

ALEXANDRIA POINT SUBDIVISION

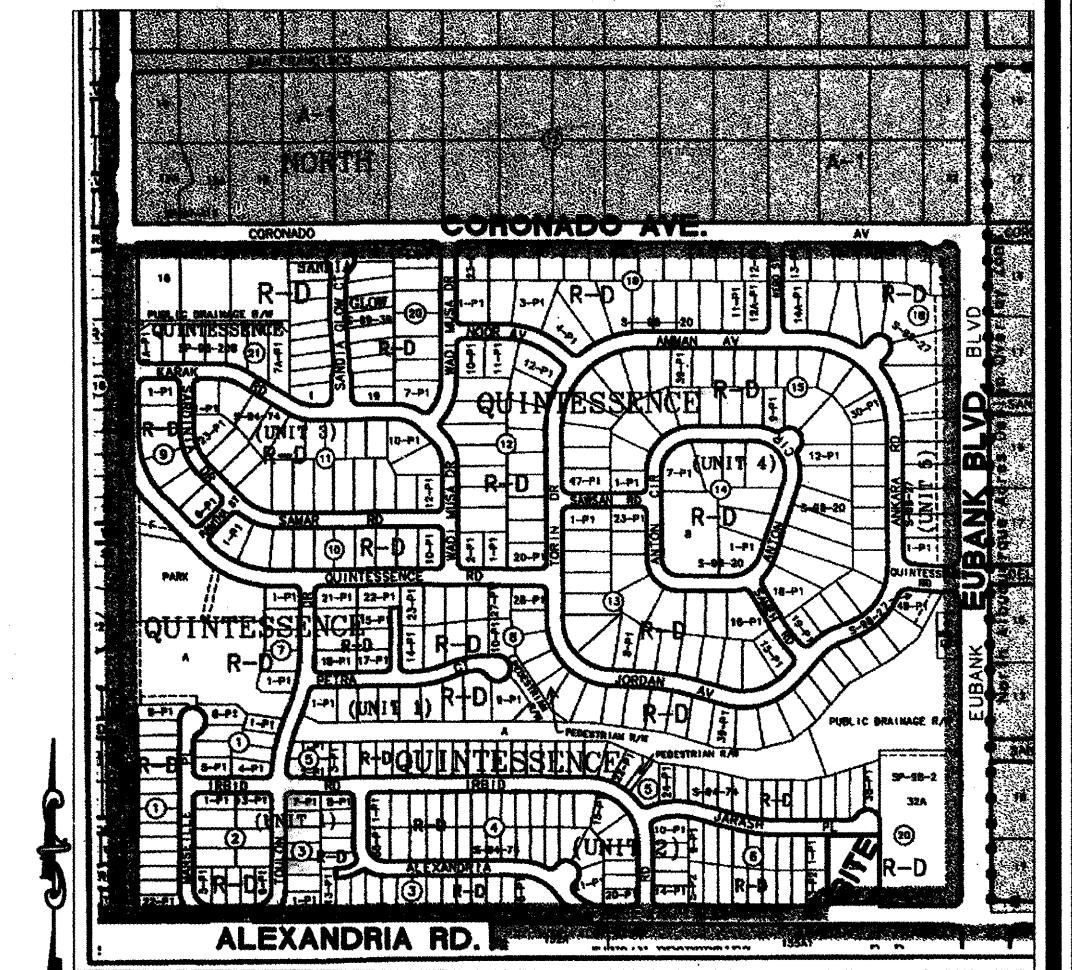
ALBUQUERQUE, NM IMPROVEMENTS FOR PAVING, WATER, AND SANITARY SEWER

INDEX TO DRAWINGS

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2	PAVING PLAN AND PROFILE
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6	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
7	GRADING AND DRAINAGE PLAN
8	PLAT

GENERAL NOTES

- 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH MOST RECENT UPDATE AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION (IF REQUIRED BY CITY OF ALBUQUERQUE PUBLIC WORKS).
- PERMIT REQUESTS MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH OTHER PROJECTS IN THE AREA.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
- CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR TO ANY WORK THAT MAY AFFECT EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- EXISTING UTILITY LINE LOCATION ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.



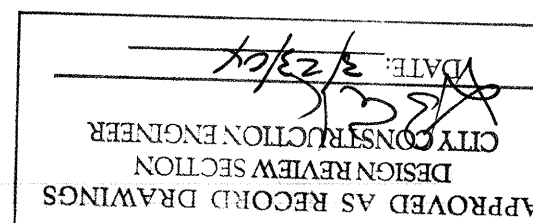
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VICINITY MAP ZONE ATLAS D-21

- CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM OF EVERY FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOURS OF CONSTRUCTION.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAW CUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT OR SAW CUT.
- AT HIS OWN EXPENSE, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER STANDARD SPECIFICATIONS.
- ALL STREET STRIPING, ALTERED OR DESTROYED, SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

SURVEYOR'S CERTIFICATION

I, WILL PLOTNER JR., A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR., NMPS 14271



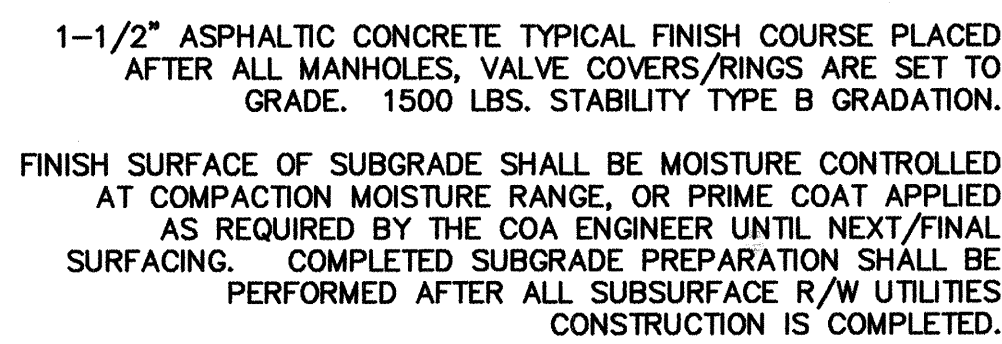
LEGEND

--- PROPERTY LINE	===== NEW CURB AND GUTTER & SIDEWALK	⊗ EX SAS MANHOLE	--- 8" SAS --- PROPOSED SANITARY SEWER LINE
(S 83°39'25" W) RECORD BEARING AND DISTANCES	===== EX CURB AND GUTTER & SIDEWALK	⊗ PROP SAS MANHOLE	--- EX SANITARY SEWER LINE
N 00°07'27" W MEASURED BEARING AND DISTANCES	⊗ EX FIRE HYDRANT	⊗ PROP WATER METER	--- 6" W --- PROPOSED WATER LINE
○ FOUND AND USED MONUMENT	⊗ PROP WATER VALVE	--- PROPOSED SANITARY SEWER SERVICE	--- EX WATER LINE

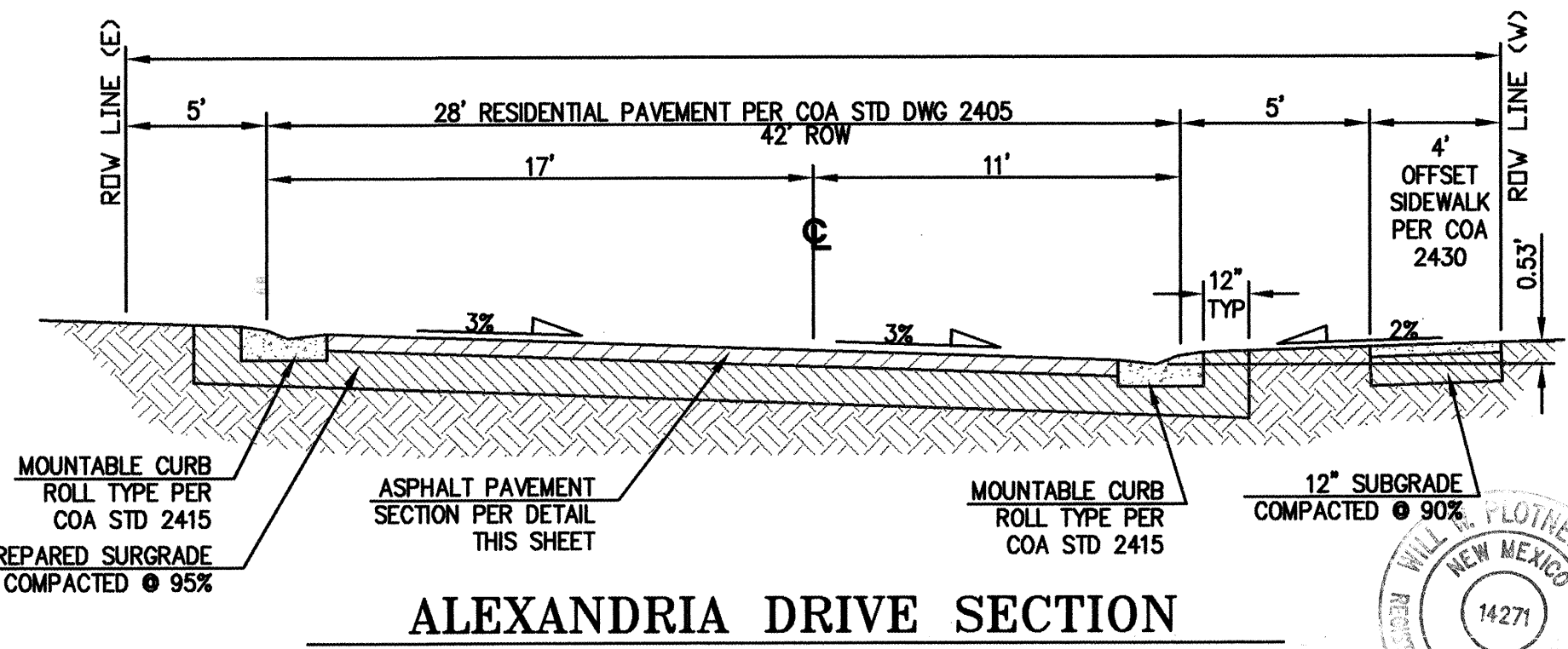
LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo Blvd. NE
Albuquerque, New Mexico 87111
(505) 237-8421

DRB 1000716

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEER'S SEAL		APPROVALS		ENGINEER		DATE	
		DRC CHAIRMAN		5-28-02		APPROVED FOR CONSTRUCTION CITY ENGINEER DATE 5/30/02	
		TRANSPORTATION		5/27/02			
		WATER/WASTEWATER		5/07/2002			
		HYDROLOGY		5-7-02			
		PARKS		5-28-02			
CONSTR. MANAGER							
PROJECT NO.				6788.81			
SHEET				1 OF 8			



ALEXANDRIA DRIVE PAVEMENT SECTION
N. T. S. REFERENCE COA PROJECT 5206.93



ALEXANDRIA DRIVE SECTION

KEYED NOTES:

1. NEW 24" SIDEWALK CULVERT PER COA STD DWG 2236.
2. NEW 48" CONC SIDEWALK PER COA STD DWG 2430 (OFFSET TYPE).
3. NOT USED.
4. NEW 4' - HIGH SITE CMU WALL - EARTH TONE COLORED BLOCK.
5. EXISTING CMU SITE WALL TO REMAIN. FILL TURNED BACK OPENINGS WITH CONCRETE TO PREVENT CROSS-LOT-DRAINAGE.
6. 2' WIDE CONCRETE WALLS TO GUTTER.
7. CONC VALLEY GUTTER AND PRIVATE ENTRANCE PER COA STD DWG 2420.
8. WHEEL CHAIR RAMP PER COA STD DWG 2441 CASE II.
9. PROVIDE 1 CMU UNIT TURNED TO PROVIDE DRAINAGE AT FLOWLINE ELEVATION.
10. COA STANDARD CURB PER CSTD DWG 2415.
11. REMOVE TEMPORARY ASPHALT CURB.
12. REMOVE TEMPORARY ASPHALT PAVEMENT. CONSTRUCT 24' ARTERIAL ASPHALTIC PAVEMENT (HALF SECTION). MATCH EXISTING ALEXANDRIA RD. ARTERIAL PAVING SECTION.
13. EXISTING FIRE HYDRANT.
14. 20' WIDE DRIVEWAY PER COA STD DWG 2425 - TYPICAL.
15. EXISTING 24" SIDEWALK CULVERT TO REMAIN.
16. EXISTING 18" WIDE CONCRETE CHANNEL (6" DEEP) AND CONCRETE WALL TO REMAIN.
17. PROVIDE 12" WIDE WHITE STOP BAR AND 36" STOP SIGN PER THE MUTCD.
18. EXISTING 12' WIDE TEMPORARY ASPHALT PAVEMENT AND EXTRUDED ASPHALT CURB TO REMAIN.
19. COA ROLL TYPE MOUNTABLE CURB PER CSTD DWG 2415.

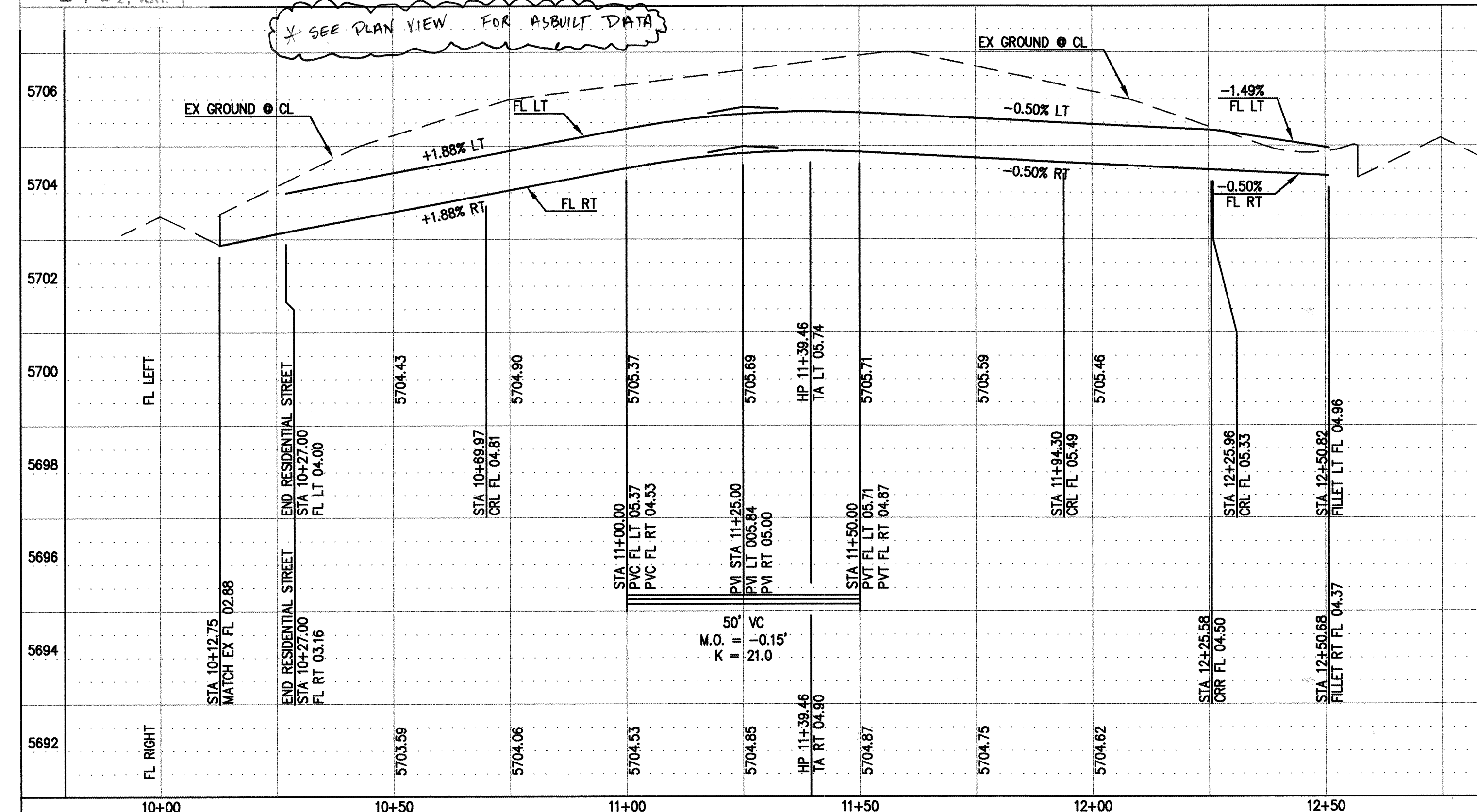
SURVEY DISCUSSION

1. WILL PLOT THE JET JET QUANTITIES, REGISTERED, PROF	3. PERSONAL LAND
2. SURVEY UNDER THE JET JET OF THE STATE OF NEW MEXICO	4. NO HERB
3. OBTAIN THAT THE AS-BUILT INFORMATION SHOWN ON THE	5. S: DRAWINGS WAS
4. CERTIFIED FROM FIELD CONSTRUCTION AND AS-BUILT SUR	6. S: PERFORMANCE BY
5. OF THE SURVEY, IN THAT THE AS-BUILT INFORMAT	7. O: SHOWN ON THESE
6. DRAWING INFORMATION WAS ADDED TO THE AS-BUILT	8. NO THAT THE AS-
7. BUILT INFORMATION IS TO BE COMPARED TO THE BEE'S	9. S: THE DESIGN AND
8. BELIEF OF THE SURVEY IS NOT RESPONSIBLE FOR AN	10. O: THE DESIG
9. CONCEPT, CALCULATION, S, ENGINEERING, OR INTENT OF T	11. RECORD DRAWINGS

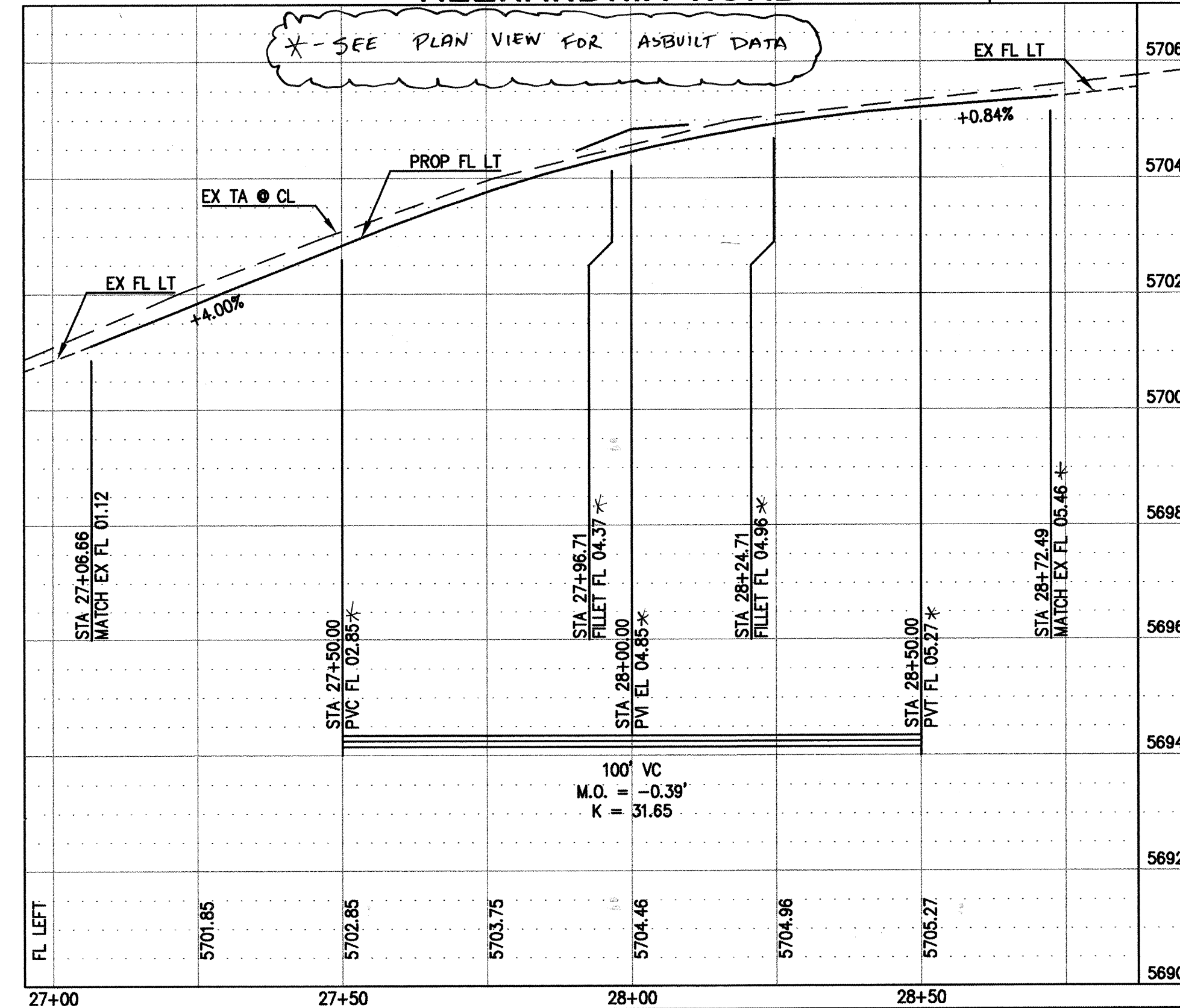
WILL PLOTIER JR, NMFS 1271

O	CENTER LINE CURVE DATA					CH BRNG
	RADIUS (FT)	LENGTH (FT)	TANGENT (FT)	DELTA	CHORD (FT)	
A	35.00	20.80	10.72	34'02"44"	20.49	
B	32.00	38.03	21.62	68'05"27"	35.83	S 33°56'51" E
C	35.00	83.19	87.03	136°10'55"	64.94	S 00°05'53" W
D	32.00	38.03	21.62	68'05"27"	35.83	S 34°08'37" E
E	25.00	39.15	24.88	89°43'18"	35.27	S 44°45'45" E
F	25.00	39.39	25.12	90°16'42"	35.44	S 45°14'15" W

ALEXANDRIA DRIVE



ALEXANDRIA ROAD



LEGAL DESCRIPTION

LOT 30, BLOCK 20, TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 8, 1931. IN PLAT BOOK D, FOLIO 133.

SURVEY NOTES

1. BEARINGS SHOWN ARE BASED ON PLAT OF
QUINTESSENCE UNIT 2 (BK.96C-179).
2. DISTANCES ARE GROUND DISTANCES.

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

4	TITLE:	ALEXANDRIA POINT SUBDIVISION PAVING PLAN AND PROFILE
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DESIGN REVIEW COMMITTEE

APPROVED

MAY 28 2002

DESIGN REVIEW COMMITTEE

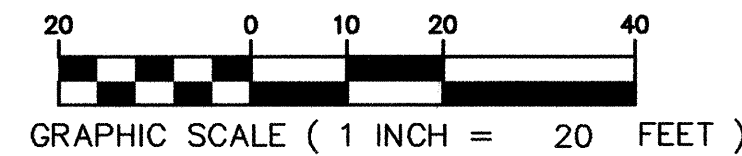
CITY ENGINEER APPROVAL

MAY 30 2003

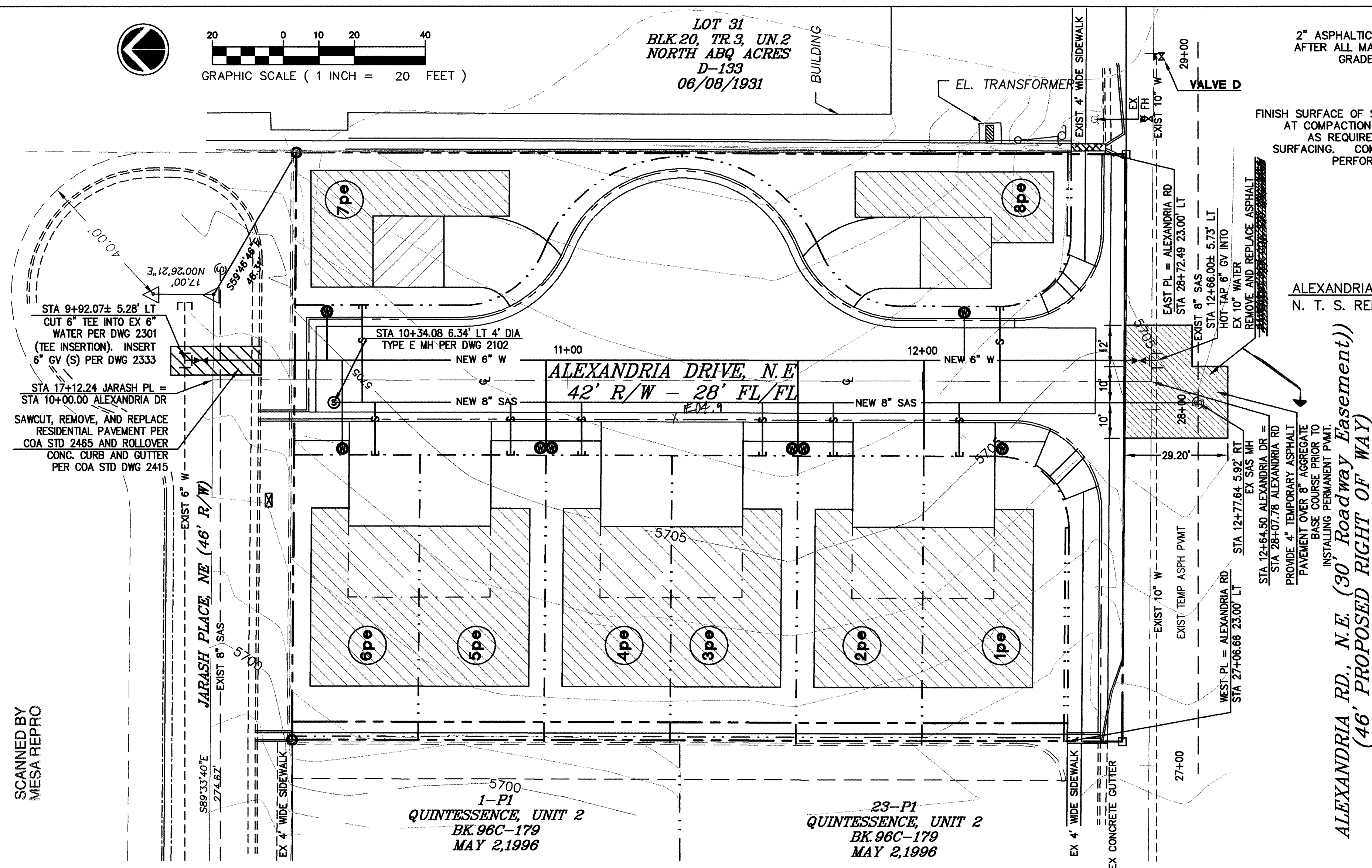
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MAP
NO. D-21

SHEET 2 OF 8



LOT 31
BLK 20, TR. 3, UN. 2
NORTH ABQ ACRES
D-133
06/08/1931



2" ASPHALTIC CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLES, VALVE COVERS/RINGS ARE SET TO GRADE. 1500 LBS. STABILITY TYPE B GRADATION.

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

90% MIN. COMPACTION.

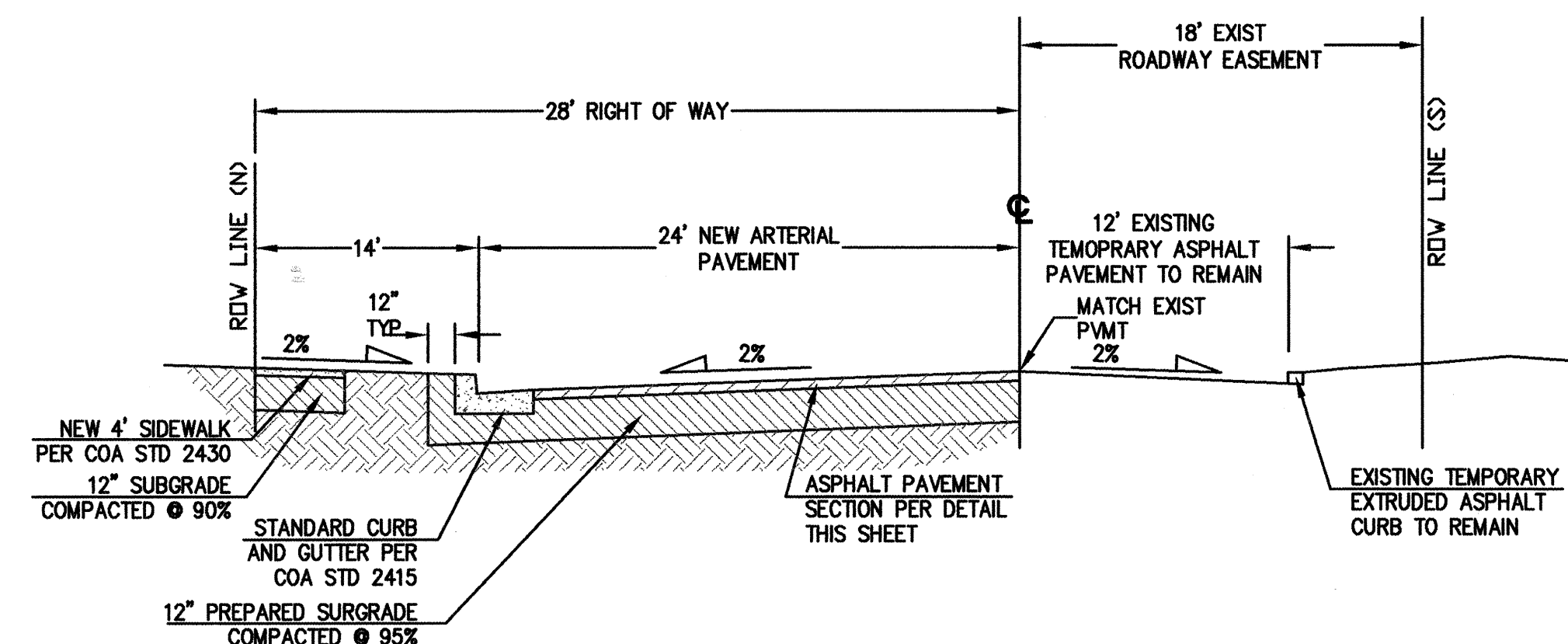
TACK COAT AS REQUIRED BY COA ENGINEER BETWEEN ALL
— ASPHALT/AGGREGATE MATERIAL LIFTS.

2-1/2" ASPHALT CONCRETE, 1800 LBS. STABILITY,
TYPE B GRADATION.

6" AGGREGATE BASE COURSE. R > 60 COMPACTED
TO 95% MAX DENSITY PER ASTM D1557.

12" SUBGRADE SOIL. R-VALUE > 50 PLACED IN 2 - 6" COMPACTED LIFTS. 95% MIN. COMPACTION AT OPT. MOISTURE +/- 2% ASTM D1557, OR OPT. MOISTURE, TO +4%, ASTM D698 FOR SOIL W/ 35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE.

ALEXANDRIA ROAD PAVEMENT SECTION – TO MATCH ADJACENT PAVEMENT
N. T. S. REFERENCE COA PROJECT 5206.93

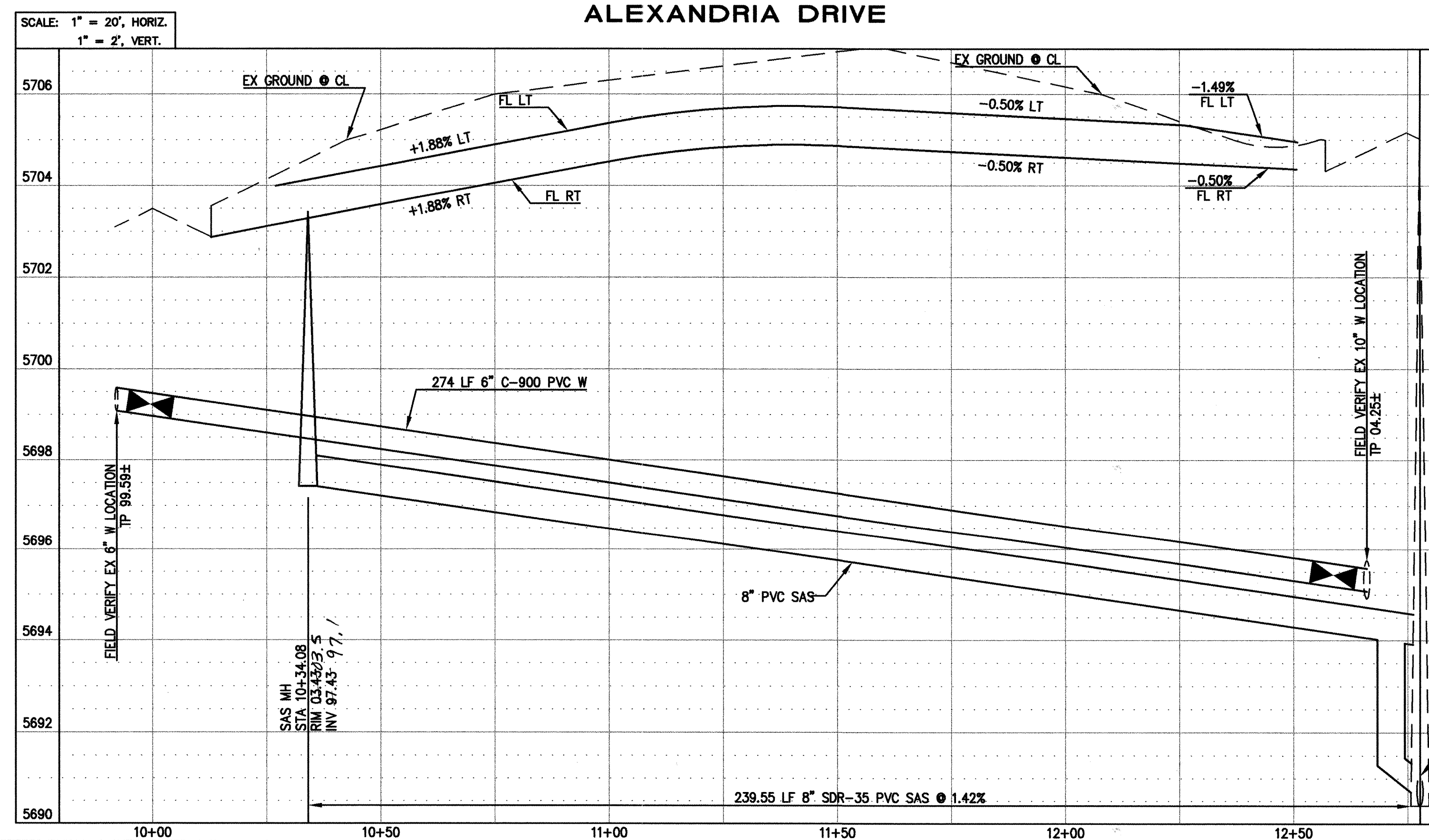


ALEXANDRIA ROAD SECTION

SURVEYOR'S CERTIFICATION

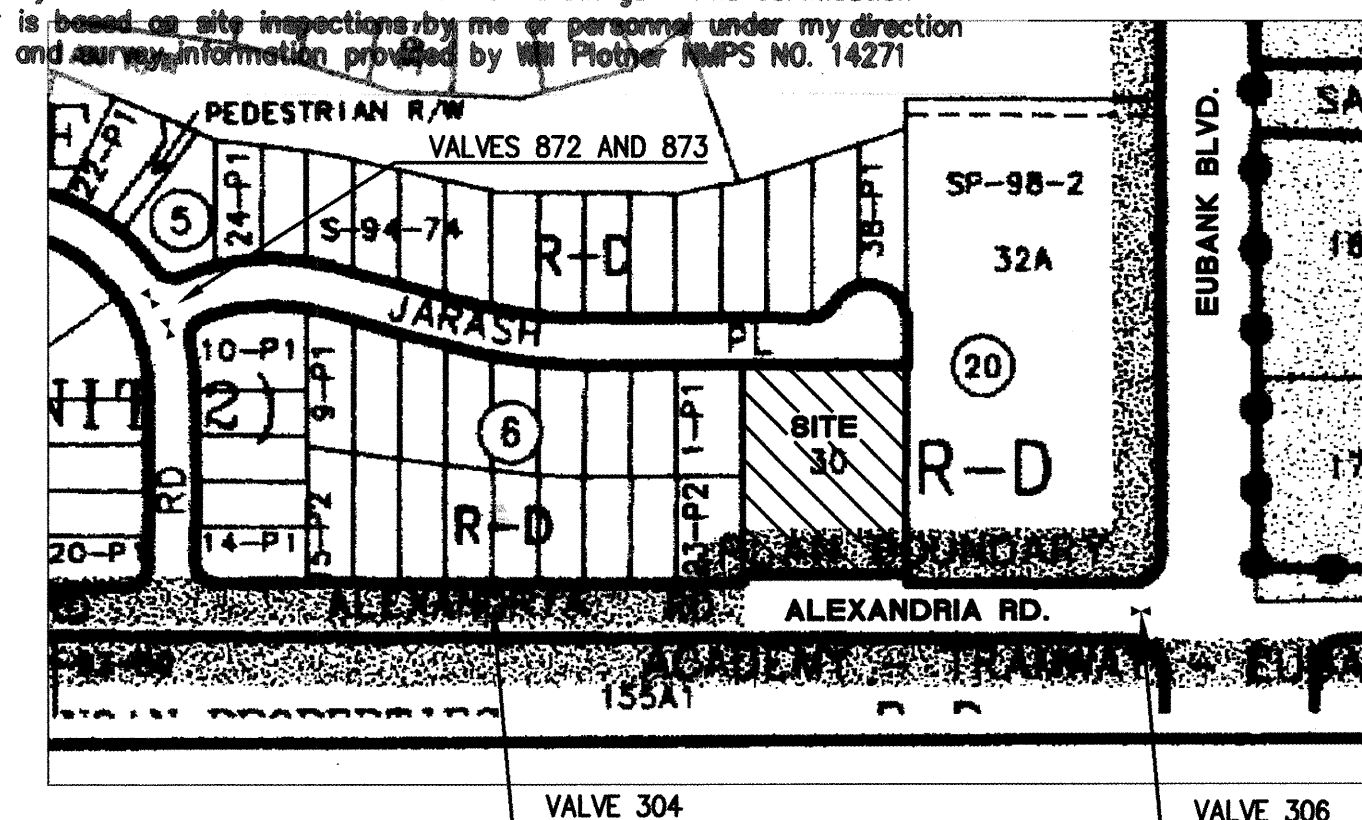
I, WILL PLOTNER JR, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS AS WELL AS MY OWN UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRESPONDS TO THE BEST KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

Will Plotner Jr. 12/2/03
WILL PLOTNER JR, NMPS 14271



WALLACE L. BINGHAM
NEW MEXICO
7281
REGISTERED PROFESSIONAL ENGINEER
2/18

I, Wallace L. Bingham P.E. of the firm of BINGHAM ENGINEERING
a Professional Engineer, registered by the State of New Mexico,
do hereby certify, to the best of my knowledge and belief that
the infrastructure installed as part of this project has been
inspected by me or a qualified person under my direct supervision
and has been constructed in accordance with the plans and
specifications approved by the City Engineer and that the original
drawings are a true and correct copy of the original drawings as noted
by me on the as-built construction drawings. This certification
is based on site inspections by me or personnel under my direction
and any information provided by Bill Plotter MAPS NO. 14271



WATER SERVICES

LOT	STATION	SIZE	LENGTH x DIA	TYPE
1	12+22	3/4"	26' x 1.5"	SINGLE
2/3	11+65	3/4"	26' x 1.5"	DOUBLE
4/5	10+94	3/4"	26' x 1.5"	DOUBLE
6	10+36	3/4"	26' x 1.5"	SINGLE
7	14+32.0	3/4"	16' x 1.0"	SINGLE
8	12+11.5	3/4"	16' x 1.0"	SINGLE

ALL WATER SERVICES SHALL BE
CONSTRUCTED PER CITY OF ALBUQUERQUE
STANDARD DRAWINGS 2360, 2361, AND
2362.

SANITARY SEWER SERVICES

LOT	STATION	SIZE	LENGTH	INVERT	
1	12+10.0	4"	13'	00.57	00.1
2	11+74.5	4"	13'	00.75	
3	11+54.5	4"	13'	00.85	00.7
4	11+03.5	4"	13'	00.59	
5	10+83.5	4"	13'	00.22	
6	10+46.5	4"	13'	99.34	99.1
7	10+42.0	4"	28'	00.28	00.1
8	12+21.5	4"	28'	01.36	01.2

ALL SANITARY SEWER SERVICES
SHALL BE CONSTRUCTED PER CITY
OF ALBUQUERQUE STANDARD
DRAWING 2125.

CONSTRUCTION NOTE:

MEGA-LUG RESTRAINED JOINTS (OR APPROVED EQUAL) SHALL BE USED ON ALL JOINTS FOR A MINIMUM DISTANCE OF 46' FROM THE 6" GATE VALVES.

LARRY READ & ASSOCIATES, Inc.
Civil Engineers

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WATER SHUT OFF PLAN

1. VALVES 872, 873, 304, AND 306 SHALL BE SHUT OFF FOR NONPRESSURE CONNECTIONS.
2. CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR TO VALVE SHUT OFF. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

A rectangular stamp with a double border. The top border contains the text "DESIGN REVIEW COMMITTEE" in a sans-serif font. The center of the stamp contains the date "MAY 28 2002" in a large, bold, sans-serif font. The bottom border also contains the text "DESIGN REVIEW COMMITTEE" in a sans-serif font.

CITY ENGINEER APPROVAL

MAY 30 2003

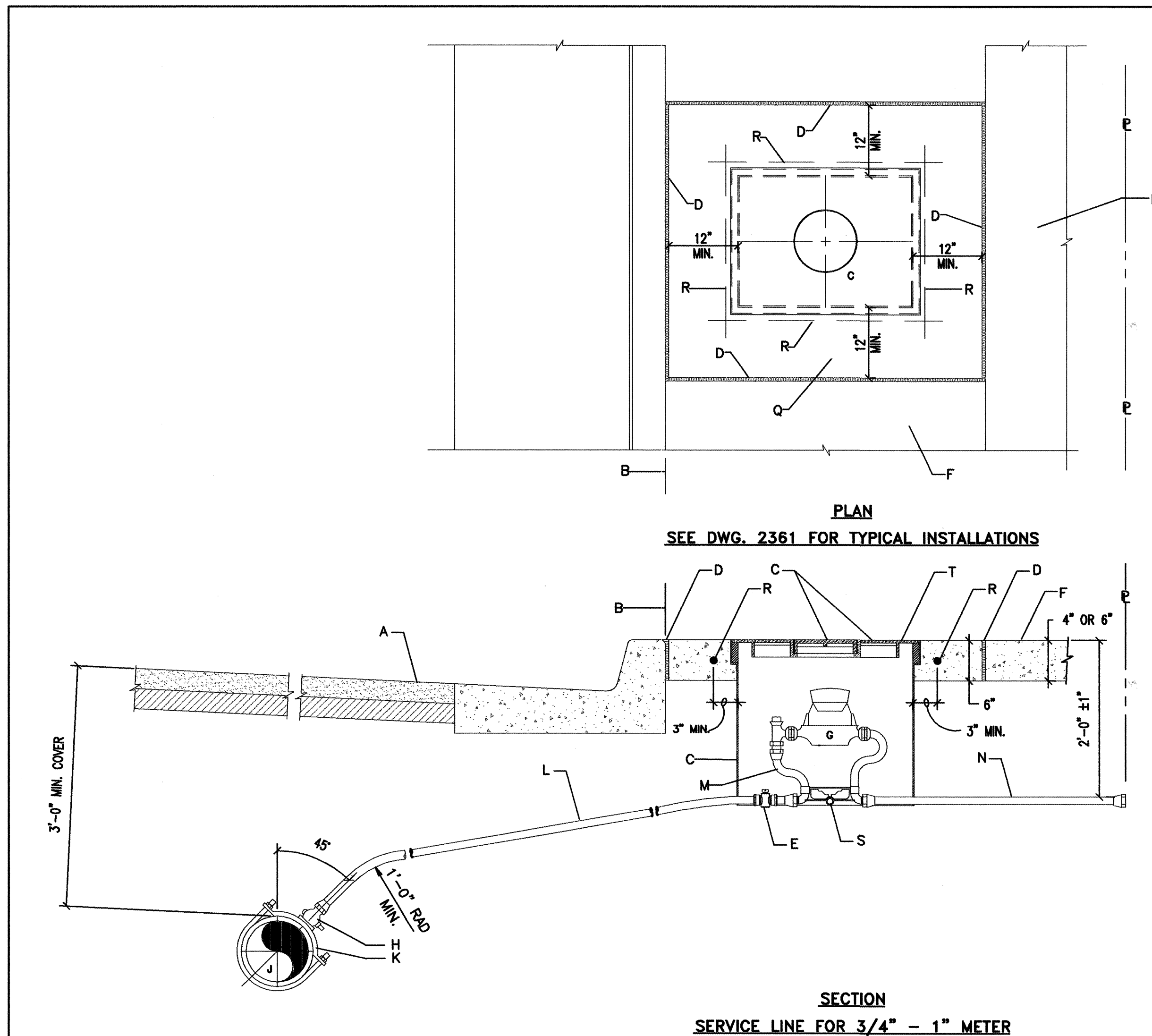
CITY ENGINEER

LAST DESIGN DATE	MO./DAY/YR.	MO./DAY/YR.

REVIEW COMMITTEE	
PROJECT NO.	6788.81

MAP NO. D-21

1 SHEET 3 OF 8



- GENERAL NOTES:**
- 1 THE METER SHALL BE SET UTILIZING A COPPER-SETTER. COPPER-SETTER HEIGHT 10" FOR 1" METER. 7" FOR 3/4" METER.
 - 2 THE VALVE AND METER REGISTER BOX SHALL BE LOCATED UNDER THE LID OPENING. WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING.
 - 3 METER BOX LOCATION TO CONFORM TO DWG. 2361.
 - 4 WHEN CONTRACTOR DOES NOT INSTALL METER, CONTRACTOR SHALL PROVIDE REMOVABLE PLUGS FOR END OF COPPER-SETTER.
 - 5 EXISTING CONCRETE TO BE SAWCUT.

CONSTRUCTION NOTES:

- A STREET SURFACE.
- B BACK OF CURB.
- C CAST IRON METER BOX, COVER AND LID.
SEE DWG. 2368 OR 2369.
- D 1/2" EXPANSION JOINT.
- E CURB STOP, LOCATE INSIDE METER BOX.
- F SIDEWALK OR DRIVEPAD.
- G METER. TOP OF METER TO BE 12"-18" BELOW COVER.
- H CORP STOP.
- J MAIN WATER LINE.
- K TAPPING SADDLE.
- L COPPER SERVICE LINE.
- M COPPER SETTER.
- N TAILPIECE TO PROPERTY LINE WITH INSTA-TITE I.P.T.
CAPPED FITTING.
- Q CONCRETE PAD REQUIRED IN ALL AREAS.
- R #4 REBAR CONTINUOUS ALL AROUND METER BOX.
- S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED
STEEL PIPE.
- T METER BOX LID SHALL BE FLUSH WITH SURROUNDING
SIDEWALK.

REVISIONS	CITY OF ALBUQUERQUE
	<p>WATER</p> <p>3/4" - 1" METERED SERVICE LINE INSTALLATION</p> <p>DWG. 2362 MAR 2001</p>

SURVEYOR'S CERTIFICATION

I, WILEY PLOTNER JR, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR, NMPS 14271 12/2/03



I, Wallace L. Bingham P.E. of the firm of BINGHAM ENGINEERING, a Professional Engineer, registered by the State of New Mexico, do hereby certify, to the best of my knowledge and belief that the infrastructure installed as part of this project has been inspected by me or a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted on the drawings by the City Engineer. This certification is based on site inspections by me or personnel under my supervision and survey information provided by WMI Plotter NAPS No. 14271.

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo Blvd. NE
Albuquerque, New Mexico 87111
(505) 237-8421

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE:		ALEXANDRIA POINT SUBDIVISION CITY OF ALBUQUERQUE STANDARD DETAIL	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.
MAY 28 2012	MAY 30 2012		
DESIGN REVIEW COMMITTEE			
PROJECT NO.	MAP NO.	SHEET	OF
6788.81	D-21	4	8



I, WILL PLOTNER JR., A LAY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THE LEFT LANE OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYING UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS NOT CORRELATIVE TO THE DESIGN CONCEPTS AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.



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



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.



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

GENERAL NOTE:

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

△ ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



NOTE: DEPENDING ON WORK ZONE LOCATION.



NOTE: (R1-1) BASED ON FIELD CONDITIONS



NOTE: (R1-1) BASED ON FIELD CONDITIONS




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



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

COA STANDARD

 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF MUTCD)				
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE
COA STANDARD		COA STANDARD		
		MO./DAY/YR.		MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.		SHEET OF
6788.81		D-21		5 OF 8

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- 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.
- 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.
- 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.
- CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- 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.
- 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.
- 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 WORK SITE TRAFFIC SUPERVISOR OR EQUIVALENT.
- 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.
- 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.
- 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.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- 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.
- 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.
- 48 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.
- ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

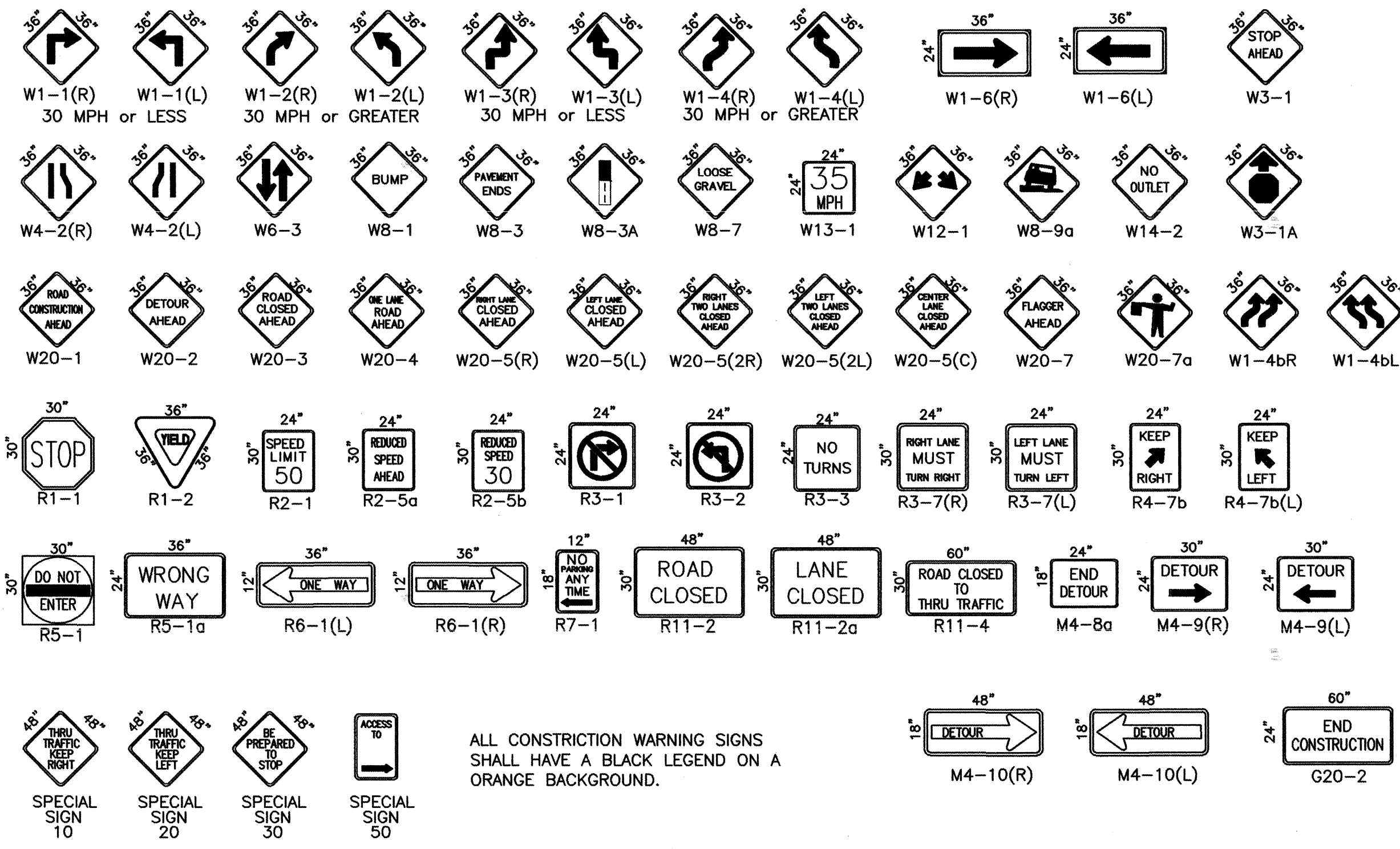
- EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.
- CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
 - STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
 - SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
- 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.
- ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
- TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.
- ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.

SURVEYOR'S CERTIFICATION

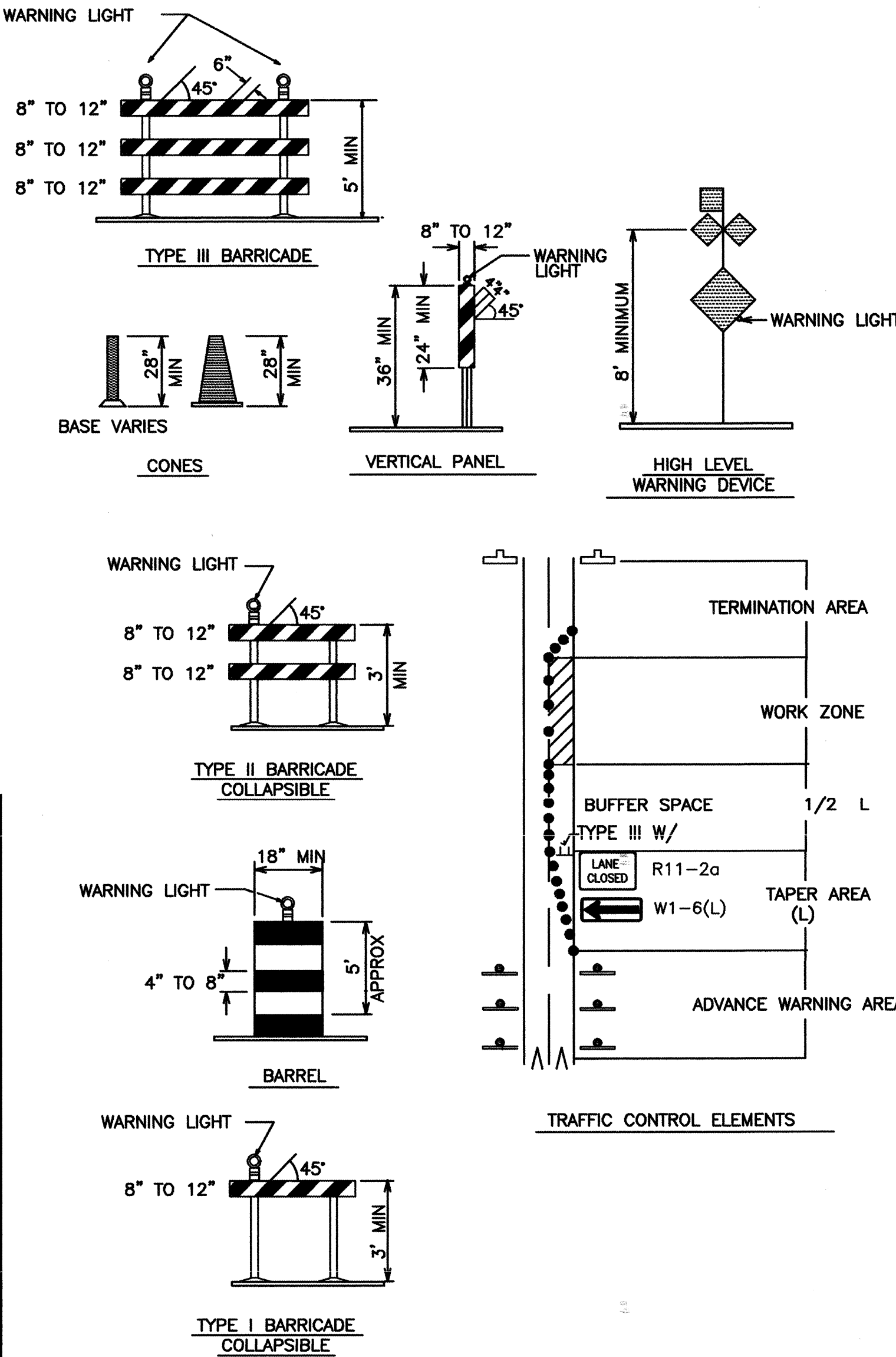
I, WILL PLOTNER JR., A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR. 12/2/03
WILL PLOTNER JR., NMPS 14271

SIGN FACE DETAILS



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



LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR BARREL
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
- 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)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		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 LIMIT (MPH)	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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		COA STANDARD	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	J.D.L.	DATE	NO.	DATE
CARTESIAN SURVEYS INC.	12/2/03					J.D.L.	12/2/03		
INSPECTOR	DATE	NO.	DATE	NO.	DATE	J.D.L.	12/2/03		
APPROVED BY	DATE	NO.	DATE	NO.	DATE	J.D.L.	12/2/03		
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Plat of Alexandria Point Subdivision

Comprised of
Lot 30, Block 20,
North Albuquerque Acres, Unit 2, Tract 3
City of Albuquerque
Bernalillo County, New Mexico
November 2001

PROJECT NO: 1000716

APPLICATION: 01500-1795, 01500-1701

Approved and Accepted By:

PLANNING DIRECTOR

CITY ENGINEER

A.M.A.F.C.A.

TRAFFIC ENGINEER

CITY SURVEYOR

WATER RESOURCES

PARKS AND GENERAL SERVICES

UTILITY DEVELOPMENT DIVISION

Utility Signatures

1-18-02
1-15-02
1-18-02

CABLE COMPANY

Subdivision Data

- D.R.B. CASE NUMBER
- ZONE ATLAS INDEX NO. D-21-Z
- GROSS SUBDIVISION ACREAGE 1.0016 Acres
- DATE OF SURVEY NOVEMBER 13, 2001
- TALOS LOG NO. 2001420251
- SUBDIVISION DATA
 - NUMBER OF LOTS REPLATED: 1
 - NUMBER OF LOTS CREATED: 8
 - MILES OF ROAD CREATED: 0.0444
 - ACREAGE IN ROADS: 0.4556 Acres
 - TOTAL PLATTED ACREAGE: 1.0016 Acres

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr. 12/21/01
WILL PLOTNER JR.
N.M.P.S. No. 14271

CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Sheet 1 of 1
01689

Clerks Indexing Info.

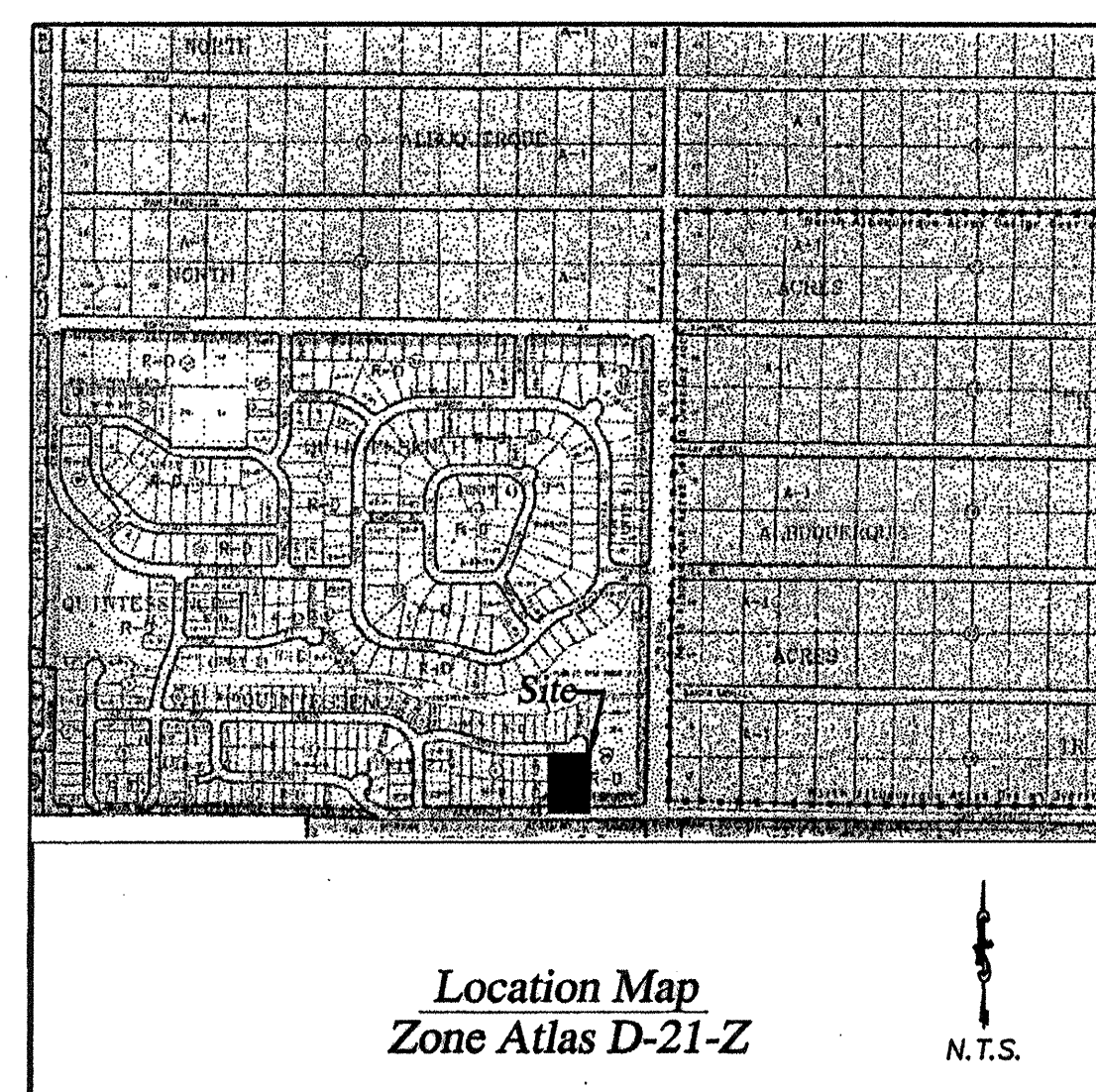
Section 21, T. 11N, R. 4E, NMPM
Subdivision North Albuquerque Acres
Unit 2, Tract 3

Legend

N 90°00'00" W RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (97C-100)
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES REFER TO DOCUMENTS-NUMBER 1 FOUND REPAIR WITH CAP "15 1028" UNLESS OTHERWISE INDICATED
SET BATHY MARKER, LS 14271

Notes

- FIELD SURVEY PERFORMED ON NOVEMBER 18, 2001.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- THE TRACT SHOWN HEREON IS LOCATED IN S21, T11N, R4E.
- BASIS OF BEARINGS BASED ON BEARING BETWEEN THE ACS MONUMENTS SHOWN HEREON AND REFERENCES GRID BEARINGS.
- THE PURPOSE OF THIS PLAT IS TO:
 - DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN.
 - CREATE 8 RESIDENTIAL LOTS.
 - GRANT EASEMENTS AS SHOWN HEREON.
- CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "LS 14271"
- THE PRESERVATION OF OPEN SPACE, AS REQUIRED BY THE R-D ZONE, WAS MET FOR ALL SUBDIVISIONS IN THE QUINTESSANCE SECTOR DEVELOPMENT PLAN BY THE DEDICATION OF SEVERAL TRACT WITH THE FILING OF QUINTESSANCE UNIT 1 ON JANUARY 19, 1996.



Legal Description

LOT NUMBERED THIRTY (30), BLOCK TWENTY (20), NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 133.

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS ALEXANDRIA DR., NE AND THE NORTH SIXTEEN FEET OF ALEXANDRIA RD., NE AND FEE SIMPLE WITHOUT WARRANTY COVENANTS THE SOUTHERLY THIRTY FEET OF ALEXANDRIA RD., NE AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS, AND TO THE COUNTY OF BERNALILLO.

Owners Name

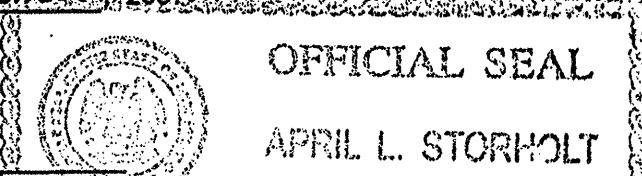
BY: *Adil Rizvi*STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 21, 2001

BY Owners Name

BY: *Spauld L. Storholt*

MY COMMISSION EXPIRES 1-2-2005



Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV 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 ERRECTED 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 THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOL DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

n 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.

Documents

- PLAT ENTITLED "TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 133.
- PLAT ENTITLED "PLAT OF LOT 32-A, BEING A REPLAT OF LOTS ONE, TWO, THIRTY-ONE AND THIRTY-TWO, BLOCK 20, TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 21, T.11N, R.4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK 97C, PAGE 367.
- PLAT ENTITLED "VACATION AND REPLAT FOR QUINTESSANCE UNIT 2, COMPRISED OF TRACT 1, QUINTESSANCE UNIT 1, SITUATE WITHIN THE ELENA GALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1996" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK 96C, PAGE 179.

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 102106324402730115

PROPERTY OWNERS OF RECORD

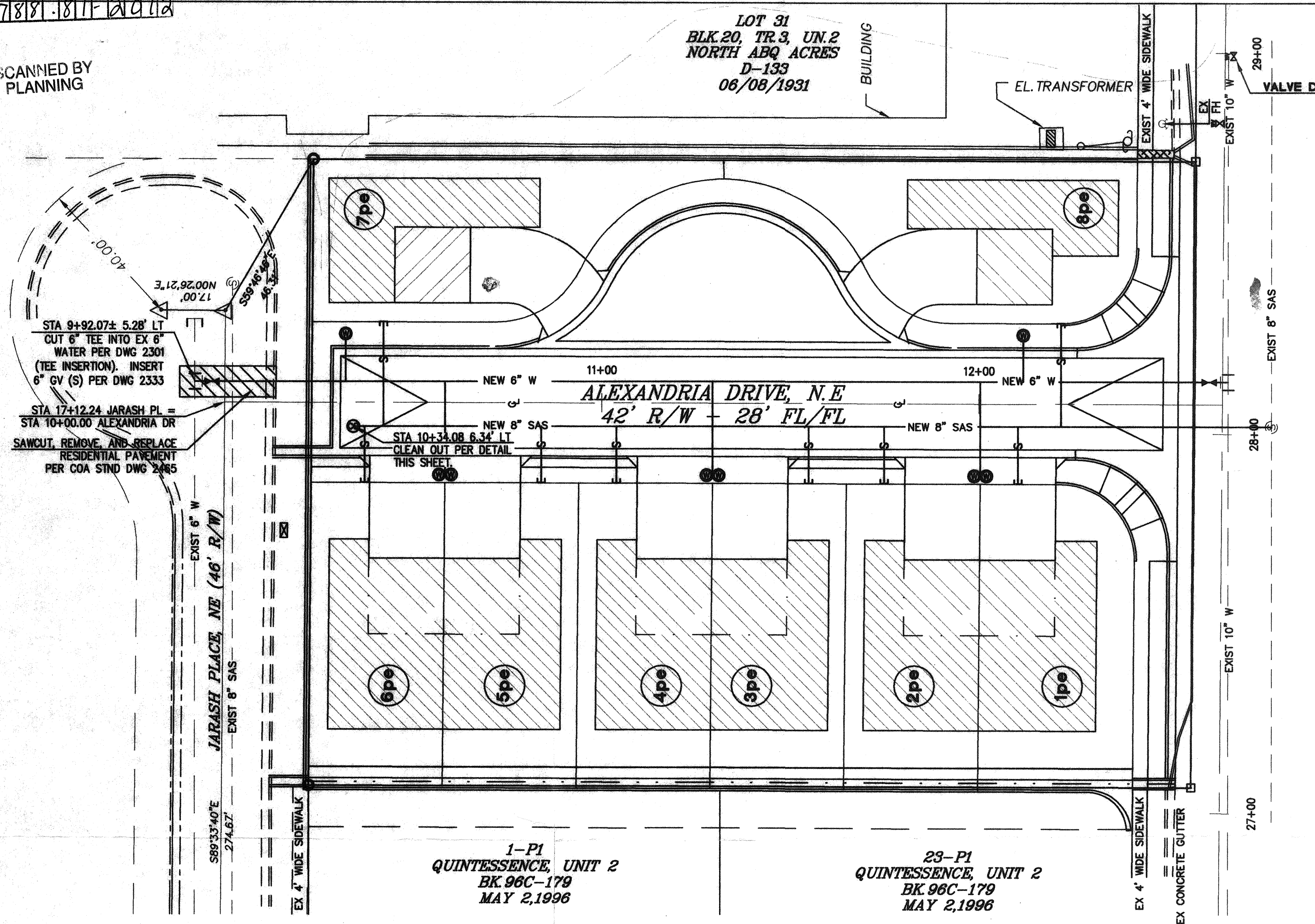
BERNALILLO COUNTY TREASURER'S OFFICE

LINE	BEARING	LENGTH
L1	N89°17'42"E	5.00
L2	S00°06'33"W	1.36
L3	N89°53'27"W	5.00
L4	N89°53'27"W	5.00
L5	N89°53'27"W	5.00
L6	S00°06'33"W	5.21

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR.
C1	28.05	25.00	64°17'07"	26.60	S 32°02'01" E
C2	99.83	42.00	136°10'55"	77.93	S 00°06'33" W
C3	28.05	25.00	64°17'06"	26.60	N 32°15'06" E
C4	31.31	20.00	89°42'32"	28.21	S 44°44'43" E
C5	31.52	20.00	90°17'28"	28.36	N 45°15'17" E
C6	47.18	42.00	64°21'51"	44.74	S 31°59'38" E
C7	47.07	42.00	64°17'06"	44.64	N 32°17'28" E
C8	10.47	10.00	60°00'00"	10.00	N 30°06'33" E
C9	16.83	15.00	64°17'06"	15.96	S 32°02'01" E
C10	35.35	52.00	38°57'05"	34.67	N 44°42'01" W
C11	35.35	52.00	38°57'19"	34.68	N 44°54'59" E
C12	16.83	15.00	64°17'06"	15.96	S 32°15'06" W
C13	13.62	10.00	78°02'11"	12.59	S 38°54'33" E

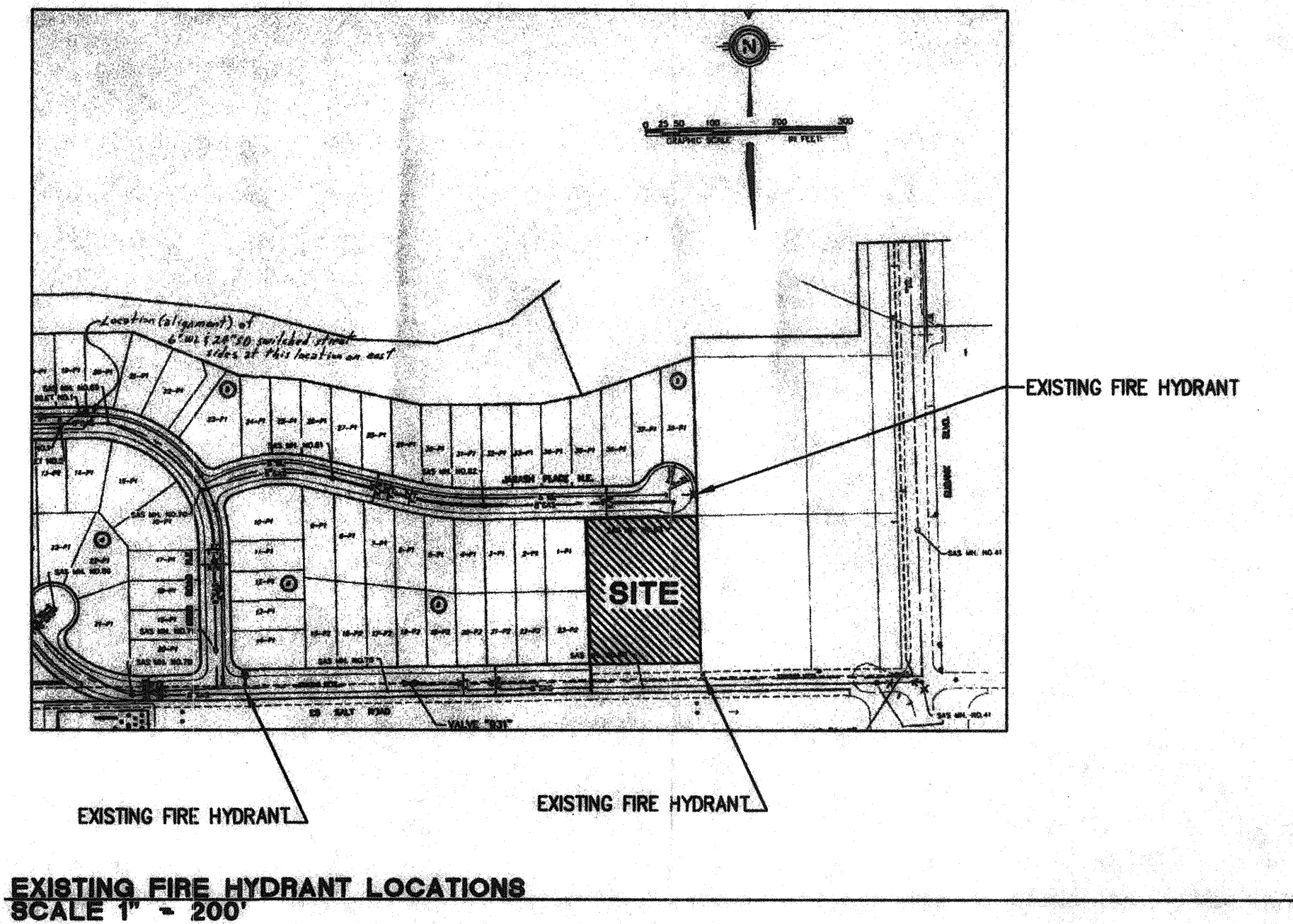
2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-67818-1811-2012

SCANNED BY
PLANNING



ALEXANDRIA DRIVE

ALEXANDRIA RD., N.E. (30' Roadway Easement))
(46' PROPOSED RIGHT OF WAY)



WATER SERVICES				
LOT	STATION	SIZE	LENGTH x DIA	TYPE
1/2	12+00.0	3/4"	26' x 1.5"	DOUBLE
3/4	11+28.0	3/4"	26' x 1.5"	DOUBLE
5/6	10+58.0	3/4"	26' x 1.5"	DOUBLE
7	10+32.0	3/4"	16' x 1.0"	SINGLE
8	12+11.5	3/4"	16' x 1.0"	SINGLE

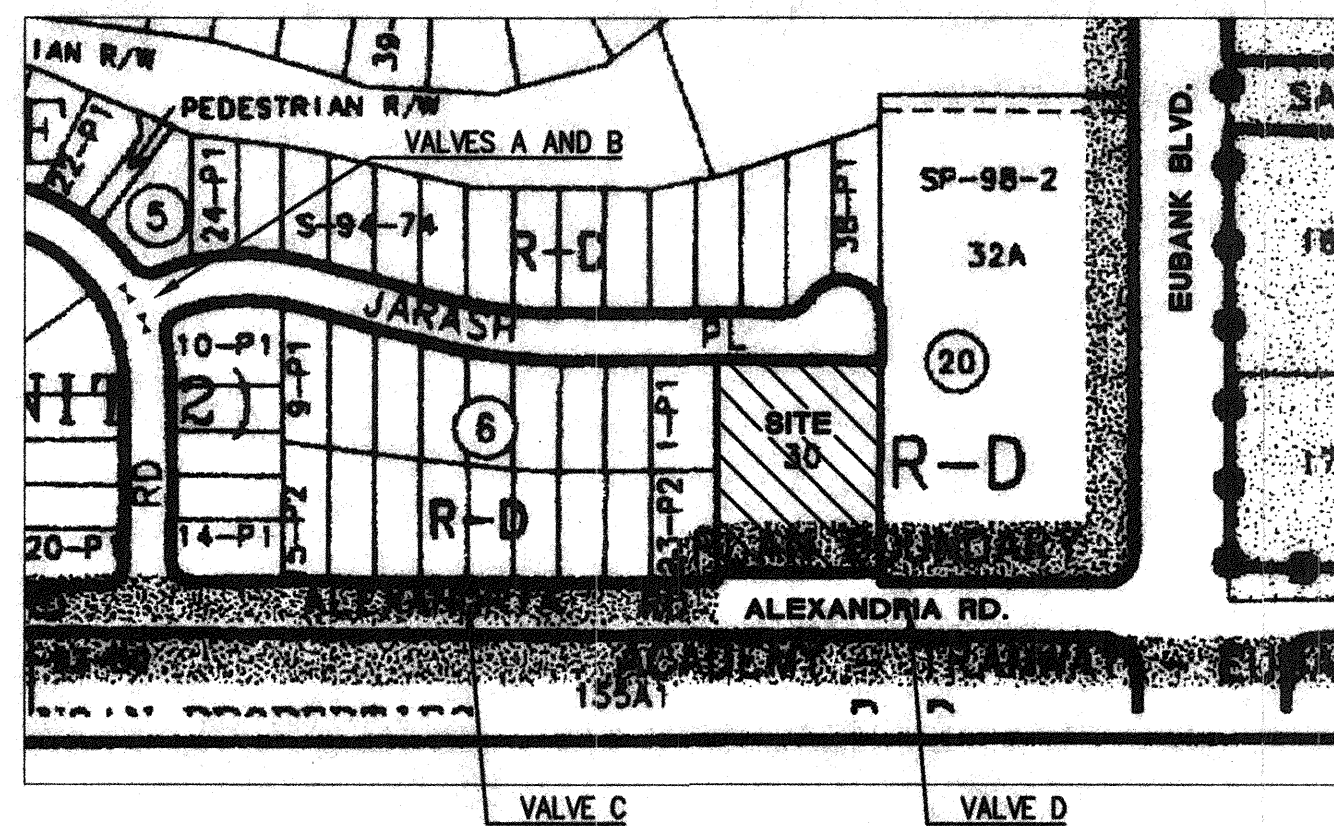
ALL WATER SERVICES SHALL BE
CONSTRUCTED PER CITY OF ALBUQUERQUE
STANDARD DRAWINGS 2360, 2361, AND
2362.

SANITARY SEWER SERVICES				
LOT	STATION	SIZE	LENGTH	INVERT
1	12+10.0	4"	13'	00.40
2	11+74.5	4"	13'	01.25
3	11+54.5	4"	13'	01.70
4	11+03.5	4"	13'	02.10
5	11+83.5	4"	13'	01.80
6	10+36.5	4"	13'	01.10
7	10+42.0	4"	28'	01.65
8	12+21.5	4"	28'	00.66

ALL SANITARY SEWER SERVICES
SHALL BE CONSTRUCTED PER CITY
OF ALBUQUERQUE STANDARD
DRAWING 2125.

CONSTRUCTION NOTE:

MEGA-LUG RESTRAINED JOINTS (OR
APPROVED EQUAL) SHALL BE USED ON
ALL JOINTS FOR A MINIMUM DISTANCE OF
46' FROM THE 6" GATE VALVES.



WATER SHUT OFF PLAN

- VALVES A, B, C, AND D SHALL BE SHUT OFF SO
NONPRESSURE CONNECTIONS CAN BE MADE.
- CONTRACTOR SHALL CONTACT WATER SYSTEMS
DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR
TO VALVE SHUT OFF. ONLY WATER SYSTEMS
PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

LEGAL DESCRIPTION

LOT 30, BLOCK 20, TRACT 3, UNIT 2, NORTH
ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW
MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON
THE PLAT THEREOF, FILED IN THE OFFICE OF THE
COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO,
ON JUNE 8, 1931, IN PLAT BOOK D, FOLIO 133.

SURVEY NOTES

- BEARINGS SHOWN ARE BASED ON PLAT OF
QUINTESSANCE UNIT 2 (BK.96C-179).
- DISTANCES ARE GROUND DISTANCES.
- FIELD SURVEY PREPARED BY:

EARTH MAP USA
P.O. BOX 9711
ALBUQUERQUE, NM 87119
(505) 265-7673

BENCH MARK

ELEVATIONS SHOWN ARE NAVD 1929 ELEVATIONS
BASED ON CITY OF ALBUQUERQUE BENCH MARK
"12-D21", ELEVATION = 5724.159'

LARRY READ & ASSOCIATES, Inc.
Civil Engineers
4800-C Juan Tabo Blvd. NE
Albuquerque, New Mexico 87111
(505) 237-8421



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ALEXANDRIA POINT SUBDIVISION
WATER AND SANITARY SEWER
and EXISTING FIRE HYDRANT LOCATIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.
PROJECT NO. 678881	MAP NO. D-21	SHEET 3A	OF 5	

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. Jones 5-20-02
SIGNATURE & DATE