

Vicinity Map

Documents

1. PLAT FOR LOS DURANES PARK, FILED ON SEPTEMBER 7, 1979, IN BOOK D9, PAGE 177.
2. PLAT FOR TRACT "A", LANDS OF G.C. HOOD, FILED ON MARCH 25, 1968, IN BOOK B4, PAGE 130.
3. PLAT FOR TRACTS 174-B, 173 & 186-A (TRACT "A"), M.R.G.C.D. MAP NO. 35, FILED ON NOVEMBER 14, 1984, IN BOOK C25, PAGE 120.
4. BOUNDARY SURVEY PLAT FOR PARCEL 1-B, LAND OF DURAN, FILED ON DECEMBER 14, 2004, IN BOOK 2004S, PAGE 110.
5. PLAT FOR LANDS OF DURAN, FILED ON AUGUST 25, 1978, IN BOOK A6, PAGE 246.
6. PLAT OF PROPERTY OF JOSE S. DURAN, LOS DURANES, FILED ON APRIL 24, 1948.
7. PLAT OF TRACTS D-1-A & D-1-B, PEREA ACRES, FILED ON SEPTEMBER 18, 2008, IN BOOK 2008C, PAGE 208.
8. BOUNDARY SURVEY PLAT FOR TRACT 194-A-1-A & TRACT 194-A-2, M.R.G.C.D. MAP 25, FILED ON JULY 9, 1997, IN BOOK 97S, PAGE 81.
9. PLAT FOR LANDS OF MACIEL, FILED ON APRIL 18, 1977, IN BOOK A6, PAGE 46.
10. PLAT FOR TRACTS D-1 & D-2, PEREA ACRES, FILED ON FEBRUARY 8, 2006, IN BOOK 2006C, PAGE 47.
11. PLAT FOR LOTS 1-5, LANDS OF JESSE G. LOPEZ, FILED ON APRIL 19, 1978, IN BOOK C13, PAGE 67.
12. PLAT FOR PEREA ACRES, FILED ON JANUARY 11, 1972, IN BOOK C8, PAGE 78.
13. PLAT FOR LOTS A, B, C & D, LANDS OF JESSE G. LOPEZ, FILED ON APRIL 19, 1978, IN BOOK C13, PAGE 66.
14. PLAT FOR TRACTS 169-A & 169-B, M.R.G.C.D. MAP. NO. 35, FILED ON JULY 9, 1980, BOOK C17, PAGE 14.
15. QUITCLAIM DEED FOR A PORTION OF TRACT 1, LANDS OF DURAN, FILED ON FEBRUARY 17, 2010, AS DOC. NO. 2010013371.
16. WARRANTY DEED FOR TRACTS 172-A, 172-B, M.R.G.C.D. MAP NO. 35, FILED ON AUGUST 11, 1999, IN BOOK 9911, PAGE 506S, DOC. NO. 1999105377.
17. WARRANTY DEED FOR TRACT 193-A-1-A, M.R.G.C.D. MAP NO. 35, FILED ON JUNE 12, 2009, AS DOC. NO. 2009065942.
18. WARRANTY DEED FOR A PORTION OF TRACT 193, M.R.G.C.D. MAP NO. 35, FILED JUNE 12, 2009, AS DOC. NO. 2009065941.
19. TRANSFER ON DEATH DEED, FOR A PORTION OF TRACT 193, M.R.G.C.D. MAP NO. 35, FILED ON OCTOBER 8, 2004, IN BOOK A85, PAGE 1584, AS DOC. NO. 2004141980.
20. WARRANTY DEED FILED ON DECEMBER 12, 2006, IN BOOK A128, PAGE 5986, AS DOC. NO. 2006186494.
21. SPECIAL WARRANTY DEED FOR TRACT "A", LANDS OF ARMISTAR ACADEMY, FILED ON OCTOBER 30, 2009, AS DOC. NO. 2009120491.
22. WARRANTY DEED FOR LOT "A", LANDS OF DURAN, FILED ON MAY 19, 2003, IN BOOK A56, PAGE 3662, AS DOC. NO. 2003083842.
23. WARRANTY DEED FOR TRACT 169-B-1, IN BOOK D288A, PAGE 176.
24. SPECIAL MASTER'S DEED, FOR A PORTION OF TRACT 1, PLAT OF THE LANDS OF DURAN, FILED ON JULY 16, 2001, IN BOOK A21, PAGE 9923.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES	CONIFEROUS TREE	EP 5449.0	EDGE OF PAVEMENT ELEVATION
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D9-177)	DECIDUOUS TREE (ASH)	TC 5449.0	TOP OF CONCRETE ELEVATION
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT FOR TRACT "A" (C25-120)	DECIDUOUS TREE (ELM)	BC 5449.0	BACK OF CURB ELEVATION
○	FOUND AS INDICATED	DECIDUOUS TREE (COTTONWOOD)	FL 5449.0	FLOW LINE ELEVATION
●	SET BATHY MARKER "LS 14271"	DECIDUOUS TREE (OAK)	TA 5449.0	TOP OF ASPHALT ELEVATION
⊙	WATER METER	DECIDUOUS TREE (CHERRY)	5449.0	GROUND SPOT ELEVATION
⊠	BOLLARD	DECIDUOUS TREE (UNKNOWN)	SAS	SANITARY SEWER LINE (8" V.C.P.)
⊡	TRANSFORMER	SHRUB	CAB	UNDERGROUND CABLE LINE
⊢	HOT BOX	BACK FLOW PREVENTER	WL	UNDERGROUND WATER LINE (8" CAST IRON)
⊣	ELECTRIC CABINET	WATER FAUCET	UT	UNDERGROUND TELEPHONE LINE
⊤	POWER OUTLET	GAS METER	GAS 1"	UNDERGROUND GAS LINE (1" POLY-ETHYLENE PIPE) (MAX PRESSURE = 60 PSI)
⊥	ELECTRIC METER	UTILITY PEDESTAL	GAS 1"	UNDERGROUND GAS LINE (2" COATED STEEL PIPE) (MAX PRESSURE = 60 PSI)
⊦	ROOF DRAIN	WALL	E	UNDERGROUND ELECTRICAL LINE
⊧	CHAIN LINK FENCE	IRRIGATION BOX	2"	UTILITY POLE WITH DROP UTILITY
⊨	HANDRAIL	SPRINKLER	5"	UTILITY POLE
⊩	WOODEN FENCE	TREE LINE	ANCHOR	OVERHEAD UTILITY LINES
⊪	WIRE FENCE	LIGHT POST WITH TRANSFORMER	2"	TREE WITH RADIUS OF TRUNK AND RADIUS OF CANOPY NOTED
⊫	FIRE HYDRANT	LIGHT POST	5"	
⊬	METAL FENCE	COVERED AREA		

Indexing Information

Section 12, Township 10 North, Range 2 East, as Projected into the Albuquerque Grant Subdivision: Los Duranes Park Owner: City of Albuquerque UFG #101205928530710117

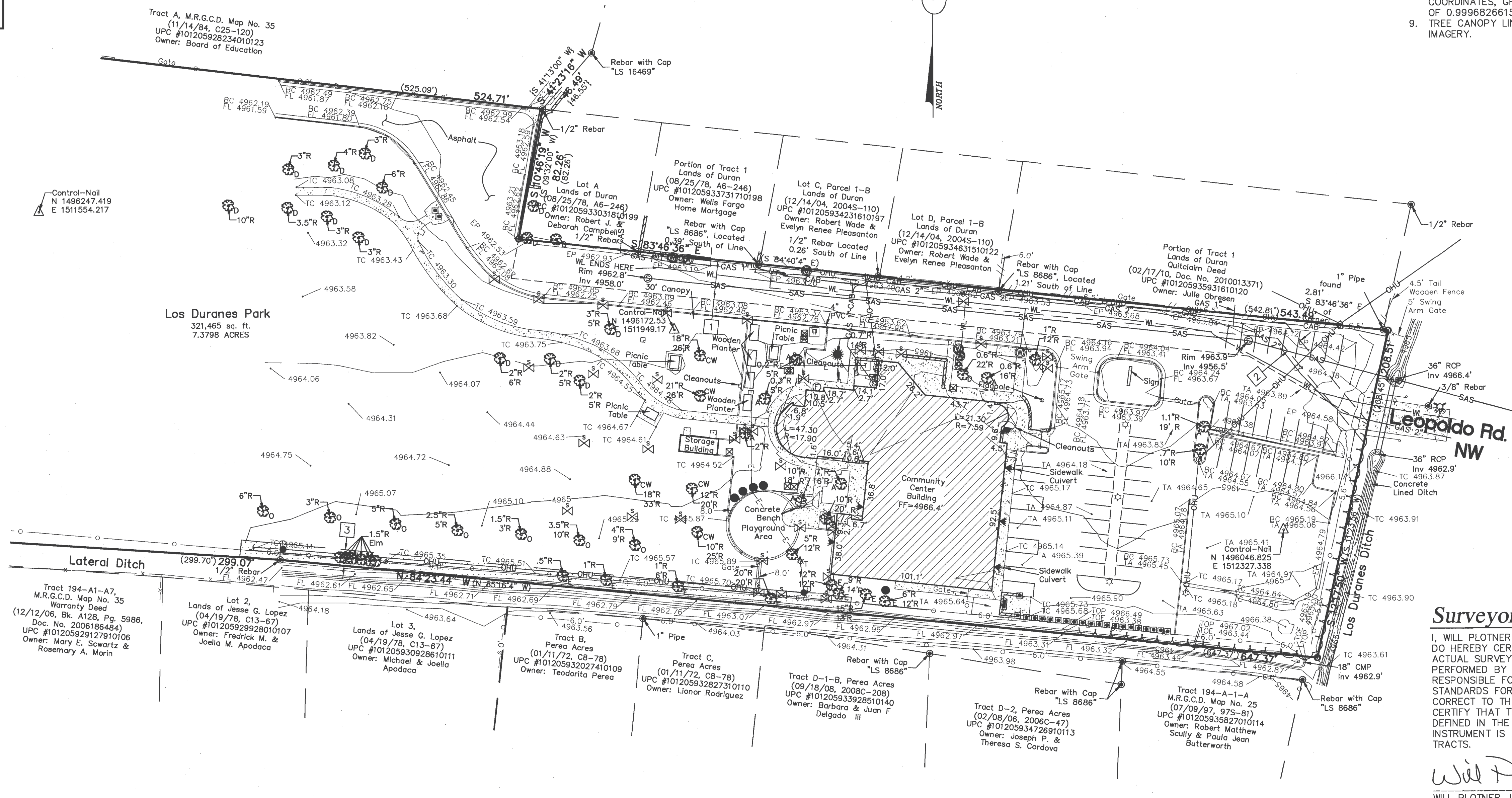
Easement Notes

- 1 25' UTILITY EASEMENT (09/07/79, D9-177)
- 2 10' GAS LINE EASEMENT (02/24/70, BK. MISC. 165, PG. 585-586)
- 3 10' PNM & MST&T EASEMENT (02/14/80, BK. MISC. 753, PG. 141, DOC. NO. 80-9612)

LINE	LENGTH	BEARING
L1	24.30' (24.16')	N 36°16'16" E (N 34°23'34" E)
L2	7.73' (7.71')	N 21°44'11" E (N 21°47'40" E)
L3	8.49' (8.50')	N 09°08'39" W (N 09°08'39" W)

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.
5. ZONE ATLAS PAGE H-12-Z.
6. TREE SPECIES SHOWN HEREON ARE BASED UPON THE SURVEYORS LIMITED KNOWLEDGE. A SPECIALIST SHOULD BE CONTACTED TO VERIFY THE SPECIES FOR CONFIRMATION.
7. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND MARKING LOCATIONS, OBSERVED EVIDENCE AND AS-BUILT MAPS ONLY.
8. THE COORDINATES SHOWN HEREON ARE MODIFIED NM STATE PLANE COORDINATES, GROUND, MODIFIED USING GROUND TO GRID FACTOR OF 0.9998926615.
9. TREE CANOPY LINE LOCATION SHOWN HEREON BASED UPON AERIAL IMAGERY.



Flood Notes

BASED UPON SCALING, THIS SUBJECT PROPERTY APPEARS TO BE IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0331G, WHICH BEARS AN EFFECTIVE DATE OF 09/26/08, BEING DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

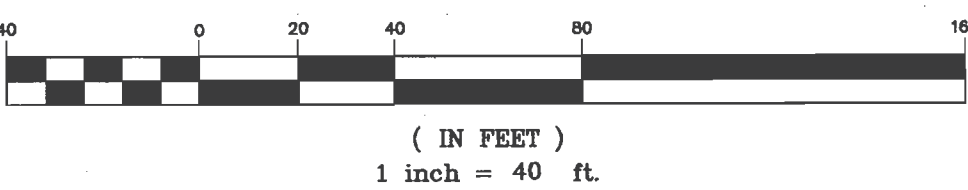
Benchmark - NAVD 88

ACS MONUMENT "3.G12" HAVING AN ELEVATION OF 4965.946.

Legal

LOS DURANES PARK AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 7, 1979 IN BOOK D9, PAGE 177.

GRAPHIC SCALE



Surveyor's Certificate

I, WILL PLOTNER JR., NEW MEXICO PROFESSIONAL SURVEYOR NO. 14271, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Will Plotner Jr. 5/9/12
WILL PLOTNER JR. DATE
N.M.R.P.S. No. 14271

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 5/9/12
WILL PLOTNER JR. DATE
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

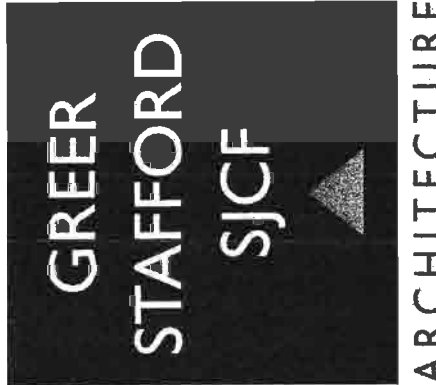
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Sheet 1 of 1
120157

FOR INFORMATION ONLY

GREER STAFFORD (S)C.F. INC.

1717 LOUISIANA NE, SUITE 205
ALBUQUERQUE, NM 87110-7027
(505) 821-0235 • FAX: (505) 821-0348
3005 NORTHBRIDGE DR, SUITE F
FARMINGTON, NM 87401-2085
(505) 325-7475 • FAX: (505) 325-6464



BENCH MARKS

Designation	Date
CONTRACTOR:	DATE:
INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWINGS CORRECTED BY:	DATE:

DESIGN BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3.26.2012

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
CAPITAL IMPLEMENTATION PROGRAM

Los Duranes Community Center

2920 LEOPOLDO NW, ALBUQUERQUE NM 87104



ZONE MAP NO.

H-12-Z

CITY PROJECT NO.

789091

SITE SURVEY

V101

SHEET 2 OF 7

COORDINATE TABLE

A	X = 1511944.67	Y = 1496171.22	4" FL 90° BEND
B	X = 1511891.15	Y = 1496177.44	4" FL 45° BEND
C	X = 1511882.51	Y = 1496170.59	4" FL 45° BEND
D	X = 1511873.73	Y = 1496094.99	4" FL 45° BEND
E	X = 1511910.95	Y = 1496048.00	4" FL 45° BEND
F	X = 1511933.76	Y = 1496045.28	4" FL END CAP
G	X = 1511914.84	Y = 1496174.69	CENT PIV
H	X = 1511908.25	Y = 1496172.95	CENT FDC

THE BASIS OF BEARINGS REFERENCES NMSP COORDINATES (NAD-83-GRD)

COORDINATES SHOWN HEREON ARE MODIFIED NM STATE PLANE COORDINATES, GROUND, MODIFIED USING GROUND TO GRID FACTOR OF 0.9996826615.

RESTRAINED JOINT LENGTHS, L, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)				
SIZE	HORZ. BENDS			VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°
4	12	5	2	1
				32

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, 150 PSI
TEST PRESSURE: 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.

NOTES:

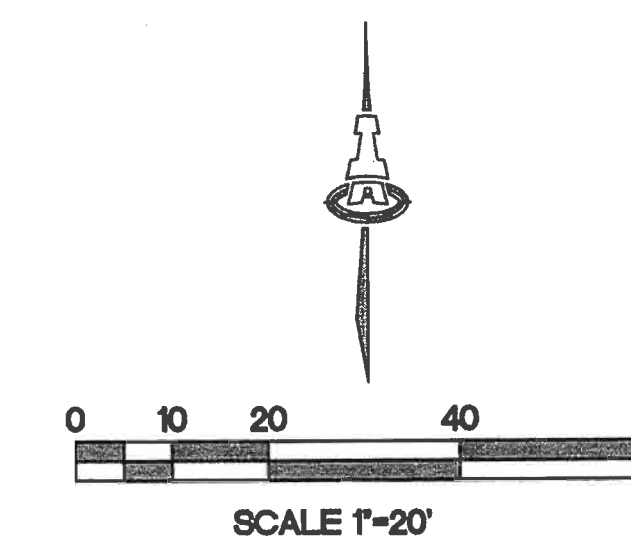
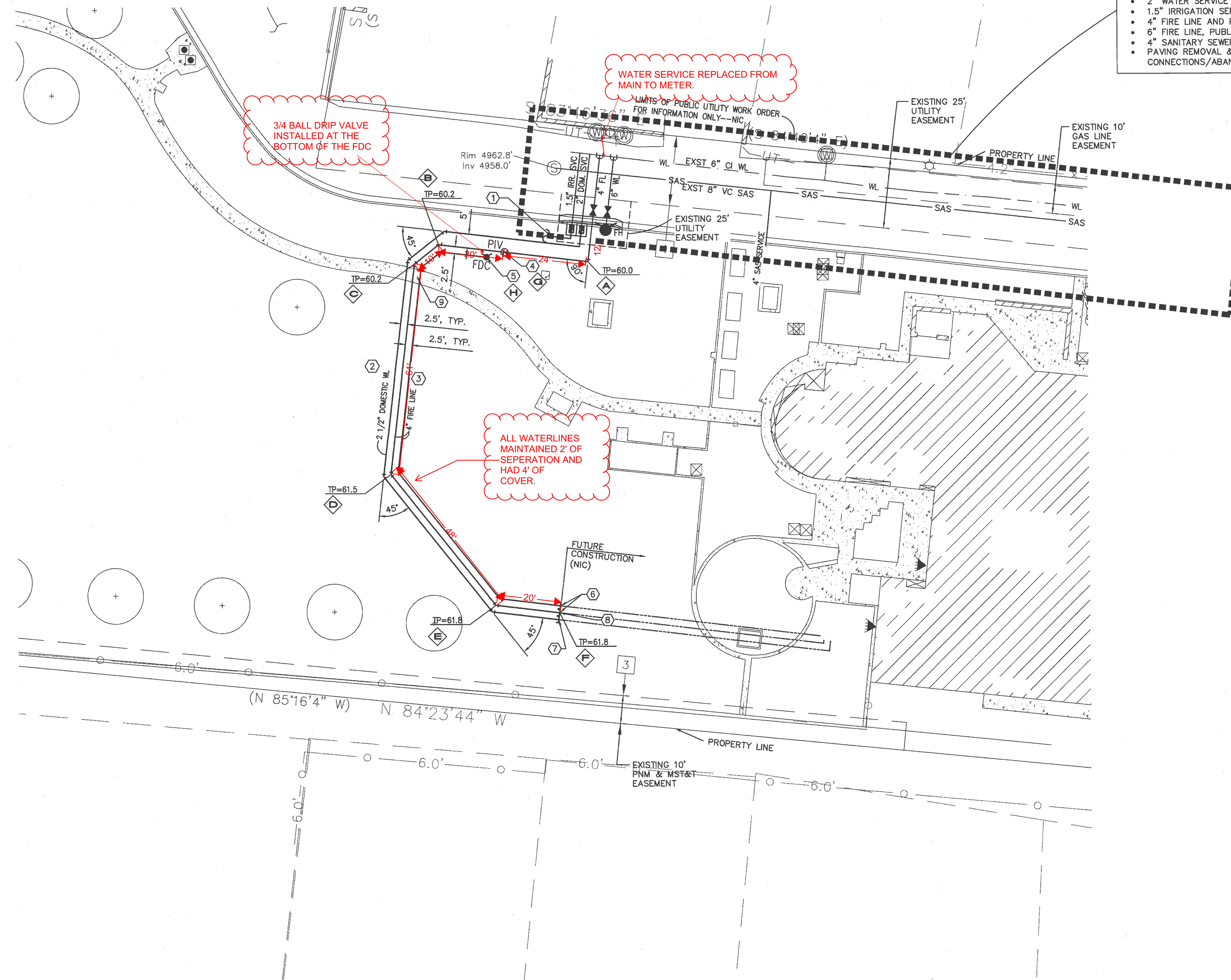
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

PUBLIC UTILITY WORK ORDER ITEMS

THE FOLLOWING UTILITY WORK IN LEOPOLDO ROAD SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER (NIC):

- EXISTING METER BOX REMOVALS
- EXISTING WATER, SEWER & IRRIGATION SERVICE ABANDONMENT
- 2" WATER SERVICE CONNECTION AND METER BOX
- 1.5" IRRIGATION SERVICE CONNECTION AND METER BOX
- 4" FIRE LINE AND PUBLIC VALVE
- 6" FIRE LINE, PUBLIC VALVE AND FIRE HYDRANT
- 4" SANITARY SEWER SERVICE CONNECTION
- PAVING REMOVAL & REPLACEMENT FOR UTILITY CONNECTIONS/ABANDONMENT



GENERAL NOTES

- ALL WORK ON THIS PLAN SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THE PLAN.
- SEE EARLY WORK IRRIGATION DEMOLITION PLAN FOR DEMOLITION.
- EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION OF THE UTILITIES. 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.
- 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 ARCHITECT SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.

KEYED NOTES

- SEE LANDSCAPE EARLY WORK IRRIGATION PLAN FOR IRRIGATION LINE FROM METER.
- INSTALL 2.5" DOMESTIC WATER SERVICE--PVC SDR-21, ASTM D2241, O.A.E.--FROM METER AT 3' MIN. BURY. INSTALL BENDS PER ANGLES SHOWN ON PLAN--INCIDENTAL TO 2.5" WATERLINE PAY ITEM.
- INSTALL 4" FIRE LINE--PVC C-900--FROM LEOPOLDO RD AT 3' MIN. BURY. INSTALL BENDS PER ANGLES SHOWN ON PLAN.
- INSTALL POST INDICATOR VALVE.
- INSTALL FIRE DEPARTMENT CONNECTION.
- INSTALL 2-4" WL CAPS
- INSTALL 1-2.5" WL CAP--INCIDENTAL TO 2.5" WATERLINE PAY ITEM.
- INSTALL POST AT TERMINUS OF MIDDLE 4" WL AND PAINT BLUE (INCIDENTAL).
- SEE LANDSCAPE EARLY WORK DEMOLITION PLAN FOR SIDEWALK REMOVAL.

LEGEND

BY PUBLIC WORK ORDER:

- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT W/ 6" GATE VALVE
- WATER LINE CONNECTION W/ FITTING
- WATER METER
- SAS SERVICE LINE

PROPOSED:

- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- FIRE/DOMESTIC LINE W/ SIZE AS NOTED ON PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaactil.com
1908 CU-101 EARLY WORK.dwg Jun 20,2012

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
CAPITAL IMPLEMENTATION PROGRAM

**LOS DURANES
COMMUNITY CENTER**
2920 LEOPOLDO NW, ALBUQUERQUE NM 87104

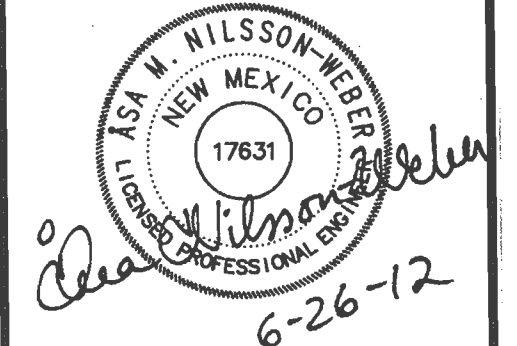


ZONE MAP NO.
H-12-Z
CITY PROJECT NO.
789091

**EARLY WORK
UTILITY PLAN**
CU-101

SHEET 3 OF 7

GREER STAFFORD / SJCF, INC.
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3005 NORTHEDGE DR., SUITE F
FARMINGTON, NM 87401-2095
(505) 325-7475 • FAX: (505) 325-6464



BENCH MARK
ACS MONUMENT "3" C12"
ELEVATION=4965.946 (NAVD 88)

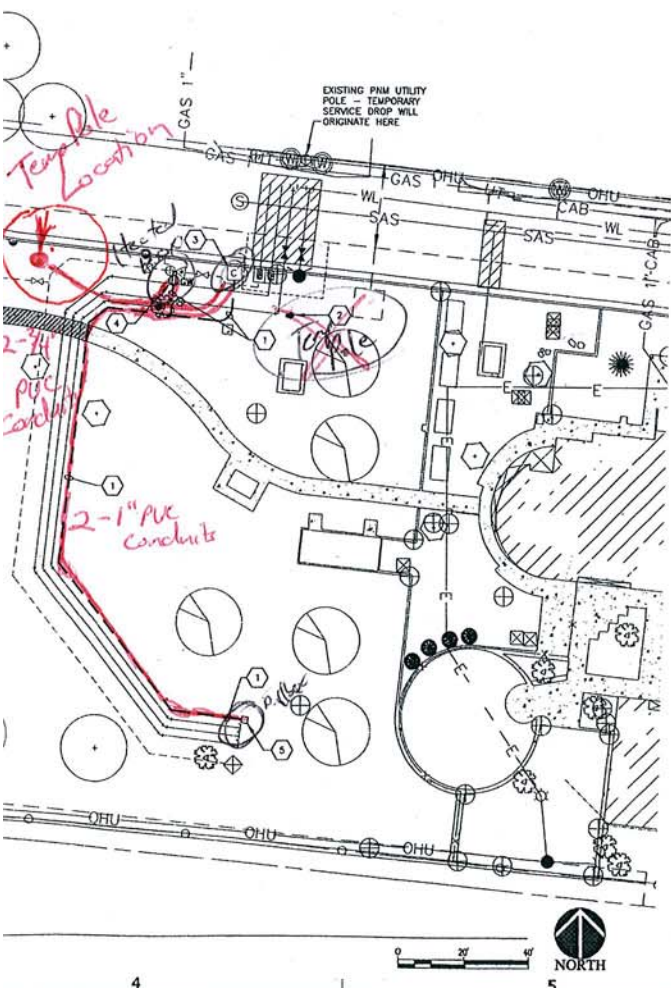
Work	Date	DESCRIPTION	CONTRACTOR	DATE

DESIGN BY: ANW
DRAWN BY: ANW
CHECKED BY: ANW
DATE: 6.26.2012

EARLY WORK - Utility Relocation Los Duranes CC 789091 7-12-12 Final For Construction

Redline As-builts

Excavation for
~~2~~ 2-3/4" conduits



GENERAL NOTES

- A. AS PART OF THE EARLY WORK PACKAGE, A TEMPORARY ELECTRICAL SERVICE WILL BE REQUIRED. REFER TO NOTES THIS SHEET. PNM CONTACT IS PAUL DUNAGAN, (505)241-3629.
- B. THE TEMPORARY SERVICE SHALL BE FULLY OPERATIONAL, INCLUDING CONNECTIONS TO IRRIGATION EQUIPMENT PRIOR TO DE-ENERGIZING THE EXISTING COMMUNITY CENTER ELECTRICAL SERVICE.
- C. REFER TO SHEET LD-101 FOR INFORMATION REGARDING REMOVAL OR PROTECTION OF EXISTING TREES.

GREER STAFFORD/SJCF, INC.

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GREER
STAFFORD
SJCF



John F. Heck
IV

SHEET KEYED NOTES

1. PROVIDE 1" CONDUIT WITH PULL WIRE DURING EARLY WORK PACKAGE FOR PERMANENT CONNECTION TO IRRIGATION CONTROLLER & HOT ROCK ENCLOSURE.
2. PROVIDE, AS PART OF THE EARLY WORK PACKAGE, A 120V/1-POLE BRANCH CIRCUIT TO BE SERVED BY PROVIDE A LOAD CENTER IN NEIMA 3R ENCLOSURE WITH FOUR (4) 20A-POLE CIRCUIT BREAKERS. EXTEND 7/8" (20A) CONDUIT TO THE LOAD CENTER AND SERVE RELOCATED IRRIGATION CONTROLLER AND HEATED ENCLOSURE. REFER TO DRAWING DJS-4-B-8.0.
3. COORDINATE EAVE LOCATION WITH THE LOAD CENTER. SHALL NOT EXCEED 60'-0" FROM EXISTING SLOPE LOCATION. PROVIDE THE PHOTOS OF THE PHOTOS REPRESENTATIVE TO SCHEDULE ENERGIZATION OF SERVICE.
4. PROVIDE JUNCTION BOX FOR 120V CONNECTION TO RELOCATED IRRIGATION CONTROLLER. BRANCH CIRCUIT TO BE SERVED BY THE LOAD CENTER.
5. OFCI RECEPTACLE FOR 120V CONNECTION TO HEATED ENCLOSURE. COORDINATE EAVE LOCATION SERVING ENCLOSURE WITH MANUFACTURER'S RECOMMENDATIONS.
6. PULL BOX FLUSH WITH FINISH GRADE, SIZED PER NEC. TERMINATE CONDUIT & COIL PULL WIRE INSIDE.
7. EXTEND BRANCH CIRCUIT TO A 20A/1-POLE CIRCUIT BREAKER IN LOAD CENTER PROVIDED AS PART OF THE SERVICE.

BRIDGERS & PAXTON
CONSULTING & ENGINEERING, INC.

4600-C MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87106
505-263-1111 FAX 505-263-1122

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
CAPITAL IMPLEMENTATION PROGRAM

**LOS DURANES
COMMUNITY CENTER**

2920 LEOPOLDO NW, ALBUQUERQUE NM 87104

ZONE MAP NO.

H-12-Z

CITY PROJECT NO.
789091

ELECTRICAL EARLY WORK
UTILITY PLAN

EU101

SHEET 7 OF 7

Redline As-builts

EARLY WORK - Utility and Irrigation Relocation Los Duranes CC 789091 7-12-12 Final For Construction

1. CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' TO 5.5') FOR A SAMPLE TREE. IT WILL HAVE A 10' TO 15' RADIUS ROOT PROTECTION ZONE.
2. CONTRACTOR SHALL ERECT PROTECTIVE BARRIERS (FENCING) AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
4. CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE.
6. CONTRACTOR SHALL CLEAN ALL WASTE AND DEBRIS FROM THE SITE AND TRUCKS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
7. ANY TRENCING REQUIRED WITHIN THE DRIP LINE OF ANY TREE TO REMAIN SHALL BE DONE BY HAND.

----- EXISTING IRRIGATION MAIN LINE - SEE DEMOLITION KEYED NOTE #8.

----- EXISTING LATERAL PIPING - SEE DEMOLITION KEYED NOTE #3.

☒ EXISTING MASTER VALVE AND FLOW METER ASSEMBLY - SEE DEMOLITION KEYED NOTE #7.

☒ EXISTING BACKFLOW PREVENTER - SEE DEMOLITION KEYED NOTE #5.

☒ EXISTING REMOTE CONTROL VALVE ASSEMBLY - SEE DEMOLITION KEYED NOTE #1.

☒ EXISTING IRRIGATION CONTROLLER TO BE RELOCATED. SEE DEMOLITION KEYED NOTE #4 AND IRRIGATION INTERIM CONSTRUCTION PLAN FOR NEW LOCATION.

☒ EXISTING WATER METER (SIZE 2") SERVICE TO BE RELOCATED AND DESIGNATED AS DOMESTIC WATER METER. SEE DEMOLITION KEYED NOTE #6 AND SITE UTILITY PLAN FOR NEW LOCATION.

EXISTING SPRINKLER HEAD TO REMAIN OPERATIONAL - SEE DEMOLITION KEYED NOTE #2.

ROTARY POP-UP SPRINKLER ASSEMBLIES, HUNTER, 1-20 SERIES, 4" AS FOLLOWS:

MODEL NO.	RADIUS	GPM	PSI	PR. □
1-20-04-6.0	4.3	6.0	45	.62

EXISTING SPRINKLER HEAD TO REMAIN OPERATIONAL - SEE DEMOLITION KEYED NOTE #2.

ROTARY POP-UP SPRINKLER ASSEMBLIES, HUNTER, 1-25 SERIES, 4" AS FOLLOWS:

MODEL NO.	RADIUS	GPM	PSI	PR. □
1-25-04-10	5.1	10.1	50	.38

☒ EXISTING SPRINKLER HEAD TO BE REMOVED AND REPLACED. (SEE LI-101 FOR NEW HEAD LOCATIONS AND MODELS.) SEE DEMOLITION KEYED NOTE #17.

☒ EXISTING SPRINKLER HEAD TO BE ABANDONED IN PLACE - SEE DEMOLITION KEYED NOTE #9.

☐ SOLVENT WELD CAP, SCH. 40 PVC, LINE SIZE.

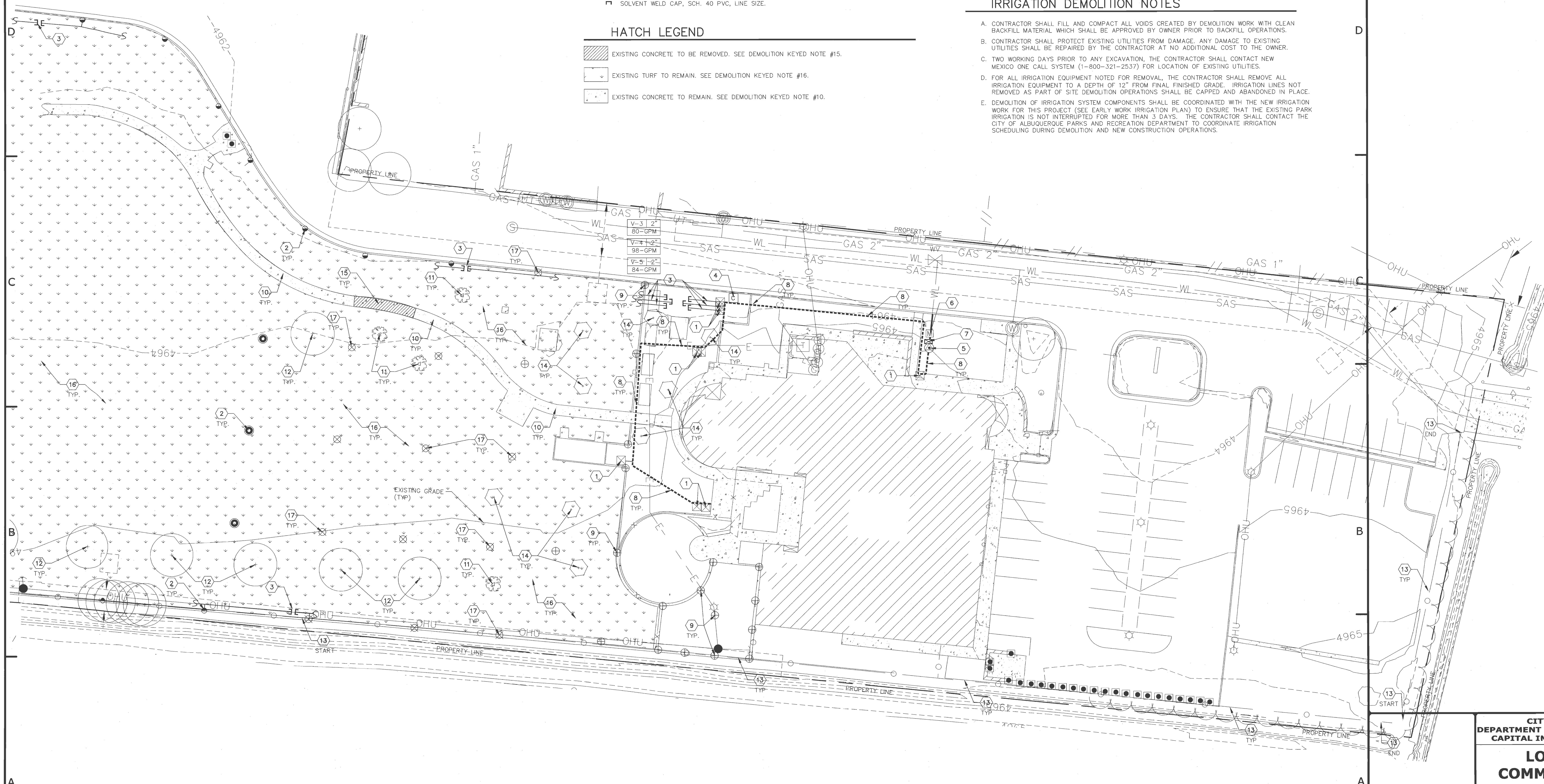
 EXISTING CONCRETE TO BE REMOVED. SEE DEMOLITION KEYED NOTE #15.

 EXISTING TURF TO REMAIN. SEE DEMOLITION KEYED NOTE #16.

 EXISTING CONCRETE TO REMAIN. SEE DEMOLITION KEYED NOTE #10.

- 1 ABANDON EXISTING AUTOMATIC VALVE IN PLACE.
- 2 EXISTING SPRINKLER HEAD TO REMAIN OPERATIONAL.
- 3 CUT AND CAP (BOTH SIDES OF CUT) EXISTING LATERAL LINES, LOCATIONS SHOWN SCHEMATICALLY, CONTRACTOR TO FIELD VERIFY.
- 4 REMOVE, AND RELOCATE EXISTING IRRIGATION CONTROLLER, SEE EARLY WORK IRRIGATION PLAN FOR NEW LOCATION.
- 5 ABANDON EXISTING BACKFLOW PREVENTER IN PLACE.
- 6 EXISTING WATER METER SHALL BE REMOVED BY PUBLIC WORK ORDER, SEE CIVIL MINI DRC PLANS (SHEET CU-102).
- 7 ABANDON EXISTING MASTER VALVE AND FLOW METER IN PLACE.
- 8 ABANDON EXISTING IRRIGATION MAINLINE IN PLACE, LOCATION SHOWN SCHEMATICALLY, FIELD VERIFY, SEE DEMOLITION NOTE D.
- 9 ABANDON EXISTING SPRINKLER HEAD IN PLACE.
- 10 EXISTING CONCRETE TO REMAIN.
- 11 REMOVE AND PROPERLY DISPOSE OF TREE, GRIND STUMP TO A DEPTH OF 2'-0" BELOW FINISHED GRADE.
- 12 EXISTING TREE TO REMAIN AND BE PROTECTED, SEE TREE PROTECTION NOTES.
- 13 REPAIR CHAINLINK FENCE ON SOUTH AND EAS PROPERTY LINE WITHIN LIMITS SHOWN.
- 14 EXISTING TREE TO REMAIN, TREE PROTECTION NOTES NEED NOT APPLY.
- 15 NOT USED
- 16 EXISTING TURF TO REMAIN, CONTRACTOR SHALL REMOVE EXISTING TURF AS REQUIRED TO CONSTRUCT NEW IRRIGATION, THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF TURF REMOVED TO THE GREATEST EXTENT POSSIBLE, REFERENCE THE EARLY WORK IRRIGATION PLAN FOR THE LOCATION OF NEW IRRIGATION EQUIPMENT.
- 17 REMOVE EXISTING SPRINKLER HEAD AND RETURN TO COA PARKS AND RECREATION DEPARTMENT, SEE DEMO NOTE D.

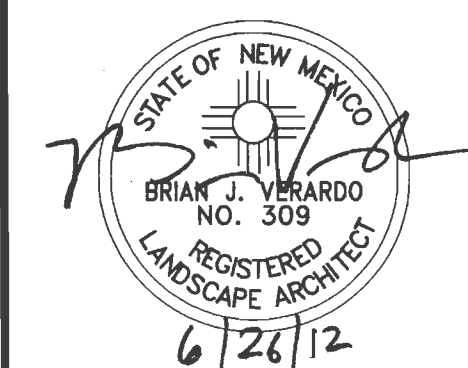
- A. CONTRACTOR SHALL FILL AND COMPACT ALL Voids CREATED BY DEMOLITION WORK WITH CLEAN BACKFILL MATERIAL WHICH SHALL BE APPROVED BY OWNER PRIOR TO BACKFILL OPERATIONS.
- B. CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- C. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (1-800-321-2537) FOR LOCATION OF EXISTING UTILITIES.
- D. FOR ALL IRRIGATION EQUIPMENT NOTED FOR REMOVAL, THE CONTRACTOR SHALL REMOVE ALL IRRIGATION EQUIPMENT TO A DEPTH OF 12" FROM FINAL FINISHED GRADE. IRRIGATION LINES NOT NOTED FOR REMOVAL SHALL BE REPAIRED AND REINSTALLED IN PLACE.
- E. DEMOLITION OF IRRIGATION SYSTEM COMPONENTS SHALL BE COORDINATED WITH THE NEW IRRIGATION WORK FOR THIS PROJECT (SEE EARLY WORK IRRIGATION PLAN) TO ENSURE THAT THE EXISTING PGR IRRIGATION IS NOT INTERRUPTED FOR MORE THAN 3 DAYS. THE CONTRACTOR SHALL CONTACT THE NEW MEXICO ONE CALL SYSTEM (1-800-321-2537) TO COORDINATE IRRIGATION SCHEDULING DURING DEMOLITION AND NEW CONSTRUCTION OPERATIONS.



(A1) EARLY WORK IRRIGATION DEMOLITION PLAN
1"=20'-0"

GREER STAFFORD/SJCF, INC.
771717 LOUISIANA NE, SUITE 205
ALBUQUERQUE, NM 87110-7027
(505) 821-0235 • FAX: (505) 821-0348
3005 NORTHBRIDGE DR, SUITE F
FARMINGTON, NM 87401-2085
(505) 325-7475 • FAX: (505) 325-6464

GREER
STAFFORD
SJCF
ARCHITECTURE



BENCH MARKS



**MORROW REARDON
WILKINSON MILLER, LTD.,
LANDSCAPE ARCHITECTS**

[illegible]

**CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
CAPITAL IMPLEMENTATION PROGRAM**

**LOS DURANES
COMMUNITY CENTER**

2920 LEOPOLDO NW, ALBUQUERQUE NM 87104

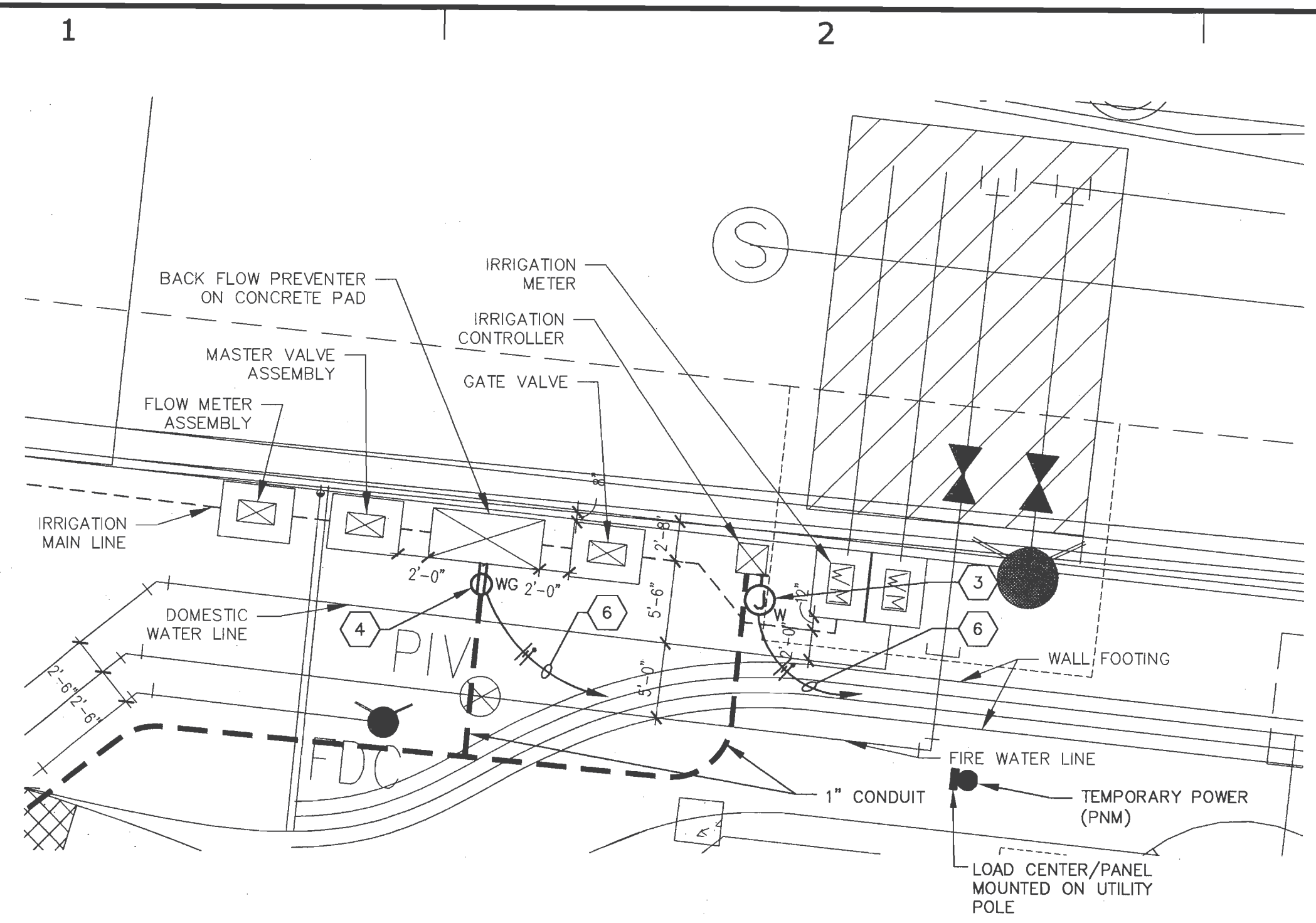
ZONE MAP NO.
H-12-Z

CITY PROJECT NO.
789091

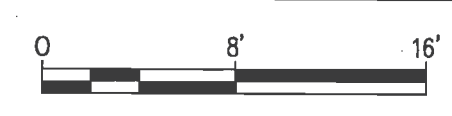
**Early Work
Irrigation
Demolition Plan
LD-101**

SHEET 4 OF 7

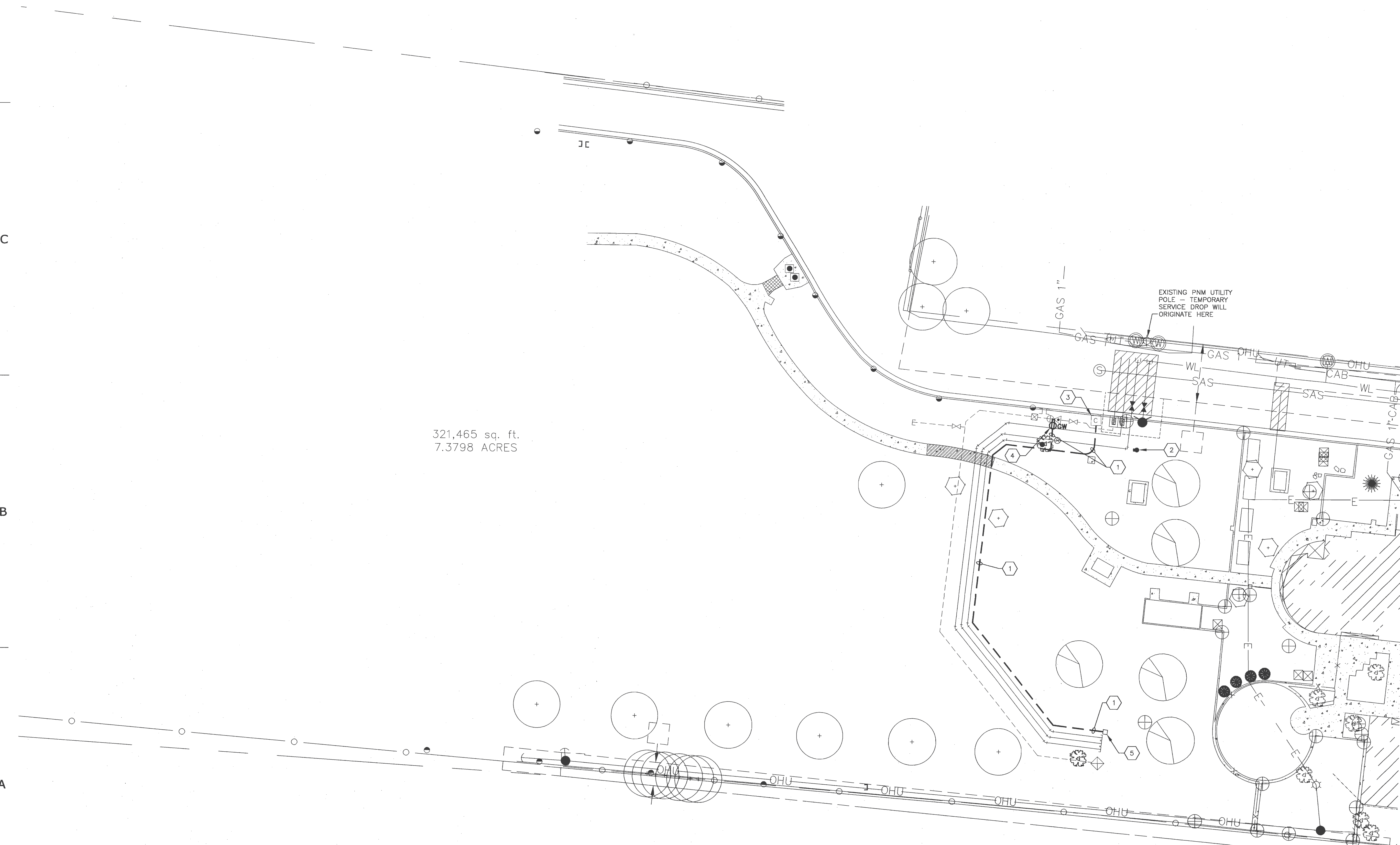
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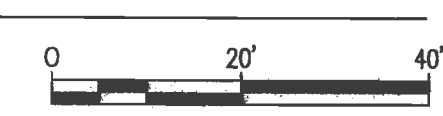
D1 IRRIGATION EQUIPMENT DETAIL
1/8" = 1'



321,465 sq. ft.
7.3798 ACRES



A1 ELECTRICAL EARLY WORK UTILITY PLAN
1" = 20'-0"



GENERAL NOTES

- AS PART OF THE EARLY WORK PACKAGE, A TEMPORARY ELECTRICAL SERVICE WILL BE REQUIRED. REFER TO NOTES THIS SHEET. PNM CONTACT IS PAUL DUNAGAN, (505)241-3629.
- THE TEMPORARY SERVICE SHALL BE FULLY OPERATIONAL, INCLUDING CONNECTIONS TO IRRIGATION EQUIPMENT PRIOR TO DE-ENERGIZING THE EXISTING COMMUNITY CENTER ELECTRICAL SERVICE.
- REFER TO SHEET LD-101 FOR INFORMATION REGARDING REMOVAL OR PROTECTION OF EXISTING TREES.

SHEET KEYED NOTES

- PROVIDE 1" CONDUIT WITH PULL WIRE DURING EARLY WORK PACKAGE FOR PERMANENT CONNECTION TO IRRIGATION CONTROLLER & HOT ROCK ENCLOSURE.
- PROVIDE, AS PART OF THE EARLY WORK PACKAGE, A TEMPORARY 120/240V, SINGLE PHASE, 3 WIRE SERVICE. PROVIDE A LOAD CENTER IN NEMA 3R ENCLOSURE WITH FOUR (4) 20A-1POLE CIRCUIT BREAKERS. EXTEND TWO(2) 120V 20A BRANCH CIRCUITS, (2 #12 & 1 #12 GROUND IN 3/4" CONDUIT FOR EA. CIRCUIT) TO SERVE RELOCATED IRRIGATION CONTROLLER AND HEATED ENCLOSURE. REFER TO PNM DWG #DS-4-B.O. COORDINATE EXACT LOCATION IN FIELD. POLE LOCATION SHALL NOT EXCEED 80'-0" FROM EXISTING SOURCE POLE. ONCE THE SERVICE IS INSTALLED, CONTACT THE PNM REPRESENTATIVE TO SCHEDULE ENERGIZATION OF SERVICE.
- PROVIDE JUNCTION BOX FOR 120V CONNECTION TO RELOCATED IRRIGATION CONTROLLER. BRANCH CIRCUIT SHALL TERMINATE ON A GFCI CIRCUIT BREAKER.
- GFCI RECEPTACLE FOR 120V CONNECTION TO HEATED ENCLOSURE. COORDINATE DEVICE LOCATION SERVING ENCLOSURE WITH MANUFACTURER'S RECOMMENDATIONS. REFER TO DETAIL A1 ON SHEET U-501.
- PULL BOX FLUSH WITH FINISH GRADE, SIZED PER NEC. TERMINATE CONDUIT & COIL PULL WIRE INSIDE.
- EXTEND BRANCH CIRCUIT TO A 20A/1-POLE CIRCUIT BREAKER IN LOAD CENTER PROVIDED AS PART OF THE TEMPORARY SERVICE.



4600-C MONTGOMERY BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
505/883-4111 FAX 505/883-1436

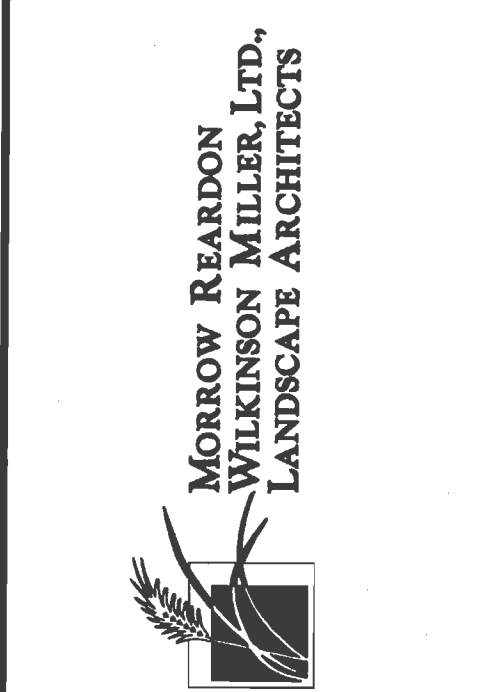
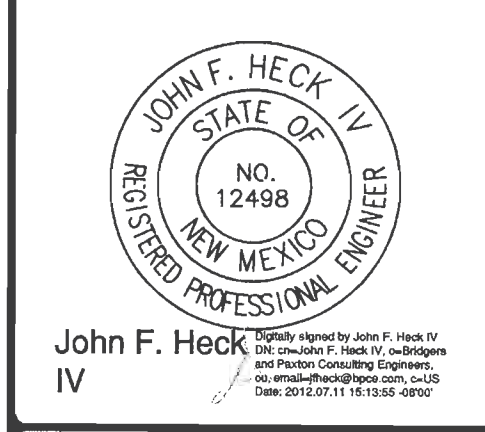
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ELECTRICAL EARLY WORK
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EU101

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Mark	Date	Description

CONTRACTOR:	DATE:
WORK STICKED BY:	DATE:
INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWING CORRECTED BY:	DATE:

DESIGN BY: NAS
DRAWN BY: LAA
CHECKED BY: LAA
DATE: 06/4/12

DATE: 06/4/12

DATE: 06/4/12

DATE: 06/4/12

DATE: 06/4/12

DATE: 06/4/12