

CONSTRUCTION PLANS FOR RIO GRANDE HOUSING

FEBRUARY, 2013



<u>SHEET</u>	<u>TITLE</u>
1.	COVER SHEET
2.	SUBDIVISION PLAT
3.	UTILITY MASTER PLAN
4.	WATER AND SANITARY SEWER PLAN AND PROFILES
5.	CONSTRUCTION DETAILS

RECORD DRAWING



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

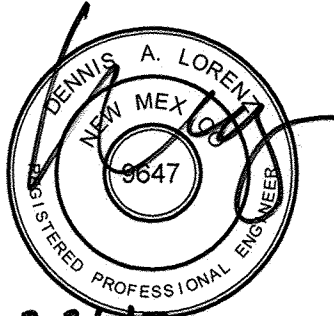


1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 8, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS." ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811 or 280-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) WORKING DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF 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 MARKER 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.
6. 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 BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
7. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
8. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
9. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR WITH HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING. ALL NEW STRIPING SHALL BE HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING.
10. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, WHEELCHAIR RAMPS AND SIDEWALKS DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS AT HIS OWN EXPENSE.
11. EXISTING UTILITY LINES AND PIPELINES SHOWN ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. UTILITIES MAY EXIST WHERE NONE ARE SHOWN. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES AND PIPELINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UTILITY LINES AND PIPELINES.
12. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
13. THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS." THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
14. ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY AND PREPARED BY BRASHER AND LORENZ, INC.
15. THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15 FEET (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) WORKING DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES 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 AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/463/729/)
18. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
19. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.
20. PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS AND ANY NECESSARY STRIPING (DEVELOPERS RESPONSIBILITY).
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

REV.	SHEETS		CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
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ENGINEER'S STAMP & SIGNATURE

APPROVALS



2-2-13

ENGINEER	DATE	APPROVED FOR CONSTRUCTION
DRC Chair	<i>[Signature]</i> S-4-13 5-23-13 5-19-13 <i>2/22/13</i>	
Transportation		
Water/Hydrology		
CIP		
Constr. Mgmt. Constr. Coord.		
City Project No. 724283		Zone Map No. Sheet of G-12-Z & G-13-Z 1 of 5

RECORD DRAWING

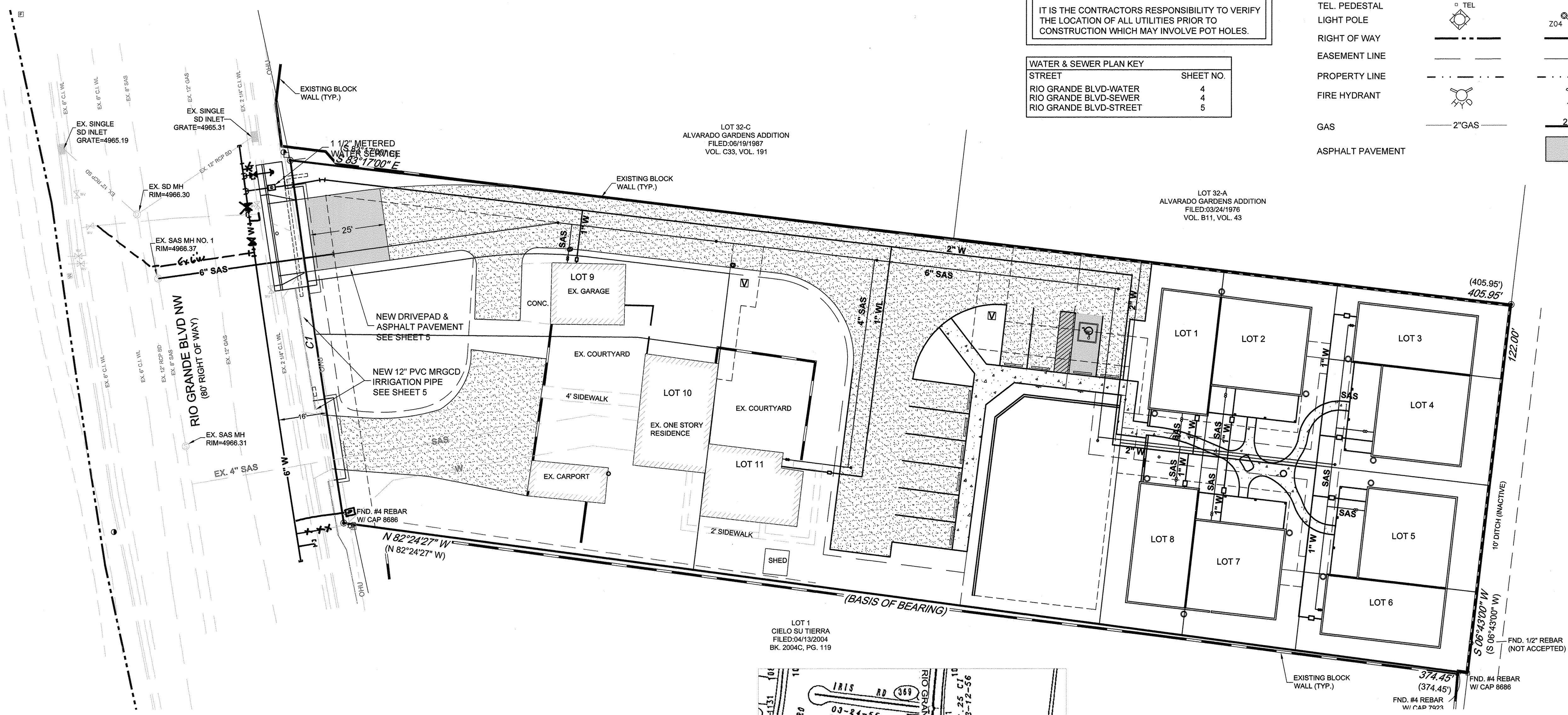
- WATER AND SEWER NOTES
1. ALL STATIONING IS BASED ON CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
 2. ALL EXISTING MANHOLES, VALVES, AND FIRE HYDRANTS SHALL BE ADJUSTED TO FINAL GRADE IN ACCORDANCE WITH FINAL STREET GRADES.
 3. EMD'S SHALL BE INSTALLED ON ALL WATER AND SEWER FACILITIES IN ACCORDANCE WITH STD SPECIFICATION SECTION 170.
 4. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.

CONTRACTOR SHALL CALL NEW MEXICO ONE CALL PRIOR TO CONSTRUCTION TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. PH. 505-260-1990.

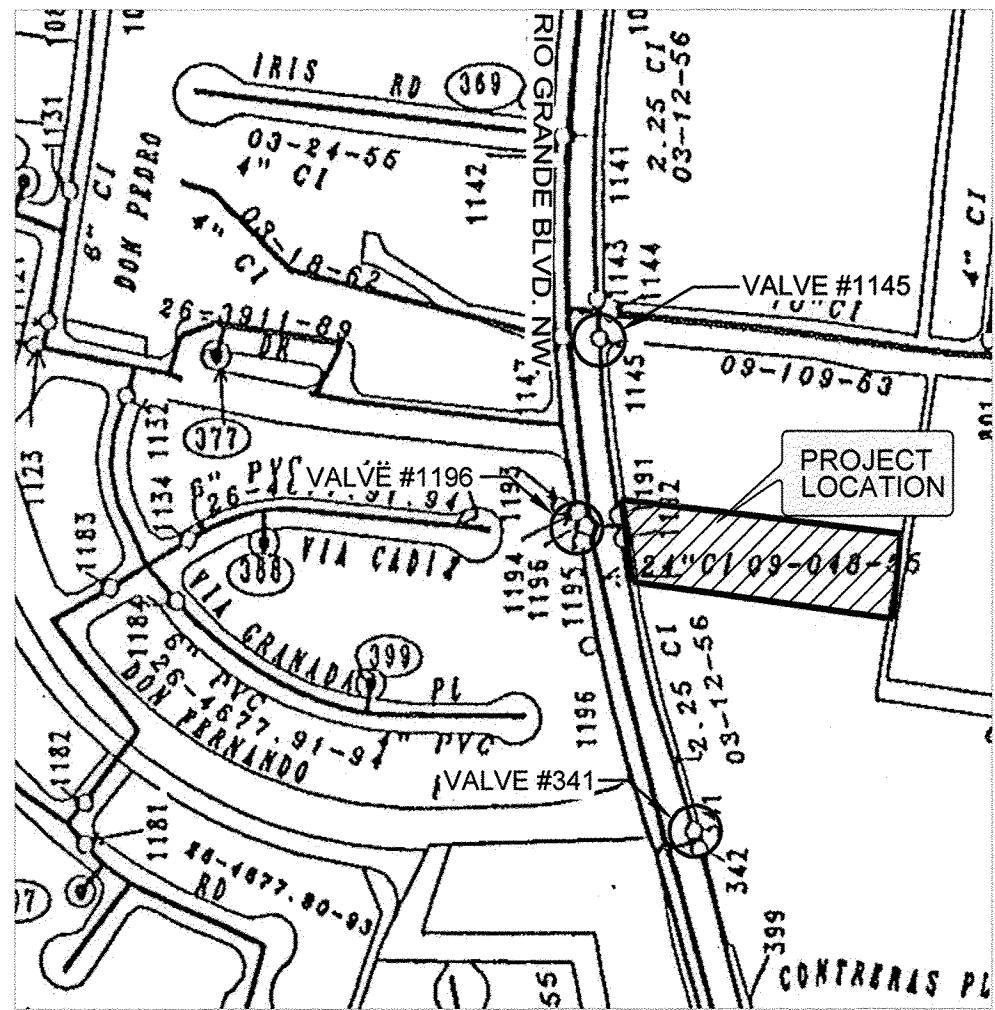
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION WHICH MAY INVOLVE POT HOLES.

WATER & SEWER PLAN KEY	SHEET NO.
STREET	
RIO GRANDE BLVD-WATER	4
RIO GRANDE BLVD-SEWER	4
RIO GRANDE BLVD-STREET	5

DRAWING LEGEND	EXISTING	PROPOSED
WATERLINE	8" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT		
VALVE		
WATER SERVICE (SINGLE)		
WATER SERVICE (DOUBLE)		
MANHOLE		
SEWER SERVICE		
POWER POLE (GUYED)	PP	PP
DROP INLET		
UNDERGROUND ELEC. GAS, TEL, TV	UGT	
TEL. PEDESTAL	TEL	
LIGHT POLE		Z04 Z26
RIGHT OF WAY		
EASEMENT LINE		
PROPERTY LINE		
FIRE HYDRANT		
GAS	2" GAS	2" GAS
ASPHALT PAVEMENT		



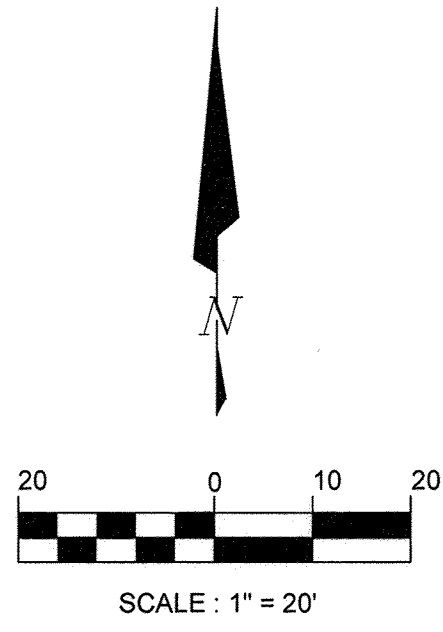
LOT 1
CIELO SU TIERRA
FILED 04/13/2004
BK. 2004C, PG. 119



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE 06-03-13

WATER SHUT OFF PLAN

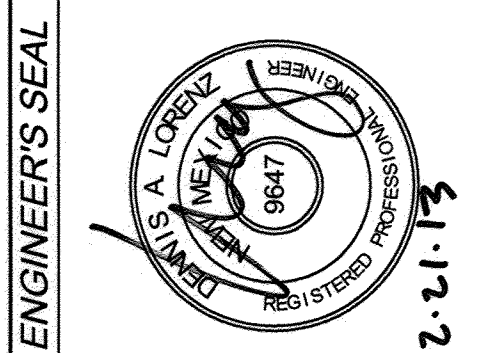
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2. NON-PRESSURIZED CONNECTION TO THE 2-INCH LINE IN RIO GRANDE BLVD. NW REQUIRES CLOSING VALVE NO. 1145, 1196 & 341.
3. ANTICIPATED SHUTDOWN DURATION IS 8 HOURS FOR EACH CONNECTION.



AS-BUILT INFORMATION
CONTRACTOR: T.L.C. PLUMBING
STANDARD: 8-2013
INSPECTOR: P. LORENZ
DATE: 12-1-13
FIELD: T.L.C. PLUMBING
DATE: 12-1-13
VERIFICATION: P. LORENZ
DATE: 12-1-13
CORRECTION: P. LORENZ
DATE: 12-1-13
MICRO-FILM INFORMATION
DATE:

BENCHMARKS
ACS MONUMENT "7" H13"
ELEV = 4964.364
1988 NAVD
GROUND TO GRID FACTOR: 0.999684760
MAPPING ANGLE: - 0.14 35.56
THE MONUMENT IS LOCATED 2.1 MILES NORTH OF DOWNTOWN ALBUQUERQUE 0.4 MILES ON THE LEFT FROM THE INTERSECTION OF RIO GRANDE BLVD. AND INDIAN SCHOOL RD. NW

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE



ENGINEER'S SEAL
NO. DATE
BY DATE
DESIGNED BY DATE 02-2013
DRAWN BY DATE 02-2013
CHECKED BY DATE 02-2013

DATUM NAVD 1988

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

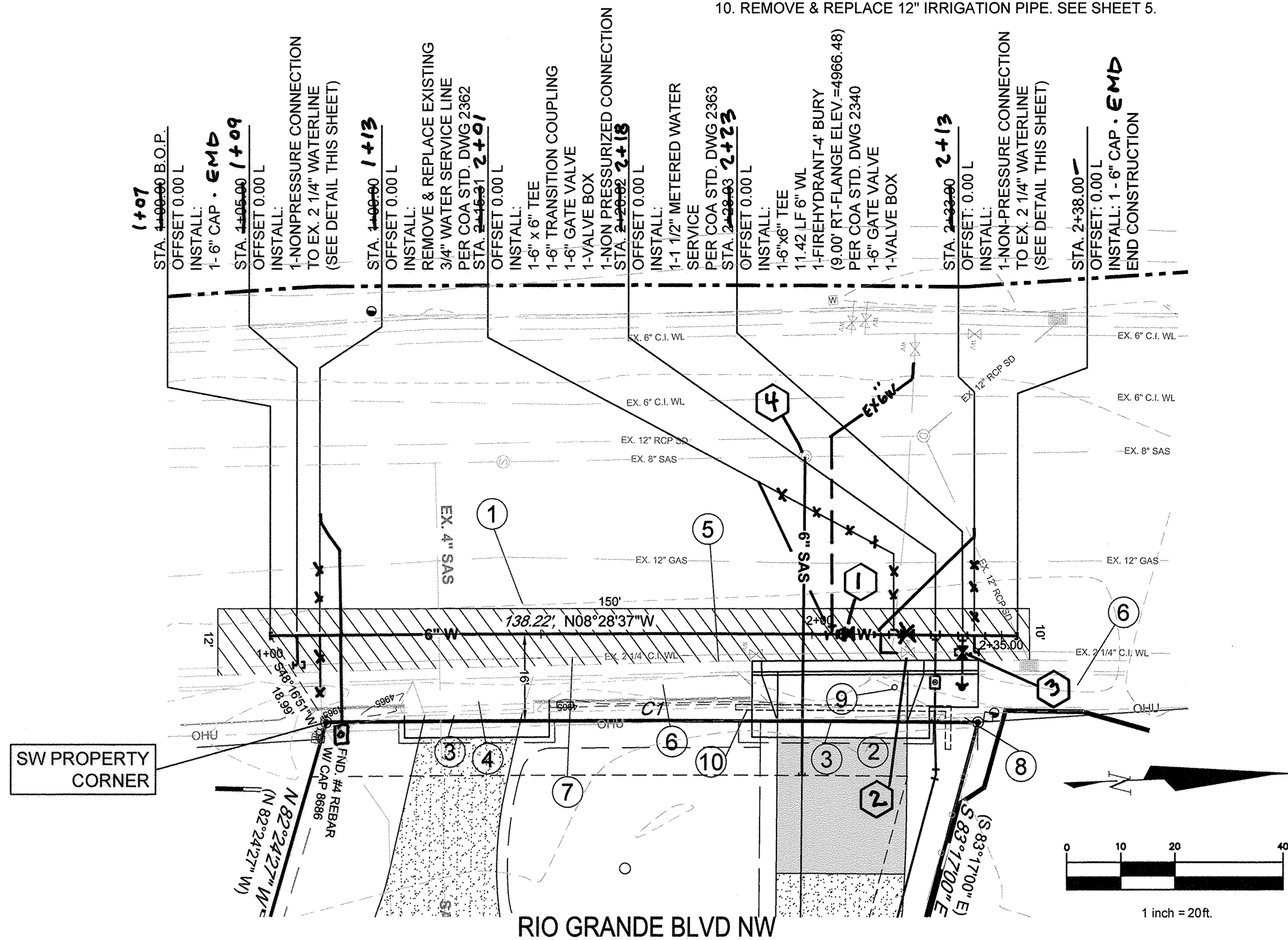
RIO GRANDE HOUSING
UTILITY MASTER PLAN

Design Review Committee APPROVED JUN 04 2013 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED JUN 14 2013 CITY ENGINEER
City Project No. 724283	Zone Map No. G-12-Z & G-13-Z
Sheet 3	of 5

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD
C1	5689.56'	120.48'	60.24	1°12'48"	120.48'
					N08°27'41"W

KEYED NOTES-WATER

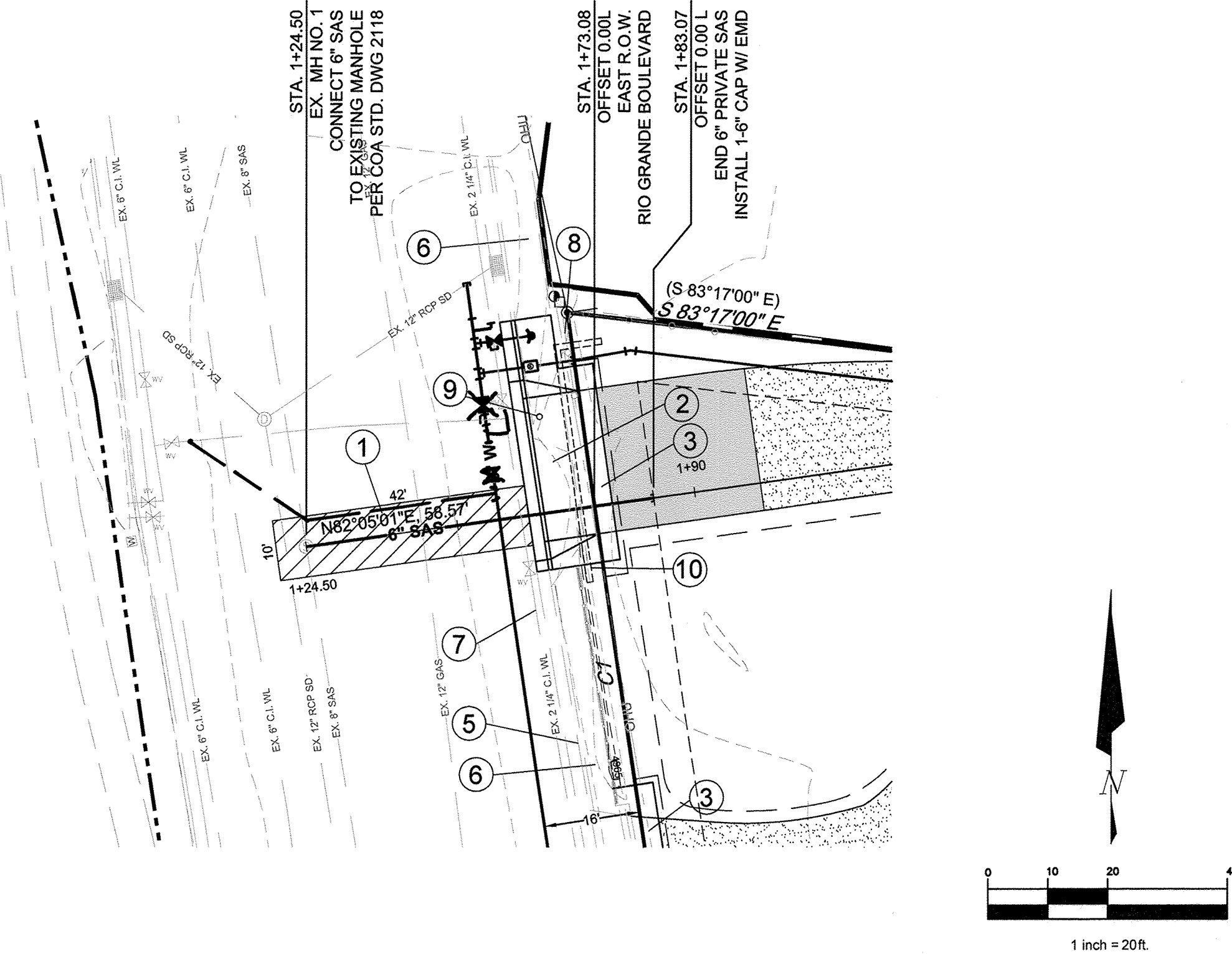
1. REMOVE AND REPLACE ARTERIAL ASPHALT (SP-III) PAVING PER C.O.A. DWG. 2465. REPLACE STRIPING TO MATCH EXISTING.
2. REMOVE EXISTING DRIVEPAD AND REPLACE WITH NEW DRIVEPAD PER DETAILS SHEET 5.
3. NEW 3' ADA ACCESS PER DETAILS SHEET 5.
4. EXISTING DRIVEPAD TO REMAIN
5. EXISTING CURB & GUTTER
6. EXISTING CONCRETE SIDEWALK
7. REMOVE & DISPOSE EX. 2 1/4" WATER STA 1+05 TO STA 2+35
8. REMOVE & DISPOSE EX. CHAIN LINK FENCE
9. REMOVE EXISTING MAILBOX. RETURN TO OWNER
10. REMOVE & REPLACE 12" IRRIGATION PIPE. SEE SHEET 5.



RECORD
DRAWING

KEYED NOTES-WATER

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LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
LIGHT POLE		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE		
OVERHEAD UTILITY LINE		
CURB ELEVATIONS		
RIGHT OF WAY		
POWER POLE WITH ANCHOR		
CONTOUR W/ ELEVATION		
SIDEWALK		

ASBUILT WATER VALVE GPS COORDINATES			
WATER VALVE NO.	NORTHING	EASTING	ELEV.
1	1498363.192	1513225.246	4965.74
2	1498373.204	1513228.018	4965.28
3	1498381.083	1513226.166	4965.33
4	1498348.985	1513195.466	4966.37
5			
6			

CAUTION!

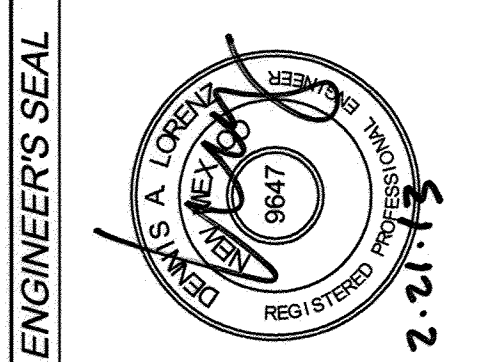
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL NEW MEXICO ONE CALL 280-1990 PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL NOTIFY NEW MEXICO GAS COMPANY PRIOR TO EXPOSING 12" VHP GAS LINE WITHIN CONSTRUCTION ZONE. CONTACT JOE HERRERA 891-6995

AS-BUILT INFORMATION	
CONTRACTOR	BRASHER & LORENZ
DATE	8-2013
INSPECTOR	D. LORENZ
DATE	12-1-13
FIELD	TERESA SUPAN
DATE	12-2-13
VERIFICATION	D. LORENZ
DATE	12-9-13
CORRECTED BY	
MICRO-FILM INFORMATION	
DATE	

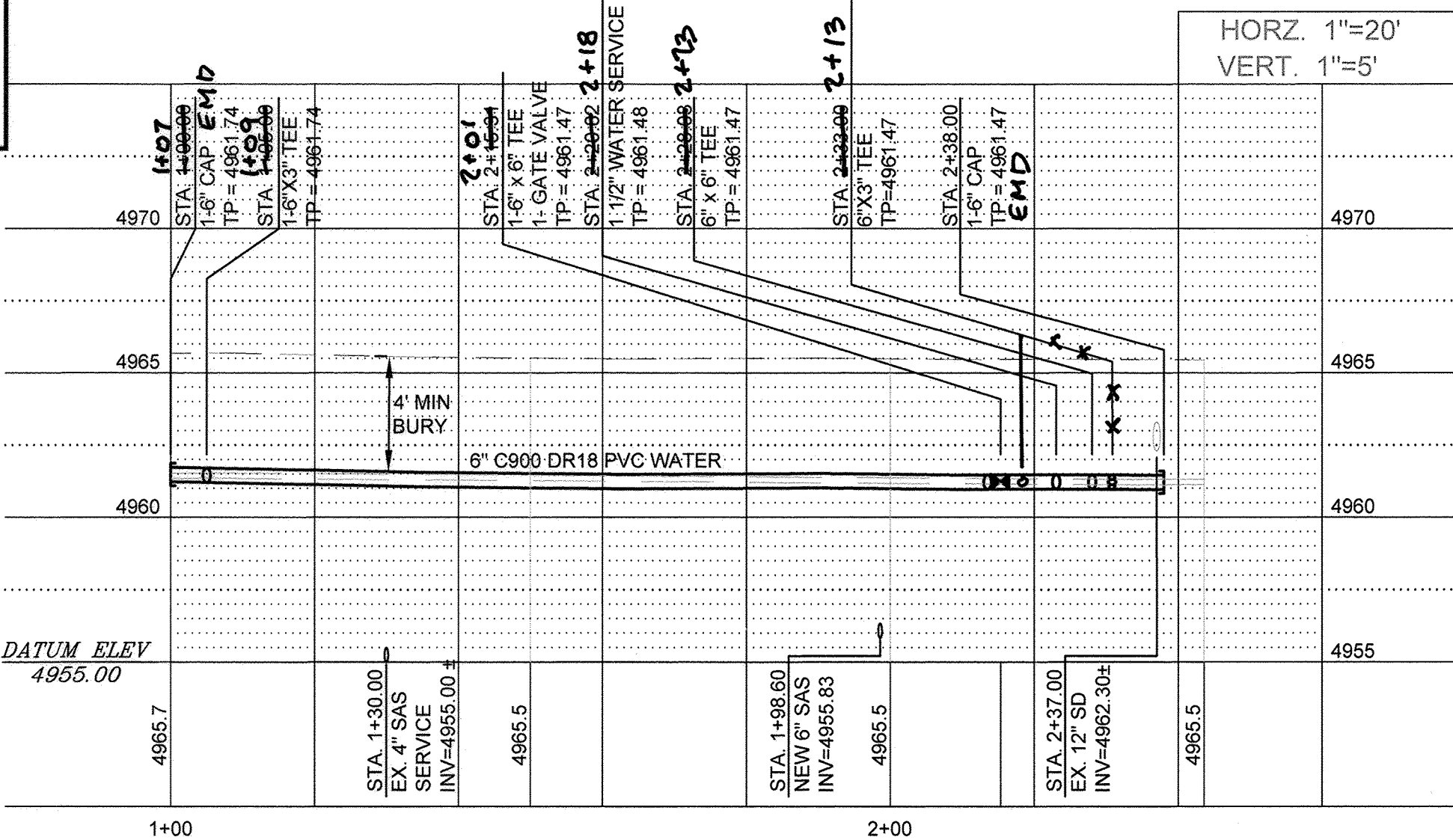
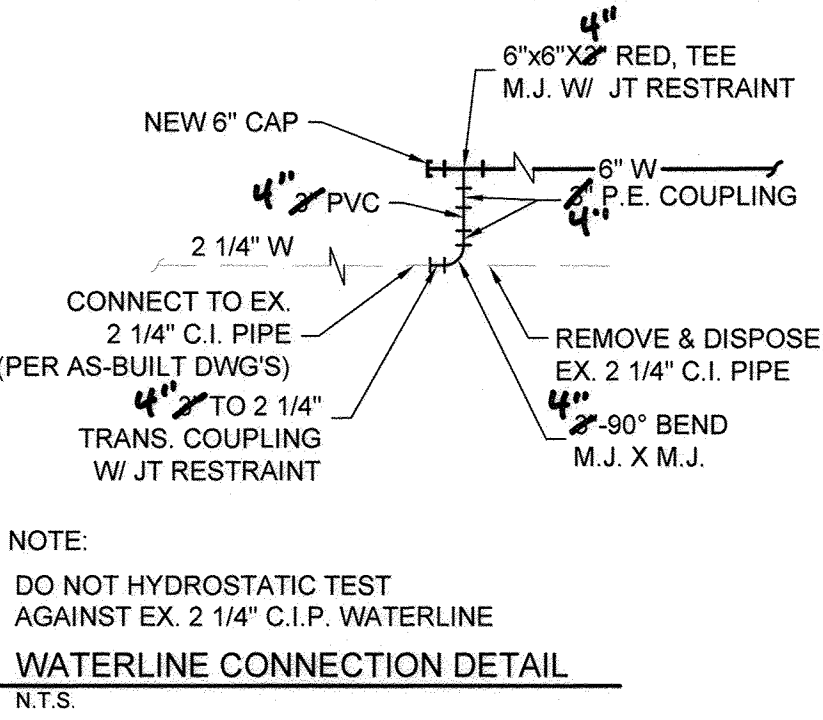
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FIELD NOTES	
DATE	
BY	
NO.	

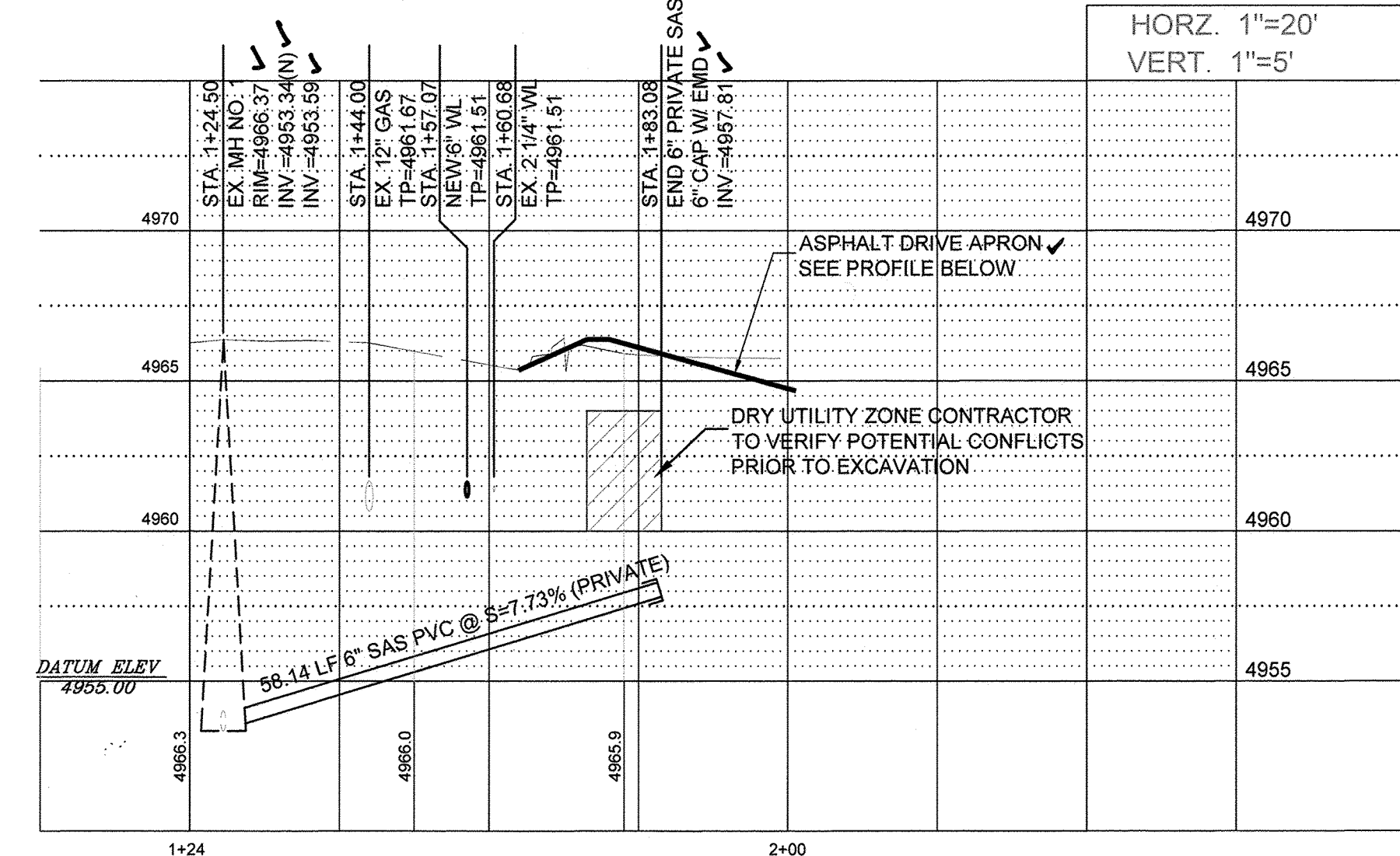


ENGINEER'S SEAL	
DATE	
BY	
NO.	
DATE	
DESIGNED BY	D.A.L.
DRAWN BY	J.M.T.
CHECKED BY	D.A.L.
DATE	02-2013
DATE	02-2013

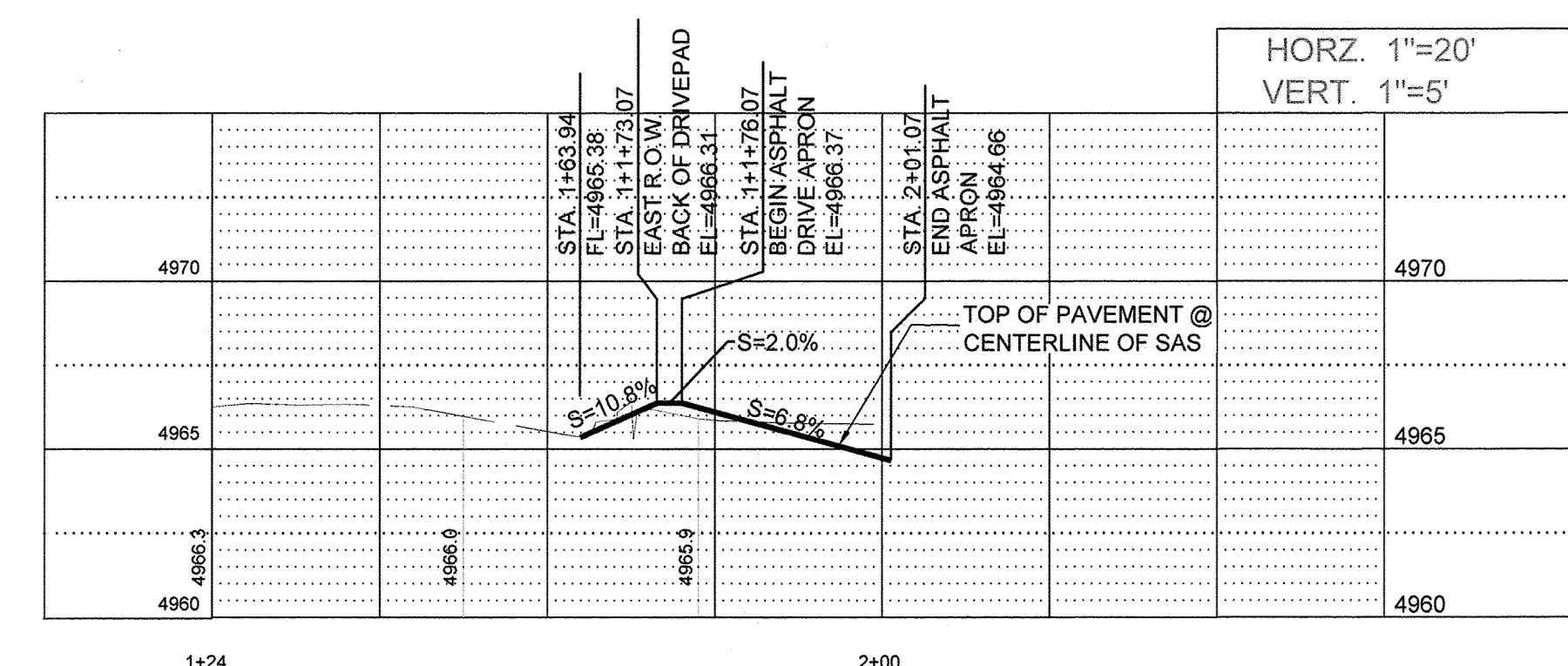
6" WATER PLAN & PROFILE STA 1+00.00 TO STA 2+38.00



6" SAS PLAN & PROFILE STA 1+24.50 TO STA 1+83.08 PRIVATE



DRIVEWAY PLAN & PROFILE STA 1+63.94 TO STA 2+01.07



RESTRAINED JOINT LENGTH TABLE			
1. TEE-BRANCH - EACH PIPE RUN SHALL BE MINIMUM 10' WITHOUT JOINTS			
2. DISTANCES SHOWN ARE IN EACH DIRECTION FOR VALVES AND BENDS.			
3. ALL DEAD END CAPS SHALL BE BLOCKED.			
SIZE	90°	45°	22-1/2°
4"	21'	9'	5'
6"	28'	11'	6'
8"	31'	13'	7'
10"	34'	15'	7'
12"	54'	23'	11'
TEE	VALVE		
21'	52'		
37'	74'		
54'	94'		
69'	107'		
85'	120'		

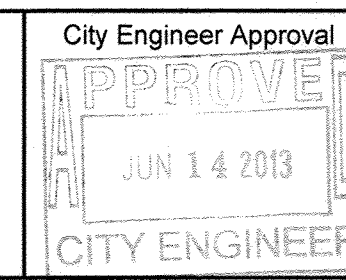
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 3. ALL WATER METERS SHALL HAVE HEAVY DUTY COVERS.
 4. EMD'S SHALL BE INSTALLED ON ALL WATER AND SEWER FACILITIES IN ACCORDANCE WITH STD SPECIFICATION SECTION 170.
 5. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
 6. ALL WATER JOINTS SHALL BE RESTRAINED PER TABLE ABOVE.

DATUM NAVD 1988



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

RIO GRANDE BLVD WATERLINE & SEWER PLAN AND PROFILE



City Project No. 724283

Zone Map No. G-12-Z & G-13-Z

Sheet 4 of 5

