

CONSTRUCTION PLANS
FOR

STEWART & STEVENSON
RIGHT-OF-WAY IMPROVEMENTS
(LOT LINE ADJUSTMENT)

LEGEND

- +24.0 EXIST. SPOT ELEVATION
- NG NATURAL GROUND
- RBR REBAR
- CENTERLINE
- - - EXIST. EDGE OF ROAD
- o PP EXISTING POWER POLE
- - -5770- EXISTING CONTOUR
- EA EXISTING EDGE OF ASPHALT
- NEW CONCRETE
- F-F FACE TO FACE OF CURB
- 12- NEW CONTOUR
- 24.0 NEW SPOT ELEVATION
- NEW CURB & GUTTER
- TRANSITION TO NO CROWN
(50' MIN. TRANSITION LENGTH)
- NEW SWALE
- DRAINAGE DIRECTION
- 6" W - EXISTING WATER LINE
- EXISTING WATER VALVE
- W - NEW WATER LINE
- NEW GATE VALVE
- FH NEW FIRE HYDRANT
- SD - EXISTING STORM DRAIN
- SAS - EXIST. SANITARY SEWER

PUBLIC WATER, SANITARY SEWER SERVICE,
AND PUBLIC ROADWAY IMPROVEMENTS

INDEX

SHEET NO.

- 1
- 2
- 3
- 4
- 5

TITLE

- COVER SHEET
- SUBDIVISION PLAT
- GRADING & DRAINAGE PLAN
- HANOVER ROAD PLAN & PROFILE
- UTILITY PLAN (STORM DRAIN, WATER LINE
AND SANITARY SEWER SERVICE)

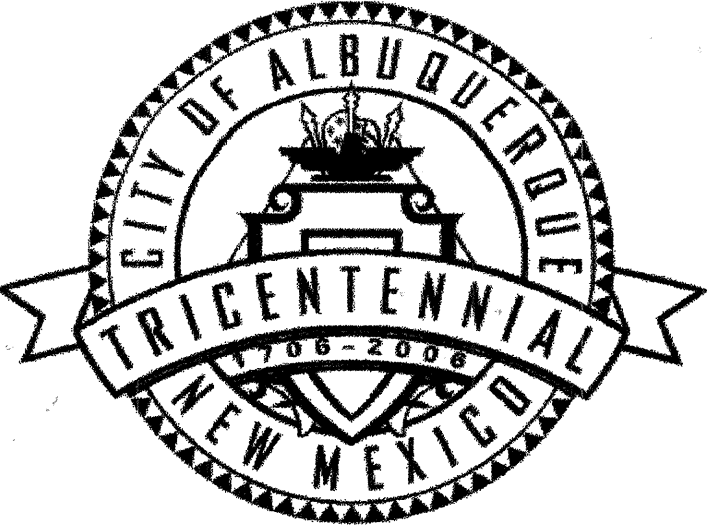
AS-CONSTRUCTED

I, PHILIP W. CLARK, 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 OBSERVED 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 GARY GUTSIO.

8686
Philip W. Clark
Professional Engineer
New Mexico

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

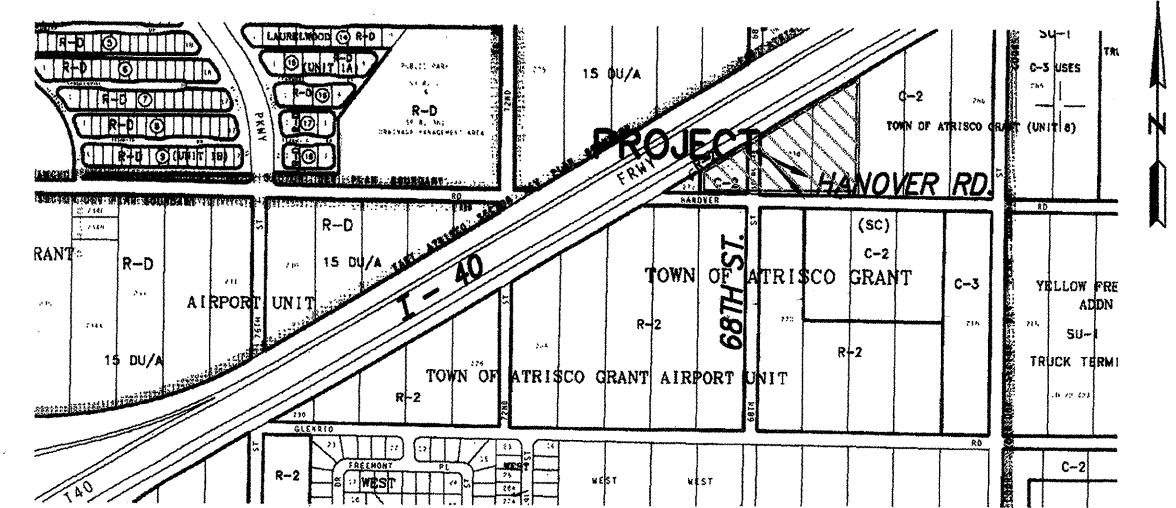
Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444



NEW MEXICO - USA

DRB#1004707

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
R. Dourte
DATE 12-31-08



VICINITY MAP J-10

GENERAL NOTES

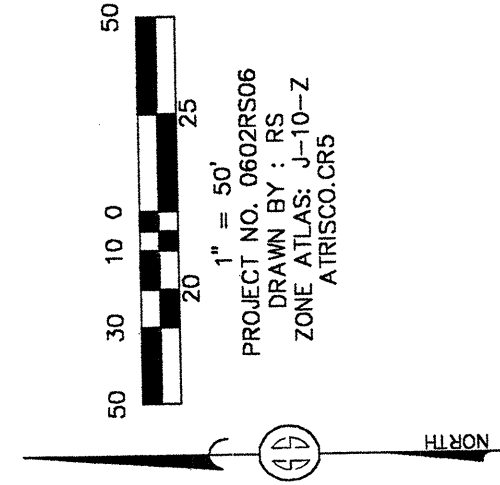
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, FOR PUBLIC WORKS CONSTRUCTION (1986 EDITION AND UPDATE #7 INCLUDING AMENDMENT #1), AND THE CITY STANDARD DRAWINGS.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY.

REV	SHEET	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	12/18/08	12/18/08			
		Transportation	12/18/08	12/18/08			
		Water/Wastewater	11/21/08	11/21/08			
		Hydrology	11/21/08	11/21/08			
		Parks	11/21/08	11/21/08			
		Constr. Mgmt.			City Engineer Date Richard Dourte, P.E.		
		Constr. Coord.					
		City Project No.		7943.81		Sheet 1 OF 5	

STEWART & STEVENSON

PLAT OF

SCANNED BY
PLANNING



STATION: ACS 6-J10
X = 360389.13
Y = 1492117.53
GROUND TO GRID = 0.99867760
DELTA ALPHA = -0016.06*
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

MONUMENT LEGEND

△ — FOUND CONTROL STATION AS NOTED
□ — FOUND MONUMENT AS NOTED
● — SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" NOTED OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 15

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 64.10 AND 163.11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF TOWN OF ATIRISCO GRANT, FILED IN BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 30, 1985 IN VOLUME C28 FOLIO 150 AND MAY 10, 2002 IN BOOK 2009C2 PAGE 162.
6. GROSS AREA .40714 ACRES
7. NUMBER OF EXISTING TRACTS: 3
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED C-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:

PROJECT NO. 0602RS06
DRAWN BY : RS
ZONE ATLAS: J-10-Z
ATRISCO.CR5

PLAT OF

TRACT 270-A

TOWN OF ATRISCO GRANT, UNIT 8

TOWN OF ATRISCO GRANT
T. 10 N.,
SECTION 15,

CITY OF ALBUQUERQUE

ILLO COUNTY, NEW
FEBRUARY, 2006

SHEET 1 OF 2

TOWN OF ATRISCO GRANT, UNIT 8
WITHIN PROJECTED SECTION 15, T. 10 N., R. 2 E., N.M.P.M.

LEGAL DESCRIPTION
All of that tract of land being the fourth portion of Tract numbered two hundred sixty nine (269), AIRPORT UNIT, TOWN OF ATISCOGRANT, Bernalillo County, New Mexico as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 and also 68th STREET TRACT and Southerly portion of Tract two hundred seventy (270) AIRPORT UNIT, TOWN OF ATISCOGRANT, Bernalillo County, New Mexico as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico October 30, 1985 in Volume C28, folio 150 and being more particularly described as follows:

BEGINNING City at the southwest corner of said tract being a point on the north right-of-way Harner Road N.W.; whence City of Albuquerque ACS monument 6-10 bears S. 88° 44' 56" W. a distance of 674.38 feet; thence said point of beginning leaving said right-of-way N 00° 28' 29" E, a distance of 220.33 feet to the northeast corner, being a point on the South right-of-way of Interstate 40; thence along said right-of-way N 89° 30' 59" E a distance of 565.14 feet to the northeast corner, thence leaving said right-of-way S. 00° 28' 29" W. a distance of 518.63 feet to the southeast corner, being a point on the north right-of-way Harner Road N.W.; thence along said right-of-way N. 89° 31' 31" W a distance of 480.00 feet to the point of beginning and containing 4.0714 acres, more or less.

FREE CONSENT

TITLE CURATIVE.

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNER'S WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: _____ DATE: _____
OWNER(S) PRINT NAME: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.
-----------------	--------------	-----------------

CITY SURVEYOR

TRAFFIC ENGINEERING

PARKS & RECREATION DEPARTMENT

WATER UTILITIES DEVELOPMENT

AMAECA

CITY ENGINEER

DRB CHAIRPERSON. PLANNING DEPARTMENT.

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown herein, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying of the State of New Mexico and is true and correct, to the best of my knowledge and belief.

Mitchell W. Reynolds
New Mexico Professional Surveyor, 11224

Date _____

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 15

GRADING & DRAINAGE PLAN

THE SITE IS ENCUMBERED BY A FEMA DESIGNATED FLOOD HAZARD, AH ZONE, THEREFORE THE FINISH FLOOR IS SET GREATER THAN 1 FOOT ABOVE PUBLISHED VALUES.

CALCULATIONS

PHILIP W. CLARK NMPE #10265

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, 6TH EDITION W/ UPDATES.
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. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO PROPOSED DRIVEWAY CUTS.
5. LANDSCAPING IRRIGATION SYSTEM SHALL BE DRIP-TYPE. CONTRACTOR SHALL INSTALL SYSTEM PRIOR TO PLACEMENT OF PAVING.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
8. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION:
3.1 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

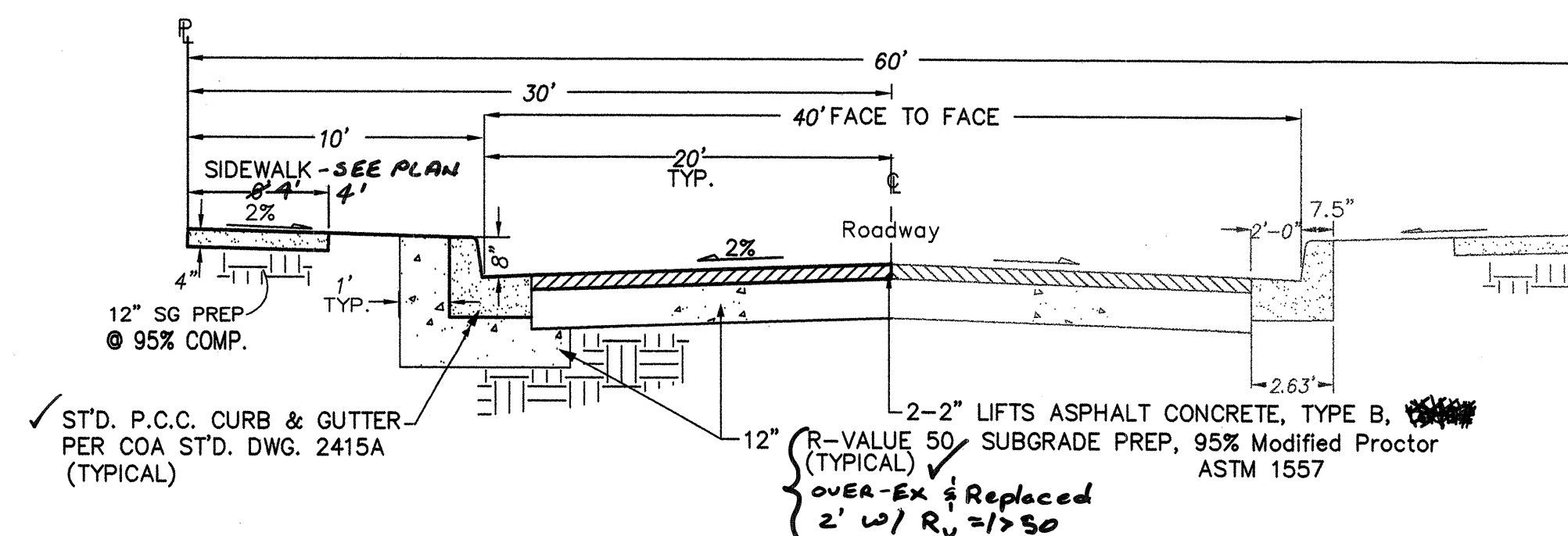
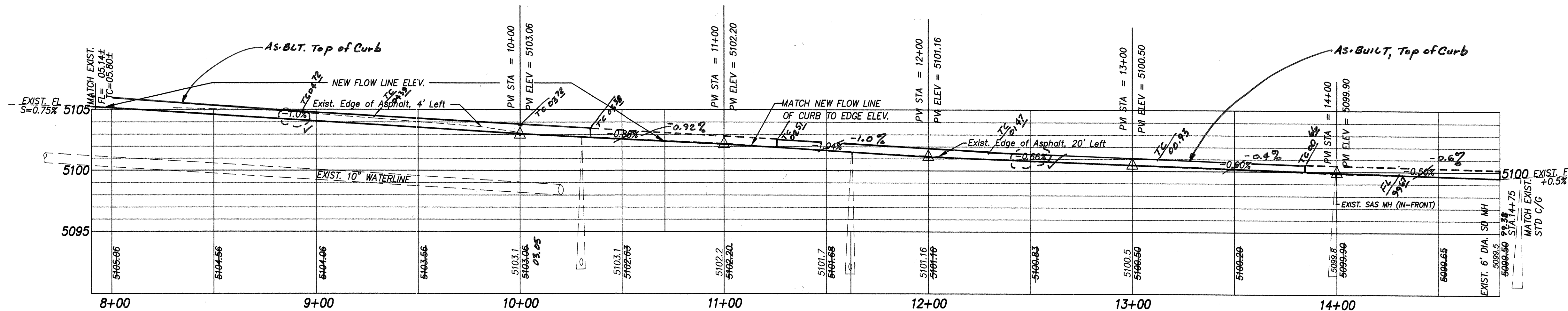
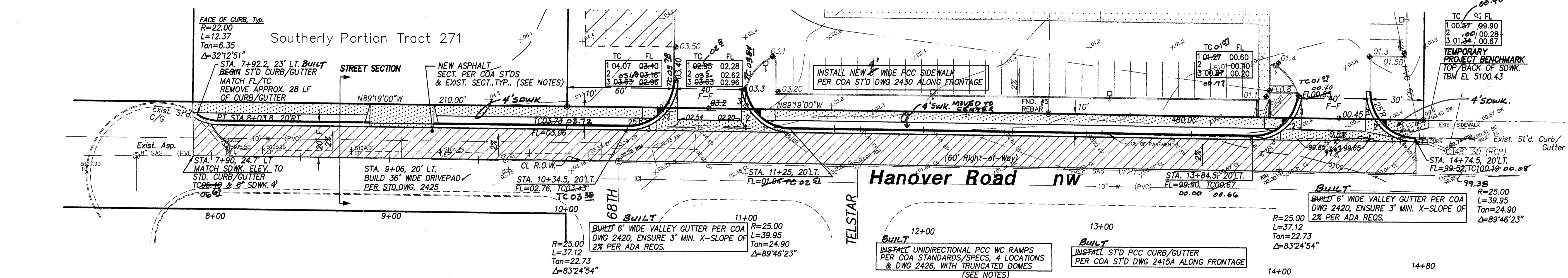
-
- EXIST. CURB/GUTTER
 EXIST. SPOT ELEVATION
 EXIST. CONTOUR
 NEW SPOT ELEVATION
 NEW CONTOUR
 NEW SWALE
 DRAINAGE DIRECTION, EXISTING
 NEW CONCRETE CURB
 (0.5' HEIGHT)
 NEW P.C.C., CONCRETE
 TOP OF CURB, EXISTING
 FLOWLINE
 EXISTING POWER POLE
 FACE OF CURB/FACE OF CURB
 S = SEWER MANHOLE
 D = DRAINAGE MANHOLE
 E = DROP INLET (EXIST.)
 NEW STORM DRAIN (by Work Order)

PHILIP W. CLARK
NEW MEXICO
1925
REGISTERED PROFESSIONAL ENGINEER

9-25-06
REVISED 10/23/06
11/2/06 PRC

PROJECT DATA

CHECKED BY: PWC	DATE: 3/6/06	FILE #: G/D	101
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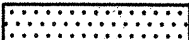


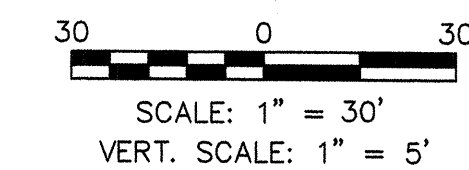
TYPICAL STREET SECTION

NOTES

1. ALL STATIONING BASED ON CENTER LINE OF ROADWAY AND R.O.W., UNLESS NOTED OTHERWISE.
2. PAVEMENT SECTION SHALL BE 4" THICK TYPE B SURFACE COURSE OVER 12" SUBGRADE PREP, WITH R-VALUE 50, 95% MIN. COMPACTION PER COA STD DWG. 24058. (IF EXISTING LESS THAN 50, OVER-EX 2" DEPTH)
3. SHOP DRAWING AND SPECIFICATIONS OF TRUNCATED DOWNS SHALL BE SUBMITTED TO CITY CONSTRUCTION ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION, AND MUST COMPLY WITH ADA GUIDELINES.
4. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK PLACE, AND PROMPTLY REMOVE MARKINGS FROM EQUIPMENT, AND SITE WHETHER PERMANENT OR TEMPORARY.
5. SAWCUT EXISTING ASPHALT @ CENTERLINE, REMOVE APPROX. 925 SY OF ASPHALT, REPROCESS/BLEND INTO SUBGRADE, SEE NOTE 2.

LEGEND

- | | | | | |
|--|--------------------------------------|----|----|----|
| 99.38 | AS. BUILT | OR | 01 | 07 |
| ◆ 24.0 | NEW SPOT ELEVATION | | | |
|  | EXIST. EDGE OF ROAD | | | |
|  | NEW SWALE | | | |
|  | DRAINAGE DIRECTION | | | |
| EG | EDGE OF GRAVEL | | | |
| EP | EDGE OF ASPHALT | | | |
| ○ PP | EXISTING POWER POLE | | | |
|  | EXISTING EDGE OF PAVEMENT | | | |
| W | NEW WATER LINE | | | |
| ⦿ FH | NEW FIRE HYDRANT | | | |
| ⦿ | NEW GATE VALVE | | | |
| —⦿— | NEW SANITARY SEWER STUB/CAP | | | |
| WM  | NEW SINGLE METER BOX, 1-1/2" SERVICE | | | |
| L _r | RESTRAINED JOINT LENGTH | | | |
|  | NEW P.C.C. CONCRETE | | | |
| TC | Top of Curb | | | |

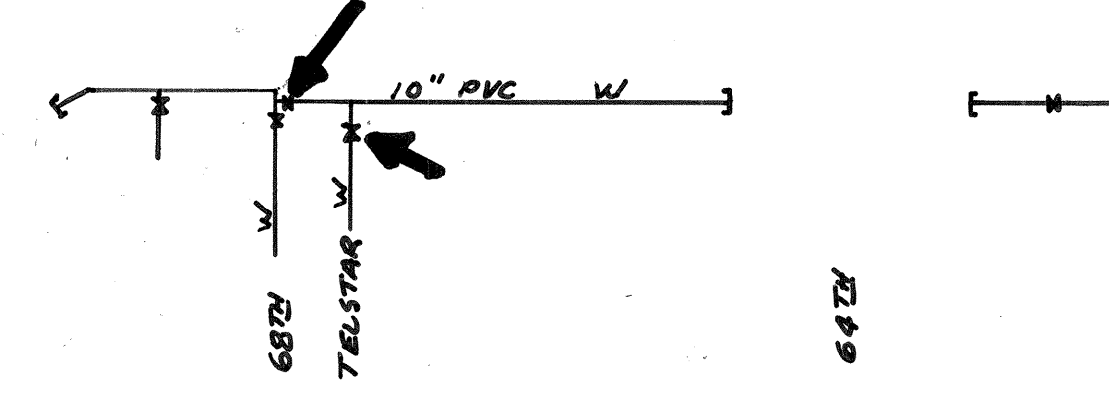
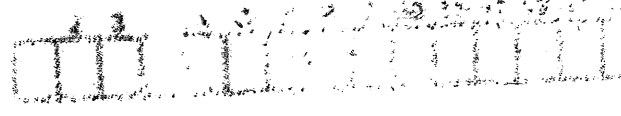


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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PUBLIC ROADWAY (HANOVER ROAD NW) PLAN & PROFILE

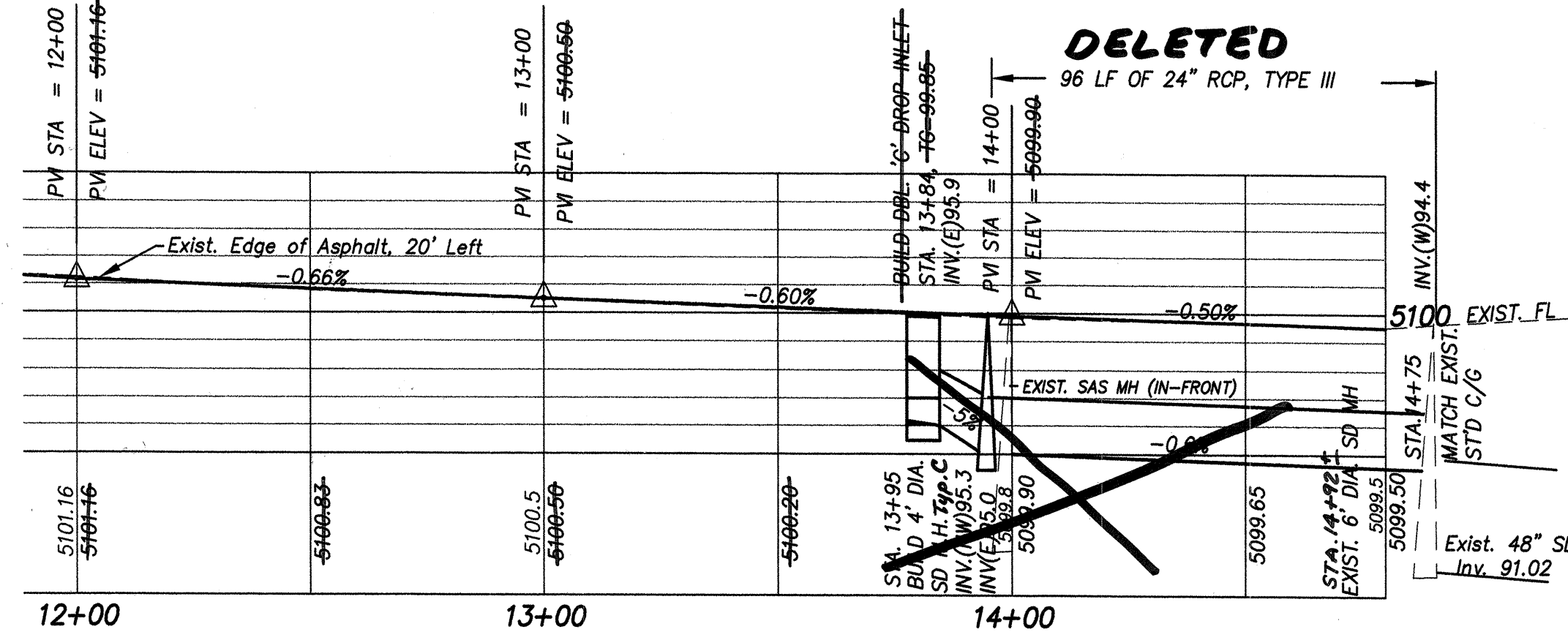
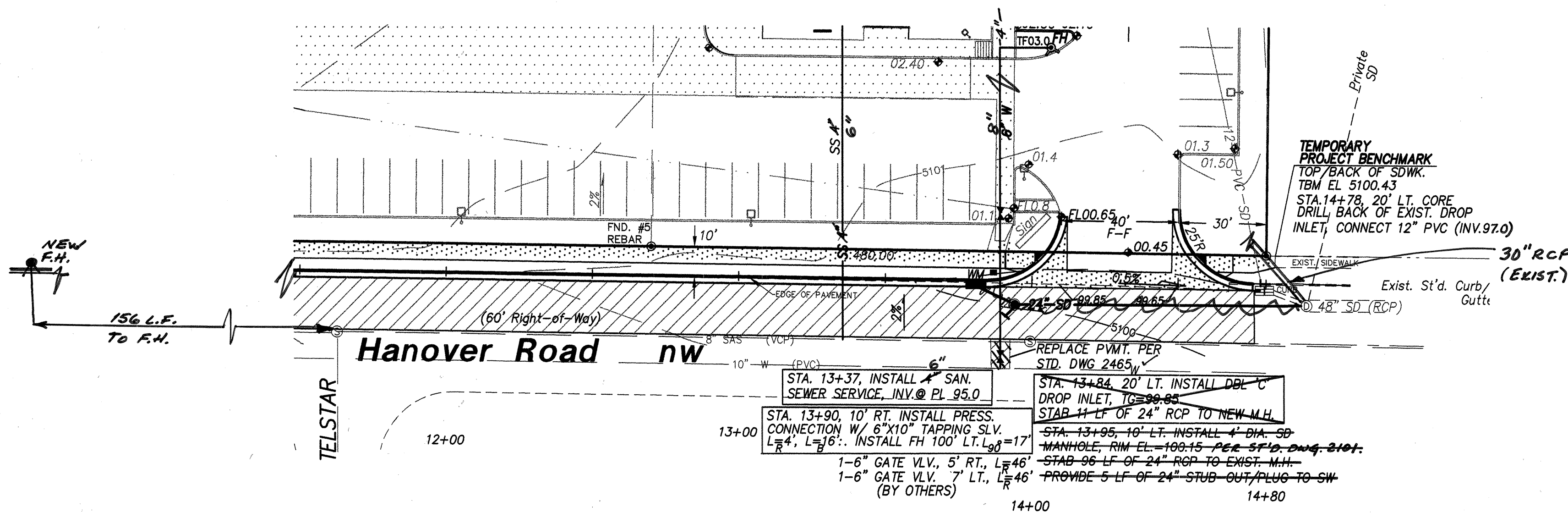
		Last Design Update	Mo./Day/Yr. _____	Mo./Day/Yr. _____
City Project No. 7943.81	Zone Map No. J-10	SHEET 4 OF 5		



NOTES

1. ALL STATIONING BASED ON CENTER LINE OF ROADWAY AND R.O.W., UNLESS NOTED OTHERWISE.
2. MAINTAIN MINIMUM OF 3 FEET COVER TO TOP OF NEW 6" 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 PINO YARDS, 7 DAYS PRIOR TO REQUEST OF VALVE SHUT-OFF FOR PRESSURIZED CONNECTIONS. TELE: 857-8200. CLOSE VALVES:
SEE FACILITY MAP J-10 & **DIAGRAM @ LEFT**
NOTE: VALVES TO BE OPERATED ONLY BY CITY PERSONNEL.

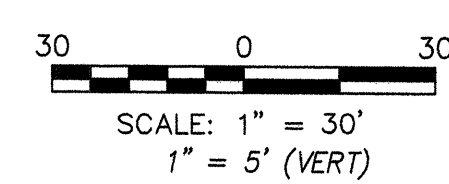
5. ALL UTILITY BACKFILL WITHIN CITY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH COA SPECIFICATION REQUIREMENTS. COMPACTION SHALL BE 95% ASTM D-1557.
6. ALL EXCAVATION AND TRENCHING ACTIVITIES SHALL COMPLY WITH OSHA 29 CFR 1926.65 PART P.



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.

LEGEND

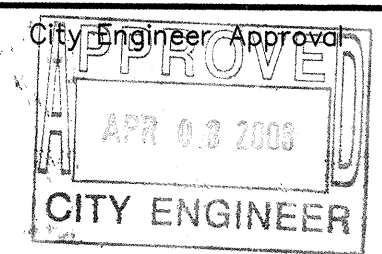
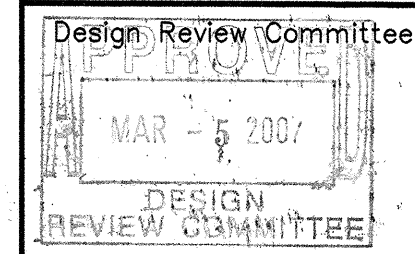
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- NEW GATE VALVE
- NEW SANITARY SEWER STUB/CAP
- WM NEW SINGLE METER, 1-1/2" SERVICE
- Lr RESTRAINED JOINT LENGTH



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

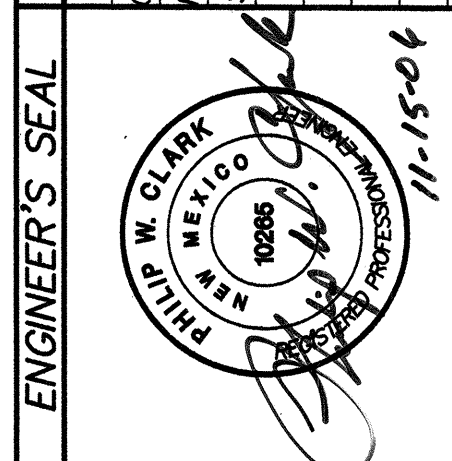
(HANOVER ROAD NW) UTILITY PLAN



City Project No. 7943.81

Zone Map No. J-10

SHEET 5 OF 5



NO.	DATE	AS-BUILT	REMARKS	BY
1	7/7/08			AC

AS-BUILT INFORMATION
Public Storm Drain DELETED - SEE Revised G.F.D. Plan, dated 5-16-08

BENCH MARKS
ACS A 1-3/4" ALUMINUM DISK, STAMPED "ACS BM 23-011" EXPOSED IN THE STATIONING OF STREET LIGHT BASE AT THE INTERSECTION OF COORS BLVD. AND HANOVER ELEVATION = 5092.95 (MSL - NGVD 29)

SURVEY INFORMATION
COMPILED BY CLARK CONSULTING ENGINEERS FROM TOPOGRAPHIC SURVEY PERFORMED BY SOUTHWEST SURVEYS, LTD. DATED 5/2006