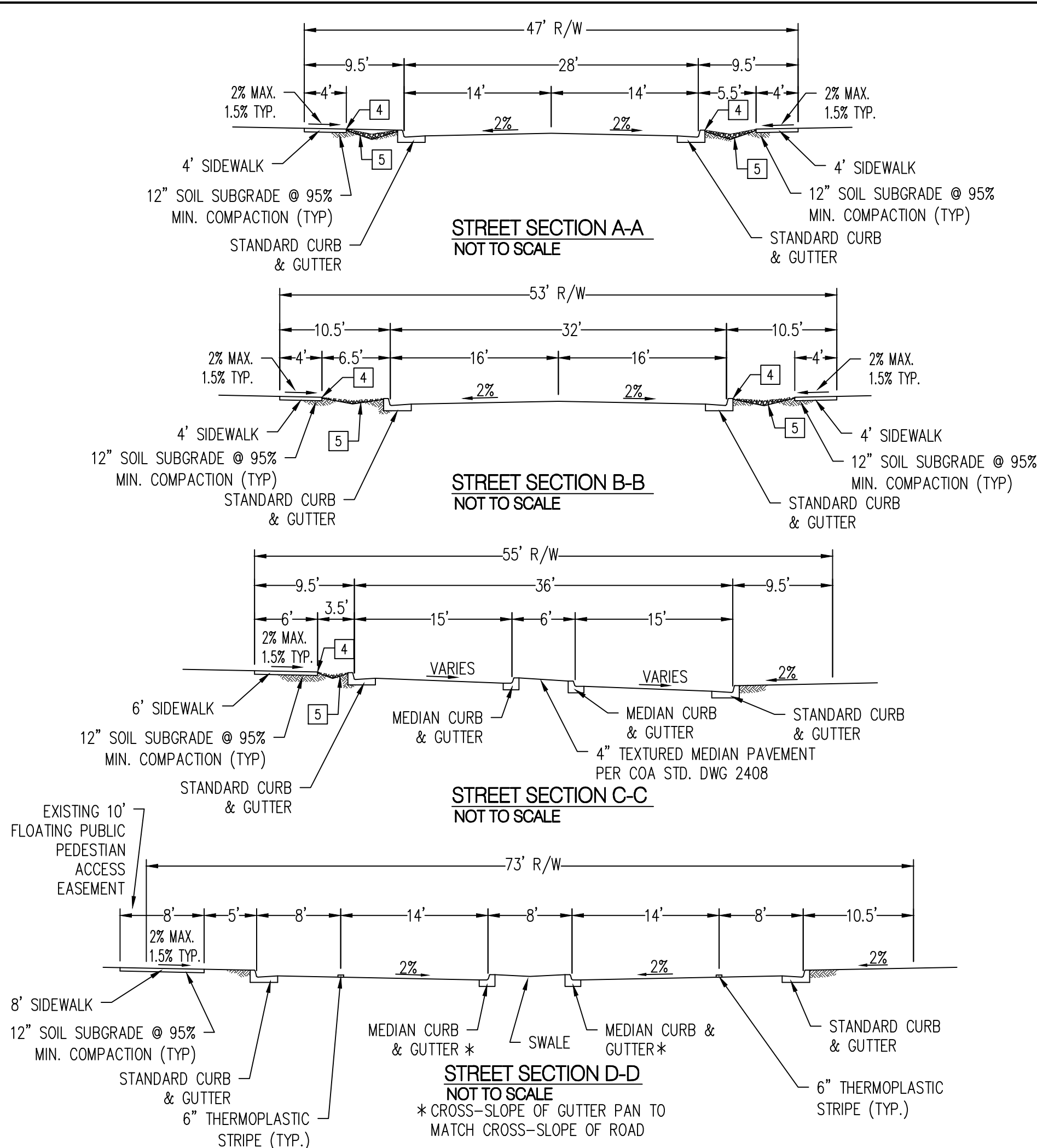
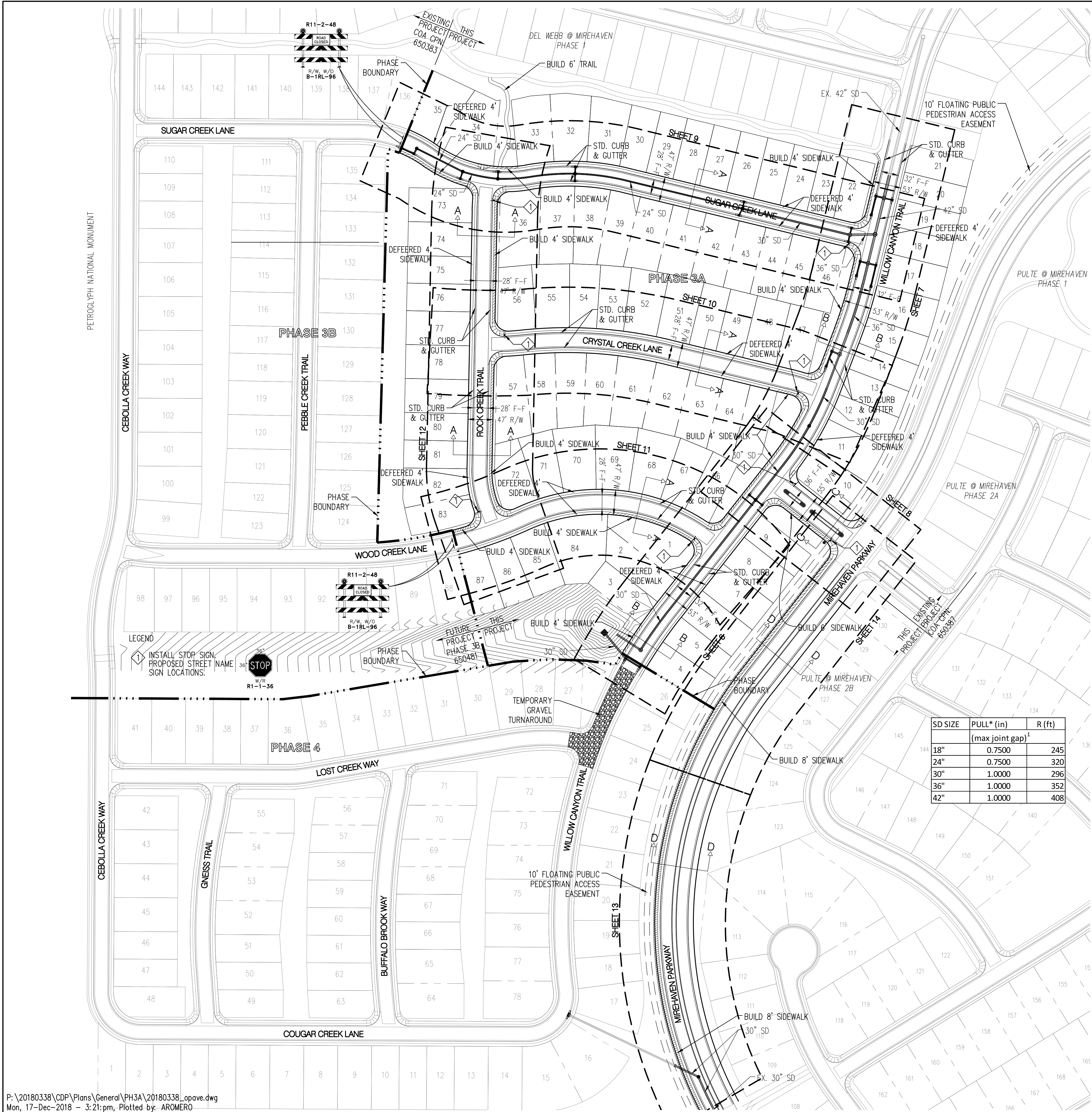




LANDSCAPE BUFFER SWALE NOTES

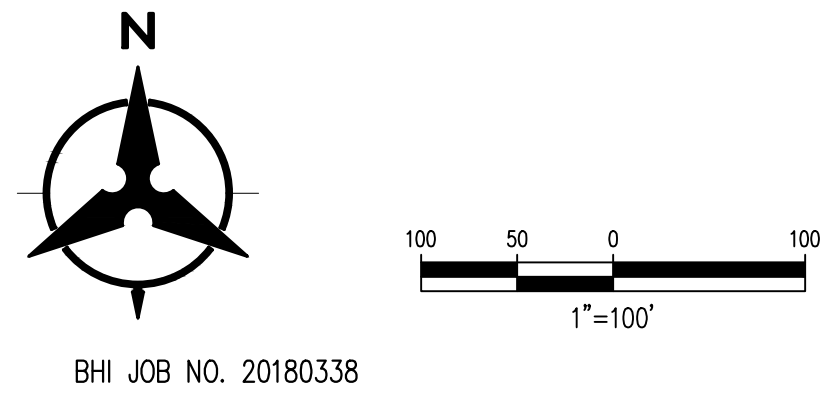
- SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
- SWALE TO BE 1" DEEPER THAN THE DISTANCE IN FEET BETWEEN THE BACK OF CURB AND THE SIDEWALK FOR LANDSCAPE BUFFERS IS DIFFERENT THAN 5 FEET WIDE.
- FOR WIDE LANDSCAPE BUFFERS, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10 INCHES.
- FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
- A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE THE LOCATION.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.
- DETAIL IS TO BE BUILT FOR ALL NEW CONSTRUCTION. IN THE CASE WHERE THE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.

LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- BUILD SIDEWALK
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- STREET LIGHT
- PROPOSED STOP SIGN

GENERAL NOTES

- ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE PRIVATE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR DATE		USC&GS BRASS DISC STAMPED "REWARD 1969" GEOGRAPHIC POSITION (NAD 83) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) N=1487364.063 E=149190.819 GROUND TO GRID = 0.999675005 DELTA ALPHA = -007712.26" NAVD 1988 ELEVATION = 5319.688		FIELD NOTES NO. BY DATE		NO. BY DATE	
DRAWN BY DATE		INSPECTOR'S ACCEPTANCE BY DATE		REVISIONS NO. DATE		REVISIONS NO. DATE	
MICRO-FILM INFORMATION DATE		DRAWINGS DATE		DESIGN DATE 09/2018		DESIGN DATE 09/2018	
NO.		NO.		DESIGNED BY YPM DRAWN BY AR CHECKED BY YPM		DATE 09/2018 DATE 09/2018 DATE 09/2018	

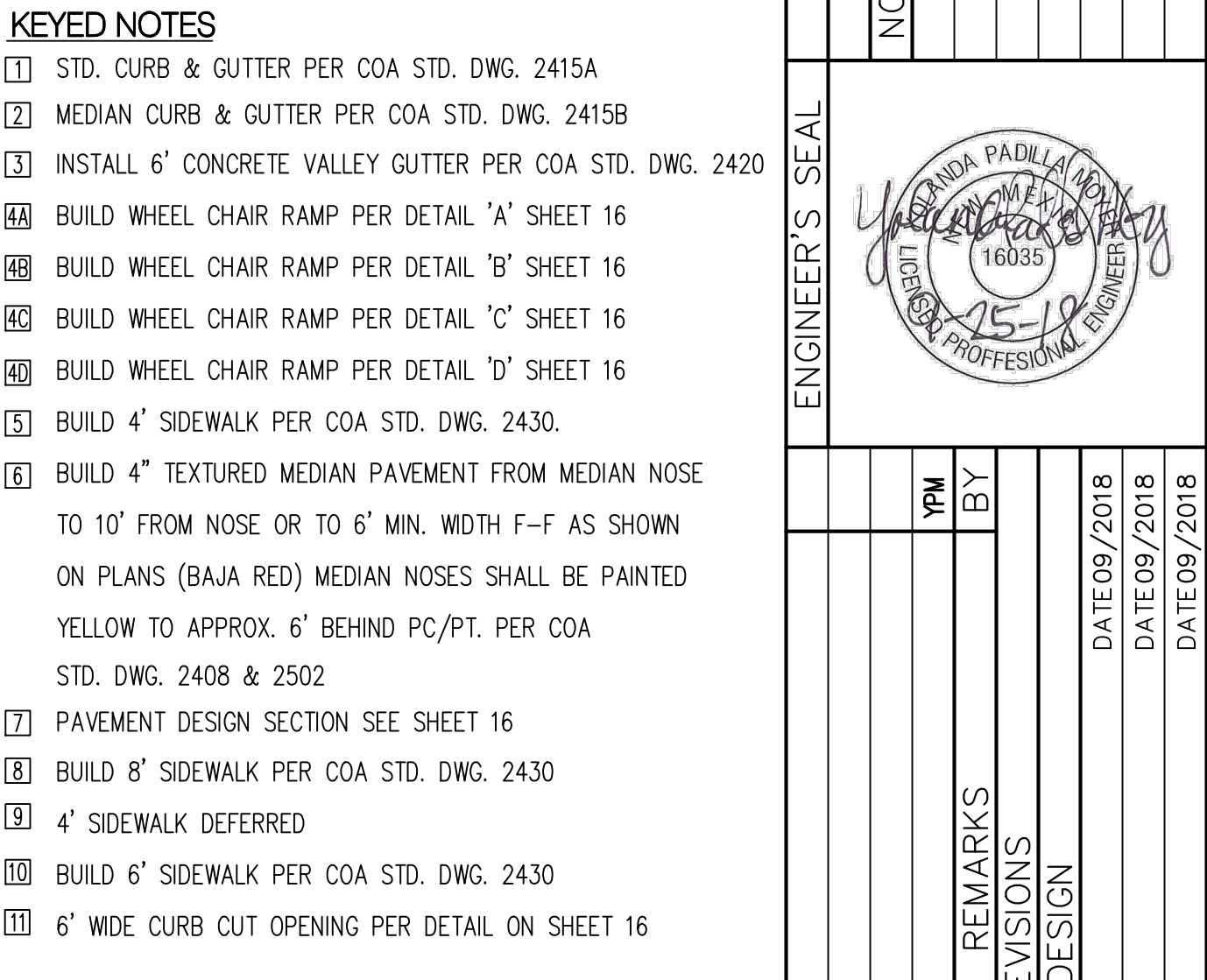
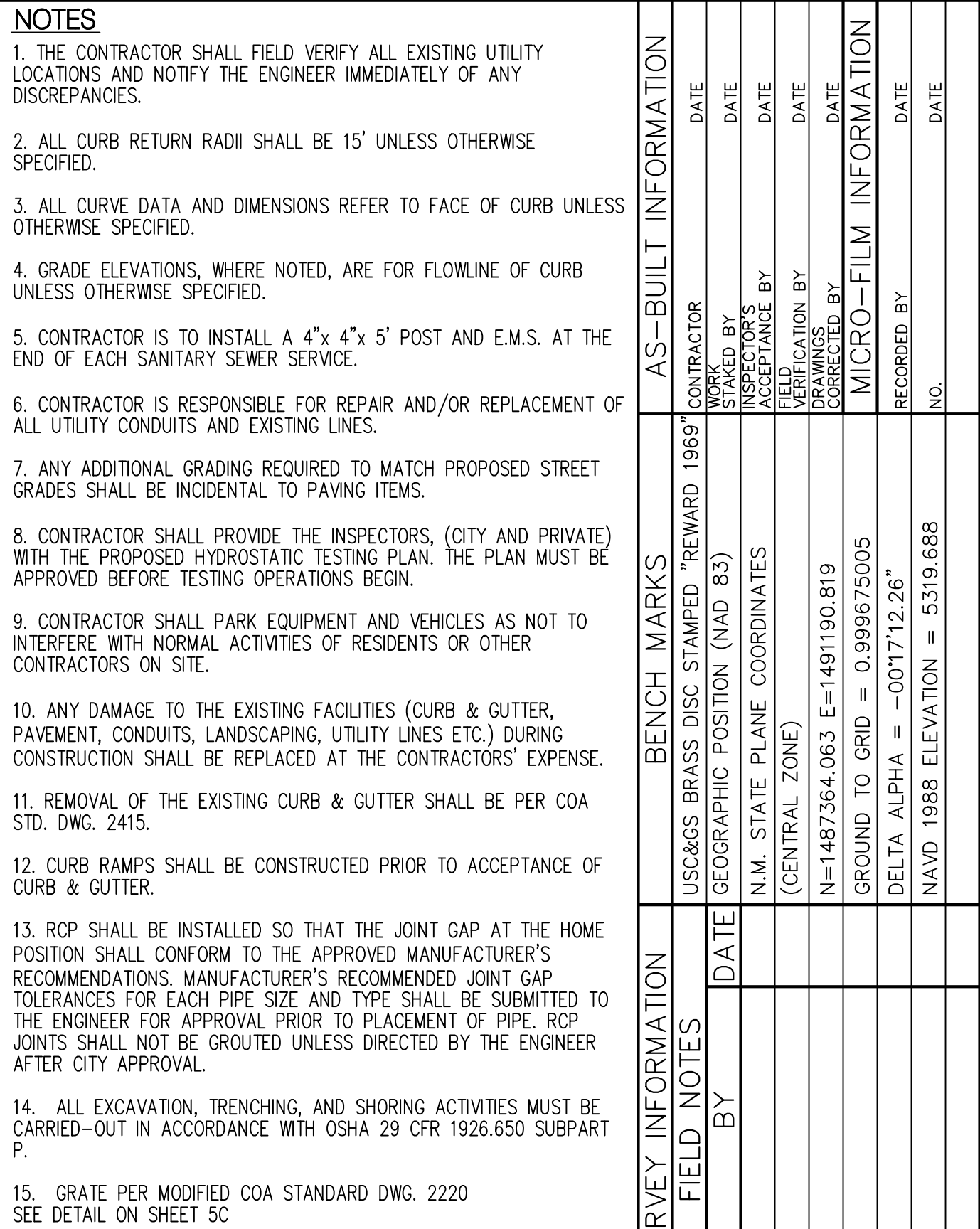
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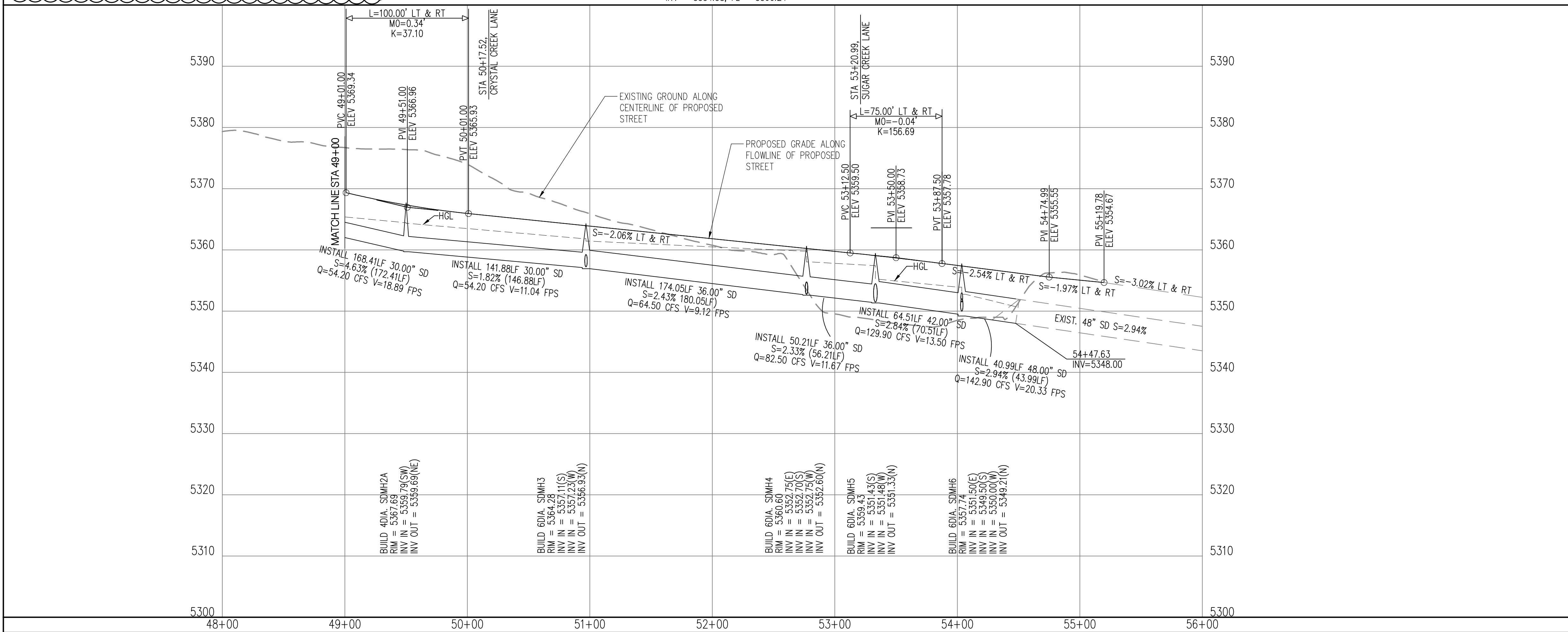
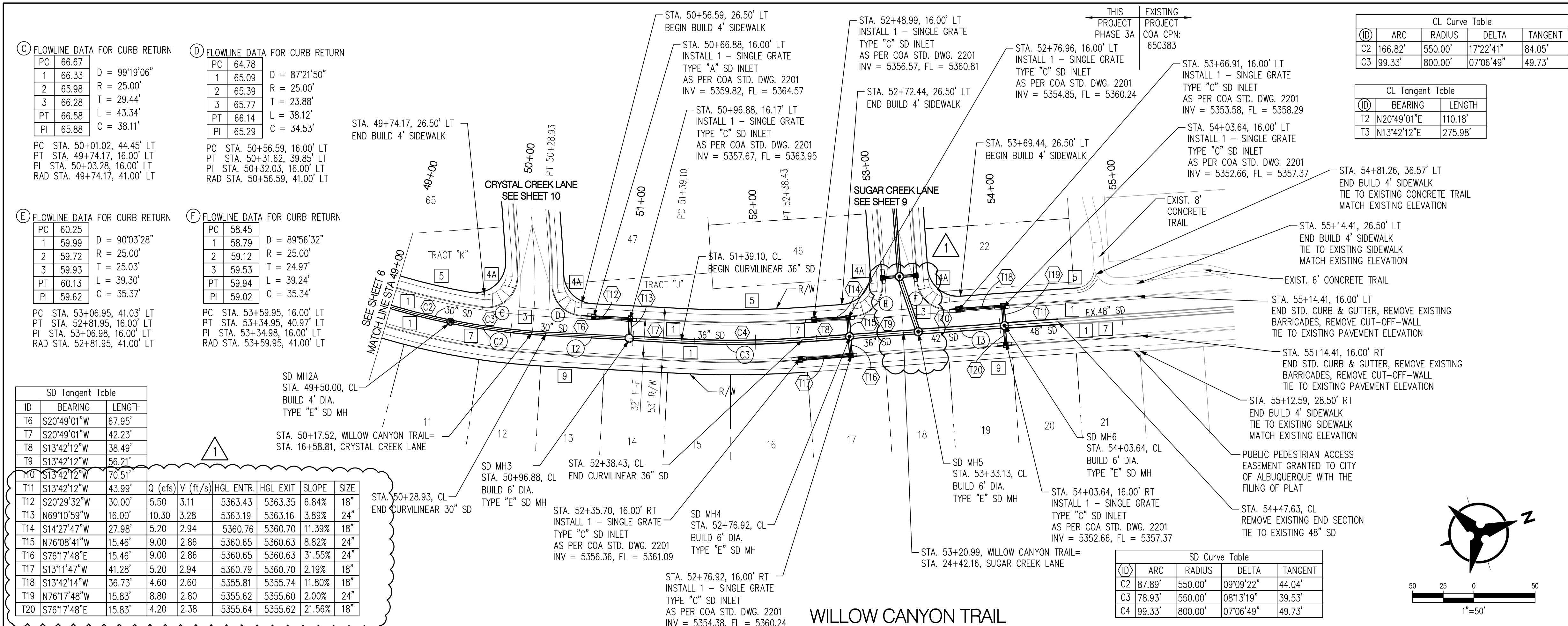
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650482	H-8/9	5R	26





NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. ALL CURB RETURN RADII SHALL BE 15' UNLESS OTHERWISE SPECIFIED.

3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.

5. CONTRACTOR IS TO INSTALL A 4"x 4"x 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.

6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.

7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.

8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.

9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.

10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.

11. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415.

12. CURB RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

13. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.

14. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART F.

15. GRADE PER MODIFIED COA STANDARD DWG. 2220 SEE DETAIL ON SHEET 5C

KEYED NOTES

1 STD. CURB & GUTTER PER COA STD. DWG. 2415A

2 MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B

3 INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420

4A BUILD WHEEL CHAIR RAMP PER DETAIL 'A' SHEET 16

4B BUILD WHEEL CHAIR RAMP PER DETAIL 'B' SHEET 16

4C BUILD WHEEL CHAIR RAMP PER DETAIL 'C' SHEET 16

4D BUILD WHEEL CHAIR RAMP PER DETAIL 'D' SHEET 16

5 BUILD 4' SIDEWALK PER COA STD. DWG. 2430.

6 BUILD 4" TEXTURED MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE OR TO 6' MIN. WIDTH F-F AS SHOWN ON PLANS (BAJA RED) MEDIAN NOSES SHALL BE PAINTED YELLOW TO APPROX. 6' BEHIND PC/PT. PER COA STD. DWG. 2408 & 2502

7 PAVEMENT DESIGN SECTION SEE SHEET 16

8 BUILD 8' SIDEWALK PER COA STD. DWG. 2430

9 4' SIDEWALK DEFERRED

10 BUILD 6' SIDEWALK PER COA STD. DWG. 2430

11 6' WIDE CURB CUT OPENING PER DETAIL ON SHEET 16

GENERAL NOTE:

ALL STORM DRAIN MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER C.O.A. STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.

STORM DRAIN LINE TO BE CLASS III RCP UNLESS OTHERWISE NOTED

Bohannan & Huston

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CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 3A

PAVING PLAN & PROFILE

WILLOW CANYON TRAIL STA. 49+00 TO STA. 55+00

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

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OF

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