PUBLIC IMPROVEMENT PLANS

FOR

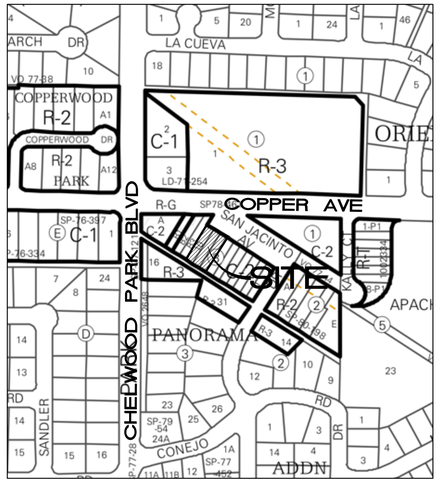
SAN JACINTO TOWNHOMES

12710, 12712, 12714 SAN JACINTO AVE NE
ROAD & UTILITY IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO
SEPTEMBER 2021

PREPARED FOR:
SIERRA HACIENDA BUILDERS LLC
2825 SANTA CLARA AVE SE
ALBUQUERQUE, NM 87106

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



VICINITY MAP
MAP NO. K-22

Sheet List Table	
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GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. CONTRACTOR 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.

6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.

7. 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 "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.

12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

13. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.

14. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

15. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX

16. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6"-48"),

17. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.

18. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

19. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.

20. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4"X 4"X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

21. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.

22. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

23. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

24. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN ON_PROCEDURES.ASPX

TRANSPORTATION

25. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

26. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.

27. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

28. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.

29. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

30. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

31. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

32. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

OTHER COMMON NOTES

33. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

34. WHEN DISTURBING MORE THAN ¾ ACRES,CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

35. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR

36. 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 COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

37. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

38. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

39. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

40. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

41. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

42. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.

43. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

GENERAL NOTES USED SELECTIVELY, BASED ON SCOPE OF WORK:

44. TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND E-MAIL DGOFF@CABQ.GOV .

45. STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.

46. IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH COA SPECIFICATION SECTION 204. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION.

Know what's below. Call before you dig.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

DRB NO. PR-2020-004717

ENGINEERS STAMP & SIGNATURE

APPROVALS	ENGINEER	DATE
DRC Chairman		
Transportation		
ABCWUA		
Hydrology		

* * * * * * * * * * * * * * *
APPROVED FOR CONSTRUCTION

City Engineer Date

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

City Project No. 749882

Sheet 1 Of 8

Vicinity Map (n/a)

Lot 9A REPLAT OF LOTS 8, 9 & 10

OF BLOCK 3 OF THE
PANORAMA ADDITION
and Vacated Portion of City Right-of-Way
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
OCTOBER 2020
Section 22, T.10N., R.4 E., N.M.P.M.

PROJECT NO. PR-2020-004717

APPLICATION NO. 20-DRB-00116

FREE CONSENT

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned owners have caused to subdivide the lands and grant easements over, under and across, shown hereon, and that said lands are to be known as "Lot 9A Replat of Lots 8, 9 & 10 of Block 3 of the Panorama Addition and Vacated Portion of City Right-of-Way" in the City of Albuquerque, Bernalillo County, New Mexico. Easements are hereby granted for public use.

TRINITY BORROR (TRB HOLDING) LLC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Kimberly L. Gonzales
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 5/14/2005

ON THIS 14 DAY OF May 2005, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THE PERSON(S) WHOSE NAME(S) APPEAR ABOVE.

Kimberly L. Gonzales 5/14/2005
NOTARY PUBLIC MY COMMISSION EXPIRES

Statement of Declaration of Purpose

The purpose of this plat is consistent 2 lots into 1 and vacate public street right of way.

SURVEYOR'S CERTIFICATE

I, LORENZO J. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT AND PREPARED FROM FIELD NOTES OF ACTUAL SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO.

Lorenzo C. Dominguez 5/25/2021
LORENZO C. DOMINGUEZ N.M.P.S. No. 10983 DATE

STATE OF NEW MEXICO
LORENZO C. DOMINGUEZ
10983
PROFESSIONAL SURVEYOR

UTILITY APPROVALS:

Rodney Maestas 04/21/2021
PNM DATE
Jeff Edwards
NEW MEXICO GAS CO. DATE
Mike Mortus digitally signed 4/27/2021
COMCAST DATE
Michael A. Sheppard 5/6/2021
QWEST CORP. D/B/A CENTURYLINK QC DATE

PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE GRANTED FOR THE COMMON USE OF:

A. PUBLIC SERVICE CO. OF NEW MEXICO (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF TOUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF TOUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDES IN THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF DOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN, AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, HOT TUB, CONCRETE OR WOOD POOL DECKING, 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 ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURE ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURYLINK (QWEST) DO NOT CONSIDER A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

CITY APPROVALS:

5/18/2021
CITY ENGINEER DATE
Jul 21, 2021
PUBLIC ENGINEERING, TRANSPORTATION DIVISION DATE
Jul 21, 2021
MRCOG DATE
Jul 21, 2021
PARKS AND RECREATION DEPARTMENT DATE
4/26/2021
Jul 21, 2021
CITY ENGINEER DATE
Dec 29, 2021
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
Jul 21, 2021
CODE ENFORCEMENT DATE
Dec 29, 2021
REAL PROPERTIES DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

U.P.C. # 102205772062484171[illegible], 102205738825041717 & 102205738425241718

PROPERTY OWNER OF RECORD: TRB HOLDING

BERNALILLO COUNTY TREASURER'S OFFICE 5/26/22

SURVEY NOTES:

THE BASIS OF BEARING WAS ESTABLISHED BETWEEN TWO FOUND MONUMENTS, GPS RTK OBSERVATIONS AND THE NGS 84 ELLIPSOID.

QUITCLAIM DEED (FROM TRINITY BORROR TO ARB HOLDING LLC) AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT NO. 2019051737

PLAT OF SURVEY ENTITLED "PANORAMA..." AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT VOL. D1, FOLIO 122

PLAT OF SURVEY ENTITLED "AMENDED AND CORRECTED SUMMARY PLAT (SHOWING PARCELS "B-1", "B-2" & "B-4" IN BLOCK 3 PANORAMA ADDITION..." AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT VOL. D16, FOLIO 80

OTHER DEEDS AND PLATS AS NOTED HEREON.

ALL EASEMENTS ARE SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS OR PROPRIETORS OF THIS SUBDIVISION SHOWN HEREON, UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

THIS PROPERTY IS LOCATED WITHIN THE CITY OF ALBUQUERQUE

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT FOR SUBDIVISION.

TOTAL GROSS AREA OF LAND = 0.302 ACRES

INDEXING INFORMATION

PROPOSED: TRB HOLDING LLC
RECORDED DOCS: 2019051737 & 2019051741
PLAN: SEC. 22, T.10N., R.4E., N.M.P.M.
SUBDIVISION: PANORAMA ADDITION
PROJECT No. PR-2020-004717 Sheet 1 of 2

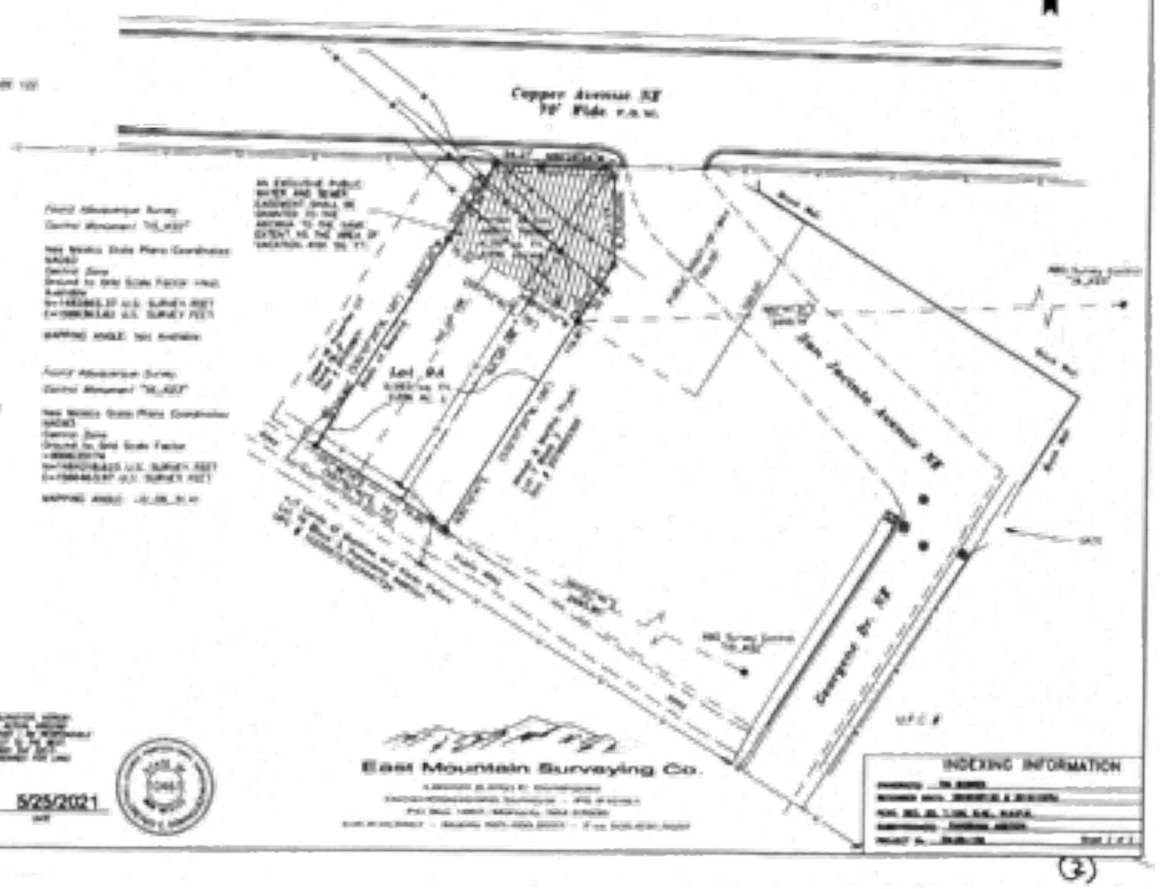
2021C-3 (1)

Lot 9A REPLAT OF LOTS 8, 9 & 10

OF BLOCK 3 OF THE
PANORAMA ADDITION
and Vacated Portion of City Right-of-Way
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
OCTOBER 2020
Section 22, T.10N., R.4 E., N.M.P.M.

LEGEND

- = COPPED REBARS SET (LS 10983)
- = POINTS FOUND
- = ALBUQUERQUE SURVEY CONTROL MONUMENT
- = OVERHEAD UTILITIES
- = UTILITY POLE
- = DENOTES WATER METER
- = DENOTES GAS METER
- = DENOTES HYDRANT
- = DENOTES FIRE HYDRANT
- = DENOTES COMMUNICATIONS BOX
- = DENOTES WATER LINE
- = DENOTES GAS LINE
- = DENOTES SEWER LINE
- = RECORD DATA PLAT (R), (D1, FOLIO 122)



LEGAL DESCRIPTION (TRACT 1)

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, MARKED AND SURVEY CONTROL MONUMENT BEARS S 87°01' E, 25.00' A DISTANCE THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING:

1. N00°00'00" W, 25.00' THENCE
2. S 87°01' W, 110.00', THENCE
3. S 00°00'00" E, 110.00', THENCE
4. S 87°01' E, 110.00' TO THE POINT AND PLACE OF BEGINNING

CONTAINING 0.277 Ac. ±

Point Albuquerque Survey
Control Monument "10_A22"

New Mexico State Plane Coordinates NAD83
Central Zone
Ground to Grid Scale Factor 1.0000
N=1482886.37 U.S. SURVEY FEET
E=1549936.82 U.S. SURVEY FEET

MAPPING ANGLE: Not Available

Point Albuquerque Survey
Control Monument "10_A22"

New Mexico State Plane Coordinates NAD83
Central Zone
Ground to Grid Scale Factor 1.0000
N=1482886.37 U.S. SURVEY FEET
E=1549936.82 U.S. SURVEY FEET

MAPPING ANGLE: -0°06'31.41"

SURVEYOR'S CERTIFICATE

I, LORENZO J. DOMINGUEZ, NEW MEXICO PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT AND PREPARED FROM FIELD NOTES OF ACTUAL SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO.

Lorenzo C. Dominguez 5/25/2021
LORENZO C. DOMINGUEZ N.M.P.S. No. 10983 DATE

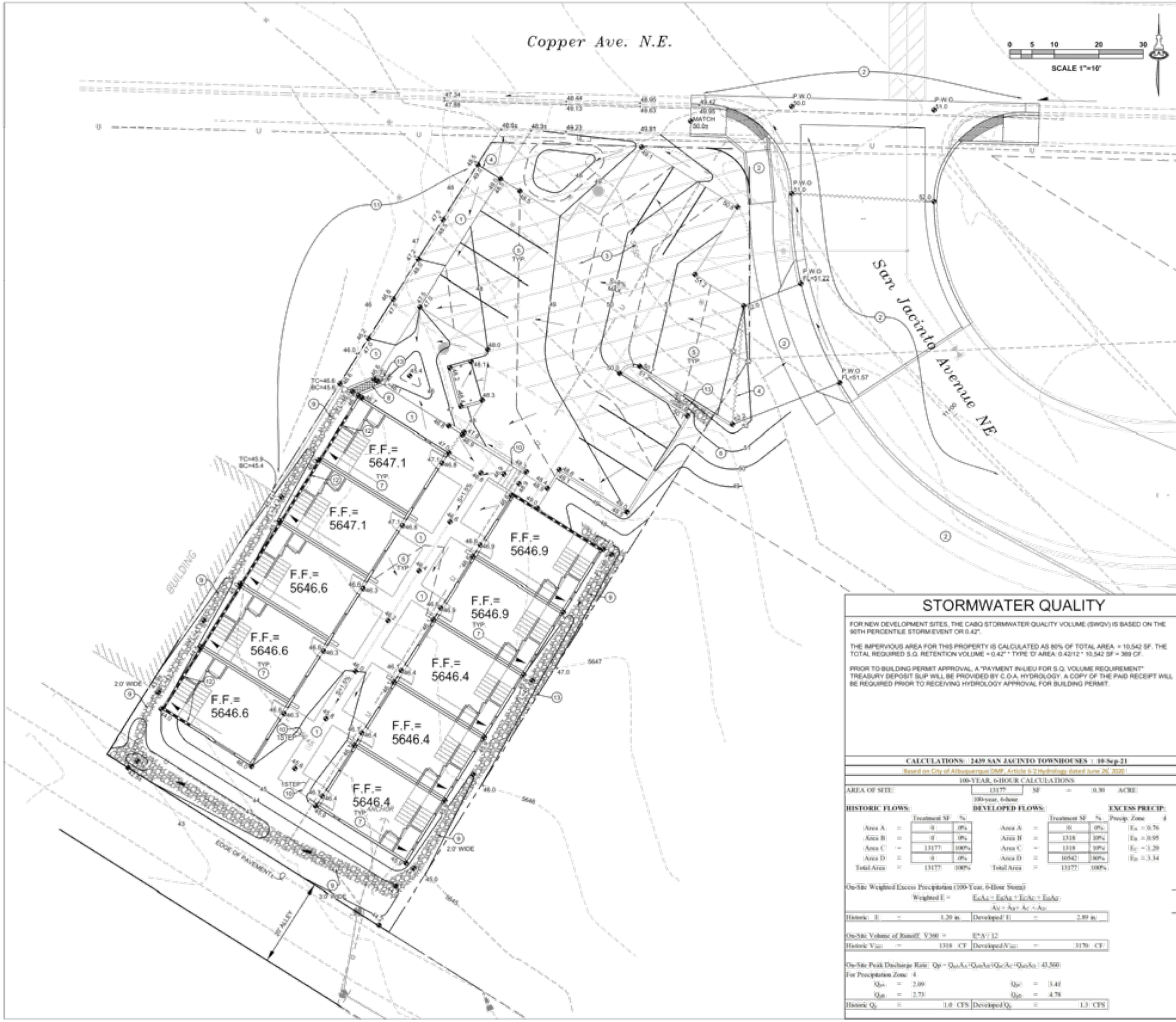
STATE OF NEW MEXICO
LORENZO C. DOMINGUEZ
10983
PROFESSIONAL SURVEYOR

East Mountain Surveying Co.

INDEXING INFORMATION

PROPOSED: TRB HOLDING
RECORDED DOCS: 2019051737 & 2019051741
PLAN: SEC. 22, T.10N., R.4E., N.M.P.M.
SUBDIVISION: PANORAMA ADDITION
PROJECT No. PR-2020-004717 Sheet 2 of 2

2021C-3 (2)



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED MX-M ZONED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-22. THE SITE IS BOUND TO THE NORTHEAST BY SAN JACINTO AVE. NE, TO THE EAST BY UNDEVELOPED PROPERTY, TO THE WEST BY DEVELOPED RESIDENTIAL, TO THE NORTH BY COPPER AVE. NE AND TO THE SOUTH A PUBLIC ALLEY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, LANDSCAPING.

LEGAL: LOTS 8, 9 AND 10, BLOCK 3, PANORAMA ADDITION, ALBUQUERQUE, NM. TO BE REPLATTED AS LOT 9A WITH THE ADDITION OF VACATED PORTION OF CITY R.O.W.

ADDRESS: 12710 SAN JACINTO AVE. N.E.

BENCHMARK: SURVEY CONTROL MONUMENT "16_K23", ELEVATION = 5747.765 FEET (NAVD 1988)

OFF-SITE FLOW: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0359G, EFFECTIVE DATE 9/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THE FULL WIDTH OF COPPER AVE. NE BORDERING THE NORTH EDGE OF THE PROPERTY IS WITHIN FLOODZONE AO (DEPTH 1').

DRAINAGE PLAN CONCEPT: DEVELOPED STORMWATER WILL BE ROUTED SOUTH THROUGH THE PROPERTY, FREE DISCHARGE INTO THE EXISTING ALLEY AND FOLLOW THE HISTORIC FLOWPATH.

(X) KEYED NOTES

1. SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
2. CONSTRUCTION WITHIN THE R.O.W. INCLUDING ENTRANCE DRIVE, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, ADA COMPLIANT RAMPS, ETC. TO BE CONSTRUCTED BY PUBLIC WORK ORDER. GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
3. NEW PAVING AT ELEVATIONS SHOWN.
4. HIGH POINT / GRADE BREAK.
5. 0.5' DESIGN CONTOURS ARE SHOWN DASHED AS NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND FOR ADDITIONAL INFORMATION.
6. 4:1 GRADING ON ADJACENT PROPERTY TO TRANSITION TO EXISTING GRADES.
7. CONCENTRATED ROOF DISCHARGE TO BACK OF UNIT. INSTALL PRECAST SPLASHPAD AT EACH (TYP). EXTEND EROSION PROTECTION TO SPLASHPAD.
8. 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT.
9. 8" THICK X 3" DEPRESSED ANGULAR ROCK SWALE. SEE PLAN FOR SWALE WIDTH. SEE DETAIL ON SHEET CG-501.
10. CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS.
11. CONSTRUCT CONCRETE CURB OR GARDEN RETAINING WALL (RETAINING < 12") TO ACCOMMODATE GRADE DIFFERENCE. SEE SECTION ON CG-501. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. BUILDING RETAINING/EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
13. INSTALL 8" THICK ANGULAR ROCK EROSION PROTECTION. SEE DETAIL SHEET CG-501:
    - 13.1. ALL SLOPES > 3:1;
    - 13.2. 3'X3' AT ENTRANCE AND EXIT TO COVERED SIDEWALK CULVERT;
    - 13.3. DRAINAGE SWALES PER KEYED NOTE #9.

STORMWATER QUALITY

FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 90TH PERCENTILE STORM EVENT OR 0.42".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 80% OF TOTAL AREA. = 10,542 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.42" * TYPE 'D' AREA: 0.42/12 * 10,542 SF = 369 CF.

PRIOR TO BUILDING PERMIT APPROVAL, A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY. A COPY OF THE PAID RECEIPT WILL BE REQUIRED PRIOR TO RECEIVING HYDROLOGY APPROVAL FOR BUILDING PERMIT.

CALCULATIONS: 2439 SAN JACINTO TOWNHOUSES | 10-Sep-21

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 13177 SF = 0.30 ACRE

100-year, 6-hour

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP:
								Precip. Zone 4
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.76
Area B	=	0	0%	Area B	=	1318	10%	E_B = 0.95
Area C	=	13177	100%	Area C	=	1318	10%	E_C = 1.20
Area D	=	0	0%	Area D	=	10542	80%	E_D = 3.34
Total Area	=	13177	100%	Total Area	=	13177	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E	=	1.20 in.	Developed E	=	2.89 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	1318 CF	Developed V_{360}	=	3170 CF

On-Site Peak Discharge Rate: $Qp = (Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D) / 43{,}560$

For Precipitation Zone 4

Q_{pA}	=	2.09	Q_{pC}	=	3.41
Q_{pB}	=	2.73	Q_{pD}	=	4.78
Historic Q_p	=	1.0 CFS	Developed Q_p	=	1.3 CFS

LEGEND

— — 5647 — —	EXISTING CONTOUR
——42——	PROPOSED 1.0' CONTOUR
- - -42.5- - -	PROPOSED 0.5' CONTOUR
◆ 42.4	PROPOSED SPOT ELEVATION
——▶	FLOW DIRECTION
FF = 5646.40	FINISH FLOOR ELEVATION

FOR INFORMATION ONLY

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER
09.22.21
Engineer

SAN JACINTO AVE. TOWNHOMES
Albuquerque, New Mexico 87114

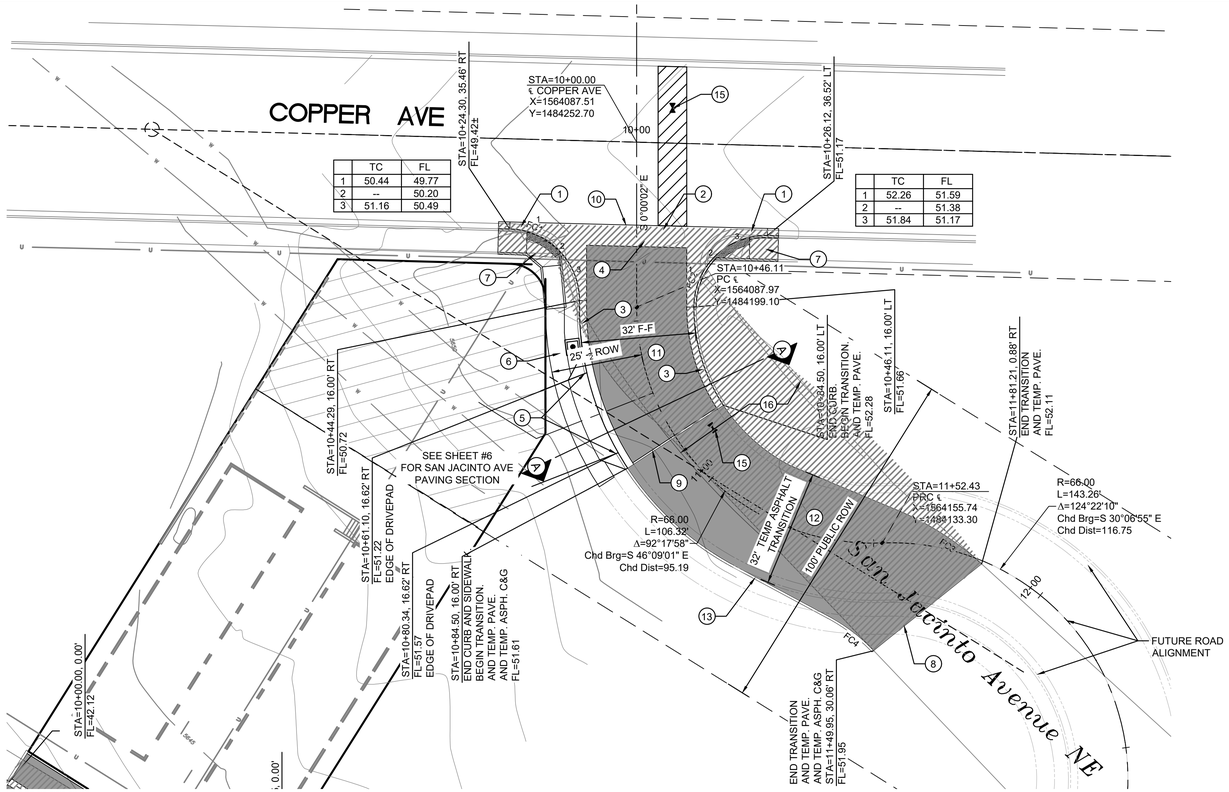
ISSUE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: IA 2439
FILE: -
DRAWN BY: BJB
CHECKED BY: FCA
DATE: SEPT. 14, 2021

No	Date	Description

SHEET TITLE
GRADING & DRAINAGE PLAN

SHEET NUMBER
CG-101

Know what's below. Call before you dig.



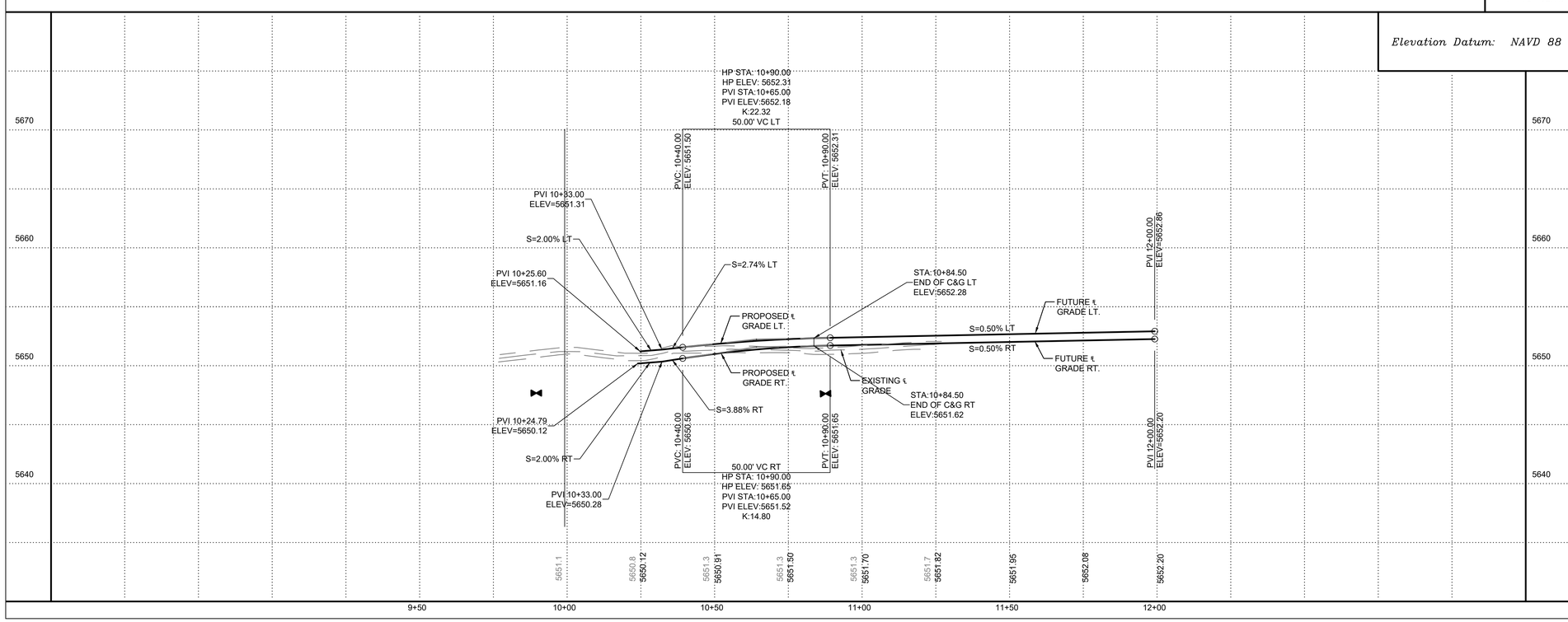
	TC	FL
1	50.44	49.77
2	--	50.20
3	51.16	50.49

	TC	FL
1	52.26	51.59
2	--	51.38
3	51.84	51.17

SAN JACINTO AVE

SCALES:
1"=20' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



GENERAL NOTES

1. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
2. 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

◯ KEYED NOTES

1. EXISTING CURB & GUTTER TO BE REMOVED AND DISPOSED.
2. EXISTING VALLEY GUTTER TO BE REMOVED AND DISPOSED.
3. CONSTRUCT PCC STANDARD CURB & GUTTER PER COA STD DWG 2415A
4. CONSTRUCT VALLEY GUTTER PER COA STD DWG. 2420
5. CONSTRUCT PCC DRIVEPAD PER COA STD DWG 2425.
6. CONSTRUCT 5' WIDE PCC SIDEWALK PER COA STD DWG 2430.
7. CONSTRUCT DIRECTIONAL CURB RAMP PER DETAIL ON SHEET 6.
8. 4' WIDE 6" THICK PCC DRIVEWAY EXTENSION PER COA STD DWG 2425.
9. SAWCUT EXISTING PAVEMENT. TIE TO EXISTING.
10. CONSTRUCT PCC CUT-OFF WALL PER COA STD. DWG. 2415B.
11. SAWCUT A MINIMAL OF EXISTING ASPHALT PAVEMENT FOR INSTALLATION OF NEW VALLEY GUTTER.
12. CONSTRUCT RESIDENTIAL PAVING SECTION PER DETAIL ON SHEET 5.
13. CONSTRUCT TEMPORARY RESIDENTIAL PAVING SECTION PER DETAIL ON SHEET 5.
14. CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD. DWG. 2415B.
15. ADJUST VALVE BOXES TO FINAL GRADE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
FC1	30.93'	20.07'	88°16'14"	S 44°12'23" E	27.96'	19.48'
FC2	31.91'	20.00'	91°25'07"	N 45°42'31" E	28.63'	20.50'
FC3	28.18'	82.00'	19°41'23"	N 57°29'40" W	28.04'	14.23'
FC4	15.83'	50.00'	18°08'20"	N 52°39'27" W	15.76'	7.98'

LEGEND

EXISTING CURB AND GUTTER
NEW DRIVEPAD
NEW PAVEMENT
EXISTING PAVING TO BE DEMOLISHED

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SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN			
DESIGNED BY	GLD	DATE	09/21
DRAWN BY	DEC	DATE	09/21
CHECKED BY	GLD	DATE	09/21

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAN JACINTO TOWNHOUSES

TITLE: **SAN JACINTO PAVING PLAN + PROFILE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
749882	K-22	4	8

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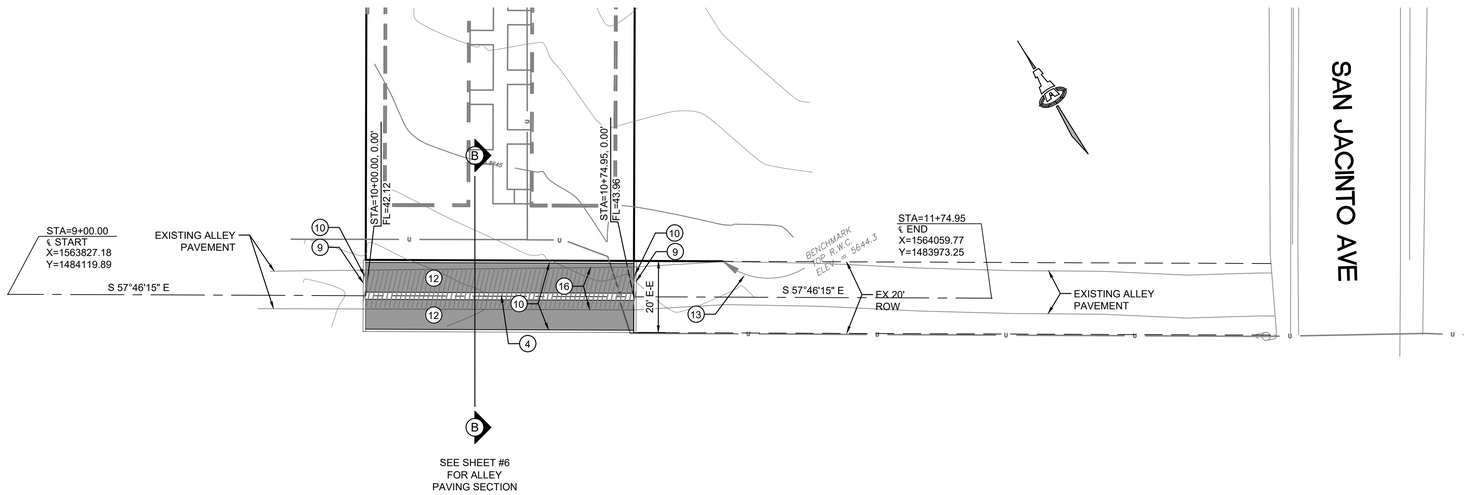

ALLEY

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1"=20' HOR.
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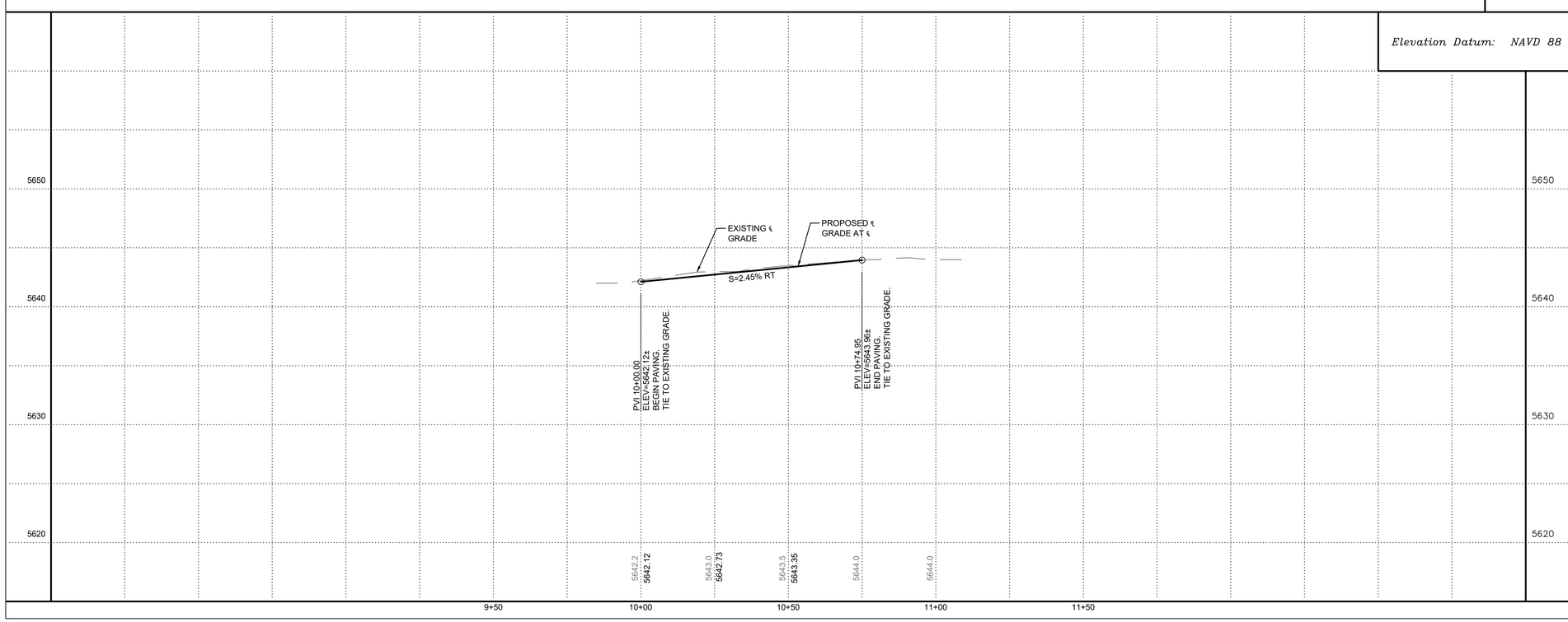

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6. CONSTRUCT 5' WIDE PCC SIDEWALK PER COA STD DWG 2430.
7. CONSTRUCT WHEELCHAIR CURB ACCESS RAMP PER COA STD. DWG 2441.
8. 4' WIDE 6" THICK PCC DRIVEWAY EXTENSION PER COA STD DWG 2425.
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16. EXISTING PAVEMENT TO BE REMOVED AND PROPERLY DISPOSED.

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LEGEND

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DESIGNED BY	GLD	DATE	09/21
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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAN JACINTO TOWNHOUSES

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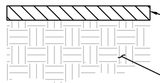
749882	K-22	5	8

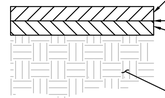


2" LIFT TYPE SP-C ASPHALTIC CONCRETE. INSTALL PER CITY OF ALBUQUERQUE SPECS.

12" SUBGRADE SOIL, R-VALUE ≥50 COMPACTED TO 95%. SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.

TEMPORARY PAVEMENT SECTION

SCALE: N.T.S.



1 1/2" LIFT TYPE SP-C ASPHALTIC CONCRETE. INSTALL PER CITY OF ALBUQUERQUE SPECS.

TACK COAT

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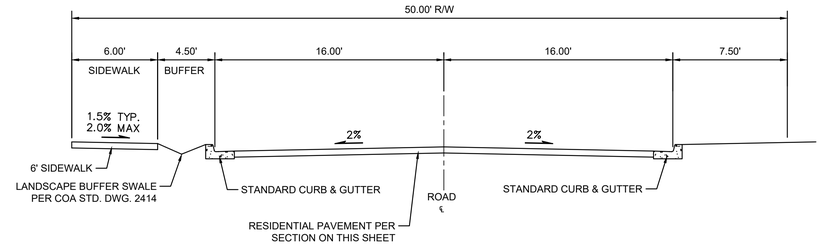
RESIDENTIAL PAVEMENT SECTION

SCALE: N.T.S.

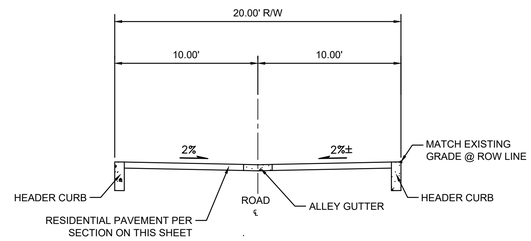


SECTION A-A

SAN JACINTO AVE

SCALE: 1"=5'

(NOTE: STATIONING IS TO ℄ OF PAVING)

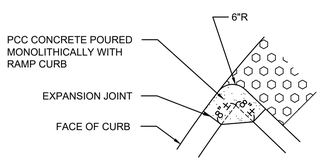


SECTION B-B

ALLEY

SCALE: 1"=5'

(NOTE: STATIONING IS TO ℄ OF PAVING)



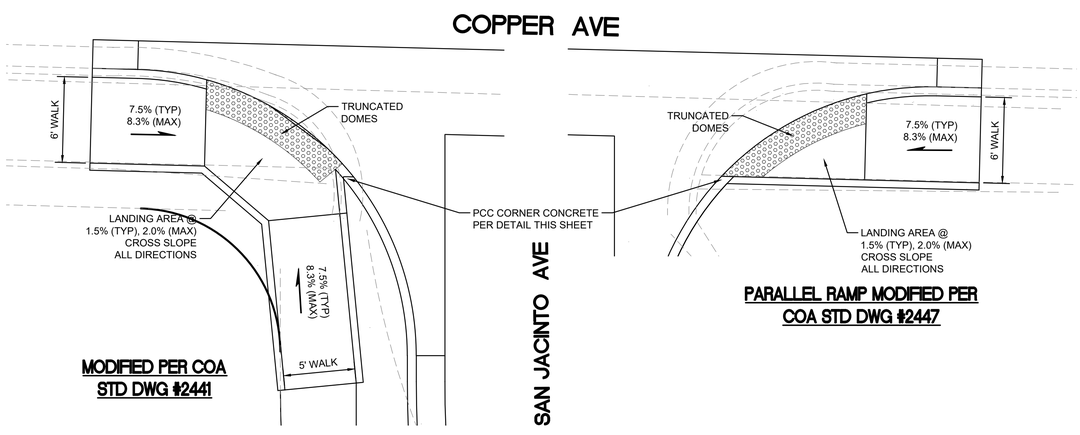
PCC CORNER CONCRETE

SCALE: 1"=2'

1. SYMBOL LEGEND:
2. INSTALL PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
3. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
4. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
5. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
6. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

DETECTABLE WARNING SURFACE

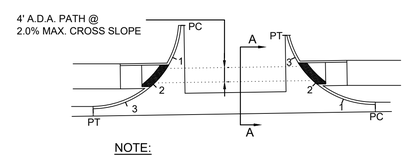
SCALE: 1"=2'



MODIFIED PER COA STD DWG #2441

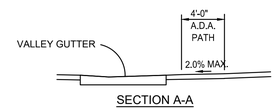
PARALLEL RAMP MODIFIED PER COA STD DWG #2447

DIRECTIONAL CURB RAMP



NOTE:

QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB BETWEEN CURB RETURNS IN A CLOCKWISE DIRECTION.



SECTION A-A

QUARTER POINT & ADA PATH DETAIL

AS-BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

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DESIGN			
DESIGNED BY	GLD	DATE	09/21
DRAWN BY	DEC	DATE	09/21
CHECKED BY	GLD	DATE	09/21

Isaacson & Arfman, Inc.
Civil Engineering Consultants
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAN JACINTO TOWNHOUSES

TITLE: PAVING DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
749882	K-22	6	8

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. CONTRACTOR 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.

6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.

7. 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 "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.

12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

13. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.

14. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

15. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX

16. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900 DR18 REQUIREMENTS (6" – 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (8" – 48").

17. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.

18. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING, EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

19. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.

20. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

21. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.

22. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

23. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

24. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX

25. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT HTTP://WWW.ABCWUA.ORG/FOR_BUILDERS.ASPX

TRANSPORTATION

26. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

27. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.

28. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

29. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.

30. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

31. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

32. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

33. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

34. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

35. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. 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 AND WITH CITY APPROVAL.

OTHER COMMON NOTES

36. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

37. WHEN DISTURBING MORE THAN ¼ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

38. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

39. 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 COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

40. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

41. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

42. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

43. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

NOTE TO CONTRACTOR:
GO TO ABCWUA WEB SITE:
http://abcwua.org/FOR_BUILDERS.aspx FOR CONSTRUCTION INFORMATION AND STANDARD DETAILS.

RESTRAINED JOINT CRITERIA FOR WL FITTINGS NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. 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.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS, L_{-T}
FOR HORIZONTAL BENDS, VALVES,
AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	37	15	8	4	102
10	31	13	7	4	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

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

SIZE	LARGE SIDE		SIZE	LARGE SIDE
12x10	30		10x6	53
12x8	54		10x4	71
12x6	74		8x6	31
12x4	89		8x4	52
10x8	29		6x4	29

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: . . . . 3.0 FT. MINIMUM

FACTOR OF SAFETY: . . 1.5

MATERIAL: . . . . . PVC

SOIL TYPE: . . . . . GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.

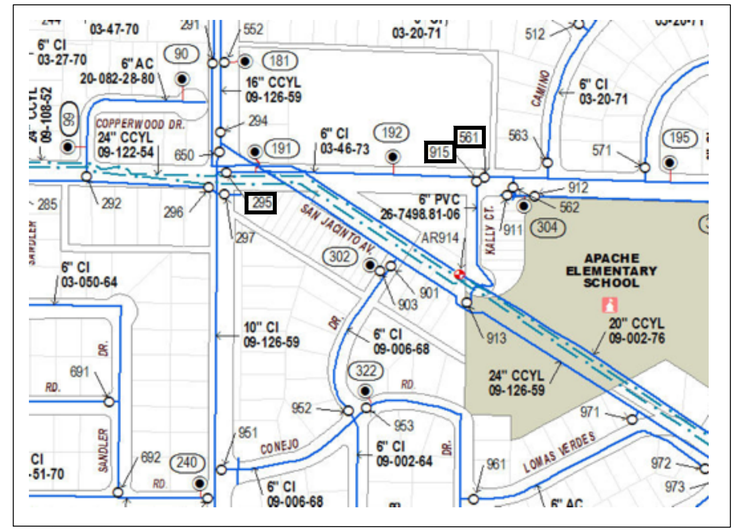
TEST PRESSURE: . . . . . 150 PSI

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., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12").
4. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLE THIS SHEET.
5. SUPPLEMENTAL SPECIFICATION: ALL SEWER BACKFILL FOR WATER LINE AND SANITARY LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
6. 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.
7. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.
8. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.



WATER SHUT-OFF PLAN

NON-PRESSURE CONNECTION.
SHUT OFF VALVES 295, 561 & 915.

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:
http://www.abcwua.org/ Water_Shut_off_and_Turn_on_Procedures.aspx.

SEE SHEET 6

X AS-BUILT COORDINATES

NOS.	X	Y	Z	PUBLIC/PRIVATE
1				PUBLIC
2				PUBLIC
3				PUBLIC

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
RESPECTORS ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
Albuquerque Control Survey Monument "16-K23"
New Mexico State Plane Coordinates
(Central Zone – NAD 83)
North= 1,484,218.623 feet
East= 1,566,463.970 feet
Elevation= 5747.765 (NAVD 88)
Delta Alpha= -00°08'31.41"
Ground To Grid Factor= 0.999635174

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY GLD	DATE 09/21
		DRAWN BY DEC	DATE 09/21
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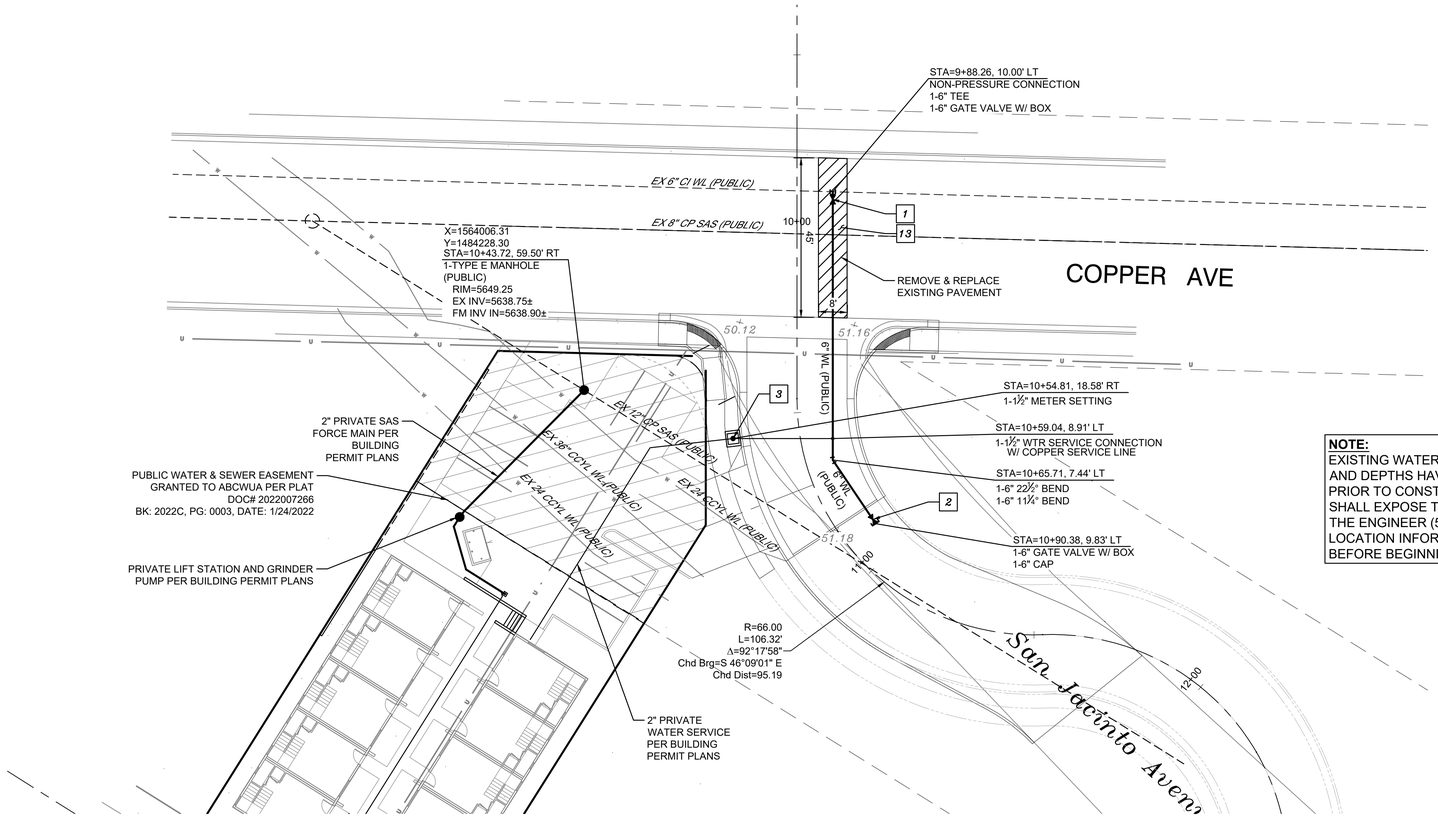
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAN JACINTO TOWNHOUSES

TITLE: UTILITY CONSTRUCTION NOTES - WATER SHUT OFF PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.

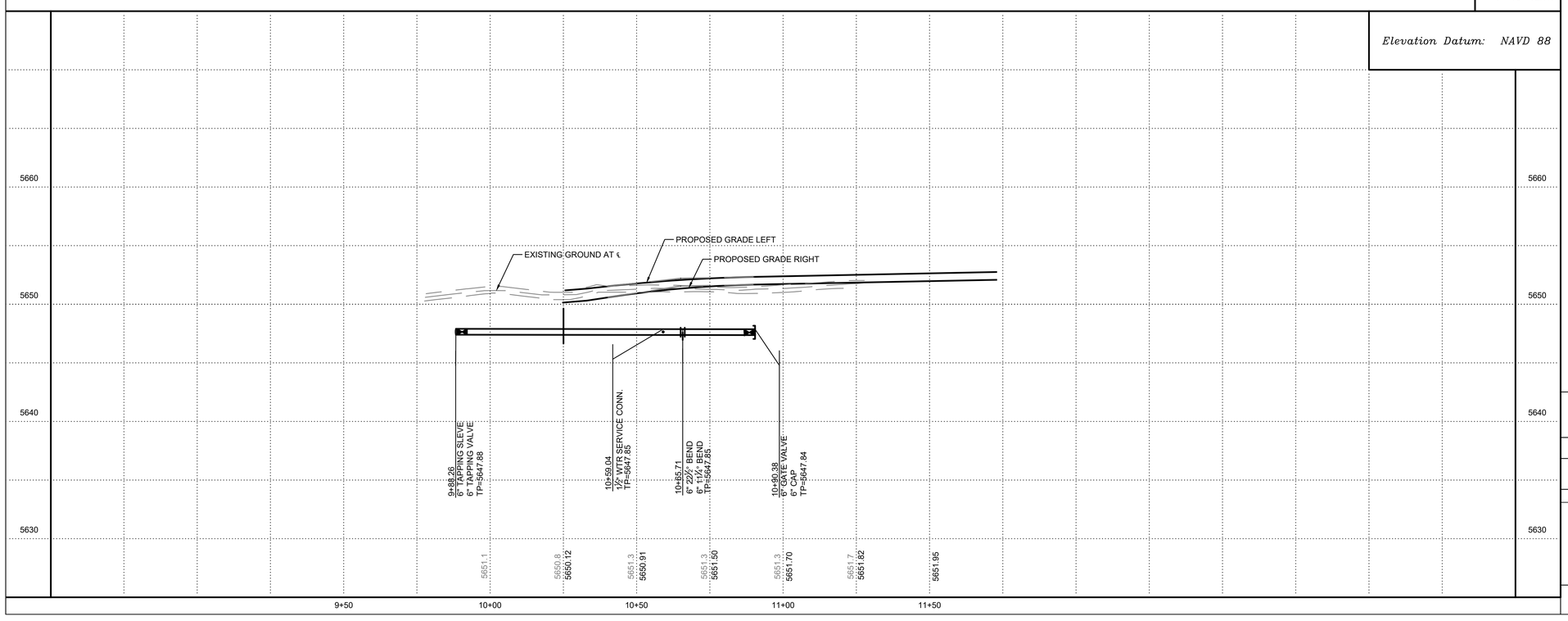
City Project No.	Zone Map No.	Sheet	Of
749882	K-22	7	8



NOTE:
EXISTING WATER & SEWER LINE LOCATIONS AND DEPTHS HAVE NOT BEEN CONFIRMED. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE THESE LINES AND CONTACT THE ENGINEER (505 268-8828) WITH THE LOCATION INFORMATION 3 WORKING DAYS BEFORE BEGINNING UTILITY WORK

SCALES:
1"=20' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



UTILITY NOTES

1. WATERLINE CONNECTIONS PER ABCWUA STD DWG 2301.
2. INSTALL WATER CONNECTIONS PER ABCWUA STD DWG 2301..
3. INSTALL GATE VALVE AND BOX PER ABCWUA STD DWG 2326 & 2328.
4. SEE SHEET 3 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET 3 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
6. SEE SHEET 3 FOR AS-BUILT COORDINATE TABLES.
7. ALL WATERLINES SHALL BE PVC C-900 UNLESS OTHERWISE NOTED.
8. INSTALL 1½" WATER METER SETTING PER ABCWUA STD. DWGS. 2363 & 2367.
9. INSTALL MANHOLES PER ABCWUA STD DWG 2102.
10. FORCE MAIN LINE SHALL BE 2" SCH. 80 PVC.
11. CONNECT FORCE MAIN TO MANHOLE PER ABCWUA STD DWG 2183.
12. TRACER WIRE AND APPURTENANCES SHALL BE INSTALLED PER ABCWUA STD DWGS 2190, 2191, 2302, 2327, 2365, 2342, 2379, 2740 & 2741. COST FOR TRACER WIRES & APPURTENANCES SHALL BE INCLUDED IN WATER & SEWER LINE PIPE PAY ITEMS.
13. REMOVE AND REPLACE COLLECTOR PAVEMENT PER COA STD DWG 2465.

AS-BUILT INFORMATION

CONTRACTOR WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE	BY	DATE
FIELD VERIFICATION	BY	DATE
DRAWINGS CORRECTED	BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

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New Mexico State Plane Coordinates
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SAN JACINTO TOWNHOUSES

TITLE: UTILITY PLAN & PROFILE

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