

LA PLAZA ACEQUIA SUBDIVISION

INFILL SOLUTIONS
ALBUQUERQUE, NM

FEBRUARY 6, 2004



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I, MARTIN J. GARCIA, of the firm, ABQ ENGINEERING, INC., 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 Larry Medrano NMPS Number 11993



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 727181 05

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 1/27/05

ABQ
Engineering,
Inc.

Engineers • Planners
Construction Services
1631 Eubank NE, Suite C,
Albuquerque, NM 87112
505-255-7802 FAX 505-255-7902
ABQ NO. 23050



AS BUILT CERTIFICATION
I, LARRY W. MEDRANO, DO HEREBY ATTEST TO THE FACT THAT THE AS-BUILT INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 1/14/04
LARRY W. MEDRANO
NEW MEXICO PROFESSIONAL
LAND SURVEYOR NO. 11993

PRECISION SURVEYS, INC.
8414-D JEFFERSON STREET, N.E.
ALBUQUERQUE, NM 87113
(505)955-5700
DRB# 1002851

General Notes

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
2. 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.
3. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
4. THE 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 UPDATE NO. 7.
5. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES A TWENTY-FOUR HOUR CONSTRUCTION TIME.
6. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY TRAFFIC ENGINEER AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. PLANS SHALL BE PREPARED IN ACCORDANCE WITH MUTCD REQUIREMENTS AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT.
7. SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC ON ALL AFFECTED ROADS. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL PRIVATE AND PUBLIC PROPERTY AT ALL TIMES, EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE CITY.
8. TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE REASONABLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
9. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL 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 SPECIFICATIONS.
10. THE SPECIFICATIONS USED FOR THIS PROJECT ARE THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1994 EDITION, UPDATE NO. 7.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

12. ALL WATER VALVE BOXES MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
13. SUBGRADE PREPARATIONS UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
14. ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
15. ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
16. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
17. CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO THE CITY AT ALL TIMES.
18. CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.
19. THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
21. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
22. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
23. ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 93%-97% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
24. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
25. CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS PRIOR TO ANY WORK THAT MAY AFFECT EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.
26. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
27. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

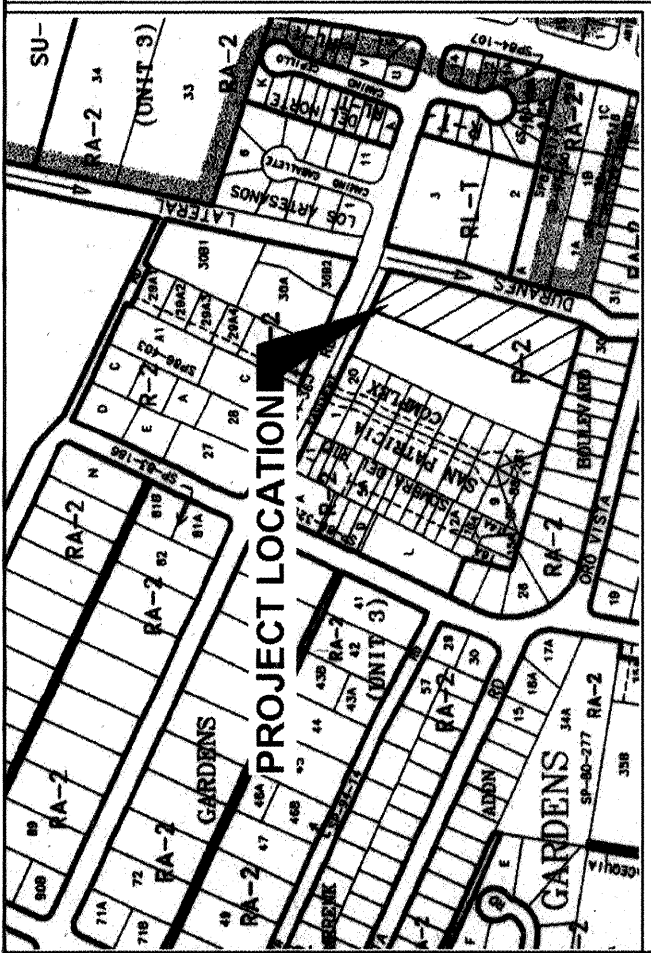
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED 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.
- ☒ THE REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDE-WALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

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1631 Eubank NE, Suite C,
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505-255-7802 FAX 505-255-7902
PROJECT #: 23050

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: LA PLAZA ACEQUIA SUBDIVISION
GENERAL NOTES

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 727181		Zone Map No. G-12	SHEET 2 OF 10	



VICINITY MAP N.T.S. G-12

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO CREATE LA PLAZA ACEQUIA SUBDIVISION CONSISTING OF 10 LOTS AND GRANT NEW UTILITY AND ACCESS EASEMENTS AS SHOWN.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) TO THE UNDERSIGNER(S) AND/OR PROPRIETOR(S) AND/OR OWNER(S) OF THE LA PLAZA ACEQUIA SUBDIVISION, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. ALL EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, AND WATER LINE EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
ON THIS _____ DAY OF _____ 2003, THE FORGOING INSTRUMENT
WAS ACKNOWLEDGED BEFORE ME BY _____ NAME, TITLE

CHRISTOPHER CALOTT, PARTNER
INFILL SOLUTIONS LLC

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES _____

General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1987).
- B. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD PER PLAT FILED ON MAY 20, 1937, IN VOLUME D1, FOLIO 107 AND DEED FILED ON NOVEMBER 25, 1986 IN BOOK 288A PAGE 249 IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 17639
- D. NUMBER OF EXISTING LOTS: 1
- E. NUMBER OF LOTS CREATED: 10
- F. PUBLIC UTILITY EASEMENTS (PUE) SHOWN ON THIS PLAT ARE NOT LIMITED TO THE FOLLOWING:
 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.

Legal Description

THE EASTERN ONE-HALF (E1/2) OF TRACT NUMBERED FOUR (4) IN THE EAST ONE-HALF OF TRACT FOUR (4) ALVARADO GARDENS UNITS NO.3 SEC. 6, T. 10N, R. 3E, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 6, 1935, REFILED MAY 20, 1937 IN PLAT BOOK D1, PAGE 107, DESCRIBED IN DEED FILED IN BOOK 288A PAGE 249, DESCRIBED IN DEED FILED NOVEMBER 25, 1986, IN BOOK 288A PAGE 249, BEGINNING AT THE NORTHEAST CORNER AS DESCRIBED ABOVE, WHENCE THE ACS BRASS CAP STAMPED "10-G13-A" BEARS S 79°50'06" E, A DISTANCE OF 663.00 FEET; THENCE S 20°08'16" W, A DISTANCE OF 523.70 FEET TO THE SOUTHWEST CORNER, THENCE; S 74°21'00" E, A DISTANCE OF 180.70 FEET TO THE SOUTHEAST CORNER, THENCE; N 13°17'00" E, A DISTANCE OF 523.13 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 76,839.634 SQ FT 1.7639 ACRES MORE OR LESS.

LA PLAZA ACEQUIA SUBDIVISION

EAST ONE-HALF OF TRACT FOUR
ALVARADO GARDENS UNITS NO.3
SEC. 6, T. 10N, R. 3E
CANDELARIA AVENUE, N.W.
ALBUQUERQUE, NM
SEPTEMBER 2003

SCANNED BY
MESA REPRO

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1012-060-473-306-103-32
PROPERTY OWNER(S) OF RECORD: _____

Legal Description

THE EASTERN ONE-HALF (E1/2) OF TRACT NUMBERED FOUR (4) IN THE EAST ONE-HALF OF TRACT FOUR (4) ALVARADO GARDENS UNITS NO.3 SEC. 6, T. 10N, R. 3E, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 6, 1935, REFILED MAY 20, 1937 IN PLAT BOOK D1, PAGE 107, DESCRIBED IN DEED FILED IN BOOK 288A PAGE 249, DESCRIBED IN DEED FILED NOVEMBER 25, 1986, IN BOOK 288A PAGE 249, BEGINNING AT THE NORTHEAST CORNER AS DESCRIBED ABOVE, WHENCE THE ACS BRASS CAP STAMPED "10-G13-A" BEARS S 79°50'06" E, A DISTANCE OF 663.00 FEET; THENCE S 20°08'16" W, A DISTANCE OF 523.70 FEET TO THE SOUTHWEST CORNER, THENCE; S 74°21'00" E, A DISTANCE OF 180.70 FEET TO THE SOUTHEAST CORNER, THENCE; N 13°17'00" E, A DISTANCE OF 523.13 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 76,839.634 SQ FT 1.7639 ACRES MORE OR LESS.

COUNTY TREASURER _____ DATE _____

Approvals

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

*** Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWEST Telecommunications _____ Date _____

Comcast _____ Date _____

New Mexico Utilities _____ Date _____

CITY APPROVALS:

City Surveyor _____ Date _____

Real Property Division (conditional) _____ Date _____

Environmental Health Department (conditional) _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

Surveyor's Certification

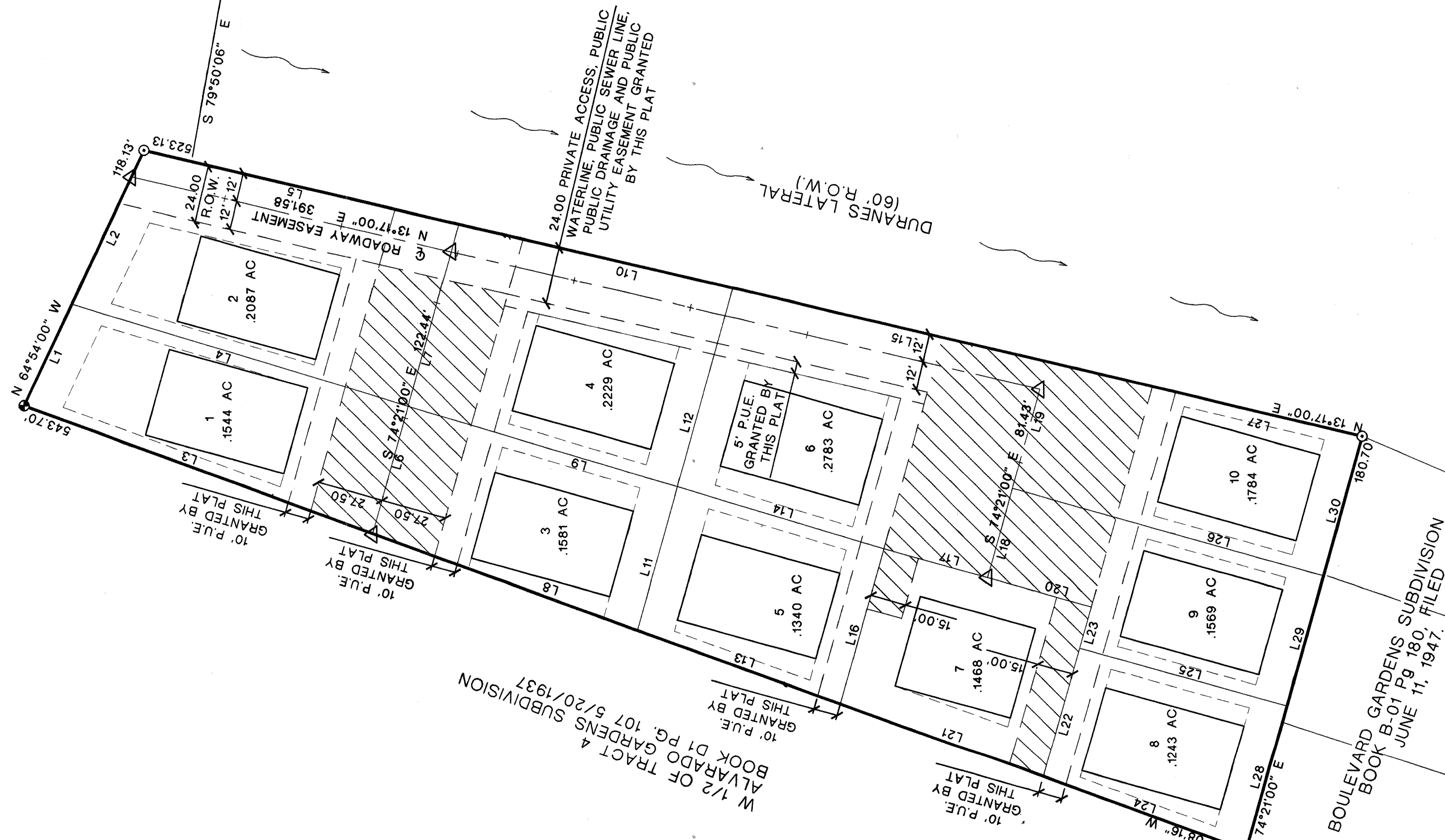
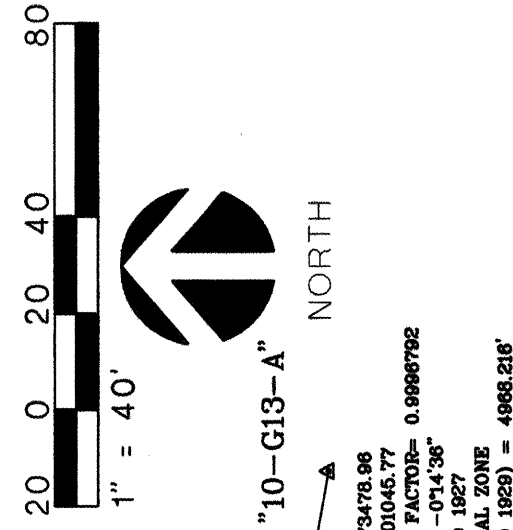
I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8811, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, N.M.P.S. 8931 _____ DATE _____

NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
(505) 877-5469

LA PLAZA ACEQUIA SUBDIVISION

EAST ONE-HALF OF TRACT FOUR
ALVARADO GARDENS UNITS NO.3
SEC. 6, T. 10N, R. 3E
CANDELARIA AVENUE, N.W.
ALBUQUERQUE, NM
SEPTEMBER 2003



LINE	LENGTH	BEARING
L1	71.22	N64°54'00"W
L2	46.91	N64°54'00"W
L3	155.06	N16°55'45"E
L4	146.92	N16°55'45"E
L5	138.44	N16°55'45"E
L6	55.12	N74°21'0"W
L7	55.12	N74°21'0"W
L8	117.86	S20°08'16"W
L9	117.52	S16°42'52"W
L10	117.60	N13°17'00"E
L11	62.16	S74°21'00"E
L12	62.16	S74°21'00"E
L13	90.28	S20°08'16"W
L14	90.02	S16°42'52"W
L15	135.12	S13°17'00"E
L16	67.56	S74°21'00"E
L17	45.00	S15°39'00"W
L18	38.56	S74°21'00"E
L19	54.78	S74°21'00"E
L20	45.00	S15°39'00"W
L21	90.28	S20°08'16"E
L22	56.64	S74°21'00"E
L23	17.98	S74°21'00"E
L24	90.28	S20°08'16"E
L25	90.00	S15°39'00"W
L26	135.00	S15°39'00"W
L27	135.12	N13°17'00"W
L28	63.70	S74°21'00"E
L29	56.64	S74°21'00"E
L30	60.36	S74°21'00"E

Legend

- △ CENTERLINE MONUMENT TO BE INSTALLED
- ⊗ SET 5/8" REBAR STAMPED LS 8911
- FOUND 5/8" REBAR
- ▨ PRIVATE ACCESS, PUBLIC WATERLINE, PUBLIC SEWERLINE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- UTILITY EASEMENT GRANTED BY THIS PLAT
- SITE SET BACK LINES

NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
(505) 877-5469

Legend

- EXISTING CONTOUR
- SWALE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FF=69.25 FINISH FLOOR ELEVATION
- GRAVEL BASECOURSE
SEE PLAT FOR EASEMENT
- ASPHALT BRICK
SEE PLAT FOR EASEMENT
- EXISTING BERM
- CONCRETE VALLEY GUTTER
- EXISTING TREE

SCANNED BY
MESA REPRO

W 1/2 OF TRACT 4
ALVARADO GARDENS SUBDIVISION
BOOK D1 PG. 107 5/20/1937

10' P.U.E.
GRANTED BY
THIS PLAT

BOULEVARD GARDENS SUBDIVISION
BOOK B-01 PG 180, FILED
JUNE 11, 1947.

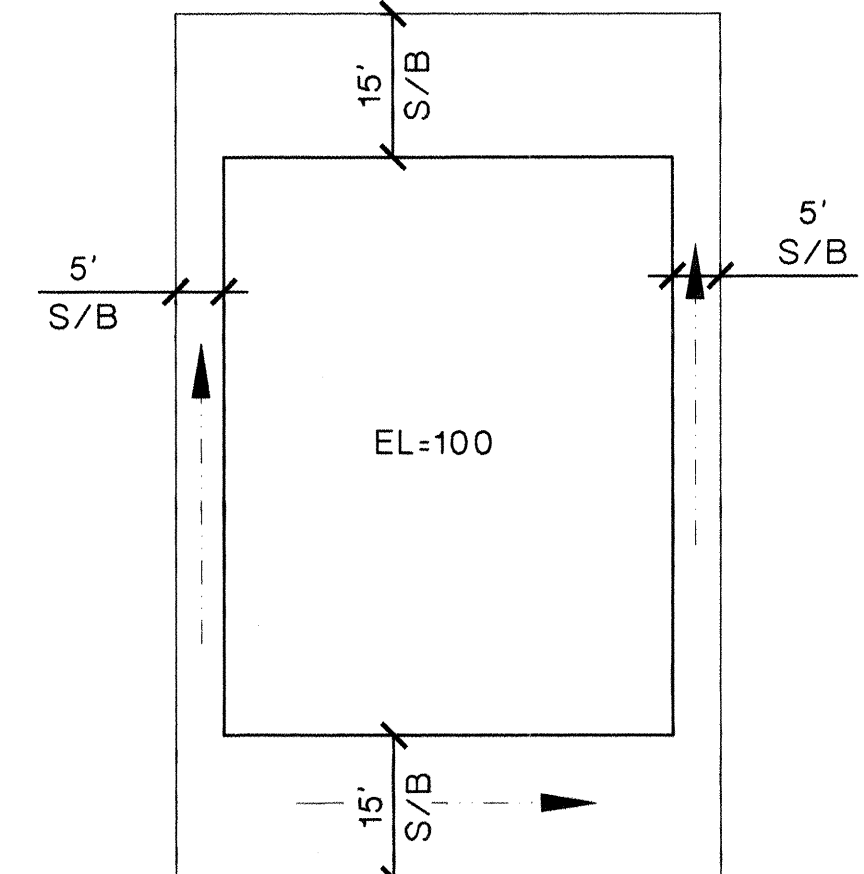
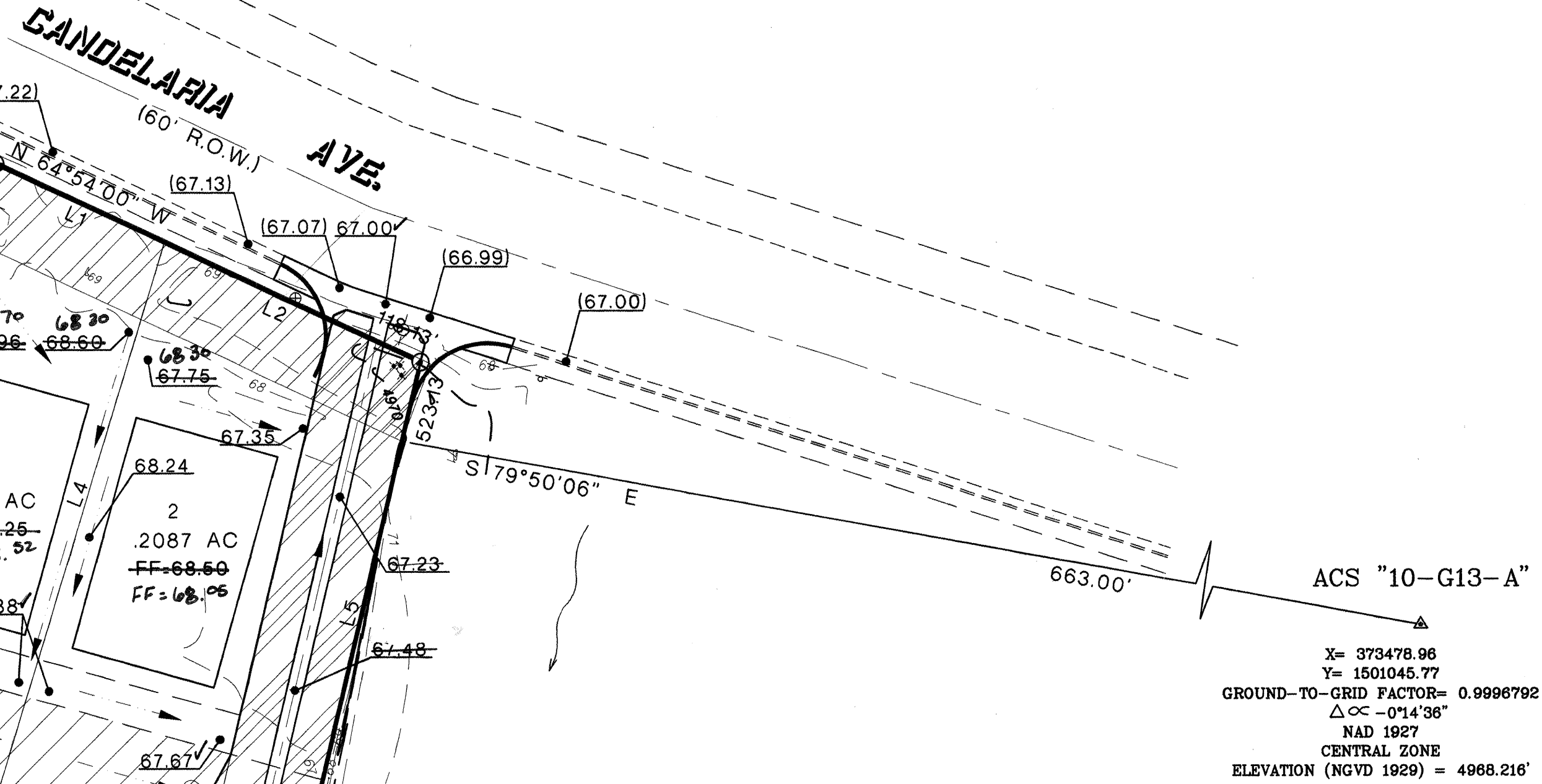
GRADING PLAN

SCALE: 1" = 30'-0"

I, MARTIN J. GARCIA, of the firm, ABQ ENGINEERING, INC., 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 Larry Medrano NMPS Number 11993

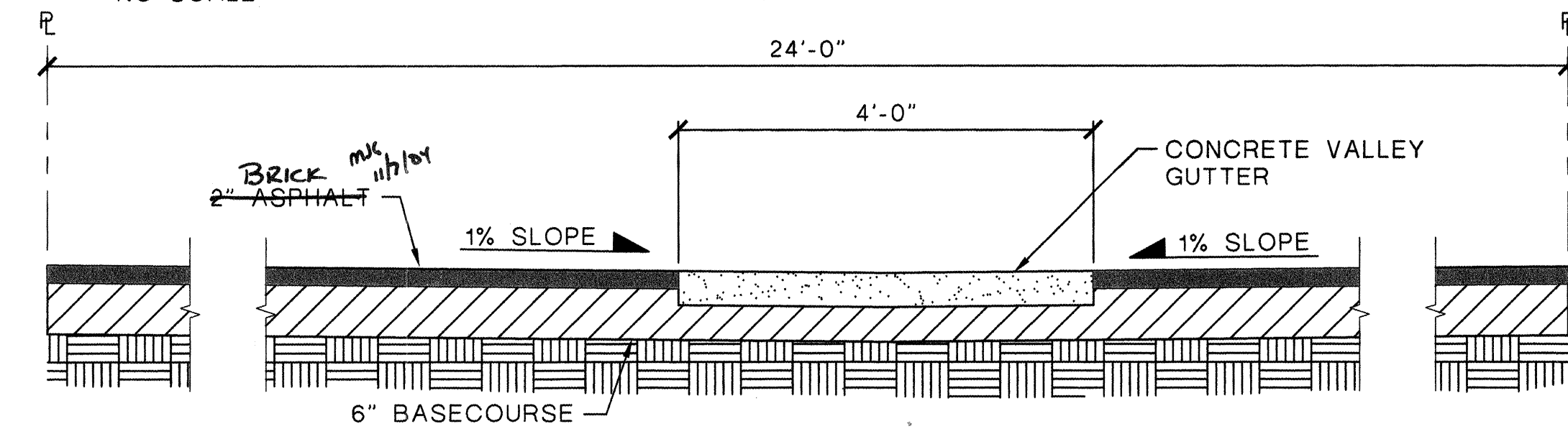


15 0 15 30 60
1" = 30'



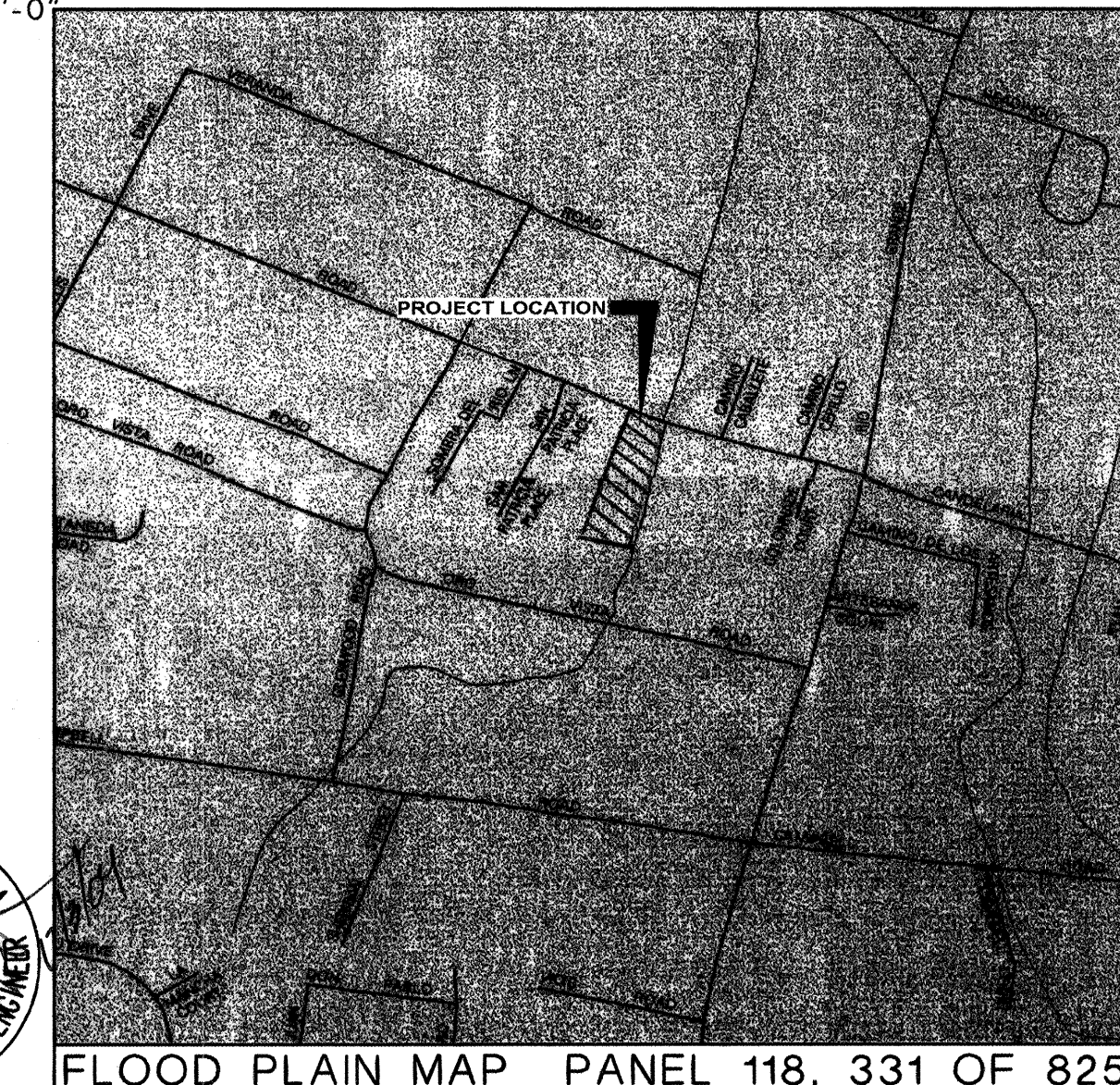
TYPICAL LOT LAYOUT

NO SCALE



CONCRETE VALLEY GUTTER

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



La Plaza Acequia Subdivision

Hydrology Calculations
Date: September 9, 2003
DPM - Section 22.2
Volume 2, January 1993

Precipitation Zone 2
100 Year Storm Depth, P (360) 2.35

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.7

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.0689	0.5096
Type "C" (Unpaved Roadway)		0	0.5933
Type "B" (Irrigated Lawns)		0.0459	0.6599
Type "A" (Undeveloped)		1.648	0

Total (Acres) 1.7628 1.7628

Excess Precipitation(in) 0.59865555 1.29

Volume (100), cf	3830.78	8223.78
Volume (10), cf	2566.62	5509.93
Q (100), cfs	3.00	5.76
Q (10), cfs	2.01	3.86

ABQ Engineering, Inc.

Engineers • Planners
Construction Services
1631 Eubank NE, Suite C,
Albuquerque, NM 87112
505-255-7802 FAX 505-255-7802
PROJECT #: 23050

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

TITLE: LA PLAZA ACEQUIA SUBDIVISION
REVISED GRADING PLAN

Design Review Committee City Engineer Approval
FOR INFORMATION ONLY

City Project No. 727181

Zone Map No. G-12

SHEET 4 OF 10

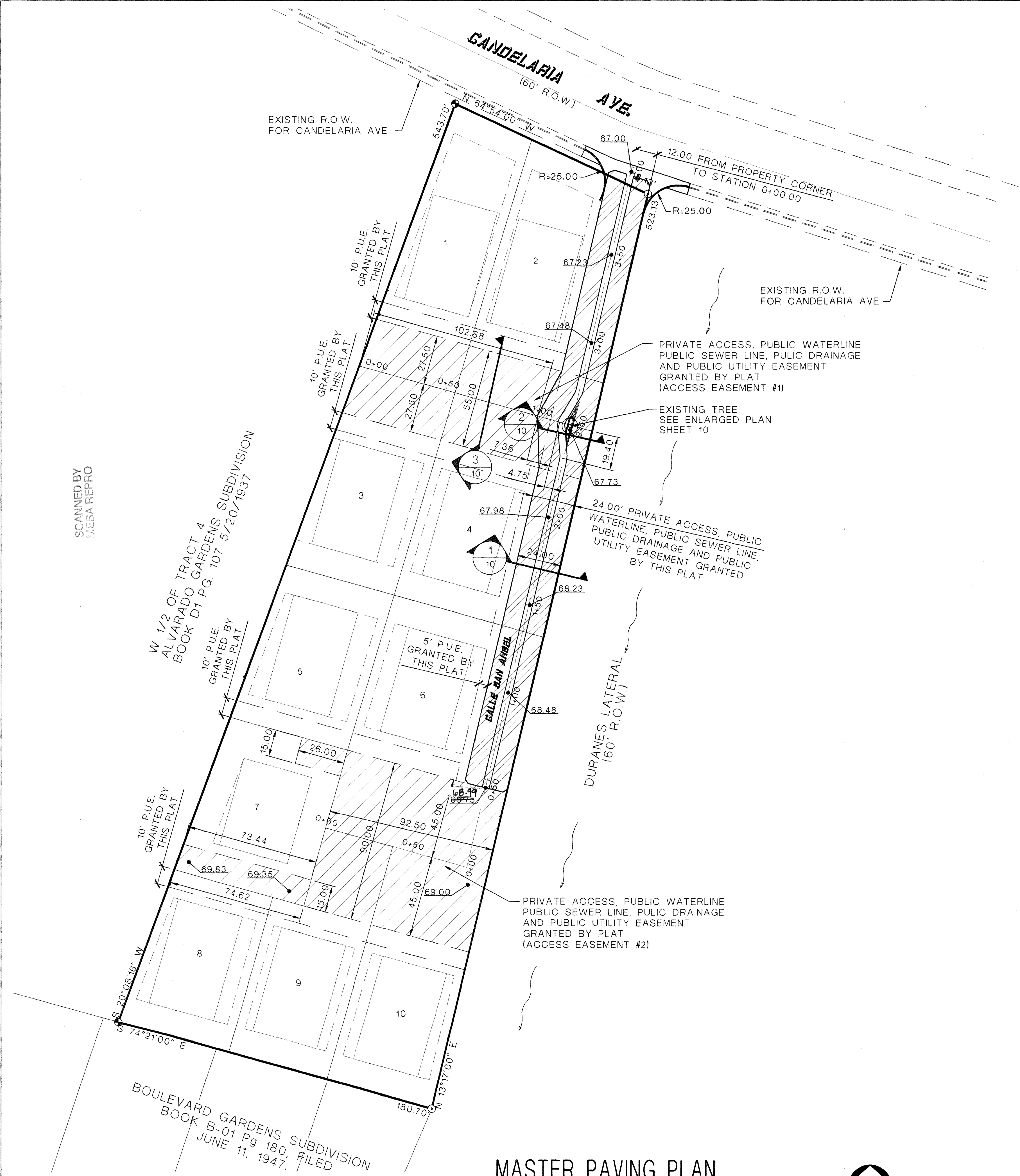
FIELD NOTES

ENGINEER'S SEAL

REVISIONS
DESIGN
DATE 12/2/2003
DRAWN BY N GARCIA
CHECKED BY S KNEE
DATE 12/2/2003

AS BUILT INFORMATION
CONTRACTOR CCA
WORK STAGED BY
DATE 12/2/2003
FIELD ACCEPTANCE BY
DATE 12/2/2003
DRAWINGS CORRECTED BY
DATE 12/2/2003
MICRO-FILM INFORMATION
RECORDED BY
DATE 12/2/2003

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET
"10-G13-A" SET IN TOP OF A CONCRETE POST
PROJECTING 0.20' ABOVE GROUND
X = 373,478.96 Y = 1,501,045.77
Z = 4968.21 (NGVD 1929)



MASTER PAVING PLAN

SCALE: 1" = 30'



General Notes

A. TURN DOWN ASPHALT EDGE TO TRANSITION ASPHALT TO GRAVEL SURFACING. SEE SHEET 10, DETAIL 6.

Legend

- GRAVELED PRIVATE ACCESS EASEMENT
- BRICK ASPHALT DRIVE
- LIMITS OF WORK AREA
- ROW RIGHT OF WAY
- 6' VALLEY GUTTER PER C.O.A. STD. DWG 2420.
- UNIDIRECTION WHEEL CHAIR RAMP PER C.O.A. STD. DWG. 2426.
- 4' CONCRETE VALLEY GUTTER. PER C.O.A. STD. DWG 2421
- PRIVATE ACCESS, PUBLIC WATERLINE, PUBLIC SEWERLINE, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT.
- EXISTING CURB AND GUTTER
- RIGHT OF WAY

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Albuquerque, NM 87112
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PROJECT #: 23050

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: LA PLAZA ACEQUIA SUBDIVISION MASTER PAVING PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	SHEET	OF
727181	G-12	5	10

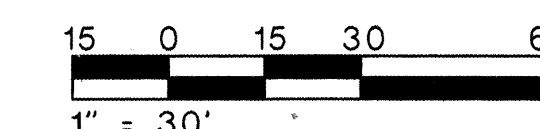
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	THE STATION MARK IS A STANDARD ACS BRASS TABLET	DATE	FIELD NOTES	NO.	NO.	BY
CONTRACTOR	DATE	"10-G13-A" SET IN TOP OF A CONCRETE POST	DATE	BY			
INSPECTOR'S	DATE	PROJECTING 0.20' ABOVE GROUND					
FIELD DISTANCE	DATE						
VERIFICATION BY	DATE						
DRAWINGS	DATE	X = 373,478.96 Y = 1,501,045.77					
CONTRACTED BY	DATE	Z = 4968.21 (NOVD 1929)					
MICRO-FILM INFORMATION		RECORDED BY		DATE		NO.	

LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
4"	15'	6'	4'	2'	15'	33'
6"	18'	7'	4'	2'	18'	46'
8"	22'	8'	4'	2'	22'	59'
10"	27'	11'	5'	3'	27'	72'

MASTER UTILITY PLAN

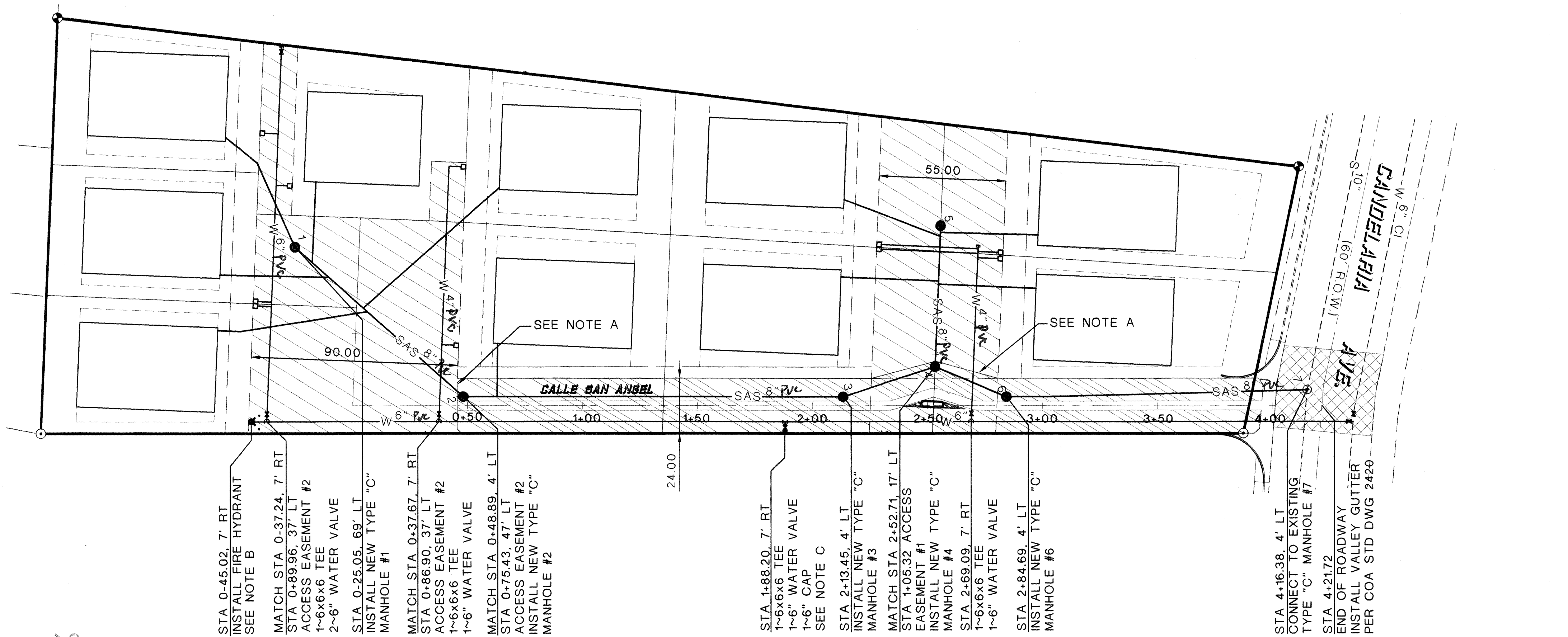
SANITARY SEWER SERVICE			
LOT #	STATION	LENGTH	OFFSET
1	0+44.17 (E)	42.55'	0.00
2	0+74.32 (E)	42.55'	0.00
3	0+49.54 (E)	46.00'	0.00
4	0+70.92 (E)	40.00'	0.00
5	0+38.44 (E)	72.50'	2.60' LT
6	0+66.22 (R)	23.50'	4.00' LT
7	0+19.96 (E)	34.90'	20.08' RT
8**	0+13.65 (E)	63.00'	27.83' RT
9	0+26.05 (E)	47.43'	12.80' RT
10	0+31.49 (E)	59.50'	5.92' RT

- A. CONTRACTOR SHALL NOTIFY CITY OF ALBUQUERQUE WATER SYSTEMS SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF WATER SHUT OFF PLAN
- B. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
- C. FOR CONNECTION AT CALLE SAN ANGEL, CLOSE VALVES 484, AND 202.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: LA PLAZA ACEQUIA SUBDIVISION MASTER UTILITY PLAN				
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	SHEET OF	
727181		G-12	6	10

SCANNED BY
MESA REPRO

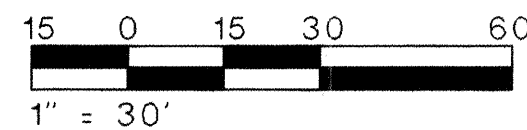


UTILITY PLAN - CALLE SAN ANGEL

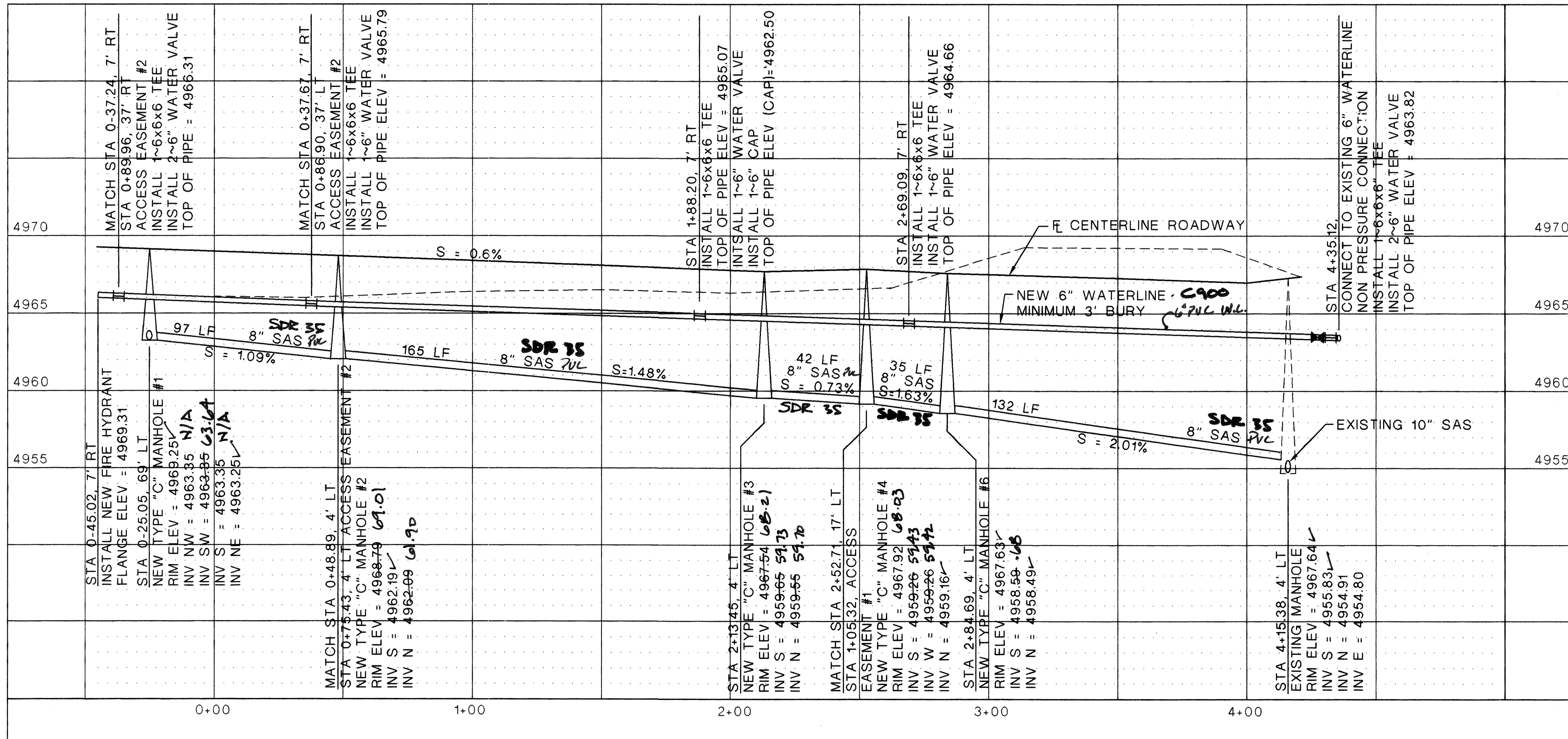
SCALE: 1" = 30'



NORTH



SCALE: 1" = 30' HORIZ
1" = 5' VERT



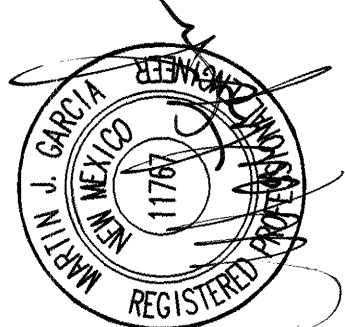
Legend

W	EXISTING WATER LINE
---	EXISTING SEWER LINE
—	NEW WATER LINE
—	NEW SEWER LINE
—	NEW WATER METER
—	NEW WATER VALVE
—	EXISTING SEWER MANHOLE
—	NEW SEWER MANHOLE
—	NEW FIRE HYDRANT
XXXXX	LIMITS OF WORK AREA PER C.O.A. STD DWG. 2465.
XXXXX	PRIVATE ACCESS, PUBLIC WATERLINE, PUBLIC SEWERLINE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT

General Notes

- TURN DOWN ASPHALT EDGE TO TRANSITION ASPHALT TO GRAVEL SURFACING. SEE SHEET 10, DETAIL 6. **BRICK INSTALLED IN LIEU OF ASPHALT**
- INSTALL 2 BOLLARD 2 FT IN FRONT OF FIRE HYDRANT IN ACCORDANCE WITH BOLLARD DETAIL 8 ON SHEET 10.
- CONNECT TO EXISTING IF PLAZA ACEQUIA PHASE II COA PROJECT # 727182 IS CONSTRUCTED PRIOR TO TIS PROJECT.

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	DATE	CONTRACTOR	DATE
				INSPECTOR'S SIGNATURE	DATE
				APPROVED BY	DATE
				VERIFICATION BY	DATE
				DRAWINGS	DATE
				CORRECTED BY	DATE
				NO.	DATE



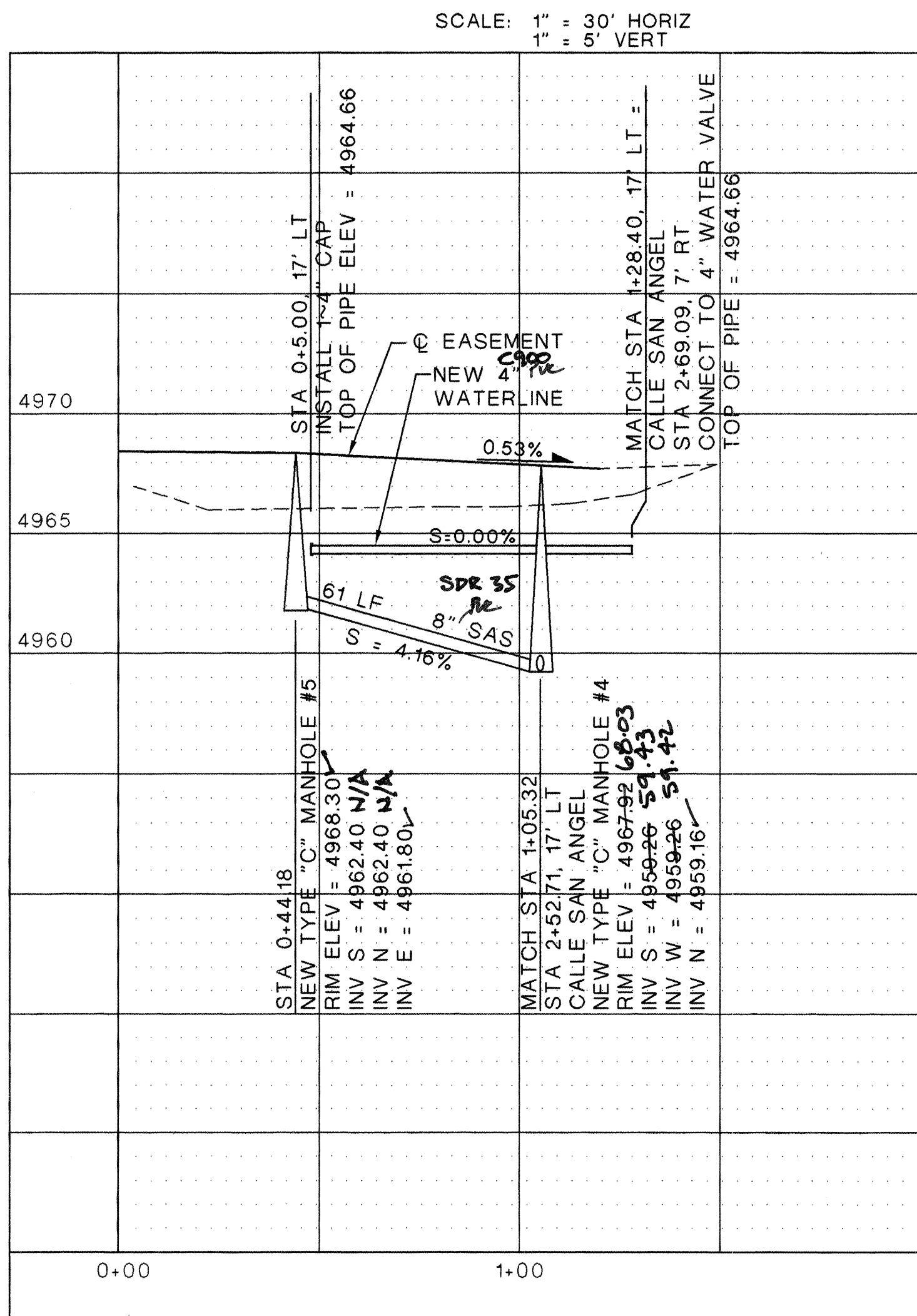
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505-255-7802 FAX 505-255-7902
PROJECT #: 23050

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: LA PLAZA ACEQUIA SUBDIVISION UTILITY PLAN AND PROFILE CALLE SAN ANGEL	
Design Review Committee	City Engineer Approval
City Project No. 727181	Zone Map No. G-12
SHEET 8	OF 10

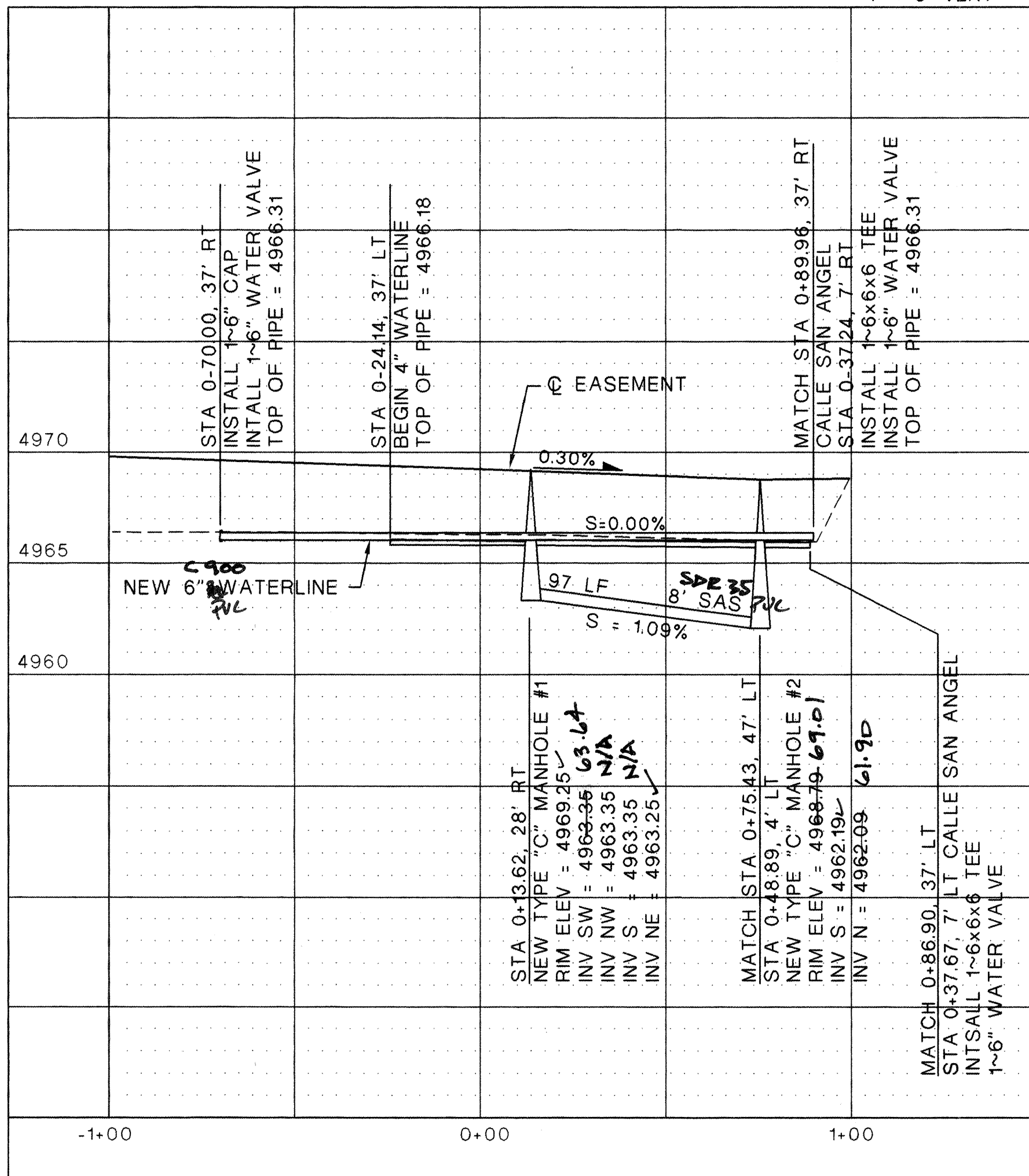
ACCESS EASEMENT 1 PLAN

SCALE: 1" = 30'



ACCESS EASEMENT 2 PLAN

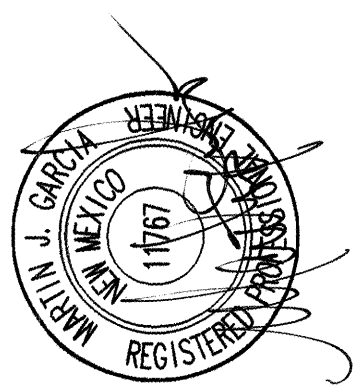
SCALE: 1" = 30'



General Notes

- TURN DOWN ASPHALT EDGE TO TRANSITION ASPHALT TO GRAVEL SURFACING. SEE SHEET 10, DETAIL 8. *BRICK INSTALLATION IN VIEW OF ASPHALT*
- INSTALL 2 BOLLARDS 2 FEET IN FRONT OF FIRE HYDRANT IN ACCORDANCE WITH BOLLARD DETAIL 8, ON SHEET 10.

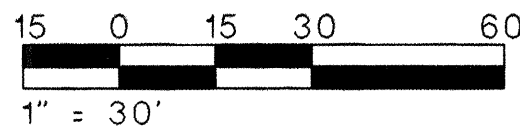
ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
				NO.	BY	DATE	THE STATION MARK IS A STANDARD ACS BRASS TABLET "10-G13-A" SET IN TOP OF A CONCRETE POST PROJECTING 0.20' ABOVE GROUND	CONTRACTOR STAKED BY	DATE
								INSPECTOR'S	DATE
								FIELD DISTANCE BY	DATE
								VERIFICATION BY	DATE
							X = 373,478.96 Y = 1,501,045.77	DRAWINGS	DATE
							Z = 4966.21 (NGVD 1929)	CORRECTIONS BY	DATE
								RECORDED BY	DATE
								NO.	



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505-255-7802 FAX 505-255-7902
PROJECT #: 23050

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: LA PLAZA ACEQUIA SUBDIVISION UTILITY PLAN AND PROFILE ACCESS EASEMENT #1 & ACCESS EASEMENT #2	
Design Review Committee	City Engineer Approval
APPROVED FEB 23 2004	APPROVED FEB 24 2004
City Project No.	Zone Map No.
727181	G-12
SHEET	OF
9	10





SCALE: 3/8" = 1'-0'



SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"



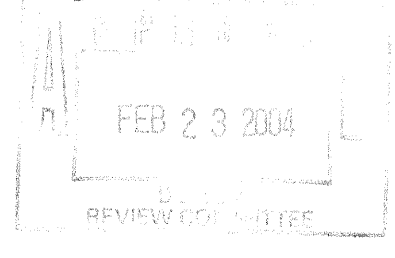
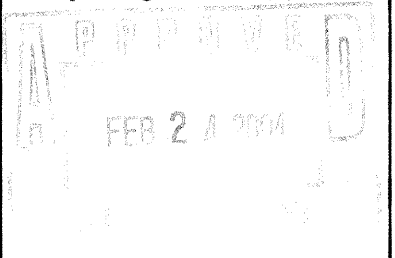
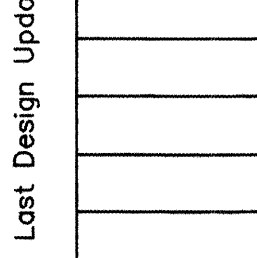
SCALE: 3/4" = 1'-0"



SCALE: 1" = 10'



SCALE: 1/2" = 1'-0"

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: LA PLAZA ACEQUIA SUBDIVISION TYPICAL SECTIONS AND DETAILS				
Design Review Committee 		City Engineer Approval 		Last Design Update 
City Project No. 727181		Zone Map No. G-12		SHEET 10 OF 10



SCALE: 1" = 30'



NORTH

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN
BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN EACH
SIDE OF TEE: 10.00 FEET

- A. USE TRAFFIC RATED LIDS AND METER BOXES FOR ALL SERVICES.
- B. ALL WATER SERVICES REQUIRE DUAL CHECK VALVES.

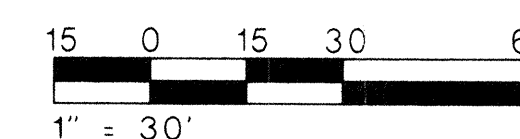
	LIMITS OF WORK AREA PER C.O.A. STD DWG. 2465.
W	EXISTING WATER LINE
- - - S - - -	EXISTING SEWER LINE
— W —	NEW WATER LINE
— S —	NEW SEWER LINE
— □ —	NEW WATER METER
— X —	NEW WATER VALVE
⊙	EXISTING SEWER MANHOLE
⊙	NEW SEWER MANHOLE
⦿	NEW FIRE HYDRANT
	PRIVATE ACCESS, PUBLIC WATERLINE, PUBLIC SEWERLINE, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT.

COA STD DWG 2125 (SAS SERVICE)
COA STD DWG 2362 (WATER SERVICE)
COA STD DWG 2326 (VALVES)
COA STD DWG 2328 (VALVES)

APPROVED:
CITY OF ALBUQUERQUE FIRE DEPT.

CONNECTION AT
CANDELARIA AVE/CALLE SAN ANGEL

- A. CONTRACTOR SHALL NOTIFY CITY OF ALBUQUERQUE WATER SYSTEMS SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF WATER SHUT OFF PLAN
- B. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
- C. FOR CONNECTION AT CALLE SAN ANGEL, CLOSE VALVES 484 AND 202.

[illegible]

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
#110 2.9.05
SIGNATURE & DATE

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• Construction Services
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505-255-7802 FAX 505-255-7803
PROJECT #: 23050

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LA PLAZA ACEQUIA SUBDIVISION
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval
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City Project No.

Zone Map No
G-12

SHEET	OF
6	10