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26-7816-811-08

VILLAS AT MENAUL SCHOOL

GRADING, PAVING AND UTILITY IMPROVEMENTS CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2006

INDEX TO DRAWINGS

SHEET NO.

DESCRIPTION

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NOTE: ALL WATER LINES TO THE METERS ARE PUBLIC LINES AND THE REST ARE PRIVATE WATER LINES. THE SEWER LINE ON ROSS COTTAGE LANE ARE PUBLIC AND THE OTHER STREETS ARE PRIVATE SEWER LINES.

SURVEYOR'S CERTIFICATE
I, THOMAS W. PATRICK, A DAILY QUALIFIED LICENSED PROFESSIONAL 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 DRAWINGS (UNLESS OTHERWISE NOTED) 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.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR No. 12651

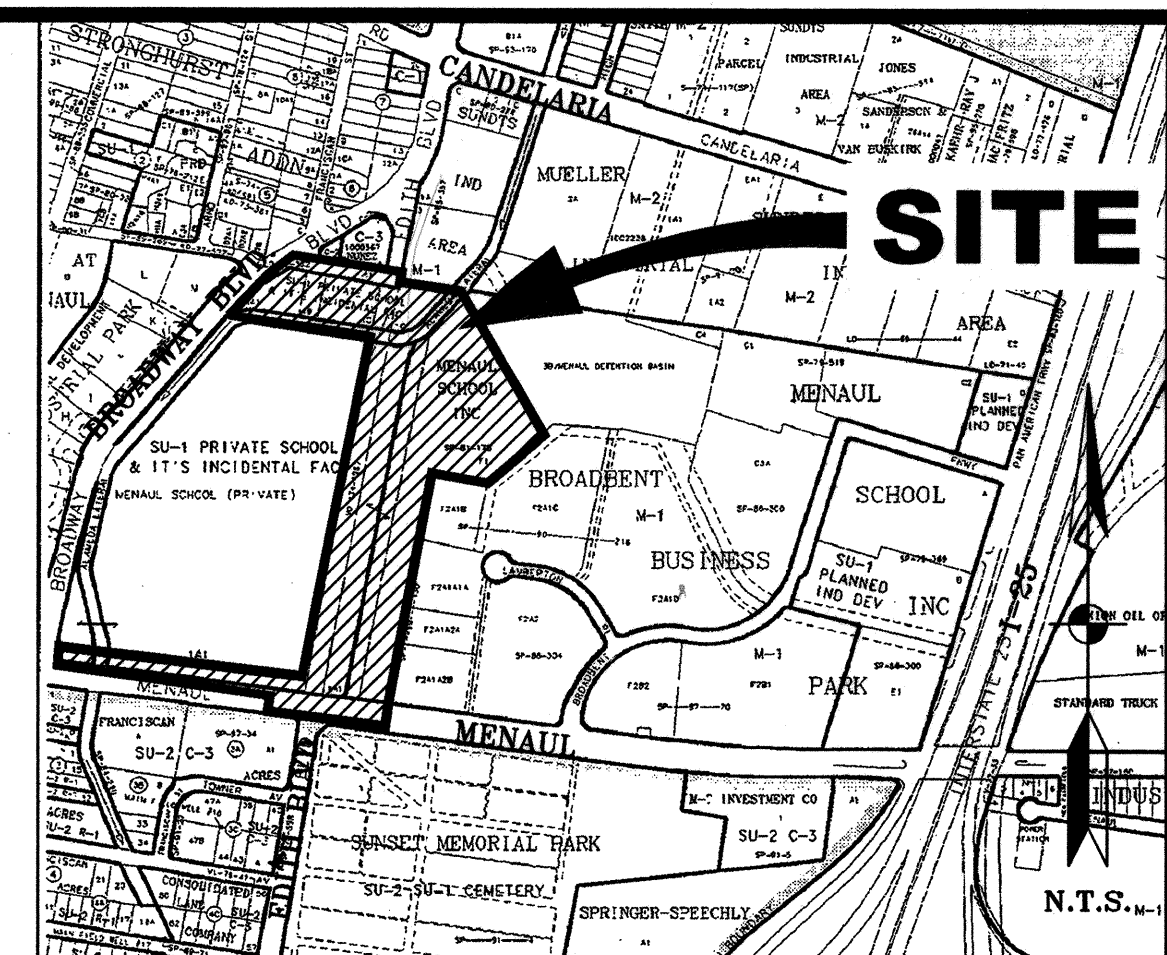
9.21.2007
DATE

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
Anthony Lopez
DATE: 07/16/08

DWG PART: F:\IN627 KB\HOME\MENAU\ SCHOOL\CIVIL\010 MISC\COVER.DWG
DATE: 05/09/06
SCALE: AS NOTED
DESIGNED: REH
DRAWN: JEG
CHECKED BY: BLS
LAND PLANNING
P.O. Box 1328
ENGINEERING
Corrales, N.M. 87048
SURVEYING

Community
Sciences
Corporation

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP # SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
DRC Chairman		William G. Balch	7/19/06	7/29/06	APPROVED FOR CONSTRUCTION		
Transportation		William G. Balch	7/19/06	7/19/06			
Water/Wastewater		Bradley A. Bingham	7/19/06	7/19/06			
Hydrology							
C.I.P.							
Constr. Mngmt.							
Constr. Coord.							
City Project No.		781681		Sheet 1		Of 15	



VICINITY MAP
CITY OF ALBUQUERQUE ZONE ATLAS MAP H-15-Z

CONSTRUCTION NOTES

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION AS AMENDED THROUGH UPDATE #7 INCLUDING AMENDMENT NO. 1 (REFERRED TO HEREIN AS) THE STANDARD SPECIFICATIONS.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO ANY 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 SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.

THE 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.

BACKFILL COMPACTION WILL BE IN ACCORDANCE WITH SPECIFIED STREET USE.

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

ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

GENERAL NOTES

1. ALL RADII OF CURB RETURNS ARE SHOWN TO FLOWLINE.
2. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FLOWLINE.
3. ALL FINISH GRADES AND PROFILES SHOWN ARE FLOWLINE GRADES, UNLESS OTHERWISE NOTED. MATCH FLOW LINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER TO EXISTING.
4. ALL UTILITY POLES ARE TO BE RELOCATED BY OTHERS.
5. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
6. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.
7. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST JOINT.
8. ALL GAS VALVE BOXES, GAS MANHOLES, ELECTRICAL MANHOLES, AND TELEPHONE MANHOLES WILL BE ADJUSTED TO GRADE BY OTHERS.
9. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE & CABLE LOCATING SERVICE, NM ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
10. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION.
11. EXACT LOCATION OF DRIVE PADS AND WHEELCHAIR RAMPS WILL BE DETERMINED IN THE FIELD BY THE FIELD ENGINEER. LOCATIONS SHOWN ON PLANS AND PROFILE SHEETS ARE APPROXIMATE.
12. THE APPLICABLE CITY OF ALBUQUERQUE STANDARD DETAILS ARE INCLUDED AT THE BACK OF THE SPECIFICATIONS.
13. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE. PAYMENT SHALL BE INCIDENTAL TO PAVING ITEMS.
14. SUB GRADE PREPARATION UNDER CURB AND GUTTERS, DRIVE PADS AND SIDEWALK SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH AND SHALL BE INCLUDED IN THE BID PRICE FOR SUCH ITEMS.
15. A DISPOSAL SITE, COMPLYING WITH ALL CITY ORDINANCES, SHALL BE OBTAINED BY THE CONTRACTOR FOR THE DISPOSAL OF ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVEMENT (EXCEPT MILLED BITUMINOUS CONCRETE PAVEMENT) AND OTHER WASTE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OF THE LOCATION OF THE DISPOSAL SITE PRIOR TO THE REMOVAL AND ACTUAL DISPOSAL OF THE MATERIAL. ALL COSTS IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.
16. THE CONTRACTOR WILL BE REQUIRED TO CONFINES HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR R.O.W. TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.
17. FIFTY (50) TON ROLLER OPERATION SHALL NOT BE USED IN THIS PROJECT WHERE UNDERGROUND UTILITIES ARE PRESENT. THE REQUIRED COMPACTING AT THESE LOCATIONS SHALL BE EFFECTED BY OTHER MEANS.
18. ALL EXCAVATIONS FOR STORM DRAINS, AND OTHER EXCAVATIONS AS NECESSARY, SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY AND HEALTH STANDARDS (TITLE 29, CFR, PART 1926 AND PART 1910 AS APPLICABLE TO CONSTRUCTION WORK - PUBLISHED IN THE FEDERAL REGISTER ON FEBRUARY 9, 1979).
19. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION 3 WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED OR REINSTALLED. (CALL 764-1599)
20. WHERE PULL BOXES ABUT BACK OF CURB OR ARE LOCATED IN CONCRETE PAVED AREA, PROVIDE 1/2" EXPANSION MATERIAL. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.
21. DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING & MAINTAINING ALL STREET SIGNS AND MARKINGS WITHIN DEVELOPMENT.
22. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.
23. EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY THE CONTRACTOR, AND THAT IS OUT OF ALIGNMENT OR DISPLACED VERTICALLY OR IS BADLY BROKEN OR DETERIORATED WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
24. THE CONTRACTOR SHALL NOTIFY WATER SYSTEMS DIVISION AT LEAST 5 WORKING DAYS IN ADVANCE OR WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.
25. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
26. ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS FOR EACH PHASE OF THE WORK AS DIRECTED BY THE FIELD ENGINEER. ALL SIGN LOCATIONS WILL BE SELECTED IN THE FIELD AND APPROVED BY THE FIELD ENGINEER. SIGN HEIGHT SHALL BE 7 FT. ABOVE THE SIDEWALK LEVEL TO THE BOTTOM OF SIGN.
27. ALL DRUMS USED FOR TRAFFIC CONTROL MAY BE FILLED WITH SAND OR WATER BALLAST LIMITED TO 100 LBS. MAXIMUM PER DRUM.
28. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELING PEDESTRIAN TRAFFIC AROUND ALL WORK AREAS THROUGHOUT THE CONSTRUCTION PERIOD.
29. 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. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR AT LOCATION OF EXISTING OR AS INDICATED BY THIS PLAN SET.

30. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ALL PROPERTY EXCEPT DURING ACTUAL PAVING OPERATIONS. PRIOR TO ANY PAVING OPERATIONS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 3 DAYS IN ADVANCE.
31. THE CONCRETE PAVEMENT FOR WHEELCHAIR RAMPS IS INCLUDED IN THE BID ITEM, "4 INCH CONCRETE SIDEWALK INCLUDING 12 INCH SUB GRADE PREPARATION ."
32. ALL ADVANCE WARNING SIGNS AND ALL BARRICADES SHALL BE EQUIPPED WITH FLASHING WARNING LIGHTS, TYPE A, EXCEPT ALL CHANNELIZING BARRICADES SHALL HAVE STEADY BURNING WARNING LIGHTS, TYPE "C".
33. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS CONSTRUCTED ON THIS PROJECT AT LOCATION SHOWN ON THE PLANS, IN ACCORDANCE WITH CITY STANDARD DETAILS. WHEELCHAIR RAMPS SHALL BE MEASURED AND PAID AS CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER.
34. CONCRETE BLOCKING WILL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.
35. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY IN ACCORDANCE WITH FINISHED PAVEMENT ELEVATIONS.
36. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
37. MILLED BITUMINOUS CONCRETE PAVEMENT WILL BE STOCKPILED FOR THE CITY AS DIRECTED BY ENGINEER.
38. CONTRACTOR TO VERIFY ALL FLANGE, PAD, VALVE BOX, RIM AND TOP OF PIPE ELEVATIONS IN FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH REQUIREMENTS OF STANDARD CITY DETAILS.
39. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE CITY OF ALBUQUERQUE 5 WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.
40. THE CONTRACTOR SHALL COORDINATE WITH QWEST ON RELOCATION OF ANY TELEPHONE BOXES.
41. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
42. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW CREWS TO PERFORM THEIR REQUIRED WORK.
43. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COST INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
44. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE, NPDES).
45. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
46. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
47. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
48. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1" WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVE, AND REPLACED AS PER THE STANDARD SPECIFICATIONS PER 2415.
49. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
50. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
51. 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.
52. THE CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) SEVEN (7) DAYS WORKING DAYS PRIOR TO ANY WORK WHICH MAY AFFECT THE EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
53. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
54. PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING (DEVELOPER'S RESPONSIBILITY).
55. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FILED ENGINEER.
56. 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 COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
57. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

DWG PATH F:\N627 KBHOME\MENAU SCHOOL\CIVIL\010 MISC\GENNOTES.DWG

**Community
Sciences
Corporation**

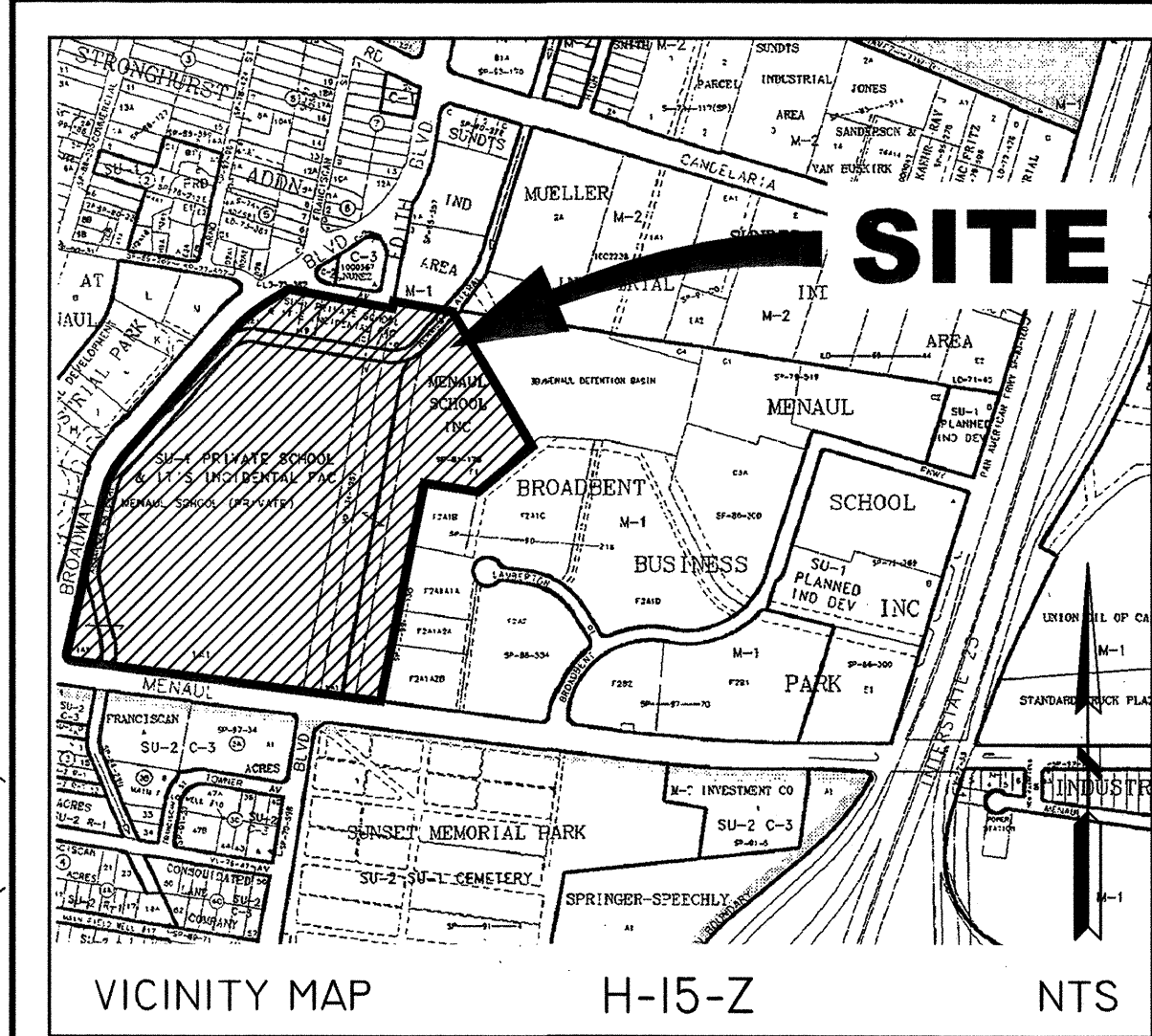
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAU
GENERAL NOTES

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DESIGN REVIEW COMMITTEE	APPROVED ENGINEER		
City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	2	15



LEGAL DESCRIPTION

LANDS OF MENAUL SCHOOL

Those certain parcels of land situate within Projected Section 9, Township 10 North, Range 3 East, New Mexico Principal Meridian (N.M.P.M.) in the Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract F-1, Lands of Menaul Schools, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 16, 1981 in volume C18, folio 104, all of Tract 1-A-1-B, MRGCD Map No. 36, all of Tract 1-A-1-A-2, MRGCD Map No. 36, a portion of Tract 1-B (approximately 0.0935 acres), Tract 1-C, MRGCD Map No. 36, and the northerly portion of Tract 3-A and the southerly portion of Tract 3-A, MRGCD Map No. 36 as the same are shown and designated on the Boundary Plat of the Lands of Menaul School, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 22, 1998, in Book 98S, Page 68, and being more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of Broadway Boulevard N.E. and the southerly right-of-way line of Claremont Avenue, N.E.;
RUNNING THENCE, along the said southerly right-of-way line S80°49'19"E, 80.09 feet;
THENCE, continuing along said southerly right-of-way line, S80°54'15"E, 75.00 feet;
THENCE, continuing along said southerly right-of-way line, S80°51'50"E, 278.62 feet, to a point on the easterly right-of-way line of Edith Boulevard, N.E.;
THENCE, continuing along said easterly right-of-way line N10°31'22"E, 24.25 feet;
THENCE, departing from said easterly right-of-way line S80°44'36"E, 207.61 feet;
THENCE, S26°16'45"E, 53.54 feet;
THENCE, S36°28'24"W, 33.32 feet;
THENCE, S32°02'08"E, 598.49 feet;
THENCE, S48°41'26"W, 245.73 feet;
THENCE, N80°30'17"W, 223.07 feet;
THENCE, S11°07'01"W, 899.28 feet, to a point on the northerly right-of-way line of Menaul Boulevard, N.E.;
THENCE, along said northerly right-of-way line, N89°21'33"W, 120.24 feet;
THENCE, continuing along said northerly right-of-way line, N82°12'47"W, 107.31 feet;
THENCE, continuing along said northerly right-of-way line, N83°08'06"W, 1012.18 feet, to a point on the easterly right-of-way line of Broadway Boulevard N.E.;
THENCE, along said easterly right-of-way line the next ten courses,
1. 64.48 feet along a curve to the Right, having a Radius of 40.00 feet, a Central Angel of 92°21'25", a chord bearing of N37°24'22"W, 57.72 feet;
2. N09°24'23"E, 38.83, feet;
3. 30.12 feet along a curve to the Right, having a Radius of 356.26 feet, a Central Angel of 04°50'38", a chord bearing N11°38'53"E, 30.11 feet;
4. N13°55'33"E, 113.07, feet;
5. N10°55'25"E, 180.07, feet;
6. N13°56'55"E, 294.86, feet;
7. 168.88 feet along a curve to the Right, having a Radius of 366.26 feet, a Central Angel of 26°25'08", a chord bearing N26°19'19"E, 167.39 feet;
8. THENCE, N40°37'59"E, 695.10, feet;
9. THENCE, 117.56 feet along a curve to the Right, having a Radius of 378.92 feet, a Central Angel of 17°46'31", a chord bearing of N49°23'13"E, 117.08 feet;
10. THENCE, N58°13'37"E, 145.51 feet, to the Point of Beginning.

Said Parcel contains 44.9447 acres more or less.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED. SAID OWNERS FURTHER WARRANT THAT THEY HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: _____ DATE _____
THE PUBLIC SERVICE COMPANY OF NEW MEXICO,
CORPORATION FOR PARCEL 1-B-1 AS SHOWN HERE ON

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006,
BY: _____
TITLE: _____ PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: _____ DATE _____
KB HOME NEW MEXICO, INC.
ROBERT C. COLEMAN DIRECTOR OF LAND FOR PARCELS B-1 AND C-1 AS SHOWN HEREON
AS CONTRACT PURCHASER:

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006,
BY: _____

TITLE: _____ KB HOME NEW MEXICO, INC.

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: _____ DATE _____
MENAU SCHOOL, INC.
FOR PARCELS A-1, B-1 AND C-1 AS SHOWN HEREON

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006,
BY: _____

TITLE: _____ MENAU SCHOOL, INC.

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS" FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651. DATE _____

SUBDIVISION PLAT
TRACTS A, B, C AND D
MENAU SCHOOL
PROPERTIES

BEING A REPLAT OF TRACT F-1
LANDS OF MENAU SCHOOL AND TRACT 1-B, TRACT
1-A-1-A-2, TRACT 1-C, NORTHERLY PORTION OF TRACT
3-A, SOUTHERLY PORTION OF TRACT 3-A, TRACT 1-A-1-B,
MRGCD MAP NO. 36
SITUATE WITHIN PROJECTED
SECTION 9, T10N,R3E, NMPM
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

SITE DATA

CITY PROJECT NUMBERS 1004474 05EPC 01568 / 01569
FEMA MAP NO. 35001C0332 D
ZONING SU - PRD (12/15/05)
MILES OF FULL WIDTH STREETS CREATED 0 MILES
NO. OF EXISTING TRACTS 6
(ONE TRACT CREATED BY QUITCLAIM DEED WITHOUT PLAT)
NO. OF LOTS CREATED 4
TOTAL AREA 44.9447 ACRES +/-
ACREAGE OF DEDICATED RIGHT-OF-WAY 0.0 ACRES +/-

APPROVALS:

SUBDIVISION APPLICATION NUMBER: _____

PNM GAS AND ELECTRIC SERVICES DATE _____

QWEST COMMUNICATIONS, INC. DATE _____

COMCAST CABLE DATE _____

CITY SURVEYOR DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE _____

UTILITY DEVELOPMENT DATE _____

PARKS AND RECREATION DEPARTMENT DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE _____

CITY ENGINEER, ENGINEERING DIVISION DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE _____

PAGE 1 OF 4

SUBDIVISION PLAT
LANDS OF MENAU SCHOOL

DWG PATH: F:\N627\KBHOME\MENAU SCHOOL\PRELIMINARY PLAT\PREPLAT 016106.DWG		
CRS:	DATABASE	
DATE:	01/03/05	
SCALE:	1"= 100'	
CREW:	RALPH/JUSTIN	
DRAWN:	SLN / CAS	
JOB NO:	N627	
LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048		ENGINEERING SURVEYING (505)897-0000

Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048			
JOB NO:			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: VILLAS AT MENAU SUBDIVISION PLAT MENAU SCHOOL PROPERTIES			
Design Review Committee		City Engineer Approval	
Mo./Day/Yr		Mo./Day/Yr	
City Project No. 781681		Zone Map No. H-15-Z	
Sheet 3		of 15	

BEING A REPLAT OF TRACT F-1
LANDS OF MENOUL SCHOOL AND TRACT 1-B, TRACT
1-A-1-A-2, TRACT 1-C, NORTHERLY PORTION OF TRACT
3-A, SOUTHERLY PORTION OF TRACT 3-A, TRACT 1-A-1-B,
MRGCD MAP NO. 36
SITUATE WITHIN PROJECTED
SECTION 9, T10N,R3E, NMPM
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

1. THE PURPOSE OF THIS PLAT IS TO REPLAT 7 LOTS OF PLATTED RECORD OR DEED AND ONE LOT CREATED BY QUITCLAIM DEED (WITHOUT BENEFIT OF A SUBDIVISION PLAT) AND TO CREATE 4 NEW TRACTS WITH NEW DESIGNATIONS AND CONFIGURATIONS. THIS PLAT ALSO CREATES CERTAIN PUBLIC AND PRIVATE EASEMENTS AND RECOGNIZES PUBLIC AND PRIVATE EASEMENTS OF RECORD.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BOUNDARY SURVEY PLAT OF THE LANDS OF THE MENAUL SCHOOL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 22, 1998, BOOK 985, PAGE 68 AND GEODETIC TIES BETWEEN ACS MONUMENT "CANDELARIA" AND NM-47.13. BEARINGS ARE GRID BEARINGS, NEW MEXICO STATE COORDINATE SYSTEM, CENTRAL ZONE NAD 27, DISTANCES ARE GROUND DISTANCES.

3. OTHER DOCUMENTS USED:
- A. LANDAMERICA / ALBUQUERQUE TITLE FILE 6212000040 FOR KB HOME NM INC.
 - B. INFORMATION PROVIDED BY THE MENAUL SCHOOL INC.
 - C. COUNTY OF BERNALILLO PLAT AND DOCUMENT RECORDS AS NOTED.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAN (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP 35001C0332 D, EFFECTIVE DATE SEPTEMBER 20, 1996.

5. BEARINGS AND DISTANCES ARE BOTH RECORD (IN PARENTHESES) AND MEASURED

6. EASEMENTS GRANTED BY THIS PLAT INCLUDE

- A) A 55' WIDE RECIPROCAL ACCESS EASEMENT, IS GRANTED TO THE MENAUL SCHOOL INC. ALL ADDITIONAL RIGHTS, OTHER THAN ALLOWING THE RIGHT OF ACCESS, ARE RESERVED TO THE OWNER OF PARCEL B-1, THEIR SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO ANY CITY OF ALBUQUERQUE AND FRANCHISED UTILITIES RIGHTS AS CONVEYED BY PREDECESSOR INSTRUMENTS OF RECORD.

- B) A 30' WIDE RECIPROCAL ACCESS EASEMENT TOGETHER WITH UNDER GROUND RIGHTS FOR IRRIGATION EASEMENT IS GRANTED TO THE MENAUL SCHOOL INC. ANY ADDITIONAL RIGHTS, OTHER THAN ALLOWING THE RIGHT OF ACCESS, ARE RESERVED TO THE OWNER OF PARCEL B-1, THEIR SUCCESSORS AND ASSIGNS.

- C) A 10' WIDE ACCESS EASEMENT TOGETHER WITH UNDER GROUND RIGHTS FOR PRIVATE UTILITIES AND UNDERGROUND IRRIGATION PIPES AND FACILITIES, INCLUDING WATER WELLS, IS GRANTED TO THE MENOAU SCHOOL INC. ALL ADDITIONAL RIGHTS, OTHER THAN ALLOWING THE RIGHT OF ACCESS, ARE RESERVED TO THE OWNER OF PARCEL B-1, THEIR SUCCESSORS AND ASSIGNS.

- D) A 20' WIDE BY 129' LONG ACCESS EASEMENT FOR MAINTENANCE TOGETHER WITH A SURFACE EASEMENT FOR EXISTING AND REPLACEMENT WATER STORAGE TANKS TOGETHER WITH UNDER GROUND RIGHTS FOR PRIVATE UTILITIES AND UNDERGROUND IRRIGATION PIPES AND FACILITIES, INCLUDING WATER WELLS IS GRANTED TO THE STRONGHURST IMPROVEMENT ASSOCIATION INC. ALL ADDITIONAL RIGHTS, OTHER THAN ALLOWING THE RIGHT OF ACCESS, ARE RESERVED TO THE OWNER OF PARCEL B-1, THEIR SUCCESSORS AND ASSIGNS. ANY REPLACEMENT FACILITIES (TO TANKS, WELLS, PIPES OR OTHER FACILITIES) MUST BE APPROVED BY GRANTOR PRIOR TO SUCH REPLACEMENT OR CONSTRUCTION.

- E) TWO 35' x 35' MASTER METER WATER EASEMENTS ARE GRANTED TO ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY

- F) A 14' WIDE PUBLIC ACCESS EASEMENT TOGETHER WITH A SURFACE EASEMENT FOR THE CONSTRUCTION OF A 10' PEDESTRIAN AND BICYCLE TRAIL IS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION. ALL ADDITIONAL RIGHTS ARE RESERVED TO THE MENAUL SCHOOL INC. SAID EASEMENT IS ALSO FOR THE FUTURE WIDENING OF MENAUL BLVD. R/W IF REQUESTER BY THE CITY OF ALBUQUERQUE.

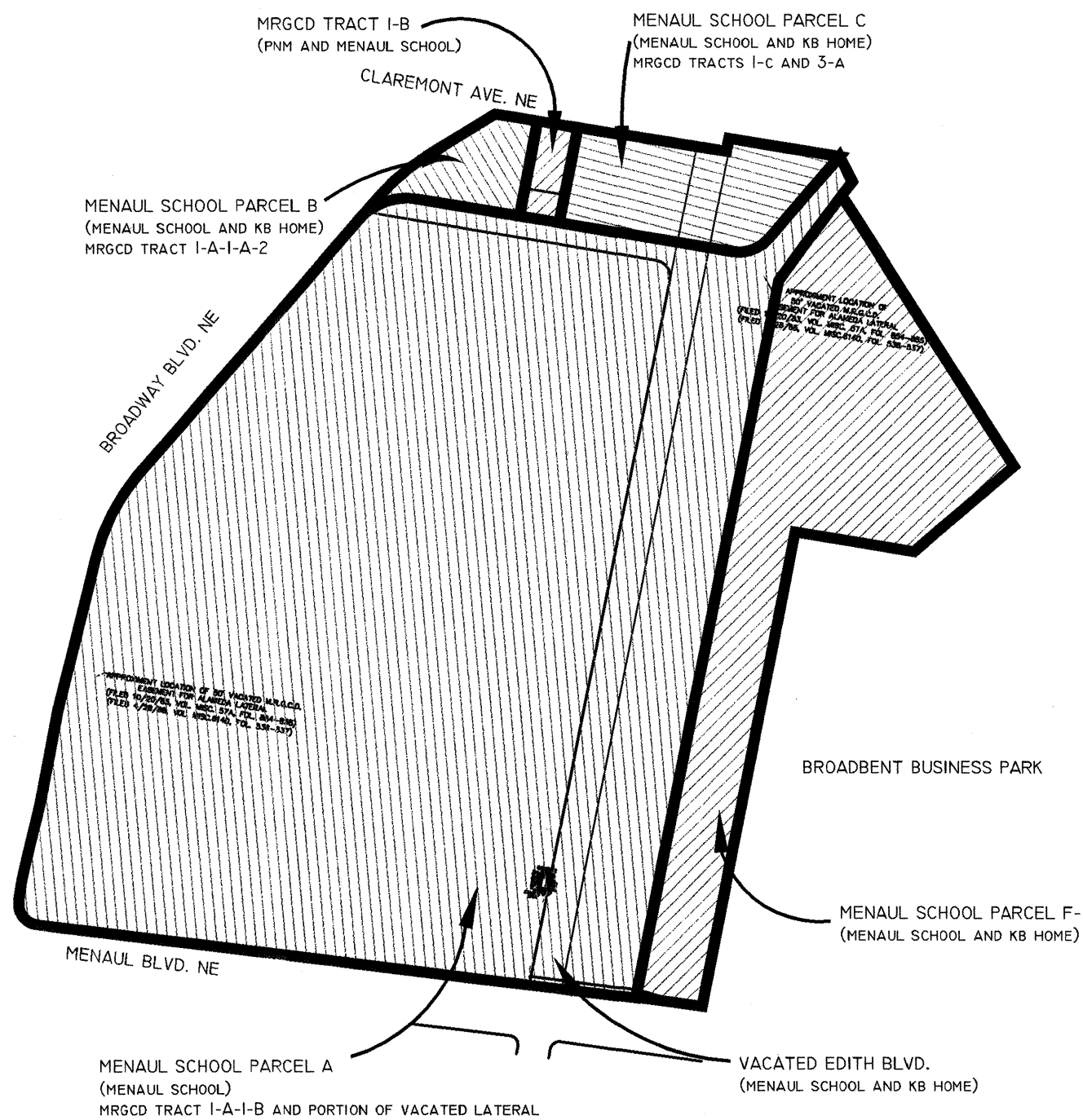
7. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED AS COMMON USE EASEMENTS

- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV. .

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POLE (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS; NOR SHALL ANY WELL BE DRILLED OR ANY OTHER STRUCTURE BE CONSTRUCTED ON SAID EASEMENTS. ANY VIOLATION OF ANY PROVISIONS OF ANY APPLICABLE NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEAR, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.



MAP OF EXISTING LAND PARCELS COMBINED FOR THIS PLAT (N.T.S.)

PAGE 2 OF 4
SUBDIVISION PLAT
LANDS OF MENAUL SCHOOL

DWG PATH: F:\N627 KBHOME\MENAI\ SCHOOL\PRELIMINARY PLAT\PREPLAT 010406.DWG

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DATE:	01/03/05
SCALE:	1" = 100'
CREW:	RALPH/JUSTIN
DRAWN:	SLN / CAS
JOB NO.:	N627

LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES					
NO.		BY		DATE		CONTRACTOR	
						WORKED BY	<i>Sells Brothers Construction</i>
						DATE	<i>9/01</i>
						INSPECTOR'S	<i>CSC</i>
						ACCEPTANCE BY	<i>AERC</i>
						DATE	<i>9/07</i>
						DRAWINGS	<i>CSC</i>
						CORRECTED BY	<i>N/A</i>
						MICRO-FILM INFORMATION	
						RECORDED BY	
						DATE	
						NO.	

DESIGNED BY		REH		DATE		04/2006	
DRAWN BY		M/H		DATE		04/2006	
CHECKED BY		BLS		DATE		04/2006	
REMARKS		BY					
REVISIONS							
DESIGN							

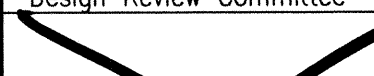
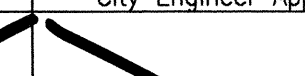
*Community
Sciences
Corporation*

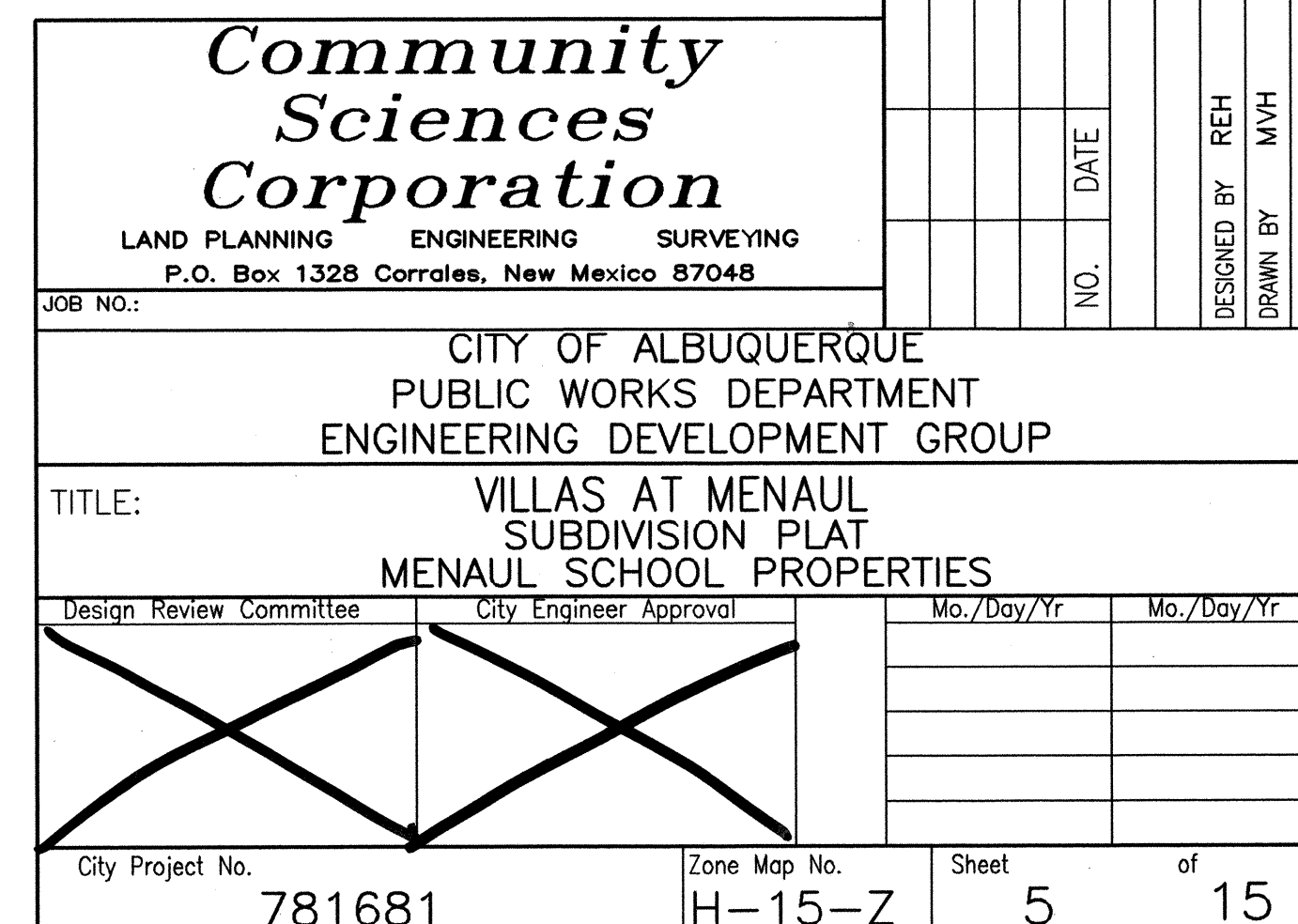
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.	
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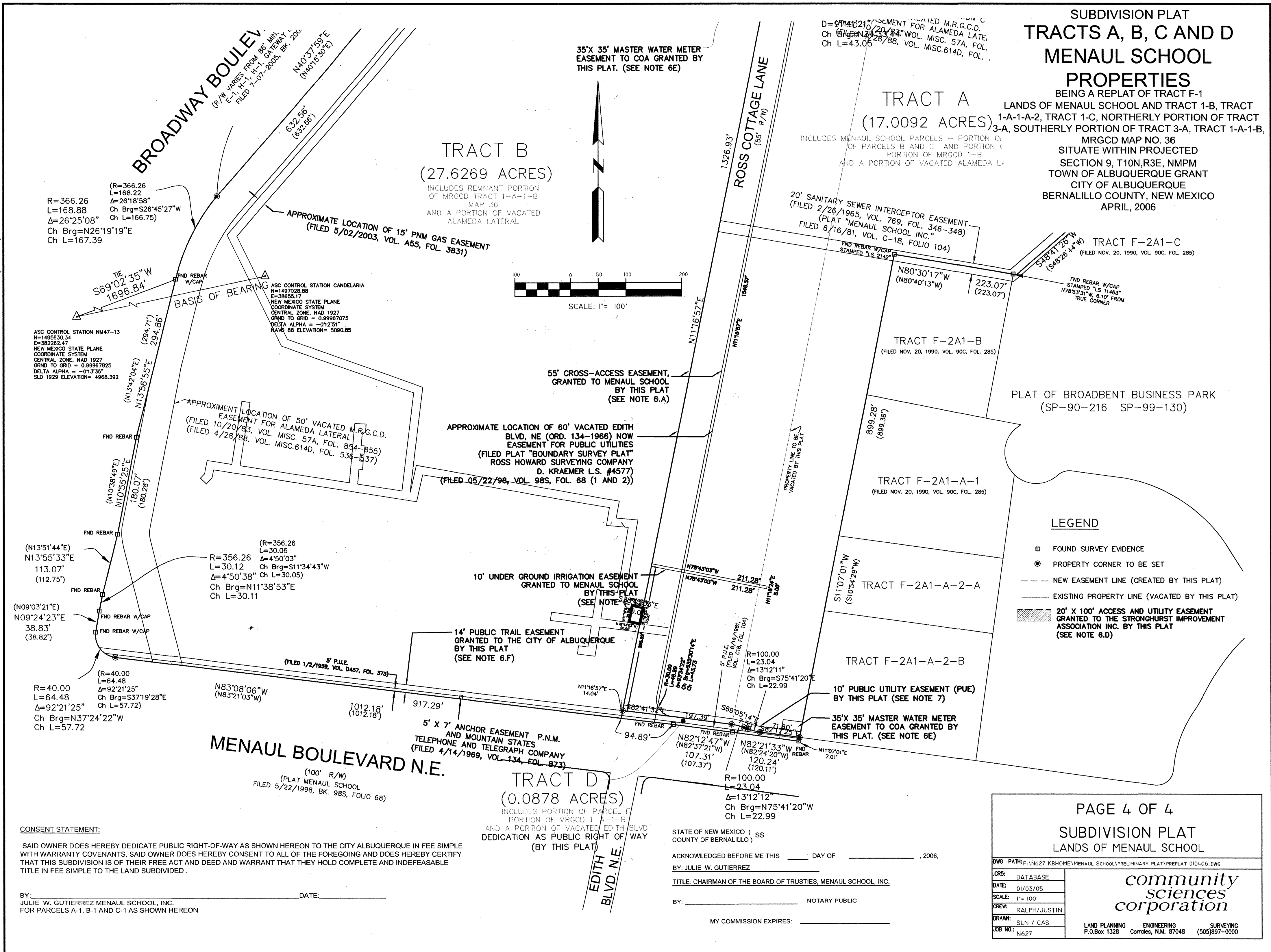
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAUL
SUBDIVISION PLAT
MENAU SCHOOL PROPERTIES

Design Review Committee		City Engineer Approval		Mo./Day/Yr	Mo./Day/Yr
					
City Project No. 781681		Zone Map No. H-15-Z		Sheet 4	of 15



COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: _____

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

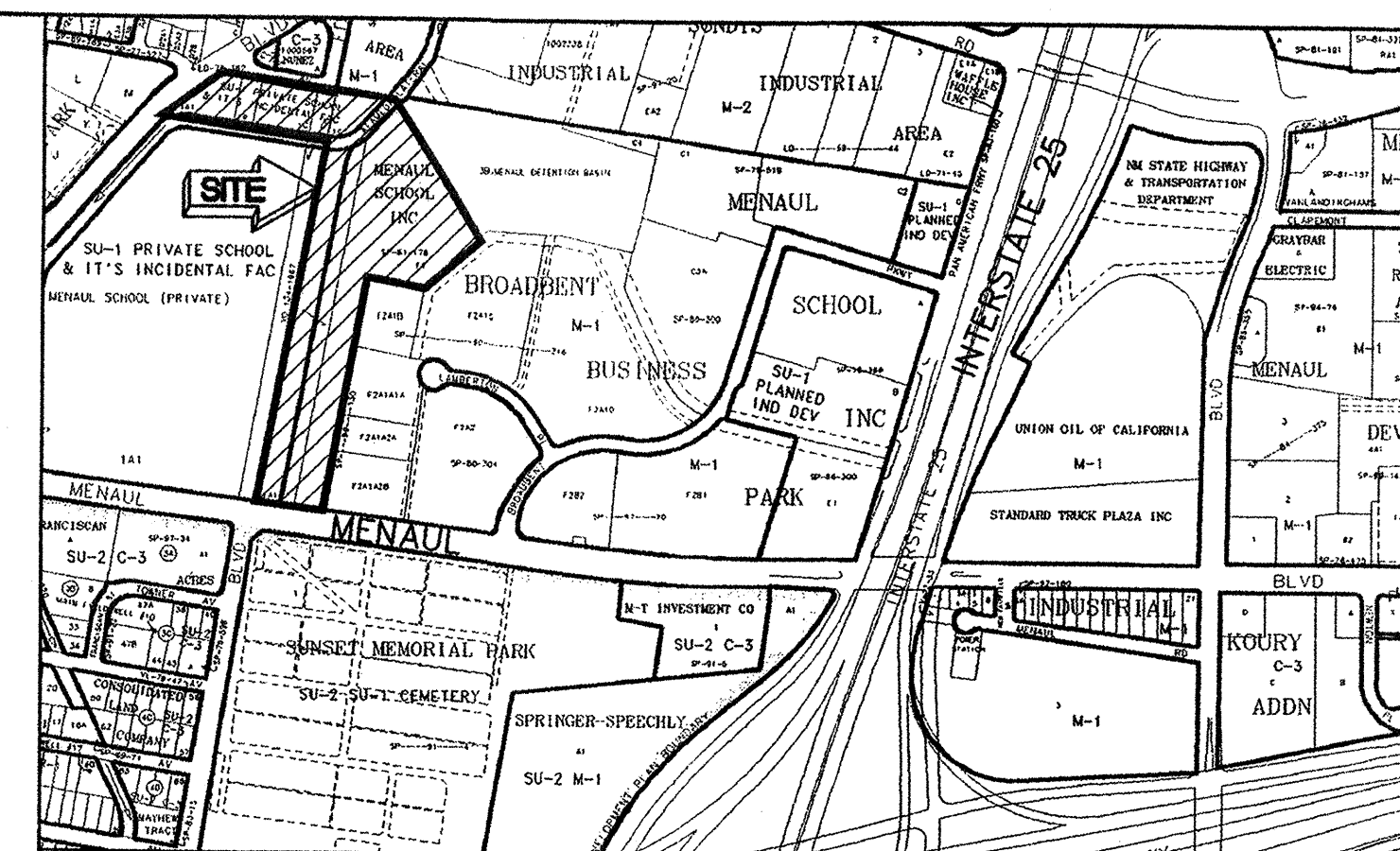
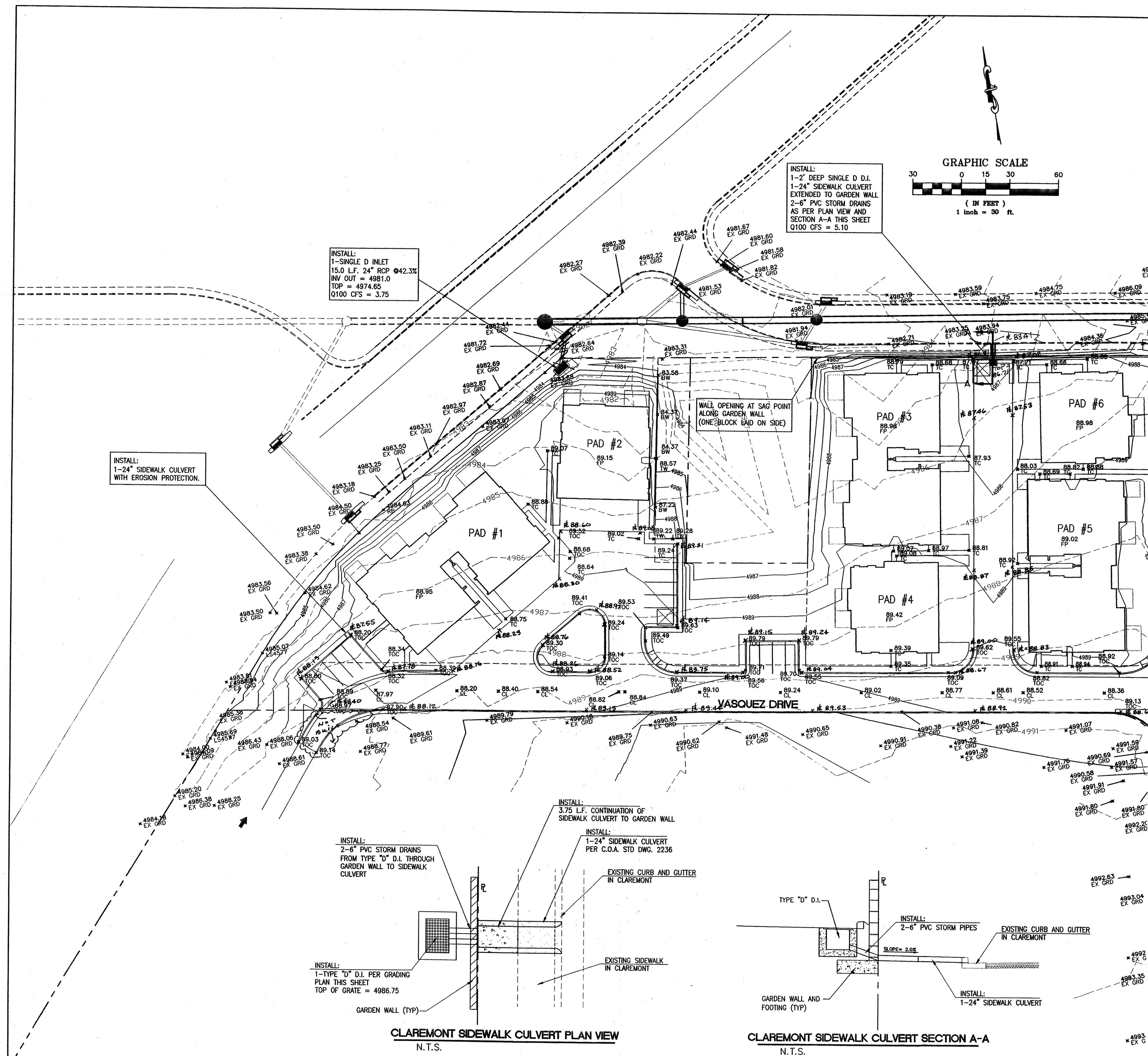
TITLE: VILLAS AT MENAUL
SUBDIVISION PLAT
MENAUL SCHOOL PROPERTIES

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

City Project No. 781681 Zone Map No. H-15-Z Sheet 6 of 15

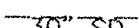
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				ACS STATION "9-H15"	DATE 1/10/07
				NAD 1927 NM CENTRAL ZONE	DATE 1/10/07
				X=387015.74	DATE 1/10/07
				Y=1497331.15	DATE 1/10/07
				GND TO GRID S F = 0.9996728	DATE 1/10/07
				DELTA ALPHA = -0° 13' 12"	DATE 1/10/07
				ELEV. (NGVD 1929) 5034.93	DATE 1/10/07

SCANNED BY-
PLANNING



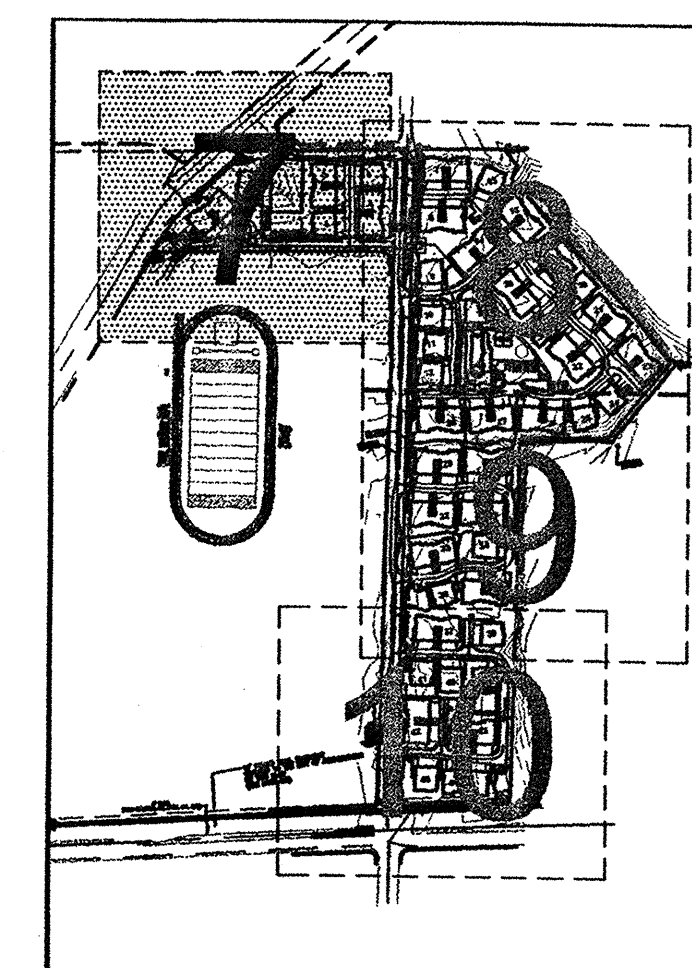
SCALE: 1"=400' Vicinity Map Zone Atlas H-15-Z

- LEGEND**

 - 
5295.96 PROPOSED SPOT ELEVATION
 - 
09.0 EXISTING SPOT ELEVATION (GRND & TC)
 - 
 PROPOSED CONCRETE VALLEY GUTTER
 - 
 PROPOSED CURB & GUTTER
 - 
- 497.3 - EXISTING CONTOUR W/ INDEX ELEVATION
 - 
 PROPOSED MANHOLE
 - 
30' 50' EXISTING STORM DRAIN
 - 
30' 50' PROPOSED STORM DRAIN
 - 
 PROPOSED STORM SEWER CATCH BASIN
 - 
 BOUNDARY LINE
 - 
 SIDEWALK
 - 
 CENTERLINE

- ## ABBREVIATIONS

- | | | |
|--------|---|-----------------|
| EX GRD | = | EXISTING GROUND |
| TOC | = | TOP OF CURB |
| TC | = | TOP OF CONCRETE |
| CL | = | CENTERLINE |
| FP | = | FINISHED PAD |
| FL | = | FLOWLINE |



Key Map

DRB No. 1004474

DWG PATH: F:\627 KBHOME\Menaul School\CIVIL\030 G & D\Sheets\Building Permit G&D.dwg

**Community
Sciences
Corporation**

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P.O. Box 1328 Corrales, New Mexico 87048

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAUL
SITE GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
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City Project No.	Zone Map No.	Sheet	of

781681	H-15-Z	7	15
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ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES					
		NO.	DATE				
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				NAD 1927 NM CENTRAL ZONE		WORKED BY OSL	
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				Y=1497331.15		DATE 12/11/07	
				GND TO GRID S F = 0.9996728		VERIFICATION BY JAK/OSL	
				DELTA ALPHA = -0° 13' 12"		DATE 9/24/07	
				ELEV. (NGVD 1929) 5034.93		MICRO-FILM INFORMATION	
						RECORDED BY	
						DATE	
						NO.	



Professional Engineer Seal for Brian L. Speichter, State of New Mexico, License No. 13333. The seal is circular with the text 'BRIAN L. SPEICHTER', 'NEW MEXICO', and 'PROFESSIONAL ENGINEER' around the perimeter. The license number '13333' is in the center.

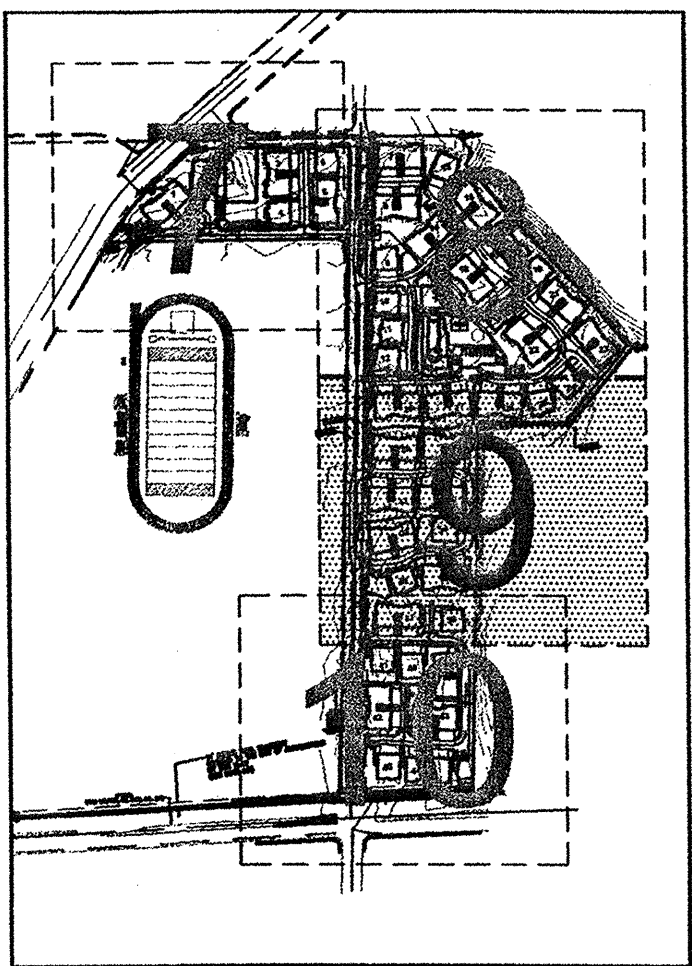
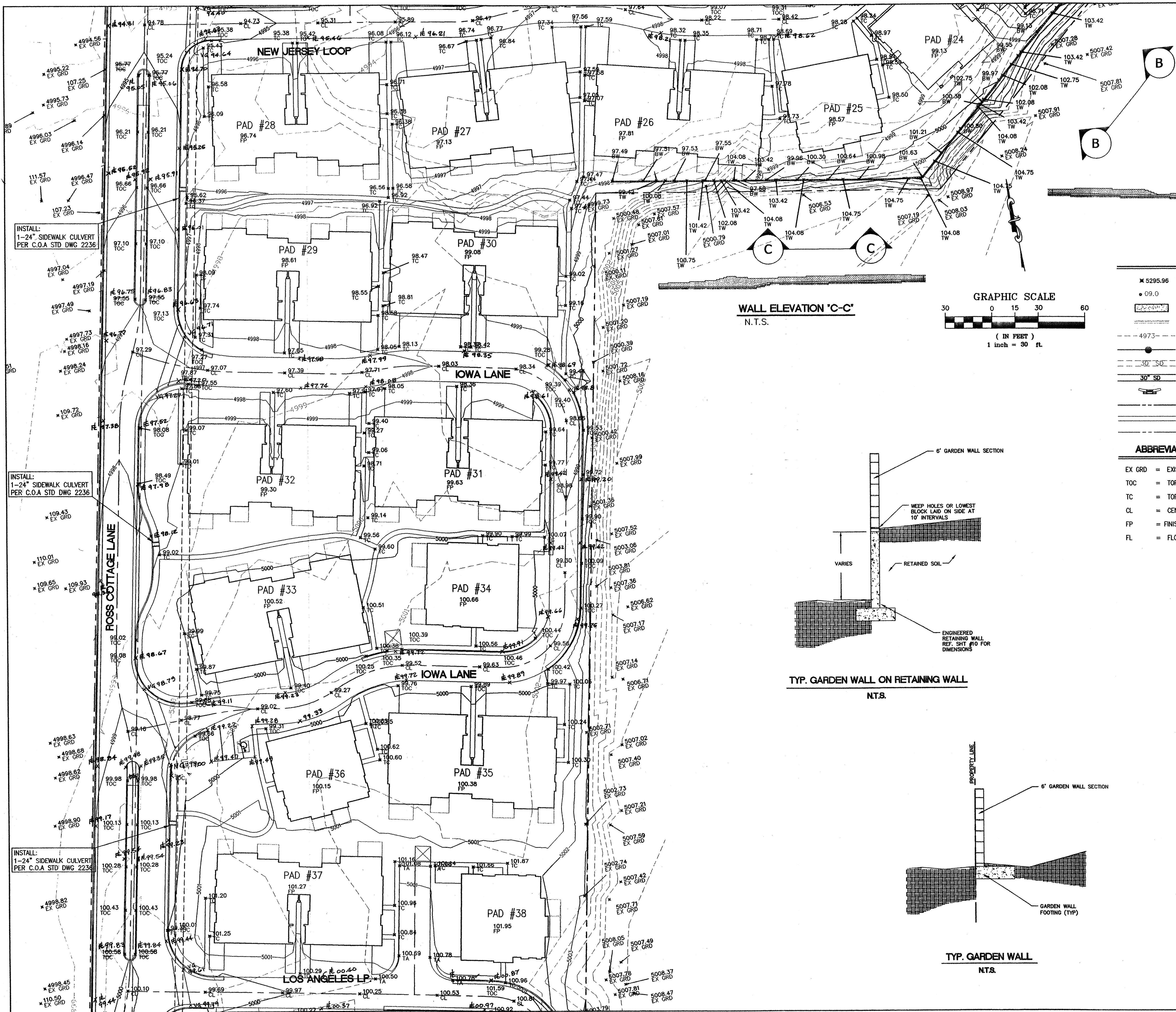
REMARKS		BY	
REVISIONS			
DESIGN			
DESIGNED BY	REH	DATE	04/2006
DRAWN BY	MVH	DATE	04/2006
APPROVED BY			

Mo./Day/Yr

Mo./Day/Yr

Sheet 7

of 15



Key Map

DRB No. 1004474

DWG PATH: F:\N627 KBHOME\Manual School\CIVIL\30 G & D\Sheets\Building Permit G&D.dwg

Community Sciences Corporation

LAND PLANNING ENGINEERING SURVEYING

P.O. Box 1328 Corrales, New Mexico 87048

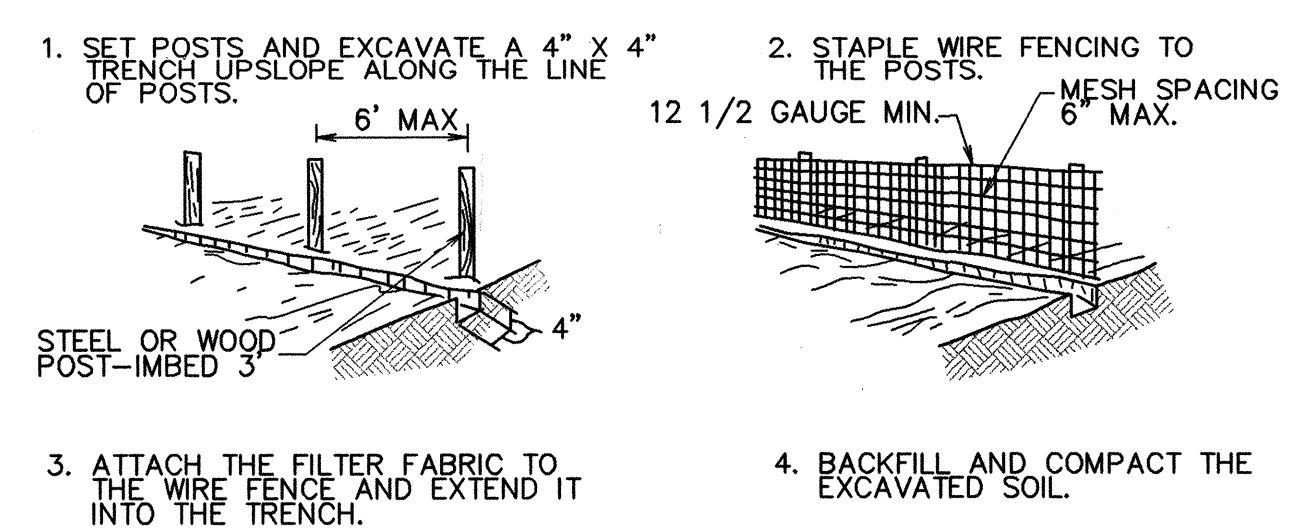
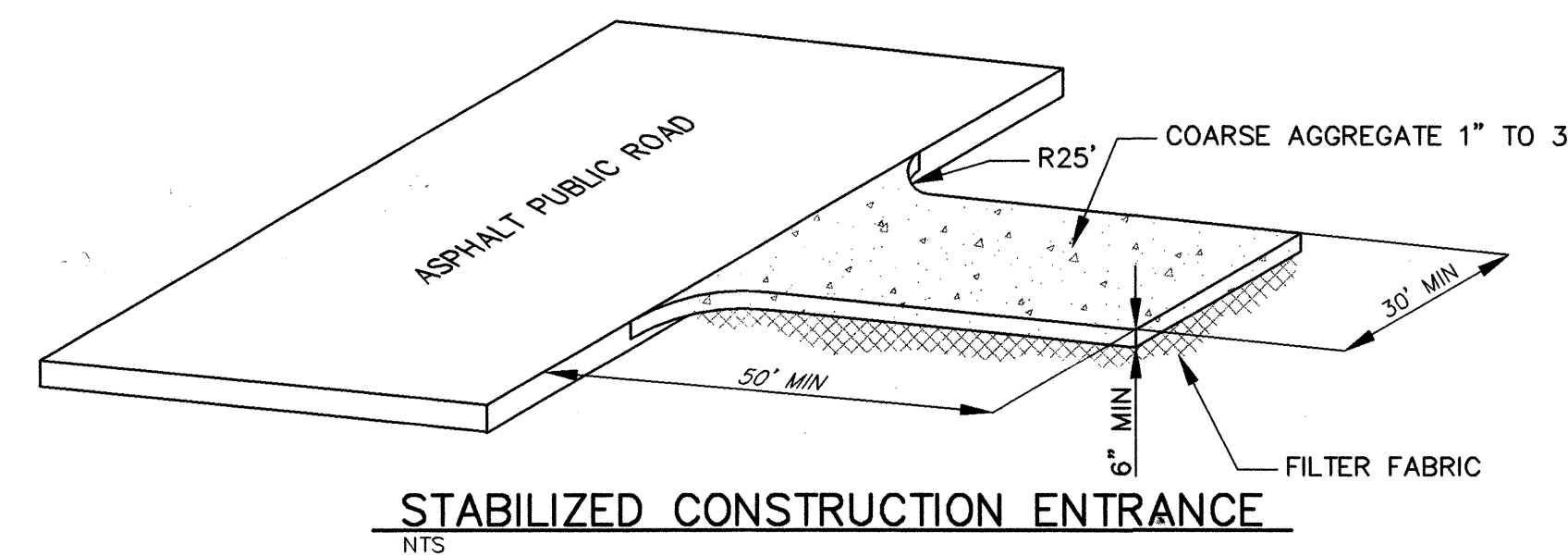
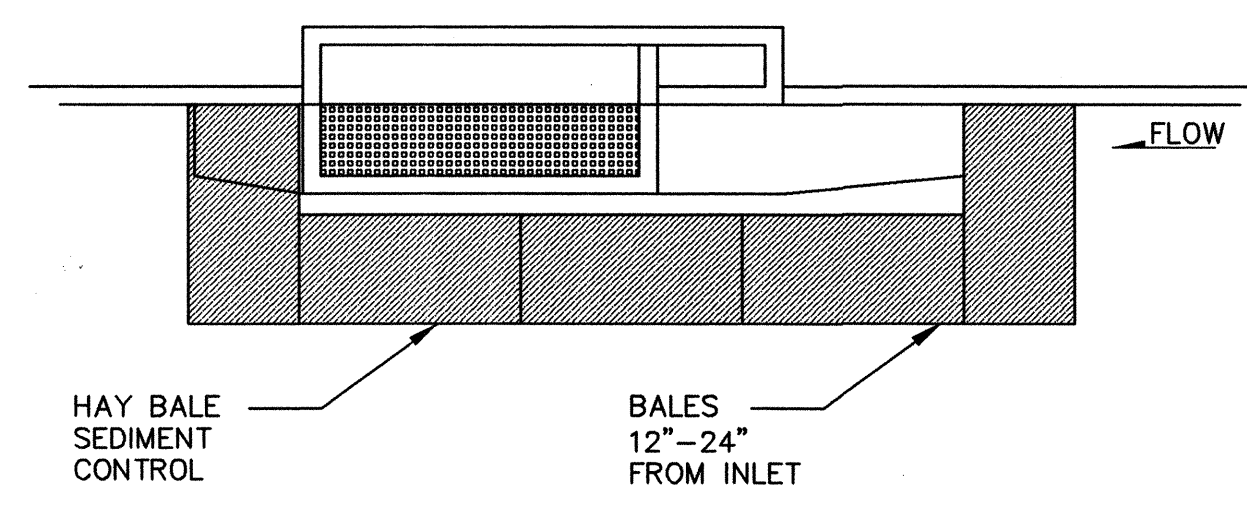
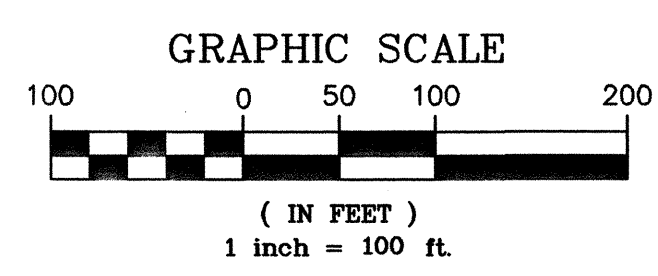
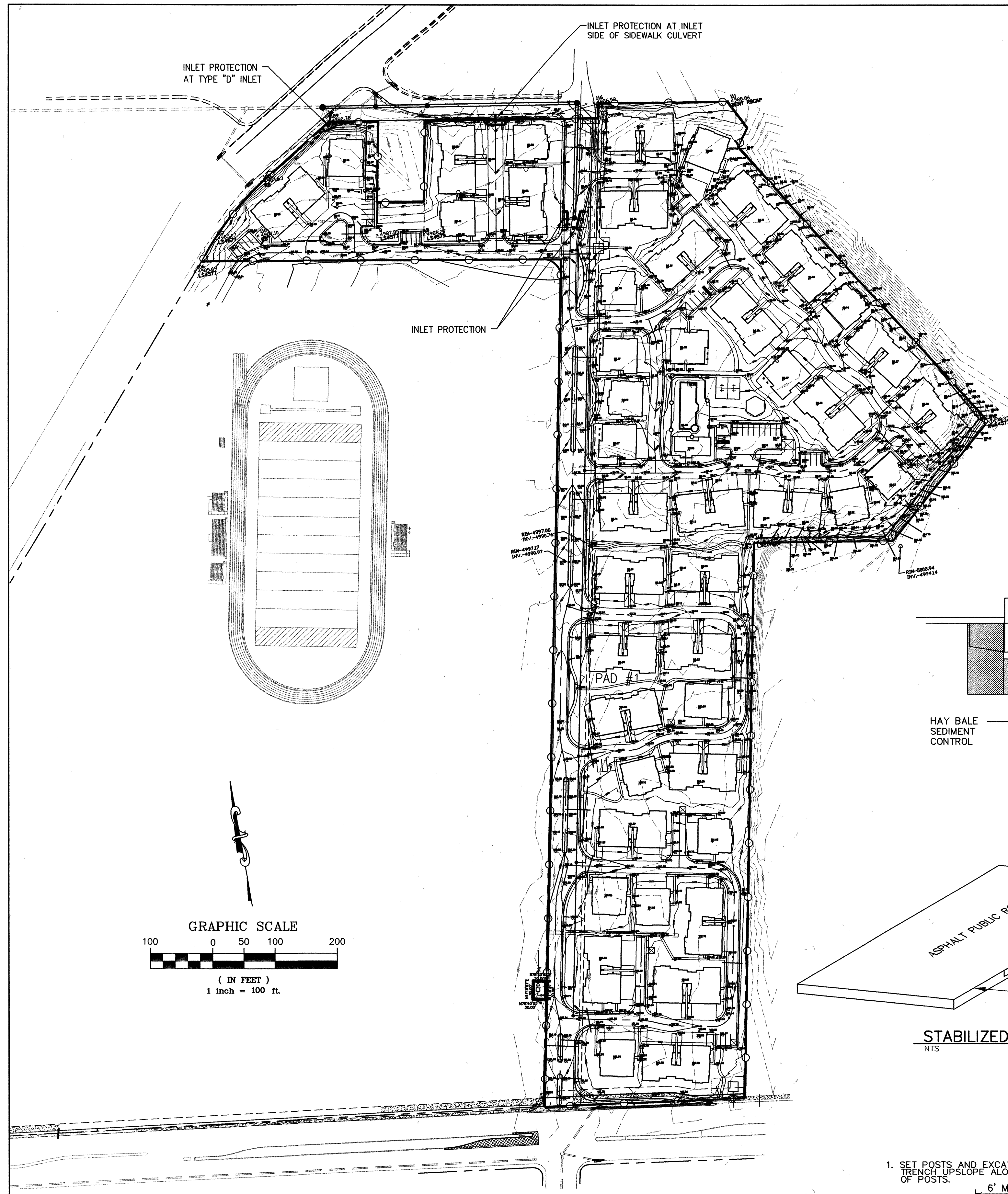
JOB No.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

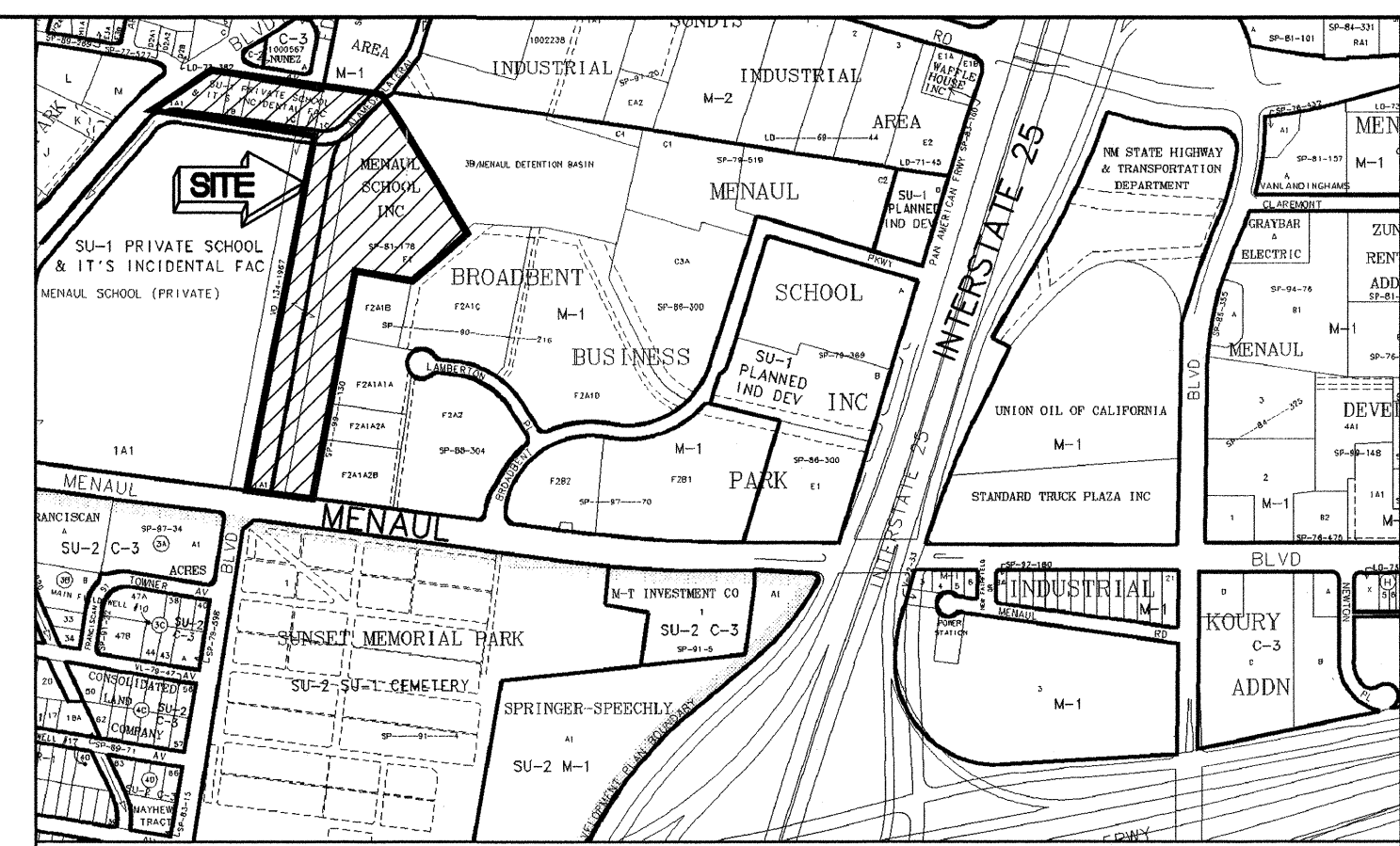
TITLE:
VILLAS AT MENAUL
SITE GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	9	15

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTROR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
Sells Brothers Construction		ACS STATION "9-H15"		FIELD NOTES		BY	
DATE 11/11/01		NAD 1927 NM CENTRAL ZONE		BY		REMARKS	
INSPECTOR'S DATE 9/6/01		X=387015.74		NO.		REVISIONS	
DATE 9/6/01		Y=1497331.15		NO.		DESIGN	
DATE 9/6/01		GND TO GRID S F = 0.9996728		NO.		DATE 04/2006	
DATE 9/6/01		DELTA ALPHA = -0' 13" 12"		NO.		DATE 04/2006	
DATE 9/6/01		ELEV. (NGVD 1929) 5034.93		NO.		DATE 04/2006	



- LEGEND**
- LOT LINES
 - - - UTILITY EASEMENT LINE
 - BOUNDARY
 - - - CENTER LINE OF ROADWAY
 - SEDIMENT FENCE
 - HAY BALE EROSION CONTROL



EROSION CONTROL / ENVIRONMENTAL PROTECTION PLAN

- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING HAY BALES IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT APPROPRIATE INTERVALS.
- WATERING AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. THIS SHALL NOT INCLUDE RESIDENTIAL LOTS WHICH ARE TO BE OCCUPIED WITHIN 12 MONTHS.
- THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
- ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 505-822-1558 OR 800-219-6157.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
- THIS SHEET IS NOT THE STORM WATER POLLUTION PREVENTION PLAN.

DRB No. 1004474

DWG PATH: F:\N627 KB\HOME\Menual School\CIVIL\030 G & D\Sheets\Building Permit G&D.dwg

Community Sciences Corporation

LAND PLANNING ENGINEERING SURVEYING

P.O. Box 1328 Corrales, New Mexico 87048

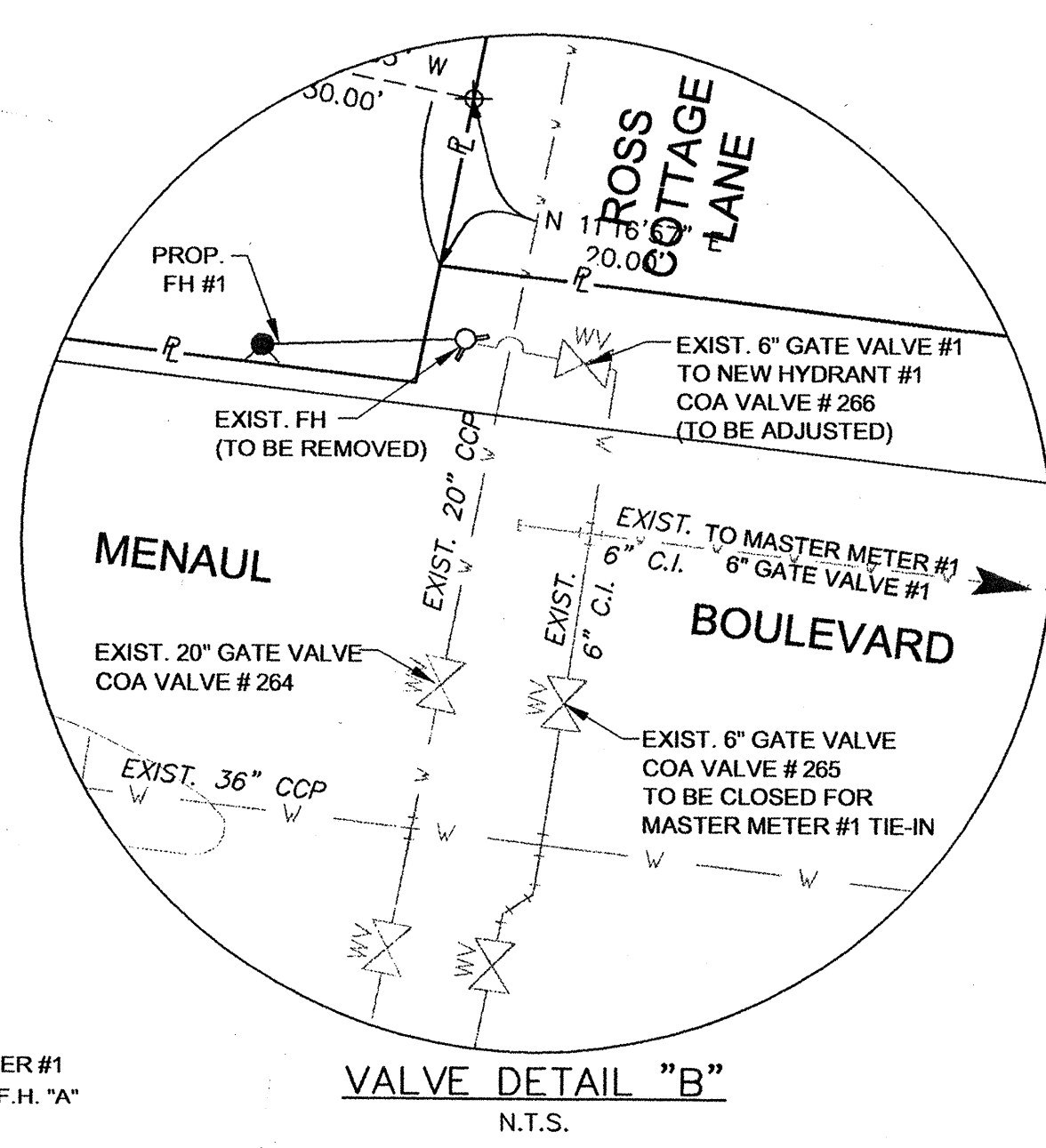
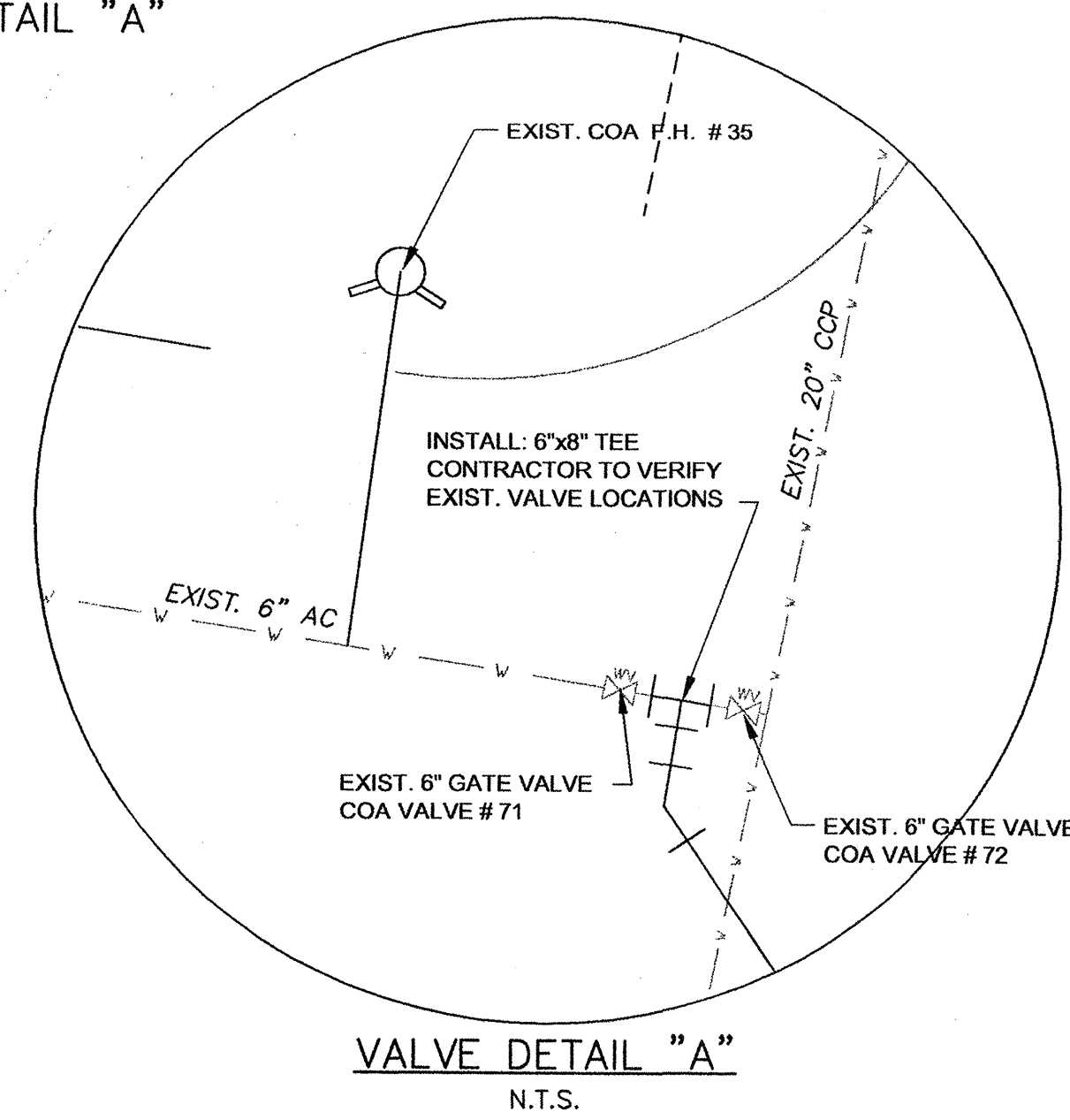
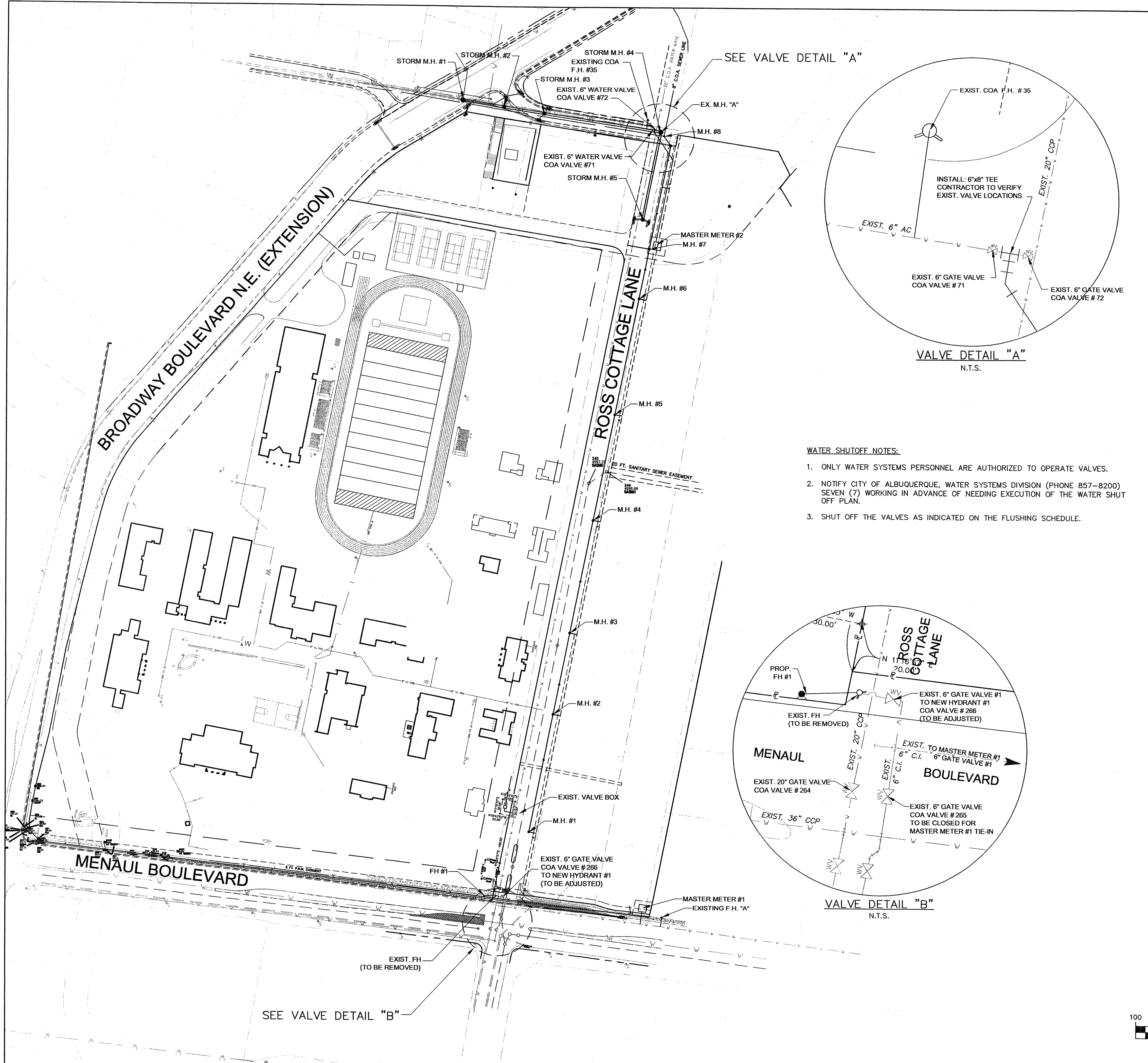
JOB NO.:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

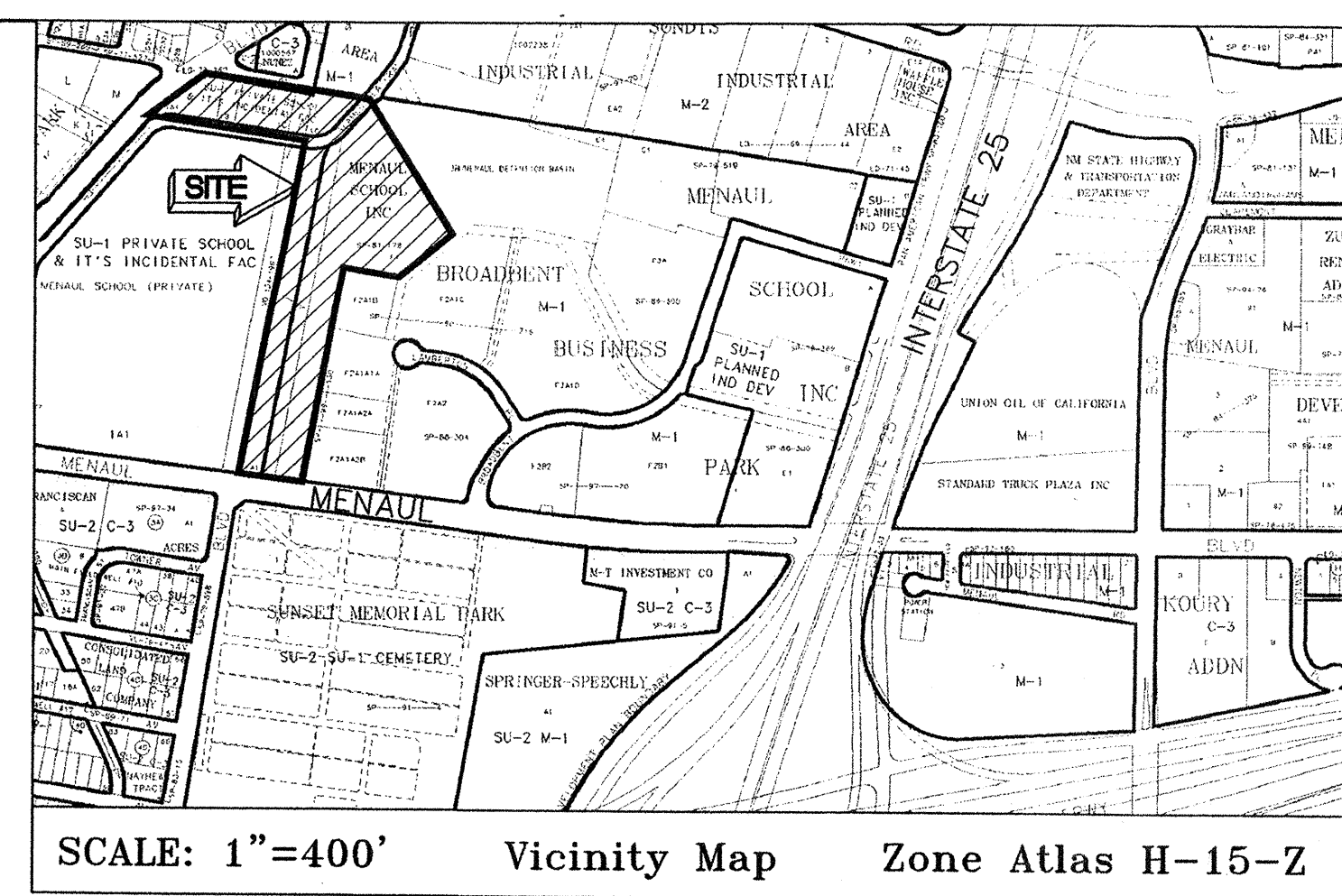
TITLE: VILLAS AT MENAUL
EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
For Info Only			
City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	11	15

CONTRACTOR: Salas Brothers Construction			
DATE	DATE	DATE	DATE
9/01	9/01	9/01	9/01
WORK STAMPED BY	WORK STAMPED BY	WORK STAMPED BY	WORK STAMPED BY
CSC	CSC	CSC	CSC
DATE	DATE	DATE	DATE
9/01	9/01	9/01	9/01
FIELD INSPECTION BY	FIELD INSPECTION BY	FIELD INSPECTION BY	FIELD INSPECTION BY
DATE	DATE	DATE	DATE
9/01	9/01	9/01	9/01
CORRECTED BY	CORRECTED BY	CORRECTED BY	CORRECTED BY
DATE	DATE	DATE	DATE
9/01	9/01	9/01	9/01
MICRO-FILM INFORMATION			
RECORDED BY	RECORDED BY	RECORDED BY	RECORDED BY
DATE	DATE	DATE	DATE
9/01	9/01	9/01	9/01
ELEV. (NGVD 1929) 5034.93			



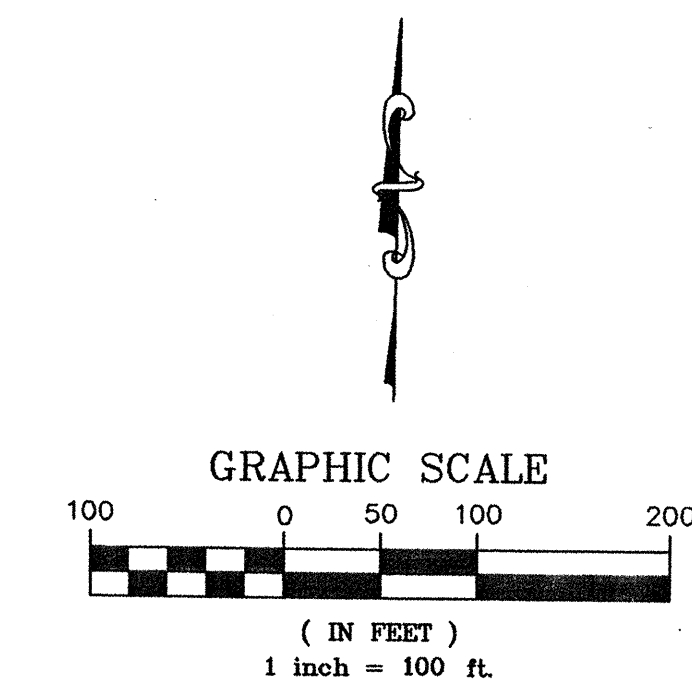
- WATER SHUTOFF NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 3. SHUT OFF THE VALVES AS INDICATED ON THE FLUSHING SCHEDULE.



LEGEND:

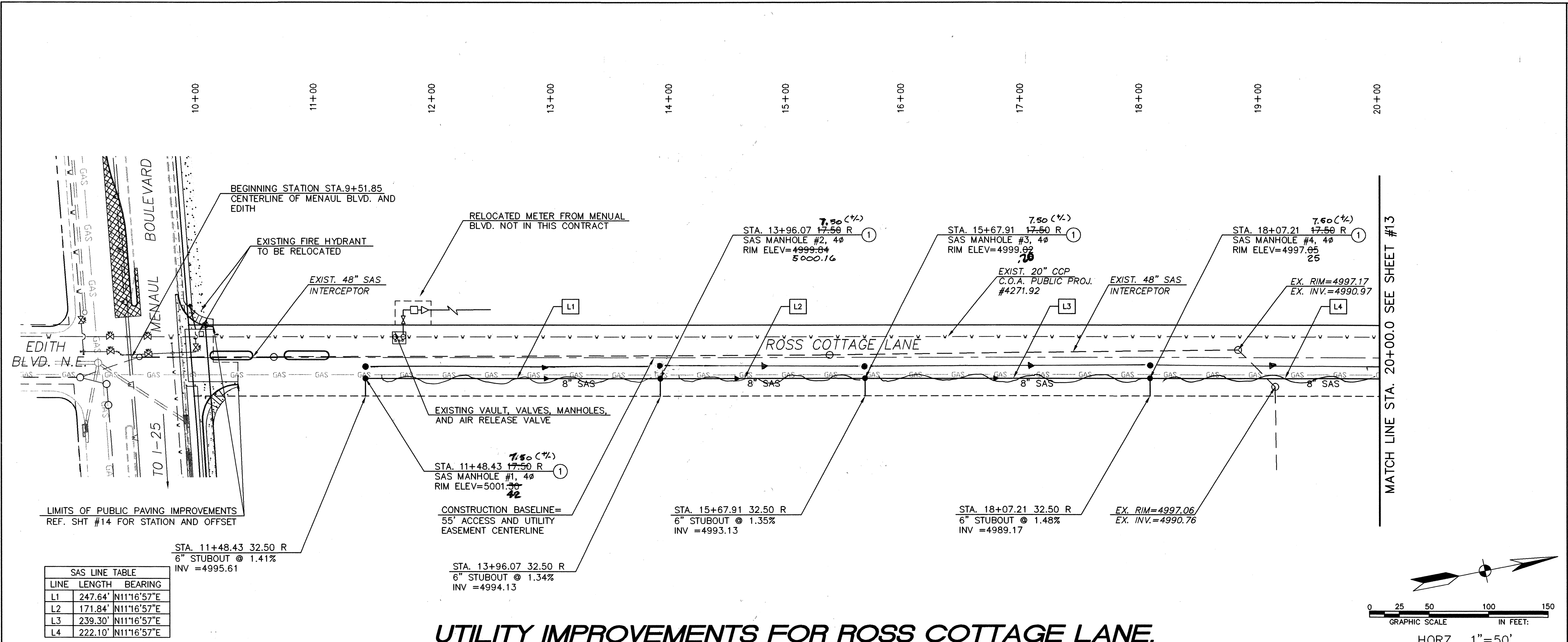
PROPOSED	EXISTING	DESCRIPTION
---	---	ROW LINE
---	---	LOT LINE
---	---	PUBLIC UTILITY EASEMENT
---	---	ROW CENTER LINE
---	---	EDGE OF PAVEMENT
---	---	SUBDIVISION BOUNDARY
●	●	SAS LINE & MANHOLE
●	●	WATER LINE
●	●	FIRE HYDRANT
●	●	GATE VALVE
●	●	WATER LINE TEE
●	●	WATER METERS
●	●	SAS SERVICE
●	●	STORM DRAIN
●	●	SAS CLEANOUT
●	●	CAP OR PLUG

- FLUSHING SCHEDULE**
- FLUSHING SCHEDULE NOTE:**
- EACH INDIVIDUAL FIRE HYDRANT AND FIRE HYDRANT SHUT-OFF VALVE WILL EACH BE CONSIDERED AS A SINGLE UNIT ASSEMBLY.
1. CLOSE ALL VALVES AND FIRE HYDRANTS.
 2. OPEN EXIST. VALVE COA #266 AND NEW FIRE HYDRANT #1.
 3. OPEN MASTER METER #1. CLOSE NEW FIRE HYDRANT #1.
 4. OPEN EXISTING FIRE HYDRANT "A". CLOSE MASTER METER #1.
 5. CLOSE EXISTING FIRE HYDRANT "A".
 6. OPEN COA VALVE #72 AND OPEN MASTER METER #2.
 7. CLOSE MASTER METER #2. OPEN COA VALVE #72 AND FIRE HYDRANT #35.
 8. CLOSE FIRE HYDRANT #35.
 9. OPEN ALL VALVES. CLOSE ALL FIRE HYDRANTS & WATER LINE SERVICES.



Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: VILLAS AT MENAUL OVERALL UTILITY PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DESIGN REVIEW COMMITTEE	APPROVED CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	of
781681	H-15-Z	12	15

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
DATE	BY	DATE	BY	NO.	BY	NO.	BY
9/1/01	CSC	9/1/01	CSC				
12/1/01	NKC	12/1/01	NKC				
1/1/01	CSC	1/1/01	CSC				
	N/A		N/A				
MICRO-FILM INFORMATION							
RECORDED BY							
DATE							
ELEV. (NGVD 1929)				5034.93			



LEGEND:

— ROW LINE
- - - LOT LINE
- - - PUBLIC UTILITY EASEMENT

PROPOSED **EXISTING**

— ROW CENTER LINE
— EDGE OF PAVEMENT
— SUBDIVISION BOUNDARY
— STANDARD CURB & GUTTER

— SAS LINE & MANHOLE
— FIRE HYDRANT
— GATE VALVE
— WATER LINE TEE
— WATER SERVICE
— SAS SERVICE
— STORM DRAIN
— DROP INLET
— CAP OR PLUG

CONSTRUCTION NOTES:

- BUILD SANITARY SEWER MANHOLE PER COA STD DWG #2102
- BUILD SANITARY SEWER SERVICE LINES PER COA STD DWG #2125
- BUILD PVC GATE VALVE PER COA STD DWG #2326 AND #2328
- BUILD FIRE HYDRANT ASSEMBLY W/APURTENANCES PER COA STD DWG 2340 & 2347
- BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER COA DWG #2361, 2362, AND 2368
- BUILD STORM SEWER MANHOLE PER COA STD DWG #2102

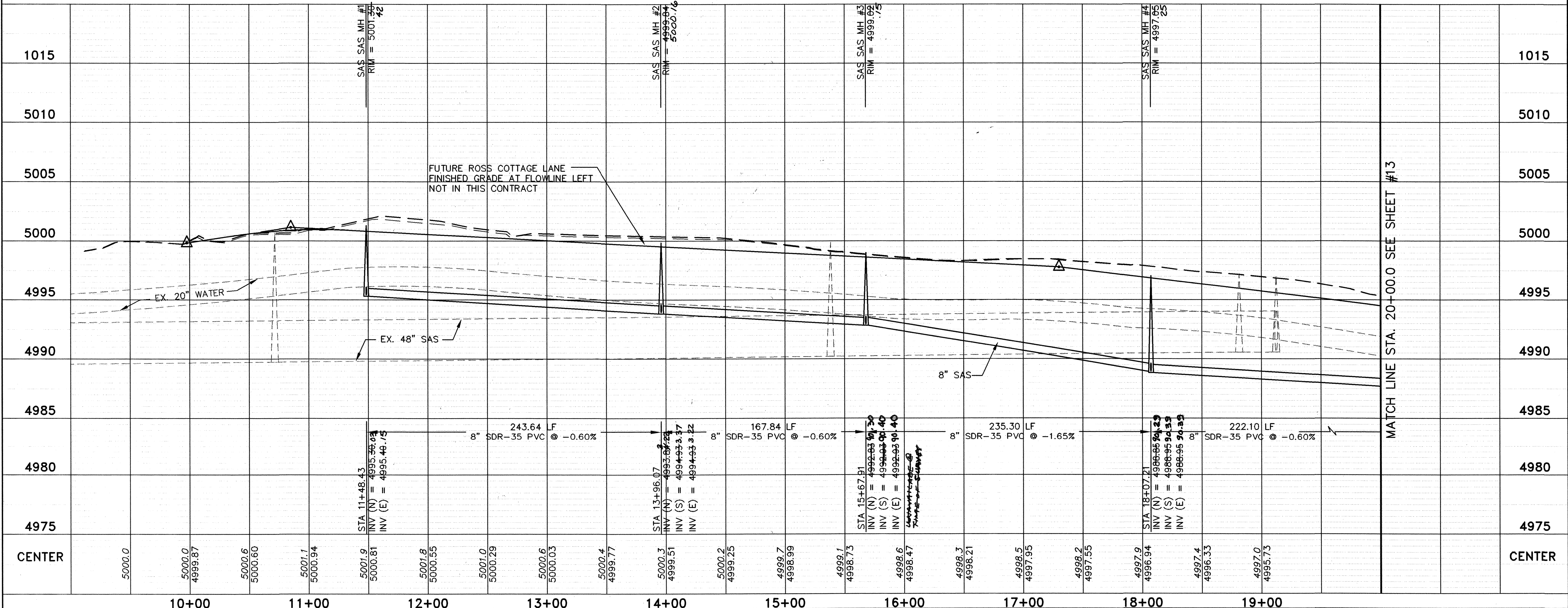
GENERAL NOTES:

- ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- CONTRACTOR TO RESTRAIN ALL JOINTS WITHIN LENGTH OF RESTRAINT SPECIFICATIONS BY (EXAMPLE) LR=4.0'.
- ELECTRONIC MARKER DISKS (EMD'S) SHALL BE INSTALLED ON WATER AND SANITARY SEWER FACILITIES AS PER SECTION 170 OF THE COA SPECIFICATIONS. RESTRAINT TABLE

Mechanical Joints	Length for 4"	Length for 6"	Length for 8"
6"x6" TEE	1	1	1
8"x4" TEE	1	1	1
90 DEGREE BEND	14	20	26
45 DEGREE BEND	11	11	11
22.5 DEGREE BEND	6	6	6
11.25 DEGREE BEND	2	2	3
GATE VALVE	39	59	72
CAP	39	59	72

Notes:

- All mechanical joints shall be restrained at the fitting.
- The contractor shall provide a minimum pipe length of 20 LF from all mechanical joints. All pipe points within 20 LF of Mechanical Joints shall be restrained at the contractor's expense.
- The contractor shall restrain all pipe joints in the specified distance listed in the table above.
- The contractor shall restrain all fire hydrant joints from the tee on the main to the fire hydrant flange.



Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

DESIGNED BY: REH
DRAWN BY: MVH/JEG
CHECKED BY: BLS

DATE: 05/2006
DATE: 05/2006
DATE: 05/2006

REMARKS:
REVISIONS
DESIGN

NO. **DATE** **BY**

DESIGNED BY: REH
DRAWN BY: MVH/JEG
CHECKED BY: BLS

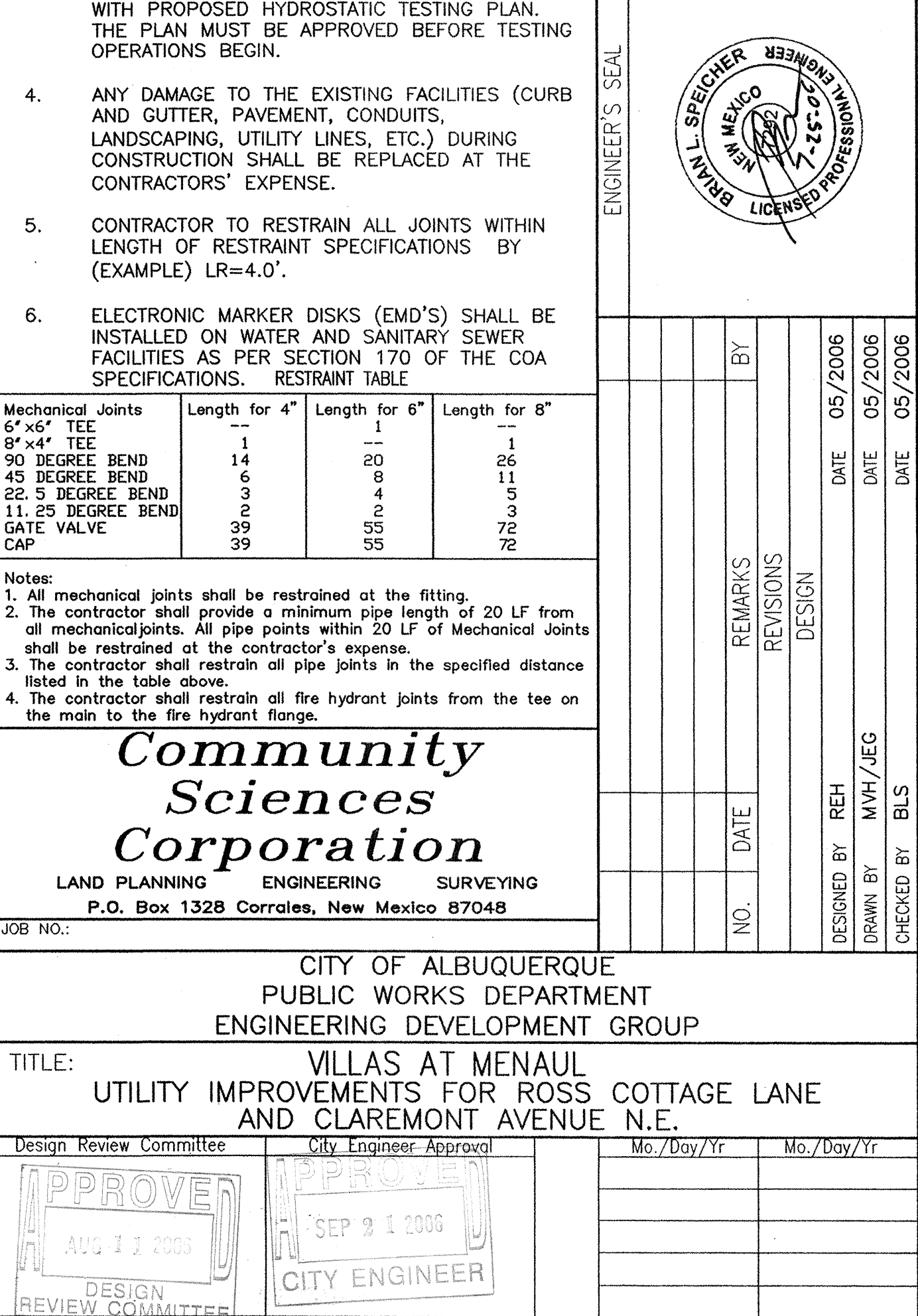
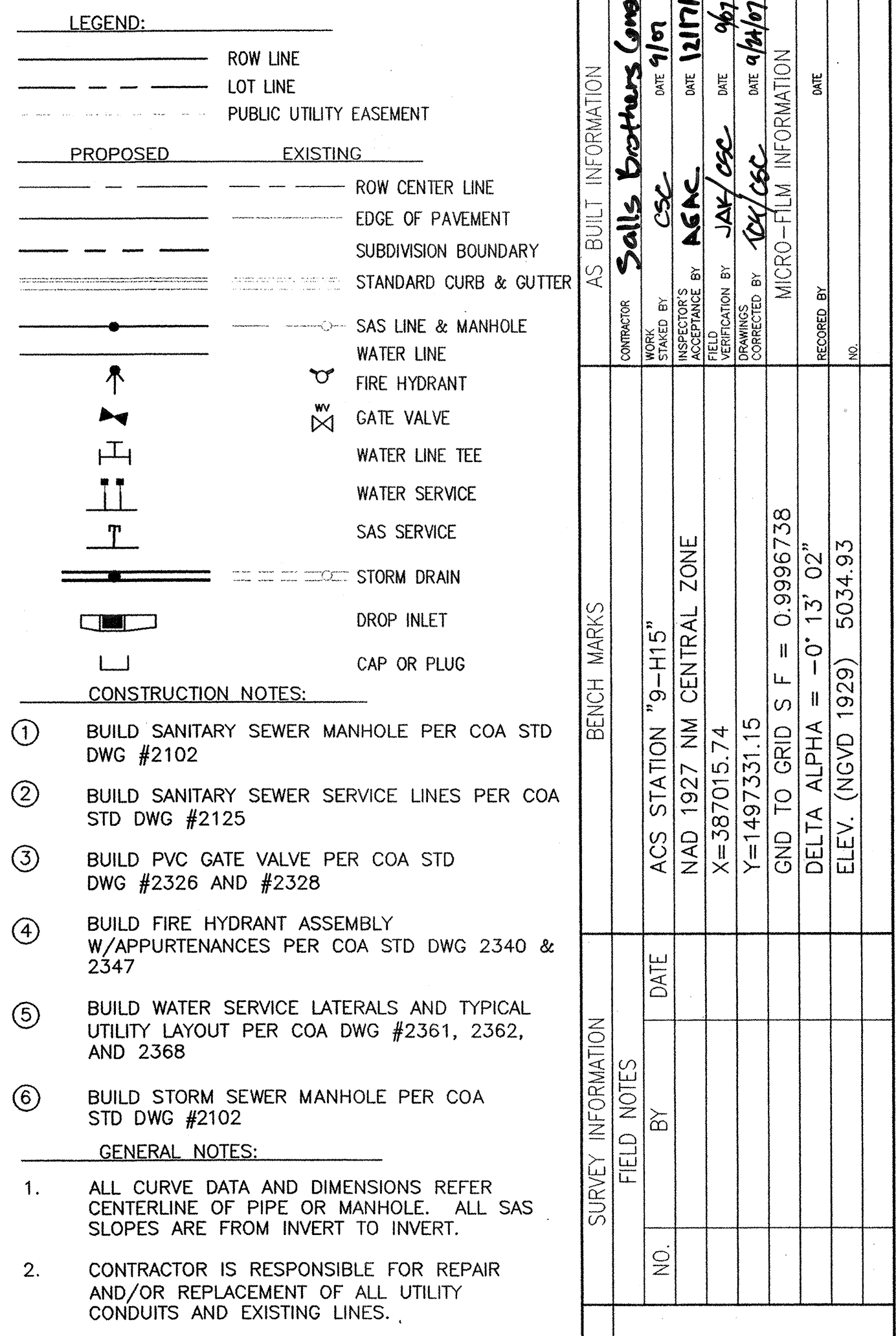
DATE: 05/2006
DATE: 05/2006
DATE: 05/2006

DESIGN REVIEW COMMITTEE **CITY ENGINEER APPROVAL** **Mo./Day/Yr** **Mo./Day/Yr**

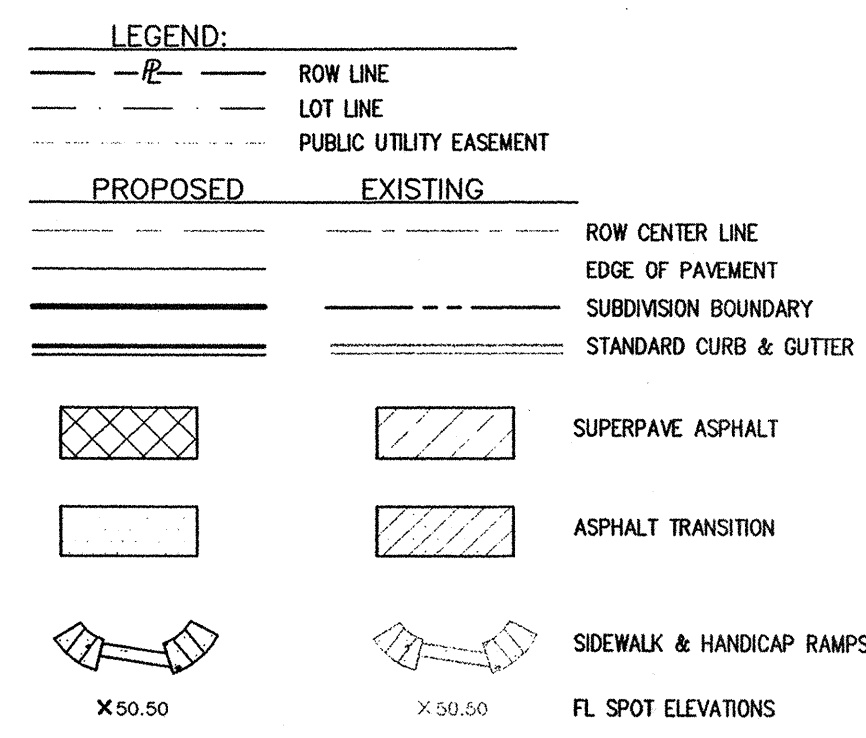
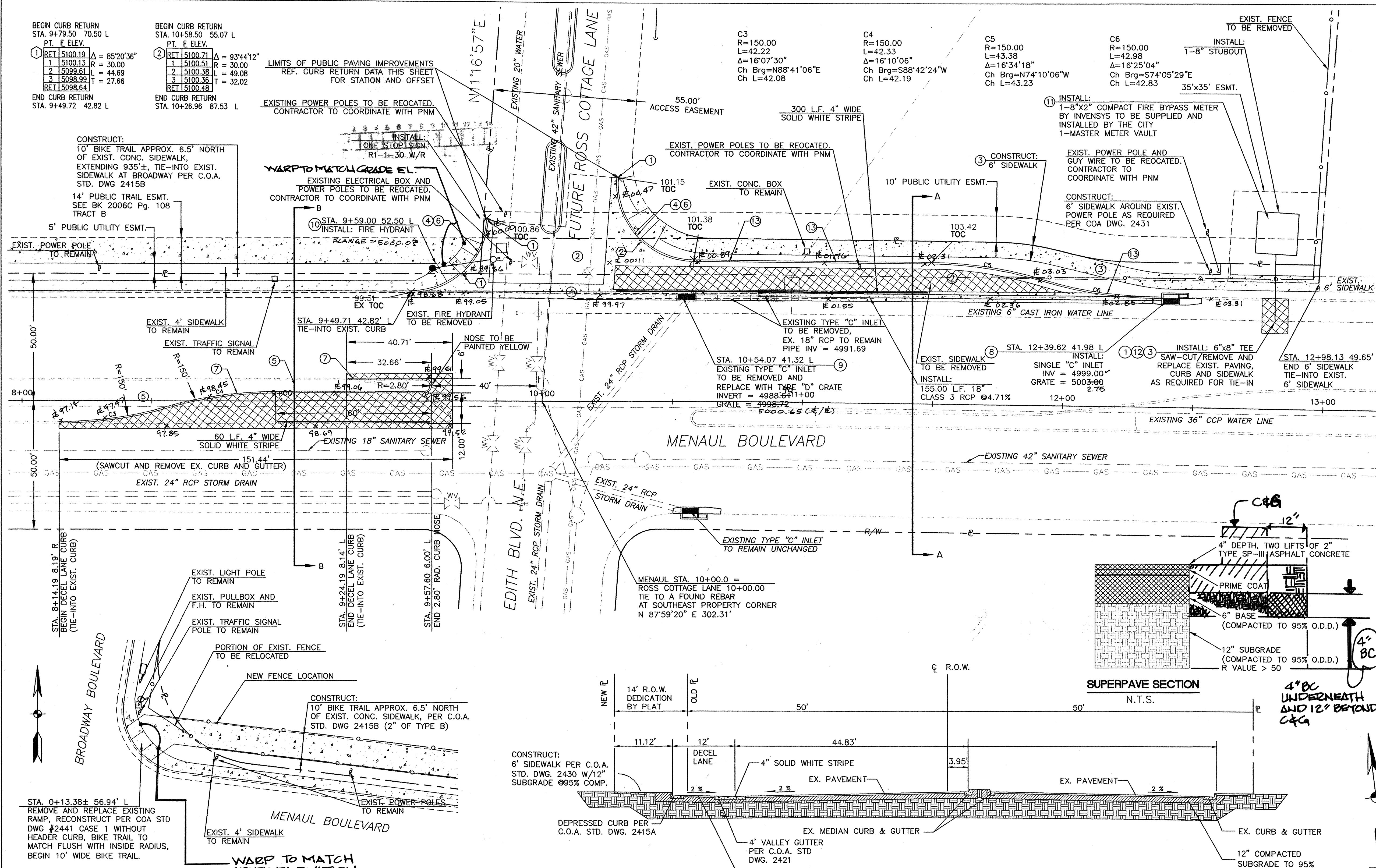
APPROVED **APPROVED**

DESIGN REVIEW COMMITTEE **CITY ENGINEER**

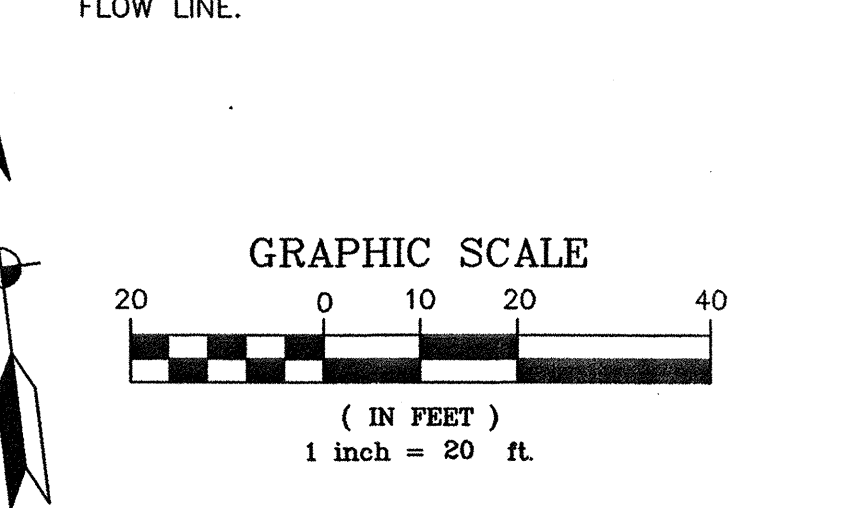
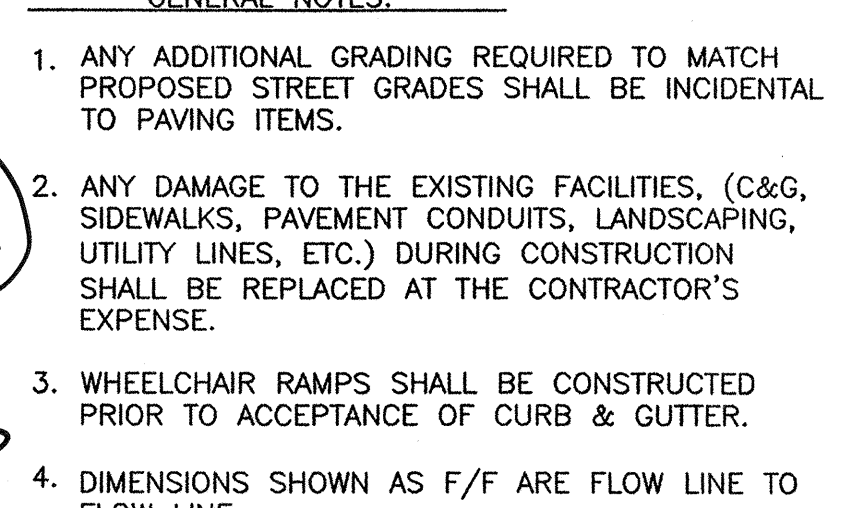
City Project No. 781681 **Zone Map No.** H-15-Z **Sheet** 13 **of** 15



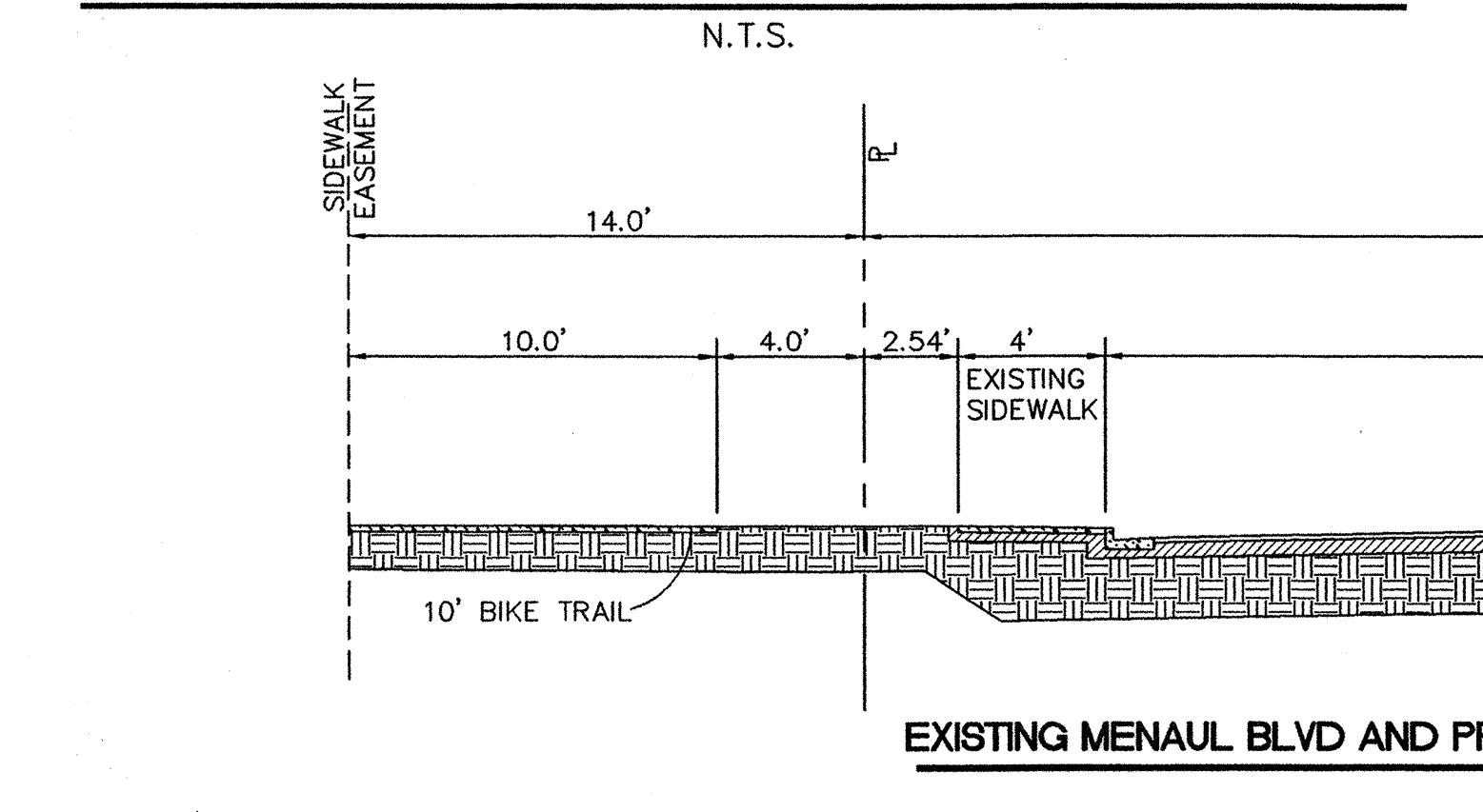
City Project No. 781681	Zone Map No. H-15-Z	Sheet 14	of 15
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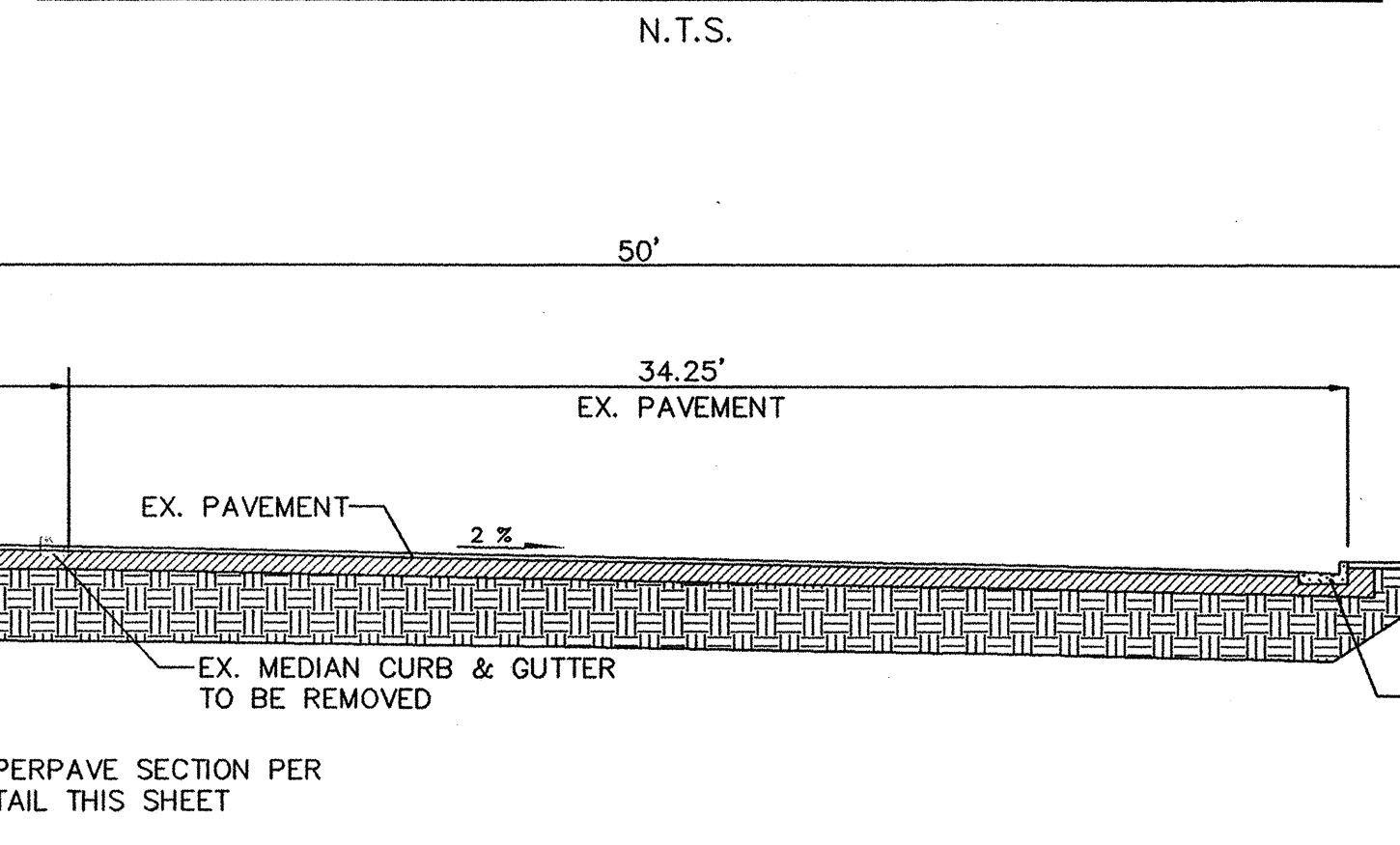
- CONSTRUCTION NOTES:**
- CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A
 - CONSTRUCT 4" ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405B
 - CONSTRUCT 6" CONCRETE SIDEWALK PER COA STD DWG 2430
 - CONSTRUCT CURB RETURNS AND 6" VALLEY GUTTER PER COA STD DWG 2420
 - CONSTRUCT MEDIAN SECTION PER COA STD DWG 2408, 2502
 - BUILD HANDICAP RAMP PER COA STD DWG 2441 CASE #2 W/ DETECTABLE WARNING SURFACE
 - CONSTRUCT MEDIAN CURB & GUTTER PER COA STD DWG 2415B
 - INSTALL TYPE "C" STORM INLET AS PER COA STD DWG 2205
 - INSTALL TYPE "D" STORM INLET AS PER COA STD DWG 2206
 - INSTALL FIRE HYDRANT ASSEMBLY WITH DUCTILE IRON PIPE (DI) PER COA STD DWG 2340 & 2347
 - INSTALL METER VAULT PER COA STD DWG 2370
 - CONSTRUCT ARTERIAL CONCRETE PAVEMENT PER COA STD DWG 2465
 - CONSTRUCT DEPRESSED CURB & GUTTER PER COA STD DWG 2415A
- GENERAL NOTES:**
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 - ANY DAMAGE TO THE EXISTING FACILITIES, (C&G, SIDEWALKS, PAVEMENT CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
 - DIMENSIONS SHOWN AS F/F ARE FLOW LINE TO FLOW LINE.



EXISTING MENAUL BLVD AND PROPOSED 10' BIKE TRAIL CONNECTION DETAIL



EXISTING MENAUL BLVD AND PROPOSED DECEL LANE SECTION A-A



EXISTING MENAUL BLVD AND PROPOSED LEFT TURN LANE SECTION B-B



AS BUILT INFORMATION

CONTRACTOR	DATE	BY
INSPECTOR	DATE	BY
ACCEPTANCE BY	DATE	BY
VERIFICATION BY	DATE	BY
DRAWN BY	DATE	BY
CHECKED BY	DATE	BY
RECORDED BY	DATE	BY

ENGINEER'S SEAL

COMMUNITY SCIENCES CORPORATION
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, New Mexico 87048

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: VILLAS AT MENAUL
 PAVING AND UTILITY IMPROVEMENTS
 FOR MENAUL BOULEVARD

DESIGN REVIEW COMMITTEE **CITY ENGINEER APPROVAL**

APPROVED **APPROVED**

DESIGN REVIEW COMMITTEE **CITY ENGINEER**

City Project No. 781681 Zone Map No. H-15-Z Sheet 15 of 15