

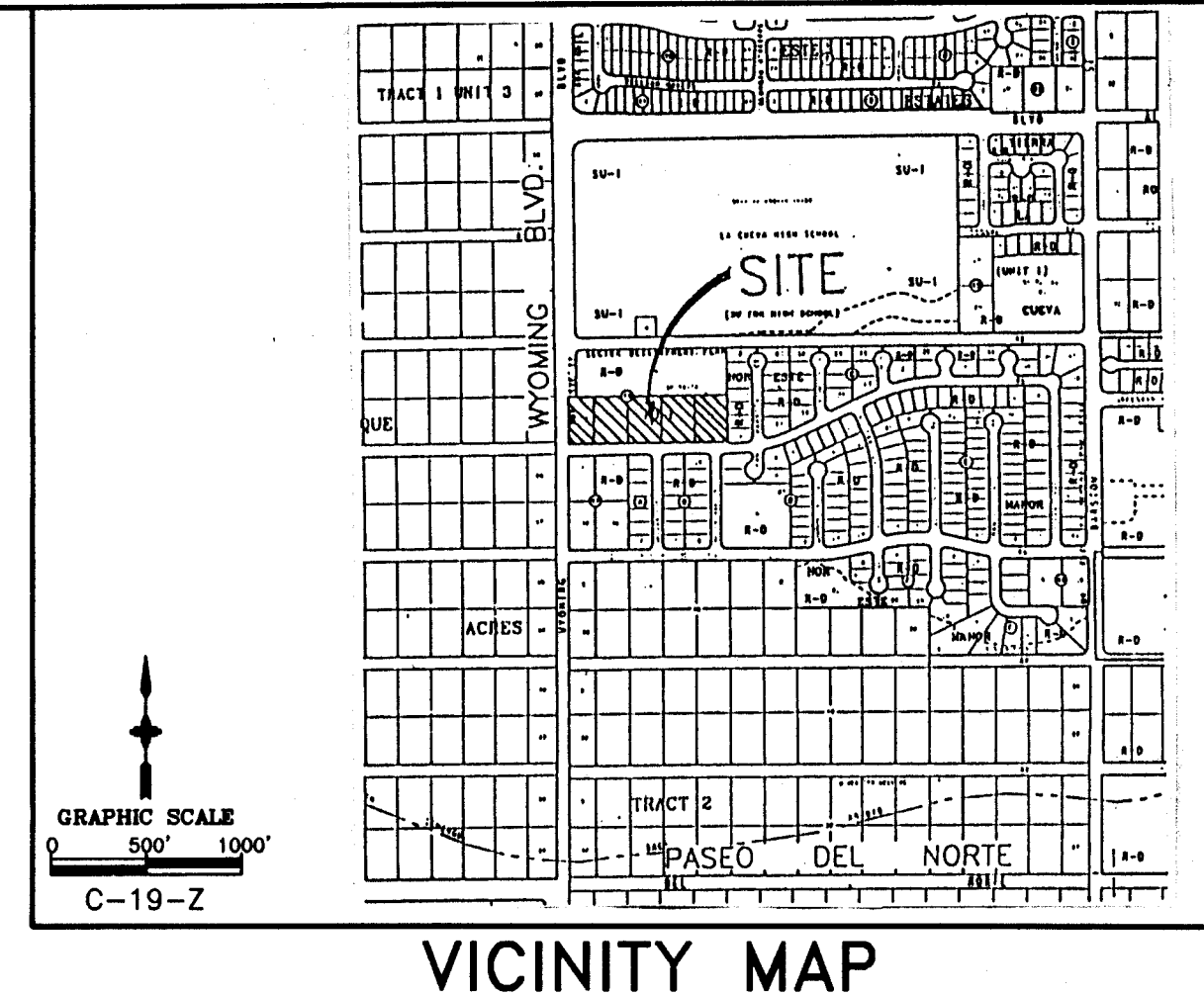
# LA CUEVA CORONA

## SUBDIVISION

### CITY OF ALBUQUERQUE, NEW MEXICO

### GRADING, PAVING AND

### PUBLIC UTILITIES



#### INDEX TO DRAWINGS

#### GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THRU UPDATE NO. 6.
- CONTRACTOR SHALL NOTIFY THE PROJECT 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 BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN 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 GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
- THE CONTRACTOR SHALL FURNISH EMD'S ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
- 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.
- 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 STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS IN EXISTING STRIPING LOCATIONS UNLESS OTHERWISE INDICATED BY THIS PLAN SET.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR, OR REMOVAL AND REPLACEMENT OF ANY PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, SIDEWALK, WHEELCHAIR RAMP OR ANY OTHER EXISTING IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATIONS.

SHEET No.	DESCRIPTION
1	COVER SHEET
2	SUBDIVISION PLAT
3-5	GRADING & DRAINAGE PLANS & DETAILS
6	STREET MASTER PLAN
7	RIO GUADALUPE PL. STREET & STORM DRAIN PLAN & PROFILE
8	RIO GUADALUPE PL. WATER & SEWER PLAN & PROFILE
9	CORONA AVE. RIO PIEDRAS ST. STREET & UTILITY PLAN & PROFILE
10-11	TRAFFIC CONTROL



#### RECORD DRAWINGS

I, R. P. Bohannon, hereby certify that these drawings have been revised in accordance with the information furnished by the City of Albuquerque to reflect the construction as actually accomplished.

*R.P. Bohannon* 11/5/99  
R. P. Bohannon  
N.M.P.E. No. 9814

DRB CASE No. 96-521

#### NOTE

THE ENGINEER HAS UNDERTAKEN LIMITED 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 ITSELF 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.

#### NOTE

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

#### NOTE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

#### UTILITY COMPANY CONTACTS

**CITY OF ALBUQUERQUE**  
(Water & Sanitary Sewer)  
Bill Otto  
PWO/Utility Development  
P.O. Box 1293  
Albuquerque, NM 87103  
(505) 768-2718

**PNM ELECTRIC**  
Jim Vann  
4201 Edith Blvd. NE  
Albuquerque, New Mexico 87107  
(505) 848-3426

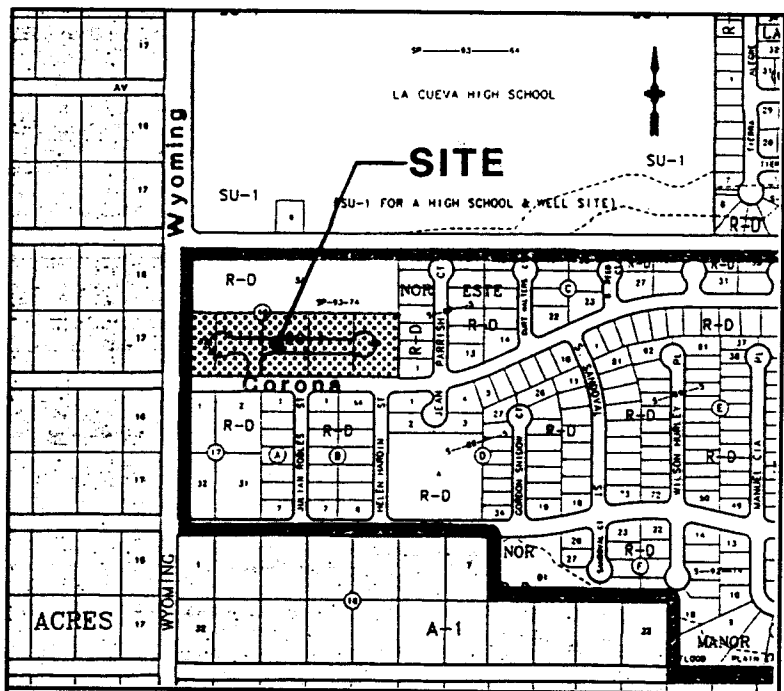
**PNM GAS**  
Debbie O'Callaghan  
4625 Edith Blvd. NE  
Albuquerque, New Mexico 87107  
(505) 761-7705

**US WEST COMMUNICATIONS**  
Norma Carrillo  
201 Third Street  
P.O. Box 1355, Sta. 952  
Albuquerque, New Mexico 87103  
(505) 245-8706

**AT&T**  
Ishmael Pantoja  
111 Third St., NW  
Albuquerque, New Mexico 87103  
(505) 842-2806

**JONES INTERCABLE**  
Karen Shore  
4611 Montbel Pl., NE  
P.O. Box 27138  
Albuquerque, NM 87125-7138  
(505) 761-8220

11-28-97	11-25-97	RW Kane	12-3-97	3, 4, 5, 6, 7, 8, 9	11-28-97
DATE	DATE	USER DEPARTMENT	DATE	CITY ENGINEER	SHEETS
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VICINITY MAP C-19  
SCALE: NTS

### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. US WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL 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 THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOODEN POOL DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY OTHER STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

### NOTES:

1. U.C.L.S. LOG NUMBER 98100114060471
2. THE SITE IS LOCATED WITHIN THE SECTION 18 AS PROJECTED, T11N, R4E, NMPM.
3. A FIELD SURVEY WAS PERFORMED. ALL BOUNDARY CORNERS WERE FOUND OR SET AS SHOWN.
4. THE FIELD SURVEY WAS PERFORMED IN OCTOBER, 1996.
5. ALL DISTANCES ARE GROUND DISTANCES. ALL BEARINGS ARE GRID. NM STATE PLANE COORDINATES, CENTRAL ZONE.
6. BEARING BASE IS THE PLAT OF RECORD NOR ESTE MANOR FILED 3-14-90, (90C-74) WHICH ARE GRID BEARINGS.
7. THE PURPOSE OF THIS PLAT IS TO CREATE A 21 LOT SUBDIVISION, DEDICATE PUBLIC STREETS AND GRANT UTILITY EASEMENTS.
8. THE FOLLOWING METHOD WILL BE UTILIZED TO MEET THE R-D USEABLE OPEN SPACE REQUIREMENT: ON THE LOT WITH THE DWELLING.
9. P1 AFTER THE LOT NUMBER INDICATES THAT THE LOT SHALL COMPLY WITH INTERMITTENT PARKING STANDARDS.
10. THE PLAT SHOWS ALL EASEMENTS OF RECORD.
11. MILEAGE OF STREETS CREATED BY THIS SUBDIVISION:  
A) FULL WIDTH = 0.15 MILES  
B) HALF WIDTH = 0.21 MILES

### SPECIAL NOTE

CENTERLINE MONUMENTS (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," "CENTERLINE MONUMENTATION," "SURVEY MARKER," "DO NOT DISTURB," "PS #3792."

### PNM EASEMENT RELEASE APPROVAL

PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY N/A

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11-21-96 DAY OF NOVEMBER, 1996, BY

OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 04/24/98

### DESCRIPTION

A TRACT OF LAND COMPRISING ALL OF LOTS 28, 29, 30, 31 AND 32 IN BLOCK 16, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 10, 1931, D1-20A, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PROJECTION OF THE EAST LINE OF LOT 28 AND THE INTERSECTION WITH THE CENTERLINE OF CORONA AVENUE WHENCE THE USGS STATION "HEAVEN" BEARS S31°36'43"W A DISTANCE OF 2648.77 FEET; THENCE N00°09'15"E ALONG THE BOUNDARY COMMON WITH NOR ESTE MANOR A DISTANCE OF 263.77 FEET; THENCE, N89°38'28"W ALONG THE BOUNDARY COMMON WITH LOT 5-A A DISTANCE OF 825.83 FEET; THENCE, S00°09'22"W ALONG THE CENTERLINE OF WYOMING BOULEVARD A DISTANCE OF 263.94 FEET; THENCE, S 89°39'10"E ALONG THE CENTERLINE OF CORONA AVENUE A DISTANCE OF 825.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.0023 ACRES MORE OR LESS.

### FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON 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-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON FOR THE PURPOSE NOTED.

Sadie L. Mann 11-21-96  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO } SS

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11-21-96 DAY OF NOVEMBER, 1996.

Sadie L. Mann  
NOTARY PUBLIC

MY COMMISSION EXPIRES 04/24/98



### TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON URC #                      AND PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

### PLAT OF

## LA CUEVA CORONA SUBDIVISION

A REPLAT OF  
LOTS 28 THROUGH 32, BLOCK 16,  
TRACT 2, UNIT 3  
NORTH ALBUQUERQUE ACRES

ALBUQUERQUE, NEW MEXICO  
NOVEMBER 1996

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE:

CHAIRMAN, ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD DATE                     

APPROVALS DRB                     

TRAFFIC ENGINEER, CITY OF ALBUQUERQUE DATE                       
PUBLIC WORKS DEPARTMENT

Neil Clark 11-24-96  
CITY SURVEYOR, CITY OF ALBUQUERQUE DATE                       
PUBLIC WORKS DEPARTMENT

UTILITIES DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, PUBLIC WORKS DEPARTMENT DATE                     

A.M.A.F.C.A. DATE                     

CITY ENGINEER, CITY OF ALBUQUERQUE DATE                       
PUBLIC WORKS DEPARTMENT

PROPERTY MANAGEMENT DATE                       
CITY OF ALBUQUERQUE

PARKS AND GENERAL SERVICES DATE                       
CITY OF ALBUQUERQUE

Paul P. Pelt 11-24-96  
PNM ELECTRIC SERVICES DATE                     

Paul P. Pelt 11-24-96  
PNM GAS SERVICES DATE                     

Norma G. Carrell 11-25-96  
US WEST COMMUNICATIONS DATE                     

Norma G. Carrell 11-25-96  
JONES INTERCABLE, INC. DATE                     

### CERTIFICATION

I, THOMAS T. MANN, JR., A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas T. Mann, Jr. 11/24/96  
THOMAS T. MANN, JR., N.M.P.E. & P.S. NO. 3792 DATE                     



### INDEXING INFORMATION FOR COUNTY CLERK

NAME OF OWNER:                       
SECTION:                      TOWNSHIP:                      RANGE:                       
NAME OF SUBDIVISION:                     

**Engineering & Surveying Associates, Inc.**  
5312 Horizon Drive NE • Albuquerque, NM 87111  
(505) 288-4651

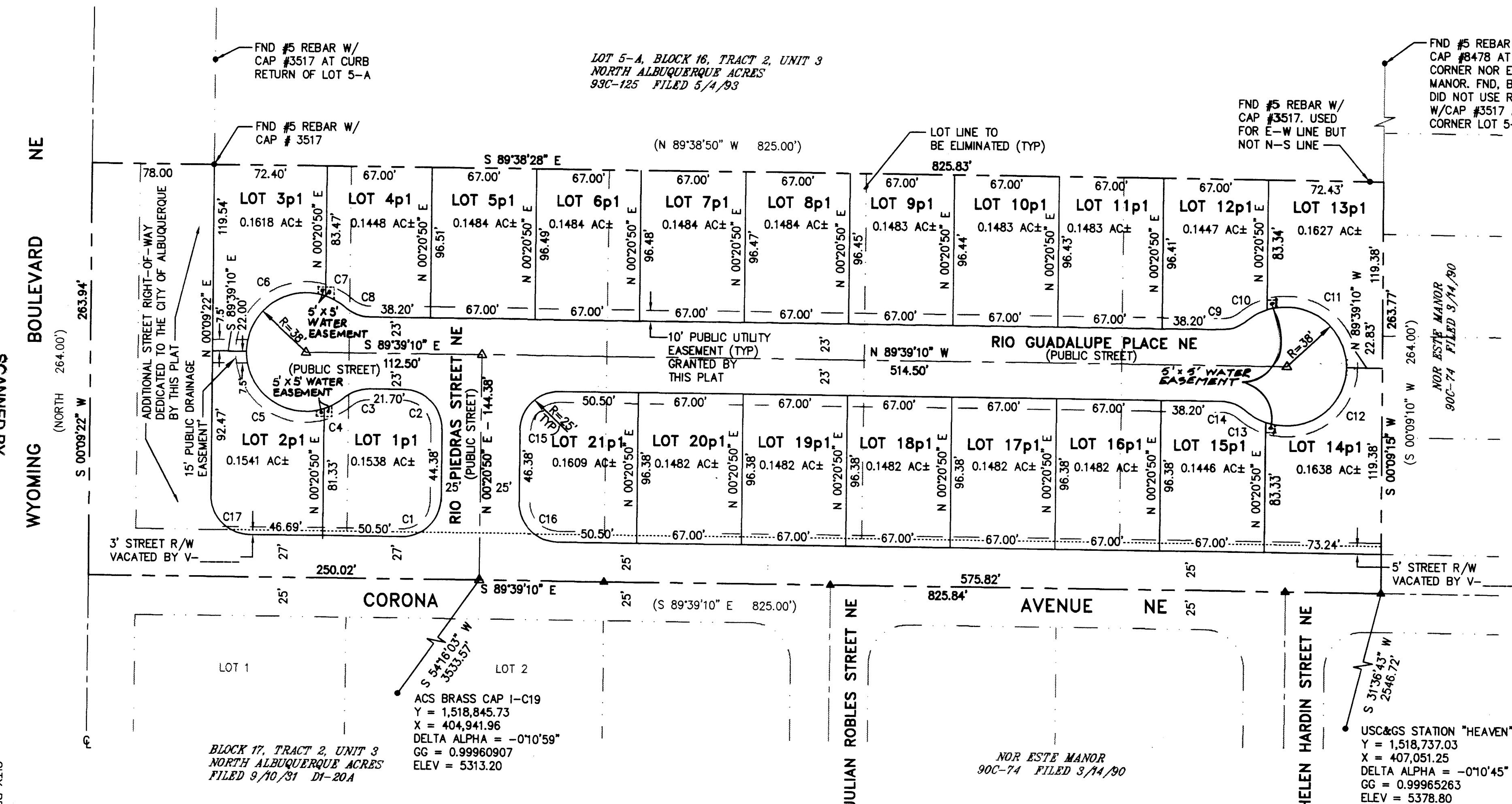
SHEET 1 OF 2

LACOVER.DWG 11-16-96

### PLAT OF

## LA CUEVA CORONA SUBDIVISION

A REPLAT OF  
LOTS 28 THROUGH 32, BLOCK 16,  
TRACT 2, UNIT 3  
NORTH ALBUQUERQUE ACRES  
ALBUQUERQUE, NEW MEXICO  
NOVEMBER 1996

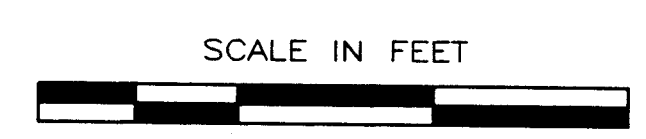


CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	CH BEARING
C1	90°00'00"	25.00'	39.27'	S45°20'50"W
C2	90°00'00"	25.00'	39.27'	S44°39'10"E
C3	40°22'03"	25.00'	17.61'	N70°09'48"E
C4	21°57'33"	38.00'	14.56'	N60°57'33"E
C5	108°24'31"	38.00'	71.90'	S53°51'25"E
C6	108°24'31"	38.00'	71.90'	S54°33'05"W
C7	21°57'33"	38.00'	14.56'	N60°15'53"W
C8	40°22'03"	25.00'	17.61'	N69°28'08"W
C9	40°22'03"	25.00'	17.61'	S70°09'48"W
C10	21°57'33"	38.00'	14.56'	S60°57'33"W
C11	108°24'31"	38.00'	71.90'	N53°51'25"W
C12	108°24'31"	38.00'	71.90'	N54°33'05"E
C13	21°57'33"	38.00'	14.56'	S60°15'53"E
C14	40°22'03"	25.00'	17.61'	S69°28'08"E
C15	90°00'00"	25.00'	39.27'	N45°20'50"E
C16	90°00'00"	25.00'	39.27'	N44°39'10"W
C17	89°48'32"	25.00'	39.19'	N44°44'54"W

LOT DATA			
LOT NO.	GROSS AREA S.F.	OPEN SPACE S.F.	BUILDABLE AREA S.F.
1	6701	3107	3094
2	6713	3422	2791
3	7048	3450	3098
4	6309	2735	3074
5-11	6466	2745	3221
12,15	6302	2733	3069
13	7089	3464	3125
14	7137	3474	3163
16-20	6458	2744	3214
21	7009	3117	3392

### LEGEND

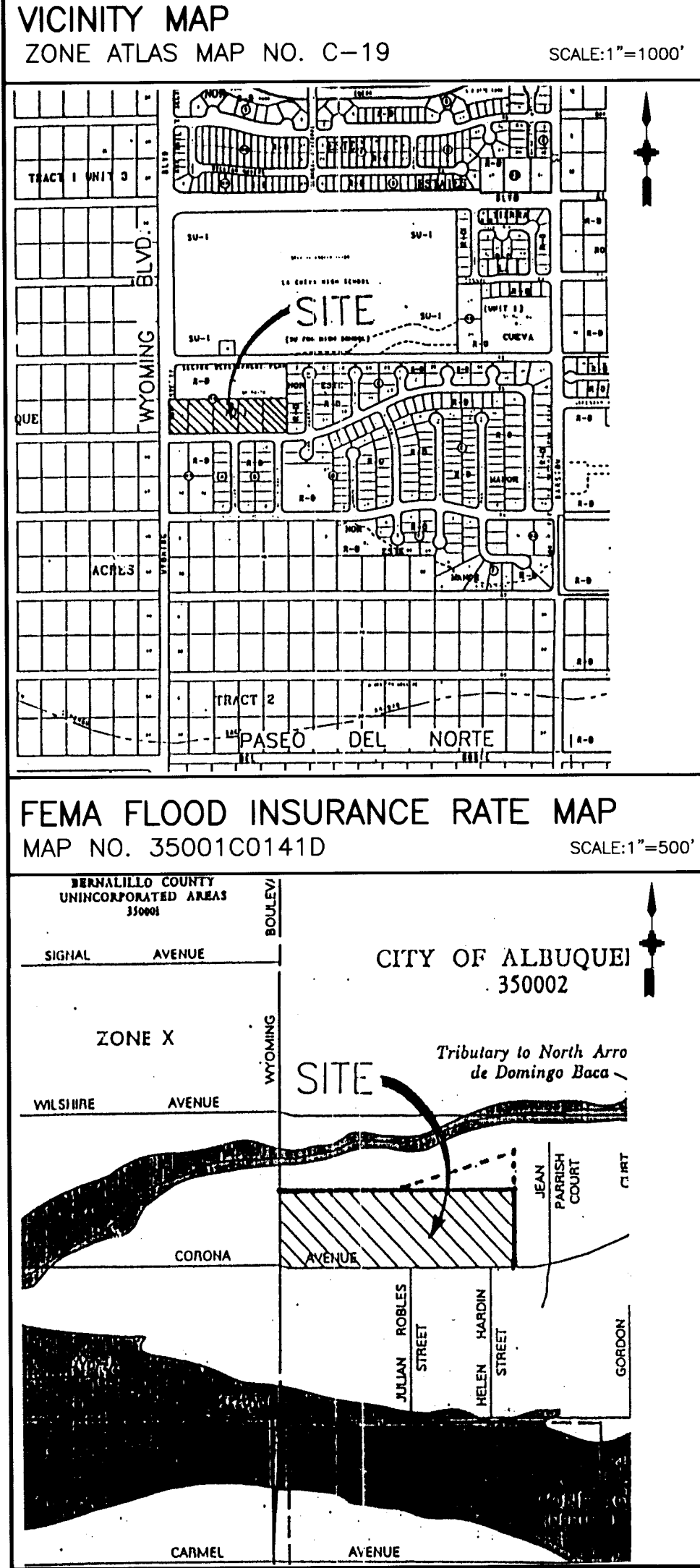
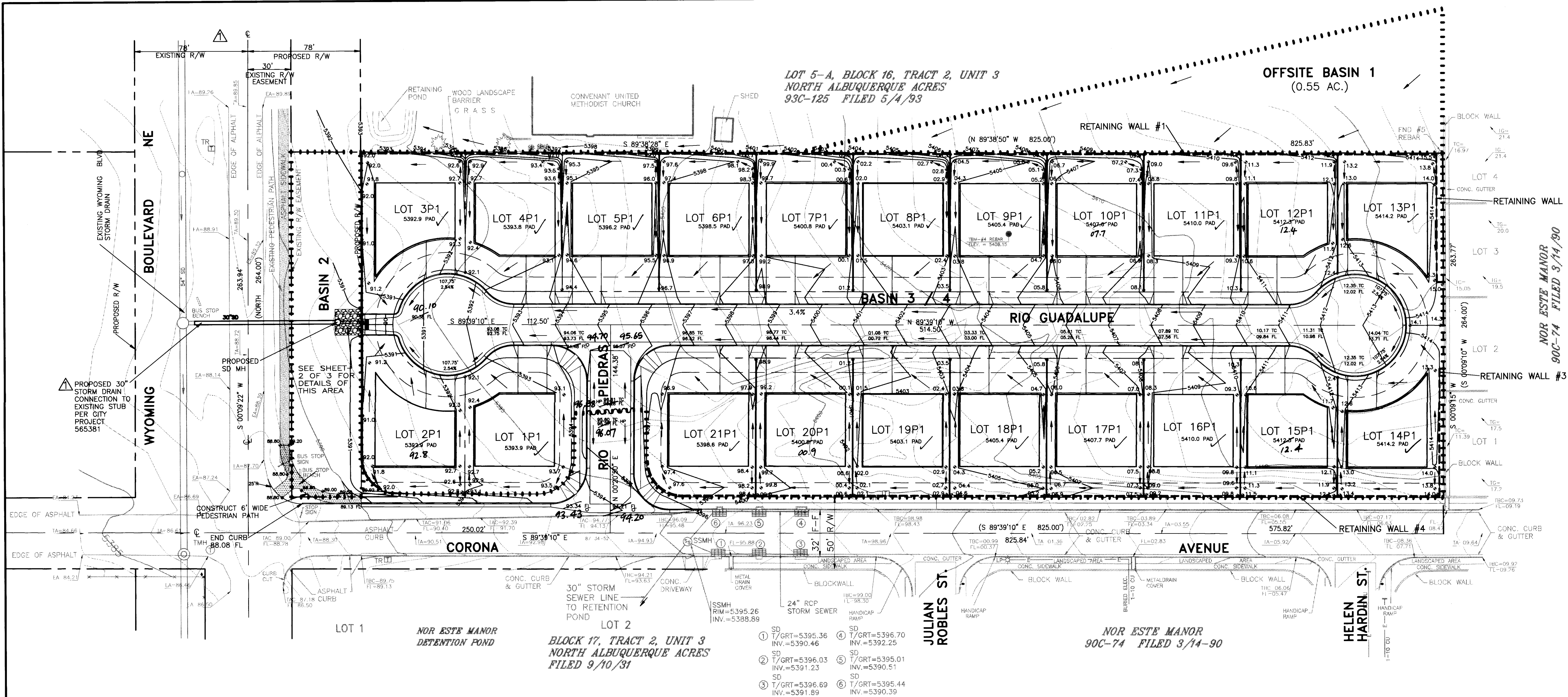
- △ CENTERLINE MONUMENT
  - ▲ FOUND CENTERLINE MONUMENT
  - FOUND REBAR AND CAP
- SET REBAR W/CAP #3792 AT ALL CORNERS NOT DESIGNATED OTHERWISE



**Engineering & Surveying Associates, Inc.**  
5312 Horizon Drive NE • Albuquerque, NM 87111  
(505) 288-4651

SHEET 2 OF 2

LAPLAT.DWG 1-20-97



# LA CUEVA CORONA SUBDIVISION GRADING & DRAINAGE PLAN

**General**  
La Cueva Corona Subdivision is a proposed 21 lot single family residential subdivision located at the northeast corner of Wyoming Boulevard and Corona Avenue. The property is located within the Nor Este Sector Development Plan area. The zoning was recently changed from RD-1 to R-D (Z-96-103). The preliminary plat for the proposed subdivision was reviewed on December 31, 1996 as DRB 96-521.

**Method**  
The Hydrology for this Grading and Drainage Plan is based on the methods presented in the City of Albuquerque Development Process Manual, Volume 2, Design Criteria, Section 22.2 Hydrology, January 1993, Procedure for 40 acre and smaller basins.

**Existing Undeveloped Conditions**  
The property is currently undisturbed and drains to the southwest at variable slopes of about 4%. Site soils are classified as Embudo Gravelly fine Sandy Loam and the hazard of water erosion is considered moderate. Site vegetation consists of native grasses and shrubs. As indicated by the FEMA Flood Insurance Rate Map Number 35001C0141D, no portion of the property is within the FEMA established flood boundary. Existing (Undeveloped) site drainage conditions are summarized in the Hydrology Summary table on this sheet.

Wyoming Boulevard and Corona Avenue border the property on the west and south, respectively. Existing Wyoming Boulevard is a 24' wide temporary asphalt pavement street in a 60' wide right-of-way. There is also a 6' wide paved pedestrian path along the east right-of-way line. Existing Corona Avenue is a 32' wide (face to face of curb) permanent residential street in a 55' right-of-way.

The property to the east is developed with single family houses which drain south to Corona Avenue via cross-lot concrete swales in the backyards. The existing development shields the La Cueva Corona property from offsite drainage from the east.

The property north of the site is partially developed with the Covenant United Methodist Church. The Church property generally drains to the west, but there is a small portion (0.55 ac.) of the undeveloped property which drains southwest onto the La Cueva Corona property. This offsite basin generates a Q100 peak flow rate of 1.0 cfs. In the grading and drainage plan prepared for development of the Church site (C19-D10), this runoff is assumed to be contained onsite, draining to the west.

**Proposed Developed Conditions**  
It is proposed that the site be subdivided into 21 lots and developed with single-family residences. Each lot will be graded to drain to the proposed catch basins and storm drain improvements. The storm drain will be connected to the AMAFCA Wyoming Boulevard Storm Drain, which was designed to accept approximately 16 cfs. from this property. The estimated Q100 peak discharge is 16.48 cfs. The Wyoming Boulevard Storm will discharge to the existing North Domingo Baca Dam.

The Wyoming Boulevard Storm Drain was constructed by AMAFCA with funding assistance from the City of Albuquerque and private property owners.

As in the grading and drainage plan for the Church site, it is assumed that the minor offsite flow originating on the Church site will be contained on the Church site and will not enter La Cueva Corona. The wall to be constructed along the north property line will direct the flow to the west.

**Erosion Control**  
All disturbed areas shall be surfaced, landscaped or revegetated upon development of the site. Contractors shall exercise reasonable care during construction to prevent the movement of sediment from the site. Temporary erosion control measures including swales, berms, ponds, contour grading, straw bales and silt fencing will be implemented as necessary during construction to prevent sediment erosion from the site.

## GRADING AND DRAINAGE CERTIFICATION

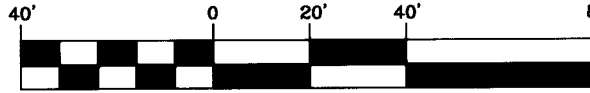
I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. BACKYARD AND SIDEYARD SWALES, WHICH WILL BE FINE-GRADED BY INDIVIDUAL HOMEBUILDERS, ARE NOT INCLUDED IN THIS CERTIFICATION. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.



R.P. Bohannon, P.E.  
N.M.P.E. No. 9814  
Date: 1/5/99



GRAPHIC SCALE



( IN FEET )  
1" = 40'

## GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THRU UPDATE No. 6.
- A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE 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.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DISTURB OR DAMAGE EXISTING FEATURES TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
- ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED

## BENCHMARK

USC&GS STATION "HEAVEN"  
LOCATED 70.4' SOUTH OF  
PASO DEL NORTE CENTERLINE  
AND 180' EAST OF "GATE OF  
HEAVEN" CEMETARY ENTRANCE.  
ELEV. = 5378.79  
(PAGE B-23)

## LEGAL DESCRIPTION

LA CUEVA CORONA SUBDIVISION  
A REPLAT OF  
LOTS 28 THROUGH 32, BLOCK 16,  
TRACT 2, UNIT 3  
NORTH ALBUQUERQUE ACRES  
ALBUQUERQUE, NEW MEXICO

## HYDROLOGY SUMMARY

PROJECT NAME: LA CUEVA CORONA  
JOB NUMBER: 4380

BASIN	COND.	DESCRIPTION	AREA (acres)	LAND TREATMENTS					2 YEAR			10 YEAR			100 YEAR		
				A	B	C	D	Q	Q	VOLUME	Q	Q	VOLUME	Q	Q	VOLUME	
1	UNDEV	OFFSITE LOT 9-A, SE COR UNDEVELOPED	0.5500	100.0%	0.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	0.32	0.0087	0.0087	1.03	0.0303	0.0303
2	UNDEV	OFFSITE AREA UNDEVELOPED	0.2634	100.0%	0.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	0.15	0.0042	0.0042	0.49	0.0145	0.0145
3	UNDEV	ONSITE UNDEVELOPED	4.0967	100.0%	0.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	2.38	0.0649	0.0649	7.66	0.2253	0.2253
4	DEV	ONSITE DEVELOPED	4.0967	0.0%	25.0%	25.0%	50.0%	5.19	0.1741	0.2112	10.21	0.3397	0.3966	16.48	0.5915	0.6768	

INPUT DATA:					
PRECIP. RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM					
ZONE	1 HOUR	24 HOUR	4 DAY	10 DAY	
3	2.14	2.60	3.10	3.95	4.90

## LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	5088	5088
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
RETAINING WALL		
GARDEN WALL		
SWALE		
PROPERTY LINE		
FENCE		
CATCH BASIN	36" SD	36" SD
STORM DRAIN M.H. & LINE	6" SAS	6" SAS
SANITARY SEWER M.H. & LINE	6" W	6" W
FIRE HYDRANT & WATER LINE		
REDUCERS		
WATER VALVES		
WATER CONNECTIONS		
WATER JOINTS		
CONCRETE		
GAS LINE		
UNDERGROUND TELEPHONE		
CABLE TELEVISION		
POWER/TELEPHONE POLE		
UNDERGROUND ELECTRICAL		
CURB ELEVATION		
HYDROLOGICAL ANALYSIS PT.		

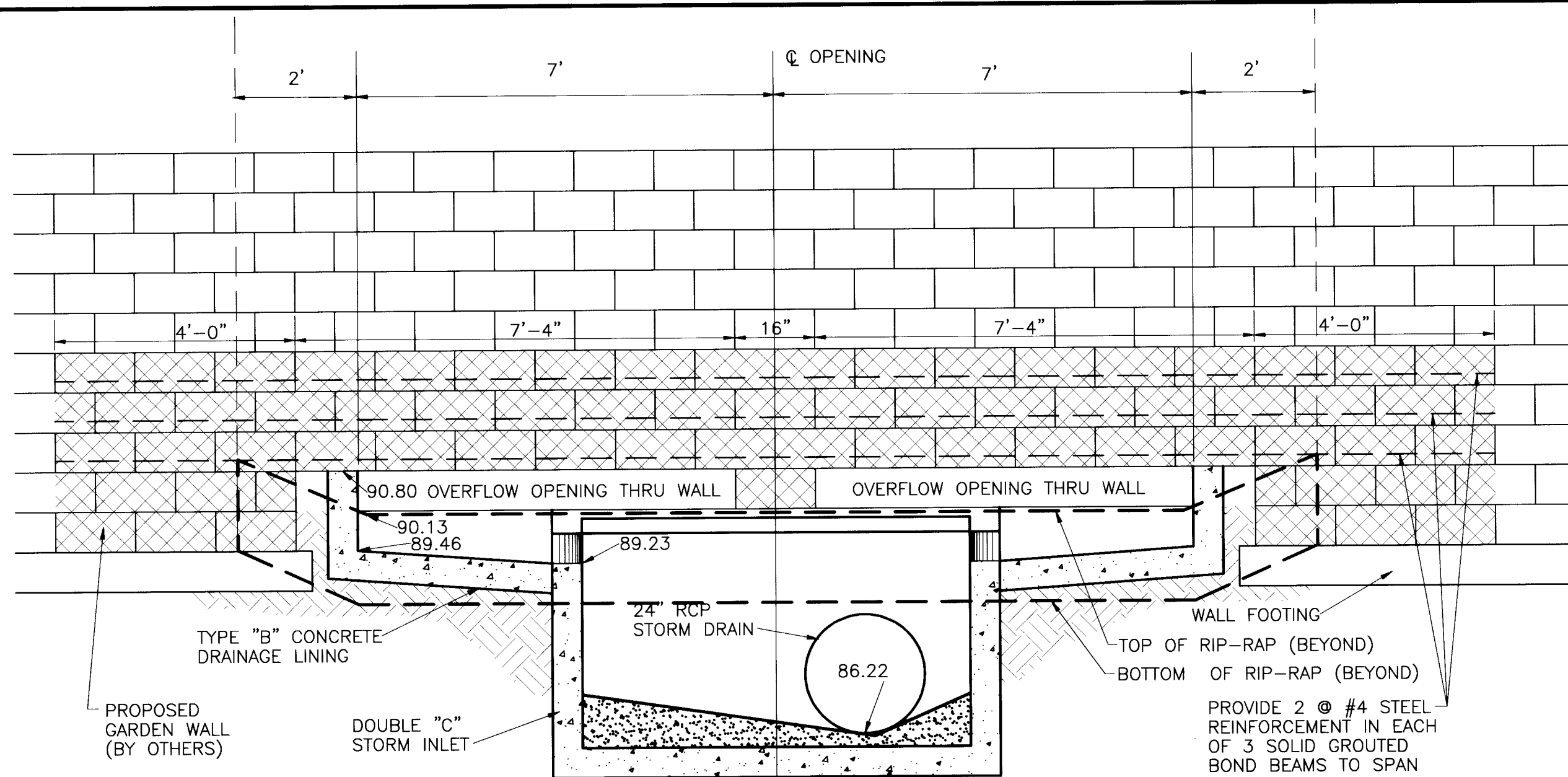
ADD 30" SD TO WYOMING SD; DELETE POND; REVISE WYOMING R/W	JML	11/97
NO.	REVISIONS	BY DATE

## LA CUEVA CORONA SUBDIVISION GRADING & DRAINAGE PLAN

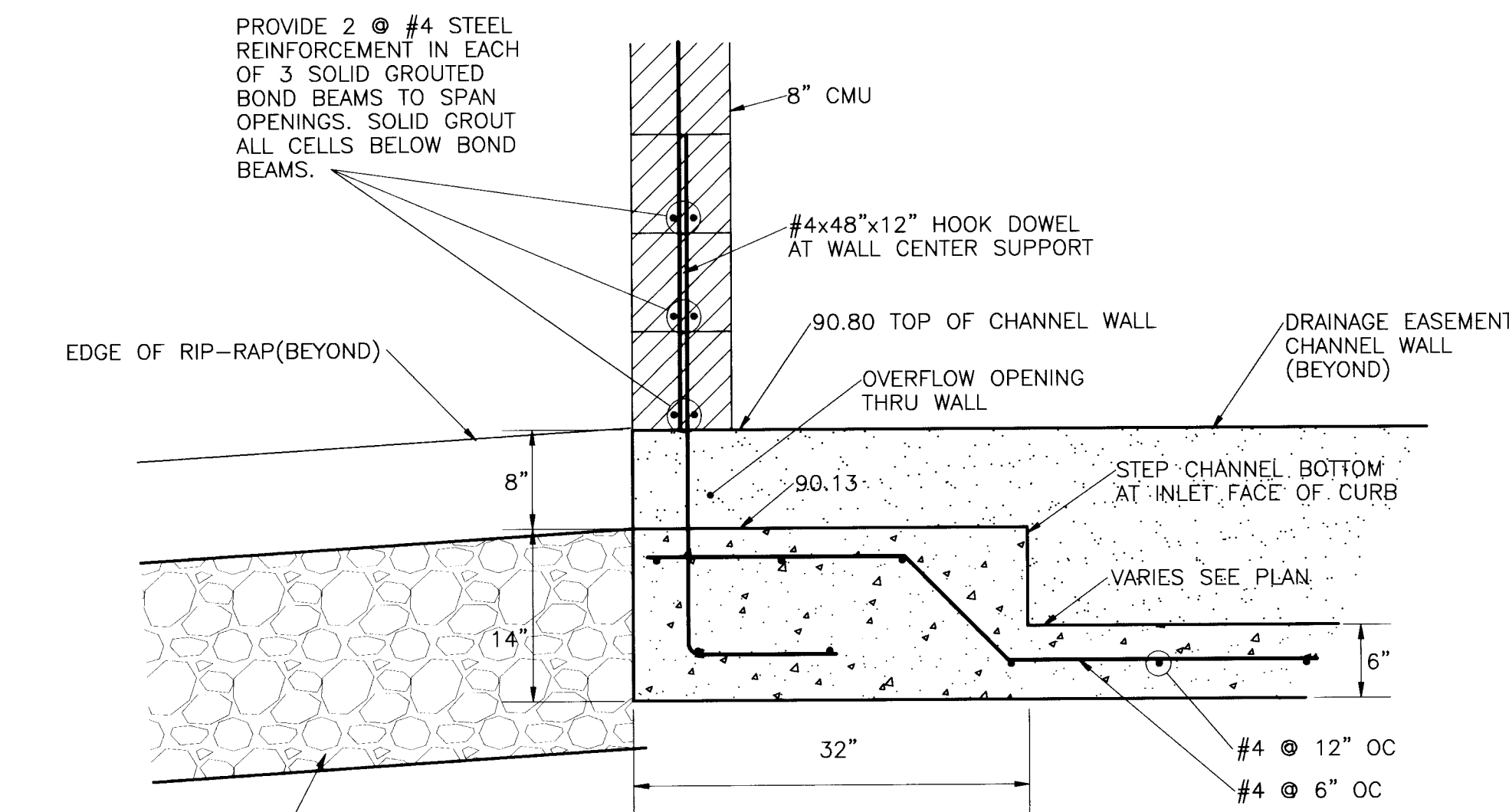
**Easterling & Associates, Inc.**  
CONSULTING ENGINEERS  
2600 The American Rd., SE, Suite 100  
Rio Rancho, New Mexico 87124  
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY: RPB  
DRAWN BY: DEC  
CHECKED BY: RPB  
JOB NO: 4380  
DATE: 3/97

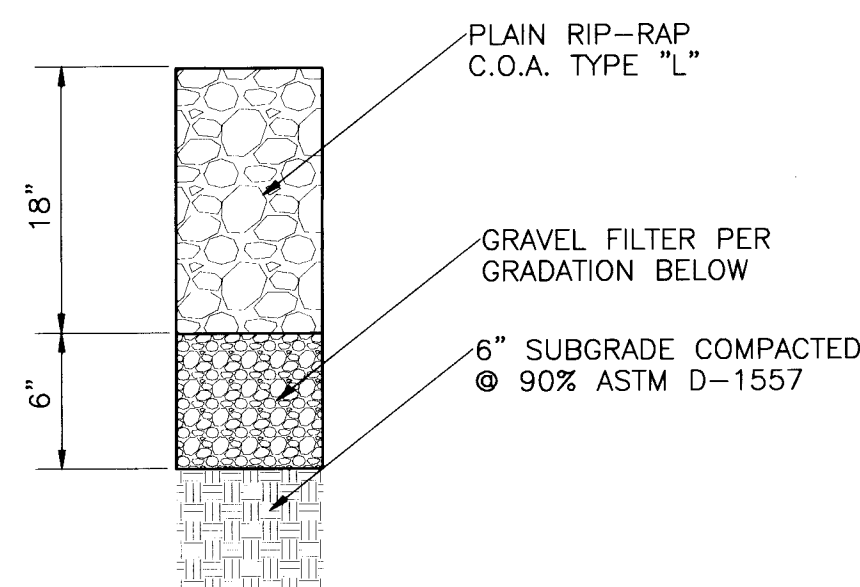
SHEET 1  
OF 3



SECTION B-B  
1" = 2' HORZ. & VERT.



SECTION C-C  
1" = 1' HORZ. & VERT.



RIP-RAP TYPICAL SECTION

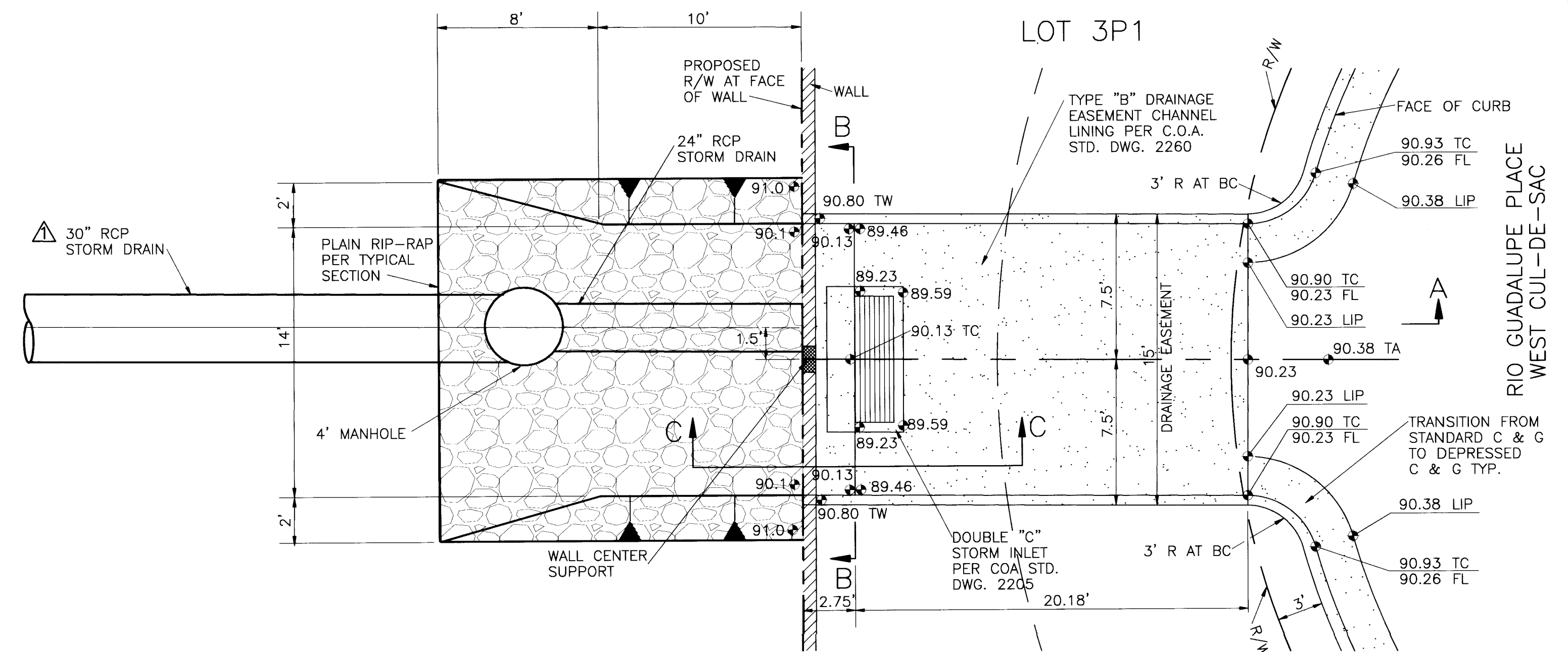
NTS

NOTE: FILTER MATERIAL SHALL BE INCIDENTAL TO RIP-RAP

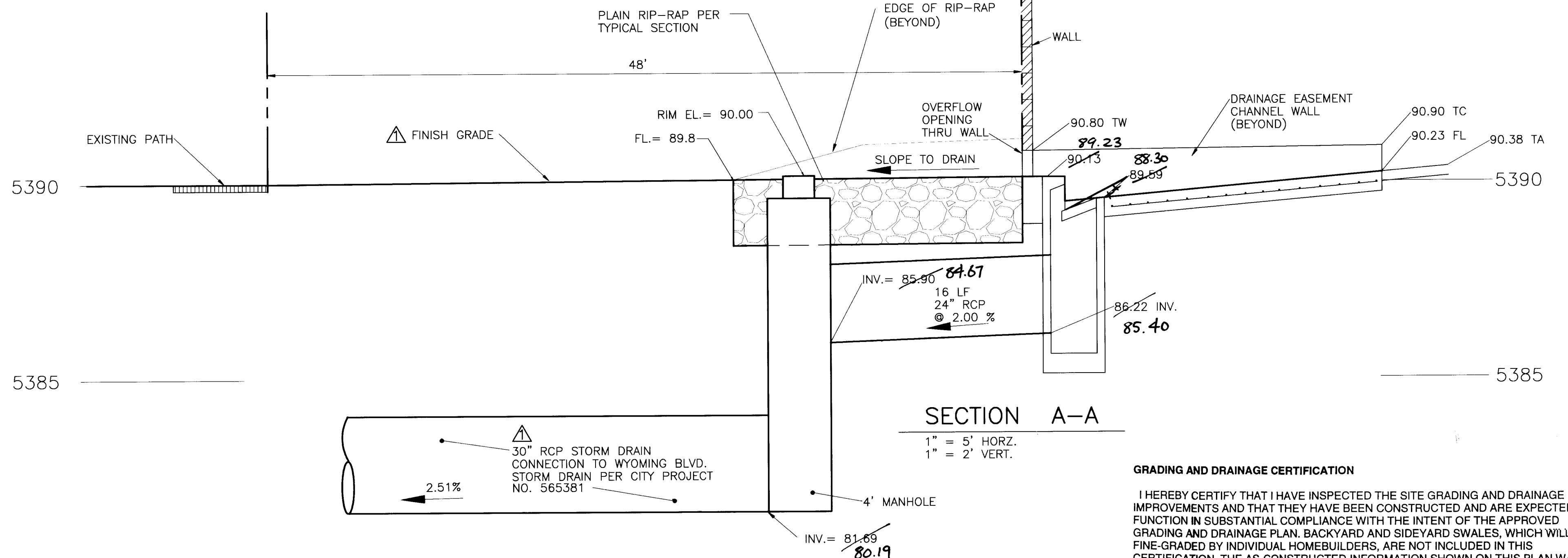
FILTER MATERIAL GRADATION	
SCREEN OR SIEVE SIZE	% PASSING
1-1/2"	100
3/4"	70-100
3/8"	50-75
NO. 4	30-55
NO. 8	20-40
NO. 16	10-30
NO. 30	5-20
NO. 50	0-10
NO. 100	0-5
NO. 200	—

#### GRADING & DRAINAGE PLAN HYDRAULIC CALCULATIONS

- Check flow depth in street with mountable curb (roll type).  
By Manning formula:  $Q = \sigma^* (1.486/n) R^{2/3} S^{1/2}$   
Q100/6HR peak flow rate: 16.48 cfs  
1/2 street flow rate: 8.12 cfs  
Bottom Width: 0.00 ft  
Sideslope 1: 4.8 : 1  
Sideslope 2: 50 : 1  
Longitudinal Slope: 0.0340 ft/ft  
Manning's "n": 0.017  
Normal Depth: 0.27 ft  
Velocity: 4.22 ft/sec  
Froude: 2.04
- Check flow depth over weir into drainage rundown at west end of cul-de-sac.  
Weir Equation:  $Q = CLH^{3/2}$   
 $H = (Q/CL)^{2/3}$   
 $H = (16.48/(2.75 \times 14))^{2/3} = 0.57$  ft
- Check flow depth over weir into Double Type "C" inlet.  
Weir Equation:  $Q = CLH^{3/2}$   
 $H = (Q/CL)^{2/3}$   
 $H = (16.48/(2.75 \times 10.5))^{2/3} = 0.69$  ft
- Check flow depth over weir.  
Weir Equation:  $Q = CLH^{3/2}$   
 $H = (Q/CL)^{2/3}$   
 $H = (16.48/(2.75 \times 14))^{2/3} = 0.57$  ft
- Determine "V" Depth for 24" SD at Double "C" inlet.  
 $V = C.F. + 0.5 + (1.2 \times (V^2)/(2G) + d/\cos(\alpha))$   
 $V = (10.75/12) + 0.5 + (1.2 \times ((16.48/(\pi \times 2)) / (2 \times 32.2)) + 2.00 / \cos(0.008)) = 3.91$  ft
- Determine friction slope for 24" RCP SD with 16.48 cfs.  
 $S_f = ((Q^n)/(1.486 \times R^{4.75}))^{1/2}$   
 $S_f = ((16.48^n)/(1.486 \times (\pi \times 2)^{4.75}))^{1/2} = 0.0053$  ft/ft



PLAN  
1" = 5' HORZ.



SECTION A-A  
1" = 5' HORZ.  
1" = 2' VERT.

#### GRADING AND DRAINAGE CERTIFICATION

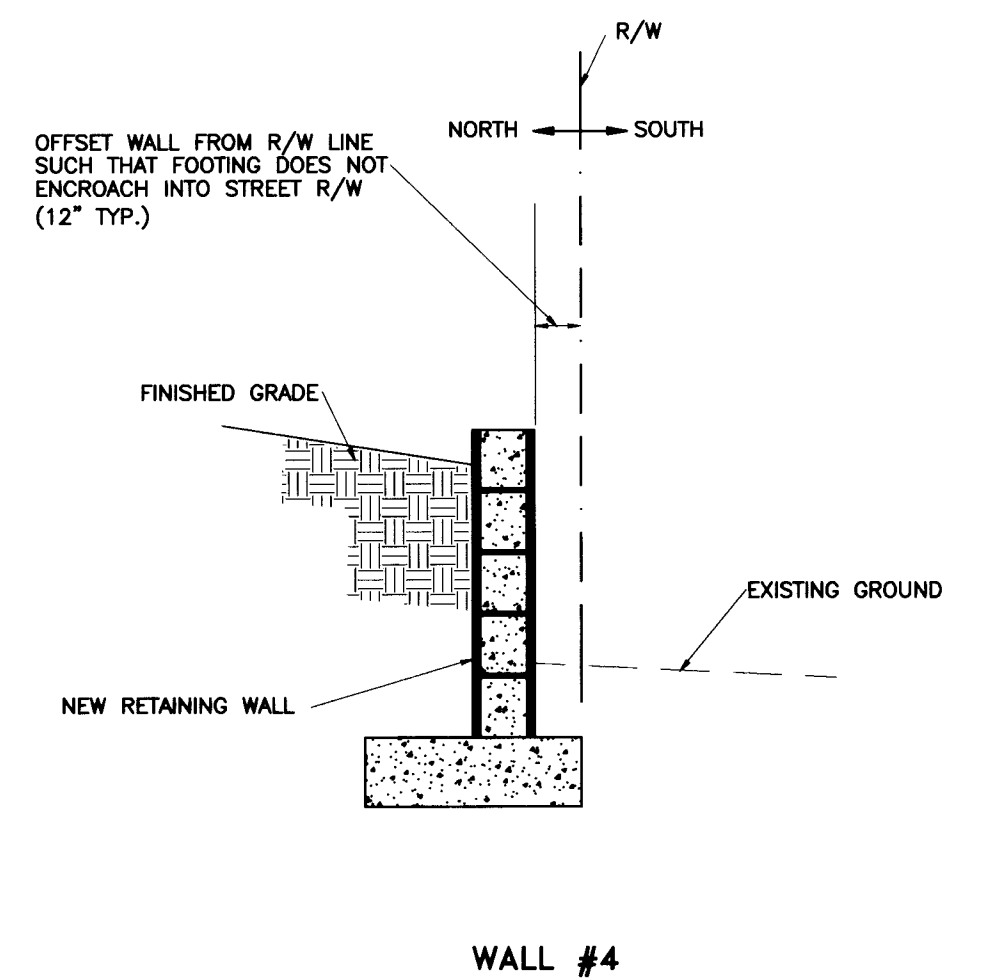
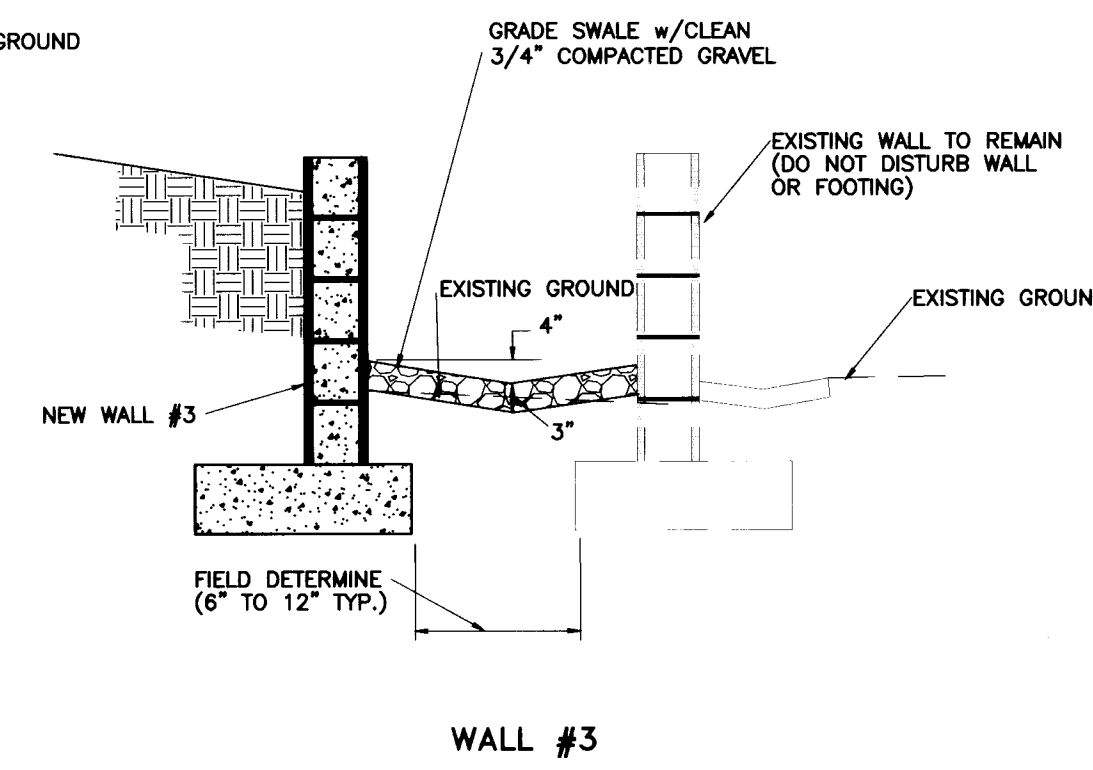
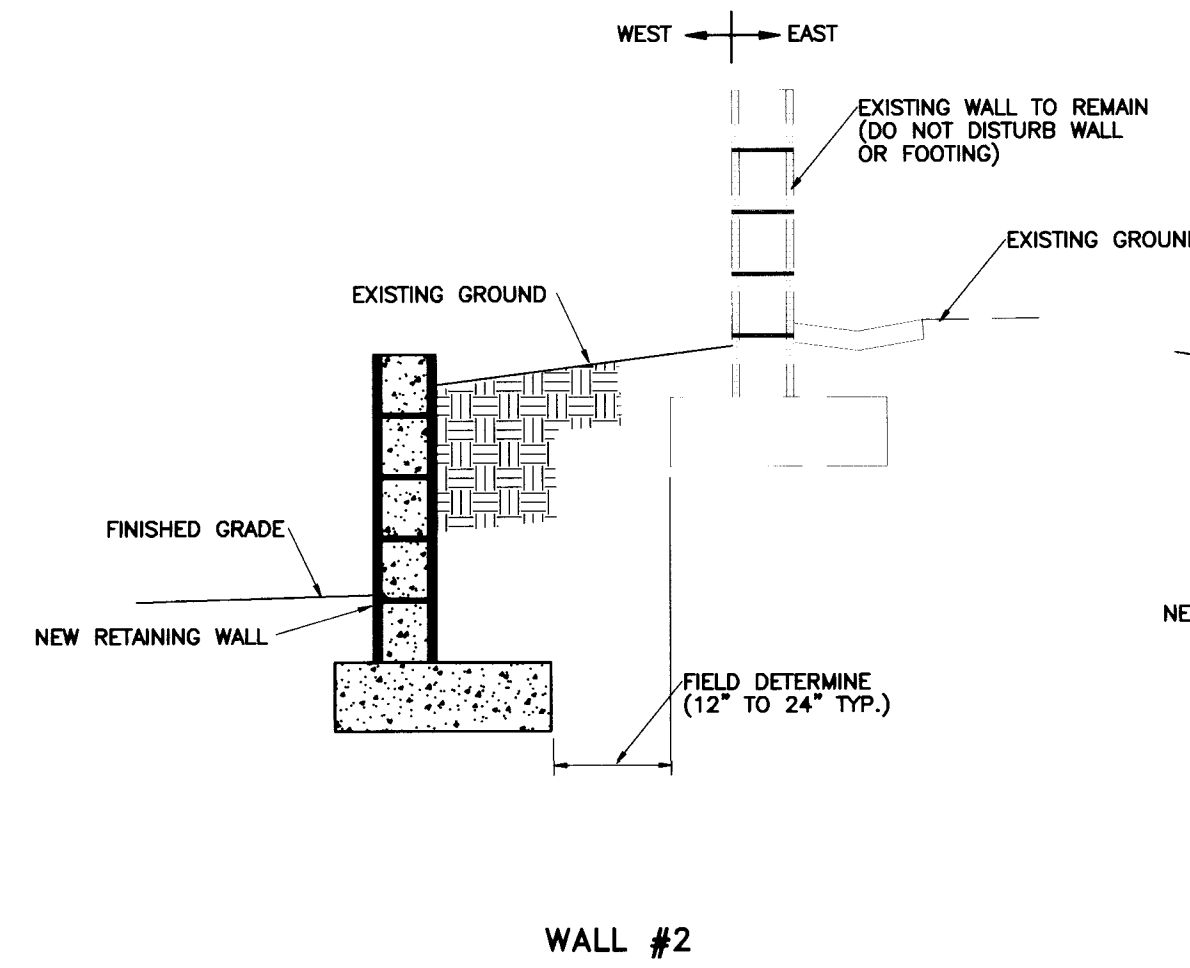
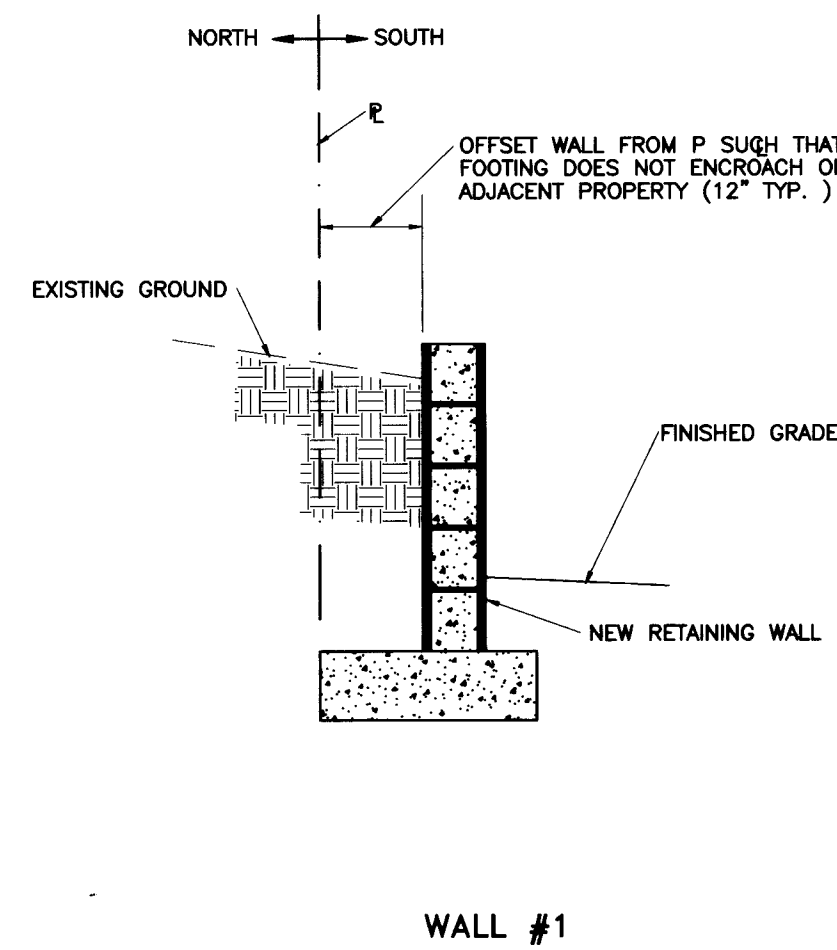
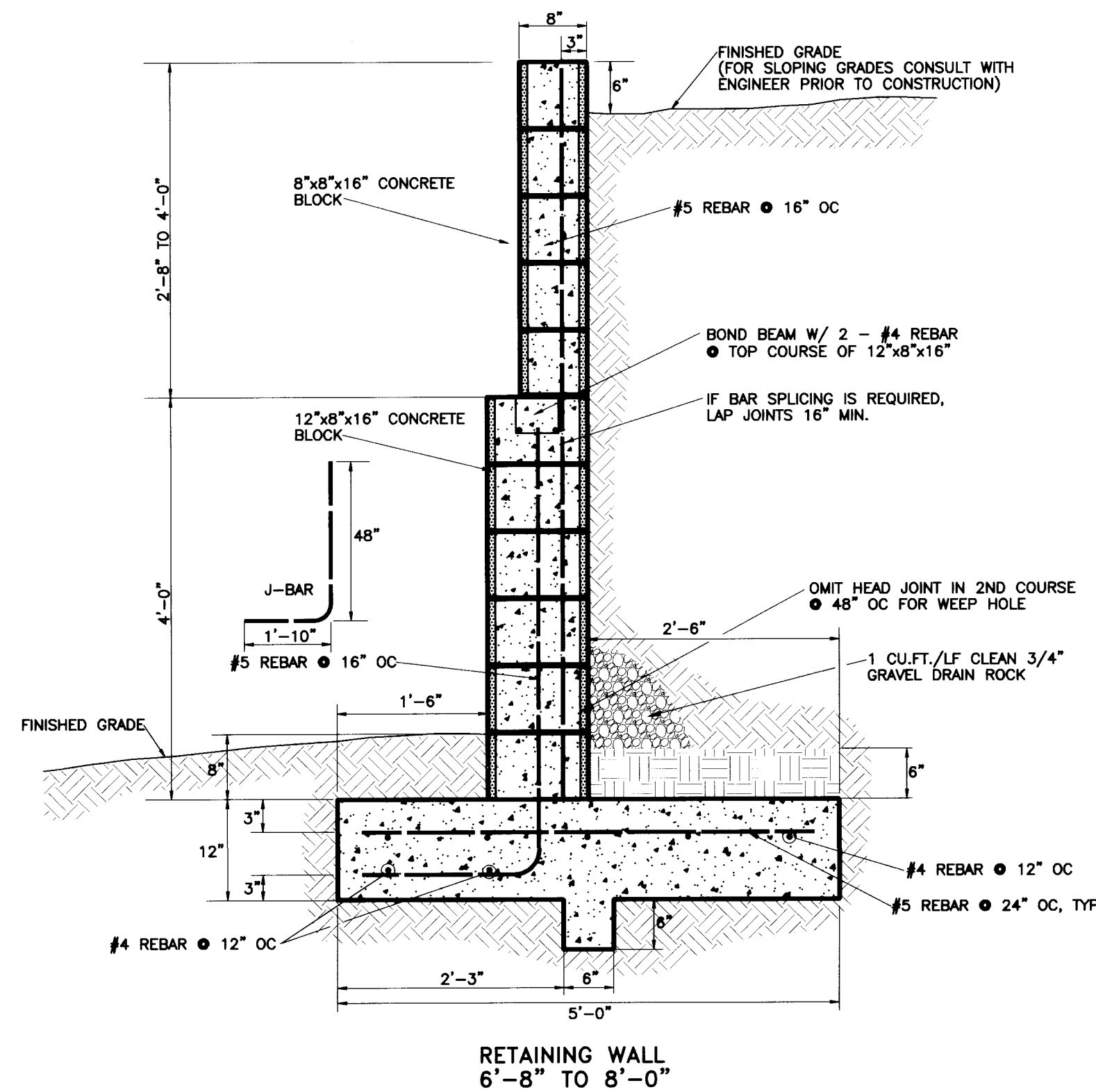
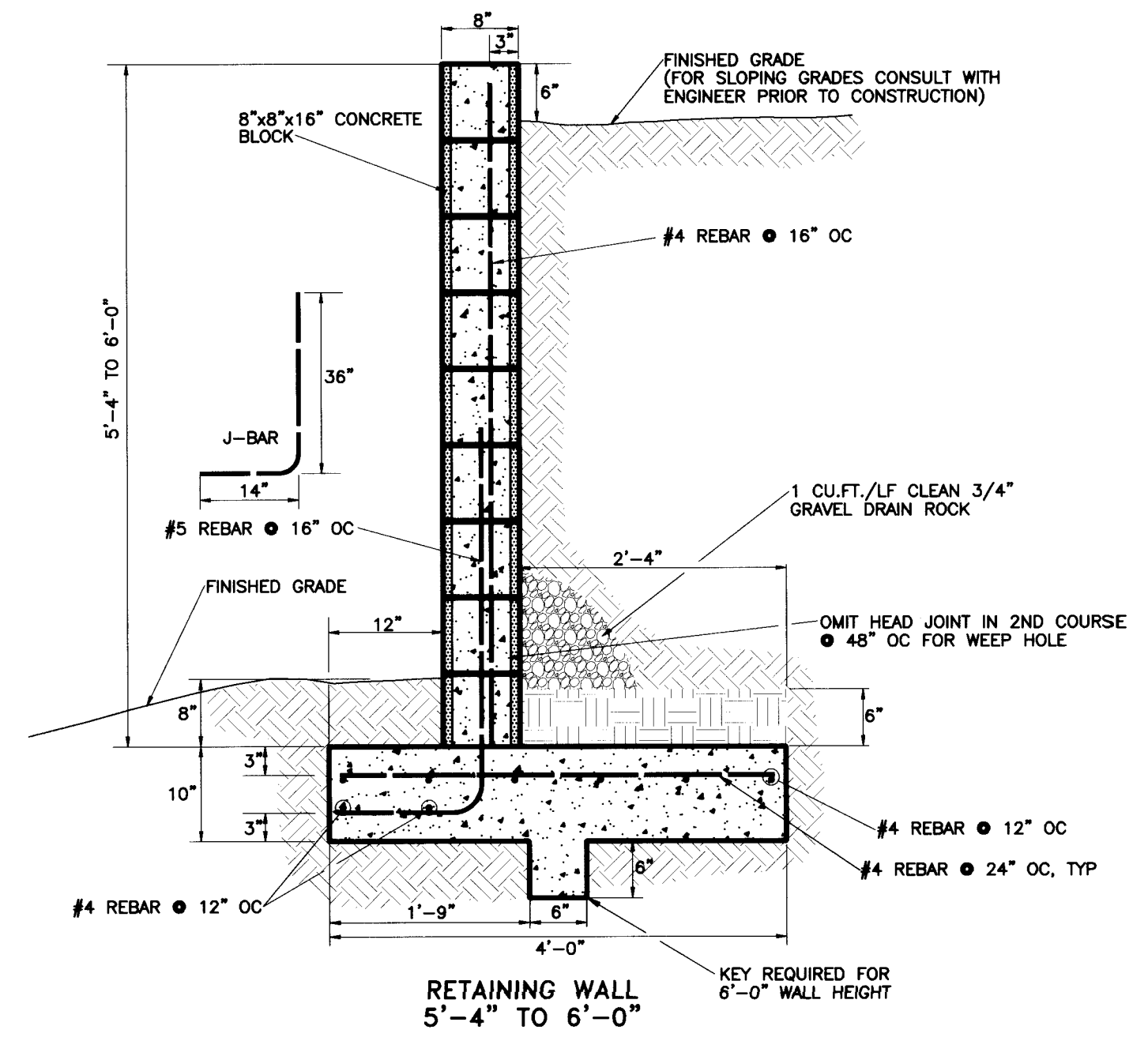
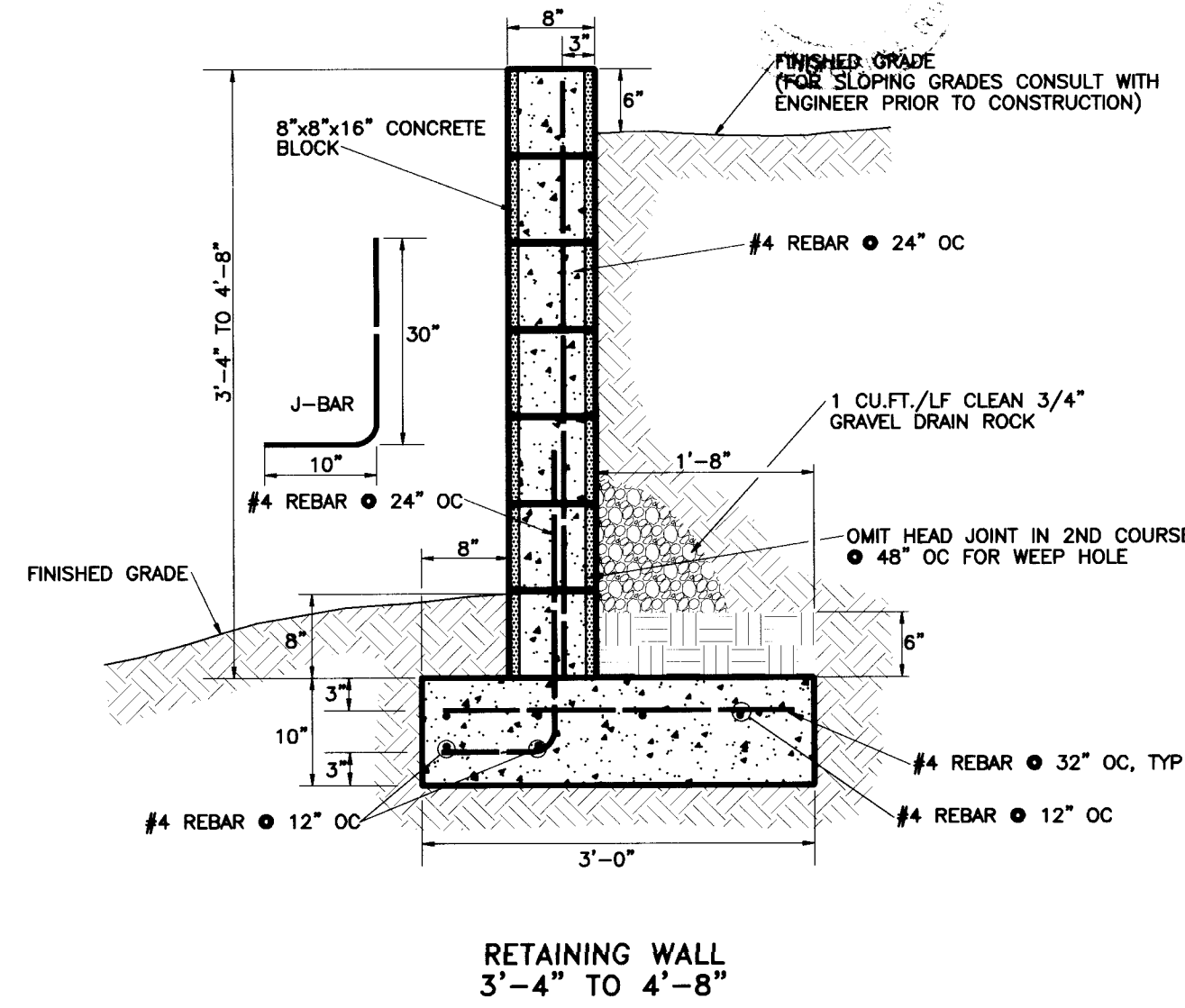
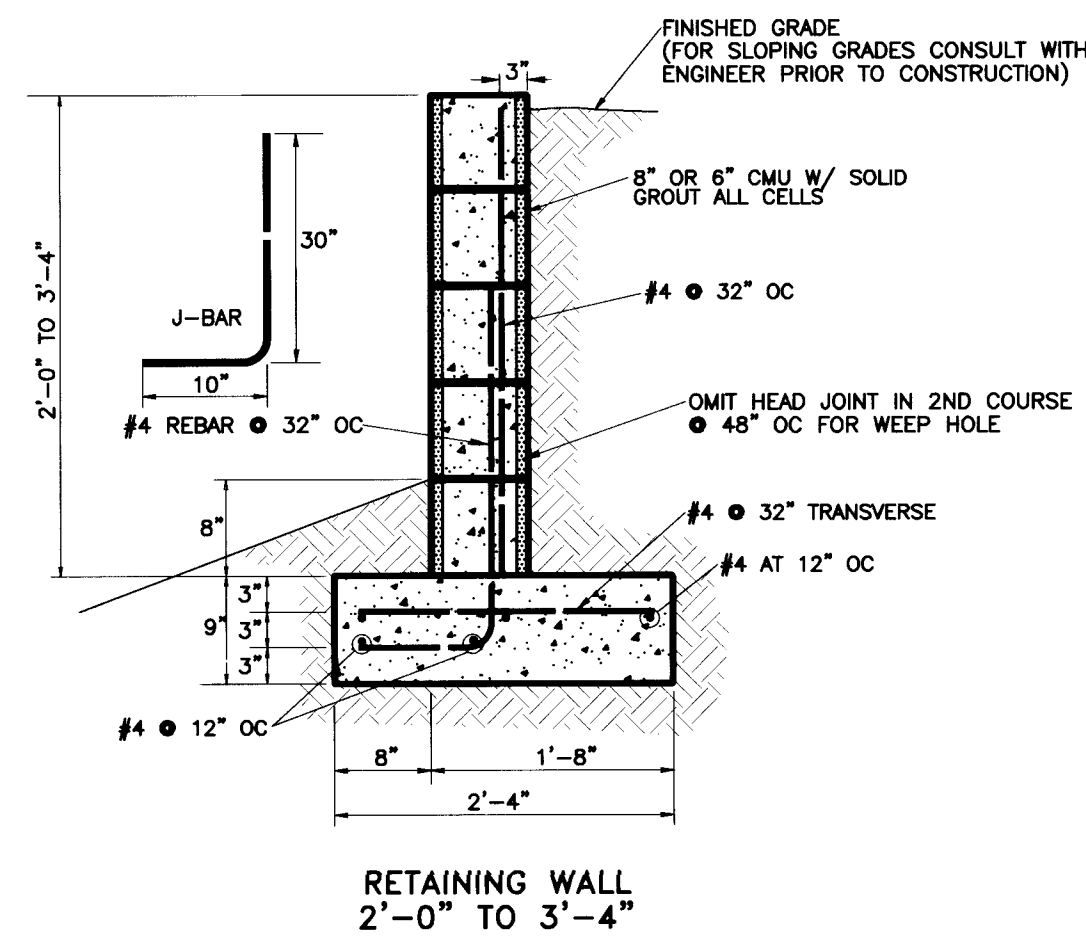
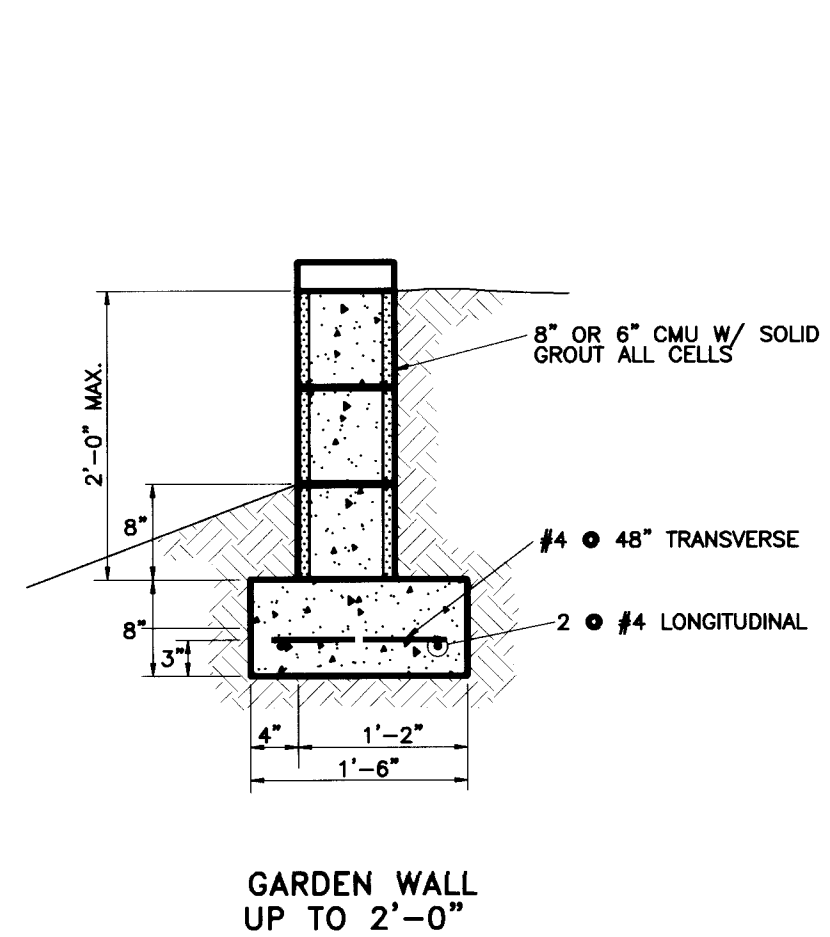
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R. P. Bohannon, P.E.  
N.M.P.E. No. 9814  
Date: 1/5/99

ADD 30"SD TO WYOMING SD; DELETE POND	JML	11/97
REVISIONS		
NO.	BY	DATE
LA CUEVA CORONA SUBDIVISION		
DRAINAGE DETAILS		
Easterling & Associates, Inc.		
CONSULTING ENGINEERS		
2600 AMERICAN RD. SE., SUITE 100		
Rio Rancho, New Mexico 87124		
(505) 898-8021 FAX (505) 898-8501		
DESIGNED BY: RPB	DRAWN BY: DEC	CHECKED BY: RPB
JOB NO: 4380	DATE: 3/97	SHEET 2 OF 3

SCANNED BY  
BY LARSON



# RETAINING WALL NOTES

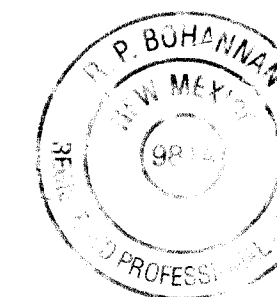
1. Compact subgrade to 95% maximum density (12" min. depth) (ASTM D1557). If clay or loose sand is encountered, contact engineer before proceeding.
2. Compact backfill to 90% of maximum density (ASTM D1557)
3. Maintain 2" minimum clearance between all reinforcing bars and outside surface of formed concrete, 3" between bars and outside surface of concrete poured against earth. All block and pilaster cells are to be grouted solid.
4. Concrete for footings and filling of cells is to be 3,000 p.s.i. at 28 days, with 3/4" maximum size aggregate and a maximum slump of 5".
5. Concrete for mortar is to be 2,000 p.s.i. at 28 days.
6. Wall blocks are to be standard masonry units (8"x8"x16"), and pilaster blocks are to be sized appropriately for the intended application. Color - Desert Tan or as directed by owner.
7. Install Dur-O-Wal (or engineer approved equal), or bond beam with 2 @ #4 rebar longitudinal, every third course (24" OC, max.).
8. Construct pilasters at 16' on centers (maximum), and as appropriate for corners, junctions, angle points and ends.
9. Drainage for retained earth will be provided by aggregate backfill and un-mortared joints.
10. The top course of block shall use 2" solid masonry units as caps, unless a 6" party wall is to be installed on top of retaining wall.
11. The top of pilasters shall use 2" solid masonry units each of appropriate size.
12. Drain blocks for party walls shall consist of standard masonry units turned face down to be installed through 6" party wall on top of retainers and after wall is complete. They shall be installed at locations specified by owner.

## TYPICAL RETAINING WALL LOCATIONS

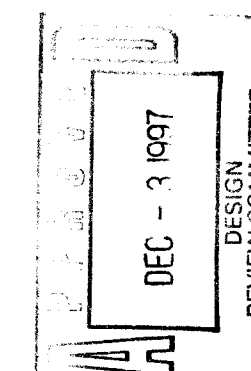
NTS  
(SEE SHEET 1 OF 3)

## GRADING AND DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT I HAVE INSPECTED THE SITE GRADING AND DRAINAGE IMPROVEMENTS AND THAT THEY HAVE BEEN CONSTRUCTED AND ARE EXPECTED TO FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN. BACKYARD AND SIDEYARD SWALES, WHICH WILL BE FINE-GRADED BY INDIVIDUAL HOMEBUILDERS, ARE NOT INCLUDED IN THIS CERTIFICATION. THE AS-CONSTRUCTED INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY OTHERS. PROPOSED CONTOURS HAVE NOT BEEN REVISED TO REFLECT AS-CONSTRUCTED ELEVATIONS AND SHOULD BE CONSIDERED APPROXIMATE.

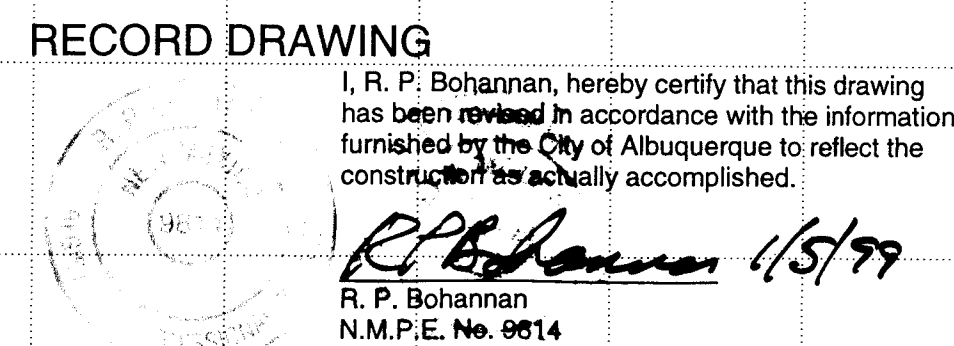
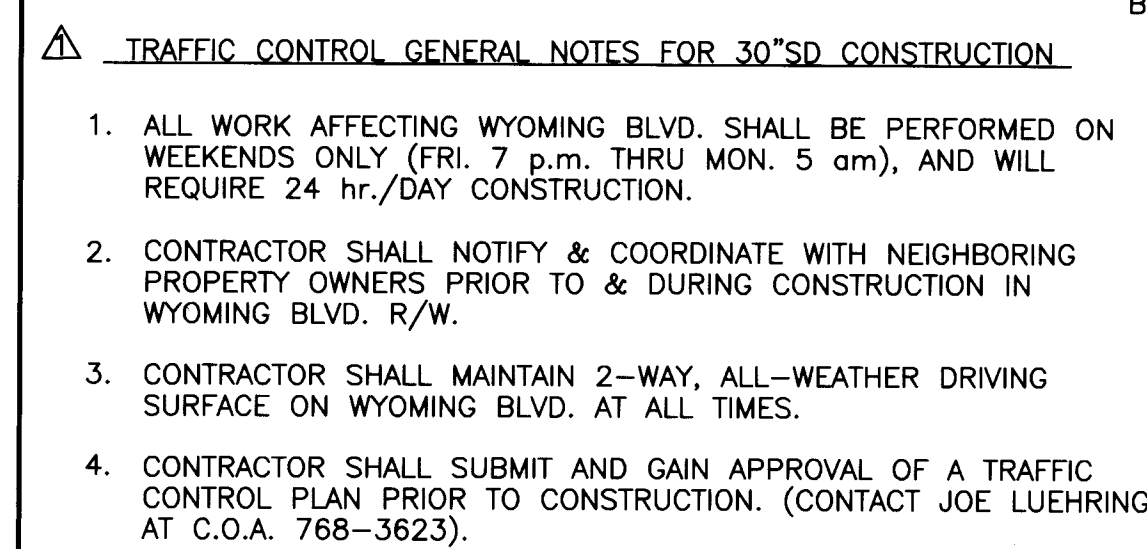


*R. P. Bohannan* 1/5/97  
R. P. Bohannan, P.E. Date:  
N.M.P.E. No. 9814



ADD WALL LOCATION DIAGRAMS	JML	11/97
NO.	REVISIONS	BY DATE
<b>LA CUEVA CORONA SUBDIVISION</b> <b>RETAINING WALL DETAILS</b>		
<b>Easterling &amp; Associates, Inc.</b> CONSULTING ENGINEERS 2600 AMERICAN RD. SE., SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021 FAX (505) 898-8501		
DESIGNED BY RPB	DRAWN BY DEC	CHECKED BY RPB
JOB NO. 4380	DATE 3/97	SHEET 3 OF 3

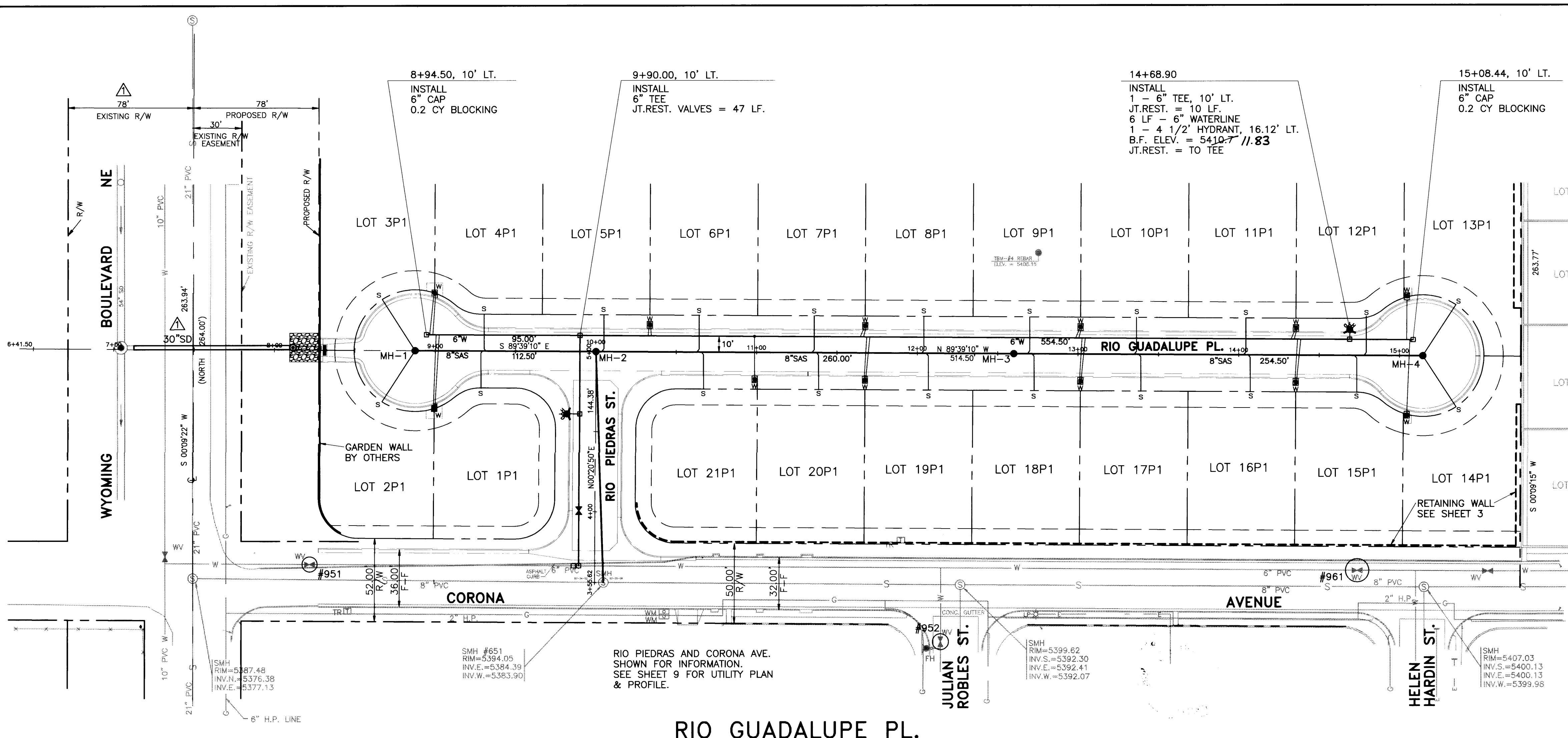




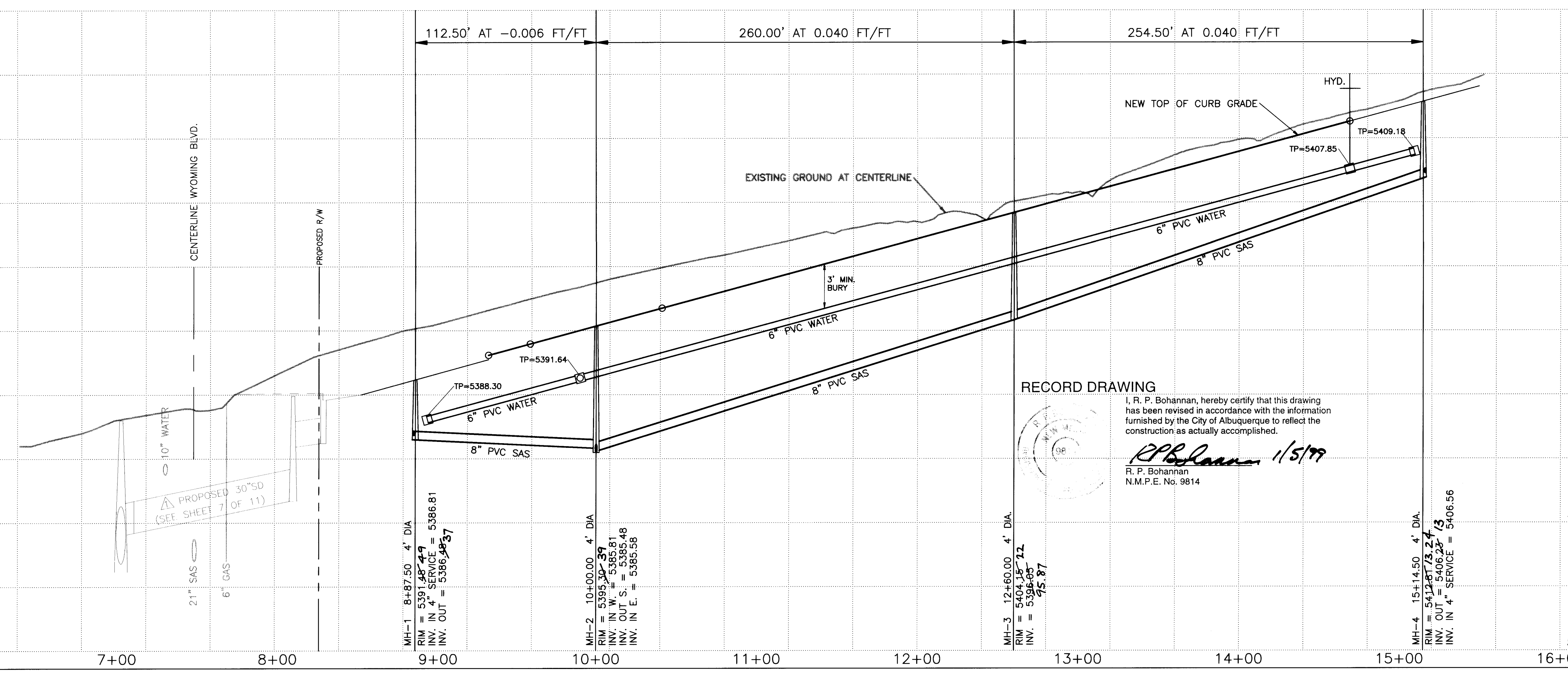
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
LA CUEVA CORONA SUBDIVISION  
RIO GUADALUPE PLACE  
STREET & STORM DRAIN PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	
		LAST DESIGN UPDATE

[illegible]



RIO GUADALUPE PL.



CITY OF ALBUQUERQUE STANDARD DRAWINGS FOR SANITARY SEWER AND WATER TO BE USED FOR THIS PROJECT (TYP. FOR ALL SHEETS).

**SEWER**  
2102 MANHOLE TYPE "E".  
2118 SERVICE LINE CONNECTIONS AT MANHOLE  
2125 SERVICE LINE DETAILS.  
2465 PAVEMENT CUTS FOR UTILITIES.

**WATER**  
2315 PIPE TRENCH TERMINOLOGY.  
2320 CONCRETE BLOCK DESIGN.  
2326 VALVE BOX TYPE "B".  
2328 RING AND COVER FOR VALVE BOX.  
2340 FIRE HYDRANT INSTALLATION.  
2361 TYPICAL METER BOX INSTALLATION (CASE 1).  
2362 METERED SERVICE LINE INSTALLATION.  
2366 DOUBLE METER BOX FOR 3/4" AND 1" METERS.  
2368 METER BOX COVER AND LID.

**WATER SHUT OFF PLAN**  
TO INSERT VALVE AT CORONA AVE. AND RIO PIEDRAS, CLOSE VALVES 951, 952 AND 961.  
SEE LOCATION MAP C-19

**WATER SERVICE LOCATIONS**

LOT	STA. • PL	TYPE	INV. ELEV. PL
LOT 3	8+96.50	DBL	5390.1
LOT 4	8+98.50	DBL	5390.1
LOT 2	9+00.50	DBL	5390.1
LOT 1	9+02.50	DBL	5390.1
LOT 5	10+32.50	DBL	5394.7
LOT 6	10+34.50	DBL	5394.7
LOT 21	10+98.63	SING.	5396.9
LOT 7	11+64.50	DBL	5399.2
LOT 8	11+66.50	DBL	5399.2
LOT 20	11+68.50	DBL	5399.2
LOT 19	11+70.50	DBL	5399.2
LOT 9	12+98.50	DBL	5403.8
LOT 10	13+00.50	DBL	5403.8
LOT 18	13+02.50	DBL	5403.8
LOT 17	13+04.50	DBL	5403.8
LOT 11	14+32.50	DBL	5408.3
LOT 12	14+34.50	DBL	5408.3
LOT 16	14+36.50	DBL	5408.3
LOT 15	14+38.50	DBL	5408.3
LOT 13	15+04.44	SING.	5412.1
LOT 14	15+06.44	SING.	5412.1

MATCH METER LID TO TOP OF CURB  
SLOPE METER LID 2% UP FROM CURB

**SEWER SERVICE LOCATIONS**

LOT	STA. & OFFSET • PL	INV. ELEV. PL
LOT 3	8+66.86, 32' LT. FROM MH	5388.1
LOT 2	8+66.94, 32' RT. FROM MH	5388.1
LOT 4	9+30.37, 23' LT. FROM MH	5389.7
LOT 1	9+26.62, 23' RT. FROM MH	5389.7
LOT 5	10+04.86, 23' LT. FROM MH	5391.6
LOT 6	10+64.10, 23' LT. FROM MH	5393.7
LOT 21	10+67.04, 23' RT. FROM MH	5394.3
LOT 7	11+35.71, 23' LT. FROM MH	5396.0
LOT 20	11+38.65, 23' RT. FROM MH	5396.1
LOT 8	12+03.96, 23' LT. FROM MH	5398.4
LOT 19	12+06.90, 23' RT. FROM MH	5398.5
LOT 9	12+69.86, 23' LT. FROM MH	5400.6
LOT 18	12+72.80, 23' RT. FROM MH	5400.7
LOT 10	13+36.20, 23' LT. FROM MH	5402.9
LOT 17	13+39.14, 23' RT. FROM MH	5403.1
LOT 11	14+04.34, 23' LT. FROM MH	5405.3
LOT 12	14+07.28, 23' RT. FROM MH	5405.4
LOT 16	14+73.45, 24.5' LT. FROM MH	5407.6
LOT 15	14+79.13, 23.3' RT. FROM MH	5407.5
LOT 13	15+35.05, 32' LT. FROM MH	5407.3
LOT 14	15+35.36, 32' RT. FROM MH	5407.3

**REVISIONS**

NO.	DATE	REMARKS
1	11/97	ADD 30" SD, DELETE POND; REVISE WYO. R/W

**ENGINEER'S SEAL**  
R. P. BOHANNAN  
NEW MEXICO  
Professional Engineer  
No. 9814  
1/5/99

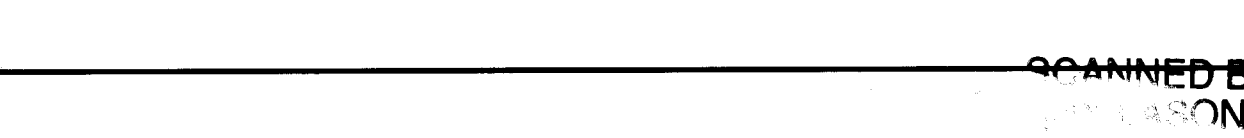
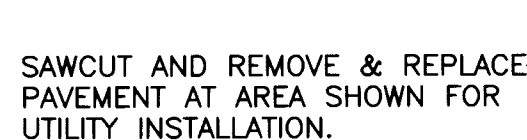
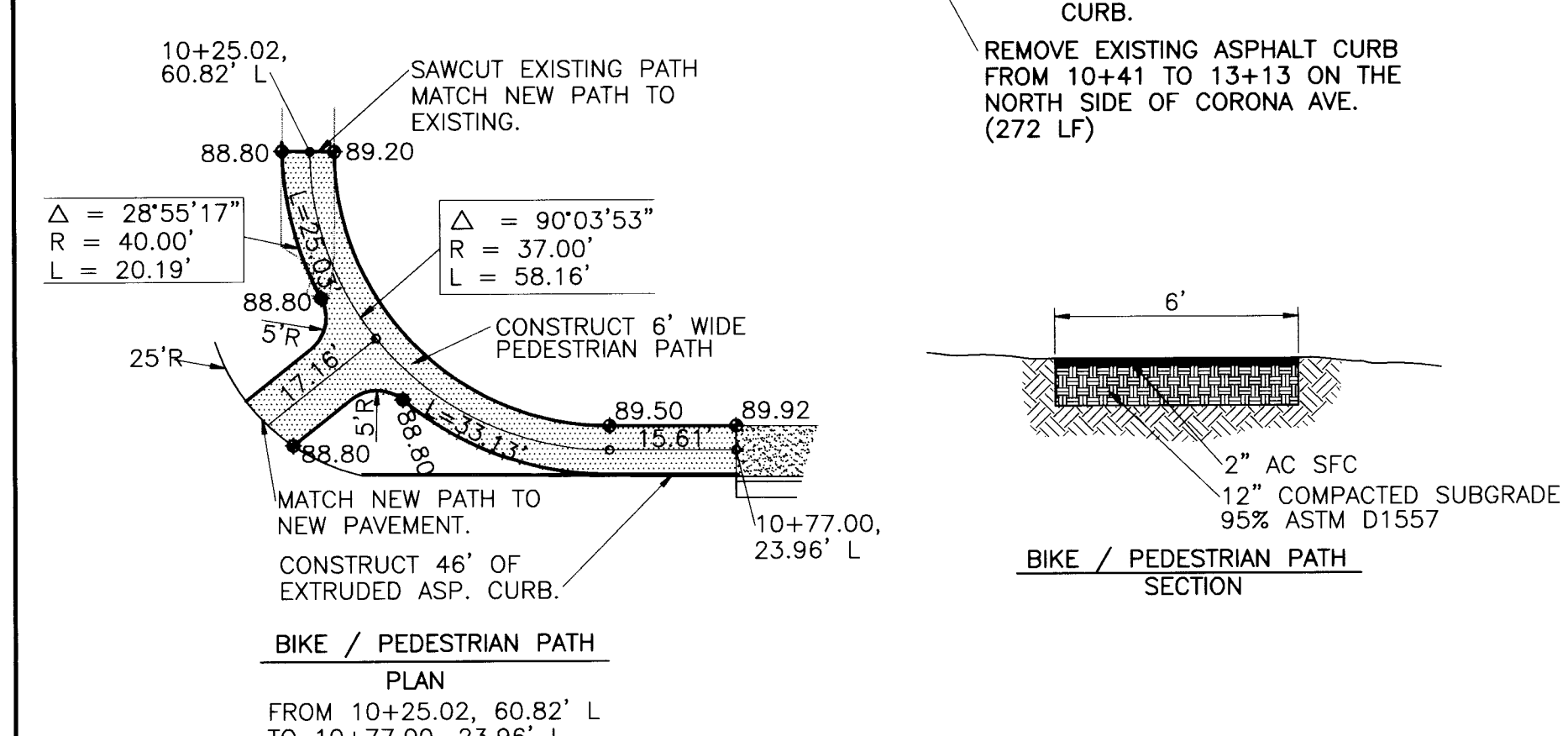
**Easterling & Associates, Inc.**  
CONSULTING ENGINEERS  
2600 The American Rd., SE, Suite 100  
Rio Rancho, New Mexico 87124  
(505) 898-8021 FAX (505) 898-8501

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


**LA CUEVA CORONA SUBDIVISION  
RIO GUADALUPE PLACE  
WATER & SEWER PLAN & PROFILE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE DEC - 3 1997			

CITY PROJECT No. 565381 ZONE MAP NO. C-19 SHEET 8 OF 11



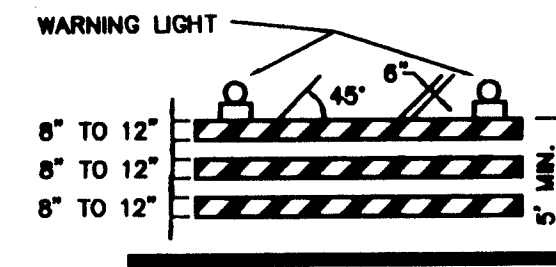
STREET & UTILITY PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
<div style="border: 2px solid black; padding: 10px; text-align: center;"> <div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">APPROVED</div> <div style="margin: 10px 0;">DEC - 3 1997</div> <div style="font-weight: bold;">DESIGN REVIEW COMMITTEE</div> </div>	

SUBDIVISION PIEDRAS ST. PLAN & PROFILE		QUERQUE DEPARTMENT EMPLOYMENT GROUP		1" = 5' VERT. 11/97 ac.		ENGINEER'S SEAL 		SURVEY INFORMATION FIELD NOTES NO. BY DATE		BENCH MARKS " HEAVEN " ELV. = 5378.787 STANDARD USC&GS BRASS TABLET STAMPED "HEAVEN 1969" LOCATED 76.4' SOUTH OF PASEO DEL NORTE CENTERLINE AND 180' EAST OF GATE OF HEAVEN CEMETARY ENTRANCE.		AS BUILT INFORMATION CONTRACTOR <b>FRANKLINE ENGINEERING</b> DESIGNED BY <b>CITY</b> DATE <b>1/99</b> CHECKED BY <b>CITY</b> DATE <b>1/99</b> VERIFICATION BY <b>CITY</b> DATE <b>1/99</b> DRAWINGS CORRECTED BY <b>FRANKLINE</b> DATE <b>10/98</b> MICRO-FILM INFORMATION RECORDED BY NO.	
NO. DATE REMARKS		REVISIONS		DESIGNED BY RPB/DEC DATE 2-97		DRAWN BY DEC DATE 2-97		CHECKED BY RPB DATE 2-97					
LAST DESIGN UPDATE		Mo./DAY/YR.		Mo./DAY/YR.									
P NO.		SHEET		OF		9		11					

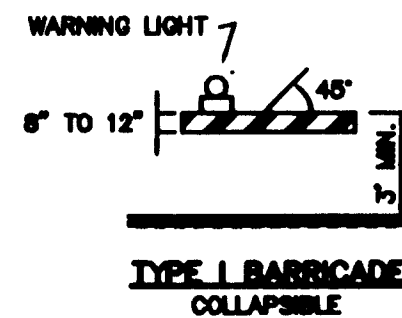
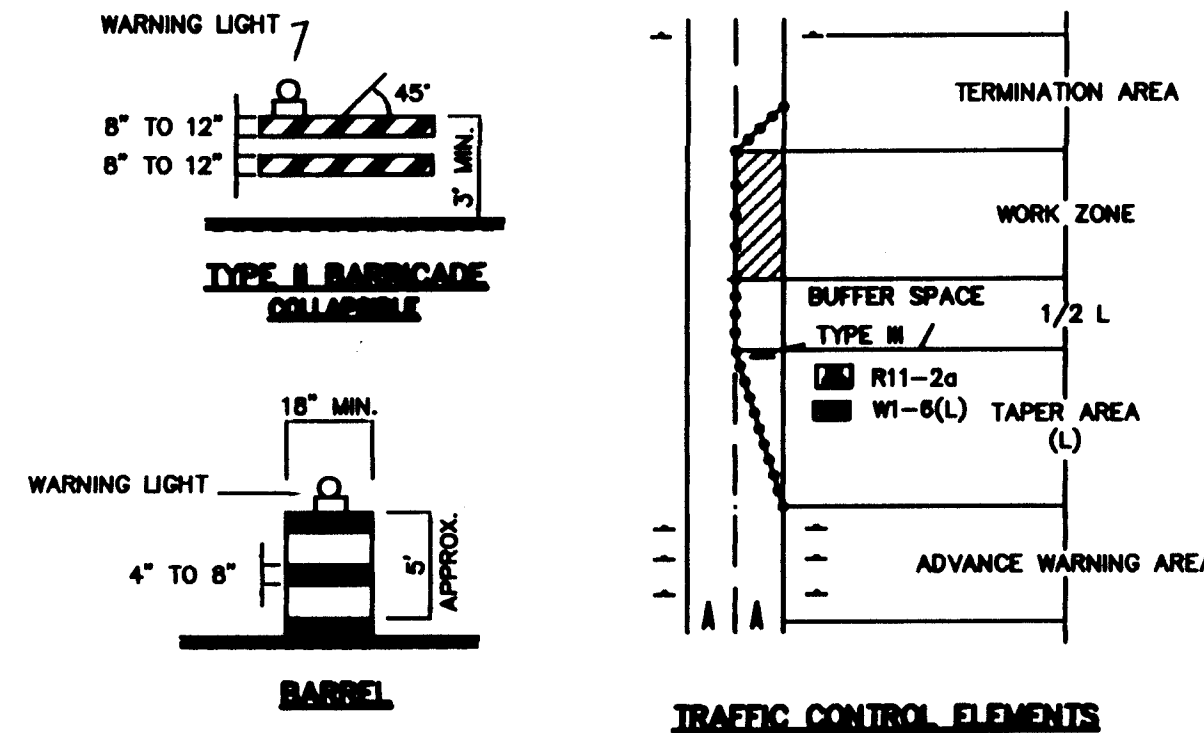
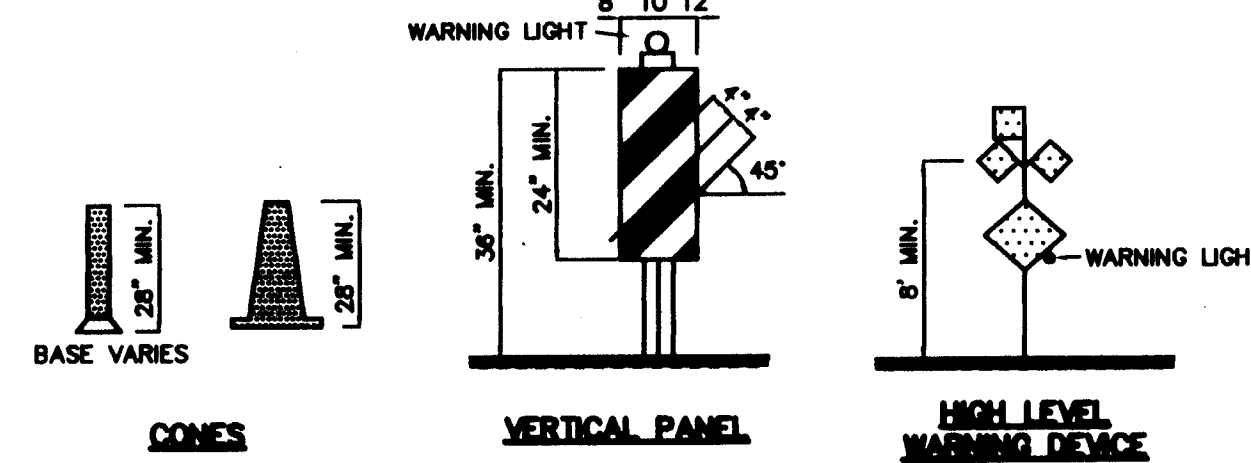
CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

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 7:00 A.M. OR END WORK AFTER 7:00 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 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 ITS 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" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.

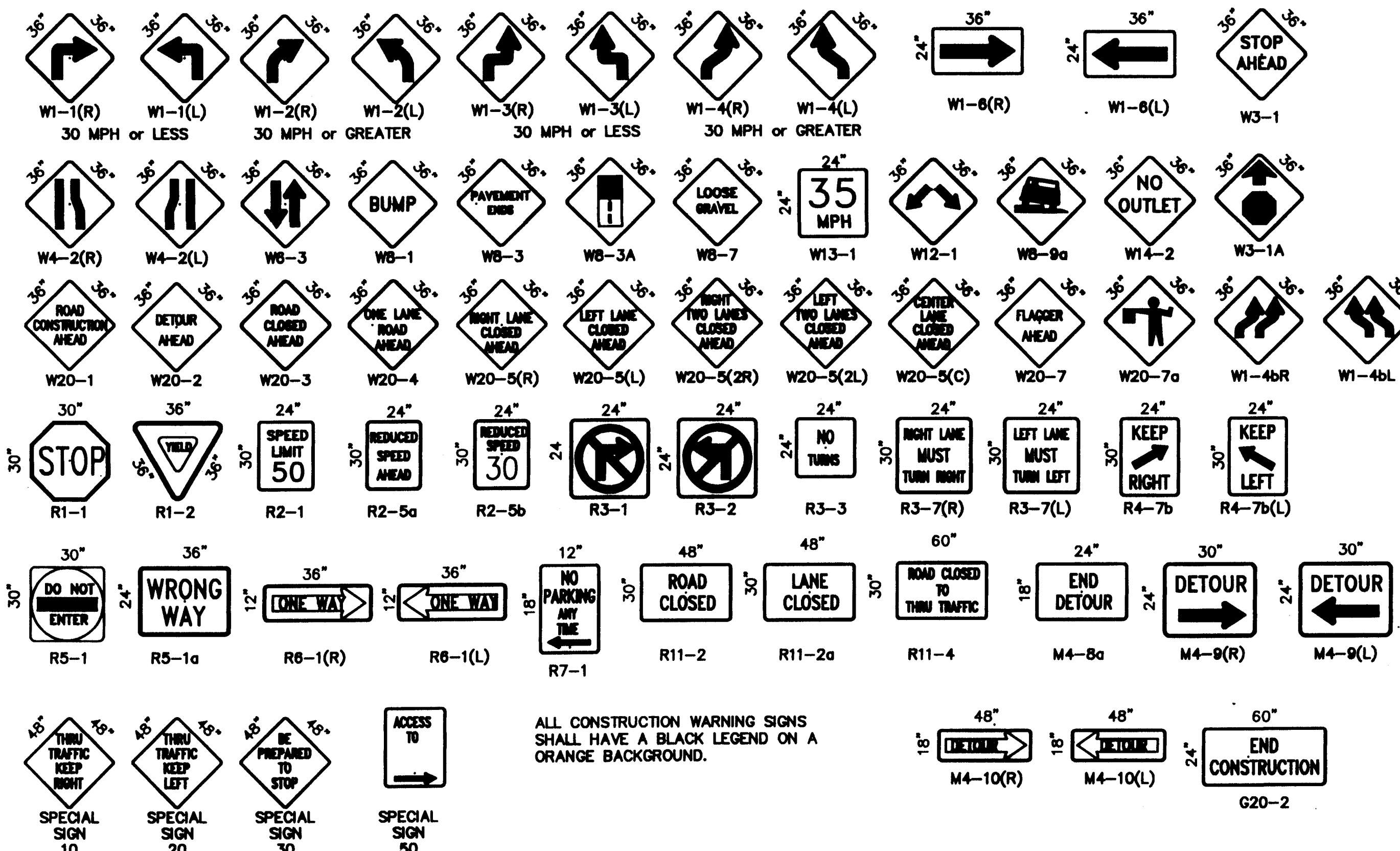


TYPE II BARRICADE



TYPE I BARRICADE COLLAPSIBLE

SIGN FACE DETAILS



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

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 IN FEET	
	BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$
L = TAPER LENGTH	
W = WIDTH OF OFFSET IN FEET	
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: LA CUEVA CORONA SUBDIVISION SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. DAY/YR	NO. DAY/YR
LAST UPDATE		NO. DAY/YR	NO. DAY/YR
PROJECT NO.	565381	MAP NO.	C-19
		SHEET	10 OF 11

