RECORD DRAWINGS

PUBLIC IMPROVEMENT PLANS
FOR
CAMPBELL COMPOUND
ALBUQUERQUE, NEW MEXICO

MARCH 2018

PREPARED FOR:
LAS VENTANAS NM, Inc.
PO Box 10600
ALBUQUERQUE, NM 87184

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

Know what's below. Call before you dig.

APPROVED RECORD DRAWINGS	
City Inspector	*Matthew Garduno*
Contractor	*Sundance Mechanical*
Construction Engineer	*Muhanned Adeeb*
Date	*5/6/2020*

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 Brian J. Martinez of the firm Cartesian Surveys, Inc., NMPS number 18374.

Åsa Nilsson-Weber 4/26/19
Åsa Nilsson-Weber Date
NMPE No. 17631

ÅSA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER

INDEX TO DRAWINGS

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM 811, FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL 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.
6. 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.
7. 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.
8. 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.
9. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
10. ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
11. 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.
12. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18.
13. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
15. 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.
16. 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.
17. 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.
18. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY MAY REQUIRE 24 HR. CONSTRUCTION – AS ALLOWED BY THE CITY.
19. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
20. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
21. 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.
22. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
23. 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.
24. ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
25. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
26. 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.
27. 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.
28. 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.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
30. 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.
31. 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 GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
32. 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.
33. 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.
34. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
35. 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.
36. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
37. 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.
38. THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
39. CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
40. 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, CEL PHONE 505-206-0151, AND EMAIL DGOFF@CABQ.GOV.
41. 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.
42. TRACER WIRE WITH ACCESS BOXES SHALL BE INSTALLED FOR ALL NEW WATER AND SANITARY SEWER LINES PER DETAILS ON SHEET 13.
43. ALL STORM DRAINS SHALL BE CLASS III RCP.
44. PRIOR TO START OF ROADWAY CONSTRUCTION, OWNER SHALL SUBMIT TO THE CITY COMPACTION TEST RESULTS OBTAINED DURING GRADING OPERATIONS.
45. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

SURVEYOR'S CERTIFICATION

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

BRIAN J. MARTINEZ, NMPS 18374 12/14/18 4/25/19

BRIAN J. MARTINEZ NEW MEXICO 18374 PROFESSIONAL SURVEYOR

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

ÅSA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER 3-12-18

APPROVALS	ENGINEER	DATE
DRC Chairman		4/5/19
Transportation		03-12-18
Water/Wastewater		3/12/18
Hydrology		4/5/18
Constr. Mngmt.		
Constr. Coord.		

APPROVED FOR CONSTRUCTION

City Engineer 5/24/18 Date

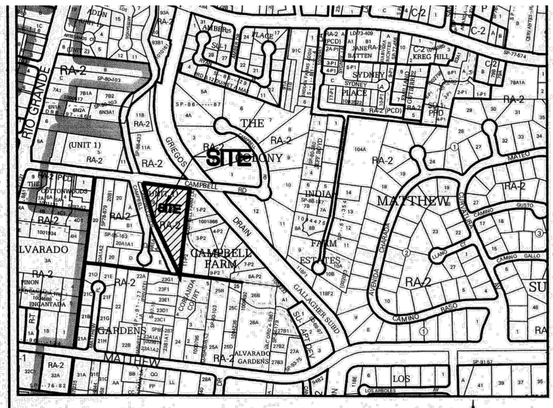
City Project No. 708882

Sheet 1 Of 13

DRB NO. 1011223

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2224 CC-001.dwg Mar 12,2018



Vicinity Map - Zone Atlas G-13-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99968440234.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . . .
5. ALL CORNERS ARE TO BE SET WITH A BATHEY MARKER WITH CAP "LS 14271".
6. TRACT A – PRIVATE COMMON AREA (PCA): SEE RESTRICTIONS OF CAMPBELL COMPOUND RECORDED ON 07/10/2018 IN ~~BOOK~~ ____ PG. 1-34
   DOC. #2018060203

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SCOTT ASHCRAFT, PRESIDENT — DATE 6-12-18
LAS VENTANAS NM, INC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 12, 2018
BY: SCOTT ASHCRAFT, PRESIDENT, LAS VENTANAS NM INC

BY: Ruth T. Lozano
NOTARY PUBLIC

MY COMMISSION EXPIRES 04/22/2019

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 04/22/2019

DOC# 2018062205
07/17/2018 08:58:00 AM Page: 1 of 2
Plat $12.00 B: 2018C P: 0065 Linda Stover, Bernalillo County

As Projected into the Town of Albuquerque Grant
Subdivision: Alvarado Gardens
Owner: Las Ventanas NM, Inc
UPC #: 101306008514631103

PAID ON UPC #: 101306008514631103

PROPERTY OWNER OF RECORD
Las Ventanas NM Inc

BERNALILLO COUNTY TREASURER'S OFFICE
7-17-18

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE	2.0808 ACRES
ZONE ATLAS PAGE NO.	G-13-Z
NUMBER OF EXISTING LOTS	2
NUMBER OF LOTS CREATED	7
NUMBER OF TRACTS CREATED	3
MILES OF FULL-WIDTH STREETS	0.00 MILES
MILES OF HALF-WIDTH STREETS	0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0.00 ACRES
DATE OF SURVEY	JANUARY 2018

Measured Legal Description

ALL THAT PORTION OF LOTS NUMBERED EIGHTEEN (18) AND NINETEEN (19) LYING NORTH AND EAST OF THE ALBUQUERQUE DITCH IN ALVARADO GARDENS UNIT NO. 1, A SUBDIVISION OF A TRACT OF LAND IN LOS CANDELARIAS, 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 AUGUST 15, 1932, IN PLAT BOOK C2, PAGE 10.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED WITH A 1/2" REBAR WITH CAP "LS 3241", BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, WHENCE A TIE TO ACS MONUMENT "6–G13AR", BEARING N 51°13'48" E, A DISTANCE OF 1706.83 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT OF WAY, S 06°51'05" W, A DISTANCE OF 534.91 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH), REFERENCED BY A 1/2" REBAR WITH CAP ILLEGIBLE, BEARING S 83°13'01" E, A DISTANCE OF 0.57 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING THE SAID NORTHERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH), N 83°13'01" W, A DISTANCE OF 19.43 FEET, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH) MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH THE EASTERLY RIGHT OF WAY OF THE ALBUQUERQUE DITCH (AKA CAMPBELL COMMUNITY DITCH), THE FOLLOWING TWO COURSES:

N 23°39'01" W, A DISTANCE OF 387.69 FEET, TO A POINT MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

N 14°13'01" W, A DISTANCE OF 215.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, REFERENCED BY A 1/2" REBAR FOUND S 14°13'01" E, A DISTANCE OF 0.85 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF CAMPBELL ROAD NW, S 83°02'46" E, A DISTANCE OF 293.80 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0808 ACRES (90,639 SQ. FT.) MORE OR LESS.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

6/18/2018
DATE

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 15, 1932 IN BOOK C2, PAGE 10.
2. QUITCLAIM DEED FOR DARLA B. PEAY, TRUSTEE OF THE PEAY TRUST, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 2014, AS DOCUMENT NO. 2014063396.
3. PLAT FOR CAMPBELL FARM SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 5, 2003, IN BOOK 2003C, PAGE 329.

Being Comprised of Portions of Lots 18 & 19 Alvarado Gardens Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1011223 PR-2018-001241

Application Number: SD-2018-00022

Plat Approvals:

PNM Electric Services — 4-13-18

Qwest Corp. d/b/a CenturyLink QC — 4/13/2018

New Mexico Gas Company — 4-13-18

Comcast — 4/14/18

City Approvals:

City Surveyor — 4/16/18

Traffic Engineer — 06-20-18

ABCWUA — 6/20/18

Parks and Recreation Department — 6/20/18

AMAFCA — 7/12/18

City Engineer — 6/20/18

DRB Chairperson, Planning Department — 7.12.2018

Code Enforcement — 6/20/18

Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. — Date 4/12/18
N.M.R.P.S. No. 14271

WILL W. PLOTNER JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

Sheet 1 of 3
170533

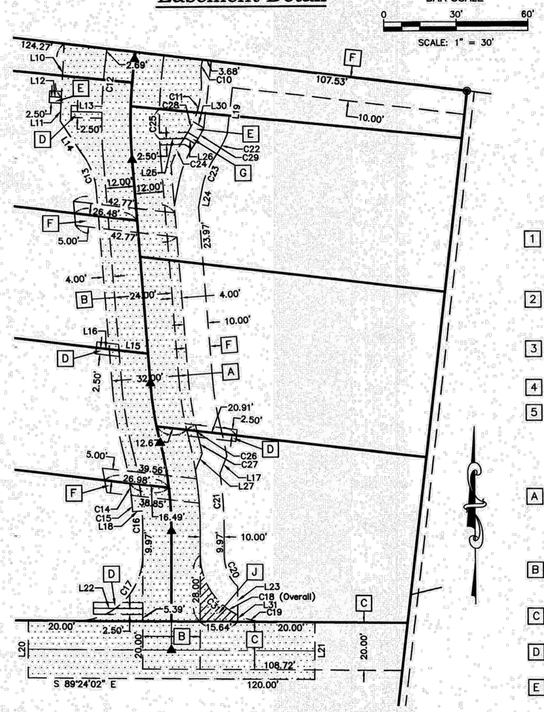
DOC# 2018062205
07/17/2018 08:58:00 AM Page: 2 of 3
Plat $12.00 B: 2018C P: 0065 Linda Stover, Bernalillo County

Line Table			
Line #	Direction		Length (ft)
L1	N 83°13'01" W	(N 83°17' W)	19.43' (20.00')
L2	S 06°51'05" W	[S 06°51'09" W]	8.71'
L3	N 83°02'46" W	[N 83°17' W]	315.37'
L4	N 04°03'26" W		12.47'
L5	N 04°03'26" W		56.01'
L6	N 04°03'26" W		25.61'
L7	N 04°03'26" W		40.89'
L8	N 04°03'26" W		53.21'
L9	N 08°05'25" E		2.93'
L10	S 03°30'14" W		22.52'
L11	S 03°30'14" W		9.99'
L12	N 86°29'46" W		5.00'
L13	N 88°24'48" W		12.99'
L14	S 33°19'21" E		19.40'
L15	S 83°08'55" E		12.22'
L16	N 83°08'55" W		9.52'
L17	S 22°11'29" W		7.79'
L18	S 87°05'29" W		4.00'
L19	S 06°57'14" W		19.84'
L20	N 00°35'58" E		24.00'
L21	S 00°35'58" W		24.00'
L22	N 89°24'02" W		20.61'
L23	S 00°35'58" W		12.04'
L24	S 11°28'51" W		8.51'
L25	N 89°06'27" E		11.17'
L26	S 58°30'54" E		4.21'
L27	S 22°11'29" W		7.58'
L28	S 00°35'58" W		37.97'
L29	S 00°35'58" W		12.00'
L30	S 58°30'54" E		5.04'
L31	S 00°35'58" W		2.88'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	37.57'	150.00'	14°20'59"	37.47'	N 06°34'32" W
C2	19.20'	150.00'	7°20'05"	19.19'	N 10°04'59" W
C3	18.37'	150.00'	7°00'55"	18.35'	N 02°54'29" W
C4	25.38'	150.00'	9°41'35"	25.35'	S 08°54'14" E
C5	7.04'	150.00'	2°41'17"	7.04'	S 12°24'23" E
C6	18.34'	150.00'	7°00'18"	18.33'	S 07°33'35" E
C7	32.52'	200.00'	9°18'58"	32.48'	S 00°36'03" W
C8	9.88'	200.00'	2°49'53"	9.88'	S 06°40'28" W
C9	19.89'	200.00'	5°41'54"	19.88'	S 05°14'28" W
C10	6.69'	20.00'	19°09'31"	6.66'	S 05°28'28" W
C11	26.94'	40.00'	38°35'37"	26.44'	N 15°11'31" E
C12	24.06'	212.00'	6°30'13"	24.05'	S 04°50'18" W
C13	13.28'	26.00'	29°15'55"	13.14'	N 18°41'23" W
C14	3.79'	134.00'	1°37'07"	3.79'	N 07°13'30" W
C15	8.20'	134.00'	3°30'25"	8.20'	N 04°39'44" W
C16	8.45'	138.00'	3°30'29"	8.45'	N 01°09'17" W
C17	43.98'	28.00'	90°00'00"	39.60'	N 45°35'58" E
C18	43.98'	28.00'	90°00'00"	39.60'	S 44°24'02" E
C19	12.80'	28.00'	26°11'42"	12.69'	S 76°18'11" E
C20	14.65'	18.00'	46°37'59"	14.25'	S 22°43'02" E
C21	24.63'	172.00'	8°12'19"	24.61'	N 03°30'12" W
C22	10.71'	55.00'	11°09'13"	10.69'	N 28°54'43" E
C23	14.05'	35.00'	23°00'28"	13.96'	S 22°59'05" W
C24	13.50'	50.00'	15°28'19"	13.46'	S 26°45'10" W
C25	12.55'	188.00'	3°49'25"	12.54'	S 00°15'47" W
C26	1.08'	134.00'	0°27'44"	1.08'	S 13°31'09" E
C27	8.60'	166.00'	2°58'03"	8.60'	N 12°16'00" W
C28	5.01'	40.00'	7°10'52"	5.01'	N 27°51'49" E
C29	5.01'	45.00'	6°22'46"	5.01'	N 28°16'04" E
C30	22.51'	200.00'	6°26'57"	22.50'	S 00°49'58" E
C31	31.18'	28.00'	63°48'18"	29.59'	S 31°18'11" E

Easement Detail

BAR SCALE
0 30' 60'
SCALE: 1" = 30'



Plat for Campbell Compound
Being Comprised of Portions of Lots 18 & 19 Alvarado Gardens Unit 1
City of Albuquerque
Bernalillo County, New Mexico
April 2018

Existing Easement Notes

1. EXISTING PRIVATE ACCESS, PRIVATE LANDSCAPING, PUBLIC WATER LINE AND PUBLIC SANITARY SEWER EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1–P2 THRU 11–P2, CAMPBELL FARM (11/05/2003, 2003C–329)
2. EXISTING PRIVATE 3' FENCE EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1–P2 AND 2–P2, CAMPBELL FARM, AND LOT 18, ALVARADO GARDENS (11/05/2003, 2003C–329)
3. EXISTING MRGCD CAMPBELL DITCH EASEMENT (11/05/2003, 2003C–329)
4. EXISTING 10' PUE (11/05/2003, 2003C–329)
5. EXISTING 7' PRIVATE IRRIGATION EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1–P2 THRU 11–P2, CAMPBELL FARM (11/05/2003, 2003C–329)

Proposed Easement Notes

A. PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC EMERGENCY ACCESS EASEMENT BENEFITING THE OWNERS OF LOTS 1–7 & MAINTAINED BY THE CAMPBELL COMPOUND HOMEOWNER'S ASSOCIATION GRANTED WITH THE FILING OF THIS PLAT. WIDTH VARIES. KNOWN AS KAYLA LANE. SHOWN HEREON AS

B. PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH THE FILING OF THIS PLAT

C. PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

D. PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

E. EASEMENT FOR PRIVATE GATE BENEFITING LOTS 1–7 & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF CAMPBELL COMPOUND GRANTED WITH THE FILING OF THIS PLAT

F. PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

G. PUBLIC WATER METER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

H. PRIVATE DRAINAGE EASEMENT FOR STORMWATER PONDING GRANTED OVER ALL OF TRACT A, BENEFITING THE OWNERS OF LOTS 1–7 & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF CAMPBELL COMPOUND. A DRAINAGE COVENANT SHALL BE RECORDED.

I. PUBLIC DRAINAGE EASEMENT FOR STORMWATER PONDING GRANTED OVER ALL OF TRACTS B & C, MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF CAMPBELL COMPOUND. A DRAINAGE AGREEMENT & COVENANT SHALL BE RECORDED

J. PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS

Public Utility Easements

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Conditions

IF THE TRUST OR THE INDIVIDUAL LOT OWNERS WITHIN THE PCD FAIL OF REFUSE TO ACT ON MAINTENANCE OBLIGATIONS AS SET FORTH IN THE EASEMENT, THE CITY SHALL HAVE THE AUTHORITY TO PERFORM SUCH MAINTENANCE AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY. THE CITY MAY, AFTER SUCH WRITTEN NOTICE AND FAILURE TO COMPLY WITHIN 30 DAYS, ENTER UPON AND MAINTAIN THE PCA. THE COST OF SUCH MAINTENANCE PLUS ANY OTHER PENALTIES OR COSTS ALLOWED BY LAW IN CONNECTION THEREIN, SHALL BE ASSESSED AGAINST THE PROPERTIES WITHIN THE PCD AND FAILURE TO PAY ASSESSED CHARGES MAY RESULT IN A MUNICIPAL LIEN AGAINST EACH OF THE INDIVIDUAL LOTS IN THE PCD. THIS PROVISION SHALL NOT BE DEEMED TO CREATE AN OBLIGATION TO ACT ON THE PART OF THE CITY. UNDER NO CIRCUMSTANCES WILL THE CITY MAINTAIN RECREATIONAL USES. UNDER NO CIRCUMSTANCES SHALL THE CITY MAINTAIN THE PCA FOR A PERIOD LONGER THAN ONE YEAR.

A PCD IS CREATED BY DRB APPROVAL OF A SITE DEVELOPMENT PLAN AND A SUBDIVISION PLAT. SITE PLAN AND SUBDIVISION APPROVAL ARE CONTINGENT UPON RECORDED AND DEED RESTRICTIONS APPROVED BY THE DRB.

THE RECORDED DEED RESTRICTIONS MAY NOT BE AMENDED OR REPEALED WITHOUT THE CITY'S PRIOR WRITTEN APPROVAL.

UPON RECORDING THE PLAT AND ALL REQUIRED DOCUMENTS FOR A PCD THE AREA OF THE PCD SHALL BE DELINEATED AND DESIGNATED WITH THE LETTERS "PCD" ON THE OFFICIAL ZONE MAP.

THE PLANNING DIRECTOR, AT THE REQUEST OF THE OWNER, MAY VOID THE SITE DEVELOPMENT PLAN AND REMOVE THE PCD DESIGNATION IF NO DEVELOPMENT HAS OCCURRED ON THIS SITE, AND THE PROPERTY IS REPLATTED TO CONFORM TO THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT (ORD. 10–1995)

WILL W. PLOTNER JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

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

Sheet 2 of 3
170533

DOC# 2018062205
07/17/2018 08:58:00 AM Page: 3 of 3
Plat $12.00 B: 2018C P: 0065 Linda Stover, Bernalillo County

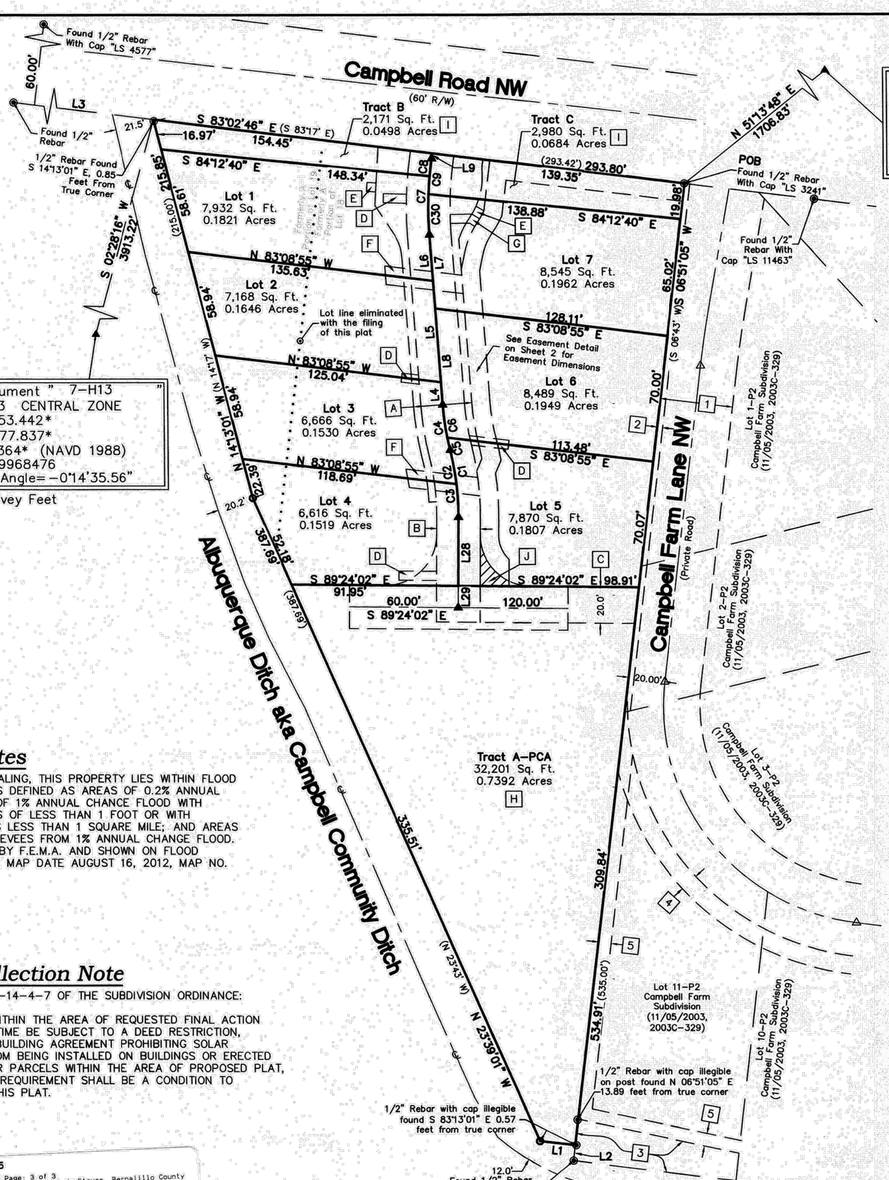
FOR INFORMATION ONLY
CPN 708882

SHEET 2 OF 13

Plat for Campbell Compound

Being Comprised of Portions of Lots 18 & 19 Alvarado Gardens Unit 1

City of Albuquerque
Bernalillo County, New Mexico
April 2018



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES QUITCLAIM DEED (8/12/2014, DOC. NO. 2014063396)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (11/05/2003, 2003C-329)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (8/15/32, C2-10)
◉	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271"

Line Table

Line #	Direction	Length (ft)
L1	N 83°13'01" W (N 83°17' W)	19.43' (20.00')
L2	S 06°51'05" W [S 06°51'09" W]	8.71'
L3	N 83°02'46" W [N 83°17' W]	315.37'
L4	N 04°03'26" W	12.47'
L5	N 04°03'26" W	56.01'
L6	N 04°03'26" W	25.61'
L7	N 04°03'26" W	40.89'
L8	N 04°03'26" W	53.21'
L9	N 08°05'25" E	2.93'
L10	S 03°30'14" W	22.52'
L11	S 03°30'14" W	9.99'
L12	N 86°29'46" W	5.00'
L13	N 88°24'48" W	12.99'
L14	S 33°19'21" E	19.40'
L15	S 83°08'55" E	12.22'
L16	N 83°08'55" W	9.52'
L17	S 22°11'29" W	7.79'
L18	S 87°05'29" W	4.00'
L19	S 06°57'14" W	19.84'
L20	N 00°35'58" E	24.00'
L21	S 00°35'58" W	24.00'
L22	N 89°24'02" W	20.61'
L23	S 00°35'58" W	12.04'
L24	S 11°28'51" W	8.51'
L25	N 89°06'27" E	11.17'
L26	S 58°30'54" E	4.21'
L27	S 22°11'29" W	7.58'
L28	S 00°35'58" W	37.97'
L29	S 00°35'58" W	12.00'
L30	S 58°30'54" E	5.04'
L31	S 00°35'58" W	2.88'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	37.57'	150.00'	14°20'59"	37.47'	N 06°34'32" W
C2	19.20'	150.00'	7°20'05"	19.19'	N 10°04'59" W
C3	18.37'	150.00'	7°00'55"	18.35'	N 02°54'29" W
C4	25.38'	150.00'	9°41'35"	25.35'	S 08°54'14" E
C5	7.04'	150.00'	2°41'17"	7.04'	S 12°24'23" E
C6	18.34'	150.00'	7°00'18"	18.33'	S 07°33'35" E
C7	32.52'	200.00'	9°18'58"	32.48'	S 00°36'03" W
C8	9.88'	200.00'	2°49'53"	9.88'	S 06°40'28" W
C9	19.89'	200.00'	5°41'54"	19.88'	S 05°14'28" W
C10	6.69'	20.00'	19°09'31"	6.66'	S 05°28'28" W
C11	26.94'	40.00'	38°35'37"	26.44'	N 15°11'31" E
C12	24.06'	212.00'	6°30'13"	24.05'	S 04°50'18" W
C13	13.28'	26.00'	29°15'55"	13.14'	N 18°41'23" W
C14	3.79'	134.00'	1°37'07"	3.79'	N 07°13'30" W
C15	8.20'	134.00'	3°30'25"	8.20'	N 04°39'44" W
C16	8.45'	138.00'	3°30'29"	8.45'	N 01°09'17" W
C17	43.98'	28.00'	90°00'00"	39.60'	N 45°35'58" E
C18	43.98'	28.00'	90°00'00"	39.60'	S 44°24'02" E
C19	12.80'	28.00'	26°11'42"	12.69'	S 76°18'11" E
C20	14.65'	18.00'	46°37'59"	14.25'	S 22°43'02" E
C21	24.63'	172.00'	8°12'19"	24.61'	N 03°30'12" W
C22	10.71'	55.00'	11°09'13"	10.69'	N 28°54'43" E
C23	14.05'	35.00'	23°00'28"	13.96'	S 22°59'05" W
C24	13.50'	50.00'	15°28'19"	13.46'	S 26°45'10" W
C25	12.55'	188.00'	3°49'25"	12.54'	S 00°15'47" W
C26	1.08'	134.00'	0°27'44"	1.08'	S 13°31'09" E
C27	8.60'	166.00'	2°58'03"	8.60'	N 12°16'00" W
C28	5.01'	40.00'	7°10'52"	5.01'	N 27°51'49" E
C29	5.01'	45.00'	6°22'46"	5.01'	N 28°16'04" E
C30	22.51'	200.00'	6°26'57"	22.50'	S 00°49'58" E
C31	31.18'	28.00'	63°48'18"	29.59'	S 31°18'11" E

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0331H.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

DOC# 2018062025
07/17/2018 08:58 AM Page: 3 of 3
PLAT $25.00 B: 2018 P: 0044
Linda Stover, Bernalillo County

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

Sheet 3 of 3
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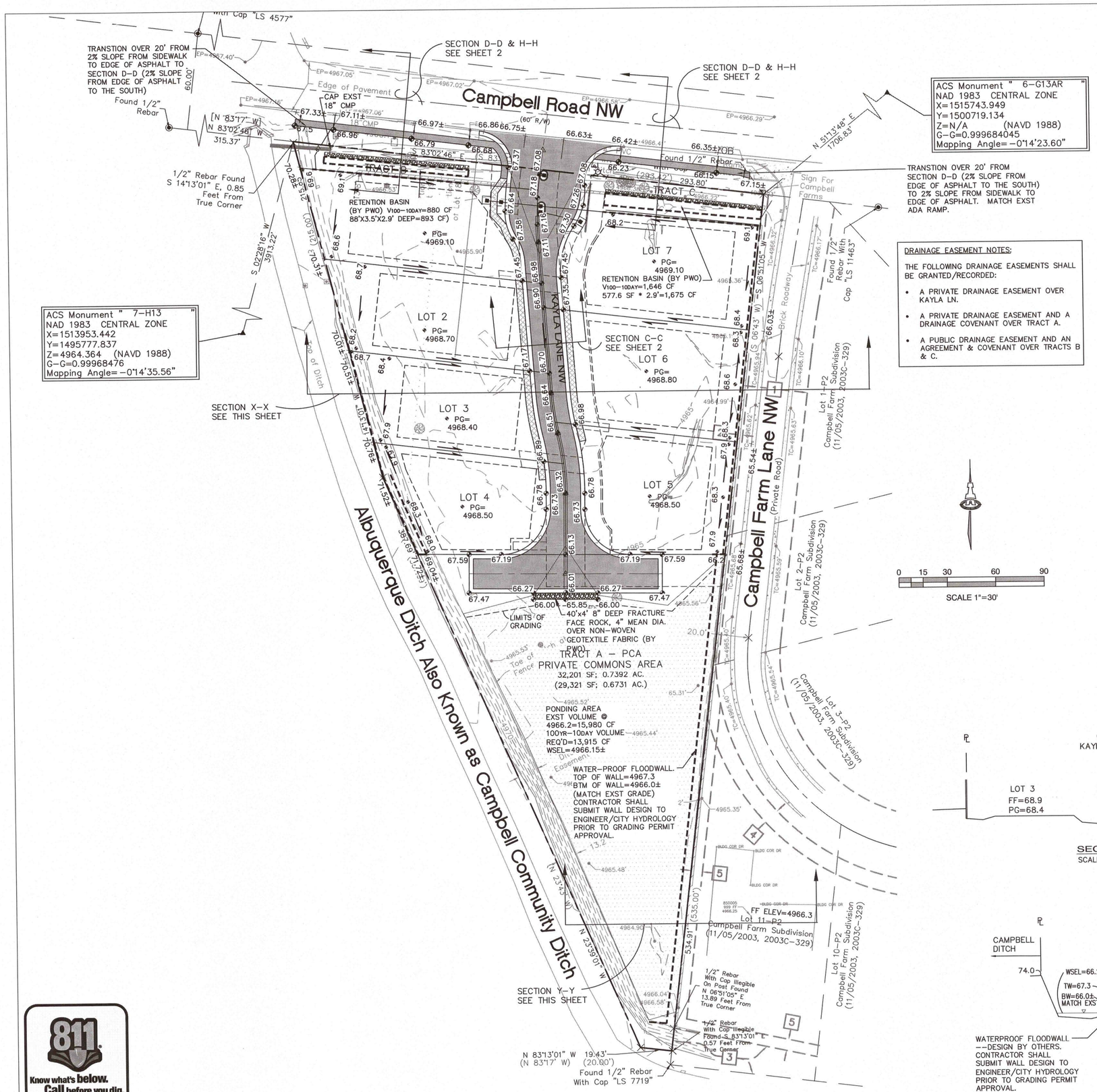


GRADING GENERAL NOTES

A. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

B. 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.

C. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

D. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. A CURRENT CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.

E. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.1' FROM PLAN ELEVATION.

F. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

G. POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

H. POST-CONSTRUCTION STORMWATER FACILITIES OF THE FACILITIES OWNER. THAT OWNER INSPECT SITE RAINFALL TO IDENTIFY NEW INSTALL ADDITIONAL EROSIO BASED ON ACTUAL OCCURRI

WATER-PROOF FLOODWALL.
MAINT TOP OF WALL=4967.3
WIL BTM OF WALL=4966.0±
(MATCH EXST GRADE)
CONTRACTOR SHALL
SUBMIT WALL DESIGN TO
ENGINEER/CITY HYDROLOGY
PRIOR TO GRADING PERMIT
APPROVAL.

I. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:

- AS-BUILT PAD GRADE
- SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- ALL CONSTRUCTION SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.

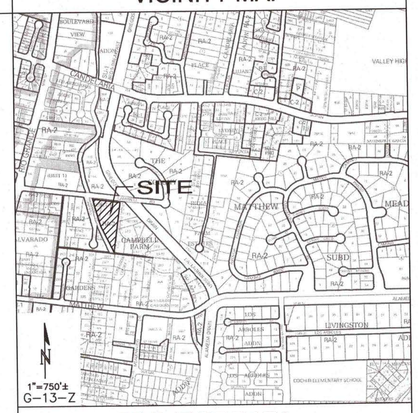
NOTE:
SEE SHEET 2 FOR DETAILS AND RETAINING WALL PLAN

DRAINAGE EASEMENT NOTES:

THE FOLLOWING DRAINAGE EASEMENTS SHALL BE GRANTED/RECORDED:

- A PRIVATE DRAINAGE EASEMENT OVER KAYLA LN.
- A PRIVATE DRAINAGE EASEMENT AND A DRAINAGE COVENANT OVER TRACT A.
- A PUBLIC DRAINAGE EASEMENT AND AN AGREEMENT & COVENANT OVER TRACTS B & C.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: CAMPBELL COMPOUND BEING A RE-PLAT OF PORTION OF LOTS 18 & 19, ALVARADO GARDENS, UNIT 3

SITE AREA: 2.0808 AC.

DISTURBED AREA: 1.30 AC.±

BENCHMARK: ACS MONUMENT "7-H13"
ELEVATION: 4964.364 (NAVD 1988)

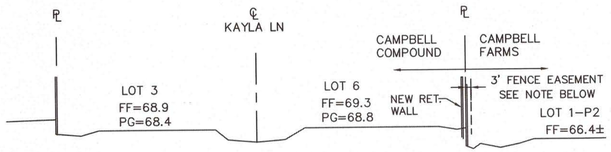
ENGINEER: ÅSA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: BRIAN MARTINEZ
CARTESIAN SURVEYS, INC.
PO BOX 44414
RIO RANCHO, NM 87174
PHONE: (505) 896-3050.

FLOOD ZONE: BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C0331H.

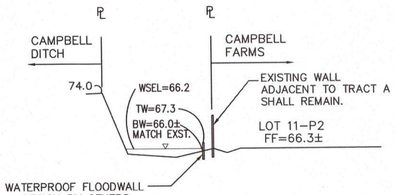
LEGEND

4966	EXISTING CONTOUR
78.3	PROPOSED ELEVATION
PG=4968.5	PAD GRADE ELEVATION
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GARDEN RETAINING WALL
	FLOW ARROW



SECTION X-X
SCALE: 1"=40' HOR.
1"=10' VERT.

EASEMENT NOTE:
EXISTING PRIVATE 3' FENCE EASEMENT BENEFITING & MAINTAINED BY THE OWNERS OF LOTS 1-P2 AND 2-P2, CAMPBELL FARM, AND LOT 18, ALVARADO GARDENS (11/05/2003, 2003C-329)



SECTION Y-Y
SCALE: 1"=40' HOR.
1"=10' VERT.

FOR INFORMATION ONLY
CPN 708882

SHEET
4
OF 13

ÅSA M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
2-6-18

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

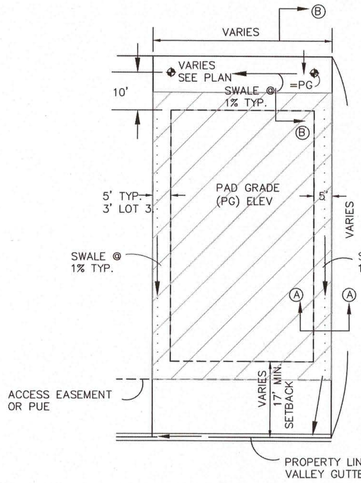
2224 CG-101.dwg Mar 07,2018

CAMBELL
SUBDIVISION

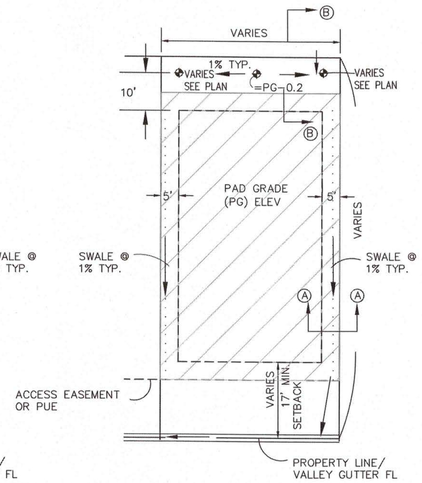
LAS VENTANAS NM, INC.

GRADING & DRAINAGE PLAN

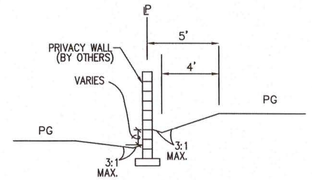
Date: Sept 2017	No.	Revision:	Date:	Job No. 2224
Drawn By: ANW				G-13
Ckd By:				SH.1 OF 2



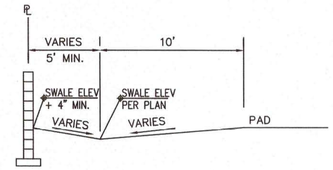
TYPICAL LOT GRADING DETAIL
SCALE: 1"=20'
LOTS 1-3 & 7



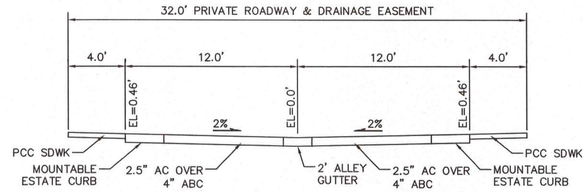
TYPICAL LOT GRADING DETAIL
SCALE: 1"=20'
LOTS 4-6



SECTION A-A
TYPICAL SIDEYARD GRADING
SCALE: 1"=5'



SECTION B-B
TYPICAL BACKYARD GRADING
SCALE: 1"=5'



KAYLA LANE
SECTION C-C
SCALE: 1"=5'

CIVIL GENERAL NOTES

A. 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.

B. 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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

C. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING 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.

D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.

E. 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 ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

G. 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.

H. 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.

I. 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.

J. 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.

K. 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.

L. 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 FIVE 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.

M. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

N. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

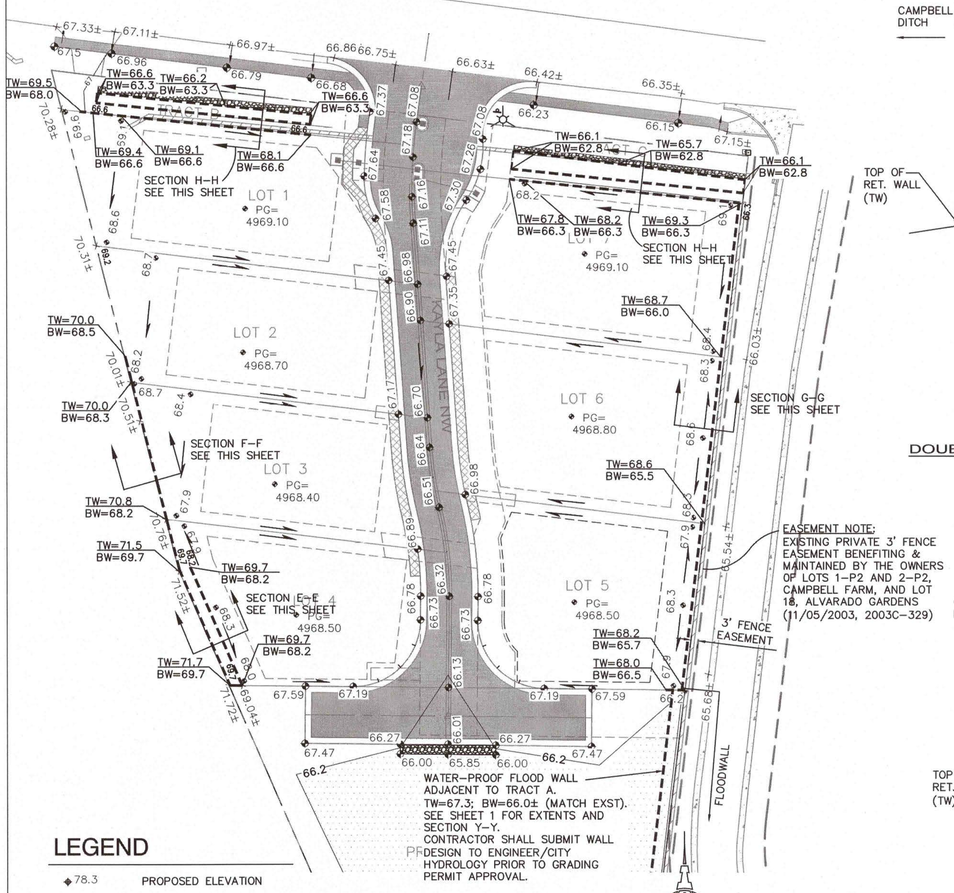
O. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

P. 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.

Q. CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE SITE CIVIL DRAWINGS WILL BE FORWARDED TO THE LICENSED LAND SURVEYOR TO PERFORM CONSTRUCTION STAKING. ALL SITE CONSTRUCTION LAYOUT MUST BE PERFORMED BY A LICENSED SURVEYOR USING ELECTRONIC DATA PROVIDED IN AUTOCAD *.DWG (CURRENT VERSION) BY ISAACSON & ARFMAN, P.A. CONTACT PROJECT CIVIL ENGINEER, ÁSA NILSSON-WEBER, PE AT (505)-266-1688.

R. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

S. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

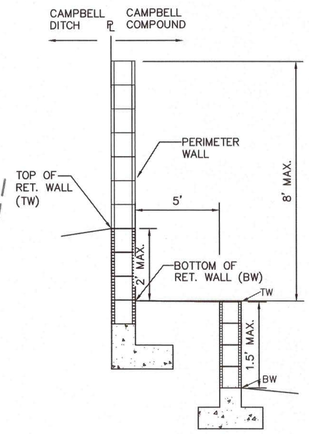


RETAINING WALL PLAN

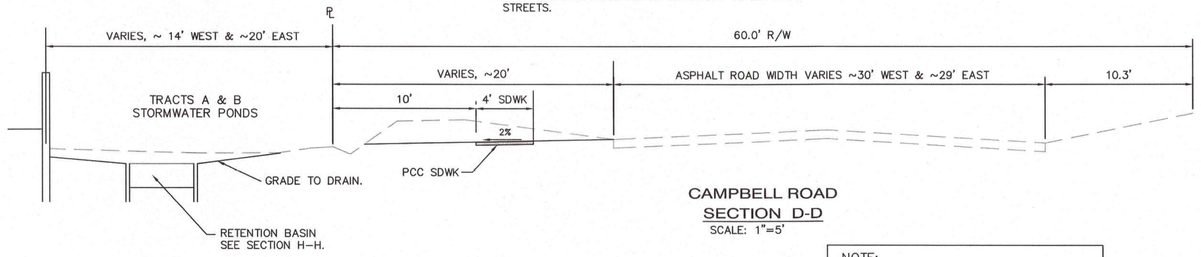
SCALE 1"=30'

LEGEND

◆78.3	PROPOSED ELEVATION
PG=4968.5	PAD GRADE ELEVATION
- - - - - - - -	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
— · — · —	PROPOSED GARDEN RETAINING WALL
TW=70.5 / BW=68.3	TOP OF RETAINING / BOTTOM OF RETAINING (SEE DETAIL THIS SHEET)
⟶	FLOW ARROW

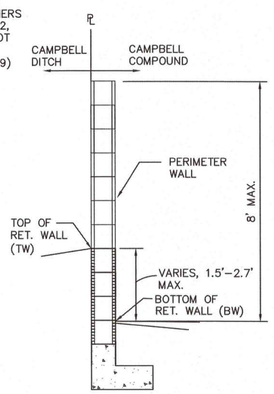


DOUBLE RETAINING WALL
SECTION E-E
NTS

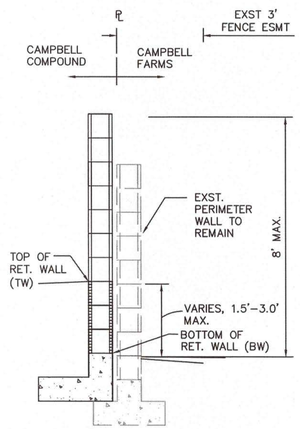


CAMPBELL ROAD
SECTION D-D
SCALE: 1"=5'

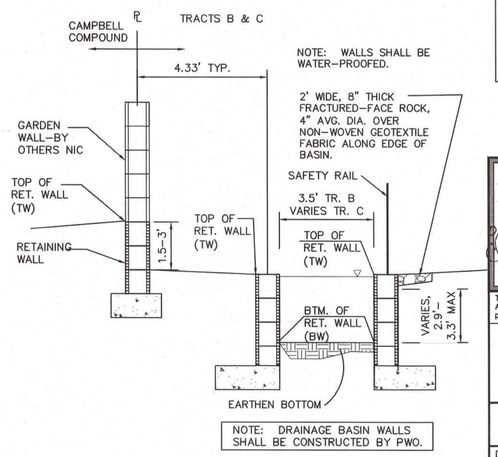
NOTE:
ALL RETAINING WALLS/FLOODWALLS SHALL BE DESIGNED BY OTHERS. THE DETAILS/SECTIONS SHOWN ON THIS SHEET ONLY DEPICT TOP AND BOTTOM AND MAX. HEIGHTS OF RETAINING WALLS.



SINGLE RETAINING WALL
SECTION F-F
NTS



SINGLE RETAINING WALL
SECTION G-G
NTS



NOTE: DRAINAGE BASIN WALLS SHALL BE CONSTRUCTED BY PWO.

RETAINING WALL/
RETENTION BASIN
SECTION H-H
NTS

FOR INFORMATION ONLY
CPN 708882

SHEET 5 OF 13

ÁSA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER 3-6-18

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2224 CG-101.dwg Mar 07,2018

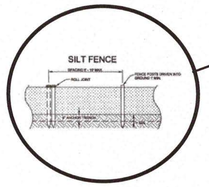
CAMBELL SUBDIVISION
LAS VENTANAS NM, INC.

DETAILS & RETAINING WALL PLAN

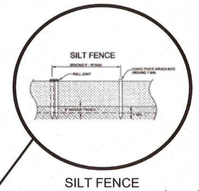
Date: Sept 2017	No.	Revision:	Date:	Job No. 2224
Drawn By: ANW				G-13
Ckd By:				SH.2 OF 2

RECORD DRAWINGS

WEIGHTED MULCH SOCK



SILT FENCE

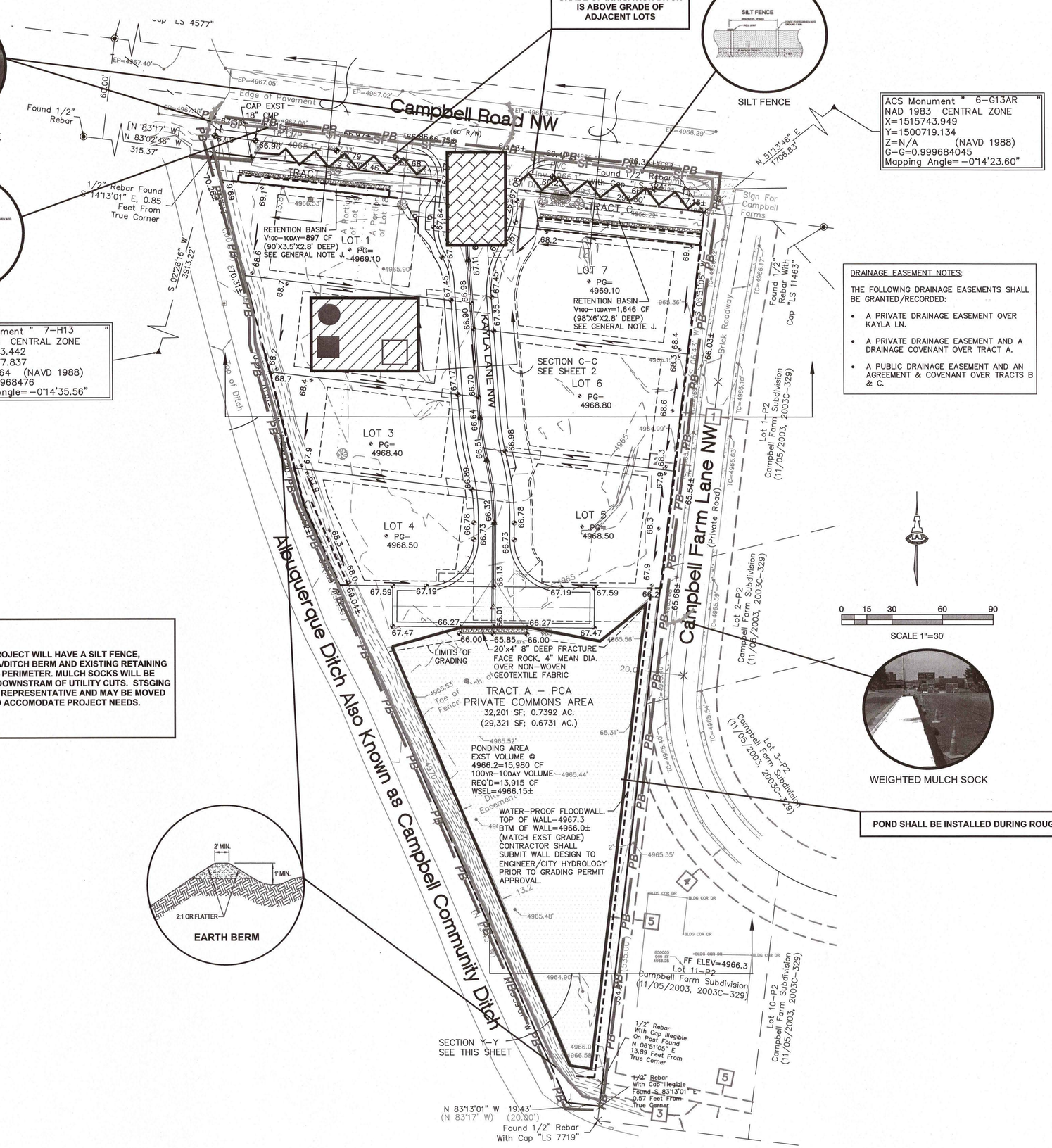


SILT FENCE

GRADE OF IRRIGATION DITCH IS ABOVE GRADE OF ADJACENT LOTS

ACS Monument " 6-G13AR "
NAD 1983 CENTRAL ZONE
X=1515743.949
Y=1500719.134
Z=N/A (NAVD 1988)
G-G=0.999684045
Mapping Angle= -0°14'23.60"

ACS Monument " 7-H13 "
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4964.364 (NAVD 1988)
G-G=0.99968476
Mapping Angle= -0°14'35.56"



DRAINAGE EASEMENT NOTES:

THE FOLLOWING DRAINAGE EASEMENTS SHALL BE GRANTED/RECORDED:

- A PRIVATE DRAINAGE EASEMENT OVER KAYLA LN.
- A PRIVATE DRAINAGE EASEMENT AND A DRAINAGE COVENANT OVER TRACT A.
- A PUBLIC DRAINAGE EASEMENT AND AN AGREEMENT & COVENANT OVER TRACTS B & C.

PROJECT WILL HAVE A SILT FENCE, ACEQUIA/DITCH BERM AND EXISTING RETAINING WALL PERIMETER. MULCH SOCKS WILL BE PLACED DOWNSTRAM OF UTILITY CUTS. STSGING AREA IS REPRESENTATIVE AND MAY BE MOVED TO ACCOMODATE PROJECT NEEDS.

EARTH BERM

WEIGHTED MULCH SOCK

POND SHALL BE INSTALLED DURING ROUGH GRADING

LEGEND

EROSION AND SEDIMENT CONTROL PLAN

- PROJECT PERIMETER & DISTURBED AREA
- SILT FENCE
- EXISTING BLOCK WALL
- FLOW DIRECTION
- STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TRASH RECEPTACLE
- CHEMICAL TOILET
- CONCRETE WASHOUT
- RETENTION POND
- EXISTING ACEQUIA BERM
- IRRIGATION DITCH
- MULCH SOCK
- OUTFALL
- POSTING SIGN
- PRESERVED VEGETATION

RECEIVING WATERS: **RIO GRANDE BY WAY OF ALBUQUERQUE MS4 SYSTEM**

CRITICAL HABITAT: **CRITERION "C" RIO GRANDE SILVERY MINNOW AND YELLOW BILLED CUCKOO HABITATS ARE 14.71 MILES FROM THE PROJECT ACTION AREA.**

GPS LOCATION: **35.1205, -106.6717**

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

12/18/17

Engineer Stamp

CAMPBELL COMPOUND

PROJECT TITLE

ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY, COUNTY, STATE

12/18/17 DATE

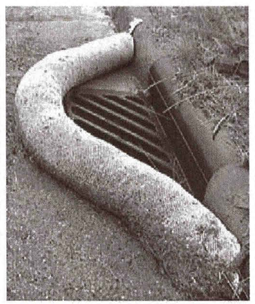
C. DURKIN DRAWN BY

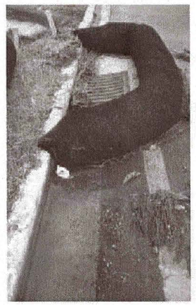
Inspections Plus, Inc.

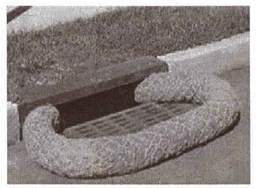
DRC# 708882 SHEET 6 OF 13

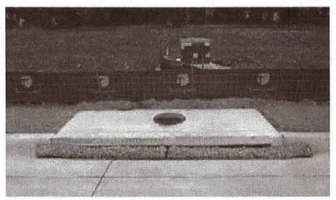
RECORD DRAWINGS

Curb Storm Inlet Protection with Wattles

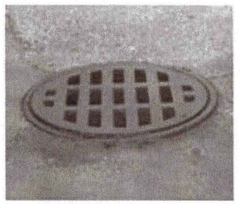






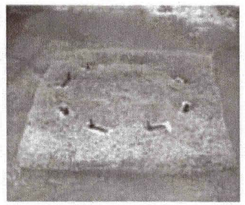


Inlet Filter Installation Instructions:



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

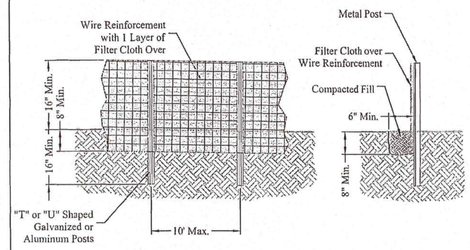
2. Verify fit by placing filter over inlet grate to ensure that Inlet Filter extends at least one inch beyond the front and both curb ends. The overlap slows water flow and starts filtering sediment and debris before water drops into the inlet.



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

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.

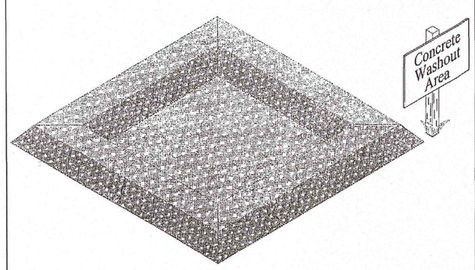
8. Sedimentation and erosion control measures shall be removed following construction or upon permanent stabilization of the disturbed and graded areas, whichever occurs last.

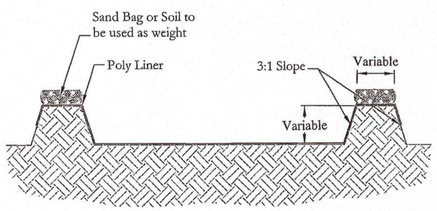
9. All disturbed areas that are not to be paved shall be re-seeded unless noted otherwise.

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.

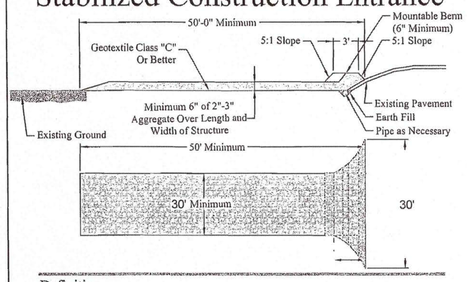
Concrete Washout Area

For use in High Water Table Areas





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

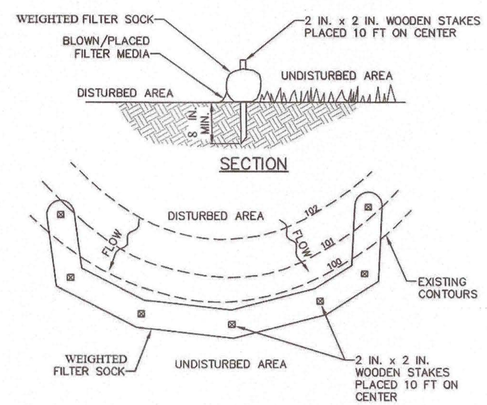
The purpose of the stabilized construction entrance is to reduce tracking of sediment onto streets or public rights-of-way and provide a stable area for entrance or exit from the construction site.

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 exiting 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 of leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



RECEIVING WATERS: **RIO GRANDE BY WAY OF ALBUQUERQUE MS4 SYSTEM**

CRITICAL HABITAT: **CRITERION "C" RIO GRANDE SILVERY MINNOW AND YELLOW BILLED CUCKOO HABITATS ARE 14.71 MILES FROM THE PROJECT ACTION AREA.**

GPS LOCATION: **35.1205, -106.6717**

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

12/18/17

Engineer Stamp

CAMPBELL COMPOUND

PROJECT TITLE

ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY, COUNTY, STATE

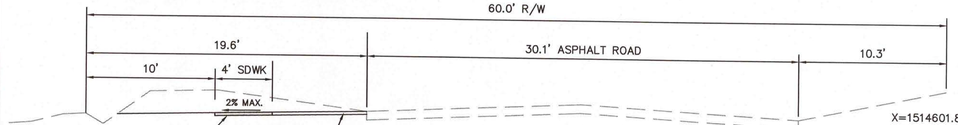
12/18/17 DATE

C. DURKIN DRAWN BY

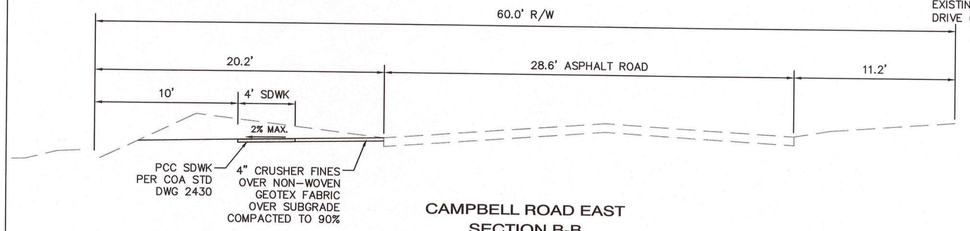
Inspections Plus, Inc.

DRC # 708882 SHEET 7 OF 13

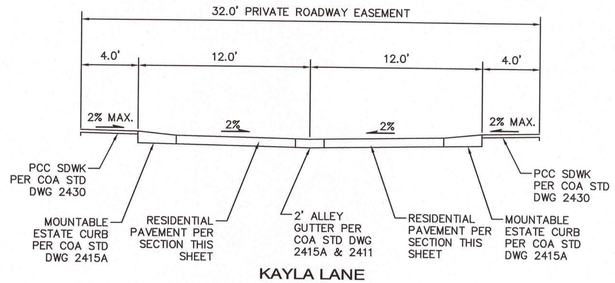
RECORD DRAWINGS



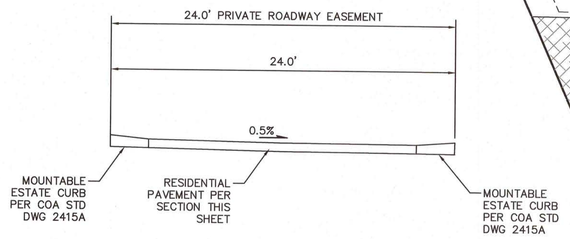
CAMPBELL ROAD WEST
SECTION A-A
SCALE: 1"=5'



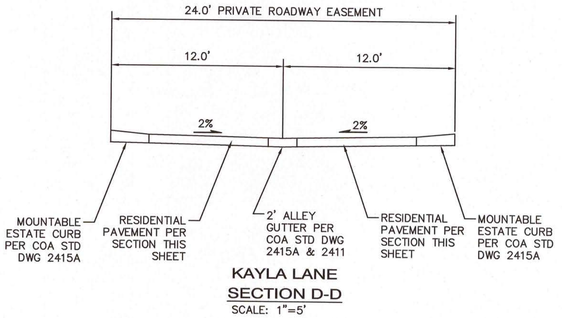
CAMPBELL ROAD EAST
SECTION B-B
SCALE: 1"=5'



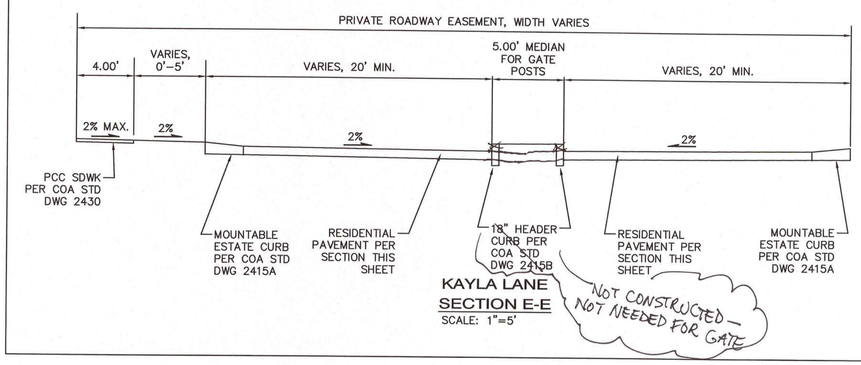
KAYLA LANE
SECTION C-C
SCALE: 1"=5'



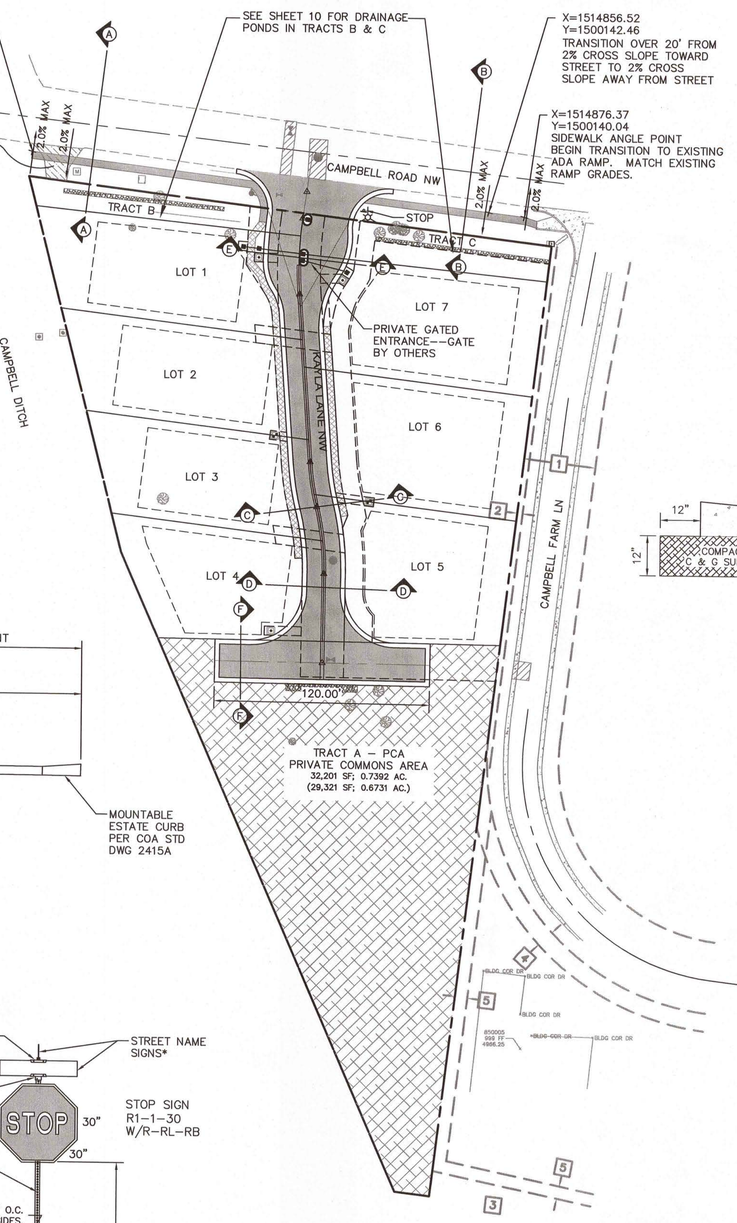
KAYLA LANE
SECTION F-F
SCALE: 1"=5'



KAYLA LANE
SECTION D-D
SCALE: 1"=5'



KAYLA LANE
SECTION E-E
SCALE: 1"=5'



GENERAL PAVING NOTES

A. CONSTRUCT LOCAL PAVING PER SECTION THIS SHEET.

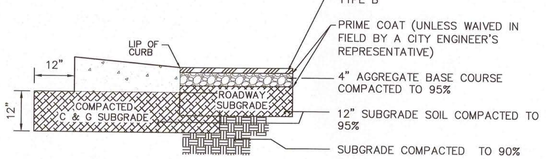
B. CONSTRUCT 4' SIDEWALKS PER COA STD DWG 2430.

C. SIDEWALKS FRONTING LOTS ARE DEFERRED (SEE LEGEND)

D. CONSTRUCT MOUNTABLE ESTATE CURB ALONG STREET PER COA STD DWG 2415A AND HEADER CURB AT MEDIANS PER COA STD DWG 2415B.

E. CONSTRUCT CROWN—NO CROWN TRANSITION PER COA STD DWG 2401.

F. REMOVE & REPLACE PAVING FOR UTILITY CONSTRUCTION PER COA STD DWG 2465.



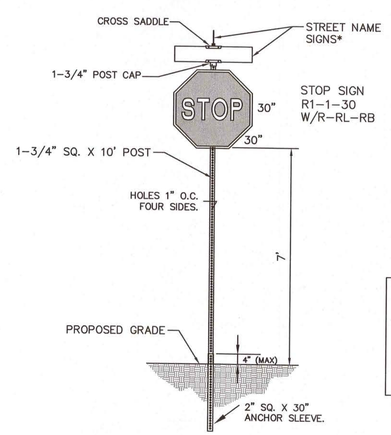
RESIDENTIAL PAVING SECTION

NTS

PAVEMENT SECTION DESIGN PER GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES DATED 9/19/2017

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED MOUNTABLE ESTATE CURB
- DEFERRED SIDEWALK (BY HOME BUILDER)
- SIDEWALK THIS CONTRACT
- PROPOSED STREET LIGHT
- STOP — STOP SIGN & STREET NAME SIGN
- WATER METER SINGLE
- WATER METER DOUBLE
- ASPHALT REMOVAL & REPLACEMENT PER COA STD DWG #2465
- ASPHALT REMOVE & DISPOSE



SIGN POST DETAIL
NTS

SIGNAGE NOTE:

ALL STOP SIGNS W/ POSTS SHALL BE INSTALLED BY DEVELOPER'S CONTRACTOR PER CURRENT REQUIREMENTS--EXCEPT STREET NAME SIGNS SHALL BE INSTALLED BY COA TRAFFIC ENGINEERING DEPT. PAY ITEM FOR NEW SIGNS AND POSTS SHALL INCLUDE COORDINATION WITH COA TRAFFIC ENGINEERING.

*ALL STREET NAME SIGNS SHALL BE WHITE LETTERS ON GREEN BACKGROUND WITH HIGH INTENSITY REFLECTIVE SHEETING. ALL LETTERS SHALL BE 4" FOR POSTED SPEEDS OF 25 MPH AND BELOW AND 6" FOR POSTED SPEEDS GREATER THAN 25 MPH.

0 20 40 80 120
SCALE 1"=40'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2224 CP-101.dwg Mar 07,2018

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech.
WORK STAKED BY Cartesian Surveys DATE 3-29-18
STAKING ACCEPTANCE BY [illegible] DATE [illegible]
VERIFICATION BY Cartesian Surveys DATE 1-18
DRAWINGS CORRECTED BY Cartesian/IAA DATE 2/16/18
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Monument "7-H13"
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4964.364 (NAVD 1988)
G-G=0.999668476
Mapping Angle=-0°14'35.56"

SURVEY INFORMATION
FIELD NOTES
1. CARTESIAN SURVEYS, INC. 04/17

ENGINEER'S SEAL
JAMES M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
3-12-18

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN			
DESIGNED BY	ANW	DATE	11/2017
DRAWN BY	JTS	DATE	11/2017
CHECKED BY	ANW	DATE	11/2017

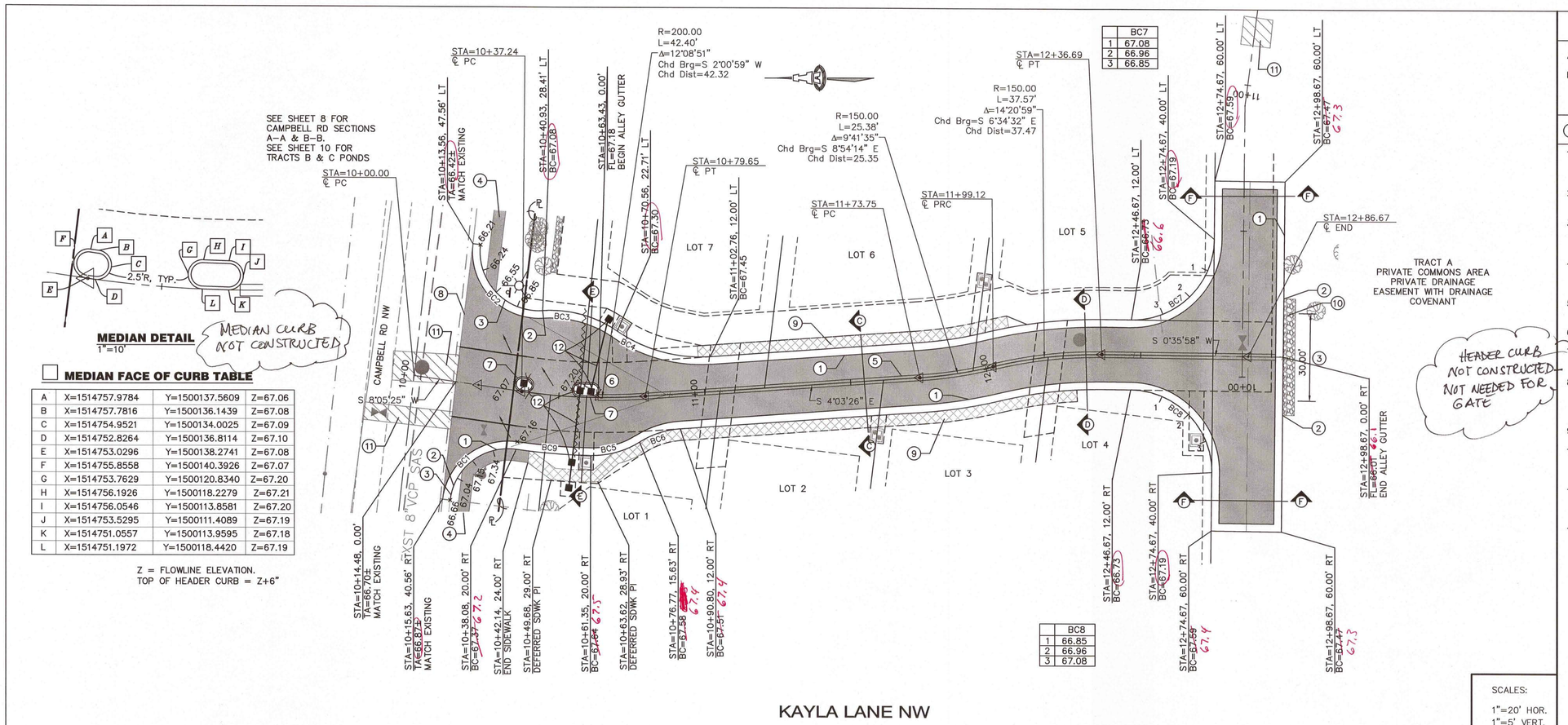
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CAMPBELL COMPOUND
PAVING MASTER PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED APR 05 2018 DESIGN REVIEW COMMITTEE	APPROVED MAY 24 2018 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
708882	G-13-Z	8	13

RECORD DRAWINGS



	BC7
1	67.08
2	66.96
3	66.85

	BC8
1	66.85
2	66.96
3	67.08

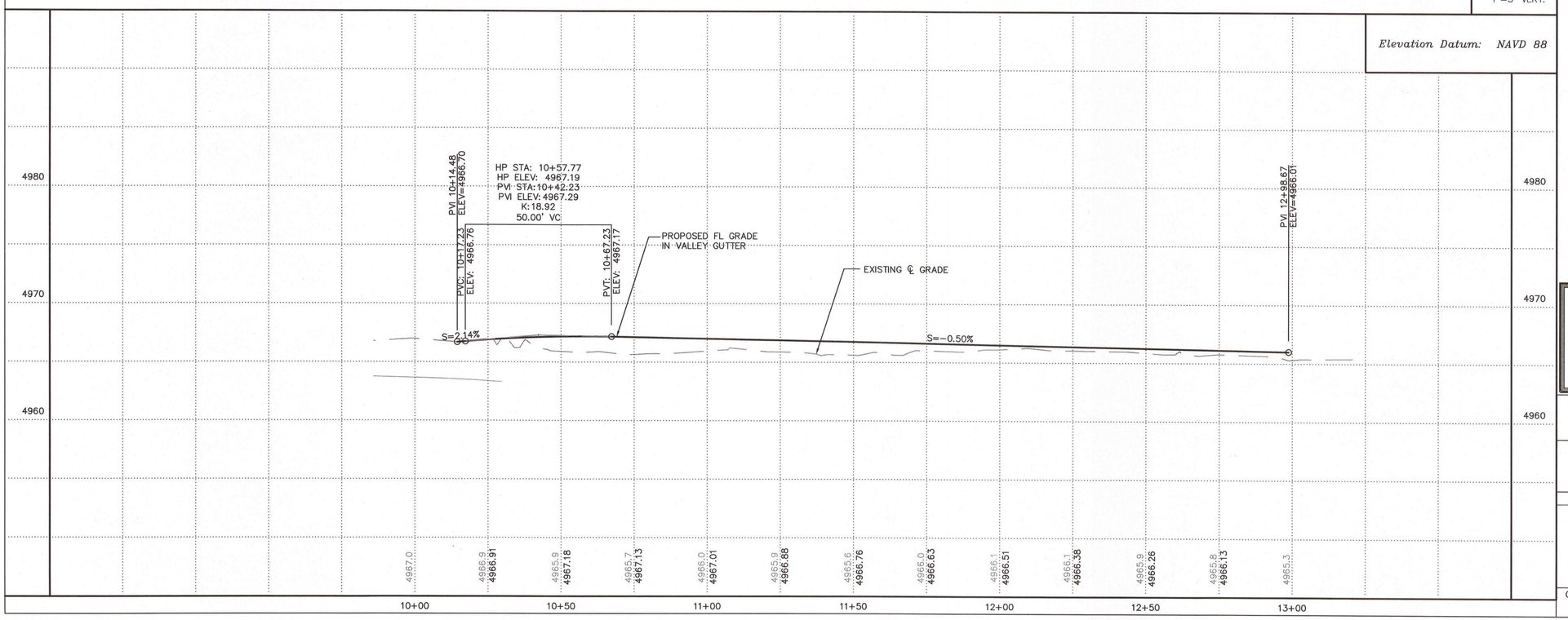
MEDIAN FACE OF CURB TABLE

A	X=1514757.9784	Y=1500137.5609	Z=67.06
B	X=1514757.7816	Y=1500136.1439	Z=67.08
C	X=1514754.9521	Y=1500134.0025	Z=67.09
D	X=1514752.8264	Y=1500136.8114	Z=67.10
E	X=1514753.0296	Y=1500138.2741	Z=67.08
F	X=1514755.8558	Y=1500140.3926	Z=67.07
G	X=1514753.7629	Y=1500120.8340	Z=67.20
H	X=1514756.1926	Y=1500118.2279	Z=67.21
I	X=1514756.0546	Y=1500113.8581	Z=67.20
J	X=1514753.5295	Y=1500111.4089	Z=67.19
K	X=1514751.0557	Y=1500113.9595	Z=67.18
L	X=1514751.1972	Y=1500118.4420	Z=67.19

Z = FLOWLINE ELEVATION.
TOP OF HEADER CURB = Z+6"

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NAVD 88



GENERAL NOTES

A. SEE SHEET 8 FOR ROADWAY SECTIONS.

B. ALL SIDEWALKS FRONTING LOTS ARE DEFERRED.

KEYED CONSTRUCTION NOTES

1. CONSTRUCT MOUNTABLE ESTATE CURB & GUTTER PER COA STD DWG #2415A SLOPING TOWARD ROADWAY.
2. TRANSITION MOUNTABLE ESTATE CURB TO DRAIN AWAY FROM ROADWAY OVER 5'.
3. CONSTRUCT MOUNTABLE ESTATE CURB & GUTTER PER COA STD DWG #2415A SLOPING AWAY FROM ROADWAY.
4. CONSTRUCT 4' SIDEWALK PER COA STD DWG #2430. SEE SHEET 8 FOR SIDEWALK EXTENTS ON CAMPBELL RD.
5. CONSTRUCT PCC ALLEY GUTTER 2' WIDE, 3/4" INVERT PER COA STD DWG #2415A.
6. INVERTED CROWN TO NO CROWN TRANSITION.
7. ~~CONSTRUCT HEADER CURB PER COA STD DWG #2415B.~~
8. SAWCUT, REMOVE & DISPOSE 1' OF EXISTING ASPHALT IN A NEAT LINE AND MATCH NEW PAVING TO EXISTING GRADES. SEE GENERAL NOTE 45 ON SHEET 1.
9. DEFERRED SIDEWALK.
10. INSTALL 40'x4' FRACTURED–FACE ROCK; 8" THICK, 4" MEAN DIA. OVER NON–WOVEN GEOTEXTILE FABRIC.
11. SAWCUT, REMOVE & REPLACE PAVING FOR UTILITY CONSTRUCTION PER COA STD DWG #2465. SEE SHEET 12.
12. PRIVATE GATE AND POSTS BY OTHERS––NIC.

BACK OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
BC1	31.83'	20.00'	91°10'27"
BC2	35.30'	20.00'	101°06'51"
BC3	26.94'	40.00'	38°35'37"
BC4	33.64'	50.00'	38°32'46"
BC5	17.60'	30.00'	33°36'37"
BC6	14.85'	30.00'	28°22'07"
BC7	43.98'	28.00'	89°59'59"
BC8	43.98'	28.00'	90°00'00"
BC9	25.60'	220.00'	6°40'04"

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2224 CP–301.dwg Mar 09,2018

AS–BUILT INFORMATION
CONTRACTOR Sundance Mech. DATE 3/12/18
WORK STAKED BY Cartesian Surveys DATE 3/12/18
INSPECTOR'S ACCEPTANCE BY I&A DATE 3/19
FIELD VERIFICATION BY Cartesian Surveys DATE 3/12/18
DRAWINGS CORRECTED BY Cartesian Eng. DATE 3/16/18
MICRO–FILM INFORMATION
RECORDED BY DATE
NO.
Mapping Angle=–01°35'56"

BENCH MARKS
ACS Monument "7–H13"
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4964.364 (NAVD 1988)
G–G=0.99968476

SURVEY INFORMATION
FIELD NOTES
1. CARTESIAN SURVEYS, INC. 04/17

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER
3-12-18

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	ANW	DATE 11/2017
DRAWN BY	JTS	DATE 11/2017
CHECKED BY	ANW	DATE 11/2017

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CAMPBELL COMPOUND
KAYLA LANE NW PAVING PLAN & PROFILE

DESIGN REVIEW COMMITTEE: APPROVED APR 05 2019 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 24 2018 CITY ENGINEER
LAST DESIGN UPDATE | Mo./DAY/YR. | Mo./DAY/YR.

City Project No. 708882 | Zone Map No. G-13-Z | Sheet 9 Of 13

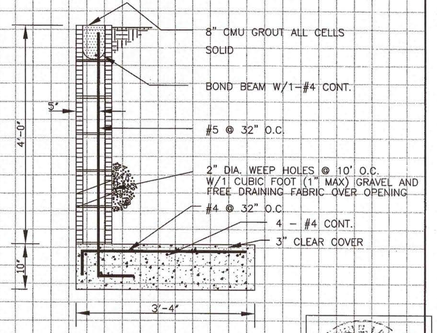
RECORD DRAWINGS

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9808 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2385 FAX (505) 294-7230

JOB 18-021 ASPEN BLOCK
SHEET NO. 1 OF 1
CALCULATED BY GEL DATE 2/20/18
CHECKED BY DATE
SCALE

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-I
5. REINFORCING — GRADE 40
6. CONTRACTOR RESPONSIBLE FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINIMUM BEARING CAPACITY OF 1500 PSF. HAND COMPACT BACKFILL IN 12" LIFTS.
7. WALL HAS BEEN DESIGNED TO SUPPORT A 6' HIGH GARDEN WALL.
8. INSTALL EXPANSION JOINTS WITH ONE VERTICAL BAR EACH SIDE OF JOINT AT A MAXIMUM SPACING OF 12'.
9. WHERE REQUIRED, EXTEND VERTICAL BARS 20" ABOVE BLOCK FOR LAP TO GARDEN WALL REINFORCING. MINIMUM GARDEN WALL REINFORCING # 4 BARS @ 32" O.C. EXTEND BARS TO SECOND TO TOP COURSE.



3'-4" CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

CAMPBELL COMPOUND
2240 CAMPBELL ROAD, N.W.
ALBUQUERQUE, NEW MEXICO

2/21/18

Henry
A1 CHOICE OF PROFESSIONALS.

TECHNICAL DATA SHEET

HE107 - ASPHALT EMULSION SEALER AND DAMPPROOFER

Last Rev Date: 09/16/2013

Physical Properties

Appearance Black liquid	**Consistency @ 77° F** Thixotropic liquid	**Maximum VOC** 0 calculated
Application Temperature 50° F and rising	**Flammability** Non-flammable when wet	**Solids By Volume** 40 - 50%
Base Asphalt, bentonite clay emulsion	**Flash Point** >212° F	**Solids By Weight** 47 - 53% (ASTM D-2939)
Brookfield Viscosity 8000-15,000 cPs (ASTM D-2196)	**Freezability** Keep from freezing	**Weight Per Gallon** 8.5 - 9.1 lbs/gal
Color Black		

Approvals and Certifications

Manufactured to exceed the requirements of ASTM D-1227, Type III, Class I, Dade County Compliant.

UL listed for Class A and B fire rated roof coverings.

FM approved. Subject to the conditions of approval as a roof coating when installed as described in the current edition of the FMRC approval guide.

Consult Henry Representative for specific assembly ratings and requirements. (800) 486-1278

See Henry Specification Manual for detailed Roofing, Reroofing, and Roof Maintenance & Restoration.

CLASSIFIED UL

FM APPROVED

Description

HE107 - ASPHALT EMULSION SEALER AND DAMPPROOFER is a premium, versatile protective coating. Non-flammable while wet, corrosion resistant and waterproof when dry. Crack and "alligator" resistant.

Features:

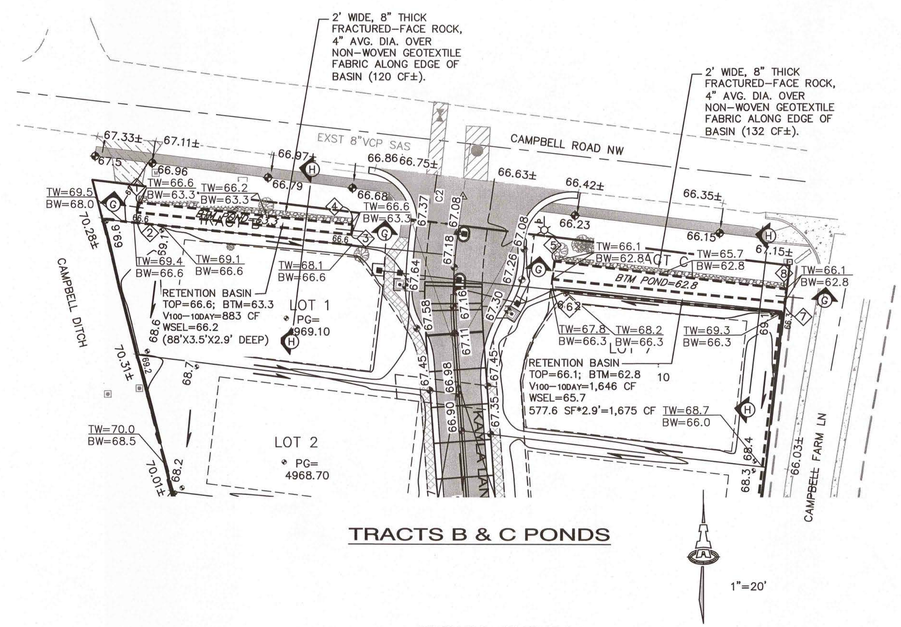
- For dampproofing exterior below-grade foundations and walls
- Protects roofing materials, roofing and masonry
- Base coat for energy saving reflective coatings
- Crack and "alligator" resistant
- Corrosion resistant and waterproof
- Non-fibered

Coverage

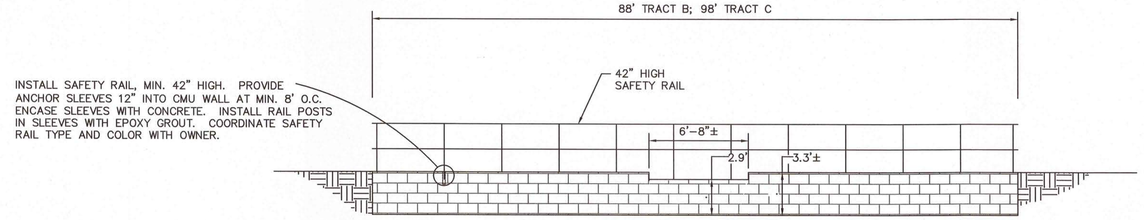
Approximately 100 square feet per 3 - 4 gallons when applied as one coat.

Henry Company 909 N. Sepulveda, Ste 650, El Segundo CA 90245-2754
Technical Services Phone: (800) 486-1278 - Email: techservices@henry.com
The Henry Company is the parent company of Bakor, Inc.
www.henry.com

BASIN COORDINATES		
1	X = 1514619.30	Y = 1500150.20
2	X = 1514618.66	Y = 1500146.07
3	X = 1514708.35	Y = 1500136.98
4	X = 1514708.35	Y = 1500141.17
5	X = 1514793.55	Y = 1500125.96
6	X = 1514792.63	Y = 1500118.40
7	X = 1514889.49	Y = 1500108.56
8	X = 1514890.22	Y = 1500114.17



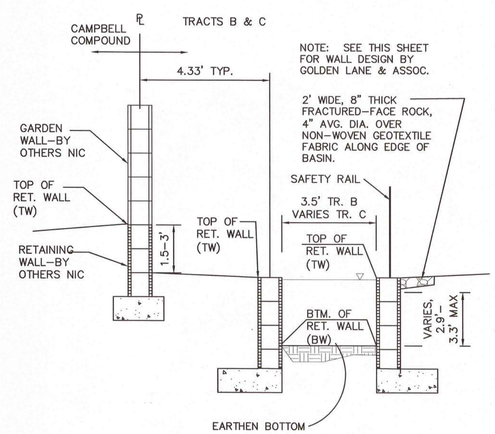
TRACTS B & C PONDS



INSTALL SAFETY RAIL, MIN. 42" HIGH. PROVIDE ANCHOR SLEEVES 12" INTO CMU WALL AT MIN. 8' O.C. ENCASE SLEEVES WITH CONCRETE. INSTALL RAIL POSTS IN SLEEVES WITH EPOXY GROUT. COORDINATE SAFETY RAIL TYPE AND COLOR WITH OWNER.

RETAINING WALL/ RETENTION BASIN SECTION G-G

NTS



RETAINING WALL/ RETENTION BASIN SECTION H-H

NTS

GENERAL NOTES

A. SEE THIS SHEET FOR RETAINING WALL DESIGN BY GOLDEN LANE & ASSOC. THE SIDE OF THE WALLS ADJACENT TO THE POND WATER SURFACE SHALL BE WATER PROOFED WITH HE-107 ASPHALT EMULSION SEALER AND DAMP PROOFER--SEE SUBMITTAL BY THE RETAINING WALL DESIGN.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2224 CP-501.dwg Mar 09,2018

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN: ANW DATE 11/2017
DESIGNED BY ANW
DRAWN BY JTS DATE 11/2017
CHECKED BY ANW DATE 11/2017

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CAMPBELL COMPOUND
TRACTS B & C POND BASINS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED APR 05 2018 DESIGN REVIEW COMMITTEE	APPROVED MAY 24 2018 CITY ENGINEER			

City Project No. 708882 | Zone Map No. G-13-Z | Sheet 10 Of 13

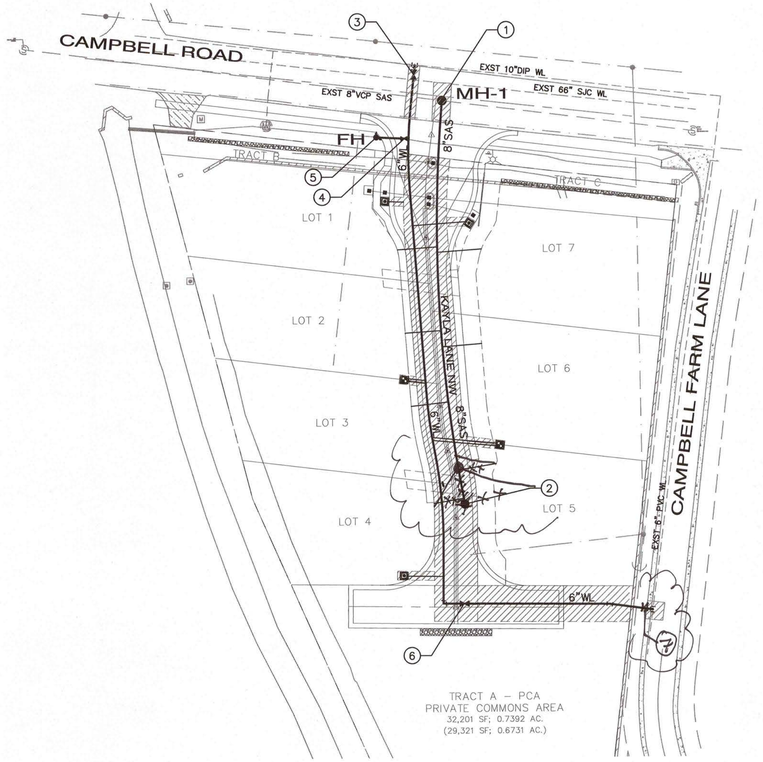
AS-BUILT INFORMATION
CONTRACTOR Sundance Mech
WORK STAKED BY Cartesian Surveys DATE 3/13/18
FIELD INSPECTOR TAA DATE 7/19
ACCEPTANCE BY DATE
FIELD VERIFICATION BY Cartesian Surveys DATE 7/19
DRAWINGS CORRECTED BY Carlson Lee DATE 8/16/18
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Monument "7-H13"
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4964.364 (NAVD 1988)
G-G=0.99968476
Mapping Angle=-01°35'56"

SURVEY INFORMATION
FIELD NOTES
1. CARTESIAN SURVEYS, INC. 04/17

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER
3-12-18

811 Know what's below. Call before you dig.



RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
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_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SIZE	LARGE SIDE	
12x10	30		10x6	53	
12x8	54		10x4	71	
12x6	74		8x6	31	
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:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. 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.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

GENERAL & CONSTRUCTION NOTES

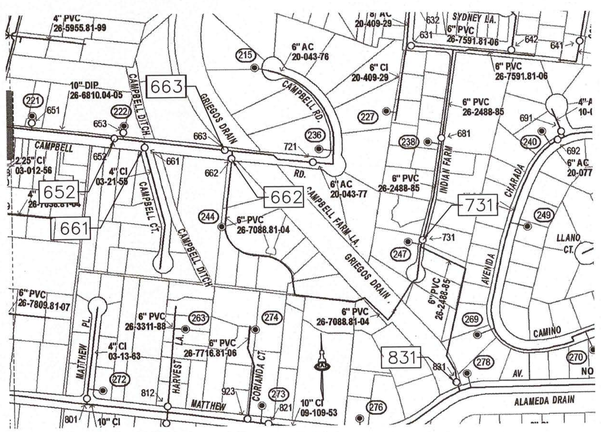
1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (4"-12").
4. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER CRITERIA ON THIS SHEET.
5. TRACER WIRE SHALL BE SECURED TO ALL PUBLIC INFRASTRUCTURE.
6. SUPPLEMENTAL SPECIFICATION: BACKFILL FOR WATER AND SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
7. CONNECT NEW WATER LINE TO EXISTING PER ABCWUA STD DWG 2301.
8. ANY EXISTING WATER VALVE BOXES IN THE STREET CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE.

GENERAL NOTES

A. SEE THIS SHEET FOR WATER SHUT-OFF PLAN.
B. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE THIS SHEET FOR RESTRAINED JOINT LENGTHS.
C. SEE SHEET 13 FOR TRACER WIRE DETAILS.
D. INSTALL NON-PRESSURE CONNECTIONS PER COA STD DWG 2301.
E. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

(X) AS-BUILT COORDINATES

NOS.	X	Y	Z	
1	1514760.97	1500171.45	4967.10	Rim
2	~~1514771.6~~	~~1499996.0~~	4966.6	Rim
3	1514753.3	1500190.74	4966.8	
4	1514743.7	1500150.0	4967.1	
5	1514724.0	1500151.9	4968.0	TOF
6	1514773.5	1499891.8	4966.6	
7	1514869.8	1499887.4	4965.2	
2	1514768.0	1499968.8	4966.7	Rim



G-13

WATER SHUT-OFF PLAN

1 – PRESSURE CONNECTION IN CAMPBELL ROAD. SHUT OFF VALVES 652, 661 & 663.

2 – NON-PRESSURE CONNECTION IN CAMPBELL FARM LN. SHUT OFF VALVES 662, 731 & 831.

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.

CONTRACTOR SHALL COMPLY WITH ADMINISTRATIVE INST. #9 FOR WORK AROUND SAN JUAN CHAMA WATERLINE FACILITIES.

LEGEND

- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE 8" DIA. UNLESS OTHERWISE NOTED
- PROPOSED MANHOLE
- PROPOSED 4" SAS SERVICE
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER (SING./DBL)
- ABCWUA UTILITY EASEMENT
- ASPHALT REMOVAL & REPLACEMENT PER COA STD DWG #2465

0 20 40 80 120
SCALE 1"=40'

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech
WORK STAKED BY Cartesian Surveys DATE 3/19/18
INSPECTOR ACCEPTANCE BY TEH DATE 4/19
FIELD VERIFICATION BY Cartesian Surveys DATE 4/5
DRAWINGS CORRECTED BY Carlos Lira DATE 04/18/18
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Monument "7-H13"
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4984.364 (NAVD 1988)
G-G=0.99968476
Mapping Angle= -0°14'35.56"

SURVEY INFORMATION
FIELD NOTES
1. CARTESIAN SURVEYS, INC. 04/17

ENGINEER'S SEAL
ISA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER
3-12-18

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 11/2017
DRAWN BY JTS DATE 11/2017
CHECKED BY ANW DATE 11/2017

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2224 CU-101.dwg Mar 06,2018

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CAMPBELL COMPOUND
UTILITY MASTER PLAN

DESIGN REVIEW COMMITTEE: APPROVED APR 05 2013 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 24 2018 CITY ENGINEER
LAST DESIGN UPDATE Mo./DAY/YR. Mo./DAY/YR.

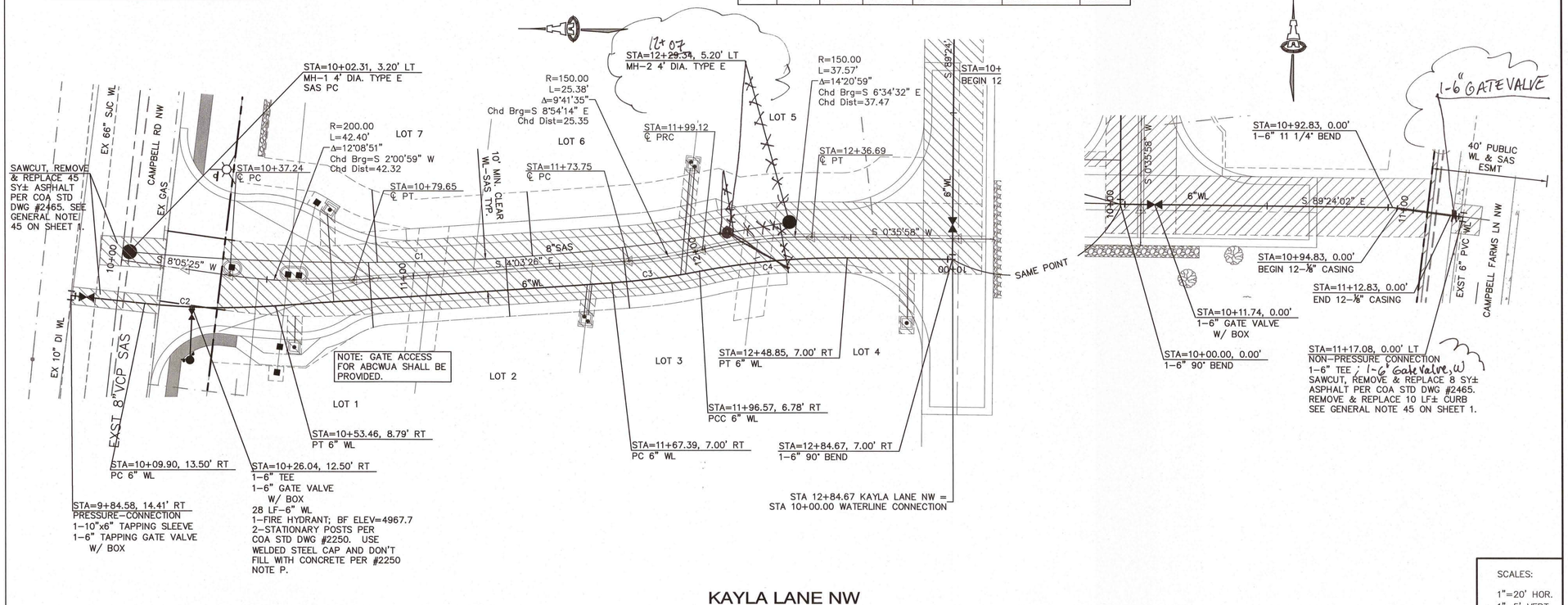
City Project No. 708882 | Zone Map No. G-13-Z | Sheet 11 Of 13

RECORD DRAWINGS

CONTRACTOR SHALL COMPLY WITH ADMINISTRATIVE INST. #9 FOR WORK AROUND SAN JUAN CHAMA WL FACILITIES.

SAS CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	226.00'	800.00'	16°11'10"	S 2°38'37" E	225.25'	113.76'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C2	44.65'	250.00'	10°13'59"	S 1°03'33" W	44.59'	22.38'
C3	30.22'	250.00'	6°55'35"	S 7°31'14" E	30.20'	15.13'
C4	50.54'	250.00'	11°34'59"	N 5°11'32" W	50.46'	25.36'



KAYLA LANE NW

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NAVD 88

GENERAL 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. INSTALL DUAL CHECK VALVES ON METER SETTERS.
4. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
5. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #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. SAS SERVICE STATIONING IS AT THE END OF SERVICE AT PUE.
10. WATER METER STATIONING IS AT THE CENTER OF THE METER BOX.
11. TRACER WIRE SHALL BE INSTALLED ON ALL PUBLIC WATERLINES AND SANITARY SEWER LINES. – SEE ABCWUA DETAILS ON SHEET 13.
12. SEE SHEETS 2–3 FOR EASEMENT INFORMATION.
13. INSTALL STATIONARY POSTS PER COA STD DWG 2250.
14. INSTALL 12 ⅞"" STEEL CASING PIPE PER ABCWUA STD DWG 2380.

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

WATER METER COORDINATES		
LOT/S	X	Y
1	1514729.1	1500116.2
2/3	1514738.8	1500016.9
4	1514736.8	1499907.0
5/6	1514790.3	1499980.0
7	1514775.2	1500103.1

WATER METER TABLE		
LOT	SIZE	STATION & OFFSET
1	3/4"	10+59.95, 22.6' RT
2/3	↓	11+57.57, 18.7' RT
4	↓	12+69.28, 29.2' RT
5/6	↓	12+02.29, 29.1' LT
7	↓	10+72.39, 24.4' LT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE			
LOT #	SIZE	STATION & OFFSET	INV @ END
1	4"	10+85.13, 16.6' RT	63.3
2	↓	11+31.84, 16.0' RT	63.5
3	↓	11+72.80, 18.0' RT	63.6
4	↓	12+28.25, 12.1' RT	63.7
5	↓	12+10.76, 25.1' LT	63.6
6	↓	11+40.78, 26.0' LT	62.4
7	↓	10+88.13, 30.2' LT	63.3

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2224 CU-301.dwg Mar 15,2018

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CAMPBELL COMPOUND

KAYLA LANE NW UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 05 2018 DESIGN REVIEW COMMITTEE	APPROVE MAY 24 2018 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
708882	G-13-Z	12	13

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech DATE 3/12-1/16
WORK STAKED BY Cartesian Surveys DATE 3/19
DRAWINGS ACCEPTANCE BY JRA DATE 12/2
FIELD VERIFICATION BY Cartesian Surveys DATE 2/26 2/12
DRAWINGS CORRECTED BY Carlson JCA DATE 2/28 2/12
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS Monument "7-H13"
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4964.364 (NAVD 1988)
G-G=0.999868476
Mapping Angle=-0°14'35.56"

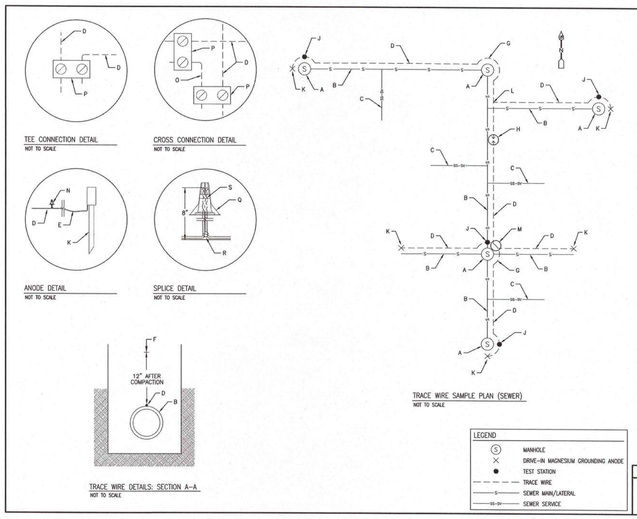
SURVEY INFORMATION
FIELD NOTES
1. CARTESIAN SURVEYS, INC. 04/17

ENGINEER'S SEAL
ASA M. WILSSON-WEBER NEW MEXICO 17831 PROFESSIONAL ENGINEER
3-12-18

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ANW DATE 11/2017
DRAWN BY JTS DATE 11/2017
CHECKED BY ANW DATE 11/2017

RECORD DRAWINGS

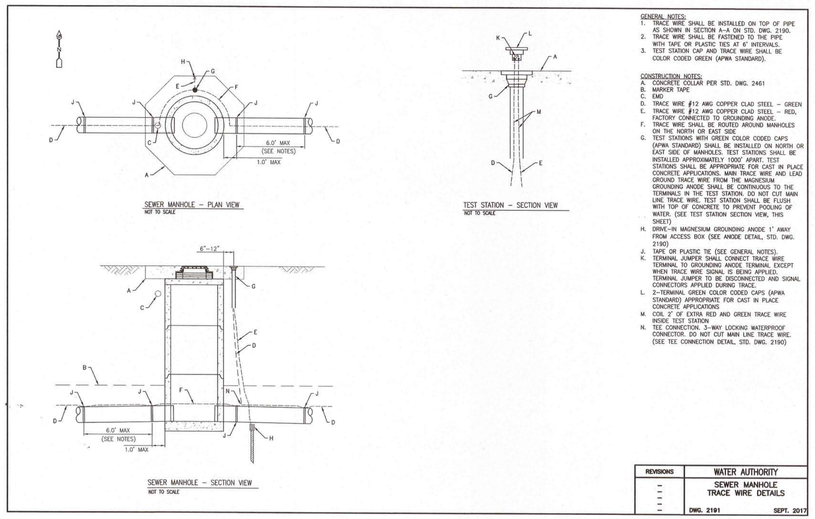


GENERAL NOTES:
1. TRACE WIRE SHOWN AWAY FROM PIPE FOR CLARITY. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A-A.
2. THE TRACE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS.
3. TEST STATION CAP AND TRACE WIRE SHALL BE COLOR CODED GREEN (APWA STANDARD).

CONSTRUCTION NOTES:
A. MANHOLE
B. SEWER MAIN
C. SEWER SERVICE NO TRACE WIRE
D. TRACE WIRE #12 AWG COPPER CLAD STEEL – GREEN FASTENED TO TOP OF PIPE (SEE GENERAL NOTES). SEE SECTION A-A
E. TRACE WIRE #12 AWG COPPER CLAD STEEL – RED, FACTORY CONNECTED TO GROUNDING ANODE.
F. MARKER TAPE.
G. TRACE WIRE SHALL BE ROUTED AROUND MANHOLES ON THE NORTH OR EAST SIDE (SEE STD. DWG. 2191)
H. MAIN LINE SPLICE: ONLY USE AS NEEDED AT END OF TRACE WIRE SPOOL. (SEE SPLICE DETAIL, THIS SHEET)
J. TEST STATIONS WITH GREEN COLOR CODED CAPS (APWA STANDARD) SHALL BE INSTALLED ON NORTH OR EAST SIDE OF MANHOLES. TEST STATIONS SHALL BE INSTALLED APPROXIMATELY 1000' APART. (SEE STD. DWG. 2191)
K. DRIVE-IN MAGNESIUM GROUNDING ANODE AT ALL TERMINATION/DEAD ENDS (INCLUDING EDGE OF RIGHT-OF-WAY AND CONNECTION POINTS/TERMINAL ENDS OF REHABBED SECTIONS). CONNECT TO MAIN LINE TRACE WIRE USING SPLICE CONNECTION (SEE ANODE DETAIL, THIS SHEET)
L. TEE CONNECTION. 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, THIS SHEET)
M. CROSS CONNECTION. TWO 3-WAY LOCKING WATERPROOF CONNECTORS WITH SHORT TRACE WIRE JUMPER. DO NOT CUT AND SPLICE MAIN LINE TRACE WIRES. (SEE CROSS CONNECTION DETAIL, THIS SHEET)
N. SPLICE CONNECTION (SEE SPLICE DETAIL, THIS SHEET)
O. TRACE WIRE JUMPER
P. LOCKING WATERPROOF CONNECTOR
Q. WATERPROOF TWIST-ON CONNECTOR
R. KNOT TWO CONNECTING TRACE WIRES TOGETHER
S. TWIST TWO CONNECTING TRACE WIRES

LEGEND
- MANHOLE
- DRIVE-IN MAGNESIUM GROUNDING ANODE
- TEST STATION
- TRACE WIRE
- SEWER MAIN/LATERAL
- SEWER SERVICE

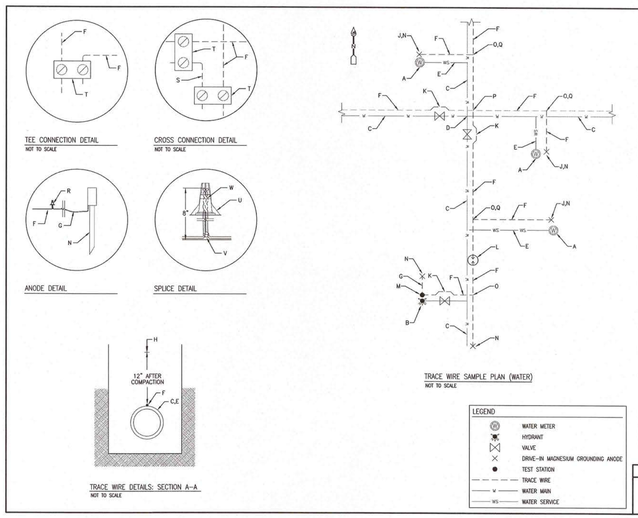
REVISIONS	WATER AUTHORITY
–	SEWER TRACE WIRE SAMPLE PLAN AND DETAILS
–	
–	
–	DWG. 2190 SEPT. 2017



GENERAL NOTES:
1. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A-A ON STD. DWG. 2190.
2. TRACE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS.
3. TEST STATION CAP AND TRACE WIRE SHALL BE COLOR CODED GREEN (APWA STANDARD).

CONSTRUCTION NOTES:
A. CONCRETE COLLAR PER STD. DWG. 2461
B. MARKER TAPE
C. END
D. TRACE WIRE #12 AWG COPPER CLAD STEEL – GREEN
E. TRACE WIRE #12 AWG COPPER CLAD STEEL – RED, FACTORY CONNECTED TO GROUNDING ANODE.
F. TRACE WIRE SHALL BE ROUTED AROUND MANHOLES ON THE NORTH OR EAST SIDE.
G. TEST STATIONS WITH GREEN COLOR CODED CAPS (APWA STANDARD) SHALL BE INSTALLED ON NORTH OR EAST SIDE OF MANHOLES. TEST STATIONS SHALL BE INSTALLED APPROXIMATELY 1000' APART. TEST STATIONS SHALL BE APPROPRIATE FOR CAST IN PLACE CONCRETE APPLICATIONS. MAIN TRACE WIRE AND LEAD GROUND TRACE WIRE FROM THE MAGNESIUM GROUNDING ANODE SHALL BE CONTINUOUS TO THE TERMINALS IN THE TEST STATION. DO NOT CUT MAIN LINE TRACE WIRE. TEST STATION SHALL BE FLUSH WITH TOP OF CONCRETE TO PREVENT POOLING OF WATER. (SEE TEST STATION SECTION VIEW, THIS SHEET)
H. DRIVE-IN MAGNESIUM GROUNDING ANODE 1' AWAY FROM ACCESS BOX (SEE ANODE DETAIL, STD. DWG. 2190)
J. TAPE OR PLASTIC TIE (SEE GENERAL NOTES).
K. TERMINAL JUMPER SHALL CONNECT TRACE WIRE TERMINAL TO GROUNDING ANODE TERMINAL EXCEPT WHEN TRACE WIRE SIGNAL IS BEING APPLIED. TERMINAL JUMPER TO BE DISCONNECTED AND SIGNAL CONNECTORS APPLIED DURING TRACE.
L. 2-TERMINAL GREEN COLOR CODED CAPS (APWA STANDARD) APPROPRIATE FOR CAST IN PLACE CONCRETE APPLICATIONS
M. COIL 2' OF EXTRA RED AND GREEN TRACE WIRE INSIDE TEST STATION
N. TEE CONNECTION. 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STD. DWG. 2190)

REVISIONS	WATER AUTHORITY
–	SEWER MANHOLE TRACE WIRE DETAILS
–	
–	
–	DWG. 2191 SEPT. 2017

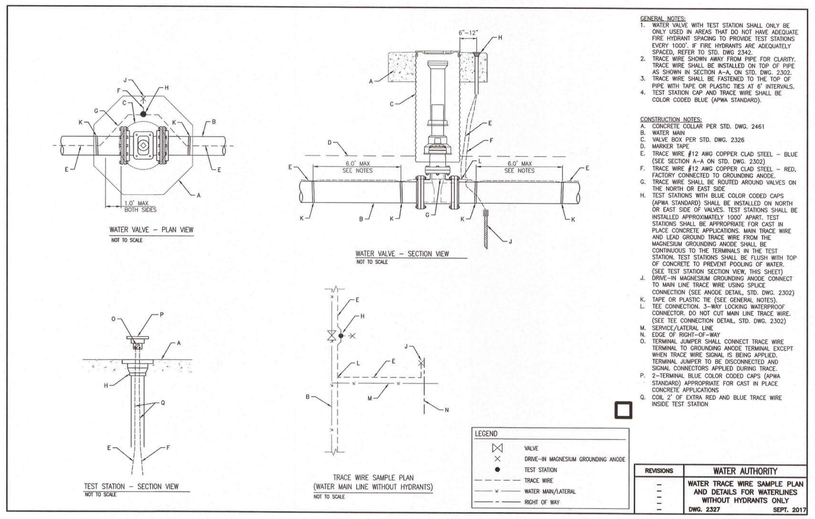


GENERAL NOTES:
1. TRACE WIRE SHOWN AWAY FROM PIPE FOR CLARITY. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A-A.
2. TRACE WIRE SHALL BE FASTENED TO NON-PEX PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS.
3. ATTACH TRACE WIRE TO PEX SERVICE LINES WITH PLASTIC (ZIP) TIES. DO NOT USE ADHESIVE TAPE ON PEX SERVICE LINES.
4. TEST STATIONS SHALL BE VISIBLE FROM ROAD.
5. TEST STATION CAP AND TRACE WIRE SHALL BE COLOR CODED BLUE (APWA STANDARD).

CONSTRUCTION NOTES:
A. WATER METER BOX
B. HYDRANT
C. WATER MAIN
D. WATER MAIN CROSS
E. WATER SERVICE
F. TRACE WIRE #12 AWG COPPER CLAD STEEL – BLUE FASTENED TO TOP OF PIPE (SEE GENERAL NOTES). SEE SECTION A-A
G. TRACE WIRE #12 AWG COPPER CLAD STEEL – RED, FACTORY CONNECTED TO GROUNDING ANODE.
H. MARKER TAPE
J. TRACE WIRE INSIDE WATER METER BOX/VAULT WITH DRIVE-IN MAGNESIUM GROUNDING ANODE (SEE STD. DWG. 2365)
K. TRACE WIRE SHALL BE ROUTED AROUND VALVES ON THE NORTH OR EAST SIDE (SEE STD. DWG. 2365)
L. MAIN LINE SPLICE: ONLY USE AS NEEDED AT END OF TRACE WIRE SPOOL. (SEE SPLICE DETAIL, THIS SHEET)
M. TEST STATIONS WITH BLUE COLOR CODED CAPS (APWA STANDARD) SHALL BE INSTALLED ON NORTH OR EAST SIDE OF FIRE HYDRANTS. TEST STATIONS SHALL BE INSTALLED APPROXIMATELY 1000' APART. (SEE STD. DWG. 2342)
N. DRIVE-IN MAGNESIUM GROUNDING ANODE AT ALL TERMINATION/DEAD ENDS (INCLUDING EDGE OF RIGHT-OF-WAY AND CONNECTION POINTS/TERMINAL ENDS OF REHABBED SECTIONS). CONNECT TO MAIN LINE TRACE WIRE USING SPLICE CONNECTION (SEE ANODE DETAIL, THIS SHEET)
O. TEE CONNECTION. 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, THIS SHEET)
P. CROSS CONNECTION. TWO 3-WAY LOCKING WATERPROOF CONNECTORS WITH SHORT TRACE WIRE JUMPER. DO NOT CUT AND SPLICE MAIN LINE TRACE WIRES. (SEE CROSS CONNECTION DETAIL, THIS SHEET)
Q. FOR TAPPING PERMITS – IF TRACE WIRE EXISTS ON MAIN LINE, INSTALL TRACE WIRE ON SERVICE LINE AND CONNECT TO MAIN LINE TRACE WIRE WITH 3-WAY LOCKING WATERPROOF CONNECTOR (SEE TEE CONNECTION DETAIL, THIS SHEET)
R. SPLICE CONNECTION (SEE SPLICE DETAIL, THIS SHEET)
S. TRACE WIRE JUMPER
T. LOCKING WATERPROOF CONNECTOR
U. WATERPROOF TWIST-ON CONNECTOR
V. KNOT TWO CONNECTING TRACE WIRES TOGETHER
W. TWIST TWO CONNECTING TRACE WIRES

LEGEND
- WATER METER
- HYDRANT
- VALVE
- DRIVE-IN MAGNESIUM GROUNDING ANODE
- TEST STATION
- TRACE WIRE
- WATER MAIN
- WATER SERVICE

REVISIONS	WATER AUTHORITY
–	WATER TRACE WIRE SAMPLE PLAN AND DETAILS
–	
–	
–	DWG. 2302 SEPT. 2017

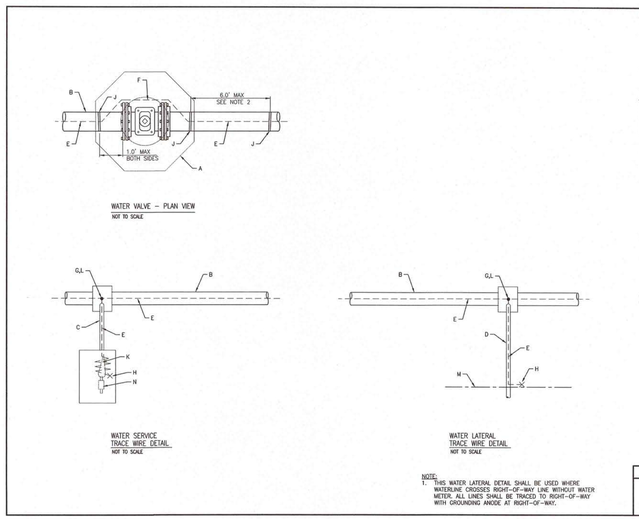


GENERAL NOTES:
1. WATER VALVE WITH TEST STATION SHALL ONLY BE ONLY USED IN AREAS THAT DO NOT HAVE ADEQUATE FIRE HYDRANT SPACING TO PROVIDE TEST STATIONS EVERY 1000'. IF FIRE HYDRANTS ARE ADEQUATELY SPACED, REFER TO STD. DWG 2342.
2. TRACE WIRE SHOWN AWAY FROM PIPE FOR CLARITY. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A-A. ON STD. DWG. 2302.
3. TRACE WIRE SHALL BE FASTENED TO THE TOP OF PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS.
4. TEST STATION CAP AND TRACE WIRE SHALL BE COLOR CODED BLUE (APWA STANDARD).

CONSTRUCTION NOTES:
A. CONCRETE COLLAR PER STD. DWG. 2461
B. WATER MAIN
C. VALVE BOX PER STD. DWG. 2326
D. MARKER TAPE
E. TRACE WIRE #12 AWG COPPER CLAD STEEL – BLUE (SEE SECTION A-A ON STD. DWG. 2302)
F. TRACE WIRE #12 AWG COPPER CLAD STEEL – RED, FACTORY CONNECTED TO GROUNDING ANODE.
G. TRACE WIRE SHALL BE ROUTED AROUND VALVES ON THE NORTH OR EAST SIDE.
H. TEST STATIONS WITH BLUE COLOR CODED CAPS (APWA STANDARD) SHALL BE INSTALLED ON NORTH OR EAST SIDE OF VALVES. TEST STATIONS SHALL BE INSTALLED APPROXIMATELY 1000' APART. TEST STATIONS SHALL BE APPROPRIATE FOR CAST IN PLACE CONCRETE APPLICATIONS. MAIN TRACE WIRE AND LEAD GROUND TRACE WIRE FROM THE MAGNESIUM GROUNDING ANODE SHALL BE CONTINUOUS TO THE TERMINALS IN THE TEST STATION. TEST STATIONS SHALL BE FLUSH WITH TOP OF CONCRETE TO PREVENT POOLING OF WATER. (SEE TEST STATION SECTION VIEW, THIS SHEET)
J. DRIVE-IN MAGNESIUM GROUNDING ANODE CONNECT TO MAIN LINE TRACE WIRE USING SPLICE CONNECTION (SEE ANODE DETAIL, STD. DWG. 2302)
K. TAPE OR PLASTIC TIE (SEE GENERAL NOTES).
L. TEE CONNECTION. 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STD. DWG. 2302)
M. SERVICE/LATERAL LINE
N. EDGE OF RIGHT-OF-WAY
O. TERMINAL JUMPER SHALL CONNECT TRACE WIRE TERMINAL TO GROUNDING ANODE TERMINAL EXCEPT WHEN TRACE WIRE SIGNAL IS BEING APPLIED. TERMINAL JUMPER TO BE DISCONNECTED AND SIGNAL CONNECTORS APPLIED DURING TRACE.
P. 2-TERMINAL BLUE COLOR CODED CAPS (APWA STANDARD) APPROPRIATE FOR CAST IN PLACE CONCRETE APPLICATIONS
Q. COIL 2' OF EXTRA RED AND BLUE TRACE WIRE INSIDE TEST STATION

LEGEND
- VALVE
- DRIVE-IN MAGNESIUM GROUNDING ANODE
- TEST STATION
- TRACE WIRE
- WATER MAIN/LATERAL
- RIGHT OF WAY

REVISIONS	WATER AUTHORITY
–	WATER TRACE WIRE SAMPLE PLAN AND DETAILS FOR WATERLINES WITHOUT HYDRANTS ONLY
–	
–	
–	DWG. 2327 SEPT. 2017



GENERAL NOTES:
1. TRACE WIRE SHALL BE INSTALLED ON TOP OF PIPE AS SHOWN IN SECTION A-A ON STD. DWG. 2302.
2. TRACE WIRE SHALL BE FASTENED TO THE NON-PEX PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS. USE PLASTIC (ZIP) TIES TO FASTEN TRACE WIRE TO PEX SERVICE LINES. DO NOT USE ADHESIVE TAPE ON PEX SERVICE LINES.
3. TRACE WIRE SHALL BE COLOR CODED BLUE (APWA STANDARD).

CONSTRUCTION NOTES:
A. CONCRETE COLLAR PER STD. DWG. 2461
B. WATER MAIN
C. WATER SERVICE
D. WATER LATERAL
E. TRACE WIRE #12 AWG COPPER CLAD STEEL – BLUE FASTENED TO TOP OF PIPE. (SEE SECTION A-A STD. DWG. 2302)
F. TRACE WIRE SHALL BE ROUTED AROUND VALVES ON THE NORTH OR EAST SIDE
G. FOR TAPPING PERMITS – IF TRACE WIRE EXISTS ON MAIN LINE, INSTALL TRACE WIRE ON SERVICE LINE AND CONNECT TO MAIN LINE TRACE WIRE WITH 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STD. DWG. 2302)
H. DRIVE-IN MAGNESIUM GROUNDING ANODE CONNECT TO TRACE WIRE USING SPLICE CONNECTION (SEE ANODE DETAIL, STD. DWG. 2302)
J. TAPE OR PLASTIC TIE (SEE GENERAL NOTES).
K. TRACE WIRE WITH MIN. 2' OF SLACK SECURED TO FRONT OF METER SETTER. GROUP AND ZIP-TIE, BUT DO NOT COIL.
L. CONNECT SERVICE/LATERAL LINE TRACE WIRE USING TEE CONNECTION – 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STD. DWG. 2302)
M. EDGE OF RIGHT-OF-WAY
N. METER

NOTE:
1. THIS WATER LATERAL DETAIL SHALL BE USED WHERE WATERLINE CROSSES RIGHT-OF-WAY LINE WITHOUT WATER METER. ALL LINES SHALL BE TRACED TO RIGHT-OF-WAY WITH GROUNDING ANODE AT RIGHT-OF-WAY.

REVISIONS	WATER AUTHORITY
–	WATER SERVICE AND VALVE TRACE WIRE DETAILS
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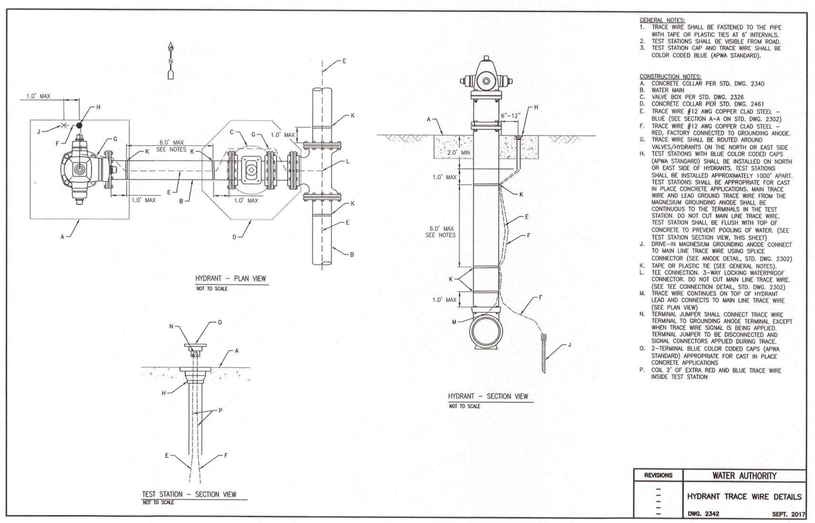
–	
–	DWG. 2365 SEPT. 2017



GENERAL NOTES:
1. TRACE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 6' INTERVALS.
2. TEST STATIONS SHALL BE VISIBLE FROM ROAD.
3. TEST STATION CAP AND TRACE WIRE SHALL BE COLOR CODED BLUE (APWA STANDARD).

CONSTRUCTION NOTES:
A. CONCRETE COLLAR PER STD. DWG. 2340
B. WATER MAIN
C. VALVE BOX PER STD. DWG. 2326
D. CONCRETE COLLAR PER STD. DWG. 2461
E. TRACE WIRE #12 AWG COPPER CLAD STEEL – BLUE (SEE SECTION A-A ON STD. DWG. 2302)
F. TRACE WIRE #12 AWG COPPER CLAD STEEL – RED, FACTORY CONNECTED TO GROUNDING ANODE.
G. TRACE WIRE SHALL BE ROUTED AROUND VALVES/HYDRANTS ON THE NORTH OR EAST SIDE
H. TEST STATIONS WITH BLUE COLOR CODED CAPS (APWA STANDARD) SHALL BE INSTALLED ON NORTH OR EAST SIDE OF HYDRANTS. TEST STATIONS SHALL BE INSTALLED APPROXIMATELY 1000' APART. TEST STATIONS SHALL BE APPROPRIATE FOR CAST IN PLACE CONCRETE APPLICATIONS. MAIN TRACE WIRE AND LEAD GROUND TRACE WIRE FROM THE MAGNESIUM GROUNDING ANODE SHALL BE CONTINUOUS TO THE TERMINALS IN THE TEST STATION. DO NOT CUT MAIN LINE TRACE WIRE. TEST STATION SHALL BE FLUSH WITH TOP OF CONCRETE TO PREVENT POOLING OF WATER. (SEE TEST STATION SECTION VIEW, THIS SHEET)
J. DRIVE-IN MAGNESIUM GROUNDING ANODE CONNECT TO MAIN LINE TRACE WIRE USING SPLICE CONNECTION (SEE ANODE DETAIL, STD. DWG. 2302)
K. TAPE OR PLASTIC TIE (SEE GENERAL NOTES).
L. TEE CONNECTION. 3-WAY LOCKING WATERPROOF CONNECTOR. DO NOT CUT MAIN LINE TRACE WIRE. (SEE TEE CONNECTION DETAIL, STD. DWG. 2302)
M. TRACE WIRE CONTINUES ON TOP OF HYDRANT LEAD AND CONNECTS TO MAIN LINE TRACE WIRE (SEE PLAN VIEW)
N. TERMINAL JUMPER SHALL CONNECT TRACE WIRE TERMINAL TO GROUNDING ANODE TERMINAL EXCEPT WHEN TRACE WIRE SIGNAL IS BEING APPLIED. TERMINAL JUMPER TO BE DISCONNECTED AND SIGNAL CONNECTORS APPLIED DURING TRACE.
O. 2-TERMINAL BLUE COLOR CODED CAPS (APWA STANDARD) APPROPRIATE FOR CAST IN PLACE CONCRETE APPLICATIONS
P. COIL 2' OF EXTRA RED AND BLUE TRACE WIRE INSIDE TEST STATION

REVISIONS	WATER AUTHORITY
–	HYDRANT TRACE WIRE DETAILS
–	
–	
–	DWG. 2342 SEPT. 2017

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY	Cartesian Surveys	DATE 3/6-7/16
FIELD VERIFICATION BY		DATE
ACCEPTANCE BY	Cartesian Surveys	DATE 7/8
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

1.	CARTESIAN SURVEYS, INC.	04/17

ACS Monument "7-H13"
NAD 1983 CENTRAL ZONE
X=1513953.442
Y=1495777.837
Z=4964.364 (NAVD 1988)
G-G=0.99968476
Mapping Angles=01°35'56"

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY ANW	DATE 11/2017
		DRAWN BY JTS	DATE 11/2017
		CHECKED BY ANW	DATE 11/2017

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2224 CU-501.dwg Jan 02,2018

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CAMPBELL COMPOUND

TRACER WIRE DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
708882	G-13-Z	13	13