

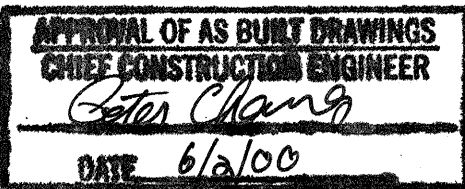
PUBLIC IMPROVEMENT PLANS
FOR
ALAMO ROAD
ALBUQUERQUE, NEW MEXICO
JUNE 1998

PREPARED FOR:
John R. & Carolyn Pautsch
2204 Water Front Dr.
Corona del Mar, CA 92625

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

INDEX TO DRAWINGS

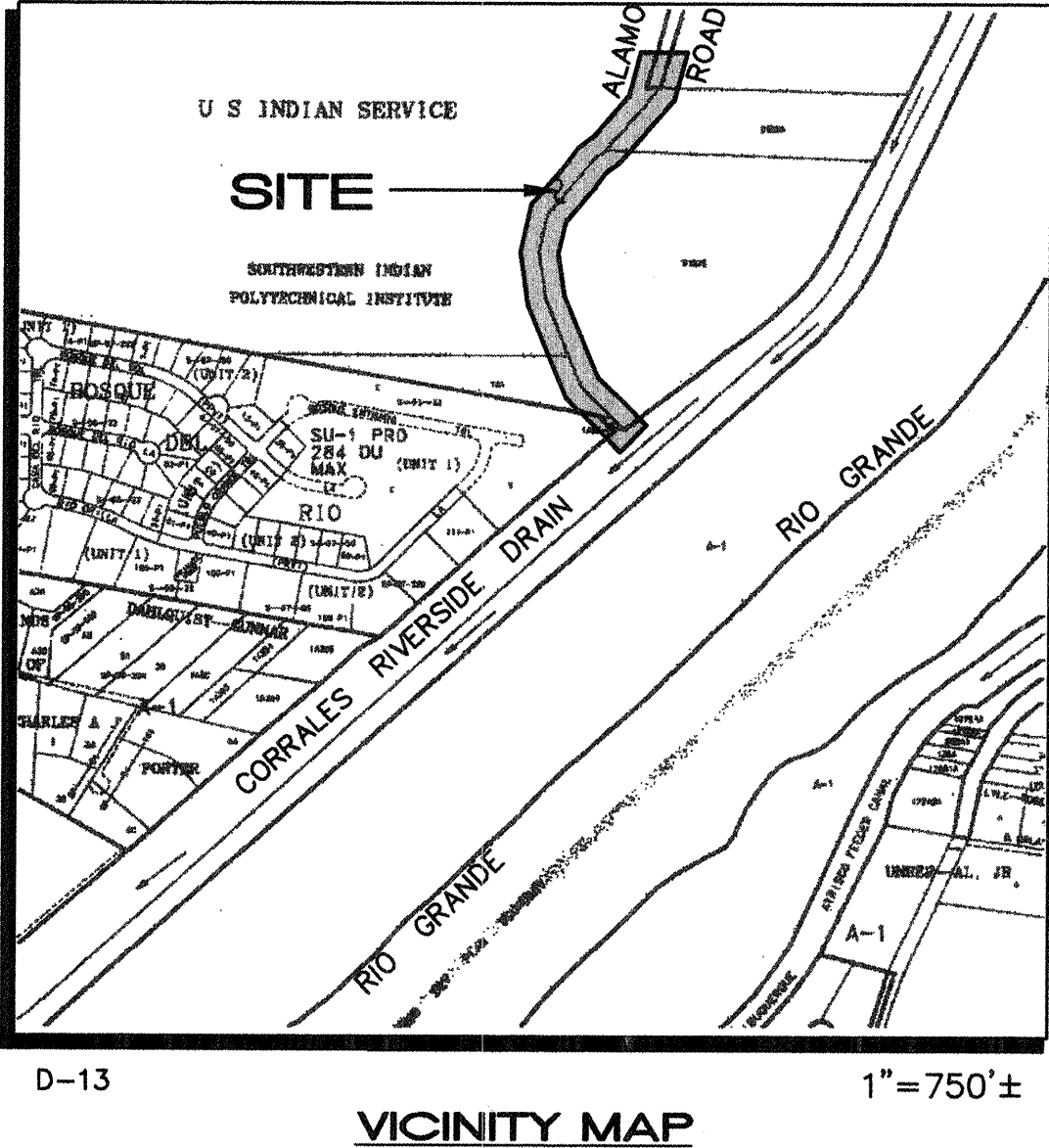
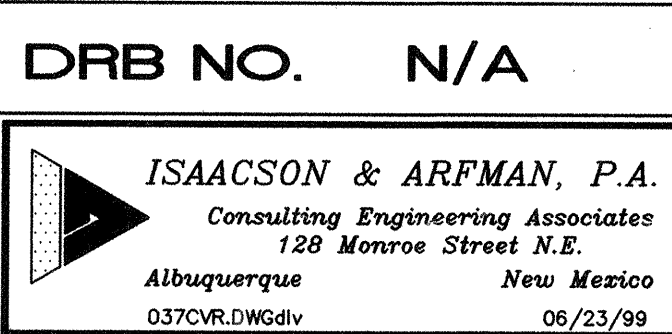
SHEET NO.	TITLE
1	COVER SHEET
1A & 1B	PLAT PAVING PLAN & PROFILE SHEETS
2	ALAMO ROAD STA 1+47.00 TO 8+00.00
3	ALAMO ROAD STA 8+00.00 TO 14+91.26 UTILITY PLAN & PROFILE SHEETS
4	MASTER UTILITY PLAN
5	ALAMO ROAD STA 4+77.89 TO 8+00.00
6	ALAMO ROAD STA 8+00.00 TO 1+67.51
7	WATERLINE CONNECTION STA 1+67.51 TO 6+07.67



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief;

Russ P. Hugg
NMPS No. 9750
May 2, 2000



GENERAL NOTES

- ALL UTILITY WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED 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 @ 280-1990 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.
- 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.
- 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 WATER-LINE 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 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.
- 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.

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	APPROVED FOR CONSTRUCTION				
DRC Chairman		B. J. Arfman		7-27-99	7-6-99					
BEPV-Transportation		R. W. Kame		6-26-99	County					
Water/Wastewater		J. L. Arfman		7/1/99	City Engineer					
Hydrology		J. L. Arfman		7/1/99	Date					
Constr. Mgmt.		J. L. Arfman		7/1/99	Sheet 1 Of 7					
Constr. Coord.		J. L. Arfman		7/1/99						
City Project No.		6180.81								

LOTS 1 THRU 5
RIO TIERRA
(BEING A REPLAT OF TRACT 81-B-3-B, M.R.G.C.D. MAP NO. 25)
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1998

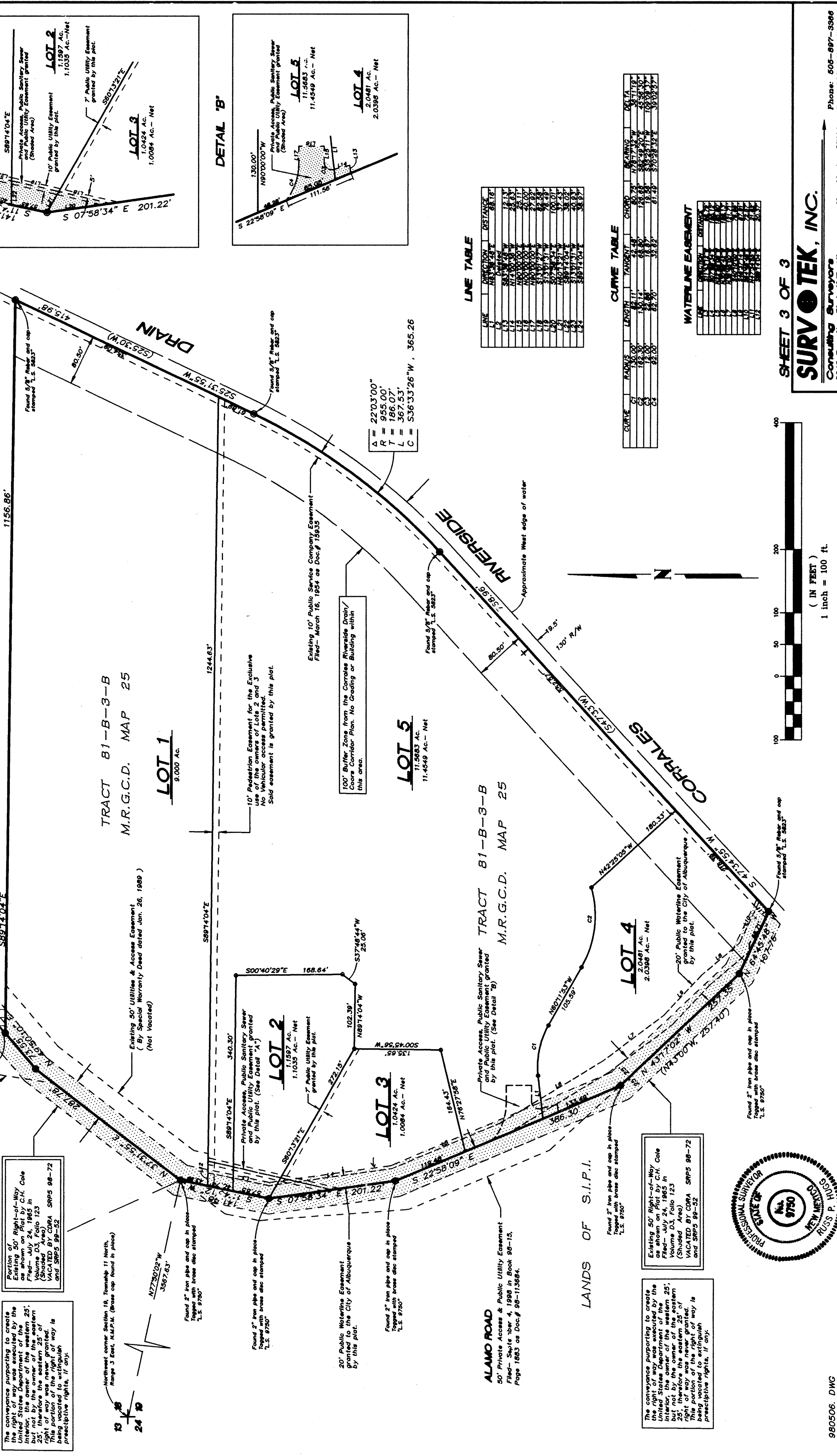
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TRACT 81-B-3-B
TRACT 81-B-3-C
TRACT 81-B-3-D
TRACT 81-B-3-E
TRACT 81-B-3-F
TRACT 81-B-3-G
TRACT 81-B-3-H
TRACT 81-B-3-I
TRACT 81-B-3-J
TRACT 81-B-3-K
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TRACT 81-B-3-W
TRACT 81-B-3-X
TRACT 81-B-3-Y
TRACT 81-B-3-Z

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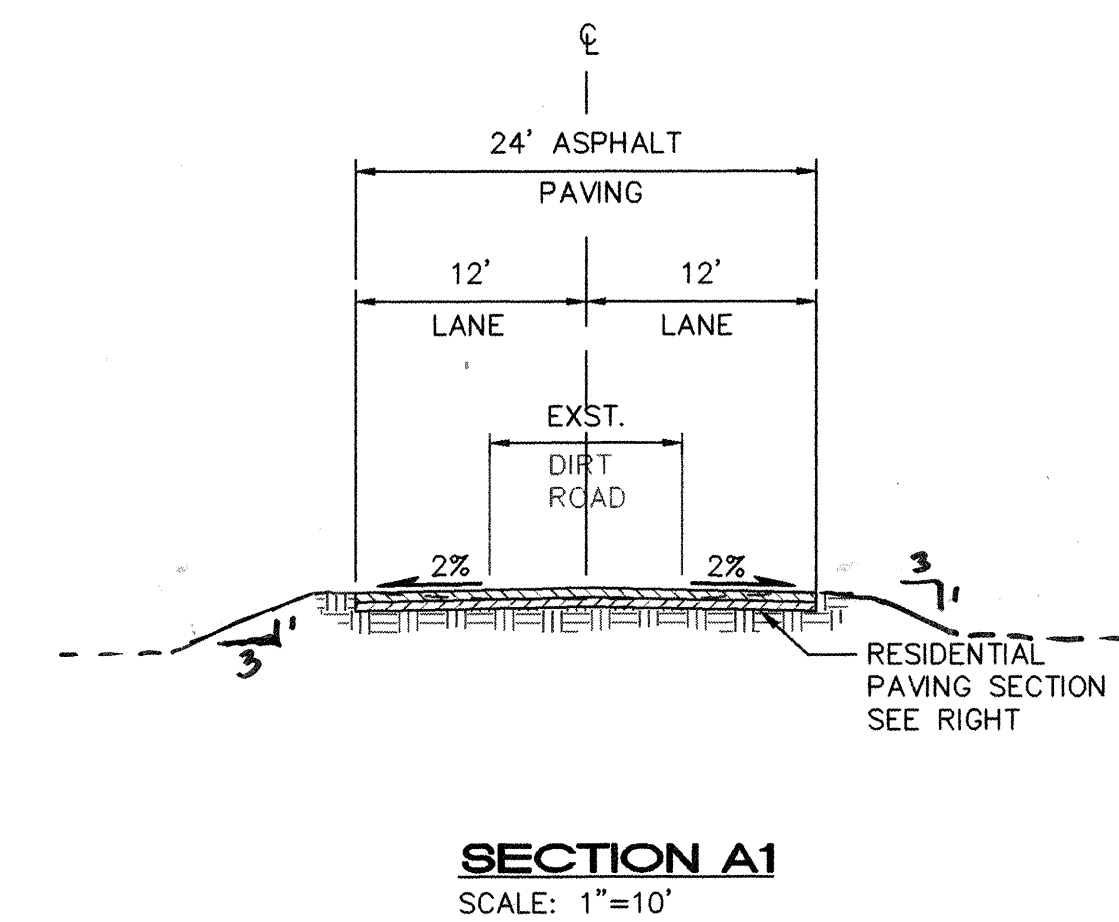
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TRACT 81-B-3-W
TRACT 81-B-3-X
TRACT 81-B-3-Y
TRACT 81-B-3-Z



SHEET 3 OF 3
SURVOTEK, INC.
Consulting Surveyors
8845 Paradise Blvd., N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5366
Fax: 505-897-5377

980506.DWG



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
EAC1	63.00	38.70	35°11'50"
EAC2	87.00	53.44	35°11'50"
EAC5	212.00	71.13	19°13'26"
EAC6	188.00	92.77	28°16'28"
EAC7	212.00	49.88	13°28'49"
EAC8	188.00	44.23	13°28'49"

EDGE OF ASPHALT CURVE TABLE

DRAINAGE NOTE:
SUBJECT SITE SHALL HAVE A
FLAT-LAND DRAINAGE SOLUTION.
INDIVIDUAL LOTS MUST RETAIN
ALL STORM WATERS GENERATED
BY THE 100 YR. STORM EVENT.
ALL STORM WATERS SHEEDING OFF OF
THE ROADWAY MUST ALSO BE
ACCEPTED BY THE INDIVIDUAL LOTS
RECEIVING THEM.

 **ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
037PV1.DWGems VIEW: 1 07/02/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RIO TERRA**
ALAMO ROAD STA 1+47.00 TO STA 8+00.00
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
		Last Design Update		

City Project No.	6180.81	Zone Map No.	D-13	Sheet	2	Of	7
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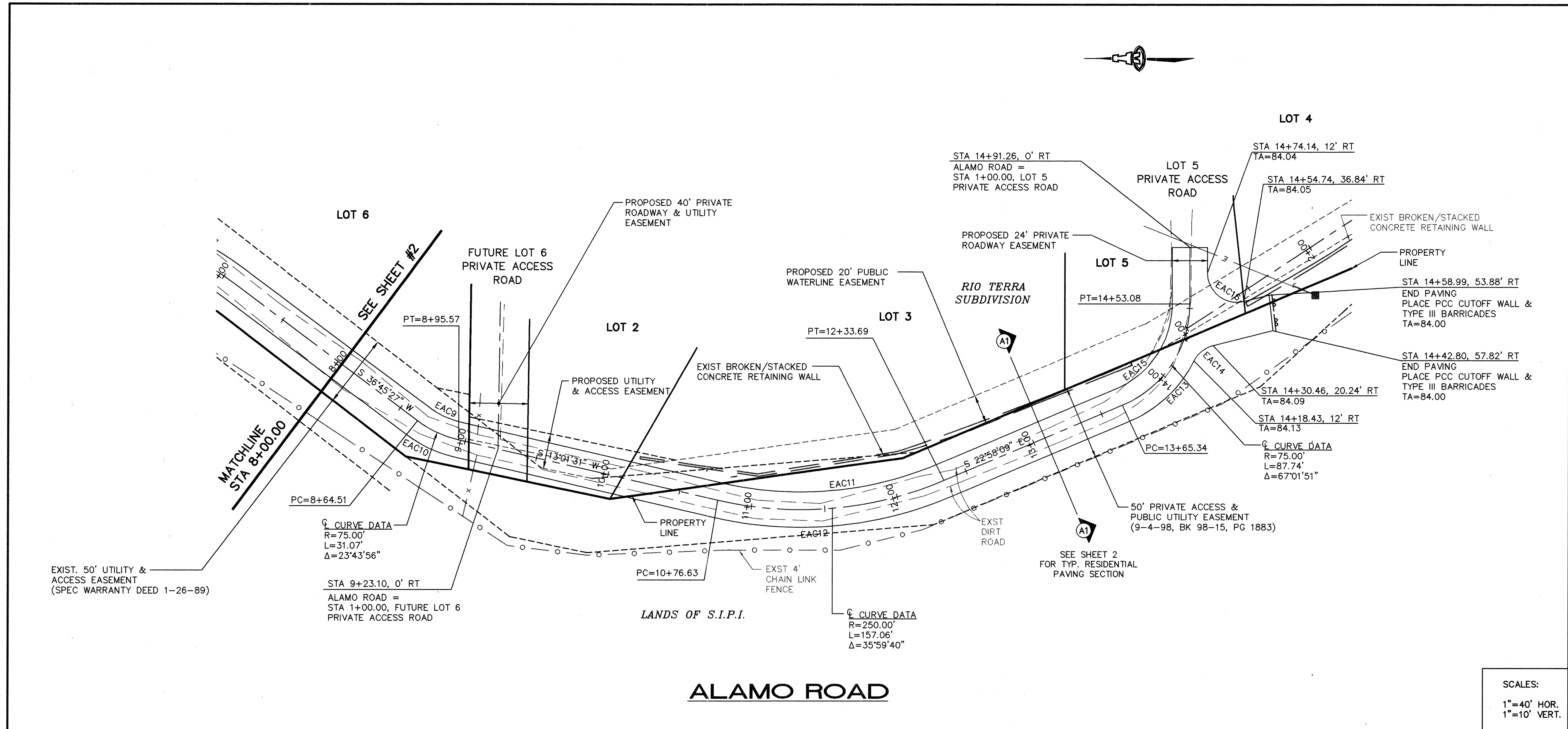
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CONTRACTOR	<i>Triad</i>
STANDARD BY	<i>Surv-Tec</i>
INSPECTOR'S ACCEPTANCE	DATE <i>99</i>
REVISIONS	DATE <i>00</i>
VERIFICATION BY	DATE <i>00</i>
DRAWINGS	DATE <i>00</i>
CORRECTED BY	DATE <i>00</i>
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

A.C.S. "10 - C13" ELEV. 5001.36 FT.
LOCATED AT THE INTERSECTION OF PASEO
DEL NORTE N. FRONTAGE RD AND
ENTERANCE TO COORSRD N. BOUND. ON
EASTERLY NOSE OF A TRAFFIC ISLAND.

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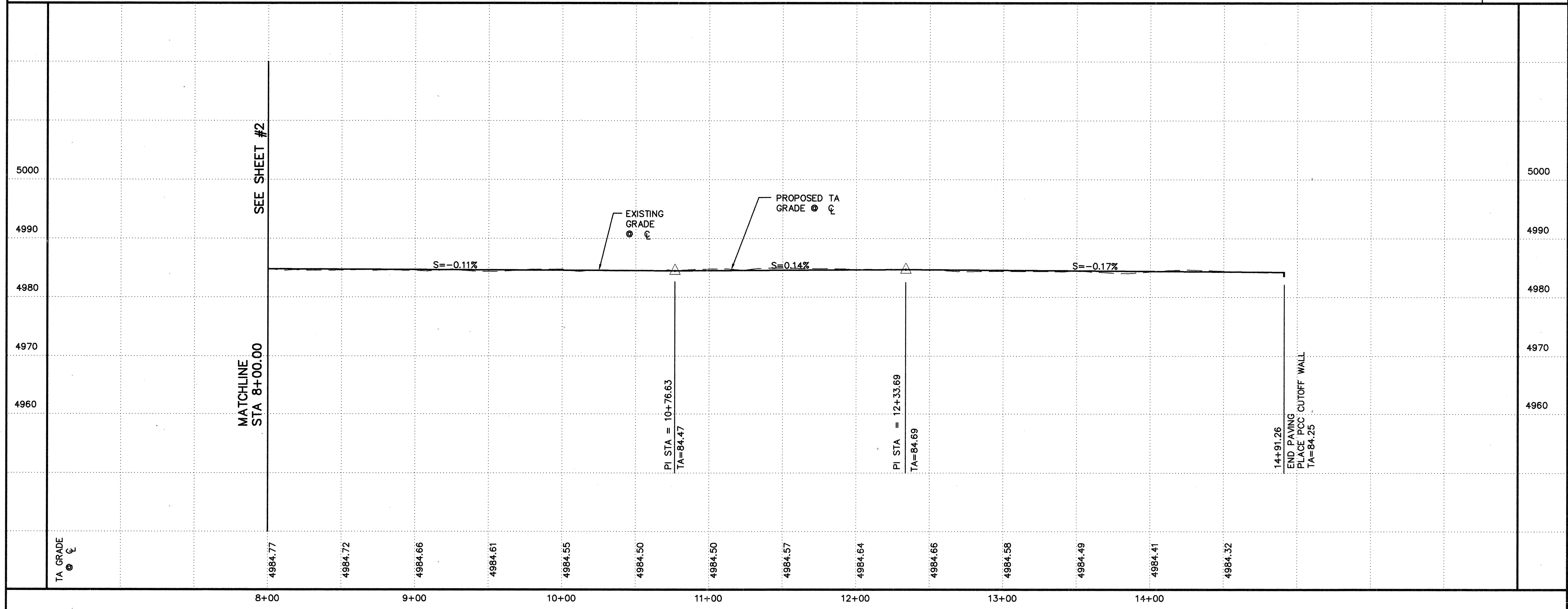
NT	
+47.00 TO STA 8+00.00	
Mo./Day/Yr.	Mo./Day/Yr.
Sheet	Of
2	7



EDGE OF ASPHALT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
EAC9	63.00	26.10	23°43'56"
EAC10	87.00	36.04	23°43'56"
EAC11	238.00	149.52	35°59'40"
EAC12	262.00	164.59	35°59'40"
EAC13	87.00	61.59	40°33'32"
EAC14	20.00	17.29	49°31'04"
EAC15	63.00	73.70	67°01'51"
EAC16	20.00	36.31	104°00'36"

SCALES:
1"=40' HOR.
1"=10' VERT.



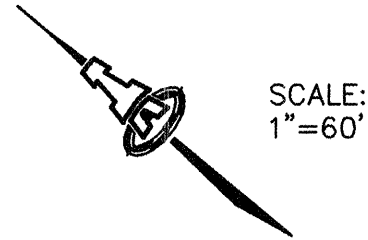
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
037PV1.DWGdiv VIEW: 2 06/16/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RIO TERRA
ALAMO ROAD STA 8+00.00 TO STA 14+91.26
PAVING PLAN & PROFILE**

Design-Review Committee	City Engineer Approval	No./Day/Yr.	No./Day/Yr.
APPROVED	APPROVED		
City Project No. 6180.81	Zone Map No. D-13	Sheet 3 Of 7	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS 10-013" ELEV 5001.36 FT	FIELD NOTES				
INSPECTOR'S NAME	DATE	LOCATED AT THE INTERSECTION OF PASEO DEL NORTE N. FRANTAGE RD AND ENTRANCE TO COORS RD NORTH BOUND ON EASTERLY NOSE OF A TRAFFIC ISLAND.					
DATE	DATE						
DATE	DATE						



THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY	3.0 FT. MINIMUM
FACTOR OF SAFETY	1.25
MATERIAL	PVC PIPE
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS, L_r , FOR REDUCERS, (FT.)					
MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

WATER SHUT-OFF PLAN

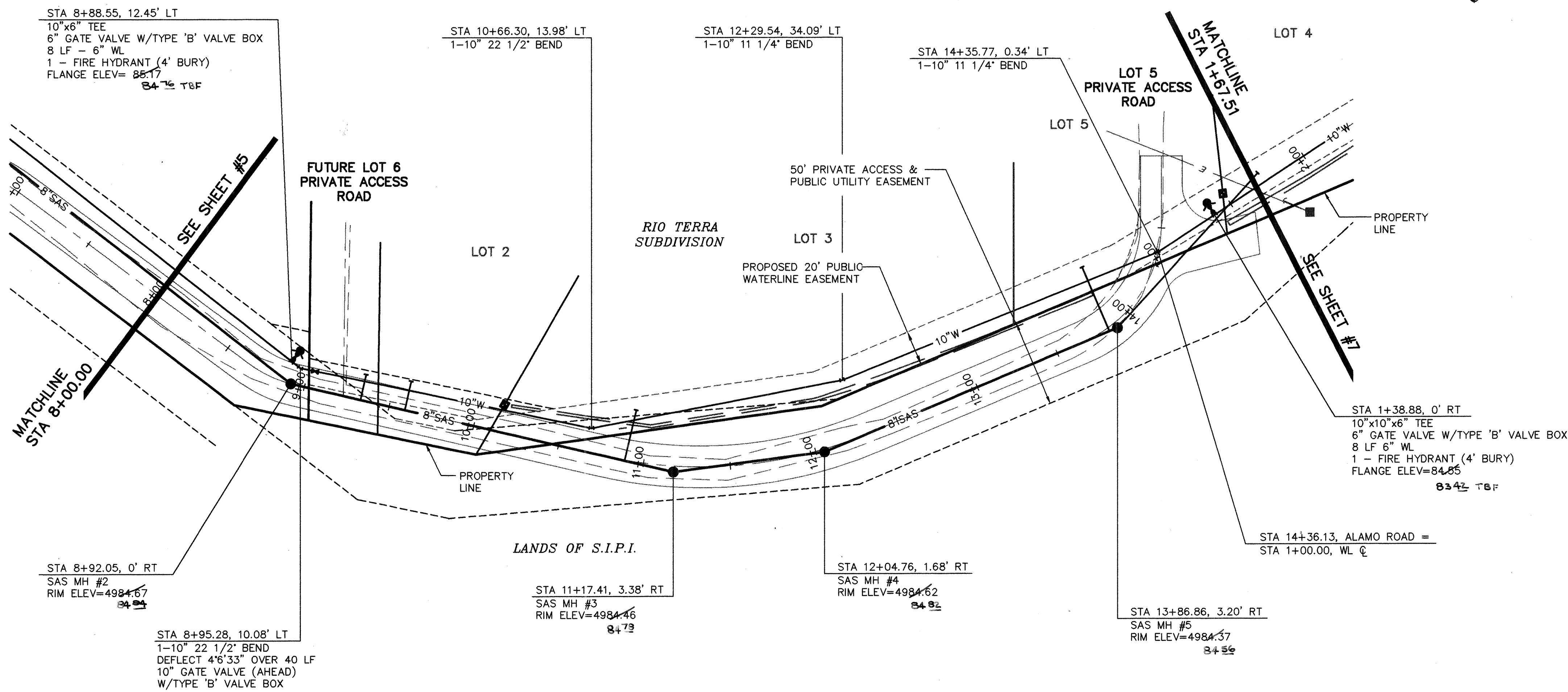
SHUT-OFF NEAREST 10" VALVE IN BOSQUE ENTRADA
TRAIL TO PROVIDE NON-PRESSURE CONNECTION.
THE CONTRACTOR SHALL CONTACT WATER SYSTEMS
DIVISION (857-8200) 5 WORKING DAYS PRIOR TO
SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY
PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LEGEND

-  SINGLE WATER METER & BOX
 DOUBLE WATER METER & BOX
 GATE VALVE W/ TYPE 'A' VALVE BOX
 FIRE HYDRANT
 WATER LINE W/ FITTING
 EXISTING WATER LINE
 EXISTING SAS MANHOLE
 PROPOSED SAS MANHOLE

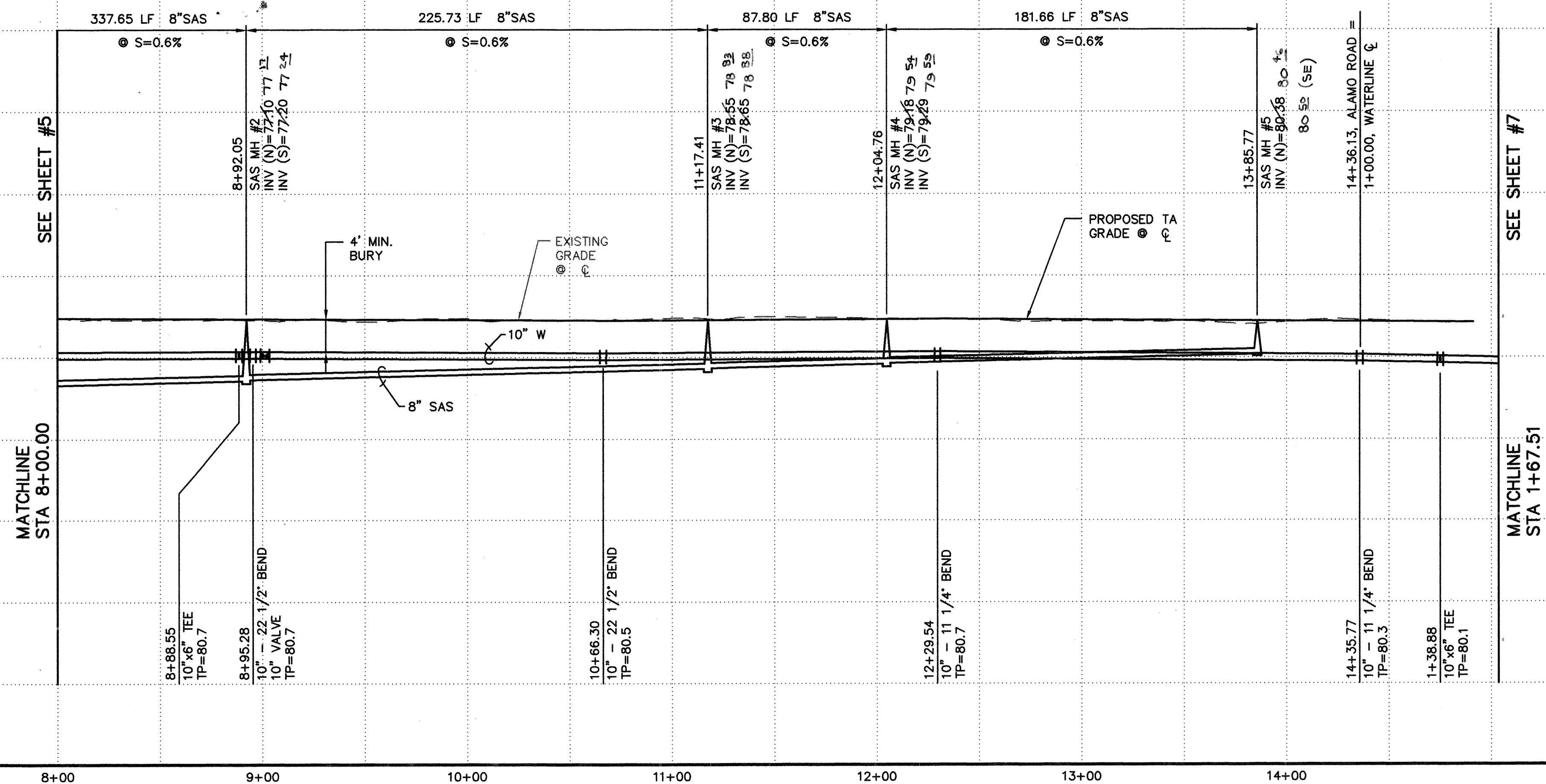
Mo./Day/Yr.	Mo./Day/Yr.
Sheet 4 Of 7	

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ALAMO ROAD

SCALES:
1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #4 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #4 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

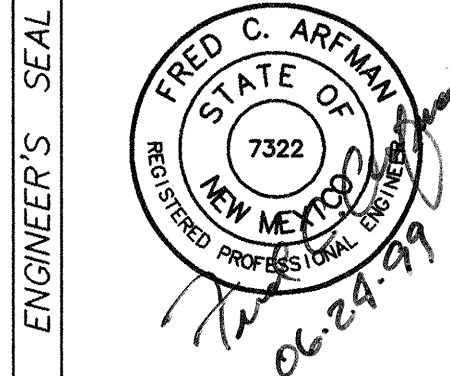
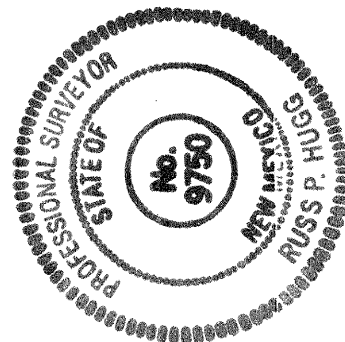
UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
2		9+59.00, 17'	78.6
3	10+14.11, 2'	10+89.00, 30'	80.7
4		13+86.86, 120'	81.9
5	1+48.63, 6'	13+82.18, 42'	83.0
6		9+33.10, 15'	78.4

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

SURVEYORS CERTIFICATION
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
May 2, 2000

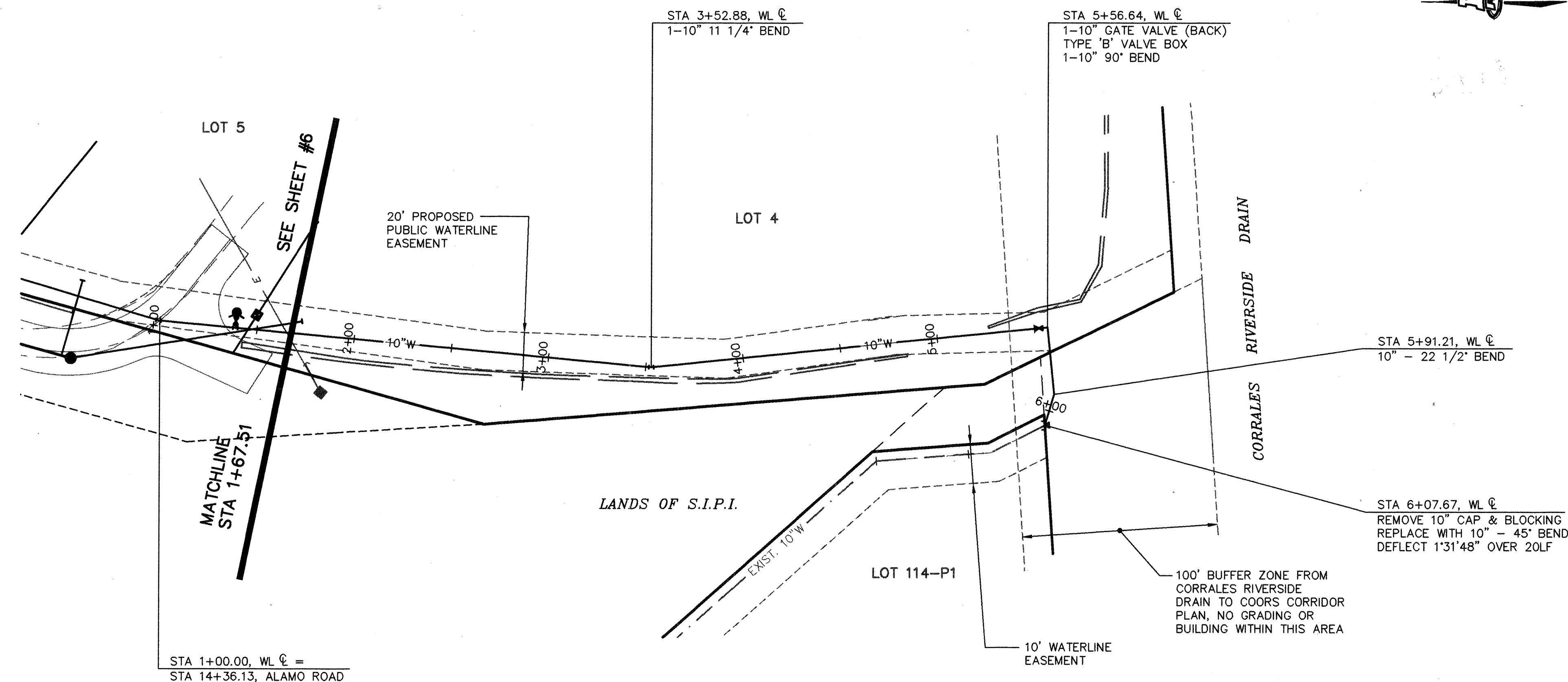


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
037UTL1.DWG div. VIEW: 2 06/23/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

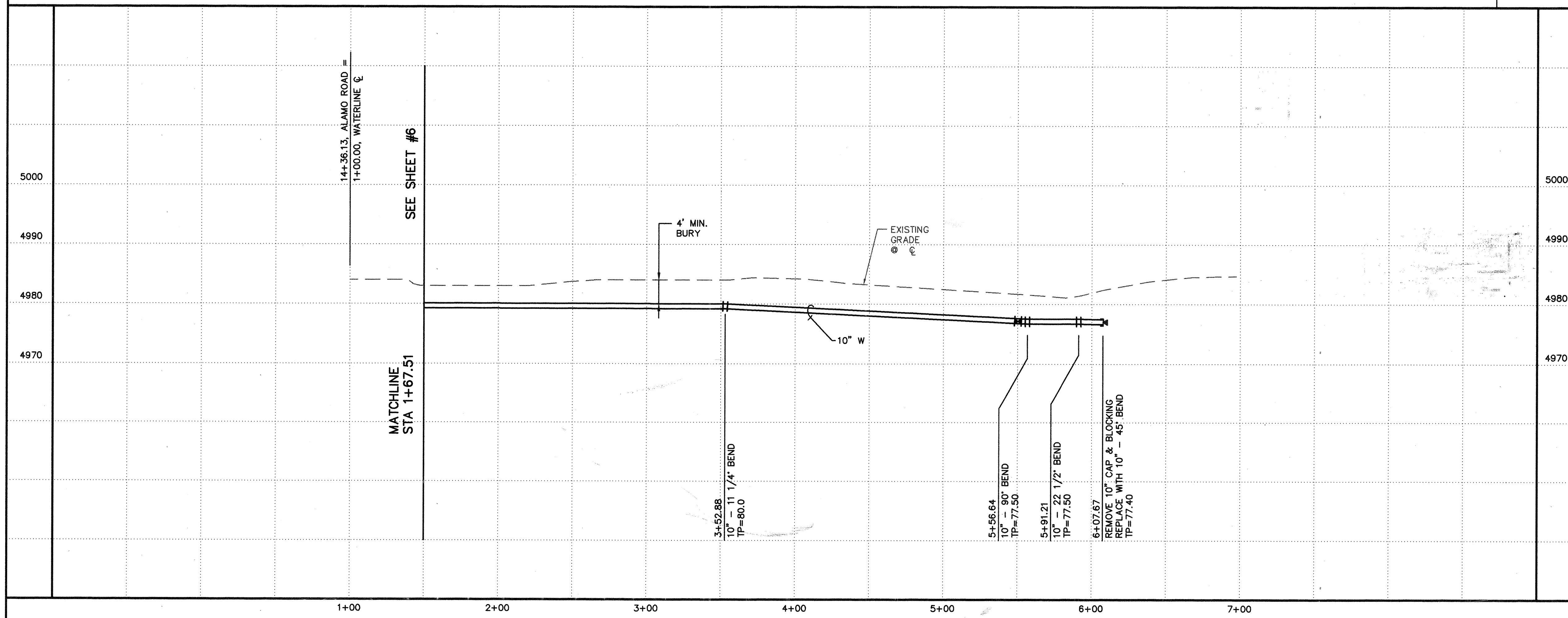
TITLE: **RIO TERRA
ALAMO ROAD STA 8+00.00 TO STA 1+67.51
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
CITY ENGINEER			



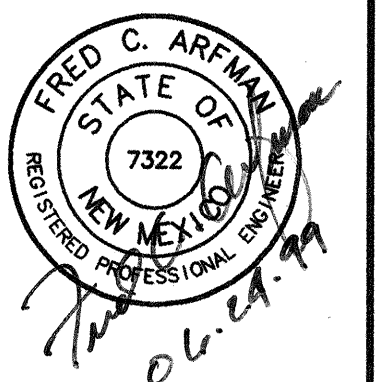
WATERLINE CONNECTION

SCALES:
1"=40' HOR.
1"=10' VERT.



- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 3. SEE SHEET #4 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET #4 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	TRIED	ACCS "10-13" Eler 500.36ft					
WORK STARTED BY	SEP-7-99						
FIELD ACCEPTANCE BY	SEP-7-99						
FIELD CORRECTION BY	SEP-7-99						
REVISIONS							
DATE							
DESIGNED BY							
DRAWN BY							
CHECKED BY							



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
WATERLINE CONNECTION STA 1+67.51 TO STA 6+07.67
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
SEP 7 1999	SEP 7 1999		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

City Project No. **6180.81** Zone Map No. **D-13** Sheet **7** Of **7**