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SCANNED BY
PLANNING

CONSTRUCTION PLANS FOR LOT 16 OXBOW VILLAGE 8" WL REALIGNMENT ALBUQUERQUE, NEW MEXICO INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	OVERALL UTILITY PLAN
3	UTILITY PLAN & PROFILE

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE 6-18-07

RECORD DRAWINGS

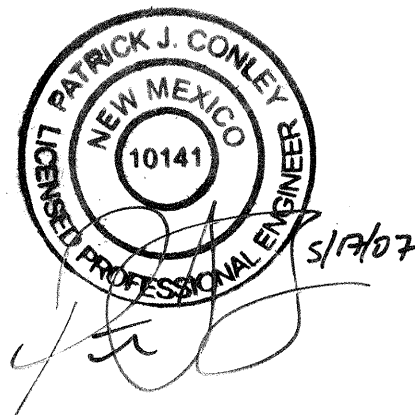
SURVEYOR'S CERTIFICATION

"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 accurate 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 design of these drawings.

Timothy Aldrich, P.L.S. No. 7719

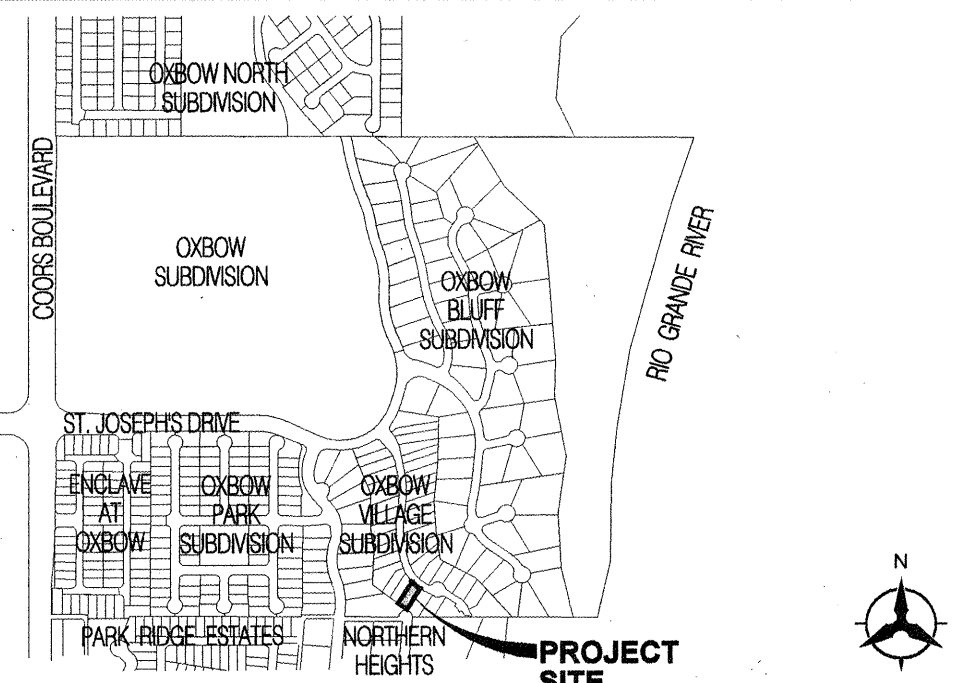


I, PATRICK J. CONLEY of the firm of Smith Engineering Company, a Registered Professional Engineer in the State of New Mexico, do hereby state that to the best of my knowledge and belief, the infrastructure for this project as shown on the plans has been constructed in general accordance with the project plans and in general accordance with the City of Albuquerque Standard Specifications for Public Works Construction (including all updates), and that the general intent of the plans has been met except as noted on the as-built construction drawings. The infrastructure construction has been observed by a qualified person from Smith Engineering Company and this statement covers infrastructure installation that was observed while a representative from Smith Engineering was on site. This statement is based on site observations by Smith Engineering Company personnel and on as-built information provided to Smith Engineering Company by TIMOTHY ALDRICH (Surveyor's name), NMPS number 7719 (PS#).



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ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



VICINITY MAP: NOT TO SCALE ZONE MAP NO. G-11

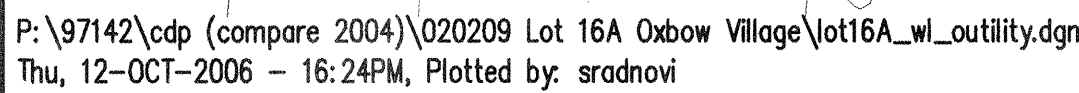
NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- 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 REVISED THROUGH UPDATE No. 7.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 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.
- FIVE (5) 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 CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL WORK EFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, 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 CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR 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.
- CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

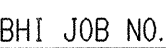
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ 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 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.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	11-13-06	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	12/16/06			
		Water/Wastewater	<i>[Signature]</i>	12/16/06			
		Hydrology	<i>[Signature]</i>	11-13-06			
		CIP	<i>[Signature]</i>				
DRB CASE NUMBER		CITY PROJECT NO.		SHEET		OF	
1000296		628982 XXXX		1		3	



NOTE:
VALVES A & B ARE NOT SHOWN ON THE
CITY OF ALBUQUERQUE AUTOMATED WATER
DISTRIBUTION SYSTEM SECTIONAL MAPS AND
FOR THIS REASON ARE LABELED AS SUCH
FOR THIS PLAN ONLY. THE CONTRACTOR
SHALL COORDINATE THE SHUT-OFF PLAN
WITH THE OWNER.



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Courtyard I	7500 Jefferson St. NE	Albuquerque, NM	87109-4335								
ENGINEERING ▴ SPATIAL DATA ▴ ADVANCED TECHNOLOGIES						NO. DATE		DRAWN BY		DESIGNED BY	CHECKED BY
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP											
LOT 16 OXBOW VILLAGE OVERALL UTILITY PLAN											
DESIGN REVIEW COMMITTEE			CITY ENGINEER APPROVAL			MO./DAY/YR.		MO./DAY/YR.			
						LAST DESIGN UPDATE					
CITY PROJECT NO. 628982 XXXX				ZONE-MAP NO. G-11				SHEET		OF	
								2		3	

SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES		CONTRACTOR	DATE
			ACS BRASS TABLET STAMPED "JOSEPH"		STAMPED BY	DATE
			GEOGRAPHIC POSITION (NAD 1927)		BY <u>ALS</u>	DATE
			N.M. STATE PLANE COORD. (CENTRAL ZONE)		INSPECTOR'S ACCEPTANCE BY	DATE
			X=366,686.82 Y=1,502,246.75		VERIFICATION BY <u>ALS</u>	DATE <u>3/27</u>
			GROUND TO GRID FACTOR = 0.99967551		DRAWINGS CONTROLLED BY <u>ALS</u>	DATE <u>3/27</u>
			DELTA ALPHA = -00° 15 ' 24 "		MICRO-FILM INFORMATION	
			NGVD 1929 ELEVATION = 5113.852		RECORDED BY	DATE
					NO.	

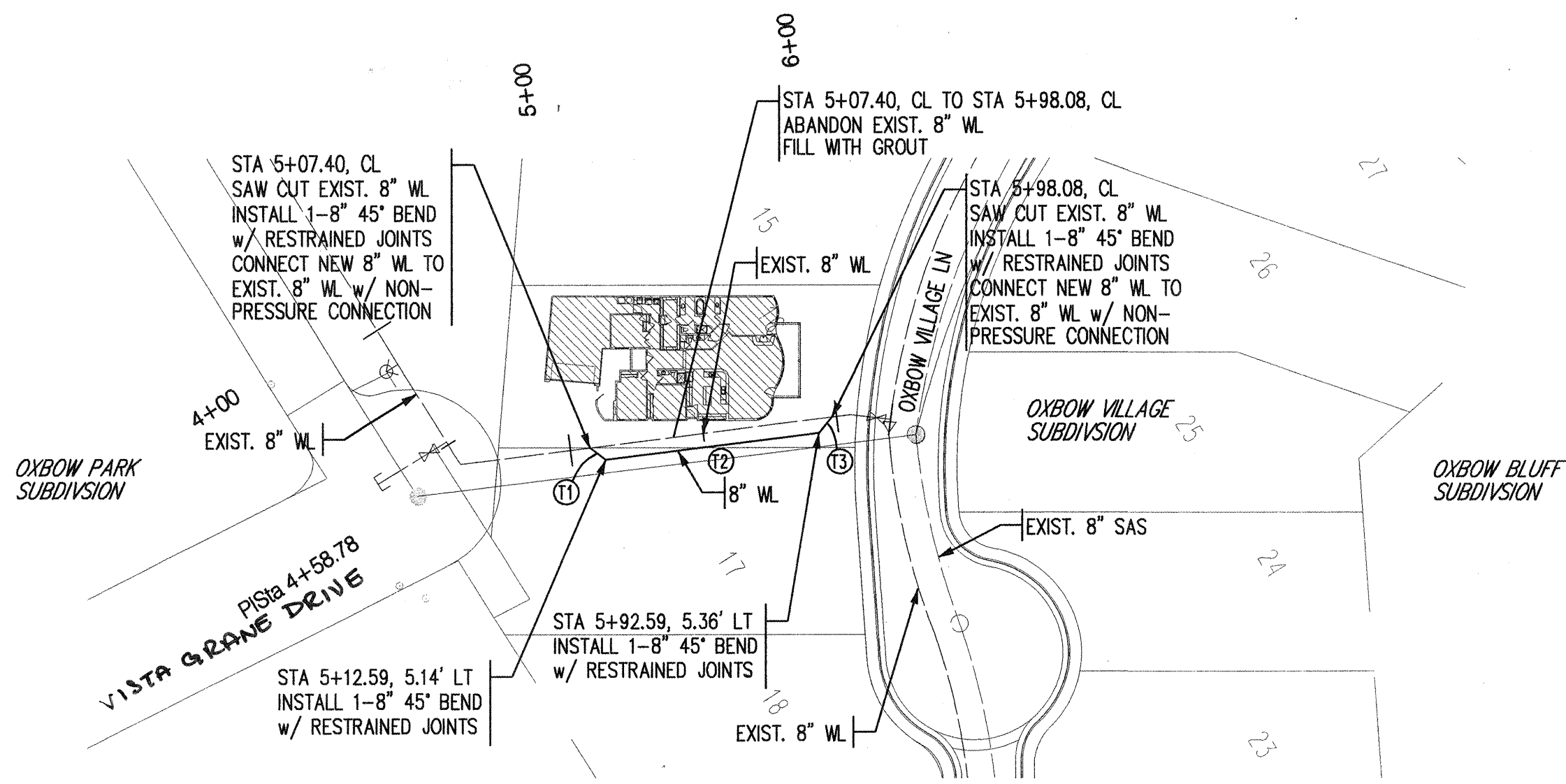
[illegible]

INSTALL ENDS PER DPM
AT BEGINNING, END AND
ALL BENDS OF WATERLINE.

STATIONING IS ALONG
CENTERLINE OF EXISTING
8" WATERLINE

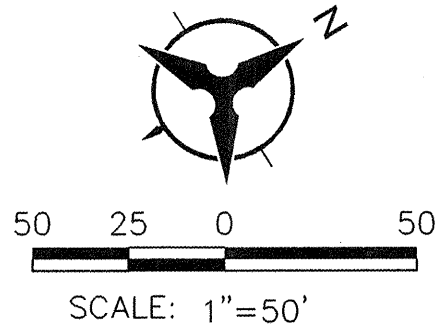
WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	S69°29'13"W	7.30'
T2	S25°00'54"W	80'
T3	N19°21'51"W	7.66'

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS
45° HORIZ. BEND	8
22.5° VERT. BEND (UPPER)	7
(LOWER)	2
11.25° VERT. BEND (UPPER)	3
(LOWER)	1

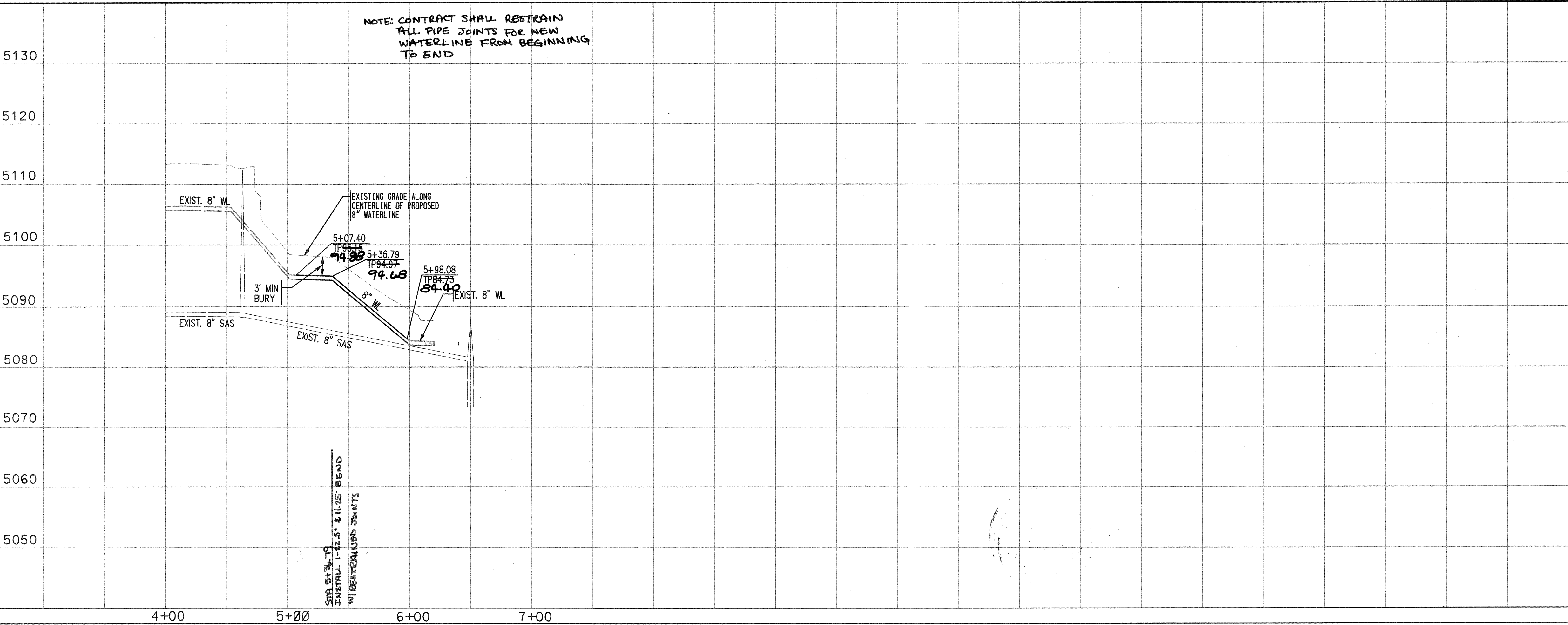


NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR
SHALL COORDINATE WITH OWNER AND
EXISTING LOT OWNERS CLIENT

NOTE: CONTRACTOR TO REMOVE/REPLACE
PRIVATE DRIVEPAD IN VICINITY
OF WATERLINE CONSTRUCTION



LOT 16 - 8" WATERLINE REALIGNMENT



- NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
 - ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 - ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 - CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 - CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 - ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
 - REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 - WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
 - FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	STARTED BY	ACS BRASS TABLE STAMPED "JOSEPH"	DATE	NO.	BY	NO.	BY
DATE	DATE	GEOGRAPHIC POSITION (NAD 1927)	DATE	DATE	DATE	DATE	DATE
DATE	DATE	N.M. STATE PLANE COORD. (CENTRAL ZONE)	DATE	DATE	DATE	DATE	DATE
DATE	DATE	X=566,686.82 Y=1,502,246.75	DATE	DATE	DATE	DATE	DATE
DATE	DATE	GROUND TO GRID FACTOR = 0.99967551	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DELTA ALPHA = -00° 15' 24"	DATE	DATE	DATE	DATE	DATE
DATE	DATE	NGVD 1929 ELEVATION = 5113.852	DATE	DATE	DATE	DATE	DATE



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LOT 16 OXBOW VILLAGE
UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE