

20070408

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR

PALOMAS AVE NE ALBUQUERQUE RETIREMENT RESIDENCE 2 ALBUQUERQUE, NEW MEXICO

APRIL 2007

PREPARED FOR:
Albuquerque Retirement Residence II, LLC
PO Box 14111
Salem, OR 97309

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

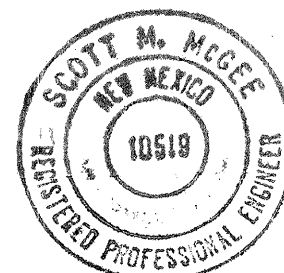
INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	PLAT
3	SITE PLAN
4	GRADING AND DRAINAGE PLAN
	PAVING PLAN & PROFILE SHEETS
5	PALOMAS AVE NE STA 0+00.00 TO STA 9+00.00
6	PALOMAS AVE NE STA 9+00.00 TO STA 13+50.00
7	PALOMAS AVE NE STA 13+50.00 TO STA END
	UTILITY PLAN & PROFILE SHEETS
8	PALOMAS AVE NE STA 10+00.00 TO STA 18+00.00
9	PALOMAS AVE NE STA 18+00.00 TO BARSTOW

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Scott M. McGee of the firm of Isaacson & Arfman, P.A., 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 Martin T. Sprague NMPS Number 16871.

Scott M. McGee
NMPE No. 10519



SURVEYOR'S CERTIFICATE

I, MARTIN T. SPRAGUE, NEW MEXICO PROFESSIONAL SURVEYOR NO. 16871 DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Martin T. Sprague
MARTIN T. SPRAGUE, N.M.P.S. #16871

04/19/07
DATE

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 06/19/07

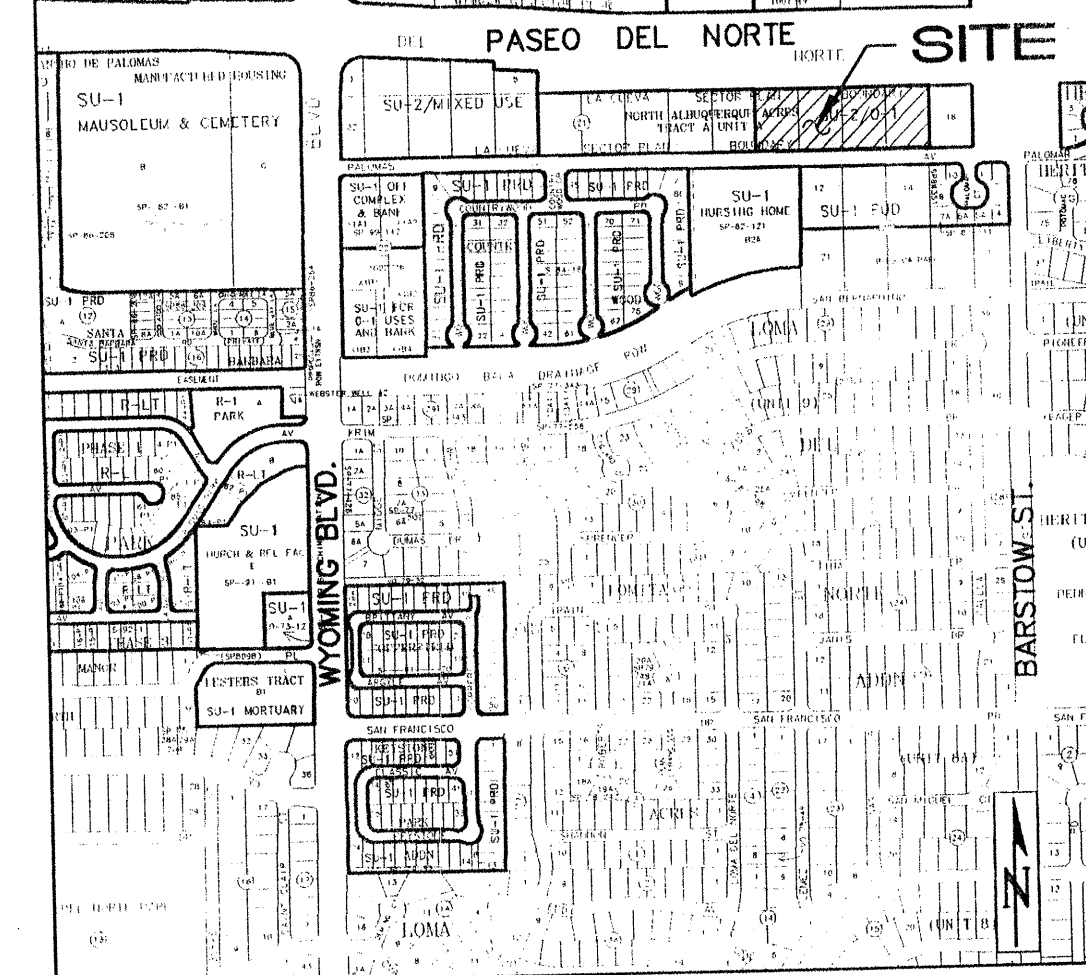
GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 CONSTRUCTION COORDINATION 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 TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, A RIGHT EXISTING PAVEMENT TO A STRAIGHT EDGE AND A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. THE 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 UPDATE #7.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES, AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

D-19-Z

VICINITY MAP

1"=750'±



Lot 22-A, Block 21
being a replat of
Lots 19 Through 22 inclusive
Block 21, Tract A, Unit A,
North Albuquerque Acres

within

Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
October 2006

LEGAL DESCRIPTION
Lots numbered Nineteen (19) through Twenty-two (22) inclusive, Block 21, Tract A, Unit A, North Albuquerque Acres, 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 March 17, 1937 in Map Book D, Page 123.

Vicinity Map
no scale

Zone Atlas Page Number D-19
Talos Log Number 2006 112125

- Subdivision Data
1. Total gross acreage: 3.9995 acres
 2. Zoning: S12/O-1
 3. Total number of lots created by this plat is 1
 4. The purpose of this plat is to consolidate Lots 19 through 22 into 1 lot, grant a water meter easement and dedicate the right-of-way on Palomas Avenue NE.
 5. The purpose of this plat is to consolidate Lots 19 through 22 into 1 lot, grant a water meter easement and dedicate the right-of-way on Palomas Avenue NE.
 6. Where record distances and measured distances differ () indicates record distance.
 7. The plat of North Albuquerque Acres has no bearings.
 8. Distances between indicated corner are set 1/2" rebar w/cap LS 6126.
 9. Documents used: 1/13/06
 10. Plat of Block 21, Unit A, North Albuquerque Acres, filed March 17, 1937.
 11. Title commitment No. 723209-AL01, CHM
 12. Warranty deed filed 3/31/06, Book A114, Page 6222

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. Qwest Telecommunications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide telecommunication services, including but not limited to above ground pedestals and closures.
4. Comcast, Inc. for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, reconstruct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes of installing, maintaining, and operating cable television lines, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, structure or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of poles, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES

PNM GAS SERVICES

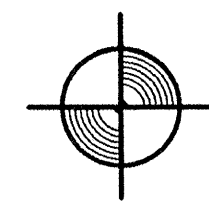
QWEST TELECOMMUNICATIONS

COMCAST, INC.

Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Ronald A. Forstbauer
NMLS No. 6126

Date

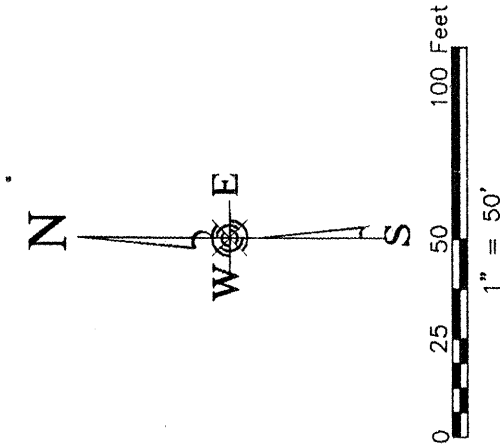


Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032
Sheet 1 of 2

Lot 22-A, Block 21
being a replat of
Lots 19 Through 22 inclusive
Block 21, Tract A, Unit A,
North Albuquerque Acres

within

Elena Gallegos Land Grant
Projected Section 19, T.11N., R.4E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
October 2006



Albuquerque Control Survey
Monument 7-C19
New Mexico State Plane
Grid Coordinates
Central Zone NAD 1927
X = 140370.36
Y = 15222006.02
G/G Factor 0.999647055
delta alpha = not published
NAVD 1929 Elevation 5483.076

A portion of Lots 11-17
Block 21, Tract A, Unit A,
North Albuquerque Acres
Deed filed 5/23/06, Book
A117, Page 4741

Lot 10

Lot 11

Lot 12

Lot 13

Lot 14

Lot 15

Block 21
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937,
Book D, Page 123

Lot 23

Lot 22

Lot 21

Lot 20

Lot 19

Lot 18

Block 21
Tract A, Unit A
North Albuquerque Acres
filed March 17, 1937,
Book D, Page 123

Lot 22-A

3.5450 acres (154,421 square feet)

Lot 17

Lot 16

Lot 15

Lot 14

Lot 13

Lot 12

Lot 11

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

Lot 0

Lot -1

Lot -2

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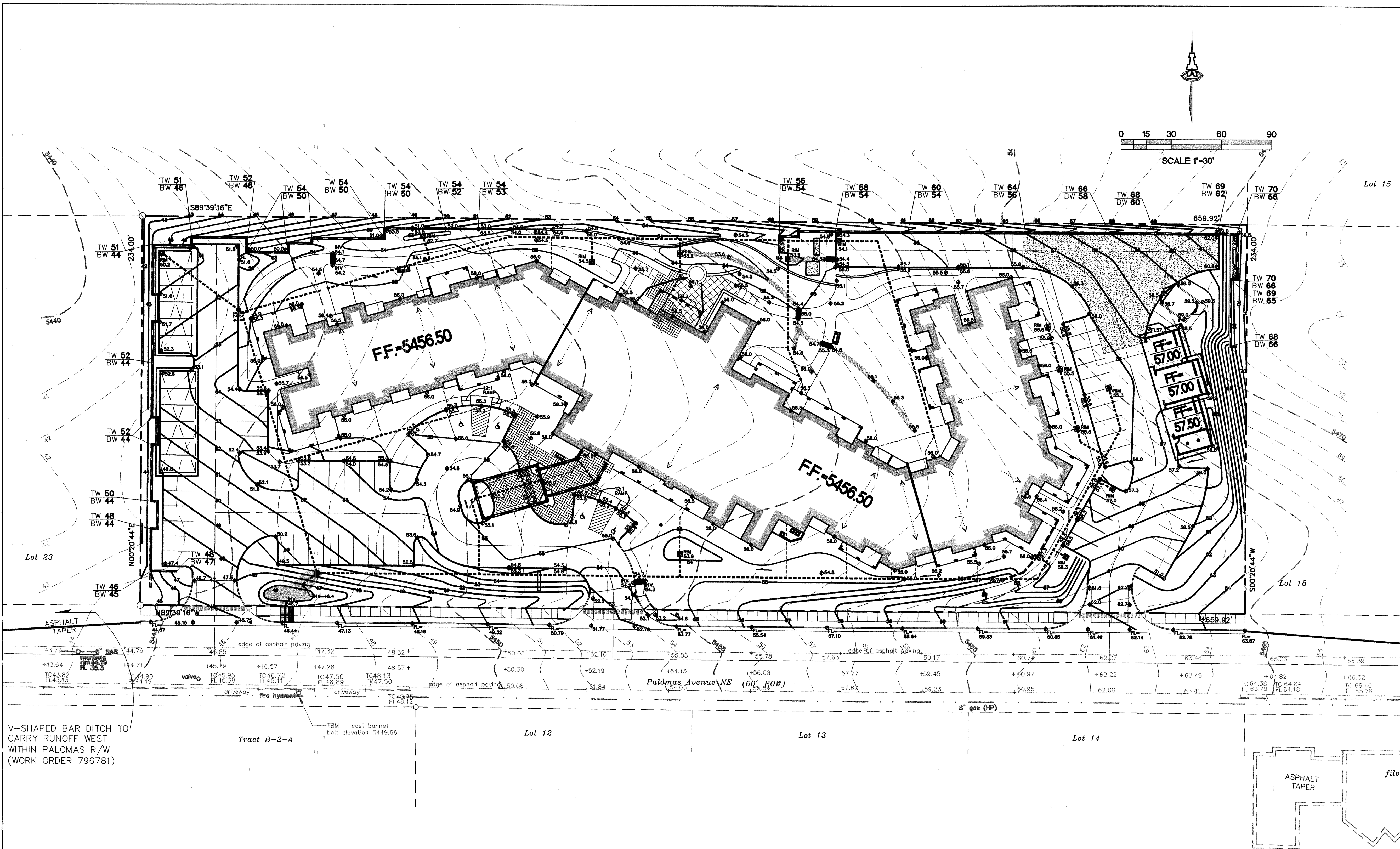
Lot -215

Lot -216

Lot -217

Lot -218

Lot -219



V-SHAPED BAR DITCH TO
CARRY RUNOFF WEST
WITHIN PALOMAS R/W
(WORK ORDER 796781)

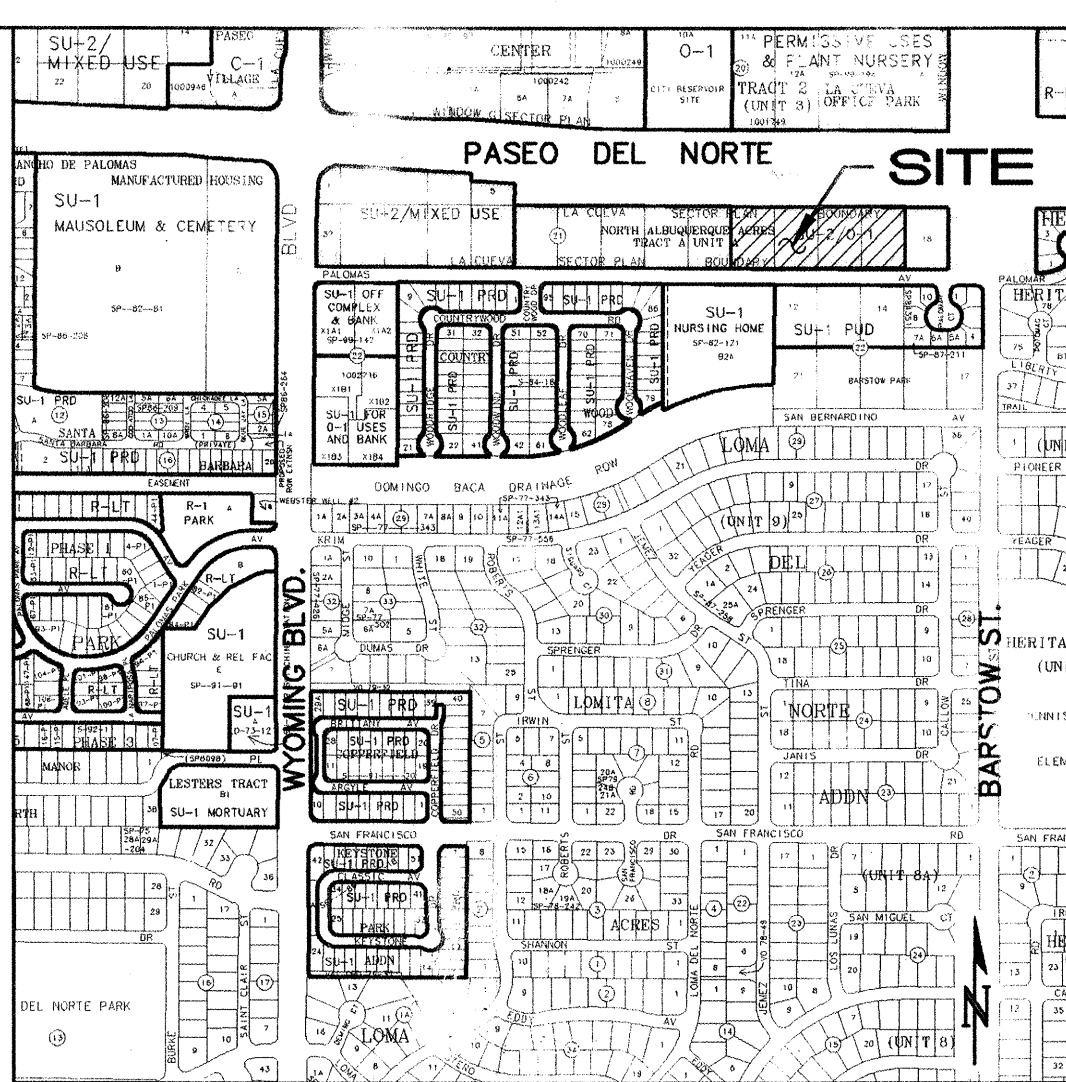
Tract B-2-A

Lot 12

Lot 13

Lot 14

NOTE: PUBLIC IMPROVEMENTS WITHIN PALOMAS NE WILL BE
CONSTRUCTED BY PUBLIC WORK ORDER 796781.



VICINITY MAP

LEGAL: LOTS 19-22, BLOCK 21, TRACT A, UNIT A, NORTH
ALBUQUERQUE ACRES.

SURVEYOR: FORSTBAUER SURVEYING CO.
DATED MARCH, 2006.

AREA: 3.55 ACRES (154,420 SF)

EXISTING CONDITIONS: SITE SLOPES DOWN FROM EAST TO WEST
AT APPROXIMATELY 4%. THE SITE IS UNDEVELOPED AND
COVERED WITH NATIVE VEGETATION.
ZONE: 3 LAND TREATMENT: 100% A
 $Q_{100} = (3.55)(1.87 \text{ cfs/Ac}) = 6.6 \text{ cfs}$

PROPOSED CONDITIONS: PROPOSED DEVELOPMENT OF A
RETIREMENT RESIDENCE INCLUDES 118 UNITS WITH PAVED
PARKING/ACCESS AND LANDSCAPING. DEVELOPED RUNOFF
WILL BE DISCHARGED TO PALOMAS AVENUE NE.
LAND TREATMENT: 15% B, 31% C, & 54% D
 $Q_{100} = (0.53)(2.60) + (1.10)(3.45) + (1.91)(5.02) = 14.8 \text{ cfs}$

DEVELOPED RUNOFF WILL BE DETAINED ONSITE AND
RELEASED AT A CONTROLLED RATE TO PALOMAS AVENUE
NE. A V-SHAPED BAR DITCH WILL BE CONSTRUCTED
WITHIN THE NORTH HALF OF THE PALOMAS R/W FROM
THE SITE WEST 825 FT TO THE COMMERCIAL
DEVELOPMENT CURRENTLY BEING BUILT AT THE SE
CORNER OF WYOMING AND PASEO DEL NORTE NE.
RUNOFF WILL BE ACCEPTED AND ROUTED THROUGH THAT
SITE TO PUBLIC STORM DRAIN FACILITIES.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5456.50 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TW 44 TOP OF WALL ELEVATION
- BW 42 BOTTOM OF WALL ELEVATION
- RETAINING WALL
- AD AREA DRAIN
- INV=72.5 INVERT ELEVATION
- 12" DRAIN LINE WITH SIZE
- FLOW ARROW (PROPOSED, ROOF)

FOR INFORMATION ONLY

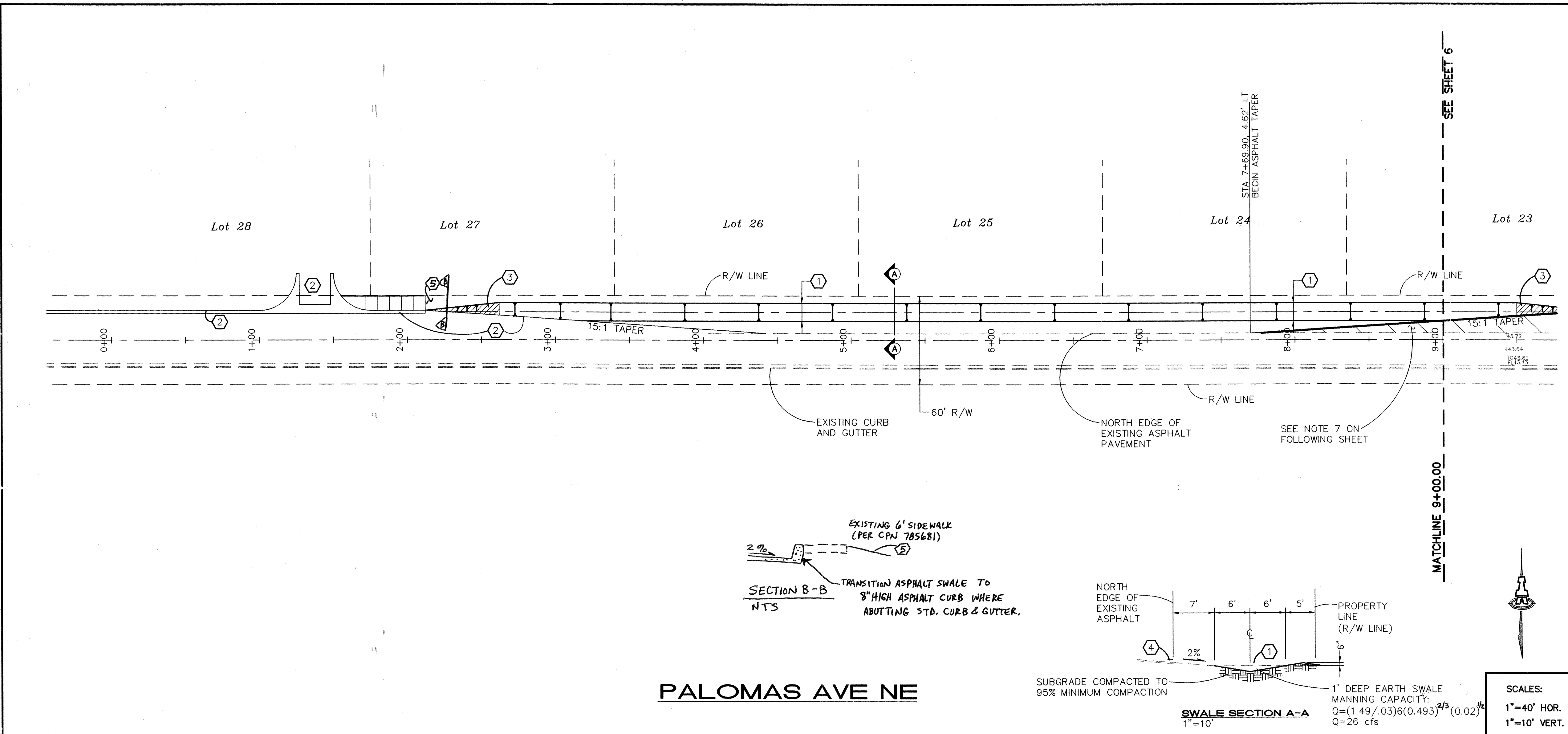
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**Albuquerque Retirement
Residence**
Curry Brandaw Architects

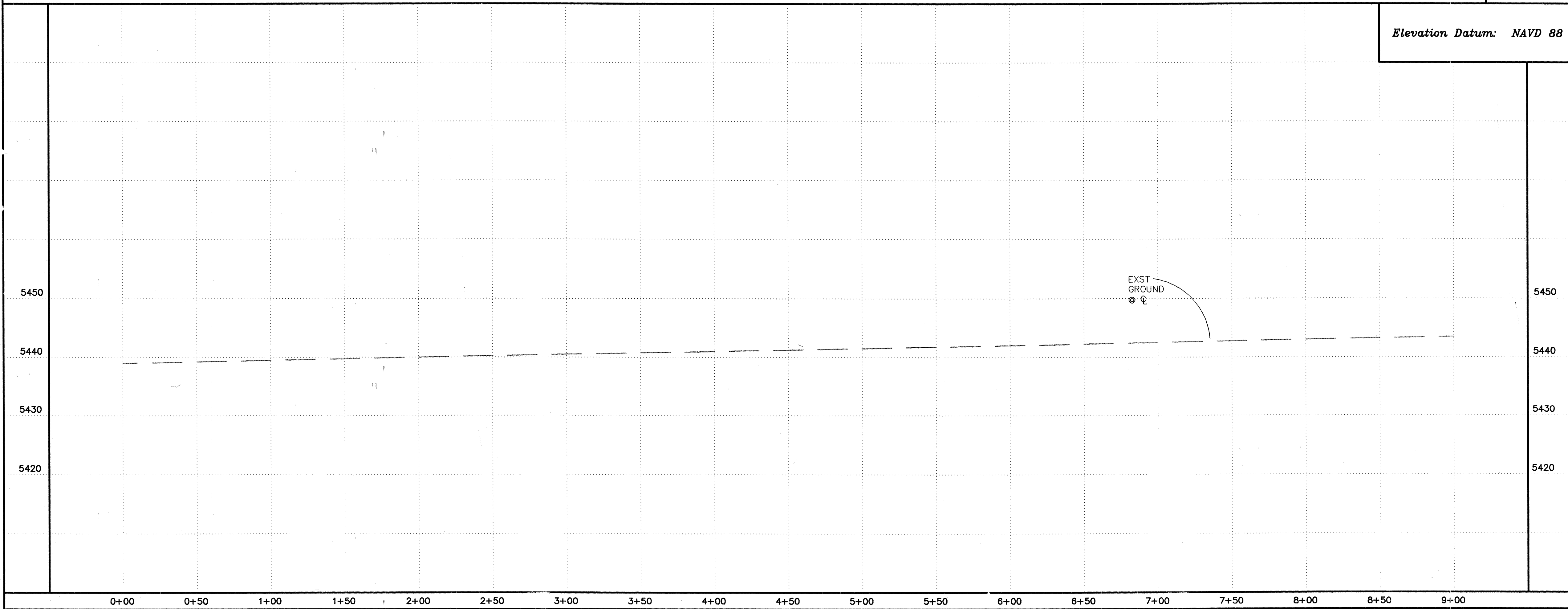
GRADING AND DRAINAGE PLAN

Date:	No.	Revision	Date	Job No.
11/28/05				1499
Drawn By:				PAGE
thor				51 OF 9
Ckd By:				
SMM				

C-PN: 796 781



PALOMAS AVE NE



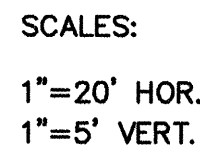
KEYED CONSTRUCTION NOTES

1. CONSTRUCT DRAINAGE SWALE ALONG NORTH SIDE OF EXISTING PAVING PER SECTION SHOWN.
2. PUBLIC IMPROVEMENTS SHOWN ARE BEING CONSTRUCTED BY SEPARATE WORK ORDER #785681 (NOT A PART OF THIS WORK).
3. INSTALL 2" THICK ASPHALT PAVING TRANSITION AREAS 50' LONG.
4. INSTALL 4" SOLID WHITE STRIPE AT NORTH EDGE OF EXISTING ASPHALT FROM STA. 2+10 TO 10+00.
5. PROVIDE MAXIMUM SLOPE OF 6:1 (HORIZ: VERT) BEHIND SIDEWALK.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CITY OF ALBUQUERQUE	
CONTRACTOR	DATE	FIELD NOTES	DATE	ENGINEER'S SEAL	DATE	REMARKS	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	CITY OF ALBUQUERQUE	ENGINEERING GROUP
City of Albuquerque	4/25/07	RONALD A. FORSTBAUER	JULY 19, 2005	SCOTT M. MCCOY	10519	4/25/07	DESIGN	DESIGNED BY	10/06/06	DRAWN BY	10/06/06	CITY OF ALBUQUERQUE	ENGINEERING GROUP
City of Albuquerque	4/25/07	W.A. Webster Well No. 1, 0.25 miles east of Wyoming on the north side of Paseo del Norte. Elevation 5435.67 NAVD88.											
TITLE: PALOMAS AVE NE STA 0+00.00 TO STA 9+00.00 PAVING PLAN & PROFILE													
Project No. 796781 Zone Map No. D-19-Z Sheet 5 of 9													

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1499PVI.DWGdIP 10.09.06

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY 8 2007 DESIGN REVIEW COMMITTEE	APPROVED JUN 8 2007 CITY ENGINEER		



	TC	FL
1	54.30	53.63
2	--	53.10
3	54.10	53.60

TYPICAL 60' R.O.W. STREET SECTION

	TC	FL
1	46.85	46.18
2	--	46.10
3	47.30	46.80

	TC	FL
1	52.50	52.00
2	--	51.65
3	51.70	51.03

	TC	FL
1	46.60	46.10
2	--	45.50
3	45.70	45.03

KEYED CONSTRUCTION NOTES

1. BUILD NEW PRIVATE ENTRY PER COA STD DWG # 2426 WITH UNI-DIRECTIONAL RAMPS, INCLUDING 2' WIDE TRUNCATED DOMES PROVIDE 3% WIDE AREA @ 2% MAX CROSS SLOPE AT CROSSWALK. TRANSITION FROM 8" STANDARD CURB & GUTTER RETURNS TO 6" CURB ONSITE. PAVE ENTRY PER STREET PAVING SECTION SHOWN.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CONSTRUCT 6" PC CONCRETE SIDEWALK PER COA STD DWG # 2430.
5. REMOVE AND DISPOSE OF 4 FEET OF EXISTING ASPHALT PAVING NORTH OF CENTERLINE.
6. BUILD THREE 2' SIDEWALK CULVERTS PER COA STD DWG # 2236.
7. PLACE 4" THICK TEMPORARY A.C. PAVING OVER 8" SUBGRADE (MIN 95% COMPACTION) THROUGHOUT TAPER AREA (STA. 7+69.00 TO STA. 10+00.00)
8. INSTALL 4" WIDE SOLID WHITE STRIPE AT NORTH EDGE OF PAVING FROM STA. 2+10.00 TO STA. 10+00.00.
9. PROVIDE MAXIMUM SLOPE OF 6:1 (HORIZ:VERT) BEHIND 6" SIDEWALK.
10. CONSTRUCT 5'x5' LANDING AREA (AT 2% MAX. CROSS SLOPE IN EVERY DIRECTION) AT BOTTOM OF RAMPS.
11. ASPHALT PAVING TO CURB RETURNS IS PART OF THIS WORK ORDER. ASPHALT PAVING PER STREET PAVING SECTION.
12. INSTALL 6" THICK PC CONCRETE CROSSWALK THROUGH DRIVEPAD AREA WITH CONTROL JOINTS PER COA STD DWG #2430. INSTALL EXPANSION JOINTS ALONG THREE SIDES ABUTTING CONCRETE FILLETS AND VALLEY GUTTER.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	39.30	90°03'28"
FC2	25.00	39.56	90°39'21"
FC3	25.00	34.16	78°17'07"
FC4	25.00	37.94	86°57'23"

- * TRUNCATED DOME NOTES:
- DESIGNED PER ADA GUIDELINES.
- CONTRACTOR SHALL SUBMIT SPECS TO CITY CONSTRUCTION ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

LEGEND

3' WIDE ADA CROSSWALK
MAX. CROSS-SLOPE)

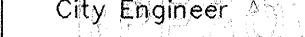


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1499Pv1.DWGdlp 12.12.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **PALOMAS AVE NE**
STA 9+00.00 TO STA 13+50.00
PAVING PLAN & PROFILE

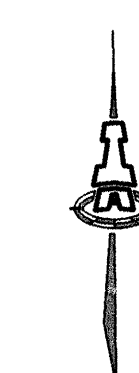
Design Review Committee  A rectangular stamp with a double border. The top half contains the text "DESIGN REVIEW COMMITTEE" in a bold, sans-serif font. The bottom half contains the date "MAY 30 2007" in a similar font.	City Engineer  A rectangular stamp with a double border. The top half contains the text "CITY ENGINEER" in a bold, sans-serif font. The bottom half contains the text "CITY ENGINEER" in a similar font.	al
DESIGN REVIEW COMMITTEE	CITY ENGINEER	Last Design Update

City Project No. **796781**

19-7

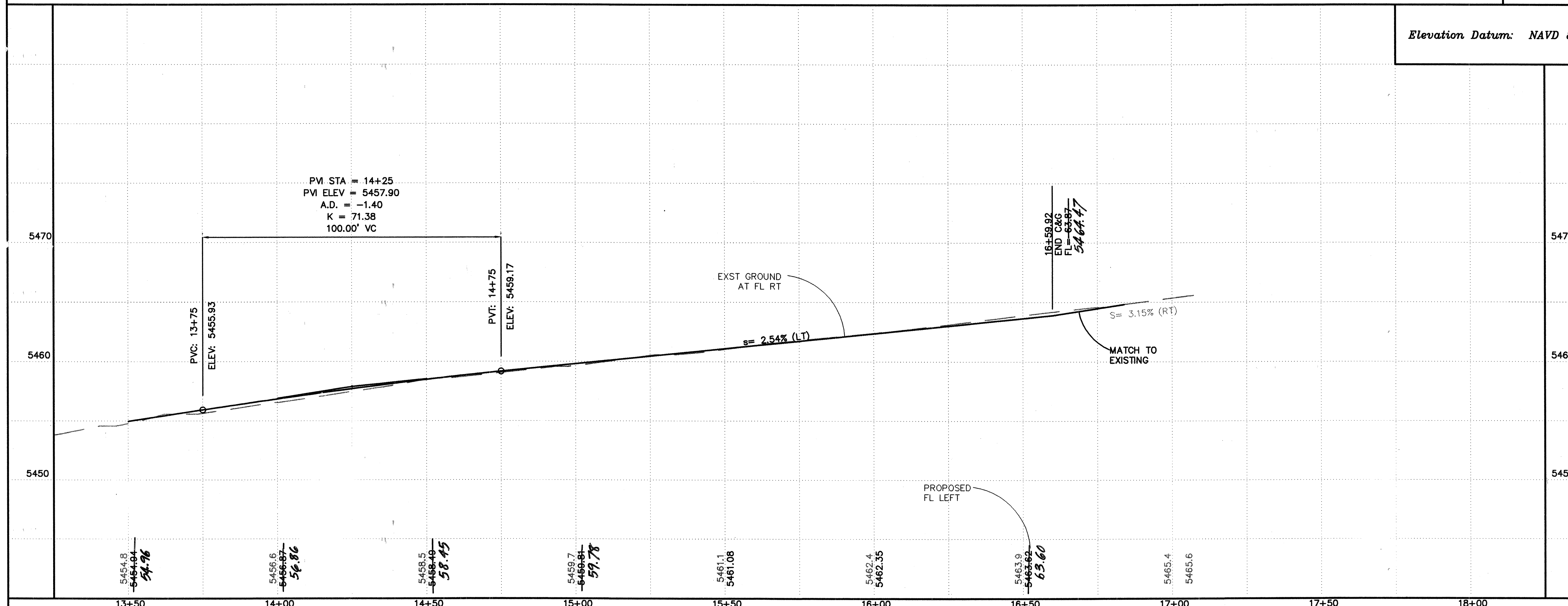
6

9



SCALES:
1"=20' HOR
1"=5' VERT.

Elevation Datum: NAVD 88



- KEYED CONSTRUCTION NOTES**
1. BUILD NEW PRIVATE ENTRY PER COA STD DWG # 2426 WITH
UNI-DIRECTIONAL RAMPS, INCLUDING 2'
WIDE TRUNCATED DOMES. PROVIDE 3'
WIDE AREA @ 2% MAX CROSS SLOPE
AT CROSSWALK. TRANSITION FROM 8"
STANDARD CURB & GUTTER THROUGH
RETURNS TO 6" CURB ONSITE. PAVE
ENTRY PER STREET PAVING SECTION ON
SHEET 6.
 2. STANDARD CURB & GUTTER PER COA
STD DWG #2415A.
 3. CONSTRUCT PC VALLEY GUTTER 6'
WIDE, 1 1/2" INVERT PER COA STD
DWG #2420.
 4. CONSTRUCT 6' PC CONCRETE SIDEWALK
PER COA STD DWG # 2430.
 5. REMOVE AND DISPOSE OF 4 FEET OF
EXISTING ASPHALT PAVING NORTH OF
CENTERLINE.
 6. BUILD THREE 2' SIDEWALK CULVERTS
PER COA STD DWG # 2236.
 7. PLACE 4" THICK TEMPORARY A.C.
PAVING OVER 8" SUBGRADE (MIN 95%
COMPACTION) THROUGHOUT TAPER
AREA (STA. ~~7+69.00~~ TO STA. ~~10+00.00~~)
18+54.26 **16+59.92**
 8. INSTALL 4" WIDE SOLID WHITE STRIPE
AT NORTH EDGE OF PAVING FROM STA.
~~2+16.00~~ TO STA. ~~10+00.00~~
16+59.92 **18+54.26**
 9. PROVIDE MAXIMUM SLOPE OF 6:1
(HORIZ:VERT) BEHIND 6" SIDEWALK.
 10. NOT USED.
 11. ASPHALT PAVING TO CURB RETURNS IS
PART OF THIS WORK ORDER. ASPHALT
PAVING PER STREET PAVING SECTION.
 12. INSTALL 6" THICK PC CONCRETE
CROSSWALK THROUGH DRIVEPAD AREA
WITH CONTROL JOINTS PER COA STD
DWG #2430. INSTALL EXPANSION JOINTS
ALONG THREE SIDES ABUTTING
CONCRETE FILLETS AND VALLEY
GUTTER.

CURVE TABLE			
FC5	25.00	39.26	89°58'13"
FC6	25.00	39.24	89°56'32"

LEGEND

3' WIDE ADA CROSSWALK (2% MAX. CROSS-SLOPE)



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1499PVI.DWGdip 12.12.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PALOMAS AVE NE
STA 13+50.00 TO END
PAVING PLAN & PROFILE

Design Review Committee 	City Engineer Approval 
DESIGN REVIEW COMMITTEE	CITY ENGINEER

City Project No.	796781	Zone Map No.	D-19-Z
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[illegible]

Existing 8" waterline was cut & 2" caps installed where the new (2) F.H. crossed & the new (2) Private Firelines crossed & also the new 8" water service line crossed

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
MATERIAL PVC PIPE
SOIL TYPE GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE 150 PSI
TRENCH TYPE 4:
PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)				
SIZE	HORZ. BENDS			VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°
12	30	12	6	3
10	26	11	5	3
8	22	9	4	2
6	17	7	3	2
4	12	5	2	1

RESTRAINED JOINT LENGTHS, L_r,
FOR REDUCERS, (FT.)
MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH:
RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

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 JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

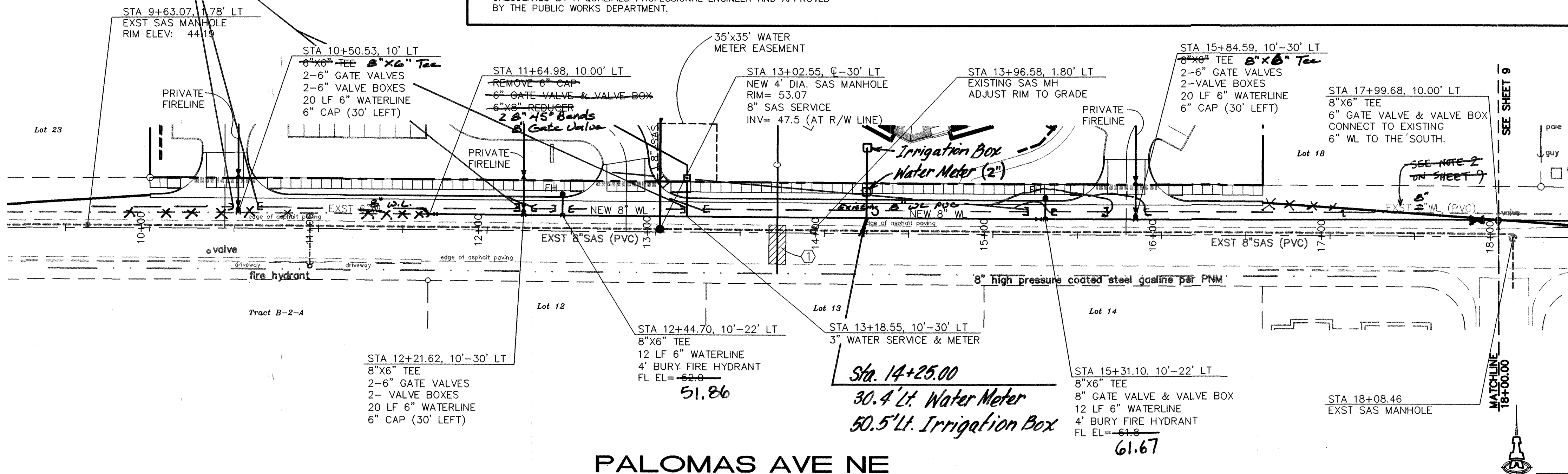
RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

GENERAL NOTES

- CONSTRUCT SAS SERVICE PER COA STD DWG #2125.
- CONSTRUCT WATER SERVICE PER COA STD DWG #2361, #2362, & #2363.
- SEE WATER SHUT-OFF PLAN ON SHEET 9.
- SEE RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS IN TABLE AT LEFT.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

KEYED CONSTRUCTION NOTES

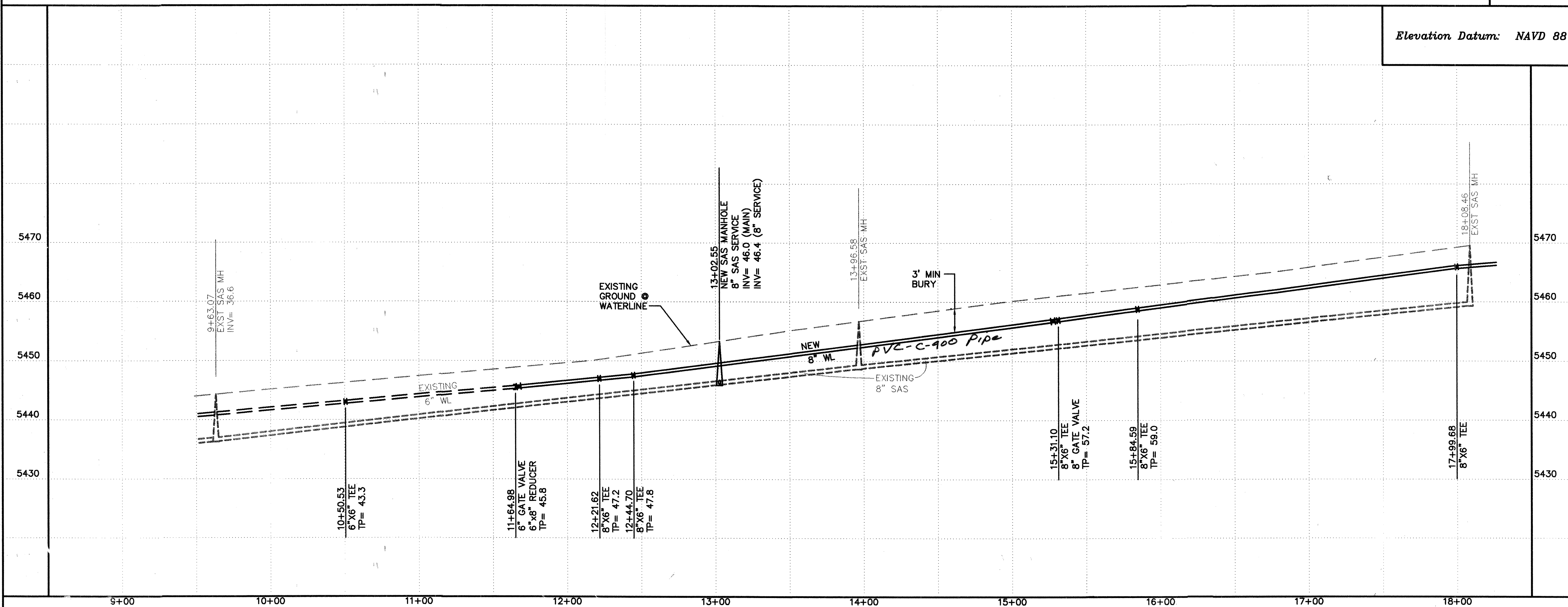
- REMOVE & REPLACE 10 SY PAVING FOR GAS SERVICE PER COA STD DWG #2465 (MAJOR LOCAL).



PALOMAS AVE NE

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Urban & Urban	CITY OF ALBUQUERQUE	aluminum disc	FIELD NOTES	RONALD A. FORSTBAUER	SCOTT M. MCCOY	NEW MEXICO
DATE	8/6/07	W.A. Webster Well No. 1	0.25 miles east of Wyoming on the north side of Paseo del Norte. Elevation 5435.67 NAVD88.	DATE	JULY 19, 2005	10519	10519
DATE	8/6/07			REMARKS		4/25/07	
DATE	8/6/07			REVISIONS			
DATE	8/6/07			DESIGN			
DATE	8/6/07			DATE	10/06/06		
DATE	8/6/07			DATE	10/06/06		
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1499UTI.DWGthor 10.12.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **PALOMAS AVE NE**

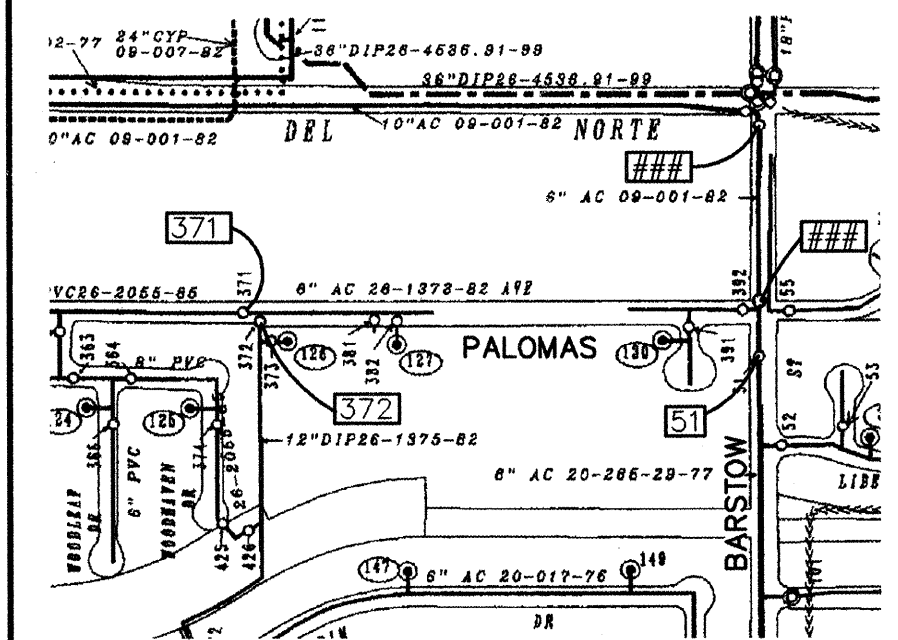
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of

796781 D-19-Z 8 Of 9



SHUT-OFF VALVES 371 372 51 & ### TO
PROVIDE NON-PRESSURE CONNECTION. THE
CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION
(857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR
TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE
ALLOWED TO OPERATE VALVES.



1. SEE WATER SHUT-OFF PLAN BELOW.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

1. ~~REMOVE & REPLACE 20 SY ASPHALT~~
~~PAVING PER COA STD DWG #2405~~
~~(MAJOR LOCAL).~~
2. ~~ABANDON EXISTING 6" WATERLINE IN~~
~~PLACE. 1 GROUT FILL~~
3. ~~CLOSE EXISTING 6" VALVE, REMOVE~~
~~VALVE CAN, & PAVE OVER. CUT 6"~~
~~WATERLINE WEST OF VALVE &~~
~~INSTALL 2 6" CAPS FOR BOTH ENDS~~
~~OF CUT WATERLINE.~~

ENGINEER'S SEAL

[illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED			
DEC 30 2007	DEC 6 6 2007			
DESIGN REVIEW COMMITTEE	CITY ENGINEER			

City Project No.	796781	Zone Map No.	D-19-Z	Sheet	9	Of	9
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