

CONSTRUCTION PLANS

FOR

MONTOYA STREET

TOWNHOMES

APPROVED RECORD DRAWINGS	
City Inspector	Matthew Garduno
Contractor	Salls Brothers Construction
Construction Engineer	Muhammed Adeeab
Date	3/19/2020

PAVING AND UTILITY

IMPROVEMENTS

ABCWUA & THE CITY OF ALBUQUERQUE
NEW MEXICO
JANUARY 2016

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INDEX TO DRAWINGS

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3. GRADING AND DRAINAGE PLAN (FOR REFERENCE ONLY)
4. MASTER PAVING PLAN
5. MONTOYA ROAD PAVING IMROVEMENTS PLAN AND PROFILE
6. MASTER UTILITY PLAN

RECORD DRAWING

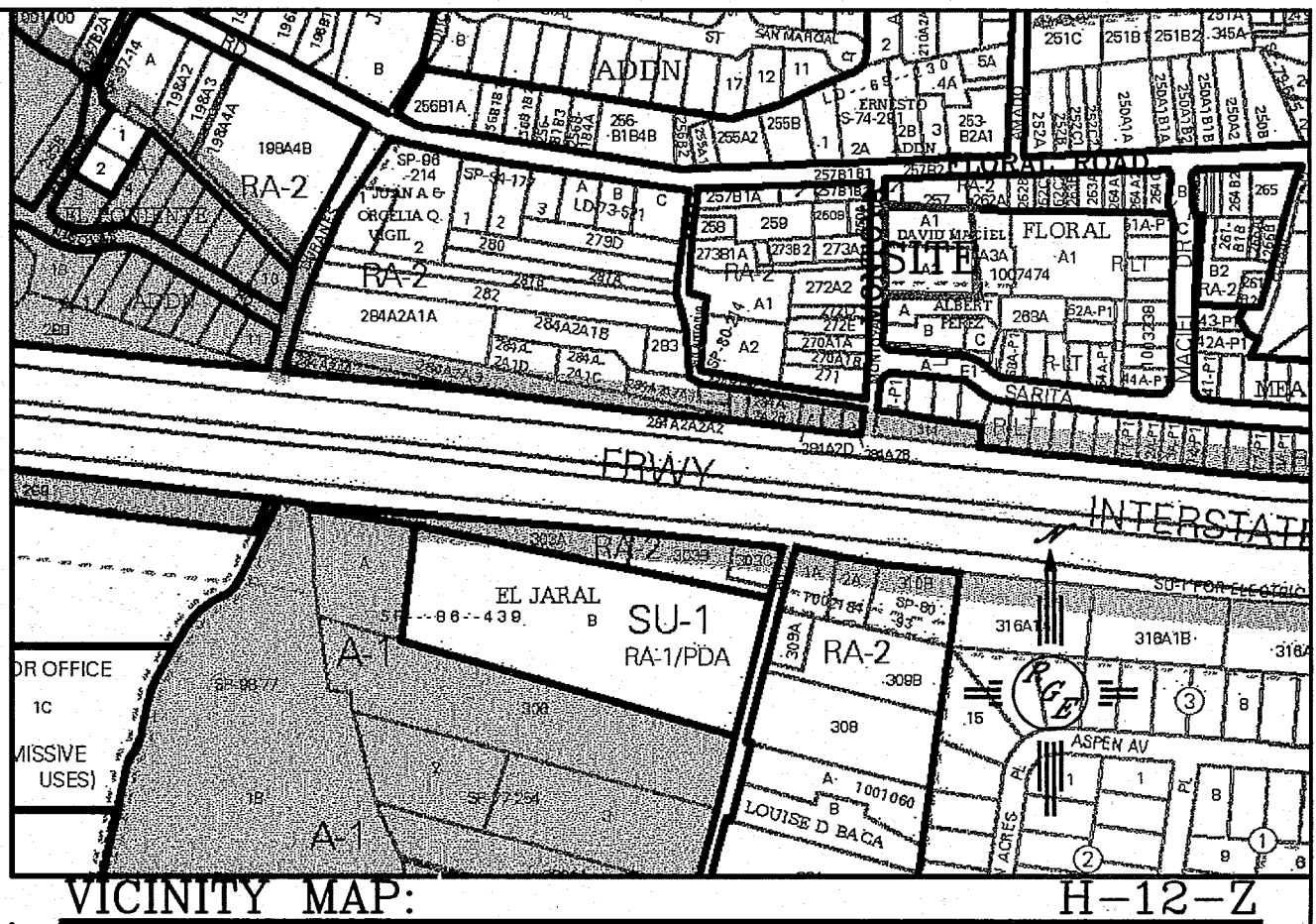
I DAVID SOULE, NMPE 14522, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY, COUNTY AND ABCWUA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY DAVID ACOSTA NMPLS 21082



1/19/18

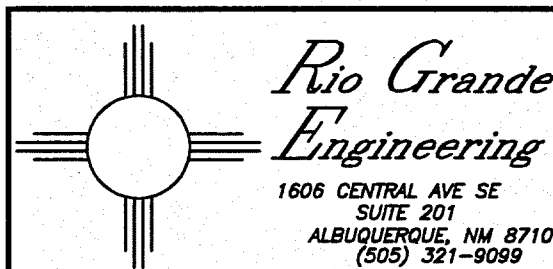
I, DAVID P ACOSTA, DO HEREBY ATTEST TO THE FACT THAT "AS CONSTRUCTED" INFORMATION SHOWN HEREIN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS FIRM ONLY LOCATED THE SURFACE IMPROVEMENTS AS IT CURRENTLY EXISTS AND DID NOT IN ANY WAY PERFORM ANY FIELD INSPECTIONS OR AS-BUILTS AT THE TIME OF CONSTRUCTION OR INSTALLATION OF ANY SUB-SURFACE IMPROVEMENTS.

DAVID P ACOSTA NMPLS 21082 DATE 3/12/18
CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 85395
ALBUQUERQUE, NM 87193
505-917-8921
NMSURVEYOR@GMAIL.COM



- 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 #9).
 2. ALL ROAD IMPROVEMENTS AND RELATED WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #9).
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
 4. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
 5. 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.
 6. SEVEN (7) 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 BARRICADE PERMIT FROM THE COA. CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR 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 CONTRACTORS EXPENSE.
 8. DEVELOPER SHALL PROVIDE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING FOR PRIVATE STREETS.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO, HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIAL.
 10. CONTRACTOR SHALL REPLACE ALL PERMANENT PAVING STRIPING AND MARKINGS (INCLUDING IMPACTED EX. MARKINGS) THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED ALL STRIPING, PAVEMENT MARKINGS, INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MUTCD.
 11. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
 13. WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
 14. GROUND WATER MAY BE PRESENT WITHIN THE WORK AREA. CONTRACTOR SHALL BE AWARE THAT Dewatering of work zone may be required.
 15. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGE TO EXISTING CURB AND GUTTER, PAVEMENT, SIDEWALK, STRIPING, AND SIGNAGE.

DRB# 1004732

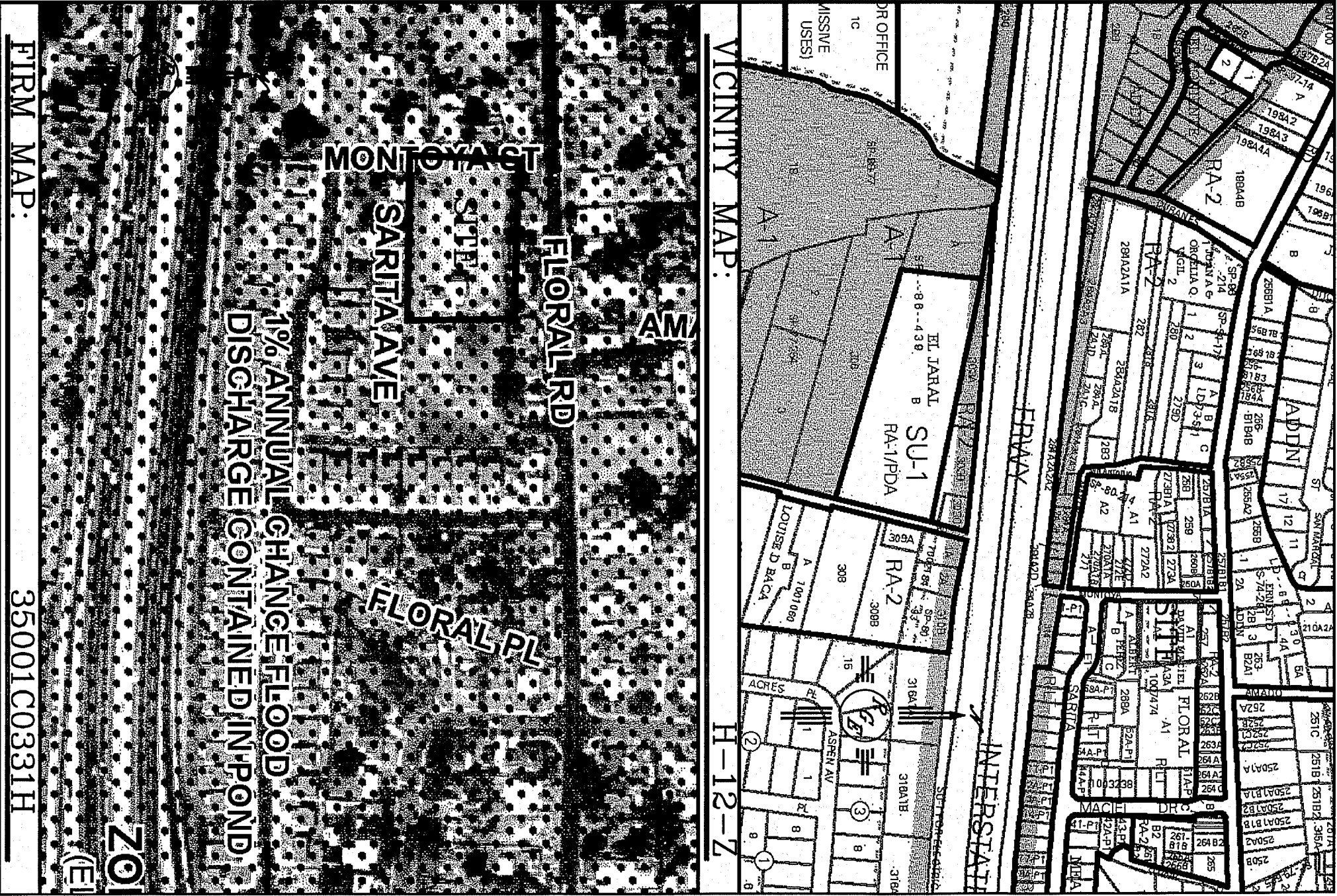
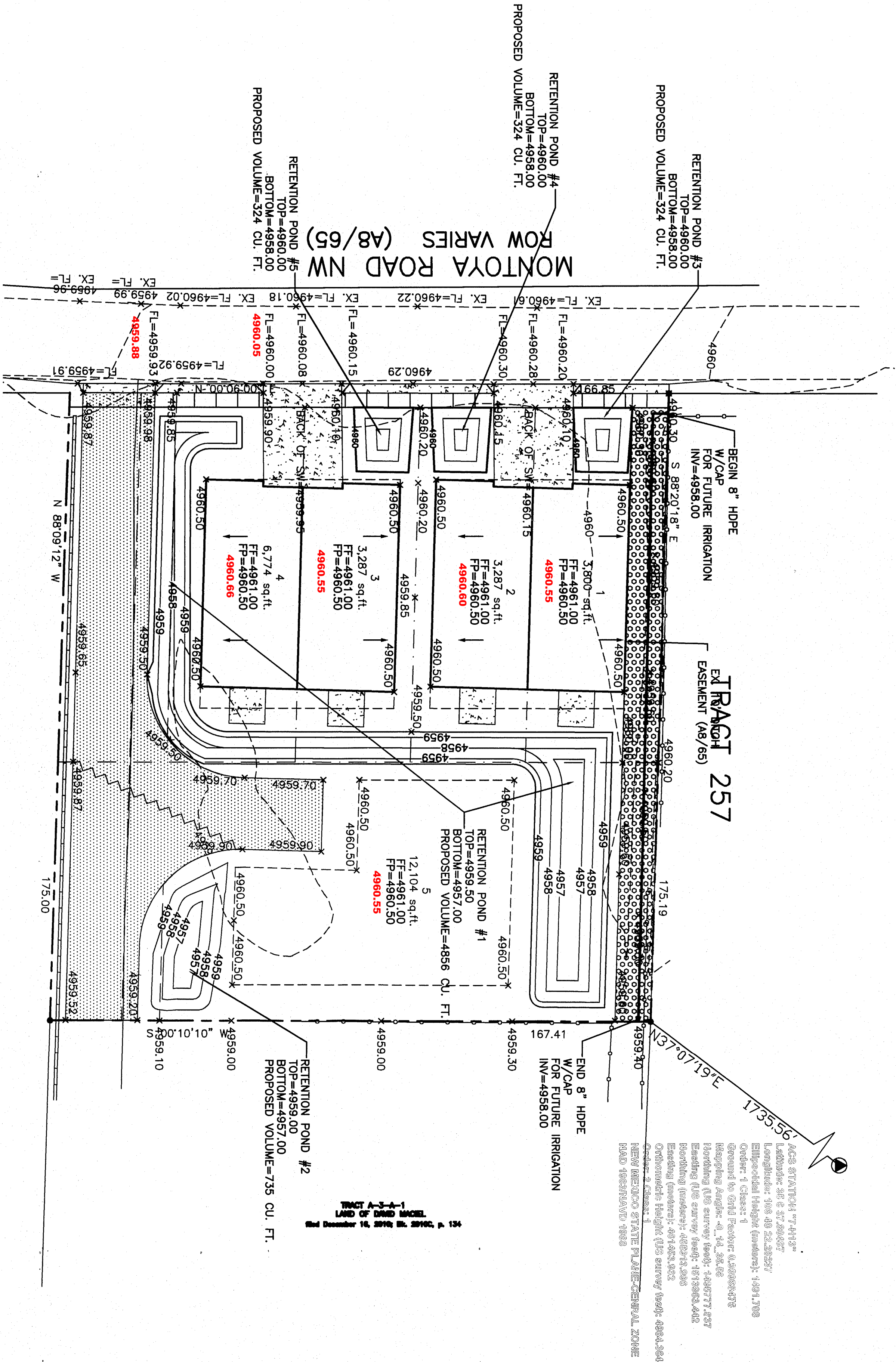


- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE		
ENGINEERS STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	*****			
 3/25/16			DRC Chairman	<i>David Soule</i>	4-26-16	APPROVED FOR CONSTRUCTION <i>RE</i> 3/15/17 City Engineer Date			
			Transportation	<i>John J. Jones</i>	3-28-16				
			Hydrology	<i>John J. Jones</i>	3-28-16				
			ABCWUA	<i>Tim Grover</i>	4-9-16				
			Constr. Mngmt.						
			Constr. Coord.						
			Water/Wastewater						
CITY PROJECT NO.					759482	SHEET 1 OF 6			

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 ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:
TRACTS A-1 AND A-2 LAND OF DAVID MAGIEL

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND	
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	SLOPE TIE
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	PROPOSED LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY
---	EASEMENT
---	PROPOSED EDGE OF GRAVEL
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SCREEN WALL
---	PROPOSED SCREEN WALL
---	PROPOSED GRAVEL DRIVE

EX. 10' DITCH- EASEMENT (A8/65)

*-FOR INFORMATION ONLY

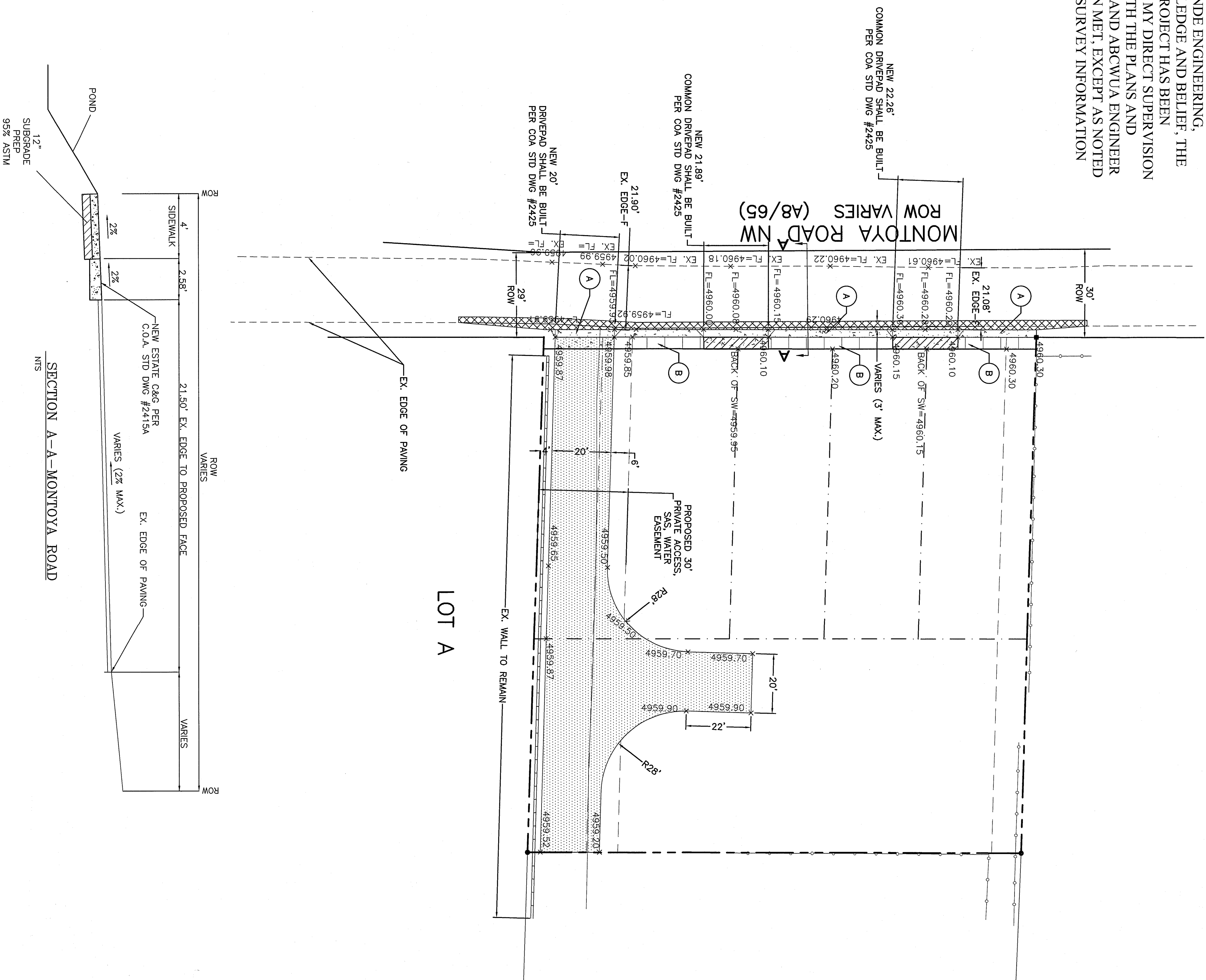
ENGINEER'S SEAL		DRAWN BY WORK	
MONTOLIA STREET TOWNHOMES		DATE	
GRADING AND DRAINAGE PLAN		21523-LINCOLN-A-05-15	
SHEET #		JOB #	
DAVID SOULIE P.E. #14522		21523	

RECORD DRAWING

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.

RECORD DRAWING



GENERAL NOTES:

1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

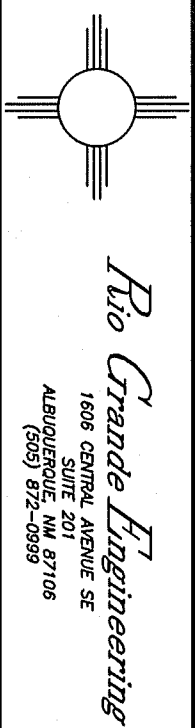
KEYED NOTE:

- A ESTATE C&G PER COA STD DWG #2415B
B 4' SIDEWALK TO BE BUILT W/THIS PROJECT
PER COA STD DWG #2430

ENGINEER'S SEAL	SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION
 3/2/11	FIELD NOTES			AS BUILT INFORMATION		built by Salls
	NO.	BY	DATE	stake by cst		DATE 1/18
				insp by rge		DATE 1/18
				verified cst		DATE 1/18
				asbuilts rge		DATE 1/18
					DATE	

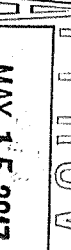
LEGEND

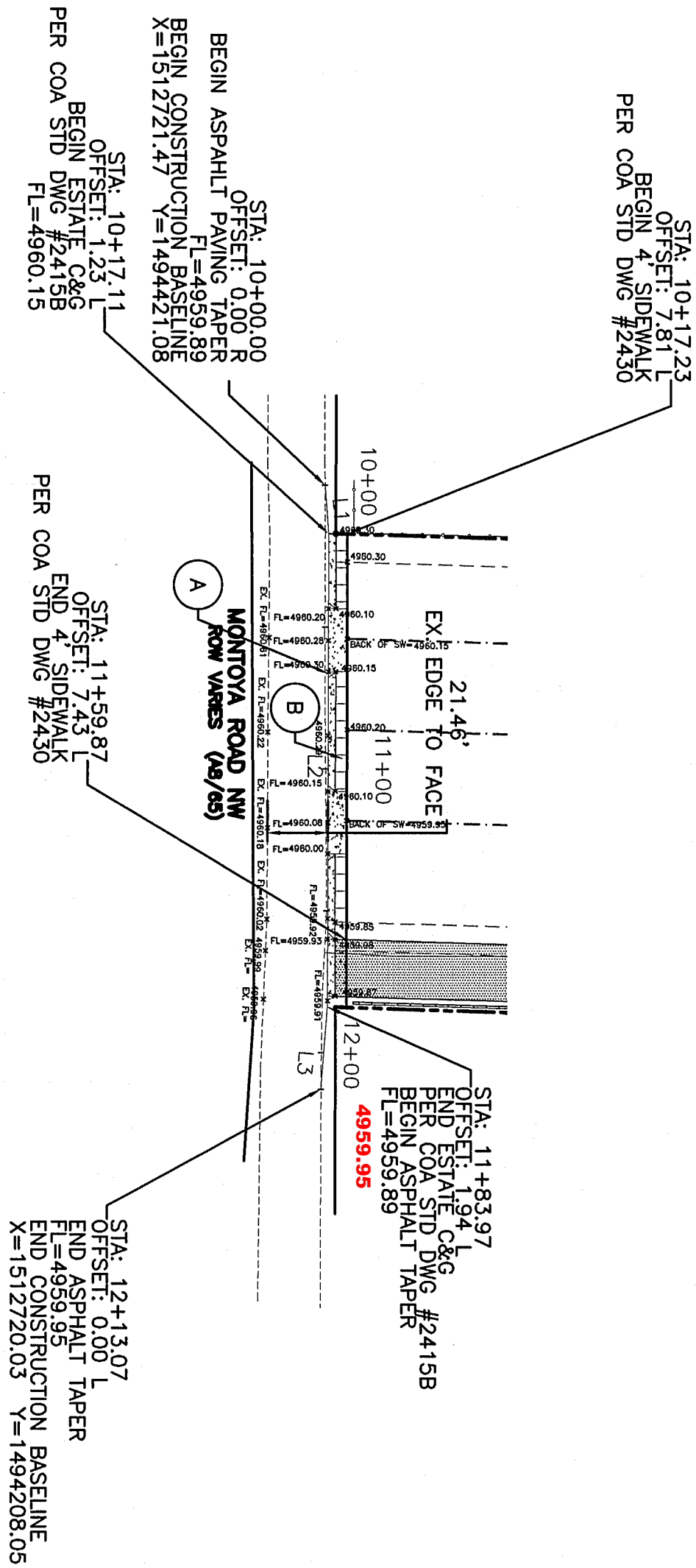
	EXISTING CURB & GUTTER
	PROPOSED ESTATE CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED 4' SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	4' ADA PAVT PER COA STD DWG #2425 STP DRAINAGE PER COA STD DWG #2425 RESIDENTIAL
	WIDTH VARIETIES 1 - 3
	PROPOSED GRAVEL DRIVE PER COA STD SPEC 308
	PROPOSED ELEVATION
	EXISTING ELEVATION



CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

MONTROYA STREET TOWNHOMES
MASTER PAVING PLAN

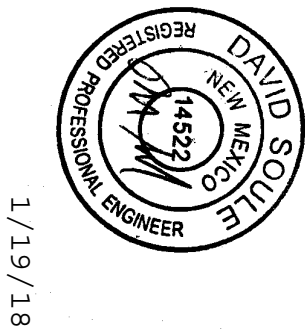
 DESIGN REVIEW COMMITTEE APR 26 2016	CITY ENGINEER APPROVAL		 CITY ENGINEER MAY 15 2017	CITY PROJECT NO.	
	CITY ENGINEER			ZONE MAP NO.	
	LAST DESIGN UPDATE			SHEET	
	MO./DAY/YR.	MO./DAY/YR.		4	OF
				6	



MONTOLIA ROAD
STA: 10+00.00 TO 12+13.07
***-ALL STATOWING BASED UPON EXISTING EDGE OF PAVING**
CONTRACTOR SHALL FOLLOW CROSS SECTION ON SHEET
4. TO ESTABLISH 2% CROSS SLOPE FROM EX. EDGE OF PAVING TO NEW FL

4965	PROPOSED FL LT	4960.25	4960.20	4959.93	4959.93	4959.95	4960.04	4965
4960				FL LT	STA: 11+20.51 ELEV: 4880.04	FL LT	STA: 11+52.74 ELEV: 4889.92	4960
					FL LT		STA: 12+13.07 ELEV: 4889.95	
					MATCH EX. FL			
4955	STA: 10+00.03 ELEV: 4889.89 MATCH EX. FL			FL LT	STA: 11+81.36 ELEV: 4889.91	FL LT	STA: 11+64.90 ELEV: 4880.06	4955
				FL LT	STA: 10+88.27 ELEV: 4880.29			
4950				FL LT	STA: 10+52.44 ELEV: 4880.26	FL LT	STA: 10+16.77 ELEV: 4880.15	4950

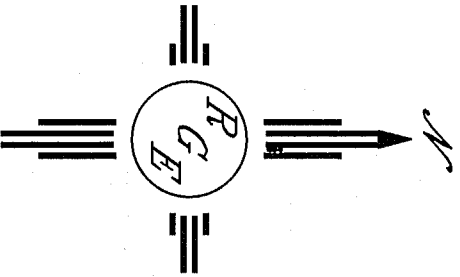
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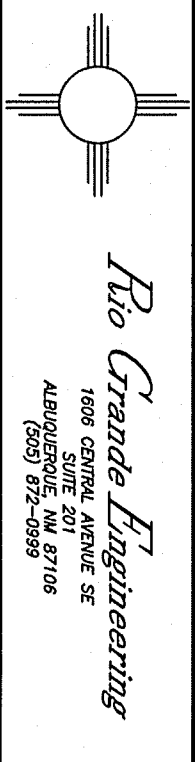
RECORD DRAWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.15	S04°10'33"E
L2	16.85	S00°06'00"W
L3	29.16	S04°43'04"W

- KEYED NOTE:
- (A) ESTATE C&G PER COA STD DWG #2415B
 - (B) SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430



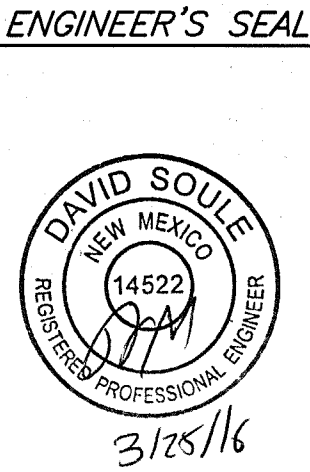
SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

TITLE:
GLENDALE ESTATES PHASE II
NORTH STAR LANE PAVING IMPROVEMENTS PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 26 2016 DESIGN REVIEW COMMITTEE	APPROVED MAY 16 2017 CITY ENGINEER	LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
759482	B-19-Z	5	6



ENGINEER'S SEAL

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS	

AS BUILT INFORMATION	
CONTRACTOR calls	
WORK SIGNED BY	cst DATE 1/17
INSPECTOR'S ACCEPTANCE BY	rge DATE 1/17
FIELD VERIFICATION BY	cst DATE 1/17
DRAWINGS CORRECTED BY	rge DATE 1/17
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

