

CONSTRUCTION PLANS
FOR
DEL WEBB @ MIREHAVEN
PHASE 3A
ALBUQUERQUE, NEW MEXICO

INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3A - 3C	PRELIMINARY PLAT
4A - 4F	GRADING PLAN
5	OVERALL PAVING PLAN
6-14	PAVING PLAN AND PROFILE SHEETS
15 R	POND GRADING
16	PAVING DETAILS
17 R	OVERALL UTILITY PLAN
18-24	UTILITY PLAN AND PROFILE SHEETS
25-26	ABCWUA STANDARD DETAILS

SHEET NUMBER	DESCRIPTION
6 R	WILLOW CANYON TRAIL STA. 43+00 TO STA. 49+00
7 R	WILLOW CANYON TRAIL STA. 49+00 TO STA. 55+00
8	ECHO CANYON
9 R	SUGAR CREEK LANE
10	CRYSTAL CREEK LANE
11	WOOD CREEK LANE
12	ROCK CREEK TRAIL
13 R	MIREHAVEN PARKWAY STA 16+00-22+00
14	MIREHAVEN PARKWAY STA 22+00-28+50

SHEET NUMBER	DESCRIPTION
18	WILLOW CANYON TRAIL STA. 43+00 TO STA. 49+00
19	WILLOW CANYON TRAIL STA. 49+00 TO STA. 55+00
20	ECHO CANYON
21	SUGAR CREEK LANE
22	CRYSTAL CREEK LANE
23	WOOD CREEK LANE
24	ROCK CREEK TRAIL

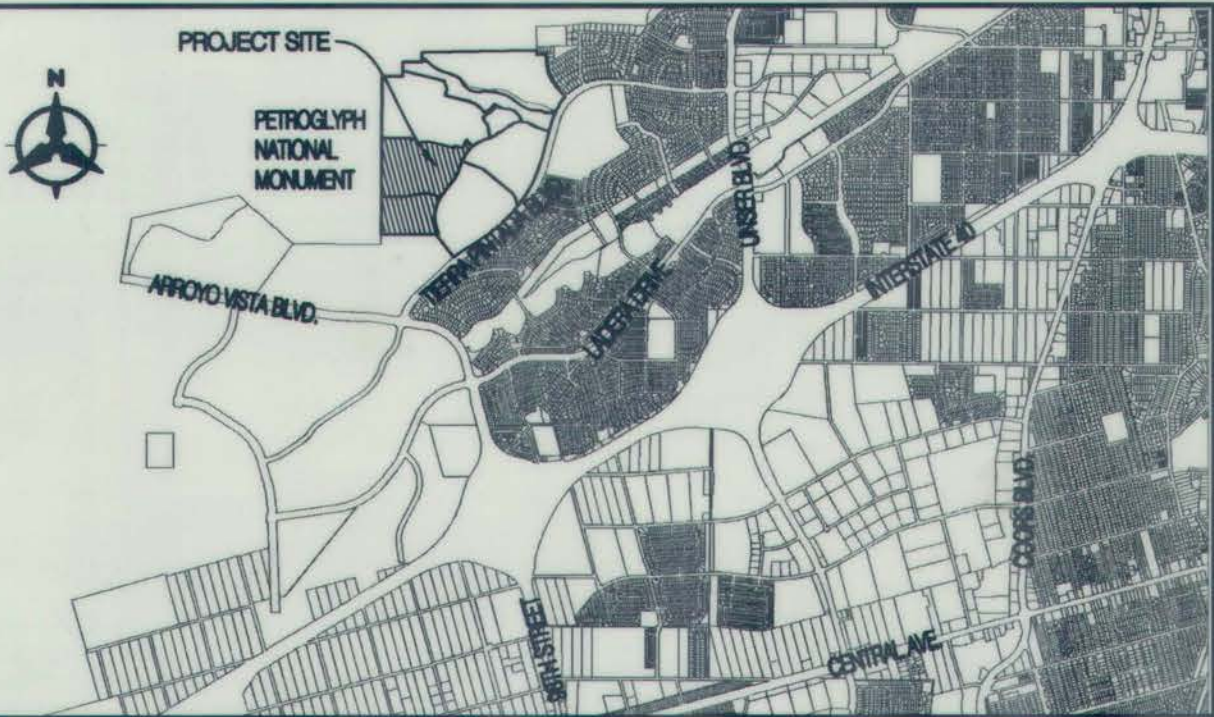
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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 Phase 3A) 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 and survey information provided by the contractor, Franklin's Earthmoving, and the surveyor, Brian J. Martinez, NMPS 18374.



8-27-20

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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, 1986 EDITION AS REVISED THROUGH UPDATE No. 9.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 ROADWAY MAY REQUIRE 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.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEURES.ASPX](http://www.abcwua.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.

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 THERE TO 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. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
16. 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.

17. 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.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
19. ALL ROADWAY FILLS SHALL BE IN ACCORDANCE WITH COA SPECIFICATION SECTION 204. COMPACTION TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO PROJECT CLOSEOUT FOR ALL ROADWAY FILL DEPTHS GREATER THAN TWO FEET.

NOTE:
"DRAINS TO RIVER" MEDALLION SHALL BE INSTALLED ON EACH NEW STORM INLET. ONE MEDALLION PER INLET WILL BE PROVIDED BY THE CITY TO THE CONTRACTOR AT THE PRE-CONSTRUCTION MEETING. INSTALLATION DIRECTIONS TO BE PROVIDED BY CITY AT PRE-CONSTRUCTION MEETING.

SURVEYOR'S CERTIFICATION

I, BRIAN J. MARTINEZ, 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. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.

Brian J. Martinez 5/30/19
BRIAN J. MARTINEZ, NMPS 18374



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	11-20-18	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	09-27-18			
		Water/Wastewater	<i>[Signature]</i>	9/27/18			
		Hydrology	<i>[Signature]</i>	11/20/18			
		Parks					
		Const. Coord.					
DRB CASE NUMBER		CITY PROJECT NO.		SHEET		OF	
1006864		650482		1		26	

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. CONTRACTOR 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.

6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.

7. 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 "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

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

10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.

12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

13. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.

14. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

15. THE 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 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. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCE](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)DURES.ASPX

16. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48"),

17. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.

18. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

19. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.

20. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

21. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.

22. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

23. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

24. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCE](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)DURES.ASPX

TRANSPORTATION

25. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

26. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.

27. 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.

28. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.

29. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

30. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

31. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

32. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

33. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

34. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. 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 AND WITH CITY APPROVAL.

OTHER COMMON NOTES

35. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

36. WHEN DISTURBING MORE THAN ¼ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

37. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

38. 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.

39. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

40. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

41. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

42. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

43. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

44. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.

45. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

GENERAL NOTES USED SELECTIVELY, BASED ON SCOPE OF WORK:

46. WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR-HOUR CONSTRUCTION.

47. TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND E-MAIL DGoff@CABQ.GOV.

48. STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.

49. IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH COA SPECIFICATION SECTION 204. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION.

50. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO DMD, CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE.

51. FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE DMD, CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF STANDARD SPECIFICATIONS. PERMIT REQUESTS MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH OTHER PROJECTS IN THE AREA.

AS-BUILT INFORMATION

CONTRACTOR **FRANKLIN**

STARTED BY **Carleson Surveys**

INSPECTOR'S ACCEPTANCE BY **BHI**

VERIFICATION BY **BHI**

DRAWING NO. **812**

DATE **8/22**

BENCH MARKS

US&GS BRASS DISC STAMPED "REWARD 1969"

GEOGRAPHIC POSITION (NAD 83)

N.M. STATE PLANE COORDINATES

(CENTRAL ZONE)

N=1487364.063 E=1491190.819

GROUND TO GRID = 0.999675005

DELTA ALPHA = -007712.26"

NAVD 1988 ELEVATION = 5319.688

SURVEY INFORMATION

FIELD NOTES

DATE

NO.

ENGINEER'S SEAL

BY

REMARKS

REVISIONS

DESIGN

DATE 09/2018

DATE 09/2018

DATE 09/2018

DESIGNED BY **YPM**

DRAWN BY **AR**

CHECKED BY **YPM**

BOHANNAN & HUSTON

www.bhinc.com

800.877.5332

CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A

GENERAL NOTES

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

NOV 9 0 2018

DESIGN REVIEW COMMITTEE

CITY PROJECT NO.

ZONE MAP NO.

SHEET

OF

650482

H-8/9

2

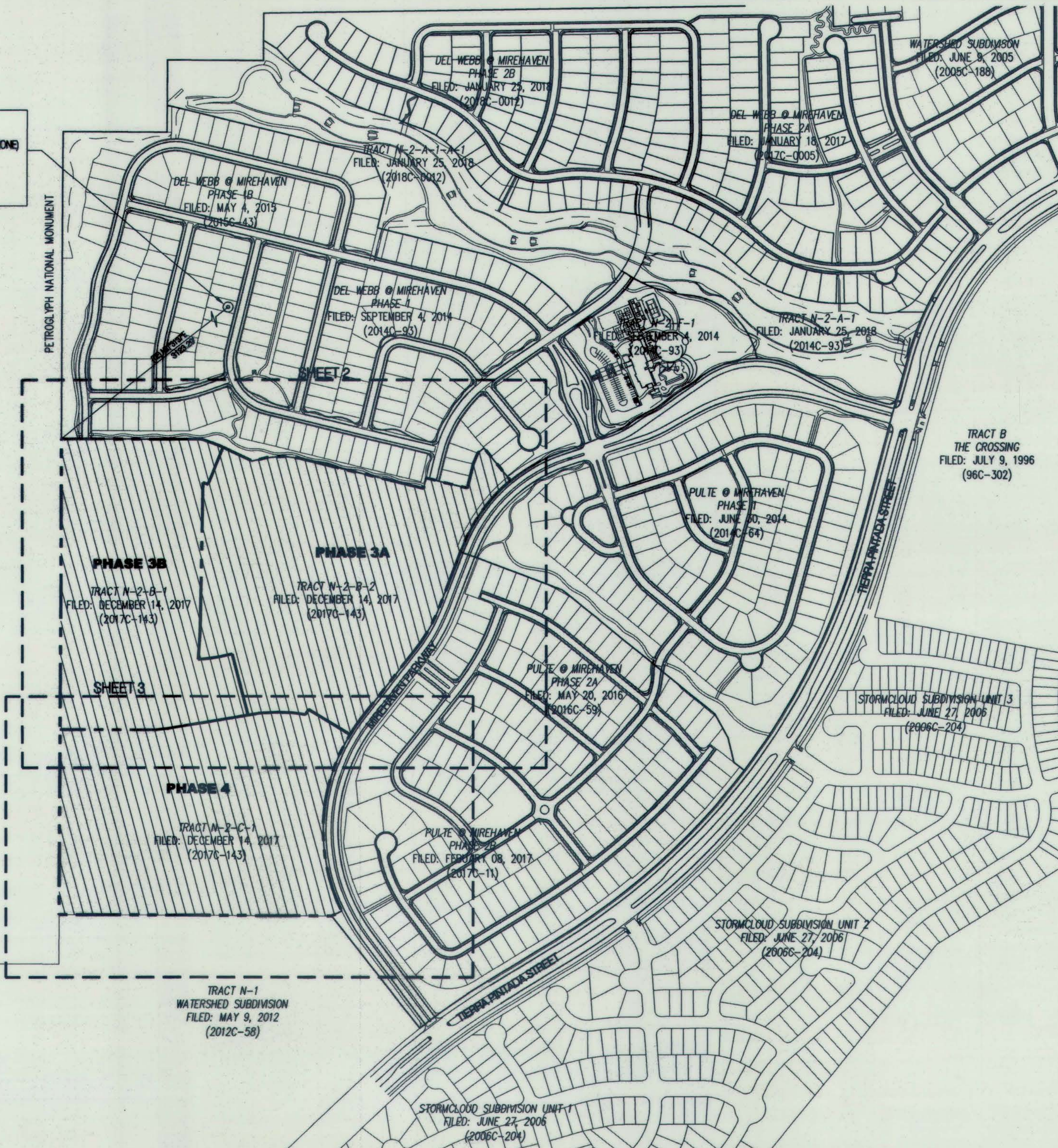
26

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Wed, 26-Sep-2018 - 5:46:pm, Plotted by: AROMERO

BHI JOB NO. 20180338

ACS BRASS TABLE 1"=41'
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,496,608.828 U.S. SURVEY FEET
E=1,491,701.376 U.S. SURVEY FEET
GROUND TO GRID FACTOR = 0.99967083
DELTA ALPHA = -01709.70'

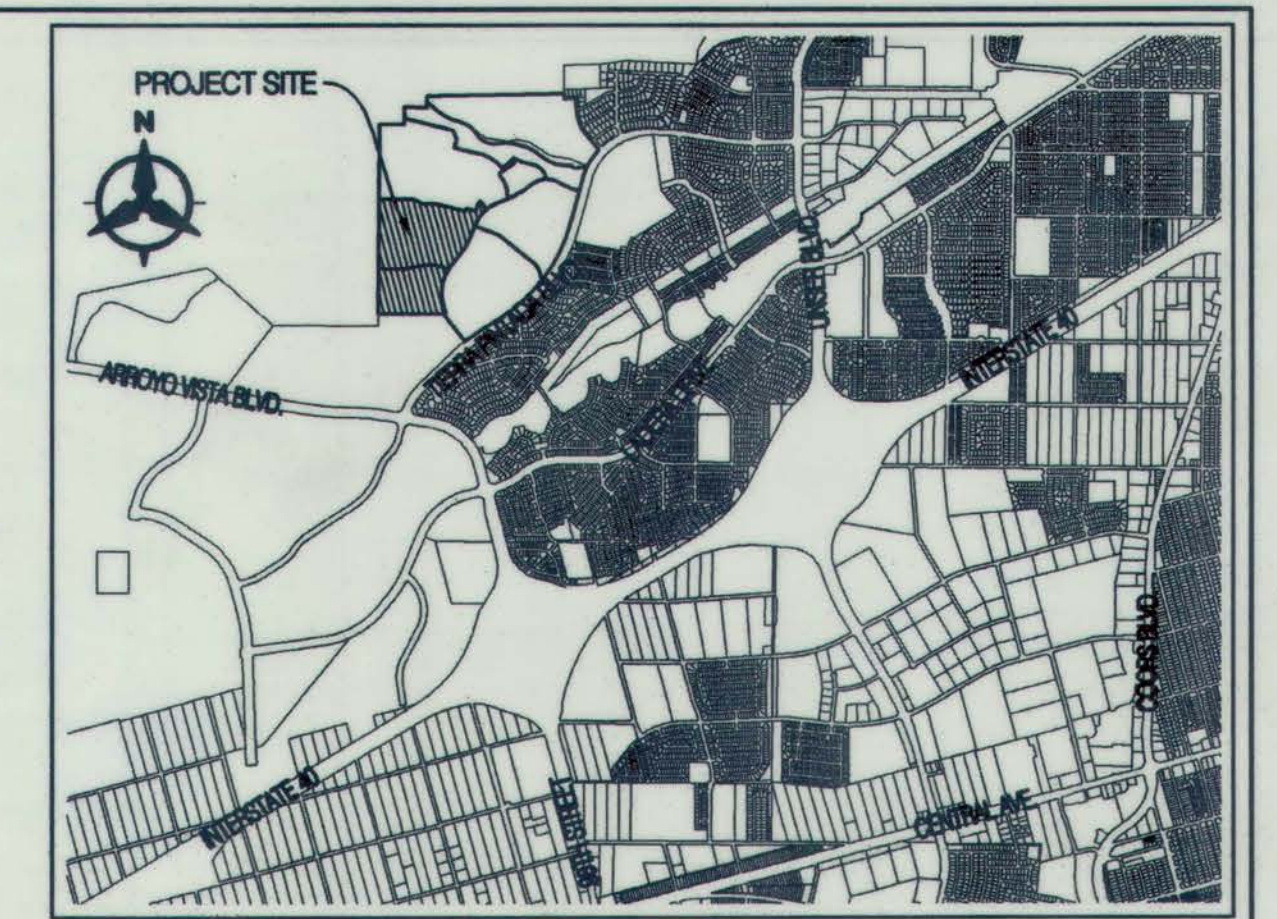
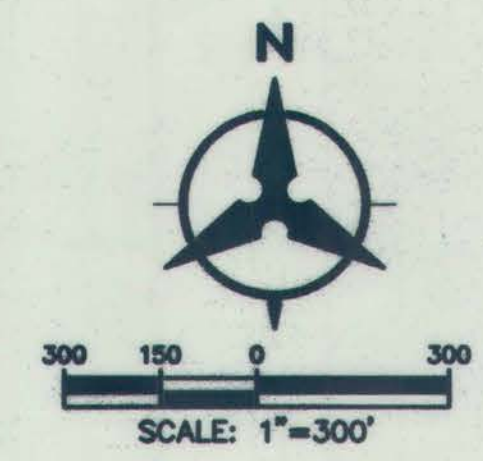


PRELIMINARY PLAT
DEL WEBB @ MIREHAVEN PHASE 3 AND PHASE 4
(REPLAT OF TRACT N-2-B-1, N-2-B-2 AND TRACT N-2-C-1)
ALBUQUERQUE, NEW MEXICO

APRIL, 2018

PLAT IS LOCATED WITHIN TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 8, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
	PROJECT SITE



LOCATION MAP
SCALE: 1"=3000'
Zone Atlas Index Number: H-8

SURVEY NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "PLOTNER, PS 14271".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 14271".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

James M. Riancho PS. 05/09/18
CITY SURVEYOR DATE

OWNER:

WESTERN ALBUQUERQUE LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: GARRETT DEVELOPMENT CORPORATION, AGENT
BY: *TELL E. Jaramilla, VP*
FOR: *VP*

DATE: *MAY 10, 2018*

PULTE HOMES OF NEW MEXICO, INC

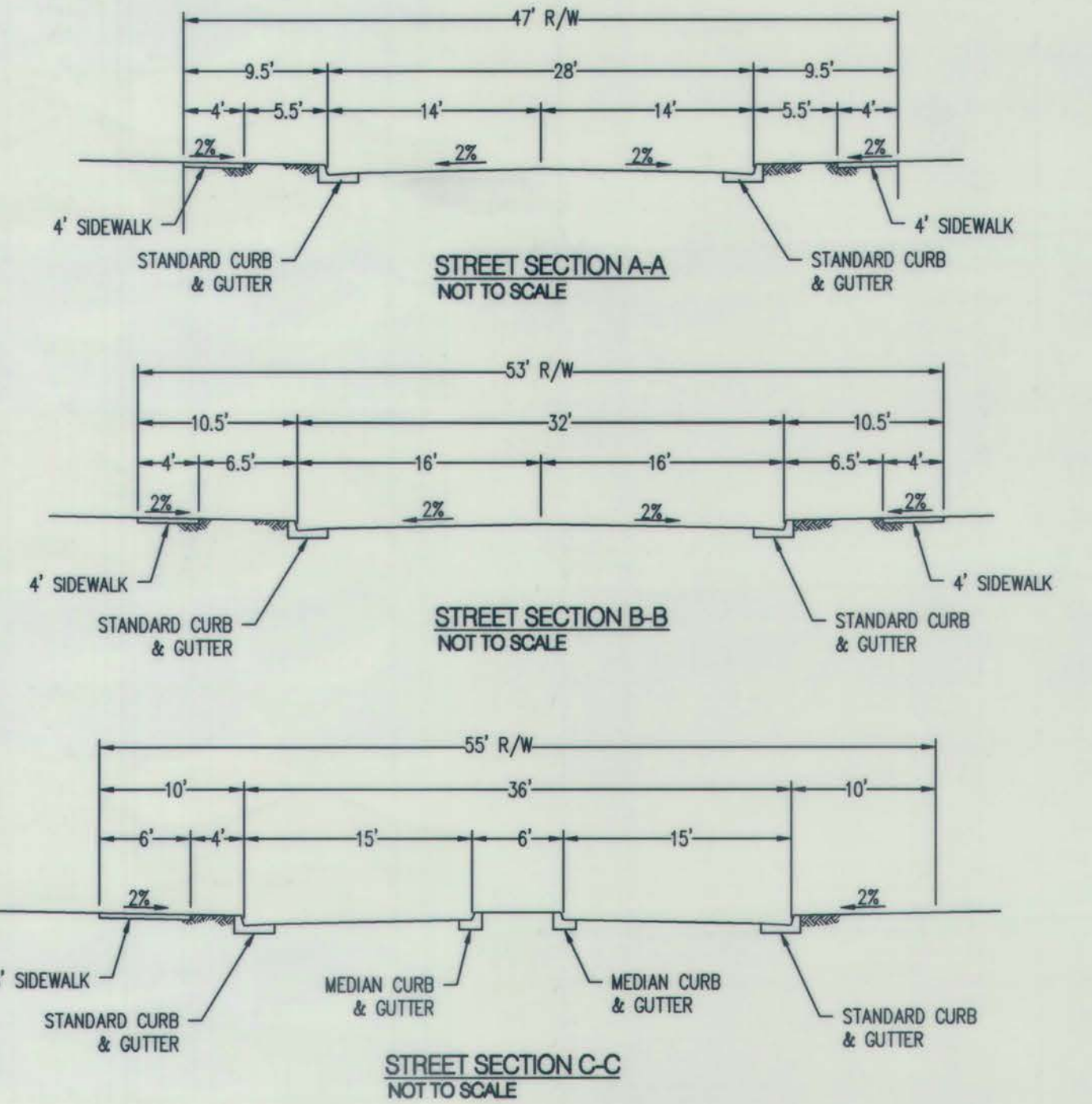
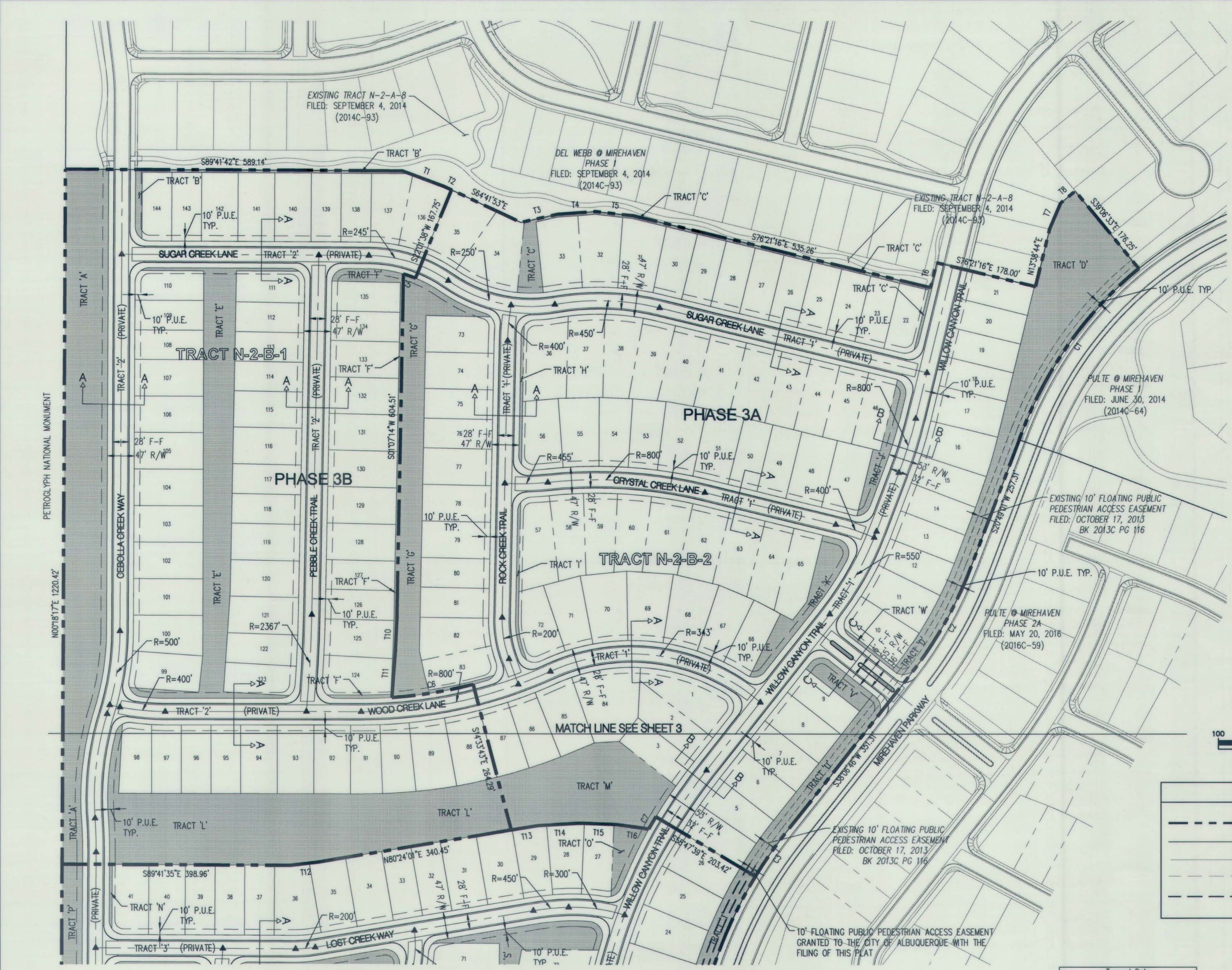
BY: *[Signature]*

DATE: *MAY 8, 2018*

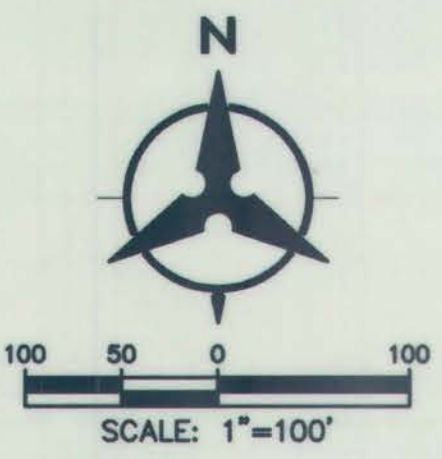
SHEET 1 of 3

Bohannon & Huston
www.bhinc.com 800.877.5332

FOR INFORMATION ONLY SHEET 3A



- LEGAL DESCRIPTION:
A REPLAT OF:
TRACT N-2-B-1, N-2-B-2, N-2-C-1
WATERSHED SUBDIVISION
FILED: DECEMBER 14, 2017 (2017C-0143)
1. EXISTING ZONING: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PROPOSED ZONING: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION
PROPOSED RESIDENTIAL DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
2. TOTAL ACREAGE:
EXISTING TRACT N-2-B-1 = 17.6216 ACRES
EXISTING TRACT N-2-B-2 = 23.0746 ACRES
EXISTING TRACT N-2-C-1 = 21.1472 ACRES
- ACREAGE:
PHASE 3B
TRACT 'A' = 1.8660 Acres
TRACT 'B' = 0.0839 Acres
TRACT 'E' = 0.9529 Acres
TRACT 'F' = 0.116 Acres
TRACT 'L' = 1.8566 Acres
TRACT 'I' = 4.2281 Acres (SEE NOTE 4)
PHASE 3A
TRACT 'C' = 0.1926 Acres
TRACT 'D' = 1.2139 Acres
TRACT 'G' = 0.8345 Acres
TRACT 'H' = 0.0267 Acres
TRACT 'J' = 0.0310 Acres
TRACT 'K' = 0.1171 Acres
TRACT 'M' = 0.2091 Acres
TRACT 'W' = 0.7749 Acres
TRACT 'U' = 0.2605 Acres
TRACT 'V' = 0.0994 Acres
TRACT 'W' = 0.0126 Acres
TRACT 'Z' = 3.3709 Acres (SEE NOTE 4)
PHASE 4
TRACT 'N' = 0.0124 Acres
TRACT 'O' = 0.1003 Acres
TRACT 'P' = 0.7206 Acres
TRACT 'Q' = 0.3412 Acres
TRACT 'R' = 0.5943 Acres
TRACT 'S' = 0.6548 Acres
TRACT 'T' = 1.1206 Acres
TRACT 'J' = 4.3312 Acres (SEE NOTE 4)
- NUMBER OF LOTS: DEL WEBB PHASE 3A = 87
DEL WEBB PHASE 3B = 57
DEL WEBB PHASE 4 = 78
TOTAL 222
- PROPOSED DENSITY: 3.67 D.U./ACRE
3. MINIMUM LOT DIMENSIONS: 52'x115', 64'x115'
MINIMUM LOT AREA: 5980 S.F. 7360 S.F.
4. TRACTS 1, 2, & 3 TO BE OWNED BY THE DEL WEBB H.O.A. AND CONTAINS THE FOLLOWING BLANKET EASEMENTS:
• PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO ABCWUA FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
• A PUBLIC SURFACE & SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
• A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT GRANTED TO THE DEL WEBB H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCE IN DEL WEBB.
5. LOT SETBACKS: SEE APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.
6. PROPOSED SOLAR ACCESS PROVISIONS, SEE PARAGRAPH 14-14-4-(2B) OF THIS ARTICLE.
7. THE H.O.A. SHALL MAINTAIN ALL TRAILS LOCATED WITHIN H.O.A. TRACTS AND ITS CONNECTIONS TO ANY PUBLIC OWNED AND MAINTAINED SIDEWALK / TRAIL.
8. TRACT 'A' THROUGH TRACT 'W' AND TRACTS 1, 2, & 3 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. TRACTS A,M,P, & L CONTAIN A PUBLIC SURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
10. TRACTS 'B' - 'K', 'M' - 'O', AND 'Q' - 'T' CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED TO THE DEL WEBB H.O.A. FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.



LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT

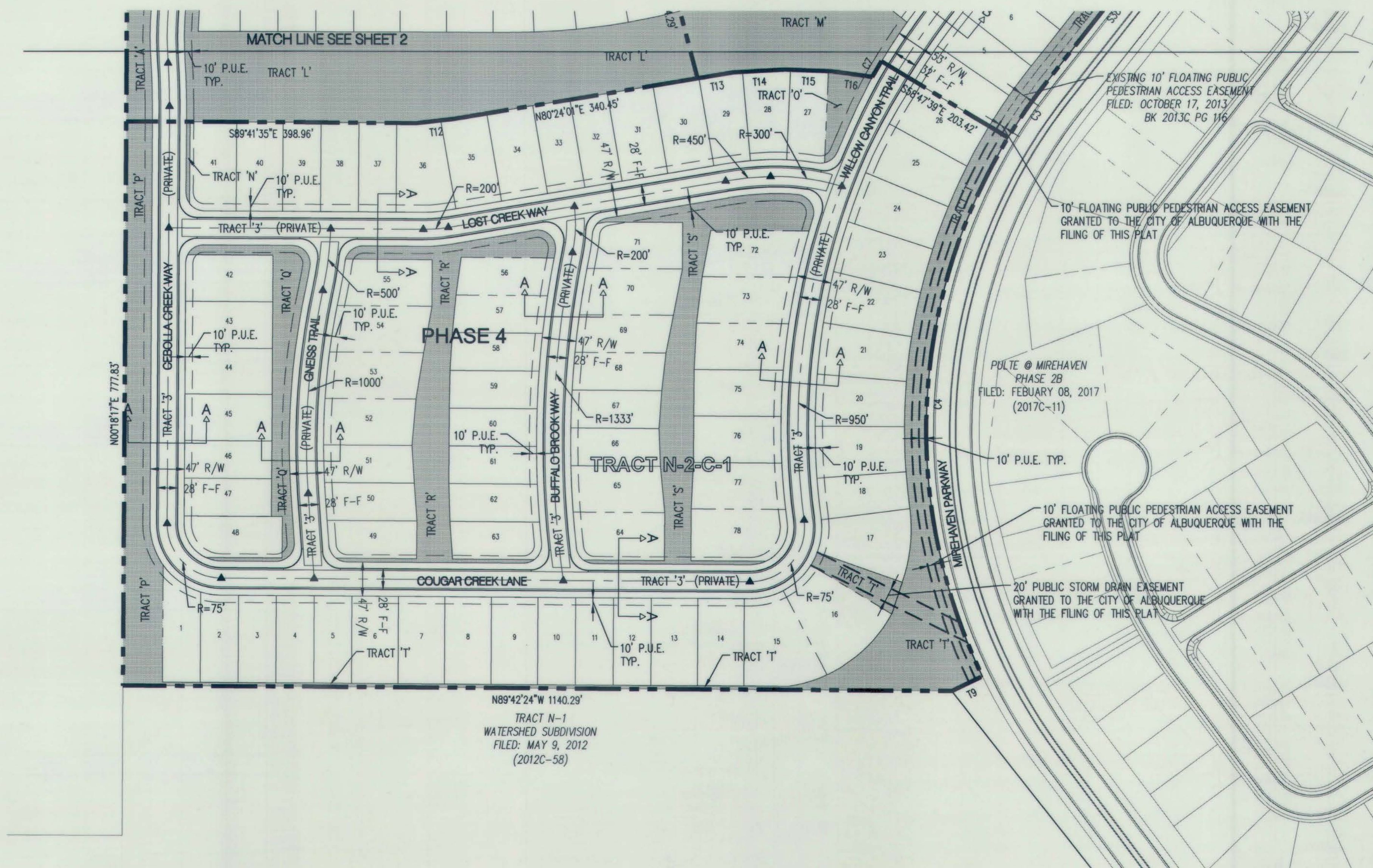
Tangent Data		
ID	BEARING	DISTANCE
T1	S69°28'52"E	78.76'
T2	S64°41'53"E	13.85'
T3	N77°25'21"E	64.68'
T4	N85°37'22"E	67.32'
T5	S83°32'17"E	67.17'
T6	N13°38'44"E	45.07'
T7	N22°57'21"E	49.83'
T8	N50°16'30"E	33.41'
T9	S64°12'51"W	46.91'
T10	S02°39'25"W	56.63'
T11	S04°10'06"W	81.48'
T12	N83°18'14"E	51.79'
T13	N80°24'01"E	49.38'
T14	N86°42'59"E	71.57'
T15	S87°47'56"E	65.57'
T16	S82°01'48"E	55.25'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	29°40'00" LT	179.96'	351.83'	679.50'	347.92'	S35°39'01"W
C2	17°17'45" RT	109.58'	217.50'	720.50'	216.67'	S29°27'53"W
C3	06°57'29" LT	47.39'	94.66'	779.50'	94.60'	S34°38'02"W
C4	56°56'26" LT	422.71'	774.66'	779.50'	743.18'	S02°41'05"W
C5	05°48'15" LT	11.23'	22.44'	221.50'	22.43'	N70°52'29"W
C6	10°38'42" LT	72.34'	144.27'	776.50'	144.06'	N80°45'38"E
C7	01°28'31" RT	12.57'	25.14'	976.50'	25.14'	N30°28'06"E

PRELIMINARY PLAT
DEL WEBB @ MIREHAVEN PHASE 3 AND PHASE 4
(REPLAT OF TRACT N-2-B-1, N-2-B-2 AND TRACT N-2-C-1)
ALBUQUERQUE, NEW MEXICO

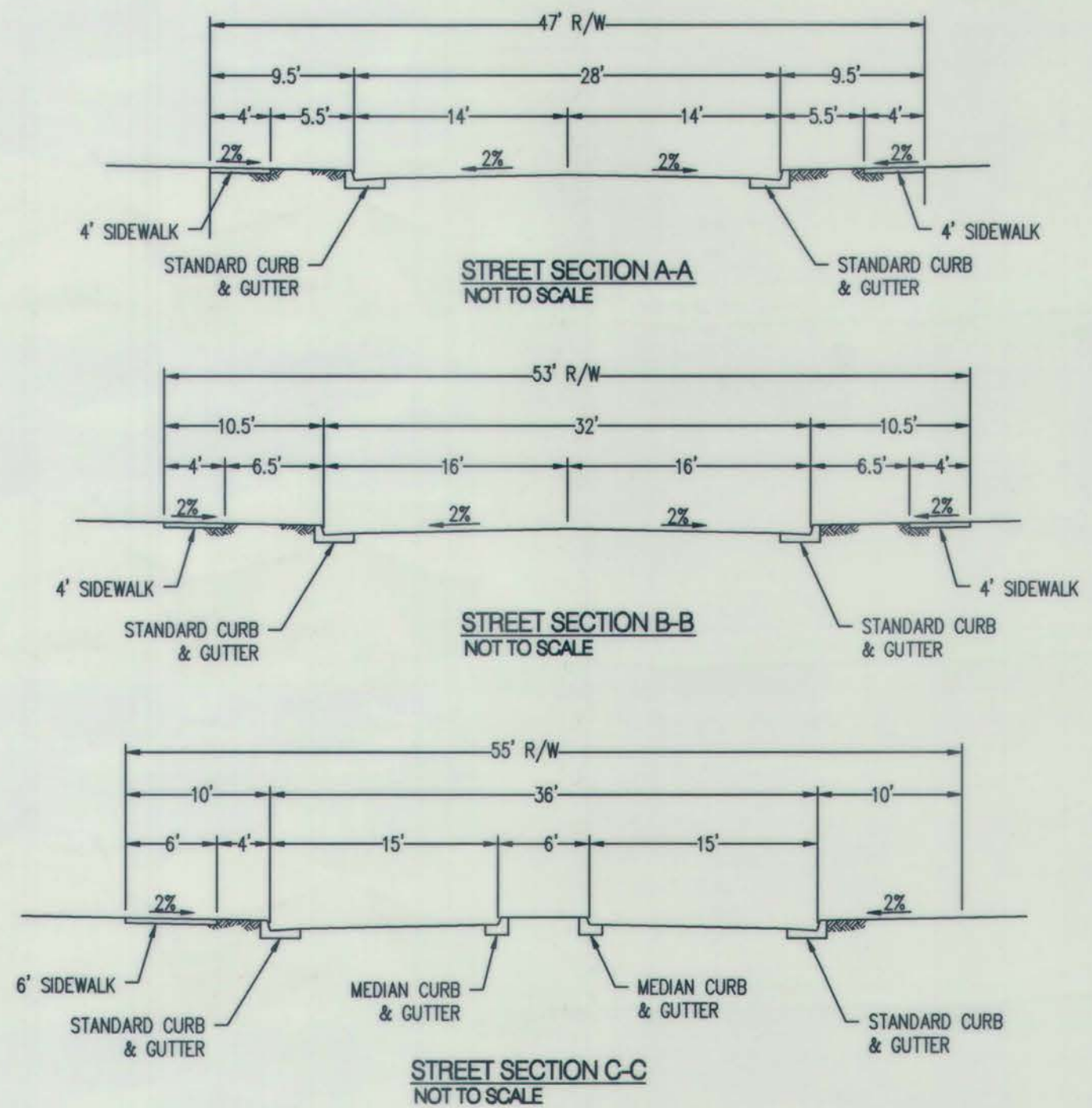
APRIL, 2018

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PRELIMINARY PLAT
DEL WEBB @ MIREHAVEN PHASE 3 AND PHASE 4
(REPLAT OF TRACT N-2-B-1, N-2-B-2 AND TRACT N-2-C-1)
ALBUQUERQUE, NEW MEXICO

APRIL, 2018

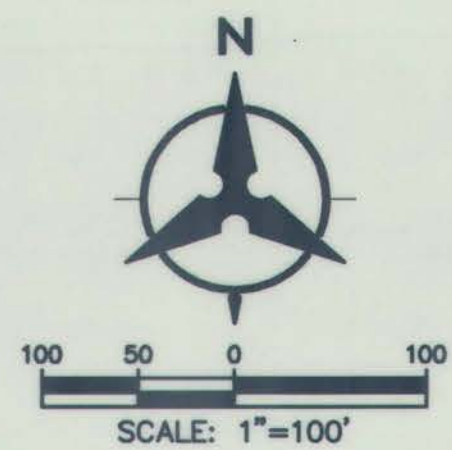


DRAINAGE FACILITIES MAINTENANCE NOTES:

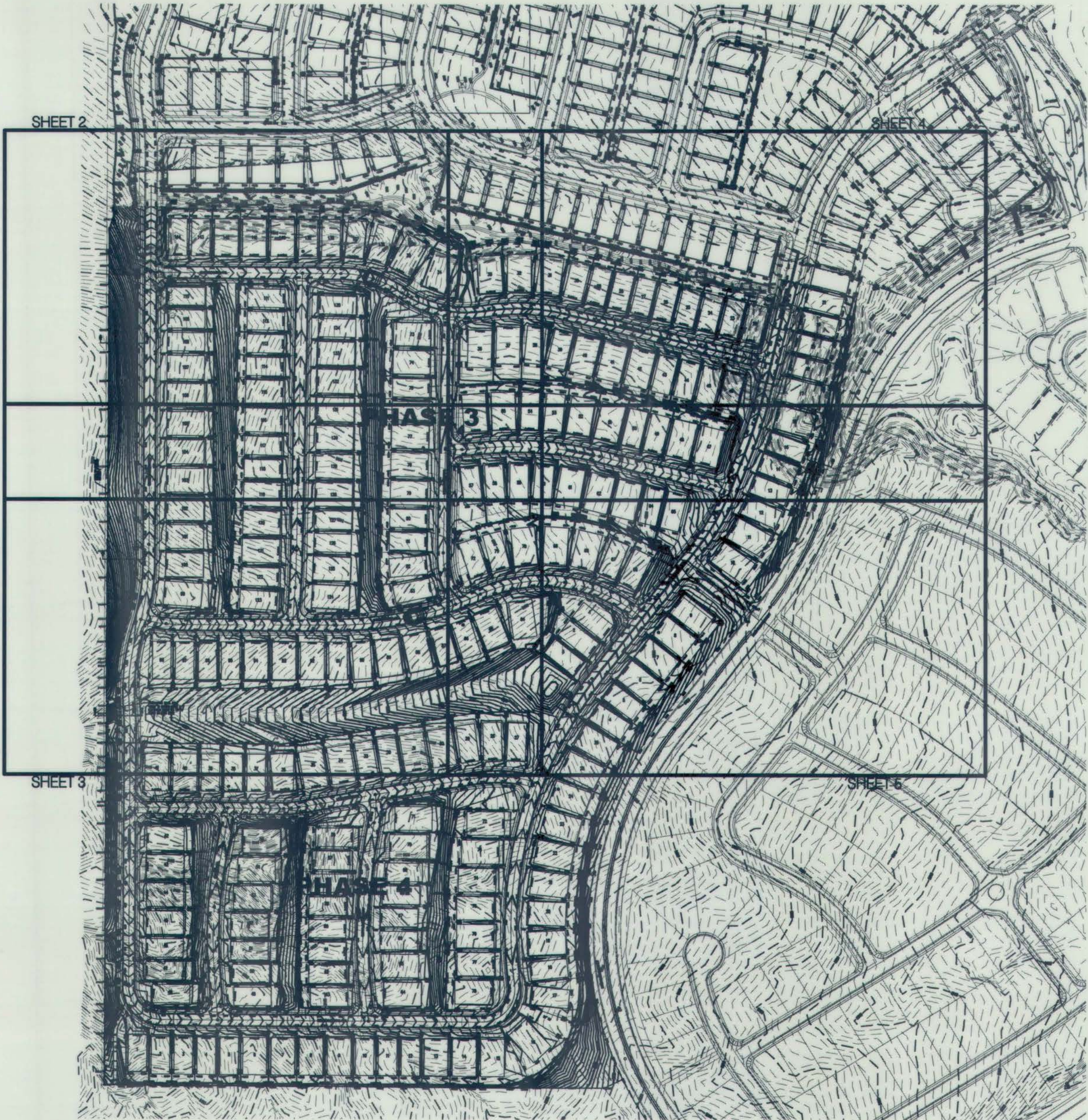
AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	TRACT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT

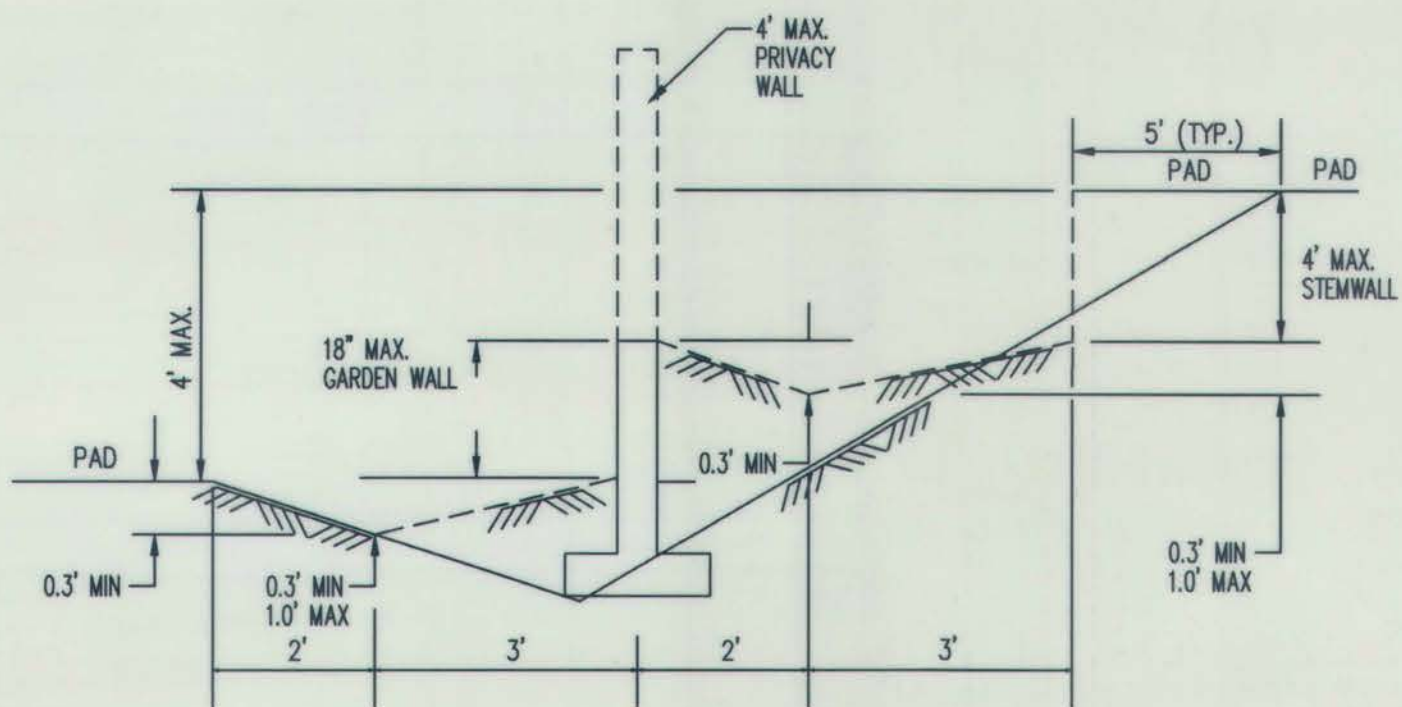


SHEET 3 of 3



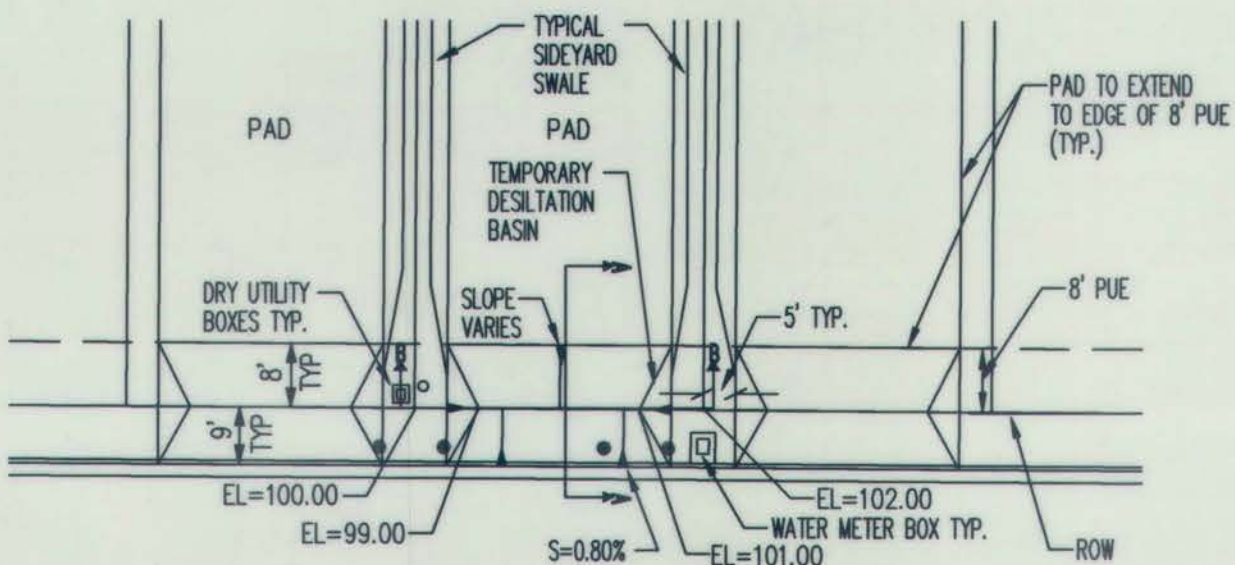
NOTE

ALL SLOPES ON HOA TRACTS TO BE STABILIZED BY NATIVE SEED AND MULCH PER STD SPEC 1012 WITH GRAVEL MULCH OR BETTER.



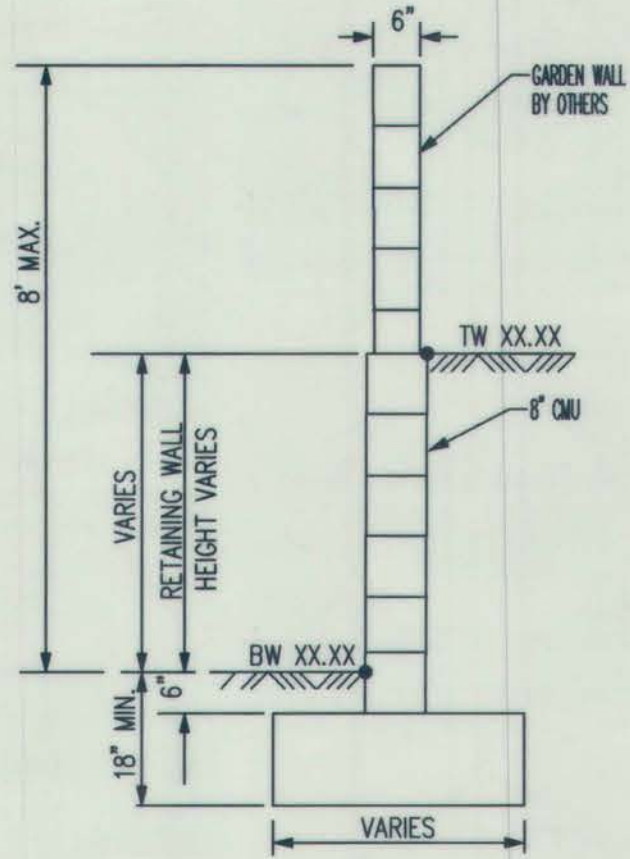
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



TYPICAL DESILTATION BASIN
NOT TO SCALE

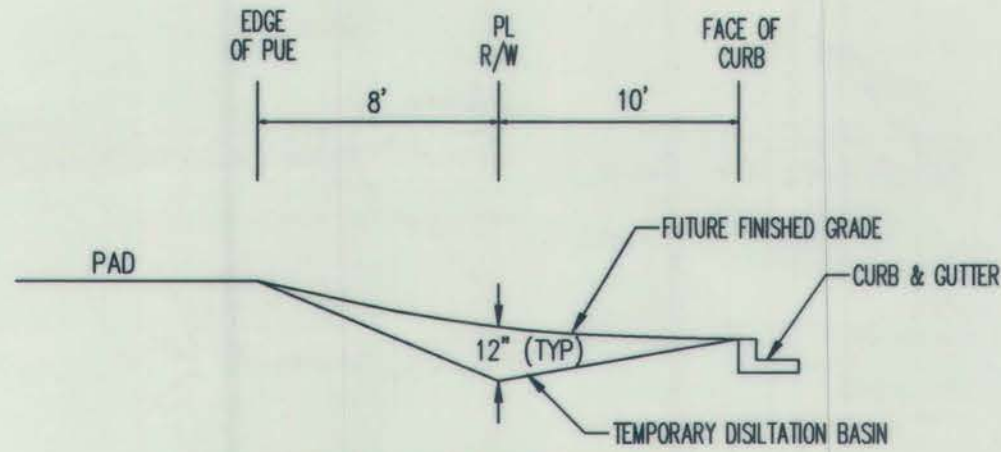
** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



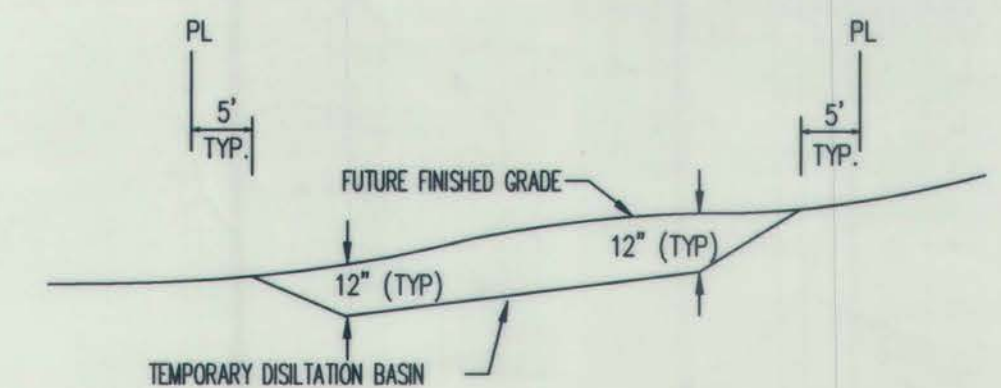
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)
HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.



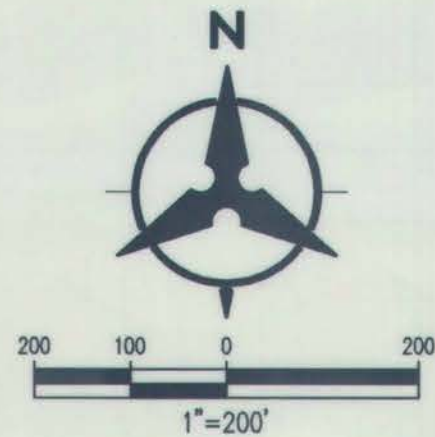
TEMPORARY DESILTATION SECTION A-A
NOT TO SCALE



TEMPORARY DESILTATION SECTION B-B
NOT TO SCALE

LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED WATER BLOCK
- RETAINING WALL
- PAD
- TURNED BLOCK
- STREET SLOPE



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL 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.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- 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.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED 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.
- 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 XBEVINYARD 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 THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
- 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.
- EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- 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 BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- 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 THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

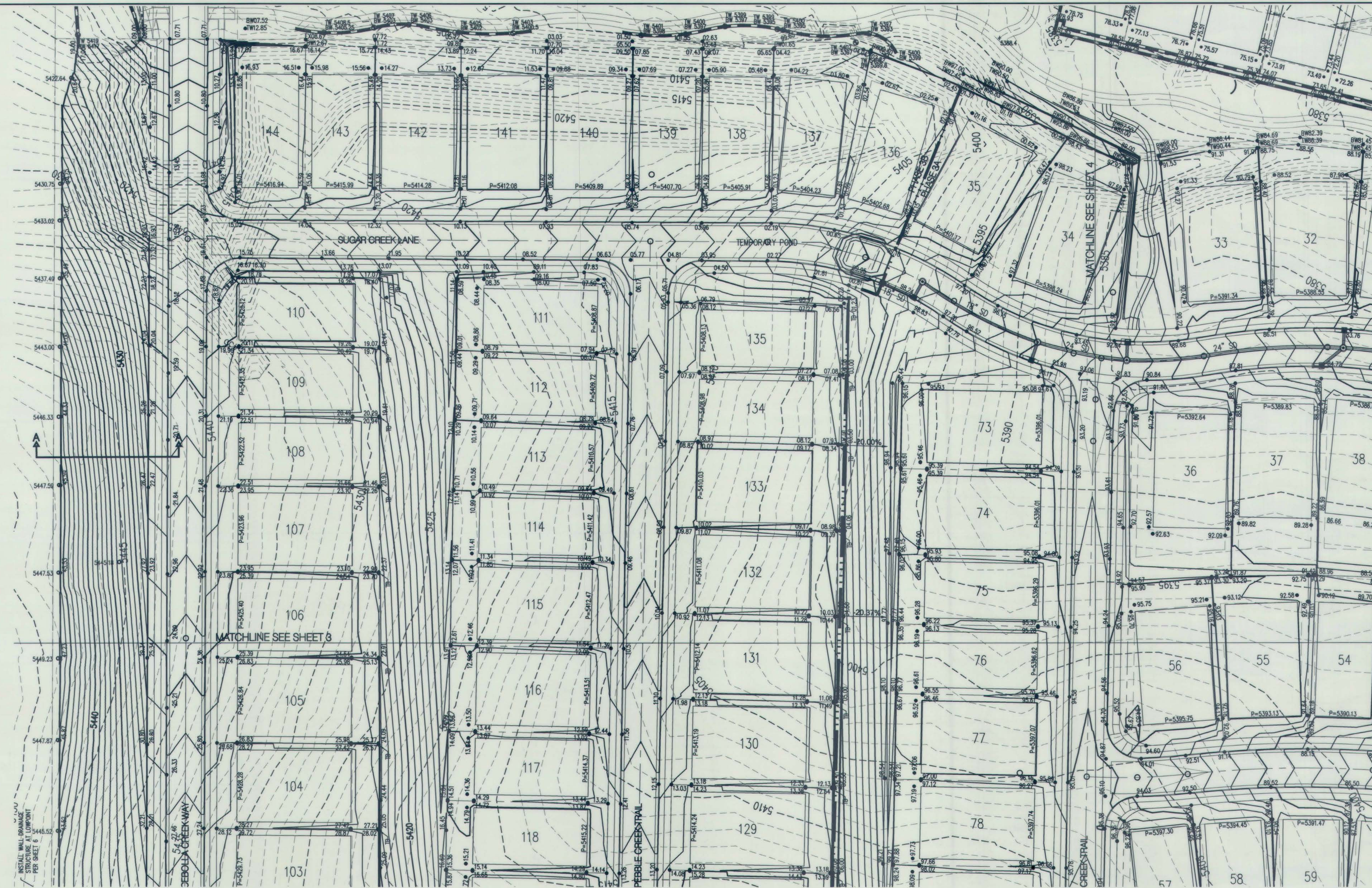
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DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3
OVERALL GRADING PLAN

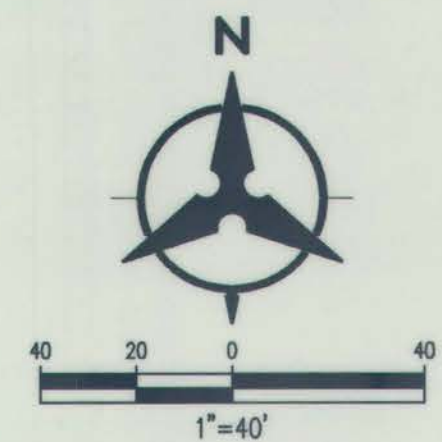
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 650482	ZONE MAP NO. H-8/9	SHEET 1 OF 6	LAST DESIGN UPDATE

FOR INFORMATION ONLY SHEET 4A



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 ~~~~~
- RETAINING WALL ———
- PAD 10
P=5300.00
- TURNED BLOCK TB
- STREET SLOPE XX —→



TYPICAL CROSS SECTION A-A
NOT TO SCALE

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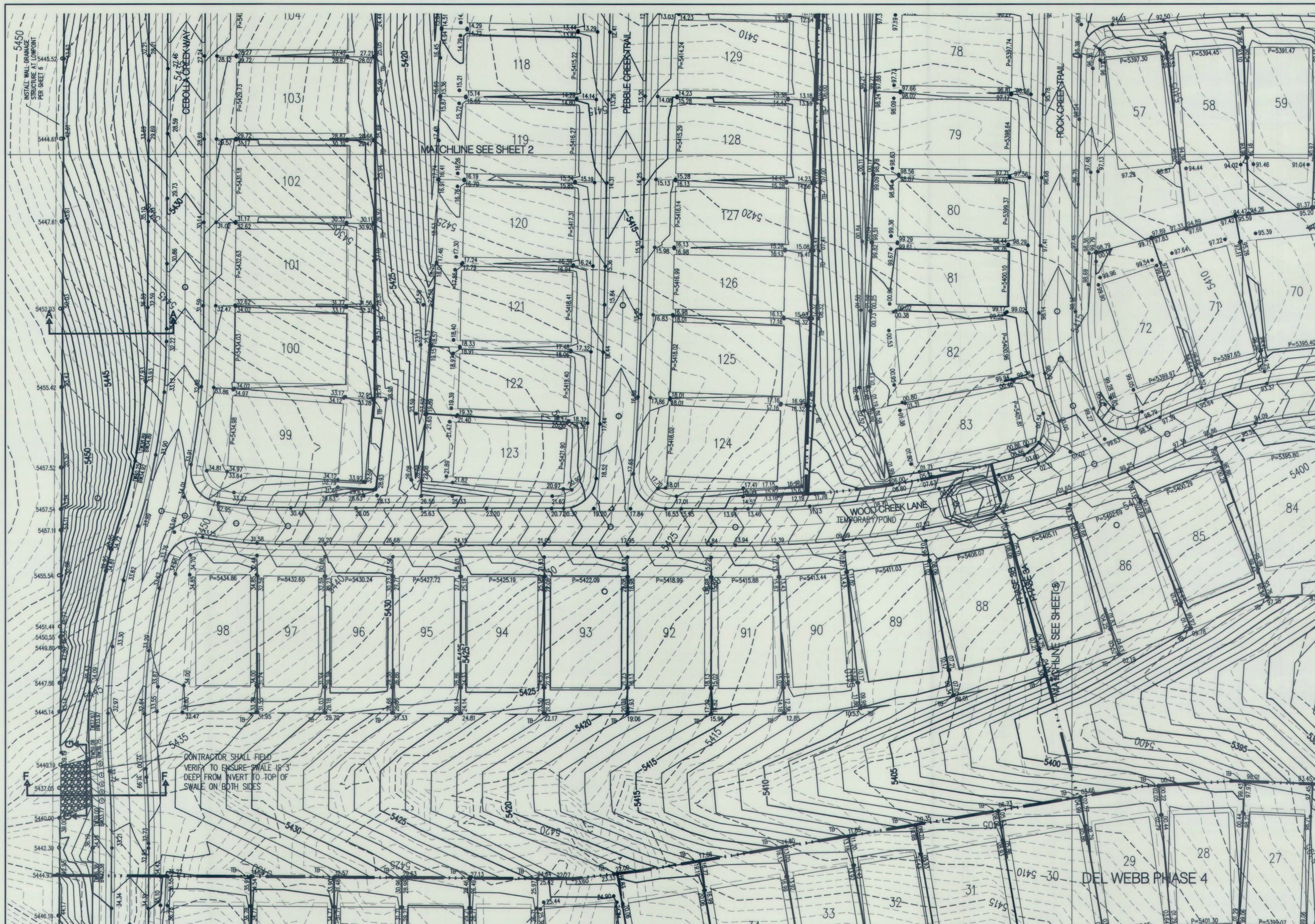
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3
GRADING PLAN

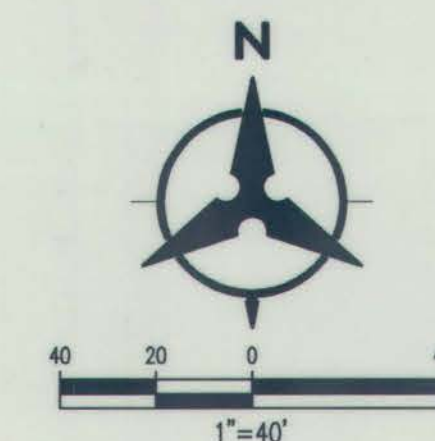
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO, DAY/YR.	MO, DAY/YR.
CITY PROJECT NO.	650482	ZONE MAP NO. H-8/9	SHEET 2	OF 6

FOR INFORMATION ONLY

SHEET 4B

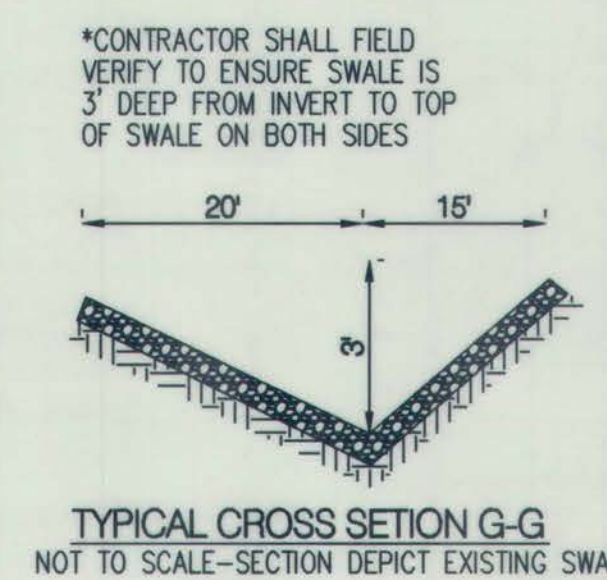
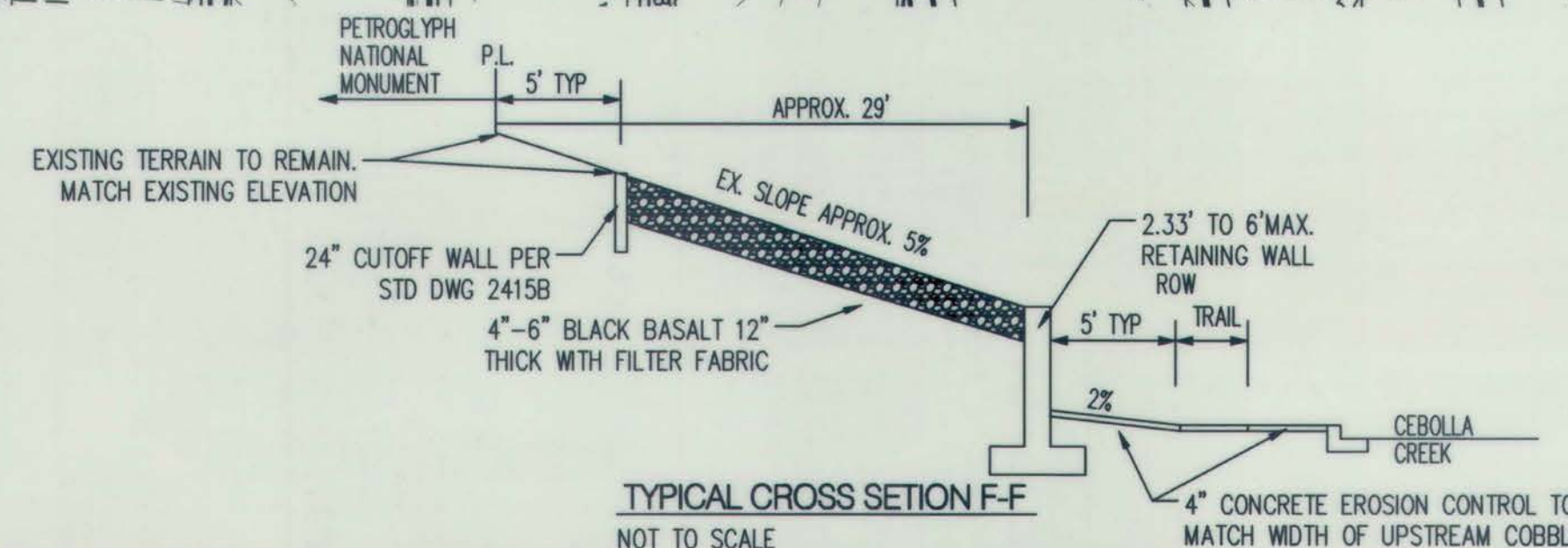


- LEGEND**
- PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - EXISTING STORM DRAIN LINE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED WATER BLOCK
 - RETAINING WALL
 - PAO
 - TURNED BLOCK
 - STREET SLOPE



Point Table		
	TW	BW
1	5438.00*	5433.72
2	5437.00*	5433.71
3	5436.00*	5433.70
4	5437.00*	5433.71
5	5438.00*	5433.72

*EXISTING ELEVATION



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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

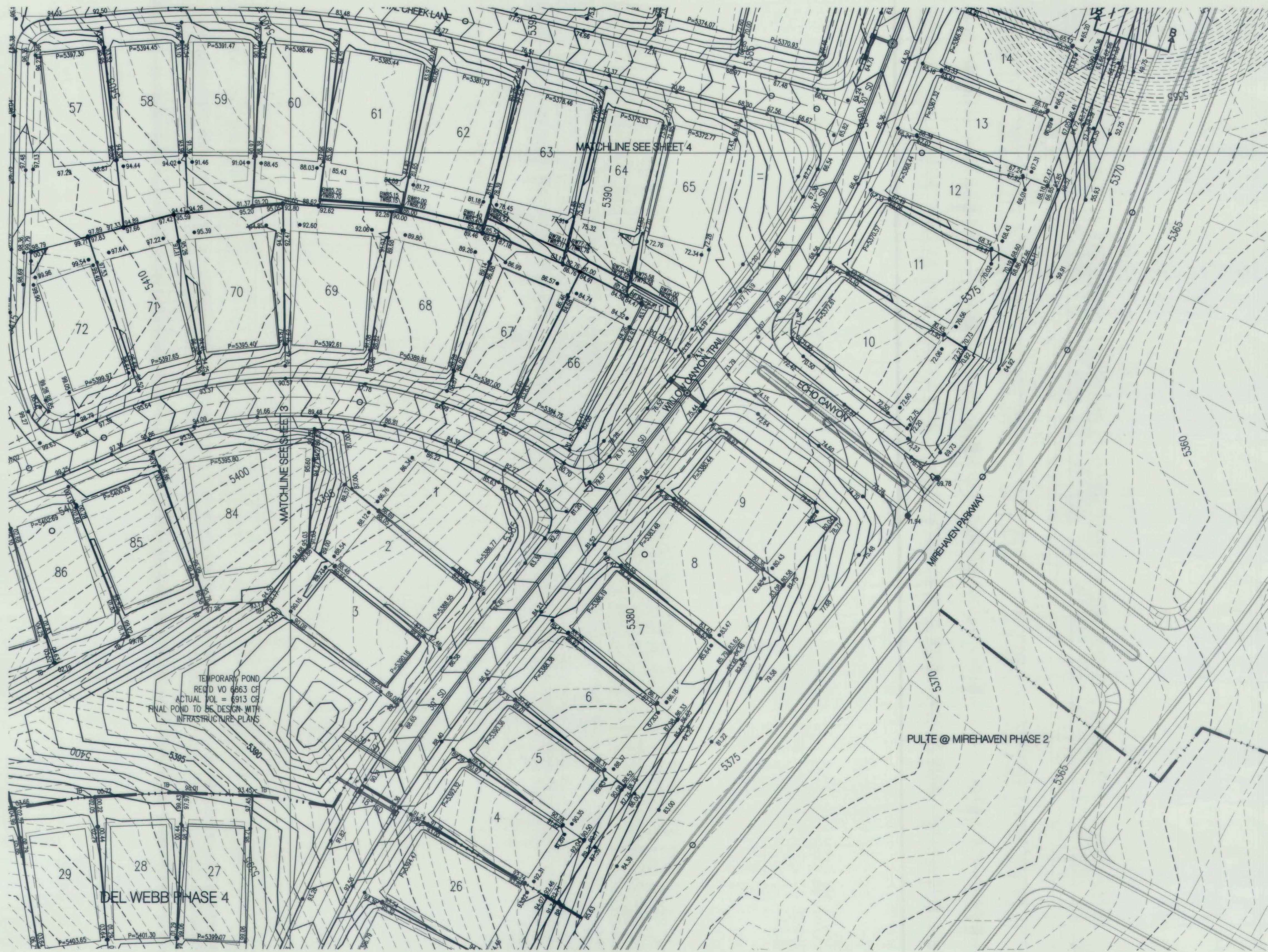
DEL WEBB @ MIRE-HAVEN PHASE 3
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 650482	ZONE MAP NO. H-8/9	SHEET 3	OF 6

FOR INFORMATION ONLY

SHEET 4C

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- 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]
 - TURNED BLOCK [Symbol]
 - STREET SLOPE [Symbol]



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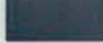
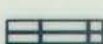

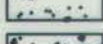

CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 650482	ZONE MAP NO. H-8/9	SHEET 5 OF 6	LAST DESIGN UPDATE

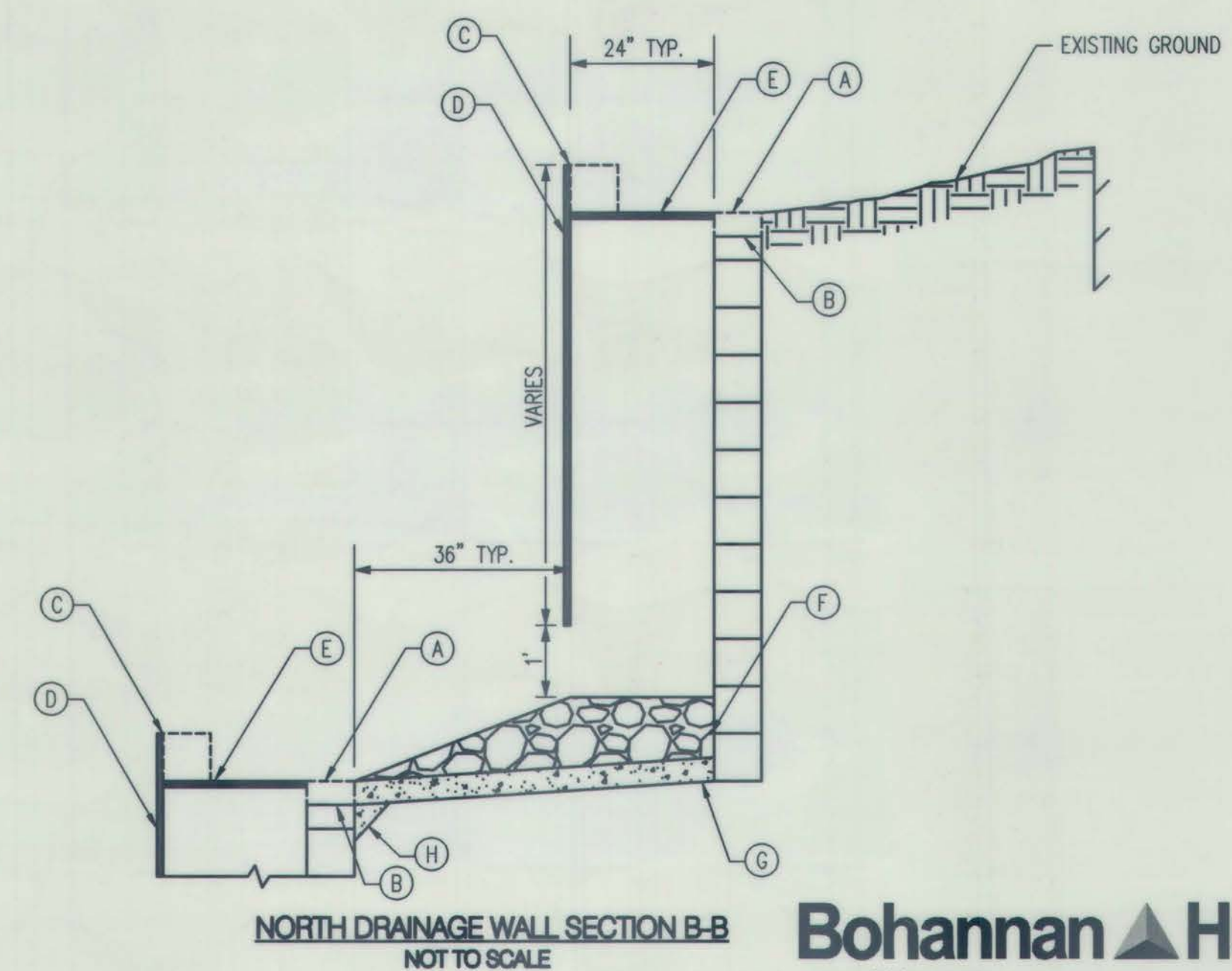
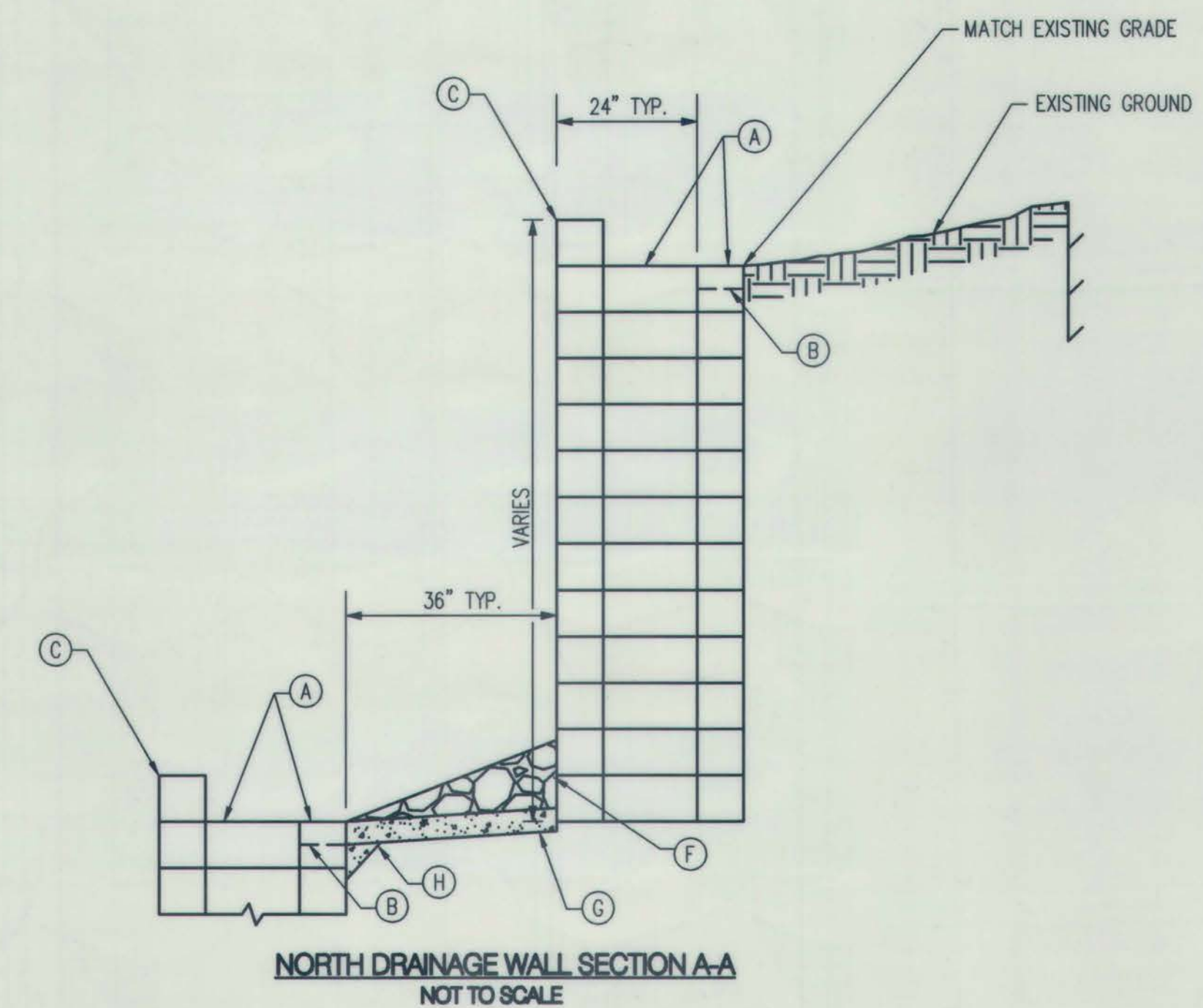
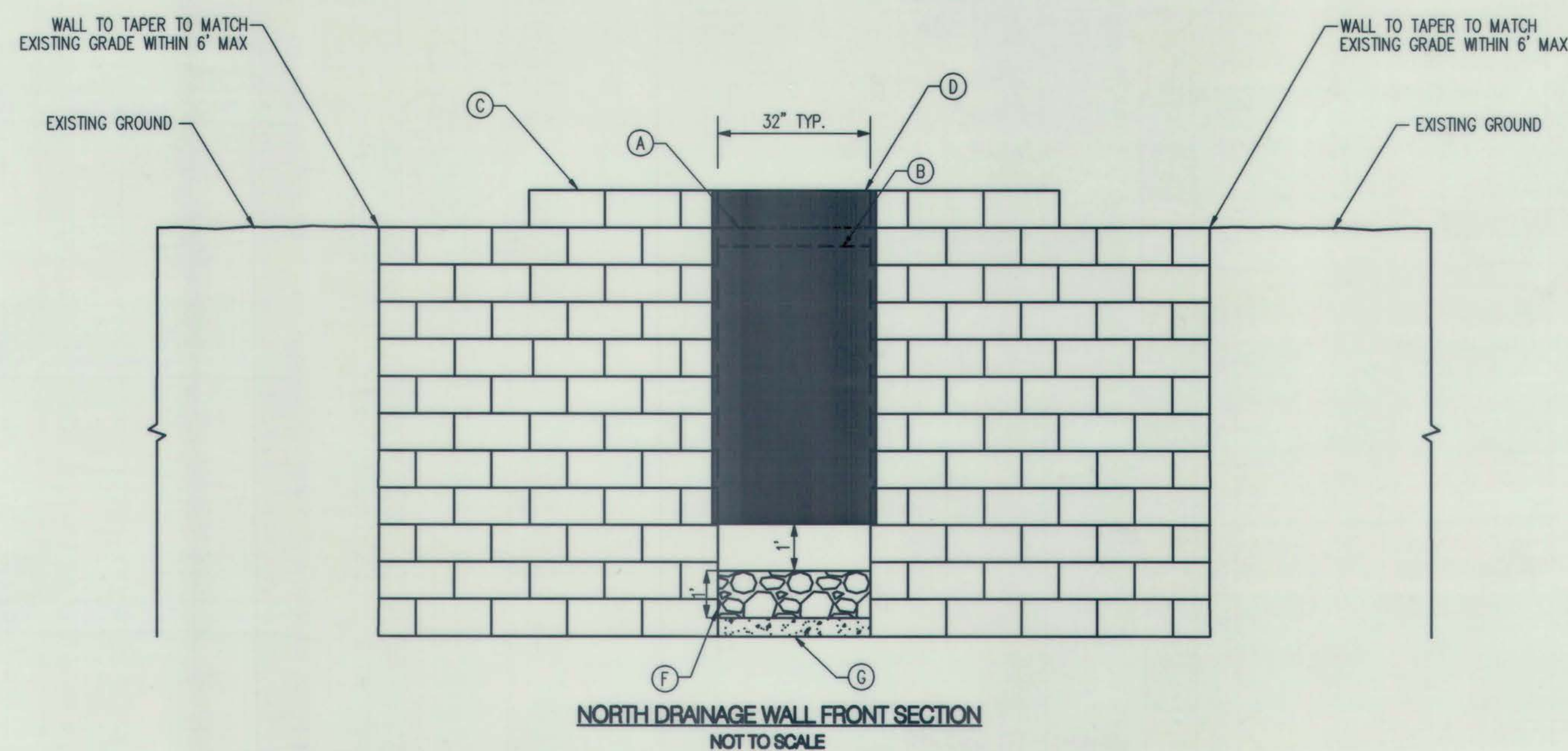
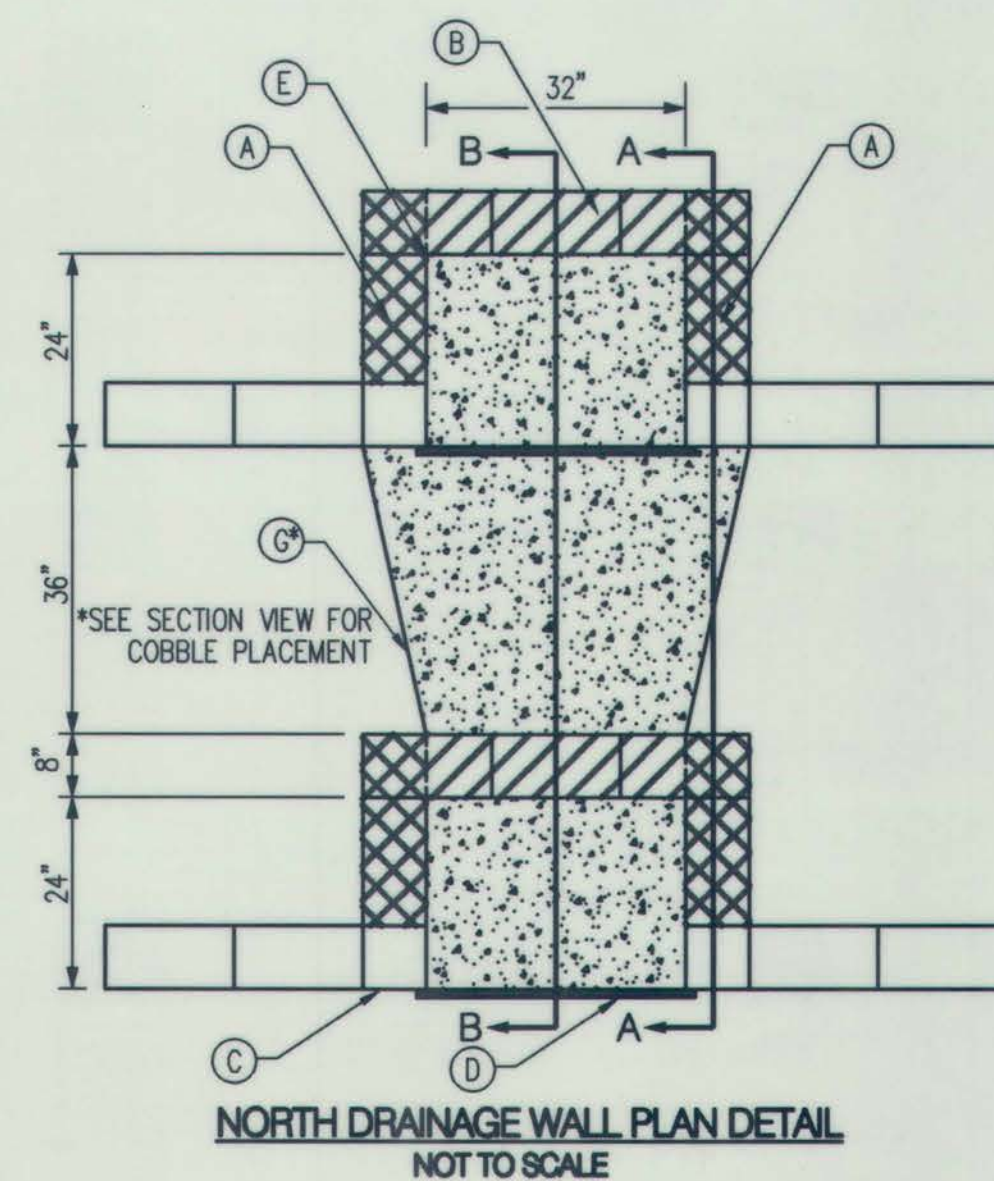
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
[Seal]		NO.	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR "FRANKLIN'S"	DATE	DATE
REMARKS		BY		GEOGRAPHIC POSITION (NAD 83)		INSPECTOR'S ACCEPTANCE BY GHI	
DESIGN		NO.		N.M. STATE PLANE COORDINATES		DATE	
DATE 04/18		NO.		(CENTRAL ZONE)		DATE	
DRAWN BY AR		NO.		N=1487364.063 E=1491190.819		DATE	
CHECKED BY YPM		NO.		GROUND TO GRID = 0.999675005		DATE	
		NO.		DELTA ALPHA = -001712.26"		DATE	
		NO.		NAVD 1988 ELEVATION = 5319.688		DATE	

KEYED NOTES

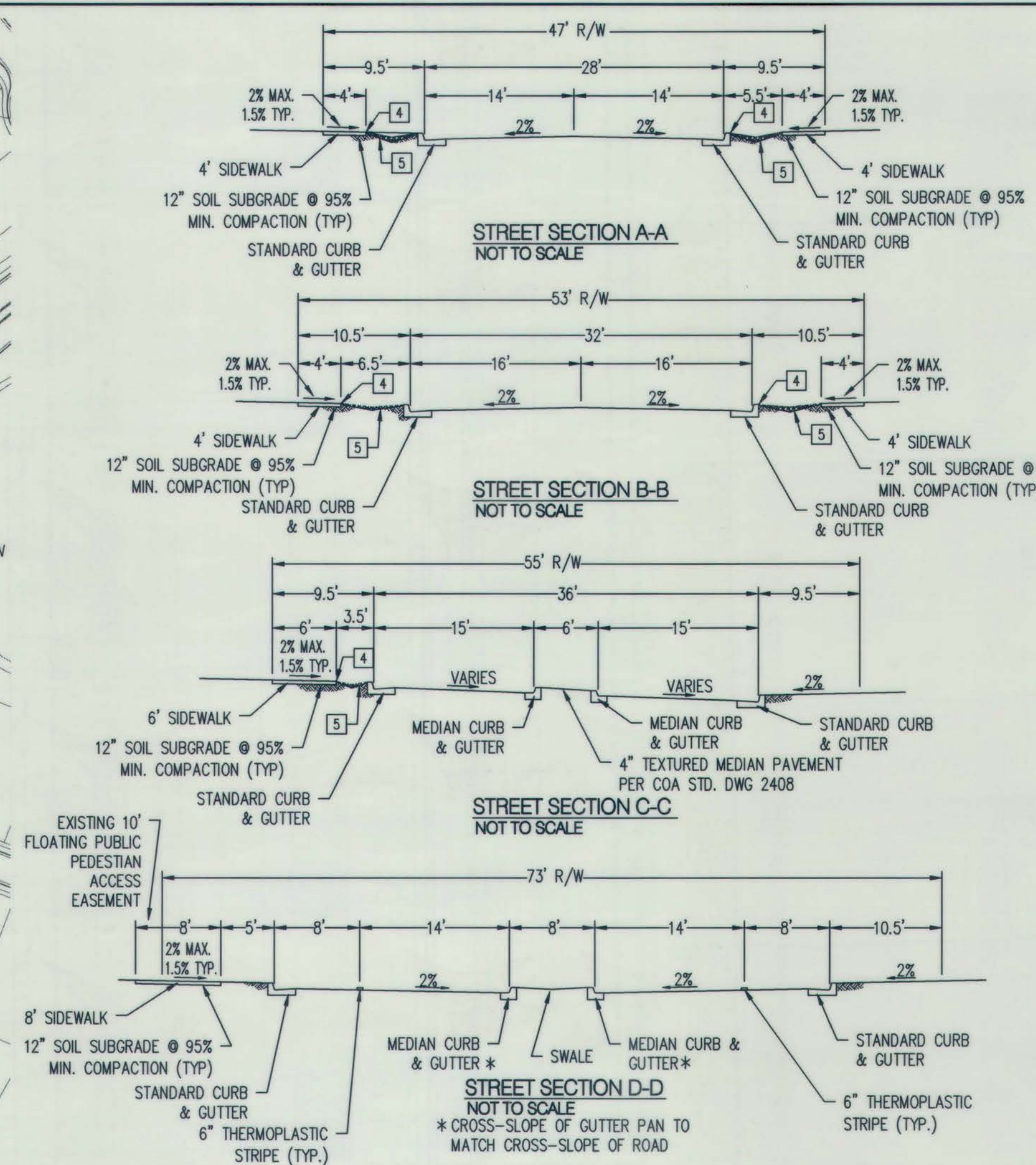
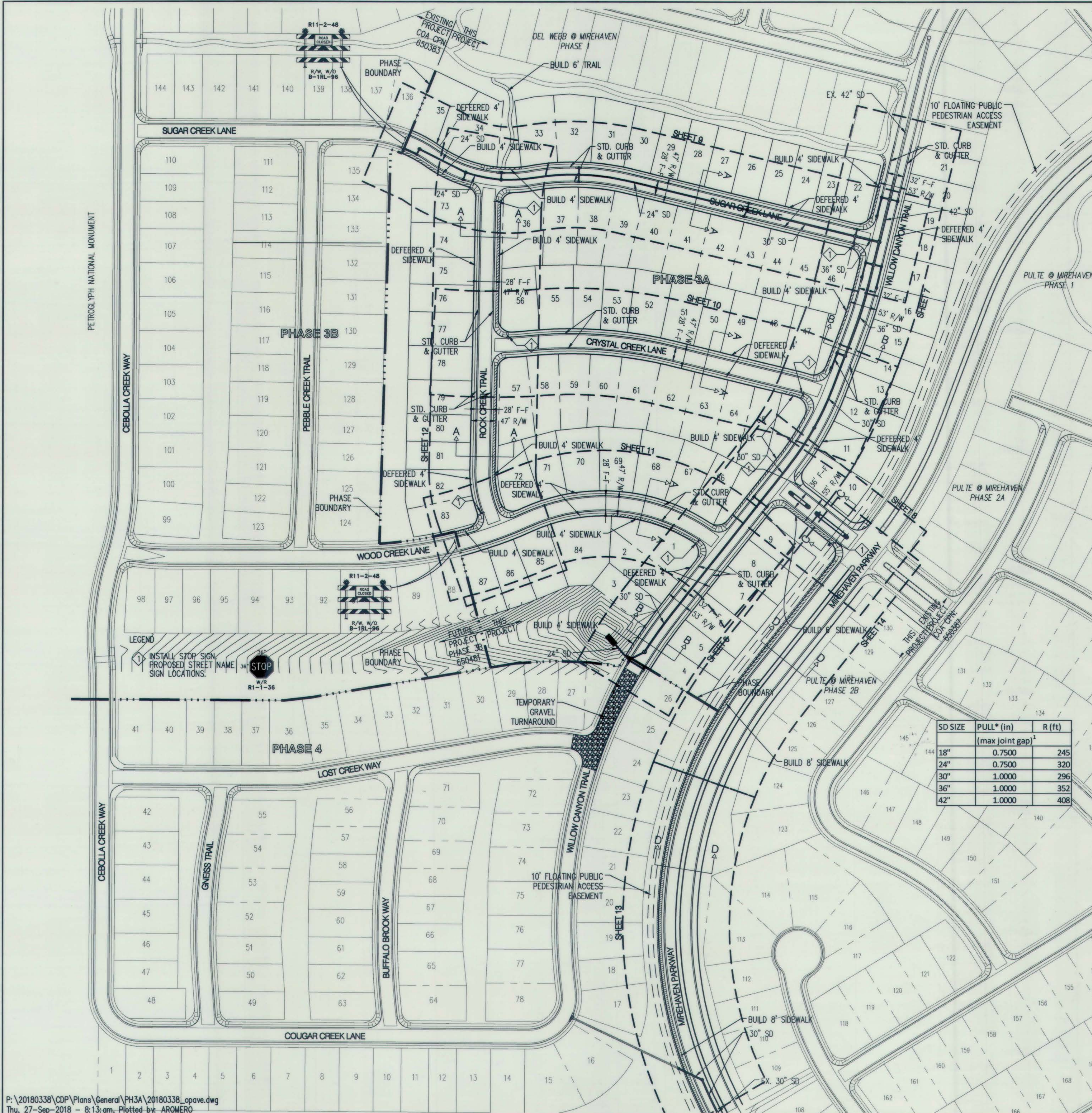
- (A)  SIDE WALLS OF HORSESHOE NOTCH SHALL MATCH EXISTING GRADE AND SHALL BE ONE COURSE (8") LOWER THAN FACE OF WALL HEIGHT.
- (B)  BACK WALL OF HORSESHOE NOTCH SHALL BE 1.5 COURSES (APPROX. 12") LOWER THAN FACE OF WALL HEIGHT.
- (C)  FACE OF WALL ONE COURSE (8") HIGHER THAN EXISTING GROUND AT NOTCH.
- (D)  METAL PLATE TO BE ATTACHED TO FACE OF WALL. TOP OF METAL PLATE TO MATCH TOP OF FACE OF WALL. TO BE INSTALLED BY OTHER.
- (E)  PREVENTATIVE GRATING TO BE ANCHORED TO CORNERS OF WALL (3/4" STEEL BARS PLACED 4" O.C.)
- (F)  6" COBBLE (2 LIFTS, 12" TOTAL)
- (G)  3" CONCRETE SLAB, 4000 PSI
- (H)  6"x6" TRIANGULAR CONCRETE WEDGE

GENERAL NOTES

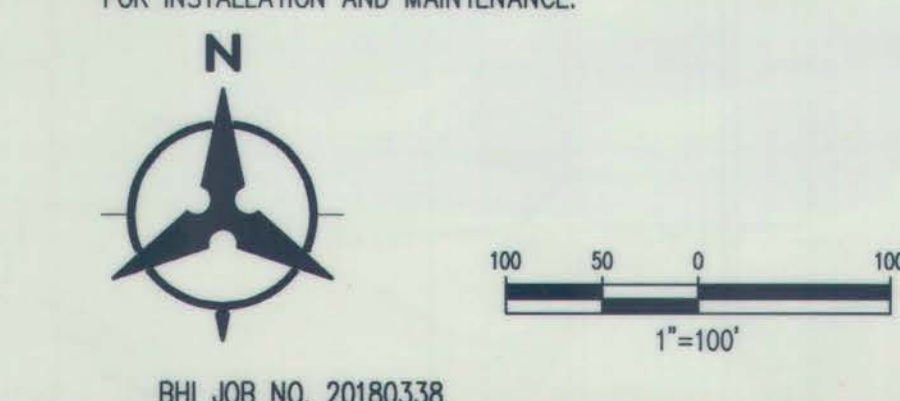
1. CONTRACTOR SHALL COORDINATE WITH ENGINEER AND OWNER PRIOR TO CONSTRUCTION.

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PHASE 3	
NL	
MO./DAY/YR.	MO./DAY/YR.
SHEET	OF
6	6



- LANDSCAPE BUFFER SWALE NOTES**
- SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
 - SWALE TO BE 1" DEEPER THAN THE DISTANCE IN FEET BETWEEN THE BACK OF CURB AND THE SIDEWALK FOR LANDSCAPE BUFFERS IS DIFFERENT THAN 5 FEET WIDE.
 - FOR WIDE LANDSCAPE BUFFERS, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10 INCHES.
 - FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
 - SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
 - A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE THE LOCATION.
 - LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.
 - DETAIL IS TO BE BUILT FOR ALL NEW CONSTRUCTION. IN THE CASE WHERE THE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.
- LEGEND**
- PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - FUTURE CURB AND GUTTER
 - BUILD SIDEWALK
 - 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



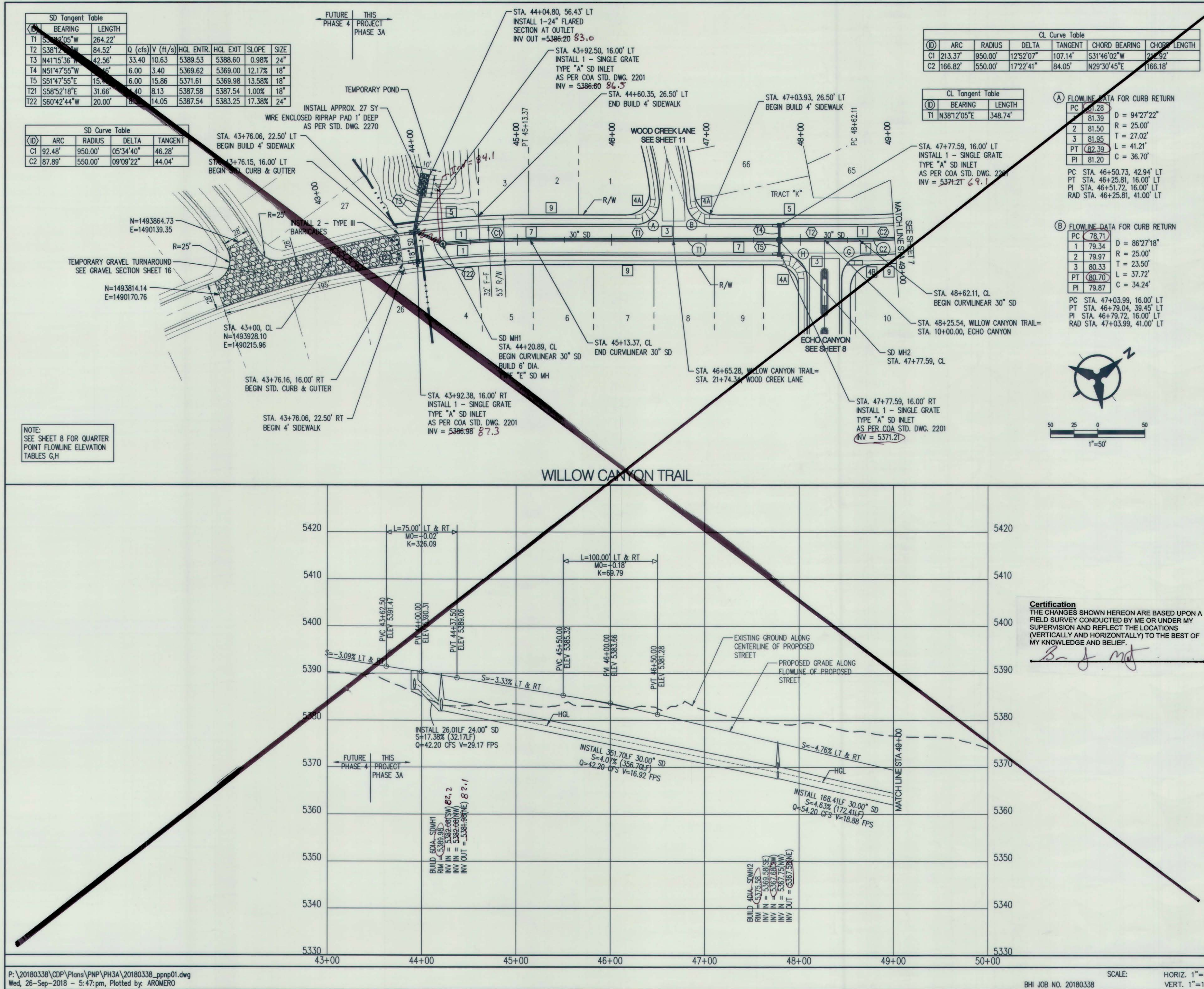
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 9 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	5	26

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		DATE	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
NO.	BY	NO.	BY	INSPECTOR'S FIELD VERIFICATION	INSPECTOR'S FIELD VERIFICATION	DATE	DATE
REMARKS		REVISIONS		MICRO-FILM INFORMATION			
DESIGN		DESIGN		RECORDED BY			
DATE 09/2018		DATE 09/2018		NO.			
DRAWN BY YPM		DRAWN BY YPM		DATE			
CHECKED BY YPM		CHECKED BY YPM		DATE			



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.
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KEYED NOTES

- STD. CURB & GUTTER PER COA STD. DWG. 2415A
- MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B
- INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420
- BUILD WHEEL CHAIR RAMP PER DETAIL 'A' SHEET 16
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DEL WEBB @ MIREHAVEN PHASE 3A
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WILLOW CANYON TRAIL STA. 43+00 TO STA. 49+00

DESIGN REVIEW COMMITTEE: NOV 20 2018
CITY ENGINEER APPROVAL: DEC 6 2018
LAST DESIGN UPDATE

MO./DAY/YR. SHEET 6 OF 26
CITY PROJECT NO. 650482
ZONE MAP NO. H-8/9

ID	BEARING	LENGTH
T1	S38°12'05"W	264.22'
T2	S38°17'05"W	84.52'
T3	N39°17'44"W	57.90'
T4	N51°47'55"E	15.46'
T5	S51°47'55"E	15.46'
T21	S58°52'18"E	31.66'
T22	N56°58'06"W	53.50'

ID	ARC	RADIUS	DELTA	TANGENT
C1	92.48°	950.00'	05°34'40"	46.28'
C2	87.89°	550.00'	09°09'22"	44.04'

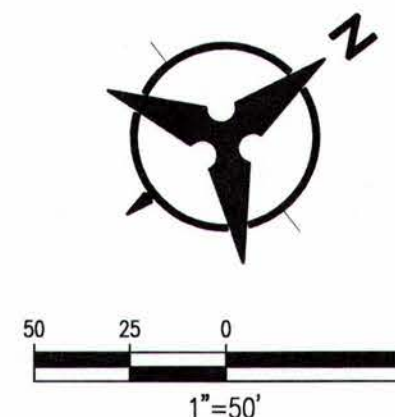
ID	ARC	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	213.37°	950.00'	12°52'07"	107.14'	S31°46'02"W	212.92'
C2	166.82°	550.00'	17°22'41"	84.05'	N29°30'45"E	166.18'

ID	BEARING	LENGTH
T1	N38°12'05"E	348.74'

PC	PT	PI	D	R	T	L	C
81.28	81.39	81.50	94°27'22"	25.00'	27.02'	41.21'	36.70'
81.50	81.50	81.50	27.02'	25.00'	27.02'	41.21'	36.70'
81.50	81.50	81.50	27.02'	25.00'	27.02'	41.21'	36.70'
81.50	81.50	81.50	27.02'	25.00'	27.02'	41.21'	36.70'

PC	PT	PI	D	R	T	L	C
78.71	79.34	79.97	86°27'18"	25.00'	23.50'	37.72'	34.24'
79.34	79.97	80.33	23.50'	25.00'	23.50'	37.72'	34.24'
80.33	80.33	80.33	23.50'	25.00'	23.50'	37.72'	34.24'
80.33	80.33	80.33	23.50'	25.00'	23.50'	37.72'	34.24'

PC	PT	PI	D	R	T	L	C
47.03	47.03	47.03	16.00'	16.00'	16.00'	16.00'	16.00'
47.03	47.03	47.03	16.00'	16.00'	16.00'	16.00'	16.00'
47.03	47.03	47.03	16.00'	16.00'	16.00'	16.00'	16.00'



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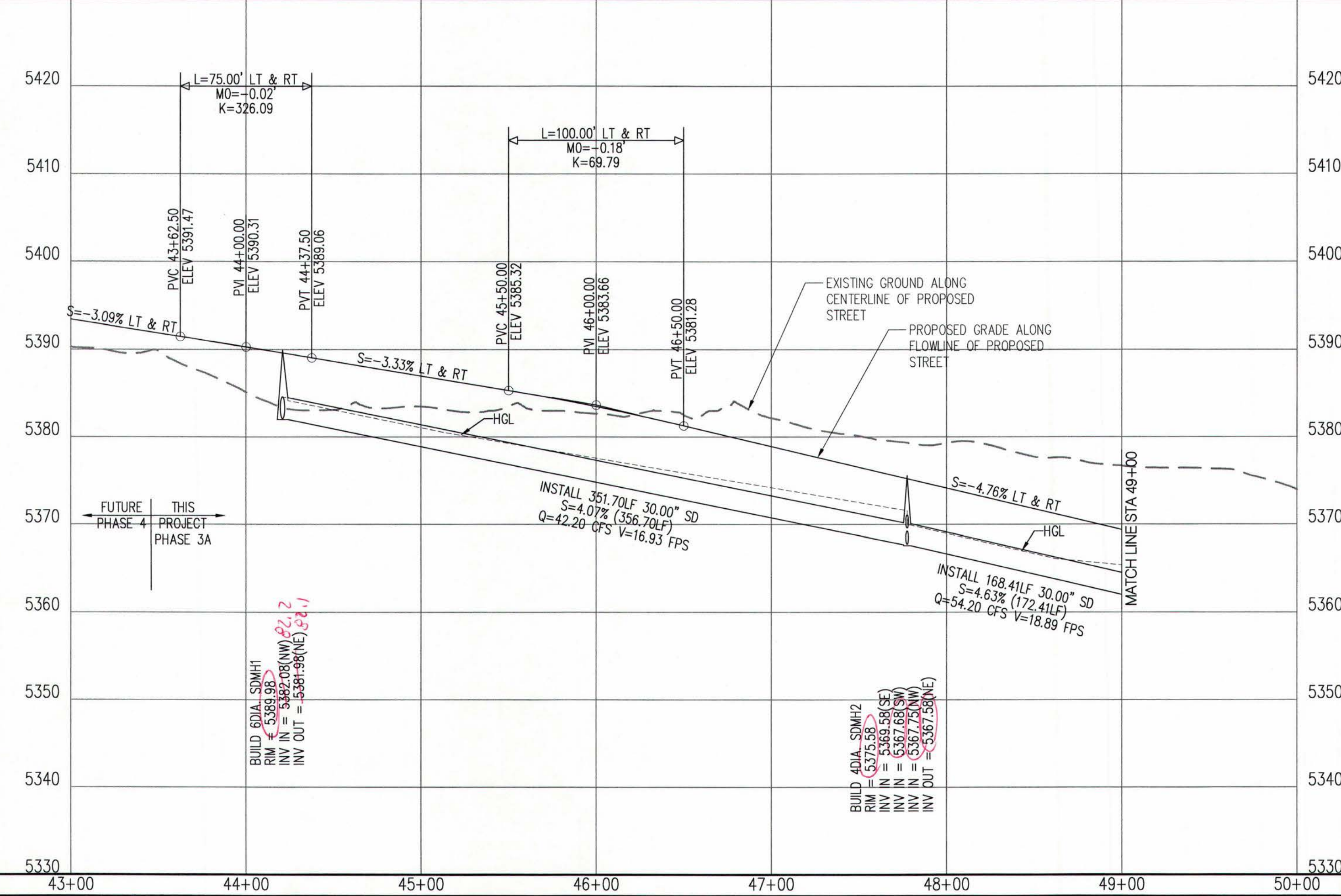
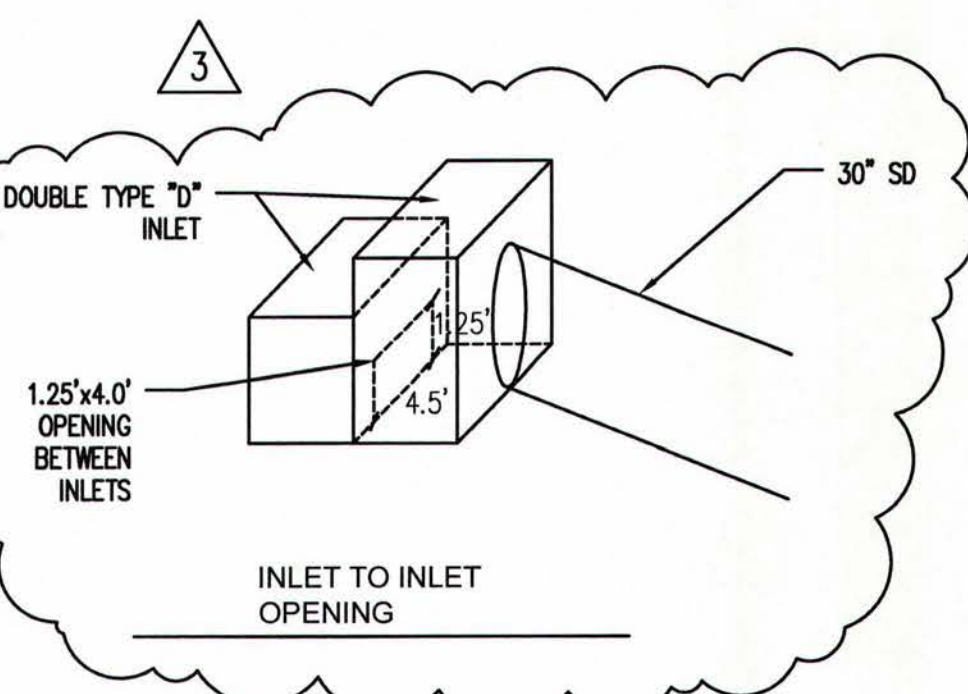
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.
Design Review Committee Digitally signed by Design Review Committee, on 01/06/2020 at 10:30:29 -0600 Email: designreview@cityofalbuquerque.gov	for City Engineer Digitally signed by for City Engineer, on 01/06/2020 at 10:30:29 -0600 Email: forcityengineer@cityofalbuquerque.gov	

CITY PROJECT NO. 650482 ZONE MAP NO. H-8/9 SHEET 6R OF 26

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	USC&GS BRASS DISC STAMPED "REWARD 1963"	DATE	NO.	DATE	NO.	DATE
STAKED BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE	BY	DATE	BY	DATE
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	REVISIONS	DATE	REVISIONS	DATE
FIELD BY	DATE	N=1487364.063 E=1491900.819	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWING NO.	DATE	GROUND TO GRID = 0.999675005	DATE	DRAWN BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	DELTA ALPHA = -00712.26"	DATE	CHECKED BY	DATE	CHECKED BY	DATE
RECORDED BY	DATE	NAVD 1988 ELEVATION = 5319.688	DATE				

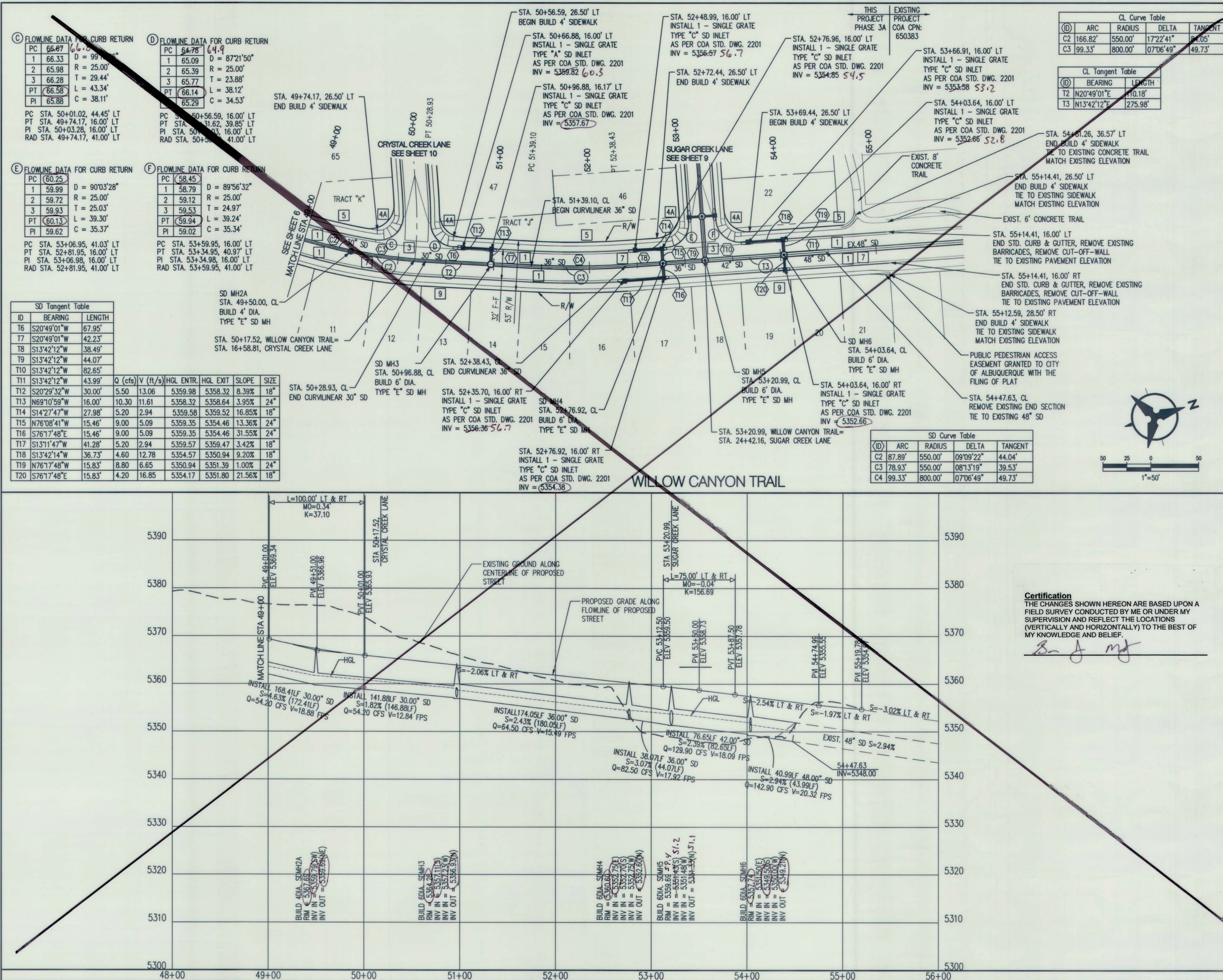
NOTE:
SEE SHEET 8 FOR QUARTER POINT FLOWLINE ELEVATION TABLES G,H

WILLOW CANYON TRAIL



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[Signature]



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WILLOW CANYON TRAIL STA. 49+00

CITY PROJECT NO.	650482	ZONE MAP NO.	H-8/9
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[illegible]

(C) FLOWLINE DATA FOR CURB RETURN

PC	66.67	$D = 99'19''06''$ $R = 25.00'$ $T = 29.44'$ $L = 43.34'$ $C = 38.11'$
1	66.33	
2	65.98	
3	66.28	
PT	66.58	
PI	65.88	

PC STA. 50+01.02, 44.45' LT
PT STA. 49+74.17, 16.00' LT
PI STA. 50+03.28, 16.00' LT
RAD STA. 49+74.17, 41.00' LT

① FLOWLINE DATA FOR CURB RETURN

PC	64.78
1	65.09
2	65.39
3	65.77
PT	66.14
PI	65.29

$D = 87^{\circ}21'50''$
 $R = 25.00'$
 $T = 23.88'$
 $L = 38.12'$
 $C = 34.53'$

PC STA. 50+56.59, 16.00' LT
PT STA. 50+31.62, 39.85' LT
PI STA. 50+32.03, 16.00' LT
RAD STA. 50+56.59, 41.00' LT

(E) FLOWLINE DATA FOR CURB RETURN

PC	60.25	
1	59.99	D = 90°03'28"
2	59.72	R = 25.00'
3	59.93	T = 25.03'
PT	60.13	L = 39.30'
PI	59.62	C = 35.37'

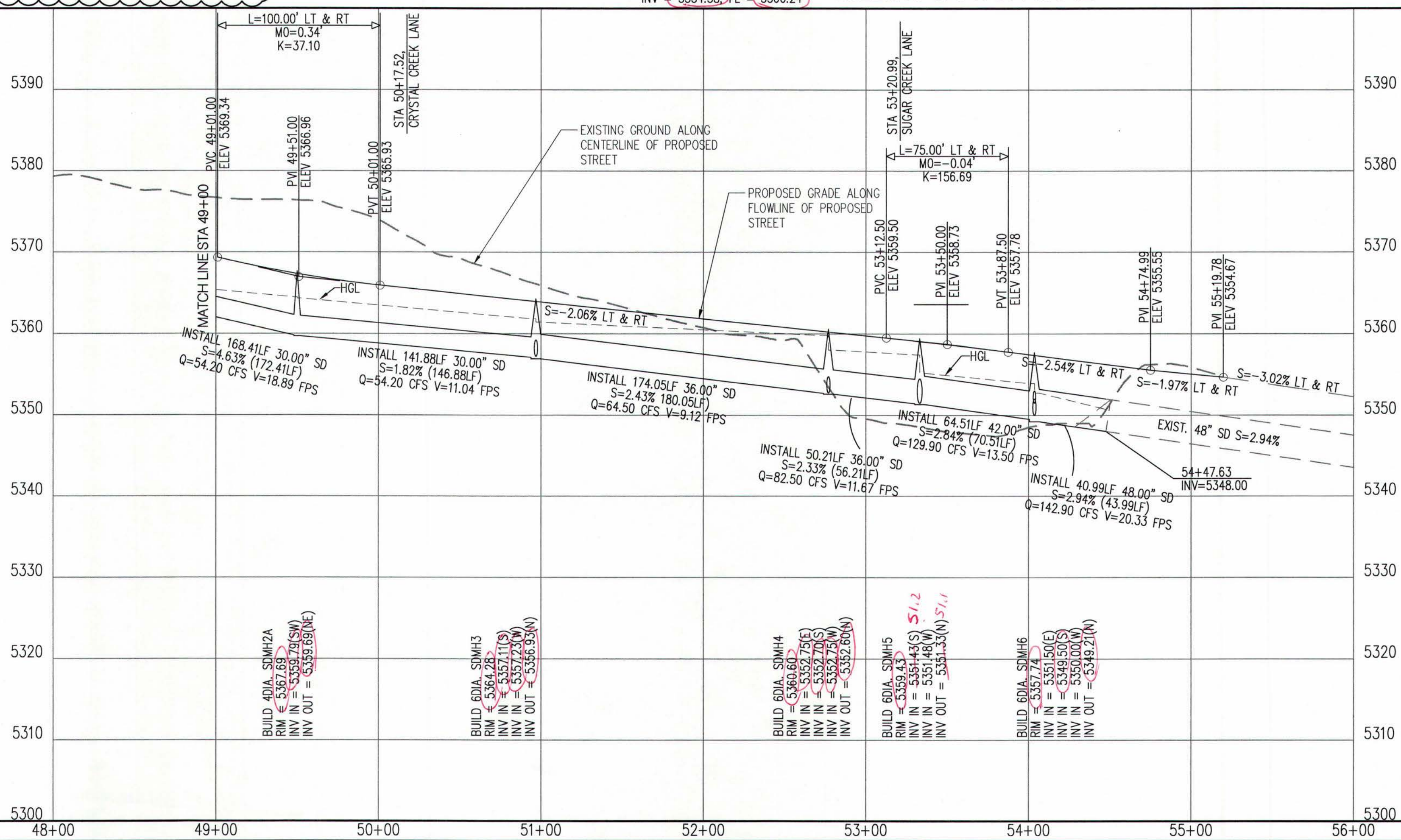
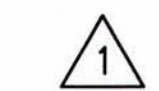
PC STA. 53+06.95, 41.03' LT
PT STA. 52+81.95, 16.00' LT
PI STA. 53+06.98, 16.00' LT
RAD STA. 52+81.95, 41.00' LT

FLOWLINE DATA FOR CURB RETURN	
PC	58.45
1	58.79
2	59.12
3	59.53
PT	59.94
PI	59.02

PC STA. 53+59.95, 16.00' LT
PT STA. 53+34.95, 40.97' LT
PI STA. 53+34.98, 16.00' LT
RAD STA. 53+59.95, 41.00' LT

ID	BEARING	LENGTH
T6	S20°49'01"W	67.95'
T7	S20°49'01"W	42.23'
T8	S13°42'12"W	38.49'
T9	S13°42'12"W	56.21'
M0	S13°42'12"W	70.51'

T1	S2032°12'W	43.99'	Q (cfs)	V (ft/s)	HGL ENTR.	HGL EXIT	SLOPE	SIZE
T12	S209°32'W	30.00'	5.50	3.11	5363.43	5363.35	6.84%	18"
T13	N620°09'W	16.00'	10.30	3.28	5363.19	5363.16	3.89%	24"
T14	S142°47'W	27.98'	5.20	2.94	5360.76	5360.70	11.39%	18"
T15	N76°08'41"E	15.46'	9.00	2.86	5360.65	5360.63	8.82%	24"
T16	S76°17'48"E	15.46'	9.00	2.86	5360.65	5360.63	31.55%	24"
T17	S131°14'47"E	41.28'	5.20	2.94	5360.79	5360.70	2.19%	18"
T18	S142°14'W	36.73'	4.60	2.60	5355.81	5355.74	11.80%	18"
T19	N76°17'48"E	15.83'	8.80	2.80	5355.62	5355.60	2.00%	18"
T20	S76°17'48"E	15.83'	4.20	2.38	5355.64	5355.62	21.56%	24"



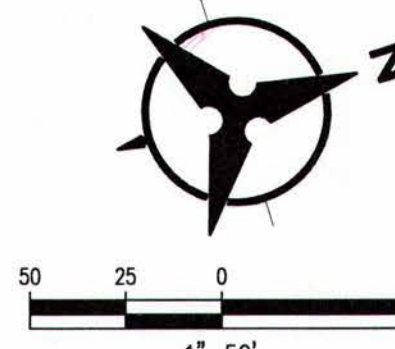
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Snj met

CL Curve Table				
(ID)	ARC	RADIUS	DELTA	TANGEN
C2	166.82'	550.00'	17°22'41"	84.05'
C3	99.33'	800.00'	07°06'49"	49.73'

CL Tangent Table		
(ID)	BEARING	LENGTH
T2	N20°49'01"E	110.18'
T3	N13°42'12"E	275.98'



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PAVING PLAN & PROFILE

WILLOW CANYON TRAIL STA. 49+00 TO STA. 56+00				
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET	OF
650482		H-8/9	7R	26

- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADII SHALL BE 15' UNLESS OTHERWISE SPECIFIED.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x 4"x 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
 11. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415.
 12. CURB RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
 13. 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.
 14. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 15. GRATE PER MODIFIED COA STANDARD DWG. 2220 SEE DETAIL ON SHEET 5C

- KEYED NOTES**
- 1 STD. CURB & GUTTER PER COA STD. DWG. 2415A
 - 2 MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B
 - 3 INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420
 - 4A BUILD WHEEL CHAIR RAMP PER DETAIL 'A' SHEET 16
 - 4B BUILD WHEEL CHAIR RAMP PER DETAIL 'B' SHEET 16
 - 4C BUILD WHEEL CHAIR RAMP PER DETAIL 'C' SHEET 16
 - 4D BUILD WHEEL CHAIR RAMP PER DETAIL 'D' SHEET 16
 - 5 BUILD 4' SIDEWALK PER COA STD. DWG. 2430.
 - 6 BUILD 4" TEXTURED MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE OR TO 6' MIN. WIDTH F-F AS SHOWN ON PLANS (BAJA RED) MEDIAN NOSES SHALL BE PAINTED YELLOW TO APPROX. 6' BEHIND PC/PT. PER COA STD. DWG. 2408 & 2502
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 - 10 BUILD 6' SIDEWALK PER COA STD. DWG. 2430
 - 11 6" WIDE CURB CUT OPENING PER DETAIL ON SHEET 16

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

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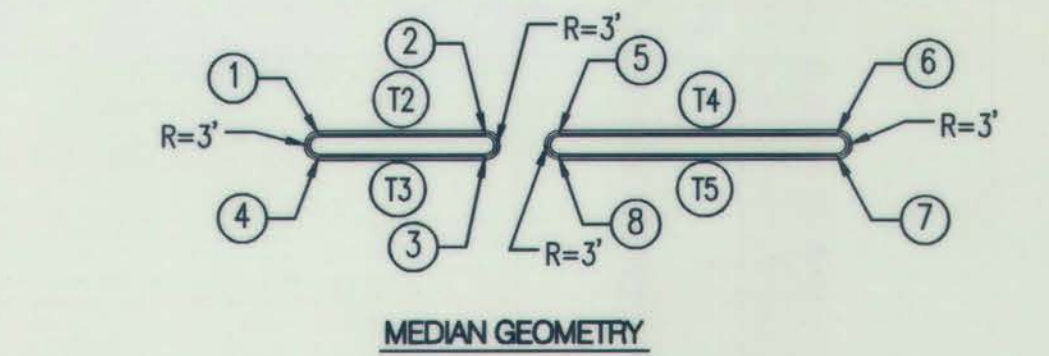
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
PAVING PLAN & PROFILE
ECHO CANYON

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

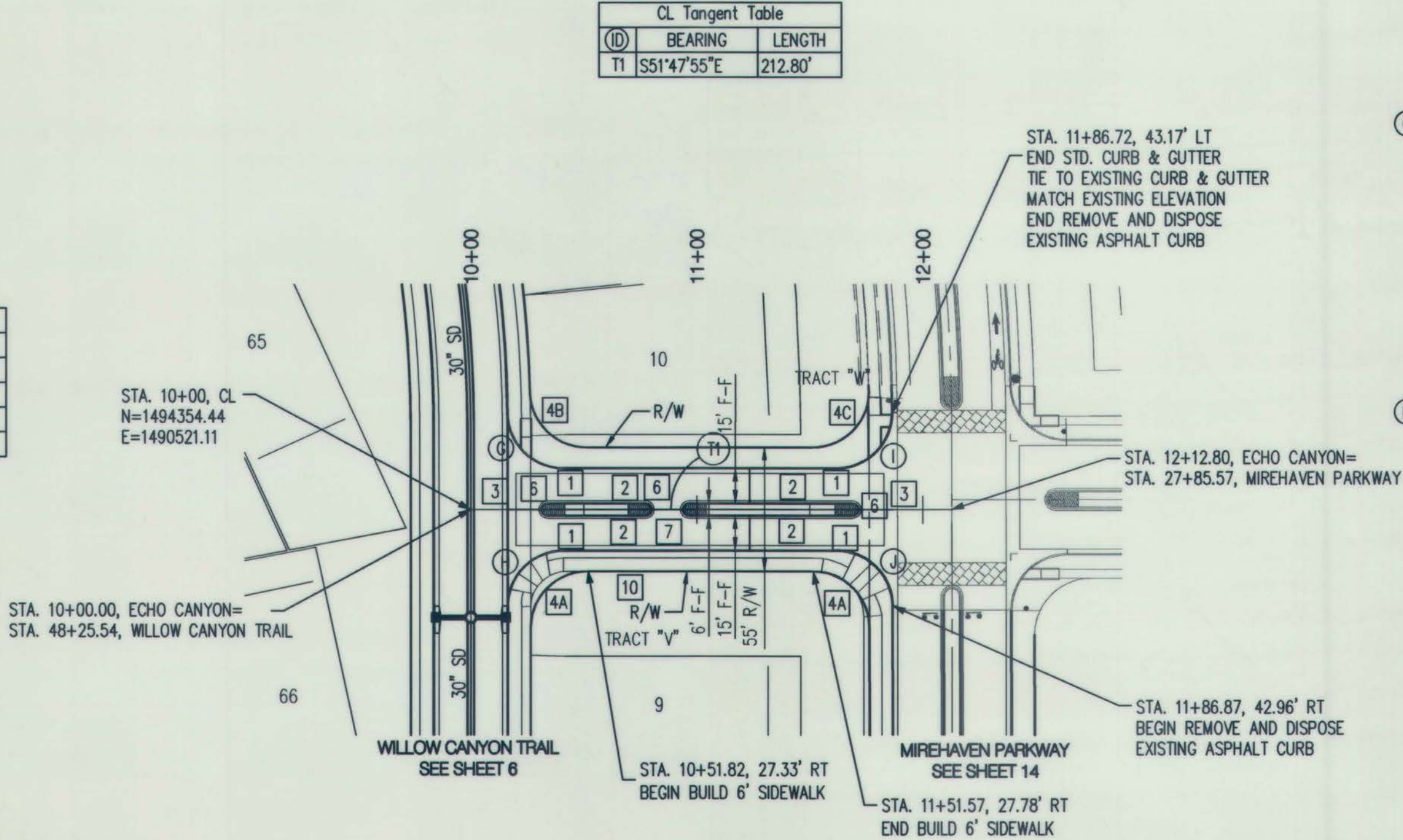
CITY PROJECT NO. 650482
ZONE MAP NO. H-8/9
SHEET 8 OF 26

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	USC&GS BRASS DISC STAMPED	REWARD	NO.	DATE	BY	REMARKS
FRANKLIN'S	7/8/18	GEOGRAPHIC POSITION (NAD 83)	1969				REVISIONS
INSPECTORS	DATE	N.M. STATE PLANE COORDINATES					DESIGN
ACCEPTANCE BY	DATE	(CENTRAL ZONE)					
BY	DATE	N=1487364.083 E=1491190.819					NO. DATE
BY	DATE	GROUND TO GRID = 0.999675005					DESIGNED BY YPM
BY	DATE	DELTA ALPHA = -001712.26"					DRAWN BY AR
BY	DATE	NAVD 1988 ELEVATION = 5319.688					CHECKED BY YPM



MEDIAN Point Table			
STATION	OFFSET	ELEVATION	
10+34.00	3.00' LT	5373.11	
10+77.35	3.00' LT	5373.69	
10+77.35	3.00' RT	5374.25	
10+34.00	3.00' RT	5373.51	
10+96.50	3.00' LT	5373.68	
11+68.80	3.00' LT	5371.42	
11+68.80	3.00' RT	5371.92	
10+96.50	3.00' RT	5374.11	

MEDIAN Tangent Table		
ID	BEARING	LENGTH
T2	S51°47'55"E	43.35'
T3	S51°47'55"E	43.35'
T4	S51°47'55"E	72.30'
T5	S51°47'55"E	72.30'

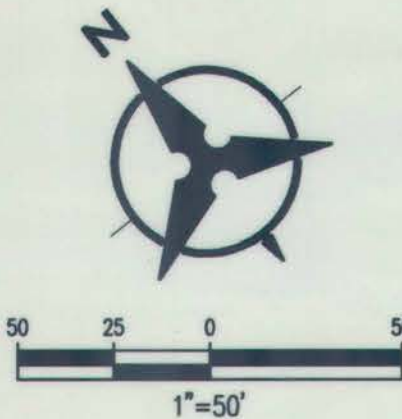


G FLOWLINE DATA FOR CURB RETURN			
PC	72.43	D	89°22'34"
1	72.31	R	25.00'
2	72.18	T	24.73'
3	71.54	L	39.00'
PT	70.90	C	35.16'
PI	72.08		
PC STA. 10+40.96, 18.00' LT			
PT STA. 10+15.97, 42.73' LT			
PI STA. 10+15.70, 18.00' LT			
RAD STA. 10+40.96, 43.00' LT			

I FLOWLINE DATA FOR CURB RETURN			
PC	68.27	D	90°22'54"
1	69.08	R	25.00'
2	69.89	T	25.17'
3	70.34	L	39.44'
PT	70.78	C	35.47'
PI	69.79		
PC STA. 11+86.72, 43.17' LT			
PT STA. 11+61.72, 18.00' LT			
PI STA. 11+86.46, 18.00' LT			
RAD STA. 11+61.72, 43.00' LT			

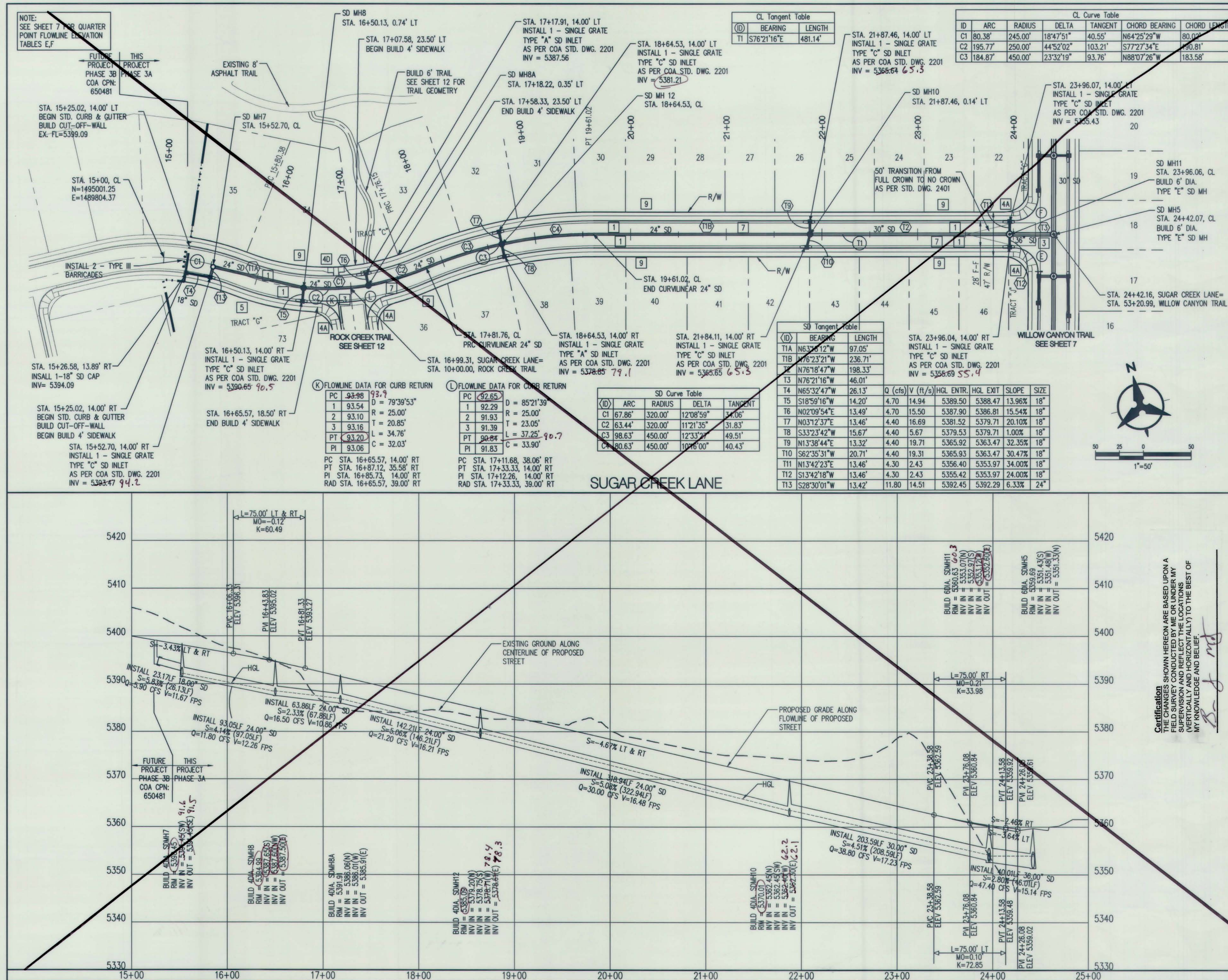
H FLOWLINE DATA FOR CURB RETURN			
PC	74.97	D	90°00'00"
1	74.43	R	25.00'
2	73.89	T	25.00'
3	74.02	L	39.27'
PT	74.15	C	35.36'
PI	73.79		
PC STA. 10+16.00, 43.00' RT			
PT STA. 10+41.00, 18.00' RT			
PI STA. 10+16.00, 18.00' RT			
RAD STA. 10+41.00, 43.00' RT			

J FLOWLINE DATA FOR CURB RETURN			
PC	72.82	D	89°54'41"
1	72.43	R	25.00'
2	72.05	T	24.96'
3	72.74	L	39.23'
PT	73.43	C	35.33'
PI	71.95		
PC STA. 11+61.87, 18.00' RT			
PT STA. 11+86.87, 42.96' RT			
PI STA. 11+86.83, 18.00' RT			
RAD STA. 11+61.87, 43.00' RT			



Certification
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[Signature]



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15. GRADE PER MODIFIED COA STANDARD DWG. 2220
SEE DETAIL ON SHEET 5C

KEYED NOTES

11	STD. CURB & GUTTER PER COA STD. DWG. 2415A
12	MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B
13	INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420
14A	BUILD WHEEL CHAIR RAMP PER DETAIL 'A' SHEET 16
14B	BUILD WHEEL CHAIR RAMP PER DETAIL 'B' SHEET 16
14C	BUILD WHEEL CHAIR RAMP PER DETAIL 'C' SHEET 16
14D	BUILD WHEEL CHAIR RAMP PER DETAIL 'D' SHEET 16
15	BUILD 4' SIDEWALK PER COA STD. DWG. 2430.
16	BUILD 4" TEXTURED MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE OR TO 6' MIN. WIDTH F-F AS SHOWN ON PLANS (BAJA RED) MEDIAN NOSES SHALL BE PAINTED YELLOW TO APPROX. 6" BEHIND PC/PT. PER COA STD. DWG. 2408 & 2502
17	PAVEMENT DESIGN SECTION SEE SHEET 16
18	BUILD 8' SIDEWALK PER COA STD. DWG. 2430
19	4' SIDEWALK DEFERRED
110	BUILD 6" SIDEWALK PER COA STD. DWG. 2430
111	6" WIDE CURB CUT OPENING PER DETAIL ON SHEET 16

GENERAL NOTE:
ALL STORM DRAIN MANHOLES SHALL BE 4' DIAMETER
TYPE 1E AS PER C.O.A. STANDARD DRAWING 2102 UNLESS
OTHERWISE NOTED.

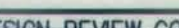

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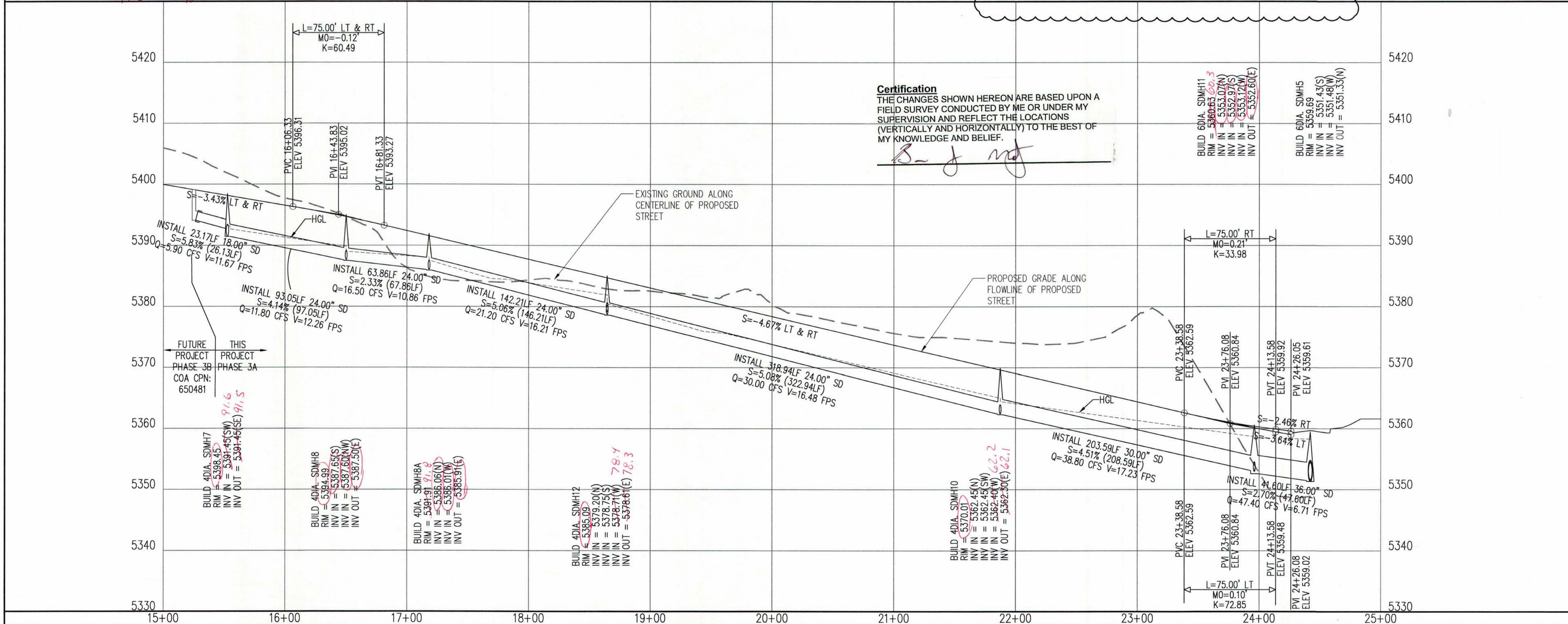
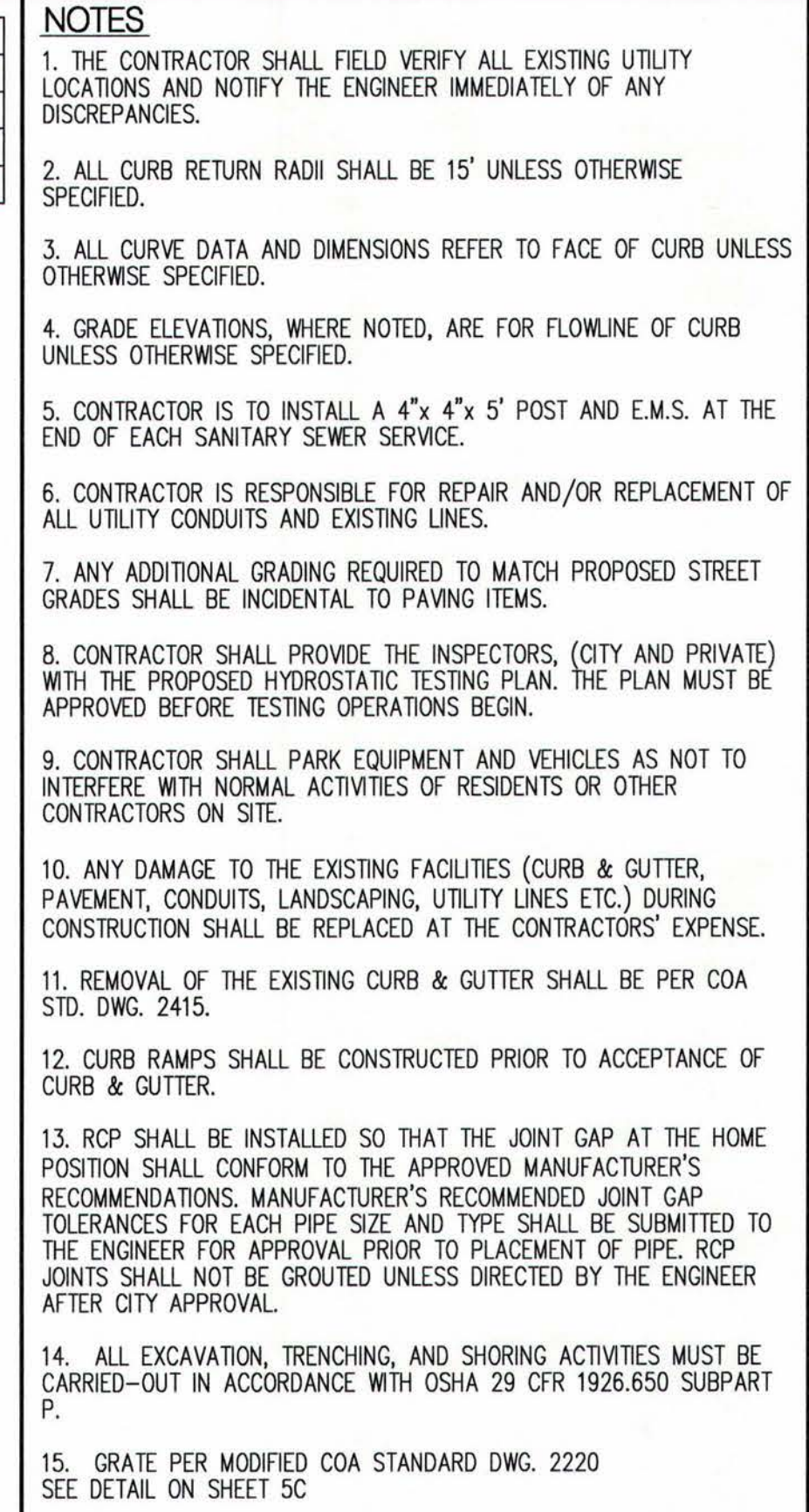
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN P
PAVING PLAN & PROFILE

				LAST DESIGN UPDATE
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		

CITY PROJECT NO.	650482	ZONE MAP NO.	H-8/9
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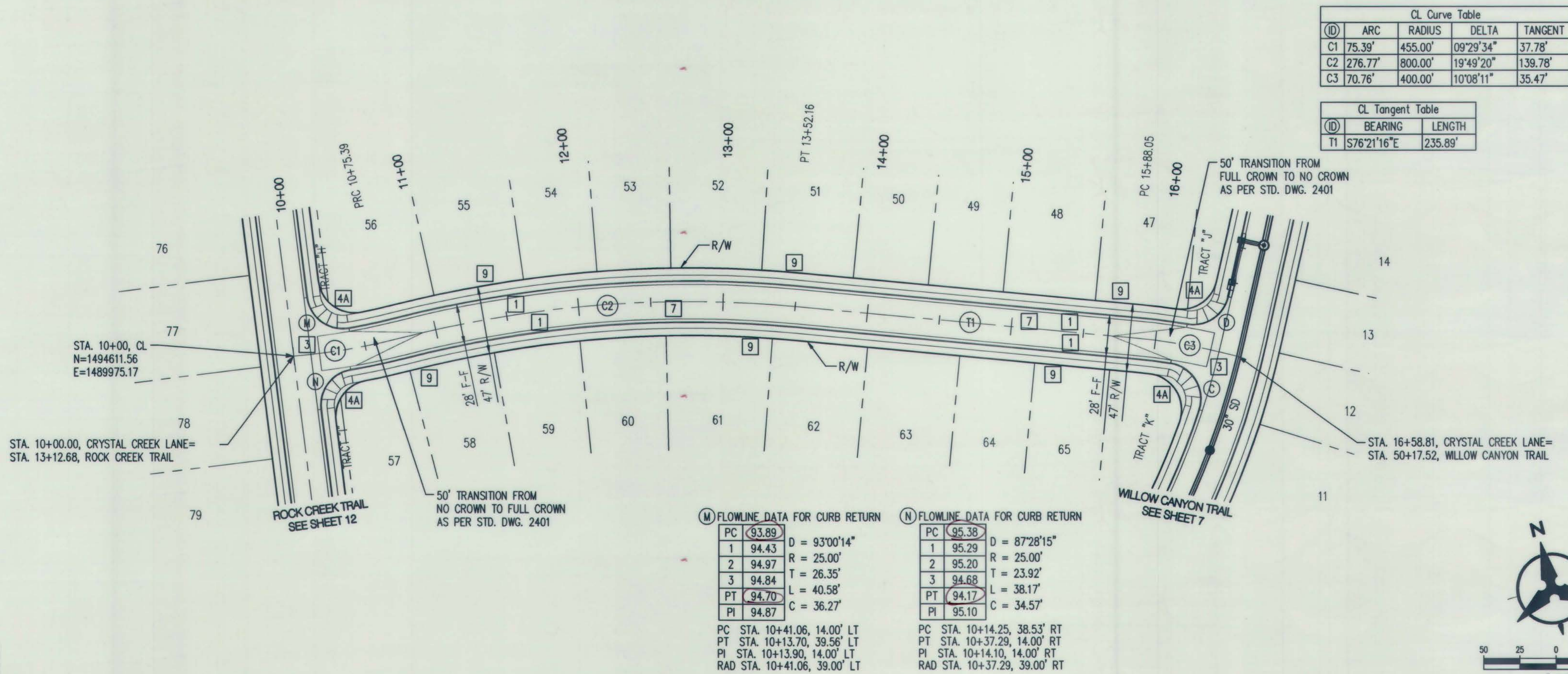
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PH
PAVING PLAN & PROFILE
SUGAR CREEK LANE

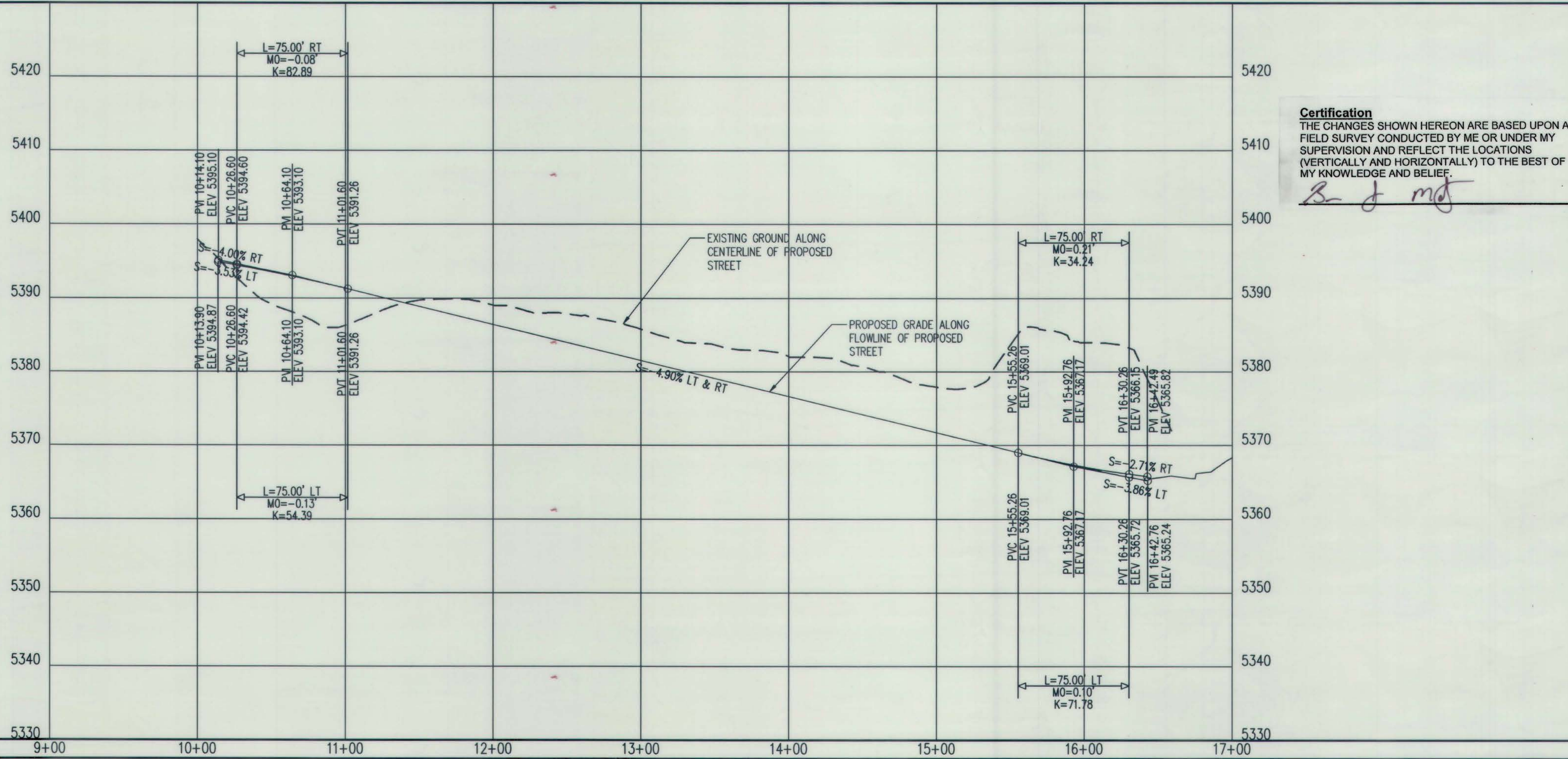
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE
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CITY PROJECT NO.	650482	ZONE MAP NO.	H-8/9
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NOTE:
SEE SHEET 7 FOR QUARTER
POINT FLOWLINE ELEVATION
TABLES C,D



Certification
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[Signature]

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15. GRATE PER MODIFIED COA STANDARD DWG. 2220 SEE DETAIL ON SHEET 5C

KEYED NOTES

- 11 STD. CURB & GUTTER PER COA STD. DWG. 2415A
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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
PAVING PLAN & PROFILE
CRYSTAL CREEK LANE

DESIGN REVIEW COMMITTEE
NOV 29 2018

CITY ENGINEER APPROVAL
DEC 6 2018

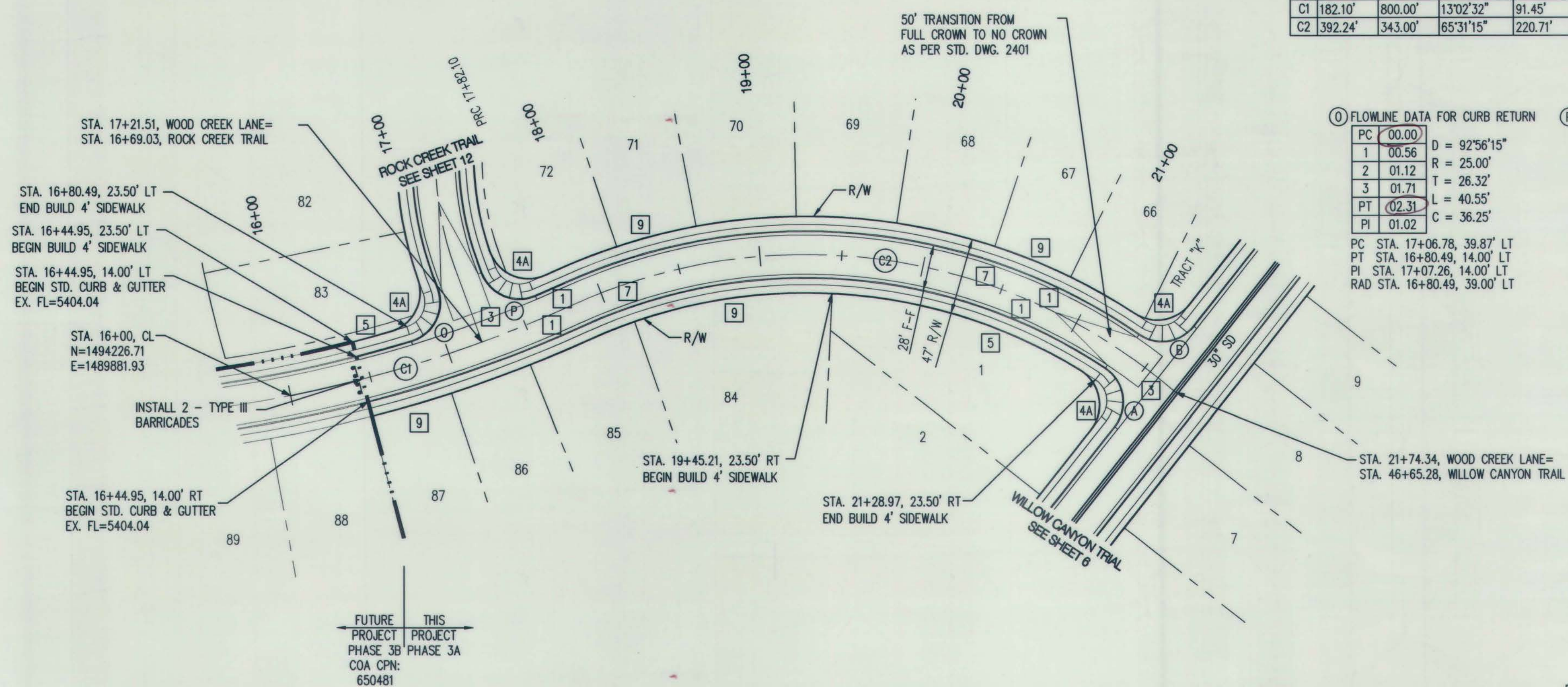
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MO./DAY/YR.
NO. DATE

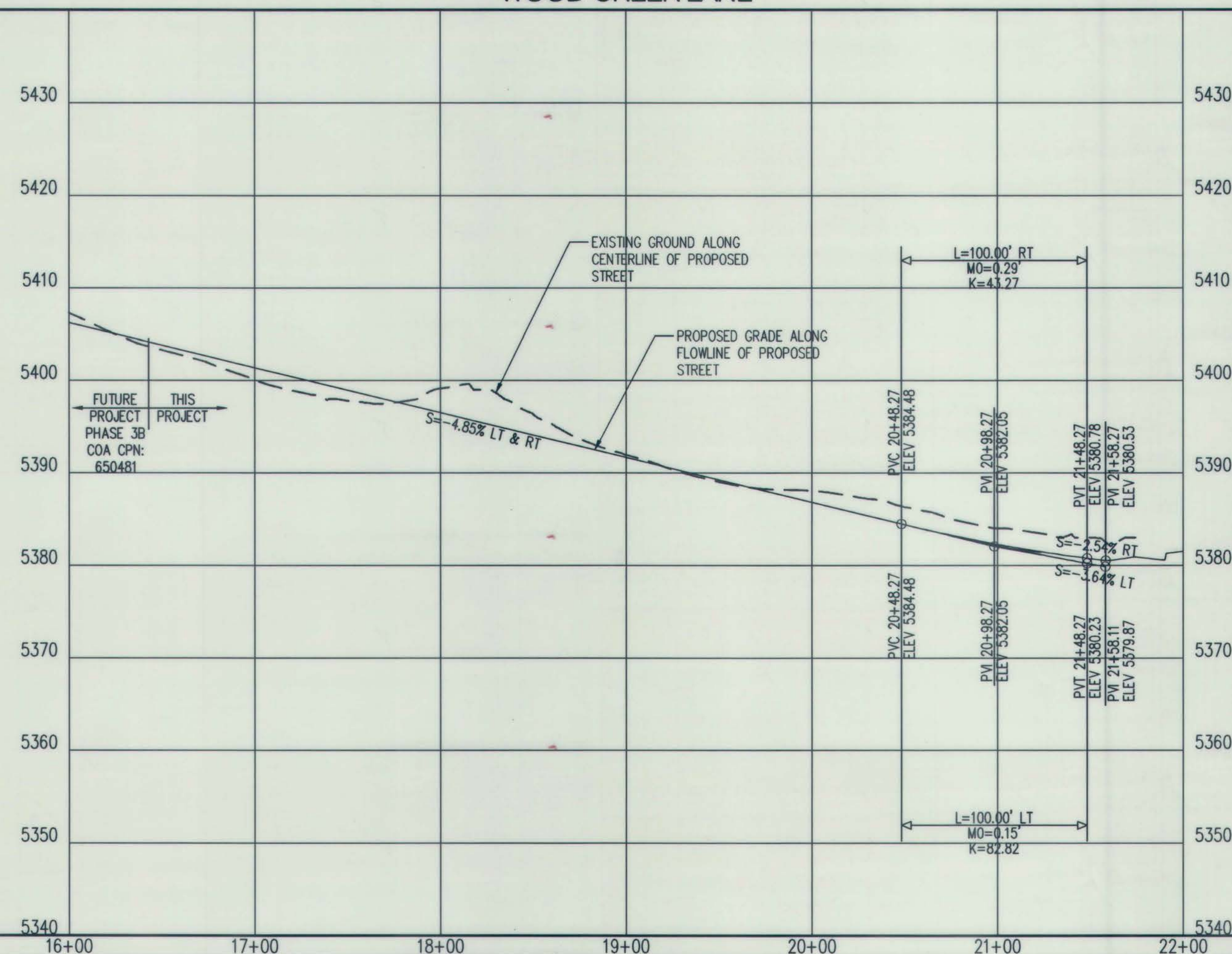
REMARKS
REVISIONS
DESIGN

DESIGNED BY YPM
DRAWN BY AR
CHECKED BY YPM

DATE 08/2018
DATE 09/2018
DATE 09/2018



NOTE:
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POINT FLOWLINE ELEVATION
TABLES A,B



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MY KNOWLEDGE AND BELIEF: B-A met

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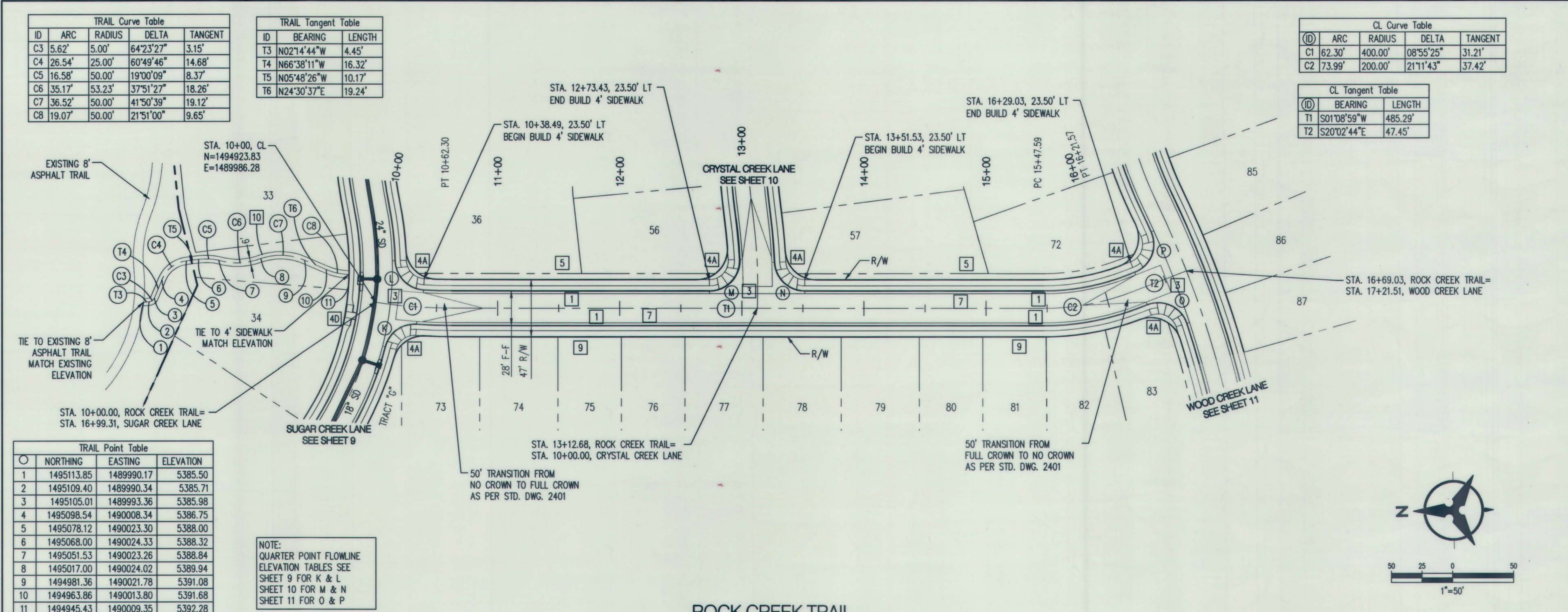


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DEL WEBB @ MIREHAVEN PHASE 3A

PAVING PLAN & PROFILE
WOOD CREEK LANE[illegible]

CITY PROJECT NO.	650482	ZONE MAP NO.	H-8/9	SHEET	11	OF	26
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 - MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B
 - INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420
 - BUILD WHEEL CHAIR RAMP PER DETAIL 'A' SHEET 16
 - BUILD WHEEL CHAIR RAMP PER DETAIL 'B' SHEET 16
 - BUILD WHEEL CHAIR RAMP PER DETAIL 'C' SHEET 16
 - BUILD WHEEL CHAIR RAMP PER DETAIL 'D' SHEET 16
 - BUILD 4" SIDEWALK PER COA STD. DWG. 2430.
 - BUILD 4" TEXTURED MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE OR TO 6' MIN. WIDTH F-F AS SHOWN ON PLANS (BAJA RED) MEDIAN NOSES SHALL BE PAINTED YELLOW TO APPROX. 6' BEHIND PC/PT. PER COA STD. DWG. 2408 & 2502
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GENERAL NOTE:
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STORM DRAIN LINE TO BE CLASS III RCP UNLESS OTHERWISE NOTED

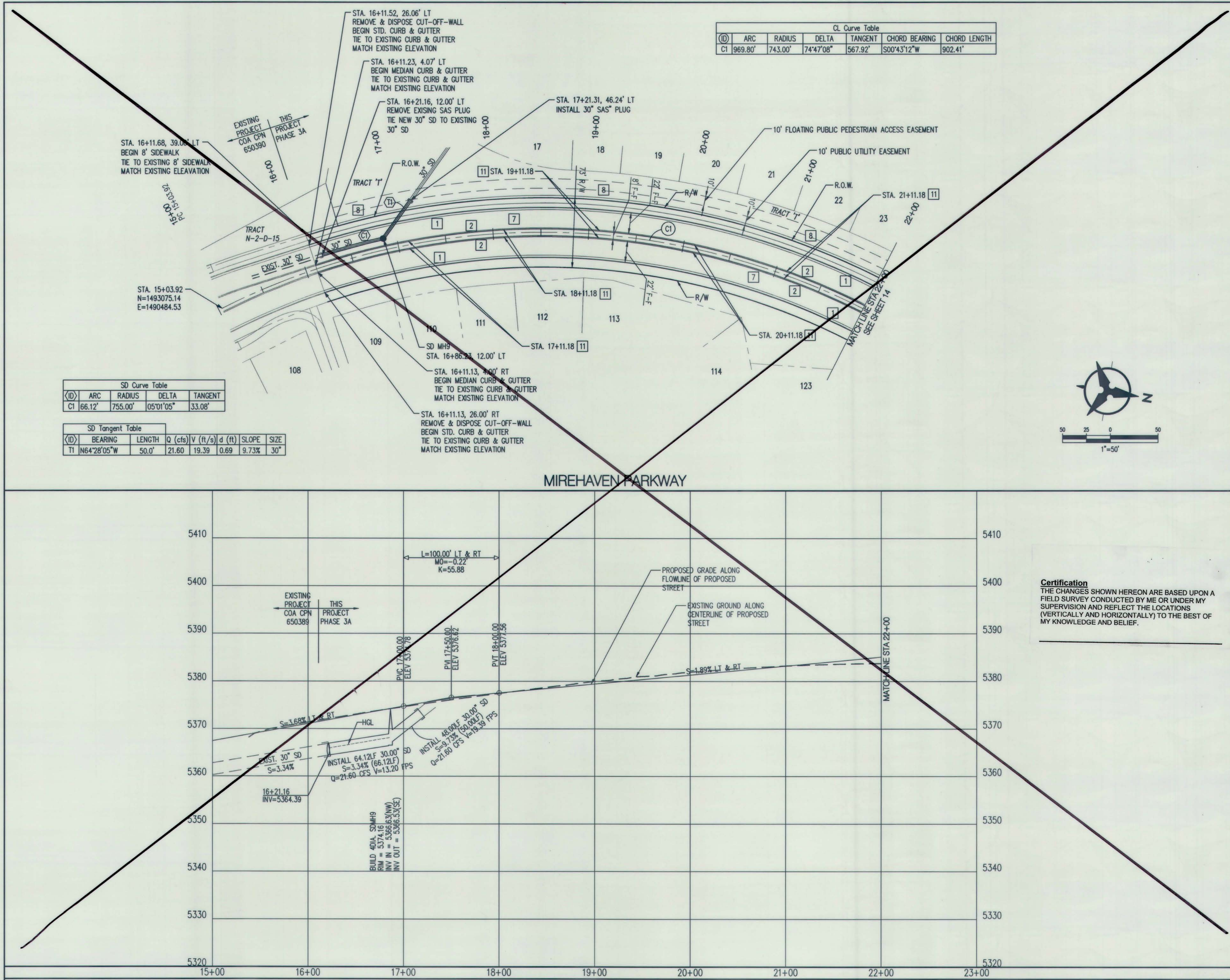
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
PAVING PLAN & PROFILE
ROCK CREEK TRAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO. 650482 ZONE MAP NO. H-8/9 SHEET 12 OF 26



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- KEYED NOTES**
- 1] STD. CURB & GUTTER PER COA STD. DWG. 2415A
 - 2] MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B
 - 3] INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420
 - 4A] BUILD WHEEL CHAIR RAMP PER DETAIL 'A' SHEET 16
 - 4B] BUILD WHEEL CHAIR RAMP PER DETAIL 'B' SHEET 16
 - 4C] BUILD WHEEL CHAIR RAMP PER DETAIL 'C' SHEET 16
 - 4D] BUILD WHEEL CHAIR RAMP PER DETAIL 'D' SHEET 16
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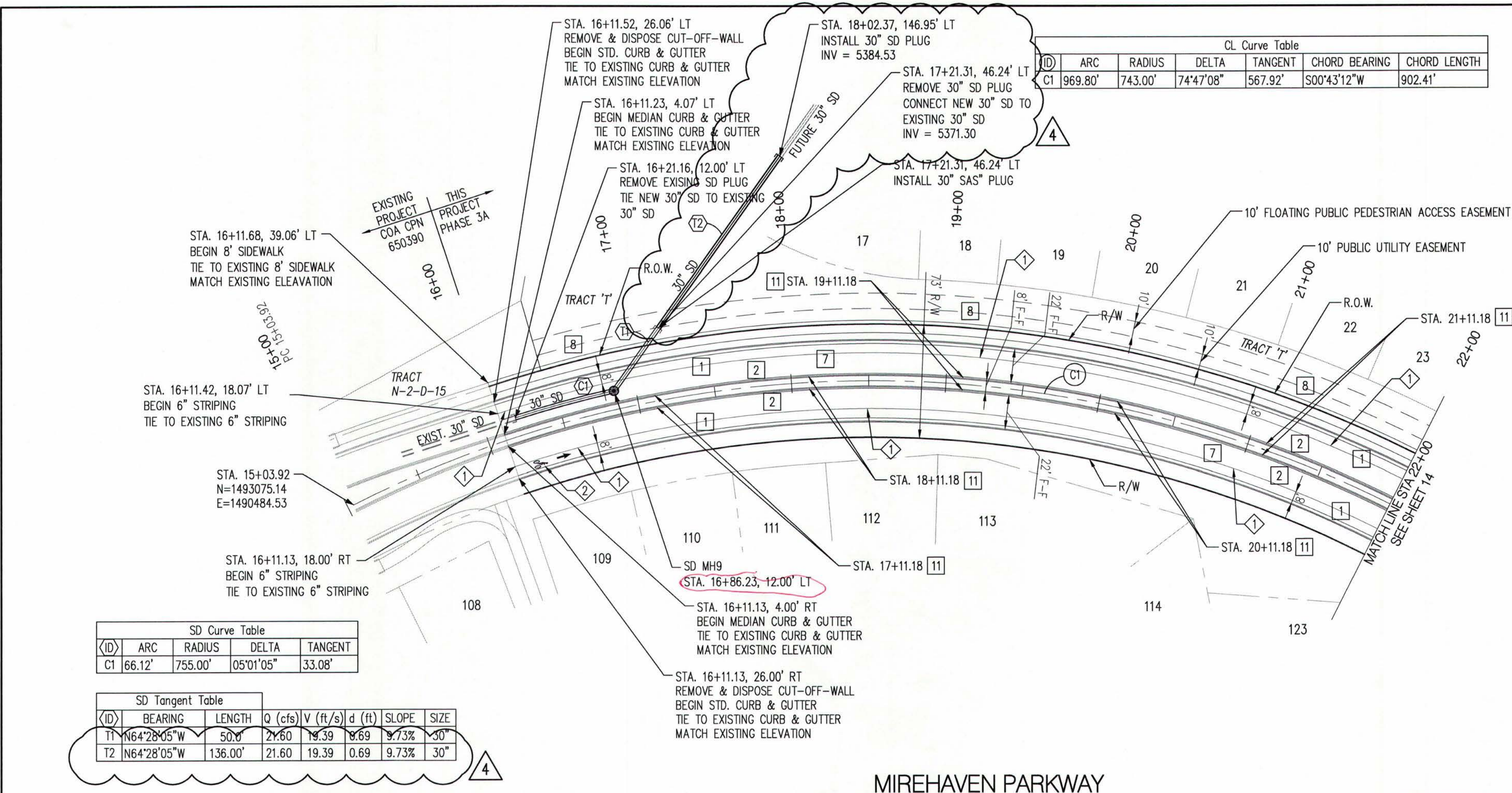
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
PAVING PLAN & PROFILE
MIREHAVEN PARKWAY STA. 15+00 - 22+00

DESIGN REVIEW COMMITTEE NOV 20 2018 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL DEC 6 2018 CITY ENGINEER	LAST DESIGN UPDATE
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CITY PROJECT NO. 650482
ZONE MAP NO. H-8/9
SHEET 13 OF 26

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	FRANKLIN'S	DATE	7/18/19	USC&GS BRASS DISC STAMPED "REWARD 1969"	DATE	NO.	
STATIONED BY	Canis Survey	DATE	7/18/19	GEOGRAPHIC POSITION (NAD 83)	DATE	NO.	
ACCEPTANCE BY	BHI	DATE	7/18/19	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	NO.	
FIELD LOCATION BY	Canis Survey	DATE	7/18/19	N=1487364.063 E=1491180.819	DATE	NO.	
MICRO-FILM INFORMATION				GROUND TO GRID = 0.999675005	DATE	NO.	REVISIONS DESIGN
RECORDED BY				DELTA ALPHA = -0.0171226"	DATE	NO.	
NO.				NAVD 1988 ELEVATION = 5319.688	DATE	NO.	

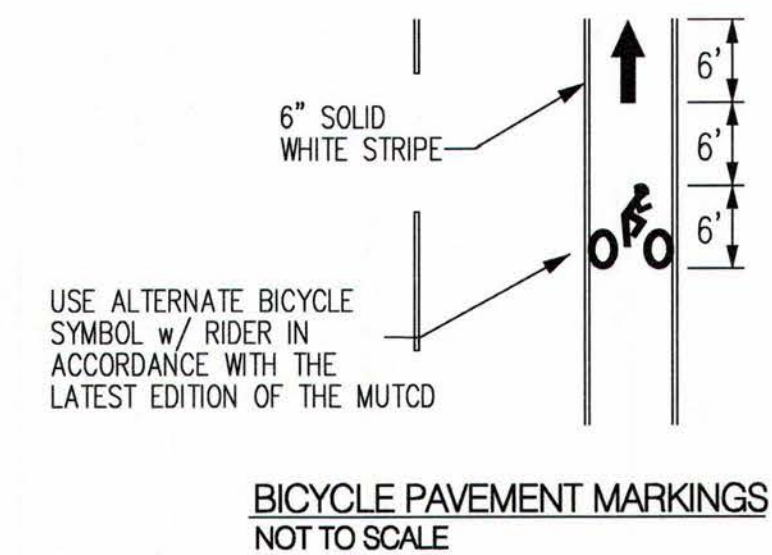
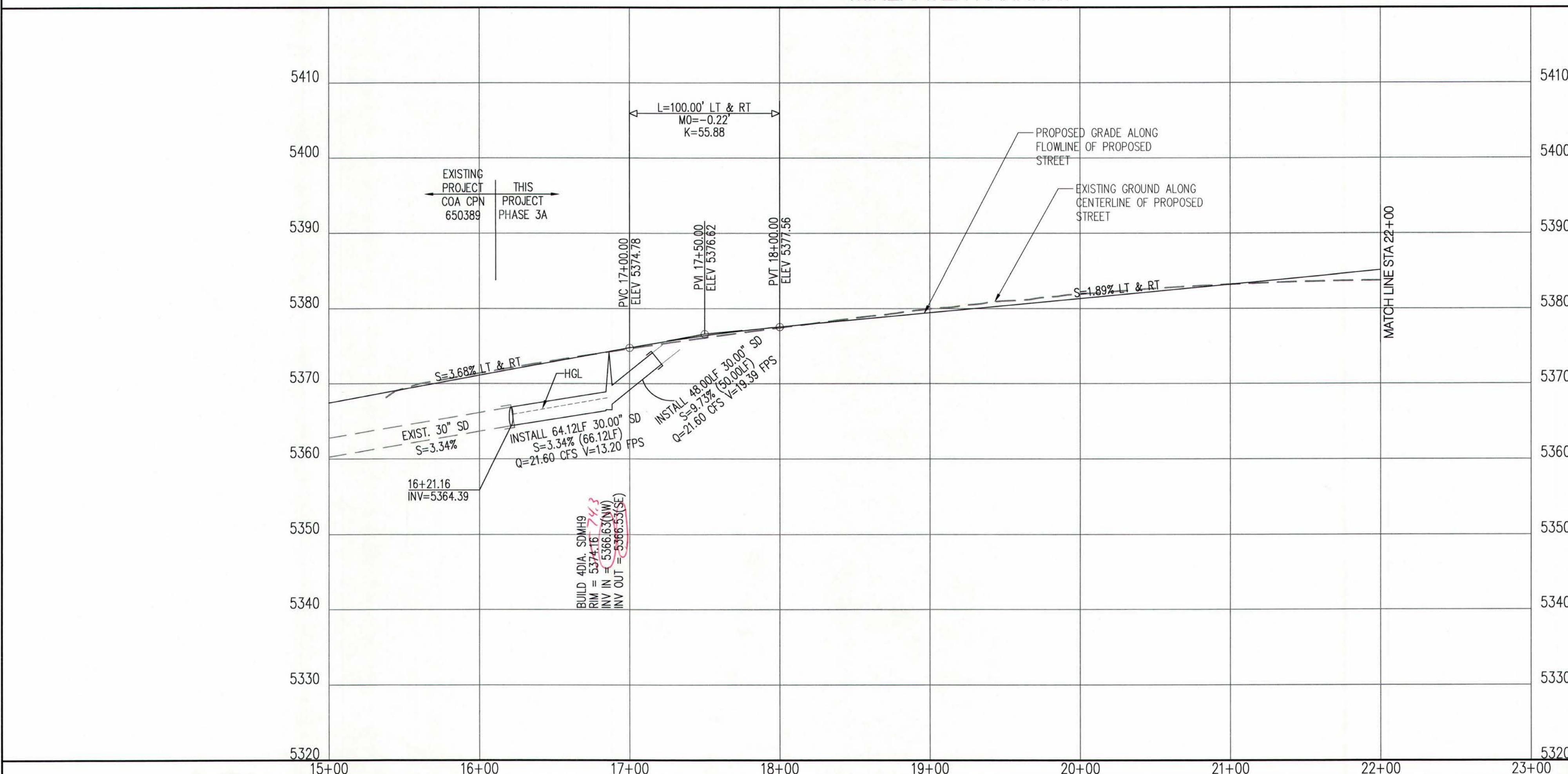
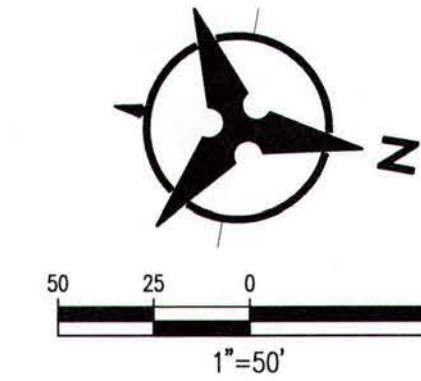


STRIPING NOTES

1. ALL SIGNING & STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
2. MEDIAN NOSES SHALL BE PAINTED YELLOW FROM THE PC TO A PT 6' BACK FROM NOSE.
3. CONTRACTOR SHALL REMOVE ALL CONFLICTING EXISTING PAVEMENT MARKINGS. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY, TO A MAX. DEPTH OF 1/4" AND A WIDTH EQUAL TO TWICE THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.
4. MARKED CROSSWALKS SHALL NOT BE LESS THAN 6' WIDE.
5. IF USED, STOP BAR STRIPES SHALL BE PLACED 4' IN ADVANCE OF AND PARALLEL TO THE NEAREST CROSSWALK LINE.
6. PAVEMENT WORD AND SYMBOL MARKINGS SHOULD BE PROPORTIONALLY SCALED TO FIT WITHIN THE WIDTH OF THE FACILITY UPON WHICH THEY ARE APPLIED.
7. ALL SIGN SHEETING SHALL BE 3M 3870 HIGH INTENSITY AVERY EQUIVALENT OR APPROVED EQUAL.

STRIPING LEGEND

- 1 REFLECTORIZED THERMOPLASTIC PAVEMENT MARKING - 6" SOLID WHITE STRIPE
- 2 INSTALL NEW RETROREFLECTIVE PREFORMED PATTERNED PAVEMENT MARKING AND SYMBOL FOR BICYCLE LANES. SEE DETAIL THIS SHEET.



Certification
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[Signature]

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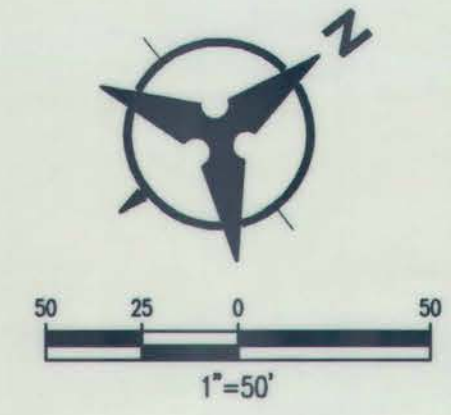
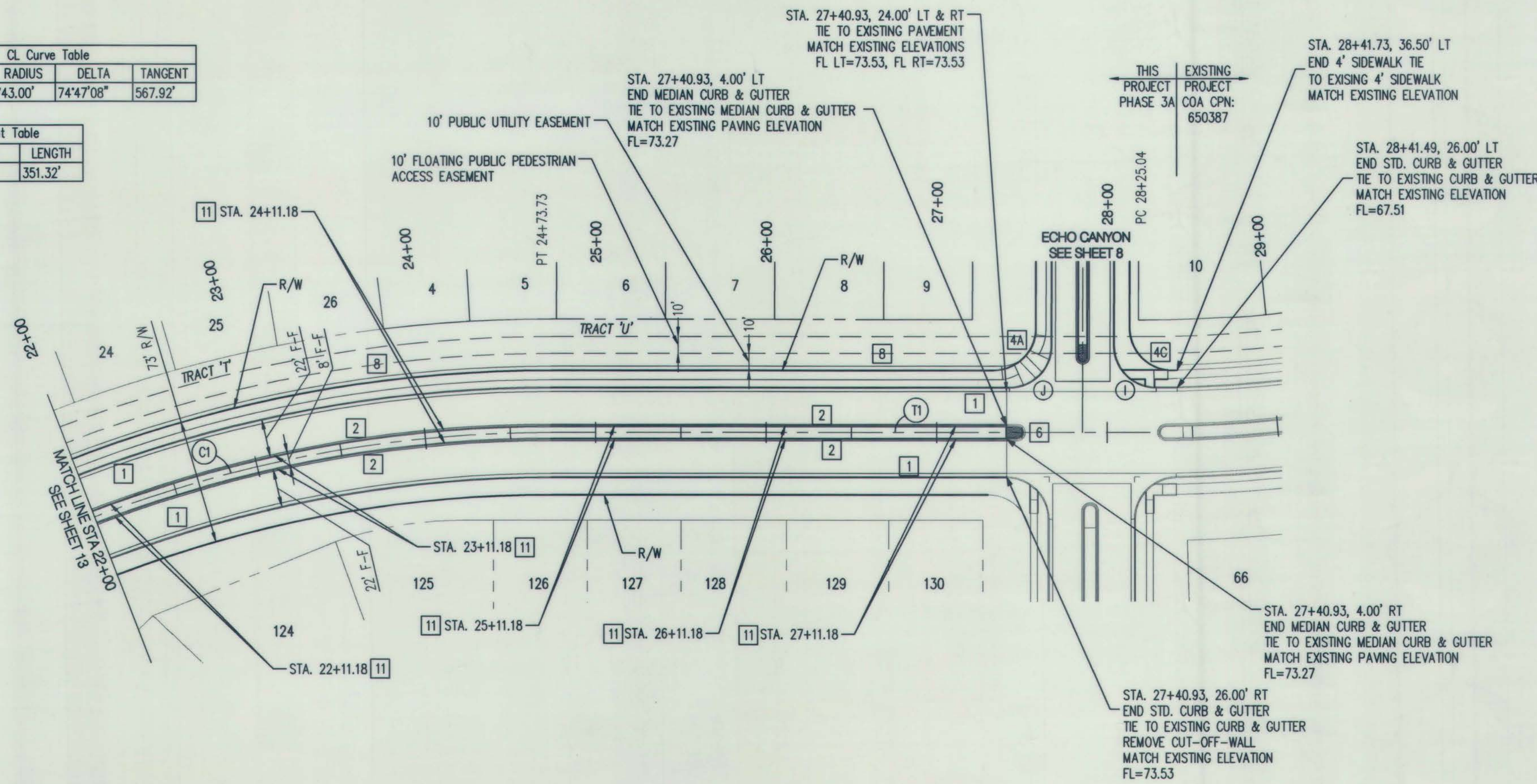
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
PAVING PLAN & PROFILE
MIREHAVEN PARKWAY STA. 15+00 - 22+00

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

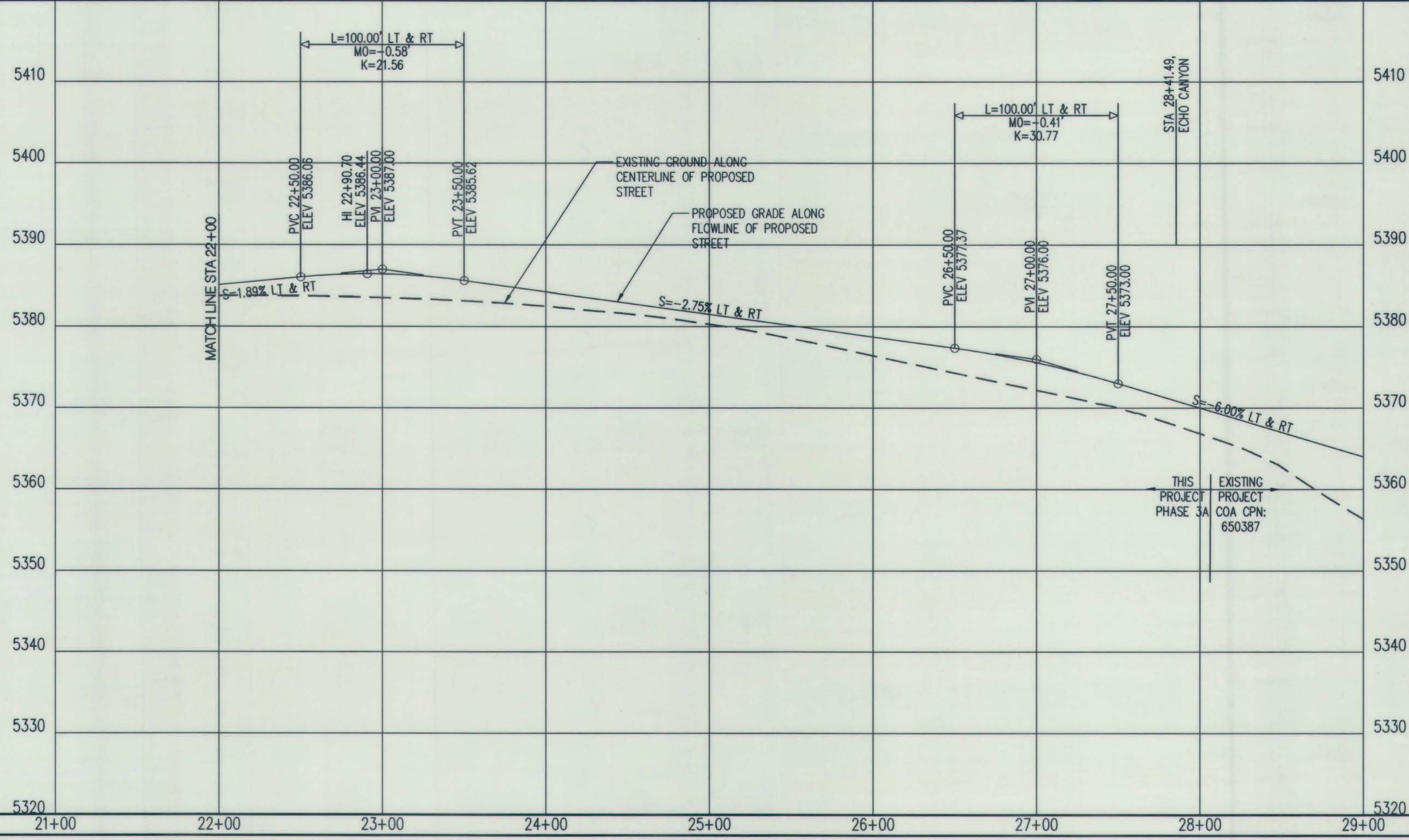
CL Curve Table			
(D)	ARC	RADIUS	DELTA
C1	969.80'	743.00'	74°47'08"
			567.92'

CL Tangent Table		
(D)	BEARING	LENGTH
T1	N38°06'46"E	351.32'



NOTE:
SEE SHEET 8 FOR QUARTER
POINT FLOWLINE ELEVATION
TABLES I, J

MIREHAVEN PARKWAY



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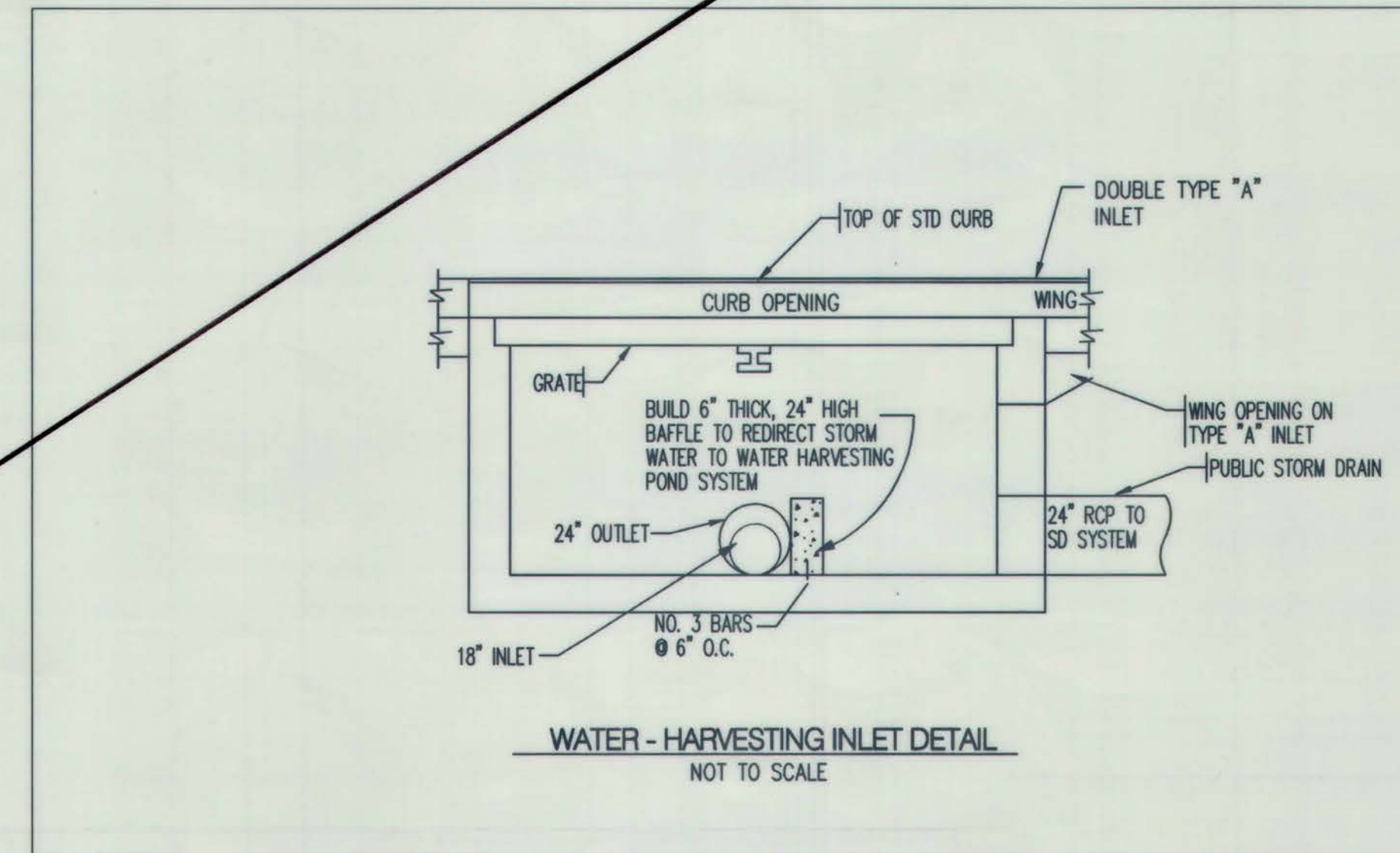
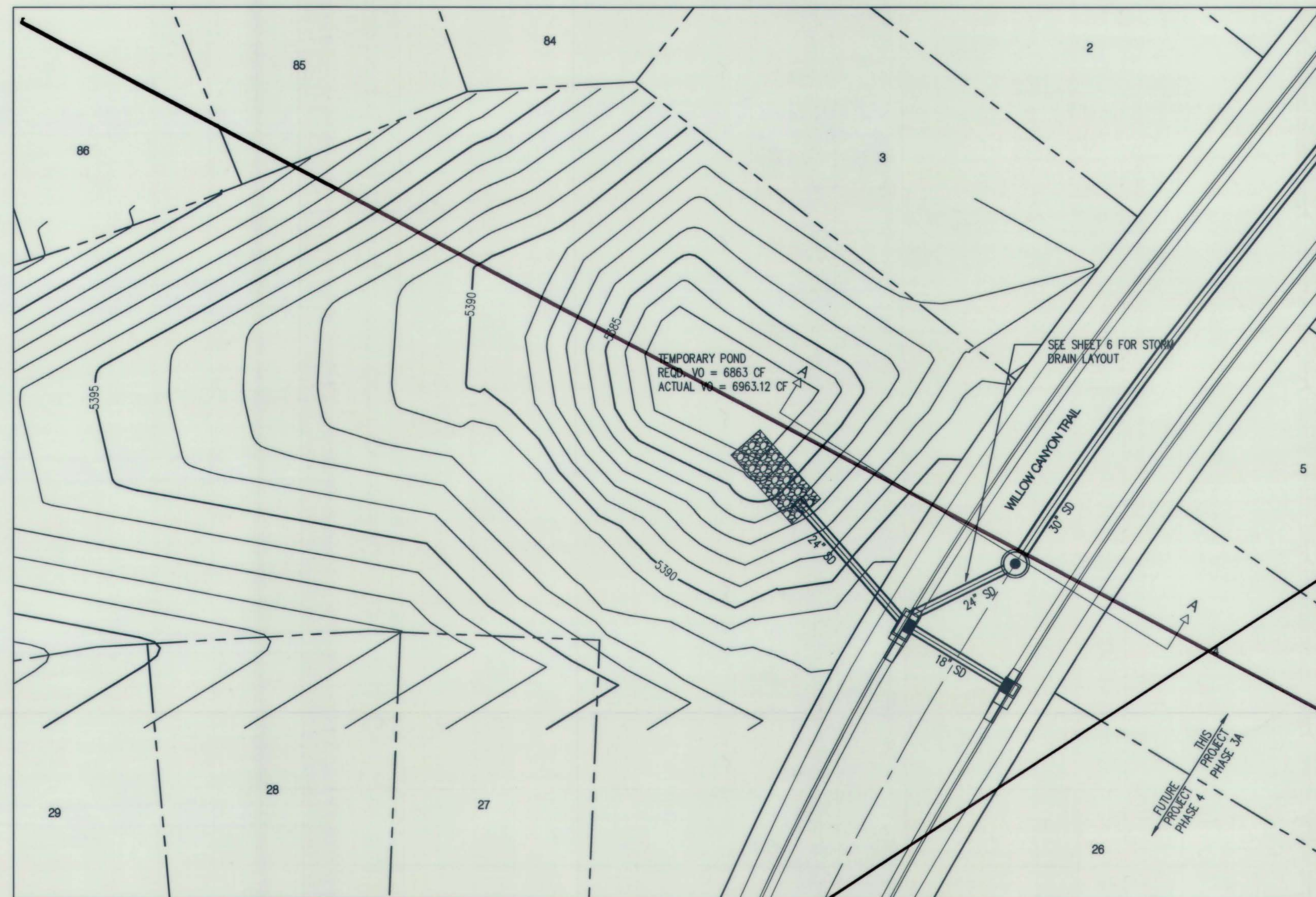
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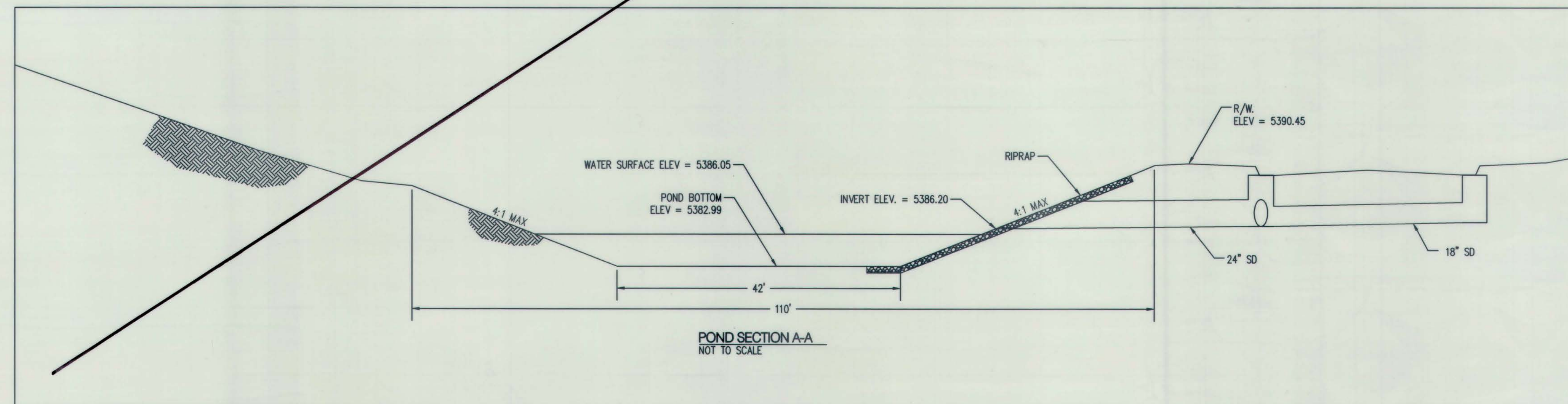
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 9 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	14	26



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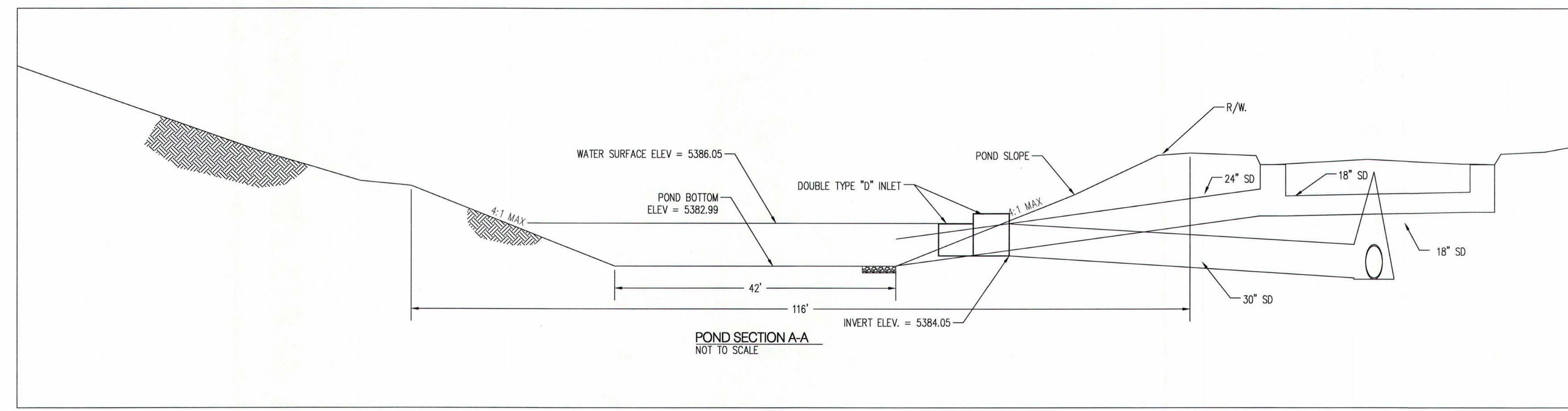
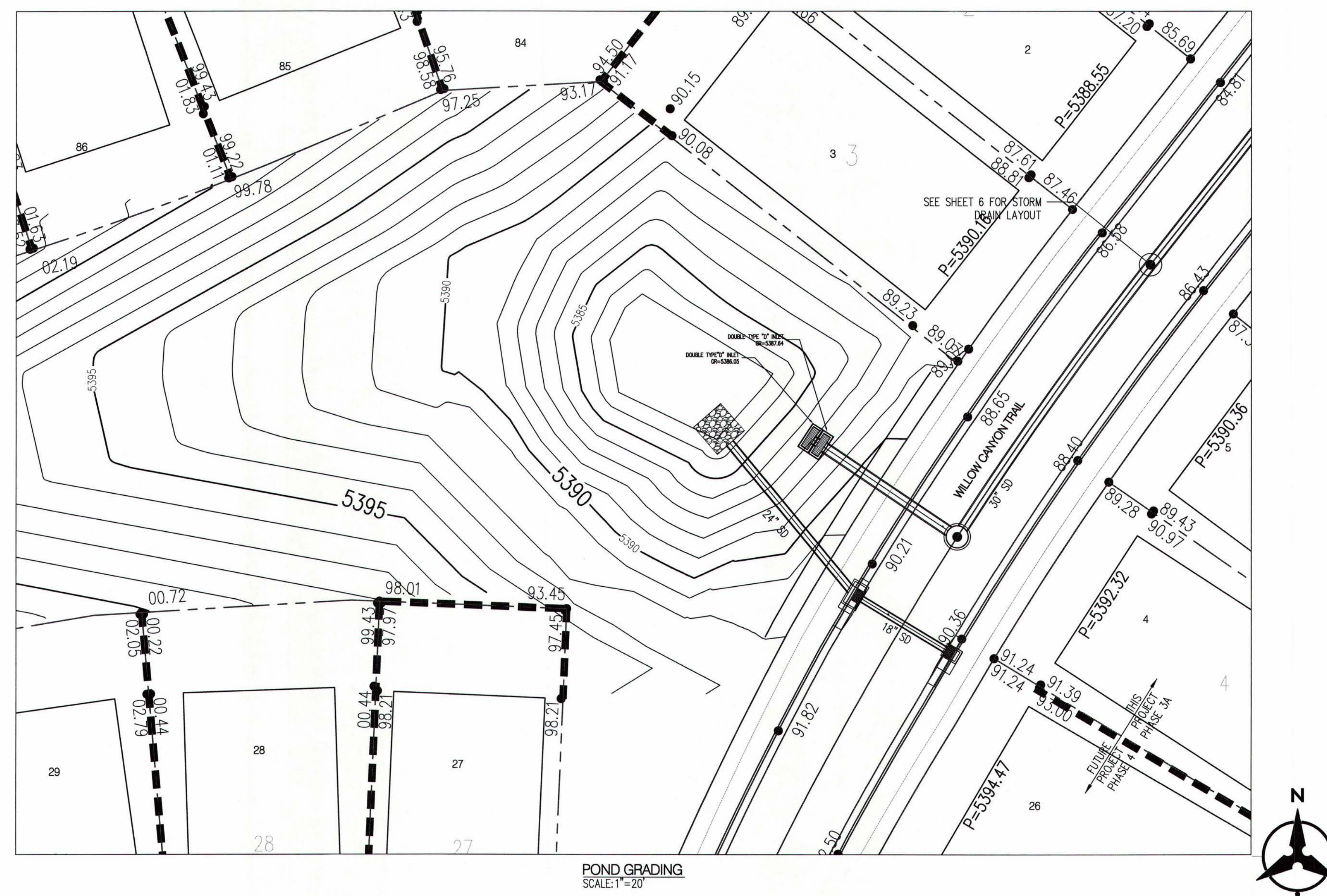
									ENGINEER'S SEAL			SURVEY INFORMATION			BENCH MARKS			AS-BUILT INFORMATION		


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POND GRADING

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	15	26



				ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION					
						FIELD NOTES		US&GS BRASS DISC STAMPED "REWARD 1969" GEOGRAPHIC POSITION (NAD 83) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N=1487364.063 E=1491190.819 GROUND TO GRID = 0.999675005 DELTA ALPHA = -007712.26" NAVD 1988 ELEVATION = 5319.688		CONTRACTOR <i>FRANKLIN'S</i>		DATE			
						NO.				BY		DATE			
												INSPECTOR'S		DATE	
												ACCEPTANCE BY		DATE	
										VERIFICATION BY <i>B.H.L.</i>		DATE <i>8/12/18</i>			
										CHANGES		DATE <i>9/12/18</i>			
										MICRO-FILM INFORMATION					
										RECORDED BY		DATE			
										NO.		DATE			

DESIGNED BY		YPM		DATE		09/2018	
DRAWN BY		AR		DATE		09/2018	
CHECKED BY		YPM		DATE		09/2018	

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POND GRADING

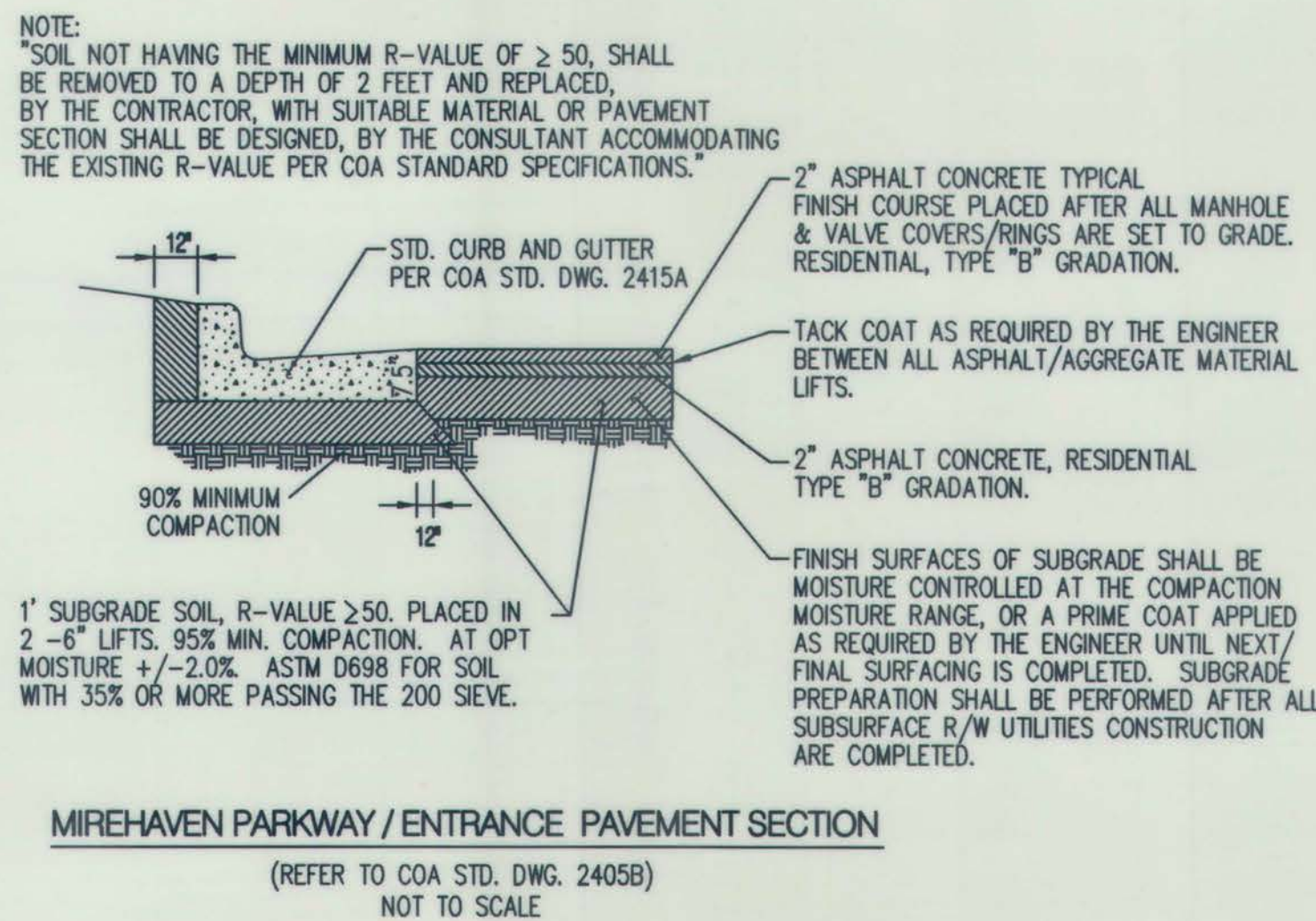
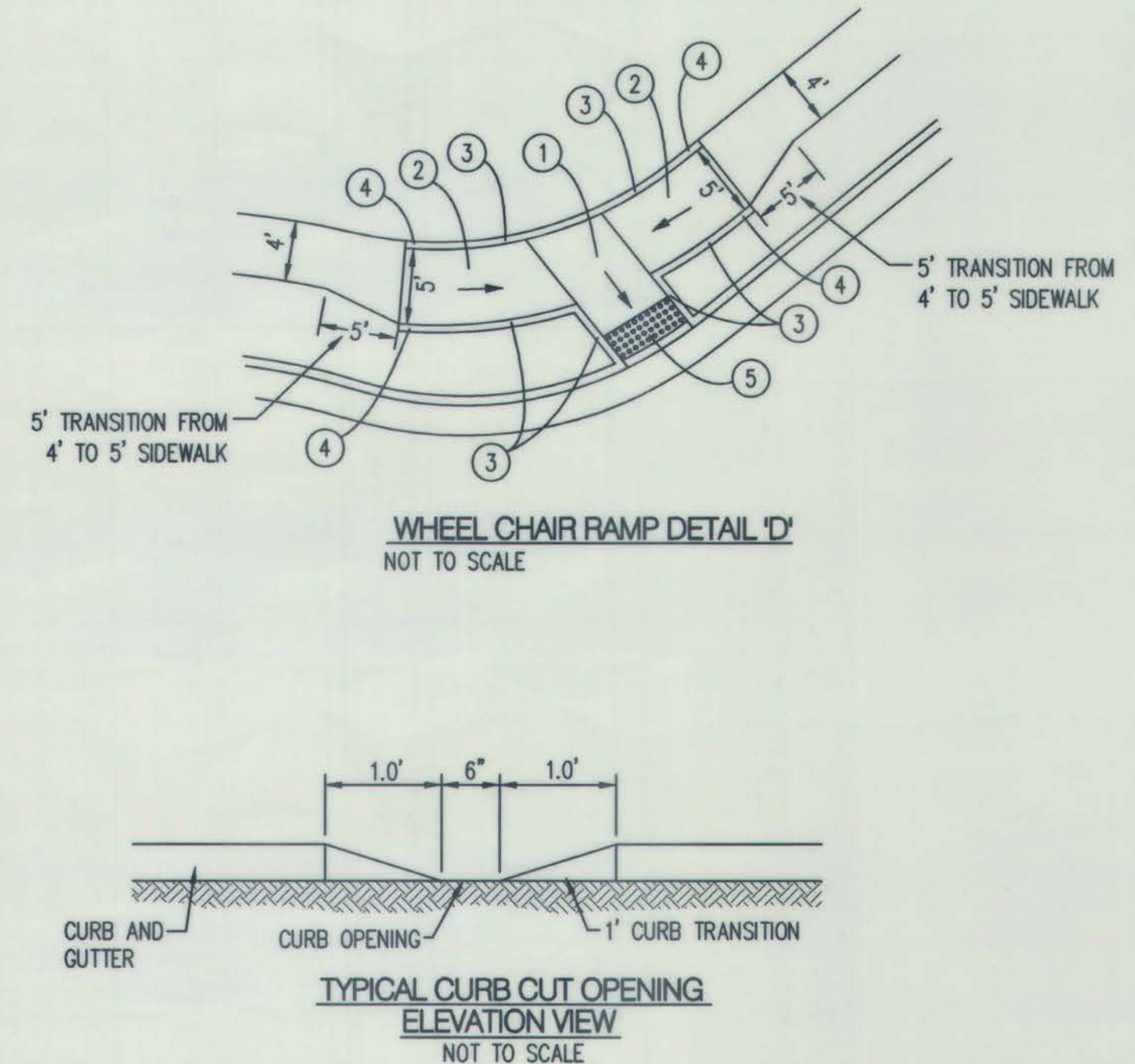
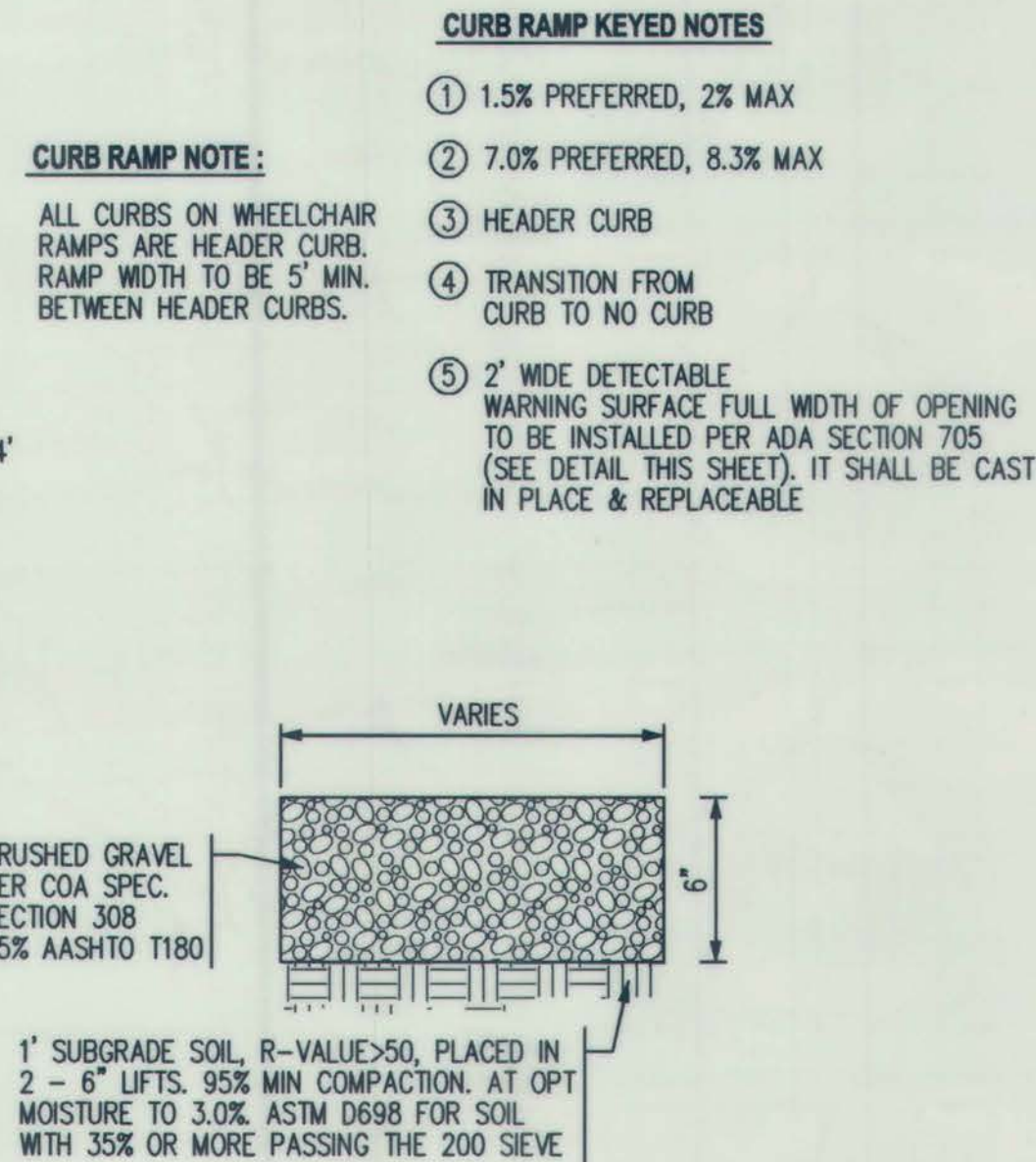
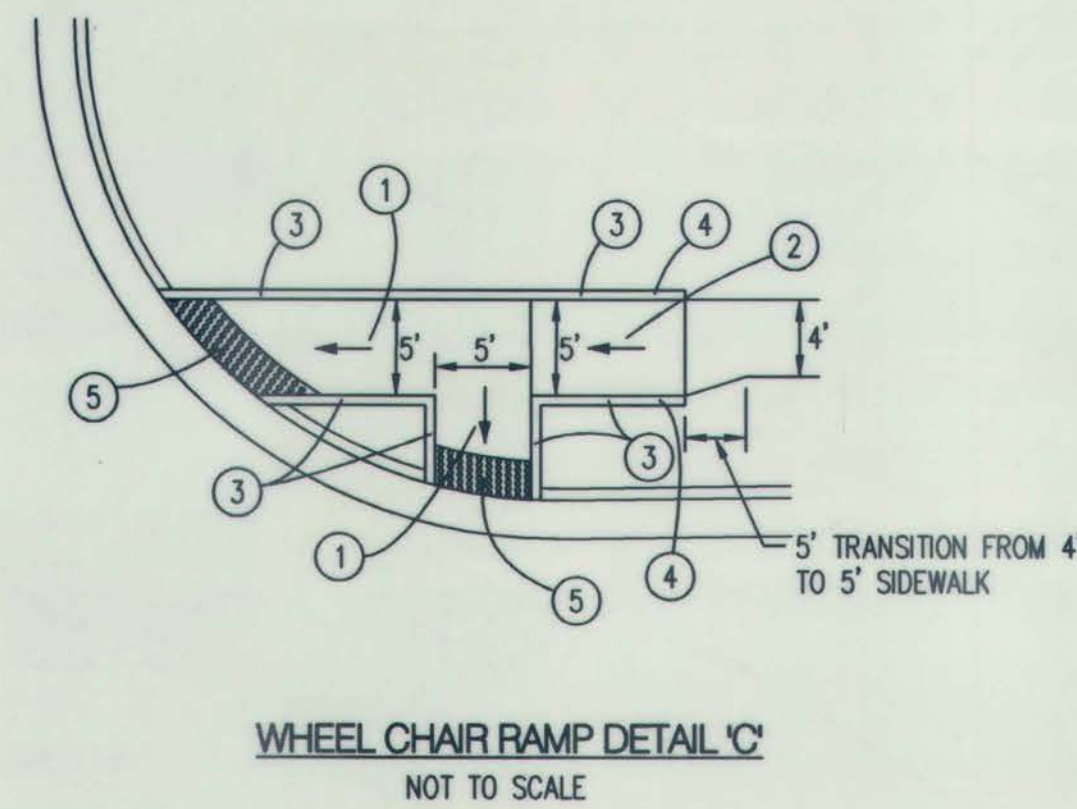
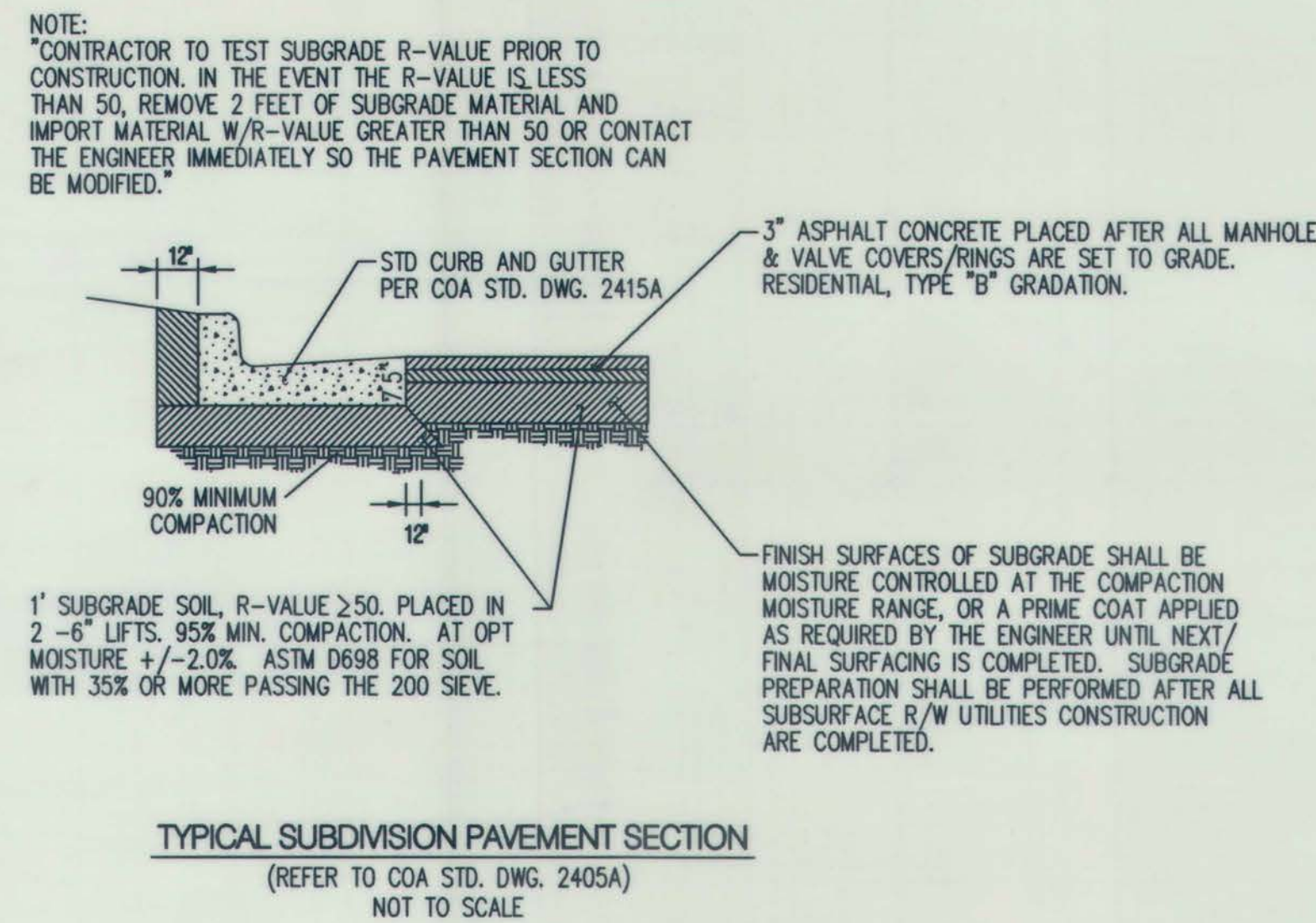
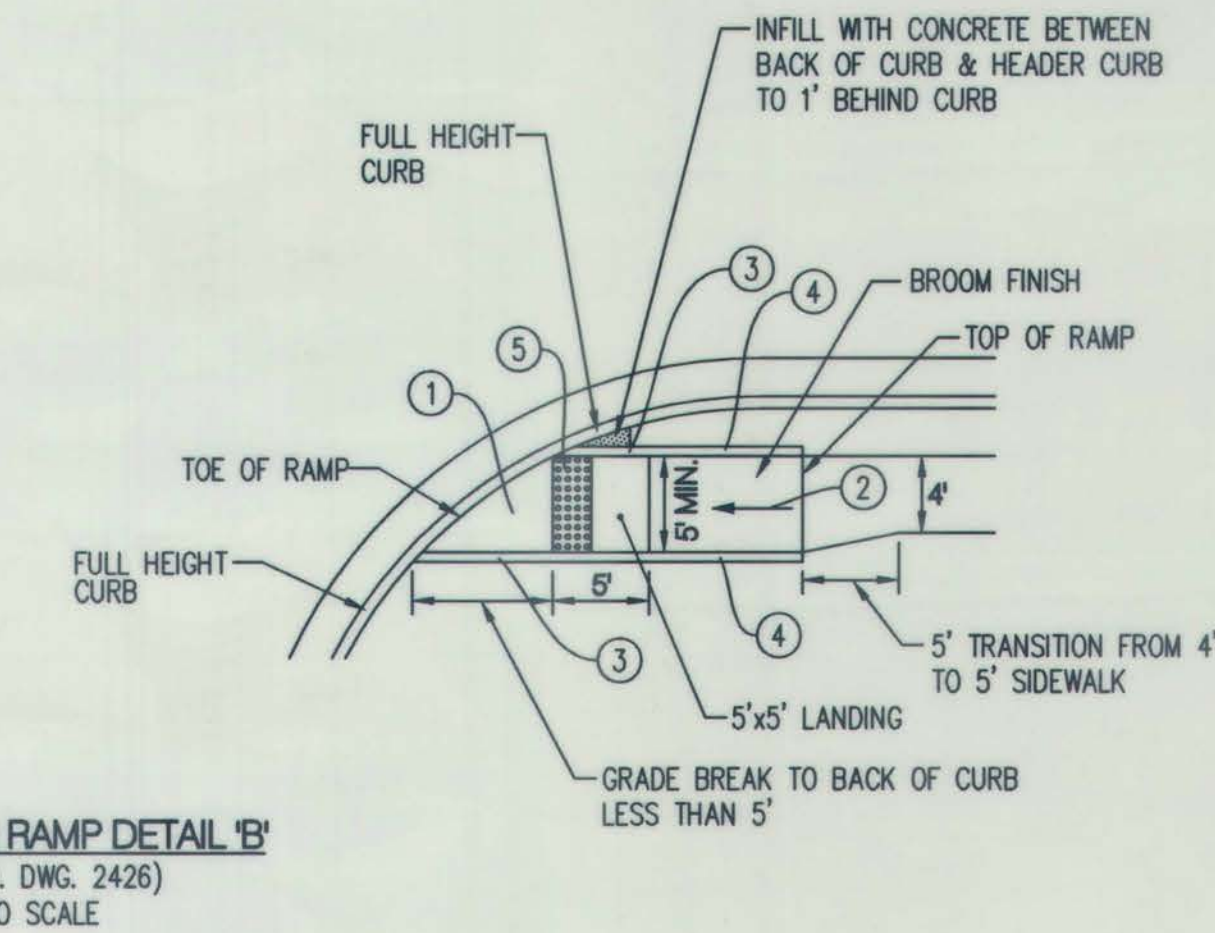
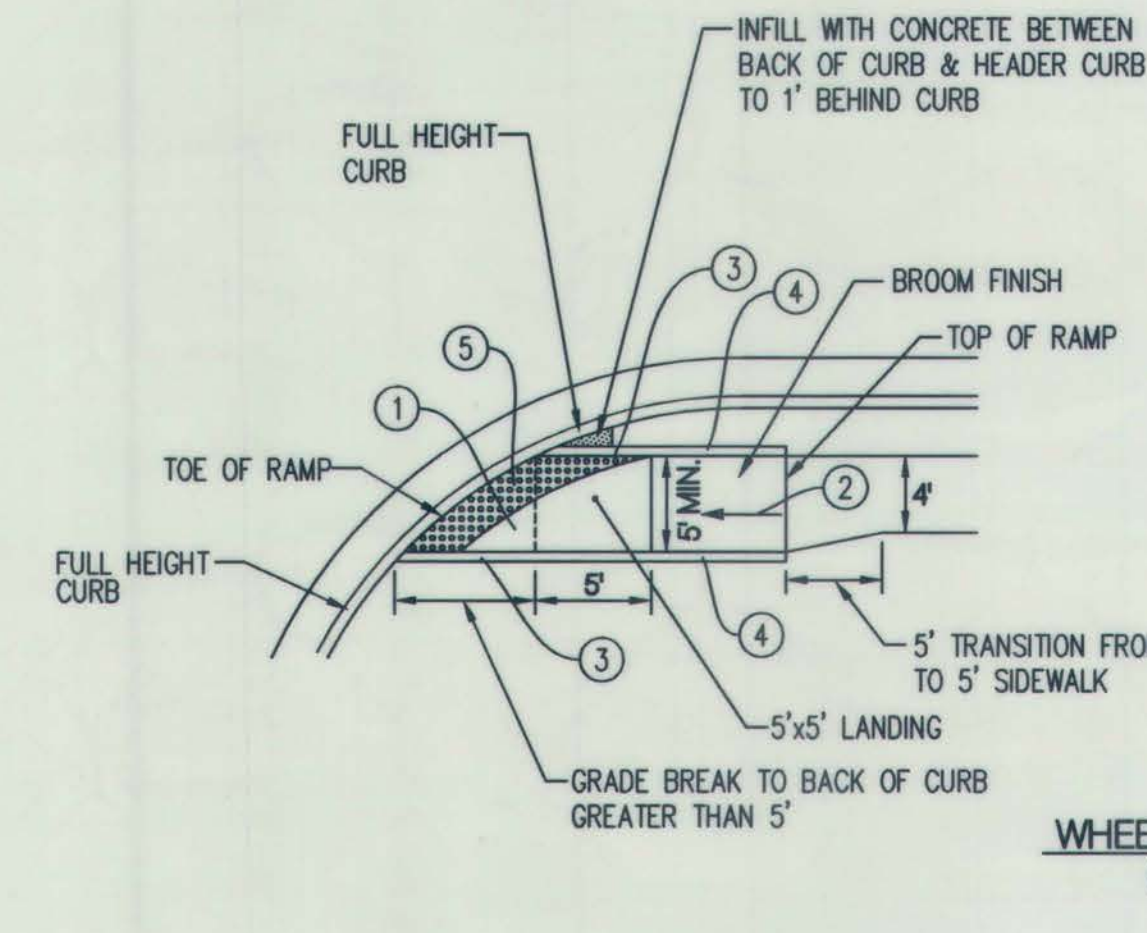
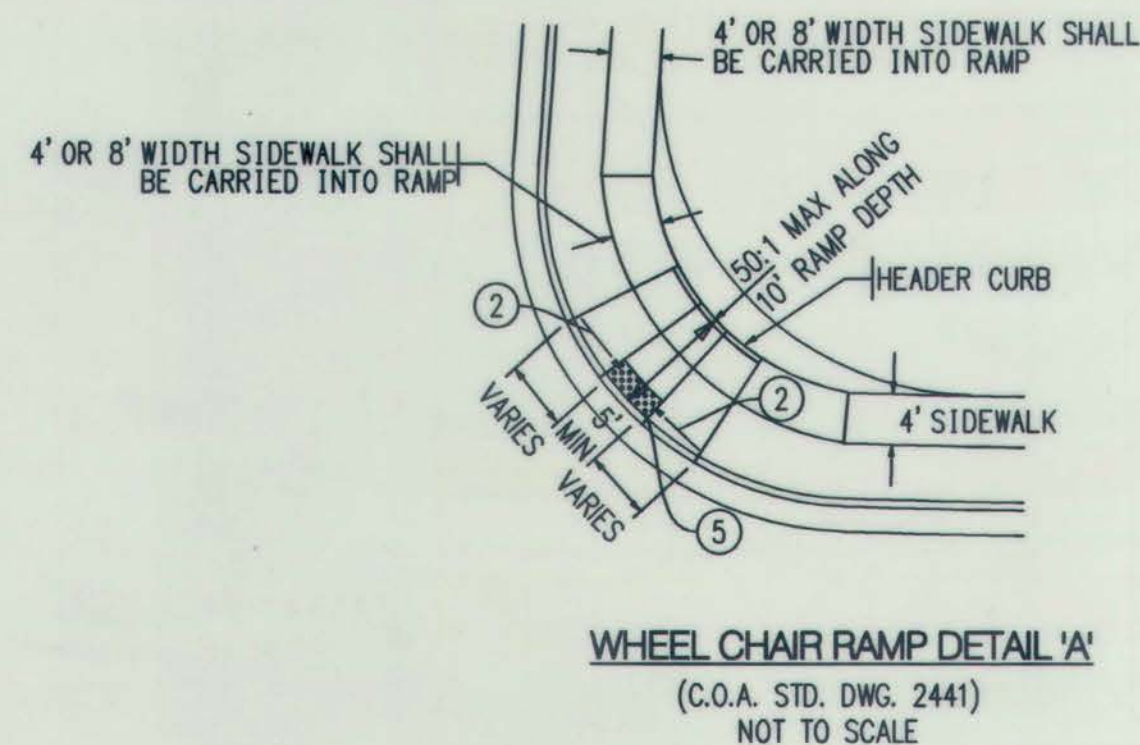
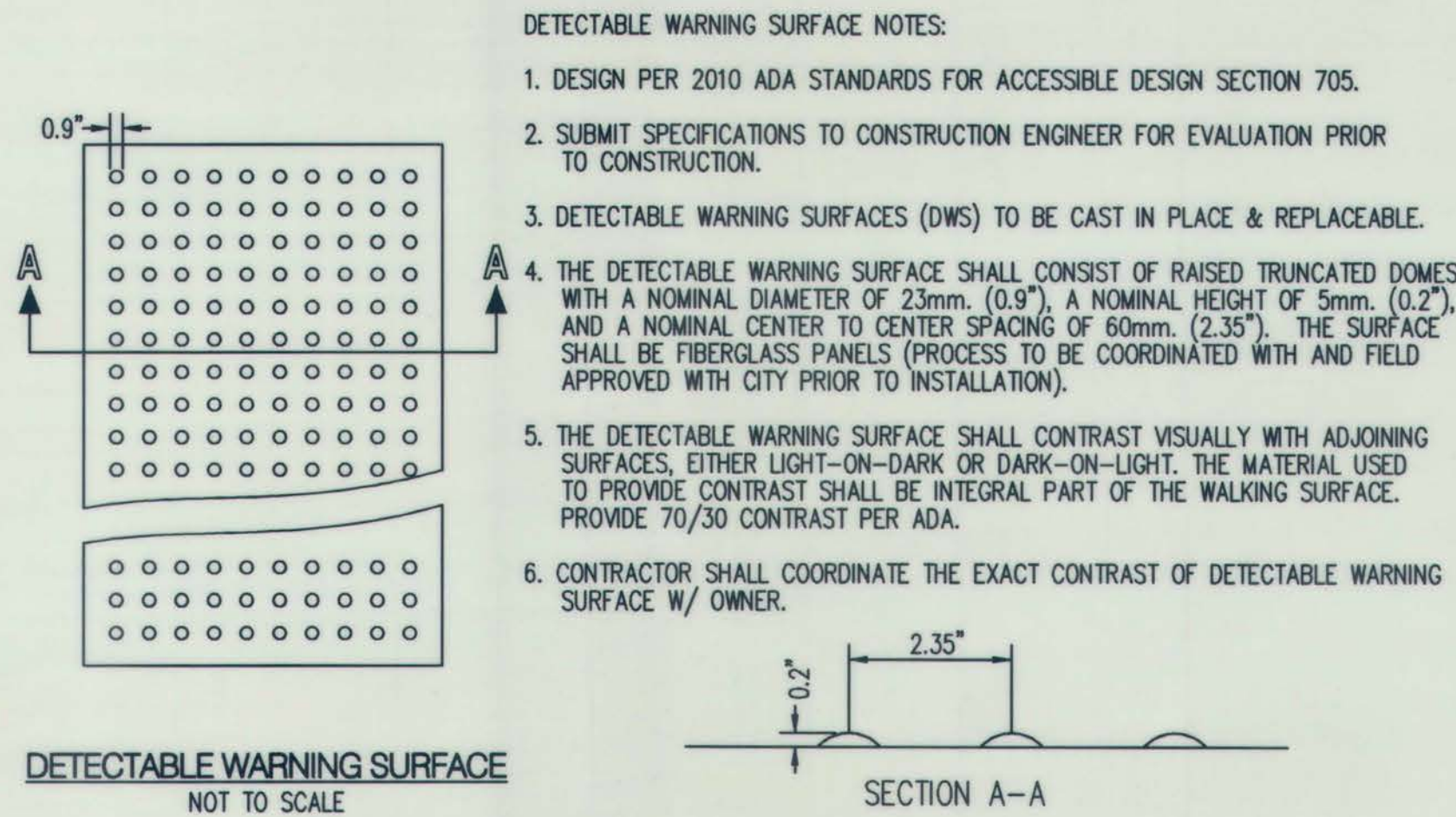
DESIGN REVIEW COMMITTEE
Design Review Committee
DN-Design Review Committee, or-CABQ Planning, or-Design Review and Const.
c:\p\2020.05.12 10:32:30 -0800

CITY ENGINEER APPROVAL
for City Engineer
Digitally signed by for City Engineer, or-CABQ Planning, or-Design Development Serv.
c:\p\2020.05.12 10:32:30 -0800

LAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

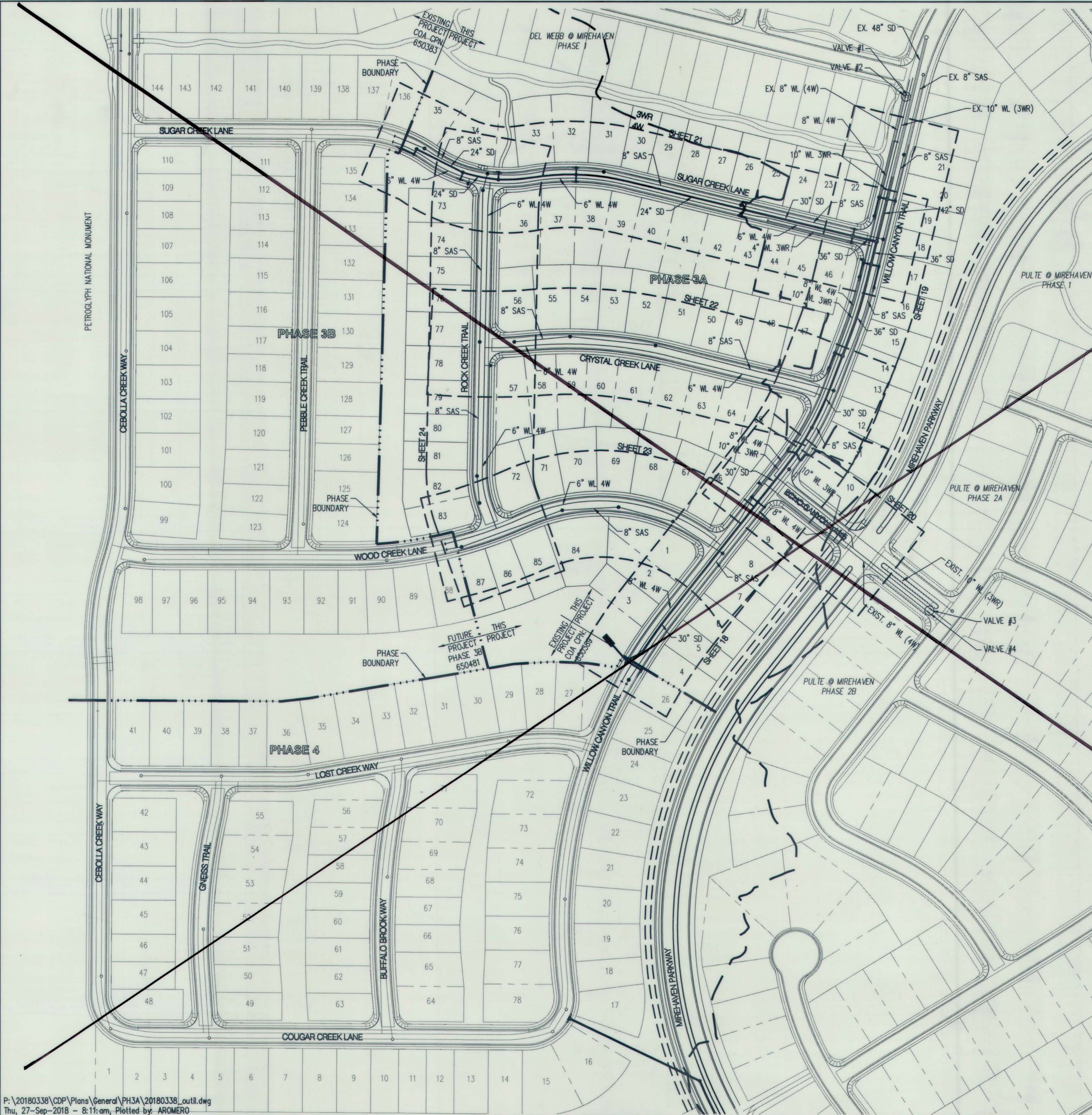
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	15R	26



AS-BUILT INFORMATION			
CONTRACTOR	FRANKE	DATE	
DESIGNED BY	CE	DATE	
CHECKED BY	CE	DATE	
INSP. BY	CE	DATE	
APPROVED BY	CE	DATE	
SURVEY INFORMATION			
USC&GS BRASS DISC STAMPED "REWARD 1969"			
GEODETIC POSITION (NAD 83)			
N.M. STATE PLANE COORDINATES			
(CENTRAL ZONE)			
N=1487364.083 E=1491190.819			
GROUND TO GRID = 0.999675005			
DELTA ALPHA = -001712.26"			
NAVD 1988 ELEVATION = 5319.688			
ENGINEER'S SEAL			
DATE			
BY			
NO.			
REVISIONS			
DESIGN			
DATE 09/2018			
DATE 09/2018			
DATE 09/2018			

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT			
DEL WEBB @ MIREHAVEN PHASE 3A PAVING DETAILS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. DAY/YR.	MO. DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	16	26

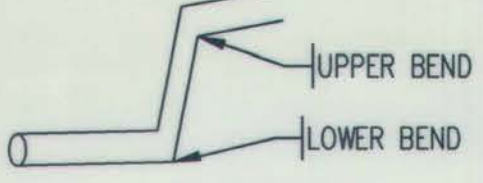


RESTRAINING JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS			
	6"	8"	10"	12"
8" X 6" TEE	1			
8" X 8" TEE		1		
10" X 6" TEE	1			
8" X 8" CROSS			1	
10" X 10" CROSS				1
8" X 6" REDUCER		23		
10" X 8" REDUCER			23	
12" X 8" REDUCER				42
12" X 10" REDUCER				25
90° HORIZ. BEND	16	20	24	24
45° HORIZ. BEND	7	9	10	10
22.5° HORIZ. BEND	4	4	5	5
11.25° HORIZ. BEND	2	2	3	3
GATE VALVE/CAP	42	55	66	50
22.5° VERT. BEND (UPPER)	9	11	14	16
(LOWER)	3	4	4	5
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* NOTE:
4" WL, 6" WL, 8" WL, & 10" WL TO BE PVC (C-900)

- NOTE:
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
 - RESTRAINED LENGTH IS ON LARGE SIDE ON ALL REDUCERS.
 - RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



WATER SHUT-OFF PLAN:

FOR CONNECTION	VALVES CLOSED
WILLOW CANYON TRAIL	VALVE #1 (10" WL 3WR), VALVE #2 (8" WL 4W)
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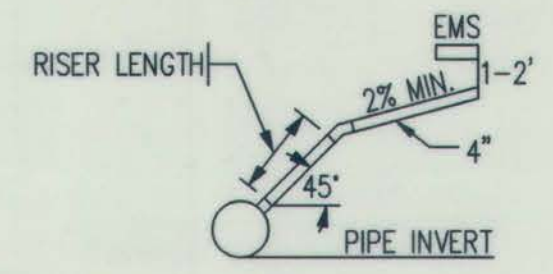
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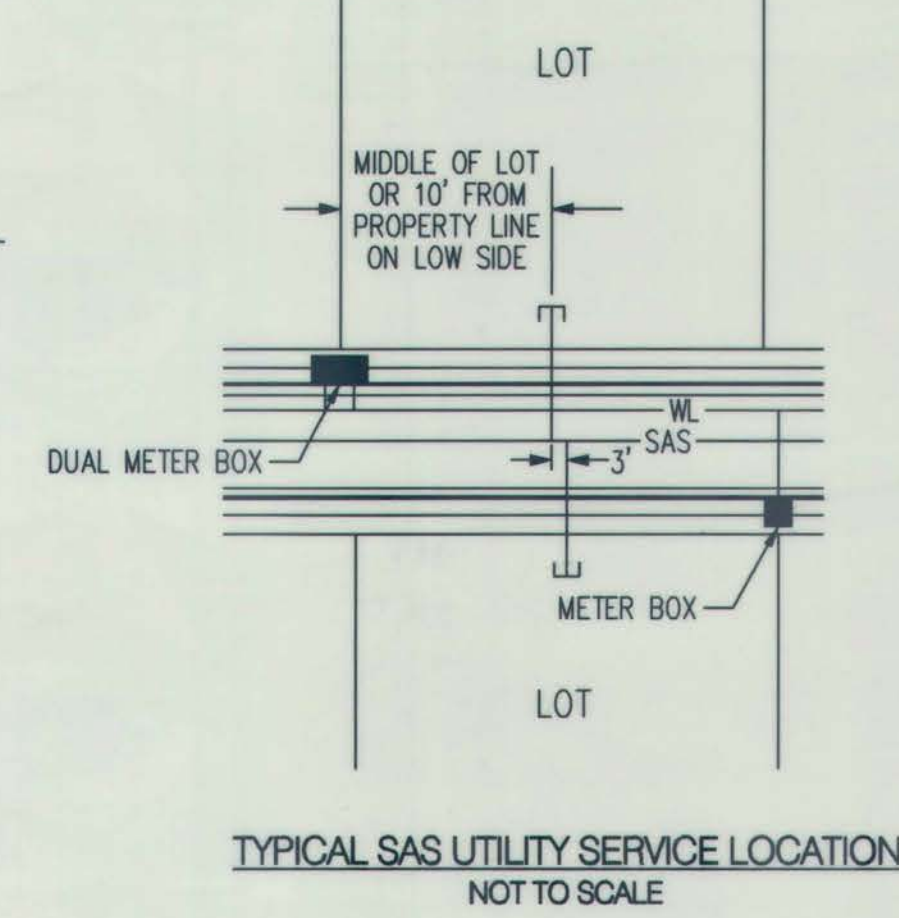


LEGEND

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	⊙
PROPOSED STORM DRAIN	SD
PROPOSED SANITARY SEWER	SAS
PROPOSED WATER LINE	W
STORM DRAIN INLET	⊙
STORM DRAIN CULVERT	---
EXISTING STORM DRAIN	SD
EXISTING SANITARY SEWER	SAS
EXISTING WATER LINE	W
PROPOSED METER BOX	⊙
PROPOSED DUAL METER BOX	⊙



SERVICE RISER DETAIL
NOT TO SCALE
(SERVICE CONNECTION INSTALLATION TO CONFORM TO C.O.A. STD. DWG. 2125)



TYPICAL SAS UTILITY SERVICE LOCATION
NOT TO SCALE

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE
NOV 20 2018

CITY ENGINEER APPROVAL
DEC 6 2018
CITY ENGINEER

LAST DESIGN UPDATE
MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 650482 ZONE MAP NO. H-8/9 SHEET 17 OF 26

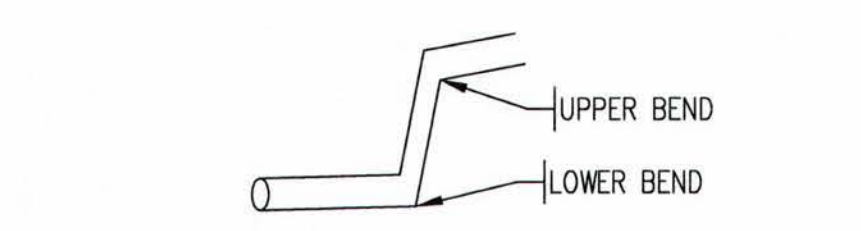


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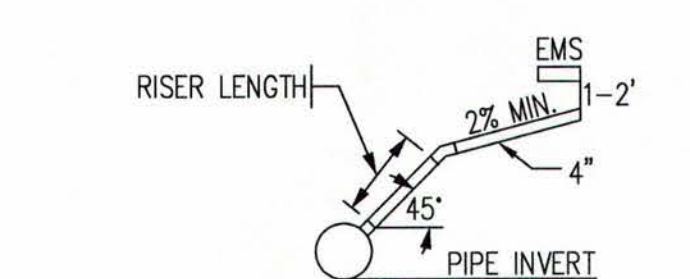
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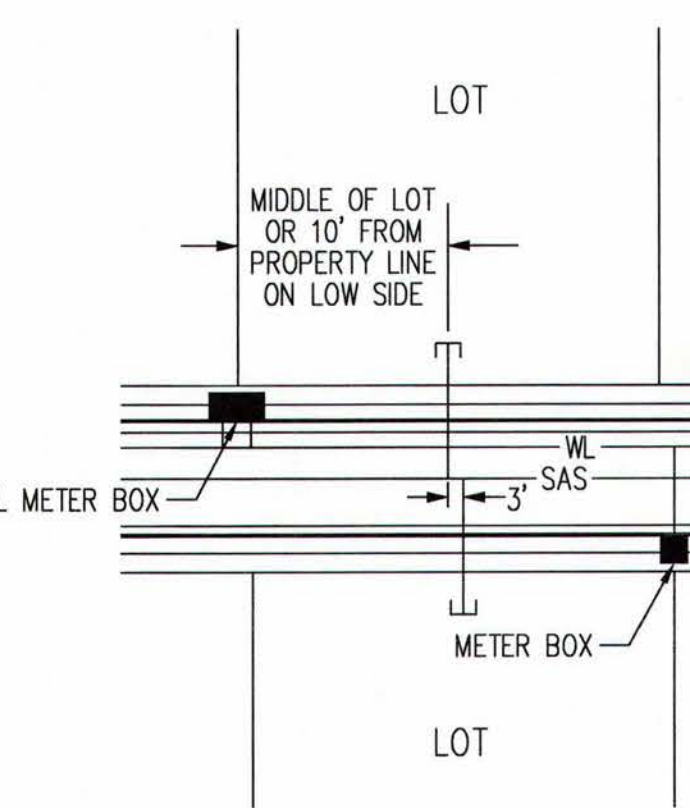
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LEGEND

PROPOSED CURB AND GUTTER	=====
EXISTING CURB AND GUTTER	=====
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PROPOSED STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN MANHOLE	⊙
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	●
PROPOSED GATE VALVE	X
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PROPOSED SANITARY SEWER	SAS
PROPOSED WATER LINE	W
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
Design Review Committee	for City Engineer		

CITY PROJECT NO. 650482 ZONE MAP NO. H-8/9 SHEET 17 R OF 26

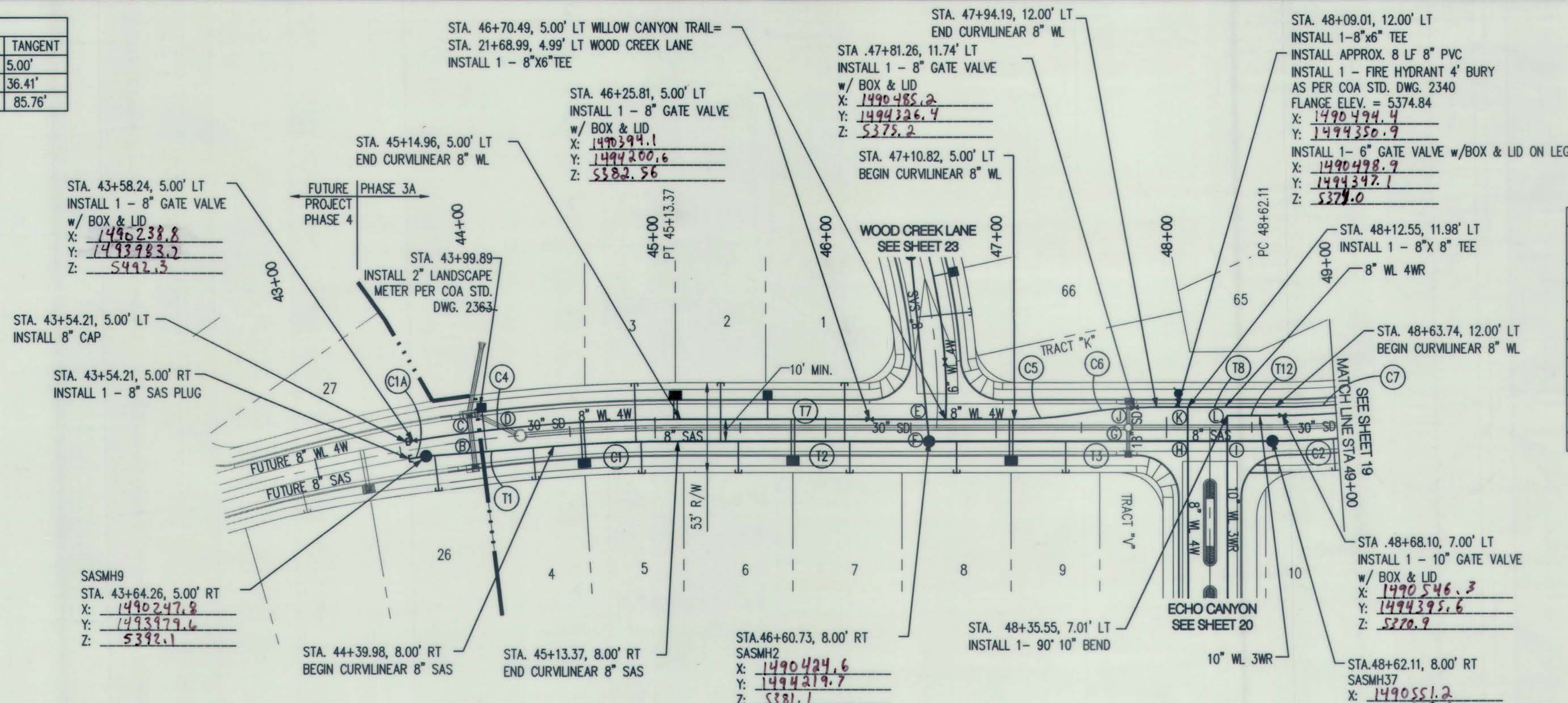
ID	ARC	RADIUS	DELTA	TANGENT
C1A	10.00'	945.00'	00°36'23"	5.00'
C1	72.78'	942.00'	04°25'35"	36.41'
C2	170.18'	558.00'	17°28'28"	85.76'

ID	BEARING	LENGTH
T1	S33°46'30"W	75.24'
T2	S38°12'05"W	147.36'
T3	S38°12'05"W	201.37'

ID	BEARING	LENGTH
T12	S38°12'05"W	26.55'

ID	BEARING	LENGTH
T7	N38°12'05"E	195.85'
T8	N38°12'05"E	69.51'

ID	ARC	RADIUS	DELTA	TANGENT
C4	290.29'	955.00'	17°24'57"	146.27'
C5	41.88'	250.00'	09°35'55"	20.99'
C6	41.88'	250.00'	09°35'55"	20.99'
C7	86.95'	538.00'	09°15'36"	43.57'



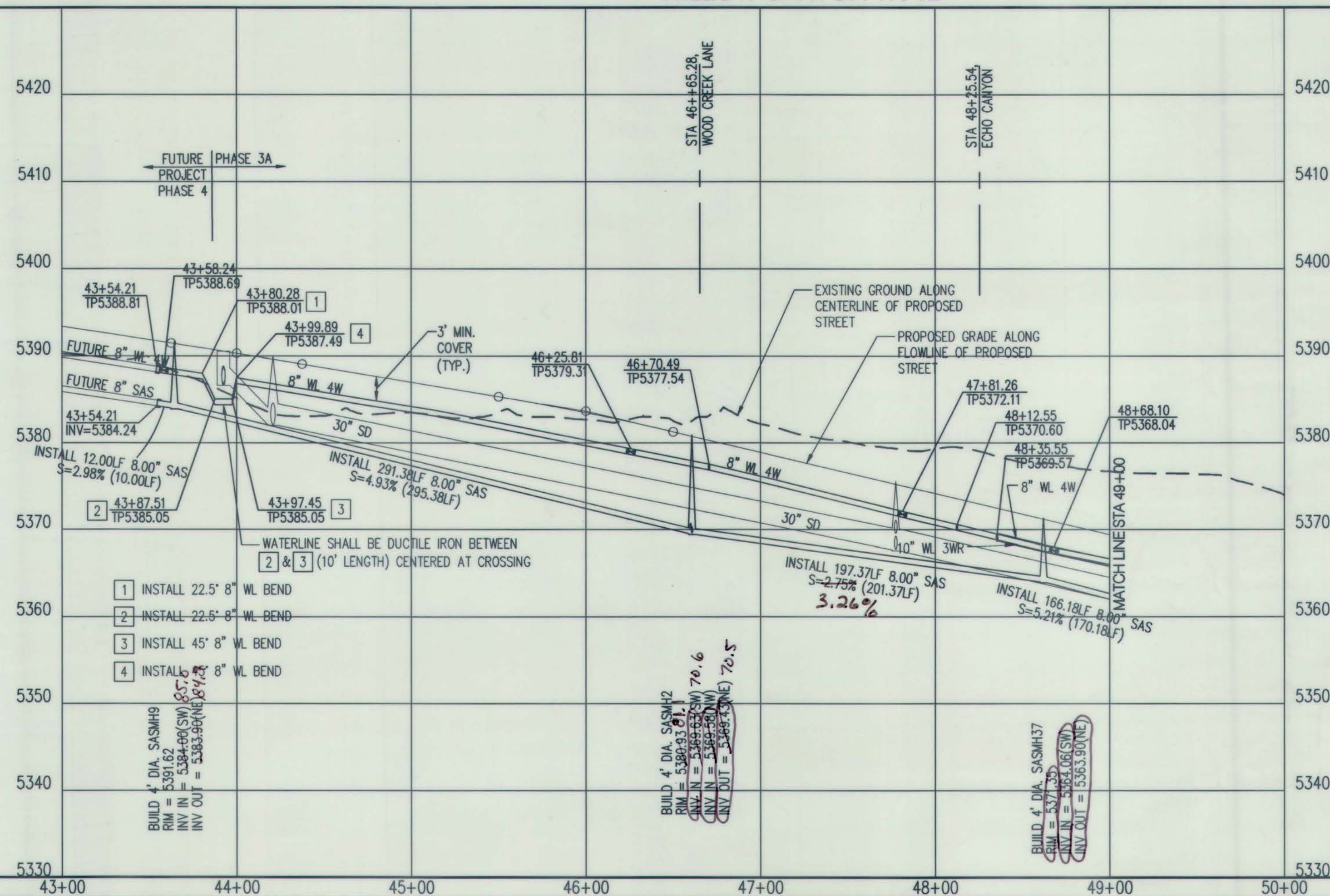
LOT	DESC	STATION	Y	X
4/5	DBL	44+57.38	14990.23	1490297.9
3/2	DBL	45+12.03	14991.19	1490312.5
6/7	DBL	45+65.00	14991.60	1490384.3
1	SNG	45+80.84	14991.61	1490395.2
8/9	DBL	47+08.84	14992.51	1490463.5

SANITARY SEWER SERVICES				
LOT	SAS	SAS	TOP OF PIPE AT	
ID	STATION & OFFSET	LENGTH	PLUG (W/RISER)	
1	46+11.21, 8.00'RT	34.50'	5379.60	(5)
2	45+38.50, 8.00'RT	34.50'	5381.49	(4)
3	44+88.63, 8.00'RT	34.50'	5383.94	(3)
4	44+27.63, 7.92'RT	18.58'	5384.33	(2)
5	44+91.65, 8.00'RT	18.50'	5382.25	(4)
6	45+48.84, 8.00'RT	18.50'	5380.66	(4)
7	46+14.21, 8.00'RT	18.50'	5377.81	(4)
8	46+76.84, 8.00'RT	18.50'	5374.94	(4)
9	47+40.84, 8.00'RT	18.50'	5371.92	(4)
10	48+97.37, 8.00'RT	18.50'	5364.55	(1)

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.



WILLOW CANYON TRAIL



DES	SAS	SD	WL	Clearance
A	NOT USED			
B	8" TP 83.30	18" TP 88.62		3.40
C	8" BP 82.59	18" TP 88.50	8" TP 85.07	1.51
D		18" BP 86.58	8" BP 84.35	
		24" TP 85.74	8" TP 87.12	**0.66
		24" BP 83.24	8" BP 86.40	
E	8" TP 71.05		8" TP 78.01	6.23
	8" BP 70.34		8" BP 77.28	
F	8" TP 70.72	30" TP 75.17		**1.37
	8" BP 70.01	30" BP 72.09		
G	8" TP 66.96	18" TP 72.10		3.23
	8" BP 66.25	18" BP 70.19		
H	8" TP 65.99		8" TP 70.19	3.48
	8" BP 65.29		8" BP 69.47	
I	8" TP 65.36		10" TP 69.50	3.24
	8" BP 64.65		10" BP 68.60	
J		18" TP 70.62	8" TP 72.32	**0.98
		18" BP 68.70	8" BP 71.60	
K		30" TP 68.85	8" TP 70.27	**0.71
		30" BP 65.76	8" BP 69.55	
L		30" TP 67.78	10" TP 69.56	**0.88
		30" BP 64.70	10" BP 68.66	

** FOR CLEARANCE LESS THAN 18" SEE NOTE 16

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. J. M.

NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADI 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 EMS 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, (ABCWA 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 CURB AND GUTTER, CUTTER, 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. 2415A.
- WHEELCHAIR RAMPS 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.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- AT UTILITY CROSSINGS WHERE LESS THAN 1.5 FOOT OF SEPARATION FROM STORM DRAIN PIPE OR MANHOLE IS PRESENT LEAN FILL IS TO BE USED 1) FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD & FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE OR 2) FOR 10 FEET ALONG SANITARY SEWER OR WATER LINE CENTERED ON THE MANHOLE WITH DEPTH EQUAL TO 2X SEWER OR WATER LINE DIAMETER.

GENERAL NOTE:

ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" AS PER C.O.A. STANDARD DRAWING 2101 UNLESS OTHERWISE NOTED.

SAS LINE TO BE PVC (SDR-35)
WATER LINE TO BE C900-PVC (DR-18).
ALL WATER METERS 3/4" (UNLESS OTHERWISE NOTED)

ALL VALVES AND BENDS TO BE RESTRAINED WITH RESTRAINING JOINT UNLESS OTHERWISE NOTED.
REFER TO SHEET 17 FOR TABLE

VALVES	PER STD. DWG. 2326 & 2328
MANHOLES	PER STD. DWG. 2101 & 2102
WATER SERVICE	PER STD. DWG. 2361, 2362 & 2368
SAS SERVICE	PER STD. DWG. 2125, 2118 @ MH

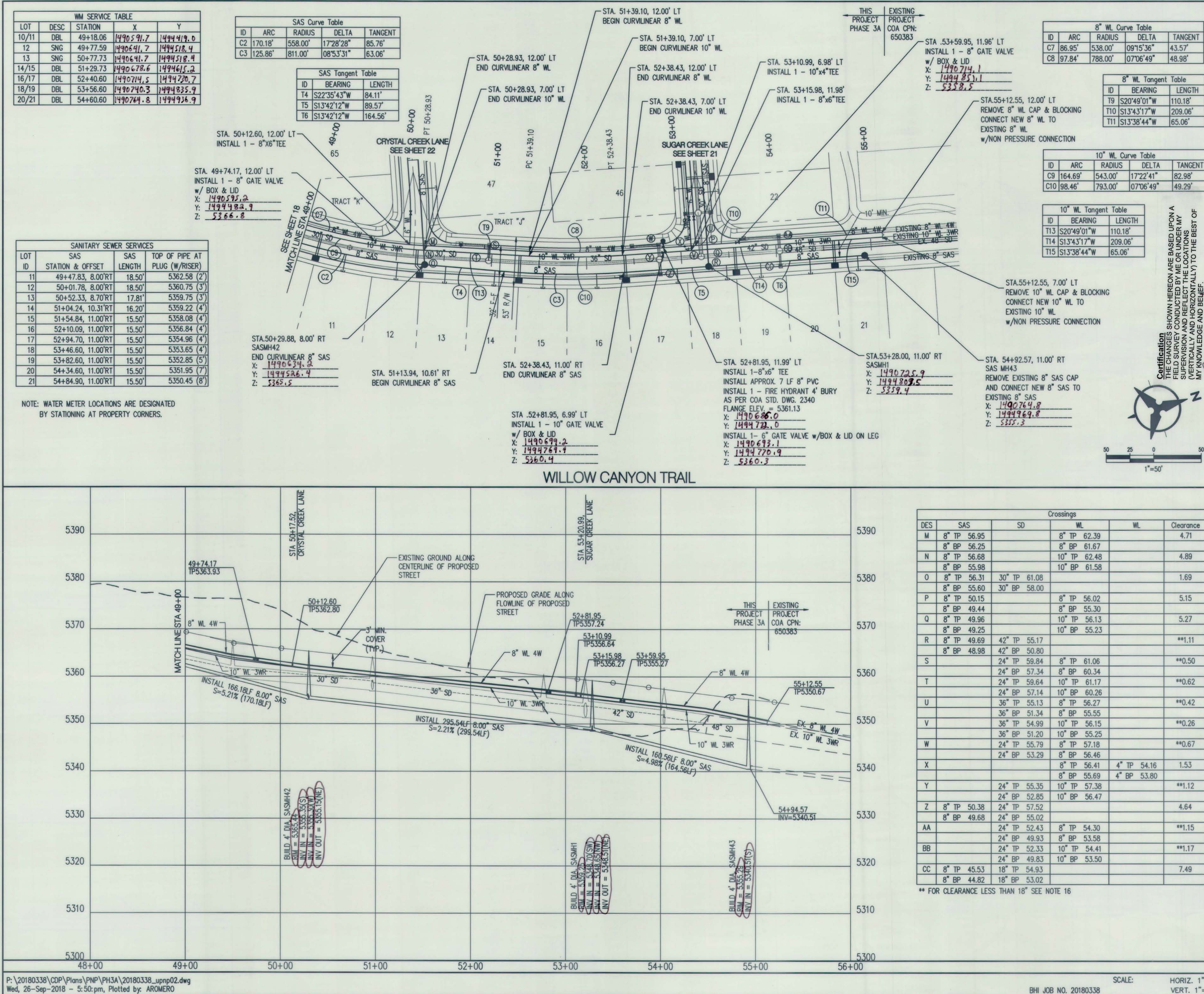
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DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
UTILITY PLAN & PROFILE
WILLOW CANYON TRAIL STA. 43+00 TO STA. 49+00

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
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GENERAL NOTE:

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
UTILITY PLAN & PROFILE
WILLOW CANYON TRAIL STA. 49+00 TO STA. 55+00

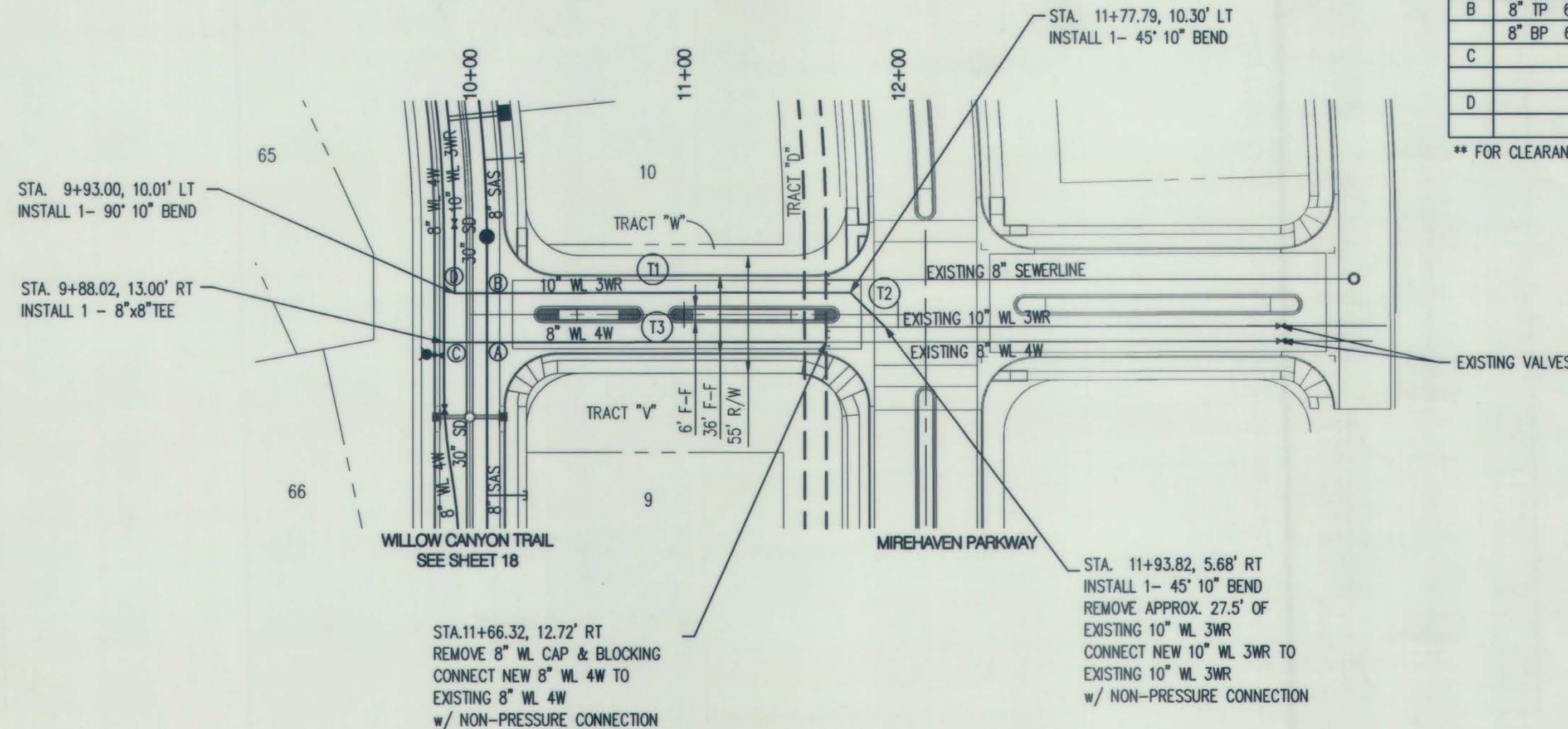
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		

LAST DESIGN UPDATE

CITY PROJECT NO. 650482 ZONE MAP NO. H-8/9 SHEET 19 OF 26

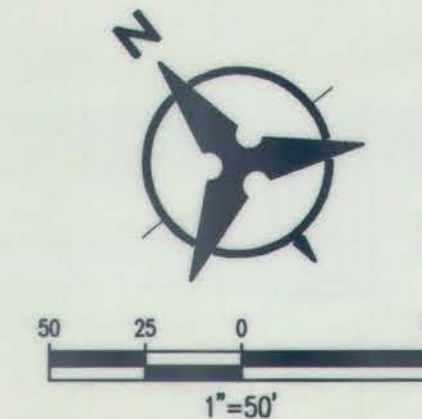
10" WL Tangent Table		
ID	BEARING	LENGTH
T1	S51°53'16"E	184.80'
T2	S06°53'16"E	22.63'

8" WL Tangent Table		
ID	BEARING	LENGTH
T3	S51°53'16"E	205.80'

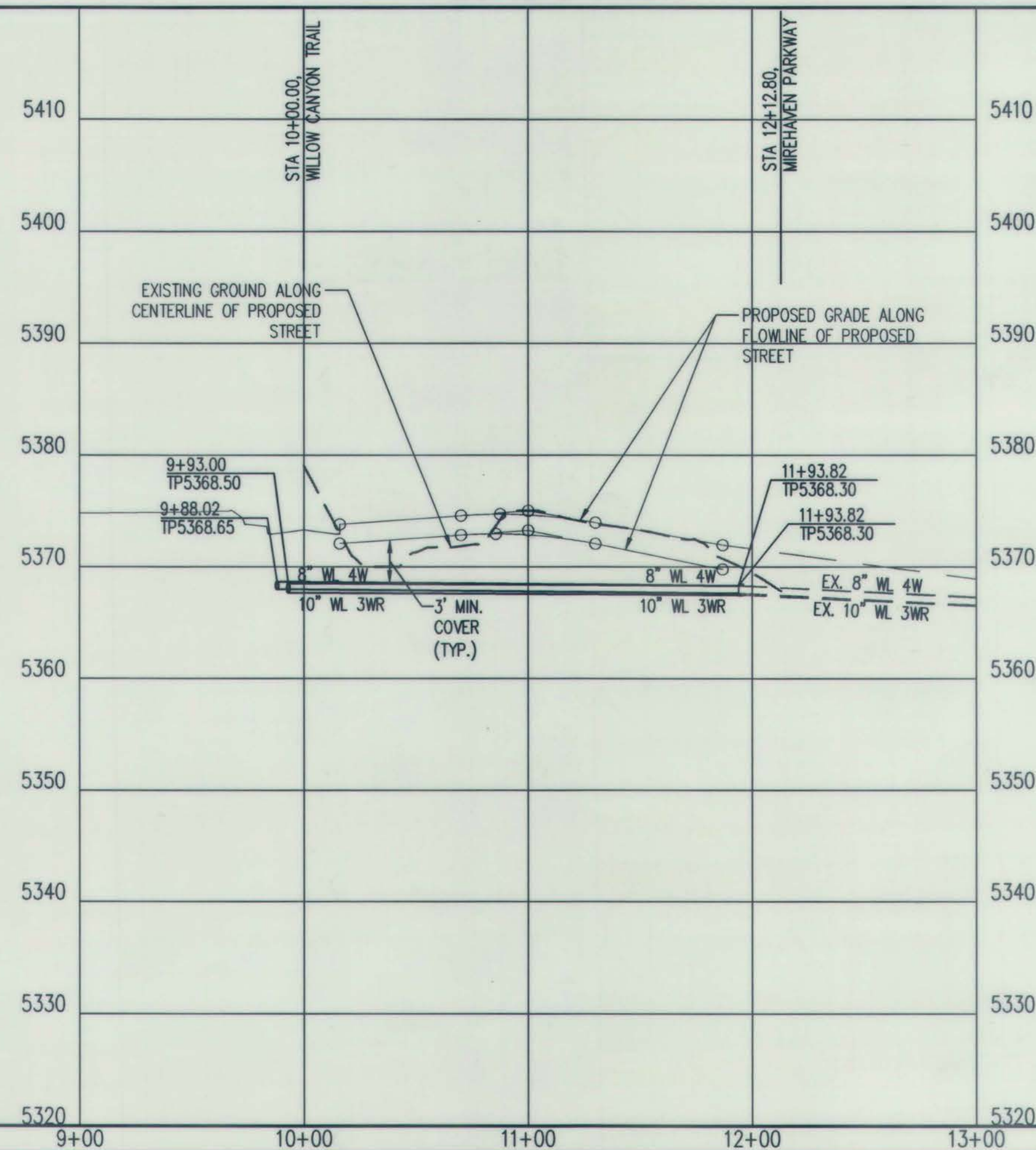


Crossings				
DES	SAS	SD	WL	Clearance
A	8" TP 65.99		8" TP 70.19	3.48
	8" BP 65.29		8" BP 69.47	
B	8" TP 65.36		10" TP 69.50	3.24
	8" BP 64.65		10" BP 68.60	
C		30" TP 68.85	8" TP 70.27	**0.71
		30" BP 65.76	8" BP 69.55	
D		30" TP 67.78	10" TP 69.56	**0.88
		30" BP 64.70	10" BP 68.66	

** FOR CLEARANCE LESS THAN 18" SEE NOTE 16



ECHO CANYON



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[Signature]

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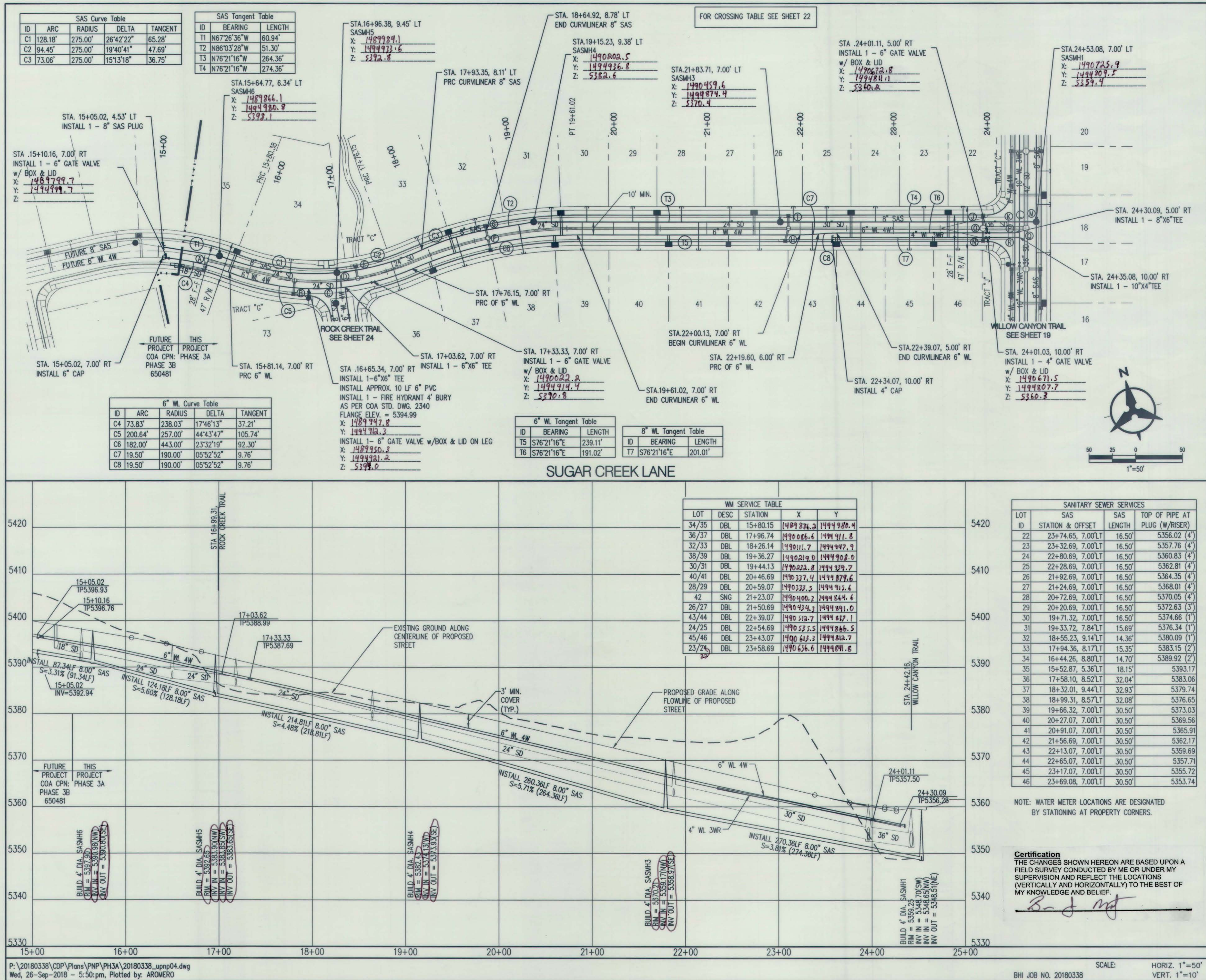
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ECHO CANYON

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

DESIGNED BY	DRAWN BY	CHECKED BY	NO.	DATE
YPM	AR	YPM	20	26



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[Signature]

AS-BUILT INFORMATION

CONTRACTOR: **FRANKLIN'S** DATE: **10-27-19**
 INSPECTED BY: **Cristian Somoza** DATE: **8/20**
 ACCEPTANCE BY: **BHI** DATE: **5/19**
 VERIFICATION BY: **Cristian Somoza** DATE: **6/20**
 CORRECTED BY: **BHI** DATE: **6/20**
 MICRO-FILM INFORMATION
 RECORDED BY: DATE:
 NO. DATE:

BENCH MARKS

USC&GS BRASS DISC STAMPED "REWARD 1968"
 GEOGRAPHIC POSITION (NAD 83)
 N.M. STATE PLANE COORDINATES
 (CENTRAL ZONE)
 N=1487364.063 E=1491190.819
 GROUND TO GRID = 0.999675005
 DELTA ALPHA = -0.071226"
 NAVD 1988 ELEVATION = 5319.688

SURVEY INFORMATION

FIELD NOTES
 DATE:
 BY:
 NO.:

ENGINEER'S SEAL

[Professional Engineer Seal: Del Webb, No. 16035, State of New Mexico]

REVISIONS

NO.	DATE	BY	REMARKS
1	09/2018	YPM	DESIGN
2	09/2018	AR	REVISIONS
3	09/2018	YPM	DESIGN

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CITY OF ALBUQUERQUE
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 SUGAR CREEK LANE

DESIGN REVIEW COMMITTEE: **NOV 20 2019**
 CITY ENGINEER APPROVAL: **DEC 6 2019**
 LAST DESIGN UPDATE: **DEC 6 2019**

QTY PROJECT NO. **650482** ZONE MAP NO. **H-8/9** SHEET **21** OF **26**

LOT	SAS	SAS	TOP OF PIPE AT
ID	STATION & OFFSET	LENGTH	PLUG (W/RISE)
47	15+88.13, 5.00' LT	18.50'	5362.62 (2')
48	15+24.08, 5.00' LT	18.50'	5365.57 (1')
49	14+66.08, 5.00' LT	18.50'	5368.54 (1')
50	14+14.08, 5.00' LT	18.50'	5370.84
51	13+59.82, 5.00' LT	18.50'	5373.60
52	12+94.83, 5.00' LT	18.50'	5376.71
53	12+39.48, 5.00' LT	18.50'	5379.42
54	11+89.86, 5.00' LT	18.50'	5381.85
55	11+34.51, 5.00' LT	18.50'	5384.56
56	10+78.89, 5.03' LT	18.50'	5387.28
57	10+65.80, 5.08' LT	28.58'	5388.11
58	11+09.94, 5.00' LT	28.50'	5389.96
59	11+67.91, 5.00' LT	28.50'	5383.12
60	12+29.42, 5.00' LT	28.50'	5380.11
61	12+99.80, 5.00' LT	28.50'	5376.67
62	13+69.38, 5.00' LT	28.50'	5373.28
63	14+34.40, 5.00' LT	28.50'	5370.04
64	14+92.40, 5.00' LT	28.50'	5367.19
65	15+44.40, 5.00' LT	28.50'	5364.49 (1')

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

STA.10+60.39, 5.00' LT
SASMH26
X: 1490035.0
Y: 1494617.0
Z: 5373.3

STA.11+64.85, 9.00' LT
SASMH45
X: 1490140.0
Y: 1494627.1
Z: 5388.4

STA.13+24.02, 9.00' LT
SASMH25
X: 1490298.8
Y: 1494610.3
Z: 5380.5

STA.16+12.92, 5.00' RT
INSTALL 1 - 6" GATE VALVE
w/ BOX & LID
X: 1490576.6
Y: 1494528.0
Z: 5366.8

LOT	DESC	STATION	X	Y
57	SGL	10+75.56	1490032.2	1494596.8
55/56	DBL	11+03.97	1490072.6	1494622.8
58/59	DBL	11+37.16	1490112.6	1494601.1
53/54	DBL	12+14.67	1490196.6	1494622.1
60/61	DBL	12+60.17	1490232.5	1494596.2
51/52	DBL	13+25.37	1490202.6	1494612.8
62/63	DBL	14+02.40	1490270.0	1494567.2
49/50	DBL	14+40.08	1490408.0	1494591.0
64/65	DBL	15+18.40	1490482.9	1494529.9
47/48	DBL	15+56.08	1490522.4	1494562.4

STA.10+05.14, 5.16' RT
INSTALL 1 - 6"X 6" TEE

STA.10+17.20, 5.00' RT
BEGIN CURVILINEAR 6" WL

STA.10+75.39, 5.00' RT
PRC OF 6" WL

STA.10+37.29, 5.00' RT
INSTALL 1 - 6" GATE VALVE
w/ BOX & LID
X: 1490032.6
Y: 1494606.0
Z: 5394.3

STA.13+52.16, 5.00' RT
END CURVILINEAR 6" WL

STA.15+88.05, 5.00' RT
BEGIN CURVILINEAR 6" WL

STA.16+66.05, 12.82' LT
SASMH42
X: 1490634.2
Y: 1494526.4
Z: 5365.5

STA.16+46.79, 5.00' RT
INSTALL 1 - 8"X6" TEE

ID	BEARING	LENGTH
T1	S84°31'49"W	105.11'
T2	N84°04'11"W	160.70'
T3	N75°46'20"W	344.35'

DES	SAS	SD	WL	Clearance
S	8" TP 56.95		8" TP 62.39	4.71
	8" BP 56.25		8" BP 61.67	
T	8" TP 56.68		10" TP 62.48	4.89
	8" BP 55.98		10" BP 61.58	
U	8" TP 56.31	30" TP 61.08		1.69
	8" BP 55.60	30" BP 58.00		



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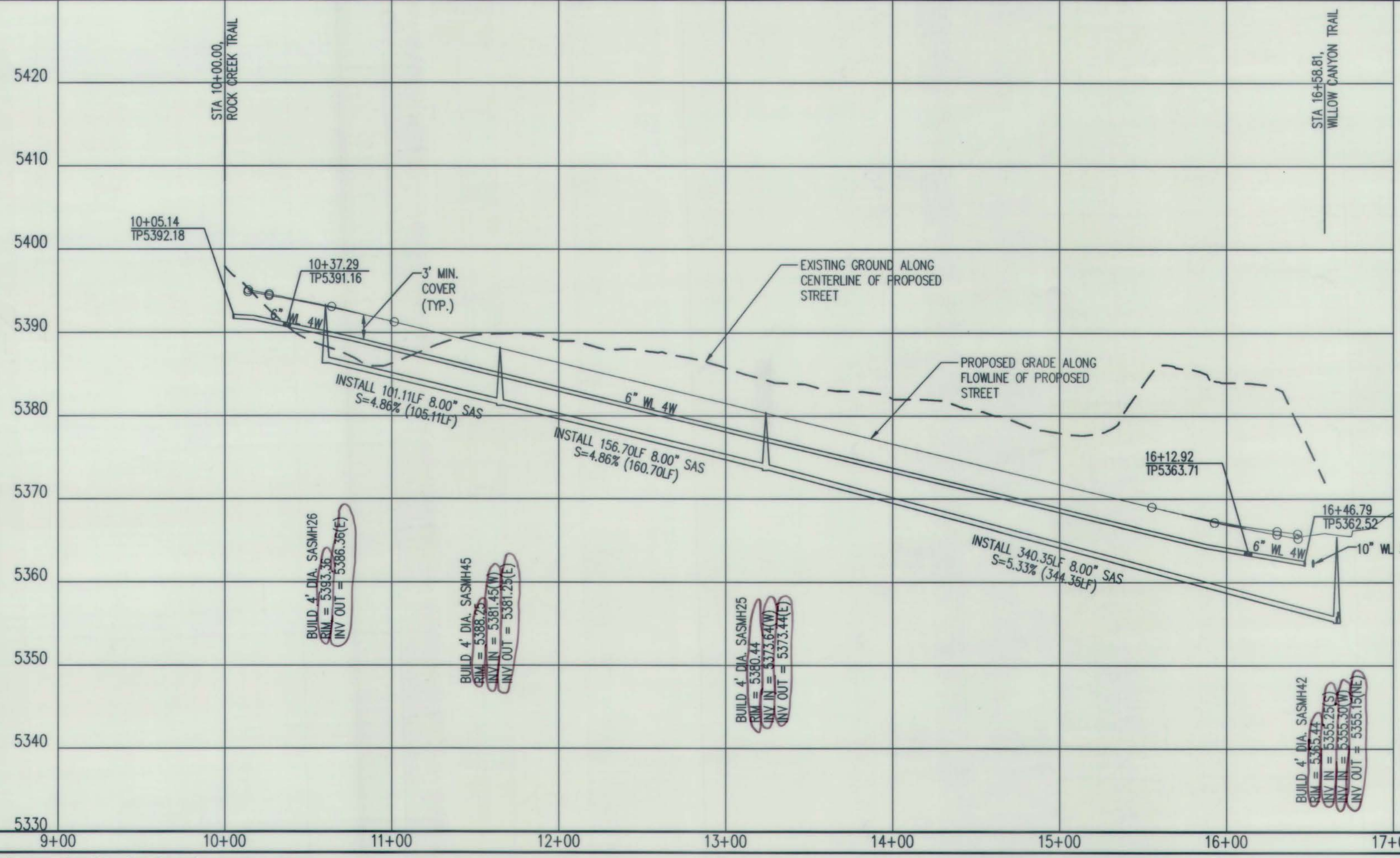
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

QTY PROJECT NO. 650482
SCALE: HORIZ. 1"=50' VERT. 1"=10'
ZONE MAP NO. H-8/9
SHEET 22 OF 26

ID	ARC	RADIUS	DELTA	TANGENT
C1	58.82'	460.00'	07°19'35"	29.45'
C2	275.04'	795.00'	19°49'20"	138.91'
C3	58.01'	395.00'	08°24'53"	29.06'

ID	BEARING	LENGTH
T4	S88°51'01"E	12.20'
T5	S76°21'16"E	235.89'

CRYSTAL CREEK LANE



SEE SHEET 21 FOR CROSSINGS

DES	SAS	SD	WL	Clearance
A		24" TP 93.76	6" TP 95.32	**1.02
		24" BP 91.26	6" BP 94.78	
B		18" TP 90.16	6" TP 91.34	**0.64
		18" BP 88.24	6" BP 90.80	
C	8" TP 85.43		6" TP 89.41	3.44
	8" BP 84.72		6" BP 88.87	
D	8" TP 84.97	24" TP 88.75		**1.28
	8" BP 84.26	24" BP 86.25		
E	8" TP 83.49	18" TP 88.85		3.44
	8" BP 82.79	18" BP 86.94		
F		18" TP 80.51	6" TP 81.72	**0.67
		18" BP 78.59	6" BP 81.18	
G	8" TP 76.94	18" TP 82.27		3.41
	8" BP 76.24	18" BP 80.36		
H	8" TP 65.79	6" TP 66.73		**0.40
	18" BP 63.87	6" BP 66.19		
I	8" TP 59.40	18" TP 65.73		4.41
	8" BP 58.69	18" BP 63.81		
J	8" TP 51.44	18" TP 56.14		2.78
	8" BP 50.74	18" BP 54.22		
K	8" TP 50.15		8" TP 56.02	5.15
	8" BP 49.44		8" BP 55.30	
L	8" TP 49.96		10" TP 56.13	5.27
	8" BP 49.25		10" BP 55.23	
M	8" TP 49.69	42" TP 55.17		**1.11
	8" BP 48.98	42" BP 50.80		
N		18" TP 56.36	4" TP 57.72	**1.00
		18" BP 54.44	4" BP 57.36	
O		18" TP 55.16	6" TP 57.73	2.03
		18" BP 53.24	6" BP 57.18	
P		36" TP 55.13	8" TP 56.27	**0.42
		36" BP 51.34	8" BP 55.55	
Q		36" TP 54.99	10" TP 56.15	**0.26
		36" BP 51.20	10" BP 55.25	
R		8" TP 56.41	4" TP 54.16	1.53
		8" BP 55.69	4" BP 53.80	

** FOR CLEARANCE LESS THAN 18" SEE NOTE 16

LOT	DESC	STATION	X	Y
87/86	DBL	16+94.08	1499778.1	1494234.5
85/84	DBL	18+13.65	1490089.7	1494278.2
72/71	DBL	18+18.13	1490083.2	1494311.7
70/69	DBL	19+22.53	1490190.4	1494330.0
68/67	DBL	20+37.74	1490309.6	1494311.5
66	SNG	20+84.53	1490355.1	1494293.6

STA. 17+26.54, 5.00' LT
INSTALL 1 - 6" X 6" TEE

STA. 17+82.53, 5.00' LT
PRC OF 6" WL

STA. 16+80.49, 5.00' LT
INSTALL 1 - 6" GATE VALVE
w/ BOX & LID
X: 1490231.5
Y: 1494237.7
Z: 5404.9

STA. 16+29.98, 5.00' LT
INSTALL 1 - 6" GATE VALVE
w/ BOX & LID
X: 1487190.6
Y: 1494237.7
Z: 5404.9

STA. 16+24.95, 5.00' RT
INSTALL 6" CAP

STA. 16+24.95, 5.00' RT
INSTALL 1 - 8" SAS PLUG

STA. 16+53.92, 8.00' RT
SASMH50
X: 1489936.2
Y: 1494231.6
Z: 5403.8

FUTURE PROJECT
COA CPN: PHASE 3B
650481

THIS PROJECT
COA CPN: PHASE 3A
SASMH49
X: 1490124.6
Y: 1494300.8
Z: 5374.12

STA. 19+62.49, 4.82' RT
SASMH48
X: 1490231.5
Y: 1494305.8
Z: 5378.8

STA. 20+70.09, 4.87' RT
SASMH11
X: 1490332.1
Y: 1494279.6
Z: 5383.7

STA. 21+35.54, 5.04' LT
INSTALL 1 - 6" GATE VALVE
w/ BOX & LID
X: 1490231.5
Y: 1494236.2
Z: 5380.9

NOTE: WATER METER LOCATIONS ARE DESIGNATED
BY STATIONING AT PROPERTY CORNERS.

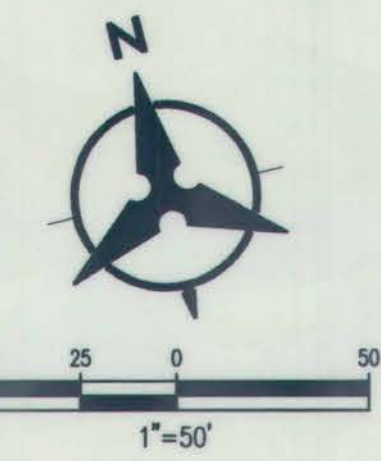
LOT	SAS	SAS LENGTH	TOP OF PIPE AT PLUG (W/ RISER)
66	21+08.90, 4.92' RT	28.42'	5376.76 (1')
67	20+61.11, 4.86' RT	28.36'	5378.77
68	20+08.93, 4.83' RT	28.33'	5381.41
69	19+52.24, 4.83' RT	28.33'	5384.32
70	18+93.74, 4.85' RT	28.35'	5387.08
71	18+41.56, 4.91' RT	28.41'	5389.60
72	17+84.51, 5.00' RT	28.50'	5392.34
84	18+79.41, 4.87' RT	18.63'	5387.58
85	17+77.18, 5.00' RT	18.50'	5392.69
86	17+18.89, 5.00' RT	18.50'	5395.36
87	16+69.27, 5.00' RT	18.50'	5397.89

ID	BEARING	LENGTH
T1	S79°44'04"W	29.29'
T2	S69°51'24"W	200.80'
T3	S86°44'02"W	105.52'
T4	N75°14'28"W	105.64'
T5	N57°19'06"W	110.45'

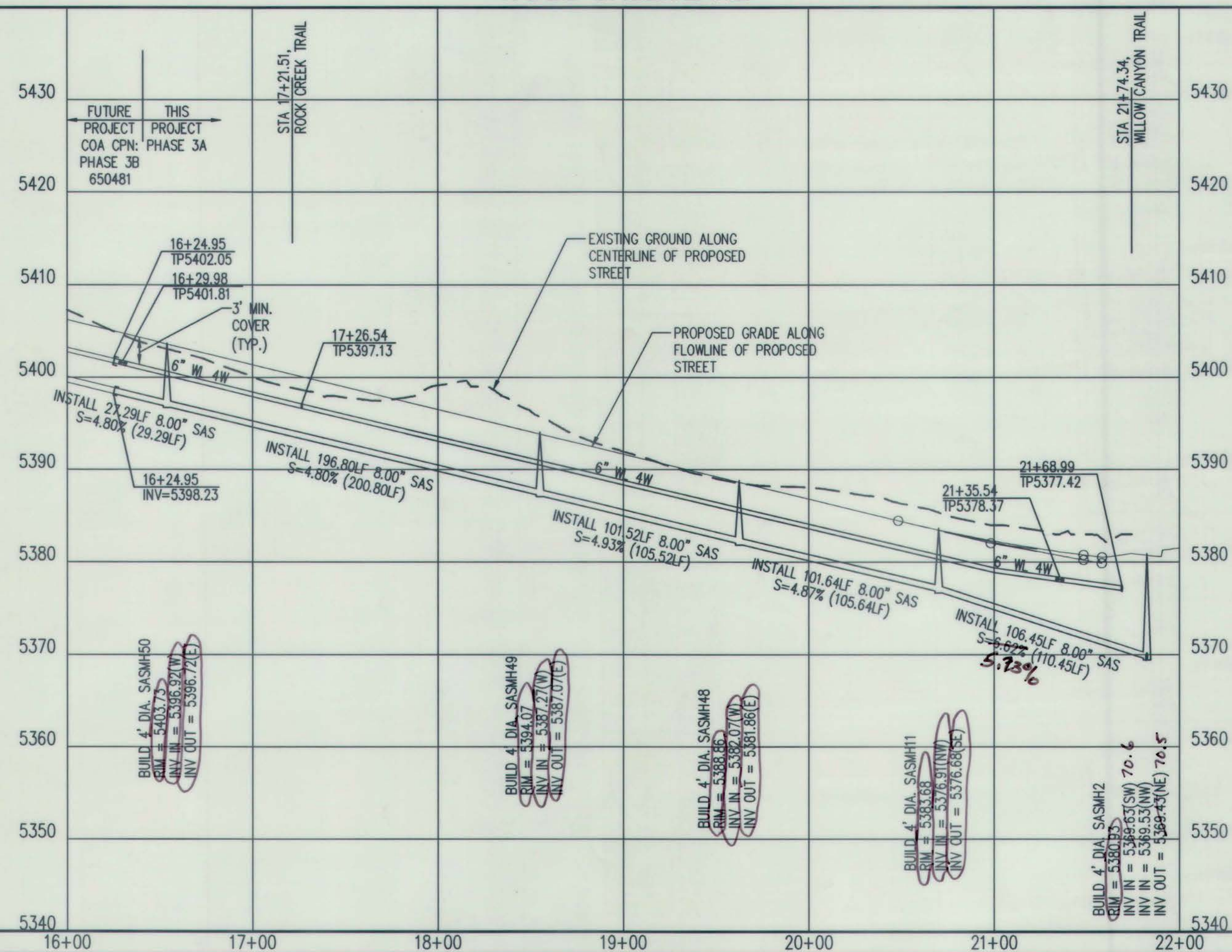
ID	ARC	RADIUS	DELTA	TANGENT
C1	339.61'	795.00'	24°28'33"	172.44'
C2	392.22'	347.00'	64°45'44"	220.05'

DES	SAS	SD	WL	Clearance
A	8" TP 71.05		8" TP 78.01	6.23
	8" BP 70.34		8" BP 77.28	
B	8" TP 70.72	30" TP 75.17		**1.37
	8" BP 70.01	30" BP 72.09		

** FOR CLEARANCE LESS THAN 18" SEE NOTE 16



WOOD CREEK LANE



Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

B. J. [Signature]

NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADI 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 EMS 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, (ABCWA 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. 2415A.
- WHEELCHAIR RAMPS 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.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- AT UTILITY CROSSINGS WHERE LESS THAN 1.5 FOOT OF SEPARATION FROM STORM DRAIN PIPE OR MANHOLE IS PRESENT LEAN FILL IS TO BE USED 1) FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD & FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE OR 2) FOR 10 FEET ALONG SANITARY SEWER OR WATER LINE CENTERED ON THE MANHOLE WITH DEPTH EQUAL TO 2X SEWER OR WATER LINE DIAMETER.

GENERAL NOTE:

ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" AS PER C.O.A. STANDARD DRAWING 2101 UNLESS OTHERWISE NOTED.

SAS LINE TO BE PVC (SDR-35)
WATER LINE TO BE C900-PVC (DR-18).
ALL WATER METERS 3/4" (UNLESS OTHERWISE NOTED)

ALL VALVES AND BENDS TO BE RESTRAINED WITH RESTRAINING JOINT UNLESS OTHERWISE NOTED.
REFER TO SHEET 17 FOR TABLE

VALVES	PER STD. DWG. 2326 & 2328
MANHOLES	PER STD. DWG. 2101 & 2102
WATER SERVICE	PER STD. DWG. 2361, 2362 & 2368
SAS SERVICE	PER STD. DWG. 2125, 2118 @ MH

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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
UTILITY PLAN & PROFILE
WOOD CREEK LANE

DESIGN REVIEW COMMITTEE
NOV 20 2019

CITY ENGINEER APPROVAL
DEC 6 2018
CITY ENGINEER

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	23	26

ID	ARC	RADIUS	DELTA	TANGENT
C3	38.46'	395.00'	05°34'43"	19.24'
C4	70.29'	190.00'	21°11'43"	35.55'

ID	BEARING	LENGTH
T5	S06°43'42"W	16.30'
T6	S01°08'59"W	486.22'
T7	S20°02'44"E	43.37'

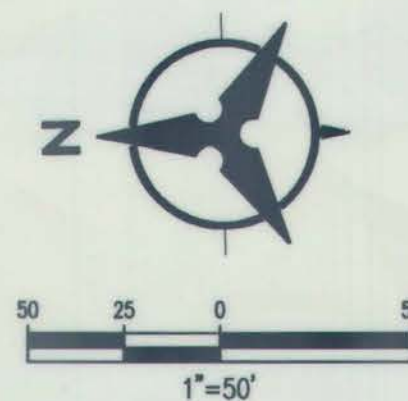
ID	BEARING	LENGTH
T1	S15°32'49"W	32.67'
T2	S01°08'59"W	285.29'
T3	S01°08'59"W	252.23'
T4	S05°14'22"E	50.66'

LOT	DESC	STATION	X	Y
73	SGL	10+85.32	1489962.8	1494839.1
74/75	DBL	11+49.33	1489961.5	1494775.0
76/77	DBL	12+53.33	1489959.5	1494671.2
78/79	DBL	13+81.33	1489956.9	1494542.1
80/81	DBL	14+97.33	1489954.7	1494427.2
82/83	DBL	15+92.74	1489952.3	1494328.4

LOT	SAS	SAS	TOP OF PIPE AT
ID	STATION & OFFSET	LENGTH	PLUG (W/RISER)
73	10+52.72, 5.08'RT	18.42'	5388.43 (3')
74	11+17.33, 5.00'RT	18.50'	5388.64 (2')
75	11+75.33, 5.00'RT	18.50'	5389.11 (1')
76	12+27.33, 5.00'RT	18.50'	5389.47 (1')
77	12+85.33, 5.00'RT	18.50'	5389.77
78	13+49.33, 5.00'RT	18.50'	5390.51
79	14+13.33, 5.00'RT	18.50'	5391.39
80	14+71.33, 5.00'RT	18.50'	5392.19
81	15+23.28, 5.00'RT	18.50'	5392.90
82	15+71.78, 5.93'RT	17.60'	5393.56
83	16+02.97, 8.37'RT	15.19'	5394.11

DES	SAS	SD	WL	Clearance
A	8" TP 85.43		6" TP 89.41	3.44
B	8" BP 84.72		6" BP 88.87	
B	8" TP 84.97	24" TP 88.75		**1.28
B	8" BP 84.26	24" BP 86.25		

** FOR CLEARANCE LESS THAN 18" SEE NOTE 16



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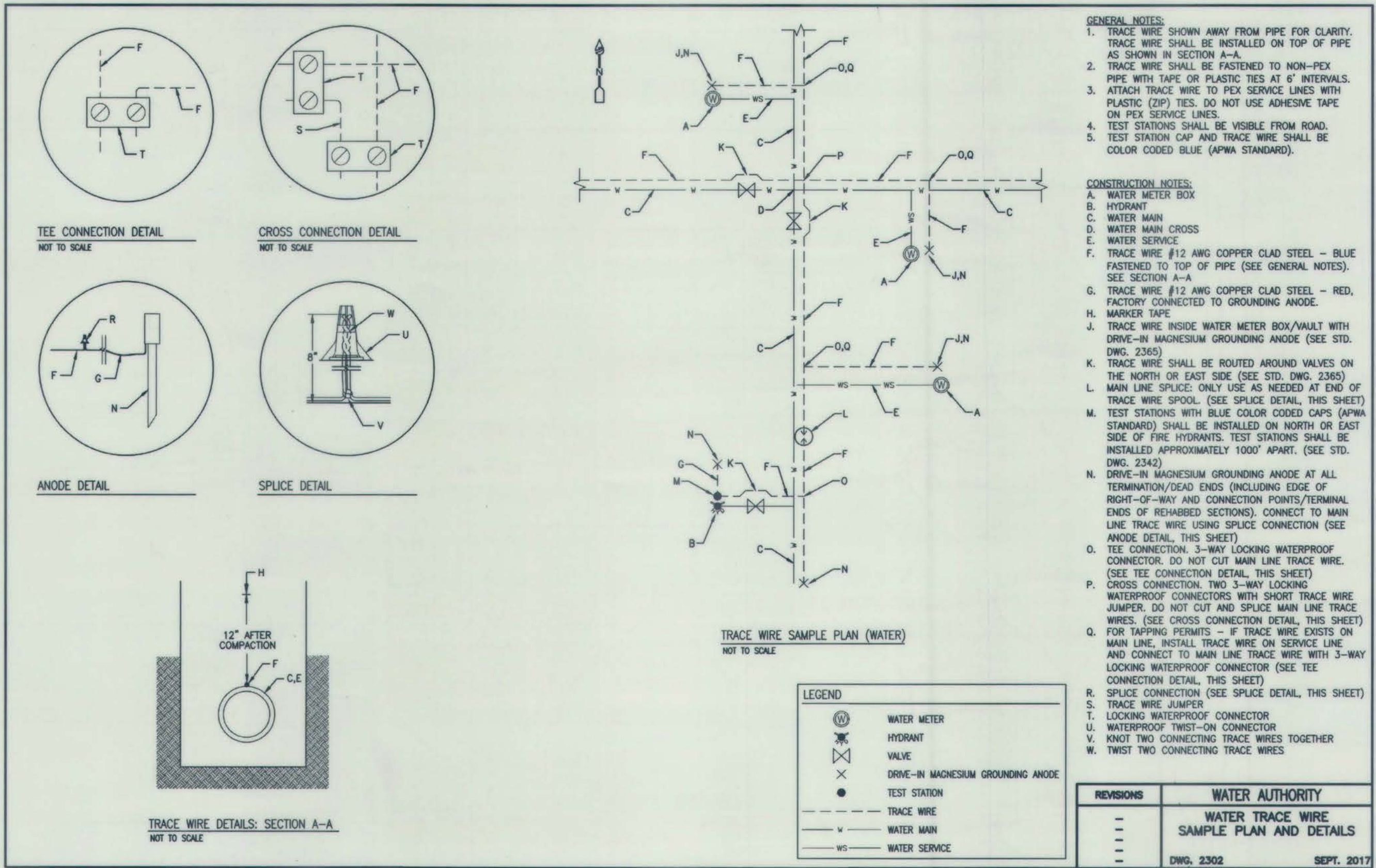
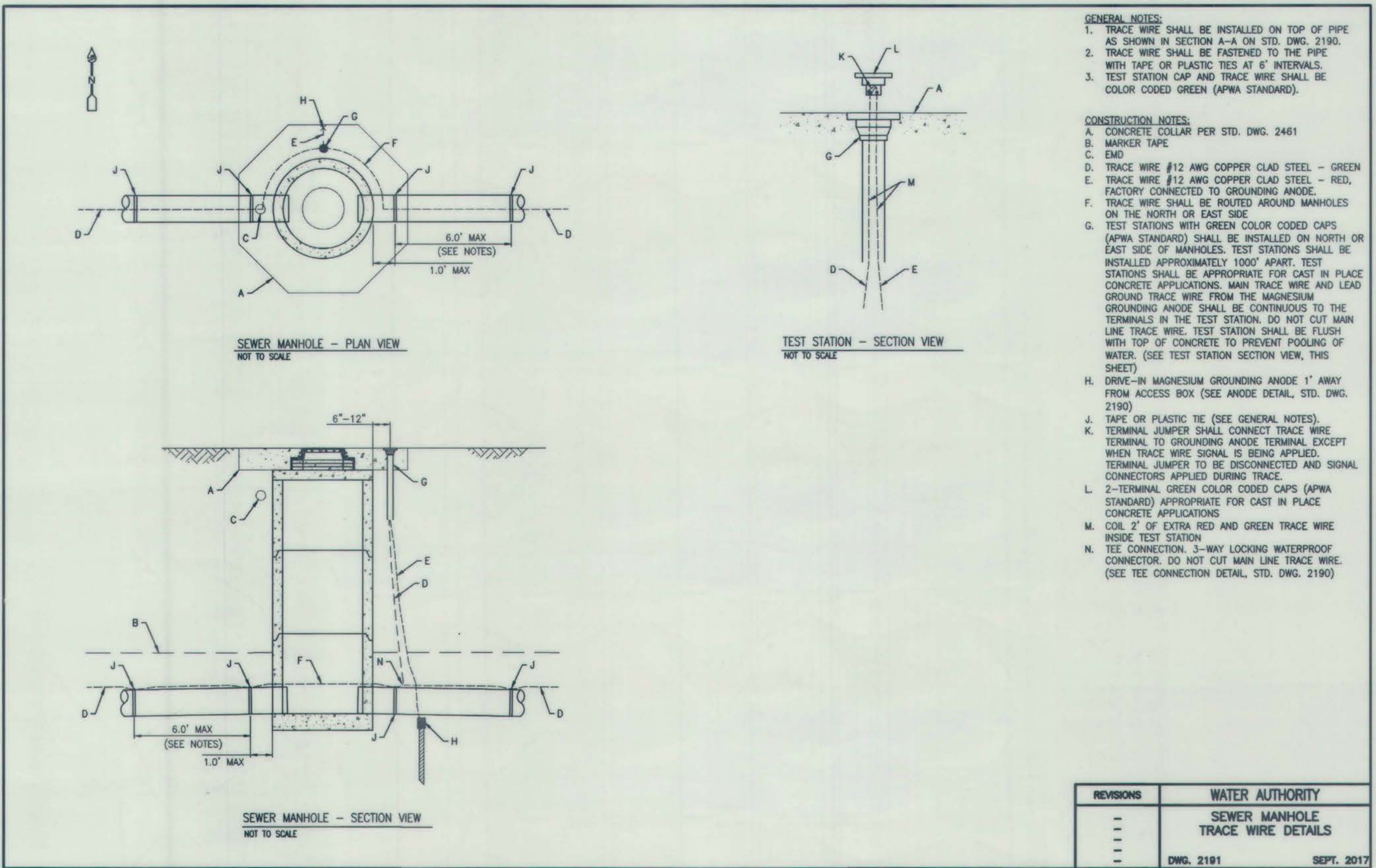
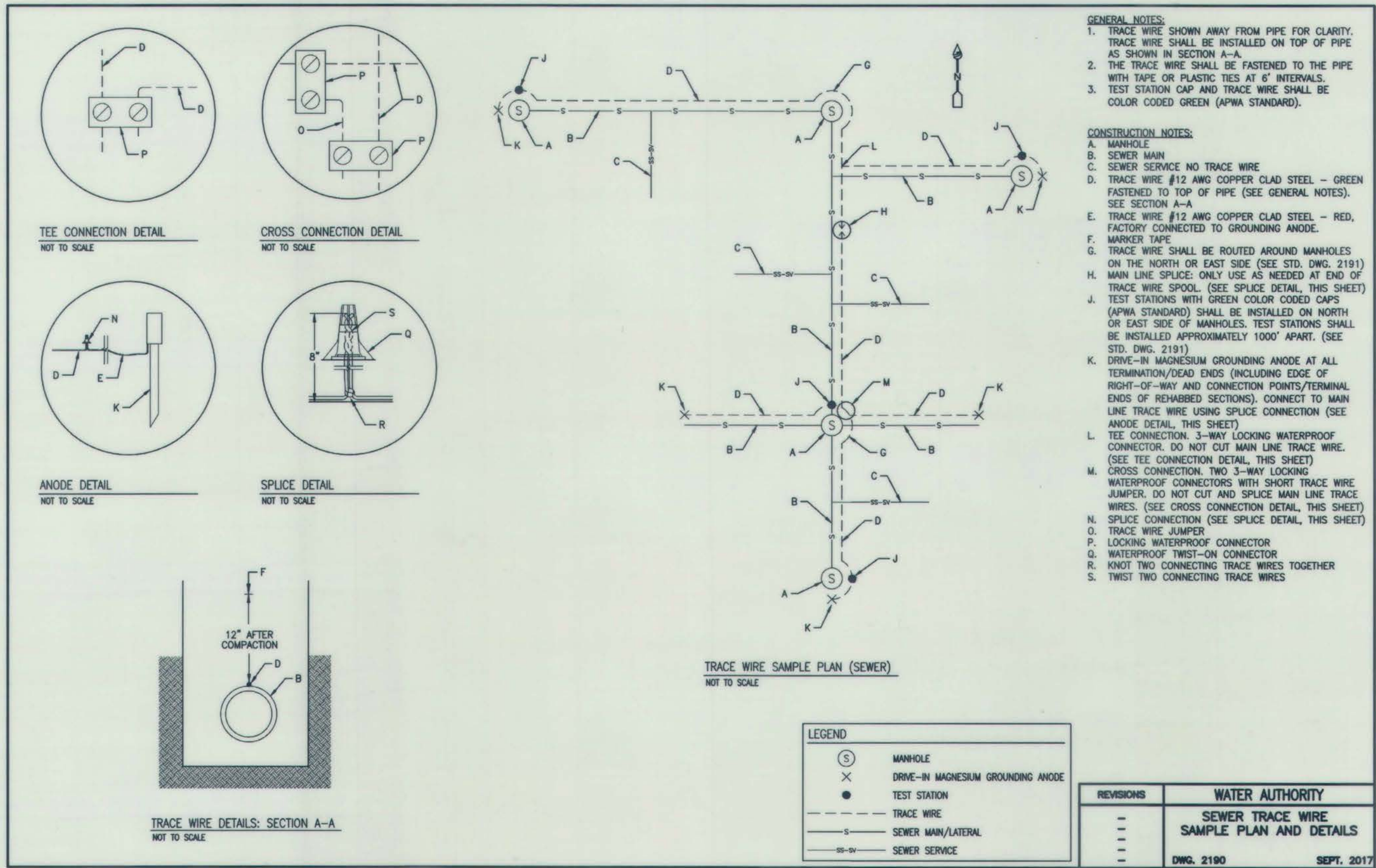
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
UTILITY PLAN & PROFILE
ROCK CREEK TRAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 20 2018	DEC 6 2018		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

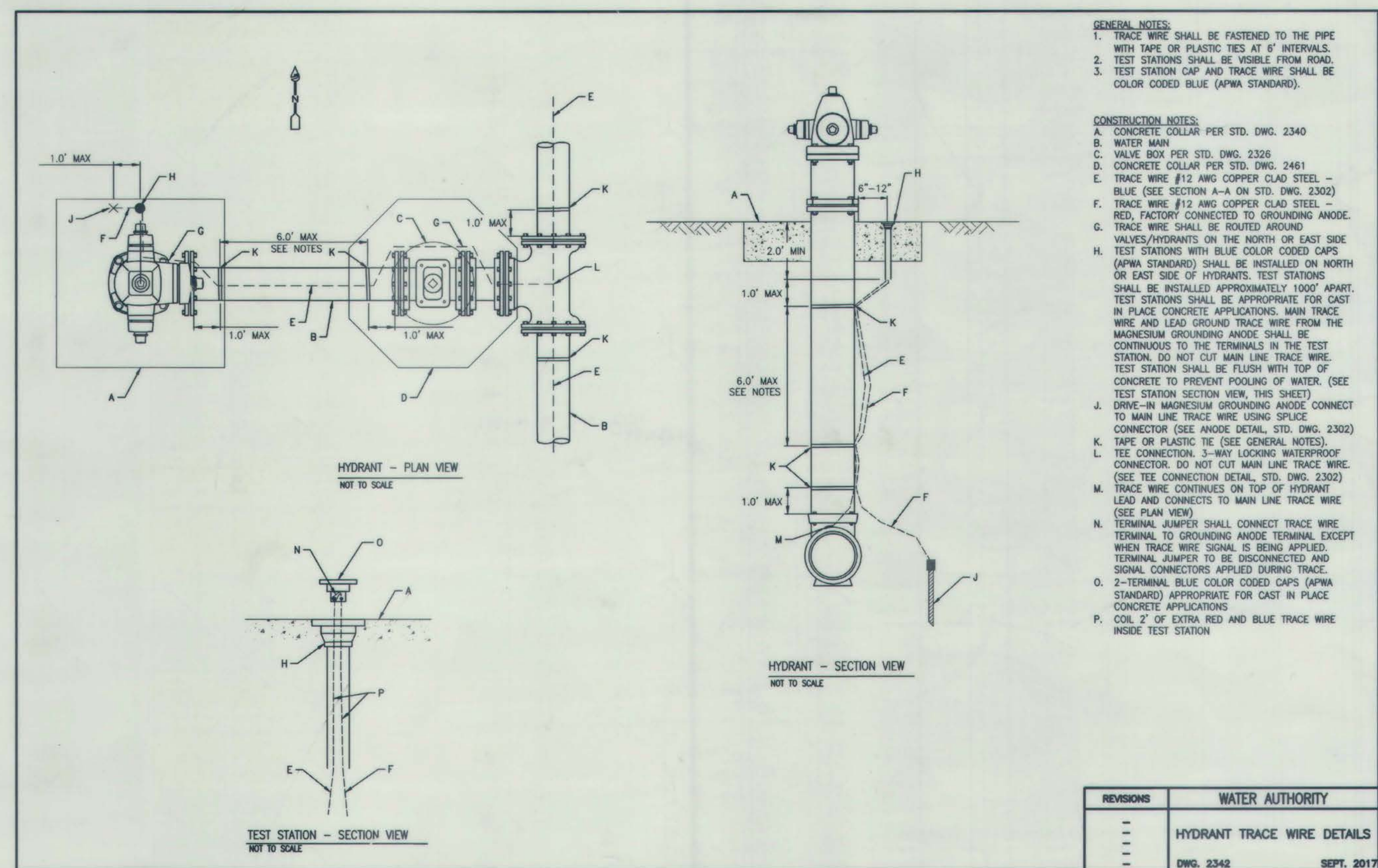
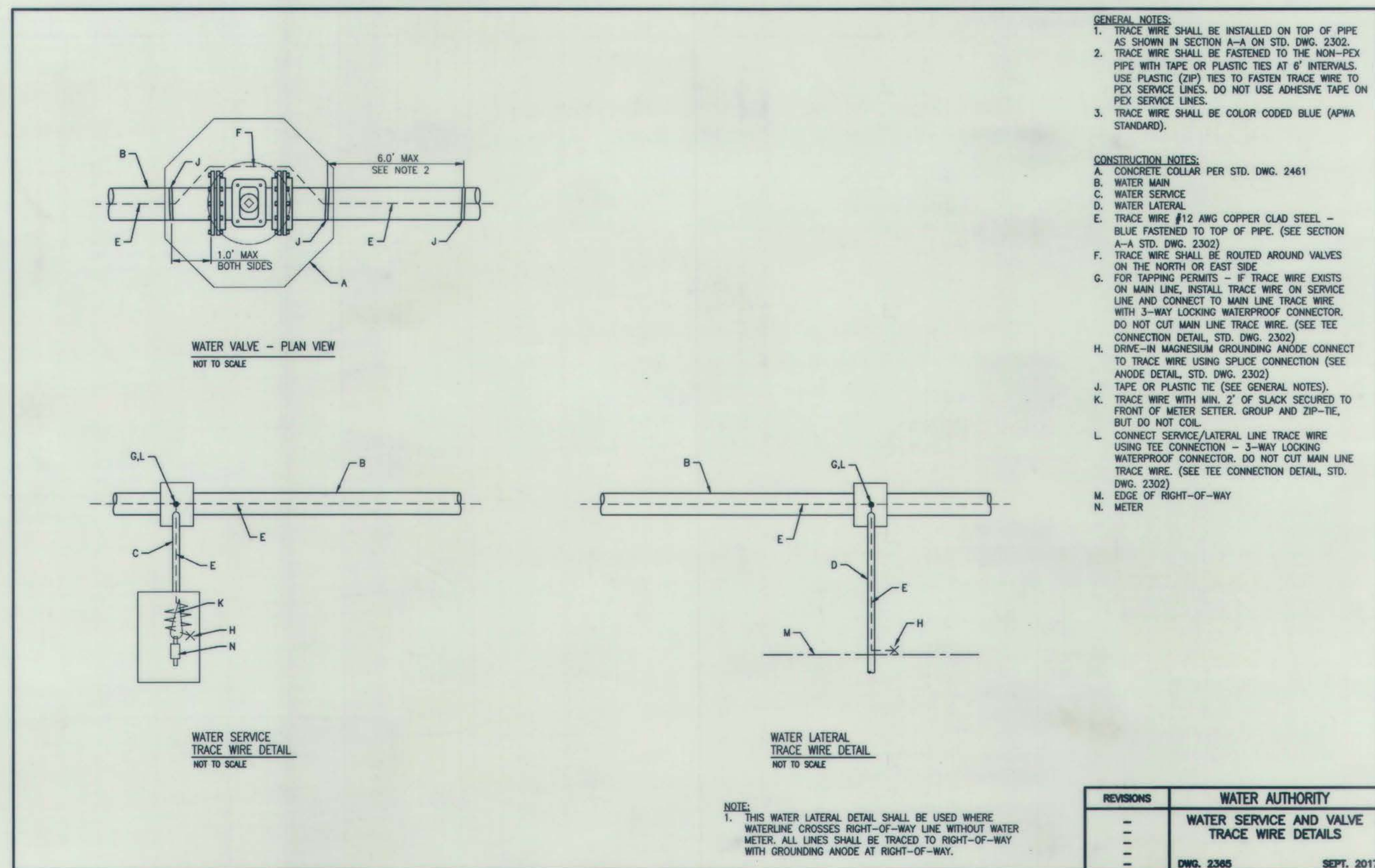
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	24	26



AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	FRANKLIN'S	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
STATIONED BY	Carleian Surveys	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
INSPECTOR'S ACCEPTANCE BY	BHI	DATE	N.M. STATE PLANE COORDINATES	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
VERIFICATION BY	BHI	DATE	(CENTRAL ZONE)	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
CONTRACTOR'S CORRECTION BY	BHI	DATE	N=1487364.063 E=1491190.819	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
MICRO-FILM INFORMATION			GROUND TO GRID = 0.999675005	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
RECORDED BY		DATE	DELTA ALPHA = -007712.26"	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
		DATE	NAVD 1988 ELEVATION = 5319.688	DATE	BY	NO.	DATE	BY	NO.	DATE	BY

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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
DEL WEBB @ MIREHAVEN PHASE 3A ABCWUA STANDARD DETAILS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.
650482	H-8/9
SHEET	OF
25	26



ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
				FIELD NOTES					
				NO.	BY	DATE			
							USCGS BRASS DISC STAMPED "REWARD 1969"		
							GEOGRAPHIC POSITION (NAD 83)		
							N.M. STATE PLANE COORDINATES		
							(CENTRAL ZONE)		
							N=1487364.063 E=149190.819		
							GROUND TO GRID = 0.999675005		
							DELTA ALPHA = -001°12.26"		
							NAVD 1988 ELEVATION = 5319.688		
							NO.		
							DATE		
							CONTRACTOR <i>Franklin's</i>		
							STARTED BY <i>Franklin's</i> DATE <i>7/18/20</i>		
							INSPECTOR'S ACCEPTANCE BY <i>B.H.F.</i> DATE <i>8/10/</i>		
							VERIFICATION BY <i>Cartesian Surveys</i> DATE <i>5/11</i>		
							DRAWINGS CORRECTED BY <i>B.H.F.</i> DATE <i>8/20</i>		
							MICRO-FILM INFORMATION		
							RECORDED BY		
							DATE		
							NO.		
							DATE		
							DESIGNED BY YPM		
							DATE 09/2018		
							DRAWN BY AR		
							DATE 09/2018		
							CHECKED BY YPM		

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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
ABCWUA STANDARD DETAILS

<div>DESIGN REVIEW COMMITTEE</div> <div>CITY ENGINEER APPROVAL</div>		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.		
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF	
650482		H-8/9		26		26	