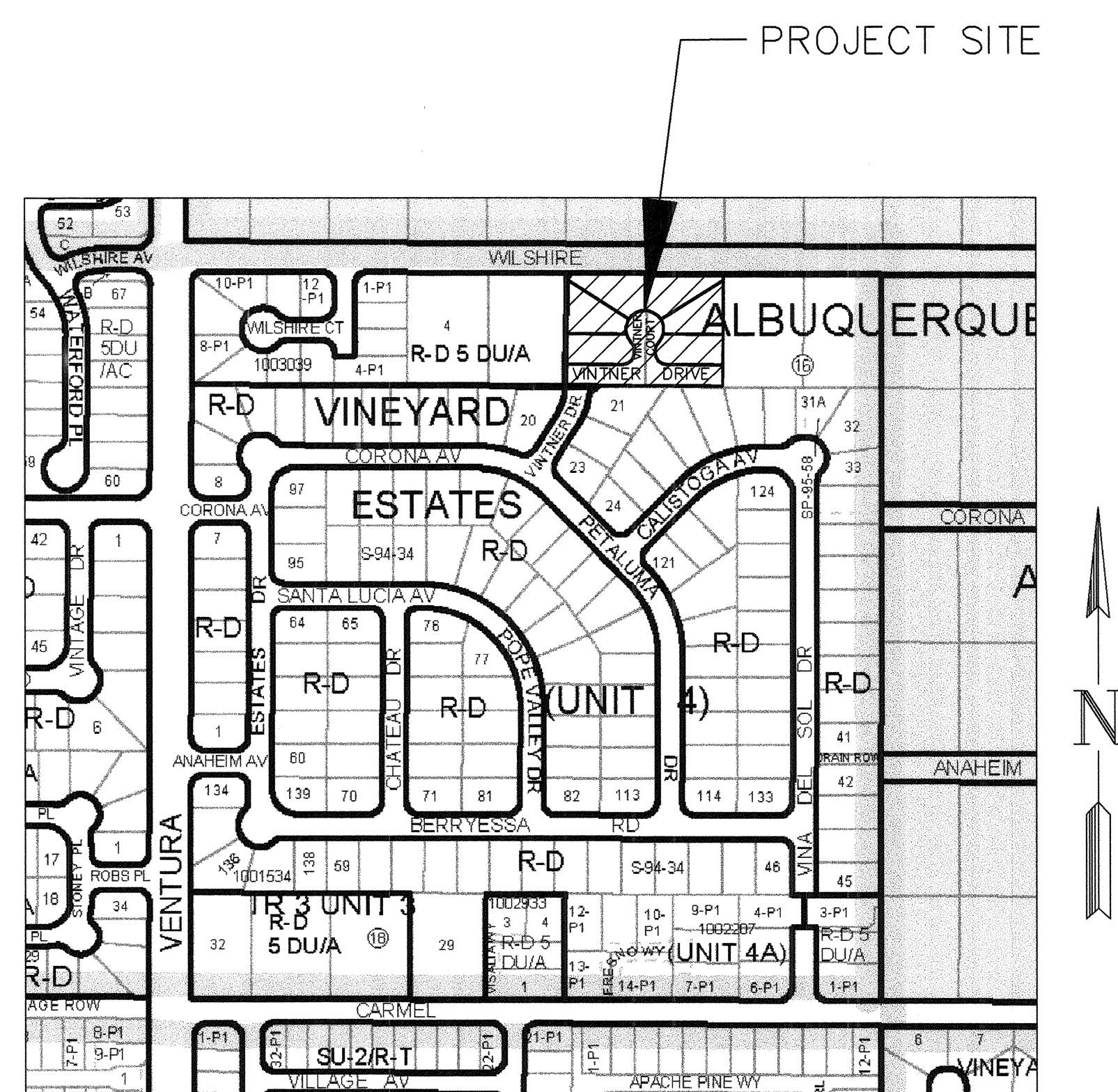


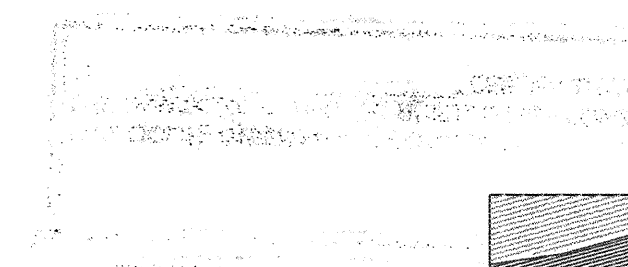
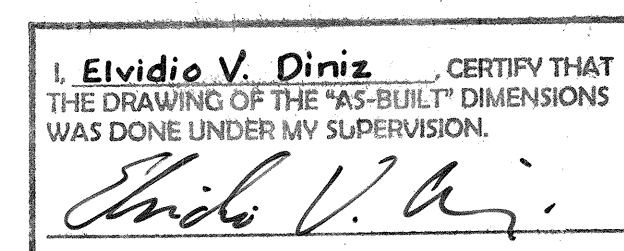
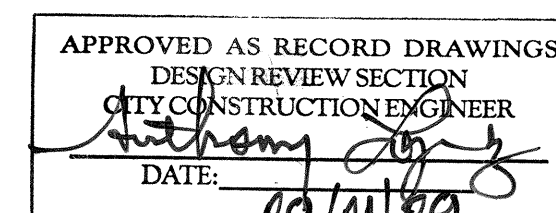
ALBUQUERQUE, NEW MEXICO



SHEET NO.	TITLE
1	COVER
2	GENERAL NOTES
3	PLAT
4	GRADING AND DRAINAGE PLAN
5	PLAN VIEW
6	PAVING PLAN AND PROFILE
7	UTILITY PLAN AND PROFILE
8	DETAIL SHEET AND SHUT OFF PLAN



VICINITY MAP  
ZONE MAP C20  
NOT TO SCALE



**Resource Technology, Inc.**

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[illegible]

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE NO. 7 INCLUDING AMENDMENT NO. 1.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM @ (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR ALL SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.

5. ALL STATIONING REFERS TO STREET CENTERLINE STATIONING; OR TO PROPERTY LINE

6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

7. CONTRACTOR SHALL CO-ORDINATE WITH WATER SYSTEMS DIRECTOR (TELEPHONE NUMBER: 857-8200) 7 WORKING DAYS PRIOR TO CONSTRUCTION WORK THAT MAY AFFECT EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIME AND CO-ORDINATION OF WATER SHUT OFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.

8. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

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

10. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

11. CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 (CONSTRUCTION TRAFFIC CONTROL) OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION W/UPDATE NO. 7.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER P.V.C. PIPE MEETING AWWA C900 REQUIREMENTS (6" - 12" DIAM.) OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6" - 16" DIAM.).

13. THE CONTRACTOR AGREES TO 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

14. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

15. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

16. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN OBTAINED AND RECORDED.
17. EXISTING CURB AND CUTTER NOT CALLED OUT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE PER COA STD. DWG. 2415A.

18. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

19. ALL FITTINGS ON WATERLINES SHALL HAVE JOINT RESTRAINT IN ACCORDANCE WITH THE JOINT RESTRAINT LENGTHS SHOWN ON UTILITY DETAIL SHEET 7 AND ARE TO HAVE LOCKED MECHANICAL JOINTS.

20. PNM (PUBLIC SERVICE CO. OF NEW MEXICO) WILL PROVIDE AT NO COST TO THE CITY OR TO THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

21. \*\* WARNING \*\* - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

22. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR.

23. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

24. CUT PAVEMENT TO A NEAT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT WILL BE MADE FOR NEAT CUTTING EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK. **USE SQUARE CUTS.**

25. ANY CONSTRUCTION OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.

26. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

27. ELECTRONIC MARKER DISKS (EMD). WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

28. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.

29. THE BID QUANTITIES ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING FINAL QUANTITIES.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING ON THIS PROJECT. ALL TESTING SHALL BE PERFORMED AS LISTED IN THE SPECIFICATION DOCUMENTS, SEE NOTE 1.

31. ALL TESTS FOR THE PURPOSE OF ACCEPTANCE SHALL BE PERFORMED IN ACCORDANCE WITH NMSHTD REQUIREMENTS BY AN INDEPENDENT CERTIFIED TESTING LABORATORY UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO.

32. MAINTENANCE OF RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN AN UP-TO-DATE SET OF RECORD DRAWINGS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT WITHIN TWO WEEKS AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT REPRESENTATIVE FOR COMPLETENESS AT LEAST ONCE A MONTH. THE FINAL RECORD DRAWINGS SHALL BE SUBMITTED TO THE PROJECT REPRESENTATIVE PRIOR TO FINAL PAYMENT. THIS WORK WILL BE CONSIDERED AS INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENTS OR PAYMENT WILL BE MADE THEREFORE.

33. PRIVATE STREET REQUIRE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING (DEVELOPER'S RESPONSIBILITY).


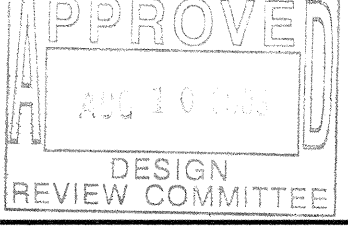
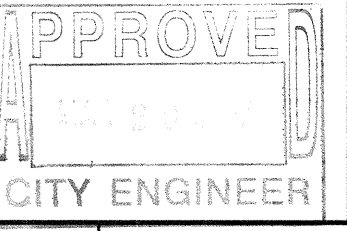
34. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

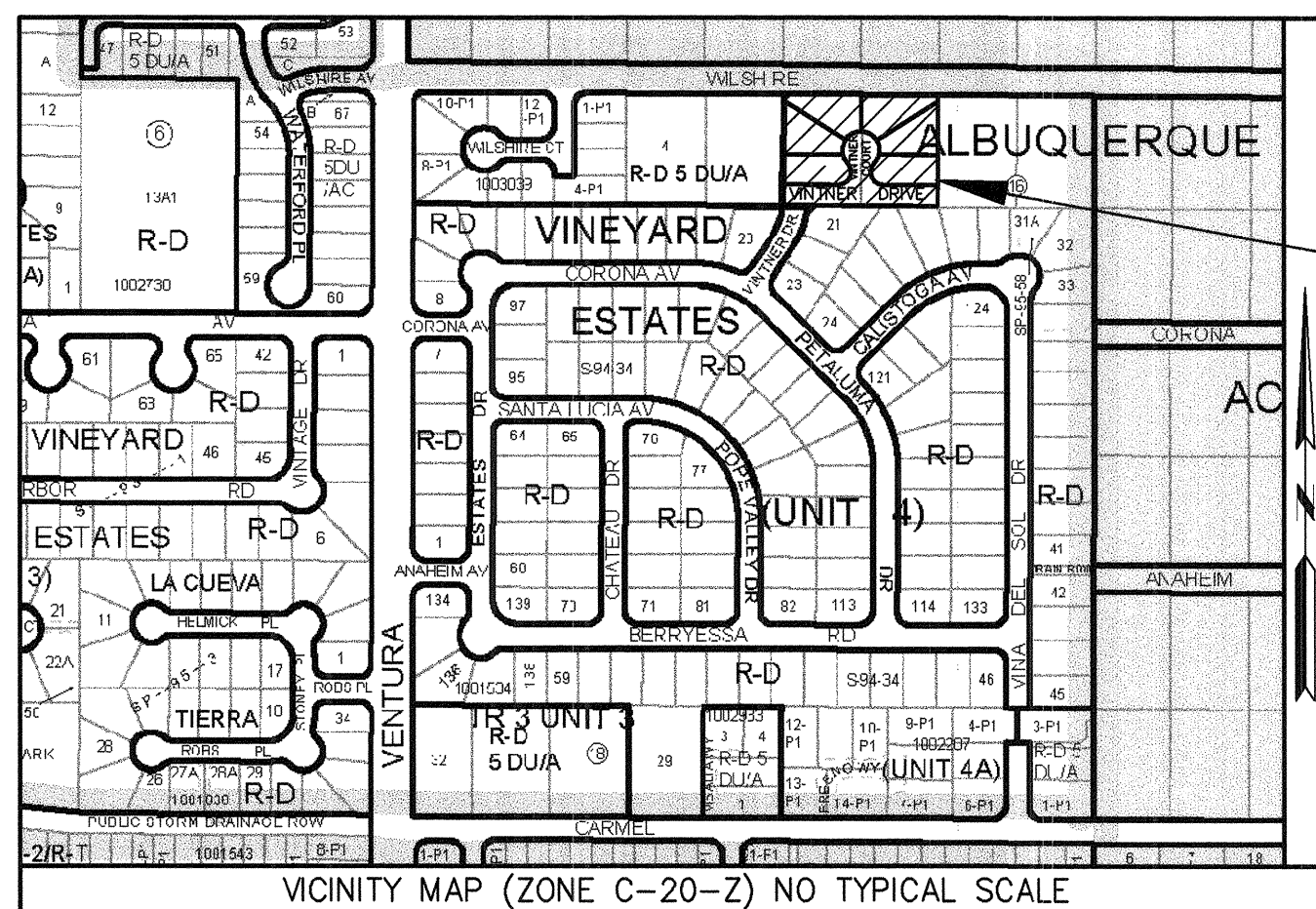
35. ALL WATER VALVE BOXES MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.

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

I, Elvidio V. Diniz CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION.  
*Elvidio V. Diniz*

**Resource Technology, Inc.**  
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Planning Facsimile: (505) 243-7400

		CITY OF ALBUQUERQUE	
		PUBLIC WORKS DEPARTMENT	
		ENGINEERING GROUP	
TITLE: <b>VINTNER COURT</b>			
FOR LOT 1 TO LOT 6			
GENERAL NOTES			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
			
PROJECT NO. 779382		MAP NO. C-20	SHEET 2 OF 8



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

NOTES:

- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
- 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (Δ) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204".
- 3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- 7) ALL LOTS IN VINTNER COURT SUBDIVISION SHALL HAVE FRONT YARD SETBACK LIMIT OF 10 FEET, SIDE YARD SETBACK LIMIT OF 5 FEET AND REAR YARD SETBACK LIMIT OF 15 FEET.
- 8) GROSS SUBDIVISION ACREAGE 2.0 ACRES.

CITY SURVEYOR, CITY OF ALBUQUERQUE \_\_\_\_\_ DATE \_\_\_\_\_

ROBERT KEERAN, LLAVE CONSTRUCTION, INC. - OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT SITE

SCALE: 1" = 100'

LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- Δ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- EXISTING FIRE HYDRANT

LEGAL DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOL. D, FOLIO 121.

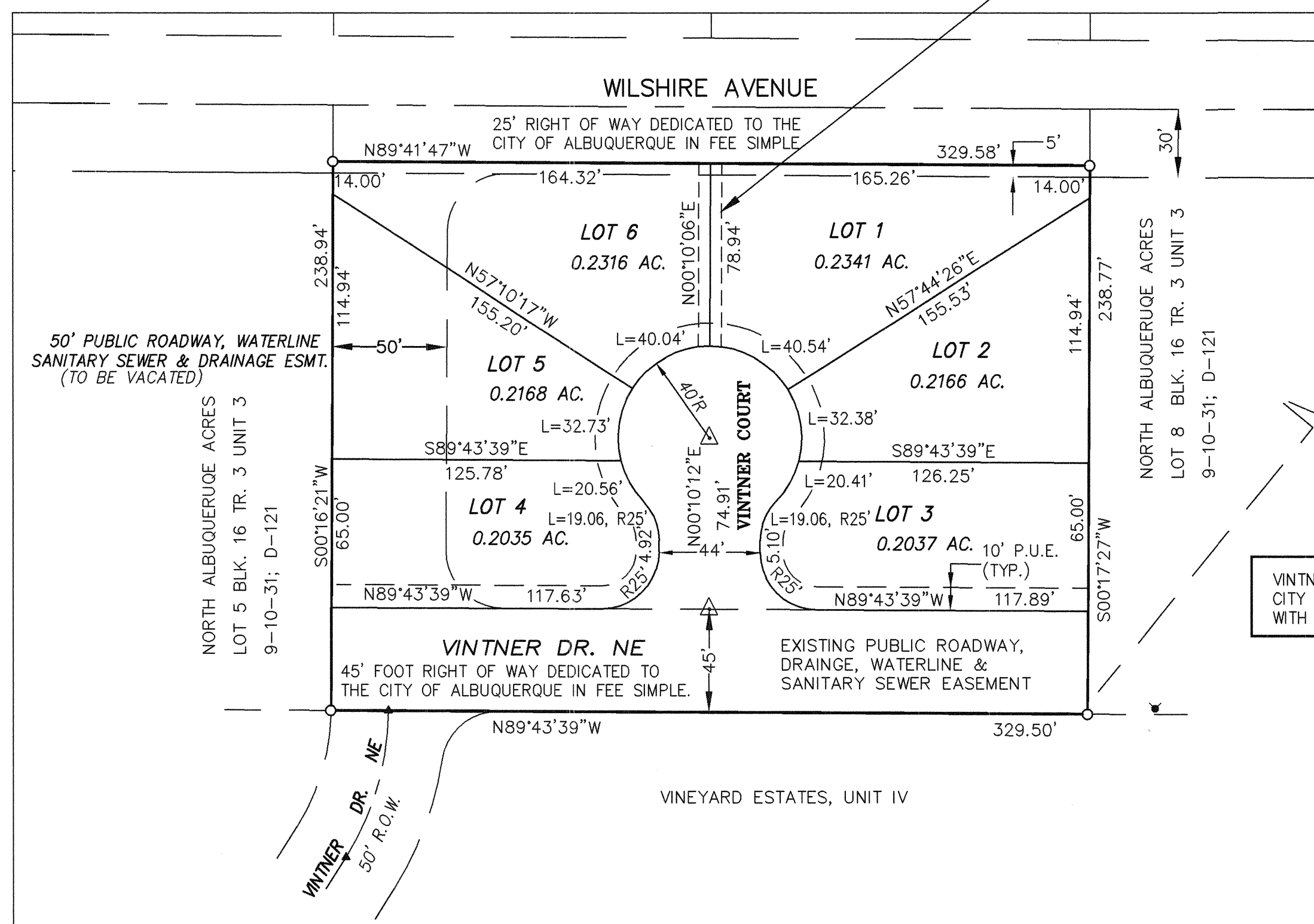
PRELIMINARY PLAT OF  
VINTNER COURT SUBDIVISION

A REPLAT OF LOTS 6 AND 7  
BLOCK 16, TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES

SITUATE WITHIN

PROJECTED SECTION 17  
T.11N., R.4E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2004



10' PUBLIC SIDEWALK EASEMENT  
TO BE INCLUDED IN PLAT BY  
SURVEYER

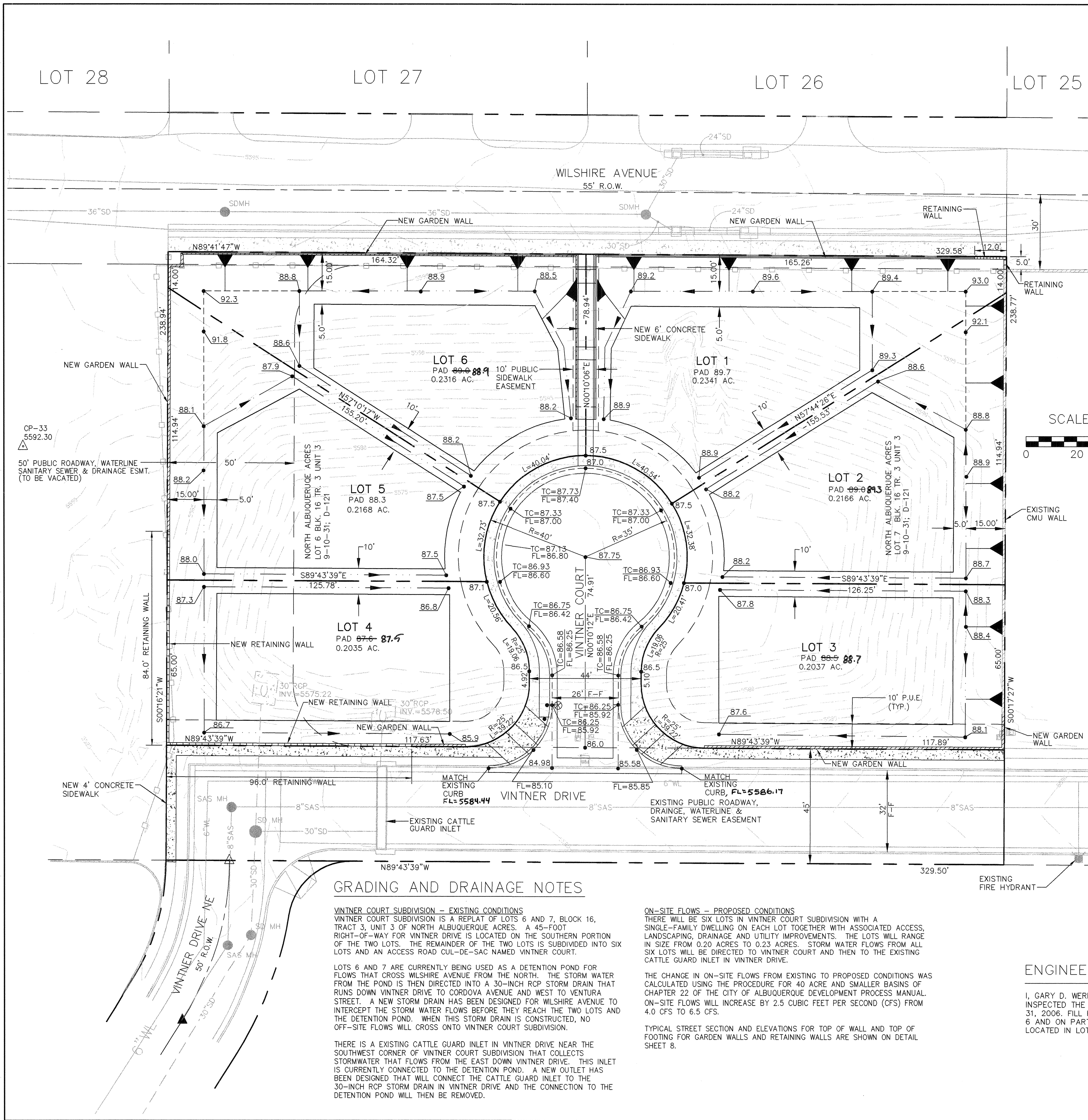
ACS CONTROL STATION "6-C21"  
Y=415508.57  
X=1523002.22  
ELEV=5657.837  
COMBINED FACTOR=0.999637637  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

VINTNER COURT DEDICATED TO THE  
CITY OF ALBUQUERQUE IN FEE SIMPLE  
WITH WARRANTY COVENANTS.



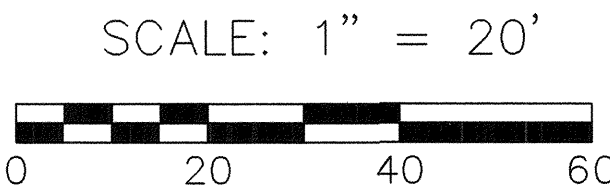
PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087

I, **Elvidio V. Diniz**, CERTIFY THAT  
THE DRAWING OF THE "AS-BUILT" DIMENSIONS  
WAS DONE UNDER MY SUPERVISION.  
*Elvidio V. Diniz*



LEGEND

- CENTERLINE
- PROPERTY LINE
- EXISTING STORM DRAIN
- EXISTING EDGE OF PAVEMENT
- NEW FLOWLINE
- NEW STANDARD CURB AND GUTTER
- NEW MOUNTABLE CURB AND GUTTER
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING CMU WALL
- NEW GARDEN WALL
- NEW RETAINING WALL
- NEW SLOPE 3:1 MAX
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- NEW SPOT ELEVATION
- NEW SIDE WALK (DEFERRED)
- NEW SIDE WALK PER COA STA. DWG. 2430 (BUILD WITH THIS PROJECT)
- NEW WHEEL CHAIR RAMP PER COA STD. DWG 2441 CASE II
- NEW STOP SIGN
- NEW LIGHT POLE



100-YEAR HYDROLOGIC CALCULATIONS										
SUB-BASIN	AREA (ACRE)	A (ACRE)	B (ACRE)	C (ACRE)	D (ACRE)	WEIGHTED E (IN)	V (6-HR) (CU FT)	V (6-HR) (ACRE-FT)	Q (CFS)	
EXISTING CONDITIONS										
1		0.2341	0.164	0.023	0.023	0.023	1.08	916	0.0210	0.639
2		0.2166	0.152	0.022	0.022	0.022	1.08	848	0.0195	0.591
3		0.2037	0.143	0.020	0.020	0.020	1.08	797	0.0183	0.556
4		0.2035	0.142	0.020	0.020	0.020	1.08	796	0.0183	0.556
5		0.2168	0.152	0.022	0.022	0.022	1.08	848	0.0195	0.592
6		0.2316	0.162	0.023	0.023	0.023	1.08	906	0.0208	0.632
Cul de Sac		0.1598	0.112	0.016	0.016	0.016	1.08	625	0.0144	0.436
TOTAL		1.4661	1.0263	0.1466	0.1466	0.1466	1.08	5737	0.1317	4.002
DEVELOPED CONDITIONS										
1		0.2341	0.000	0.048	0.075	0.111	1.94	1648	0.0378	1.002
2		0.2166	0.000	0.039	0.056	0.122	2.06	1617	0.0371	0.962
3		0.2037	0.000	0.071	0.021	0.111	1.97	1456	0.0334	0.871
4		0.2035	0.000	0.093	0.000	0.110	1.92	1421	0.0326	0.851
5		0.2168	0.000	0.056	0.039	0.122	2.02	1593	0.0366	0.948
6		0.2316	0.000	0.045	0.075	0.111	1.95	1641	0.0377	0.996
Cul de Sac		0.1598	0.000	0.000	0.000	0.160	2.64	1531	0.0352	0.839
TOTAL		1.4661	0.0000	0.3528	0.2669	0.8464	2.05	10,909	0.2504	6.469
ZONE 4										
EXCESS PRECIPITATION (IN)		0.80		1.08		1.46		2.84		
PEAK DISCHARGE (CFS/ACRE)		2.20		2.92		3.73		5.25		
WEIGHTED EXCESS PRECIPITATION (IN)		$E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + B_A + C_A + D_A}$								
100-YEAR 6-HOUR VOLUME (CU FT)		$V_{360} = \frac{(WEIGHTED E) * (TOTAL AREA)}{12}$								
PEAK FLOW (CFS)		$Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D$								

GRADING AND DRAINAGE NOTES

VINTNER COURT SUBDIVISION - EXISTING CONDITIONS  
VINTNER COURT SUBDIVISION IS A REPLAT OF LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES. A 45-FOOT RIGHT-OF-WAY FOR VINTNER DRIVE IS LOCATED ON THE SOUTHERN PORTION OF THE TWO LOTS. THE REMAINDER OF THE TWO LOTS IS SUBDIVIDED INTO SIX LOTS AND AN ACCESS ROAD CUL-DE-SAC NAMED VINTNER COURT.

LOTS 6 AND 7 ARE CURRENTLY BEING USED AS A DETENTION POND FOR FLOWS THAT CROSS WILSHIRE AVENUE FROM THE NORTH. THE STORM WATER FROM THE POND IS THEN DIRECTED INTO A 30-INCH RCP STORM DRAIN THAT RUNS DOWN VINTNER DRIVE TO CORDOVA AVENUE AND WEST TO VENTURA STREET. A NEW STORM DRAIN HAS BEEN DESIGNED FOR WILSHIRE AVENUE TO INTERCEPT THE STORM WATER FLOWS BEFORE THEY REACH THE TWO LOTS AND THE DETENTION POND. WHEN THIS STORM DRAIN IS CONSTRUCTED, NO OFF-SITE FLOWS WILL CROSS ONTO VINTNER COURT SUBDIVISION.

THERE IS AN EXISTING CATTLE GUARD INLET IN VINTNER DRIVE NEAR THE SOUTHWEST CORNER OF VINTNER COURT SUBDIVISION THAT COLLECTS STORMWATER THAT FLOWS FROM THE EAST DOWN VINTNER DRIVE. THIS INLET IS CURRENTLY CONNECTED TO THE DETENTION POND. A NEW OUTLET HAS BEEN DESIGNED THAT WILL CONNECT THE CATTLE GUARD INLET TO THE 30-INCH RCP STORM DRAIN IN VINTNER DRIVE AND THE CONNECTION TO THE DETENTION POND WILL THEN BE REMOVED.

ON-SITE FLOWS - PROPOSED CONDITIONS  
THERE WILL BE SIX LOTS IN VINTNER COURT SUBDIVISION WITH A SINGLE-FAMILY DWELLING ON EACH LOT TOGETHER WITH ASSOCIATED ACCESS, LANDSCAPING, DRAINAGE AND UTILITY IMPROVEMENTS. THE LOTS WILL RANGE IN SIZE FROM 0.20 ACRES TO 0.23 ACRES. STORM WATER FLOWS FROM ALL SIX LOTS WILL BE DIRECTED TO VINTNER COURT AND THEN TO THE EXISTING CATTLE GUARD INLET IN VINTNER DRIVE.

THE CHANGE IN ON-SITE FLOWS FROM EXISTING TO PROPOSED CONDITIONS WAS CALCULATED USING THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS OF CHAPTER 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. ON-SITE FLOWS WILL INCREASE BY 2.5 CUBIC FEET PER SECOND (CFS) FROM 4.0 CFS TO 6.5 CFS.

TYPICAL STREET SECTION AND ELEVATIONS FOR TOP OF WALL AND TOP OF FOOTING FOR GARDEN WALLS AND RETAINING WALLS ARE SHOWN ON DETAIL SHEET 8.

ENGINEER'S CERTIFICATION:

I, GARY D. WERNER, HEREBY CERTIFY THAT I PERSONALLY INSPECTED THE SITE SHOWN ON THIS PLAN ON JANUARY 31, 2006. FILL HAD BEEN DEPOSITED ON LOTS 1, 2, 3 AND 6 AND ON PART OF LOT 5. THE DETENTION POND WAS LOCATED IN LOT 4 AND PART OF LOT 5.

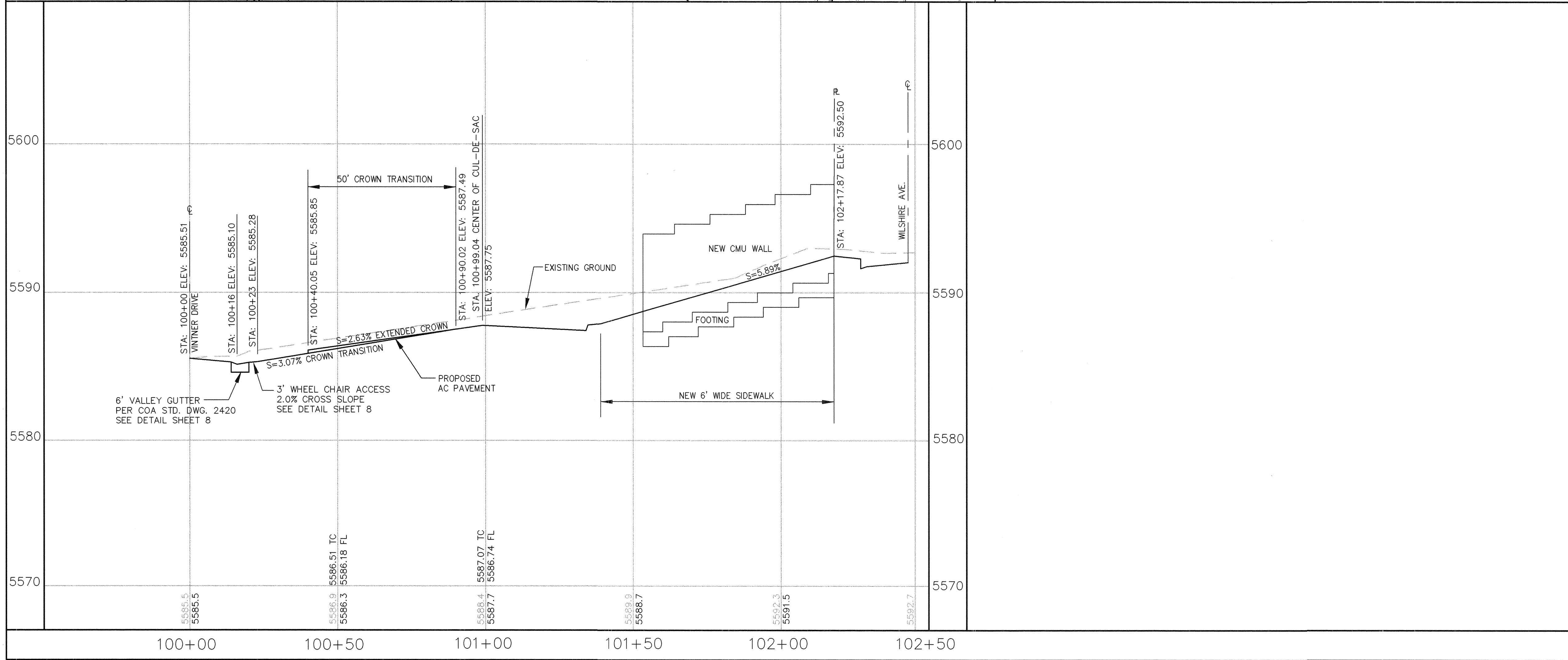
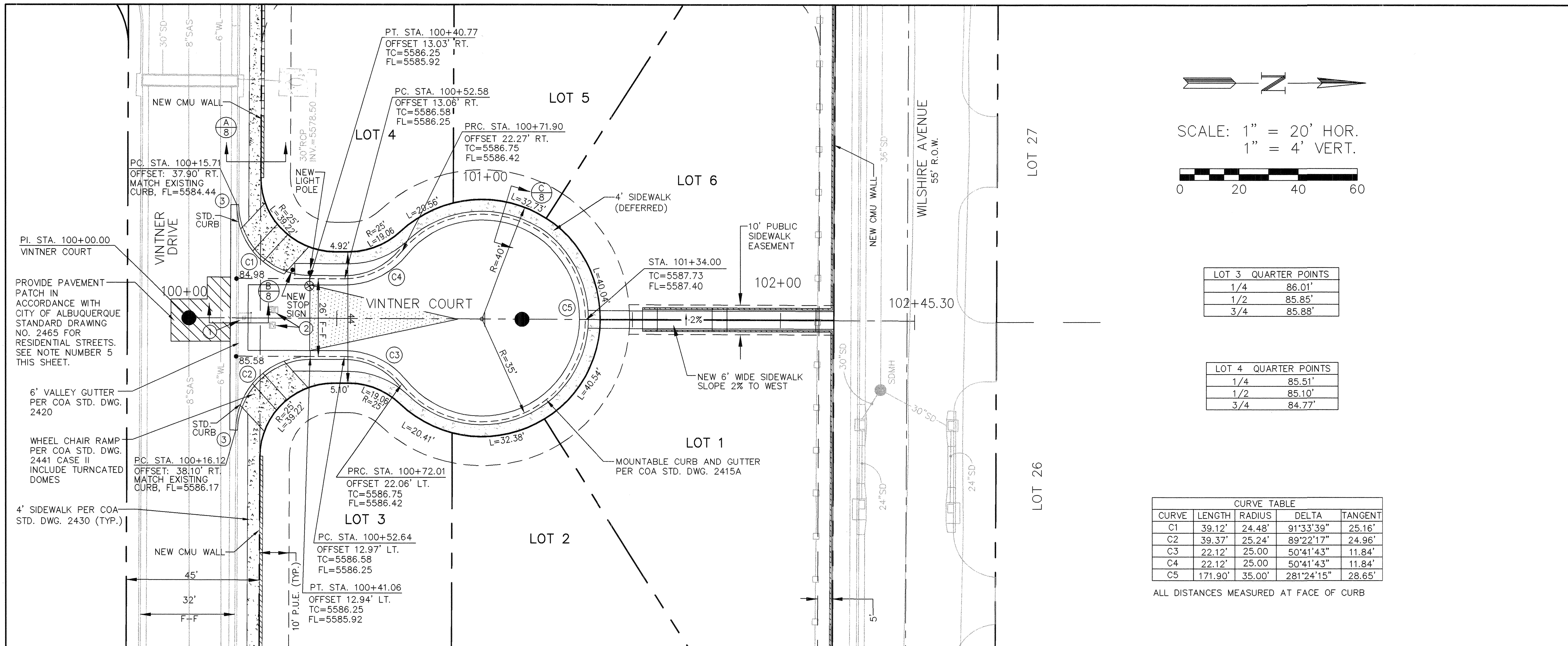
I, Elvidio V. Diniz, CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION.

Elvidio V. Diniz

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Civil Engineering 5501 Jefferson Blvd. NE, Suite 200  
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Planning Facsimile: (505) 243-7400

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>VINTNER COURT FOR LOT 1 TO LOT 6 GRADING &amp; DRAINAGE PLAN</b>	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
PROJECT NO. 779382	MAP NO. C-20
SHEET 4 OF 8	





### LEGEND

- PROPERTY LINE
- NEW 6" VALLEY GUTTER PER COA STD. DWG 2420
- NEW CROWN TRANSITION PER COA STD. DWG 2401
- NEW WHEEL CHAIR RAMP PER COA STD. DWG 2441 CASE II INCLUDE TURNED DOWNS
- NEW STANDARD CURB AND GUTTER
- NEW MOUNTABLE CURB AND GUTTER
- NEW SIDE WALK (DEFERRED)
- NEW SIDE WALK PER COA STD. DWG. 2430 (BUILD WITH THIS PROJECT)
- PAVEMENT PATCH
- NEW GARDEN WALL
- NEW RETAINING WALL
- NEW LIGHT POLE
- NEW STOP SIGN
- NEW SANITARY SEWER MANHOLE

### NUMBERED NOTES

- REMOVE AND DISPOSE OF EXISTING WATER SERVICE.
- COORDINATE REMOVAL AND REPLACEMENT OF EXISTING ELECTRIC BOX, TELEPHONE BOX AND CABLE TV BOX WITH UTILITY COMPANIES.
- REMOVE EXISTING CURB STATION 100+15.71, 37.90' RT. TO STATION 100+16.12, 38.10' RT.

	1/4	86.01'
	1/2	85.85'
	3/4	85.88'

	1/4	85.51'
	1/2	85.10'
	3/4	84.77'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.12'	24.48'	91°33'39"	25.16'
C2	39.37'	25.24'	89°22'17"	24.96'
C3	22.12'	25.00'	50°41'43"	11.84'
C4	22.12'	25.00'	50°41'43"	11.84'
C5	171.90'	35.00'	281°24'15"	28.65'

ALL DISTANCES MEASURED AT FACE OF CURB

### AS-BUILT INFORMATION

CONTRACTOR	DATE

### BENCH MARKS

ACS STA.	LOCATED AT	GROUND TO GRID FACTOR	NM STATE PLANE COORDINATE	NORTHING	EASTING	ELEVATION
6-C21	NE CORNER HOLBROOK ST. AND OAKLAND AVE.	0.989637637	CENTRAL ZONE NAD27	1523,002.22	415,508.57	5657.837 NGVD29

### SURVEY INFORMATION

FIELD NOTES	DATE	BY

### ENGINEERS SEAL

**DARY D. WERNER**  
NEW MEXICO  
16055  
LICENSED PROFESSIONAL ENGINEER

5/18/06

REMARKS	DATE	BY
DESIGN	MAY, 2006	
REVISIONS	MAY, 2006	
	MAY, 2006	

NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		GDW	WLV	GDW

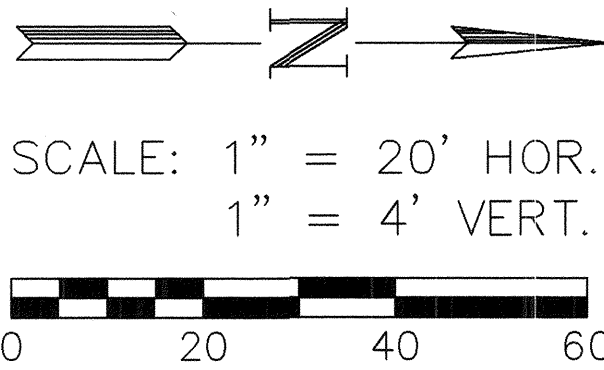
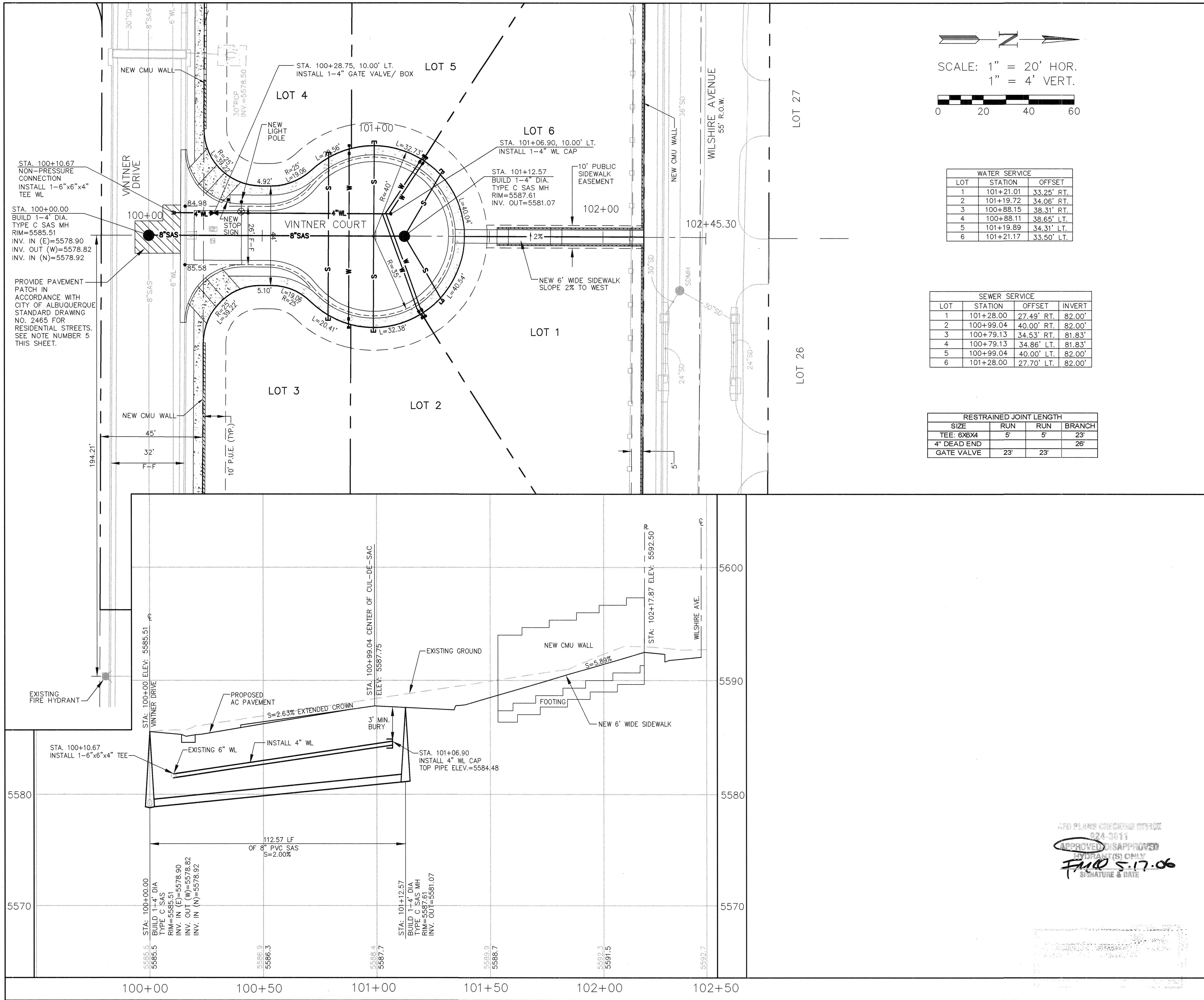
**Resource Technology, Inc.**  
Civil Engineering 5501 Jefferson Blvd. NE, Suite 200  
Environmental Sciences Albuquerque, New Mexico 87109  
Water Resources E-mail: rti@rti.net  
Landscape Architecture Telephone: (505) 243-7300  
Planning Facsimile: (505) 243-7400

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: **VINTNER COURT FOR LOT 1 TO LOT 6 PAVING PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

PROJECT NO. 779382 MAP NO. C-20 SHEET 6 OF 8



WATER SERVICE		
LOT	STATION	OFFSET
1	101+21.01	33.25' RT.
2	101+19.72	34.06' RT.
3	100+88.15	38.31' RT.
4	100+88.11	38.65' LT.
5	101+19.89	34.31' LT.
6	101+21.17	33.90' LT.

SEWER SERVICE			
LOT	STATION	OFFSET	INVERT
1	101+28.00	27.49' RT.	82.00'
2	100+99.04	40.00' RT.	82.00'
3	100+79.13	34.53' RT.	81.83'
4	100+79.13	34.86' LT.	81.83'
5	100+99.04	40.00' LT.	82.00'
6	101+28.00	27.70' LT.	82.00'

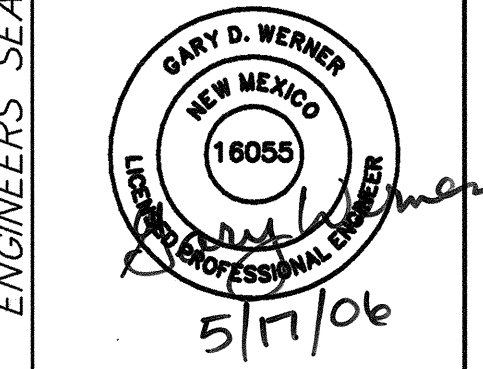
RESTRAINED JOINT LENGTH			
SIZE	RUN	RUN	BRANCH
TEE: 6"x4"	5'	5'	23'
4" DEAD END			26'
GATE VALVE	23'	23'	

LEGEND

- PROPERTY LINE
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- EXISTING CURB & GUTTER
- 8"SAS NEW SANITARY SEWER LINE
- 4"WL NEW WATER LINE
- 8"SAS EXISTING SANITARY SEWER LINE
- 6"WL EXISTING WATER LINE
- NEW SEWER LINE SERVICE
- NEW WATER LINE SERVICE AND METER SERVICE
- NEW LIGHT POLE COA STD. DWG 2530
- FIRE HYDRANT WITH 6 INCH GATE VALVE
- NEW SANITARY SEWER MANHOLE
- EXISTING MANHOLE
- NEW STOP SIGN
- PAVEMENT PATCH

NOTES

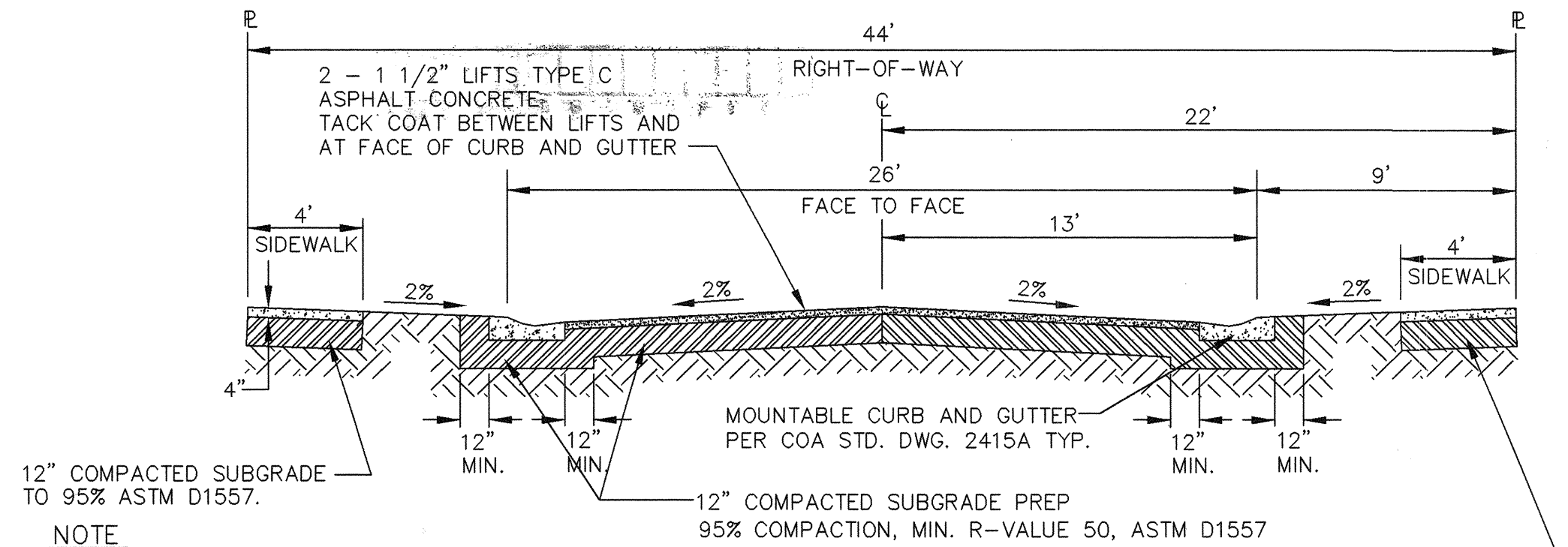
- ELECTRONIC MARKER DISKS (EMD's) SHALL BE INSTALLED ON WATER AND SEWER FACILITIES AS PER SPEC SECTION 170.
- MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLE.
- WATER SERVICES AND METERS SHALL BE 3/4".
- METER BOX LIDS MUST BE HEAVY WEIGHT (TRAFFIC RATED).
- CONSTRUCT MANHOLE AT STA. 100+00 OVER EXISTING SANITARY SEWER LINE. VERIFY MANHOLE IS ACCEPTED BY THE CITY PRIOR TO REMOVAL OF EXISTING SEWER LINE WITHIN NEW MANHOLE. REMOVE EXISTING SEWER LINE FLUSH WITH INSIDE MANHOLE WALL.



I, **Elvidio V. Diniz**, CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION.  
*Elvidio V. Diniz*

**Resource Technology, Inc.**  
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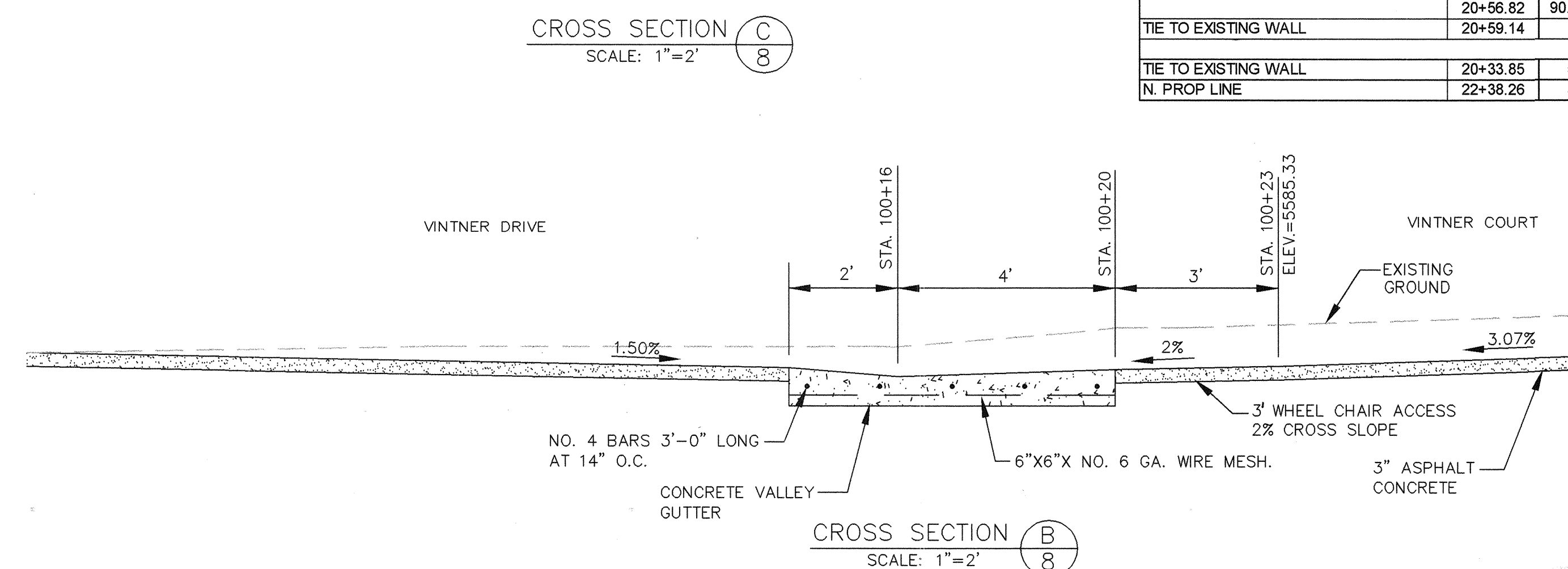
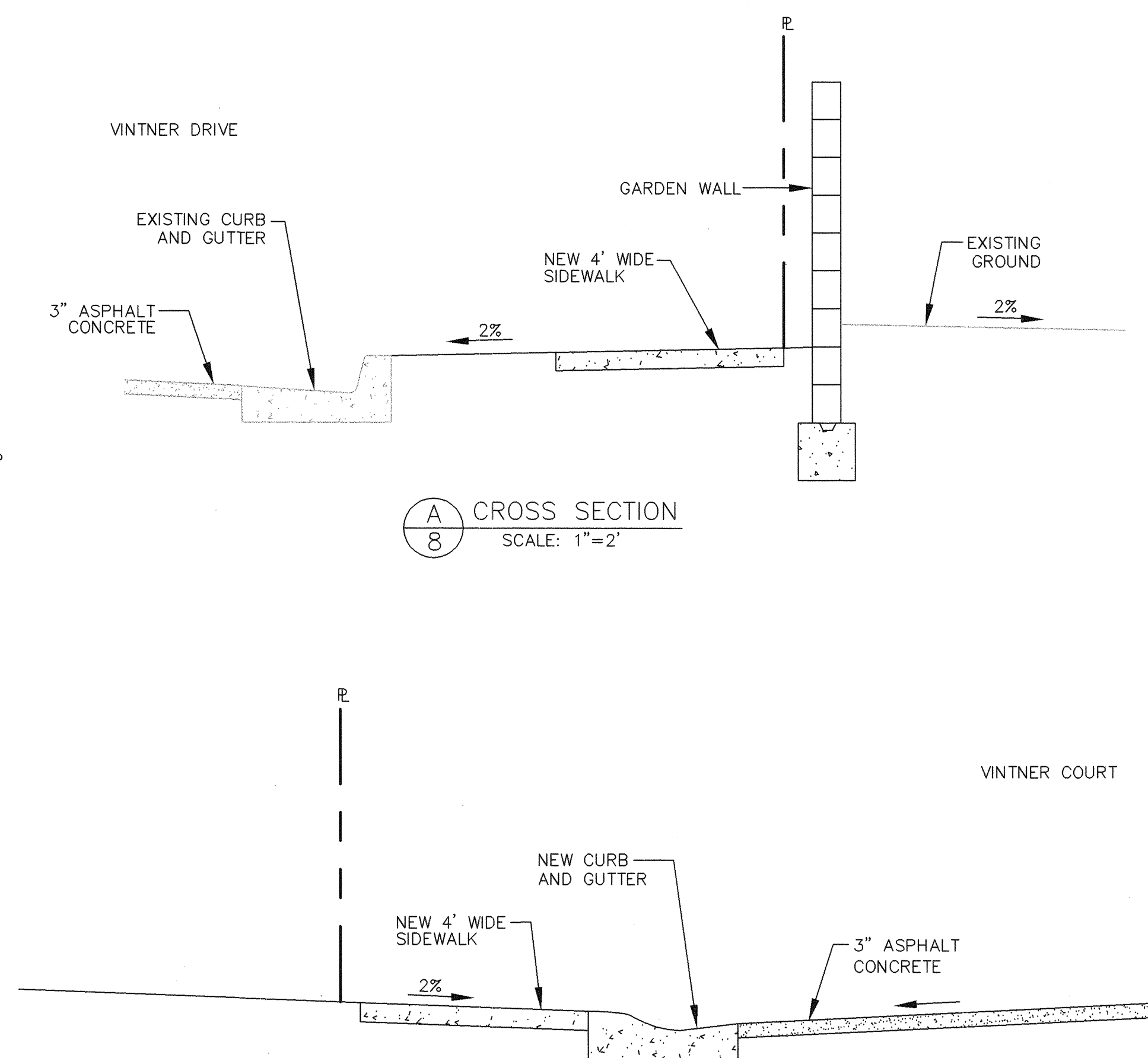
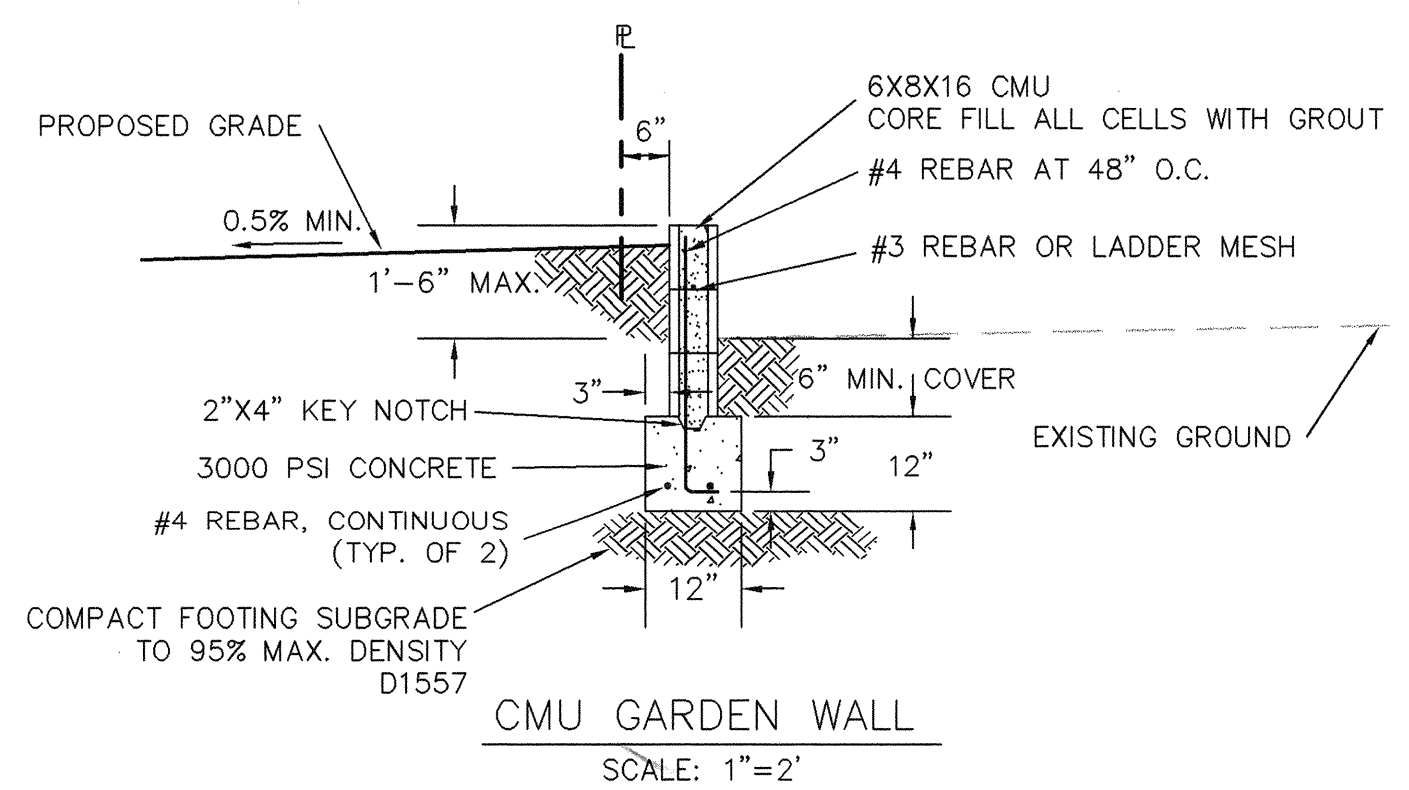
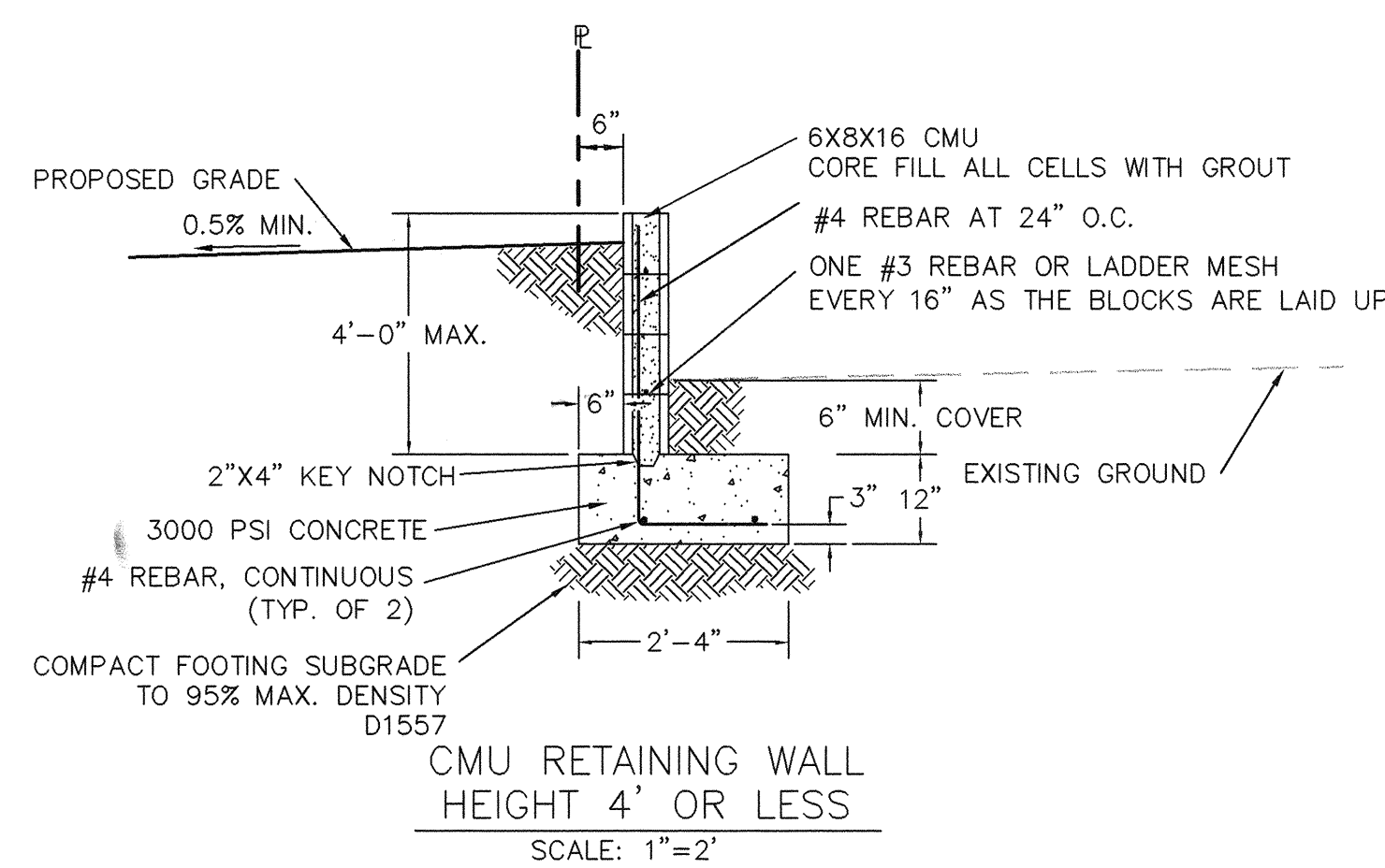
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>VINTNER COURT FOR LOT 1 TO LOT 6 UTILITY PLAN &amp; PROFILE</b>	
Design Review Committee	City Engineer Approval
APPROVED DESIGN REVIEW COMMITTEE	APPROVED CITY ENGINEER
PROJECT NO. 779382	MAP NO. C-20
SHEET 7 OF 8	



NOTE  
IF THE SUBGRADE SOILS ENCOUNTERED DURING CONSTRUCTION HAVE A R-VALUE LESS THAN THE DESIGN R-VALUE OF 50, THOSE SUBGRADE MATERIALS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET BELOW THE FINISHED SUBGRADE ELEVATION OR AS AUTHORIZED BY THE ENGINEER AND TO THE HORIZONTAL LIMITS AUTHORIZED BY THE ENGINEER, AND REPLACED WITH SUBGRADE MATERIAL HAVING AN R-VALUE GREATER THAN THE DESIGN R-VALUE.

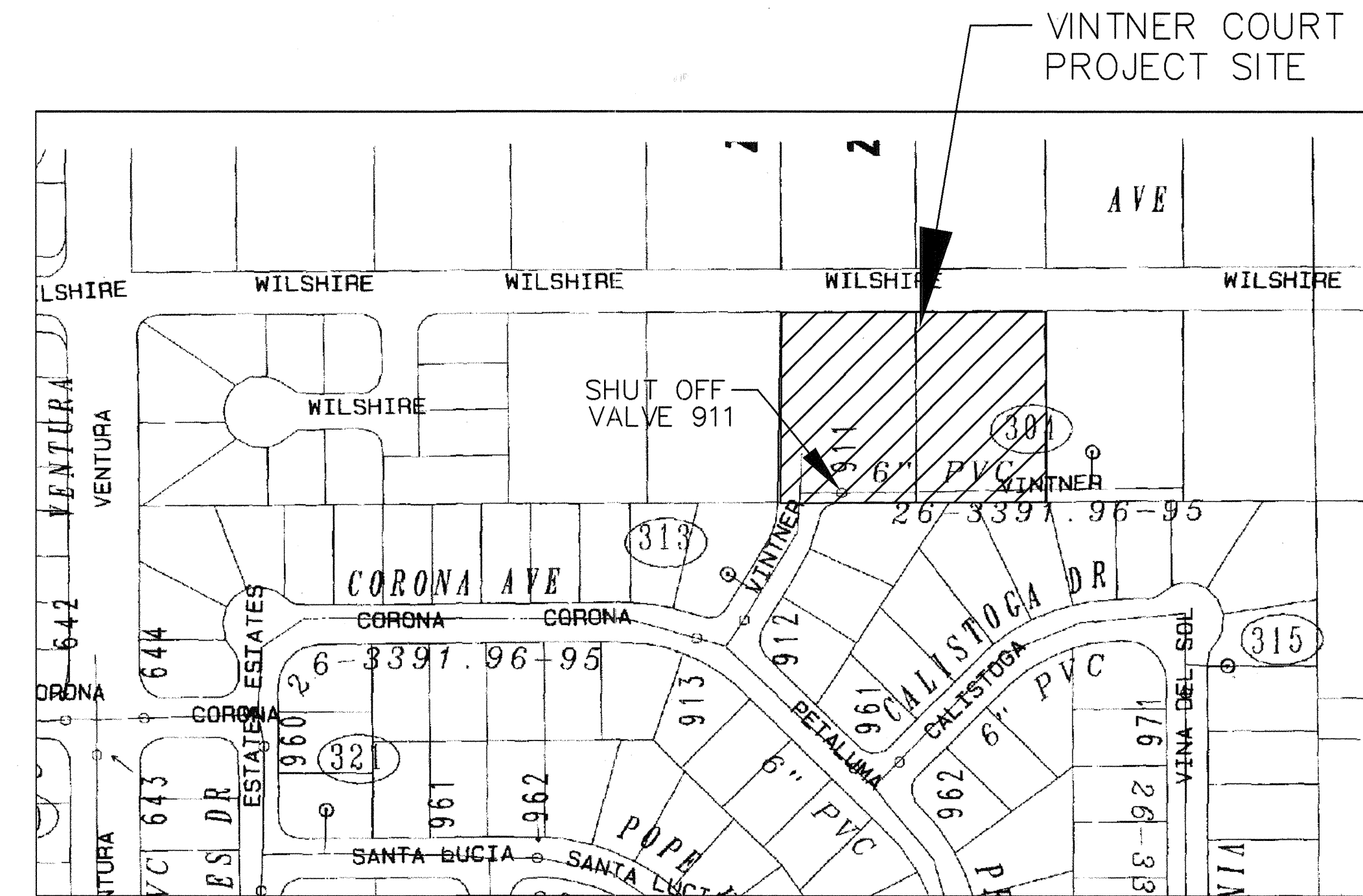
TYPICAL STREET SECTION  
PER COA STD. DWG. 2405A  
SCALE: 1"=5'

12" COMPACTED SUBGRADE TO 95% ASTM D1557.



TOP OF FOOTING AND TOP OF WALL ELEVATIONS			
DESCRIPTION	STATION	TOP FOOTING ELEVATIONS	TOP WALL ELEVATIONS
NORTH WALL			
W. PROP. LINE	30+10.00	5592.00	5598.00
	30+36.00	92.00 - 92.67*	98.00
	31+14.00	92.67 - 92.00	98.00
	32+94.00	92.00 - 92.67	98.00
	33+24.00	92.67	98.00 - 98.67*
E. PROP. LINE	33+26.00	92.67 - 93.00	98.67
* TWO ELEVATIONS AT A STEP UP OR STEP DOWN			
WEST WALL			
S. PROP. LINE - BEGIN RETAIN. WALL	10+45.00	5582.67	5592.00
	10+51.00	82.67 - 83.33	92.00 - 92.67
	10+89.00	83.33 - 84.00	92.67
	10+99.00	84.00 - 84.67	92.67
	11+07.00	84.67	92.67 - 93.33
	11+07.00	84.67	93.33 - 92.67
	11+15.00	84.67 - 85.33	93.33
	11+27.00	85.33 - 86.00	93.33
	11+29.00	86.00	93.33
END RETAIN. WALL	11+37.00	86.00 - 86.67	93.33
	11+47.00	86.67 - 87.33	93.33 - 94.00
	11+55.00	87.33	94.00 - 94.67
	11+57.00	87.33 - 88.00	94.67
	11+75.00	89.33 - 90.00	96.00
	12+03.00	90.00 - 90.67	97.33 - 98.00
	12+11.00	90.67 - 91.33	98.00
	12+25.00	91.33 - 92.00	98.00
N. PROP. LINE	12+39.00	92.00	98.00
EAST WALL			
S. PROP. LINE	20+44.82	5589.33	5595.33
	20+48.82	89.33 - 90.00	95.33
	20+50.82	90.00	95.33 - 96.00
	20+52.82	90.00 - 90.67	96.00
	20+56.82	90.67 - 91.33	96.00 - 96.67
TIE TO EXISTING WALL	20+59.14	91.33	96.67
TIE TO EXISTING WALL	20+33.85	5593.33	5602.67
N. PROP. LINE	22+38.26	5593.33	5602.67

TOP OF FOOTING AND TOP OF WALL ELEVATIONS			
DESCRIPTION	STATION	TOP FOOTING ELEVATIONS	TOP WALL ELEVATIONS
SOUTH WALL			
W. PROP. LINE - BEGIN RETAIN. WALL	50+53.50	5582.67	5592.00
	50+71.50	82.67 - 82.00	92.00
	50+83.50	82.00	92.00 - 91.33
	50+91.50	82.00	91.33 - 90.67
	51+01.50	82.00 - 82.67	90.67
	51+21.50	82.67 - 83.33	90.67
END RETAIN. WALL	51+51.50	83.33 - 84.00	90.67 - 90.00
P.C. CURB RETURN	51+80.25	84.00	90.00
P.T. CURB RETURN			
BEGIN WALL	52+56.25	5586.00	5592.00
	52+60.97	86.00 - 86.67	92.00
	52+70.97	86.67	92.00 - 92.67
	52+88.97	86.67 - 87.33	92.67
	52+94.97	87.33	92.67 - 93.33
	53+14.97	87.33 - 88.00	93.33
	53+22.97	88.00	93.33 - 94.00
	53+42.97	88.00 - 88.67	94.00
	53+48.97	88.67	94.00 - 94.67
	53+68.97	88.67 - 89.33	94.67
	53+74.97	89.33	94.67 - 95.33
END WALL	53+82.97	89.33	95.33
WALLS BETWEEN LOT 1 AND LOT 6			
BEGIN WALL	101+53.37	5587.33	5594.00
	101+60.00	87.33/88.00	94.00
	101+64.00	88.00	94.00/94.67
	101+70.00	88.00/88.67	94.67
	101+76.00	88.67	94.67/95.33
	101+82.00	88.67/89.33	95.33
	101+88.00	89.33	95.33/96.00
	101+92.00	89.33/90.00	96.00
	101+98.00	90.00	96.00/96.67
	102+04.00	90.00/90.67	96.67
	102+10.00	90.67	96.67/97.33
	102+16.00	90.67/91.33	97.33
END WALL	102+18.00	5591.33	5597.33



SHUT OFF PLAN  
NOT TO SCALE

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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: VINTNER COURT FOR LOT 1 TO LOT 6  
DETAIL SHEET AND SHUT OFF PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	CITY ENGINEER		
DESIGN REVIEW COMMITTEE			

PROJECT NO. 779382 MAP NO. C-20 SHEET 8 OF 8

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	WORK ORDER NO.	DATE	NO.	BY	REMARKS	REVISIONS
INSPECTOR'S ACCEPTANCE BY	DATE	GROUND TO GRID FACTOR = 0.999637637	DATE				
VERIFICATION BY	DATE	NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD27	DATE				
DRAWING NO.	DATE	NORTHING: 1,523,002.22	DATE				
MICRO-FILM INFORMATION	DATE	EASTING: 415,508.57	DATE				
RECORDED BY	DATE	ELEVATION: 5657.837 NGVD29	DATE				
NO.	DATE		DATE				