06-11152.82-081

SCANNED BY PLANNING

CONSTRUCTION PLANS

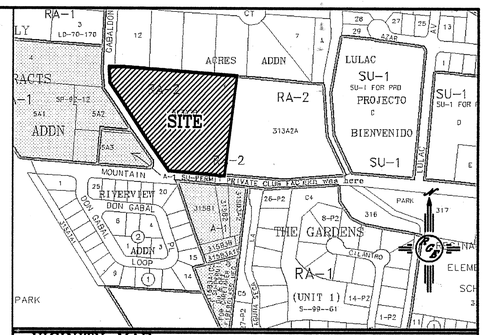
FOR

VENTANA DEL BOSQUE SUBDIVISION

UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
MAY 2006

RGE



VICINITY MAP: J-12-Z

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, David Soule 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 Will Plotner, NMPS number 14271.

Engineers Seal & Signature

DAVID SOULE NEW MEXICO 14522 LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION

I, WILL PLOTNER JR, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT ' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWNINGS 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. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR, NMPS 14271 — 10/12/07

WILL W. PLOTNER JR. NEW MEXICO 14271 REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
(11) CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

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 INCLUDING ADMENDMENT #1)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260–1990) 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 (924–3400) PRIOR TO OCC–UPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.

6. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY CONTRACTOR. 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 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

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 DESIGNERS EXPENSE.

8. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

9. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ALL GRAFFITI FROM EQUIPMENT, WHETHER TEMPORARY OR PERMANENT.

10. ALL WORK AFFECTING ARTERIAL ROADWAYS WILL REQUIRE 24 HOUR 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 COM–PLETED PRIOR TO FINAL ACCEPTANCE.

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN
4. MASTER PAVING PLAN
5. MOUNTAIN ROAD PAVING IMPROVEMENTS
6. GABALDON ROAD PAVING IMPROVEMENTS
7. RIO AZUL LANE 1 PAVING IMPROVEMENTS
8. RIO AZUL LANE 2 PAVING IMPROVEMENTS
9. RIO AZUL LANE 3 PAVING IMPROVEMENTS
10. MASTER UTILITY PLAN
11. RIO AZUL LANE 1 UTILITY IMPROVEMENTS
12. RIO AZUL LANE 2 UTILITY IMPROVEMENTS
13. RIO AZUL LANE 3 UTILITY IMPROVEMENTS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 08/13/08

DRB# -1004639

Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872–0999

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

ENGINERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
DAVID SOULE NEW MEXICO 14522 LICENSED PROFESSIONAL ENGINEER	DRC Chairman		2-19-07
	Transportation		7/5/06
	Water/Wastewater	William O. Baleck	7/5/06
	Hydrology	Bradley L. Bingham	7/5/06
	C.I.P		
	Constr. Mngmt.		
	Constr. Coord.		

APPROVED FOR CONSTRUCTION

City Engineer — Date 3-27-07

CITY PROJECT NO. 775282

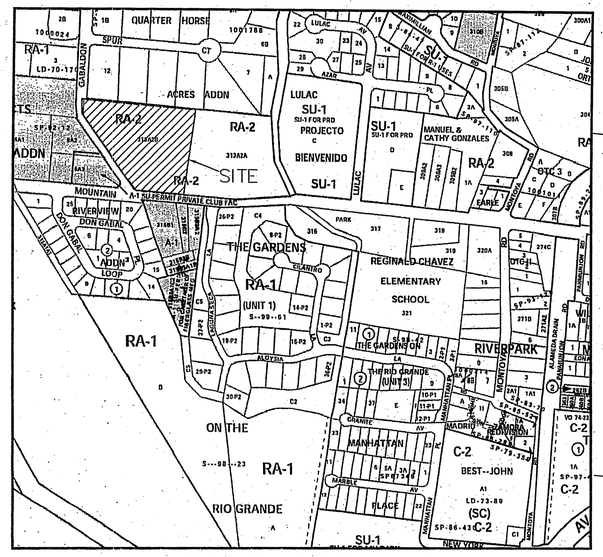
SHEET 1 OF 13

SCANNED BY PLANNING

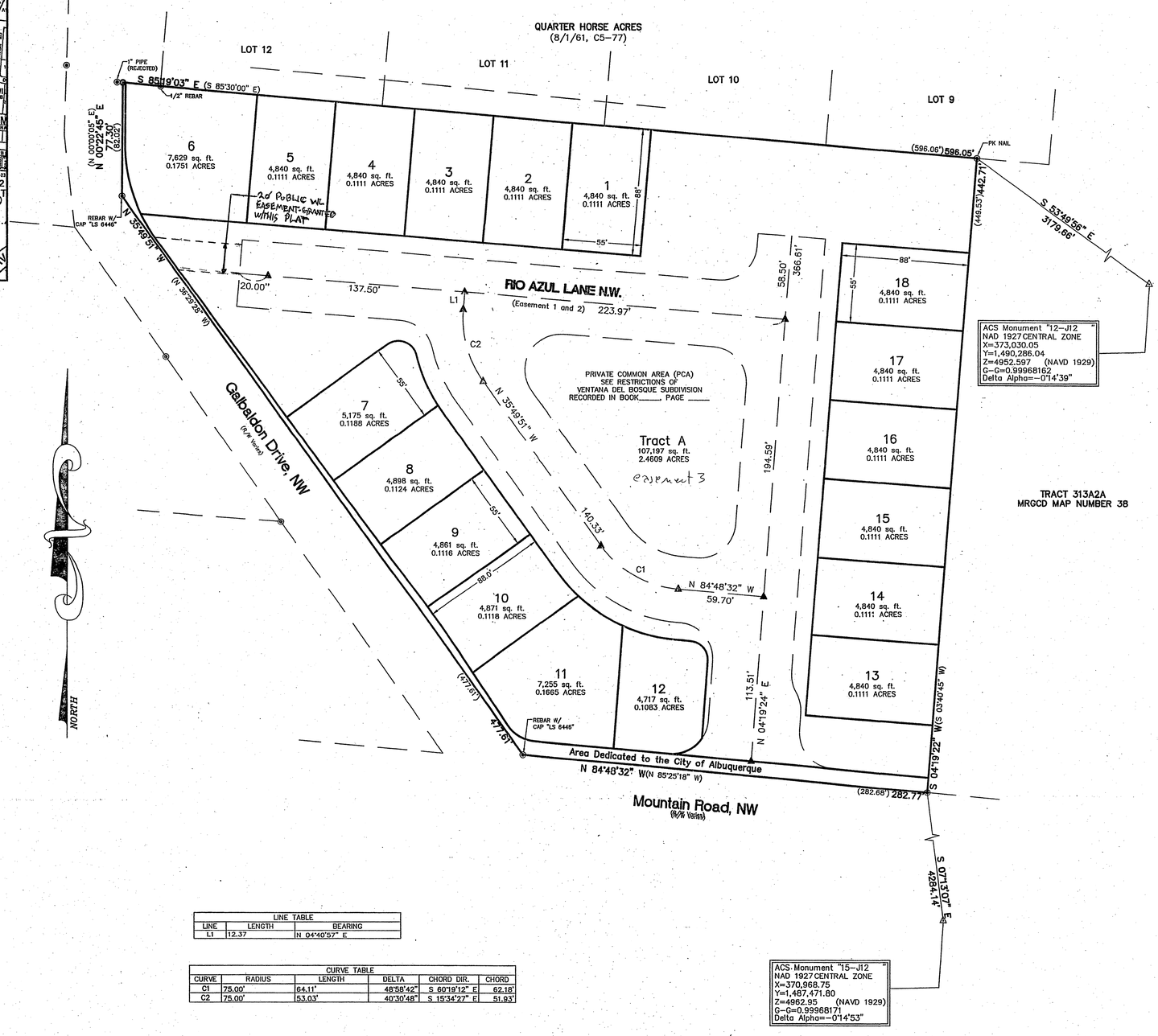
RECORD DRAWINGS

Preliminary Plat
Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)
within
Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
February 2006



Vicinity Map J-12-Z



Notes

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927), REFERENCING STATIONS "15-J12" AND "12-J12".
2. DISTANCES SHOWN HEREON ARE GROUND.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲ . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 1
6. TOTAL NUMBER OF LOTS CREATED: 18
7. TOTAL NUMBER OF TRACTS CREATED: 1
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.21
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-12
10. NO LOT LINES BEING ELIMINATED 0
11. TOTAL AREA 4.6987
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
13. THE ZONING FOR THE LOT IS CURRENTLY: RA-2
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
15. A PRIVATE ACCESS EASEMENT CROSSING TRACT A, BENEFITING THE INDIVIDUAL LOT OWNERS PROVIDING ACCESS TO THE ROADWAY EASEMENT AS SHOWN HEREON IS GRANTED WITH THE FILING OF THIS PLAT.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO:

1.) VACATE EASEMENTS.
2.) CREATE 18 NEW LOTS AND 1 TRACT.
3.) GRANT A ROADWAY EASEMENT.
4.) GRANT NEW UTILITY EASEMENTS.
5.) DEDICATE RIGHT OF WAY.

Easements

1.) 47' Private Road Easement Granted with the filing of this plat.
2.) 47' Public Water & Sewer Easement granted to ~~A.S.C.W.V.A.~~ with the filing of this plat.
3) private drainage easement City of Albuquerque

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.37	N 04°40'57" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	75.00'	64.11'	48°58'42"	S 60°19'12" E	62.18'
C2	75.00'	53.03'	40°30'48"	S 15°34'27" E	51.93'

Legal

A CERTAIN TRACT OF LAND IDENTIFIED AS TRACT 313A2B, MRGCD MAP NUMBER 38, LOCATED IN SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "15-J12" BEARS, S 7°13'07" E, A DISTANCE OF 4284.14 FEET.

THENCE, COINCIDING SAID MOUNTAIN RIGHT OF WAY N 84°48'32" W, A DISTANCE OF 282.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE N.W., MARKED BY A REBAR WITH CAP "LS 6446";

THENCE, LEAVING SAID MOUNTAIN RIGHT OF WAY AND COINCIDING THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE, THE FOLLOWING TWO COURSES:

N 35°49'51" W, A DISTANCE OF 477.61 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 6446";

N 00°22'45" E, A DISTANCE OF 77.30 FEET THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY, S 85°19'03" E, A DISTANCE OF 596.05 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;

THENCE, S 04°19'22" W, A DISTANCE OF 442.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6987 ACRES (204,678 SQ. FT) MORE OR LESS.

SCOTT ASHCRAFT, MEMBER WASHINGTON STREET INVESTORS, LLC. — DATE 2/22/06

CITY SURVEYOR, CITY OF ALBUQUERQUE
GLEN HANNI P.S. — DATE 2-22-06

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NMSP COORDINATES (NAD 1927-GRID)
4. THIS SURVEY SHOWS ALL EASEMENT THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT.
5. INTERIOR FENCES ARE NOT SHOWN ON THIS SURVEY.

GRAPHIC SCALE

40 0 20 40 80 160

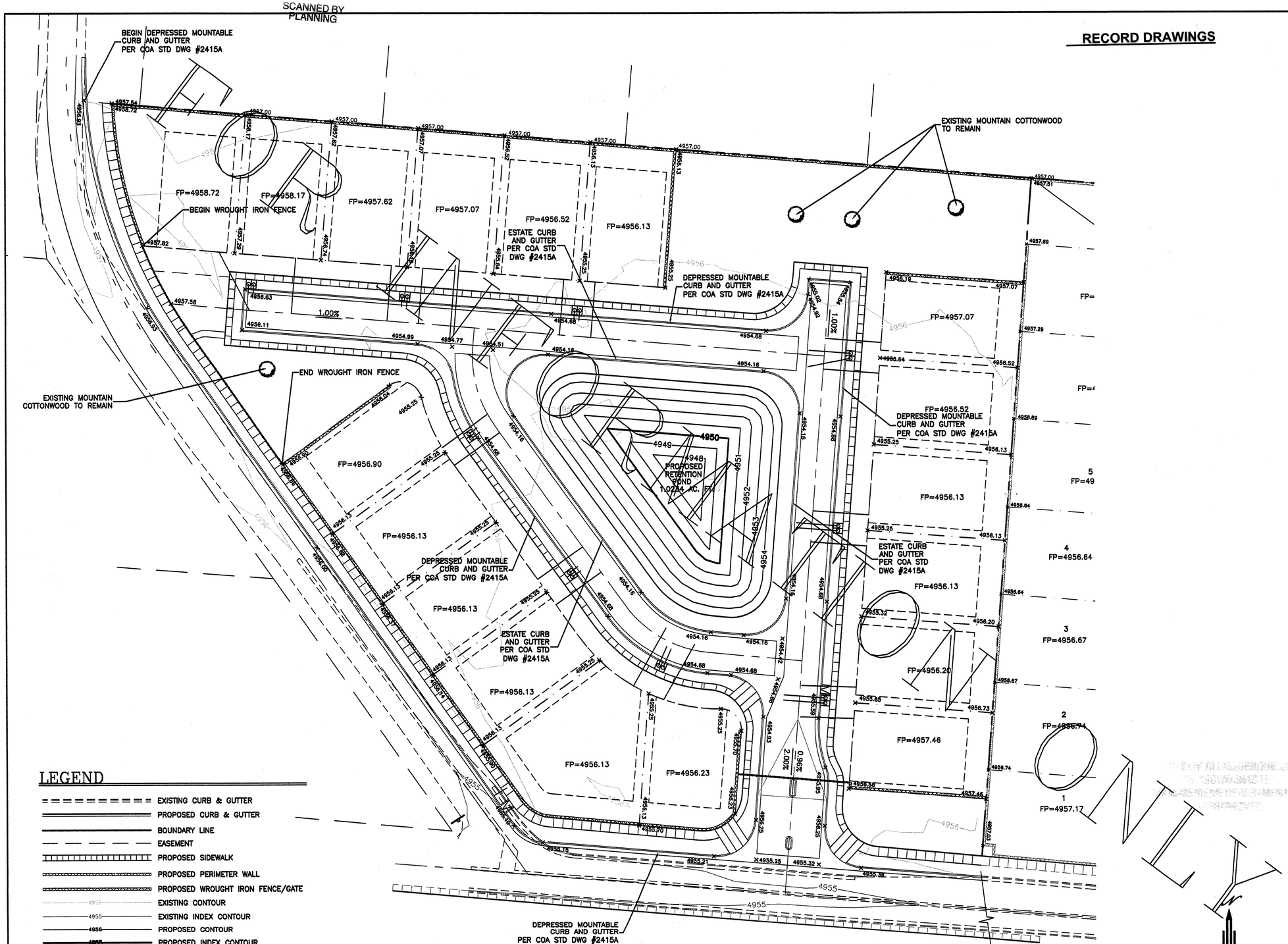
(IN FEET)
1 inch = 40 ft.

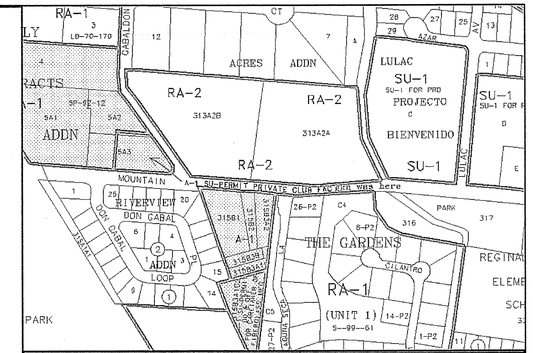
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 1
051417A

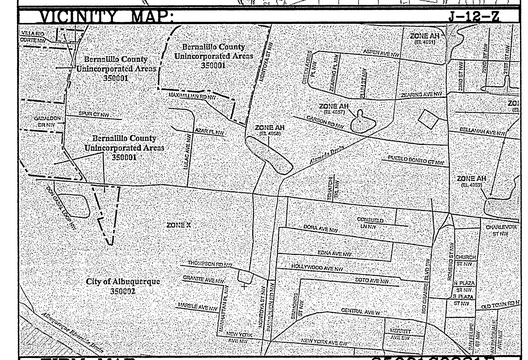
SCANNED BY PLANNING

RECORD DRAWINGS





VICINITY MAP: J-12-Z



FIRM MAP: 35001C0331E

LEGAL DESCRIPTION:

TRACTS 313A2A

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 PADS SHALL BE BUILT PER FOOTPRINT SHOWN.

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.

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED WROUGHT IRON FENCE/GATE
- 4956 EXISTING CONTOUR
- 4955 EXISTING INDEX CONTOUR
- 4956 PROPOSED CONTOUR
- 4955 PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- 5048.25 PROPOSED SPOT ELEVATION
- 5048.25 EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE

ACS Monument " "
NAD 1927 CENTRAL ZONE
X=
Y=
Z= (NAVD 1929)

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.

30 15 0 15 30
SCALE: 1"=30'

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 LICENSED PROFESSIONAL ENGINEER 6/26/06
DAVID SOULE P.E. #14522

VENTANA DEL BOSQUE
AMENDED GRADING AND DRAINAGE PLAN

Rio Grande Engineering
1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999

DRAWN BY	WCWJ
DATE	2-17-06
	2600-GRB-1-10-06AX
SHEET #	3 OF 13
JOB #	2600

SCANNED BY PLANNING

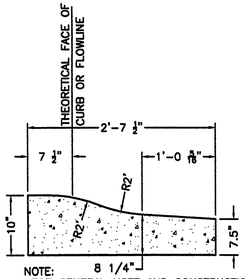
RECORD DRAWINGS

KEYED NOTE:

- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFFERED
- (C) 6' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
- (D) MOUNTABLE-DEPRESSED C&G PER DETAIL THIS SHEET
- (E) MOUNTABLE ESTATE CURB PER COA STD DWG #2415A
- (F) HANDICAP RAMP SEE DETAIL THIS SHEET
- (G) MOUNTABLE C&G PER COA STD DWG #2415A
- (H) 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
- (I) MODIFIED HANDICAP RAMP SEE DETAIL THIS SHEET

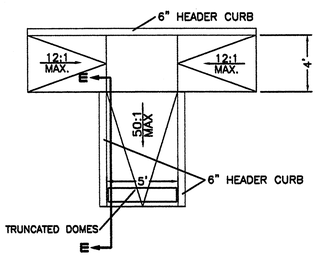
NOTES:

1. ALL SIDEWALKS ADJOINING DRIVEPAD SHALL BE 6" THICK.
2. ENTIRE PERIMETER WALL SHALL BE OUTSIDE OF ROW. (INCLUDING FOOTING)
3. DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL SIGNING AND STRIPING ON PRIVATE SUBDIVISION.
4. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.

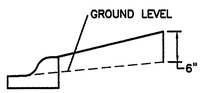


NOTE: FOR GENERAL NOTE AND CONSTRUCTION NOTES REFER TO COA STD DWG #2415B

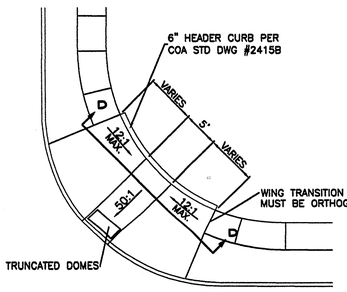
MOUNTABLE DEPRESSED CURB
NTS



MODIFIED WHEELCHAIR RAMP DETAIL
NTS

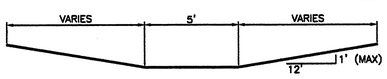


SECTION E-E
NTS

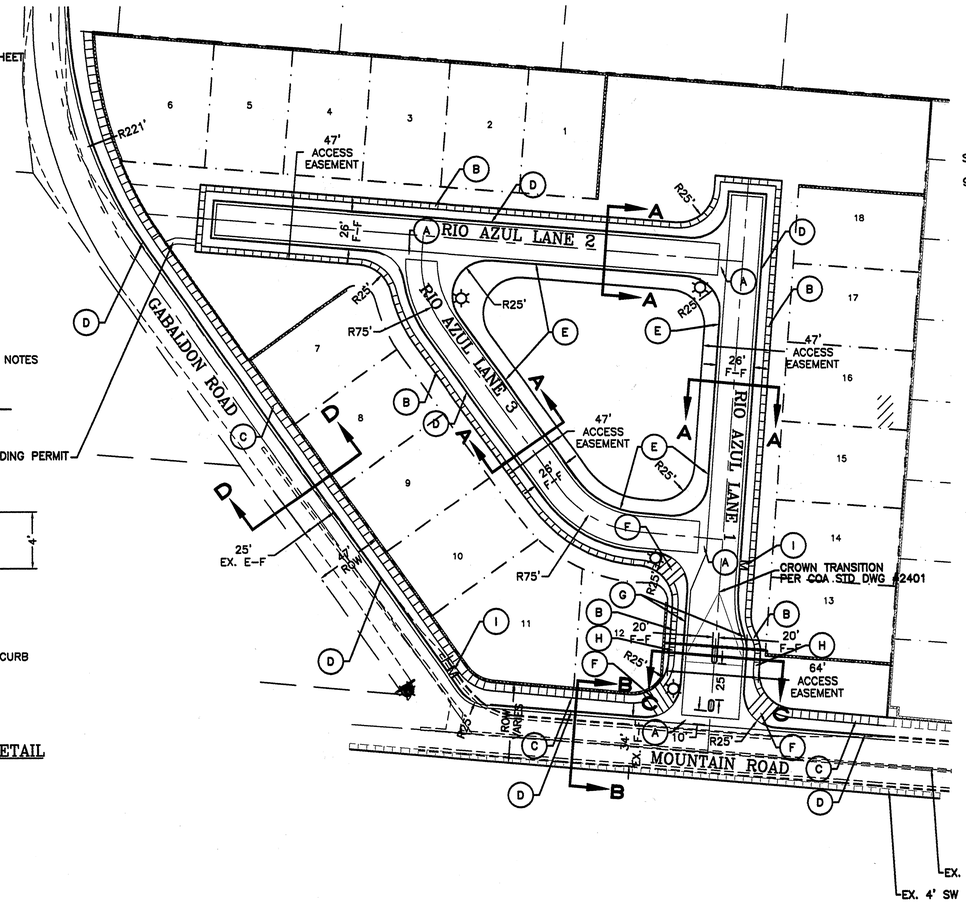


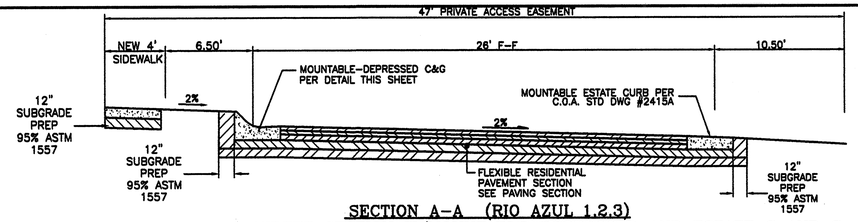
NOTE: WHEELCHAIR RAMPS ARE AS C.O.A. STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE

WHEELCHAIR RAMP DETAIL (TYP.)
NTS

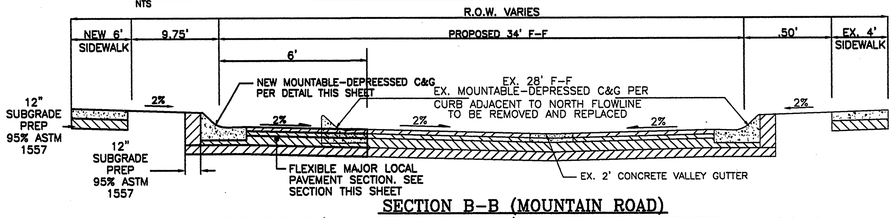


SECTION D-D
NTS





SECTION A-A (RIO AZUL 1,2,3)
TYPICAL 26' STREET SECTION W/MOUNTABLE-DEPRESSED AND ESTATE C AND G
NTS



SECTION B-B (MOUNTAIN ROAD)
TYPICAL 34' STREET SECTION W/ MOUNTABLE-DEPRESSED C AND G
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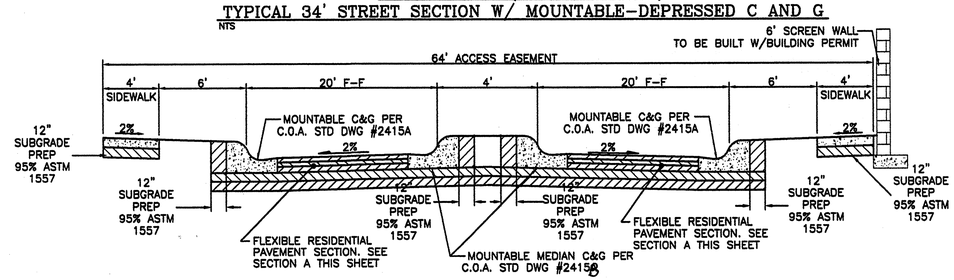
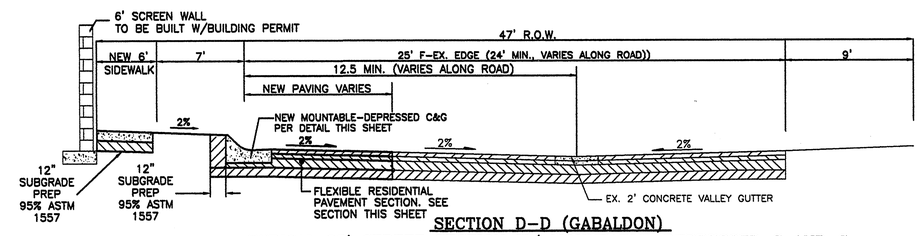


SECTION C-C (RIO AZUL 1)
TYPICAL 44' STREET SECTION W/ MOUNTABLE C AND G
NTS

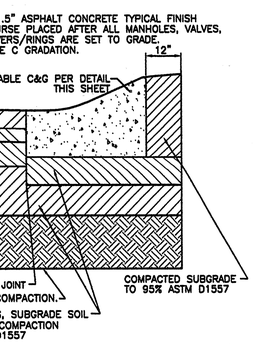


SECTION D-D (GABALDON)
TYPICAL 25' STREET SECTION W/ MOUNTABLE-DEPRESSED C AND G
NTS

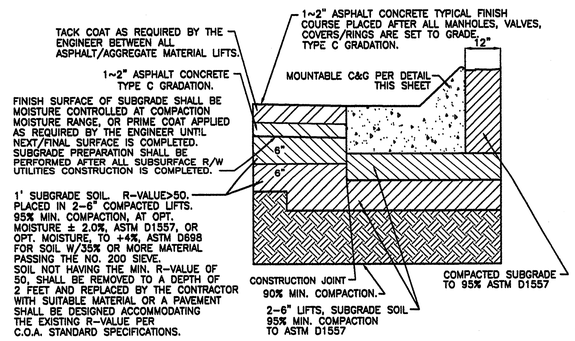
CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 6/29/06
M.H.

LEGEND

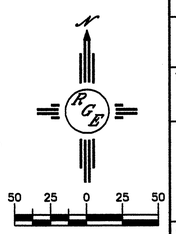
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- STREET LIGHTS



RESIDENTIAL PAVING SECTION (MOUNTABLE-DEPRESSED CURB)
NTS



MAJOR LOCAL PAVING SECTION (MOUNTABLE CURB)
NTS-FOR MOUNTAIN ROAD



SCALE: 1"=50'

AS BUILT INFORMATION

BENCH MARKS: ACS MONUEMENT CENTRAL STATION "12-J12" X=373,030.05 Y=1,490,286.04 DELTA/ALPHA=-00°14'39" ELEV=4952.597 NAVD 1929 G/G=0.99968162

SURVEY INFORMATION: FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL: DAVID SOBLE, NEW MEXICO, 14831, LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE: APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL: APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE

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

CITY PROJECT NO. 775282 | ZONE MAP NO. J-12-Z | SHEET 4 OF 13

Record Drawing

SCANNED BY PLANNING

RECORD DRAWINGS

MOUNTAIN PAVING CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	21.89	25.00	50°10'08"	S60°11'39"E	21.20
C2	39.44	25.00	90°23'53"	N49°31'21"E	35.48
C3	39.15	25.00	89°43'49"	S40°32'30"E	35.27

MOUNTAIN PAVING LINE TABLE		
LINE	LENGTH	BEARING
L1	109.71	S85°16'42"E
L2	76.59	S85°24'24"E

QUARTER POINTS

C1

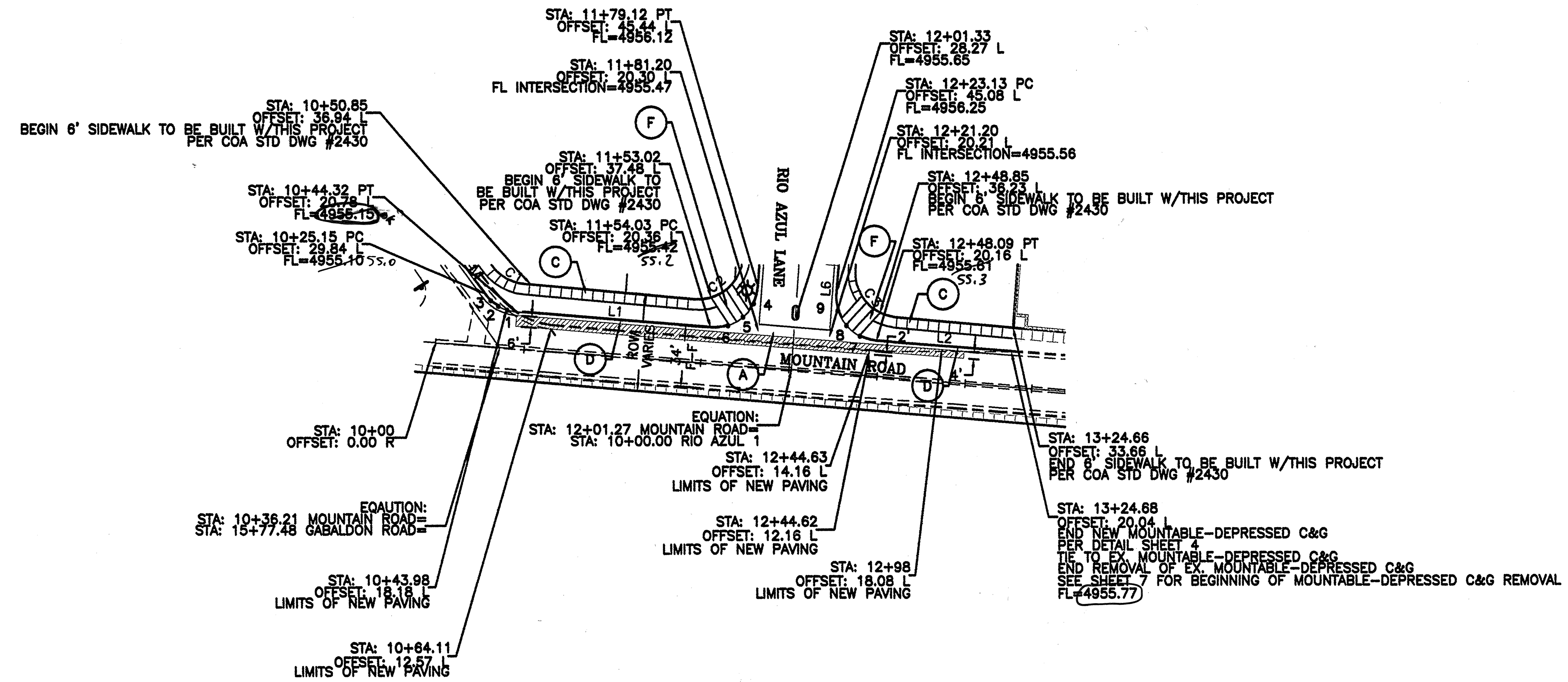
FL	ELEV.
1	4955.14
2	4955.13
3	4955.12

C2

FL	ELEV.
4	4956.04
5	~~4955.83~~ 55.3
6	~~4955.62~~ 55.4

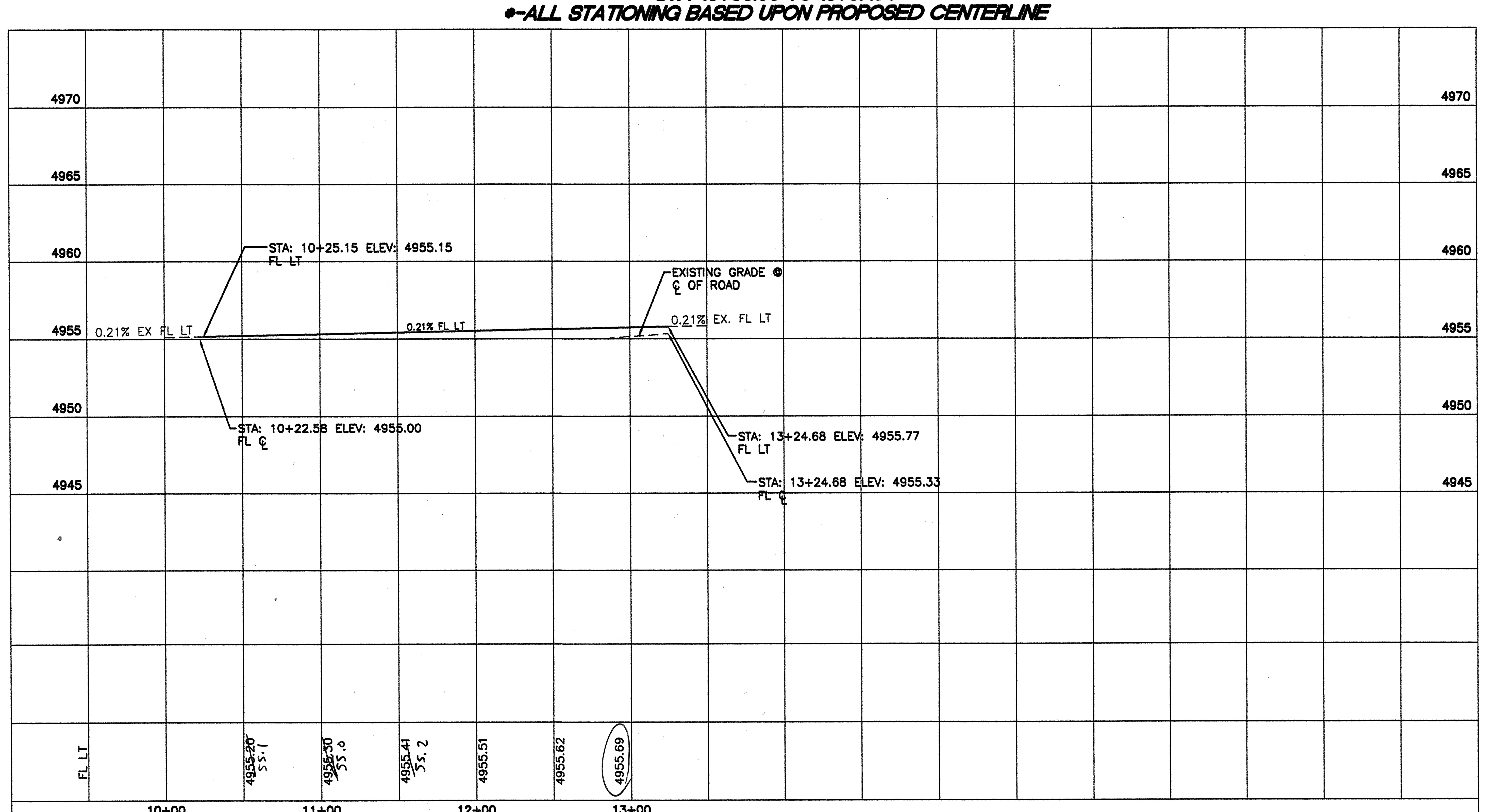
C3

FL	ELEV.
7	4955.77
8	4955.93
9	4956.09



Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MOUNTAIN ROAD
STA: 10+00.00 TO 13+37.84
⊕-ALL STATIONING BASED UPON PROPOSED CENTERLINE



KEYED NOTE:

- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFFERED
- (C) 6' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
- (D) MOUNTABLE -DEPRESSED C&G PER DETAIL SHEET 4
- (E) MOUNTABLE ESTATE CURB PER COA STD DWG #2415A
- (F) HANDICAP RAMP SEE DETAIL MASTER PAVING SHEET 4

NOTE:

1. SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
2. ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.
3. [hatch] -DENOTES LIMITS OF NEW PAVING

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

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
PAVING IMPROVEMENTS
MOUNTAIN ROAD

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE	APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775282	J-12-Z	5	13

AS BUILT INFORMATION: CONTRACTOR; WORK STAKED BY CST DATE; INSPECTOR'S ACCEPTANCE BY DATE; FIELD VERIFICATION BY CST DATE; DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION: RECORDED BY; DATE; NO.

BENCH MARKS
ACS MONUMENT CENTRAL STATION "12-J12"
X=373,030.05
Y=1,490,286.04
DELTA/ALPHA=-00°14'39"
ELEV=4952.597 NAVD 1929
G/G=0.99968162

SURVEY INFORMATION: NO. | FIELD NOTES BY | DATE

ENGINEER'S SEAL: DAVID SOULE, NEW MEXICO, 14522, REGISTERED PROFESSIONAL ENGINEER, LICENSED PROFESSIONAL

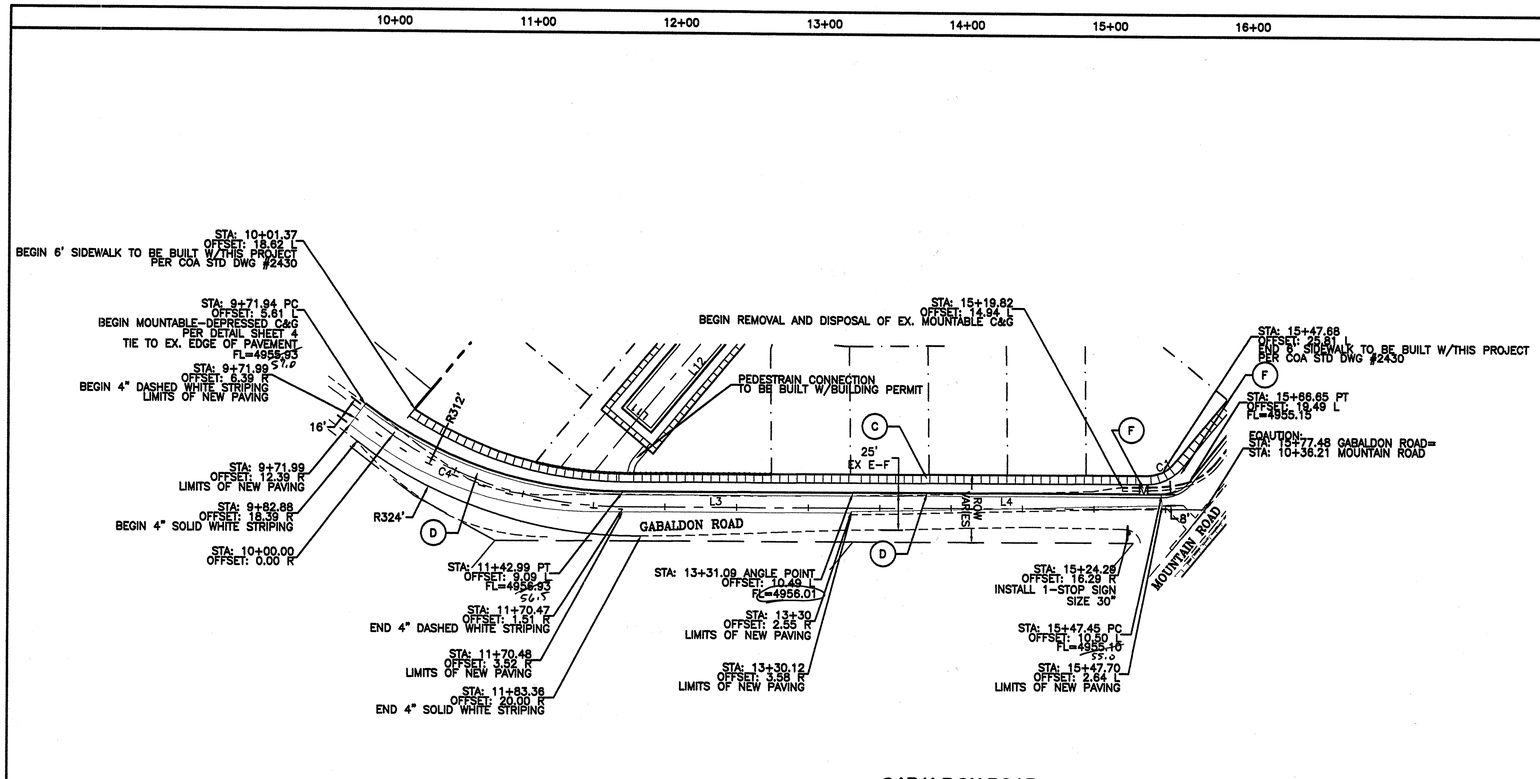
REVISIONS: NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

Record Drawing

SCANNED BY
PLANNING

RECORD DRAWINGS



GALBADON PAVING CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	21.89	25.00	50°10'08"	S60°11'39"E	21.20
C4	140.07	220.69	36°21'58"	S16°53'34"E	137.74

GALBADON PAVING LINE TABLE		
LINE	LENGTH	BEARING
L3	187.15	S35°06'17"E
L4	216.36	S35°06'35"E

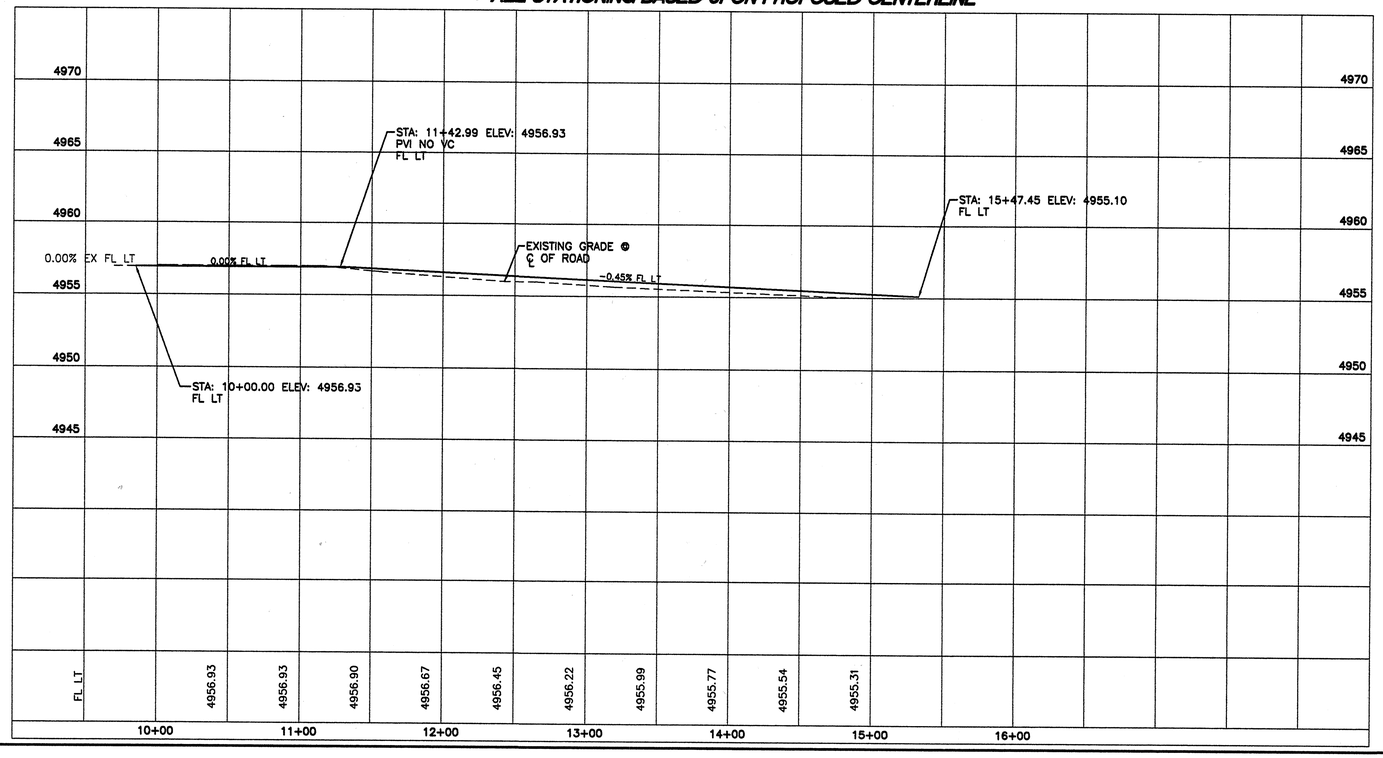
QUARTER POINTS

C1	FL	ELEV.
	1	4955.14
	2	4955.13
	3	4955.12

Certification

THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GABALDON ROAD
STA: 10+00.00 TO 15+77.48
**-ALL STATIONING BASED UPON PROPOSED CENTERLINE*



KEYED NOTE:

- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFFERED
- (C) 6' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
- (D) MOUNTABLE-DEPRESSED C&G PER DETAIL SHEET 4
- (E) MOUNTABLE ESTATE CURB PER COA STD DWG #2415A
- (F) HANDICAP RAMP SEE DETAIL MASTER PAVING SHEET 4

NOTE:

1. SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
2. ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.
3. -DENOTES LIMITS OF NEW PAVING

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

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY ⊂ST DATE 4/21/06
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY ⊂ST DATE 6/7/06
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT CENTRAL STATION "12-J12"
X=373,030.05
Y=1,490,286.04
DELTA/ALPHA=-00°14'39"
ELEV=4952.597 NAVD 1929
G/G=0.99968162

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

Rio Grande Engineering
1600 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 875-0889

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

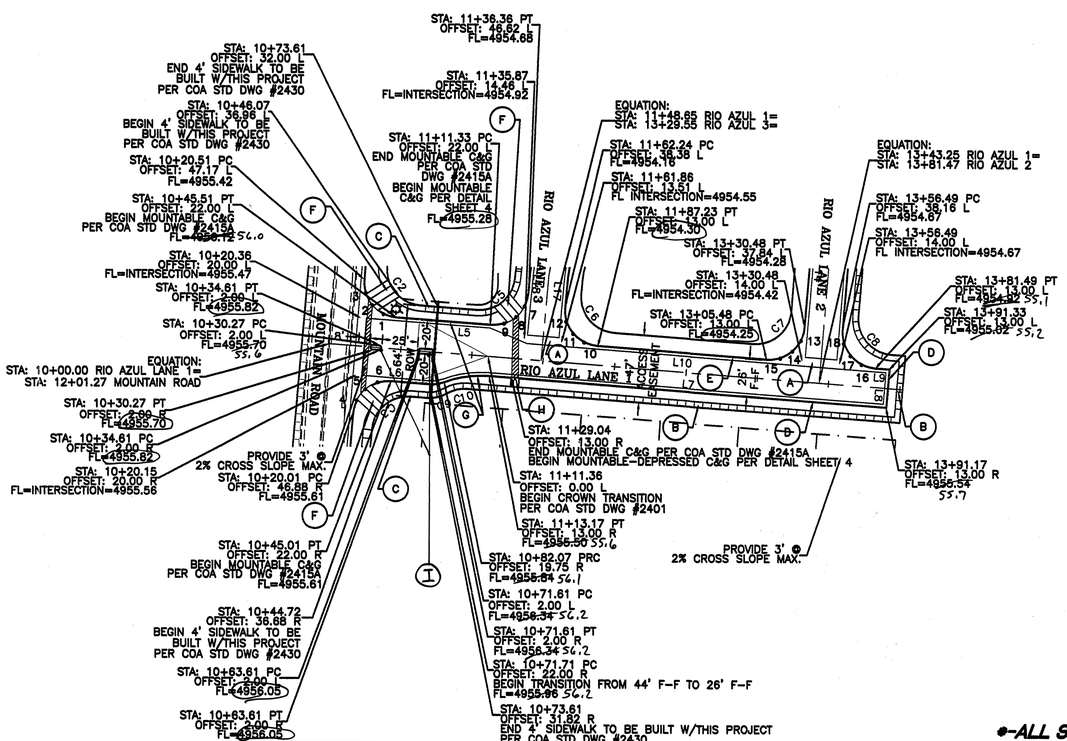
TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
PAVING IMPROVEMENTS
GALBADON ROAD

DESIGN REVIEW COMMITTEE: APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 775282 | ZONE MAP NO. J-12-Z | SHEET 6 OF 13

SCANNED BY PLANNING

RECORD DRAWINGS



RIO AZUL 1 PAVING CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C2	39.44	25.00	90°23'53"	N49°31'21"E	35.48
C3	39.15	25.00	89°43'49"	S40°32'30"E	35.27
C5	38.89	25.00	89°07'57"	N40°14'34"W	35.09
C6	39.65	25.00	90°52'03"	N49°45'26"E	35.62
C7	39.11	25.00	89°38'28"	N40°29'50"W	35.24
C8	39.43	25.00	90°21'32"	N49°30'10"E	35.47
C9	10.69	25.00	24°29'41"	N07°55'26"W	10.61
C10	32.06	75.00	24°29'41"	S07°55'26"E	31.82

RIO AZUL 1 PAVING LINE TABLE		
LINE	LENGTH	BEARING
L5	65.82	N04°19'24"E
L6	26.70	N04°19'24"E
L7	278.00	N04°19'24"E
L8	26.00	N85°19'03"W
L9	9.84	S04°19'24"W
L10	118.25	S04°19'24"W

QUARTER POINTS

	FL	ELEV.		FL	ELEV.
C2	1	4956.04	C3	4	4955.77
	2	4955.83		5	4955.93
	3	4955.62		6	4956.09
C5	7	4954.83	C6	10	4954.27
	8	4954.98		11	4954.23
	9	4955.13		12	4954.19
C7	13	4954.19	C8	16	4954.74
	14	4954.22		17	4954.80
	15	4954.25		18	4954.86

Certification
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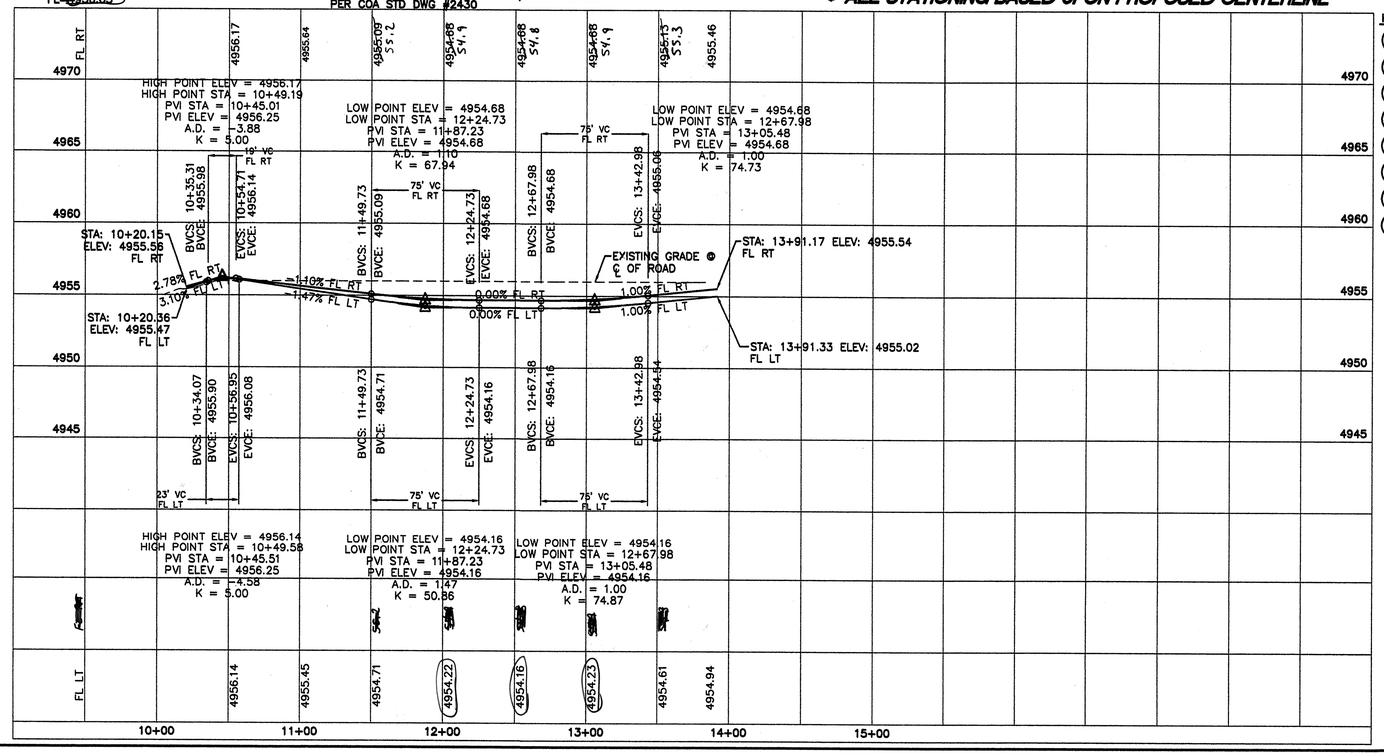
NOTE:
1. SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
2. ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.
3. PAINT ALL MEDIAN NOSES YELLOW.
4. ALL CURB AND GUTTER USED IN ENTRANCE MEDIANS SHALL BE MOUNTABLE MEDIAN PER COA STD DWG #2415B, UNLESS OTHERWISE NOTED.
5. ▨ -PROVIDE 3' @ 2% CROSS SLOPE MAX.

RIO AZUL LANE 1
STA: 10+00.00 TO 14+01.75
@-ALL STATIONING BASED UPON PROPOSED CENTERLINE



KEYED NOTE:
- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFFERED
- (C) 4' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
- (D) MOUNTABLE -DEPRESSED C&G PER DETAIL SHEET 4
- (E) MOUNTABLE ESTATE CURB PER COA STD DWG #2415A
- (F) HANDICAP RAMP SEE DETAIL MASTER PAVING SHEET 4
- (G) MOUNTABLE CURB PER COA STD DWG #2415A
- (H) MODIFIED HANDICAP RAMP SEE DETAIL MASTER PAVING SHEET 4
- (I) MEDIAN MOUNTABLE C&G PER COA STD DWG 2415B

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

AS BUILT INFORMATION: CONTRACTOR / WORK STAKED BY / INSPECTOR'S ACCEPTANCE / FIELD VERIFICATION / DRAWINGS CORRECTED BY — DATE; MICRO-FILM INFORMATION: RECORDED BY / DATE / NO.

BENCH MARKS: ACS MONUMENT CENTRAL STATION "12-J12" X=373,030.05 Y=1,490,286.04 DELTA/ALPHA=-00°14'39" ELEV=4952.597 NAVD 1929 G/G=0.99968162

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL: DAVID SOULE, NEW MEXICO, 14822, LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS / REVISIONS	BY

DESIGN: DESIGNED BY: WCWJ — DATE: 4-21-06; DRAWN BY: WCWJ — DATE: 4-21-06; DRAWN NAME: 2600-DRC-1-10-06AX.DWG — JOB NO.: 2600; CHECKED BY: DS — DATE: 4-24-06

Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 979-0089

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ***VENTANA DEL BOSQUE SUBDIVISION***
PAVING IMPROVEMENTS
RIO AZUL LANE 1

DESIGN REVIEW COMMITTEE: APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 775282 | ZONE MAP NO. J-12-Z | SHEET 7 OF 13

SCANNED BY
PLANNING

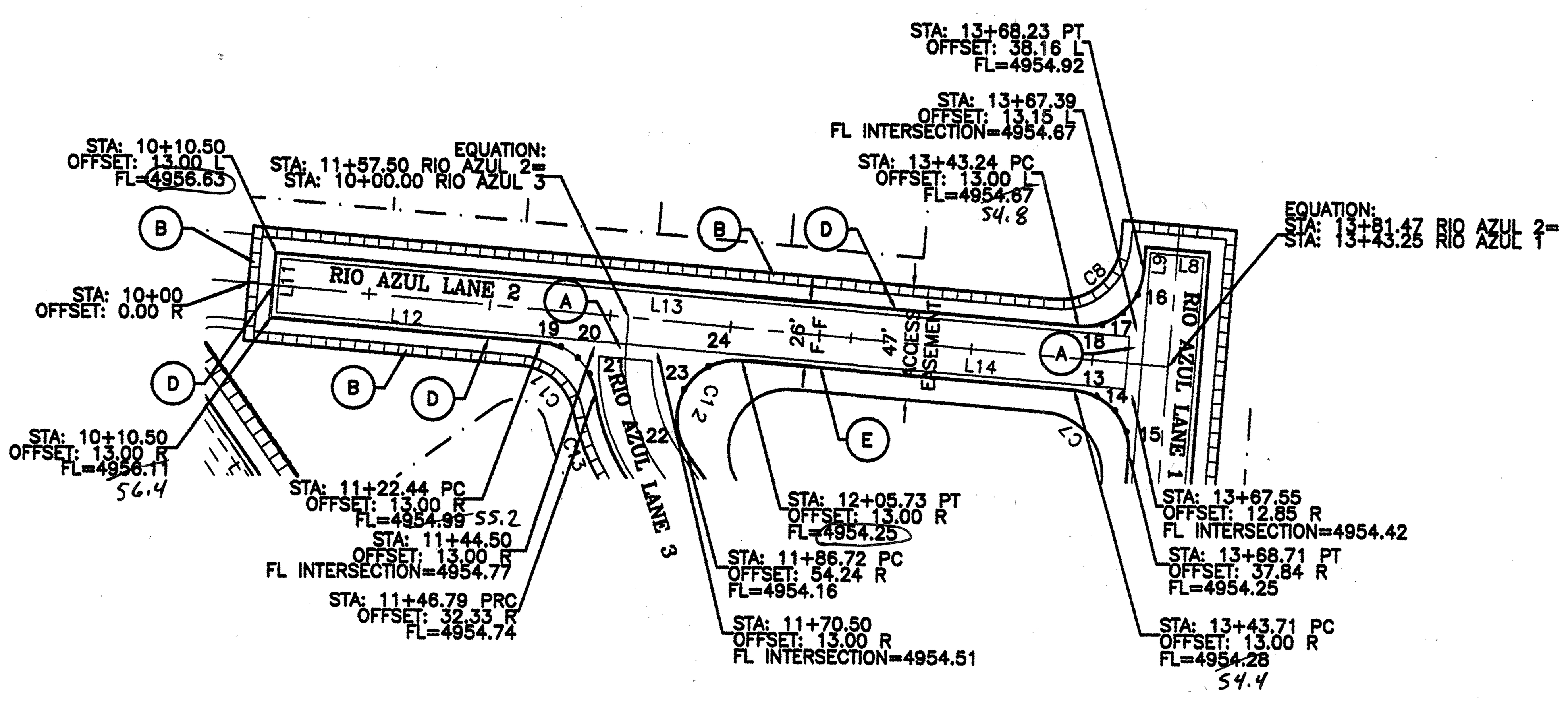
RECORD DRAWINGS

RIO AZUL 2 PAVING CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C7	39.11	25.00	89°38'28"	N40°29'50"W	35.24
C8	39.43	25.00	90°21'32"	N49°30'10"E	35.47
C11	33.55	25.00	76°53'32"	N46°52'18"W	31.09
C12	56.95	25.00	130°30'48"	S29°25'33"W	45.41

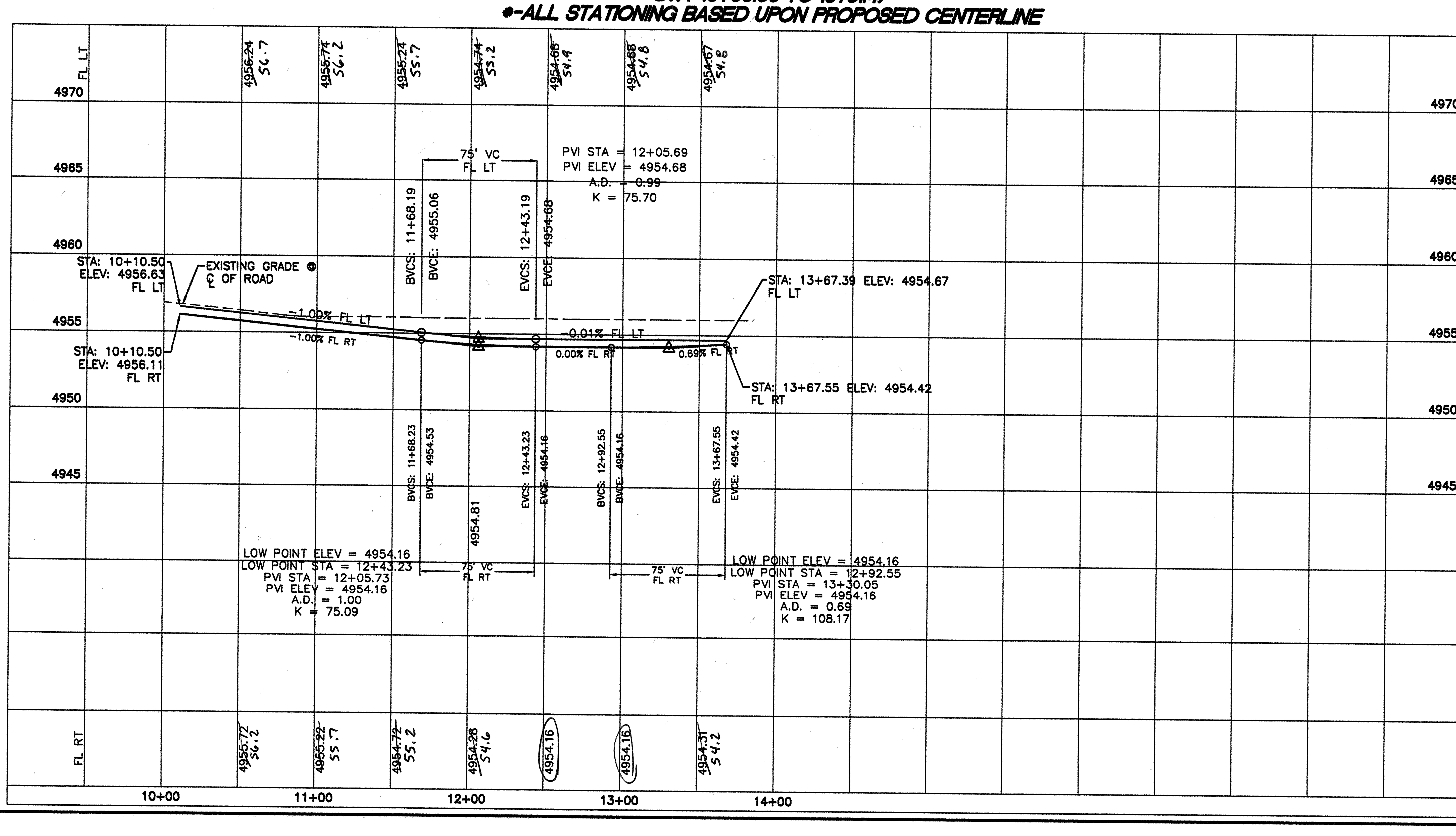
RIO AZUL 2 PAVING LINE TABLE		
LINE	LENGTH	BEARING
L11	26.00	N04°40'57"E
L12	111.94	S85°19'03"E
L13	332.74	S85°19'03"E
L14	137.98	S85°19'03"E

QUARTER POINTS

Curve	FL	ELEV.
C7	13	4954.19
C7	14	4954.22
C7	15	4954.25
C8	16	4954.74
C8	17	4954.80
C8	18	4954.86
C11	19	4954.92
C11	20	4954.85
C11	21	4954.78
C12	22	4954.19
C12	23	4954.21
C12	24	4954.23



RIO AZUL LANE 2
STA: 10+00.00 TO 13+81.47
*-ALL STATIONING BASED UPON PROPOSED CENTERLINE



KEYED NOTE:

- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFFERED
- (C) 6' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
- (D) MOUNTABLE -DEPRESSED C&G PER DETAIL SHEET 4
- (E) MOUNTABLE ESTATE CURB PER COA STD DWG #2415A
- (F) HANDICAP RAMP SEE DETAIL MASTER PAVING SHEET 4

NOTE:

1. SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
2. ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY CSJ DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY CSJ DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT CENTRAL STATION
"12-J12"
X=373,030.05
Y=1,490,286.04
DELTA/ALPHA=-00°14'39"
ELEV=4952.597 NAVD 1929
G/G=0.99968162

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
DAVID SOULE
NEW MEXICO
14522
LICENSED PROFESSIONAL ENGINEER

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY: WCWJ — DATE: 4-21-06
DRAWN BY: WCWJ — DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG — JOB NO.: 2600
CHECKED BY: DS — DATE: 4-24-06

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

Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
PAVING IMPROVEMENTS
RIO AZUL LANE 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE	APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775282	J-12-Z	8	13

SCANNED BY
PLANNING

RECORD DRAWINGS

RIO AZUL 3 PAVING CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C5	38.89	25.00	89°07'57"	N40°14'34"W	35.09
C6	39.65	25.00	90°52'03"	N49°45'26"E	35.62
C11	33.55	25.00	76°53'32"	N46°52'18"W	31.09
C12	56.95	25.00	130°30'48"	S29°25'33"W	45.41
C13	42.09	88.00	27°24'19"	S22°07'41"E	41.69
C14	75.23	88.00	48°58'42"	S60°19'12"E	72.96
C15	53.00	62.00	48°58'42"	S60°19'12"E	51.40

RIO AZUL 3 PAVING LINE TABLE

LINE	LENGTH	BEARING
L15	140.33	S35°49'51"E
L16	138.24	S35°49'51"E
L17	21.12	S84°48'32"E
L18	13.27	S84°48'32"E

QUARTER POINTS

C5

FL	ELEV.
7	4954.83
8	4954.98
9	4955.13

C6

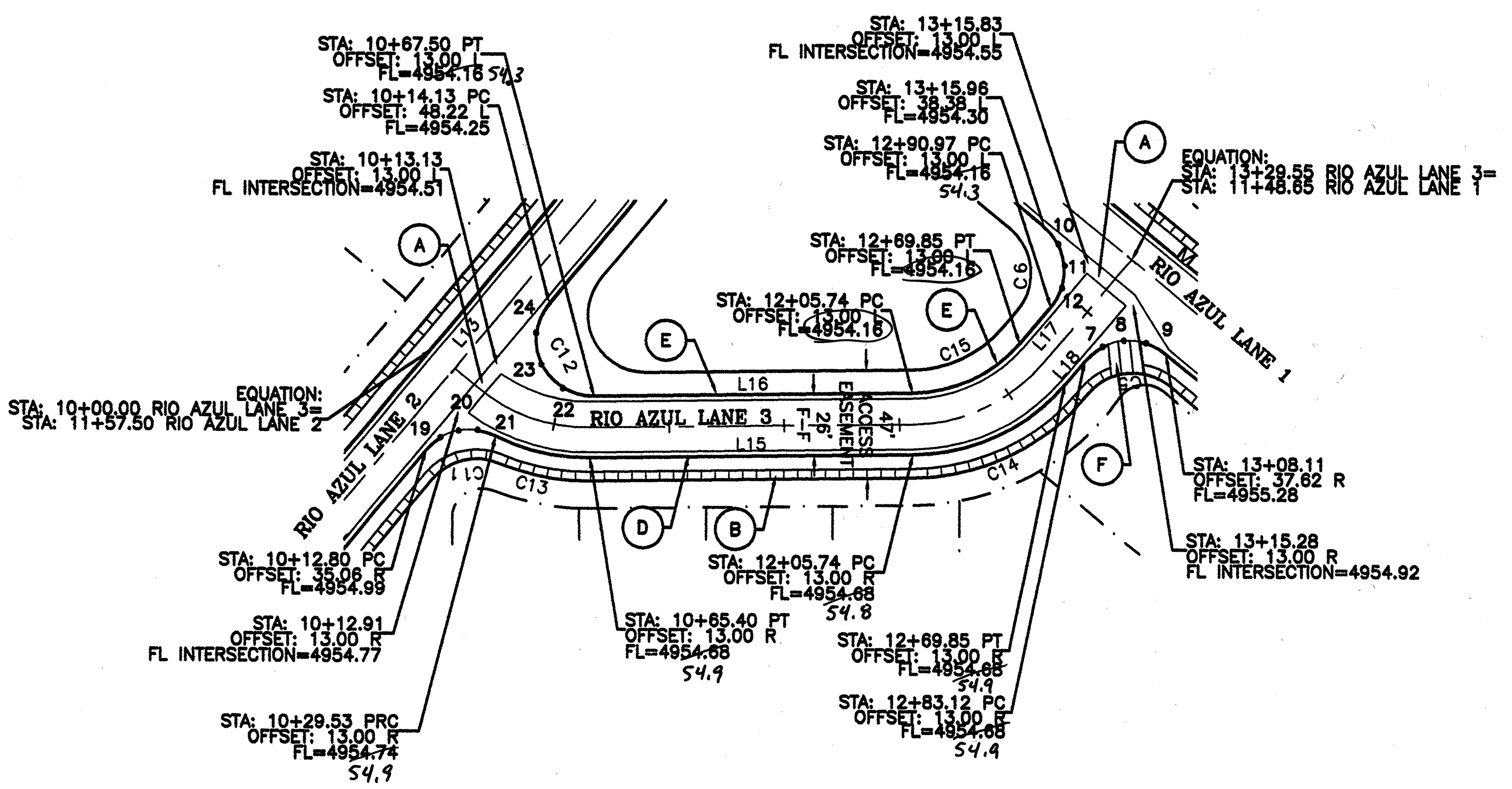
FL	ELEV.
10	4954.27
11	4954.23
12	4954.19

C11

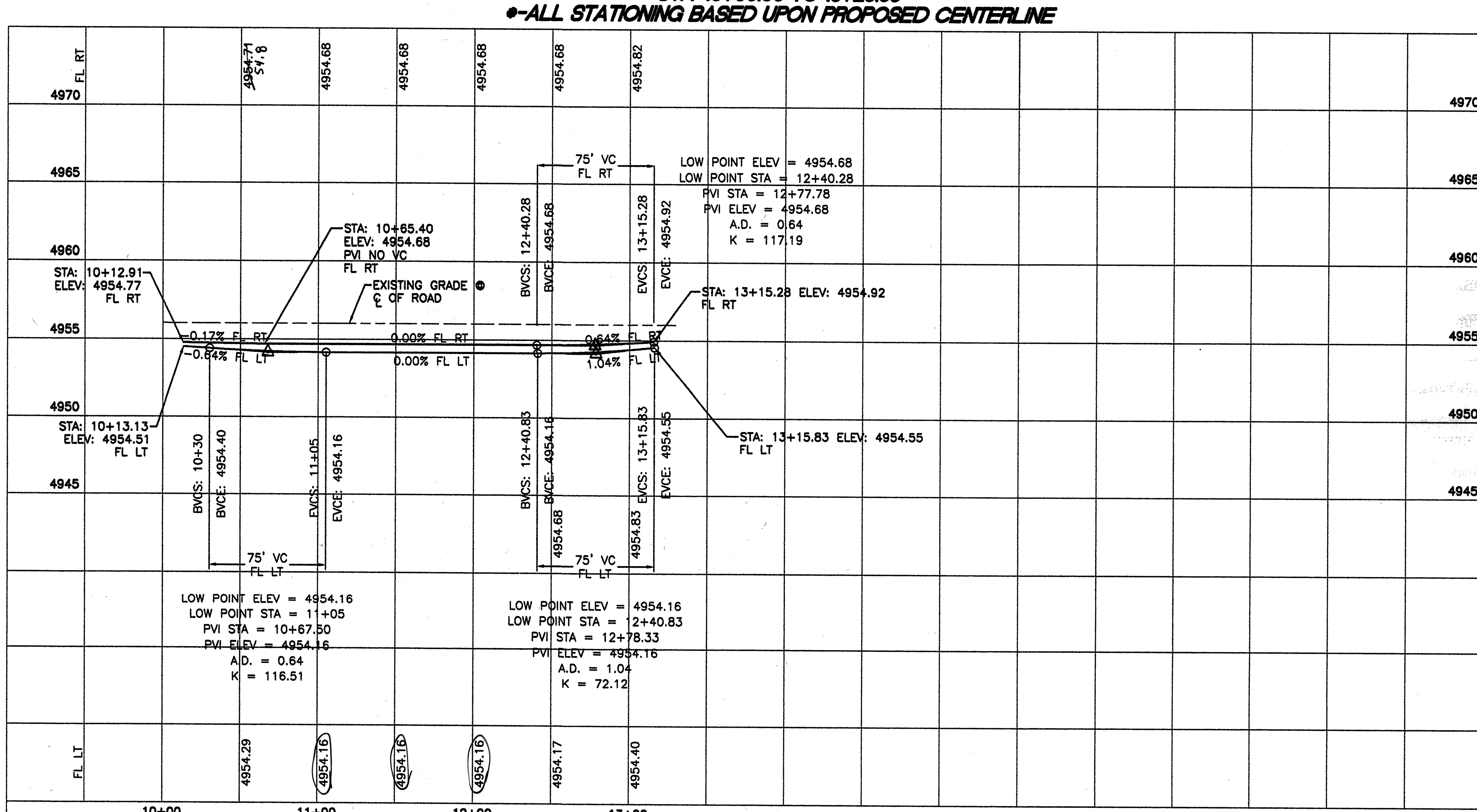
FL	ELEV.
19	4954.92
20	4954.85
21	4954.78

C12

FL	ELEV.
22	4954.19
23	4954.21
24	4954.23



RIO AZUL LANE 3
STA: 10+00.00 TO 13+29.55
•-ALL STATIONING BASED UPON PROPOSED CENTERLINE



KEYED NOTE:

- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFFERED
- (C) 6' SIDEWALK TO BE BUILT WITH THIS CONTRACT. PER COA STD DWG #2430
- (D) MOUNTABLE -DEPRESSED C&G PER DETAIL SHEET 4
- (E) MOUNTABLE ESTATE CURB PER COA STD DWG #2415A
- (F) HANDICAP RAMP SEE DETAIL MASTER PAVING SHEET 4

NOTE:

1. SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
2. ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
PAVING IMPROVEMENTS
RIO AZUL LANE 3

DESIGN REVIEW COMMITTEE: APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE
LAST DESIGN UPDATE
MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 775282 | ZONE MAP NO. J-12-Z | SHEET 9 OF 13

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY CST DATE 1/27/07
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY CST DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT CENTRAL STATION "12-J12"
X=373,030.05
Y=1,490,286.04
DELTA/ALPHA=-00°14'39"
ELEV=4952.597 NAVD 1929
G/G=0.99968162

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

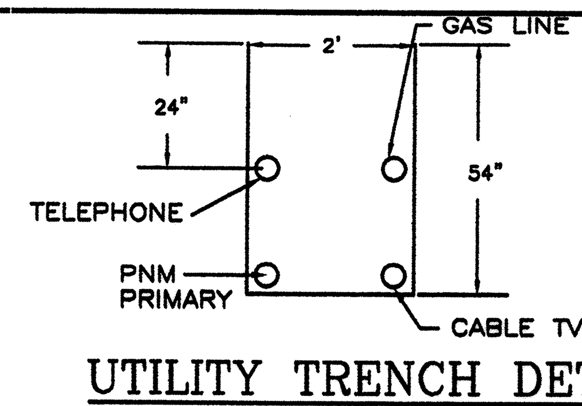
ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 LICENSED PROFESSIONAL ENGINEER

REVISIONS
NO. DATE REMARKS BY
DESIGN

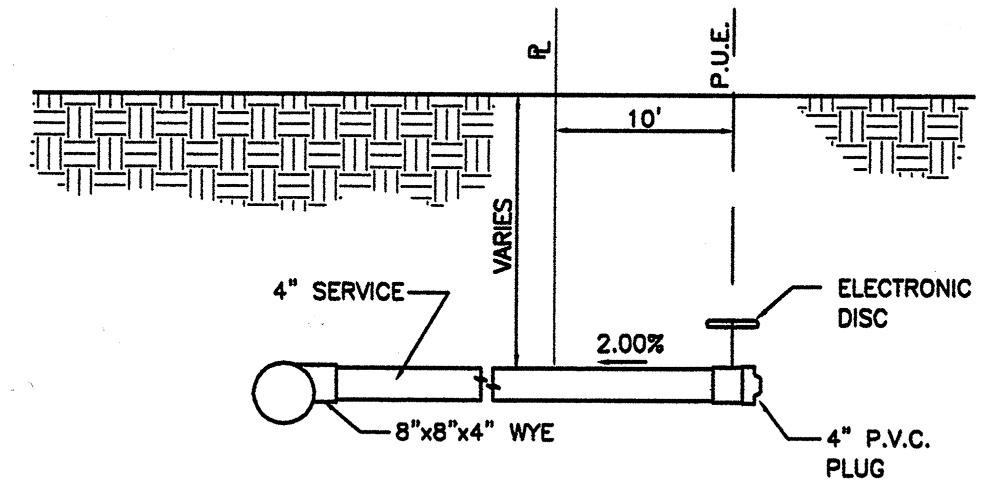
DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

SCANNED BY PLANNING

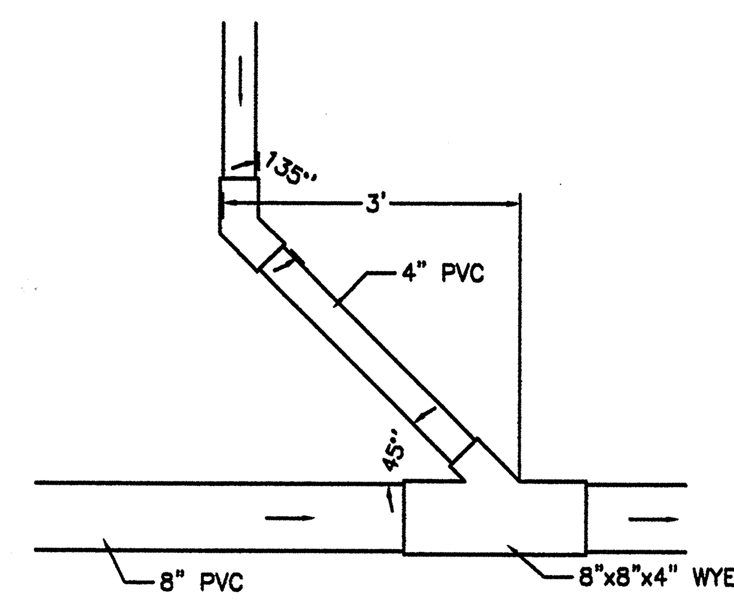
RECORD DRAWINGS



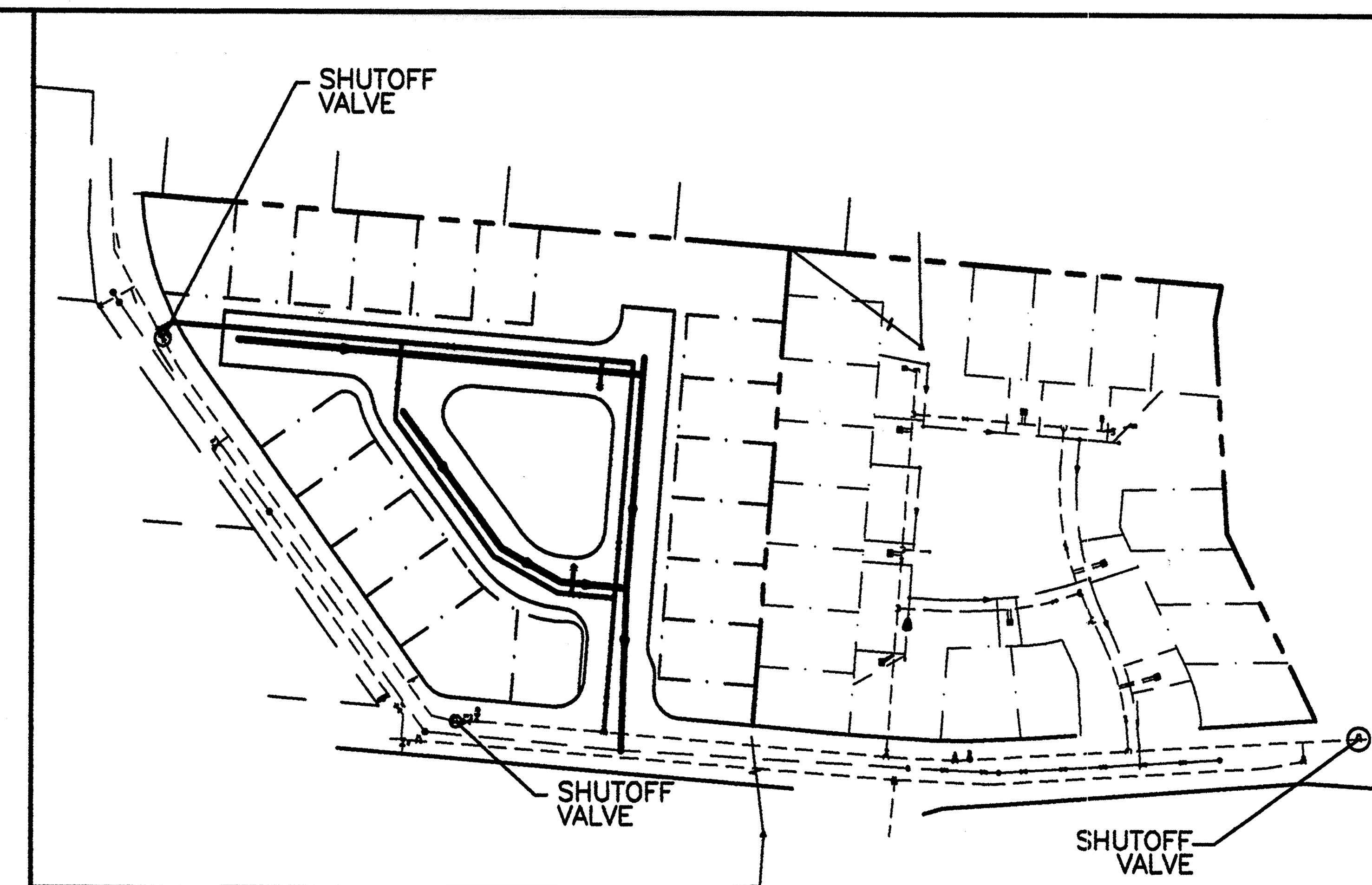
UTILITY TRENCH DETAIL
NTS



WYE FITTING SANITARY SERVICE CONNECTION (PROFILE)
NTS



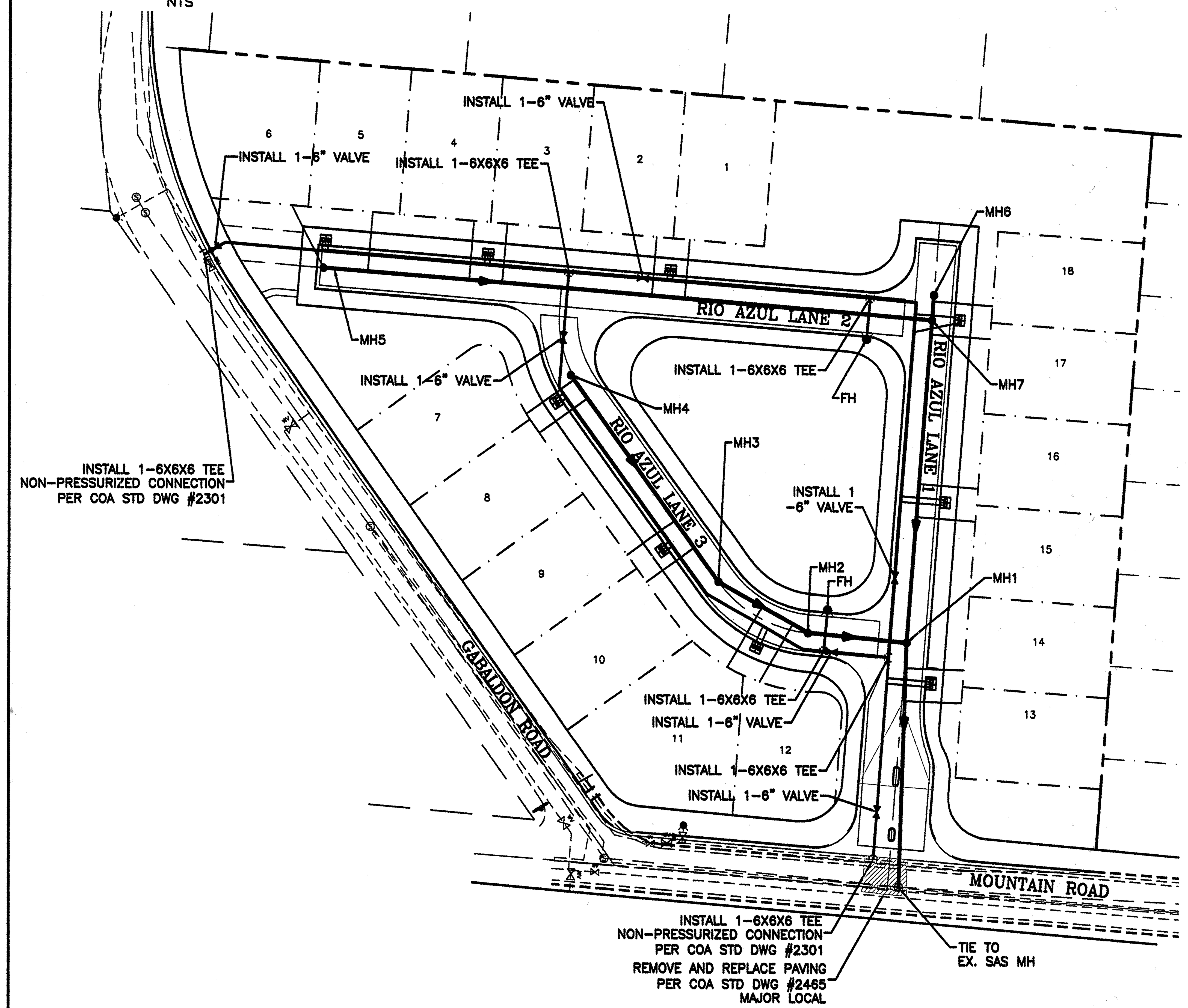
WYE FITTING SANITARY SERVICE CONNECTION (PLAN)
NTS

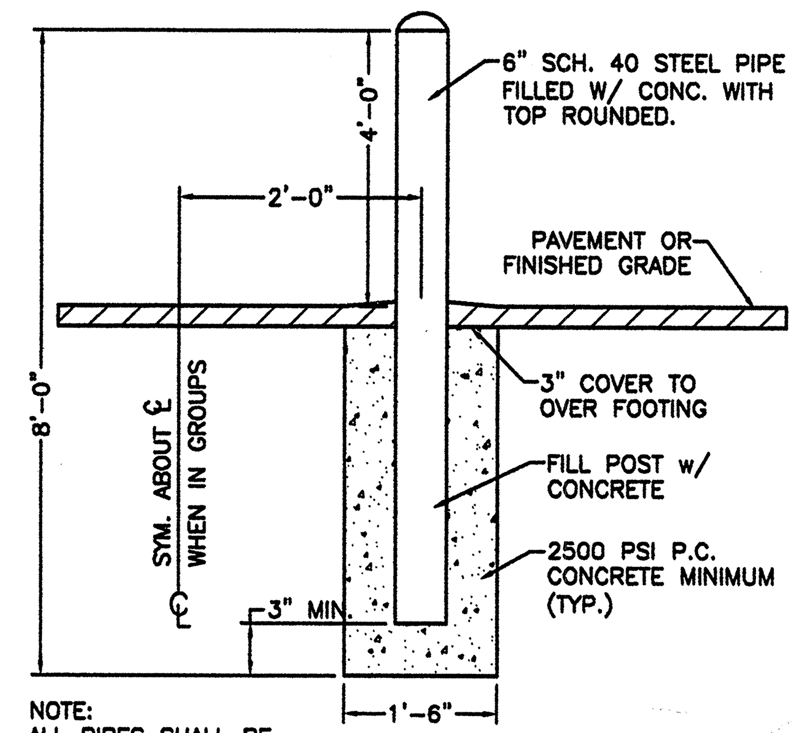


WATER SHUTOFF PLAN: SHUTOFF VALVES: CIRCLED VALVES

WATER SHUTOFF 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 PLAN ABOVE.

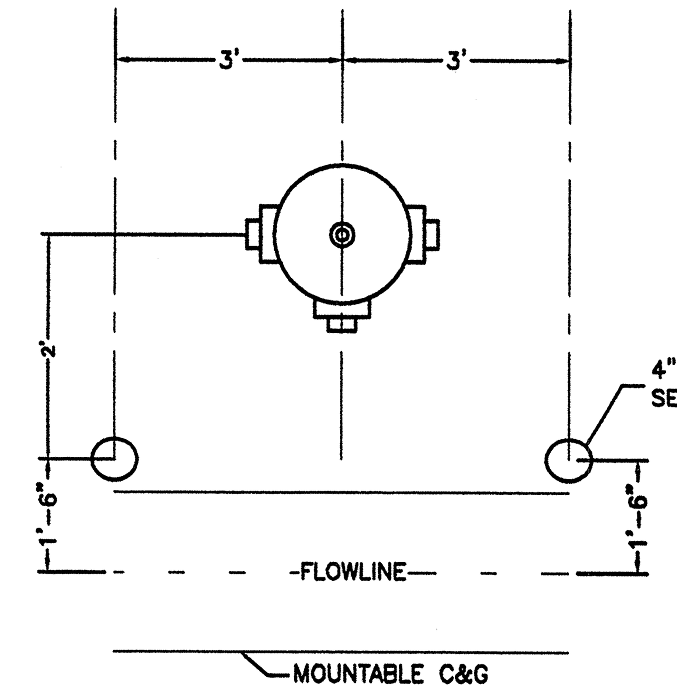
Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.





NOTE: ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

BOLLARD DETAIL
NTS



BOLLARD PLCEMENT DETAIL
NTS

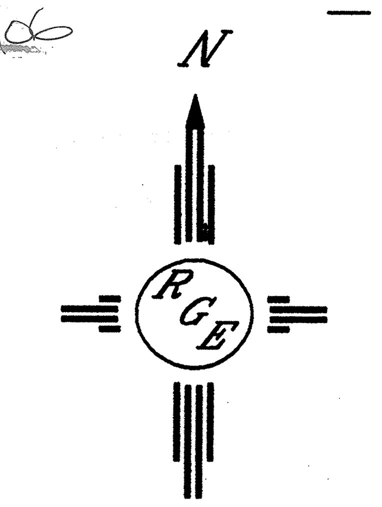
LEGEND

- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER LINE (EX. 42" SD)
- PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE (EX. 8" SAS)
- PROPOSED SAS MANHOLE
- DIRECTION OF FLOW
- PROPOSED SANITARY SEWER LINE (8" SAS)
- PROPOSED SAS SERVICE LINE
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (EX. 12" WL)
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE (8" WL)
- PROPOSED WATER SERVICE LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- STREET LIGHTS

AFD PLANS CHECKING OFFICE 924-3611 APPROVED/DISAPPROVED HYDRANT(S) ONLY 6/23/06 SIGNATURE & DATE

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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATES 1 THROUGH 7 (INCLUDING ADMENDMENT 1).
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, 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 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.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. 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.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT 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.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. 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.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. 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.
16. EMD'S SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #7.
17. THE WATER SYSTEMS DIVISION (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES, REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6450 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SAS MANHOLES.



GRAPHIC SCALE
50 25 0 25 50
SCALE: 1"=50'

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY CSI DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY CSI DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
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BENCH MARKS
ACS MONUMENT CENTRAL STATION "12-J12"
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DELTA/ALPHA=-00°14'39"
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SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DAVID SOULE, NEW MEXICO, 14522, LICENSED PROFESSIONAL ENGINEER

NO. DATE BY REMARKS REVISIONS
DESIGN

DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
MASTER UTILITY PLAN

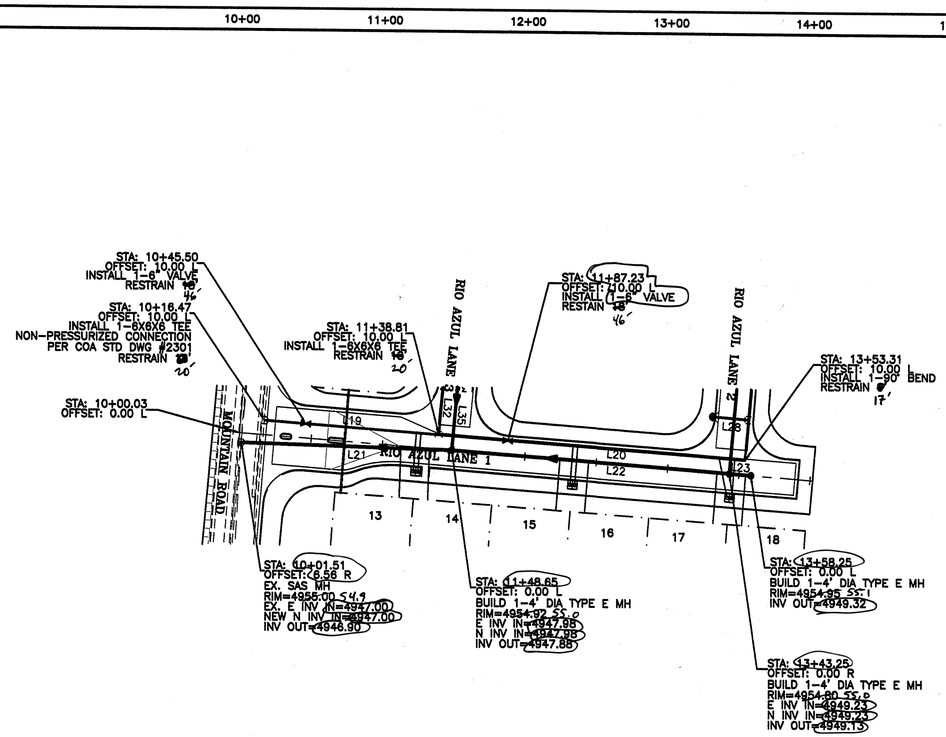
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE	APPROVED MAR 27 2007 DESIGN REVIEW COMMITTEE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775282	J-12-Z	10	13

Record Drawing

SCANNED BY PLANNING

RECORD DRAWINGS



WL TABLE

LOT #	STATION	SERVICE
13&14	11+24.61	DOUBLE
15&16	12+34.61	DOUBLE
17&18	13+44.61	DOUBLE

* INVERT OF 8" @ TIE

SAS TABLE

LOT #	STATION*	LF	INV.*	ELEV. @ PL
13	11+13.10	36	4947.66	4951.85
14	11+33.06	36	4947.78	4951.85
15	12+24.61	36	4948.43	4951.25
16	12+44.61	36	4948.55	4951.25
17	13+34.61	36	4949.08	4951.64
18	13+54.61	36	4949.30	4951.64

RIO AZUL 1 UT LINE TABLE		
LINE	LENGTH	BEARING
L19	122.33	N04°19'24"E
L20	214.50	N04°19'24"E
L21	147.29	N01°46'18"E
L22	194.59	N04°19'24"E
L23	15.00	N04°19'24"E

Certification
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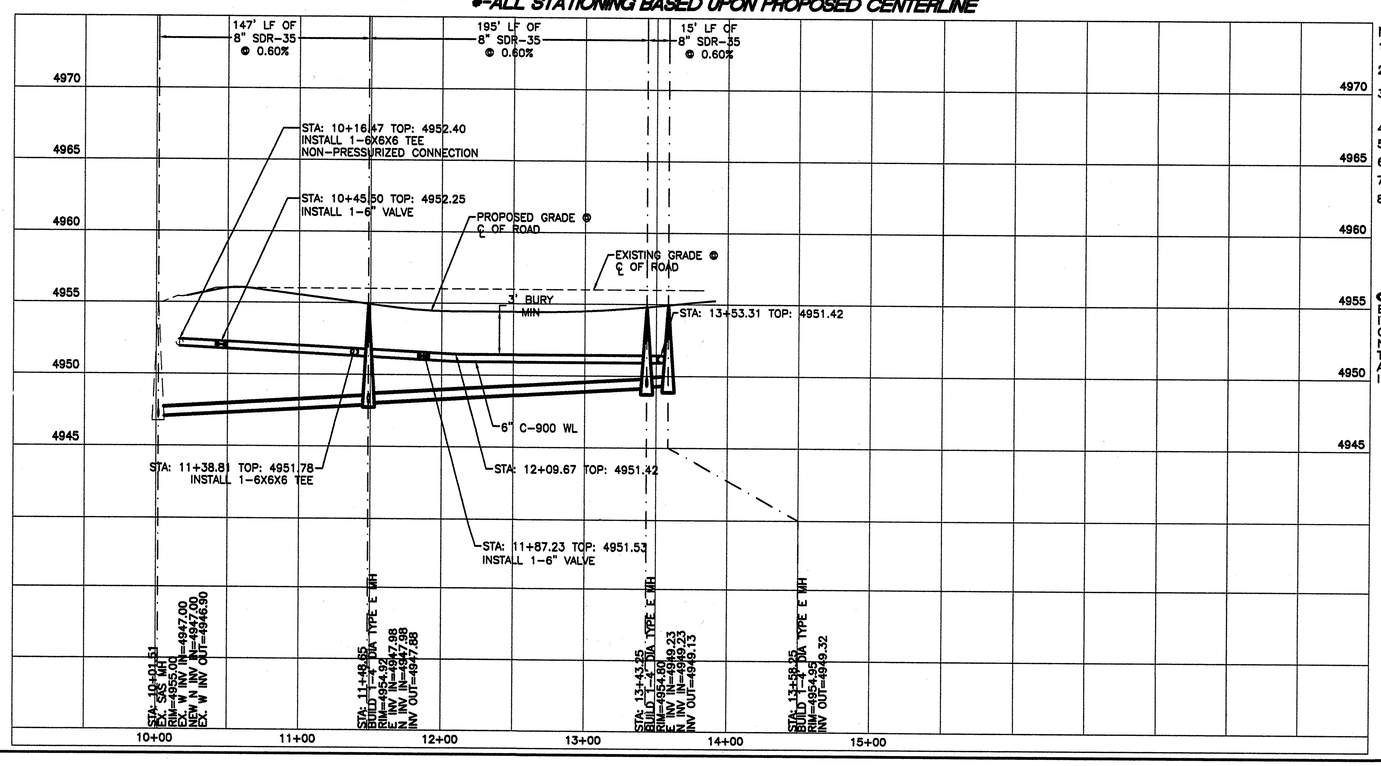
RIO AZUL LANE 1
STA: 10+00.00 TO 14+01.75
**-ALL STATIONING BASED UPON PROPOSED CENTERLINE*



NOTE:
1. SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
2. ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 FULLY RESTRAINED
3. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF UTILITIES.
4. WATER VALVES SHALL BE PER COA STD DWG #2326, 2328, 2461.
5. ALL WATER SERVICES SHALL BE PER COA STD DWG #2361, 2362, 2366, 2368
6. ALL WATER SERVICES SHALL BE 3/4".
7. ALL WATER METER BOX LIDS SHALL BE HEAVY DUTY FOR LIGHT TRAFFIC.
8. ALL METER BOXES SHALL HAVE A DUAL-CHECK VALVE ASSEMBLY FOR BACKFLOW PREVENTION.

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

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
WORK STAKED BY
ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO. DATE

BENCH MARKS
ACS MONUMENT CENTRAL STATION
"12-J12"
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DELTA/ALPHA=-00°14'39"
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G/G=0.99968162

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

Rio Grande Engineering
1906 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
UTILITY IMPROVEMENTS
RIO AZUL LANE 1

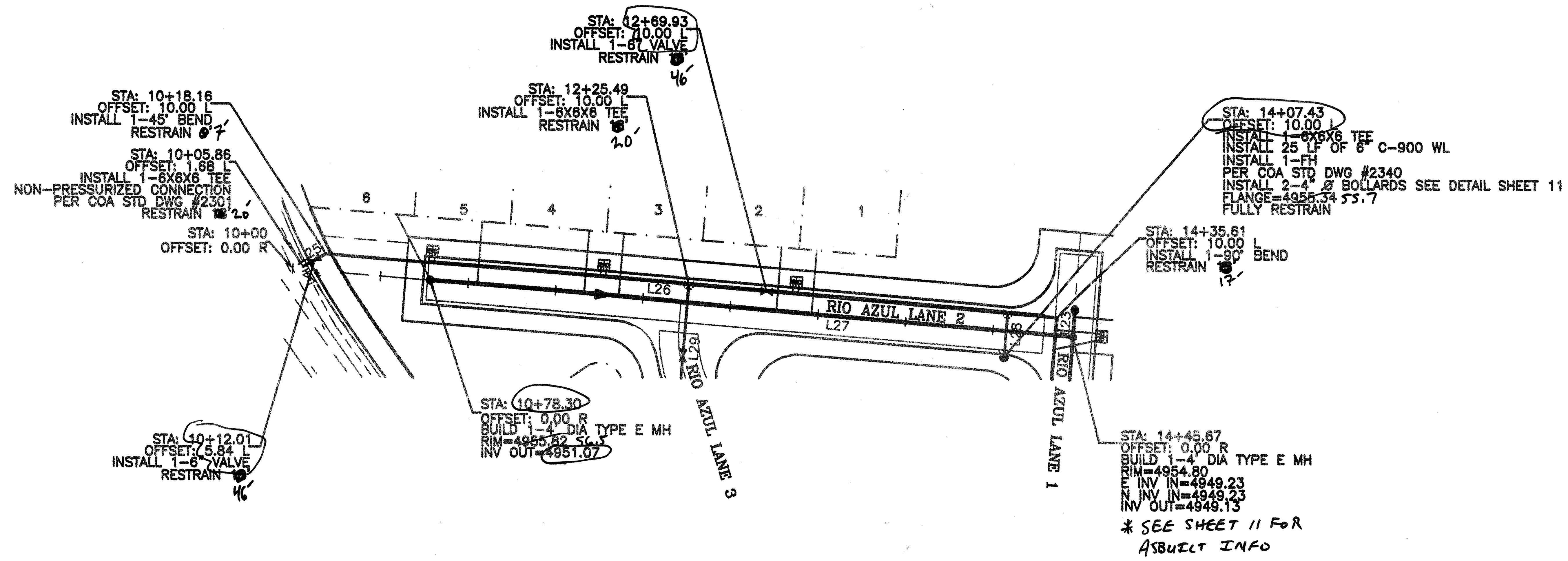
DESIGN REVIEW COMMITTEE: APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR 2 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 775282 | ZONE MAP NO. J-12-Z | SHEET 11 OF 13

Record Drawing

SCANNED BY PLANNING

RECORD DRAWINGS



WL TABLE

LOT #	STATION	SERVICE
1&2	12+86.20	DOUBLE
3&4	11+76.20	DOUBLE
5&6	10+78.29	DOUBLE

* INVERT OF 8" @ TIE

SAS TABLE

LOT #	STATION*	LF	INV.*	ELEV. @ PL
1	12+96.20	36	4949.98	4951.25
2	12+76.20	36	4950.08	4951.25
3	11+86.20	36	4950.53	4952.19
4	11+66.20	36	4950.63	4952.19
5	11+05.09	46	4950.93	4953.29
+6	10+78.30	46	4951.40	4953.29

+–LOT 6 SHALL BE INSTALLED IN MH PER COA STD DWG #2118

RIO AZUL 2 UT LINE TABLE		
LINE	LENGTH	BEARING
L25	14.84	N60°36'33"E
L26	417.45	S85°19'03"E
L27	360.97	S85°19'03"E
L28	25.00	N04°40'57"E

Certification
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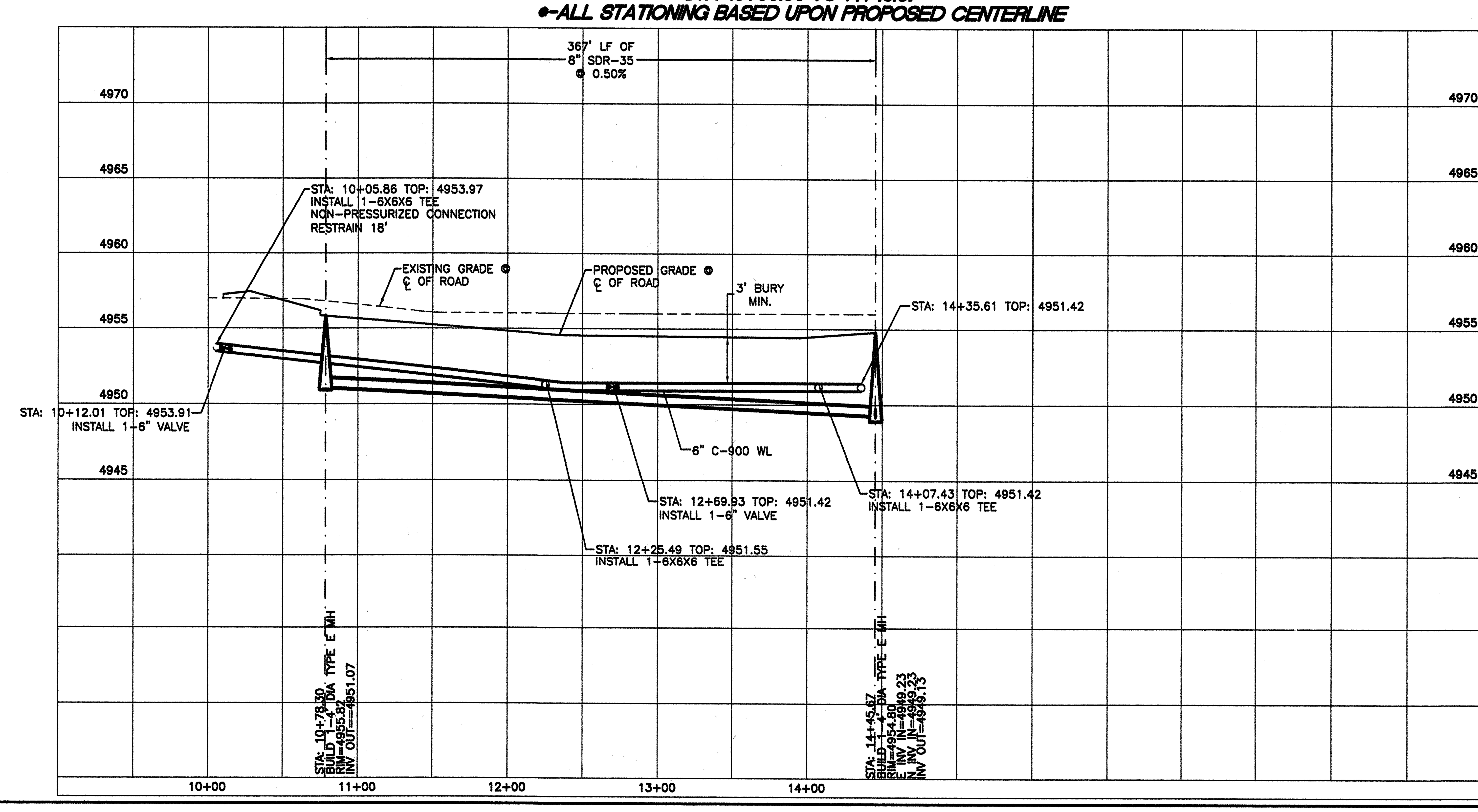
RIO AZUL LANE 2
STA: 10+00.00 TO 14+45.67
*-ALL STATIONING BASED UPON PROPOSED CENTERLINE



NOTE:
1. SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
2. ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 FULLY RESTRAINED
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5. ALL WATER SERVICES SHALL BE PER COA STD DWG #2361, 2362, 2366, 2368
6. ALL WATER SERVICES SHALL BE 3/4".
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SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

AS BUILT INFORMATION: CONTRACTOR; WORK STAKED BY CST DATE; INSPECTOR'S ACCEPTANCE BY DATE; FIELD VERIFICATION BY CST DATE; DRAWINGS CORRECTED BY DATE; MICRO-FILM INFORMATION: RECORDED BY DATE; NO.

BENCH MARKS: ACS MONUMENT CENTRAL STATION "12-J12"
X=373,030.05
Y=1,490,286.04
DELTA/ALPHA=-00°14'39"
ELEV=4952.597 NAVD 1929
G/G=0.99968162

SURVEY INFORMATION: FIELD NOTES — NO. | BY | DATE

ENGINEER'S SEAL: DAVID SOULE, NEW MEXICO, 14522, LICENSED PROFESSIONAL ENGINEER

REVISIONS: NO. | DATE | REMARKS | BY

DESIGN: DESIGNED BY: WCWJ — DATE: 4-21-06; DRAWN BY: WCWJ — DATE: 4-21-06; DRAWN NAME: 2600-DRC-1-10-06AX.DWG — JOB NO.: 2600; CHECKED BY: DS — DATE: 4-24-06

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

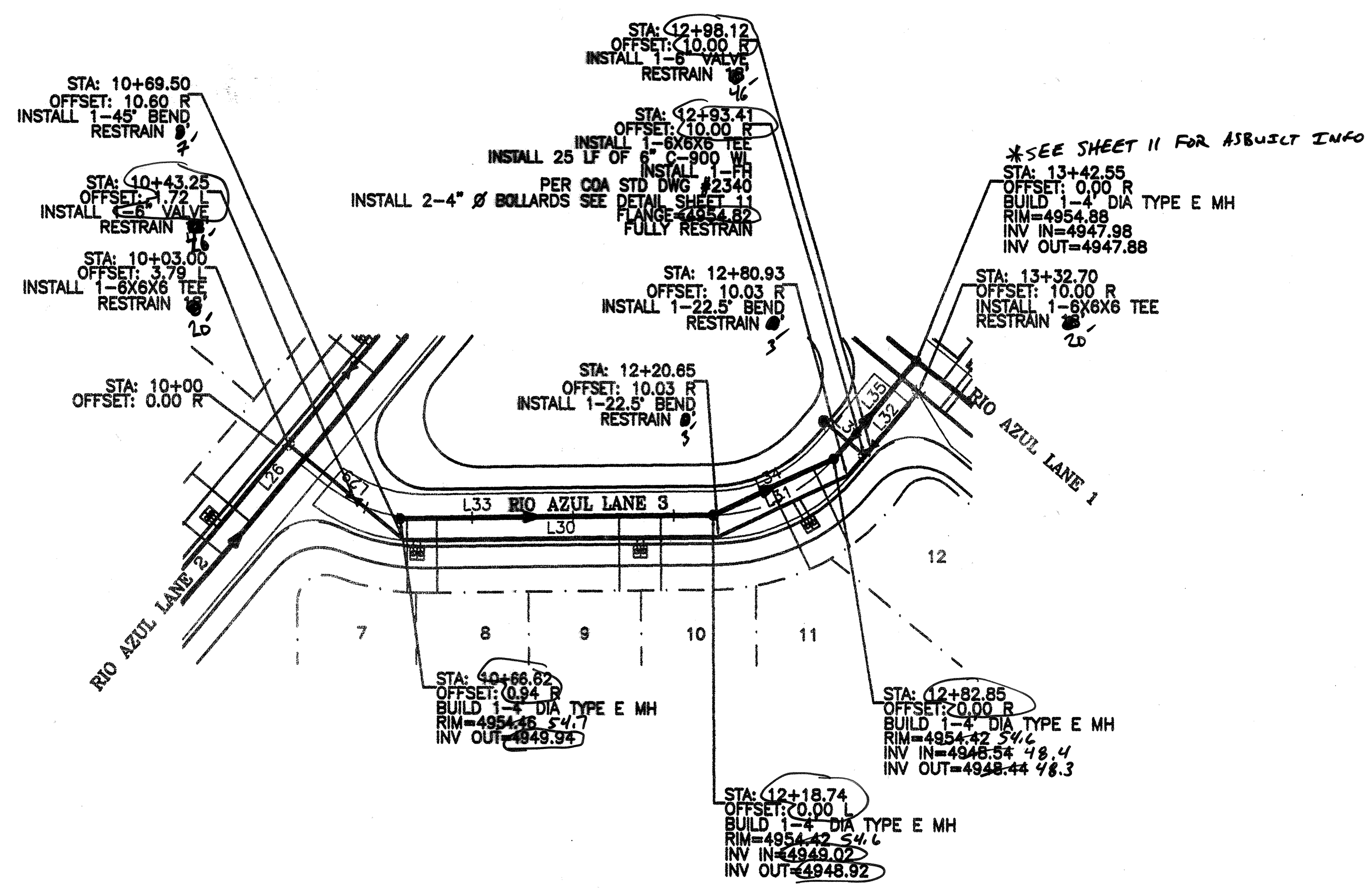
TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
UTILITY IMPROVEMENTS
RIO AZUL LANE 2

DESIGN REVIEW COMMITTEE: APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED CITY ENGINEER
MO./DAY/YR. | MO./DAY/YR.
LAST DESIGN UPDATE

CITY PROJECT NO. 775282 | ZONE MAP NO. J-12-Z | SHEET 12 OF 13

SCANNED BY
PLANNING

RECORD DRAWINGS



WL TABLE

LOT #	STATION	SERVICE
7&8	10+75.09	DOUBLE
9&10	11+83.51	DOUBLE
11&12	12+57.70	DOUBLE

* INVERT OF 8" @ TIE

SAS TABLE

LOT #	STATION*	LF	INV.*	ELEV. @ PL
7	10+69.81	36	4949.92	4951.25
8	10+83.51	36	4949.83	4951.25
9	11+73.51	36	4949.29	4951.25
10	11+93.51	36	4949.17	4951.25
11	12+50.03	36	4948.74	4951.25
12	12+72.71	36	4948.60	4951.25

RIO AZUL 3 UT LINE TABLE

LINE	LENGTH	BEARING
L29	69.88	S04°40'57"W
L30	152.65	S35°49'51"E
L31	66.52	S60°19'12"E
L32	52.02	S84°48'32"E
L33	152.22	S35°49'51"E
L34	62.18	S60°19'12"E
L35	59.70	S84°48'32"E
L36	25.00	N50°05'36"W

Certification
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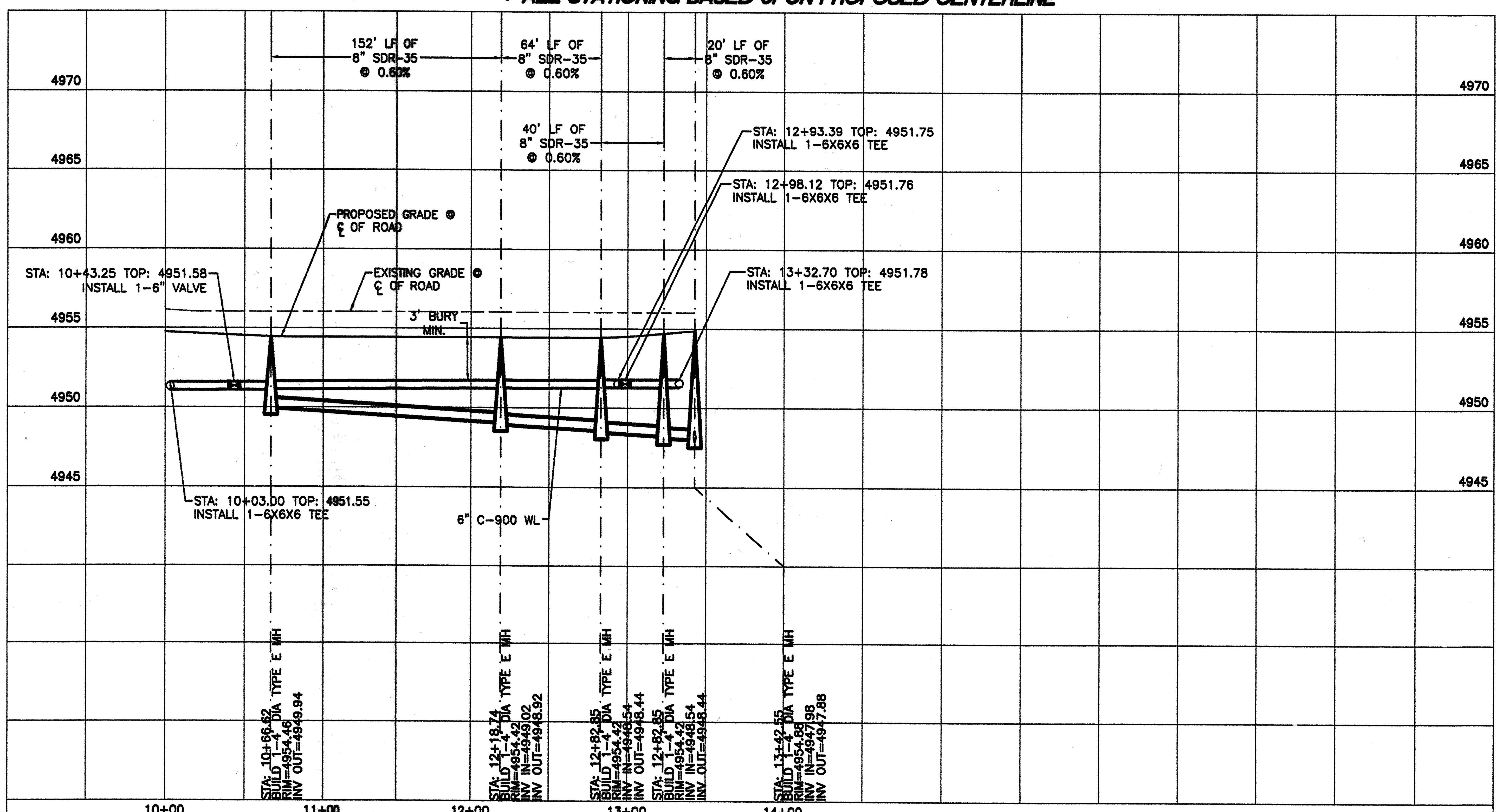
RIO AZUL LANE 3
STA: 10+00.00 TO 13+42.55
*-ALL STATIONING BASED UPON PROPOSED CENTERLINE



NOTE:
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ELEV=4952.597 NAVD 1929
G/G=0.99968162

SURVEY INFORMATION: FIELD NOTES — NO. | BY | DATE

ENGINEER'S SEAL: DAVID SOULE, NEW MEXICO, 14522, LICENSED PROFESSIONAL ENGINEER

REVISIONS: NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY: WCWJ DATE: 4-21-06
DRAWN BY: WCWJ DATE: 4-21-06
DRAWN NAME: 2600-DRC-1-10-06AX.DWG JOB NO.: 2600
CHECKED BY: DS DATE: 4-24-06

Rio Grande Engineering
1606 CENTRAL AVENUE SE, SUITE 201
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VENTANA DEL BOSQUE SUBDIVISION**
UTILITY IMPROVEMENTS
RIO AZUL LANE 3

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED FEB 19 2007 DESIGN REVIEW COMMITTEE	APPROVED MAR 2007 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775282	J-12-Z	13	13