

SCANNED
BY *phw*

CONSTRUCTION PLANS

FOR

TRACTS 4-A THRU 4-E

ROW ONE NORTH, TOWN OF ATRISCO GRANT

UTILITY IMPROVEMENTS

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-73811-8110611

NOTICE TO CONTRACTORS

- PROJECT IS SUBJECT TO THE REQUIREMENTS OF COUNTY ORDINANCE NO. 95-12 AND ORDINANCE NO. 96-3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY. CONTRACTOR SHALL CALL 848-1500 FOR MORE INFORMATION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE COUNTY TRAFFIC CONTROL MANAGER AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. TRAFFIC CONTROL PLANS SHALL BE PREPARED IN ACCORDANCE WITH NOTED REQUIREMENTS AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT. CALL 848-1500 FOR FURTHER INFORMATION.
- A DAILY TRAFFIC CONTROL LOG SHALL BE MAINTAINED BY THE CONTRACTOR REFLECTING THE TYPES AND LOCATIONS OF ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, ETC. BEING USED ON THE PROJECT IN COMPLIANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. THIS LOG SHALL BE SUBMITTED TO THE BERNALILLO COUNTY TRAFFIC CONTROL MANAGER UPON COMPLETION OF THE PROJECT CONSTRUCTION OR WHEN SO REQUESTED BY THE PROJECT OR THE TRAFFIC CONTROL MANAGER.
- CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION ACTIVITY SCHEDULE TO THE BERNALILLO COUNTY PUBLIC WORKS DIVISION INSPECTOR.
- THE CONTRACTOR SHALL FILE WEEKLY WRITTEN REPORT TO THE TRAFFIC CONTROL MANAGER DESCRIBING THE TRAFFIC CONTROL PLAN THAT WILL BE IN EFFECT FOR THE FOLLOWING WEEK.
- 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 COUNTY.
- TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- BERNALILLO COUNTY INSPECTOR MUST VERIFY THICKNESS OF THE EXISTING PAVEMENT. CALL 848-1500.
- 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.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES WILL BE GOVERNED BY FEDERAL STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING OSHA 29 CFR 1926.650 SUBPART P, CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH NPDES RULES AND REGULATION. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS.

RECORD DRAWING

I, SHAHAB BIAZAR, OF THE FIRM OF ADVANCED ENGINEERING AND CONSULTING, LLC, 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 LEONARD MARTINEZ OF ADVANCED ENGINEERING, NMPS NUMBER 2001.

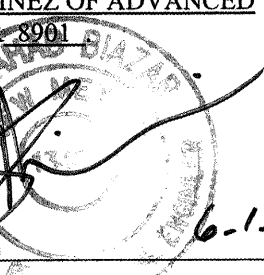
SHAHAB BIAZAR, PE
NMPE NO. 13479

DATE
Advanced Eng. & Cons., LLC

CITY OF ALBUQUERQUE
NEW MEXICO
JULY 2004

INDEX TO DRAWINGS

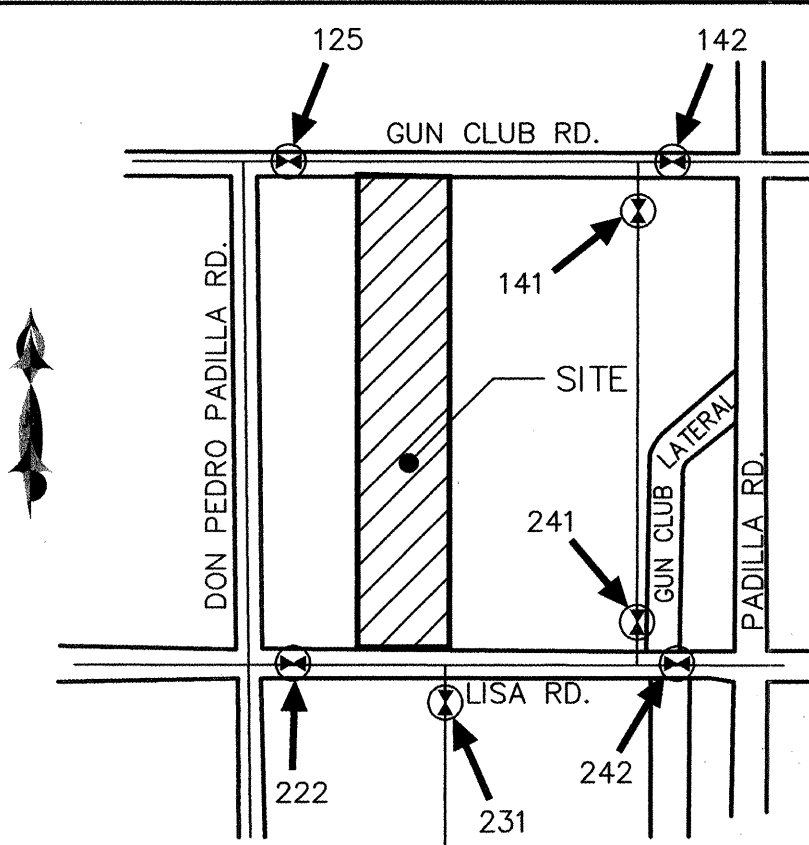
- TITLE SHEET
- PLAT
- GRADING & DRAINAGE PLAN
- UTILITY IMPROVEMENTS



WATER SHUTOFF NOTES:

- ONLY C.O.A. WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- 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
- APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
- SHUTOFF VALVES 125, 141, 142, 222, 231, 241 & 242 INDICATED ON THE PLAN BELOW (→).

WATER SHUTOFF PLAN



[Signature] 10/14/04
BERNALILLO COUNTY PUBLIC WORKS DIVISION DATE
PROJECT #PWCO 40013



VICINITY MAP ZONE ATLAS Q-10-Z

N.T.S.

NOTICE TO CONTRACTORS

- 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).
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
- 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.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION 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 (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 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 DESIGNERS EXPENSE.
- 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.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE DESIGN ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DERESSED 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.

COUNTY CDRA NO. **SRP-40025**

| REV | SHEETS | CITY ENGINEER | DATE | USER DEPT. | DATE | USER DEPT. | DATE |
|-----------------------------|--------|------------------|--------------------|------------|---------------------------|------------|------|
| ENGINEERS STAMP & SIGNATURE | | APPROVALS | ENGINEER | DATE | APPROVED FOR CONSTRUCTION | | |
| | | DRC Chairman | <i>[Signature]</i> | 01-17-05 | | | |
| | | Transportation | NSE N/A | 11/5/04 | | | |
| | | Water/Wastewater | <i>[Signature]</i> | 7/28/04 | | | |
| | | Hydrology | MS N/A | 4/4/04 | | | |
| | | C.I.P. | | | | | |
| | | Constr. Coord. | | | | | |
| CITY PROJECT NO. | | | | | SHEET | | |
| 738181 | | | | | 1 OF 4 | | |

DRAWING: 200403-TITLE DRAWN BY: SHH DATE: 07-14-04

PLAT OF
TRACTS 4-A THRU 4-E
ROW ONE NORTH, TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 15, T. 9 N., R. 2 E.,
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

APPROVALS:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, N.M. DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

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

CITY PLANNER/CITY OF ALBUQUERQUE PLANNING DIVISION DATE

COUNTY APPROVALS:

BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY DATE

BERNALILLO COUNTY ZONING DEPARTMENT DATE

BERNALILLO COUNTY FIRE MARSHAL OFFICE DATE

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT DATE

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT DATE

UTILITY APPROVALS:

PNM GAS SERVICES DATE

PNM ELECTRIC SERVICES DATE

QWEST DATE

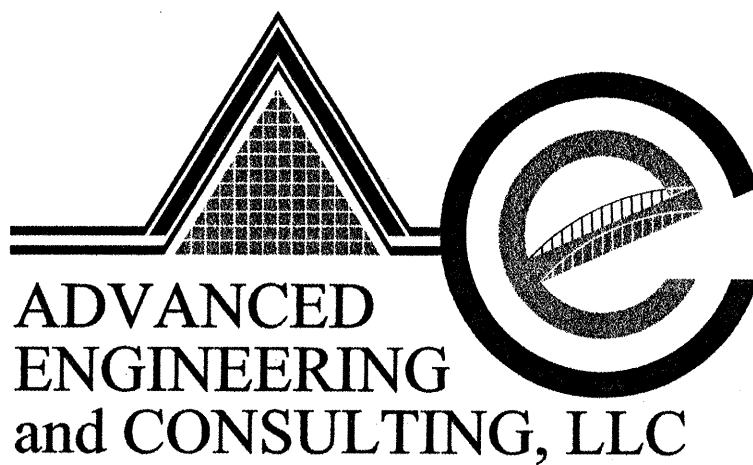
COMCAST CABLE COMMUNICATION, INC. DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS
OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED
UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION
AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM
STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801

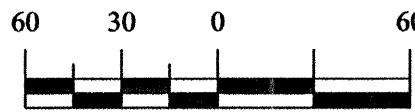
DATE



ADVANCED
ENGINEERING
and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

GRAPHIC SCALE



SCALE: 1"=60'

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:

CITY PROJECT NO. 738181

DRAWING:
200403-PLAT-CONS.DWG

DRAWN BY:
SHH

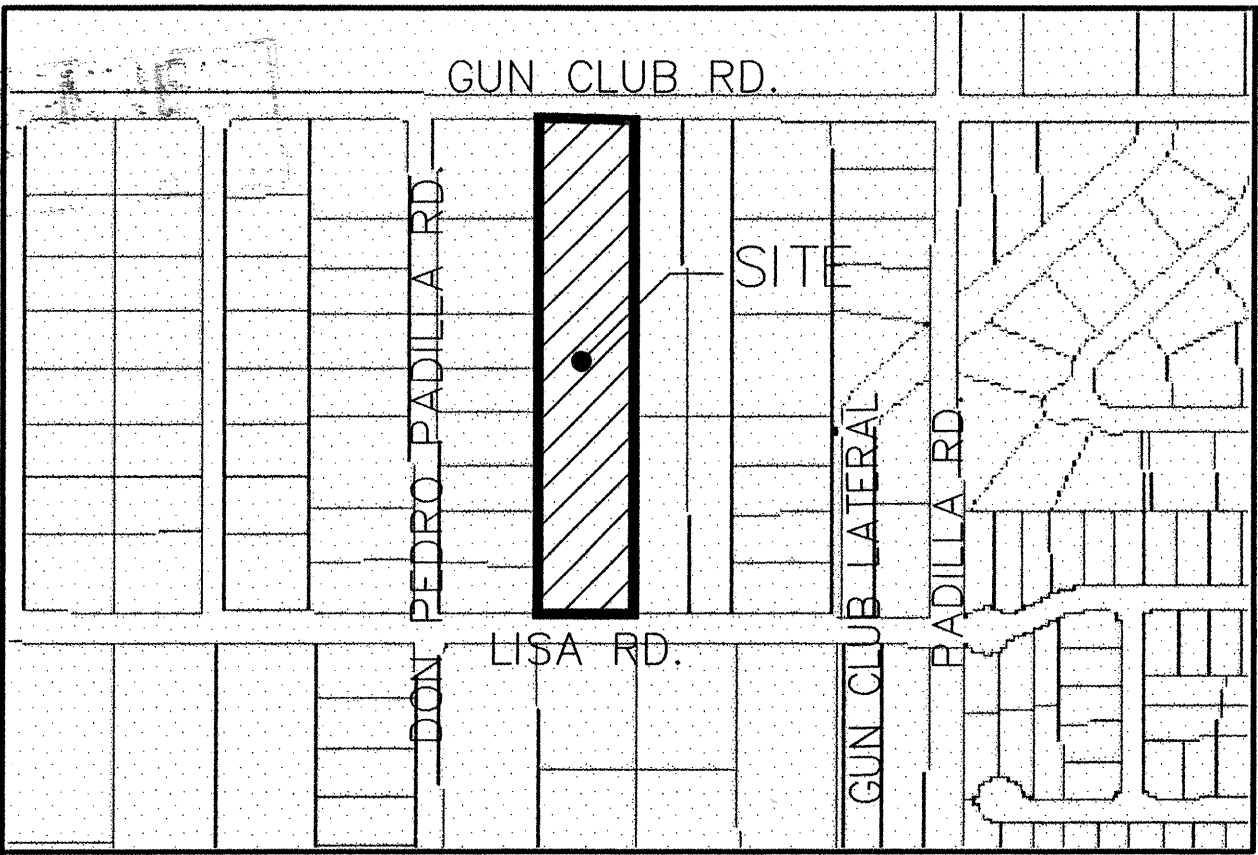
DATE:
07-17-04

SHEET #

2 OF 4

LAST REVISION: 07-15-04

SCANNED
BY: *PLW*



VICINITY MAP: Q-10-Z

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT OF LAND
INTO FIVE (5) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING DESIGNATED AS TRACT 4, ROW ONE
NORTH OF UNRECORDED PLAT OF TRACTS ALLOTTED BY TOWN OF
ATRISCO GRANT SITUATE IN PROJECTED SECTION 15, T. 9 N., R. 2 E.,
N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT BEING A POINT
ON THE SOUTH RIGHT-OF-WAY OF GUN CLUB ROAD, S.W. WHENCE ACS
MONUMENT 6-Q10 BEARS N 89°58'15" E, 1864.34 FEET; THENCE,

FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT-OF-WAY
S 00°27'09" E, 1036.14 FEET TO THE SOUTHEAST CORNER, BEING A
POINT ON THE NORTH RIGHT-OF-WAY OF LISA ROAD, S.W.; THENCE,

S 89°45'27" W, 209.35 FEET ALONG SAID NORTH RIGHT-OF-WAY TO
THE SOUTHWEST CORNER; THENCE,

LEAVING SAID RIGHT-OF-WAY N 00°30'11" W, 1035.25 FEET TO THE
NORTHWEST CORNER, BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF
GUN CLUB ROAD, S.W.; THENCE,

N 89° 59'41" E, 210.25 FEET ALONG SAID RIGHT-OF-WAY TO THE
POINT OF BEGINNING, CONTAINING 4.9926 ACRES (217,479.62 SF.),
MORE OR LESS.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED
P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 4.9926 ACRES.
- 4: TALOS LOG NO. SP 2004
- 5: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 6: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD, 1927.
- 7: BERNALILLO COUNTY CASE NUMBER: **SRP-40025**.
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO
THIS LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER
RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- 9: 32' ACCESS EASEMENT IS FOR THE BENEFIT OF TRACTS 4-B, 4-C,
4-D AND 4-E AND THE OWNERS OF THOSE TRACTS ARE RESPONSIBLE
FOR THE MAINTENANCE OF THE 32' PRIVATE ACCESS EASEMENT.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED
OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR
DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE
CREATED BY THIS PLAT.

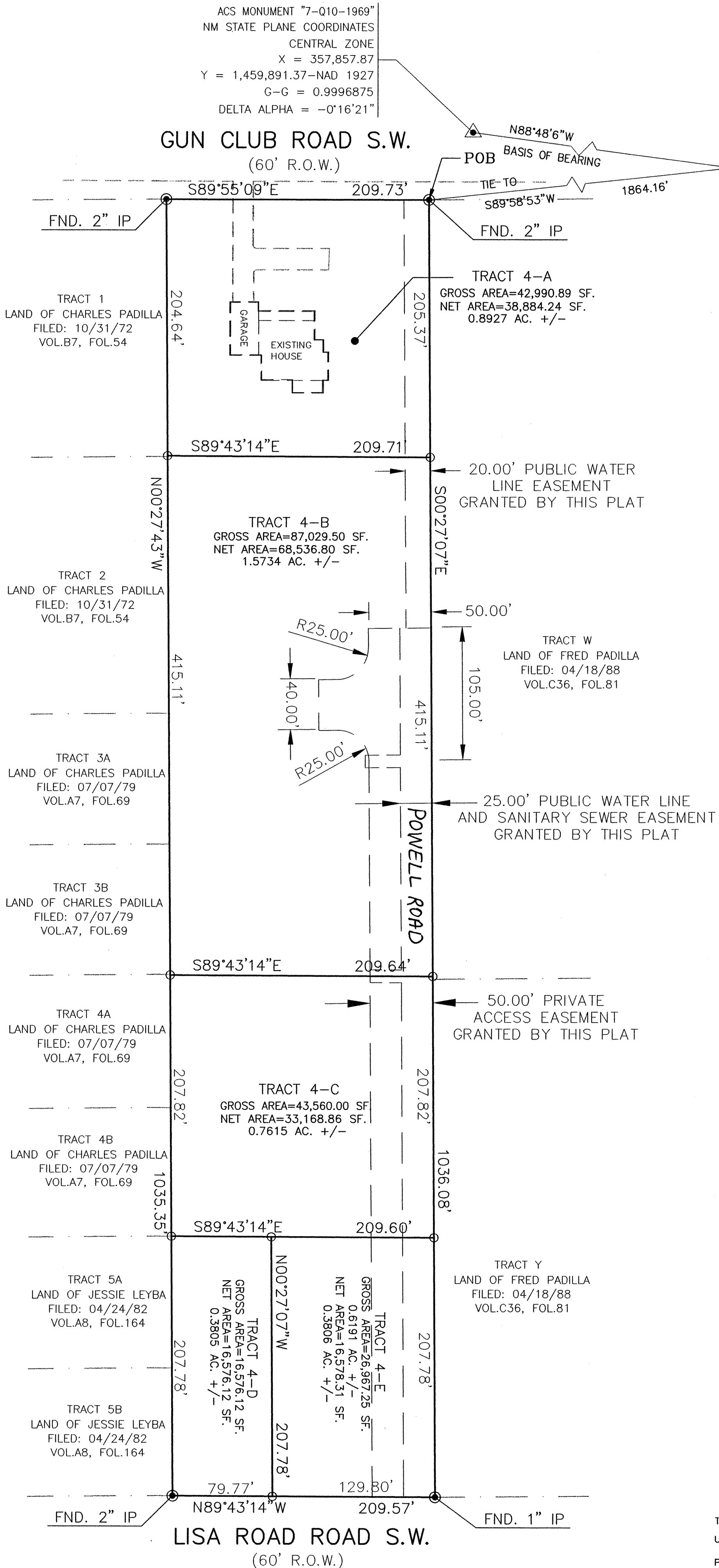
MICHAEL VANDIVER, OWNER DATE

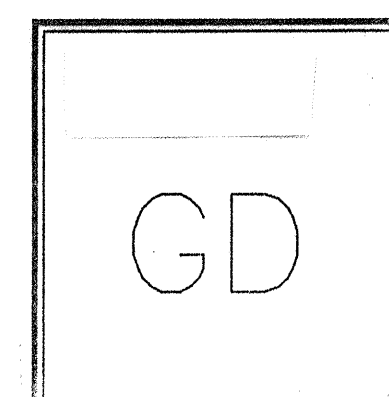
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

ACKNOWLEDGMENT

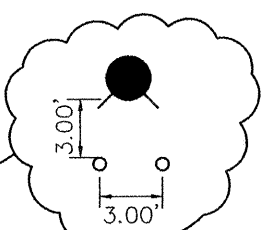
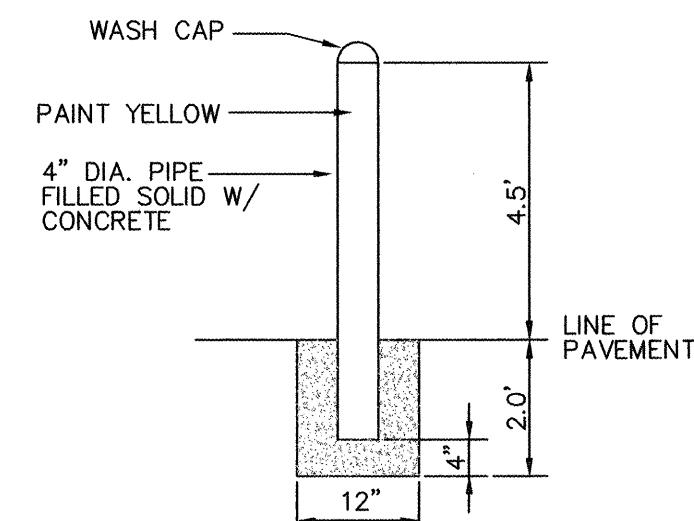
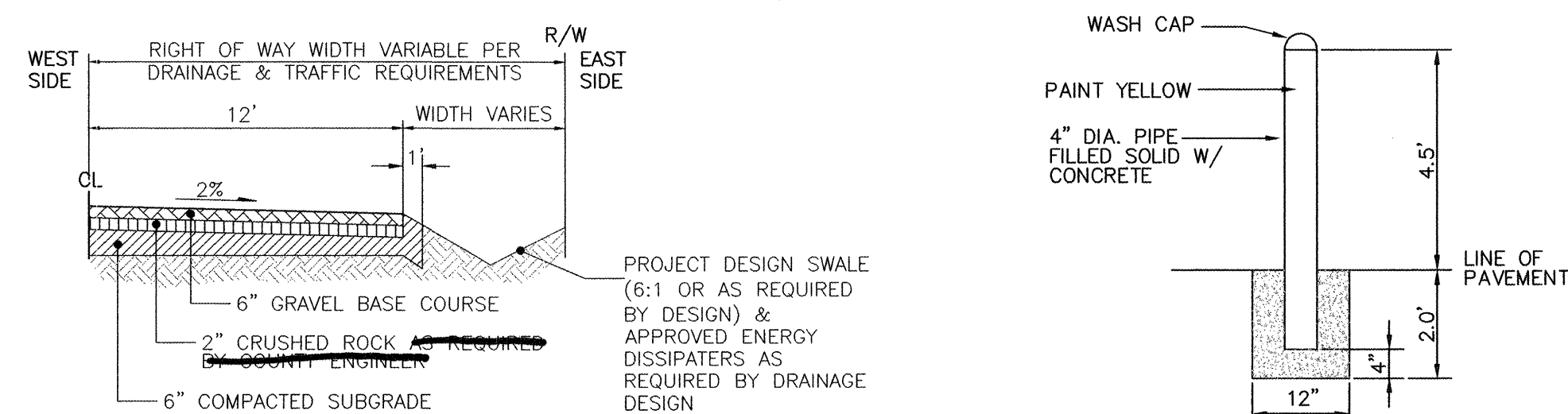
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____

MY COMMISSION EXPIRES: _____ BY: _____

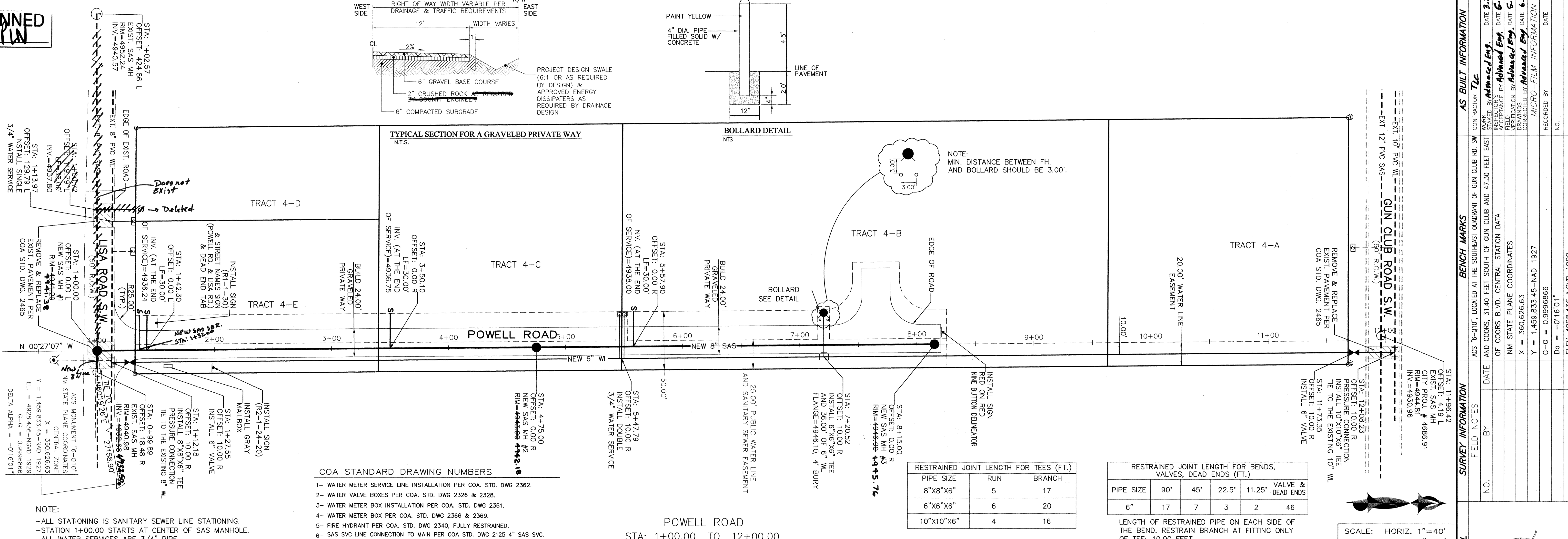




SCANNED
BY PLN



NOTE:
MIN. DISTANCE BETWEEN FH.
AND BOLLARD SHOULD BE 3.00'.

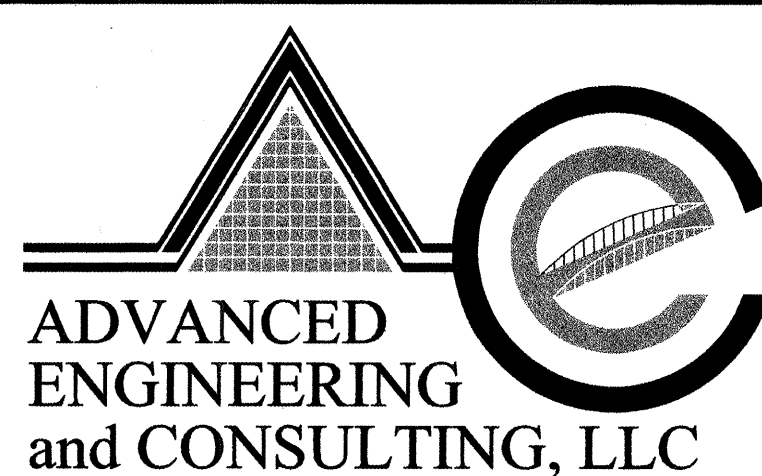
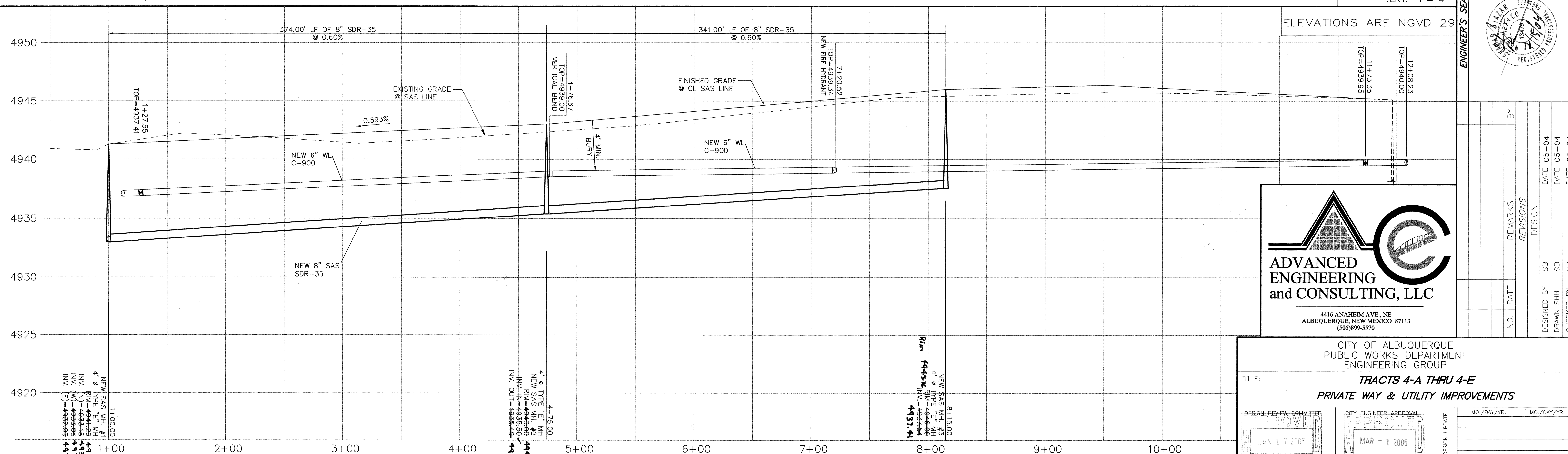


| RESTRAINED JOINT LENGTH FOR TEES (FT.) | | |
|--|-----|--------|
| PIPE SIZE | RUN | BRANCH |
| 8"X8"X6" | 5 | 17 |
| 6"X6"X6" | 6 | 20 |
| 10"X10"X6" | 4 | 16 |

| RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.) | | | | | |
|---|-----|-----|-------|--------|----------------------|
| PIPE SIZE | 90° | 45° | 22.5° | 11.25° | VALVE & DEAD ENDS |
| 6" | 17 | 7 | 3 | 2 | 46 |

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

SCALE: HORIZ. 1"=40'
VERT. 1"= 4'



4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TRACTS 4-A THRU 4-E
PRIVATE WAY & UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE

APPROVED

JAN 17 2005

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
MAR - 1 2005
CITY ENGINEER

| | | |
|--------------------|-------------|-------------|
| LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR. |
| | | |
| | | |
| | | |
| | | |

CITY PROJECT NO

ZONE MAP NO.
Q-10-7

SHEET 4 OF 4

| | |
|---------------------|----------------|
| DRAWING: 200403-P&P | DATE: 08-16-04 |
|---------------------|----------------|

738181

ZONE MAP NO.
Q-10-7

SHEET 4 OF 4