

PUBLIC IMPROVEMENT PLANS
FOR
EL RANCHO GRANDE, UNIT 17
ALBUQUERQUE, NEW MEXICO

AUGUST 2005

PREPARED FOR:
CURB INC.
5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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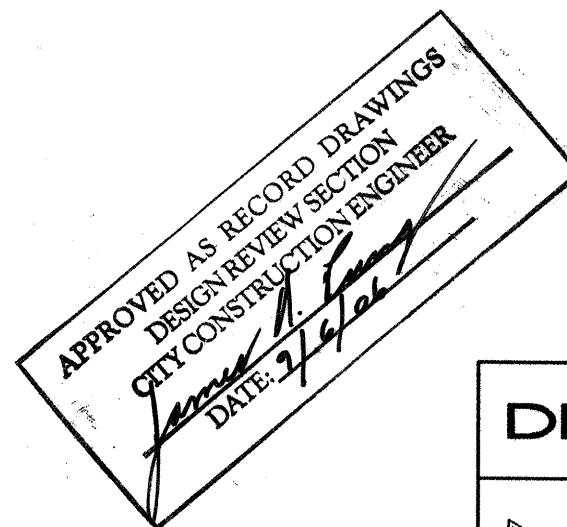
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief. Timothy Aldrich, Land Surveying License No. 7719, of the design concepts, calculations, engineering and intent of the drawings.

Timothy Aldrich, P.L.S. No. 7719 Date 8-26-05

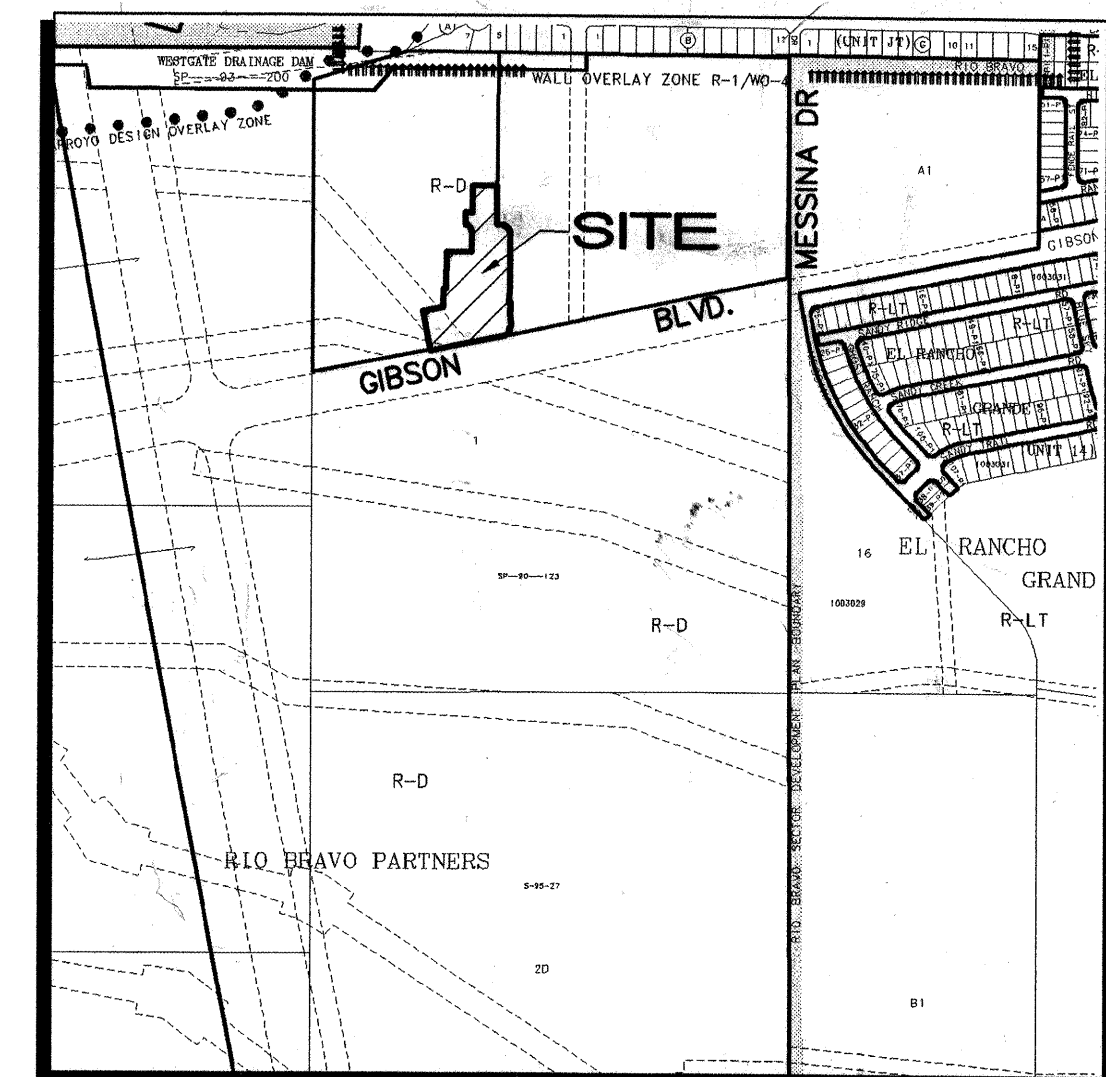
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has 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 ALS, Inc. 7719.

Mark Goodwin, 5/17/06
Mark Goodwin
NMPE 8948
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
8948



DRB NO. 1004272

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1349 1CVR.DWG 8/11/05

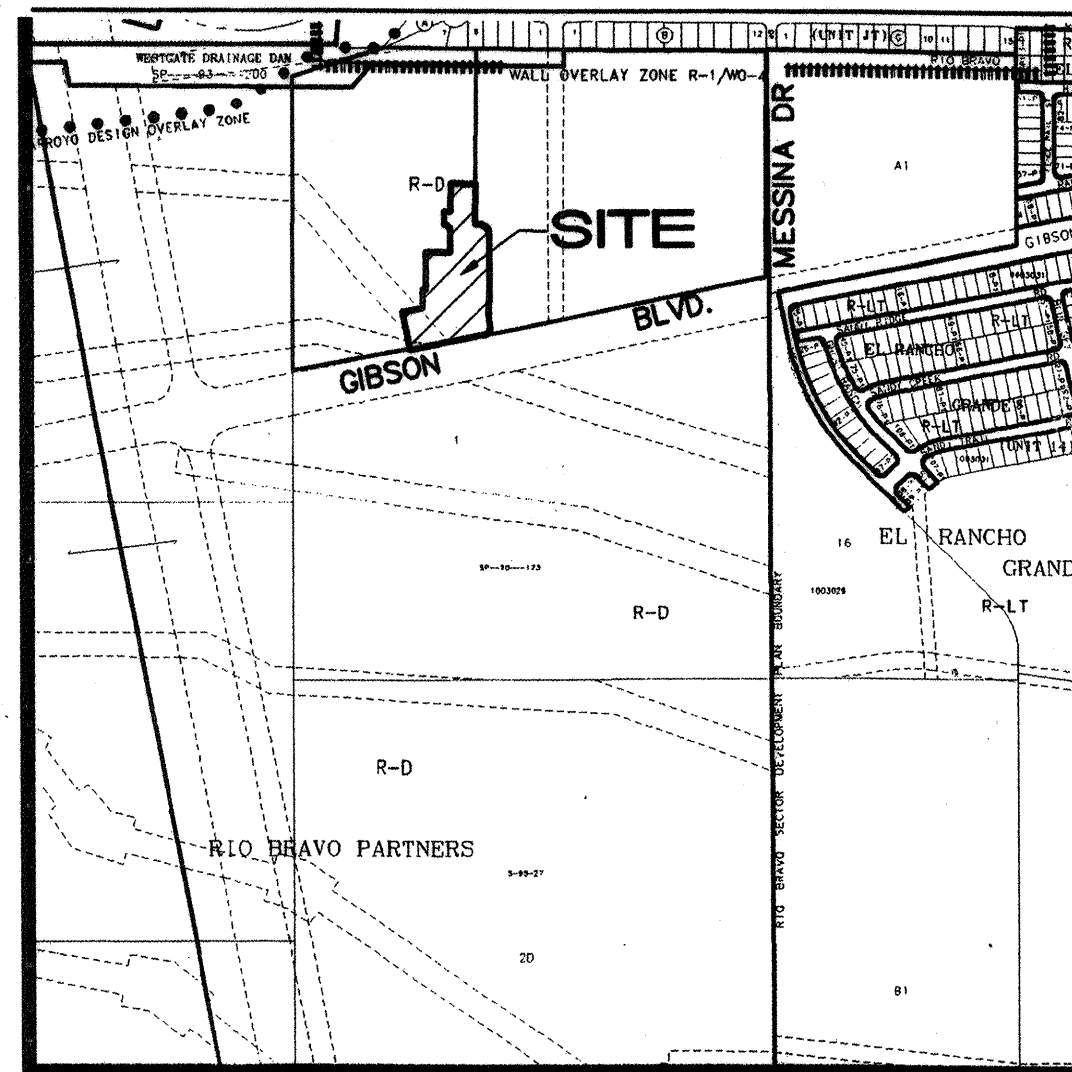


VICINITY MAP

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 FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, including Amendment 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: FIVE (5) 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. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (4"-12") OR DUCTILE IRON PIPE CLASS 250 (18").
- 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.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE AND NEW MEXICO UTILITIES, INC. FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- 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.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		8-5-05		APPROVED FOR CONSTRUCTION	
		Transportation		8/22/05			
		Water/Wastewater		8/22/05			
		Hydrology		8/22/05			
Constr. Mngmt.		9-5-05		City Engineer		Date	
Constr. Coord.							
City Project No.		742882		Sheet		1A Of 10A	



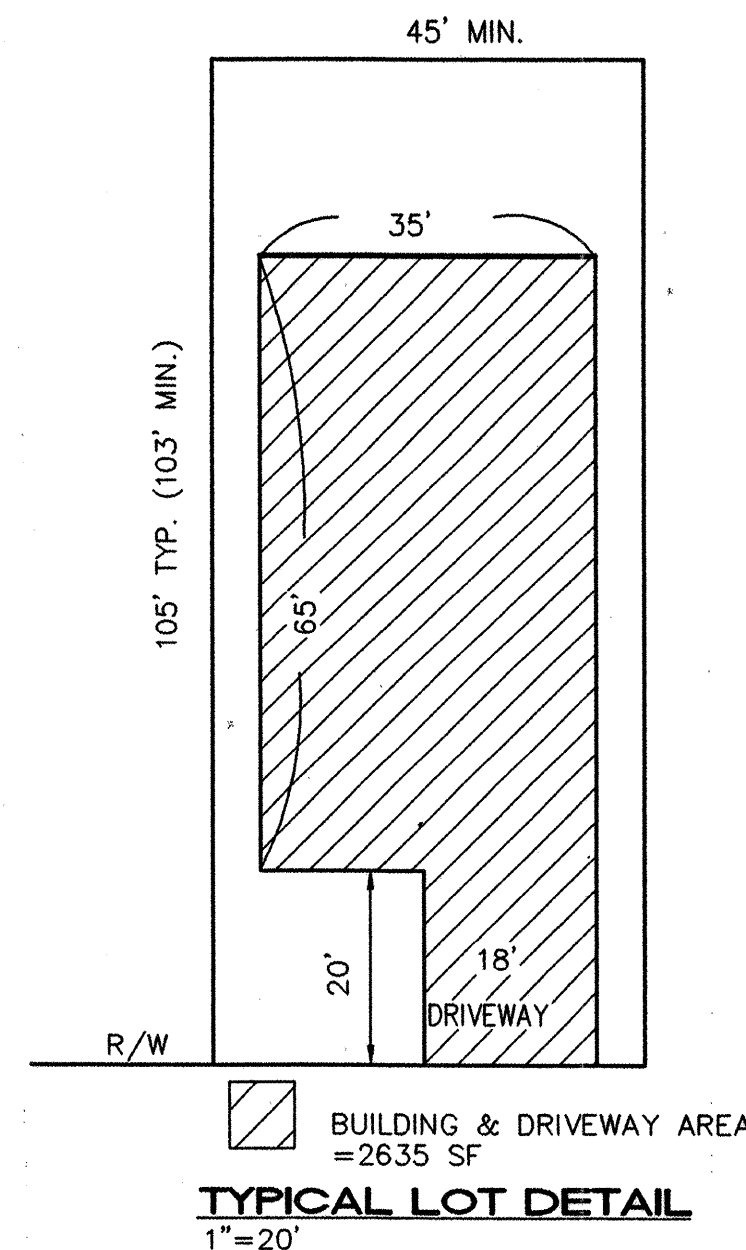
VICINITY MAP

EASEMENT NOTES

- 10' PUBLIC UTILITY EASEMENT, TYP. (TO BE GRANTED BY FINAL PLAT).
- EXISTING TEMPORARY DRAINAGE EASEMENT WITH AGREEMENT AND COVENANT.
- EXISTING 40' AMAFCA ACCESS EASEMENT
- EXISTING 20'x46' WATERLINE AND SANITARY SEWER EASEMENT.
- EXISTING WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENT.
- EXISTING 20'x20' SANITARY SEWER EASEMENT.
- EXISTING TEMPORARY ROADWAY AND SANITARY SEWER EASEMENT.
- EXISTING 10' PUBLIC UTILITY EASEMENT, TYP.
- EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED AND AGREEMENT AND COVENANT TO BE TERMINATED.

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°26'02" W	29.85
L2	S 78°37'23" W	71.47
L3	S 00°01'24" W	73.40
L4	N 89°26'02" W	11.13
L5	S 00°01'24" W	80.24
L6	S 00°33'58" W	46.00
L7	N 89°26'02" W	26.15
L8	S 00°33'58" W	105.00
L9	N 89°26'02" W	95.00



TYPICAL LOT DETAIL
1"=20'

EL RANCHO GRANDE UNIT 17 SUBDIVISION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2005

LEGAL DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being ALL OF TRACT 16-D-1, EL RANCHO GRANDE UNIT 16, as the same is shown and designated on the PLAT FOR EL RANCHO GRANDE, UNIT 16 (to be recorded), and containing 2.9585 acres more or less.

ACS BENCHMARK

ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

SITE DATA

- TOTAL LAND AREA = 2.9585 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 18.
- CURRENT ZONING: R-D.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO GIBSON BLVD SW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
- ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION. THERE SHALL BE A MINIMUM OF 2,400 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA CASH PAYMENT TO THE CITY OF ALBUQUERQUE PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (2).

APPROVED

Charles A. Haegelin 6-16-05
CITY SURVEYOR DATE

OWNERSHIP

Charles A. Haegelin 6-15-05
CHARLES A. HAEGELIN, PRESIDENT DATE
CURB INC.

LEGEND

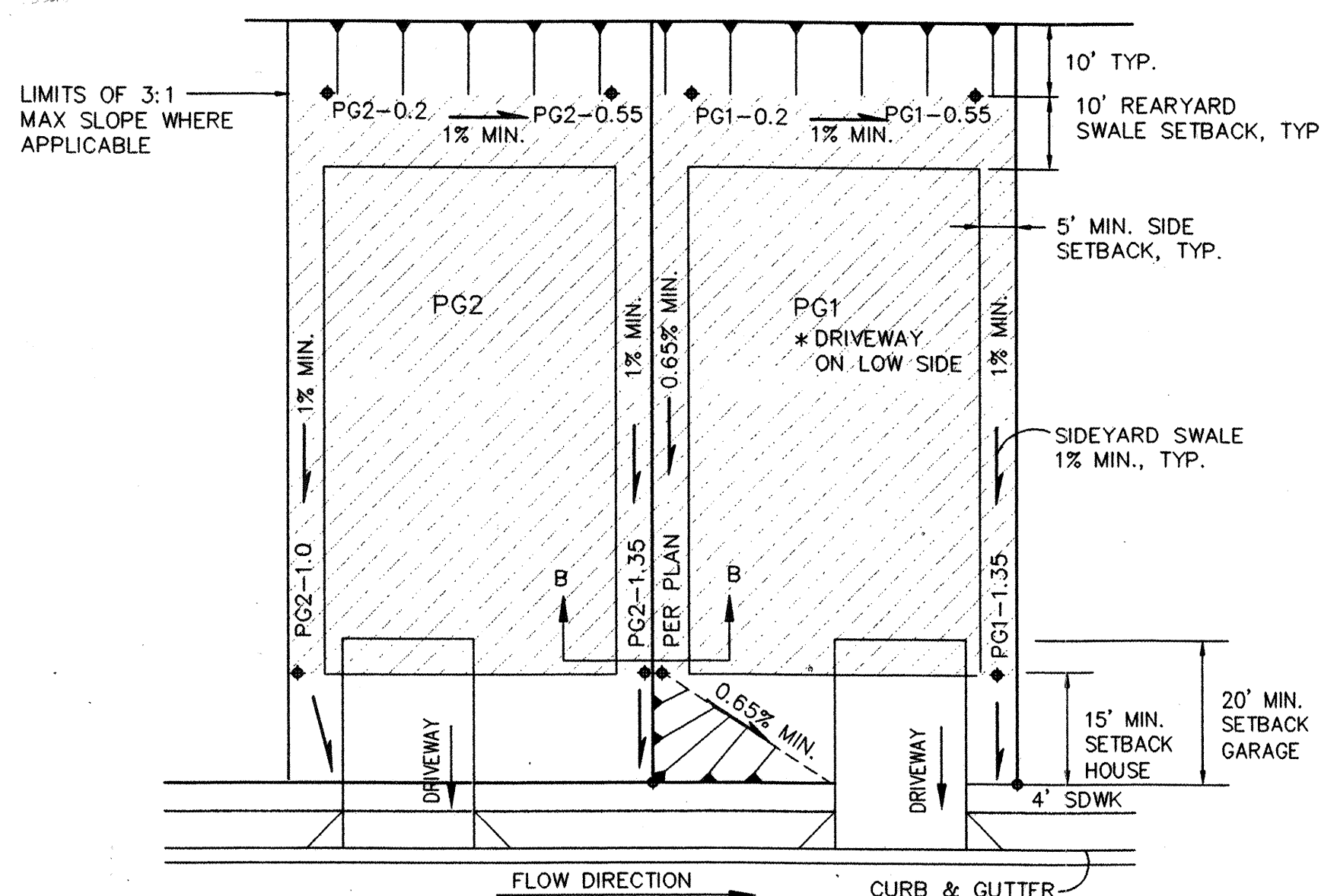
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- BLOCK

SCALE:
1"=100'

100 50 0 100 200 FEET

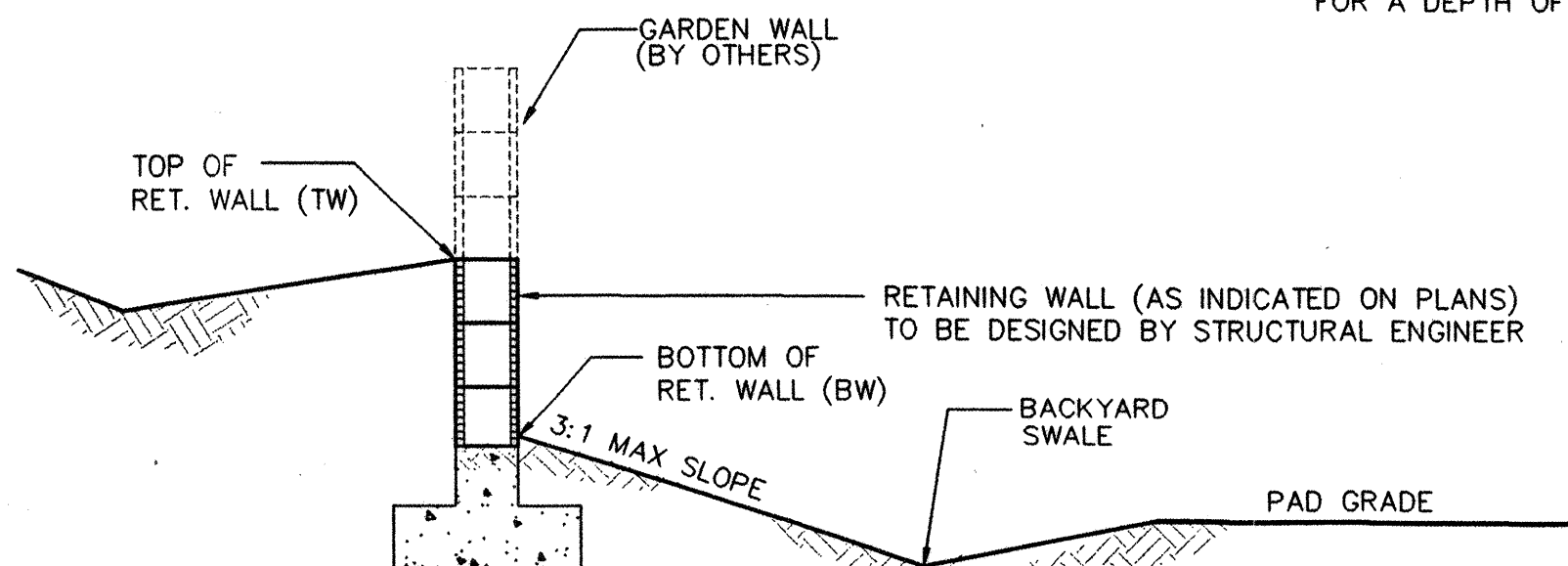
SHEET 2A OF 10A

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Albuquerque, New Mexico 87108
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1349PLIM-17.DWG 6-13-05

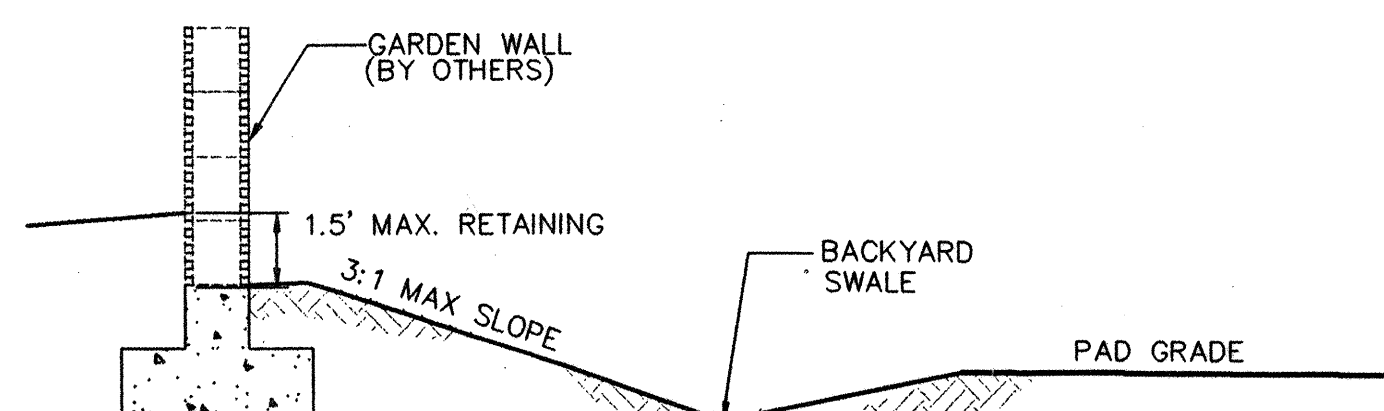


TYPICAL LOT GRADING
SCALE: 1"=20'

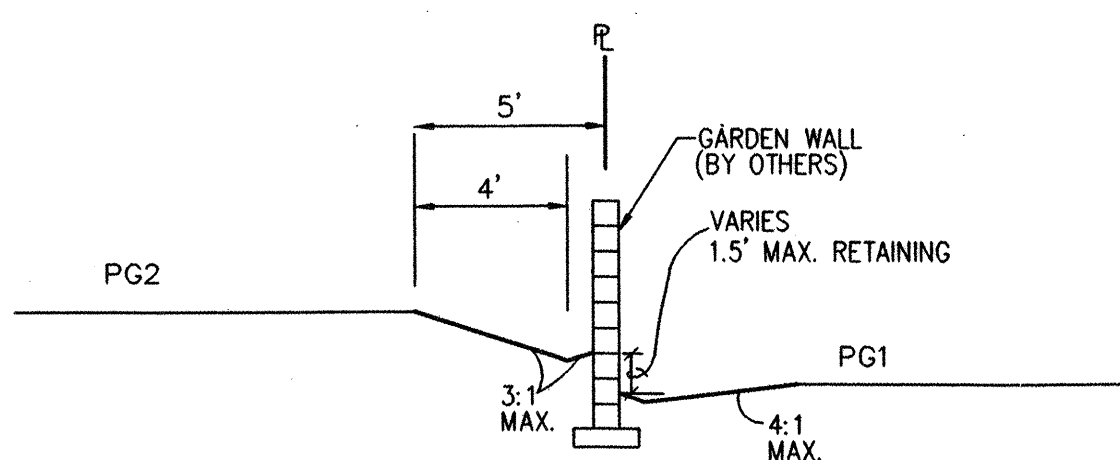
COMPACTION ZONE---CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.



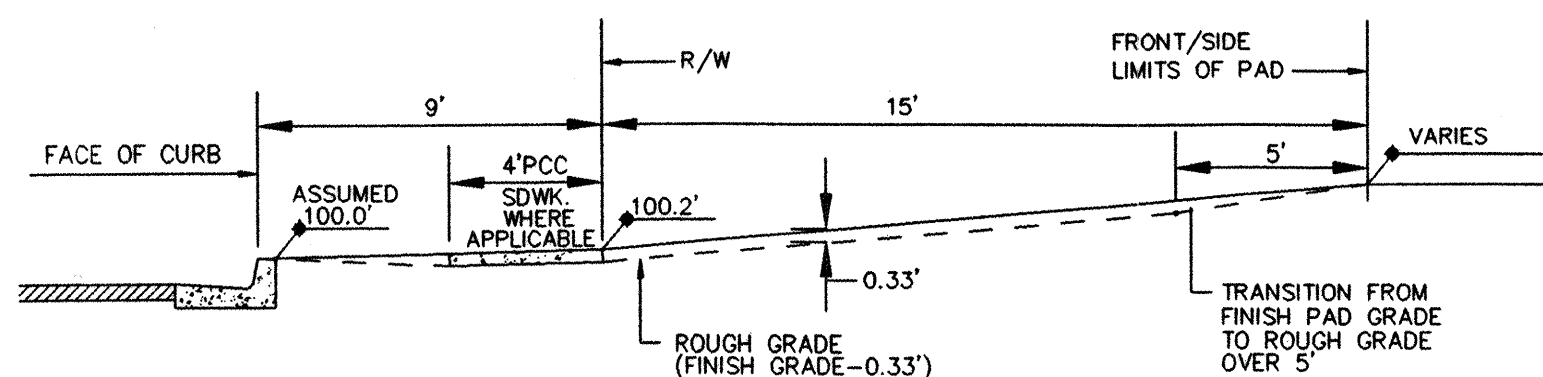
TYPICAL BACKYARD SLOPE WITH RETAINING WALLS
SCALE: 1"=5'-0"



TYPICAL BACKYARD SLOPE WITH GARDEN WALL RETAINAGE
SCALE: 1"=5'-0"



**SECTION B-B
TYPICAL SIDEYARD GRADING**
SCALE: 1"=5'



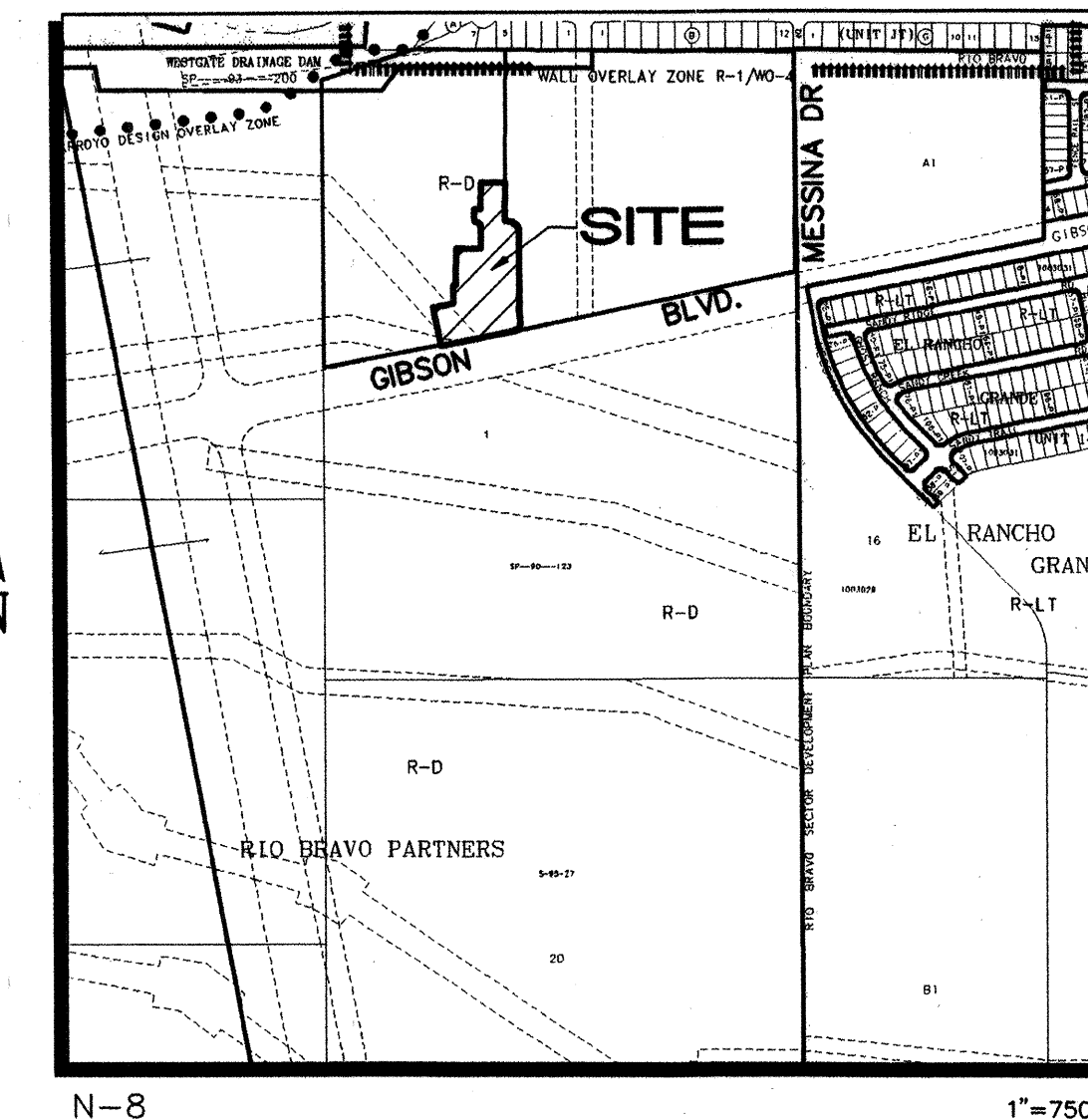
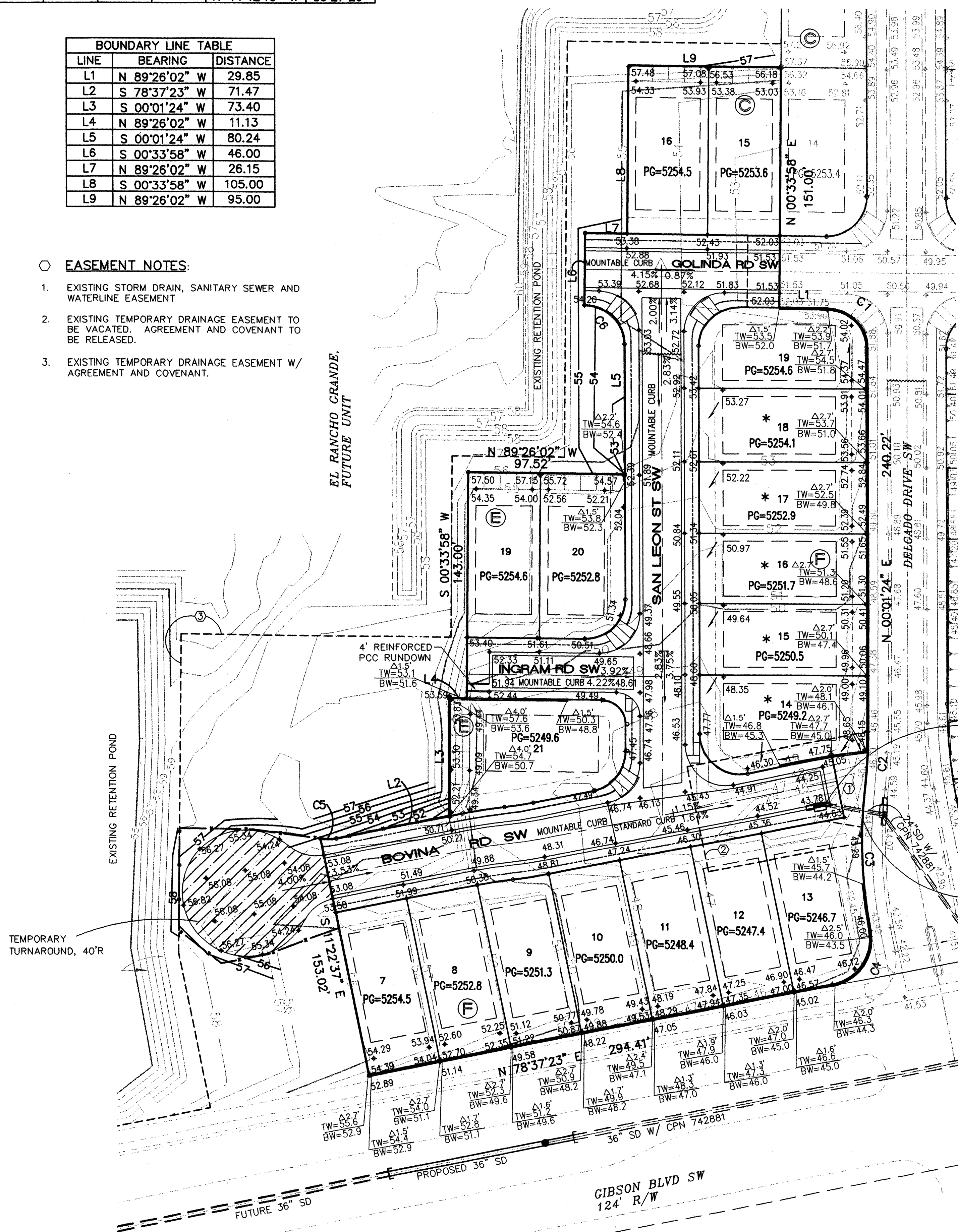
FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"

BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	25.00	39.03	24.76	35.19	N 44°42'19" W
C2	300.00	34.55	17.29	34.53	N 03°19'20" E
C3	300.00	90.79	45.75	90.45	S 02°02'56" E
C4	30.00	46.78	29.66	42.18	N 33°57'07" E
C5	25.00	10.12	5.13	10.05	S 89°46'58" E
C6	25.00	39.03	24.76	35.19	N 44°42'19" W

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°26'02" W	29.85
L2	S 78°37'23" W	71.47
L3	S 00°01'24" W	73.40
L4	N 89°26'02" W	11.13
L5	S 00°01'24" W	80.24
L6	S 00°33'58" W	46.00
L7	N 89°26'02" W	26.15
L8	S 00°33'58" W	105.00
L9	N 89°26'02" W	95.00

EASEMENT NOTES:

- EXISTING STORM DRAIN, SANITARY SEWER AND WATERLINE EASEMENT
- EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED. AGREEMENT AND COVENANT TO BE RELEASED.
- EXISTING TEMPORARY DRAINAGE EASEMENT W/ AGREEMENT AND COVENANT.



VICINITY MAP



SCALE: 1"=40'



NOTE:
FACE OF CURB GRADES ARE AT FLOWLINE.

BENCHMARK
ACS MONUMENT
TRANS
Y=1471822.67
X=354889.45
G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- WATER BAR
- PAD GRADE ELEVATION
- STREET GRADE BREAK W/ SLOPE
- PROPOSED RETAINING WALL
- STORM DRAIN W/ MANHOLE
- STORM DRAIN INLET
- DRIVEWAY RECOMMENDED ON LOW SIDE OF LOT
- TOP OF RETAINING WALL ELEVATION
- BOTTOM OF RETAINING WALL
- RETAINED HEIGHT

EXST 18" RCP STANDPIPE INLET TO BE REMOVED AND REPLACED W/ 1-DOUBLE TYPE 'C' INLET

TURN EVERY OTHER BLOCK IN WALL SIDWAYS OVER 10' TO PROVIDE OPENINGS FOR EMERGENCY OVERFLOW

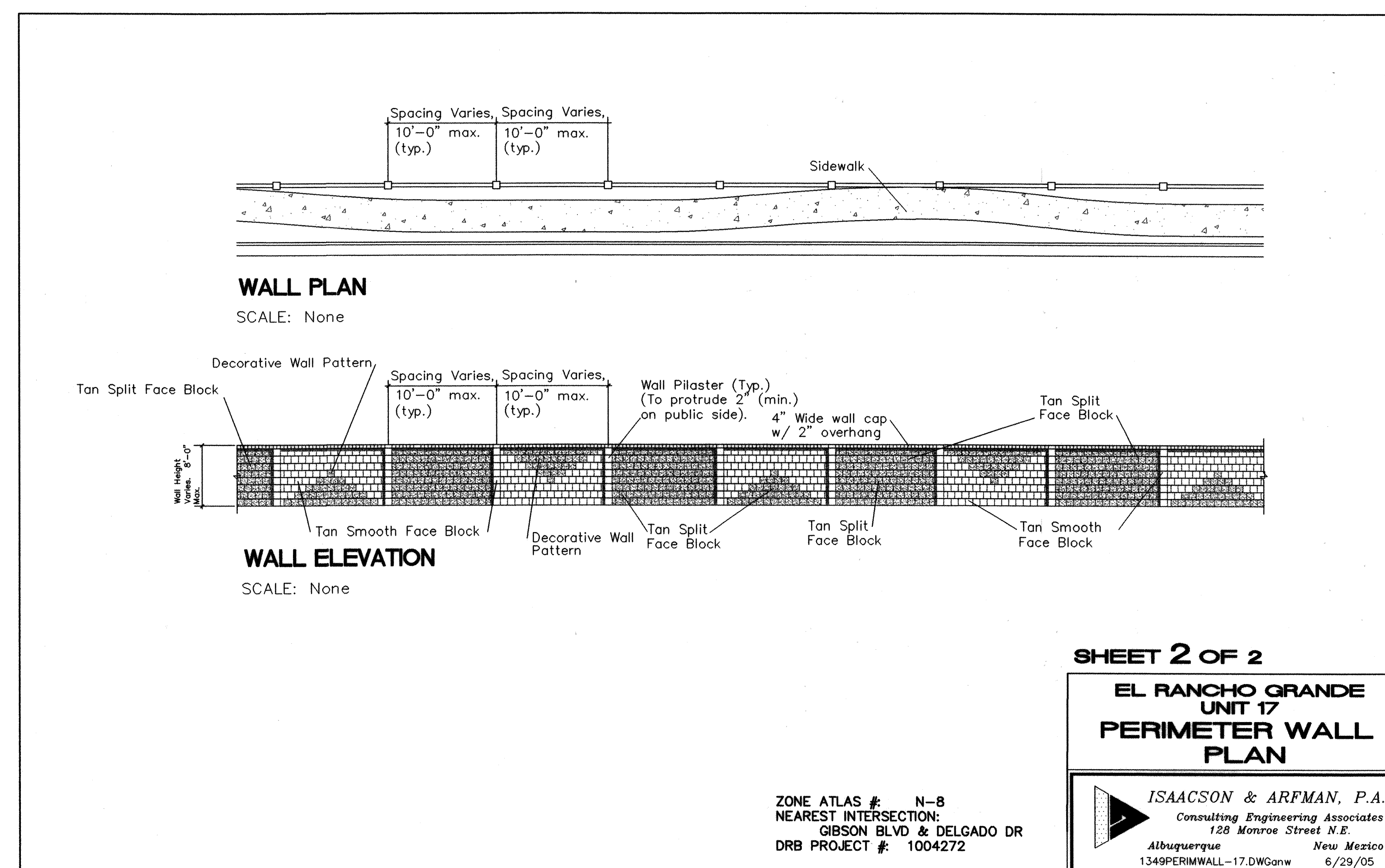
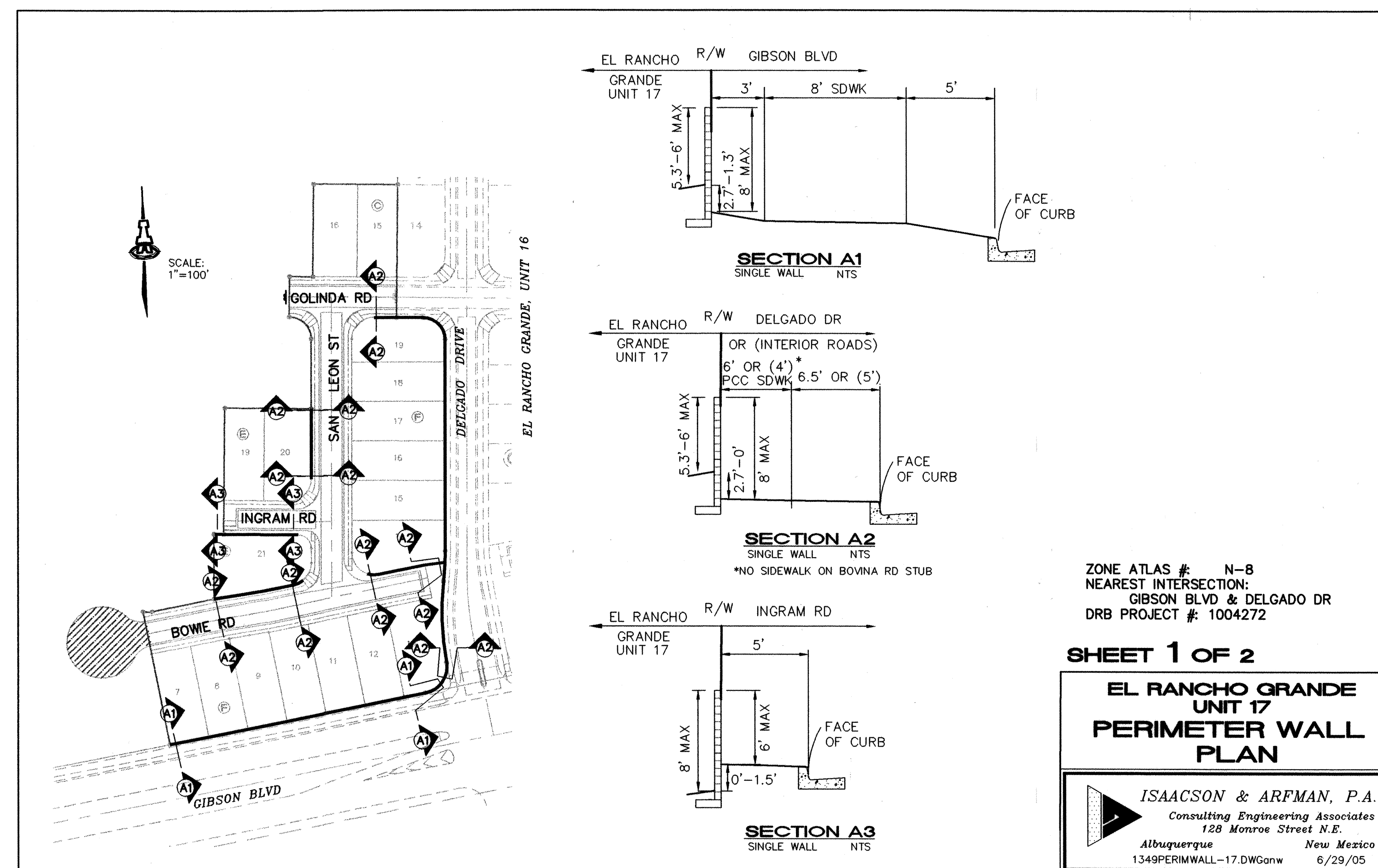
FOR INFORMATION ONLY

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1349GRD-17.DWGonw 6/14/05

**EL RANCHO GRANDE
UNIT 17
CURB, INC.**

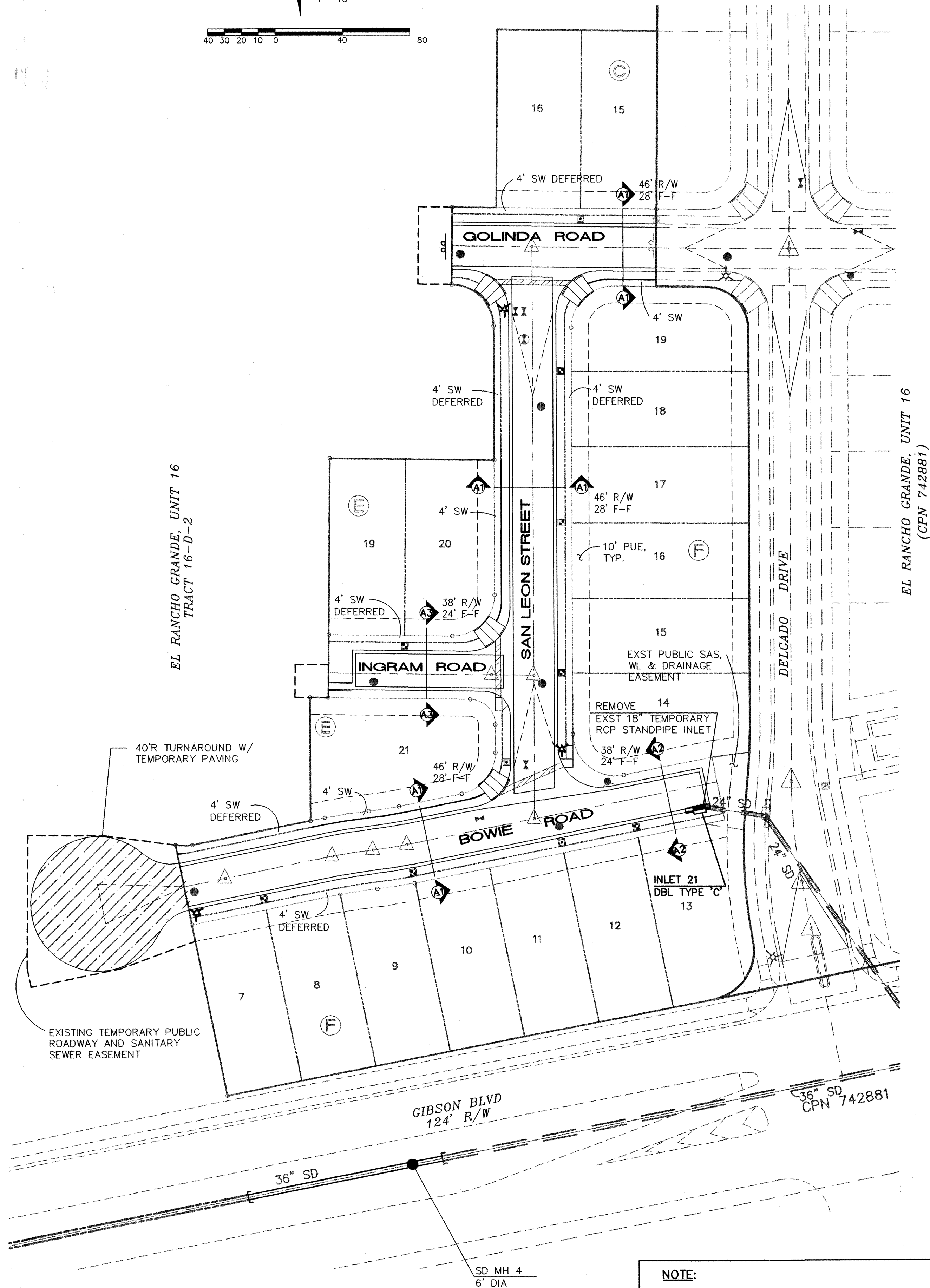
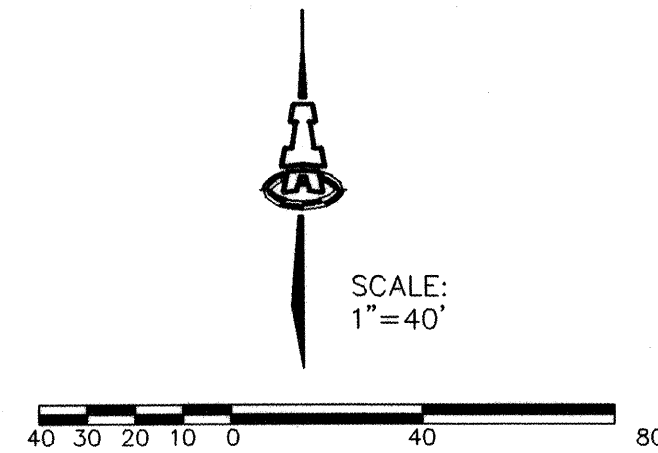
GRADING & DRAINAGE PLAN

Checked By:	Drawn By:	No.	Revision
FCA	ANW		
Date:	Job Number:		
6/05	1349		



FOR INFORMATION ONLY

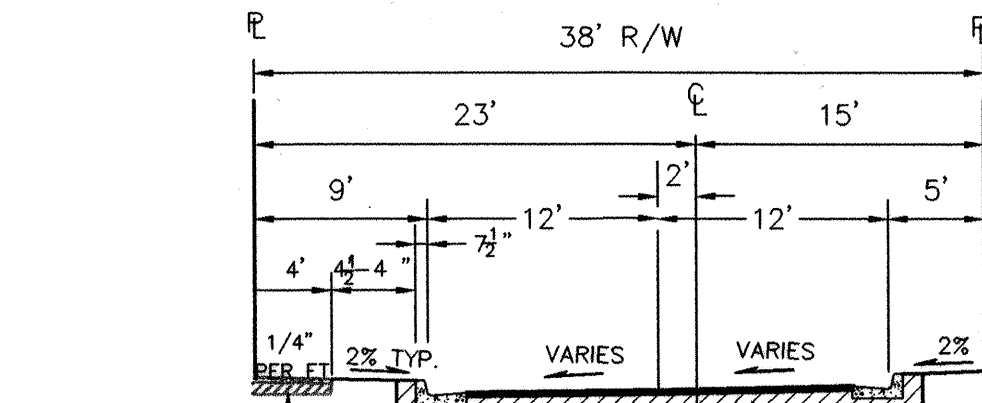
FOR INFORMATION ONLY		ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph: 505-268-8828 Fax: 505-268-2632 1349PERIMWALL-17.DWGanw 7/21/05	
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EL RANCHO GRANDE UNIT 17 CURB, INC.			
PERIMETER WALL PLAN			
Checked By: FCA	Drawn By: ANW	No.	Revision
Date: 7/05	Job Number: 1349	SH 4 OF 10 A	



NOTE:
GIBSON BLVD PAVING TO BE CONSTRUCTED UNDER CPN 722785.

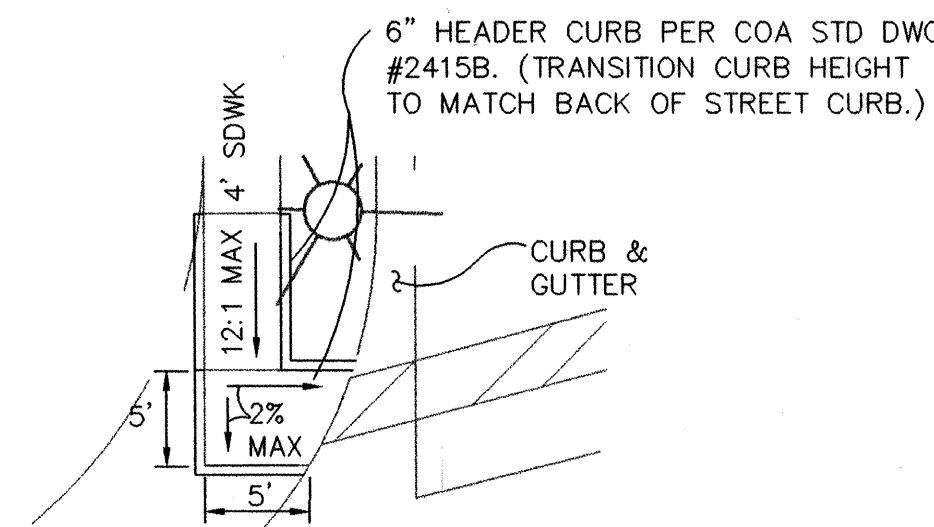
* 4" THICK P.C.C. SIDEWALK PER COA STD DWG #2430 OVER 12" SUBGRADE COMPACTED TO 95% MIN (TYP.)
* SIDEWALKS DEFERRED WHERE NOTED ON PLAN

SECTION A1
46' R/W RESIDENTIAL STREET SECTION
1"=10'

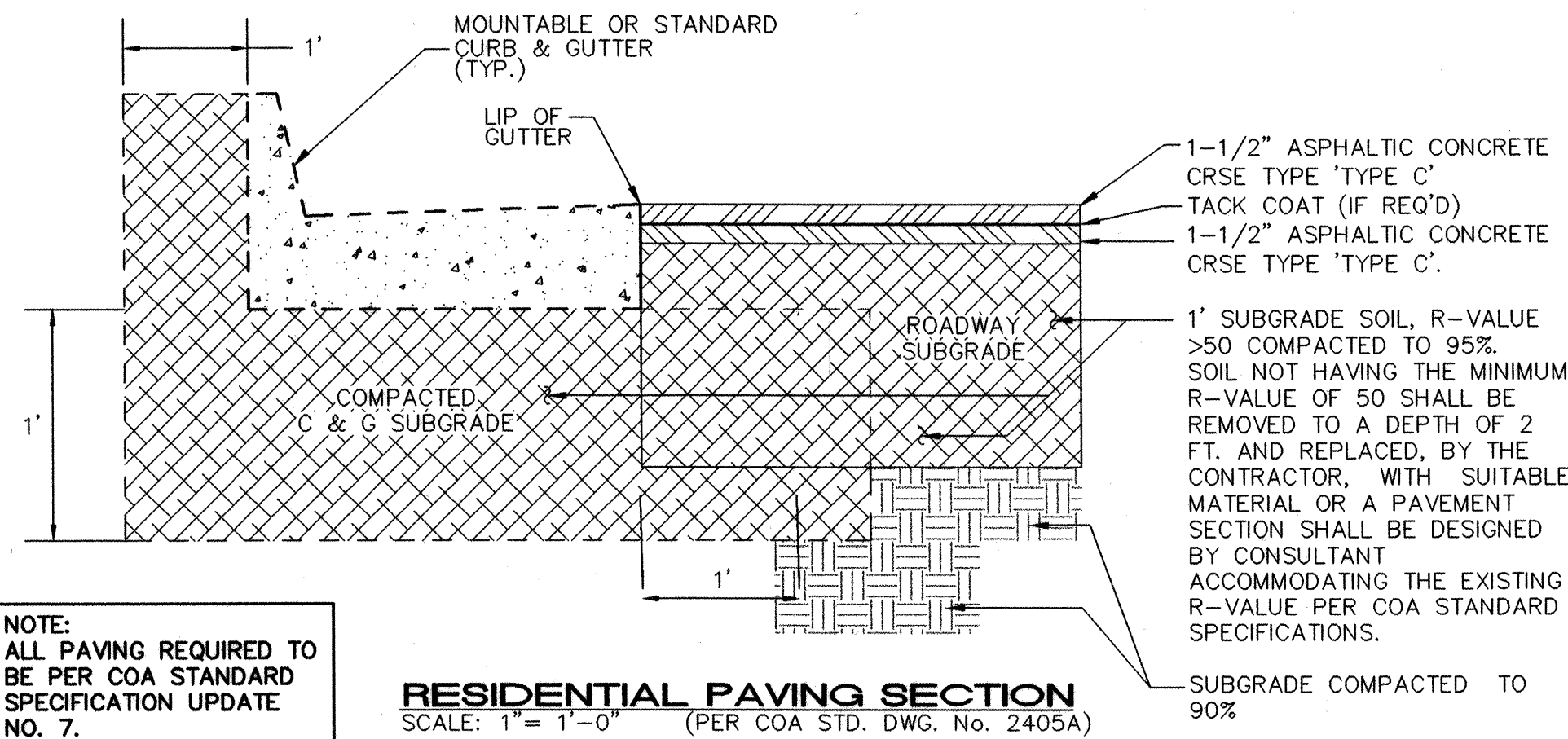


* 4" THICK P.C.C. SIDEWALK PER COA STD DWG #2430 OVER 12" SUBGRADE COMPACTED TO 95% MIN (TYP.)
* SIDEWALK DEFERRED.

SECTION A2
38' R/W RESIDENTIAL STREET SECTION
1"=10'

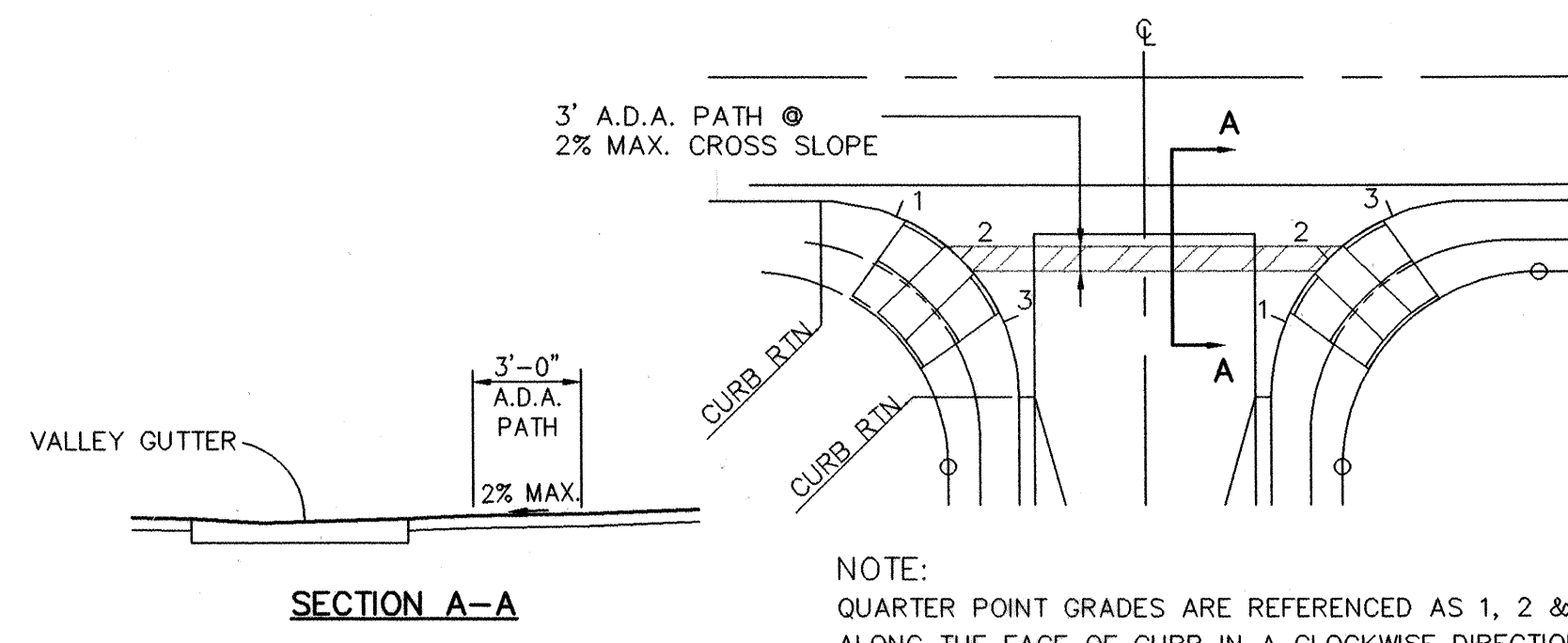


HANDICAP RAMP DETAIL 'A'
1"=10'



NOTE:
ALL PAVING REQUIRED TO BE PER COA STANDARD SPECIFICATION UPDATE NO. 7.

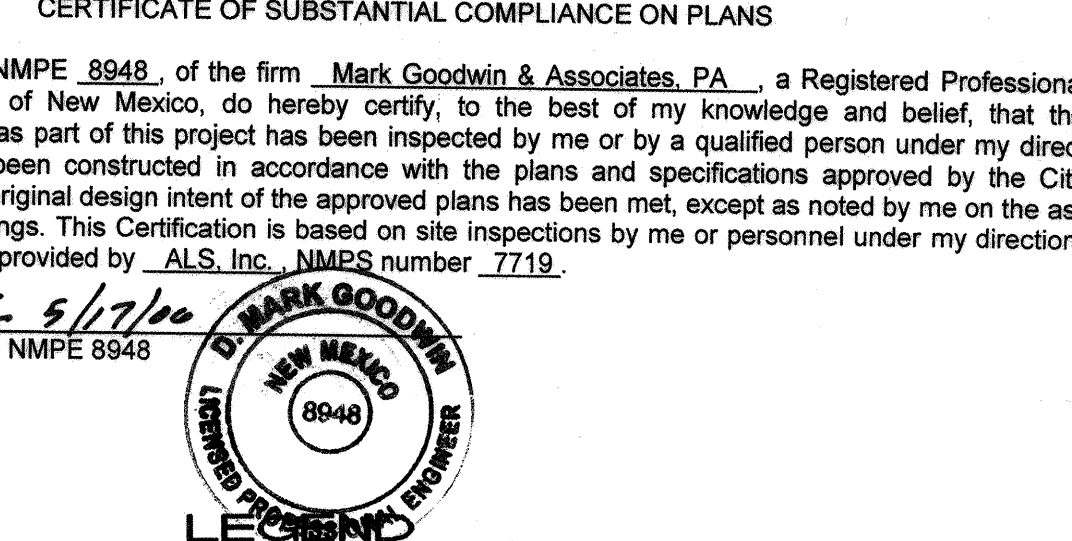
RESIDENTIAL PAVING SECTION
SCALE: 1"=1'-0" (PER COA STD. DWG. No. 2405A)



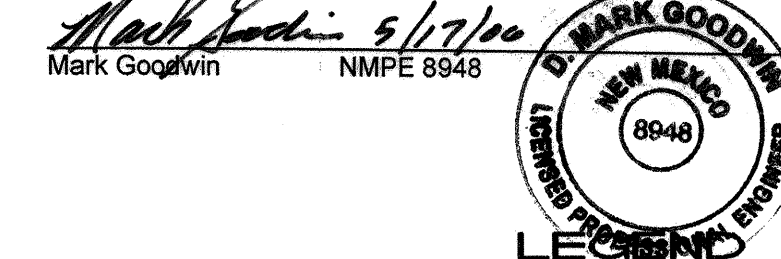
QUARTER POINT & ADA PATH DETAIL
NTS

* 4" THICK P.C.C. SIDEWALK PER COA STD DWG #2430 OVER 12" SUBGRADE COMPACTED TO 95% MIN (TYP.)
* SIDEWALK DEFERRED.

SECTION A3
38' R/W RESIDENTIAL STREET SECTION
1"=10'



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., 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 ALS, Inc. NMPS number 7719.



- ===== EXISTING STREET IMPROVEMENTS
- ===== PROPOSED STREET IMPROVEMENTS
- ===== EXISTING STORM DRAIN
- ===== CROWN TO NO CROWN TRANSITION PER COA STD DWG #2401
- ===== HANDICAP RAMP PER COA STD DWG #2441 (CASE II)
- ===== HANDICAP RAMP PER DETAIL 'A' THIS SHEET
- ===== 3-FOOT WIDE A.D.A. PATH @ 2% MAX. CROSS SLOPE SEE DETAIL THIS SHEET
- ===== VALLEY GUTTER
- ===== DEFERRED SIDEWALK
- ===== PROPOSED SIDEWALK
- ===== SEE STREET SECTION ON SHEET X5A
- ===== LOT NO.
- ===== PROPOSED STREET LIGHT
- ===== STORM DRAIN CATCH BASIN
- ===== STORM DRAIN MANHOLE
- ===== SAS MANHOLE
- ===== WATER VALVE
- ===== FIRE HYDRANT
- ===== WATER METER
- ===== CENTERLINE MONUMENT
- ===== MOUNTABLE/STANDARD CURB LIMITS

ISAACSON & ARFMAN, P.A.
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Albuquerque, New Mexico 87108
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1349.1PMSTR.DWGonw 8/11/05

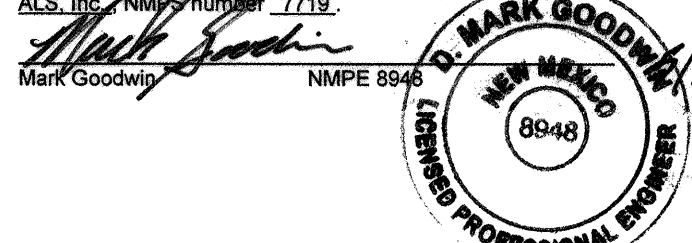
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: EL RANCHO GRANDE, UNIT 17 MASTER PAVING & STORM DRAIN PLAN	
City Engineer Approval	City Project No. 742882
Zone Map No. N-8	Sheet 5A of 10A

ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FRED C. AFFMAN 7322 PROFESSIONAL ENGINEER NEW MEXICO 08-15-05				FIELD NOTES		ACS MONUMENT "TRANS"		CONTRACTOR New Concepts	
				1. ALDRICH SURVEYING	11/03	X= 354899.45 Y=1471822.67	WORK STARTED BY ALS DATE 4/6	DATE	
						ELEVATION=5118.370	FIELD-CATCH BY ALS	DATE 4/6	
						NAD 1927/SLD 1929	DRAWINGS CORRECTED BY ALS	DATE 4/6	
							MICRO-FILM INFORMATION		
							RECORDED BY	DATE	
								</	

SCANNED BY
PLANNING

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SCALE:
1"=40'

SCALE:
1"=40'

STA 6+15.02 GOLINDA RD=
STA 1+00.00 SAN LEON ST

STA 1+00.00 SAN LEON ST=
STA 6+15.02 GOLINDA RD

STA 3+56.01 SAN LEON ST=
STA 6+15.02 INGRAM RD

STA 4+41.84 SAN LEON ST=
STA 6+22.27 BOWIE RD

STA 6+15.02 INGRAM RD=
STA 3+56.01 SAN LEON ST

SEE SHEET #5A FOR
STREET SECTION &
PAVING SECTION

SEE SHEET #5 FOR
STREET SECTION &
PAVING SECTION

SEE SHEET #5A FOR
STREET SECTION &
PAVING SECTION

NOTE:

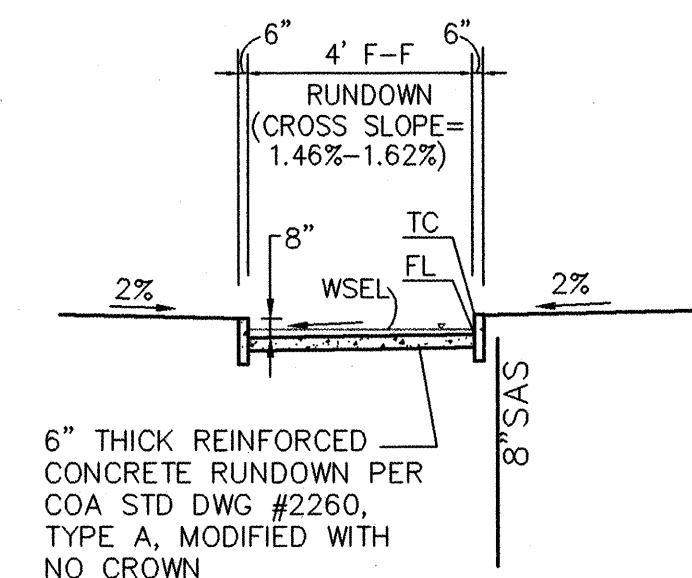
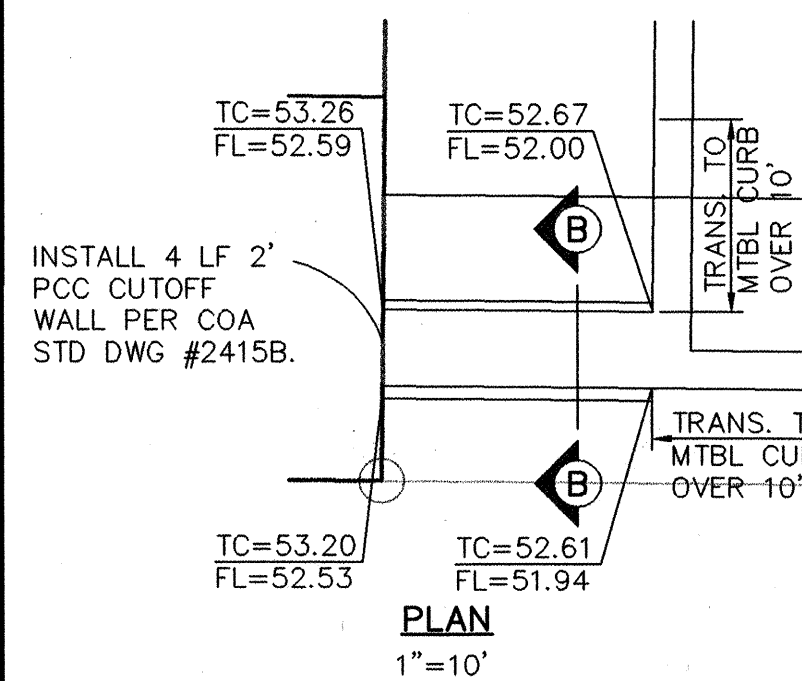
SEE SHEET 5 FOR
QUARTER POINT DETAIL.

NOTE:

SEE SHEET 5 FOR
QUARTER POINT DETAIL.

KEYED CONSTRUCTION NOTES

- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II WITH HEADER CURB.
- CONSTRUCT HANDICAP RAMP PER DETAIL 'A' ON SHEET 5.
- CONSTRUCT UNI-DIRECTIONAL HANDICAP RAMP PER COA STD DWG #2426.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
- DEFERRED 4' WIDE PCC SIDEWALK PER COA STD DWG #2430.
- CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG #2430.
- 3-FOOT WIDE A.D.A. PATH W/ 2% MAX. CROSS-SLOPE--SEE SHEET 5 FOR DETAIL.



SECTION B-B
NTS

PCC RUNDOWN

FACE OF CURB CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	39.03	89°27'26"
FC2	25.00	39.51	90°32'34"
FC3	25.00	39.51	90°32'34"
FC4	20.00	31.33	89°27'26"
FC5	25.00	34.30	78°35'59"
FC6	25.00	44.24	101°24'01"

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Ph. 505-268-8828 Fax. 505-268-2632
1349.1PVI.DWG Date: 8/23/05

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: EL RANCHO GRANDE, UNIT 17 GOLINDA RD, SAN LEON ST & INGRAM RD PAVING PLAN & PROFILE	
Design Review Committee APPROVED SEP 05 2005 DESIGN REVIEW COMMITTEE	City Engineer Approval
City Project No. 742882	Zone Map No. N-8
Sheet 6A	Of 10A

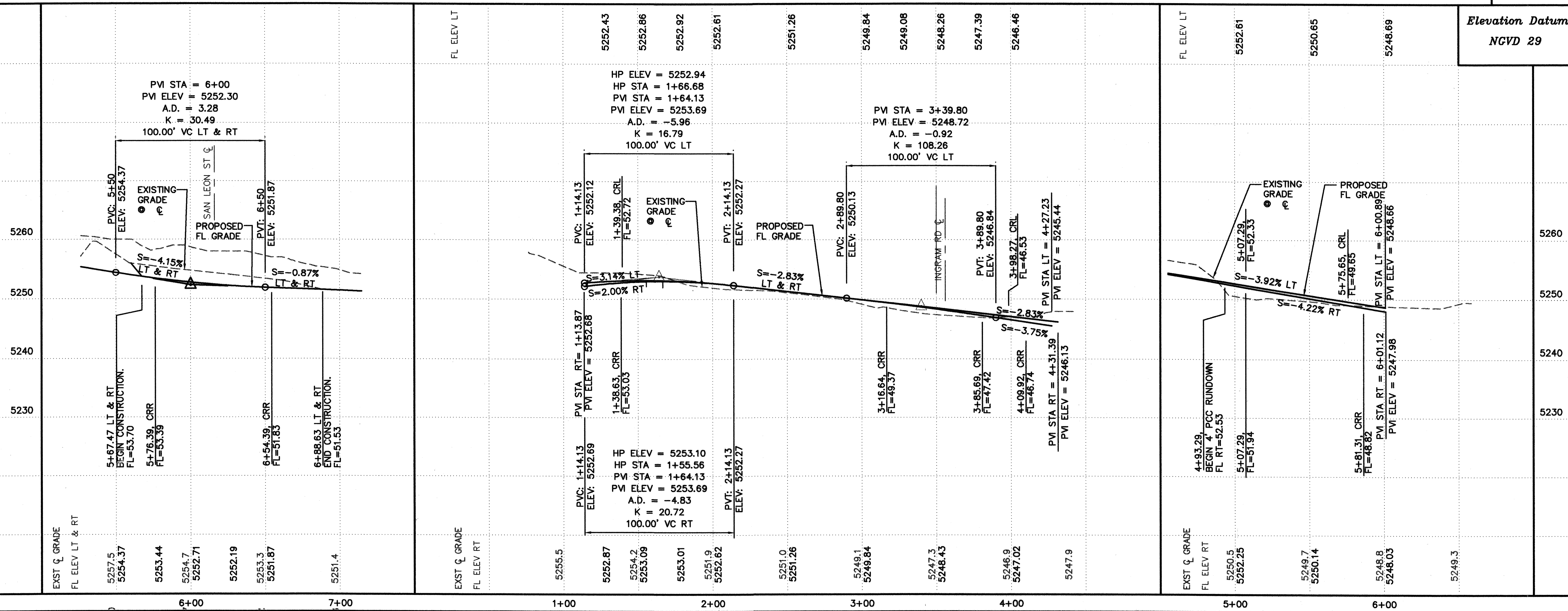
GOLINDA ROAD

SAN LEON STREET

INGRAM ROAD

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum:
NGVD 29



I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., 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 ALS, Inc. NMPS number 7719.

Mark Goodwin
NMPE 8948



NOTE:

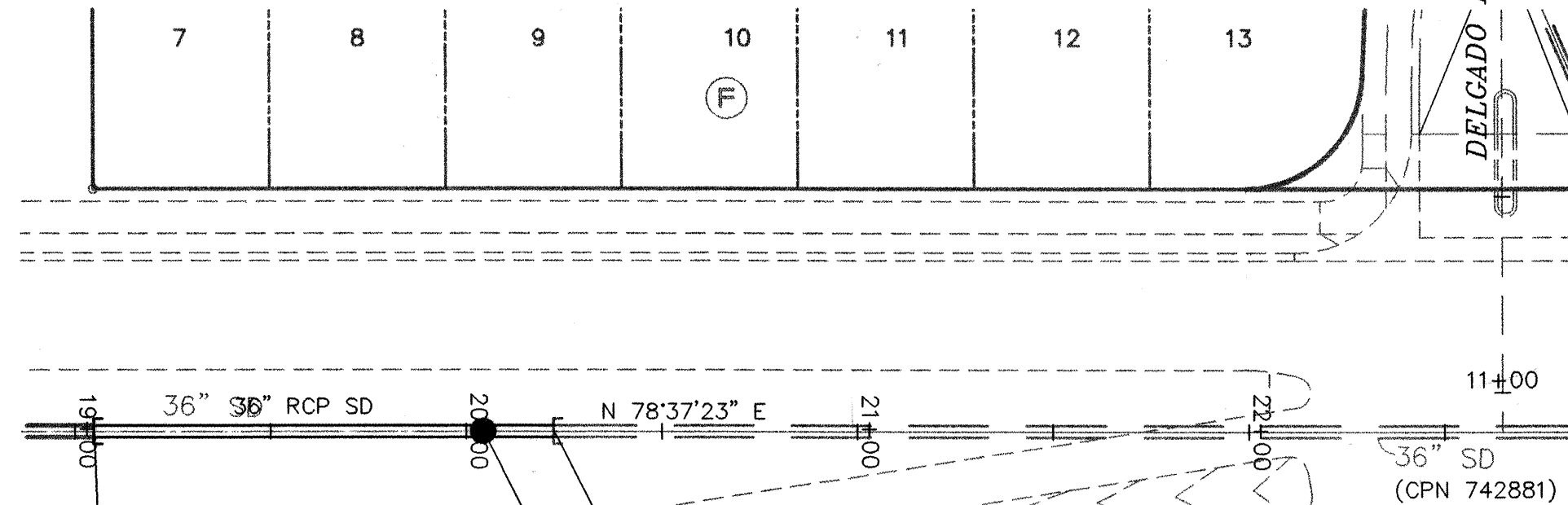
SEE SHEET 5 FOR
QUARTER POINT DETAIL.

TC	FL
1 46.91	46.58
2 46.91	46.42
3 46.91	46.58

TC	FL
1 45.95	45.28
2 45.95	45.65
3 46.42	46.09

SCALE:
1"=40'

(EL RANCHO GRANDE, UNIT 16
CPN 742881)



NOTE:
GIBSON BLVD PAVING TO BE
CONSTRUCTED BY CPN 722785

KEYED CONSTRUCTION NOTES

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- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II WITH HEADER CURB.
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- CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG #2430.
- 3-FOOT WIDE A.D.A. PATH W/ 2% MAX. CROSS-SLOPE--SEE SHEET 5A FOR DETAIL.
- STA 5+90.38 TO STA 6+00.38--TRANSITION FROM MOUNTABLE TO STANDARD CURB.
- INSTALL 4' HIGH-STRENGTH TENSILE STEEL WIRE FENCING W/ ROUND WOOD POSTS AT 5 FEET FROM EDGE OF ASPHALT.

CURVE	RADIUS	LENGTH	DELTA
FC5	25.00	34.30	78°35'59"
FC6	25.00	44.24	101°24'01"
FC7	287.00	25.68	5°07'35"
FC8	213.00	19.06	5°07'35"
FC9	259.00	23.17	5°07'35"
FC10	241.00	21.56	5°07'35"

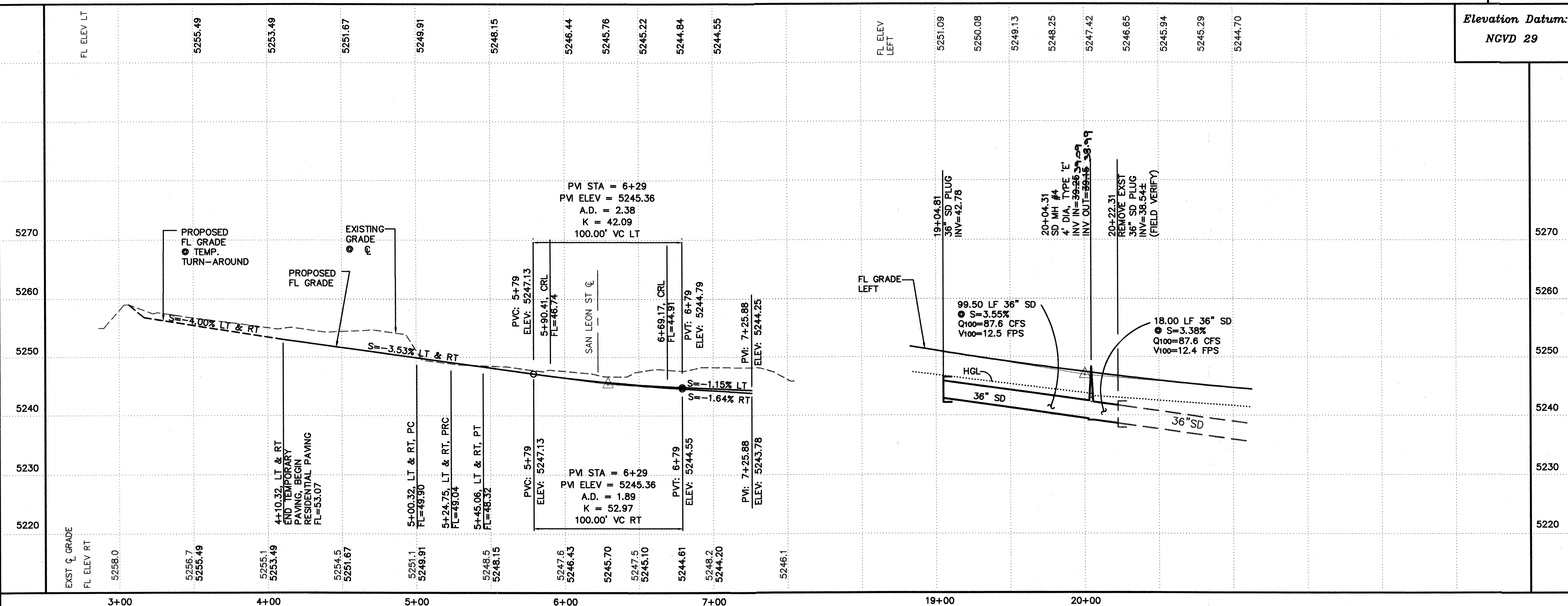
CURVE	RADIUS	LENGTH	DELTA
EA1	25.00	23.18	53°07'48"
EA2	40.00	199.85	286°15'37"
EA3	25.00	23.18	53°07'48"

BOWIE ROAD

GIBSON BLVD

SCALES:
1"=40' HOR.
1"=10' VERT.

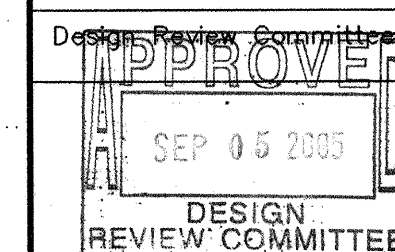
Elevation Datum:
NCVD 29



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1349.1PV1.DWGonw 8/11/05

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
BOWIE RD & GIBSON BLVD
PAVING PLAN & PROFILE STORM DRAIN PLAN & PROFILE



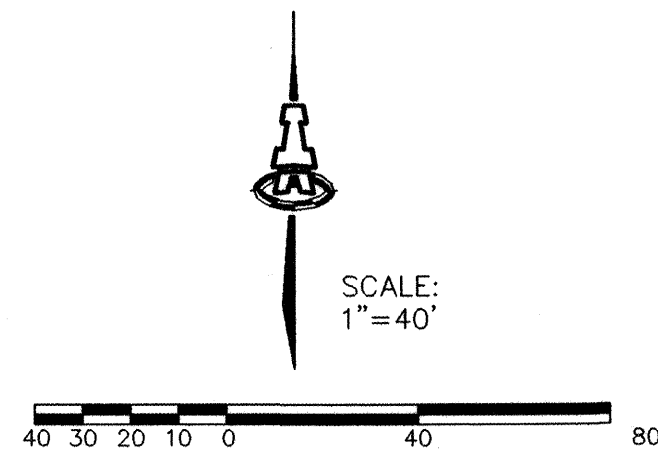
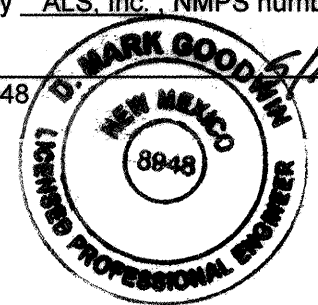
City Project No. **742882** Zone Map No. **N-8** Sheet **7A** Of **10A**

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	INSPECTOR'S NAME	DATE	ACCS MONUMENT "TRANS"	DATE	ALDRICH SURVEYING	DATE	FIELD NOTES	DATE	REMARKS	DATE	DESIGN	DATE	DATE	
Mark Goodwin	8/11/05	ALS	8/11/05	X=354899.45 Y=1471822.67	11/03	11/03	11/03	11/03	11/03	11/03	11/03	11/03	11/03	11/03	
ELEVATION=5118.370				ELEVATION=5118.370				ELEVATION=5118.370				ELEVATION=5118.370			
NAD 1927/SLD 1929				NAD 1927/SLD 1929				NAD 1927/SLD 1929				NAD 1927/SLD 1929			
MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION			
RECORDED BY				RECORDED BY				RECORDED BY				RECORDED BY			
NO.				NO.				NO.				NO.			

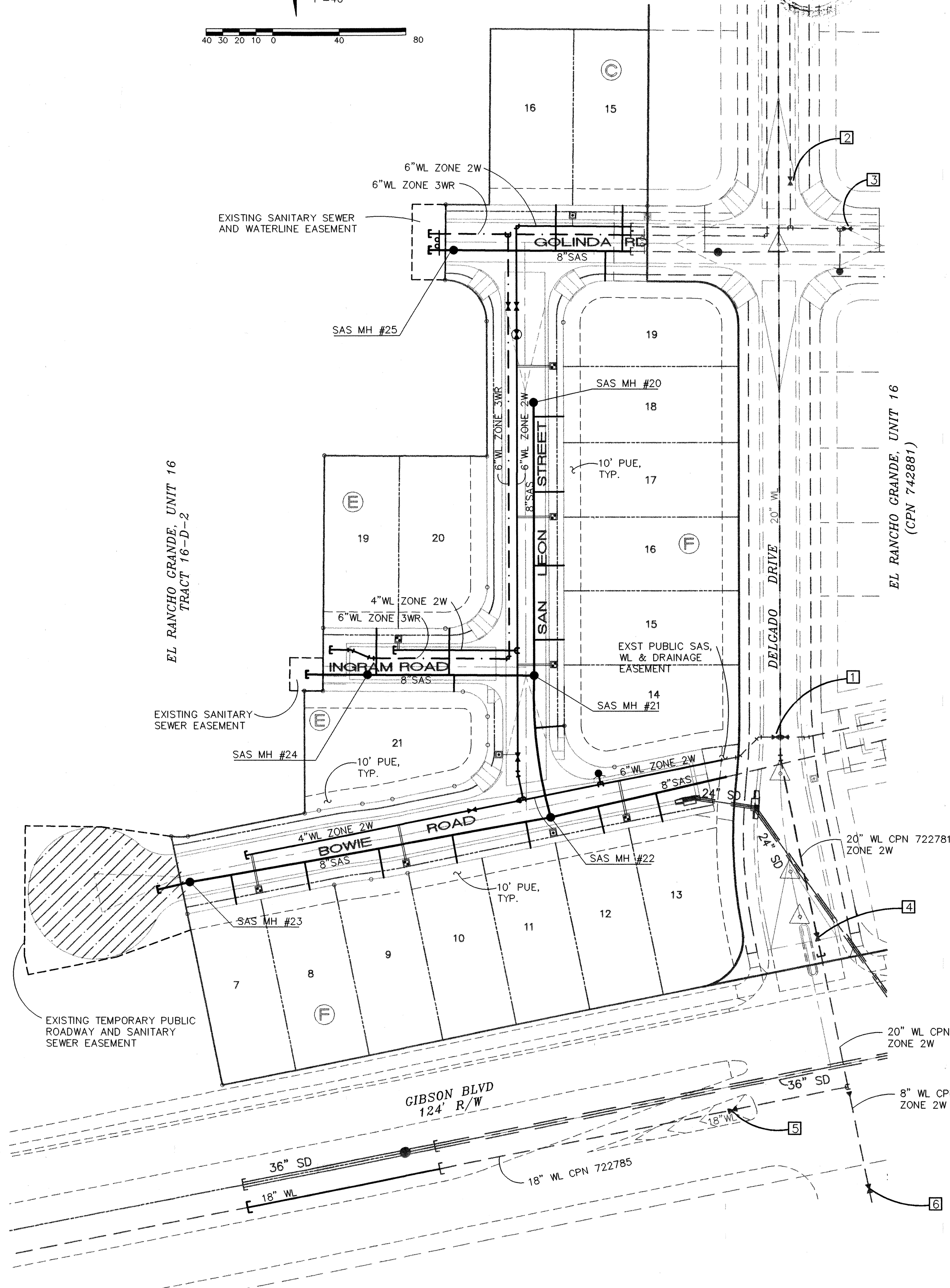
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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Mark Goodwin NMPE 8948



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PLANNING



RESTRAINED JOINT LENGTHS, L _T , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY	3.0 FT. MIN. FOR 6" WL / 4.0 FT. MIN. FOR 18" WL
FACTOR OF SAFETY	1.25
MATERIAL	PVC 4"-12" WL / D.I. 18" WL
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
18	26	11	5	3	57
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	48
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _T , FOR VERTICAL BENDS (FT.)		
SIZE	22 1/2° VERT. BEND	
	UPPER BEND	LOWER BEND
6"	11	2

RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SIZE	SMALL SIDE	
	SIZE	LENGTH		SIZE	LENGTH
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- +— GATE VALVE W/ VALVE BOX
- +— FIRE HYDRANT
- +— 6" WATERLINE ZONE 3WR
- +— 4"/6" WATER LINE ZONE 2W
- +— STORM DRAIN CATCH BASIN
- +— STORM DRAIN
- +— PROPOSED 8" SAS
- EXISTING LINE

WATER SHUT-OFF PLAN

SHUT-OFF VALVES 1, 2, & 3 FOR ON-SITE WATERLINES AND VALVES 4, 5 & 6 FOR 18" WL IN GIBSON TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

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Ph. 505-268-8828 Fax. 505-268-2632
1349.1UMSTR.DWGonw 8/11/05

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: EL RANCHO GRANDE, UNIT 17 UTILITY MASTER PLAN			
Design Review Committee 	City Engineer Approval 	Mo./Day/Yr. 	Mo./Day/Yr.
City Project No. 742882		Zone Map No. N-8	
Sheet 8A Of 10A		No. 1	

SCANNED BY
PLANNING

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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Mark Goodwin NMPE 8948



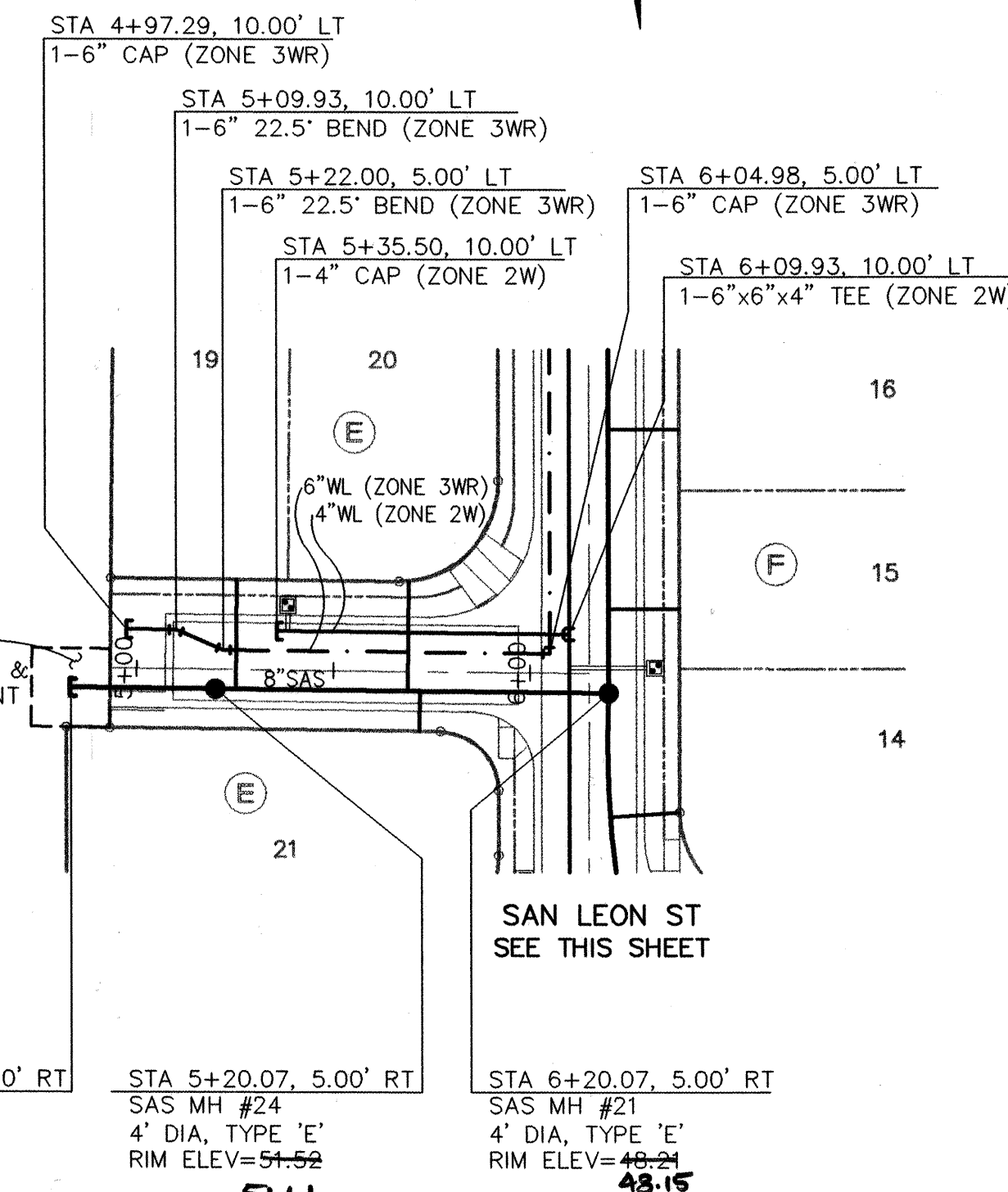
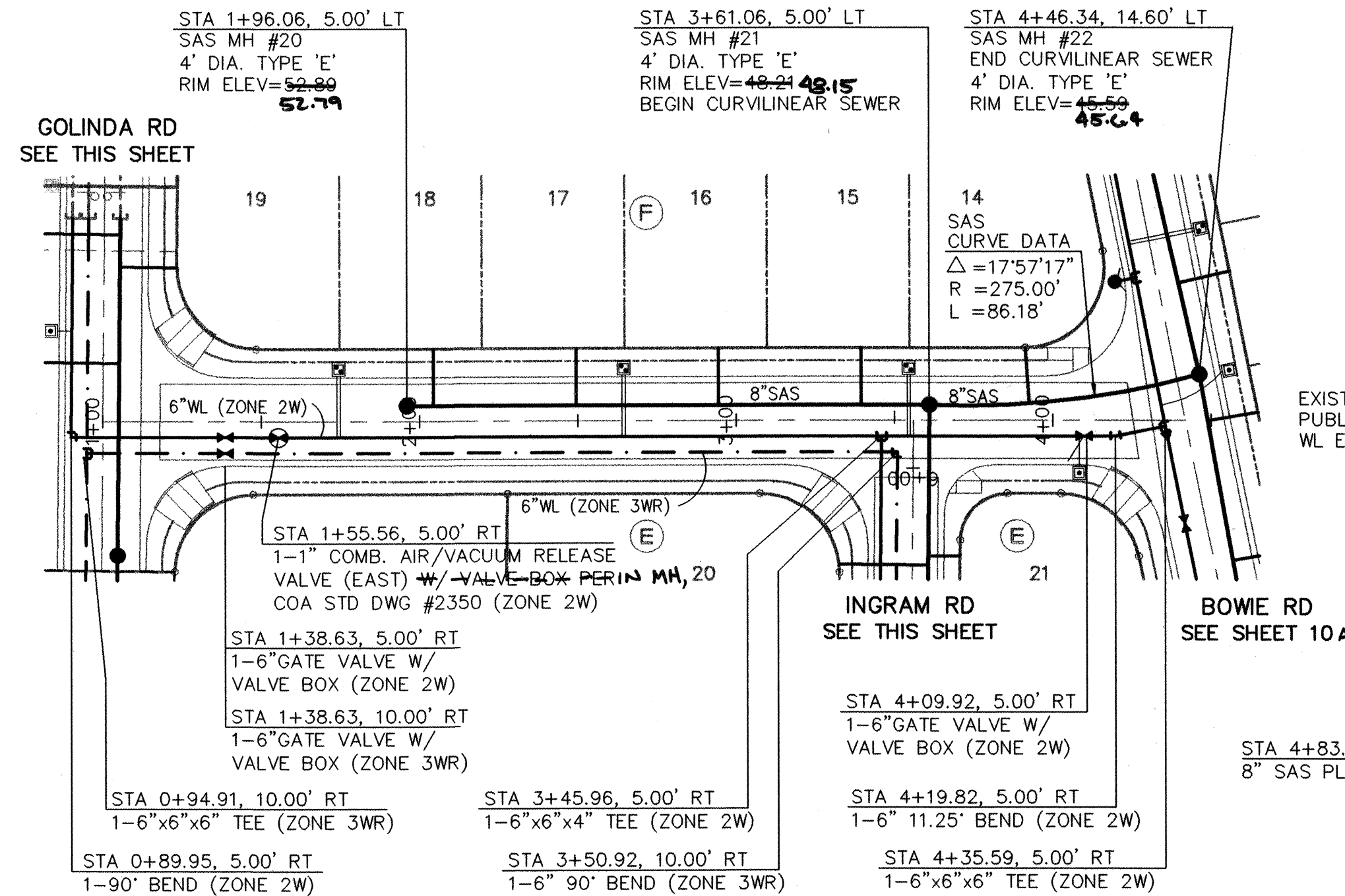
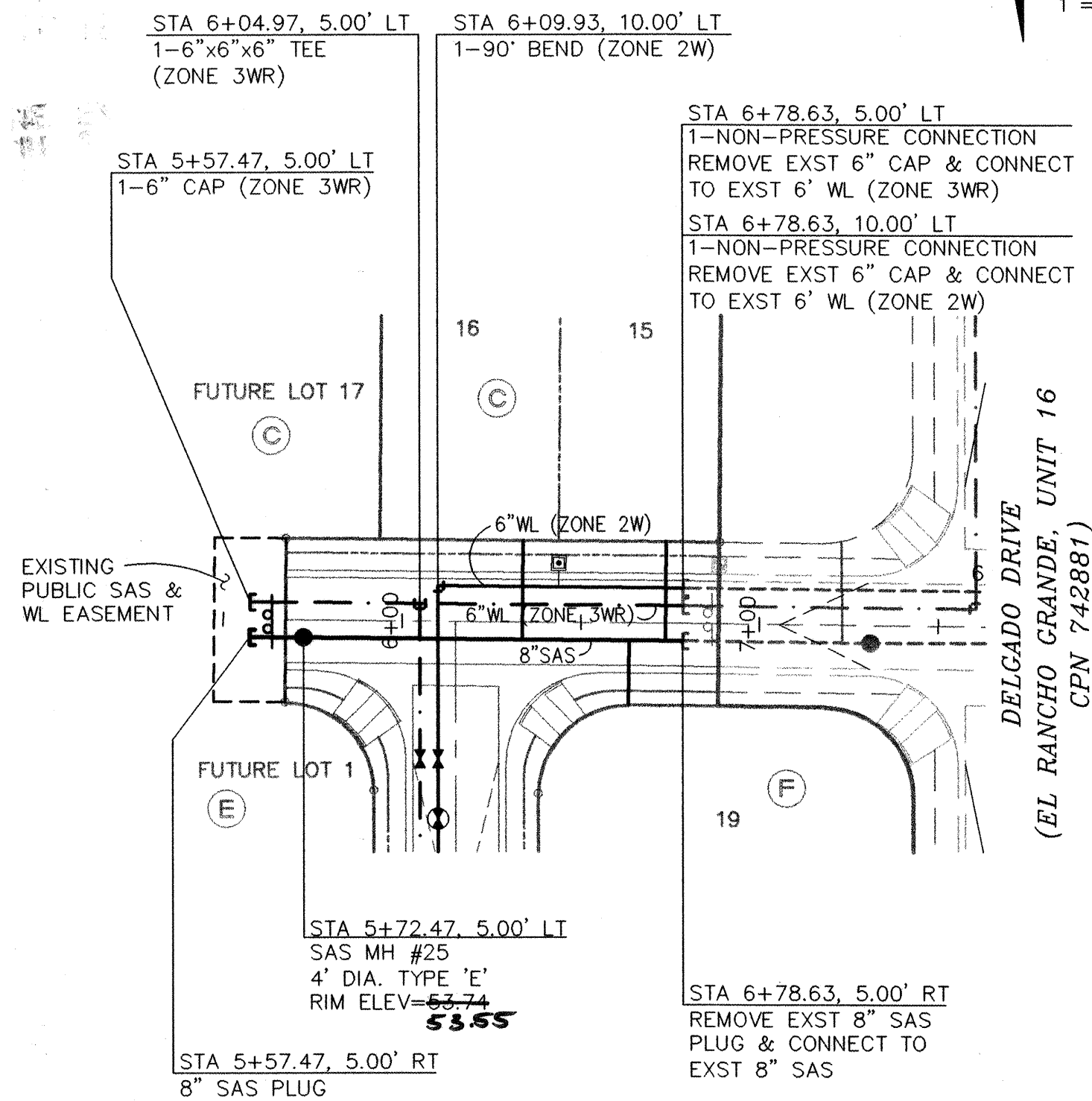
SCALE:
1"=40'



SCALE:
1"=40'



SCALE:
1"=40'



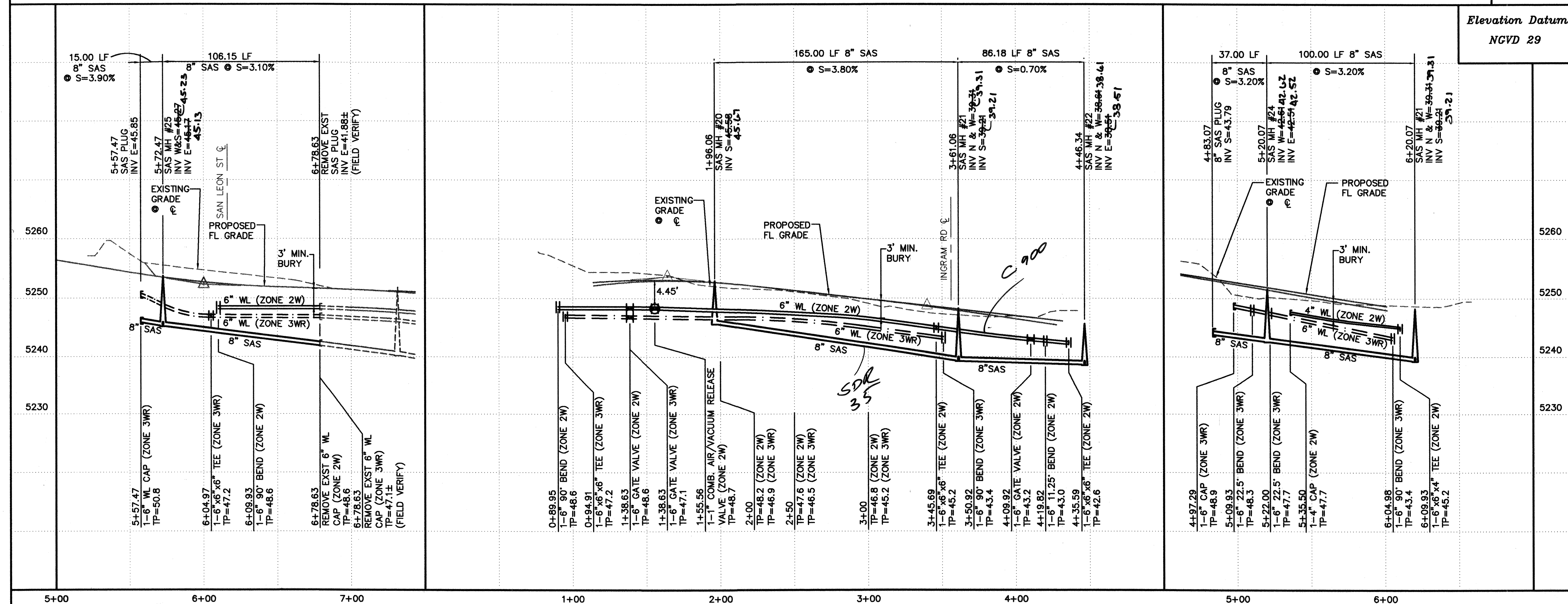
GOLINDA ROAD

SAN LEON STREET

INGRAM ROAD

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum:
NGVD 29



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #8 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #8 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

UTILITY SERVICE TABLE

BLOCK LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
C 15	(CPN 742881)	6+73.63, 28.0'	47.0
E 16	6+43.63, 6.8' (S)	6+33.63, 28.0'	46.9
E 19	5+38.29, 6.8'	5+25.29, 28.0'	47.0
F 14	4+08.30, 11.5' (S)	5+72.01, 10.0'	44.5
F 15	3+54.84, 21.8'	3+92.59, 17.6'	42.1
F 16	2+64.84, 21.8'	2+94.48, 18.0'	43.9
F 17	1+74.84, 21.8'	2+04.48, 18.0'	46.6
F 18		2+04.48, 18.0'	47.9
F 19		6+63.48, 18.0'	47.1

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AS MONUMENT "TRANS"	DATE	1. ALDRICH SURVEYING	DATE		NO. DATE
WORK STAMPED BY	DATE	X=354899.45	DATE	REVISIONS	DATE		
DESIGNED BY	DATE	Y=1471822.67	DATE	DESIGN	DATE		
CHECKED BY	DATE	ELEVATION=5118.370	DATE	BY	DATE		
MICRO-FILM INFORMATION		RECORDED BY		DATE		DESIGNED BY	
DATE		DATE		DATE		DRAWN BY	
DATE		DATE		DATE		CHECKED BY	
DATE		DATE		DATE		DATE	

ISAACSON & ARFMAN, P.A.
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1349.1UTLI.DWG 8/9/05

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: EL RANCHO GRANDE, UNIT 17 GOLINDA RD, SAN LEON ST & INGRAM RD UTILITY PLAN & PROFILE	
Design Review Committee	City Engineer Approval
SEP 05 2005	
DESIGN REVIEW COMMITTEE	
City Project No. 742882	Zone Map No. N-8
Sheet 9A	Of 10A

SCANNED BY
PLANNING

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Mark Goodwin
NMPE 8948



GENERAL NOTES

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- SEE SHEET #8A FOR WATER SHUT-OFF PLAN.
- SEE SHEET #8A FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

UTILITY SERVICE TABLE

BLOCK LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
F 7	4+55.32, 21.7'	4+40.74, 18.2'	47.3
8		4+85.72, 17.2'	45.8
9	5+45.38, 23.5'	5+31.11, 17.7'	44.2
10		5+75.77, 17.1'	42.6
11	6+35.38, 23.2' (S)	6+20.75, 16.0'	41.5
12	6+80.38, 23.2'	6+64.93, 16.6'	40.5
13		7+00.65, 17.7'	39.9

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum:
NGVD 29

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS MONUMENT "TRANS"	11/03	ALDRICH SURVEYING	11/03		DESIGNED BY: ANW DRAWN BY: ANW CHECKED BY: FCA
WORK STATED BY	DATE	X=354899.45	Y=1471822.67				
ACCEPTANCE BY	DATE	ELEVATION=5118.370					
REVISION BY	DATE	NAD 1927/SLD 1929					
MICRO-FILM INFORMATION						REVISIONS	
NO.	DATE					NO. DATE	
						DESIGN	
						DATE 07/05	
						DATE 07/05	
						DATE 07/05	

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1349.1UTL1.DWG 8/11/05

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **EL RANCHO GRANDE, UNIT 17
BOWIE RD & GIBSON BLVD
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
SEP 05 2005			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of

City Project No. **742882** Zone Map No. **N-8** Sheet **10A** Of **10A**

