

RANCHO DE CANDELARIA SUBDIVISION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

INFRASTRUCTURE IMPROVEMENT PLANS

PROJECT
LOCATION



VICINITY MAP
ZONE ATLAS G-13-Z

UTILITY CONTACTS:

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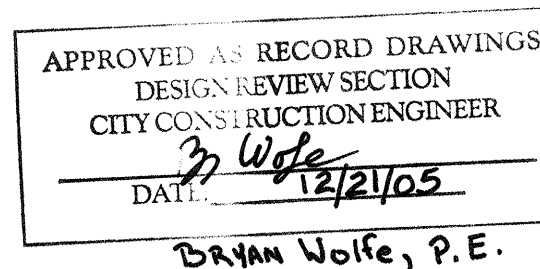
McLEOD USA
Muller Rick
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Comcast Cable Television Co.
Rita Erickson
Ph. (505) 761-6235

CITY OF ALBUQUERQUE
Greg Olson
Ph. (505) 768-2719

INDEX OF SHEETS

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RECORD DRAWING

I, SHAHAB BIAZAR, OF THE FIRM OF ADVANCED ENGINEERING, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER AND THAT THE ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET, EXCEPT AS NOTED BY ME ON THE AS-BUILT CONSTRUCTION DRAWINGS. THIS CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY LEONARD MARTINEZ OF ADVANCED ENGINEERING, NMPS NUMBER 8901.

SHAHAB BIAZAR, PE
NMPE NO. 13479
DATE
Advanced Eng. & Cons., LLC



DRB # 1002798

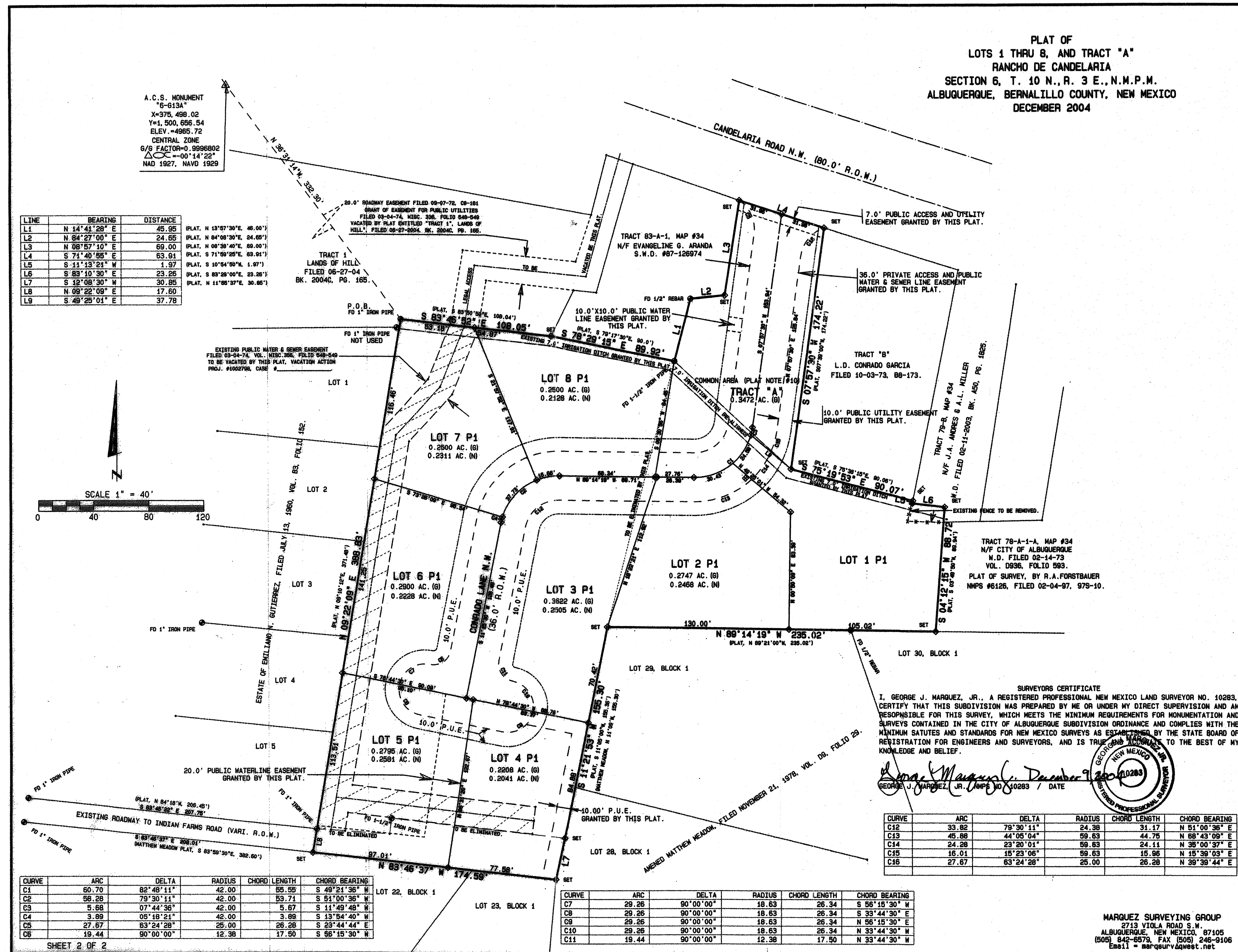


NEW MEXICO QUALITY
CONSULTANTS
Construction Management, Surveying
&
Civil Engineering

1016 SAN PEDRO DR., NE PH: 505-710-3099
ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4952

				ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4952			
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	*****	
			DRC Chairman	<i>[Signature]</i>	12-22-04	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 3-17-05 City Engineer Date	
			Transportation	<i>[Signature]</i>	12/16/04		
			Water/Wastewater	<i>[Signature]</i>	11/30/04		
			Hydrology	<i>[Signature]</i>	11/24/04		
			Parks	<i>[Signature]</i>			
			Constr.	<i>[Signature]</i>	12-22-04		
			City Project No.				
			742581		SHEET 1 OF 8		

SET NUMBER





FLOOD MAP 35001C0331 E
NOVEMBER 19, 2003
NTS

DESCRIPTION	A	B	C	D	TOTAL	RUNOFF VOLUME 6HR-100YR	RUNOFF VOLUME 24HR-100YR	PONDING VOLUME 10DAY-100YR	MAX IMPERVIOUS AREA @ 45%	MAX BUILDING AREA	REMARKS
EXCESS PRECIPITATION (INCHES) ZONE 2	0.80	1.08	1.46	2.64							
LOT											
1	—	—	0.1586 AC	0.1161 AC	0.2747 AC	1,544 ft ³	1,713 ft ³	2,218 ft ³	5,384.76 ft ³	3,000 ft ²	
2	—	—	0.1672 AC	0.1076 AC	0.2747 AC	1,514 ft ³	1,670 ft ³	2,139 ft ³	5,385.09 ft ³	3,000 ft ²	
3	—	—	0.1998 AC	0.1624 AC	0.3622 AC	2,063 ft ³	2,299 ft ³	3,006 ft ³	7,100.02 ft ³	2,475 ft ²	
4	—	—	0.1339 AC	0.1010 AC	0.2350 AC	1,326 ft ³	1,473 ft ³	1,913 ft ³	4,605.75 ft ³	3,000 ft ²	
5	—	—	0.1641 AC	0.1013 AC	0.2654 AC	1,543 ft ³	1,600 ft ³	2,041 ft ³	5,202.77 ft ³	3,000 ft ²	
6	—	—	0.1625 AC	0.1275 AC	0.2900 AC	1,641 ft ³	1,826 ft ³	2,381 ft ³	5,683.95 ft ³	2,475 ft ²	
7	—	—	0.1490 AC	0.1010 AC	0.2500 AC	1,388 ft ³	1,535 ft ³	1,975 ft ³	4,898.78 ft ³	3,000 ft ²	
8	—	—	0.1419 AC	0.1081 AC	0.2500 AC	1,395 ft ³	1,545 ft ³	1,993 ft ³	4,900.50 ft ³	2,700 ft ²	
TRACT A	—	—	0.1531 AC	0.0735 AC	0.2266 AC	1,194 ft ³	1,300 ft ³	1,621 ft ³	4,442.70 ft ³	0 ft ²	
TRACT B	—	—	0.0685 AC	0.0520 AC	0.1205 AC	681 ft ³	757 ft ³	983 ft ³	2,363.07 ft ³	0 ft ²	
TOTAL AREAS	—	—	1.4986 AC	1.0505 AC	2.5491 AC						

NOTE:
LAND USE C COMPACTED SOIL AREA
LAND USE D BUILDING AREA/PAVEMENT
* REQUIRED PONDING VOLUME

LEGEND

- EXISTING CONTOURS 0.25'
- EXISTING CONTOURS 1'
- FINISHED GRADE CONTOUR
- PROPERTY LINE
- PROPOSED GARDEN WALL
- EXISTING CMU WALL
- PROPERTY CORNER (PLATED)
- FOUND REBAR

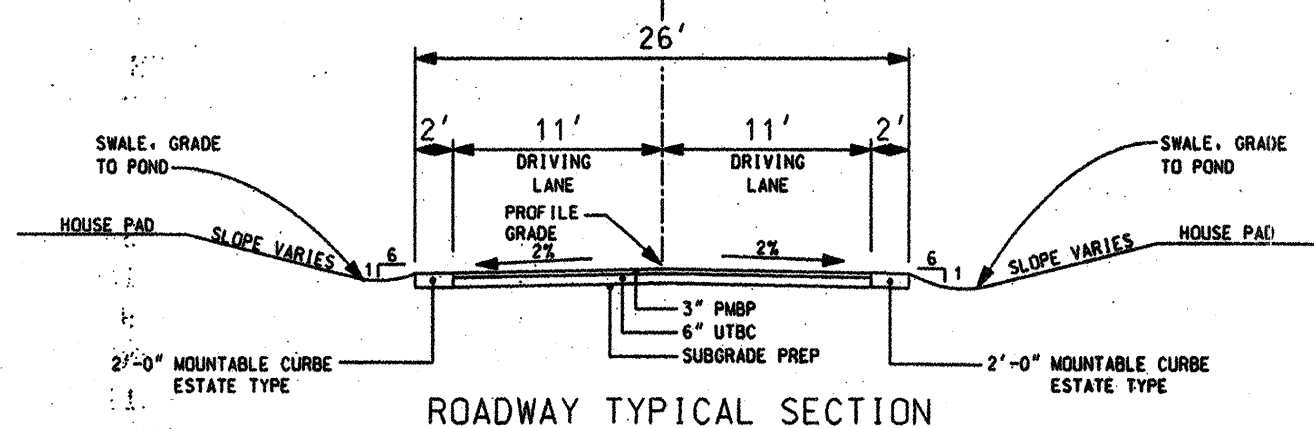


BUILDING PAD WITH MAX AREA & ELEVATIONS SHOWN



CONCRETE DRIVE

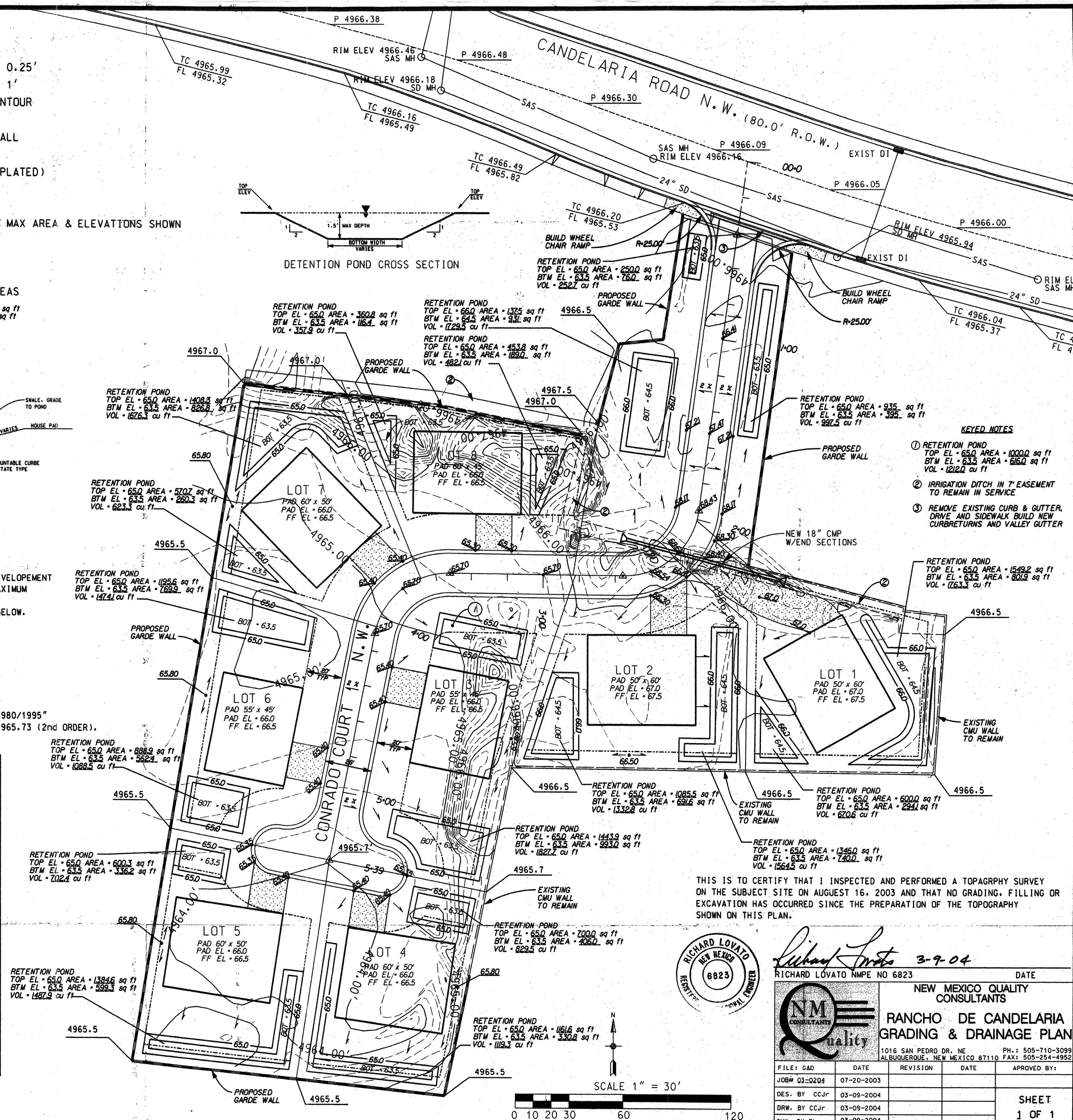
RETENTION POND AREAS
RETENTION POND
TOP EL. XXXX AREA. XXXXX sq ft
BTM EL. XXXX AREA. XXXX sq ft
VOL. XXXX cu ft



ROADWAY TYPICAL SECTION

DRAINAGE NOTES

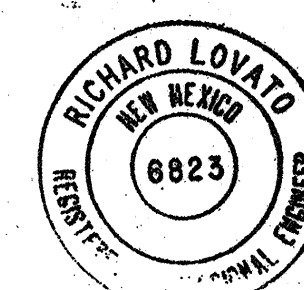
- RUNOFF GENERATED ON SITE WILL BE RETAINED ON SITE IN INDIVIDUAL LOT RETENTION PONDS.
- PONDING VOLUMES WERE CALCULATED USING COA DPM CHAPTER 22 METHODS FOR ZONE 2.
- THE FLAT GRADING SCHEME AS DEFINED IN THE DPM IS BEING USED FOR THIS DEVELOPMENT.
- SEE ATTACHED CALCULATIONS FOR MAXIMUM ALLOWABLE IMPERVIOUS AREAS AND MAXIMUM ALLOWABLE HOUSE PAD AREAS.
- INDIVIDUAL LOTS TO BE GRADED TO PROVIDE PONDING VOLUMES SHOWN IN TABLE BELOW.
- REQUIRED PONDING VOLUMES ARE 100 YR 10 DAY STORM VOLUMES.
- HOUSE PADS SHOWN ARE ONLY APPROXIMATE. GRADES SHOWN ESTABLISH STREET GRADES, BUILDING PAD ELEVATIONS AND GRADING AROUND PADS.
- NO CROSS LOT DRAINAGE OR PONDING WILL BE ALLOWED.
- THERE IS NO OFF-SITE DRAINAGE AFFECTING THIS SITE.
- THIS SITE IS IN ZONE X ACCORDING TO FEMA MAP.
- TOP SURVEY WAS PERFORMED BY NMOC ON AUGUST 16, 2003.
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON CONTROL STATION 6-G13A RESET THE STATION MARK IS A STANDARD ACS ALUMINUM CAP STAMPED, "6-G13A RESET 1980/1995" SET FLUSH WITH THE TOP OF CURB SPIRIT LEVEL ELEVATION (SLD 1929) FEET 4965.73 (2nd ORDER).



KEYED NOTES

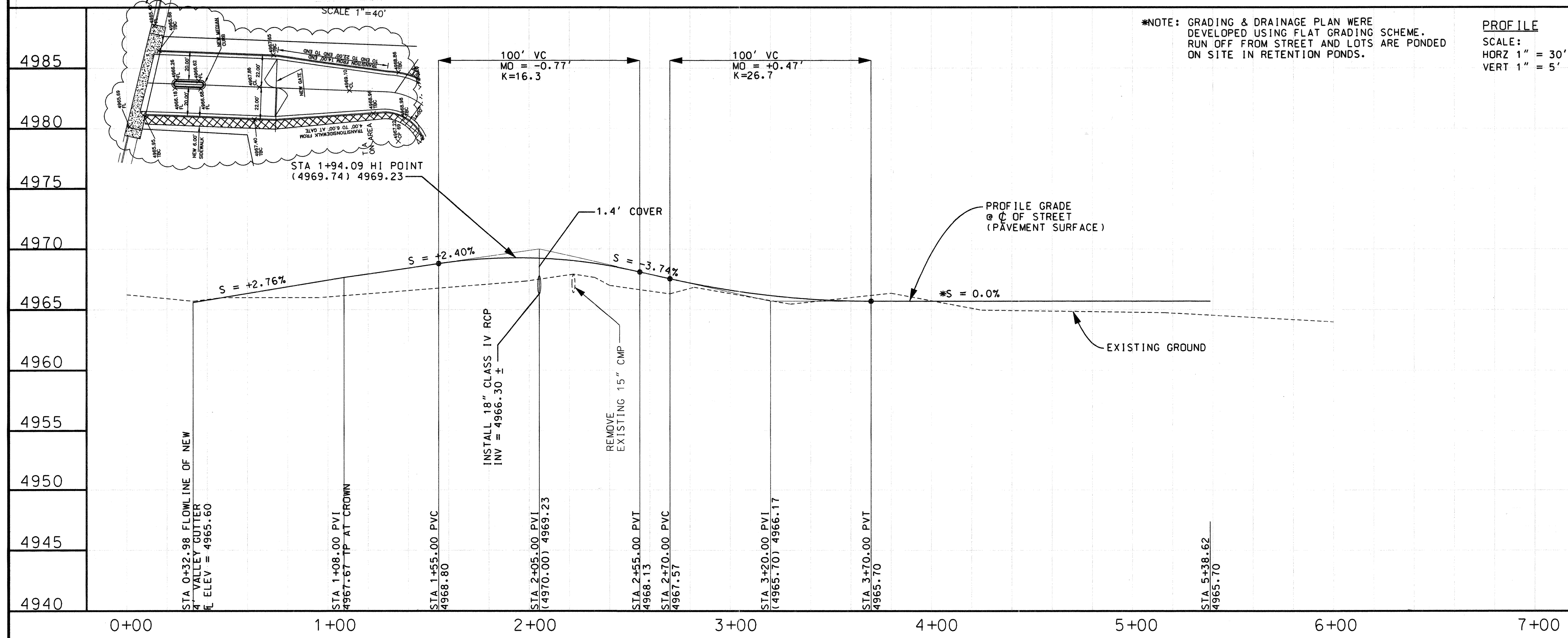
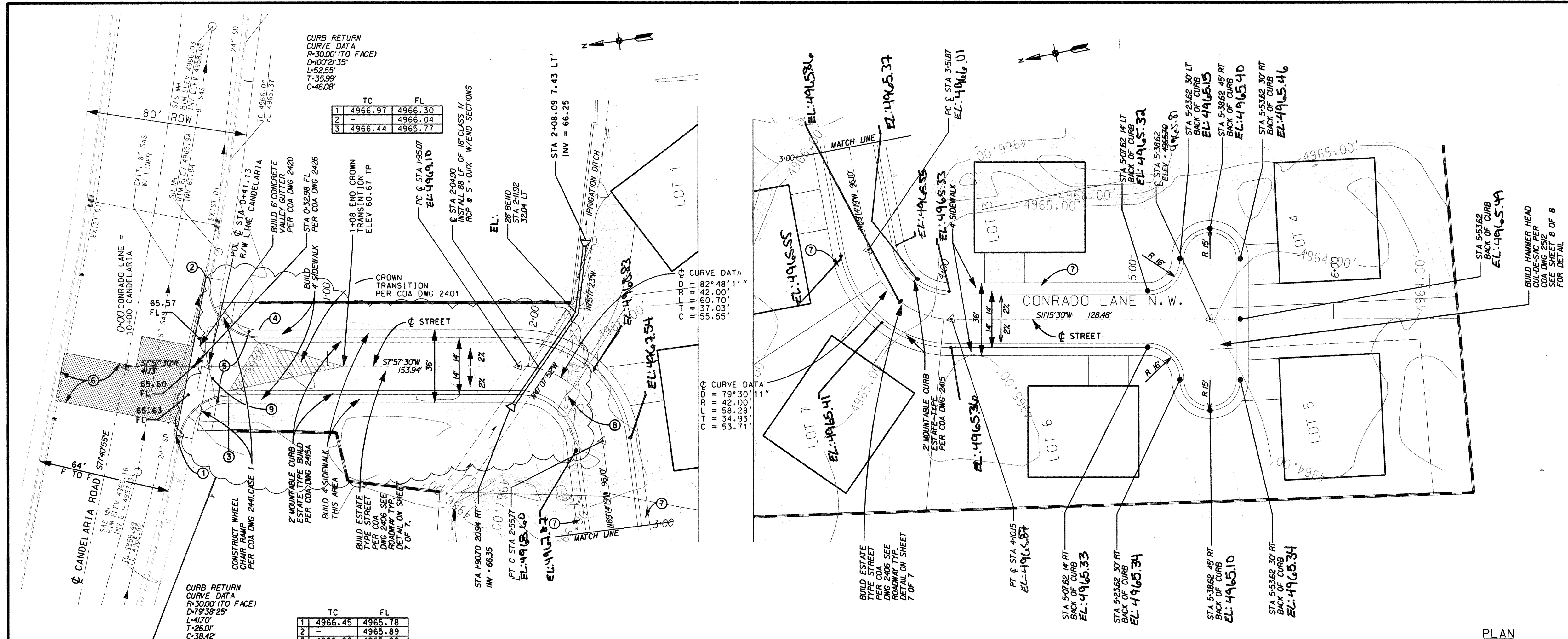
- RETENTION POND
TOP EL. 650.0 AREA. 1000.0 sq ft
BTM EL. 635.0 AREA. 560.0 sq ft
VOL. 1200.0 cu ft
- IRRIGATION DITCH IN 7' EASEMENT TO REMAIN IN SERVICE
- REMOVE EXISTING CURB & GUTTER, DRIVE AND SIDEWALK BUILD NEW CURB RETURNS AND VALLEY GUTTER

THIS IS TO CERTIFY THAT I INSPECTED AND PERFORMED A TOPOGRAPHY SURVEY ON THE SUBJECT SITE ON AUGUST 16, 2003 AND THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.



Richard Lovato 3-9-04
RICHARD LOVATO NMPE NO 6823

NEW MEXICO QUALITY CONSULTANTS				
RANCHO DE CANDELARIA GRADING & DRAINAGE PLAN				
1016 SAN PEDRO DR. NE ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4952				
FILE: G&D	DATE	REVISION	DATE	APPROVED BY:
JOB# 03-0204	07-20-2003			
DES. BY CCJR	03-09-2004			
DRW. BY CCJR	03-09-2004			
CHK. BY RL	03-09-2004			
				SHEET 1 OF 1



PLAN
1" = 30'

PROFILE
SCALE:
HORZ 1" = 30'
VERT 1" = 5'

KEYED NOTES:

- REMOVE EXIST. C&G AND SIDEWALK 9+67.40, 32.0' RT. BEGIN NEW ENTRANCE MATCH EXISTING CURB, GUTTER, & SIDEWALK. TC = 4966.34 FL = 4965.67
- REMOVE EXIST. C&G AND SIDEWALK TO 10+57.07, 32.0' RT. END NEW ENTRANCE MATCH EXISTING CURB, GUTTER, & SIDEWALK. TC = 4966.17 FL = 4965.50
- PTCR STA 0+546.0 14' RT. TC = 4966.10 FL = 4966.10
- PTCR STA 0+718.2 14' LT. TC = 4966.57 FL = 4966.57
- TRANSITION CURB HEIGHT FROM 8" TO 0" AND TRANSITION SIDEWALK FROM STANDARD TO ESTATE TYPE IN 10'
- APPROXIMATE LIMITS OF PAVEMENT REMOVAL AND REPLACEMENT PER COA DWG 2465
- 4" SIDEWALK SLOPED AWAY FROM STREET AT 2% SIDEWALK CONSTRUCTION DEFERRED AND BUILT DURING CONSTRUCTION OF NEW HOUSES.
- REMOVE EXISTING 15" CMP
- 7" PUBLIC ACCESS EASEMENT AND P.U.E.

ENGINEER'S SEAL

CITY OF ALBUQUERQUE

CONTRACTOR: **TIC Company, Inc.**

STATIONED BY: **Albuquerque Engineering**

ACCEPTANCE BY: **Albuquerque Engineering**

DATE: **11-16-2003**

NO. **11-16-2003**

DATE: **11-16-2003**

NO. **11-16-2003**

DATE: **11-16-2003**

REVISIONS

NO.	DATE	REMARKS
1	11-16-2003	DESIGN
2	11-16-2003	REVISION
3	11-16-2003	REVISION

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

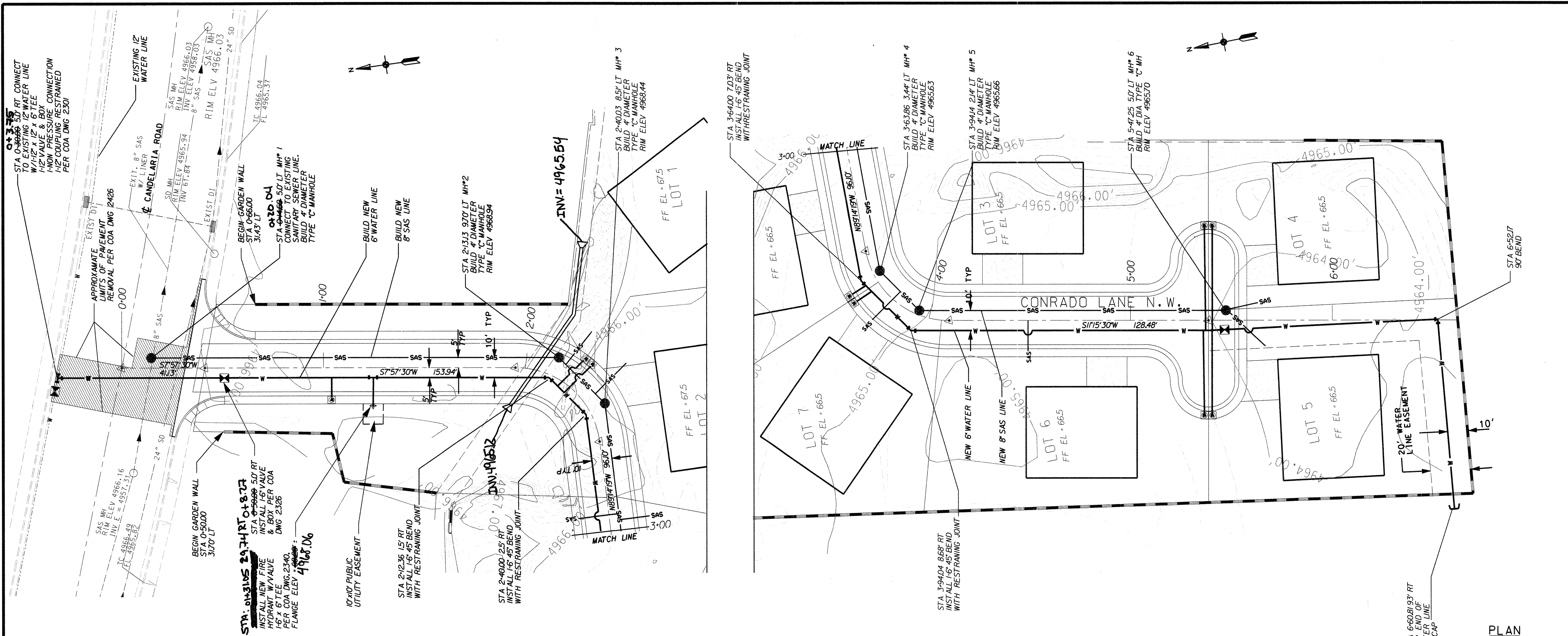
ENGINEERING DEVELOPMENT GROUP

TITLE: RANCHO DE CANDELARIA PAVING PLAN & PROFILE

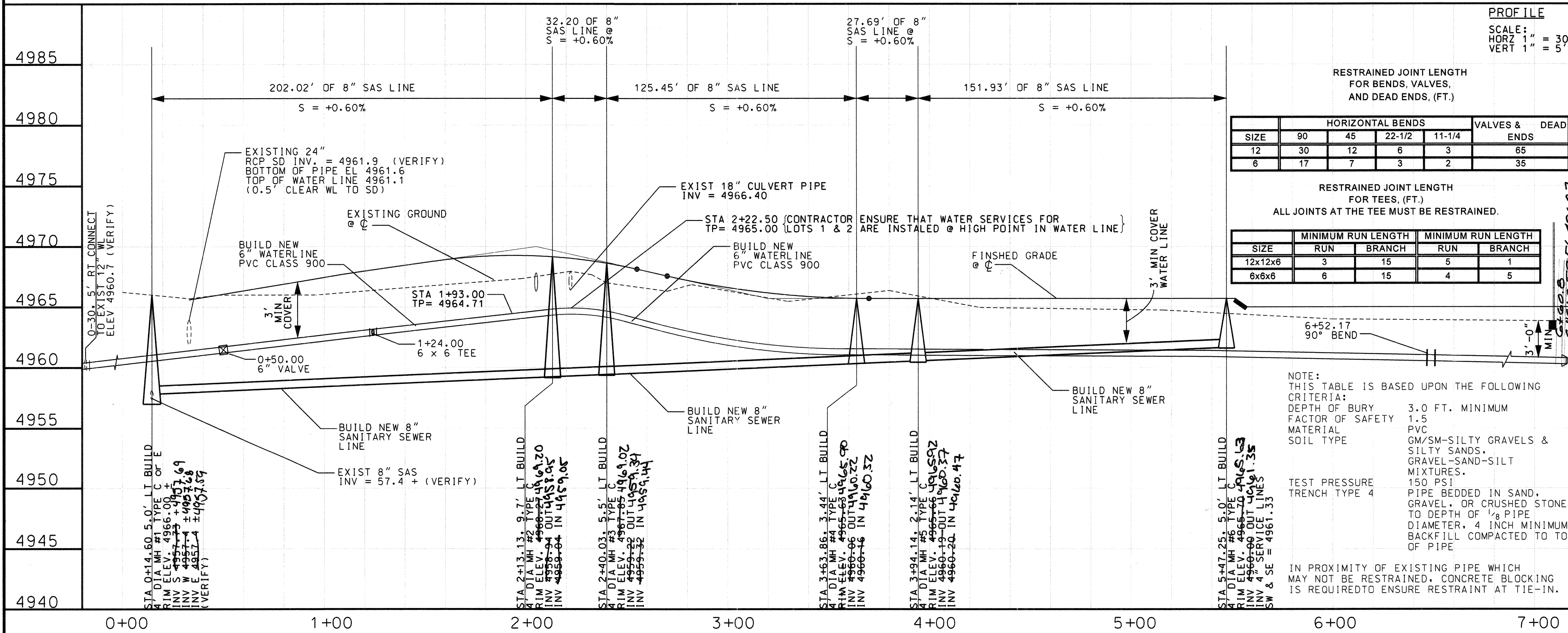
Project No. 742581

MAP NO. G-13-Z

SHEET 5 OF 8



PLAN
SCALE:
1" = 30'



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

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORIZONTAL BENDS			VALVES & DEAD ENDS	
	90	45	22-1/2	11-1/4	ENDS
12	30	12	6	3	65
6	17	7	3	2	35

RESTRAINED JOINT LENGTH FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.					
SIZE	MINIMUM RUN LENGTH		MINIMUM RUN LENGTH		
	RUN	BRANCH	RUN	BRANCH	
12x12x6	3	15	5	1	
6x6x6	6	15	4	5	

NOTE:
THIS TABLE IS BASED UPON THE FOLLOWING
CRITERIA:
DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.5
MATERIAL PVC
SOIL TYPE QM/SM-SILTY GRAVELS & SILTY SANDS, GRAVEL-SAND-SILT MIXTURES, 150 PSI
PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM BACKFILL COMPACTED TO TOP OF PIPE

TEST PRESSURE TRENCH TYPE 4
IN PROXIMITY OF EXISTING PIPE WHICH MAY NOT BE RESTRAINED, CONCRETE BLOCKING IS REQUIRED TO ENSURE RESTRAINT AT TIE-IN.

SANITARY SEWER SERVICE				
LOT	STA	LOC	TYPE	REMARKS
1	2+18.00	29'	LT	
2	2+32.00	28'	LT	
8	2+92.00	22'	RT	
3	2+95.00	27'	LT	
7	3+79.00	22'	RT	
6	4+49.00	21'	RT	
5	5+64.00	13'	RT	
4	5+76.00	11'	LT	

WATER METER SERVICE				
LOT	STA	LOC	TYPE	REMARKS
1	1+04.00	16'	RT	
1	2+22.00	16'	LT	
2	2+25.00	16'	LT	
8	3+67.00	16'	RT	
7	3+70.00	16'	RT	
3	3+36.00	47'	LT	
6	3+36.00	47'	RT	
4	5+39.00	47'	LT	
5	5+39.00	47'	RT	

- Install SAS Services 1470 MH PER COA STD DWG 2118.
- 3/4" WATER SERVICES PER COA STD DWG 2301, 2302 & 2303.
- DUAL CHECK VALVES REQUIRED ON ALL METERED SERVICES.

AS BUILT INFORMATION

CONTRACTOR: JLC COMPANY, INC.

WORK: 6-C13A RESET

DATE: 11-16-2003

BY: CCJF

CHECKED BY: RL

RECORDED BY: NO.

DATE: 11-16-2003

BENCH MARKS

CITY OF ALBUQUERQUE

ELEVATION 4965.73 (SDL 1929)

SURVEY INFORMATION

NO. BY DATE

ENGINEER'S SEAL

NEW MEXICO QUALITY CONSULTANTS

Construction Management, Surveying

Civil Engineering

1016 SAN PEDRO DR., NE ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-254-4952

PH: 505-710-3099

REMARKS

REVISIONS

DESIGN

NO. DATE

DESIGNED BY: CCJF

DRAWN BY: CCJF

CHECKED BY: RL

DATE: 11-16-2003

DATE: 11-16-2003

DATE: 11-16-2003

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

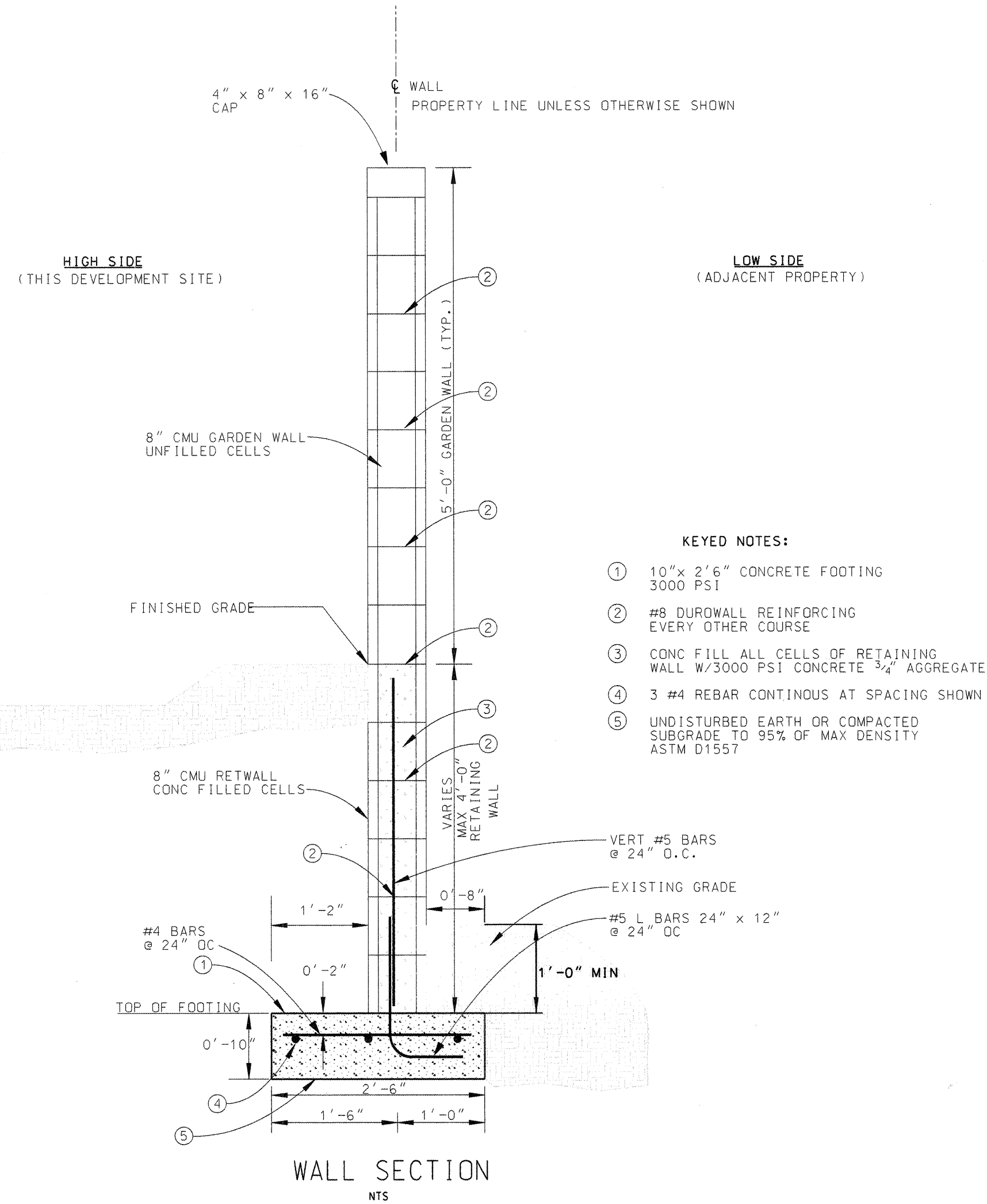
ENGINEERING DEVELOPMENT GROUP

TITLE: RANCHO DE CANDELARIA SEWER & WATER PLAN & PROFILE

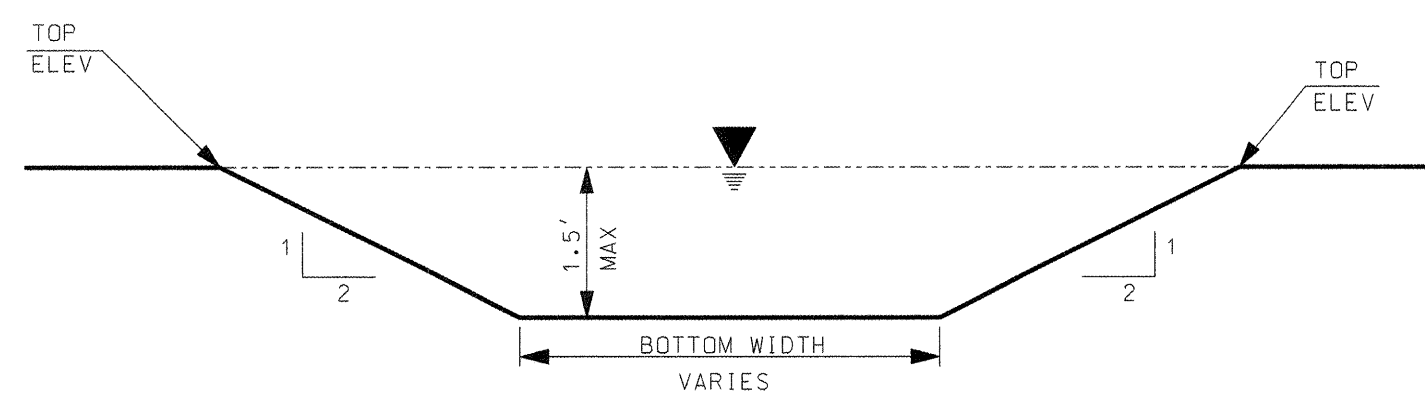
Project No. 742581

MAP NO. C-13-Z

SHEET 7 OF 8

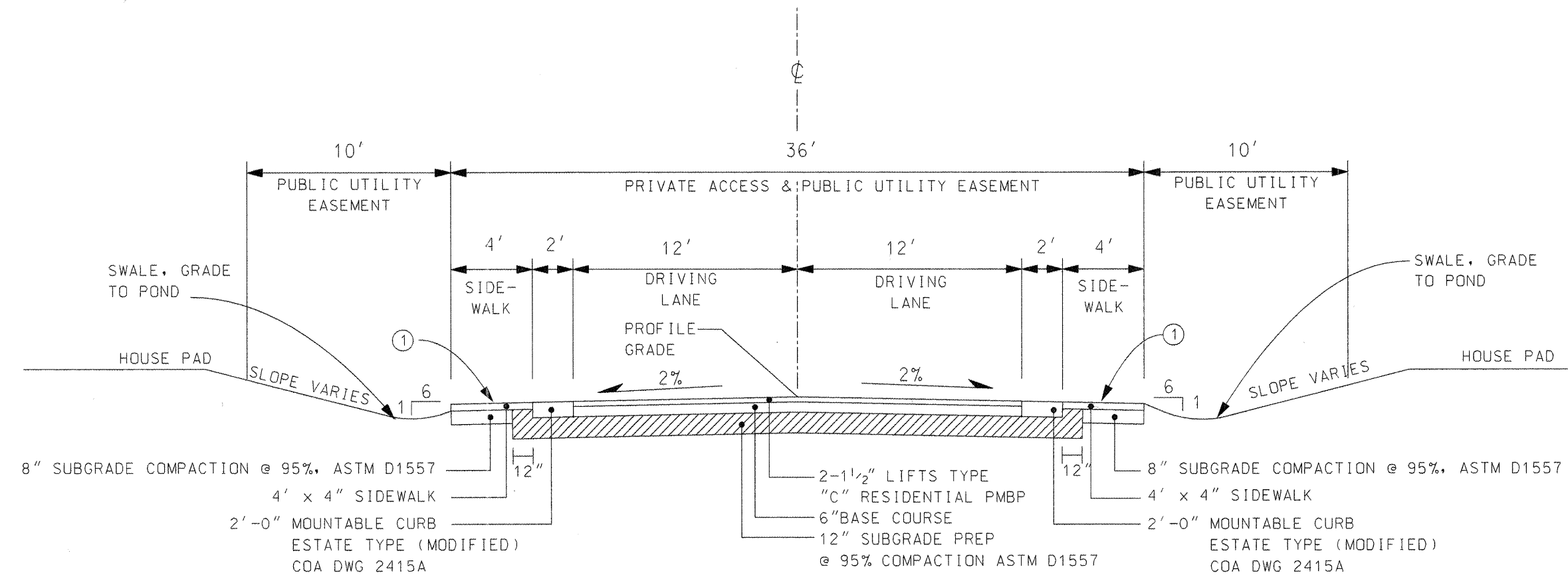


1. CONSTRUCT RETAINING WALL WITH 8" x 8" x 16" CONCRETE FILLED, CONCRETE MASONRY UNITS. REINFORCE ACCORDING TO DETAIL ABOVE, GRADE 60 STEEL.
2. CONSTRUCT RETAINING WALL PILASTERS AT 12'-0" MAXIMUM SPACING REINFORCE PILASTERS WITH 2 #5 VERTICAL L SHAPE REBARS. CONCRETE FILL CELLS.
3. GARDEN WALL TO BE 5'-0" IN HEIGHT. CONSTRUCT WITH 8" x 8" x 16" UNFILLED MASONRY UNITS. REINFORCE EVERY OTHER CORSE WITH #8 DURO WALL REINFORCING. MATCH PILASTERS AT 12'-0" SPACING MAX. (UNFILLED CELLS).
4. WALLS TO BE CONSTRUCTED IN LOCATIONS SHOWN ON GRADING PLAN. ON SHEET 4 OF 8.
5. TOP OF FOOTING HEIGHTS TO BE ESTABLISHED IN FIELD WITH A MINIMUM COVER TO TOP OF FOOTING OF 1'-0" ON THE LOW SIDE.
6. RETAINING WALL HEIGHT TO BE ESTABLISHED IN FIELD BASED ON TOP OF FOOTING ELEVATION AND FINISHED GRADE ON THE PROPOSED DEVELOPMENT SIDE. MAXIMUM HEIGHT OF RETAINING WALL TO BE 4'-0".
7. A 5 FT HIGH GARDEN WALL ABOVE FINISHED GRADE TO BE CONSTRUCTED ABOVE RETAINING WALL AT LOCATIONS SHOWN.



RETENTION POND CROSS SECTION

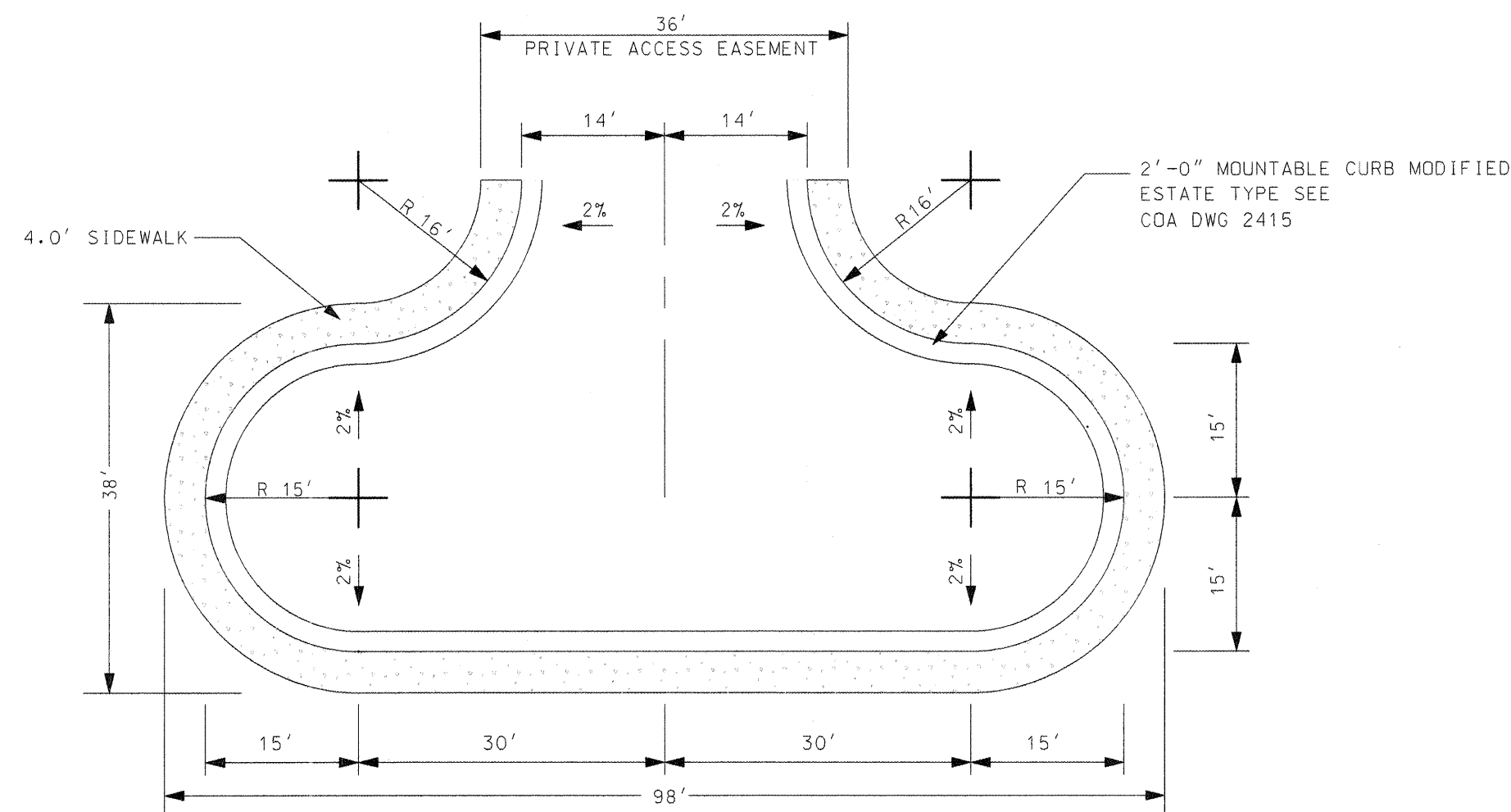
- NOTES:**
- SEE GRADING PLAN FOR ELEVATION OF TOP OF POND AND BOTTOM OF POND
 - POND SHAPE MAY BE ALTERED TO FIT LANDSCAPING SCHEME BUT MINIMUM VOLUMES MUST BE MAINTAINED AND POND DEPTHS KEPT LESS THAN 18" SEE SHEET 4 OF 8 FOR PONDING VOLUME REQUIREMENTS



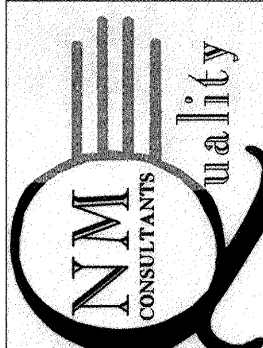
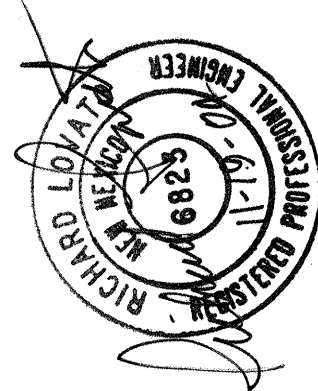
- NOTES:**
- 1 STREET TO BE CONSTRUCTED PER COA STD DWG 2405A
 - 2 SUBGRADE SOIL TO HAVE A MINIMUM R VALUE OF 50
 - 3 MOUNTABLE CURB TO BE 2'-0" WIDE ESTATE TYPE
PER COA DWG 2415A (MODIFIED)
 - 4 SIDEWALK TO BE CONSTRUCTED PER COA DWG 2430

- KEYED NOTES:**
- ① WATER METERS BOXES AND LIDS TO BE
PLACED IN SIDEWALK AREA PER COA DWG
2369 HEAVEY WEIGHT METER BOX COVER AND LID

TYPICAL ROADWAY SECTION
ESTATE TYPE STREET



HAMMER HEAD CUL-DE-SAC DETAIL

		NEW MEXICO QUALITY CONSULTANTS Construction Management, Surveying Civil Engineering PH: 505-710-3099 ALBUQUERQUE, NEW MEXICO 87110 FAX: 505-234-4332		ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
				FEILD NOTES	NO.	BY	DATE	CITY OF ALBUQUERQUE CONTROL STA.	CONTRACTOR: TLC Company, INC. WORK ORDER BY: Advanced Engineering INSPECTOR'S: Advanced Engineering ACCEPTANCE BY: Advanced Engineering DATE: 12-5-05 VERIFICATION BY: Advanced Engineering DATE: 12-5-05 DRAWINGS: Advanced Engineering CORRECTED BY: Advanced Engineering DATE: 12-5-05 MICRO-FILM INFORMATION RECORDED BY: _____ DATE: _____ NO. _____	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			TITLE: RANCHO DE CANDALARIA MISCELLANEOUS DETAILS		REMARKS REVISIONS DESIGN		NO. DATE		BY	
DESIGNED BY: CCJP DRAWN BY: CCJP CHECKED BY: RL			DATE: 11-16-2003 DATE: 11-16-2003 DATE: 11-16-2003		MO./DAY/YR. MO./DAY/YR.		MO./DAY/YR. MO./DAY/YR.		MO./DAY/YR. MO./DAY/YR.	
Design Review Committee APPROVED MAR 17 2005			CITY ENGINEER		APPROVED		APPROVED		APPROVED	
City Project No. 742581			MAP NO. G-13-Z		City Project No. 742581		MAP NO. G-13-Z		City Project No. 742581	
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