

PUBLIC IMPROVEMENT PLANS
FOR
DISNEY PLACE N.E.
NOR ESTE MANOR
ALBUQUERQUE, NEW MEXICO

MAY 1997

PREPARED FOR:
THE GARRETT GROUP
P.O. BOX 10285
ALBUQUERQUE, NM 87184-0285

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108
(505) 268-8828

INDEX TO DRAWINGS

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4	DISNEY PLACE PAVING PLAN
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5A	HELEN HARDIN UTILITY PLAN

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering or intent of the record drawings.

Timothy Aldrich, P.S., No. 7719

02-03-98

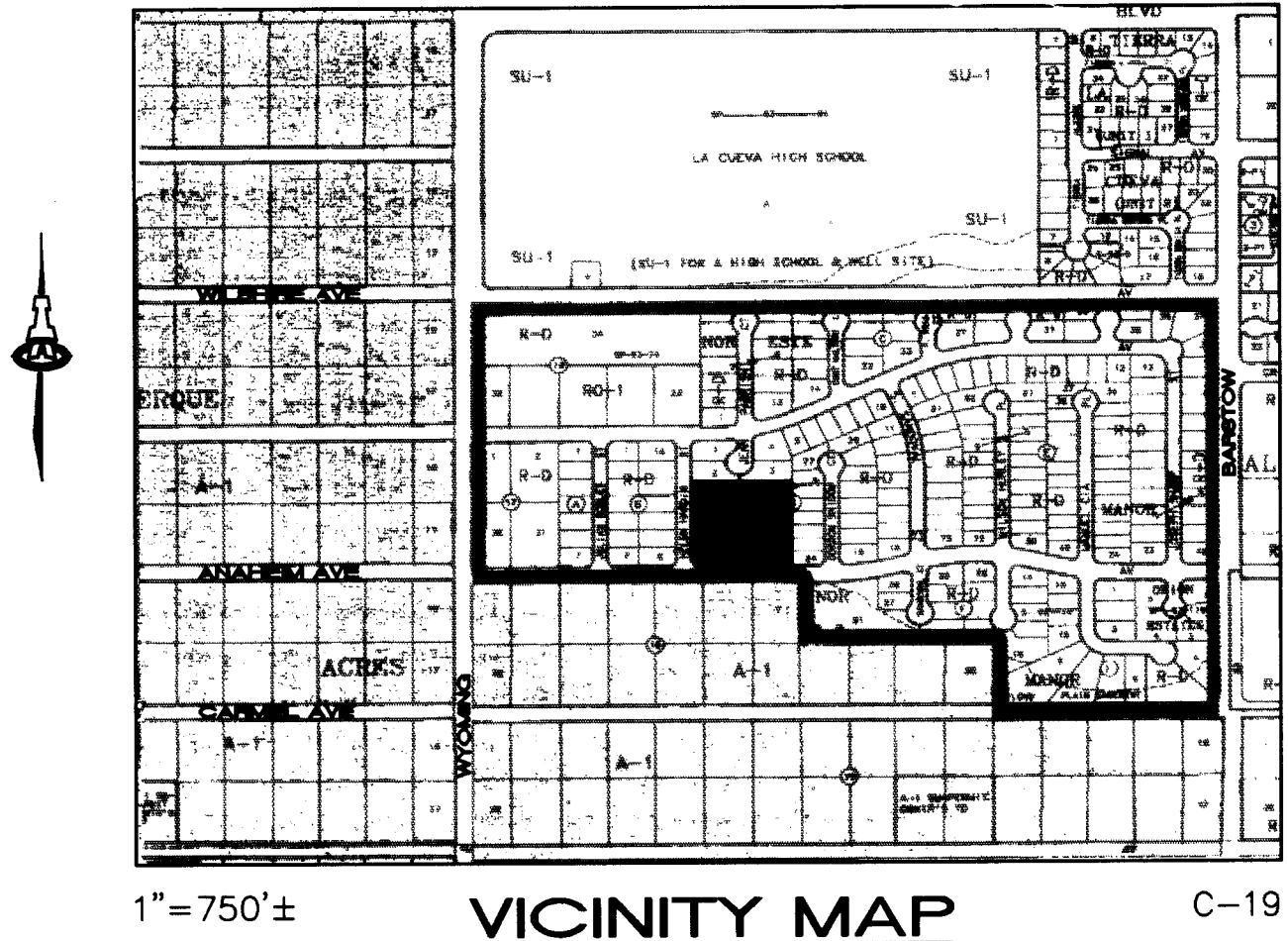
Date

21. The Contractor shall assume responsibility for any damage to existing pavement, pavement markings, C & G, driveways, wheelchair ramps & sidewalks during construction apart from those sections indicated for removal on plans & shall repair or replace per COA std at his own expense.

APPROVAL OF AS-BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE

SCANNED BY
RYLASON

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico
518CVRDWSmd 5/20/97



GENERAL NOTES

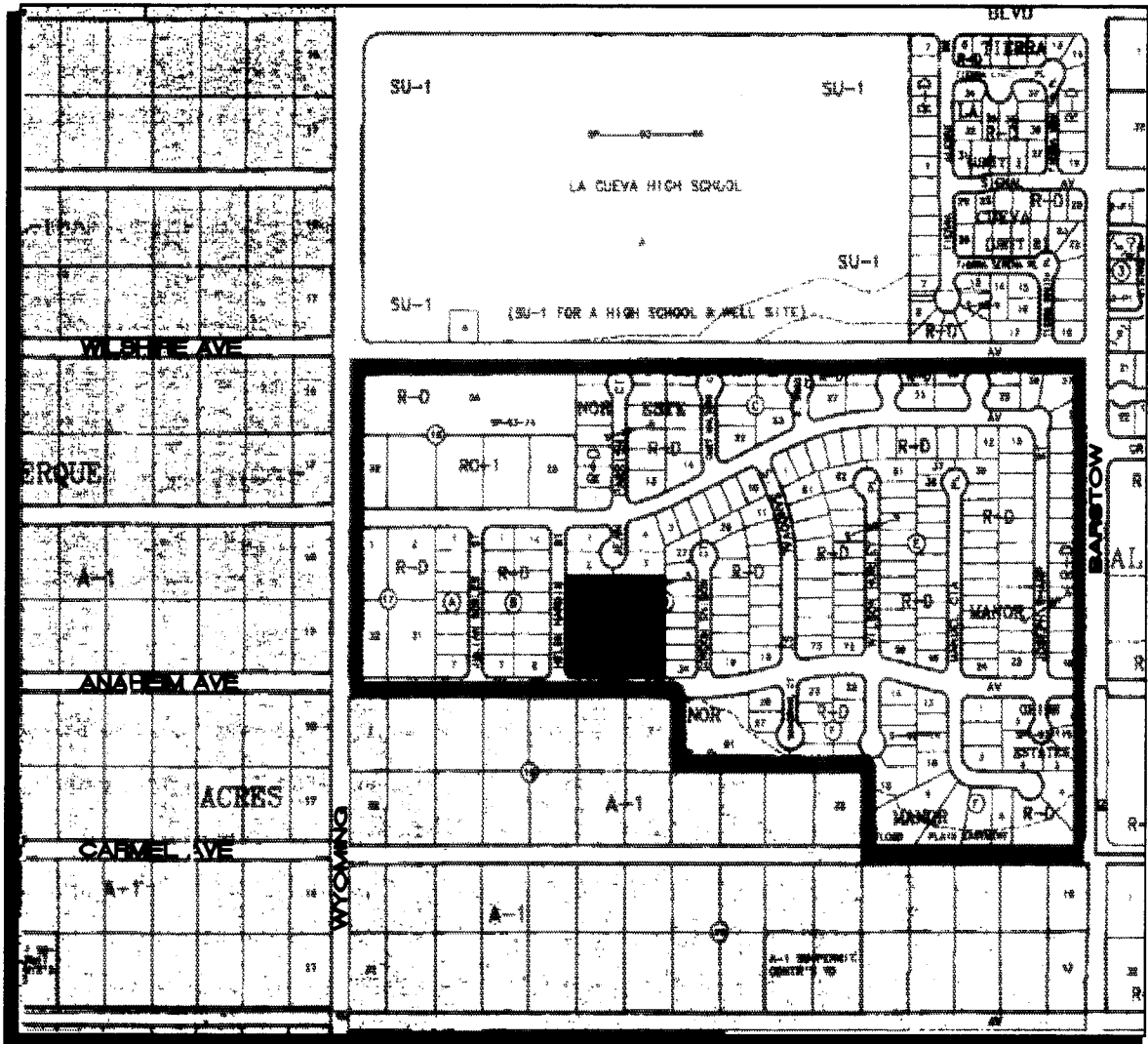
- All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction 1986 Edition as amended with Update No. 6.
- All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health.
- Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.
- Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended with Update No. 6.
- The Contractor agrees that he 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; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
- TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Coordination Division a detailed construction schedule. Two (2) working days prior to construction, the Contractor shall obtain a barricading permit from the Construction Coordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by Contractor to location as existing or as shown in this plan set at no additional cost to the Owner.
- When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the field Engineer. Removal of broken or cracked pavement will also be required.
- Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
- All final backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by section 701.14.2 and standard drawing number 2315.
- The Contractor shall promptly clean up any material excavated within the public right-of-way or private roadway easements so that the excavated material is not susceptible to being washed down the street or into any public drainage facility.
- Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6"-12") or ductile iron pipe, thickness class 50 (6"-16").
- All sanitary sewer line stationing refers to sanitary sewer centerline stationing.
- All fittings on waterlines shall have restrained joints as noted on the plans.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to waterline and/or sewerline costs.
- 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 record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- 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.
- WARNING--EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any 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 its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.

20. Any work occurring within an arterial roadway requires 24 hr. construction.

DRB NO. 96-250

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	Bill G. Leahy	6-3-97	APPROVED FOR CONSTRUCTION		
		Transportation	R. W. Kama	6-3-97			
		Water/Wastewater	R. W. Kama	6-3-97			
		Hydrology	Juan Calogry	6-3-97			
		CIP					
		Constr. Mngmt.	Dave Cates	6-3-97			
City Project No.				570081	Sheet	1	Of 5



C-19
VICINITY MAP
1"=750'±

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	N 44°39'10" E	90°00'00"
C2	25.00'	18.50'	9.70'	18.08'	N 20°51'09" W	42°23'58"
C3	40.00'	29.60'	15.51'	28.93'	S 20°51'09" E	42°23'58"
C4	40.00'	62.83'	40.00'	56.57'	S 45°20'50" W	90°00'00"
C5	40.00'	62.83'	40.00'	56.57'	N 44°39'10" W	90°00'00"
C6	40.00'	29.60'	15.51'	28.93'	N 21°32'49" E	42°23'58"
C7	25.00'	18.50'	9.70'	18.08'	S 21°32'49" W	42°23'58"
C8	25.00'	39.27'	25.00'	35.36'	S 44°39'10" E	90°00'00"
C9	25.00'	39.27'	25.00'	35.36'	N 45°20'50" E	90°00'00"



SCALE: 1"=30'

LEGEND

- FOUND 5/8" REBAR (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ⊙ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- ⊙ STREET LIGHT

PRELIMINARY PLAT OF
DISNEY PLACE N.E.
NOR ESTE MANOR
BLOCK D
TRACT A
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1996

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK D, NOR ESTE MANOR as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 14, 1990 in Volume 90C, Folio 74.

ACS BENCHMARK

ACS MONUMENT
"6-C19"
ELEVATION: 5476.7

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \ WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
- ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

SITE DATA

- TOTAL LAND AREA = 2.5314 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 15.
- CURRENT ZONING: R-D.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO LADERA DRIVE NW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

SUBDIVISION NOTES

- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
"NOR ESTE MANOR" (03-14-90, 90C-74)
records of Bernalillo County, New Mexico.
- Date of Survey: November 7, 1996.
- City of Albuquerque, New Mexico Zone: R-D
- Flood Zone Designation: Zone C (areas of minimal flooding), Panel 10 of 50, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, October 14, 1983.

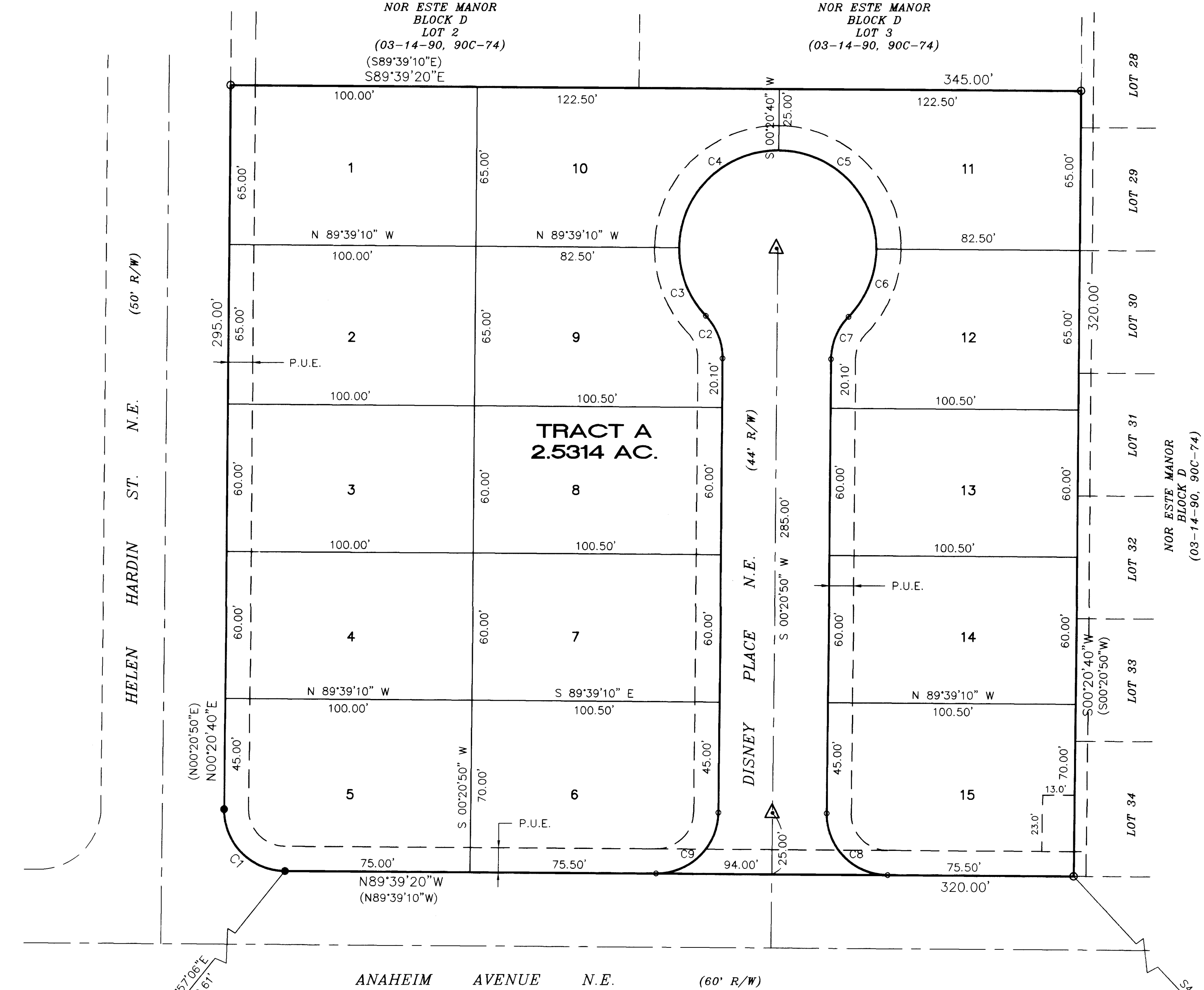
APPROVED FOR MONUMENTATION
AND STREET NAMES

CITY SURVEYOR _____ DATE _____

OWNERSHIP

TED E. GARRETT JR. _____ DATE _____

FOR INFORMATION
ONLY



ACS MON "HEAVEN"
Y= 1518737.03
X= 407051.31
G-G= 0.99965263
Δα= -00°10'45"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEV= 5378.79

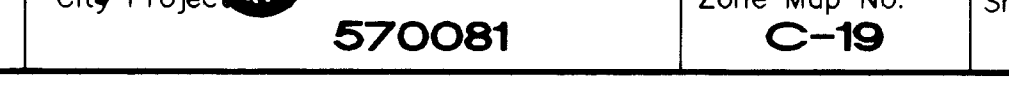
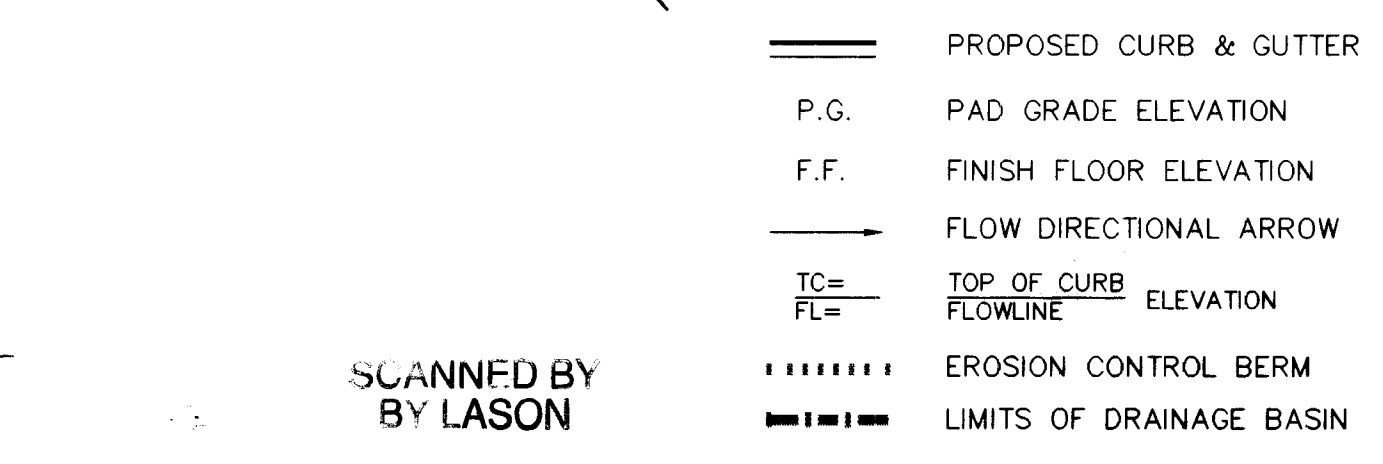
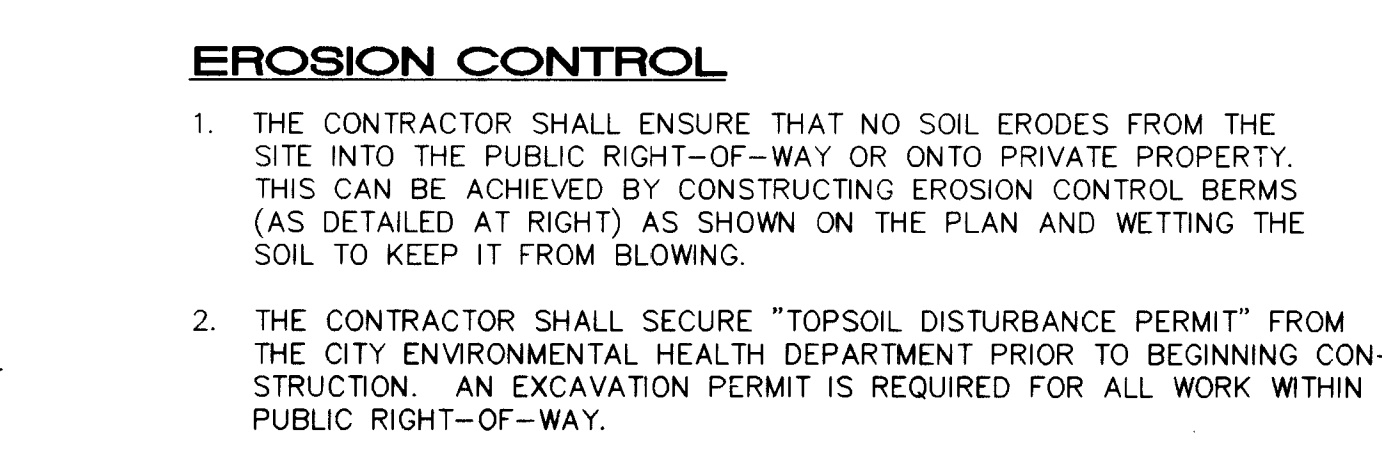
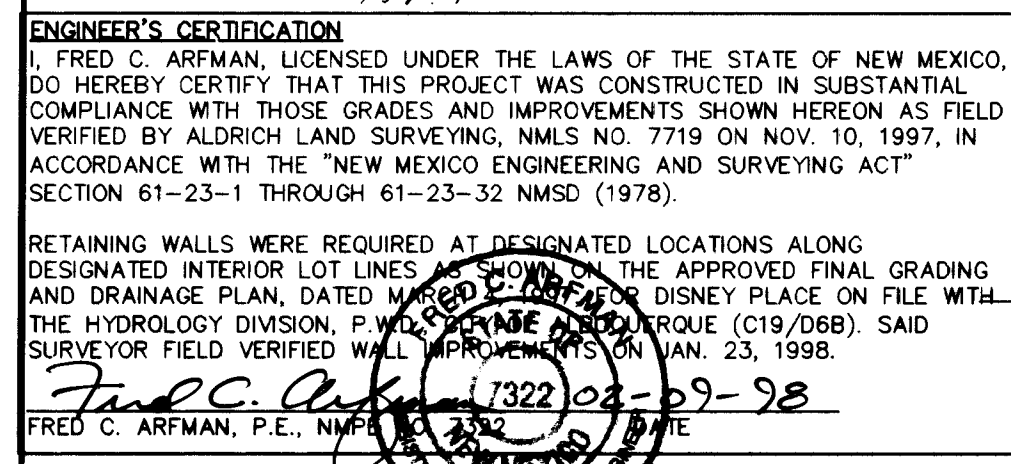
ACS MONUMENT
"6-C19"
Y= 1518825.94
X= 410163.71
G-G= 0.9996473
Δα= -00°10'23"
CENTRAL ZONE
(NAD 1927/SLD 1929)

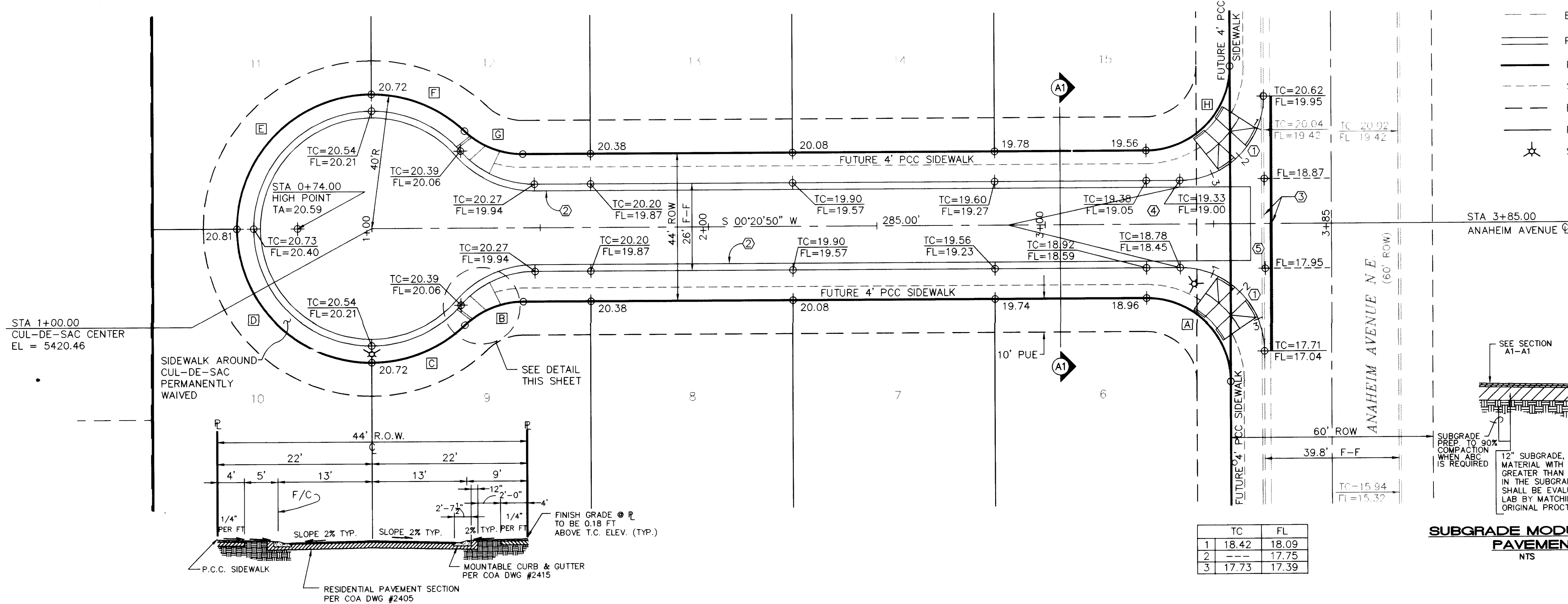
SCANNED BY
BY LASON



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Albuquerque New Mexico

918PLUM.DWGmtd 5/20/97

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LEGEND

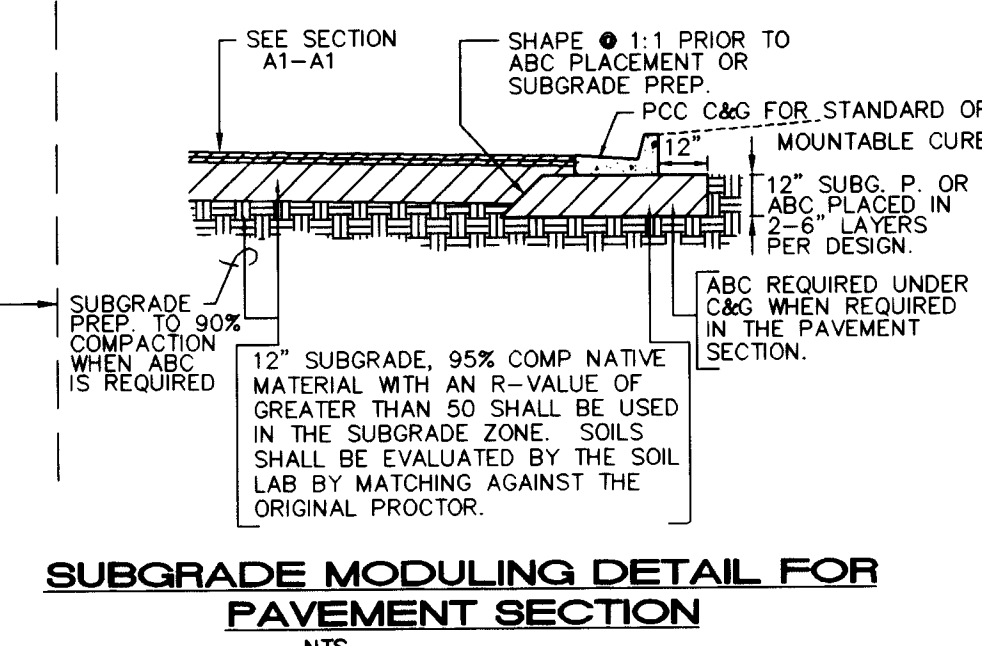
- TC=19.38
FL=19.05
TC=19.38
FL=19.05
- EXISTING TOP OF CURB - ELEVATION
FLOWLINE
- PROPOSED TOP OF CURB - ELEVATION
FLOWLINE
- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- SIDEWALK
- EASEMENT
- PROPERTY LINE
- STREET LIGHT

KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441 (RAMP LENGTHS VARIABLE TO ACHIEVE 12:1 SLOPE). TRANSITION FROM STANDARD TO MOUNTABLE CURB PER COA STD DWG #2418.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
- REMOVE AND DISPOSE OF 8.4 SY ARTERIAL PAVEMENT AND 76.0 LF OF STANDARD CURB & GUTTER. REPLACE ARTERIAL PAVEMENT PER COA STD DWG #2407, 2416.
- 50' MIN CROWN TO NO CROWN TRANSITION.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE 3/4" INVERT PER COA STD DWG #2420.

FACE OF CURB CURVE TABLE

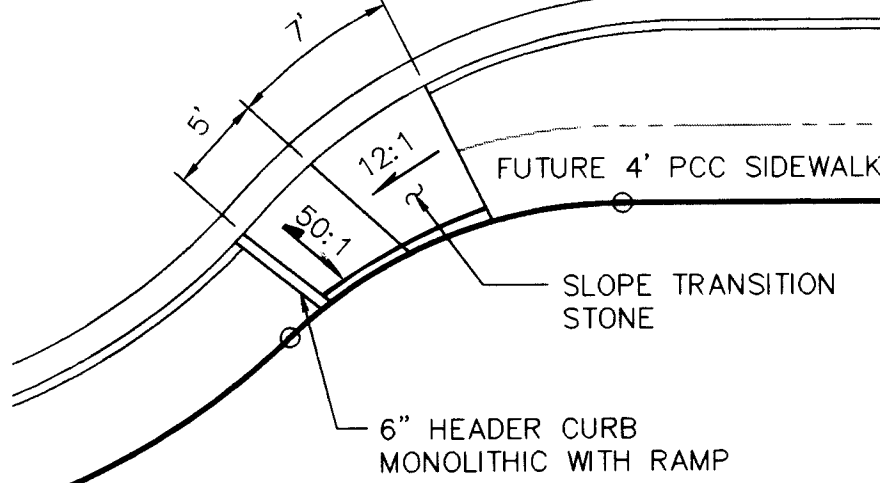
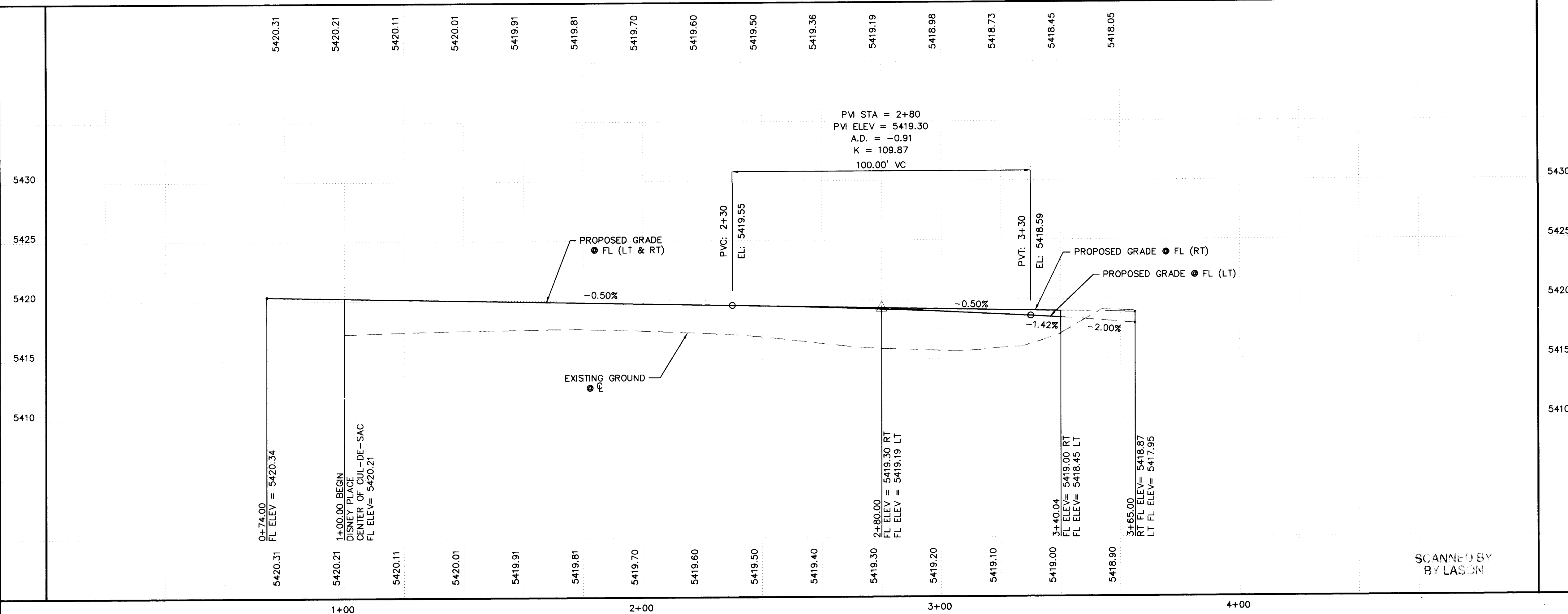
	RADIUS	LENGTH	DELTA
A	25.0'	39.26'	89°58'18"
B	29.0'	24.79'	48°59'08"
C	35.0'	29.92'	48°59'08"
D	35.0'	54.98'	90°00'00"
E	35.0'	54.98'	90°00'00"
F	35.0'	29.92'	48°59'08"
G	29.0'	24.79'	48°59'08"
H	25.0'	39.27'	89°59'54"



SECTION A1-A1
TYPICAL 44' R.O.W. RESIDENTIAL STREET SECTION
NTS

DISNEY PLACE

SCALES:
1"=20' HOR.
1"=5' VERT.



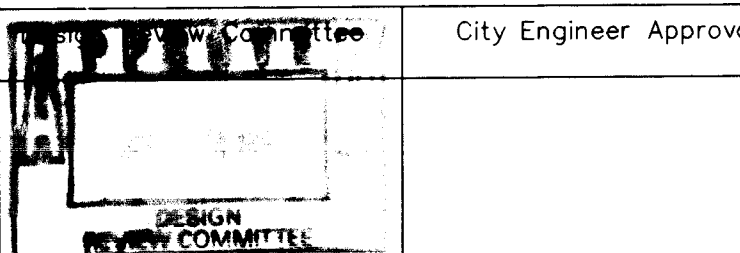
WHEELCHAIR RAMP DETAIL AT
CUL-DE-SAC NECK
SCALE: 1"=10'-0"

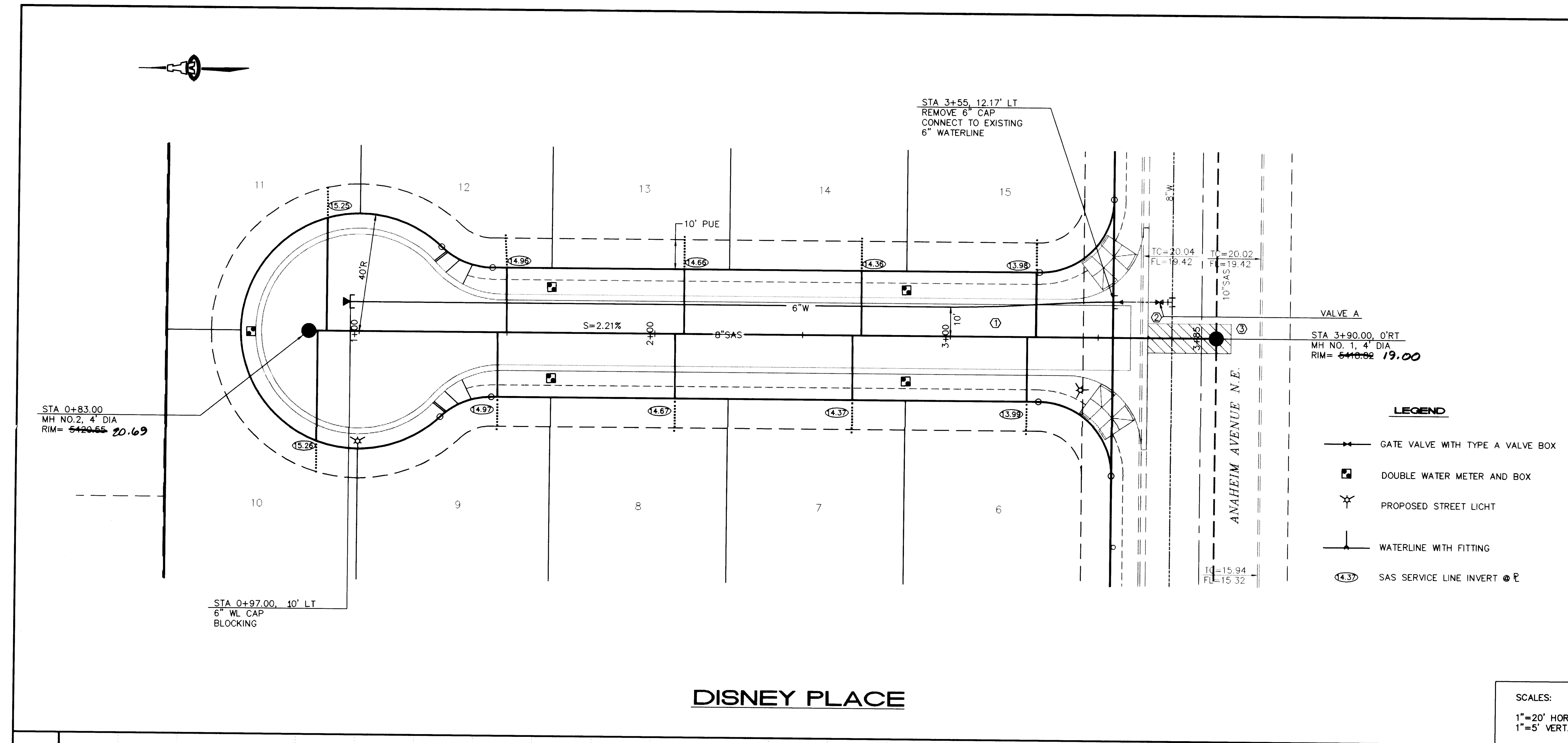


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Albuquerque New Mexico
918PVI.DWGmtd 5/21/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DISNEY PLACE
PAVING PLAN & PROFILE**





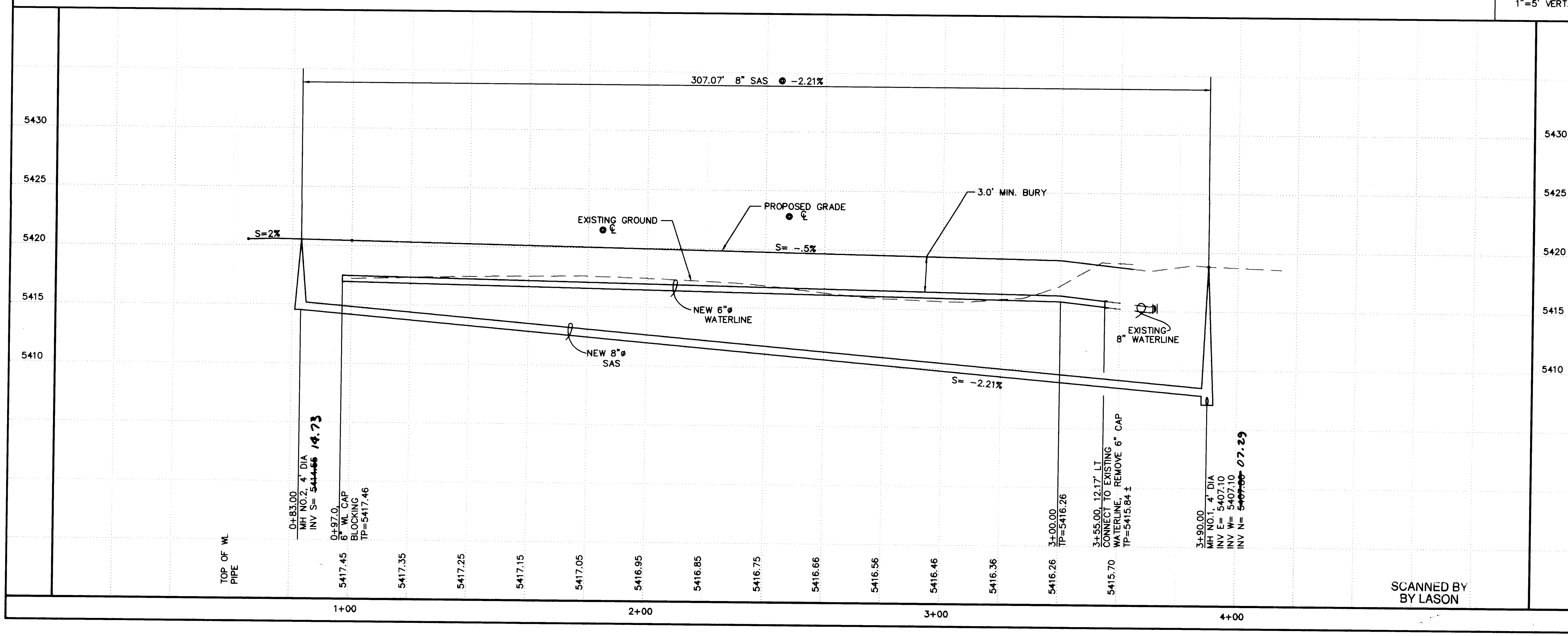
- GENERAL NOTES**
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 - CONSTRUCT ALL DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.

- KEYED CONSTRUCTION NOTES**
- STA 3+00 - 3+55 CURVE WATERLINE TO MATCH EXISTING MIN R = 400'.
 - SHUT OFF VALVE A TO PROVIDE NON-PRESSURE CONNECTION.
 - REMOVE, DISPOSE AND REPLACE 31.3 SY OF ARTERIAL PAVEMENT PER COA STD DWG #2465.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
6	3+26.03	13.99
7	2+66.86	14.37
8	2+06.86	14.67
9	1+46.86	14.97
10	0+86.00	15.26
11	0+89.00	15.25
12	1+49.86	14.96
13	2+09.86	14.66
14	2+69.86	14.36
15	3+29.03	13.98

SCALES:
1"=20' HOR.
1"=5' VERT.



ENGINEER'S SEAL

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Albuquerque New Mexico
918UTL1.DWGmtd 5/21/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
DISNEY PLACE
UTILITY PLAN & PROFILE

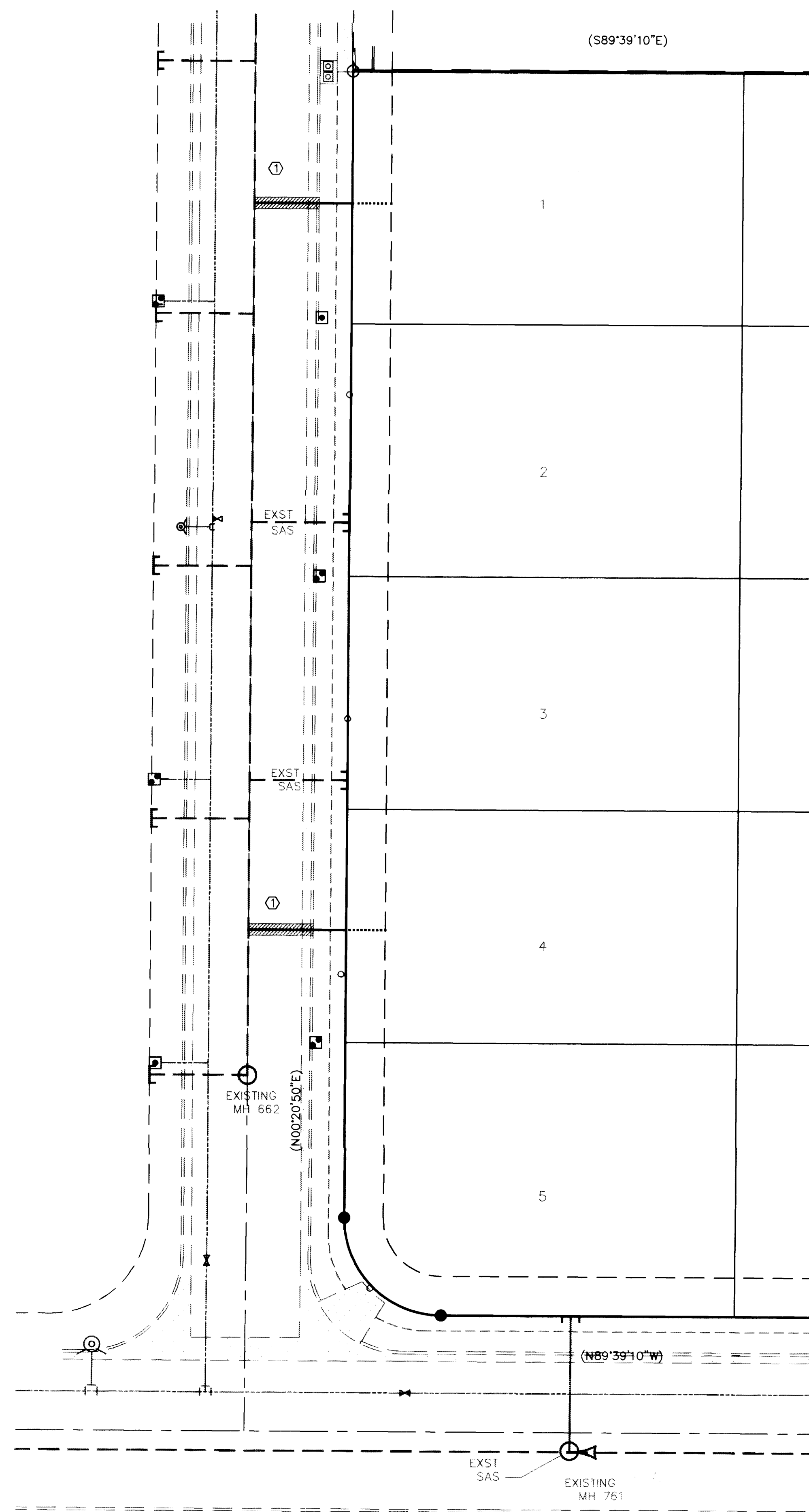
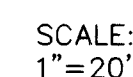
City Project No. 570081 Zone Map No. C-19 Sheet 5 Of 5

DESIGNED BY: DATE: DRAWN BY: DATE: CHECKED BY: DATE:

REVISIONS

NO.	DATE	REMARKS
1	05/12/97	DESIGN

6-2-97



HELEN HARDIN STREET

LEGEND

- | | |
|---|----------------------------------|
|  | GATE VALVE WITH TYPE A VALVE BOX |
|  | DOUBLE WATER METER AND BOX |
|  | PROPOSED STREET LIGHT |
|  | WATERLINE WITH FITTING |
|  | SAS SERVICE LINE INVERT @ 14.37 |

WATER SERVICE TABLE

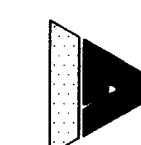
LOT NO.	STA.	TYPE
1	64' S OF N P	SGL
2	131' S OF N P	DBL
3		
4	250' S OF N P	DBL
5		

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
1	34' S OF N R	4.7
2	*	*
3	*	*
4	37' N OF MH 662	6.00
5	*	*

* EXISTING SAS SERVICE

126-5700-8A5A98



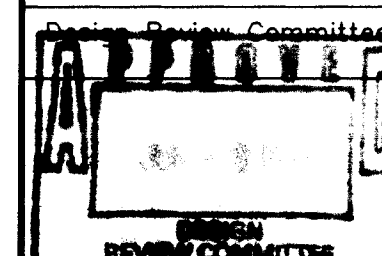
ISAACSON & ARFMAN, P.A.
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Albuquerque New Mexico
918UTL2.DWGmtd 5/30/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:

HELEN HARDIN STREET

UTILITY PLAN



City Engineer Approval

Last Design Update

Mo./Day/Y

Mo./Day/

City Project No _____

570081

Zone Map No.
C-19

Sheet **5A** Of **5**

SCANNED BY
BY LASON