

CONSTRUCTION PLANS
FOR
DEL WEBB @ MIREHAVEN
DEL WEBB LANE
ALBUQUERQUE, NEW MEXICO

INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2A-2C	GRADING PLAN
3	DEMOLITION PLAN
4	OVERALL PAVING PLAN
5	PAVING PLAN AND PROFILE

APPROVED RECORD DRAWINGS	
City Inspector	Matt Garduno
Contractor	New Concepts, Inc.
Construction Engineer	David Bishop
Date	6/23/2023

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Kevin J. Murtagh, of the firm of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as shown on these drawings (Del Webb @ Mirehaven Del Webb Lane) has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction.

06/13/2023

[Signature]

Engineer's Seal & Signature



CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

3. 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 UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

4. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

6. 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 THE COST OF THE CONTRACTOR.

7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE)

9. 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.

10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED BY THE CONTRACTOR PER PLAN.

11. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

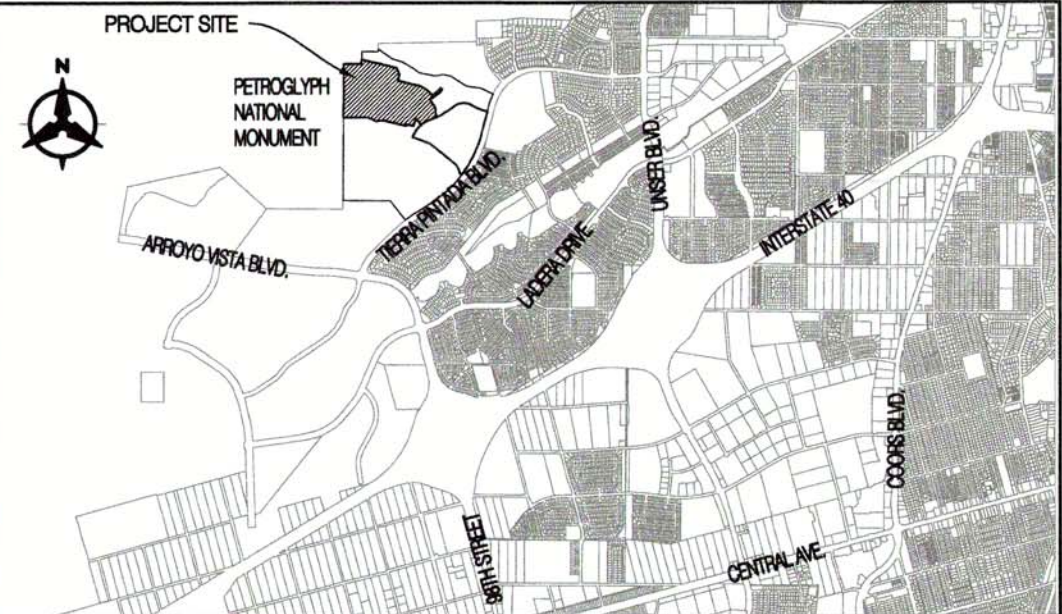
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, SIGNAGE, 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.

16. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.

17. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.



VICINITY MAP: SCALE 1"=4000' ZONE MAP NO.: H-08, H-09

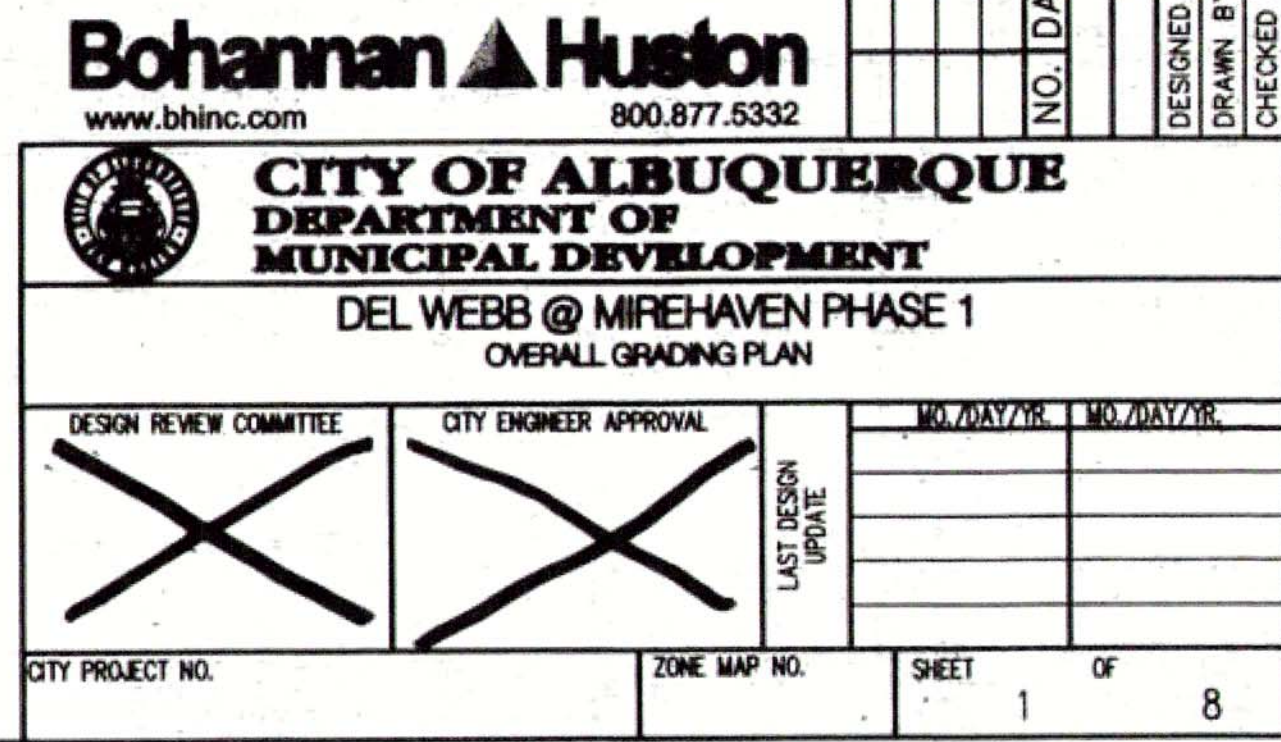
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. 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, 2020 EDITION
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. 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 (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. 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.
8. 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 ENSURE 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.
9. 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.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFFS REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABQWA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abqwa.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

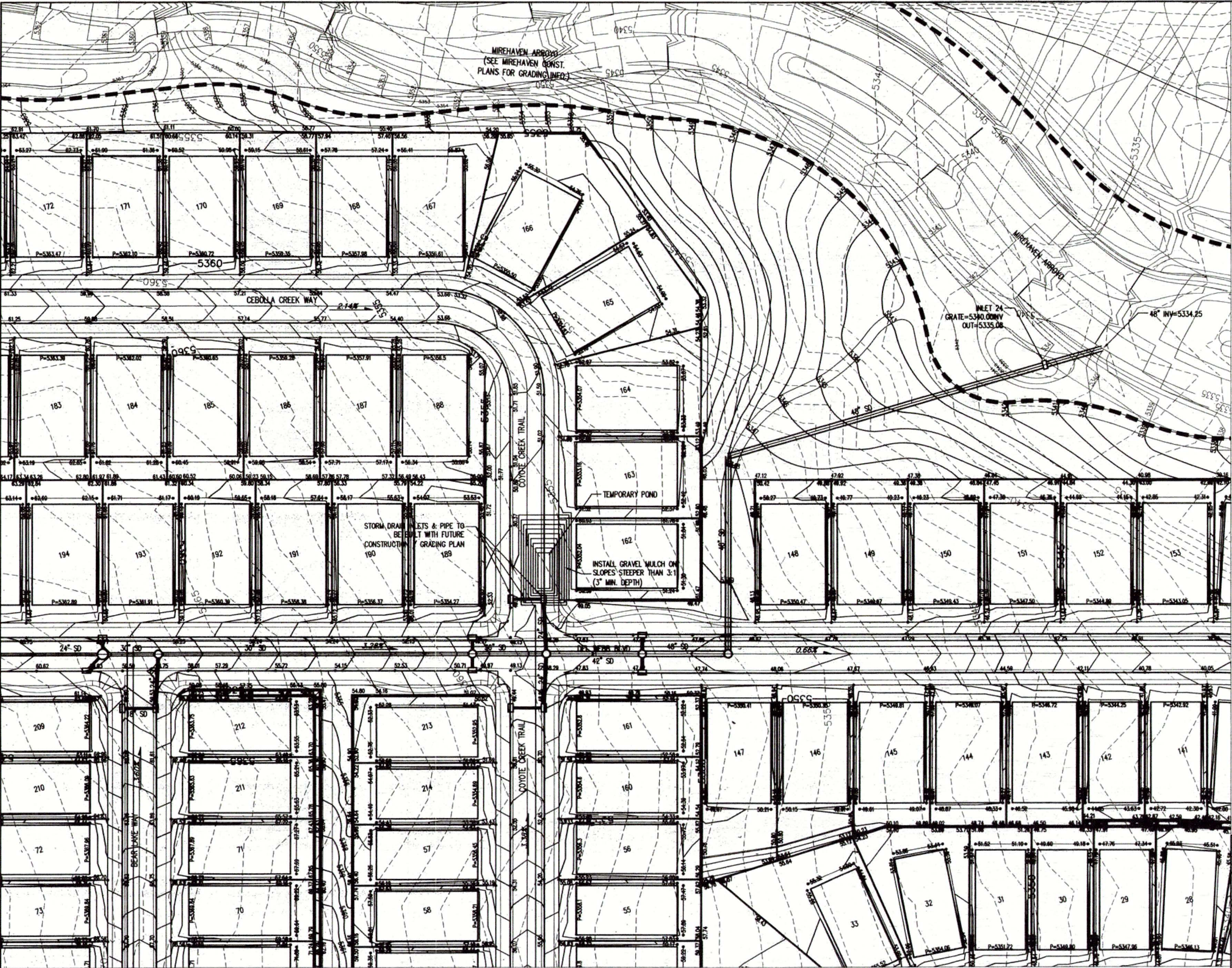
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DERESSED 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>		11/8/2021	APPROVED FOR CONSTRUCTION	
		Transportation	<i>[Signature]</i>		11/3/21		
		Water/Wastewater	<i>Robert W. Strong</i>		11/8/21		
		Hydrology	<i>Rene C. Bruneau</i>		11/8/21		
		Parks					
		Const. Coord.					
DRB CASE NUMBER		CITY PROJECT NO.		SHEET		OF	
1006864		650379		1		5	



GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL RESTORATION PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION. THE COST FOR DISTURBED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. 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.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY IDEINWATY DATED JULY 22, 2013. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR FOR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED A HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROPERTY LINES NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THEREO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRACES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO FLOODLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOODLINE ELEVATION.
12. MAINTAIN EXISTING GRADE WITHIN FIVE FEET OF THE PETROGLYPH NATIONAL MONUMENT.

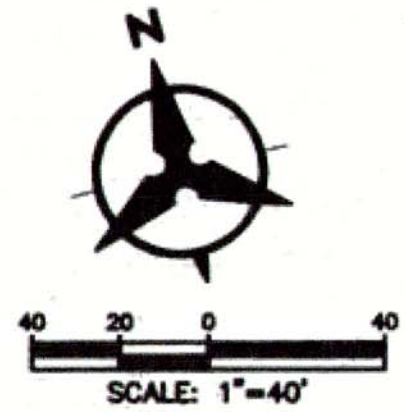


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Thu, 20-Mar-2014 - 8:02:am, Plotted by: AROMERO

BH JOB NO. 20130375

LEGEND

- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR ---5025---
- EXISTING STORM DRAIN LINE --- ---
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE ---
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK [Symbol]
- RETAINING WALL [Symbol]
- PAD [Symbol]
- TB [Symbol]
- STREET SLOPE 24° SD
- CHECK DAM (SEE SHEET 8 FOR DETAIL) [Symbol]
- MIREHAVEN ARROYO EASEMENT BOUNDARY [Symbol]



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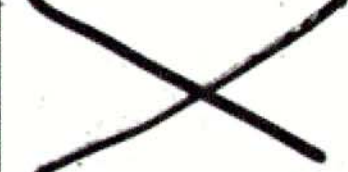


CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT
DEL WEBB @ MIREHAVEN PHASE 1
GRADING PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO. DATE / YR. MO. DATE / YR.



LAST DESIGN UPDATE

CITY PROJECT NO.

ZONE MAP NO.

SHEET 3 OF 8

BENCH MARKS		AS-BUILT INFORMATION	
USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
GEOGRAPHIC POSITION (NAD 83)	INSPECTOR'S	DATE	DATE
N.M. STATE PLANE COORDINATES	ACCEPTANCE BY	DATE	DATE
(CENTRAL ZONE)	DATE	DATE	DATE
N=1487364.053 E=149190.819	DESIGNED BY	DATE	DATE
GROUND TO GRID = 0.999675005	DRAWN BY	DATE	DATE
DELTA ALPHA = -007172.26"	CHECKED BY	DATE	DATE
NAVD 1988 ELEVATION = 5319.688	NO.	DATE	DATE

SURVEY INFORMATION		ENGINEER'S SEAL	
FIELD NOTES	DATE	BY	REMARKS
NO.	BY	NO.	DATE
			DESIGN
			REVISIONS
			NO. DATE
			DESIGNED BY YPM
			DATE 03/2014
			DRAWN BY ARR
			DATE 03/2014
			CHECKED BY YPM & KGP
			DATE 03/2014

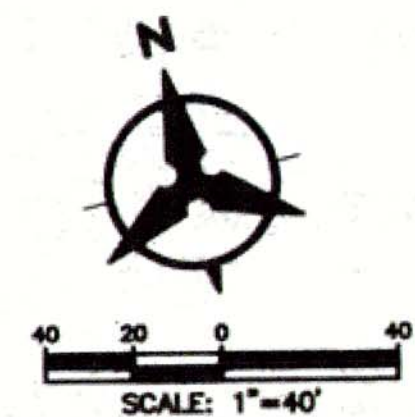


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BHI JOB NO. 20130375

LEGEND

PROPOSED SPOT ELEVATION ● 5235.25
EXISTING SPOT ELEVATION ● EX 5235.25
PROPOSED CONTOUR ———— 5225 ————
EXISTING STORM DRAIN LINE - - - - -
PROPOSED STORM DRAIN INLET □
PROPOSED STORM DRAIN LINE ════════
PROPOSED STORM DRAIN MANHOLE ○
PROPOSED WATER BLOCK ~~~~~~
RETAINING WALL ┌──────────┐
 10
 P-6300.00
PAD └──────────┘
TB TURNED BLOCK
STREET SLOPE XX →
CHECK DAM (SEE SHEET 8 FOR
DETAIL) ◡
MIRENABAY ARROYO EASEMENT
BOUNDARY ──── ■ ────



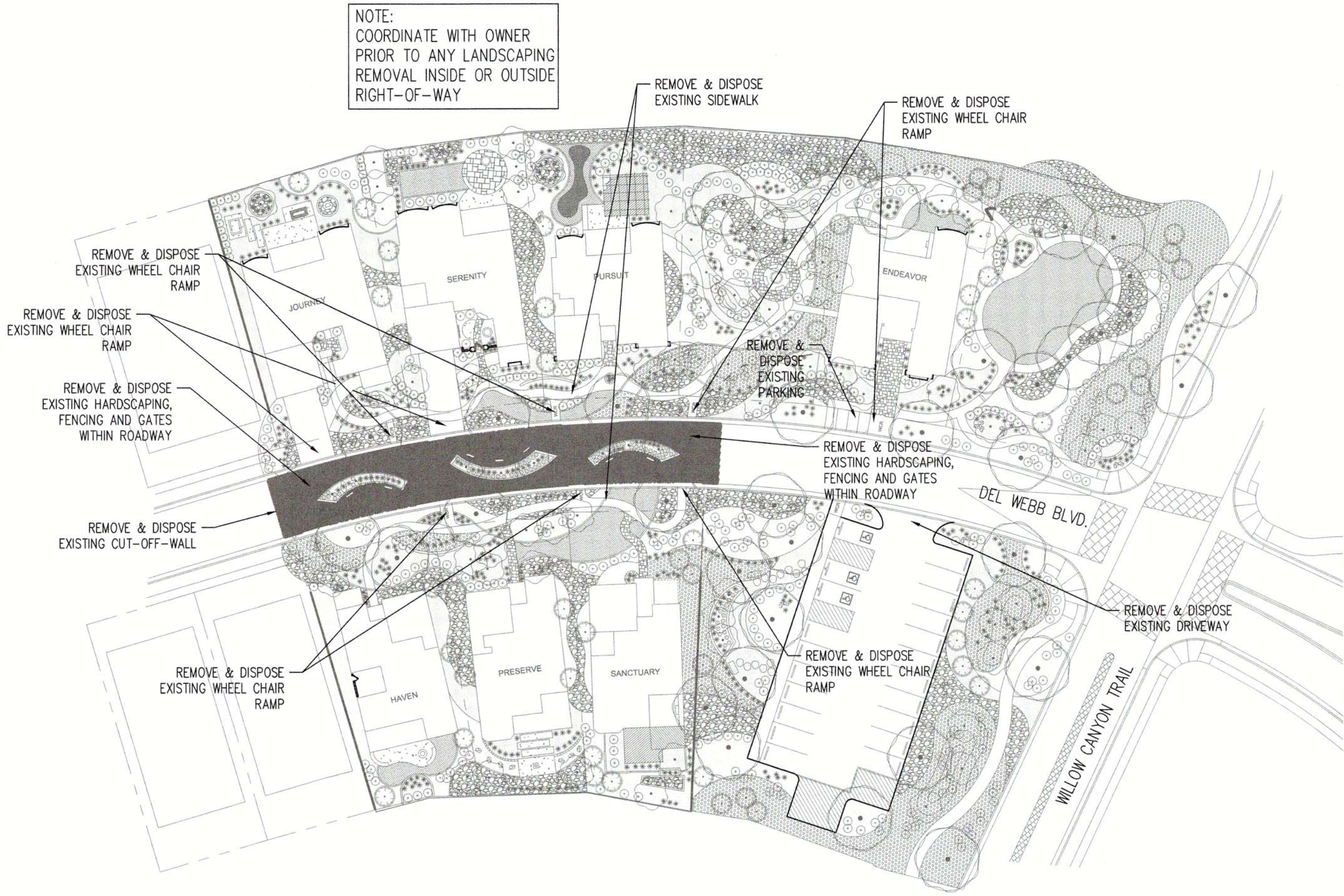
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 **CITY OF ALBUQUERQUE**
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

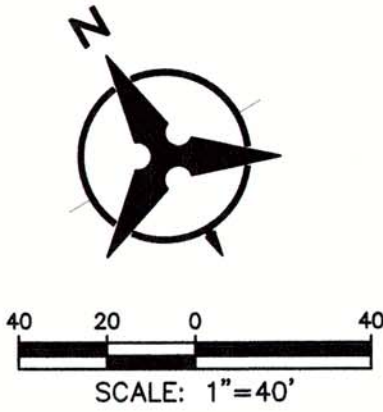
DEL WEBB @ MIREHAVEN PHASE 1
GRADING PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		NO. 00477R NO. 00477R	
				LAST DESIGN UPDATE	
CITY PROJECT NO.		ZONE MAP NO.		SHEET 4 OF 8	

FOR INFORMATION ONLY 2C of 5



NOTE:
COORDINATE WITH OWNER
PRIOR TO ANY LANDSCAPING
REMOVAL INSIDE OR OUTSIDE
RIGHT-OF-WAY



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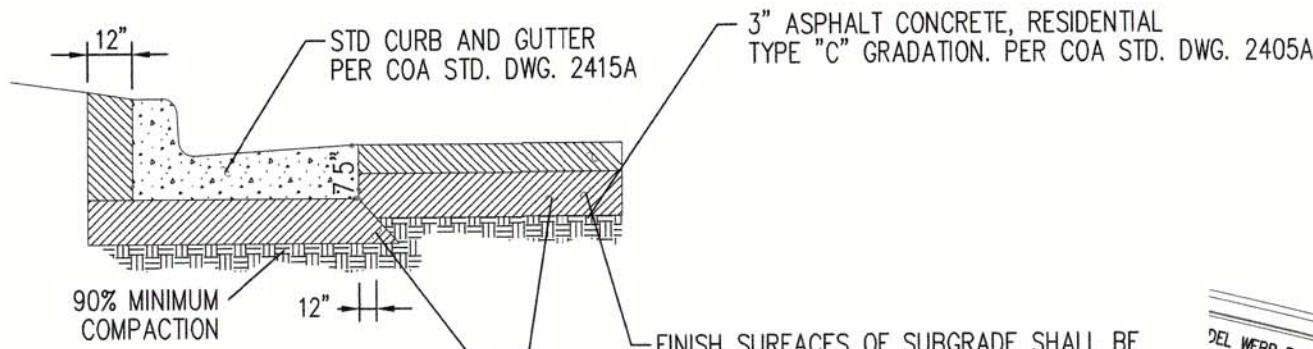
DEL WEBB @ MIREHAVEN DEL WEBB LANE

DEMOLITION PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	
<div>APPROVED</div> <div>Nov. 8, 2021</div> <div>DESIGN REVIEW COMMITTEE</div>	<div>APPROVED</div> <div>Dec. 14, 2021</div> <div>CITY ENGINEER</div>		
		LAST DESIGN UPDATE	
PROJECT NO.		ZONE MAP NO.	SHEET OF
650379		H-8/9	3 OF 5

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE
			GEOGRAPHIC POSITION (NAD 83)	STATED BY	DATE
			N.M. STATE PLANE COORDINATES	INSPECTOR'S	DATE
			(CENTRAL ZONE)	FIELD	DATE
			N=1487364.063 E=1491190.819	DELETED BY	DATE
			GROUND TO GRID = 0.999675005	CORRECTED BY	DATE
			DELTA ALPHA = -001712.26"	MICRO-FILM INFORMATION	
			NAVD 1988 ELEVATION = 5319.688	RECORDED BY	DATE
				NO.	DATE



NOTE:
"SOIL NOT HAVING THE MINIMUM R-VALUE OF ≥ 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED, BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS."

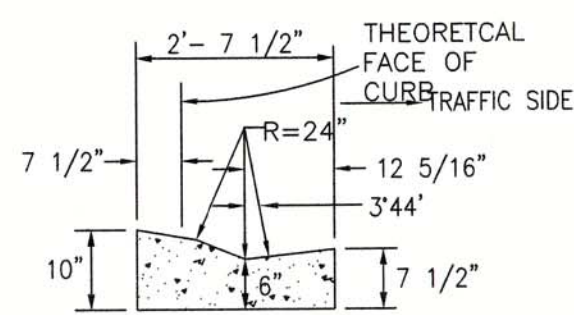


1" SUBGRADE SOIL, R-VALUE ≥ 50, PLACED IN 2 - 6" LIFTS, 95% MIN. COMPACTION. AT OPT MOISTURE +/− 2.0% ASTM D698 FOR SOIL WITH 35% OR MORE PASSING THE 200 SIEVE.

FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

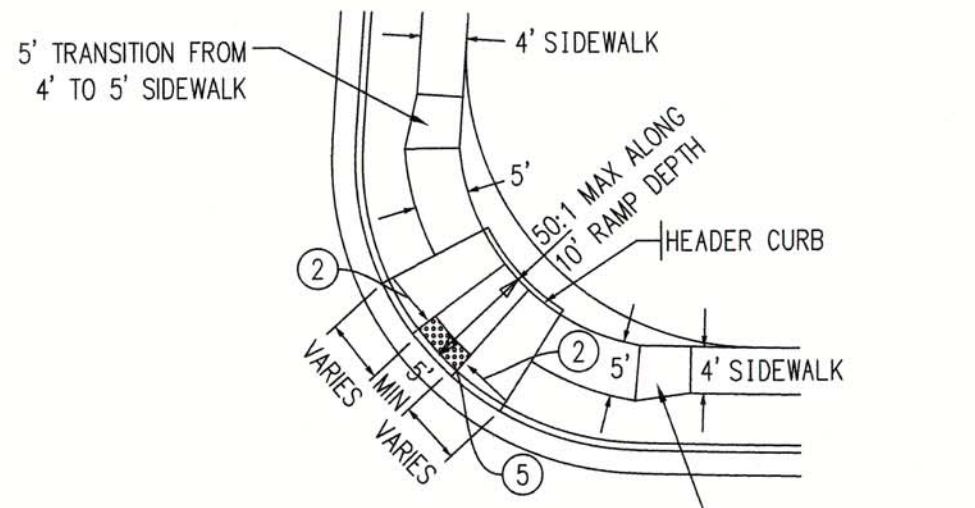
TYPICAL SUBDIVISION PAVEMENT SECTION

(REFER TO COA STD. DWG. 2405A)
NOT TO SCALE



MOUNTABLE CURB ROLL TYPE

(NOT TO SCALE)



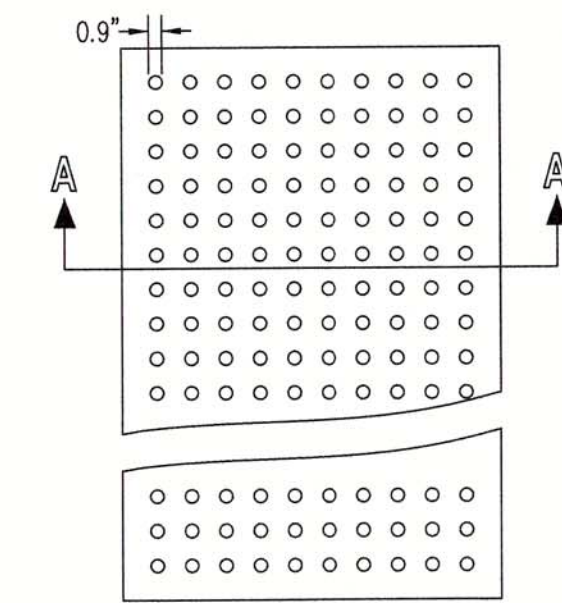
WHEEL CHAIR RAMP DETAIL 'A'
(C.O.A. STD. DWG. 2441)
NOT TO SCALE

CURB RAMP KEYED NOTES

- ① 1.5% PREFERRED, 2.0% MAX
- ② 7.0% PREFERRED, 8.3% MAX
- ③ HEADER CURB
- ④ TRANSITION FROM CURB TO NO CURB
- ⑤ 2' WIDE DETECTABLE WARNING SURFACE FULL WIDTH OF OPENING TO BE INSTALLED PER ADA SECTION 705 (SEE DETAIL THIS SHEET). IT SHALL BE CAST IN PLACE & REPLACEABLE

CURB RAMP NOTE :

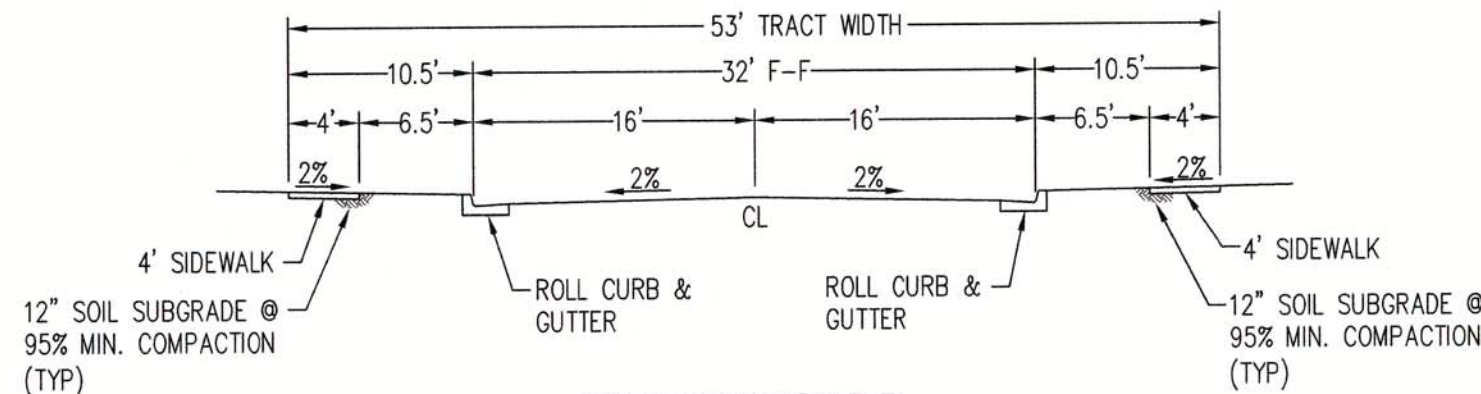
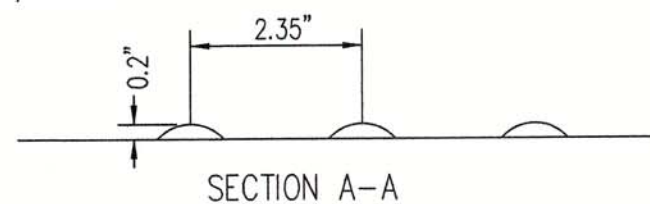
ALL CURBS ON WHEELCHAIR RAMP ARE HEADER CURB. RAMP WIDTH TO BE 5' MIN. BETWEEN HEADER CURBS.



DETECTABLE WARNING SURFACE
NOT TO SCALE

DETECTABLE WARNING SURFACE NOTES:

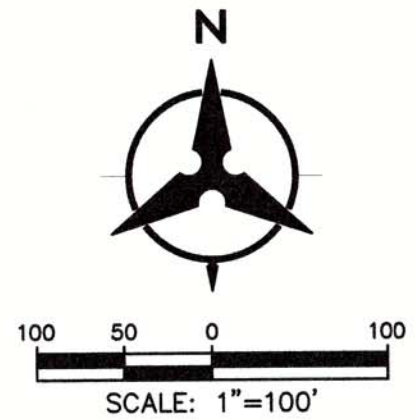
1. DESIGN PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 705.
2. SUBMIT SPECIFICATIONS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
3. THE DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 23mm, (0.9"), A NOMINAL HEIGHT OF 5mm, (0.2"), AND A NOMINAL CENTER TO CENTER SPACING OF 60mm, (2.35"). THE SURFACE SHALL BE FIBERGLASS PANELS (PROCESS TO BE COORDINATED WITH AND FIELD APPROVED WITH CITY PRIOR TO INSTALLATION).
4. THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. PROVIDE 70/30 CONTRAST PER ADA.
5. CONTRACTOR SHALL COORDINATE THE EXACT CONTRAST OF DETECTABLE WARNING SURFACE W/ OWNER.



STREET SECTION B-B
NOT TO SCALE

LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- STREET LIGHT
- PROPOSED STOP SIGN

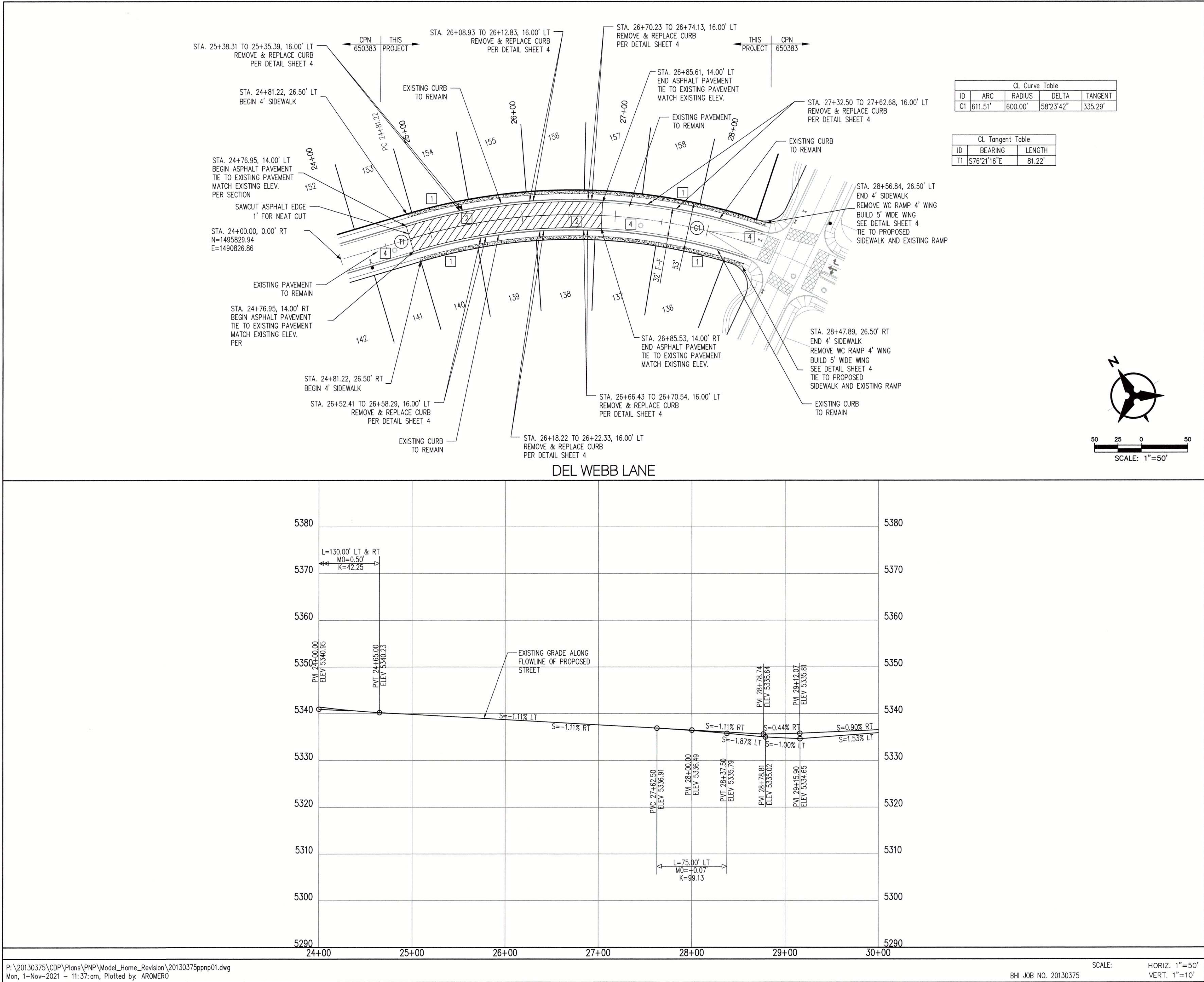


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DEPARTMENT OF
MUNICIPAL DEVELOPMENT
DEL WEBB @ MIREHAVEN DEL WEBB LANE
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE APPROVED Nov. 8, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Dec. 14, 2021 CITY ENGINEER	MO./DAY/YR. LAST DESIGN UPDATE	MO./DAY/YR. SHEET 4 OF 5
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CITY PROJECT NO. 650379 ZONE MAP NO. H-8/9



- NOTES**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADII SHALL BE 15' UNLESS OTHERWISE SPECIFIED.
 - ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR IS TO INSTALL A 4" x 4" x 5' POST AND E.M.S. 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 & GUTTER SHALL BE PER COA STD. DWG. 2415 (SAWCUT ONLY).
 - CURB RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
 - RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
 - ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 - GRATE PER MODIFIED COA STANDARD DWG. 2220 SEE DETAIL ON SHEET 5C

- KEYED NOTES**
- BUILD 4' SIDEWALK PER COA STD. DWG. 2430.
 - PAVEMENT DESIGN SECTION SEE SHEET 4
 - MOUNTABLE CURB ROLL TYPE SEE SHEET 4
 - ADJUST VALVE CANS AND MANHOLES TO GRADE

GENERAL NOTE:
ALL STORM DRAIN MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER C.O.A. STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.
STORM DRAIN LINE TO BE CLASS III RCP UNLESS OTHERWISE NOTED

Bohannon & Huston
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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN DEL WEBB LANE
PAVING PLAN & PROFILE
DEL WEBB LANE STA. 24+00 - 30+00

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