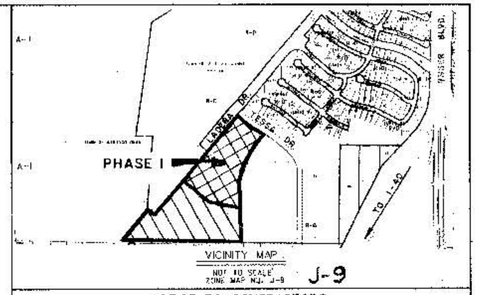
CONSTRUCTION PLANS
FOR
PARKLAND VIEW
SUBDIVISION – PHASE I
ALBUQUERQUE, NEW MEXICO

INDEX



J-9

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, 1986 EDITION AND SHALL INCLUDE UPDATE No.6.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. 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.
4. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION 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 (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. 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 THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
7. ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [X] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [X] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [ ] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [X] 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.
- [X] THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

APPROVAL OF AS BUILT DRAWINGS CHIEF CONSTRUCTION ENGINEER DATE

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
2	5, 11						
1	3A, 4, 5, 6, 7, 8, 11						
1	3A, 3B, 4, 5, 6, 7, 8, 10, 12 & 13						

ENGINEER'S STAMP & SIGNATURE

RICHARD LYNN BELTRAM NEW MEXICO 10248 REGISTERED PROFESSIONAL ENGINEER

APPROVALS	ENGINEER	DATE
DRC Chairman	Billie A. Goodwyn	3-26-98
Transportation	[illegible]	3-10-98
Water/Wastewater	K.W. Kane	3-10-98
Hydrology	[illegible]	3-10-98
Parks		
Const. Mnamt.	[illegible]	3-10-98
Const. Coord.	[illegible]	3-12-98

APPROVED FOR CONSTRUCTION

City Engineer Date 3/11/98

City Project No. 4442.98

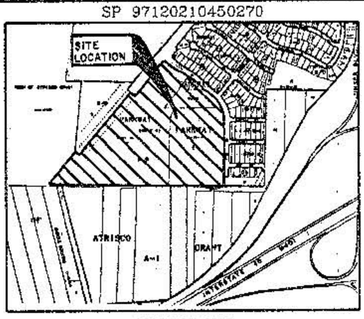
Sheet 1 Of 15

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

SP 97120210450270



LOCATION MAP
ZONE ATLAS INDEX MAP No. J-9-Z
NOT TO SCALE

SUBDIVISION DATA & NOTES

1. DRB No.
2. Zone Atlas Index No. J-9-Z
3. Gross Subdivision Acreage 23.5507 Acres
4. Total Number of Lots & Tracts created: 46 Lots & 4 Tracts.
5. Total Mileage of full width Streets created: 0.3960 miles
6. Date of Survey: November, 1997.
7. Plat is located within the Town of Atrisco Grant, within projected Section16, T10N, R2E, N.M.P.M.
8. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS# 5978".
9. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
10. Distances are ground distances.
11. All easements of record are shown.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. PNM Electric Services for the installation, maintenance, and service of underground electrical lines, transformers, communication lines, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West 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. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area route 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 (above ground or subsurface), 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, in projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being all of Parcel C and the PARK, as the same are shown and designated on the Vacation and Replat for PARKWAY UNIT B, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 2, 1996 in Volume 96C, folio 343 and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the southeasterly right-of-way line of Ladera Drive N.W., said point also being a point of curvature on the northwesterly boundary line of said Parcel C, whence the City of Albuquerque survey monument "3-H10", a brass cap set in concrete having New Mexico State Plane Grid coordinates for the Central Zone: X=356,889.72, Y=1,493,922.98, bears N57°08'18"W a distance of 1947.34 feet; thence from said point of beginning running along a transition curve,
78.47 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing N84°27'33"E a distance of 70.65 feet to a point of tangency on the southwesterly right-of-way line of Tesoro Drive NW; thence running along said southwesterly right-of-way line, S50°34'56"E a distance of 33.81 feet to a point of curvature; thence,
77.55 feet along the arc of a curve to the left having a radius of 356.69 feet and a chord bearing S56°05'51"E a distance of 77.70 feet to a point of tangency; thence,
S63°04'42"E a distance of 170.78 feet to a point of curvature; thence,
63.70 feet along the arc of a curve to the right having a radius of 272.00 feet and a chord bearing S56°13'18"E a distance of 63.56 feet to a point of tangency; thence,
S49°39'53"E a distance of 258.56 feet to a point of curvature; thence,
115.92 feet along the arc of a curve to the right having a radius of 272.00 feet and a chord bearing S37°27'03"E a distance of 115.04 feet to the most easterly corner of said PARK; thence leaving said right-of-way line and running along the southerly boundary line of said PARK, S89°40'01"W a distance of 515.84 feet to a point on the easterly boundary line of said Parcel C; thence running along the said easterly boundary line of Parcel C,
S 8°54'25"W a distance of 133.29 feet to a point; thence,
S00°24'32"W a distance of 705.29 feet to the southeast corner of said Parcel C; thence running along the southerly boundary line of said Parcel C,
N89°21'06"W a distance of 1274.78 feet to the southwest corner of said Parcel C; thence running along the said northwesterly boundary line of Parcel C,
N39°30'01"E a distance of 447.58 feet to a point; thence,
S50°29'59"E a distance of 53.00 feet to a point; thence,
N39°30'01"E a distance of 858.76 feet to a point; thence,
S50°29'59"E a distance of 423.89 feet to the point and place of beginning.

This tract contains 23.5507 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situate within Town of Atrisco Grant, in projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of Parcel C and the Park, as the same are shown and designated on the Vacation and Replat for PARKWAY UNIT B, recorded in the office of the County Clerk of Bernalillo County New Mexico on August 2, 1996 in Volume 96C, folio 343 and now hereon shown and comprising PARKLAND VIEW SUBDIVISION is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate 4.7153 acres of public street right-of-way in fee simple with warranty covenants and do hereby grant: All access, Utility and Drainage Easements hereon 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, pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

SIVAGE THOMAS HOMES, INC.

By: Michael D. Sivage
Michael D. Sivage,
President, Sivage Thomas Homes, Inc.

ACKNOWLEDGEMENT

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 6 day of January, 1998 by Michael D. Sivage, President, Sivage Thomas Homes, Inc.

My Commission Expires: May 29, 2001 Elizabeth Cochran
Notary Public

OFFICIAL SEAL
Elizabeth Cochran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Parcel C and the PARK, as the same are shown and designated on the Vacation and Replat for PARKWAY UNIT B, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 2, 1996 in Volume 96C, folio 343 into Lots 1 thru 48 and Tracts A thru E, PARKLAND VIEW SUBDIVISION, to vacate easements as shown (V-97-114), to grant Easements and to dedicate Public Street Right-of-Way the City of Albuquerque.

PLAT OF
PARKLAND VIEW SUBDIVISION
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1997

APPROVALS

PLAT NUMBER _____

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
PARKS & RECREATION DEPARTMENT	DATE 1-6-98
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PLANNING & POLICY SECTION, CIP	DATE
U.S. WEST COMMUNICATIONS	DATE 02-09-98
PNM ELECTRIC SERVICES	DATE 2-9-98
PNM GAS SERVICES	DATE 2-9-98

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID IN URC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannan-Huston Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 1-5-98

THOMAS KLINGENHAGEN NEW MEXICO 5978 REGISTERED PROFESSIONAL SURVEYOR

JOB NO. 97-310A-04

Bohannan Huston
Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

SHEET 1 OF 3

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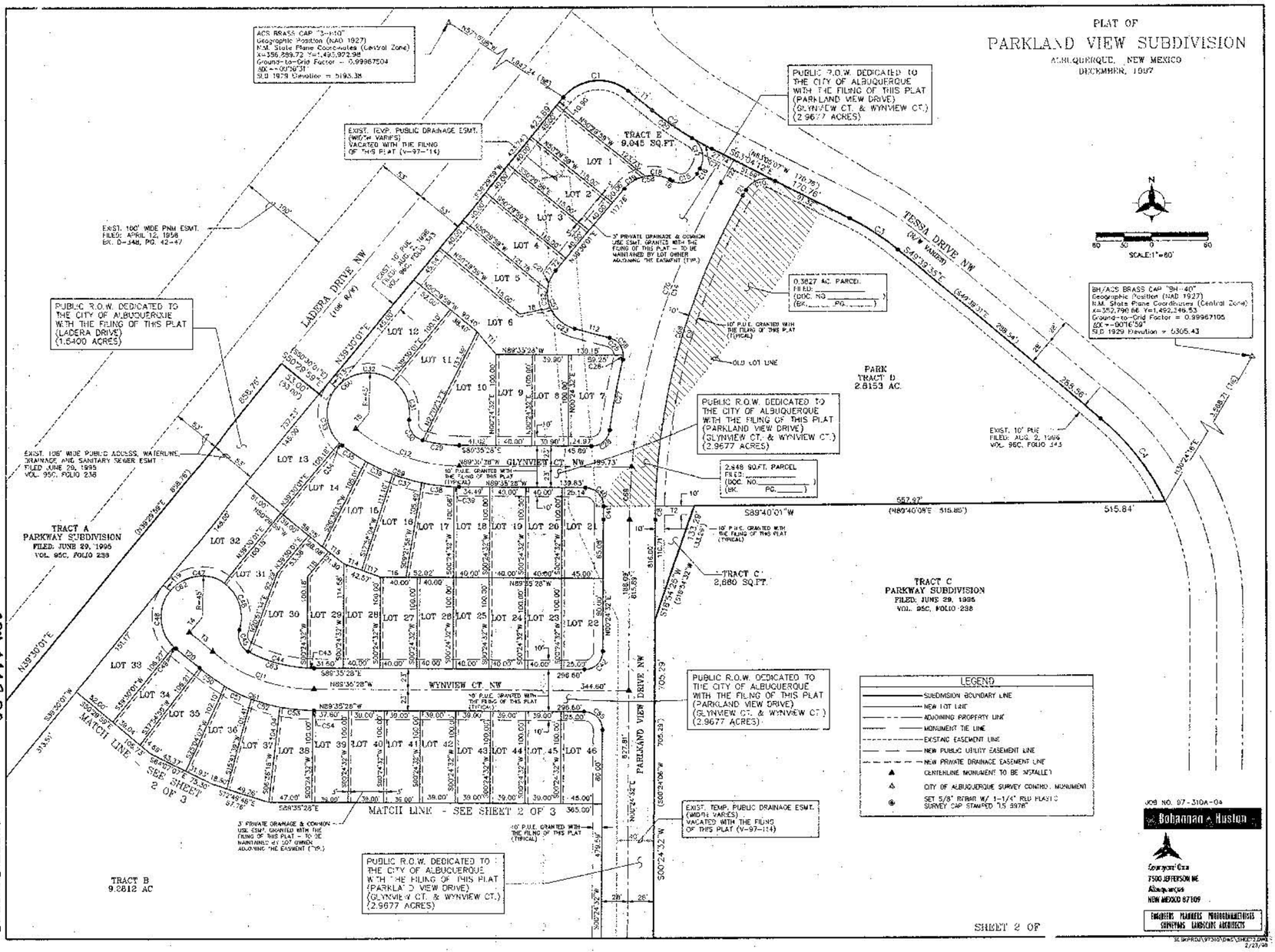
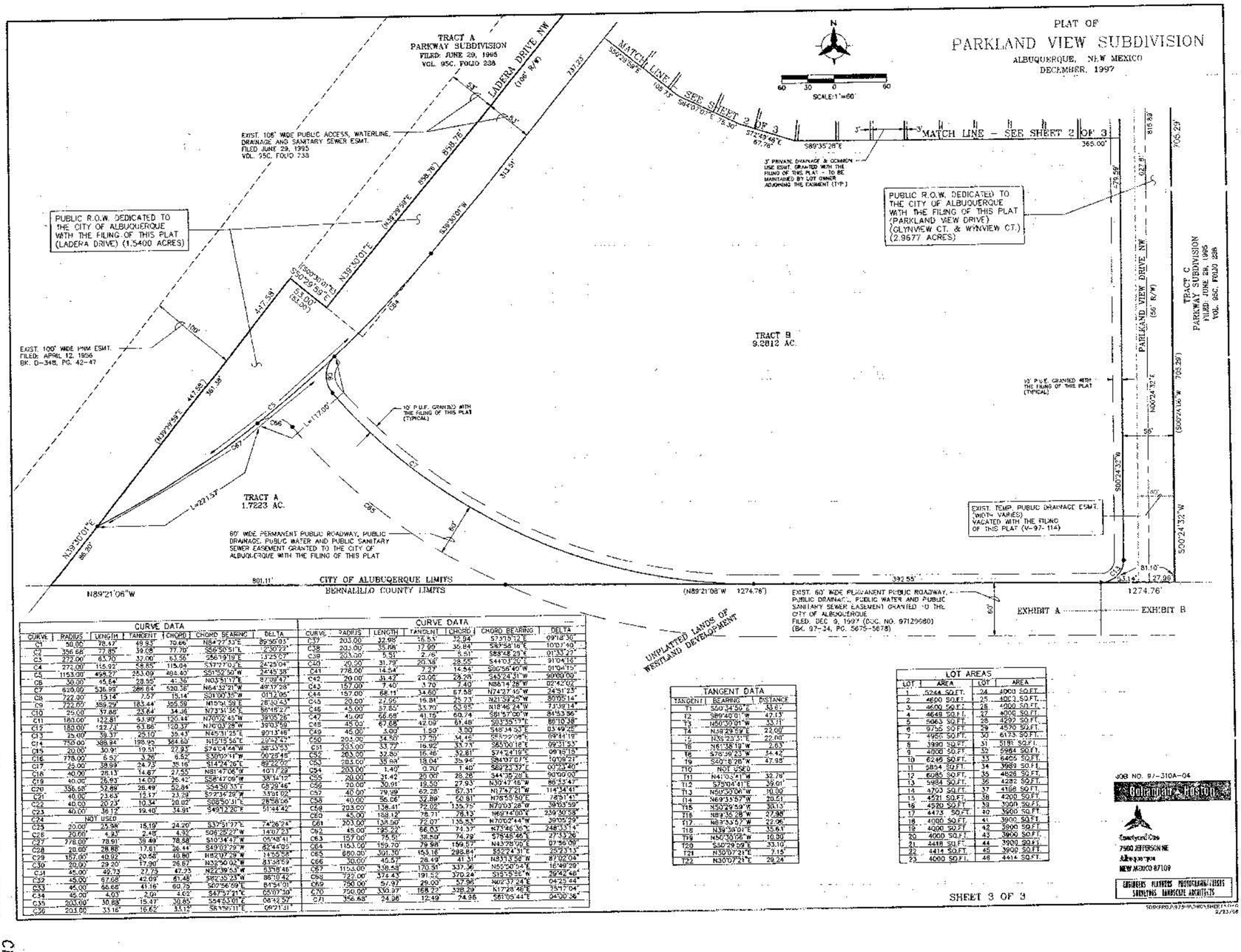


CPN 4442,98

SHEET 2A OF 15



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.00	78.47	49.93'	70.66	N84°27'33"E	89°56'03"
C2	356.68'	77.85'	39.08'	77.70'	S56°50'51"L	12°30'23"
C3	272.00'	63.70'	31.96'	63.56'	S56°19'10"E	13°25'07"
C4	271.00'	115.92'	58.85'	115.04	S37°27'02"E	24°29'04"
C5	1153.00'	495.27'	253.09'	484.40'	S30°02'30"W	24°45'28"
C6	30.00'	15.64'	28.55'	47.30'	N03°31'17"E	91°08'47"
C7	620.00'	535.99'	289.64'	520.38'	N64°32'21"W	49°32'28"
C8	222.00'	13.14'	7.57'	13.14'	S01°00'35"W	03°23'06"
C9	722.00'	359.29'	183.44'	355.59'	N15°30'53"E	28°30'43"
C10	29.00'	37.86'	23.64'	34.98'	N73°31'32"E	58°45'27"
C11	180.00'	122.81'	63.90'	120.44'	N70°02'45"W	39°05'26"
C12	180.00'	122.73'	63.86'	120.37'	N31°03'28"W	39°04'02"
C13	29.00'	39.37'	23.10'	36.43'	N26°31'25"E	77°47'03"
C14	750.00'	386.94'	198.95'	384.60'	N15°13'56"E	29°33'47"
C15	20.00'	30.91'	19.51'	27.93'	S74°14'44"W	88°33'53"
C16	778.00'	6.52'	3.26'	6.52'	S30°09'41"W	00°28'48"
C17	25.00'	38.99'	24.73'	35.16'	S14°24'26"E	89°22'00"
C18	40.00'	26.13'	14.67'	27.55'	N81°47'06"E	93°17'28"
C19	40.00'	26.13'	14.67'	26.42'	S58°47'09"W	38°14'12"
C20	356.68'	52.89'	26.49'	52.84'	S54°50'33"E	08°29'46"
C21	40.00'	23.63'	12.14'	23.00'	S07°34'20"W	33°51'02"
C22	40.00'	40.23'	10.34'	38.00'	S08°50'31"E	28°58'06"
C23	40.00'	36.12'	19.40'	34.91'	S49°12'20"E	51°44'42"
C24	NOT USED					
C25	20.00'	25.98'	15.19'	24.20'	S37°51'37"E	74°26'21"
C26	20.00'	4.27'	2.45'	4.37'	S08°26'27"W	14°01'23"
C27	778.00'	78.91'	39.49'	78.88'	S10°34'47"W	05°48'41"
C28	28.00'	28.88'	17.81'	26.44'	S49°03'29"W	82°44'05"
C29	157.00'	40.92'	20.58'	40.80'	N82°27'29"W	14°55'59"
C30	30.00'	29.20'	17.90'	26.61'	N32°50'02"W	83°21'59"
C31	45.00'	40.73'	21.73'	47.23'	N22°39'53"W	53°19'48"
C32	45.00'	67.68'	42.09'	61.48'	S82°53'23"W	86°10'42"
C33	45.00'	66.66'	41.16'	60.75'	S07°56'59"E	84°54'01"
C34	45.00'	4.03'	2.01'	4.02'	S87°57'21"E	05°07'30"
C35	203.00'	30.88'	15.47'	30.85'	S54°53'01"E	08°42'50"
C36	203.00'	33.16'	16.62'	33.13'	S63°59'11"E	09°21'31"

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C37	203.00'	32.95'	16.51'	32.94'	S73°13'12"E	09°18'00"
C38	203.00'	33.96'	17.00'	33.92'	S82°50'42"E	09°35'12"
C39	203.00'	5.81'	2.90'	5.81'	S88°48'23"E	01°38'27"
C40	20.00'	31.73'	20.16'	28.55'	S44°03'20"E	90°54'16"
C41	778.00'	14.54'	7.27'	14.54'	S80°56'40"W	01°04'15"
C42	20.00'	31.42'	20.00'	28.28'	S45°24'31"W	90°00'00"
C43	157.00'	7.40'	1.70'	7.40'	N88°14'28"W	02°42'02"
C44	157.00'	88.11'	34.80'	87.58'	N74°31'35"W	32°09'23"
C45	20.00'	22.06'	15.84'	20.93'	N21°39'25"W	63°11'14"
C46	45.00'	57.80'	33.70'	53.95'	N18°46'24"W	73°36'14"
C47	45.00'	26.28'	41.19'	50.74'	S81°57'06"W	84°43'36"
C48	45.00'	67.68'	42.09'	61.48'	S03°35'57"E	86°10'38"
C49	45.00'	3.99'	1.99'	3.99'	S48°34'53"E	05°49'26"
C50	203.00'	34.90'	17.50'	34.42'	S85°22'08"E	09°51'19"
C51	203.00'	33.77'	16.92'	33.73'	S80°30'18"E	09°31'51"
C52	203.00'	32.80'	16.46'	32.81'	S74°54'19"E	09°15'15"
C53	203.00'	35.94'	18.04'	35.90'	S69°37'07"E	10°08'51"
C54	203.00'	1.40'	0.70'	1.40'	S69°23'37"E	00°23'40"
C55	20.00'	31.42'	20.00'	28.28'	S44°36'28"E	90°00'00"
C56	20.00'	30.91'	19.50'	27.93'	N20°47'16"W	88°33'42"
C57	40.00'	79.69'	62.28'	67.31'	N12°47'21"W	114°34'41"
C58	40.00'	56.06'	32.89'	51.61'	N76°55'50"E	80°18'41"
C59	203.00'	138.41'	72.02'	135.75'	N70°02'28"W	39°03'59"
C60	45.00'	108.12'	78.71'	78.13'	N69°14'08"W	239°50'58"
C61	203.00'	139.90'	72.01'	135.51'	N70°02'44"W	39°05'29"
C62	45.00'	96.22'	66.53'	74.37'	S27°46'36"E	245°11'14"
C63	157.00'	75.51'	38.50'	74.79'	S78°48'46"E	27°33'26"
C64	1153.00'	159.70'	79.98'	159.57'	N43°28'09"E	07°56'09"
C65	880.00'	301.70'	153.18'	298.81'	S50°29'31"E	19°39'13"
C66	30.00'	45.57'	28.49'	41.31'	N85°13'52"W	87°02'04"
C67	1153.00'	336.54'	170.31'	335.36'	N55°04'54"E	16°49'29"
C68	722.00'	574.43'	191.33'	370.24'	S15°53'38"W	39°45'46"
C69	750.00'	57.97'	29.00'	57.96'	N60°37'24"E	04°25'44"
C70	750.00'	330.97'	168.27'	328.29'	N17°28'48"E	25°17'04"
C71	356.68'	24.96'	12.49'	24.96'	S81°05'44"E	04°00'36"

TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	S00°34'50"E	43.61'
T2	S89°40'01"W	47.13'
T3	N50°00'01"W	33.71'
T4	N38°29'59"E	22.00'
T5	N39°22'15"E	22.00'
T6	N61°58'19"W	2.63'
T7	S78°09'28"W	54.42'
T8	S40°16'08"W	47.93'
T10	NOT USED	
T11	N41°03'41"W	32.78'
T12	S75°04'41"E	39.01'
T13	N50°00'01"W	10.00'
T14	N69°53'57"W	20.51'
T15	N50°29'59"E	30.13'
T16	N89°35'28"W	27.98'
T17	N89°53'57"W	22.96'
T18	N39°58'01"E	33.41'
T19	N50°00'01"W	10.00'
T20	S30°29'09"E	33.10'
T21	N30°07'21"E	7.15'
T22	N30°07'21"E	29.24'

LOT AREAS

LOT	AREA	LOT	AREA
1	5244 SQ.FT.	24	4000 SQ.FT.
2	4690 SQ.FT.	25	4001 SQ.FT.
3	4600 SQ.FT.	26	4000 SQ.FT.
4	4648 SQ.FT.	27	4000 SQ.FT.
5	5063 SQ.FT.	28	4292 SQ.FT.
6	9755 SQ.FT.	29	4570 SQ.FT.
7	9955 SQ.FT.	30	6173 SQ.FT.
8	3990 SQ.FT.	31	5191 SQ.FT.
9	4000 SQ.FT.	32	5961 SQ.FT.
10	6246 SQ.FT.	33	5405 SQ.FT.
11	5854 SQ.FT.	34	3989 SQ.FT.
12	6085 SQ.FT.	35	4826 SQ.FT.
13	5984 SQ.FT.	36	4282 SQ.FT.
14	4703 SQ.FT.	37	4166 SQ.FT.
15	4521 SQ.FT.	38	4200 SQ.FT.
16	4980 SQ.FT.	39	3990 SQ.FT.
17	4473 SQ.FT.	40	3900 SQ.FT.
18	4000 SQ.FT.	41	3900 SQ.FT.
19	4000 SQ.FT.	42	3900 SQ.FT.
20	4000 SQ.FT.	43	3900 SQ.FT.
21	4418 SQ.FT.	44	3900 SQ.FT.
22	4414 SQ.FT.	45	3900 SQ.FT.
23	4000 SQ.FT.	46	4414 SQ.FT.

JOB NO. 97-310A-04

Bohannan Huston

Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109

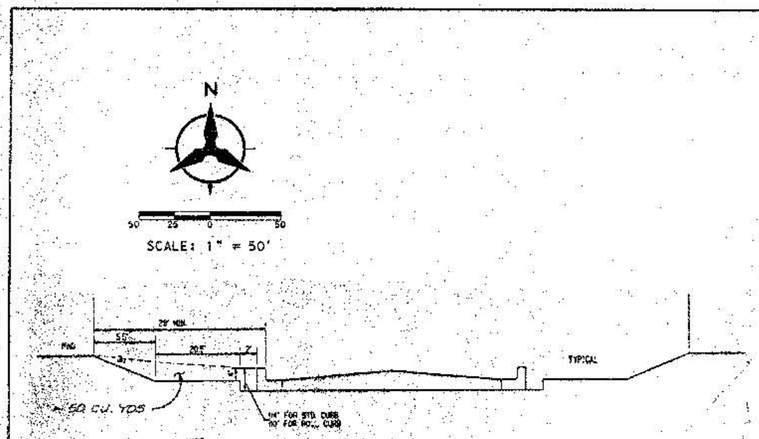
ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS LANDSCAPE ARCHITECTS

SHEET 3 OF 3

1698PRKD.P1/97-310A/SHEETS/3 OF 3
2/23/98

CPN 444298

SHEET 28 OF 15



NOTE:
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEHIND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACKFILL BEHIND CURB.
2. FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION. THIS DETAIL TO BE COORDINATED WITH SAVAGE THOMAS HOMES PHONE NO (505) 821-3581
3. HOMEBUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

⚠ TYPICAL FRONT YARD GRADING DETAIL

NO SCALE

DRAINAGE CERTIFICATION

I, RICHARD L. BELTRAMO OF BOHANNAN HUSTON, N.M.P.E. # 10596 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE AS-BUILT ELEVATION ADDED. AS-BUILT ELEVATIONS WERE VERIFIED BY SPARLING CONSTRUCTION L.S. # 6547 THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

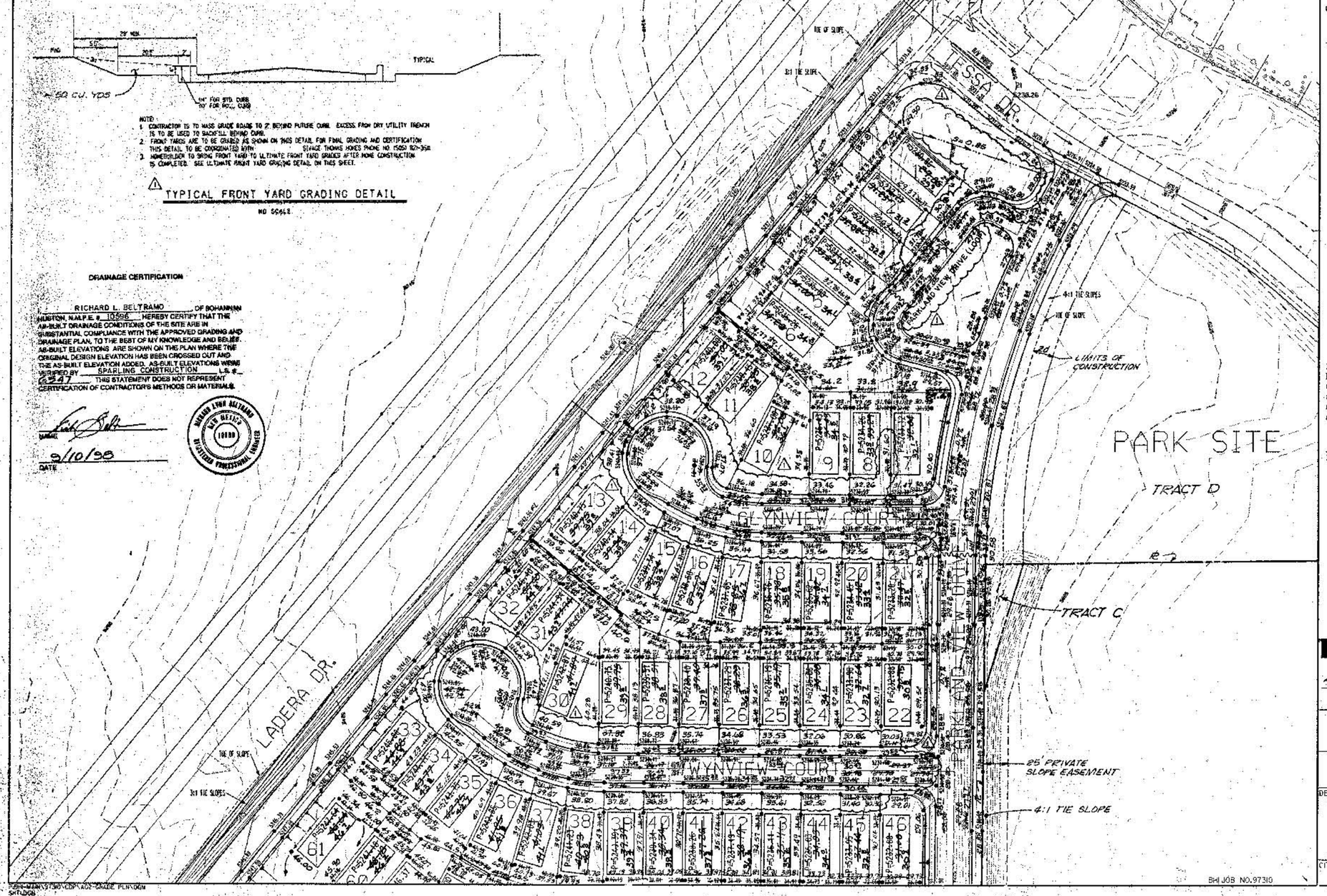
NAME

9/10/98
DATE

RICHARD LYNN BELTRAMO NEW MEXICO 10596 REGISTERED PROFESSIONAL ENGINEER

N

SCALE: 1" = 50'



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST, INC. DATED 10-13-94 & APRIL 13, 1994.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL SHEET 3 AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)

LEGEND

- PROPOSED GARDEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION • 5236.26 34.25
- FUTURE SPOT ELEVATION 5236.26
- EXISTING CONTOUR
- DIRECTION OF FLOW
- SLOPE AREA 4:1 MAX.
- WALL DRAIN

L David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

AS-BUILT INFORMATION

CONTRACTOR SPARLING CONST. Co.

STAKED BY SPARLING CONST. Co.

INSPECTED BY DH DATE 8/98

ACCEPTANCE BY DATE

VERIFICATION BY SPARLING DATE 8/98

DRAWINGS REVIEWED BY C. SMITH DATE 5/98

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "BH-40"

GEOGRAPHIC POSITION (NAD 1927)

N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=352,790.66 Y=1,492,946.53

GROUND-TO-GRID FACTOR = .99987105

-00416'31"

NGVD 1929 ELEVATION = 5193.38'

FIELD NOTES SURVEY INFORMATION

NO.	BY	DATE

REVISED ELEVATIONS

NO.	DATE	REMARKS
1	4-15-98	REVISIONS
		DESIGN

DESIGNED BY TSG/PLL DATE 10/97

DRAWN BY TSG DATE 10/97

CHECKED BY KP DATE 10/97

ENGINEER'S SEAL

RICHARD LYNN BELTRAMO NEW MEXICO 10596 REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION
GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE
97 / 312	12 / 16 / 97	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4442.98	J-9	3A	15

BHI JOB NO. 97310

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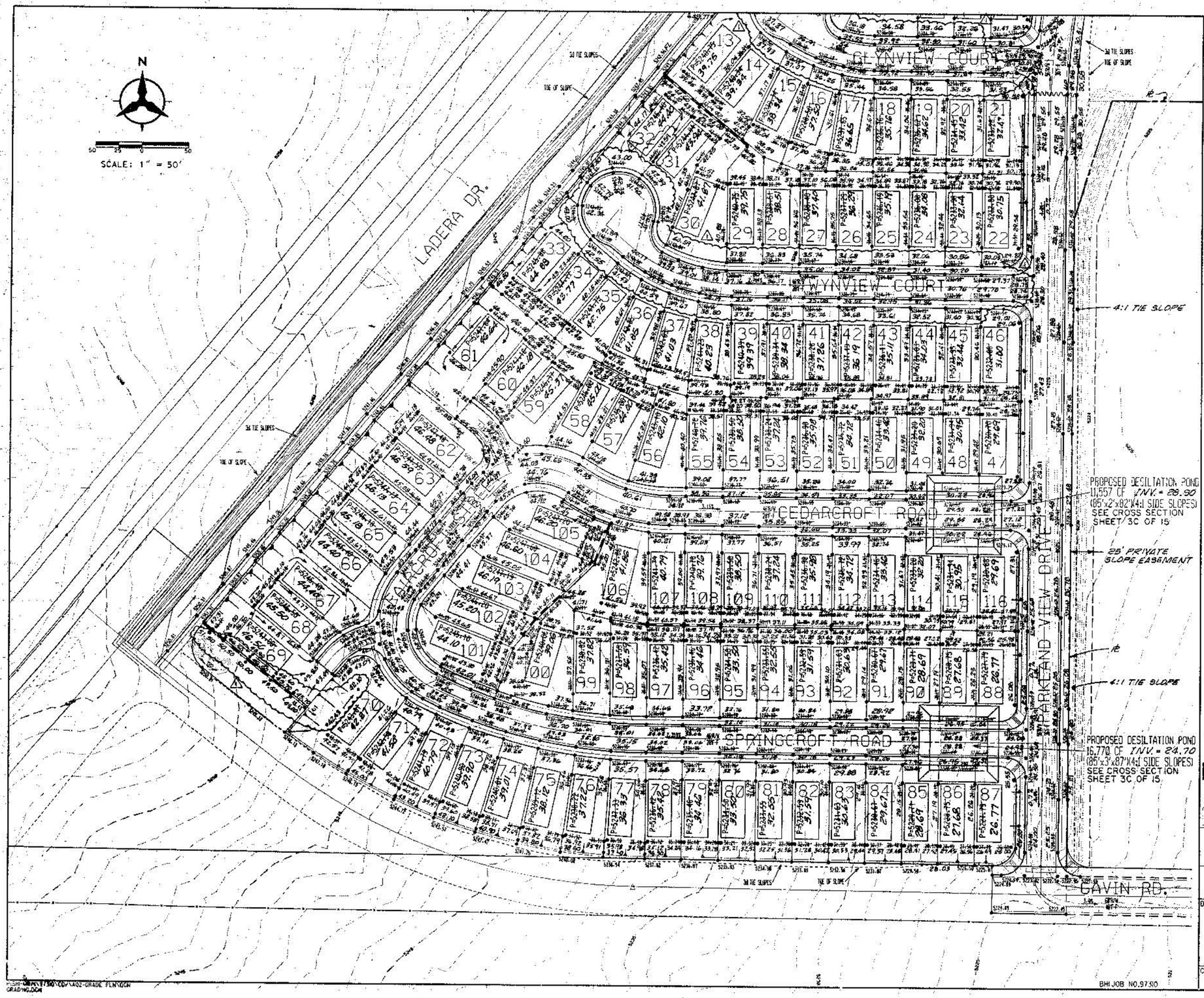
DATE: OCT. 1997

BHI-MAIN\ISD\COP\ACAD\GRADE PLN\DGN SHT.DGN



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LEGEND

- PROPOSED GARDEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEVATION — • 5284.75 34.25
- FUTURE SPOT ELEVATION — 34.25
- EXISTING CONTOUR
- DIRECTION OF FLOW
- SLOPE AREA — 4:1 MAX.
- WALL DRAIN

AS-BUILT INFORMATION

CONTRACTOR STAKED BY — DATE
INSPECTION BY — DATE
FIELD TABLE BY
SATISFACTION BY — DATE
CONSTRUCTED BY
SURVEYED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,790.66
Y=1,492,346.63
GROUND-TO-GRID FACTOR = .99967105
-00°16'31"
NGVD 1929 ELEVATION = 5193.38'

SURVEY INFORMATION

FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	RB
		DESIGNED BY TSG/PLL	DATE 10/97
		DRAWN BY TSG	DATE 10/97
1	4-15-98	REVISE ELEVATIONS	
		CHECKED BY KP	DATE 10/97

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION
GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE
97 / 312	12 / 16 / 97	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4442.98	J-9	38	15

BHI JOB NO.97310

P:\SHEETS\7300\CDT\A02-GRADE PLAN\DGN GRADING.DGN

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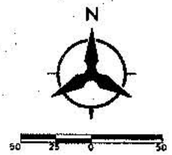
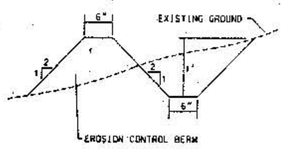
DATE: OCT. 1997



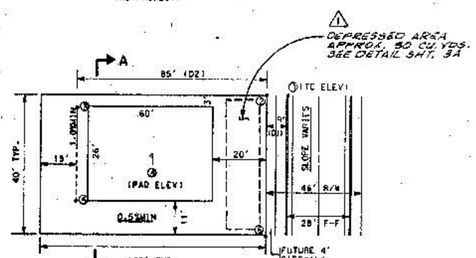
SCALE: 1" = 50'



EROSION CONTROL PLAN

NO SCALE

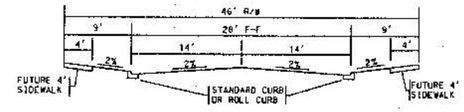
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.



TYPICAL LOT GRADING PLAN

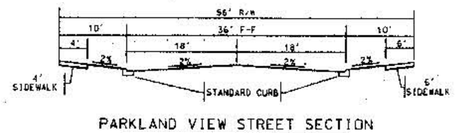
NO SCALE

TO SET SPOT ② - ADD 0.33' TO SPOT ① ON HIGH SIDE OF STREET
TO SET SPOT ③ - MULTIPLY D2 BY 0.5% AND ADD TO SPOT ②
TO SET SPOT ④ - ADD 0.30' TO SPOT ③
TO SET SPOT ⑤ - MULTIPLY D3 BY STREET SLOPE AND SUBTRACT FROM SPOT ④
(CHECK SLOPE FROM SPOT ④ TO SPOT ⑤ TO BE MIN 0.5%)
(NOTE: IF STREET SLOPE IS LESS THAN 1% THEN START FROM LOW SIDE OF STREET)



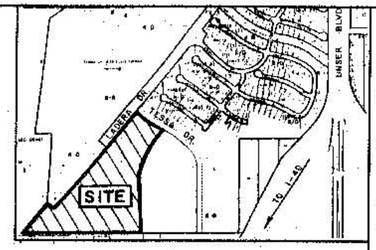
TYPICAL STREET SECTION

NO SCALE



PARKLAND VIEW STREET SECTION

NO SCALE



LOCATION MAP

ZONE ATLAS MAP NO. J-9

NO SCALE

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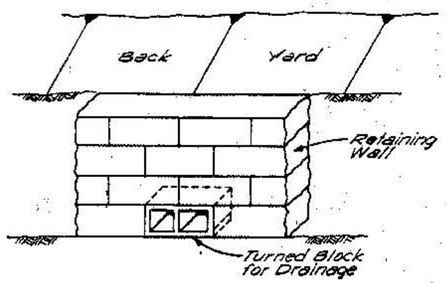
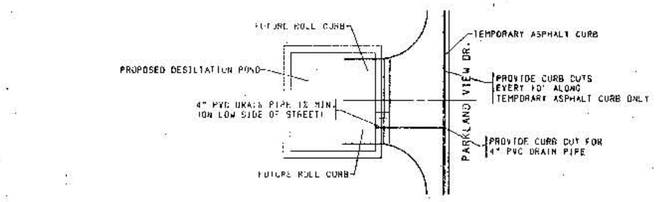


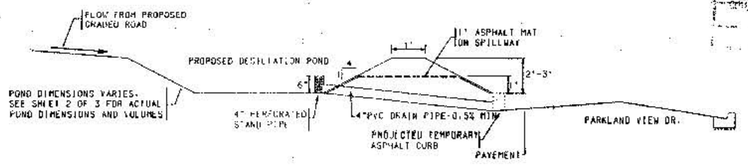
⚠ WALL DRAIN DETAIL

NO SCALE



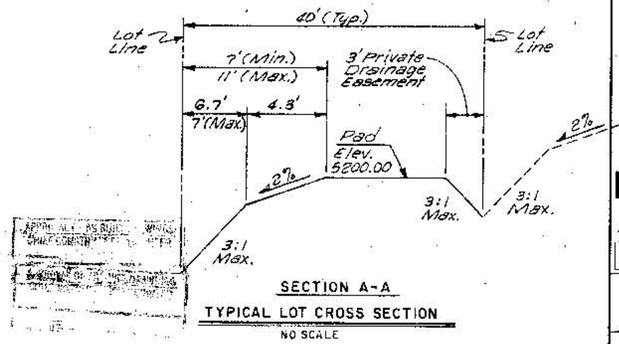
DESILTATION POND DETAIL

NO SCALE



TYPICAL POND CROSS SECTION

NO SCALE



SECTION A-A

TYPICAL LOT CROSS SECTION

NO SCALE

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS-BUILT INFORMATION

ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,780.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
-00416'31"
NGVD 1929 ELEVATION = 5193.38'

CONTRACTOR
STAKED BY
DATE
INSPECTOR'S ACCEPTANCE BY
DATE
VERIFICATION BY
DATE
DRAWINGS CHECKED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY PLL/TSG DATE 10/97
DRAWN BY PLL/TSG DATE 10/97
CHECKED BY KP DATE 10/97

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW DRIVE
GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE
97 / 312	12 / 16 / 97	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4442.98	J-9	3C	15

SHJOB NO. 9730

F:\SH-MAIN\9730\CDP\302-GRADE PLN\DGN
GRADING.DGN

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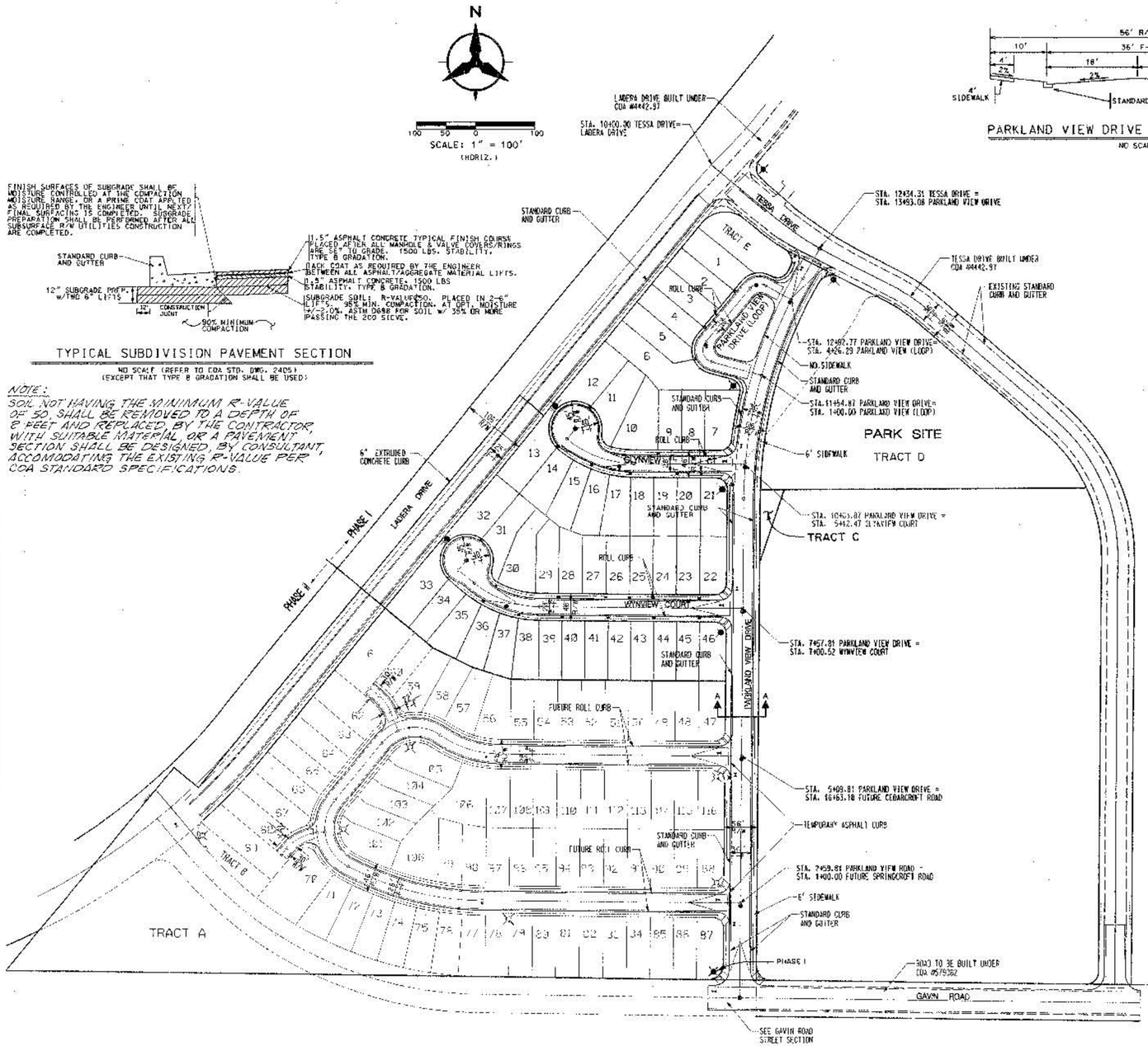
DATE: OCTOBER, 1997



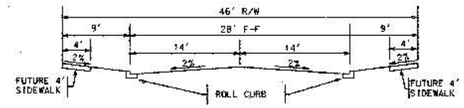
TYPICAL SUBDIVISION PAVEMENT SECTION

NO SCALE (REFER TO COA STD. DWG. 2405) (EXCEPT THAT TYPE B GRADATION SHALL BE USED)

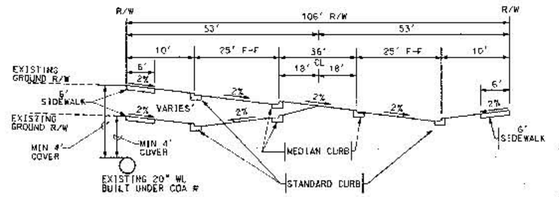
NOTE:
SOIL NOT HAVING THE MINIMUM R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED, BY CONSULTANT, ACCOMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.

PARKLAND VIEW DRIVE STREET SECTION A-A

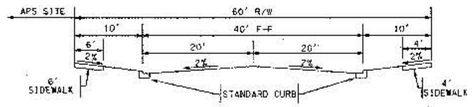
NO SCALE



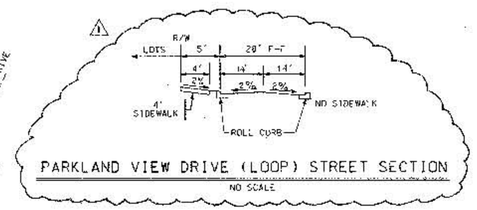
TYPICAL STREET SECTION
LOCAL RESIDENTIAL
NO SCALE



FUTURE LADERA DRIVE STREET SECTION
(MINOR ARTERIAL)
NO SCALE



GAVIN ROAD STREET SECTION
(TO BE BUILT UNDER COA #579082)
NO SCALE



PARKLAND VIEW DRIVE (LOOP) STREET SECTION
NO SCALE

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen — N.M.L.S. # 6547

LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED STREET LIGHT (PHASE I)	●
FUTURE STREET LIGHT (PHASE II)	

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "8M-40" (GEOGRAPHIC POSITION (NAD 1927))
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) Y=1,492,346.53 X=952,190.66
GROUND-TO-GRID FACTOR = .99967105
-00216'31"
NGVD 1929 ELEVATION = 5193.38'

CONTRACTOR Sparling Const. Co. DATE 8/98
SURVEY PERFORMED BY Sparling DATE 8/98
INSPECTION BY ACCEPTANCE BY DATE
TEST VERIFICATION BY Sparling DATE 8/98
CONTROL POINTS ESTABLISHED BY Sparling DATE 8/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

FIELD SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	BY	REVISIONS	DESIGN	DATE	DRAWN	DATE	CHECKED	DATE
1	5/19/98	RSG	REVISED PAVEMENT DESIGN	TSG	10/97	MKC/BJG	10/97	KP	10/97

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION – PHASE I
OVERALL PAVING PLAN

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 4 OF 15

PROJECT NO. 97100.05

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DATES VERIFIED 1997

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N00°24'32"E	159.81
T2	N00°24'32"E	250.00
T3	N00°24'32"E	248.00
T4	N00°24'32"E	188.08

STA. 0+80.00, 28' LT. TO STA. 1+20.00, 28' LT. END STD. CURB AND GUTTER INSTALL CUTOFF WALL AS PER COA #2415 INSTALL 2-TYPE III BARRICADES FL

STA. 1+60.00 PARKLAND VIEW DRIVE = STA. 31+68.48 GAVIN ROAD

STA. 0+80.00, 28' RT. TO STA. 1+20.00, 28' RT. TIE TO EXISTING ASPHALT & STANDARD CURB AND GUTTER FL22.74(RT. & LT.)

GAVIN ROAD
COA #519082

FUTURE SPRINGCROFT ROAD

FUTURE CEDARCROFT ROAD

BUILD SIDEWALK IN PHASE II

WYNVIEW COURT
SEE SHEET 8 OF 15

MATCHLINE STA. 8+00.00
SEE SHEET 6 OF 15

STA. 2+25.91, 18' LT. TO STA. 2+45.91, 18' LT. INSTALL TEMPORARY ASPHALT CURB AS PER STD. DWG. 2415

STA. 2458.81 PARKLAND VIEW DRIVE

STA. 5409.81 PARKLAND VIEW DRIVE

STA. 4+75.91, 18' LT. TO STA. 5+45.91, 18' LT. INSTALL TEMPORARY ASPHALT CURB AS PER STD. DWG. 2415

STA. 1445.18 TO 1495.18 50' TRANSITION FROM: CROWN TO NO CROWN AS PER COA STD. DWG. 2401

TRANSITION FROM STD. CURB TO ROLL CURB THROUGH WHEELCHAIR RAMP AS PER COA STD. DWG. 2419 PARKLAND VIEW DRIVE = STD. CURB WYNVIEW COURT = ROLL CURB

STA. 1+51.81 PARKLAND VIEW DRIVE = STA. 1+00.92 WYNVIEW COURT

	TC	FL
PC	22.66	21.99
I	22.98	22.31
2	22.62	22.62
3	23.61	22.94
PT	23.92	23.25

D = 89°25'38"
L = 39.17'
R = 25.00'

	TC	FL
PC	24.67	24.00
I	24.82	24.15
2	24.80	24.80
3	25.12	24.45
PT	25.26	24.59

D = 90°14'22"
L = 39.37'
R = 25.00'

	TC	FL
PC	29.09	28.74
I	28.91	28.57
2	28.40	28.40
3	28.90	28.23
PT	28.73	28.06

D = 90°00'00"
L = 31.42'
R = 20.00'

	TC	FL
PC	28.92	28.58
I	28.91	28.63
2	28.67	28.67
3	29.05	28.71
PT	29.09	28.75

D = 90°00'00"
L = 31.42'
R = 20.00'

	TC	FL
PC	27.48	26.81
I	27.51	26.84
2	26.97	26.87
3	27.41	27.06
PT	27.61	27.26

D = 90°00'00"
L = 31.42'
R = 20.00'

	TC	FL
PC	27.47	27.12
I	27.29	26.99
2	26.65	26.65
3	27.15	26.48
PT	26.98	26.31

D = 90°00'00"
L = 31.42'
R = 20.00'

	TC	FL
PC	25.75	25.08
I	25.77	25.10
2	25.11	25.11
3	25.43	24.09
PT	25.41	25.06

D = 90°00'00"
L = 31.42'
R = 20.00'

	TC	FL
PC	25.87	24.92
I	25.25	24.91
2	24.94	24.94
3	25.39	24.78
PT	25.22	24.55

D = 90°00'00"
L = 31.42'
R = 20.00'

PARKLAND VIEW DRIVE

SCALE: 1" = 50' (HORIZ.)

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END 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.
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11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

SURVEY INFORMATION

BENCH MARKS — AS-BUILT INFORMATION

ACS BRASS TABLET STAMPED "BH-40" — CONTRACTOR Sparling Constr. Co.

FIELD NOTES — BY — DATE

GEOGRAPHIC POSITION (NAD 1927) — BY — DATE 8/98

N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=352,790.66 Y=1,492,346.53 — INSPECTION BY Sparling — DATE 8/98

GROUND-TO-GRID FACTOR = .99967105 — VERIFICATION BY Sparling — DATE 8/98

-0026'31" — DRAWINGS BY Sparling — DATE 8/98

NGVD 1929 ELEVATION = 5193.38' — MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

ENGINEER'S SEAL

KEYED GENERAL NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE I
4. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. BUILD 6' SIDEWALK
8. FUTURE 4' SIDEWALK
9. BUILD 4' SIDEWALK

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen — N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

NO.	DATE	REMARKS
1	5-19-98	ADDED ELEVATIONS
2	6-1-98	VALLEY GUTTERS ADDED TO PHASE 1
3	6-2-98	STREET WIDTH MODIFIED

DESIGNED BY TSG/PLL — DATE 11/97
DRAWN BY TSG/AMC/BJG — DATE 11/97
CHECKED BY KP — DATE 11/97

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION – PHASE I

PAVING PLAN & PROFILE

PARKLAND VIEW DRIVE STA 0+70.00 TO 8+00.00

SECTION OF ENGINEER | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | NO./DAY/YR. | NO./DAY/YR.

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 5 OF 15

BHI JOB NO. 97310A03

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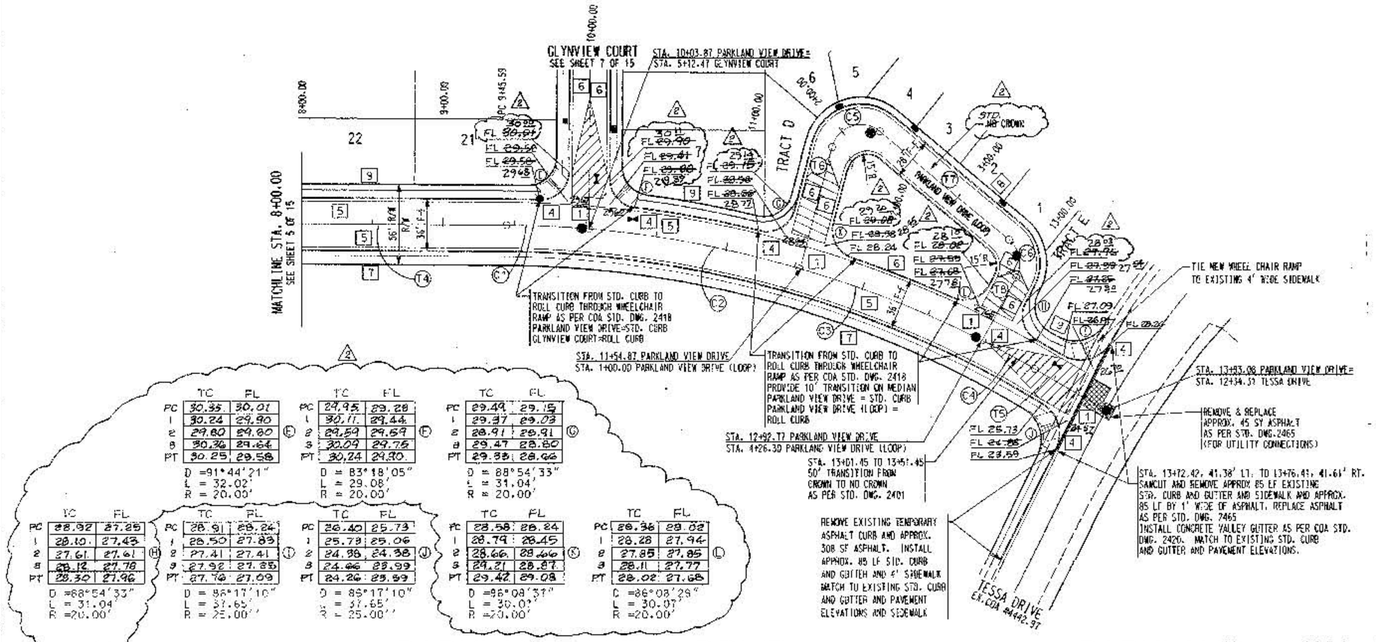
DATE: NOVEMBER, 1997



CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T4	N00°24'39"E	186.08
T5	N30°07'20"E	58.24
T6	N75°04'41"W	87.00
T7	N39°30'01"E	117.78
T8	S61°38'17"E	50.43

CENTERLINE CURVE DATA				
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	15°57'56"	105.17	208.87	750.00
C2	11°32'42"	75.82	151.12	750.00
C3	10°32'07"	69.15	137.91	750.00
C4	03°12'43"	21.04	42.06	750.00
C5	114°34'42"	32.70	42.09	21.00
C6	78°51'37"	17.27	28.90	21.00

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David C. Clausen N.M.L.S. # 6547

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KEYED GENERAL NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE I
4. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. BUILD 6' SIDEWALK
8. FUTURE 4' SIDEWALK
9. BUILD 4' SIDEWALK

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "8H-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=352,790.66 Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
NGVD 1929 ELEVATION = 5193.38'

CONTRACTOR Sterling Const. Co. 8/98
SURVEYED BY Sterling DATE 8/98
INSPECTOR'S ACCEPTANCE BY BH DATE 8/98
CERTIFICATION BY Sterling DATE 8/98
DRAWN BY Sterling DATE 8/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	EB
1	5-13-98	REVISED ELEVATIONS/PAVEMENT DESIGN	EB
2	4-15-98	REVISED ELEVATIONS	KB

DESIGNED BY	TSC/PJL	DATE 11/97
DRAWN BY	TSC/MKC/PJC	DATE 11/97
CHECKED BY	KP	DATE 11/97

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION – PHASE I
PAVING PLAN & PROFILE
PARKLAND VIEW DRIVE STA. 8+00.00 TO 13+93.08 & (LOOP)

CITY ENGINEER APPROVAL — MO./DAY/YR. — MO./DAY/YR.
LAST DESIGN UPDATE

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 6 OF 15

DH JOB NO. 97310403

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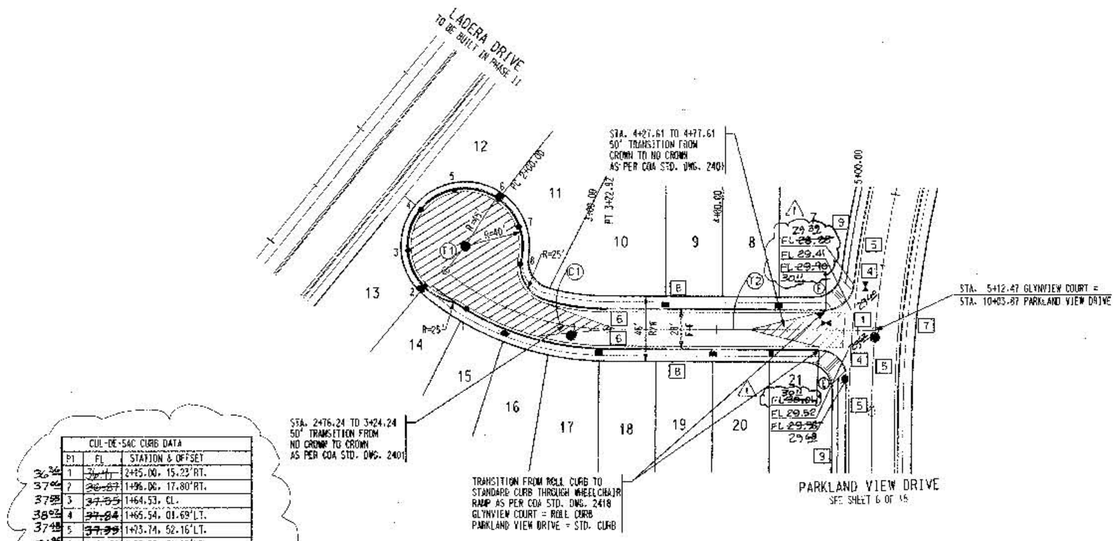
DATE: NOVEMBER, 1997



CUL-DE-SAC CURB DATA			
	P.I.	F.I.	STATION & OFFSET
36	1	36+41	2445.00+ 15.23'RT.
37	2	36+83	1496.06+ 17.80'RT.
37	3	37+59	1464.53+ CL.
38	4	37+84	1465.54+ 01.69'LT.
37	5	37+39	1433.74+ 52.16'LT.
36	6	36+81	1397.00+ 61.89'LT.
36	7	36+19	2428.13+ 55.48'LT.
35	8	34+41	2444.94+ 35.65'LT.

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S39°28'32"W	22.00
T2	S89°35'28"E	189.55

CENTERLINE CURVE DATA				
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	39°07'21"	63.96	122.91	180.00

TC		
	TC	FL
PC	50.55	50.01
1	50.24	49.90
2	49.90	49.80
3	50.26	49.66
PT	50.55	50.01

D = 91°44'21"
L = 32.08'
R = 20.00'

TC		
	TC	FL
PC	28.95	29.83
1	29.11	29.44
2	29.39	29.30
3	30.05	29.75
PT	30.21	29.90

D = 83°18'05"
L = 29.08'
R = 20.00'

NOTES

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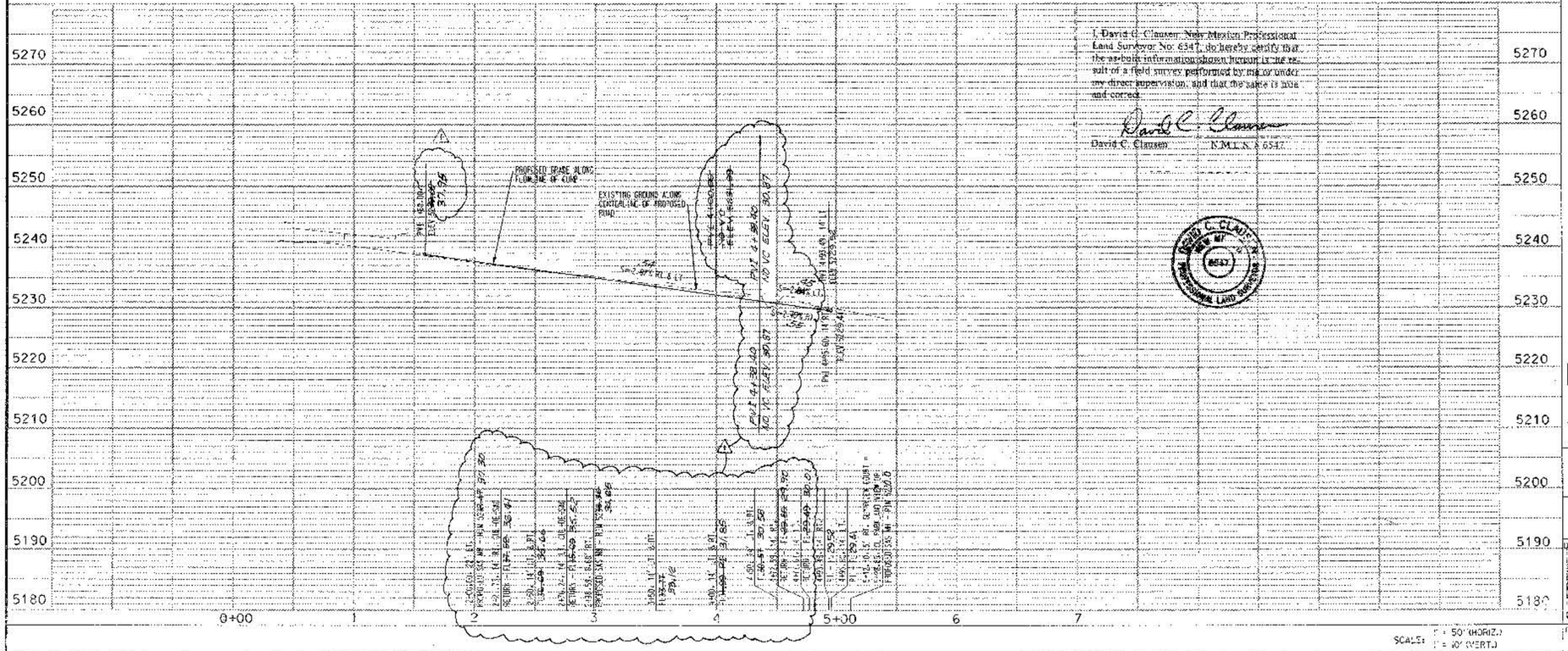
N

50 25 0 50
SCALE: 1" = 50'
(HORIZ.)

GLYNVIEW COURT



SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

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David C. Clausen N.M.P.L.S. 6547

KEYED GENERAL NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE I
4. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. BUILD 6' SIDEWALK
8. FUTURE 4' SIDEWALK
9. BUILD 4' SIDEWALK

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION – PHASE I
PAVING PLAN & PROFILE
GLYNVIEW COURT

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 7 OF 15

PR.NO. NO. 97SC03

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DATE: NOVEMBER 5, 1997

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "BH-40"
DESCRIPTION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,780.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105

AS-BUILT INFORMATION
CONTRACTOR Spearling Const. Co.
SURVEYED BY Spearling 8/98
INSPECTOR'S ACCEPTANCE BY BH 8/98
VERIFICATION BY Spearling 8/98
COMPLETED BY Spearling 8/98
MICRO-FILM INFORMATION
RECORDED BY DATE
MCVD 1929 ELEVATION = 5193.38'
NO.

ENGINEER'S SEAL

NO.	DATE	BY
2	5-21-98	RS
1	4-15-98	RS

REVISIONS
REMARKS
REVISED ELEVATIONS

DESIGN
DESIGNED BY TSG/PLL DATE 11/97
DRAWN BY TSG/MRC/BJC DATE 11/97
CHECKED BY KP DATE 11/97

P:\PROJECTS\SPEARLING\4442-HIFFA-CONSTR-PLN\DGN\4442HIFFA-CONSTR-PLN-DGN.DGN
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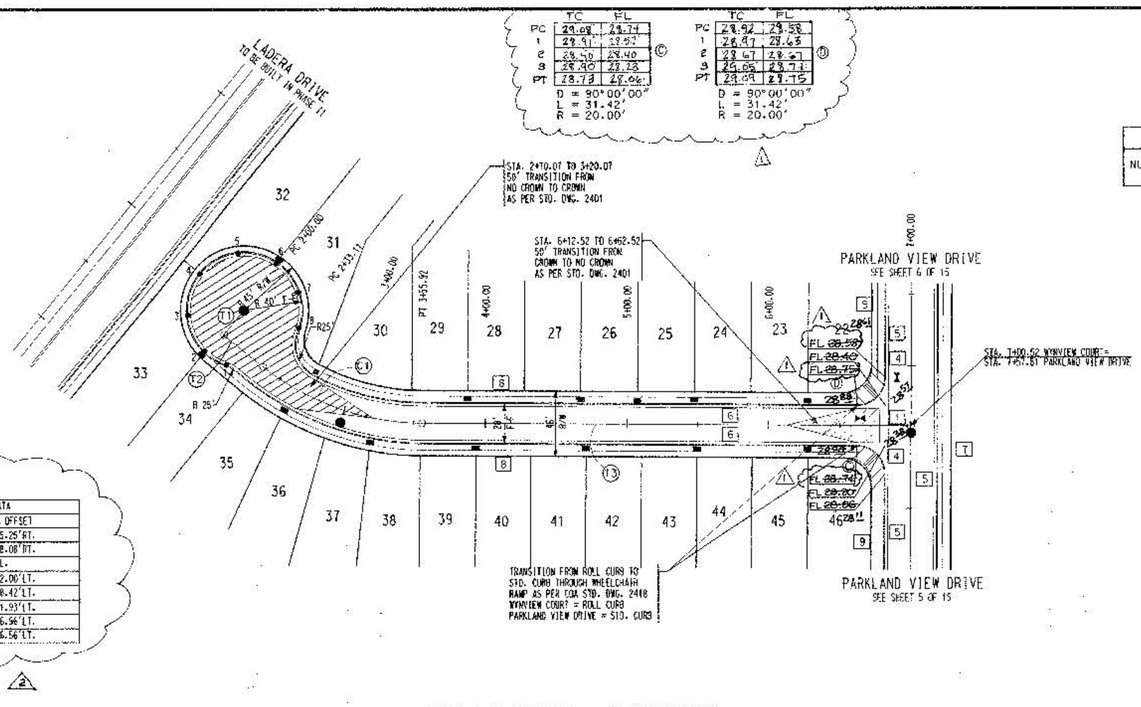

TC	EL
PC	29.08	29.74
1	29.91	29.91
2	29.40	29.40
3	29.40	29.28
PT	28.78	28.66

D = 90°00'00"
L = 31.42'
R = 20.00'

TC	EL
PC	28.92	29.58
1	29.97	29.43
2	29.47	29.47
3	29.05	29.73
PT	29.09	29.75

D = 90°00'00"
L = 31.42'
R = 20.00'

CUL-DE-SAC CURB DATA			
	PT	EL	STATION & OFFSET
41.45	1	~~41.97~~	2+14.57, 15.25'RT.
42.45	2	~~41.84~~	1+97.00, 18.08'RT.
42.41	3	~~42.34~~	1+66.81, CL.
42.82	4	~~42.74~~	1+59.95, 22.00'LT.
42.29	5	42.35	1+63.39, 40.42'LT.
41.93	6	~~41.80~~	1+96.00, 61.93'LT.
41.81	7	~~41.98~~	2+15.43, 56.56'LT.
40.93	8	~~41.93~~	2+38.28, 36.56'LT.

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S39°30'02"W	22.00
T2	S50°29'58"E	33.11
T3	S89°35'28"E	344.60

CENTERLINE CURVE DATA				
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	39°05'29"	63.90	122.81	180.00

NOTES

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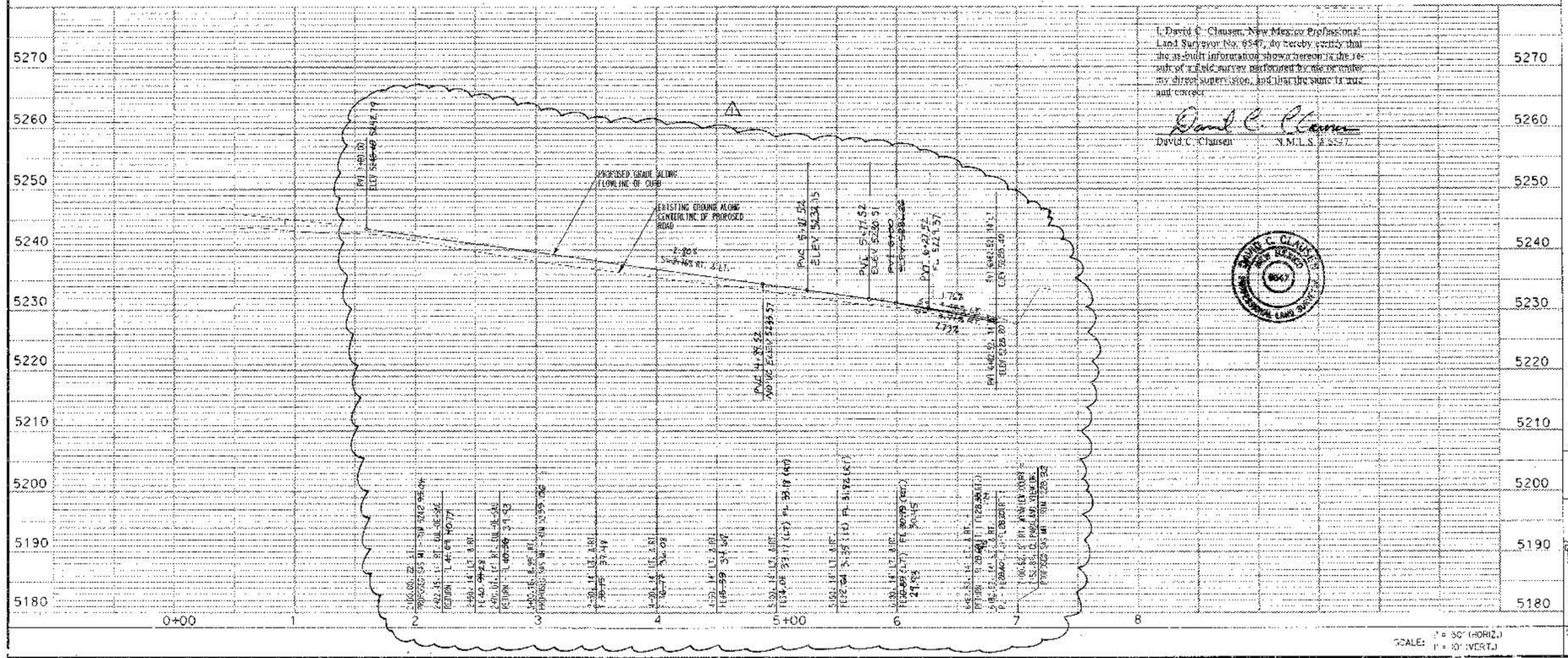
N

SCALE: 1" = 50'
(HORIZ.)

WYNVIEW COURT



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David C. Clausen N.M.L.S. # 6540

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2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE I
4. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. BUILD 6' SIDEWALK
8. FUTURE 4' SIDEWALK
9. BUILD 4' SIDEWALK

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PARKLAND VIEW SUBDIVISION - PHASE I
PAVING PLAN & PROFILE
WYNVIEW COURT

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
4442.98	J-9	8	15

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
AS-BUILT INFORMATION
ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,790.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
-00216'31"
(NGVD 1929 ELEVATION = 5193.38')

CONTRACTOR Searling Const. Co. 8/98
SURVEYED BY Searling DATE 8/98
INSPECTOR & ACCEPTANCE BY EH DATE 8/98
FIELD LOCATION BY Searling DATE 8/98
DRAWINGS BY Searling DATE 8/98
COMPUTED BY Searling DATE 8/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

NO.	BY	REMARKS	DATE
	EB	REVISED ELEVATIONS	11/97
	EB	REVISED ELEVATIONS	11/97

REVISIONS

NO.	DATE
1	5-21-98
2	6-15-98

DESIGN

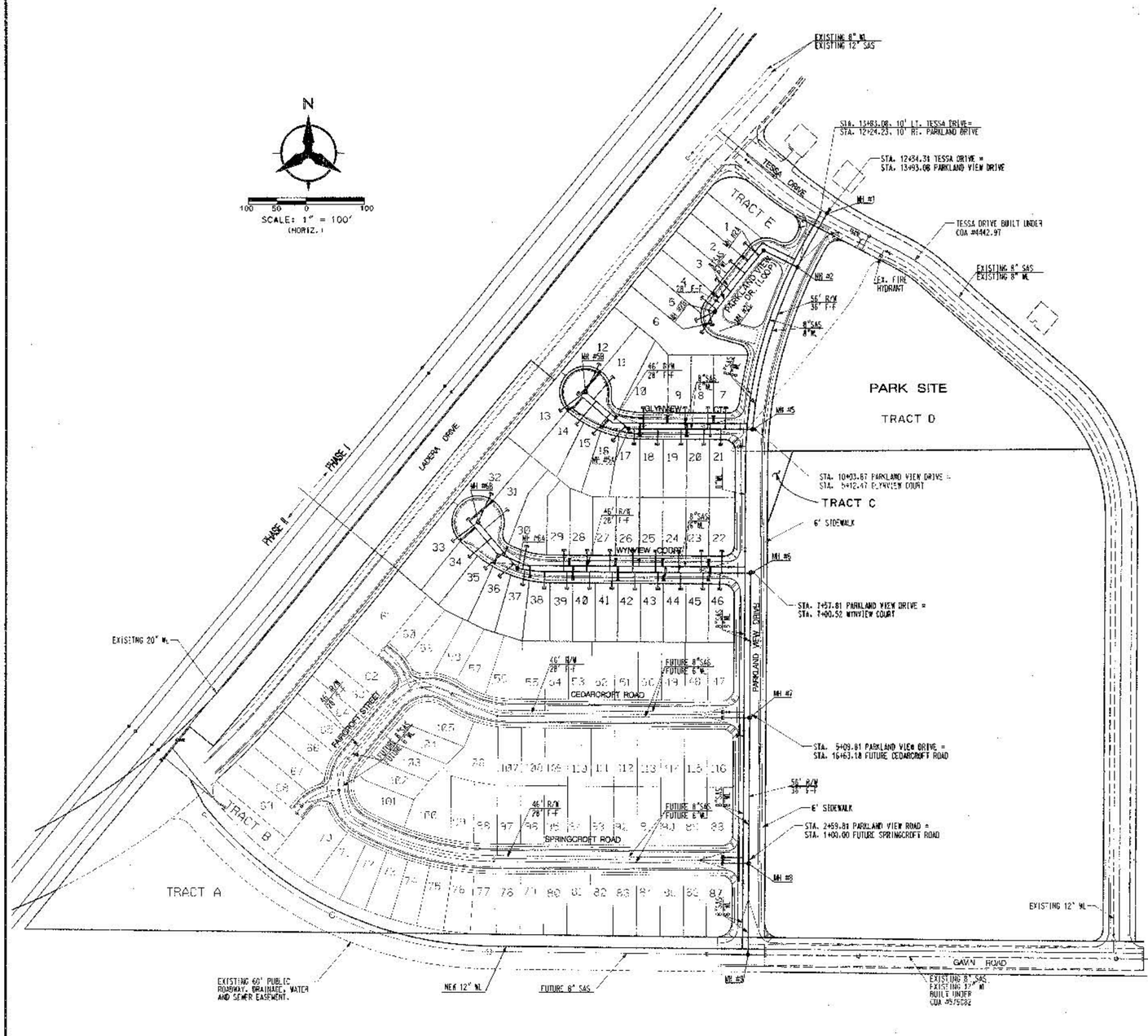
DESIGNED BY	TSG/PLL
DRAWN BY	TSG/MKC/RJG
CHECKED BY	KP

DATE 11/97
DATE 11/97
DATE 11/97

COPYRIGHT BOHANNAN HUSTON 1997
DATE: NOVEMBER, 1997

B-MAP NO. 97306A03

R:\B-MAIN\97306\DGN\A02-WYN-PRB-CONST-PLN.DGN
97306PLN04.DGN



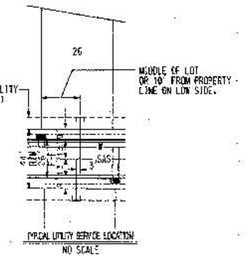
RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM EACH SIDE OF MJ LISTED		
	16"	48"	12"
11.25° M BEND	2 '	3 '	4 '
22.50° M BEND	4 '	5 '	9 '
45° M BEND	8 '	11 '	19 '
90° M BEND	20 '	26 '	45 '
GATE VALVE	55 '	72 '	602 '
CAP	55 '	72 '	102 '

NOTE:
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 MJ SHALL BE RESTRAINED AT THE CONTRACTOR 'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER LINE — SAS
- EXISTING SANITARY SEWER LINE — SAS
- PROPOSED WATER LINE — W
- EXISTING WATER LINE — W
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER METER SERVICE



I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR Sanchez Constr. Co. 8/98
APPROVED BY Searing DATE 8/98
INSPECTOR'S ACCEPTANCE BY BH DATE 8/98
VERIFICATION BY Searing DATE 8/98
CONSTRUCTED BY Searing DATE 8/98

BENCH MARKS
ACS BRASS TABLET STAMPED "BM-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=952,790.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
-00°16'31"
NGVD 1929 ELEVATION = 5193.38'

SURVEY INFORMATION
FIELD NOTES
DATE
BY

RECORDED BY
DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY PLL/TSG	DATE 10/97
		DRAWN BY TSG/BJG	DATE 10/97
		CHECKED BY KP	DATE 10/97

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION – PHASE I
OVERALL UTILITY PLAN

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 9 OF 15

PLOT MAP: 970107-OVERALL-UTILITY-PLAN
OVERALL-UTILITY-PLAN

DRAWING NO. 97310A03

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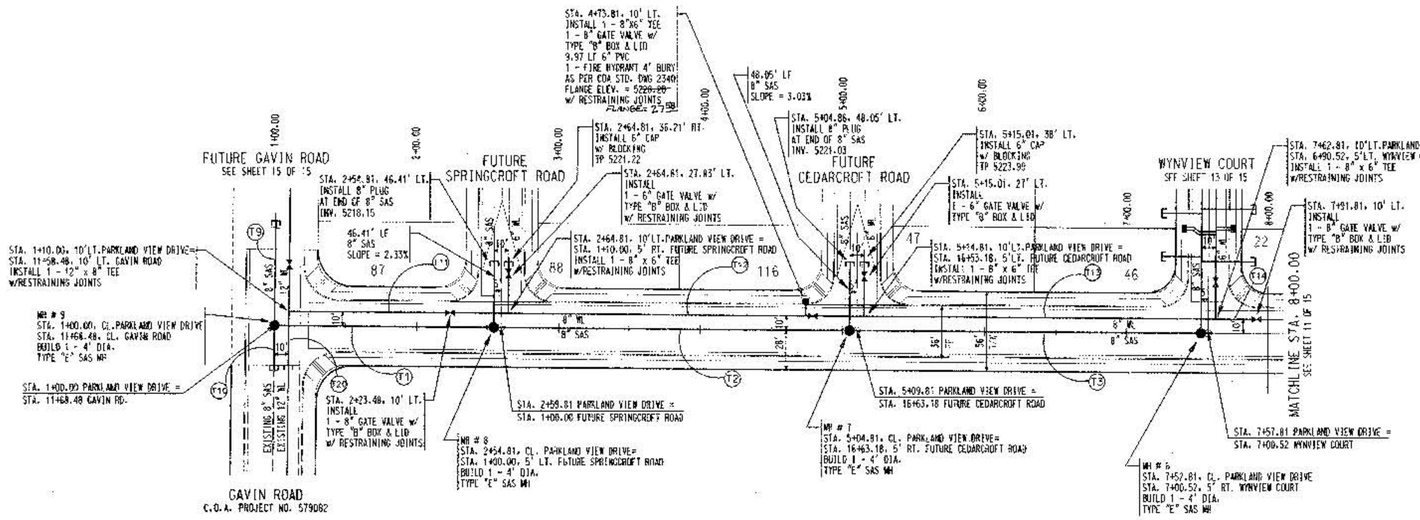
DATE: NOVEMBER, 1997



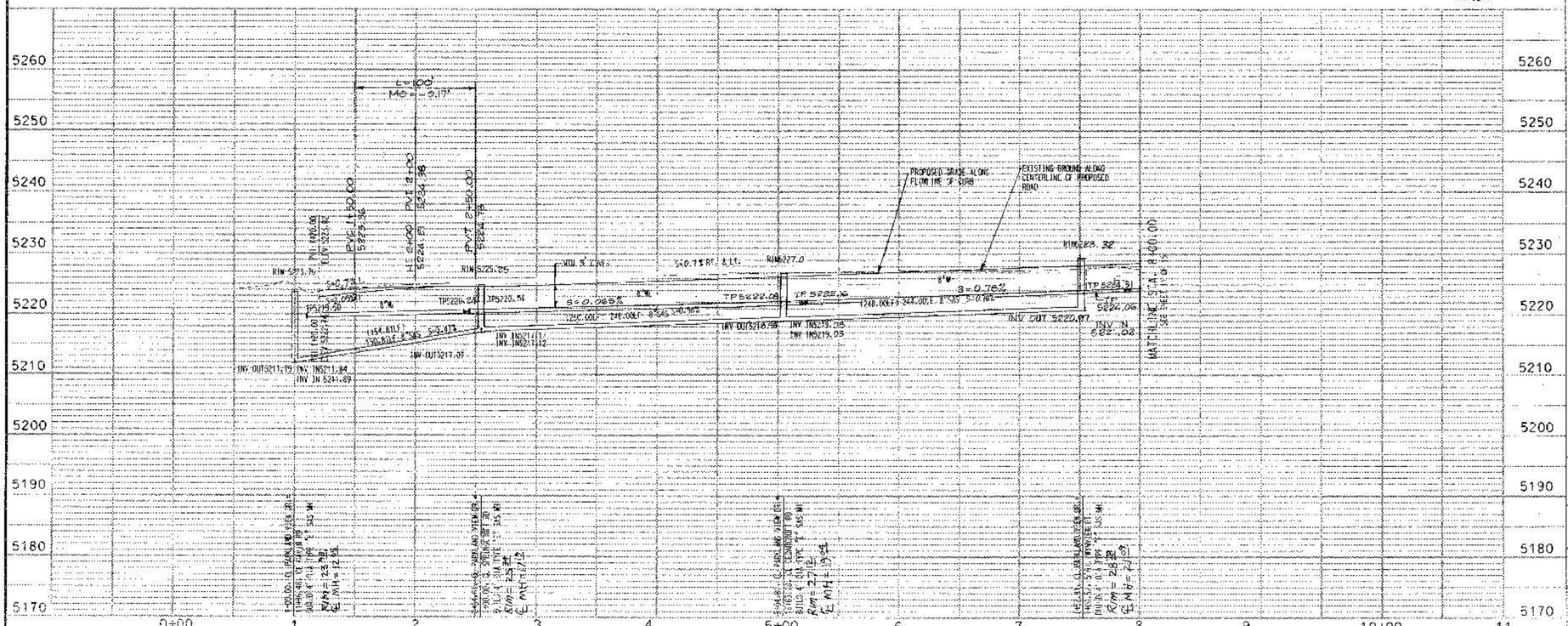
ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T11	N00°24'32"E	154.77'
T12	N00°24'32"E	250.00'
T13	N00°24'32"E	248.00'
T14	N00°24'32"E	163.08'
T20	N89°21'06"W	37.95'

SAS TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	N00°24'32"E	154.81'
T2	N00°24'32"E	250.00'
T3	N00°24'32"E	248.00'
T9	N89°21'06"W	13.30'
T10	N89°21'06"W	28.00'

SCALE: 1" = 50' (HORIZ.)

PARKLAND VIEW DRIVE



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 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END 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 AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR: Sperling Const. Co. 8/98
WORK BY: Sperling 8/98
INSPECTION BY: BH DATE: 8/98
ACCEPTANCE BY: Sperling DATE: 8/98
VERIFICATION BY: Sperling DATE: 8/98
DRAWINGS BY: Sperling DATE: 8/98
MICRO-FILM INFORMATION
RECORDED BY:
DATE:
NO.:

BENCH MARKS
ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
Y=1,492,346.53 X=352,790.66
GROUND-TO-GRID FACTOR = .99996105
-00°16'31"
NGVD 1929 ELEVATION = 5193.38'

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY	TSG/PLL
		DRAWN BY	TSG/PG
		CHECKED BY	KP

DATE 11/97
DATE 11/97
DATE 11/97

Bohannan Huston
Courtyard One /500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION - PHASE I
UTILITY PLAN & PROFILE
PARKLAND VIEW DRIVE STA.1+00.00 TO 8+00.00

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 10 OF 15

BH JOB NO. 97300403

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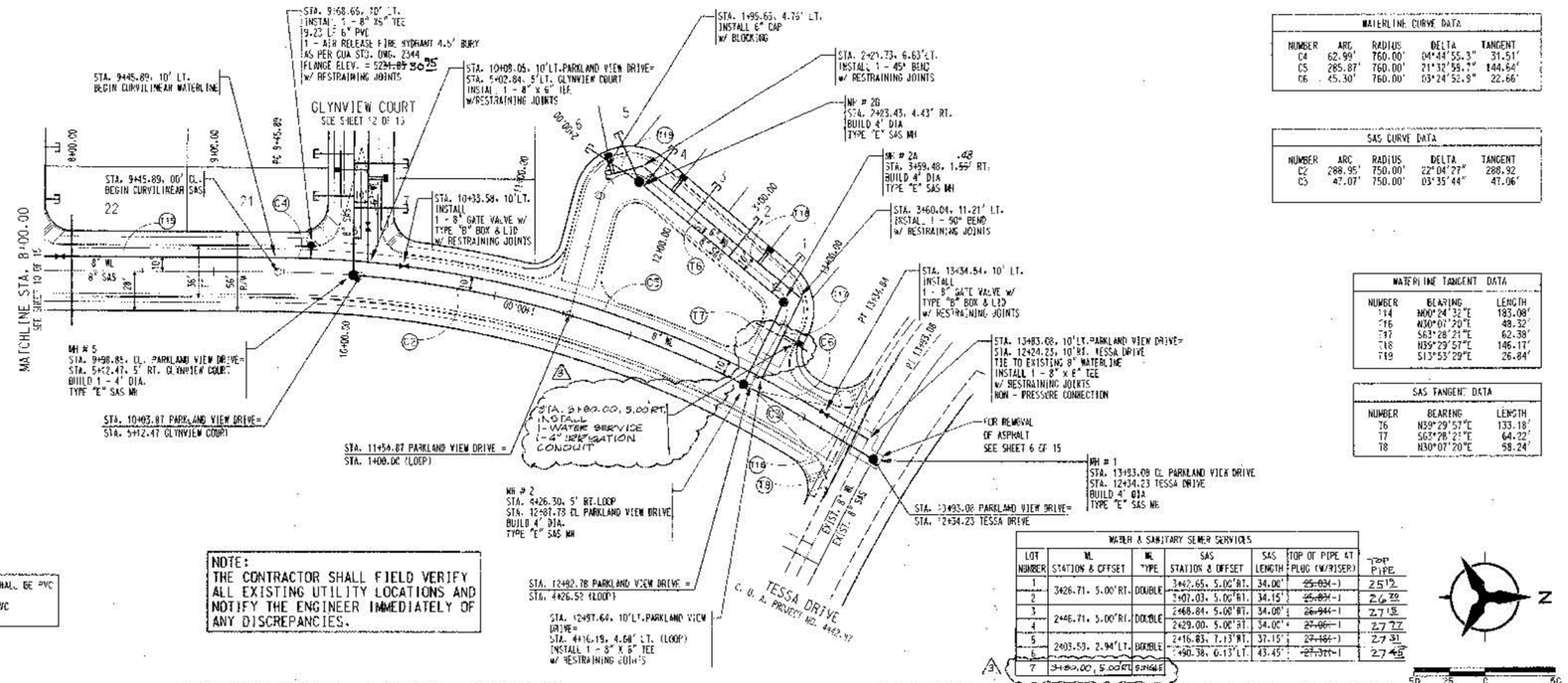
DATE: NOVEMBER, 1997

P:\96\97300403\SURVEY\PLANS\WORK\PLAN-PROFILE-SHEET.DGN
97300BJ.DNP



WATERLINE CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C4	62.99'	760.00'	04°44'55.3"	31.51'
C5	285.87'	760.00'	21°32'56.7"	144.64'
C6	45.30'	760.00'	03°24'52.9"	22.66'

SAS CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C2	288.95'	750.00'	22°04'27"	288.92
C3	47.07'	750.00'	03°35'44"	47.06'

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T14	N00°24'32"E	183.08'
T16	N30°07'20"E	48.32'
T17	S63°28'21"E	62.38'
T18	N39°29'57"E	146.17'
T19	S13°53'29"E	26.84'

SAS TANGENT DATA		
NUMBER	BEARING	LENGTH
T6	N39°29'57"E	133.18'
T7	S63°28'21"E	64.22'
T8	N30°07'20"E	58.24'

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	TOP PIPE
1	3426.71, 5.00'RT.	DOUBLE	3442.65, 5.00'RT.	34.06'	25.03(-)	2512
2			3407.03, 5.00'RT.	34.15'	25.89(-)	26 20
3	2446.71, 5.00'RT.	DOUBLE	2468.84, 5.00'RT.	34.08'	26.94(-)	2715
4			2429.00, 5.00'RT.	34.06'	27.08(-)	27 22
5	2403.59, 2.94'LT.	DOUBLE	2416.83, 7.13'RT.	37.16'	27.19(-)	27 31
6			2380.38, 6.13'LT.	43.45'	27.31(-)	27 48
7	3480.00, 5.00'RT.	SINGLE				

NOTE:
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ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.

NOTES

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I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547

AS-BUILT INFORMATION
CONTRACTOR Sperling Const. Co. 8/98
APPROVED BY Sperling DATE 8/98
INSPECTOR'S ACCEPTANCE BY Eel DATE 8/98
VERIFY LOCATION BY Sperling DATE 8/98
CHECKED BY Sperling DATE 8/98
MICRO-FILM INFORMATION
RECORDED BY Date
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "8H-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,790.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967705
-00°16'31"
NGVD 1929 ELEVATION = 5193.38'

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
1	4-15-98	REVISED ELEVATIONS	KB
2	5-13-98	REVISED ELEVATIONS	KB
3	6-8-98	FIELD REVISIONS, ADD WATER MAINS	KB

DESIGNED BY TSG/PLL DATE 11/97
DRAWN BY PG DATE 11/97
CHECKED BY KP DATE 11/97

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION - PHASE I
UTILITY PLAN & PROFILE
PARKLAND VIEW DRIVE STA. 8+00.00 TO 13+93.08 & (LOOP)

CITY ENGINEER APPROVAL | MO./DAY/YR. | MO./DAY/YR.
LAST DESIGN UPDATE

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 11 OF 15

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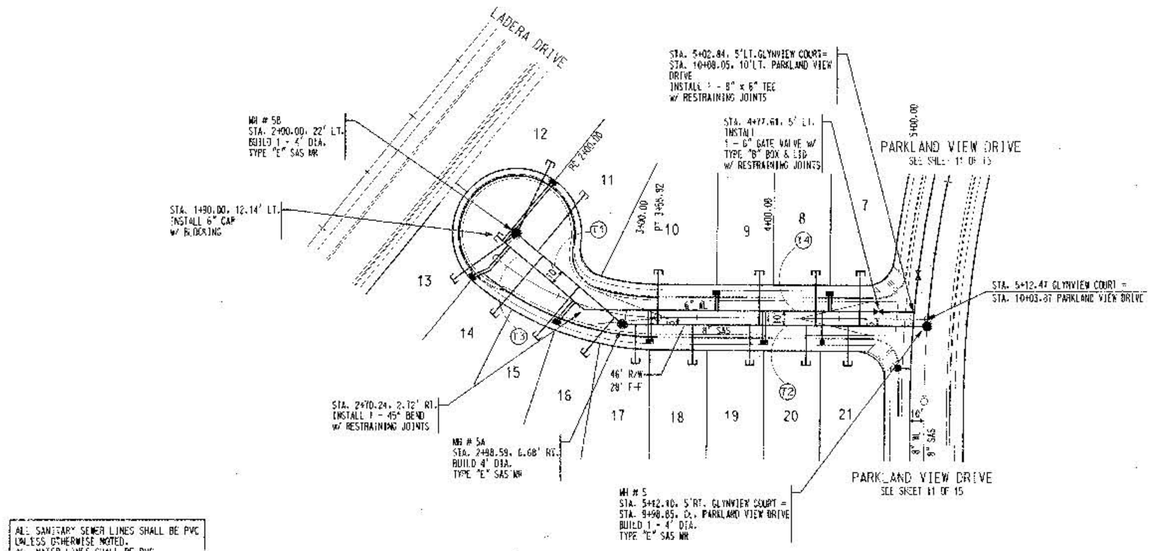
DATE: NOVEMBER, 1997

BH JOB NO. 97.0043

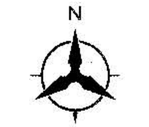
SCALE: 1" = 50' (HORIZ.) 1" = 10' (VERT.)



WATER & SANITARY SEWER SERVICES						
LOT NUMBER	W STATION & OFFSET	W. L. TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
7	4437.23, 5.00'LT.	DOUBLE	4464.62, 5.00'RT.	38.00'	~~26.14'~~ (-) 26	28
8			4433.71, 5.00'RT.	38.60'	~~26.95'~~ 126	24
9	3463.77, 5.00'LT.	DOUBLE	3493.77, 5.00'RT.	38.00'	~~28.09'~~ 128	63
10			3423.12, 4.68'RT.	38.00'	~~29.81'~~ (-) 29	42
11	1496.25+12.05'LT.	DOUBLE	2+21.21,20.62'LT.	51.69'	~~33.74'~~ 133	83
12			2466.80,22.20'LT.	55.60'	~~34.48'~~ (-) 34	47
13			2466.80,22.20'LT.	55.60'	~~34.48'~~ (-) 34	80
14	2401.40,11.98'LT.	DOUBLE	2426.86,19.89'LT.	53.42'	~~33.04'~~ (-) 33	78
15			2461.75,11.38'LT.	46.70'	~~32.24'~~ (-) 32	78
16			2492.48, 2.86'RT.	34.07'	~~30.09'~~ (-) 31	42
17	3411.07, 5.00'LT.	DOUBLE	3407.68, 5.65'RT.	27.43'	~~26.23'~~ (-) 30	23
18			3447.23, 5.00'RT.	28.00'	~~26.28'~~ (-) 27	15
19			3487.23, 5.00'RT.	28.00'	~~27.68'~~ (-) 27	94
20	3487.23, 5.00'LT.	DOUBLE	4+27.23, 5.00'RT.	28.00'	~~26.63'~~ (-) 26	72
21	4443.77, 5.00'LT.	SINGLE	4456.39, 5.00'RT.	28.00'	~~26.06'~~ (-) 26	11

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T3	S49°42'57"E	79.51'
T4	S89°35'28"E	232.65'

SAS TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	S49°42'57"E	97.22'
T2	S89°35'28"E	214.32'



SCALE: 1" = 50'
(HORIZ.)

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 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END 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.
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David C. Clausen N.M.L.S. # 6547

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=432,790.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
=00°16'31"
NGVD 1929 ELEVATION = 5193.38'

CONTRACTOR: Sperling Constr.Co. 8/98
WORK STAKED BY: Sperling DATE 8/98
INSPECTOR'S ACCEPTANCE: BH DATE 8/98
AS-BUILT INFORMATION BY: Sperling DATE 8/98
COMPILED BY: Sperling DATE 8/98
MICRO-FILM INFORMATION
RECORDED BY
NO. DATE

ENGINEER'S SEAL SURVEY INFORMATION

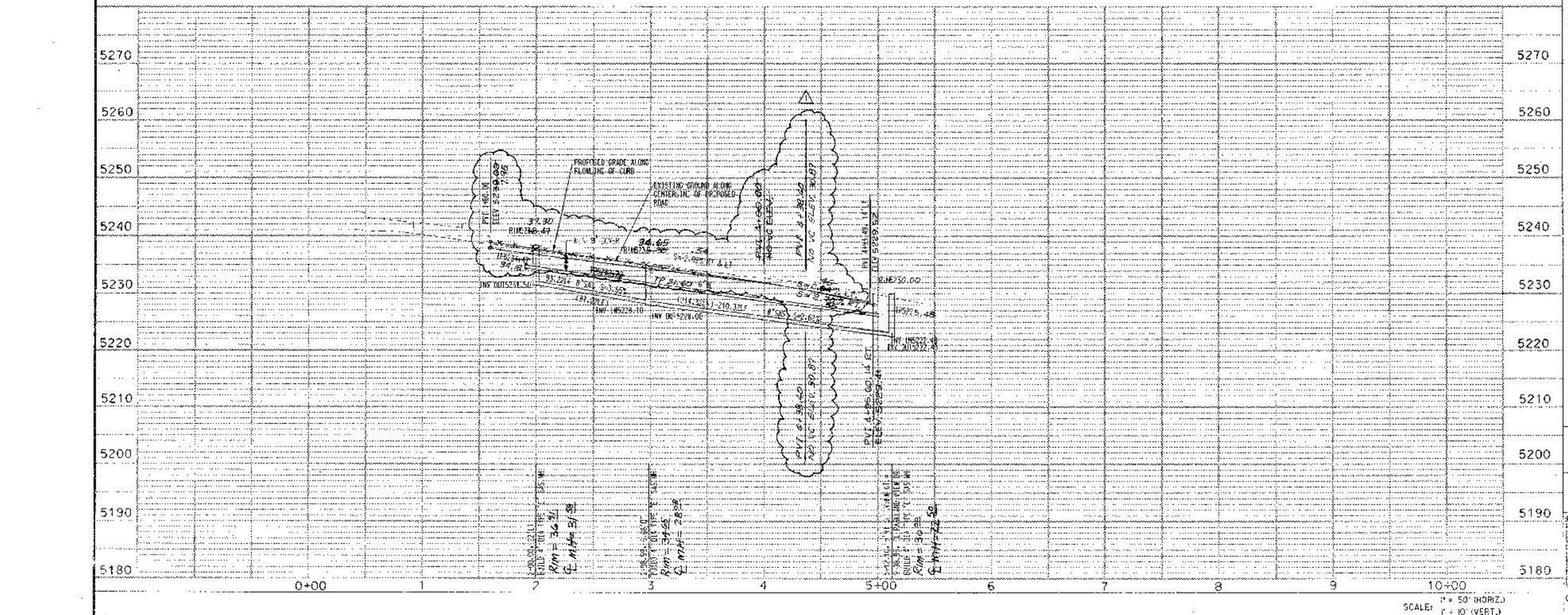
FIELD NOTES

NO.	BY	DATE

NO.	DATE	BY
1	4-15-98	RS

REVISED ELEVATIONS
REMARKS
REVISIONS
DESIGN

DESIGNED BY TSG/PLL DATE 11/97
DRAWN BY PG DATE 11/97
CHECKED BY KP DATE 11/97



SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION - PHASE I
UTILITY PLAN & PROFILE
GLYNVIEW COURT

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL: | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 12 OF 15

P:\B...\MAIN\ST1\GLYNCOF\A03-PRPR-CONSTR-PLN.DGN
WINDOWS PLOTSCRIPT

B-1003 NO. 9730A03

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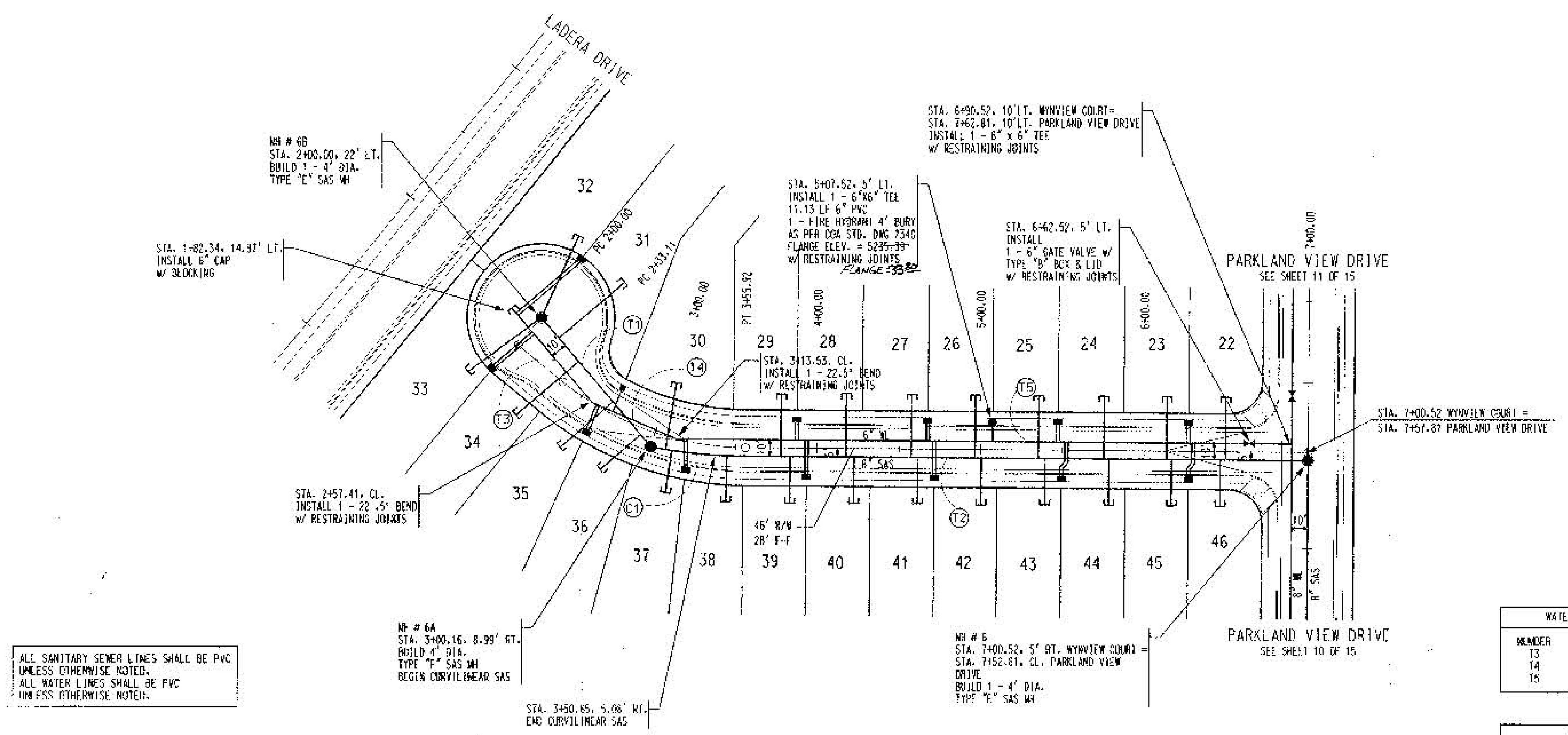
DATE: NOVEMBER, 1997



WATER & SANITARY SEWER SERVICES						
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
22	6+27.62, 4.86' LT.	DOUBLE	6+46.96, 5.00' RT.	38.00'	~~25.88~~(-)	25.95
23		DOUBLE	6+14.07, 5.00' RT.	38.00'	~~26.85~~(-)	26.90
24	5+47.52, 5.00' LT.	DOUBLE	5+75.37, 5.00' RT.	38.00'	~~27.85~~(-)	27.81
25		DOUBLE	5+35.68, 5.00' RT.	38.00'	~~28.89~~(-)	28.90
26	4+57.52, 5.00' LT.	DOUBLE	4+96.86, 5.00' RT.	38.00'	~~29.90~~(-)	30.02
27		DOUBLE	4+57.42, 5.00' RT.	38.14'	~~30.94~~(-)	30.95
28	3+87.52, 5.00' LT.	DOUBLE	4+17.58, 5.00' RT.	38.37'	~~31.99~~(-)	32.10
29		DOUBLE	3+77.82, 5.00' RT.	37.75'	~~33.02~~(-)	32.98
30	2+71.06, 1.66' LT.	SINGLE	3+08.87, 7.97' RT.	41.26'	~~34.97~~(-)	35.05
31	2+87.27, 14.10' LT.	DOUBLE	2+16.42, 19.08' LT.	52.45'	~~38.35~~(-)	38.50
32		DOUBLE	2+00.00, 22.00' LT.	55.00'	~~38.91~~(-)	39.02
33	2+02.31, 11.44' LT.	DOUBLE	2+00.00, 22.00' LT.	55.00'	~~38.91~~(-)	39.10
34		DOUBLE	2+35.09, 15.81' LT.	50.26'	~~37.67~~(-)	37.82
35	2+61.17, 00.61' LT.	DOUBLE	2+68.40, 6.85' LT.	42.35'	~~36.48~~(-)	36.45
36		DOUBLE	2+92.24, 4.23' RT.	32.20'	~~35.54~~(-)	35.51
37	3+19.14, 1.78' LT.	DOUBLE	3+12.58, 7.59' RT.	26.53'	~~34.65~~(-)	34.63
38		DOUBLE	3+45.01, 5.28' RT.	27.83'	~~33.66~~(-)	33.91
39	3+93.52, 5.00' LT.	DOUBLE	3+83.40, 5.00' RT.	28.29'	~~32.07~~(-)	32.37
40		DOUBLE	4+22.70, 5.00' RT.	28.00'	~~31.55~~(-)	31.60
41	4+71.52, 5.00' LT.	DOUBLE	4+61.38, 5.00' RT.	27.70'	~~30.53~~(-)	30.42
42		DOUBLE	5+00.61, 5.00' RT.	28.49'	~~29.58~~(-)	29.61
43	5+52.52, 5.00' LT.	DOUBLE	5+39.56, 5.00' RT.	27.95'	~~28.48~~(-)	28.56
44		DOUBLE	5+78.52, 5.00' RT.	27.94'	~~27.46~~(-)	27.46
45	6+30.52, 5.00' LT.	DOUBLE	6+17.13, 5.00' RT.	27.94'	~~26.45~~(-)	26.52
46		DOUBLE	6+50.24, 5.00' RT.	26.00'	~~25.67~~(-)	25.75

SAS CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	52.52'	275.00'	10°56'33.4"	26.34'

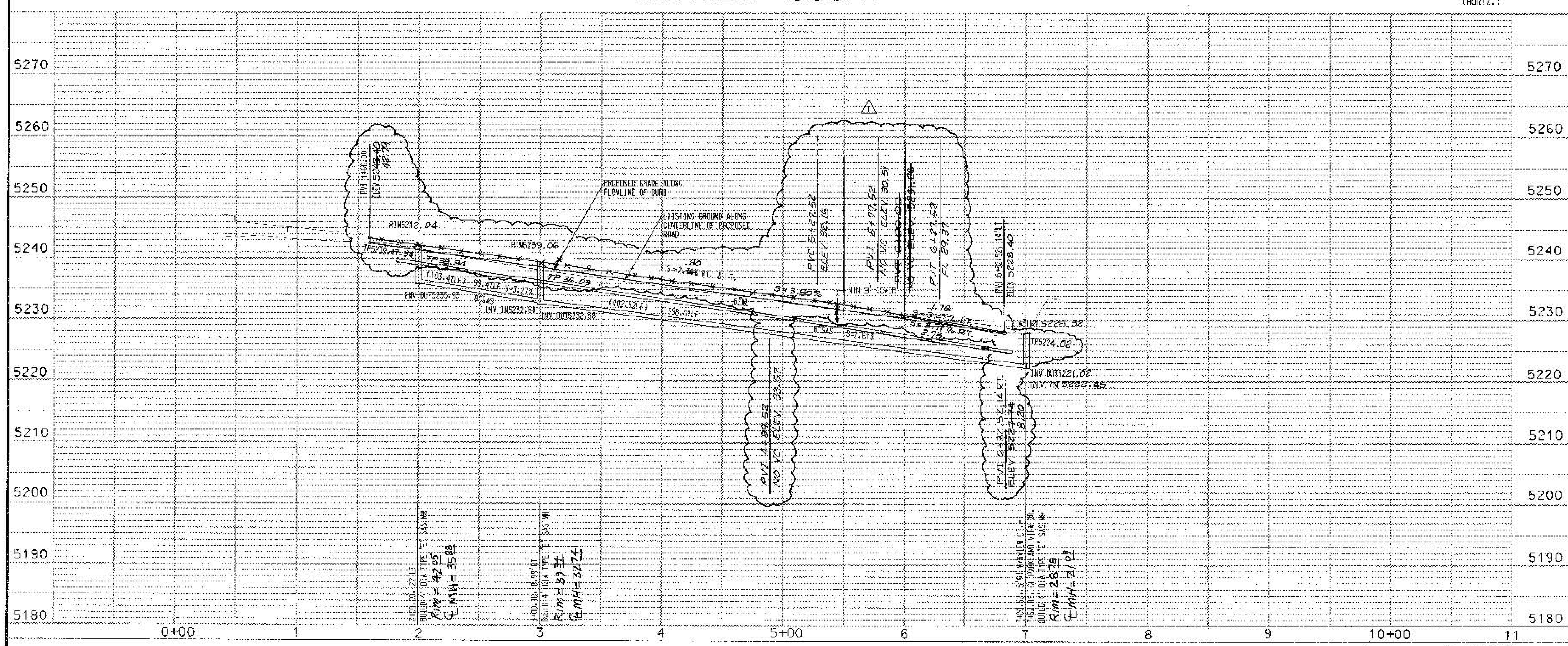
WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T3	S40°27'50"E	76.15'
T4	N67°06'37"W	55.88'
T5	S89°35'28"E	376.73'

SAS TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	S40°27'50"E	103.47'
T2	S89°35'28"E	350.01'

N

SCALE: 1" = 50' (HORIZ.)

WYNVIEW COURT



SCALE: 1" = 50' (HORIZ.) 1" = 10' (VERT.)

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 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END 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. REMOVA OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR Sparling Constr. Co. 8/98
WORK STAKED BY Sparling DATE 8/98
INSPECTOR'S ACCEPTANCE BY BH DATE 8/98
FIELD VERIFICATION BY Sparling DATE 8/98
DRAWINGS CORRECTED BY Sparling DATE 8/98

MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,790.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
-00°16'31"
NGVD 1929 ELEVATION = 5193.38'

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	4-15-98	REVISED ELEVATIONS	RS

REVISIONS

DESIGN		
DESIGNED BY	TSO/PLL	DATE 11/97
DRAWN BY	PG	DATE 11/97
CHECKED BY	KP	DATE 11/97

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION - PHASE I
UTILITY PLAN & PROFILE
WYNVIEW COURT

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 13 OF 15

BHI JOB NO. 97310A03

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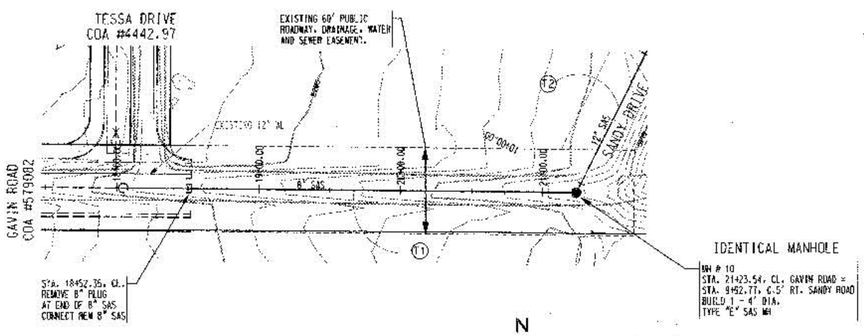
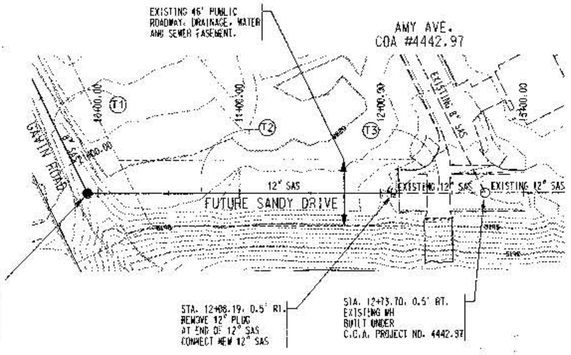
DATE: NOVEMBER, 1997

P:\BHI-MAIN\97310\COP\A03-INFRA-CONSTR PLNS.DGN
97310RUPNP04.DGN

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

SAS TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	N89°21'05"W	271.22'
T2	N26°54'43"E	214.76'
T3	N26°54'43"E	63.36'





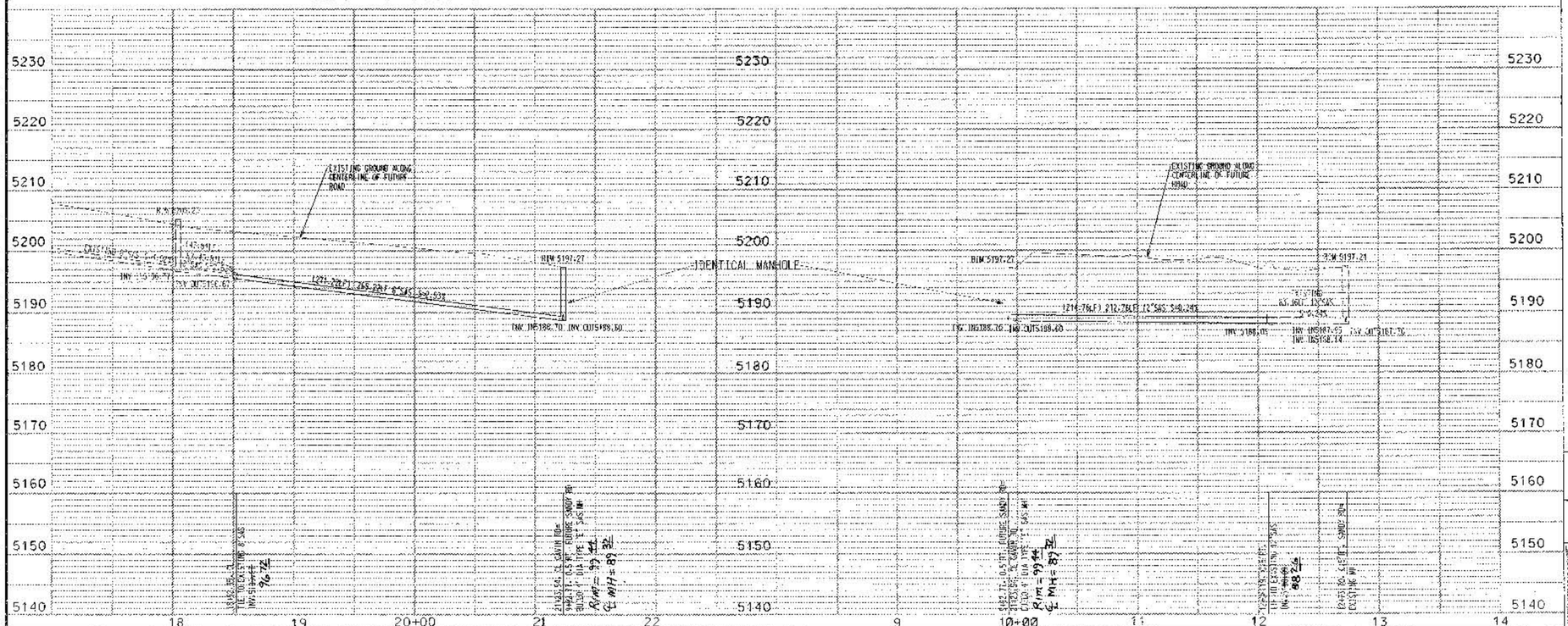
ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.

N

GAVIN ROAD

SAS EXTENSION
FUTURE SANDY ROAD

SCALE: 1" = 50' (HORIZ.)



SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

3"L105 NO. 9308A03

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David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 REGISTERED PROFESSIONAL LAND SURVEYOR

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION - PHASE I
UTILITY PLAN & PROFILE
GAVIN ROAD TO FUTURE SANDY ROAD (SAS)

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 14 OF 15

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AS-BUILT INFORMATION
CONTRACTOR Sperling Constr. Co. DATE 8/98
SURVEYED BY Sperling DATE 8/98
INSPECTOR'S ATTENDANCE BY BH DATE 8/98
FIELD VERIFICATION BY Sperling DATE 8/98
CORRECTED BY Sperling DATE 8/98

BENCH MARKS
ACS BRASS TABLET STAMPED "BH-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=352,790.66
Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
-00°16'31"
NGVD 1929 ELEVATION = 5193.38'

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

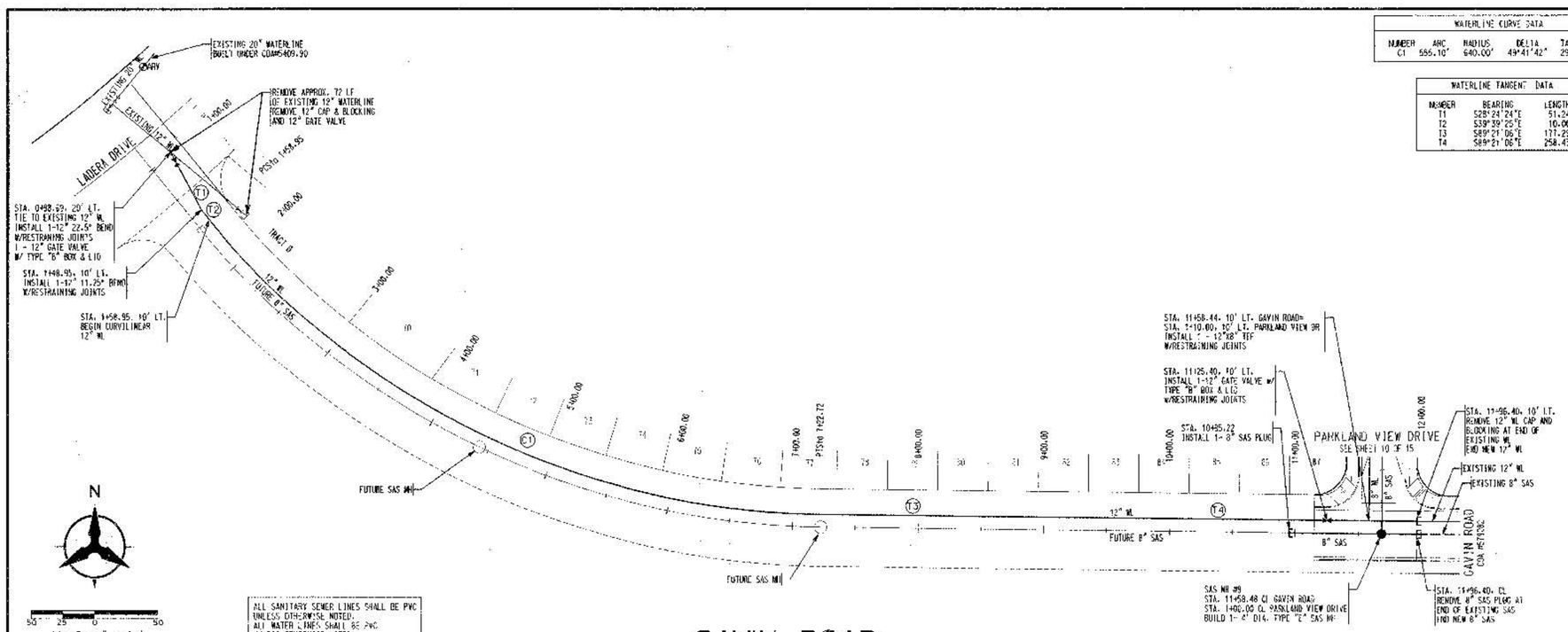
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

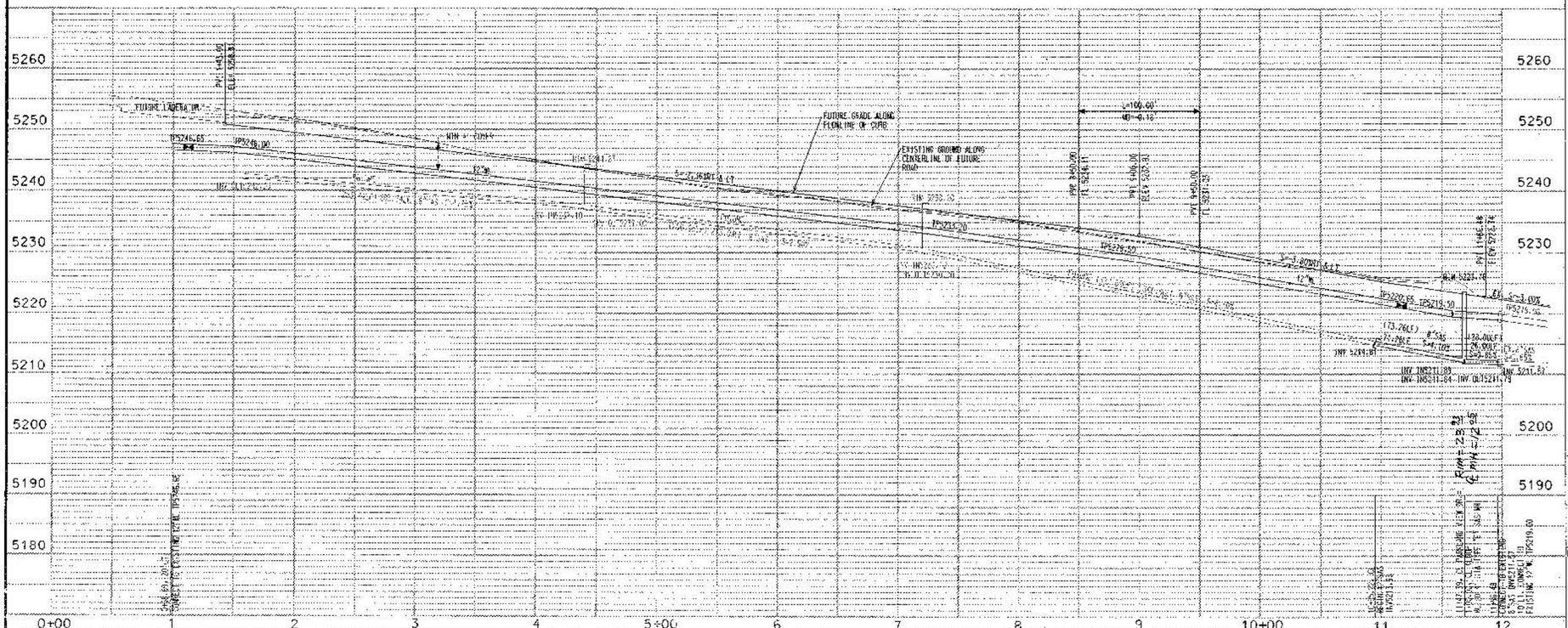
NO.	DATE	REMARKS / REVISIONS / DESIGN	BY	DATE
			DESIGNED BY	TSG/PLL
			DRAWN BY	TSG/PG
			CHECKED BY	MP

WATERLINE CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	555.10'	640.00'	49°41'42"	296.37'

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	S28°24'24"E	51.24'
T2	S39°39'25"E	10.00'
T3	S89°21'06"E	177.29'
T4	S89°21'06"E	258.43'



GAVIN ROAD



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David C. Clausen N.M.L.S. # 6547

AS-BUILT INFORMATION
CONTRACTOR Sperling Constr. Co. DATE 8/98
SURVEYED BY Sperling DATE 8/98
INSPECTOR'S ACCEPTANCE BY: DH DATE 8/98
FIELD LOCATION BY Sperling DATE 8/98
COMPILED BY Sperling DATE 8/98
COMPUTER MICRO-FILM INFORMATION
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "6H-40"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=352,790.66 Y=1,492,346.53
GROUND-TO-GRID FACTOR = .99967105
-00.16'31"
NGVD 1929 ELEVATION = 5193.38

FIELD NOTES
NO. BY DATE

REMARKS
REVISIONS
DESIGN
NO. DATE BY

DESIGNED BY TSG/PLL DATE 11/97
DRAWN BY TSG/BJG DATE 11/97
CHECKED BY KP DATE 11/97

ENGINEER'S SEAL
EDWARD LYNN BELTRAND 10084 2/3/98 REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S SEAL
DAVID C. CLAUSEN 6547 NEW MEXICO REGISTERED LAND SURVEYOR

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PARKLAND VIEW SUBDIVISION – PHASE I
UTILITY PLAN & PROFILE
FUTURE GAVIN ROAD (WL)

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

CITY PROJECT NO. 4442.98 | ZONE MAP NO. J-9 | SHEET 15 OF 15

DRAWING NAME: S:\DGN\4442-98\PLOT\A03-98PLAN.DGN
PLOTTED: 02-JAN-98 13:30
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DRAWING NAME: S:\DGN\4442-98\PLOT\A03-98PLAN.DGN
BH JOB NO. 97310403
COPYRIGHT BOHANNAN HUSTON 1997
DATE: NOVEMBER, 1997

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED. (1)

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION. (2)

19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

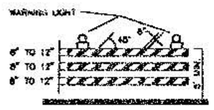
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. (3)

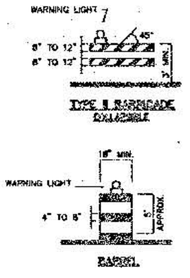
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. (4)

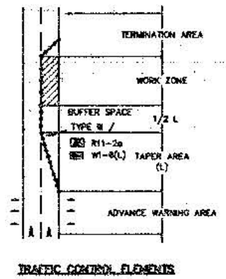


LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- VERTICAL PANEL
- WARNING SIGN
- D — DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S — SPACING BETWEEN BARRICADES– A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- L — TAPER LENGTH – SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.





TRAFFIC CONTROL ELEMENTS

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0–20	10 X SPEED LIMIT	10 X SPEED LIMIT
25–30	10 X SPEED LIMIT	10 X SPEED LIMIT
30–35	10 X SPEED LIMIT	10 X SPEED LIMIT
40–45	10 X SPEED LIMIT	10 X SPEED LIMIT
50–60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

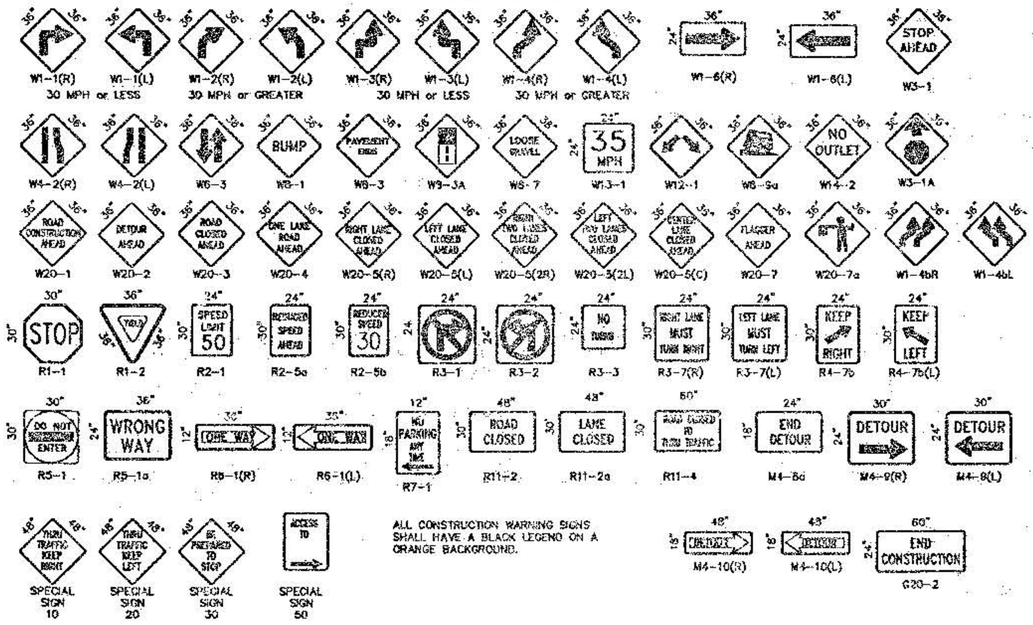
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS BUILT INFORMATION
BENCH MARKS
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

NO.	DATE	REMARKS	BY
1	8/25/97	ADD NOTE NO. 27	J.D.L.
2	8/24/97	REVISED NOTE NO. 26	J.D.L.
3	9/24/97	REVISED NOTE NO. 19	J.D.L.
4	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS DESIGN

CONTRACTOR Sterling DATE 8/96
WORK STAKED BY Sterling DATE 8/96
ACCEPTANCE BY CM DATE 8/96
FIELD INFORMATION BY Sterling DATE 8/96
DRAWINGS CORRECTED BY Sterling DATE 8/96
MICRO-FILM INFORMATION DATE
RECORDED BY NO.

ENGINEER'S SEAL
DESIGNED BY — DATE
DRAWN BY C.O.A. STANDARDS — DATE
CHECKED BY — DATE

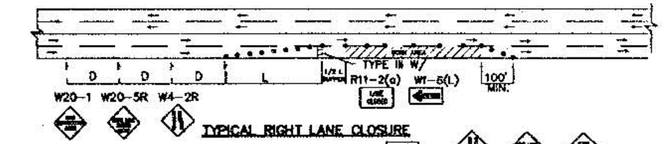
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

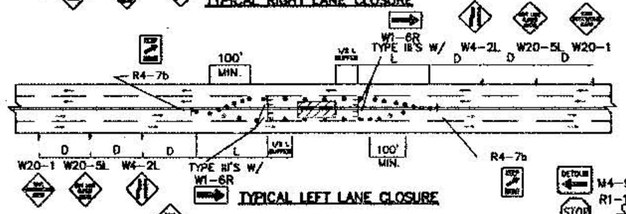
DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA				
Standard				

PROJECT NO. 4442.98 | MAP NO. J-9 | SHEET 15A OF 15

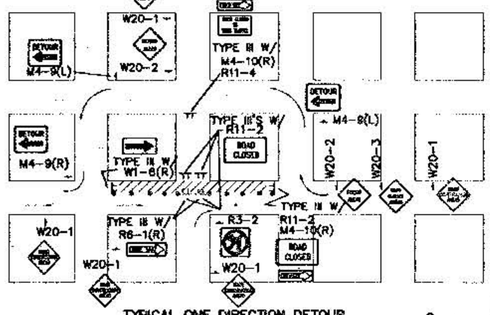
DESIGN10.DWG



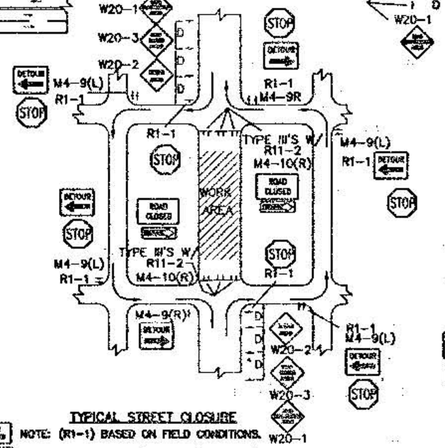
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

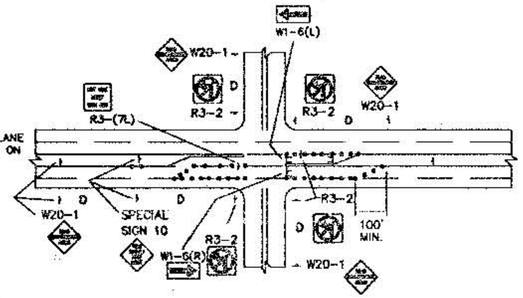


TYPICAL ONE DIRECTION DETOUR



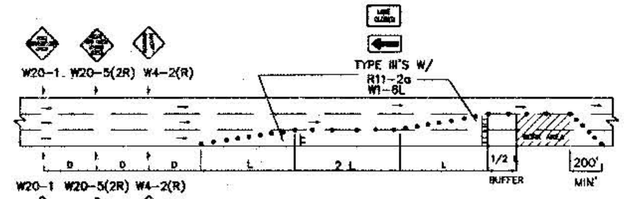
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

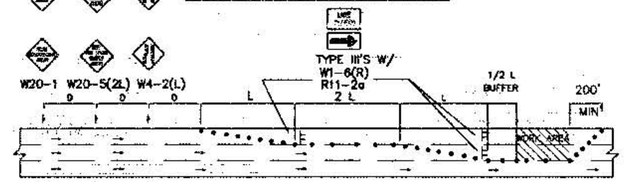


TYPICAL LANE CLOSURE AT INTERSECTION

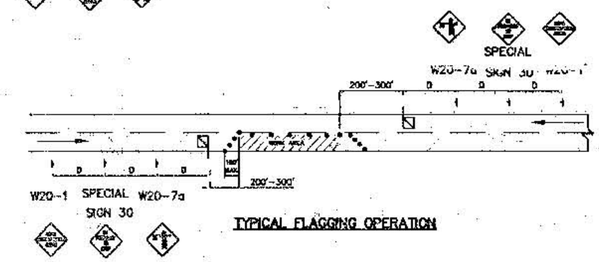
NOTE: DEPENDING ON WORK ZONE LOCATION



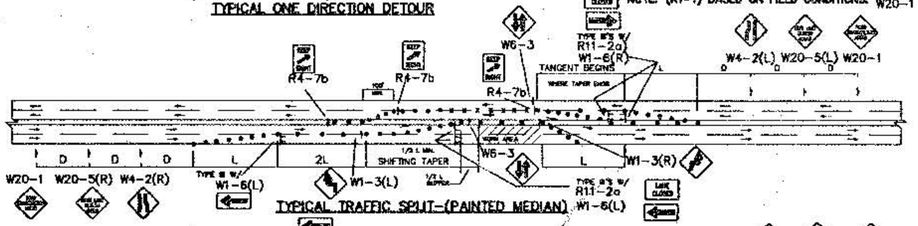
TYPICAL DOUBLE RIGHT LANE CLOSURE



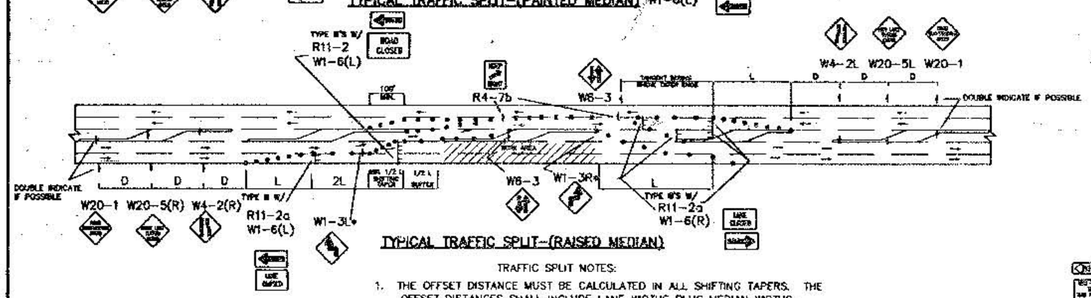
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



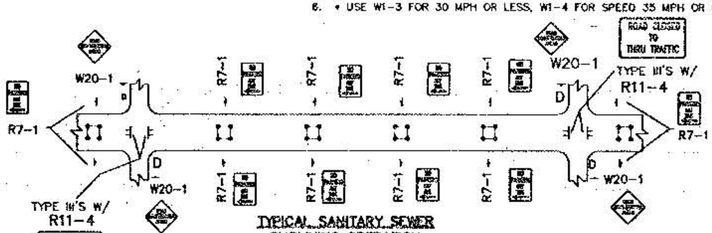
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



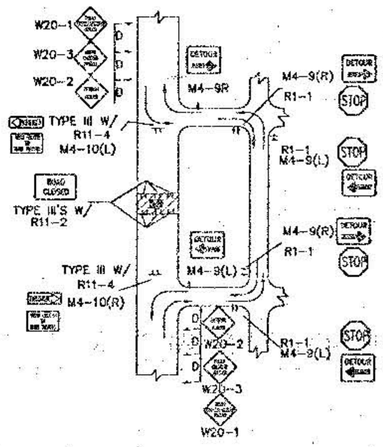
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

GENERAL NOTE:

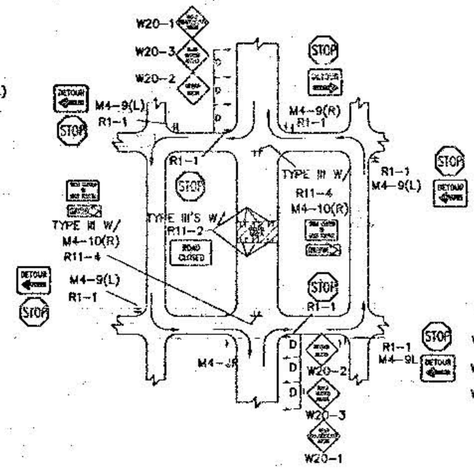
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. ⚠



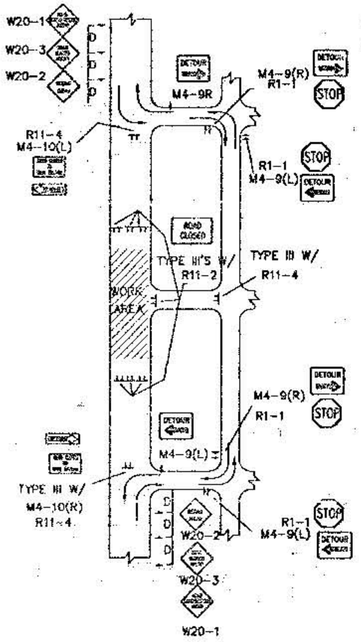
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



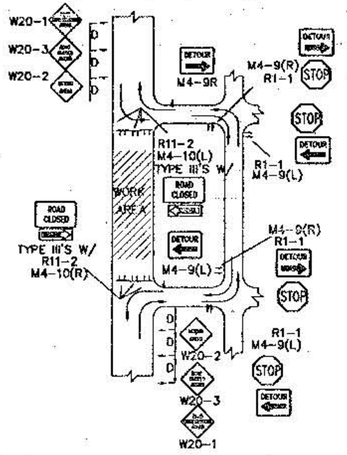
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

AS BUILT INFORMATION

CONTRACTOR	Sterling	D. TE	3/98
STAKED BY	Sterling	C. TE	3/98
INSPECTED BY	BH		
FIELD CHANGES BY		TE	3/98
TYPESETTING BY	Sterling	C. TE	3/98
CORRECTED BY	Sterling	C. TE	3/98

MICRO-FILM INFORMATION

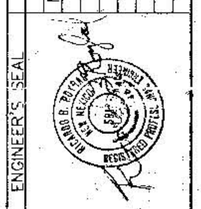
RECORDED BY — C. TE — NO.

BENCH MARKS

SURVEY INFORMATION

NO.	DATE	FIELD NOTE BY

ENGINEER'S SEAL



J.D.L.

NO.	DATE	REVISIONS BY
1	9/24/98	REVISED GENERAL NOTE

DESIGNED BY — C.O.A. STANDARDS — DATE

DRAWN BY — DATE

CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. MUTCD)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA Standard				

PROJECT NO.	MAP NO.	SHEET	OF
4442.98	J-9	15B	15

CTCONTROLLING