

SCANNED BY
MESA REPRO

MICHAEL'S SUBDIVISION, TRACT A

8 UNITS

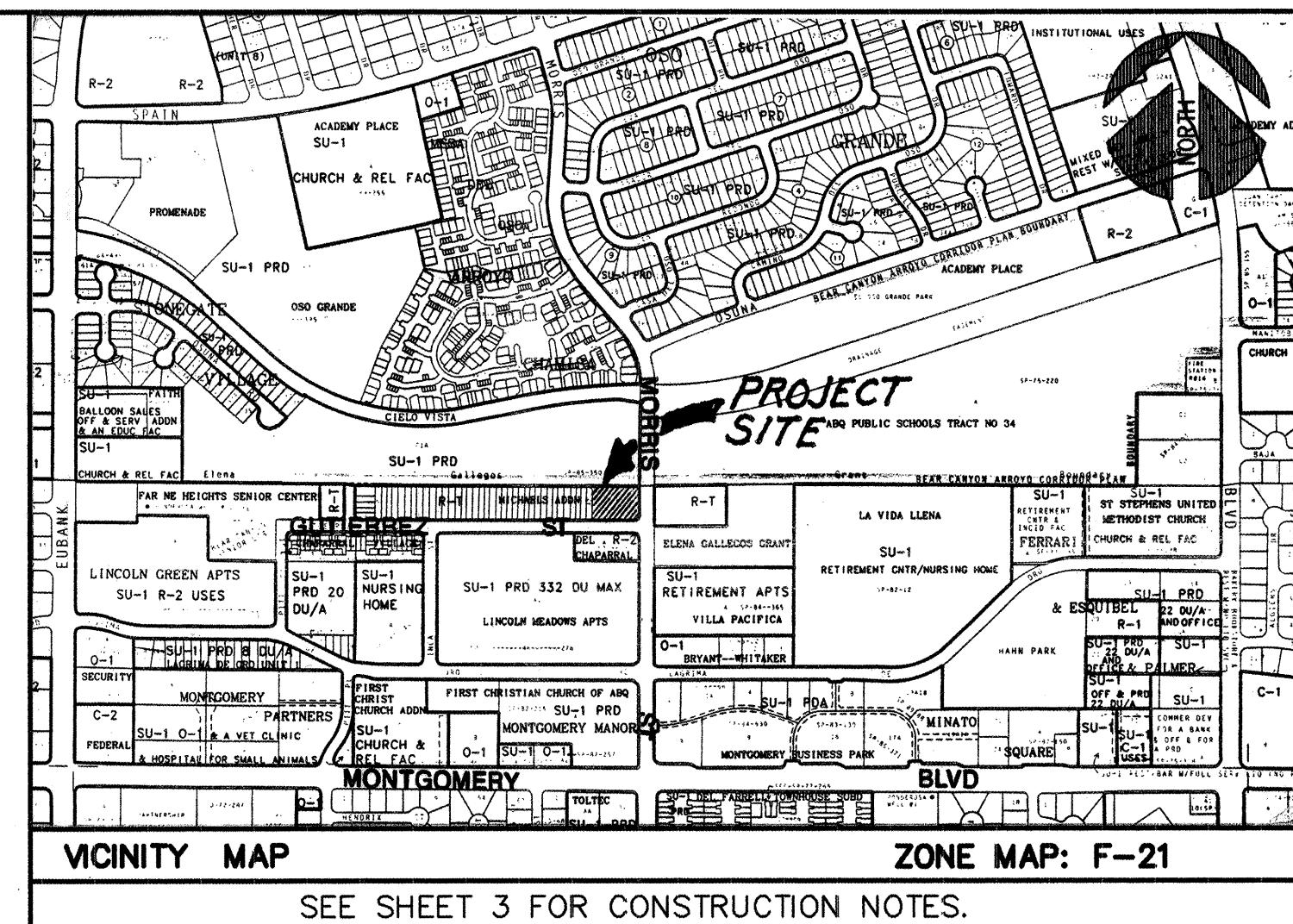
GUTTIERREZ AT MORRIS N.E.

ALBUQUERQUE, NEW MEXICO

INFRASTRUCTURE IMPROVEMENTS

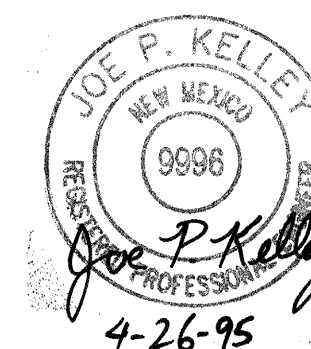
INDEX OF DRAWINGS

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APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
John Chang
DATE 8/26/97

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



CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
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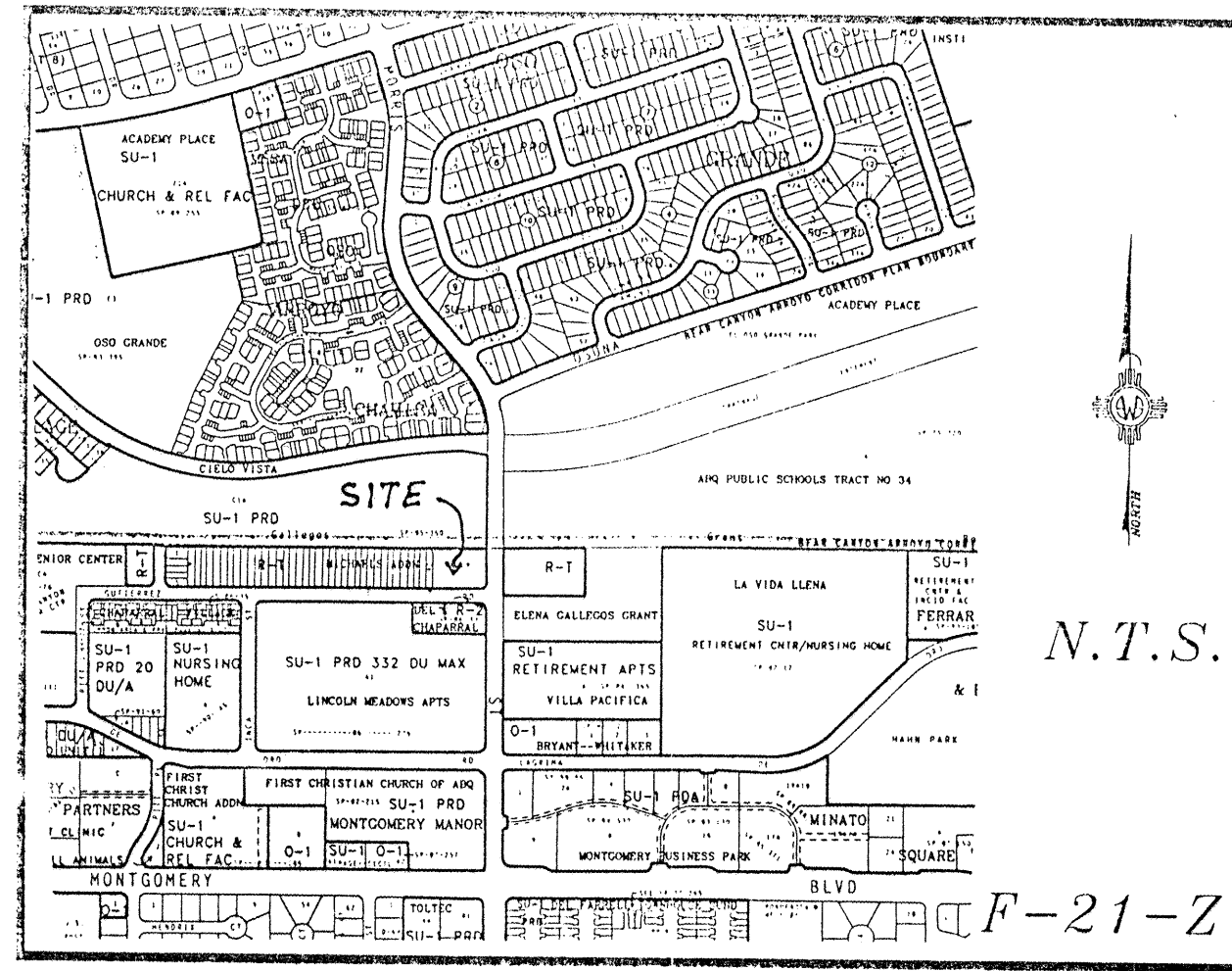
PROJECT NO. 5204.90

APPROVED FOR CONSTRUCTION
Robert Kelly
CITY ENGINEER DATE 8/28/95

SHEET OF 1 4

SCANNED BY
MESA REPRO

F:\AC0012\UNO\YEAR1994\DEC30\412B-011 Mod Feb 1 14:52:11 1995



VICINITY MAP

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" ARE SET WITH A #4 REBAR W/CAP STAMPED "LS 6446". ALL CORNERS IDENTIFIED AS "FND" ARE TAGGED "LS 6446", UNLESS NOTED OTHERWISE.
3. BASIS OF BEARINGS PER THE PLAT OF "LOTS 1 THRU 42 AND TRACT A, MICHAEL'S SUBDIVISION", FILED 6/4/86 IN VOLUME C30, FOLIO 127.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 0.8227 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS/LOTS CREATED: 8
9. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
10. PRIVATE COMMON ACCESS, & PRIVATE DRAINAGE, EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOT A-4 THRU A-8 AND IS TO BE MAINTAINED BY SAID OWNERS.

SCALE 1" = 30'

PROJECT NO. 412B-011
PLOT DATE: 12/19/94
ZONE ATLAS: F-21-Z
CREATED BY D.J.F.K.

DISCLOSURE STATEMENT:

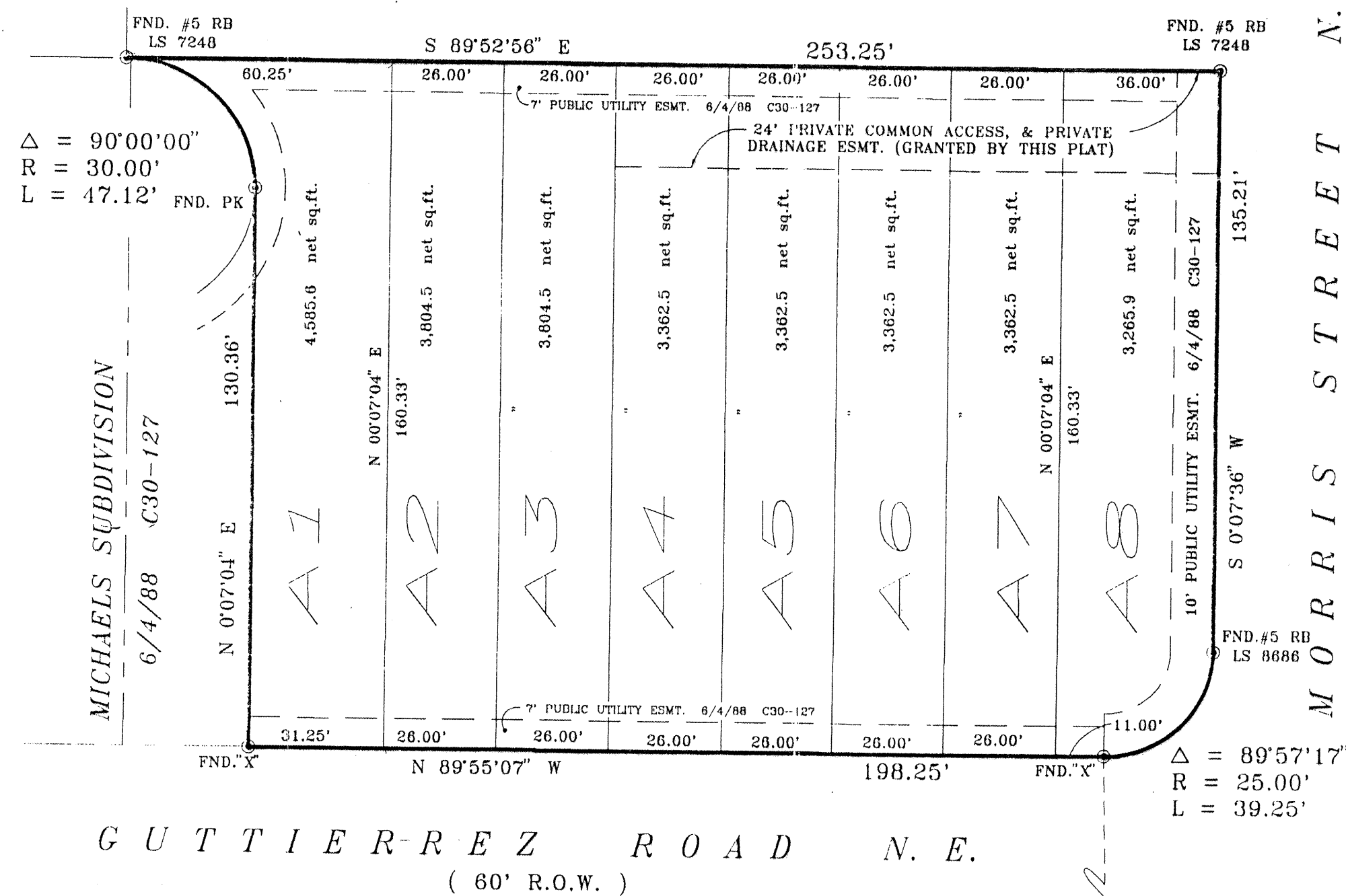
THE PURPOSE OF THIS REPLAT IS TO CREATE EIGHT (8) LOTS FROM ONE (1) EXISTING TRACT OF LAND, A N D GRANT A 24' PRIVATE COMMON ACCESS, PRIVATE DRAINAGE, AND GAS COMPANY EASEMENT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UP TO:
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

TRACT LETTERED "A" OF THE PLAT OF LOTS 1 THRU 42 AND TRACT A OF "MICHAEL'S SUBDIVISION" AS THE SAME AS IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 4, 1988, IN VOLUME C30, FOLIO 127.

TRACT C-1-A, CIELO VISTA
8/15/85 C28-19



A REPLAT OF
TRACT A
of
MICHAEL'S SUBDIVISION

SITUATE WITHIN SECTION 33,
T 11 N, R 4 E, N.M.P.M.
CITY OF ALBUQUERQUE, NEW MEXICO
JANUARY 1995

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT, AND DO HEREBY GRANT PRIVATE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

OWNER(S) SIGNATURE: _____

DATE: _____

OWNER(S) PRINT NAME: _____

ADDRESS: _____

BY: _____ TRACT: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1995.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS: _____ DRB NO: _____

PROPERTY MANAGEMENT _____ DATE _____

CITY SURVEYOR _____ DATE _____

CITY WATER RESOURCES _____ DATE _____

CITY ENGINEER _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

TRAFFIC ENGINEER _____ DATE _____

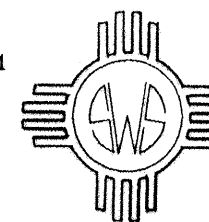
PARKS AND RECREATION _____ DATE _____

CITY PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATION

I, FRANKLIN E. WILSON, A 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, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Franklin E. Wilson
FRANKLIN E. WILSON, N.M.L.S. NO. 6446 DATE 2/1/95



SOUTHWEST SURVEY

333 LOMAS BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: MICHAEL'S SUBDIVISION PRELIMINARY PLAT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>S.A.S.</i>	5/12/95			
Trans. Dev.	<i>N/A</i>				
Hydrology	<i>N/A BFM</i>	5/11/95			
Water	<i>N/A RWK</i>	4-28-95			
Wastewater	<i>N/A RWK</i>	4-28-95			
PROJECT NO.	5204.90	MAP NO. F-21	SHEET 2 OF 4		



JOB NO: C45-100-0095 (1/9/95)
FILE: C45003.DWG
REV: (04-25-95)

SCANNED BY
MESA REFRO

CIVIL CONSTRUCTION NOTES

GENERAL

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, INCLUDING A TOP SOIL DISTURBANCE PERMIT, PRIOR TO START OF CONSTRUCTION.

ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

REFERENCE MADE TO COA STD DWGS. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.

REFERENCE MADE TO APWA REFERS TO AMERICAN PUBLIC WORKS ASSOCIATION. REFERENCE MADE TO NMSTD REFERS TO NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. REPAIRS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION OF THE REPAIRS. REPAIRS SHALL BE ACCEPTED BY THE OWNER PRIOR TO FINAL PAYMENT.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.

ALL PAVEMENTS, STRUCTURES, UTILITIES, VEGETATION AND DELETERIOUS MATERIAL SCHEDULED FOR REMOVAL SHALL BE DISPOSED OF OFFSITE BY, AND AT THE CONTRACTOR'S OWN EXPENSE IN ACCORDANCE WITH ALL GOVERNING AGENCIES.

THE CONTRACTOR SHALL USE THE DESIGNATED STAGING AREA FOR STORAGE OF EQUIPMENT AND MATERIAL. NO MATERIAL OR EQUIPMENT MAY BE STORED OR LEFT ON-SITE AT ANY OTHER LOCATION. THE OWNER ASSUMES NO LIABILITY FOR CONTRACTOR'S EQUIPMENT OR MATERIAL IN THE STAGING AREA. SECURITY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IF NO STAGING AREA IS DESIGNATED ON THESE PLANS, AN OFFSITE STAGING AREA SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.

WORK WITHIN CITY RIGHT-OF-WAY

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY ACTION FOR 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. 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 MONUMENTS IS LOCATED, CONTRACTOR SHALL, AT HIS 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.

ALL CONSTRUCTION WITHIN CITY R.O.W. OR EASEMENTS MUST BE DONE FROM WORK ORDER DOCUMENTS APPROVED BY THE CITY OF ALBUQUERQUE.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS TO CONSTRUCT FACILITIES WITHIN CITY RIGHT-OF-WAY.

ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.

INSTALL NEW RESIDENTIAL PAVING IN ACCORDANCE WITH COA STANDARD DRAWING 2405, UNLESS OTHERWISE NOTED.

INSTALL NEW CURB AND GUTTER IN ACCORDANCE WITH COA STANDARD DRAWING 2415. ALL CURB AND GUTTER SHALL BE STANDARD 8" CURB AND GUTTER UNLESS OTHERWISE NOTED.

INSTALL NEW SIDEWALK IN ACCORDANCE WITH COA STANDARD DRAWING 2430.

INSTALL NEW WHEELCHAIR RAMPS AT ALL NEW CURB RETURNS IN ACCORDANCE WITH COA STANDARD DRAWINGS 2440 AND 2441.

CONCRETE VALLEY GUTTERS AND FILLET PAVING, WHERE SHOWN, SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2420, ALTERNATE "B" AT STREET INTERSECTIONS, AND DRAWING 2421 AT KNUCKLES.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS

ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. ALL ADVANCE WARNING SIGNS SHALL BE EQUIPPED WITH TYPE A FLASHING WARNING LIGHTS; ALL CHANNELIZATION DEVICES SHALL BE EQUIPPED WITH TYPE C STEADY BURN WARNING LIGHTS.

DIMENSIONS

ALL DIMENSIONS IN PARKING AREAS AND DRIVES ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

ALL STATIONING IS TO CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

ALL SLOPES AND GRADES ARE IN FEET/FOOT UNLESS OTHERWISE NOTED. ELEVATIONS SHOWN FOR CURB AND GUTTER ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SEE DETAIL SHEET FOR CURB HEIGHT ABOVE FLOWLINE.

SOILS

UNLESS OTHERWISE SPECIFIED SUBGRADE SOILS AND STRUCTURAL FILL MATERIALS SHALL BE COMPACTED TO THE FOLLOWING PERCENTAGES OF THE ASTM D 1557 MAXIMUM DENSITY.

MATERIAL	PERCENT COMPACTION
STRUCTURAL FILL IN THE BUILDING AREA	95
SUBBASE FOR SLAB SUPPORT	95
MISCELLANEOUS BACKFILL BELOW STRUCTURAL FILL OR ROAD PAVEMENT	95
MISCELLANEOUS BACKFILL BELOW UNPAVED, NON-BUILDING AREAS	90
ROAD PAVEMENT SUBGRADE	95
SIDEWALK SUBGRADE	90
CURB AND GUTTER SUBGRADE	95

PAVING

WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW-CUT EXISTING PAVEMENT IN A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVING TO EXISTING.

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

ALL WATER VALVE BOXES AND ELECTRICAL, TELEPHONE, TV & SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

UTILITIES

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THE EXISTENCE, LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF, AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES, AND SHALL BEAR ALL COSTS TO REPAIR DAMAGES CAUSED BY HIMSELF. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS (IF ANY) PERTAINING TO THE LOCATION OF EXISTING LINES AND FACILITIES.

THE EXISTING UTILITIES DEPICTED ON THESE PLANS WERE DERIVED FROM INFORMATION PROVIDED TO THE ENGINEER BY OTHERS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY POTENTIAL DISRUPTIONS IN UTILITY SERVICE WITH THE UTILITY COMPANIES AFFECTED AT LEAST 24 HOURS PRIOR TO THE DISRUPTION.

CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SANITARY SEWER LINES BEFORE SETTING ANY NEW INVERTS. SHOULD INVERTS DIFFER MORE THAN 0.20' FROM THOSE SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE ANY RESULTING CHANGES IN DESIGN.

CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) FIVE WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES.

EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION (857-8200) FIVE DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

MINIMUM DEPTH OF COVER: WATER = 36" SEWER = 48" GAS = 24".

CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

TYPE "C" MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2101.

TYPE "E" MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2102.

TYPE "A" STORM INLETS SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2201.

TYPE "B" STORM INLETS SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2203.

TYPE "C" STORM INLETS SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2205.

TYPE "D" STORM INLETS SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2206.

ALL INLETS ON GRADE SHALL HAVE AN ALTERNATE GRATE IN ACCORDANCE WITH COA STANDARD DRAWING 2221. ALL INLETS AT A LOW POINT SHALL HAVE A STANDARD GRATE IN ACCORDANCE WITH COA STANDARD DRAWING 2220.

INSTALL NEW GATE VALVES WITH TYPE "A" VALVE BOX IN ACCORDANCE WITH COA STANDARD DRAWING 2325.

INSTALL CONCRETE BLOCKING AT ALL NEW FITTINGS IN ACCORDANCE WITH COA STANDARD 2320.

INSTALL NEW FIRE HYDRANTS WITH BLOCKING AND GRAVEL AROUND WEEP HOLES IN ACCORDANCE WITH COA STANDARD DRAWING 2340.

INSTALL NEW WATER METER BOXES IN ACCORDANCE WITH COA STANDARD DRAWINGS 2360, 2361 AND 2366, AND SERVICE LINES IN ACCORDANCE WITH COA STANDARD DRAWING 2362.

INSTALL NEW SAS SERVICE LINES IN ACCORDANCE WITH COA STANDARD DRAWING 2125.

CONCRETE ENCASEMENT SHALL BE INSTALLED IN ACCORDANCE WITH COA STANDARD DRAWING 2140. C-900 PVC PIPE WITH PRESSURE-TYPE JOINTS MAY BE INSTALLED AS AN ALTERNATE.

ALL PIPE REFERRED TO AS VYLON SHALL BE LAMSON VYLON PVC PIPE CONFORMING TO ASTM F794 TABLE 1B FOR CLOSED PROFILE PIPE WITH A 46 PSI STIFFNESS, OR APPROVED EQUIVALENT.

THE 100-YEAR HYDRAULIC GRADE LINE FOR THE STORM DRAIN HAS BEEN SHOWN WHERE IT IS OUTSIDE THE PIPE. IF NO HYDRAULIC GRADE LINE IS SHOWN, IT INDICATES THAT THE HYDRAULIC GRADE LINE IS INSIDE THE PIPE (I.E., NON-PRESSURE FLOW).

EROSION CONTROL PLAN

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

THE CONTRACTOR SHALL SECURE A "TOP SOIL DISTURBANCE PERMIT" FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.

TRAFFIC CONTROL

THREE WORKING DAYS PRIOR TO BEGINNING OF CITY OF ALBUQUERQUE STREET CONSTRUCTION, CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CONSTRUCTION COORDINATION DIVISION. TWO WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. THE CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.

ACCESSIBLE FACILITIES

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. GROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

THE SITE SHALL COMPLY WITH ANSI A117.1-1992, "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES".

WORK WITHIN C.O.A. RIGHT-OF-WAY

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED, THROUGH UPDATE #5.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (765-2551) PRIOR TO OCCUPYING PUBLIC RIGHT-OF-WAY. SEE SECTION 19 OF THE SPECIFICATIONS. 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.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

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 ARTERIAL 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 OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.

ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

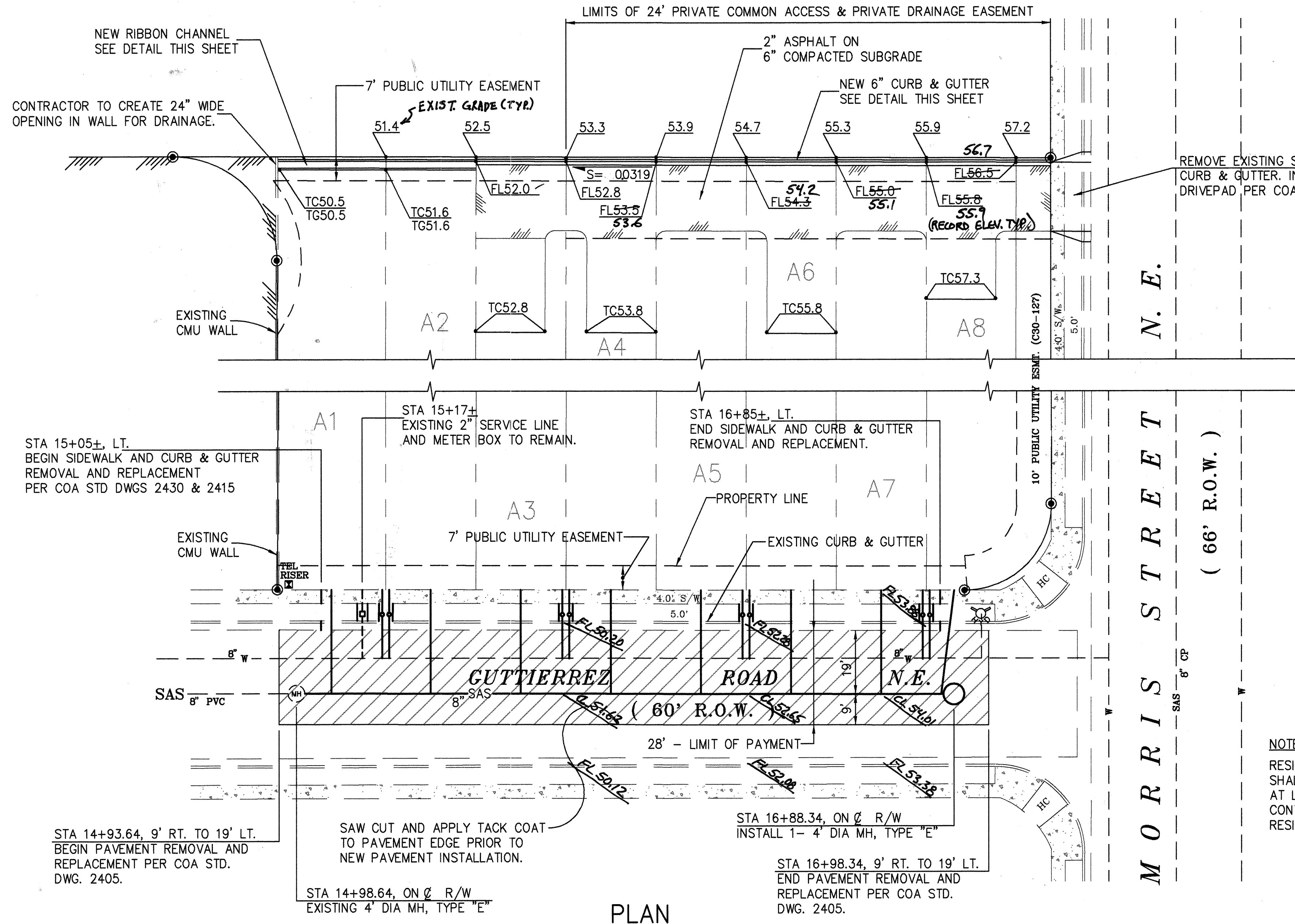
ABBREVIATIONS

A	= AIR	L/S	= LANDSCAPING
A.B.I.	= ADDITIVE BID ITEM	LT	= LEFT
AD	= AREA DRAIN	MH	= MANHOLE
ADP	= ABANDONED IN PLACE	MTBL	= MOUNTABLE
AP	= ANALYSIS POINT	NG	= NATURAL GRADE
BLDG	= BUILDING	OAE	= OR APPROVED EQUIVALENT
BM	= BENCHMARK	O.C.	= ON CENTER
BW	= BASE OF WALL	PB	= PULL BOX
CATV	= CABLE TV LINE	P	= PROPERTY LINE
CB	= CATCH BASIN	PC	= POINT OF CURVE
C&G	= CURB AND GUTTER	PCC	= PORTLAND CEMENT CONCRETE
CIP	= CAST IRON PIPE	PCC	= POINT OF COMPOUND CURVE
CMP	= CORRUGATED METAL PIPE	P.I.	= POINT OF INTERSECTION
CMPA	= CORRUGATED METAL PIPE ARCH	PP	= POWER POLE
CMU	= CONCRETE MASONRY UNIT	PRC	= POINT OF REVERSE CURVE
CO	= CLEANOUT	PSI	= POUNDS PER SQUARE INCH
COA	= CITY OF ALBUQUERQUE	PT	= POINT OF TANGENT
CONC	= CONCRETE	PVI	= POINT OF VERTICAL INTERSECTION
CL	= CHAIN LINK	PVC	= POLYVINYL CHLORIDE PIPE
CT	= COURT	RCP	= REINFORCED CONCRETE PIPE
CLR	= CLEAR	RD	= ROOF DRAIN
C	= CENTER LINE	ROW	= RIGHT OF WAY
DIA	= DIAMETER	R/W	= RIGHT OF WAY
DI	= DUCTILE IRON	RT	= RIGHT
DIP	= DUCTILE IRON PIPE	S	= SLOPE
E	= ELECTRIC	SAS	= SANITARY SEWER LINE
ELEV	= ELEVATION	SD	= STORM DRAIN
ES	= END SECTION	SP	= STEEL PIPE
ESMT	= EASEMENT	STA	= STATION
EXIST	= EXISTING	STD	= STANDARD
EB	= ELECTRIC BOX	T	= TELEPHONE LINE
FD	= FLOOR DRAIN	TA	= TOP OF ASPHALT
FF	= FINISHED FLOOR ELEVATION	TAC	= TOP OF ASPHALT CURB
F/F	= FACE TO FACE	TC	= TOP OF CONCRETE
FG	= FINISHED GRADE	TCC	= TOP OF CONCRETE CURB
FH	= FIRE HYDRANT	TD	= TOP OF DOCK
FL	= FLOW LINE	TG	= TOP OF GRATE
FM	= FORCE MAIN	TH	= TOP OF HEADWALL
FTG.	= FOOTING	TP	= TOP OF PIPE
FW	= FIRE WATER	TS	= TOP OF SIDEWALK
FF	= FINISHED FLOOR ELEVATION	TW	= TOP OF WALL
FP	= FINISHED PAD	TYP	= TYPICAL
G	= GAS	TB	= TELEPHONE BOX
GM	= GAS METER	TR	= TELEPHONE RISER
GV	= GATE VALVE	TS	= TRAFFIC SIGN
HC	= HANDICAP	UE	= UNDERGROUND TELEPHONE LINE
HGL	= 100-YR HYDRAULIC GRADE LINE	UT	= UNDERGROUND ELECTRICAL LINE
HI PT	= HIGH POINT	UN	= UNKNOWN
INV	= INVERT ELEVATION	VC	= VERTICAL CURVE
IP	= IRON PIPE	VP	= VENT PIPE
IW	= INDUSTRIAL WASTE	W	= WATER
LEN.	= LENGTH	WM	= WATER METER
LF	= LINEAR FEET	WV	= WATER VALVE
LP	= LIGHT POLE	W/	= WITH

DESCRIPTION	LEGEND	
	EXISTING	NEW
ASPHALT		
WATER VALVE		
FIRE HYDRANT		
CURB AND GUTTER (ESTATE TYPE)		
CURB AND GUTTER		
SPOT ELEVATION		
SANITARY SEWER		
WATER LINE		
MANHOLE		
CONCRETE ENCASEMENT (SAS)		
CONST. BASE LINE		
DROP INLET		
DIRECTION OF FLOW		
DIRECTION OF SLOPE		
PROPERTY LINE		
RIGHT OF WAY LINE		
LOT LINE		
BLOCK NO.		
SWALE		
LIMIT OF GRADING		
DRAINAGE BASIN BOUNDARY		
TEMP. EROSION CONTROL BERM		
CONTOUR		
CENTERLINE		
WATER SERVICE LINE (SINGLE)		
WATER SERVICE LINE (DOUBLE)		



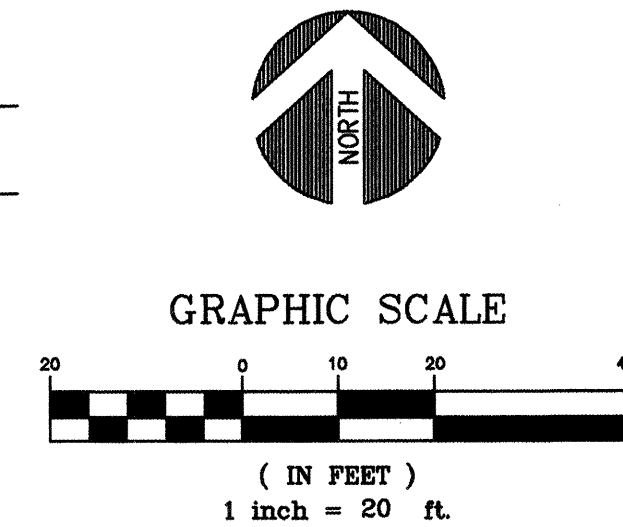
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: MICHAEL'S SUBDIVISION CIVIL CONSTRUCTION NOTES AND PROJECT LEGEND					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B. P. Kelley</i>	5/11/95			
Trans. Dev.	<i>N/A</i>				
Hydrology	<i>B. Montoya</i>	5/11/95			
Water	<i>R.W. Kane</i>	4-28-95			
Wastewater	<i>R.W. Kane</i>	4-28-95			
PROJECT NO.	5204.90	MAP NO.	F-21	SHEET	3 OF 4



THE SIDEWALK ALONG GUTTIERREZ ROAD,
FROM STATION 15+05 TO STA 16+85
HAS BEEN REMOVED AND REPLACED
AS INDICATED ON THIS SHEET.

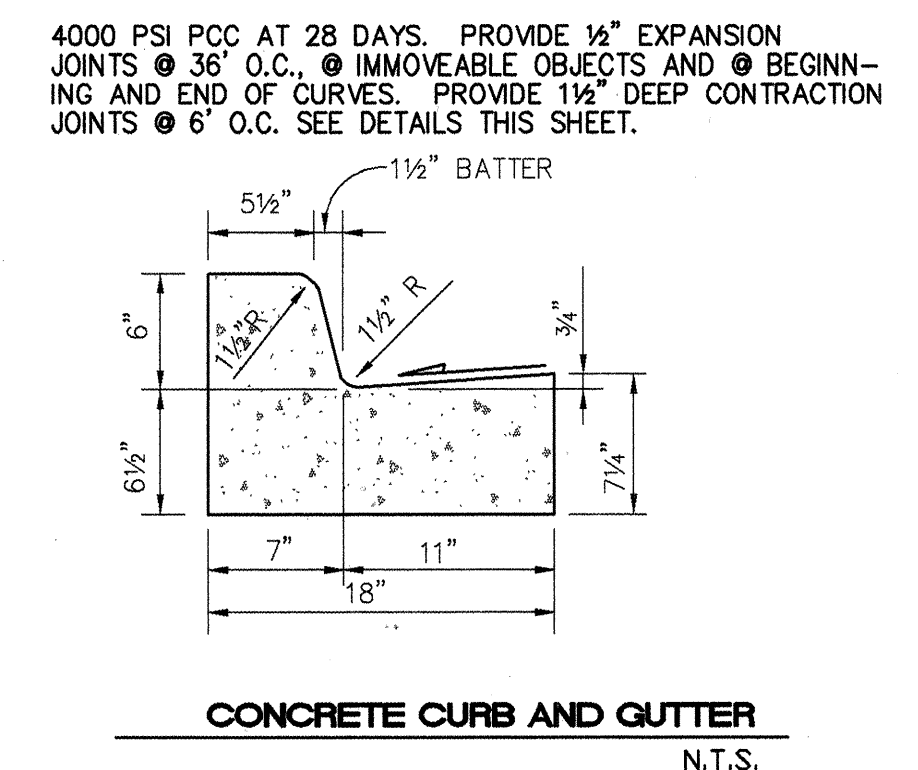
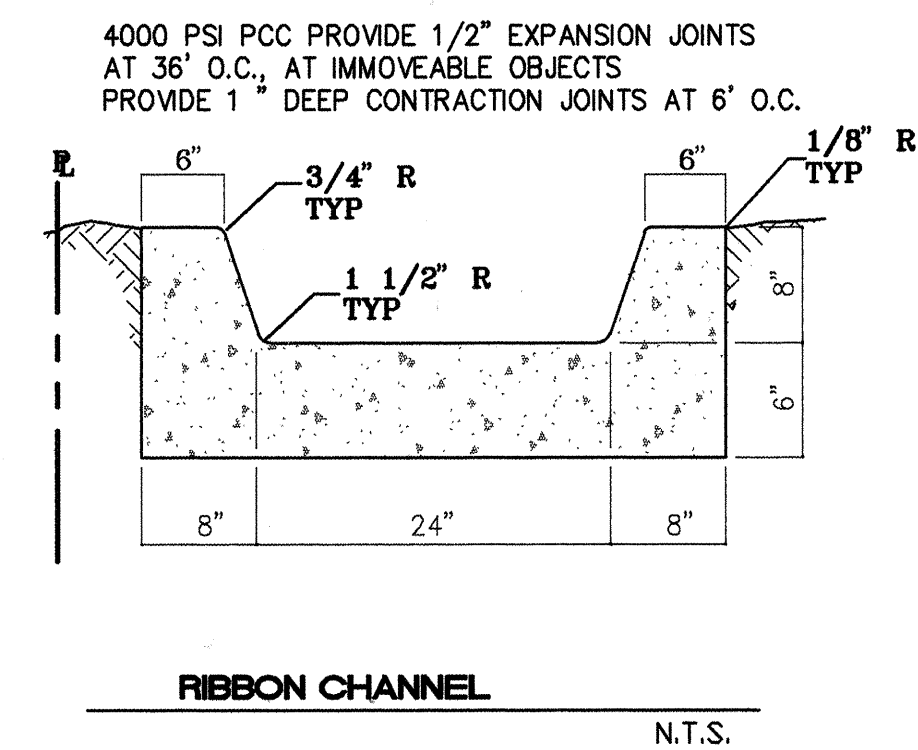
Benny E. McMillan 5/14/96
BENNY E. McMILLAN P.E. DATE

NOTE:
RESIDENTS ON THE SOUTH SIDE OF GUTTIERREZ ROAD
SHALL BE APPRISED OF CONSTRUCTION ACTIVITIES,
AT LEAST 48 HOURS IN ADVANCE, BY THE CONTRACTOR.
CONTRACTOR SHALL PROVIDE ACCESS FOR THE
RESIDENTS AT ALL TIMES.

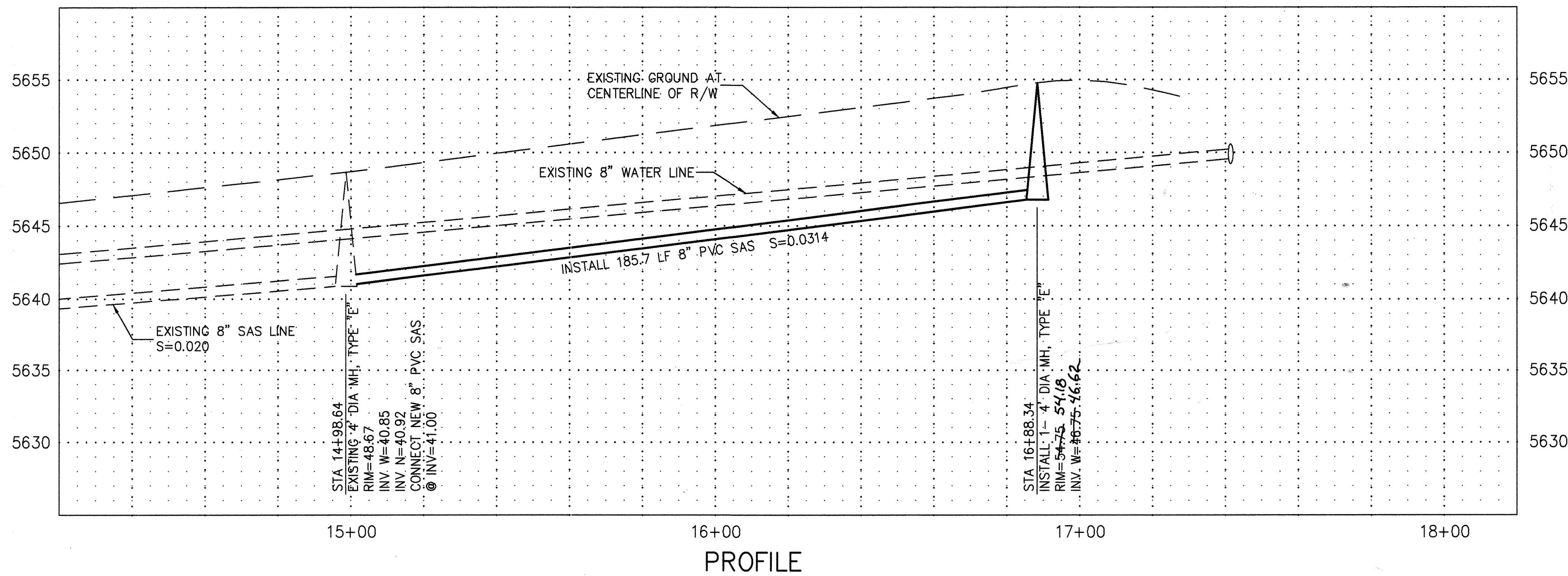


SAS SERVICE SCHEDULE (4" PVC)	
STATION (ALL 30' LT.)	INVERT ELEV. @ PROPERTY LINE
15+08.75	44.95
15+37.35	45.87
15+63.34	46.68
15+89.34	47.50
16+15.34	48.31
16+41.34	49.12
16+67.34	49.93
16+88.34	50.75

3/4" WATER METER SCHEDULE	
STATION	TYPE
15+24.37	DOUBLE
15+76.34	DOUBLE
16+28.34	DOUBLE
16+80.34	DOUBLE



SANITARY SEWER MANHOLE ELEVATIONS
AND FLOWLINE AND CENTERLINE
ELEVATIONS ARE BASED ON A LEVEL
SURVEY PERFORMED ON 10/30/95.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: MICHAEL'S SUBDIVISION SANITARY SEWER PLAN & PROFILE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B.P. Bradley</i>	5-12-95			
Trans. Dev.	<i>R. Kane</i>	5-11-95			
Hydrology	<i>B. Montoya</i>	5/11/95			
Water	<i>R.W. Kane</i>	4-28-95			
Wastewater	<i>R.W. Kane</i>	4-28-95			
PROJECT NO.	5204.90	MAP NO.	F-21	SHEET	4 OF 4

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR NEW CONCEPTS INC.	DATE 8/95	CITY OF ALBUQUERQUE BRASS CAP 10-G21"	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S SIGNATURE	DATE 8/95	LOCATED ON THE SOUTHWEST CURB RETURN OF					
FIELD ENGINEER SIGNATURE	DATE 8/95	MONTGOMERY AND MORRIS N.E.					
VERIFICATION BY	DATE 10/30/95	ELEV. 5636.11					
CORRECTED BY	DATE 10/30/95						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							