

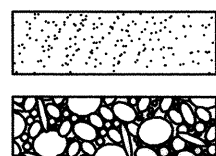
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SCANNED BY
PLANNING

LEGEND

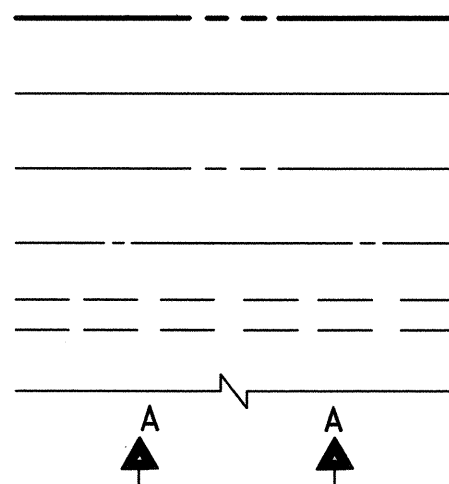
MATERIALS

CONCRETE
RIP-RAP



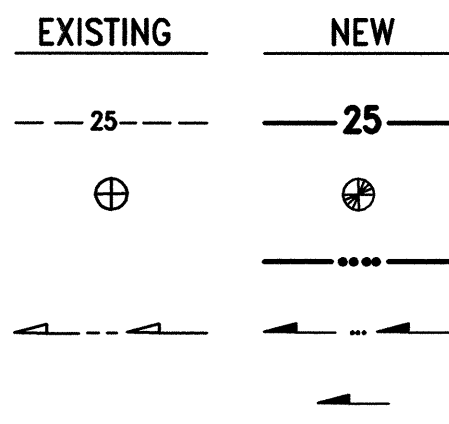
LINES

SUBDIVISION BOUNDARY
PROPERTY LINE (PLAN)
PROPERTY LINE (SECTION)
CENTERLINE
EASEMENT LINE
MATCH LINE
SECTION CUT LINE



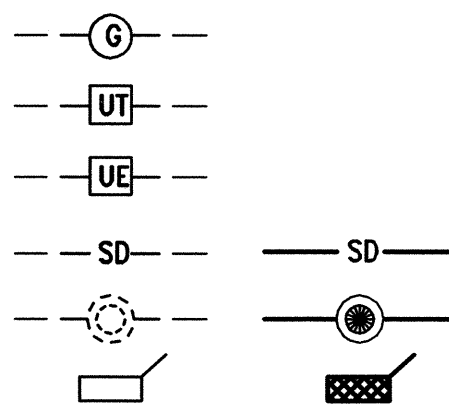
EARTHWORK

CONTOUR LINE
SPOT ELEVATION
PROJECT / PHASE BOUNDARY
FLOWLINE
DIRECTION OF FLOW



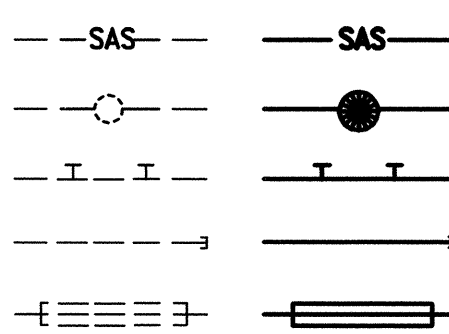
MISCELLANEOUS UTILITIES

GAS LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRICAL
STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLET



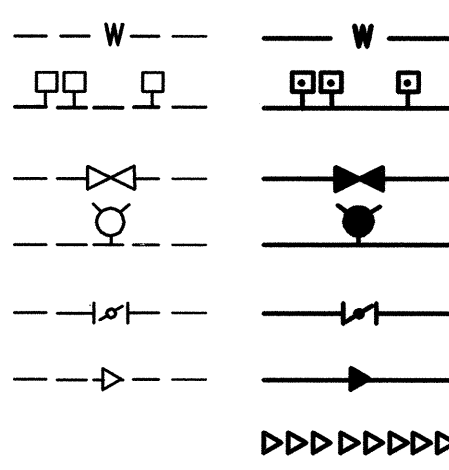
SANITARY SEWER

SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SAS SERVICE CONNECTIONS
SAS CAP OR PLUG
ENCASEMENT



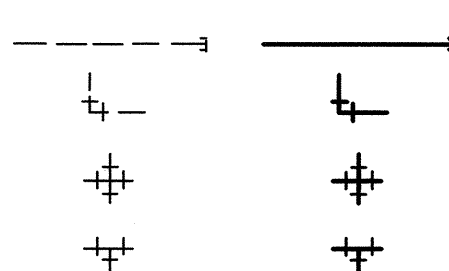
WATER

WATER LINE
WATER SERVICE CONNECTIONS
GATE VALVE
FIRE HYDRANT
BUTTERFLY VALVE
REDUCER
WATER PRESSURE ZONE BOUNDARY



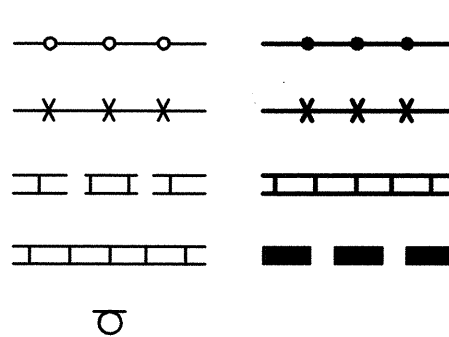
WATER FITTINGS

CAPS AND PLUGS
ELBOW
CROSS
TEE



MISCELLANEOUS

CHAINLINK FENCE
FIELD FENCE
COMMON YARD WALL
RETAINING WALL
POWER OR TELEPHONE POLE



CONSTRUCTION PLANS for LAS MANANITAS APARTMENTS WATER AND SANITARY SEWER SERVICES

ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 2003

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT THE INFRASTRUCTURE CONSTRUCTED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE ORIGINAL DESIGN INTENT OF THE CITY ENGINEER APPROVED PLANS. THE RECORD SURVEY INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS PROVIDED BY DAVID R. VIGIL, NMPS 8911, OF THE FIRM GEO-SURVCO INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED APPEARS TO BE REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THESE RECORD DRAWINGS ARE NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE DESIGN INTENT OF THIS PROJECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR ACCEPTANCE OF THE PROJECT BY THE CITY ENGINEER.

J. Graeme Means
J. GRAEME MEANS, NMPE 13676

12/16/2008
DATE

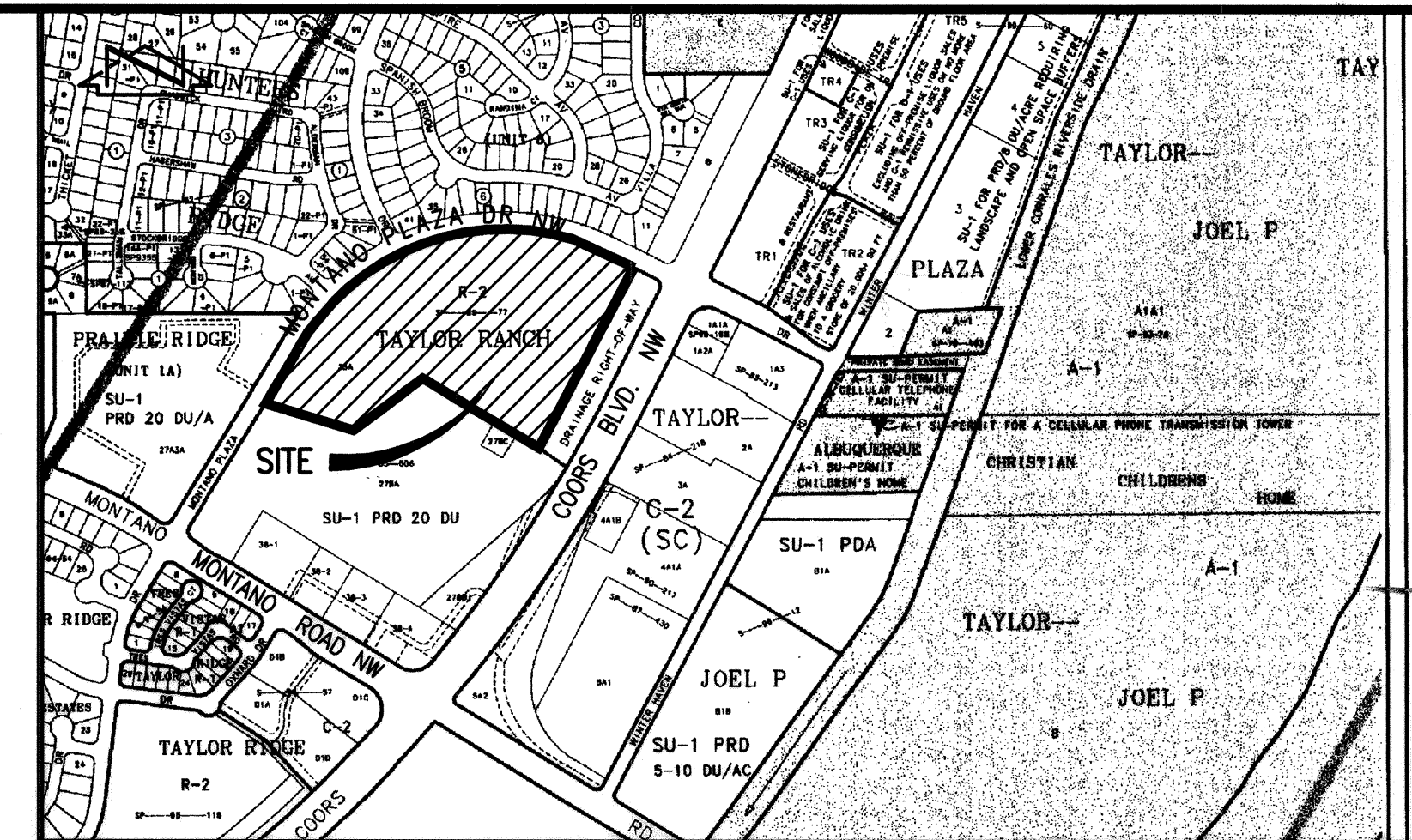


INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS
2	PLAT OF RECORD
3	SITE PLAN
4	SANITARY SEWER SERVICE PLAN AND PROFILE
5	WATER SERVICE DETAILS, WATER VALVE SHUTOFF PLAN
6	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
7	TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

RECORD DRAWING

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 2-19-2009

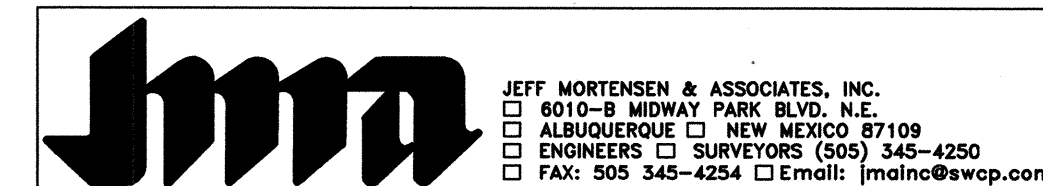


VICINITY MAP

SCALE: 1" = 750'

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1986 - UPDATE NO. 7.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, (ALBUQUERQUE AREA) 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- IF CURB IS DEPRESSURED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATIONS. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
- CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION 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 SPECIFICATIONS.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.



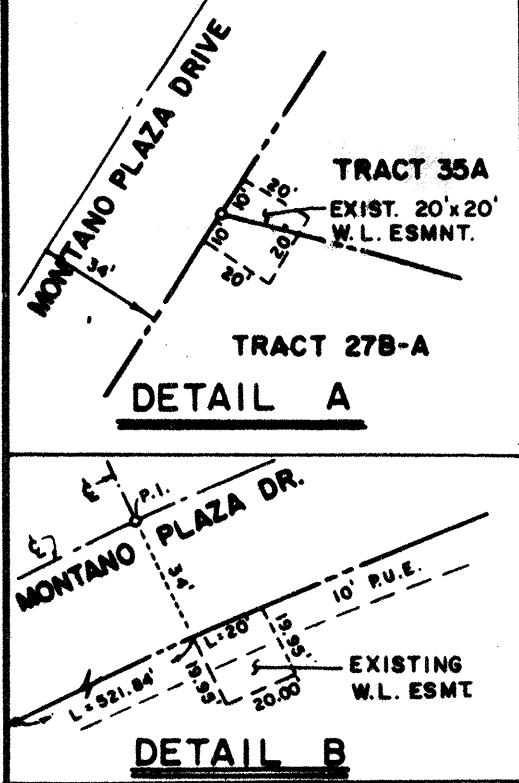
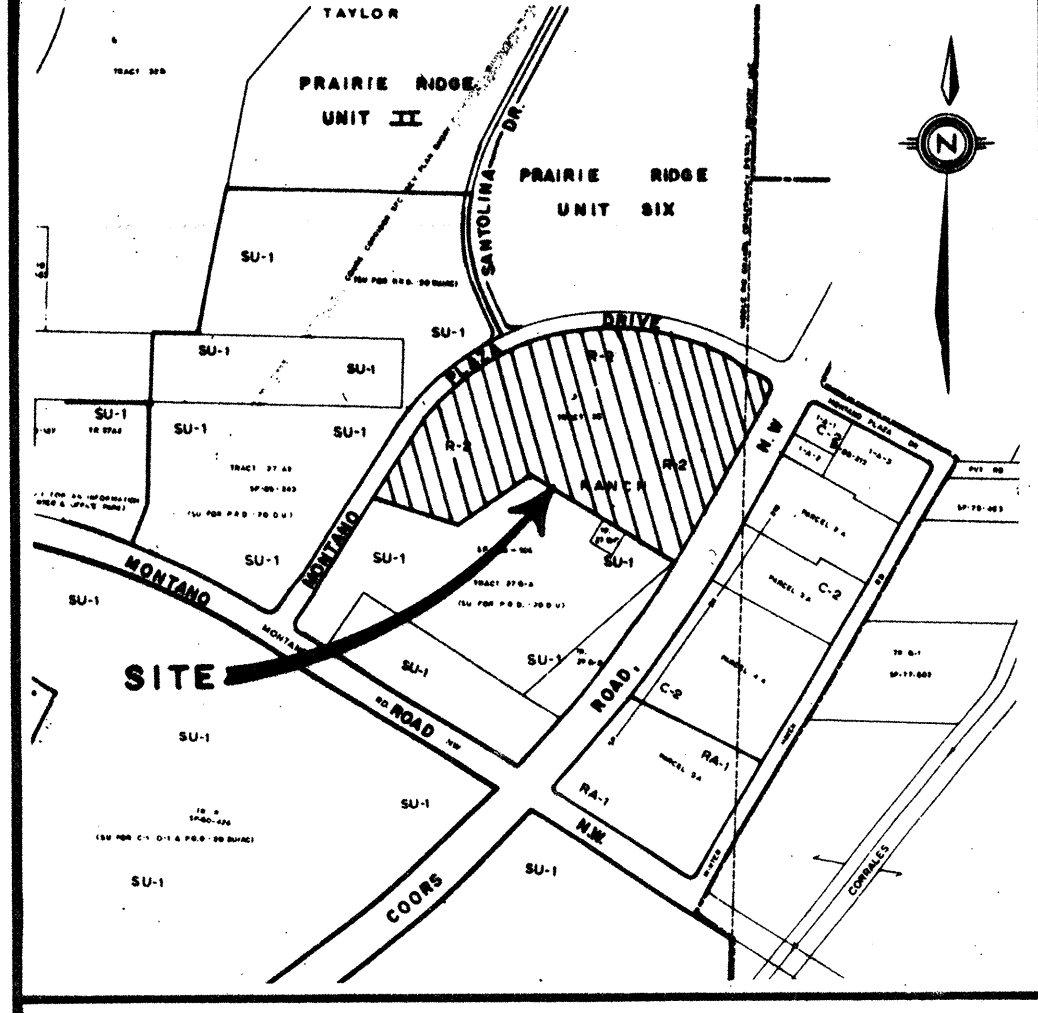
2001.057.08

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1-7							
ENGINEERS STAMP & SIGNATURE				APPROVALS			
DRC Chairman 5/1/03				APPROVED FOR CONSTRUCTION			
Transportation 4/1/03				12/1/04			
Water/Wastewater 9/25/03				2-14-09			
Hydrology 9/25/03				2/14/08			
C.I.P.							
Const. Mngmt.							
Const. Coord.							
City Project No. 717781				SHEET 1 OF 7			

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Plot Time: 2:19 pm

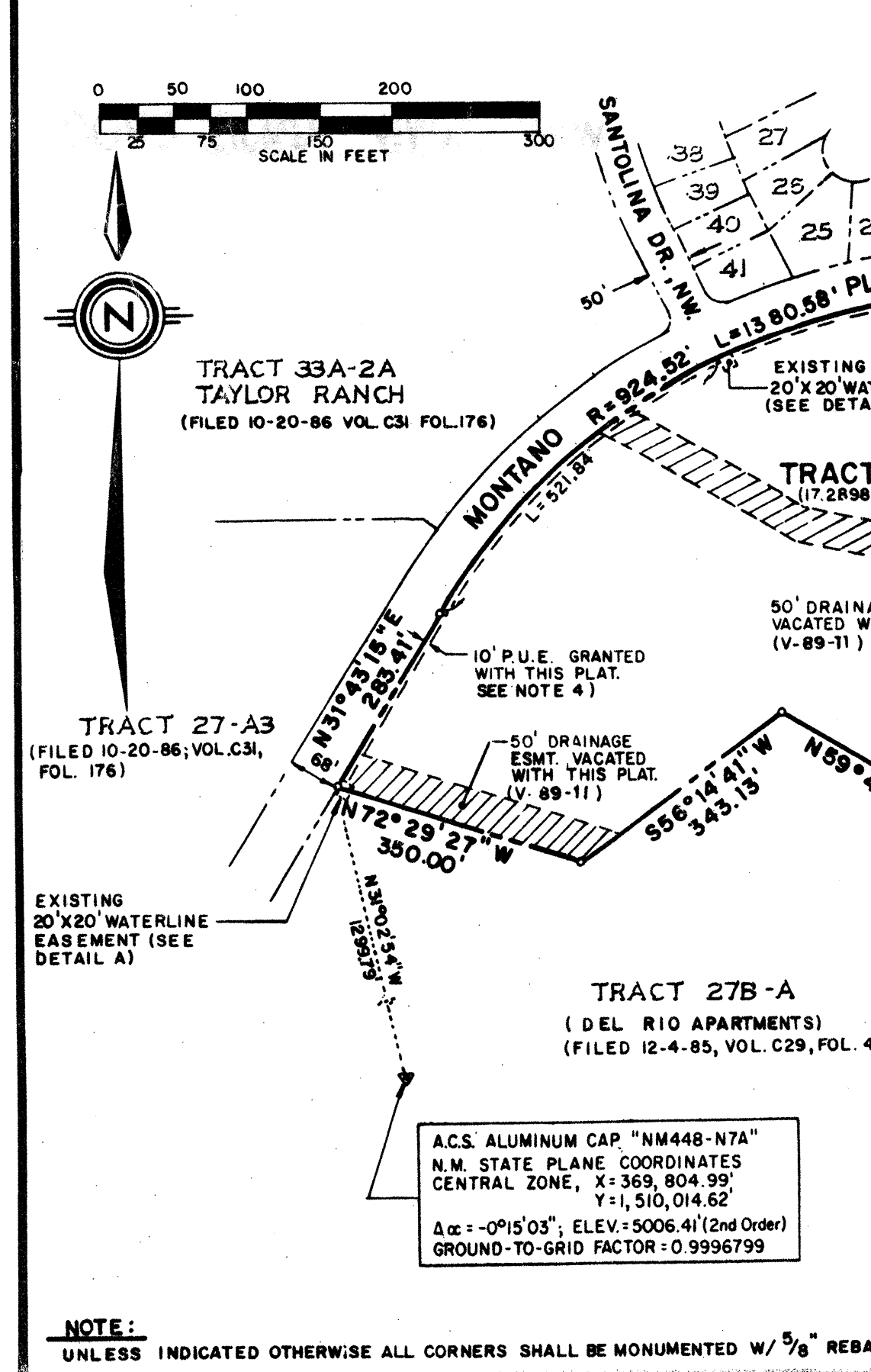
C38-161

C38-161 TALOS NO. 01-20-1688



SUBDIVISION DATA

SUBDIVISION CASE NO.	DRB-89-61, V-89-11
GROSS SUBDIVISION ACREAGE	19.6874 AC
ZONE ATLAS INDEX NO.	E-12-2
NO. OF EXISTING TRACTS	1
NO. OF TRACTS CREATED	2
MILES OF FULL-WIDTH STREETS CREATED	N/A
MILES OF HALF-WIDTH STREETS CREATED	N/A
DATE OF SURVEY	SEPTEMBER, 1986



DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF ALL OF TRACT 35, TAYLOR RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT FOR TRACTS 22A, 24, 27-A3, 27B, 30A, 30B, 32, 33, 34, AND 35 TAYLOR RANCH" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 3, 1984 IN VOLUME C23, FOLIO 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE A.C.S. ALUMINUM CAP "NM448-N7A" (HAVING N.M. STATE PLANE COORDINATES; CENTRAL ZONE OF X=369,804.99 FEET AND Y=1,510,014.62 FEET); THENCE N31°02'54"W, 1299.79 FEET TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO PLAZA DRIVE, N.W. 168' R.O.W.; AND THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 35, TAYLOR RANCH AND THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N31°43'15"E, 283.41 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHEASTERLY 1380.58 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 924.52 FEET, A CENTRAL ANGLE OF 85°33'35" AND A CHORD THAT BEARS N74°30'03"E, 1255.84 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S62°43'10"E, 30.93 FEET; THENCE, S60°25'44"E, 50.04 FEET; THENCE, S62°43'10"E, 115.00 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTHEASTERLY 54.98 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S17°43'10"E, 49.50 FEET) TO A POINT-OF-TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD N.W. (156' R/W); THENCE, ALONG SAID RIGHT-OF-WAY LINE S27°16'50"W, 474.00 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY 299.84 FEET ALONG THE ARC OF A CURVE THAT BEARS THE RIGHT (SAID ARC HAVING A RADIUS OF 5651.58 FEET, A CENTRAL ANGLE OF 03°02'23" AND A CHORD THAT BEARS S28°48'02"W, 299.81 FEET) TO A POINT-ON-CURVE (POC); THENCE, LEAVING SAID RIGHT-OF-WAY LINE N59°40'47"W, 656.50 FEET; THENCE, S56°14'41"W, 343.13 FEET; THENCE, N72°29'27"W, 350.00 FEET TO THE NORTHWESTERLY CORNER AND TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 19.6874 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE DRAINAGE R.O.W. AS DESCRIBED HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT; ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 5); SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BERNALILLO COUNTY DEVELOPMENT DIVISION
A NEW MEXICO DEPARTMENT

D.T. ROBERTSON
SR. VICE-PRESIDENT AND REGIONAL MANAGER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF January, 1989 BY D.T. ROBERTSON, SR. VICE-PRESIDENT AND REGIONAL MANAGER OF BELLAN COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID CORPORATION.

BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-92

MARY L. SNIDER
NOTARY PUBLIC
STATE OF NEW MEXICO
4-12-92

SURVEYOR'S CERTIFICATION

I, L. A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCES, MEETS THE REQUIREMENTS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

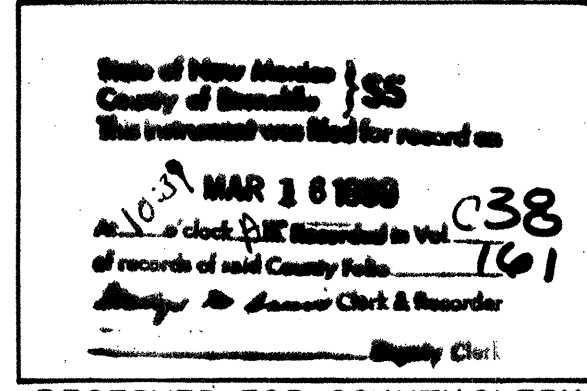
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL)

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, 1989 BY L.A. CARLETON, JR.

BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-25-89

8922308 VACATION AND REPLAT
OF
TRACT 35 TAYLOR RANCH
TO
**TRACT 35A
TAYLOR RANCH**
SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1988



APPROVALS

<i>[Signature]</i> CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	3-15-89 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	2-21-89 DATE
<i>[Signature]</i> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	2/21/89 DATE
<i>[Signature]</i> CITY ENGINEER, ENGINEERING DIVISION	3/9/89 DATE
<i>[Signature]</i> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	3/9/89 DATE
<i>[Signature]</i> AIRPORT LITING DEPARTMENT	2-21-89 DATE
<i>[Signature]</i> CHIEF CITY SURVEYOR, ENGINEERING DIVISION	8/31/89 DATE
<i>[Signature]</i> PROPERTY MANAGEMENT	2-1-89 DATE
<i>[Signature]</i> GAS COMPANY OF NEW MEXICO	1-20-89 DATE
<i>[Signature]</i> MOUNTAIN BELL	10/20/89 DATE
<i>[Signature]</i> PUBLIC SERVICE COMPANY OF NEW MEXICO	1-20-89 DATE

- NOTES**
- BEARING BASE FOR THIS PLAT IS THE PLAT FOR TAYLOR RANCH (FILED 5/3/84, C23-180). ROTATE ALL BEARINGS CLOCKWISE 00°01'24" TO OBTAIN STATE PLANE GRID BEARINGS. ALL DISTANCES ARE GROUND.
 - ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
 - BENCHMARK FOR THIS PLAT IS THE A.C.S. CAP "NM448-N7A" ELEV. = 5006.41.
 - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - MOUNTAIN BELL FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. ALSO INCLUDED IS THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.
5. DRAINAGE R.O.W. IS A PUBLIC STORMWATER DETENTION FACILITY AND WITH THE APPROVAL AND RECORDING OF THIS PLAT IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

NOV, 1988

SCALE: 1"=200'

C.S.C.

W.J.W.

73-19-720

OFFICIAL SEAL

RICHARD D. CHINTANA

NOTARY PUBLIC - NEW MEXICO

NOTARY BOND FILED WITH SECRETARY OF STATE

My Commission Expires: 3-25-89

SHEET 1 OF 1

community services corporation

RECORD DRAWING



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	5521.58'	293.02'	S 28°48'23" W	292.98'	0°30'22"
C2	924.52'	1380.63'	N 74°29'53" E	1255.87'	85°33'46"



RECORD DRAWING

Jma JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX: 505 345-4254 ☐ Email: jmainc@swcp.com

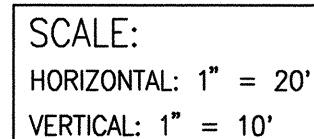
	<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP</p>
TITLE:	<p>LAS MANANITAS APARTMENTS WATER AND SANITARY SEWER SERVICES SITE PLAN</p>

				Last Design Update <table border="1"> <tr> <td>Mo./Day/Yr.</td> <td>Mo./Day/Yr.</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>		Mo./Day/Yr.	Mo./Day/Yr.								
Mo./Day/Yr.	Mo./Day/Yr.														
City Project No. 717781		Zone Map No. E-12		Sheet 3 Of 7											

AP	RECORDED DRAWING	12/08	Δ
BY	REMARKS	DATE	NO.
Revisions			
DESIGN			
09/2003	Date	G.M.	Designed By
09/2003	Date	S.G.H.	Drawn By
09/2003	Date	G.M.	Checked By


<div style="display: flex; justify-content: space-between;"> ENT GROUP </div>	
<div style="display: flex; justify-content: space-between;"> ENTS SERVICES </div>	
Mo./Day/Yr.	Mo./Day/Yr.
Sheet	Of
2	3 7

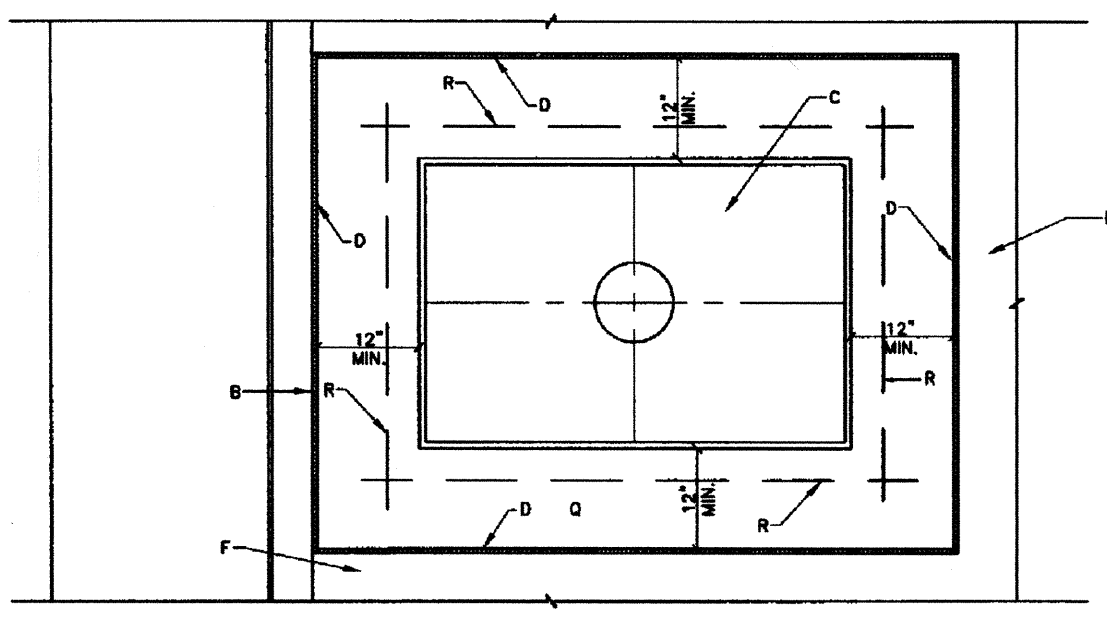
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CONTRACTOR	Python Construction
WORK ORDER NO.	0
DESIGNED BY	Geo-Sunco
INSPECTED BY	0
ACCEPTANCE BY	HMCg
FIELD VERIFICATION BY	Geo-Sunco
DATE	0
CORRECTED BY	HMCg
MICRO-FILM INFORMATION	
RECORDED BY	0
NO.	



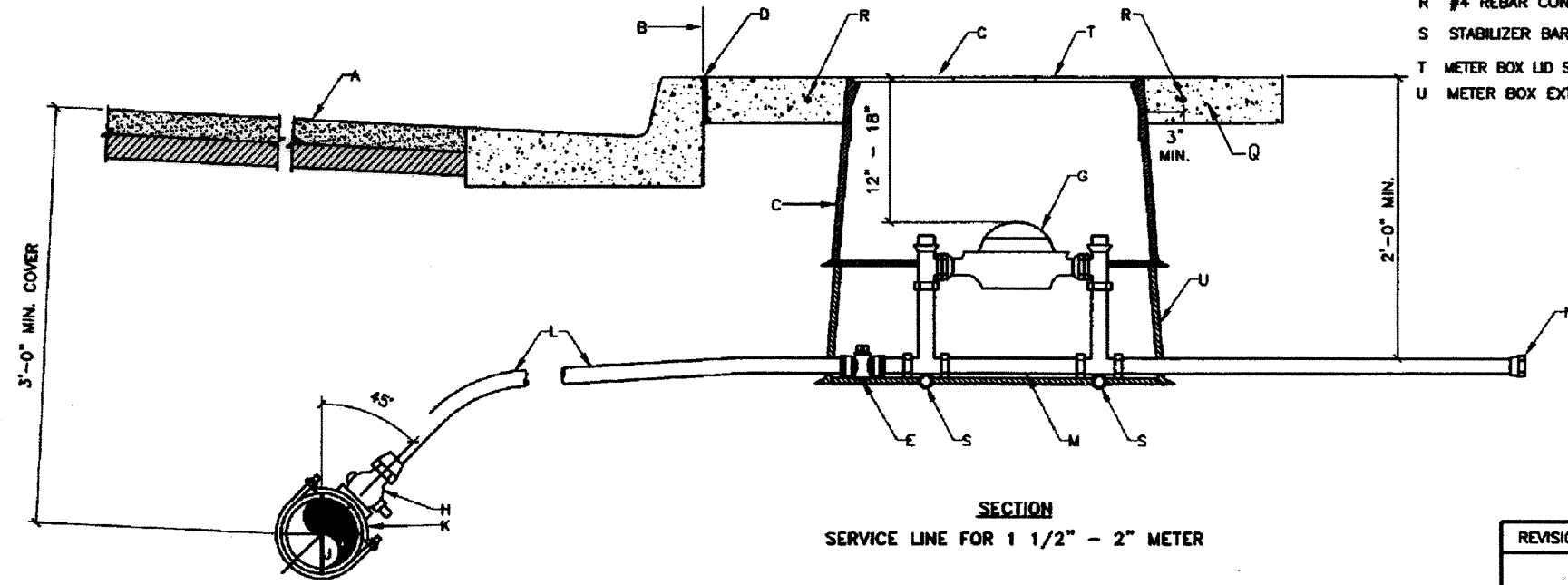
**RECORD DRAWING
FOR CERTIFICATION, SEE SHEET 1**



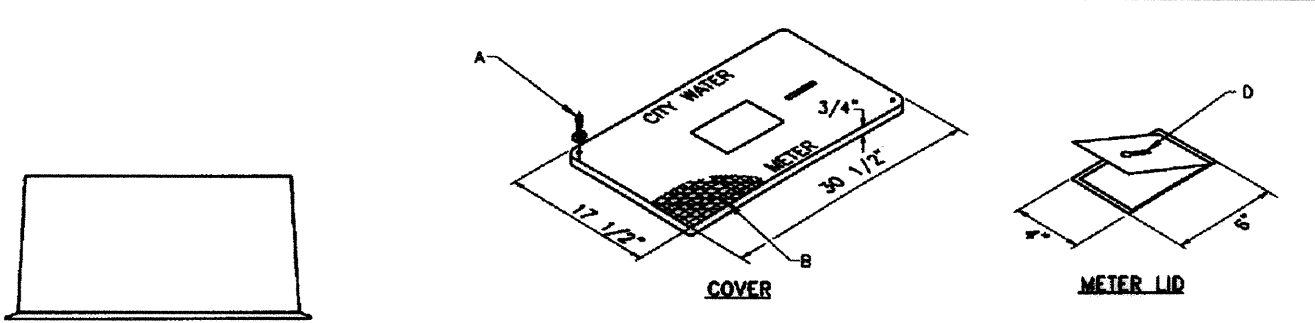
	City Engineer Approval		Last Design Update	Mo./Day/Yr.	
City Project No.	717781	Zone Map No.	E-12	Sheet	4 of 7



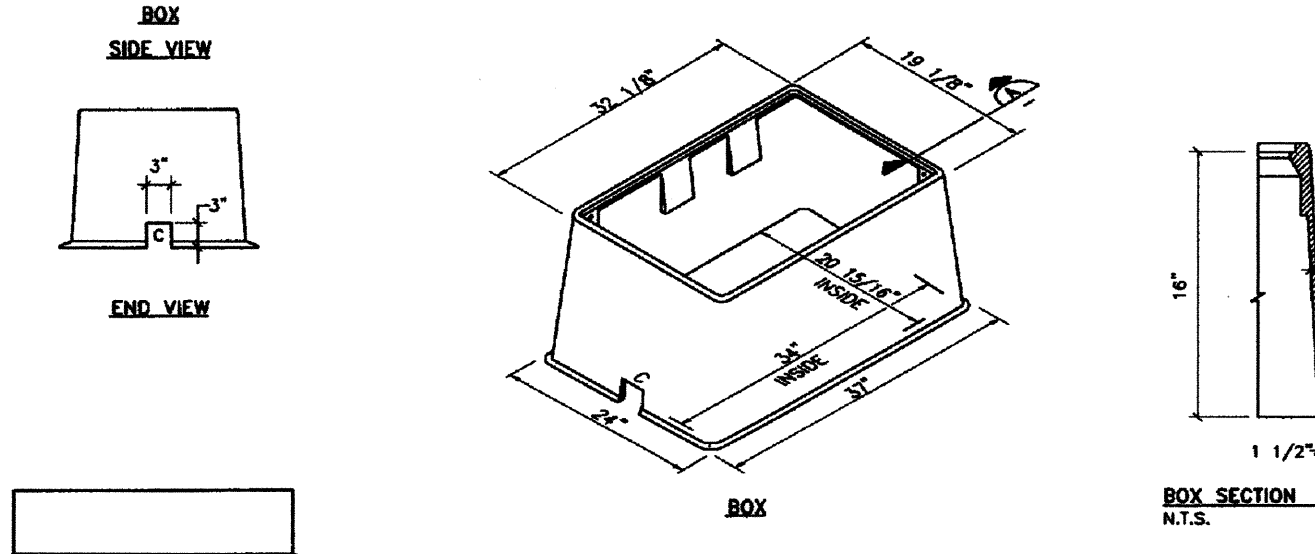
GENERAL NOTES:
1. METER BOX LOCATION TO CONFORM TO DWG. 2361.
CONSTRUCTION NOTES:
A. STREET SURFACE.
B. BACK OF CURB.
C. METER BOX, COVER AND LID, SEE DRAWING 2367. COVER FLUSH WITH SURFACE AND CENTERED OVER METER REGISTER.
D. CURB STOP, LOCATE INSIDE METER BOX.
E. METER, TOP OF METER TO BE 12"-18" BELOW COVER.
F. CORP STOP.
G. MAIN WATER LINE.
H. TAPPING SADDLE.
I. COPPER SERVICE LINE.
J. COPPER SETTER.
K. TAPPING SADDLE.
L. TAPPING SADDLE.
M. TAPPING SADDLE.
N. TAPPING SADDLE.
O. TAPPING SADDLE.
P. TAPPING SADDLE.
Q. TAPPING SADDLE.
R. TAPPING SADDLE.
S. TAPPING SADDLE.
T. TAPPING SADDLE.
U. TAPPING SADDLE.
V. TAPPING SADDLE.
W. TAPPING SADDLE.
X. TAPPING SADDLE.
Y. TAPPING SADDLE.
Z. TAPPING SADDLE.



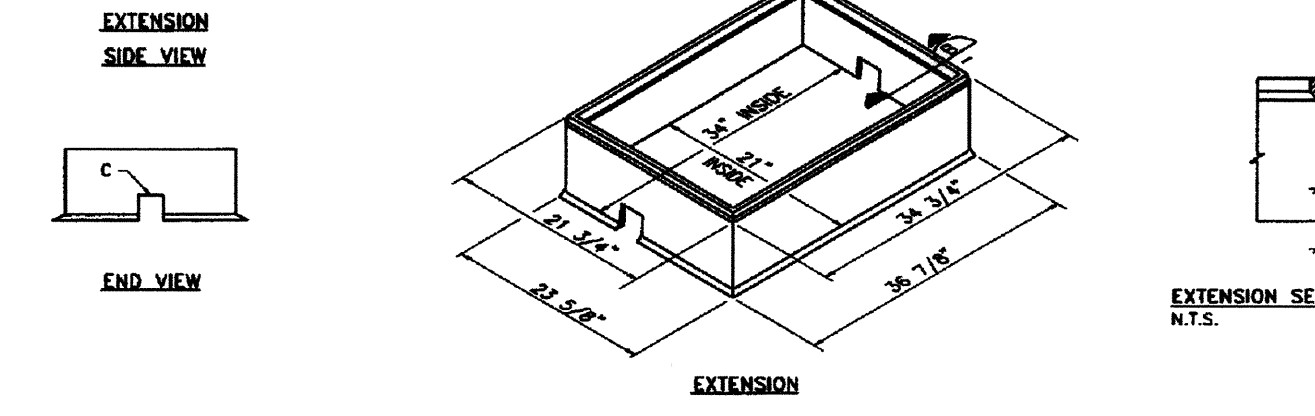
REVISIONS CITY OF ALBUQUERQUE
1-1/2" WATER SERVICE LINE INSTALLATION
DWG. 2363 JANUARY 2003



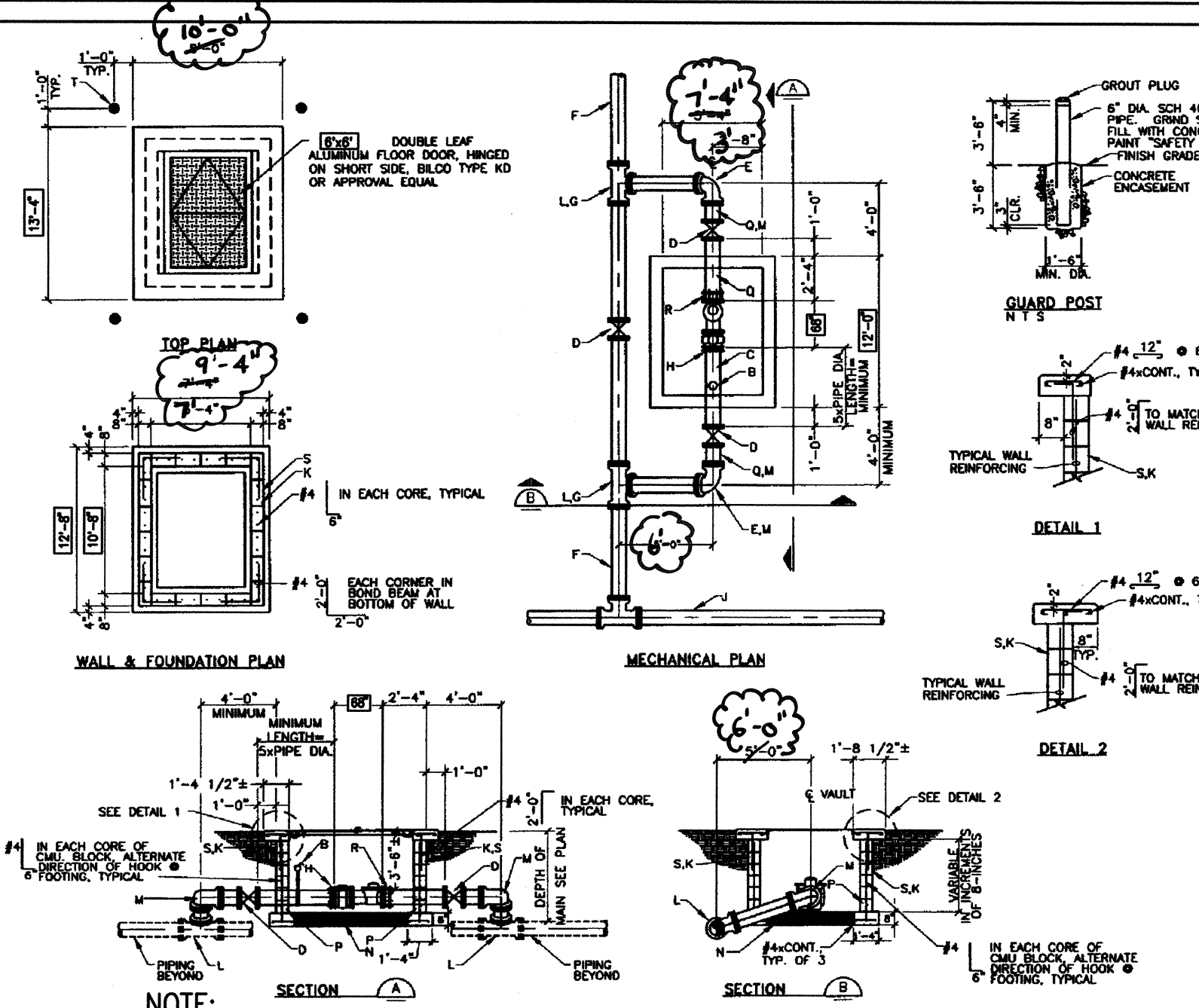
GENERAL NOTES:
1. METER BOX WITH COVER AND LID FOR 1 1/2" AND 2" WATER SERVICE LINE.
2. CONSTRUCTION OF METER BOX COVER AND LID SHALL CONFORM TO SECTION 802 FOR WATER METER BOX, 1 1/2" AND 2" METERS.
CONSTRUCTION NOTES:
A. 3/8"-16NC HDX. NO. BOLT, 2 REQUIRED WITH WASHERS.
B. SKID RESISTANT SURFACE.
C. 3"x3" PIPE HOLE AT EACH END.
D. STANDARD METER LID KEY HOLE OR 1 1/2" x 1/2" LIFTING SLOT.



REVISIONS CITY OF ALBUQUERQUE
METER BOX COVER & LID FOR 1 1/2" AND 2" METERS
DWG. 2367 JANUARY 2003



REVISIONS CITY OF ALBUQUERQUE
METER BOX COVER & LID FOR 1 1/2" AND 2" METERS
DWG. 2367 JANUARY 2003



GENERAL NOTES:
1. COMPRESSIVE STRENGTH OF ALL CONCRETE SHALL BE 3000 PSI PER EXISTING CONC. SPEC. SEC. 101.
2. COMPACT SUBGRADE UNDER AND 12" EITHER SIDE OF FOOTING TO 80% MAXIMUM DENSITY, PER ASTM D-1557 TO 6" MIN. DEPTH.
3. PRECAST CONCRETE VULV MAY BE USED IN LIEU OF CONG. CONSTRUCTION WITH WATER UTILITY DEPARTMENT APPROVAL. SHALL BE 4' LONGER AND 2' WIDER THAN STATIONED DRAWING DIMENSIONS.
CONSTRUCTION NOTES:
A. INVERTS 10" ASSEMBLY. SEE DETAIL, THIS SHEET.
B. 1" SADDLE TAP, 1" GATE VALVE AND 1" AIR RELEASE VALVE. AIR RELEASE VALVE SHALL BE APOD MODEL NO. 200A OR APPROVED EQUAL.
C. D.I. SPOOL (FLANGE) LENGTH AS REQ'D. MINIMUM LENGTH SHALL BE 5 TIMES THE PIPE DIAMETER.
D. GATE VALVE (FLANGED).
E. 90° ELBOW (N) WITH MEGALUGS.
F. MAIN SERVICE LINE.
G. M.J. TEE WITH MEGALUGS.
H. MEGA FLANGE-FLANGE ADAPTER, SERIES 2100 AS MANUFACTURED BY EBM IRON SALES, OR APPROVED EQUAL.
I. MAIN DISTRIBUTION LINE.
J. FILL ALL CONG. CORES WITH 3000 PSI CONCRETE, TYP.
K. ROLL TEE UP AS REQUIRED.
L. ROLL 90° ELBOW DOWN AS REQUIRED.
M. 3/4" GRAVEL FILL PER ASTM C33, NO. 57 GRAVEL, 8" DEPTH.
N. CONTINUOUS BOND BEAM AT BOTTOM OF WALL WITH FAUCET. SEE FOUNDATION PLAN FOR ADDITIONAL REINFORCING AT CORNERS.
O. D.I. PIPE (FLANGE) LENGTH AS REQUIRED.
P. FLANGE COUPLING ADAPTER, (ICA).
Q. 8"x16" HOLLOW CORE CONCRETE BLOCK (CONG.).
R. 6" CONCRETE FILL GUARD POST, TYPICAL OF 4, SEC. 101 EXISTING CONCRETE, Fc=3000 psi @ 28 DAYS.
NOTE:
DIMENSIONS IN [BOXES] MODIFIED FROM CITY DRAWINGS TO ALLOW INSTALLATION OF FIRELINE SERVICE ASSEMBLY.

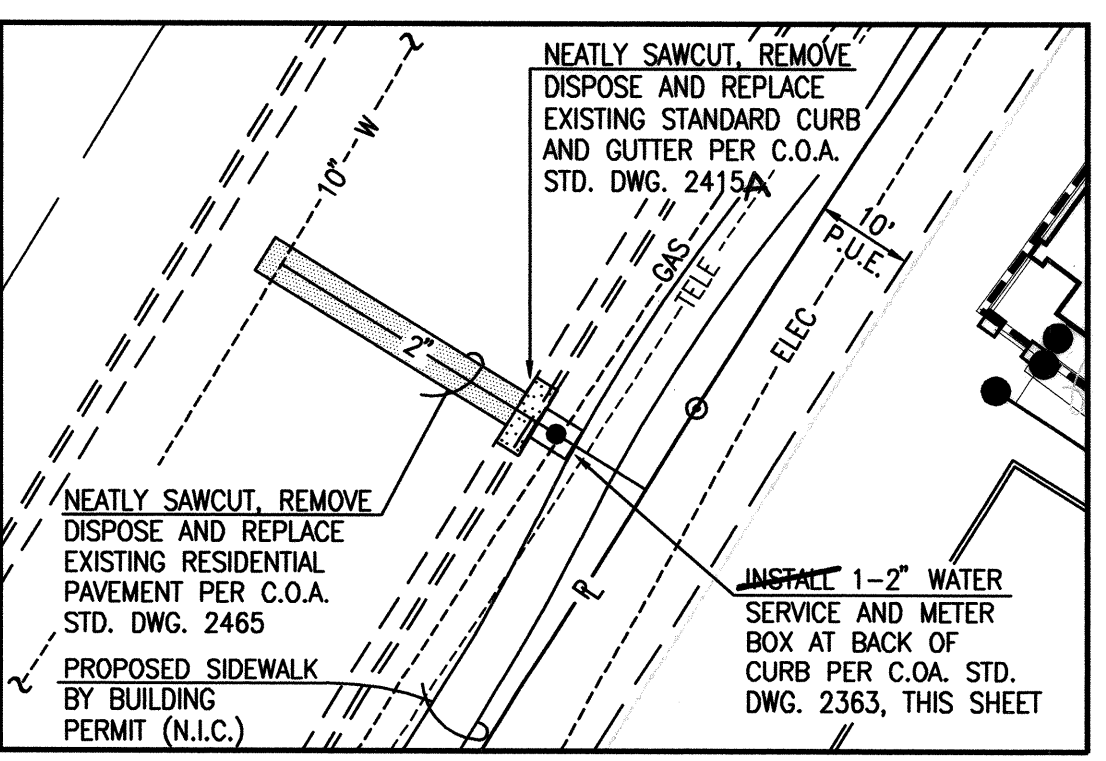
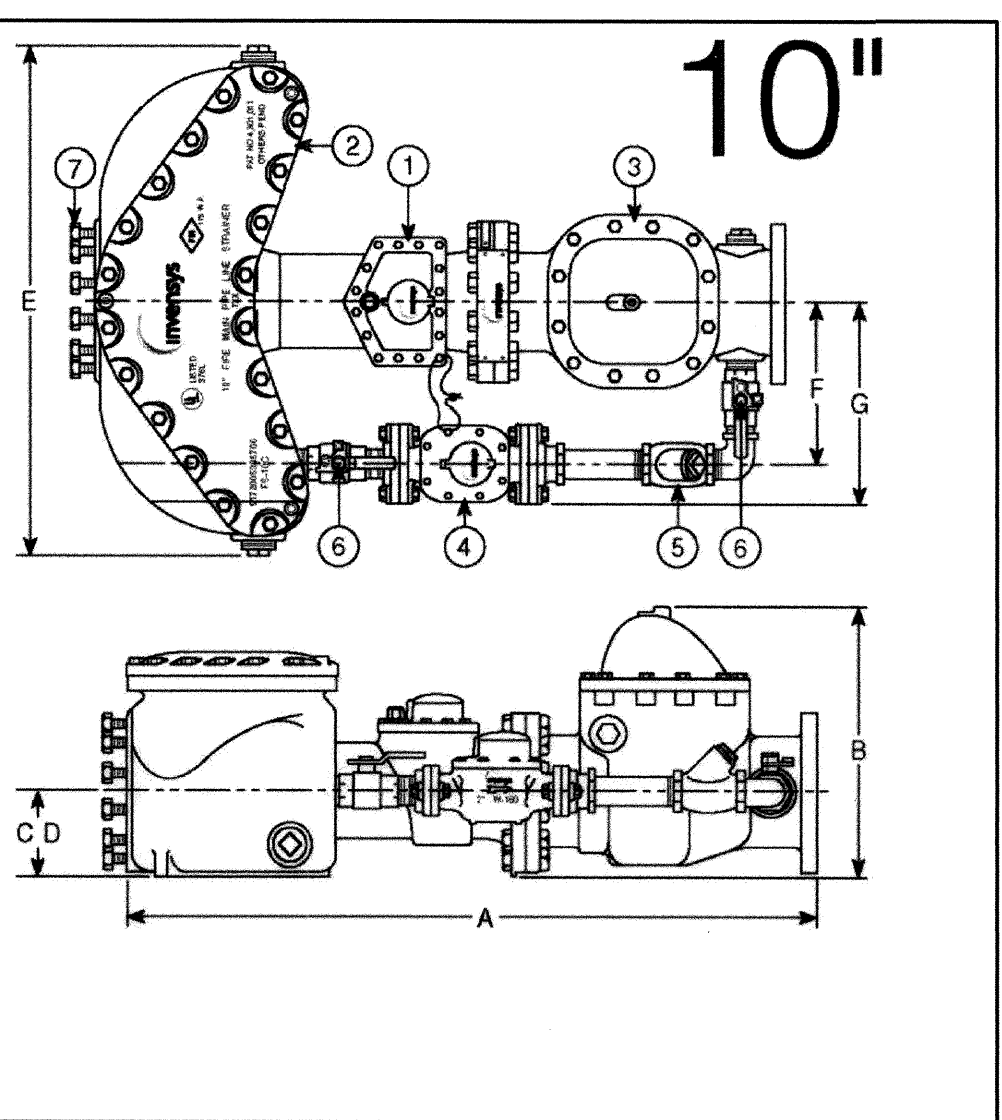
REVISIONS CITY OF ALBUQUERQUE
LARGE DIAMETER METER VAULT
DWG. 2370 JANUARY 2003

LIST OF MATERIALS - 10"			
No.	Name	Quantity	Material
1	InvenSys 10" Turbo Meter	1	Bronze
2	Compact Strainer	1	Ductile Iron
3	InvenSys Detector Check Valve	1	Cast Iron
4	InvenSys 2" Turbo Meter	1	Bronze
5	Check Valve	1	Bronze
6	Ball Valve - Locking	2	Bronze
7	Upstream Bolts Supplied as Standard Equipment	8	Type 316 Stainless Steel
8	10" Smith-Blair Special 913 Flanged Coupling Adapter (Optional-Not Shown)	1	Fabricated Steel

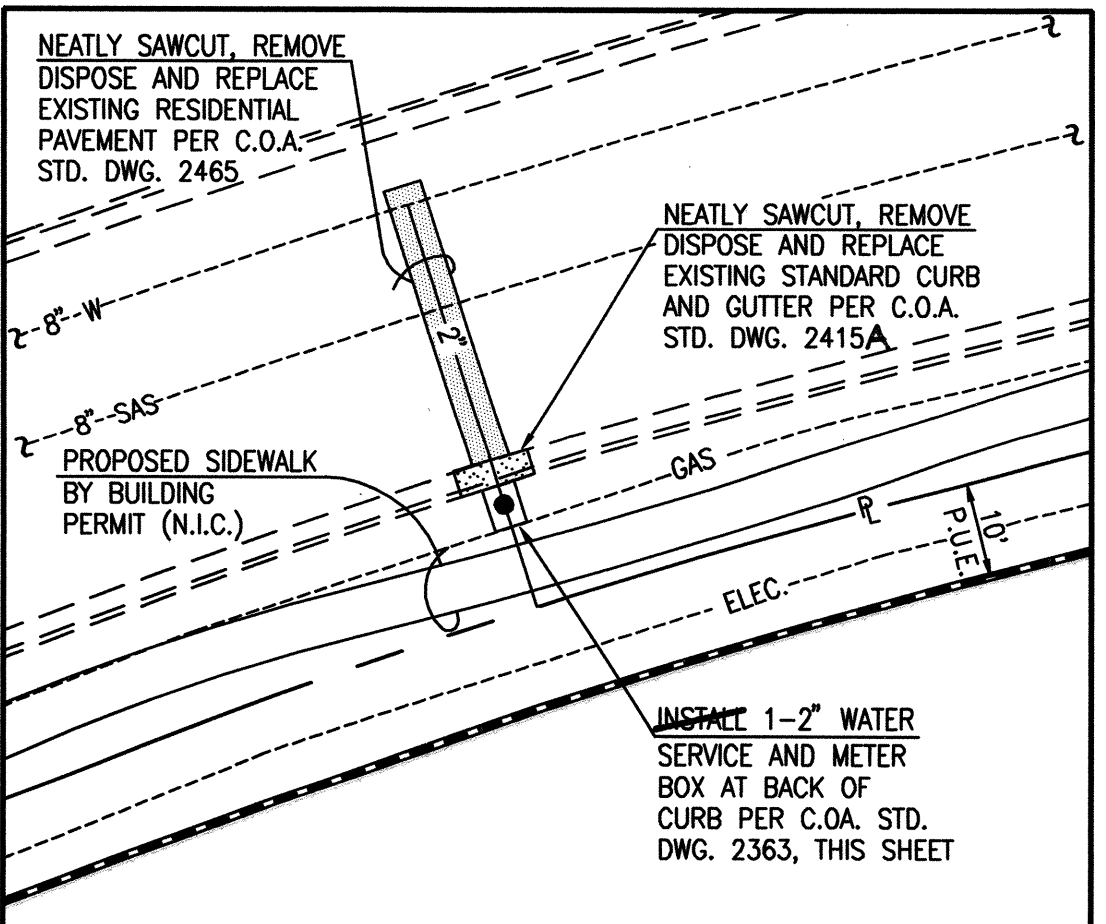
DIMENSIONS - 10"	
A Laying Length	68.00'
B Overall Height	28.13'
C Center Line to Meter Base	8.50'
D Center Line to Strainer Base	8.50'
E Overall Width	50.00'
F Center Line to Center Line	16.18'
G Center Line to By-Pass Extreme	18.74'
H Flanged Coupling Adapter Length	5.56'
I By-Pass Size (nom.)	2.00'
J Weight (Lbs)	1840

FLOW RANGES AND ACCURACY LIMITS - 10"
Continuous Flows: 4 to 5500 GPM
Intermittent Flows: 7000 GPM
Low Flows: 3 GPM
Accuracy: ±1.5% of Actual Throughput-95% at Low Flow
① Bronze gate valve optional
② Pipeline OD required
③ Except at crossover

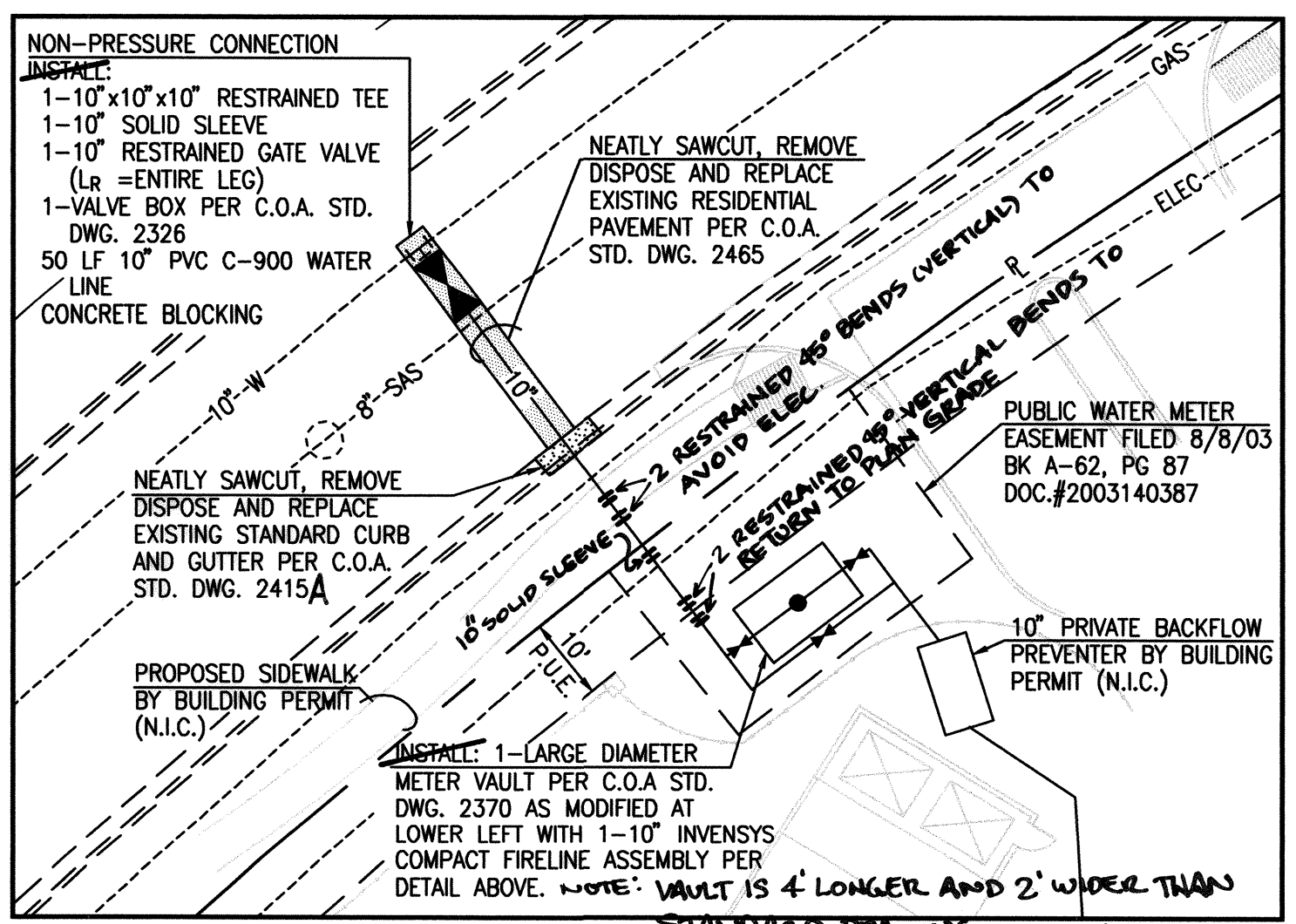
INVENSYS 10" COMPACT FIRELINE SERVICE ASSEMBLY, FM-721 BY INVENSYS METERING SYSTEMS
P.O. BOX 487
450 N. GALLATIN AVENUE
UNIONTOWN, PA. 15401
1-800-METER-IT (1-800-638-3748)



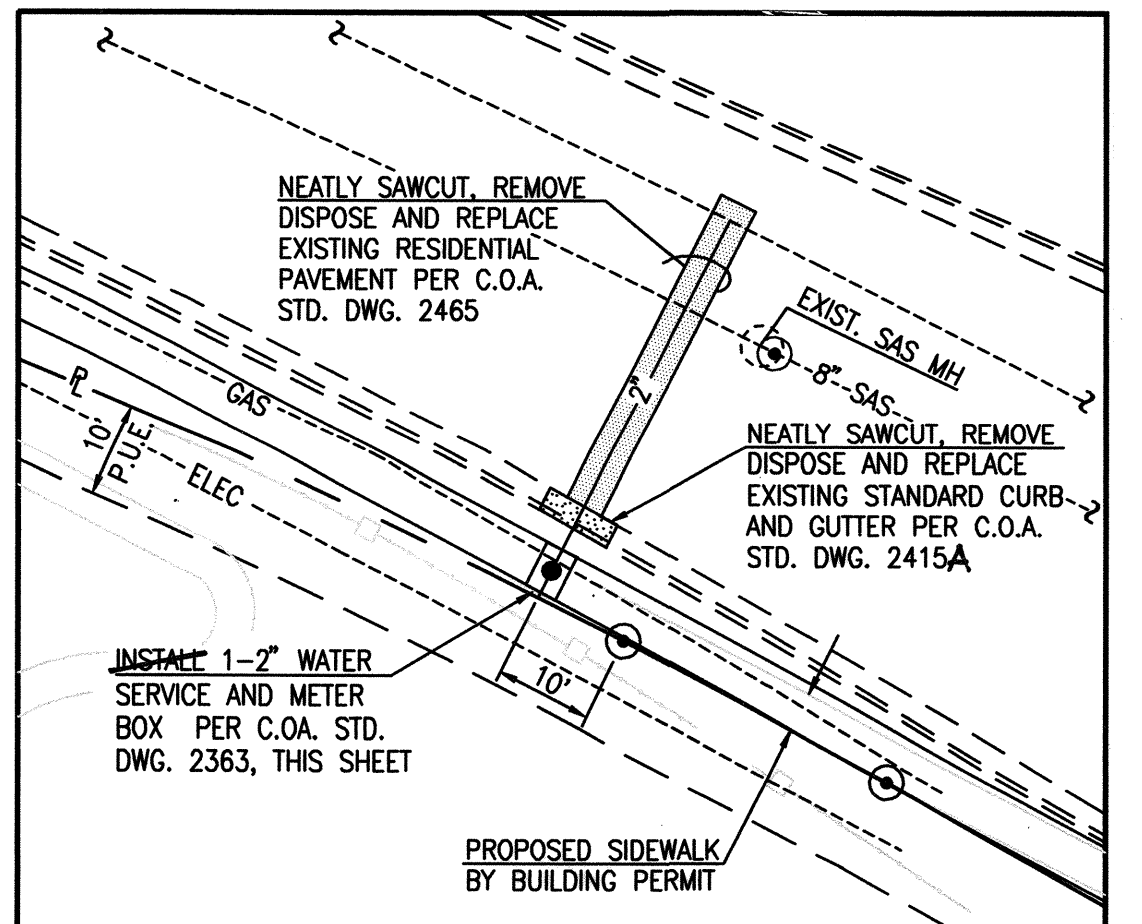
DETAIL SCALE: 1" = 20'
1/3



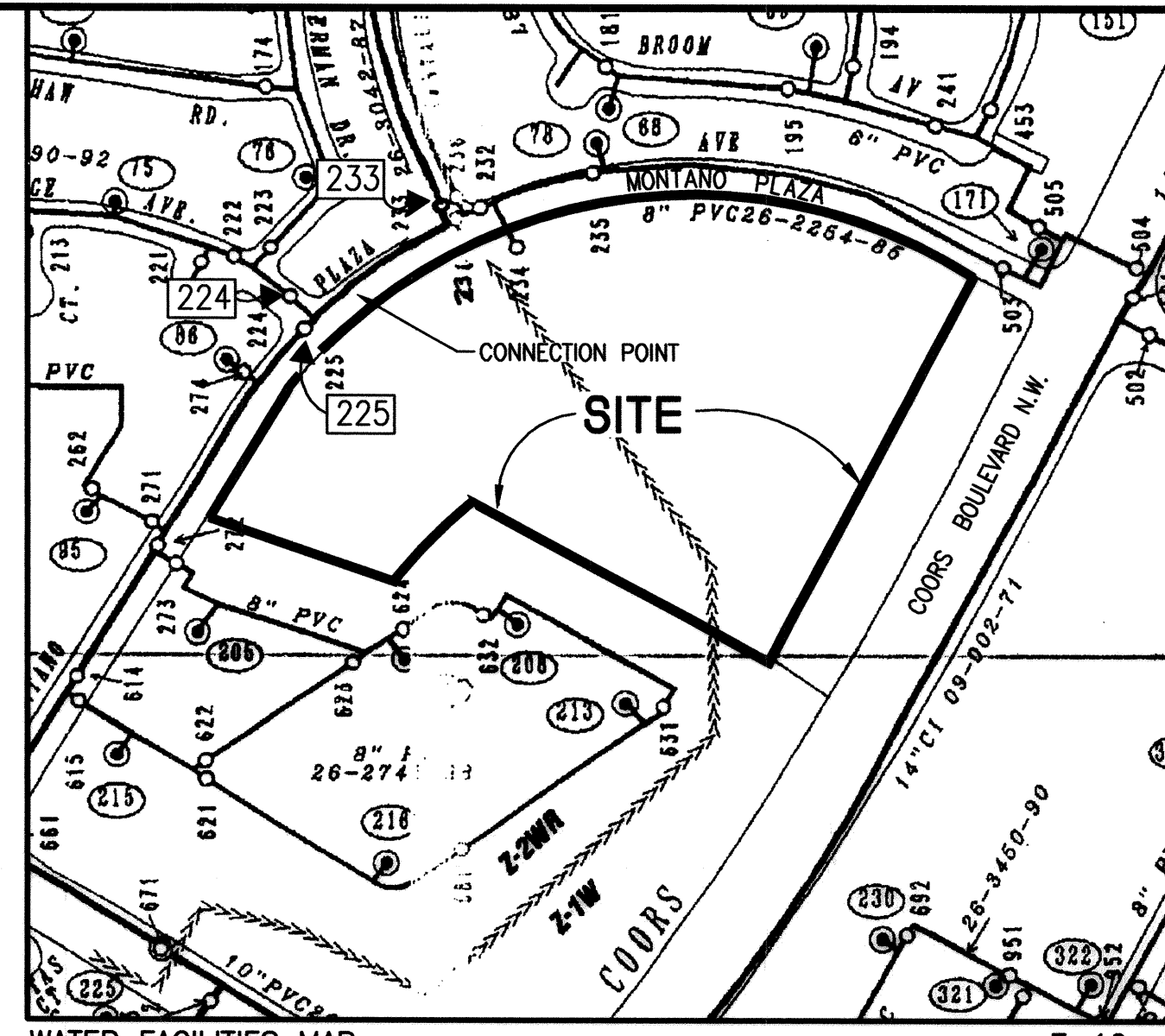
DETAIL SCALE: 1" = 20'
3/3



DETAIL SCALE: 1" = 20'
2/3



DETAIL SCALE: 1" = 20'
4/3



WATER FACILITIES MAP
SCALE: 1" = 350'

WATER VALVE SHUTOFF PLAN NOTES:

- AT A MINIMUM, THE FOLLOWING VALVES SHALL BE CLOSED TO FACILITATE THE PROPOSED CONNECTION:
• VALVES 224, 225 AND 233
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO WATER SYSTEMS (857-8250) A DETAILED CONSTRUCTION SCHEDULE OF WORK ANTICIPATED TO REQUIRE WATER VALVE SHUTOFFS. THE CONTRACTOR SHALL MAINTAIN WEEKLY CONTACT WITH WATER SYSTEMS AS REQUIRED TO UPDATE AND/OR VERIFY THE SCHEDULE.
- WATER SYSTEMS PERSONNEL SHALL PERFORM ALL SHUTOFFS. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES THAT MAY AFFECT SYSTEM OPERATION.
- WATER SYSTEMS WILL NOT BE RESPONSIBLE FOR ANY PROJECT DELAYS ATTRIBUTABLE TO THE SCHEDULING OF WATER VALVE SHUTOFFS.
- THE CONTRACTOR SHALL REQUEST A WATER SHUTOFF IN WRITING, A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE PER STANDARD CITY OF ALBUQUERQUE PROCEDURES.
- WITHIN FIVE (5) DAYS AFTER RECEIPT OF CONTRACTOR'S SHUTOFF REQUEST, TRIAL SHUTOFFS WILL BE CONDUCTED. CITY TO FURNISH LABOR AND APPURTENANCES NECESSARY TO VERIFY COMPLETENESS OF SHUTOFFS.
- THE CONTRACTOR SHALL HAVE ALL FITTINGS, MATERIALS AND EQUIPMENT ON SITE PRIOR TO VALVE SHUTOFF. ALL EXCAVATION SHALL BE COMPLETE EXCEPT AS NECESSARY TO MAINTAIN SAFE SYSTEM OPERATION WHILE UNDER PRESSURE.
- THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS NECESSARY TO EFFECT ALL NECESSARY SHUTOFFS AND CONNECTIONS.
- EXISTING WATER VALVE AND WATER LINE INFORMATION OBTAINED FROM CITY OF ALBUQUERQUE FACILITIES MAP E-12

RECORD DRAWING FOR CERTIFICATION, SEE SHEET 1

RECORD DRAWING LEGEND
11-03
5010-95
AS-BUILT INFORMATION FROM RECORD SURVEY
CONSTRUCT RECORD INFORMATION VERIFIED BY ENGINEER



JEFF MORTENSEN & ASSOCIATES, INC.
4001 S. MONTANA AVENUE, SUITE 100
ALBUQUERQUE, NM 87109
PHONE: 505-345-4254 FAX: 505-345-4254
E-MAIL: jma@jma-inc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

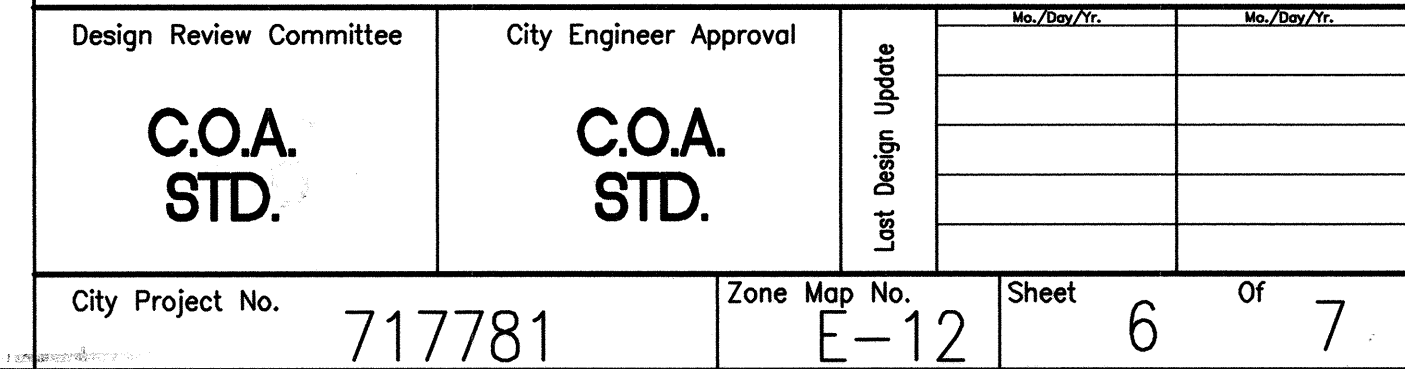
TITLE: LAS MANANITAS APARTMENTS
WATER AND SANITARY SEWER SERVICES
WATER SERVICE DETAILS, WATER VALVE SHUTOFF PLAN

Design	Review	Committee	City Engineer Approval	Ms./Date/Tr.
APPROVED	APPROVED	APPROVED	APPROVED	
OCT 17 2008	APR 11 2008			
REVIEWED	CITY ENGINEER			

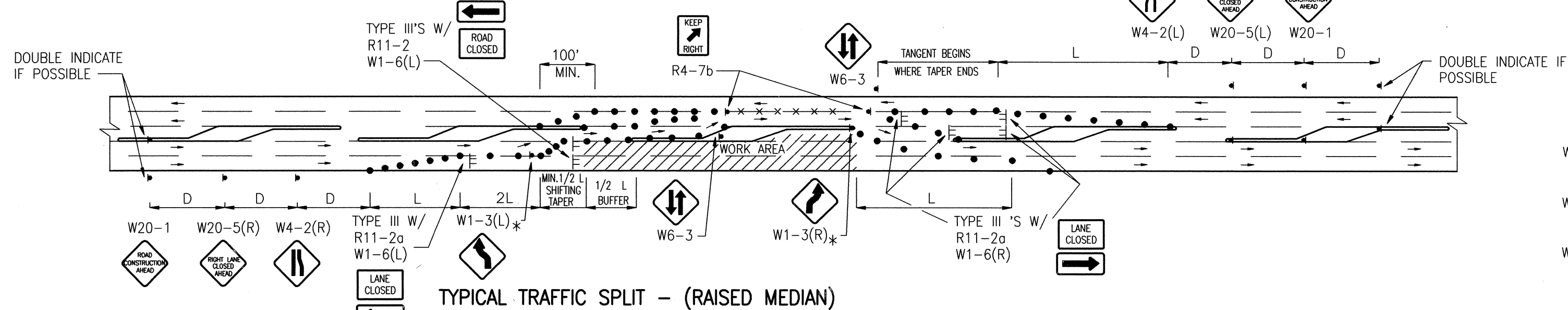
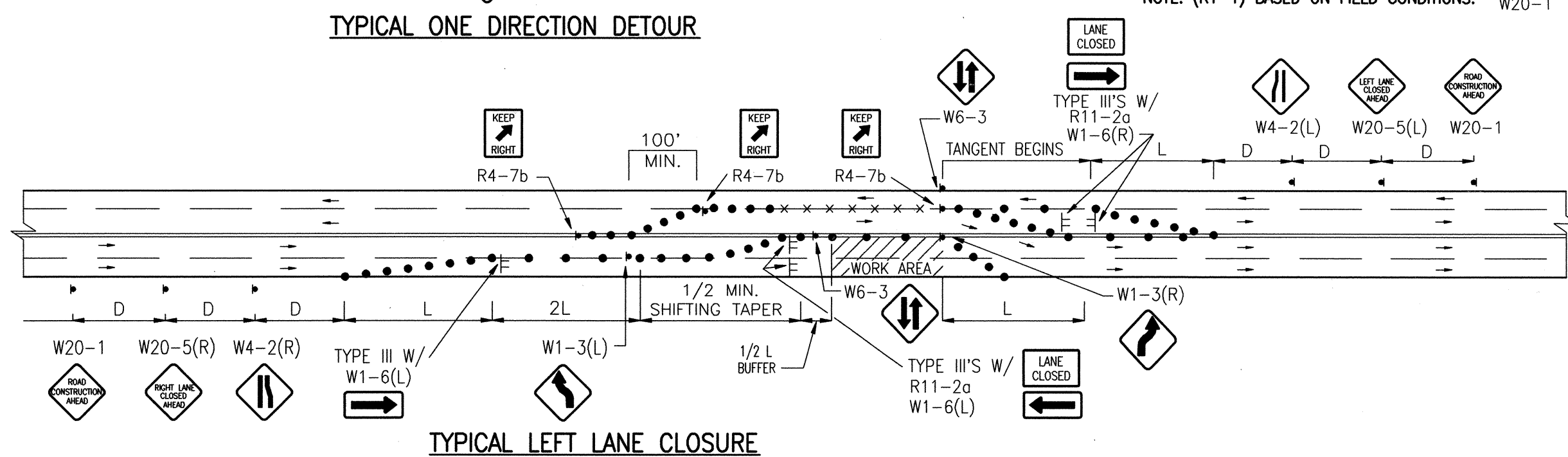
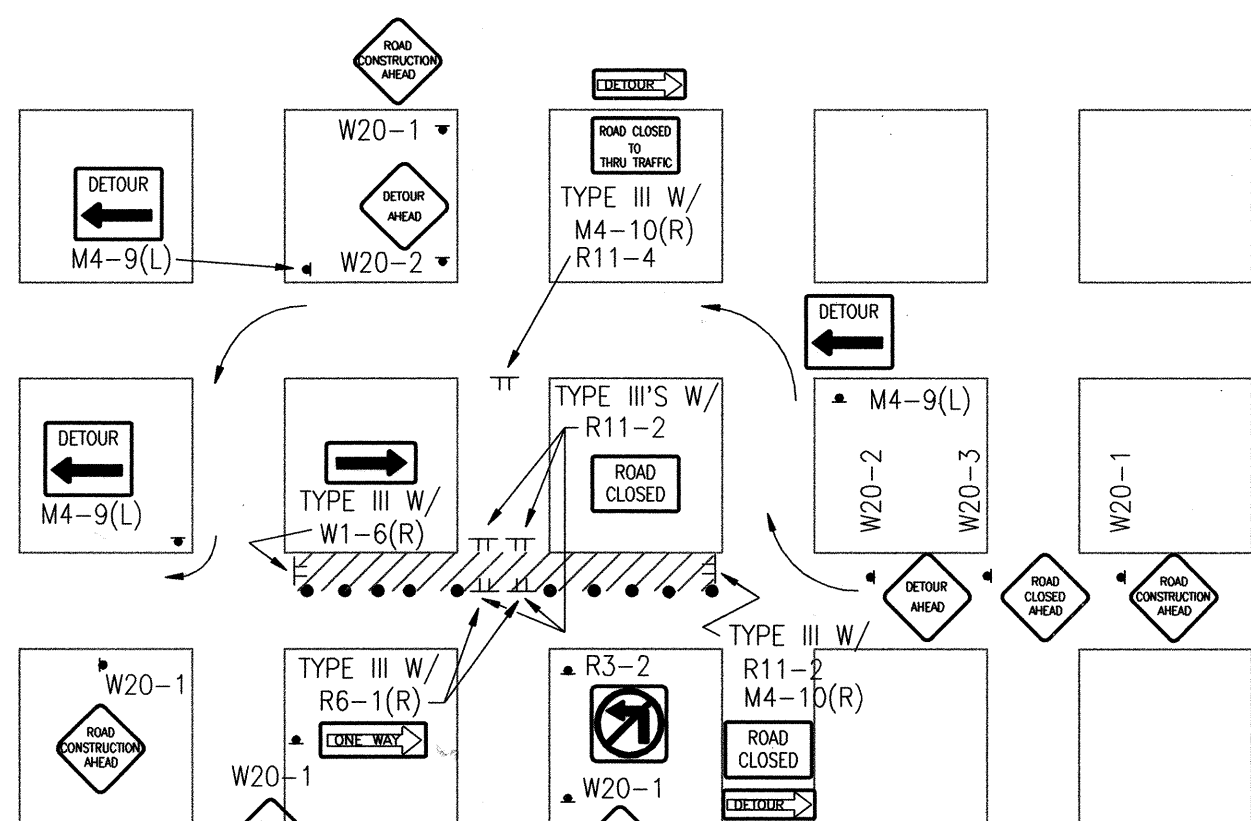
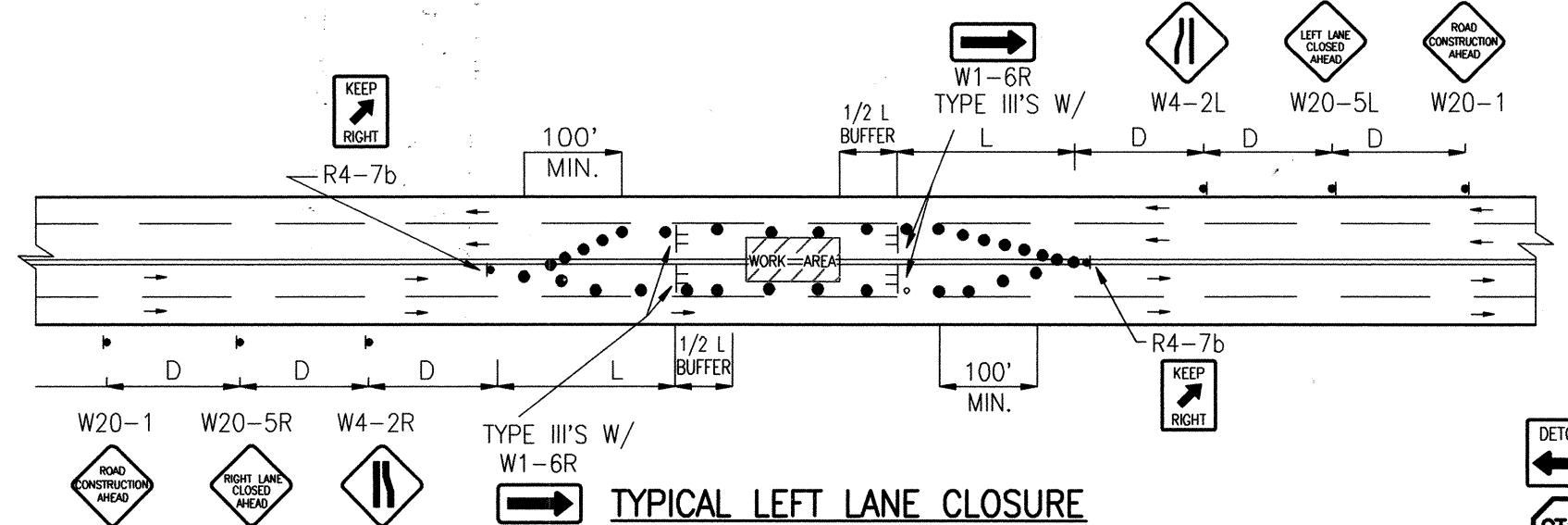
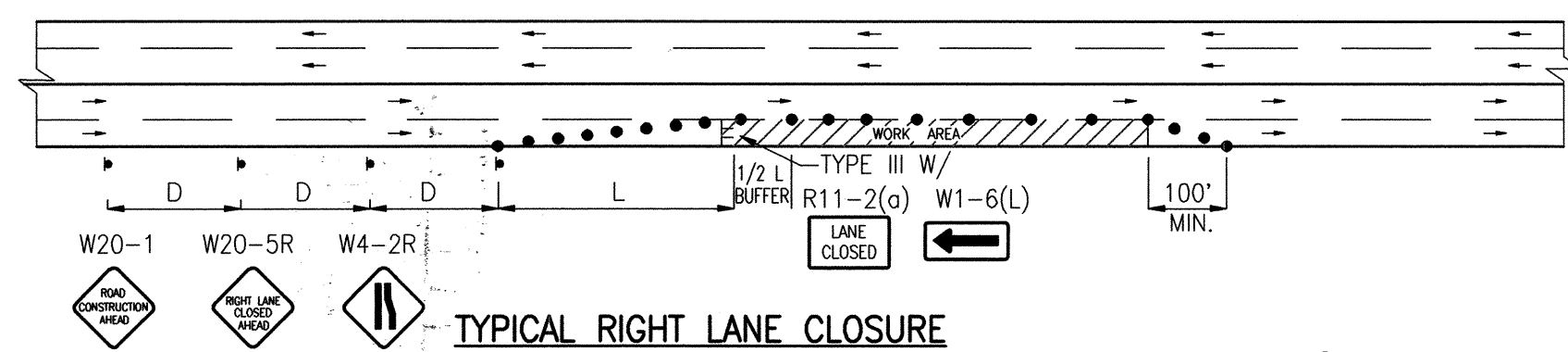
City Project No. 717781 Zone Map No. E-12 Sheet 5 of 7

- | | | | |
|------------|--------------------------|------------|------------|
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| File Name: | TRAFFSIGN.DWG | Plot Time: | 4:13 pm |

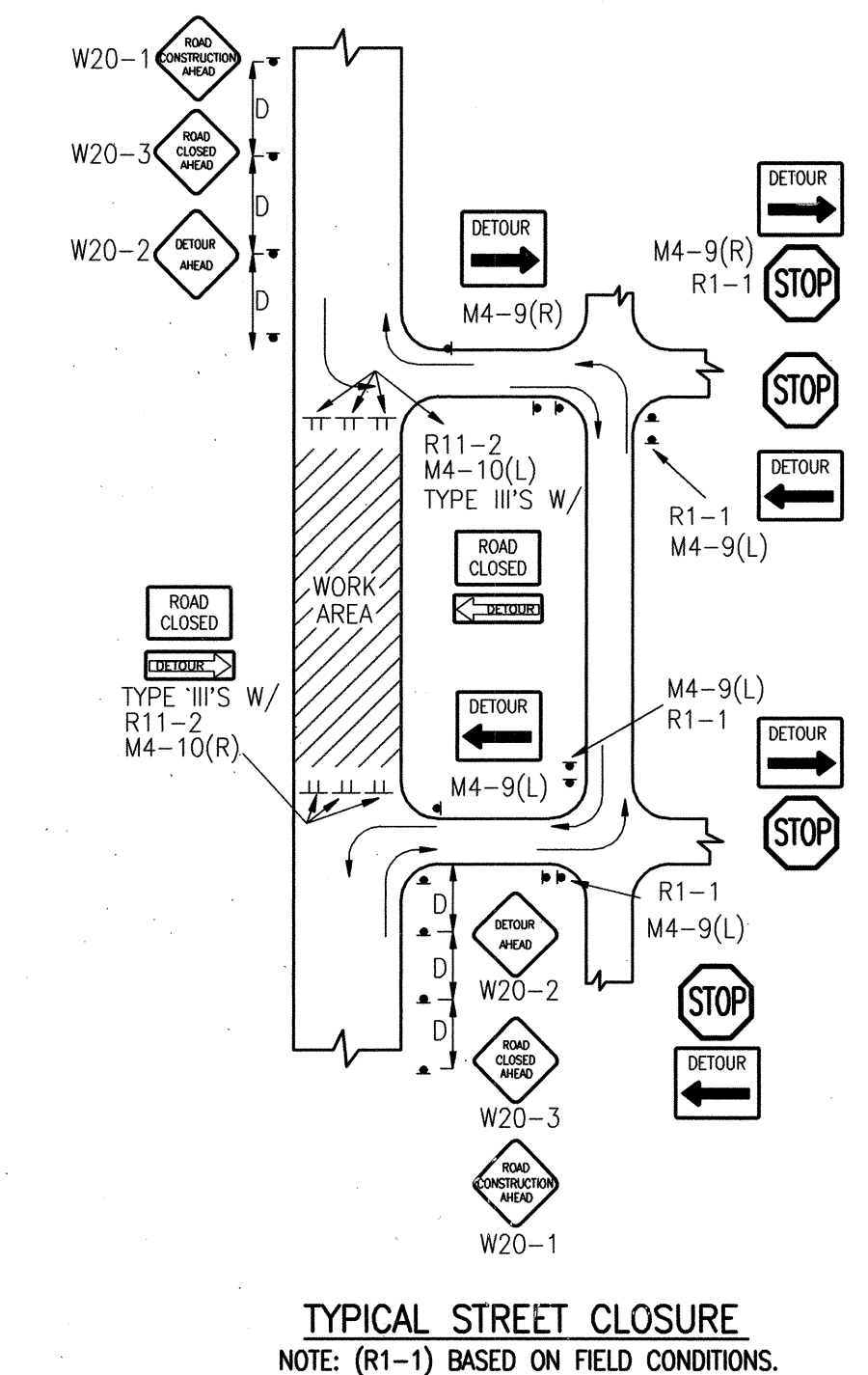
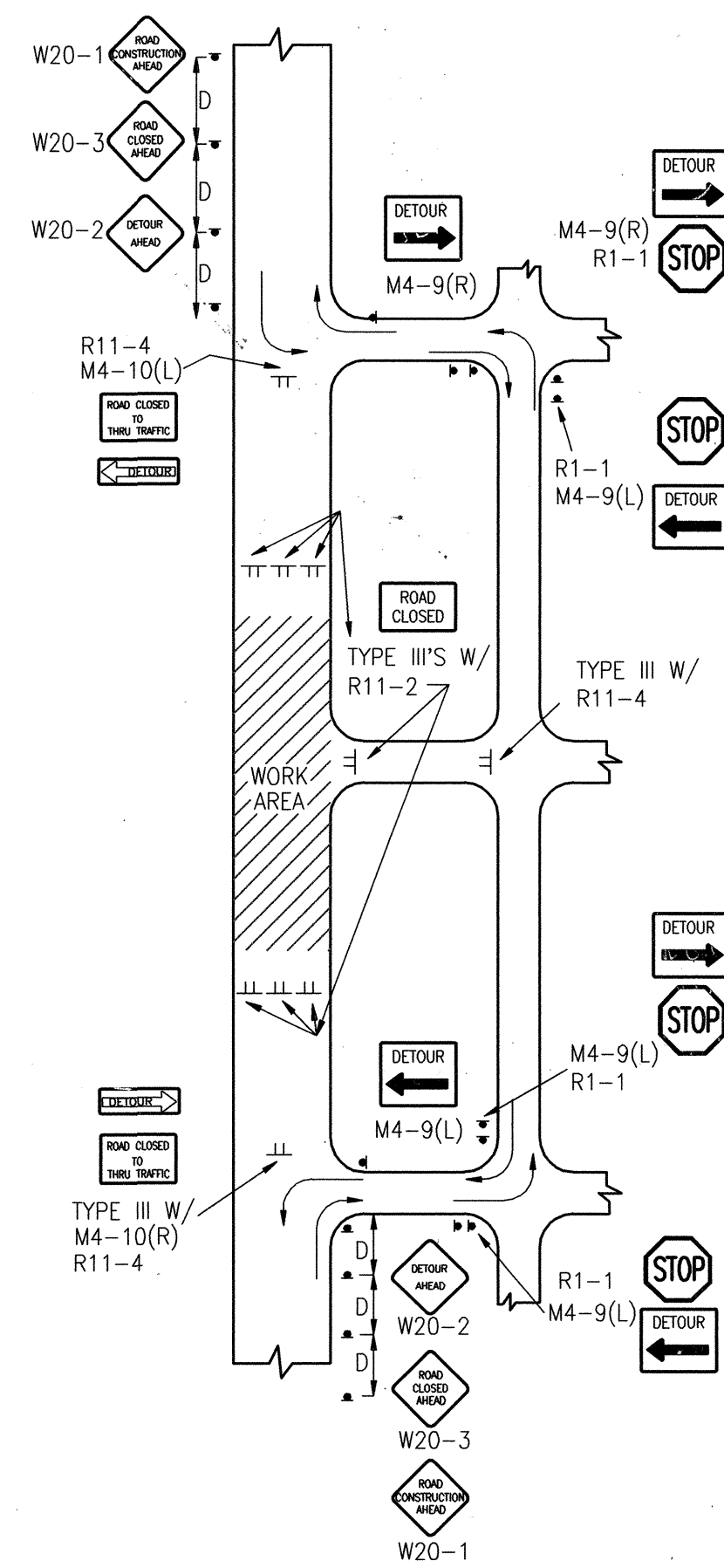
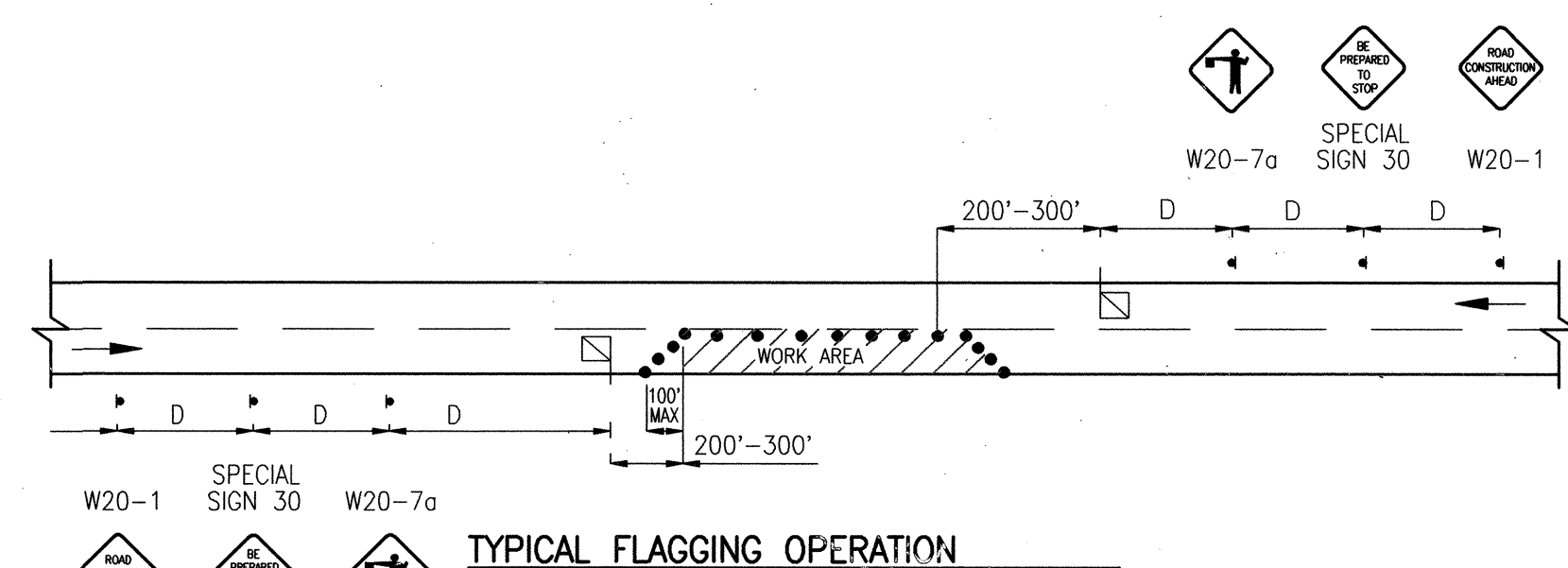
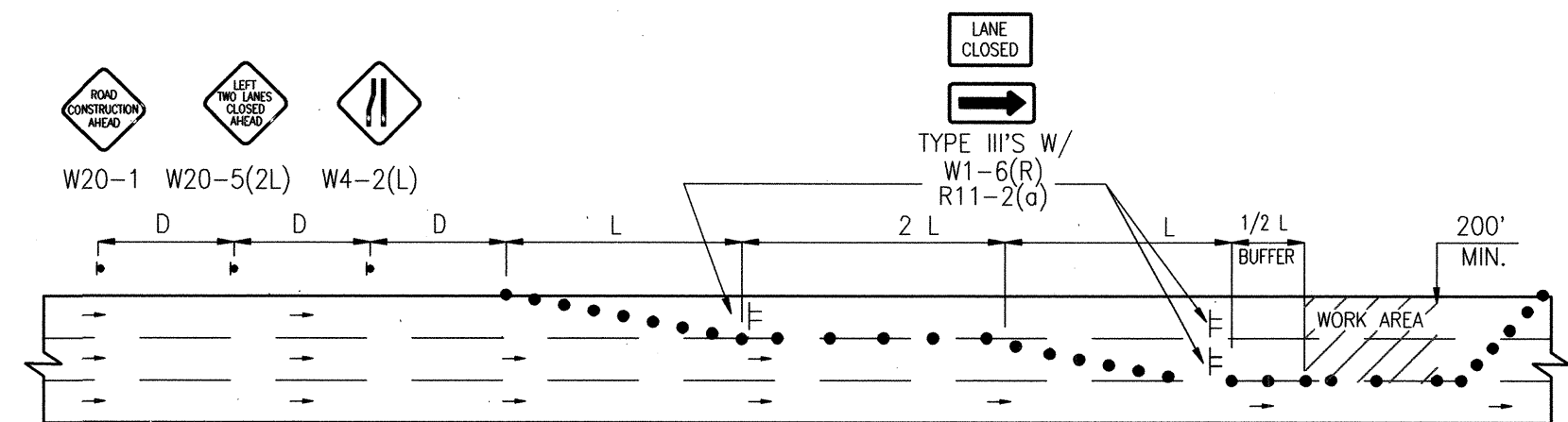
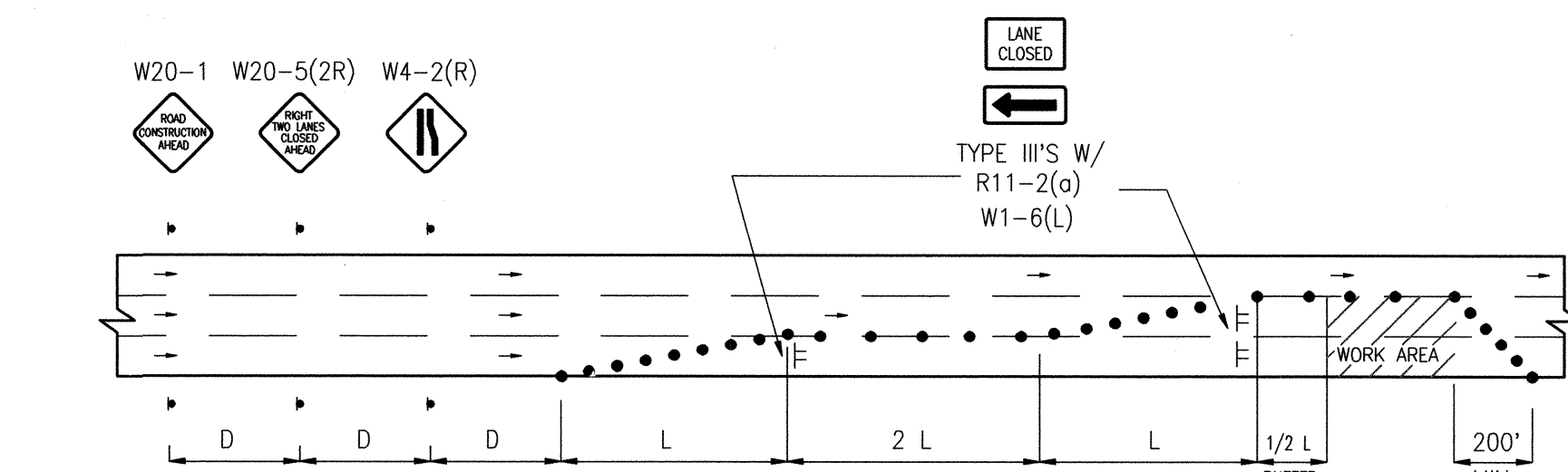
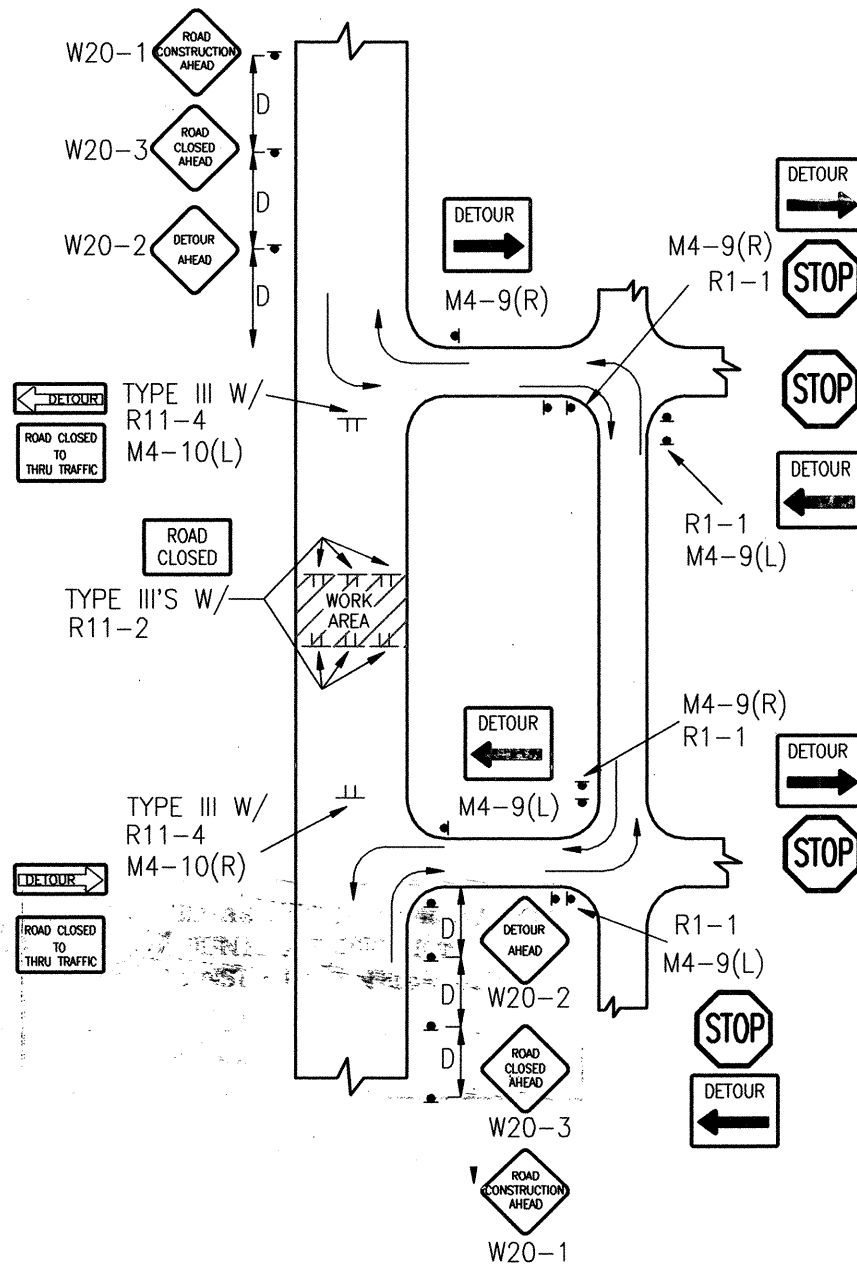
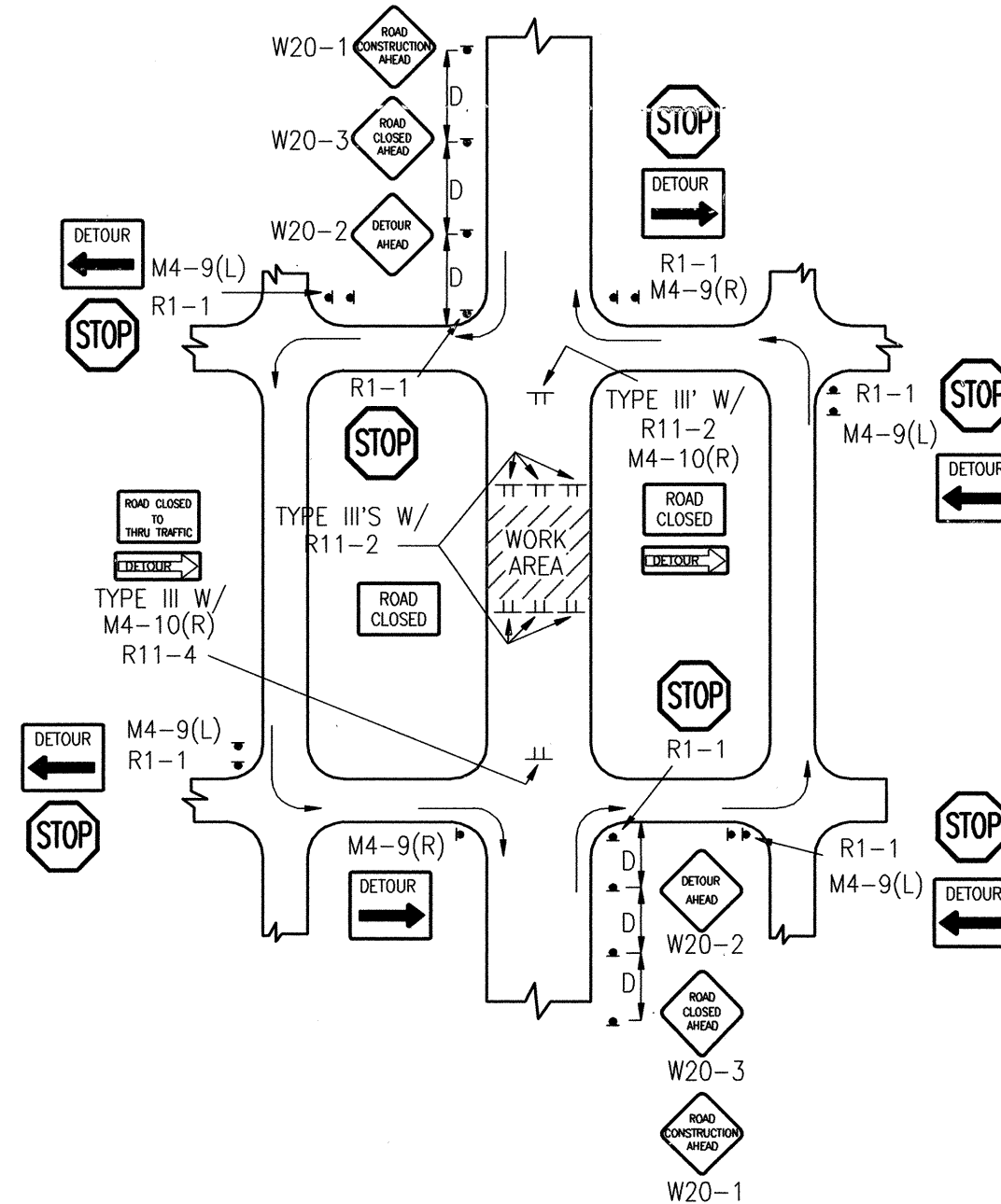
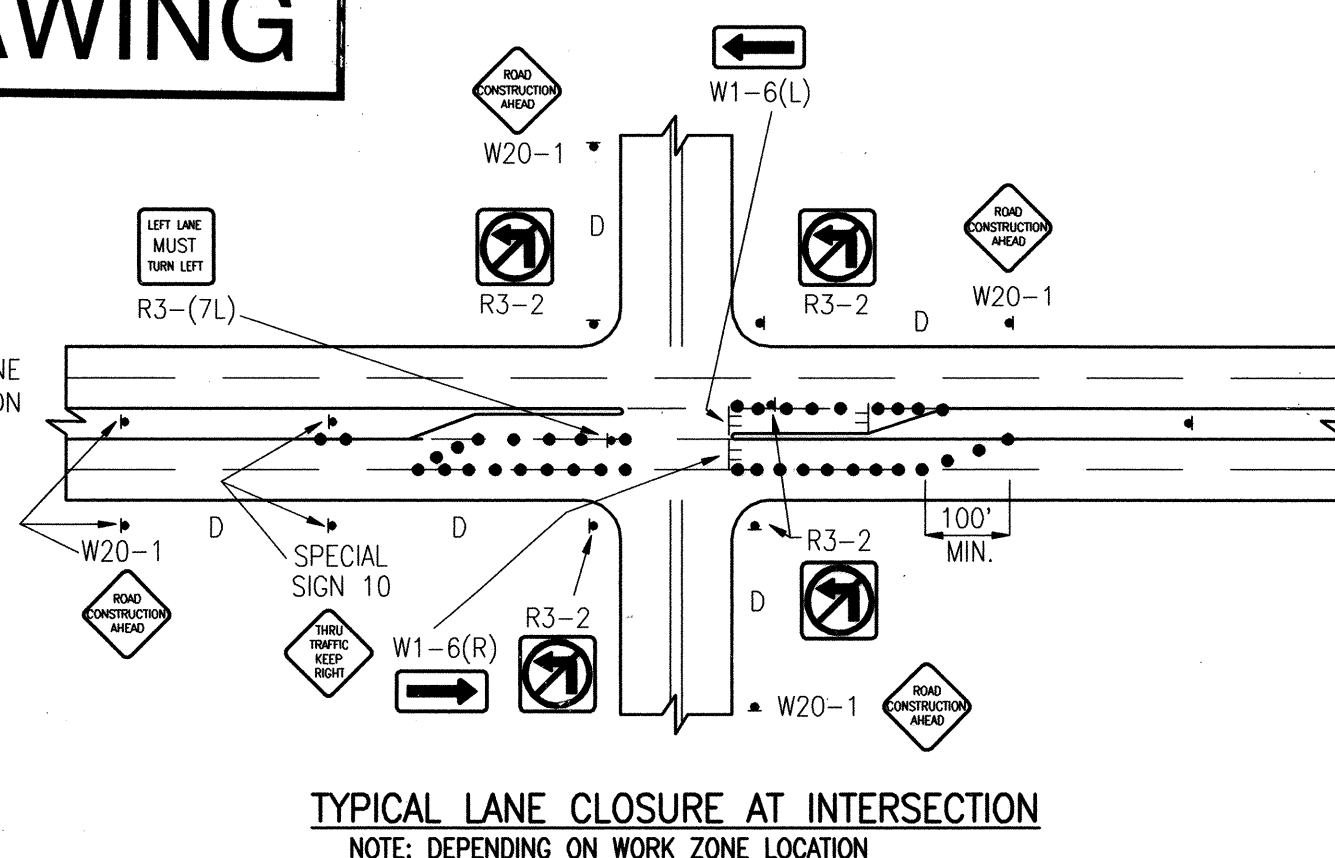
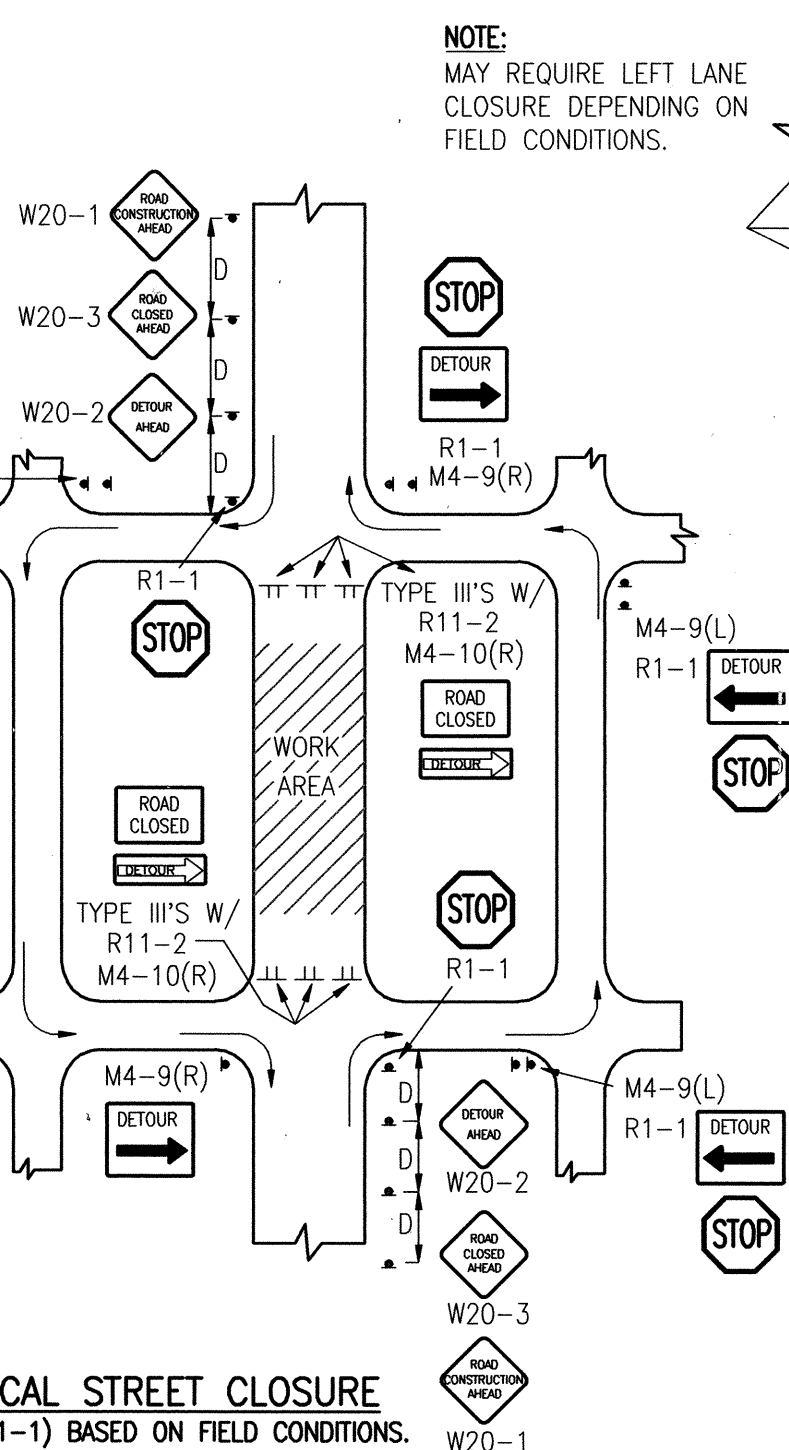
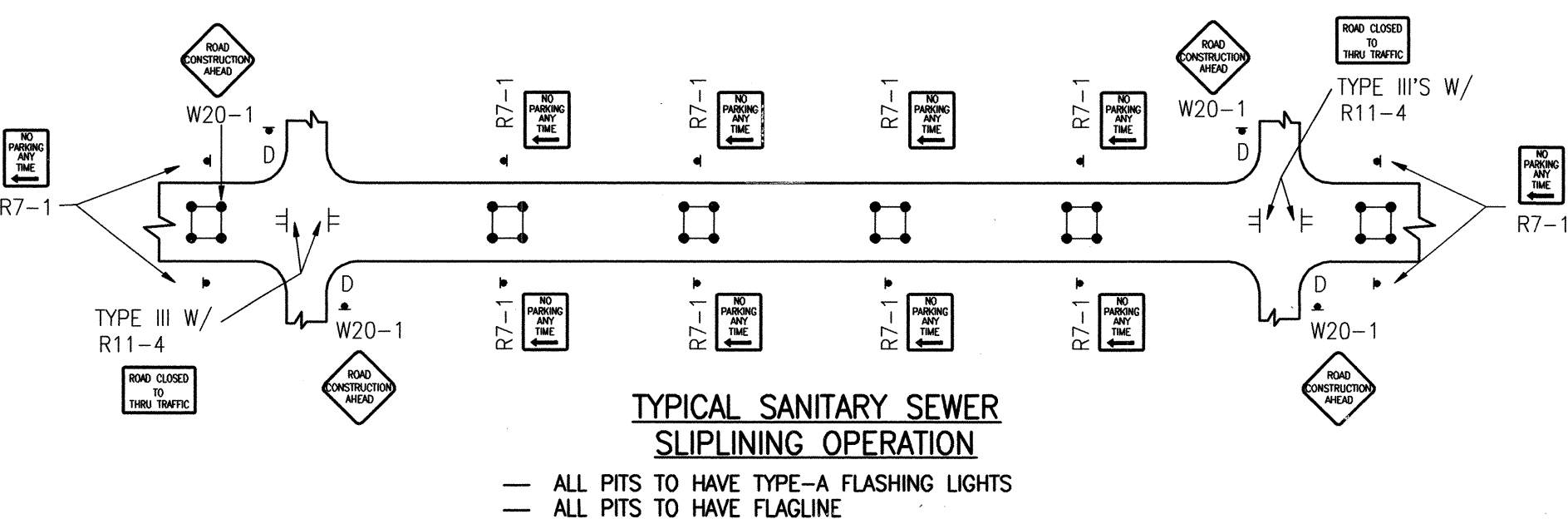
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.



RECORD DRAWING



- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
 5. REDUCED SPEED MAY BE CONSIDERED.
 6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



2001.057.98

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: LAS MANANITAS APARTMENTS WATER AND SANITARY SEWER SERVICES TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)	
Design Review Committee	City Engineer Approval
C.O.A. STD.	C.O.A. STD.
City Project No. 717781	Zone Map No. E-12
Sheet 7	Of 7

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		RECORD DRAWING	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	AP	BY	NO.	DATE	NO.	DATE
Pythian Construction	11/08										
STATIONED BY	DATE										
Geo-Survey	11/08										
INSPECTED BY	DATE										
HMCg	07/08										
FIELD	DATE										
Geo-Survey	07/08										
REVISION BY	DATE										
HMCg	12/08										
CHECKED BY	DATE										
Pythian Construction											
RECORDED BY	DATE										
Pythian Construction											