

CITY OF ALBUQUERQUE, NEW MEXICO
PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS
FOR

GRACE PLACE SUBDIVISION
PUBLIC
INFRASTRUCTURE IMPROVEMENTS

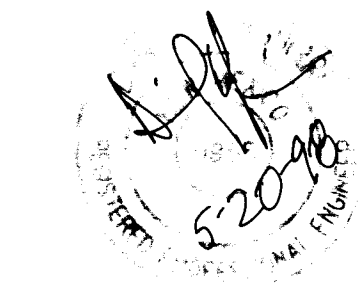
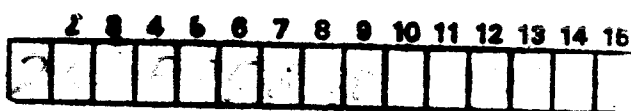
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GRADING & DRAINAGE PLAN - FOR INFORMATION ONLY
GRACIA COURT NE
PLAN AND PROFILE
CONSTRUCTION NOTES &
MISCELLANEOUS DETAILS

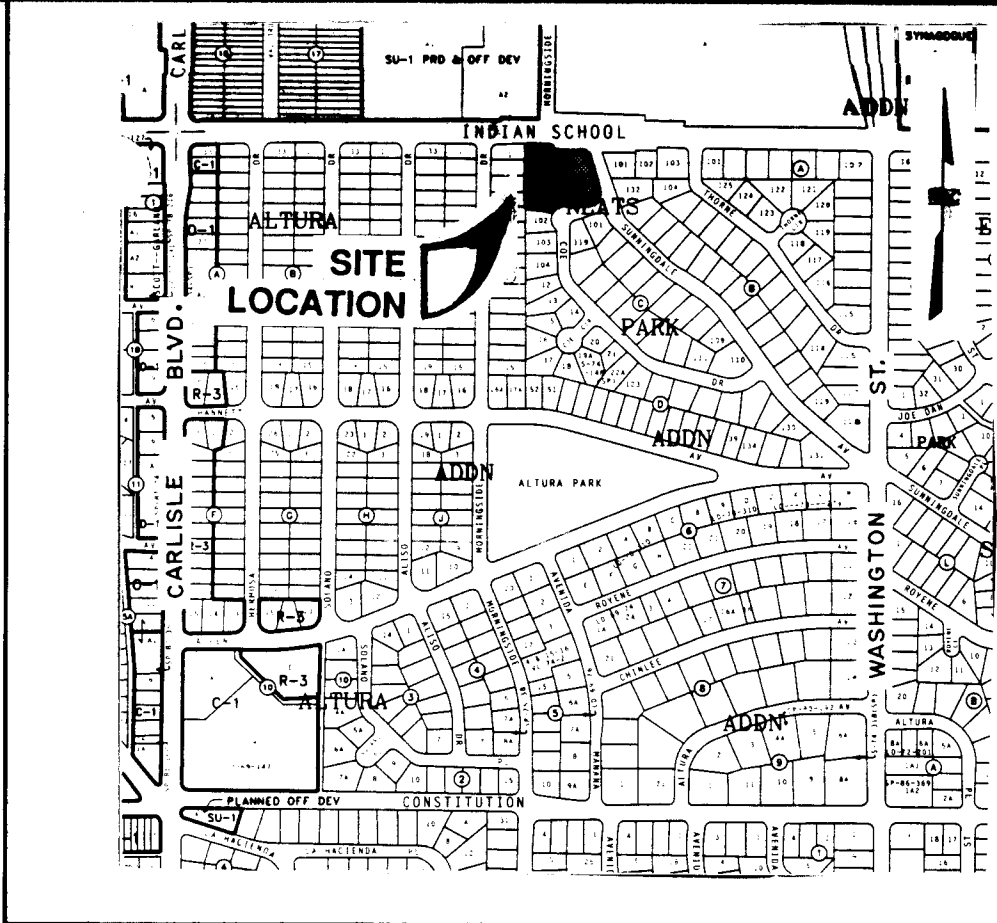


WILSON & COMPANY
4775 INDIAN SCHOOL ROAD N.E.
SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
(505) 284-4000

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 5-23-98

DRB CASE NO. 96-092
WCA FILE NO. 96023

SCANNED BY
BY LASON



VICINITY MAP
ZONE ATLAS MAP NO. J-17

NOTES

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, AS AMENDED THROUGH UPDATE #6.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

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.

THREE (3) WORKING DAYS PRIOR TO BEGINNING 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 OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.


ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH BY REFLECTORIZED PLASTIC PAVEMENT MARKING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.

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.

ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) 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 COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	*****
	DRC Chairman		<i>Billy J. Spadeley</i>		11-19-96	APPROVED FOR CONSTRUCTION	
	Transportation		<i>[Signature]</i>		11-5-96		
	Water/Wastewater		<i>[Signature]</i>		10-11-96		
	Hydrology		<i>[Signature]</i>		10-27-96		
	Parks						
	Constr. Mngmt.						
City Project No.				5558 81		Sheet	Of
SCANNED BY BX-LASON						1	6

97033300

LOTS "A" THROUGH "G" GRACE PLACE SUBDIVISION

SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 1996

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

APR 02 1997
of records of said County Folio 99
Judy Woodward, Clerk & Recorder
Deputy Clerk

LINE	DIRECTION	DISTANCE
L1	S19°09'20"E	32.87'
L2	S00°00'40"W	25.00'
L3	S11°02'06"E	25.00'
L4	S 89°32'50"E	6.12'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S25°50'40"W	90°00'00"
C2	20.00'	23.52'	22.19'	N75°27'56"W	67°22'48"
C3	45.00'	210.16'	64.97'	S04°25'55"W	267°35'07"
C4	20.00'	7.05'	7.02'	N60°44'31"E	2012'19"
C5	20.00'	31.42'	28.28'	S64°09'20"E	90°00'00"
C6	25.00'	39.27'	35.36'	S25°50'40"W	90°00'00"
C7	90.00'	50.35'	49.70'	S86°52'16"W	32°03'13"
C8	45.68'	47.24'	45.17'	S73°18'08"W	59°15'30"
C9	45.00'	46.54'	44.50'	N71°24'19"W	59°15'35"
C10	45.00'	33.28'	32.53'	S57°46'36"W	42°22'36"
C11	45.00'	32.12'	31.45'	S16°08'16"W	40°54'02"
C12	45.00'	32.55'	31.85'	S25°02'10"E	41°26'50"
C13	45.00'	32.06'	31.39'	S66°10'09"E	40°49'10"
C14	45.00'	33.60'	32.83'	N72°01'49"E	42°46'55"
C15	45.68'	28.10'	27.66'	S85°16'23"W	35°14'59"
C16	45.68'	19.14'	19.00'	S55°38'39"W	24°00'30"

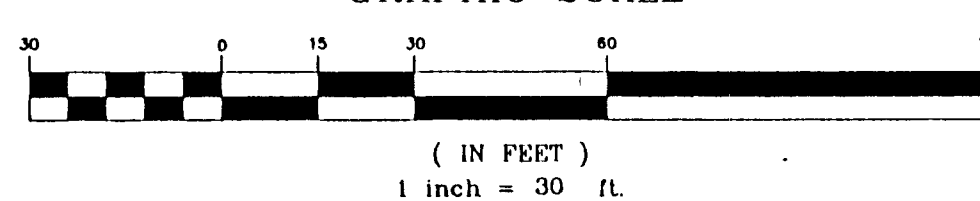
RECORD INFORMATION

CURVE	RADIUS	LENGTH
(C6)	(25.00')	(39.27')
(C7)	(90.00')	(50.35')
(C8)	(45.68')	(47.22')

CITY WATER AND SANITARY SEWER NOTE:

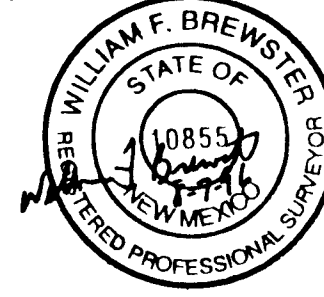
"CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO
LOTS "A" THROUGH "G", GRACE PLACE SUBDIVISION MUST BE VERIFIED
AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF
ALBUQUERQUE."

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION:

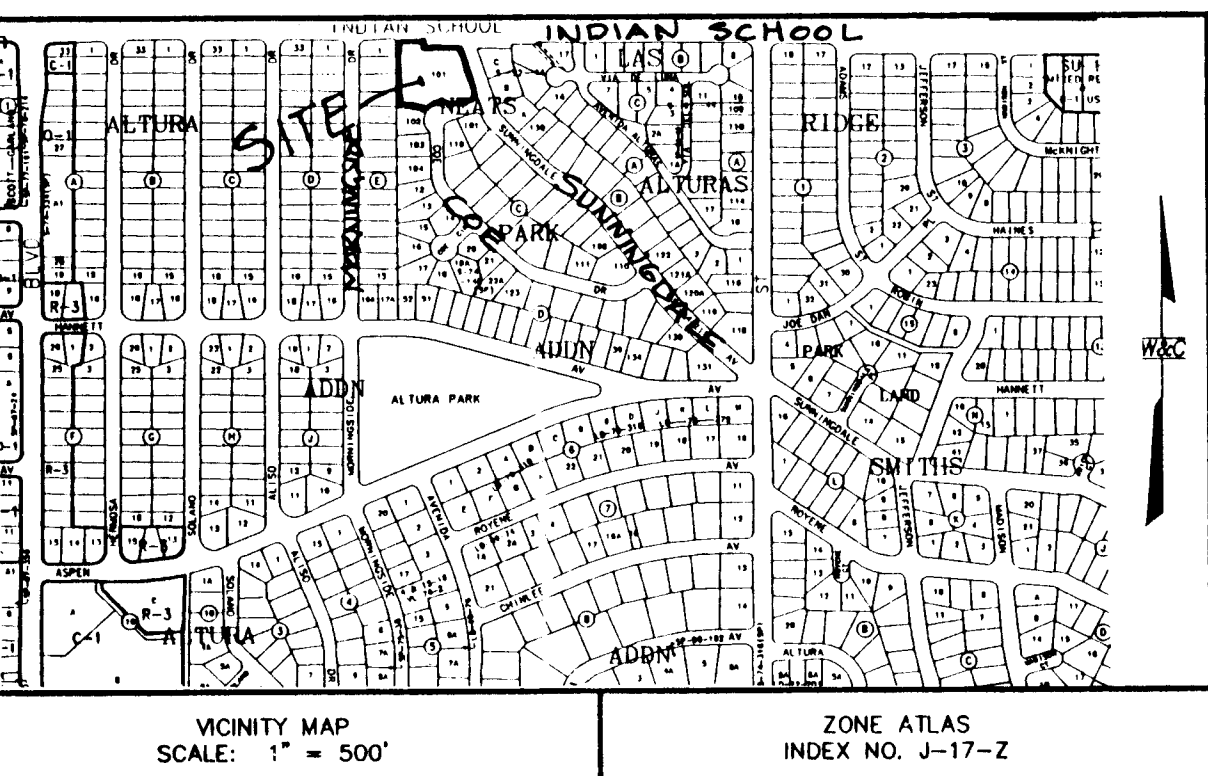
I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10855, DO
HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION
AND DIRECTION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS
OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS THAT ARE
DEPICTED ON THE PLATS OF RECORD FOR THIS SUBDIVISION OR THAT WERE MADE KNOWN
TO ME BY THE OWNERS, PROPRIETORS, TITLE COMPANIES, UTILITY COMPANIES, OR OTHER
PARTIES; AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



William F. Brewster
WILLIAM F. BREWSTER, N.M.R.P.S. NO. 10855
7 Aug. 1996
DATE

SHEET 2 OF 3

WCEA JOB. NO. 96-210-023



LEGAL DESCRIPTION:

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING LOT 101, NEAT'S PARK
ADDITION INTO SEVEN (7) NEW LOTS AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY
FOR A NEW CUL-DE-SAC STREET.

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 RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE
WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT
TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE
ACT AND DEED AND DO HEREBY REPRESENT THEY ARE SO AUTHORIZED TO ACT. AND DO
HEREBY GRANT ADDITIONAL EASEMENT(S), AS SHOWN HEREON.

BY: Dina V. Coe
NINA V. COE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 19, 1996 BY
NINA V. COE

GAYLENE F. ESPINOZA
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 7-20-97

Gaylene F. Espinoza
NOTARY PUBLIC
7-20-97
MY COMMISSION EXPIRES:

UTILITY APPROVALS:

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
APR 02 1997
of records of said County Folio 99
Judy Woodward, Clerk & Recorder
Deputy Clerk

RP 1-16-97 9-18-96
DATE
RP 1-16-97 9-18-96
DATE
9-22-96 9-18-96
DATE
9/11/96
DATE

Norma S. Carrillo RD
U.S. WEST COMMUNICATIONS
JONES INTERCABLE

In approving this plat, PNM Electric Services and Gas
Services (PNM) did not conduct a Title Search of the
properties shown hereon. Consequently, PNM does
not waive or release any easement or other
rights to which it may be entitled.

CITY APPROVALS:

SUBDIVISION CASE NO.: 96-97-72 96-092
DRB NO.
082896
DATE
9-10-96
DATE
10-28-96
DATE
9-10-96
DATE
1-7-97
DATE
3-27-97
DATE
3-27-97
DATE

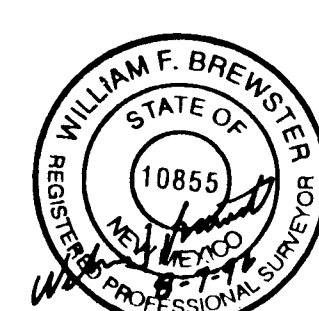
City Surveyor, Albuquerque, NM
Traffic Engineering, Albuquerque, NM
Parks & General Services, Albuquerque, NM
Utility Development Division, Albuquerque, NM
Real Property Division, Albuquerque, NM
A.M.F.C.A.
City Engineer, Albuquerque, NM

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE
SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF
ALBUQUERQUE, NEW MEXICO.

Judy Woodward
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION
DATE
11/9/97
DATE

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10855, DO
HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION
AND DIRECTION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS
OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS THAT ARE
DEPICTED ON THE PLATS OF RECORD FOR THIS SUBDIVISION OR THAT WERE MADE KNOWN
TO ME BY THE OWNERS, PROPRIETORS, TITLE COMPANIES, UTILITY COMPANIES, OR OTHER
PARTIES; AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



William F. Brewster
WILLIAM F. BREWSTER, N.M.R.P.S. NO. 10855
7 Aug. 1996
DATE

SHEET 1 OF 3

WCEA JOB. NO. 96-210-023

SUBDIVISION DATA:

D.R.B. CASE NO. 96-092
ZONE ATLAS INDEX NO. J-17-Z
TOTAL NO. OF LOTS CREATED: 7 LOTS
GROSS SUBDIVISION ACREAGE: 1.3144 ACRES
TOTAL MILES OF STREETS CREATED: FULL WIDTH = 0.026 MILE
TALOS LOG NO. 96-082808370143

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the
common and joint use of:

- PNM Electrical Services, for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Interchange for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical or Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE # 1-017-058-145-516-2-18-39

PROPERTY OWNER OF RECORD: NINA V. COE

BERNALILLO COUNTY TREASURER'S OFFICE:

Frank Chisale

**WILSON
& COMPANY**

4775 INDIAN SCHOOL ROAD N.E. SUITE 200
ALBUQUERQUE, NEW MEXICO
87110

(505) 254-4000

SHEET 2 OF 3

WCEA JOB. NO. 96-210-023

97033300

LOTS "A" THROUGH "G"
GRACE PLACE SUBDIVISION

SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 1996

LEGAL DESCRIPTION

A certain tract of land situate within Section 14, Township 10 North, Range 3 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being comprised of all of Lot numbered One Hundred One (101) in Block lettered "D" of NEAT'S PARK ADDITION to the City of Albuquerque, New Mexico, being a replat of all of Blocks A, B & C, and portions of Block D, as the same is shown and designated on said addition thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 8, 1954 in Map Book: C2, Folio: 190, EXCEPTING THEREFROM, all those portions of said Lot 101 situate within the public rights-of-way of Indian School Road N.E., Albuquerque, New Mexico, as conveyed to the City of Albuquerque by Warranty Deed recorded July 21, 1960 as Document No. 78822, records of Bernalillo County, New Mexico, said tract being more particularly described as follows:

BEGINNING at a 5/8" rebar with a cap stamped "PS 10855", being the Northeast corner of said tract herein described, being a point on Southwesterly right of way line of SUNNINGDALE DRIVE; whence, the New Mexico State Highway Commission/Albuquerque Control Station Brass Tablet Monument stamped "1-40-10", having New Mexico State Plane coordinate values (Central Zone) (NAD 1927) of Y=1,473,136.20 and X=396,882.75, bears N.57°54'49"E., a distance of 1285.02 feet distant; thence, from said point of beginning,

S.19°09'20"E., along said Southwesterly right of way line, a distance of 160.64 feet to a 5/8" rebar with a cap stamped "PS 10855", being a point of curvature; thence,

Southwesterly, along the a curve to the right through a central angle of 90°00'00" having a radius of 25.00 feet and an arc length of 39.27 feet (chord = S.25°50'40"W., 35.36') to a 5/8" rebar with a cap stamped "PS 10855", being a point of tangency on the Northwesterly right of way line of COE DRIVE; thence, along said Northwesterly right of way line (for the next three courses),

S.70°50'40"W., a distance of 65.00 feet to a 5/8" rebar with a cap stamped "PS 10855", being a point of curvature; thence,

Southwesterly, along the a curve to the right through a central angle of 32°03'13" having a radius of 90.00 feet and an arc length of 50.35 feet (chord = S.86°52'16"W., 49.70') to a 5/8" rebar with a cap stamped "PS 10855", being a point of reverse curvature; thence,

Southwesterly, along the a curve to the left through a central angle of 59°15'30" having a radius of 45.68 feet and an arc length of 47.24 feet (chord = S.73°16'08"W., 45.17') to a 5/8" rebar with a cap stamped "PS 10855", being a point of non-tangency being the same point as the Northeast corner of Lot 102, Block D, NEAT'S PARK ADDITION, as the same is shown and designated on said plot thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 8, 1954 in Volume: C2, Folio: 190; thence,

N.84°30'50"W., along the North boundary line of said Lot 102, Block D, leaving the Northwesterly right of way line of said COE DRIVE, a distance of 112.46 feet to a 5/8" rebar with a cap stamped "PS 10855", being the Southwest corner of said tract herein described, being a point on the East boundary line of the ALTURA ADDITION, as the same is shown and designated on said plot thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 21, 1950 in Volume: D, Folio: 86; thence,

N.00°00'40"E., along said East boundary line, a distance of 236.67 feet to a 5/8" rebar with a cap stamped "PS 10855", being the Northwest corner of said tract herein described being a point on the Southerly right of way line of INDIAN SCHOOL ROAD N.E.; thence, along the said Southerly right of way line (for the next three courses),

S.89°32'50"E., a distance of 111.12 feet to a 5/8" rebar with a cap stamped "PS 10855", being an angle point; thence,

S.11°02'06"E., a distance of 25.52 feet to a 5/8" rebar with a cap stamped "PS 10855", being an angle point; thence,

S.89°32'50"E., a distance of 112.88 feet to a 5/8" rebar with a cap stamped "PS 10855", the POINT OF BEGINNING of said tract herein described containing an area of 57,256 square feet (1.3144 acres), more or less.

State of New Mexico
County of Bernalillo
This instrument is for records of said County.

WILLIAM F. BREWSTER
Surveyor
of records of said County.

Subscribed and sworn to before me this 7th day of August, 1996.

Notary Public

20-151318.81 0398

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. BREWSTER, NEW MEXICO PROFESSIONAL SURVEYOR NO. 10855, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS THAT ARE DEPICTED ON THE PLATS OF RECORD FOR THIS SUBDIVISION OR THAT WERE MADE KNOWN TO ME BY THE OWNERS, PROPRIETORS, TITLE COMPANIES, UTILITY COMPANIES, OR OTHER PARTIES; AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



WILLIAM F. BREWSTER, N.M.R.P.S. NO. 10855

7 Aug. 1996
DATE

WILSON
& COMPANY

4775 INDIAN SCHOOL ROAD N.E. SUITE 200
ALBUQUERQUE, NEW MEXICO
87110

(505) 254-4000

SCANNED BY
BY LASON

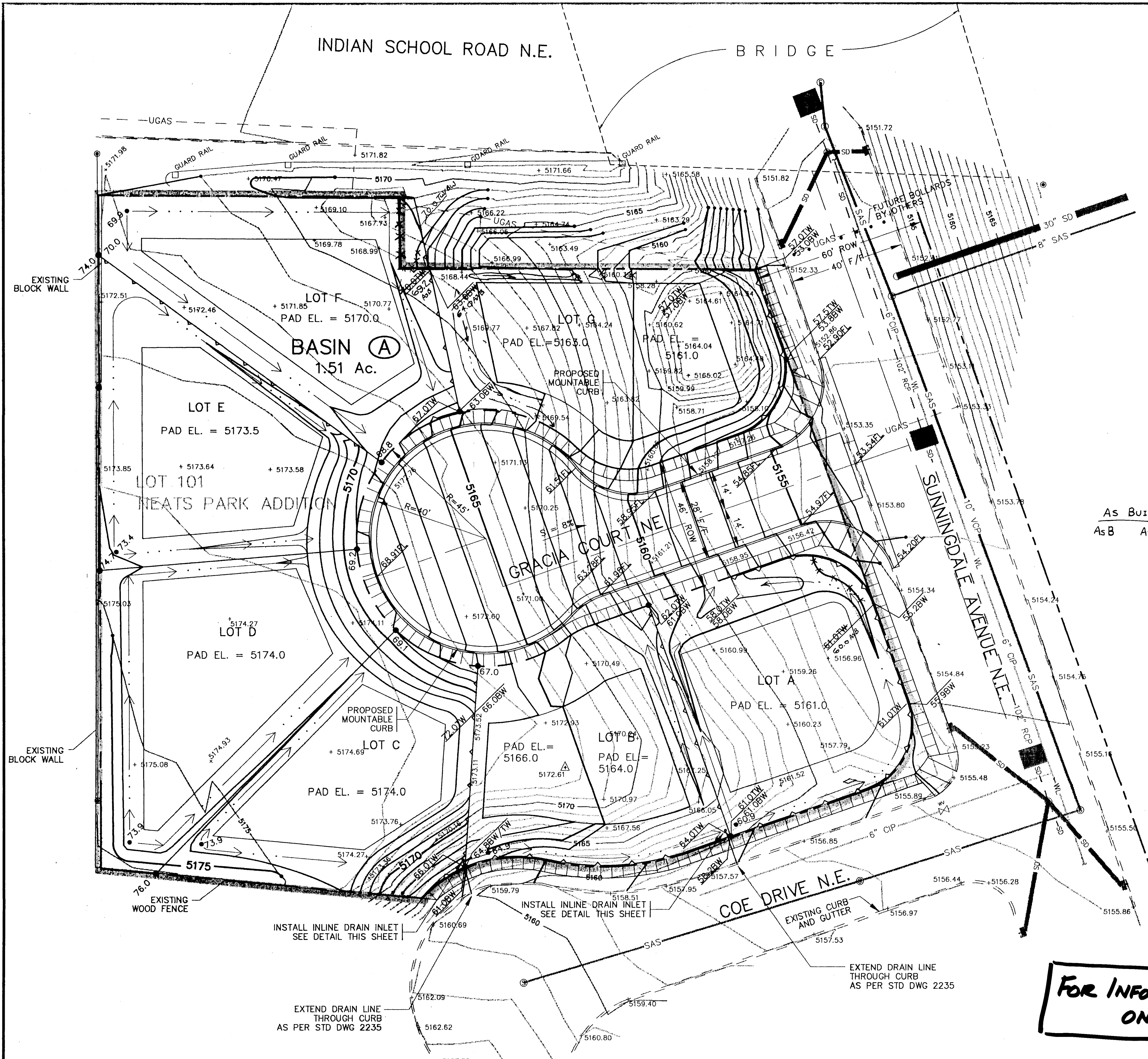
WILSON
& COMPANY

WCA #36023
SEPT 1996

5558.81

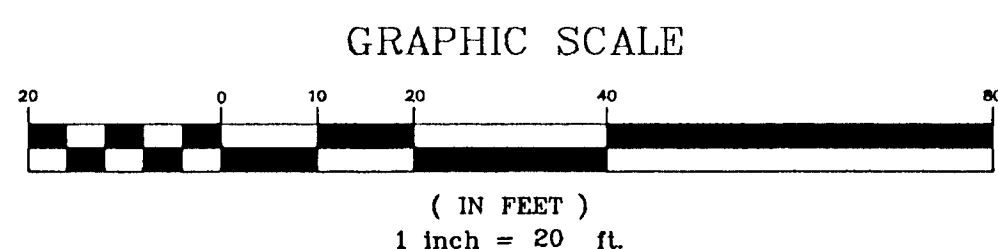
J-17

3 OF 6



LEGEND

- 5094 EXISTING INTERMEDIATE CONTOUR
- 5095 EXISTING INDEX CONTOUR
- 5089 PROPOSED INTERMEDIATE CONTOUR
- 5160 PROPOSED INDEX CONTOUR
- +5359.15 EXISTING SPOT ELEVATION AT FL
- 35.00' PROPOSED FLOW LINE ELEVATION
- 71.5 PROPOSED SPOT ELEVATION
- BASIN (B) BASIN DESIGNATION
- BASIN BOUNDARY
- PROPOSED RETAINING WALL



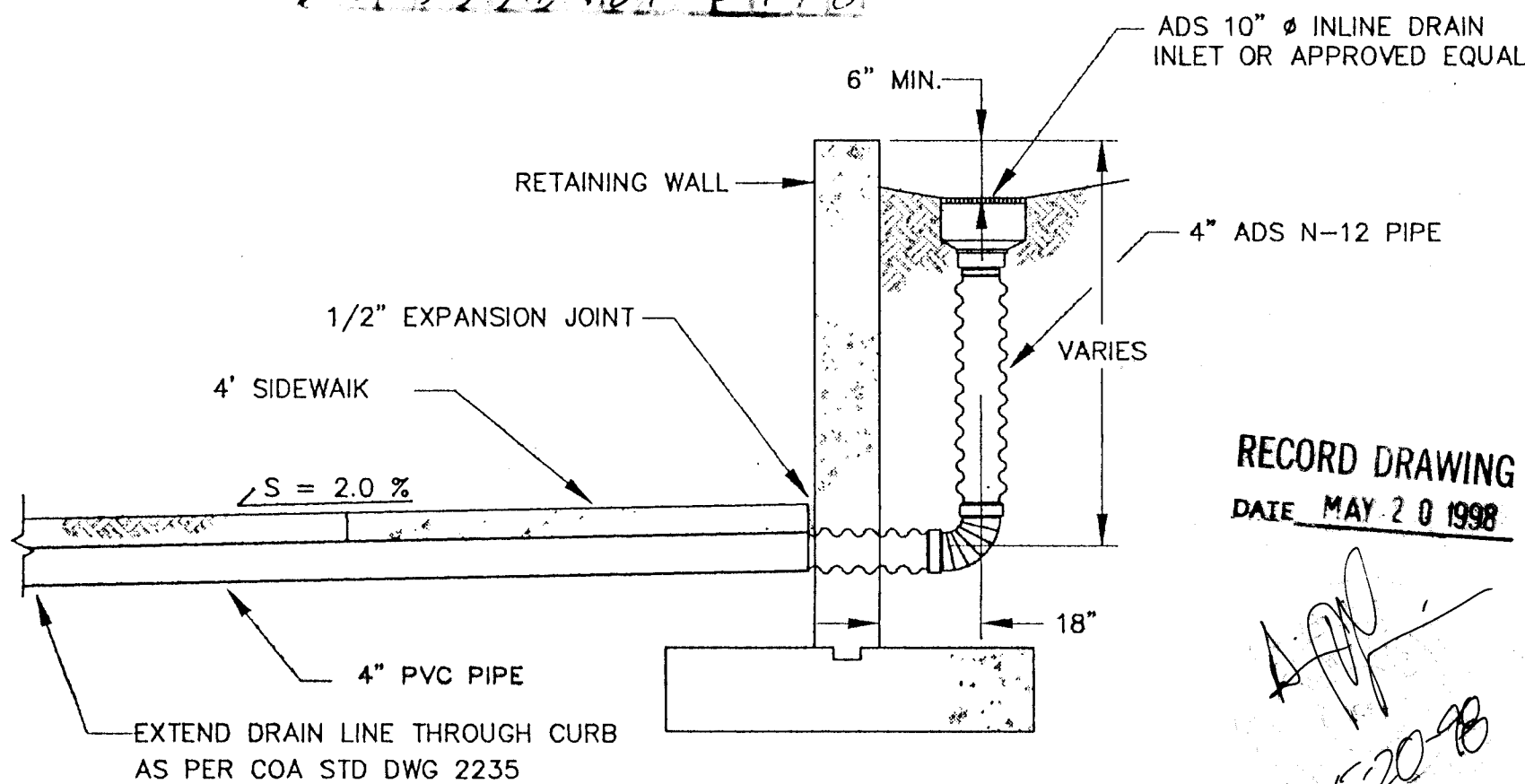
GRADING NOTES:

- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS AND THE CONSTRUCTION OF REQUIRED RETAINING WALLS ONLY.
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
- BOULDERS, GREATER THAN 3' IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
- UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.

FOR INFORMATION ONLY

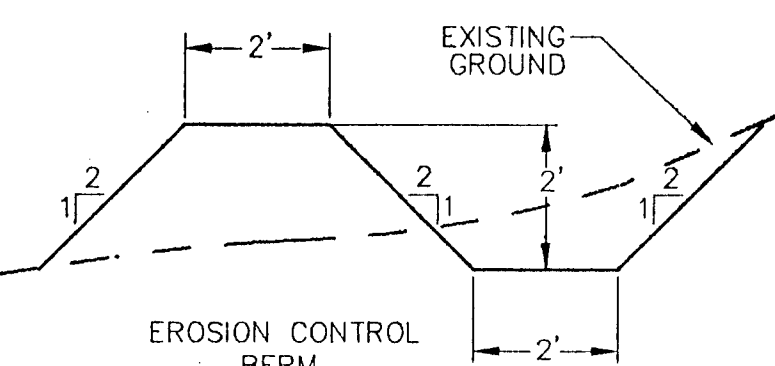
INLINE DRAIN DETAIL

N.T.S.



EROSION CONTROL PLAN

N.T.S.



NOTES:

- THE CONTRACTOR MUST OBTAIN A "TOPSOIL DISTURBANCE PERMIT" FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- 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. THE COST SHALL BE INCIDENTAL TO THE PROJECT COST.
- THE CONTRACTORS SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC ROW. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL ABOVE AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL ENSURE THAT NO PERMANENT GRADED SLOPES EXCEED 1' VERTICAL FALL IN 3' HORIZONTAL RUN (3:1). THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH THIS REQUIREMENT SO THAT RESOLUTIONS MAY BE CONSIDERED WITH A MINIMUM OF DELAY.

DRAINAGE REPORT

Site Location: The Grace Place Subdivision is located at the intersection of Sunningdale Avenue, N.E. and Coe Drive, in the northwest corner. The site is currently undeveloped. The proposed development includes a subdivision with seven lots around a cul-de-sac.

Methodology: For this site, Section 22.2 of the City of Albuquerque DPM was followed to calculate the design volume. The charts and formulas in Part A were followed using the 100 year frequency 6-hour rainfall volume as the design storm. The site is located in Zone 2 as determined from Table A-1. The total storm volume was calculated as per section A.5. Peak discharge was calculated as per section A.6.

Existing Conditions: The site has one basin designated Basin A. The site is uncompacted by human activity with slopes ranging from 3% to 50%. The following calculations show the peak discharge and 100-year event. These volumes currently flow into existing drop inlets located on Sunningdale Avenue, and there are no offsite flows entering the site.

Basin	Area (ac)	Treatment				V ₂₀₀ (ac-ft)	Q _p (cfs)
		% A	% B	% C	% D		
A	1.51	67.6	28.5	4	0	0.08	2.76

Proposed Conditions: Proposed conditions include construction of a single-family 7-unit residential subdivision. A cul-de-sac will lead into the subdivision from Sunningdale Avenue. The proposed flows will be directed from the residences with swales to the cul-de-sac, then to the existing drop inlets located in Sunningdale. Lot B and Lot C will have 10" inlet drains with 4" lines that will flow through the curb on Coe Drive and discharge to drop inlets located in Sunningdale Ave. The following calculations show the peak discharge and volume for the 100-year event.

Basin	Area (ac)	Treatment				V ₂₀₀ (ac-ft)	Q _p (cfs)
		% A	% B	% C	% D		
A	1.51	0	53.6	0	46.4	0.17	5.14

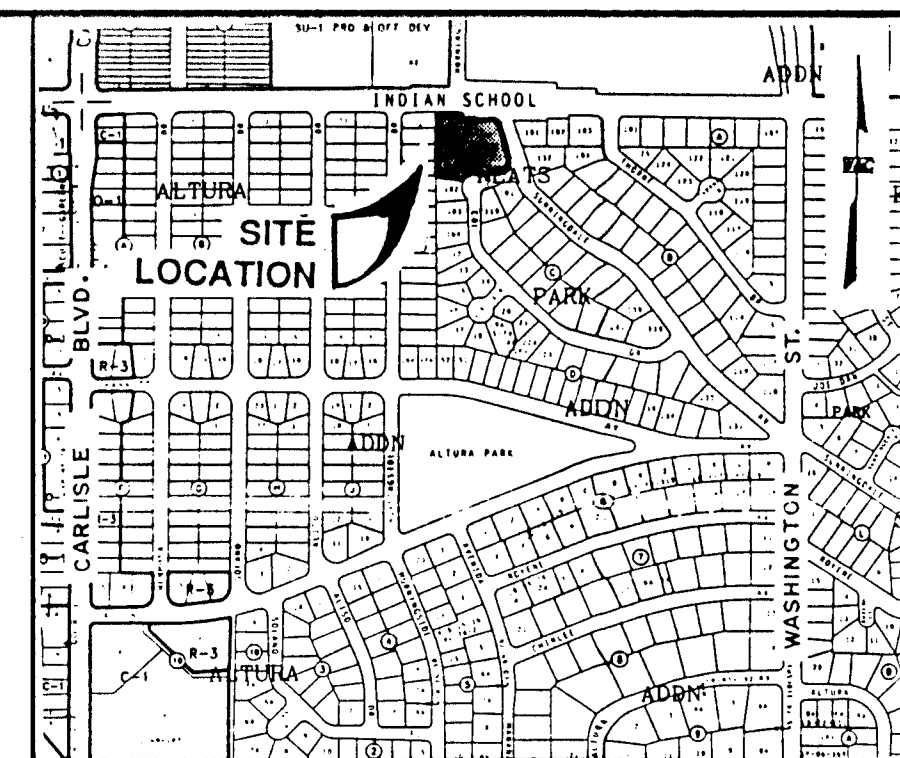
Conclusion: The proposed improvements to the site increase the runoff from Basin A by 2.4 cfs and there are no offsite flows contributing to this amount. The flow enters the existing 102" diameter RCP located in Sunningdale Avenue through two drop inlets and then eventually flows into the Embudo Diversion Channel downstream. The 102" diameter RCP was determined to have a flow capacity of approximately 750 cfs. The site is located at the base of FIRM Panel No. 29. This panel shows a flood plain adjacent to the property on Sunningdale Avenue with a 1 foot depth. The homes will all be located out of the flood plain. The flood plain will not be impacted by this construction. The site is located at the lower end of the Sunningdale Basin. Because of this location and the short time of concentration, the peak from this site will pass well ahead of the peak from the upstream basins. Therefore this site has no impact on the downstream structures.

As Built Legend

As B As Built Elevation

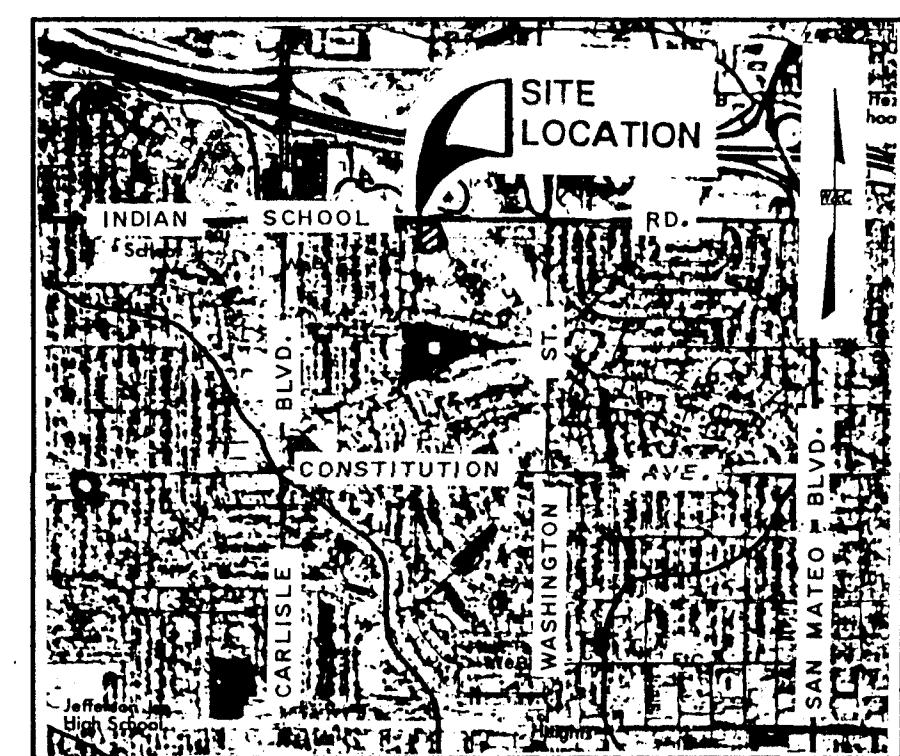
24-5558-81 PH 98

RECORD DRAWING
DATE MAY 20 1998



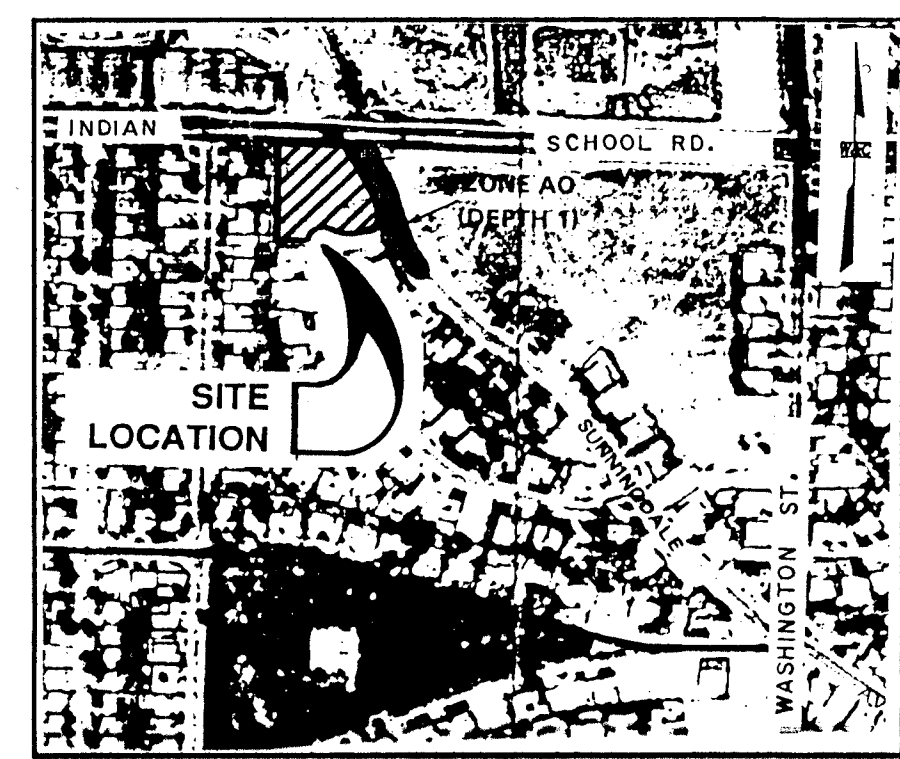
LOCATION MAP

ZONE ATLAS MAP NO. J-17



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 31



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY
PANEL 29

LEGAL DESCRIPTION

LOT 101, BLOCK D, NEATS PARK ADDITION

BENCH MARK

"2-H17" - A SCREW CHISEL ON THE WNW CURB RETURN LOCATED AT THE INTERSECTION OF INDIAN SCHOOL ROAD, N.E. AND WASHINGTON STREET, N.E. PUBLISHED ELEVATION = 5185.723

C.P. DODGEN & ASSOCIATES, INC.
architecture construction planning
5121 NORTHERN TRAIL NW ALBUQUERQUE, N.M. 87120 (505) 836-1015

WILSON & COMPANY

4775 INDIAN SCHOOL ROAD N.E.
SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
(505) 254-4000



DATE
SEPT 1996

FILE NO.
96-023

DESIGN
D.S.A.

DRAWN
V.K.L.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

GRACE PLACE SUBDIVISION
GRADING & DRAINAGE PLAN

Design Review Committee

Approved by

on

City Engineer Approval

DRB

on

Last Design Update

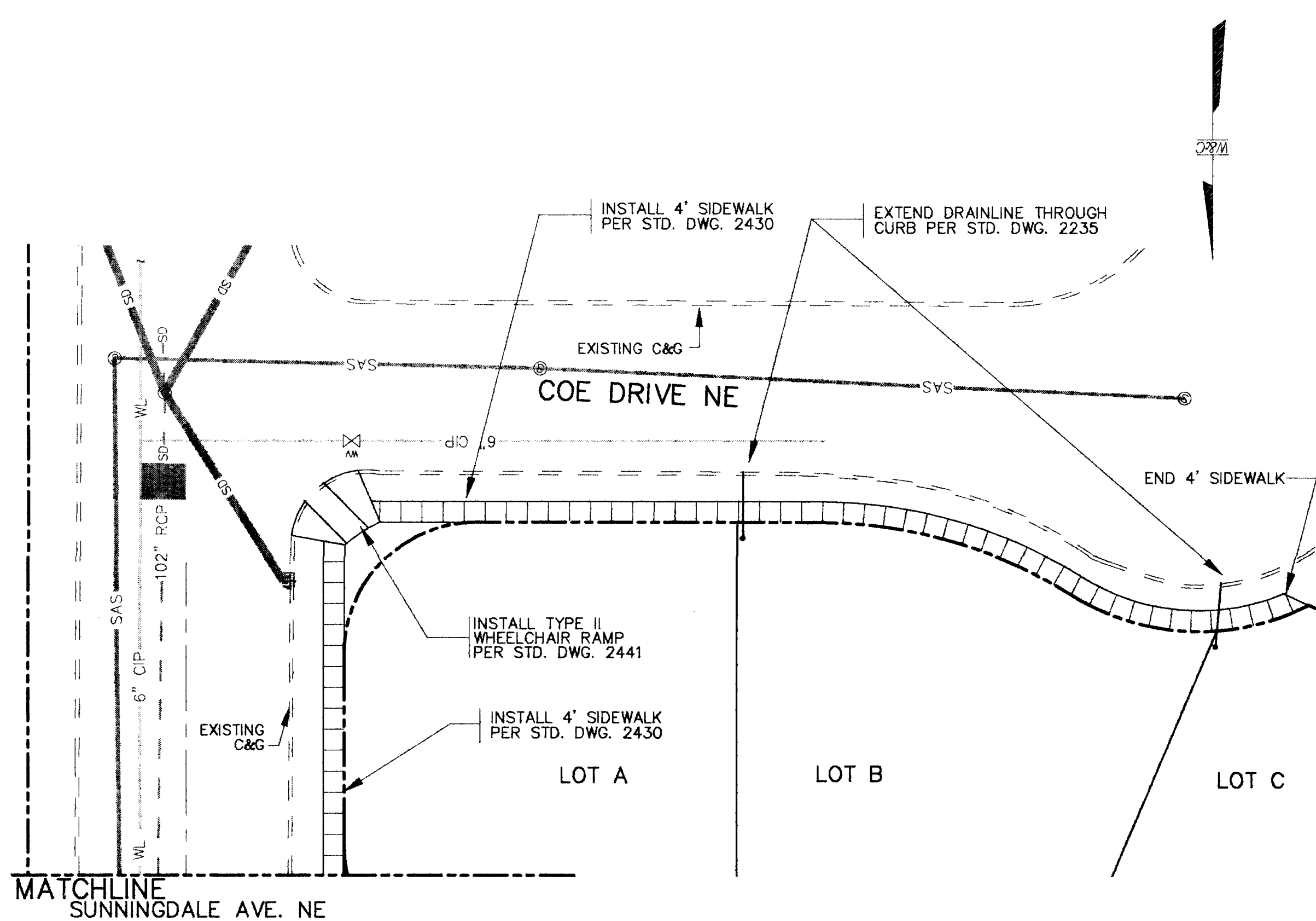
Mo./Day/Yr.

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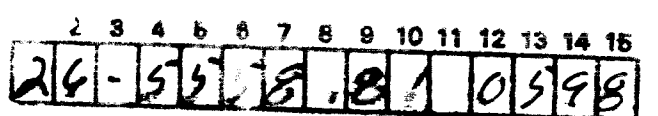
City Project No.
5558.81

Zone Map No.
J-17


Sheet
4 of 6



SANITARY SEWER		SERVICE TABLE	
8" LINE	PER STD.	DWG.	2125/2136
STATION	LENGTH LF	INV. @ PLUG	REMARKS
1+71.18 LT	33	54.5	W/1.5' RISER
1+74.18 RT	33	54.7	W/1.5' RISER
2+14.35 LT	33	58.2	W/2.0' RISER
2+50 RT	73	60.2	W/2.5' RISER
2+55 NW	65	64.2	RADIAL FR. MH
2+55 NW	54	64.2	RADIAL FR. MH
2+55 SW	40	63.2	RADIAL FR. MH



SECRET DRAWING
DATE MAY 20 1948



SCANNED BY
BY LASON

WCEA #96023
SEPT 1996

Zone Map No.
J-17

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
GRACE PLACE SUBDIVISION
PLAN & PROFILE
GRACIA COURT NE

Design Review Committee

APPROVED

DESIGN REVIEW COMMITTEE

City Engineer Approve _____

Fast Design Update

Mo.

Day

Yr.

Mo./L

Way/Yr

8.

--

AS-BUILT INFORMATION	CONTRACTOR	CONCRETE CONTRACT
	WORKED BY	WILSON
	STARTED	DATE
	TESTS	DATE
	ACCEPTANCE BY	RIKKE / COA
	FIELD	DATE
	VERIFICATION BY	RIKKE / COA
	DATE	DATE
	DESIGNED BY	WILSON
	CONCRETE	DATE
	RECORDED BY	
	NO.	

BENCH MARKS

"2-H17" - A SQUARE CHISEL ON THE WWV
CURB RETURN LOCATED AT THE INTERSECTION
OF INDIAN SCHOOL ROAD NE AND WASHINGTON
STREET N.E.

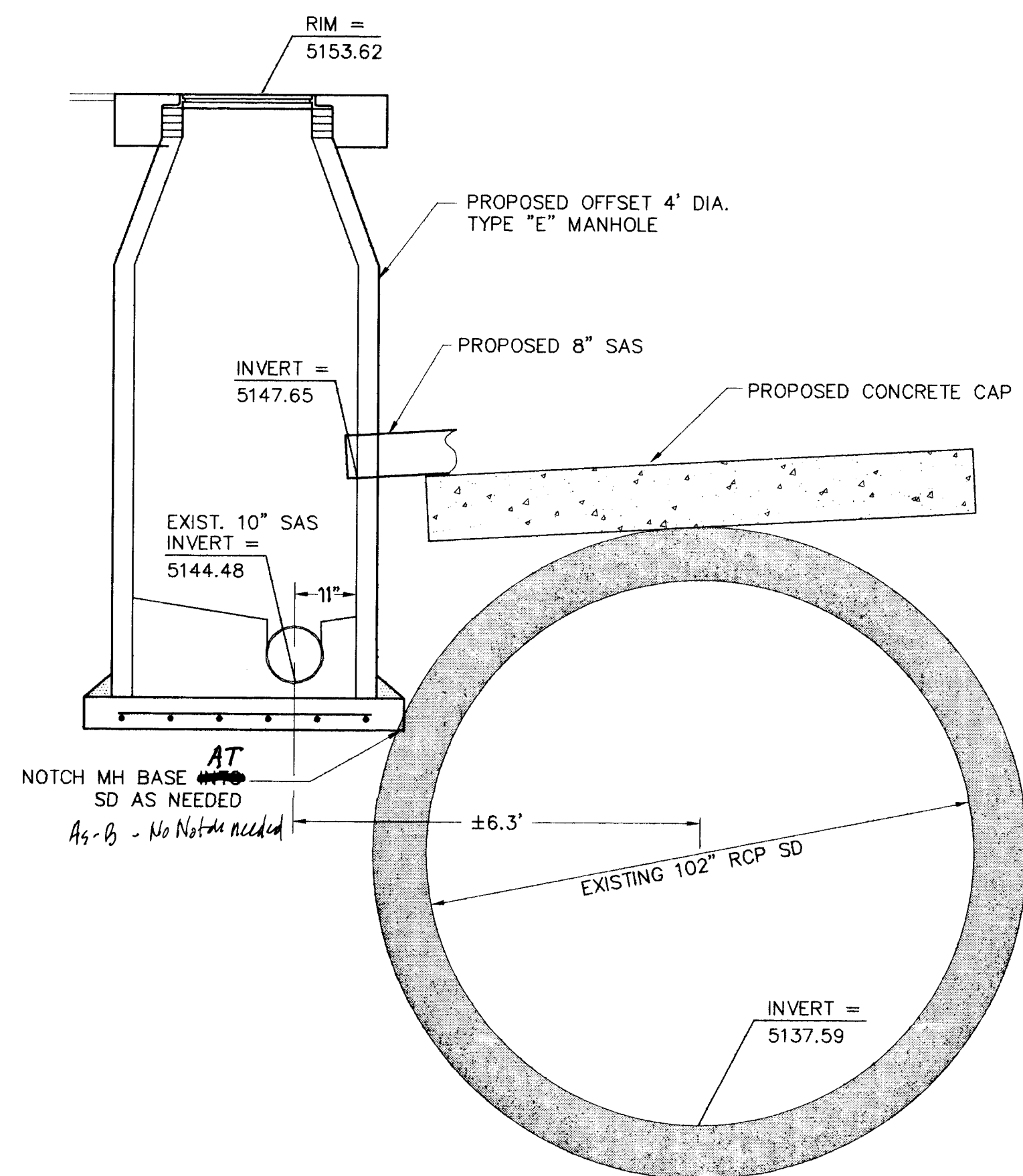
ELEVATION = 5185.723 FT.

[illegible]

ENGINEER'S SEAL

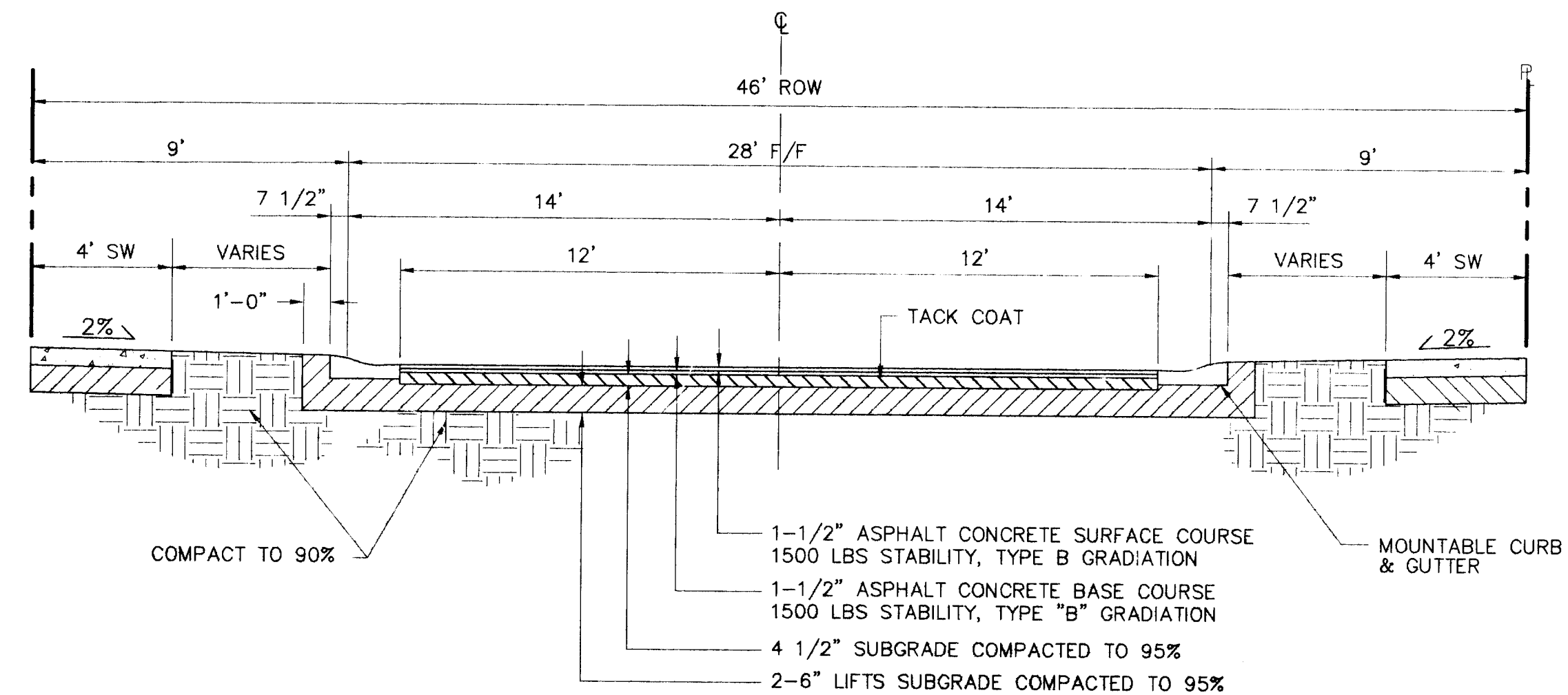
NO.		DATE		REVISIONS		BY	
WILSON & COMPANY, ENGINEERS & ARCHITECTS							
		DESIGNED BY		D.S.A.		DATE JULY 96	
		DRAWN BY		V.K.L.		DATE JULY 96	
		CHECKED BY		XXX		DATE JULY 96	

Mo./Day/Yr.		Mo./Day/Yr.	
Sheet		Of	
5		6	



OFFSET TYPE "E" MANHOLE DETAIL

1" = 2' HORIZONTAL AND VERTICAL



GRACIA COURT NE TYPICAL ROADWAY SECTION

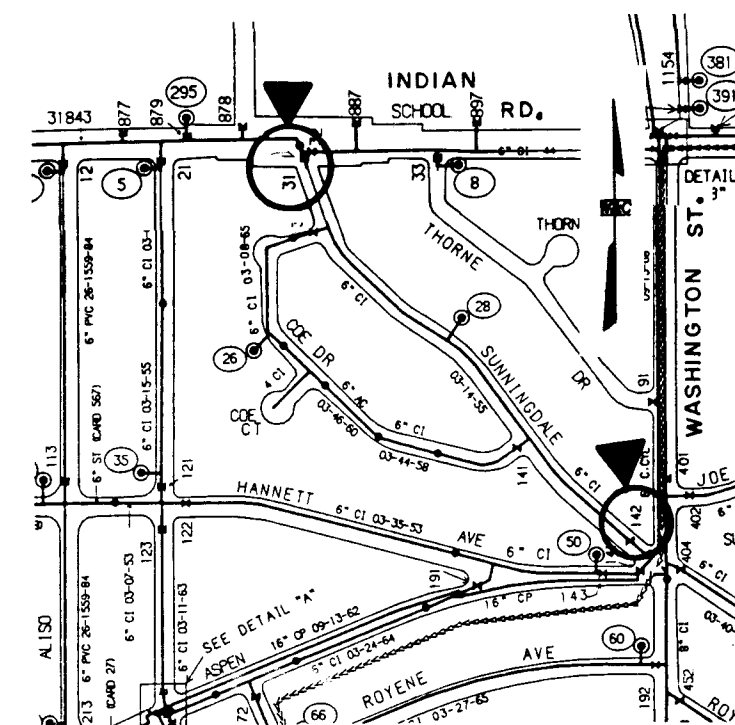
N.T.S.

NOTE:
PAVEMENT DESIGN IS A STANDARD COA
RESIDENTIAL DESIGN BASED ON A SOIL "R"
VALUE >50. IF, DURING CONSTRUCTION,
TESTS INDICATE A VALUE <50, CONTRACTOR
SHALL REQUEST OF WILSON & CO. A NEW
PAVEMENT DESIGN BASED ON ACTUAL SOIL
"R" VALUE.

RESTRAINED JOINT TABLE					
LENGTH OF RESTRAINED PIPE EACH WAY (FEET)					
PIPE SIZE	TEE	VALVE/CAP/FH			
6"	6x6-5'	50'			
* TEE BRANCH - EACH RUN PIPE SHALL BE MINIMUM 10' W/O JOINTS.					

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES, AS SHOWN IN THESE PLANS, INCLUDING: TRENCHING, BACKFILL, SUPPORTS, FIRE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS BELOW GRADE (COVER): WATERLINE - 36" TO TOP OF PIPE.
3. UTILITIES CONNECTION POINTS ARE APPROXIMATE ONLY. EACH BIDDER SHALL SATISFY HIMSELF AS TO EXISTING SITE CONDITIONS BEFORE SUBMITTING HIS BID. NO ALLOWANCE SHALL BE MADE AFTER THE CONTRACT IS AWARDED TO COMPENSATE FOR LACK OF PRE-BID INSPECTION OF THE SITE BY THE SUCCESSFUL BIDDER. VERIFY EXACT SIZE, LOCATION AND DEPTH OF EXISTING WATERLINES AND SEWERLINES BEFORE SETTING ANY NEW PIPE.
4. CONTRACTOR SHALL CONNECT NEW SERVICE LINE TO EXISTING LINES AS APPROVED AND DIRECTED BY LOCAL GOVERNING UTILITIES ENGINEERING OFFICIALS AND CONFORM TO THEIR REQUIREMENTS.
5. 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 PROJECT SPECIFICATIONS, AND THE IAPMO UNIFORM PLUMBING CODE, LATEST EDITION.
6. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT AND/OR SIDEWALK, AS APPLICABLE.
7. UTILITY RELOCATIONS REQUIRED BY THE CONSTRUCTION OF THIS PROJECT ARE TO BE COORDINATED BY THE CONTRACTOR DURING CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
8. ALL RIM ELEVATIONS FOR SANITARY SEWER ARE APPROXIMATE ONLY. RIMS SHALL BE ADJUSTED FLUSH TO GRADE AT FINAL PAVING.



WATER VALVE SHUT-OFF PLAN

- CLOSE VALVES 31 & 142
- COA PERSONNEL ONLY TO OPERATE VALVES
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45
46 47 48 49 50 51 52 53 54 55 56 57 58 59 60
61 62 63 64 65 66 67 68 69 70 71 72 73 74 75
76 77 78 79 80 81 82 83 84 85 86 87 88 89 90
91 92 93 94 95 96 97 98 99 100

C.P. DODGEN & ASSOCIATES, INC. architecture construction planning 5124 NORTHERN TRAIL NW ALBUQUERQUE, NM. 87120 (505) 836-1015			
WILSON & COMPANY 4775 INDIAN SCHOOL ROAD N.E. SUITE 200 ALBUQUERQUE, NEW MEXICO 8/110 (505) 254-4000		DATE SEPT 1996 FILE NO. 96-023 DESIGN D.S.A. DRAWN V.K.L.	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
GRACE PLACE SUBDIVISION NOTES & MISCELLANEOUS DETAILS			
Design Review Committee APPROVED NOV 19 1996 DESIGN REVIEW COMMITTEE		City Engineer Approval [Signature] Mo./Day/Yr. Mo./Day/Yr.	
City Project No. 5558 81		Zone Map No. J-17	
Sheet 6		Of 6	