

PUBLIC IMPROVEMENT PLANS  
FOR  
SANTA MONICA ESTATES, UNIT 2  
ALBUQUERQUE, NEW MEXICO

FEBRUARY 2018

PREPARED FOR:  
SANTA MONICA PLACE DEVELOPMENT, LLC  
C/O TITAN DEVELOPMENT  
6300 RIVERSIDE PLAZA LN, SUITE 200  
ALBUQUERQUE, NM 87120

PREPARED BY:  
ISAACSON & ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

GENERAL 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 WITH UPDATE #9.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM 811, FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #9.
- THE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT 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.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
- ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE 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.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #9.
- 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.
- WARNING---EXISTING UTILITY LINE LOCATIONS 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. THE 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. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY MAY REQUIRE 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 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.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 17 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [http://www.abcwua.org/Water\\_Shut\\_off\\_and\\_Turn\\_on\\_Procedures.aspx](http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx).
- 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.
- 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 RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THESE PLANS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- CURB & GUTTER, SIDEWALKS AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
- CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND EMAIL [dgoff@cabq.gov](mailto:dgoff@cabq.gov).
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- TRACER WIRE WITH ACCESS BOXES SHALL BE INSTALLED FOR ALL NEW WATER AND SANITARY SEWER LINES PER DETAILS ON SHEET 14.
- ALL STORM DRAINS SHALL BE CLASS III RCP.
- PRIOR TO START OF ROADWAY CONSTRUCTION, OWNER SHALL SUBMIT TO THE CITY COMPACTION TEST RESULTS OBTAINED DURING GRADING OPERATIONS.

APPROVED RECORD DRAWINGS	
City Inspector	Arlene Sandoval
Contractor	Sundance Mechanical
Construction Engineer	Muhammed Adeeb
Date	10/18/2019

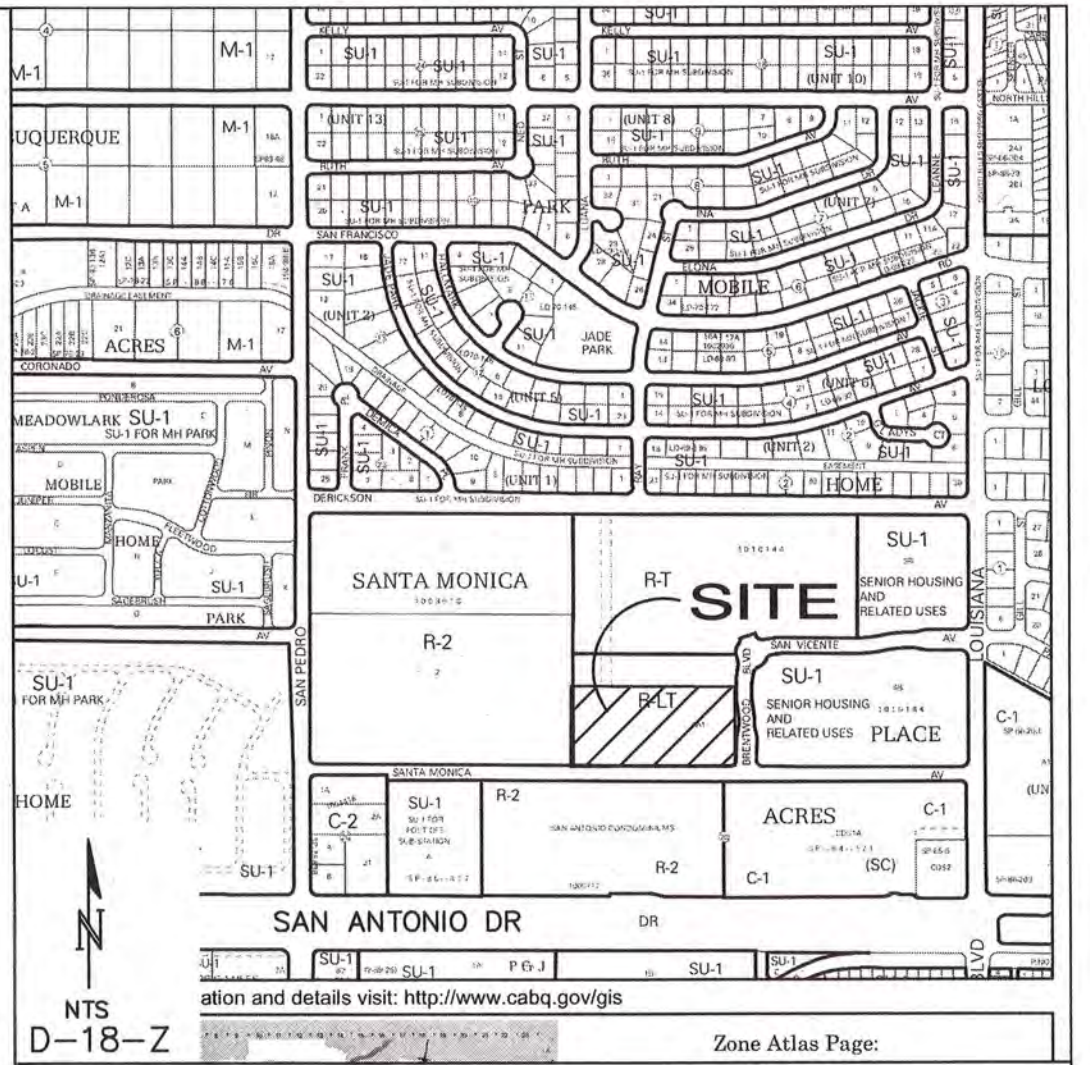
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Åsa Nilsson-Weber of the firm of 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 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 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 inspections by me or personnel under my direction and survey information provided by Timothy Aldrich of the firm Aldrich Land Surveying, NMPS number 7719.

Åsa Nilsson-Weber 7-23-19

Åsa Nilsson-Weber  
NMPE No. 17631

Date

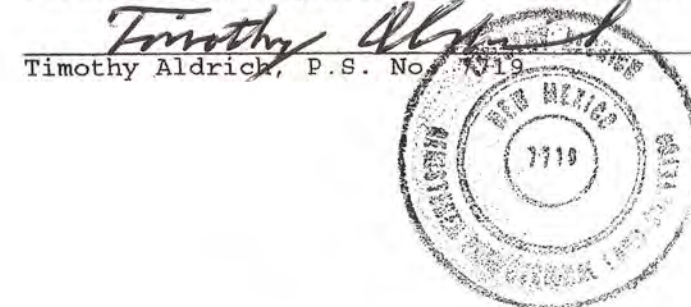


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SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.



RECORD DRAWING



DRB NO. 1010144

**ISAACSON & ARFMAN, P.A.**  
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Albuquerque, New Mexico 87108  
Ph. 505-268-8828 [www.iacivil.com](http://www.iacivil.com)  
2149 CC-001.dwg Feb 27,2018

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	APPROVED FOR CONSTRUCTION		
				DRC Chairman		02/11/18			
				Transportation		02-28-18			
				Water/Wastewater		2/28/18			
				Hydrology		3/1/18			
				Constr. Mngmt.					
				Constr. Coord.					
				City Project No.		689987			
				City Engineer		1/24/19			
				Sheet		1	Of		14







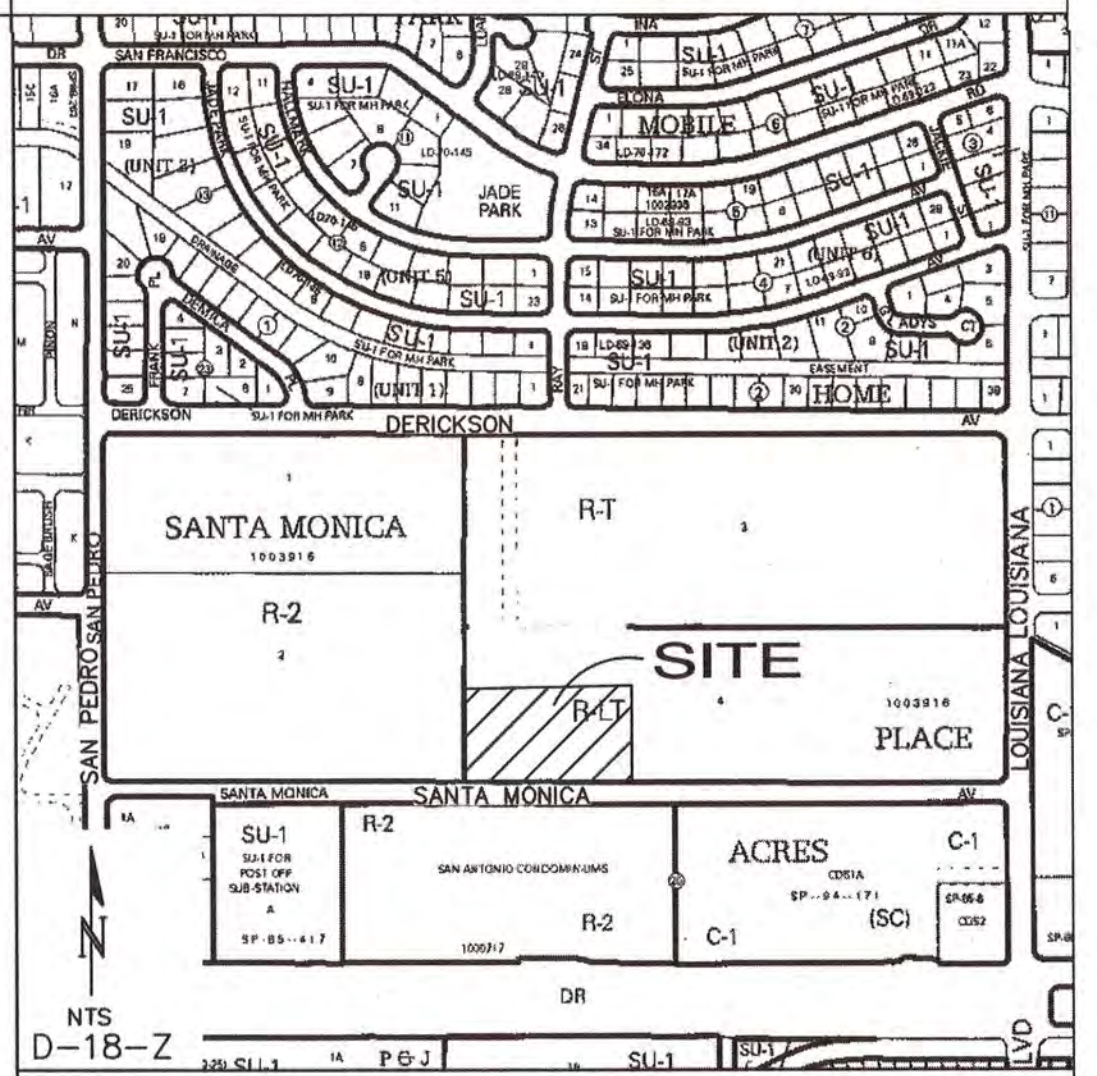




## GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE AND CITY OF ALBUQUERQUE SPECIFICATIONS APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT. PER THE CITY DRAINAGE ORDINANCE, THE 90TH PERCENTILE STORM EVENT, WHICH IS 44 INCHES, IS TO BE MANAGED. REDUCE 0.44 INCH BY THE 0.1 INCH FOR THE INITIAL IMPERVIOUS ABSTRACTION IN TABLE A-6 OF SECTION 22 OF THE DPM. MULTIPLY THE REMAINING 0.34 INCH BY YOUR IMPERVIOUS AREA. THIS IS THE PORTION TO RETAIN.
- ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- BUILDING PAD ELEVATION SHALL BE  $\pm 0.05'$  FROM PLAN ELEVATION.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR ' $\pm$ ', TRANSITIONS SHALL BE SMOOTH.
- CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)
- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.

## VICINITY MAP



## PROJECT DATA

**LEGAL DESCRIPTION:** Tract 4-A-1, Santa Monica Place

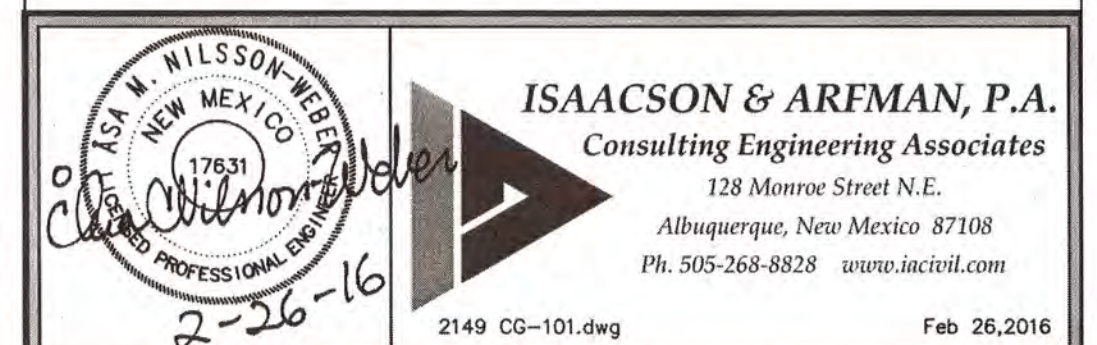
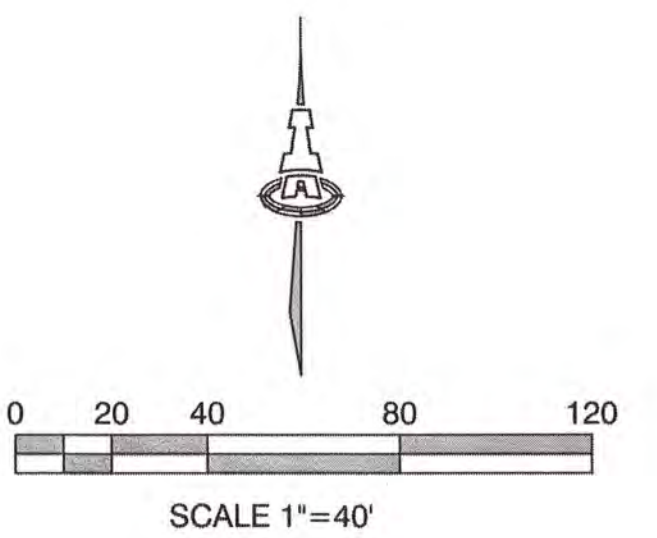
**SITE AREA:** 4.6301 AC.

**FLOOD ZONE:** THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 35001C0137H, MAP REVISED AUGUST 16, 2012.

**ENGINEER:** ASA NILSSON-WEBER  
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**SURVEYOR:** RUSS HUGG  
SURV-TEK, INC.  
9384 VALLEY VIEW DRIVE, ABQ. NM 87114  
PHONE: (505) 897-3366

**BENCHMARK:** ACS MONUMENT BM 25\_E18  
ELEVATION: 5339.186 (NGVD 1988)

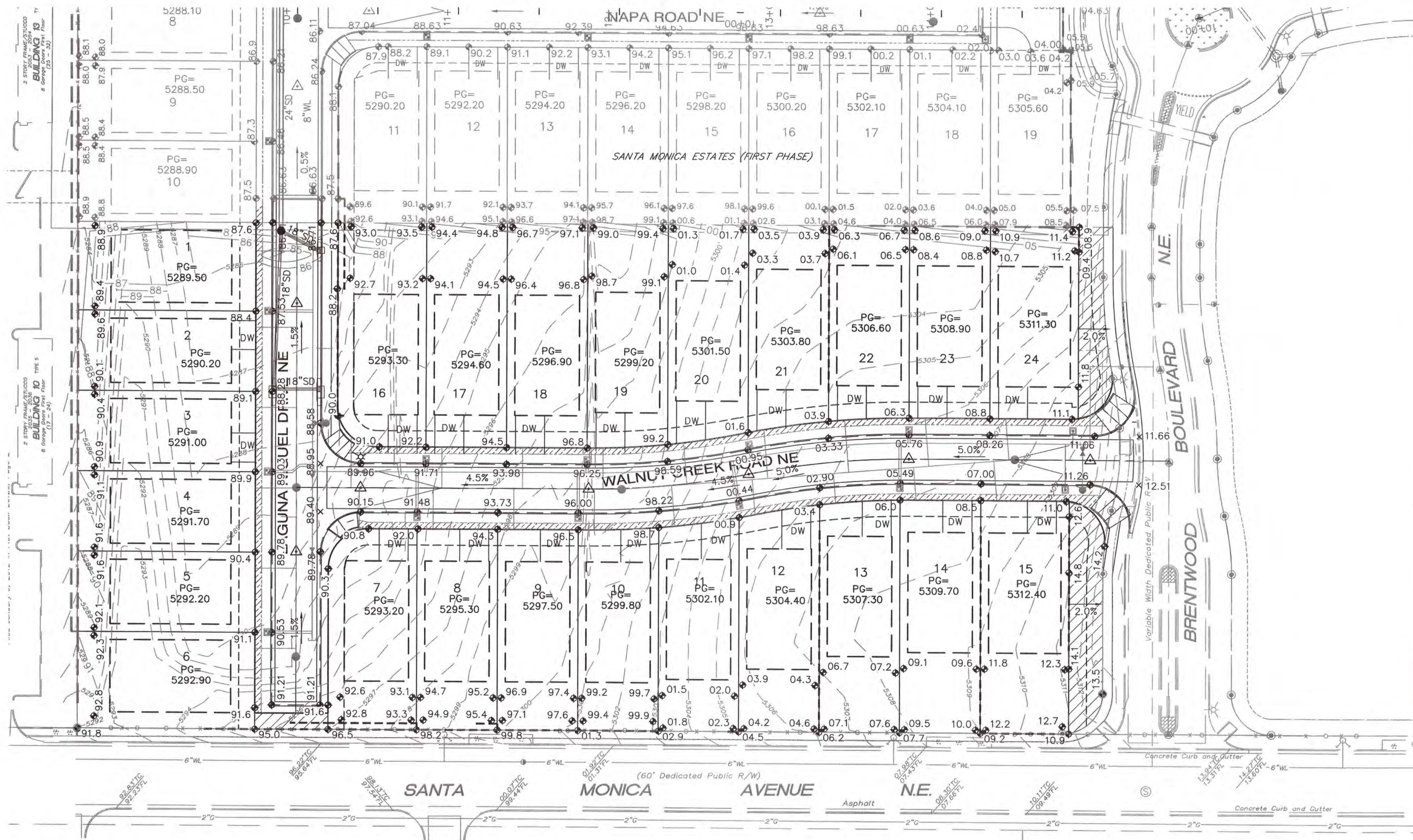


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## SANTA MONICA ESTATES SUBDIVISION, UNIT 2

## GRADING & DRAINAGE PLAN

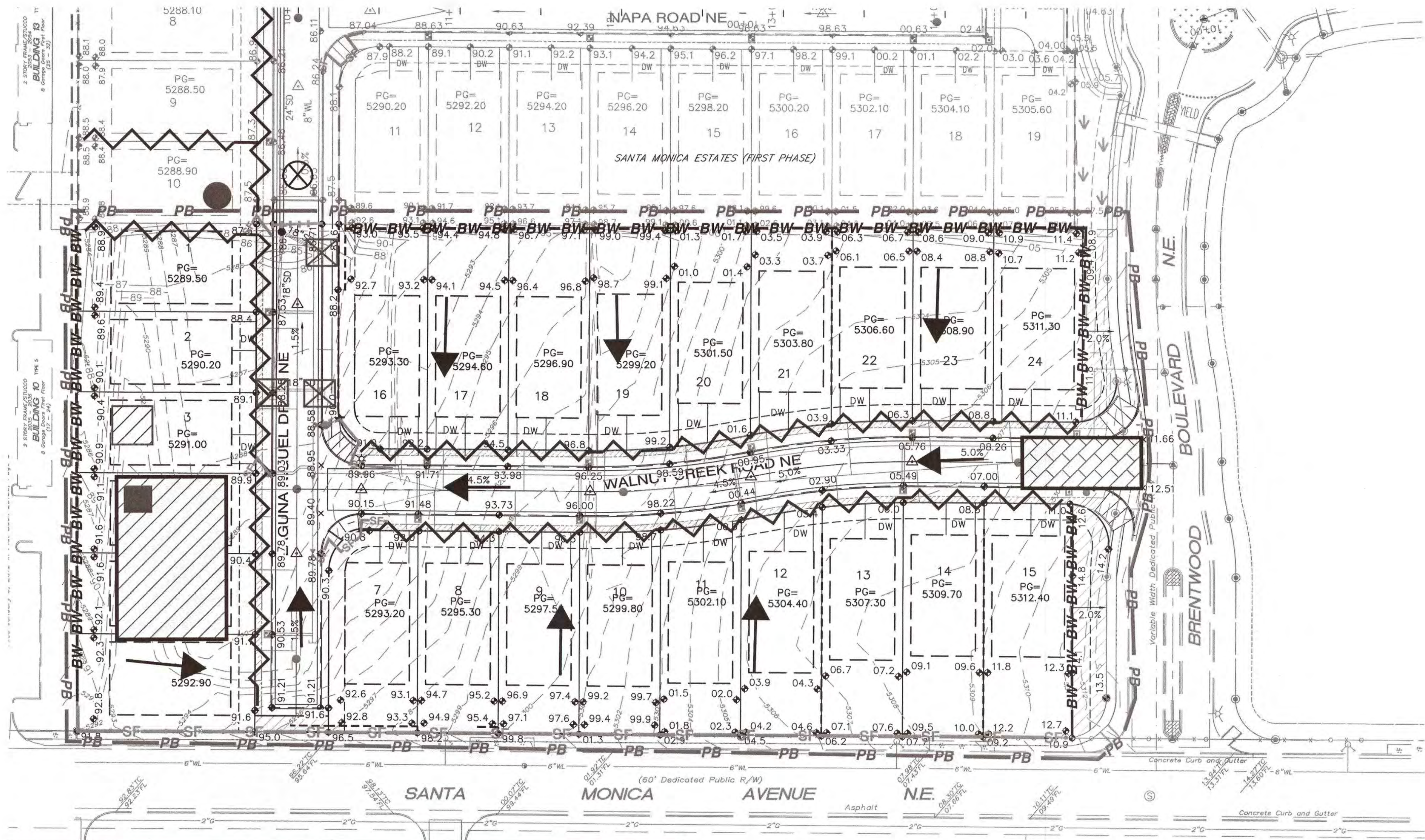
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2/2016			2149
Drawn By:			CG-101
ANW			
Ckd By:			SH. OF
ANW			



SAN ANTONIO CONDOMINIUMS  
BLOCK 20, TRACT A, UNIT A  
NORTH ALBUQUERQUE ACRES  
(Filed November 8, 2000 in Volume 2000C, Folio 288)

FOR INFORMATION ONLY  
CPN 689987 SHEET 4 OF 14





**NOTES:**  
INSTALL SWALE BEHIND CURB FOR PERMANENT MEASURES  
INSTALL SILT FENCE CHECK DAM AFTER SWALE IS INSTALLED  
INSTALL INLET PROTECTION ONCE THE STORM DRAIN IS OPERATIONAL  
INLET PROTECTION IS INSTALLED ON PROMENADE AVE.

LEGEND

EROSION AND SEDIMENT CONTROL PLAN

PB - PB - PB - PB

PROJECT PERIMETER & DISTURBED AREA

SF - SF - SF

SILT FENCE

MULCH SOCKS

FLOW DIRECTION

STAGING AREA

STABILIZED CONSTRUCTION ENTRANCE

TRASH RECEPTACLE

CHEMICAL TOILET

CONCRETE WASHOUT

SILT FENCE CHECK DAM

SWALE BEHIND CURB

-BW-BW-

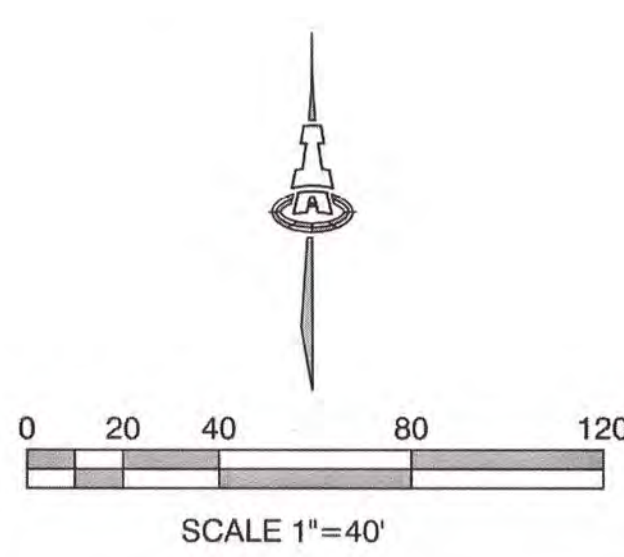
BLOCK WALL

DROP INLET PROTECTION

OUTFALL

POSTING SIGN

PRESERVED VEGETATION



RECEIVING WATERS: RIO GRANDE 2105\_50 TIER II

CRITERION "C": RIO GRANDE SILVERY MINNOW AND YELLOW BILLED CUCKOO HABITATS ARE 5.4 MILES TO THE NW BY WAY OF ALBUQUERQUE MS4

GPS LOCATION: 35.1618, -106.5728

SANTA MONICA ESTATES UNIT II

PROJECT TITLE

ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY, COUNTY, STATE

01/25/18

DATE

C. DURKIN

DRAWN BY

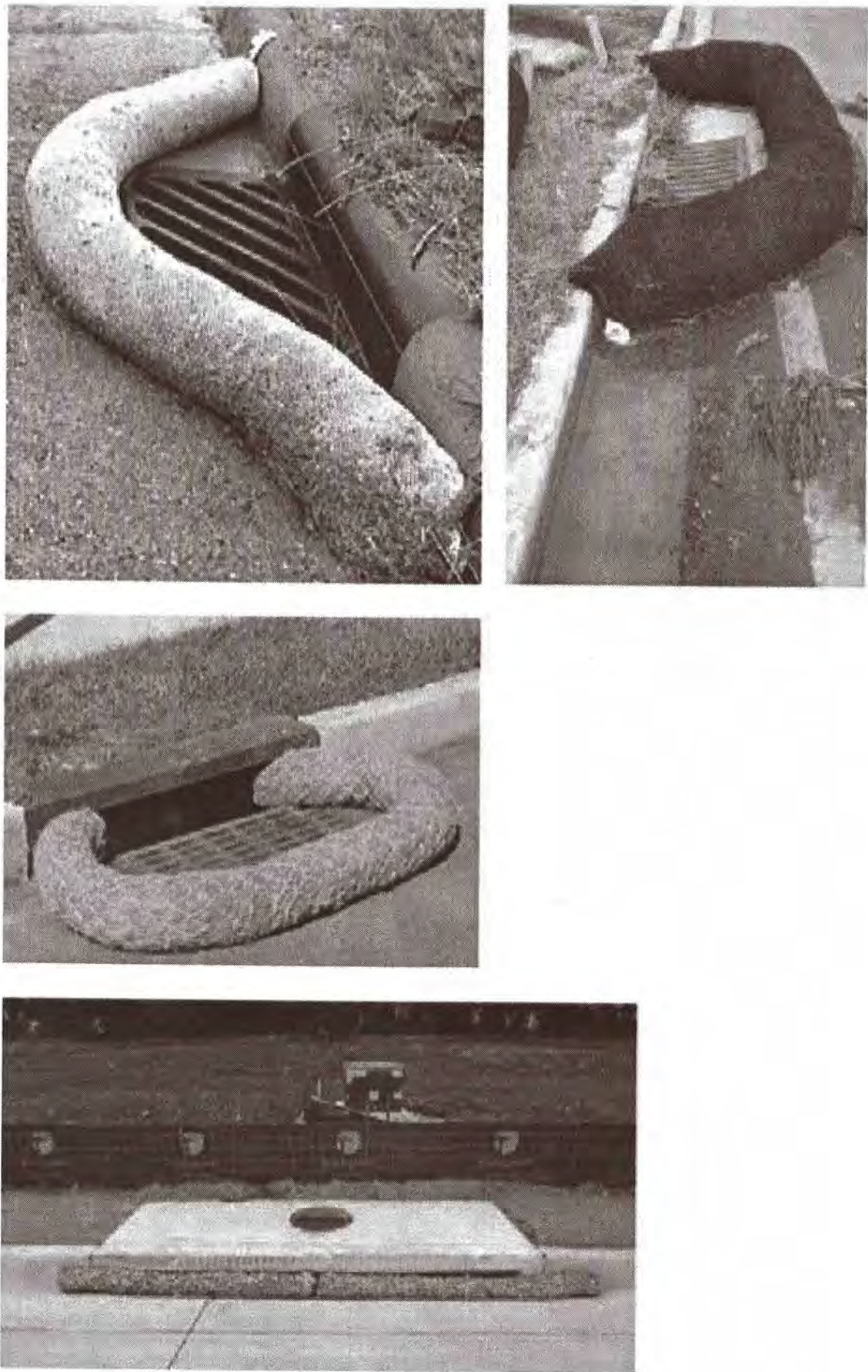
1/25/18

Engineer Stamp

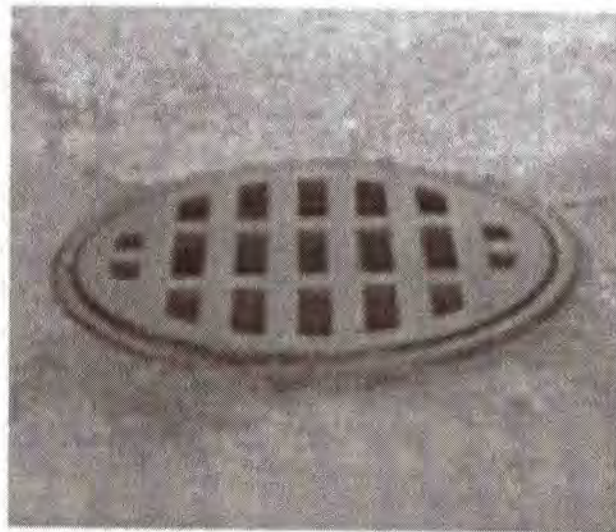
inspections Plus, Inc.



Curb Storm Inlet Protection with Wattles



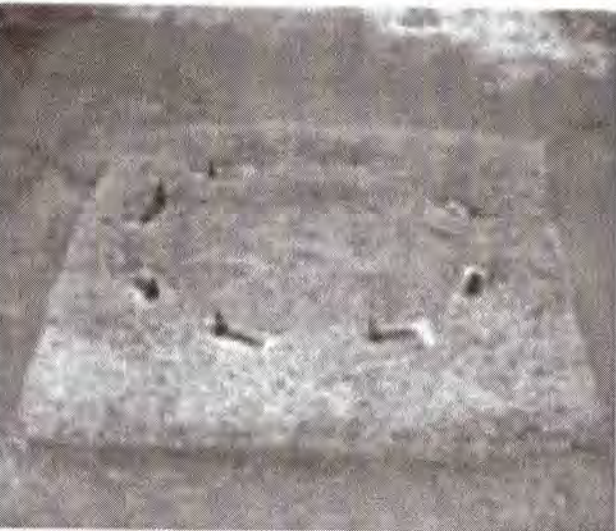
Inlet Filter Installation Instructions:



1. Remove sediment, debris, ice and snow from the inlet grate surface and surrounding area.

2. Verify fit by placing filter over inlet grate to ensure that Inlet Filter extends at least one inch beyond the front and both curb ends. The overlap slows water

flow and starts filtering sediment and debris before water drops into the inlet.

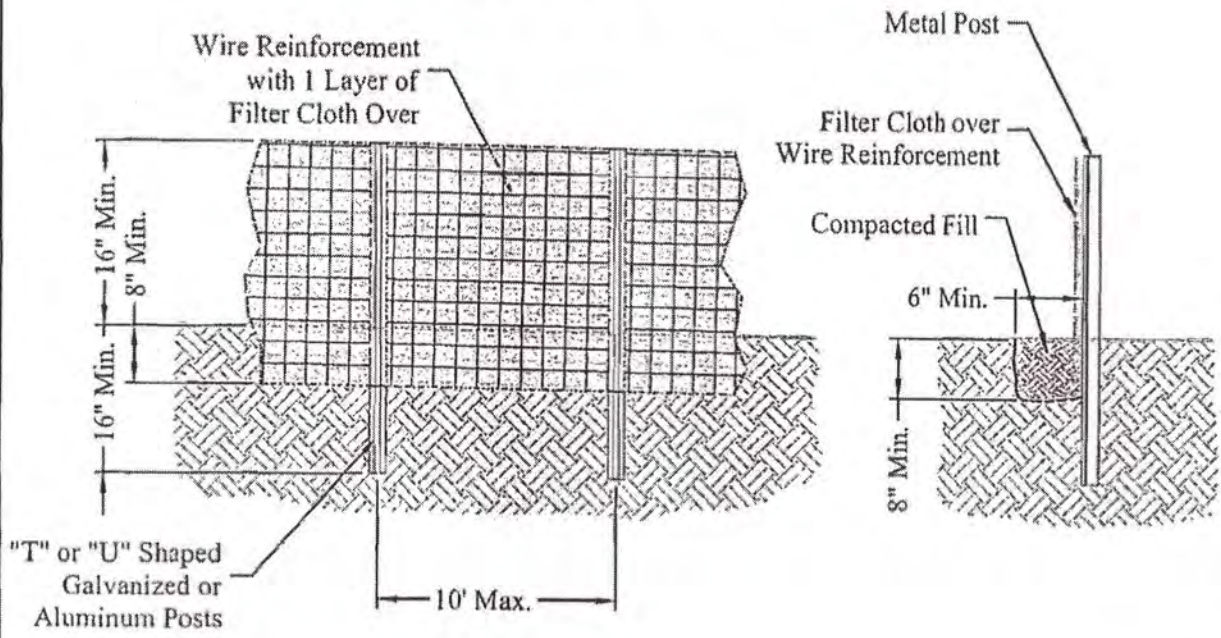


3. Position the mat. Place Inlet Filter on grate with the net side down, flush to the back edge and extending beyond the grate opening on the front and both sides. The zip ties attach Inlet Filter to the inlet grate cover WITHOUT LIFTING THE GRATE COVER.

4. The filter material covering the inlet can be any material that will prevent the sediment and other foreign matter from entering the

storm drain system.

Reinforced Silt Fence



Definition

A temporary barrier of Geotextile Class "F" over wire reinforcement used to intercept sediment laden runoff from small drainage areas.

Purpose

The purpose of silt fence is to reduce runoff where velocity and allow the deposition of transported sediment to occur. Limits imposed by ultraviolet light on the stability of the fabric will dictate the maximum period that the silt fence may be used.

1. Silt fence provides a barrier that can collect and hold debris and soil, preventing the material from entering critical areas, streams, streets, etc.
2. Silt fence can be used where the installation of a dike would destroy sensitive areas; woods, wetlands, etc.

Conditions where the Practice Applies

Silt Fence is limited to intercepting sheet flow runoff from limited distances according to slope. It provides filtering and velocity dissipation to promote gravity settling of sediment.

Design Criteria

Steel posts must be used. Silt fence should be placed as close to the contour as possible. No section of silt fence should exceed a grade of 5 percent for a distance more than 50 feet. Where ends of the geotextile fabric come together, the ends shall be overlapped, folded, and stapled to prevent sediment bypass. The length of the flow contributing to silt fence shall conform to the following limitations.

Slope (%)	Slope Steepness	Slope Length (Ft.) (Maximum)	Silt Fence Length (Ft.) (Maximum)
0-10	0-10:1	Unlimited	Unlimited
10-20	10:1-5:1	200	1,500
20-33	5:1-3:1	100	1,000
33-50	3:1-2:1	100	500
50+	2:1+	50	250

3

Erosion Control Notes

1. All perimeter erosion and sediment control measures shall be installed prior to the execution of any grading work and maintained by the grading contractor for the duration of the grading project. Failure to install and maintain erosion control is a violation of State Law and subject to fine.

2. The appropriate erosion control devise(s) shall be installed prior to the inception of any land disturbing activity and shall be properly maintained for construction activities.

3. All Erosion Control devices and their installation shall meet the standards prescribed in the current guidelines for storm water management for construction activities.

4. Sediment collected behind the sediment filters and silt fences shall be removed when sediment reaches on third the height of the barrier.

5. Sediment filters and silt fences shall be inspected and maintained no less than weekly or within 24 hours of a rainfall event of 0.25 inches or more. Maintenance shall include but not be limited to sediment removal, barrier repair and / or replacement.

6. Construction Site Entrance: The contractor shall construct as a minimum one stabilized construction entrance at the location shown on the plans. If additional ingress and egress to the construction site is required, the contractor shall coordinate with the construction manager the location of these additional stabilized construction entrances. Usage of non-stabilized for ingress and egress will not be permitted. The stabilized entrances shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way and paved driving lanes. This may require periodic top dressing with additional stone as conditions warrant. Repair of the entrances or cleaning of the right-of-way and paved driving lanes that have been soiled shall be performed by the contractor at his own expense satisfactory to the construction manager. When necessary, vehicle wheels and tires shall be cleaned to remove sediment prior to entering onto public right-of-way and public streets. When washing is required, it shall be done on an area stabilized with crushed stone.

7. The contractor shall at his own expense, periodically water the site to control dust.

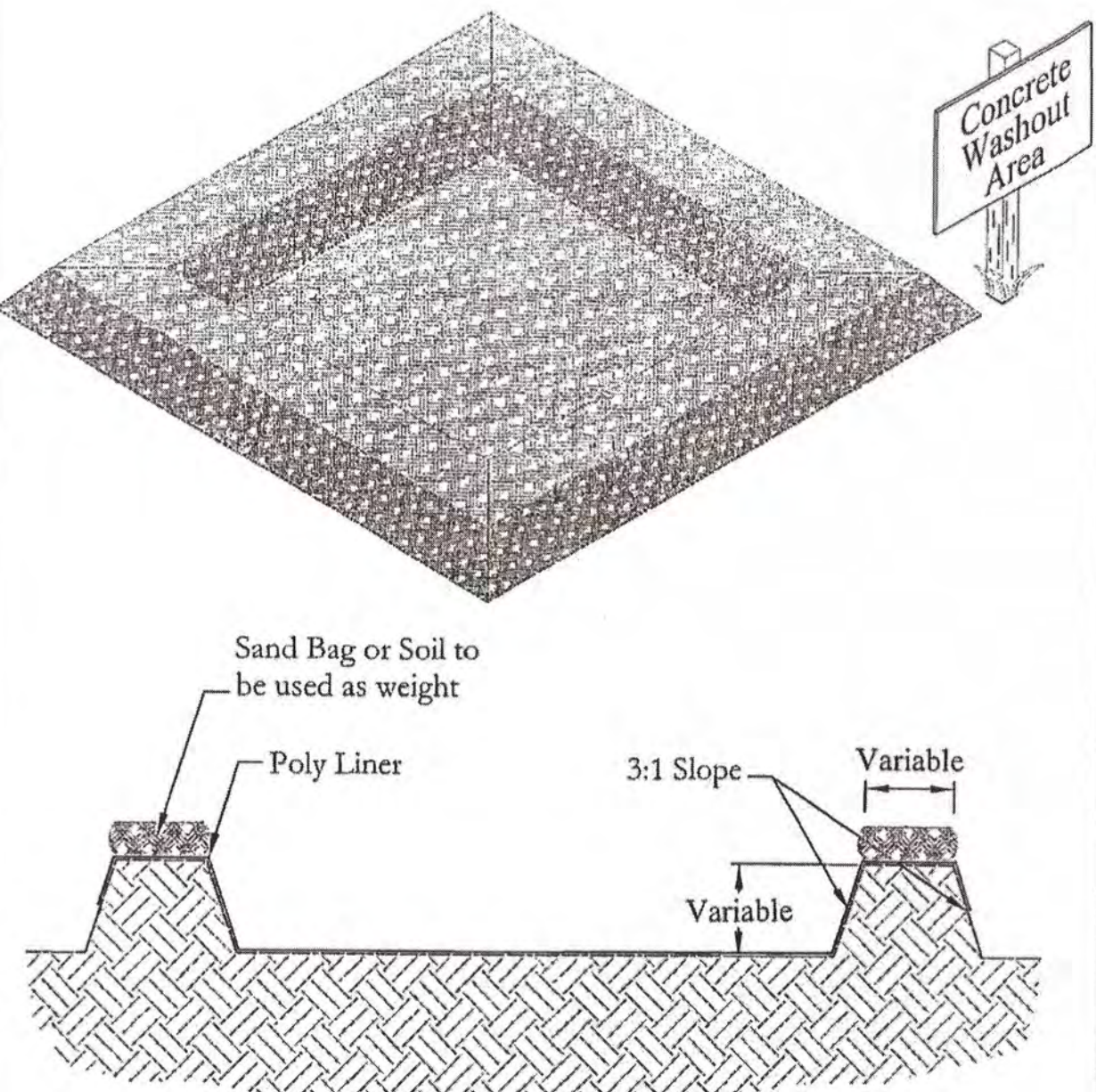
8. Sedimentation and erosion control measures shall be removed following construction or upon permanent stabilization of the disturbed and graded areas, whichever occurs last.

9. All disturbed areas that are not to be paved shall be re-seeded unless noted otherwise.

10. The contractor shall deep the site clean at all times and control dust resulting from the earthwork operation. The contractor shall not track mud onto the public streets.

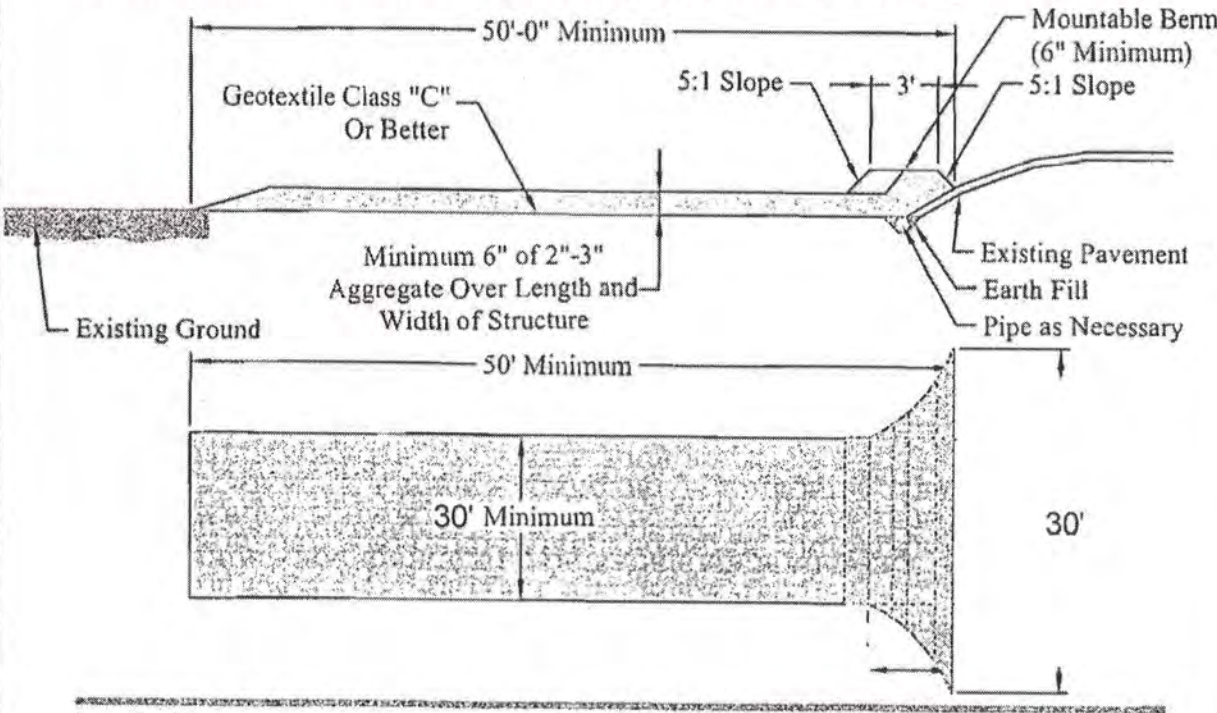
Concrete Washout Area

For use in High Water Table Areas



51

Stabilized Construction Entrance



Definition

A stabilized layer of aggregate that is underlain with Geotextile Class "C" (See Standards for Geotextile). Stabilized entrances are located at any point where traffic enters or leaves a construction site.

Purpose

The purpose of the stabilized construction entrance is to reduce tracking of sediment onto streets or public rights-of-way and provide a stable area for entrance or exit from the construction site.

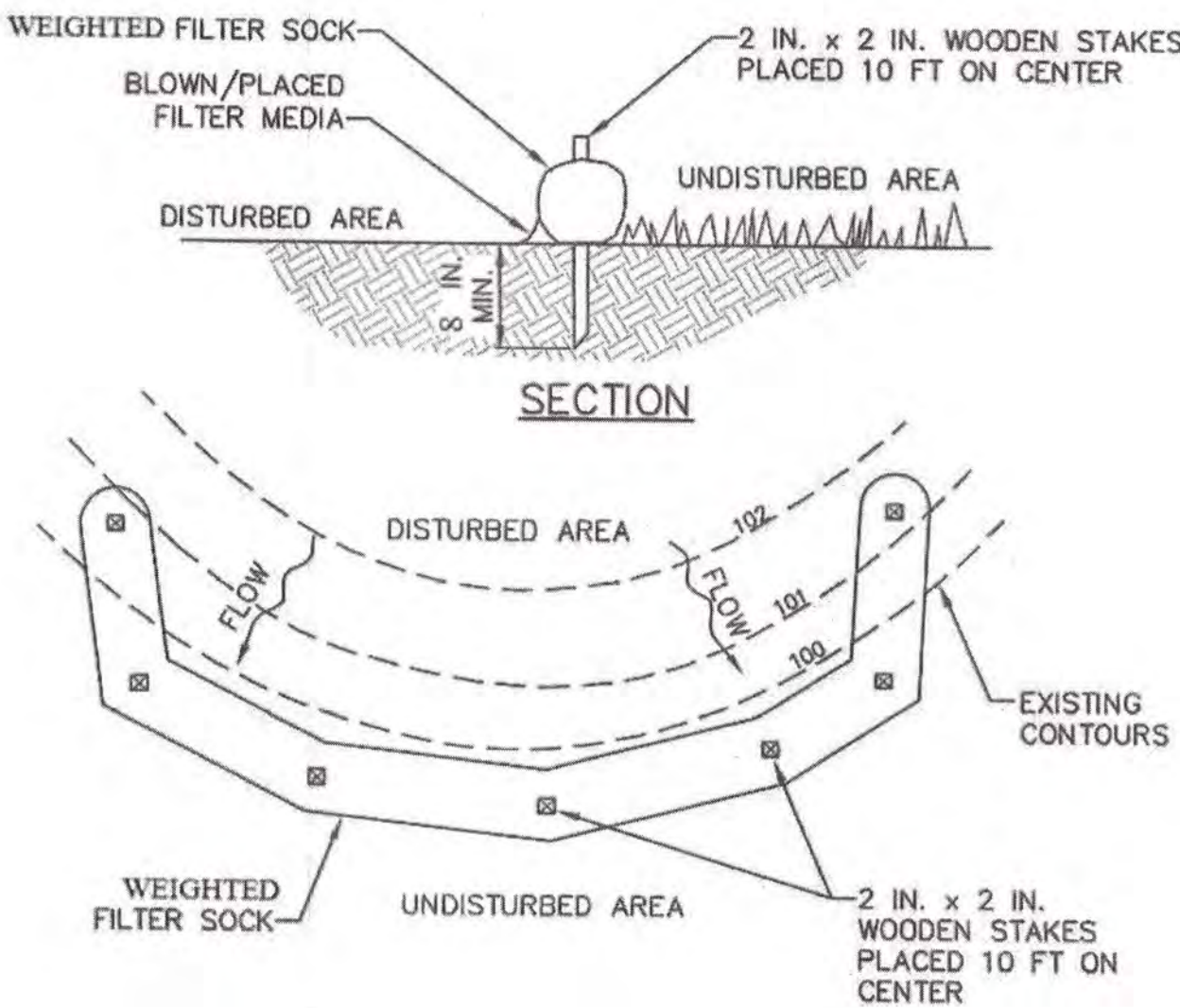
Conditions where the Practice Applies

1. Stabilized construction entrances shall be located at points of construction ingress and egress.
2. For single family residences, the entrance should be located at the permanent driveway.
3. Stabilized construction entrances should not be used on existing pavement.

Design Criteria

1. Length - Minimum of 50'-0"
2. Width - Minimum of 30'-0", should be flared at the existing road to provide a turning radius.
3. Geotextile Class "C" shall be placed over the existing ground prior to placing stone. The Plan approval authority may not require geotextile fabric for single family residence.
4. Stone-crushed aggregate 2"-3" (See Standards for Geotextile and Rock). Recycled concrete equivalent may be used also. The rock should be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - All the surface water flowing to or diverted toward construction entrances shall be piped under the entrance to maintain positive drainage. Pipe installed under the construction entrance shall be protected with a mountable berm. The pipe shall be sized according to the drainage, with the minimum diameter being 6".
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enter or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

10



1/25/18

Engineer Stamp

RECEIVING WATERS: RIO GRANDE 2105\_50 TIER II

CRITERION "C"; RIO GRANDE SILVERY MINNOW AND YELLOW BILLED CUCKOO HABITATS ARE 5.4 MILES TO THE NW BY WAY OF ALBUQUERQUE MS4

GPS LOCATION: 35.1618, -106.5728

SANTA MONICA ESTATES UNIT II

PROJECT TITLE

ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY, COUNTY, STATE

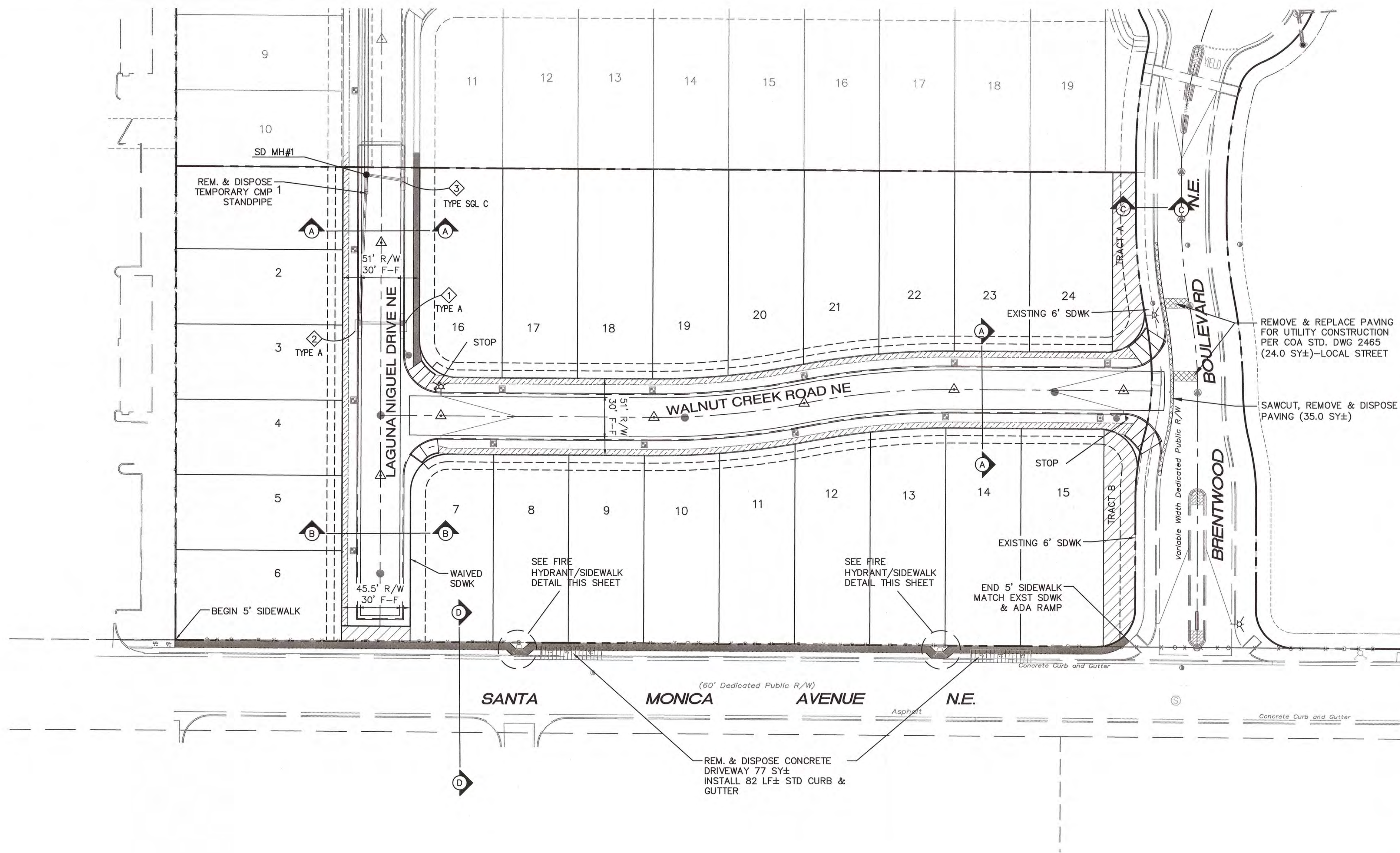
01/25/18 DATE

C. DURKIN DRAWN BY



Inspections Plus, Inc.





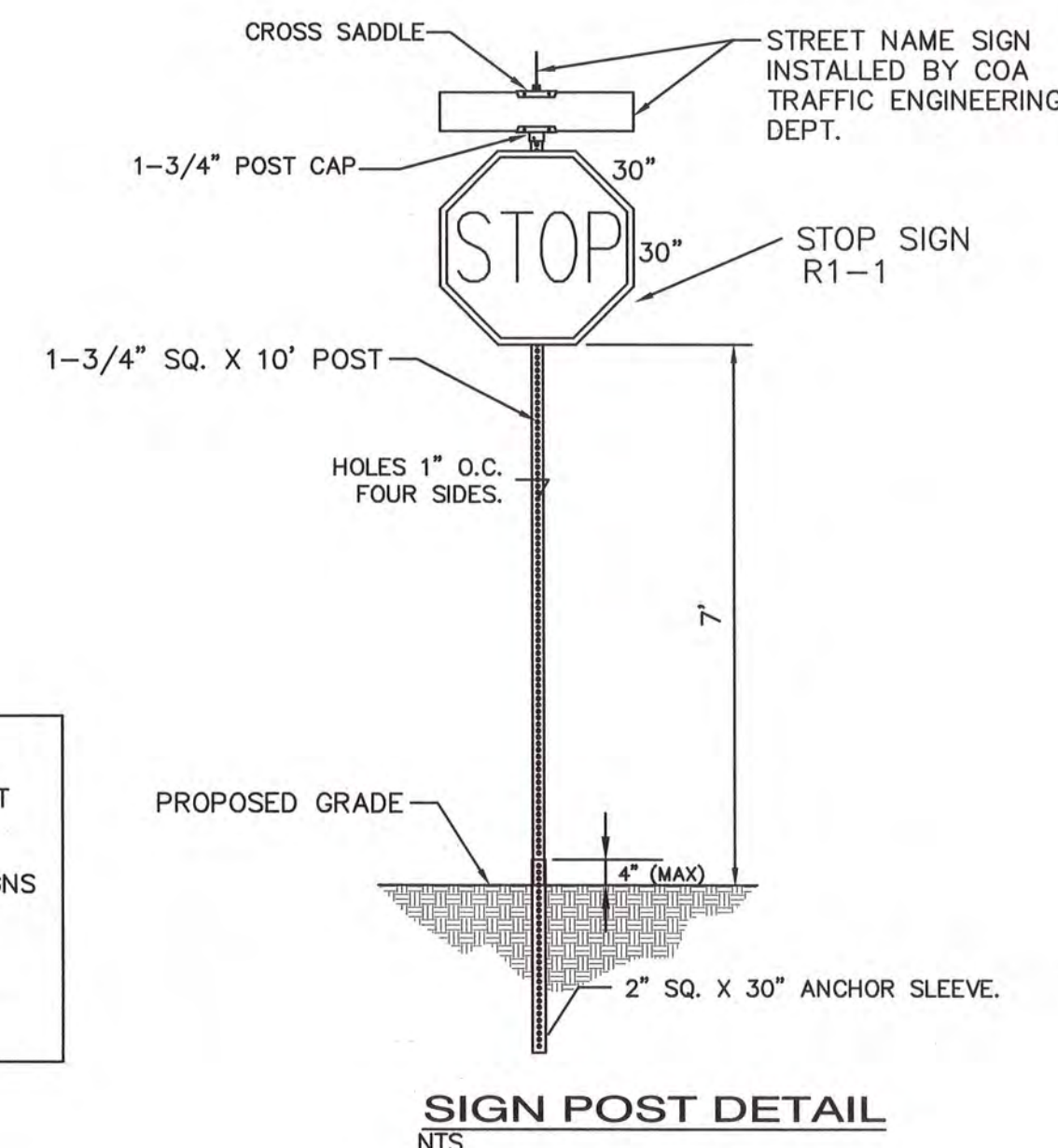
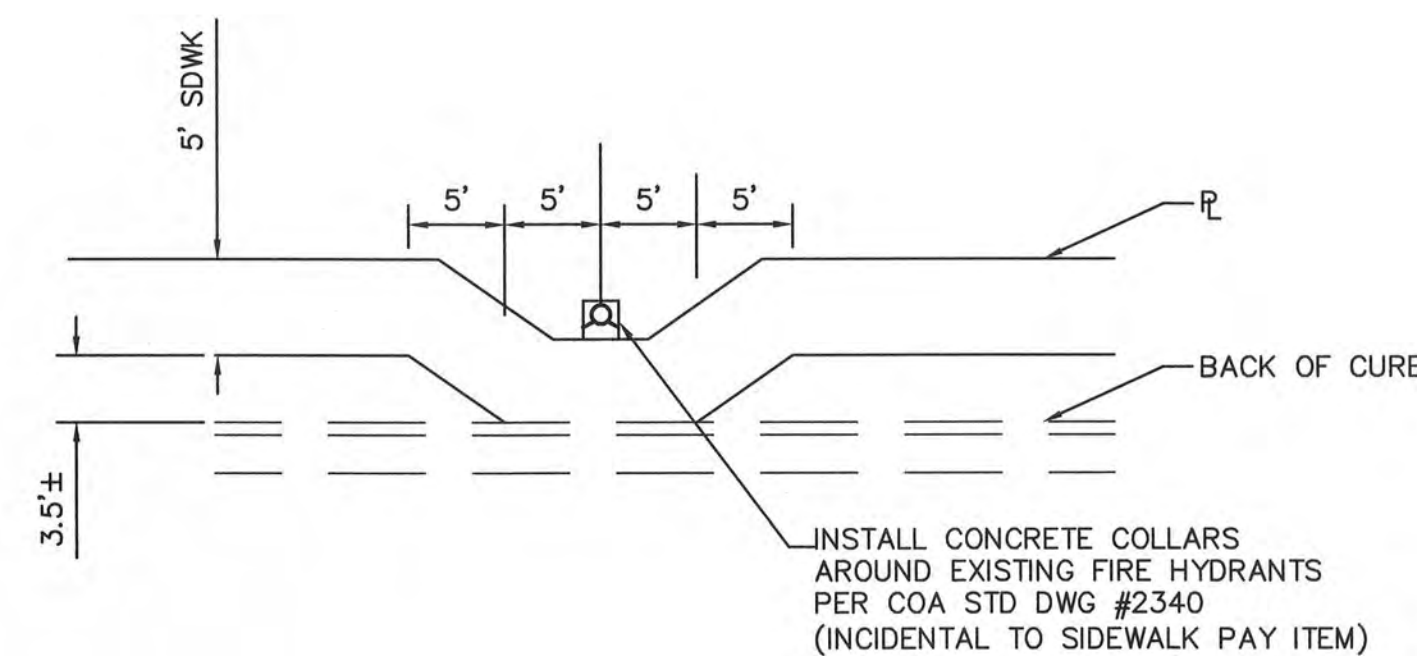
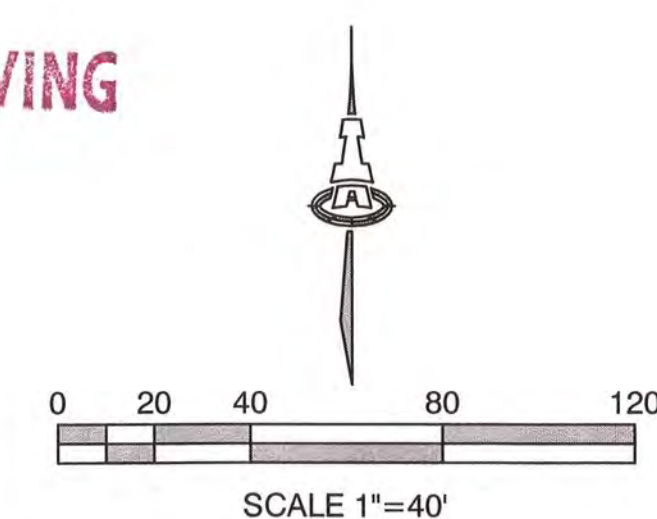
GENERAL PAVING NOTES

- A. SEE SHEET 8 FOR STREET SECTIONS.
- B. CONSTRUCT 3" LOCAL ASPHALT PAVING PER COA STD DWG 2405A.
- C. CONSTRUCT SIDEWALKS PER COA STD DWG 2430. ALL INTERIOR SIDEWALKS ARE 4' WIDE; SANTA MONICA SIDEWALK IS 5' WIDE; BRENTWOOD SIDEWALKS ARE 6' WIDE.
- D. SIDEWALKS FRONTING LOTS ARE DEFERRED (SEE LEGEND); SIDEWALKS ARE WAIVED WHERE NOTED ON PLAN.
- E. CONSTRUCT STANDARD CURB PER COA STD DWG 2415A OR MOUNTABLE CURB PER COA STD DWG 2415B--SEE LEGEND FOR CURB TYPE.
- F. CONSTRUCT CROWN--NO CROWN TRANSITION PER COA STD DWG 2401.

LEGEND

- EXISTING STREET IMPROVEMENTS
- STANDARD CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- CROWN TO NO CROWN TRANSITION
- WHEEL CHAIR RAMP
- LOT NO.
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- STORM DRAIN INLET/INLET NO./TYPE
- STORM DRAIN MANHOLE
- DEFERRED SIDEWALKS (BY OTHERS)
- SIDEWALK THIS PROJECT
- STOP SIGN
- REMOVE & DISPOSE CONCRETE DRIVEWAY
- REMOVE & REPLACE PAVING PER COA STD DWG 2465 - LOCAL STREET

RECORD DRAWING

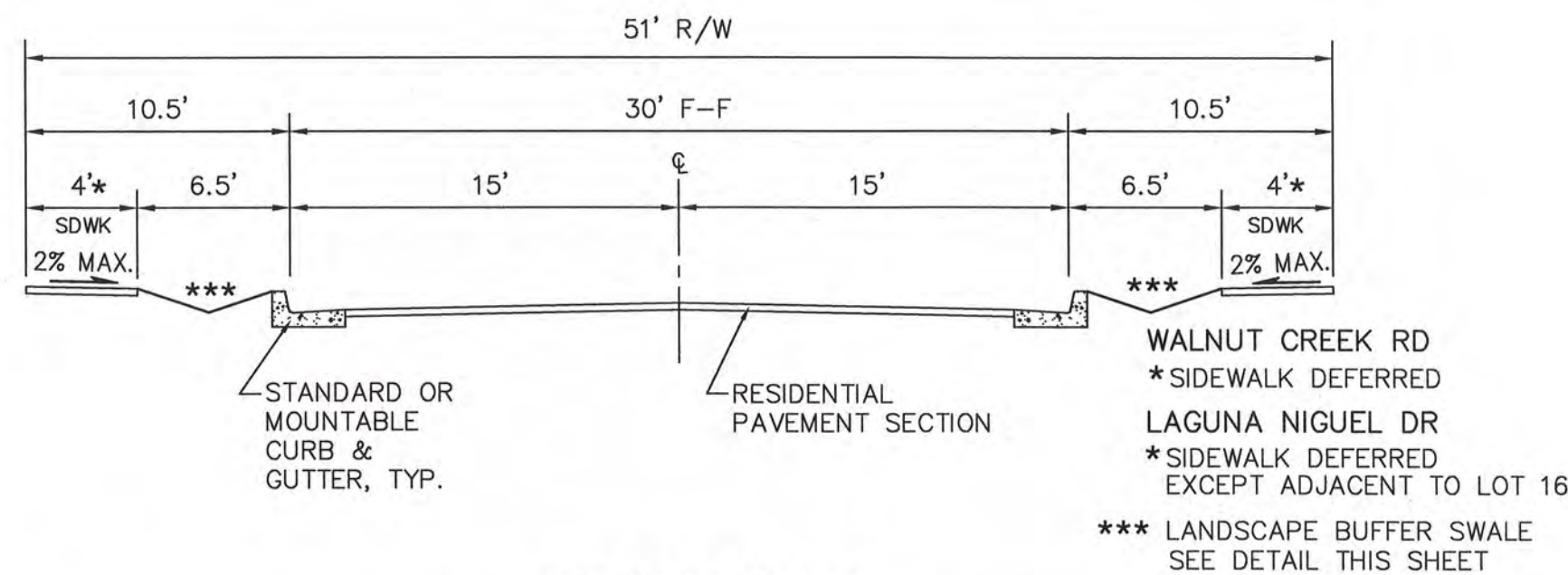


- SIGNAGE NOTES:
- A. ALL SIGNS PER MUTCD CURRENT EDITION.
  - B. ALL SIGNS, INCLUDING STOP SIGNS SHALL BE INSTALLED BY DEVELOPER'S CONTRACTOR. EXCEPT STREET NAME SIGNS SHALL BE INSTALLED BY COA TRAFFIC ENGINEERING DEPT.

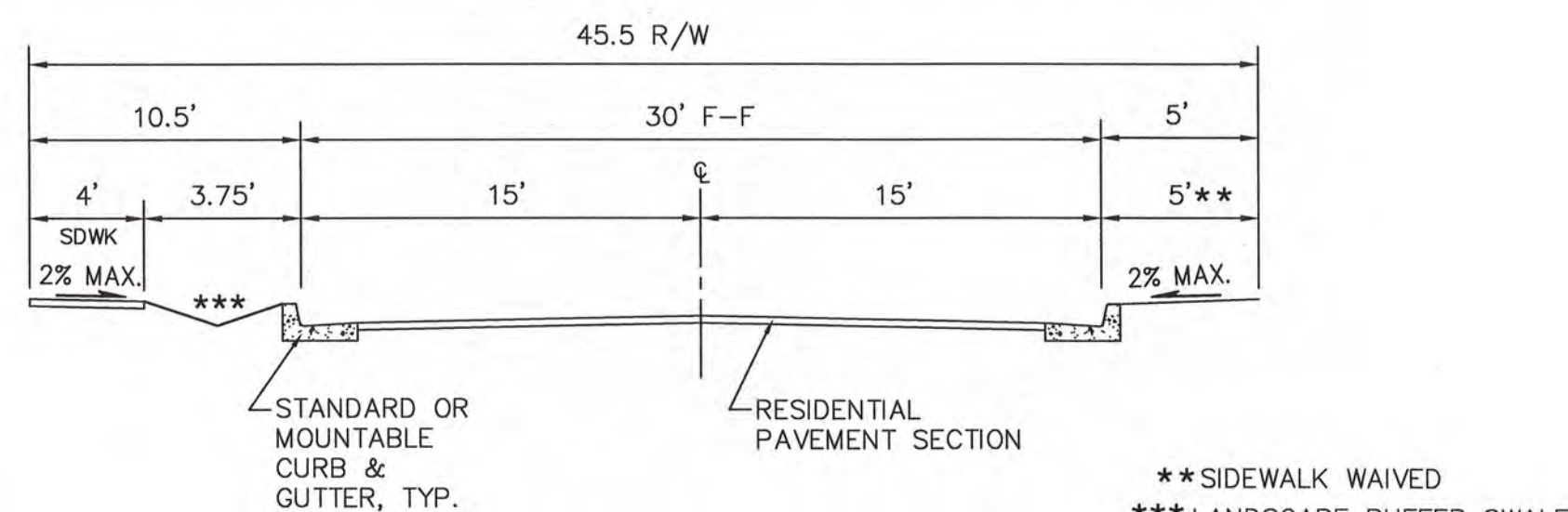
**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2149 CP-101.dwg Feb 27, 2018

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>SANTA MONICA ESTATES, UNIT 2 MASTER PAVING PLAN</b>	
Design Review Committee <b>APPROVED</b> MAR 01 2018 DESIGN REVIEW COMMITTEE	City Engineer Approval <b>APPROVED</b> JAN 24 2019 CITY ENGINEER
City Project No. <b>689987</b>	Zone Map No. <b>D-18</b>
Sheet <b>7</b>	Of <b>14</b>

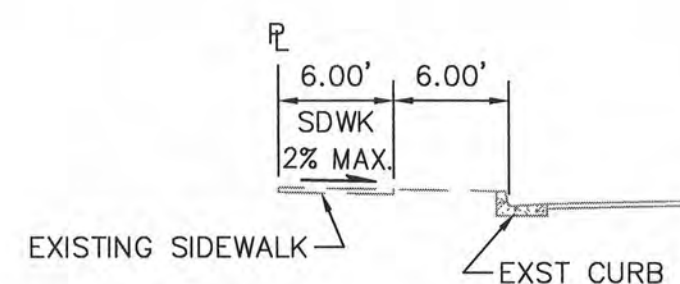




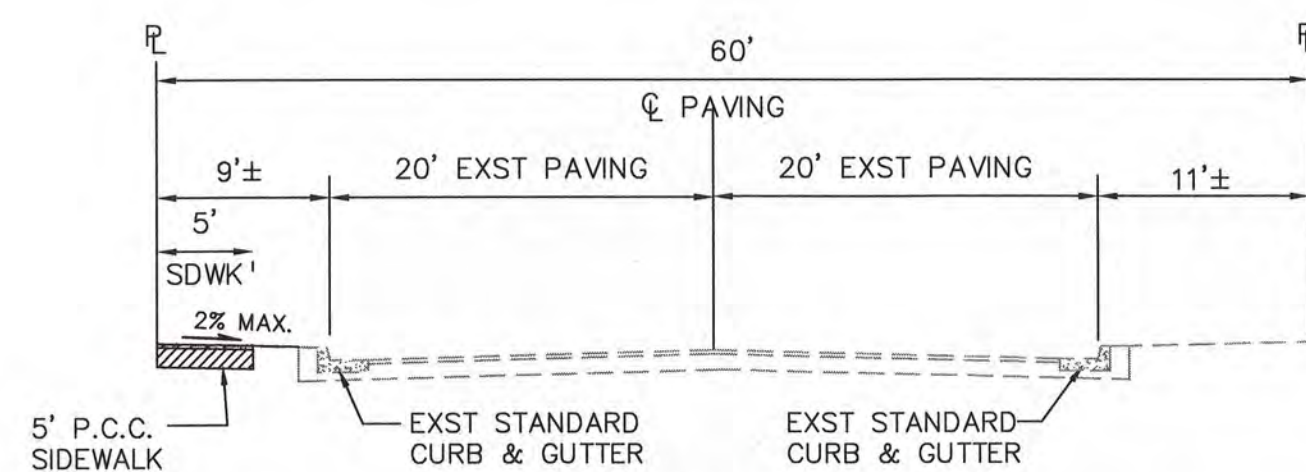
**SECTION A-A**  
**TYPICAL RESIDENTIAL STREET SECTION**  
NTS LAGUNA NIGUEL DR & WALLNUT CREEK RD



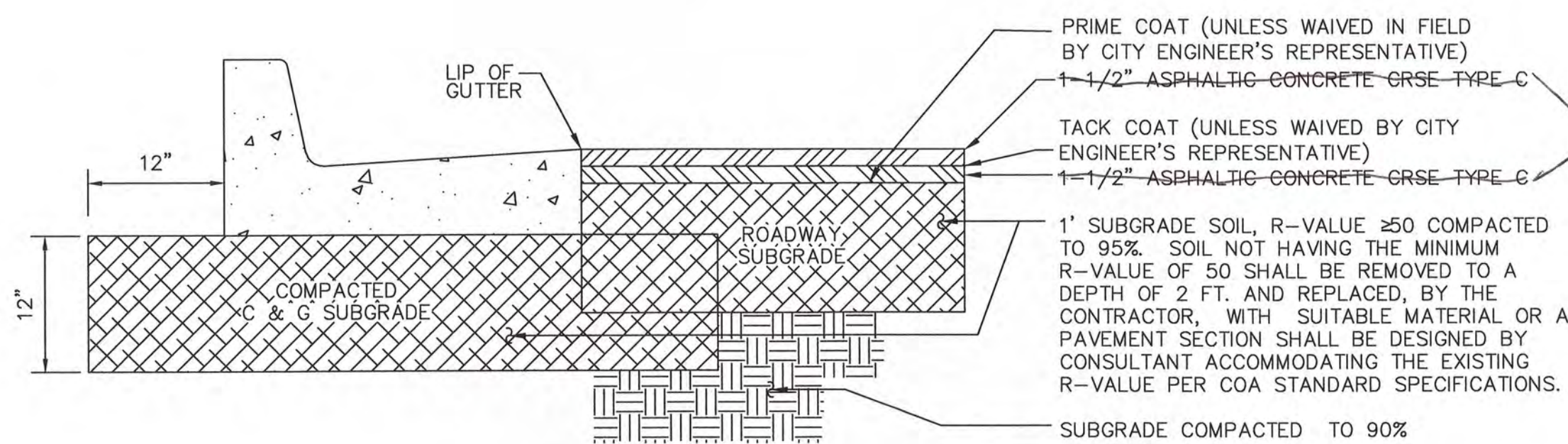
**SECTION B-B**  
**TYPICAL RESIDENTIAL STREET SECTION**  
NTS LAGUNA NIGUEL DR



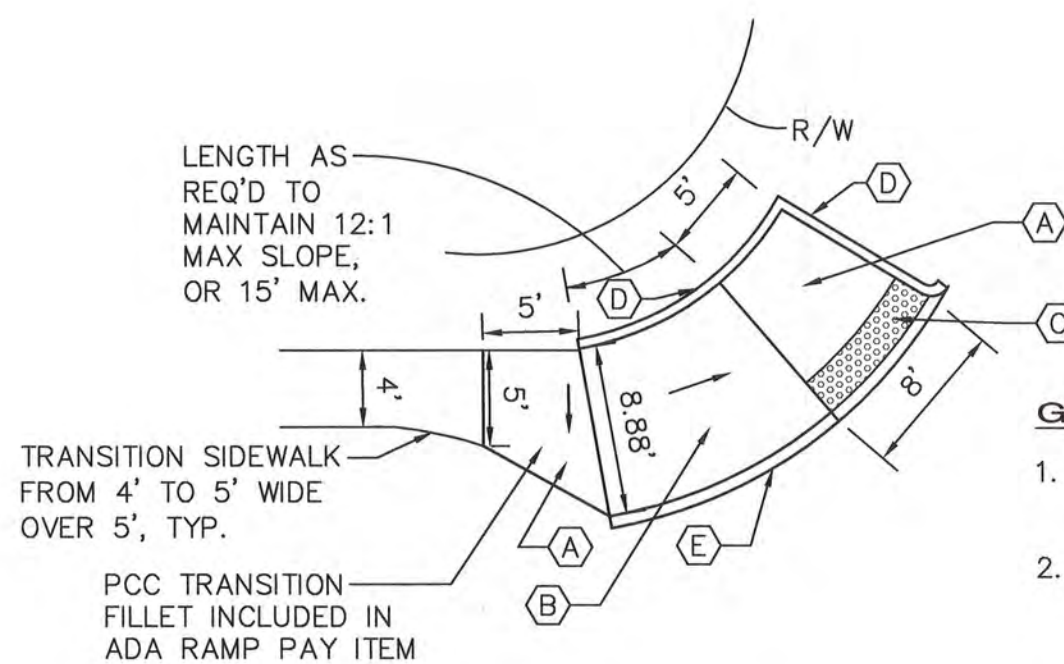
**SECTION C-C**  
**BRENTWOOD BLVD**  
NTS



**SECTION D-D**  
**SANTA MONICA AVE STREET SECTION**  
NTS LOOKING EAST



**RESIDENTIAL PAVING SECTION**  
SCALE: 1"=1'-0"  
(PER COA STD DWG # 2405A)

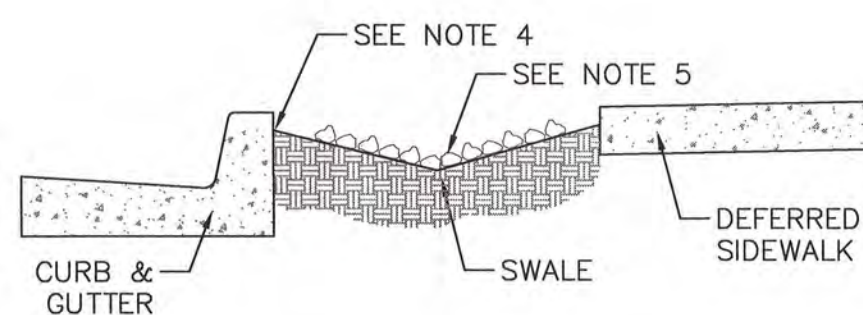


#### ADA RAMP KEYED NOTES

- PCC LANDING AREA (5'X5' MIN. AT 1.50% RECOMMENDED 2.00% MAXIMUM SLOPE IN ALL DIRECTIONS.
- PCC RAMP AT 7.50% RECOMMENDED 8.30% MAXIMUM SLOPE OR 15' LONG (MAX.) AND 1.50% RECOMMENDED 2.00% MAXIMUM CROSS SLOPE.
- 2' DETECTABLE WARNING SURFACE "CAST IN PLACE REPLACEABLE".
- 6" HEADER CURB PER COA STD DWG #2415B.
- TRANSITION CURB HEIGHT TO 0" AT BOTTOM OF RAMP.

#### UNIDIRECTIONAL ADA ACCESSIBLE RAMP (NW OF LOT 7)

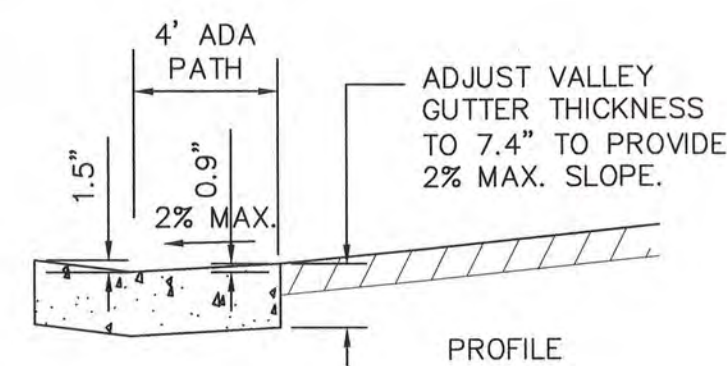
SCALE: 1"= 10'



- SWALE SHALL HAVE SIDE SLOPES OF 5:1 (H:V).
- FOR WIDE LANDSCAPE BUFFER, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10 INCHES.
- LANDSCAPE BUFFERS 2 FEET AND LESS ARE EXCLUDED.
- FINAL GRADE OF DIRT TO BE 1" TO 2" BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
- A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE LOCATION.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED, IT IS TO BE PERMEABLE.
- IN THE CASE WHERE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.
- ALL SIDEWALKS FRONTING LOTS ARE DEFERRED. SWALE @ DEFERRED SIDEWALKS SHALL BE CONSTRUCTED BY HOME BUILDER—NOT PART OF CERTIFICATION FOR PWO.

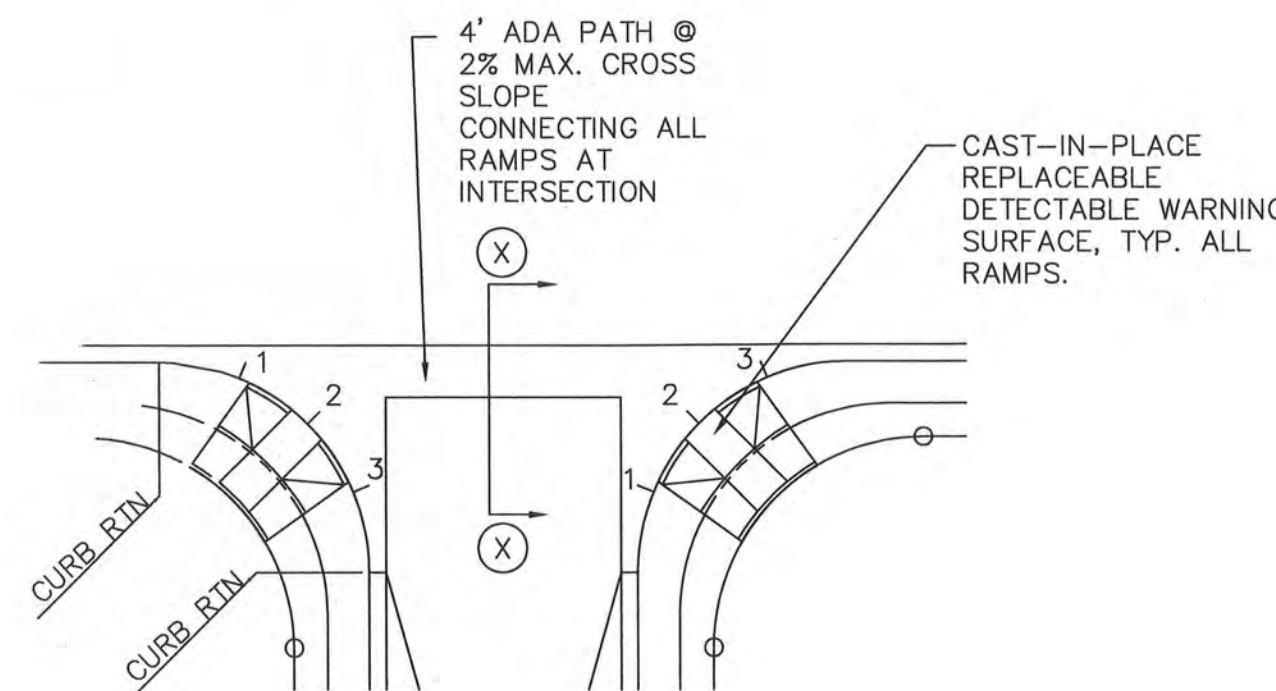
#### LANDSCAPE BUFFER SWALE

REVISION TO CITY STANDARD DRAWINGS  
2405A & 2405B



#### VALLEY GUTTER MODIFICATION ADA PATH SECTION X-X

1"=4' HOR.  
1"=2' VERT.



NOTE:  
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3  
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

#### QUARTER POINT AND ADA PATH DETAIL

NTS

RECORD DRAWING



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: SANTA MONICA ESTATES, UNIT 2 PAVING DETAILS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAR 01 2018 DESIGN REVIEW COMMITTEE	APPROVED JAN 24 2019 CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
689987	D-18	8	14

AS-BUILT INFORMATION			
CONTRACTOR	WORK STATION	DATE	DATE
ISAACSON & ARFMAN, P.A.	ALBUQUERQUE CONTROL SURVEY MONUMENT	7/19	7/19
BENCH MARKS			
FIELD NOTES	DATE	DATE	DATE
1. SURV-TEK	9/15	7/19	7/19
SURVEY INFORMATION			
FIELD NOTES	DATE	DATE	DATE
1. SURV-TEK	9/15	7/19	7/19
ENGINEER'S SEAL			
NO.	DATE	DATE	DATE
17631	02/2018	02/2018	02/2018
REMARKS	DESIGN	DATE	DATE
REVISIONS	DESIGN	02/2018	02/2018
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
ANW	ANW	ANW	02/2018

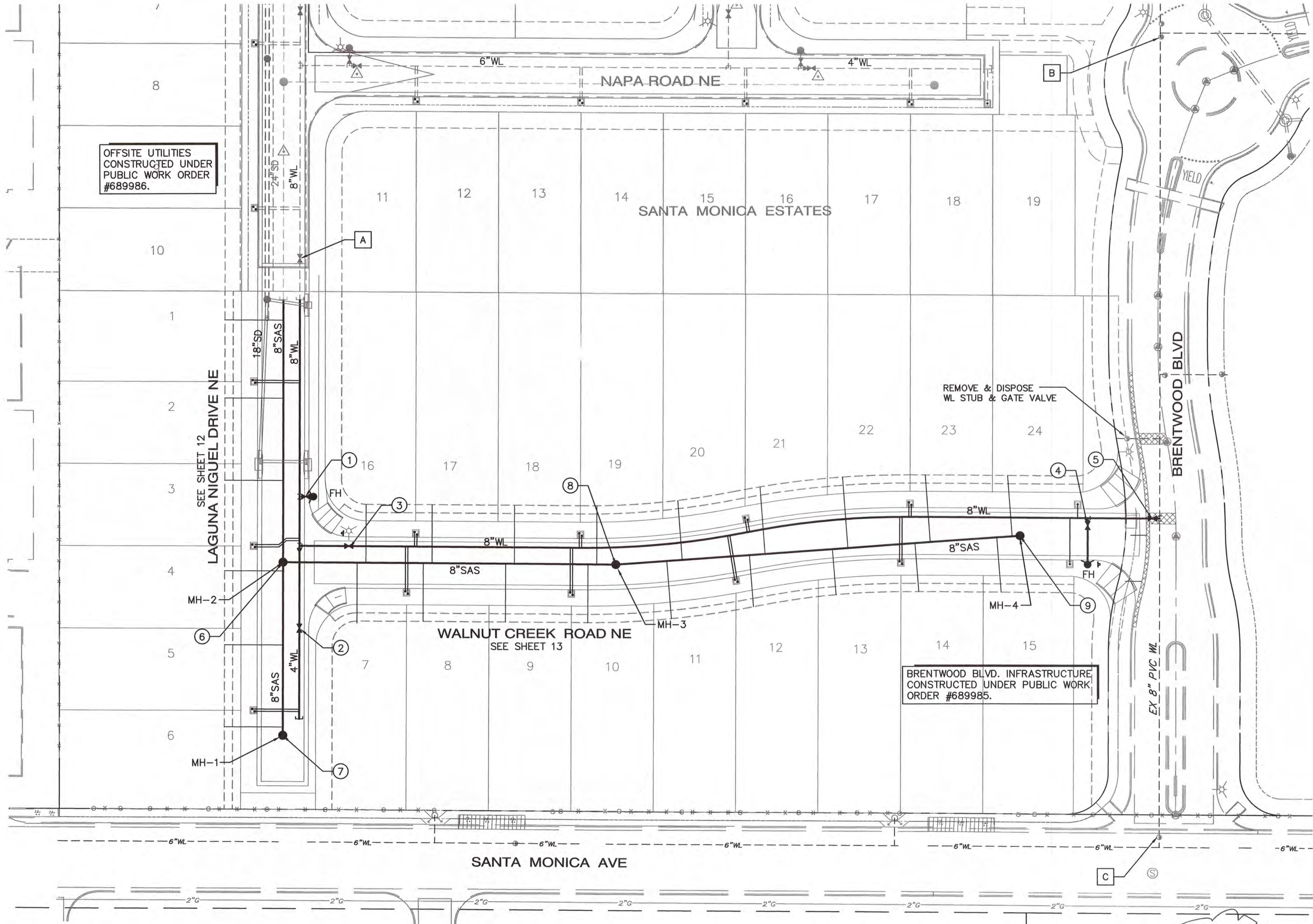












#### WATER SHUT-OFF PLAN

SHUT-OFF VALVES A, B AND C TO PROVIDE NON-PRESSURE CONNECTION. SEE ABOVE.

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:

[http://www.abcwua.org/Water\\_Shut\\_off\\_and\\_Turn\\_on\\_Procedures.aspx](http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx)

AS-BUILT COORDINATES			
NOS.	X	Y	Z
1			
2			
3			
4			
5			
6			
7			
8			
9			

#### LEGEND

	EXISTING SEWER LINE
	EXISTING WATERLINE
	EXISTING SAS LINE & MH
	EXISTING WL & GV
	NEW SEWER LINE
	NEW WATERLINE
	NEW STORM DRAIN LINE & MH
	NEW SEWER MANHOLE
	NEW SEWER SERVICE
	NEW WATER FITTING
	NEW GATE VALVE
	NEW FIRE HYDRANT
	NEW 3/4" SING. & DBL. WATER SERVICE
	REMOVE & REPLACE PAVING PER COA STD DWG 2465 - LOCAL STREET

#### RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L <sub>r</sub> , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)						
SIZE	HORZ. BENDS				VALVES & DEAD ENDS	
12	37	15	8	4	102	
10	31	13	7	4	87	
8	27	11	6	3	72	
6	20	9	4	2	55	
4	15	6	3	2	39	

RESTRAINED JOINT LENGTHS, L <sub>r</sub> , FOR REDUCERS, (FT.)				
MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN LARGE PIPE.				
SIZE	LARGE SIDE	SIZE	LARGE SIDE	
12x10	30	10x8	53	
12x8	54	10x4	71	
12x6	71	8x6	51	
12x4	89	8x4	52	
10x8	29	6x4	29	

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.50
MATERIAL:	PVC
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

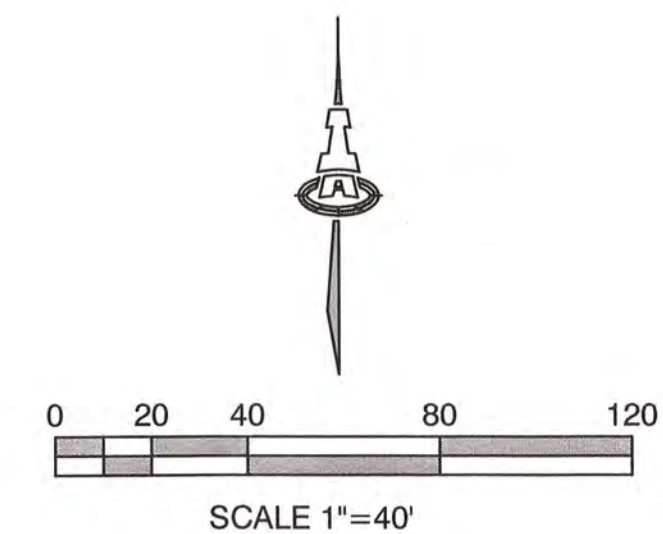
#### NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

#### GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF ROAD UNLESS OTHERWISE NOTED.
- PROPOSED WATERLINE MATERIAL SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLES THIS SHEET.
- SUPPLEMENTAL SPECIFICATION: ALL SEWER BACKFILL FOR WATER LINE AND SANITARY LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- PAVEMENT CUTS FOR UTILITIES PER COA STD DWG 2465.

RECORD DRAWING



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2149 CU-101.dwg Feb 27, 2018

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

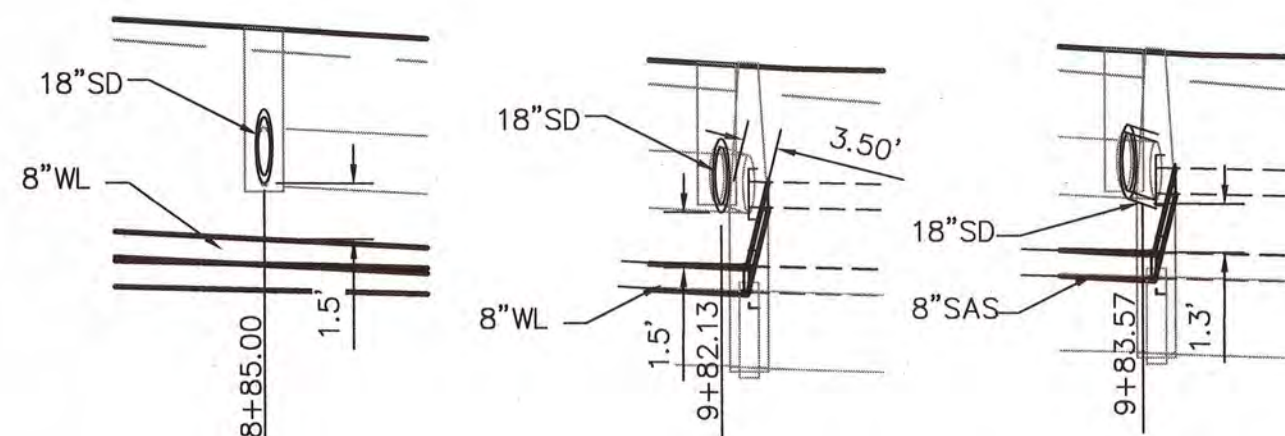
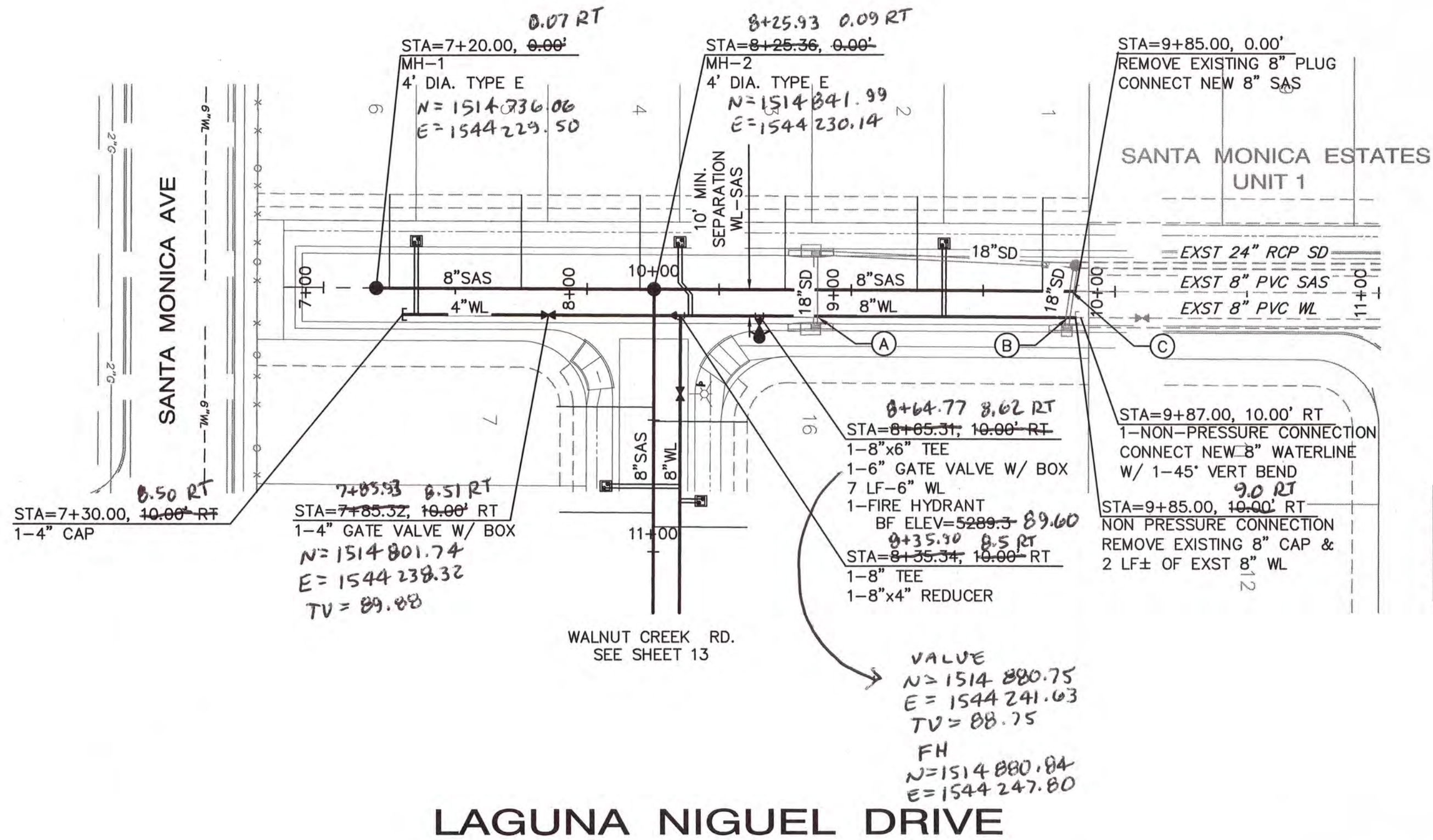
TITLE: **SANTA MONICA ESTATES, UNIT 2  
MASTER UTILITY PLAN**

Design Review Committee APPROVED MAR 01 2019  
City Engineer Approved JAN 24 2019  
DESIGN REVIEW COMMITTEE CITY ENGINEER

City Project No. 689987 Zone Map No. D-18 Sheet 11 Of 14



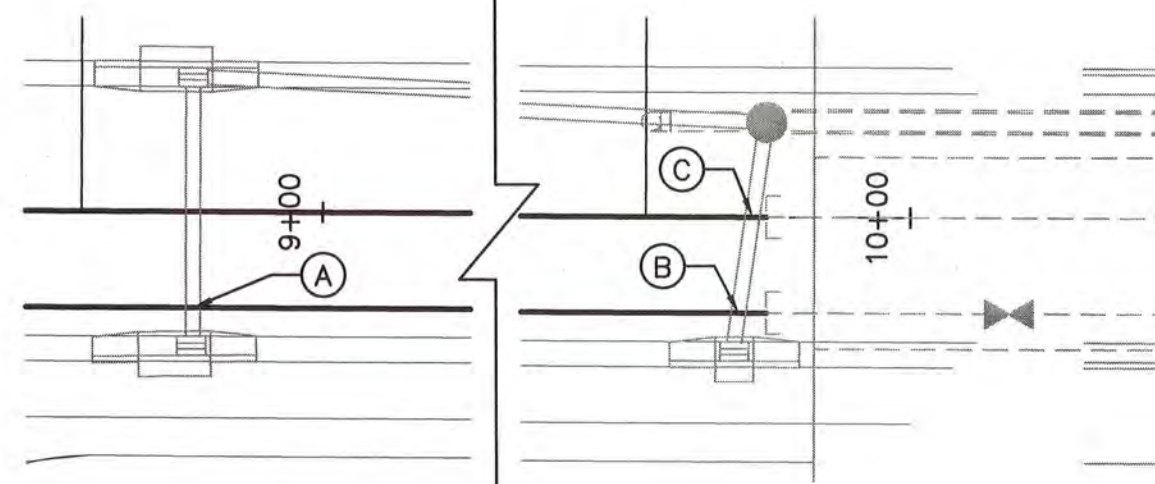




**CROSSING 'A'**  
1"=20' HOR.  
1"=5' VERT.

**CROSSING 'B'**  
1"=20' HOR.  
1"=5' VERT.

**CROSSING 'C'**  
1"=20' HOR.  
1"=5' VERT.



**CROSSING DETAIL**  
1"=20'

X CROSSING TABLE				
PT	STA, OFF	LOW	HIGH	CLEARANCE
A	8+85.00, 10' RT	TP 8" WL=82.5	BP 18" SD=84.0	1.5'
B	9+82.13, 10' RT	TP 8" WL=81.3	BP 18" SD=82.9	1.6'
C	9+83.57, 0' RT	TP 8" SAS=81.3	BP 18" SD=82.2	1.3' *

\* PLACE LEAN FILL AT CROSSING WHERE CLEARANCE IS LESS THAN 1.5' EXTEND FILL 2' IN ALL DIRECTIONS.

RECORD DRAWING

SCALES:  
1"=40' HOR.  
1"=10' VERT.

## UTILITY NOTES

1. CONSTRUCT 4" SAS SERVICES PER COA STD DWG #2125
2. CONSTRUCT SAS MANHOLES W/ FRAME & COVER PER COA STD DWG #2102 & #2109 (CONCENTRIC).
3. CONSTRUCT 3/4" WATER SERVICES AND METER BOXES PER COA STD DWG #2361 & #2362.
4. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
5. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL AND #2326 FOR VALVE BOX DETAIL.
6. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
7. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
8. SEE SHEET 11 FOR VALVE & MH AS-BUILT COORDINATES.
9. ALL WATERLINES SHALL BE C-900 UNLESS OTHERWISE NOTED.
10. ALL SANITARY SEWER LINES SHALL BE SDR-35, UNLESS OTHERWISE NOTED.
11. TRACER WIRE SHALL BE INSTALLED PER DETAILS ON SHEET 14. COST FOR TRACER WIRES SHALL BE INCLUDED IN WATER & SEWER LINE PIPE PAY ITEMS.

## WATER METER COORDINATES

LOT/S	X	Y
1/2	1,544,212.77	1,514,951.33
3/4	1,544,212.19	1,514,851.33
5/6	1,544,211.61	1,514,751.33

NOTE: COORDINATES ARE TO CENTER OF METER BOX.  
☒ DOUBLE WATER METER  
☐ SINGLE WATER METER

## WATER METER TABLE

LOT	SIZE	STATION & OFFSET
6/5	3/4"	7+35.00, 17.2' LT
4/3		8+35.00, 17.2' LT
2/1		9+35.00, 17.2' LT

NOTE: STATIONING IS TO CENTER OF METER BOX. WATER METERS ARE DOUBLE UNLESS NOTED WITH \* FOR SINGLE METERS.

## SAS SERVICE TABLE

LOT #	SIZE	STATION & OFFSET	INV @ END
6	4"	7+25.00, 35.5' LT	5286.1
5		7+75.00, 35.5' LT	5285.4
4		8+20.00, 35.5' LT	5284.9
3		8+75.00, 35.5' LT	5284.2
2		9+25.00, 35.5' LT	5283.4
1		9+73.00, 35.5' LT	5282.7

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

## LEGEND

- EXISTING SEWER LINE
- EXISTING WATERLINE
- NEW SEWER LINE
- NEW WATERLINE
- NEW MANHOLE
- NEW SEWER SERVICE
- NEW WATER FITTING
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW SING. & DBL. WATER SERVICE

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2149 CU-301.dwg Feb 27, 2018

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: **SANTA MONICA ESTATES, UNIT 2  
LAGUNA NIGUEL DRIVE NE  
UTILITY PLAN & PROFILE**

Design Review Committee  
**APPROVED**  
MAR 01 2019  
DESIGN REVIEW COMMITTEE

City Engineer Approval  
**JAN 24 2019**  
CITY ENGINEER

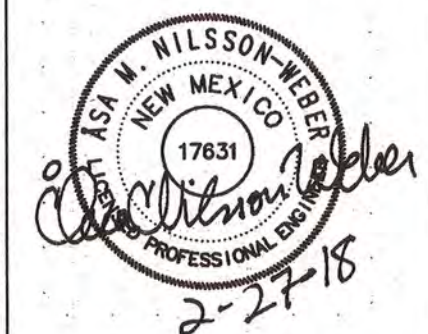
Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

689987

Zone Map No.  
D-18

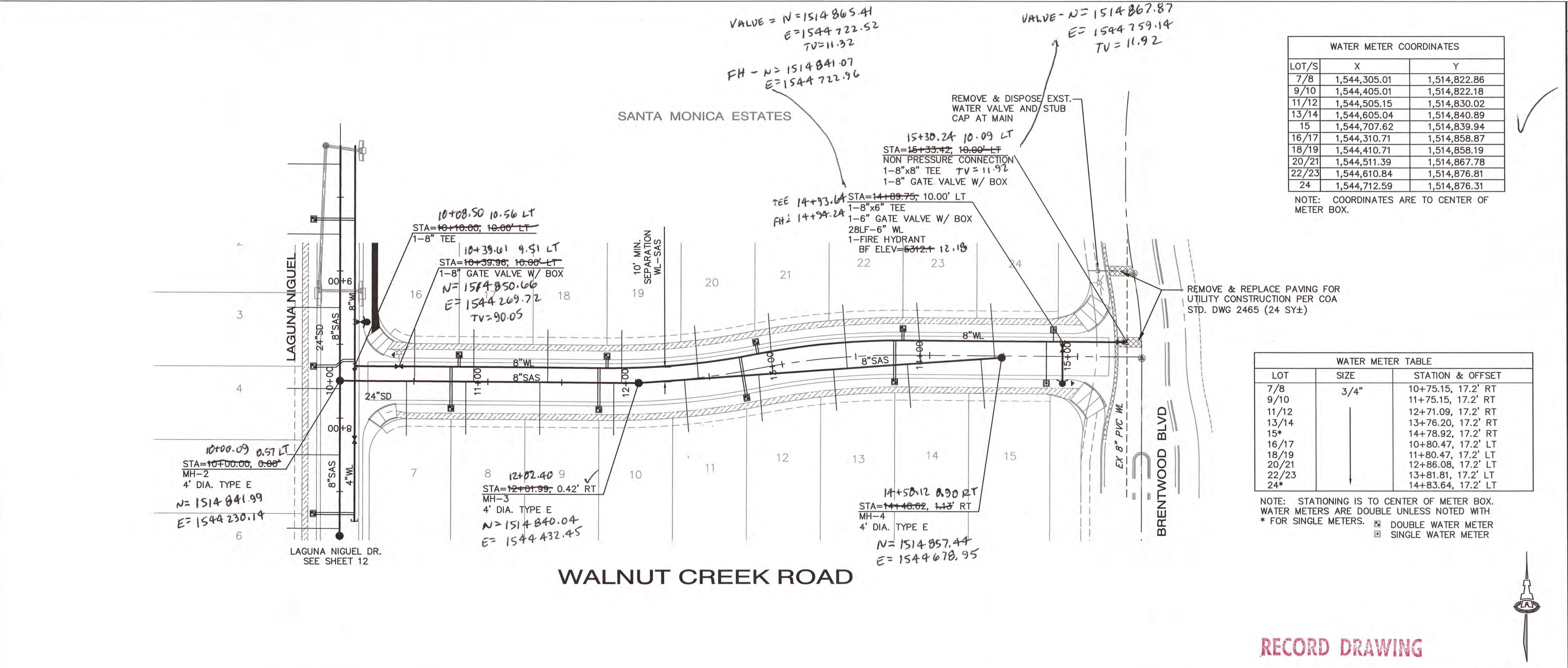
Sheet 12 Of 14



NO.	DATE	REMARKS	BY

DESIGNED BY: ANW  
DRAWN BY: ANW/DEC/thor  
CHECKED BY: ANW





WATER METER COORDINATES		
LOT/S	X	Y
7/8	1,544,305.01	1,514,822.86
9/10	1,544,405.01	1,514,822.18
11/12	1,544,505.15	1,514,830.02
13/14	1,544,605.04	1,514,840.89
15	1,544,707.62	1,514,839.94
16/17	1,544,310.71	1,514,858.87
18/19	1,544,410.71	1,514,858.19
20/21	1,544,511.39	1,514,867.78
22/23	1,544,610.84	1,514,876.81
24	1,544,712.59	1,514,876.31

NOTE: COORDINATES ARE TO CENTER OF METER BOX.

WATER METER TABLE		
LOT	SIZE	STATION & OFFSET
7/8	3/4"	10+75.15, 17.2' RT
9/10		11+75.15, 17.2' RT
11/12		12+71.09, 17.2' RT
13/14		13+76.20, 17.2' RT
15*		14+78.92, 17.2' RT
16/17		10+80.47, 17.2' LT
18/19		11+80.47, 17.2' LT
20/21		12+86.08, 17.2' LT
22/23		13+81.81, 17.2' LT
24*		14+83.64, 17.2' LT

NOTE: STATIONING IS TO CENTER OF METER BOX. WATER METERS ARE DOUBLE UNLESS NOTED WITH \* FOR SINGLE METERS. ☒ DOUBLE WATER METER ☐ SINGLE WATER METER

UTILITY NOTES

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SAS SERVICE TABLE

LOT #	SIZE	STATION & OFFSET	INV @ END
7	4"	10+45.06, 35.5' RT	5285.8
8		10+85.15, 35.5' RT	5287.7
9		11+35.15, 35.5' RT	5289.9
10		11+84.91, 35.5' RT	5292.2
11		12+32.41, 35.5' RT	5294.5
12		12+79.51, 35.5' RT	5296.7
13		13+33.77, 35.5' RT	5299.5
14		13+87.31, 35.5' RT	5301.1
15		14+37.31, 35.5' RT	5304.8
16		10+50.45, 35.5' LT	5285.9
17	4"	10+90.47, 35.5' LT	5287.3
18		11+56.97, 35.5' LT	5289.7
19		12+08.05, 35.5' LT	5291.9
20		12+62.19, 35.5' LT	5293.5
21		13+12.17, 35.5' LT	5296.1
22		13+59.09, 35.5' LT	5299.2
23		14+07.49, 35.5' LT	5301.6
24		14+58.31, 35.5' LT	5304.2

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- EXISTING SEWER LINE
- EXISTING WATERLINE
- NEW SEWER LINE
- NEW WATERLINE
- NEW MANHOLE
- NEW SEWER SERVICE
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TITLE: SANTA MONICA ESTATES, UNIT 2  
WALNUT CREEK ROAD NE  
UTILITY PLAN & PROFILE

Design Review Committee  
**APPROVED**  
MAR 01 2018  
DESIGN REVIEW COMMITTEE

City Engineer Approval  
**APPROVED**  
JAN 24 2019  
CITY ENGINEER

Last Design Update

