

CONSTRUCTION PLANS FOR OAKLAND SOUTH SUBDIVISION

UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
DECEMBER 2004

RGE

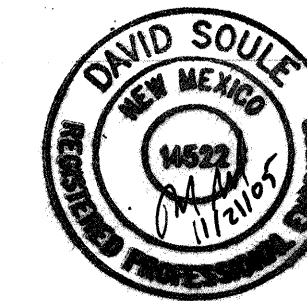
INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN
4. MASTER PAVING PLAN
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6. OAKLAND AVENUE PAVING IMPROVEMENTS
7. MASTER UTILITY PLAN
8. BLACK OAK COURT UTILITY IMPROVEMENTS
9. OAKLAND AVENUE UTILITY IMPROVEMENTS
10. OAKLAND AVENUE STORM DRAIN IMPROVEMENTS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Philip D. Dyer
DATE: 11/2/2006

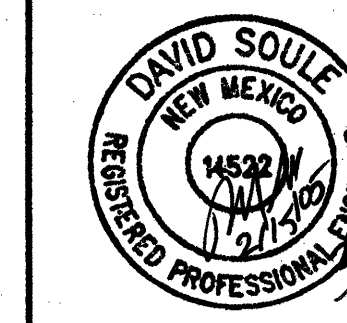
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, David & Soale of the firm of Rio Grande Engineering, 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 Philip Dyer, NMFS number 10204.

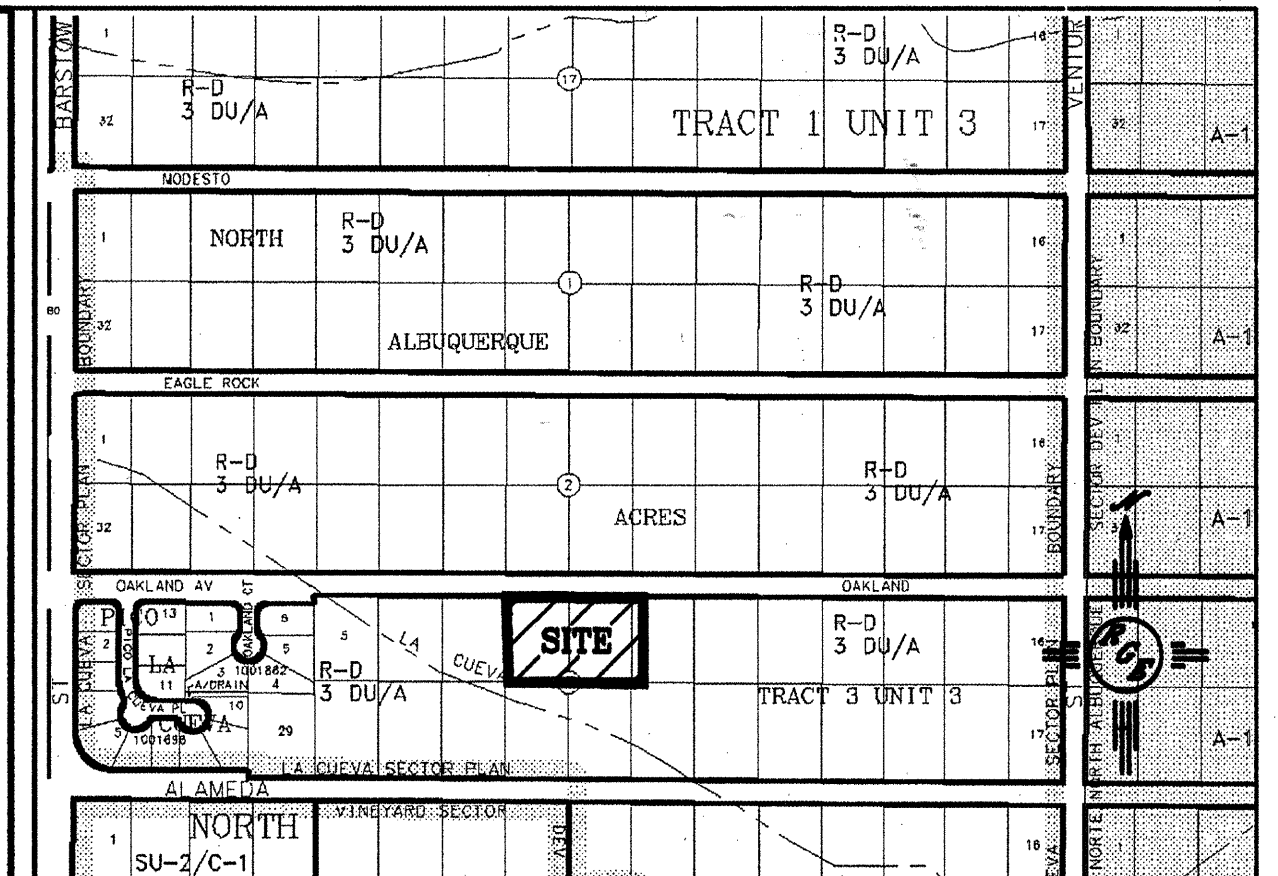


DRB#1003673

Rio Grande Engineering
1806 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87108
(505) 872-0888



REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>Philip D. Dyer</i>	3-22-05	APPROVED FOR CONSTRUCTION City Engineer Date 12-03-05		
		Transportation	<i>Philip D. Dyer</i>	3/19/05			
		Water/Wastewater	<i>Philip D. Dyer</i>	3/10/05			
		Hydrology	<i>Bradley B. Blythe</i>	2/28/05			
		C.I.P.					
CITY PROJECT NO.		7519.81	SHEET		1 OF 10		



VICINITY MAP ZONE ATLAS C-20-Z

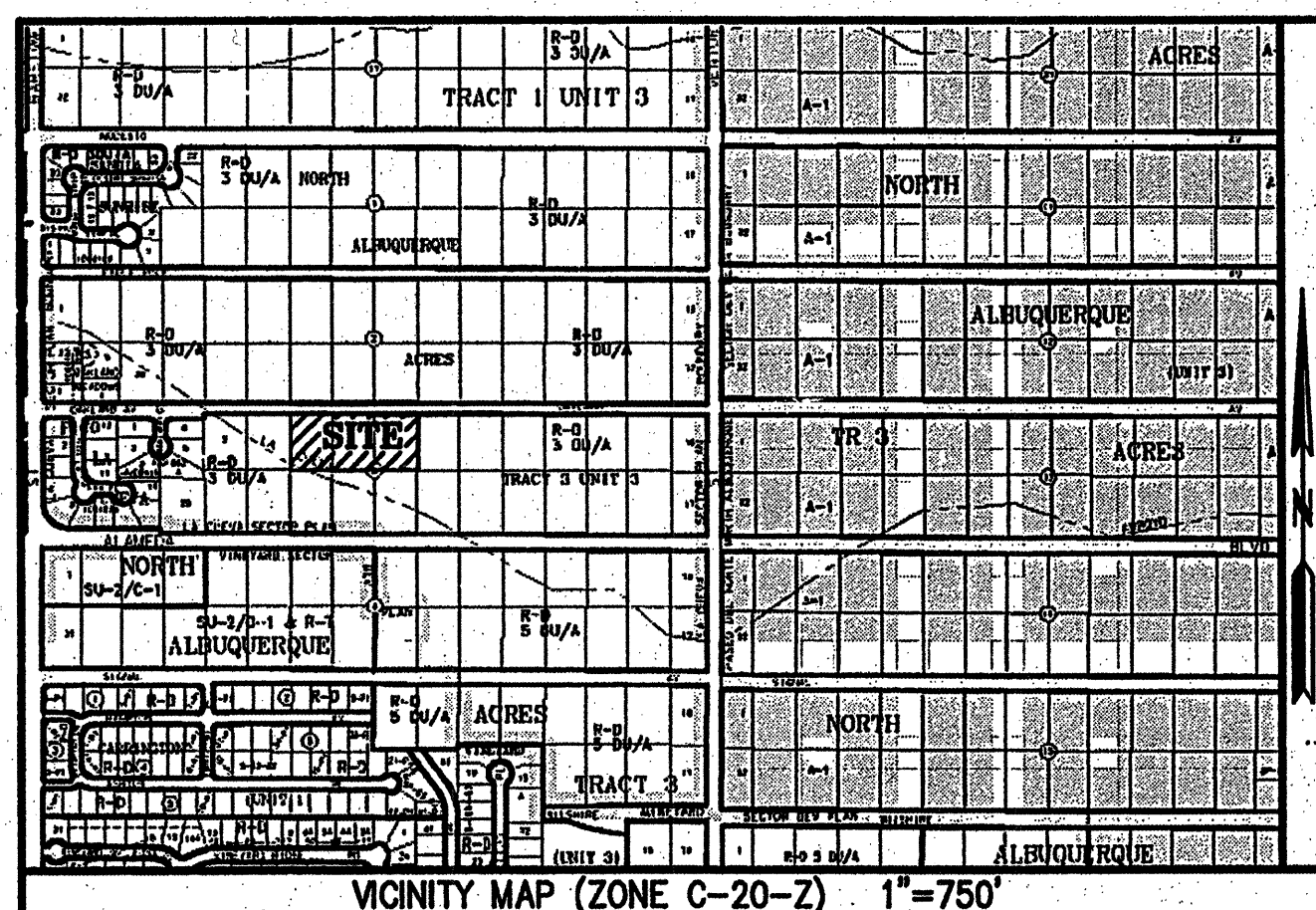
NOTICE TO CONTRACTORS

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, 1988 EDITION (UPDATE #7)
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) 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. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS 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 (824-3400) 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.

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.
- 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.

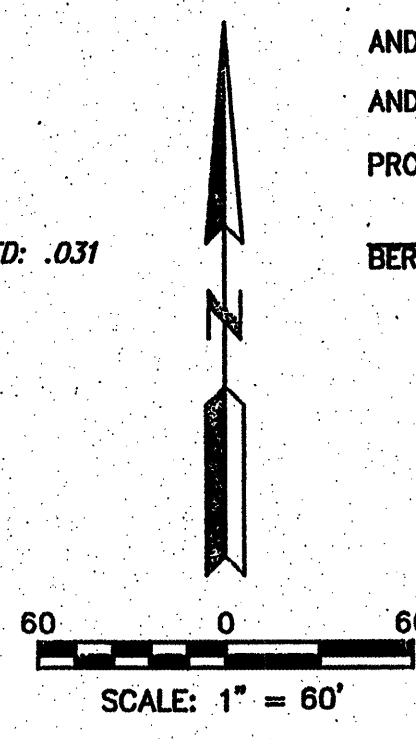
SCANNED BY
MESA REPRO



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-20
- 3) GROSS SUBDIVISION AREA: 2.9982 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 6 LOTS
- 5) DRB PROJECT No. 1003673
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .031
- 7) TALOS LOG No. 2004431006

ACS CONTROL STATION "1-B20"
 X=410237.56
 Y=152402.46
 ELEV.=5474.510 - NGVD 1929
 CONVERGENCE=-00'10"23"
 COMBINED FACTOR=0.99994740
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # _____
 AND PAID ON UPC # _____
 PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- △ C.O.A. MONUMENT (CENTERLINE & ACS)

PLAT OF
OAKLAND SOUTH SUBDIVISION
 A REPLAT OF LOTS 7, 8 AND 9
 BLOCK 3, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
 PROJECTED SECTION 17
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2004

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. DRB 1003673 APPLICATION NO. _____

PLANNING DIRECTOR, CITY OF ALBUQUERQUE	DATE
CITY ENGINEER, CITY OF ALBUQUERQUE	DATE
REAL PROPERTY DIV, CITY OF ALBUQUERQUE	DATE
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE	DATE
UTILITIES DEVELOPMENT CITY OF ALBUQUERQUE	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	10-19-04
PARKS AND RECREATION, CITY OF ALBUQUERQUE	DATE
A.M.A.F.C.A.	DATE
PNM GAS & ELECTRIC SERVICES COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE
ENVIRONMENTAL Health Department	DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 7, 8 & 9 OF BLOCK 3 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6, PLUS TRACTS A AND B OF OAKLAND HEIGHTS SOUTH SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE ROADS PURSUANT THERETO.

PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING LOTS 7, 8 AND 9 OF BLOCK 3, TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED SEPTEMBER 9, 1931, IN VOLUME D, FOLD 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT IN THE CENTERLINE OF OAKLAND AVENUE, NORTHEAST, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "1-B20" BEARS N41°31'06"W AND 145.76 FEET DISTANT; THENCE S89°40'19"E ALONG THE CENTER LINE OF SAID OAKLAND AVENUE A DISTANCE OF 494.07 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S00°13'07"W ALONG THE EAST LINE OF LOT 9, BLOCK 3 OF THE AFORESAID TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES A DISTANCE OF 264.43 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N89°37'41"W ALONG THE SOUTHERLY LINE OF THE AFORESAID LOTS 7, 8 AND 9, A DISTANCE OF 494.48 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 3 OF THE AFORESAID TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES; THENCE N00°18'31"E ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 264.05 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 2.9982 ACRES, MORE OR LESS.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE ALL ROADS SHOWN HEREON IN FEE SIMPLE OR IN FEE SIMPLE WITH WARRANTY COVENANTS AS INDICATED HEREON AND DO LICENSE GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

ROBERT KEERN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED

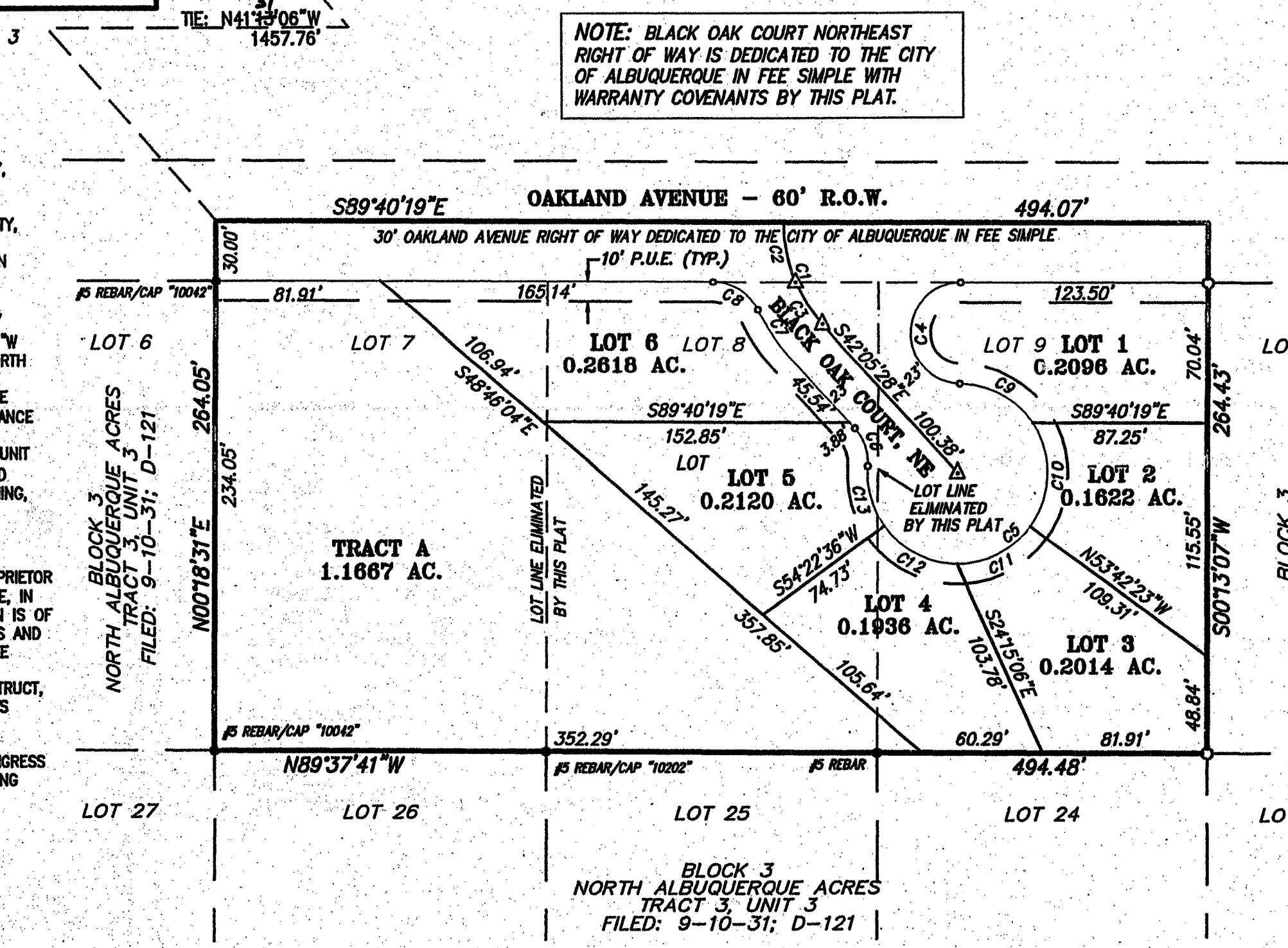
ACKNOWLEDGMENT

COUNTY OF BERNALILLO ss
 STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER 2004, BY ROBERT KEERN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED, A CORPORATION OF THE STATE OF NEW MEXICO.
 Notary Public
 My Commission Expires 06/30/07

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION "7-G19" TO STATION "3-C20." DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D 3 DU/A.
- 6) A PORTION OF TRACT LETTERED "A" IS RESERVED FOR FUTURE DEDICATION AS AN A.M.A.F.C.A. DRAINAGE RIGHT OF WAY WITH THE REMAINDER RESERVED FOR FUTURE PLATTING.



NOTE: BLACK OAK COURT NORTHEAST RIGHT OF WAY IS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.

UTILITY NOTE:

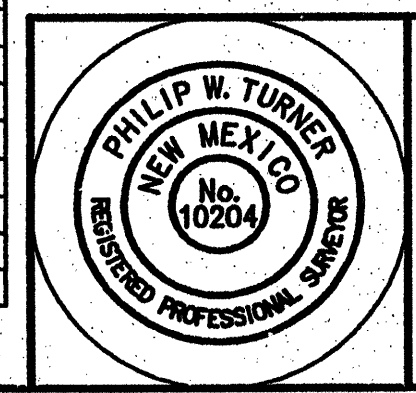
PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND LLAVE COURT AND ARE GRANTED FOR THE JOINT AND COMMON USE OF:
 A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
 B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	55.82	75.00	42°38'46"	S20°46'05"E	54.54
C2	30.84	75.00	23°33'28"	S11°13'26"E	30.62
C3	24.99	75.00	19°05'18"	S32°32'49"E	24.87
C4	78.16	25.00	179°07'38"	S02°45'52"W	50.00
C5	214.74	45.00	273°24'59"	N47°54'32"E	61.71
C6	20.38	25.00	46°42'29"	N18°44'13"W	18.02
C7	27.39	98.00	16°00'45"	S34°05'05"E	27.30
C8	27.75	25.00	63°35'36"	N57°52'31"W	26.35
C9	43.55	45.00	55°27'06"	N61°04'24"W	41.87
C10	54.66	45.00	69°35'50"	N01°27'03"E	51.36
C11	42.54	45.00	54°09'33"	N63°19'45"E	40.97
C12	42.56	45.00	54°11'06"	S82°29'55"E	40.99
C13	31.43	45.00	40°01'24"	S15°23'40"E	30.80

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MAY 25, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER 10-19-04
 N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 884-9087

SCANNED BY MESA REPRO

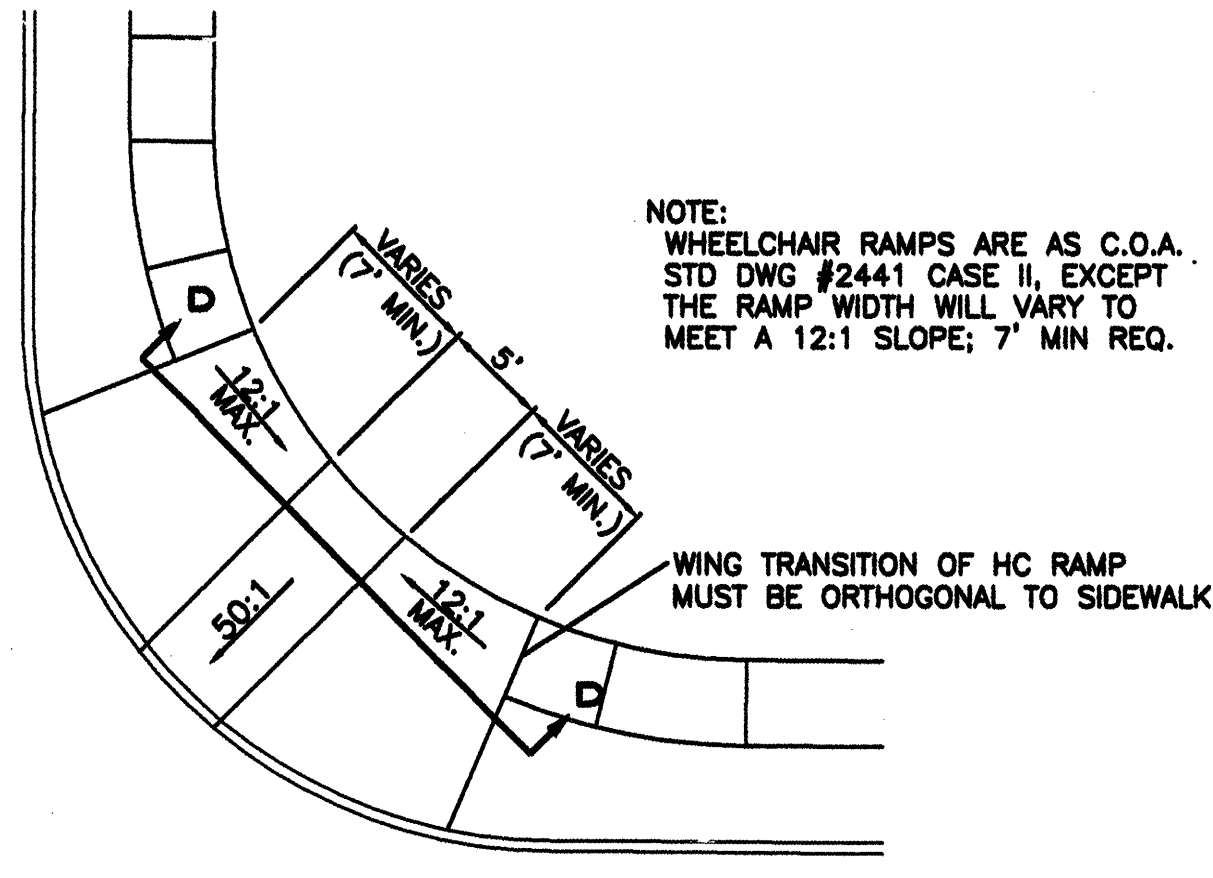
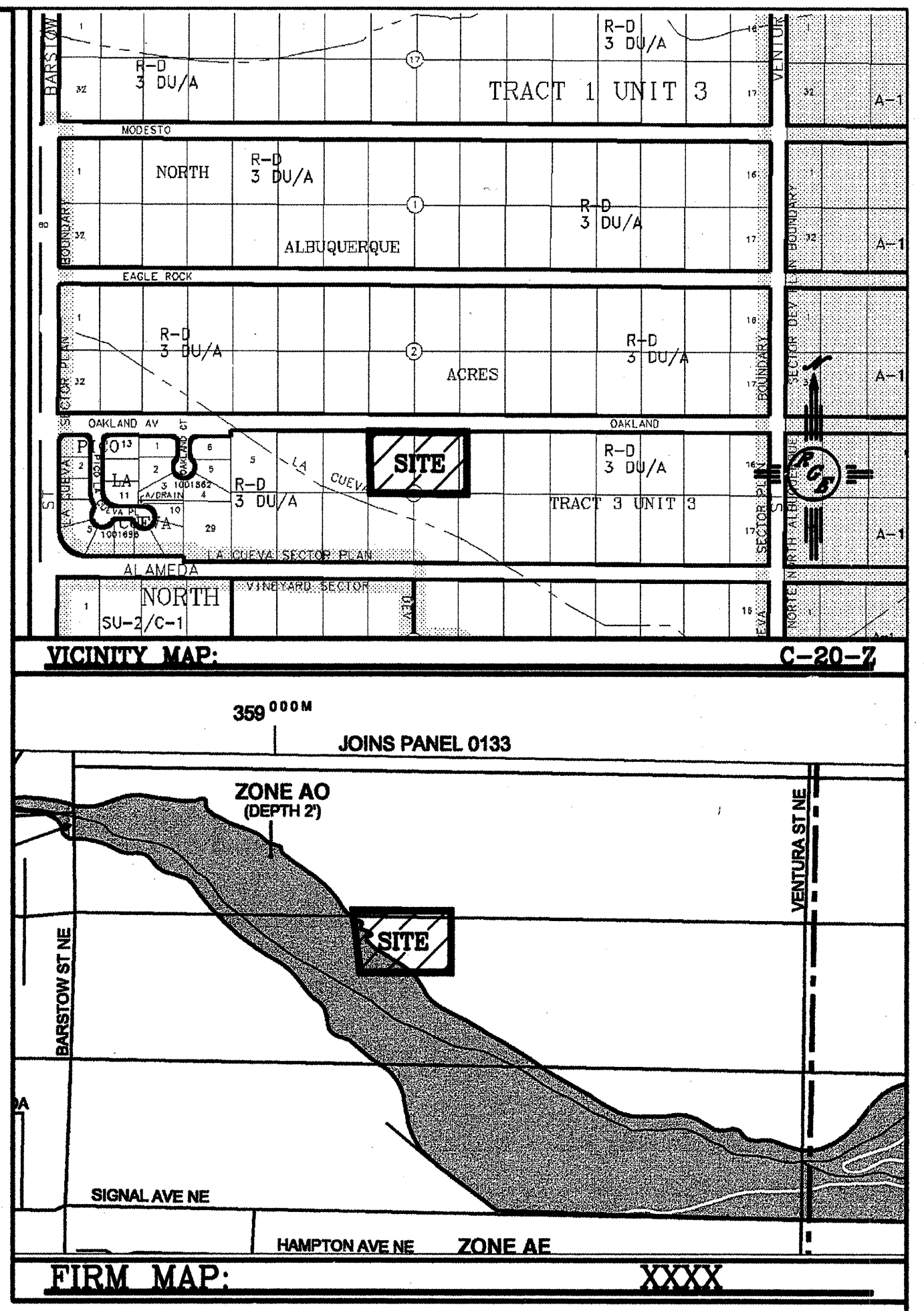
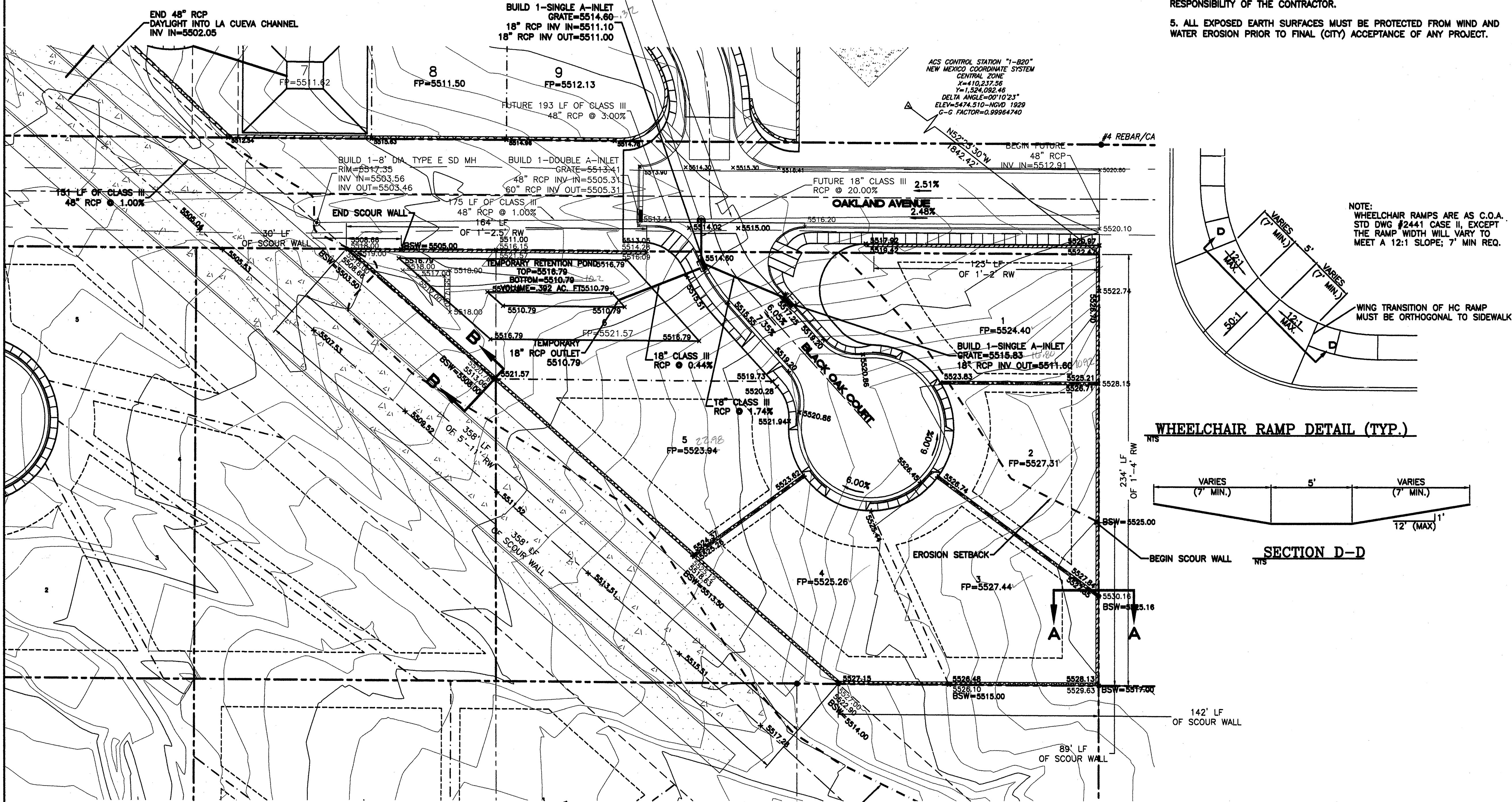
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Sheet 2 of 10

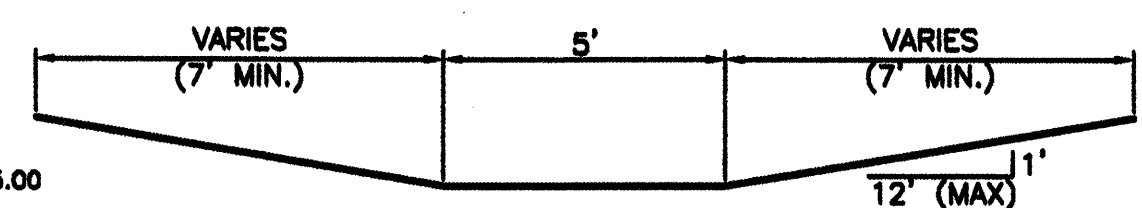
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO BE STANDARD PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 3. ALL DRIVEPADS SHALL BE BUILT WHERE SHOWN.
 4. ALL SPOT ELEVATIONS SHOWN ALONG OUTSIDE OF WALL WITHIN FEMA FLOODPLAIN ARE BOTTOM OF WALL AFTER CONSTRUCTION OF IMPROVED LA CUEVA ARROYO.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.



WHEELCHAIR RAMP DETAIL (TYP.)



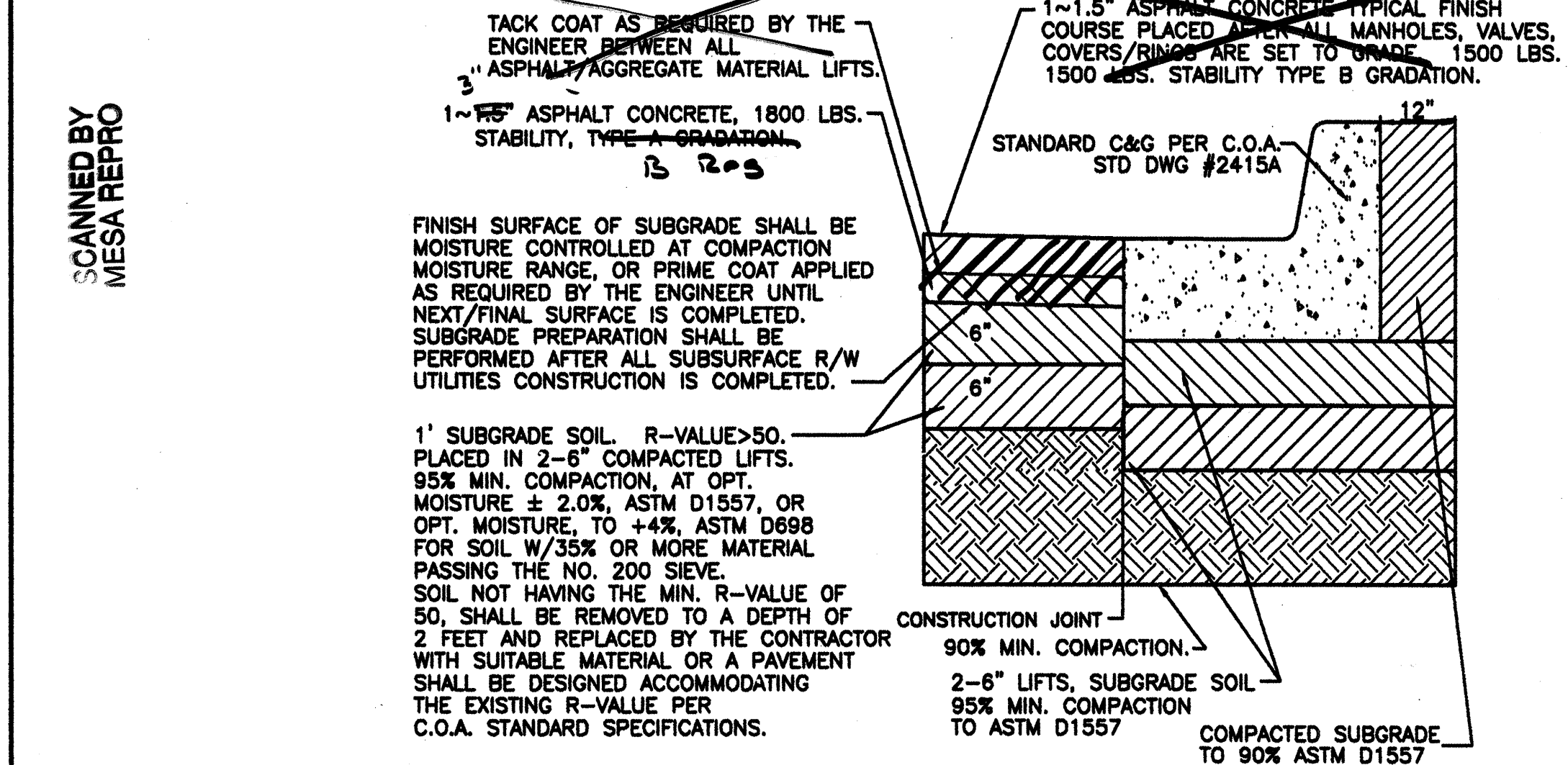
SECTION D-D

LEGAL DESCRIPTION:
LOTS 8,9 NORTH ALBUQUERQUE ACRES, BLOCK 3

LEGEND

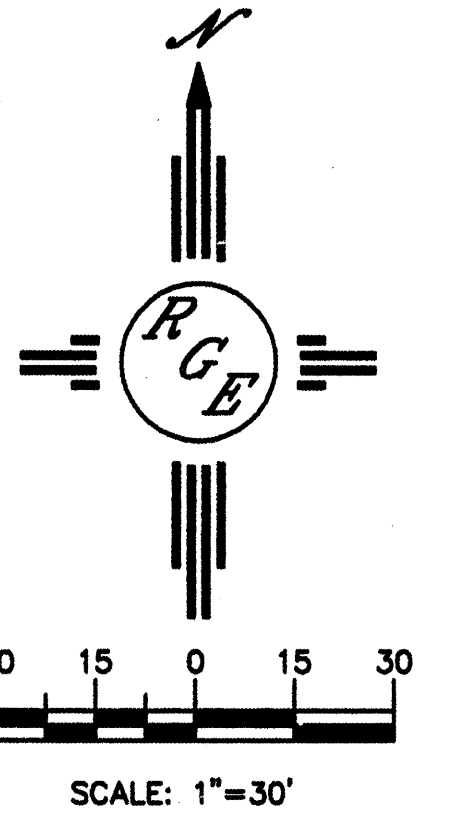
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED BOTTOM OF SCOUR WALL SPOT ELEVATION
	FLOODPLAIN EROSION SETBACK
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	SETBACK LINE
	PROPOSED POND

***-FOR INFORMATION ONLY**

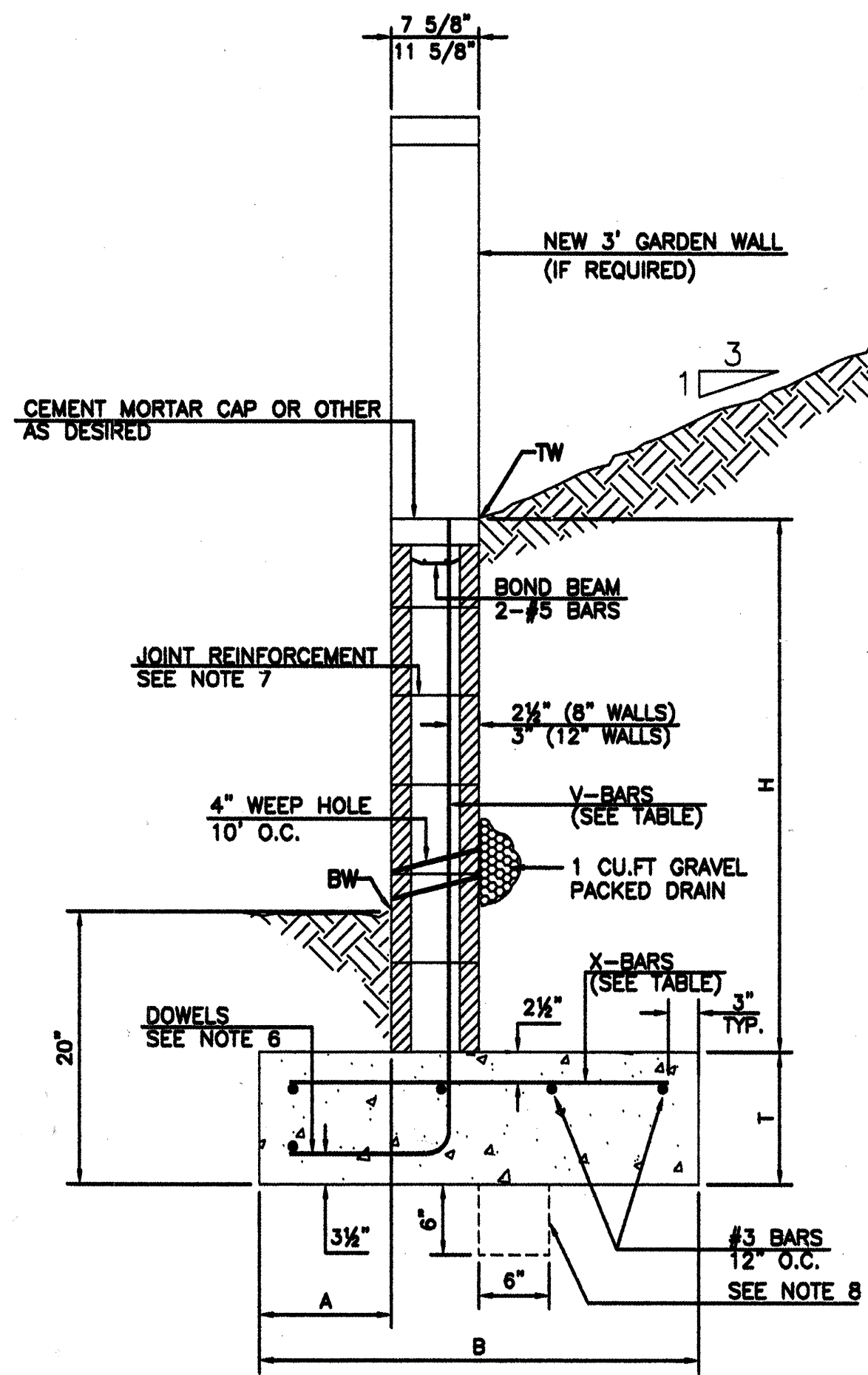


ROUGH GRADING APPROVAL _____ DATE _____

	OAKLAND SOUTH SUBDIVISION		DRAWN BY WCVW DATE 11-09-04
	GRADING AND DRAINAGE PLAN		2457-GRB-9-20-04X
		Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 972-0888	SHEET # 3 OF 10
DAVID SOULE P.E. #14522			JOB # 2457



751981



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

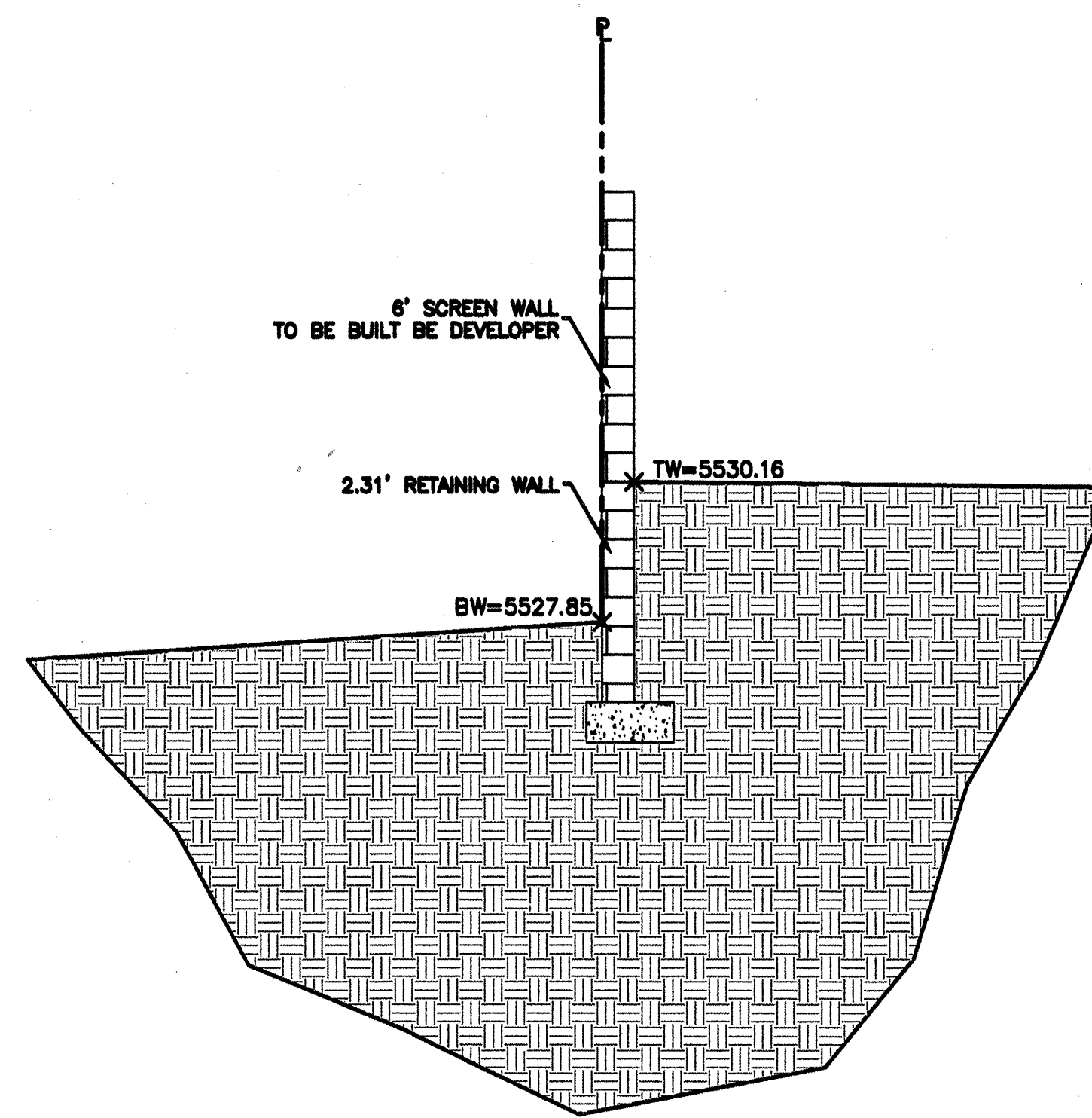
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @34" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#4 @36" O.C.
4'-8"	12"	3'-4"	10"	#4 @24" O.C.	#4 @24" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @16" O.C.
6'-0"	16"	4'-2"	12"	#4 @16" O.C.	#4 @16" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

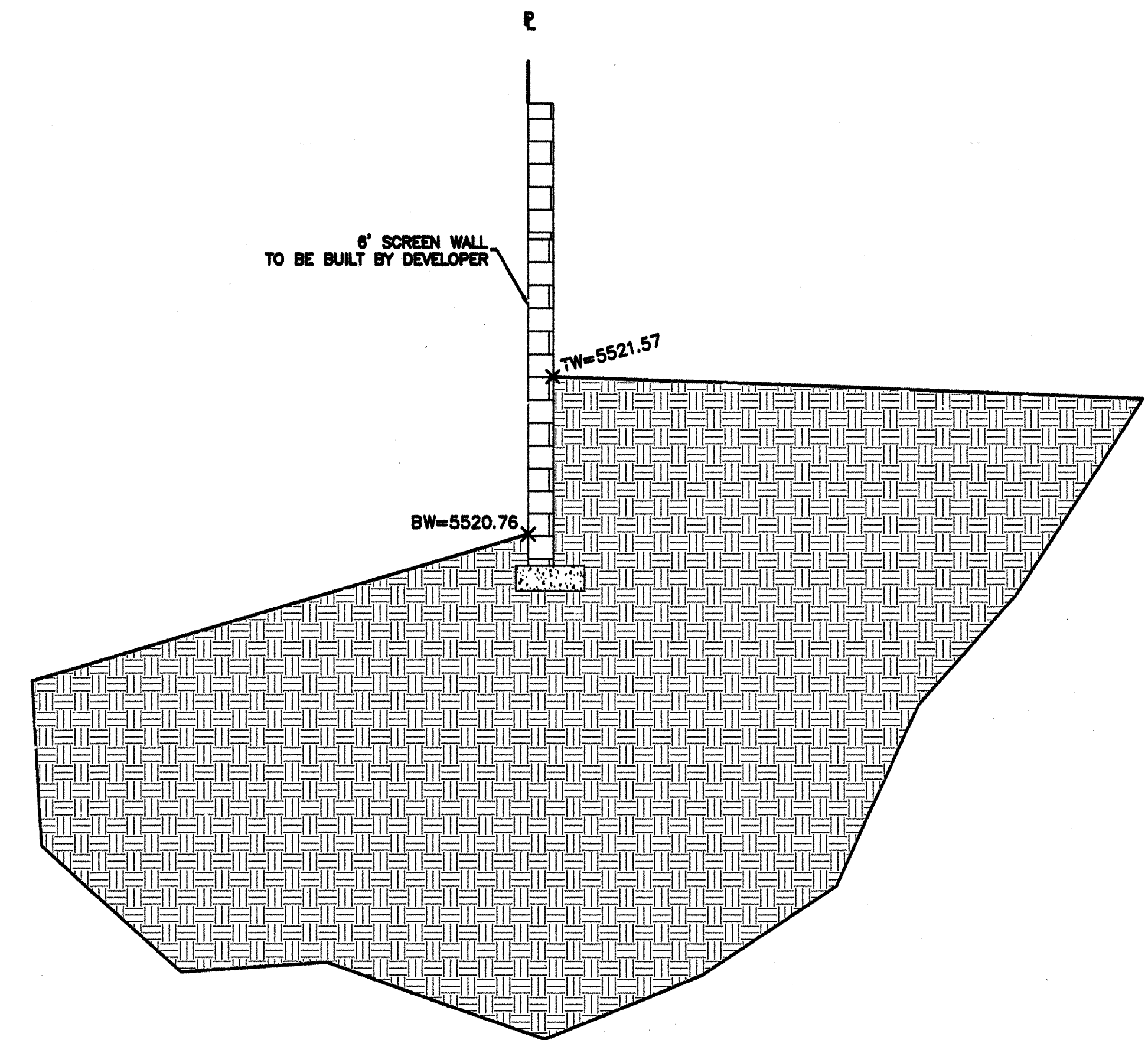
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

GENERAL NOTES:

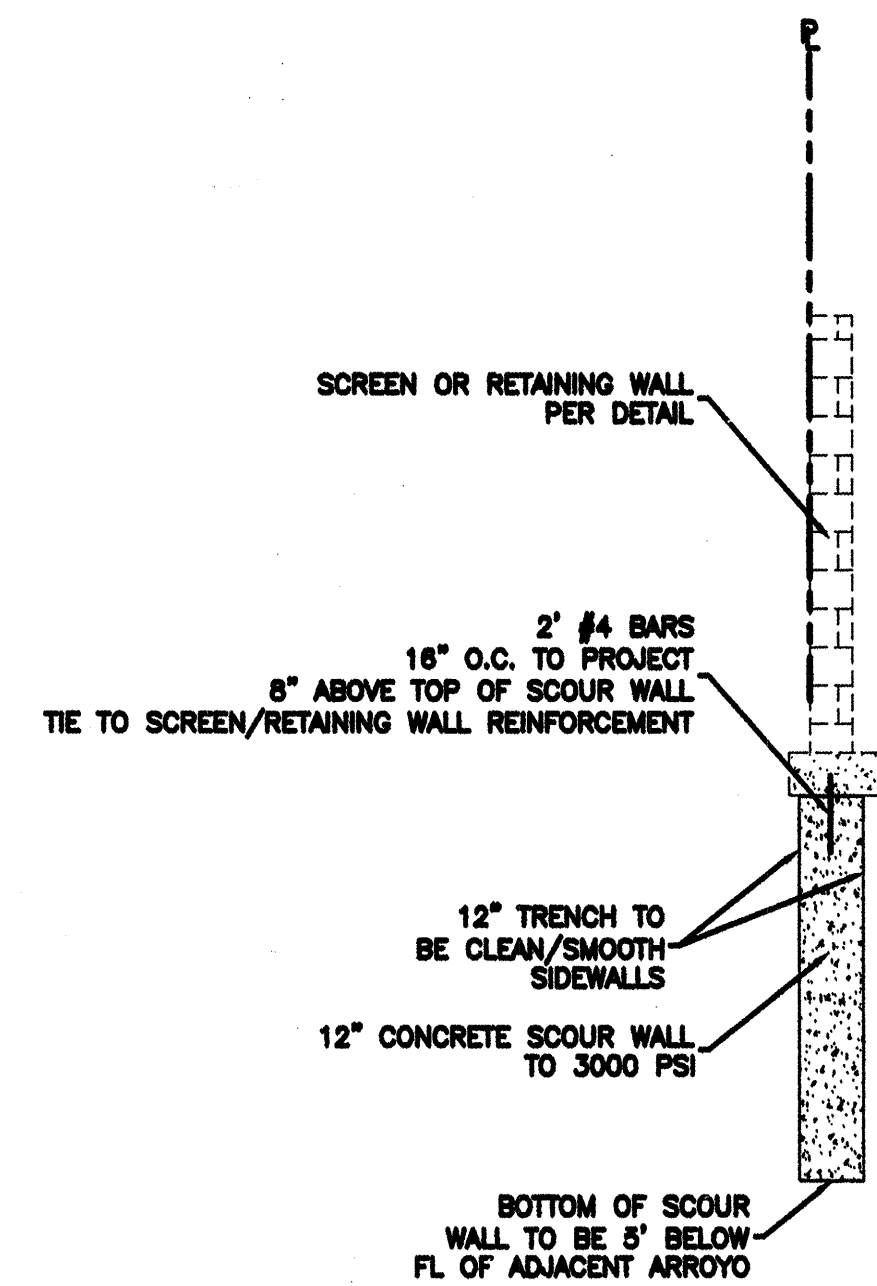
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM, D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



SECTION A-A
NTS

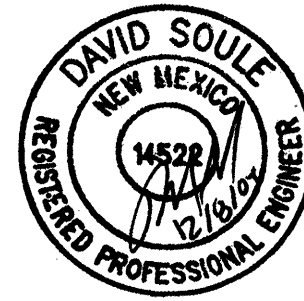
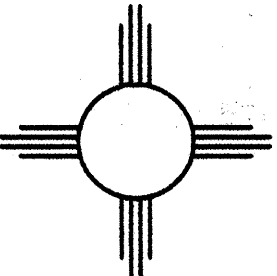


SECTION B-B
NTS

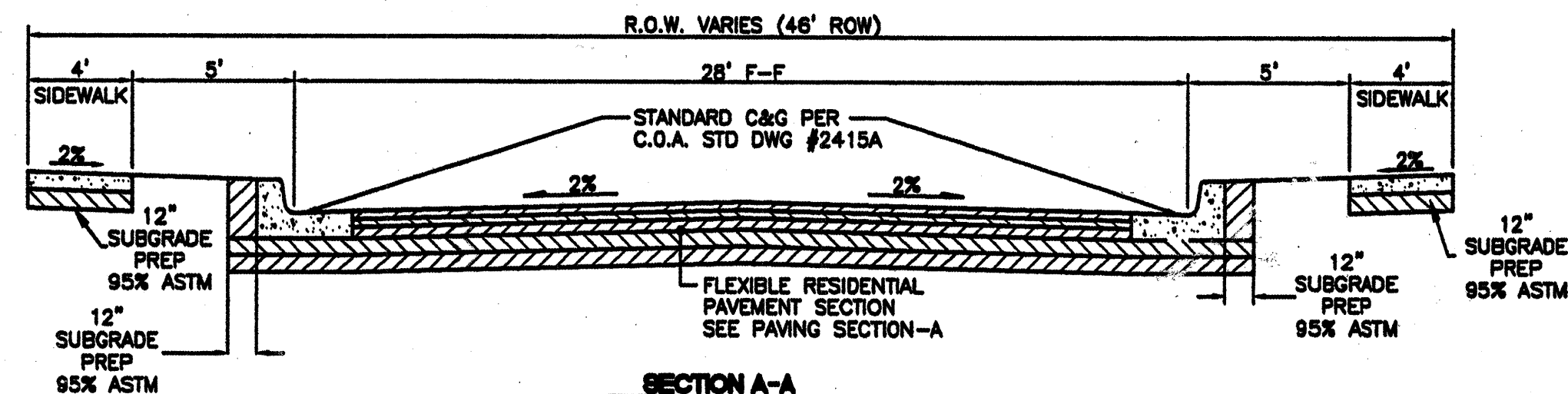


SCOUR WALL DETAIL
NTS

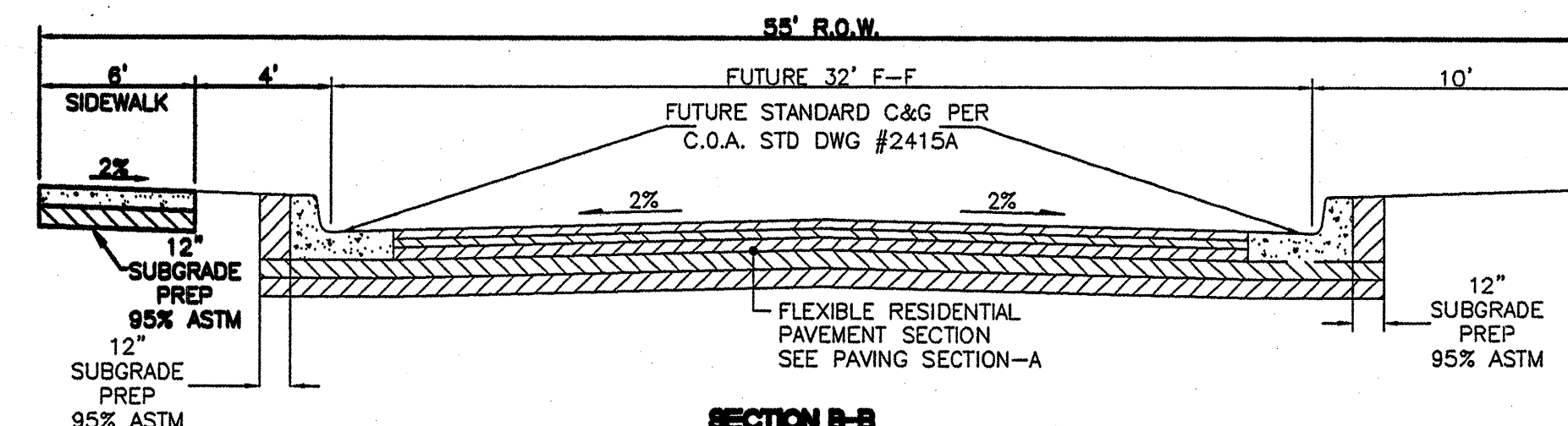
*-FOR INFORMATION ONLY

 DAVID SOULE P.E. #14522	OAKLAND SOUTH SUBDIVISION GRADING AND DRAINAGE DETAILS	DRAWN BY WCUJ DATE 11-09-04 2457-CRB-8-20-04X
	 Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 3A OF 10 JOB # 2457

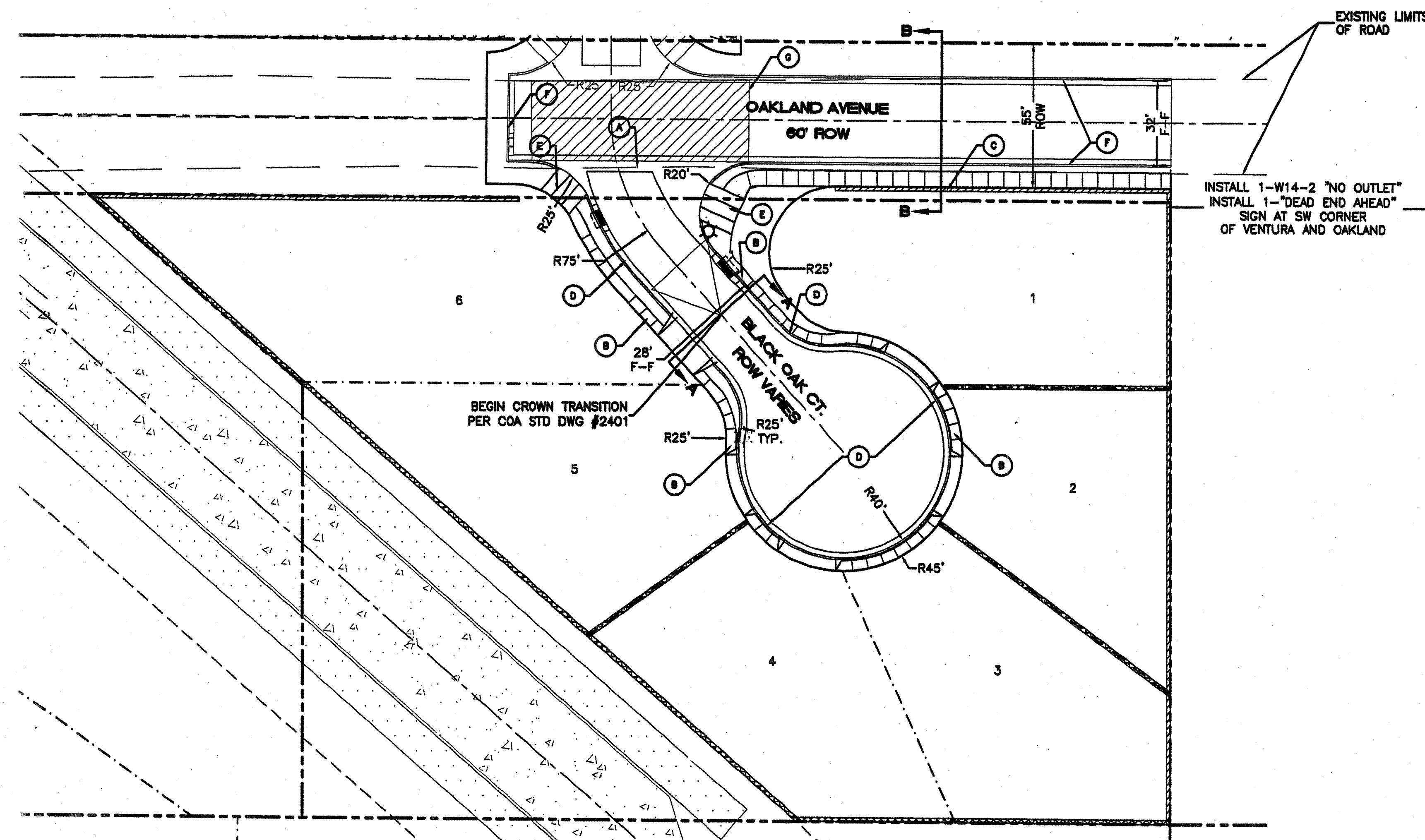
751981



SECTION A-A
TYPICAL 28' STREET SECTION W/STANDARD C AND G
NTS



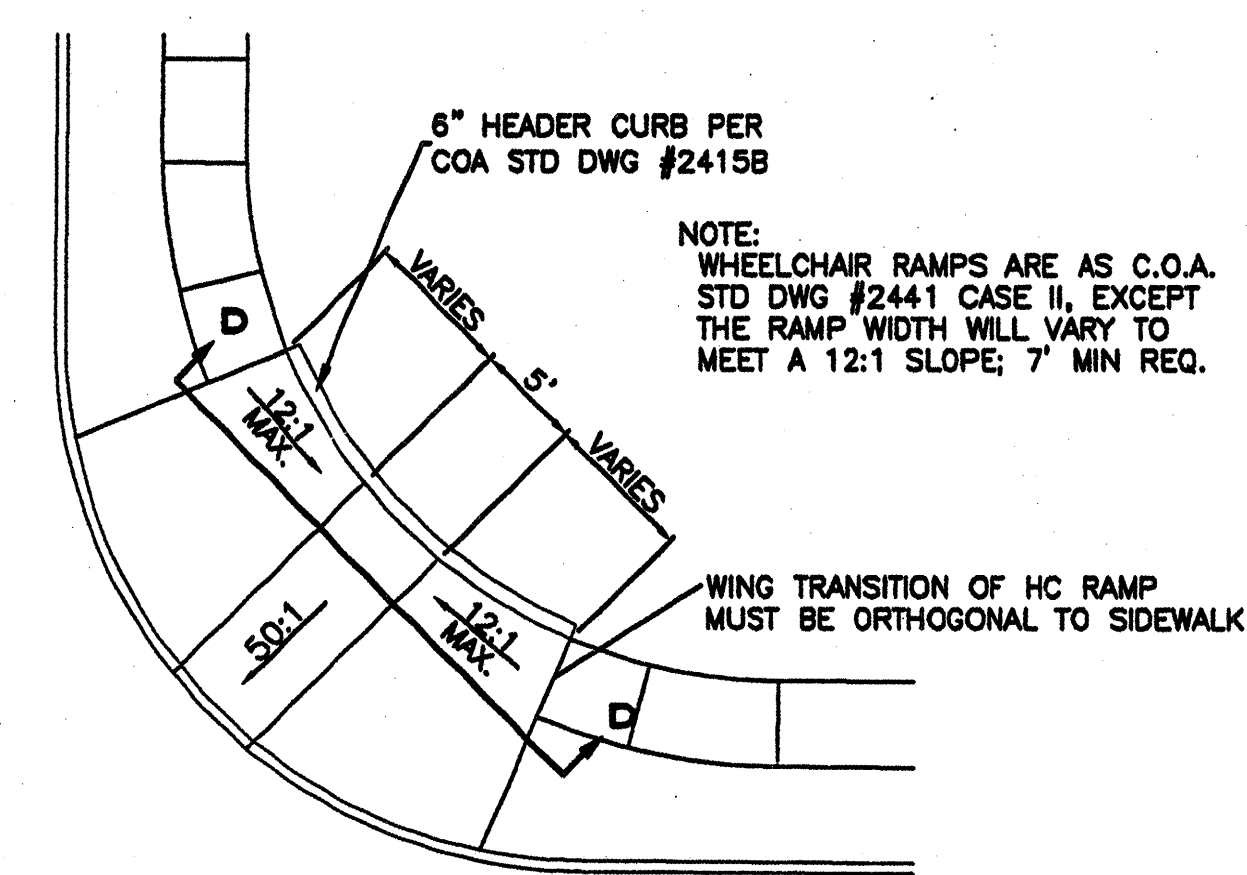
SECTION B-B
TYPICAL 32' STREET SECTION W/STANDARD C AND G
NTS



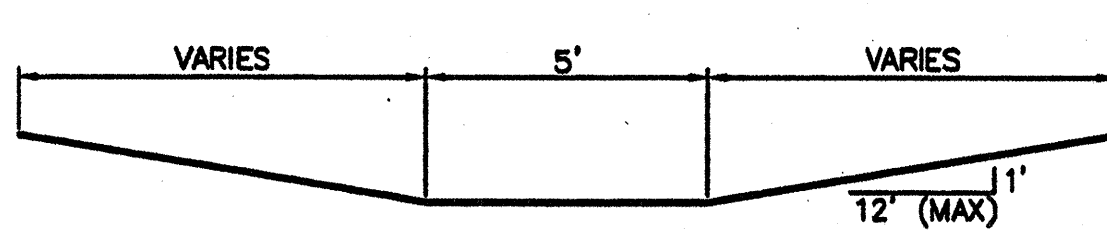
TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.
 1.5" ASPHALT CONCRETE, 1500 LBS. STABILITY, TYPE C GRADATION.
B Res.
 FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT FINAL SURFACE IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED.
 1" SUBGRADE SOIL, R-VALUE=50, PLACED IN 2-8" COMPACTED LIFTS, 95% MIN. COMPACTION, AT OPT. MOISTURE ± 2.0%, ASTM D1557, OR OPT. MOISTURE TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.
 STANDARD C&G PER C.O.A. STD DWG #2415A
 12" SUBGRADE PREP 95% ASTM
 FLEXIBLE RESIDENTIAL PAVEMENT SECTION SEE PAVING SECTION-A
 12" SUBGRADE PREP 95% ASTM
 1" SUBGRADE SOIL, R-VALUE=50, PLACED IN 2-8" COMPACTED LIFTS, 95% MIN. COMPACTION, AT OPT. MOISTURE ± 2.0%, ASTM D1557, OR OPT. MOISTURE TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.
 CONSTRUCTION JOINT 90% MIN. COMPACTION.
 2-6" LIFTS, SUBGRADE SOIL 95% MIN. COMPACTION TO ASTM D1557
 COMPACTED SUBGRADE TO 95% ASTM D1557

RESIDENTIAL PAVING SECTION (STANDARD CURB)
NTS

SCANNED BY MESA REPRO



WHEELCHAIR RAMP DETAIL (TYP.)
NTS



SECTION D-D
NTS

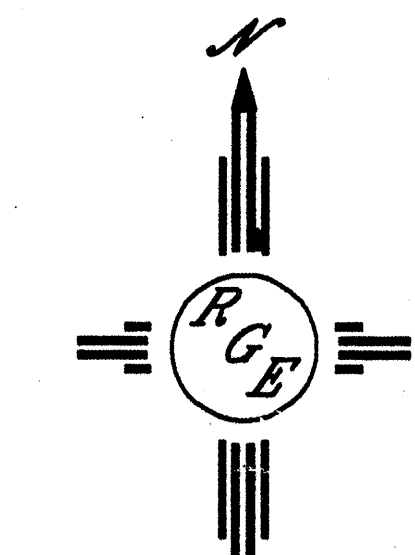
INSTALL 1-W14-2 "NO OUTLET"
 INSTALL 1-"DEAD END AHEAD"
 SIGN AT SW CORNER
 OF VENTURA AND OAKLAND

KEYED NOTE:

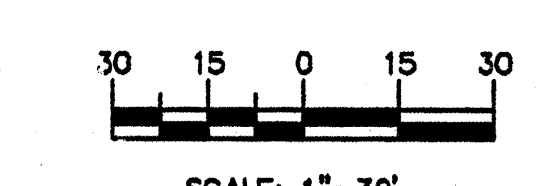
- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFERRED
- (C) 6' SIDEWALK TO BE BUILT W/THIS PROJECT
- (D) STANDARD CURB PER C.O.A. STD DWG #2415A
- (E) H.C. RAMP PER COA STD DWG #2441 CASE II
- (F) FUTURE STANDARD CURB PER C.O.A. STD DWG #2415A
- (G) TEMPORARY PAVING TO BE 4" AC OVER 8" SUBGRADE @ 95%

LEGEND

- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- ===== SIDEWALK
- BOUNDARY LINE
- EASEMENT
- ☼ STREET LIGHTS
- ===== TEMPORARY PAVING TO BE 4" AC OVER 8" SUBGRADE @ 95%



GRAPHIC SCALE



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS CONTROL STATION	DATE	NO.	BY	NO.	DATE
WORK	DATE	NEW MEXICO COORDINATE SYSTEM	DATE	DATE	REMARKS	DESIGN	DATE
DESIGNED BY	DATE	CENTRAL ZONE	DATE	NO.	REVISIONS	DESIGN	DATE
DRAWN BY	DATE	X=4110.237.56	DATE	NO.	NO.	DESIGN	DATE
CHECKED BY	DATE	Y=1.524.092.46	DATE	NO.	NO.	DESIGN	DATE
RECORDED BY	DATE	DELTA ANGLE=00°10'23"	DATE	NO.	NO.	DESIGN	DATE
NO.		ELEV=5474.510-NGVD 1929	DATE	NO.	NO.	DESIGN	DATE
		G-G FACTOR=0.99964740	DATE	NO.	NO.	DESIGN	DATE

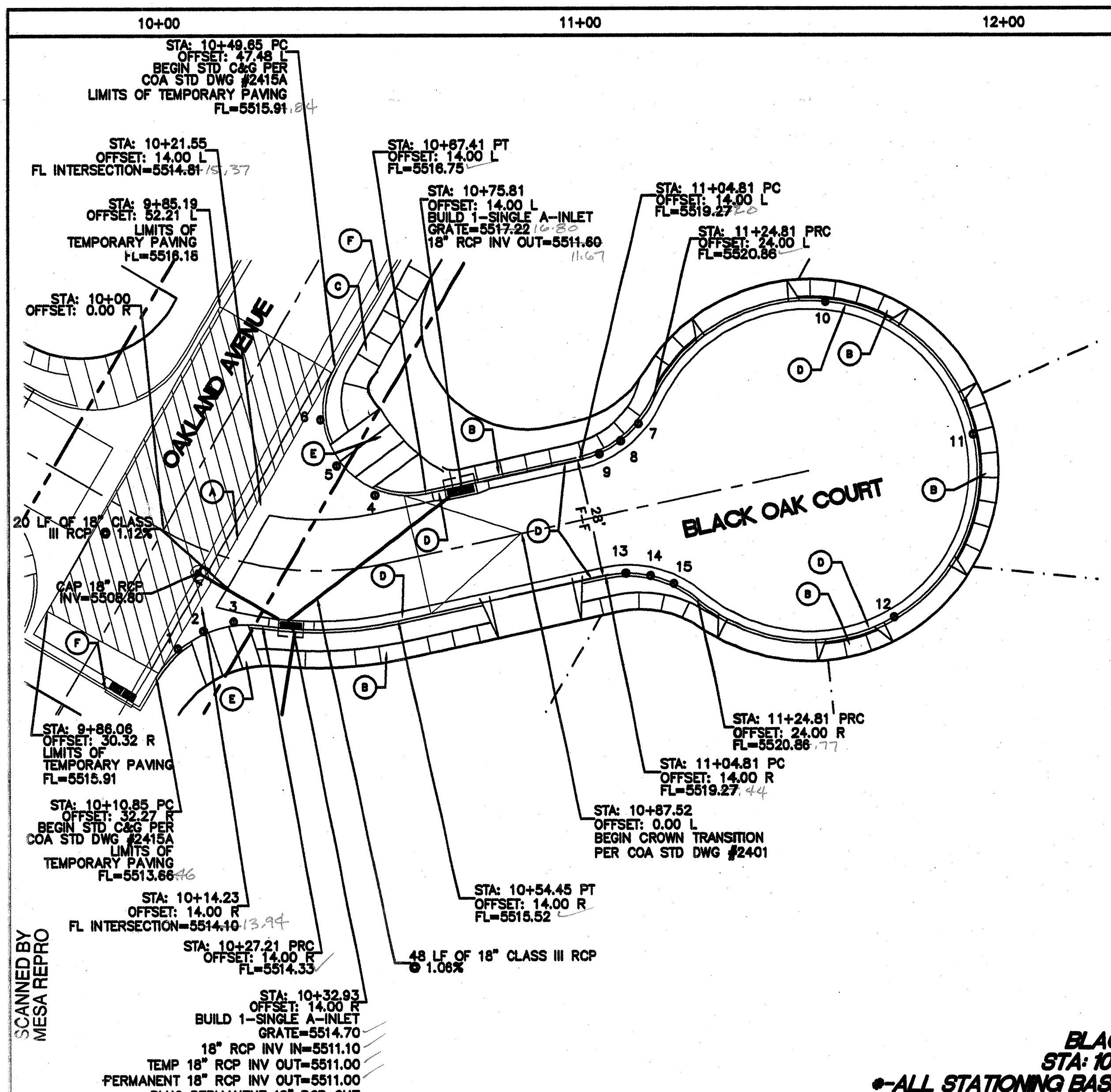
Pio Grande Engineering
 1400 CENTRAL AVENUE SE
 ALBUQUERQUE, NM 87108
 (505) 878-2888

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **OAKLAND SOUTH SUBDIVISION
 MASTER PAVING PLAN**

DESIGN REVIEW COMMITTEE: APPROVED MAR 2 2 2005
 CITY ENGINEER APPROVAL: APPROVED JUN - 3 2005
 CITY ENGINEER

CITY PROJECT NO. 7519.81 ZONE MAP NO. C-20-Z SHEET 4 OF 10



PAVING CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C2	29.68	25.00	65°01'23"	N55°39'21"W	27.97
C3	46.28	20.00	132°34'47"	S24°02'34"W	36.62
C4	23.66	25.00	54°13'27"	S89°21'33"E	22.78
C5	201.37	40.00	288°26'54"	N47°45'10"E	46.77
C6	23.66	25.00	54°13'27"	N15°08'06"W	22.78

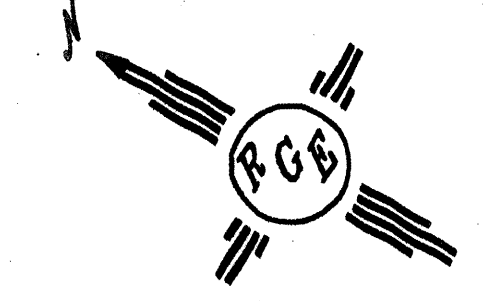
PAVING LINE TABLE		
LINE	LENGTH	BEARING
L1	49.63	S42°14'50"E
L2	37.58	S42°14'50"E

QUARTER POINTS					
C2	FL	ELEV.	C3	FL	ELEV.
	1	5513.69	4	5516.79	
	2	5513.98	5	5516.59	
C4	FL	ELEV.	C5	FL	ELEV.
	7	5520.45		10	5523.66
	8	5520.03		11	5528.45
C6	FL	ELEV.	C6	FL	ELEV.
	13	5519.61		12	5523.66
	14	5520.03		15	5520.45

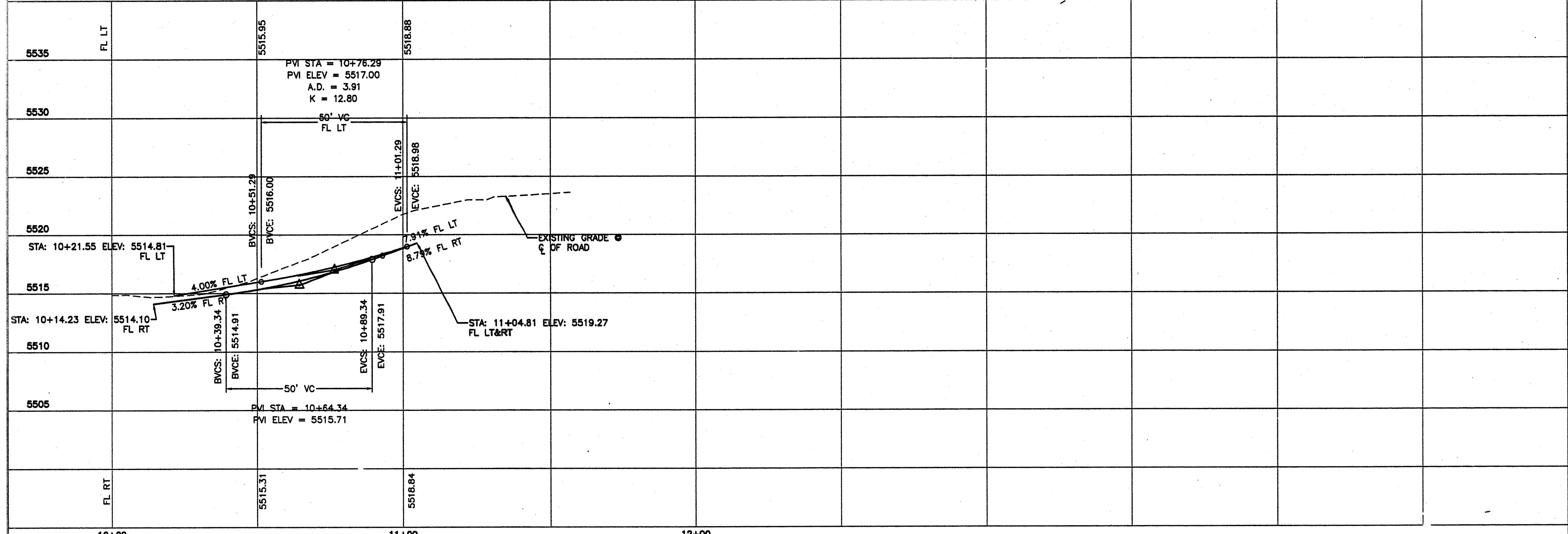
- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 - (B) 4" SIDEWALK TO BE DEFERRED
 - (C) 6" SIDEWALK TO BE BUILT W/THIS PROJECT
 - (D) STANDARD CURB PER C.O.A. STD DWG #2415A
 - (E) H.C. RAMP PER COA STD DWG #2441 CASE II
 - (F) FUTURE STANDARD CURB PER C.O.A. STD DWG #2415A

NOTE:

- SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
- ALL CURB AND GUTTER ARE TO BE STANDARD UNLESS OTHERWISE NOTED.



BLACK OAK COURT
STA: 10+00.00 TO 11+56.81
•-ALL STATIONING BASED UPON PROPOSED CENTERLINE



SCALE: HORIZ. 1"=20'
 VERT. 1"= 5'

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION		
CONTRACTOR	DATE	NO.	CONTROL STATION	DATE	NO.	FIELD NOTES	DATE	NO.
WORK BY P.I.E. Turner <td>DATE 11/15/05 <td></td> <td>NEW MEXICO COORDINATE SYSTEM <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	DATE 11/15/05 <td></td> <td>NEW MEXICO COORDINATE SYSTEM <td></td> <td></td> <td></td> <td></td> <td></td> </td>		NEW MEXICO COORDINATE SYSTEM <td></td> <td></td> <td></td> <td></td> <td></td>					
ACCEPTANCE BY P.I.E. Turner <td>DATE 11/15/05 <td></td> <td>CENTRAL ZONE <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	DATE 11/15/05 <td></td> <td>CENTRAL ZONE <td></td> <td></td> <td></td> <td></td> <td></td> </td>		CENTRAL ZONE <td></td> <td></td> <td></td> <td></td> <td></td>					
DESIGNED BY P.I.E. Turner <td>DATE 11/15/05 <td></td> <td>X=410,237.56 <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	DATE 11/15/05 <td></td> <td>X=410,237.56 <td></td> <td></td> <td></td> <td></td> <td></td> </td>		X=410,237.56 <td></td> <td></td> <td></td> <td></td> <td></td>					
DRAWN BY P.I.E. Turner <td>DATE 11/15/05 <td></td> <td>Y=1,524,092.46 <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	DATE 11/15/05 <td></td> <td>Y=1,524,092.46 <td></td> <td></td> <td></td> <td></td> <td></td> </td>		Y=1,524,092.46 <td></td> <td></td> <td></td> <td></td> <td></td>					
CHECKED BY P.I.E. Turner <td>DATE 11/15/05 <td></td> <td>DELTA ANGLE=0°10'23" <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	DATE 11/15/05 <td></td> <td>DELTA ANGLE=0°10'23" <td></td> <td></td> <td></td> <td></td> <td></td> </td>		DELTA ANGLE=0°10'23" <td></td> <td></td> <td></td> <td></td> <td></td>					
RECORDED BY P.I.E. Turner <td>DATE 11/15/05 <td></td> <td>ELEV=5474.510-NGVD 1929 <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	DATE 11/15/05 <td></td> <td>ELEV=5474.510-NGVD 1929 <td></td> <td></td> <td></td> <td></td> <td></td> </td>		ELEV=5474.510-NGVD 1929 <td></td> <td></td> <td></td> <td></td> <td></td>					
			C-G FACTOR=0.99964740 <td></td> <td></td> <td></td> <td></td> <td></td>					

Rio Grande Engineering
 1800 CENTRAL AVENUE SE
 SUITE 200
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 (505) 271-0288

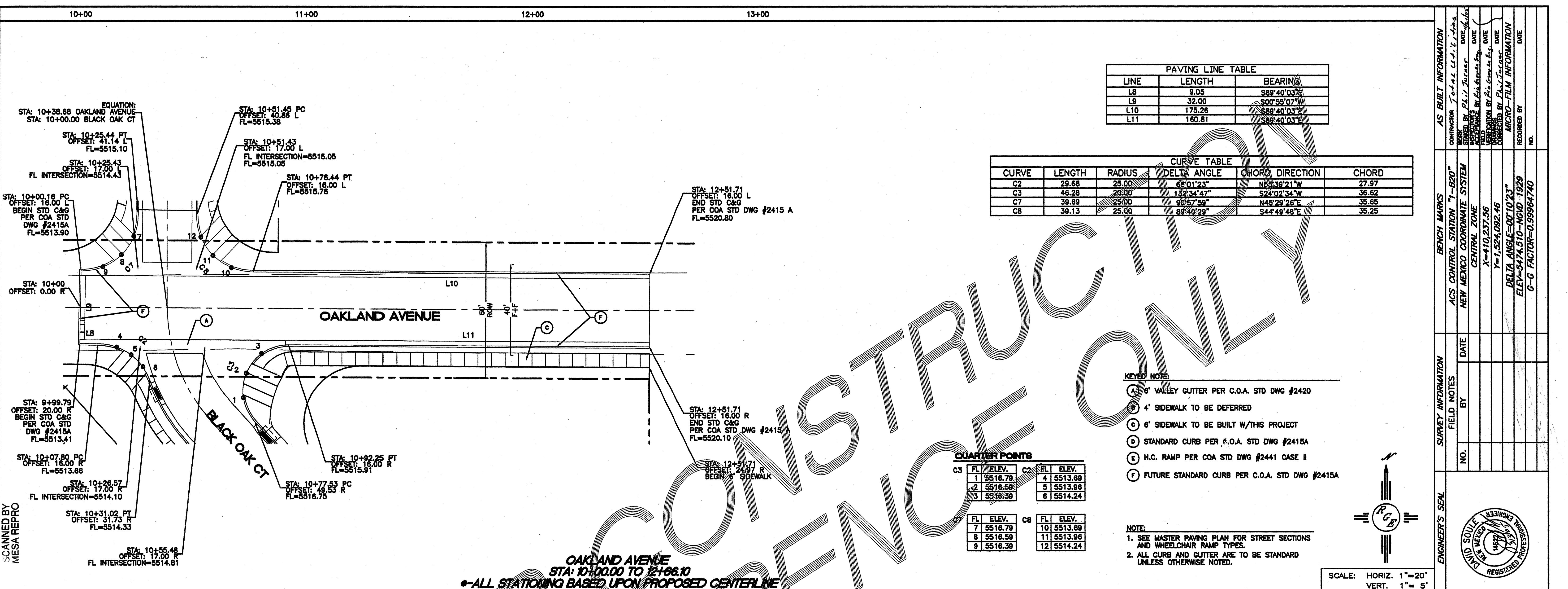
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **OAKLAND SOUTH SUBDIVISION
 PAVING IMPROVEMENTS
 BLACK OAK COURT**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE MAR 2 2005	APPROVE JUN - 3 2005		
REVIEW COMMITTEE	CITY ENGINEER		

CITY PROJECT NO. **7519.81** ZONE MAP NO. **C-20-Z** SHEET **5** OF **10**

SCANNED BY MESA REPRO



STATION	FL	RT	STATION	FL	RT
5535	5515.01	5516.44	5570	5517.88	5519.31
5530			5575		
5525			5580		
5520			5585		
5515			5590		
5510			5595		
5505			5600		
	5514.83	5516.15		5517.45	5518.75
					5519.40

Pio Grande Engineering
 1408 CENTRAL AVENUE SE
 SUITE 207
 ALBUQUERQUE, NM 87106
 (505) 875-0888

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **OAKLAND SOUTH SUBDIVISION
 PAVING IMPROVEMENTS
 OAKLAND AVENUE**

DESIGNED BY: WCNW
 DRAWN BY: WCNW
 CHECKED BY: DS

DATE: 12-04-04
 DATE: 12-04-04
 JOB NO.: 2457
 DATE: 12-10-04

APPROVED
 JUN - 3 2005
 CITY ENGINEER

CITY PROJECT NO. 7519.81
 ZONE MAP NO. C-20-Z
 SHEET 6 OF 10

SCANNED BY
 MESA REPRO

NOT FOR CONSTRUCTION ONLY

AS BUILT INFORMATION

CONTRACTOR: Total Utility Services
 DRAWING NO.: 2457-04
 DATE: 12/04/04

BENCH MARKS

ACS CONTROL STATION "1-B20"
 NEW MEXICO COORDINATE SYSTEM
 CENTRAL ZONE
 X=410,237.56
 Y=1,524,092.46
 DELTA ANGLE=0°10'23"
 ELEV.=5474.510-NGVD 1929
 G-G FACTOR=0.9996740

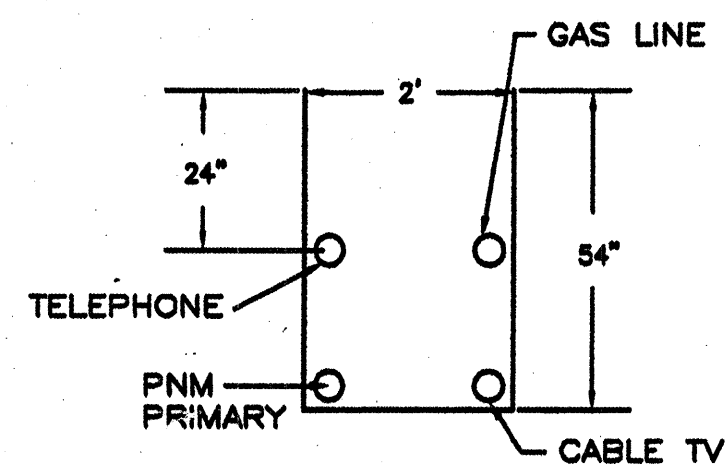
SURVEY INFORMATION

FIELD NOTES

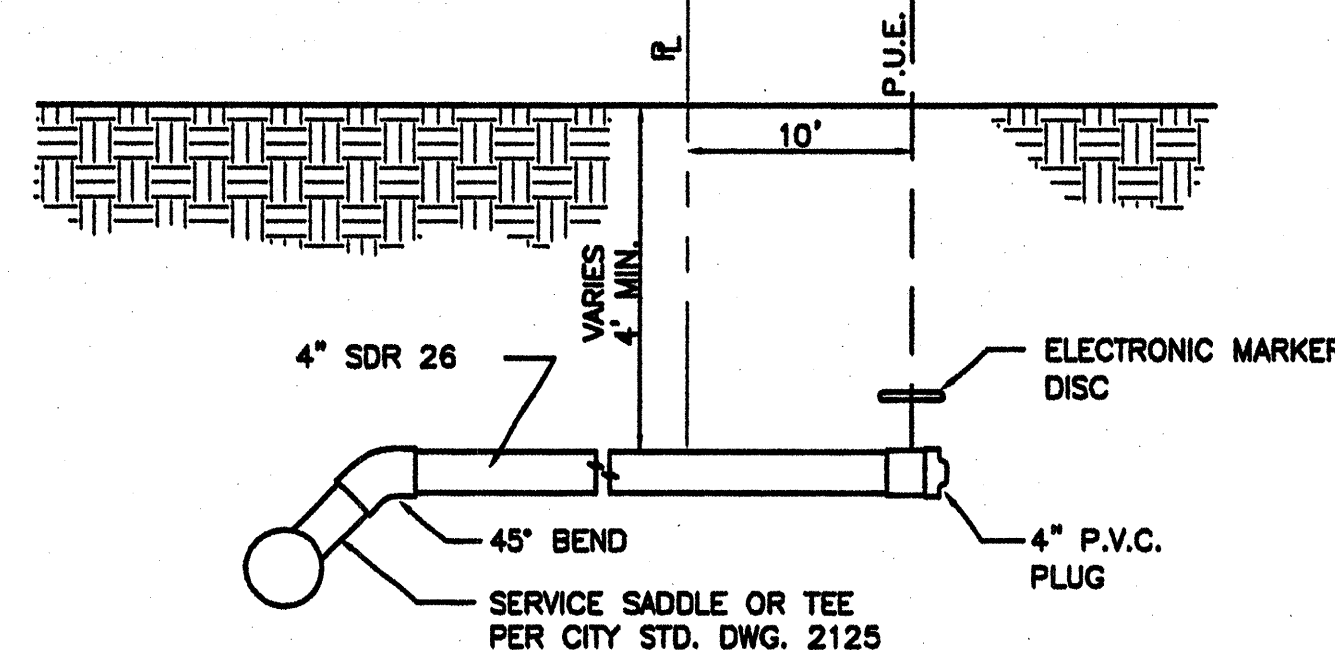
NO.	DATE	BY

ENGINEER'S SEAL

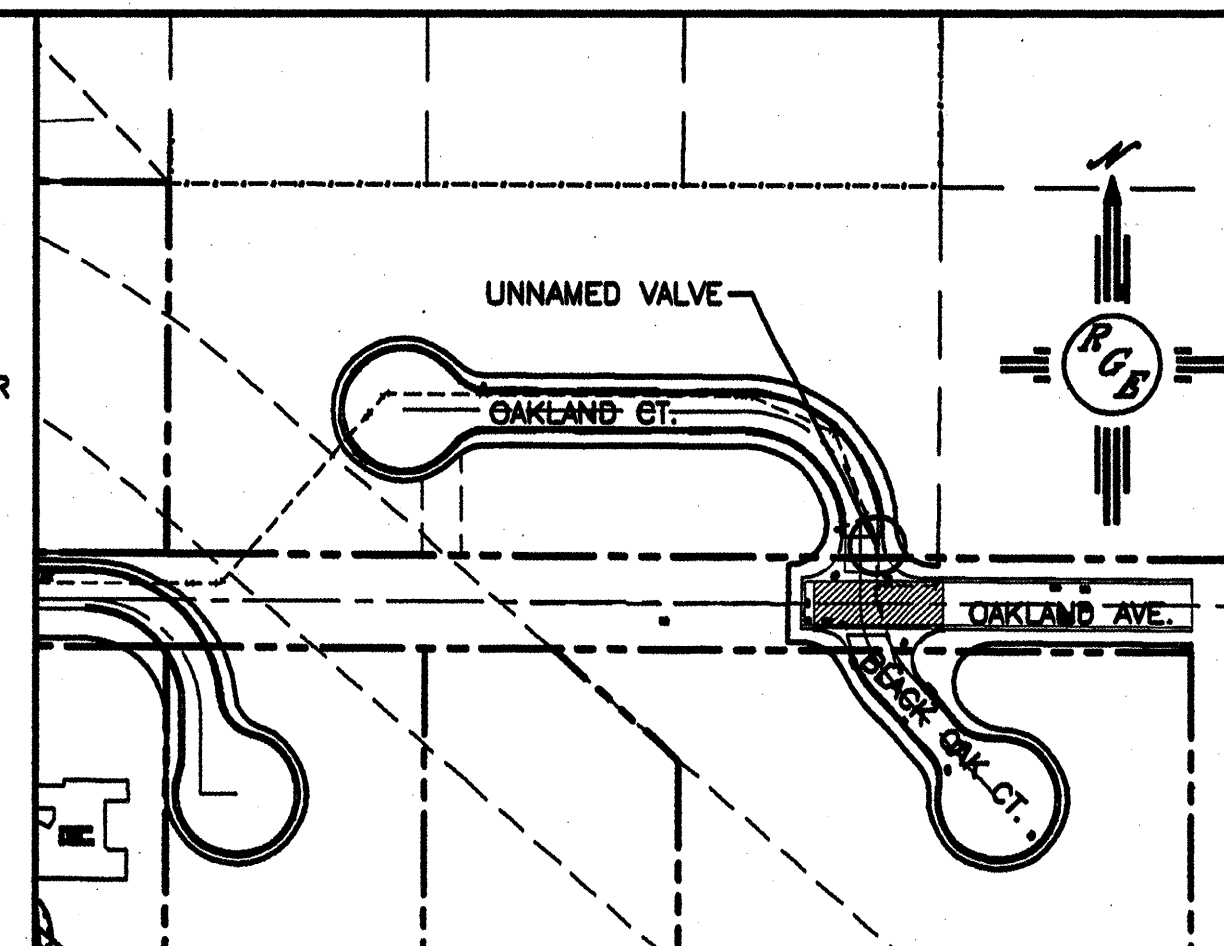
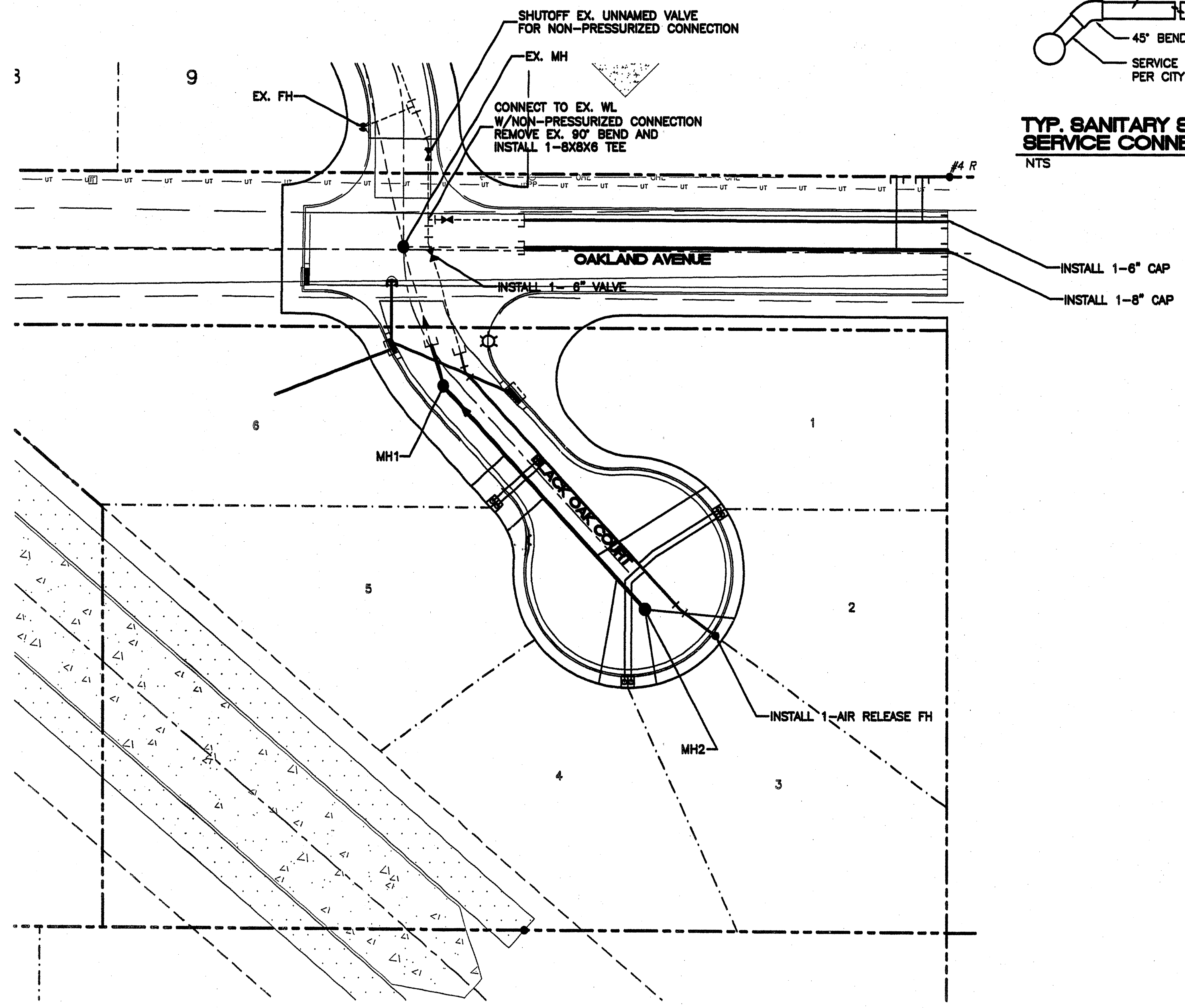
REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 NO. 14527



UTILITY TRENCH DETAIL
NTS



TYP. SANITARY SYSTEM SERVICE CONNECTION
NTS



WATER SHUTOFF PLAN SHUTOFF VALVE: UNNAMED VALVE AT THE ENTRANCE OAKLAND COURT

- WATER SHUTOFF NOTES**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUTOFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

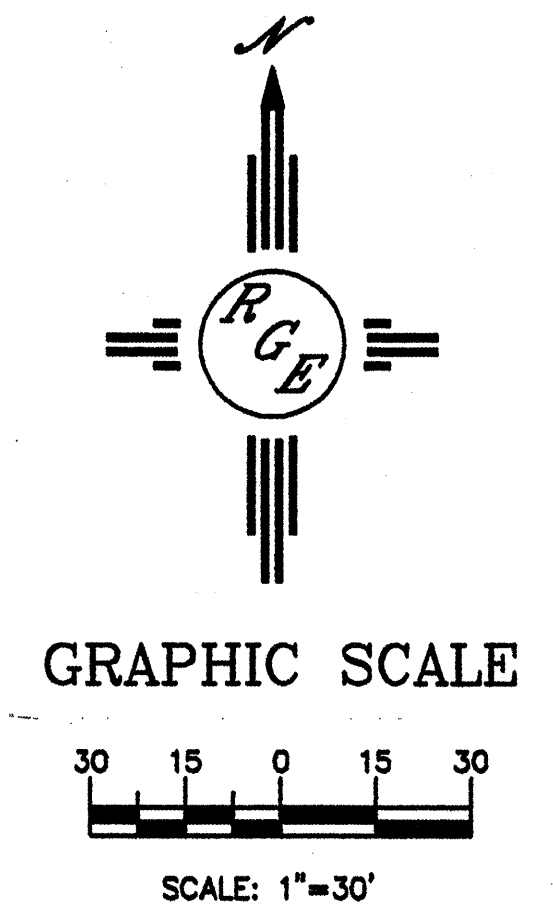
LEGEND

	FUTURE STORM SEWER LINE
	FUTURE STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED SINGL. "A" INLET
	EXISTING SAS MANHOLE
	EXISTING 8" SAS
	PROPOSED SAS MANHOLE
	DIRECTION OF FLOW
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING 16" WL
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED 8" WL
	WATER SERVICE LINE
	FUTURE CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	STREET LIGHTS

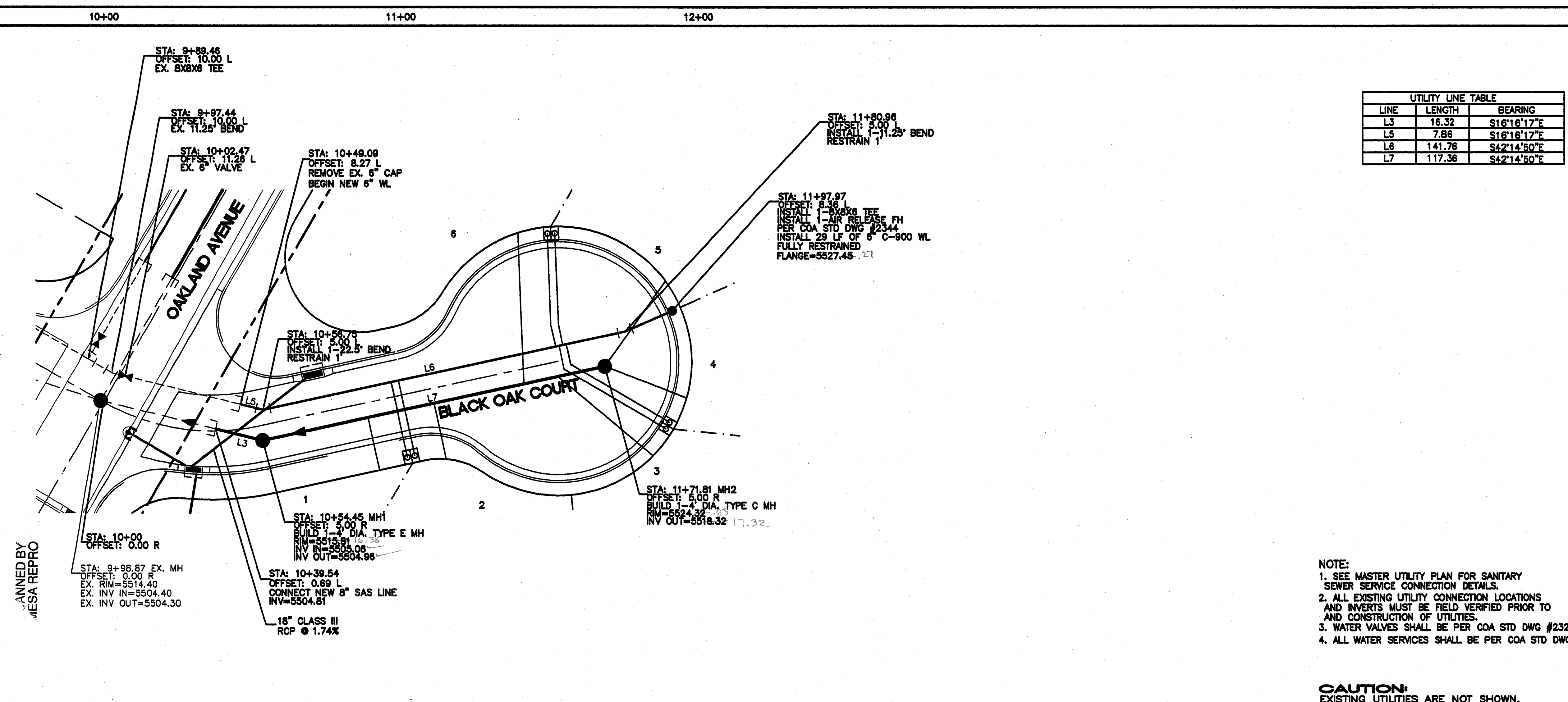
DRAWN BY: MESA REPRO

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
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 RESIDENTIAL 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.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 82-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 82-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 82, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 82, ARTICLE 11 NMSA 1978.



<p>AS BUILT INFORMATION</p> <p>CONTRACTOR: <i>Geo. & C. T. L. Inc.</i> DATE: <i>11/14/05</i></p> <p>WORK STARTED BY: <i>P. J. Turner</i> DATE: <i>11/14/05</i></p> <p>APPROVED BY: <i>P. J. Turner</i> DATE: <i>11/14/05</i></p> <p>FIELD CHECKED BY: <i>P. J. Turner</i> DATE: <i>11/14/05</i></p> <p>RECORDED BY: <i>P. J. Turner</i> DATE: <i>11/14/05</i></p>		
<p>BENCH MARKS</p> <p>ACS CONTROL STATION "1-B20"</p> <p>NEW MEXICO COORDINATE SYSTEM</p> <p>CENTRAL ZONE</p> <p>X=410,237.56</p> <p>Y=1,524,082.46</p> <p>DELTA ANGLE=00°10'23"</p> <p>ELEVA=5474.510-NGVD 1929</p> <p>G-G FACTOR=0.99984740</p>		
<p>FIELD NOTES</p> <p>NO. BY DATE</p>		
<p>ENGINEER'S SEAL</p>		
<p>REVISIONS</p> <p>NO. DATE BY</p>		
<p>DESIGNED BY: WCMU DATE: 12-05-04</p> <p>DRAWN BY: WCMU DATE: 12-05-04</p> <p>DRAWN NAME: 2457-DRC-9-20-OAK.DWG JOB NO.: 2457</p> <p>CHECKED BY: DS DATE: 12-10-04</p>		
<p>Rio Grande Engineering</p> <p>1004 CENTRAL AVENUE, SE SUITE 301 ALBUQUERQUE, NM 87106 (505) 872-2888</p>		
<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p> <p>TITLE: OAKLAND SOUTH SUBDIVISION MASTER UTILITY PLAN</p>		
<p>DESIGN REVIEW COMMITTEE</p> <p>APPROVED</p> <p>MAR 23 2005</p>	<p>CITY ENGINEER APPROVAL</p> <p>APPROVED</p> <p>JUN - 3 2005</p> <p>CITY ENGINEER</p>	<p>MO./DAY/YR.</p> <p>NO./DAY/YR.</p>
<p>CITY PROJECT NO. 7519.81</p>	<p>ZONE MAP NO. C-20-2</p>	<p>SHEET 7 OF 10</p>



UTILITY LINE TABLE

LINE	LENGTH	BEARING
L3	16.32	S16°16'17"E
L5	7.86	S16°16'17"E
L6	141.76	S42°14'50"E
L7	117.36	S42°14'50"E

SAS TABLE

*-LOTS 4&5 SHALL BE INSTALLED INTO MH PER COA STD DWG #2118
 * CONNECTION TO 8" SAS

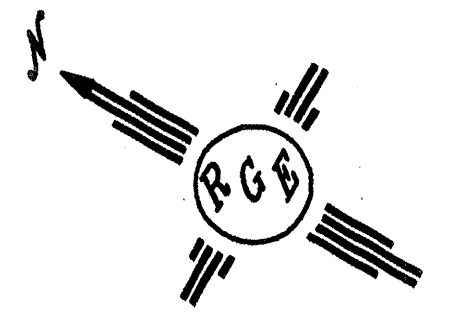
LOT #	STATION*	LF	INV.*	INV. ELEV.	PL
1	10+90.70	18	5509.15	5515.73	
2	11+13.20	19	5511.70	5515.73	
3	11+55.66	42	5516.49	5154.59	
4	11+71.61	30	5518.75	5521.44	
5	11+71.61	35	5518.75	5521.44	
6	11+43.87	51	5515.18	5519.83	

WL TABLE

LOT #	STATION	PIPE	SERVICE
1&2	11+01.95	DOUBLE	
3&4	11+59.53	DOUBLE	
5&6	11+59.30	DOUBLE	

- NOTE:
- SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
 - ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF UTILITIES.
 - WATER VALVES SHALL BE PER COA STD DWG #2326, 2328, 2461.
 - ALL WATER SERVICES SHALL BE PER COA STD DWG #2361, 2362, 2366, 2368

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



SCALE: HORIZ. 1"=20'
 VERT. 1"=5'

BLACK OAK COURT
 STA: 9+89.46 TO 12+01.81
 *ALL STATIONING BASED UPON PROPOSED CENTERLINE

5535	5530	5525	5520	5515	5510	5505
56' LF OF 8" SDR-35 @ 1.00%	117' LF OF 8" SDR-35 @ 11.30%	STA: 9+88.33 TOP: 5511.04 EX. 8x8x6 TEE	STA: 10+00.78 TOP: 5511.04 EX. 45° VERTICAL BEND RESTRAIN 8"	STA: 10+02.49 TOP: 5509.34 EX. 6" VALVE	STA: 10+06.73 TOP: 5505.11 EX. 45° VERTICAL BEND RESTRAIN 8"	STA: 10+39.54 INV: 5504.81 CONNECT TO EX. 8" SAS
		PROPOSED GRADE @ C OF ROAD	PROPOSED 18" RCP	PROPOSED 48" RCP	6" C-900 WL	8" SDR-35 SAS
		STA: 11+98.60 TOP: 5523.20 INSTALL AIR-RELEASE FH	STA: 10+49.09 TOP: 5511.91 CONNECT NEW 6" WL TO EX. 6" WATERLINE	STA: 10+47.54 TOP: 5511.7 EX. 22.5° VERTICAL BEND RESTRAIN 4"	STA: 10+41.04 TOP: 5505.32 EX. 45° VERTICAL BEND RESTRAIN 8"	STA: 11+27.81 MH2 BUILD 1-2 DIA. TYPE C MH INV: 5524.32
		EXISTING GRADE @ C OF ROAD				

AS BUILT INFORMATION

CONTRACTOR: *P.R.G.* DATE: *12-04-04*

DESIGNED BY: WCMJ DATE: 12-04-04

DRAWN BY: WCMJ DATE: 1204-04

CHECKED BY: DS DATE: 12-10-04

REVISIONS

NO.	DATE	REMARKS
1		DESIGN

ENGINEER'S SEAL

SCALE: HORIZ. 1"=20'
 VERT. 1"=5'

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **OAKLAND SOUTH SUBDIVISION
 UTILITY IMPROVEMENTS
 BLACK OAK COURT**

DESIGN APPROVAL: *APPROVED* JUN 2 2 2005

CITY ENGINEER APPROVAL: *APPROVE* JUN - 3 2005

CITY PROJECT NO. 7519.81 ZONE MAP NO. C-20-Z SHEET 8 OF 10

10+00 11+00 12+00 13+00

UTILITY LINE TABLE		
LINE	LENGTH	BEARING
L13	165.35	S89°40'03"E
L14	165.35	S89°47'30"E

*-LOTS 24 SERVICE SHALL BE CAPPED ● PL AND SHALL 8X4 WYE CONNECTION
 ● ● CONNECTION TO 8" SAS

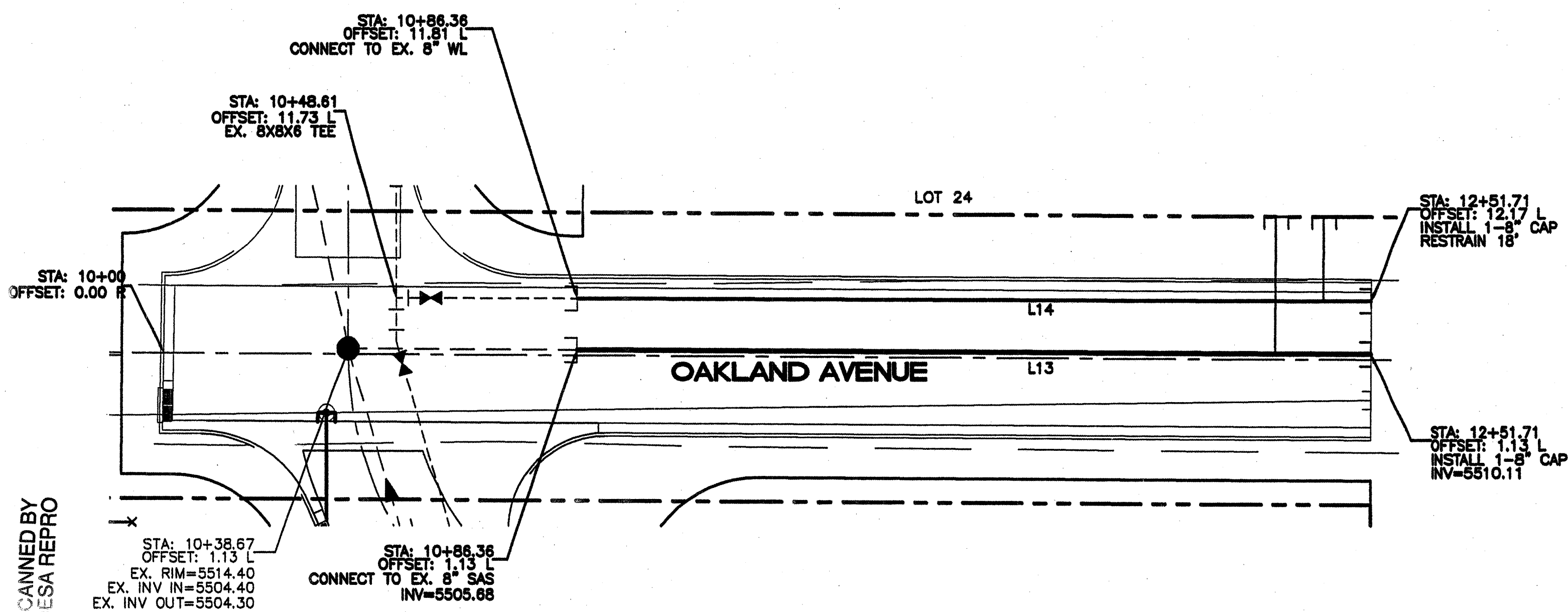
SAS TABLE

LOT #	STATION* LF	INV.*	INV. ELEV. ● PL
24	12+31.71	29	5509.57 5515.57

WL TABLE

LOT #	STATION	PIPE SERVICE
24	12+41.71	SINGLE

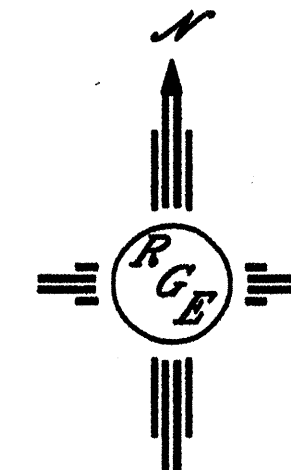
*-LOTS 24 SERVICE SHALL BE CAPPED ● PL



SCANNED BY MESA REPRO

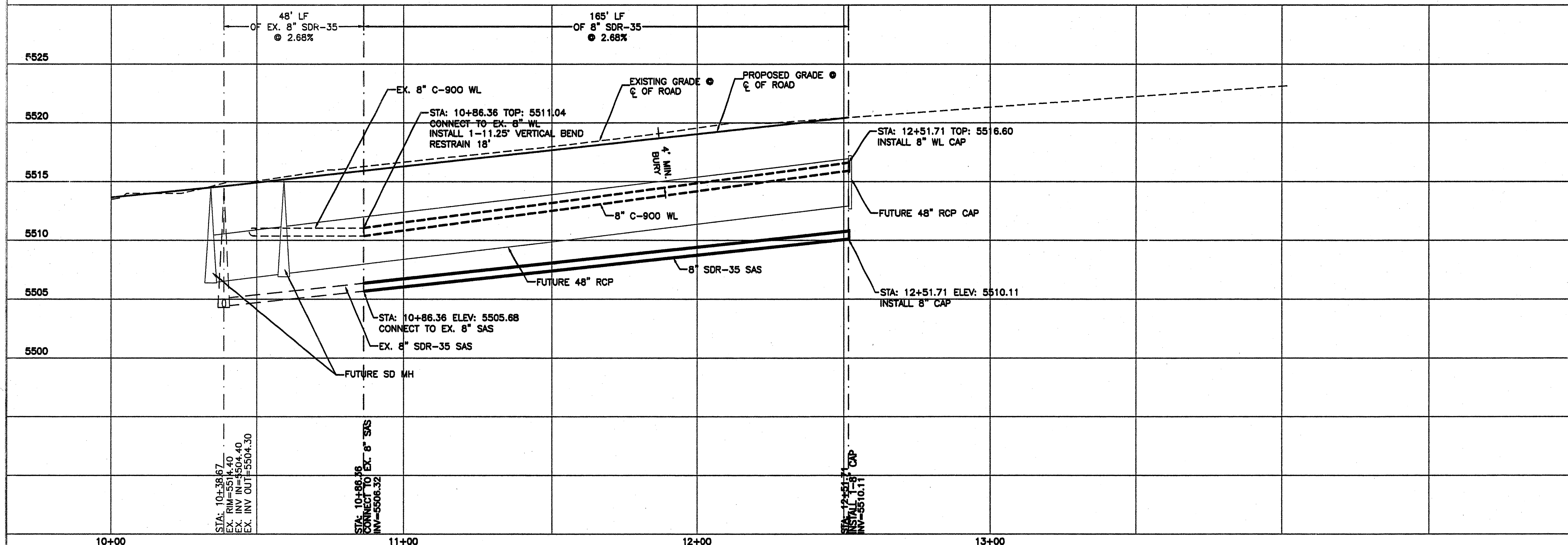
- NOTE:
- SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
 - ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 FULLY RESTRAINED
 - ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.

CAUTION:
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



SCALE: HORIZ. 1"=20'
 VERT. 1"= 5'

OAKLAND AVENUE
 STA: 10+00.00 TO 12+66.10
 ●-ALL STATIONING BASED UPON PROPOSED CENTERLINE



AS BUILT INFORMATION

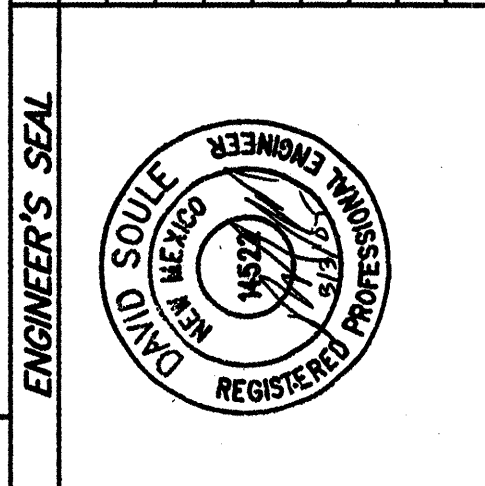
CONTRACTOR	DATE

BENCH MARKS

CONTRACTOR	DATE

SURVEY INFORMATION

FIELD NOTES	DATE



NO.	DATE	REVISIONS

Rio Grande Engineering
 1608 CENTRAL AVENUE SE
 SUITE 201
 ALBUQUERQUE, NM 87106
 (505) 575-0089

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **OAKLAND SOUTH SUBDIVISION
 UTILITY IMPROVEMENTS
 OAKLAND AVENUE**

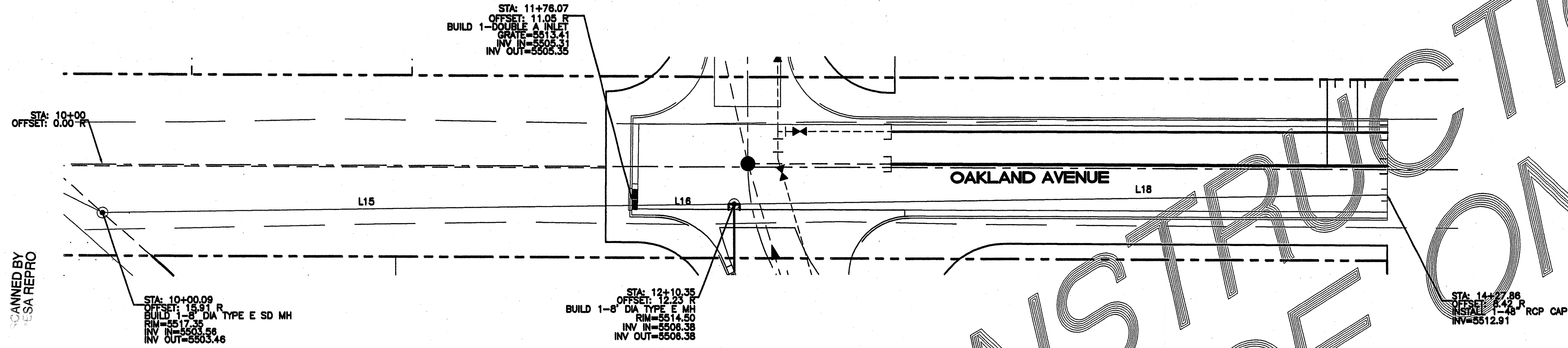
DESIGNED BY: WCHU DATE: 12-04-04
 DRAWN BY: WCHU DATE: 1204-04
 CHECKED BY: JS JOB NO.: 2457
 DATE: 12-10-04

APPROVED: [Signature] JUN - 3 2005
 CITY ENGINEER

CITY PROJECT NO. 7519.81 ZONE MAP NO. C-20-Z SHEET 9 OF 10

10+00 11+00 12+00 13+00 14+00 15+00

SD LINE TABLE		
LINE	LENGTH	BEARING
L15	175.99	N89°19'49"E
L16	32.40	N89°19'49"E
L18	217.15	N89°19'49"E

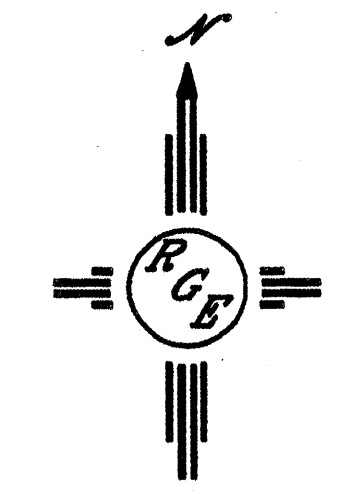
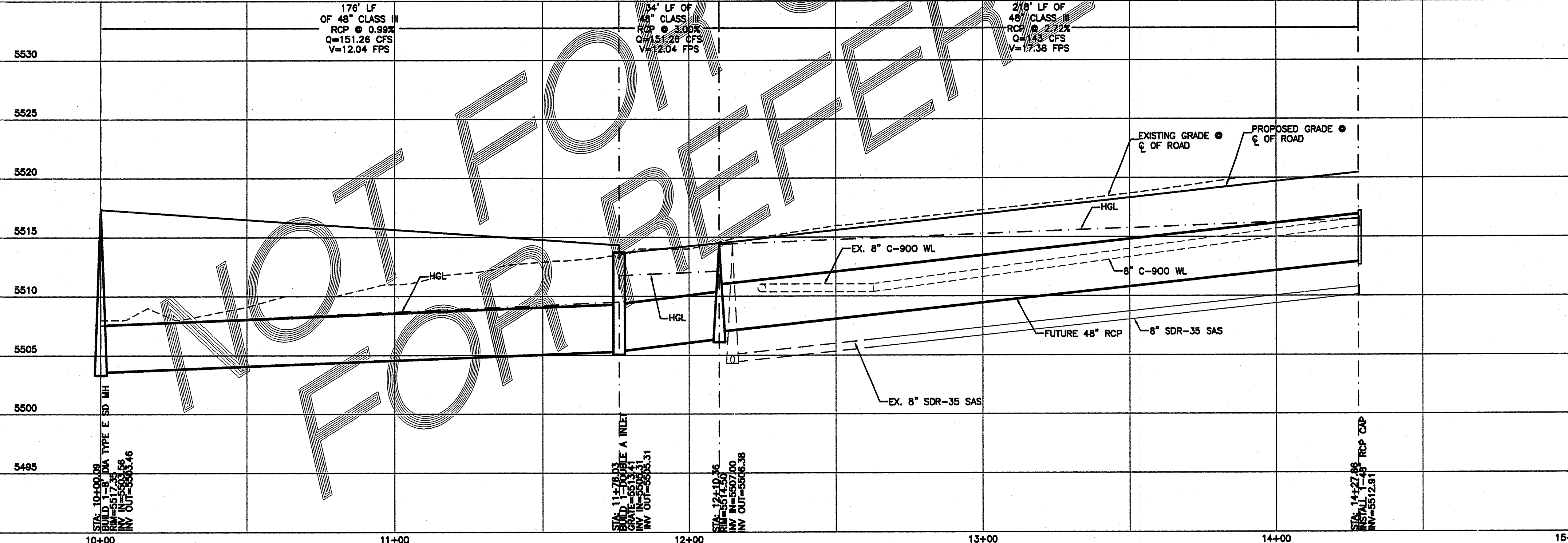


SCANNED BY
ESA REPRO

CONSTRUCTION ONLY

OAKLAND AVENUE
STA: 10+00.00 TO 14+42.28
***-ALL STATIONING BASED UPON PROPOSED CENTERLINE**

SCALE: HORIZ. 1"=20'
 VERT. 1"= 5'



AS BUILT INFORMATION	
CONTRACTOR	MARK
DATE	DATE
BY	BY
DATE	DATE
BY	BY
DATE	DATE
BY	BY
DATE	DATE

SURVEY INFORMATION	
FIELD NOTES	NO.
BY	DATE
NO.	DATE
BY	DATE
NO.	DATE

ENGINEER'S SEAL	
BY	DATE
REVISIONS	DESIGN
NO.	DATE
DESIGNED BY: WCNJ	DATE: 12-04-04
DRAWN BY: WCNJ	DATE: 1204-04
DRAWN NAME: 2457-DR-9-20-040X.DWG	JOB NO.: 2457
CHECKED BY: DS	DATE: 12-10-04

Rio Grande Engineering
 1000 CENTRAL AVENUE, N.E.
 ALBUQUERQUE, NM 87106
 (505) 833-7800

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

**TITLE: OAKLAND SOUTH SUBDIVISION
 STORM DRAIN IMPROVEMENTS
 OAKLAND AVENUE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE MAR 9 2005	APPROVE JUN - 3 2005		
CITY ENGINEER	LAST DESIGN UPDATE		

CITY PROJECT NO. 7519.81 ZONE MAP NO. C-20-Z SHEET 10 OF 10