

Record Drawings

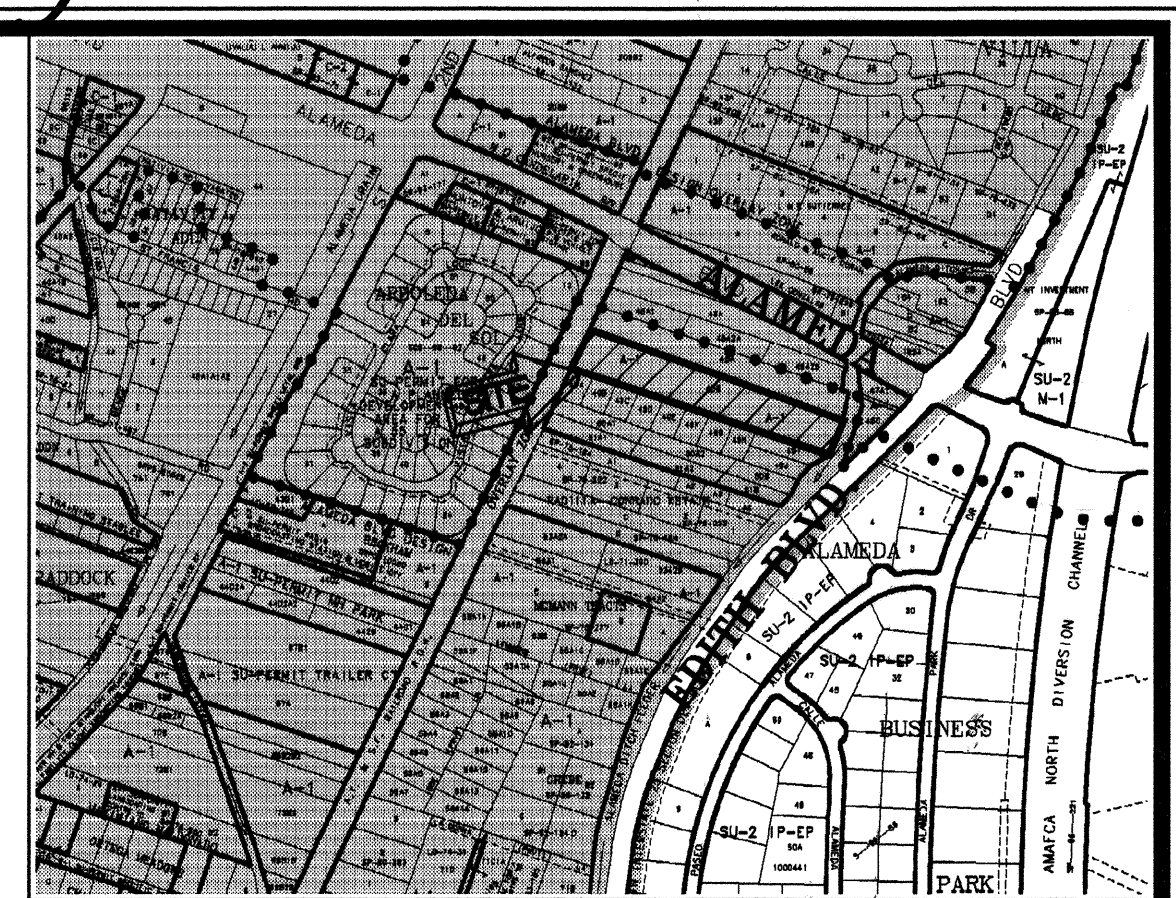
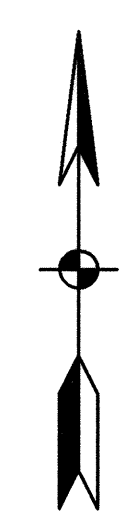
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5869-13-2010

SCANNED BY
PLANNING

LANDS OF THERESA LUCERO

GRADING, PAVING AND UTILITY IMPROVEMENTS

BERNALILLO COUNTY, NEW MEXICO



VICINITY MAP C-16-Z

INDEX TO DRAWINGS

RECORD DRAWING

SHEET NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX TO DRAWINGS
2	GENERAL NOTES
3	PLAT OF GEOMETRY (SHEET 1 OF 2)
4	PLAT OF GEOMETRY (SHEET 2 OF 2)
5	GRADING AND DRAINAGE
6	LUZ DE LUCERO LANE PLAN & PROFILE
7	UTILITY PLAN PLAN AND PROFILE
8	CONSTRUCTION DETAILS
9	EDITH BLVD



Certificate of Substantial Completion

I, Bolesto A. Romero, NMPE 8535, of the firm Community Sciences Corp. hereby certify that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved plans dated 8/11/09. The record information edited onto the original design document has been obtained by Gary Gritsko, NMLS 8686, of the firm Alpha Professional Surveying Inc. I further certify that I have personally visited the project site during construction between the dates of 9/2/09 and 12/15/09 and have determined by visual observation that the survey data provided is representative of actual site conditions and is true and correct to best of my knowledge and belief. This certification is submitted in support of a request for Final Acceptance.

Exceptions: Exceptions, if any, are annotated by hand on each plan sheet.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the Construction Drawings for this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

CONSTRUCTION NOTES

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION AS AMENDED THROUGH UPDATE #7 INCLUDING ADDENDUM #1 (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS).

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR 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 SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.

THE 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 OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

TRENCH BACKFILL COMPACTION WILL BE IN ACCORDANCE WITH DETAIL 8.1 ON SHEET 8.

CONTRACTOR SHALL MAINTAIN A GRAFFITI - FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OF TEMPORARY.

CONTRACTOR TO VERIFY ALL QUANTITIES.

T. Paul
Bernalillo County Public Works Div. 11/12/08
Date

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 01/26/10

DATE: 02/2007
SCALE: NO SCALE
DESIGNED: MVH
DRAWN: MVH
CHECKED BY: BLS
LAND PLANNING
P.O. Box 1328
ENGINEERING
Corrales, N.M. 87048
SURVEYING
COMMUNITY SCIENCES CORPORATION

ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****
		DRC Chairman	<i>Bolesto A. Romero</i>	12-16-09	APPROVED FOR CONSTRUCTION
		Transportation	<i>Bolesto A. Romero</i>	12-16-09	
		Water/Wastewater	<i>Bolesto A. Romero</i>	12-16-09	
		Hydrology	<i>Bolesto A. Romero</i>	12-16-09	
		C.I.P.	N/A		
		Constr. Mngmt.	N/A		<i>Bolesto A. Romero</i> 8-11-09 City Engineer Date
		Constr. Coord.	N/A		
		City Project No.	580983		Sheet 1 Of 9
		County Project No.	PWC070005		

SCANNED BY
PLANNING

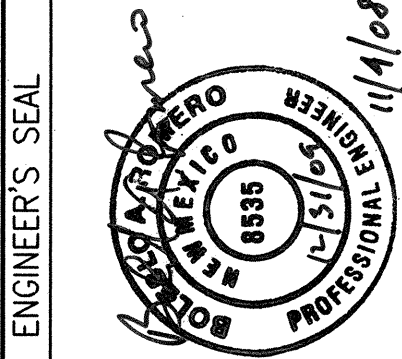
GENERAL NOTES

1. NOT USED.
2. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FLOWLINE.
3. ALL FINISH GRADES AND PROFILES SHOWN ARE FLOWLINE GRADES, UNLESS OTHERWISE NOTED. MATCH FLOW LINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER TO EXISTING.
4. ALL UTILITY POLES ARE TO BE RELOCATED BY OTHERS.
5. NOT USED.
6. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.
7. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST JOINT.
8. ALL GAS VALVE BOXES, GAS MANHOLES, ELECTRICAL MANHOLES, AND TELEPHONE MANHOLES WILL BE ADJUSTED TO GRADE BY OTHERS.
9. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE & CABLE LOCATING SERVICE, NM ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
10. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION.
11. EXACT LOCATION OF DRIVE PADS AND WHEELCHAIR RAMPS WILL BE DETERMINED IN THE FIELD BY THE FIELD ENGINEER. LOCATIONS SHOWN ON PLANS AND PROFILE SHEETS ARE APPROXIMATE.
12. THE APPLICABLE CITY OF ALBUQUERQUE STANDARD DETAILS ARE INCLUDED AT THE BACK OF THE SPECIFICATIONS.
13. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THIS CONTRACT, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
14. NOT USED.
15. A DISPOSAL SITE, COMPLYING WITH ALL CITY ORDINANCES, SHALL BE OBTAINED BY THE CONTRACTOR FOR THE DISPOSAL OF ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVEMENT (EXCEPT MILLED BITUMINOUS CONCRETE PAVEMENT) AND OTHER WASTE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE COUNTY OF BERNALILLO OF THE LOCATION OF THE DISPOSAL SITE PRIOR TO THE REMOVAL AND ACTUAL DISPOSAL OF THE MATERIAL. ALL COSTS IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.
16. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR R.O.W. TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.
17. FIFTY (50) TON ROLLER OPERATION SHALL NOT BE USED IN THIS PROJECT WHERE UNDERGROUND UTILITIES ARE PRESENT. THE REQUIRED COMPACTING AT THESE LOCATIONS SHALL BE EFFECTED BY OTHER MEANS.
18. ALL EXCAVATIONS FOR STORM DRAINS, AND OTHER EXCAVATIONS AS NECESSARY, SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY AND HEALTH STANDARDS (TITLE 29, CFR, PART 1926 AND PART 1910 AS APPLICABLE TO CONSTRUCTION WORK - PUBLISHED IN THE FEDERAL REGISTER ON FEBRUARY 9, 1979).
19. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION 3 WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED OR REINSTALLED. (CALL 764-1599)
20. WHERE PULL BOXES ABUT BACK OF CURB OR ARE LOCATED IN CONCRETE PAVED AREA, PROVIDE ½" EXPANSION MATERIAL. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.
21. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING NEW CONDUIT TO EXISTING OR NEW TRAFFIC CONTROL FACILITIES. THIS WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.
22. PERMANENT SIGNING AND ALL STRIPING SHALL BE BY CONTRACTOR. CONSTRUCTION SIGNING AND STRIPING SHALL BE BY CONTRACTOR.
23. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.
24. EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY THE CONTRACTOR, AND THAT IS OUT OF ALIGNMENT OR DISPLACED VERTICALLY OR IS BADLY BROKEN OR DETERIORATED WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
25. THE CONTRACTOR SHALL NOTIFY ABCWUA AT LEAST 7 WORKING DAYS IN ADVANCE OR WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.
26. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
27. ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS FOR EACH PHASE OF THE WORK AS DIRECTED BY THE FIELD ENGINEER. ALL SIGN LOCATIONS WILL BE SELECTED IN THE FIELD AND APPROVED BY THE FIELD ENGINEER. SIGN HEIGHT SHALL BE 7 FT. ABOVE THE SIDEWALK LEVEL TO THE BOTTOM OF SIGN.
28. ALL DRUMS USED FOR TRAFFIC CONTROL MAY BE FILED WITH SAND OR WATER BALLAST LIMITED TO 100 LBS. MAXIMUM PER DRUM.
29. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELING PEDESTRIAN TRAFFIC AROUND ALL WORK AREAS THROUGHOUT THE CONSTRUCTION PERIOD.
30. SEVEN (7) 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 (924-3400) 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 AT LOCATION OF EXISTING OR AS INDICATED BY THIS PLAN SET.

31. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ALL PROPERTY EXCEPT DURING ACTUAL PAVING OPERATIONS. PRIOR TO ANY PAVING OPERATIONS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 3 DAYS IN ADVANCE.
32. NOT USED.
33. ALL ADVANCE WARNING SIGNS AND ALL BARRICADES SHALL BE EQUIPPED WITH FLASHING WARNING LIGHTS, TYPE A, EXCEPT ALL CHANNELIZING BARRICADES SHALL HAVE STEADY BURNING WARNING LIGHTS, TYPE "C".
34. NOT USED.
35. CONCRETE BLOCKING WILL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.
36. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY IN ACCORDANCE WITH FINISHED PAVEMENT ELEVATIONS.
37. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
38. NOT USED
39. CONTRACTOR TO VERIFY ALL FLANGE, PAD, VALVE BOX, RIM AND TOP OF PIPE ELEVATIONS IN FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH REQUIREMENTS OF STANDARD CITY DETAILS.
40. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE ABCWUA 5 WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.
41. THE CONTRACTOR SHALL COORDINATE WITH QWEST ON RELOCATION OF ANY TELEPHONE BOXES.
42. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
43. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. 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 CREWS TO PERFORM THEIR REQUIRED WORK.
44. 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 COST INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
45. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE, NPDES).
46. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
47. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
48. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
49. NOT USED.
50. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
51. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P. **& COA STD DWG 2465. (NSP) 11/06/08**
52. CONSTRUCTION OF WATER AUTHORITY CROSSING FACILITIES SHALL BE COORDINATED WITH THE WATER AUTHORITY. FINAL ACCEPTANCE SHALL BE BY THE WATER AUTHORITY.
53. THE CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) (7) DAYS WORKING DAYS PRIOR TO ANY WORK WHICH MAY AFFECT THE EXISTING ABCWUA PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY ABCWUA PERSONNEL ONLY. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
54. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING ADDENDUM # 1.
55. PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING (DEVELOPER'S RESPONSIBILITY).
56. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FILED ENGINEER.
57. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
58. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
59. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINSHED GRADE AND WILL MEASURED AND PAID PER EACH.
60. IF HUMAN REMAINS ARE DISCOVERED ON THE SITE, ALL CONSTRUCTION WILL CEASE AND THE OFFICE OF THE MEDICAL EXAMINER MUST BE CONTACTED FOR FURTHER INSTRUCTIONS.
61. **CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE. (NSP) 11/06/08**

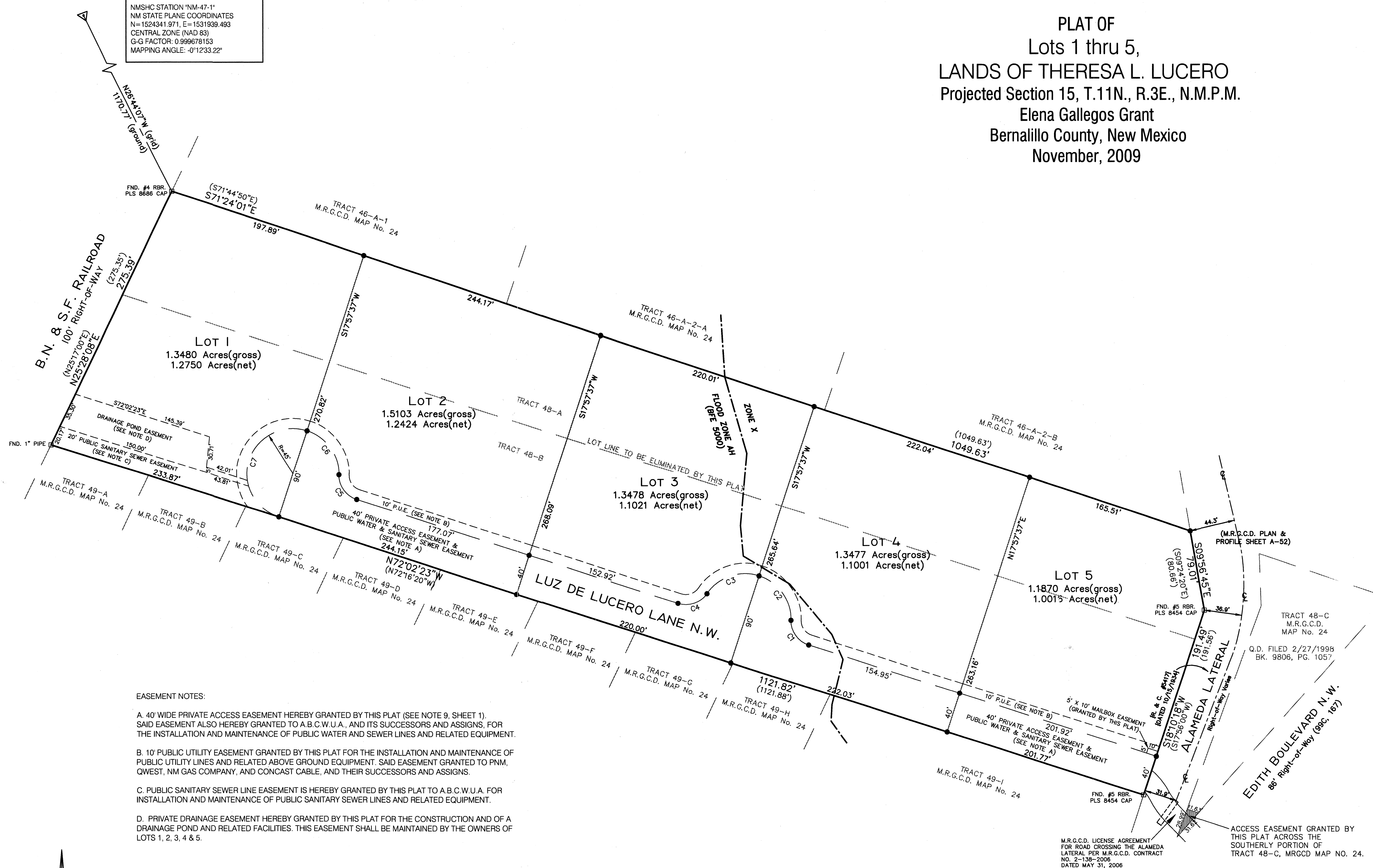
RECORD DRAWING

Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048			
JOB NO.: N758-02			
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: LANDS OF THERESA LUCERO GENERAL NOTES			
Design Review Committee APPROVED DEC 10 2008 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED AUG 11 2009 CITY ENGINEER	Mo./Day/Yr	Mo./Day/Yr
City Project No. 580983	Zone Map No. C-16	Sheet 2	of 9
County Project No. PWC070005			



PLAT OF
Lots 1 thru 5,
LANDS OF THERESA L. LUCERO
Projected Section 15, T.11N., R.3E., N.M.P.M.
Elena Gallegos Grant
Bernalillo County, New Mexico
November, 2009

NMSHC STATION "NM-47-1"
NM STATE PLANE COORDINATES
N=1524341.971, E=1531939.493
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999678153
MAPPING ANGLE: -0°12'33.22"



EASEMENT NOTES:

- 40' WIDE PRIVATE ACCESS EASEMENT HEREBY GRANTED BY THIS PLAT (SEE NOTE 9, SHEET 1). SAID EASEMENT ALSO HEREBY GRANTED TO A.B.C.W.U.A., AND ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER AND SEWER LINES AND RELATED EQUIPMENT.
- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY LINES AND RELATED ABOVE GROUND EQUIPMENT. SAID EASEMENT GRANTED TO PNM, QWEST, NM GAS COMPANY, AND CONCAST CABLE, AND THEIR SUCCESSORS AND ASSIGNS.
- PUBLIC SANITARY SEWER LINE EASEMENT IS HEREBY GRANTED BY THIS PLAT TO A.B.C.W.U.A. FOR INSTALLATION AND MAINTENANCE OF PUBLIC SANITARY SEWER LINES AND RELATED EQUIPMENT.
- PRIVATE DRAINAGE EASEMENT HEREBY GRANTED BY THIS PLAT FOR THE CONSTRUCTION AND OF A DRAINAGE POND AND RELATED FACILITIES. THIS EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1, 2, 3, 4 & 5.

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR WITH PLASTIC CAP STAMPED "G. GRITSKO PLS 8686" UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.03	25.00	73°23'54"	S35°20'26"E	29.88
C2	57.65	45.00	73°23'55"	N35°20'26"W	53.79
C3	57.65	45.00	73°23'54"	S71°15'40"W	53.79
C4	32.03	25.00	73°23'54"	N71°15'40"E	29.88
C5	32.03	25.00	73°23'54"	S35°20'26"E	29.88
C6	57.65	45.00	73°23'55"	N35°20'26"W	53.79
C7	141.37	45.00	180°00'00"	S17°57'37"W	90.00

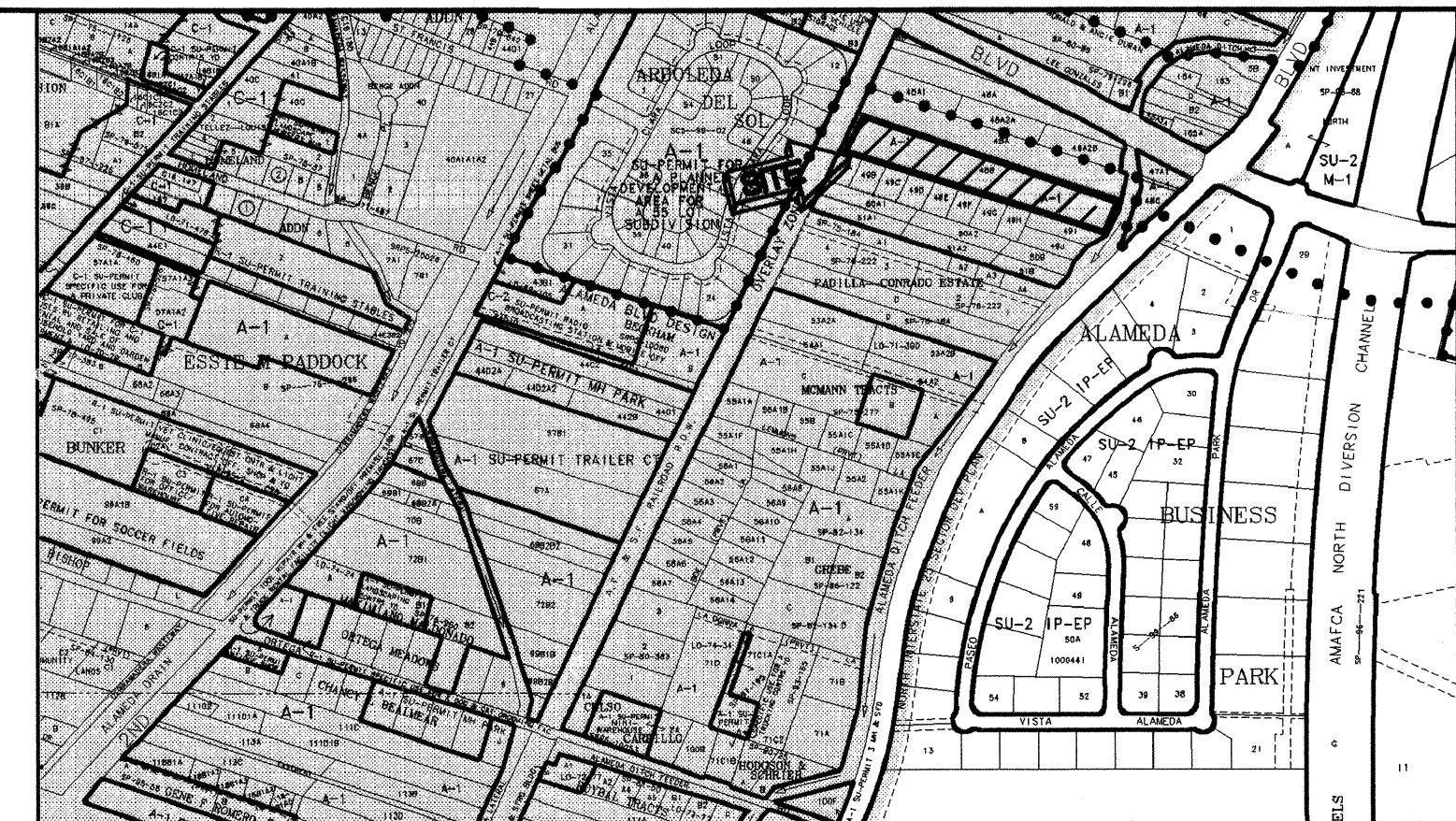
RECORD DRAWING

SHEET 4 OF 9

ALPHA PROFESSIONAL SURVEYING INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
PHONE (505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 08-129

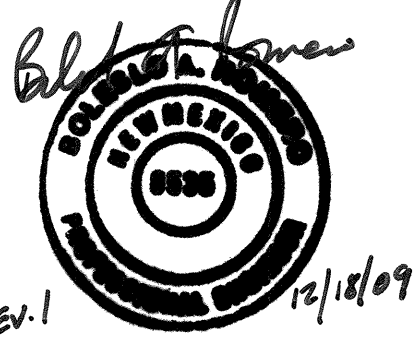
SCANNED BY
PLANNING

LEGAL DESCRIPTION
A CERTAIN TRACT OF LAND BEING AND COMPRISED OF TRACTS 48-A AND 48-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 24, IN PROJECTED SECTION 15, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT STATION NMSHC/ACS NM 47-1; THENCE S 26° 43' 02" E, 1170.38 FEET DISTANCE TO THE NORTH-WEST CORNER OF SAID TRACT, BEING A POINT ON THE WEST RIGHT-OF-WAY OF THE B.N. AND S.F. RAILROAD RIGHT-OF-WAY; THENCE S 71° 23' 33" E, 1049.83 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE EAST RIGHT-OF-WAY OF THE ALAMEDA DITCH;
THENCE ALONG SAID RIGHT-OF-WAY S 09° 34' 38" E, 78.71 FEET;
THENCE S 18° 11' 13" W, 191.55 FEET TO THE SOUTHEAST CORNER;
THENCE LEAVING SAID RIGHT-OF-WAY;
THENCE N 72° 01' 31" W, 1121.45 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE WEST RIGHT-OF-WAY ON THE B.N. AND S.F. RAILROAD;
THENCE ALONG SAID RIGHT-OF-WAY N 25° 29' 07" E, 275.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.7380 ACRES, MORE OR LESS.



SCALE: 1"=400' Vicinity Map Zone Atlas C-16-Z

- LEGEND**
- PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION (GRD & TC)
 - PROPOSED CONCRETE VALLEY GUTTER
 - PROPOSED EDGE OF ROADWAY
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - PROPOSED MANHOLE
 - BOUNDARY LINE
 - FLOOD PLAIN BOUNDARY



BENCH MARKS		SURVEY INFORMATION	
NO.	DATE	NO.	DATE
ACS 14-C16		ACS 14-C16	
NAD 1927 NM CENTRAL ZONE		NAD 1927 NM CENTRAL ZONE	
1-3/4" ALUM. DISK STAMPED ACS BM 14-C16		1-3/4" ALUM. DISK STAMPED ACS BM 14-C16	
TOP OF CONC CURB 65.7 NORTH OF C/L		TOP OF CONC CURB 65.7 NORTH OF C/L	
ALAMEDA BLVD., 66.8' WEST OF C/L OF RAIL-		ALAMEDA BLVD., 66.8' WEST OF C/L OF RAIL-	
ROAD TRACKS BETWEEN 2ND AND EDITH		ROAD TRACKS BETWEEN 2ND AND EDITH	
ELEV. (NAVD 88) 5004.89		ELEV. (NAVD 88) 5004.89	

ENGINEER'S SEAL		REMARKS	
NO.	DATE	NO.	DATE
11/1/08		11/1/08	
11/4/09		11/4/09	
12/18/09		12/18/09	

PRE-DEVELOPMENT

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - VERSION: 1997.02c RUN DATE (MON/DAY/YR) = 02/13/2007
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FROM TO	HYDROGRAPH ID	AREA	PEAK DISCHARGE	RUNOFF VOLUME	TIME TO CFS	PER ACRE	NOTATION
IDENTIFICATION	NO.	(SQ MI)	(CFS)	(AC-FT)	(INCHES)	(HOURS)	
START							
RAINFALL TYPE=1							
COMPUTE NM HYD							
FINISH							

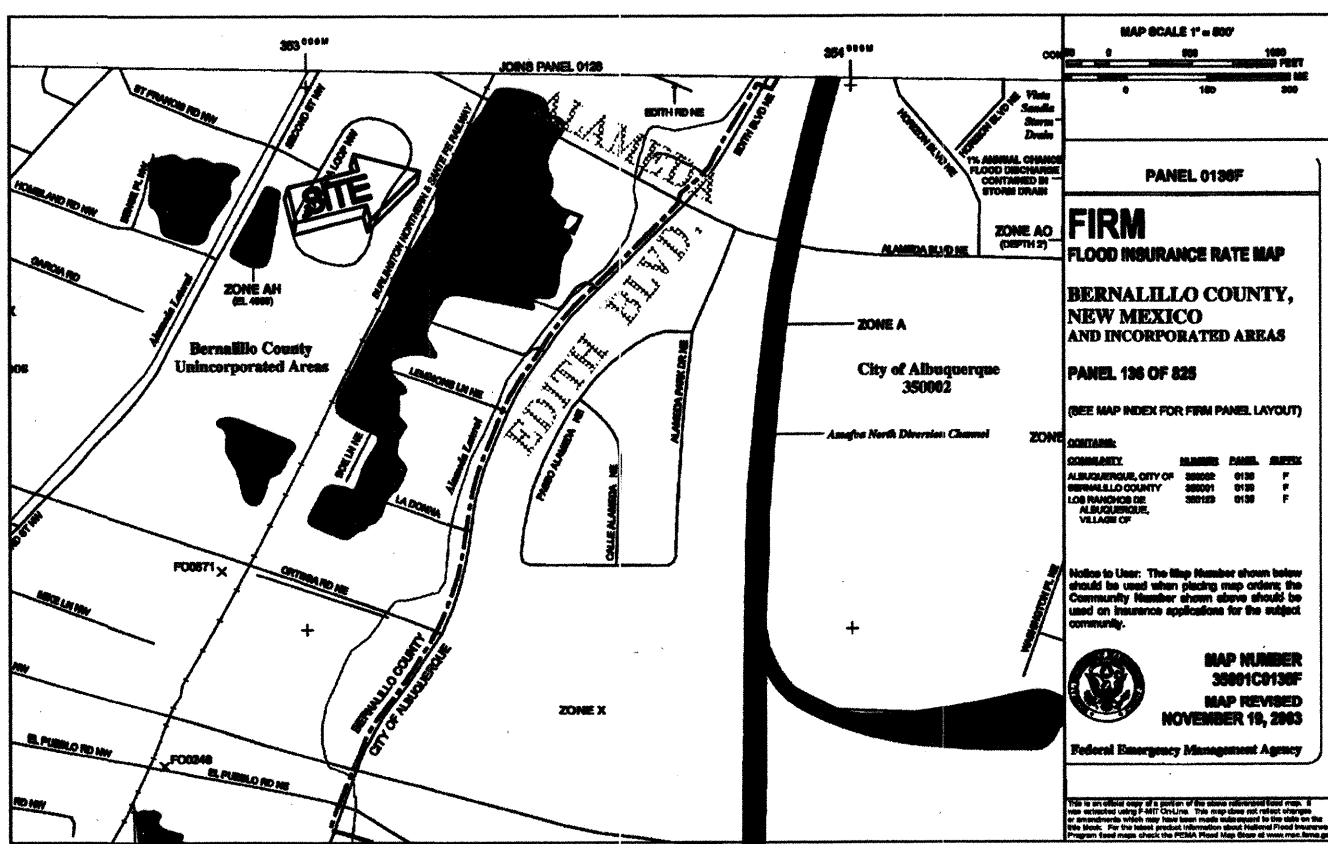
POST-DEVELOPMENT

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - VERSION: 1997.02c RUN DATE (MON/DAY/YR) = 02/13/2007
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FROM TO	HYDROGRAPH ID	AREA	PEAK DISCHARGE	RUNOFF VOLUME	TIME TO CFS	PER ACRE	NOTATION
IDENTIFICATION	NO.	(SQ MI)	(CFS)	(AC-FT)	(INCHES)	(HOURS)	
START							
RAINFALL TYPE=1							
COMPUTE NM HYD							
FINISH							

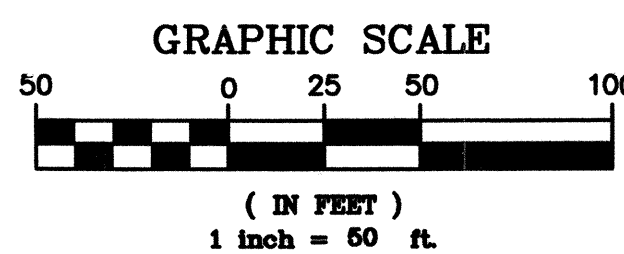
GRADING NOTES:

- LOTS 1-4 ARE LOCATED IN FLOOD ZONE "AH" PER FEMA MAP FM35001C0136F REVISED NOVEMBER 19, 2003. FINISHED FLOOR ELEVATIONS ARE TO BE SET TO 1.0' ABOVE THE BASE FLOOD ZONE ELEVATION, DEPENDING ON THE BUILDING PAD LOCATION.
- AT THE TIME OF BUILDING PERMIT APPLICATION, EACH LOT IS TO PROVIDE A GRADING AND DRAINAGE PLAN WITH THE BUILDING PERMIT APPLICATION PLANS. THE GRADING PLAN IS TO CONTAIN BELOW GRADE COMPENSATORY DRAINAGE PONDING FOR EACH LOT FOR ALL IMPERVIOUS AREAS SUCH AS HOUSE PADS, SIDEWALKS, PATIOS, ROOFED AREAS, CONCRETE OR ASPHALT DRIVEWAYS, ETC. THE GRADING PLAN IS TO FOLLOW THE CURRENT BERNALILLO COUNTY DRAINAGE ORDINANCE, POLICIES, AND GUIDELINES. THE DRAINAGE POND(S) FOR EACH LOT SHALL HAVE A DESIGNATED PRIVATE DRAINAGE/ACCESS EASEMENT OR DRAINAGE COVENANT THAT ASSURES THE PUBLIC SECTOR GOVERNING JURISDICTION THE RIGHT TO MAINTAIN THE FACILITY IF REQUIRED BY EMERGENCY OR NON-MAINTENANCE BY THE PROPERTY OWNER. A DRAINAGE COVENANT MUST BE COMPLETED, NOTARIZED (OWNER'S SIGNATURE), AND RECORDED WITH THE COUNTY CLERK AT THE TIME OF THE BUILDING PERMIT APPLICATION. A BLANK FORM CAN BE OBTAINED FROM THE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT. FINISHED FLOOR ELEVATIONS MUST BE CONSTRUCTED ABOVE THE BASE FLOOD ELEVATION PER NOTE 1 ABOVE AND CERTIFIED WITH AN ELEVATION CERTIFICATE.



REMOVE EXISTING 60" CMP
STA. 19+06.15 29.7' L & STA. 19+29.50 31.0' R
INSTALL: 65.0 L.F. 60" CMP WITH
BEVELED END SECTIONS. INVERTS PER REVISED
DITCH PERMIT DETAIL. REF. DETAIL SHT. 8
STA. 19+25.00 14.0' L&R
INSTALL: TYPE A BARRIER PER
NM APWA STD DWG 2601
AND PER REVISED M.R.G.C.D.
CROSSING DETAIL.

RECORD DRAWING



Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N758-02

BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LANDS OF THERESA LUCERO
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
X	X		

City Project No. 580983
County Project No. PWC070005

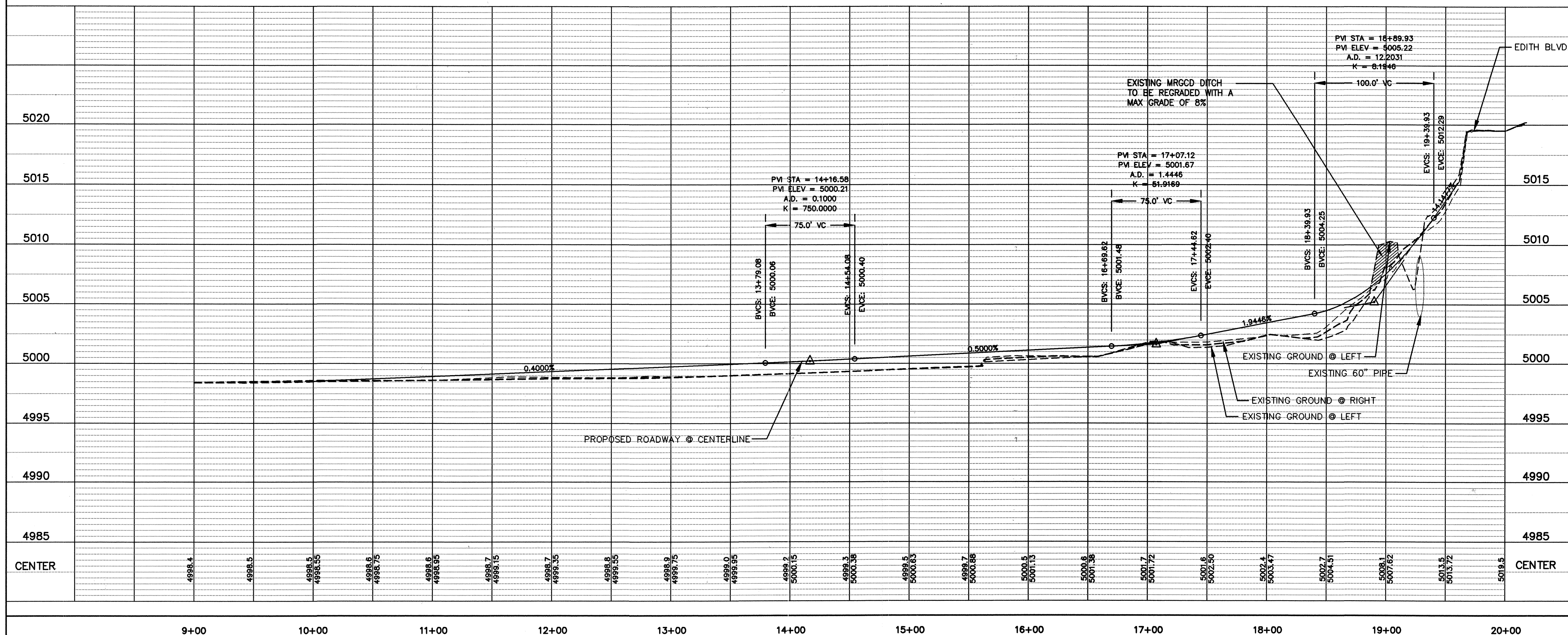
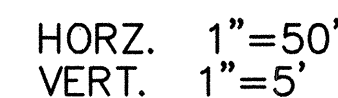
Zone Map No. C-16

Sheet 5 of 9



#	BEARING	LENGTH
T1	S 17°58'29" W	25.00'
T2	S 72°01'31" E	464.15'
T3	S 17°58'29" W	25.00'
T4	S 72°01'31" E	400.20'
T5	S 44°08'54" E	2730'

LUZ DE LUCERO LANE (PRIVATE)



1. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
2. ANY DAMAGE TO THE EXISTING FACILITIES, (C&G, PAVEMENT CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. DIMENSIONS SHOWN AS EP/EP ARE FLOW LINE TO EDGE OF PAVING.

RECORD DRAWING



GRAPHIC SCALE IN FEET:
*Community
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LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:

LANDS OF THERESA LUCERO
LUZ DE LUCERO LANE
PAVING PLAN & PROFILE

Design Review Committee

City Engineer Approval

Mo./Day/Yr	Mo./Day/Yr
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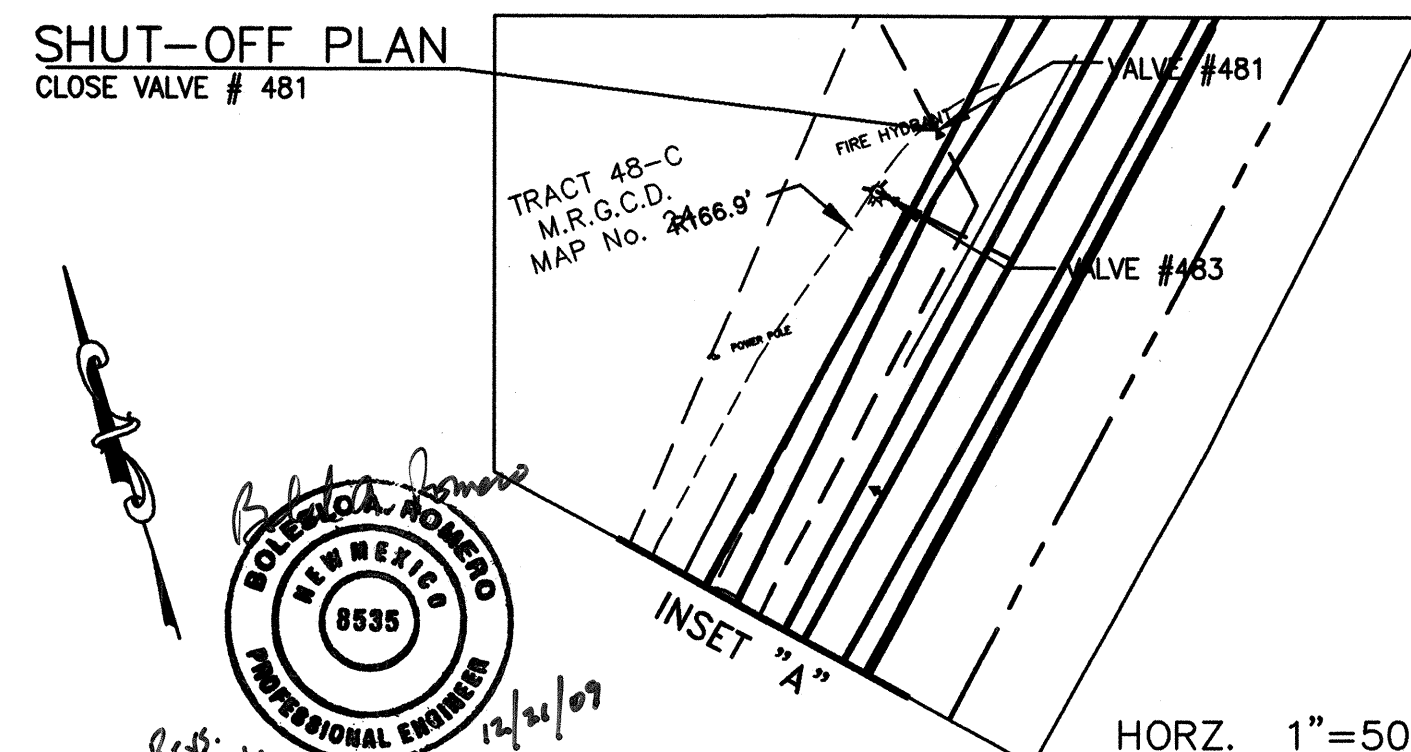
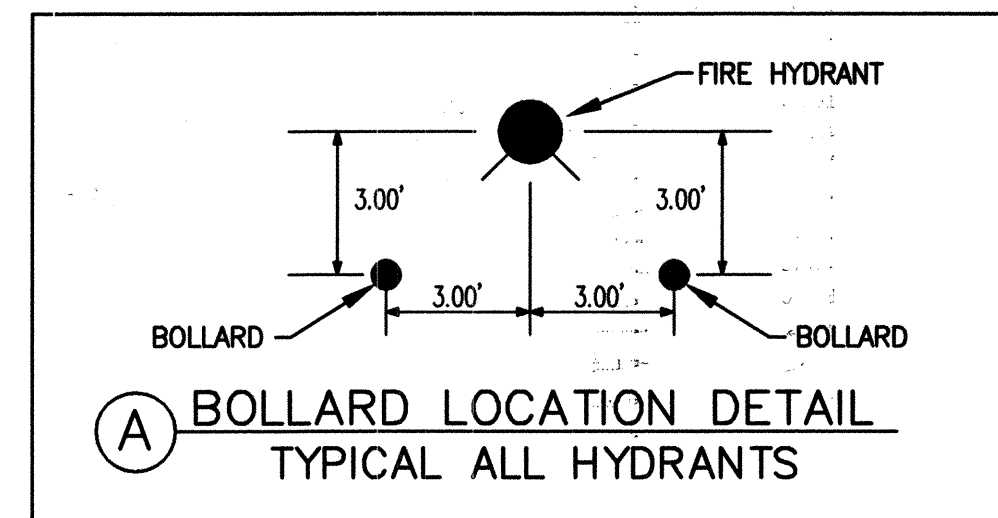
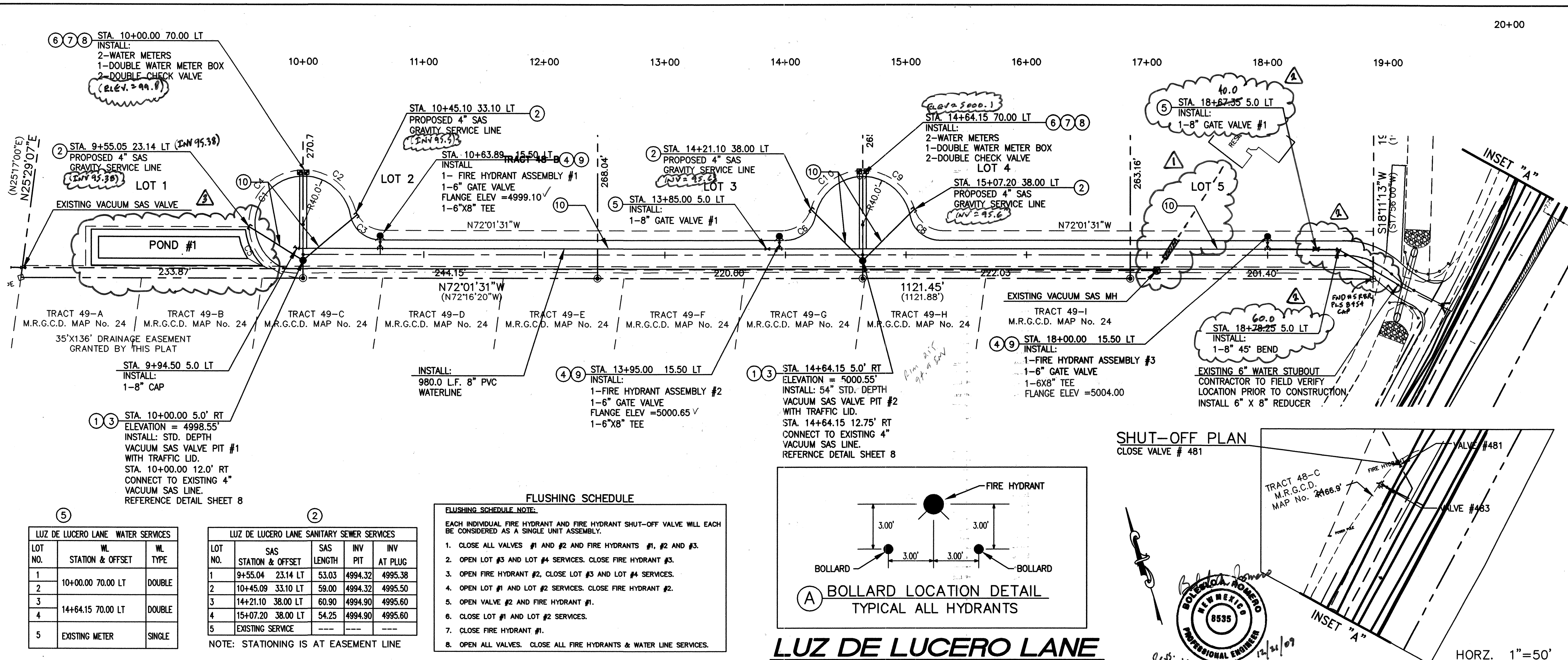
APPROVED
DEC 10 2008
DESIGN
REVIEW COMMITTEE

APPROVED
AUG 11 2009
CITY ENGINEER

City Project No.	580983
County Project No.	PWC070005

Zone Map No.	C-16
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Sheet	6	of
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LUZ DE LUCERO LANE WATER SERVICES		
LOT NO.	WL STATION & OFFSET	WL TYPE
1	10+00.00 70.00 LT	DOUBLE
2		
3	14+64.15 70.00 LT	DOUBLE
4		
5	EXISTING METER	SINGLE

LUZ DE LUCERO LANE SANITARY SEWER SERVICES					
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV PIT	INV AT PLUG	
1	9+55.04 23.14 LT	53.03	4994.32	4995.38	
2	10+45.09 33.10 LT	59.00	4994.32	4995.50	
3	1+41.21 38.00 LT	60.90	4994.90	4995.60	
4	15+07.20 38.00 LT	54.25	4994.90	4995.60	
5	EXISTING SERVICE				

NOTE: STATIONING IS AT EASEMENT LINE

FLUSHING SCHEDULE NOTE:

EACH INDIVIDUAL FIRE HYDRANT AND FIRE HYDRANT SHUT-OFF VALVE WILL EACH BE CONSIDERED AS A SINGLE UNIT ASSEMBLY.

1. CLOSE ALL VALVES #1 AND #2 AND FIRE HYDRANTS #1, #2 AND #3.
2. OPEN LOT #3 AND LOT #4 SERVICES. CLOSE FIRE HYDRANT #3.
3. OPEN FIRE HYDRANT #2. CLOSE LOT #3 AND LOT #4 SERVICES.
4. OPEN LOT #1 AND LOT #2 SERVICES. CLOSE FIRE HYDRANT #2.
5. OPEN VALVE #2 AND FIRE HYDRANT #1.
6. CLOSE LOT #1 AND LOT #2 SERVICES.
7. CLOSE FIRE HYDRANT #1.
8. OPEN ALL VALVES. CLOSE ALL FIRE HYDRANTS & WATER LINE SERVICES.

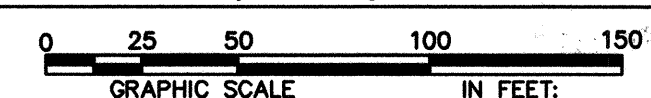
LEGEND:	
	ROW LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT
PROPOSED	EXISTING
	 ROW CENTER LINE
	 EDGE OF PAVEMENT
	 SUBDIVISION BOUNDARY
	 STANDARD CURB & GUTTER
	 SAS LINE & MANHOLE
	 WATER LINE
	 FIRE HYDRANT
	 GATE VALVE
	 WATER LINE TEE
	 WATER SERVICE
	 SAS SERVICE
	 CAP OR PLUG
CONSTRUCTION NOTES:	
①	INSTALL SANITARY SEWER SERVICE VALVE PIT PER COA STD DWG 2165.
②	INSTALL SANITARY SEWER SERVICE LINES PER CITY OF ALBUQUERQUE REQUIREMENTS.
③	CONNECT TO EXISTING VACUUM SEWER SYSTEM AND PIT PER COA STANDARD 2163.
④	BUILD FIRE HYDRANT ASSEMBLY W/APURTENANCES PER COA STD DWG 2340 & 2347.
⑤	BUILD GATE VALVE PER COA STD DWG #2326 AND #2328.
⑥	INSTALL HEAVY DUTY (TRAFFIC RATED) WATER METER BOX. LIDS SHALL BE INSTALLED PER COA STD. DWG. #2369.
⑦	BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER COA DWG #2361, 2362, AND 2368
⑧	INSTALL DUAL CHECK VALVES ON ALL WATER SERVICE LINES.
⑨	INSTALL BOLLARDS (TYPICAL) AROUND ALL FIRE HYDRANTS PER DETAIL A.
⑩	TRENCH COMPACTION PER DETAIL 8.1

GENERAL NOTES:

1. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SLOPES ARE FROM INVERT TO INVERT.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
3. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
4. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
5. CONTRACTOR TO RESTRAIN ALL JOINTS WITHIN LENGTH OF RESTRAINT SPECIFICATIONS BY (EXAMPLE) LR=4.0'.

Mechanical Joints	Length for 4"	Length for 6"	Length for 8"
6"x6" TEE	--	1	--
8"x4" TEE	1	--	1
90 DEGREE BEND	14	20	26
45 DEGREE BEND	6	8	11
22.5 DEGREE BEND	3	4	5
11.25 DEGREE BEND	2	2	3
GATE VALVE	39	55	72
CAP	39	55	72

Notes:
1. All mechanical joints shall be restrained at the fitting.
2. The contractor shall provide a minimum pipe length of 20 LF from all mechanical joints. All pipe joints within 20 LF of Mechanical Joints shall be restrained at the contractor's expense.
3. The contractor shall restrain all pipe joints in the specified distance listed in the table above.
4. The contractor shall restrain all fire hydrant joints from the tee on the main to the fire hydrant flange.



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LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N758-02

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BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LANDS OF THERESA LUCERO
LUZ DE LUCERO LANE
UTILITY PLAN & PROFILE

Design Review Committee

APPROVED

DEC 10 2008

DESIGN
REVIEW COMMITTEE

City Engineer Approval

APPROVED

AUG 11 2009

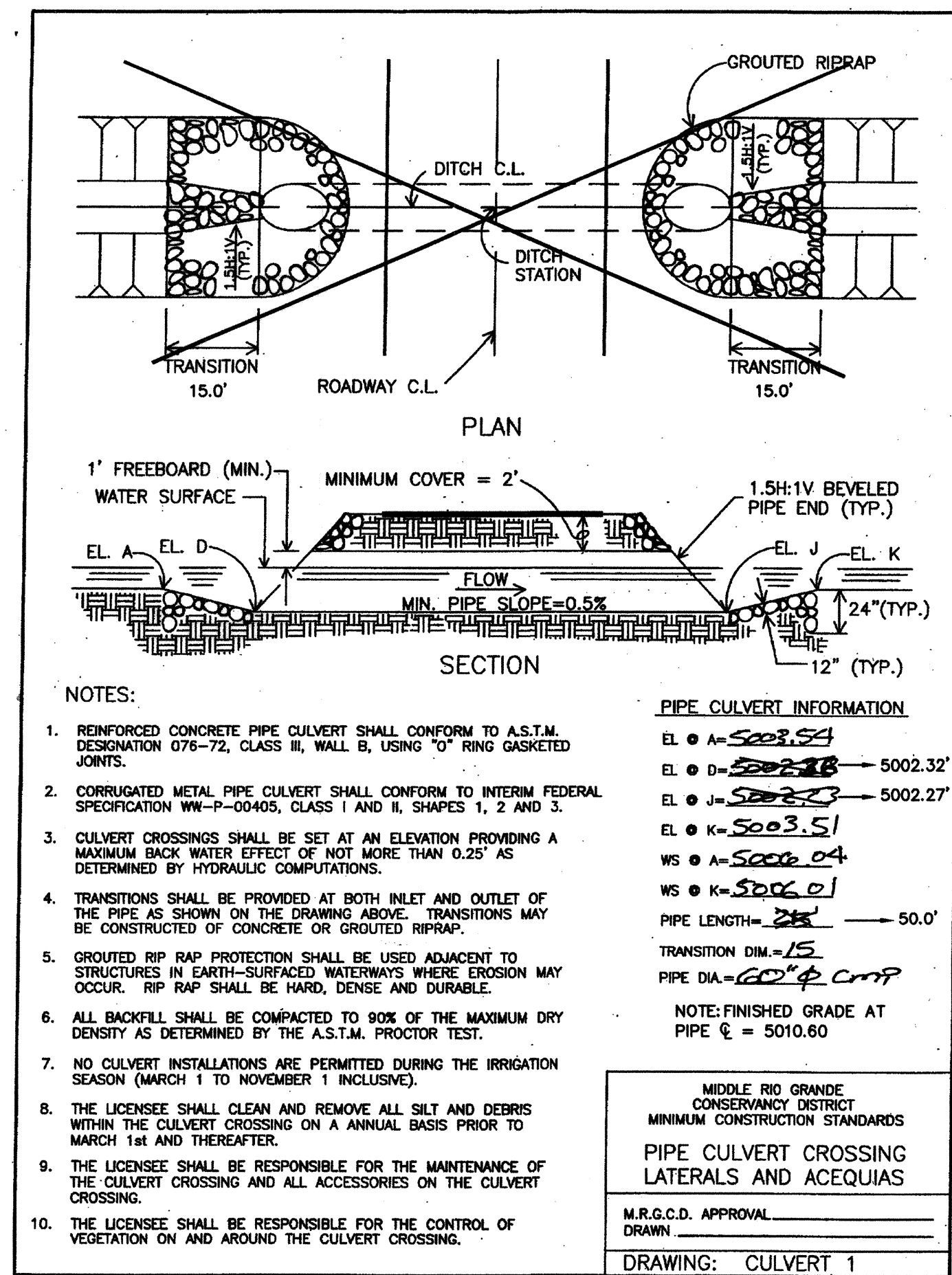
CITY ENGINEER

Mo./Day/Yr	Mo./Day/Yr

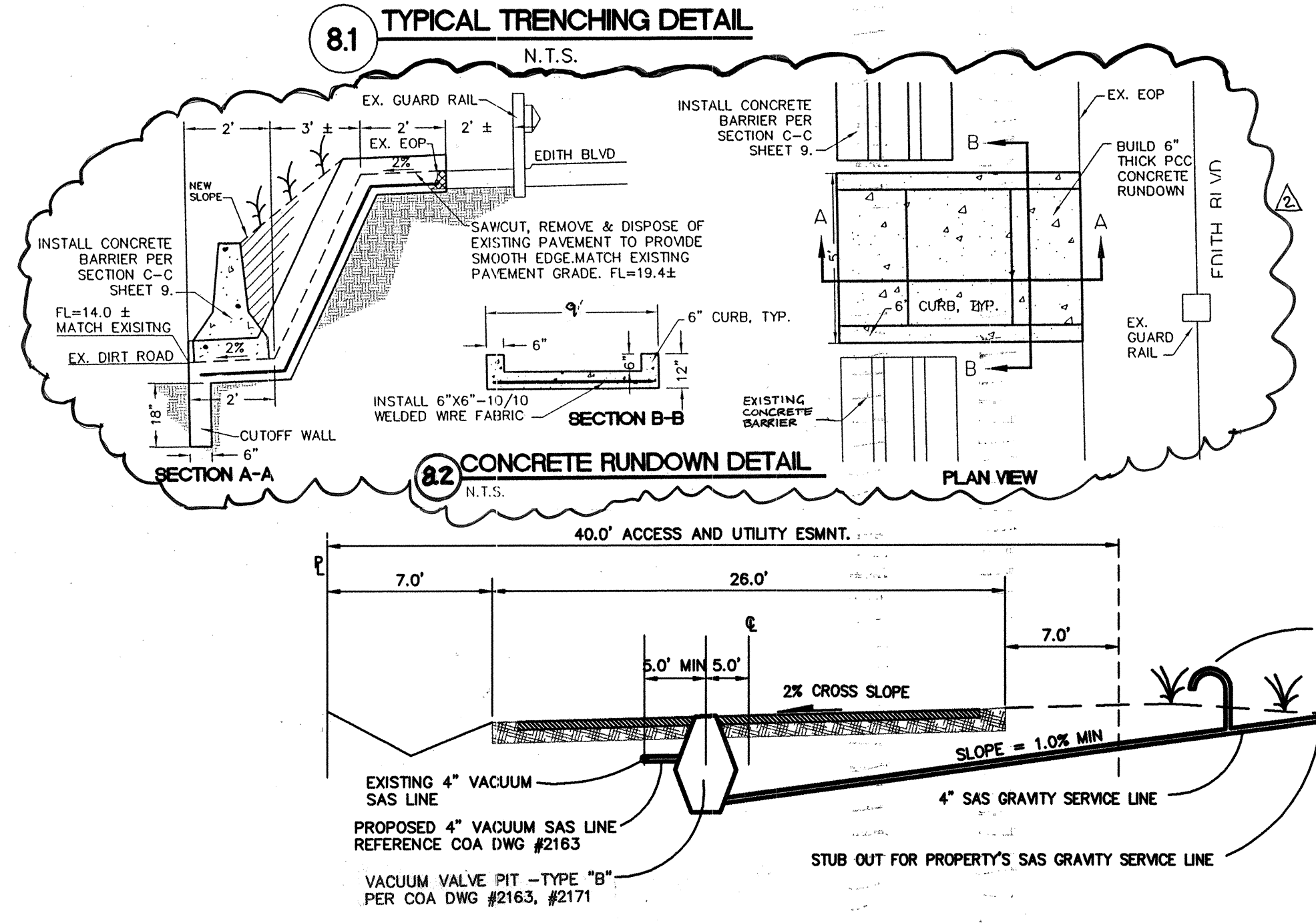
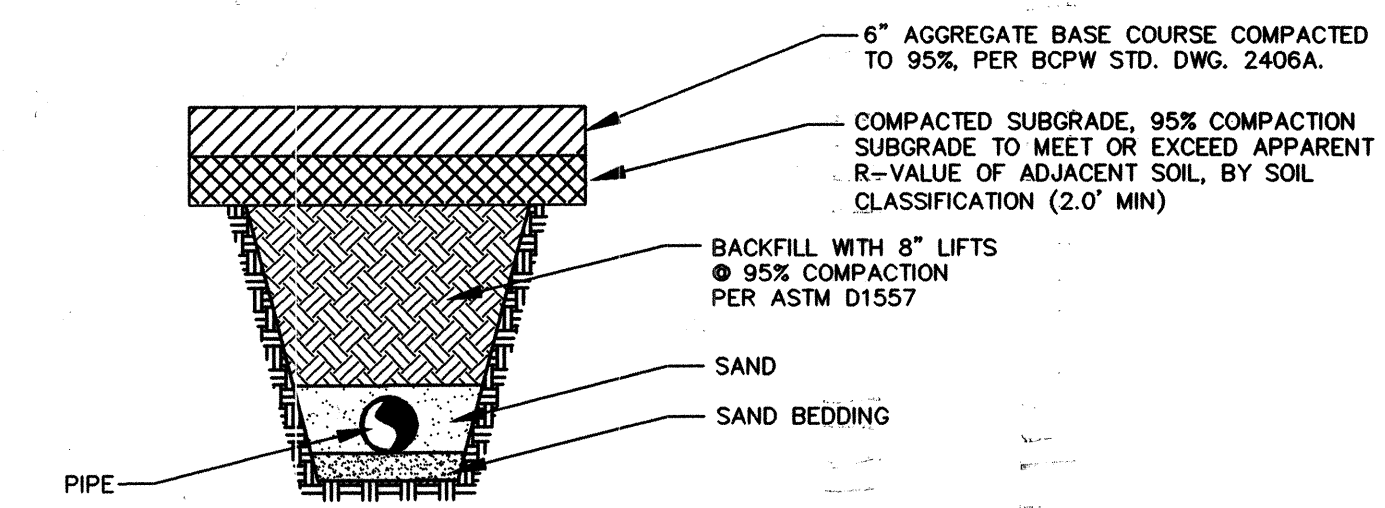
City Project No.	580983
County Project No.	PWC070005

Zone Map No
C-16

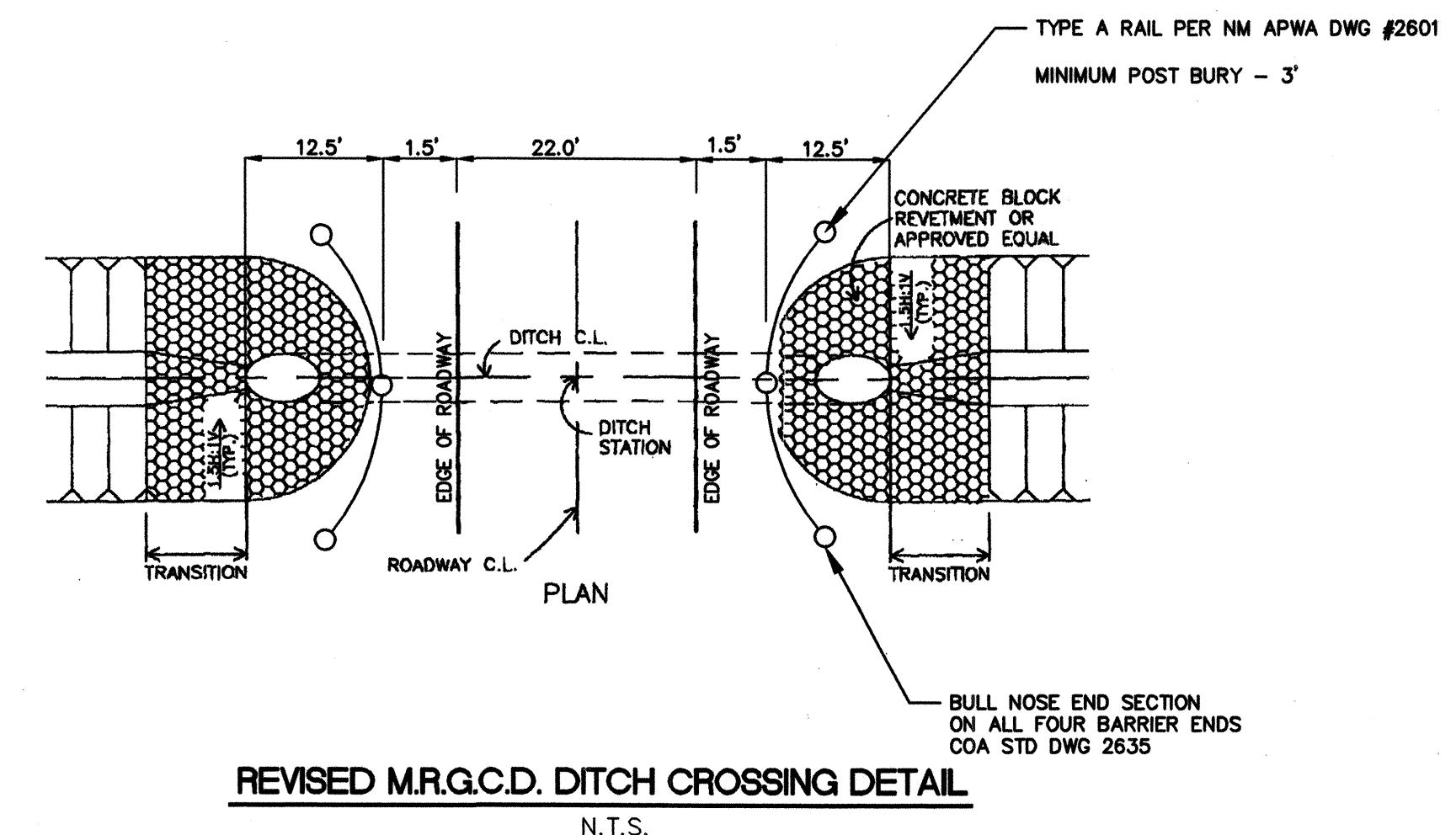
Sheet 7 of 9



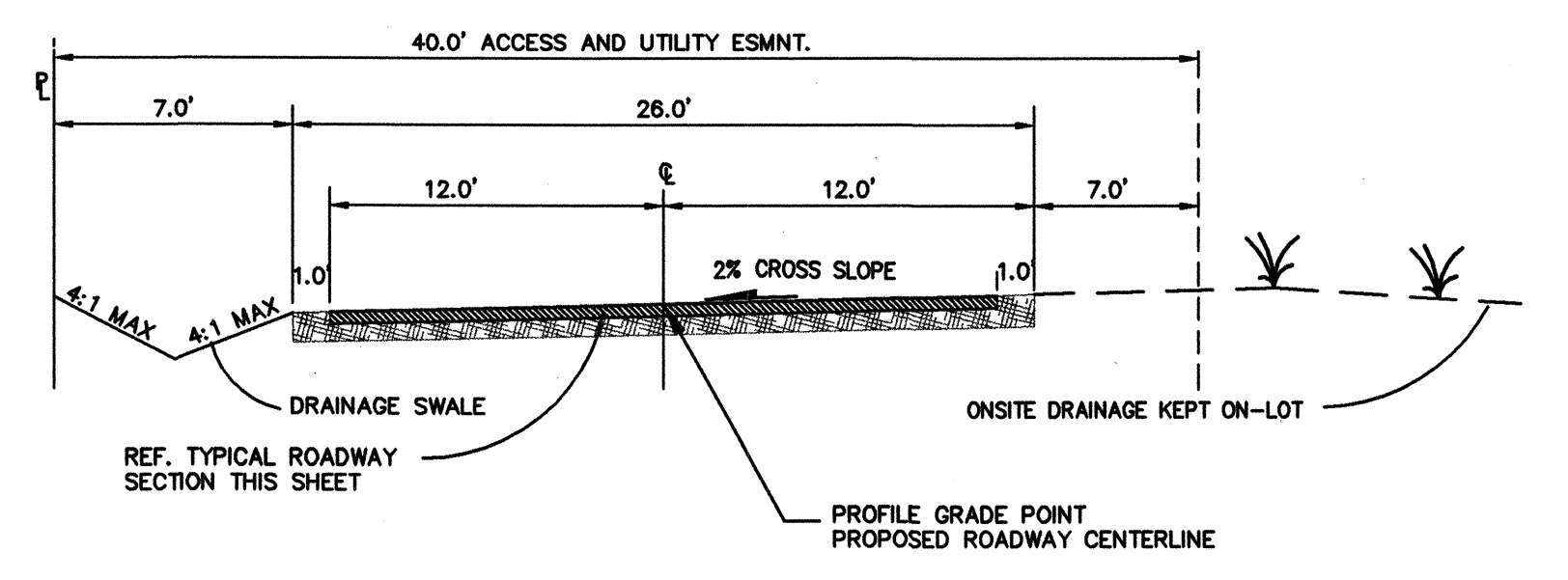
REVISED M.R.G.C.D. DITCH PERMIT DETAIL
N.T.S.



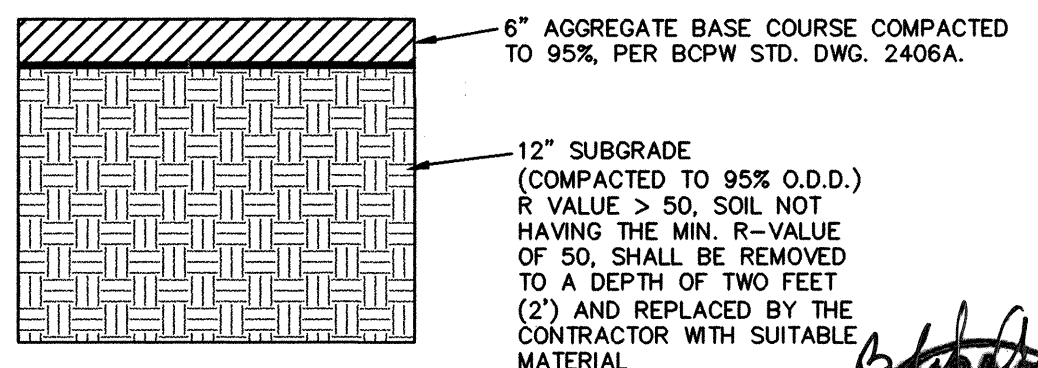
VACUUM SAS VALVE PIT LOCATION DETAIL
N.T.S.



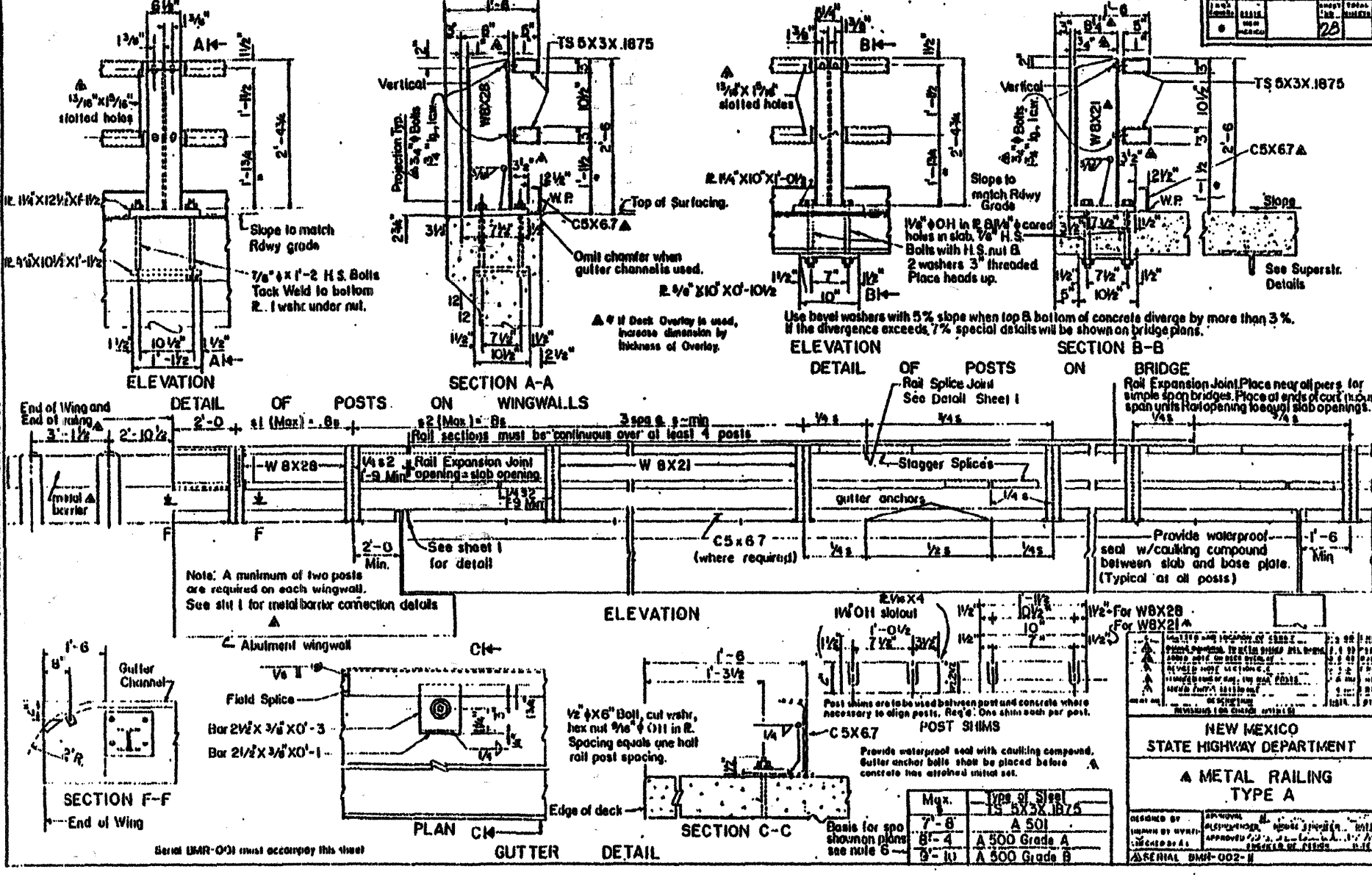
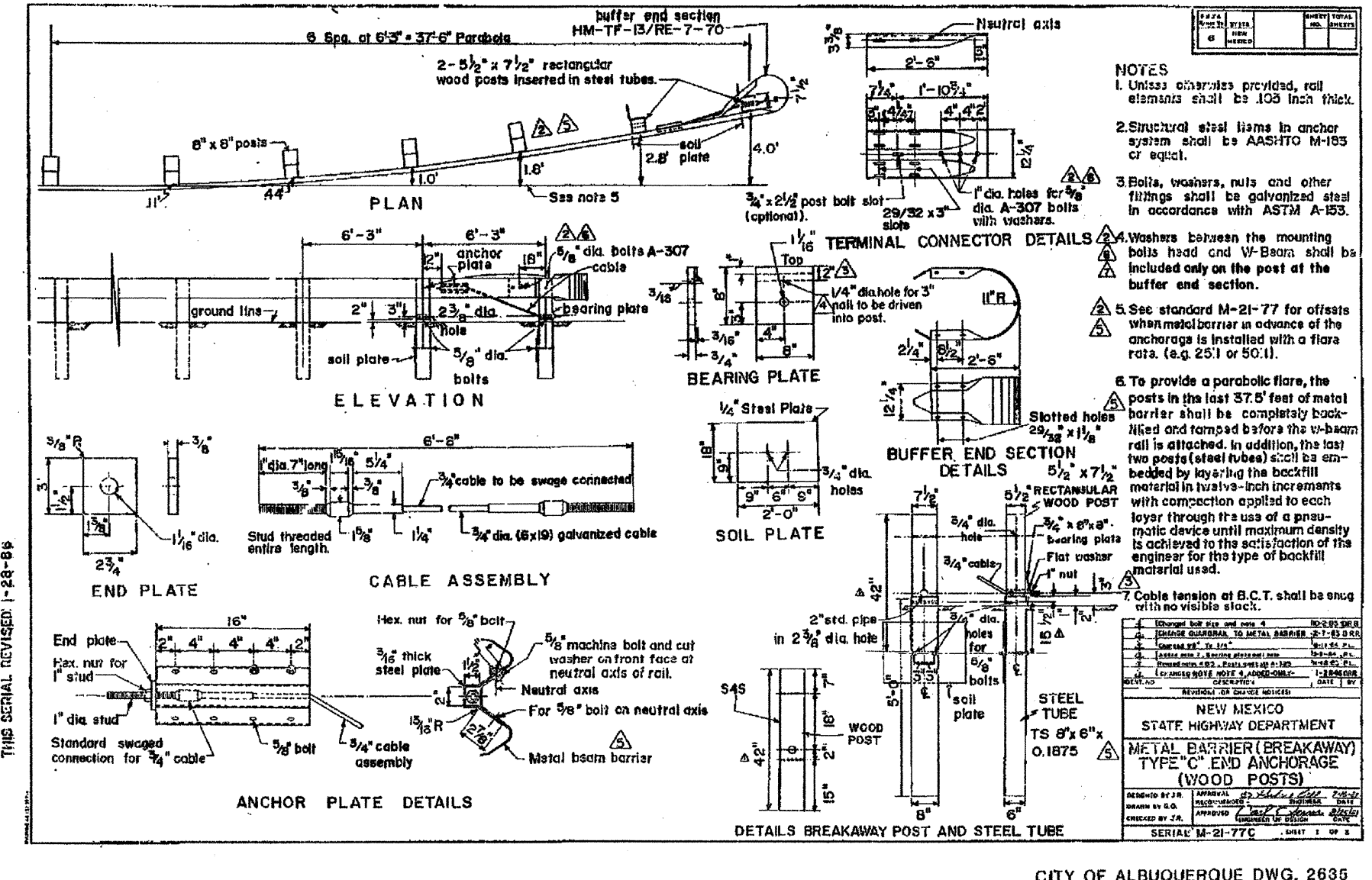
REVISED M.R.G.C.D. DITCH CROSSING DETAIL
N.T.S.



SECTION A-A
CUL-DE-SAC TO STA. 19+50.0
LOOKING WEST
N.T.S.



TYPICAL ROADWAY SECTION
(LUZ DE LUCERO AND ENTRANCE DRIVE)
N.T.S.



NM APWA DWG. 2601

Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048 JOB NO.: N758-02		BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP TITLE: LANDS OF THERESA LUCERO CONSTRUCTION DETAILS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 10 2008 DESIGN REVIEW COMMITTEE	APPROVED AUG 11 2009 CITY ENGINEER		
City Project No. 580983	Zone Map No. C-16	Sheet 8	of 9
County Project No. PWC070005			

