

2 3 4 5 6 7 8 9 10 11 12 13 14 15  
20-01-146.83-071

# CONSTRUCTION PLANS

FOR

## NORTH OAKLAND SUBDIVISION

### UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE  
NEW MEXICO  
MAY 2005

#### CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, David Soule of the firm of Rio Grande Engineering, 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 Aldrich Land Surveys, NMPS number 7719.



RGE

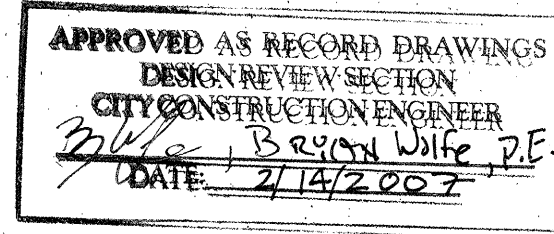
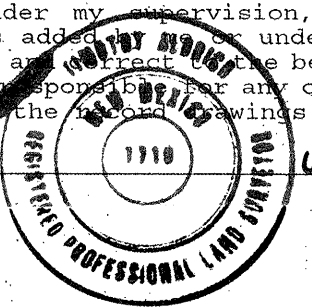
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8. MASTER UTILITY PLAN
9. NORTH OAKLAND COURT UTILITY IMPROVEMENTS
10. STORM DRAIN IMPROVEMENTS

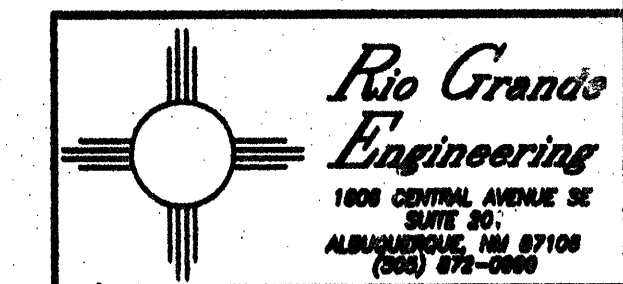
#### SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief. Aldrich Land Surveying is not responsible for any of the design concepts, calculations, omissions, or errors on the drawings." Date 12/21/06

Timothy Aldrich, P.S. No. 7719

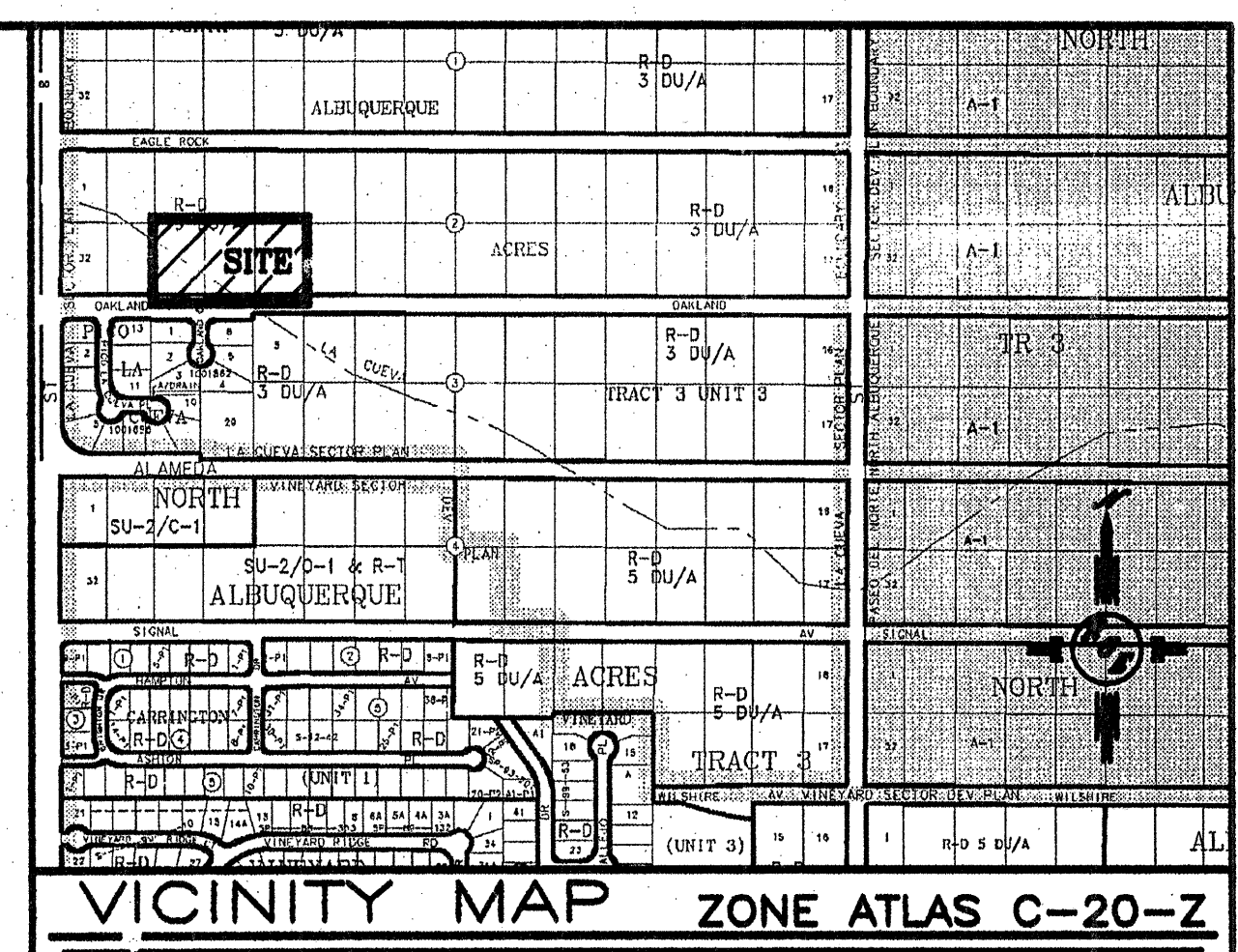


DRB# 1003573



| REV                        | SHEETS | CITY ENGINEER    | DATE | USER DEPT.  | DATE | USER DEPT. | DATE |
|----------------------------|--------|------------------|------|-------------|------|------------|------|
| 1                          | 1-10   |                  |      |             |      |            |      |
| ENGINERS STAMP & SIGNATURE |        | APPROVALS        |      | ENGINEER    |      | DATE       |      |
| DRC Chairman               |        | [Signature]      |      | [Signature] |      | 2-28-06    |      |
| Transportation             |        | [Signature]      |      | [Signature] |      | 2-28-06    |      |
| Water/Wastewater           |        | William G. Magel |      | [Signature] |      | 12/21/05   |      |
| Hydrology                  |        | Bradley L. Bohn  |      | [Signature] |      | 12/21/05   |      |
| AMAFCA                     |        |                  |      |             |      |            |      |
| Constr. Mngmt.             |        |                  |      |             |      |            |      |
| Constr. Coord.             |        |                  |      |             |      | 2-20-06    |      |
| CITY PROJECT NO.           |        |                  |      | SHEET       |      |            |      |
| 714683                     |        |                  |      | 1 OF 10     |      |            |      |

APPROVED FOR CONSTRUCTION  
[Signature] City Engineer Date 2-21-06

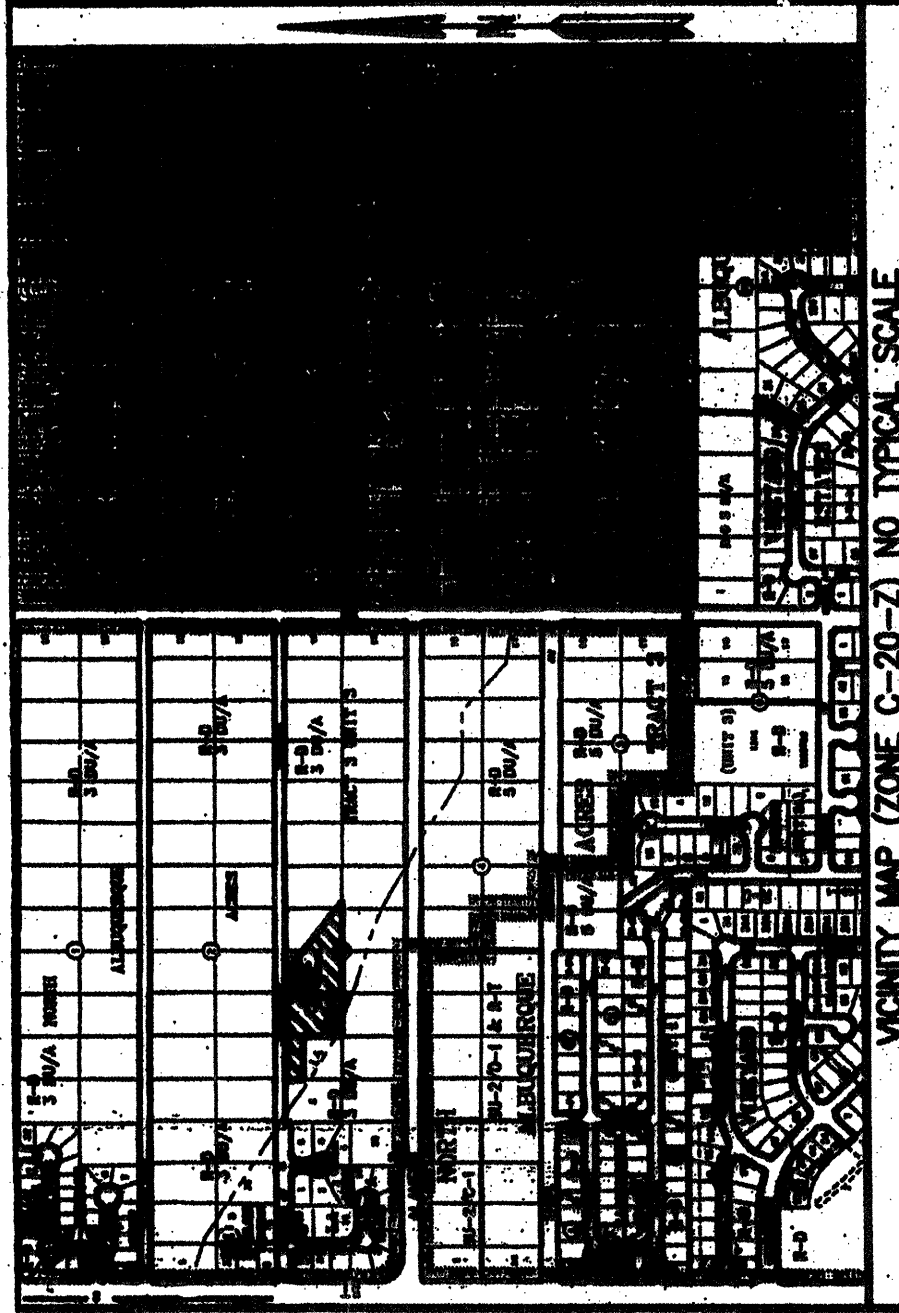


#### NOTICE TO CONTRACTORS

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 (UPDATE #7).
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1960) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (824-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAINT SYSTEMS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.
8. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUDED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUDED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

#### THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.



VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 6 OF BLOCK 3 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, LOT 3 OF KELLER LANE SUBDIVISION AND TRACT A OF OAKLAND SOUTH SUBDIVISION AND A PORTION OF WANTED OAKLAND AVENUE NE INTO LOTS 1 THROUGH 6 OF ESTRADA COURT SUBDIVISION AND TO DEDICATE STREETS AND GRANT EASEMENTS PURSUANT THERETO.

PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG OAKLAND AVENUE, KELLER LANE, AND TRACT A, NORTHWEST AND ARE GRANTED FOR THE JOINT AND SEVERAL USE OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE CITY OF BERNALILLO, NEW MEXICO.

A) PUBLIC UTILITY SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.

B) PUBLIC UTILITY SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

C) GUEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL COMMUNICATIONS LINES, INCLUDING BUT NOT LIMITED TO, CABLE TELEVISION, TELEPHONE, AND OTHER COMMUNICATIONS SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND POSTINGS AND CLOSURES.

D) CONDUIT CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

TERRITORY PRESIDENT OF LINE CONSTRUCTION, INCORPORATED

ACKNOWLEDGMENT

COUNTY OF BERNALILLO

STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF SEPTEMBER, 2005, BY THE SIGNERS, PRESIDENT OF LINE CONSTRUCTION, INCORPORATED, A NEW MEXICO CORPORATION.

MY COMMISSION EXPIRES 8/31/2008

NOTARY PUBLIC

*[Signature]*

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_

AND ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF

ESTRADA COURT SUBDIVISION

A REPLAT OF LOT 6

BLOCK 3, TRACT 3, UNIT 3

NORTH ALBUQUERQUE ACRES

AND LOT 3

KELLER LANE SUBDIVISION

AND TRACT A

OAKLAND SOUTH SUBDIVISION

AND VACATED OAKLAND AVENUE

SITUATE WITHIN

PROJECTED SECTION 17

T.11N., R.4E., N.M.P.M.

ELENA GALLEGOS LAND GRANT

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance  
PROJECT NO. 1003672 APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AIRPORT \_\_\_\_\_ DATE \_\_\_\_\_

FMV ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

FMV GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

GUEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

CONCAST \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM AN ACTUAL SURVEY PERSON ON THE GROUND IN NEW MEXICO. THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCES.

PHILIP W. TURNER 4-21-2005

N.M.P.S. 10204

PLAT AND SURVEY BY:

TERRAMETRICS

OF NEW MEXICO

P.O. BOX 30192

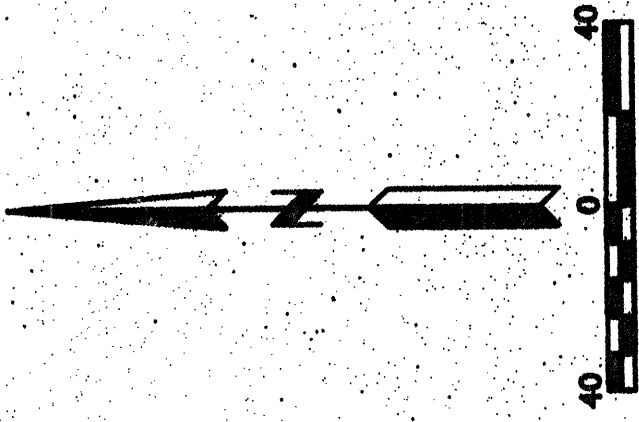
ALBUQUERQUE, NEW MEXICO 87190-0192

PHONE: (505) 884-9087



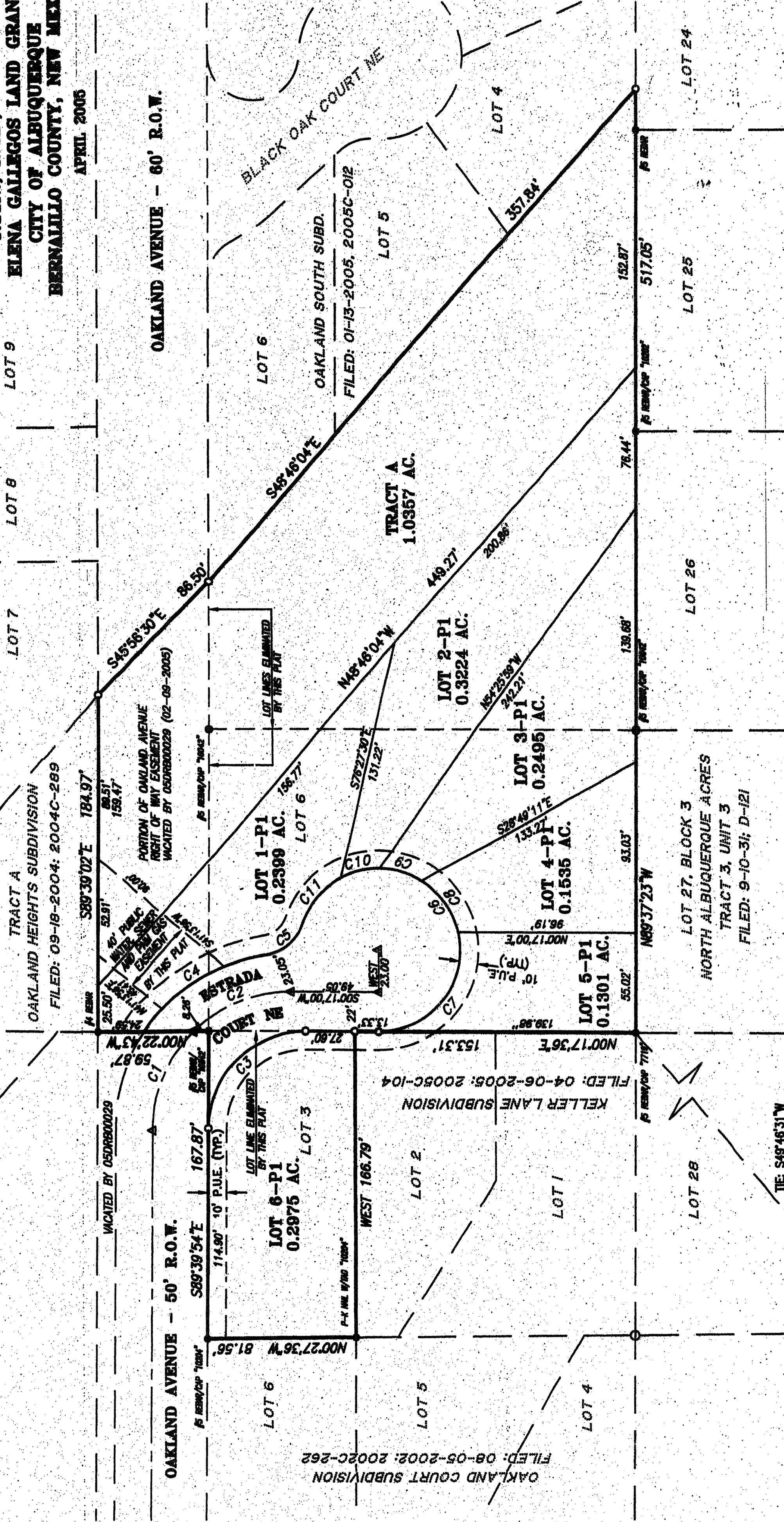
| CURVE | LENGTH  | RADIUS | DELTA      | CHORD BEARING | CHORD  |
|-------|---------|--------|------------|---------------|--------|
| C1    | 59.87'  | 25.00' | 45°14'33"  | N67°47'05"W   | 58.31' |
| C2    | 59.87'  | 25.00' | 45°11'38"  | N22°16'48"W   | 57.64' |
| C3    | 83.91'  | 53.00' | 88°52'28"  | N44°41'58"W   | 34.43' |
| C4    | 81.81'  | 53.00' | 48°31'11"  | N33°31'58"W   | 28.68' |
| C5    | 27.07'  | 25.00' | 43°52'32"  | S38°42'37"E   | 26.45' |
| C6    | 182.07' | 45.00' | 87°35'34"  | S61°18'34"E   | 72.84' |
| C7    | 82.72'  | 45.00' | 106°39'21" | S31°08'11"E   | 29.38' |
| C8    | 55.85'  | 45.00' | 57°11'17"  | N55°49'34"E   | 34.46' |
| C9    | 24.50'  | 45.00' | 37°11'17"  | N15°34'53"E   | 24.30' |
| C10   | 22.58'  | 45.00' | 28°44'50"  | N13°21'46"E   | 22.34' |
| C11   | 34.45'  | 45.00' | 43°52'42"  | N69°54'32"E   | 33.63' |

- LEGEND
- SET #8 REBAR WITH CAP "PMT 10204"
  - FOUND SURVEY MONUMENT AS DESCRIBED
  - P.U.E. PUBLIC UTILITY EASEMENT



PLAT OF  
ESTRADA COURT SUBDIVISION  
A REPLAT OF LOT 6  
BLOCK 3, TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
AND LOT 3  
KELLER LANE SUBDIVISION  
AND TRACT A  
OAKLAND SOUTH SUBDIVISION  
AND VACATED OAKLAND AVENUE  
SITUATE WITHIN  
PROJECTED SECTION 17  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2005

OAKLAND AVENUE - 60' R.O.W.



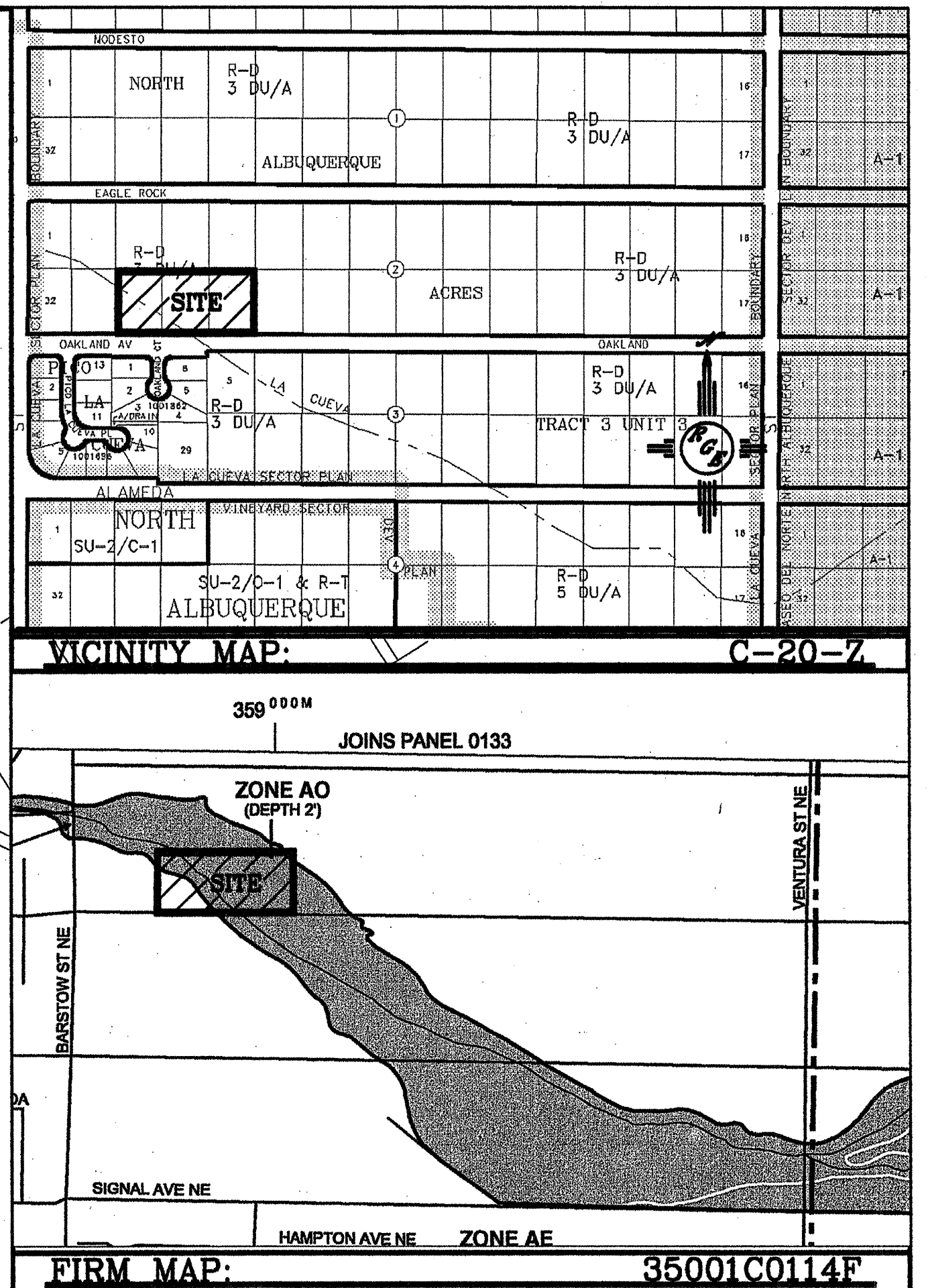
AS SHOWN ON SECTION 7-CUT  
OF THE CITY OF ALBUQUERQUE  
SUBDIVISION ORDINANCES  
(NEW MEXICO COORDINATE SYSTEM ZONE-NAD83)

NOTE: ESTRADA COURT, NORTHEAST IS  
DEDICATED TO THE CITY OF ALBUQUERQUE  
IN FEE SIMPLE WITH WARRANTY COVENANTS.

PLAT AND SURVEY BY:  
TERRAMETRICS  
OF NEW MEXICO  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087

### EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



### LEGAL DESCRIPTION:

LOT 28,29,30, BLK 2, NORTH ALBUQUERQUE ACRES, UNIT 3

### NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO BE STANDARD PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.

### LEGEND

- 18" RCP PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE
- PROPOSED TEMPORARY POND

### ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL

DAVID SOULE  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
10142

DAVID SOULE  
P.E. #14522

**OAKLAND NORTH  
SUBDIVISION**

**GRADING AND  
DRAINAGE PLAN**

*Rio Grande  
Engineering*

1806 CENTRAL AVENUE SE  
SUITE 201  
ALBUQUERQUE, NM 87107  
(505) 872-0888

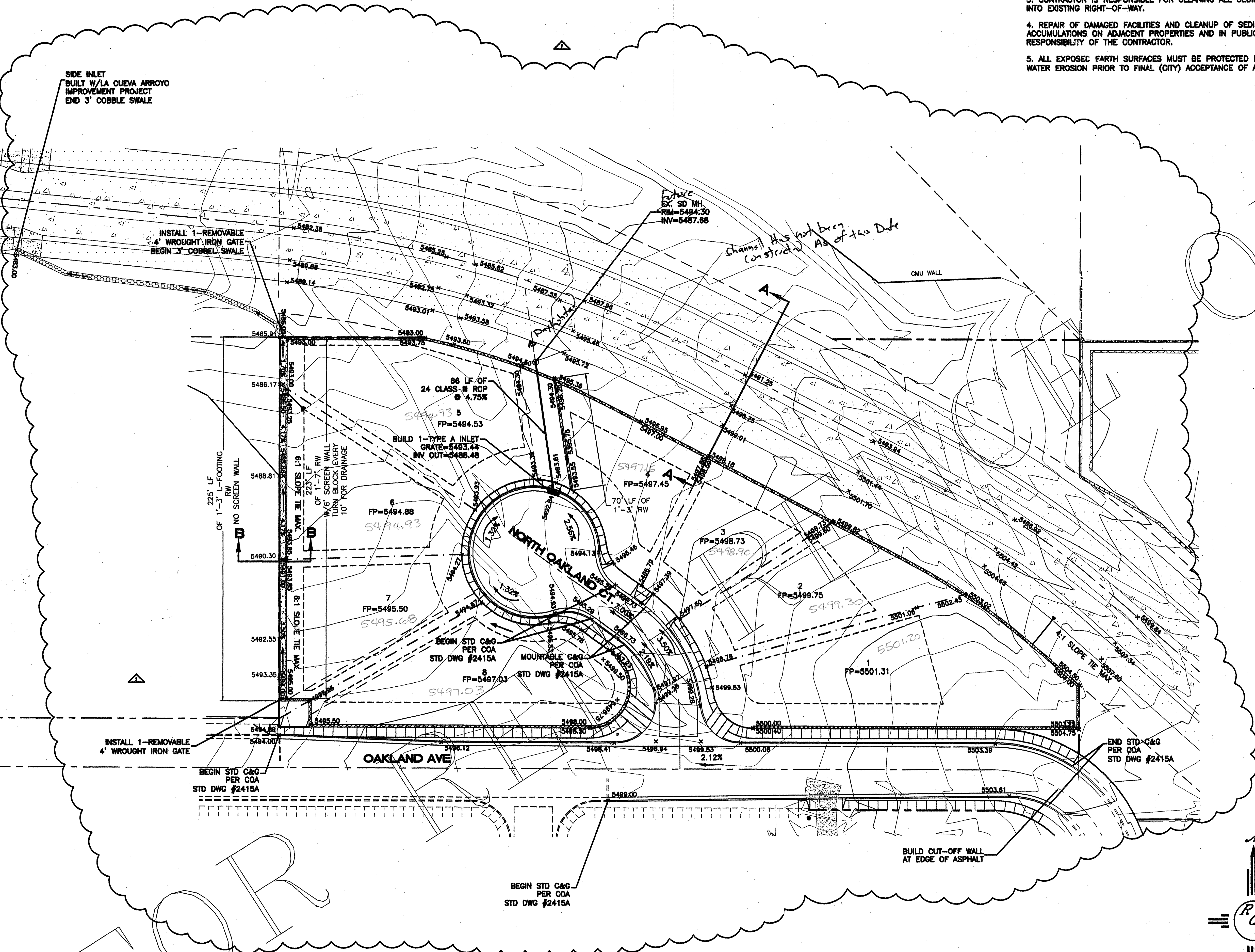
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DATE 10-05-05

4440-GRD-LAYOUT-7-31-05H

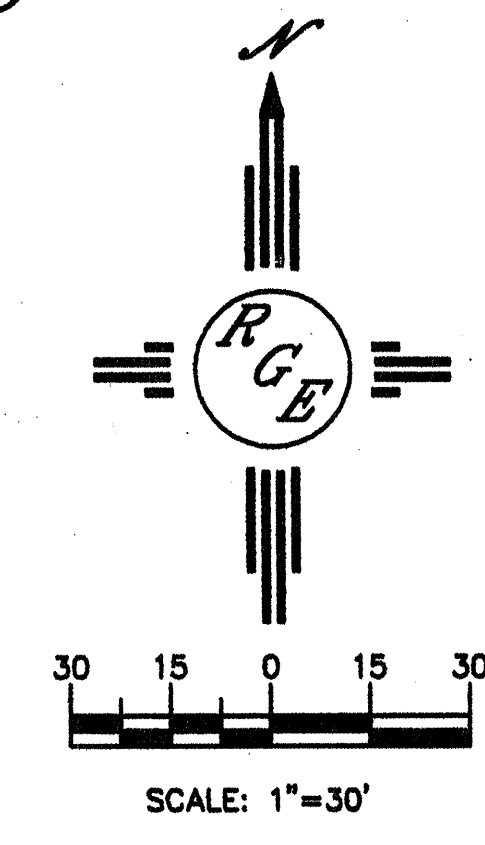
SHEET # 3 OF 10

JOB # 2440

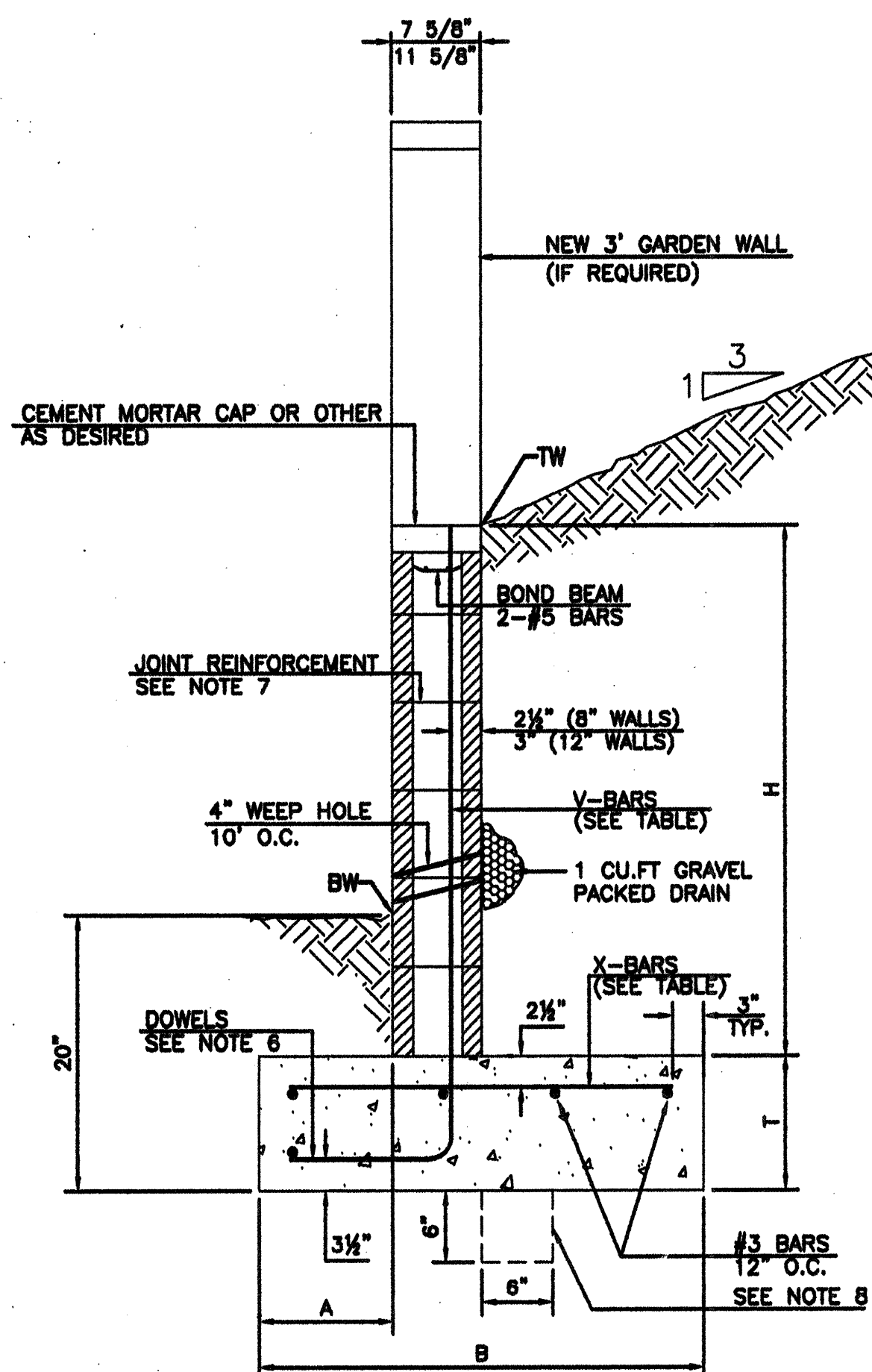


**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO CONDUCT ALL  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO ANY EXCAVATION TO DETERMINE THE  
ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.

|                                                                                     |          |                                                                                                                                      |      |
|-------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------|------|
|  | 10-05-05 | PADS AND DRAINAGE MODIFIED AT OWNERS REQUEST<br>TO ELIMINATE MID-PAD RETAINING WALL AND MOVE TO BACK<br>OF LOT W/3' CONCRETE CHANNEL | WCWJ |
|                                                                                     |          |                                                                                                                                      |      |
|                                                                                     |          |                                                                                                                                      |      |
| NO.                                                                                 | DATE     | REMARKS                                                                                                                              | BY   |
| REVISIONS                                                                           |          |                                                                                                                                      |      |



SCANNED BY  
PLANNING



RETAINING WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

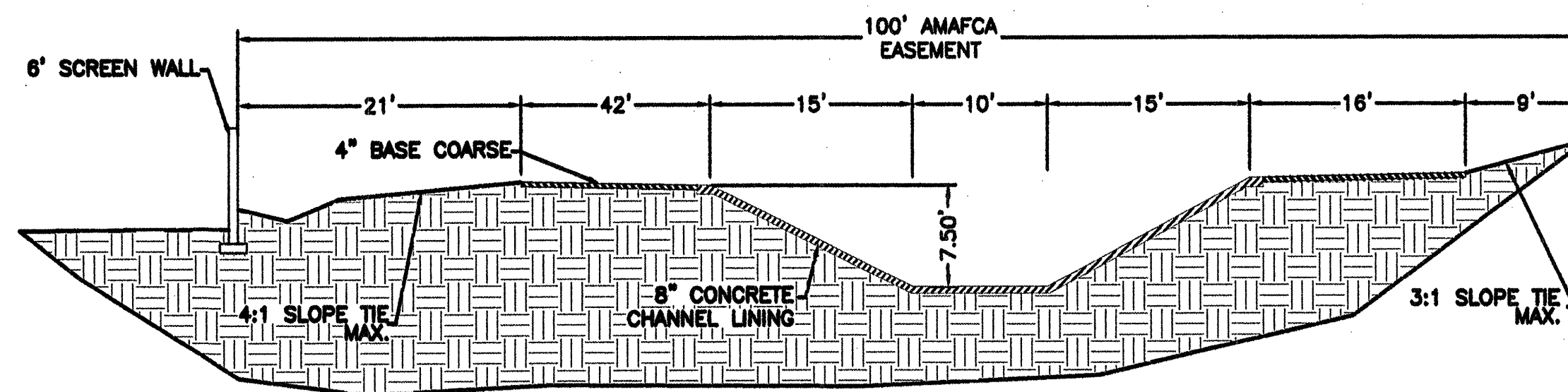
| H       | A   | B       | T   | V-BARS       | X-BARS       |
|---------|-----|---------|-----|--------------|--------------|
| ft.-in. | in. | ft.-in. | in. |              |              |
| 3'-4"   | 8"  | 2'-4"   | 9"  | #4 @32" O.C. | #4 @34" O.C. |
| 4'-0"   | 10" | 2'-9"   | 9"  | #4 @32" O.C. | #4 @36" O.C. |
| 4'-8"   | 12" | 3'-4"   | 10" | #4 @24" O.C. | #4 @24" O.C. |
| 5'-4"   | 14" | 3'-8"   | 10" | #4 @16" O.C. | #4 @16" O.C. |
| 6'-0"   | 16" | 4'-2"   | 12" | #4 @16" O.C. | #4 @16" O.C. |

12 INCH REINFORCED CONCRETE MASONRY WALL

| H       | A   | B       | T   | V-BARS       | X-BARS       |
|---------|-----|---------|-----|--------------|--------------|
| ft.-in. | in. | ft.-in. | in. |              |              |
| 5'-4"   | 14" | 3'-8"   | 10" | #4 @24" O.C. | #3 @24" O.C. |
| 6'-0"   | 15" | 4'-2"   | 12" | #4 @16" O.C. | #4 @30" O.C. |
| 6'-8"   | 16" | 4'-6"   | 12" | #6 @24" O.C. | #4 @22" O.C. |
| 7'-4"   | 18" | 4'-10"  | 12" | #5 @16" O.C. | #5 @26" O.C. |
| 8'-0"   | 20" | 5'-4"   | 12" | #7 @24" O.C. | #5 @21" O.C. |

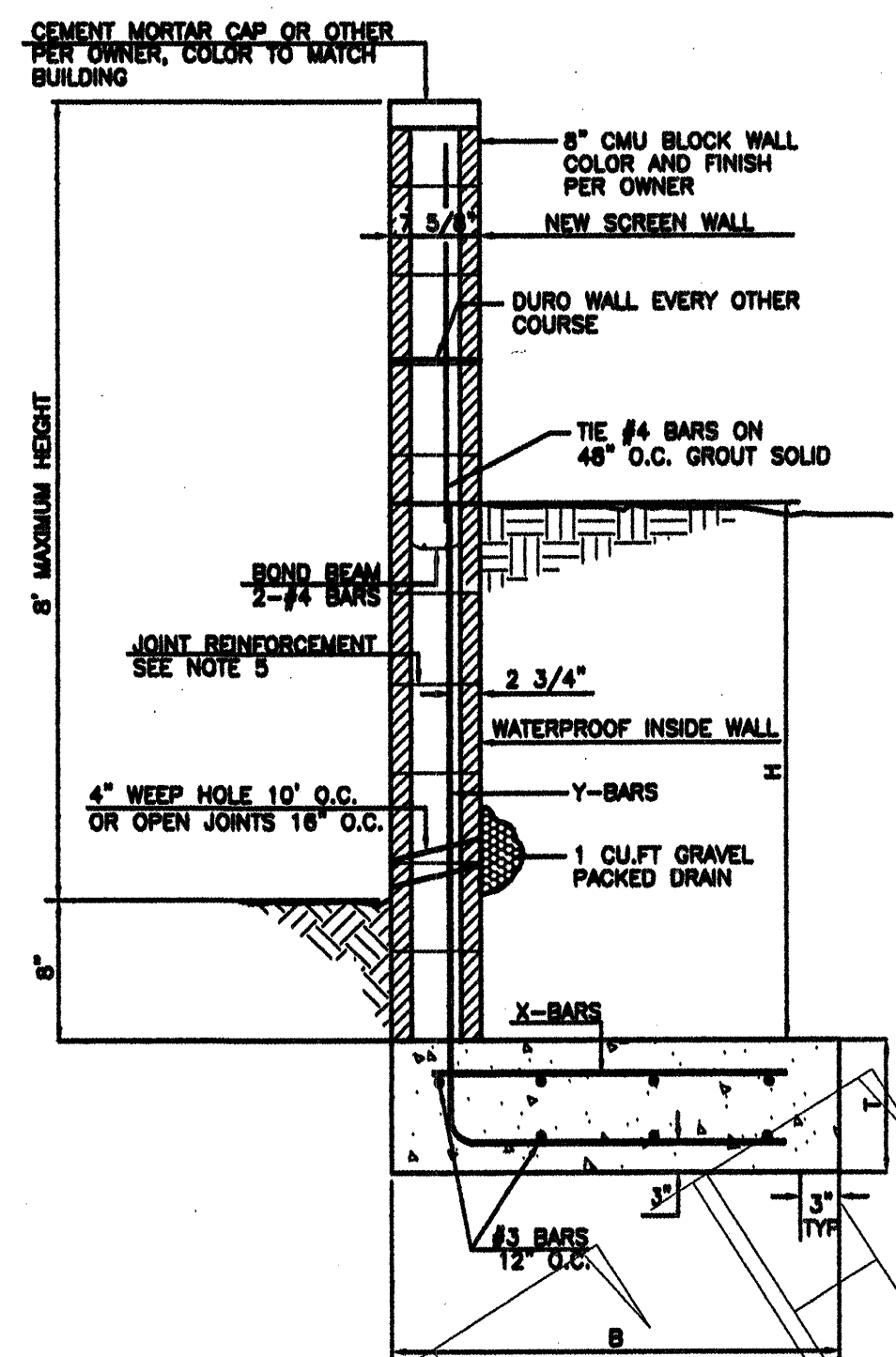
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE  $\pm 2.0\%$ .
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



SECTION A-A

NTS



1-FOOTING  
RETAINING WALL DETAIL

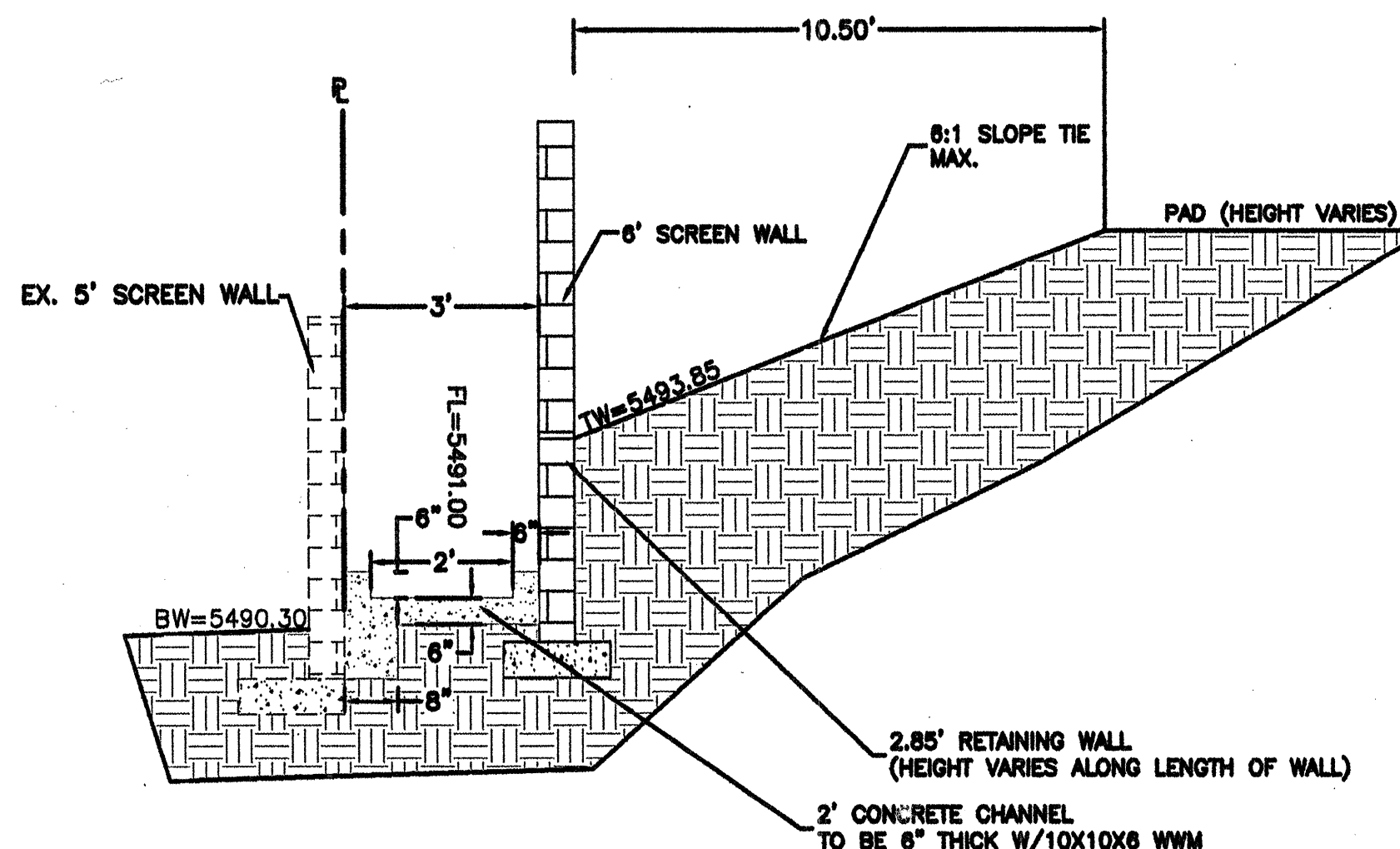
NTS

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE  $\pm 2.0\%$ .
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT/16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL
12. WATER PROOF WALL.

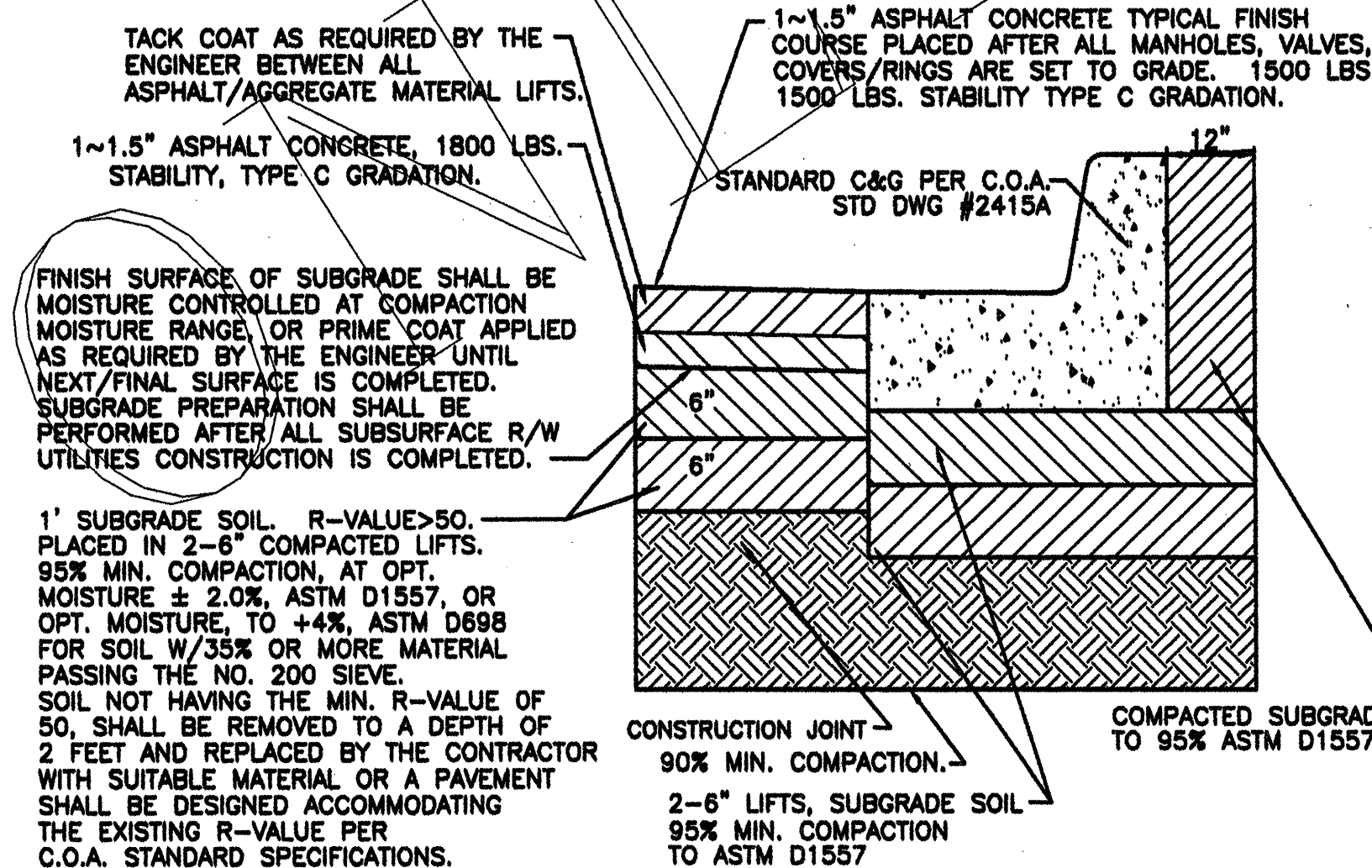
8 INCH REINFORCED CONCRETE MASONRY WALL  
(FOR RETAINING PORTION ONLY)

| H       | B       | T   | Y-BARS       | X-BARS       |
|---------|---------|-----|--------------|--------------|
| ft.-in. | ft.-in. | in. |              |              |
| 1'-4"   | 1'-9"   | 8"  | #4 @24" O.C. |              |
| 2'-0"   | 2'-0"   | 9"  | #4 @24" O.C. |              |
| 2'-8"   | 2'-6"   | 8"  | #4 @24" O.C. |              |
| 3'-4"   | 2'-8"   | 12" | #4 @16" O.C. | #4 @16" O.C. |
| 4'-0"   | 3'-3"   | 12" | #4 @16" O.C. | #4 @16" O.C. |
| 4'-8"   | 4'-0"   | 12" | #4 @16" O.C. | #4 @16" O.C. |
| 5'-4"   | 5'-0"   | 8"  | #4 @8" O.C.  | #4 @8" O.C.  |
| 6'-0"   | 5'-6"   | 12" | #4 @8" O.C.  | #4 @8" O.C.  |



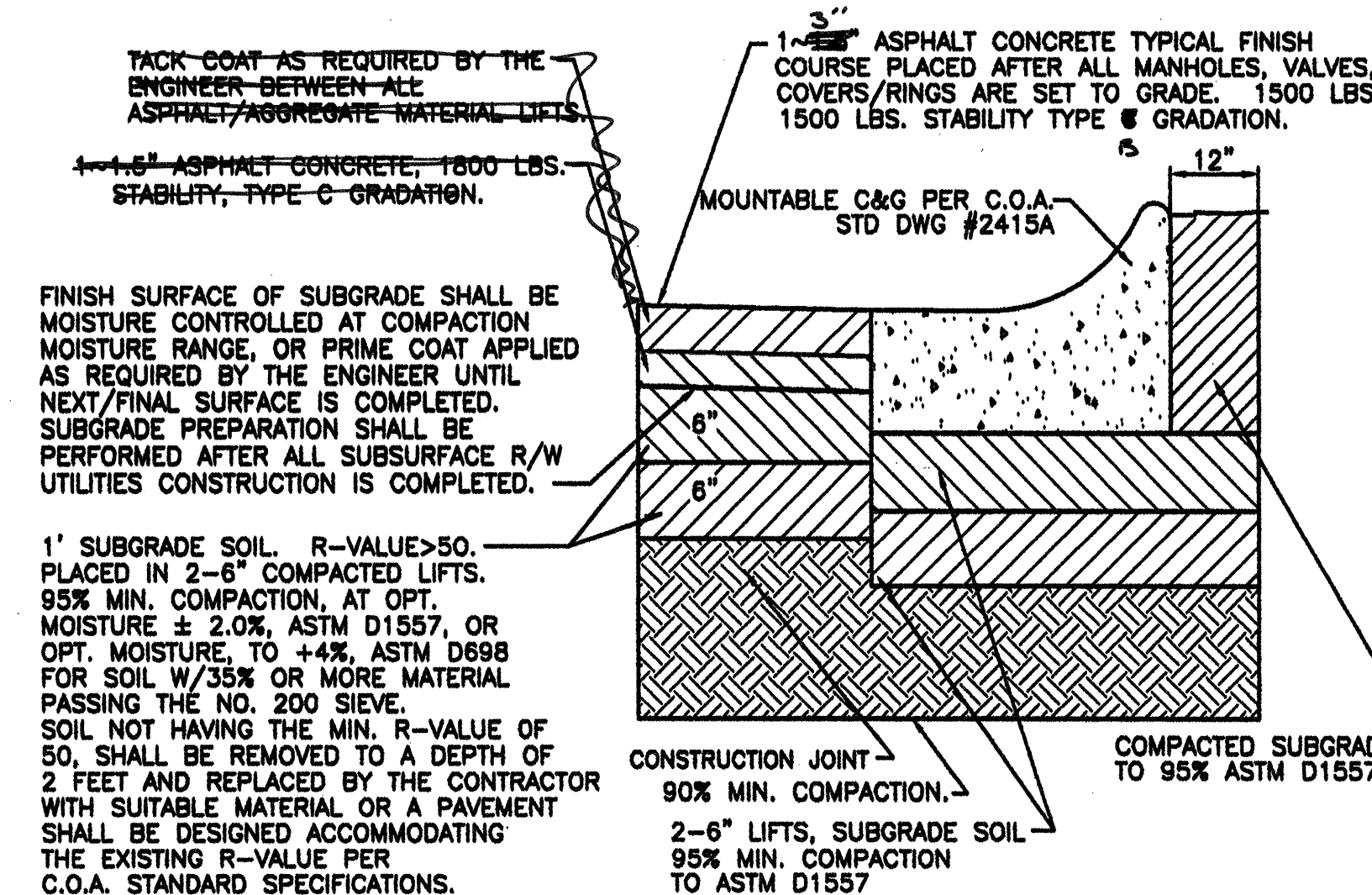
SECTION B-B AND TYPICAL PAD FOR LOTS 5.6.7.8

NTS



RESIDENTIAL PAVING SECTION (STANDARD CURB)

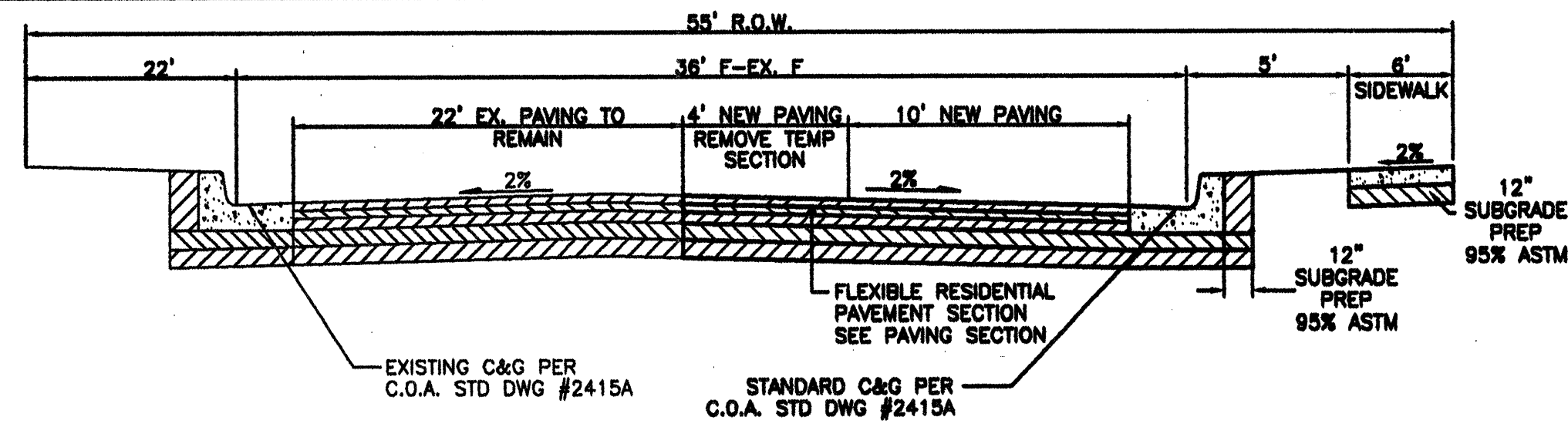
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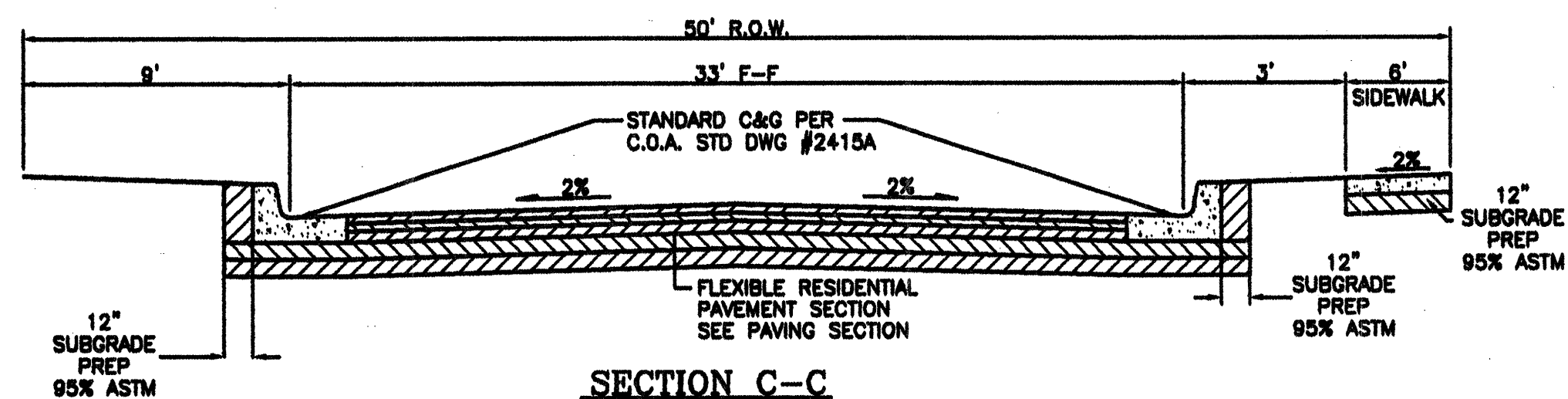
RESIDENTIAL PAVING SECTION (MOUNTABLE CURB)

NTS

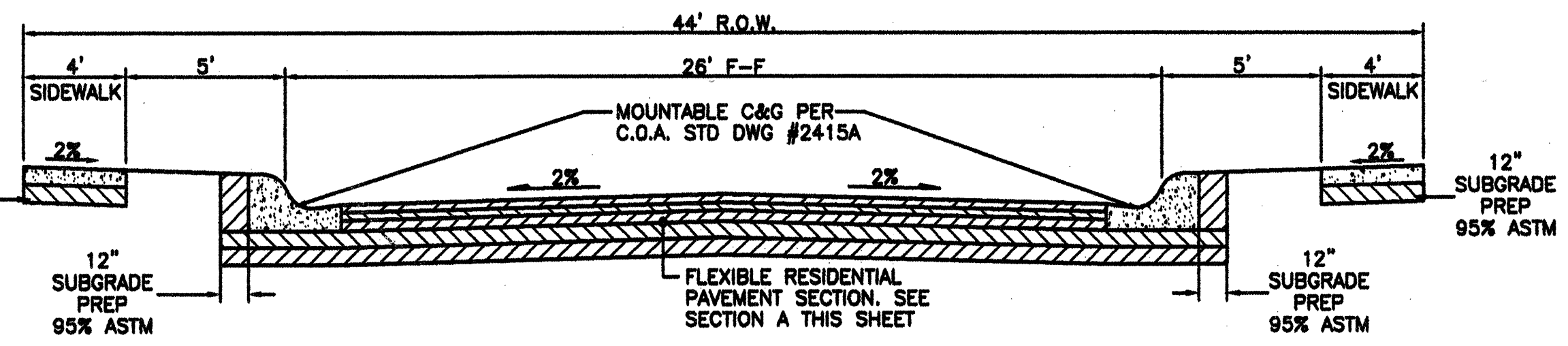
|                                                          |                                                                                                          |                                                           |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| ENGINEER'S SEAL                                          | OAKLAND NORTH SUBDIVISION                                                                                | DRAWN BY WCHW                                             |
| DAVID SOULE<br>14522<br>REGISTERED PROFESSIONAL ENGINEER | GRADING AND DRAINAGE DETAILS                                                                             | DATE 10-05-05                                             |
| DAVID SOULE<br>P.E. #14522                               | Rio Grande Engineering<br>1806 CENTRAL AVENUE SE<br>SUITE 201<br>ALBUQUERQUE, NM 87107<br>(505) 872-0899 | 4440-GRD-LAYOUT-7-31-05X<br>SHEET # 4 OF 10<br>JOB # 2440 |



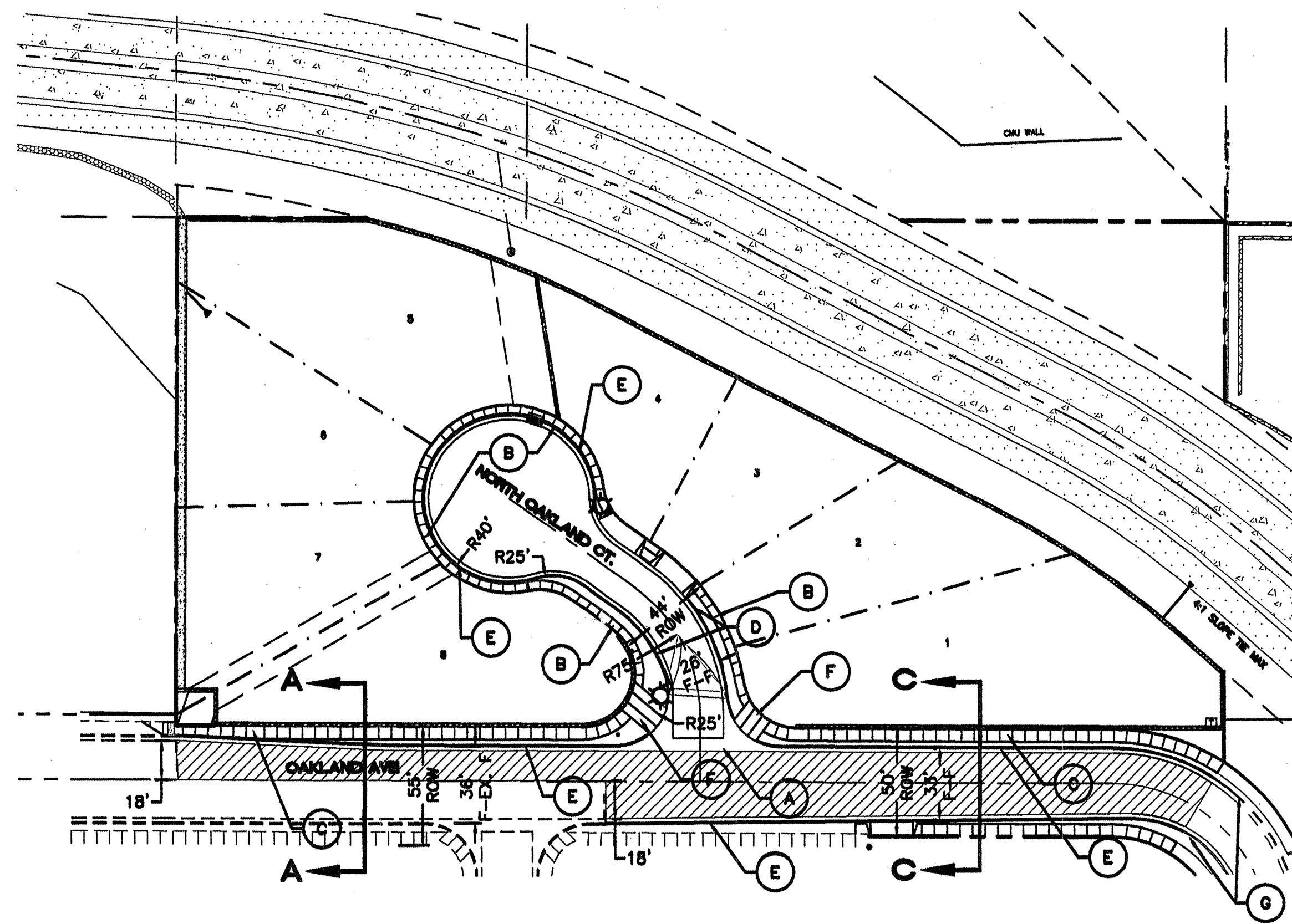
SECTION A-A  
TYPICAL 24' STREET SECTION W/STANDARD C AND G  
NTS



SECTION C-C  
TYPICAL 32' STREET SECTION W/STANDARD C AND G  
NTS

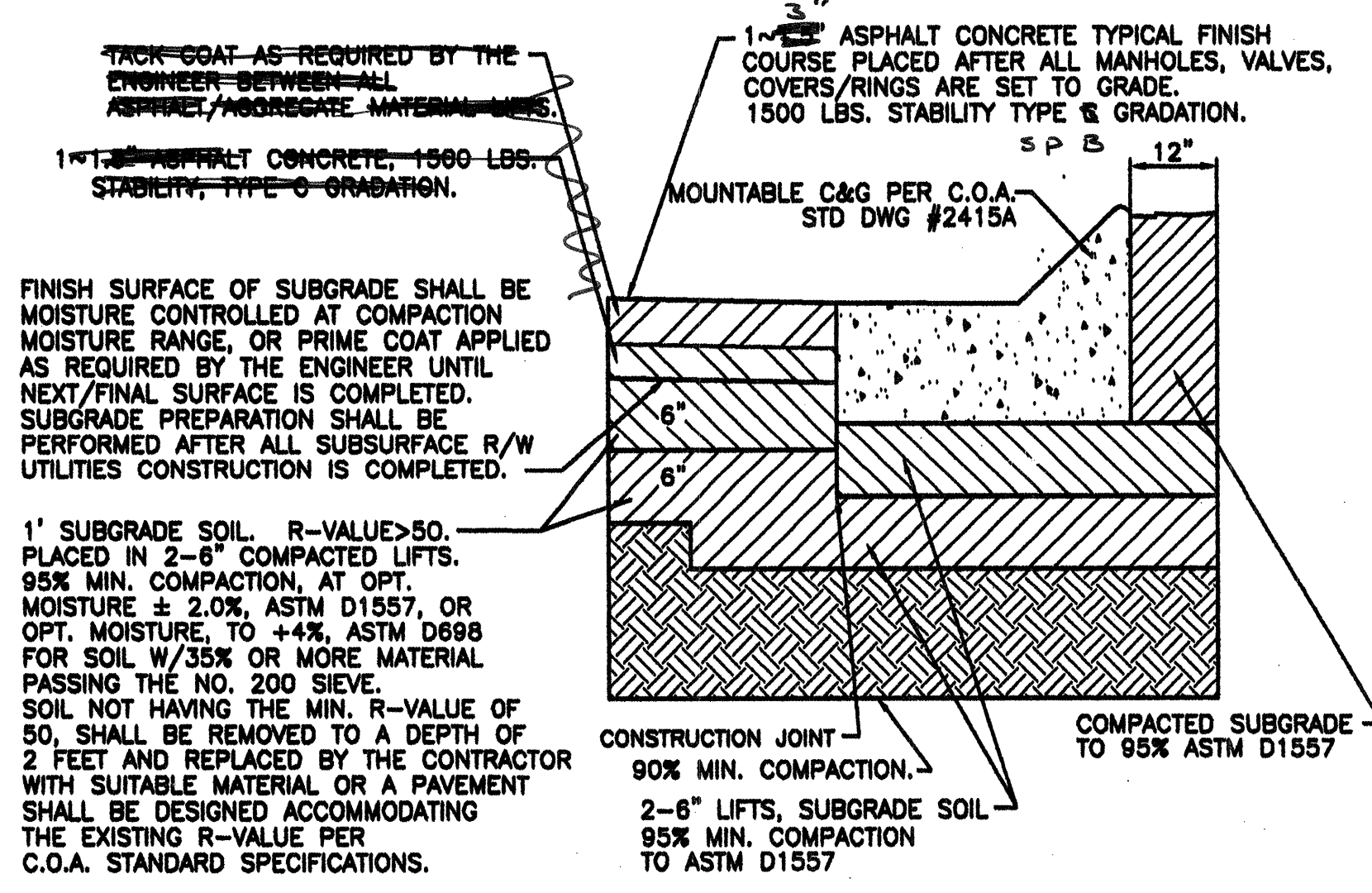
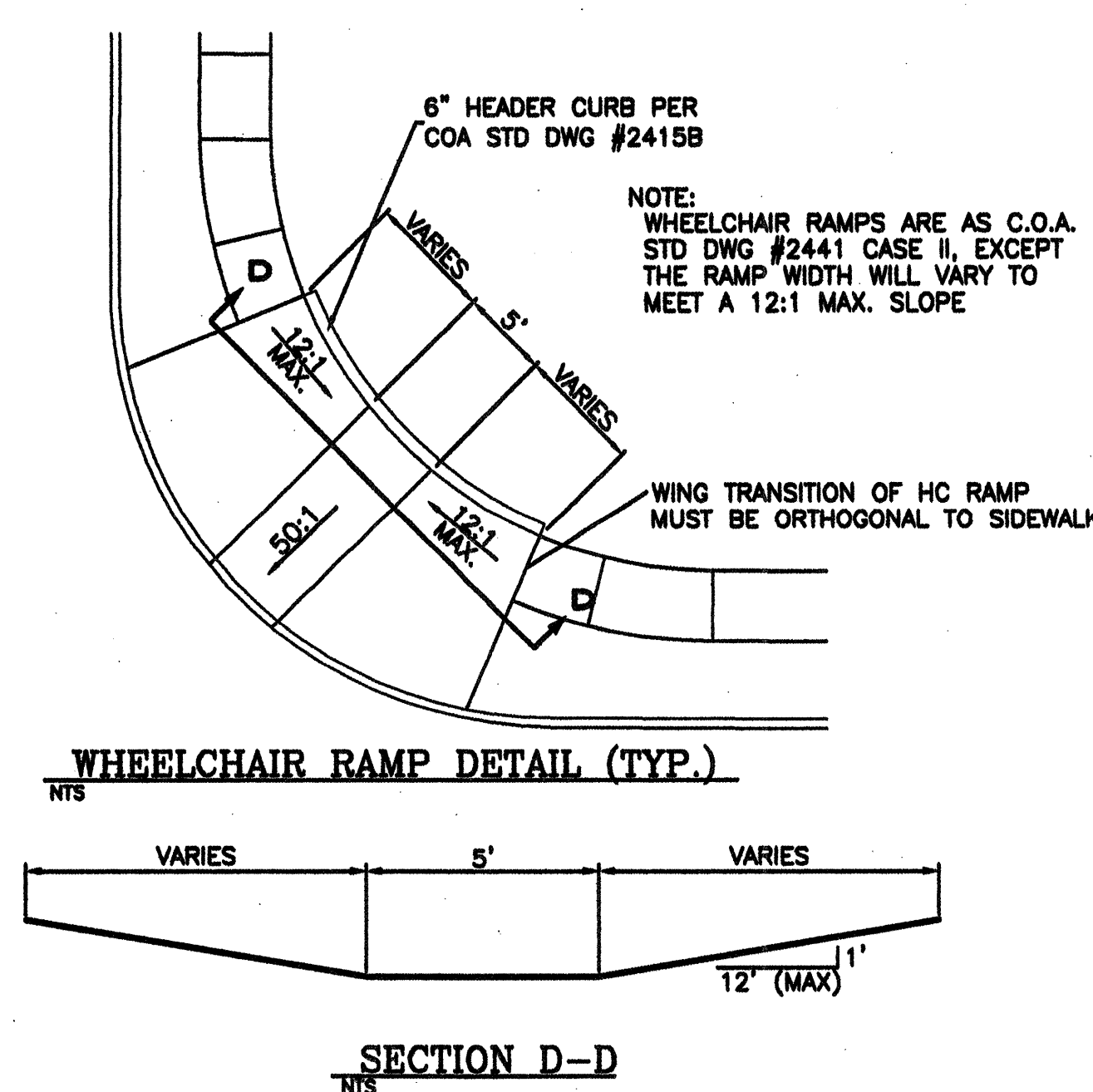


SECTION B-B  
TYPICAL 26' STREET SECTION W/ MOUNTABLE C AND G

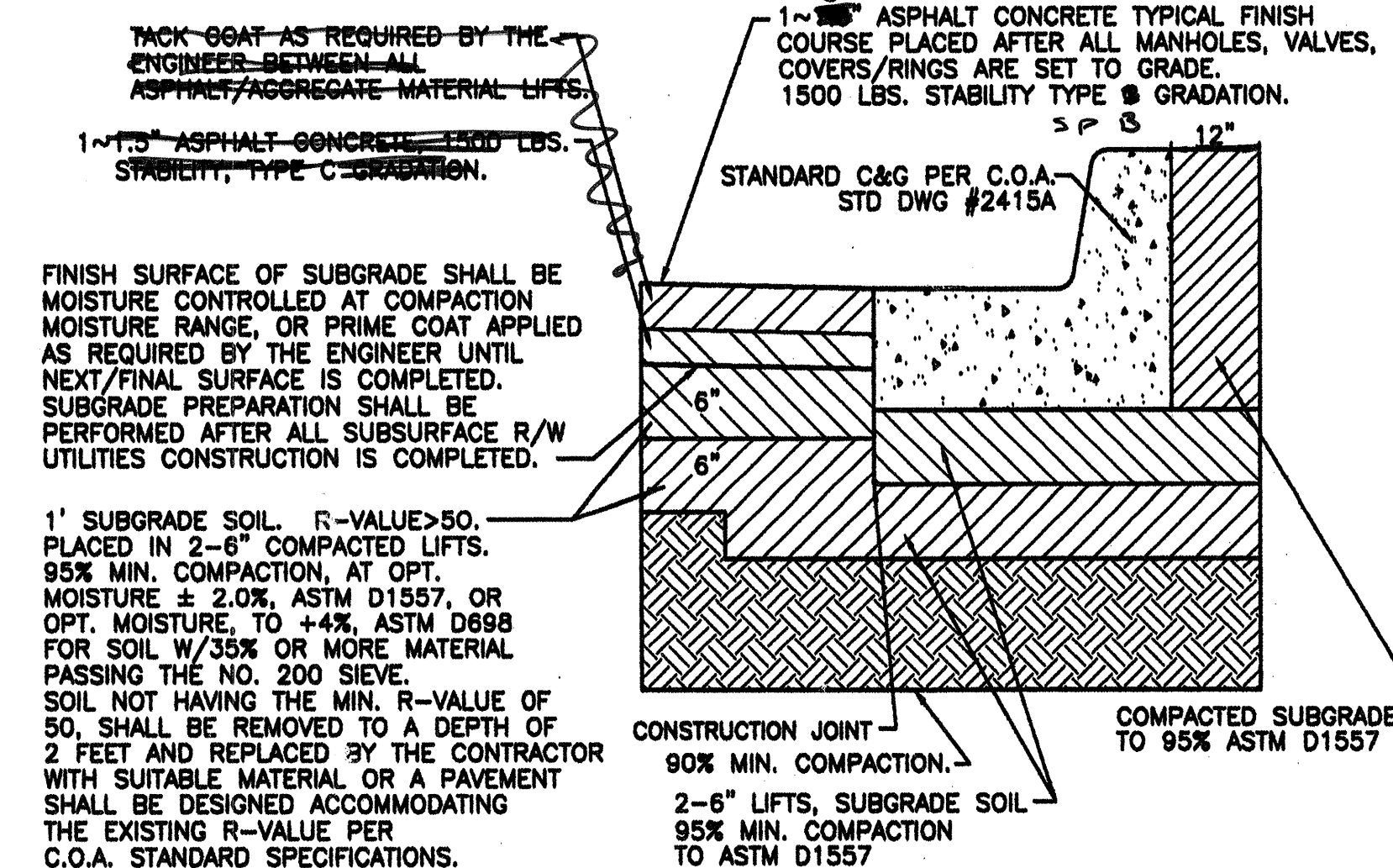


| LEGEND |                                 |
|--------|---------------------------------|
|        | PROPOSED STORM SEWER MANHOLE    |
|        | PROPOSED SINGL. "A" INLET       |
|        | 24" RCP                         |
|        | PROPOSED STORM SEWER LINE       |
|        | EXISTING CURB & GUTTER          |
|        | PROPOSED CURB & GUTTER          |
|        | BOUNDARY LINE                   |
|        | EASEMENT                        |
|        | PROPOSED SIDEWALK               |
|        | PROPOSED PERIMETER WALL         |
|        | PROPOSED RETAINING WALL         |
|        | EXISTING CONTOUR                |
|        | EXISTING INDEX CONTOUR          |
|        | CENTERLINE                      |
|        | RIGHT-OF-WAY                    |
|        | LOT LINES                       |
|        | STREET LIGHTS                   |
|        | LIMITS OF NEW PAVING ON OAKLAND |

- KEYED NOTE:
- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
  - (B) 4' SIDEWALK TO BE DEFERRED
  - (C) 6' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
  - (D) MOUNTABLE C&G PER COA STD DWG #2415A
  - (E) STANDARD C&G PER COA STD DWG #2415A
  - (F) HANDICAP RAMP PER COA STD DWG #2441
  - (G) FUTURE STD C&G PER COA STD DWG #2415A



RESIDENTIAL PAVING SECTION (MOUNTABLE CURB)  
NTS



RESIDENTIAL PAVING SECTION (STANDARD CURB)  
NTS

12-501 drawings by S&S Associates, Inc. verified by Data

REMARKS  
REVISIONS  
DESIGN

DATE: 4-17-05  
DRAWN BY: WCMU  
JOB NO: 2440  
CHECKED BY: DS

100%  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEW YORK

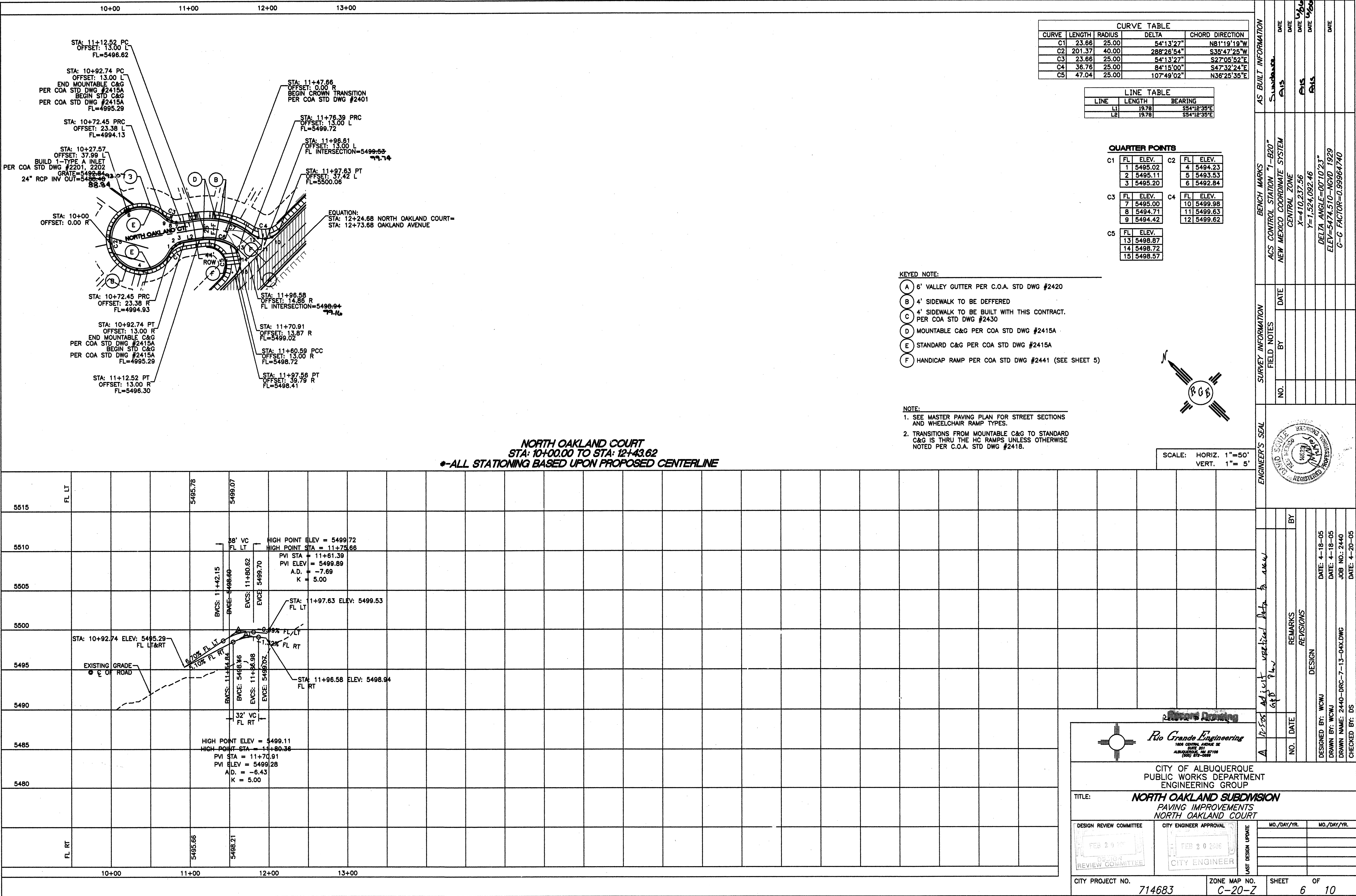
DESIGNED BY: WCMU  
DATE: 4-17-05  
DRAWN BY: WCMU  
DATE: 4-17-05  
JOB NO: 2440  
CHECKED BY: DS

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

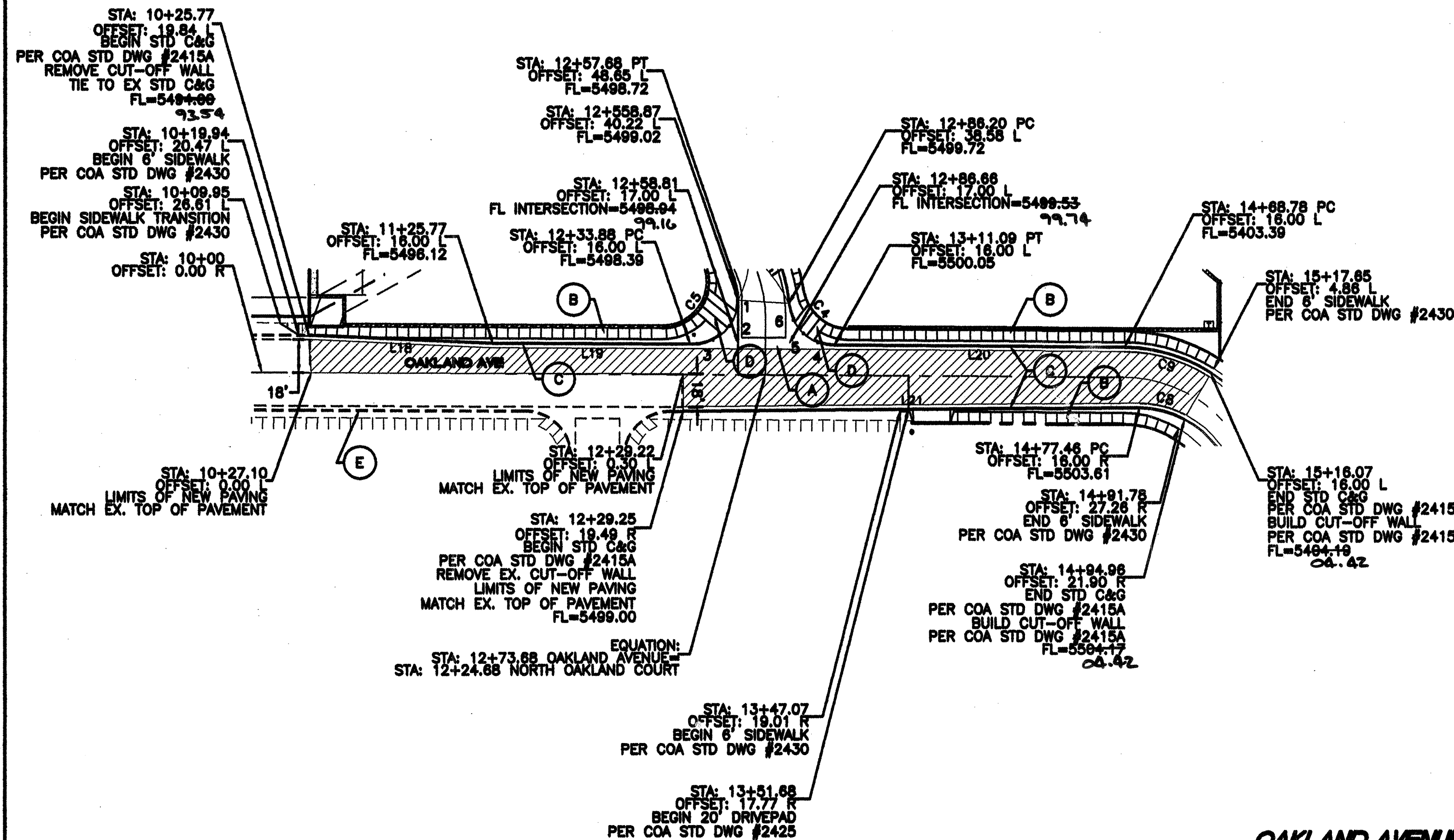
TITLE: **OAKLAND NORTH SUBDIVISION  
MASTER PAVING PLAN**

DESIGN REVIEW COMMITTEE  
CITY ENGINEER APPROVAL  
LAST DESIGN UPDATE

CITY PROJECT NO. 714683  
ZONE MAP NO. C-20-Z  
SHEET 5 OF 10



10+00 11+00 12+00 13+00 14+00 15+00



OAKLAND AVENUE  
STA: 10+00.00 TO STA: 14+84.27  
•-ALL STATIONING BASED UPON PROPOSED CENTERLINE

| CURVE TABLE |        |        |           |                 |
|-------------|--------|--------|-----------|-----------------|
| CURVE       | LENGTH | RADIUS | DELTA     | CHORD DIRECTION |
| C3          | 23.66  | 25.00  | 54°13'27" | S27°05'52"E     |
| C4          | 36.76  | 25.00  | 84°15'00" | S47°32'24"E     |
| C8          | 25.25  | 53.00  | 27°17'32" | N76°01'08"W     |
| C9          | 49.93  | 88.00  | 32°30'31" | N73°24'38"W     |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L18        | 100.07 | S87°28'03"E |
| L19        | 108.11 | S89°39'54"E |
| L20        | 157.69 | S89°39'54"E |
| L21        | 248.23 | N89°31'45"E |

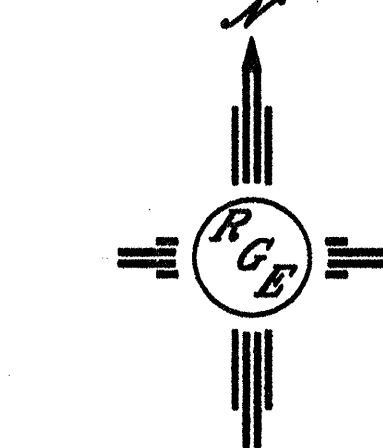
**QUARTER POINTS**

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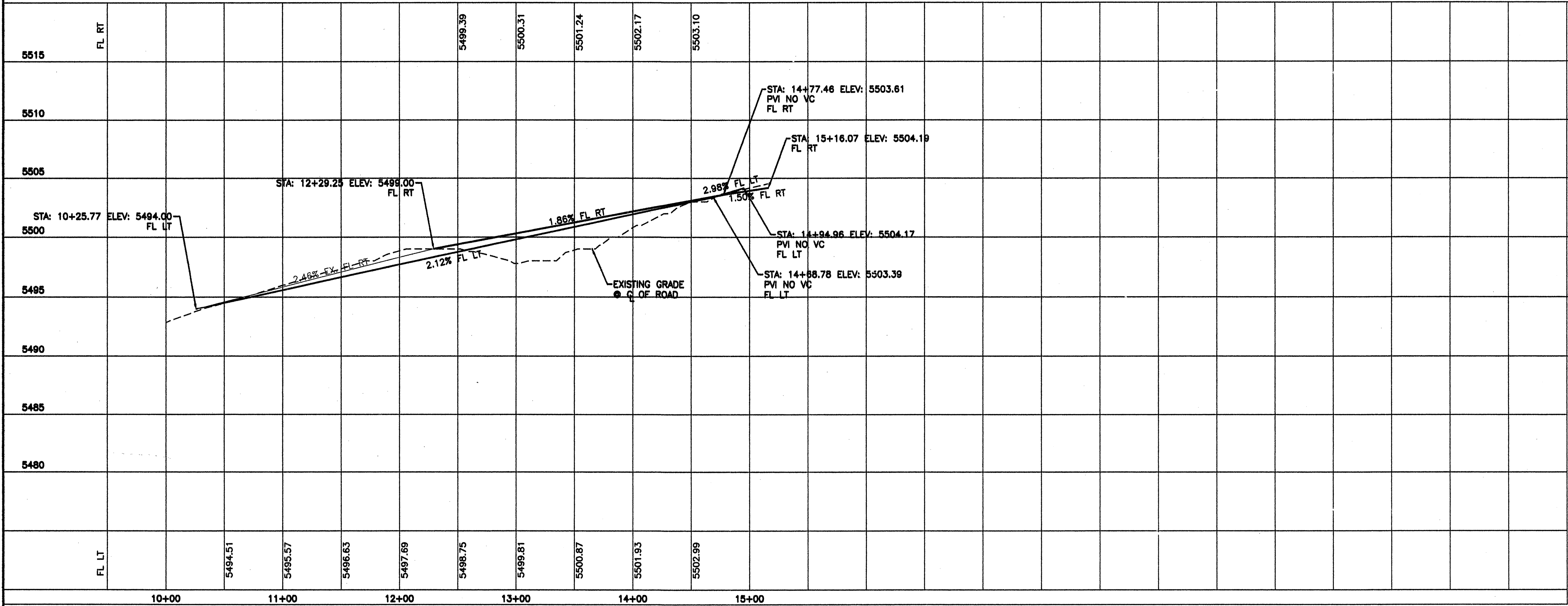
|    |    |         |    |    |         |
|----|----|---------|----|----|---------|
| C5 | FL | ELEV.   | C4 | FL | ELEV.   |
|    | 13 | 5498.87 |    | 10 | 5499.98 |
|    | 14 | 5498.72 |    | 11 | 5499.63 |
|    | 15 | 5498.57 |    | 12 | 5499.62 |

- KEYED NOTE:
- (A) 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
  - (B) 6" SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
  - (C) STANDARD C&G PER COA STD DWG #2415A
  - (D) HANDICAP RAMP PER COA STD DWG #2441 (SEE SHEET 5)
  - (E) EX. STD C&G

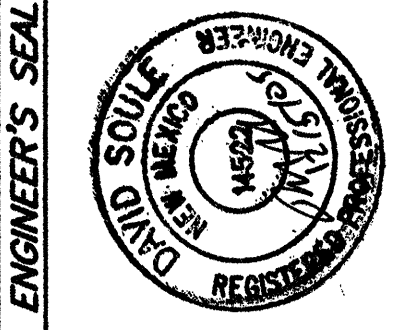
- NOTE:
- SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
  - TRANSITIONS FROM MOUNTABLE C&G TO STANDARD C&G IS THRU THE HC RAMPS UNLESS OTHERWISE NOTED PER C.O.A. STD DWG #2418.



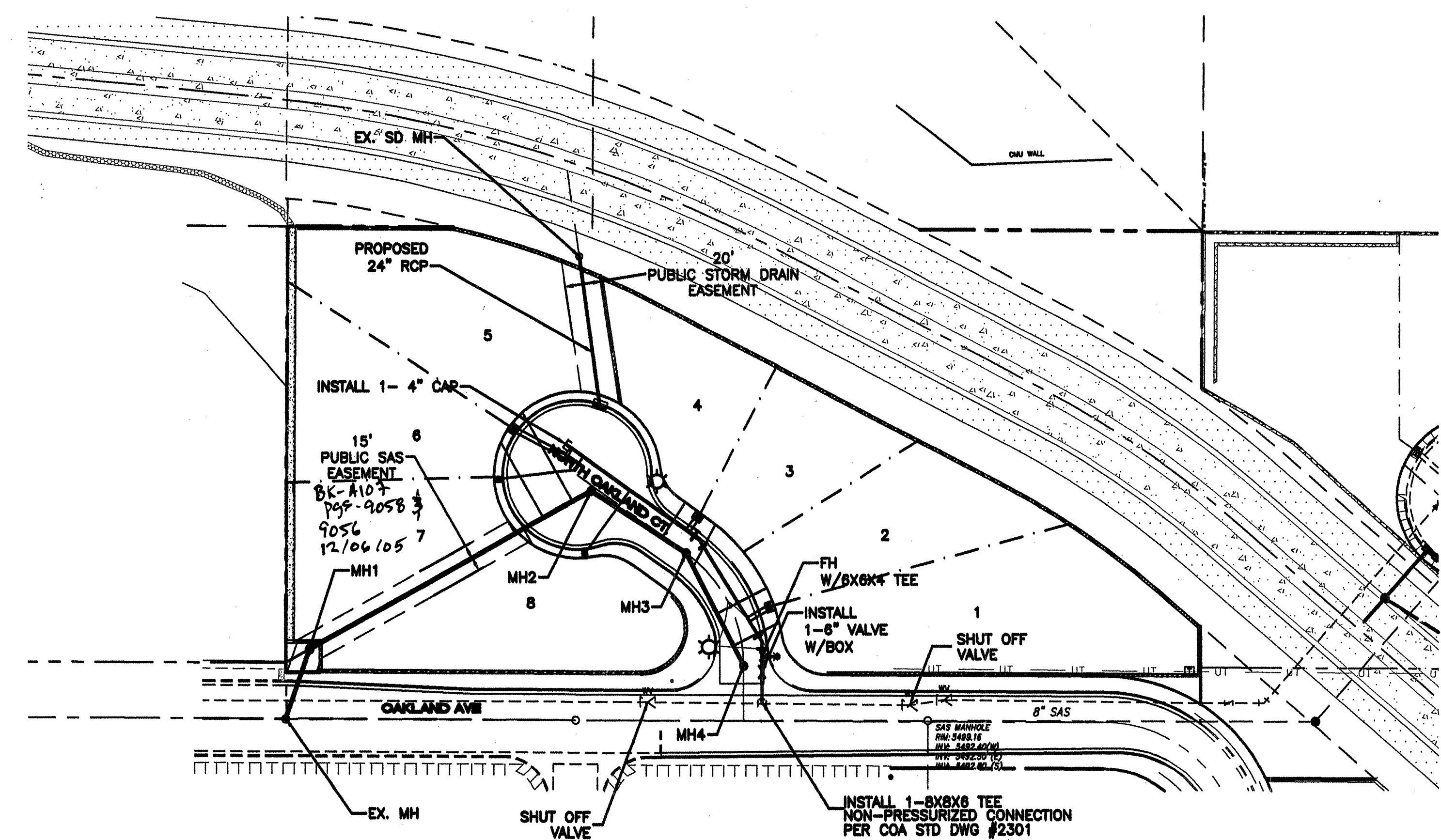
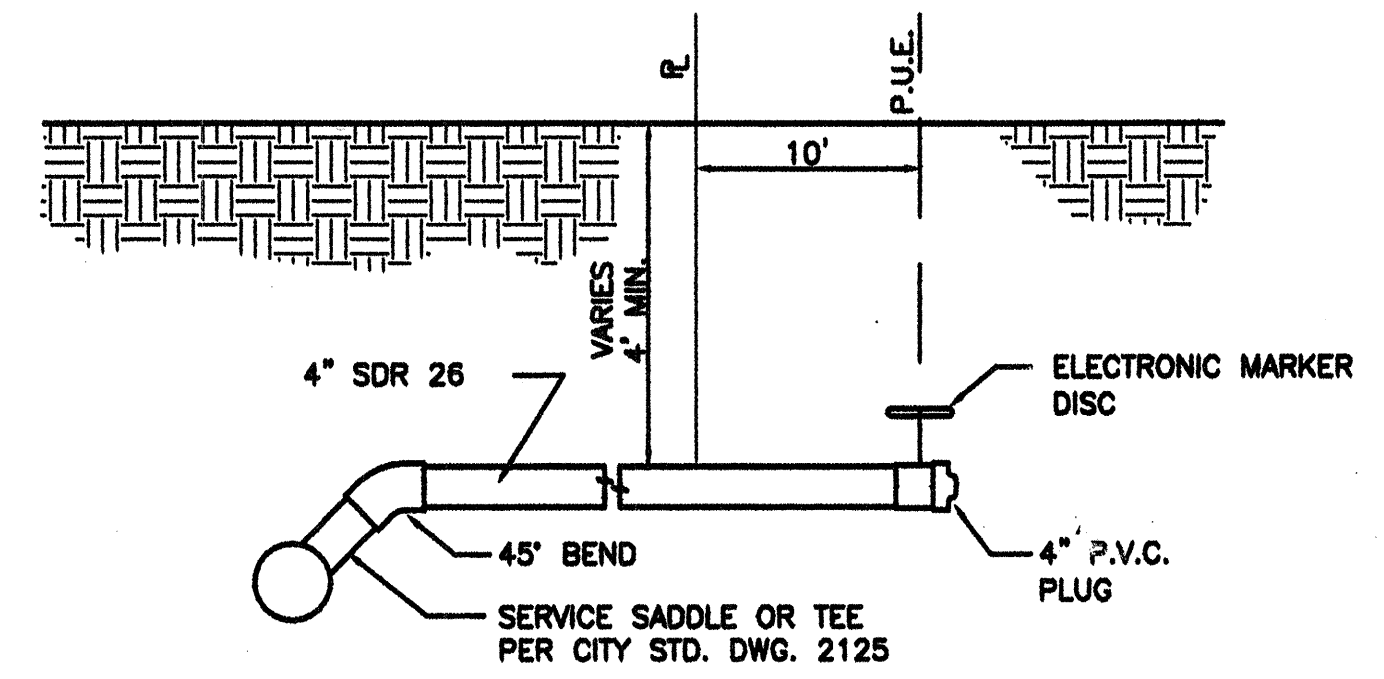
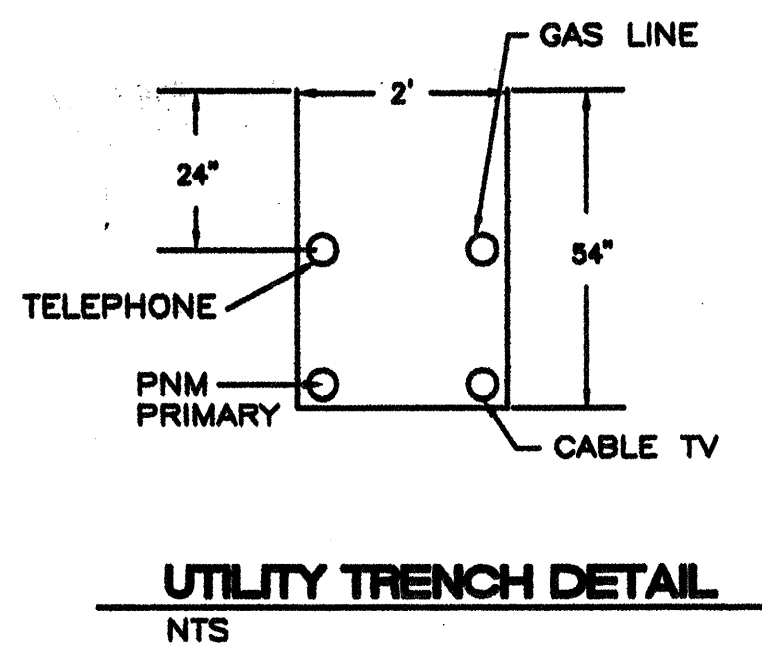
SCALE: HORIZ. 1"=50'  
VERT. 1"= 5'



|                                                                                    |                        |                                                                     |                             |
|------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------|-----------------------------|
|                                                                                    |                        | CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING GROUP |                             |
| TITLE: <b>NORTH OAKLAND SUBDIVISION<br/>PAVING IMPROVEMENTS<br/>OAKLAND AVENUE</b> |                        |                                                                     |                             |
| DESIGN REVIEW COMMITTEE                                                            | CITY ENGINEER APPROVAL | NO./DAY/YR.                                                         | NO./DAY/YR.                 |
|                                                                                    |                        |                                                                     |                             |
| CITY PROJECT NO. <b>714683</b>                                                     |                        | ZONE MAP NO. <b>C-20-Z</b>                                          | SHEET <b>7</b> OF <b>10</b> |



|                                                       |    |      |
|-------------------------------------------------------|----|------|
| REVISIONS                                             | BY | DATE |
| 1. 10-5-04 adjust vertical data to match existing AFD |    |      |
| 2.                                                    |    |      |
| 3.                                                    |    |      |
| 4.                                                    |    |      |
| 5.                                                    |    |      |
| 6.                                                    |    |      |
| 7.                                                    |    |      |
| 8.                                                    |    |      |
| 9.                                                    |    |      |
| 10.                                                   |    |      |



**NOTICE TO CONTRACTORS**

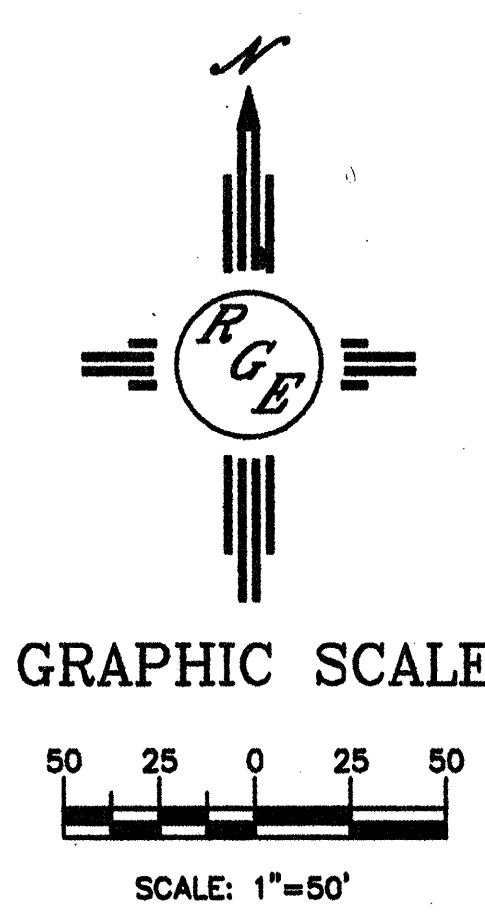
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 82-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER. IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 82-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 82, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 82, ARTICLE 11 NMSA 1978.
16. EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE W/OSHA 29 CFR 1926.050 PART P.
17. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.

**WATER SHUTOFF PLAN** SEE PLAN VIEW FOR SHUTOFF INFORMATION

**WATER SHUTOFF NOTES**

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.

- LEGEND**
- EXISTING SAS MANHOLE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SAS MANHOLE
  - DIRECTION OF FLOW
  - PROPOSED SANITARY SEWER LINE
  - SANITARY SEWER SERVICE LINE
  - EXISTING VALVE W/BOX
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - PROPOSED METER
  - PROPOSED VALVE W/BOX
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER LINE
  - WATER SERVICE LINE
  - EXISTING CURB & GUTTER
  - PROPOSED CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - PROPOSED SIDEWALK
  - EXISTING SIDEWALK
  - CENTERLINE
  - RIGHT-OF-WAY
  - LOT LINES
  - STREET LIGHTS



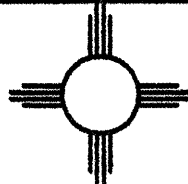
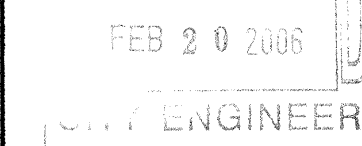
**Record Drawing**

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**TITLE: NORTH OAKLAND SUBDIVISION MASTER UTILITY PLAN**

| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | NO. | DATE |
|-------------------------|------------------------|-----|------|
| FEB 20 2006             | FEB 20 2006            |     |      |

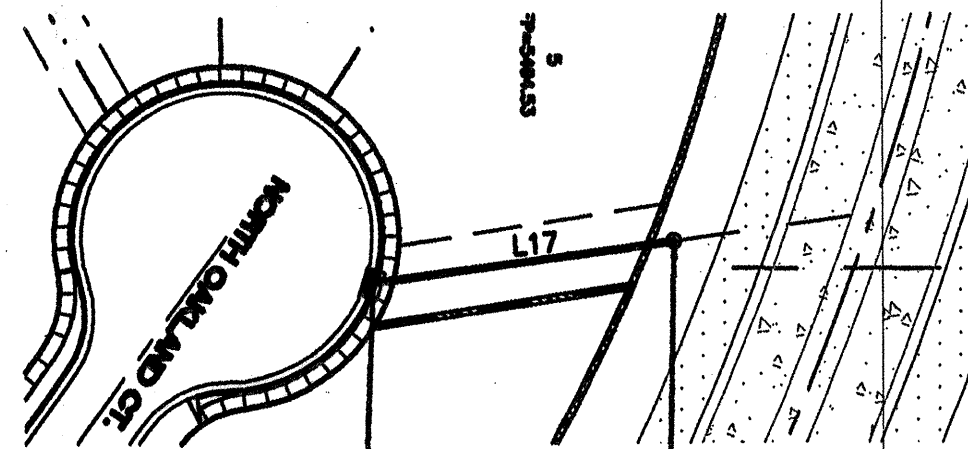
CITY PROJECT NO. **714683** ZONE MAP NO. **C-20-Z** SHEET **8** OF **10**

|                                                                                                                           |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------|---------------------|-------------|---------|-------------|--------------|
|                                      | <b>Pio Grande Engineering</b><br>1805 CENTRA AVENUE NE<br>SUITE 301<br>ALBUQUERQUE, NM 87110<br>(505) 878-2888 |                                                                                                                 | 12/5/08 |                     |             |         |             | DESIGNED BY: |
|                                                                                                                           |                                                                                                                |                                                                                                                 | A       |                     |             |         | NO.         | DRAWN BY: W  |
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING GROUP                                                       |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
| TITLE: <b><i>NORTH OAKLAND SUBDIVISION</i></b><br><b><i>UTILITY IMPROVEMENTS</i></b><br><b><i>NORTH OAKLAND COURT</i></b> |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
| DESIGN REVIEW COMMITTEE<br>          |                                                                                                                | CITY ENGINEER APPROVAL<br> |         | LAST DESIGN UPDATE  | MO./DAY/YR. |         | MO./DAY/YR. |              |
|                                                                                                                           |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
|                                                                                                                           |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
|                                                                                                                           |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
|                                                                                                                           |                                                                                                                |                                                                                                                 |         |                     |             |         |             |              |
| CITY PROJECT NO. 714683                                                                                                   |                                                                                                                |                                                                                                                 |         | ZONE MAP NO. C-20-7 |             | SHEET 9 |             | OF 10        |

SCANNED BY  
PLANNING

10+00

11+00

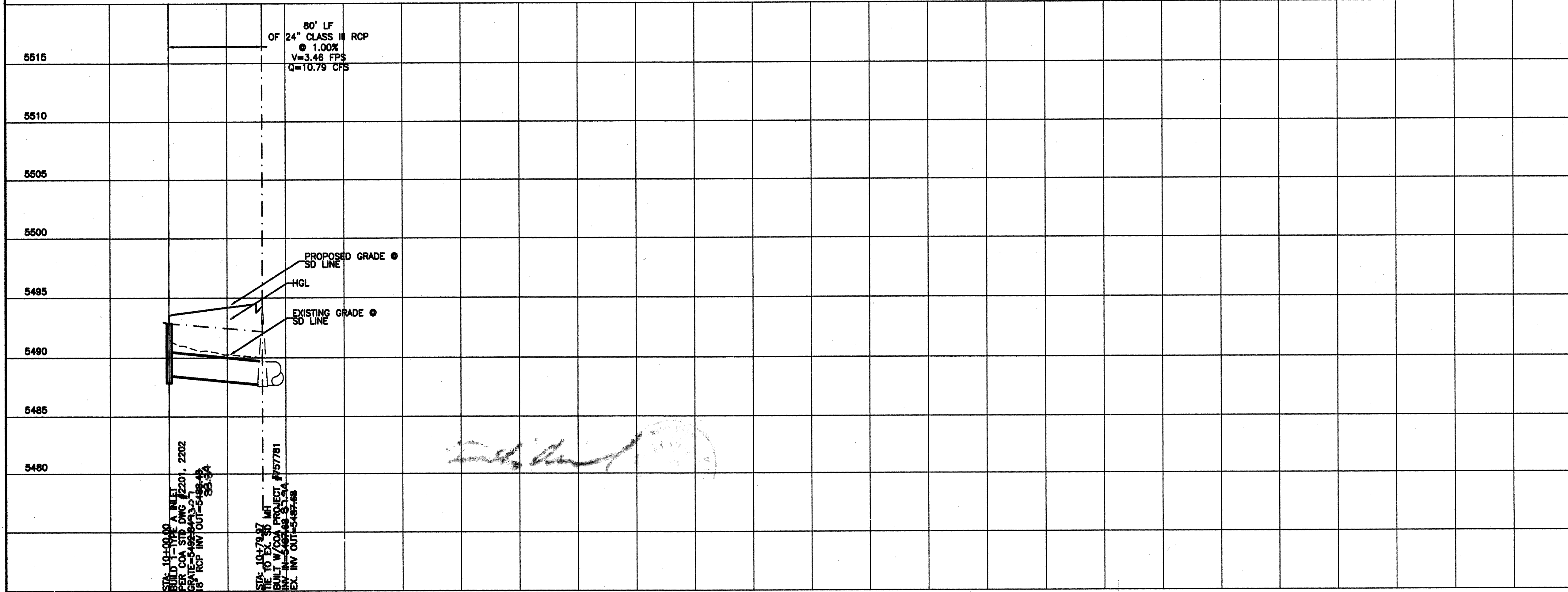
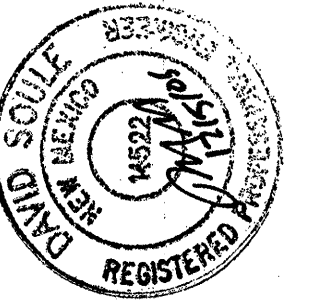
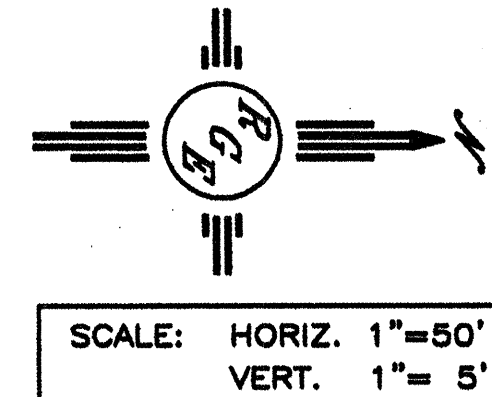


STA: 10+00.00  
PER COA STD DWG #2201, 2202  
BUILD 1-TYPE MANHOLE C Inlet  
24" RCP INV OUT=5487.01  
98.84

STA: 10+79.97  
OFFSET: 0.00  
TIE TO EX SD MH  
BUILT W/COA PROJECT #757781  
INV IN=5487.88 97.94  
EX INV OUT=5487.88  
Channel Not Yet constructed  
Pipe daylighted

**STORM DRAIN**  
**STA: 10+00.00 TO STA: 10+80.33**  
**•ALL STATIONING BASED UPON PROPOSED STORM DRAIN**

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L17        | 79.97  | N07°54'47"V |



| REVISIONS |         |
|-----------|---------|
| NO.       | DATE    |
| 1         | 1/15/06 |
| 2         | 4-18-05 |
| 3         | 4-18-05 |
| 4         | 4-20-05 |

|                                                                                                                              |                                        |
|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                                                                              |                                        |
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING GROUP                                                          |                                        |
| TITLE: <b>NORTH OAKLAND SUBDIVISION</b><br><b>STORM DRAIN IMPROVEMENTS</b><br><b>NORTH OAKLAND COURT TO LA CUEVA CHANNEL</b> |                                        |
| DESIGN REVIEW COMMITTEE<br>FEB 2 0 2006                                                                                      | CITY ENGINEER APPROVAL<br>FEB 2 0 2006 |
| DESIGNED BY: WCMU                                                                                                            | DRAWN BY: WCMU                         |
| CHECKED BY: DS                                                                                                               | DATE: 4-20-05                          |
| CITY PROJECT NO. 714683                                                                                                      | ZONE MAP NO. C-20-Z                    |
| SHEET 10                                                                                                                     | OF 10                                  |