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PLANNING

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CONSTRUCTION PLANS FOR RINCONES DE LOS RANCHOS

PAVING AND UTILITY IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
JANUARY, 2007

INDEX TO DRAWINGS

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5. UTILITY IMPROVEMENTS

RECORD DRAWING

I, **SHAHAB BIAZAR**, OF THE FIRM OF **ADVANCED ENGINEERING AND CONSULTING, LLC**, 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 **LEONARD MARTINEZ**, OF **ADVANCED ENGINEERING**, NMPS NUMBER 2801.

SHAHAB BIAZAR
NEW MEXICO
15479
7/2/07
DATE
Advanced Eng. & Cons., LLC
NMPE NO. 13479

Shahab Biazar
VILLAGE OF LOS RANCHOS
3-16-07
DATE
APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY OF ALBUQUERQUE
Anthony J. ...
DATE
10/30/07

**ADVANCED
ENGINEERING
and CONSULTING, LLC**
4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	3-16-07	APPROVED FOR CONSTRUCTION		
		Transportation					
		Water/Wastewater	<i>William J. ...</i>	2/6/07			
		Hydrology					
		C.I.P.					
		Constr. Coord.					
CITY PROJECT NO.					785981	SHEET	
						1 OF 5	



VICINITY MAP ZONE ATLAS D-15-Z

- N.T.S.
- NOTICE TO CONTRACTORS
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #7).
 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.
 8. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 9. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 10. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
 11. DEVELOPER WILL PROVIDE AND MAINTAIN SIGNING AND ANY PAVEMENT MARKINGS WITHIN PRIVATE STREETS.

- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE DESIGN ENGINEER.
 - ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.



- WATER SYSTEMS NOTES:
1. THE WATER SYSTEMS DIVISION (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
 2. ELECTRIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.
- WATER SHUTOFF NOTES:
1. ONLY C.O.A. WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF VALVES INDICATED ON THE PLAN BELOW () 122, 171, 172, 184, 621.
- WATER SHUTOFF PLAN

DRAWING: 200576-TITLE DRAWN BY: JT DATE: 01-03-07

RECORD DRAWINGS

CORRECTION PLAT OF

RINCONES DE LOS RANCHOS

WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2007

THE PURPOSE OF THIS CORRECTION PLAT
IS TO SHOW THE PUBLIC WATER LINE
EASEMENT ON THE PLAT THAT WAS GRANTED
AS NOTED BY THE CLOUDED AREA ON SHEET 13.

APPROVALS:
AS SPECIFIED BY THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE SUBDIVISION ORDINANCE

DATE: 10-15-07
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

DATE: 10/15/07
CLERK, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

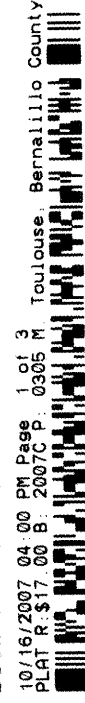
DATE: N/A
PNM ELECTRIC SERVICES

DATE: N/A
QWEST COMMUNICATIONS

DATE: N/A
COMCAST CABLE

DATE: N/A
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

DOCH 2007145664

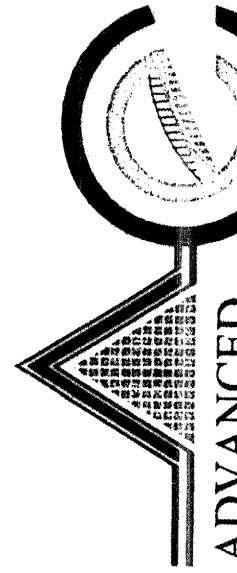


SURVEYORS CERTIFICATE:

I, LEONARDO MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM STANDARDS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO. I AM A LICENSED LAND SURVEYOR AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DATE: 10-10-07
LEONARDO MARTINEZ P.S. # 9801



ADVANCED
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and CONSULTING, LLC

4116 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5370

SHEET 1 OF 3

DRAWING: 2005% PLAT DRAWN BY: JT DATE: 10-04-07

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT 98-A AND TRACT 104 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET, N.W., WHENCE A TIE TO ACS MONUMENT "10-015" BEARS S. 07°45'17" W. AT A DISTANCE OF 1185.08 FEET; THENCE, FROM SAID BEGINNING POINT S. 81°24'27" E., A DISTANCE OF 955.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE CHAMISAL LATERAL AND THE NORTHEAST CORNER OF THE SAID PARCEL THENCE;

S. 02°08'30" W., A DISTANCE OF 324.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHAMISAL WASTEWAY AND THE SOUTHEAST CORNER OF SAID PARCEL THENCE;

N. 81°09'33" W., A DISTANCE OF 1005.57 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF FOURTH STREET, N.W. AND THE SOUTHWEST CORNER OF SAID PARCEL THENCE;

N. 09°12'37" E., A DISTANCE OF 318.04 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THE PARCEL HEREIN DESCRIBED; CONTAINING 7.2434 ACRES (315,524.40 SQUARE FEET), MORE OR LESS.

FREE CONSENT:

THE SUBDIVISION WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER OF THE LAND; THE PUBLIC RIGHT-OF-WAY AND OTHER PUBLIC AREAS SHOWN ON THE PLAT ARE DEDICATED TO THE VILLAGE (IF THE SUBDIVISION IS WITHIN THE VILLAGE BOUNDARIES) OR TO ANOTHER APPROPRIATE GOVERNMENTAL ENTITY AS SPECIFIED ON THE PLAT; AND THE EASEMENTS AS SHOWN ON THE PLAT ARE GRANTED AND ANY CONDITIONS ASSOCIATED THEREWITH.

THE PUBLIC SANITARY SEWER AND WATERLINE EASEMENTS ("WATER AND SEWER EASEMENT") SHOWN ON THIS PLAT ARE GRANTED EXCLUSIVELY TO THE CITY OF ALBUQUERQUE, ITS SUCCESSORS AND ASSIGNS ("CITY"), EXCEPT FOR WATER AND SEWER EASEMENTS GRANTED WITHIN PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS EASEMENTS COLLECTIVELY "STREETS", WHICH SHALL BE EXCLUSIVE TO THE CITY FOR UNDERGROUND WATER AND SEWER LINES, BUT SURFACE USES SUCH AS INGRESS/EGRESS, ACCESS AND DRAINAGE (BUT NOT INCLUDING PONDING) SHALL BE ALLOWED. IN THE EVENT GRANTOR CONSTRUCTS ANY IMPROVEMENTS ("ENCROACHMENTS") (BUT NOT INCLUDING ROAD SURFACING OR CURB AND GUTTER WITHIN THE STREETS) WITHIN THE WATER AND SEWER EASEMENTS THE CITY SHALL WITHIN THE RIGHT TO ENTER UPON GRANTOR'S PROPERTY AT ANY TIME AND PERFORM MAINTENANCE, REPAIR, MODIFICATION, OR REMOVAL ("WORK") DEEMED APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF THE WORK AFFECTS ENCROACHMENTS OR REPAIRING OF ENCROACHMENTS, IT IS THE RESPONSIBILITY OF THE CITY TO OBTAIN THE NECESSARY PERMITS AND THE OPINION OF THE CITY THE WORK ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE ENCROACHMENTS; THE GRANTOR SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE ENCROACHMENTS. IN ADDITION, PERPENDICULAR CROSSINGS OF THE CITY'S WATER AND SEWER EASEMENTS BY OTHER UTILITY (P.U.E.), OR IRRIGATION EASEMENTS NOT PROHIBITED BY THE EXCLUSIVE NATURE OF THE CITY'S EASEMENTS."

OWNER(S) SIGNATURE: Robert A. Helmick DATE: 10-10-07

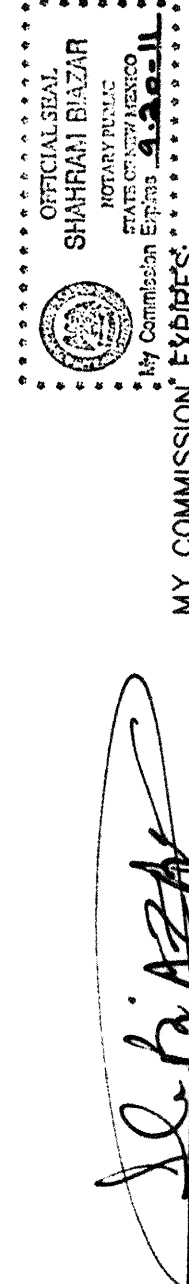
OWNER(S) PRINT NAME: Robert A. Helmick

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF OCTOBER

2007, BY ROB HELMICK (PRESIDENT) of Helnick Homes, Inc.



NOTARY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # 015012510310201001

PROPERTY OWNER OF RECORD: Helnick Homes, Inc.

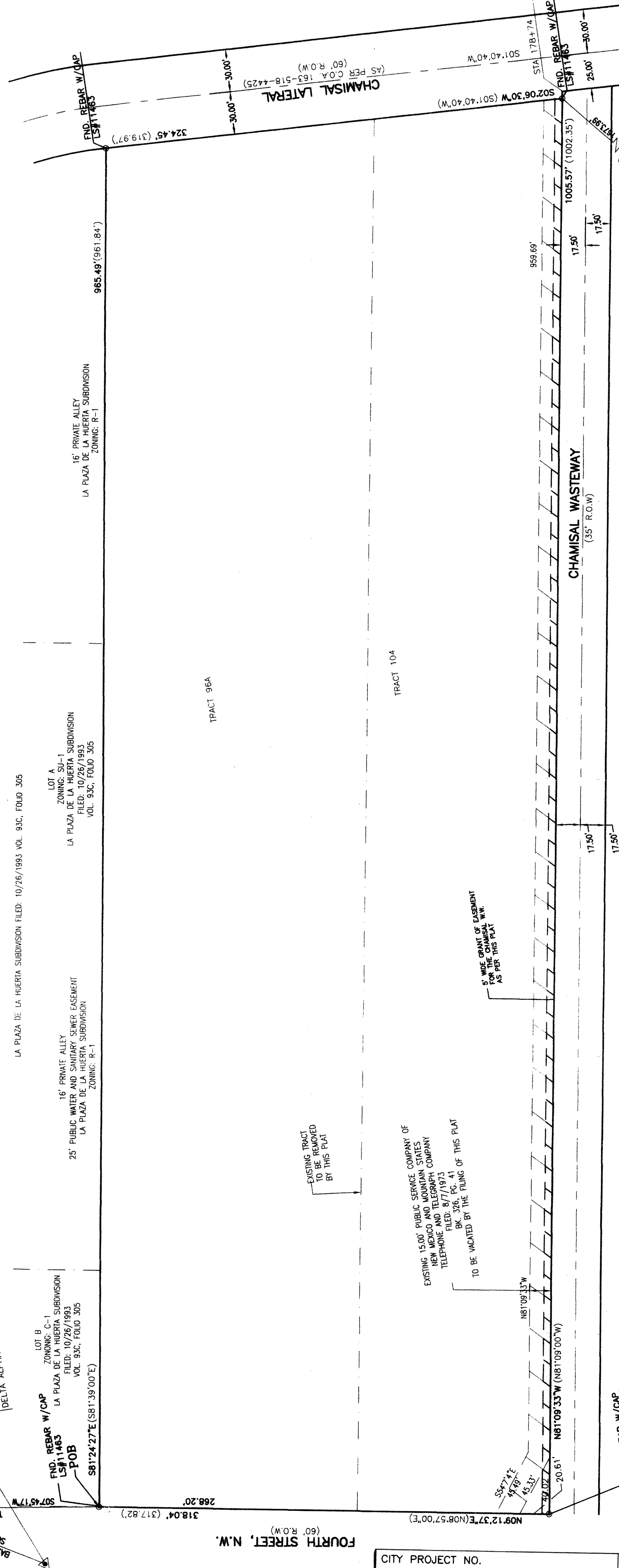
BERNALILLO CO. TREASURER'S OFFICE: 10/10/07

CORRECTION PLAT OF

RINCONES DE LOS RANCHOS

WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2007

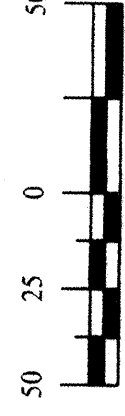
DOCH 2007145664



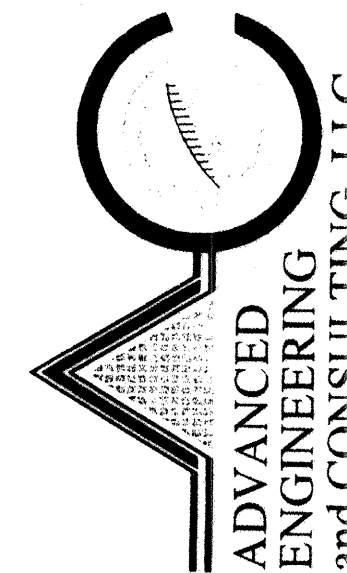
ACS MONUMENT "9-015"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 384,714.927
Y = 1,515,509.47 - NAD 1929
EL. = 4986.13 - NGVD 1929
G-G = 0.9996767
DELTA ALPHA = -0°13'20"



GRAPHIC SCALE



SCALE: 1"=50'



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and CONSULTING, LLC

4116 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5370

SHEET 2 OF 3

DRAWING: 2005% PLAT DRAWN BY: JT DATE: 10-04-07

DISCLOSURE STATEMENT:

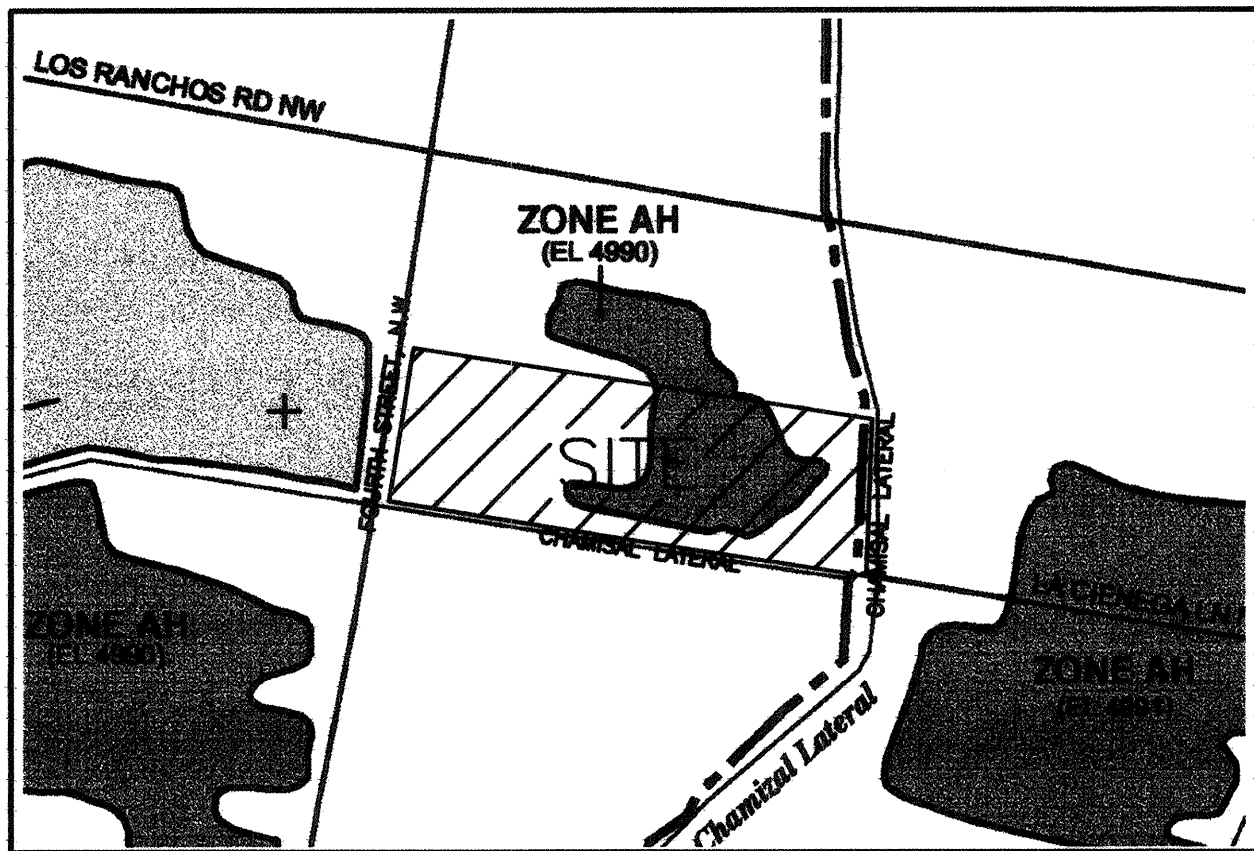
THE PURPOSE OF THIS PLAT IS TO DIVIDE EXISTING TWO TRACTS (2) INTO FIFTEEN (15) NEW LOTS/ FIVE (5) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

NOTES:

1. TOTAL AREA OF PROPERTY.....7.2434 ACRES
2. NUMBER OF EXISTING TRACTS/LOTS.....2 LOTS
3. NUMBER OF TRACTS/LOTS CREATED.....15 LOTS & 5 TRACTS
- GENERAL NOTES:
 - 1. UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
 - 2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - 3. ALUS LOG NO. 2007083902
 - 4. BEARING AND DISTANCE IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS 9-015 AND 10-015.
 - 5. BEARINGS ARE GRID, DISTANCES ARE GROUND.
 - 6. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
 - 7. MISC. DATA: ZONING IS C-1 AND A-1
 - 8. THIS SITE IS LOCATED WITHIN THE MIDDLE RIO GRANDE CONSERVANCY, BERNALILLO COUNTY, NEW MEXICO.
 - 9. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE DEDICATED TO THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT. THEIR SUCCESSOR AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE EASEMENTS IS DEEMED TO BE IN THE PUBLIC INTEREST BY THE VILLAGE OF LOS RANCHOS.
 - 10. THE 25' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT OF LOTS 1-15, TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, TRACT F, TRACT G, TRACT H, TRACT I, TRACT J, TRACT K, TRACT L, TRACT M, TRACT N, TRACT O, TRACT P, TRACT Q, TRACT R, TRACT S, TRACT T, TRACT U, TRACT V, TRACT W, TRACT X, TRACT Y, TRACT Z, TRACT AA, TRACT AB, TRACT AC, TRACT AD, TRACT AE, TRACT AF, TRACT AG, TRACT AH, TRACT AI, TRACT AJ, TRACT AK, TRACT AL, TRACT AM, TRACT AN, TRACT AO, TRACT AP, TRACT AQ, TRACT AR, TRACT AS, TRACT AT, TRACT AU, TRACT AV, TRACT AW, TRACT AX, TRACT AY, TRACT AZ, TRACT BA, TRACT BB, TRACT BC, TRACT BD, TRACT BE, TRACT BF, TRACT BG, TRACT BH, TRACT BI, TRACT BJ, TRACT BK, TRACT BL, TRACT BM, TRACT BN, TRACT BO, TRACT BP, TRACT BQ, TRACT BR, TRACT BS, TRACT BT, TRACT BU, TRACT BV, TRACT BW, TRACT BX, TRACT BY, TRACT BZ, TRACT CA, TRACT CB, TRACT CC, TRACT CD, TRACT CE, TRACT CF, TRACT CG, TRACT CH, TRACT CI, TRACT CJ, TRACT CK, TRACT CL, TRACT CM, TRACT CN, TRACT CO, TRACT CP, TRACT CQ, TRACT CR, TRACT CS, TRACT CT, TRACT CU, TRACT CV, TRACT CW, TRACT CX, TRACT CY, TRACT CZ, TRACT DA, TRACT DB, TRACT DC, TRACT DD, TRACT DE, TRACT DF, TRACT DG, TRACT DH, TRACT DI, TRACT DJ, TRACT DK, TRACT DL, TRACT DM, TRACT DN, TRACT DO, TRACT DP, TRACT DQ, TRACT DR, TRACT DS, TRACT DT, TRACT DU, TRACT DV, TRACT DW, TRACT DX, TRACT DY, TRACT DZ, TRACT EA, TRACT EB, TRACT EC, TRACT ED, TRACT EE, TRACT EF, TRACT EG, TRACT EH, TRACT EI, TRACT EJ, TRACT EK, TRACT EL, TRACT EM, TRACT EN, TRACT EO, TRACT EP, TRACT EQ, TRACT ER, TRACT ES, TRACT ET, TRACT EU, TRACT EV, TRACT EW, TRACT EX, TRACT EY, TRACT EZ, TRACT FA, TRACT FB, TRACT FC, TRACT FD, TRACT FE, TRACT FF, TRACT FG, TRACT FH, TRACT FI, TRACT FJ, TRACT FK, TRACT FL, TRACT FM, TRACT FN, TRACT FO, TRACT FP, TRACT FQ, TRACT FR, TRACT FS, TRACT FT, TRACT FU, TRACT FV, TRACT FW, TRACT FX, TRACT FY, TRACT FZ, TRACT GA, TRACT GB, TRACT GC, TRACT GD, TRACT GE, TRACT GF, TRACT GH, TRACT GI, TRACT GJ, TRACT GK, TRACT GL, TRACT GM, TRACT GN, TRACT GO, TRACT GP, TRACT GQ, TRACT GR, TRACT GS, TRACT GT, TRACT GU, TRACT GV, TRACT GW, TRACT GX, TRACT GY, TRACT GZ, TRACT HA, TRACT HB, TRACT HC, TRACT HD, TRACT HE, TRACT HF, TRACT HG, TRACT HH, TRACT HI, TRACT HJ, TRACT HK, TRACT HL, TRACT HM, TRACT HN, TRACT HO, TRACT HP, TRACT HQ, TRACT HR, TRACT HS, TRACT HT, TRACT HU, TRACT HV, TRACT HW, TRACT HX, TRACT HY, TRACT HZ, TRACT IA, TRACT IB, TRACT IC, TRACT ID, TRACT IE, TRACT IF, TRACT IG, TRACT IH, TRACT II, TRACT IJ, TRACT IK, TRACT IL, TRACT IM, TRACT IN, TRACT IO, TRACT IP, TRACT IQ, TRACT IR, TRACT IS, TRACT IT, TRACT IU, TRACT IV, TRACT IW, TRACT IX, TRACT IY, TRACT IZ, TRACT JA, TRACT JB, TRACT JC, TRACT JD, TRACT JE, TRACT JF, TRACT JG, TRACT JH, TRACT JI, TRACT JJ, TRACT JK, TRACT JL, TRACT JM, TRACT JN, TRACT JO, TRACT JP, TRACT JQ, TRACT JR, TRACT JS, TRACT JT, TRACT JU, TRACT JV, TRACT JW, TRACT JX, TRACT JY, TRACT JZ, TRACT KA, TRACT KB, TRACT KC, TRACT KD, TRACT KE, TRACT KF, TRACT KG, TRACT KH, TRACT KI, TRACT KJ, TRACT KK, TRACT KL, TRACT KM, TRACT KN, TRACT KO, TRACT KP, TRACT KQ, TRACT KR, TRACT KS, TRACT KT, TRACT KU, TRACT KV, TRACT KW, TRACT KX, TRACT KY, TRACT KZ, TRACT LA, TRACT LB, TRACT LC, TRACT LD, TRACT LE, TRACT LF, TRACT LG, TRACT LH, TRACT LI, TRACT LJ, TRACT LK, TRACT LL, TRACT LM, TRACT LN, TRACT LO, TRACT LP, TRACT LQ, TRACT LR, TRACT LS, TRACT LT, TRACT LU, TRACT LV, TRACT LW, TRACT LX, TRACT LY, TRACT LZ, TRACT MA, TRACT MB, TRACT MC, TRACT MD, TRACT ME, TRACT MF, TRACT MG, TRACT MH, TRACT MI, TRACT MJ, TRACT MK, TRACT ML, TRACT MM, TRACT MN, TRACT MO, TRACT MP, TRACT MQ, TRACT MR, TRACT MS, TRACT MT, TRACT MU, TRACT MV, TRACT MW, TRACT MX, TRACT MY, TRACT MZ, TRACT NA, TRACT NB, TRACT NC, TRACT ND, TRACT NE, TRACT NF, TRACT NG, TRACT NH, TRACT NI, TRACT NJ, TRACT NK, TRACT NL, TRACT NM, TRACT NO, TRACT NP, TRACT NQ, TRACT NR, TRACT NS, TRACT NT, TRACT NU, TRACT NV, TRACT NW, TRACT NX, TRACT NY, TRACT NZ, TRACT OA, TRACT OB, TRACT OC, TRACT OD, TRACT OE, TRACT OF, TRACT OG, TRACT OH, TRACT OI, TRACT OJ, TRACT OK, TRACT OL, TRACT OM, TRACT ON, TRACT OO, TRACT OP, TRACT OQ, TRACT OR, TRACT OS, TRACT OT, TRACT OU, TRACT OV, TRACT OW, TRACT OX, TRACT OY, TRACT OZ, TRACT PA, TRACT PB, TRACT PC, TRACT PD, TRACT PE, TRACT PF, TRACT PG, TRACT PH, TRACT PI, TRACT PJ, TRACT PK, TRACT PL, TRACT PM, TRACT PN, TRACT PO, TRACT PP, TRACT PQ, TRACT PR, TRACT PS, TRACT PT, TRACT PU, TRACT PV, TRACT PW, TRACT PX, TRACT PY, TRACT PZ, TRACT QA, TRACT QB, TRACT QC, TRACT QD, TRACT QE, TRACT QF, TRACT QG, TRACT QH, TRACT QI, TRACT QJ, TRACT QK, TRACT QL, TRACT QM, TRACT QN, TRACT QO, TRACT QP, TRACT QQ, TRACT QR, TRACT QS, TRACT QT, TRACT QU, TRACT QV, TRACT QW, TRACT QX, TRACT QY, TRACT QZ, TRACT RA, TRACT RB, TRACT RC, TRACT RD, TRACT RE, TRACT RF, TRACT RG, TRACT RH, TRACT RI, TRACT RJ, TRACT RK, TRACT RL, TRACT RM, TRACT RN, TRACT RO, TRACT RP, TRACT RQ, TRACT RR, TRACT RS, TRACT RT, TRACT RU, TRACT RV, TRACT RW, TRACT RX, TRACT RY, TRACT RZ, TRACT SA, TRACT SB, TRACT SC, TRACT SD, TRACT SE, TRACT SF, TRACT SG, TRACT SH, TRACT SI, TRACT SJ, TRACT SK, TRACT SL, TRACT SM, TRACT SN, TRACT SO, TRACT SP, TRACT SQ, TRACT SR, TRACT SS, TRACT ST, TRACT SU, TRACT SV, TRACT SW, TRACT SX, TRACT SY, TRACT SZ, TRACT TA, TRACT TB, TRACT TC, TRACT TD, TRACT TE, TRACT TF, TRACT TG, TRACT TH, TRACT TI, TRACT TJ, TRACT TK, TRACT TL, TRACT TM, TRACT TN, TRACT TO, TRACT TP, TRACT TQ, TRACT TR, TRACT TS, TRACT TT, TRACT TU, TRACT TV, TRACT TW, TRACT TX, TRACT TY, TRACT TZ, TRACT UA, TRACT UB, TRACT UC, TRACT UD, TRACT UE, TRACT UF, TRACT UG, TRACT UH, TRACT UI, TRACT UJ, TRACT UK, TRACT UL, TRACT UM, TRACT UN, TRACT UO, TRACT UP, TRACT UQ, TRACT UR, TRACT US, TRACT UT, TRACT UY, TRACT UZ, TRACT VA, TRACT VB, TRACT VC, TRACT VD, TRACT VE, TRACT VF, TRACT VG, TRACT VH, TRACT VI, TRACT VJ, TRACT VK, TRACT VL, TRACT VM, TRACT VN, TRACT VO, TRACT VP, TRACT VQ, TRACT VR, TRACT VS, TRACT VT, TRACT VU, TRACT VV, TRACT VW, TRACT VX, TRACT VY, TRACT VZ, TRACT WA, TRACT WB, TRACT WC, TRACT WD, TRACT WE, TRACT WF, TRACT WG, TRACT WH, TRACT WI, TRACT WJ, TRACT WK, TRACT WL, TRACT WM, TRACT WN, TRACT WO, TRACT WP, TRACT WQ, TRACT WR, TRACT WS, TRACT WT, TRACT WY, TRACT WZ, TRACT XA, TRACT XB, TRACT XC, TRACT XD, TRACT XE, TRACT XF, TRACT XG, TRACT XH, TRACT XI, TRACT XJ, TRACT XK, TRACT XL, TRACT XM, TRACT XN, TRACT XO, TRACT XP, TRACT XQ, TRACT XR, TRACT XS, TRACT XT, TRACT XU, TRACT XV, TRACT XW, TRACT XX, TRACT XY, TRACT XZ, TRACT YA, TRACT YB, TRACT YC, TRACT YD, TRACT YE, TRACT YF, TRACT YG, TRACT YH, TRACT YI, TRACT YJ, TRACT YK, TRACT YL, TRACT YM, TRACT YN, TRACT YO, TRACT YP, TRACT YQ, TRACT YR, TRACT YS, TRACT YT, TRACT YU, TRACT YV, TRACT YW, TRACT YX, TRACT YY, TRACT YZ, TRACT ZA, TRACT ZB, TRACT ZC, TRACT ZD, TRACT ZE, TRACT ZF, TRACT ZG, TRACT ZH, TRACT ZI, TRACT ZJ, TRACT ZK, TRACT ZL, TRACT ZM, TRACT ZN, TRACT ZO, TRACT ZP, TRACT ZQ, TRACT ZR, TRACT ZS, TRACT ZT, TRACT ZU, TRACT ZV, TRACT ZW, TRACT ZX, TRACT ZY, TRACT ZZ
11. SITE ADDRESS IS 7512 FOURTH ST., N.W., ALBUQUERQUE, NM 87107
12. OWNERSHIP: HELMICK ENTERPRISES, LLC ADDRESS IS 15000 9TH ST. SW, ALBUQUERQUE, NM 87189

EASEMENTS:

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
1. THE PNM ELECTRIC SERVICES SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 5. INCLUDED IS THE RIGHT TO BUILD, REBUILD, 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 ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SAELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OF ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 6. IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.
 7. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.



FIRM MAP: 35001C0117 F

LEGEND

- EXISTING EDGE OF ASPHALT
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- FLOODPLAIN LIMITS FROM FEMA MAP
- PROPOSED RETAINING WALL

TC=70.81
FL=70.40
X 70.28
X 5285.18

TSW=34.00
TF=32.00

TOP OF RETAINING WALL
TOP OF FOOTING

TOP OF EXTENDED STEM WALL
TOP OF FOOTING



VICINITY MAP: D-15-Z

LEGAL DESCRIPTION:

EXISTING: TRACT 96A AND TRACT 104, MRGCD MAP 27
PROPOSED: LOTS 1 THRU 16, TRACTS A, B, C, D AND E, RINCONES DE LOS RANCHOS
CONTAINING 315,524.40 S.F. (7.2434 ACRES)
ZONING: C-1/A-1, SPECIAL USE PERMIT-PLANNED RESIDENTIAL DEVELOPMENT
SITE ADDRESS: 7512 4TH STREET, NW, LOS RANCHOS DE ALBUQUERQUE, NM 87107

GENERAL NOTES:

1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-10-D15 HAVING AN ELEVATION OF 4993.75 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 3:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

POND CALCULATIONS

POND CALCULATION A

BOTTOM AREA = 883.37 SF, TOP AREA = 9,439.80 SF, DEPTH = 6.0'
VOLUME PROVIDED = $(9,439.80 + 883.37) / 2 \times 6 = 30,969.51$ CF

POND CALCULATION B

BOTTOM AREA = 807.83 SF, TOP AREA = 9,791.81 SF, DEPTH = 6.0'
VOLUME PROVIDED = $(9,791.81 + 807.83) / 2 \times 6 = 31,798.92$ CF

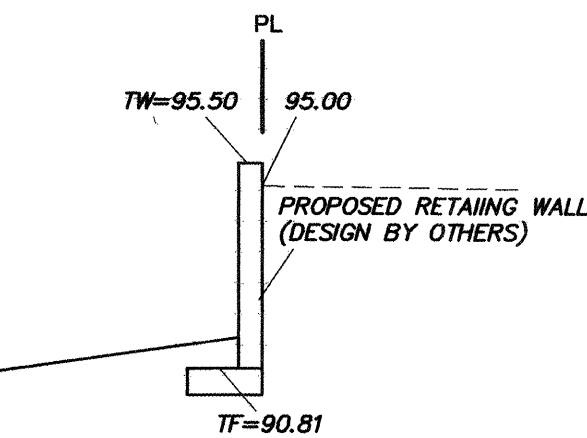
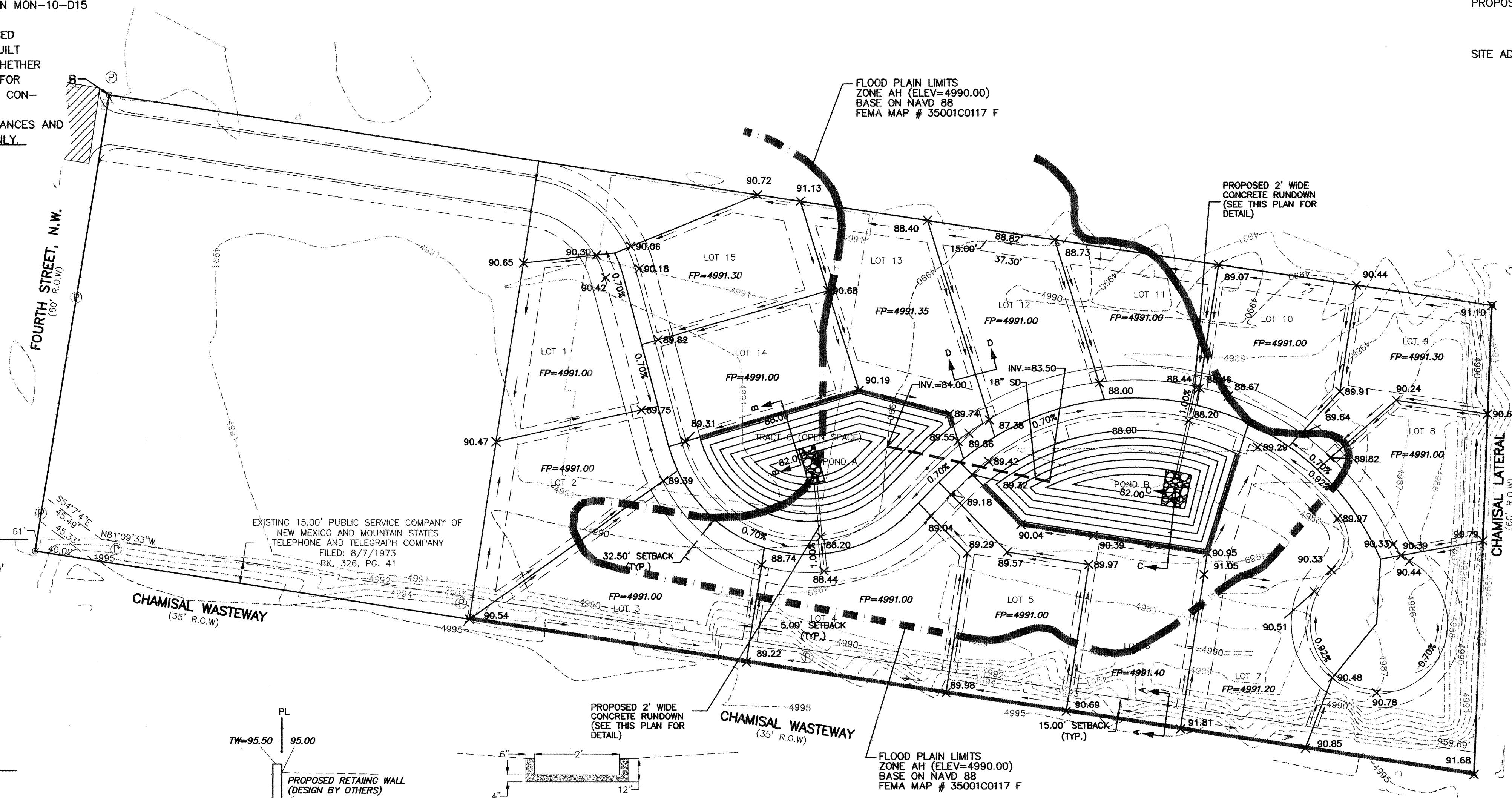
TOTAL POND CALCULATION

TOTAL VOLUME PROVIDED = $30,969.51 + 31,798.92$ CF = 62,768.43 CF

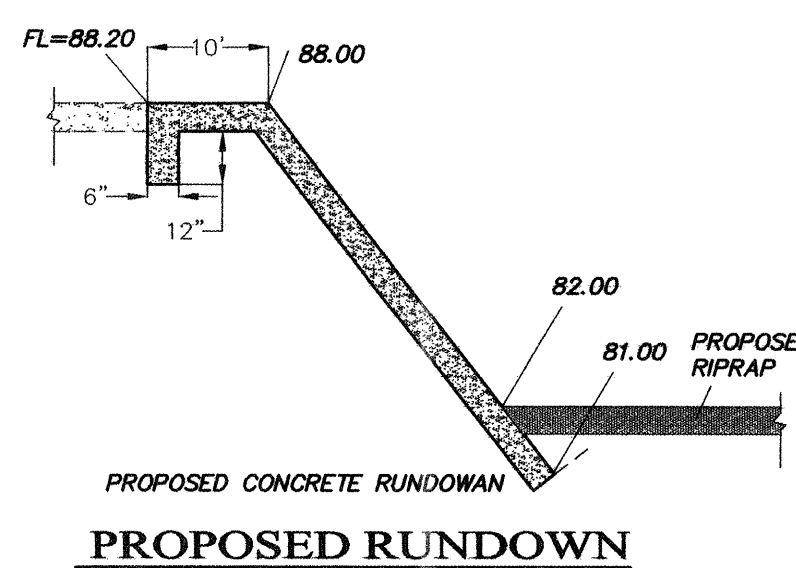
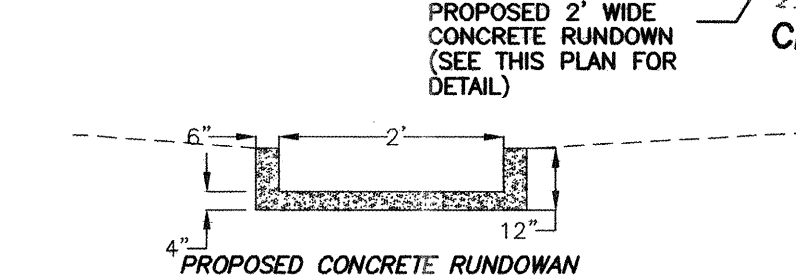
100-YEAR/10-DAY VOLUME REQUIRED = 42,412.40 CF

FLOODPLAIN VOLUME DISPLACED = 17,000 CF

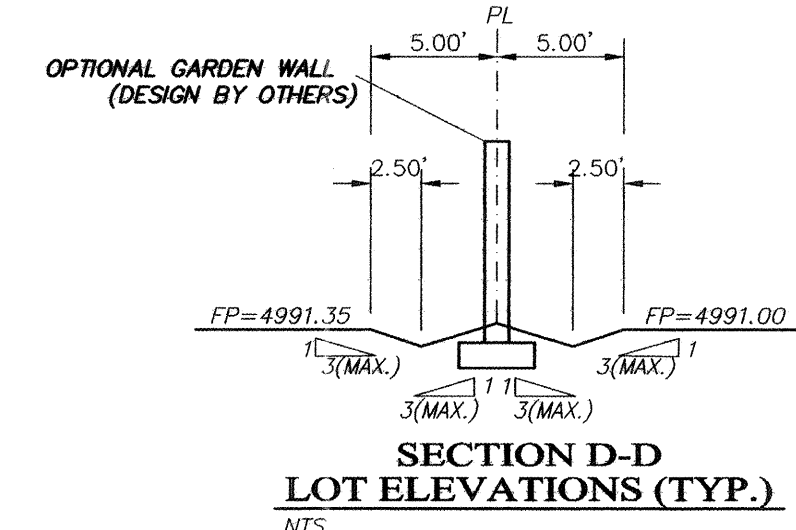
TOTAL VOLUME REQUIRED = 59,412.40 CF < 62,768.43 CF



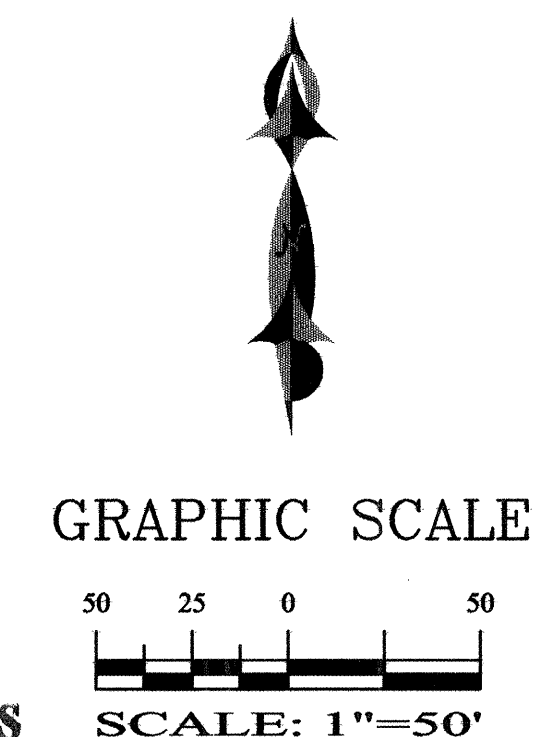
SECTION A-A
NTS



PROPOSED RUNDOWN
NTS



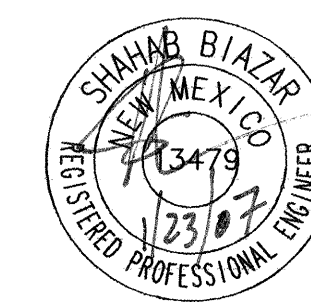
SECTION D-D
LOT ELEVATIONS (TYP.)
NTS



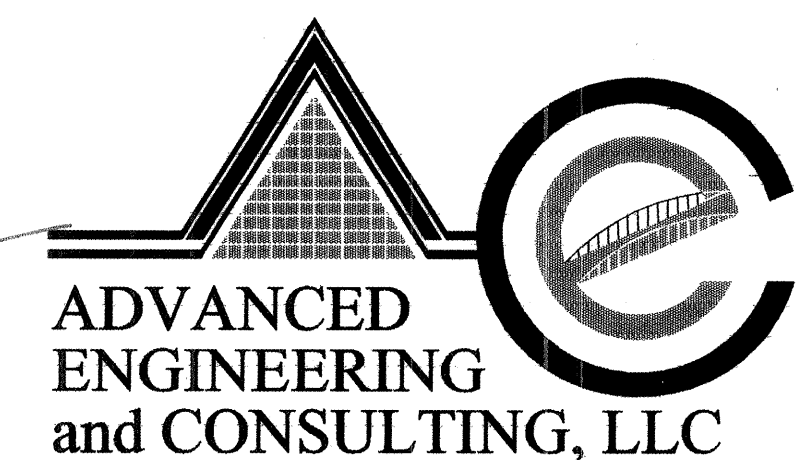
RECORD DRAWINGS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN VILLAGE RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



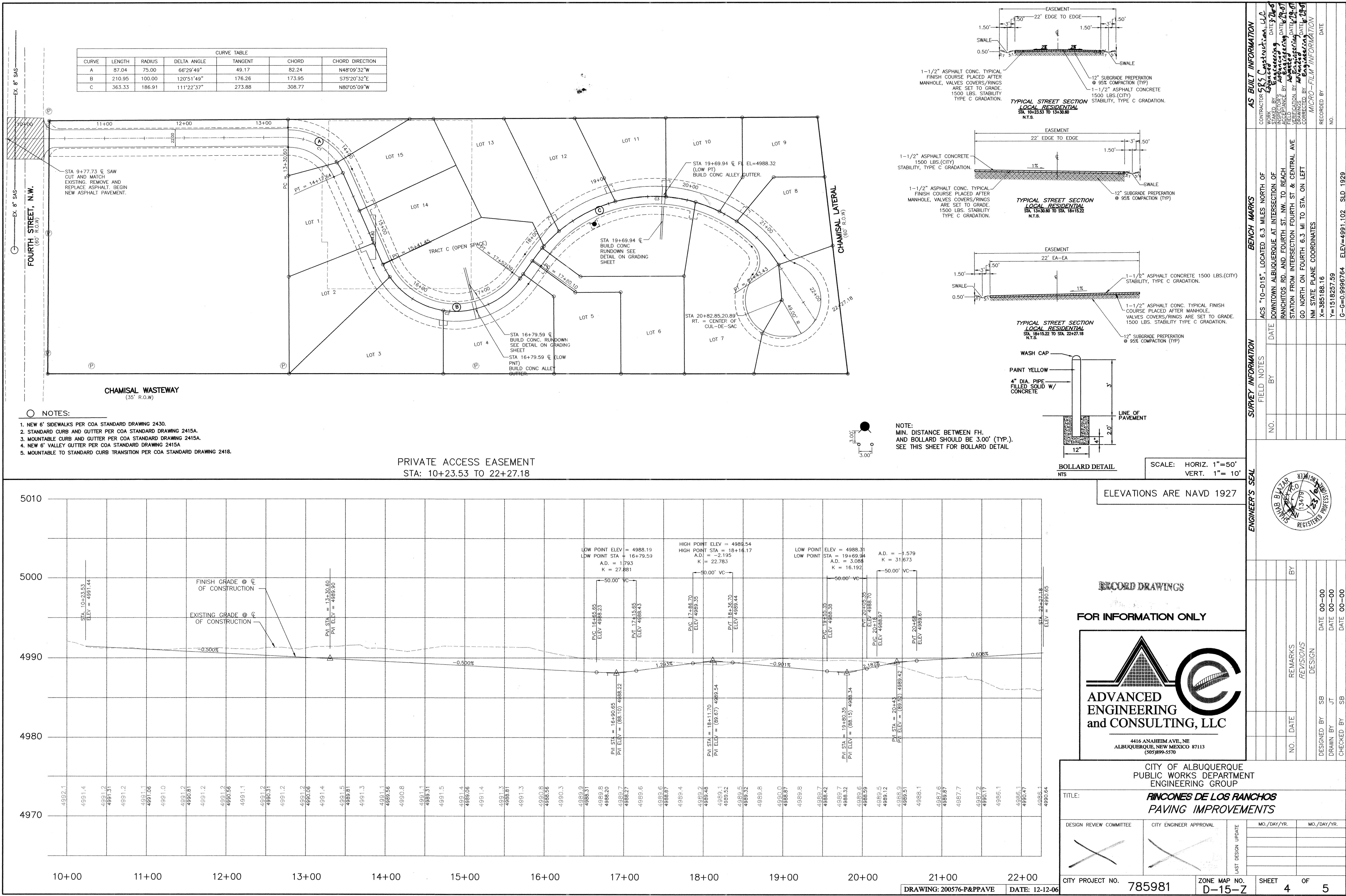
SHAHAB BIAZAR
P.E. #13479

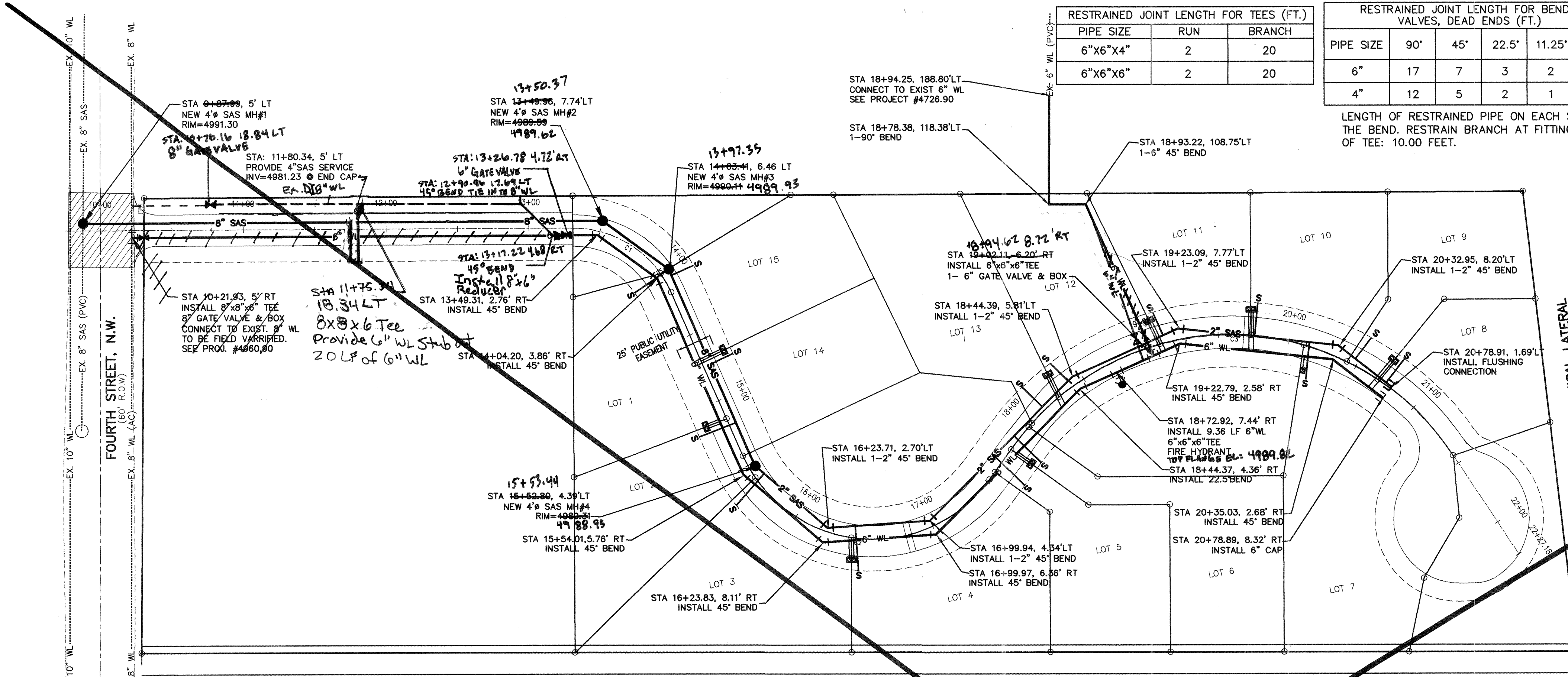


ADVANCED
ENGINEERING
and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

RINCONES DE LOS RANCHOS GRADING AND DRAINAGE PLAN			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
785981	D-15-Z	3	5

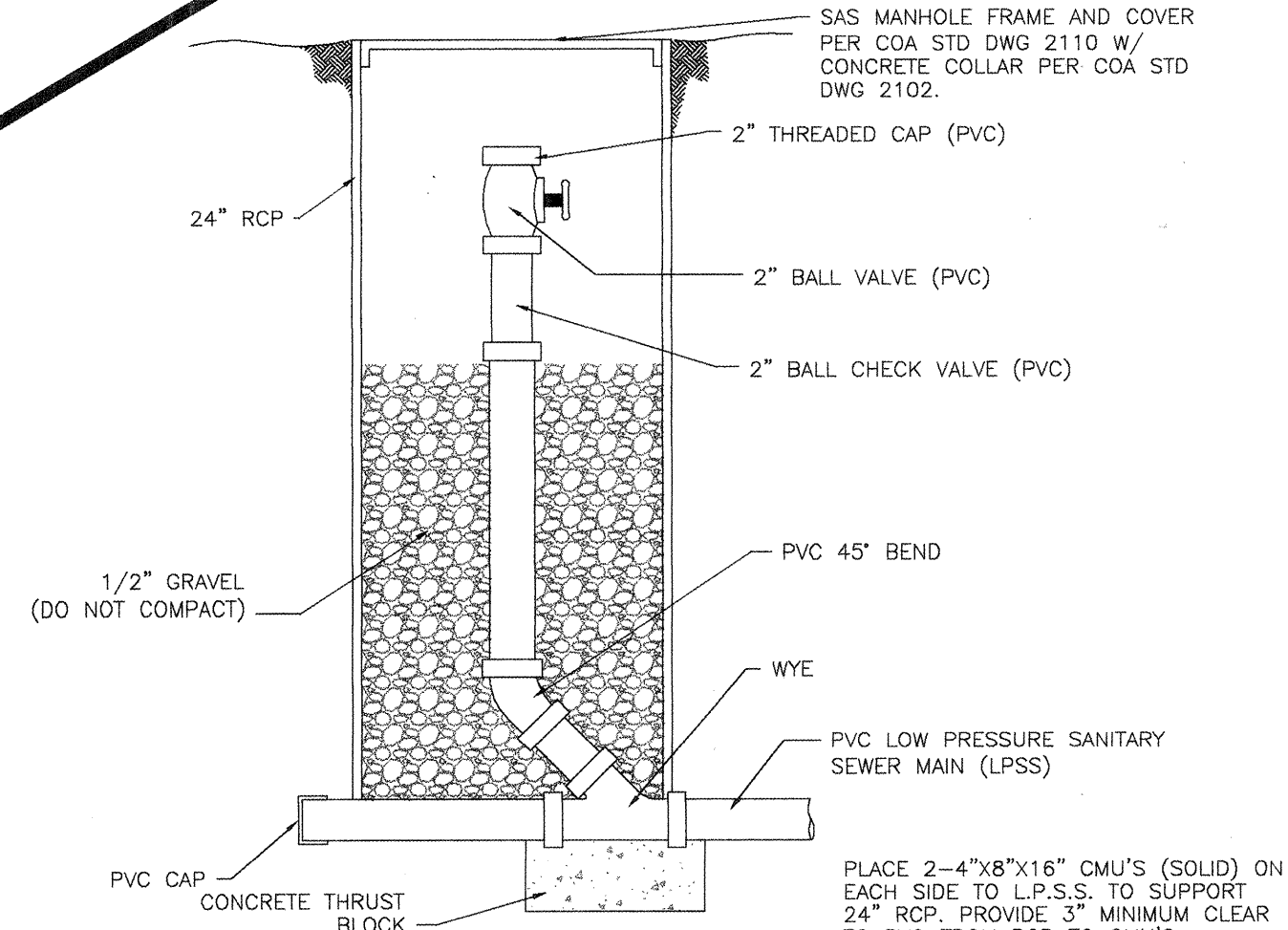
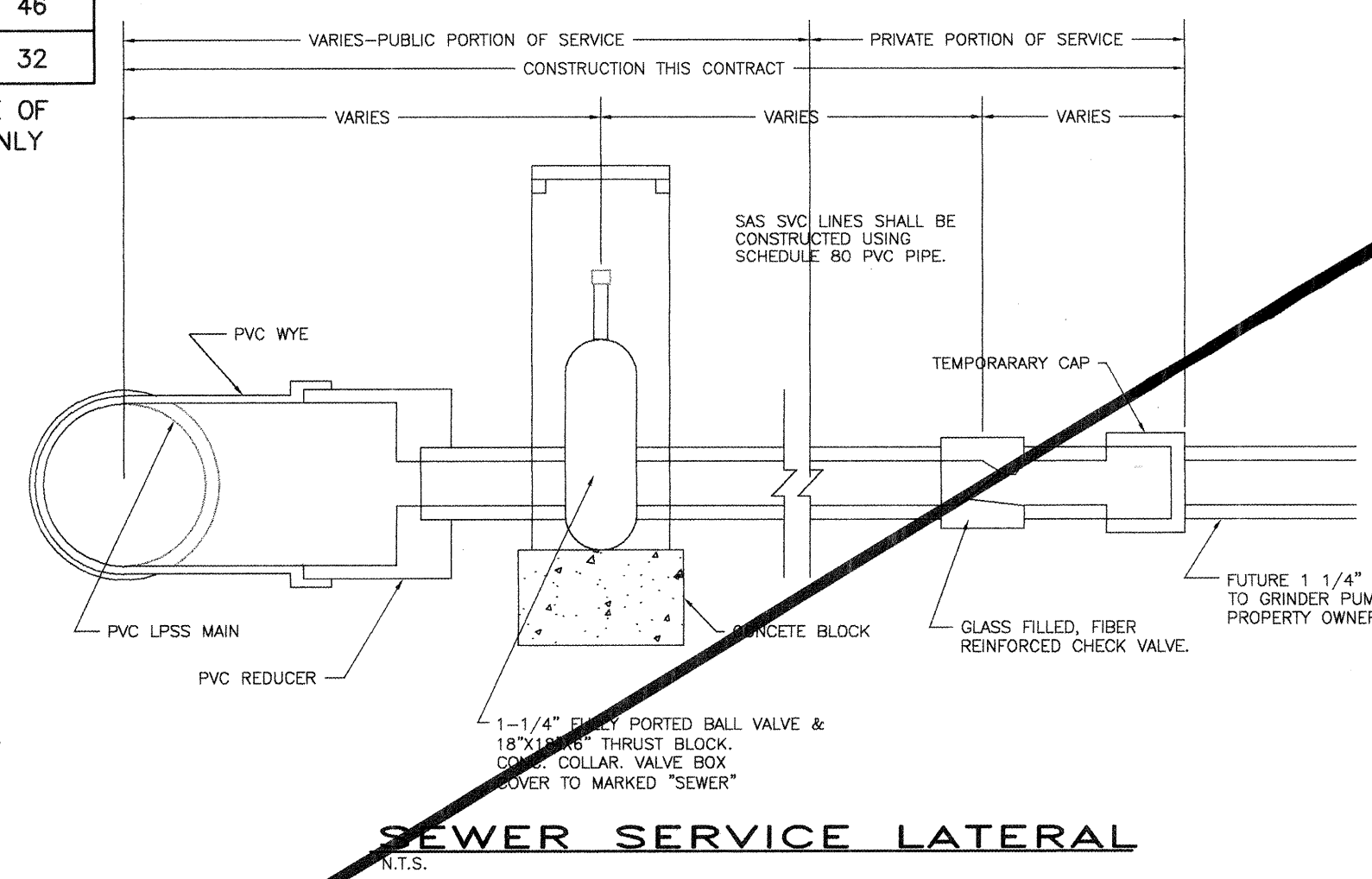




RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
6"X6"X4"	2	20
6"X6"X6"	2	20

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE & DEAD ENDS
6"	17	7	3	2	46
4"	12	5	2	1	32

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY OF TEE: 10.00 FEET.



COA STANDARD DRAWING NUMBERS

- 1- WATER VALVE BOXES PER COA. STD. DWG. 2326 & 2328.
- 2- FIRE HYDRANT PER COA. STD. DWG. 2340.
- 3- WATER METER BOX INSTALLATION PER COA. STD. DWG. #2361.
- 4- WATER METER SERVICE LINE INSTALLATION PER COA. STD. DWG. #2362. (ALL SERVICES 3/4")
- 5- WATER METER BOX PER COA. STD. DWG. #2366.
- 6- SAS MH TYPE "C" PER COA. STD. DWG. 2101.
- 7- SAS MH TYPE "E" PER COA. STD. DWG. 2102.
- 8- SAS SVC LINE CONNECTION TO MAIN PER DETAIL THIS SHEET
- 9- EMD PER CITY SPEC. SECT. 170
- 10- REMOVE & REPLACE ASPHALT PER COA STD. DWG. 2426.
- 11- ALL SEWER SERVICE LATERALS SHALL BE INSTALLED WITH A 2" WYE CONNECTING TO 2" MAINLINE SEWER.

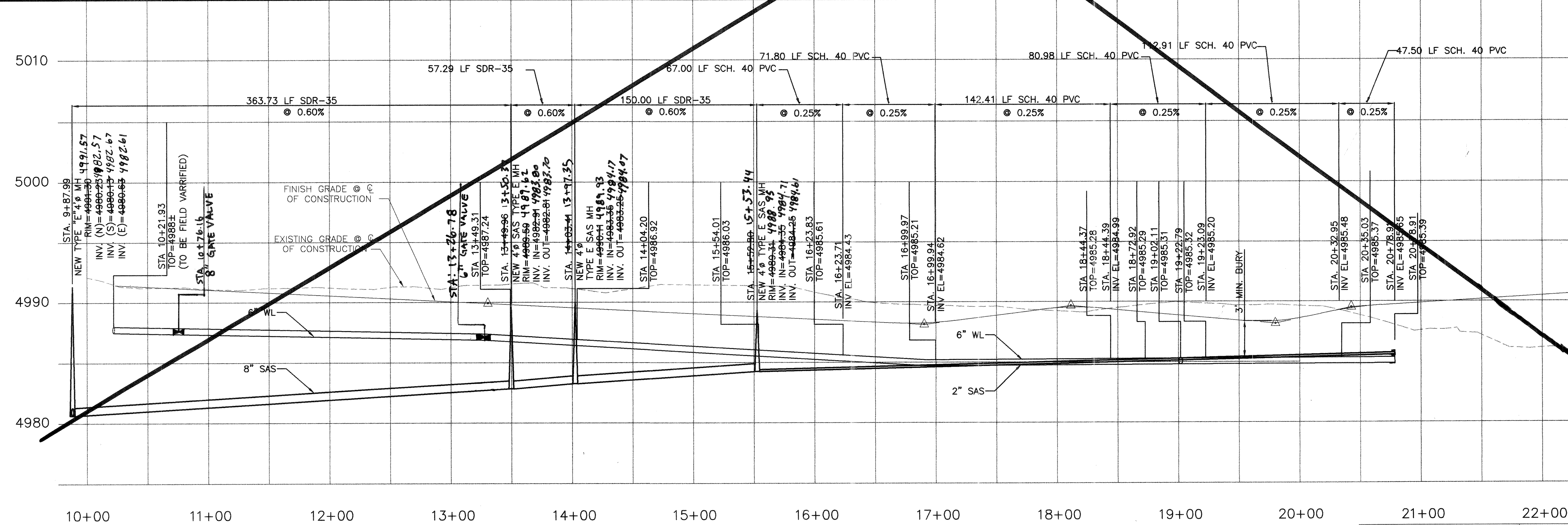
NOTES:

1. LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 WILL NEED A GRINDER PUMP AT EACH HOUSE. A CLEANOUT TO BE INSTALLED AT EACH BEND AND TEE.
2. ALL WATER METERS SHALL HAVE DUAL CHECK VALVES
3. ALL WATER METERS SHALL BE HEAVYWEIGHT METER BOX COVER AND LIDS PER COA. STD. DWG 2369.
4. FIRE HYDRANT BOLLARD DETAIL SEE SHEET 4.

PRIVATE ACCESS EASEMENT
STA: 10+00.00 TO 20+78.91

SAS TABLE				
LOT	STATION	LF	INVERT	ELEV.
1	14+03.41	6.46' LT	28.28	84.63
2	15+18.86	5' LT	27.53	85.34
3	15+61.25	6.76' LT	29.94	85.25
4	16+43.39	8.84' LT	31.54	85.46
5	17+68.17	6.94' LT	29.82	85.70
6	17+77.46	3.94' LT	26.65	85.70
7	20+13.96	3.27' LT	25.94	86.26
8	20+73.96	1.82' LT	20.96	86.31
9	20+47.37	4.85' LT	18.27	86.20
10	19+75.69	0.36' RT	23.31	86.11
11	18+12.32	5.45' LT	17.71	85.85
12	18+15.39	5.09' LT	17.96	85.65
13	18+15.39	2.63' LT	20.02	85.65
14	14+74.21	5.84' LT	17.51	84.88
15	14+07.68	5.98' LT	16.92	84.50

WL TABLE		
LOT	STATION	LF
1	15+13.63	10.47
2	16+41.71	13.12
3	17+78.68	13.12
4	20+10.81	10.04
5	20+68.04	25.69
6	19+73.09	28.48
7	18+28.33	25.50
8	14+69.34	23.34



ELEVATIONS ARE NAVD 1927

RECORD DRAWINGS

SUPERSEDED-SEE SHEET 5R FOR ASBUILT INFORMATION

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**RINCONES DE LOS RANCHOS
UTILITY IMPROVEMENTS**

DESIGN REVIEW COMMITTEE
CITY ENGINEER

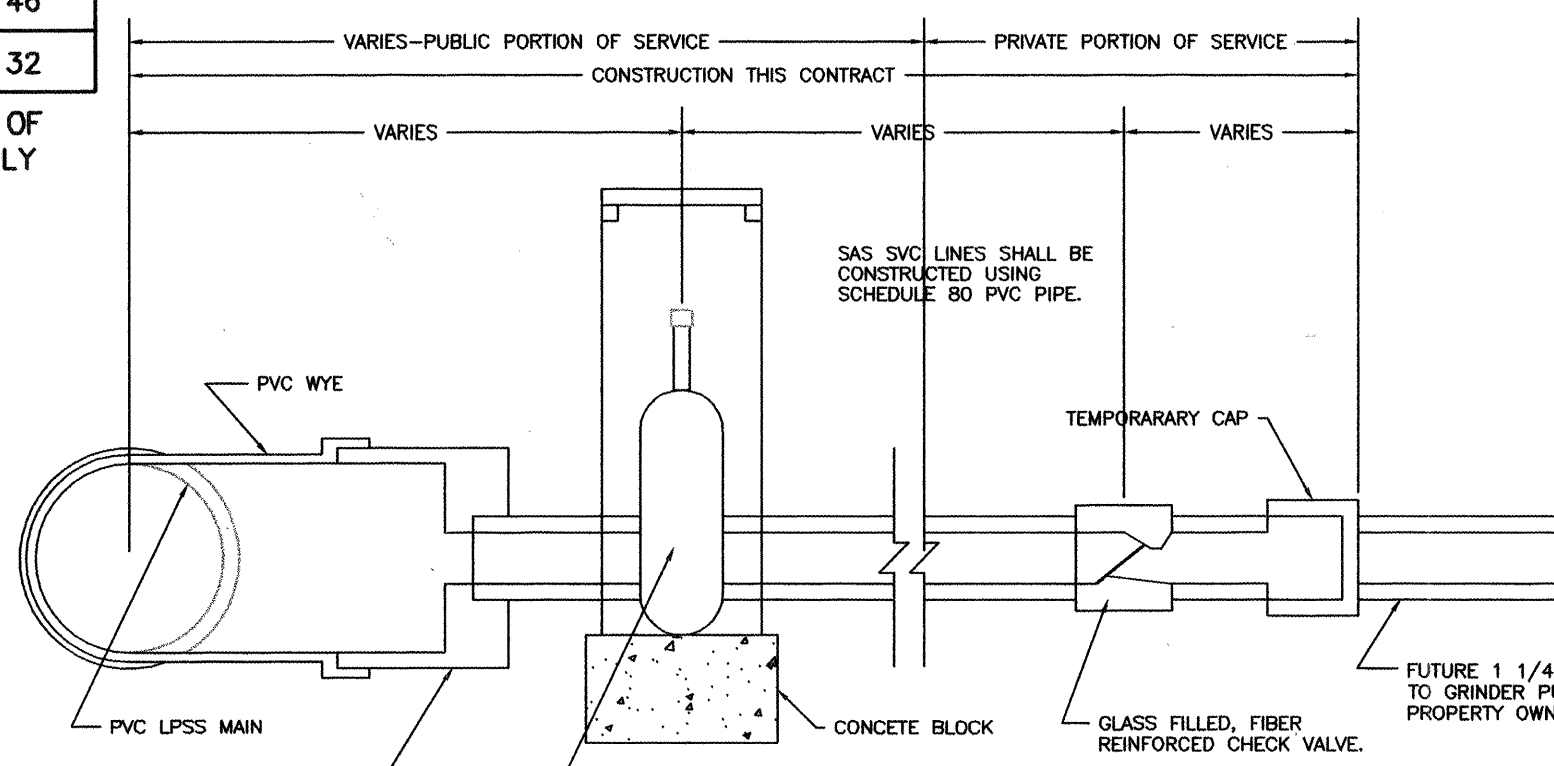
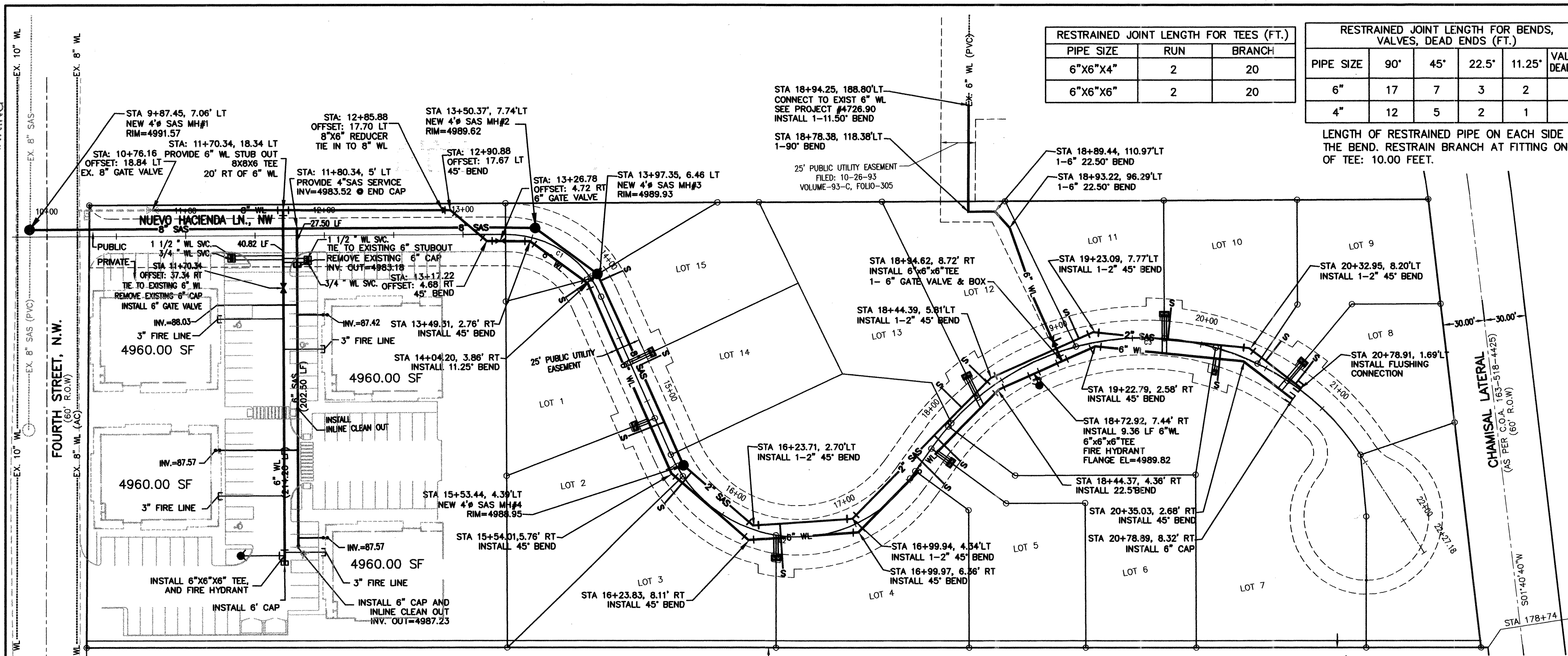
CITY PROJECT NO. 785981
ZONE MAP NO. D-15-Z
SHEET 5 OF 5

ASBUILT INFORMATION

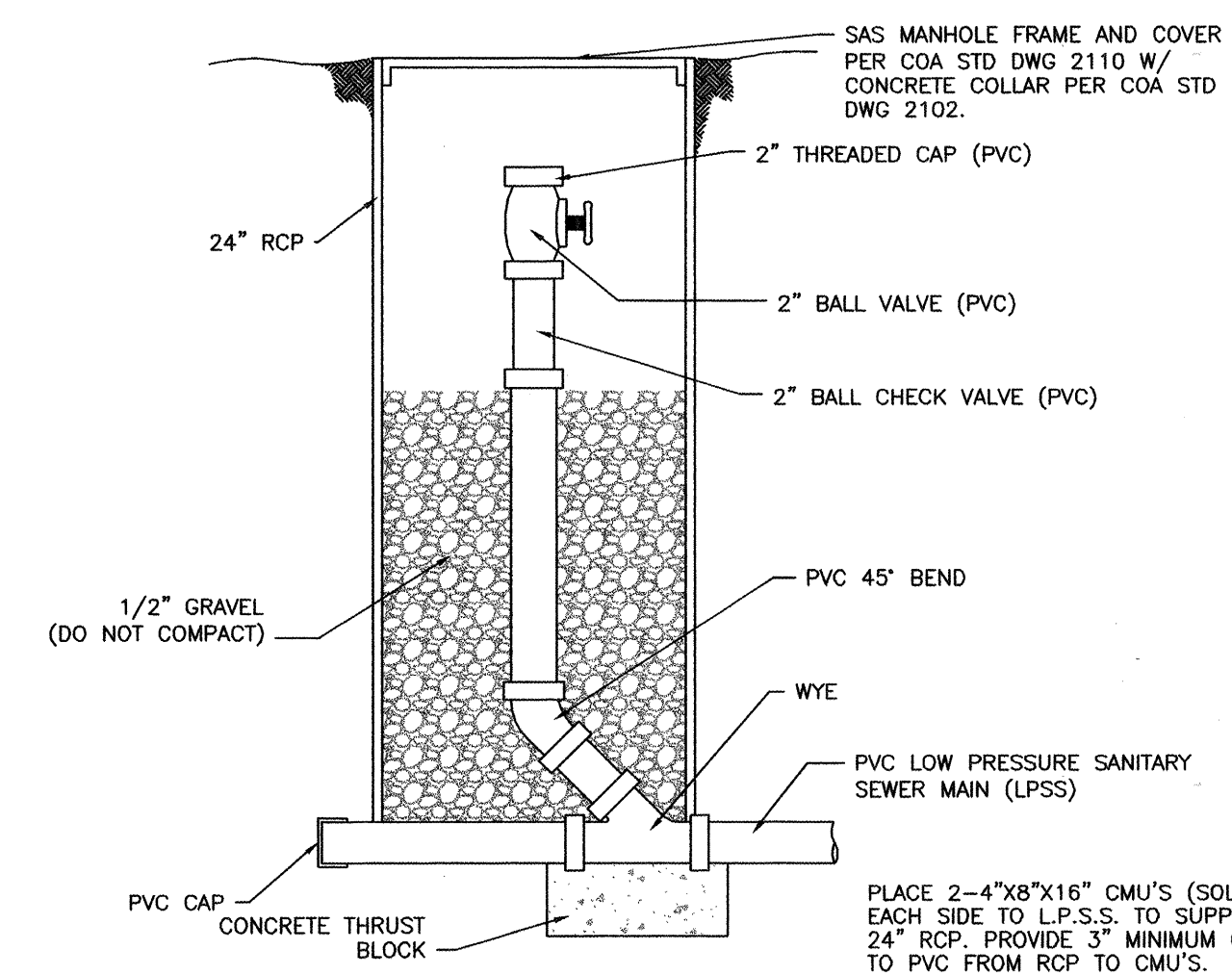
CONTRACTOR: **Advanced Engineering and Consulting, LLC**
DATE: **03/15/07**
WORK: **SEWER SERVICE LATERALS**
STATION: **10+00 TO 20+78.91**
FIELD CHECKED BY: **Michael J. Thompson**
DRAWINGS: **03/15/07**
CORRECTED BY: **Michael J. Thompson**
DATE: **03/15/07**

ENGINEER'S SEAL

SCALE: HORIZ. 1"=50'
VERT. 1"=10'



SEWER SERVICE LATERAL



FLUSHING CONNECTION

COA STANDARD DRAWING NUMBERS

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- 2- FIRE HYDRANT PER COA. STD. DWG. 2340.
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- 9- EMD PER CITY SPEC. SECT. 170
- 10- REMOVE & REPLACE ASPHALT PER COA STD. DWG. 2426.
- 11- ALL SEWER SERVICE LATERALS SHALL BE INSTALLED WITH A 2" WYE CONNECTING TO 2" MAINLINE SEWER.

NOTES:

1. LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 WILL NEED A GRINDER PUMP AT EACH HOUSE. A CLEANOUT TO BE INSTALLED AT EACH BEND AND TEE.
2. ALL WATER METERS SHALL HAVE DUAL CHECK VALVES
3. ALL WATER METERS SHALL BE HEAVYWEIGHT METER BOX COVER AND LIDS PER COA. STD. DWG. 2369.
4. FIRE HYDRANT BOLLARD DETAIL SEE SHEET 4.

PRIVATE ACCESS EASEMENT

STA: 9+87.45 TO 20+78.91

SAS TABLE

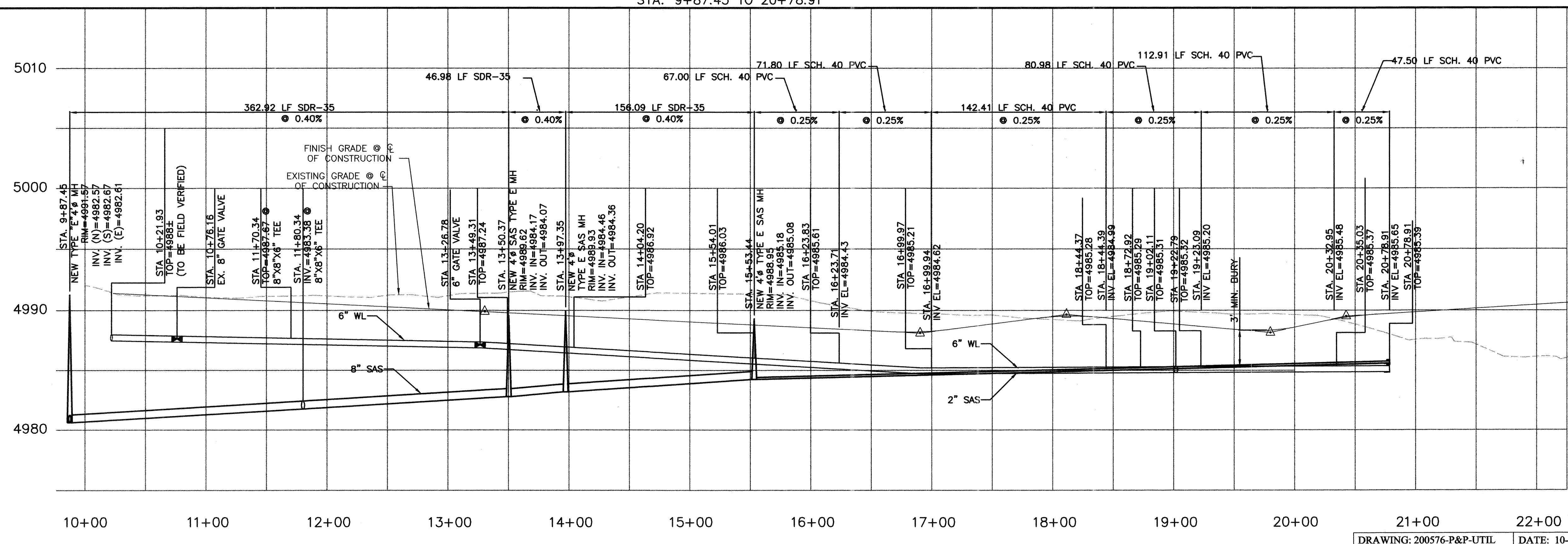
ALL SAS SERVICES TO BE 1" CONNECTIONS

LOT	STATION	LF	INVERT	BASE	PAD ELEV.
1	14+03.41, 6.46' LT	29.08	84.63	91.00	
2	15+18.86, 5' LT	27.53	85.34	91.00	
3	15+61.25, 6.76' LT	29.94	85.25	91.00	
4	16+43.39, 8.54' LT	31.54	85.46	91.00	
5	17+68.12, 6.94' LT	29.82	85.70	91.00	
6	17+87.46, 3.94' LT	26.65	85.70	91.40	
7	20+13.96, 3.27' LT	25.94	86.26	91.20	
8	20+73.96, 1.82' LT	20.96	86.31	91.00	
9	20+47.37, 4.85' LT	18.27	86.20	91.30	
10	19+75.69, 0.36' RT	23.31	86.11	91.00	
11	19+12.32, 5.45' LT	17.71	85.85	91.00	
12	18+40.39, 5.09' LT	17.86	85.65	91.00	
13	18+15.26, 2.63' LT	20.02	85.65	91.35	
14	14+74.21, 5' LT	17.51	84.88	91.00	
15	14+07.68, 5.98' LT	16.92	84.50	91.30	

WL TABLE

ALL SERVICES 3/4" UNLESS NOTED OTHERWISE

LOT	STATION	LF
1	15+13.63	10.47
2	16+41.71	13.12
3	17+78.68	13.12
4	20+10.81	10.04
5	20+68.04	25.69
6	19+73.09	28.48
7	18+26.33	25.50
8	14+69.34	23.34



ELEVATIONS ARE SLD 1929

RECORD DRAWINGS

ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 899-5570

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Rincones de los Ranchos UTILITY IMPROVEMENTS**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

CITY PROJECT NO. **785981** ZONE MAP NO. **D-15-Z** SHEET **5R** OF **5**

DATE: 10-03-07

AS BUILT INFORMATION

CONTRACTOR: **ADVANCED ENGINEERING and CONSULTING, LLC**

DATE: **10/3/07**

ENGINEER'S SEAL

SCALE: HORIZ. 1"=50'
VERT. 1"= 10'