

RECORD DRAWING



1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2010 EDITION, AND WILL BE REFERRED TO HEREIN AS STANDARD SPECIFICATIONS.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENTS 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 STANDARD SPECIFICATIONS SECTION 4.4.
6. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO CITY CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECOGNITION OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROMOTE AND MAINTAIN ALL CONSTRUCTION SCHEDULING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

NOTE:
CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL
CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN
ACCEPTED BY THE CITY OF ALBUQUERQUE.

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 EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. DISTURBANCE OF EXISTING UTILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

dmg D. MARK GOODWIN & ASSOCIATES, P
CONSULTING ENGINEERS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9

INDEX TO DRAWINGS

SHEET NO.	SHEET NO.
1	TITLE SHEET
2-3	PLAT
4	GRADING & DRAINAGE PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	PAVING IMPROVEMENTS - SAGE RANCH COURT S.W.
7	PAVING DETAILS AND DEMOLITION
8	UTILITY IMPROVEMENTS - SAGE RANCH COURT S.W.
9	VALVE SHUT-OFF PLAN

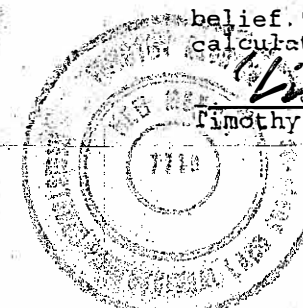
I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or a qualified person under 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 Timothy Aldrich NMPS number 7719.

Mark Goodwin NMPE 8948 2/8/22

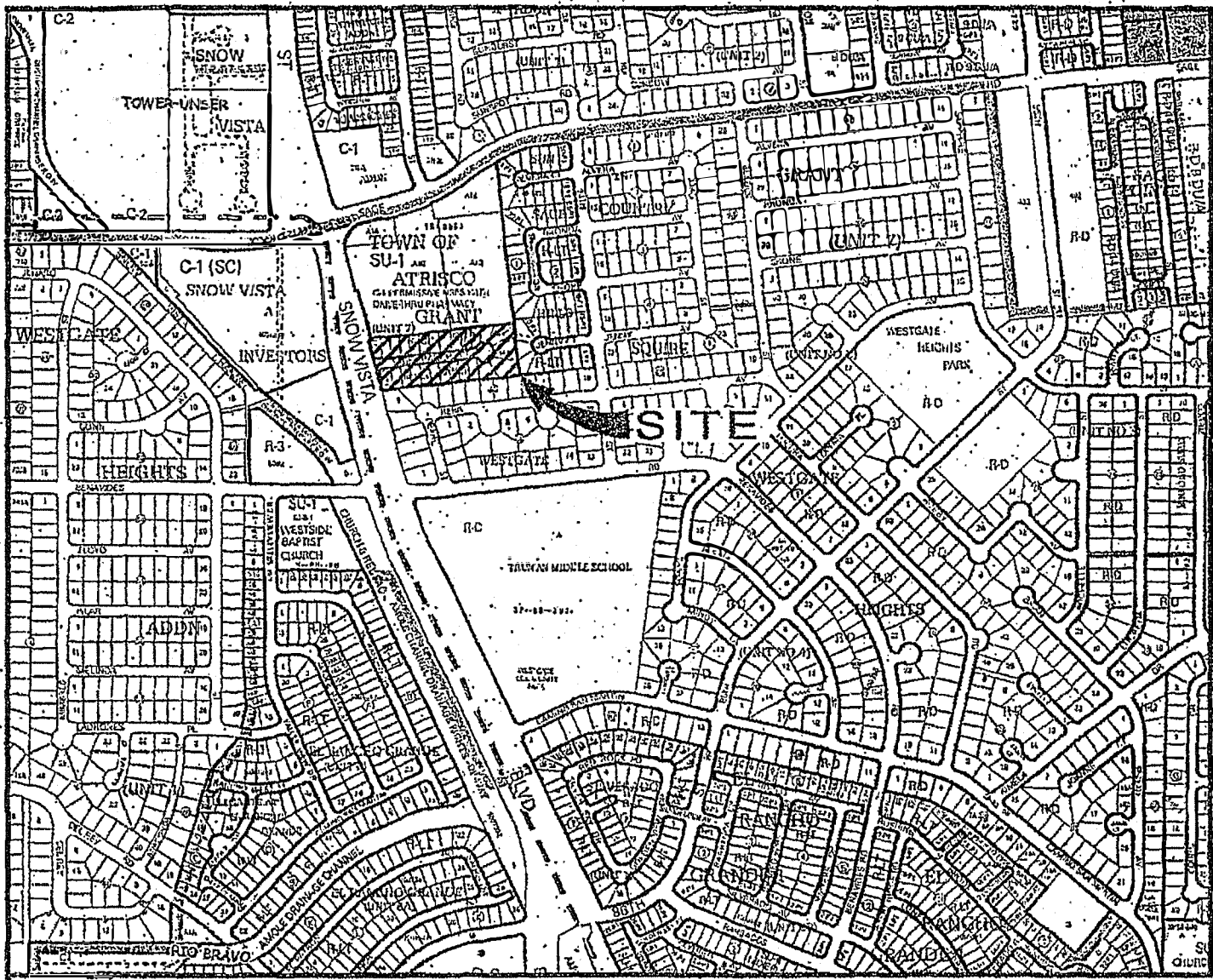


"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' survey measurements by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Timothy Aldrich 02/02/22
Timothy Aldrich P.S. No. 2219 Date



PR2019-002063



LOCATION MAP SCALE: NTS M-9-Z

SUBDIVISION DATA

GROSS ACREAGE 3.7442 AC
ZONE ATLAS NO. M-9-Z
NO. OF EXISTING TRACTS/LOTS 1 TRACT/26 LOTS
NO. OF TRACTS/LOTS CREATED 2 TRACTS/32 LOTS
DATE OF SURVEY OCTOBER, 2017
MILES OF FULL WIDTH STREETS CREATED 0.16 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED 0.7164 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

OWNER: Vuelo, LLC

Mrs. Janie Rowe, Manager

DATE

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ON THIS DAY OF 2017, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Mrs. Janie Rowe, Manager, Vuelo, LLC.

NOTARY PUBLIC, MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1, TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 2 TRACTS AND 32 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)
PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)
PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)
PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7" (10-24-05, 2005C-352)
PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719"
8. MANHOLES WILL BE OFFSET AT ALL POI NTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

PRELIMINARY PLAT FOR SAGE RANCH SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, NM PM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2021

PROJECT NUMBER: 1003991

APPLICATION NUMBER:

PLAT APPROVAL:

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO

Date

NEW MEXICO GAS COMPANY

Date

QWEST CORPORATION D/B/A CENTURYLINK QC

Date

COMCAST D/B/A XFINITY

Date

CITY APPROVALS:

Loren N. Kishner, P.S.

6/14/2021

CITY SURVEYOR

Date

REAL PROPERTY DIVISION

Date

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

Date

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY

Date

PARKS AND RECREATION DEPARTMENT

Date

AMAFCA

Date

CITY ENGINEER

Date

DRB CHAIRPERSON, PLANNING DEPARTMENT

Date

CODE ENFORCEMENT

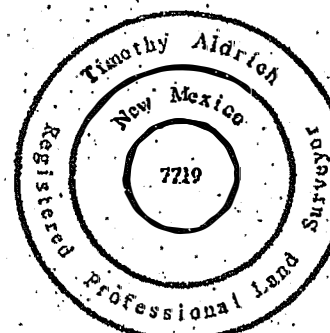
Date

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 THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

TIMOTHY ALDRICH, P.S. NO. 7719

DATE



ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A17031 PRELIM PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 4/28/2021	Job: A17031	

PRELIMINARY PLAT FOR SAGE RANCH SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, NM PM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2021

PARCEL A-1-D
TOWN OF ATRISCO GRANT, UNIT
7 (10-24-05, 2005C-352)

PRIVATE DRAINAGE POND EASEMENT FOR THE
JOINT BENEFIT AND USE OF PARCELS A-1-A,
A-1-B, A-1-D, AND A-1-E SAID EASEMENT
TO BE MAINTAINED BY THE OWNER OF EACH
TRACT FOR THE BENEFIT OF ALL TRACTS
(10-24-05, 2005C-352)

EXISTING 20' PRIVATE
SANITARY SEWER EASEMENT
(10-24-05, 2005C-352)

EXISTING 20' PUBLIC SANITARY SEWER
EASEMENT AND A PRIVATE DRAINAGE
EASEMENT AND DRAINAGE EASEMENT
(10-24-05, 2005C-352)

25' EXISTING PUBLIC SANITARY
SEWER EASEMENT
AND DRAINAGE EASEMENT
(6/25/99, 99C-162)

EXISTING 20' SANITARY SEWER
AND DRAINAGE EASEMENT AND
PEDESTRIAN EASEMENT
(10-31-06, 2006C-337)
V=180RB-70030

SUN SAGE HILLS
(06-25-99, 99C-162)

EXISTING 10' PUBLIC UTILITY EASEMENT
(10-31-2006, 2006C-337)
V=180RB-70030

EXISTING 10' PUBLIC UTILITY EASEMENT
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ACS MONUMENT
AND BENCHMARK
"9-M9"
N=1475861.718
E=1493497.517
G-G=0.999682417
Δα=-00°16'55.12"
ELEVATION=5148.039
CENTRAL ZONE
(NAD83/NAVD88)

EXISTING 20' PUBLIC
WATERLINE EASEMENT
(10-24-05, 2005C-352)

EXISTING 10' PUBLIC
UTILITY EASEMENT
(10-24-05, 2005C-352)

SNOW VISTA BOULEVARD SW
(200 F.W.)

EXISTING 10' PUBLIC
UTILITY EASEMENT
(10-24-05, 2005C-352)
V=180RB-70030

EXISTING 100'
UTILITY EASEMENT
(02-05-64, D3-90)

EXISTING 20' PUBLIC WATERLINE EASEMENT
(10-24-05, 2005C-352)
PARCEL A-1-B
TOWN OF ATRISCO GRANT, UNIT 7
(10-24-05, 2005C-352)

EXISTING 20' PUBLIC
WATERLINE EASEMENT
(10-24-05, 2005C-352)

EXISTING 10' PUBLIC
UTILITY EASEMENT
(10-24-05, 2005C-352)

EXISTING 7' PUBLIC UTILITY EASEMENT
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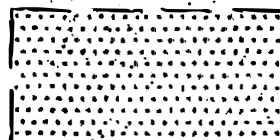
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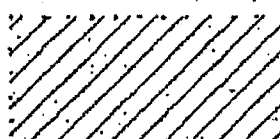
EXISTING 10' PUBLIC UTILITY EASEMENT
(10-31-2006, 2006C-337)
V=180RB-70030

LEGEND



LIMITS OF EXISTING
EASEMENT VACATED
BY THIS PLAT.
V=180RB-70030

PROPERTY LINE
ELIMINATED
BY THIS PLAT.



LIMITS OF EXISTING
RIGHT-OF-WAY
VACATED BY THIS
PLAT.
V=180RB-70032

ACS MONUMENT
AND BENCHMARK
"11-M9"
N=1474735.261
E=1493878.618
G-G=0.999682709
Δα=-00°16'52.37"
ELEVATION=5139.276
CENTRAL ZONE
(NAD83/NAVD88)

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	48.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Parcel Line Table

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00

PRELIMINARY PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2021

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

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

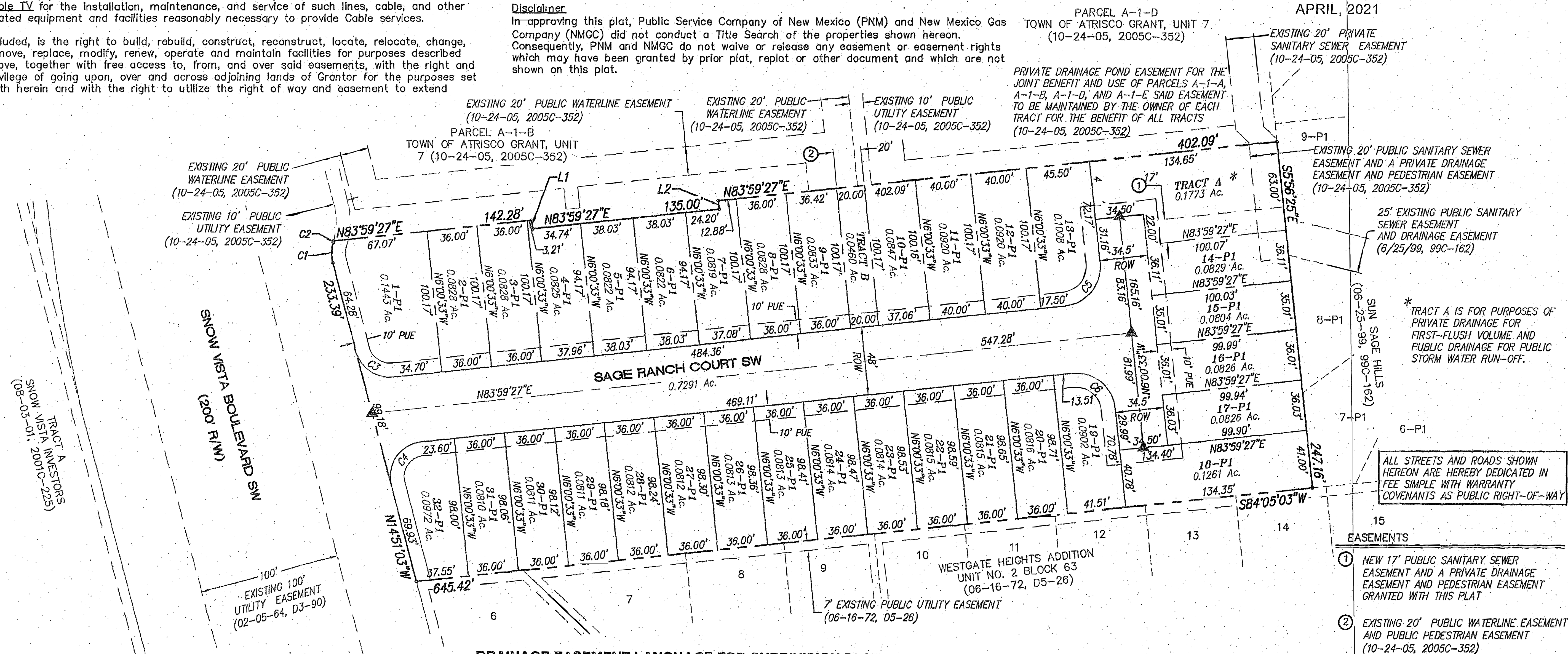
Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend

services to customers of Grantee, 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date 4/28/21 and the Grading and Drainage Plan with engineer's stamp date 4/28/21 which report and plans are on file in the office of the City Engineer File # M040025A. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

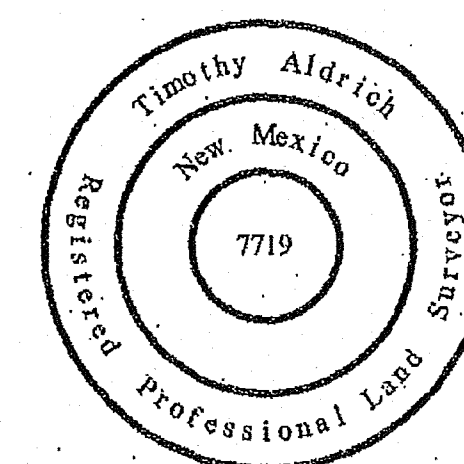
The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'30"	S55°25'48"E	32.52'
C4	25.00'	43.13'	98°50'30"	S34°34'12"W	37.98'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

Parcel Line Table

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY SNOW VISTA BLVD. TO THE WEST AND SOUTH OF THE SAGE MARKET COMMERCIAL DEVELOPMENT, A DEVELOPED LOT TO THE EAST AND A CONCRETE DRAINAGE CHANNEL TO THE SOUTH. A 32-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IS BEING PROPOSED TO BE CONSTRUCTED ON THE 3.76 ACRE PROPERTY. IT WILL HAVE ONE ACCESS ENTRANCE ROAD, ON THE WEST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE MAP M-9-Z.

THIS SITE IS PART OF THE OVERALL MASTER DRAINAGE PLAN FOR SAGE MARKET PLACE (BY TERRA WEST STAMPED 9/2005). A PREVIOUS DRAINAGE REPORT WAS WRITTEN FOR THE SAGE RANCH SUBDIVISION (BY TERRA WEST STAMPED 9/2005). THE SITE IS SUBJECT TO ALL RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS SET FORTH WITHIN THE PREVIOUSLY STATED DOCUMENTS.

THE SITE IS NOT LOCATED IN A 100-YR FLOOD ZONE PER FEMA FIRM NO. 05001C034H, AUGUST 2012.

EXISTING CONDITIONS

THE 3.76 ACRE SITE IS CURRENTLY UNDEVELOPED AND THE FLOW PATTERN FOR THIS AREA IS IN A GENERAL WEST TO EAST DIRECTION. THE EXISTING CHANNEL ALONG THE EASTERN PROPERTY BOUNDARY WAS DESIGNED TO INTERCEPT RUNOFF FROM THE LOTS AND FROM THE CONTROLLED RELEASE POND WITHIN THE COMMERCIAL PROPERTY TO THE NORTH AT A RATE OF 17.49 CFS. THE RUNOFF GENERATED FOR THE 32-LOT RESIDENTIAL PROPERTY IN THIS REPORT IS 8.92 CFS. THIS EXISTING CHANNEL CONVEYS ALL RUNOFF THROUGH A 40" DRAINAGE EASEMENT TO THE EXISTING SUN SAGE HILLS SUBDIVISION.

PROPOSED DEVELOPED CONDITIONS

THE 100-YR PEAK DISCHARGE GENERATED BY THE SITE IS 15.24 CFS. THE SITE DOES NOT ACCEPT ANY OFFSITE FLOWS.

ALL DEVELOPED FLOWS FROM THE 32-LOT RESIDENTIAL SITE WILL DRAIN INTO SAGE RANCH COURT SW. ALL STREET FLOWS WILL BE COLLECTED BY A 4" CONCRETE RUNDOWN TO A FIRST FLUSH POND LOCATED IN TRACT A. THE POND WILL RESTRICT THE PEAK DISCHARGE OF 8.79 CFS BY 2-4" PVC PIPES TO AN EXISTING CONCRETE CHANNEL ON THE EASTERN PROPERTY LINE OF THE SITE. THE 4" PIPES WILL DISCHARGE 5.32 CFS AT ELEVATION 25.14 AND THE OTHER PIPE WILL DISCHARGE AT 2.80 CFS AT ELEVATION 25.45. WITHIN THE EXISTING CHANNEL THE COMBINED FLOWS FROM THE COMMERCIAL POND AND THE RESIDENTIAL SITE WILL DRAIN TO JENNY COURT. FROM JENNY COURT THE RUNOFF DISCHARGES TO SAPHIRE STREET AT CORRUZ DRIVE. ALL RUNOFF IS THEN INTERCEPTED BY A SERIES OF SEVEN TYPE "D" INLETS AND A 40" WIDE TRANSVERSE DRAIN INLET.

THE HYDROLOGY WAS CALCULATED PER COA DPM USING ARIANO P=2.60" FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

ACCORDING TO THE SAGE MARKET PLACE DRAINAGE REPORT ALL FLOWS FROM BOTH THE COMMERCIAL AND RESIDENTIAL SITE ARE RESTRICTED TO 17.49 CFS. THE DISCHARGE FROM THE POND ON THE COMMERCIAL SITE IS RESTRICTED TO AN ORIFICE PLATE THAT WAS PREVIOUSLY CONSTRUCTED WITHIN THE POND. THE DISCHARGE FROM THE RESIDENTIAL PROPERTY WILL BE RESTRICTED TO RELEASE AT 8.12 CFS TO JENNY COURT VIA THE EXISTING 12" CONCRETE CHANNEL. THE TOTAL DISCHARGE OF ALL COMBINED FLOWS FOR THE RESIDENTIAL AND COMMERCIAL SITES WILL STILL REMAIN LESS THAN THE ALLOWABLE 17.49 CFS.

BASIN DATA

Basin ID	Area	Area	Area	Area	Area
100	77.0	23.0	3.76 AC	15.28 cfs	16407 AC-FT

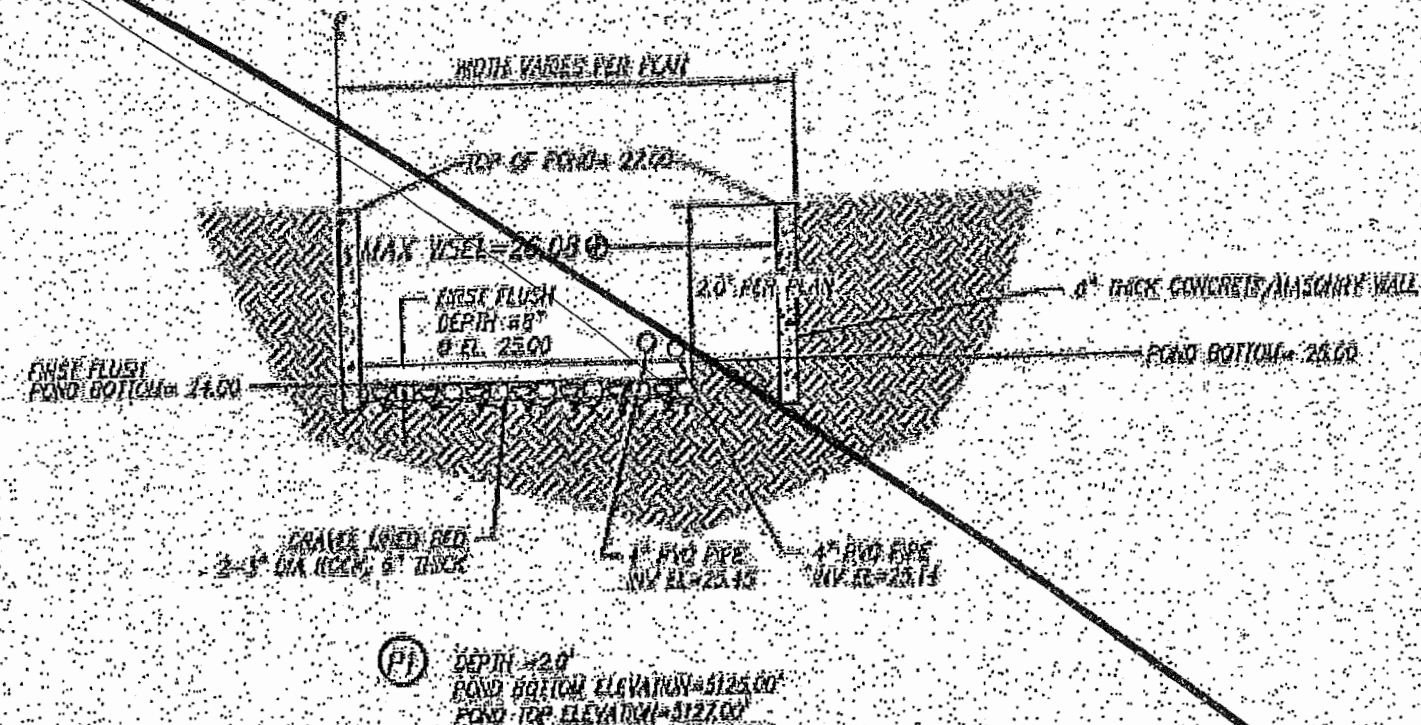
THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED, 100 YR, 24 HR. STORM.

FIRST FLUSH

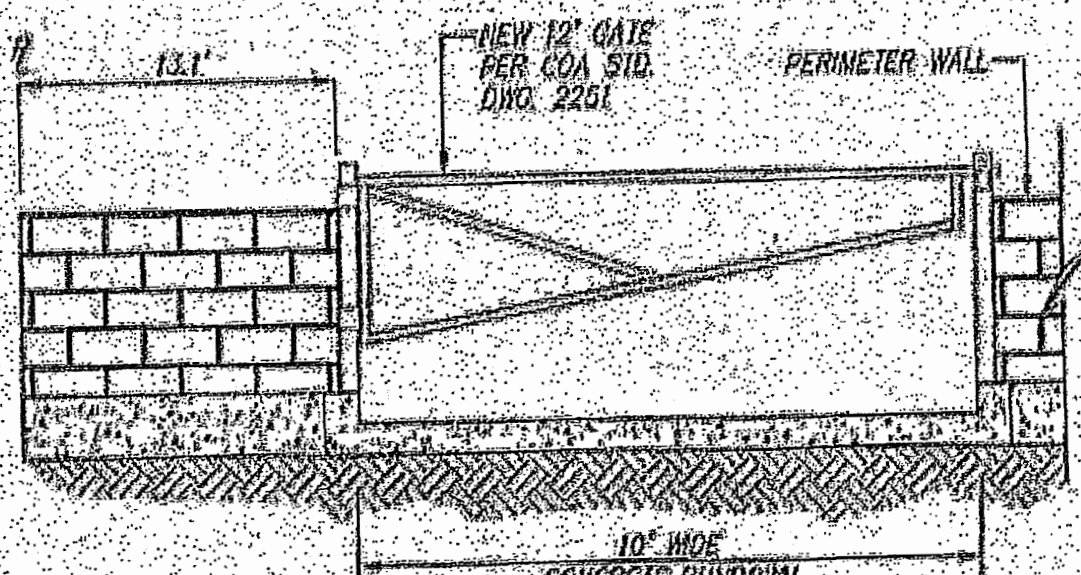
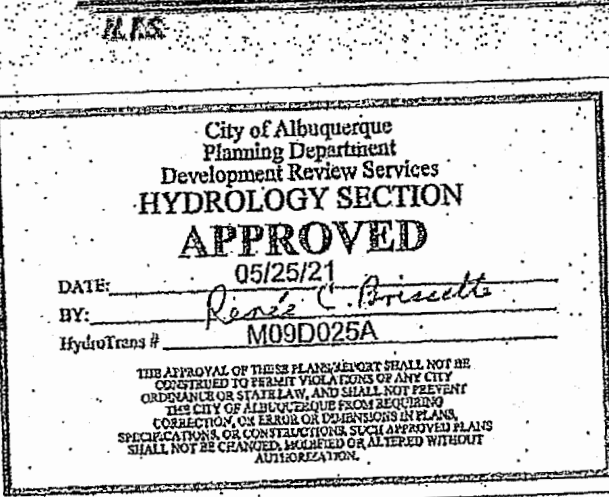
THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH THE DETENTION POND ON SITE.

REQUIRED VOLUME = $0.42' \times 12' \times 120000 \text{ SF}$
= 408 CF
= 10 AC-FT

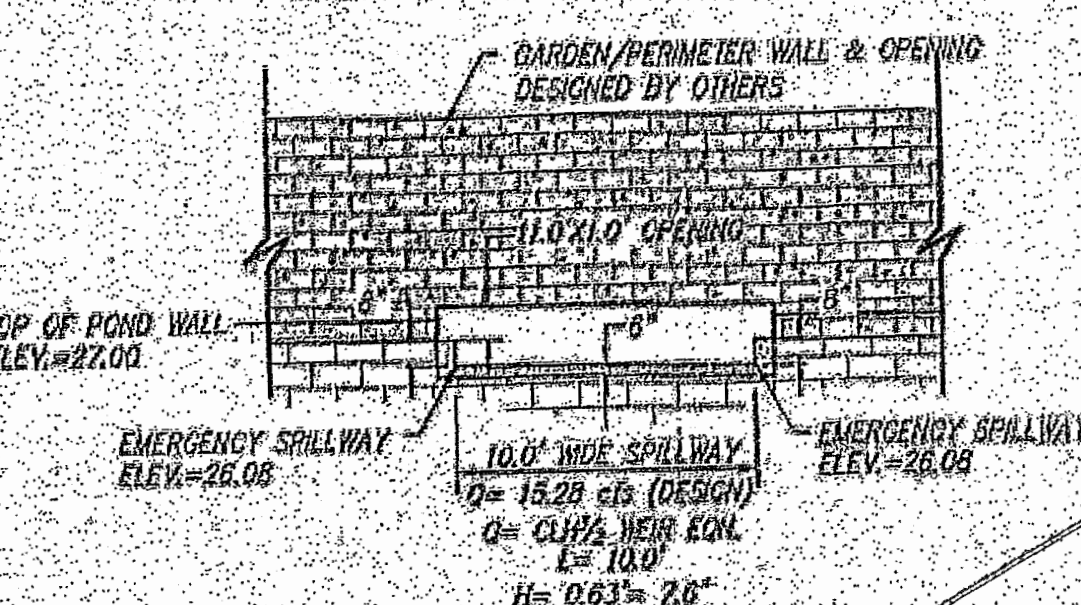
PROVIDED VOLUME = 4520 CF



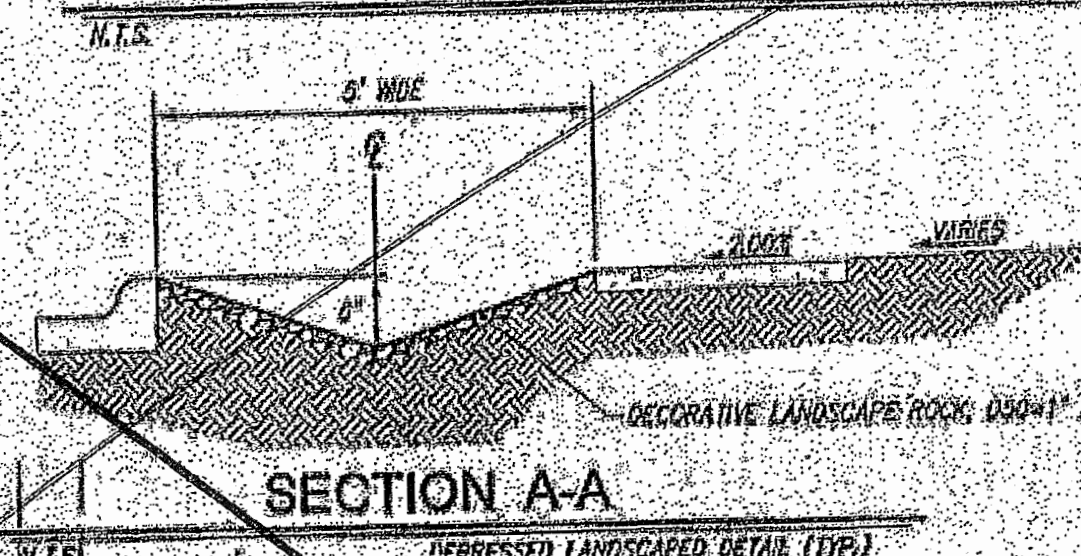
POND DETAIL



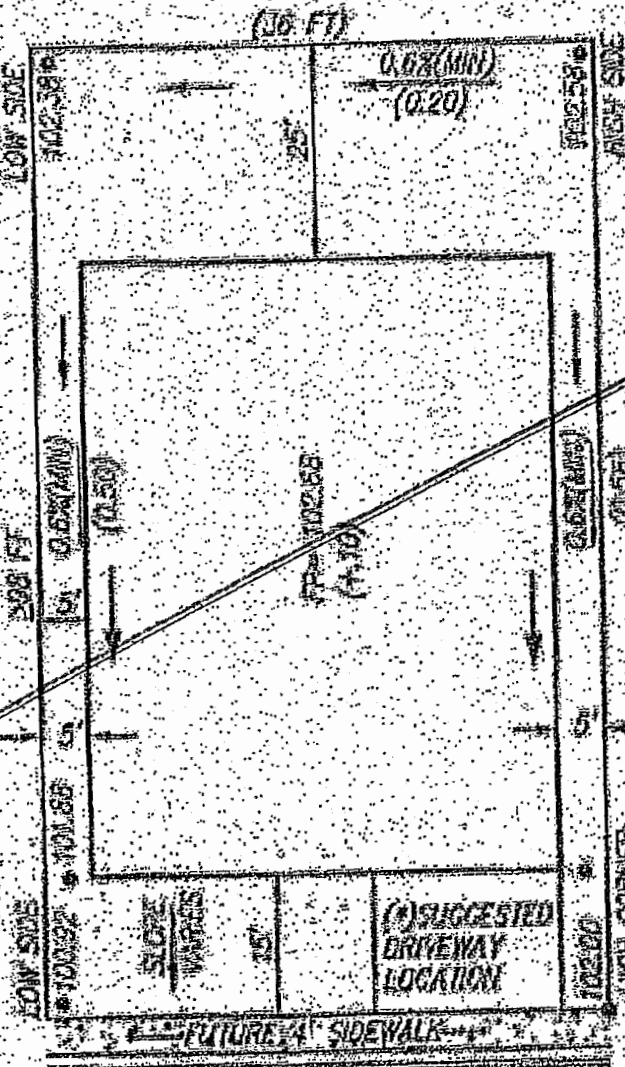
WALL OPENING DETAIL



EMERGENCY SPILLWAY OPENING DETAIL



SECTION A-A



TYPICAL LOT LAYOUT PLAN

FOR LOTS 1-P1 THRU 32-P1

(A) SPECIAL NOTE FOR DRIVEWAYS

ON ALL LOTS WHERE FINISHED PAD IS ≥ 2.0 FEET HIGHER THAN LOW CORNER OF LOT, DRIVEWAY SHOULD BE CONSTRUCTED ON HIGH SIDE OF PAD LOT. THIS WILL HELP MINIMIZE THE STEEPNESS OF DRIVEWAY SLOPE.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THRU 32-P1, TOGETHER WITH SAGE RANCH COURT, RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNILLO COUNTY CLERK ON OCTOBER 31, 2005, IN VOLUME 2005, PAGE 337 BEING 3.76 ACRES MORE OR LESS.

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. 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.
4. 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.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

CAUTION: NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY 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.

EASEMENT KEYED NOTES

1. NEW 12" PUBLIC SANITARY SEWER EASEMENT GRANTED TO A.B.G.W.U.A.

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90805
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 428-2200, FAX (505) 797-9319

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SAGE RANCH SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

FOR INFORMATION ONLY

CITY PROJECT NO. 769782 ZONE MAP NO. M-9-Z SHEET 4 OF 9

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY SNOW MESA BLVD TO THE WEST AND SOUTH OF THE SAGE MARKET COMMERCIAL DEVELOPMENT. A DEVELOPED LOT TO THE EAST AND A CONCRETE DRAINAGE CHANNEL TO THE SOUTH, A 33-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IS BEING PROPOSED TO BE CONSTRUCTED ON THE 3.76 ACRE PROPERTY. IT WILL HAVE ONE ACCESS ENTRANCE ROAD, ON THE WEST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE ATLAS PAGE M-9-Z.

THIS SITE IS PART OF THE OVERALL MASTER DRAINAGE PLAN FOR SAGE MARKET PLACE (BY TERRA WEST STAMPED 9/2005). A PREVIOUS DRAINAGE REPORT WAS WRITTEN FOR THE SAGE RANCH SUBDIVISION (BY TERRA WEST STAMPED 9/2005). THE SITE IS SUBJECT TO ALL RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS SET FORTH WITHIN THE PREVIOUSLY STATED DOCUMENTS.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0330H, AUGUST 2012.

EXISTING CONDITIONS:

THE 3.76 ACRE SITE IS CURRENTLY UNDEVELOPED AND THE FLOW PATTERN FOR THIS AREA IS IN A GENERAL WEST TO EAST DIRECTION. THE EXISTING CHANNEL ALONG THE EASTERN PROPERTY BOUNDARY WAS DESIGNED TO INTERCEPT RUNOFF FROM THE LOT'S ADJACENT TO THE CONTROLLED RELEASE POND WITHIN THE COMMERCIAL PROPERTY TO THE NORTH AT A RATE OF 17.49 CFS. THE RUNOFF GENERATED FOR THE 33-LOT RESIDENTIAL PROPERTY IN THE REPORT IS 8.92 CFS. THIS EXISTING CHANNEL DRAINAGE RUNOFF THROUGH A 20" DRAINAGE EASEMENT TO THE EXISTING SUN STREET DRAINAGE SUBDIVISION.

PROPOSED DEVELOPMENT CONDITIONS:

THE 100 YR PEAK DISCHARGE GENERATED BY THE SITE IS 15.28 CFS. THE SITE DOES NOT ADJACENT OFFSITE FLOWS.

ALL OFFSITE FLOWS FROM THE 31-LOT RESIDENTIAL SITE WILL DRAIN INTO SAGE RANCH COURT SW. ALL STREET FLOWS WILL BE COLLECTED BY A 10" CONCRETE PIPE TO A FIRST FLUSH POND LOCATED IN TRACT A. THE POND WILL RESTRICT THE PEAK DISCHARGE OF 8.36 CFS BY 2-4" PVC PIPES IN AN EXISTING CONCRETE CHANNEL ON THE EASTERN PROPERTY LINE OF THE SITE. THE 4" PIPES WILL DISCHARGE 4.18 CFS EACH AT ELEVATION 23.10. WITHIN THE EXISTING CHANNEL, THE COMBINED FLOWS FROM THE COMMERCIAL POND AND THE RESIDENTIAL SITE WILL DRAIN TO JENNY COURT. FROM JENNY COURT, THE RUNOFF DISCHARGES TO SAPHIRE STREET AT CORRAL DRIVE. ALL RUNOFF IS THEN INTERCEPTED BY A SERIES OF SEVEN TYPE "C" INLETS AND A 40" WIDE TRANSVERSE DROP INLET.

THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO $P_{24}=2.60"$ FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

ACCORDING TO THE SAGE MARKET PLACE DRAINAGE REPORT ALL FLOWS FROM BOTH THE COMMERCIAL AND RESIDENTIAL SITE ARE RESTRICTED TO 17.49 CFS. THE DISCHARGE FROM THE POND ON THE COMMERCIAL SITE IS RESTRICTED TO AN ORIFICE PLATE THAT WAS PREVIOUSLY CONSTRUCTED WITH THE POND. THE DISCHARGE FROM THE RESIDENTIAL PROPERTY WILL BE RESTRICTED TO RELEASE AT 8.12 CFS TO JENNY COURT VIA THE EXISTING 12" CONCRETE CHANNEL. THE TOTAL DISCHARGE OF ALL COMBINED FLOWS FOR THE RESIDENTIAL AND COMMERCIAL SITES WILL STILL REMAIN LESS THAN THE ALLOWABLE 17.49 CFS.

BASIN DATA

BASIN ID	% D	% C	AREA	Q(100)	VOLUME
100	77.0	23.0	3.76 AC	15.28 cfs	.6407 AC-FT

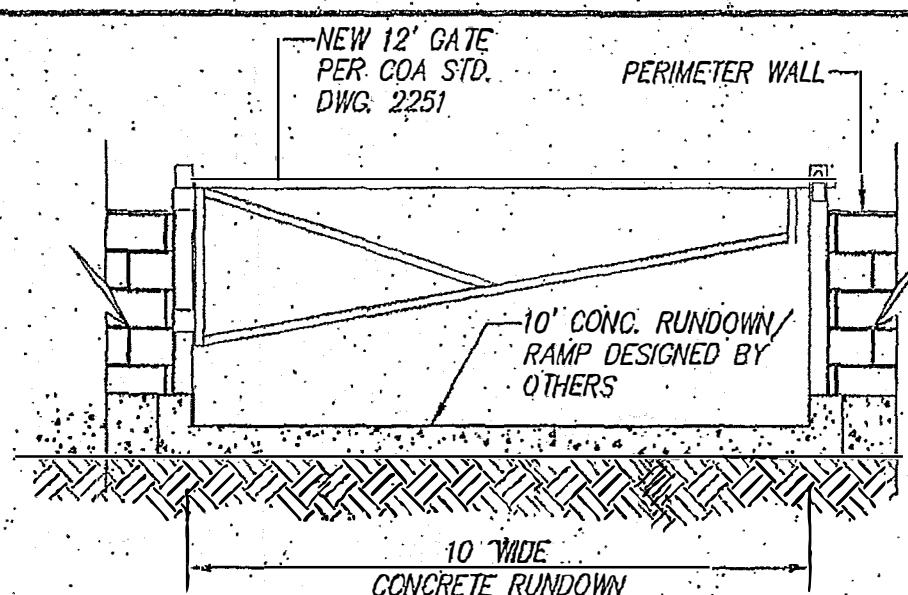
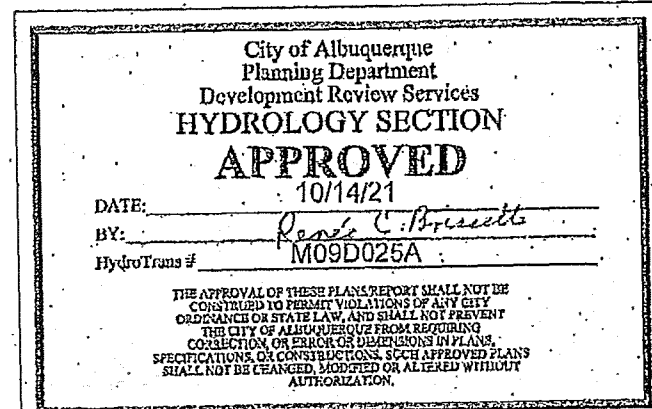
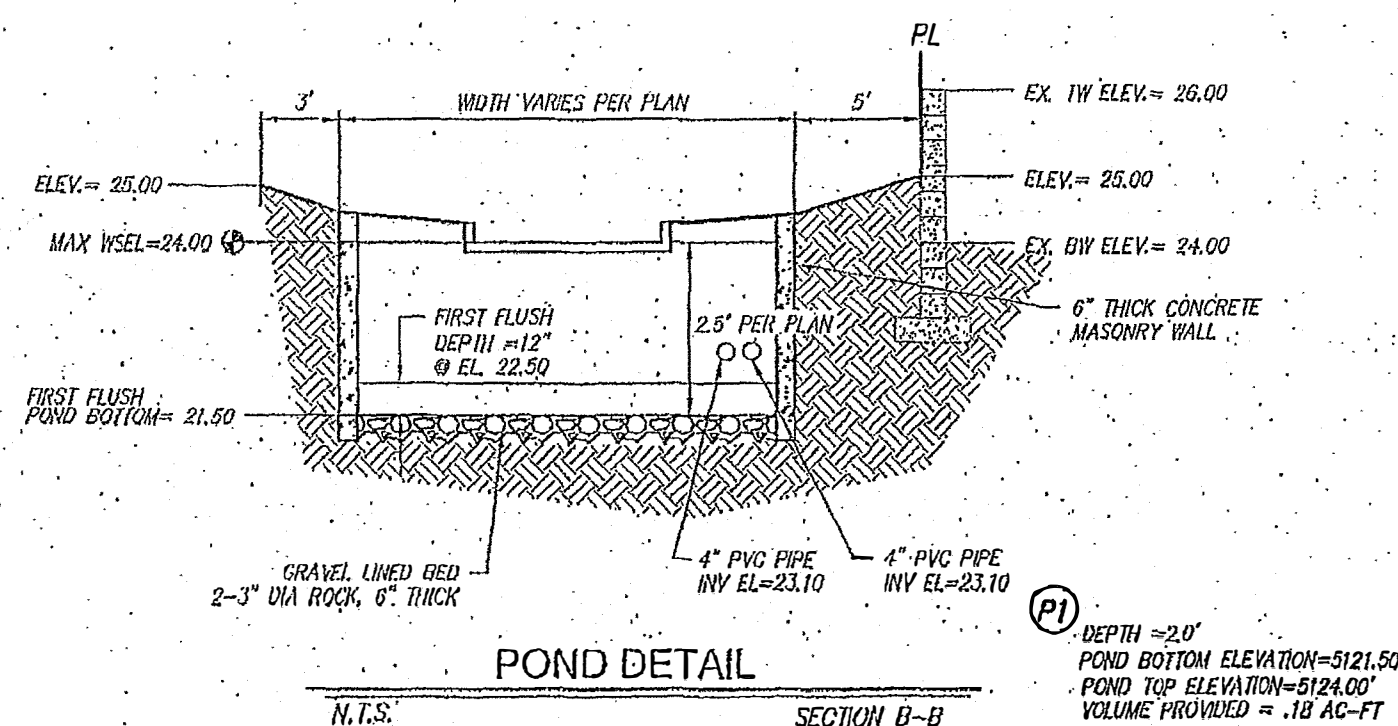
THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE RETENTION OF THE DEVELOPED, 100 YEAR, 24 HR. STORM.

FIRST FLUSH

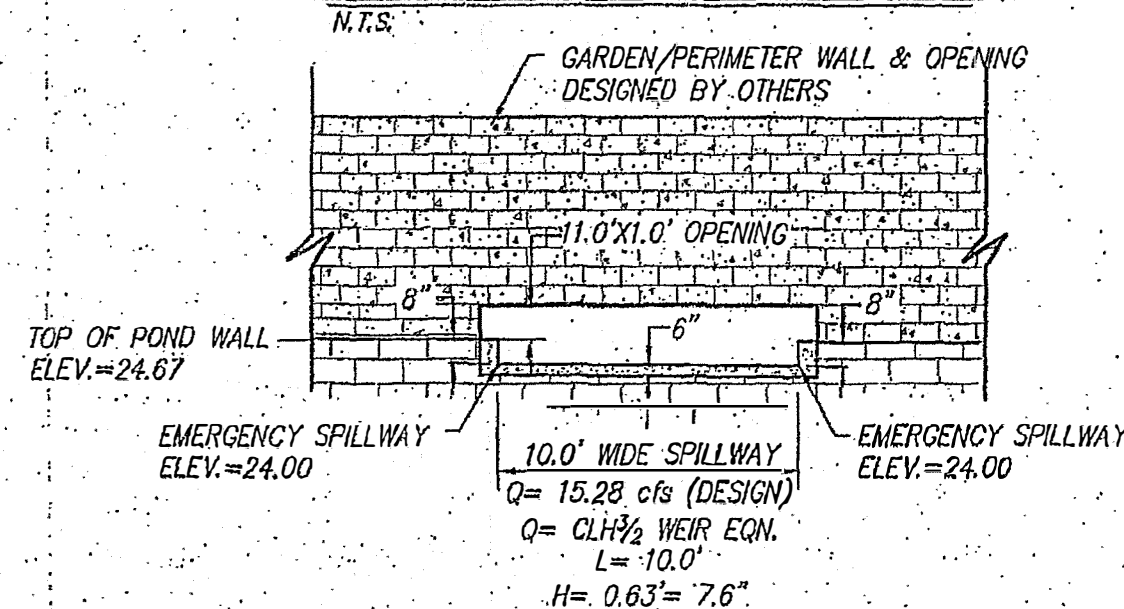
THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH THE DETENTION POND ON-SITE.

$$\begin{aligned} \text{REQUIRED VOLUME} &= 0.42' \times \text{IMPERVIOUS AREA} \\ &= 0.42' \times 12 \times (125888 \text{ SF}) \\ &= 4406 \text{ CF} \\ &= .10 \text{ AC-FT} \end{aligned}$$

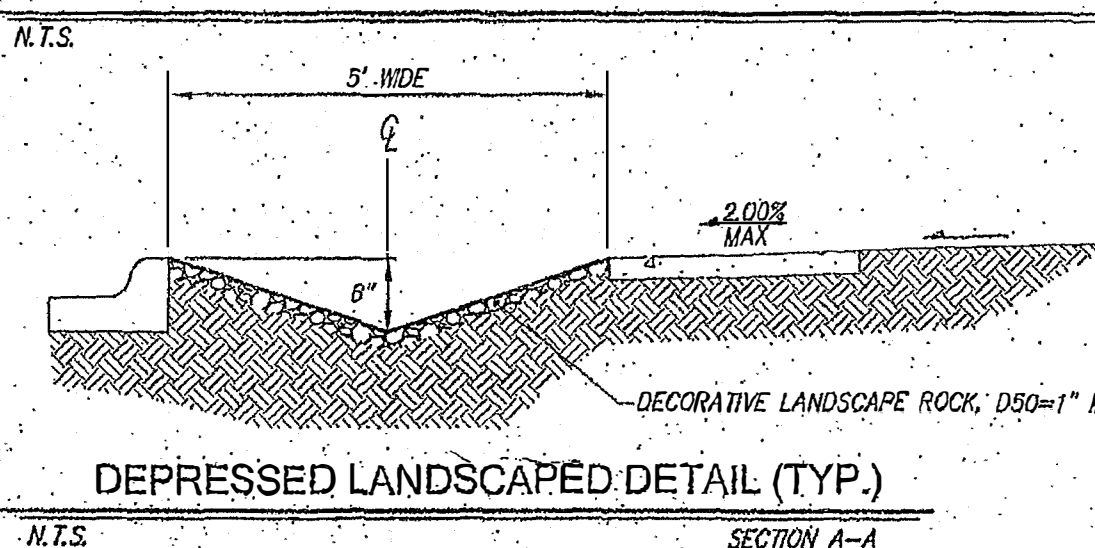
$$\begin{aligned} \text{PROVIDED VOLUME} &= 4705 \text{ CF} \\ &= .11 \text{ AC-FT} \end{aligned}$$



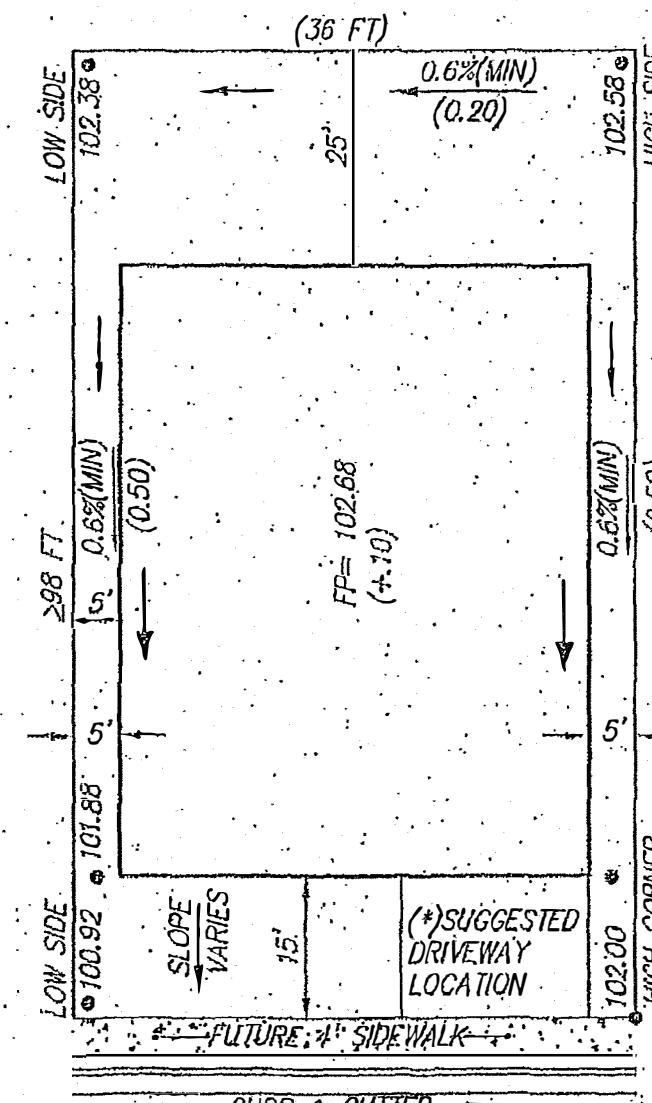
WALL OPENING DETAIL



EMERGENCY SPILLWAY OPENING DETAIL

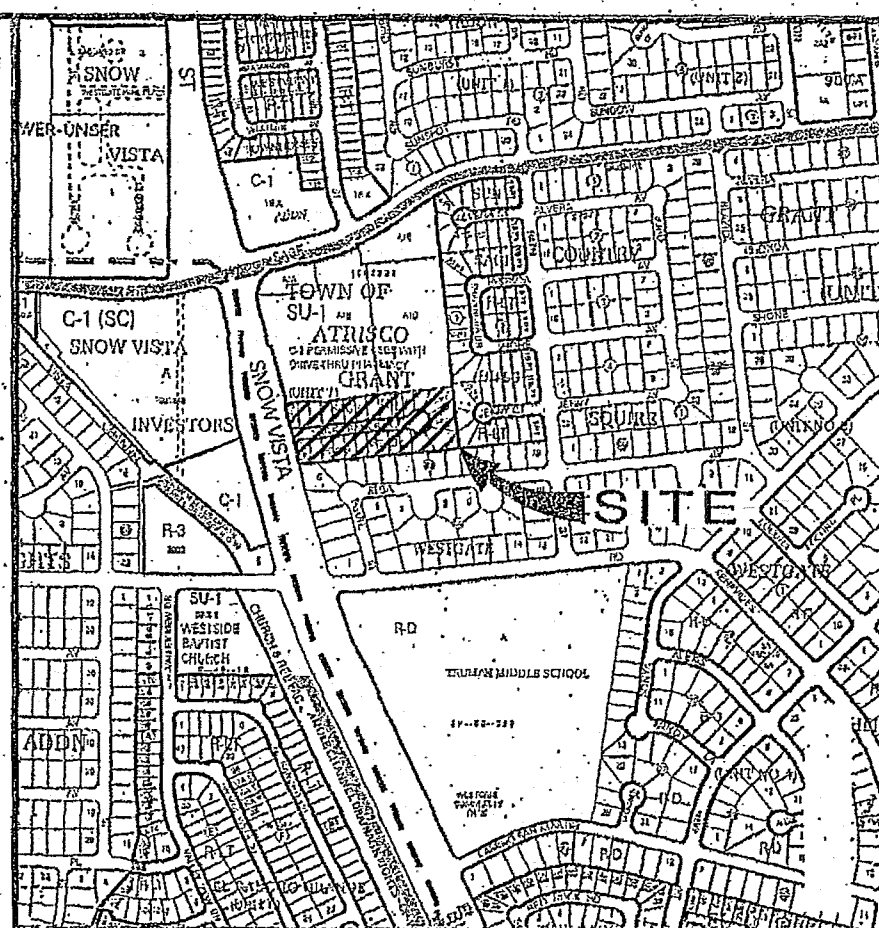


DEPRESSED LANDSCAPED DETAIL (TYP.)



TYPICAL LOT LAYOUT PLAN

NOTE: SPECIAL NOTE FOR DRIVEWAYS
ON ALL LOTS WHERE FINISHED PAD IS > 2.0 FEET HIGHER THAN LOW CORNER OF LOT, DRIVEWAY SHOULD BE CONSTRUCTED ON HIGH SIDE OF PAD/LOT. THIS WILL HELP MINIMIZE THE STEEPNESS OF DRIVEWAY SLOPE.



VICINITY MAP (NTS)

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-31 THROUGH 33-31, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.76 ACRES MORE OR LESS.

GENERAL 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.

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.

EASEMENT KEYED NOTES

- NEW 20" PUBLIC SANITARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A.

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P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 791-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SAGE RANCH SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE

APPROVED
Oct. 26, 2021
DESIGN REVIEW COMMITTEE

CITY PROJECT NO. 769782

CITY ENGINEER APPROVAL

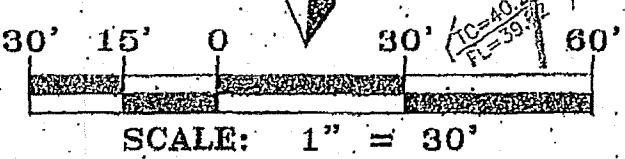
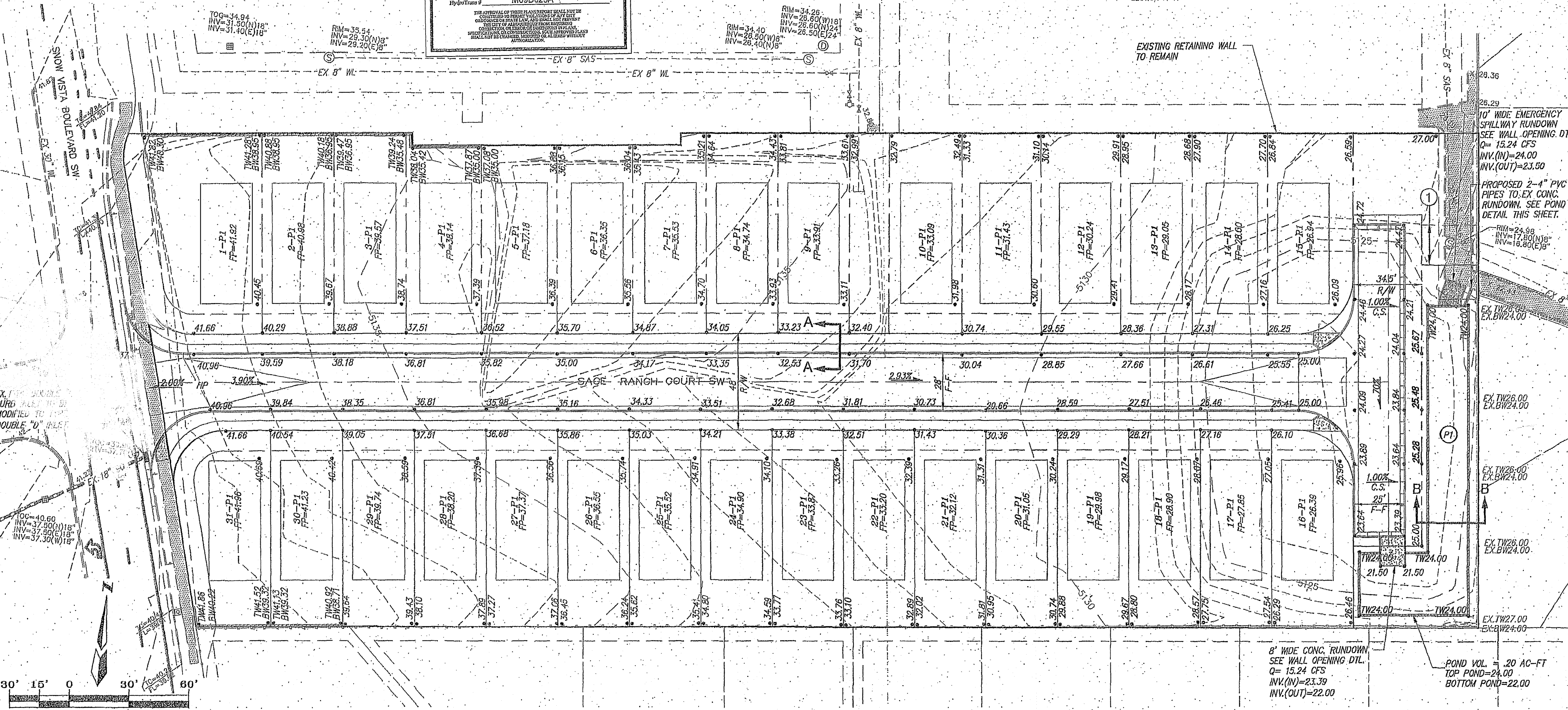
APPROVED
Oct. 26, 2021
CITY ENGINEER

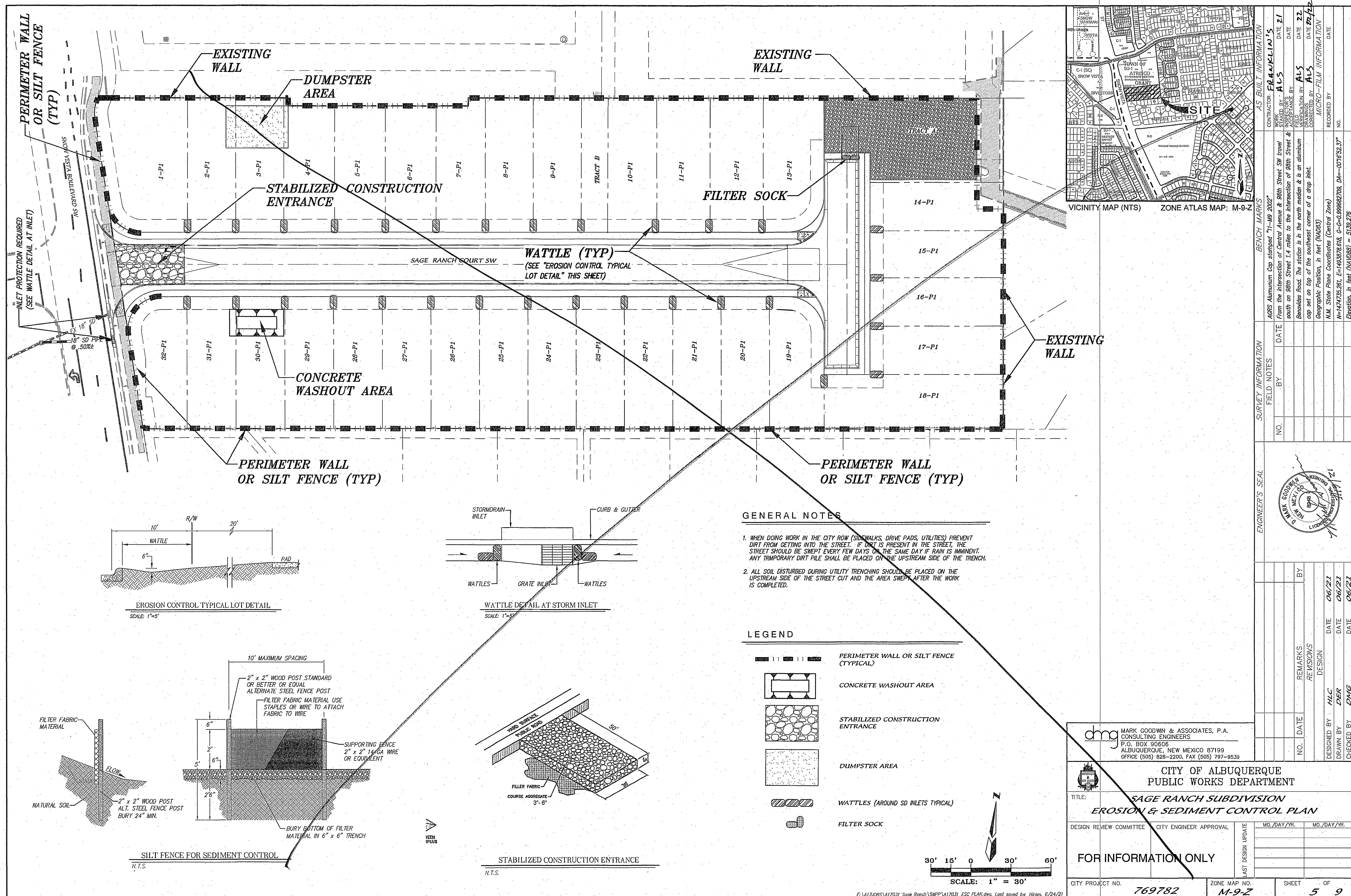
ZONE MAP NO. M-9-Z

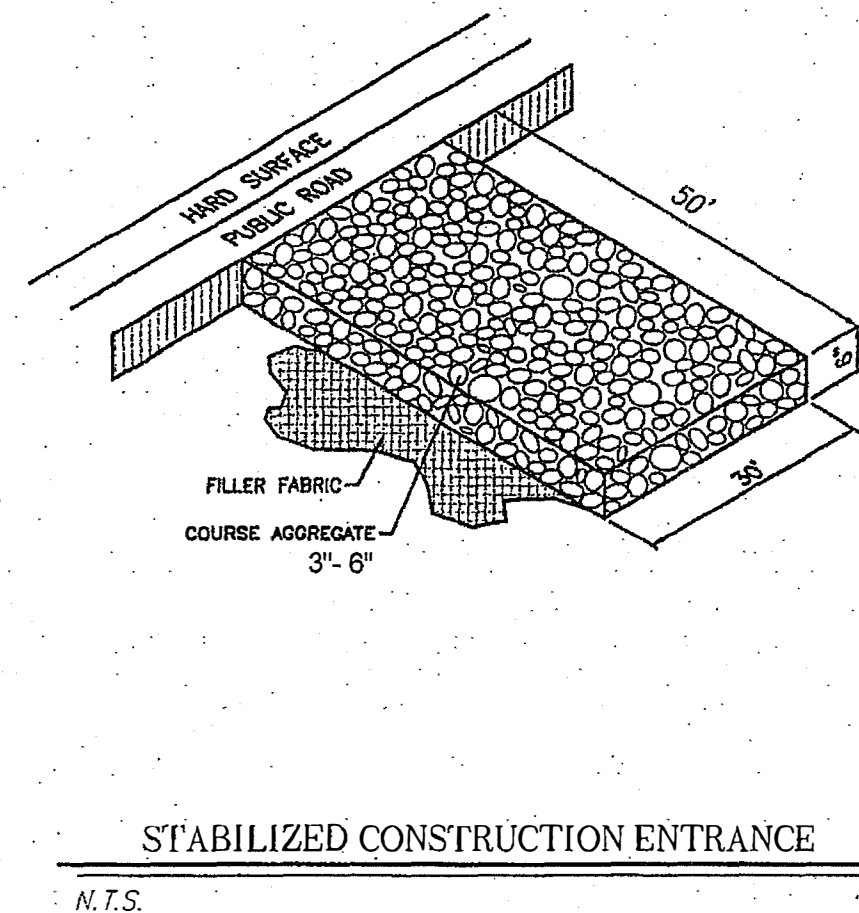
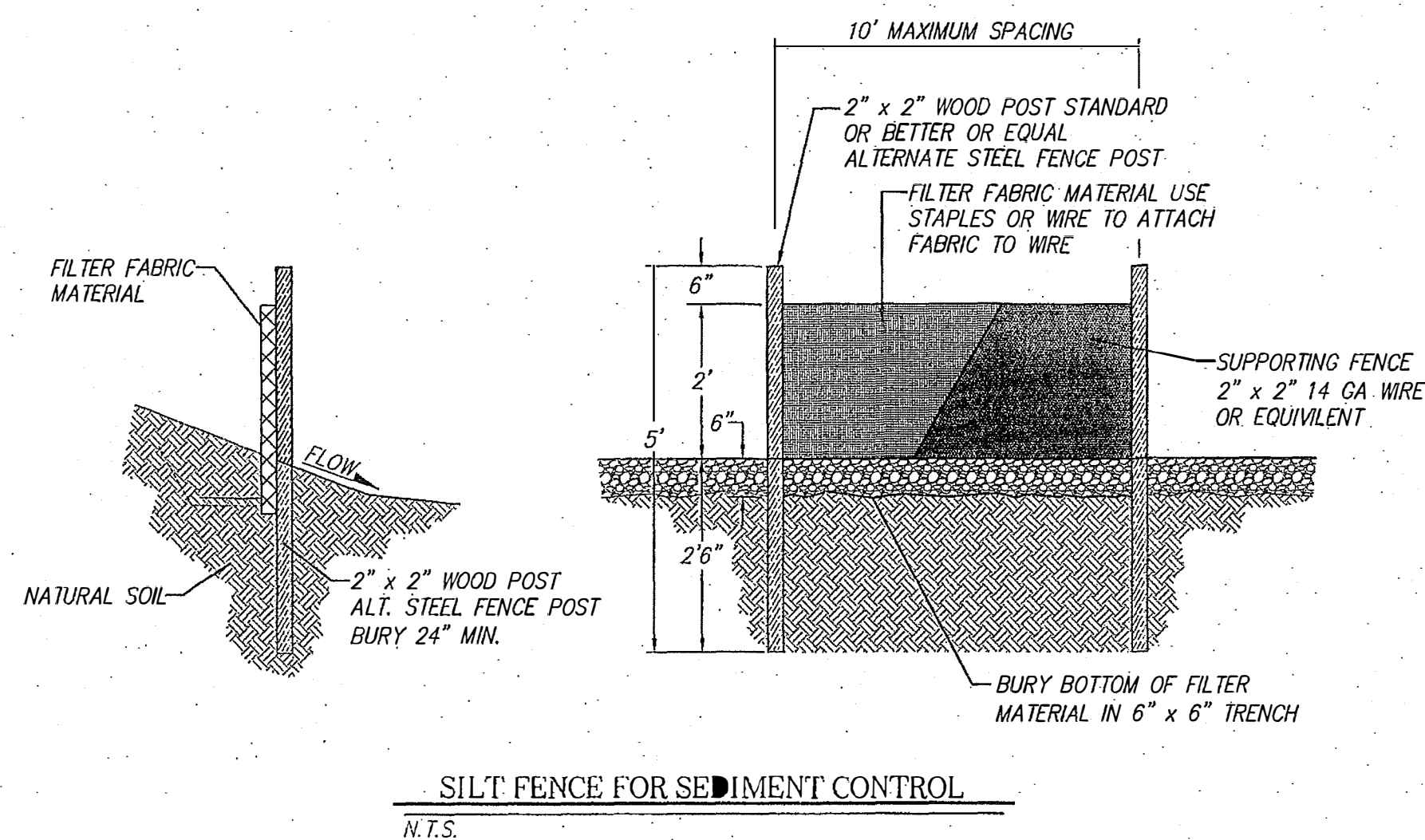
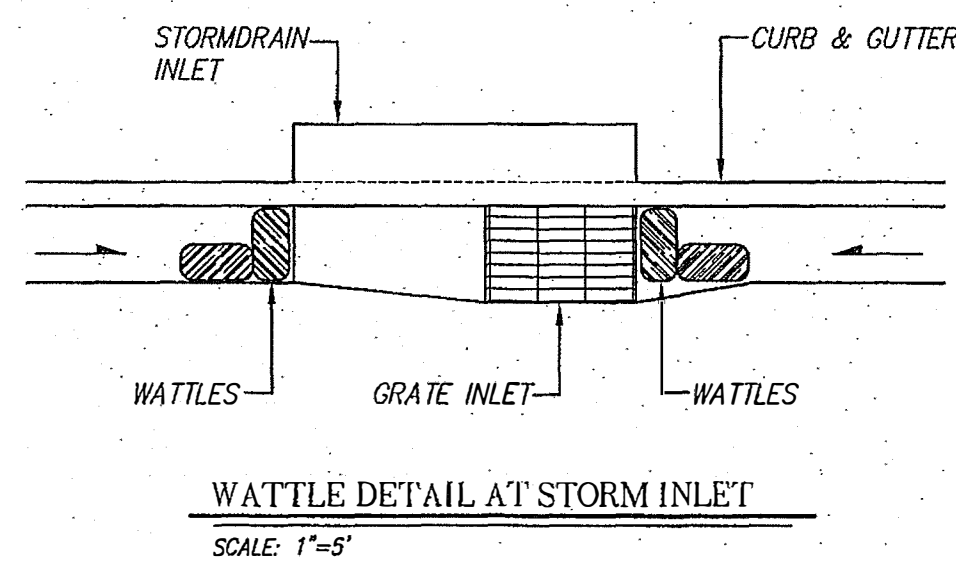
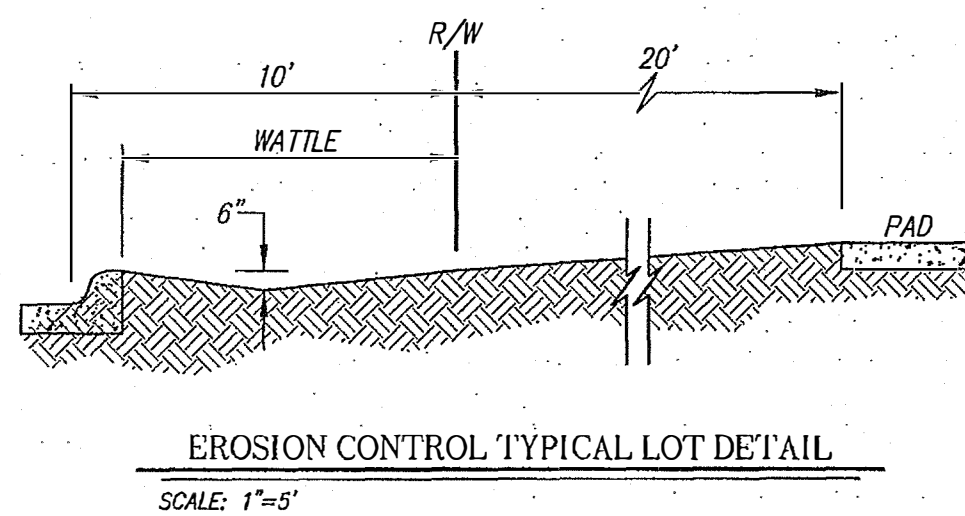
NO./DAY/YR.

NO./DAY/YR.

SHEET 4R 9







1. WHEN DOING WORK IN THE CITY ROW (SIDEWALKS, DRIVE PADS, UTILITIES) PREVENT DIRT FROM GETTING INTO THE STREET. IF DIRT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEPED EVERY FEW DAYS OR THE SAME DAY IF RAIN IS IMMINENT. ANY TEMPORARY DIRT PILE SHALL BE PLACED ON THE UPSTREAM SIDE OF THE TRENCH.
2. ALL SOIL DISTURBED DURING UTILITY TRENCHING SHOULD BE PLACED ON THE UPSTREAM SIDE OF THE STREET CUT AND THE AREA SWEEPED AFTER THE WORK IS COMPLETED.

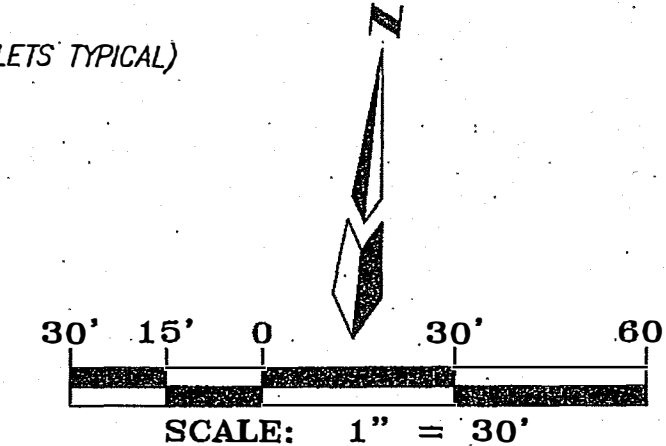
 PERIMETER WALL OR SILT FENCE (TYPICAL)
 CONCRETE WASHOUT AREA

 STABILIZED CONSTRUCTION ENTRANCE

 DUMPSTER AREA

 WATTLES (AROUND SD INLETS TYPICAL)

 FILTER SOCK



SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	WORK INSTRUMENT INSECTIONS ACCEPTANCE BY	DATE
	AGRS Aluminum Cap stamped "11-M9 2002" From the Intersection of Central Avenue & 98th Street SW travel south on 98th Street 1.4 miles to the Intersection of 98th Street & Benavides Road. The station is in the north median & is an aluminum cap set on top of the southeast corner of a drop inlet.			CONTRACTOR BY FRANKLIN'S DATE 2/21	
	Geographic Position, in feet (NAD83)			DATE 2/21	
	N.M. State Plane Coordinates (Central Zone) N=1474735.961, E=14335778.618, G=0.959692709, DA=-001°15'52.37"			DRAWINGS CORRECTED BY ALS DATE 2/21	
	Elevation, in feet (NAD83) = 5132.276			RECORDED BY NO.	

A circular seal of the State of Mexico, Department of Public Works. The outer ring contains the text "ESTADO DE MEXICO" at the top and "DEPARTAMENTO DE OBRAS PUBLICAS" at the bottom. Inside the ring, the words "INGENIERO" and "LICENCIADO" are visible. The center of the seal features a stylized eagle and the year "1946". Handwritten in the center is "12/28/83" and "L. C. 1000". A signature is written across the seal.

1	10/21	HAMMERHEAD RELOCATED TO EAST	HLC
●	DATE	REMARKS	BY
REVISIONS			
DESIGN			
DESIGNED BY	HLC	DATE	10/21
DRAWN BY	DER	DATE	10/21
CHECKED BY	DMG	DATE	10/21

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



CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

TITLE: SAGE RANCH SUBDIVISION
EROSION & SEDIMENT CONTROL PLAN

DESIGN REVIEW COMMITTEE

APPROVED

NOT PART

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

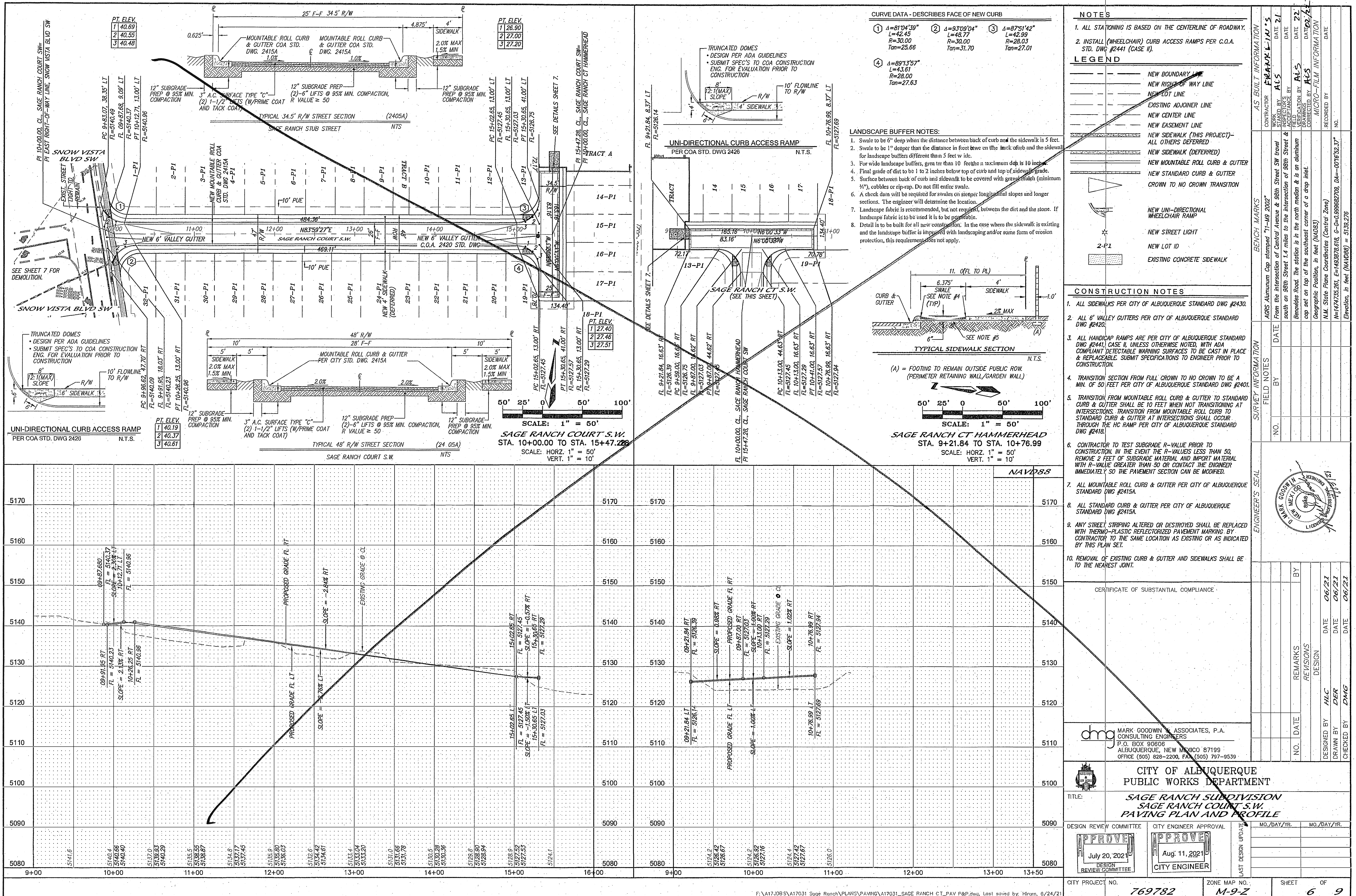
APPROVED

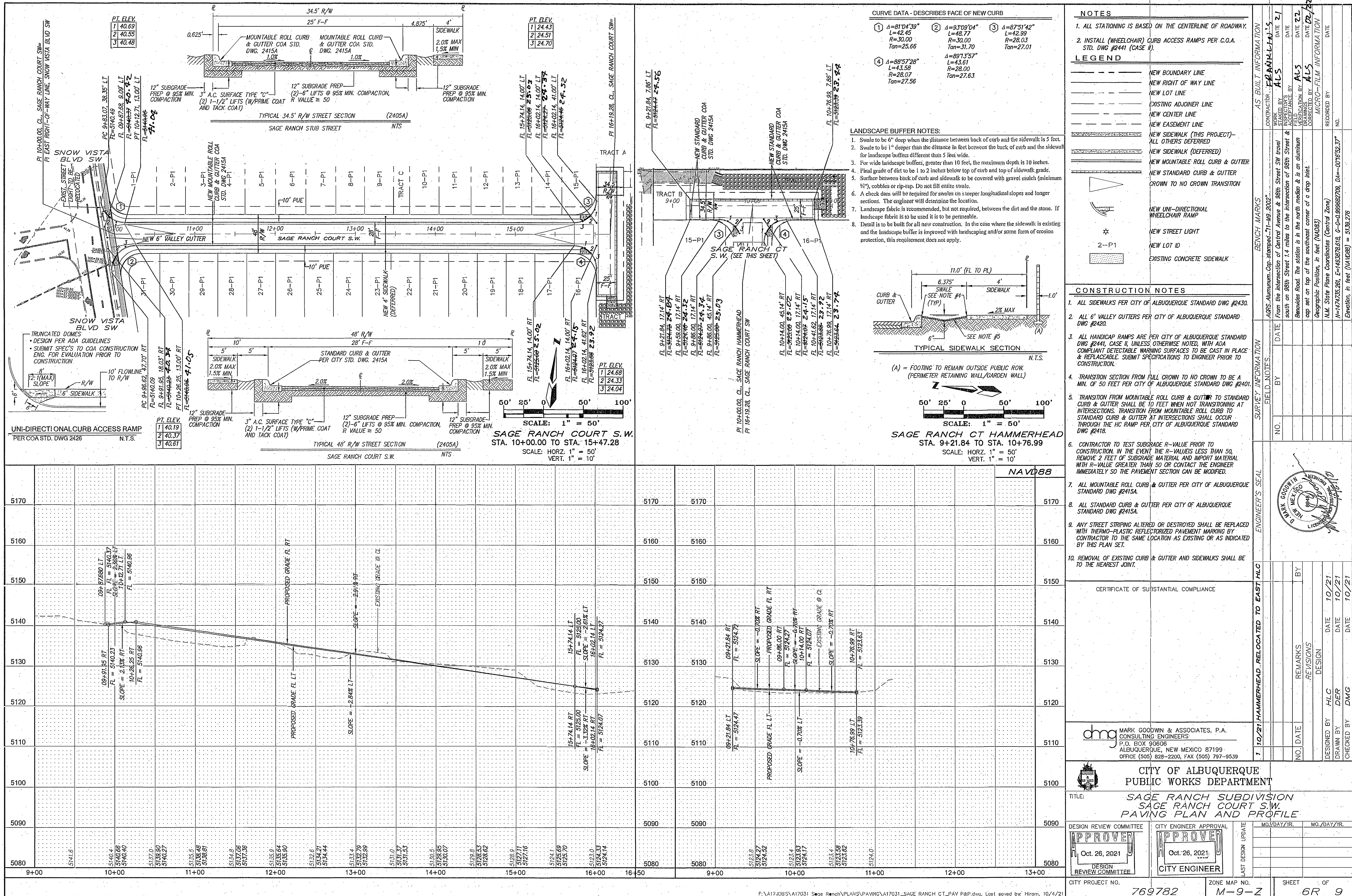
OF WORK ORDER

CITY ENGINEER

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
769782	M-9-7	5R	9

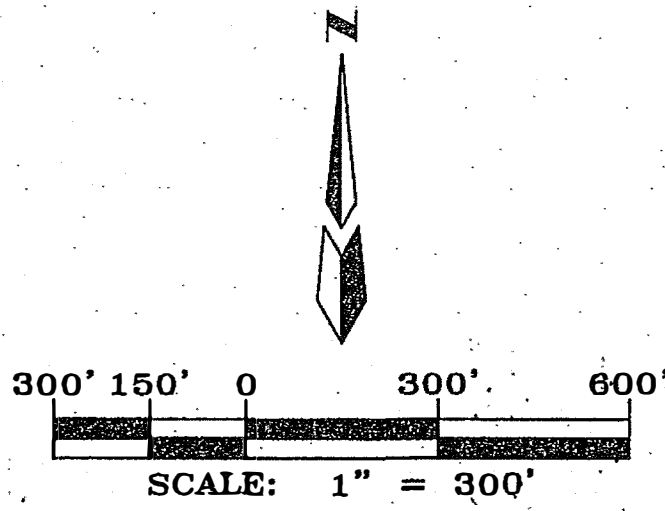




[illegible]



- 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. SEE THIS SHEET FOR VALVE NUMBERS & LOCATIONS.
 3. FOR NON-PRESSURE CONNECTION #1 IN SNOW VISTA BLVD, SHUT OFF EXISTING GATE VALVES #172, #173, #235 & #236.
 4. FOR NON-PRESSURE CONNECTION #2 IN PARCEL A-1-B, SHUT OFF EXISTING GATE VALVE #184.



NEW WATER METER SERVICES				NEW WATER METER SERVICES			
LOT	GPS X AS-BUILT	GPS Y AS-BUILT	GPS ELEV AS-BUILT	LOT	GPS X AS-BUILT	GPS Y AS-BUILT	GPS ELEV AS-BUILT
1-P1				17-P1			
2-P1				18-P1			
3-P1				19-P1			
4-P1				20-P1			
5-P1				21-P1			
6-P1				22-P1			
7-P1				23-P1			
8-P1				24-P1			
9-P1				25-P1			
10-P1				26-P1			
11-P1				27-P1			
12-P1				28-P1			
13-P1				29-P1			
14-P1				30-P1			
15-P1				31-P1			
16-P1				32-P1			

- STANDARD UTILITY NOTES:**
1. ALL WATERLINE IS C-900 PVC PIPE AND ALL SANITARY SEWER IS SDR35 PVC PIPE AND ALL STORM DRAIN IS RCP CLASS III UNLESS NOTED OTHERWISE ON THE PLANS.
 2. EMD'S SHALL BE INSTALLED ON ALL WATERLINE AND SANITARY SEWER APPURTENANCES AS PER SECTION 170 OF STANDARD SPECIFICATIONS.
 3. ALL WATERLINE SERVICES SHALL BE 3/4" UNLESS NOTED OTHERWISE ON PLANS.
 4. ALL GATE VALVE PER STD DWG 2326 AND 2328.
 5. MANHOLES TYPE "C" PER STD DWG 2101.
 6. MANHOLES TYPE "E" PER STD DWG 2102.
 7. WATER SERVICES PER STD DWG 2362 AND 2368 (FOR 3/4" AND 1" SERVICES) AND STD DWG 2363 AND 2367 (FOR 1-1/2" AND 2" SERVICES).
 8. SAS SERVICES INTO MAIN LINE PER STD DWG 2125.
 9. SAS SERVICES INTO MANHOLES PER STD DWG 2118.
 10. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLE.
 11. ALL TRACER WIRE SHALL BE INSTALLED PER ABCWA STANDARD DETAILS.

Lot	Northing(Y)	Easting(X)	Elev(Z)	Description
1	1475275.42	1493857.40	40.37	WM-sin
2/3	1475279.25	1493892.94	39.28	WM-dbl
4/5	1475286.97	1493966.71	37.27	WM-dbl
6/7	1475294.93	1494042.34	35.12	WM-dbl
8/9	1475302.59	1494114.99	33.08	WM-dbl
10/11	1475312.22	1494207.50	30.61	WM-dbl
12/13	1475320.93	1494287.14	28.36	WM-dbl
14/15	1475328.82	1494361.02	26.07	WM-dbl
16/17	1475295.35	1494366.27	25.77	WM-dbl
18/19	1475287.70	1494294.77	28.04	WM-dbl
20/21	1475280.21	1494223.34	30.16	WM-dbl
22/23	1475272.85	1494151.44	32.23	WM-dbl
24/25	1475265.23	1494080.06	34.23	WM-dbl
26/27	1475257.57	1494008.56	36.28	WM-dbl
28/29	1475250.08	1493936.83	38.33	WM-dbl
30/31	1475242.57	1493865.43	40.42	WM-dbl

ENGINEER'S SEAL		BENCH MARKS		AS BUILT INFORMATION	
DATE		AGS Aluminum Cap stamped "11-MR 2002"		CONTRACTOR: FRANKLIN'S	
BY		From the Intersection of Central Avenue & 98th Street SW Travel south on 98th Street 1.4 miles to the Intersection of 98th Street & Benavides Road. The station is in the north median & is an aluminum cap set on top of the southeast corner of a drop inlet.		WORK STAKED BY: ALS	
NO.		Geographic Position, in feet (NAD83)		INSPECTOR'S FIELD CHECK BY: ALS	
REMARKS		N.M. State Plane Coordinates (Central Zone)		DATE: 22	
DATE		N=1474232.261, E=1493872.616, G=6-0.999602709, DM=-0.07163237"		DATE: 22	
DESIGNED BY: HLC		Elevation, in feet (NAD83) = 5139.276		DATE: 22	
DRAWN BY: DER				DATE: 22	
CHECKED BY: DMG				DATE: 22	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: SAGE RANCH SUBDIVISION SAGE RANCH COURT S.W. UTILITY SHUT-OFF PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
APPROVED July 20, 2021 DESIGN REVIEW COMMITTEE	APPROVED Aug 11, 2021 CITY ENGINEER
CITY PROJECT NO. 769782	ZONE MAP NO. M-9-2
SHEET 9 OF 9	