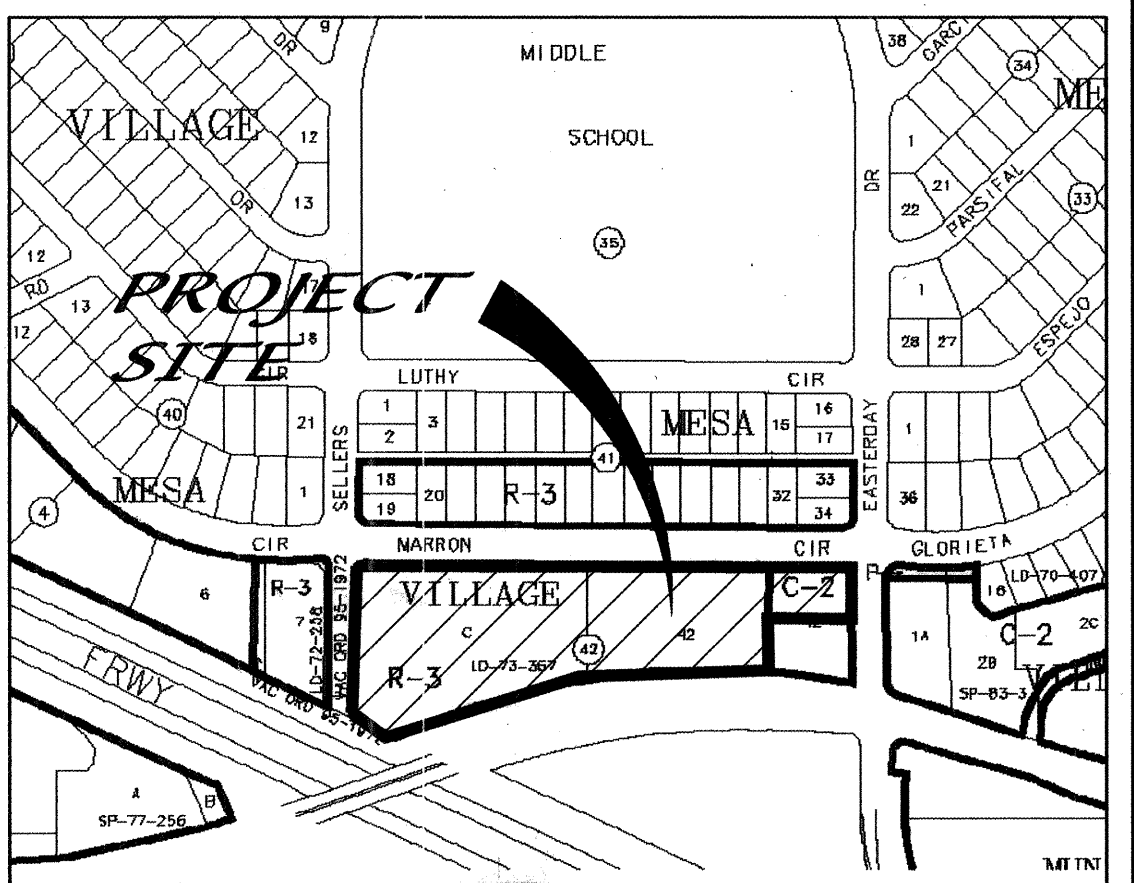


SCANNED BY
PLANNING

CONSTRUCTION PLANS FOR SILVER LEAF SUBDIVISION ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS J-20-Z SCALE: NONE

GENERAL NOTES NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. 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 REVISED THROUGH UPDATE #7; INCLUDING AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. 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 ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL. ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
12. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUDED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUDED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
13. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.65 SUBPART P.
14. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STD. SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☐ SIDEWALK 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.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

15. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, 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 Russ Hugg, NMPS number 9750.

John M. MacKenzie
John M. MacKenzie NMPE 11619 8-29-07

I, John M. MacKenzie, certify that this electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by me on 8/30/06.

This set of drawings is accepted for RECORD purposes by _____ on _____, 2007.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon 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;

Russ P. Hugg
NMPS No. 9750
6-9, 2007

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2	PLAT
3	PLAT
3A	PLAT
4	GRADING AND DRAINAGE PLAN
5	MASTER PAVING PLAN
6	TEAGAN COURT, TANSION COURT, & TIERAN COURT PAVING IMPROVEMENTS
7	MASTER UTILITY PLAN
8	SELLERS DRIVE, TEAGAN COURT, & 25' PUBLIC EASEMENT UTILITY IMPROVEMENTS
8R	TANSION COURT, TIERAN COURT & LOMAS R/W WATER LINE UTILITY IMPROVEMENTS
9	

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY OF ALBUQUERQUE
DATE: 11/02/07

DRB NO. 100-3886

John M. MacKenzie
6-30-06

REV.	SHEETS	CITY ENGINEER	DATE	USER/DEPARTMENT	DATE	USER/DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****			
	DRC CHAIRMAN	<u>William G. Bales</u>	<u>12/11/06</u>				
	TRANSPORTATION	<u>William G. Bales</u>	<u>12/11/06</u>				
	WATER/WASTEWATER	<u>William G. Bales</u>	<u>12/11/06</u>				
	HYDROLOGY	<u>William G. Bales</u>	<u>12/11/06</u>				
	CIP	<u>William G. Bales</u>	<u>12/11/06</u>				
	CONSTR. MGMT.						
	CONSTR. COORD.						
	CITY PROJECT NO.						
		<u>759682</u>					
	SHEET OF						
		<u>1</u>					
		<u>9</u>					

PLAT FOR
SILVER LEAF SUBDIVISION
WITHIN SECTION 17
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2006

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

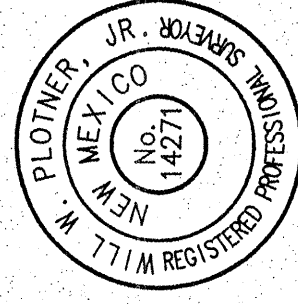
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

included, is the right to build, rebuild, reconstruct, relocate, include, change, remove, modify, repair, operate and maintain facilities for the purposes described above, together with free access to, from and over the said easement, including sufficient working area, space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed thereon. Property owners shall have no responsibility for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown, on this plat.

In approving this plat, the utility companies did not conduct a Title Search or the releases shown herein. Consequently, the utility companies do not warrant the propriety or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N23°15'01"W	10.28
L2	N09°46'58"W	10.00
L3	N00°03'32"W	11.00
L4	S10°00'18"E	10.42
L5	N01°31'58"W	40.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.33	25.00	90708°58'	25.06	N45°28'15"W	35.40
C2	39.38	25.00	90700°59'	25.01	S42°26'48"E	35.36
C3	616.43	1432.40	24°39'25"	313.06	S82°35'43"W	611.68
C4	31.61	20.00	90324°43'	20.19	S45°16'21"W	28.42
C5	5.79	25.00	13°16'10"	2.91	S06°05'23"E	5.78
C6	12.42	25.00	28°28'20"	6.34	S26°55'28"E	12.30
C7	21.56	40.00	30°52'51"	11.05	N45°28'15"W	21.30
C8	68.99	40.00	100°15'24"	47.89	S39°46'46"E	61.40
C9	39.40	40.00	56°26'21"	21.47	S61°20'22"E	37.63
C10	31.43	40.00	45°01'32"	16.58	S10°26'25"E	30.63
C11	21.56	40.00	30°52'51"	11.05	S26°55'28"E	21.30
C12	12.42	25.00	28°28'20"	6.34	N83°03'10"E	12.30
C13	5.79	25.00	13°16'10"	2.91	N07°10'46"E	5.78
C14	183.95	40.00	263°29'00"	44.83	S89°12'17"E	59.69
C15	31.42	20.00	90300°43'	20.00	N44°27'17"W	28.28
C16	31.61	20.00	90332°43'	20.19	S45°16'21"W	28.42
C17	12.32	25.00	28°13'34"	6.29	S13°54'05"E	12.19
C18	5.90	25.00	13°50'56"	2.96	S34°26'20"E	5.88
C19	18.21	25.00	2°44'30"	9.53	S20°19'33"E	17.81
C20	12.32	25.00	28°13'34"	6.29	N44°39'30"E	12.19
C21	5.90	25.00	13°50'56"	2.96	N35°31'45"E	5.88
C22	18.21	25.00	14°44'30"	9.53	N21°24'58"E	17.81
C23	27.69	40.00	39°39'44"	14.43	N21°15'56"W	27.14
C24	57.08	40.00	81°45'25"	34.62	N39°20'39"E	52.36
C25	38.25	40.00	54°47'05"	20.73	S72°23'06"E	36.81
C26	33.24	40.00	47°33'07"	17.65	S41°11'03"E	32.29
C27	27.69	40.00	39°39'44"	14.43	S29°22'17"W	27.14
C28	183.95	40.00	263°29'00"	44.83	S89°12'17"E	59.69
C29	31.42	20.00	90324°43'	20.19	N44°27'17"W	28.28
C30	31.61	20.00	90700°59'	25.00	S45°16'21"W	28.42
C31	1.13	25.00	2°35'13"	0.56	S00°44'54"E	1.13
C32	16.20	25.00	37°07'51"	8.40	S20°28'26"E	15.92
C33	17.33	25.00	39°43'04"	9.03	S19°18'50"E	16.99
C34	14.55	25.00	33°20'25"	7.49	S23°33'48"E	14.34
C35	4.52	25.00	10°20'15"	2.26	N05°13'00"E	4.51
C36	19.06	25.00	43°14'18"	10.02	N22°31'22"E	18.60
C37	22.30	40.00	31°58'08"	11.45	N39°17'54"W	29.02
C38	51.21	40.00	73°20'58"	28.79	N29°17'03"E	41.78
C39	58.40	40.00	63°05'27"	36.71	S71°19'45"E	54.09
C40	31.07	40.00	44°24'34"	16.35	S06°34'44"E	30.23
C41	19.97	40.00	28°36'28"	10.20	S29°55'44"E	19.77
C42	31.42	20.00	90700°59'	25.06	N44°27'17"W	28.28
C43	39.33	25.00	90708°58'	25.06	S45°28'15"W	35.40
C44	124.57	1432.40	4°58'59"	62.32	N87°24'33"W	124.53
C45	125.75	1432.40	5°01'48"	62.92	S87°25'34"W	125.71
C46	117.21	1432.40	4°41'18"	58.64	S92°34'00"W	117.17
C47	140.70	1432.40	5°37'40"	70.40	S77°24'31"W	140.64
C48	108.20	1432.40	4°19'41"	54.13	S72°25'51"W	108.17
C49	18.21	25.00	41°44'30"	9.53	S20°19'33"E	17.81
C50	18.21	25.00	41°44'30"	9.53	N21°24'58"E	17.81
C51	41.57	576.50	47°07'33"	20.79	N02°36'39"E	41.56



CARTESIAN SURVEYS INC.

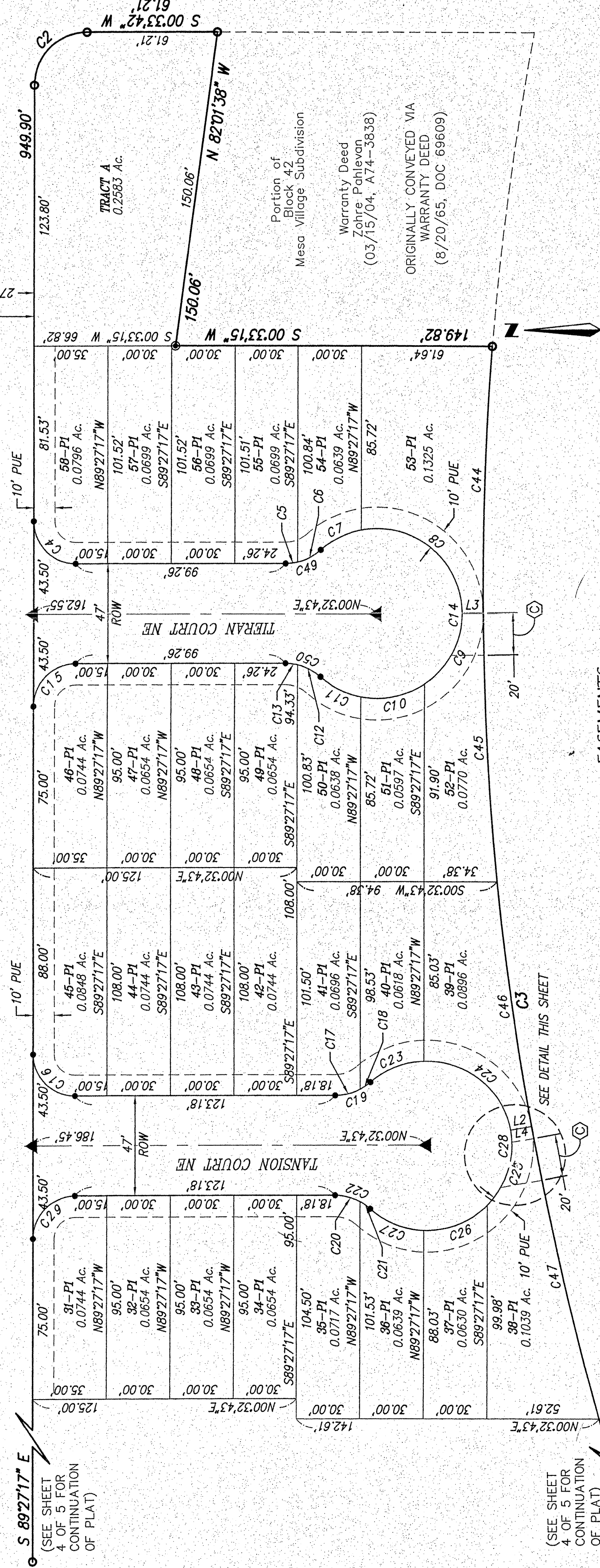
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

NOTE: ▲ = CENTER LINE MONUMENT
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," "CENTERLINE MONUMENT," "DO NOT DISTURB," "PLS # 14271."

- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNERS (does not constitute any set corners)
- ▲ COA CENTERLINE MONUMENT

Block 41
Mesa Village Subdivision
(10/10/50, D-120)

MARRON CIRCLE NE
(67' R/W)



TRACT A IS CURRENTLY ZONED C-2 AND IS TO BE MAINTAINED BY THE OWNER OF TRACT A

Block 43
Mesa Village Subdivision
(10/10/50, D-120)

EASTERDAY DRIVE NE
(80' R/W)

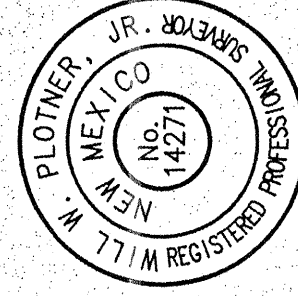
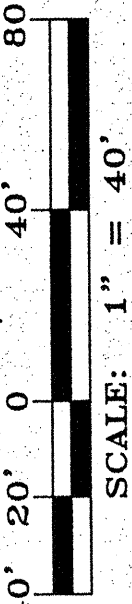
Portion of Block 43
Mesa Village Subdivision
Warranty Deed
Zahre Pohlson
(03/15/04, A74-3638)
ORIGINALLY CONVEYED VIA
WARRANTY DEED
(8/20/65, DOC 68609)

- EASEMENTS
- (A) 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
 - (B) 25' PUBLIC WATER LINE A, D SANITARY SEWER GRANTED TO A.B.C.W.U.A. WITH THIS PLAT
 - (C) 20' PUBLIC WATER LINE GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

LOMAS BOULEVARD NE
(R/W VARIES)

10-P1 = LOT NUMBER

▲ = CENTER LINE MONUMENT
ROW = ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

SEE SHEET 5 OF 5 FOR LINE TABLE

Dwg: Sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet
Scale: AS SHOWN	Date: 10/5/2005	Job: A05078	of 9

F:\A050085\A05078.dwg Final Plat Sheet3.dwg Last saved by Stephen; plotted: 3/15/06

PLAT FOR
SILVER LEAF SUBDIVISION
WITHIN SECTION 17
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2006

LEGEND

- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNERS (does not constitute any set corners)
- ▲ COA CENTERLINE MONUMENT

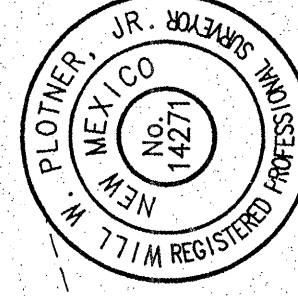
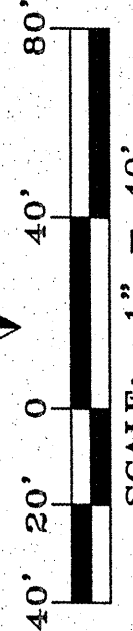
10-P1 = LOT NUMBER

▲ = CENTER LINE MONUMENT

ROW = ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

EASEMENTS

- (A) 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- (B) 25' PUBLIC WATER LINE GRANTED TO A.B.C.W.U.A. WITH THIS PLAT
- (C) 20' PUBLIC WATER LINE GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

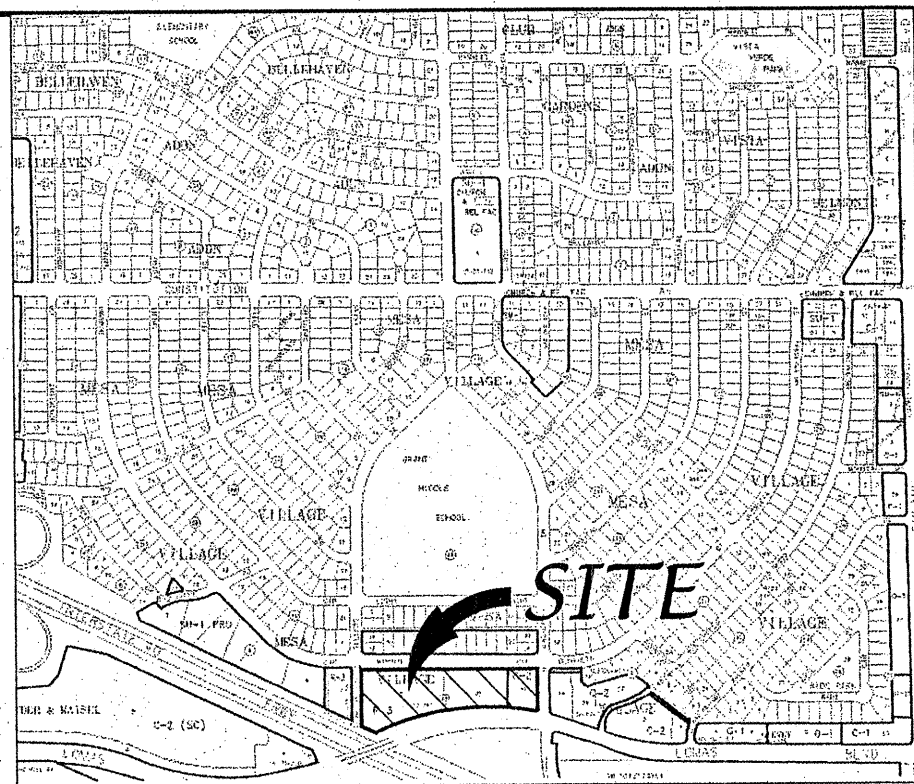
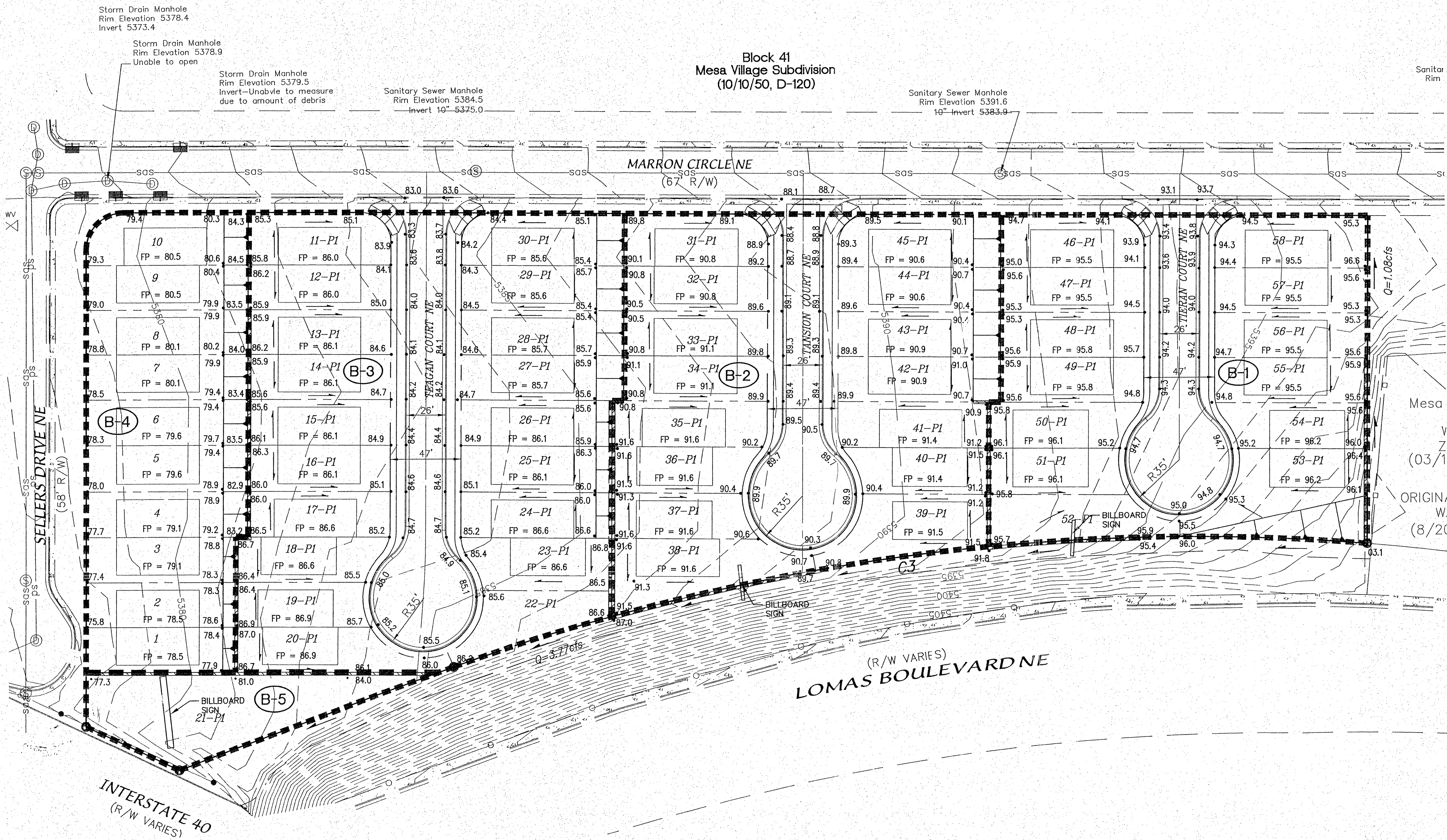


CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Dwg: Sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet
Scale: AS SHOWN	Date: 10/5/2005	Job: A05078	of 9

F:\A050085\A05078.dwg Final Plat Sheet3.dwg Last saved by Stephen; plotted: 3/15/06



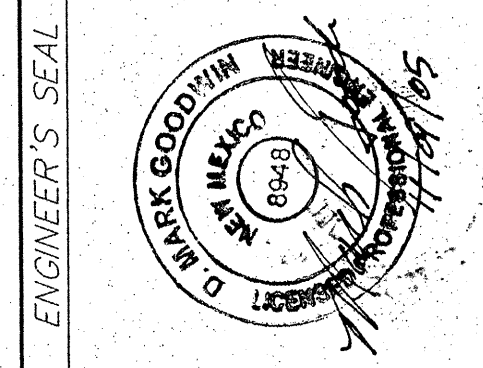
LEGEND

- EXISTING CONCRETE CURB
- EXISTING ASPHALT CURB
- EXISTING CONCRETE/SIDEWALK
- EXISTING WALL OR HEAD WALL
- PROPOSED STANDARD CURB & GUTTER
- FUTURE STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SIDEWALK THIS PROJECT AS PER COA STD DWG 2430
- DEFERRED SIDEWALK
- STORM DRAIN INLET THIS PROJECT
- PROPOSED WHEEL CHAIR RAMP
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EASEMENT LINE
- NEW PAVEMENT
- NEW STREET LIGHT LOCATION
- NEW RETAINING WALL
- BASIN BOUNDARY
- BASIN I.D.

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STAKED BY	DATE
INSPECTOR'S	DATE
FIELD	DATE
VERIFICATION BY	DATE
CORRECTION BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS MONUMENT 15-H20	DATE
X=415524.32	DATE
Y=1493677.97	DATE
Z=5477.43 (MWD 29)	DATE
(MWD 29-MWD 27-CENTRAL)	DATE

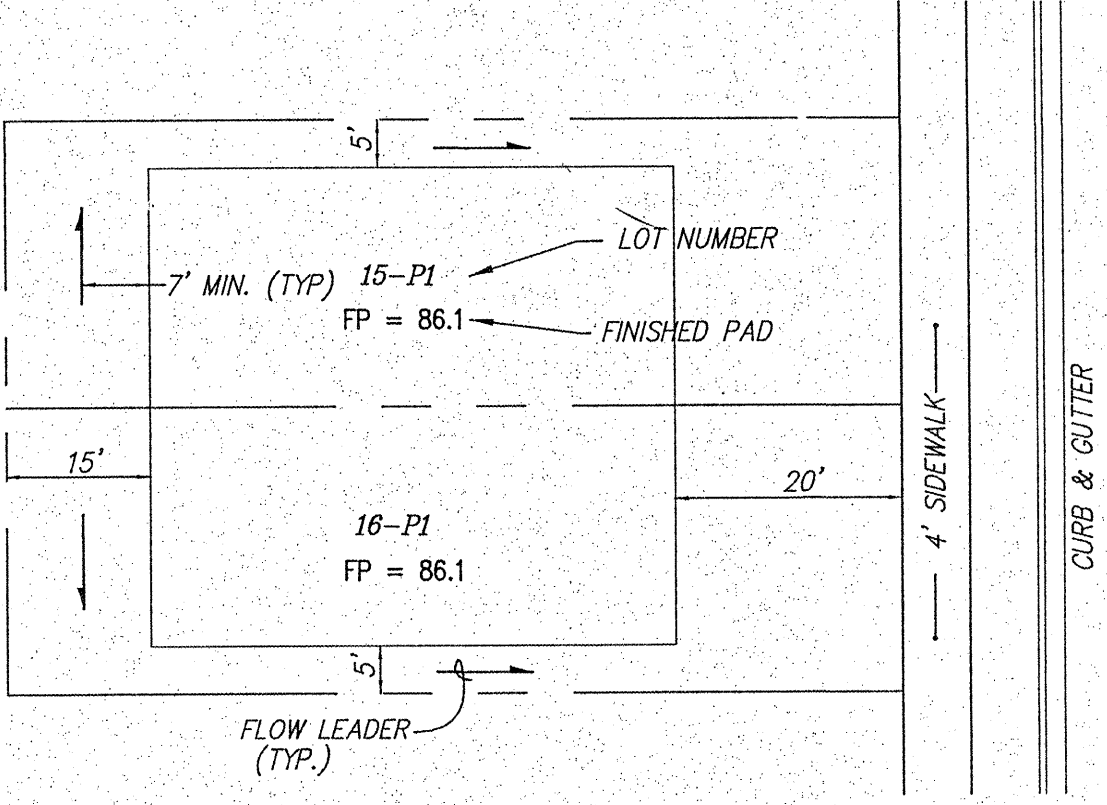
SURVEY INFORMATION	
FIELD NOTES	BY
NO.	



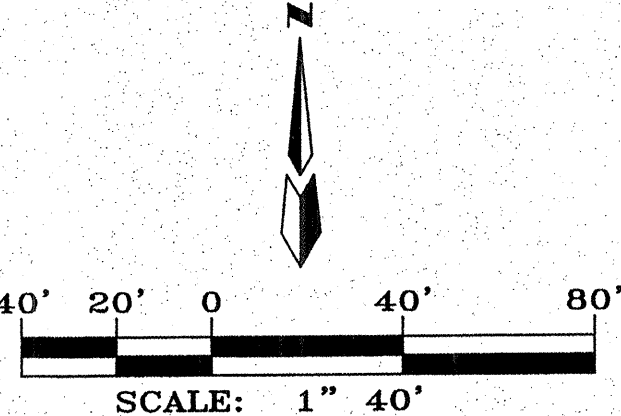
ENGINEER'S SEAL	
REMARKS	BY
NO.	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS OR FENCES (SIDEYARDS AND BACK YARDS).

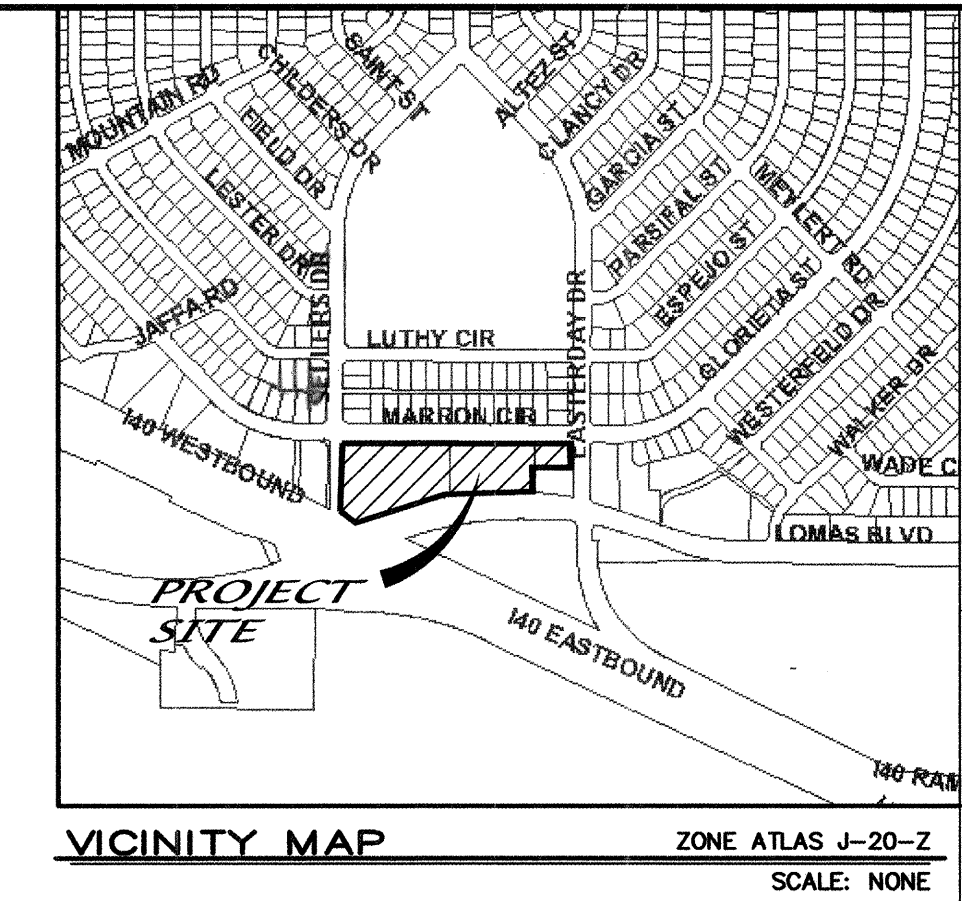


TYPICAL LOT LAYOUT PLAN
N.T.S.



FOR INFORMATION ONLY

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: SILVER LEAF SUBDIVISION GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
759682	J-20-Z
SHEET	OF
4	9

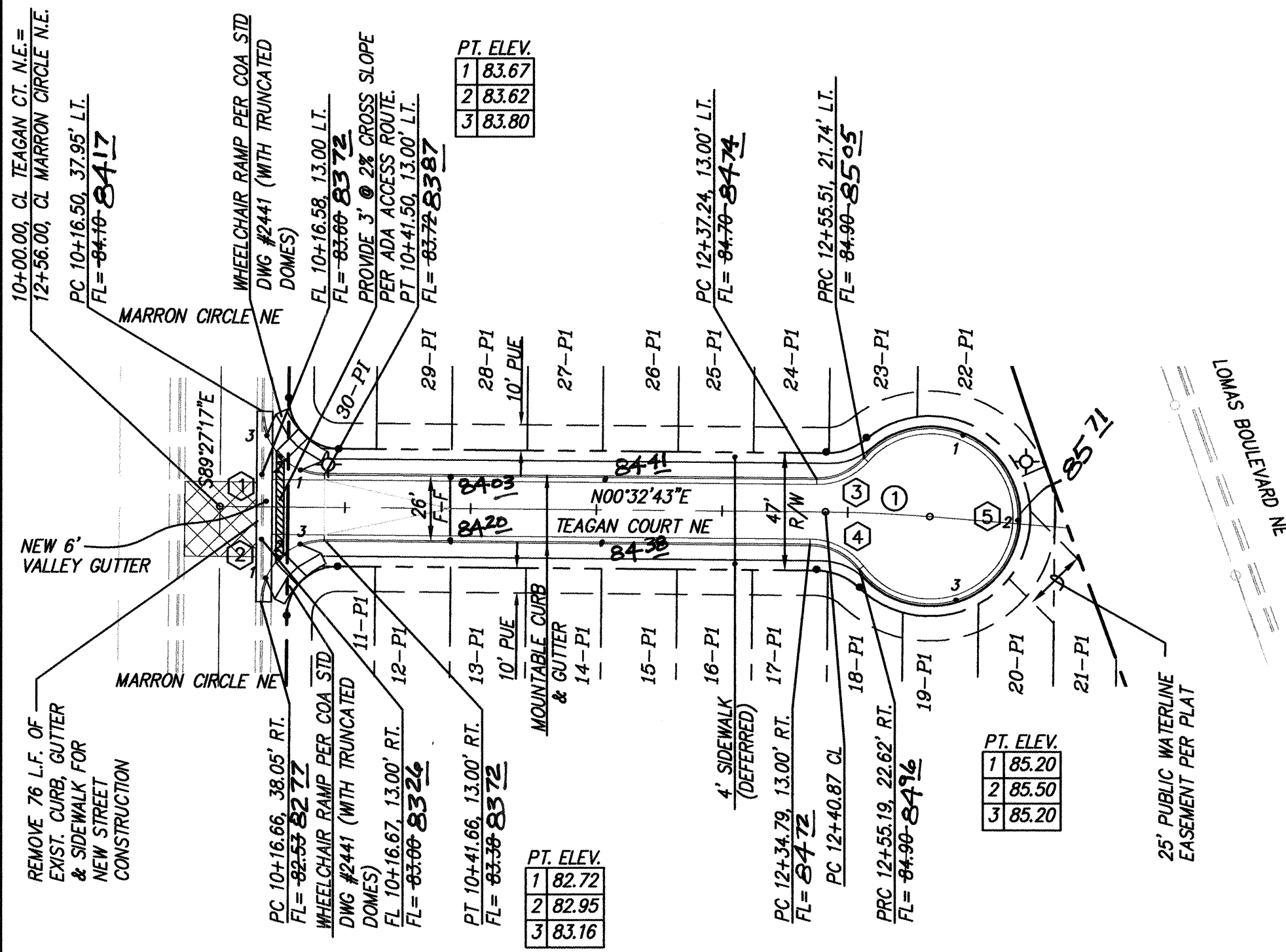


A5078\dwg\PLANS\A5078-MP.dwg\06-27-06 SLV RDQ CAR

SCANNED BY
PLANNING

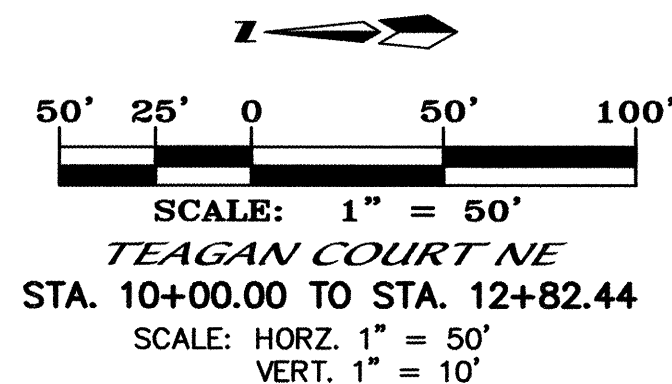
CURVE DATA - DESCRIBES CENTERLINE

- ① $\Delta = 407'53"$
 $R = 576.50'$
 $L = 41.57'$
 $T = 20.79'$



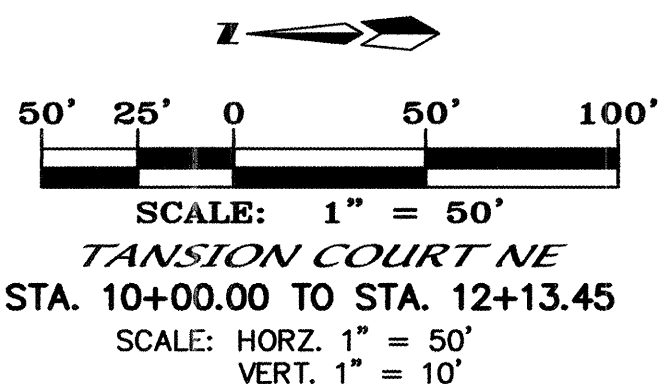
CURVE DATA - DESCRIBES EDGE OF PAVEMENT

- ① $\Delta = 89'52'45"$
 $R = 25.00'$
 $L = 39.22'$
 $T = 24.95'$
- ② $\Delta = 90'07'15"$
 $R = 25.00'$
 $L = 39.32'$
 $T = 25.05'$
- ③ $\Delta = 48'49'47"$
 $R = 25.00'$
 $L = 21.31'$
 $T = 11.35'$
- ④ $\Delta = 52'31'43"$
 $R = 25.00'$
 $L = 22.92'$
 $T = 12.34'$
- ⑤ $\Delta = 281'21'29"$
 $R = 35.00'$
 $L = 171.87'$
 $T = N/A$



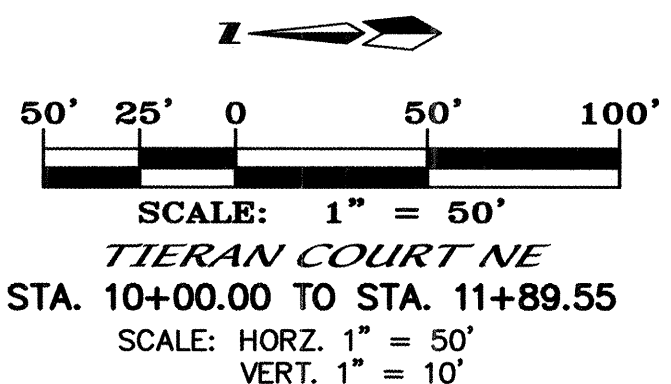
CURVE DATA - DESCRIBES EDGE OF PAVEMENT

- ① $\Delta = 89'27'17"$
 $R = 25.00'$
 $L = 39.03'$
 $T = 24.76'$
- ② $\Delta = 90'00'54"$
 $R = 25.00'$
 $L = 39.28'$
 $T = 25.01'$
- ③ $\Delta = 50'42'13"$
 $R = 25.00'$
 $L = 22.12'$
 $T = 11.85'$
- ④ $\Delta = 50'42'13"$
 $R = 25.00'$
 $L = 22.12'$
 $T = 11.85'$
- ⑤ $\Delta = 281'24'25"$
 $R = 35.00'$
 $L = 171.90'$
 $T = N/A$



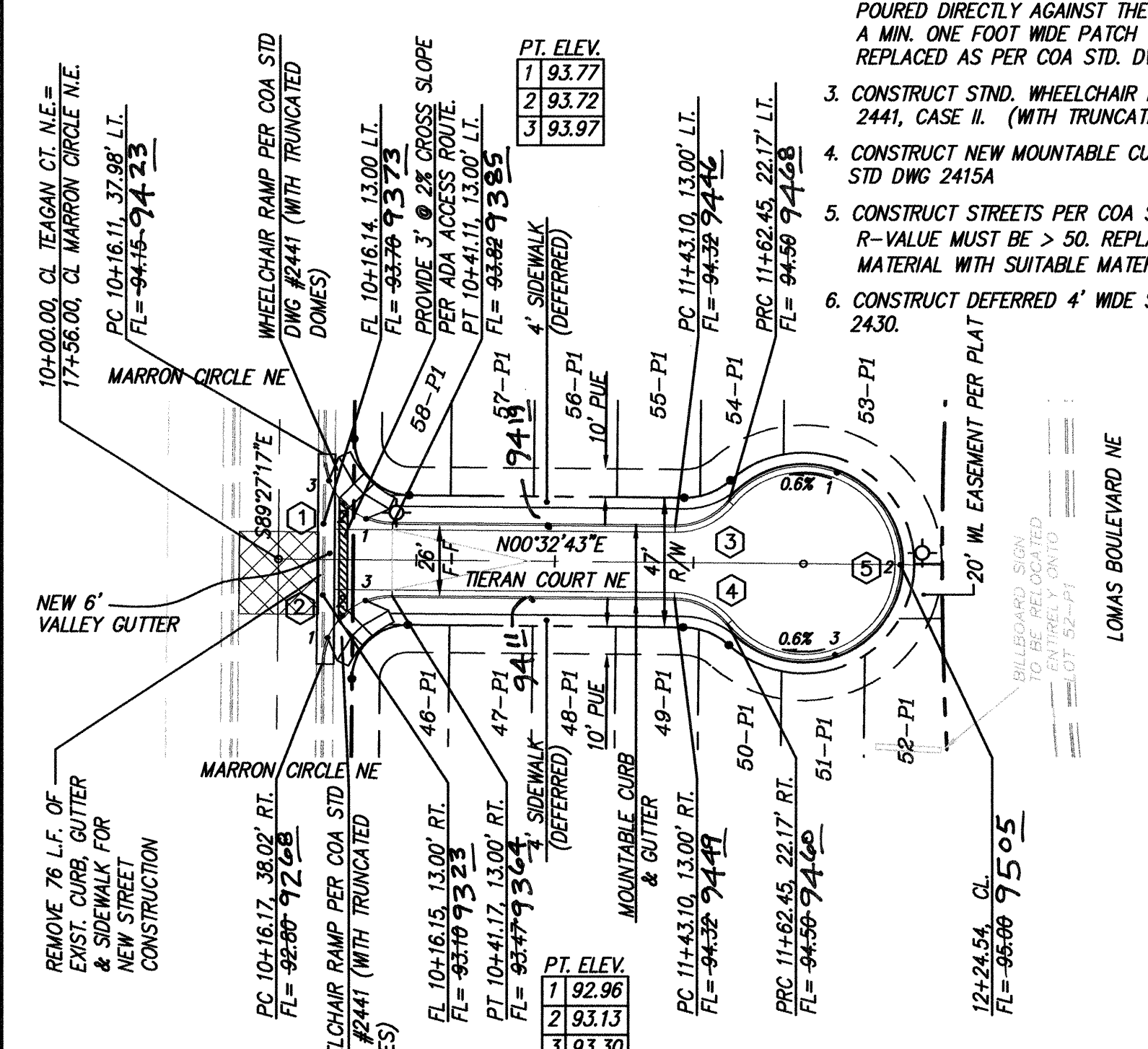
CURVE DATA - DESCRIBES EDGE OF PAVEMENT

- ① $\Delta = 89'57'17"$
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- ② $\Delta = 90'02'43"$
 $R = 25.00'$
 $L = 39.29'$
 $T = 25.02'$
- ③ $\Delta = 50'42'13"$
 $R = 25.00'$
 $L = 22.12'$
 $T = 11.85'$
- ④ $\Delta = 50'42'13"$
 $R = 25.00'$
 $L = 22.12'$
 $T = 11.85'$
- ⑤ $\Delta = 281'24'25"$
 $R = 35.00'$
 $L = 171.90'$
 $T = N/A$



NOTES - ALL STREETS

1. ALL STATIONING IS CENTERLINE STATIONING.
2. SAW CUT EXISTING ASPHALT, AS NECESSARY, IN MARRON CIRCLE FOR CONSTRUCTION OF NEW VALLEY GUTTER (6" VALLEY GUTTER CONSTRUCTION PER COA STD. DWG. 2420). IF PAVEMENT IS CUT IN A NEAT STRAIGHT LINE, AND EXACTLY IN THE CORRECT LOCATION, THE VALLEY GUTTER MAY BE POURED DIRECTLY AGAINST THE PAVEMENT. IF NOT, PROVIDE A MIN. ONE FOOT WIDE PATCH TO BE REMOVED AND REPLACED AS PER COA STD. DWG. 2420.
3. CONSTRUCT STD. WHEELCHAIR RAMPS PER COA STD. DWG. 2441, CASE II. (WITH TRUNCATED DOMES)
4. CONSTRUCT NEW MOUNTABLE CURB & GUTTER PER COA STD DWG 2415A
5. CONSTRUCT STREETS PER COA STD. DWG. 2405A. SUBGRADE R-VALUE MUST BE > 5.0. REPLACE ANY UNSUITABLE MATERIAL WITH SUITABLE MATERIAL (MIN. DEPTH = 24")
6. CONSTRUCT DEFERRED 4' WIDE SIDEWALK PER COA STD DWG 2430.



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, 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 and survey information provided by Russ Hugg, NMPS number 9750.

John M. MacKenzie, NMPE 11619

I, John M. MacKenzie, certify that the electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by me on 6/30/06

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon 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;

Russ P. Hugg, NMPS No. 9750

dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SILVER LEAF SUBDIVISION
TEAGAN CT., TANSION CT., & TIERAN CT.
PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE
APPROVE
AUG 01 2006
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVE
OCT - 4 2006
CITY ENGINEER

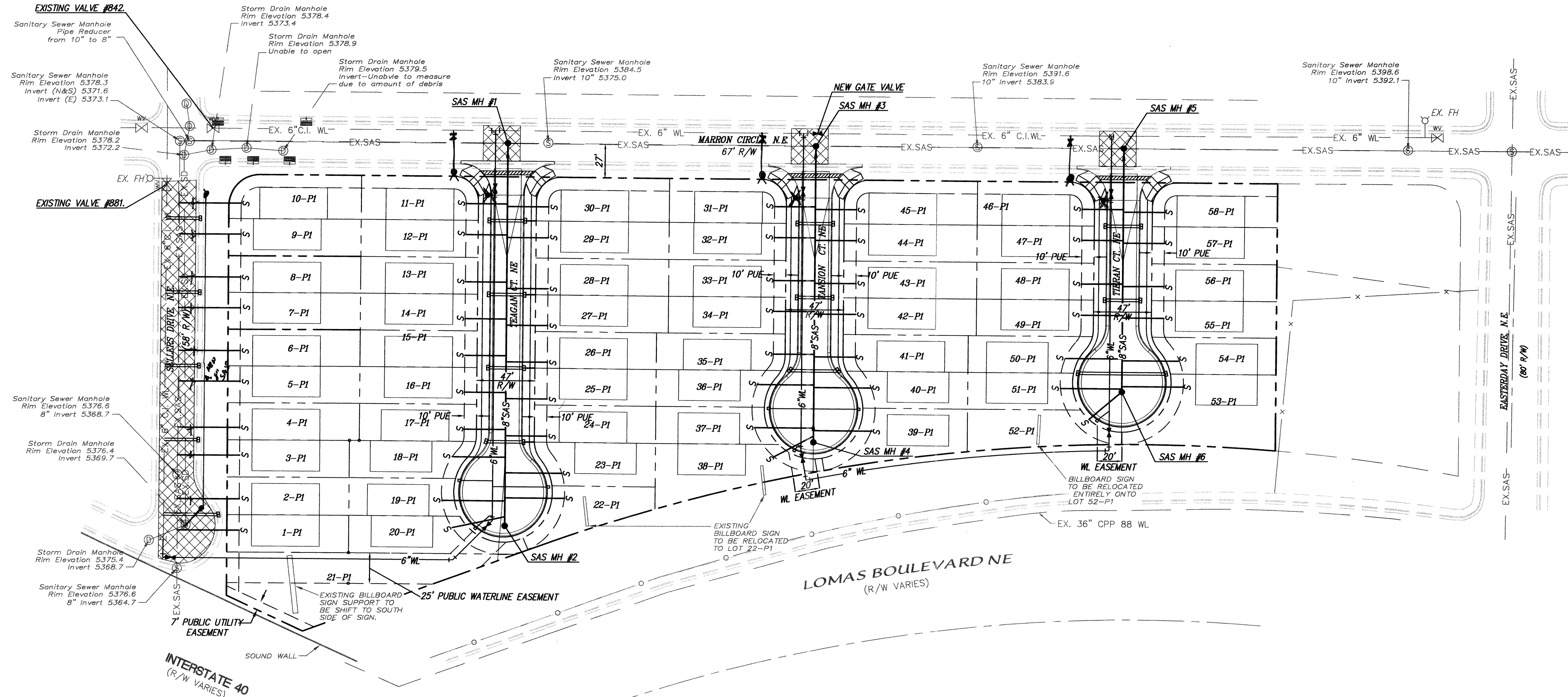
CITY PROJECT NO. 759682
ZONE MAP NO. J-20-Z
SHEET 6 OF 9

NOTES:

1. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
2. EMD'S SHALL BE INSTALLED ON ALL WATER & SEWER FACILITIES PER STANDARD SPEC. 170.

VALVE SHUT-OFF PLAN

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, SEVEN (7) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. FOR NON-PRESSURE CONNECTION SHUT OFF THE VALVE NO. 881 ALONG SELLER DRIVE N.E. AND SHUT OFF THE VALVE NO. 1052 AND VALVE NO. 842. ALONG MORRISON CIRCLE N.E.



LEGEND

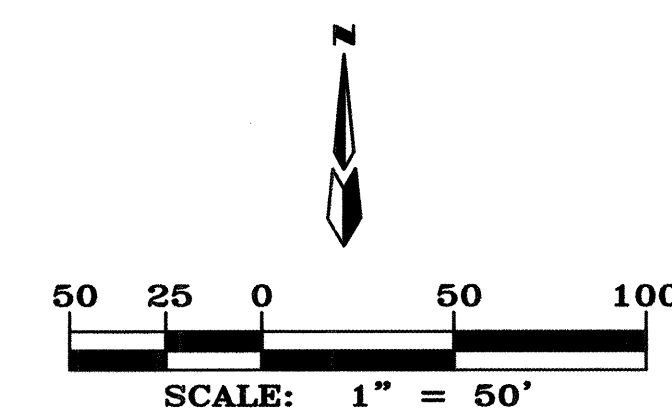
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---	LOT LINE	8" SAS	NEW SANITARY SEWER LINE
---	RIGHT-OF-WAY LINE	---	SANITARY SEWER FLOW ARROW
---	EASEMENT LINE	---	SANITARY SEWER SERVICE LINE
---	EXISTING CURB & GUTTER	---	NEW SANITARY SEWER MANHOLE
---	NEW MOUNTABLE CURB & GUTTER	---	DOUBLE WATERLINE SERVICE
---	EXISTING WATERLINE	---	SINGLE WATERLINE SERVICE
---	EXISTING 6" WL	---	NEW FIRE HYDRANT
---	EXISTING 8" SAS	---	NEW WATERLINE TEE
---	EXISTING 8" SD	---	NEW WATERLINE BEND
---	EXISTING SANITARY SEWER MANHOLE	---	NEW VALVE AND VALVE BOX
---	EXISTING STORM DRAIN MANHOLE	---	
---	EXISTING VALVE AND VALVE BOX	---	

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, John M. MacKenzie, NMPE 11619, 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 Russ Hugg, NMPS number 9750.

John M. MacKenzie 8-22-07
John M. MacKenzie NMPE 11619

I, John M. MacKenzie, certify that the electronic version is identical to the original reproducible APPROVED FOR CONSTRUCTION drawings signed by me on 08/30/06.



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **SILVER LEAF SUBDIVISION**
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED AUG 6 2006 DESIGN REVIEW COMMITTEE	APPROVED OCT 4 2006 CITY ENGINEER		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF

CITY PROJECT NO. **759682** ZONE MAP NO. **J-20-Z** SHEET **7** OF **9**

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	WORK	DATE	NO.	BY	DATE	NO.	NO.	BY	DATE	NO.				
5/1/06	5/1/06	5/1/06	5/1/06												
STAKE BY	DATE	STAKE BY	DATE												
5/1/06	5/1/06	5/1/06	5/1/06												
FIELD	DATE	FIELD	DATE												
5/1/06	5/1/06	5/1/06	5/1/06												
REVISIONS	DATE	REVISIONS	DATE												
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CORRECTED BY	DATE	CORRECTED BY	DATE												
5/1/06	5/1/06	5/1/06	5/1/06												
RECORDED BY	DATE	RECORDED BY	DATE												
5/1/06	5/1/06	5/1/06	5/1/06												

6-30-06

01-10-06

01-10-06

01-10-06

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01-10-06

01-10-06

01-10-06

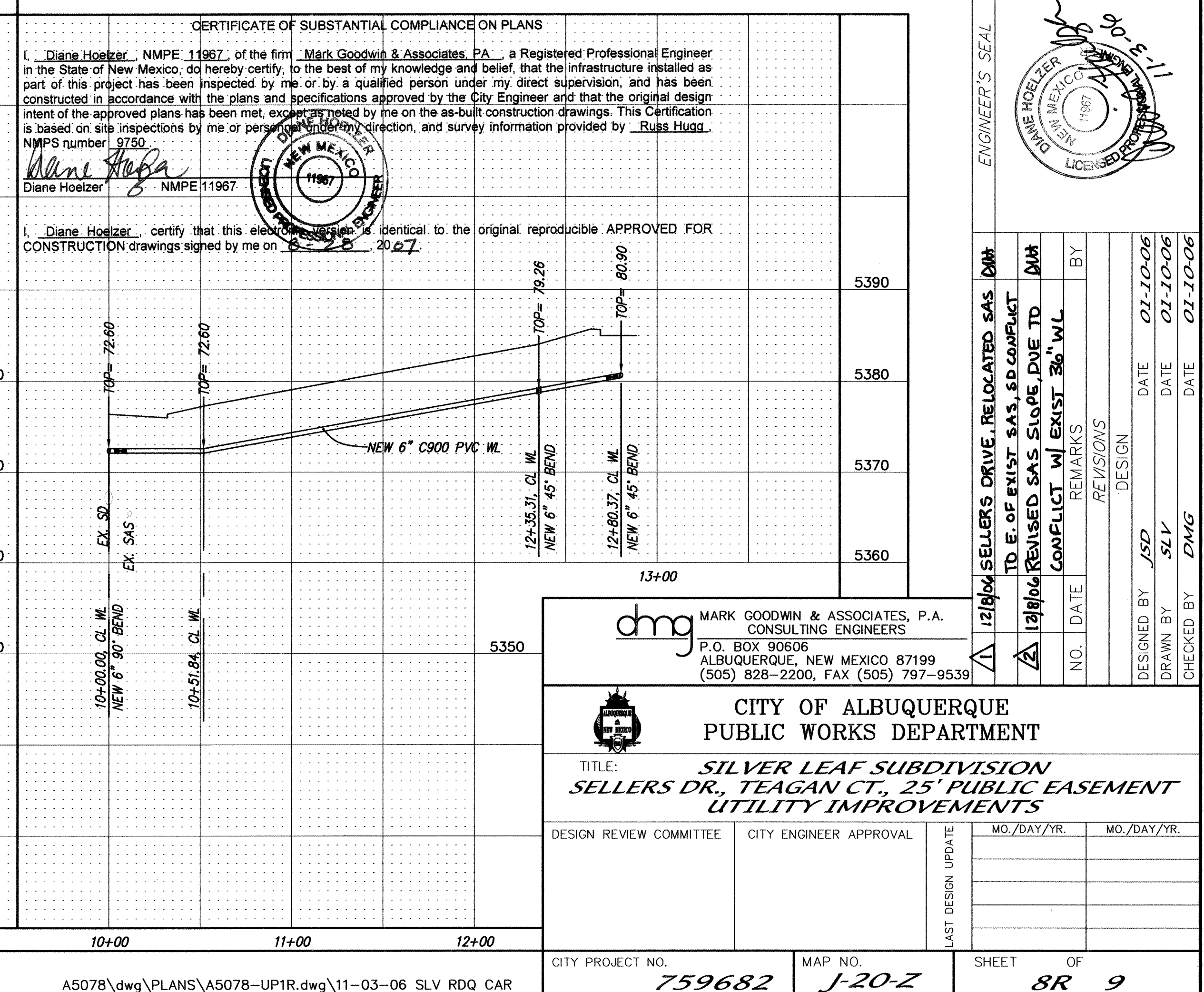
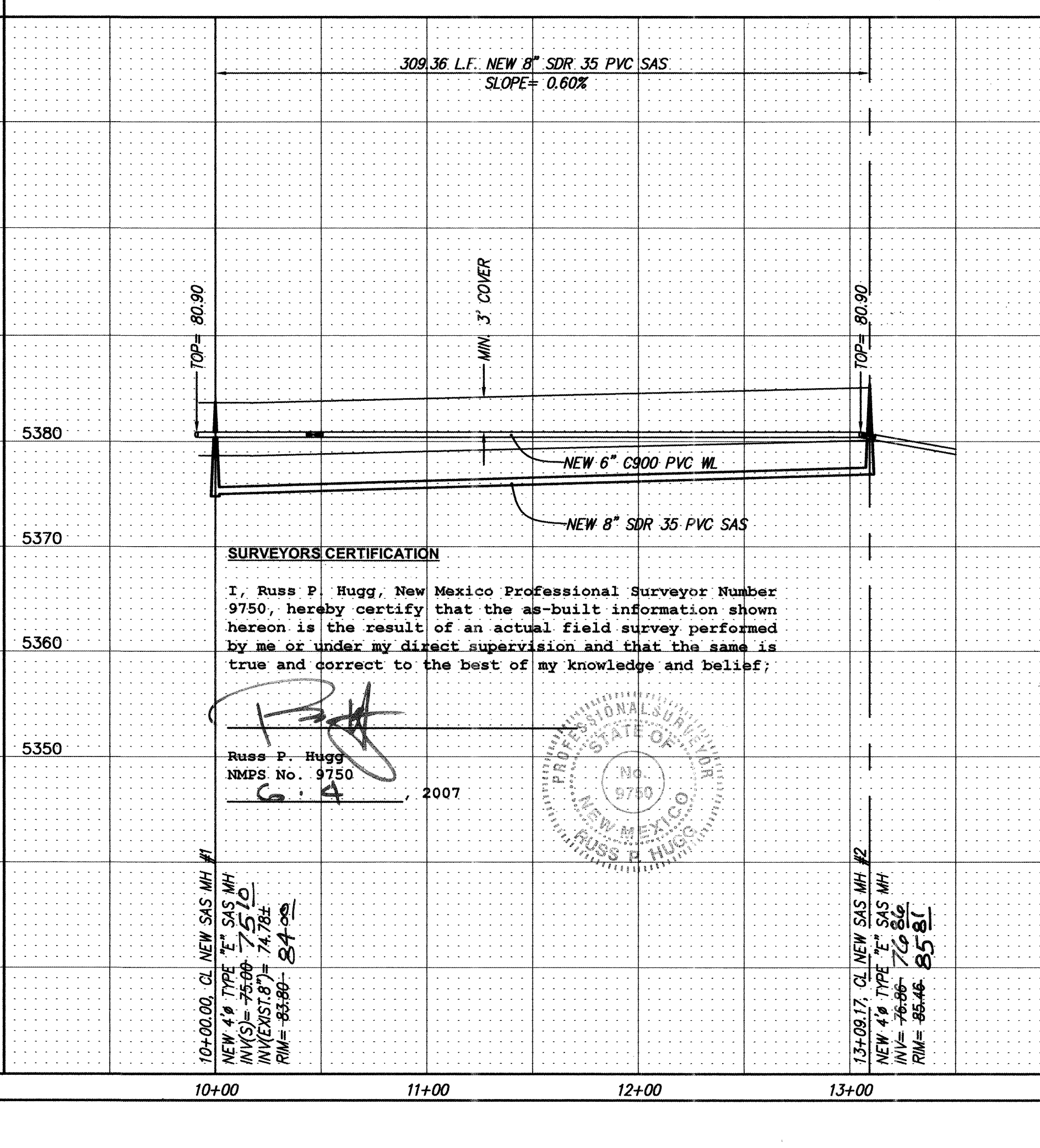
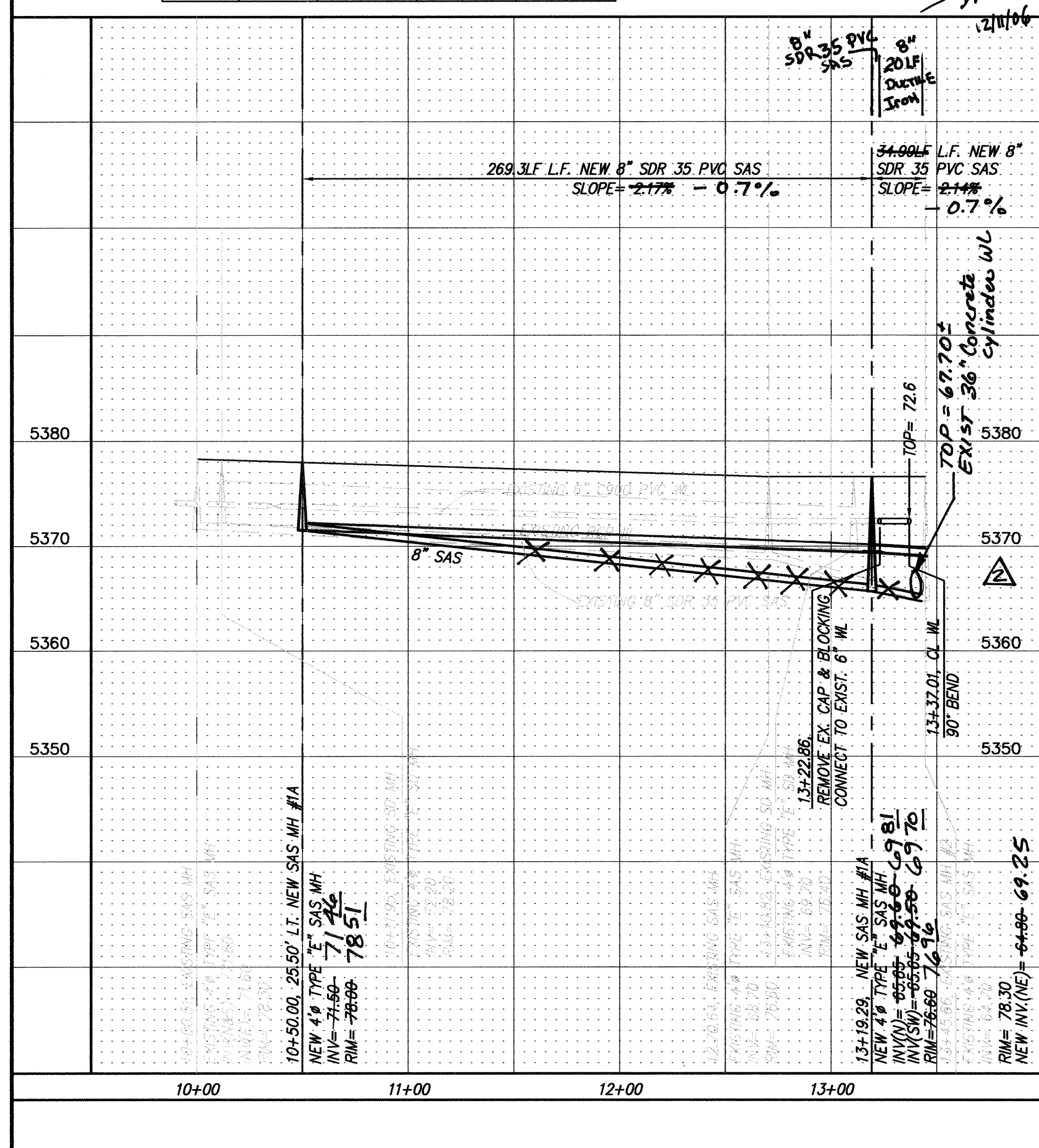
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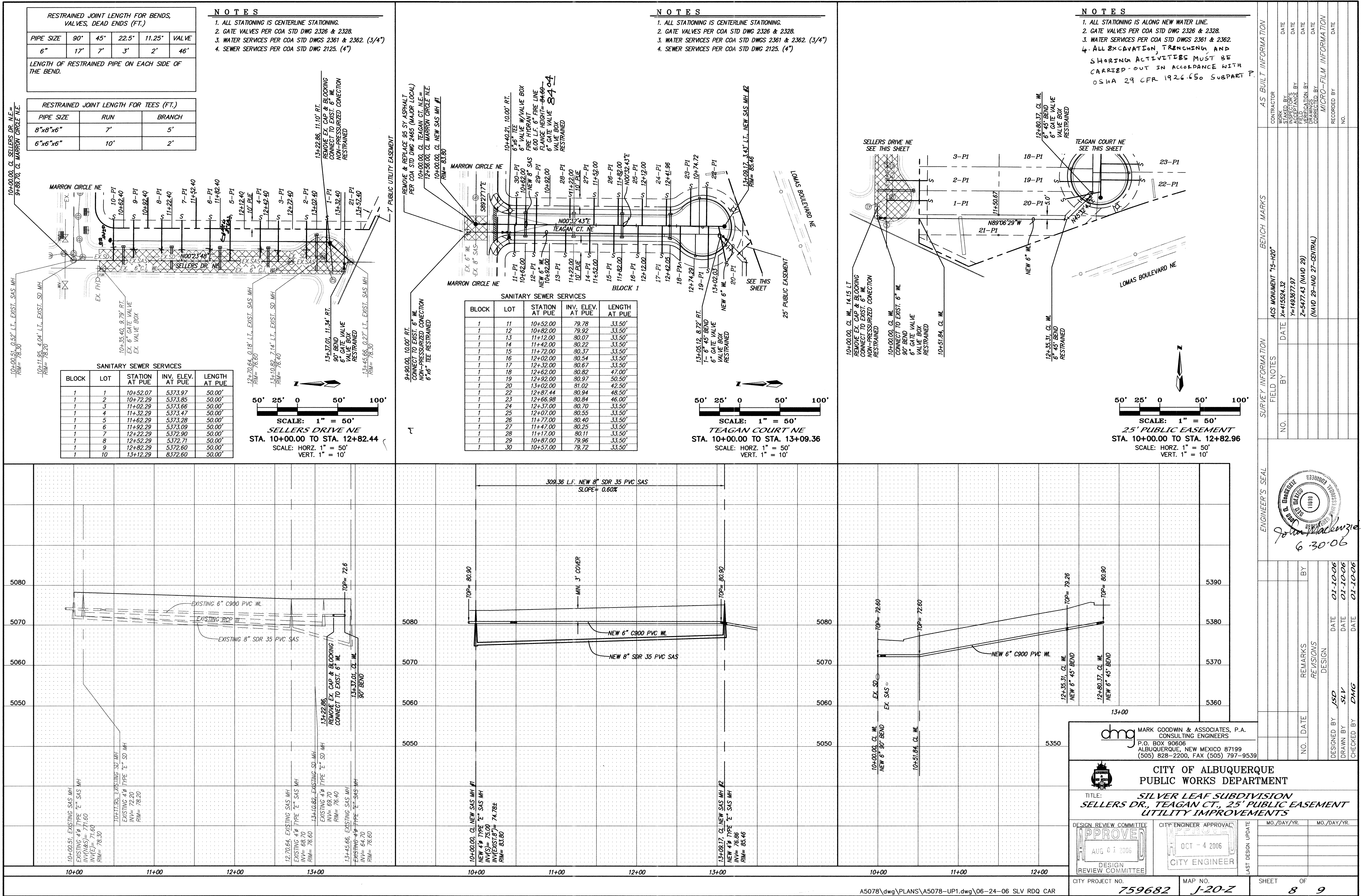
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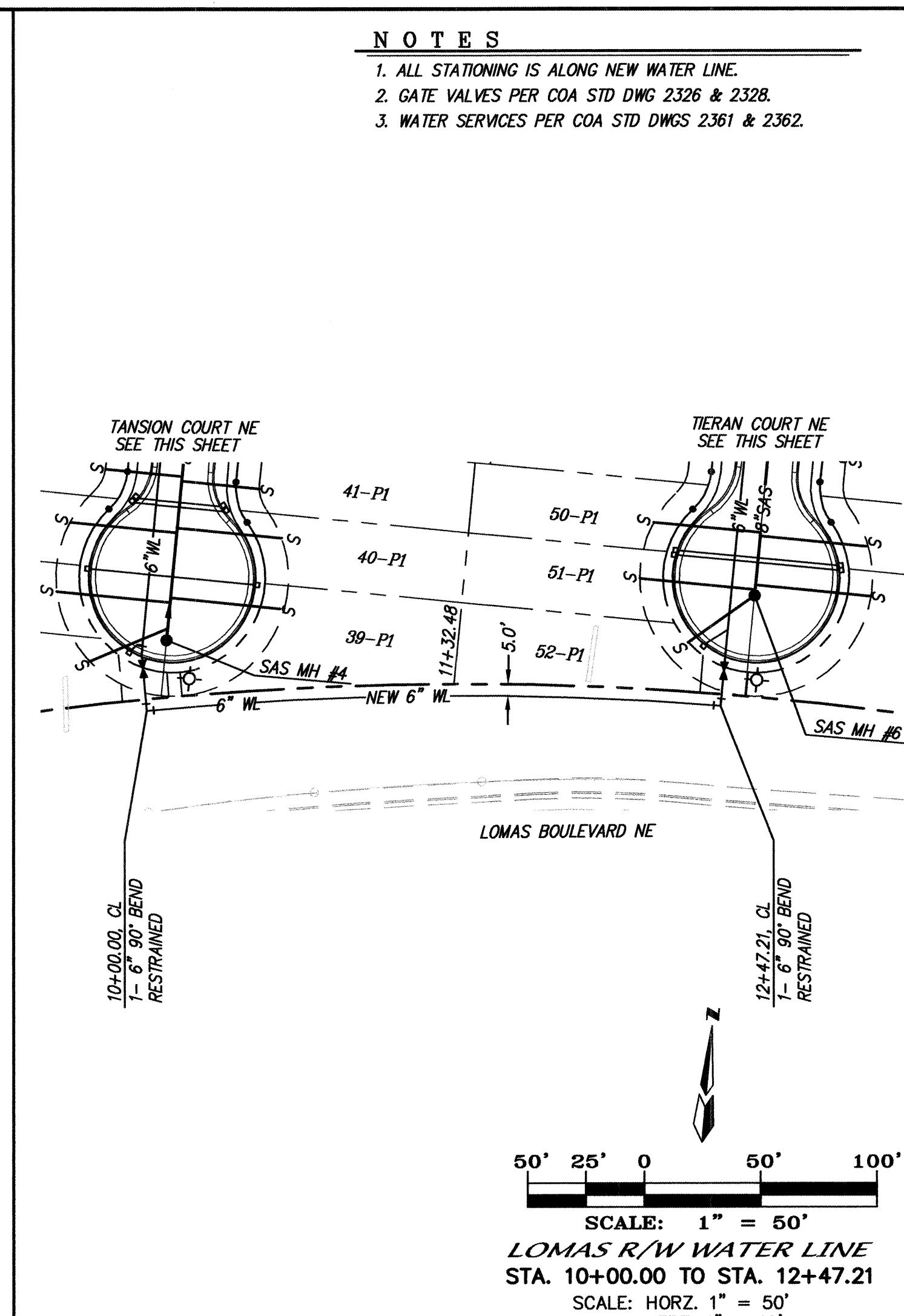
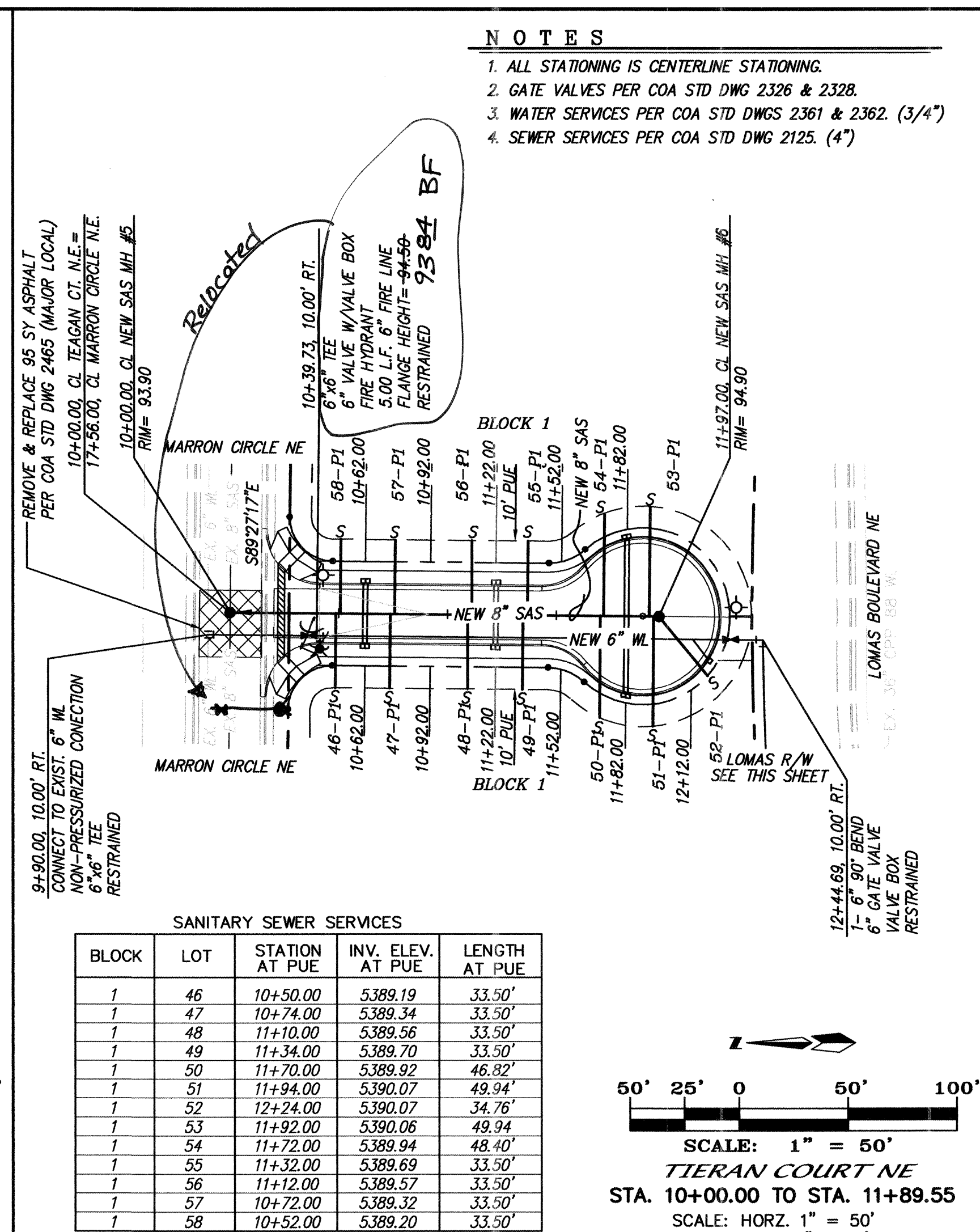
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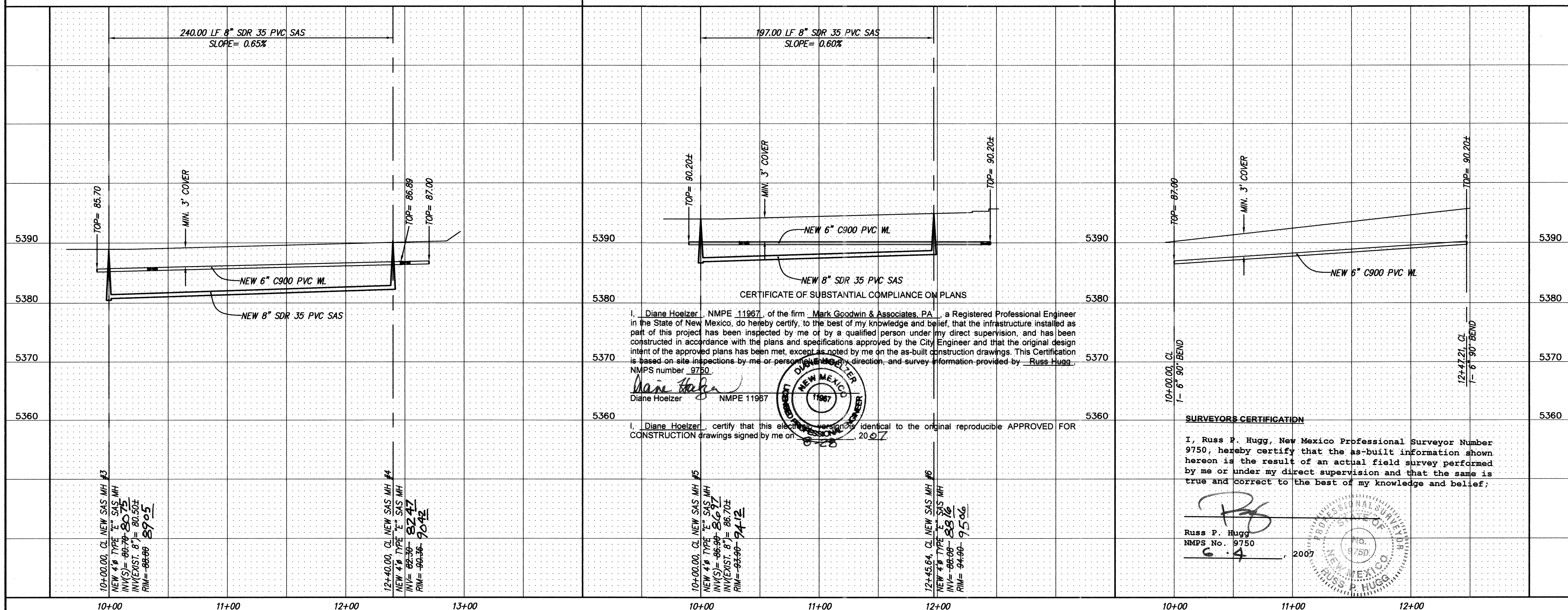






RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	3'	2'	46'
LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND.					

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'



I, Diane Hoelzer, NMPE 11967, 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 such inspections by me or persons under my direct supervision, and survey information provided by the Russell Huggins NMPE number 9750.

Diane Hoelzer NMPE 11967

NEW MEXICO
1967
REGISTERED PROFESSIONAL ENGINEER

I, Diane Hoelzer, certify that this electronic original is identical to the original reproducible CONSTRUCTION drawings signed by me on 06/20/07.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon 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;

Russ P. Hugg	
NMPS No.	9750
<u>6</u>	<u>4</u>

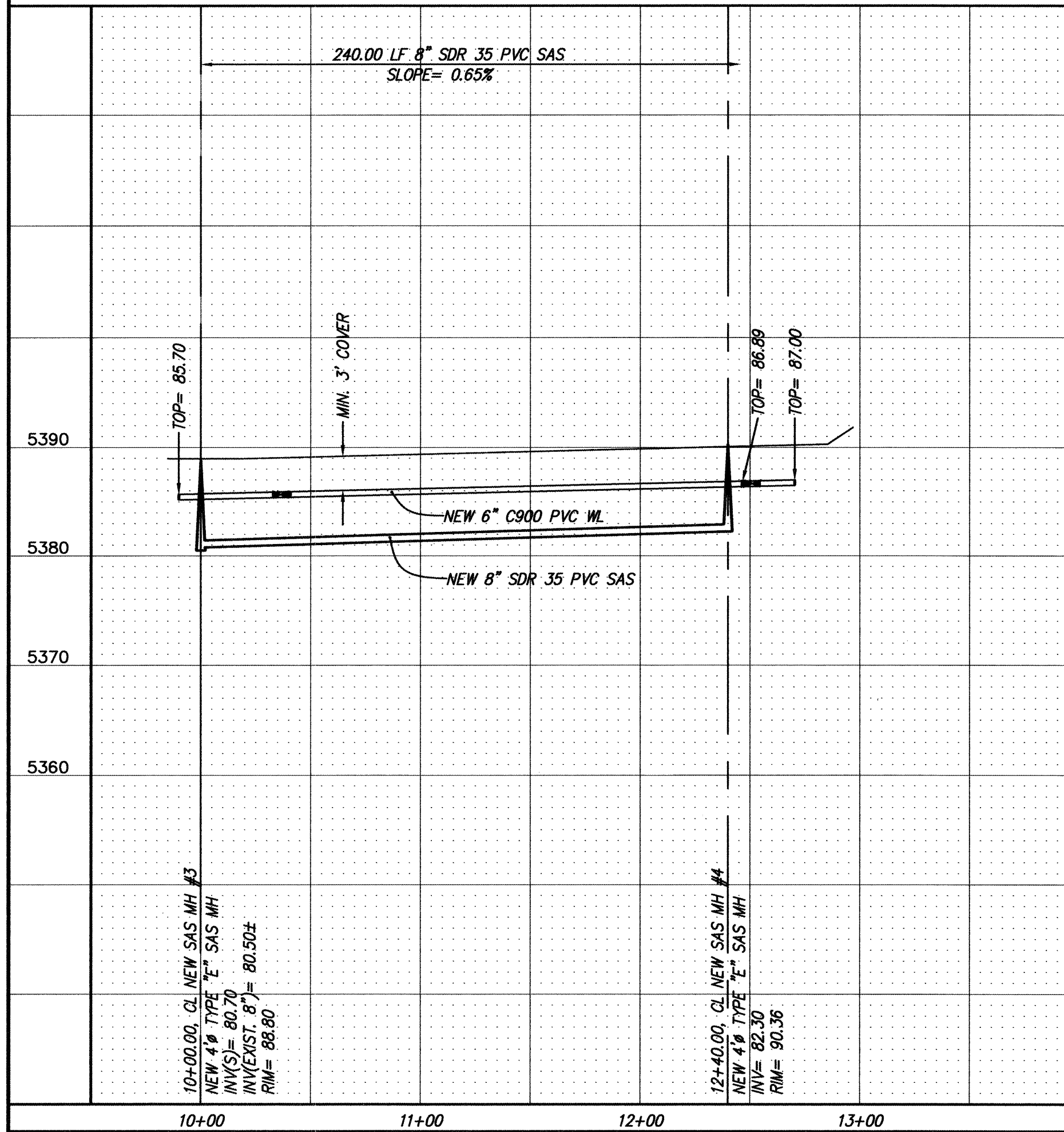
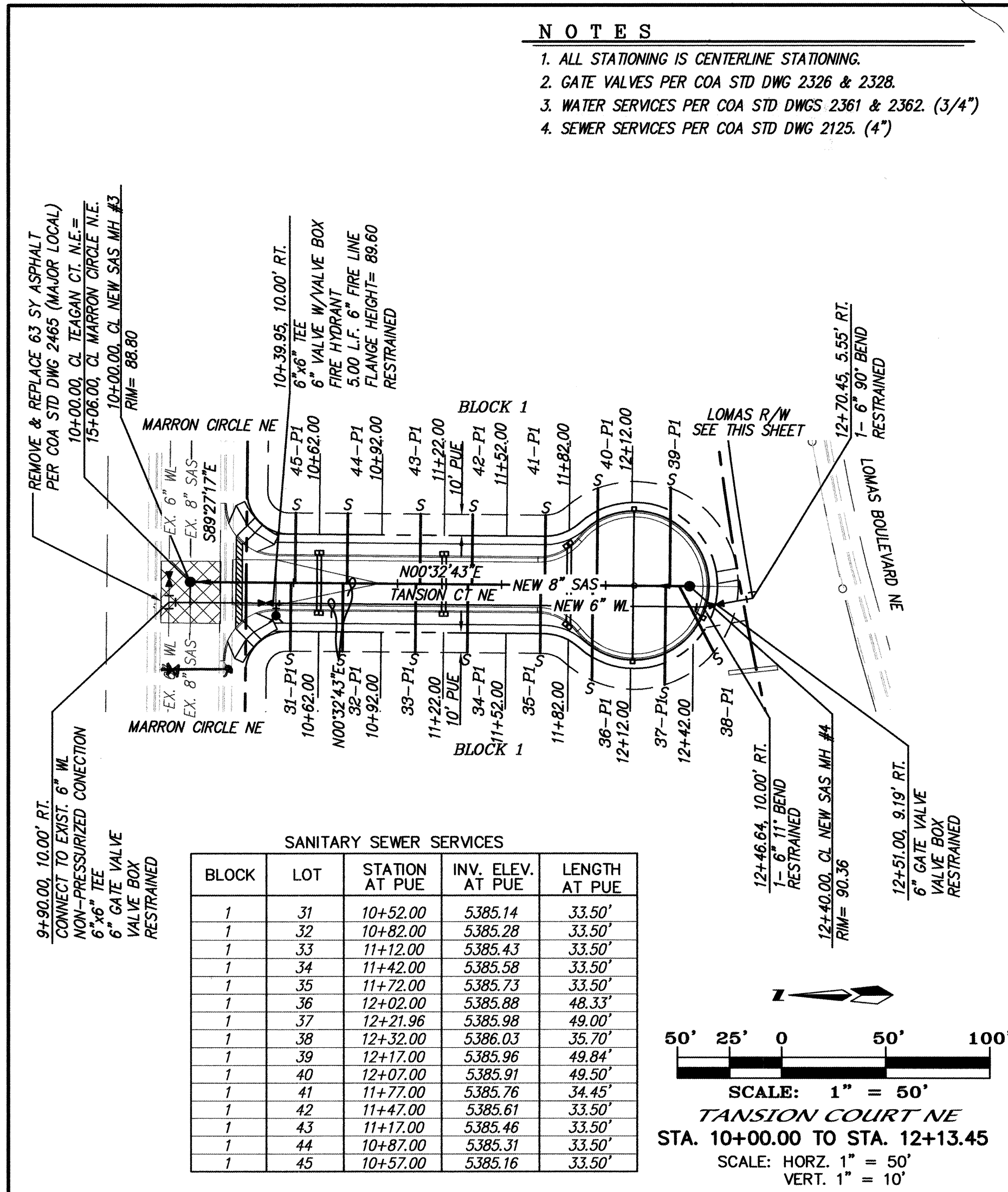
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

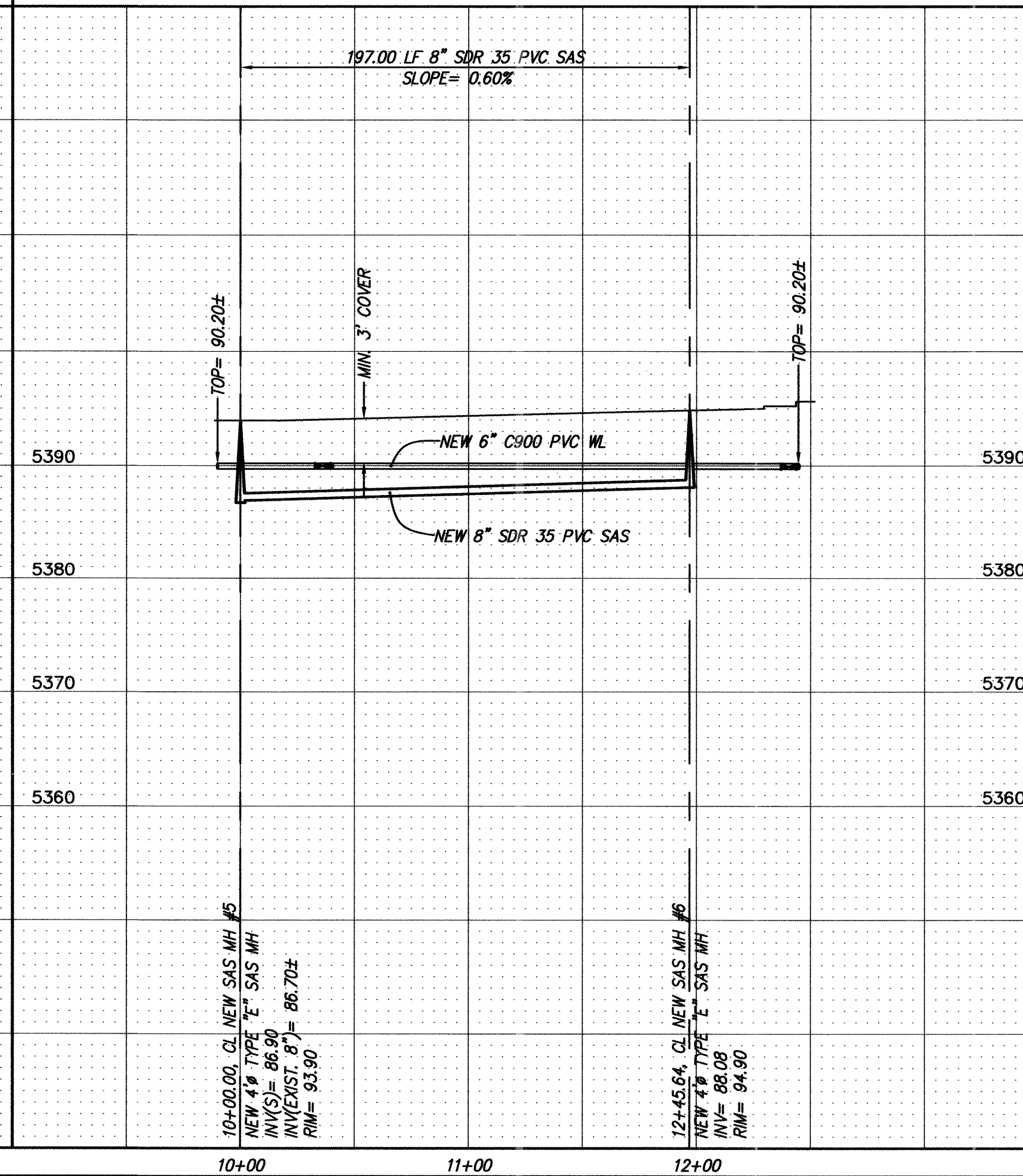
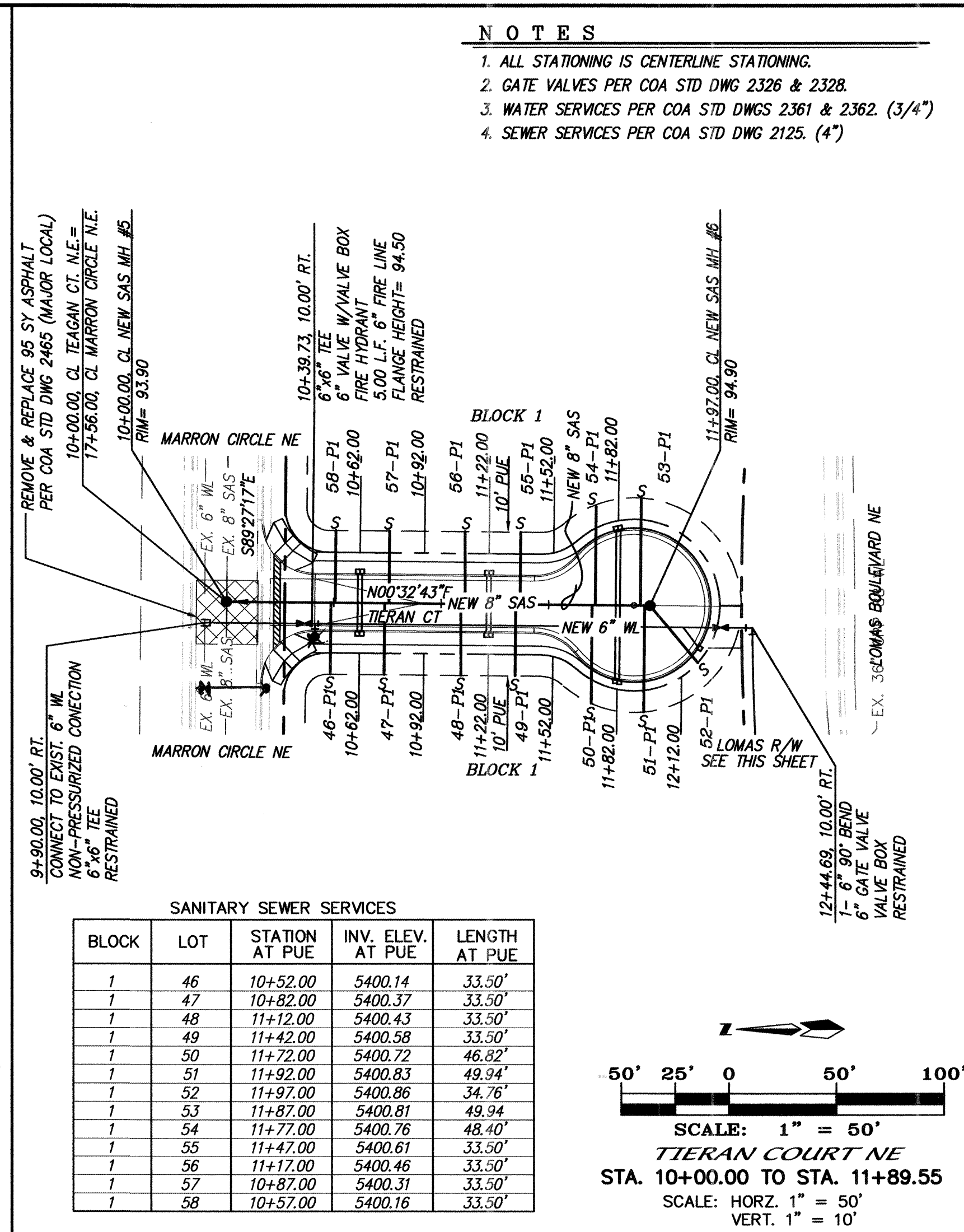
TITLE: *SILVER LEAF SUBDIVISION*
TANSON CT., TIERAN CT., & LOMAS R/W WATER LINE
UTILITY IMPROVEMENTS

CITY PROJECT NO. 759682	MAP NO. J-20-Z	SHEET OF 9R 9
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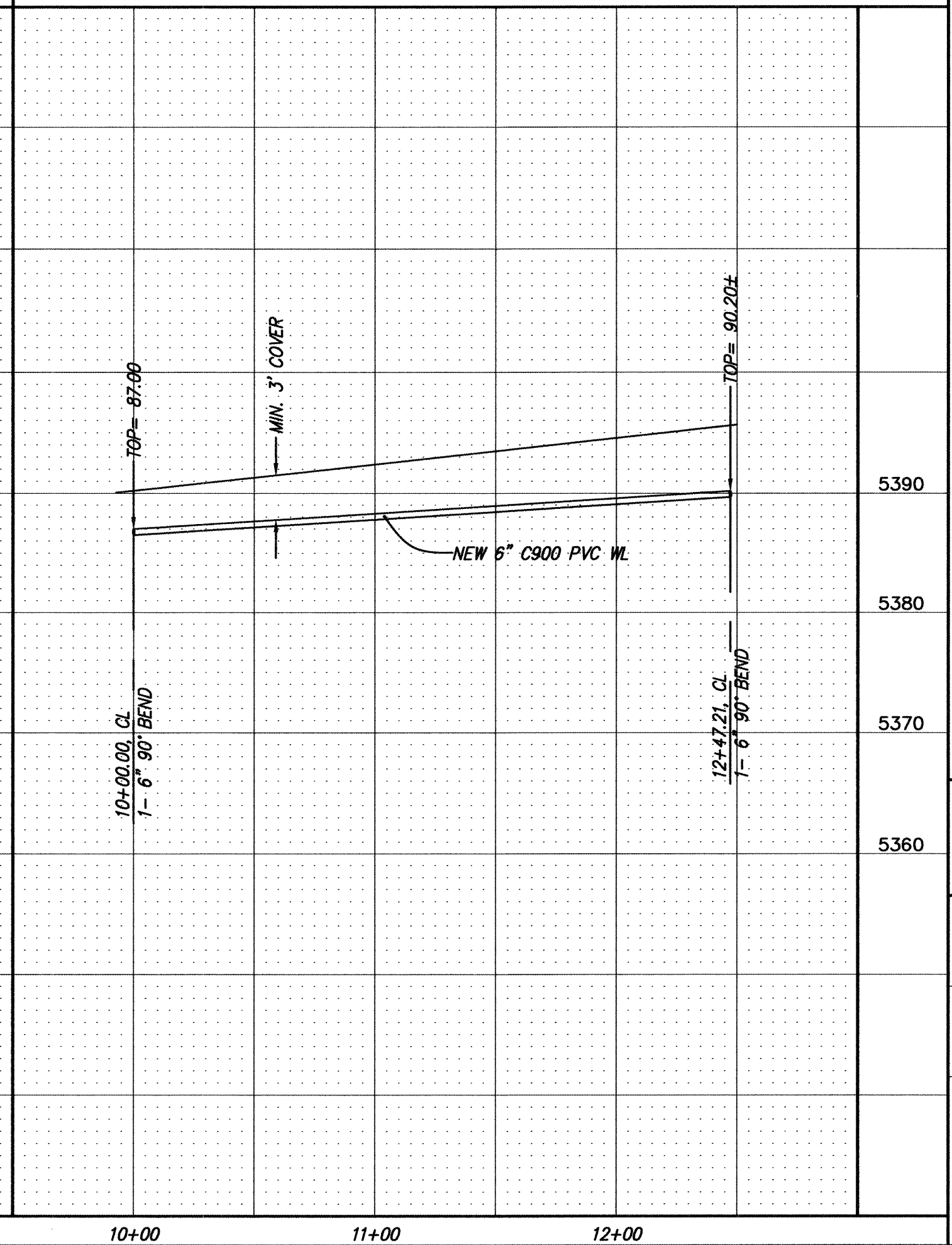
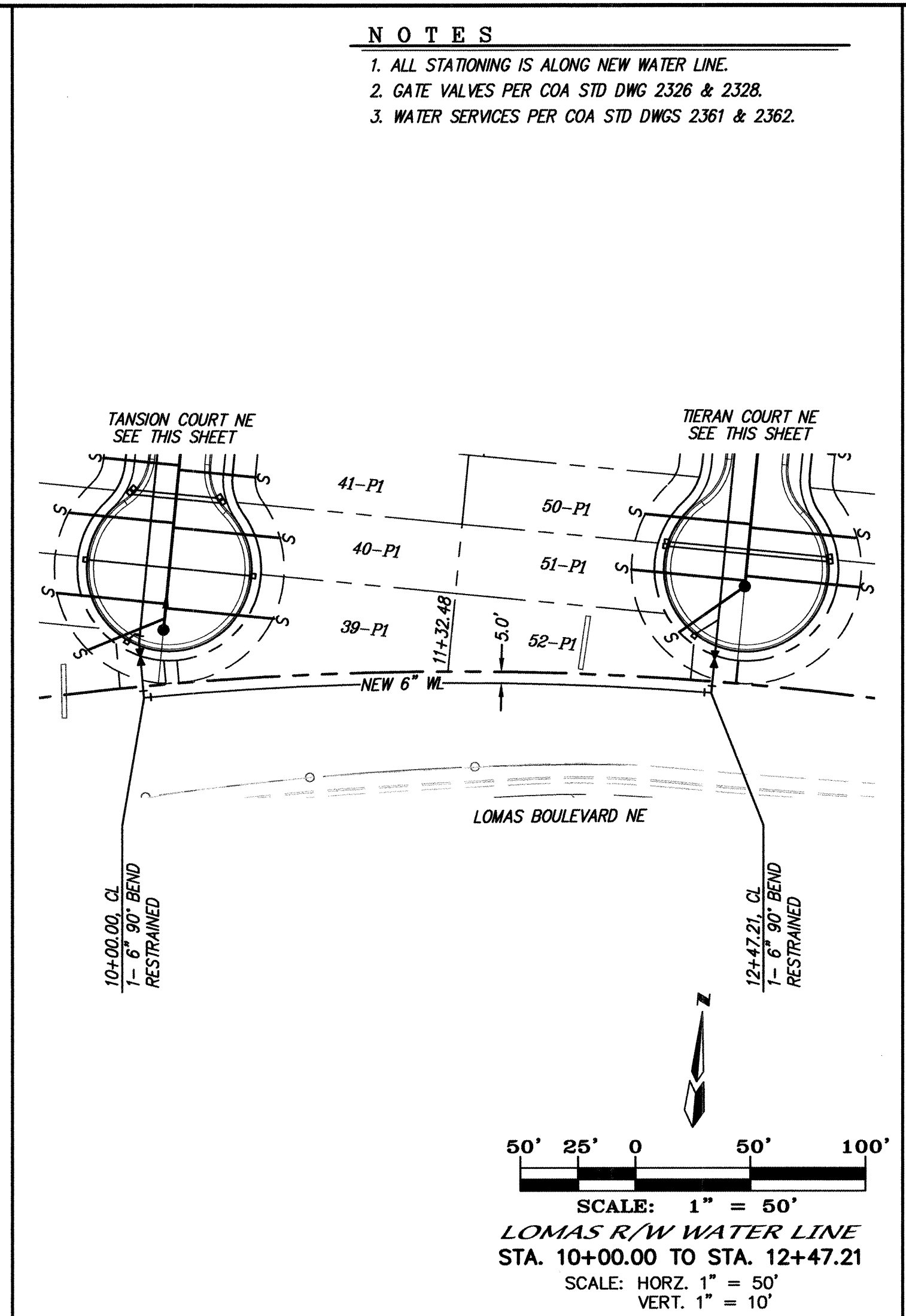
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10+00 11+00 12+00 13+00



10+00 11+00 12+00



10+00 11+00 12+00

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	3'	2'	46'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND.

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'

ENGINEER'S SEAL

John M. Linder
6-30-06

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: **SILVER LEAF SUBDIVISION TANSION CT., TIERAN CT., & LOMAS R/W WATER LINE UTILITY IMPROVEMENTS**

DESIGN REVIEW COMMITTEE: **APPROVED** AUG 6 1 2006

CITY ENGINEER APPROVAL: **APPROVED** OCT - 4 2006

DESIGNED BY: **SLV** DATE: **01-10-06**

DRAWN BY: **SLV** DATE: **01-10-06**

CHECKED BY: **DWG** DATE: **01-10-06**

CITY PROJECT NO. **759682** MAP NO. **J-20-Z** SHEET **9** OF **9**