

26-7309-10107

DESIGNED BY
PLANNING

CONSTRUCTION PLANS

FOR

Piñon Encantada

SUBDIVISION

LOTS 1 Thru 8

(IMPROVEMENTS WITHIN THE CITY OF ALBUQUERQUE)

PUBLIC WATER, SANITARY SEWER,
SERVICES, AND PRIVATE ROADWAY IMPROVEMENTS
(INCLUDING ENTRANCE WALL)

INDEX

SHEET NO.

TITLE

COVER SHEET

SUBDIVISION PLAT

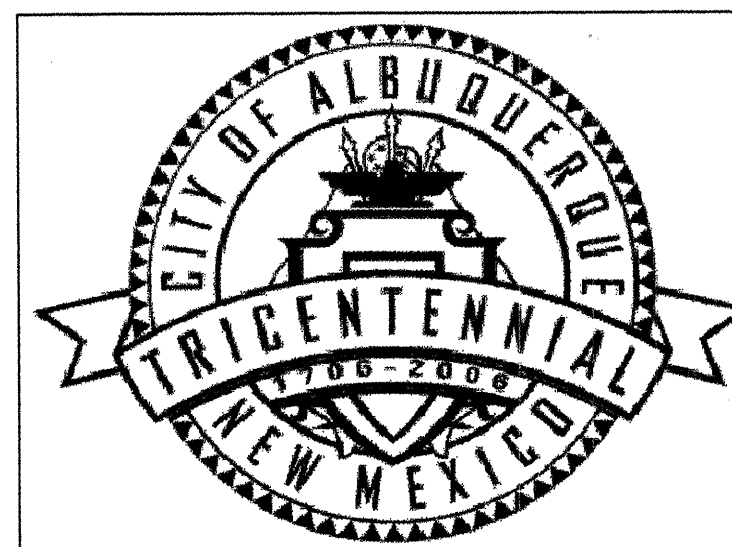
GRADING & DRAINAGE PLAN

WATER, SAN. SEWER, & PRIVATE
ROADWAY PLAN & PROFILES

SECTIONS AND DETAILS

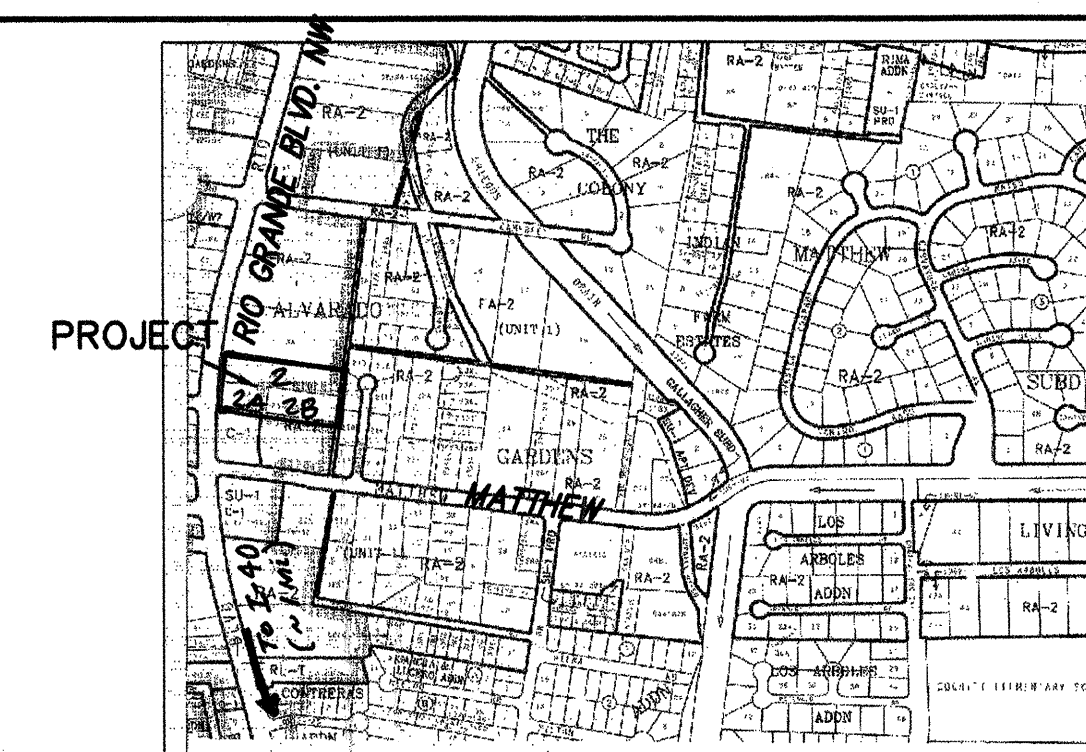
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Philip W. Clark of the firm of Clark Consulting Engineers, 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 (Surveyor Name).
NMPS number (PS#) 10204 Philip W. Turner, PS.



NEW MEXICO — USA

DRB#1004688



VICINITY MAP G-13

GENERAL NOTES

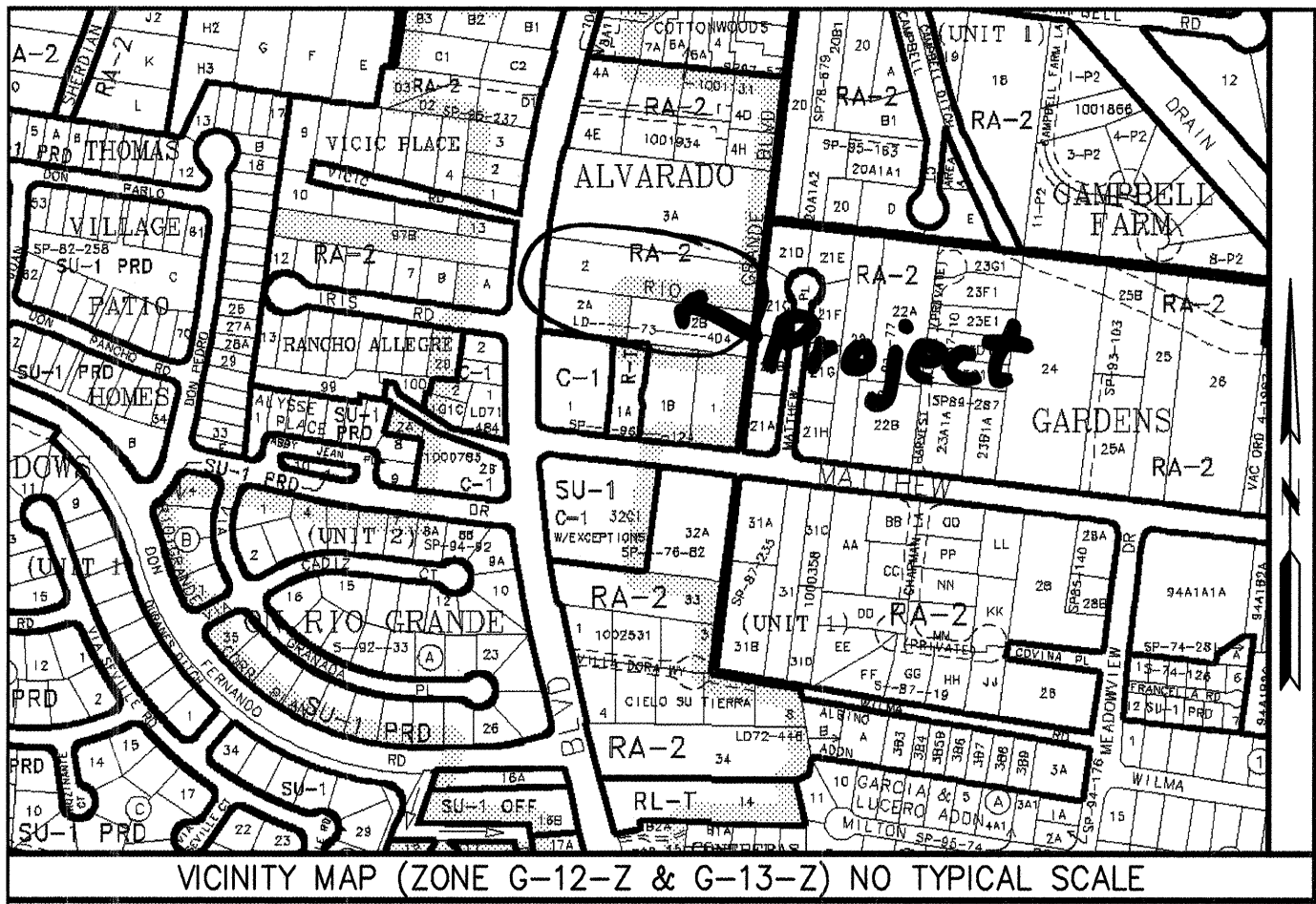
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, FOR PUBLIC WORKS CONSTRUCTION (1986 EDITION AS AMENDED THRU UPDATE #7), AND CITY STANDARD DRAWINGS. (Inclg. Amendment #1)
- ALL WORK PERFORMED ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL NOTIFY AND COORDINATE ALL CONSTRUCTION TWO WEEKS PRIOR TO START WITH THE FOLLOWING UTILITIES: QWEST COMMUNICATIONS, PUBLIC SERVICE CO. OF NEW MEXICO, GAS AND ELECTRIC SERVICES, COMCAST CABLE TV.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE FIELD OR RECORD ENGINEER.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE REGARDING TRAFFIC CONTROL. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM SAME DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION, AS PER SECT. 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR TO EXISTING LOCATION.
- DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING STREET NAME SIGNS AND PAVEMENT MARKINGS WITHIN THE SUBDIVISION.
- SURVEY MONUMENTATION REQUIRED ON THIS PROJECT PER PRELIMINARY PLAT, AND CITY SURVEYORS OFFICE.

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE

Clark Consulting Engineers

19 Ryan Road Edgewood, New Mexico 87015
(505) 281-2444 FAX (505) 281-2444

REV	SHEET	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRG Chairman				4/20/06	
		Transportation				6-13-06	
		Water/Wastewater				6/13/06	
		Hydrology				6/13/06	
		Parks				6/13/06	
Constr. Mgmt.						11-01-06	
Constr. Coord.						Date	
City Project No.		7809.81		Sheet		1 OF 5	



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2-A AND 2-B AND THE NORTHERLY PORTION REMAINDER OF LOT 2 OF ALVARADO GARDENS, UNIT 1 INTO LOTS ONE THROUGH 8 OF PINON ENCANTADO SUBDIVISION AND TO GRANT EASEMENTS AND CREATE ROADS PURSUANT THERETO.

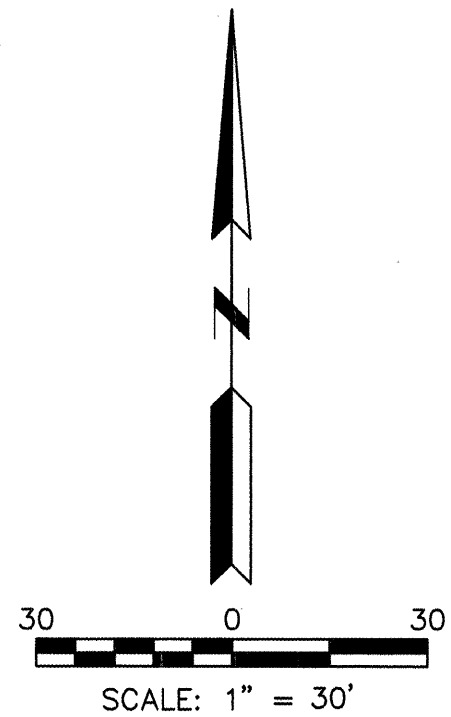
- NOTES:
- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
 - 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (Δ) WILL BE MARKED BY A 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) GROSS SUBDIVISION ACREAGE 2.55 ACRES.

[Signature] 3/3/06
CITY SURVEYOR, CITY OF ALBUQUERQUE DATE
[Signature] 3/3/06
JOHN ABBOTT - OWNER DATE
[Signature] 3/3/06
B. H. BURNS - OWNER DATE

ACS CONTROL STATION "3-G12"
X=372889.43
Y=1499606.10
ELEV. 4968.296 NGVD29
CONVERGENCE=-001'44.0"
COMBINED FACTOR=0.9996812
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

SCANNED BY
PLANNING

ACS CONTROL STATION "10-G13-A"
X=373478.96
Y=1501045.77
ELEV. 4968.216 NGVD29
CONVERGENCE=-001'43.6"
COMBINED FACTOR=0.9996792
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- Δ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

LEGAL DESCRIPTION

LOTS 2-A AND 2-B OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT RECORDED ON AUGUST 15, 1973, IN VOLUME B8, FOLIO 141 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALSO THE NORTHERLY ONE-HALF OF LOT 2 OF ALVARADO GARDENS, UNIT 1, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED ON AUGUST 15, 1932, IN VOLUME C5, FOLIO 96 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, EXCEPTING THEREFROM RIGHT OF WAY TAKEN FOR STREET IMPROVEMENTS ALONG RIO GRANDE BOULEVARD, NORTHWEST.

PRELIMINARY PLAT OF
PINON ENCANTADA SUBDIVISION

A REPLAT OF TRACTS 2-A, 2-B AND THE
NORTHERLY PORTION OF TRACT 2
ALVARADO GARDENS, UNIT 1

SITUATE WITHIN

PROJECTED SECTION 6
T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2006

RIO GRANDE BOULEVARD, NW
80' ROW

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE
IN FEE SIMPLE WITH WARRANTY COVENANTS

WESTERLY PORTION LOT 1
ALVARADO GARDENS, UNIT 1
FILED: 08-15-32; C2-10

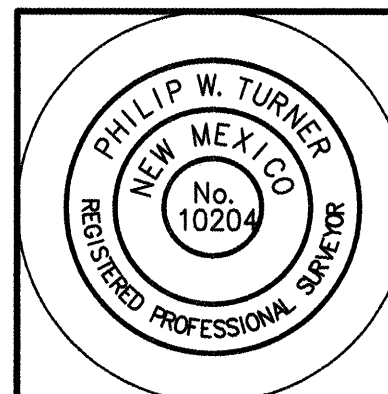
LOT 1-A
PLAT OF LOTS 1-A & 1-B
FILED: 05-20-96; 96C-206

LOT 1-B

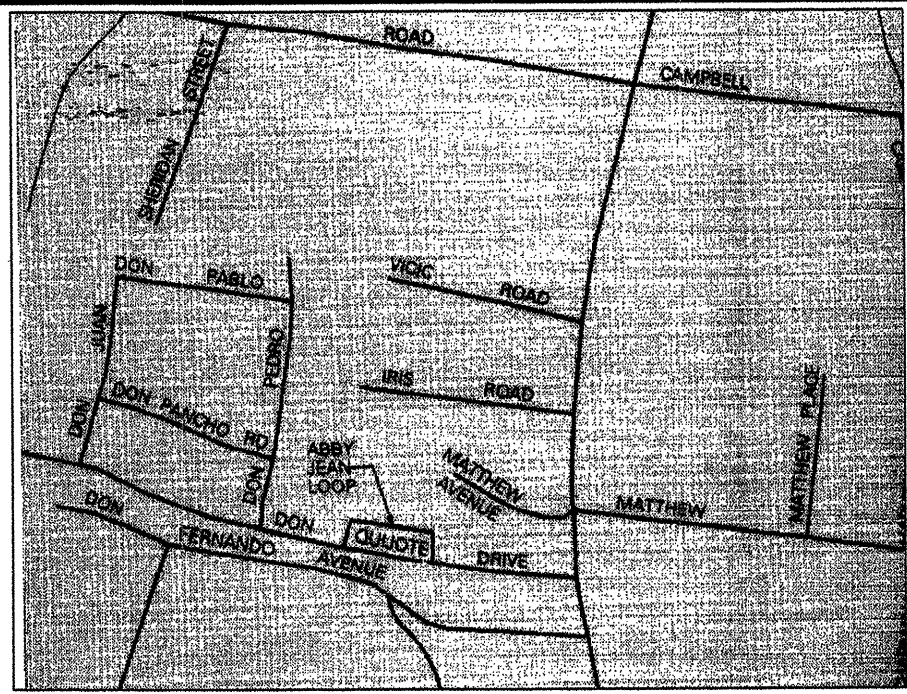
EASTERLY PORTION LOT 1
ALVARADO GARDENS, UNIT 1
FILED: 08-15-32; C2-10

LOT 21-B
SUBDIVISION OF TRACT 21 ALVARADO GARDENS UNIT 1
FILED: 01-03-62; C5-96

THE OWNERS OF THE PROPERTIES ADJACENT TO THE
PRIVATE STREET AND BENEFICIARIES THERETO SHALL
BEAR THE RESPONSIBILITY FOR THE MAINTENANCE AND
UPKEEP OF SAID PRIVATE STREET.



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



FIRM MAP PANEL # 331 F

SCANNED BY
PLANNING

GRADING & DRAINAGE PLAN

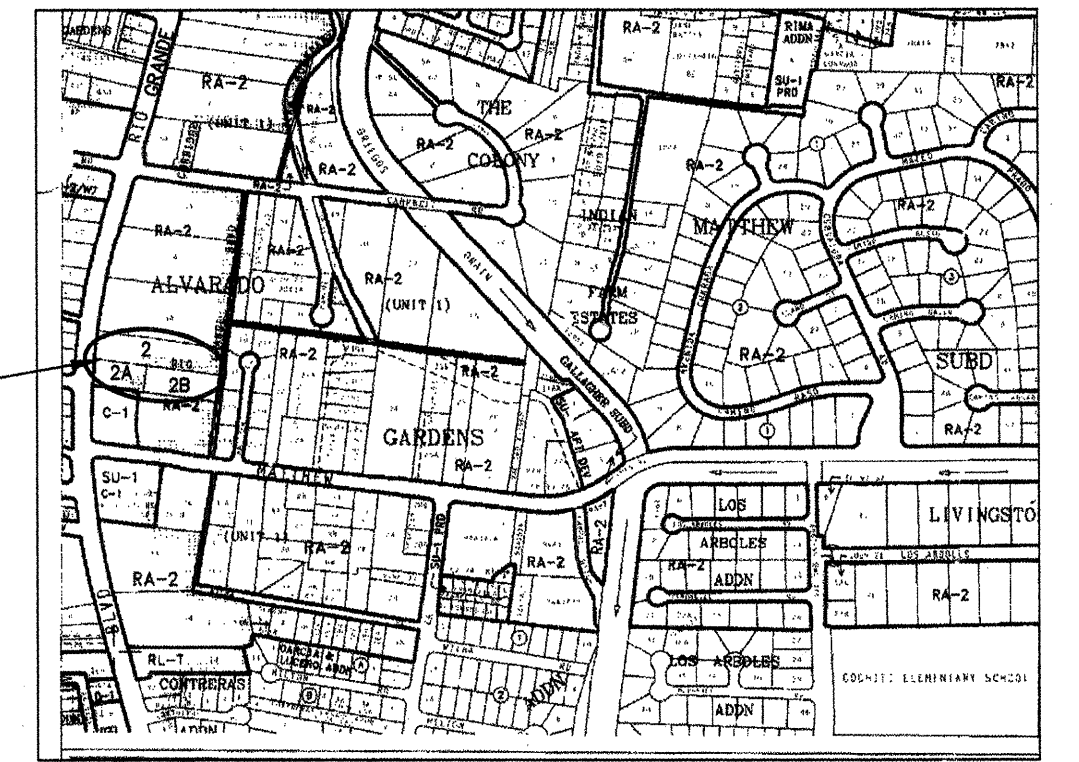
THE PROPOSED SUBDIVISION PROJECT IS LOCATED IN THE NORTHWEST VALLEY AREA OF THE CITY OF ALBUQUERQUE. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENTS: 8 DEVELOPABLE HOUSE PADS, PRIVATE ASPHALT ROADWAY, NEW GRADE ELEVATIONS, AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS WHICH CONTRIBUTE TO THE EXISTING FLOWS.

PRESENTLY, THE SITE HAS 3 RESIDENCES ON FORMER AGRICULTURAL PROPERTY AND IS WELL VEGETATED. THE SITE IS BOUNDED BY A DEVELOPED MROCD DRAINAGE IRRIGATION DITCH ON THE EAST. SIMILARLY ZONED RA-2 SINGLE FAMILY RESIDENTIAL PROPERTY LIES ADJACENT ON THE NORTH. RIO GRANDE BOULEVARD ON THE WEST IS A 66 FEET WIDE IMPROVED MINOR ARTERIAL ROADWAY WITH 4' WIDE ATTACHED SIDEWALKS. THE SITE IS ON FLAT TERRAIN MOST COMMON IN THE NORTH VALLEY. SLOPES ARE LESS THAN 1%.

THE SITE IS NOT ENCUMBERED BY A FEMA DESIGNATED FLOOD HAZARD ZONE. DEVELOPED LOT RUNOFF WILL BE REQUIRED TO POND ITS OWN RUNOFF. THE SITE HAS HISTORICALLY RETAINED ITS OWN RUNOFF, AND ALLOWED TO POND. NO OFF-SITE FLOWS ENTER THE SITE.

HISTORICAL DOWNSTREAM OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RUNOFF IS NOT ACCEPTABLE SINCE DOWN STREAM CAPACITY IS LIMITED TO THE 18-INCH DIAMETER STORM SEWER LOCATED IN RIO GRANDE BLVD. A PORTION OF SITE RUNOFF IS ROUTED THROUGH PROPOSED LANDSCAPING.



VICINITY MAP ZONE G-12/13 Scale: 1" = 750'

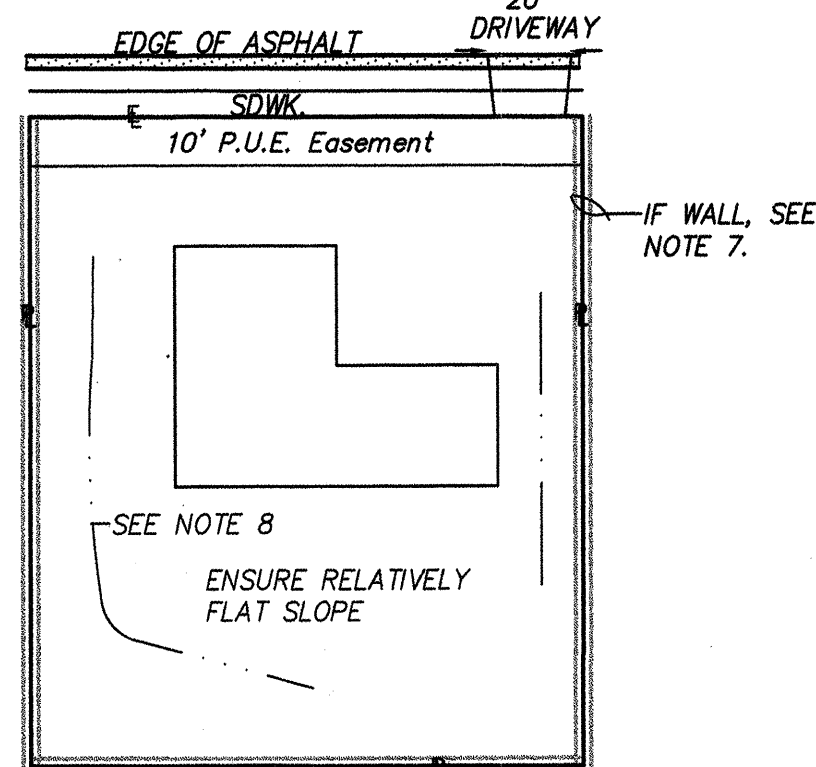
Scale: 1" = 30'

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPD.'TES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. 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.
4. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
5. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
6. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.
7. A TURNED BOTTOM BLOCK OR DRAINAGE OPENING IS REQUIRED ON SOLID WALLS LOCATED ON SIDE, LOT LINES.
8. THIS PLAN UTILIZES A FLAT GRADING SCHEME. DRAINAGE FLOW BETWEEN THE FRONT AND BACK YARDS SHALL NOT BE OBSTRUCTED, AND IS REQUIRED TO EQUALIZE TO SAME LEVEL.

LEGEND

+24.0	EXIST. SPOT ELEVATION
10	EXIST. CONTOUR
24.0	NEW SPOT ELEVATION
54	NEW CONTOUR
---	NEW SWALE
---	DRAINAGE DIRECTION, EXISTING
EA	EDGE OF ASPHALT
FL	FLOWLINE
OP	EXISTING POWER POLE
SG 35.0	NEW SUBGRADE ELEVATION
NG	NATURAL GROUND, EXISTING
TB	TOP OF BERM, EXISTING
R/C	REBAR AND CAP, EXISTING
CLF	CHAIN LINK FENCE, EXISTING
---	NEW P.C.C., CONCRETE
W.S.E.	WATER SURFACE ELEVATION, As Defined By the 100-Yr., 10-Day Storm



TYPICAL LOT DRAINAGE
NTS

CALCULATIONS

DESIGN CRITERIA
HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$, Peak Discharge Rates For Small Watersheds
VOLUMETRIC DISCHARGE: $VOLUME = E_{Weighted} \times AREA$
 $P_{100} = 2.35$ Inches, Zone 2 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS
LOT AREA = 2.50 ACRES, WHERE EXCESS PRECIP. 'A' = 0.53 in. [0.13]
PEAK DISCHARGE, $Q_{100} = 3.2$ CFS [0.95] WHERE UNIT PEAK DISCHARGE 'A' = 1.56 CFS/AC. [0.38]
THEREFORE: $VOLUME_{100} = 4810$ OF [1180]

DEVELOPED CONDITIONS (Includes Paved Street)
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q_{Peak}	E
UNDEVELOPED	0.00 AC (0%)	A	0.53 [0.13]
LANDSCAPING/POND	0.75 AC (30%)	B	2.28 [0.95]
GRAVEL & COMPACTED SOIL	0.63 AC (25%)	C	3.14 [1.71]
ROOF - PAVEMENT	1.12 AC (45%)	D	4.70 [3.14]

2.5 AC
THEREFORE: $E_{Weighted} = 1.47$ in. [0.81] &
 $Q_{100} = 8.95$ CFS
 $Q_{10} = 5.3$ CFS
VOLUME 100 = 13340 CF
VOLUME 10 = 7351 CF

DOWNSTREAM ANALYSIS
FLAT GRADING SCHEME, DESIRED. THEREFORE RETENTION PONDING IS REQUIRED.
THEN: SIZE TOTAL PONDING REQUIRED FOR THE DEVELOPMENT
 $VOL_{10-DAY} = VOL_{100} + A_{10-DAY} - A_{100} \times 1/2 \times 43960$
(mp.) = 13340 + 1.12(1.60)/12 x 43960 = 19845 CF

SINCE:
 $P_{10-DAY} = 3.95$ IN., ZONE 2, DEPRESS LOTS 6"
SEE SUPPLEMENTAL CALCULATIONS, ON FILE

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265

PROJECT DATA

ZONED, RA-2; CITY

LEGAL DESCRIPTION

TRACTS 2, 2A & 2B, ALVARADO GARDENS
ALBUQUERQUE, NEW MEXICO

PROJECT BENCHMARK

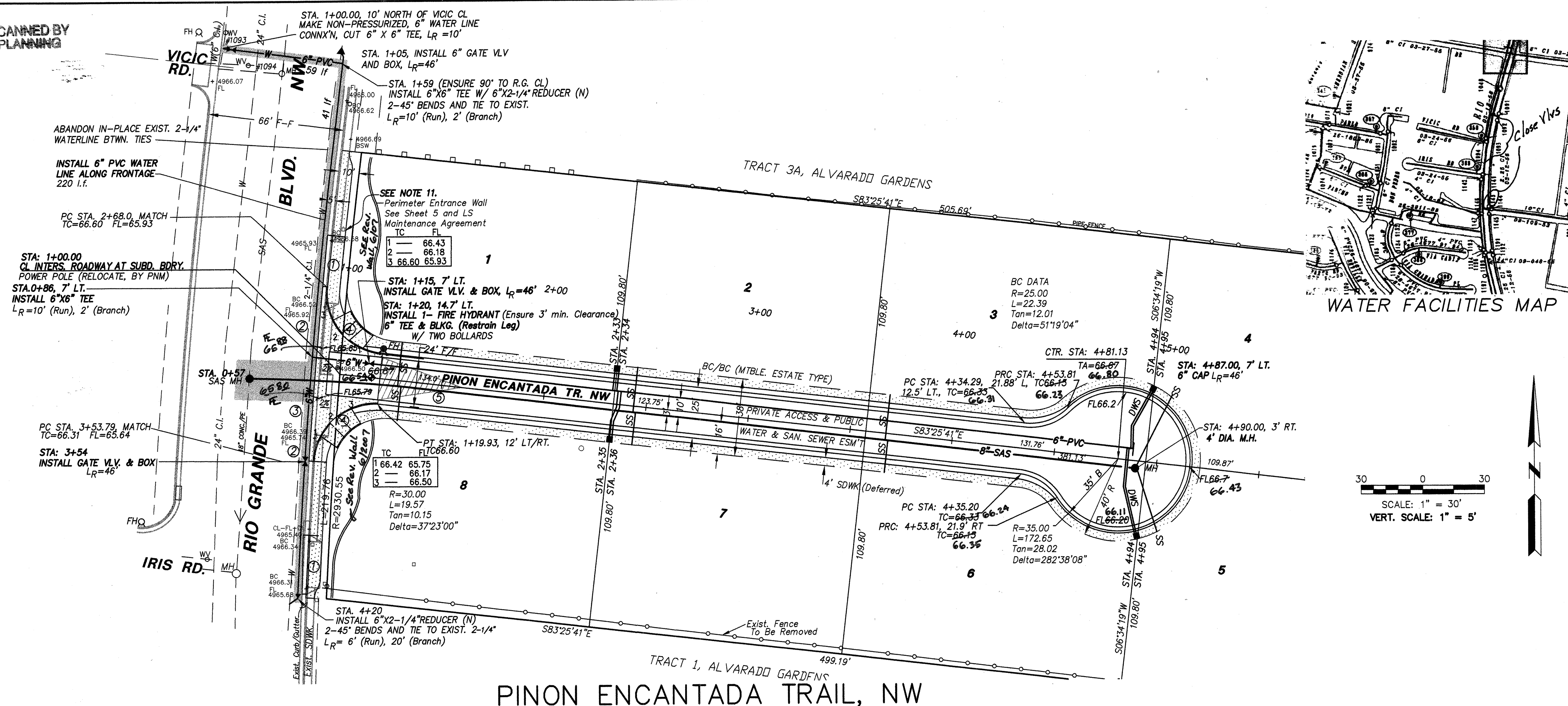
TOP OF SANITARY SEWER MANHOLE NORTH RIM (RIO GRANDE/IRIS INTERS.)
ELEVATION = 4966.43, AS TIED FROM ACS 3-G12,
LOCATED IN THE TOP OF CURB AT THE NNW CURB RETURN OF RIO
GRANDE BLVD. AND MATTHEW AVE. (NAVD 88 DATUM)

TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY TERRAMETRICS OF NEW MEXICO, ON 2/2/06

Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
4-28-06	Add. City
TRACTS 2, 2A & 2B, ALVARADO GARDENS ALBUQUERQUE, NEW MEXICO ULTIMA HOMES, INC.	
Grading & Drainage Plan	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 1/07/06
JOB #: HIGHTR_VAL	FILE #: G/D
1 OF 1	

SCANNED BY
PLANNING

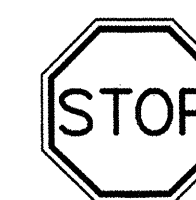


NOTE: AT LEAST SEVEN (7) DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY NEW MEXICO ONE CALL AND SECURE LOCATION OF ALL EXISTING BURIED UTILITIES.

NOTE:
EXISTING UTILITIES SHOWN HEREON, INCLUDING UNCHARTED UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR FOR EXACT LOCATION AND DEPTH PRIOR TO EXCAVATION. SHOULD A CONFLICT EXIST, THE OWNER, AND PROJECT ENGINEER SHALL BE IMMEDIATELY NOTIFIED.

LOT	STA.	INV.
1	1+30(N)	61.5
8	1+32(S)	61.5
2	2+44	61.5
7	2+46	61.5
3	3+68	61.7
6	3+70	61.7
*4/5	5+04	61.7

*INSTALL SERVICE INTO MANHOLE
PER COA ST'D DWG 2218



PERMANENT SIGNAGE LOCATION			
STREET	STATION	OFFSET	MUTCD DES
NEW DRIVE, N.W.	1+11.60	14.5' LT.	R1-1
Rio Grande	2+68		R7-9A

DETOUR EXISTING BIKE LANE STRIPING. ERADICATE A
ENTRANCE..ADD SYMBOLS, REPLACE AFTER CONSTR'N

NOTES

1. ALL STATIONING BASED ON CENTER LINE OF NEW ROADWAY AND R.O.W., UNLESS NOTED OTHERWISE.
2. MAINTAIN MINIMUM OF 3 FEET COVER TO TOP OF NEW 6" DIA. WATERLINE.
3. ALL CITY UTILITIES AND SERVICES SHALL BE INSTALLED AND ACCEPTED PRIOR TO COMMENCING BACKFILL.
4. WATER SHUT-OFF PLAN: CONTRACTOR SHALL NOTIFY CITY UTILITIES LOCATED AT THE PUMP YARDS. 7 DAYS PRIOR TO REQUEST OF VALVE SHUT-OFF FOR NON-PRESSURIZED CONNECTIONS. TELE: 857-8200.
CLOSE VALVES, #1093 & 1094 @ VICIN AND #1092
#1143 TO Tie To 2-1/4" W
- NOTE: VALVES TO BE OPERATED ONLY BY CITY PERSONNEL.
5. ALL UTILITY BACKFILL WITHIN CITY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH COA SPECIFICATION REQUIREMENTS. COMPACTION SHALL BE 95% ASTM D-1557.
6. ALL WATER SERVICES SHALL HAVE HEAVY DUTY METER BOX PLATES AND COVERS.
7. ALL METER YOKES SHALL HAVE INTEGRAL DUAL CHECK VALVE PER STD. SPEC. 802.
8. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
9. EMD'S SHALL BE INSTALLED ON ALL WATER AND SEWER FACILITIES PER STD. SPEC. 170.
10. ADD CONCRETE BLOCKING AS APPROPRIATE AT CONNECTIONS TO EXISTING PIPING WHERE RESTRAINED JOINTS DO NOT EXIST.
11. USE EXISTING WATER SERVICES AND METER BOXES ALONG RIO GRANDE BLVD. FOR IRRIGATION.
12. DEPENDING ON WATER TABLE ELEVATION DETERIORATING PER CITY STD'S/SPECS MAY BE REQUIRED ON THIS PROJECT.

LEGEND

66-66.43	AS-BUILT
24.0	NEW SPOT ELEVATION
	EXIST. EDGE OF ROAD
	EDGE OF ASPHALT
EA	EXISTING POWER POLE
OP	EXISTING EDGE OF PAVEMENT
	NEW WATER LINE
	NEW SANITARY SEWER
 FH	NEW FIRE HYDRANT
 MH	NEW MANHOLE, SAS
	NEW GATE VALVE
	NEW SANITARY SEWER STUB/CAP
	NEW DOUBLE METER 3/4"SERVICE
L_r	RESTRAINED JOINT LENGTH
	NEW P.C.C. CONCRETE

KEYED NOTES

- ① CLOSE EXISTING DRIVEWAY AND BUILD STD CURB & GUTTER PER COA DWG. 2430
- ② 6" WIDE CURB SIDEWALK PER COA DWG. 2430 AND TRANSITION PER COA 2432 ALONG FRONTAGE.
- ③ REMOVE EXISTING STANDARD CURB & GUTTER FROM STA. +275 TO STA. +310
FROM STA. +340 TO STA. +344
- ④ BUILD 6" WIDE VALLEY GUTTER PER COA DWG 2420
ENSURE 3% MINIMUM CROSS SLOPE OF 2% TO COMPLY WITH ADA REQUIREMENTS
- ⑤ BUILD CURB ACCESS RAMPS PER COA DWG 2426, AND COA DWG. 2441, CASE 1, W/ TRUNCATED DOWNS
- ⑥ 40' TRANSITION TO NO CROWN PER COA DWG. 2401

 **Clark Consulting Engineers**
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

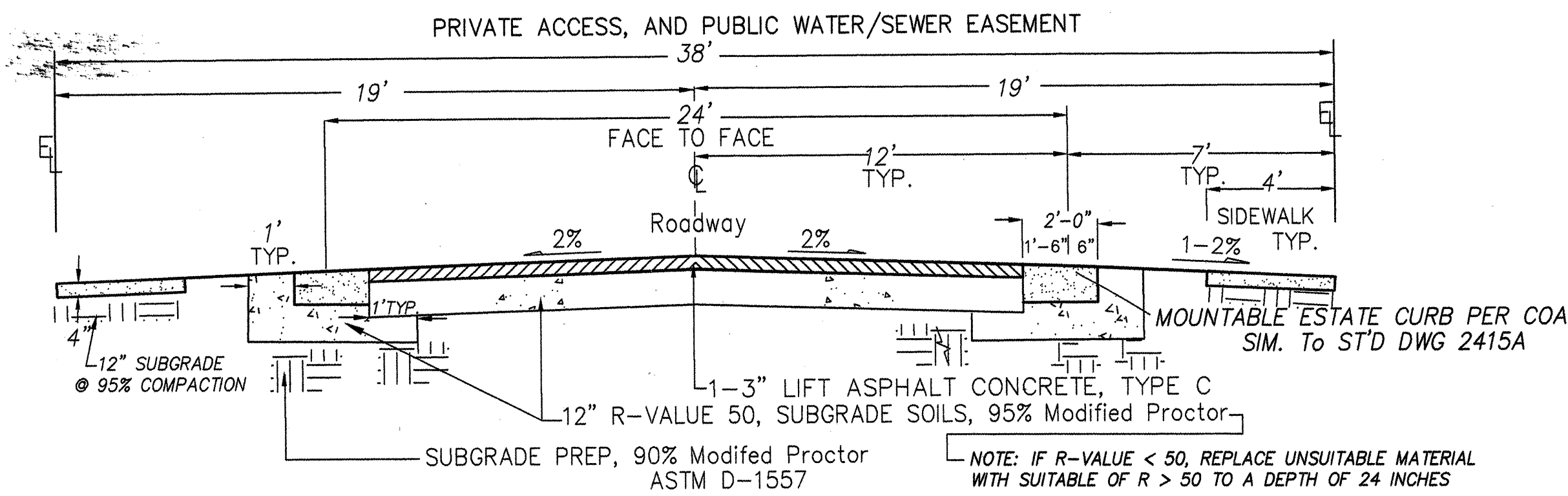
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PRIVATE ROADWAY, PUBLIC WATER, & SANITARY SEWER
PINON ENCANTADA TR. NW- PLAN & PROFILES/DETAILS

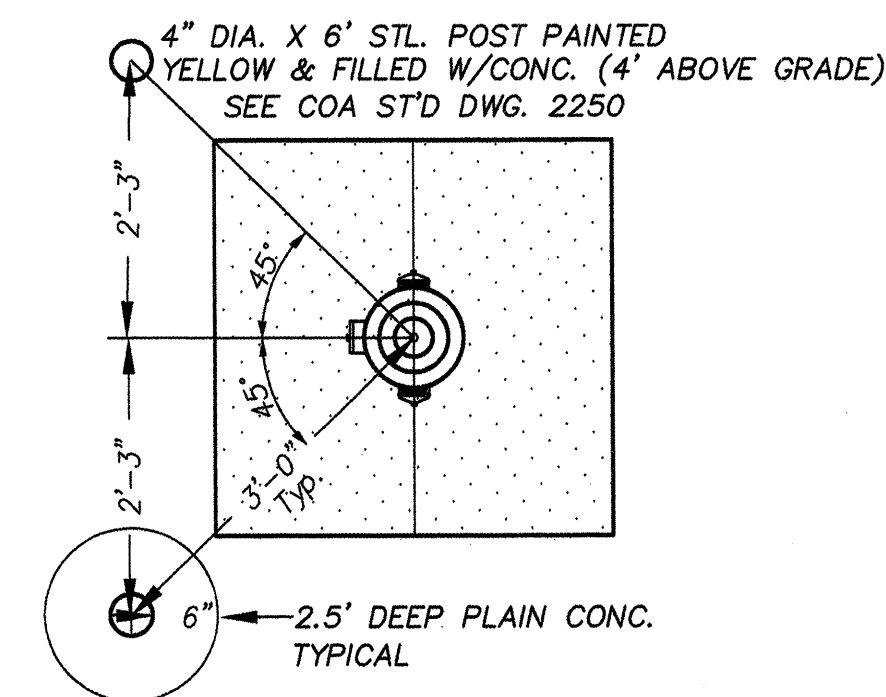
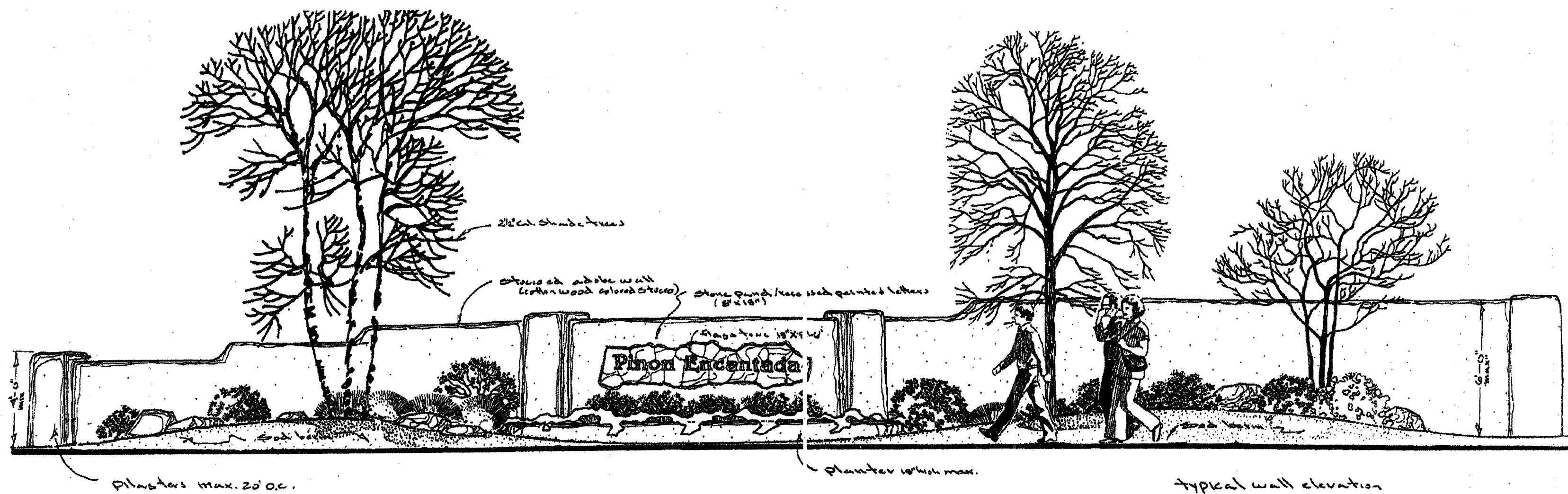
Design Review Committee	City Engineer Approval	Lost Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 7809.81	Zone Map No. G-13	SHEET 4 OF 5
---------------------------------	--------------------------	----------------------------

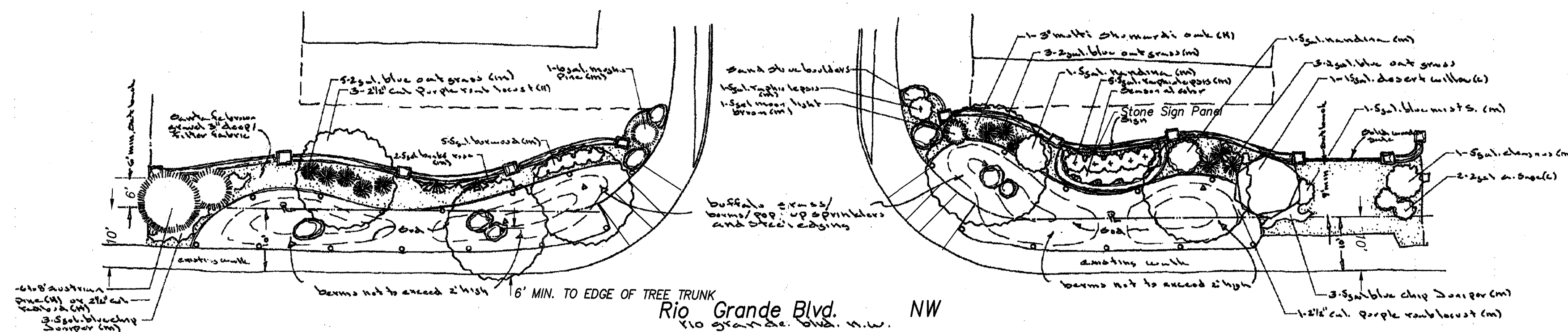
SCANNED BY
PLANNING



INTERNAL STREET SECTION
NTS SIMILAR PER COA ST'D DWG 2405A



GUARD POST PLAN
NTS



GENERAL NOTES:

- 1 THE METER SHALL BE SET UTILIZING A COPPER-SETER.
COPPER-SETER HEIGHT 10" FOR 1" METER, 7" FOR
3/4" METER.
- 2 THE VALVE AND METER REGISTER BOX SHALL BE LOCATED
UNDER THE LID OPENING. WHERE TWO METERS ARE TO BE
INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS
SHALL BE WITHIN READING RANGE OF THE LID OPENING.
- 3 METER BOX LOCATION TO CONFORM TO DWG. 2361.
WHEN CONTRACTOR DOES NOT INSTALL METER,
CONTRACTOR SHALL PROVIDE REMOVABLE PLUGS FOR
END OF COPPER-SETER.
- 5 EXISTING CONCRETE TO BE SAWCUT.

CONSTRUCTION NOTES

- A
C
B
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
- STREET SURFACE.
BACK OF CURB.
STAINLESS STEEL METER BOX, COVER AND LID.
SEE DWG. 2368 OR 2369.
1/2" EXPANSION JOINT.
CUBIC STAINLESS STEEL METER BOX.
SIDEWALK OR DRIVEPAD.
FACE OF METER TO BE 12"-18" BELOW COVER.
STOP.
MAIN WATER LINE.
TAPED SADDLE.
COPPER SERVICE LINE.
COPPER SETTER.
TAPING SETTER.
PROPERTY LINE WITH INSTA-TITE I.P.T.
CAPPED FITTING.
CONCRETE PAD REQUIRED IN ALL AREAS.
#4 REBAR CONTINUOUS ALL AROUND METER BOX.
STAINLESS BAR, 12" LONG X 1/2" DIAMETER GALVANIZED
STEEL PIPE.
SIDEWALK LID SHALL BE FLUSH WITH SURROUNDING
SIDEWALK.

ADDITIONAL GENERAL NOTES:

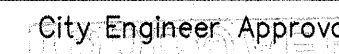
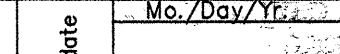
12. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN 7 DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR (CS) MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS W/O THE CONSENT OF THE CS, AND SHALL NOTIFY THE CS, AND BEAR THE EXPENSE OF REPLACE ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT BY THE CS ONLY. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS.
13. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES SHALL COMPLY WITH OSHA 29 CFR 1926.65 SUBPART P.
14. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE AND PROMPTLY REMOVE SAME FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

[illegible]

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON ENCANTADA TR. NW- SECTIONS AND DETAILS

Design Review Committee 		City Engineer Approval 		Last Design Update 		Mo./Day/Yr. 7/10/08 Mo./Day/Yr. 7/10/08	
City Project No. 7809.81		Zone Map No. G-13		SHEET 5 OF 5			

PINON ENCANTADA Subd.
G-13, Rio Grande BLVD./
MATTHEW N.W.
DRB # 100 4688 / SEE REVISED
Wall JUNE 2007
PNC