
L39	20.00	S83° 09' 25"E
L40	30.90	N78° 00' 25"E
L39	5.00	S0° 22' 14"W
L40	0.56	N14° 12' 38"E

Curve Table

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.01	311.86	20.03	39.99	N10° 31' 08"E	7°21'05"
C2	29.97	339.86	14.99	29.96	N9° 22' 09"E	5°03'07"

SHEET 3 OF 3

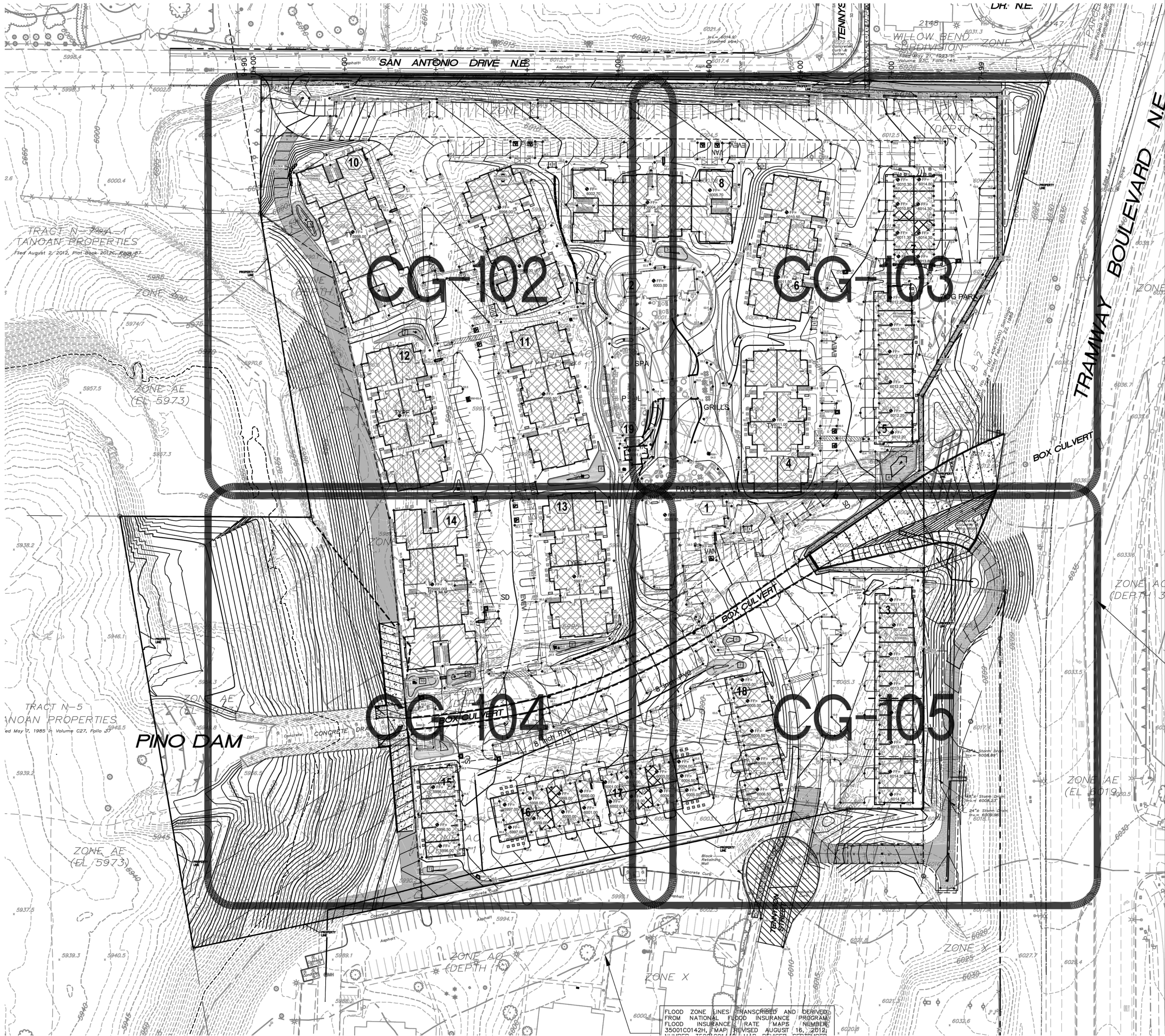
SURV+TEK

Consulting Surveyors
 Albuquerque, New Mexico 87114

Phone: 505-897-3386

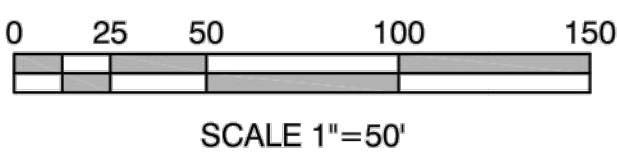
RECORD DRAWING

2020C-123(3)



NOTES

- THIS SHEET IS A KEY FOR THE GRADING SHEETS FOLLOWING.
- CALCULATIONS ARE PROVIDED SEPARATELY WITHIN THE SUPPLEMENTAL INFORMATION PACKET.
- NOT ALL KEYED NOTES WILL BE USED ON EVERY SHEET.
- ALL ELEVATIONS SHOWN ARE TOP OF THE DESIGNED MATERIAL SUCH AS ASPHALT PAVING, SIDEWALK, FINISHED FLOOR, LANDSCAPING, ETC. THE CONTRACTOR SHALL GRADE TO TOP OF SUBGRADE ELEVATION AS NEEDED.
- ALL PRIVATE CURBS ARE 6" HIGH. WHERE ONLY FLOWLINE ELEVATIONS ARE SHOWN, TOP OF CURB ELEVATIONS ARE 0.5' HIGHER.
- STORM WATER QUALITY VOLUME WILL BE ADDRESSED BY FEE-IN-LIEU WITHIN THE PINO DAM POOL.
- PINO ARROYO CONCRETE BOX CULVERT, OPEN CHANNEL, PUBLIC STORM DRAIN, AND MAINTENANCE ACCESS ROAD TO BE CONSTRUCTED PER PUBLIC WORK ORDER PLANS (CPN 502980) BY SEPARATE CONTRACT. ALL GRADES ARE AT LEAST 1.0' ABOVE THE TOP OF BOX CULVERT. IF DISCREPACIES ARE FOUND, CONTACT THE ENGINEER IMMEDIATELY.
- WORK WITHIN TENNYSON ST AND SAN ANTONIO DR PUBLIC RIGHT-OF-WAY TO BE CONSTRUCTED PER PUBLIC WORK ORDER PLANS BY SEPARATE CONTRACT.
- WORK WITHIN NMDOT RIGHT-OF-WAY TO BE PERMITTED BY NMDOT. CONTRACTOR TO CONTACT NMDOT PRIOR TO GRADING OPERATIONS.
- WORK WITHIN PINO DAM POOL TO BE INSPECTED BY AMAFCA. CONTACT AMAFCA PRIOR TO GRADING OPERATIONS.



- 6030 — EXISTING CONTOUR
- 6029.4 — EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- - - 65.5 - - - PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4966.00 FINISH FLOOR ELEVATION
- ===== EXISTING STORM DRAIN / MANHOLE
- - - - - PROPOSED STORM DRAIN / INLET

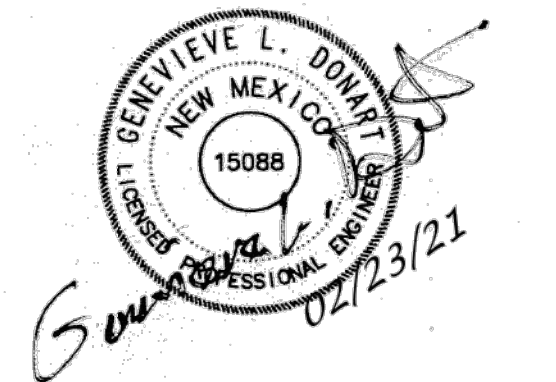
RECORD DRAWING

ALLASO HIGH DESERT

6701 TENNYSON STREET N.E., 87111
ALBUQUERQUE, NEW MEXICO



WorldHQ@ORBArch.com



Contractor must verify all dimensions at project before proceeding with this work.

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REVISIONS/SUBMITTALS

DATE	DESCRIPTION

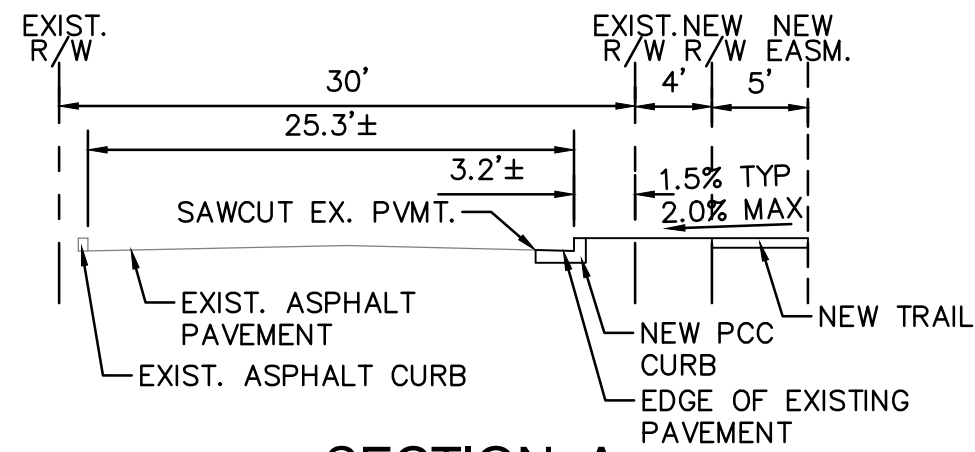
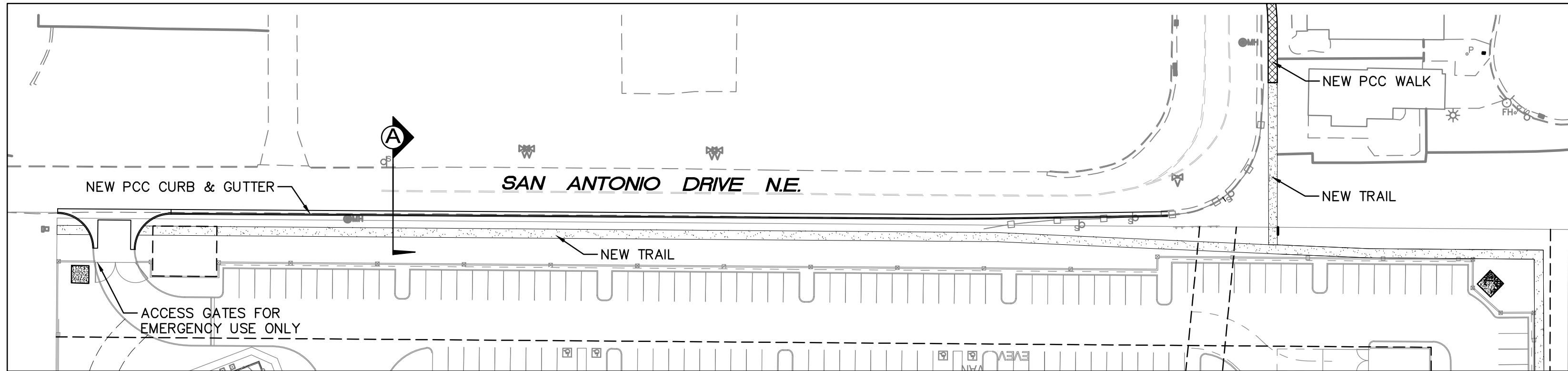
1ST BUILDING SUBMITTAL

DATE: FEBRUARY 24, 2021 ORB #: 19-209

CG-101

OVERALL GRADING & DRAINAGE PLAN
SHEET 3 OF 11

FOR INFORMATION ONLY



SECTION A
SAN ANTONIO DR.

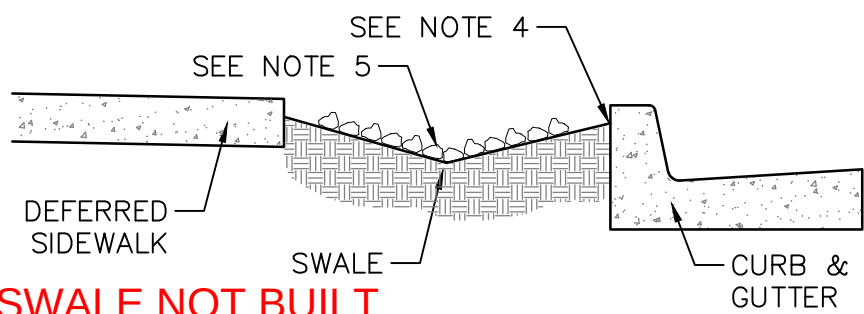
GENERAL PAVING NOTES

- A. SEE THIS SHEET FOR STREET SECTIONS AND DETAILS.
B. CONSTRUCT SIDEWALKS PER COA STD DWG 2430. SIDEWALKS ARE 6" WIDE AS NOTED ON PLAN.
C. CONSTRUCT STANDARD CURB PER COA STD DWG 2415A.
D. REMOVE & REPLACE PAVING FOR UTILITY CONSTRUCTION PER COA STD DWG 2465.

LEGEND

- EXISTING STREET IMPROVEMENTS
= PROPOSED STD CURB & GUTTER
= VALLEY GUTTER
/ / / AREA OF ASPHALT REMOVAL

0 50 100 200 300
SCALE 1"=100'

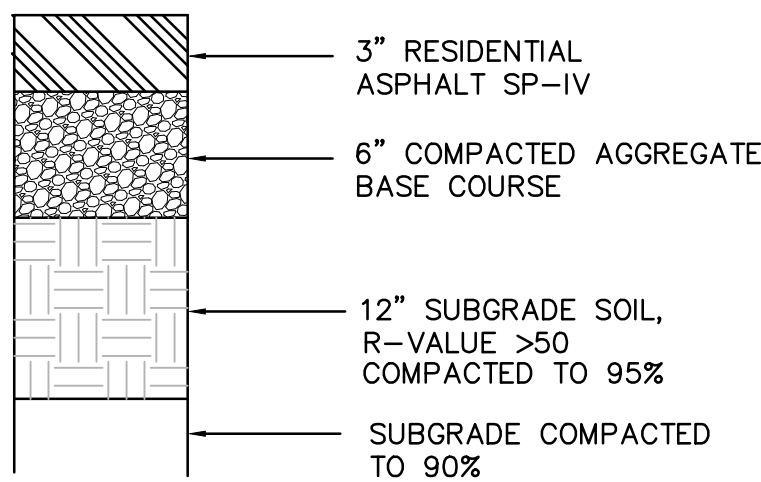


SWALE NOT BUILT

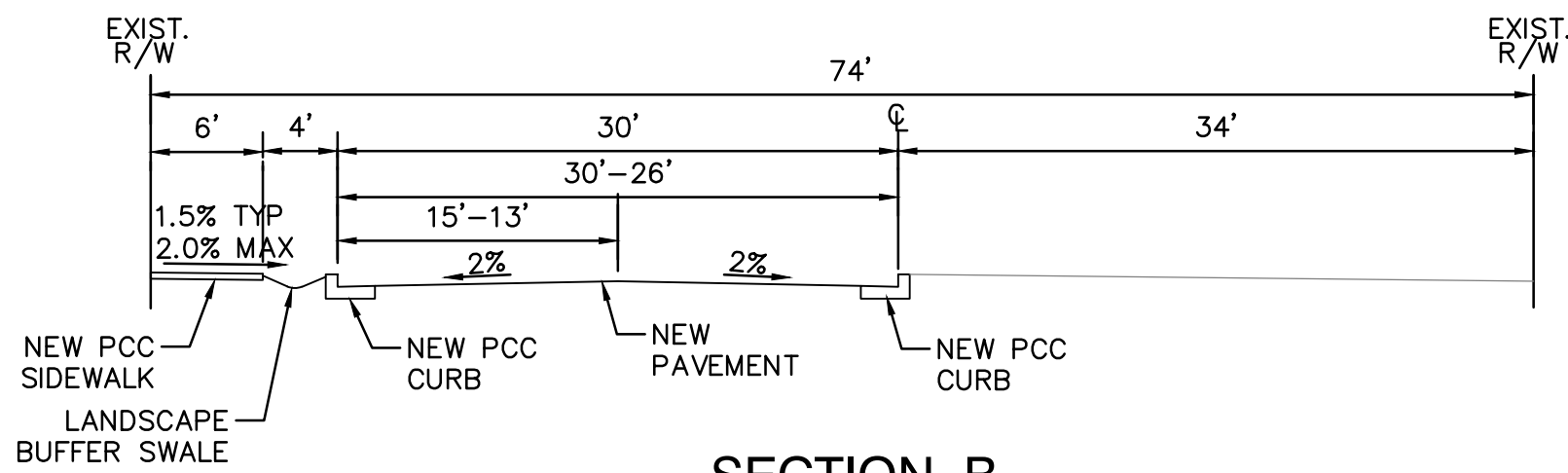
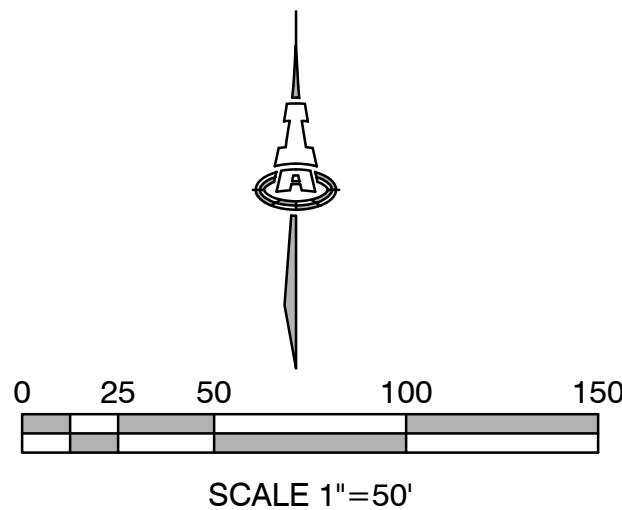
- SWALE SHALL HAVE SIDE SLOPES OF 5:1 (H:V).
- FOR WIDE LANDSCAPE BUFFER, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10 INCHES.
- LANDSCAPE BUFFERS 2 FEET AND LESS ARE EXCLUDED.
- FINAL GRADE OF DIRT TO BE 1" TO 2" BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
- A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE LOCATION.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED, IT IS TO BE PERMEABLE.
- IN THE CASE WHERE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.
- ALL SIDEWALKS FRONTING LOTS ARE DEFERRED. SWALE @ DEFERRED SIDEWALKS SHALL BE CONSTRUCTED BY HOME BUILDER--NOT PART OF CERTIFICATION FOR PWO.

LANDSCAPE BUFFER SWALE DETAIL

REVISION TO CITY STANDARD DRAWINGS 2405A & 2405B



TENNYSON
ASPHALT PAVING SECTIONS



SECTION B
TENNYSON ST.

SWALE NOT CONSTRUCTED

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Albuquerque, New Mexico | 505-268-8828 | www.iacivil.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ALLASO HIGH DESERT
PAVING MASTER PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL



City Project No.

502981

Zone Map No.

E-22

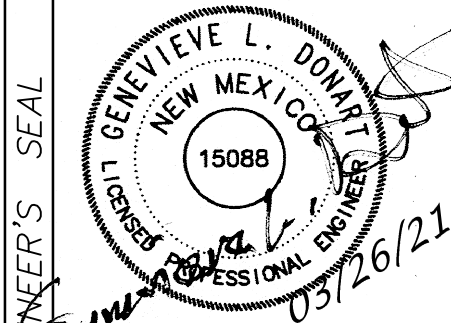
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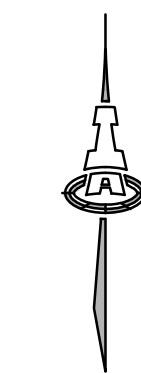
4

11

RECORD DRAWING



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DATE	
		DATE	
		DATE	
		DATE	



Elevation Datum: NAVD 88



ALLASO HIGH DESERT
SAN ANTONIO DR --
PAVING PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
 APPROVED June 3, 2021 DESIGN REVIEW COMMITTEE	 APPROVED Sept. 24, 2021 CITY ENGINEER

City Project No.

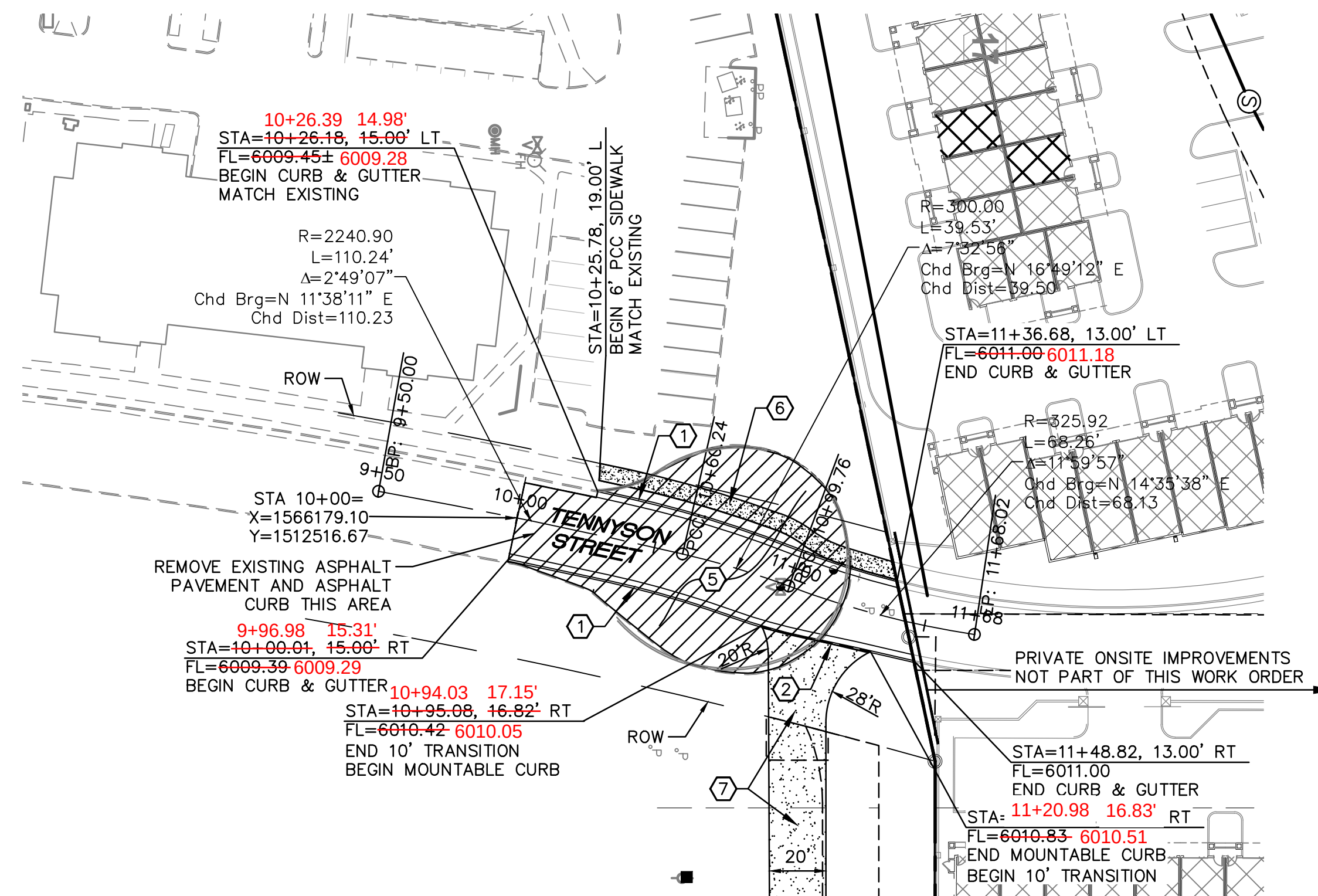
Zone Map No.	
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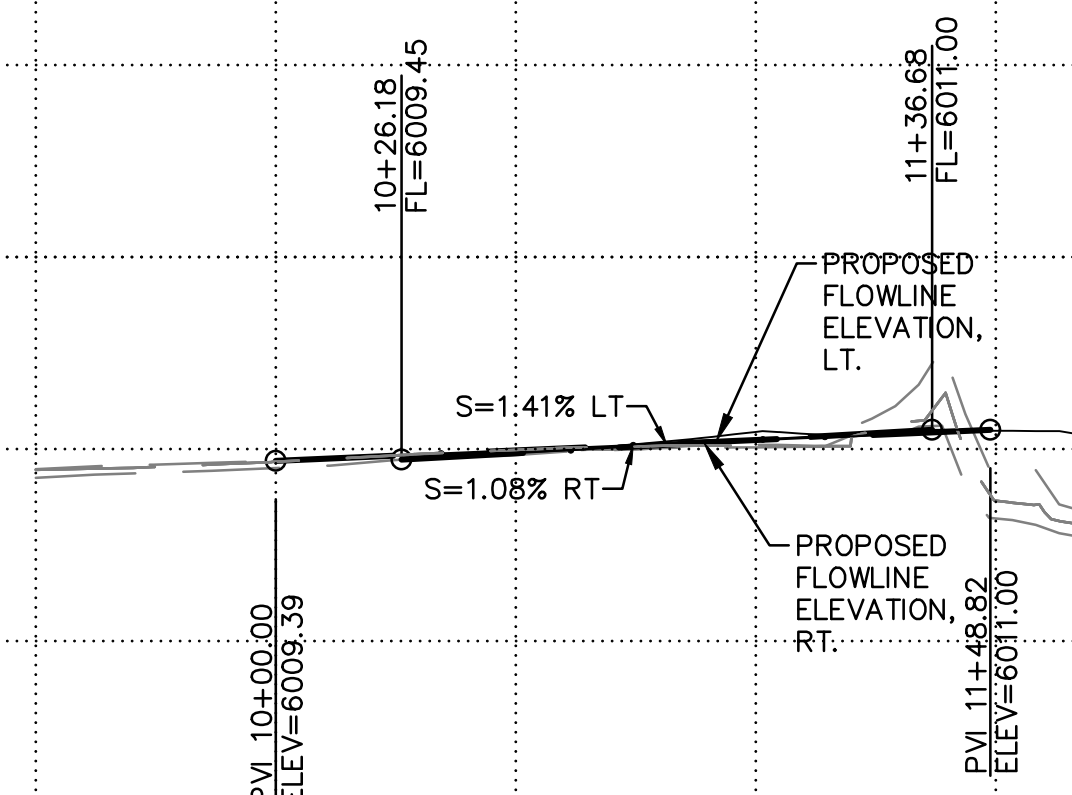
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RECORD DRAWING



SCALES:
1"=40' HOR.
1"=10' VERT.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ALLASO HIGH DESERT
TENNYSON ST --
PAVING PLAN & PROFILE



LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

City Project No.

502981

Zone Map No.	
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E-22

Sheet	Of
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PAVING NOTES

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A.
2. CONSTRUCT MOUNTABLE CURB & GUTTER PER COA STD DWG #2415B.
3. 5' SIDEWALK PER COA STD DWG #2430..
4. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
5. NEATLY SAWCUT, REMOVE & DISPOSE OF EXISTING PAVING. IF CUT IS NOT STRAIGHT, REMOVE AND REPLACE AN ADDITIONAL 1'.
6. 6' SIDEWALK PER COA STD DWG #2430
7. RECONNECT 20' WIDE AMAFCA MAINTENANCE ROAD PER DIMENSIONS SHOWN. 6" THICK BASE COURSE OVER 12" SUBGRADE COMPACTED TO 95% MIN. MAINTENANCE ROAD TO BE BUILT BY CPN 502980.

AS-BUILT INFORMATION	
CONTRACTOR	

AS-B	CONTRACTOR
------	------------

[illegible]

ACCEPTANCE
FIELD
VERIFICATION
DRAWINGS
CORRECTED BY

RECORDED BY MICRO-

NO.	

BENCH	MARKS
-------	-------

New Mexico State Plane Coordinate System
Central Zone - NAD 83

North = 1,512,836.394 feet
East = 1,564,677.064 feet

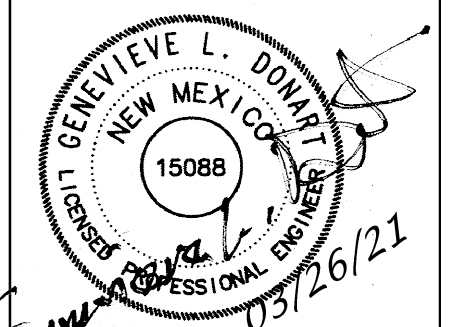
Delta Alpha= -00°08'45.29"

round To Grid Factor= 0.99

SURVEY INFORMATION	
FIELD	NOTES

FIELD NOTES	

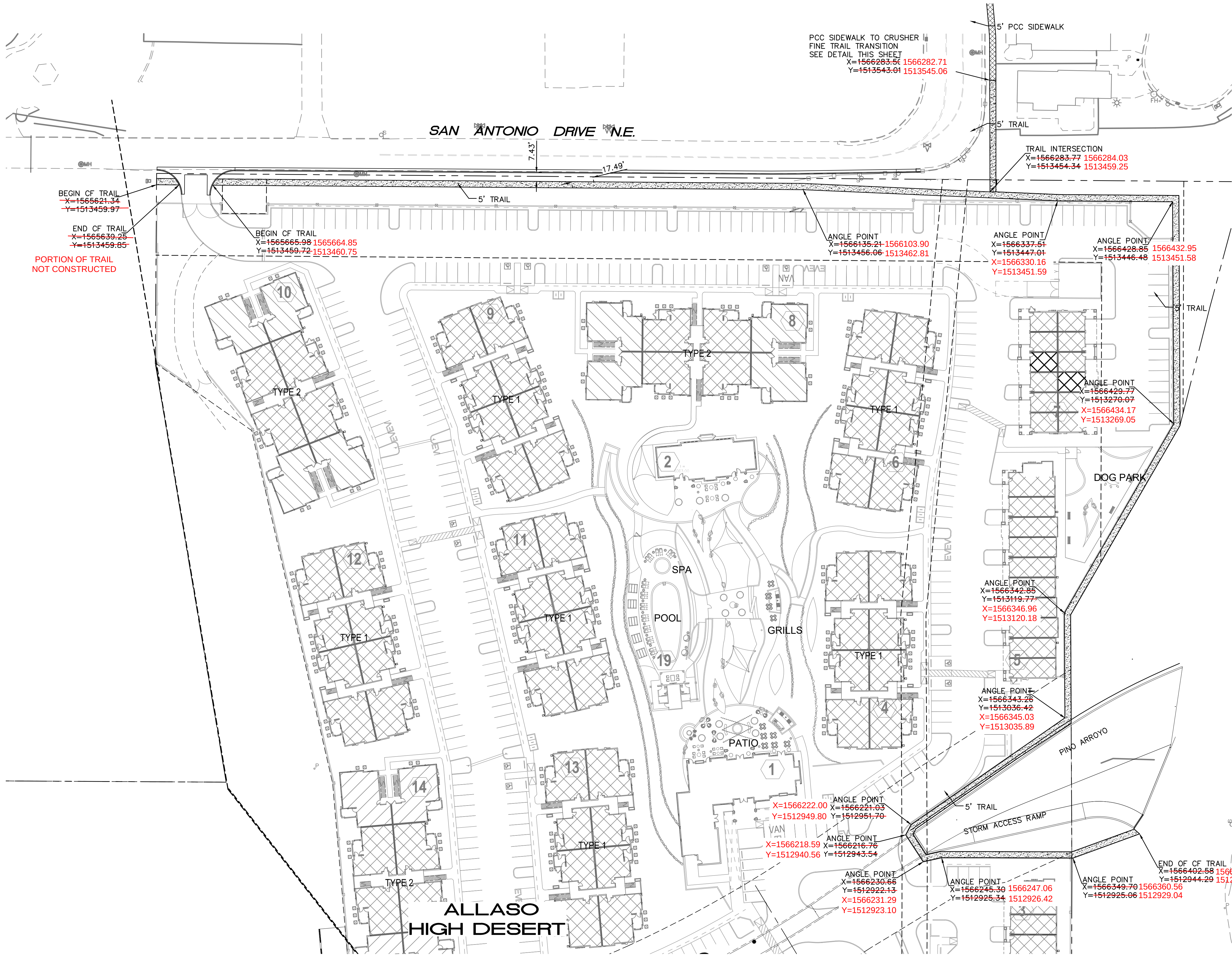
ENGINEER'S SEAL



NO.	DATE	REMARKS	BY
<i>REVISIONS</i>			

DESIGN		
DESIGNED BY	GLD	DATE
		12/20

DRAWN BY	DEC	DATE	12/20
CHECKED BY	GLD	DATE	12/20

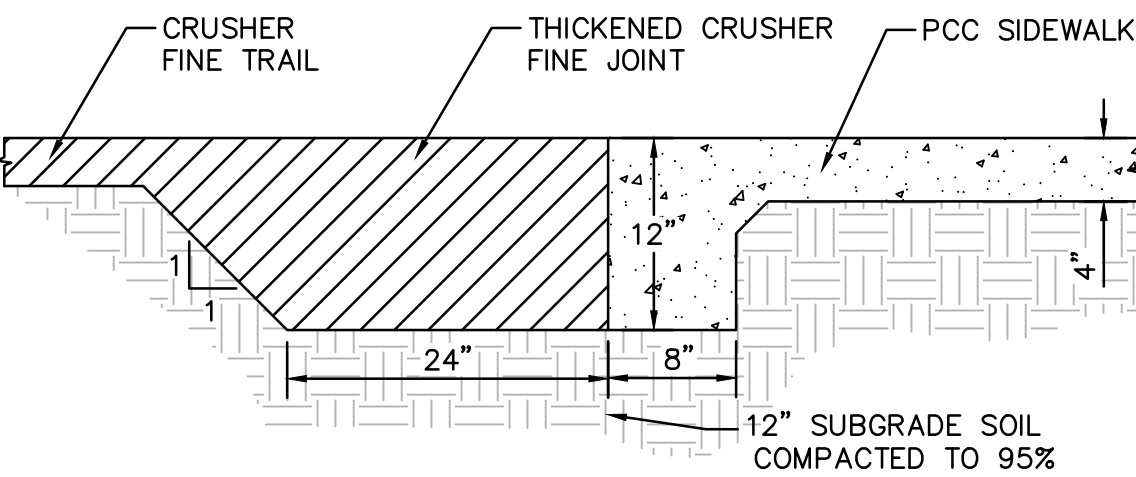


GENERAL PAVING NOTES

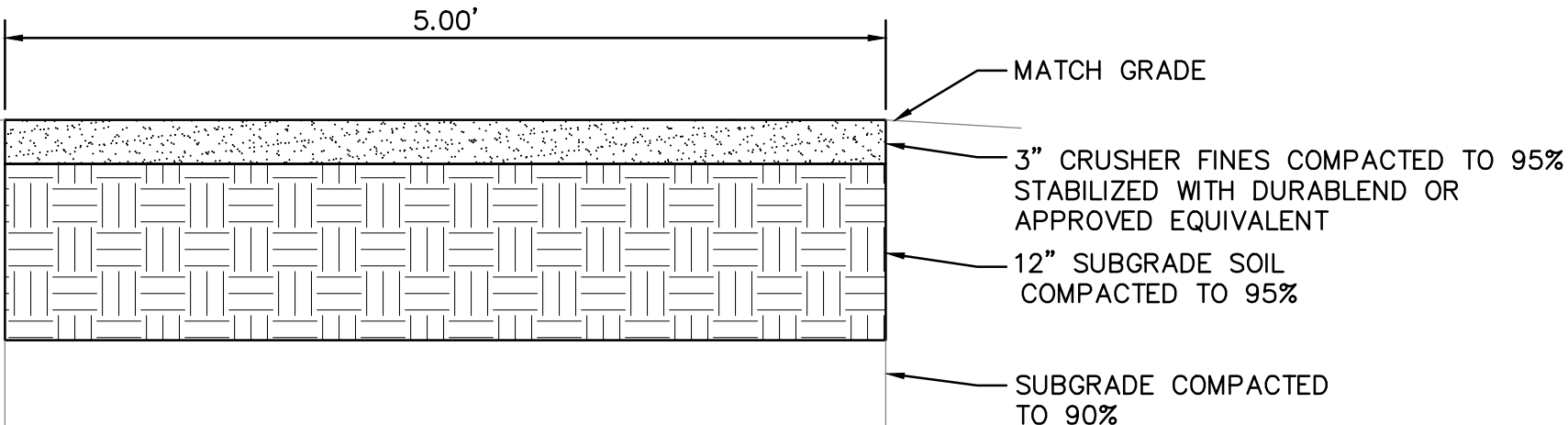
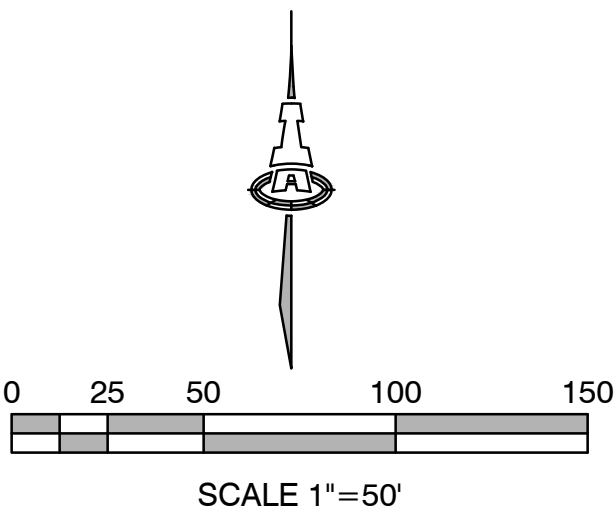
- A. SEE THIS SHEET FOR TRAIL SECTIONS AND DETAILS.
- B. CONSTRUCT SIDEWALKS PER COA STD DWG 2430.

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STD CURB & GUTTER
- CRUSHER FINE TRAIL
- PCC SIDEWALK



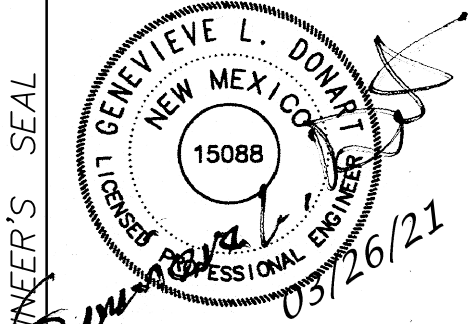
SIDEWALK TURNED DOWN EDGE AT CRUSHER FINE TRAIL



TRAIL SECTION

SCALE: N.T.S.

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	WORK STATED BY	DATE	DATE	Albuquerque Control Survey Monument "7-E22"	CONTRACTOR	WORK STATED BY	DATE	FIELD NOTES	CONTRACTOR	WORK STATED BY	DATE	15088	REMARKS	BY	DATE
DATE	DATE	DATE	DATE	New Mexico State Plane Coordinates (Central Zone - NAD 83)	DATE	DATE	DATE		DATE	DATE	DATE	DESIGN	DESIGN	DESIGN	DESIGN
DATE	DATE	DATE	DATE	North= 1,512,836.394 feet	DATE	DATE	DATE		DATE	DATE	DATE	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY
DATE	DATE	DATE	DATE	East= 1,564,677.064 feet	DATE	DATE	DATE		DATE	DATE	DATE	DRAWN BY	DRAWN BY	DRAWN BY	DRAWN BY
DATE	DATE	DATE	DATE	Elevation= Not Published	DATE	DATE	DATE		DATE	DATE	DATE	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
DATE	DATE	DATE	DATE	Delta Alpha= -00°08'45.29"	DATE	DATE	DATE		DATE	DATE	DATE				
DATE	DATE	DATE	DATE	Ground To Grid Factor= 0.999623625	DATE	DATE	DATE		DATE	DATE	DATE				



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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ALLASO HIGH DESERT

TRAIL PLAN

DESIGN REVIEW COMMITTEE

APPROVED

Sept. 24, 2021

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED

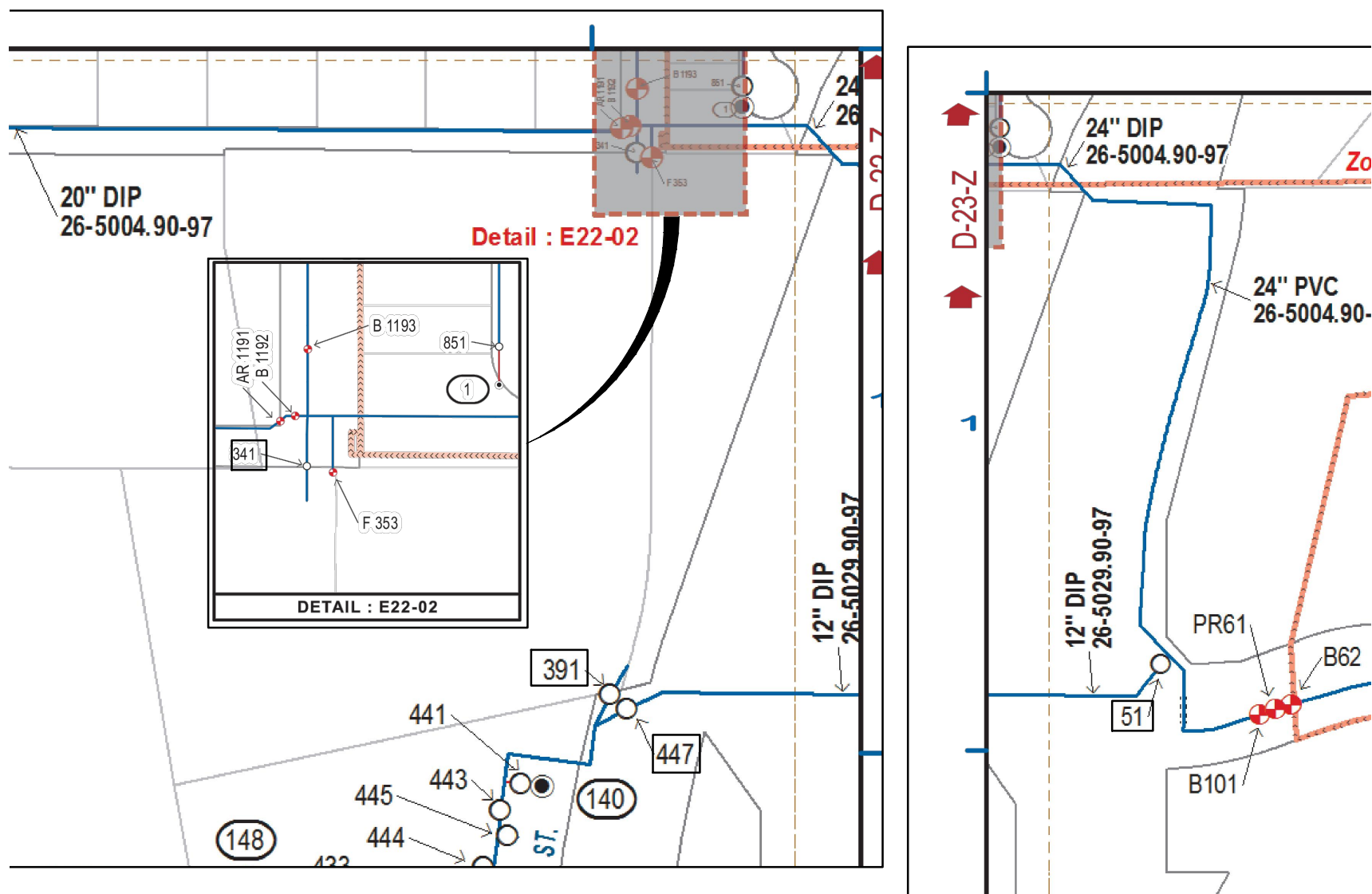
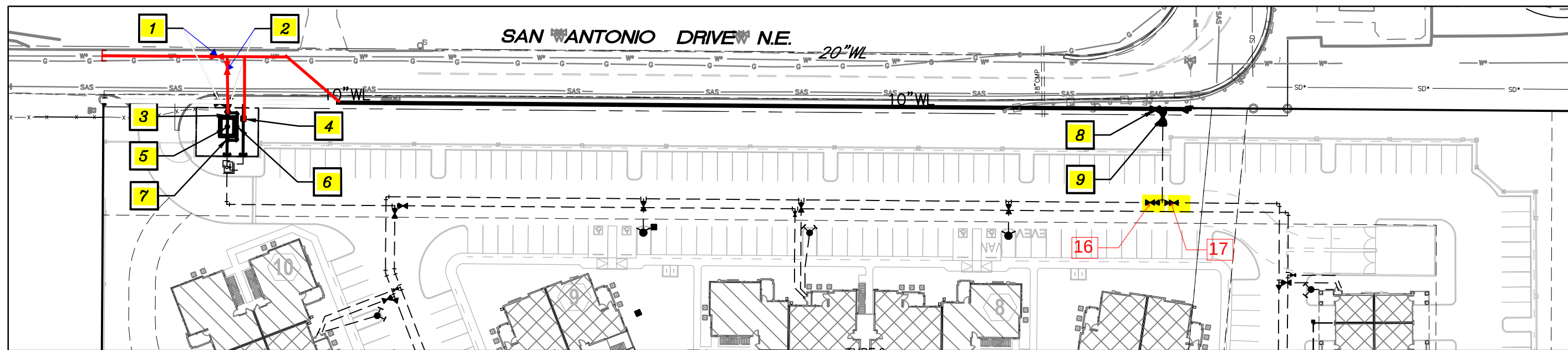
Sept. 24, 2021

CITY ENGINEER

City Project No. **502981**

Zone Map No. **E-22**

Sheet **7** Of **11**



WATER SHUT-OFF PLAN

- 1 - NON-PRESSURE CONNECTION IN SAN ANTONIO DR.. SHUT OFF VALVES 341
- 2 - NON-PRESSURE CONNECTION IN TENNYSON ST. SHUT OFF VALVES 391, 447 & 51

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx.

RESTRAINED JOINT CRITERIA FOR WL FITTINGS NOTES:

- 1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- 2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- 3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- 4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

SIZE	HORZ. BENDS					VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°		
12	37	15	8	4	4	102
10	31	13	7	4	4	87
8	27	11	6	3	3	72
6	20	9	4	2	2	55
4	15	6	3	2	2	39

SIZE	RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.)		SIZE	RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.)	
	LARGE SIDE	SMALL SIDE		LARGE SIDE	SMALL SIDE
12x10	30	15	10x6	53	27
12x8	54	27	10x4	71	36
12x6	74	37	8x6	31	16
12x4	89	45	8x4	52	26
10x8	29	15	8x4	29	15

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM

FACTOR OF SAFETY: . . . 1.5

MATERIAL: PVC

SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.

TEST PRESSURE:150 PSI

TRENCH TYPE 4:PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

GENERAL NOTES

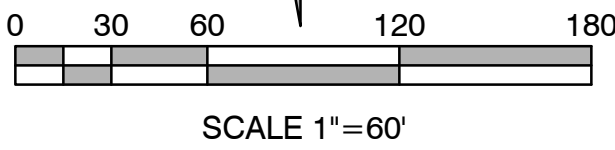
- 1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- 2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- 3. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12").
- 4. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLE THIS SHEET.
- 5. SUPPLEMENTAL SPECIFICATION: ALL SEWER BACKFILL FOR WATER LINE AND SANITARY LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- 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. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.
- 8. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.
- 9. ALL ON SITE PRIVATE FIRE HYDRANTS TO BE PAINTED SAFTY ORANGE.

LEGEND

- EXISTING WATERLINE
- EXISTING SEWER LINE
- PROPOSED WATERLINE
- +--- FIRE HYDRANT, FITTING & GATE VALVE
- +--- PROPOSED SAS LINE & MANHOLES

AS-BUILT COORDINATES

NOS.	X	Y	Z	PUBLIC/PRIVATE
1	1565690.88	1513492.53	6008.88	PUBLIC
2	1565693.64	1513488.95	6008.89	PUBLIC
3	1565692.01	1513458.88	6009.05	PUBLIC
4	1565700.87	1513455.66	6008.97	PUBLIC
5	1565691.80	1513452.23	0	PUBLIC
6	1565696.91	1513451.88	6009.04	PUBLIC
7	1565691.52	1513445.38	6009.09	PUBLIC
8	1566200.83	1513461.52	6020.42	PUBLIC
9	1566203.51	1513458.81	6020.56	PRIVATE
10	1566270.61	1512600.12	0	PUBLIC
11	1566243.63	1512658.65	6011.64	PUBLIC
12	1566271.11	1512624.46	6016.12	PUBLIC
13	1566265.57	1512631.64	6016.09	PUBLIC
14	1566271.19	1512631.37	0	PUBLIC
15	1566271.27	1512638.27	6016.11	PUBLIC
16	1566211.40	1513405.87	6006.67	PRIVATE
17	1566221.88	1513405.64	6006.87	PRIVATE
18	1566224.82	1512697.48	6016.15	PRIVATE
19	1566214.55	1512658.59	6016.11	PUBLIC



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ALLASO HIGH DESERT
UTILITY MASTER PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL



City Project No.

502981

Zone Map No.

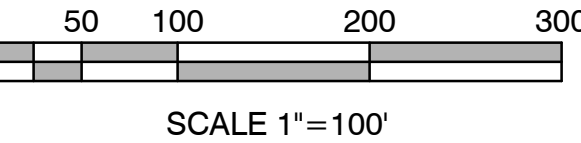
E-22

Sheet

Of

8

11

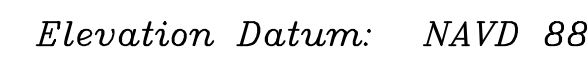
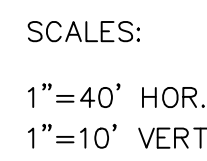


Surveyor's Certification
I, Robert J. Fierro, New Mexico Professional Surveyor No. 22909, do hereby certify that the "as-built" information shown on these drawings was obtained from field connection, information provided by the contractor, and/or "as-built" surveys performed by me or under my supervision, and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.
Robert J. Fierro
Robert J. Fierro, N.M.P.S. No. 22909
Fierro & Company, LLC
3201 4th Street NW, Suite C
Albuquerque, NM 87107
5-4-2023
Date



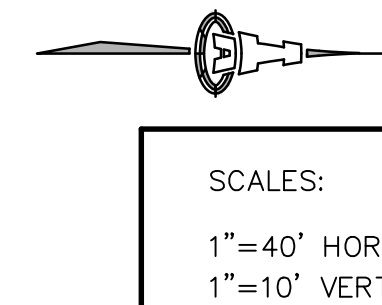


David R. Vigil
NMPS No. 8911
September 30, 2022



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I, David R. Vigil, New Mexico Professional Surveyor Number 8911,
hereby certify that the as-built information as-built information collected on
September 28, 2022 shown hereon is the result of an actual field survey
performed by me or under my direct supervision and that the same is true
and correct to the best of my knowledge and belief.

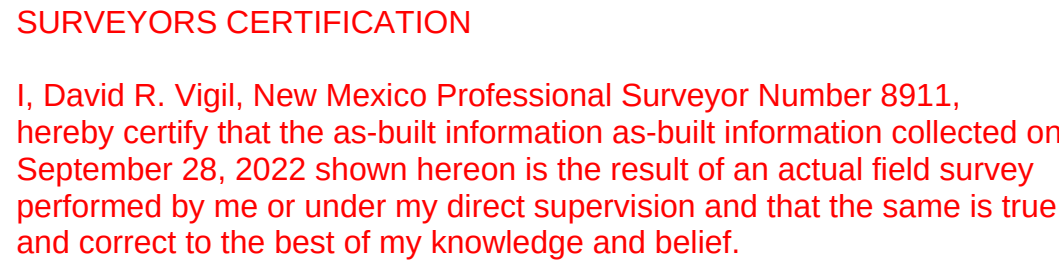


Elevation Datum: NAVD 88



ALLASO HIGH DESERT
TENNYSON ST -- WATERLINE
PLAN & PROFILE

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
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Elevation Datum: NAVD 88



ALLASO HIGH DESERT SEWER LINE PLAN & PROFILE

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
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