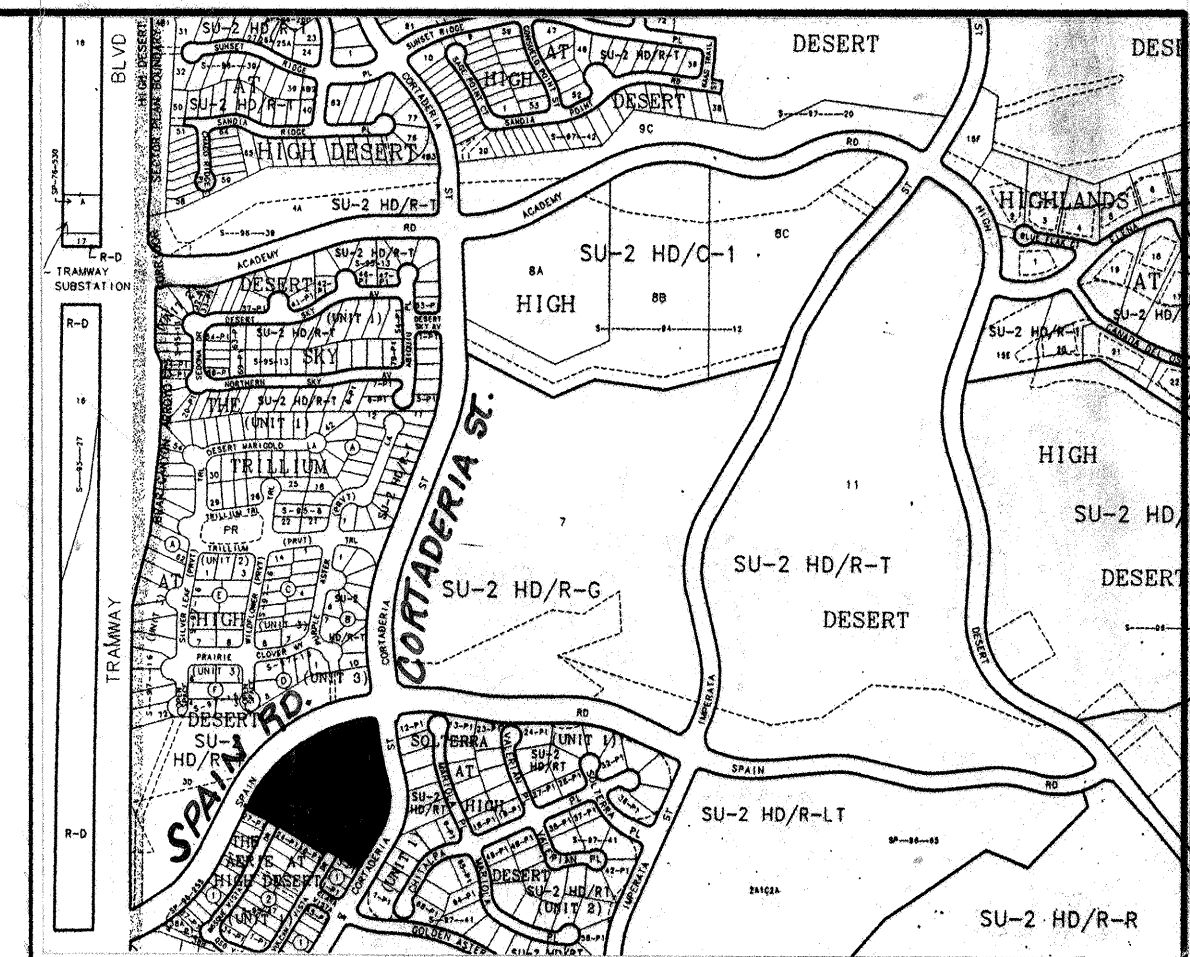


CONSTRUCTION PLANS
FOR
THE AERIE AT HIGH DESERT
UNIT 2
ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS E-23
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED, AND RE-SET BY THE CONTRACTOR.
5. FIVE (5) 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.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR IN EXISTING OR NEW LOCATION AS INDICATED BY THIS SET.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
8. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALK 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.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 5-27-99

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2-3	PLAT
4	GRADING AND DRAINAGE PLAN
5	MASTER PAVING PLAN
6-7	PAVING IMPROVEMENTS
8	MASTER UTILITY PLAN
9-10	UTILITY IMPROVEMENTS
10A-10B	TRAFFIC CONTROL SHEETS

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

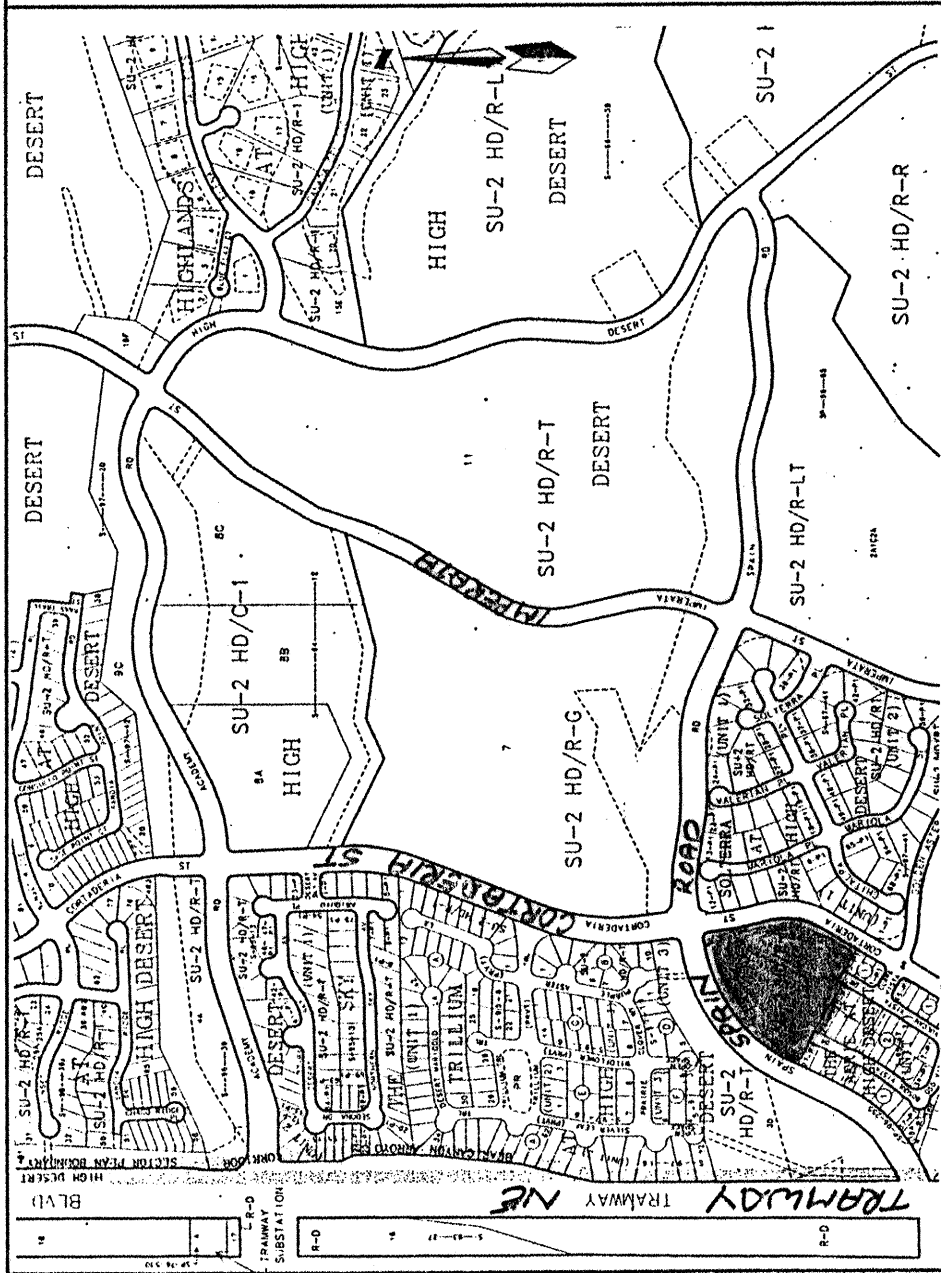
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering or intent of the record drawing.

[Signature] Timothy Aldrich, P.E. No. 7719 05-10-99

DRB CASE NO. 97-539

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC CHAIRMAN	<i>[Signature]</i>	8-24-98	<i>[Signature]</i> 9/17/98 CITY ENGINEER DATE		
		TRANSPORTATION	<i>[Signature]</i>	7-20-98			
		WATER/WASTEWATER	<i>[Signature]</i>	7-29-98			
		HYDROLOGY	<i>[Signature]</i>	7-29-98			
		CIP	<i>[Signature]</i>	7-29-98			
CONSTR. MGMT.		<i>[Signature]</i>	9-17-98				
CITY PROJECT NO.		5364.91	SHEET OF 10				



LOCATION MAP
ZONE ATLAS E23 & F23
NOT TO SCALE

SUBDIVISION DATA				
PLAT CASE NOS.	DRB.	S	V.	
GROSS ACREAGE				4.8855
ZONE ATLAS NO.				E23, F23
NO. OF EXISTING TRACTS/LOTS				1 TRACT
NO. OF TRACTS/LOTS CREATED				33 LOTS
NO. OF TRACTS/LOTS ELIMINATED				1 TRACT
MILES OF FULL WIDTH STREETS CREATED				0.1464
AREA DEDICATED TO THE CITY OF ALBUQUERQUE				0.8839 AC

DATE OF SURVEY..... JULY 27, 1995
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:..... 9508112570382

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements, and all public utility easements shown hereon in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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.

CLARA VISTA LIMITED LIABILITY COMPANY,
A NEW MEXICO LIMITED LIABILITY COMPANY

by: LARRY D. STROUP, Member 6/19/98
Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss
This instrument was acknowledged before me on JULY 9, 1998
NOTARY PUBLIC [Signature] MY COMMISSION EXPIRES 9-3-00

LEGAL DESCRIPTION

A tract of land situate with the Elena Gallegos Grant, projected Section 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 2A-1A-2, HIGH DESERT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 1995 in Volume 95C, Folio 460 together with TRACT A, BLOCK 2, AERIE AT HIGH DESERT, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 20, 1998 in Volume 98C, Folio 104 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the northwest corner of THE AERIE AT HIGH DESERT, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 24, 1996 in Volume 96C, Folio 217 and further being on the right-of-way line of Spain Road (from whence the Albuquerque Central Survey Monument "TUMBLE" bears N 15°10'30" W, 4996.05 feet;

THENCE along said easterly right-of-way line N 25°33'09" E, 26.90 feet to a point of curvature;

THENCE continuing 608.35 feet along a curve to the right, whose radius is 626.50 feet through a central angle of 55°38'09" and whose chord bears N 54°36'21" E, 584.73 feet to a point of tangency;

THENCE continuing N 82°25'23" E, 2.91 feet to a point of curvature;

THENCE leaving said easterly right-of-way line 39.28 feet along a curve to the right, whose radius is 950.00 feet through a central angle of 90°00'54" and whose chord bears S 52°34'37" E, 35.36 feet to a point of tangency, said point being on the westerly right-of-way line of Cortaderia Street NE;

THENCE along said westerly right-of-way line S 07°34'37" E, 43.43 feet to a point of curvature;

THENCE continuing 184.23 feet along a curve to the left, whose radius is 1342.56 feet through a central angle of 07°51'45" and whose chord bears S 11°30'29" E, 184.09 feet to a point of reverse curvature;

THENCE continuing 214.28 feet along a curve to the right, whose radius is 265.00 feet through a central angle of 46°19'47" and whose chord bears S 07°43'30" W, 208.49 feet to a point of tangency;

THENCE continuing S 30°53'21" W, 164.81 feet to the southeast corner, said point being common with the northeast corner of said UNIT 1;

THENCE leaving said westerly right-of-way line N 59°06'38" W, 145.99 feet along a line common with the northerly line of said UNIT 1 to a point;

THENCE continuing S 30°53'22" W, 40.14 feet to a point;

THENCE leaving said northerly line N 59°06'39" W, 210.99 feet along a line common with the southerly line of TRACT A, BLOCK 2, AERIE AT HIGH DESERT, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 20, 1998 in Volume 98C, Folio 104 to a point;

THENCE leaving said southerly line N 25°33'09" E, 18.08 feet to a point, said point being on said northerly line;

THENCE continuing N 61°45'08" W, 46.05 feet to a point;

THENCE continuing N 64°26'51" W, 98.01 feet to the point of beginning and containing 4.8855 acres more or less.

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. TO SUBDIVIDE THE EXISTING TRACT INTO 33 RESIDENTIAL LOTS
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN
3. GRANT PUBLIC UTILITY EASEMENTS AS SHOWN

PLAT OF

THE AERIE AT HIGH DESERT

UNIT 2

PROJECTED SECTION 26
T 11 N, R 4 E, NMPM

ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO
JUNE 1998

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Planning Director, City of Albuquerque, N.M.	Date
City Engineer, City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Transportation Development, City of Albuquerque, N.M.	Date
Utility Development Division, City of Albuquerque, N.M.	Date
Parks and General Services, City of Albuquerque, N.M.	Date
City Surveyor, City of Albuquerque, N.M.	Date
Property Management, City of Albuquerque, N.M.	Date

PNM Gas	Date
U.S. West Telecommunications	Date
PNM Electric	Date
Jones Intercable, Inc.	Date

Dwg: 8035plt1	Drawn: BJG	Check: ALS	Sheet 1 of 3
Scale: 1"=50'	Date: 6-9-98	Job: 98035	

PLAT OF

THE AERIE AT HIGH DESERT

UNIT 2

PROJECTED SECTION 26
T 11 N, R 4 E, NMPM

ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO
JUNE 1998

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and service of gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for 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.
4. Jones Intercable for installation, maintenance and service of such lines, cables and related equipment and facilities reasonably necessary to provide Cable TV service.
5. The City of Albuquerque, for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

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 easement, including sufficient working area space for electrical easement, water right and private property 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 Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

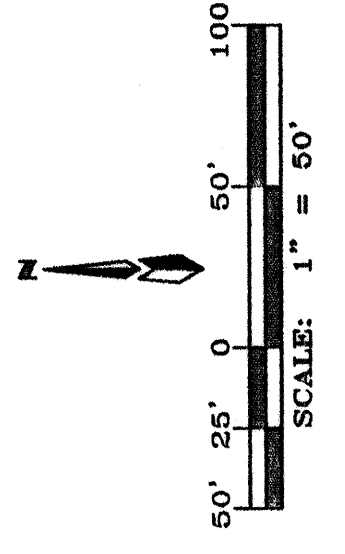
[Signature]
06-10-98

Dwg: 8035plt2	Drawn: BJG	Check: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 6-9-98	Job: 98035	

CPN 536481

Sht. 2 of 10

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation)
to be installed at all centerline P.C.s, P.T.s,
angle points, and intersection points. The
monumentation shall consist of a
four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTRAL ZONE
DO NOT DISTURB
PLS #7719



TRACT B (SEE NOTE 11, SHEET 2 OF 5)
90' WATERLINE EASEMENT
GRANTED BY THIS PLAT
1074 SF
0.0247 AC

PLAT OF
THE AERIE AT HIGH DESERT
UNIT 2
PROJECTED SECTION. 26
T 11 N, R 4 E, NMPM
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 1998

C#	Radius'	Delta	Length'	Chord'	Direction
C1	626.50	52.38708°	608.35	584.73	N54°36'21"E
C2	504.35	34.44138°	305.84	301.17	N42°55'28"E
C3	481.35	34.44138°	291.89	287.44	N42°55'28"E
C4	98.00	24.46499°	42.47	42.14	N72°42'41"E
C5	527.35	34.44138°	319.78	314.91	N42°55'28"E
C6	1342.56	07°51'45"	184.23	184.09	N17°30'29"W
C7	40.00	159°28'06"	110.63	78.59	N63°35'52"W
C8	265.00	46°19'24"	214.28	208.49	N07°43'30"E
C9	142.00	46°19'24"	114.81	111.70	N07°43'30"E
C10	118.00	46°19'24"	96.21	93.87	N07°43'30"E
C11	165.00	46°19'24"	133.40	129.80	N07°43'30"E
C12	75.00	50°03'12"	63.32	63.46	N38°34'16"W
C13	52.00	106°59'34"	98.35	83.15	N49°39'11"W
C14	268.54	07°51'45"	373.19	370.54	N42°55'28"E
C15	25.00	47°52'31"	23.93	20.12	N68°20'57"E
C16	25.00	47°52'31"	23.93	20.12	N68°20'57"E
C17	98.00	18°44'40"	32.12	31.97	N22°56'07"W
C18	1465.54	07°51'45"	48.33	48.33	N14°29'21"W
C19	1442.54	07°51'45"	47.57	47.57	N14°29'21"W
C20	25.00	47°52'31"	20.93	20.32	N08°20'35"W
C21	25.00	09°00'54"	39.28	35.36	N52°34'37"W
C22	165.00	03°53'01"	11.18	11.18	N28°56'51"E
C23	165.00	12°36'55"	36.33	36.26	N20°41'53"E
C24	165.00	13°02'09"	37.54	37.46	N07°52'21"E
C25	165.00	13°02'09"	37.54	37.46	N05°09'48"W
C26	165.00	03°45'10"	10.81	10.81	N13°33'27"W
C27	119.00	34°10'37"	70.88	69.84	N07°31'77"E
C28	119.00	12°08'46"	25.23	25.18	N24°48'58"E
C29	265.00	02°25'12"	11.19	11.19	N29°40'47"E
C30	265.00	14°04'33"	63.13	64.96	N27°25'45"E
C31	265.00	13°02'09"	60.29	60.16	N07°52'15"W
C32	265.00	13°02'09"	60.29	60.16	N03°53'39"W
C33	1342.56	07°51'45"	28.88	28.88	N14°29'21"W
C34	1342.56	07°51'45"	42.02	42.02	N14°29'21"W
C35	1342.56	07°51'45"	42.02	42.02	N11°31'34"W
C36	1342.56	07°51'45"	42.02	42.02	N09°06'12"W
C37	1342.56	07°51'45"	42.02	42.02	N07°10'38"E
C38	25.00	28°05'30"	12.26	12.13	N21°36'55"W
C39	25.00	61°55'24"	27.02	25.72	N66°37'22"W
C40	626.50	09°50'48"	107.67	107.54	N77°30'01"E
C41	626.50	07°04'41"	77.40	77.35	N69°02'17"E
C42	626.50	05°57'22"	65.13	65.10	N62°31'15"E
C43	626.50	04°48'00"	52.67	52.65	N57°08'04"E
C44	626.50	04°48'00"	52.67	52.65	N57°08'04"E
C45	626.50	05°39'18"	61.63	61.81	N42°55'28"E
C46	626.50	04°48'00"	52.67	52.65	N57°08'04"E
C47	626.50	04°48'00"	52.67	52.65	N57°08'04"E
C48	626.50	04°48'00"	52.67	52.65	N57°08'04"E
C49	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C50	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C51	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C52	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C53	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C54	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C55	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C56	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C57	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C58	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C59	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C60	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C61	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C62	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C63	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C64	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C65	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C66	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C67	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C68	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C69	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C70	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C71	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C72	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C73	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C74	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C75	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C76	527.35	04°48'00"	38.12	38.11	N37°01'38"E
C77	527.35	04°48'00"	38.12	38.11	N37°01'38"E

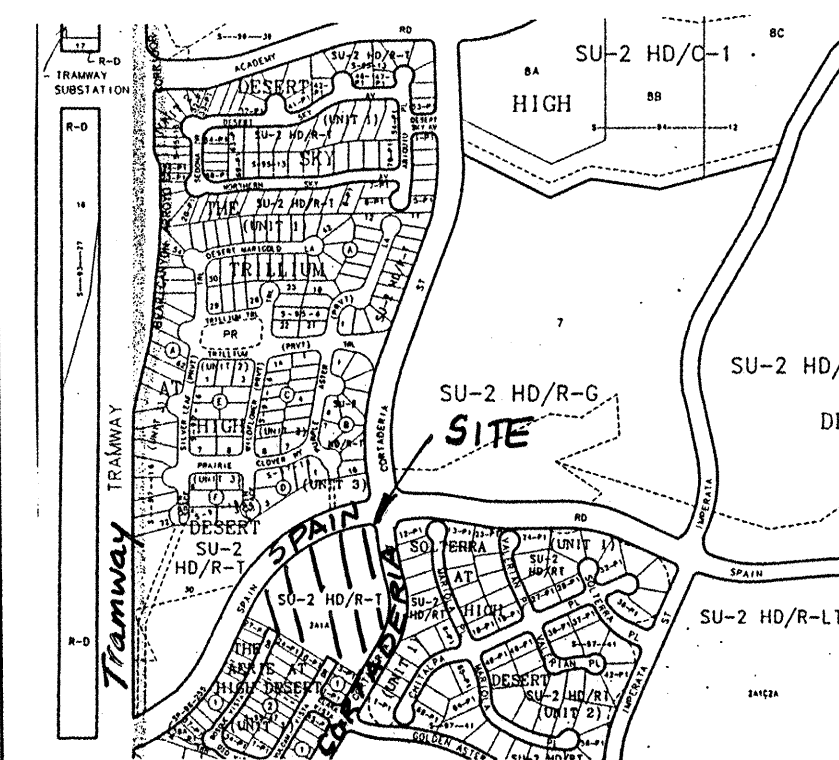
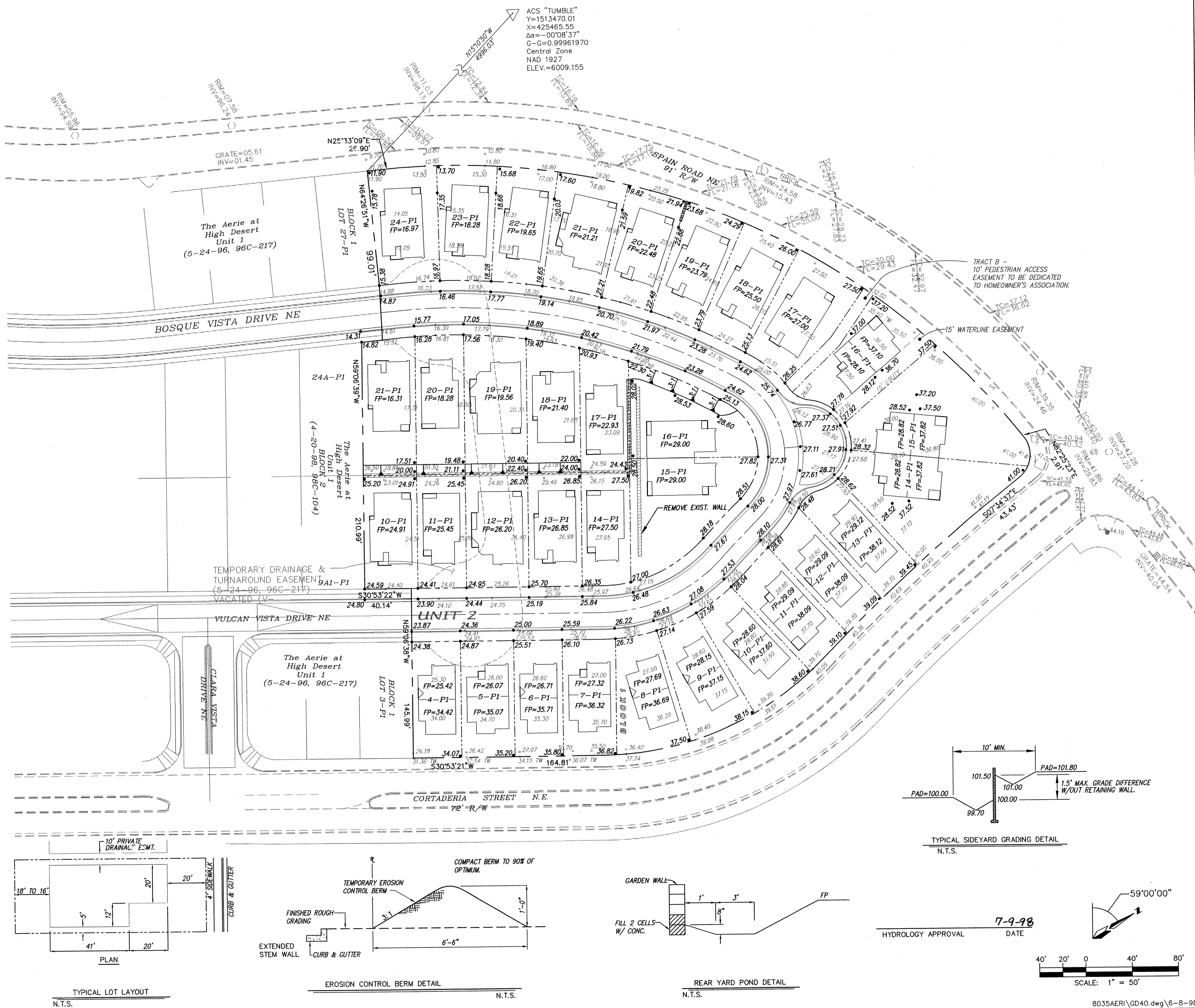
C#	Radius'	Delta	Length'	Chord'	Direction
C77	25.00	09°49'48"	4.29	4.28	N80°12'42"E

- SETBACKS
- Setbacks shall be per the R-T zone:
1. Front yard setback of not less than 15 feet except driveways shall be not less than 20 feet long.
 2. There shall be no required side-yard setback except:
a. There shall be ten feet on the street side of corner lots.
b. There shall be five feet from a side lot line that separates the R-T zone from another zone.
 3. There shall be a rear-yard setback of:
a. Not less than 15 feet, or
b. For houses with older rear lot lines lot less than 15 feet from the street line. Such yard setback is not less than 15 feet. Such reduced setbacks are allowed only when approved by the Planning Director and specified on a subdivision plat for not less than two back-to-back lots.
 4. There shall be a minimum 10 ft. separation between buildings.

ACS "2-F03"
Y=1513470.01
X=425465.55
Δa=00°08'33"
G=0.99961970
Central Zone
ELEV.=6003.155

CPN 536481

Sht. 3 of 10



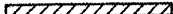
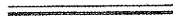
VICINITY MAP ZONE ATLAS MAP: E-23
SCALE: NONE

LEGAL DESCRIPTION
TRACT 2a-1a-2, HIGH DESERT

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
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 DTL. THIS SHT. AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
5. LOTS 20-24, BLOCK 1 WILL HAVE REAR YARD PONDS AS PREVIOUSLY APPROVED WITH CLARA VISTA DRAINAGE REPORT FILE E230JG.

LEGEND

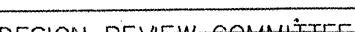
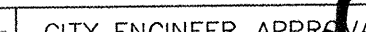
-  NEW RETAINING WALL—DESIGN BY OTHERS
 21.01 TW TOP OF WALL
 18.31 BW BOTTOM OF WALL
 FP = 30.38 FINISHED PAD ELEVATION
 MOUNTABLE CURB & GUTTER
 STANDARD 8" CURB & GUTTER
 28.53+ PROPOSED SPOT ELEVATION
 3:1 OR 4:1 SLOPE
 - - - - - TRACT/LOT BOUNDARY
 - - - - - RIGHT OF WAY
 - - - - - EASEMENTS
 - - - - - CENTERLINE OF ROAD
 EXISTING CONTOUR
 - - - - - EXISTING TOP OF CURB
 - - - - - EXISTING FLOWLINE
 00.00 EXISTING SPOT ELEVATION
 EXISTING RETAINING WALL

dm

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200. FAX (505) 797-9539

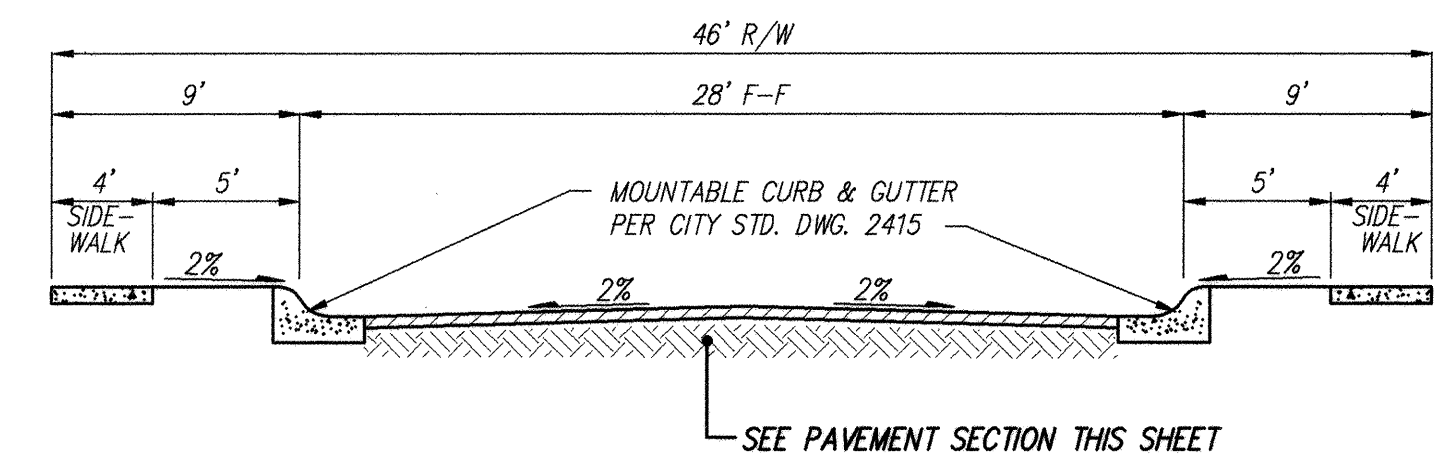
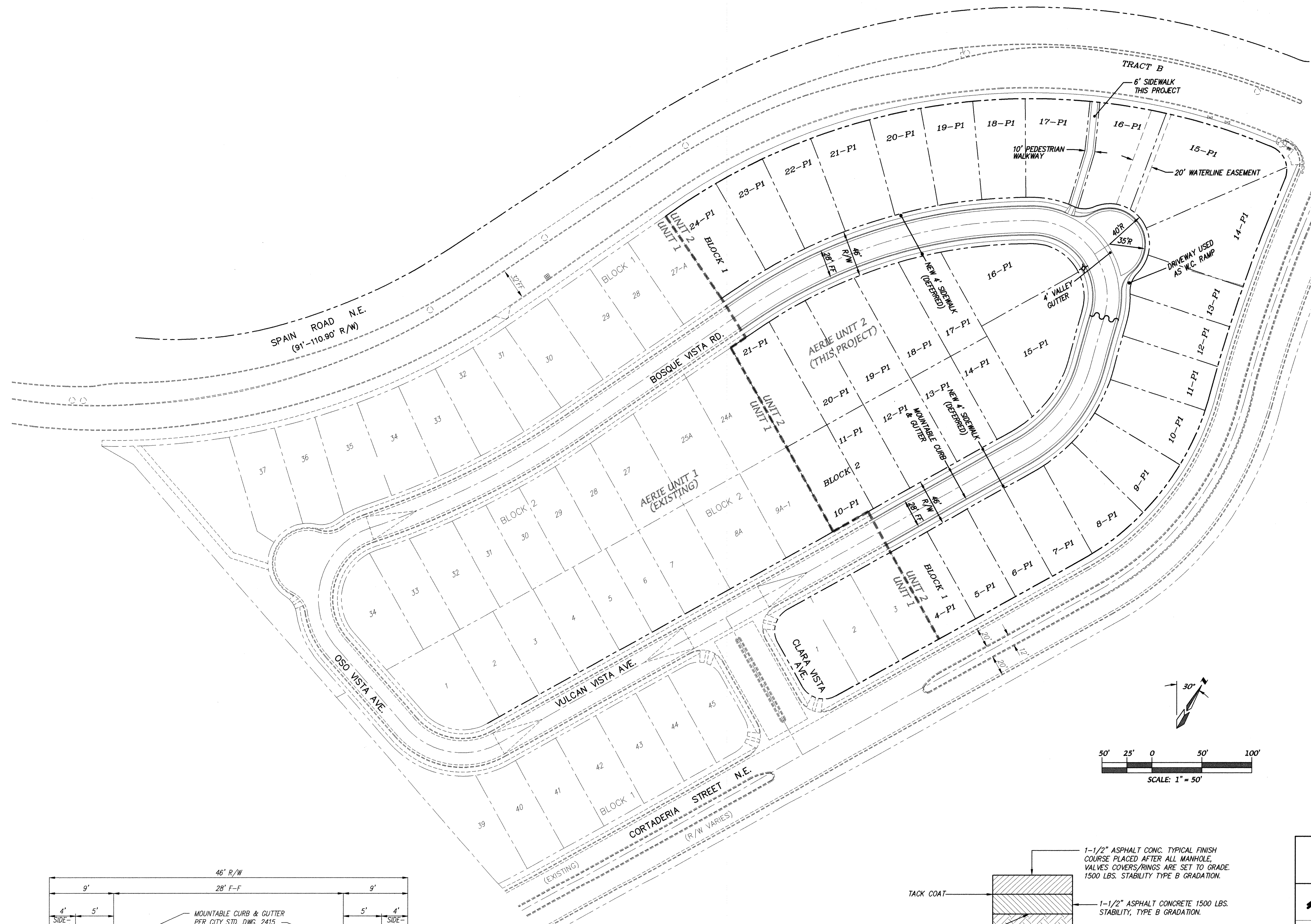
 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: *THE AERIE - UNIT 2
GRADING & DRAINAGE PLAN*

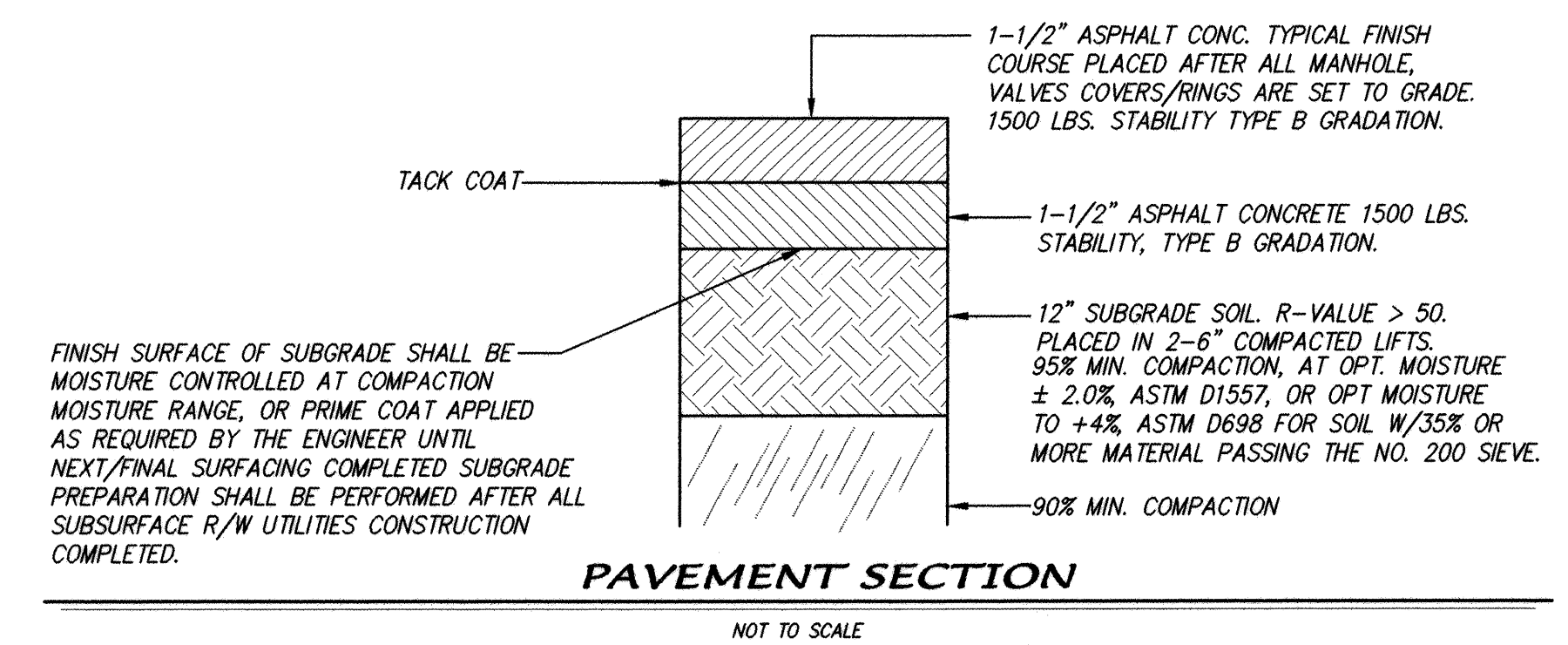
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.
	 Approved	
	 @ DRB	
		
	LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
536401	533	4	10

		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
				FIELD NOTES		ACS "TUMBLE"		CONTRACTOR ROMERO EXCAV.	
				NO.	BY	DATE	Y=1513470.01	WORK STAKED BY AL.S.	DATE 2/99
							X=423465.55	ACCEPTANCE BY MBA	DATE 2/99
							Δα = -0008.37"	FIELD VERIFICATION BY AL.S.	DATE 2/99
							G-C=0.99961970	REVISIONS CORRECTED BY AL.S.	DATE 2/99
REMARKS								MICRO-FILM INFORMATION	
DESIGNED BY DLH		DATE 6-98						RECORDED BY	
DRAWN BY BLN		DATE 6-98						NO.	



TYPICAL 46' RESIDENTIAL STREET SECTION
NOT TO SCALE



PAVEMENT SECTION
NOT TO SCALE

- GENERAL NOTES**
1. ALL VALLEY GUTTERS ARE TO HAVE 3/4" INVERT. PER CITY STD. DWG. 2420.
 2. ALL 4" INTERIOR SIDEWALKS ARE DEFERRED.
 3. ALL HANDICAP RAMPS TO BE CASE 2. PER CITY STD. DWG. 2441.
 4. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50' PER STD. DWG. 2401.
 5. TRANSITION FROM MOUNTABLE TO STANDARD CURB SHALL BE WITHIN 10'.
 6. SOILS NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2.0 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

- LEGEND**
- NEW MOUNTABLE CURB & GUTTER
 - NEW 6" STANDARD CURB & GUTTER
 - NEW WHEELCHAIR RAMP
 - CROWN TRANSITION
 - PROPERTY LINE
 - EXIST. CURB & GUTTER
 - WATER BLOCK
 - STREET LIGHTS

dmg
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(505) 828-2200 dmgs@swcp.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **The Aerie at High Desert Unit 2 MASTER PAVING PLAN**

APPROVE AUG 24 1998 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		DATE	DATE
DESIGNED BY	DLH	DATE	02/96
DRAWN BY	DBC	DATE	02/96
CHECKED BY	DMG	DATE	02/96

CITY PROJECT NO. **536491** ZONE MAP NO. **E23** SHEET **5** OF **10**

CONTRACTOR'S SEAL

NAME: **JOEL HELLER**
NO. **11111**
EXPIRATION DATE: **12-22-98**
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
1987

AS BUILT INFORMATION

CONTRACTOR: **ROMERO EXCAV.**
DATE: **2/99**
INSPECTOR'S: **A.L.S.**
DATE: **3/99**
FIELD: **MGA**
DATE: **2/99**
VERIFICATION BY: **A.L.S.**
DATE: **2/99**
CORRECTED BY: **A.L.S.**
DATE: **2/99**
MICRO-FILM INFORMATION
RECORDED BY: **NO.**
DATE: **NO.**

STATION MARK IS A STANDARD US&GS BRASS TABLET STAMPED

"TUMBLE 1989" SET IN CONCRETE PROJECTING 0.2" ABOVE GROUND.
LOCATED APPROXIMATELY 500' NORTHWEST OF THE INTERSECTION
OF TENNISON ST. AND SAN ANTONIO DR.
X = 425,465.55
Y = 1513,470.01
Z = 6008.155

ENGINEER'S SEAL

DATE: **02/96**
BY: **DMG**

REVISIONS

NO.	DATE	REMARKS
1	02/96	DESIGN

DESIGNED BY DLH **DATE** 02/96
DRAWN BY DBC **DATE** 02/96
CHECKED BY DMG **DATE** 02/96

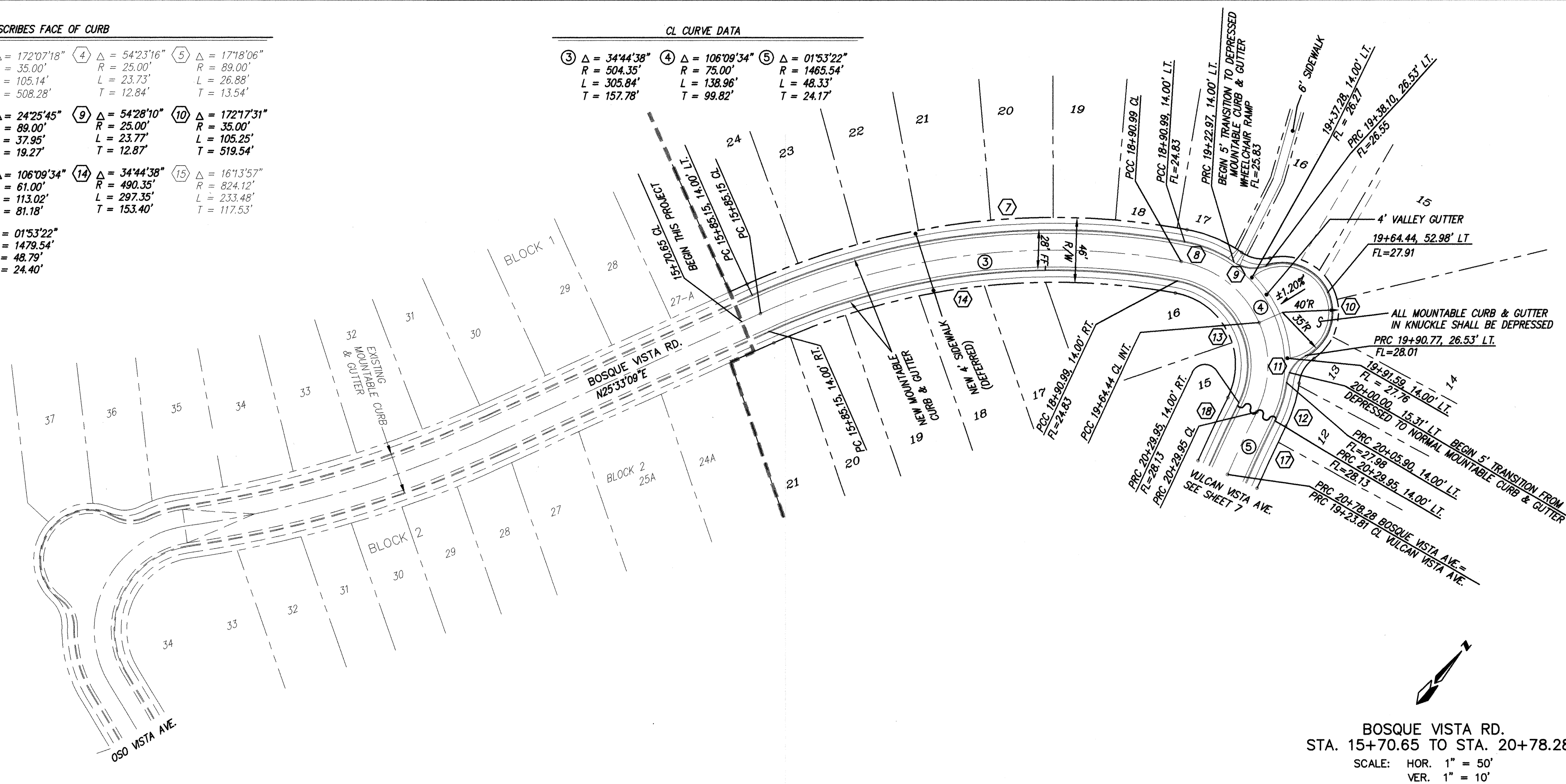
F:\DATA\DMG\98\085\8035AERI\8035PAVE.DWG Wed Jul 12 12:11:53 1998 Plotted by Barbana

CURVE DATA - DESCRIBES FACE OF CURB

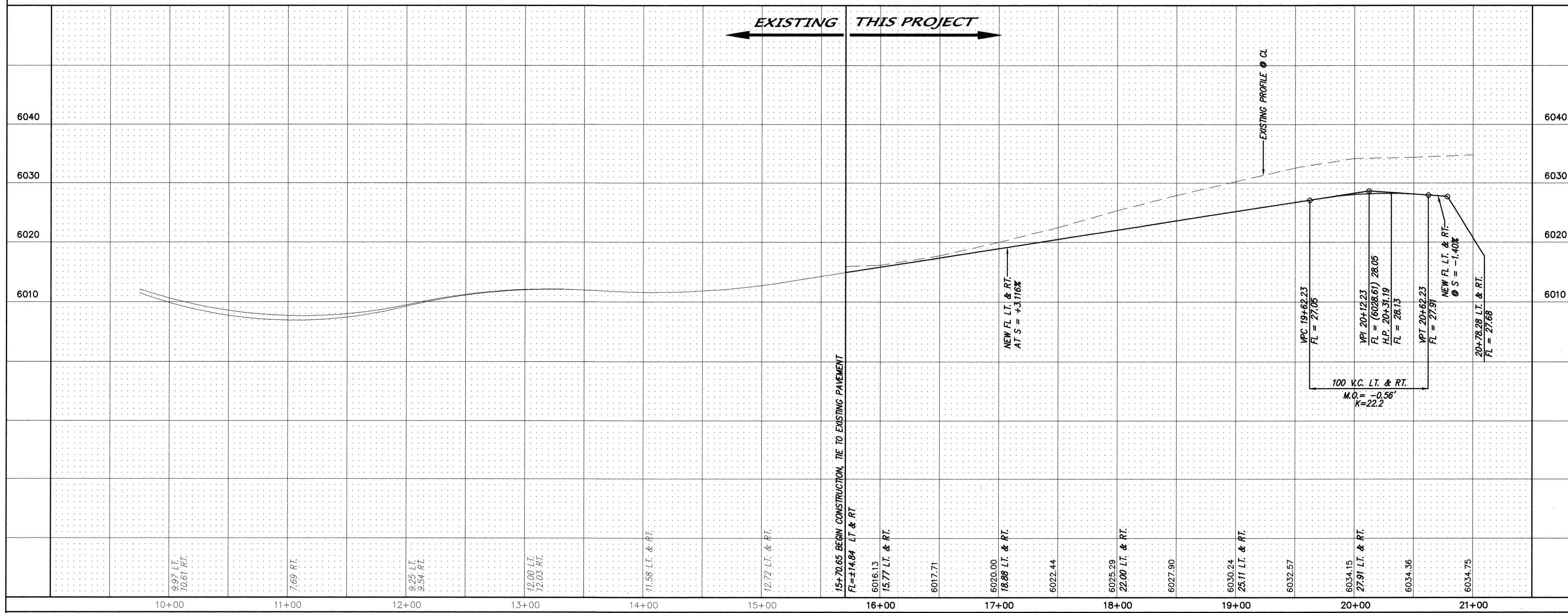
1 $\Delta = 32'11.58"$ $R = 89.00'$ $L = 50.02'$ $T = 25.69'$	2 $\Delta = 54'23.16"$ $R = 25.00'$ $L = 23.73'$ $T = 12.84'$	3 $\Delta = 172'07.18"$ $R = 35.00'$ $L = 105.14'$ $T = 508.28'$	4 $\Delta = 54'23.16"$ $R = 25.00'$ $L = 23.73'$ $T = 12.84'$	5 $\Delta = 171'8.06"$ $R = 89.00'$ $L = 26.88'$ $T = 13.54'$
6 $\Delta = 161'3.57"$ $R = 796.12'$ $L = 225.55'$ $T = 113.54'$	7 $\Delta = 34'44.38"$ $R = 518.35'$ $L = 314.33'$ $T = 162.16'$	8 $\Delta = 24'25.45"$ $R = 89.00'$ $L = 37.95'$ $T = 19.27'$	9 $\Delta = 54'28'10"$ $R = 25.00'$ $L = 23.77'$ $T = 12.87'$	10 $\Delta = 172'17.31"$ $R = 35.00'$ $L = 105.25'$ $T = 519.54'$
11 $\Delta = 54'28'10"$ $R = 25.00'$ $L = 23.77'$ $T = 12.87'$	12 $\Delta = 18'22.36"$ $R = 89.00'$ $L = 28.55'$ $T = 14.40'$	13 $\Delta = 106'09.34"$ $R = 61.00'$ $L = 113.02'$ $T = 81.18'$	14 $\Delta = 34'44.38"$ $R = 490.35'$ $L = 297.35'$ $T = 153.40'$	15 $\Delta = 161'3.57"$ $R = 824.12'$ $L = 233.48'$ $T = 117.53'$
16 $\Delta = 112'50.50"$ $R = 61.00'$ $L = 120.14'$ $T = 91.89'$	17 $\Delta = 01'53.22"$ $R = 1451.54'$ $L = 47.87'$ $T = 23.94'$	18 $\Delta = 01'53.22"$ $R = 1479.54'$ $L = 48.79'$ $T = 24.40'$		

CL CURVE DATA

3 $\Delta = 34'44.38"$ $R = 504.35'$ $L = 305.84'$ $T = 157.78'$	4 $\Delta = 106'09.34"$ $R = 75.00'$ $L = 138.96'$ $T = 99.82'$	5 $\Delta = 01'53.22"$ $R = 1465.54'$ $L = 48.33'$ $T = 24.17'$
---	--	--



BOSQUE VISTA RD.
STA. 15+70.65 TO STA. 20+78.28
SCALE: HOR. 1" = 50'
VER. 1" = 10'



NOTES

- ALL STATIONING IS CENTERLINE STATIONING.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STATION MARK IS A STANDARD US&GS BRASS TABLE STAMPED	DATE	NO.	BY		DESIGNED BY DRAWN BY CHECKED BY
WORK	DATE	"TUMBLE 1989" SET IN CONCRETE PROJECTING 0.2' ABOVE GROUND.	DATE	NO.	BY		
SUBMITTALS	DATE	LOCATED APPROXIMATELY 500' NORTHWEST OF THE INTERSECTION	DATE	NO.	BY		
ACCEPTANCE BY	DATE	OF TENNYSON ST. AND SAN ANTONIO DR.	DATE	NO.	BY		
VERIFICATION BY	DATE	X = 425,465.55	DATE	NO.	BY	REVISIONS	DATE
CORRECTIONS BY	DATE	Y = 1513,470.01	DATE	NO.	BY	DESIGN	DATE
MICRO-FILM INFORMATION	DATE	Z = 6009,155	DATE	NO.	BY	STAFF	DATE
	DATE		DATE	NO.	BY	DMG	DATE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **The Aerie at High Desert Unit 2**
PAVING IMPROVEMENTS
Bosque Vista Road

DESIGN COMMITTEE
AUG 24 1998
DESIGN REVIEW COMMITTEE

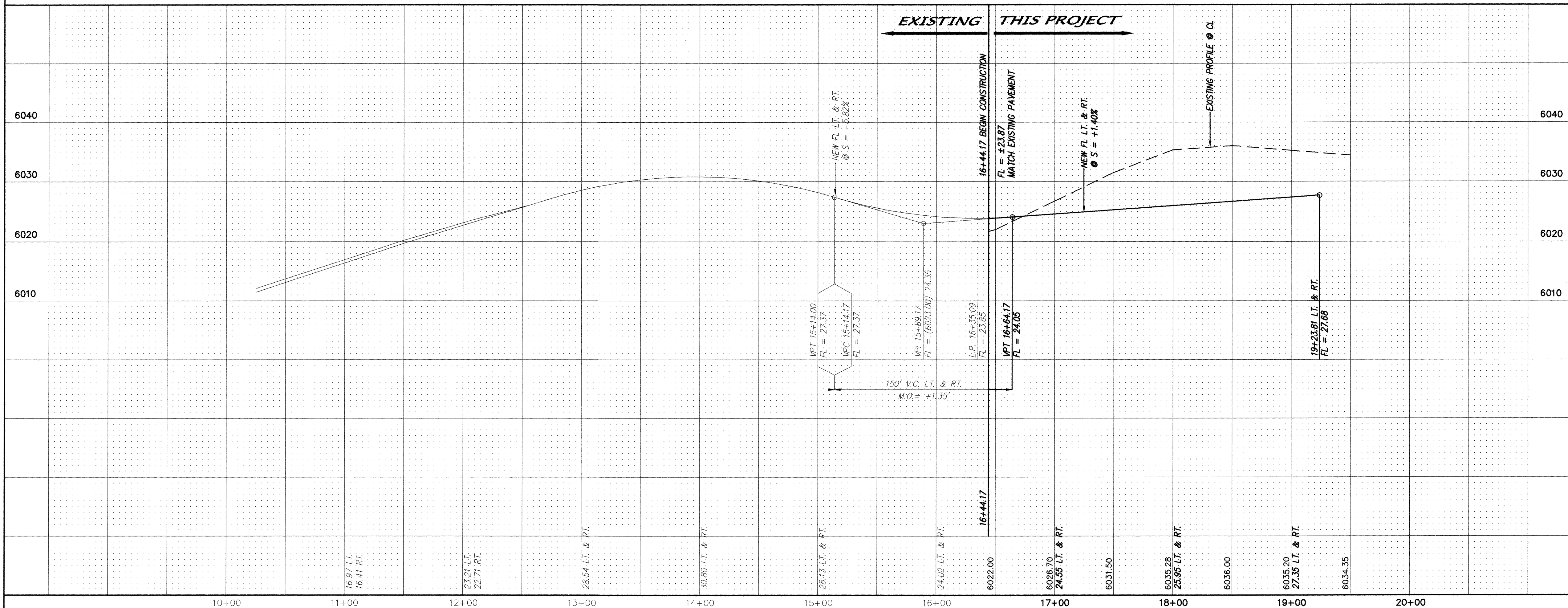
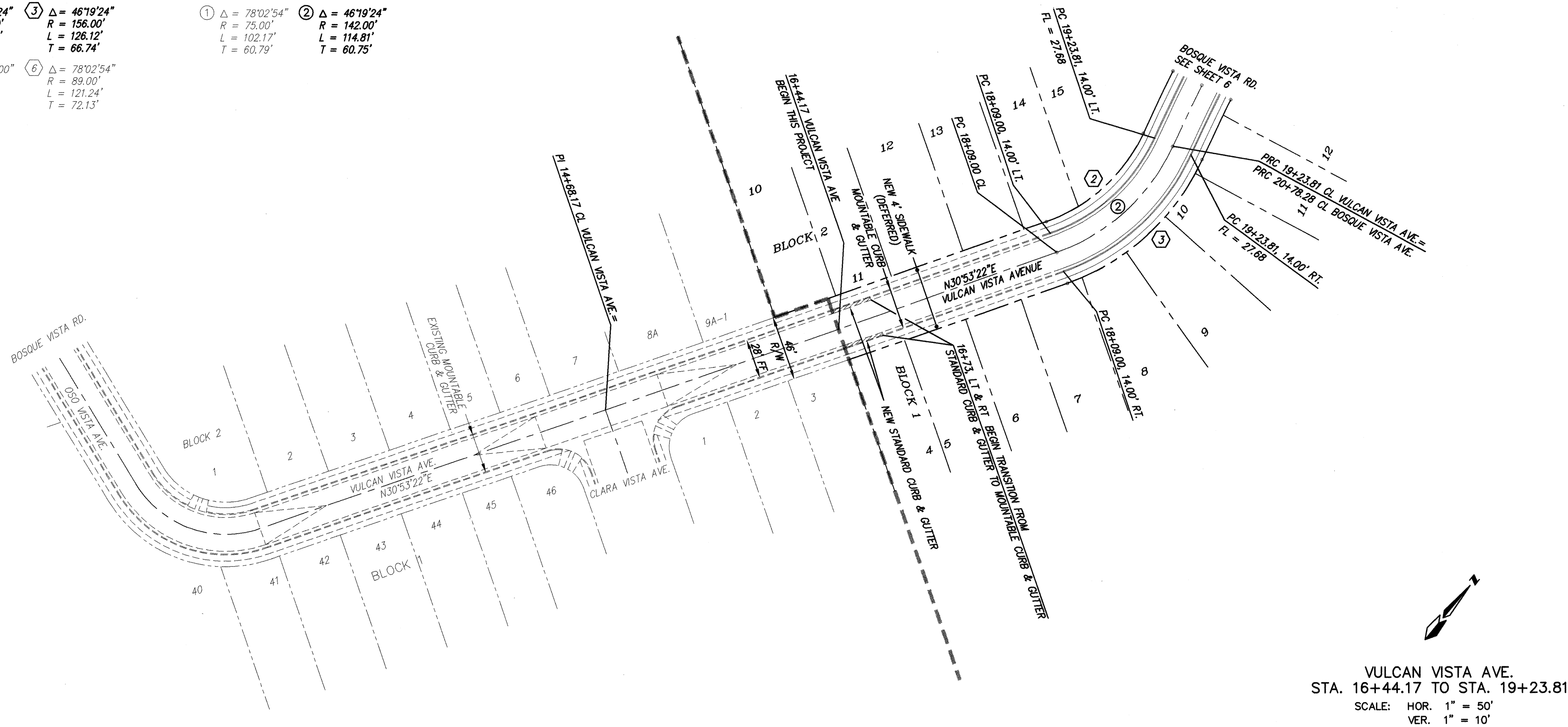
CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **536491** ZONE MAP NO. **E23** SHEET **6** OF **10**

7-10-98 b/jg
8035aen\8035-pp1

CURVE DATA - DESCRIBES FACE OF CURB		
① $\Delta = 78^{\circ}02'54''$ R = 61.00' L = 83.09' T = 49.44'	② $\Delta = 46^{\circ}19'24''$ R = 128.00' L = 103.49' T = 54.76'	③ $\Delta = 46^{\circ}19'24''$ R = 156.00' L = 126.12' T = 66.74'
④ $\Delta = 90^{\circ}00'00''$ R = 25.00' L = 39.27' T = 25.00'	⑤ $\Delta = 90^{\circ}00'00''$ R = 25.00' L = 39.27' T = 25.00'	⑥ $\Delta = 78^{\circ}02'54''$ R = 89.00' L = 121.24' T = 72.13'

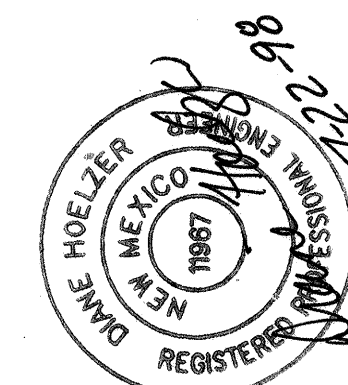
CL CURVE DATA	
① $\Delta = 78^{\circ}02'54''$ R = 75.00' L = 102.17' T = 60.79'	② $\Delta = 46^{\circ}19'24''$ R = 142.00' L = 114.81' T = 60.75'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

AS BUILT INFORMATION		BENCH MARKS		STATION MARK IS A STANDARD US&GS BRASS TABLET STAMPED		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	ROMERO EXCAV.	STATION	DATE	STATION	DATE	FIELD NOTES	DATE	NO.	BY
INSPECTOR	A.L.S.	STATION	DATE	STATION	DATE	NO.	BY	NO.	BY
FIELD ENGINEER	MGA	STATION	DATE	STATION	DATE	NO.	BY	NO.	BY
VERIFICATION BY	A.L.S.	STATION	DATE	STATION	DATE	NO.	BY	NO.	BY
CORRECTED BY	A.L.S.	STATION	DATE	STATION	DATE	NO.	BY	NO.	BY
MICRO-FILM INFORMATION		STATION	DATE	STATION	DATE	NO.	BY	NO.	BY
RECORDED BY		STATION	DATE	STATION	DATE	NO.	BY	NO.	BY
NO.		STATION	DATE	STATION	DATE	NO.	BY	NO.	BY



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **The Aerie at High Desert Unit 2**
PAVING IMPROVEMENTS
Vulcan Vista Ave.



CITY ENGINEER APPROVAL

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

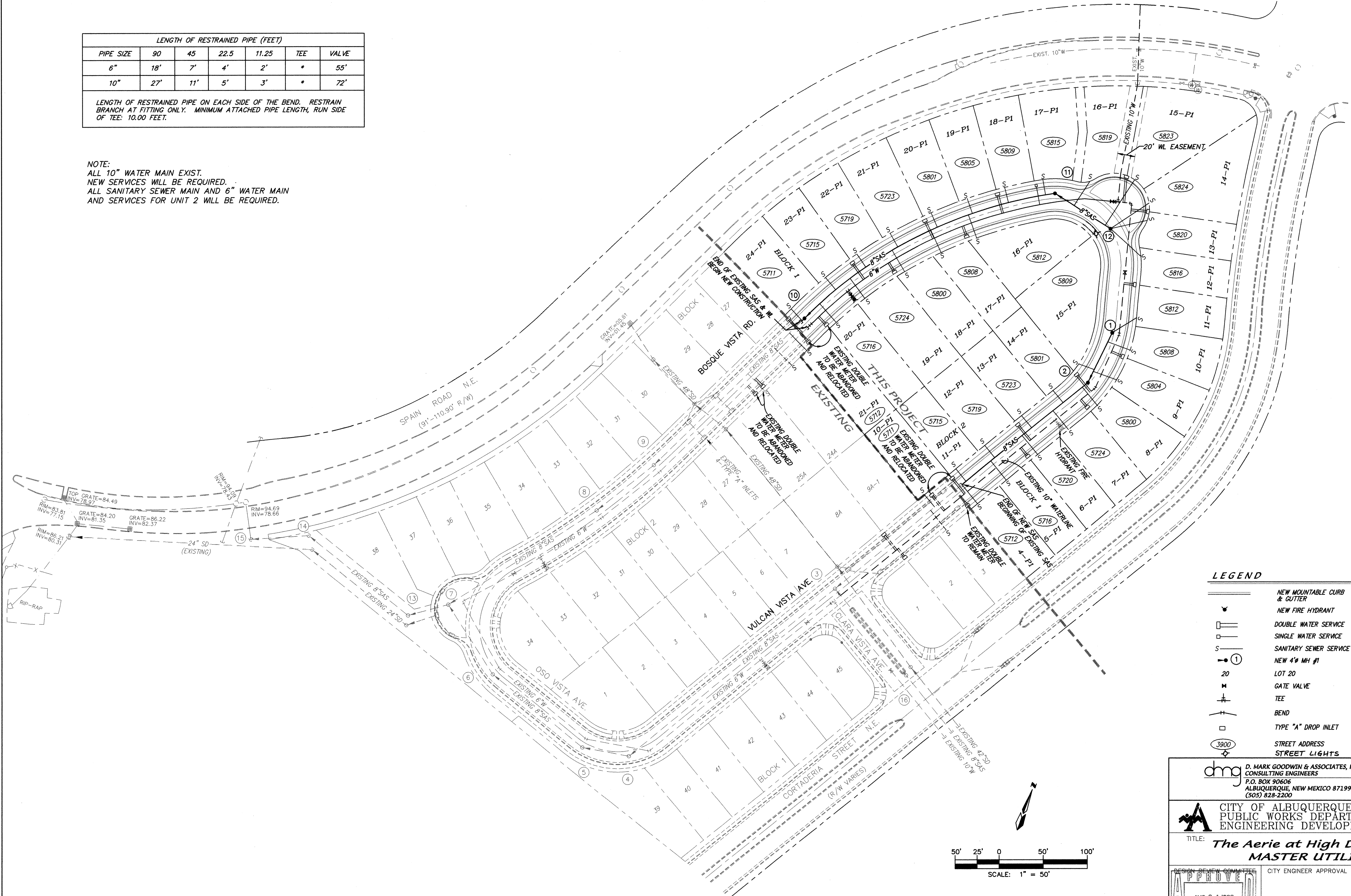
CITY PROJECT NO. **536491** ZONE MAP NO. **E23** SHEET **7** OF **10**

7-16-98 bjj
8035aeri\8035-pp2

LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
6"	18'	7'	4'	2'	*	55'
10"	27'	11'	5'	3'	*	72'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

NOTE:
ALL 10" WATER MAIN EXIST.
NEW SERVICES WILL BE REQUIRED.
ALL SANITARY SEWER MAIN AND 6" WATER MAIN
AND SERVICES FOR UNIT 2 WILL BE REQUIRED.



LEGEND

- NEW MOUNTABLE CURB & GUTTER
- NEW FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- SANITARY SEWER SERVICE
- NEW 4" MH #1
- LOT 20
- GATE VALVE
- TEE
- BEND
- TYPE "A" DROP INLET
- STREET ADDRESS
- STREET LIGHTS

dmg
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(505) 828-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **The Aerie at High Desert Unit 2**
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE
APPROVED
AUG 24 1998
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO.

536491

ZONE MAP NO.

E23

SHEET

OF

8 10

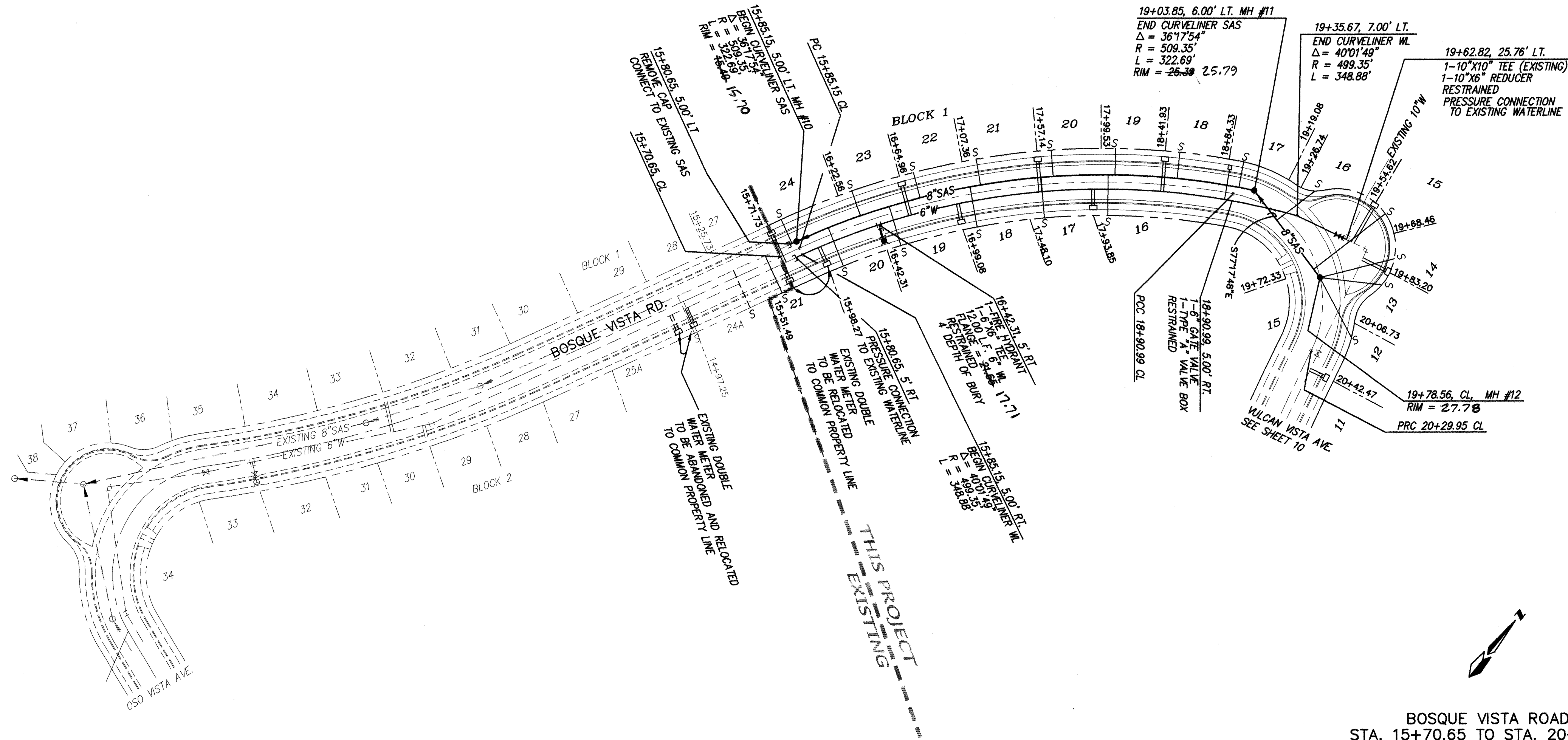
AS BUILT INFORMATION	
CONTRACTOR	ROMERO EXCAV.
INSPECTOR'S DATE	A.L.S. 2/99
FIELD VERIFICATION DATE	M&A 2/99
FIELD CORRECTION DATE	A.L.S. 2/99
FIELD CORRECTION BY	A.L.S.
FIELD CORRECTION	MICRO-FILM INFORMATION
RECORDED BY	
NO.	

STATION MARK IS A STANDARD US&GS BRASS TABLET STAMPED	
"TUMBLE 1989" SET IN CONCRETE PROJECTING 0.2' ABOVE GROUND.	
LOCATED APPROXIMATELY 500' NORTHWEST OF THE INTERSECTION	
OF TENISON ST. AND SAN ANTONIO DR.	
X = 425,465.55	
Y = 1513,470.01	
Z = 6009.155	

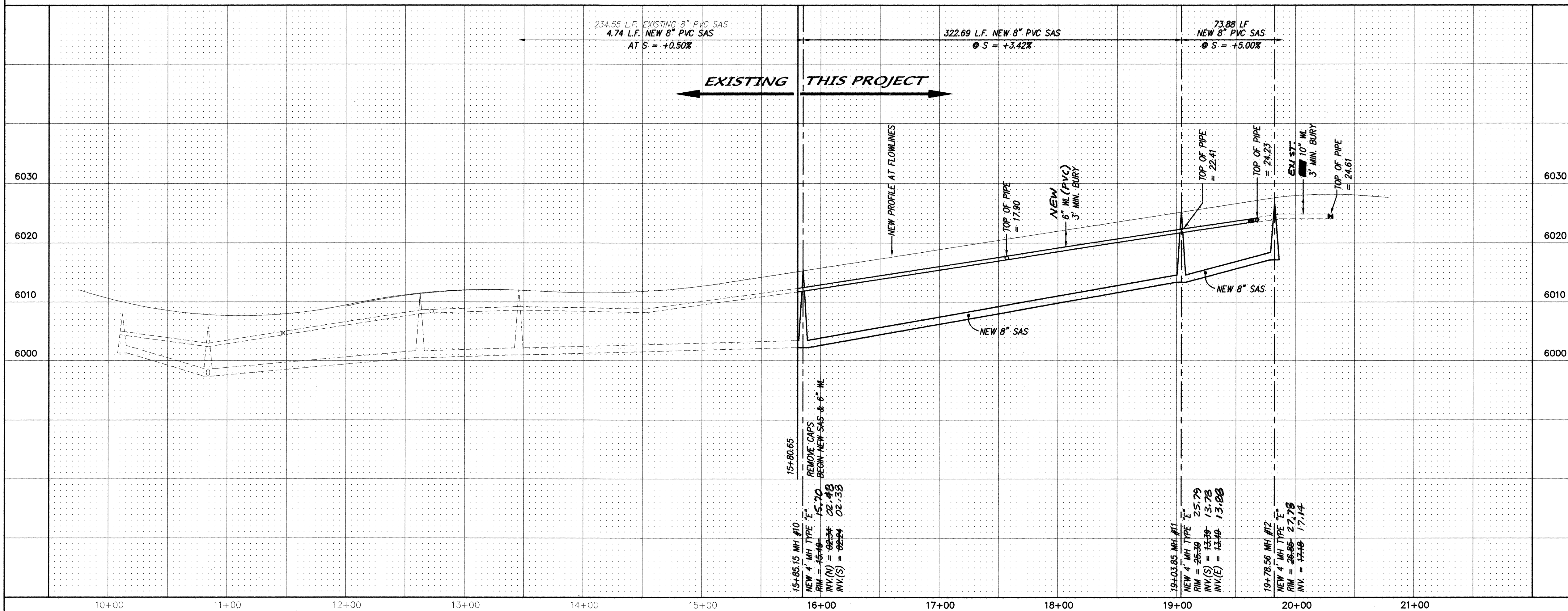
SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE
BY	

ENGINEER'S SEAL
DANIEL HOELZER
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
1987

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
DESIGNED BY	DATE	7-98	
DRAWN BY	DATE	7-98	
CHECKED BY	DATE	7-98	



BOSQUE VISTA ROAD
STA. 15+70.65 TO STA. 20+29.95
SCALE: HOR. 1" = 50'
VER. 1" = 10'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

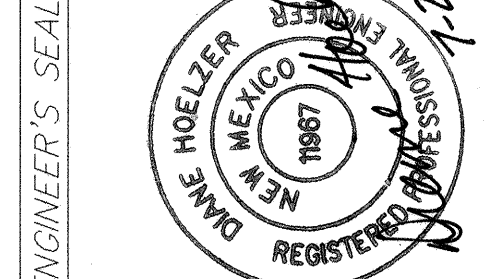
SANITARY SEWER SERVICES

LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
BLK. 1				
11	20+77	23.91	26'	N/A
12	20+17	23.91	47'	N/A
13	19+93	23.91	43'	N/A
14	19+73	23.39	53'	N/A
15	19+65	23.15	62'	N/A
16	19+36	22.30	33'	N/A
17	18+94	21.03	18'	N/A
18	18+52	19.73	18'	N/A
19	18+10	18.43	18'	N/A
20	17+67	17.09	18'	N/A
21	17+17	15.54	18'	N/A
22	16+75	14.23	18'	N/A
23	16+33	12.93	18'	N/A
24	15+82	11.34	18'	N/A
BLK. 2				
16	18+04	18.24	28'	N/A
17	17+58	16.81	28'	N/A
18	17+09	15.29	28'	N/A
19	16+52	13.52	28'	N/A
20	16+08	12.15	28'	N/A
21	15+61	10.69	28'	N/A

CONTRACTOR		DATE	
ROMERO EXCAV.		2/99	
INSPECTOR		DATE	
A.L.S.		2/99	
FIELD ENGINEER		DATE	
A.L.S.		2/99	
VERIFICATION BY		DATE	
A.L.S.		2/99	
CORRECTION BY		DATE	
A.L.S.		2/99	
MICRO-FILM INFORMATION		RECORDED BY	
		NO.	

STATION MARK IS A STANDARD US&S BRASS TABLET STAMPED
"TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2" ABOVE GROUND.
LOCATED APPROXIMATELY 500' NORTHWEST OF THE INTERSECTION
OF TOWNSHIP ST. AND SAN ANTONIO DR.
X = 425,465.55
Y = 1513,470.01
Z = 6009.155

FIELD NOTES		DATE	
BY			
NO.			

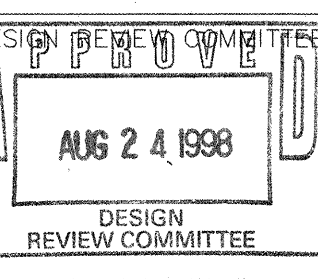


REMARKS		BY	
NO.		DATE	
DESIGNED BY		DATE	
DMG		03/96	
DRAWN BY		DATE	
DMG		03/96	
CHECKED BY		DATE	
DMG		03/96	

DMG D. MARK GOODWIN & ASSOCIATES, P.A.
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: The Aerie at High Desert Unit 2
UTILITY IMPROVEMENTS
Bosque Vista Road



CITY ENGINEER APPROVAL

LAST DESIGN UPDATE		MO./DAY/YR.	

CITY PROJECT NO.

536491

ZONE MAP NO.

E23

SHEET

OF

9

10

7-22-98 b.jg
8035aeri\8035-up1

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.

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. 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.

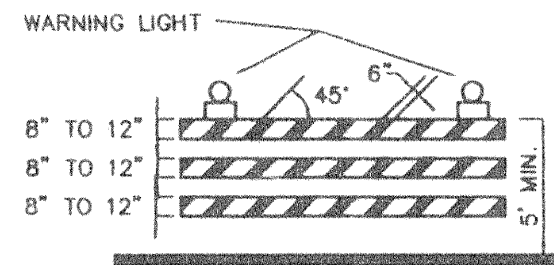
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

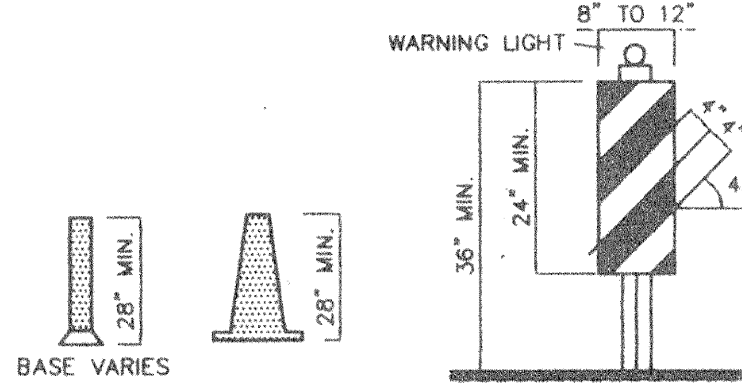
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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

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



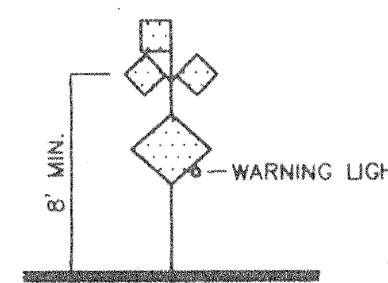
TYPE III BARRICADE



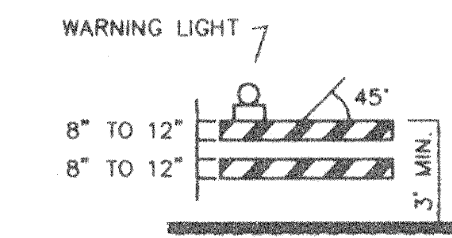
TYPE II BARRICADE



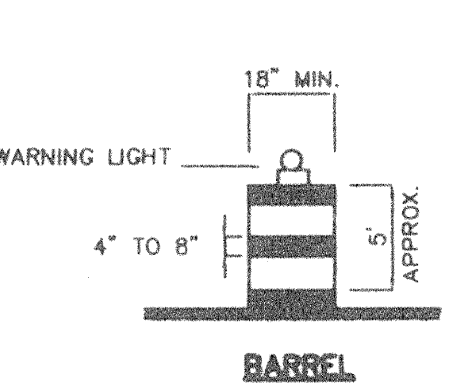
CONES



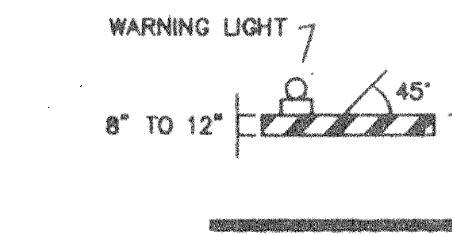
HIGH LEVEL WARNING DEVICE



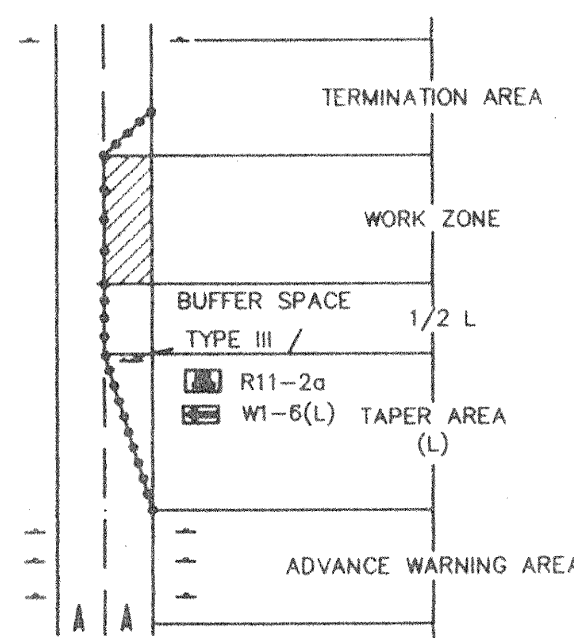
TYPE I BARRICADE



BARREL



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENTS

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 (L) (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(D) 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

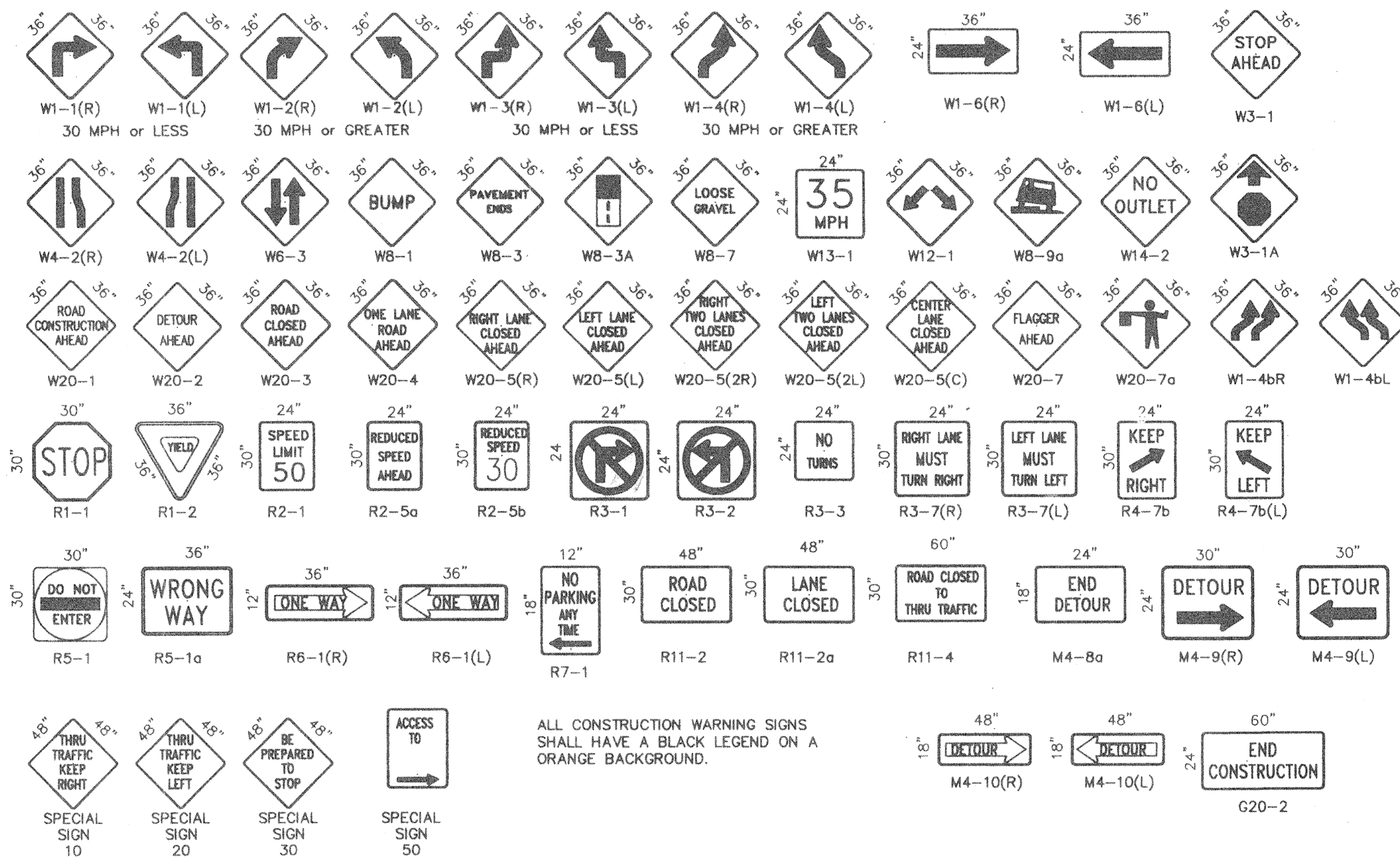
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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

CONTRACTOR: **LOWERY EXCAV.**

WORK: **AL.S.**

DATE: **2/29/20**

STAMPED BY: **AL.S.**

DATE: **2/29/20**

RECEIVED BY: **AL.S.**

DATE: **2/29/20**

CHECKED BY: **AL.S.**

DATE: **2/29/20**

RECORDED BY: **AL.S.**

DATE: **2/29/20**

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO. BY DATE

ENGINEER'S SEAL

J.D.L.

J.D.L.

J.D.L.

J.D.L.

BY

REMARKS

DESIGNED BY

DRAWN BY

CHECKED BY

DATE

DATE

DATE

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TITLE:

SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

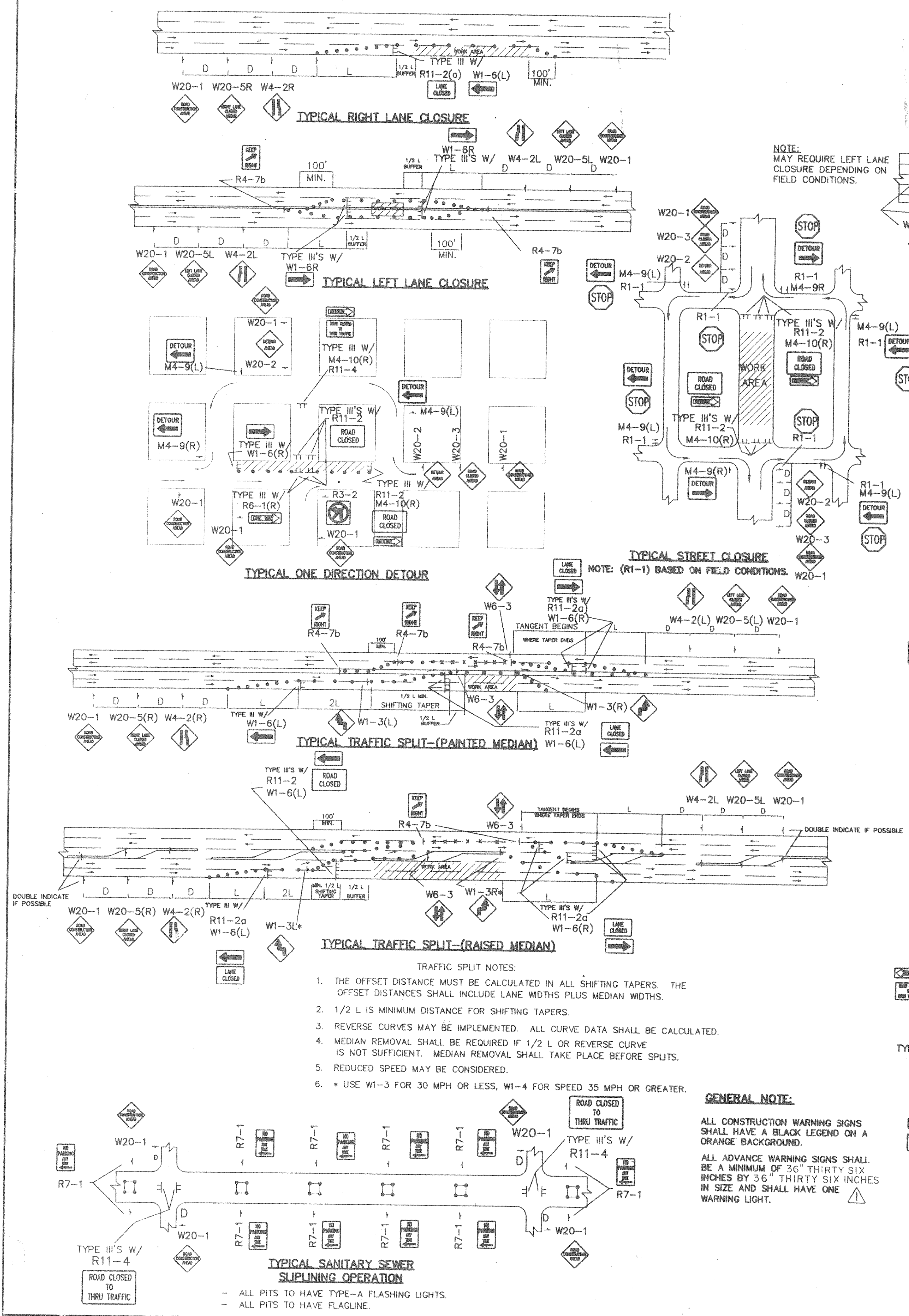
LAST UPDATE

PROJECT NO. **5364.91**

MAP NO.

SHEET **10A** OF **10**

CTCSTN02.DWG

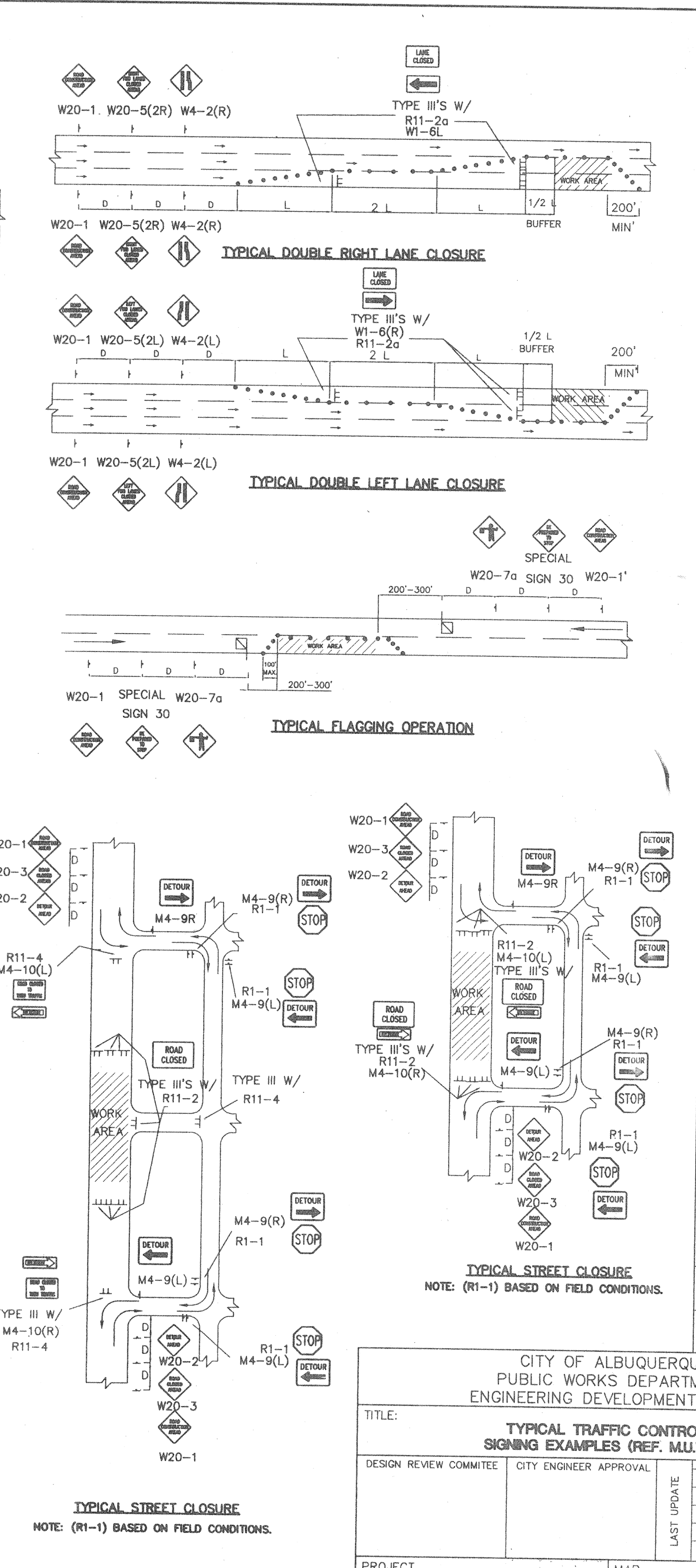
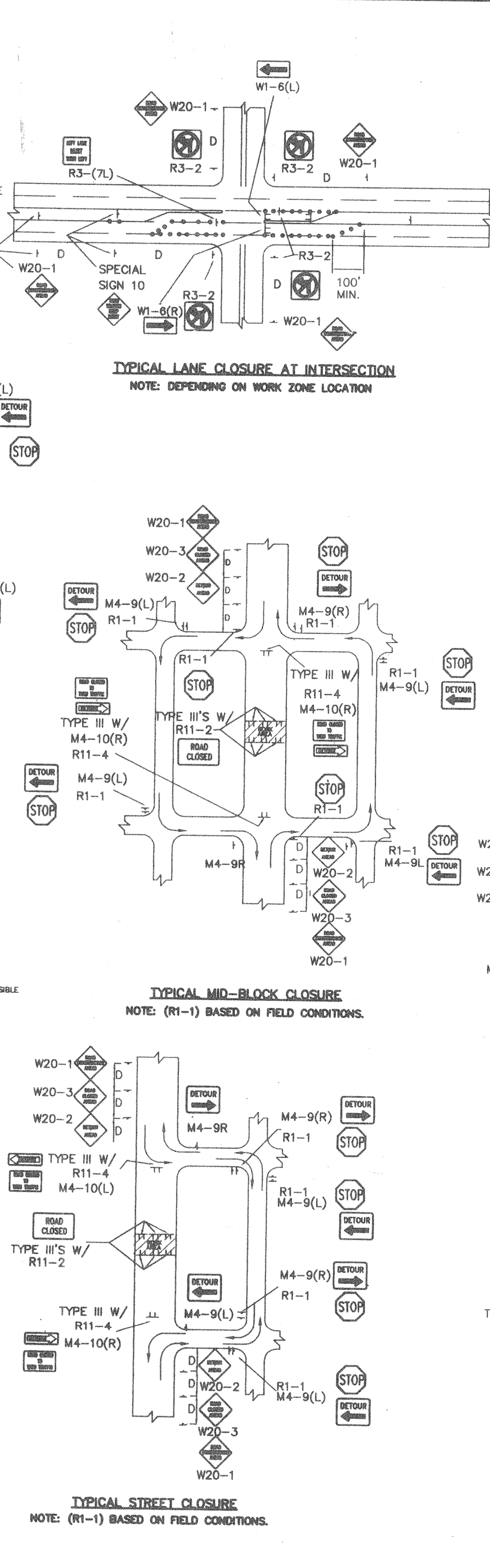


- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL 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.

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.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. MUT.C.D.)			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST UPDATE			
PROJECT NO. 5364.91	MAP NO.	SHEET 10B	OF 10

AS BUILT INFORMATION		CONTRACTOR Compro Exch.		DATE 2-2-99	
BENCH MARKS		WORK STAND BY A.L.S.		DATE 2-2-99	
SURVEY INFORMATION		FIELD ASSESSMENT BY M6A		DATE 2-2-99	
FIELD NOTES		DRAWN BY A.L.S.		DATE 2-2-99	
NO.		REVISIONS		DESIGNED BY A.L.S.	
ENGINEER'S SEAL		DESIGNED BY C.O.A. STANDARDS		DATE	
		DRAWN BY		DATE	
		CHECKED BY		DATE	