

PUBLIC WATERLINE IMPROVEMENTS
FOR
RIVERSIDE MOBILE HOME PARK
BERNALILLO COUNTY, NEW MEXICO

SCANNED BY
MESA REPRO



VICINITY MAP ZONE ATLAS M/N-10
SCALE: NONE

GENERAL NOTES

- NOTICE TO CONTRACTORS
- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
 - ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) 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.
 - ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES A TWENTY-FOUR 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.
- ☐ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
John M. MacKenzie
DATE 8/1/00

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

LEGEND

- | | | | |
|---|------------------------|---|-------------------|
| — | CURB AND GUTTER | □ | WATER METER |
| ▨ | CONCRETE | ○ | CABLE T.V. |
| ⊞ | ELECTRIC TRANSFORMER | ○ | POWER POLE |
| ⊞ | ELECTRIC PANEL | → | ANCHOR |
| ○ | SANITARY SEWER MANHOLE | ⊞ | LIGHT POLE |
| ⊞ | TELEPHONE MANHOLE | ⊞ | TRAFFIC LIGHT |
| ⊞ | ELECTRIC MANHOLE | ⊞ | CROSSWALK SIGNAL |
| ○ | STORM SEWER MANHOLE | ⊞ | SPRINKLER CONTROL |
| ⊞ | WATER VALVE | ⊞ | TRAFFIC CONTROL |
| ⊞ | FIRE HYDRANT | ⊞ | LIGHTING BOX |
| ⊞ | TELEPHONE BOX | ⊞ | SIGN |
| ⊞ | SPOT ELEVATION | ⊞ | GRATE |

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2	SITE PLAN
3-4	MASTER UTILITY PLAN
5-8	UTILITY IMPROVEMENTS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 5263.90 1 M10

RECORD DRAWING

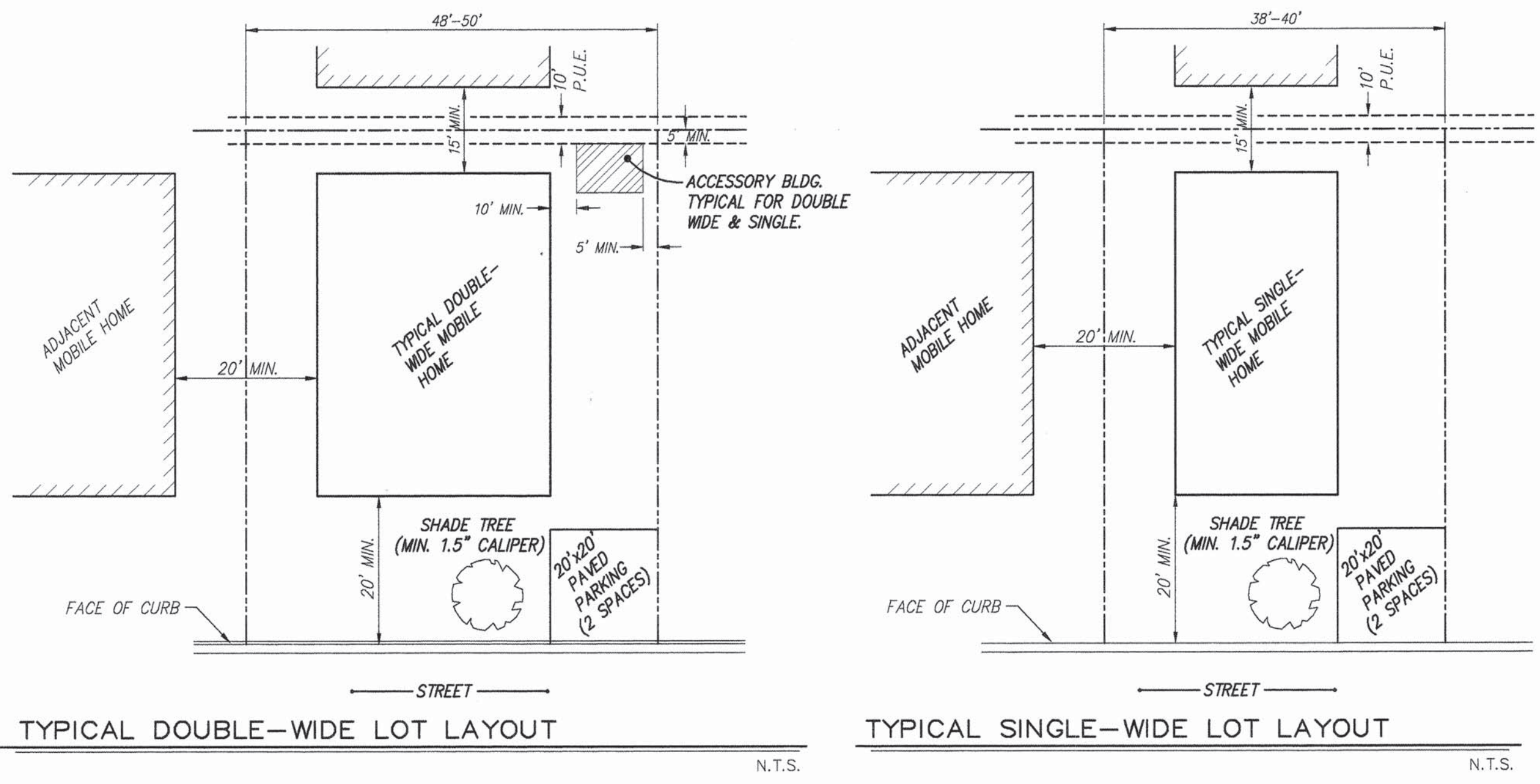
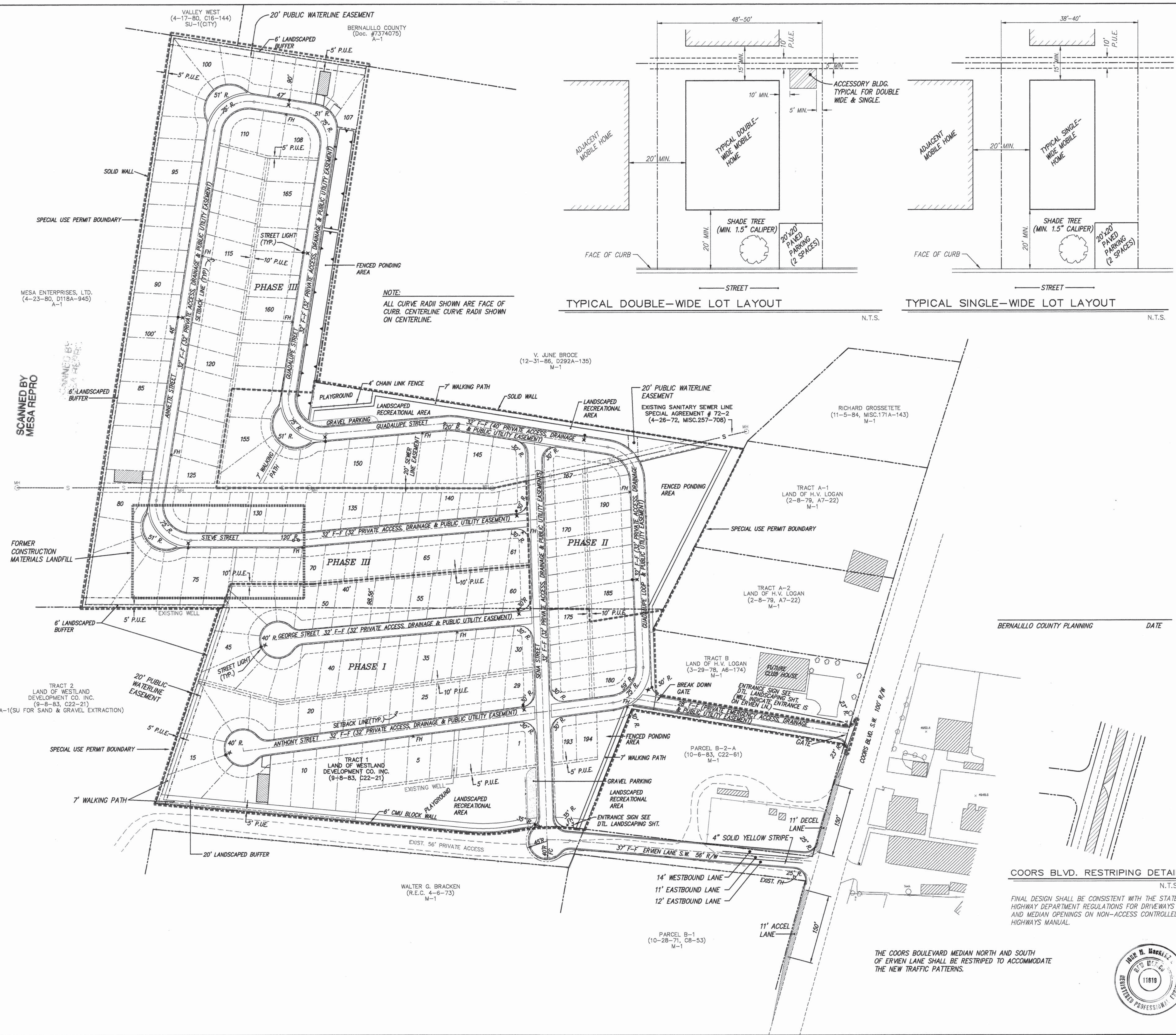
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, Riverside Construction, Inc., and by the Surveyor, Aldrich and Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

John M. MacKenzie 4-4-96
John M. MacKenzie, NMPE 11019

REV.	SHEETS	ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
1	34,648	Billy J. Aulaby	5-13-96	R.W. Kane	4-19-96		
		CITY					

APPROVAL OF REVISIONS

	PROJECT NO. 5263.90	APPROVED FOR CONSTRUCTION <i>John M. MacKenzie</i> 10/12/95 SHEET 1 OF 8



VICINITY MAP ZONE MAP: M/N-10

- SITE DEVELOPMENT INFORMATION**
- ZONING :** PRESENT ZONING IS A-1.
 - LOT SIZES & SET BACKS:**
 - DU PER ACRE =** GROSS ACRES 30.385 / NO. OF LOTS = 194 = 6.39 DU PER ACRE
 - LOT SIZE:** AVERAGE LOT SIZE IS 4,847 SQ. FT. WITH A RANGE FROM 3,800 SQ. FT. TO 13,000 SQ. FT.
 - LOT WIDTH:** AVERAGE LOT WIDTH IS 45.23 FT. FOR RECTANGULAR SPACES WITH A MINIMUM OF 39 FT. ON SOME SINGLE-WIDE SPACES TO A MAXIMUM OF 50 FT. ON MOST DOUBLE-WIDE SPACES.
 - SIDE TO SIDE SEPARATION** BETWEEN MOBILE HOMES SHALL BE AT LEAST 20 FT. AND BACK TO BACK SEPARATION SHALL BE AT LEAST 15 FT.
 - SETBACK** FOR MOBILE HOMES FROM THE INTERIOR ACCESS DRIVES SHALL BE AT LEAST 20 FT.
 - ACCESSORY BUILDINGS** SHALL NOT BE PLACED CLOSER THAN 5' TO A LOT LINE NOR WITHIN A SPACE OF 10' FROM ANY STRUCTURE THAT MAY CONTAIN LIVING QUARTERS.
 - MOBILE HOME CANOPIES** SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE NEXT MOBILE HOME.
 - THERE SHALL** BE A MINIMUM 10' SETBACK FOR ALL MOBILE HOMES FROM THE PERIMETER PROPERTY LINE.
 - LANDSCAPING:**
 - 20 FT. LANDSCAPED SETBACK ON SOUTH SIDE OF SITE ALONG EXISTING PRIVATE ACCESS ROAD.
 - 6 FT. LANDSCAPED BUFFER ALONG WEST & NORTH SIDES OF THE SITE WHERE IT ABUTS A-1 PROPERTY.
 - 42,780 SQ. FT. OF LANDSCAPING PROVIDED (NOT TO INCLUDE LANDSCAPED SETBACK AREAS). A MINIMUM OF 30,228 SQ. FT. OF LANDSCAPING IS REQUIRED DUE TO ON-SITE PAVEMENT (15% OF 201,523 SQ. FT.).
 - ALL LANDSCAPING WILL BE COMMUNITY LANDSCAPING, MAINTAINED BY THE MOBILE HOME PARK OWNER AND REPLACED IF IT DIES, ACCORDING TO SECTION 19. E. OF THE COUNTY ZONING ORDINANCE.
 - OPEN SPACE FOR RECREATION:**
 - 93,654 SQ. FT. OF COMMUNITY OPEN SPACE IS PROVIDED FOR RECREATIONAL ACTIVITIES, NOT INCLUDING FENCED PONDING AREAS. 92,607 SQ. FT. OF OPEN SPACE IS REQUIRED (10% TO TOTAL LOT AREA).
 - THE ON-SITE WALKING PATH AREA SHALL BE APPLIED TO THE OPEN SPACE AREA REQUIREMENTS.
 - ALL ON-SITE COMMUNITY AREAS SHALL BE KEPT CONTINUOUSLY FREE OF TRASH AND LITTER.
 - BOUNDARY WALL:**
 - A SOLID CMU WALL 6 FT. HIGH WILL BE LOCATED ALONG THE SOUTH EXPOSURE TO THE 56' PRIVATE ACCESS ROAD. A SOLID WALL SHALL BE PLACED AROUND THE REMAINING PERIMETER OF THE SITE.
 - PARKING:**
 - TWO OFF-STREET PARKING SPACES, EACH WITH MINIMUM DIMENSIONS OF 10' X 20', SHALL BE PROVIDED AT EACH MOBILE HOME LOT.
 - WATER AND SEWER:**
 - THE CITY OF ALBUQUERQUE HAS ISSUED A WATER AND SEWER AVAILABILITY STATEMENT REQUESTING THAT A WATERLINE BE LOOPED THROUGH THE DEVELOPMENT FROM AN EXISTING WATERLINE IN COORS BOULEVARD. NEW SANITARY SEWER LINES WILL BE CONNECTED TO THE 12" SANITARY SEWER LINE PRESENTLY RUNNING THROUGH THE PROPERTY. CONSTRUCTION OF THE MOBILE HOME PARK INFRASTRUCTURE SHALL UTILIZE APPROPRIATE ENGINEERING AND DESIGN METHODS TO INSURE THAT UTILITY LINES ARE INSTALLED IN A SAFE MANNER.
 - ACCESS:**
 - PRIMARY ACCESS TO THE MOBILE HOME PARK WILL BE FROM ERVEN LANE, SW, WITH EMERGENCY ACCESS THROUGH TRACT B, LAND OF H.V. LOGAN. ALL INTERIOR DRIVES SHALL CONSIST OF MOUNTABLE TYPE CURB WITH 2" OF ASPHALTIC CONCRETE OVER 6" OF AGGREGATE BASE COURSE, EXCEPT WHERE STANDARD CURB & GUTTER IS SHOWN ON THE GRADING AND DRAINAGE PLAN.
 - LIGHTING:**
 - OWNER SHALL INSTALL 14-9500 LUMEN RESIDENTIAL STREET LIGHTS IN THE MOBILE HOME PARK AT LOCATIONS DISPLAYED ON THE PLAN. EXTEND LIGHTS TO A HEIGHT OF APPROXIMATELY 20' ABOVE THE STREET GRADE.
 - SKIRTING:**
 - ALL MOBILE HOMES SHALL BE SKIRTED WITH MATERIALS COMPATIBLE WITH THE MOBILE HOME SIDING.
 - LANDFILL:**
 - FORMER LANDFILL THAT HAS BEEN CLOSED UNDER A CLOSURE PLAN APPROVED BY THE NEW MEXICO ENVIRONMENT DEPARTMENT / SOLID WASTE BUREAU (827-2950). ANY MOBILE HOMES TO BE PLACED OVER THIS AREA AFTER THE COMPLETION OF PHASE III WILL BE SUBJECT TO APPROVAL BY THE NEW MEXICO ED/SWB. RESULTS OF THE METHANE GAS MONITORING SHALL BE SUBMITTED TO THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR REVIEW.

BERNALILLO COUNTY PLANNING DATE

COORS BLVD. RESTRIPIING DETAIL N.T.S.

FINAL DESIGN SHALL BE CONSISTENT WITH THE STATE HIGHWAY DEPARTMENT REGULATIONS FOR DRIVEWAYS AND MEDIAN OPENINGS ON NON-ACCESS CONTROLLED HIGHWAYS MANUAL.

THE COORS BOULEVARD MEDIAN NORTH AND SOUTH OF ERVEN LANE SHALL BE RESTRIPIED TO ACCOMMODATE THE NEW TRAFFIC PATTERNS.



SCALE: 1"=100'

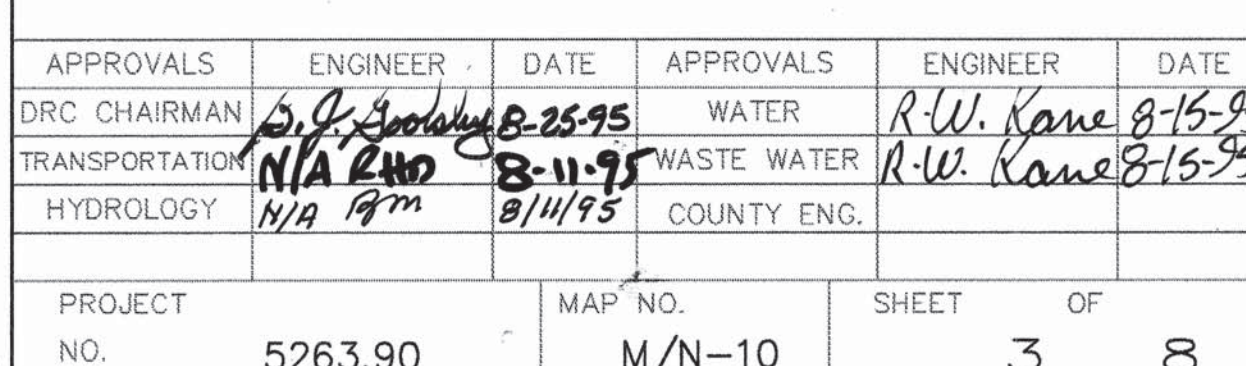
RIVERSIDE MOBILE HOME PARK
SITE DEVELOPMENT PLAN

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: JMM	Drawn: STAFF	Checked: DMG	Sheet 2 of 8
Zone: M/N10	Date: 8/11/95	Job: 9336	

3036RHP\DRCSITE2

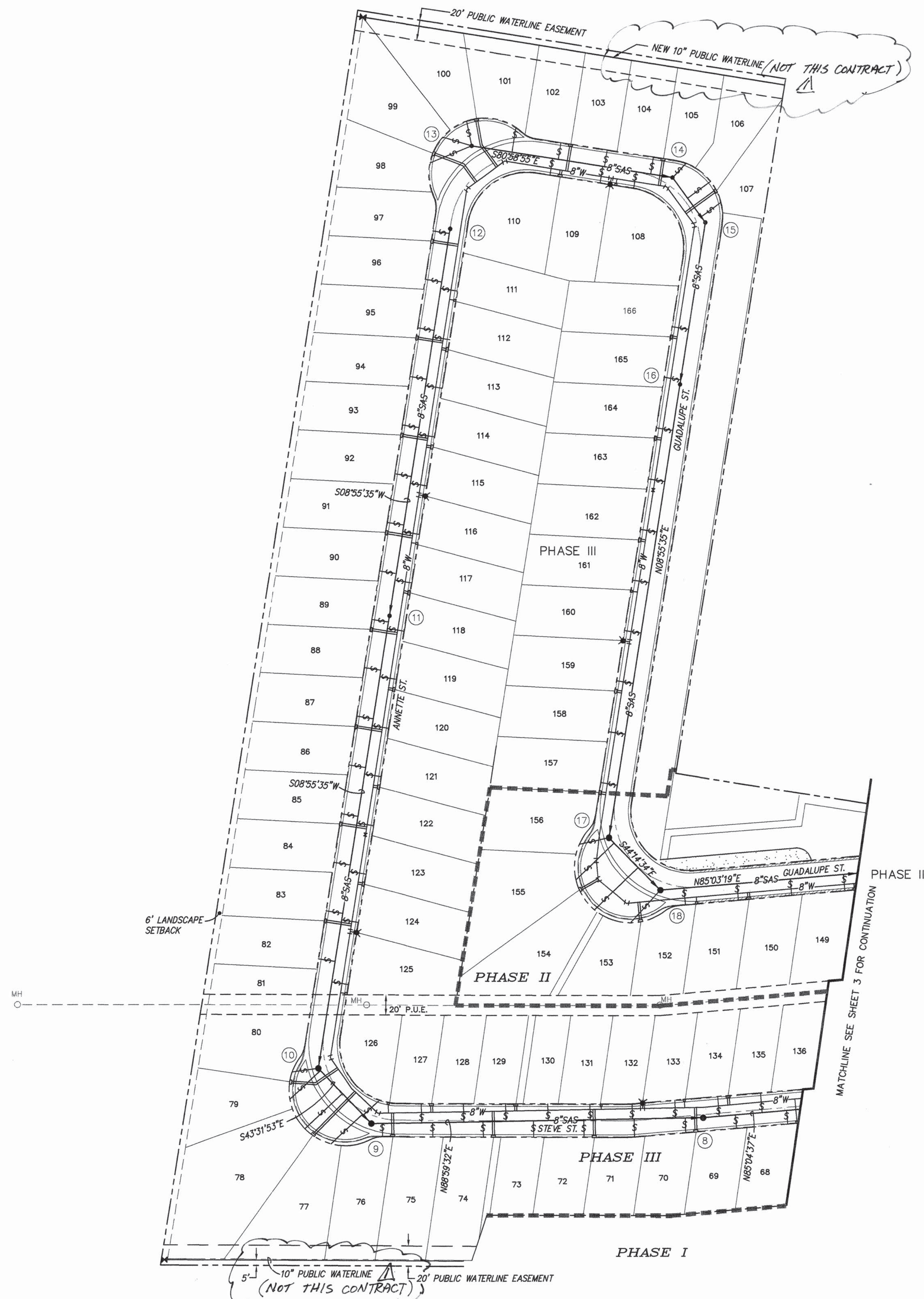
LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.



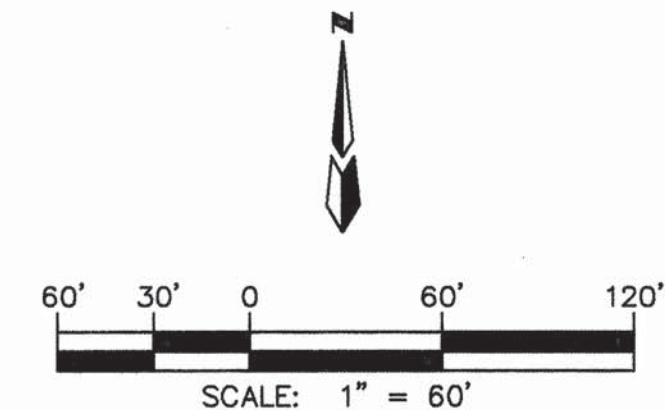
	4-4-96	REMOVE 10" PUBLIC WATER LINE 1MM FROM THIS CONTRACT			
NO.	DATE	REMARKS	BY		
<i>DESIGN REVISIONS</i>					
DESIGNED BY		JMM	DATE	1/95	
DRAWN BY		DC	DATE	1/95	
CHECKED BY		DWG	DATE	1/95	

NO. City Inspector: A Ostapack

SCANNED BY
MESA REPRO



LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
6"	18'	7'	4'	2'	*	46'
8"	22'	8'	4'	2'	*	59'
10"	27'	11'	5'	3'	*	72'
LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.						



LEGEND:

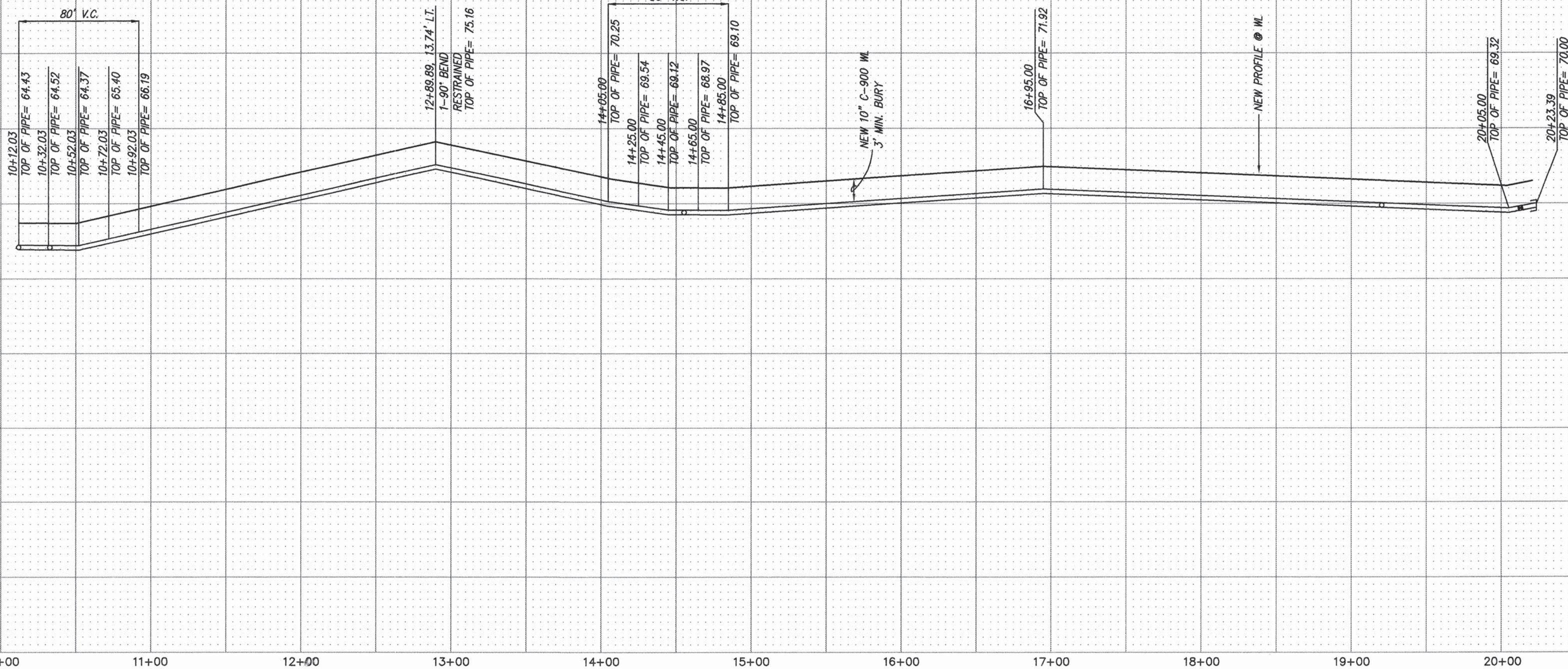
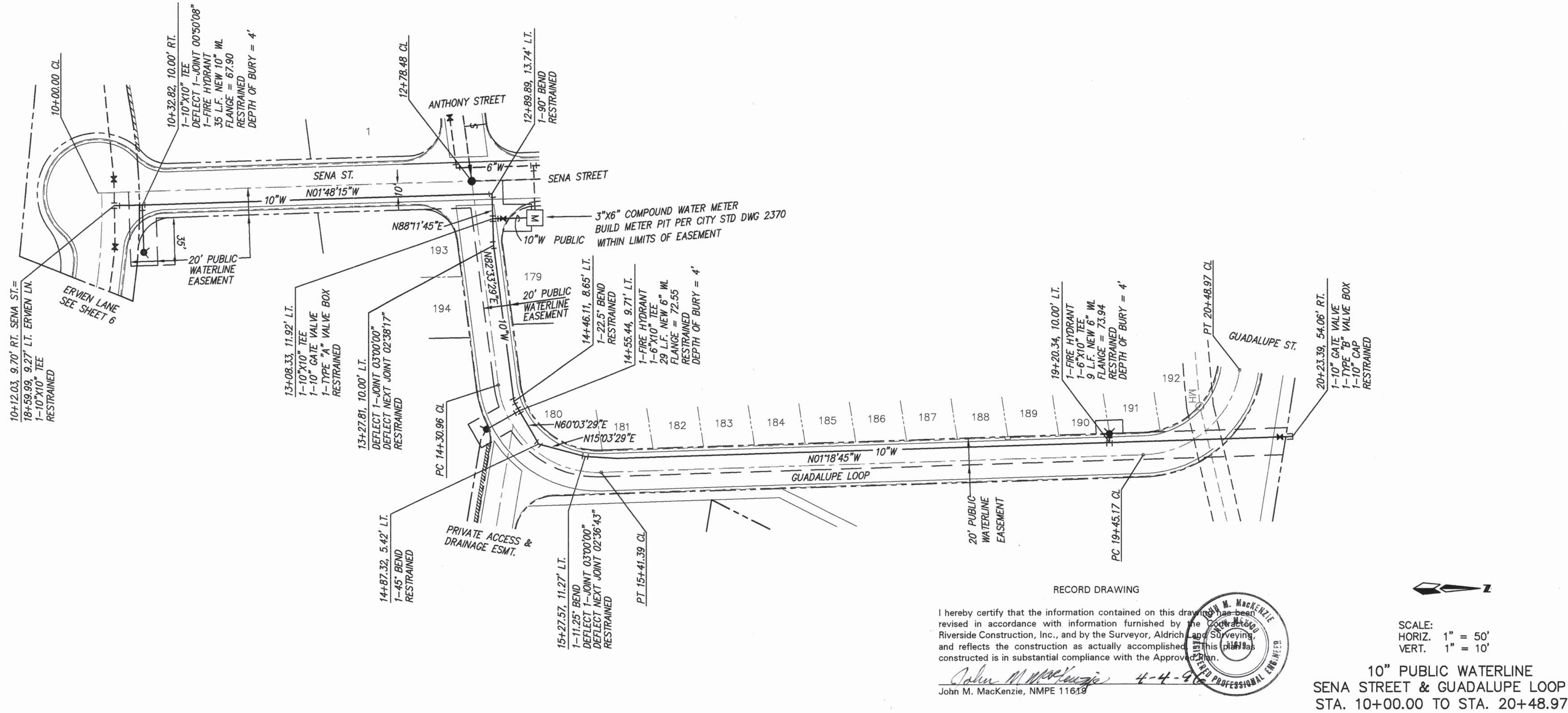
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- SANITARY SEWER SERVICE
- NEW 4" MH #4
- LOT 19
- GATE VALVE
- TEE
- BEND
- PHASE LINE

dmg
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(505) 345-2010

COUNTY OF BERNALILLO PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: RIVERSIDE MOBILE HOME PARK MASTER UTILITY PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. W. Kane</i>	8-25-95	WATER	<i>R. W. Kane</i>	8-15-95
TRANSPORTATION	<i>N/A</i>	8-11-95	WASTE WATER	<i>R. W. Kane</i>	8-15-95
HYDROLOGY	<i>N/A</i>	8-11-95	COUNTY ENG.		
PROJECT NO.	5263.90	MAP NO.	M/N-10	SHEET	OF
				4	8

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
4-4-94 REMOVE 10" PUBLIC WATER LINE FROM THIS CONTRACT		FIELD NOTES		STATION MARK IS A STANDARD MMSHC BRASS TABLET STAMPED "7-40-228" SET 0.5' BELOW THE PAVEMENT. LOCATED ON THE 98th STREET OVERPASS AT U.S. INTERSTATE HIGHWAY 40 (I-40). X = 351630.01 Y = 1,486,636.52 Z = 5299.42		CONTRACTOR	
11619		NO.		DATE		WORKED BY	
REVISIONS		BY		DATE		INSPECTOR'S ACCEPTANCE BY	
DESIGN		DATE		DATE		VEGETATION BY	
JMM		1/95		DATE		DRAWINGS BY	
DC		1/95		DATE		CORRECTIONS BY	
DNG		1/95		DATE		MICRO-FILM INFORMATION	
						RECORDED BY	
						DATE	
						NO.	
						City Inspector: A. O. Stapack	

SCANNED BY
MESA REPRO



NOTES:
1. ALL STATIONING IS CENTERLINE STATIONING.

dmg
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(505) 345-2010

COUNTY OF BERNALILLO
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RIVERSIDE MOBILE HOME PARK
UTILITY IMPROVEMENTS
10" PUBLIC WATERLINE ON GUADALUPE LP. & SENA ST.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B.G. Gentry</i>	8-26-95	WATER	<i>R.W. Kane</i>	8-15-95
TRANSPORTATION	<i>N.A.R.H.D.</i>	8-11-95	WASTE WATER	<i>R.W. Kane</i>	8-15-95
HYDROLOGY	<i>N/A</i>	8/11/95	COUNTY ENG.		

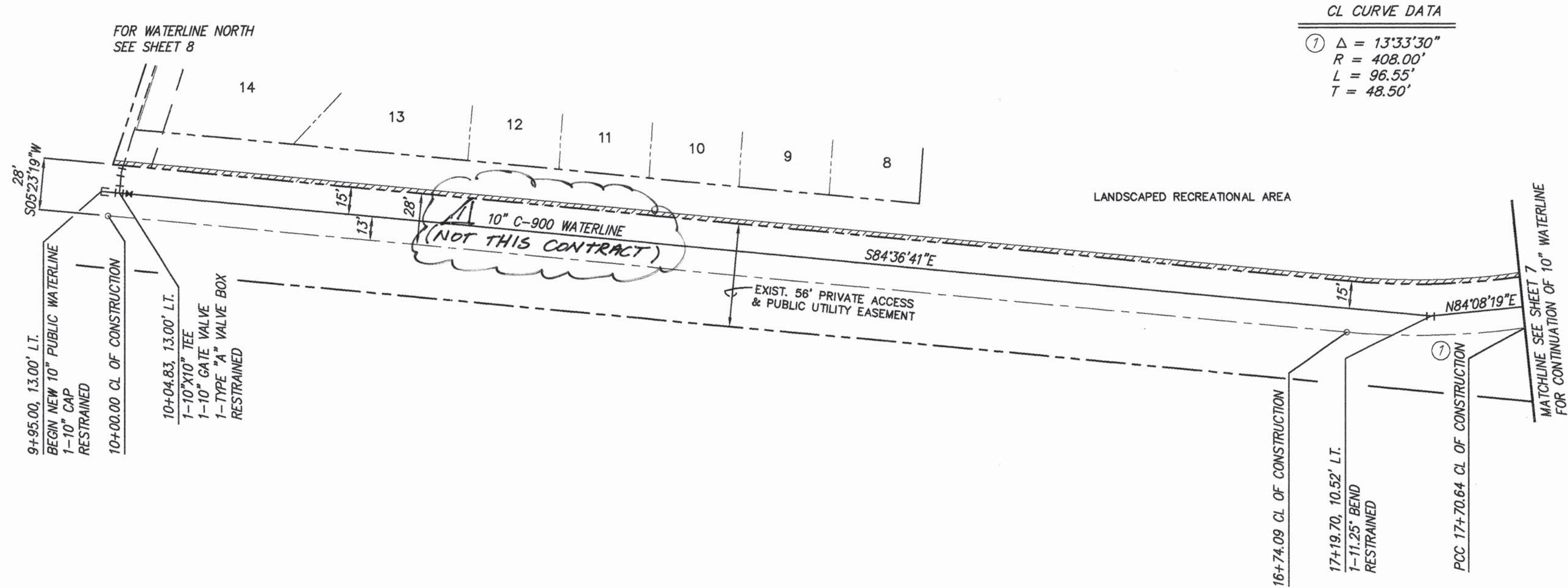
PROJECT NO.	MAP NO.	SHEET OF
5263.90	M/N-10	5 8

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	STATION MARK IS A STANDARD MMSHC BRASS TABLET STAMPED 7-40-228". SET 0.5' BELOW THE PAVEMENT. LOCATED ON THE 98th STREET OVERPASS AT U.S. INTERSTATE HIGHWAY 40 (I-40). X = 351650.01 Y = 1,486,656.52 Z = 5299.42	STATION MARK IS A STANDARD MMSHC BRASS TABLET STAMPED 7-40-228". SET 0.5' BELOW THE PAVEMENT. LOCATED ON THE 98th STREET OVERPASS AT U.S. INTERSTATE HIGHWAY 40 (I-40). X = 351650.01 Y = 1,486,656.52 Z = 5299.42	CONTRACTOR	DATE
				Riverside Const.	7-95
				INSPECTOR'S	DATE
				ACCEPTANCE BY	DATE
				VERIFICATION BY	DATE
				DRAWINGS	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	DATE



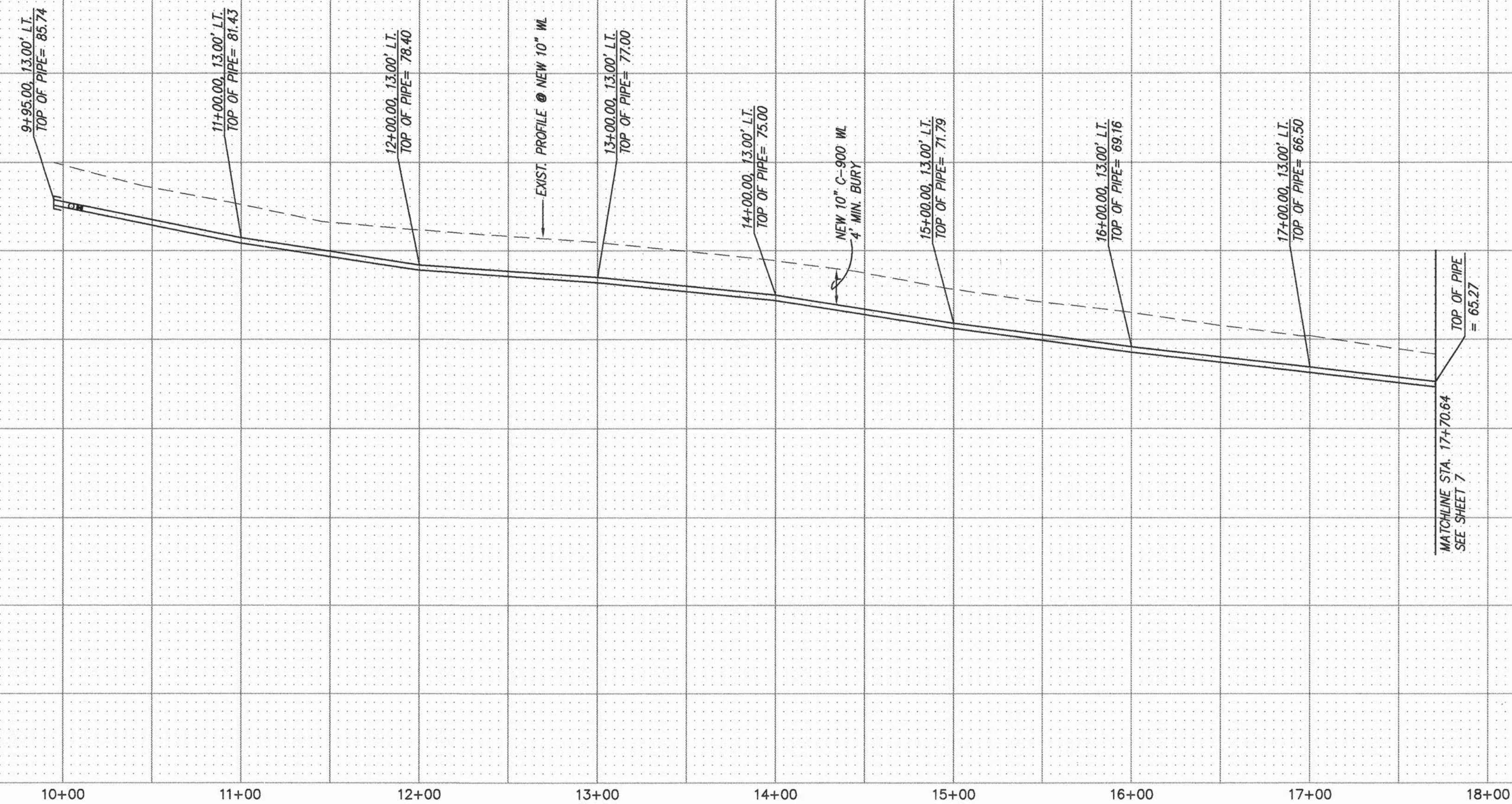
City Inspector: A. C. Lopez

SCANNED BY
MESA REPHO



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

OFFSITE 10" PUBLIC WATERLINE
STA 9+95.00 TO STA. 17+70.64



NOTES:
1. ALL STATIONING IS CENTERLINE STATIONING.

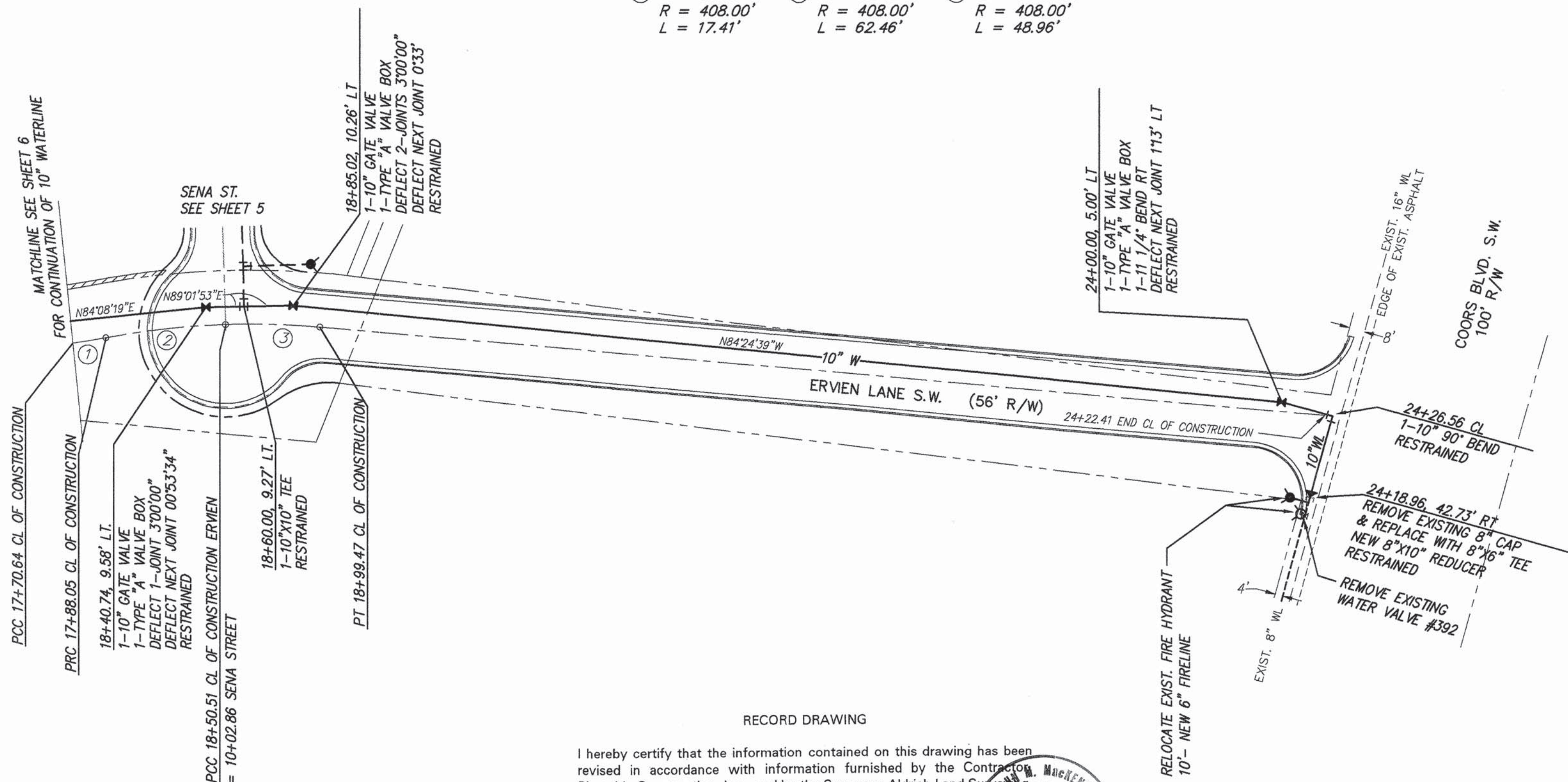
dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

COUNTY OF BERNALILLO PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: RIVERSIDE MOBILE HOME PARK UTILITY IMPROVEMENTS OFFSITE 10" PUBLIC WATERLINE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goodwin	8-25-95	WATER	R.W. Kane	8-15-95
TRANSPORTATION	N/A	8-11-95	WASTE WATER	R.W. Kane	8-15-95
HYDROLOGY	N/A	8/11/95	COUNTY ENG.		
PROJECT NO. 5263.90					
MAP NO. M/N-10		SHEET 6		OF 8	

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE		STATION MARK IS A STANDARD NMHC BRASS TABLET STAMPED 7'-40'-28" SET 0.5' BELOW THE PAVEMENT. LOCATED ON THE 98th STREET OVERPASS AT U.S. INTERSTATE HIGHWAY 40 (I-40). X = 351650.01 Y = 1,486,656.52 Z = 5299.42		CONTRACTOR	WORKED BY
						INSPECTOR'S	DATE
						ACCEPTANCE BY	DATE
						VERIFICATION BY	DATE
						DRAWINGS	DATE
						CORRECTED BY	DATE
						MICRO-FILM INFORMATION	DATE
						RECORDED BY	DATE
						NO.	DATE



SCANNED BY
MESA REPRO



RECORD DRAWING

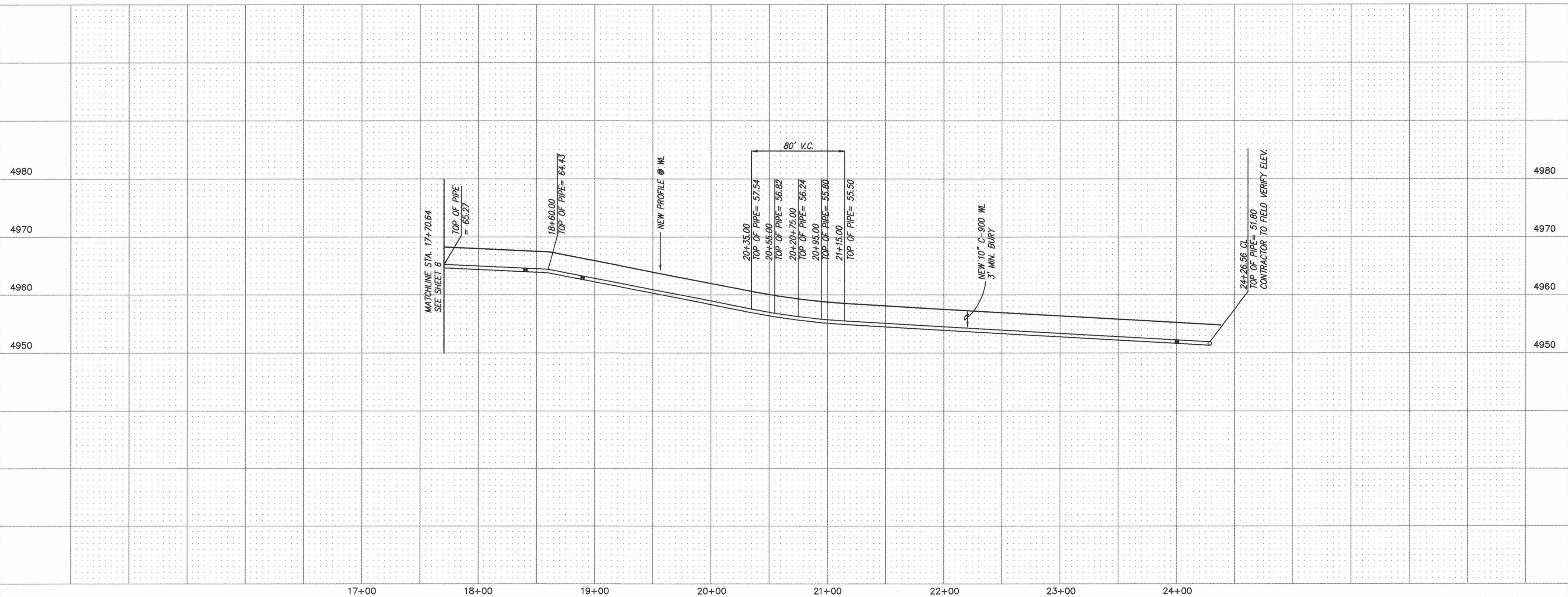
I hereby certify that the information contained on this drawing revised in accordance with information furnished by the Riverside Construction, Inc., and by the Surveyor, Aldrich Land and reflects the construction as actually accomplished. This constructed is in substantial compliance with the Approved Plan



John M. MacKenzie, NMPE 11619

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

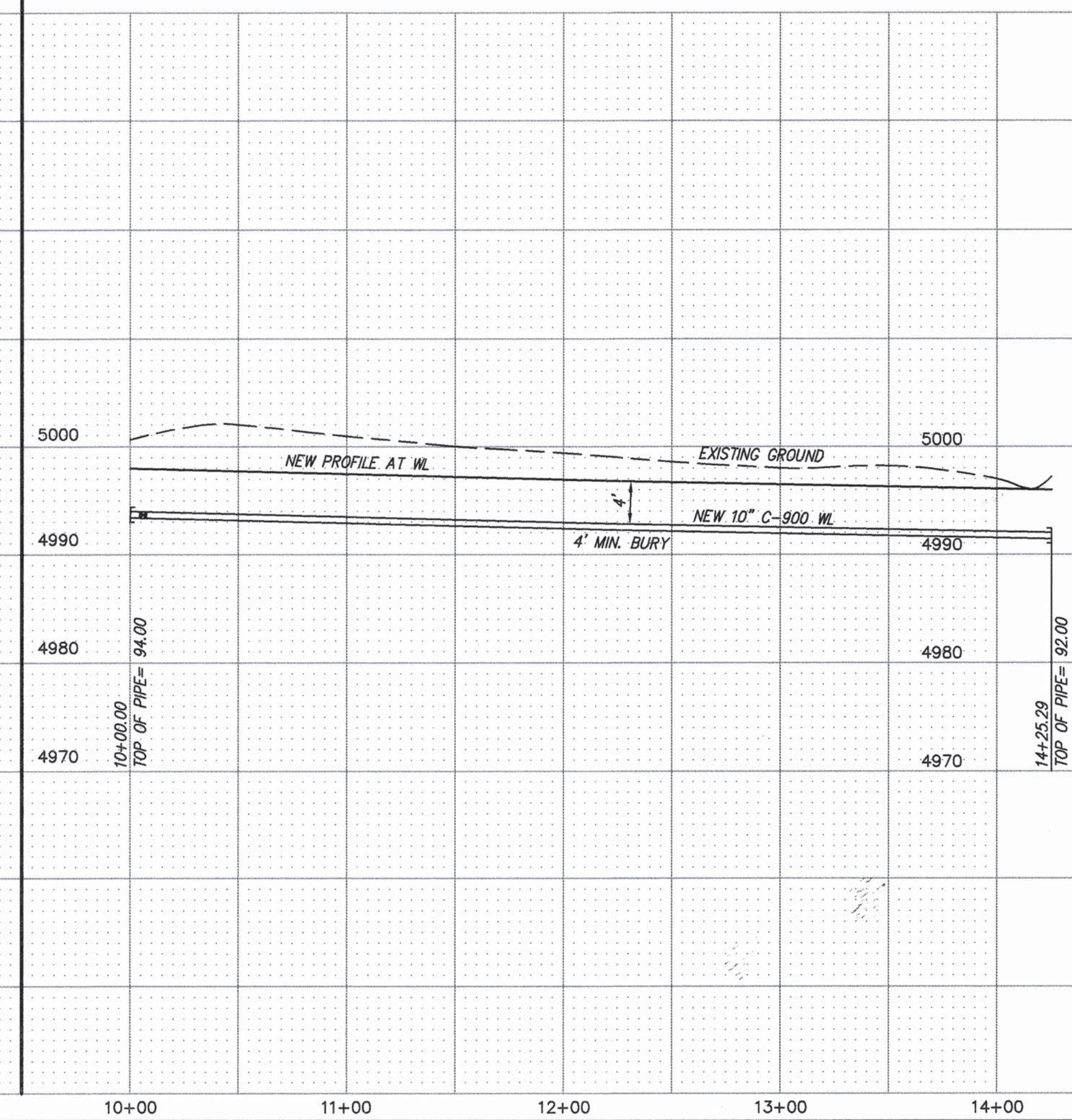
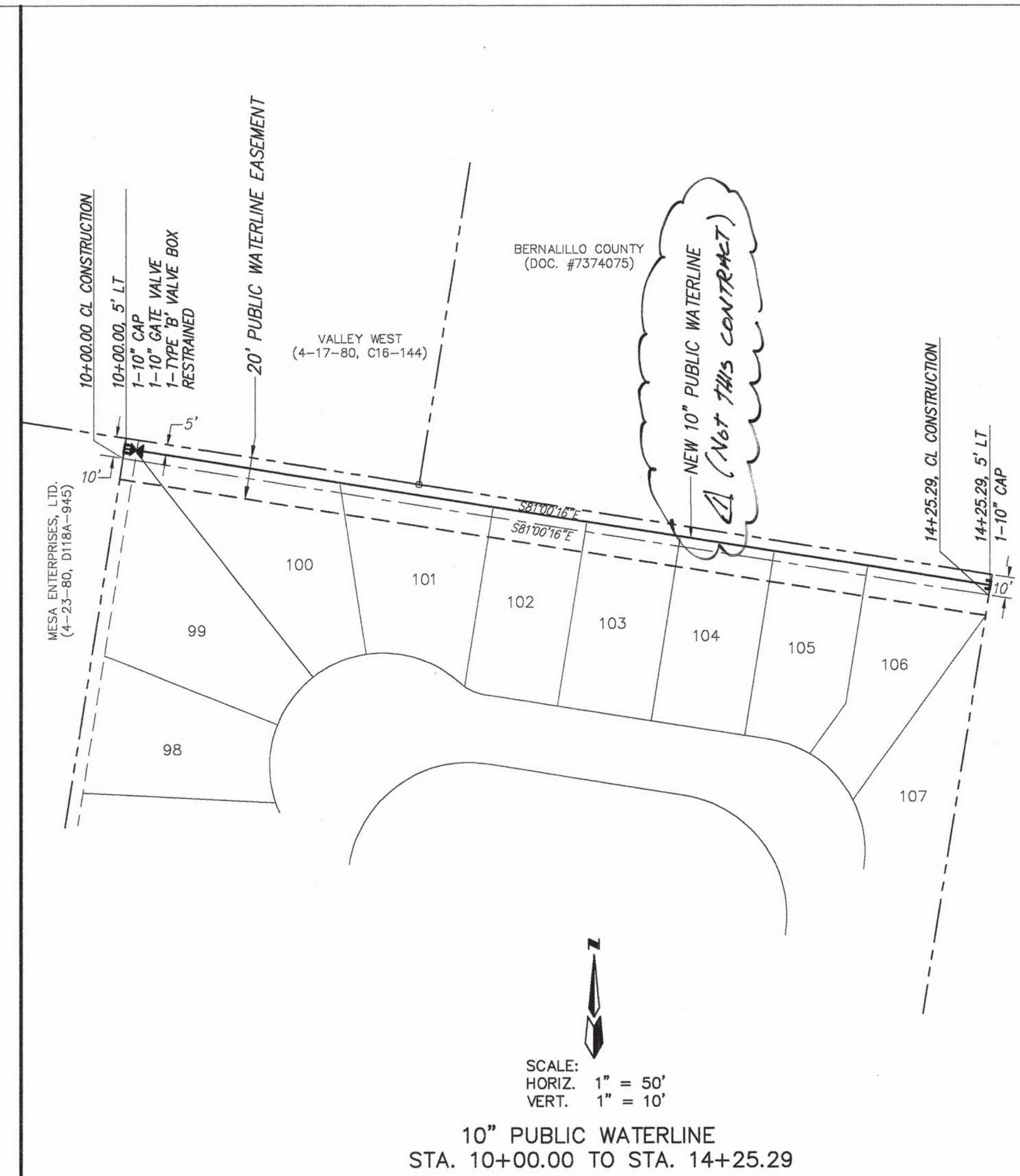
10" PUBLIC WATERLINE
ERVEN LANE
STA. 17+70.64 TO STA. 24+37.20



NOTES:

1. ALL STATIONING IS CENTERLINE STATIONING.
2. AS BUILT INFORMATION OBTAINED FROM WATERLINE ON COORS BLVD. S.E B/W EDUARDO RD. AND BLAKE RD. S.W., SHEET 1 OF 1, DRAWING NO. W-28-180, DATE 11/79.

[illegible]

[illegible]