

CHAMISA POINTE SUBDIVISION

Phases 1 ~~and 2~~ Albuquerque, New Mexico

Prepared for:
Suncor Development Co.
7007 Wyoming Blvd. NE
Albuquerque, NM 87109

January, 1994

Prepared by:
Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199

GENERAL NOTES:

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 WW UPDATE #4**.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE © 260-1990 FOR LOCATION OF EXISTING UTILITIES.
4. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND / OR SEWERLINE COSTS.
5. ALL STATIONING REFERS TO STREET CENTERLINE STATIONING.
6. CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 (CONSTRUCTION TRAFFIC CONTROL) OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
7. PROPOSED WATERLINE MATERIALS SHALL BE EITHER P.V.C. PIPE MEETING AWWA C900 REQUIREMENTS (6" - 12" DIAM.) OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6" - 16" DIAM.).

8. THE CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
9. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
10. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
11. 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 RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN OBTAINED AND RECORDED.
12. EXISTING CURB AND GUTTER NOT CALLED OUT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
13. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
14. ALL FITTINGS ON WATERLINES SHALL HAVE JOINT RESTRAINT IN ACCORDANCE WITH THE JOINT RESTRAINT LENGTHS TABLE ON SHEET 4 EXCEPT WHERE SPECIFICALLY INDICATED TO HAVE LOCKED MECHANICAL JOINTS OR CONCRETE BLOCKING.

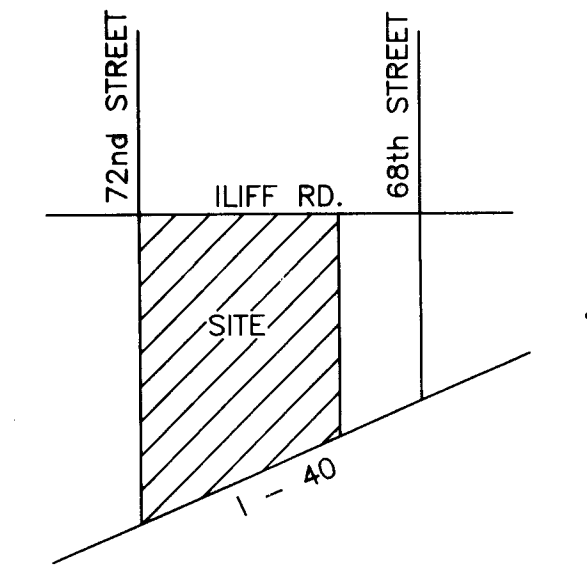
15. THE CONTRACTOR SHALL SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UTILITIES AT NO ADDITIONAL COST TO THE OWNER. ANY UTILITY RELOCATION THAT IS NECESSARY IS TO BE COORDINATED WITH THE UTILITY OWNER AND SHALL BE PAID FOR AS OUTLINED IN THE SPECIAL PROVISIONS OF THE CONTRACT DOCUMENTS.

16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.

17. PNM (PUBLIC SERVICE CO. OF NEW MEXICO) WILL PROVIDE AT NO COST TO THE CITY OR TO THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THEN CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGES CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.?

18. ** WARNING ** - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.



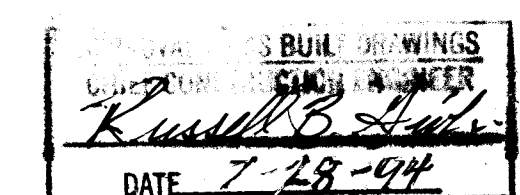
VICINITY MAP H-10-Z

INDEX TO DRAWINGS

SHEET DESCRIPTION

1. TITLE SHEET
2. SUBDIVISION PLAT
3. GRADING & DRAINAGE PLAN
4. SITE UTILITY LAYOUT PLAN
5. PAVING PLAN & PROFILE
STONE HILL DRIVE
6. PAVING PLAN & PROFILE
DESERT BLOOM STREET
7. PAVING PLAN & PROFILE
WAY CROSS AVENUE
8. UTILITY PLAN & PROFILE
STONE HILL DRIVE ***
9. UTILITY PLAN & PROFILE
DESERT BLOOM STREET
10. UTILITY PLAN & PROFILE
WAY CROSS AVENUE
11. RUNDOWN PLAN & PROFILE
DESERT BLOOM COURT
12. DRAINAGE PLAN DETAILS
13. RUNDOWN DETAILS
14. STREET DETAILS

*** THE NAME OF STONE HILL DRIVE HAS BEEN CHANGED TO STONEWAY DRIVE.



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: CHAMISA POINTE SUBDIVISION
IMPROVEMENT PLANS

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199
(505) 883-8807

APPROVED FOR
CONSTRUCTION

[Signature]

SCANNED BY
BY LASON

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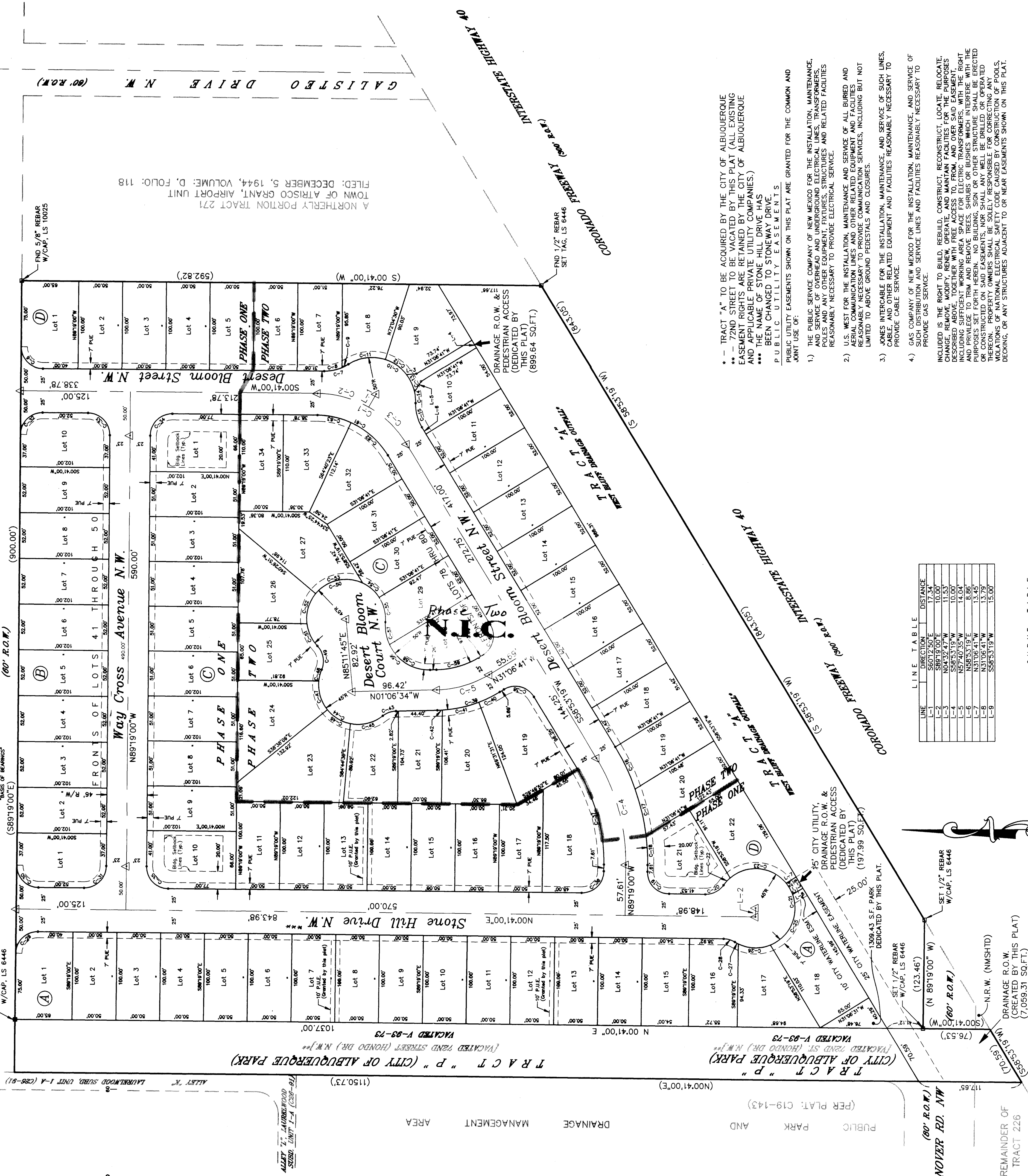
PROJECT NO. 4828.90 MAP NO. H-10-Z SHEET OF 1 14

PROJECT NAME : SWSURV
PLOT DATE: 10/05/83
CLIENT: SUNCOR - ISSACSON & ARFMAN
PLOT BY: P. JARAMILLO

NOTE : SEE SHEET 3 OF 3 FOR LOT AREA TABLE, LINE TABLE, AND CURVE TABLE

"SUSIE RAYOS MARWON ELEMENTARY SCHOOL"

ILLIFF ROAD N.W.



LINE	DIRECTION	DISTANCE
L-1	S80°12'50\"	17.34'
L-2	S89°19'00\"	10.00'
L-3	N44°23'19\"	10.53'
L-4	N57°40'35\"	14.04'
L-5	N58°53'19\"	6.86'
L-6	N31°06'41\"	13.45'
L-7	S89°53'19\"	15.00'

CURVE	RADIUS	CHORD	BEARING	DELTA
C-1	120.00'	121.90'	S29°47'10\"	58°12'19\"
C-2	120.00'	116.73'	S59°47'10\"	58°12'19\"
C-3	120.00'	60.85'	S44°20'14\"	29°06'09\"
C-4	230.00'	127.63'	S74°47'10\"	31°47'41\"
C-5	120.00'	62.84'	N10°08'35\"	30°00'07\"
C-6	120.00'	62.84'	N10°08'35\"	30°00'07\"
C-7	40.00'	28.92'	N15°53'05\"	33°08'10\"
C-8	50.00'	20.52'	N11°04'17\"	23°30'34\"
C-9	50.00'	8.40'	N27°39'22\"	09°37'36\"
C-10	50.00'	18.53'	N45°51'41\"	24°53'45\"
C-11	50.00'	18.53'	N45°51'41\"	24°53'45\"
C-12	50.00'	20.10'	N45°10'09\"	34°29'18\"
C-13	50.00'	21.73'	N45°10'09\"	34°29'18\"
C-14	50.00'	12.89'	N45°10'09\"	34°29'18\"
C-15	255.00'	52.86'	N45°10'09\"	11°53'58\"
C-16	255.00'	54.60'	N45°10'09\"	11°53'58\"
C-17	255.00'	54.60'	N45°10'09\"	11°53'58\"
C-18	255.00'	33.75'	N45°10'09\"	11°53'58\"
C-19	255.00'	33.75'	N45°10'09\"	11°53'58\"
C-20	255.00'	24.06'	N45°10'09\"	11°53'58\"
C-21	45.00'	209.04'	65°74'	7°18'46\"
C-22	45.00'	11.29'	N47°16'35\"	14°22'44\"
C-23	45.00'	15.07'	N47°16'35\"	14°22'44\"
C-24	45.00'	15.07'	N47°16'35\"	14°22'44\"
C-25	45.00'	69.19'	S66°10'46\"	48°05'22\"
C-26	45.00'	37.82'	S66°10'46\"	48°05'22\"
C-27	25.00'	13.53'	S66°10'46\"	48°05'22\"
C-28	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-29	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-30	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-31	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-32	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-33	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-34	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-35	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-36	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-37	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-38	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-39	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-40	25.00'	39.27'	S66°10'46\"	48°05'22\"
C-41	143.00'	42.70'	S11°53'12\"	17°06'55\"
C-42	143.00'	5.63'	S02°14'14\"	02°15'20\"
C-43	25.00'	16.36'	S19°33'59\"	37°30'09\"
C-44	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-45	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-46	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-47	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-48	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-49	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-50	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-51	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-52	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-53	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-54	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-55	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-56	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-57	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-58	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-59	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-60	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-61	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-62	45.00'	39.27'	S19°33'59\"	37°30'09\"
C-63	45.00'	39.27'	S19°33'59\"	37°30'09\"

SCANNED BY LASON

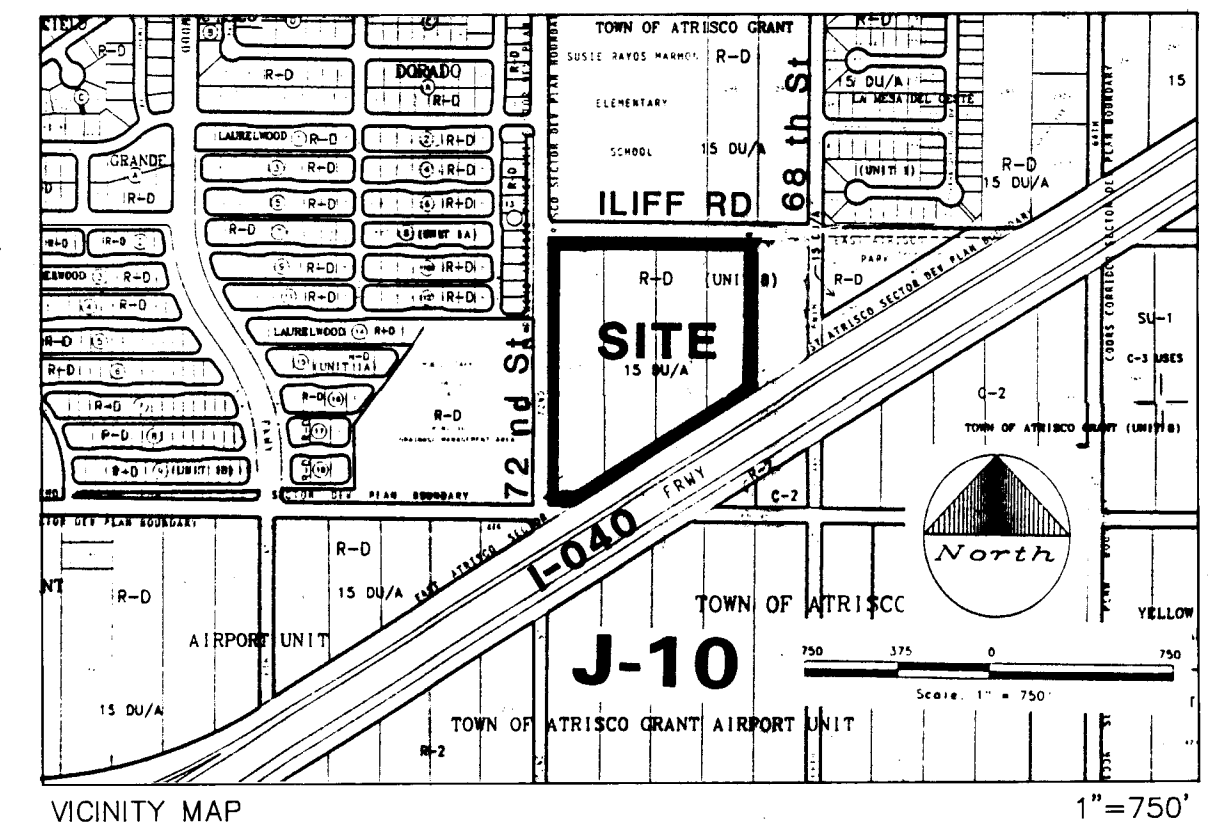
SCALE : 1" = 60'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 11/28/84
Terry O. Brown, NMPE # 6407

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE:					
PLAT INFORMATION					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. J. B.	3-8-94	WATER		
TRANSPORTATION		1-26-94	WASTE WATER		
HYDROLOGY		02-11-94			
PROJECT NO.	4828.90	MAP NO.	H-10-Z	SHEET	2 OF 14



GENERAL NOTES

LEGAL DESCRIPTION: TRACTS 272-275, AIRPORT UNIT, TOWN OF ATRISCO GRANT, FILED DECEMBER 5, 1944, VOLUME D, FOLIO 117.

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108
ATTN: FRED C. ARFMAN, P.E.

SURVEYOR: SOUTHWEST SURVEYING CO.
333 LOMAS BLVD. NE
ALBUQUERQUE, NM 87102

BENCHMARK: ACS MONUMENT "6-J10", 3-1/4" ALUMINUM CAP IN THE CENTER MEDIAN OF I-40, 0.81 MILES WEST OF COORS BLVD.
ELEVATION: 5117.13, SLD 1929

TEMPORARY BM: NORTHWEST BONNET BOLT OR FIRE HYDRANT ALONG THE NORTH CURB OF ILIFF ROAD
ELEVATION: 5122.65

ZONING: RD

NUMBER OF LOTS: 4 (PORTIONS OF) EXISTING, 84 PROPOSED SF LOTS

AREA: 16.3440 Ac. (711,944.64 Sq. Ft.)

FLOOD HAZARD: APPROXIMATELY ONE-HALF ACRE OF THE SITE SITUATED IN THE SOUTHERLY END OF TRACT 272 IS ENCUMBERED BY A FLOOD PLAIN AS DESIGNATED BY PANEL NO. 350002-0021 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS. THE FLOOD HAZARD AREA WAS THE RESULT OF BACK WATER HEAD CREATED BY THE PROJECTED STORM WATERS ENTERING INTO A EIGHT CELL BOX CULVERT UNDER I-40.

LOCATION AND DESCRIPTION: THE SUBDIVISION IS SITUATED SOUTH OF ILIFF ROAD (IMPROVED), EAST OF 72ND STREET (UNIMPROVED AND SCHEDULED FOR VACATION) AND NORTH OF I-40.

EXISTING CONDITIONS: THE 16.344 ACRES IS UNDEVELOPED AND UNDISTURBED LAND WITH TYPICAL WEST SIDE GROUND COVER OF SAGE AND NATIVE GRASSES. ILIFF ROAD BORDERING ON THE NORTH IS FULLY DEVELOPED AND CONVEYS ALL OF ITS STORM WATERS TO THE EAST WHERE THEY ARE ACCEPTED BY A BATTERY OF CATCH BASINS. THE STORM DRAIN THEN DISCHARGES INTO A PUBLIC STORM WATER RETENTION POND WITHIN THE FUTURE RIGHT-OF-WAY OF THE WEST BLUFF DIVERSION CHANNEL.

THE LAURELWOOD SUBDIVISION AND THE IMPROVED PORTION OF HANOVER ROAD TO THE WEST INTERCEPTS 100% OF THE OFF-SITE STORM WATERS WHICH ORIGINALLY SURFACED FLOWED OVER THE SUBJECT SITE.

72ND STREET ABUTS THE SITE ALONG THE WEST PROPERTY LINE. THIS 60 FOOT WIDE PUBLIC RIGHT-OF-WAY IS UNDEVELOPED AND CURRENTLY DISCHARGES UNDEVELOPED STORM WATERS ONTO THE SITE.

THE 16 ACRE SITE CURRENTLY ACCEPTS ONLY THOSE STORM WATERS GENERATED FROM THE 72ND STREET RIGHT-OF-WAY. THOSE STORM WATERS AND THE ON-SITE FLOWS THEN SURFACE FLOW TO THE EAST. THE SOUTHERLY 13 ACRES HAS ITS STORM WATER ACCEPTED BY THE 8 CELL BOX CULVERT LOCATED APPROXIMATELY 150 FEET EAST OF THE SITE'S SOUTHEAST PROPERTY CORNER. THE NORTHERLY 3 ACRES DISCHARGES ITS STORM WATER ACROSS TRACT 271, 68TH STREET, AN UNDEVELOPED CITY PARK AND FINALLY INTO A STORM WATER RETENTION POND FACILITY LOCATED IN THE FUTURE RIGHT-OF-WAY OF THE WEST BLUFF DIVERSION CHANNEL.

ALL CURB & GUTTER ON THIS SHEET IS STANDARD P.C.C. CURB & GUTTER.

APPROVED FOR ROUGH GRADING $\pm 1.0'$

[Signature] 11-22-93
DATE

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

* TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

10/11/93

RECORD DRAWING

26 4828 90 100394

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[Signature] Terry O. Brown, NMPE # 6407

LEGEND

- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- PROPERTY LINE/CORNER
- RIGHT-OF-WAY
- FUTURE SIDEWALK
- CURB & GUTTER
- STREET CENTERLINE
- RUNDOWN SIDESLOPE
- PROPOSED CONTOUR
- PAD GRADE
- SPOT ELEVATION
- FLOW LINE ELEV.
- TOP OF CURB ELEV.
- FLOWLINE
- FLOW DIRECTIONAL ARROW
- OFFSITE EARTHEN DRAINAGE SWALE
- DRAINAGE BASIN BOUNDARY
- PHASE LINE
- TOP OF CHANNEL (FUTURE)

PHASED CONSTRUCTION

ALL GRADING AND INFRASTRUCTURED IMPROVEMENTS SHALL BE CONSTRUCTED AT THE SAME TIME UNDER TWO SEPARATE WORK ORDERS

Not Applicable All under One Phase U.A.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: CHAMISA POINTE SUBDIVISION GRADING & DRAINAGE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	3-8-94	WATER	<i>[Signature]</i>	
TRANSPORTATION	<i>[Signature]</i>	1-26-94	WASTE WATER		
HYDROLOGY	<i>[Signature]</i>	12-14-94			
PROJECT NO.	4828.90	MAP NO.	H&J-10	SHEET OF	14

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		DESIGNED BY		DRAWN BY		CHECKED BY							
CONTRACTOR	Sundance Mech.	WORK	ACS MONUMENT "6-J10", 3-1/4" ALUMINUM CAP IN THE CENTER MEDIAN OF I-40, 0.81 MILES WEST OF COORS BLVD.	DATE	11/22/93	NO.	1	DATE	8/93	DESIGNED BY	FCA	DATE	10/93	DRAWN BY	ACS	DATE	10/93	CHECKED BY		DATE	
STANDARD	SW Surv.	FIELD	5117.13, SLD 1929	DATE	11/22/93	NO.	2	DATE	11/22/93	DESIGNED BY	FCA	DATE	8/93	DRAWN BY	ACS	DATE	10/93	CHECKED BY		DATE	
DATE	11/22/93	DATE	11/22/93	DATE	11/22/93	NO.	3	DATE	11/22/93	DESIGNED BY	FCA	DATE	8/93	DRAWN BY	ACS	DATE	10/93	CHECKED BY		DATE	

10-11-93

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
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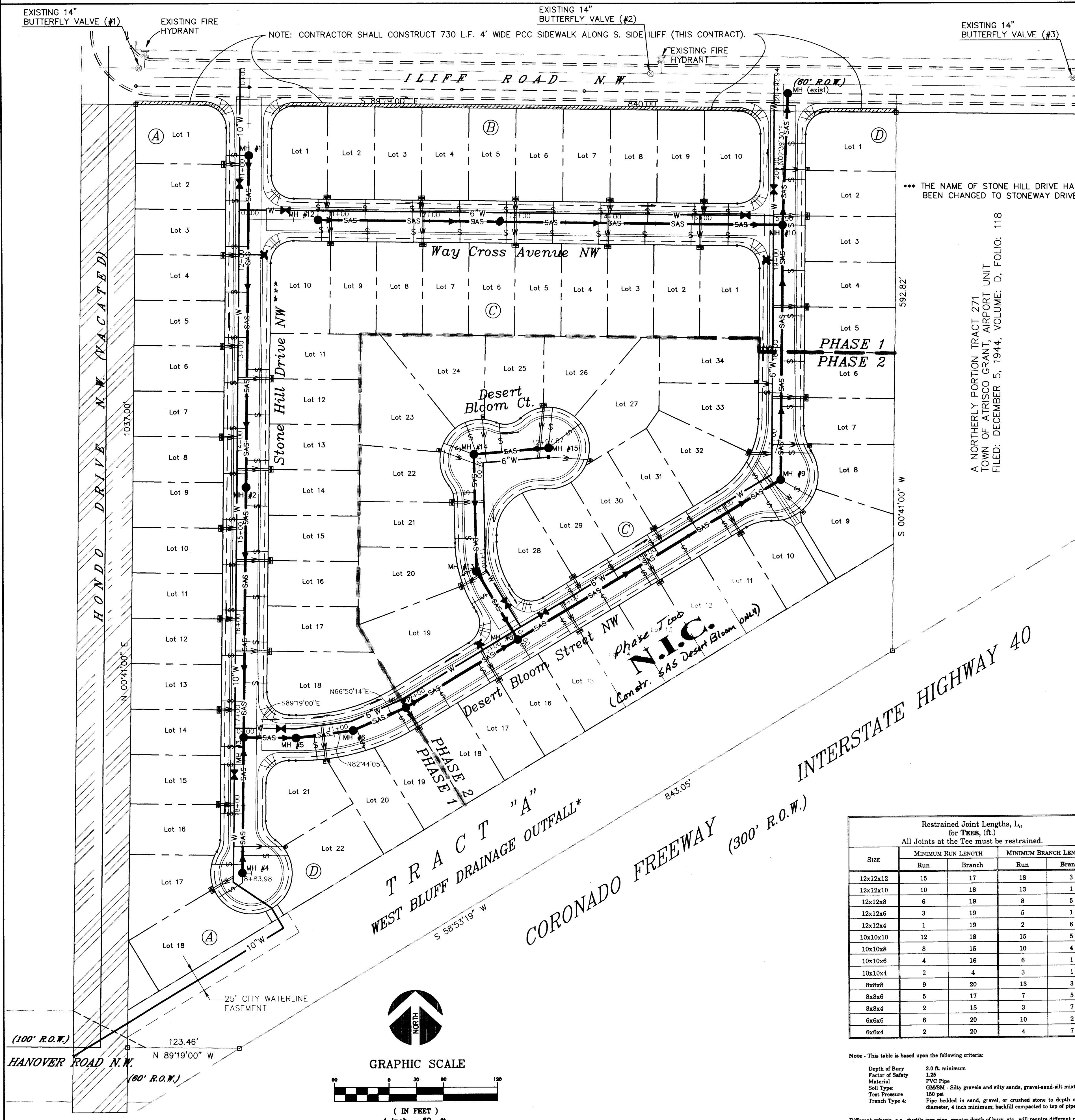
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STATE OF ARIZONA



SEWER AND WATER SERVICE LINE TABLE					
LOT#	STATION & OFFSET	STATION & OFFSET	CURB E	SAS LATERAL	
	SAS SERVICE *	WATER SERVICE *	ELEV.	ELEV.	
1	10+85.00 0.00'R	10+95.00 10.0'R	5119.24	5115.24	
2	11+35.00 0.00'R	10+95.00 10.0'R	5118.28	5114.28	
3	11+85.00 0.00'R	11+95.00 10.0'R	5117.73	5113.73	
4	12+35.00 0.00'R	11+95.00 10.0'R	5117.48	5113.48	
5	12+85.00 0.00'R	12+95.00 10.0'R	5117.23	5113.23	
6	13+35.00 0.00'R	12+95.00 10.0'R	5116.98	5112.98	
7	14+35.00 0.00'R	13+95.00 10.0'R	5116.73	5112.73	
8	14+85.00 0.00'R	13+95.00 10.0'R	5116.48	5112.48	
9	15+35.00 0.00'R	14+95.00 10.0'R	5116.23	5112.23	
10	15+85.00 0.00'R	14+95.00 10.0'R	5115.98	5111.98	
11	16+35.00 0.00'R	15+95.00 10.0'R	5115.73	5111.73	
12	16+85.00 0.00'R	15+95.00 10.0'R	5115.48	5111.48	
13	17+35.00 0.00'R	16+95.00 10.0'R	5115.23	5111.23	
14	17+85.00 0.00'R	16+95.00 10.0'R	5114.98	5110.98	
15	18+35.00 0.00'R	17+99.00 10.0'R	5114.73	5110.73	
16	18+85.00 0.00'R	17+99.00 10.0'R	5114.48	5110.48	
17	19+35.00 0.00'R	18+78.12 10.0'R	5114.23	5110.23	
18	19+85.00 0.00'R	18+78.12 10.0'R	5113.98	5110.98	
19	20+35.00 0.00'R	19+77.97 7.11'R	5113.73	5110.73	
20	20+85.00 0.00'R	19+77.97 7.11'R	5113.48	5110.48	
21	21+35.00 0.00'R	20+77.97 7.11'R	5113.23	5110.23	
22	21+85.00 0.00'R	20+77.97 7.11'R	5112.98	5110.98	
23	22+35.00 0.00'R	21+77.97 7.11'R	5112.73	5110.73	
24	22+85.00 0.00'R	21+77.97 7.11'R	5112.48	5110.48	
25	23+35.00 0.00'R	22+77.97 7.11'R	5112.23	5110.23	
26	23+85.00 0.00'R	22+77.97 7.11'R	5111.98	5110.98	
27	24+35.00 0.00'R	23+77.97 7.11'R	5111.73	5110.73	
28	24+85.00 0.00'R	23+77.97 7.11'R	5111.48	5110.48	
29	25+35.00 0.00'R	24+77.97 7.11'R	5111.23	5110.23	
30	25+85.00 0.00'R	24+77.97 7.11'R	5110.98	5110.98	
31	26+35.00 0.00'R	25+77.97 7.11'R	5110.73	5110.73	
32	26+85.00 0.00'R	25+77.97 7.11'R	5110.48	5110.48	
33	27+35.00 0.00'R	26+77.97 7.11'R	5110.23	5110.23	
34	27+85.00 0.00'R	26+77.97 7.11'R	5110.98	5110.98	
35	28+35.00 0.00'R	27+77.97 7.11'R	5110.73	5110.73	
36	28+85.00 0.00'R	27+77.97 7.11'R	5110.48	5110.48	
37	29+35.00 0.00'R	28+77.97 7.11'R	5110.23	5110.23	
38	29+85.00 0.00'R	28+77.97 7.11'R	5110.98	5110.98	
39	30+35.00 0.00'R	29+77.97 7.11'R	5110.73	5110.73	
40	30+85.00 0.00'R	29+77.97 7.11'R	5110.48	5110.48	
41	31+35.00 0.00'R	30+77.97 7.11'R	5110.23	5110.23	
42	31+85.00 0.00'R	30+77.97 7.11'R	5110.98	5110.98	
43	32+35.00 0.00'R	31+77.97 7.11'R	5110.73	5110.73	
44	32+85.00 0.00'R	31+77.97 7.11'R	5110.48	5110.48	
45	33+35.00 0.00'R	32+77.97 7.11'R	5110.23	5110.23	
46	33+85.00 0.00'R	32+77.97 7.11'R	5110.98	5110.98	
47	34+35.00 0.00'R	33+77.97 7.11'R	5110.73	5110.73	
48	34+85.00 0.00'R	33+77.97 7.11'R	5110.48	5110.48	
49	35+35.00 0.00'R	34+77.97 7.11'R	5110.23	5110.23	
50	35+85.00 0.00'R	34+77.97 7.11'R	5110.98	5110.98	
51	36+35.00 0.00'R	35+77.97 7.11'R	5110.73	5110.73	
52	36+85.00 0.00'R	35+77.97 7.11'R	5110.48	5110.48	
53	37+35.00 0.00'R	36+77.97 7.11'R	5110.23	5110.23	
54	37+85.00 0.00'R	36+77.97 7.11'R	5110.98	5110.98	
55	38+35.00 0.00'R	37+77.97 7.11'R	5110.73	5110.73	
56	38+85.00 0.00'R	37+77.97 7.11'R	5110.48	5110.48	
57	39+35.00 0.00'R	38+77.97 7.11'R	5110.23	5110.23	
58	39+85.00 0.00'R	38+77.97 7.11'R	5110.98	5110.98	
59	40+35.00 0.00'R	39+77.97 7.11'R	5110.73	5110.73	
60	40+85.00 0.00'R	39+77.97 7.11'R	5110.48	5110.48	
61	41+35.00 0.00'R	40+77.97 7.11'R	5110.23	5110.23	
62	41+85.00 0.00'R	40+77.97 7.11'R	5110.98	5110.98	
63	42+35.00 0.00'R	41+77.97 7.11'R	5110.73	5110.73	
64	42+85.00 0.00'R	41+77.97 7.11'R	5110.48	5110.48	
65	43+35.00 0.00'R	42+77.97 7.11'R	5110.23	5110.23	
66	43+85.00 0.00'R	42+77.97 7.11'R	5110.98	5110.98	
67	44+35.00 0.00'R	43+77.97 7.11'R	5110.73	5110.73	
68	44+85.00 0.00'R	43+77.97 7.11'R	5110.48	5110.48	
69	45+35.00 0.00'R	44+77.97 7.11'R	5110.23	5110.23	
70	45+85.00 0.00'R	44+77.97 7.11'R	5110.98	5110.98	
71	46+35.00 0.00'R	45+77.97 7.11'R	5110.73	5110.73	
72	46+85.00 0.00'R	45+77.97 7.11'R	5110.48	5110.48	
73	47+35.00 0.00'R	46+77.97 7.11'R	5110.23	5110.23	
74	47+85.00 0.00'R	46+77.97 7.11'R	5110.98	5110.98	
75	48+35.00 0.00'R	47+77.97 7.11'R	5110.73	5110.73	
76	48+85.00 0.00'R	47+77.97 7.11'R	5110.48	5110.48	
77	49+35.00 0.00'R	48+77.97 7.11'R	5110.23	5110.23	
78	49+85.00 0.00'R	48+77.97 7.11'R	5110.98	5110.98	
79	50+35.00 0.00'R	49+77.97 7.11'R	5110.73	5110.73	
80	50+85.00 0.00'R	49+77.97 7.11'R	5110.48	5110.48	
81	51+35.00 0.00'R	50+77.97 7.11'R	5110.23	5110.23	
82	51+85.00 0.00'R	50+77.97 7.11'R	5110.98	5110.98	
83	52+35.00 0.00'R	51+77.97 7.11'R	5110.73	5110.73	
84	52+85.00 0.00'R	51+77.97 7.11'R	5110.48	5110.48	
85	53+35.00 0.00'R	52+77.97 7.11'R	5110.23	5110.23	
86	53+85.00 0.00'R	52+77.97 7.11'R	5110.98	5110.98	
87	54+35.00 0.00'R	53+77.97 7.11'R	5110.73	5110.73	
88	54+85.00 0.00'R	53+77.97 7.11'R	5110.48	5110.48	
89	55+35.00 0.00'R	54+77.97 7.11'R	5110.23	5110.23	
90	55+85.00 0.00'R	54+77.97 7.11'R	5110.98	5110.98	
91	56+35.00 0.00'R	55+77.97 7.11'R	5110.73	5110.73	
92	56+85.00 0.00'R	55+77.97 7.11'R	5110.48	5110.48	
93	57+35.00 0.00'R	56+77.97 7.11'R	5110.23	5110.23	
94	57+85.00 0.00'R	56+77.97 7.11'R	5110.98	5110.98	
95	58+35.00 0.00'R	57+77.97 7.11'R	5110.73	5110.73	
96	58+85.00 0.00'R	57+77.97 7.11'R	5110.48	5110.48	
97	59+35.00 0.00'R	58+77.97 7.11'R	5110.23	5110.23	
98	59+85.00 0.00'R	58+77.97 7.11'R	5110.98	5110.98	
99	60+35.00 0.00'R	59+77.97 7.11'R	5110.73	5110.73	
100	60+85.00 0.00'R	59+77.97 7.11'R	5110.48	5110.48	

Restrainted Joint Lengths, L _r , for Reducers, (ft.)					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12 x 10	25	30	10 x 6	44	73
12 x 8	45	68	10 x 4	58	141
12 x 6	62	121	8 x 6	25	33
12 x 4	74	213	8 x 4	43	83
10 x 8	24	30	6 x 4	24	35

Restrainted Joint Lengths, L _r , for Horizontal Bends, Valves, and Dead Ends, (ft.)					
SIZE	90°	45°	22½°	11¼°	VALVES & DEAD ENDS
12	30	12	6	3	85
10	28	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

Restrainted Joint Lengths, L _r , for Tee's, (ft.)					
SIZE	Run	Branch	Run	Branch	
12x12x12	15	17	18	3	
12x12x10	10	18	13	1	
12x12x8	6	19	8	5	
12x12x6	3	19	5	1	
12x12x4	1	19	2	6	
10x10x10	12	18	15	5	
10x10x8	8	15	10	4	
10x10x6	4	16	6	1	
10x10x4	2	4	3	1	
8x8x8	9	20	13	3	
8x8x6	5	17	7	5	
8x8x4	2	15	3	7	
6x6x6	6	20	10	2	
6x6x4	2	20	4	7	

LEGEND

EXISTING CURB & GUTTER = = = =

NEW CURB & GUTTER = = = =

NEW SAS MAINLINE = SAS =

NEW SAS SERVICE LINE = S =

NEW SAS MANHOLE & NUMBER = MH #1 =

NEW WATER MAINLINE = W =

NEW WATER SERVICE LINE = W =

NEW GATE VALVE = X =

EXISTING FIRE HYDRANT = X =

NEW FIRE HYDRANT = X =

CONSTRUCTION PHASE LIMITS = = = =

NEW VALLEY GUTTER = = = =

WATER VALVE SHUTOFF PLAN:

FOR EACH OF THE TWO PROPOSED TAPS INTO EXISTING 14" WATERLINE ON ILIFF FOR THIS PROJECT, 14" BUTTERFLY VALVES #1 AND #3 ON ILIFF ROAD NW SHALL BE SHUT OFF.

CONTACT WATER SYSTEMS (857-8200) FOR WATER VALVE SHUTOFFS.

ONLY WATER SYSTEMS DIVISION OPERATIONS PERSONNEL ARE AUTHORIZED TO OPERATE THE EXISTING WATER SYSTEM VALVES. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE OPERATIONS PERSONNEL AT 857-8200 THREE (3) WORKING DAYS PRIOR TO THE PROPOSED SHUT-OFF SCHEDULE. SEE ALSO SECTION 18 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

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**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: CHAMISA POINTE SUBDIVISION
SITE UTILITY PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	3-8-94	WATER	<i>[Signature]</i>	
TRANSPORTATION	<i>[Signature]</i>	1-26-94	WASTE WATER	<i>[Signature]</i>	
HYDROLOGY	<i>[Signature]</i>	7-14-94			

PROJECT NO.	4828.90	MAP NO.	H-10-Z	SHEET	4	OF	14
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AS BUILT INFORMATION

CONTRACTOR: *[Signature]* DATE: 4/94

WORKED BY: *[Signature]* DATE: 7/94

INSPECTED BY: *[Signature]* DATE: 7/94

ACCEPTED BY: *[Signature]* DATE: 7/94

VERIFICATION BY: *[Signature]* DATE: 7/94

DRAWINGS: *[Signature]* DATE: 7/94

BENCH MARKS

ACS MONUMENT "6-JIO", 3-1/4" ALUMINUM CAP IN THE CENTER MEDIAN OF I-40, 0.81 MILES W. OF COORS BLVD. ELEVATION: 5117.13, SLD 1929

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

[Signature] 1/18/94

REVISIONS

NO.	DATE	BY

DESIGNED BY: DATE: 01/94

DRAWN BY: DATE: 01/94

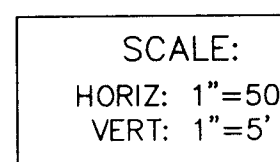
CHECKED BY: DATE: 01/94

[illegible]

*** THE NAME OF STONE HILL DRIVE HAS
BEEN CHANGED TO STONEWAY DRIVE



(IN FEET)
1 inch = 50 ft



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

26 4828.900594

ALL CURB & GUTTER ON THIS SHEET
IS STANDARD P.C.C. CURB & GUTTER.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

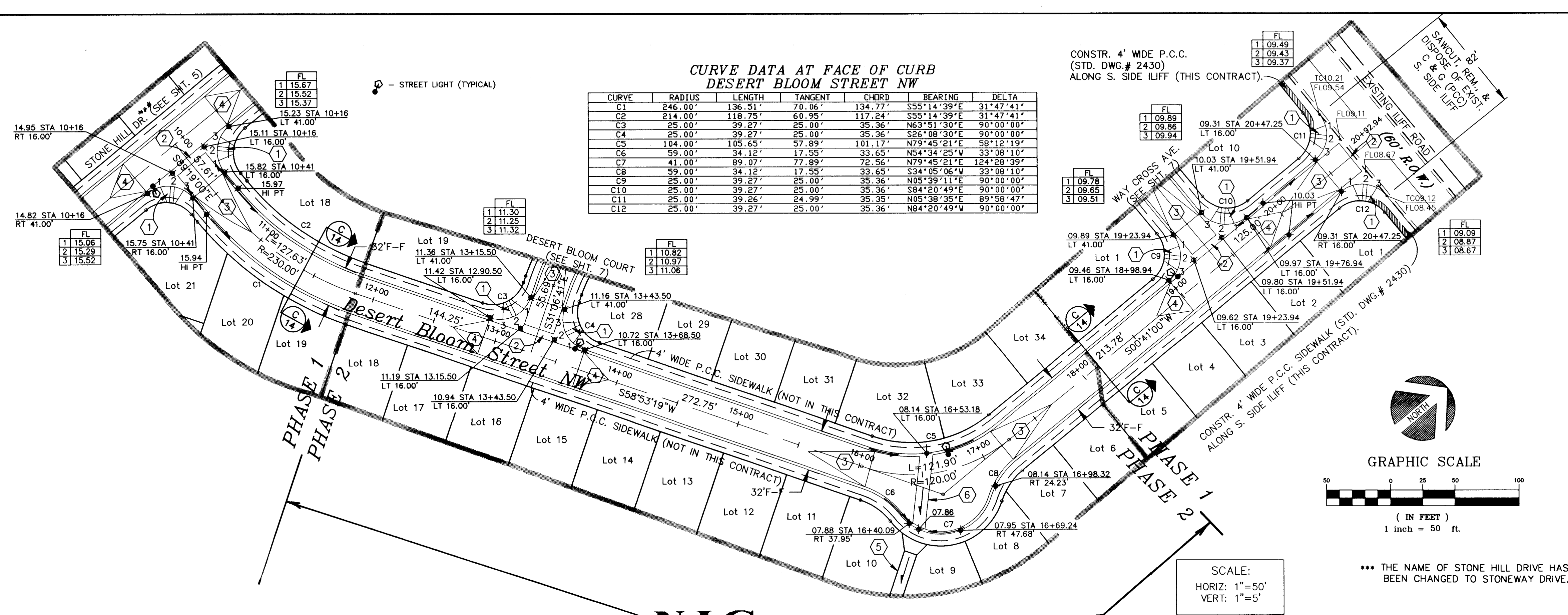
TITLE: CHAMISA POINTE SUBDIVISION
PLAN AND PROFILE
STONE HILL DRIVE NW

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	3-8-94	WATER	<i>[Signature]</i>	1-26-94
TRANSPORTATION	<i>[Signature]</i>	1-26-94	WASTE WATER	<i>[Signature]</i>	1-26-94
HYDROLOGY	<i>[Signature]</i>	02-14-94			

PROJECT NO. 4828 90	MAP NO. H-10-7	SHEET 5 OF 14
------------------------	-------------------	---------------

SCANNED BY
BY LASON

D:\DATA\ACAD\PICKARD\PP-1.DWG



NOTES:

- REMOVE EXISTING P.C.C CURB AND GUTTER ON SOUTH SIDE OF ILIFF ROAD AT NEW CONNECTION TO DESERT BLOOM STREET. CURB REMOVAL SHALL BE INCIDENTAL TO PAVING OF NEW STREETS - NO SEPARATE PAYMENT WILL BE MADE.
- NEW ELEVATIONS SHOWN ARE FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
- THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS APPLY TO THIS SHEET:
DWG 2401 - TYPE. RES. STREET INTERS.
DWG 2405 - RESIDENTIAL STREET SECTION
DWG 2415 - CURB AND GUTTER
DWG 2418 - MOUNTABLE TO STANDARD CURB TRANSITION
DWG 2420 - CONCRETE VALLEY GUTTER
DWG 2430 - SIDEWALK DETAILS
DWG 2440 - WHEEL CHAIR RAMP
DWG 2441 - WHEEL CHAIR RAMP

CONSTRUCTION KEYED NOTES:

- CONSTRUCT P.C.C. SIDEWALK, 4" THICK, TRANSITIONS TO HANDICAP ACCESS RAMPS AND P.C.C. RAMP PER STD. DWG.# 2441.
- CONSTRUCT P.C.C. VALLEY GUTTER AND GUTTER AND CURB PER STD. DWG.# 2420, 6" WIDE WITH 1" INVERT DEPTH.
- NO CROWN TRANSITION (50' LENGTH).
- HALF CROWN TRANSITION (25' LENGTH).
- P.C.C. DRAINAGE RUNDOWN (SEE DETAIL ON SHEET 11).
- CONSTRUCT P.C.C. VALLEY GUTTER AND GUTTER AND CURB PER STD. DWG.# 2422, 10' WIDE WITH 3/4" INVERT DEPTH.

AS BUILT INFORMATION

CONTRACTOR: Sundance Mech.
STAKED BY: SW Surv
INSPECTED BY: T. T. T. T. T.
DATE: 7/28/94
DATE: 7/28/94
DATE: 7/28/94
DATE: 7/28/94

SURVEY INFORMATION

FIELD NOTES

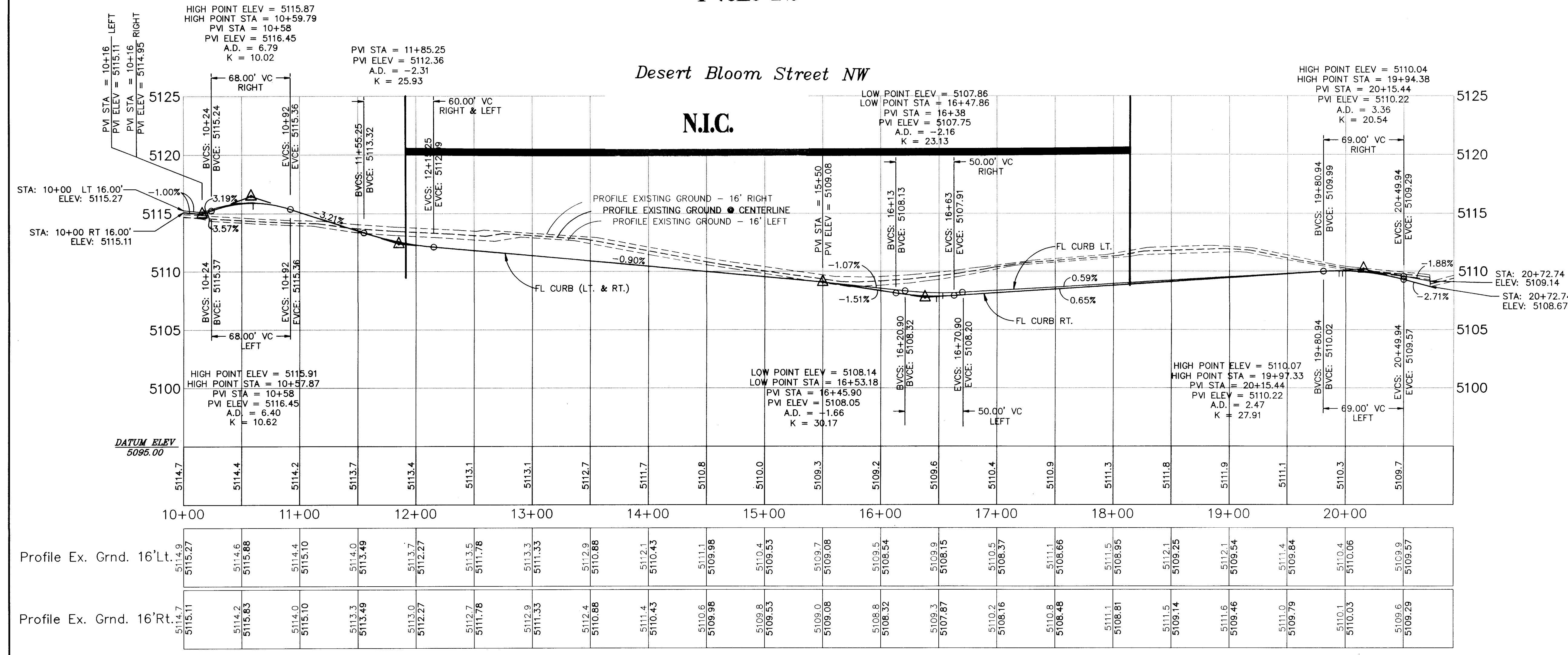
NO. BY DATE

ENGINEER'S SEAL

REMARKS

DESIGN

DATE: 01/94
DATE: 01/94
DATE: 01/94



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

26 4828.900694

ALL CURB & GUTTER ON THIS SHEET IS STANDARD P.C.C. CURB & GUTTER.

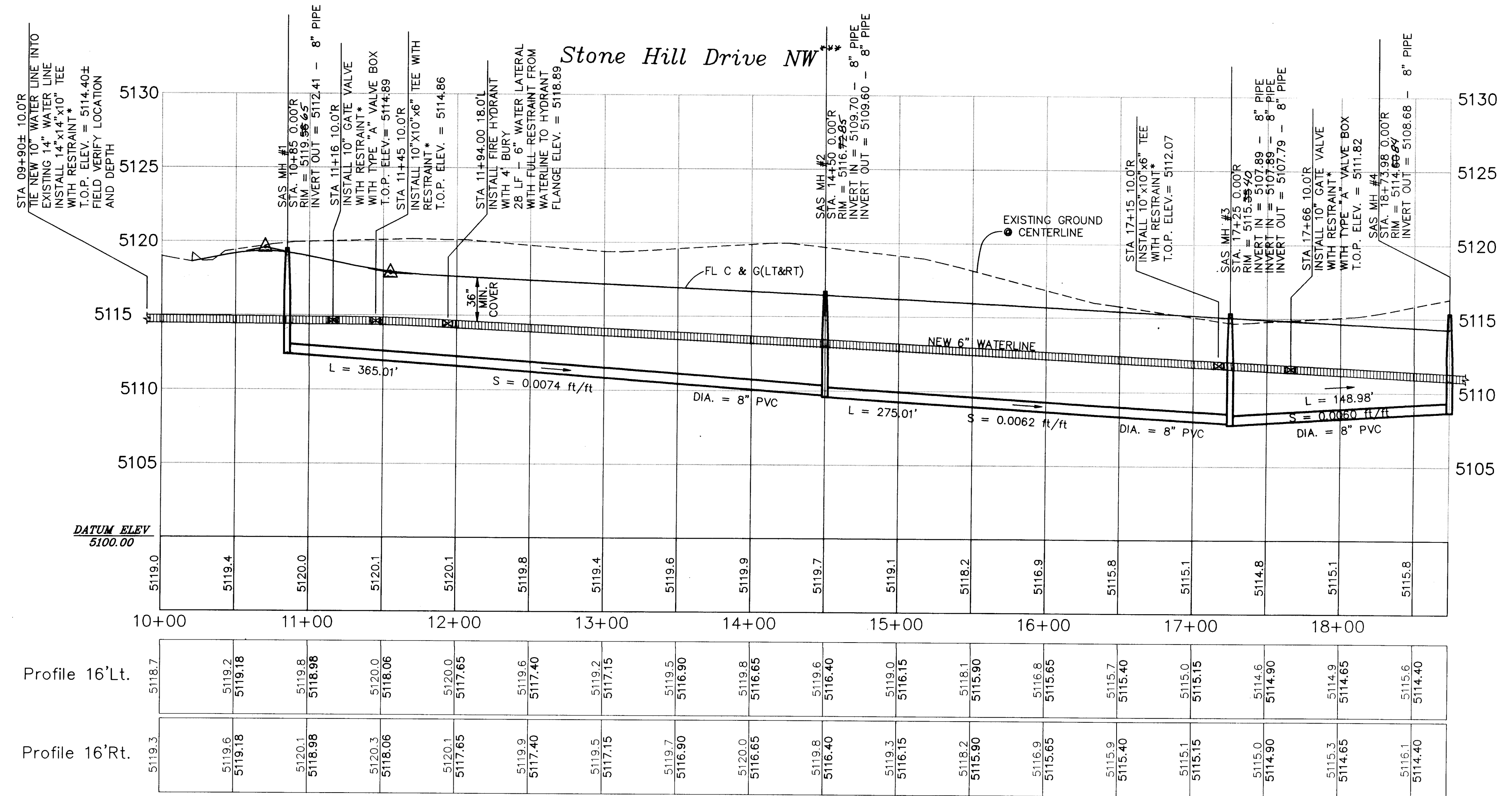
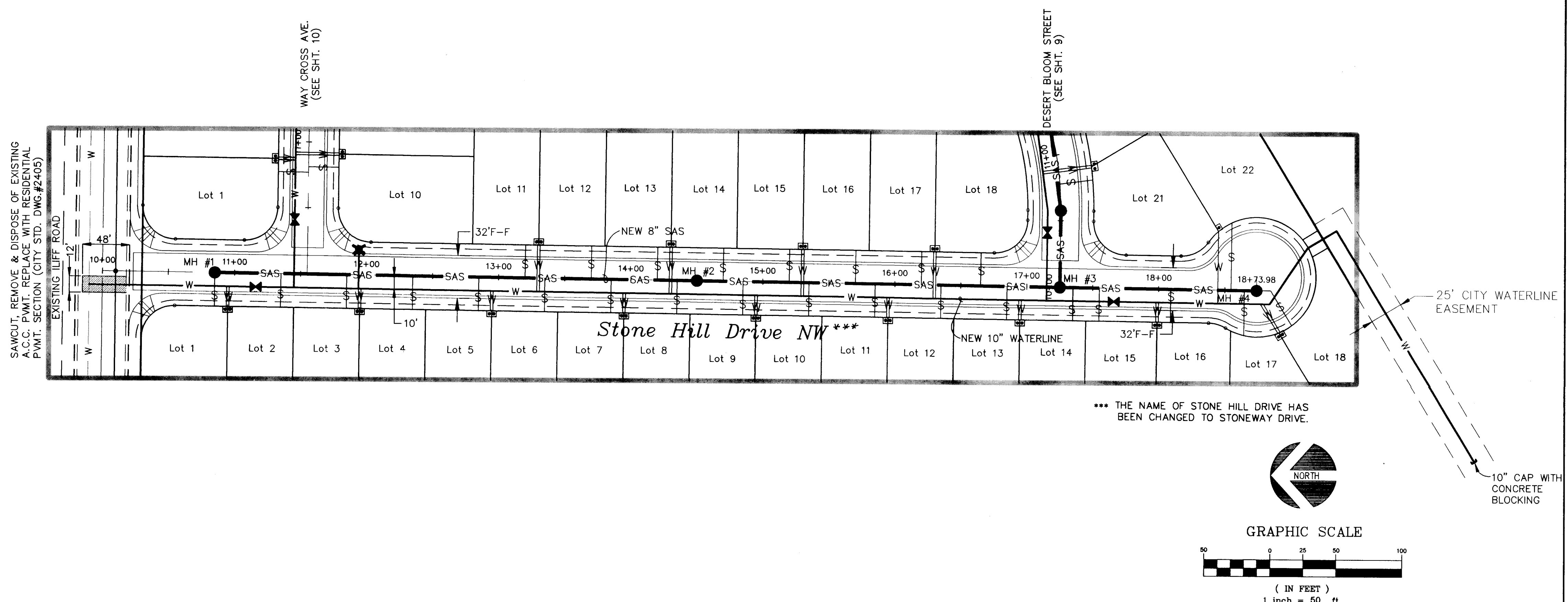
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CHAMISA POINTE SUBDIVISION
PLAN AND PROFILE
DESERT BLOOM STREET NW

APPROVALS

ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	7-28-94	WATER	HA	7-28-94
TRANSPORTATION	7-28-94	WASTE WATER	HA	7-28-94
HYDROLOGY	7-28-94			

PROJECT NO. 4828.90 MAP NO. H-10-Z SHEET 6 OF 14



LEGEND

EXISTING CURB & GUTTER = --- =

NEW CURB & GUTTER = --- =

NEW SAS MAINLINE = --- SAS ---

NEW SAS SERVICE LINE = --- S ---

NEW SAS MANHOLE & NUMBER = --- MH #1 ---

NEW WATER MAINLINE = --- W ---

NEW WATER SERVICE LINE = --- WS ---

NEW GATE VALVE = --- G ---

EXISTING FIRE HYDRANT = --- FH ---

NEW FIRE HYDRANT = --- FH ---

CONSTRUCTION PHASE LIMITS = --- =

NEW VALLEY GUTTER = --- =

WATER AND SEWER NOTES

1. CONSTRUCT TYPE "C" MANHOLES PER STD. DWG. # 2101.
2. CONSTRUCT SAS SERVICE LINES PER STD. DWG. # 2125.
3. CONSTRUCT ALL CONCRETE BLOCKING PER STD. DWG. # 2320.
4. CONSTRUCT ALL VALVE BOXES PER NEW C.O.A. VALVE BOX DETAIL WITH NON-TAPERED CONCRETE COLLAR.
5. CONSTRUCT ALL FIRE HYDRANTS PER DESIGNATED DEPTHS AND LENGTHS PER STD. DWG. # 2340.
6. CONSTRUCT ALL SINGLE AND DOUBLE WATER SERVICE LINES PER STD. DWG. # 2361, 2362 AND 2363.
7. SEE SHEET 4 (SITE UTILITY PLAN) FOR SAS AND WATER SERVICE INFORMATION.
8. RESTRAINT DISTANCES FOR PIPE FITTINGS SHALL BE DEFINED BY TABLE ON SHEET 4 OF 12.

RECORD DRAWING

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Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

AS BUILT INFORMATION

CONTRACTOR: Sundance Mech.

WORK STARTED BY: SW Surv.

DATE: 4/94

APPROVED BY: T. Tabata

DATE: 7/94

FIELD CHECKED BY: SW Surv.

DATE: 11/94

CORRECTED BY: T.O.B.

DATE: 10/94

MICRO-FILM INFORMATION

RECORDED BY: _____

NO. _____

ENGINEER'S SEAL

Terry O. Brown 11/94

REVISIONS

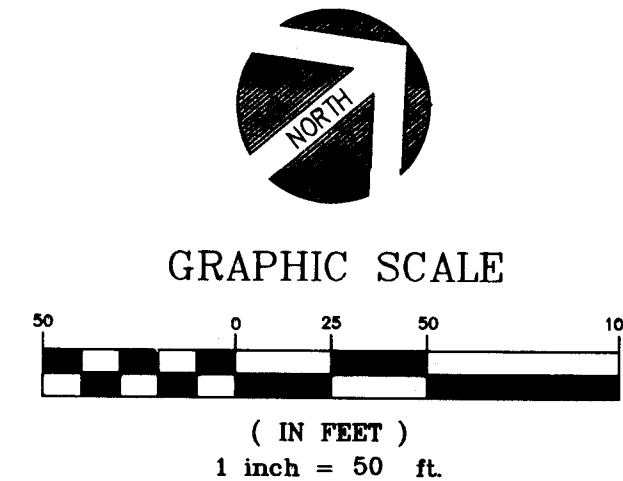
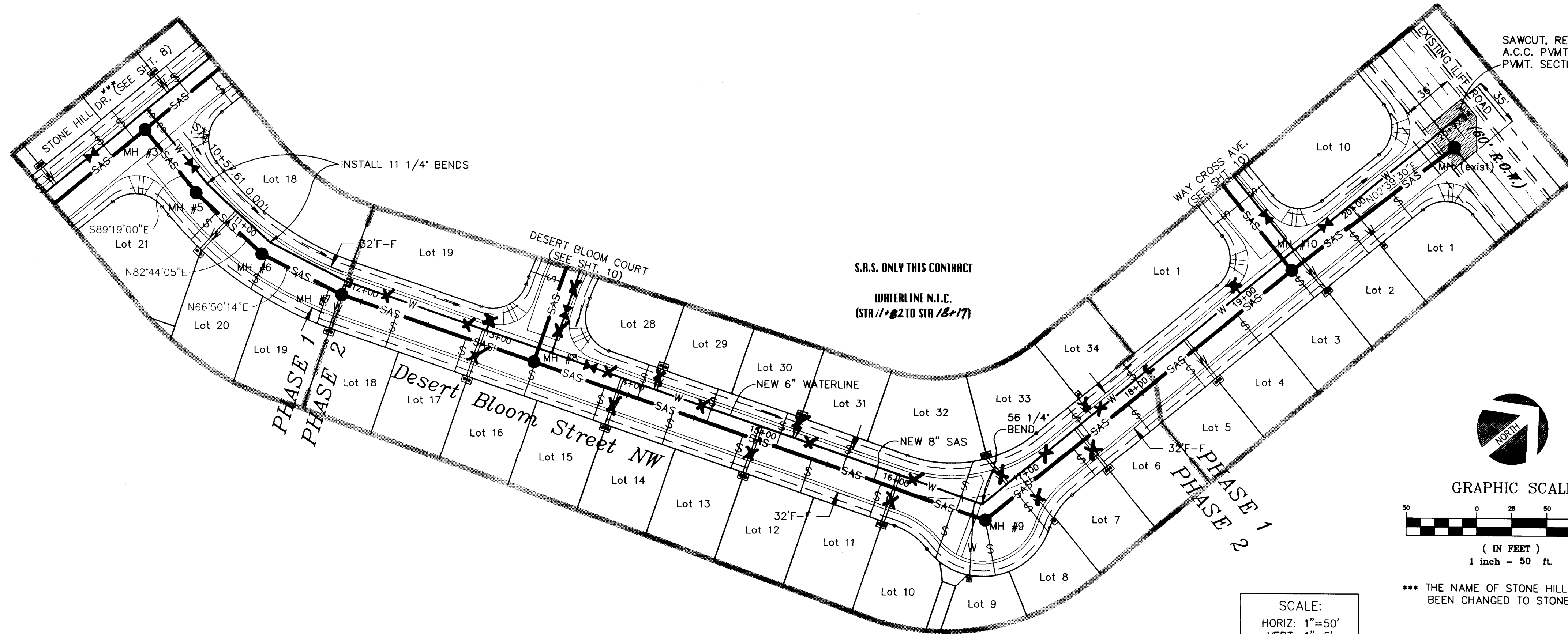
NO.	DATE	REMARKS
1		
2		
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10		
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15		

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CHAMISA POINTE SUBDIVISION
UTILITY PLAN AND PROFILE
STONE HILL DRIVE NW

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Ed. Kelly</i>	3-8-94	WATER	<i>Ed. Kelly</i>	
TRANSPORTATION	<i>Ed. Kelly</i>	1-26-94	WASTE WATER	<i>Ed. Kelly</i>	
HYDROLOGY	<i>Ed. Kelly</i>	02-14-94			

PROJECT NO. 4828.90 MAP NO. H-10-Z SHEET 8 OF 14



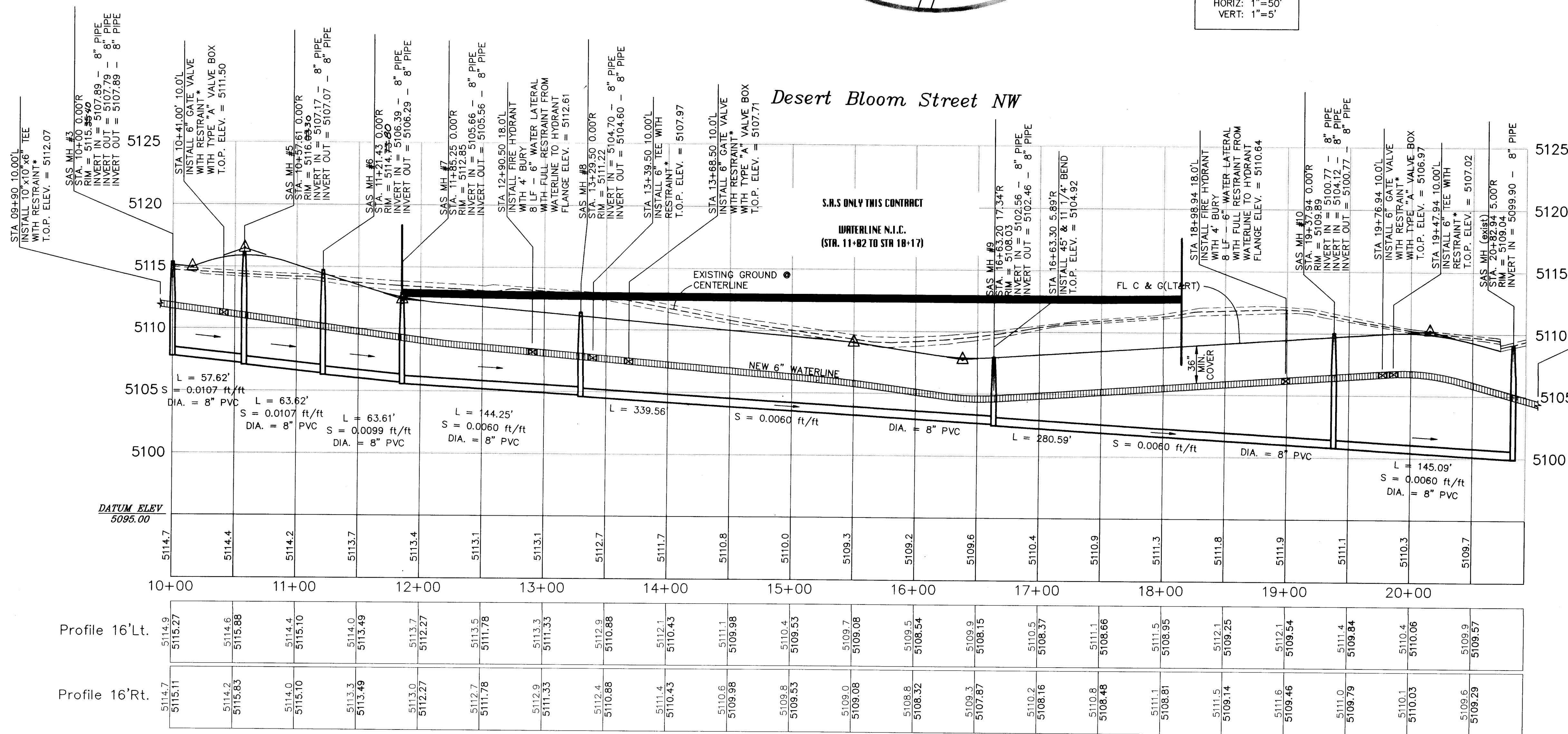
SCALE:
HORIZ: 1"=50'
VERT: 1"=5'

SAWCUT, REMOVE & DISPOSE OF EXISTING A.C.C. PVMT. REPLACE WITH RESIDENTIAL PVMT. SECTION (CITY STD. DWG.#2405)

LEGEND	
EXISTING CURB & GUTTER	==
NEW CURB & GUTTER	---
NEW SAS MAINLINE	— SAS —
NEW SAS SERVICE LINE	— S —
NEW SAS MANHOLE & NUMBER	— MH #1 —
NEW WATER MAINLINE	— W —
NEW WATER SERVICE LINE	— WS —
NEW GATE VALVE	⋈
EXISTING FIRE HYDRANT	⋈
NEW FIRE HYDRANT	⋈
CONSTRUCTION PHASE LIMITS	---
NEW VALLEY GUTTER	---

WATER AND SEWER NOTES

1. CONSTRUCT TYPE "C" MANHOLES PER STD. DWG.# 2101.
2. CONSTRUCT SAS SERVICE LINES PER STD. DWG.# 2125.
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7. SEE SHEET 4 (SITE UTILITY PLAN) FOR SAS AND WATER SERVICE INFORMATION.
8. RESTRAINT DISTANCES FOR PIPE FITTINGS SHALL BE DEFINED BY TABLE ON SHEET 4 OF 12.



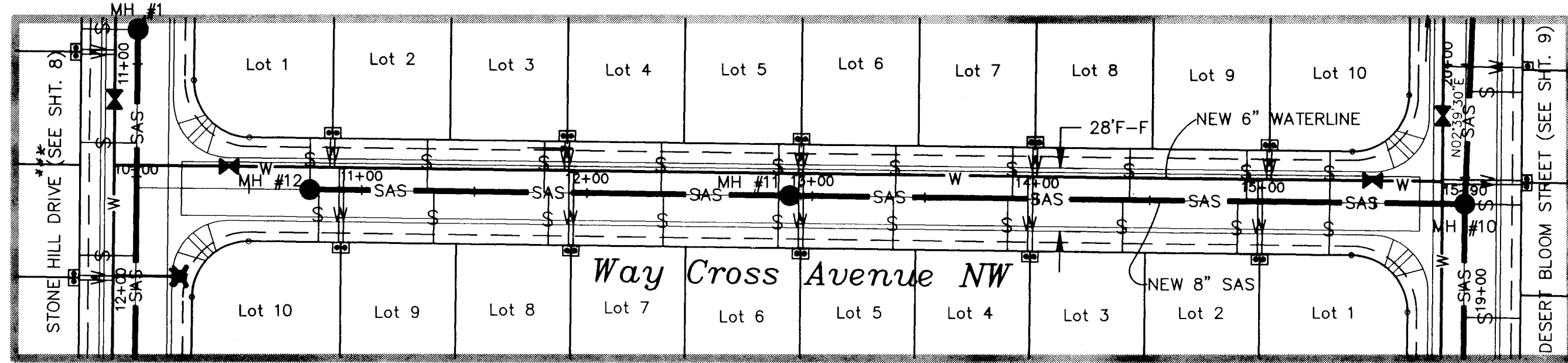
RECORD DRAWING

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Terry O. Brown 7/28/94
Terry O. Brown, NMPE #6407

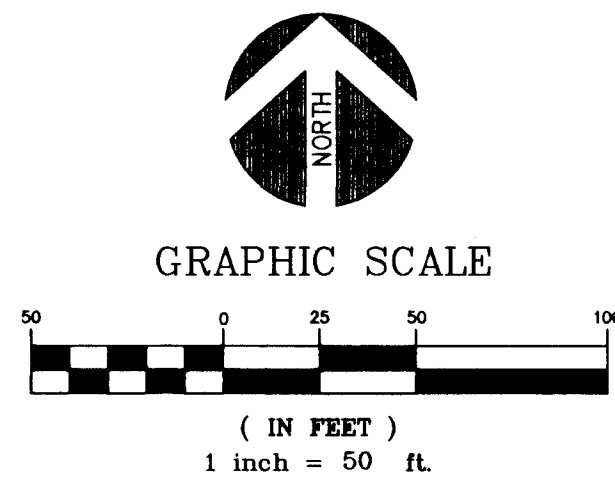
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: CHAMISA POINTE SUBDIVISION UTILITY PLAN AND PROFILE DESERT BLOOM STREET NW					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. J. Anderson</i>	3-8-94	WATER		
TRANSPORTATION	<i>N. J. Allen</i>	1-26-94	WASTE WATER	<i>J. J. Anderson</i>	1-16-94
HYDROLOGY	<i>N. J. Allen</i>	02-14-94			
PROJECT NO.	4828.90	MAP NO.	H-10-Z	SHEET	9 OF 14



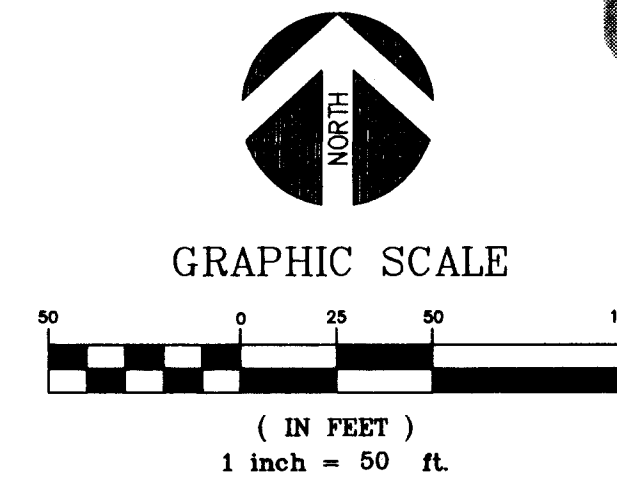
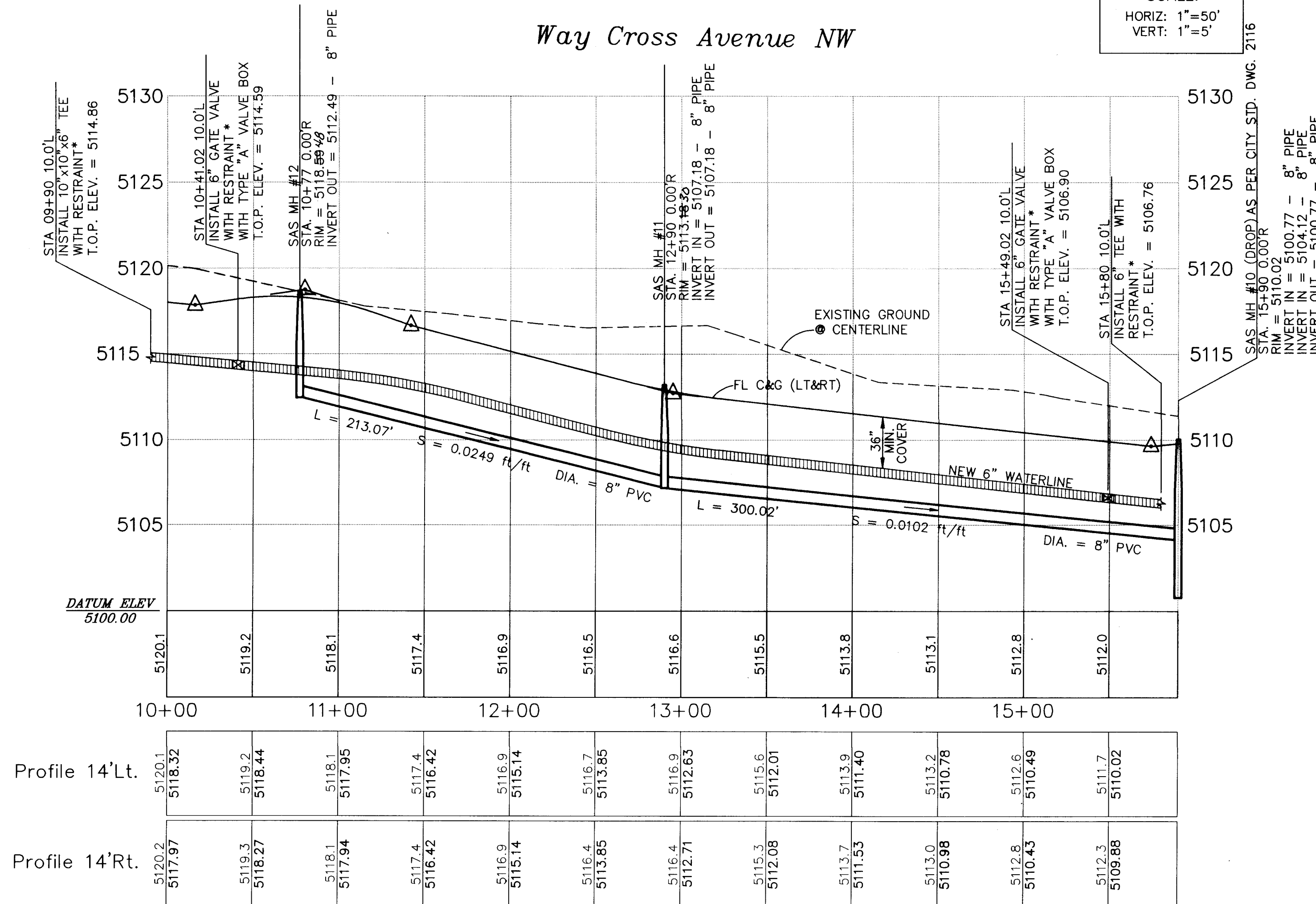
PHASE 1

*** THE NAME OF STONE HILL DRIVE HAS BEEN CHANGED TO STONEWAY DRIVE.

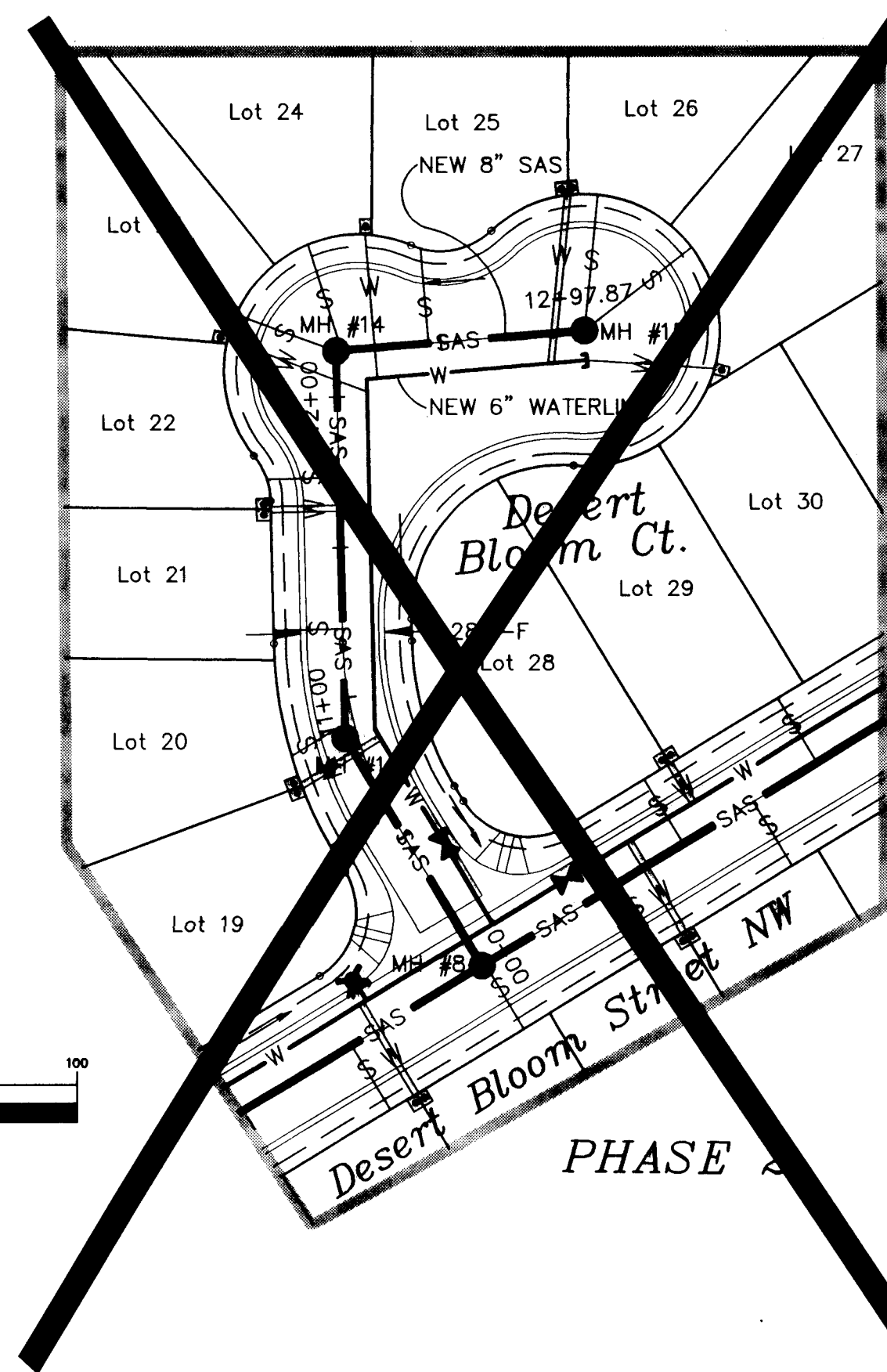


Way Cross Avenue NW

SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



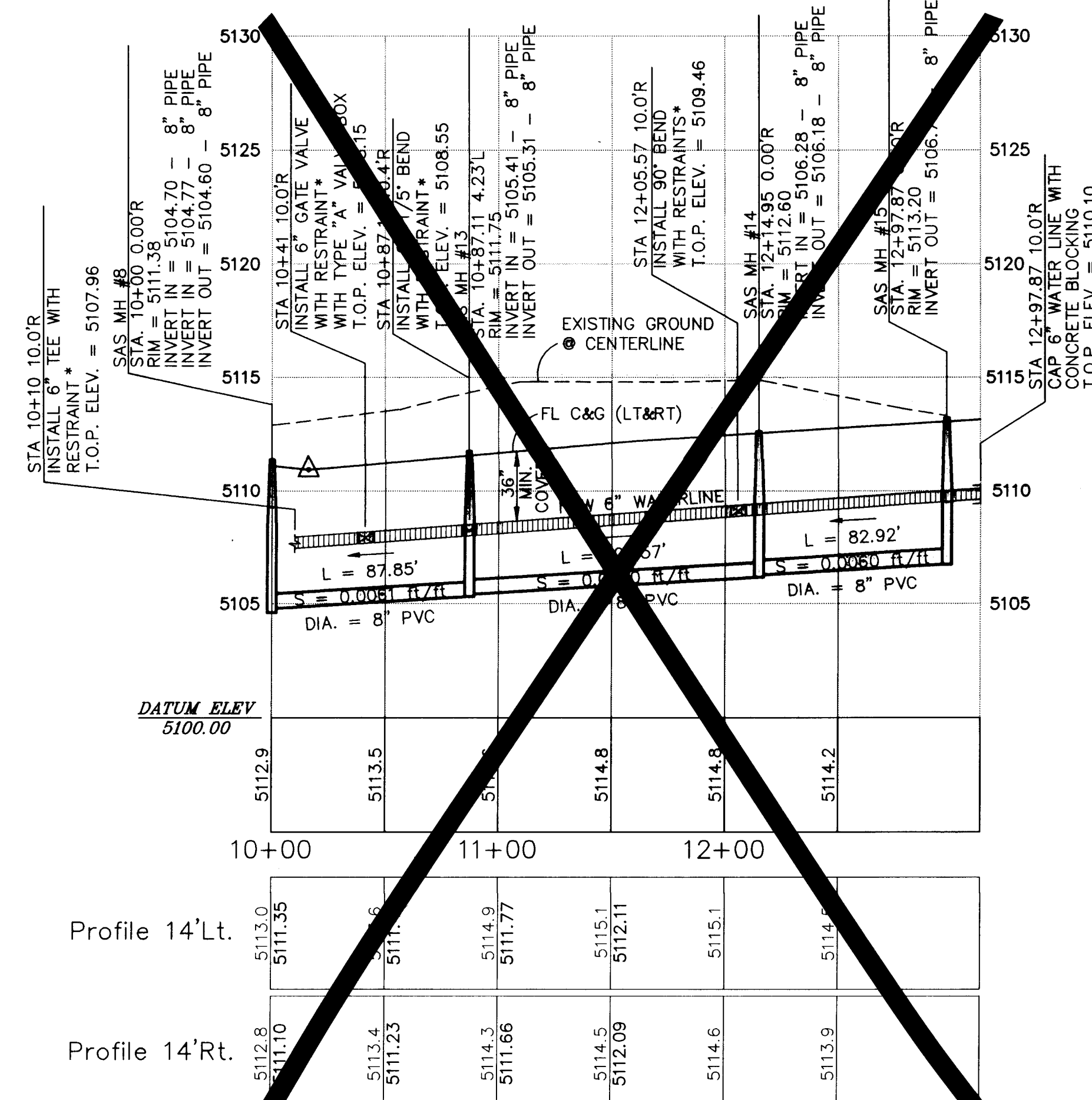
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



PHASE 2

N.I.C.

SCALE:
HORIZ: 1"=50'
VERT: 1"=5'



Desert Bloom Court

LEGEND	
EXISTING CURB & GUTTER	==
NEW CURB & GUTTER	---
NEW SAS MAINLINE	---
NEW SAS SERVICE LINE	---
NEW SAS MANHOLE & NUMBER	MH #11
NEW WATER MAINLINE	---
NEW WATER SERVICE LINE	---
NEW GATE VALVE	---
EXISTING FIRE HYDRANT	---
NEW FIRE HYDRANT	---
CONSTRUCTION PHASE LIMITS	---
NEW VALLEY GUTTER	---

WATER AND SEWER NOTES

1. CONSTRUCT TYPE "C" MANHOLES PER STD. DWG. # 2101.
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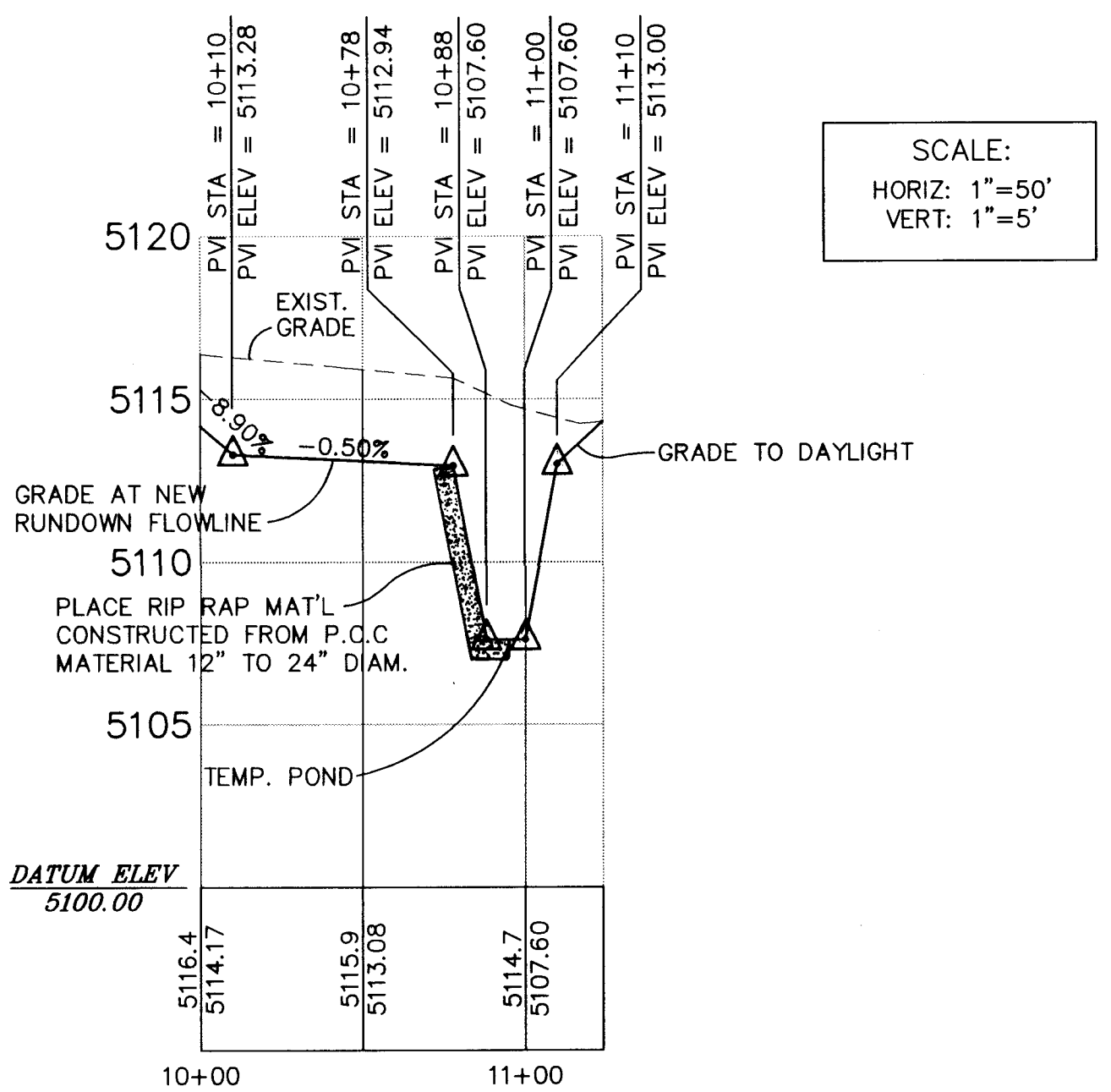
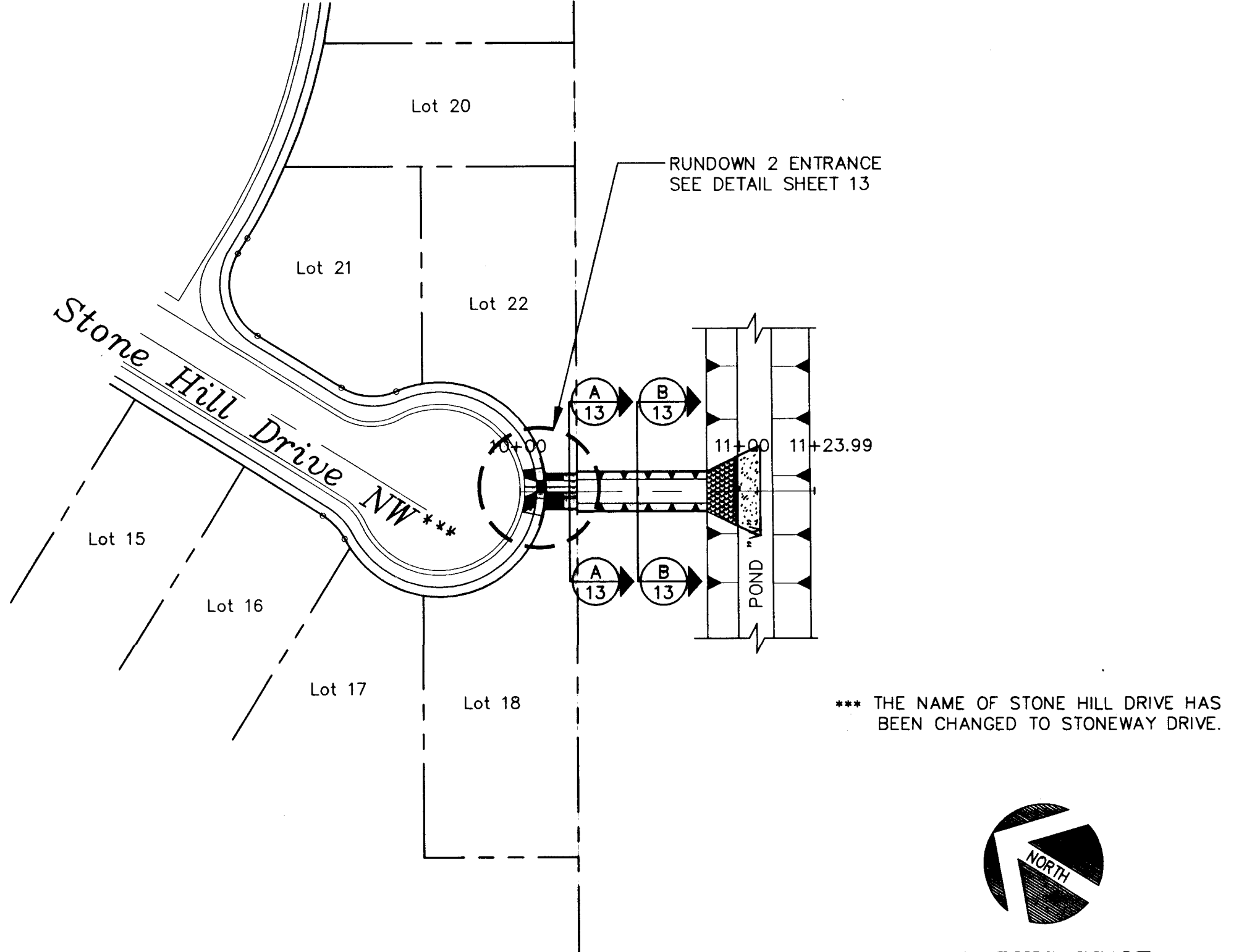
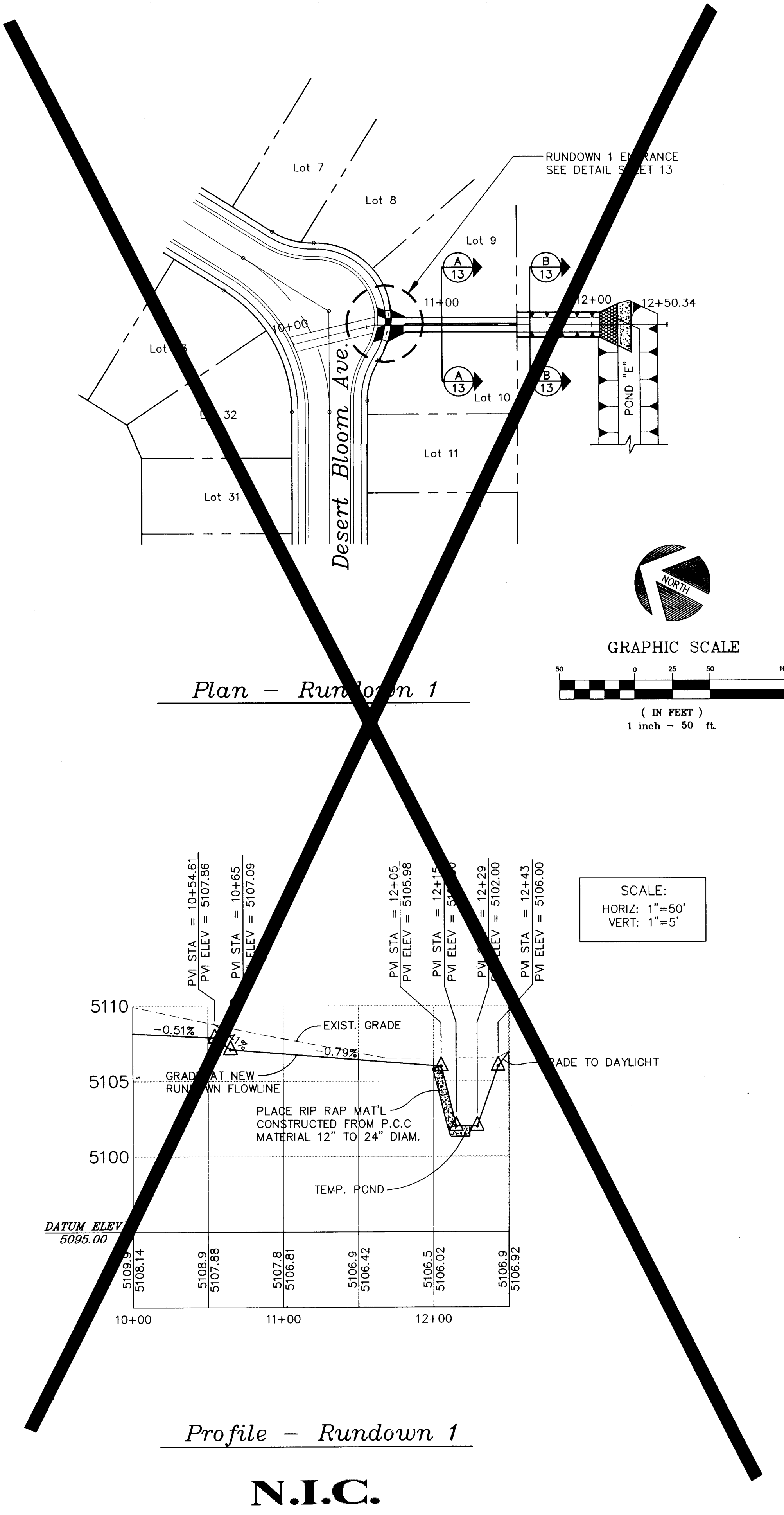
26 4828.901094

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: CHAMISA PONTE SUBDIVISION UTILITY PLAN AND PROFILE DESERT BLOOM CT. NW AND WAY CROSS AVE. NW			
APPROVALS	ENGINEER	DATE	APPROVALS
DRC CHAIRMAN	B. G. Bailey	3-8-94	WATER
TRANSPORTATION	N. R. H.	1-26-94	WASTE WATER
HYDROLOGY	J. A. H.	12-14-94	
PROJECT NO.	4828.90	MAP NO.	H-10-Z
SHEET	10	OF	14

SCANNED BY
BY LASON

D:\DATA\ACAD\PICKARD\UPP-3.DWG



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL			REVISIONS		
CONTRACTOR	DATE	NO.	NO.	BY	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
SW Survey	7/1/94													
INSPECTOR'S	DATE													
ACCEPTANCE BY	DATE													
VERIFICATION BY	DATE													
DRAWINGS	DATE													
REVISIONS	DATE													
MICRO-FILM INFORMATION			RECORDED BY			DATE			NO.					

RECORD DRAWING

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Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

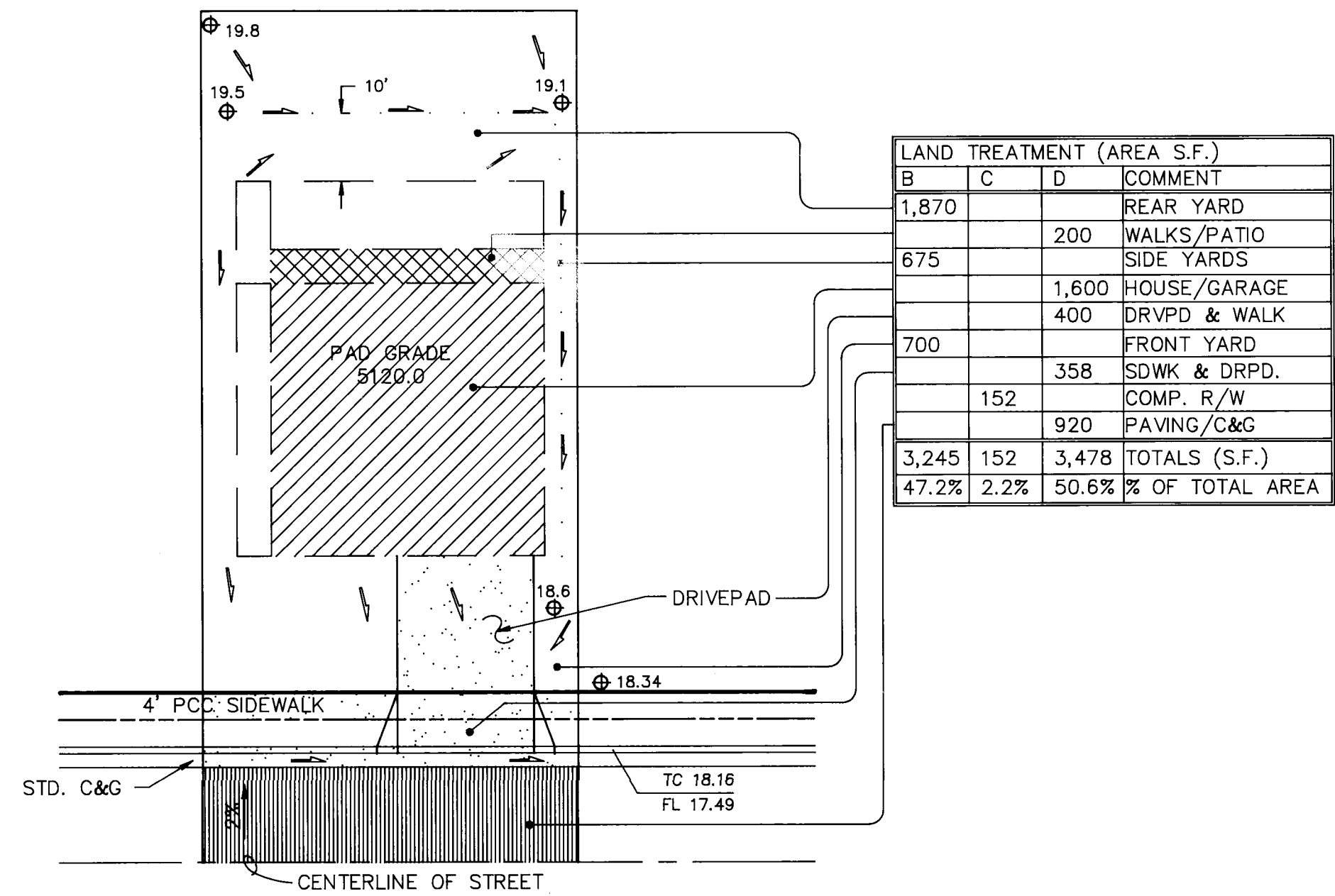
26 4828.90 11 94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

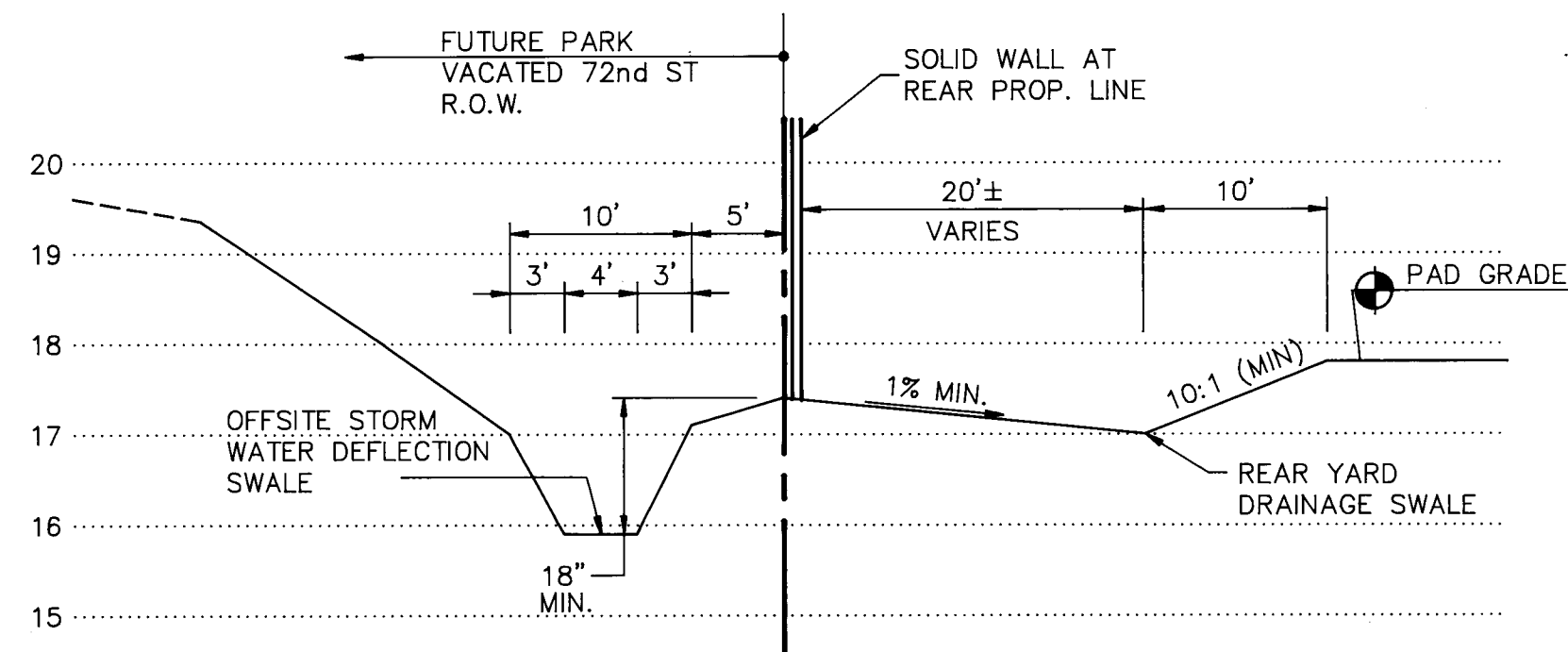
TITLE: CHAMISA POINTE SUBDIVISION
DRAINAGE RUNDOWN PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. G. Buley</i>	3-8-94	WATER	<i>M. E. H.</i>	11-6-94
TRANSPORTATION	<i>N. J. H.</i>	1-26-94	WASTE WATER		
HYDROLOGY	<i>R. J. H.</i>	12-14-94			

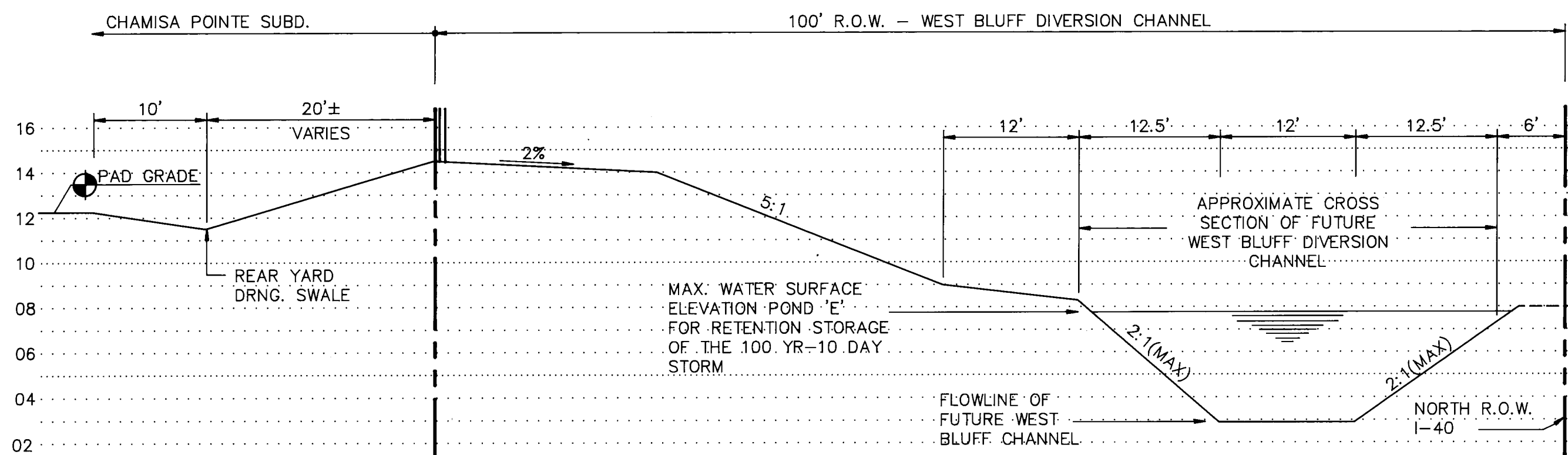
PROJECT NO.	MAP NO.	SHEET	OF
4828.90	H-10-Z	11	14



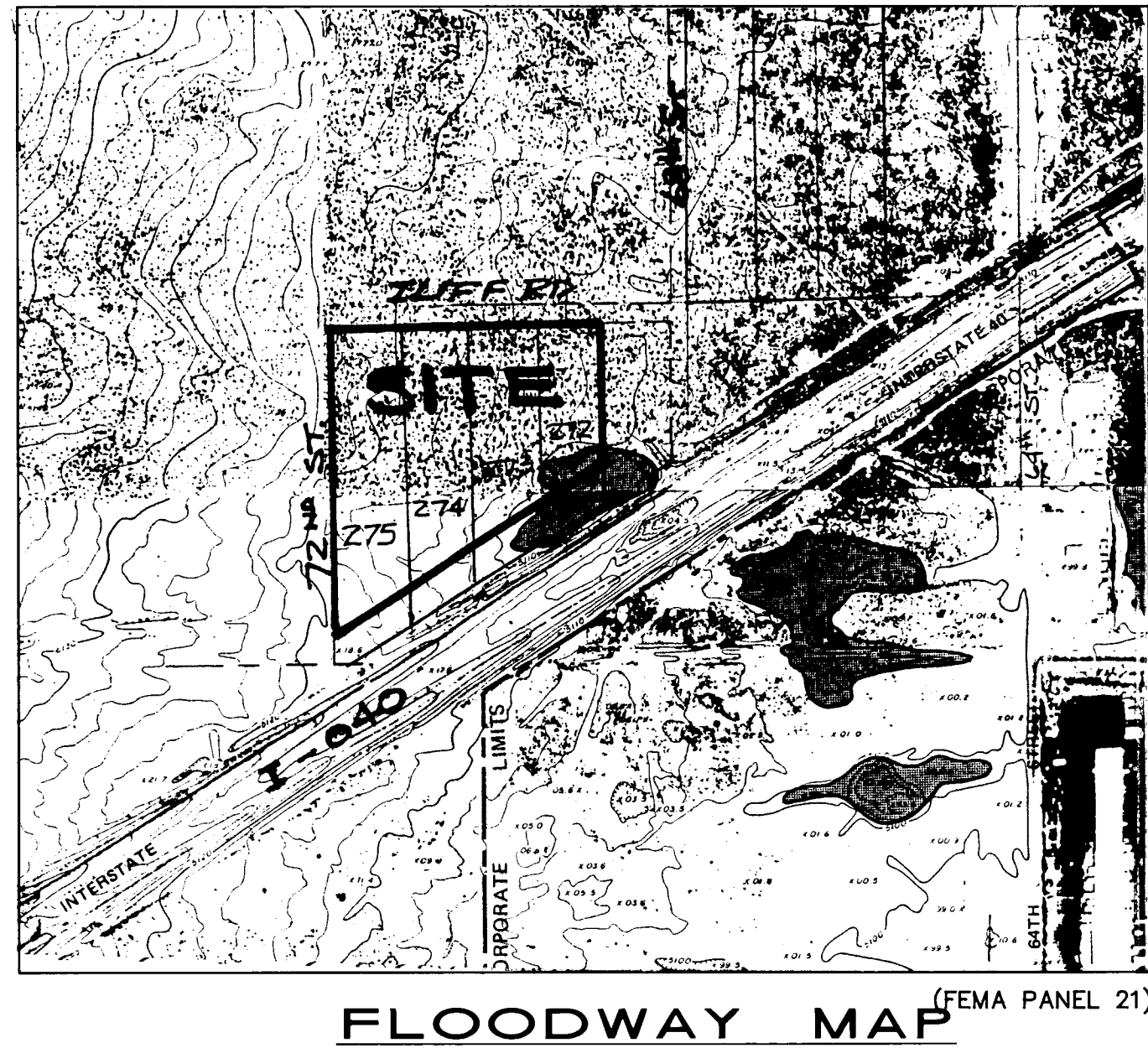
TYPICAL LOT GRADING PLAN
1"=20'



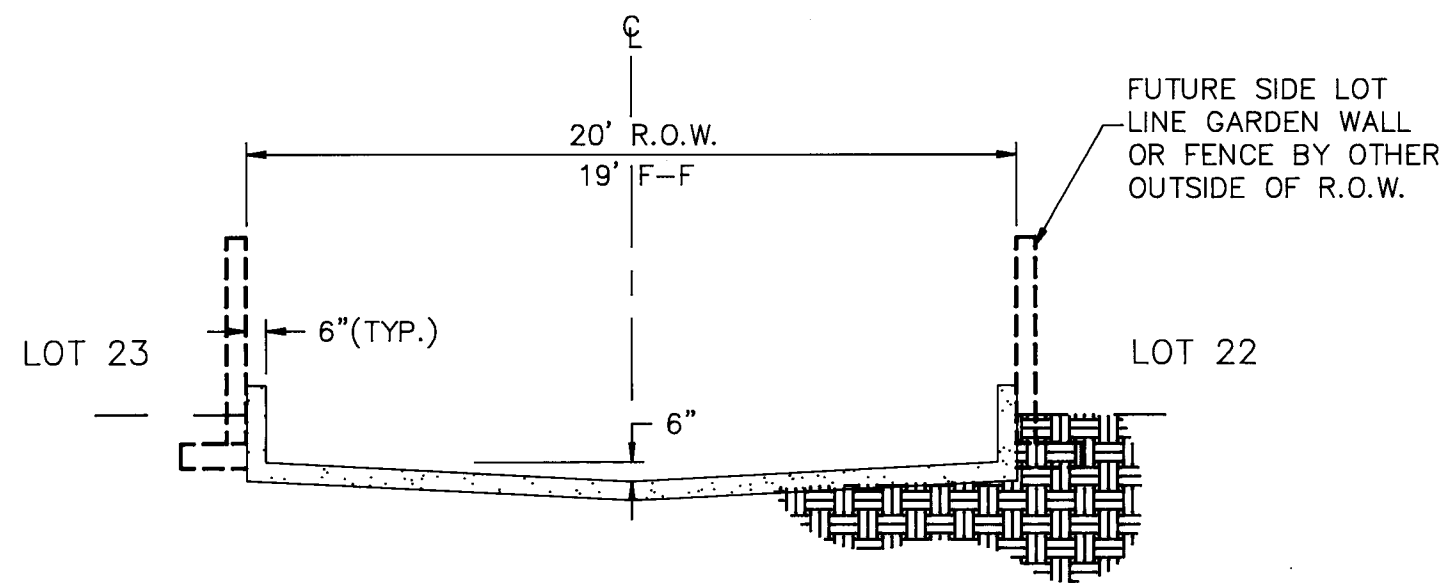
SECTION A-A
1"=10'(H), 1"=2'(V)



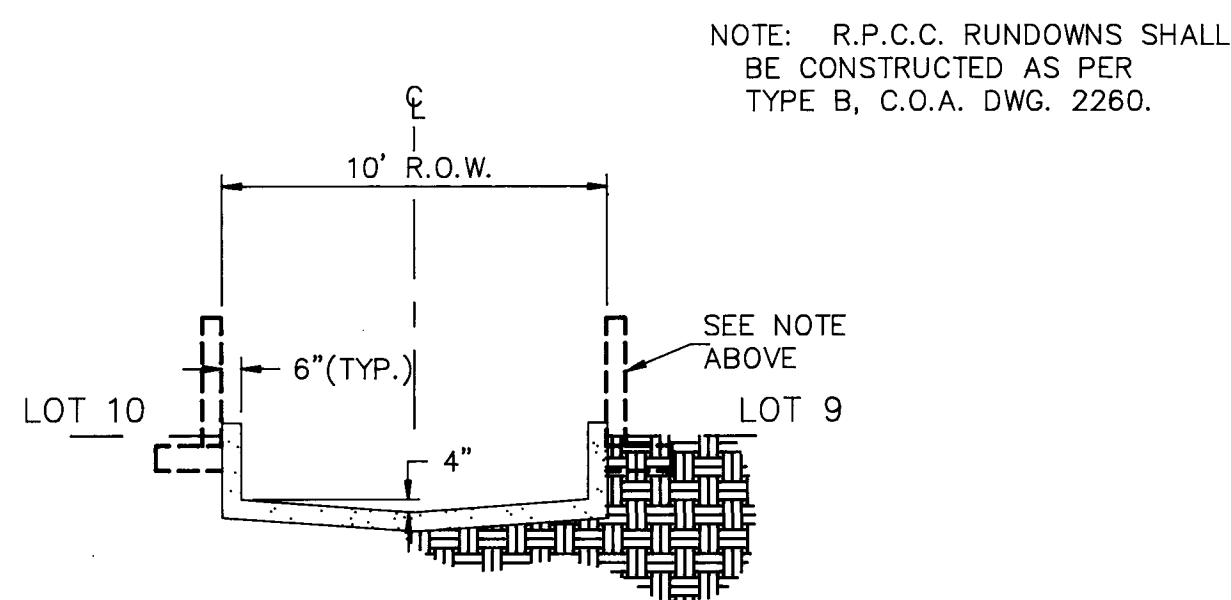
SECTION B-B
1"=10'(H), 1"=5'(V)



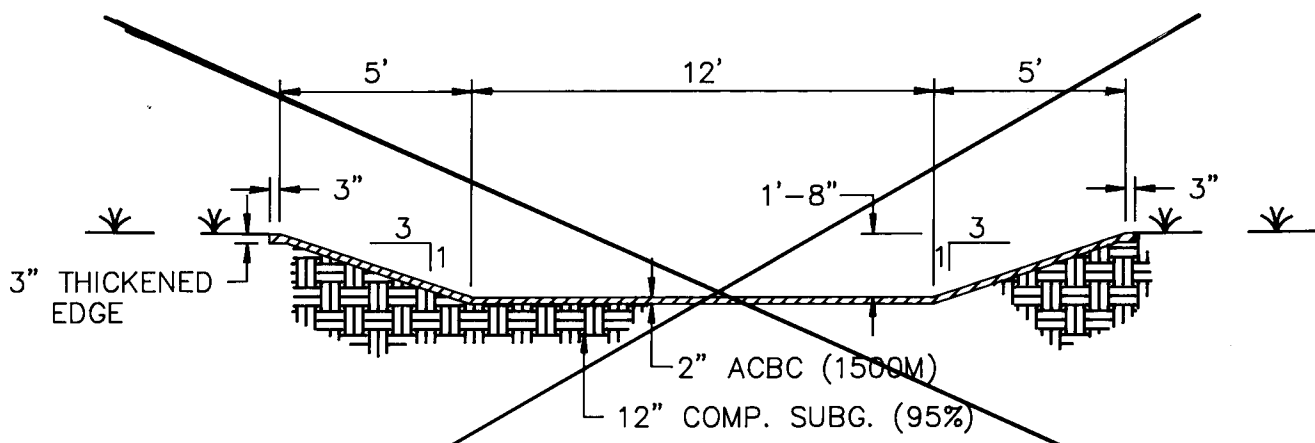
FLOODWAY MAP (FEMA PANEL 21)



BASIN 'W' RUN DOWN
1"=5'(H & V)



BASIN 'E' RUN DOWN
1"=5'(H & V)



TEMPORARY ASPHALT RUN DOWN
1"=5'(H & V)

PROPOSED IMPROVEMENTS: THE SITE SHALL BE PLATTED INTO A 84 LOT (SINGLE FAMILY) SUBDIVISION WITH PUBLIC STREETS. A 100 FOOT WIDE STRIP OF LAND FRONTING ON THE I-40 RIGHT-OF-WAY IS SCHEDULED TO BE PURCHASED BY THE CITY FOR THE SAID DIVERSION CHANNEL. THE PURCHASE AGREEMENT ESTABLISHES THE DEVELOPER'S RIGHT TO USE THE DRAINAGE RIGHT-OF-WAY FOR THE CONSTRUCTION OF TEMPORARY STORM WATER RETENTION PONDS WITH THE CITY RESPONSIBLE FOR THE MAINTENANCE.

72ND STREET SHALL ONLY HAVE MINOR GRADING TO DEFLECT THE MINOR STORM WATER FLOWS TO THE SOUTH VIA A TEMPORARY UNLINED DITCH. AS STATED, THIS RIGHT-OF-WAY IS SCHEDULED FOR VACATION AND INCORPORATION INTO THE PROPOSED PARK CURRENTLY IN THE PRE-DESIGN STAGE.

THE SUBDIVISION WILL NOT ACCEPT ANY STORM WATERS FROM OFF-SITE. THE TWO ENTRANCES OFF OF ILIFF ROAD WILL HAVE SUFFICIENT WATER BARS TO HANDLE THE DEFLECTION OF THOSE MINOR STORM WATERS ALONG THE SOUTHERLY CURB LINE. THE INTERIOR DRAINAGE PATTERN IS SPLIT INTO TWO DRAINAGE BASINS, EAST ("E") AND WEST ("W") BASINS. EACH BASIN WILL HAVE THE DEVELOPED LOTS DISCHARGE THEIR EXCESS PRECIPITATION TO THE PUBLIC STREETS. THE STREETS WILL CONVEY ALL STORM WATERS TO THE SOUTH AND DISCHARGE THEIR STORM WATER FLOWS TO THE TWO PONDS VIA CONCRETE/ASPHALT RUNDOWNS.

HYDROLOGY (EXISTING CONDITIONS): THE PROPOSED SUBDIVISION IS WITHIN THE BOUNDARIES OF PRECIPITATION ZONE NO. 1 (WEST OF RIO GRANDE BLVD.); AS SUCH THE P_{60} (6 HR., 100 YR. STORM) HAS A DEPTH OF 2.2 INCHES. THE DRAINAGE BASINS COMPRISE 17.77 ACRES (INCLUDES 1.424 AC. OF 72ND STREET R.O.W.) OF VACANT AND UNDISTURBED LAND AND HAS A CORRESPONDING LAND TREATMENT "A" CLASSIFICATION. PEAK DISCHARGE (12-MIN. TIME OF CONCENTRATION), CFS/AC 100 YR, ZONE 1 (TABLE 9) = 1.15 CFS/AC.

DETERMINE TOTAL $Q_p = Q_{pA} + Q_{pB}$
 $Q_p = (1.15 \text{ CFS/AC.}) (17.77 \text{ AC.}) = 20.4 \text{ CFS (TOTAL)}$
 $Q_p = (\text{NORTH } 3.5 \text{ AC.}) = 4 \text{ CFS}$
 $Q_p = (\text{SOUTH } 14.3 \text{ AC.}) = 16.4 \text{ CFS (TO BOX CULVERT)}$

HYDROLOGY (PROPOSED IMPROVEMENTS): THE COMPLETED 84 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WILL COMPRISE TWO DISTINCT DRAINAGE BASINS, EACH WITH THEIR OWN OUTFALL TO SEPARATE TEMPORARY RETENTION PONDS. THE ANALYSIS FOR DETERMINING THE MAXIMUM PEAK DISCHARGE FOR THESE BASINS ARE BASED ON LAND TREATMENTS AS FOLLOWS:

LAND TREATMENT	DEVELOPED SUBD.(Ac.)	TOTAL SUBD. & TEMP. PONDS	"W"	BASINS (Ac.)
B	6.69	7.85	2.93	4.92
C	0.32	1.32	0.49	0.83
D	7.17	7.18	2.68	4.50
	14.17 Ac.	16.35 Ac.	6.10 Ac.	10.25 Ac.

FROM TABLE 9, EQUATION (a-10), DETERMINING TOTAL Q_{100} :

TOTAL $Q_{100} = Q_{pB} + Q_{pC} + Q_{pD}$
 $Q_{100} = (2.03)(2.54) + (2.87)(0.42) + (4.37)(2.32)$
 $= 5.16 + 1.21 + 10.14$
 $= 16.51 \text{ CFS CFS USE 17 CFS}$

BASIN "E" TOT. $Q_{100} = (2.03)(4.26) + (2.87)(0.72) + (4.37)(3.90)$
 $= 8.65 + 2.07 + 17.0$
 $= 27.8 \text{ CFS USE 28 CFS}$

TOTAL SITE (BASINS E, W & PONDS) VOLUME OF RUNOFF
 WEIGHTED E = $(0.67)(8.10) + (0.99)(1.32) + (1.97)(7.18)$
 $= 1.28 \text{ INCHES}$
 $= 16.35 \text{ AC.}$

VOLUME = $1.28 \text{ IN.} (16.35 \text{ AC.}) (43,560 \text{ SF/AC.})$
 $= 92,788 \text{ CU. FT.}$

POND STORAGE REQUIREMENTS: (EQU. a-9, PG. A-8, DPM 22.2)
 FOR A 10-DAY STORM:
 $V_{10} \text{ DAYS} = V_{300} + (Ad)(P_{10} \text{ DAYS} - P_{300})/12 \text{ IN/FT}$
 $= 75,788 \text{ CU.FT.} + (312,760 \text{ SF})(3.67 \text{ IN} - 2.20 \text{ IN})/12 \text{ IN/FT}$
 $= 114,101 \text{ CU. FT. (TOTAL SUBD.)}$

BASIN "W" = 42,570 CU.FT. < 46,200 CU.FT. (POND "W" CAPACITY)
 BASIN "E" = 71,532 CU.FT. > 49,200 CU.FT. (POND "E" CAPACITY)
 THEREFORE USE THE V_{300} FOR RUNOFF VOLUME AND PROVIDE A SPILLWAY FOR OVERFLOW TO THE I-40 BOX-CULVERTS 200 FT. AWAY TO THE SOUTHEAST. $V_{300} = 47,512 \text{ CU. FT. IS LESS THAN THE POND "E" CAPACITY OF 49,200 CU.FT.}$

STREET STORM WATER CARRYING CAPACITY: BASIN "E" GENERATED THE GREATEST RUNOFF (30.1 CFS) BUT THE FLOWS ARE SPLIT ALMOST EQUALLY AND DO NOT COMBINE UNTIL THEY REACH THE ENTRANCE TO THE RUNDOWN. BASIN "W" GENERATES A TOTAL OF 17 CFS AND THEREFORE ITS STORM WATER CARRYING CAPACITY ANALYSIS SHALL GOVERN, BEING THAT IT HAS THE GREATER FLOW RATE.

FROM PLATE 22.3 D-1, STREET CAPACITY WHERE: 32' STREET (F-F), 2% CROWN, 8" CURB $n = 0.017$, SLOPE = 0.5%
 $D = 0.47 \text{ FT (5-5/8")}$ ----- O.K.

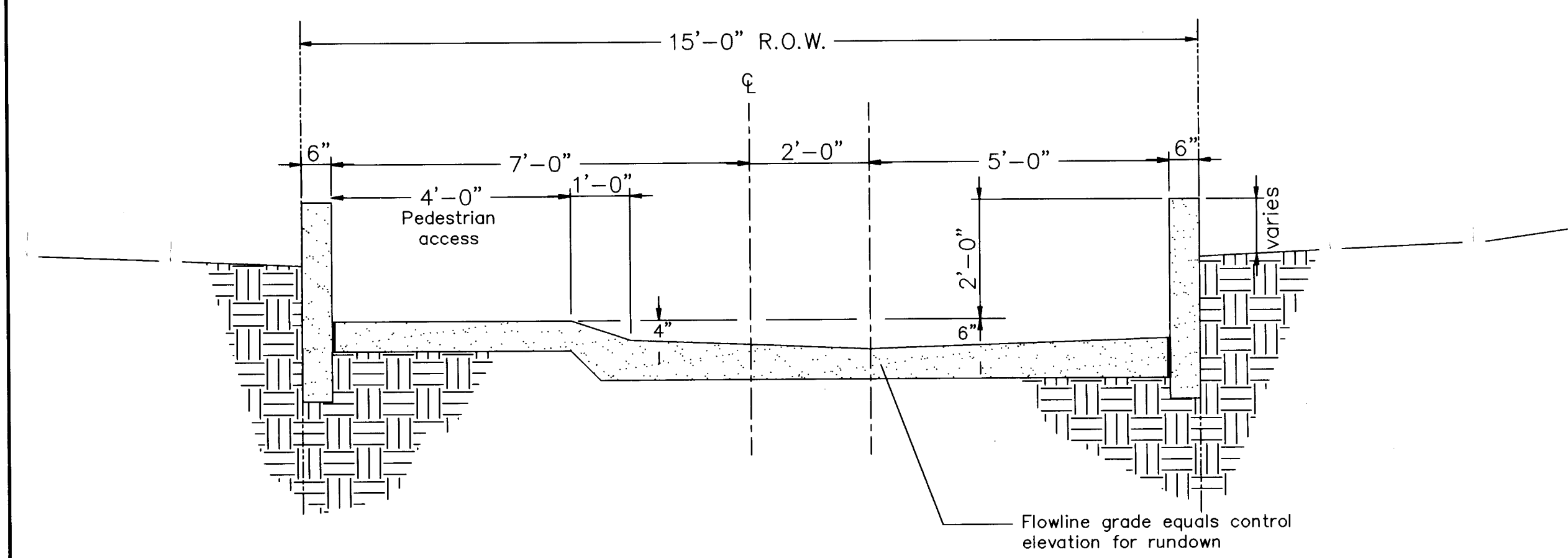
RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.
 Terry O. Brown 7/20/94
 Terry O. Brown, NMPE # 6407

26 4828.90 1294

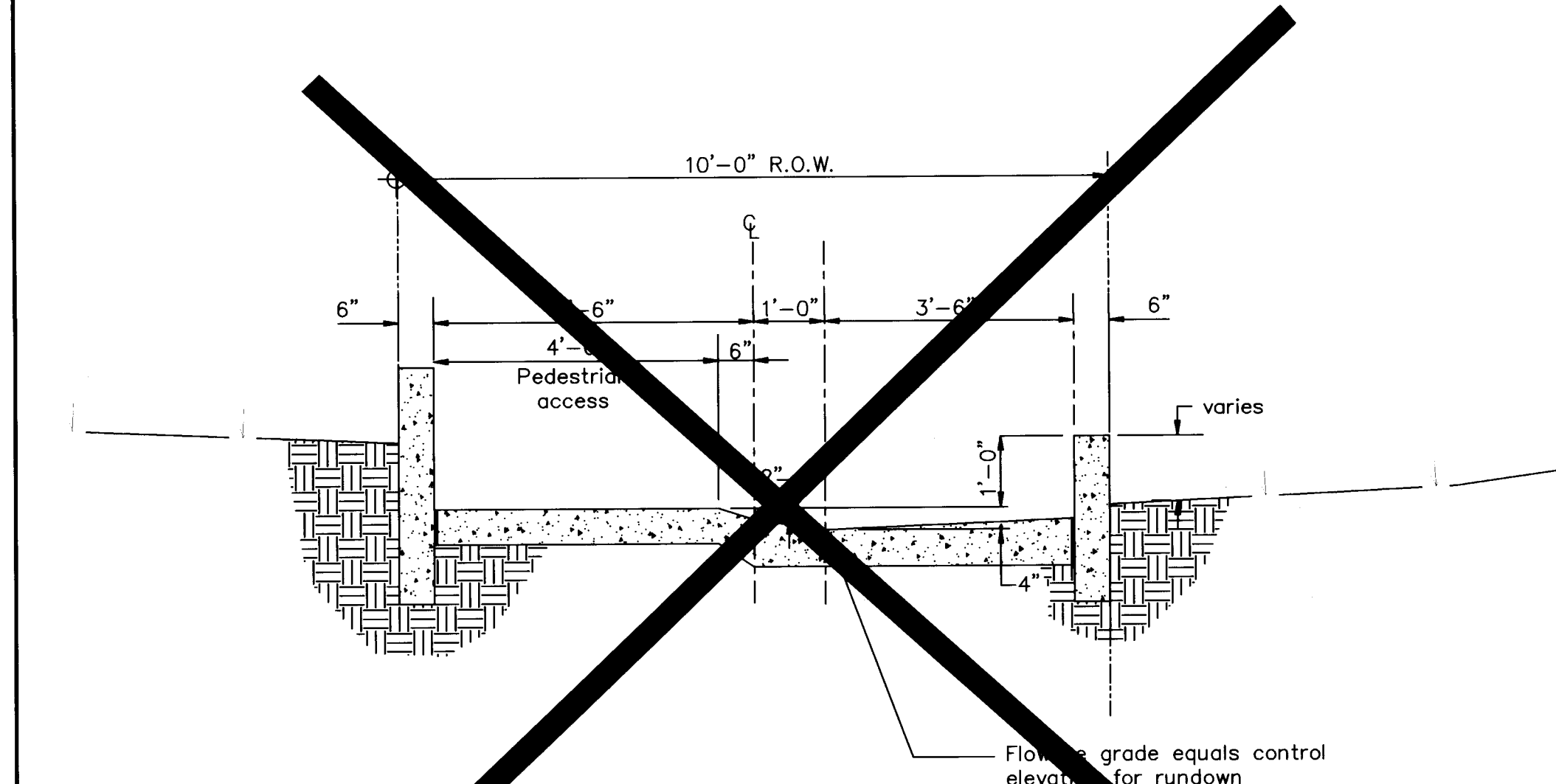
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE: CHAMISA POINTE SUBDIVISION GRADING & DRAINAGE PLAN DETAILS				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
DRC CHAIRMAN	3-8-94	WATER		
TRANSPORTATION	1-26-94	WASTE WATER		
HYDROLOGY	02-14-94			
PROJECT NO.	4828.90	MAP NO.	H& J-10	SHEET OF 12 14

SCANNED BY
BY LASON



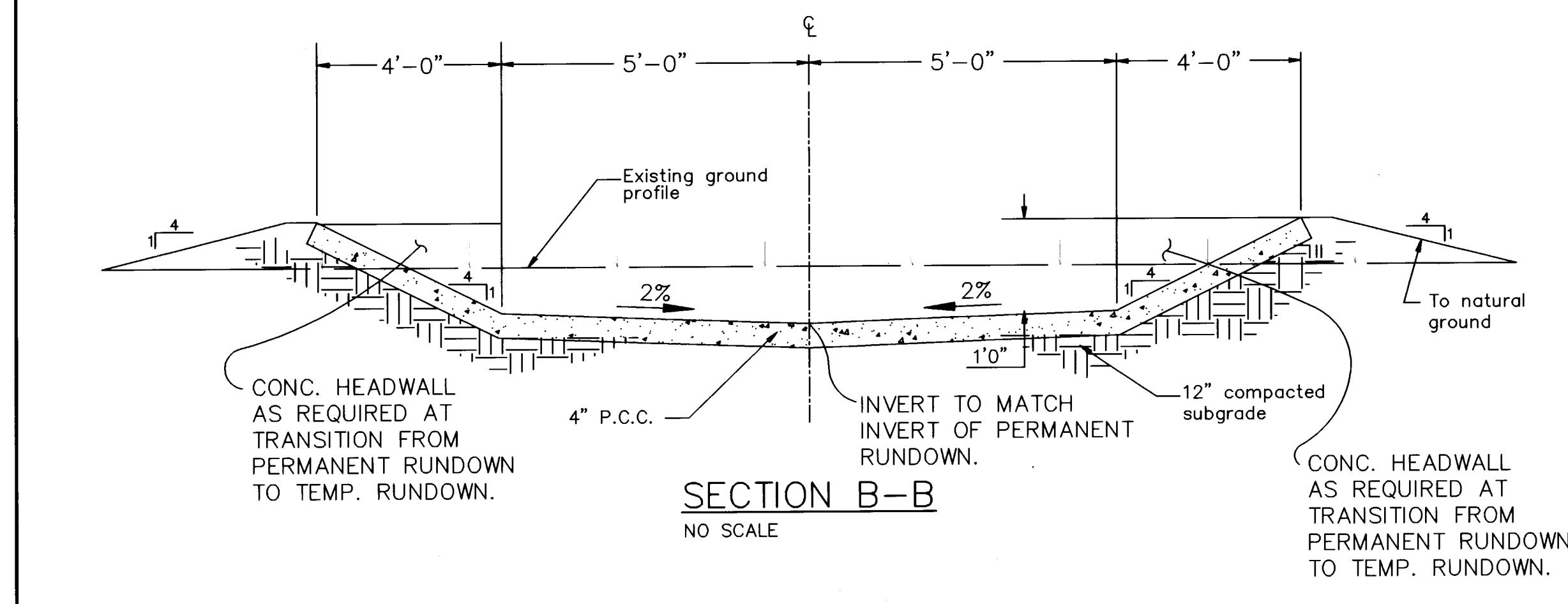
SECTION A-A FOR 15' R/W
1"=2'-0"

NOTE: Construct P.C. concrete rundown per modified section shown above and per C.O.A. Dwg. 2260.

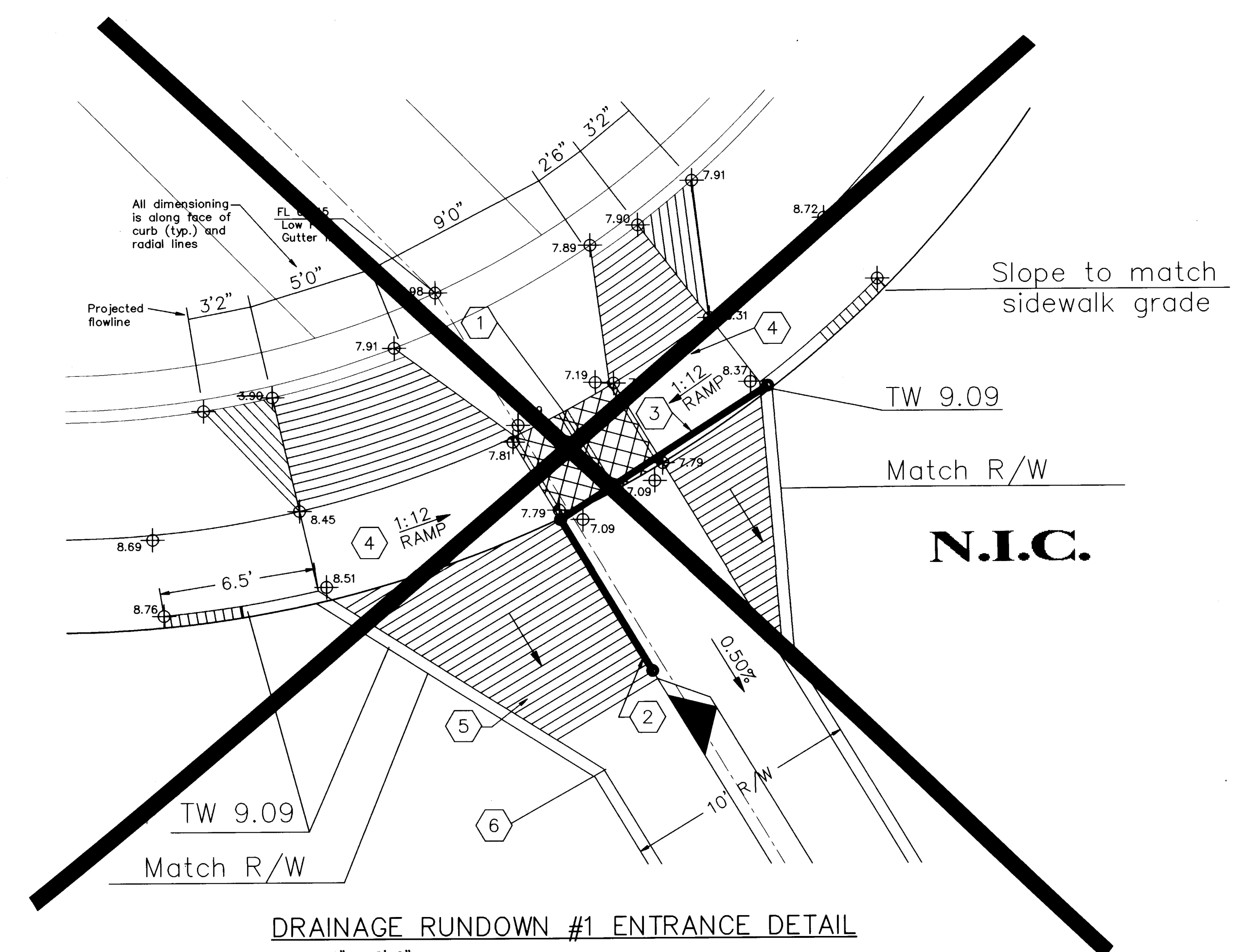


SECTION A-A FOR 10' R/W
1"=2'-0"

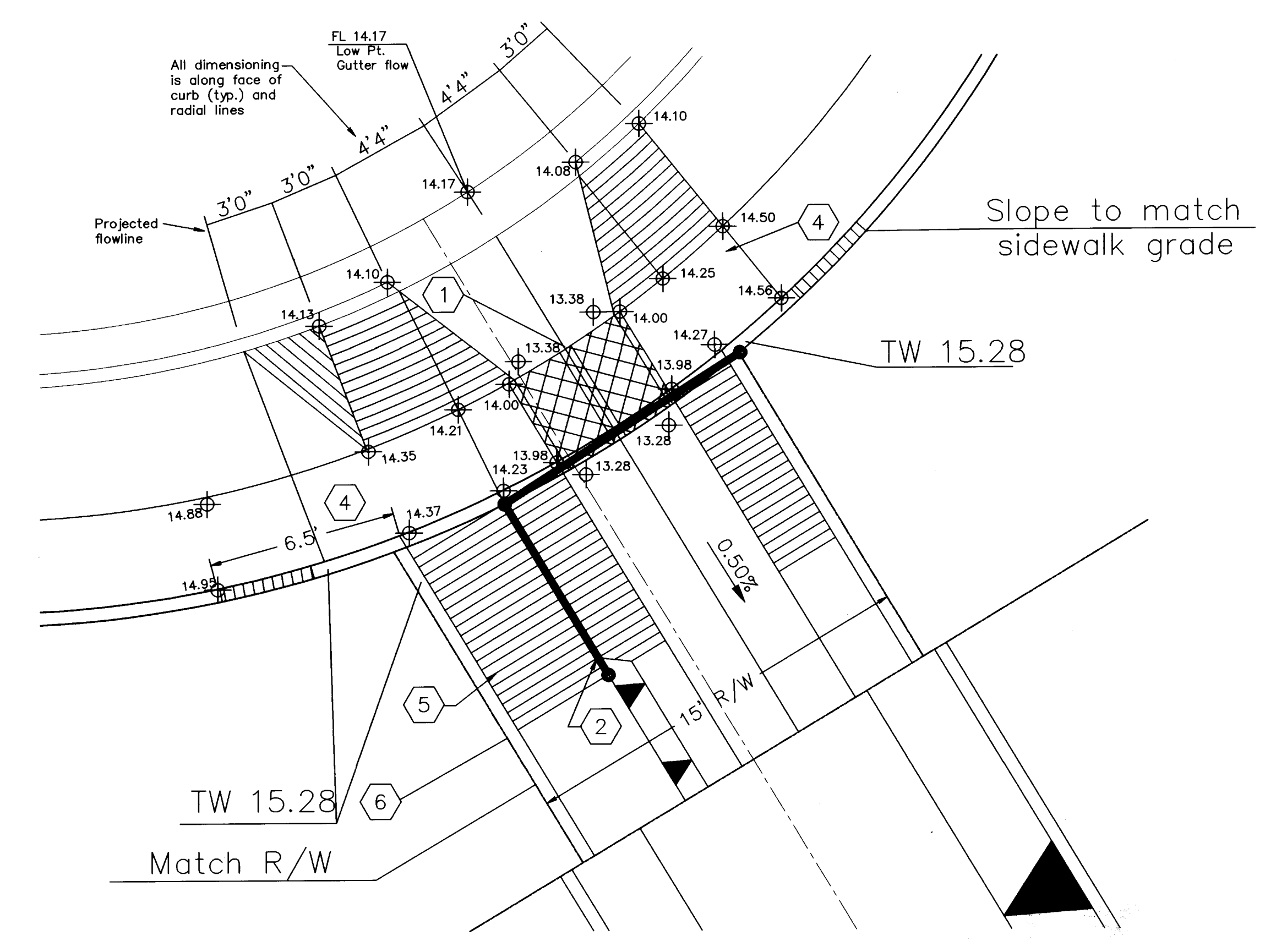
NOTE: Construct P.C. concrete rundown per modified section shown above and per C.O.A. Dwg. 2260.



SECTION B-B
NO SCALE



DRAINAGE RUNDOWN #1 ENTRANCE DETAIL
Scale: 1" = 2' 0"



DRAINAGE RUNDOWN #2 ENTRANCE DETAIL
Scale: 1" = 2' 0"

SCANNED BY
BY LASON

- KEYED CONSTRUCTION NOTES
1. Double (2 cell) drainage sidewalk culvert with steel plate top per C.O.A. Dwg. 2236. Length 4.6'.
 2. 42" high pipe railing (4 horizontal 1-1/2" dia. pipes at 10-1/2" O.C.) along back of P.C.C. sidewalk ramp and along edge of pedestrian ramp. Vertical pipe at ends and corner point to be 2" dia. All work shall be according to the general and construction notes of C.O.A. Dwg. 2251.
 3. Pipe gate, top rial @ 42" gt., 9'0" wide per C.O.A. Dwg. 2251.
 4. 4" P.C.C. sidewalk to be constructed.
 5. 4' wide pedestrian access ramp.
 6. Begin Section A-A at end of ramp.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

26 4828.901394

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: CHAMISA POINTE SUBDIVISION DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. J. Bradley</i>	3-8-94	WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY	<i>H. Alby</i>	02-14-94			
PROJECT NO.	4828.90	MAP NO.	H-10-Z	SHEET	13 OF 14

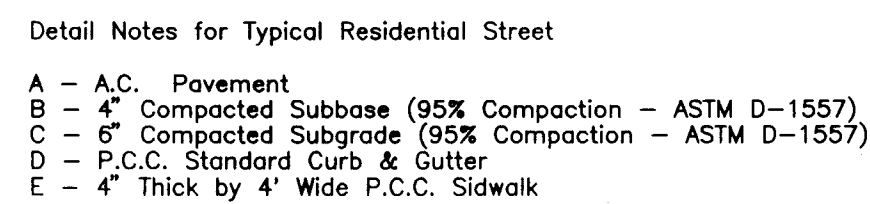
[illegible]

Diagram illustrating the cross-section of a pavement structure, showing the following layers from top to bottom:

- 1-1/2" Asphalt Surface Course
1500 Lbs. Stability
- Tack Coat (if required)
- 1-1/2" Asphalt Base Course
1500 Lbs. Stability
- 1-1/2" Asphalt Base Course
1500 Lbs. Stability
- 4" Compacted Subbase
(95% Compaction - ASTM D-1557)
- Compacted Subgrade
90% Compaction

SCANNED BY
BY LASON

STR_DETL.DWG

ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS	AS BUILT INFORMATION	
				FIELD NOTES				
				NO.	BY	DATE		
							CONTRACTOR Sundance Mech.	
							INSPECTOR'S STAMP BY SW Surl DATE 4/94	
							ACCEPTANCE BY T. Taboys DATE 7/94	
			BY				VERIFICATION BY SW Surl DATE 7/94	
							DRAWINGS BY JAB DATE 7/94	
							CORRECTIONS BY JAB DATE 7/94	
							MICRO-FILM INFORMATION	
							RECORDED BY DATE	
							NO.	

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by Southwest Surveying, Inc., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Terry O. Brown 7/28/94
Terry O. Brown, NMPE # 6407

1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 4828.901494

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	CHAMISA POINTE SUBDIVISION STREET DETAILS
--------	--

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. B. B. 3-8-94		WATER	W. B. B. 1-16-94	
TRANSPORTATION	J. B. B. 1-2-94		WASTE WATER	W. B. B. 1-16-94	
HYDROLOGY	B. B. B. 02-14-94				

PROJECT NO.	4828.90	MAP NO.	H-10-Z	SHEET	14	OF	14
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• L E G E N D •

MATERIALS

CONCRETE

RIP-RAP

LINES

SUBDIVISION BOUNDARY

PROPERTY LINE (PLAND)

PROPERTY LINE (SECTION)

CENTERLINE

EASEMENT LINE

MATCH LINE

SECTION CUT LINE

EARTHWORK

EXISTING

NEW

CONTOUR LINE

SPOT ELEVATION

PROJECT / PHASE BOUNDARY

FLOWLINE

DIRECTION OF FLOW

MISCELLANEOUS UTILITIES

GAS LINE

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRICAL

STORM DRAIN

STORM DRAIN MANHOLE

STORM DRAIN INLET

SANITARY SEWER

SANITARY SEWER LINE

SANITARY SEWER MANHOLE

SAS SERVICE CONNECTIONS

SAS CAP OR PLUG

ENCASEMENT

WATER

WATER LINE

WATER SERVICE CONNECTIONS

GATE VALVE

FIRE HYDRANT

BUTTERFLY VALVE

REDUCER

WATER PRESSURE ZONE BOUNDARY

WATER FITTINGS

CAPS AND PLUGS

ELBOW

CROSS

TEE

MISCELLANEOUS

CHAINLINK FENCE

FIELD FENCE

COMMON YARD WALL

RETAINING WALL

POWER OR TELEPHONE POLE

CONSTRUCTION PLANS

for

PHEASANT RUN WATERLINE

and

ACCESS ROAD

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE,

NEW MEXICO

OCTOBER, 1993

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen
NMP# 18547
Date 03-01-94

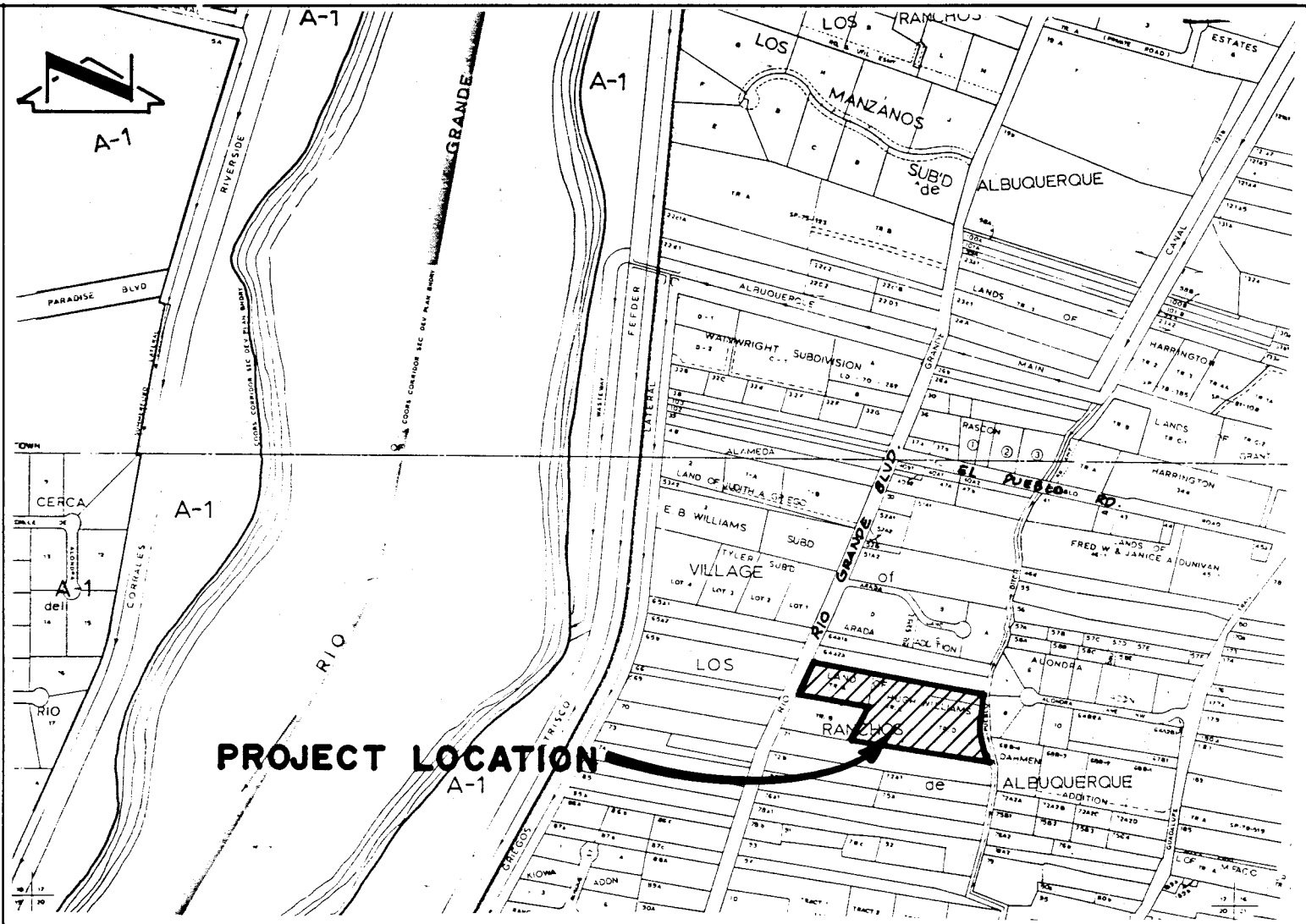
INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS
2	PLAT, SECTIONS AND DETAILS
3	WATERLINE EXTENSION PLAN AND PROFILE
4	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
5	TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES

APPROVAL OF AS-BUILT DRAWINGS

CHIEF CONSTRUCTION ENGINEER

DATE 4-21-94

RECORD DRAWING



VICINITY MAP

SCALE: 1" = 800' (APPROX.)

C - 14

- GENERAL NOTES:
- 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 - PUBLIC WORKS CONSTRUCTION - 1986. (UPDATE NO.4)
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
 - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY FOR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
 - SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
 - ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
 - 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 OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
 - ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION 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 SPECIFICATIONS.
 - THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 - CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
2,3									
APPROVAL OF REVISIONS									

26 4772.900194

930321

JMA

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (505) 345-4850

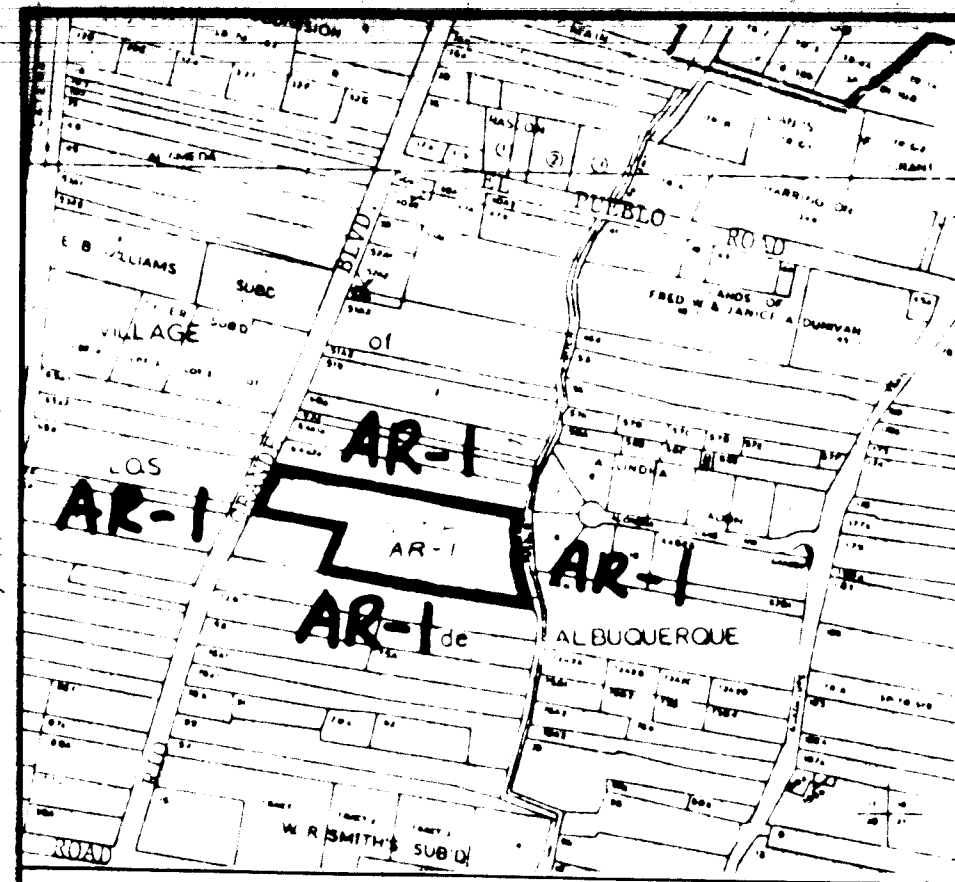
APPROVED FOR CONSTRUCTION

C.E.

PROJECT NO.

4772.90

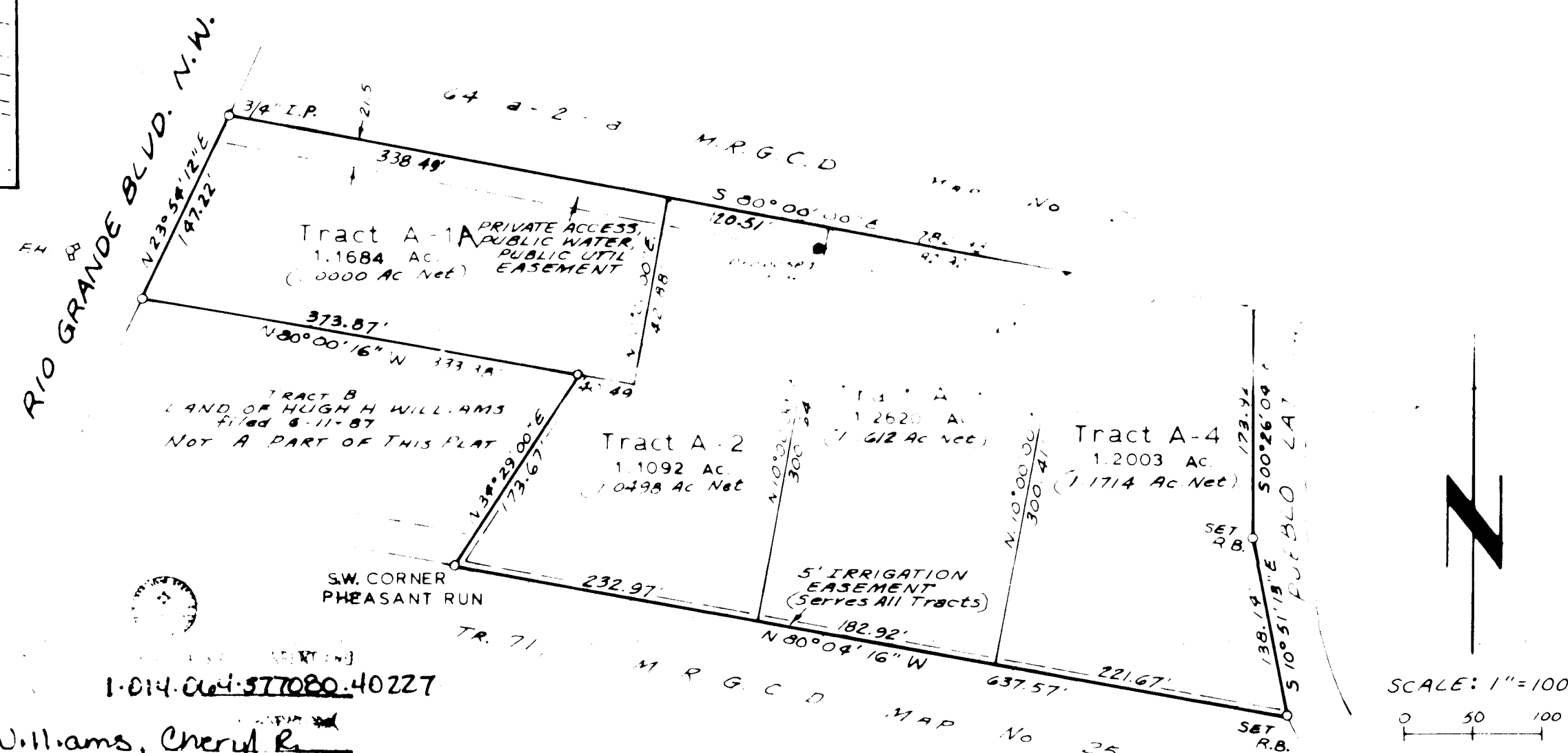
SHEET 1 OF 5



REPLAT OF PHEASANT RUN

LOS RANCHOS de ALBUQUERQUE,
Bernalillo County, New Mexico

Survey & Plat by ELDER COMPANY
404 MICHIGAN, S.E. ALBUQUERQUE, NEW MEXICO
March, 1992. Job No. 1257-1RE



TAX CERTIFICATE:

Property taxes for the land shown hereon
have been paid for the past ten years.

Jeffrey G. Mortensen
COUNTY TREASURER

DESCRIPTION, FREE CONSENT AND GRANT OF EASEMENT:

The above and foregoing Replat of that certain tract of land in Los Ranchos de Albuquerque, Bernalillo County, New Mexico, comprising PHEASANT RUN, as shown on the Plat thereof filed in the office of the County Clerk of said County on December 16, 1988, and more particularly described as follows: BEGINNING at the Southwest corner, which is the Southwest corner of said PHEASANT RUN, and running from said beginning point N. 84 deg. 34 min. 12 sec. E. 171.67 feet; THENCE N. 80 deg. 00 min. 00 sec. W. 333.38 feet to a point on the easterly line of Rio Grande Boulevard NW; THENCE N. 23 deg. 04 min. 12 sec. E. 147.22 feet along said boulevard line to the Northwest corner; THENCE S. 80 deg. 00 min. 00 sec. E. 171.67 feet to the Northeast corner; THENCE S. 80 deg. 26 min. 04 sec. E. 173.92 feet along said ditch line to an angle point; THENCE S. 10 deg. 51 min. 13 sec. E. 138.11 feet along said ditch line to the Southwest corner of said PHEASANT RUN and of the parcel herein described; THENCE N. 80 deg. 04 min. 16 sec. W. leaving said ditch line, 637.57 feet to the point of beginning; CONTAINING 4.7399 Acres, more or less, and subject to any easements of record, NOW SURVEYED, REPLATTED, AND DIVIDED as shown hereon and now comprising Tracts A-1 through A-4 of said PHEASANT RUN, with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners and proprietors hereby grant the easements shown hereon for the uses specified.

OWNERS AND PROPRIETORS

Bruce P. Cravens
BRUCE P. CRAVENS
Cheryl R. Williams
CHERYL R. WILLIAMS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

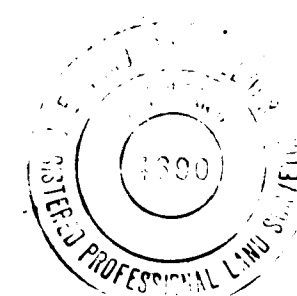
The foregoing instrument was acknowledged before me on DEC. 16, 1992, by
BRUCE P. CRAVENS, _____ and
CHERYL R. WILLIAMS.

Edward Ross Elder
EDWARD ROSS ELDER, Notary Public

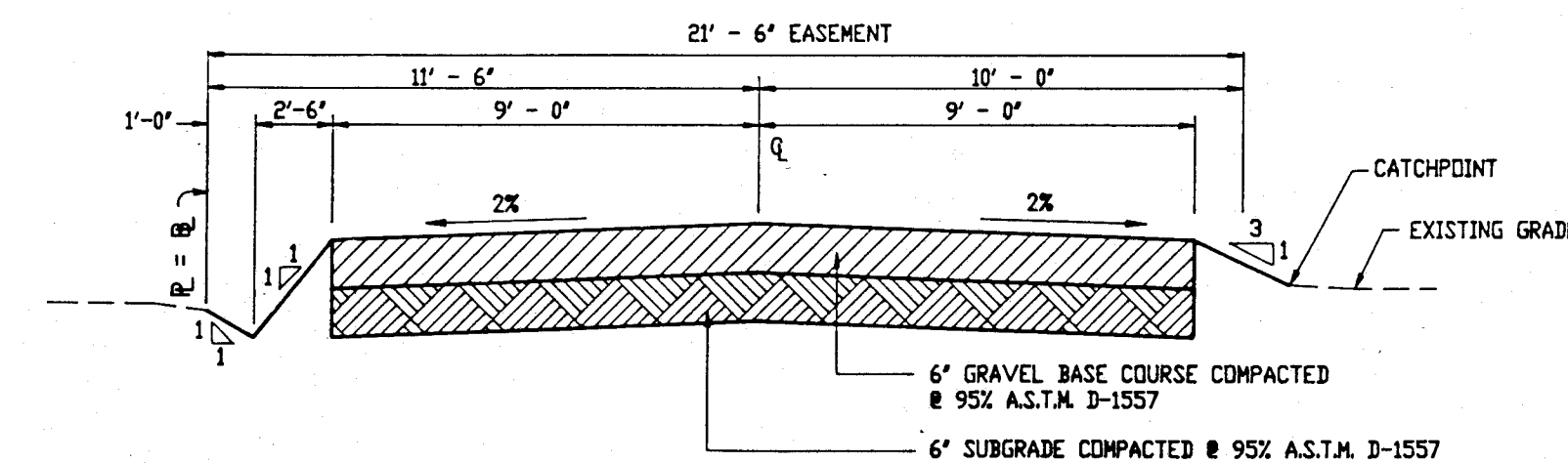
OFFICIAL SEAL
EDWARD ROSS ELDER
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary
My Commission Expires AUG. 6, 1995

SURVEYOR'S CERTIFICATE:

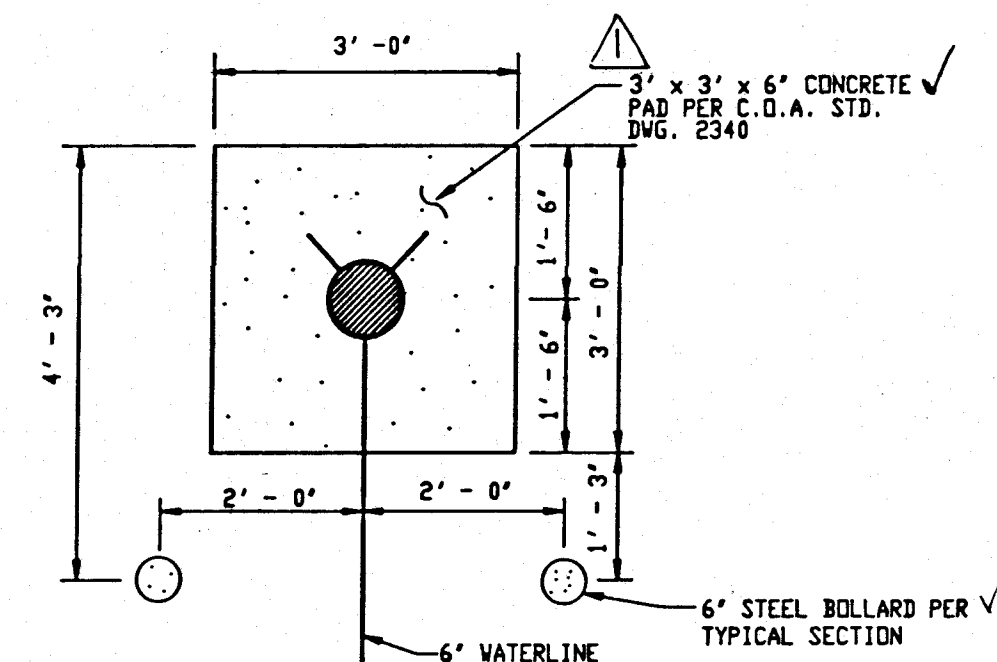
I, EDWARD ROSS ELDER, a duly qualified Professional Surveyor licensed under the laws of the State of New Mexico, hereby certify that this Plat was prepared from notes of an actual field survey performed by me and under my direction, that said survey and Plat are true and correct to the best of my knowledge and belief, and that said Plat shows all easements of record.



Edward Ross Elder
EDWARD ROSS ELDER, N.M.P.S. No. 4690



SECTION A-A
N.T.S.



FIRE HYDRANT BOLLARD DETAIL
SCALE: 1" = 2' - 0"

RECORD DRAWING

APPROVALS:

Matthe Warkentin 12-30-92
U.S. WEST COMMUNICATIONS

Joe Dunlop 12-29-92
GAS CO. OF N.M.

Joe Dunlop 12-29-92
GAS CO. OF N.M.

Joe Dunlop 12-29-92
GAS CO. OF N.M.

Joe Dunlop 12-29-92
GAS CO. OF N.M.

Joe Dunlop 12-29-92
GAS CO. OF N.M.

NOTES:

- The purpose of this Replat is to make four tracts out of one tract.
- The area of this tract, exclusive of the private access easement, is 4.3824 Acres.

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen
JEFFREY G. MORTENSEN, P.E.
Date 05-01-94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

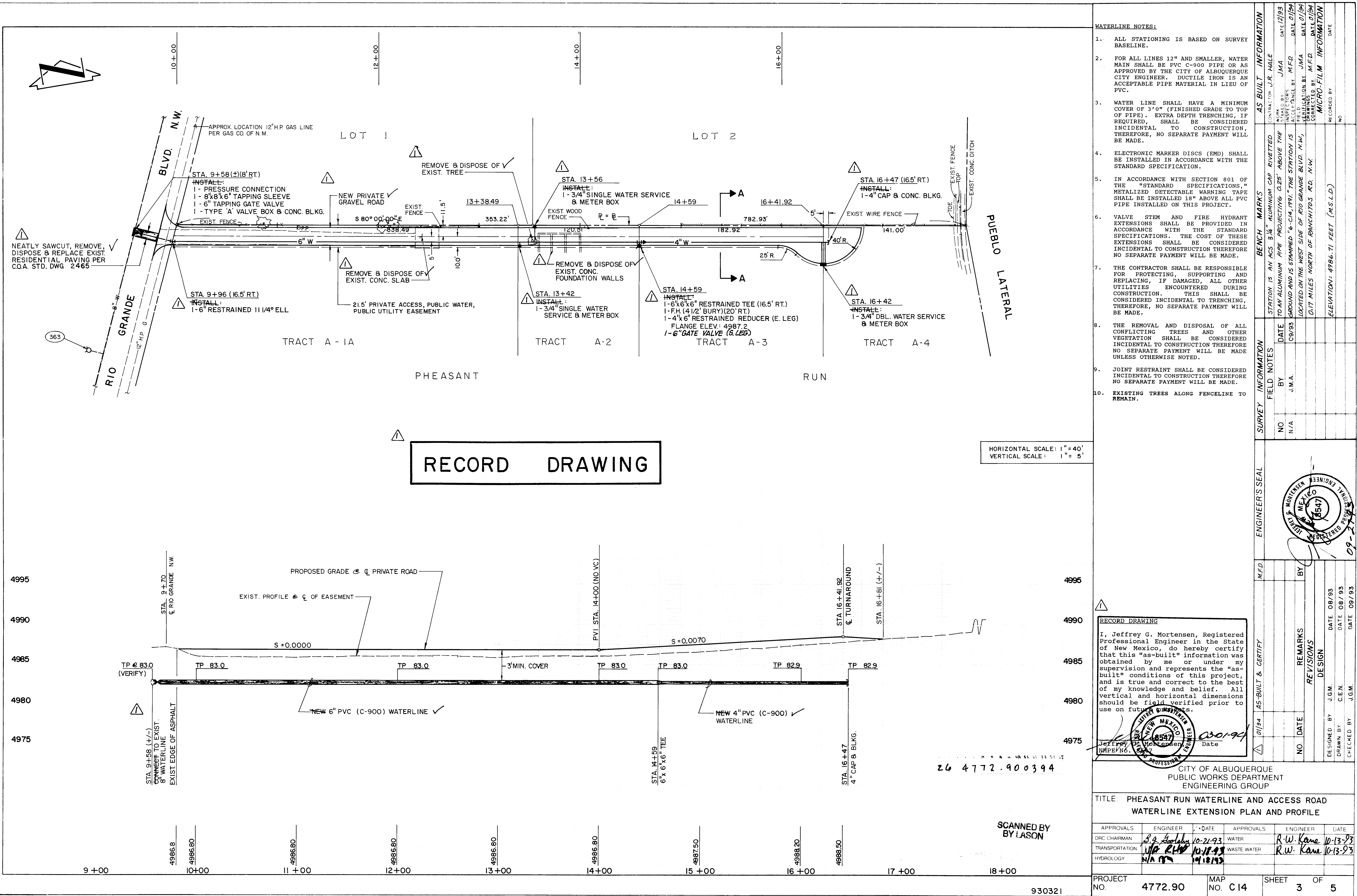
TITLE: PHEASANT RUN WATERLINE AND ACCESS ROAD
PLAT, SECTIONS AND DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>Joe Dunlop</i>	10-13-93	WATER	N/A RWE	10-13-93
TRANSPORTATION	<i>Joe Dunlop</i>	10-15-93	WASTE WATER	N/A RWE	10-13-93
HYDROLOGY	<i>Joe Dunlop</i>	10-15-93			

PROJECT NO. 4772.90 MAP NO. C 14 SHEET 2 OF 5

SCANNED BY
BY LASON

930321



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. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 8:30 A.M. OR END WORK AFTER 4:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

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.

19. 24 HOURS PRIOR TO OCCUPANCY 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.

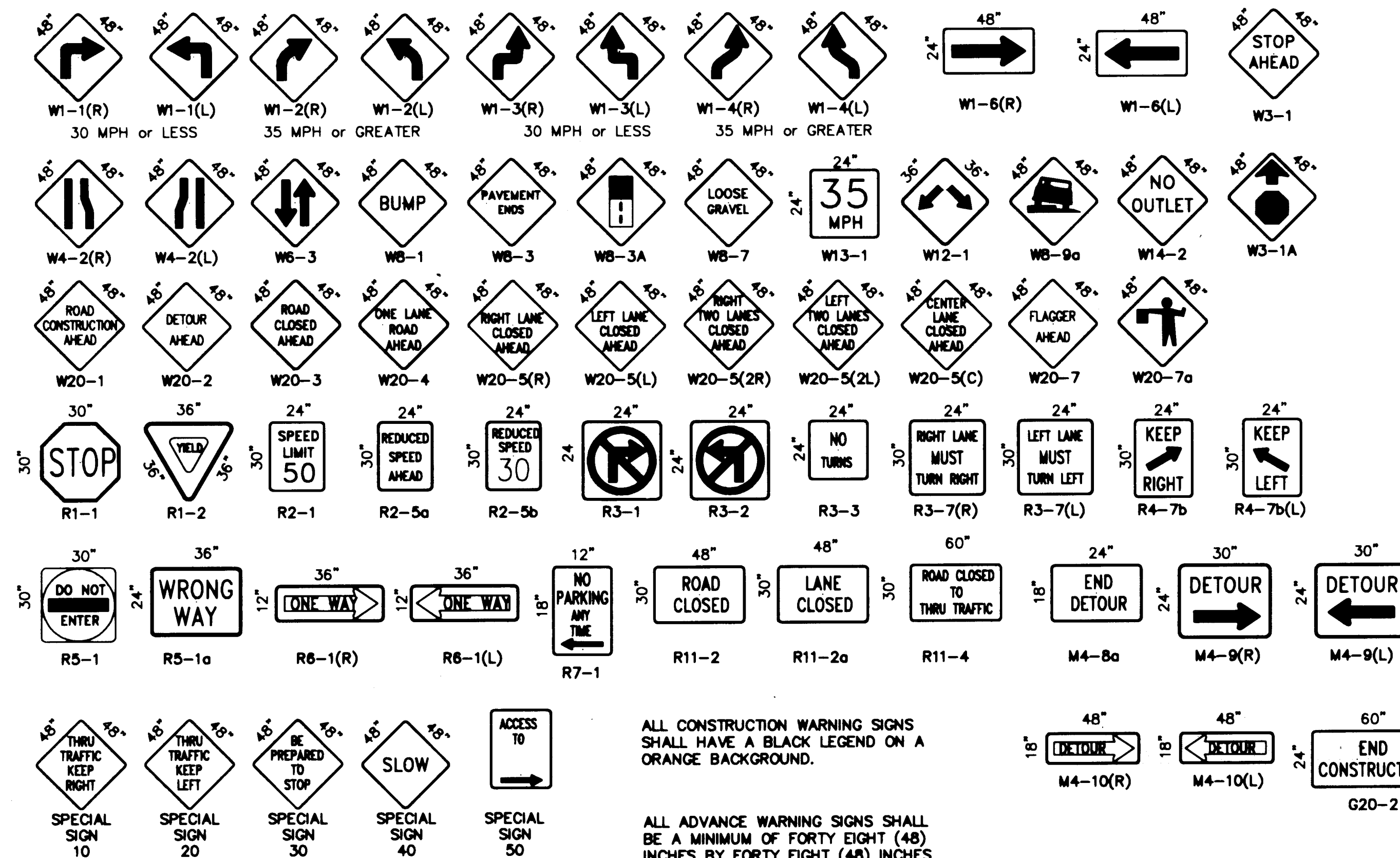
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.

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

PROJECT CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

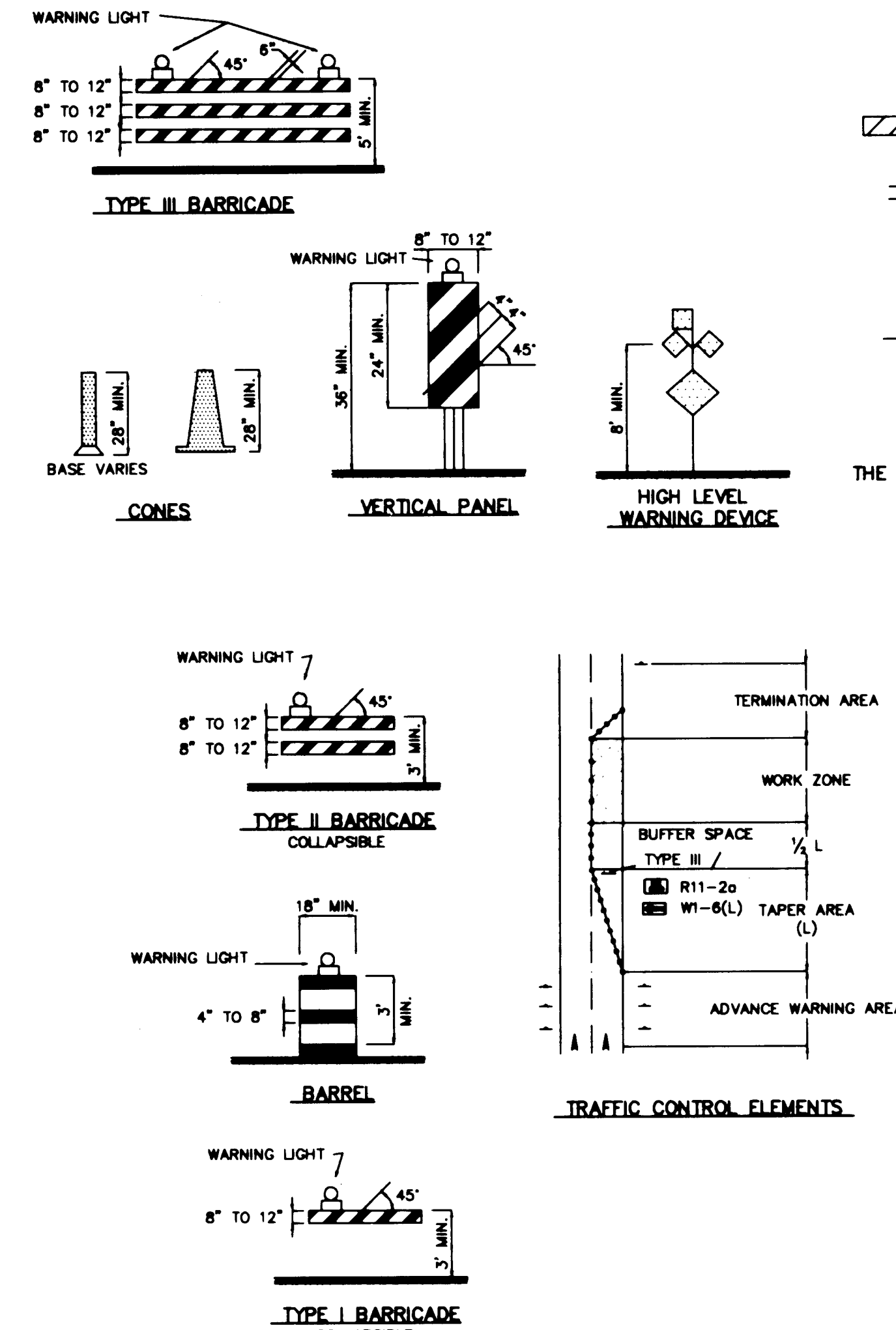
RECORD DRAWING

SIGN FACE DETAILS



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

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



LEGEND

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

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		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 FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE 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
DOWNSIDE TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	L = W x S
40 MPH OR LESS	L = W x S
45 MPH OR GREATER	L = W x S

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

26 4772.900494

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: PHEASANT RUN WATERLINE AND ACCESS ROAD					
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	10-21-93	WATER	<i>[Signature]</i>	10-13-93
TRANSPORTATION	<i>[Signature]</i>	10-15-93	WASTE WATER	<i>[Signature]</i>	10-13-93
HYDROLOGY	<i>[Signature]</i>	10-15-93			
PROJECT NO.		MAP NO.		SHEET OF	
4772.90		C 14		4 5	

SCANNED BY
BY LASON

