SCANNED BY PLANNING

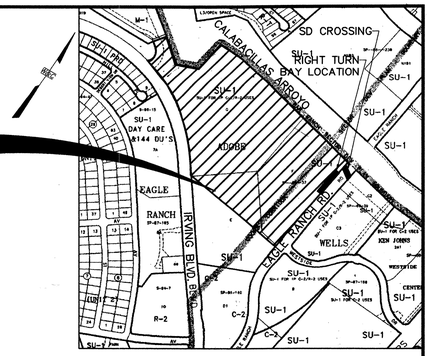
CITY OF ALBUQUERQUE, NEW MEXICO
PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS
FOR

ASPEN RANCH APARTMENTS

PUBLIC INFRASTRUCTURE IMPROVEMENTS

SITE LOCATION



VICINITY MAP
ZONE ATLAS MAP NO. B-13

I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker NMPS number 6401.

Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PLAT
3	PLAT
4	OVERALL GRADING AND DRAINAGE PLAN
5	STORM DRAIN CONNECTION PLAN & PROFILE
6	TURNBAY PLAN & PROFILE
7	UTILITY SITE PLAN
8	UTILITY SITE PLAN
9	SIGNING & CONSTRUCTION/TRAFFIC CONTROL STANDARDS
10	TRAFFIC CONTROL SIGNING EXAMPLES
11 THRU 19	SLOPE PROTECTION CONSTRUCTION SHEETS

I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 5 and 6, installed as part of this project 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, as approved by the City Engineer 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 inspection by me or personnel under my direction and survey information provided by STEVE WALKER (*Surveyor Name*) NMPS number 6401 (*PS#*).

Scott M McGee 3/31/03
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 4/11/03

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WALKER NEW MEXICO 6401 REGISTERED PROFESSIONAL SURVEYOR 03-31-03

NEW MEXICO UTILITIES 7-26-01 DATE

NOTES

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 AMENDED THROUGH UPDATE #6.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

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

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS 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 BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

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.

ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:

- [X] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [X] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [X] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [X] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [X] IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [X] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

DRB CASE NO.
1000771

WILSON & COMPANY
4900 LANG AVE. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

CHRISTOPHER A. PEREA NEW MEXICO 13686 9-16-01 REGISTERED PROFESSIONAL ENGINEER

APPROVALS	ENGINEER	DATE
DRC Chairman		10-29-01
Transportation		10-29-01
Water/Wastewater	Danny Bruce	8/06/01
Hydrology	Bradley L. Bingham	10/29/01
Parks		
Constr. Coord.		10-29-01
NMNI		

APPROVED FOR CONSTRUCTION

City Engineer Date

City Project No.
666781

Sheet 1 Of 19
1

WCEA FILE NO. X0218024

TRACTS A, B AND C
COTTONWOOD POINTE

(BEING A REPLAT OF TRACTS E, F AND G, ADOBE WELLS SUBDIVISION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2000

SCANNED BY PLANNING

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts E, F and G, Adobe Wells Subdivision as the same is shown and designated on the plat entitled "SUBDIVISION PLAT MAP FOR ADOBE WELLS SUBDIVISION", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 30, 1987 in Volume C35 folio 7, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

Beginning at a point on curve on the Northeasterly right of way line of Irving Boulevard N.W. (a 5/8" rebar and cap stamped "L.S. 5978" found in place), said point also being a corner common to said Tract G, Adobe Wells Subdivision and Tract BB-1B, Eagle Ranch as the same is shown and designated on the plat entitled "VACATION AND REPLAT TRACT 5A AND TRACT BB-1, EAGLE RANCH TO TRACTS 5A-1, BB-1A AND BB-1B, EAGLE RANCH", filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1987 in Volume C33 folio 158 whence the Albuquerque Control Survey Monument "4-B13" bears S 06°17'45" W, 1572.00 feet distant; Thence Southeasterly and Northwesterly along a line common to said Tracts G and BB-1B for the following three (3) courses:

Southeasterly, 39.35 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet, a central angle of 90°10'36" and a chord which bears S87°45'10"E, 35.41 feet) to a point of compound curvature, (a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

Northeasterly, 138.01 feet on the arc of a curve to the left (said curve having a radius of 113.18 feet, a central angle of 69°52'02" and a chord which bears N12°40'17"E, 129.62 feet) to a point of tangency, (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

N 22°38'48" W, 59.40 feet to a point on the Southerly line of Tract A-1, Irving Land Partners as the same is shown and designated on the plat entitled "REPLAT OF TRACTS A, B AND C, SITUATE WITHIN SECTION 7, T11N, R3E, N.M.P.M., NOW COMPRISING TRACTS A-1, B-1 AND C-1, IRVING LAND PARTNERS", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 6, 1986 in Volume C30 folio 157 (a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

N 67°37'49" E, 120.59 feet along a line common to said Tracts G and A-1 to a point on the Southwesterly line of the A.M.A.F.C.A. Arroyo De Las Calabacitas (a 5/8" rebar and cap stamped "L.S. 6544" found in place); Thence Southeasterly and Northeasterly along a line common to said Adobe Wells Subdivision and said A.M.A.F.C.A. Arroyo De Las Calabacillas for the following six (6) courses:

S 19°14'56" E, 275.97 feet to a point (a 5/8" rebar and cap stamped "L.S. 10855" found in place); Thence,

S 78°33'32" E, 189.56 feet to a point (a 5/8" rebar and cap stamped "L.S. 11933" found in place); Thence,

N 41°34'23" E, 272.65 feet to a point (a 5/8" rebar and cap stamped "L.S. 10855" found in place); Thence

S 55°12'04" E, 211.05 feet to a point (a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

S 45°12'04" E, 153.59 feet to a point (a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

S 45°53'15" E, 1086.61 feet to a point on the Northwesterly right of way line of Eagle Ranch Road N.W. (a 5/8" rebar and cap stamped "L.S. 14733" found in place)said point also being the Northeast corner of said Tract F, Adobe Wells Subdivision; Thence Southwesterly along said Northwesterly right of way line of Eagle Ranch Road N.W. for the following two (2) courses:

S 40°57'16" W, 1012.11 feet to a point of curvature,(a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

Southwesterly, 183.18 feet on the arc of a curve to the left (said curve having a radius of 628.00 feet, a central angle of 16°42'44" and a chord which bears S32°35'54"W, 182.53 feet) to a point on curve and the Southeast corner of said Tract E, (a 5/8" rebar and cap stamped "L.S. 14733" found in place) said point also being the Northeast corner of Tract D-1-B, Adobe Wells Subdivision as the same is shown and designated on the plat entitled "TRACTS D-1-A AND TRACT D-1-B, ADOBE WELLS SUBDIVISION", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 1995 in Volume 95C folio 285 (a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

N 78°45'45" W, 488.37 feet along a line common to said Tracts E and D-1-B to the Southwest corner of said Tract E and the Northwest corner of said Tract D-1-B,(a 5/8" rebar and cap stamped "L.S. 14733" found in place) said point also being a point on said Northeasterly right of way line of Irving Boulevard N.W.; Thence Northwesterly along said Northeasterly right of way line of Irving Boulevard N.W. for the following two (2) courses:

N 04°26'53" W, 851.63 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 14733" found in place); Thence,

Northwesterly, 922.13 feet on the arc of a curve to the left (said curve having a radius of 1,361.33 feet, a central angle of 38°48'37" and a chord which bears N23°51'12"W, 904.60 feet) to the point of beginning of the parcel herein described.

Said Tract contains 38.0704 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS A, B AND C, COTTONWOOD POINTE, (BEING A REPLAT OF TRACTS E, F AND G, ADOBE WELLS SUBDIVISION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the subdivision as shown hereon. Said owner(s) and/or proprietor(s) do hereby grant to the use of the public forever the public utility easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

Aspen Ranch Trust, LLC
a New Mexico limited liability company

By: Ernest Cohen, Managing Member

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Page: 2 of 4
03/13/2001 11:03A
Bk-2001C Pg-77
Mary Herrera Bern. Co. PLAT R 22.00

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This Instrument was acknowledged before me on this 5th day of December, 2000, by Ernest Cohen

Notary Public

My Commission expires 8-11-2002

OFFICIAL SEAL
Margo Marlene Diedrich
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 8-11-2002

COMCAST CABLE EASEMENT RELEASE APPROVAL

Comcast Cable does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

COMCAST CABLE

By: [signature] 1/9/01

ACKNOWLEDGEMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing Instrument was acknowledged before me this 10th day of January, 2001, by Pina Trivisonno

My commission expires 8-11-2002

Notary Public

OFFICIAL SEAL
Margo Marlene Diedrich
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 8-11-2002

OWEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That QWEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company", does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this 03 day of Jan. 2001.

QWEST COMMUNICATIONS, INC.

By: Rosaila P. Kluffler

Manager – Network and Technology Services

OFFICIAL SEAL
Margo Marlene Diedrich
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 8-11-2002

ACKNOWLEDGEMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing Instrument was acknowledged before me this 02 day of January, 2001, by Rosaila P. Kluffler as the Manager/Network and Technology Services of QWest Communications, Inc., a Colorado Corporation, on behalf of the corporation.

Witness my hand and official seal.

Notary Public My commission expires 8-11-2002

PNM GAS AND ELECTRIC SERVICES EASEMENT RELEASE APPROVAL

SEE NOTE "C" SHEET 3

PNM Gas and Electric Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM GAS AND ELECTRIC SERVICES

By: [signature]

OFFICIAL SEAL
MARK PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commision Expires 8-9-01

ACKNOWLEDGEMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing Instrument was acknowledged before me this 5th day of January, 2001, by Rob Roberts of the PNM Gas and Electric Services, a New Mexico Corporation, on behalf of said corporation.

Notary Public My commission expires 8-9-01

NEW MEXICO UTILITIES, INC. EASEMENT RELEASE APPROVAL

New Mexico Utilities, Inc., does hereby release, waive quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

NEW MEXICO UTILITIES, INC.

By: [signature]

Robert L. Swartout, President

OFFICIAL SEAL
Margo Marlene Diedrich
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 8-11-2002

ACKNOWLEDGEMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

On this 3rd day of January, 2001, before me the undersigned, a Notary Public, the foregoing instrument was acknowledged by Robert L. Swartout, President of New Mexico Utilities, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

My Commission Expires 8-11-2002

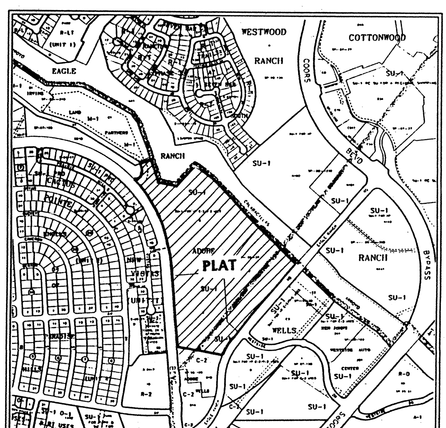
PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 2 OF 4

SURVTEK, INC.
Consulting Surveyors
8343 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

000733.DWG

Chris Rush



VICINITY MAP
Not to Scale

APPROVALS

PNM Gas Services — 1-2-01 Date

PNM Electric Services — 1-2-01 Date

QWest Communications — 01-03-2001 Date

Comcast Cable — 1-9-01 Date

New Mexico Utilities, Inc. — 12-[illegible] Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. PNM Electic Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.
NOTE:

TRACTS A, B AND C
COTTONWOOD POINTE

(BEING A REPLAT OF TRACTS E, F AND G, ADOBE WELLS SUBDIVISION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2000

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Page: 1 of 4
03/13/2001 11:03A
Bk-2001C Pg-77
Mary Herrera Bern. Co. PLAT R 22.00

APPROVALS

Traffic Engineer, City of Albuquerque, Public Works Department — 2-3[illegible]-01 Date

City Surveyor, City of Albuquerque, Public Works Department — 12-12-00 Date

Utility Development Division, City of Albuquerque Public Works Department — 2/14/01 Date

Albuquerque Metropolitan Arroyo Flood Control Authority — 2-20-01 Date

City Engineer, City of Albuquerque, Public Works Department — 2/14/01 Date

Property Management, City of Albuquerque — N/A Date

Parks and Recreation, City of Albuquerque — 2/14/01 Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Chair, Albuquerque Development Review Board — 3/12/01 Date

Project 1000771

00410-00000-01736 (NTE)
01440-00000-00029 (P/F)

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Bernalillo County and City of Albuquerque Subdivision Ordinances; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 22, 2000

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 1 OF 4

SURVTEK, INC.
Consulting Surveyors
8343 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid between the Albuquerque Survey Control Monuments "2-B13" and "4-B13".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 5823" or "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page B-13.
6. Total number of Tracts created: 3
7. Gross Subdivision acreage: 38.0704 acres.
8. U.C.L.S. Log Number 001207121603716

DISCLOSURE STATEMENT

The purpose of this replat is to: Eliminate the existing interior tract lines between Tracts E, F and G, Adobe Wells Subdivision and create new Tracts A, B and C, Cottonwood Pointe, as shown hereon. Also various easements vacated by [illegible] are shown and referenced hereon.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR PROPERTY ID # 1013065305199404939
CITY OF ALBUQUERQUE TREASURER'S OFFICE
BERNALILLO COUNTY TREASURER'S OFFICE
Date 03-12-2001

Adobe Wells LTD Liability Co.

Sheet 2 Of 19

CP 4999181

000733.DWG

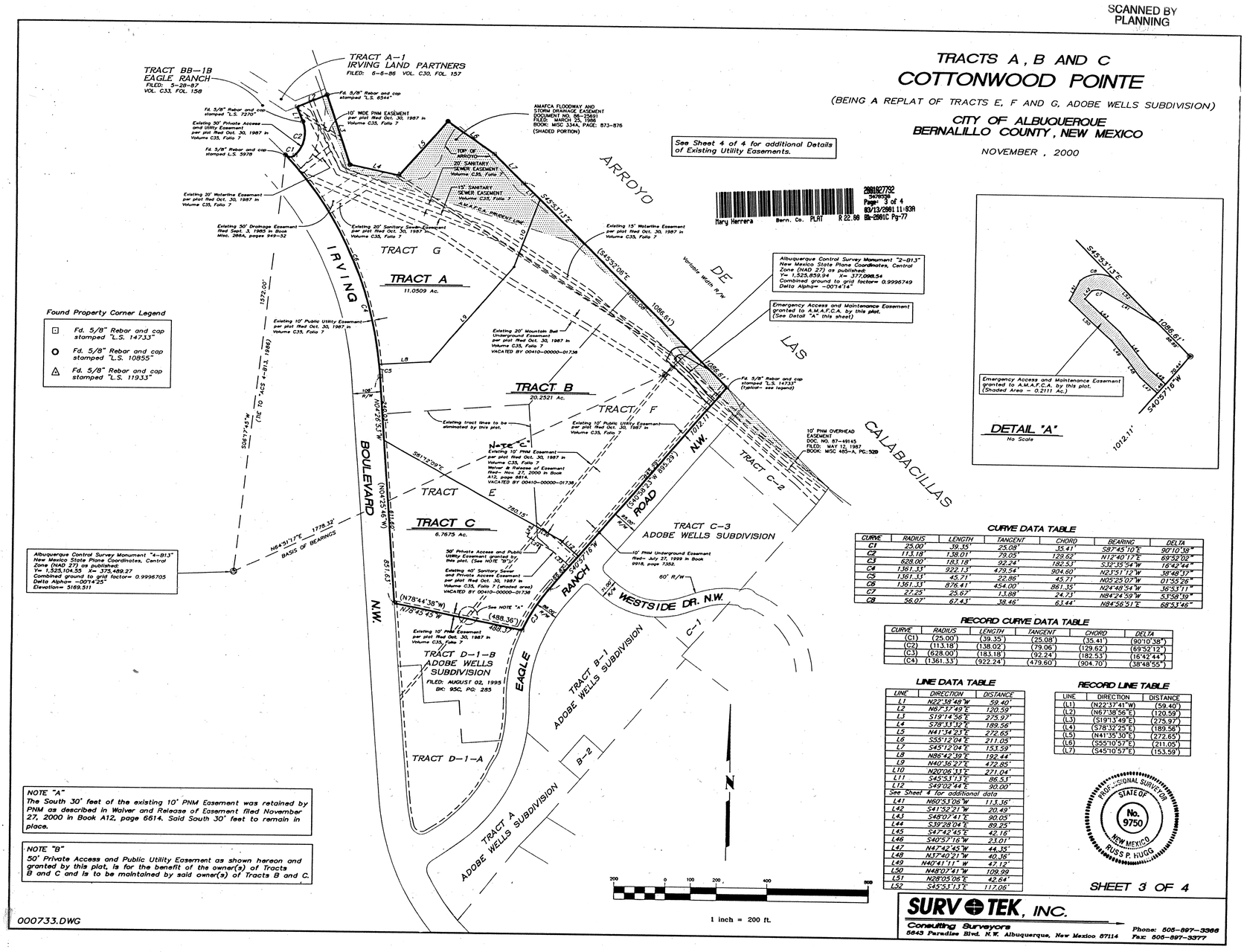
SCANNED BY PLANNING

TRACTS A, B AND C
COTTONWOOD POINTE

(BEING A REPLAT OF TRACTS E, F AND G, ADOBE WELLS SUBDIVISION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2000



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.15'	25.09'	35.41'	S87°45'10"E	90°10'38"
C2	113.18'	138.01'	79.05'	129.62'	N12°40'17"E	69°52'09"
C3	628.00'	183.18'	92.54'	182.53'	S32°35'54"W	16°42'44"
C4	1361.33'	922.13'	479.54'	904.60'	N23°51'12"W	38°48'57"
C5	1361.33'	45.71'	22.86'	45.71'	N05°25'00"W	01°55'26"
C6	1361.33'	876.41'	454.00'	861.35'	N24°48'54"W	36°53'11"
C7	27.25'	28.63'	13.89'	24.73'	N84°24'59"W	53°58'19"
C8	56.07'	67.43'	38.46'	63.44'	N84°39'51"E	68°53'46"

RECORD CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
(C1)	(25.00')	(39.35')	(25.08')	(35.41')	(90°10'38")
(C2)	(113.18')	(138.02')	(79.06')	(129.62')	(69°52'09")
(C3)	(628.00')	(183.18')	(92.24')	(182.53')	(16°42'44")
(C4)	(1361.33')	(922.24')	(479.60')	(904.70')	(38°48'55")

LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	N22°38'48"W	59.40'
L2	N67°37'49"E	120.59'
L3	S19°17'58"E	275.97'
L4	S78°33'32"E	189.56'
L5	N41°34'23"E	272.65'
L6	S55°12'04"E	211.05'
L7	S45°12'04"E	153.59'
L8	N86°42'39"E	192.44'
L9	N40°36'27"E	472.85'
L10	N20°06'31"E	271.04'
L11	S45°53'13"E	86.53'
L12	S49°02'44"E	90.00'
See Sheet 4 for additional data		
L41	N60°53'06"W	113.36'
L42	S41°59'21"W	20.49'
L43	S48°07'41"E	90.05'
L44	S39°28'04"E	89.25'
L45	S47°42'45"E	42.16'
L46	S40°57'16"W	23.01'
L47	N47°42'45"W	44.15'
L48	N17°40'21"W	40.16'
L49	N40°41'11"W	47.12'
L50	N48°07'41"W	109.99
L51	N28°09'06"E	42.64'
L52	S45°53'13"E	117.06'

RECORD LINE TABLE

LINE	DIRECTION	DISTANCE
(L1)	(N22°37'41"W)	(59.40')
(L2)	(N67°38'56"E)	(120.59')
(L3)	(S19°13'49"E)	(275.97')
(L4)	(S78°32'25"E)	(189.56')
(L5)	(N41°35'30"E)	(272.65')
(L6)	(S55°10'57"E)	(211.05')
(L7)	(S45°10'57"E)	(153.59')

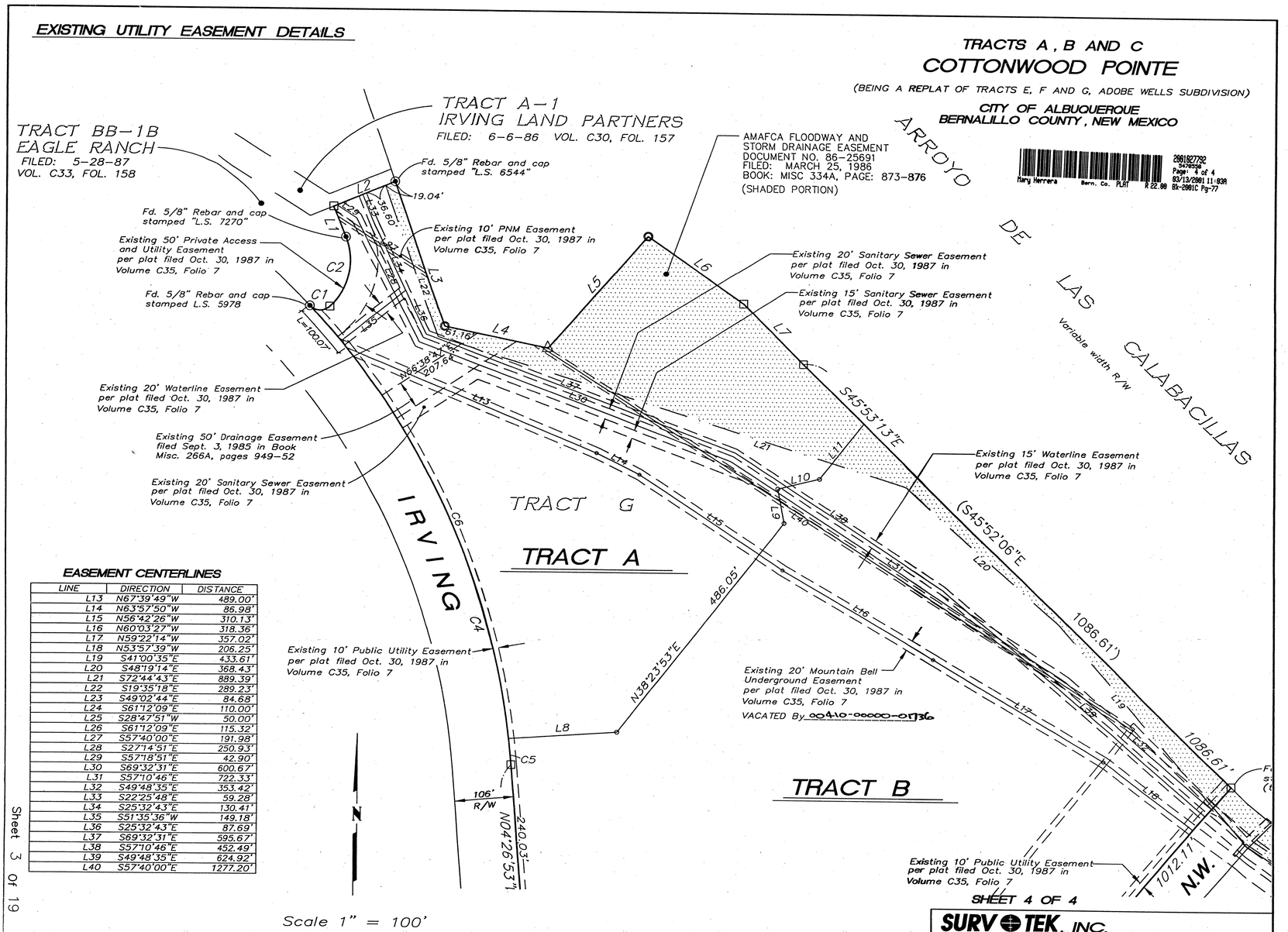
PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 3 OF 4

000733.DWG

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

EXISTING UTILITY EASEMENT DETAILS



EASEMENT CENTERLINES

LINE	DIRECTION	DISTANCE
L13	N67°39'49"W	489.00'
L14	N63°57'50"W	86.98'
L15	N56°42'26"W	310.13'
L16	N60°03'27"W	318.36'
L17	N59°22'14"W	357.02'
L18	N53°57'39"W	206.25'
L19	S41°00'35"E	433.61'
L20	S48°19'14"E	368.43'
L21	S72°44'43"E	889.39'
L22	S19°35'18"E	289.23'
L23	S49°02'44"E	84.68'
L24	S61°12'09"E	110.00'
L25	S28°47'51"W	50.00'
L26	S61°12'09"E	115.32'
L27	S57°40'00"E	191.98'
L28	S27°14'51"E	250.93'
L29	S57°18'51"E	42.90'
L30	S69°32'31"E	600.67'
L31	S57°10'46"E	722.33'
L32	S49°48'35"E	353.42'
L33	S22°25'48"E	59.28'
L34	S25°32'43"E	130.41'
L35	S51°35'36"W	149.18'
L36	S25°32'43"E	87.69'
L37	S69°32'31"E	595.67'
L38	S57°10'46"E	452.49'
L39	S49°48'35"E	624.92'
L40	S57°40'00"E	1277.20'

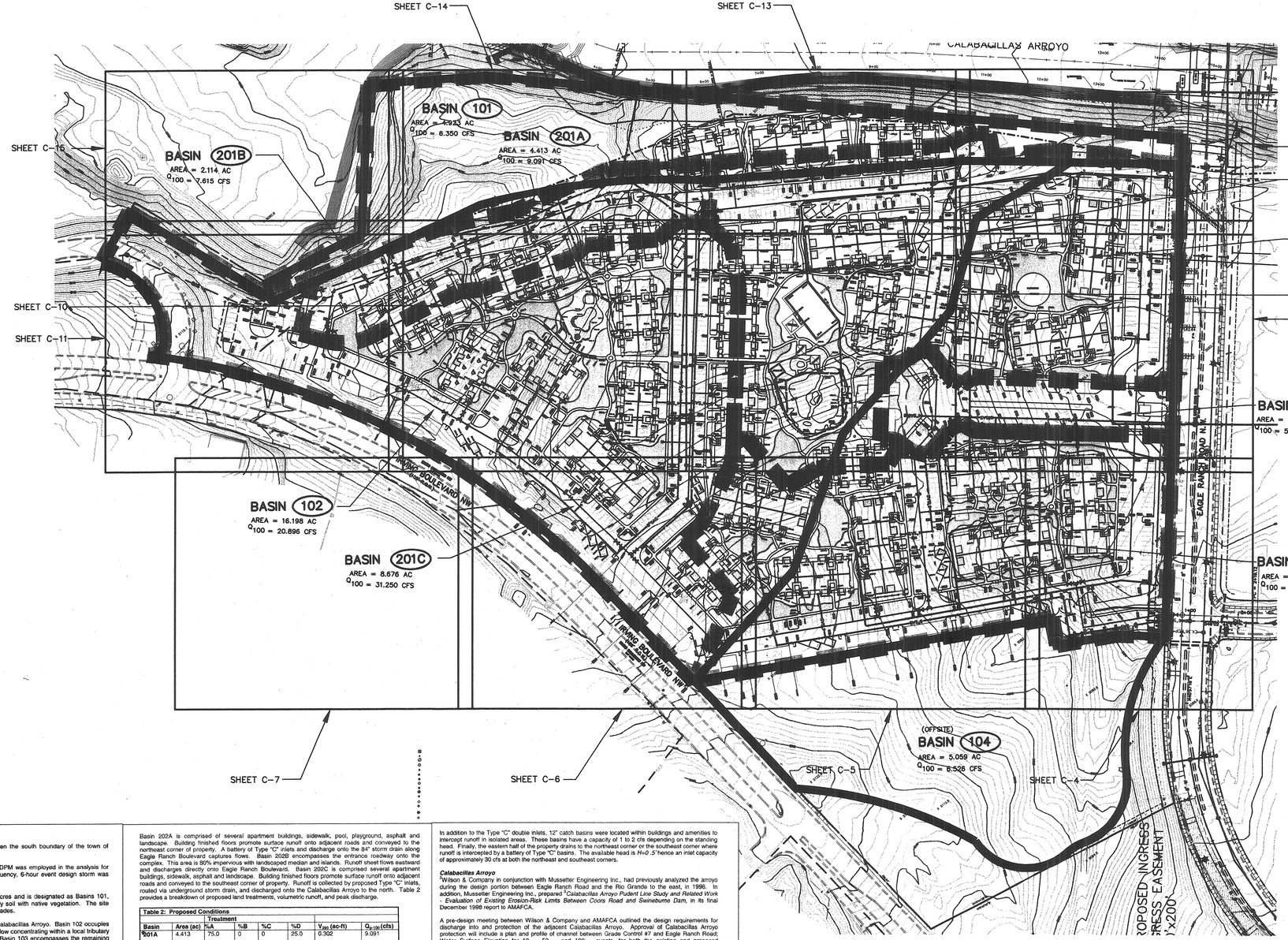
Scale 1" = 100'

SHEET 4 OF 4

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

000733.DWG

SCANNED BY PLANNING



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

GRADING NOTES

1. ALL GRADING AND CONSTRUCTION UNDER THIS PLAN TO BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION.
2. 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.
3. PAVING/ROADWAY GRADES SHALL BE +.05 FT. FROM SHOWN PLAN ELEVATIONS.
4. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +.01 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +.02 FOOT, UNLESS PERMITTED BY OWNER.
5. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
7. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
8. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.
9. ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLATTED SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
10. ALL SITE CONCRETE SHALL HAVE EXPANSION JOINTS GREATER THAN 20' WITH CONTROL JOINTS NO GREATER THAN 10' UNLESS OTHERWISE NOTED IN THIS PLAN SET. CURB & GUTTER AND SIDEWALKS SHALL HAVE JOINTS PER COA STD SPECIFICATIONS.

DRAINAGE REPORT

Site Location: Annexing lands west of Coors Road NW between the south boundary of the town of Alameda Grant and the Calabacillas Arroyo.

Methodology: Section 22.2 Part A of the City of Albuquerque DPM was employed in the analysis for peak rate of discharge and volumetric runoff. The 100-year frequency, 6-hour event design storm was applied. The site is located in Zone 1.

Existing Conditions: The total area of the property is 31.431 acres and is designated as Basins 101, 102, and 103. The terrain is uncompacted rolling hillside, sandy soil with native vegetation. The site slopes west to east with varying slopes ranging from 3% to 25% grades.

Basin 101 occupies north side property and slopes towards the Calabacillas Arroyo. Basin 102 occupies the west half of the property. Basin 102 slopes west to east with flow concentrating within a local tributary arroyo and discharging just west of Eagle Ranch Road Bridge. Basin 103 encompasses the remaining portion of the property (i.e. the east half). Flows presently discharge freely onto Eagle Ranch Road, is collected by catch basins, and conveyed to the Calabacillas Arroyo via an 84" storm drain. The site presently accepts some offsite flows from the south property line. This area is delineated as Basin $104_{offsite}$. Runoff drains southwest to northeast and is conveyed to the Calabacillas Arroyo in a similar manner as that of Basin 103. Table 1 provides a breakdown of existing land treatments, volumetric runoff, and peak discharge.

Table 1: Existing Conditions

Basin	Area (ac)	Treatment %A	%B	%C	%D	V_{360} (ac-ft)	Q_{p-100} (cfs)
101	4.923	100	0	0	0	0.180	6.350
102	16.198	100	0	0	0	0.594	20.896
103	10.310	100	0	0	0	0.378	13.300
Total	**31.431**					**1.152**	**40.546**
$104_{offsite}$	5.059	100	0	0	0	0.185	6.526

Proposed Conditions: The site will be developed into an apartment complex. Wilson & Company recently prepared a Drainage Report for Special Assessment District 226 (SAD 226), which was approved by City of Albuquerque in March 2000. Wilson & Company designed and managed the construction of an 84" storm drain line located on Eagle Ranch Road. The storm drain was designed to accommodate approximately 61 cfs from the proposed site. However, the analysis assumes a commercial site with 90% impervious land type.

The proposed apartment complex will feature approximately 282,858 FT^2 of apartment and facility floor, 352,585 FT^2 of asphalt paving, and the remaining area for sidewalks, landscaping and bare grading. Proposed total development of the site will comprise of approximately 54.7% impervious land type, thus a decrease of 36% from the original SAD 226 Drainage Report. It stands to reason that the 84" storm drain capacity is under utilized. The site is divided into six sub-basins, basin 201A, 210B, 201C, 202A, 202B and 202C.

Basin 201A occupies north side property and slopes towards the Calabacillas Arroyo. Basin 201B is located in the northwest side of the property and is comprised of asphalt, sidewalks, a portion of three buildings, and landscaping. The site is graded to drain onto the parking lot/roadway. The roadway conveys flows eastward at 4.5% grade and is collected by a series of double Type "C" inlets. Basin 201C occupies the west half of the property. Building finished floor elevations are elevated to allow runoff to primarily surface drain onto the adjacent roadways. Runoff in isolated areas within clustered apartment facilities is collected by 12" catch basins and conveyed by an underground storm drain system.

Basin 202A is comprised of several apartment buildings, sidewalk, pool, playground, asphalt and landscape. Building finished floors promote surface runoff onto adjacent roads and conveyed to the northeast corner of property. A battery of Type "C" inlets and discharge onto the 84" storm drain along Eagle Ranch Boulevard captures flows. Basin 202B encompasses the entrance roadway onto the complex. This area is 80% impervious with landscaped median and islands. Runoff sheet flows eastward and discharges directly onto Eagle Ranch Boulevard. Basin 202C is comprised several apartment buildings, sidewalk, asphalt and landscape. Building finished floors promote surface runoff onto adjacent roads and conveyed to the southeast corner of property. Runoff is collected by proposed Type "C" inlets, routed via underground storm drain, and discharged onto the Calabacillas Arroyo to the north. Table 2 provides a breakdown of proposed land treatments, volumetric runoff, and peak discharge.

Table 2: Proposed Conditions

Basin	Area (ac)	Treatment %A	%B	%C	%D	V_{360} (ac-ft)	Q_{p-100} (cfs)
201A	4.413	75.0	0	0	25.0	0.302	9.091
201B	2.114	0	20.0	20.0	60.0	0.267	7.615
201C	8.676	0	20.0	20.0	60.0	1.095	31.250
202A	8.381	0	24.0	24.0	52.0	0.994	28.900
202B	1.294	0	10.0	10.0	80.0	0.188	5.158
202C	6.584	0	24.0	24.0	52.0	0.781	22.704
Total	**31.4**					**3.627**	**104.718**

NOTE: BASINS 201A, 201B, AND 201C DISCHARGE INTO CALABACILLAS.

Street Capacity

The proposed onsite street/parking lots will primarily convey storm runoff. Proposed grades vary from 0.75% to 5% in direction of travel, see to Figure 1. The Manning's Equation $v = 1.49/n \times R^{2/3} \times S^{1/2}$ was utilized in computing the street/parking lot capacity; and n = 0.017, R = 3.92, and S = channel slope. The volume flow rate in the street is computed using the continuity equation, $Q = v \times A$, where Q is in cfs, v is in f/s, and A is the cross-section area of the channel. Assuming a minimum slope, S = 0.0075, Q_{street} = 117.75 cfs. This capacity far exceeds the peak discharge of all combined basins, Q_{p-100} = 104.718 cfs.

24'

Figure 1

Inlet Capacity

Type "C" double inlets will be placed within Basins 201B and 201C, and Type "C" triple inlets will be placed within Basins 202A and 202C. Inlet capacity was determined using the weir equation, $Q = CLH^{3/2}$ where Q is the discharge (cfs). $C = 3.3$ per Neenan Foundry Grate Inlet Capacity Manual, L is the effective length of the crest in feet, and H is the flow depth elevation of crest in feet. Assuming n = 0.017 for asphalt, the flow depth, H, is computed as follows:

$H = [(2 (Q \div v)) \div 24] = [2 \times ((^1 31.250\ ft^3/s) \div ((1.49 \div 0.017)x((3.92\ ft)^{2/3} \times (0.0075\ ft/ft)^{1/2})) \div 24] = 0.138$ ft

Substitute H into *weir* equation,

$Q = CLH^{3/2} = 3.3 \times 8.9\ ft \times (0.138\ ft)^{3/2} = 1.51$ cfs

[1] $Q = 31.250$ *cfs sustenes the sum of Basins 201A, 201B, and 201C.*

In addition to the Type "C" double inlets, 12" catch basins were located within buildings and amenities to intercept runoff in isolated areas. These basins have a capacity of 1 to 2 cfs depending on the standing head. Finally, the eastern half of the property drains to the northeast corner or the southeast corner where runoff is intercepted by a battery of Type "C" basins. The available head is H=0 .5' hence an inlet capacity of approximately 30 cfs at both the northeast and southeast corners.

Calabacillas Arroyo

[2]Wilson & Company in conjunction with Mussetter Engineering Inc., had previously analyzed the arroyo during the design portion between Eagle Ranch Road and the Rio Grande to the east, in 1996. In addition, Mussetter Engineering Inc., prepared [3]*Calabacillas Arroyo Pudent Line Study and Related Work - Evaluation of Existing Erosion-Risk Limits Between Coors Road and Swinebume Dam*, in its final December 1998 report to AMAFCA.

A pre-design meeting between Wilson & Company and AMAFCA outlined the design requirements for discharge into and protection of the adjacent Calabacillas Arroyo. Approval of Calabacillas Arroyo protection will include a plan and profile of channel between Grade Control #7 and Eagle Ranch Road; Water Surface Elevation for 10_{year}, 50_{year}, and 100_{year} events, for both the existing and proposed conditions; shown equilibrium grade with intermediate Grade Control #7b; provide channel protection below equilibrium slope scour depth and above equilibrium slope as determined from reference 3 and HEC-RAS analysis.

Hydraulic Analysis Reference 3 stipulates that equilibrium grade for Reach 9 at year 2036 build-out is 0.26%. Reach 9 extends from Grade Control #7 (GC#7) to the Coors Boulevard. Further more, the report suggests that an intermediate grade control be placed between GC#7 an Eagle Ranch Road Grade Control (i.e. GC#7B). Finally, from the 1996 Calabacillas Arroyo Study, Wilson & Company performed a HEC-RAS run for Reach 9, between Eagle Ranch Road Grade Control and Coors Boulevard.

The HEC-RAS model was modified to include additional cross-sections extending to GC#7. The analysis includes Q_{p-100} = 15,210 cfs (Table 2.2, Reference 3), equilibrium slope 0.26%, and intermediate GC#7B. Local scour depths downstream of GC#7 and GC#7B were computed using the Veronese equation as outline in the *Sediment and Erosion Design Guide*. Since the side slopes of the channel are not vertical, the component of wall scour associated with the differential shear stress is not considered a significant component of the total scour. Thus the scour along the embankment wall is mostly that due to the passage of antidunes. The maximum antidune height was computed as 4.96 feet, see below. Therefore, the recommended toe down depth is 5 feet below channel equilibrium bed profile.

$h_s = 0.28\ \gamma F_r{}^2 = 0.28 \times (12.5\ ft)(.95)^2 = 2.74'$

dividing by 2 as per Figure 3.15, page 3-56 of the *Sediment and Erosion Design Guide*,

scour depth = $h_s/2 = 4.96$ ft

Review of Reference 3 suggests that implementing embankment protection to existing $Q_{10\text{-}year}$ water surface elevation will provide adequate lateral stability. The SLA Line location near adjacent property is well beyond the existing south channel embankment, approximately 65' at its narrowest point. This assumption is based on AMAFCA implementing GC#7B. Embankment protection will consists of either soil cement or loose rip-rap with D_{50} = 24".

Conclusions: Existing site conditions yield a peak volumetric runoff of 1.152 acre-ft, which is discharged onto Calabacillas Arroyo. Proposed improvements will increase total volumetric runoff to 3.627 acre-ft. However, collection and discharge points will change. The western half of the site will be collected by catch basins and discharged on the Calabacillas Arroyo via a proposed storm drainpipe near the north end of the site. The eastern half of the site will be collected by catch basins and routed to an 84" storm drain with adequate capacity to accommodate proposed site runoff. Basin $104_{offsite}$ will not enter the site, and will continue to runoff onto Eagle Ranch Road. Proposed improvements will improve improve drainage conditions and thereby have no significant impact on right-of-way.

[1] Reference 1: Calabacillas Arroyo Channel Stabilization Between Coors Road and the Rio Grande, October 23, 1996.
[2] Reference 2: Calabacillas Arroyo Pudent Line Study and Related Work - Evaluation of Existing Erosion-Risk Limits Between Coors Road and Swinebume Dam, December 1998
[3] RIPRAP DESIGN SYSTEM. West Consultants, Inc., Version 2.0, 1996.

LEGEND

EXISTING BASIN BOUNDARY

PROPOSED BASIN BOUNDARY

W&C

GRAPHIC SCALE

0 100 25 50 100 200

(IN FEET)
1 inch = 100 ft.

Bradley L. Bingham 4/2/01
ROUGH GRADING PERMIT ONLY

WILSON &COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

CHRISTOPHER A. PEREA NEW MEXICO 13686 REGISTERED PROFESSIONAL ENGINEER 2-6-01 3-30-01

DATE: JAN. 2001
FILE NO.: X0-218-024
DESIGN: MJI | DRAWN: WLV

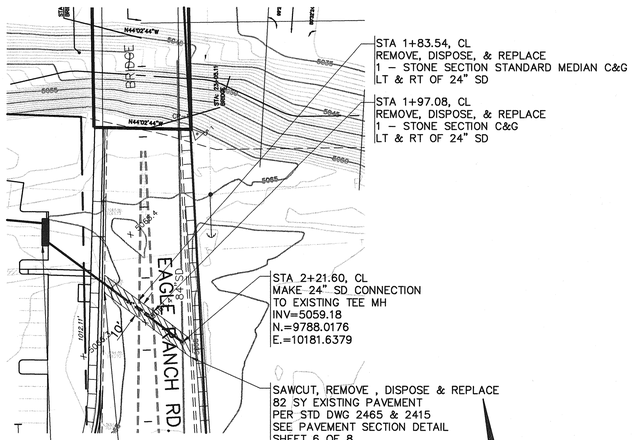
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
OVERALL GRADING & DRAINAGE PLAN

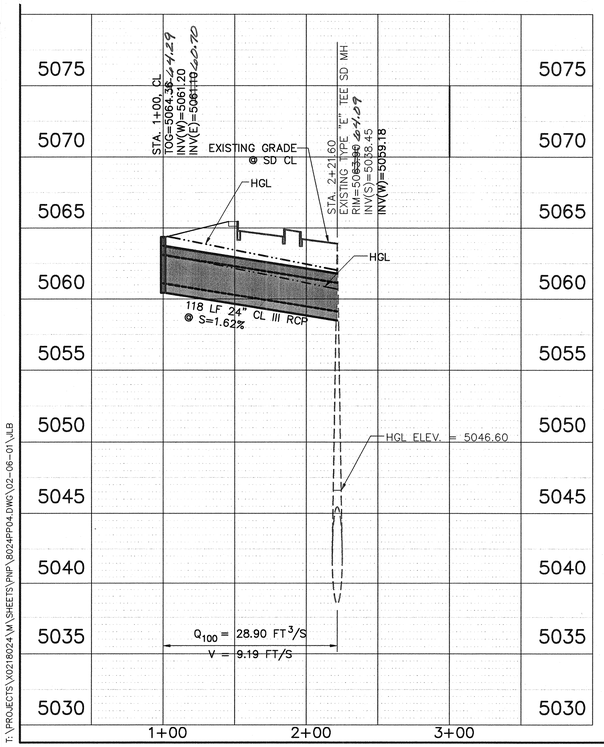
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
for information only				

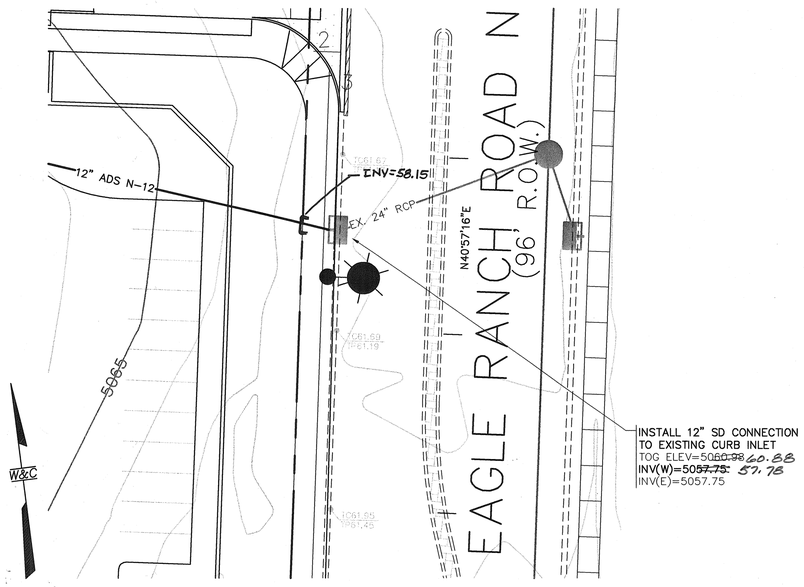
City Project No. 666781 | Zone Map No. B-13 | Sheet 4 Of 19 4

SCANNED BY
PLANNING



SCALE
HORIZ: 1" = 50'
VERT: 1" = 5'





PLAN

STORM DRAIN CONNECTION

SCALE 1"=20'

WCEA #X0218024
JULY 2001

T:\PROJECTS\X0218024\AM\SHEETS\PNP\8024PP04.DWG\02-06-01\JLB

AS-BUILT INFORMATION

BENCH MARKS

STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "2-B13", SET IN THE TOP OS A CONCRETE POST 0.2' BELOW THE GROUND. STATION IS LOCATED 8.5 MILES NW OF DOWNTOWN ALBUQUERQUE

ELEV.=5168.204 (SLD 1929)

CONTRACTOR Bell Enterprises Inc.
WORK STAKED BY Wilson Inc. DATE 7/02
INSPECTOR'S ACCEPTANCE BY Thomas DATE 2/03
AS-BUILTS BY J. Miller DATE 2/03
VERIFICATION BY J. Miller DATE 2/03
DRAWINGS BY Thomas DATE 2/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
C.O. Inspector's Report

SURVEY INFORMATION
FIELD NOTES BY
NO. DATE
AS-BUILT HORIZONTAL AND VERTICAL LOCATION ONLY
STEPHEN E. MARTINEZ
NEW MEXICO
14701
PROFESSIONAL SURVEYOR
02-06-03

ENGINEER'S SEAL
CHRISTOPHER A. PEREZ
NEW MEXICO
13686
9-12-01
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS
		REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY MJI JUNE 2001
DRAWN BY JLB JUNE 2001
CHECKED BY DSA JUNE 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

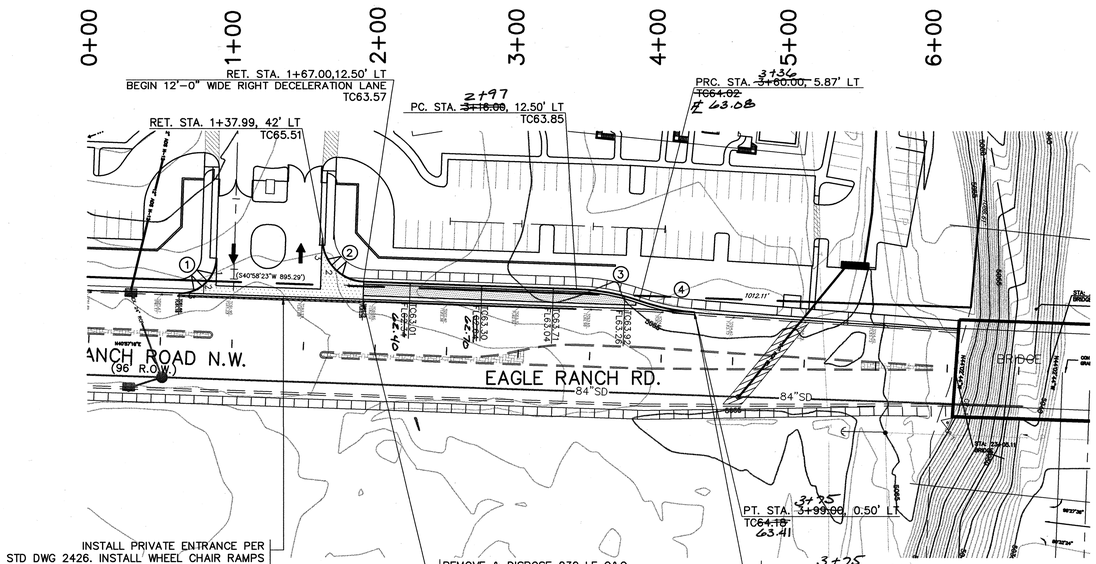
ASPEN RANCH APARTMENTS
STORM DRAIN CONNECTION PLAN & PROFILE

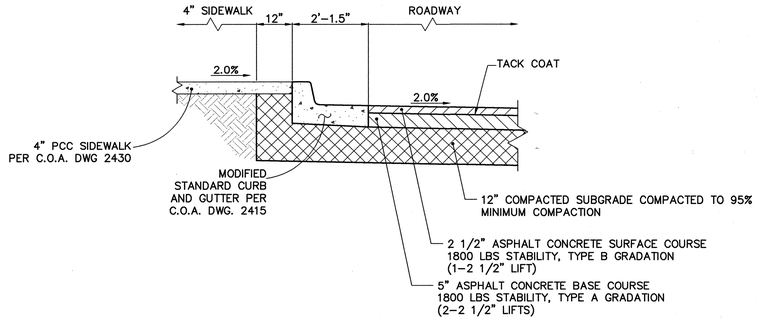
Design Review Committee: APPROVED AUG 29 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 666781
Zone Map No. B-13
Sheet 5 Of 19
5

WILSON & COMPANY

SCANNED BY PLANNING





PAVEMENT SECTION DETAIL

SCALE: 1"=2'

NOTE: ASPHALT SECTION CONFORMS TO EXISTING EAGLE RANCH ROAD AS SHOWN ON SAD 224 AS-BUILT PLANS.

① CURVE DATA

	TC	FL
1	62.75	62.25
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3	62.04	61.54

Δ = 90°00'00"
L = 39.25
R = 24.99'

② CURVE DATA

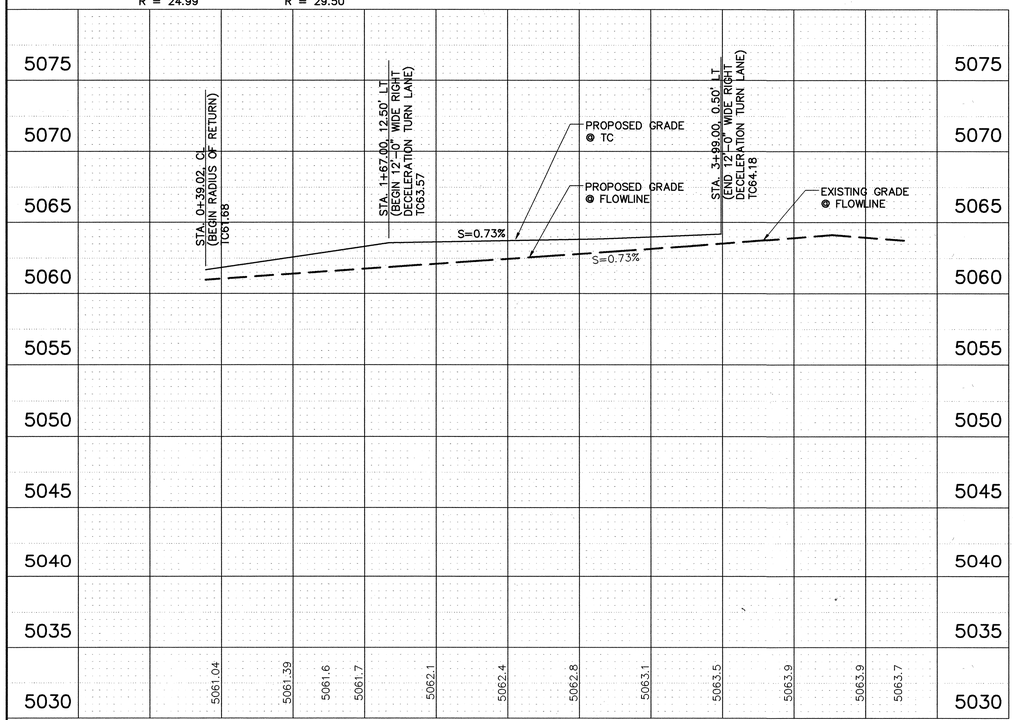
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3	66.20	64.65

Δ = 90°00'00"
L = 46.34
R = 29.50'

③ BOC DATA
Δ = 17°04'16"
L = 44.84
R = 150.50'

④ BOC DATA
Δ = 15°04'11"
L = 39.32
R = 149.50'

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'



WCEA #X0218024
JULY 2001

AS-BUILT INFORMATION
CONTRACTOR: Jay Enterprises Inc. DATE: 9/02
STAKED BY: Walker DATE: 1/03
INSPECTOR'S ACCEPTANCE: J. Tenney & M. Hurd DATE: 1/03
FIELD VERIFICATION BY: Walker DATE: 1/03
MARKED BY: Walker DATE: 1/03
CORRECTED INFORMATION: MICRO-FILM INFORMATION DATE:
RECORDED BY:
NO.
City Inspector: A. Ortiz/Jack

BENCH MARKS
STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "2-B13". SET IN THE TOP OS A CONCRETE POST 0.2' BELOW THE GROUND. STATION IS LOCATED 8.5 MILES NW OF DOWNTOWN ALBUQUERQUE
ELEV.=5168.204 (SLD 1929)

AS-BUILT HORIZONTAL AND VERTICAL LOCATION ONLY)
STEPHEN E. WALKER, NEW MEXICO, 6541, REGISTERED PROFESSIONAL SURVEYOR
02-04-03

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE	REMARKS

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY MJI JULY 2001
DRAWN BY JLB JULY 2001
CHECKED BY DSA JULY 2001

ENGINEER'S SEAL
CHRISTOPHER A. PEREA, NEW MEXICO, 13686, 9-12-01, REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
TURNBAY PLAN & PROFILE

APPROVED
OCT 2 2001
DESIGN REVIEW COMMITTEE

City Engineer Approval

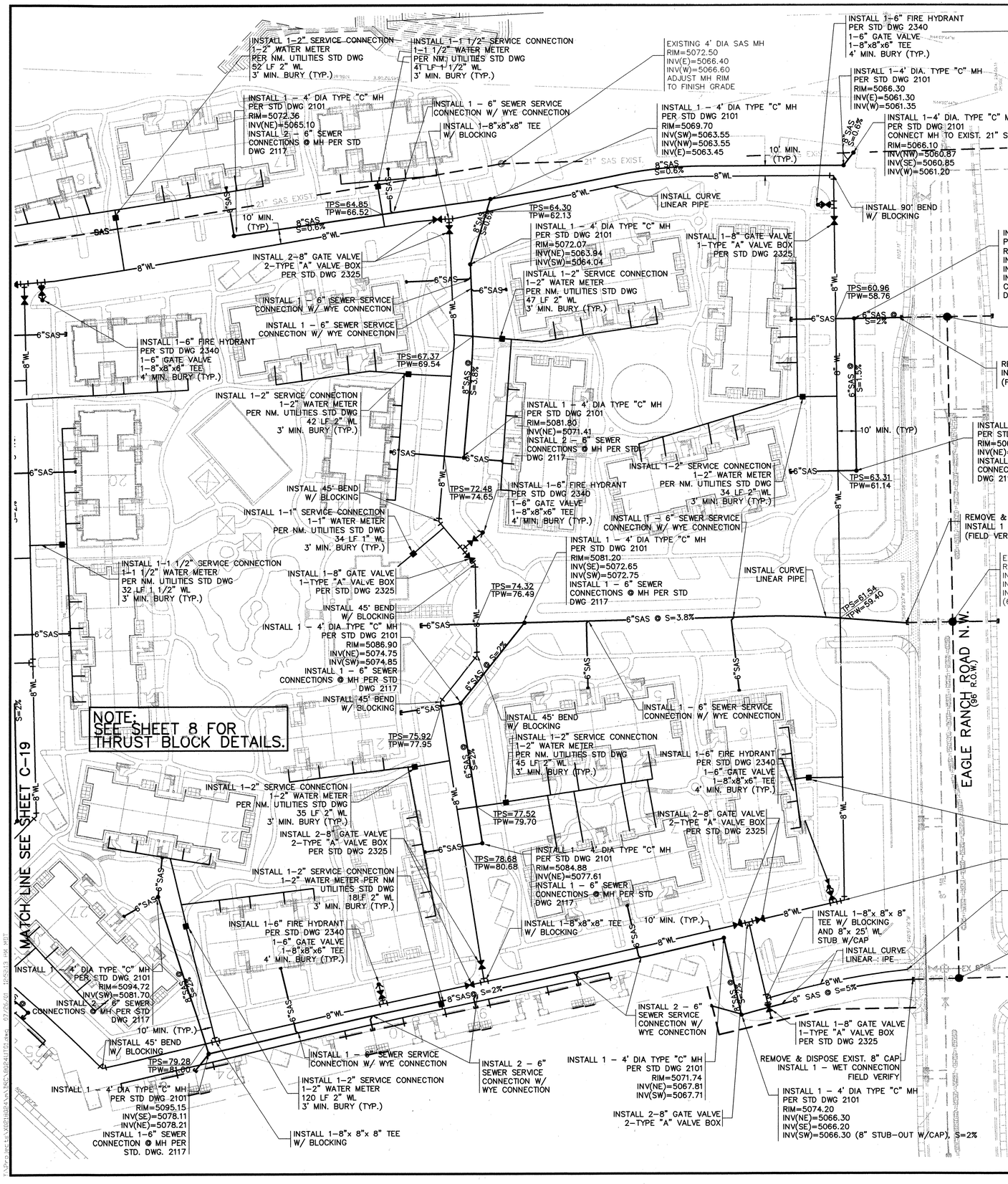
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 666781
Zone Map No. B-13
Sheet 6 Of 19 (6)

WILSON & COMPANY

P:\PROJECTS\X0218024\MASTER\DWG\ASPEN\TURNBAY.DWG 02-06-03 KLB

SCANNED BY PLANNING



NOTICE TO CONTRACTOR

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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

PIPE SIZING CHART FOR SERVICES		
BUILDING TYPE	METER SIZE	SERVICE PIPING SIZE[3]
#1	2"	2 1/2"
#2	2"	2 1/2"
#3	1"	1"
#4	2"	2 1/2"
REC. BLD.	1"	1 1/4"

NOTES:
1. SERVICE SHALL BE FROM WATER TO 5' FROM BUILDING.
2. REFER TO ARCHITECTURAL SHEETS FOR BUILDING TYPES.
3. SERVICE PIPING IS DEFINED AS THAT PIPE WHICH IS LOCATED BETWEEN WATER METER AND 5'-0" FROM BUILDING.

LEGEND

- EXISTING EASEMENT
- EXISTING ROW
- EXISTING PRUDENT LINE
- T — UNDER GROUND TELEPHONE LINE
- W — EXISTING WATERLINE
- P — OVERHEAD POWER LINE
- SAS — EXISTING SANITARY SEWER LINE
- EXISTING POWER POLE
- D — EXISTING STORM DRAIN MANHOLE
- S — EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- PROPOSED 4' DIAMETER MANHOLE
- PROPOSED SAS STUBOUT
- PROPOSED 8" GATE VALVE
- —8" SAS— PROPOSED SAS
- —8" WL— PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT W/6" GATE VALVE
- TPS / TPW — PROPOSED TOP OF SAS PIPE / PROPOSED TOP OF WL PIPE

GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED SERVICE LINES SHALL HAVE 3' MIN. BURY
2. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
3. 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, 1986 EDITION, AS AMENDED THROUGH UPDATE #6.
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6. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD HE BREAK AN EXISTING UTILITY LINE DURING CONSTRUCTION ACTIVITIES HE SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS.
8. ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, C.O.A. SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNERS AND ARE APPROXIMATE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS AND PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
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11. CONTRACTOR TO VERIFY ALL EXISTING FIRE HYDRANT FLANGES, PADS, VALVE BOXES, MANHOLE RIMS AND TOP OF PIPE ELEVATIONS IN THE FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH THE REQUIREMENTS OF STANDARD CITY DETAILS.
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14. PLUMBING (UTILITY) CONTRACTOR SHALL BE PROVIDED ELECTRONIC FILE IN AUTO CAD R14 FORMAT FOR GEOMETRIC LAYOUT OF SANITARY SEWER AND WATER MAINLINE INSTALLATION AS PART OF THIS CONTRACT.
15. CONTRACTOR SHALL OBTAIN NEW MEXICO UTILITIES SPECIFICATIONS FOR WATER & WASTE WATER FACILITIES, FOR STANDARD DRAWINGS FOR WATER METER,
16. SAS & WATER PIPES SHALL MAINTAIN A MIN. VERTICAL DISTANCE OF 18"' AND A MIN. HORIZONTAL DISTANCE OF 10' AT ALL CROSSINGS.
17. DURING CONSTRUCTION REHAB, OR REPAIR OF ANY SEWER LINE AND APPURTENANCES, ALL EXISTING SAS MAINS SHALL BE LEFT IN SERVICE TO THE EXTENT POSSIBLE. EXISTING FLOWS SHALL BE MAINTAINED BY BYPASS PUMPING WHEREVER NECESSARY. ALL EXISTING SAS LINES ENCOUNTERED SHALL BE KEPT IN SERVICE BY TRANSFERRING THEM TO NEW SEWER MAIN.
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19. CURVE LINEAR PIPING SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. MIN. RADIUS SHALL BE 350'.
20. CONTRACTOR SHALL COORDINATE W/ NM UTILITIES FOR PLACEMENT OF METER BOXES PRIOR TO CONSTRUCTION.

NEW MEXICO UTILITIES — DATE 7-25-01

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

CHRISTOPHER A. PEREA — NEW MEXICO — 13686 — 7-12-01 — REGISTERED PROFESSIONAL ENGINEER

DATE: JULY 2001
FILE NO.: X0-218-024
DESIGN: MJI
DRAWN: JLB

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
UTILITY SITE PLAN

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

City Project No. 666781 | Zone Map No. B-13 | Sheet 7 Of 19 7

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50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ADJUST EXISTING MH. RIM=5083.21 INV(SE)=TIE TO EXISTING 21" A.C. @ 5071.57 INV(NW)=5071.67
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 CONNECT TO EXISTING 21" A.C. PIPE @ MH RIM=5076.39 INV(SE)=5069.86 INV(SW)=5071.70 INV(NW)=5069.96 INV(NE)=5071.70
INSTALL 1 - 6" SEWER SERVICE CONNECTIONS PER STD DWG 2117
INSTALL 1-6" SEWER SERVICE TAP INTO EXIST. 10" SAS
INSTALL 1-45° BEND W/BLOCKING
INSTALL 1-2" SERVICE CONNECTION 1-2" WATER METER PER NM. UTILITIES STD DWG 27 LF 2" WL 3' MIN. BURY (TYP.)
INSTALL 1-6" SEWER SERVICE TAP INTO EXIST. 10" SAS
REMOVE & DISPOSE EXIST. MH INSTALL 1 - 4' DIA TYPE "C" MH PER STD DWG 2101 CONNECT 21"x232 LF OF SANITARY SEWER PIPE RIM=5094.45 INV(SE)=5078.41 INV(NW)=5078.51
INSTALL 1-45° BEND W/BLOCKING (VERIFY)
INSTALL 1-8" GATE VALVE 1-TYPE "A" VALVE BOX PER STD DWG 2325
FIELD VERIFY MH RIM & INVERTS CONTRACTOR SHALL ADJUST MH RIM TO FINISHED GRADE & PIPE INVERTS SHALL MAINTAIN 0.5 % MIN. SLOPE
REMOVE & DISPOSE EXIST. MH INSTALL 1 - 4' DIA TYPE "C" MH PER STD DWG 2101 CONNECT 21"x100 LF OF SANITARY SEWER PIPE RIM=5086.60 INV(SE)=5073.67 INV(NW)=5073.77
ADJUST EXISTING MH. RIM=5105.50 INV(SE)=5092.81 (FIELD VERIFY) INV(NW)=MATCH EXIST. CONNECT TO MH W/ 21"x273 LF OF SANITARY SEWER PIPE FIELD VERIFY
INSTALL 1-6" FIRE HYDRANT PER STD DWG 2340 1-6" GATE VALVE 1-8"x8"x6" TEE 4' MIN. BURY (TYP.)
INSTALL 1-45° BEND W/BLOCKING (VERIFY)
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5101.45 INV(S)=5095.22
INSTALL 1-6" ERVICE CONNECTION PER STD DWG 2117
INSTALL CURVELINEAR PIPE
INSTALL 1-6" SEWER SERVICE CONNECTION W/ WYE CONNECTION
INSTALL 1-1 1/2" SERVICE CONNECTION 1-1 1/2" WATER METER PER NM. STD DWG 13 LF 1 1/2" WL 3' MIN. BURY (TYP.)
INSTALL 1-2" SERVICE CONNECTION 1-2" WATER METER PER NM. STD DWG 25 LF 2" WL 3' MIN. BURY (TYP.)
INSTALL 1-6" FIRE HYDRANT PER STD DWG 2340 1-6" GATE VALVE 1-8"x8"x6" TEE 4' MIN. BURY (TYP.)
INSTALL 1-8" GATE VALVE 1-TYPE "A" VALVE BOX PER STD DWG 2325
INSTALL 1-8"x8"x8" TEE W/ BLOCKING
REMOVE EXIST 8" CAP MAKE 1-NON-PRESSURIZED CONNECTION TO EXIST. 8" WL STUBOUT W/ BLOCKING FIELD VERIFY
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5095.12 INV(NE)=5084.12 INV(NW)=5084.22 INV(S)=5084.22
INSTALL 1-8"x8"x8" TEE W/ BLOCKING
INSTALL 1-1 1/2" SERVICE CONNECTION 1-1 1/2" WATER METER PER NM. STD DWG 15 LF 1 1/2" WL 3' MIN. BURY (TYP.)
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5100.12 INV(SW)=5091.96 INV(NE)=5091.96 INV(SE)=5091.96
INSTALL 2 - 6" SEWER SERVICE CONNECTIONS PER STD DWG 2117
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5098.53 INV(SE)=5089.92 INV(NE)=5090.02 INV(N)=5090.02
INSTALL 3-6" SEWER SERVICE CONNECTION W/ WYE CONNECTION
INSTALL 1-2" SERVICE CONNECTION 1-2" WATER METER PER NM. STD DWG 25 LF 2" WL 3' MIN. BURY (TYP.)
INSTALL 1-8" GATE VALVE 1-TYPE "A" VALVE BOX PER STD DWG 2325
INSTALL 1-8"x8"x8" TEE W/ BLOCKING
INSTALL 1-6" SEWER SERVICE CONNECTION W/ WYE CONNECTION
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5097.75 INV(N)=5087.22
INSTALL 1-6" SEWER SERVICE CONNECTION PER STD DWG 2117
INSTALL 1-22.5° BEND W/BLOCKING
INSTALL 1-8" GATE VALVE 1-TYPE"A" VALVE BOX PER STD DWG 2325
INSTALL 1-8"x8"x8" TEE W/ BLOCKING PER STD DWG 2325
INSTALL 1-8" GATE VALVE 1-TYPE"A" VALVE BOX PER STD DWG 2325
INSTALL 1-2" SERVICE CONNECTION 1-2" WATER METER PER NM. UTILITIES STD DWG 34 LF 2" WL 3' MIN. BURY (TYP.)
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5081.27 INV(NE)=5074.46 INV(SW)=5074.56
INSTALL 2 - 6" SEWER SERVICE CONNECTIONS PER STD DWG 2117
INSTALL 1-2" SERVICE CONNECTION 1-2" WATER METER PER NM. UTILITIES STD DWG 40 LF 2" WL 3' MIN. BURY (TYP.)
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5085.39 INV(NE)=5077.66 INV(SW)=5077.76
INSTALL 2 - 6" SEWER SERVICE CONNECTIONS PER STD DWG 2117
INSTALL 1-6" FIRE HYDRANT PER STD DWG 2340 1-6" GATE VALVE 1-8"x8"x6" TEE 4' MIN. BURY
INSTALL 1-4' DIA TYPE "C" MH PER STD DWG 2101 RIM=5090.68 INV(SW)=5081.22 INV(NE)=5081.12
INSTALL 1-45° BEND W/ BLOCKING
MATCH LINE SEE SHEET C-18
AS-BUILT
EXISTING 8" WL STUB
IRVING BOULEVARD NW (60' ROW)
TPS=70.64 TPW=72.81
TPS=72.57 TPW=70.30
TPS=73.71 TPW=71.50
TPS=73.20 TPW=71.20
TPS=74.03 TPW=71.80
TPS=76.18 TPW=73.00
TPS=76.87 TPW=74.65
TPS=78.35 TPW=76.18
TPS=86.86 TPW=89.10
TPS=90.89 TPW=93.06
TPS=84.49 TPW=86.66
10' MIN. (TYP.)
21" SAS @ S=2%
8"SAS @ S=2%
8"SAS @ S=1.6%
8"SAS @ S=0.6%
6"SAS
8"WL
SYS-9
10" SAS EXIST.
21" SAS EXIST.

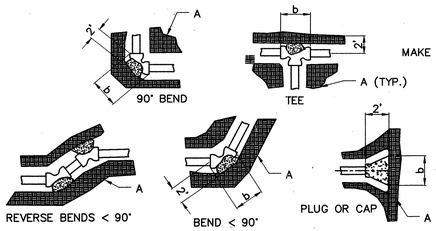
GENERAL NOTES:

1. THE ENGINEER SHALL PROVIDE DESIGN FOR ALL JOINTS GREATER THAN 14".
2. CONCRETE BLOCK DETAILS AS PER COA STD DWGS 2320.

PIPE SIZE	ELBOW ANGLE	ELBOW (b) ANGLE	ELBOW (h) ANGLE	TEE OR PLUG (b) DIM.	TEE OR PLUG (h) DIM.
4"				2'	1'
4"	22½° 11¼°	2'	2'		
6"				2'	2'
6"	90° 45°	2'	2'		
6"	22½° 11¼°	2'	2'		
8"				3'	3'
8"	90°	3'	3'		
8"	45°	2'	2'		
8"	22½° 11¼°	2'	2'		
10"				3'	3'
10"	90°	3'-6"	3'-6"		
10"	45°	3'	3'		
10"	22½° 11¼°	2'	2'		
12"				3'-6"	3'-6"
12"	90°	4"	4"		
12"	45°	3'-6"	3'-6"		
12"	22½° 11¼°	2'	2'		
14"				4'	4'
14"	90°	5'	5'		
14"	45°	3'-6"	3'-6"		
14"	22½° 11¼°	3'	3'		

CONSTRUCTION NOTES:

A. UNDISTURBED EARTH
B. O.D. OF PIPE + 6"
C. O.D. OF CAP OR PLUG, MIN. 12"x 12"



THRUST BLOCK DETAILS
NTS

GENERAL NOTES

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- —8" SAS— PROPOSED SAS
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NEW MEXICO UTILITIES — DATE 7-K-01

AS-BUILT: 4/08/03 CLOUDED AREA ON IRVING BLVD NW

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FILE NO.: X0-218-024
DESIGN: SJS
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City Project No. 666781 | Zone Map No. B-13 | Sheet 8 Of 19

Drawings\C18VSP8854.dwg\C18VSP8854.dwg, 07/26/2001 09:37:16 AM, MP7

SCANNED BY PLANNING

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORK SITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 7:00 A.M. OR END WORK AFTER 7:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. 24 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

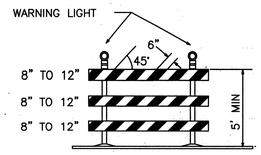
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.

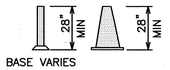
SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. TWO-WAY TRAFFIC MUST BE MAINTAINED ON EAGLE RANCH ROAD AT ALL TIMES. NO TRAFFIC SPLITS WILL BE ALLOWED.

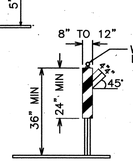
2. ALL LANE CLOSURES ON EAGLE RANCH ROAD ARE SUBJECT TO ARTERIAL/COLLECTOR ROAD USAGE FEES OF $0.01 PER SF OF BARRICADED AREA PER DAY.



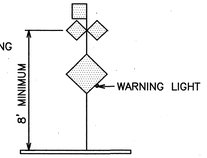
TYPE III BARRICADE



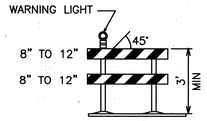
CONES



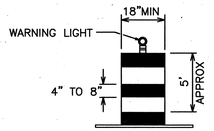
VERTICAL PANEL



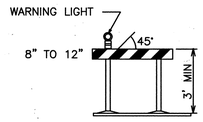
HIGH LEVEL WARNING DEVICE



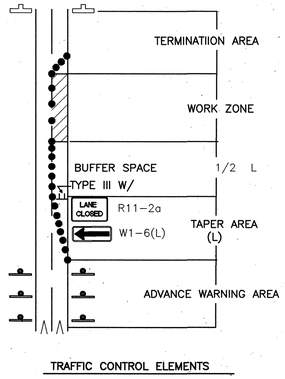
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- VERTICAL PANEL
- WARNING SIGN
- D — DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S — SPACING BETWEEN BARRICADES – A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
- L — TAPER LENGTH – SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

SPEED LIMIT (MPH)	TAPER LENGTH(L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

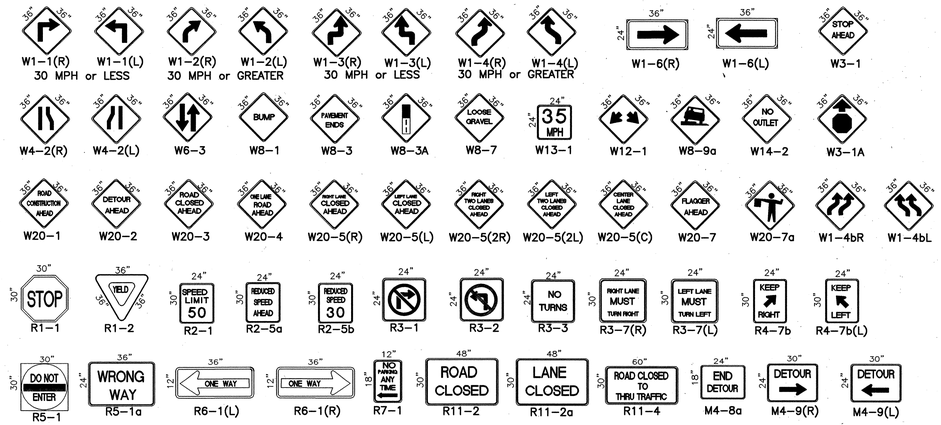
SPEED LIMIT

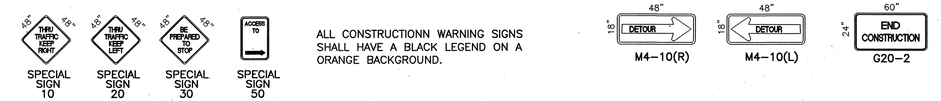
40 MPH OR LESS $L = \frac{WS^2}{60}$

40 MPH OR GREATER $L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS





ALL CONSTRUCTIONN WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
ROUGH GRADING ACCEPTANCE BY — DATE
FIELD INSPECTION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
JAMES CHRISTOPHER A. PEREA
NEW MEXICO
13686
9-12-01
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		DESIGN	JULY 2001
		REVISIONS	JULY 2001
		DESIGNED BY COA	JULY 2001
		DRAWN BY COA	
		CHECKED BY COA	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

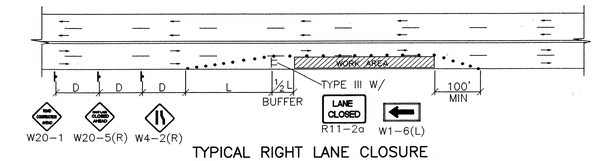
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

COA STD

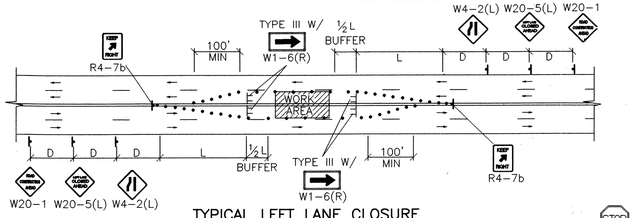
Project No.	Map No.	Sheet 9 Of 19
666781	B-13	9

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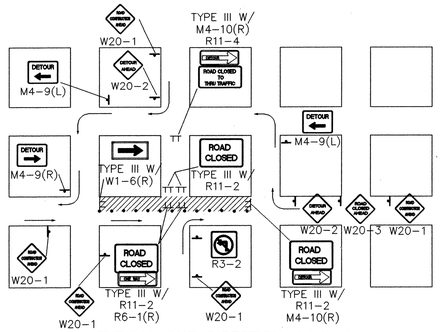
SCANNED BY PLANNING



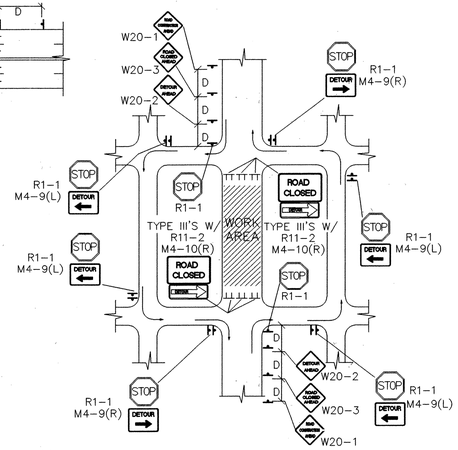
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

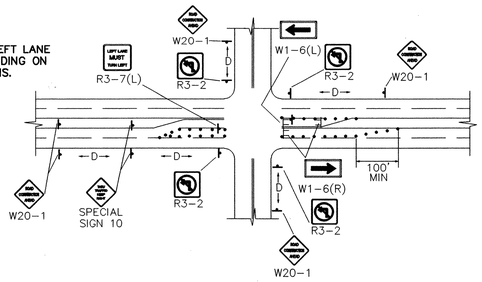


TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

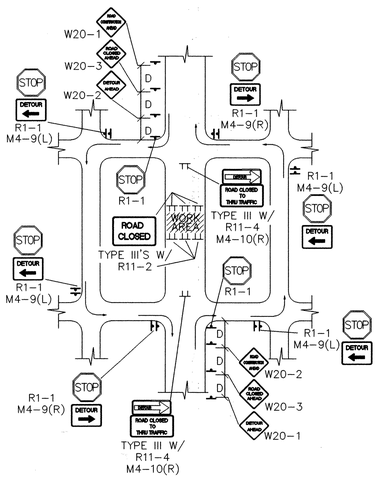
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

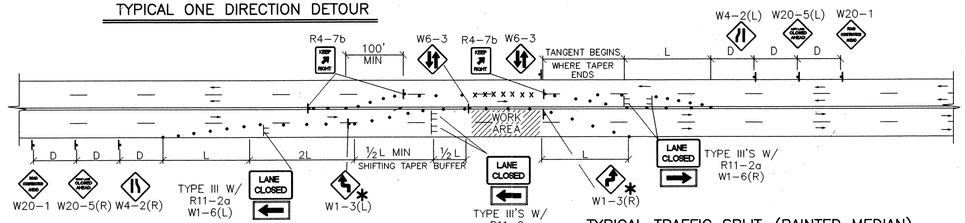
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

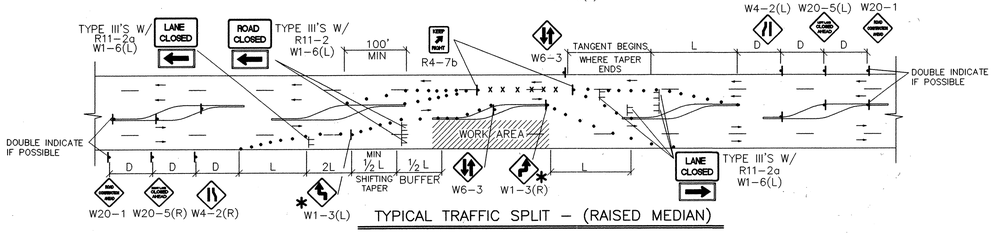


TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



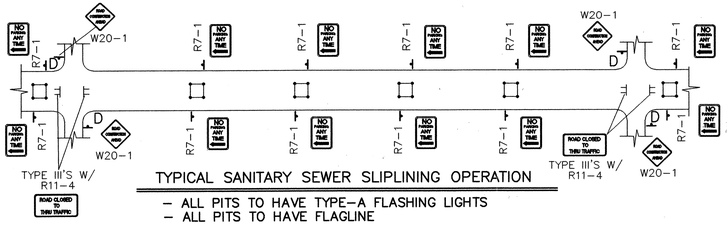
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



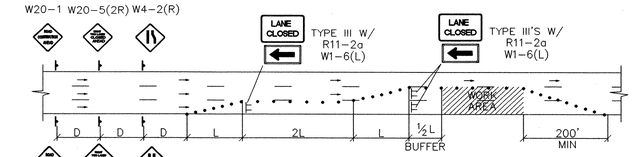
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

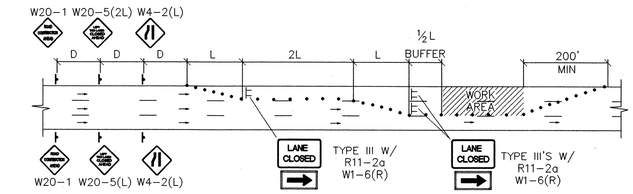
GENRAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

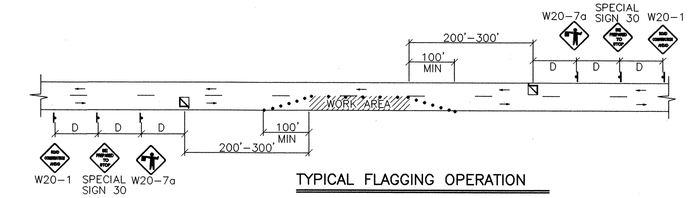
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



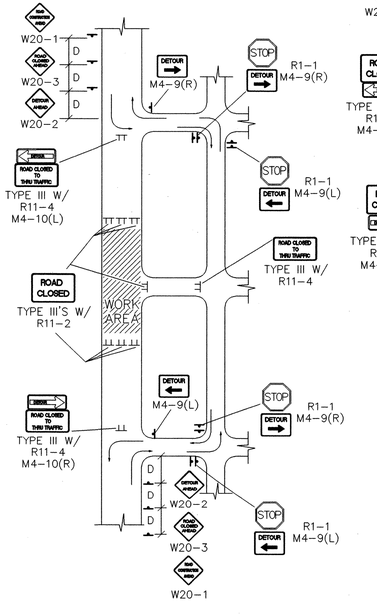
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

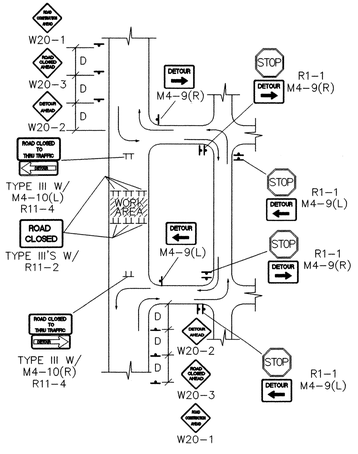


TYPICAL FLAGGING OPERATION



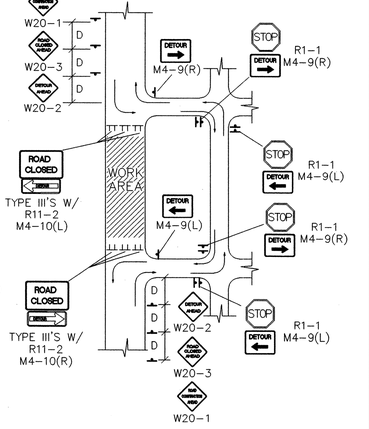
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

BENCH MARKS

AS-BUILT INFORMATION

CONTRACTOR DATE

WORK STAKED BY DATE

INSPECTOR'S ACCEPTANCE BY DATE

FIELD VERIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

ENGINEER'S SEAL

CHARLES A. PEREA
NEW MEXICO
13666
01-12-01
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY RICHARD ROYBAL P.E.	JULY 2001
		DRAWN BY CADD. - APV	JULY 2001
		CHECKED BY	JULY 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

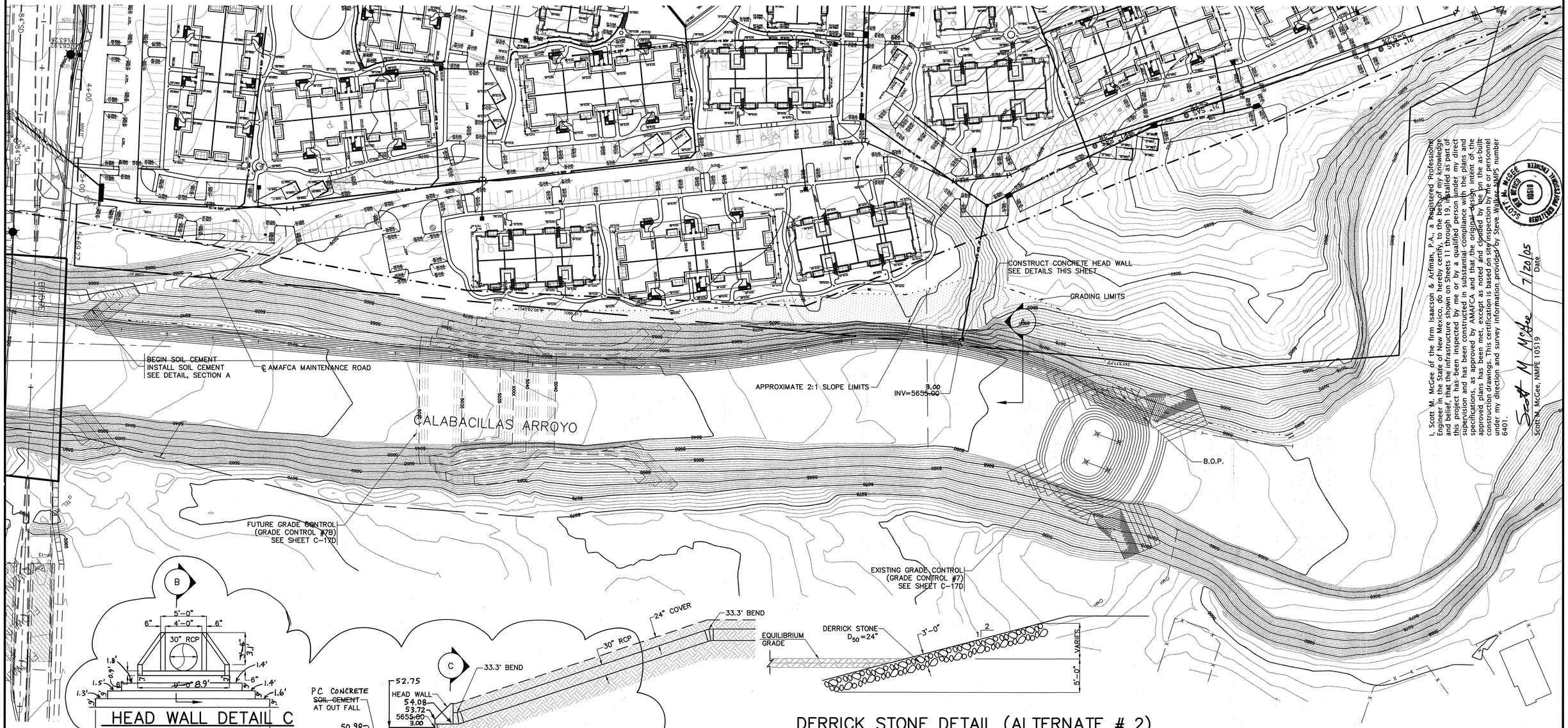
ASPEN RANCH APARTMENTS
TRAFFIC CONTROL SIGNING EXAMPLES

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION	COA STD		WASTE WATER		
HYDROLOGY					

Project No.	Map No.	Sheet 10 Of 19
666781	B-13	10

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SCANNED BY PLANNING



NOTE:

1. SUBGRADE PREPARATION UNDER THE FIRST LIFT OF SOIL CEMENT SHALL CONSIST OF PRE-SOAKING AND COMPACTION WITH 20 PASSES OF A VIBRATING ROLLER. (INCIDENTAL TO CONSTRUCTION)
2. SOIL CEMENT STEPS SHALL BE WELL COMPACTED, UNIFORM AND CONSOLIDATED TRAVERSIBLE STEPS.
3. COMPACTED SOIL CEMENT LAYERS MAY VARY IN DEPTH FROM 8" TO 14". FINAL GRADES MUST MEET 0.05 FEET OF GRADES SPECIFIED.
4. ALL EXCESS EXCAVATED MATERIAL SHALL BE PLACED IN THE ARROYO PER THE DIRECTION OF THE ENGINEER. PAYMENT WILL BE INCIDENTAL TO "EXCAVATION FOR SOIL CEMENT".

NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884-2215, JERRY LOVATO.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R./W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: Lynn M Mayer 9-25-01
(FOR AMAFCA) DATE

I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, detailed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clarified by the lpn the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Wall, NMPS number 6401.

Scott M. McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

CHRISTOPHER A. PEREA NEW MEXICO 13686 9-12-01 REGISTERED PROFESSIONAL ENGINEER

DATE: SEPT. 2001
FILE NO.: X0-218-024
DESIGN: MJI
DRAWN: JLB

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS DRAINAGE OUTLET PLAN

Design Review Committee: APPROVED OCT 2 2001 DESIGN REVIEW COMMITTEE

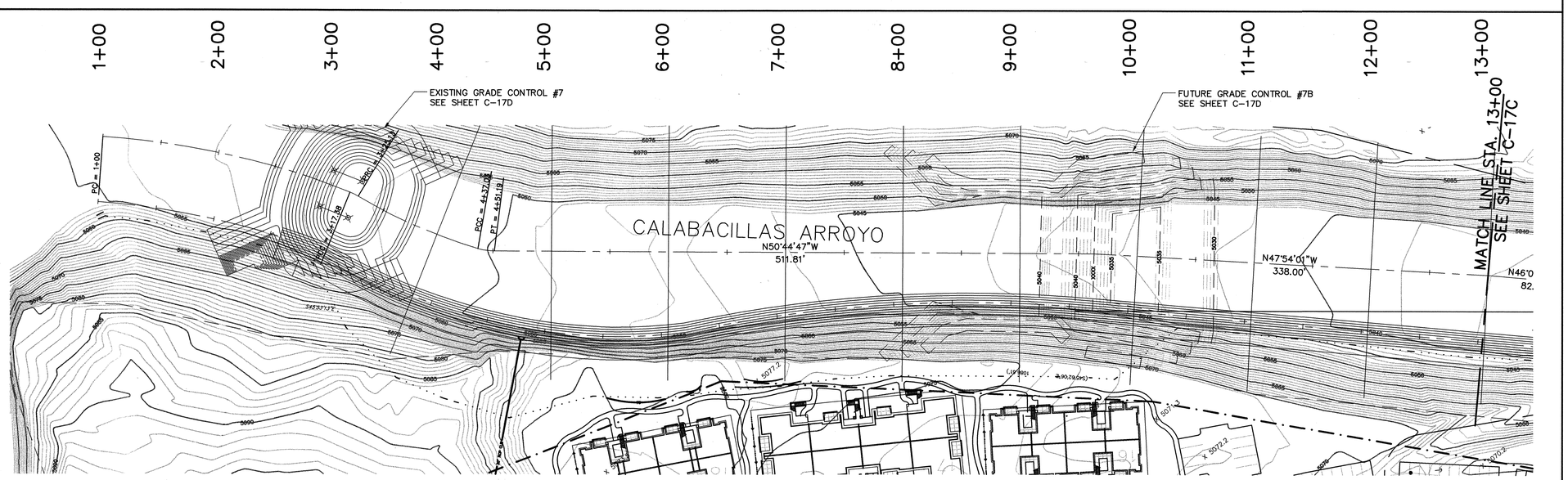
City Engineer Approval

Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 666781 | Zone Map No. B-13 | Sheet 11 of 19

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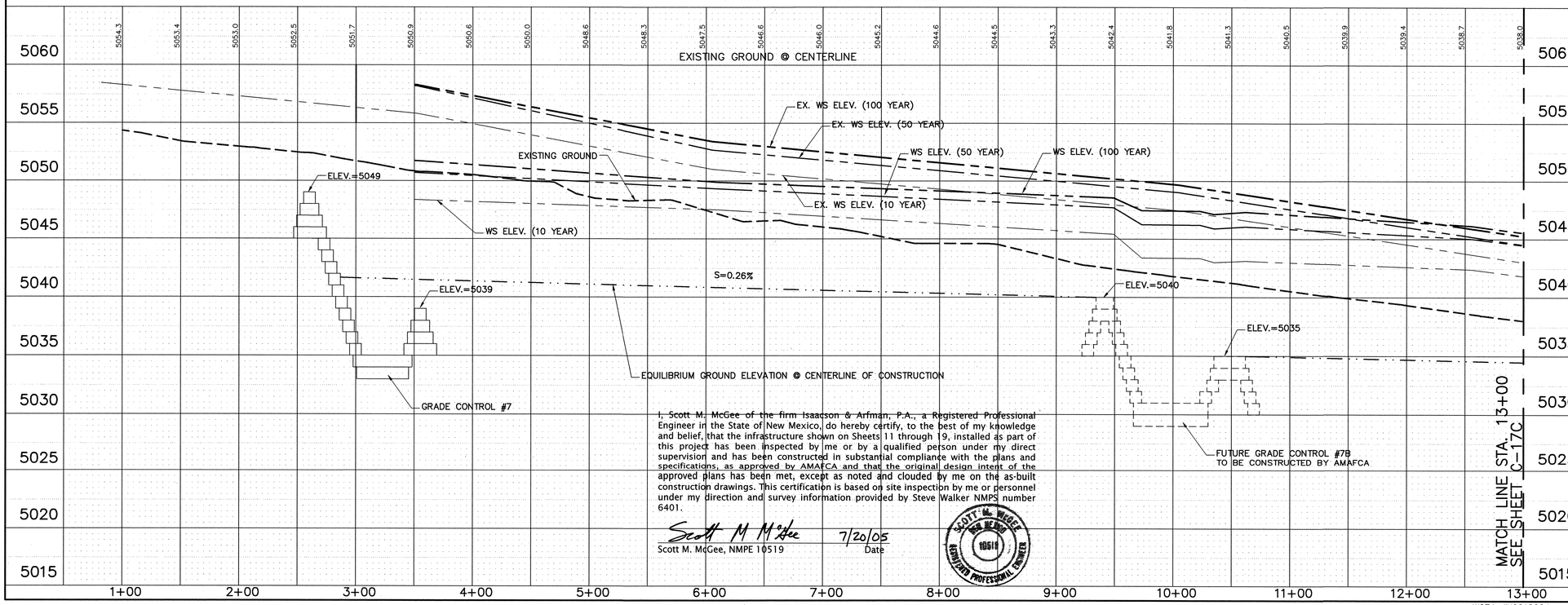
SCANNED BY PLANNING



PLAN

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'

PROFILE – PROPOSED WS ELEVATION



I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker NMPS number 6401.

Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

WCEA #X0218024
JUNE 2001

AMAFCA NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48–HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884–2215, JERRY LOVATO.
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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT–OF–WAY: Raymond Mayer 9-25-01
(FOR AMAFCA) DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS PLAN & PROFILE

Design Review Committee — APPROVED — OCT 2 2001 — DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update: Mo./Day/Yr.

City Project No. 666781 | Zone Map No. B–13 | Sheet 12 of 19

WILSON & COMPANY

ENGINEER'S SEAL
ROBERT A. PEREA
NEW MEXICO
13686
9-12-01
REGISTERED PROFESSIONAL ENGINEER

AS–BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
AS–BUILT VERIFICATION BY DATE
DRAWINGS COMPLETED BY DATE

MICRO–FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "4–B13"
NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE
(NAD 27) AS PUBLISHED. Y=1,525,104.55
X=375,489.27 COMBINED GROUND TO GRID FACTOR=0.9996705 DELTA ALPHA =–00°14'25"
ELEV.=5169.511 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

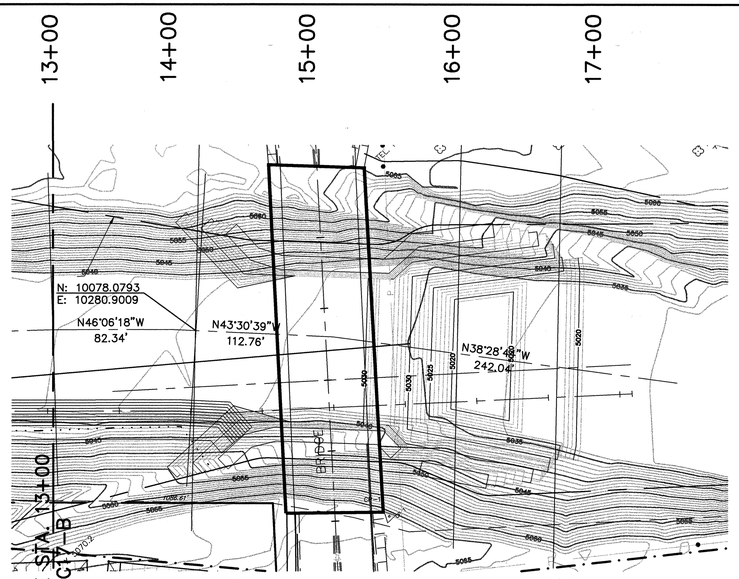
NO.	BY	DATE

REVISIONS

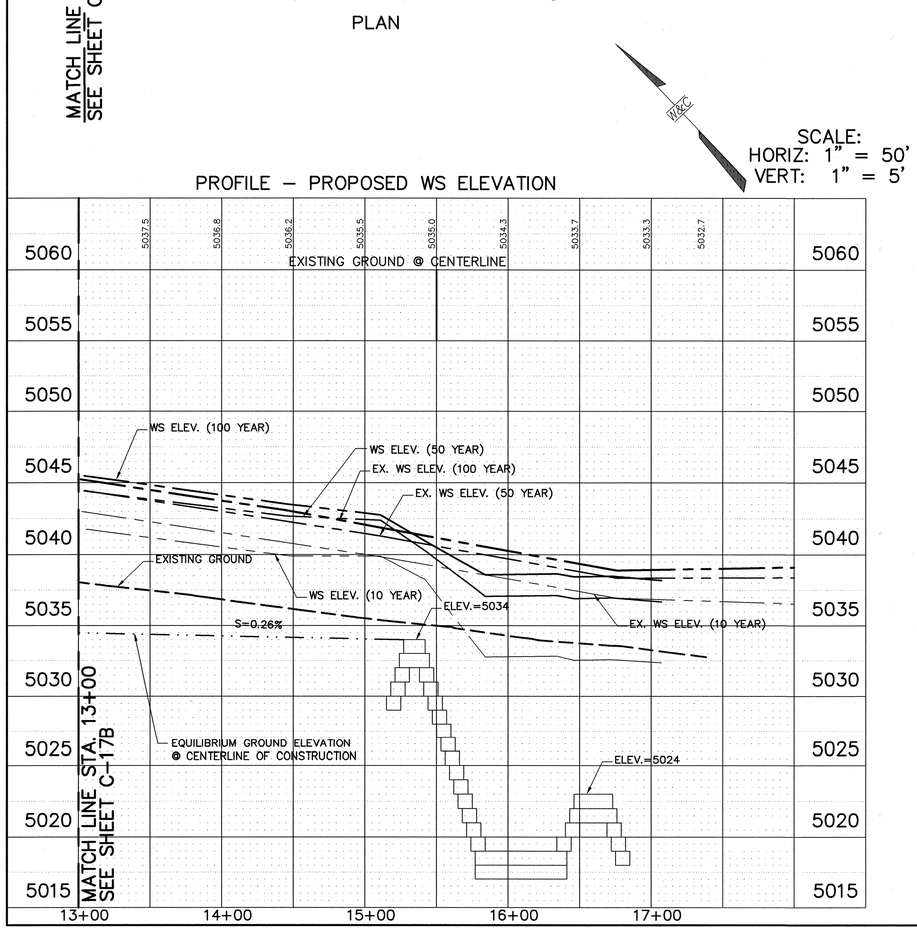
NO.	DATE	REMARKS	BY
		WILSON & COMPANY, ENGINEERS & ARCHITECTS	
		DESIGNED BY	MJI SEPT. 2001
		DRAWN BY	JLB SEPT. 2001
		CHECKED BY	DSA SEPT. 2001

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SCANNED BY
PLANNING



PLAN



I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker, Number 6401.

Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

AMAFCA NOTES:

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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT–OF–WAY: Lynn M. Mayo 9-25-01
(FOR AMAFCA) DATE

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "4–B13"
NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE (NAD 27) AS PUBLISHED. Y=1,525,104.55 X=375,489.27 COMBINED GROUND TO GRID FACTOR= 0.9996705 DELTA ALPHA =–00°14'25"
ELEV.=5169.511 (SLD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

AS–BUILT INFORMATION

CONTRACTOR
WORK STAKED BY: DATE
INSPECTIONS ACCEPTANCE BY: DATE
FIELD REVISIONS BY: DATE
DRAWINGS CORRECTED BY: DATE

MICRO–FILM INFORMATION

RECORDED BY: DATE
NO.

ENGINEER'S SEAL

CHRISTOPHER A. PERREA NEW MEXICO 13686 REGISTERED PROFESSIONAL ENGINEER 9-12-01

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY MJI SEPT. 2001
DRAWN BY JLB SEPT. 2001
CHECKED BY DSA SEPT. 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS PLAN & PROFILE

Design Review Committee
APPROVED OCT 25 2001 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update

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

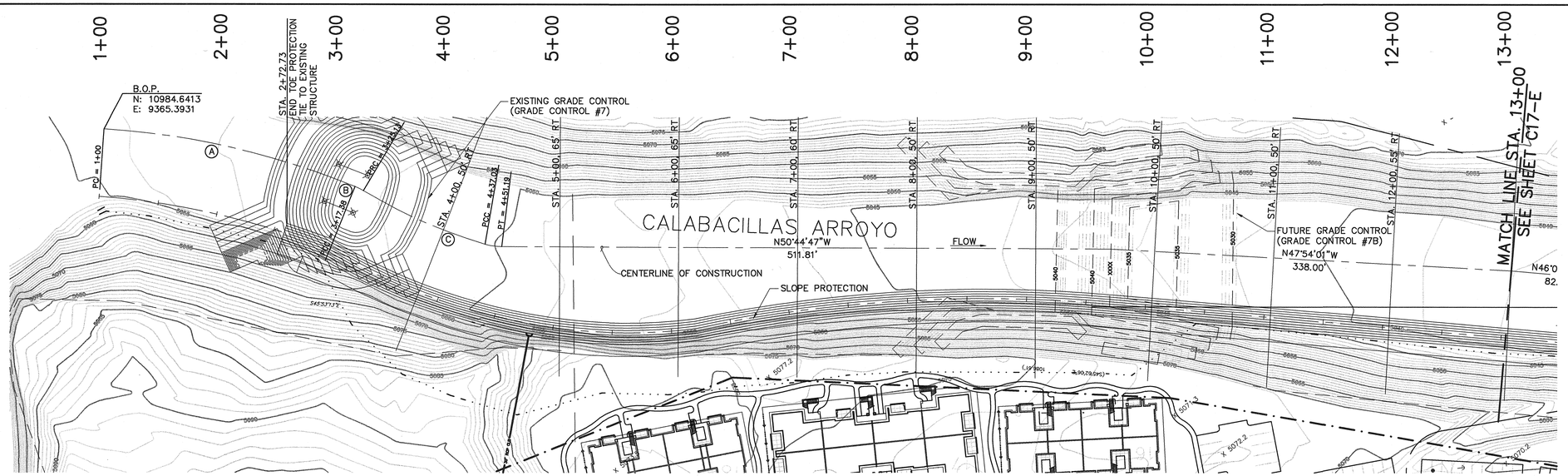
WCEA #X0218024
JUNE 2001

City Project No. 666781
Zone Map No. B–13
Sheet 13 Of 19
13

WILSON & COMPANY

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SCANNED BY PLANNING



PLAN

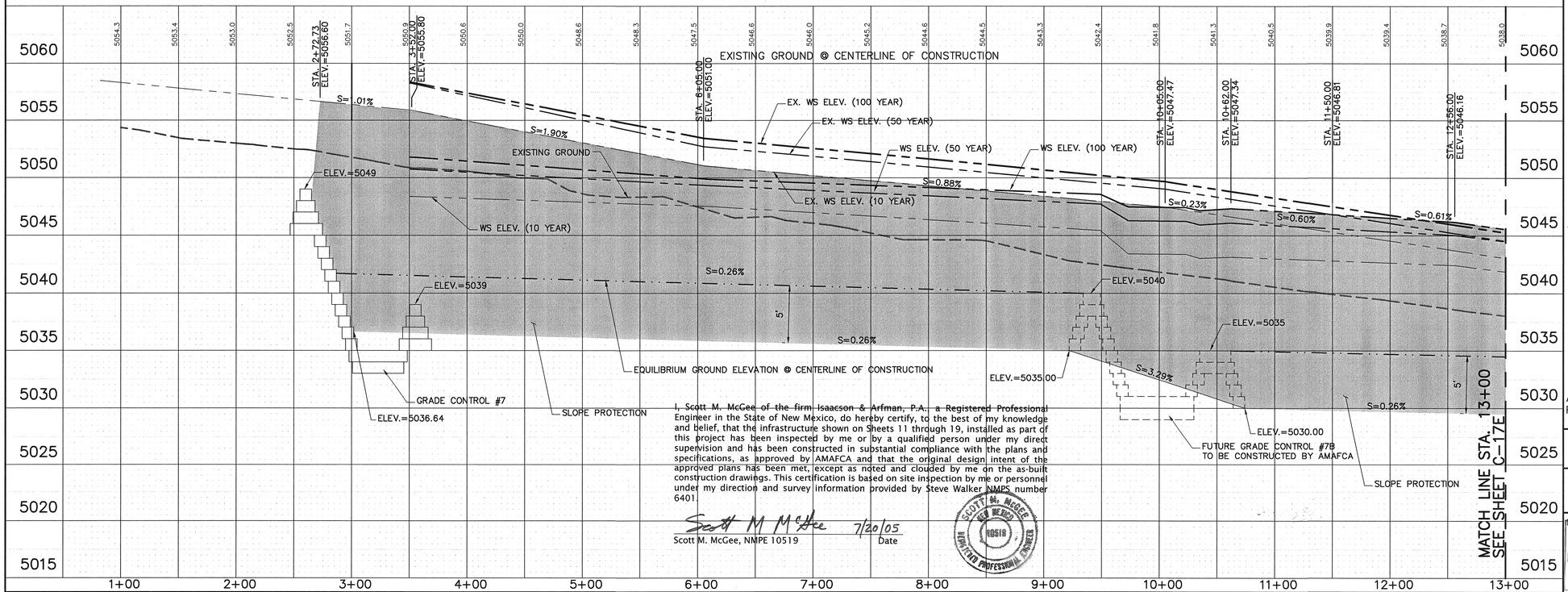
Ⓐ △ = 18°01'16"
L = 217.38'
R = 691.12'
T = 109.59'

Ⓑ △ = 14°19'53"
L = 111.91'
R = 447.39'
T = 56.25'

Ⓒ △ = 16°13'31"
L = 14.16'
R = 50.00'
T = 7.13'

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'

PROFILE – EXISTING WS ELEVATION



I, Scott M. McGee of the firm Isaacson & Arfman, P.A. a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker NMPS number 6401.

Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

WCEA #X0218024
JUNE 2001

CONSTRUCTION NOTES:

1. SHADED AREA REPRESENTS VERTICAL LIMITS OF DERRICK STONE OR SOIL CEMENT CONSTRUCTION.
2. MATERIAL REMOVED FOR CONSTRUCTION SHALL BE REPLACED. CHANNEL SHALL BE REPLACED AS CLOSE AS PRACTICAL, TO PRE-CONSTRUCTION CONDITION.

NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884-2215, JERRY LOVATO.
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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: Lynnm. Mayo 9-25-01
(FOR AMAFCA) DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS PLAN & PROFILE

Design Review Committee: APPROVED OCT 2 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr.

City Project No. 666781
Zone Map No. B-13
Sheet 14 Of 19

WILSON & COMPANY

ENGINEER'S SEAL
CHRISTOPHER A. PEREZ NEW MEXICO 13686 9-12-01 REGISTERED PROFESSIONAL ENGINEER

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STARTED BY — DATE
INSPECTOR'S FIELD ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "4-B13"
NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE
(NAD 27) AS PUBLISHED. Y=1,525,104.55
X=375,489.27 COMBINED GROUND TO GRID FACTOR=
0.9996705 DELTA ALPHA =-00°14'25"
ELEV.=5169.511 (SLD 1929)

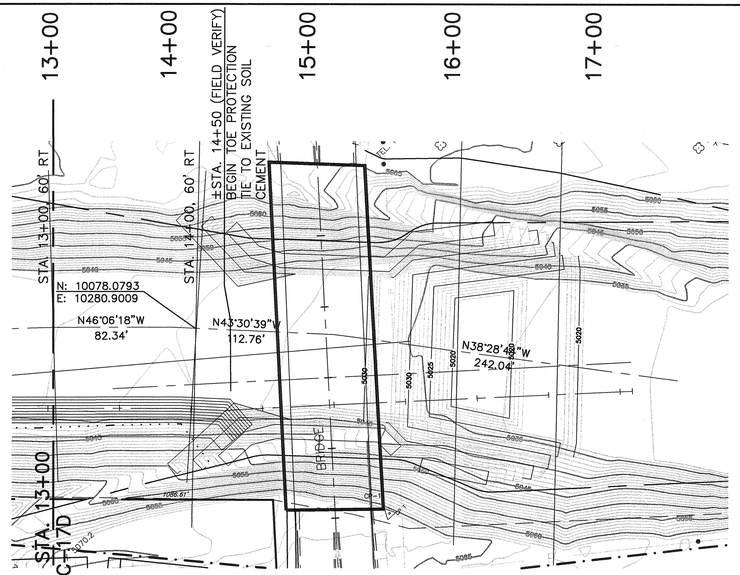
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY MJI SEPT. 2001
DRAWN BY JLB SEPT. 2001
CHECKED BY DSA SEPT. 2001

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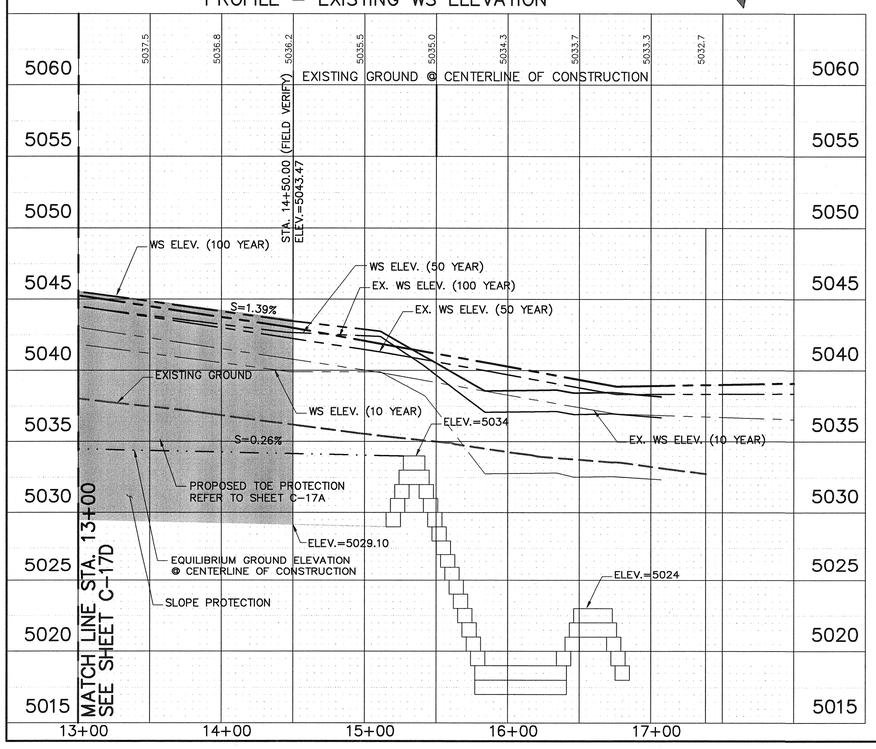
SCANNED BY PLANNING



PLAN

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'

PROFILE – EXISTING WS ELEVATION



CONSTRUCTION NOTES:

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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: Lynnm.mayer 9-25-01
(FOR AMAFCA) DATE

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Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

AS-BUILT INFORMATION

CONTRACTOR
WORK STARTED BY: DATE
INSPECTOR'S ACCEPTANCE BY: DATE
FINAL VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE

MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "4-B13"
NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE
(NAD 27) AS PUBLISHED. Y=1,525,104.55
X=375,489.27 COMBINED GROUND TO GRID FACTOR= 0.9996705 DELTA ALPHA =-00°14'25"
ELEV.=5169.511 (1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTOPHER A. PEREA NEW MEXICO 13686 9-12-01 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY MJI SEPT. 2001
DRAWN BY JLB SEPT. 2001
CHECKED BY DSA SEPT. 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS PLAN & PROFILE

Design Review Committee: APPROVED OCT 2 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

WCEA #X0218024
JUNE 2001

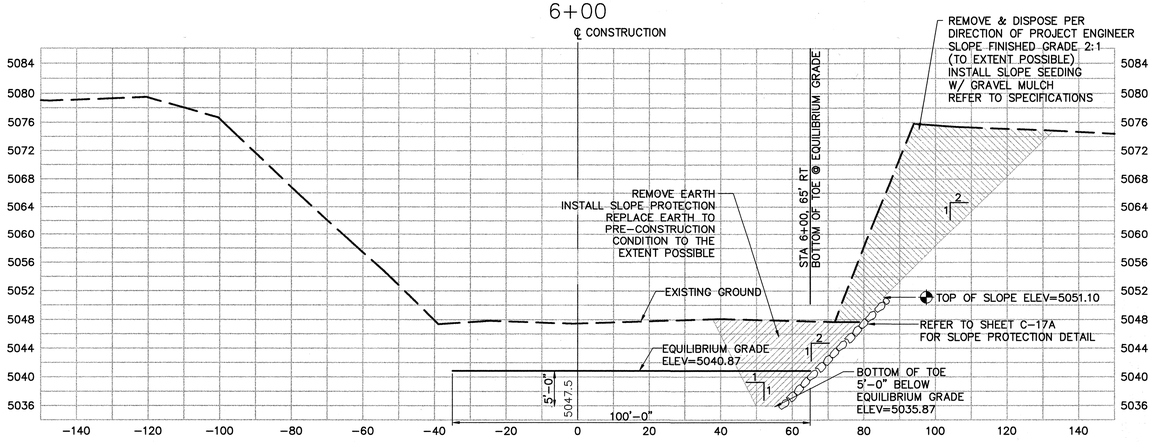
City Project No. 666781
Zone Map No. B-13
SHEET 15 OF 19
15

WILSON & COMPANY

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SCANNED BY PLANNING

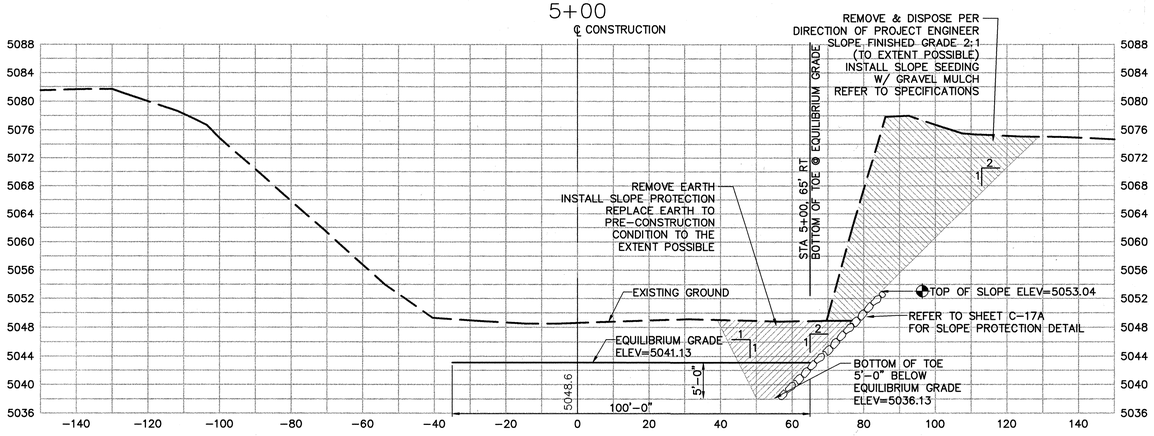
6+00



NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

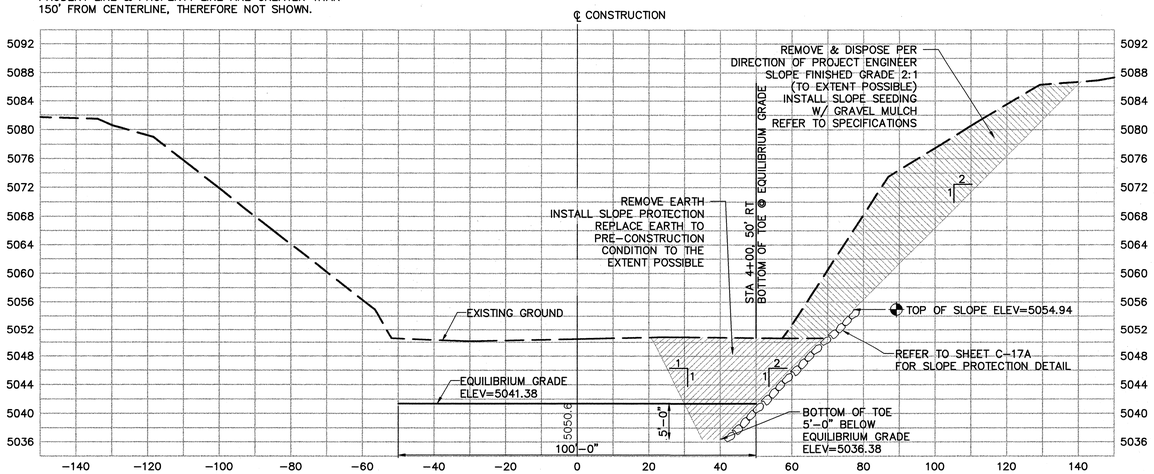
5+00



NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

4+00



NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

SCALE:
HORIZ: 1" = 20'
VERT: 1" = 10'

I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker, NMPS number 6401.

Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

SECTION 1012
NATIVE GRASS SEEDING

SEED MIXTURE

VARIETY/ COMMON NAME	GENUS/SPECIES	P.L.S/ACRE
"PALOMA" INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	5.0
"VIVA" GALLETA GRASS	HILARIA JAMESII	1.0
"NINER" SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	3.0
"HATCHITA" BLUE GRAMA	BOUTELOUA GRACILIS	1.0
SAND DROPSEED (NM REGION)	SPOROBOLUS CRYPTANDRUS	1.0
FOURWING SALTBUSH (NM REGION)	ATRIPLEX CANESCENS (DE-WINGED)	1.0
TOTAL RATE		12.0 LBS/ACRE

NOTE: REFER TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION FOR FULL DESCRIPTION OF SEEDING SPECIFICATION

NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884-2215, JERRY LOVATO.
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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: Lynn Mayer 10-25-01
(FOR AMAFCA) DATE

AS-BUILT INFORMATION
CONTRACTOR
WORK INSPECTED BY — DATE
INSPECTOR'S FINAL ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS COMPILED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "2-B13", SET IN THE TOP OS A CONCRETE POST 0.2' BELOW THE GROUND. STATION IS LOCATED 8.5 MILES NW OF DOWNTOWN ALBUQUERQUE
ELEV.=5168.204 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES BY — DATE

ENGINEER'S SEAL
LYNN A. MAYER A. PEREA NEW MEXICO 13686 9-12-01 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		WILSON & COMPANY, ENGINEERS & ARCHITECTS	
		DESIGNED BY	MJI JULY 2001
		DRAWN BY	JLB JULY 2001
		CHECKED BY	DSA JULY 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS CROSS SECTIONS

Design Review Committee: APPROVED OCT 2 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

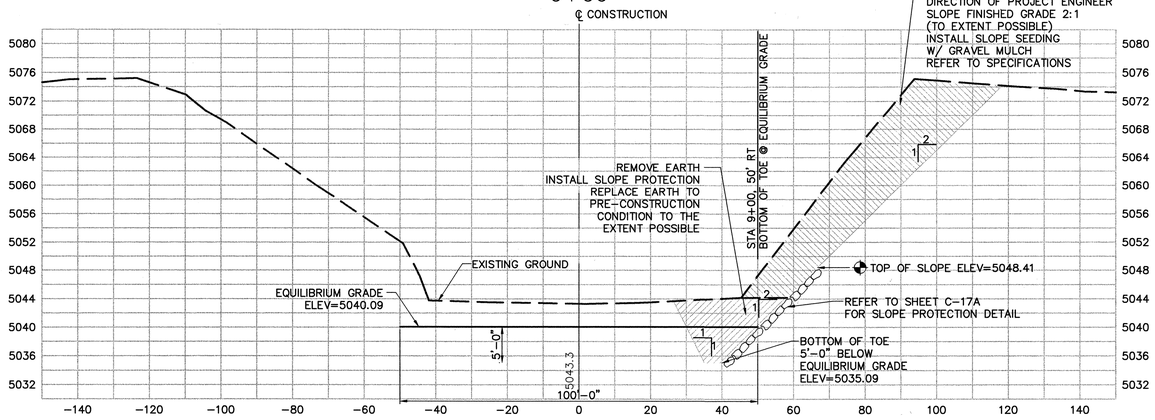
City Project No. 666781 | Zone Map No. B-13 | Sheet 16 of 19 (16)

WILSON & COMPANY

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SCANNED BY PLANNING

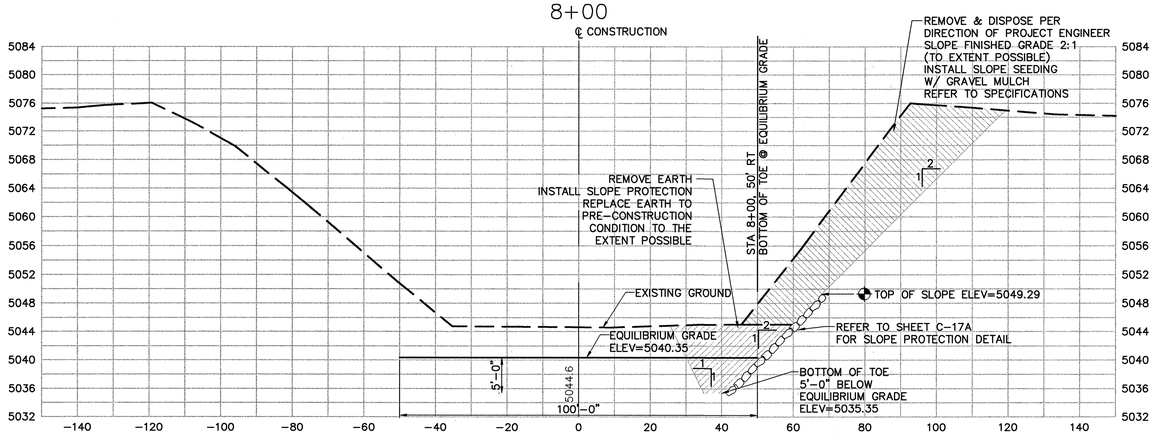
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NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

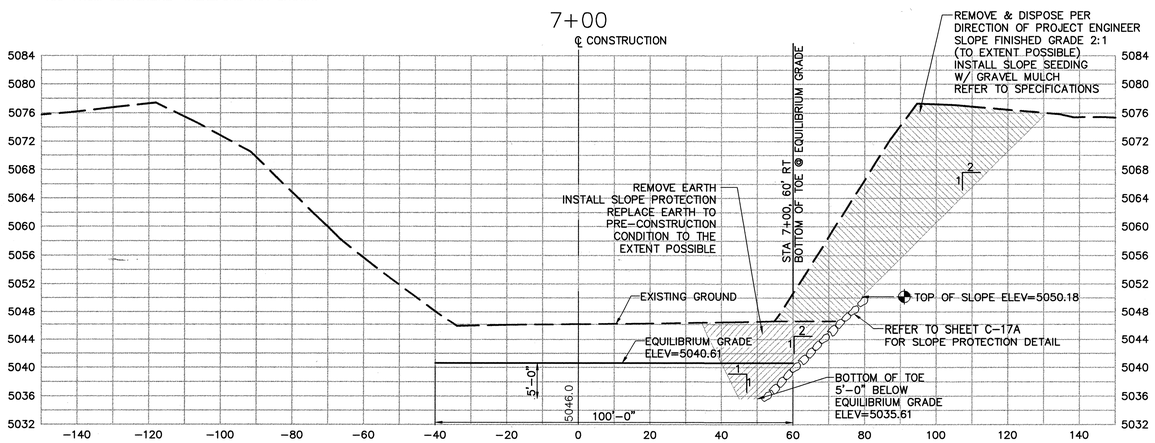
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NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

7+00



NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

SCALE:
HORIZ: 1" = 20'
VERT: 1" = 10'

SECTION 1012
NATIVE GRASS SEEDING

SEED MIXTURE

VARIETY/ COMMON NAME	GENUS/SPECIES	P.L.S/ACRE
"PALOMA" INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	5.0
"VIVA" GALLETA GRASS	HILARIA JAMESII	1.0
"NINER" SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	3.0
"HATCHITA" BLUE GRAMA	BOUTELOUA GRACILIS	1.0
SAND DROPSEED (NM REGION)	SPOROBOLUS CRYPTANDRUS	1.0
FOURWING SALTBUSH (NM REGION)	ATRIPLEX CANESCENS (DE-WINGED)	1.0
TOTAL RATE		12.0 LBS/ACRE

NOTE: REFER TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION FOR FULL DESCRIPTION OF SEEDING SPECIFICATION

I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker NMPS number 6401.

Scott M McGee — 7/20/05
Scott M. McGee, NMPE 10519 — Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884-2215, JERRY LOVATO.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48-HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.

APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: _____ (FOR AMAFCA) 10-25-01 DATE

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

BENCH MARKS
STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "2-B13", SET IN THE TOP OS A CONCRETE POST 0.2' BELOW THE GROUND. STATION IS LOCATED 8.5 MILES NW OF DOWNTOWN ALBUQUERQUE
ELEV.=5168.204 (SLD 1929)

AS-BUILT INFORMATION
CONTRACTOR
WORK INSPECTOR BY — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
CHRISTOPHER A. PEREA NEW MEXICO 13686 9-12-01 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY: MJI — JULY 2001
DRAWN BY: JLB — JULY 2001
CHECKED BY: DSA

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS CROSS SECTIONS

Design Review Committee: APPROVED OCT 2 3 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

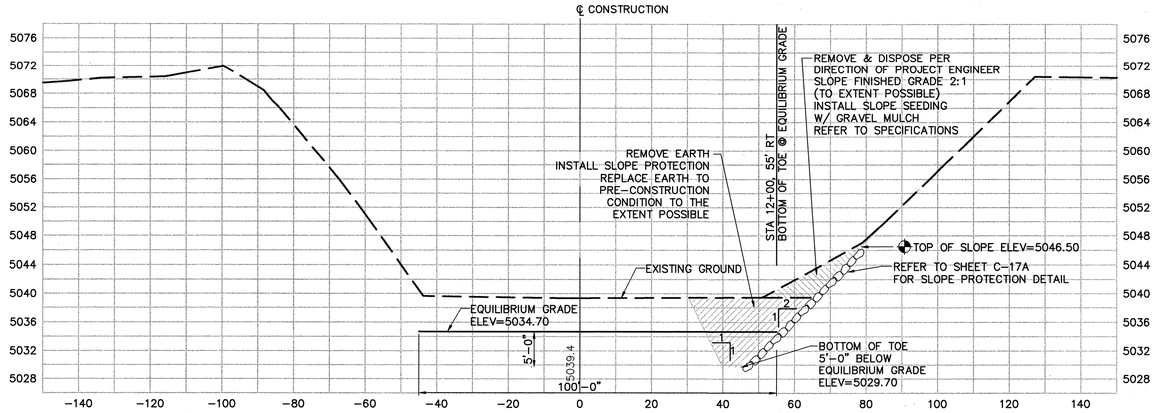
City Project No. 666781 | Zone Map No. B-13 | Sheet 17 of 19 (17)

WILSON & COMPANY

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SCANNED BY PLANNING

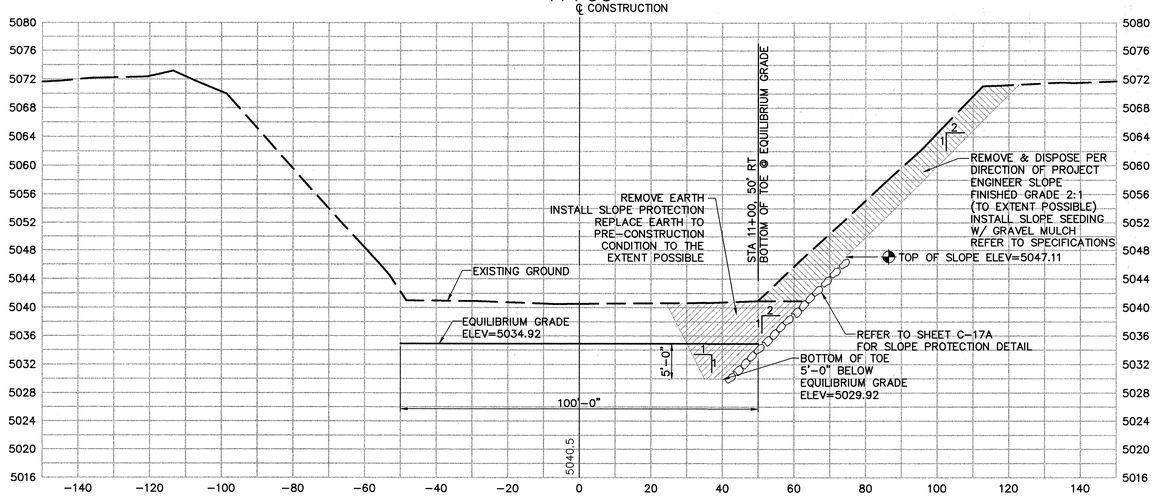
12+00



NOTE:

PRUDENT LINE & PROPERTY LINE ARE GREATER THAN 150' FROM CENTERLINE, THEREFORE NOT SHOWN.

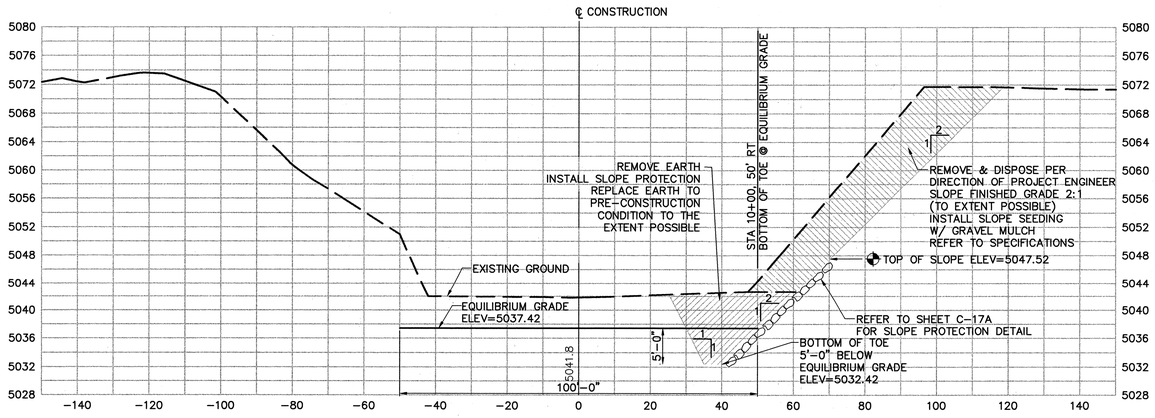
11+00



NOTE:

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10+00



NOTE:

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SCALE:
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VERT: 1" = 10'

SECTION 1012
NATIVE GRASS SEEDING

SEED MIXTURE

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"HATCHITA" BLUE GRAMA	BOUTELOUA GRACILIS	1.0
SAND DROPSEED (NM REGION)	SPOROBOLUS CRYPTANDRUS	1.0
FOURWING SALTBUSH (NM REGION)	ATRIPLEX CANESCENS (DE-WINGED)	1.0
TOTAL RATE		12.0 LBS/ACRE

NOTE: REFER TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION FOR FULL DESCRIPTION OF SEEDING SPECIFICATION

I, Scott M. McGee of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure shown on Sheets 11 through 19, installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in substantial compliance with the plans and specifications, as approved by AMAFCA and that the original design intent of the approved plans has been met, except as noted and clouded by me on the as-built construction drawings. This certification is based on site inspection by me or personnel under my direction and survey information provided by Steve Walker NMPS number 6401.

Scott M McGee 7/20/05
Scott M. McGee, NMPE 10519 Date

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884-2215, JERRY LOVATO.
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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: Lynn M. Maya 10-25-01
(FOR AMAFCA) DATE

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED ON: DATE
ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
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ELEV=5168.204 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
WALTER A. PEREA NEW MEXICO 13686 7-12-01 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		WILSON & COMPANY, ENGINEERS & ARCHITECTS	
		DESIGNED BY	MJI JULY 2001
		DRAWN BY	JLB JULY 2001
		CHECKED BY	DSA JULY 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
CALABACILLAS CROSS SECTIONS

Design Review Committee: APPROVED OCT 29 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

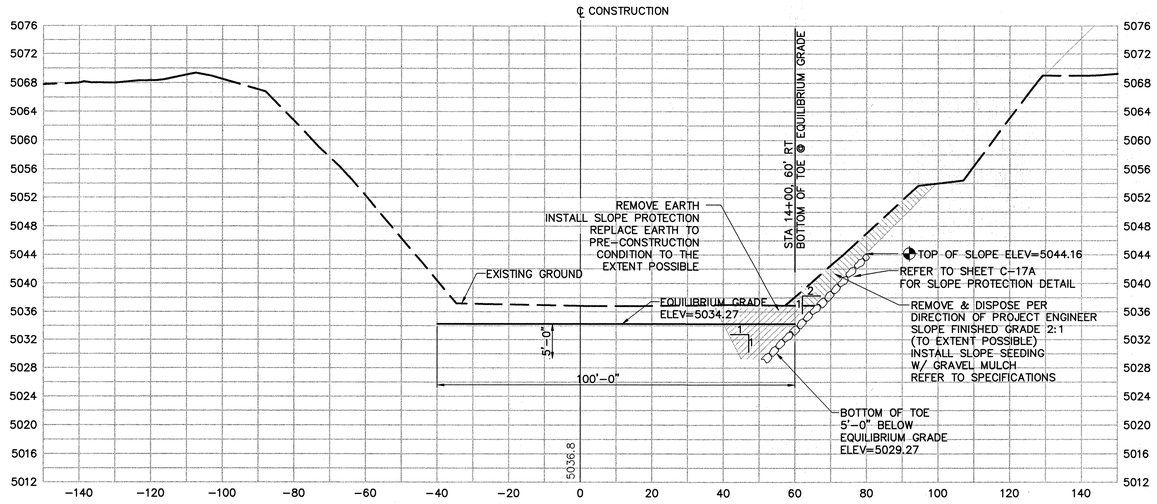
City Project No. 666781
Zone Map No. B-13
Sheet 18 of 19 18

WILSON & COMPANY

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SCANNED BY PLANNING

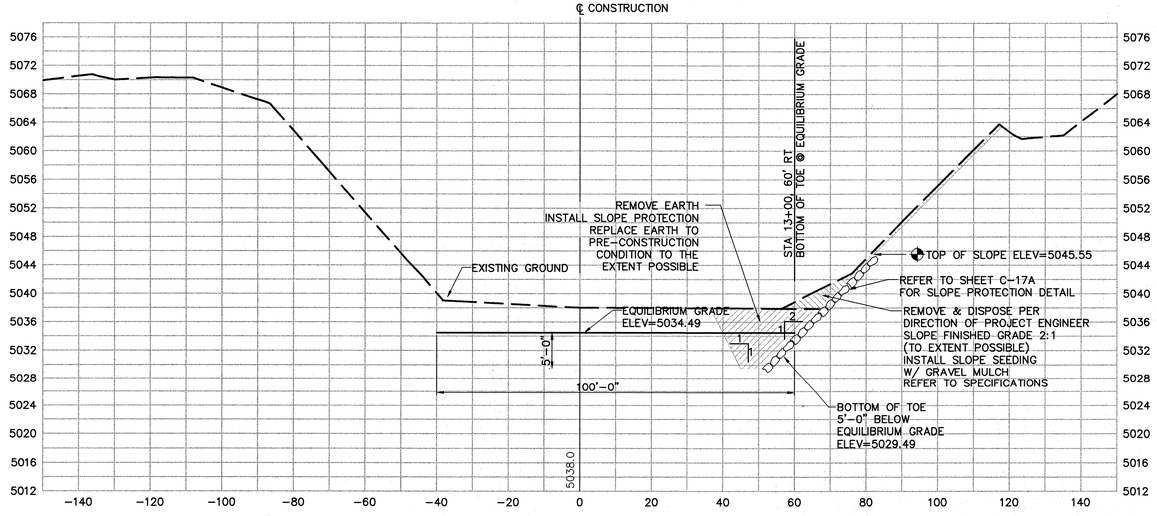
14+00



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13+00



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SEED MIXTURE

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NOTE: REFER TO CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION FOR FULL DESCRIPTION OF SEEDING SPECIFICATION

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Scott M. McGee, NMPE 10519 — Date 7/20/05

SCOTT M. McGEE NEW MEXICO 10519 REGISTERED PROFESSIONAL ENGINEER

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APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY: _____ (FOR AMAFCA) 10-25-01 DATE

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

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ELEV.=5168.204 (SLD 1929)

AS-BUILT INFORMATION
CONTRACTOR — DATE
STAKED BY — DATE
INSPECTOR'S NOTATIONS BY — DATE
FIELD VERIFICATION BY — DATE
REMARKS
CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
JOSHUA A. PEREA NEW MEXICO 13686 REGISTERED PROFESSIONAL ENGINEER 7-12-01

WILSON & COMPANY, ENGINEERS & ARCHITECTS

NO.	DATE	REMARKS	BY
	JULY 2001	DESIGNED BY	MJI
	JULY 2001	DRAWN BY	JLB
	JULY 2001	CHECKED BY	DSA

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ASPEN RANCH APARTMENTS
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Design Review Committee: APPROVED OCT 2 2001 DESIGN REVIEW COMMITTEE
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Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 666781
Zone Map No. B-13
Sheet 19 of 19

WILSON & COMPANY

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