

DEVELOPMENT PLANS
FOR
LA LUZ DEL OESTE
UNIT 4
TRACT H

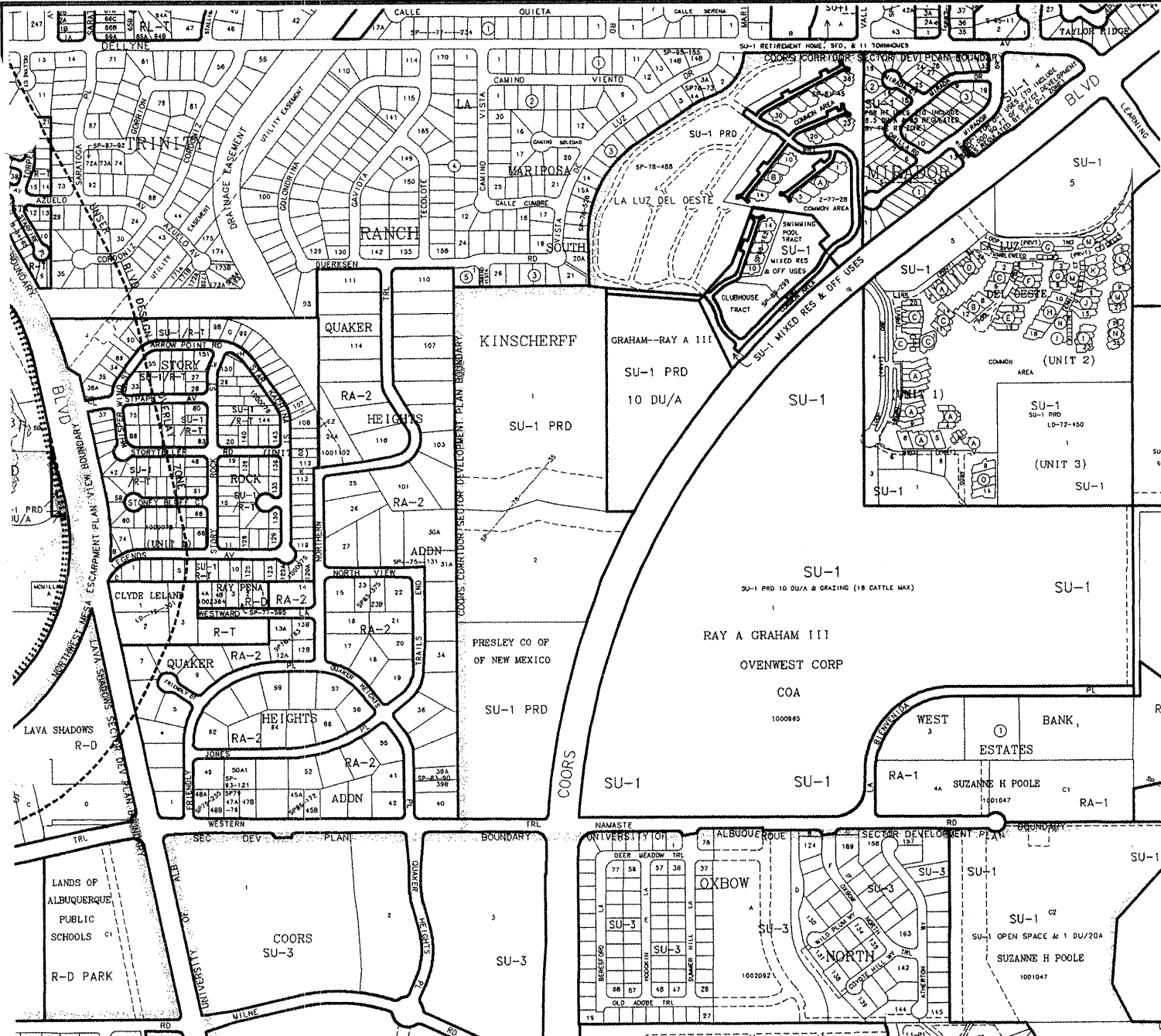
UTILITY COMPANY CONTACTS

BUSINESS	PHONE/E-MAIL	PERSON
AT&T 111 3rd Street NW Alb., NM 87103	Office phone: (505)842-2911 Office fax: (505)842-2890 dcrowel@att.com	David Crowell Resource Supervisor
Comcast 4611 Montbel NE Alb., NM 87107	Office phone: (505)761-6235 Office fax: (505)761-0599 rita_erickson@cable.comcast.com	Rita Erickson Planning and Design Supervisor
E.Spire 505 Marquette NW, Suite 1605 Alb., NM 87102	Office phone: (505)998-2274 Office fax: (505)998-9161 john.mares@espire.net	John Mares
Genuity 5221 N. O'Connor MC:HQL11A22 Irving, TX 75039	Office phone: (972)791-3277 Office fax: (972)791-3178 Cell phone: (214)912-3412 dennis.paulsen@genuity.com	Dennis Paulsen OSP Engineering
MCI Worldcom 3700 Singer NE, Suite A Alb., NM 87109	Office phone: (505)346-4476 Office fax: (505)346-4481 andy.darnell@wcom.com	Andy Darnell Operations Manager
McLeadUSA 505 Marquette NW, Suite 1600 Alb., NM 87102	Office phone: (505)244-3161 Office fax: (505)244-0094 Cell Phone: (505)228-3329	Rick Mueller Supervisor of Outside Techs.
New Mexico Utilities 4700 Irving NW, Suite 201 Alb., NM 87114	Office phone: (505)898-2661 Office fax: (505)898-6379 bobgay@flash.net	Bob Gay Operations Superintendent
PNM-Electric 4201 Edith NE Alb., NM 87107	Office phone: (505)241-3490 Office fax: (505)241-3620 Cell phone: (505)934-8818 warthur@pnm.com	Warren Arthur Engineering Representative III
PNM-Gas 4625 Edith NE Alb., NM 87107	Office phone: (505)241-7752 Office fax: (505)241-7753 Pager: (505)790-5575 kbouska@pnm.com	Kelly Bouska District Engineer
Qwest 210 3rd Street NW, Suite 700 Alb., NM 87102	Office phone: (505)245-8706 Office fax: (505)245-6831 dmuller@uswest.com	David Muller Capacity Provisioning Specialist
Time-Warner Telecom 3830 Singer NE, Suite 1000 Alb., NM 87109	Office phone: (505)938-7339 Office fax: (505)938-7380 Royal.Harrison@twtlwcom.com	Royal Harrison Plant Manager

GENERAL NOTES

1. All work detailed on these plans to be performed under this contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the details and specifications of "City of Albuquerque Standard Specifications for Public Works Construction, 1986 Edition" as amended through update No. 7.
2. An Excavation Permit and Grading and Paving Permit will be required before beginning any work within City right-of-way.
3. Two working days prior to any excavation, the Contractor shall contact the New Mexico One Call System, 260-1990, for location of existing lines.
4. All street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by the Contractor. Striping shall be placed in the pre-construction location or as indicated by this plan set.
5. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location of all obstructions including existing utilities. Should a conflict exist, the Contractor shall notify the Engineer or Surveyor so that the conflict can be resolved with a minimum amount of delay.
6. Contractor shall coordinate with Water Systems Division (857-8200) seven working days in advance of any work that may affect existing public water or sewer utilities. Existing valves to be operated by city personnel only. Contractor shall contact the Water Systems Division seven working days prior to needing valves turned on or off.
7. All water lines to be PVC C900 and all sanitary sewer lines are to be PVC SDR 21 pipe.
8. The Contractor will not be allowed to use Class IV or V soils for embedment of flexible pipe. The Contractor will not be allowed to deflect joints in flexible pipe. Any deflections required to meet horizontal or vertical alignment will be achieved between joints.
9. Back fill compaction requirements shall be according to residential street use.
10. The Contractor shall assume responsibility for any damage to existing pavement, pavement markings, curb and gutter, driveways, wheel chair ramps and sidewalk during construction, apart from those sections indicated for removal on the plans; and shall repair or replace damaged items per City of Albuquerque standards at the Contractor's own expense.
11. Contractor shall record data on all utility lines and accessories as required by the City of Albuquerque for the preparation of "As Constructed" drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
12. All existing signs, markers, delineators, etc., within the construction limits shall be removed, stored and reset by the Contractor.
13. The Contractor shall notify the Engineer not less than seven (7) days prior to starting work in order that the Engineer may take necessary measures to insure the preservation of survey monuments. Contractor shall not disturb permanent survey monuments without the consent of the Engineer and shall notify the Engineer and bear the expense of replacing any that may be disturbed without permission. Replacement shall be done only by the City Surveyor.
14. The Contractor will be responsible for disposing of all debris, including but not limited to hazardous waste at disposal sites approved by governmental agencies regulating the disposal of such materials.
15. All excavation will be governed by Federal State and Local laws, rules and regulations concerning construction safety and health.
16. All signs and coding will be in accordance with the "Manual of Uniform Traffic Control Devices" 2003 Edition.
17. When abutting new pavement to existing intersection streets, saw cut existing pavement to a straight line and at right angles and remove any broken or cracked pavement. No direct payment will be made for saw cutting.
18. Contractor will make all water valves and manholes accessible to the City at all times.
19. Contractor will confine his work, equipment, supplies and employee parking within the designated construction limits and/or public right-of-way.
20. The Contractor agrees to take necessary safety precautions as required by Federal, State and Local Authorities to protect pedestrian and vehicular traffic in the construction area, which includes but is not limited to: maintaining adequate warning signs, barricades, lights, guard fences, walks and bridges.
21. All asphaltic concrete shall be minimum 1800 lb. stability and compacted to 93%-97% Modified Marshall Density.
22. All excavating, trenching and shoring activities must be carried out in accordance with OSHA 29CFR 1926.650, Subpart P.
23. The Contractor shall perform all work in accordance with the National Pollutant Discharge Elimination System (NPDES) and site specific Storm Water Pollution Prevention Plan (SWPPP) requirements.

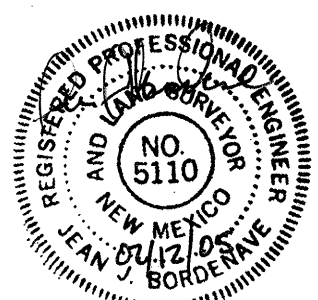
VICINITY MAP NO. F-11



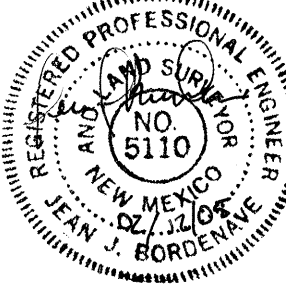
SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PLAT
3-4	GRADING AND DRAINAGE PLANS
5	STREET LAYOUT
6	WATER LAYOUT
7	STREET & WATER PLAN AND PROFILE
8	SEWER LAYOUT
9	SEWER PLAN AND PROFILE

RECORD DRAWING



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505) 823-1344 FAX (505) 821-9105

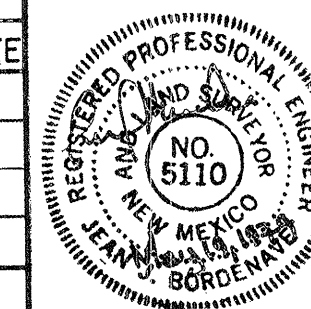
REV.	SHEETS	CITY ENGR.	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE	
		APPROVAL	ENGINEER	DATE	APPROVED FOR CONSTRUCTION					
		CITY DRC CHAIRMAN								
		CITY WATER/WASTEWATER								
		CITY TRANS. DEV.								
		CITY HYDROLOGY								
COUNTY PROJECT NO. PWCO 40036						SHEET				OF
CITY PROJECT NO. 007001						1				9

674581

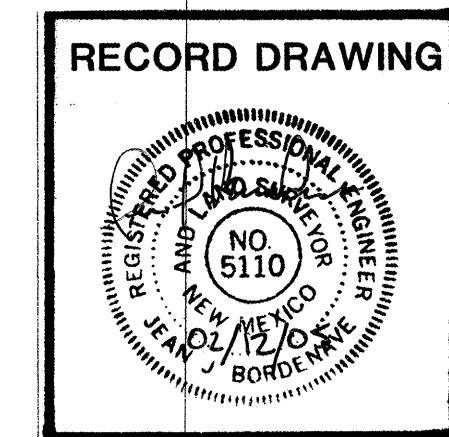
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE:					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/1/78	Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		
DRAWING NO.			SHEET OF		

APPROVED FOR ROUGH GRADING $\pm 1'$	
CITY ENGINEER	DATE

APPROVED FOR CONSTRUCTION	
CITY ENGINEER	DATE



Scale 1" = 50'



LA LUZ DEL OESTE
GRADING PLAN
UNIT 4

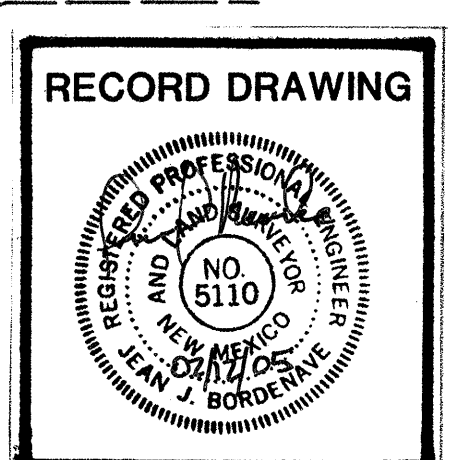
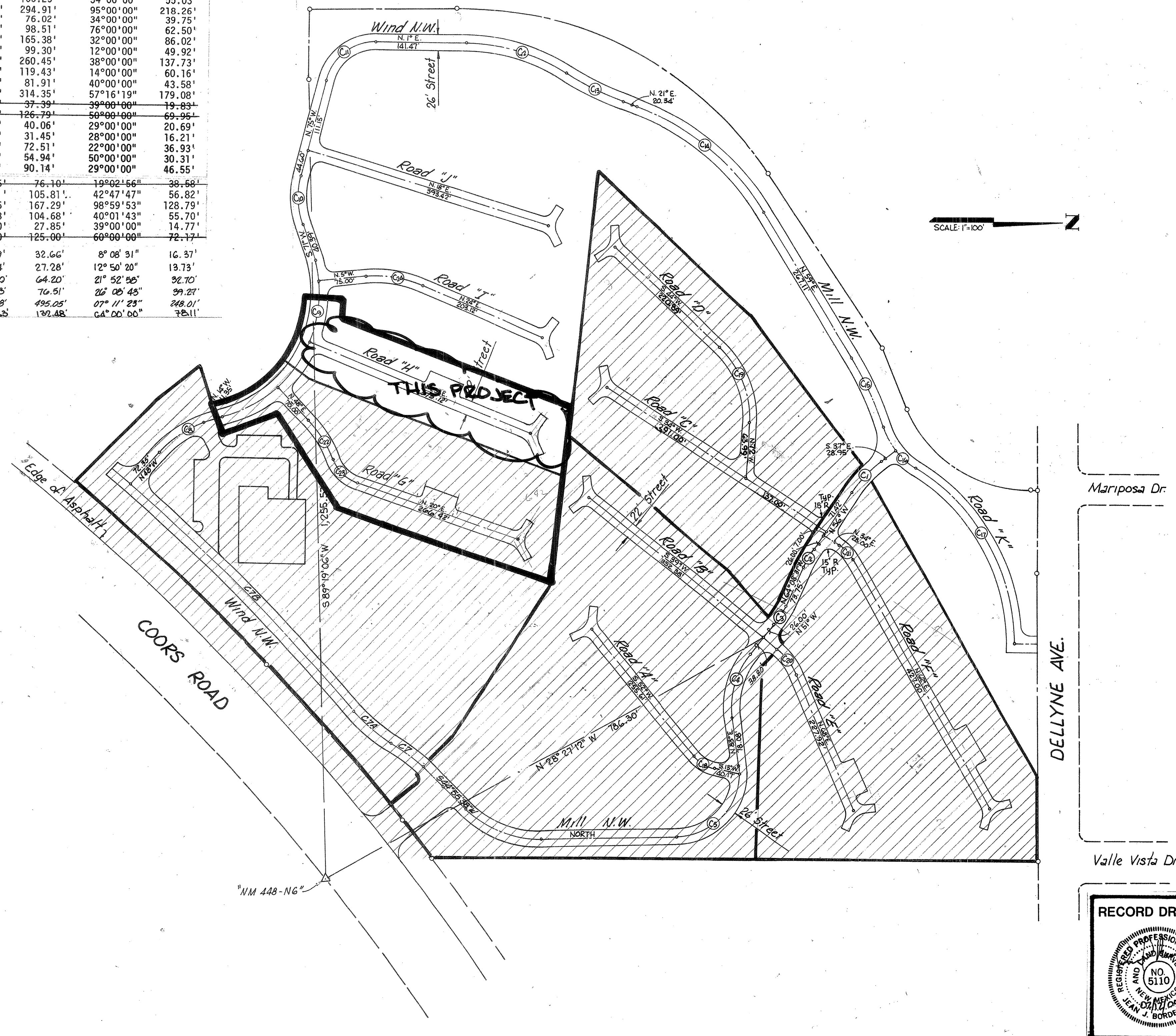
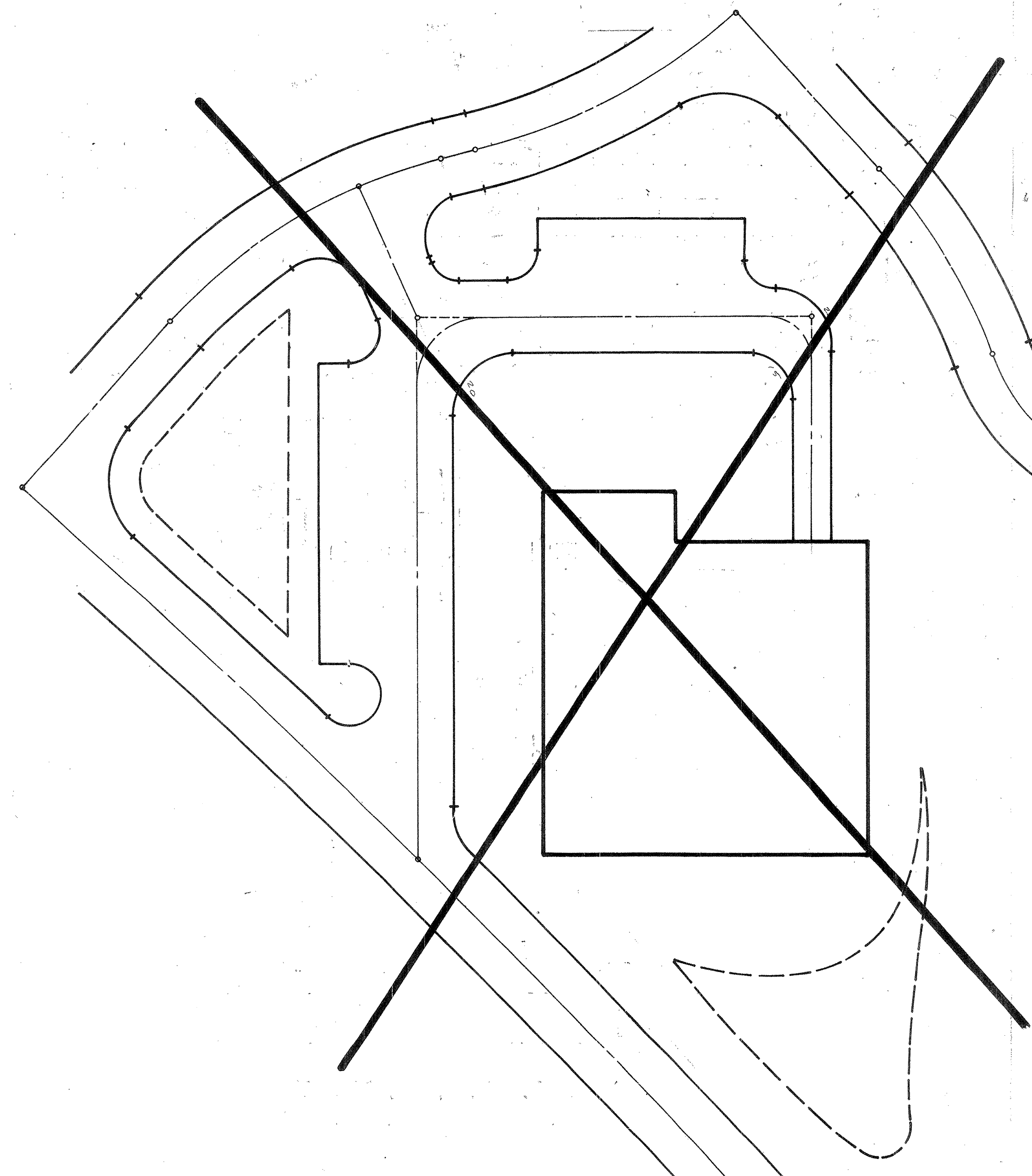
Revised grade on Mill Road, 2-22-80
See sheet 9 of 12.

Revised grades on Roads A, B & E, 2-22-80
See sheet 11 of 12.

Revised alignment and grade on Wind Road from
Curve No. 6 South

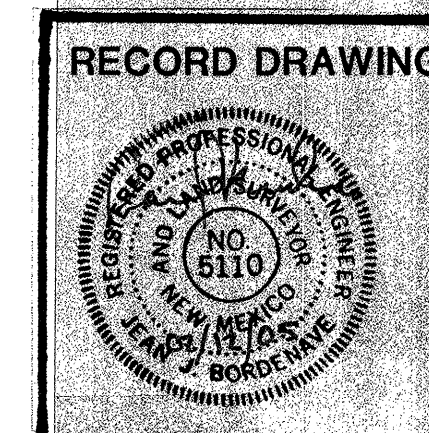
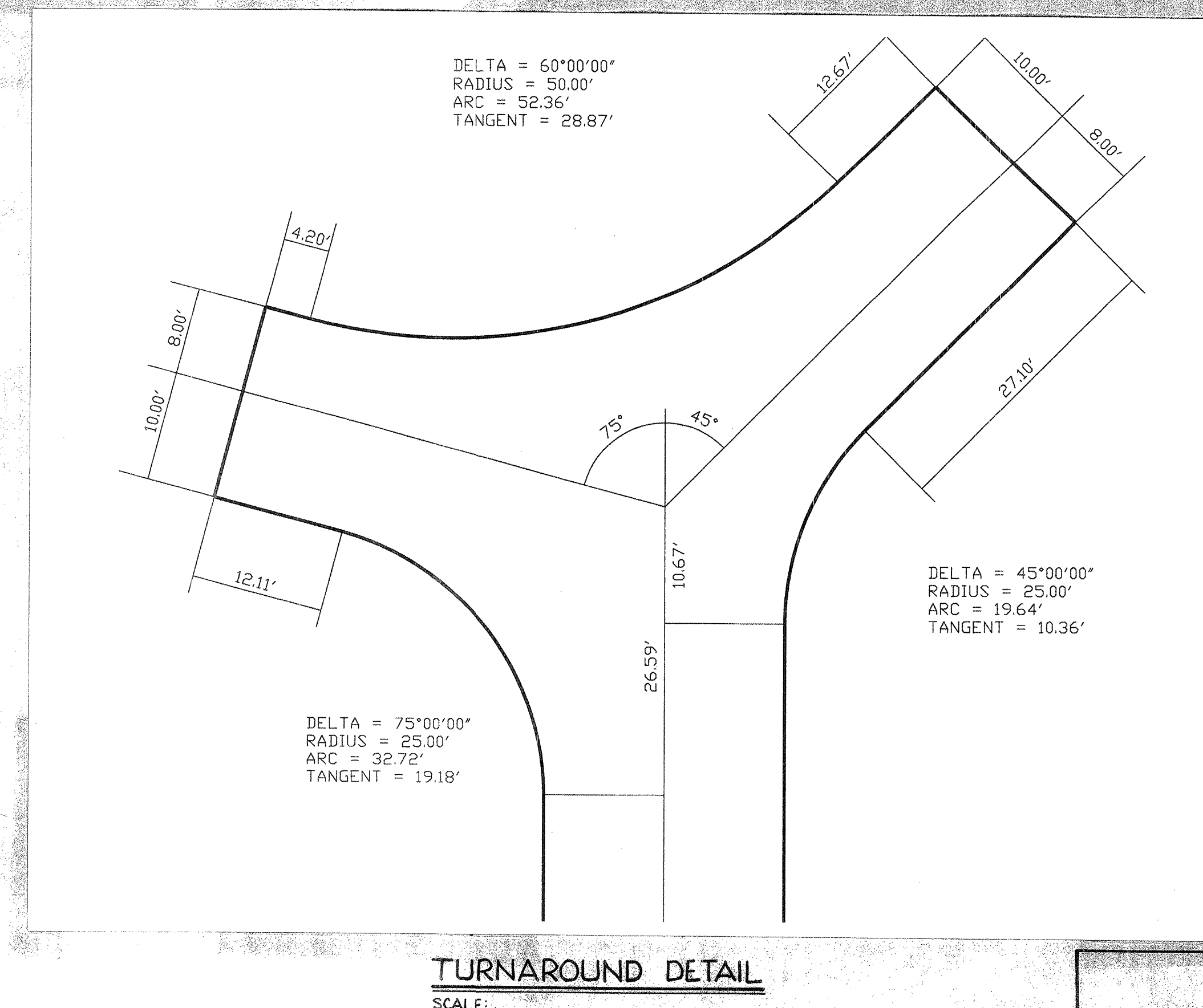
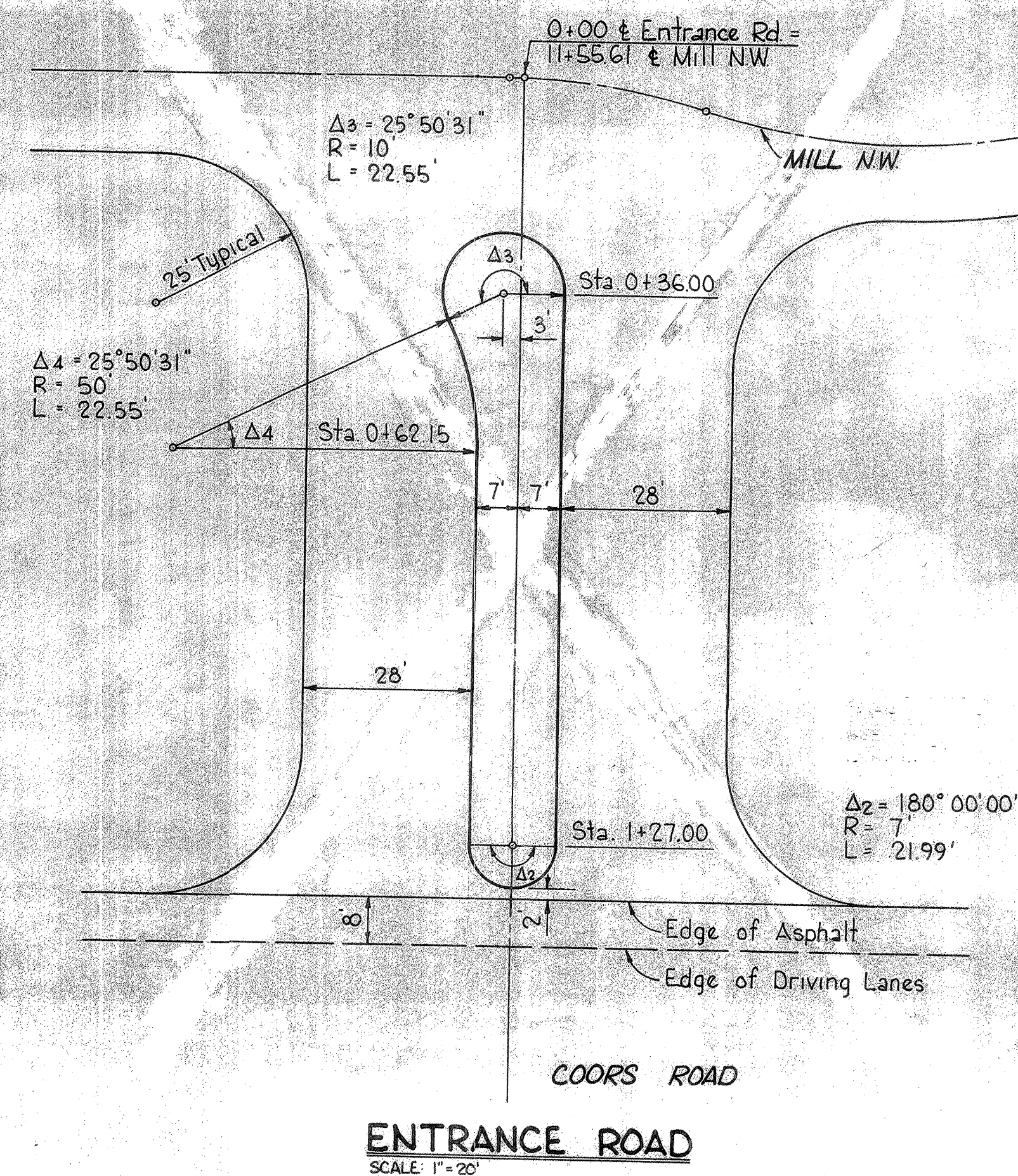
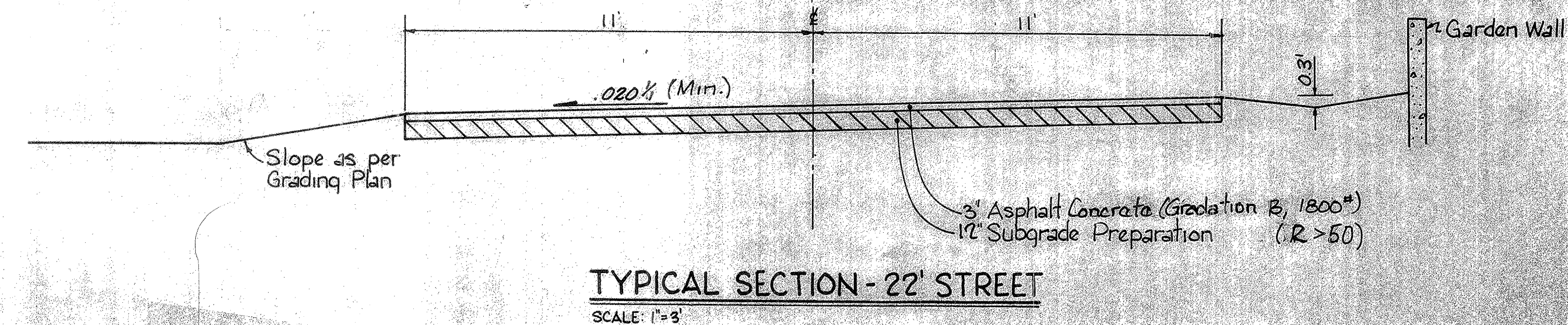
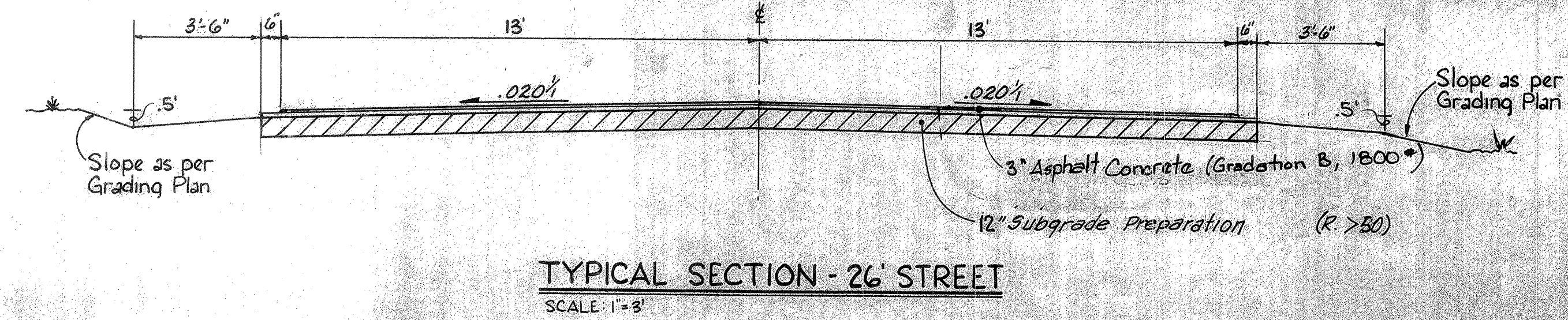
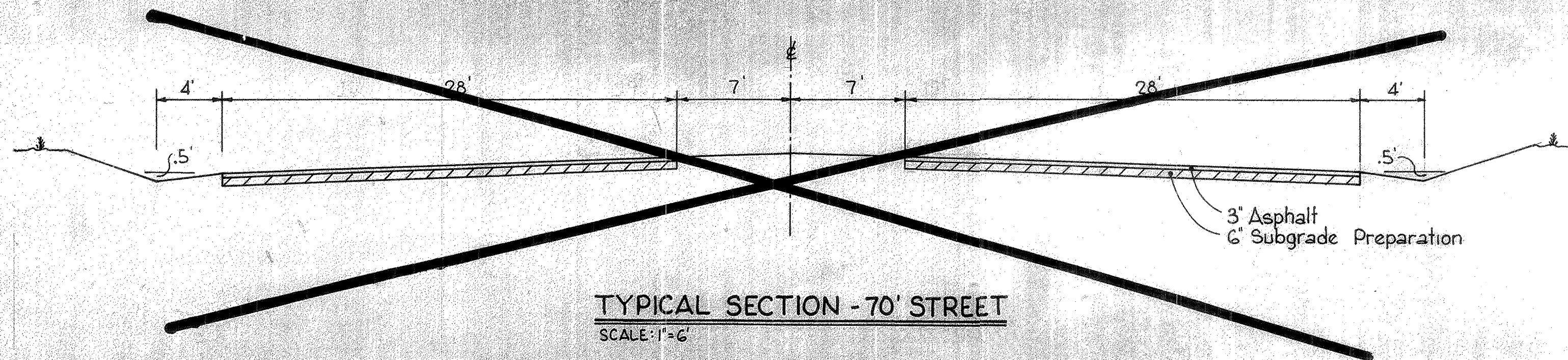
Revised curve on Road D, 8-18-04

CURVE NO.	RADIUS	ARC	CHORD	DELTA	TANGENT
C 1	210.00'	69.64'	69.32'	19°00'00"	35.14'
C 2	230.02'	57.62'	57.47'	14°21'07"	28.96'
C 3	230.02'	77.69'	77.32'	19°21'07"	39.22'
C 4	125.00'	100.36'	97.68'	46°00'00"	53.06'
C 5	166.00'	169.30'	149.79'	97°00'00"	113.03'
C 6	119.00'	132.66'	124.75'	98°08'55"	75.74'
C 7	110.00'	128.20'	122.71'	100°00'00"	46.77'
C 8	180.00'	106.81'	105.75'	34°00'00"	55.03'
C 9	200.00'	331.61'	294.91'	95°00'00"	218.26'
C10	130.00'	77.14'	76.02'	34°00'00"	39.75'
C11	80.00'	106.12'	98.51'	76°00'00"	62.50'
C12	300.00'	167.55'	165.38'	32°00'00"	86.02'
C13	975.00'	99.75'	99.30'	1°00'00"	49.92'
C14	400.00'	265.29'	260.00'	38°00'00"	137.73'
C15	490.00'	119.73'	119.43'	14°00'00"	60.16'
C16	119.74'	83.59'	81.91'	40°00'00"	43.58'
C17	327.96'	327.82'	314.35'	57°16'19"	179.08'
C18	56.00'	38.12'	37.39'	39°00'00"	19.83'
C19	150.00'	130.90'	126.79'	56°00'00"	69.96'
C20	80.00'	40.49'	40.06'	29°00'00"	20.69'
C21	65.00'	72.95'	71.45'	28°00'00"	16.21'
C22	190.00'	72.95'	72.95'	22°00'00"	36.93'
C23	65.00'	56.72'	54.94'	50°00'00"	39.31'
C24	180.00'	91.11'	90.14'	29°00'00"	46.55'
C 3	229.95'	76.45'	76.10'	19°02'56"	38.58'
C 4	145.00'	108.31'	105.81'	42°47'47"	56.82'
C 5	110.00'	190.06'	167.29'	98°59'53"	128.79'
C 6	152.92'	106.83'	104.68'	40°01'43"	55.70'
C18	41.72'	28.40'	27.85'	39°00'00"	14.77'
C19	125.00'	130.90'	125.00'	60°00'00"	72.17'
C 2	230.02'	32.69'	32.66'	8°08'31"	16.37'
C3	122.00'	27.34'	27.28'	12°50'20"	13.73'
C 7	169.15'	64.60'	64.20'	21°52'06"	32.70'
CTA	16.13'	77.16'	76.51'	26°00'45"	39.21'
CTB	3947.72'	495.38'	495.05'	07°11'23"	248.01'
C19	125.00'	139.63'	125.00'	64°00'00"	73.11'



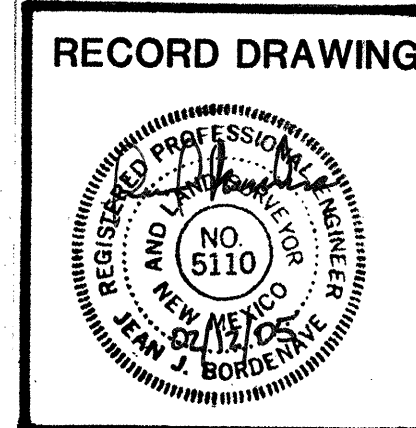
APPROVED FOR CONSTRUCTION	A.C.E. Hydrology		7/11/74		Water	177	177
	G.W.					174	174
CITY ENGINEER	DATE		DRAWING NO.			SHEET 4 OF 9	
			687301				

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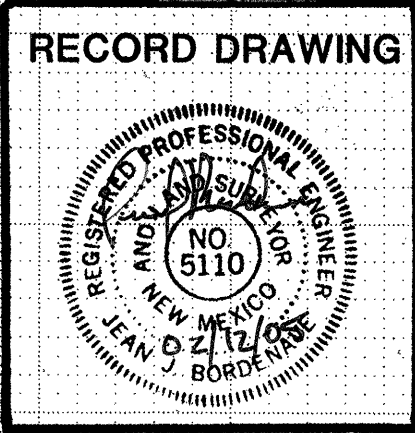
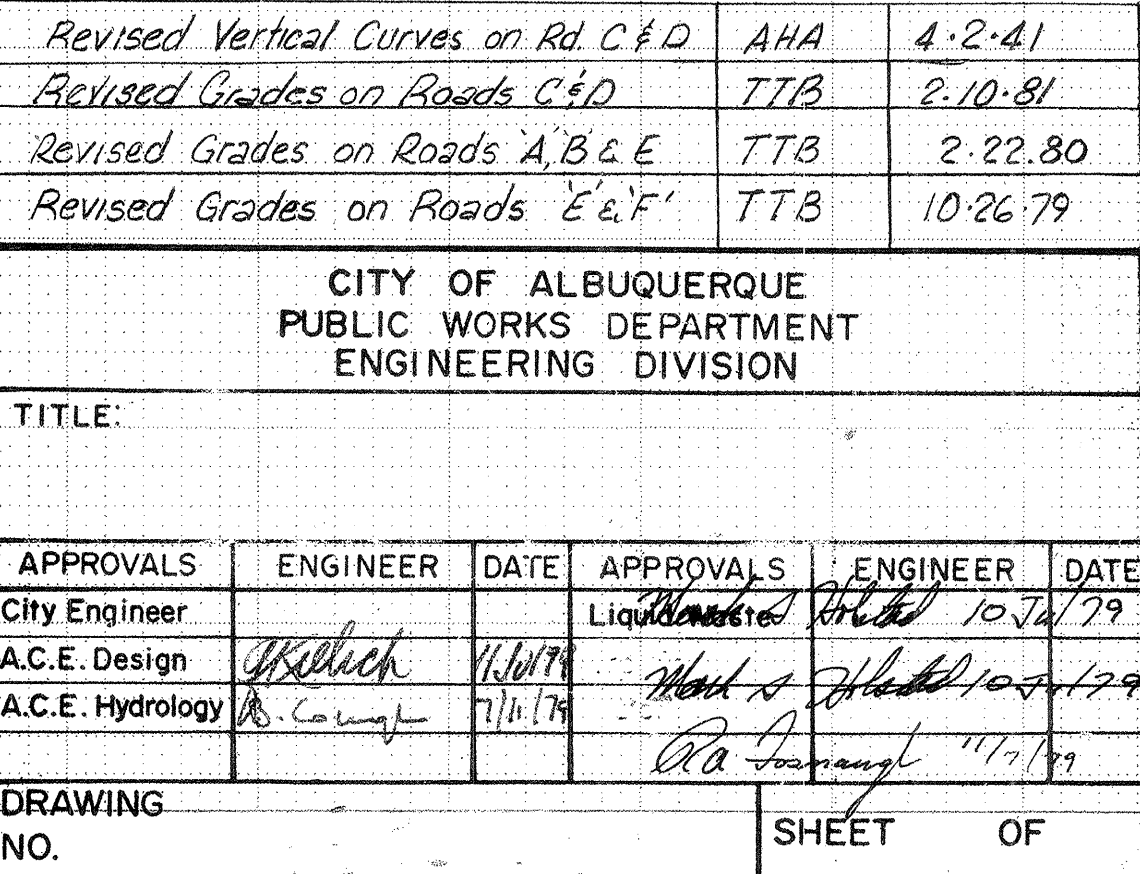
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION				
TITLE: LA LUZ DEL OESTE UNIT 4 DETAILS -				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
City Engineer			Liquid Waste	NA
A.C.E. Design			Traffic	NA
A.C.E. Hydrology			Water	NA
DRAWING NO. 507381			SHEET 5 OF 9	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REVISIONS	
CONTRACTOR		CONTRACT NO.		MAP NO.		EST. NO.		NO.	
WORKS ORDERED BY		DATE		FIELD NOTES		W.O. NO.		BY	
DRAWING CORRECTED BY		DATE						REMARKS	
MICRO-FILM INFORMATION		RECORDED BY						DESIGNED BY	
		DATE						DATE	



		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION						
		TITLE: LA LUZ DEL OESTE UNIT 4 WATER LAYOUT						
		APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE	
		City Engineer	<i>[Signature]</i>	7/16/77	Liquid Waste	<i>[Signature]</i>	7/16/77	
		A.C.E. Design		<i>[Signature]</i>	7/16/77	Traffic	N.A.	
		A.C.E. Hydrology		<i>[Signature]</i>	7/16/77	Water	<i>[Signature]</i>	7/16/77
		APPROVED FOR CONSTRUCTION						
		DRAWING NO. 687381 676381						
CITY ENGINEER		DATE		SHEET 6 OF 9				

ORIGINAL				BY		DATE
SURVEY						
PLOTTED						
TEMPLATE						
NOTE BOOK						
AREAS						
AREAS CHECKED						
NO. _____						



UNIT 4

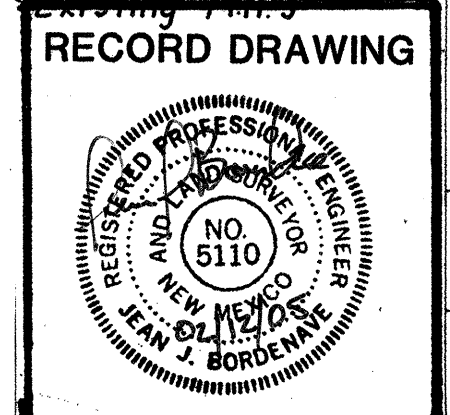
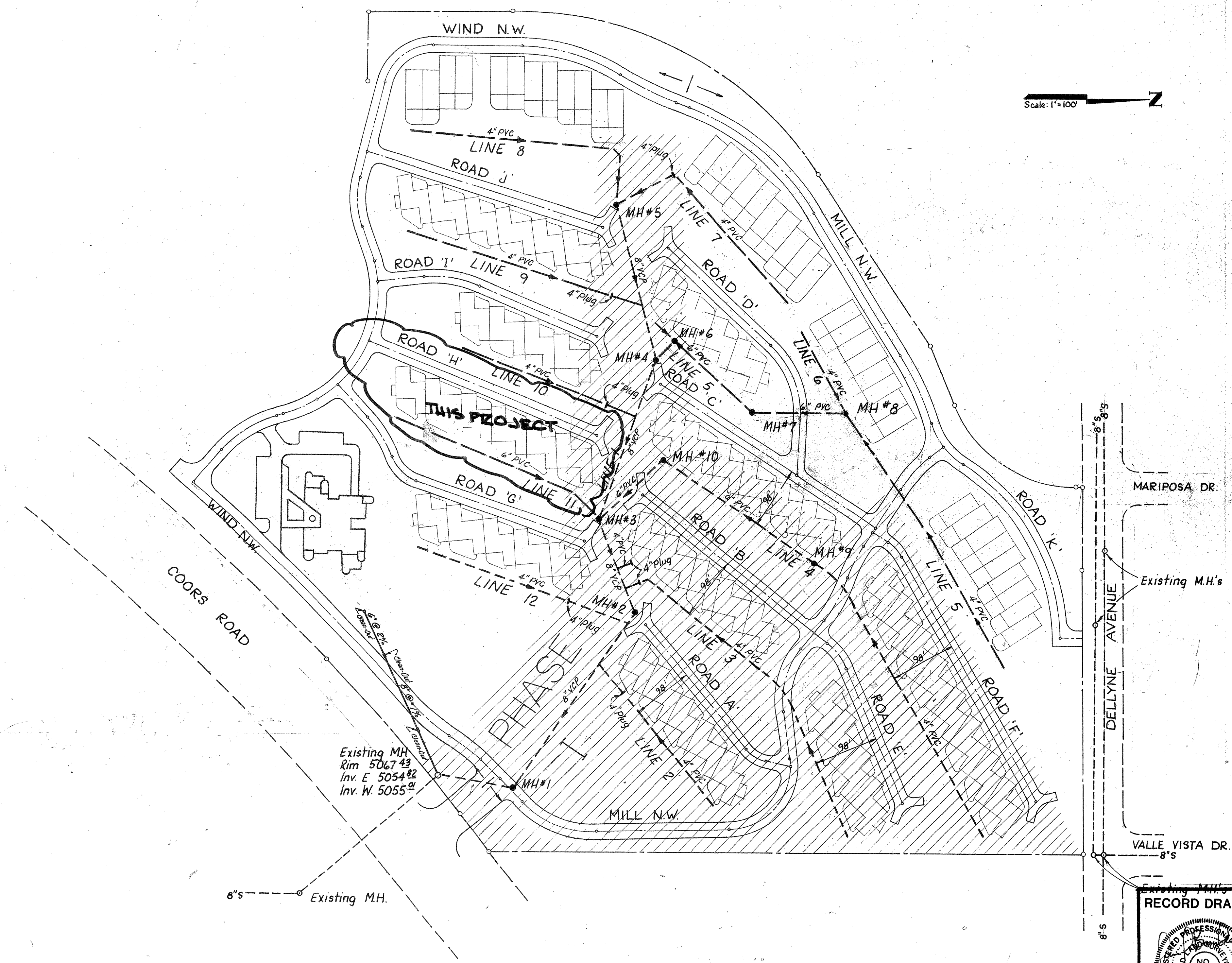
LA LUZ DEL OESTE

ROAD PROFILES

- LEGEND**
- Proposed Sanitary Sewer with Flow direction
This Contract ~ 8" VCP, 6" PVC, 4" PVC
 - Proposed Sanitary Sewer with Flow direction
Future Construction
 - Existing Sewer Lines
 - Proposed Sanitary Manhole
 - Existing Sanitary Manhole

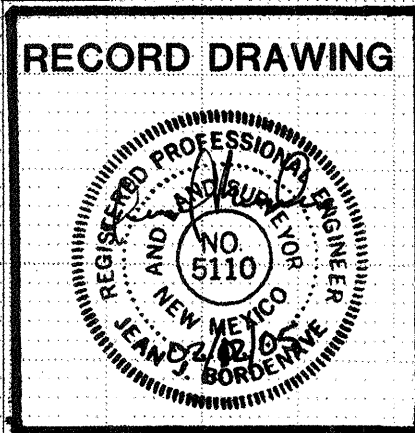
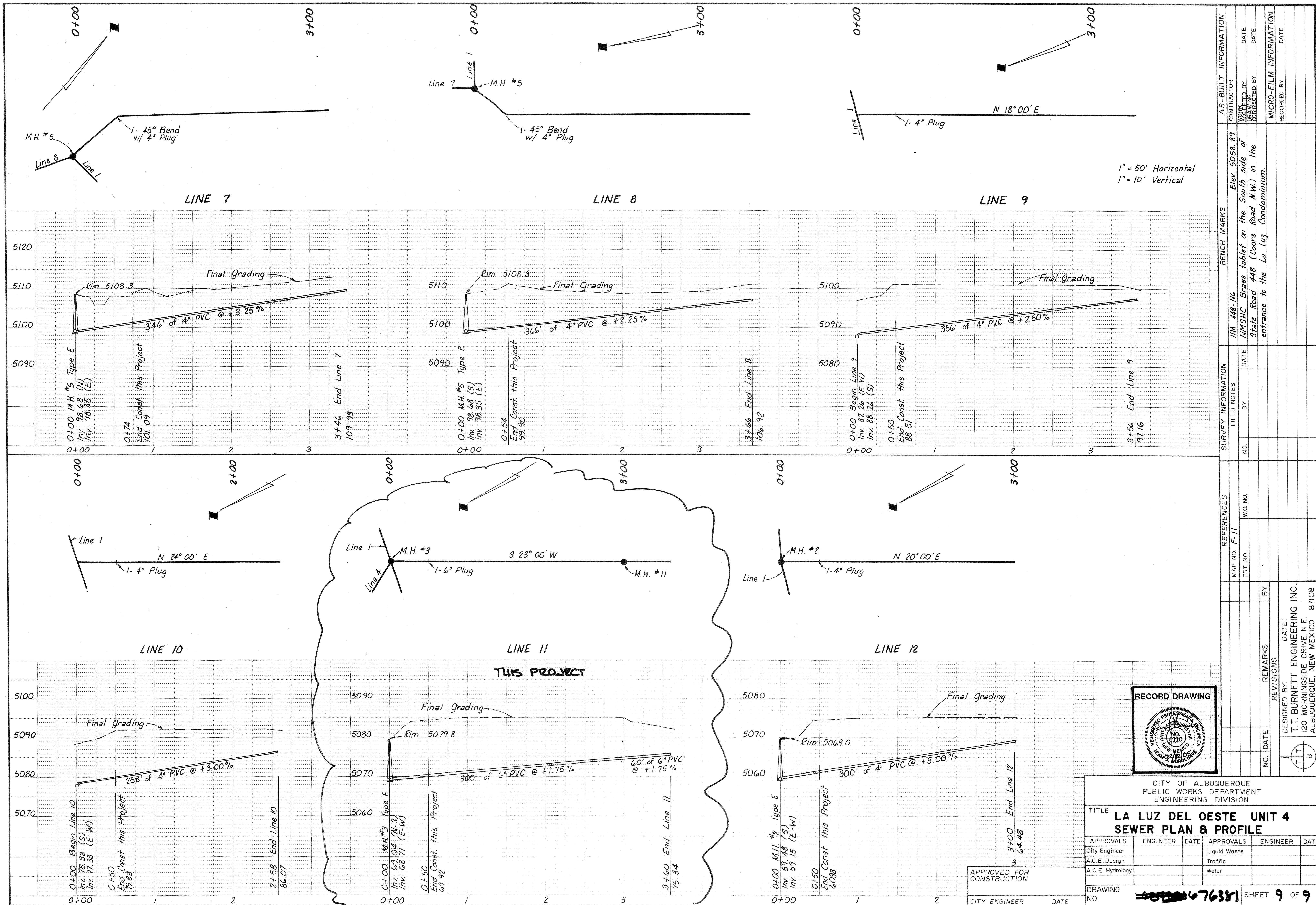
CITY OF ALBUQUERQUE STANDARD SEWER DETAILS

- NOTES**
- All manholes are 4' in diameter.
 - All sewer lines are private lines.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE: LA LUZ DEL OESTE UNIT 4 SEWER LAYOUT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		
DRAWING NO.			SHEET 8 OF 9		

REFERENCES			SURVEY INFORMATION			BENCH MARKS			AS-BUILT INFORMATION		
MAP NO.	EST. NO.	W.O. NO.	FIELD NOTES	NO.	BY	NM 448-N6	Elev. 5058.87	CONTRACTOR	WORKS BY	DATE	DATE
						NMSHC Brass tablet on the South side of State Road 448 (Coors Road N.W.) in the entrance to La Luz Condominium.			RECORDED BY	DATE	DATE
REVISIONS			MICRO-FILM INFORMATION								
NO.	DATE	REMARKS									



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE: LA LUZ DEL OESTE UNIT 4 SEWER PLAN & PROFILE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		
DRAWING NO. 676381			SHEET 9 OF 9		