

CONSTRUCTION PLANS

FOR

OAKLAND HEIGHTS SUBDIVISION

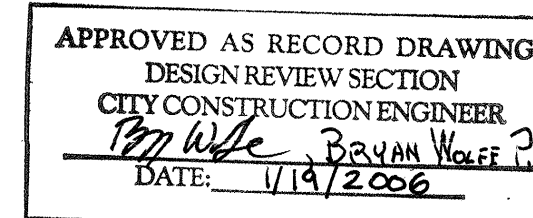
UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
JULY 2004

RGE

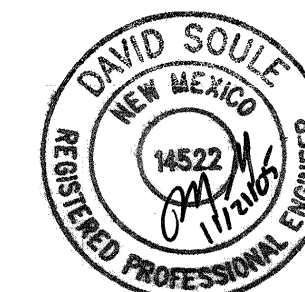
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SEE PANELS FOR STATION INFORMATION

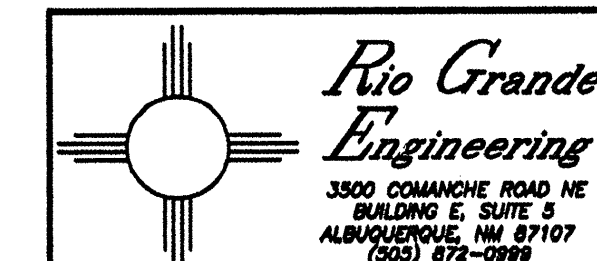


CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

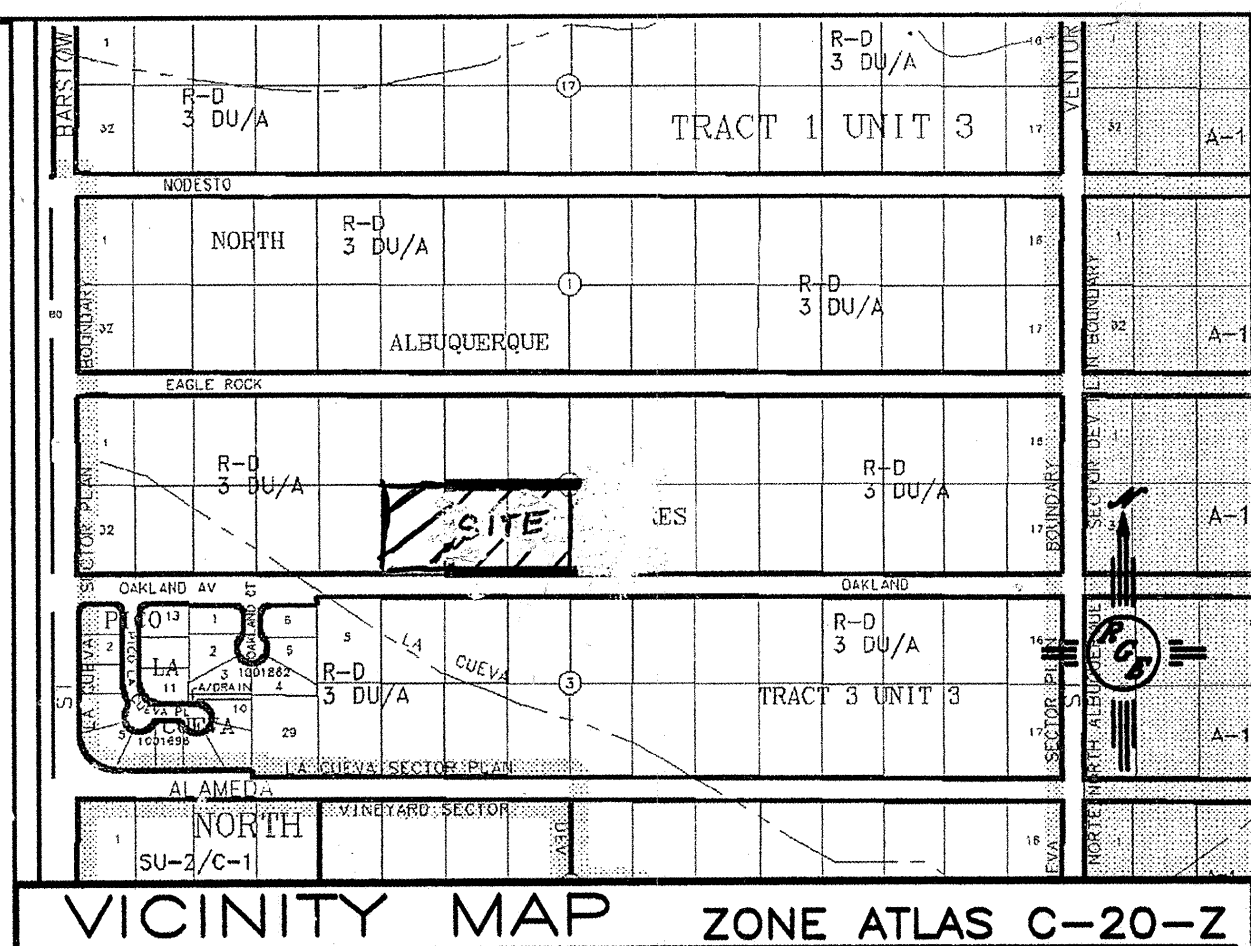
I, David A. Soale of the firm of Rio Grande Engineering, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 Philip Renteria, NMPS number 10204.



DRB# 1003469



REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>David A. Soale</i>	2-15-04	APPROVED FOR CONSTRUCTION		
		Transportation	<i>Philip Renteria</i>	9/9/04			
		Water/Wastewater	<i>Larry W. Dwyer</i>	9/9/04			
		Hydrology	<i>Brenden L. Bigham</i>	10/5/04			
		Amatca	<i>Lynn M. Mays</i>	9-29-04			
		Constr. Mngmt.	<i>Philip Renteria</i>	12-15-04	<i>Philip Renteria</i> 12-16-04 City Engineer Date		
		Constr. Coord.	<i>Philip Renteria</i>	12-15-04			
CITY PROJECT NO.				744081	SHEET		
					1 OF 9		



NOTICE TO CONTRACTORS

1. 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).
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. 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.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS 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 (824-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. 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.
7. 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 DESIGNER'S EXPENSE.
8. 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.
- ☒ SIDEWALKS 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.

VICINITY MAP (ZONE C-20-Z) 1"=750'

ESUBDIVISION DATA

- CASE No. _____
- ZONE ATLAS INDEX No. C-20
- GROSS SUBDIVISION AREA: 3.0113 ACRES
- TOTAL NUMBER OF LOTS CREATED: 9 LOTS
- DRB PROJECT No. **DRB 1003469**
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .073
- TALOS LOG No. 2004240038

ACS CONTROL STATION "1-B20
X=410237.56
Y=1524092.46
ELEV.=5474.510 - NGVD 1929
CONVERGENCE=-0010'23"
COMBINED FACTOR=0.99964740
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # _____
AND PAID ON UPC # _____
PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- △ C.O.A. MONUMENT (CENTERLINE & ACS)

NOTE: **OAK RIDGE CT** RIGHT OF WAY IS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.

**PLAT OF
OAKLAND HEIGHTS SUBDIVISION
A REPLAT OF LOTS 25, 26 AND 27
BLOCK 2, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
BERNALILLO COUNTY, NEW MEXICO
JUNE 2004**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. **DRB 1003469** APPLICATION NO. _____

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE	DATE
PROPERTY MANGEMENT, CITY OF ALBUQUERQUE	DATE
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE	DATE
WATER UTILITIES DEPARTMENT, CITY OF ALBUQUERQUE	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE 6-8-04
PARKS AND RECREATION, CITY OF ALBUQUERQUE	DATE
A.M.A.F.C.A.	DATE
PNM GAS & ELECTRIC SERVICES COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 25, 26 & 27 OF BLOCK 2 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 9 OF OAKLAND HEIGHTS SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE ROADS PURSUANT THERETO.

PROPERTY DESCRIPTION
A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING LOTS 25, 26 AND 27 OF BLOCK 2, TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED SEPTEMBER 9, 1931, IN VOLUME D, FOLIO 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE CITY OF ALBUQUERQUE CONTROL STATION 1-B20 BEARS N44°10'37"W AND 1151.11 FEET DISTANT; THENCE S89°37'37"E ALONG THE NORTH LINE OF SAID LOTS 25, 26 AND 27 A DISTANCE OF 494.90 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S00°19'12"E ALONG THE EAST LINE OF LOT 25, BLOCK 2 OF THE AFORESAID TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES A DISTANCE OF 264.97 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE CENTERLINE OF THE SIXTY FOOT EASEMENT RESERVED FOR OAKLAND AVENUE; THENCE N89°39'04"W ALONG THE CENTERLINE OF THE AFORESAID OAKLAND AVENUE A DISTANCE OF 494.81 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WEST LINE OF LOT 27, BLOCK 2 OF THE AFORESAID TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES; THENCE N00°17'39"E ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 265.18 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 3.0113 ACRES, MORE OR LESS.

CONSENT AND DEDICATION STATEMENT
THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE ALL ROADS SHOWN HEREON IN FEE SIMPLE OR IN FEE SIMPLE WITH WARRANTY COVENANTS AS INDICATED HEREON AND DO LIKEWISE GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

ROBERT KEERAN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED

ACKNOWLEDGMENT
COUNTY OF BERNALILLO ss
STATE OF NEW MEXICO ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF June 2004, BY ROBERT KEERAN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED, A NEW MEXICO CORPORATION.

MY COMMISSION EXPIRES 2/10/07

NOTES:
1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION "7-C19" TO STATION "3-C20." DISTANCES SHOWN ARE GROUND.
2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
3) RECORD DATA ARE SHOWN IN PARENTHESES.
4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
5) THIS PROPERTY IS CURRENTLY ZONED R-D 3 DU/A
6) TRACT LETTERED "A" IS RESERVED FOR FUTURE DEDICATION AS AN A.M.A.F.C.A. DRAINAGE RIGHT OF WAY.

UTILITY NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND OAK RIDGE CT AND ARE GRANTED FOR THE JOINT AND COMMON USE OF:
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

LOT 1 0.3237 AC.
LOT 2 0.2155 AC.
LOT 3 0.2121 AC.
LOT 4 0.2105 AC.
LOT 5 0.1912 AC.
LOT 6 0.2934 AC.
LOT 7 0.1185 AC.
LOT 8 0.1300 AC.
LOT 9 0.1543 AC.

TRACT 3 0.3496 AC.

OAK RIDGE COURT, NE

OAKLAND AVENUE 60' R-O-W

30' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N00°20'56"E
L2	17.24'	N00°20'56"E
L3	10.00'	N52°19'27"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	46.29	25.00	106°05'41"	N37°18'05"E	39.96
C2	37.93	25.00	86°54'43"	S46°45'25"E	34.39
C3	68.34	53.00	73°52'52"	N52°41'11"W	63.70
C4	117.78	75.00	89°58'33"	N44°38'20"W	106.04
C5	146.15	97.00	86°19'40"	N46°27'47"W	132.71
C6	20.87	25.00	47°49'21"	S66°27'42"W	20.27
C7	216.49	45.00	275°38'43"	S00°22'23"W	60.43
C8	20.87	25.00	47°49'21"	S65°42'56"E	20.27
C9	67.71	45.00	86°12'48"	S04°07'17"E	61.50
C10	77.92	45.00	99°12'37"	S88°35'26"W	68.54
C11	4.04	25.00	91°53'36"	S46°26'04"E	4.04
C12	16.83	25.00	38°33'46"	S70°20'44"E	16.51
C13	44.43	97.00	26°14'39"	N76°30'18"W	44.04
C14	101.72	97.00	60°05'01"	N33°20'28"W	97.12
C15	70.86	45.00	90°13'16"	N87°39'40"E	63.76

SURVEYOR'S CERTIFICATION
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 25, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

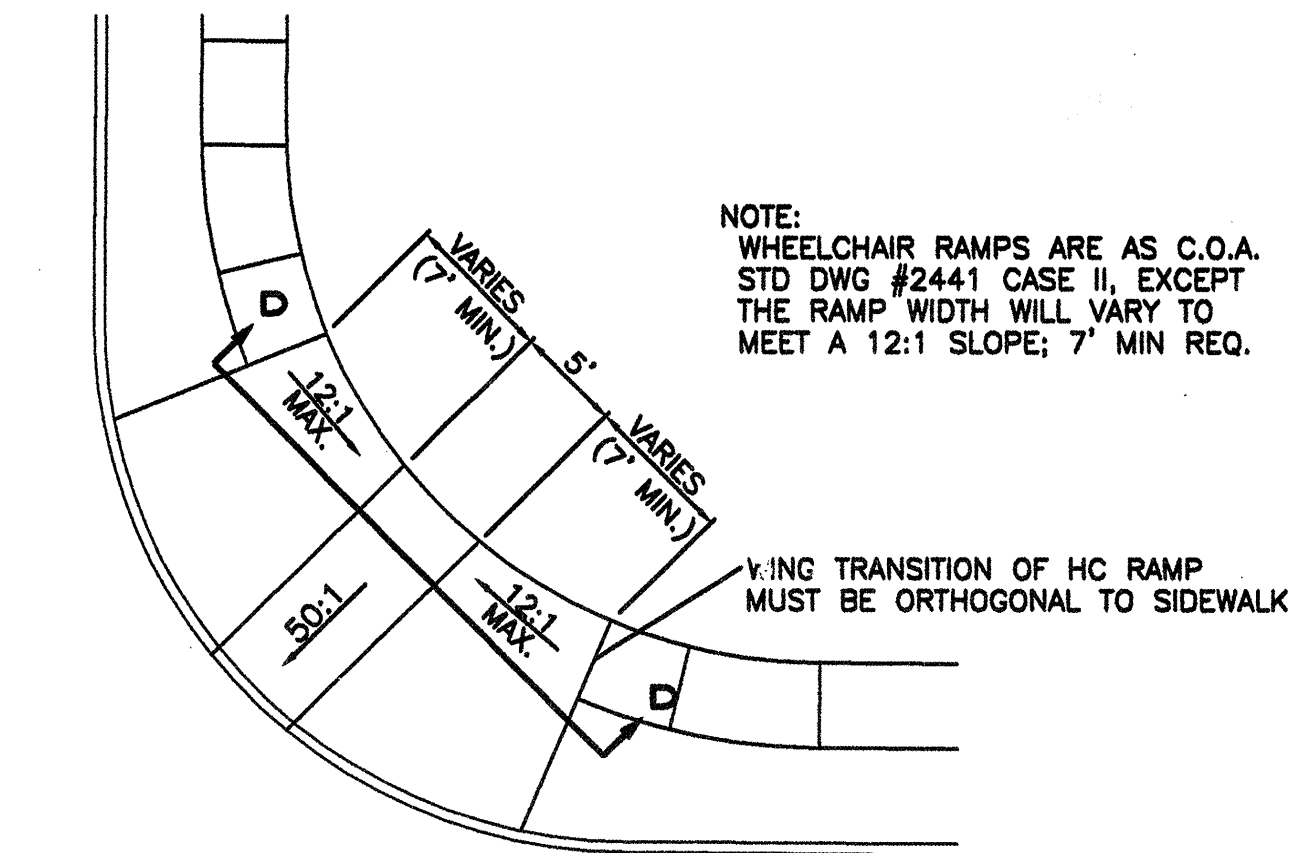
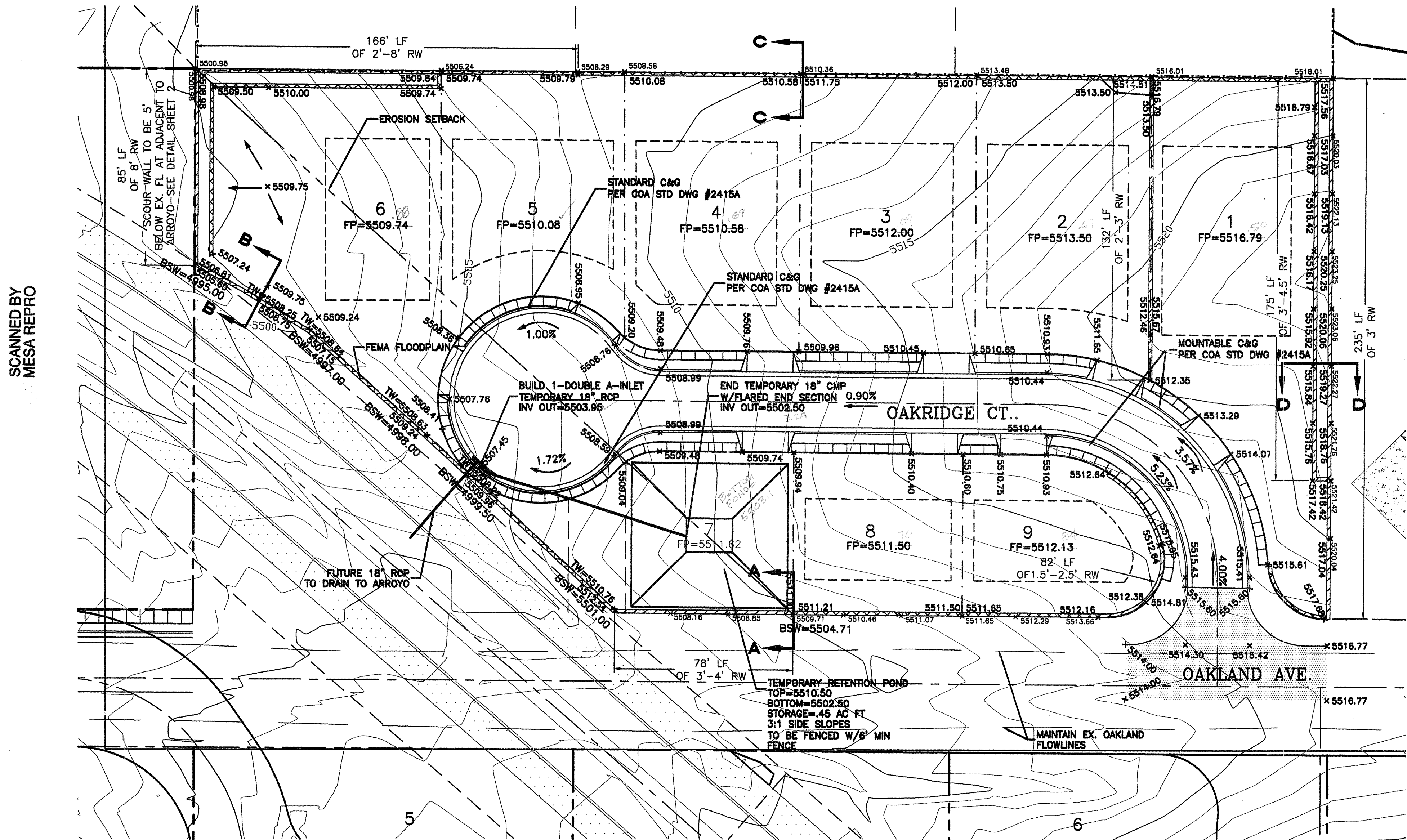
PHILIP W. TURNER N.M.P.S. 10204 DATE **6-8-2004**

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

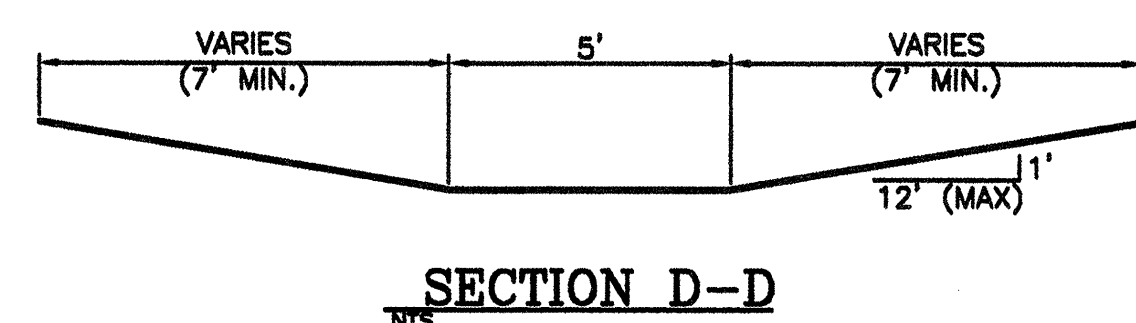
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO BE MOUNTABLE PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR REAR YARD SCREEN WALLS (WHERE THE WALL IS INSIDE OF RETAINING WALL) SHALL HAVE EVERY FOURTH BLOCK TURNED FOR DRAINAGE.
 4. ALL DRIVEPADS SHALL BE BUILT WHERE SHOWN.
 5. ALL SPOT ELEVATIONS SHOWN ALONG OUTSIDE OF WALL WITHIN FEMA FLOODPLAIN ARE BOTTOM OF WALL AFTER CONSTRUCTION OF IMPROVED LA CUEVA ARROYO.

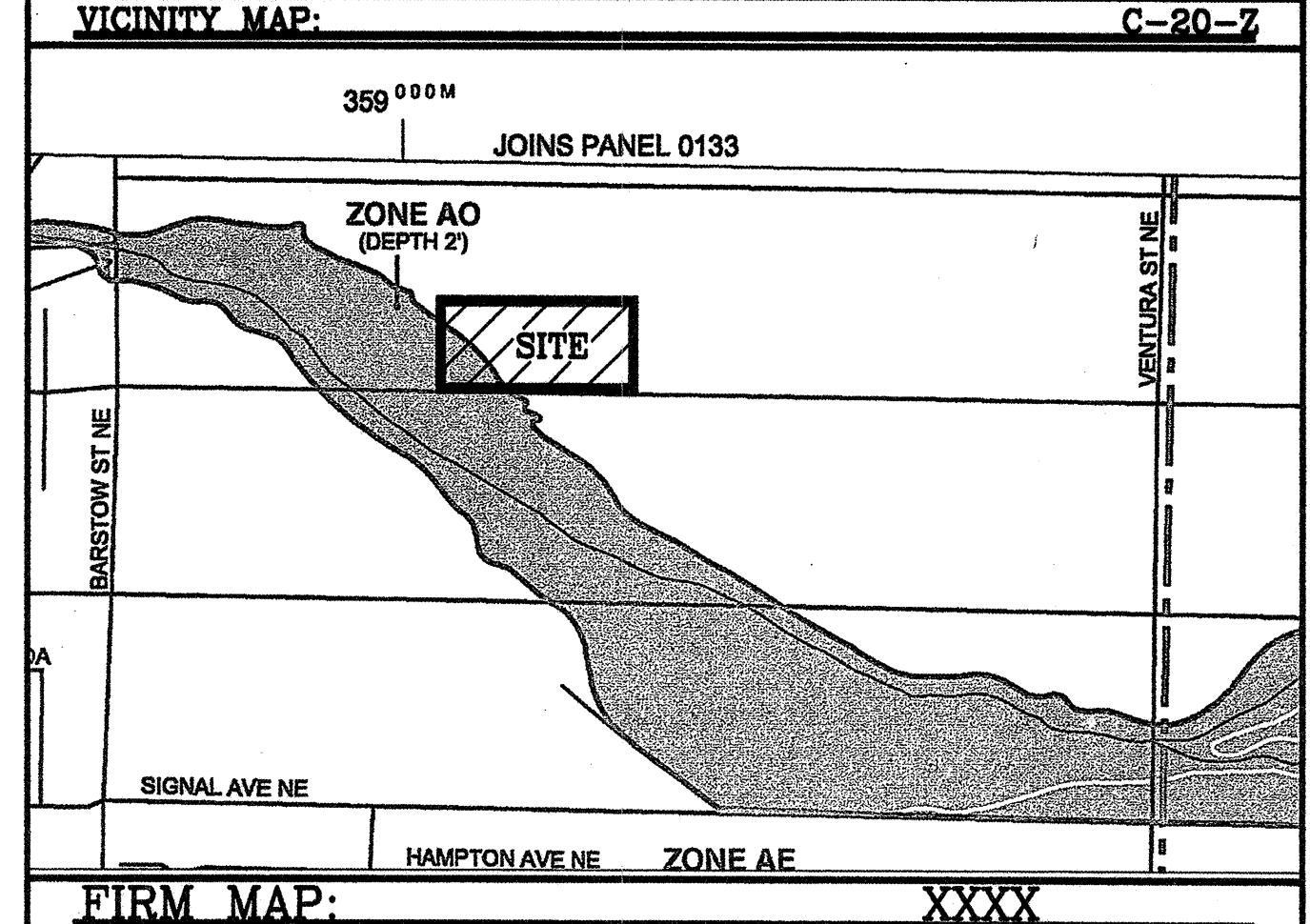
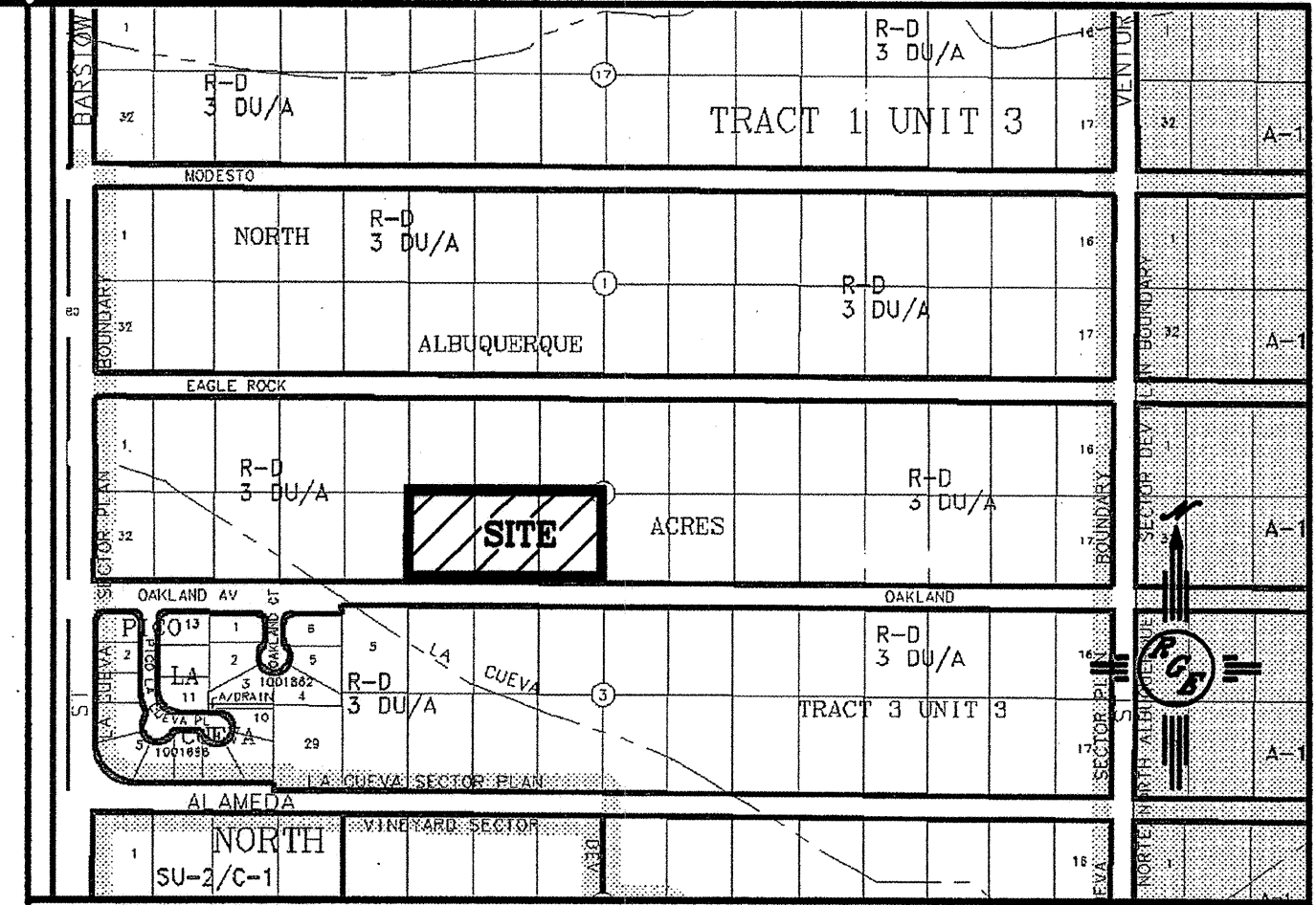
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



WHEELCHAIR RAMP DETAIL (TYP.)



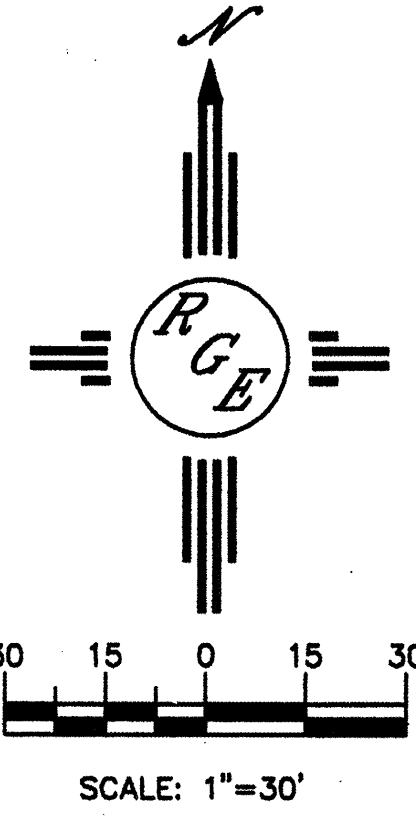
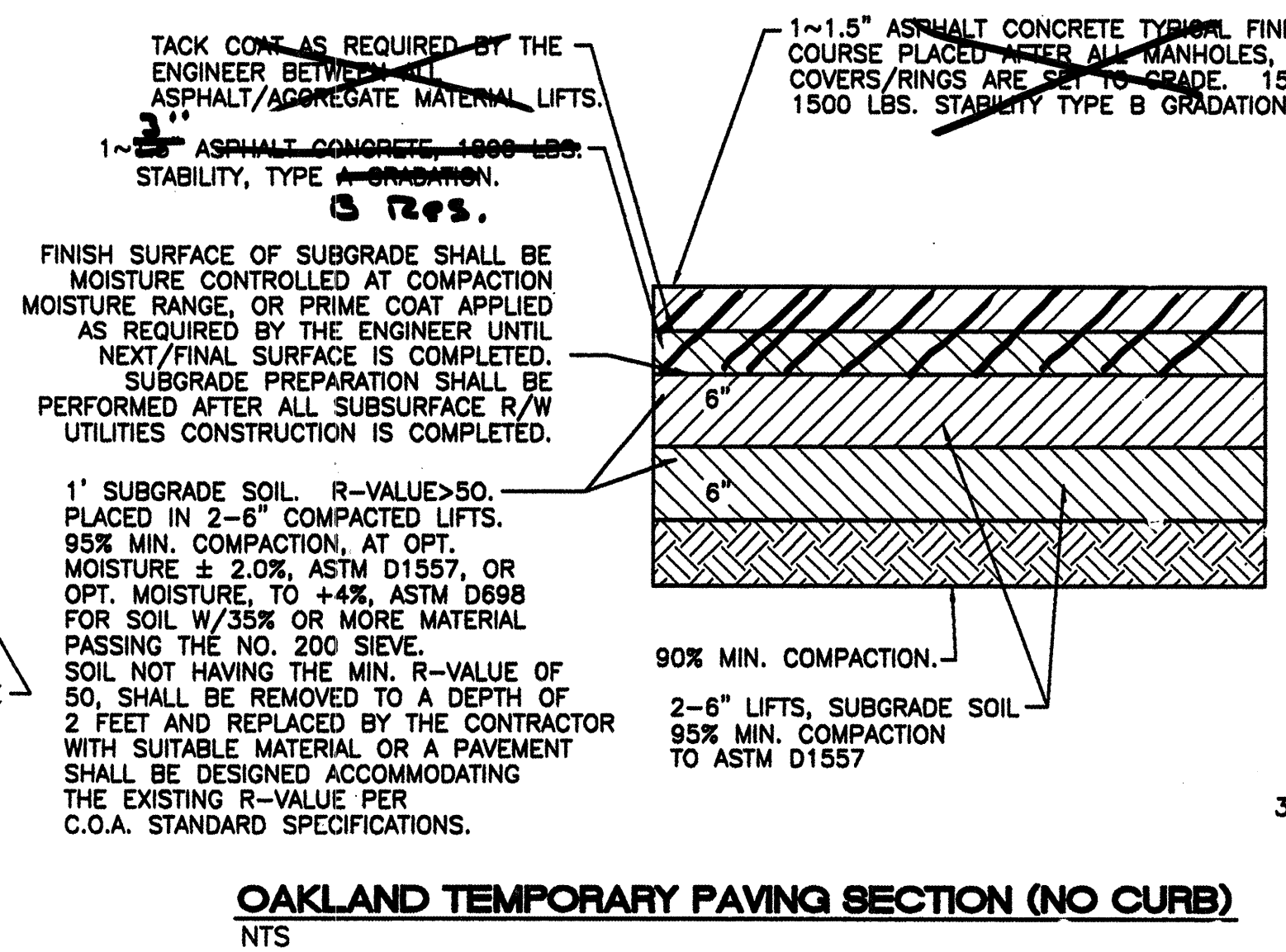
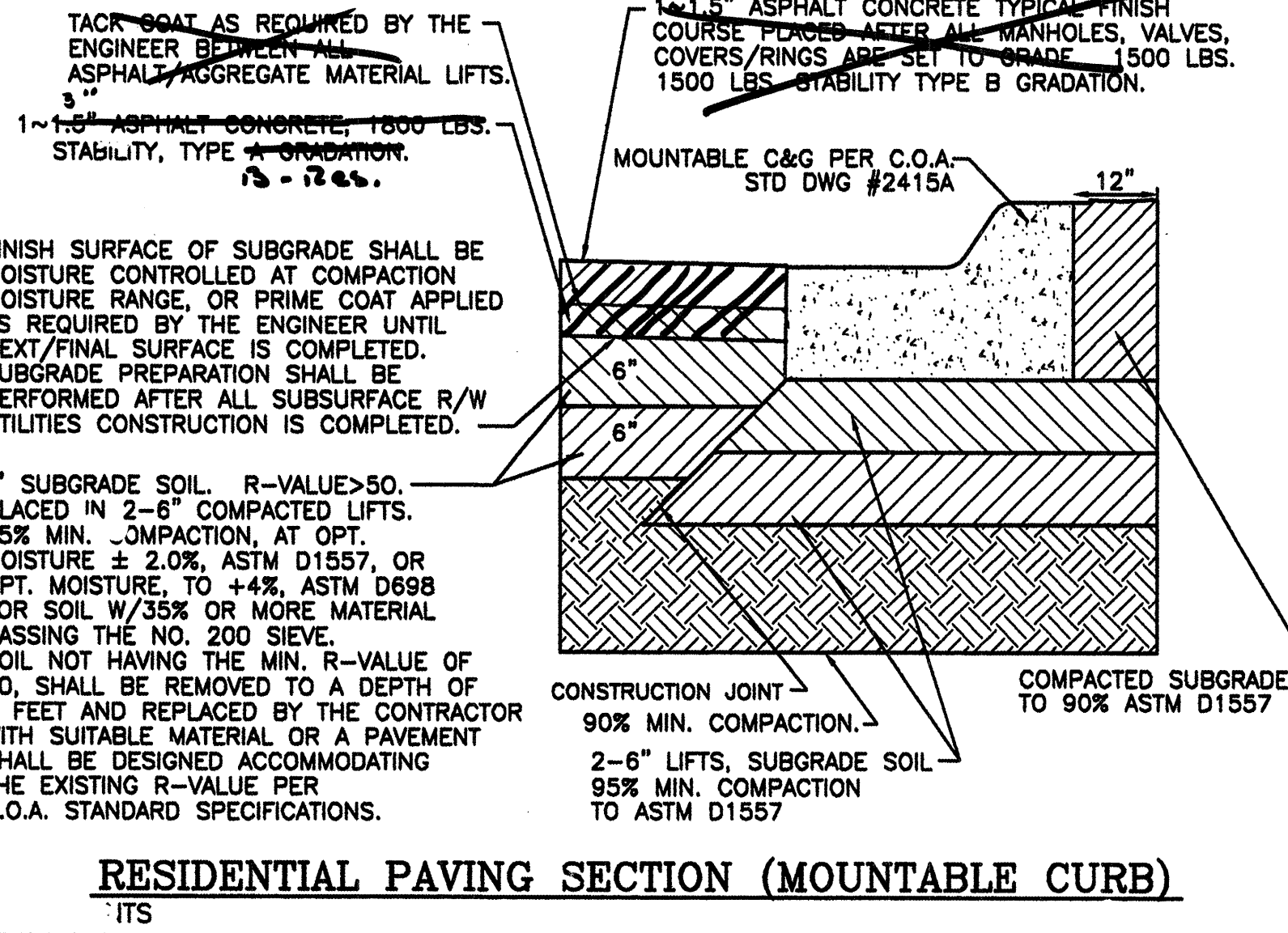
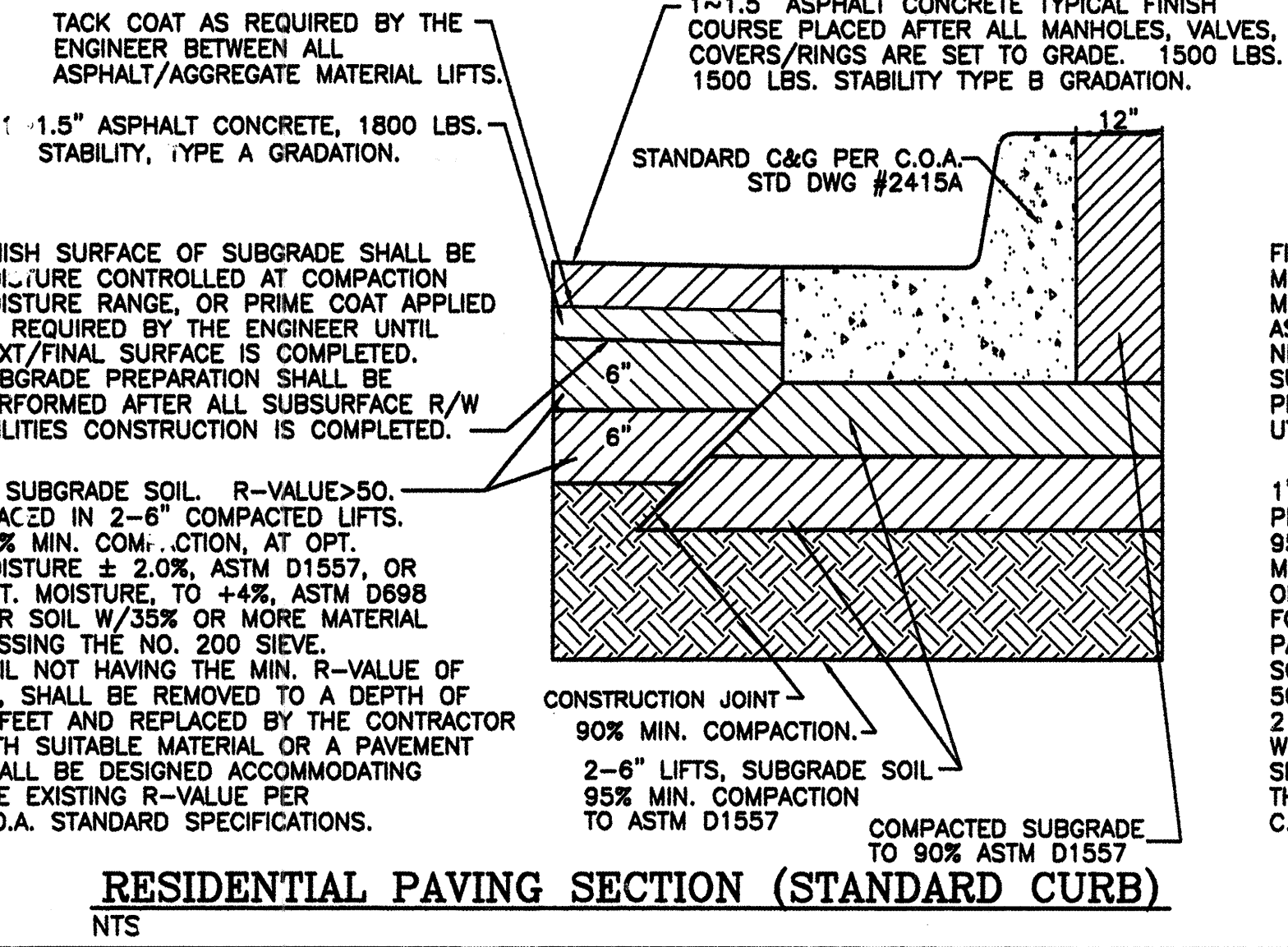
SECTION D-D

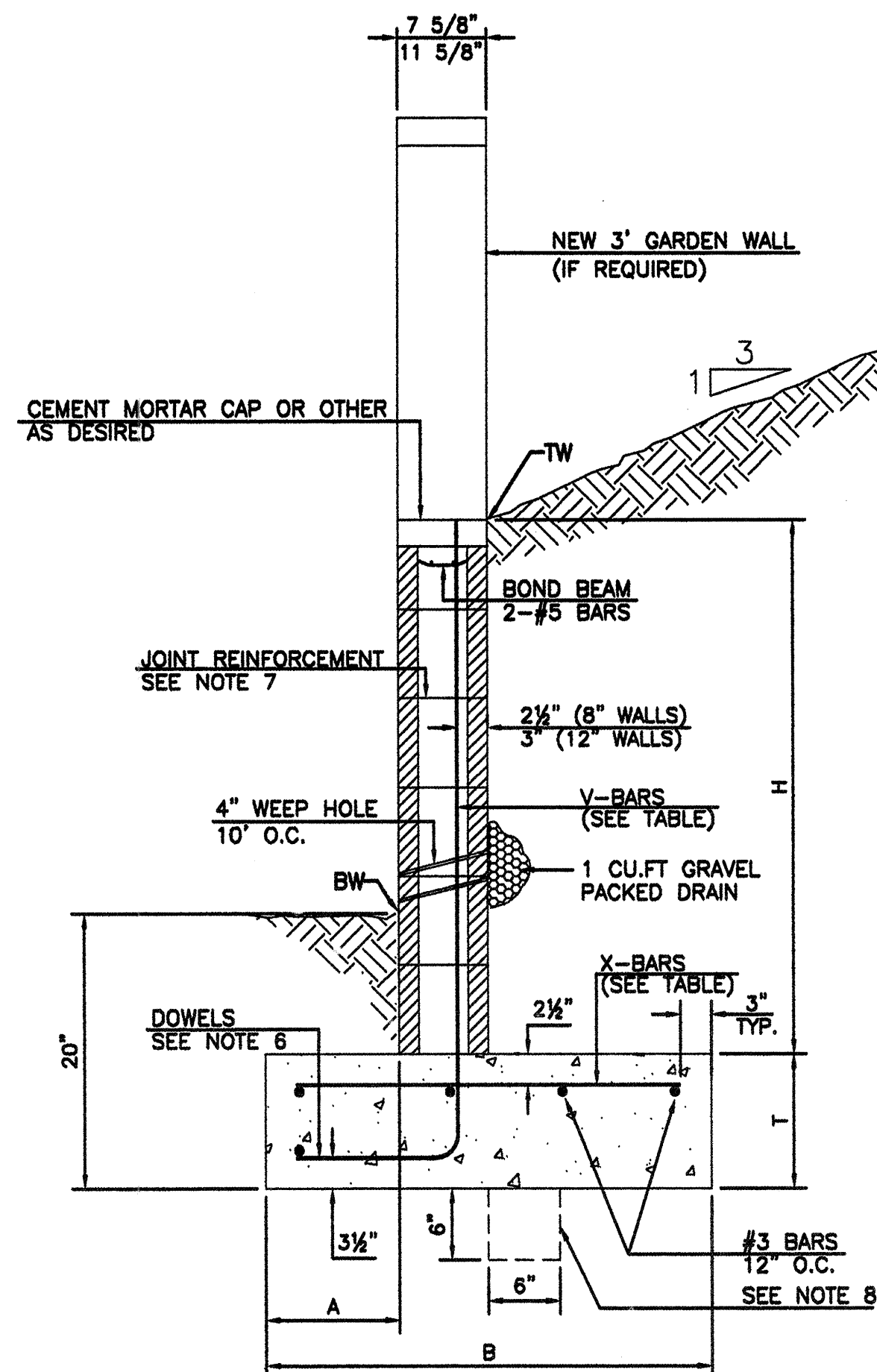


LEGAL DESCRIPTION:
LOTS 27, 26, 25, NORTH ALBUQUERQUE ACRES, BLOCK 2

LEGEND	
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	BOTTOM OF SCOUR WALL
	FLOODPLAIN EROSION SETBACK
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	SETBACK LINE
	PROPOSED TEMPORARY POND
	TEMPORARY PAVING FOR OAKLAND (SEE PAVING SECTION)

ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	OAKLAND HEIGHTS SUBDIVISION	DRAWN BY
DAVID SOULE REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 14520 11/17/2011		WCWJ
	GRADING AND DRAINAGE PLAN	DATE
		6-08-04
	Rio Grande Engineering 3500 COMANCHE ROAD NE ALBUQUERQUE, NM 87107 (505) 872-0819	2438-GRB-5-24-04BK
		SHEET #
		3 OF 9
		JOB #
		2436





RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

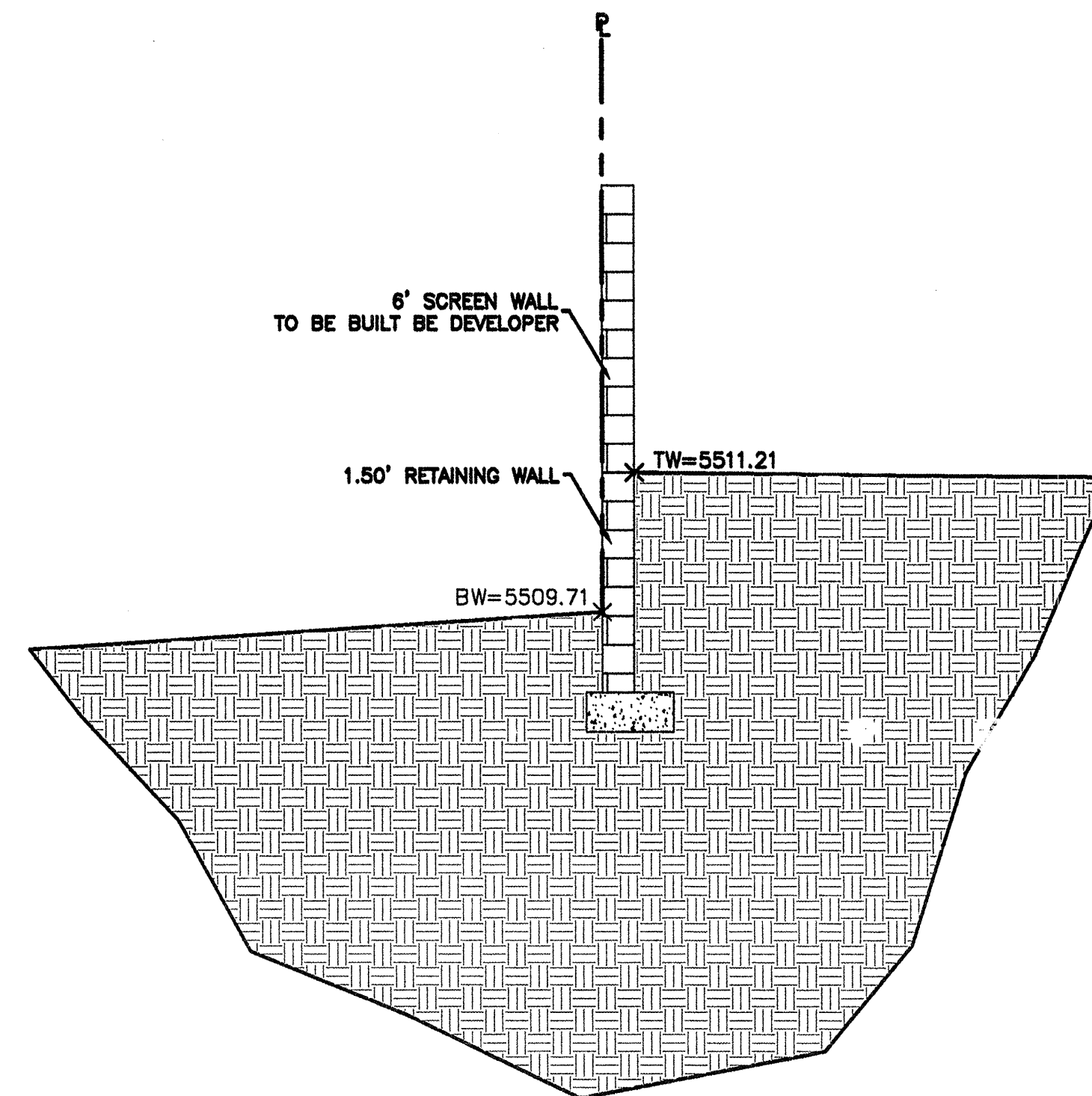
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @34" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#4 @36" O.C.
4'-8"	12"	3'-4"	10"	#4 @24" O.C.	#4 @24" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @16" O.C.
6'-0"	16"	4'-2"	12"	#4 @16" O.C.	#4 @16" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

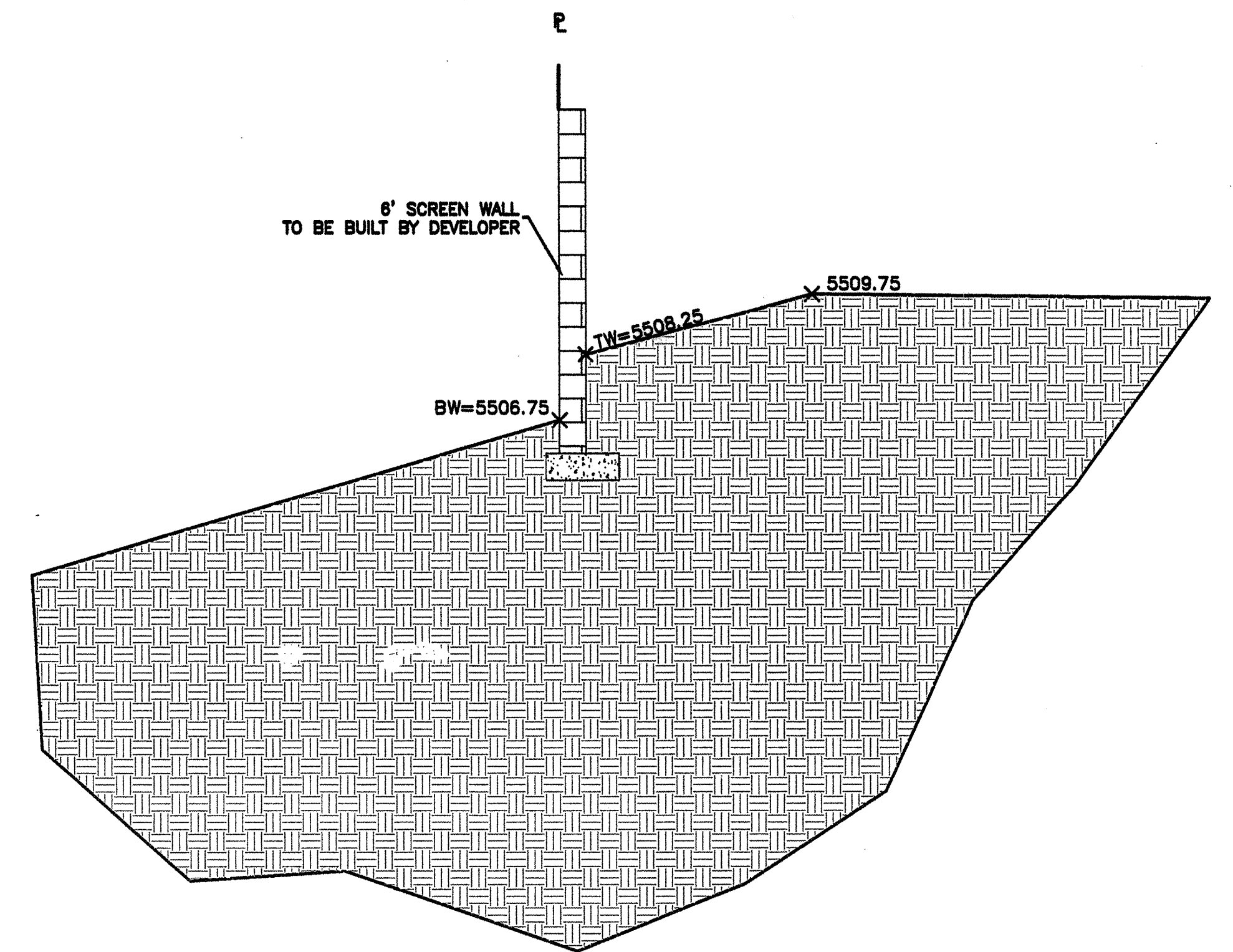
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

GENERAL NOTES:

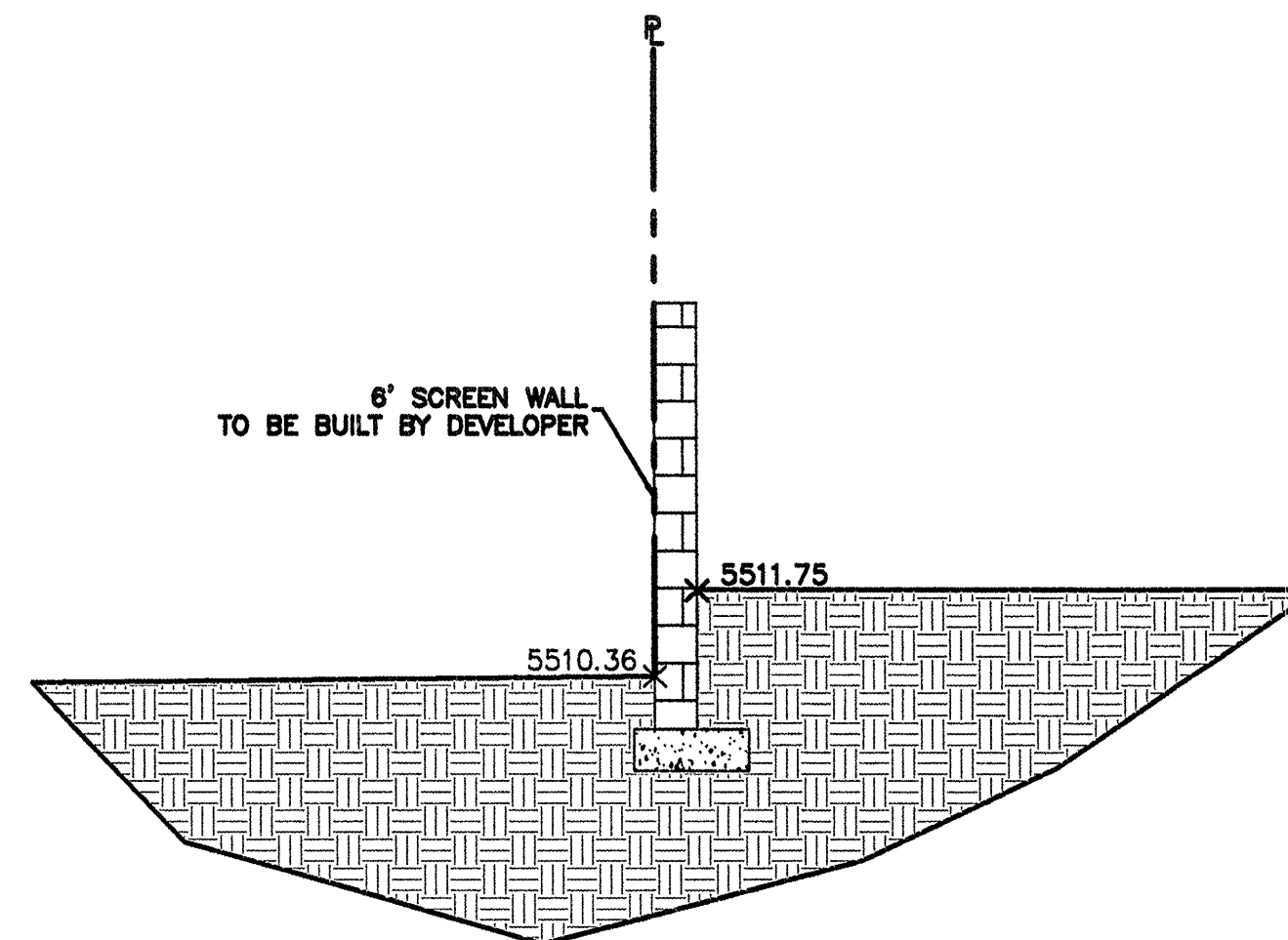
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



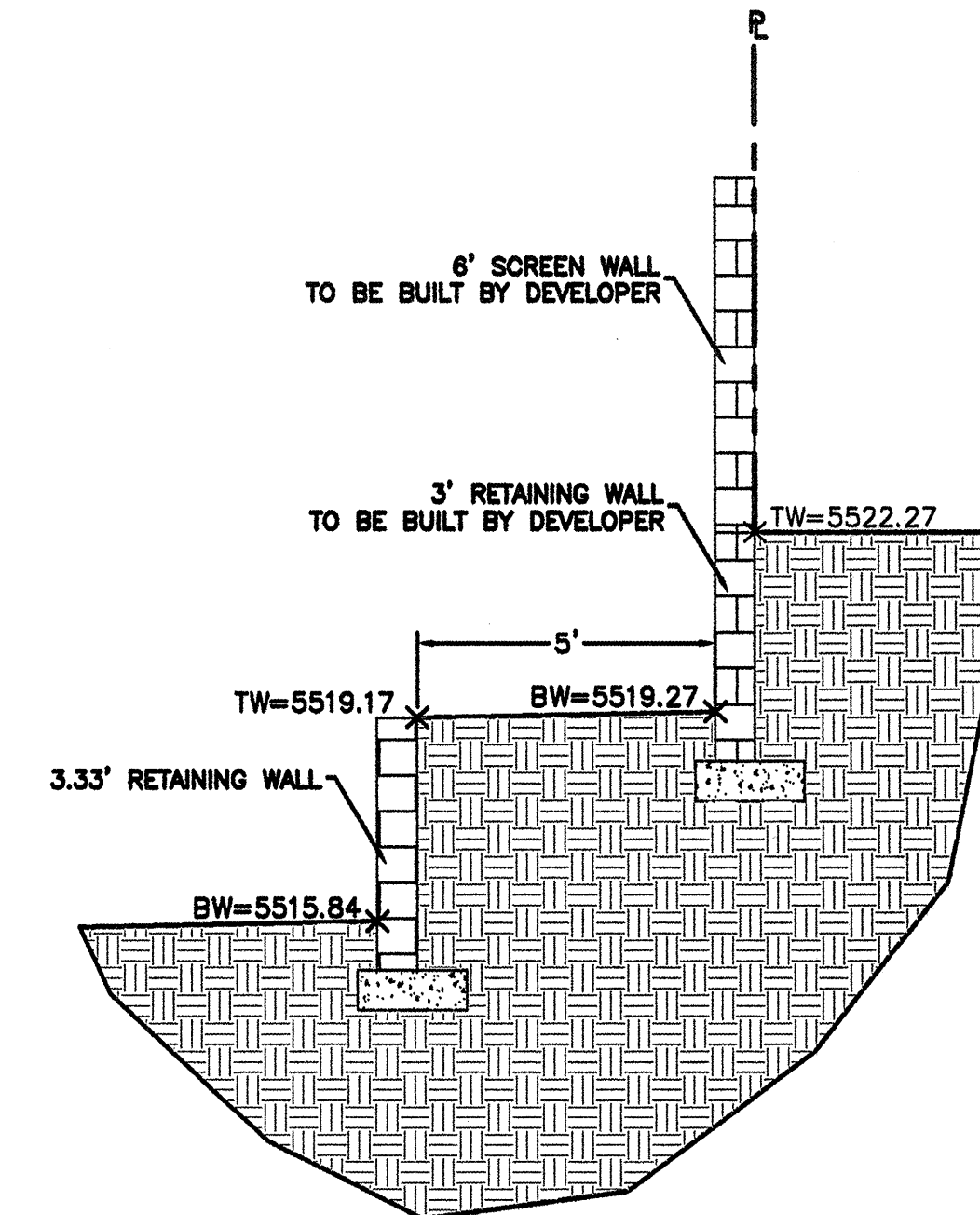
SECTION A-A
NTS



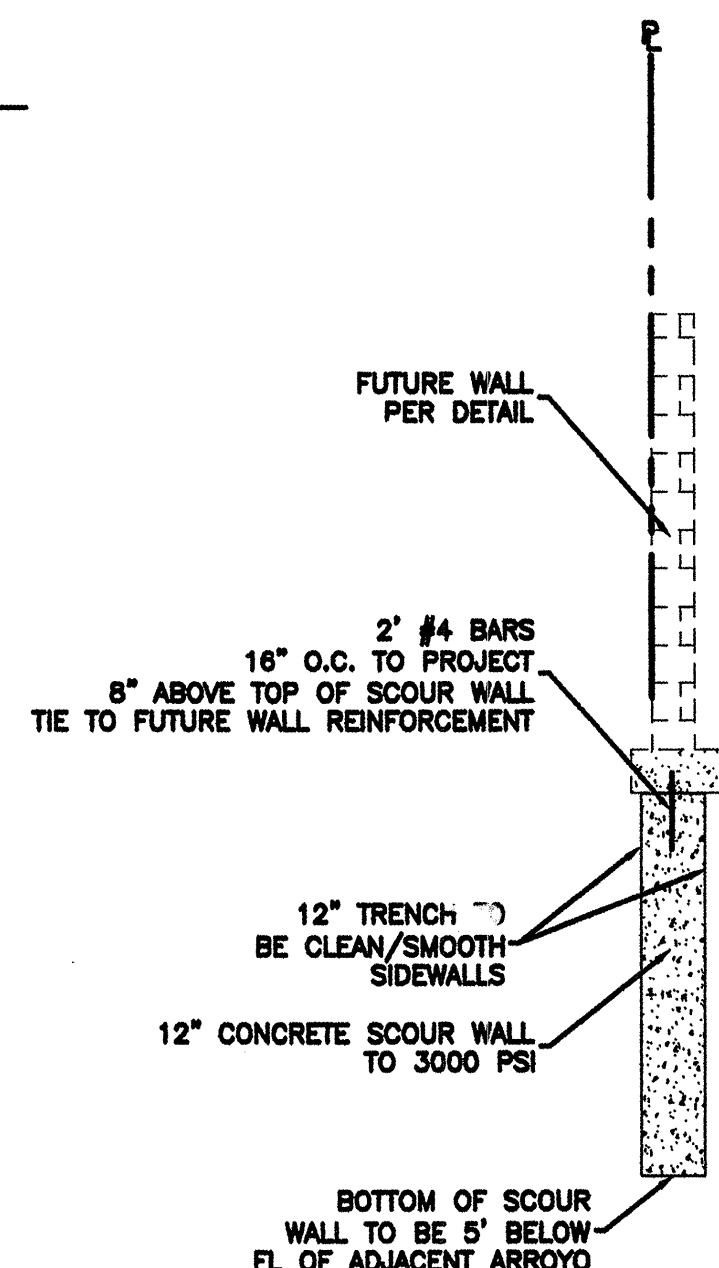
SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS

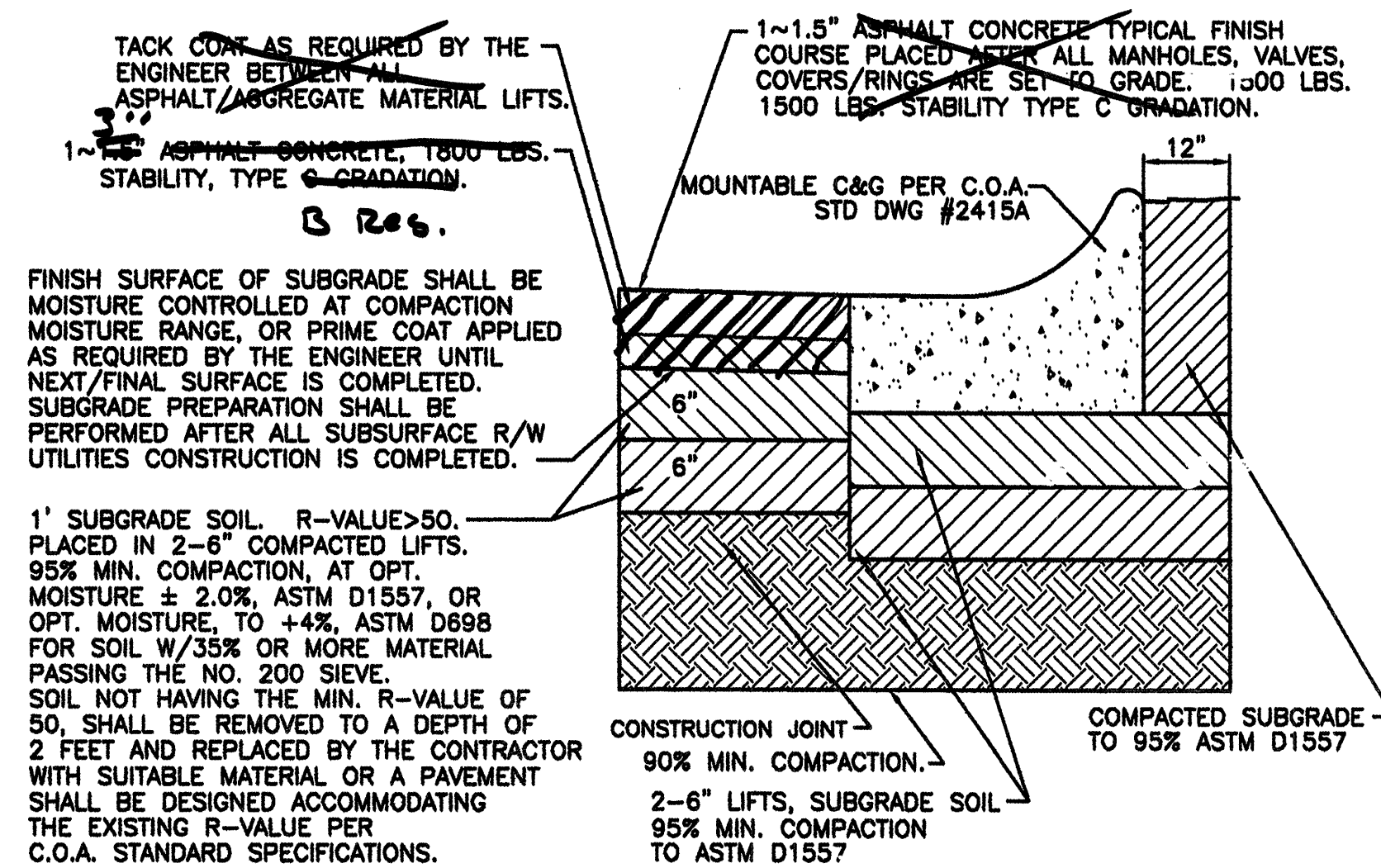


SCOUR WALL DETAIL
NTS

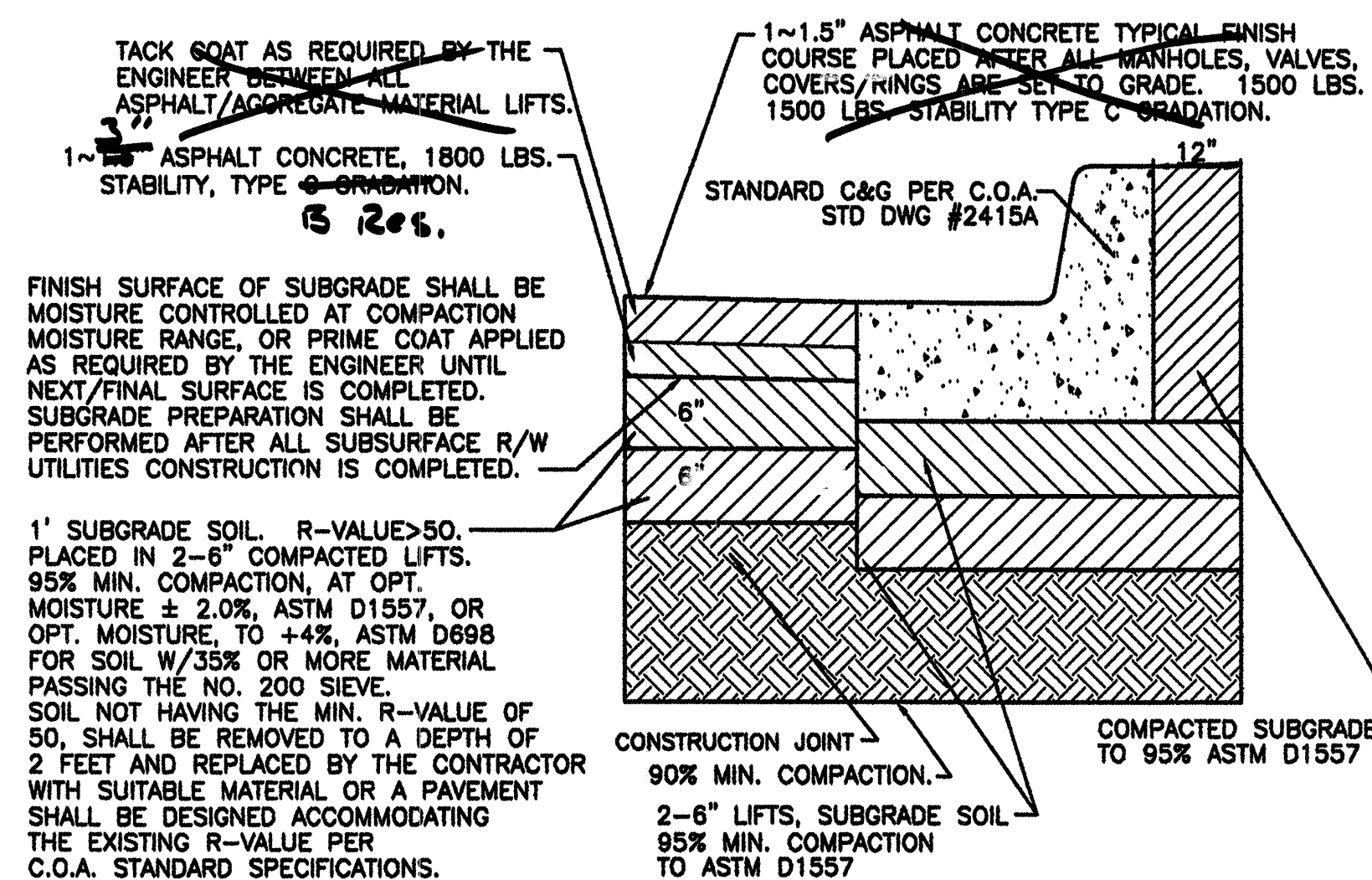
ENGINEER'S SEAL DAVID SOULE P.E. #14522	VILLA DE LA CHAMISA GRADING AND DRAINAGE DETAILS Rio Grande Engineering 3500 COMANCHE ROAD NE BUILDING E, SUITE 5 ALBUQUERQUE, NM 87107 (505) 872-0899	DRAWN BY WCWJ DATE 6-08-04 2438-GRB-5-24-04BX
		SHEET # 3A OF 9 JOB # 2438

744081

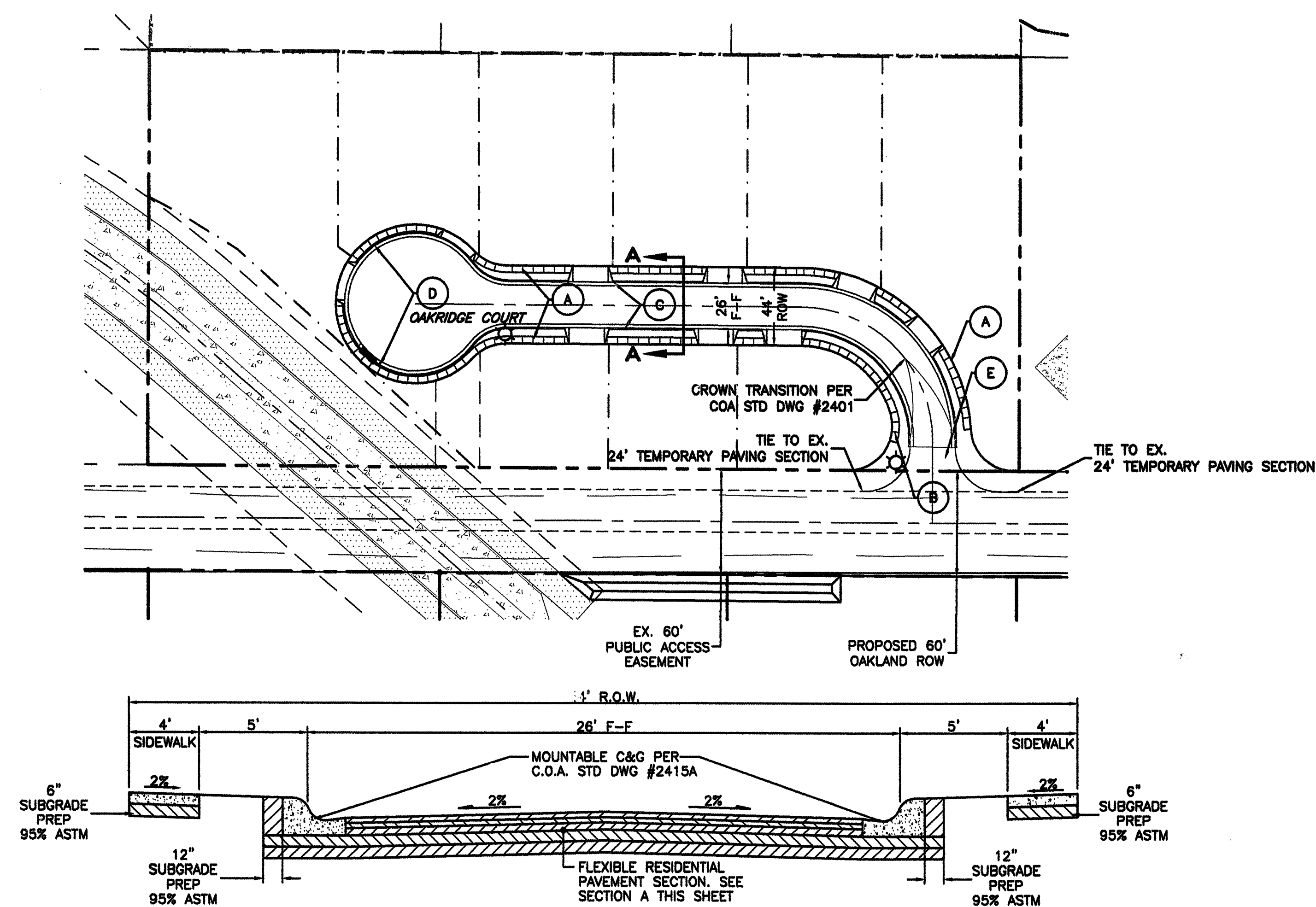
SCANNED BY
MESA REPRO



RESIDENTIAL PAVING SECTION (MOUNTABLE CURB)
NTS





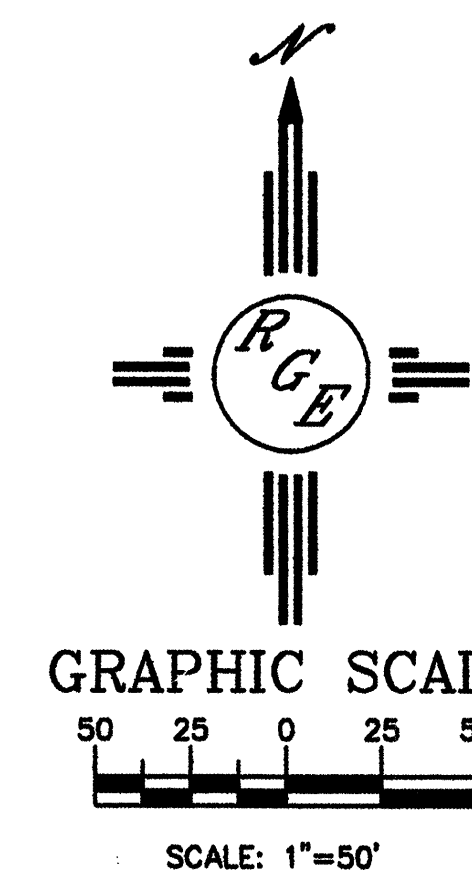
RESIDENTIAL PAVING SECTION (STANDARD CURB)
NTS



SECTION A-A
TYPICAL 26' STREET SECTION W/ MOUNTABLE C AND G

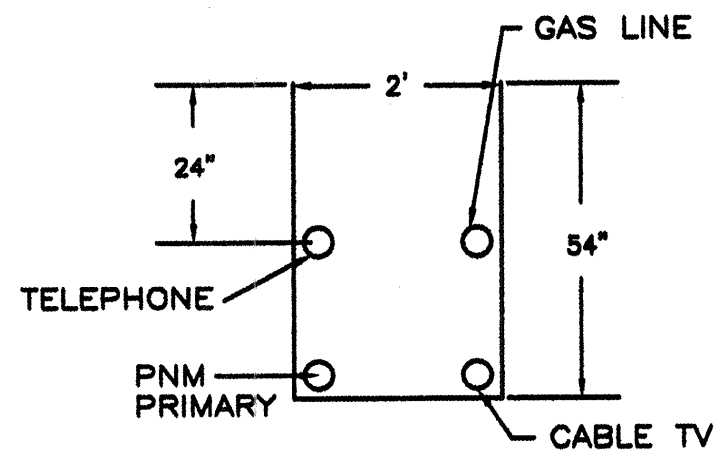
- KEYED NOTE:**
- A 4' SIDEWALK TO BE DEFERRED
 - B 4' SIDEWALK TO BE BUILT WITH THIS CONTRACT.
PER COA STD DWG #2430
 - C MOUNTABLE C&G PER COA STD DWG #2415A
 - D STANDARD C&G PER COA STD DWG #2415A
 - E TEMPORARY PAVING (TO 2-1 1/2" LIFTS OVER 8" SUBGRADE PREP @ 95%)
PER COA STD DWG #2415B

- # LEGEND
- | | |
|---|-------------------------|
|  | PROPOSED DBL. "A" INLET |
| ===== | EXISTING CURB & GUTTER |
| ===== | PROPOSED CURB & GUTTER |
| ----- | CENTERLINE |
| ----- | RIGHT-OF-WAY |
| ----- | LOT LINES |
| ===== | PROPOSED SIDEWALK |
| ----- | BOUNDARY LINE |
| ----- | EASEMENT |
|  | STREET LIGHTS |

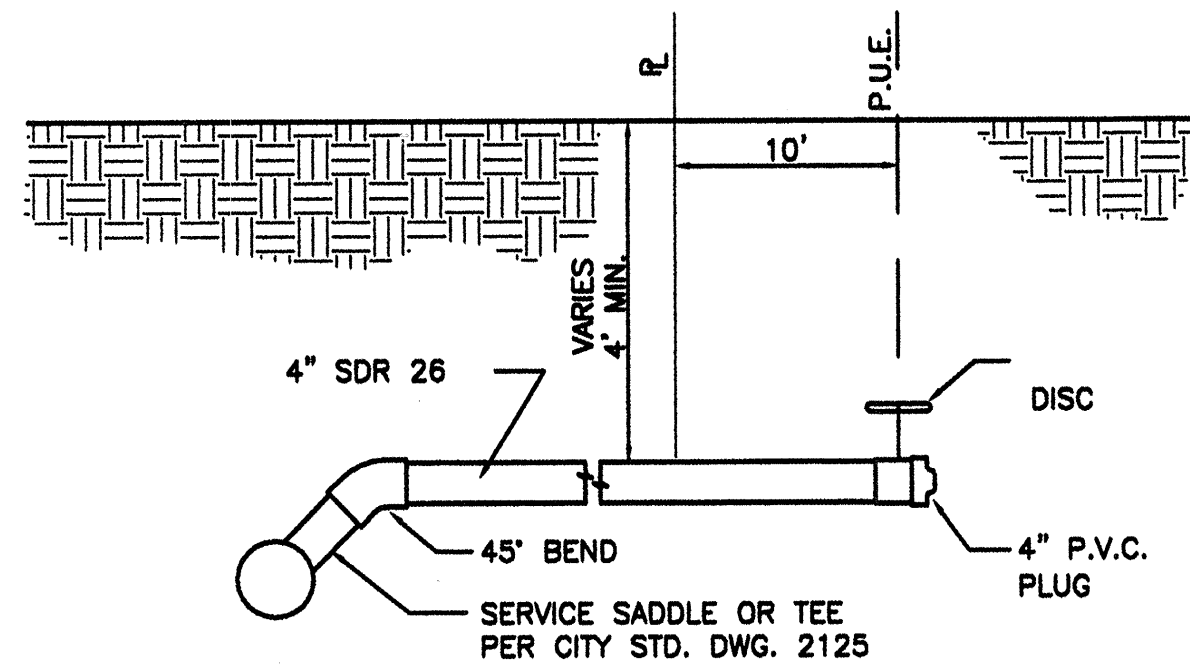


	<i>Pio Grande Engineering</i>				NO.	DATE	DESIGNED BY	DRAWN BY: W	DRAWN NAME:	CHECKED BY:
	3300 CORONA ROAD NE BUILDING E, SUITE D ALBUQUERQUE, NM 87107 (505) 876-9686									
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP										
TITLE: CAKLAND HEIGHTS SUBDIVISION MASTER PAVING PLAN										
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.			
CITY PROJECT NO. 744081				ZONE MAP NO. C-20-NZ		SHEET 4		OF 9		

SCANNED BY
MESA REPRO



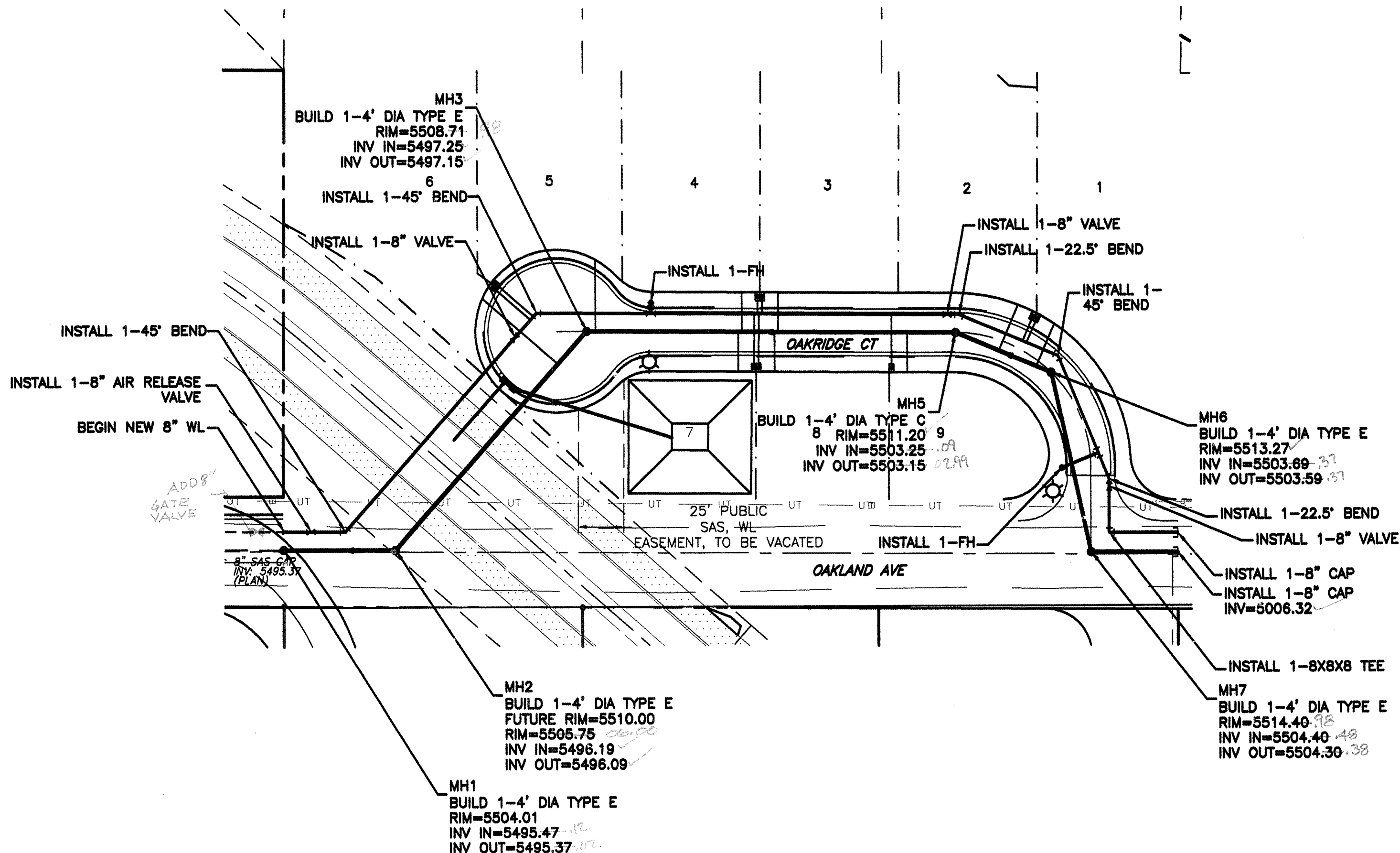
UTILITY TRENCH DETAIL
NTS



TYP. SANITARY SYSTEM
SERVICE CONNECTION
NTS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING
9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.



GENERAL NOTES

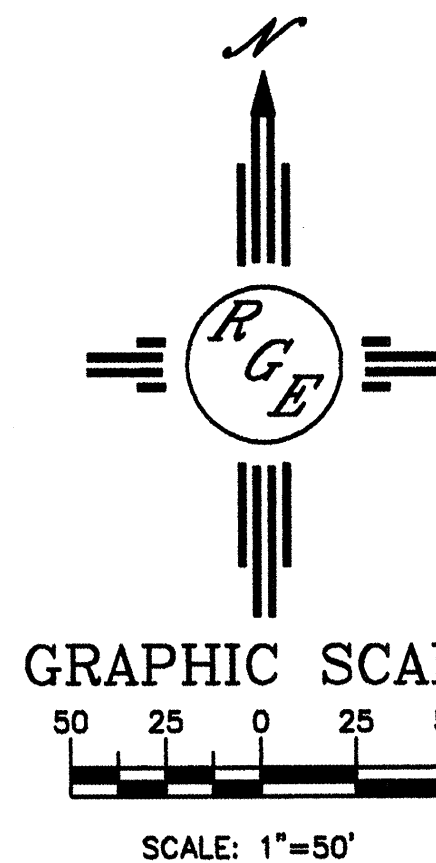
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL PIPE MATERIAL TO BE USED PER UPC.

CAUTION

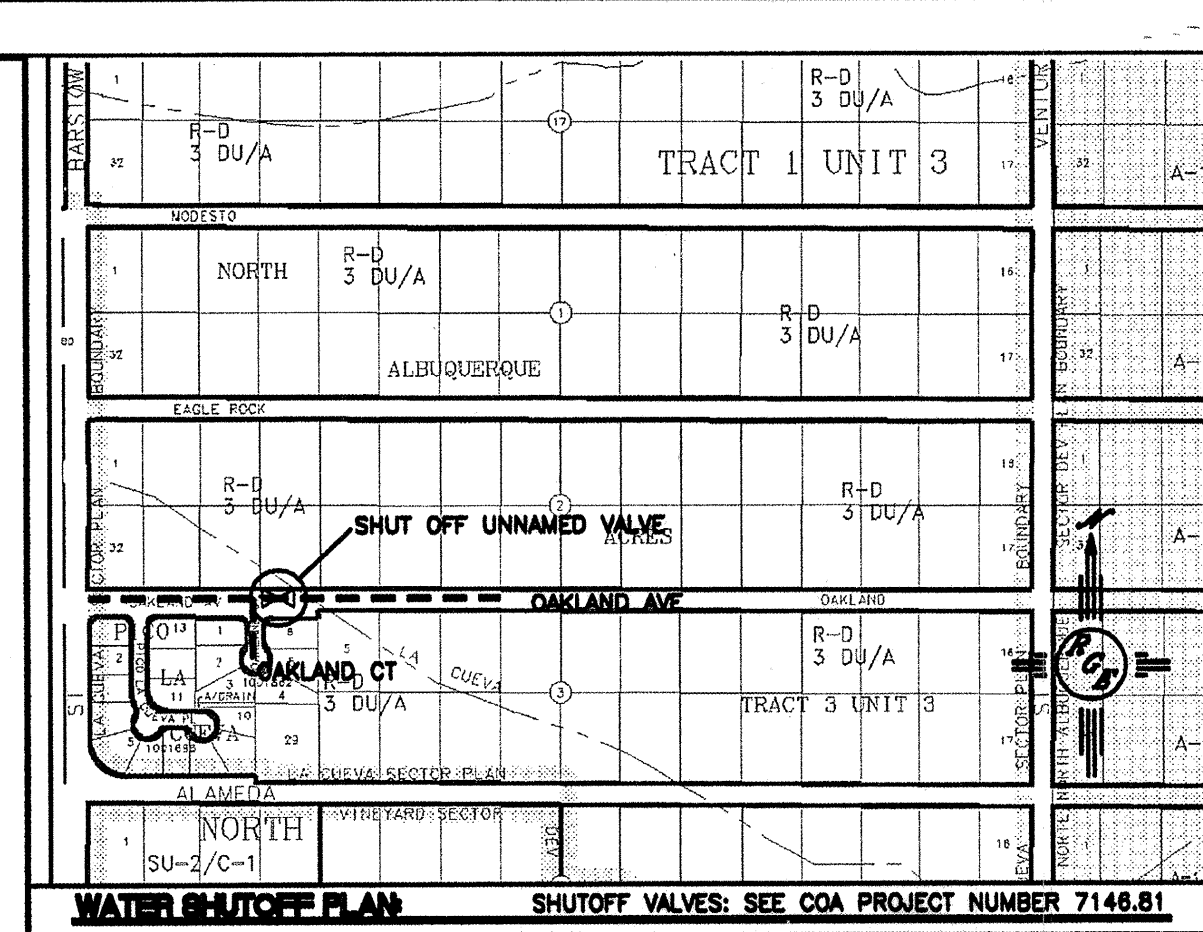
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- DIRECTION OF FLOW
- 8" SAS
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EXISTING 12" WL
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- PROPOSED AIR RELEASE VALVE W/MH
- WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED DBL "A" INLET
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE
- BOUNDARY LINE
- EASEMENT
- STREET LIGHTS



- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. 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
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN



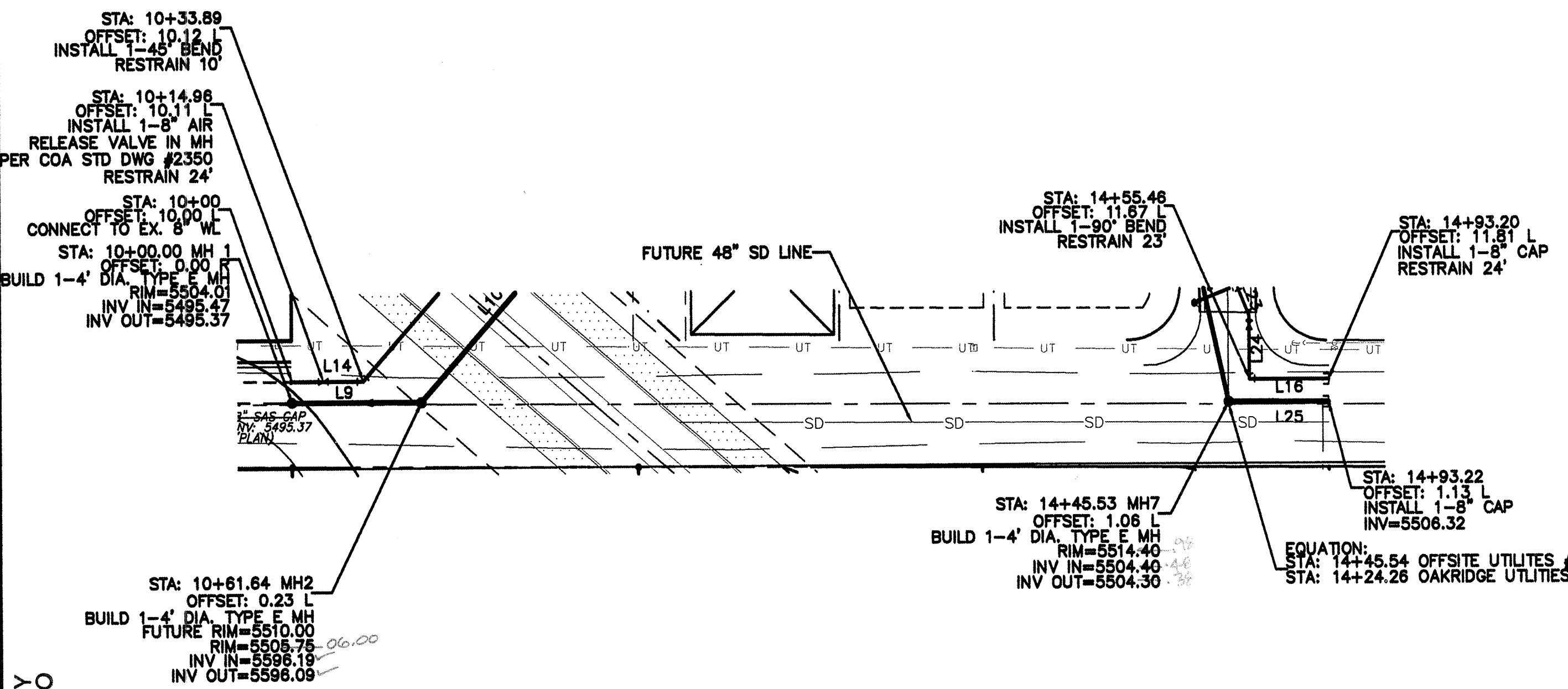
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CONTRACTOR: <i>Geo. W. Little</i>	DATE: <i>11/17/04</i>	NO.:	DATE:	NO.:	DATE:
SUBMITTER: <i>City of Albuquerque</i>	DATE: <i>11/17/04</i>	NO.:	DATE:	NO.:	DATE:
DESIGNED BY: <i>Y=1,524,092.46</i>	DATE: <i>11/17/04</i>	NO.:	DATE:	NO.:	DATE:
CHECKED BY: <i>DELTA ANGLE=00°10'23"</i>	DATE: <i>11/17/04</i>	NO.:	DATE:	NO.:	DATE:
RECORDED BY: <i>ELEV=5474.510-NGVD 1929</i>	DATE: <i>11/17/04</i>	NO.:	DATE:	NO.:	DATE:
NO.:	DATE:	NO.:	DATE:	NO.:	DATE:

REVISIONS	
NO.	DATE
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2	6-17-04
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DESIGN	
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30	6-17-04

CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING GROUP	
TITLE: OAKLAND HEIGHTS SUBDIVISION	
MASTER UTILITY PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
APPROVED	APPROVED
DEC 15 2004	DEC 16 2004
DESIGN REVIEW COMMITTEE	CITY ENGINEER
CITY PROJECT NO. 744081	ZONE MAP NO. C-20-Z
SHEET 6 OF 9	

10+00 11+00 12+00 13+00 14+00 15+00

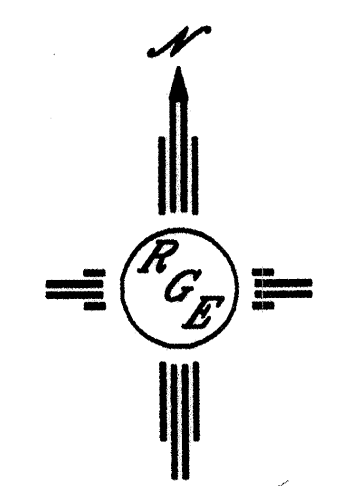


SCANNED BY
MESA REPRO

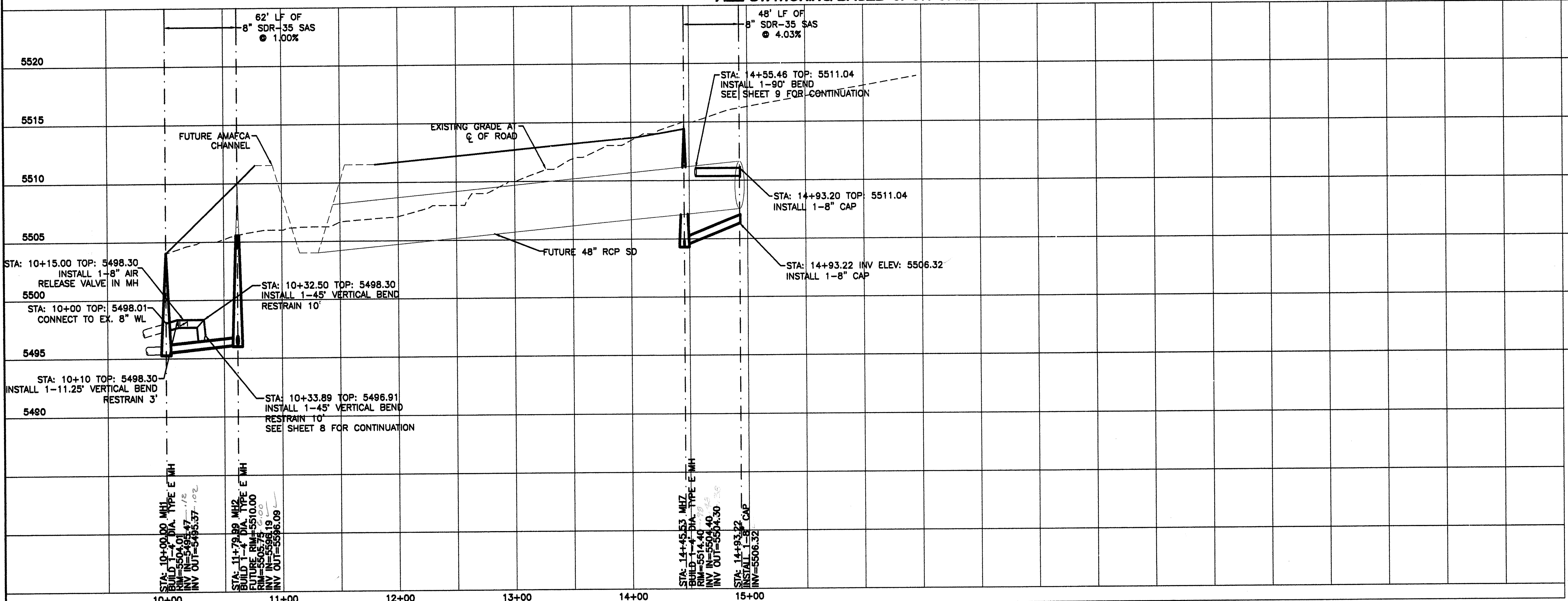
OFFSITE UTILITIES #1
STA: 10+00.00 TO 14+93.22
ALL STATIONING BASED UPON OAKLAND AVE CENTERLINE

NOTE:
1. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



LINE TABLE		
LINE	LENGTH	BEARING
L9	61.64	S89°47'30"E
L14	33.92	S89°47'30"E
L16	37.75	S89°47'30"E
L17	160.53	N41°13'56"E

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL										
CONTRACTOR	DATE	ACS CONTROL STATION	DATE	FIELD NOTES	REVISIONS	DESIGNED BY: WCUJ	DRAWN BY: WCUJ	CHECKED BY: DS								
DATE	DATE	NEW MEXICO COORDINATE SYSTEM	DATE	NO.												
DATE	DATE </tr <tr><td>DATE</td><td>DATE</td></tr> <tr><td colspan="2">MICRO-FILM INFORMATION</td><td colspan="2">DELTA ANGLE=00°10'23"</td><td colspan="2">ELEV=5474.510-NGVD 1929</td><td colspan="2">G-G FACTOR=0.99964740</td><td></td></tr>	DATE	DATE	MICRO-FILM INFORMATION					DELTA ANGLE=00°10'23"		ELEV=5474.510-NGVD 1929		G-G FACTOR=0.99964740			
DATE	DATE															
MICRO-FILM INFORMATION		DELTA ANGLE=00°10'23"		ELEV=5474.510-NGVD 1929		G-G FACTOR=0.99964740										

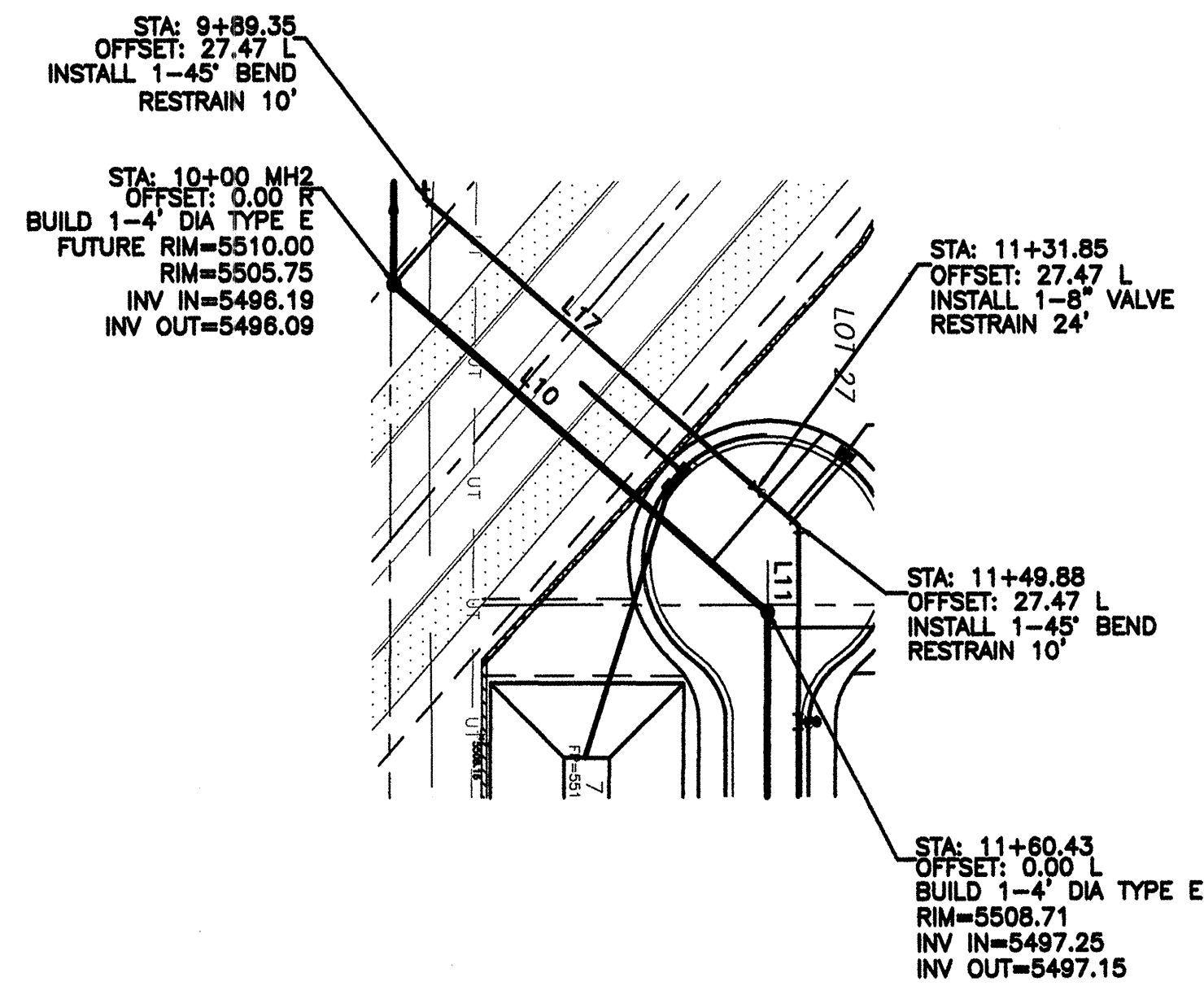
SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **OAKLAND HEIGHTS SUBDIVISION**
UTILITY IMPROVEMENTS
OFFSITE UTILITIES #1

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.
APPROVED DEC 15 2004	APPROVED DEC 16 2004		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

CITY PROJECT NO. **744081** ZONE MAP NO. **C-20-Z** SHEET **7** OF **9**

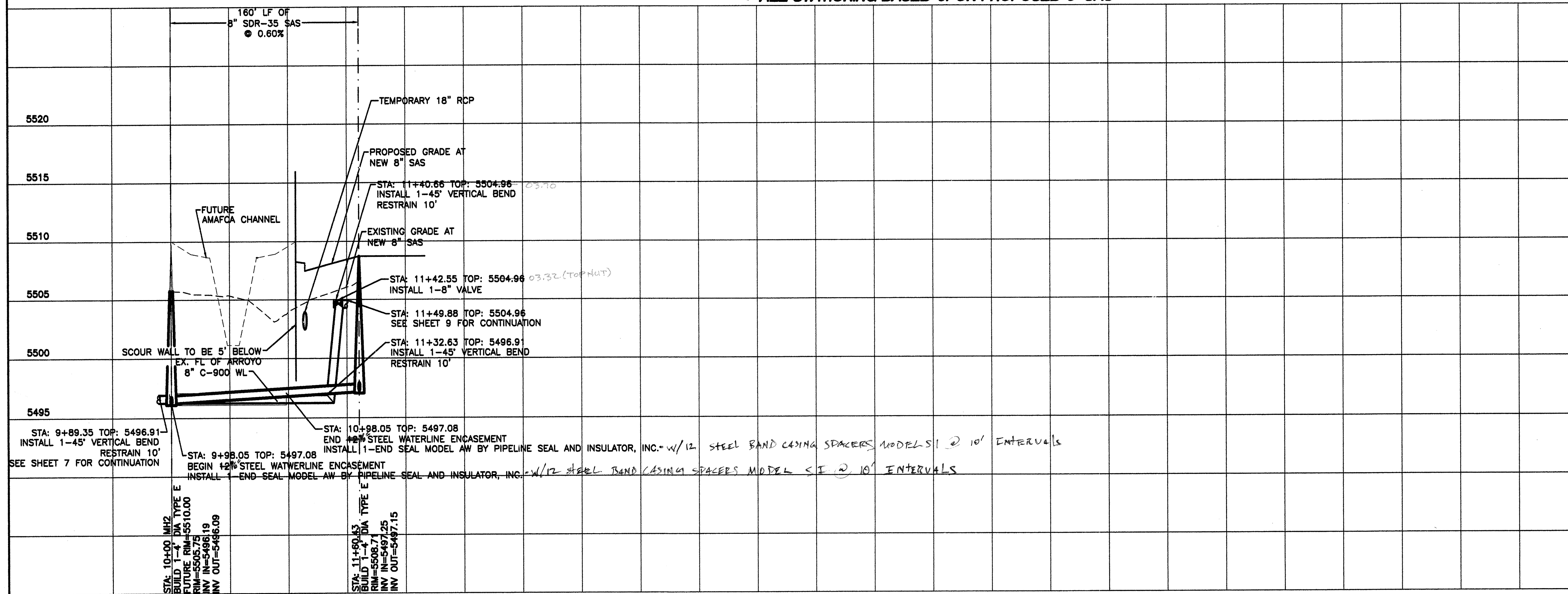
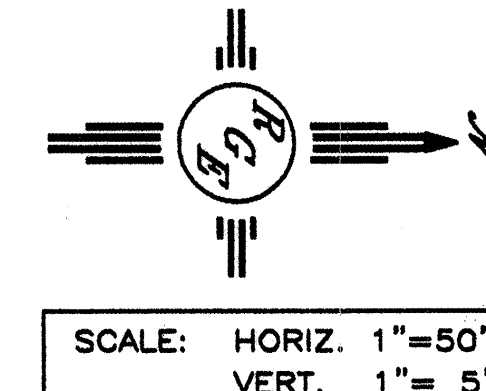


LINE TABLE		
LINE	LENGTH	BEARING
L10	160.43	N41°13'56"E
L17	160.53	N41°13'56"E

OFFSITE UTILITIES #2
STA: 9+89.35 TO 11+60.43
***-ALL STATIONING BASED UPON PROPOSED 8" SAS**

NOTE:
1. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

[illegible]

10+00 11+00 12+00 13+00 14+00 15+00

* CONNECTION TO 8" SAS LINE

SAS TABLE

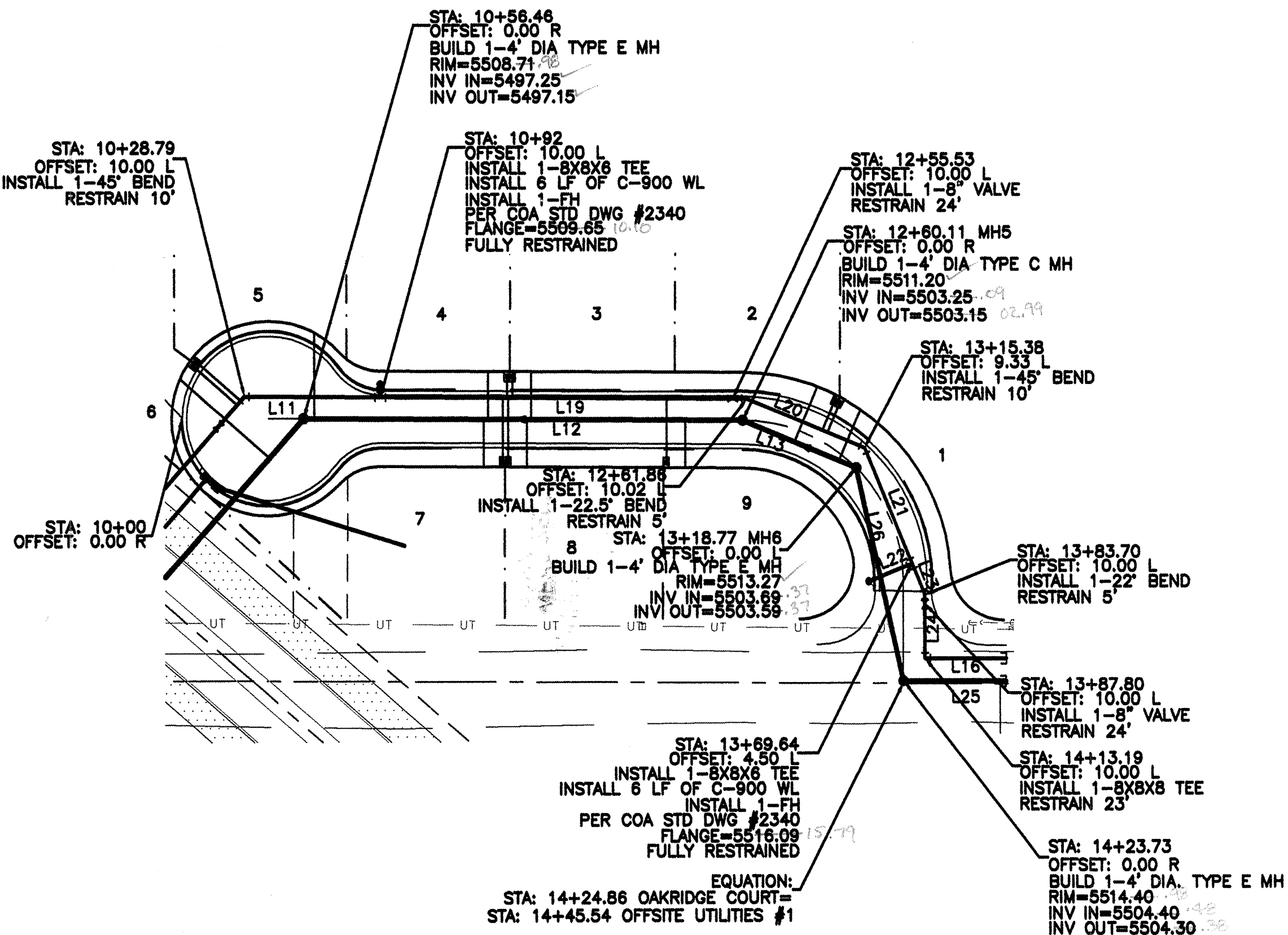
LOT #	STATION*	LF	INV.*	ELEV. @ PL
1	13+10.40	26	5503.55	5507.35
2	12+86.63	28	5503.41	5507.35
3	11+62.08	22	5500.31	5504.86
4	11+42.08	22	5499.73	5504.86
5	10+61.47	40	5497.40	5503.95
*-6	11+46.06	32	5497.01	5503.65
7	11+40.19	22	5499.68	5504.94
8	11+60.19	22	5500.26	5504.94
9	12+33.63	22	5502.38	5504.50

WL TABLE

LOT #	STATION	SERVICE
1&2	12+97.59	DOUBLE
3&4	11+52.07	DOUBLE
5&6	10+37.58	DOUBLE
7&8	11+50.21	DOUBLE
9	12+24.90	SINGLE

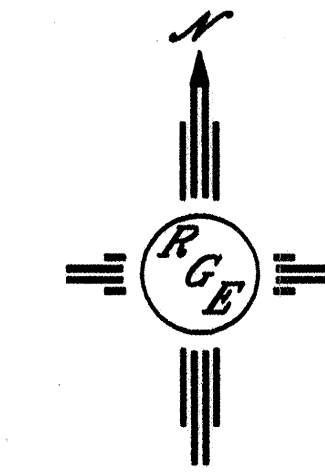
LINE TABLE		
LINE	LENGTH	BEARING
L11	44.66	S89°37'37"E
L12	190.45	S89°37'37"E
L13	57.18	S67°13'13"E
L20	59.16	S67°13'13"E
L21	58.16	S22°13'13"E
L22	21.68	S67°46'47"W
L23	15.68	S22°13'13"E
L24	29.49	S00°00'26"W
L25	47.69	S89°40'03"E
L26	101.52	S12°23'35"E

*-LOT 6 STATIONING CORRESPONDS TO SHEET 8 ALIGNMENT

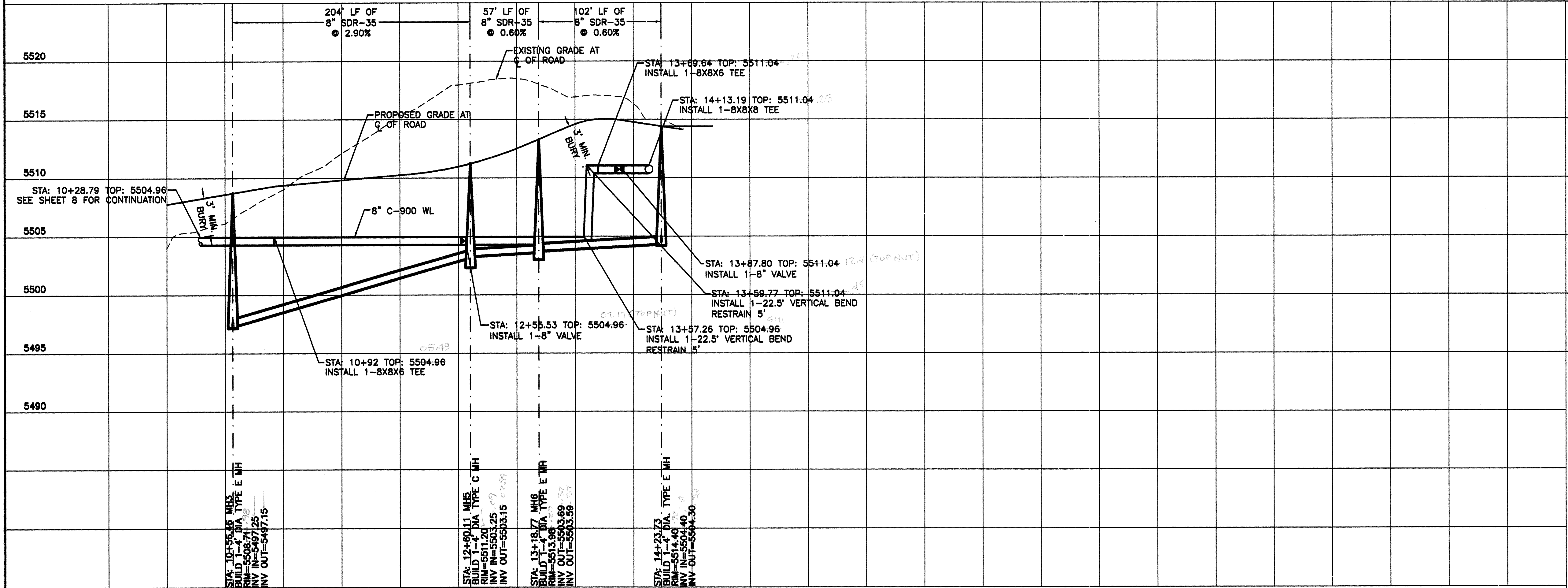


- NOTE:
- SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
 - ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 FULLY RESTRAINED
 - ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.
 - WATER VALVES SHALL BE PER COA STD DWG #2326, 2328, 2461.
 - ALL WATER SERVICES SHALL BE PER COA STD DWG #2361, 2362, 2366, 2368

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



OAKRIDGE COURT
STA: 10+00.00 TO 14+43.43
*ALL STATIONING BASED UPON PROPOSED CENTERLINE



Rio Grande Engineering
3000 CORONADO ROAD NE
ALBUQUERQUE, NM 87110
(505) 878-0900

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **OAKLAND HEIGHTS SUBDIVISION
UTILITY IMPROVEMENTS
OAKRIDGE COURT**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 15 2004	APPROVED DEC 16 2004		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO. **744081** ZONE MAP NO. **C-20-Z** SHEET **9** OF **9**