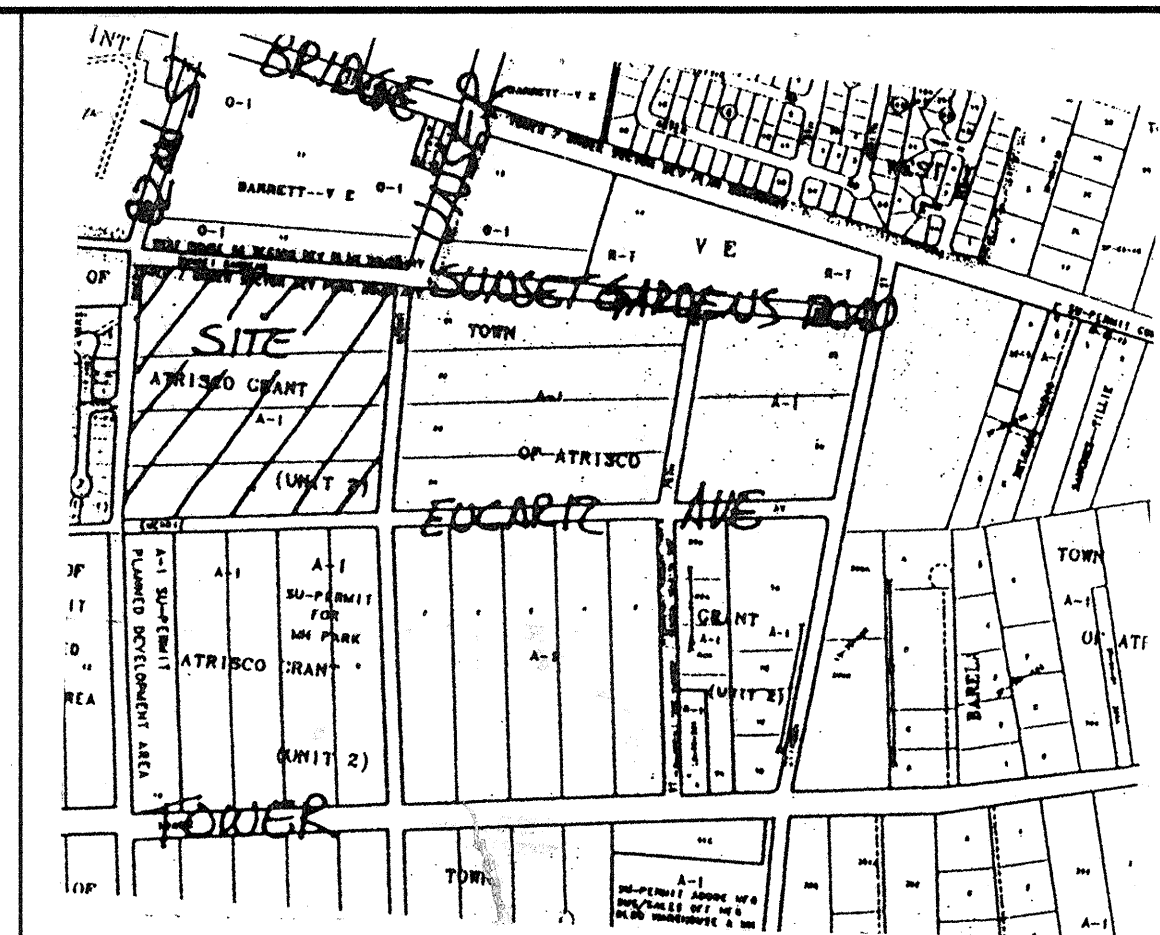


CONSTRUCTION PLANS
FOR
WHISPERING POINTE SUBDIVISION
UNIT I
ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS L-10
SCALE: NONE

GENERAL NOTES

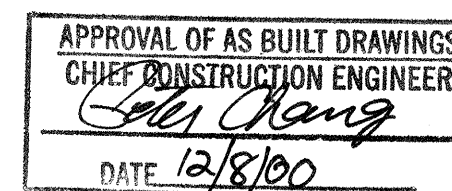
NOTICE TO CONTRACTORS

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- 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.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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.

INDEX TO DRAWINGS	
SHEET NO.	SHEET
1	TITLE SHEET
2-4	PLAT
5	GRADING AND DRAINAGE PLAN
6	MASTER PAVING PLAN
7-11	PAVING IMPROVEMENTS
12-13	MASTER UTILITY PLAN
14-22	UTILITY IMPROVEMENTS
23-24	STORM DRAIN IMPROVEMENTS
25-26	STRIPING AND TRAFFIC CONTROL PLAN



COA MSP: LEMMY ROMERO

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

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. The work as constructed is in substantial compliance with the Approved Plan.

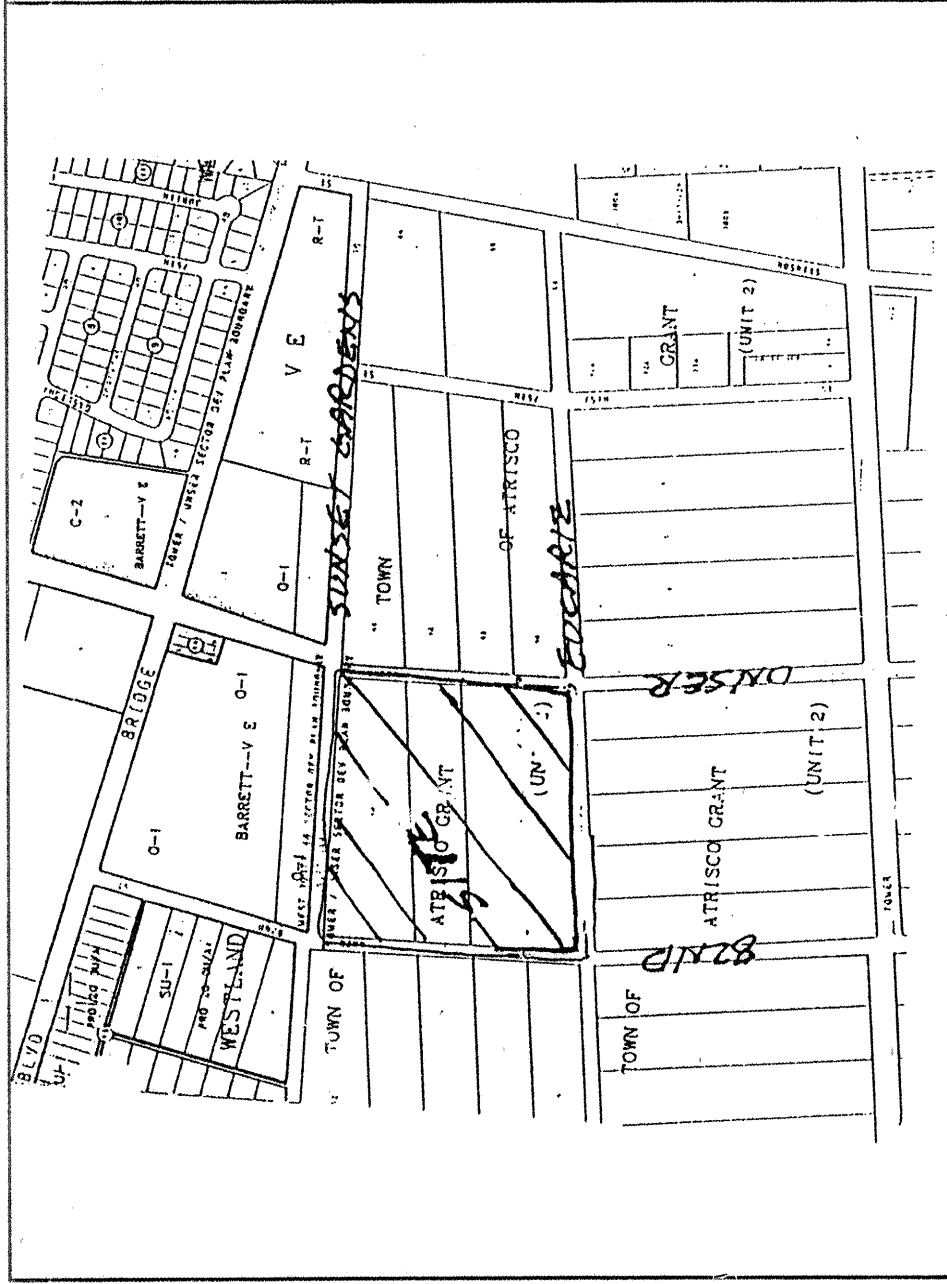
Gregory J. Krenik NMPE 11929

7-13-99

11929

ASBUILT DATA

1	12-13, 15-22	Bill G. Goodwin	1/28/99	Ronald R.	1/20/99						
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE		
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****						
		DRC CHAIRMAN	Bill G. Goodwin	11-30-98	APPROVED FOR CONSTRUCTION						
		TRANSPORTATION	R. W. Kame	10-14-98							
		WATER/WASTEWATER	John C. Long	11-5-98							
		HYDROLOGY									
		CIP									
		CONSTR. MGMT.			CITY ENGINEER DATE						
		CONSTR. COORD.		10-8-98							
		CITY PROJECT NO.	592981			SHEET OF					
						1 26					



LOCATION MAP ZONE ATLAS L-10-Z
SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS. _____ DRB. **97-497 S** V.
GROSS ACREAGE _____ 23.2126 AC
ZONE ATLAS NO. _____ L-10
NO. OF EXISTING TRACTS/LOTS _____ 4
NO. OF TRACTS/LOTS CREATED _____ 144
NO. OF TRACTS/LOTS ELIMINATED _____ 4
MILES OF FULL WIDTH STREETS CREATED _____ 0.8553
AREA DEDICATED TO CITY OF ALBUQUERQUE _____ **6.1812 AC**

DATE OF SURVEY _____ 8-14-97
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: _____ 97081315100463

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, New Mexico, with warranty, covering hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right for 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 in their free act and deed.

Coralie McGuire
Coralie McGuire, President
REXCOR, INC.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on January 7, 1998
9:30
NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, Projected Section 27, Township 10 North, Range 2 East, New Mexico, Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 57 THRU 60, TOWN OF ATRISCO GRANT, UNIT 2 as the same is shown and designated on said plat filed for record in this office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the east right-of-way line of 82nd Street S.W. and further being on the south right-of-way line of Unser Boulevard S.W. from whence the Albuquerque Control Survey Monument "7-K9" bears N 41°11'39" W, 2341.87 feet;

THENCE leaving said east right-of-way line S 89°40'35" E, 1044.72 feet along said south right-of-way line to the northeast corner, said point being on the west right-of-way line of Unser Boulevard S.W.;

THENCE leaving said south right-of-way line S 00°25'01" E, 925.26 feet along said west right-of-way line to the southeast corner, said point being on the north right-of-way line of Eucariz Avenue S.W.;

THENCE leaving said west right-of-way line S 84°01'41" W, 1019.56 feet along said north right-of-way line to the southwest corner, said point being on said east right-of-way line of 82nd Street S.W.;

THENCE leaving said north right-of-way line N 02°03'56" W, 1037.88 feet along said east right-of-way line to the point of beginning and containing 23.2126 acres more or less.

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 overhead and underground electrical 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 services of natural 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 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 Interchange for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, 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 wood pool decking, or other structure shall be erected, constructed, placed, or used on the easement, nor shall any well be drilled or located 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, report or other document and which are not shown on this plat.

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 57 THROUGH 60, TOWN OF ATRISCO GRANT, UNIT 2, INTO 144 RESIDENTIAL LOTS.

2. TO DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS AS SHOWN.

APPROVED AND ACCEPTED BY:

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

Subdivision Case No. _____

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 Design and Development, C.I.P., City of Albuquerque, N.M. _____ Date _____

City Surveyor, City of Albuquerque, N.M. 012698 _____ Date _____

Property Management, City of Albuquerque, N.M. _____ Date _____

PNM GAS _____ Date _____

U.S. West Telecommunications _____ Date _____

PNM ELECTRIC _____ Date _____

Jones Interchange, Inc. _____ Date _____

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 this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat or record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge.

Timothy Aldrich
Timothy Aldrich, S. No. 7719
Date 01-26-98

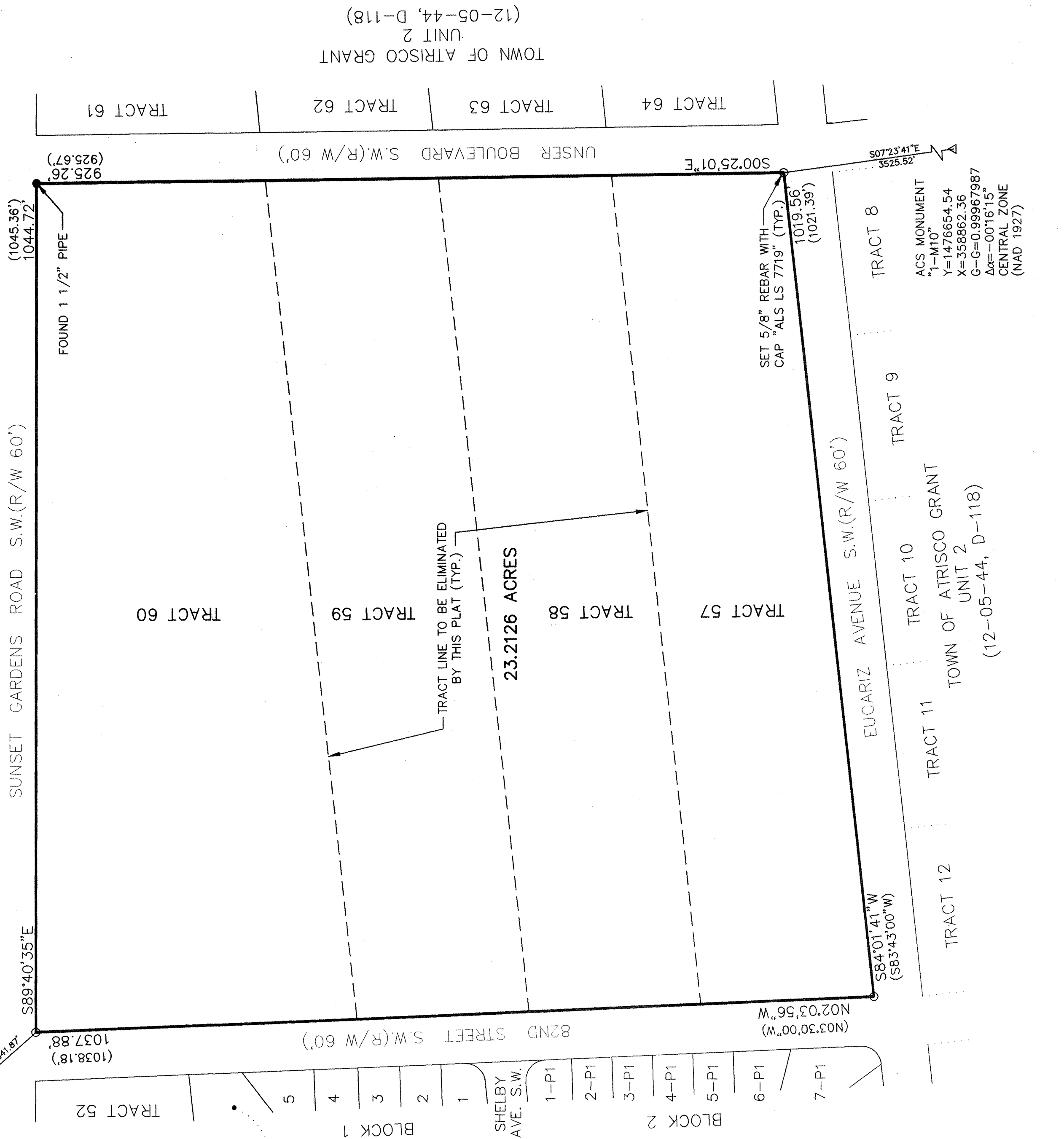
PLAT FOR WHISPERING POINTE SUBDIVISION UNITS I, II, III, AND IV

WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 27 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST, 1997

ACS MONUMENT
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Y=355815.567820
G=0.99967987
Z=0.001377
CENTRAL ZONE
(NAD 1927 / SLD 1929)
ELEVATION=5137.36

POINTE WEST SUBDIVISION
UNIT 1
(03-04-96, 96C-97)
TOWN OF ATRISCO GRANT
UNIT 2
(12-05-44, D-118)

C.O.A. TEMPORARY DRAINAGE EASEMENT



Timothy Aldrich
01-26-98
7719
ALBUQUERQUE, N.M.

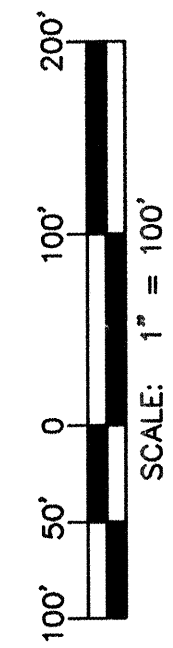
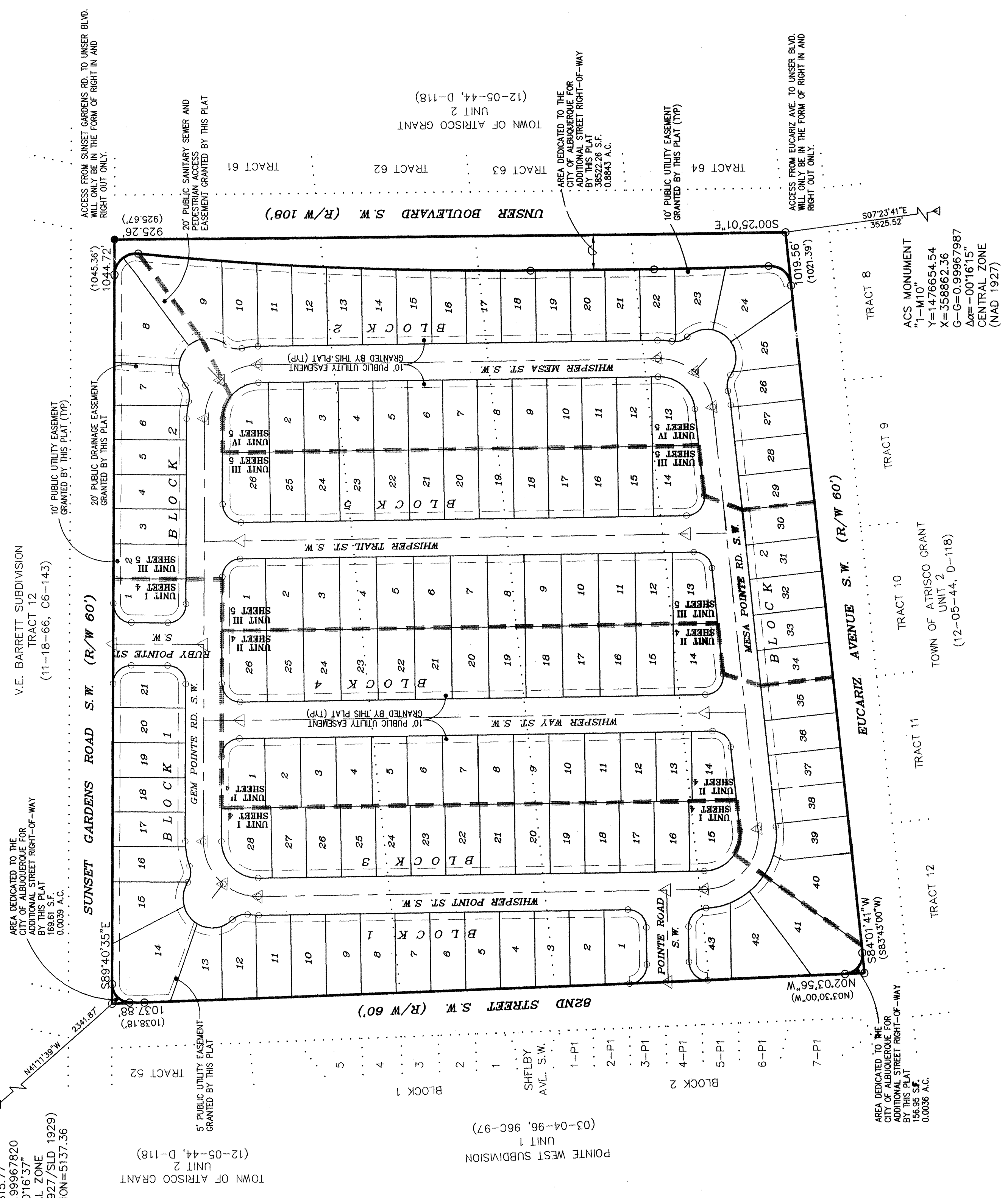
100' 50' 0 100' 200'
SCALE: 1" = 100'

dwg: 7081pt12 Drawn: ALS Checked: ALS Sheet 2 of 6
Scale: 1" = 100' Date: 01-20-98 Job: 97081

PLAT FOR
WHISPERING POINTE SUBDIVISION
UNITS I, II, III, AND IV

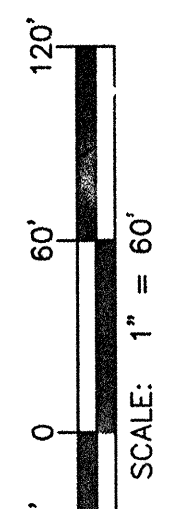
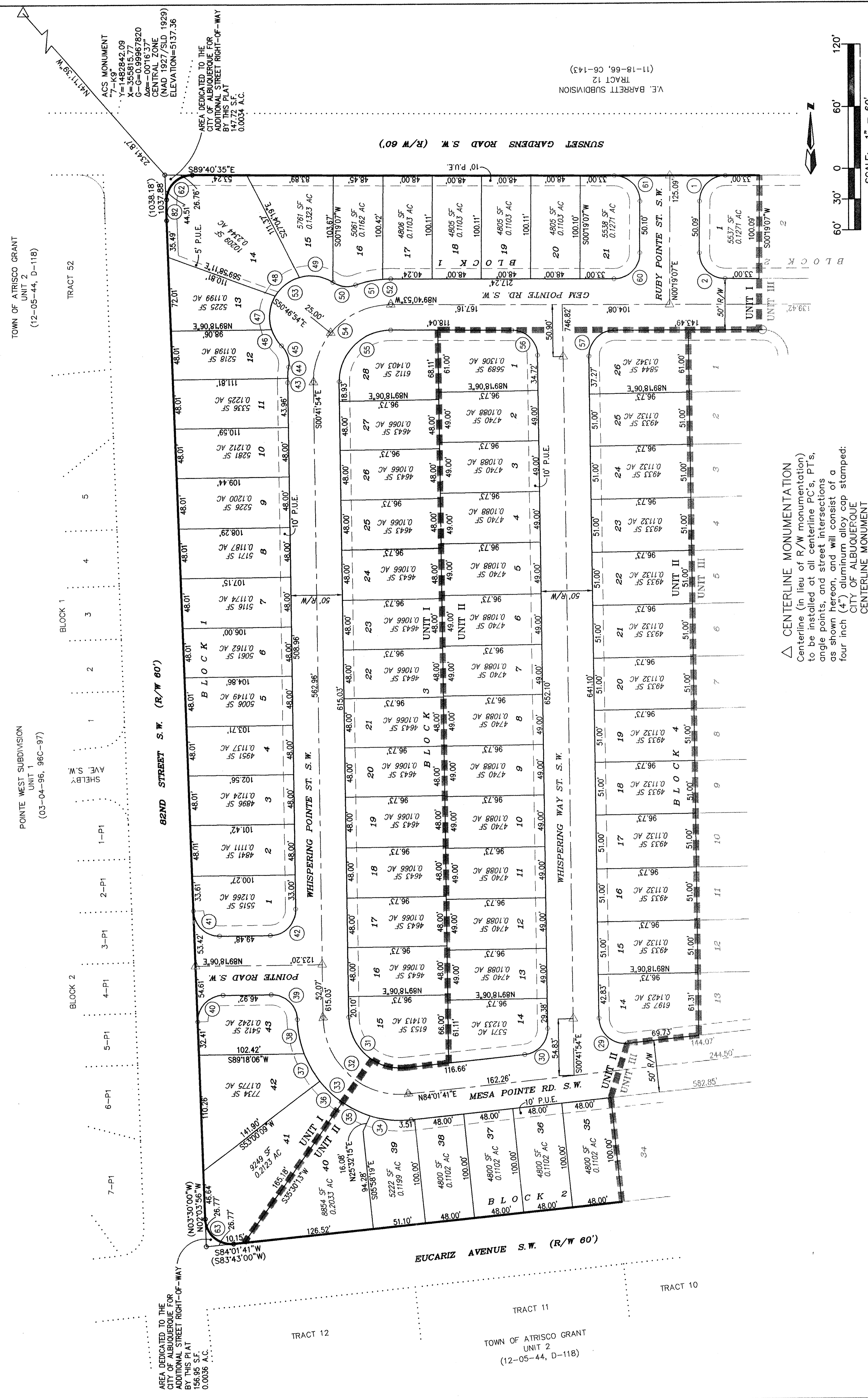
TOWN OF ATRISCO GRANT
PROJECTED SECTION 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1997

ACS MONUMENT
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X=355815.77
C-G=0.99967820
Z=0.001637
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5137.36



dwg: 7081pt4B Drawn: DBC Checked: ALS Sheet 3 of 6
Scale: 1" = 100' Date: 8-19-98 Job: 97081

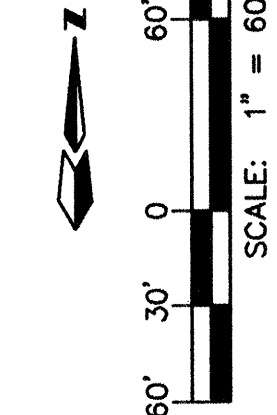
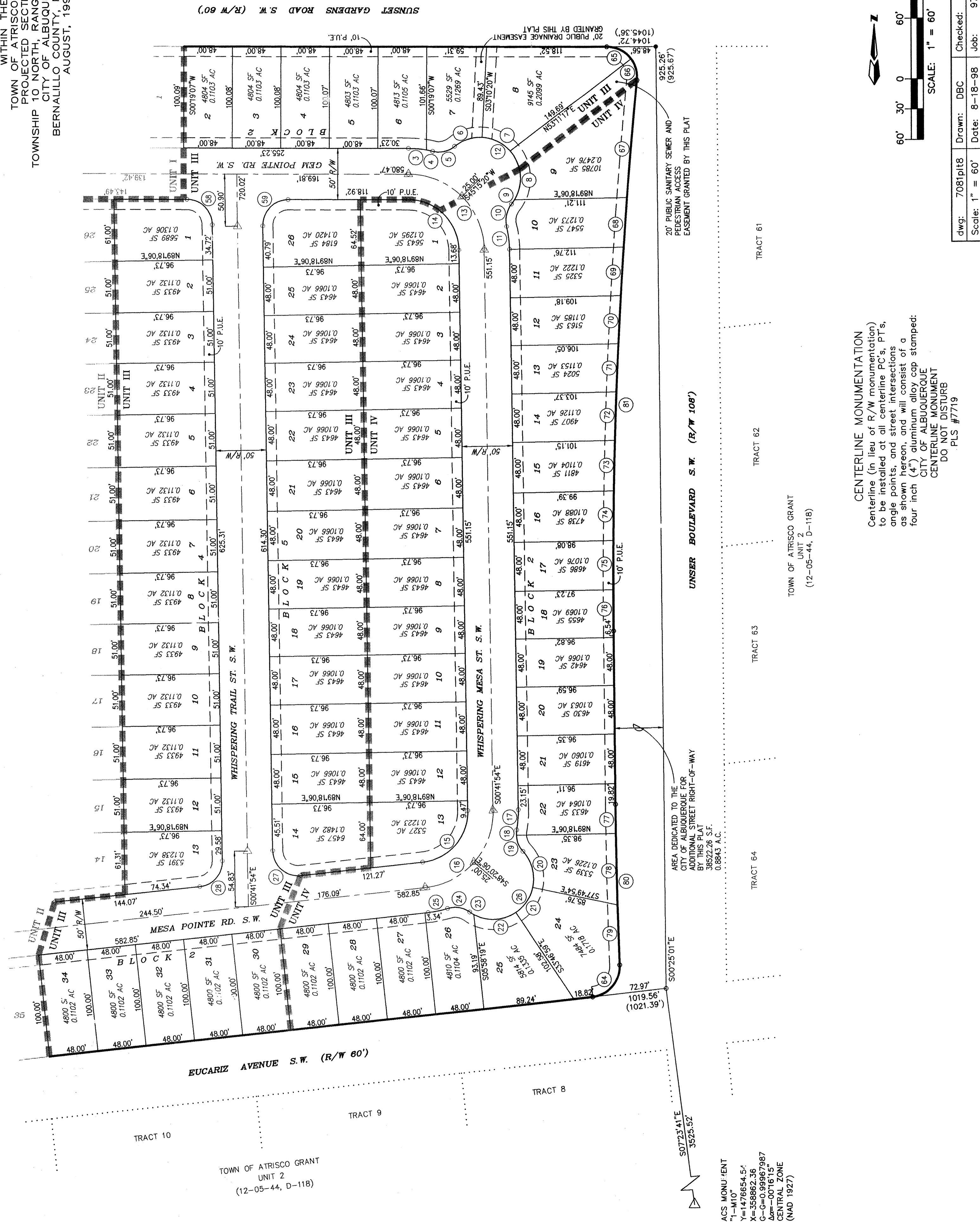
PLAT FOR
WHISPERING POINTE SUBDIVISION
UNITS I, II, III, AND IV
TOWN OF ATRISCO GRANT
PROJECTED SECTION 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1997



dwg: 7081pt4B Drawn: DBC Checked: ALS Sheet 4 of 6
Scale: 1" = 60' Date: 8-18-98 Job: 97081

PLAT FOR
WHISPERING POINTE SUBDIVISION
UNITS I, II, III, AND IV

WITHIN THE GRANT
TOWN OF ATRISCO GRANT
PROJECTED SECTION 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1997

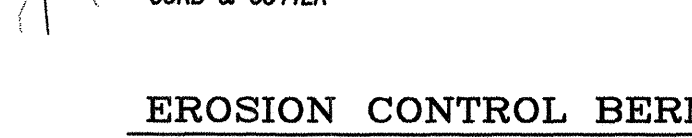


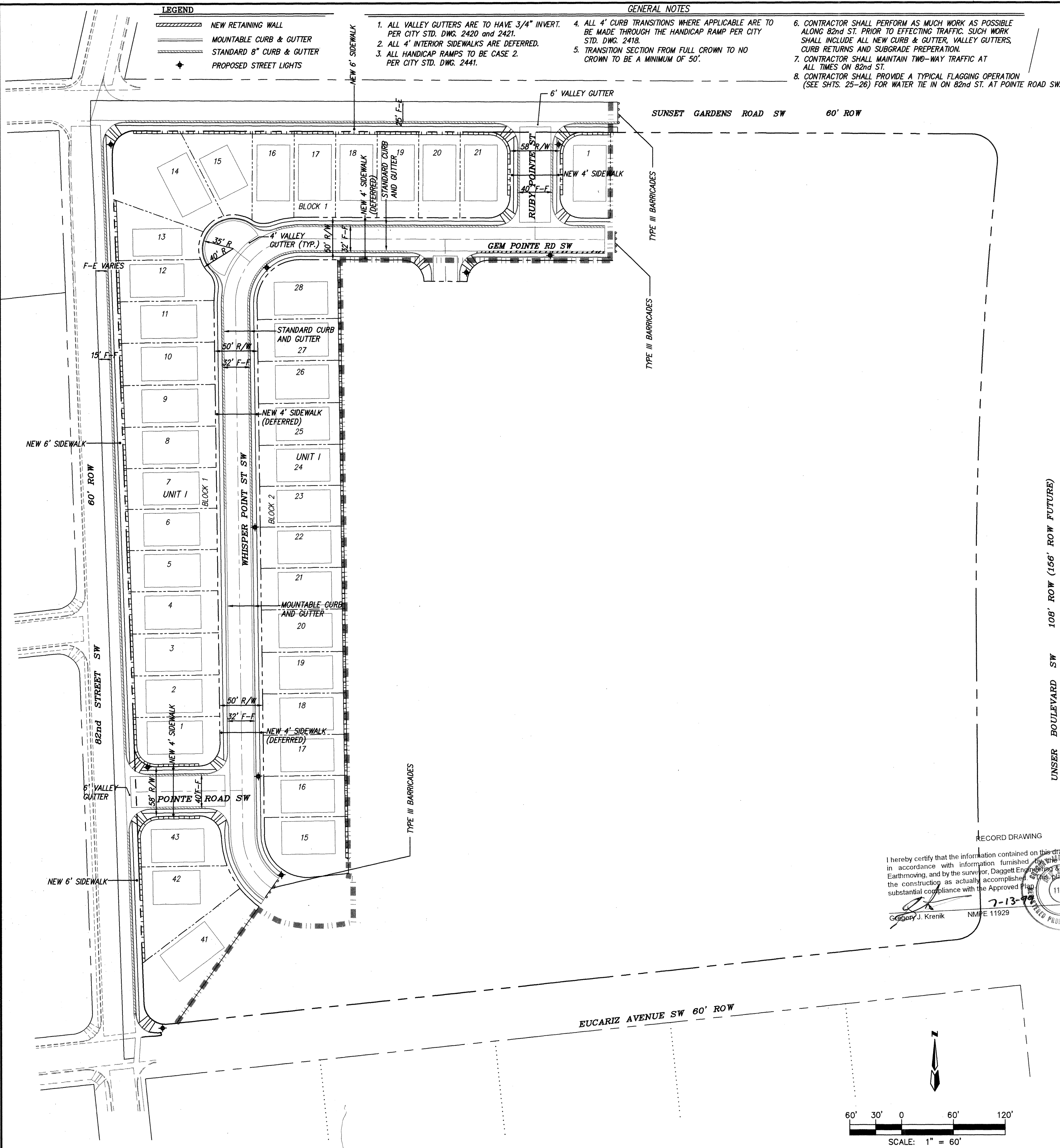
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Scale: 1" = 60' Date: 8-18-98 Job: 97081

OPEN SPACE AREA TABLE

The purpose of this table is to illustrate that each lot is capable of providing 2400 sq ft of minimum "OPEN SPACE" on site, thus demonstrating that this subdivision complies with the RD Zoning requirements without additional off-site OPEN SPACE dedication.

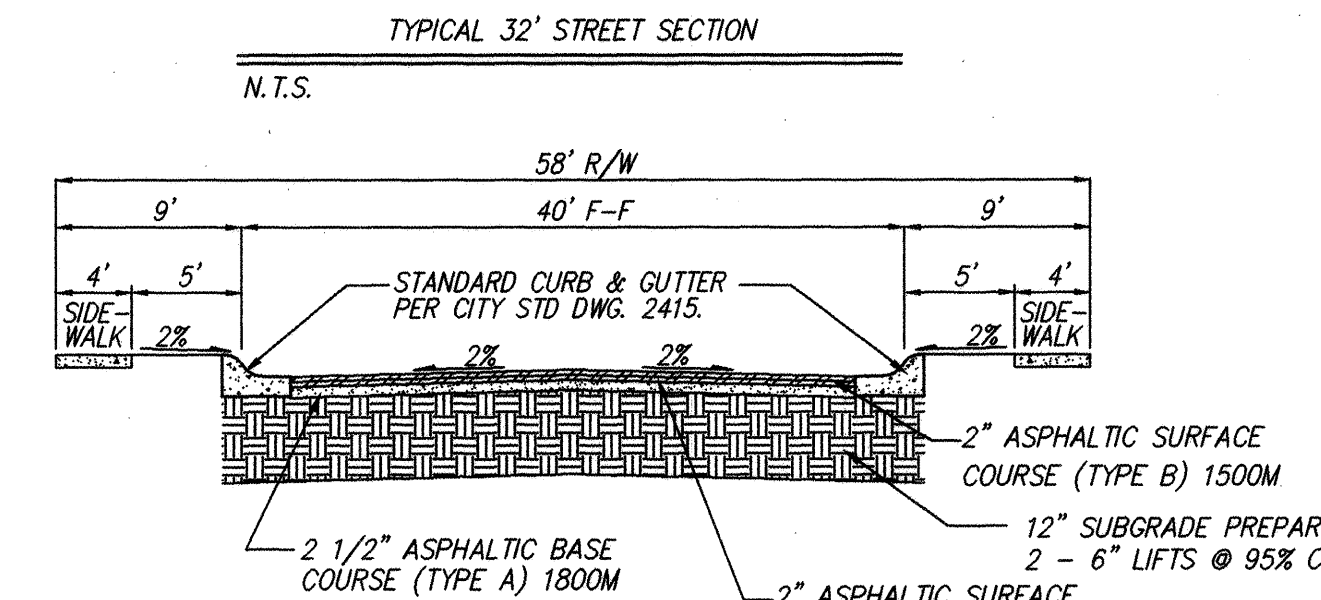
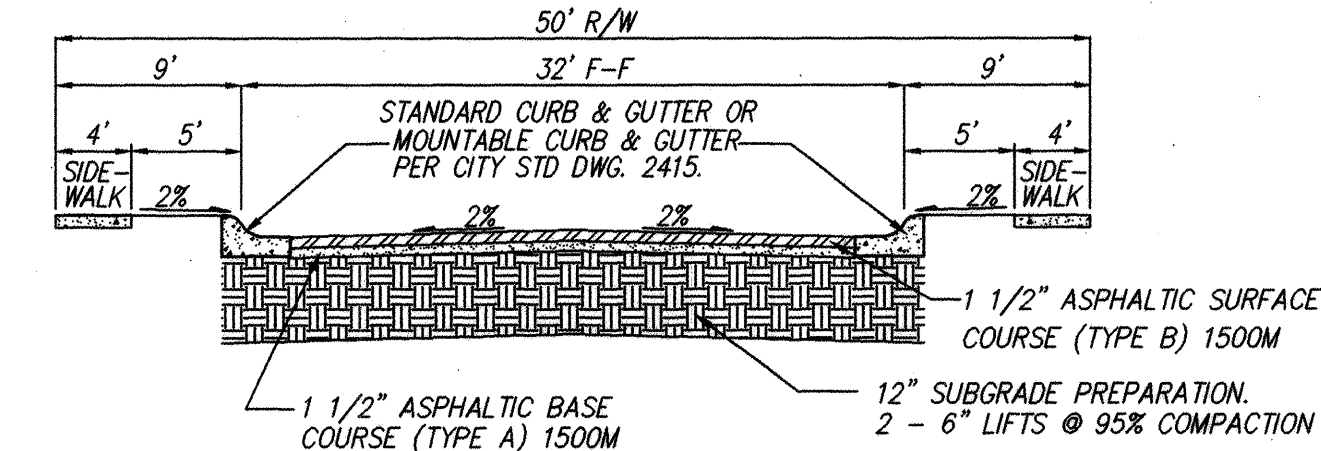
NOTE: UNITS ARE SQUARE FEET			
BLOCK 1	TOTAL AREA	MINIMUM REQUIREMENT	BUILDING AREA REMAINING
1	5515	2400	3115
2	4841	2400	2441
3	4896	2400	2496
4	4951	2400	2551
5	5006	2400	2606
6	5061	2400	2661
7	5116	2400	2716
8	5171	2400	2771
9	5226	2400	2826
10	5281	2400	2881
11	5336	2400	2936
12	5391	2400	2991
13	5446	2400	3046
14	5501	2400	3101
15	5556	2400	3156
16	5611	2400	3211
17	5666	2400	3266
18	5721	2400	3321
19	5776	2400	3376
20	5831	2400	3431
21	5886	2400	3486
22	5941	2400	3541
23	5996	2400	3596
24	6051	2400	3651
25	6106	2400	3706
26	6161	2400	3761
27	6216	2400	3816
28	6271	2400	3871
29	6326	2400	3926
30	6381	2400	3981
31	6436	2400	4036
32	6491	2400	4091
33	6546	2400	4146
34	6601	2400	4201
35	6656	2400	4256
36	6711	2400	4311
37	6766	2400	4366
38	6821	2400	4421
39	6876	2400	4476
40	6931	2400	4531
41	6986	2400	4586
42	7041	2400	4641
43	7096	2400	4696
44	7151	2400	4751
45	7206	2400	4806
46	7261	2400	4861
47	7316	2400	4916
48	7371	2400	4971
49	7426	2400	5026
50	7481	2400	5081
51	7536	2400	5136
52	7591	2400	5191
53	7646	2400	5246
54	7701	2400	5301
55	7756	2400	5356
56	7811	2400	5411
57	7866	2400	5466
58	7921	2400	5521
59	7976	2400	5576
60	8031	2400	5631
61	8086	2400	5686
62	8141	2400	5741
63	8196	2400	5796
64	8251	2400	5851
65	8306	2400	5906
66	8361	2400	5961
67	8416	2400	6016
68	8471	2400	6071
69	8526	2400	6126
70	8581	2400	6181
71	8636	2400	6236
72	8691	2400	6291
73	8746	2400	6346
74	8801	2400	6401
75	8856	2400	6456
76	8911	2400	6511
77	8966	2400	6566
78	9021	2400	6621
79	9076	2400	6676
80	9131	2400	6731
81	9186	2400	6786
82	9241	2400	6841
83	9296	2400	6896
84	9351	2400	6951
85	9406	2400	7006
86	9461	2400	7061
87	9516	2400	7116
88	9571	2400	7171
89	9626	2400	7226
90	9681	2400	7281
91	9736	2400	7336
92	9791	2400	7391
93	9846	2400	7446
94	9901	2400	7501
95	9956	2400	7556
96	10011	2400	7611
97	10066	2400	7666
98	10121	2400	7721
99	10176	2400	7776
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101	10286	2400	7886
102	10341	2400	7941
103	10396	2400	7996
104	10451	2400	8051
105	10506	2400	8106
106	10561	2400	8161
107	10616	2400	8216
108	10671	2400	8271
109	10726	2400	8326
110	10781	2400	8381
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112	10891	2400	8491
113	10946	2400	8546
114	11001	2400	8601
115	11056	2400	8656
116	11111	2400	8711
117	11166	2400	8766
118	11221	2400	8821
119	11276	2400	8876
120	11331	2400	8931
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122	11441	2400	9041
123	11496	2400	9096
124	11551	2400	9151
125	11606	2400	9206
126	11661	2400	9261
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131	11936	2400	9536
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136	12211	2400	9811
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143	12596	2400	10196
144	12651	2400	10251
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146	12761	2400	10361
147	12816	2400	10416
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150	12981	2400	10581
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162	13641	2400	11241
163	13696	2400	11296
164	13751	2400	11351
165	13806	2400	11406
166	13861	2400	11461
167	13916	2400	11516
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172	14191	2400	11791
173	14246	2400	11846
174	14301	2400	11901
175	14356	2400	11956
176	14411	2400	12011
177	14466	2400	12066
178	14521	2400	12121
179	14576	2400	12176
180	14631	2400	12231
181	14686	2400	12286
182	14741	2400	12341
183	14796	2400	12396
184	14851	2400	12451
185	14906	2400	12506
186	14961	2400	12561
187	15016	2400	12616
188	15071	2400	12671
189	15126	2400	12726
190	15181	2400	12781
191	15236	2400	12836
192	15291	2400	12891
193	15346	2400	12946
194	15401	2400	13001
195	15456	2400	13056
196	15511	2400	13111
197	15566	2400	13166
198	15621	2400	13221
199	15676	2400	13276
200	15731	2400	13331
201	15786	2400	13386
202	15841	2400	13441
203	15896	2400	13496
204	15951	2400	13551
205	16006	2400	13606
206	16061	2400	13661
207	16116	2400	13716
208	16171	2400	13771
209	16226	2400	13826
210	16281	2400	13881
211	16336	2400	13936
212	16391	2400	13991
213	16446	2400	14046
214	16501	2400	14101
215	16556	2400	14156
216	16611	2400	14211
217	16666	2400	14266
218	16721	2400	14321
219	16776	2400	14376
220	16831	2400	14431
221	16886	2400	14486
222	16941	2400	14541
223	16996	2400	14596
224	17051	2400	14651
225	17106	2400	14706
226	17161	2400	14761
227	17216	2400	14816
228	17271	2400	14871
229	17326	2400	14926
230	17381	2400	14981
231	17436	2400	15036
232	17491	2400	15091
233	17546	2400	15146
234	17601	2400	15201
235	17656	2400	15256
236	17711	2400	15311
237	17766	2400	15366
238	17821	2400	15421
239	17876	2400	15476
240	17931	2400	15531
241	17986	2400	15586
242	18041	2400	15641
243	18096	2400	15696
244	18151	2400	15751
245	18206	2400	15806
246	18261	2400	15861
247	18316	2400	15916
248	18371	2400	15971
249	18426	2400	16026
250	18481	2400	16081
251	18536	2400	16136
252	18591	2400	16191
253	18646	2400	16246
254	18701	2400	16301
255	18756	2400	16356
256	18811	2400	16411
257	18866	2400	16466
258	18921	2400	16521
259	18976	2400	16576
260	19031	2400	16631
261	19086	2400	16686
262	19141	2400	16741
263	19196	2400	16796
264	19251	2400	16851
265	19306	2400	16906
266	19361	2400	16961
267	19416	2400	17016
268	19471	2400	17071
269	19526	2400	17126
270	19581	2400	17181
271	19636	2400	17236
272	19691	2400	17291
273	19746	2400	17346
274	19801	2400	17401
275	19856	2400	17456
276	19911	2400	17511
277	19966	2400	17566
278	20021	2400	17621
279	20076	2400	17676
280	20131	2400	17731
281	20186	2400	17786
282	20241	2400	17841
283	20296	2400	17896
284	20351	2400	17951
285	20406	2400	18006
286	20461	2400	18061
287	20516	2400	18116
288	20571	2400	18171
289	20626	2400	18226
290	20681	2400	18281
291	20736	2400	18336
292	20791	2400	18391
293	20846	2400	18446
294	20901	2400	18501
295	20956	2400	18556



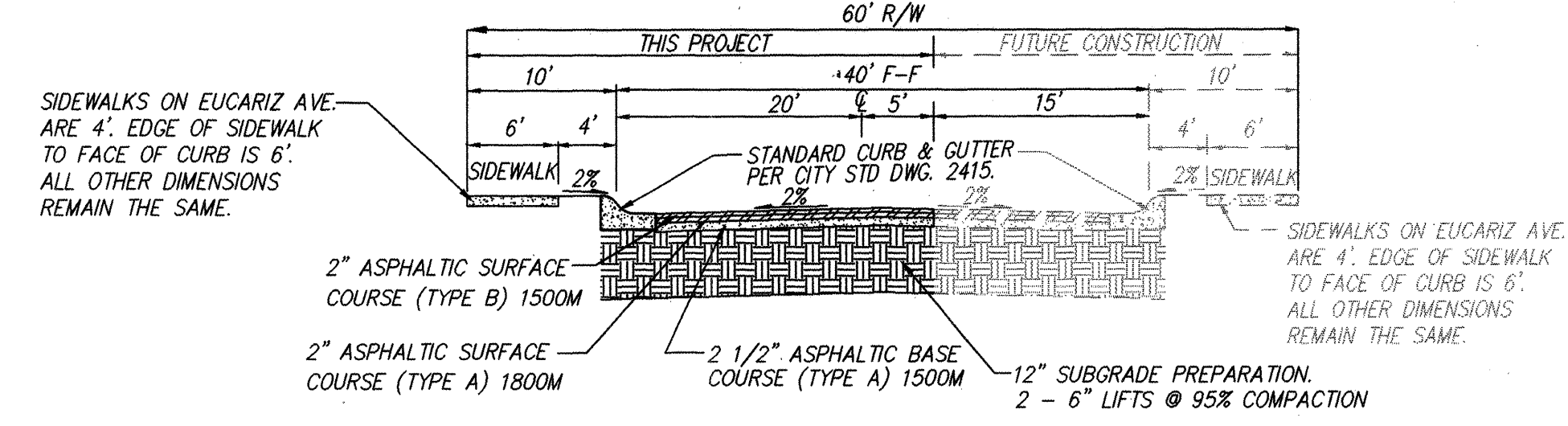


- LEGEND**
- NEW RETAINING WALL
 - MOUNTABLE CURB & GUTTER
 - STANDARD 8" CURB & GUTTER
 - PROPOSED STREET LIGHTS

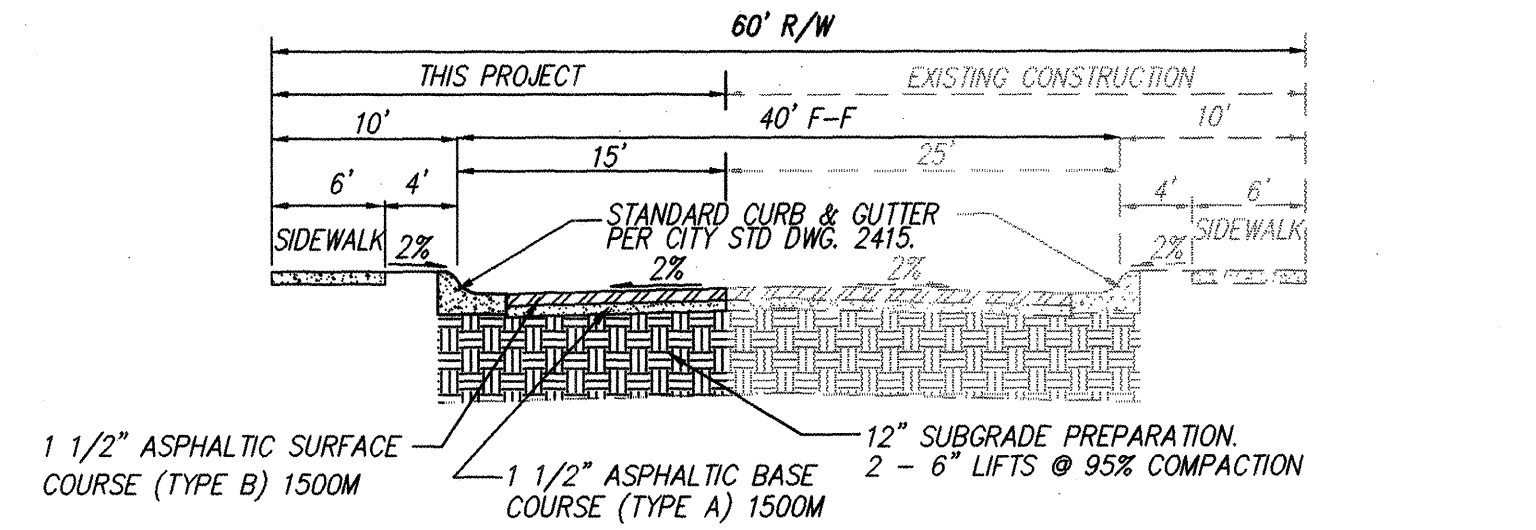
- GENERAL NOTES**
1. ALL VALLEY GUTTERS ARE TO HAVE 3/4" INVERT.
 2. ALL 4" INTERIOR SIDEWALKS ARE DEFERRED.
 3. ALL HANDICAP RAMPS TO BE CASE 2 PER CITY STD. DWG. 2441.
 4. ALL 4" CURB TRANSITIONS WHERE APPLICABLE ARE TO BE MADE THROUGH THE HANDICAP RAMP PER CITY STD. DWG. 2418.
 5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50'.
 6. CONTRACTOR SHALL PERFORM AS MUCH WORK AS POSSIBLE ALONG 82nd ST. PRIOR TO EFFECTING TRAFFIC. SUCH WORK SHALL INCLUDE ALL NEW CURB & GUTTER, VALLEY GUTTERS, CURB RETURNS AND SUBGRADE PREPARATION.
 7. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ON 82nd ST.
 8. CONTRACTOR SHALL PROVIDE A TYPICAL FLAGGING OPERATION (SEE SHTS. 25-26) FOR WATER TIE IN ON 82nd ST. AT POINTE ROAD SW.



N.T.S. PER PAVEMENT DESIGN BASED ON R VALUE= 60

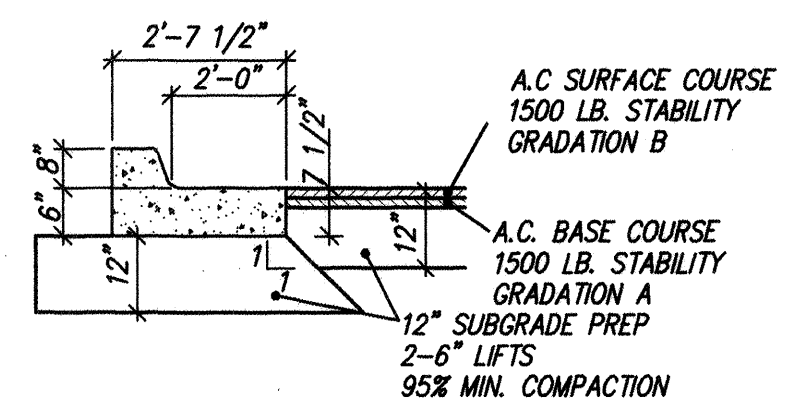


N.T.S. PER PAVEMENT DESIGN BASED ON R VALUE= 60



N.T.S. PER PAVEMENT DESIGN OF CITY PROJECT NO. 5048.90

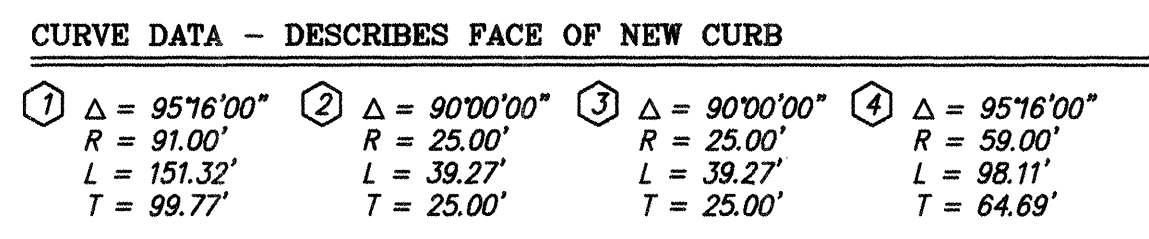
***NOTE:** SOIL NOT HAVING THE MINIMUM R-VALUE OF 60 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCORDING TO THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.



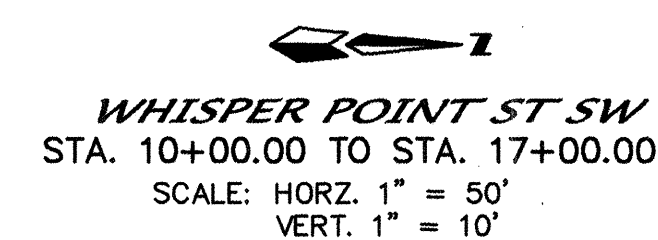
N.T.S.

AS BUILT INFORMATION CONTRACTOR: FRANKLIN'S DATE: 12/99 INSPECTOR: DAGGETT DATE: 01/00 FIELD ENGINEER: DAGGETT DATE: 01/00 VERIFICATION: DAGGETT DATE: 01/00 CORRECTED BY: DAGGETT DATE: 01/00 MICRO-FILM INFORMATION RECORDED BY: NO. DATE:	
BENCH MARKS THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-MID" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 84.0' EAST FROM CENTERLINE OF UNSER AND 66.0' SOUTH FROM CENTERLINE OF SAGE.	
SURVEY INFORMATION FIELD NOTES DATE: BY: NO.	
ENGINEER'S SEAL 	
DESIGNED BY: CJK DRAWN BY: STAFF CHECKED BY: DMG	REMARKS REVISIONS NO. DATE DATE: 02/98 DATE: 02/98 DATE: 02/98

dmj MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90806 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP TITLE: WHISPERING POINTE SUBDIVISION UNIT 1 MASTER PAVING PLAN	
DESIGN REVIEW COMMITTEE NOV 30 1998	CITY ENGINEER JAN 26 1999
CITY PROJECT NO. 592981	ZONE MAP NO. L-10
SHEET 6	OF 26


$$\begin{aligned} \textcircled{1} \quad \Delta &= 95^{\circ}16'00'' \\ R &= 75.00' \\ L &= 124.71' \\ T &= 82.23' \end{aligned}$$

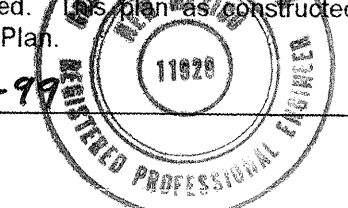
1. ALL STATIONING IS CENTERLINE STATIONING.



I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory J. Krenik

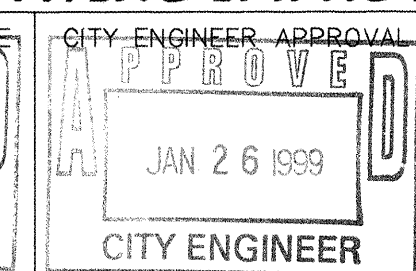
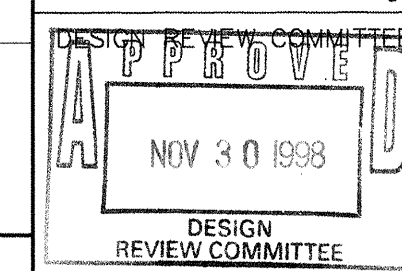
7-
NMPE 11929


$$\frac{dm}{dt}$$

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: **WHISPERING POINTE SUBDIVISION
UNIT 1
PAVING IMPROVEMENTS**



AST DESIGN UPDATE

	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO

ZONE MAP NO.	
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	SHEET	OF
--	-------	----

7081WP /UNIT-1 /PPWPL.dwg /10-01-98

CITY PROJECT NO

ZONE MAP NO.	
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	SHEET	OF
--	-------	----

CITY PROJECT NO

ZONE MAP NO.	
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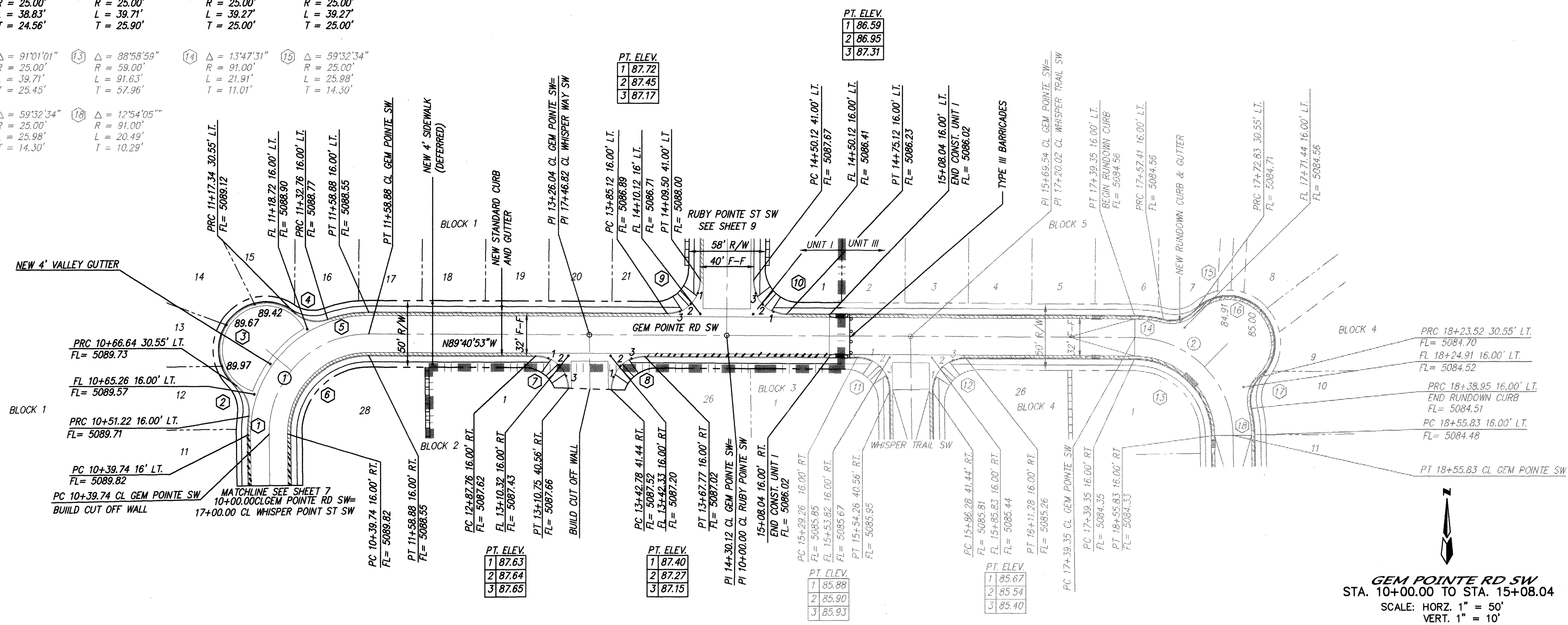
	SHEET	OF
--	-------	----

CURVE DATA - DESCRIBES FACE OF NEW CURB

① $\Delta = 08^{\circ}46'18''$ R = 91.00' L = 13.93' T = 06.98'	② $\Delta = 59^{\circ}32'34''$ R = 25.00' L = 23.98' T = 14.30'	③ $\Delta = 178^{\circ}37'30''$ R = 35.00' L = 110.80' T = N/A	④ $\Delta = 59^{\circ}32'34''$ R = 25.00' L = 23.98' T = 14.30'	⑤ $\Delta = 19^{\circ}57'19''$ R = 91.00' L = 31.69' T = 16.01'
⑥ $\Delta = 91^{\circ}01'01''$ R = 59.00' L = 93.72' T = 60.06'	⑦ $\Delta = 88^{\circ}58'59''$ R = 25.00' L = 38.83' T = 24.56'	⑧ $\Delta = 92^{\circ}01'01''$ R = 25.00' L = 39.71' T = 25.90'	⑨ $\Delta = 90^{\circ}00'00''$ R = 25.00' L = 39.27' T = 25.00'	⑩ $\Delta = 90^{\circ}00'00''$ R = 25.00' L = 39.27' T = 25.00'
⑪ $\Delta = 88^{\circ}58'59''$ R = 25.00' L = 38.83' T = 24.56'	⑫ $\Delta = 91^{\circ}01'01''$ R = 25.00' L = 39.71' T = 25.45'	⑬ $\Delta = 88^{\circ}58'59''$ R = 25.00' L = 39.71' T = 25.96'	⑭ $\Delta = 13^{\circ}47'31''$ R = 91.00' L = 21.91' T = 11.01'	⑮ $\Delta = 59^{\circ}32'34''$ R = 25.00' L = 23.98' T = 14.30'
⑯ $\Delta = 178^{\circ}37'30''$ R = 35.00' L = 110.80' T = N/A	⑰ $\Delta = 59^{\circ}32'34''$ R = 25.00' L = 23.98' T = 14.30'	⑱ $\Delta = 12^{\circ}54'05''$ R = 91.00' L = 20.49' T = 10.29'		

CURVE DATA - DESCRIBES CENTERLINE

① $\Delta = 93^{\circ}11'11''$ R = 75.00' L = 119.14' T = 79.29'	② $\Delta = 88^{\circ}58'59''$ R = 25.00' L = 116.48' T = 73.68'
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GEM POINTE RD SW
STA. 10+00.00 TO STA. 15+08.04
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'

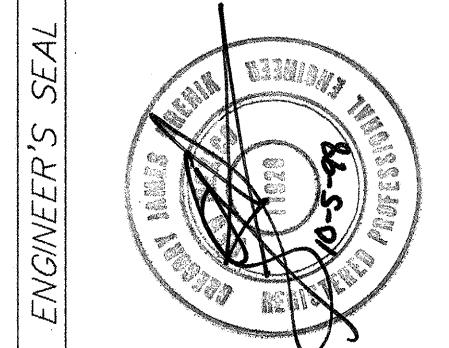
NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan is constructed in substantial compliance with the Approved Plan.

Gregory J. Krenik NMPE 11929



dmg 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

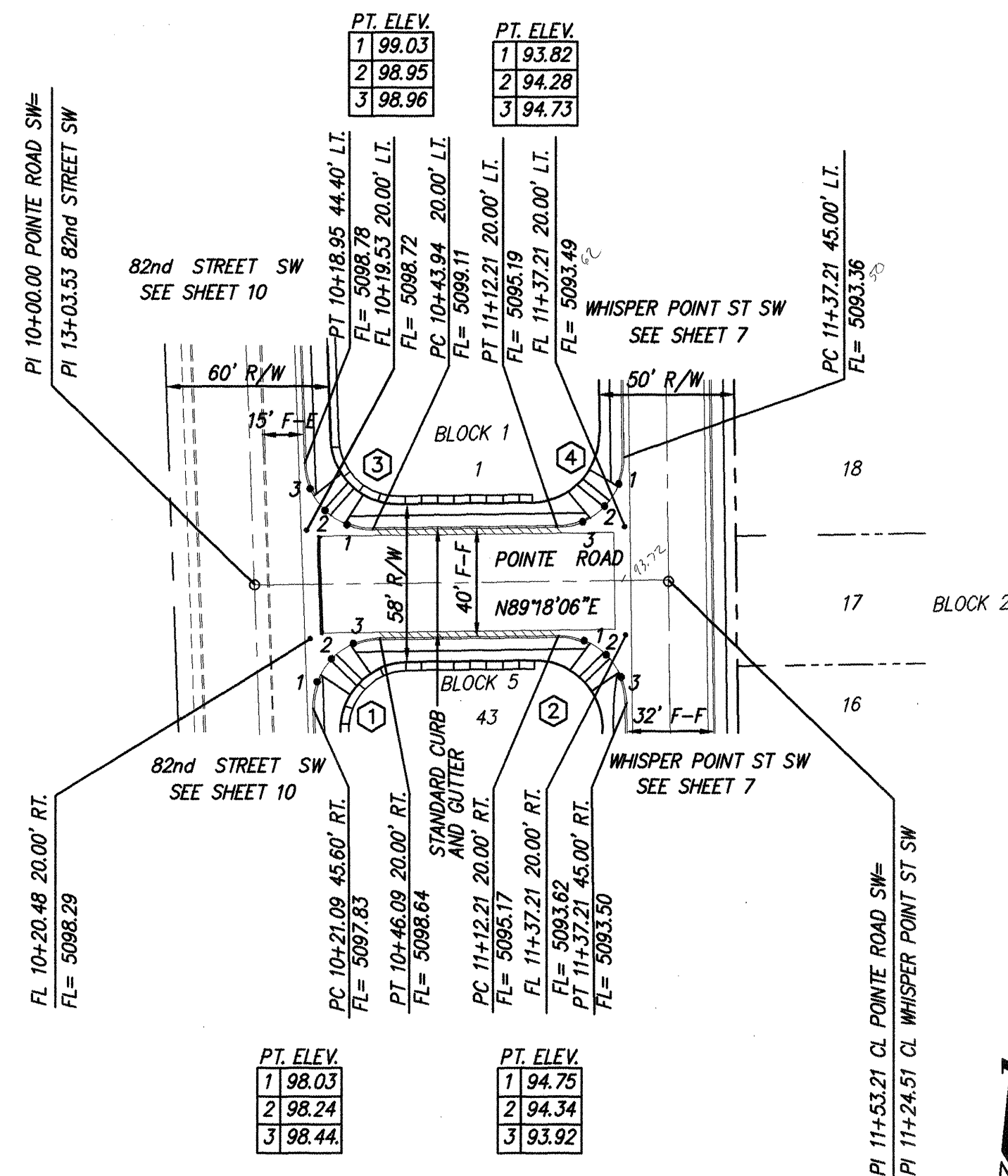
TITLE: WHISPERING POINTE SUBDIVISION
UNIT 1
PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
NOV 30 1998	JAN 26 1999
DESIGN REVIEW COMMITTEE	CITY ENGINEER

NO.	DATE	REMARKS	BY
1	4-98	DESIGN	GJK
2	4-98	REVISIONS	KJS, BLN
3	4-98	DESIGN	DMG

CURVE DATA - DESCRIBES FACE OF NEW CURB

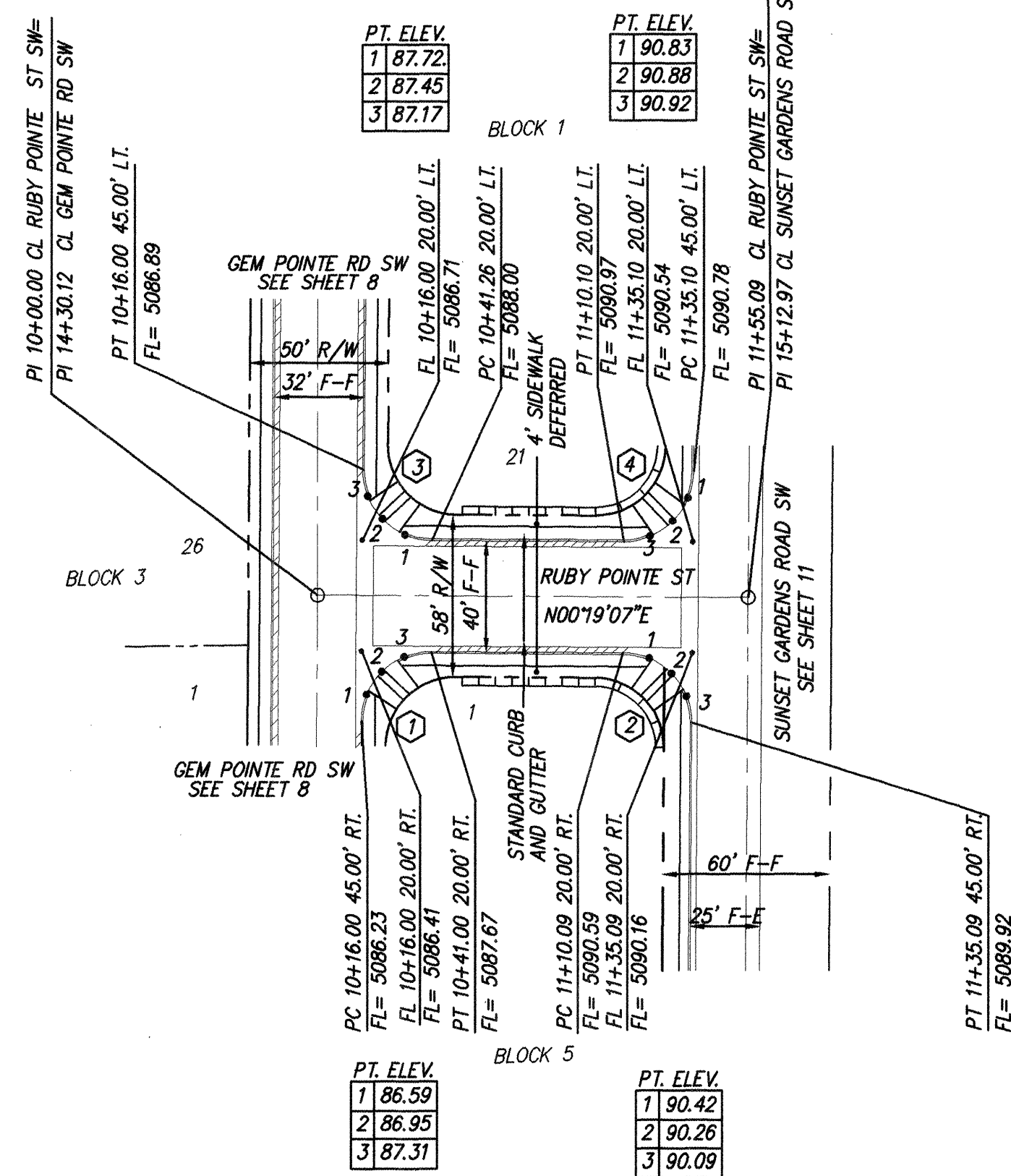
① $\Delta = 91'22''03"$ $R = 25.00'$ $L = 39.87'$ $T = 25.60'$	② $\Delta = 90'00''00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	③ $\Delta = 88'37''57"$ $R = 25.00'$ $L = 38.67'$ $T = 24.41'$	④ $\Delta = 90'00''00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
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POINTE ROAD SW
STA. 10+00.00 TO STA. 11+53.21
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

CURVE DATA - DESCRIBES FACE OF NEW CURB

① $\Delta = 90'00''00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	② $\Delta = 90'00''18"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	③ $\Delta = 90'00''00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	④ $\Delta = 89'59''42"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
---	---	---	---



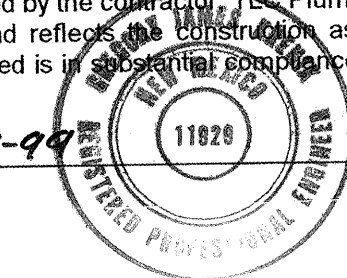
RUBY POINTE SW
STA. 10+00.00 TO STA. 11+55.09
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, J.C. Plumbing, and by the surveyor, Precision Survey, and reflects the actual construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory J. Kunk
NMPE 11929



RECORD DRAWING

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: WHISPERING POINTE SUBDIVISION
UNIT-1
PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE
APPROVED
NOV 30 1998

CITY ENGINEER APPROVAL
APPROVED
JAN 26 1999

CITY PROJECT NO.

592981

ZONE MAP NO.

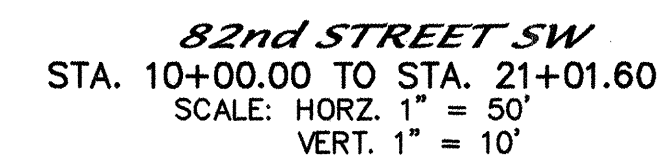
L-10

SHEET OF

9 26

CURVE DATA - DESCRIBES CENTERLINE

① $\Delta = 14^{\circ}44'15''$
 $R = 300.00'$
 $L = 77.17'$
 $T = 38.80'$



1. ALL STATIONING IS CENTERLINE STATIONING.
2. CONTRACTOR SHALL PERFORM AS MUCH WORK AS POSSIBLE ALONG 82nd ST. PRIOR TO EFFECTING TRAFFIC. SUCH WORK SHALL INCLUDE ALL NEW CURB & GUTTER, VALLEY GUTTERS, CURB RETURNS AND SUBGRADE PREPARATION.
3. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ON 82nd ST.

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory J. Krenik NMPE 11929

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

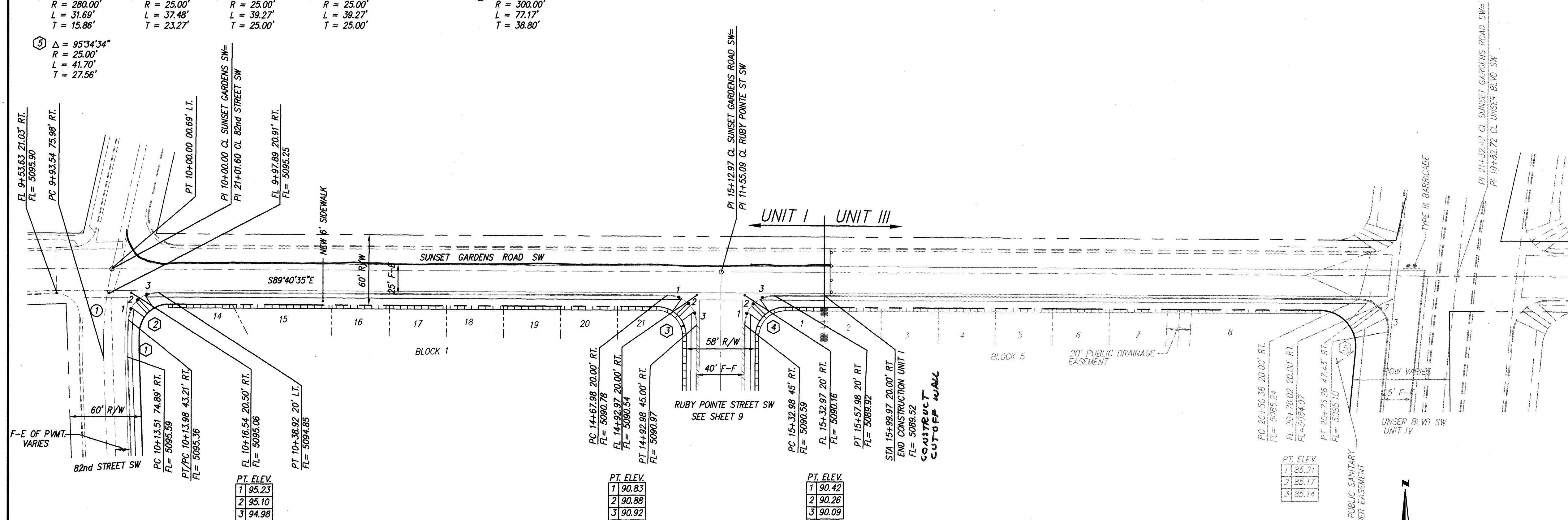
TITLE: **WHISPERING POINTE SUBDIVISION UNIT I
UNIT 1
PAVING IMPROVEMENTS**

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	NO./DAY/YR.	NO./DAY/YR.
APPROVED	NOV 30 1998	APPROVED	JAN 26 1999			
	DESIGN REVIEW COMMITTEE		CITY ENGINEER			

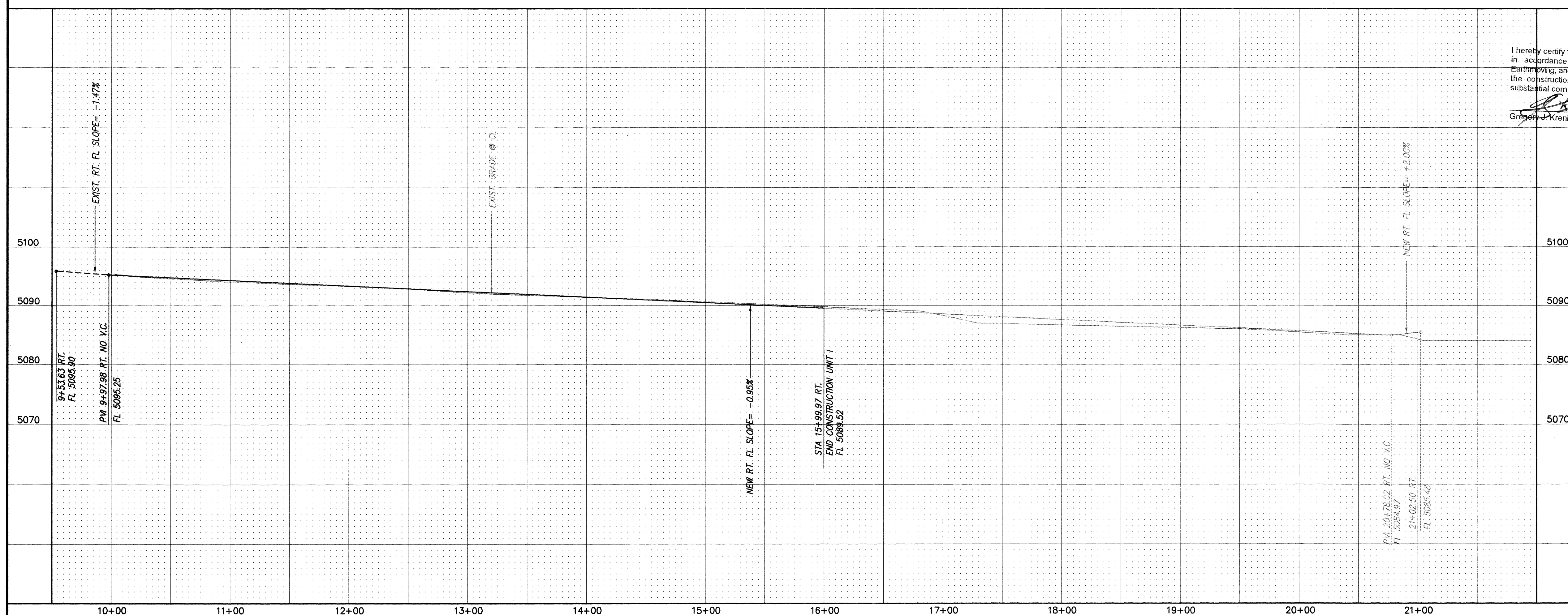
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
582987	1-10	10	24

① $\Delta = 06^{\circ}29'08''$ $R = 280.00'$ $L = 31.69'$ $T = 15.86'$	② $\Delta = 85^{\circ}54'14''$ $R = 25.00'$ $L = 37.48'$ $T = 23.27'$	③ $\Delta = 89^{\circ}59'42''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	④ $\Delta = 90^{\circ}00'18''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
⑤ $\Delta = 95^{\circ}34'34''$ $R = 23.00'$ $L = 41.70'$ $T = 27.56'$	$\frac{MS}{\text{SUS}}$		

① $\Delta = 14^{\circ}44'15''$
 $R = 300.00'$
 $L = 77.17'$
 $T = 38.80'$



SUNSET GARDENS ROAD SW
STA. 10+00.00 TO STA. 15+99.97
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



1. ALL STATIONING IS CENTERLINE STATIONING.

AS BUILT INFORMATION	
CONTRACTOR	FRANKLIN'S
WORK STARTED BY	DAGGETT
DATE	DATE
INSPECTOR'S	DATE
FIELD OFFICE BY	DATE
DATE	DATE
VERIFICATION BY	DAGGETT
DATE	DATE
DRAWINGS	DATE
CORRECTED BY	DAGGETT
DATE	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-M10". TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COURTS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD, STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNSER AND 68.0' SOUTH FROM CENTERLINE OF SAGE.

[illegible][illegible]

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering Surveying, and reflects the construction actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory J. Krenik	NMPE 11929
-------------------	------------

dmg MARK GOODWIN & ASSOCIATES, P.A.
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(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
 TITLE: ***WHISPERING POINTE SUBDIVISION***
UNIT I
PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE

APPROVED

NOV 30 1998

DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

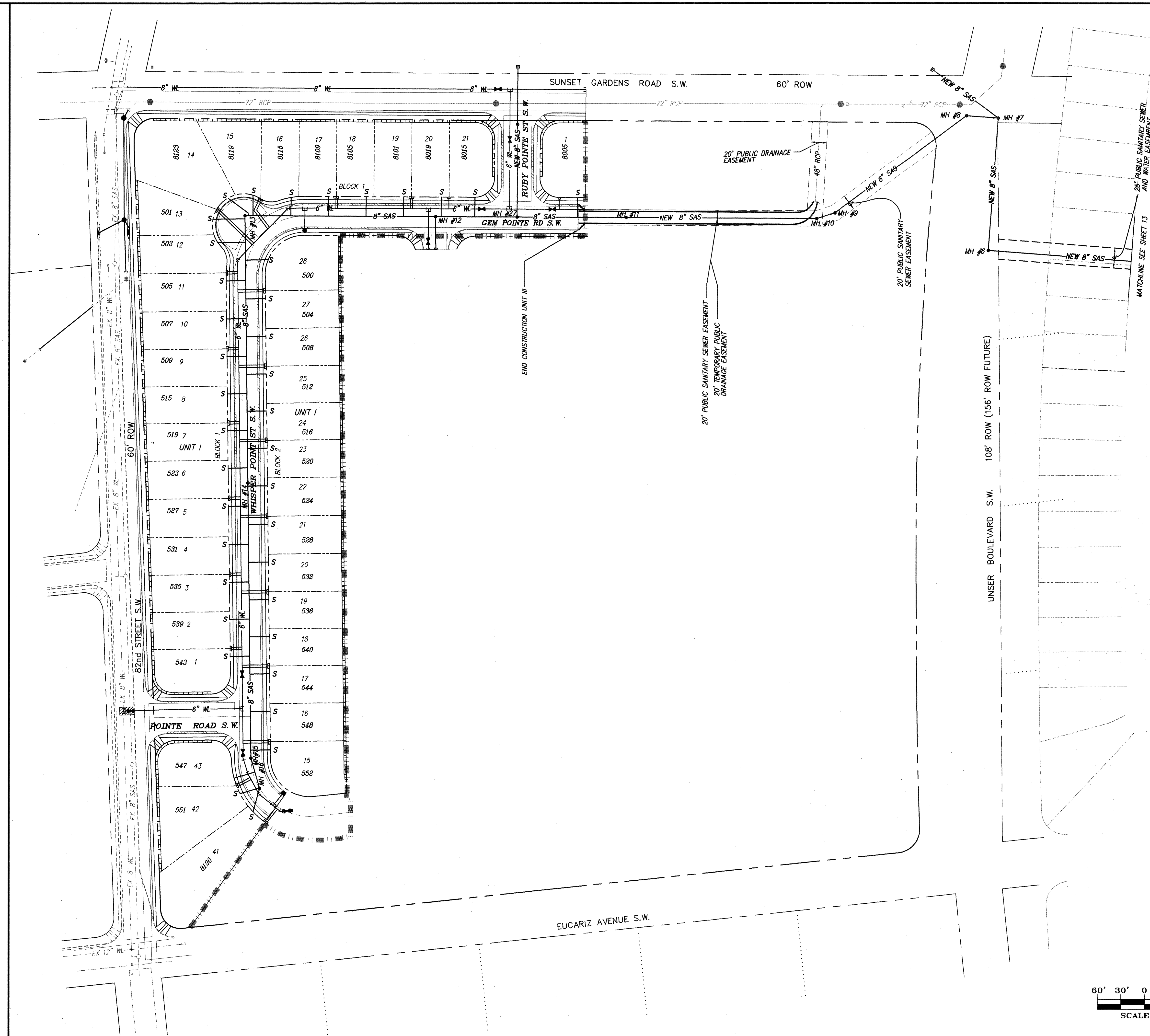
APPROVED

JAN 26 1999

CITY ENGINEER

CITY PROJECT NO.	ZONE MAP NO.	SHEET OF
592981	1-10	11 26

7081WP /UNIT-1/PPSUN1.dwg/10-01-98



- LEGEND**
- NEW RETAINING WALL
 - MOUNTABLE CURB & GUTTER
 - STANDARD 8" CURB & GUTTER
 - SD PROPOSED SANITARY SEWER
 - SAS PROPOSED STORM DRAIN LINE
 - SAS PROPOSED SANITARY SEWER
 - WL PROPOSED WATERLINE
 - NEW FIRE HYDRANT
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - GATE VALVE
 - TEE
 - BEND
 - S SANITARY SEWER SERVICE
 - PROPOSED STORM DRAIN MH
 - PROPOSED SAS MH
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER VALVE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY SEWER

RECORD DRAWING

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Gregory J. Krenik
7-13-99
NMPE 11929

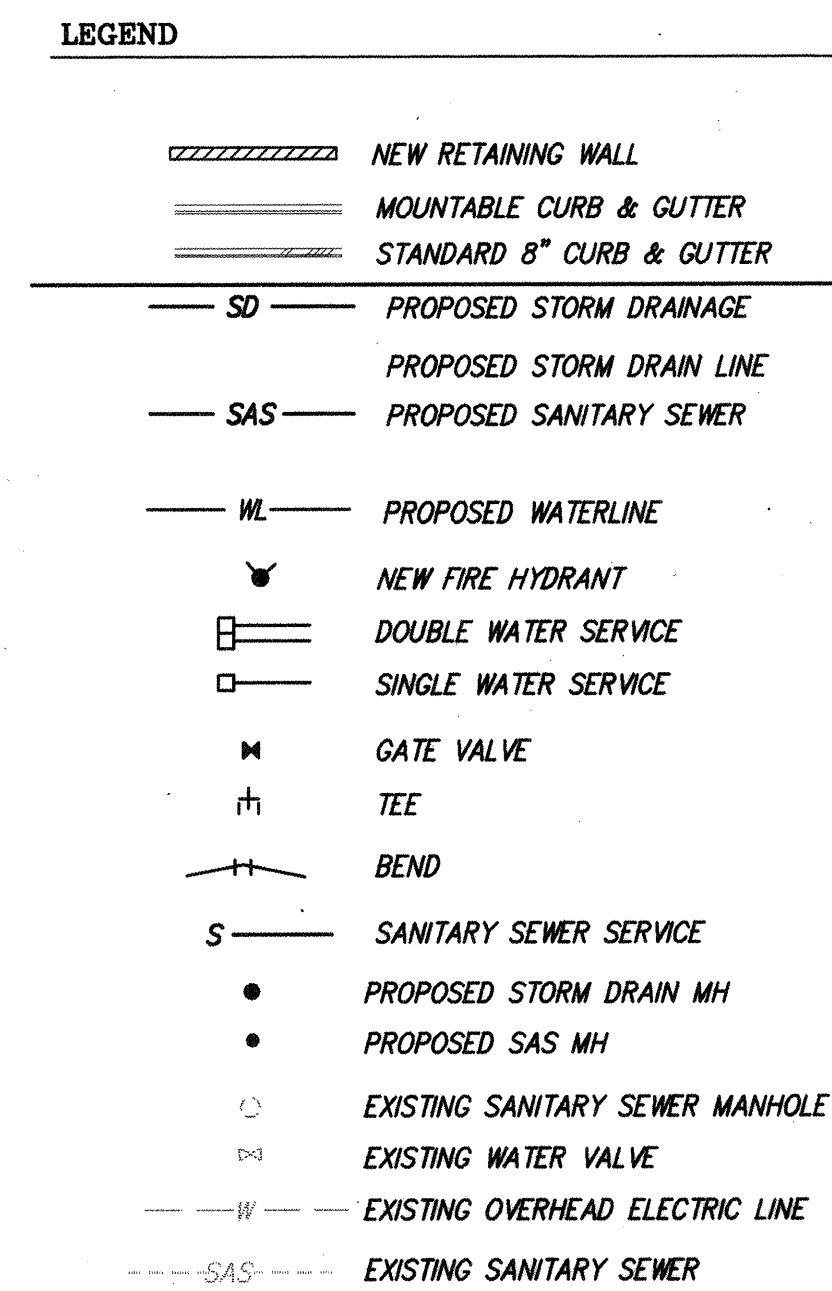
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CITY PROJECT NO.		ZONE MAP NO.		SHEET	
CONTRACTOR	DATE	THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-M10" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNSER AND 66.0' SOUTH FROM CENTERLINE OF SAGE.	NO.	DATE	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
FRANKLIN'S	99																
INSPECTED BY	DATE																
ACCEPTANCE BY	DATE																
VERIFICATION BY	DATE																
DRAWN BY	DATE																
CHECKED BY	DATE																
RECORDED BY	DATE																
NO.																	

dmg 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: **WHISPERING POINTE SUBDIVISION**
UNIT 1
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE APPROVED JAN 28 1999
CITY ENGINEER APPROVED JAN 28 1999

CITY PROJECT NO. **592981** ZONE MAP NO. **L-10** SHEET **12** OF **26**



I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

 7-13-99

Gregory J. Krenik NMPE 11929



Gregory J. Krenik NMPE 11929

60' 30' 0 60' 120'

SCALE: 1" = 60'

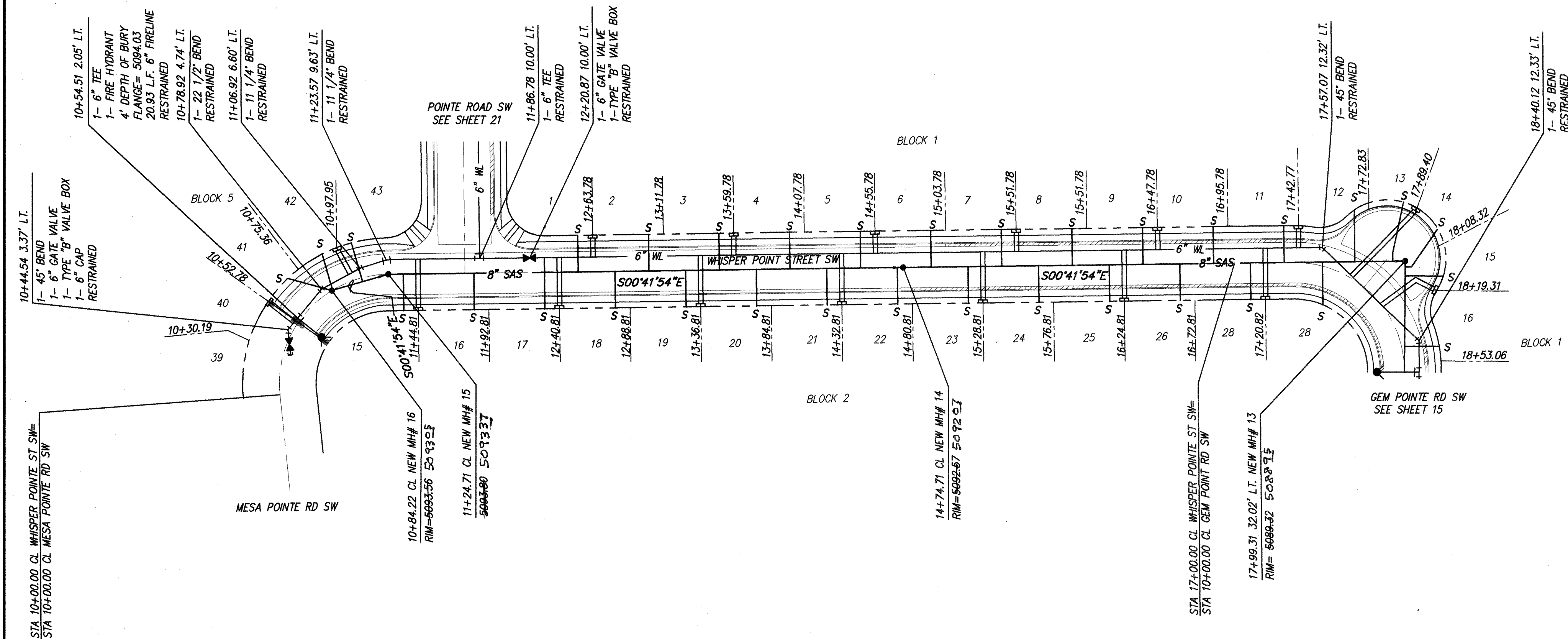
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
	TITLE: <i>WHISPERING POINTE SUBDIVISION UNIT 1 MASTER UTILITY PLAN</i>

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
JAN 28 1969		JAN 28 1969			
DESIGN REVIEW COMMITTEE		CITY ENGINEER			

CITY PROJECT NO. 5929.81	ZONE MAP NO. L - 10	SHEET OF 13 26
-----------------------------	------------------------	-------------------

ENGINEER'S SEAL						SURVEY INFORMATION				BENCH MARKS				AS BUILT INFORMATION			
						FIELD NOTES				THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2' ABOVE GROUND AND STAMPED "1-MIO." TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORPS ROAD. WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 84.0' EAST FROM CENTERLINE OF UNSER AND 66.0' SOUTH FROM CENTERLINE OF SAGE.				CONTRACTOR FRANK KLINS			
										NO.				BY DATE			
										WORK STARTED BY DAGGETT DATE 99				DATE 99			
										DESIGNED BY GJK DATE #				DRAWN BY KJS DATE #			
										CHECKED BY DWG DATE #				RECORDED BY MICRO-FILM INFORMATION			
														NO.			

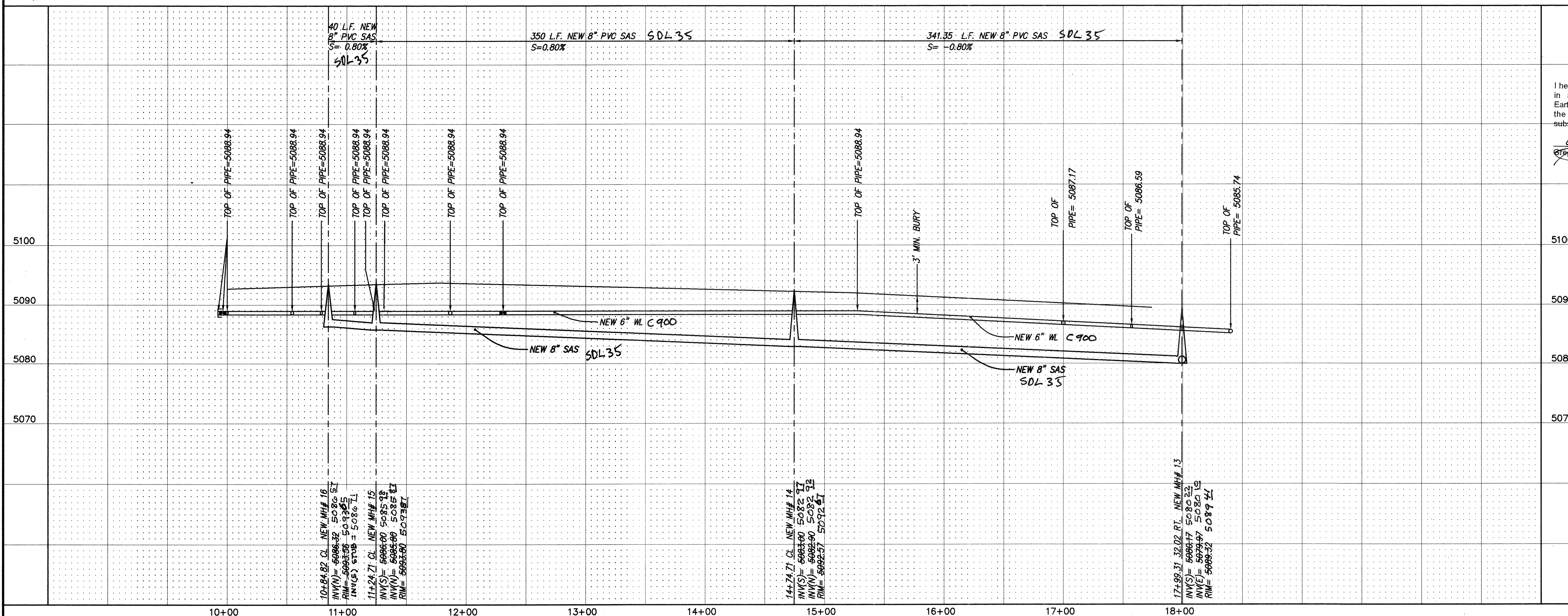


SANITARY SEWER SERVICES BLOCK 1				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
1	12+53.78	5089.33	25.00'	N/A
2	13+01.78	5089.09	25.00'	N/A
3	13+49.78	5088.85	25.00'	N/A
4	13+97.78	5088.61	25.00'	N/A
5	14+45.78	5088.37	25.00'	N/A
6	14+93.78	5088.13	25.00'	N/A
7	15+41.78	5087.89	25.00'	N/A
8	15+89.78	5087.65	25.00'	N/A
9	16+37.78	5087.41	25.00'	N/A
10	16+85.78	5087.17	25.00'	N/A
11	17+33.78	5086.93	25.00'	N/A
12	17+81.78	5086.69	25.00'	N/A
13	18+29.78	5086.45	25.00'	N/A
14	18+77.78	5086.21	25.00'	N/A
15	19+25.78	5085.97	25.00'	N/A
16	19+73.78	5085.73	25.00'	N/A

SANITARY SEWER SERVICES BLOCK 2				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
15	11+34.81	5089.11	25.00'	N/A
16	11+82.81	5088.87	25.00'	N/A
17	12+30.81	5088.63	25.00'	N/A
18	12+78.81	5088.39	25.00'	N/A
19	13+26.81	5088.15	25.00'	N/A
20	13+74.81	5087.91	25.00'	N/A
21	14+22.81	5087.67	25.00'	N/A
22	14+70.81	5087.43	25.00'	N/A
23	15+18.81	5087.19	25.00'	N/A
24	15+66.81	5086.95	25.00'	N/A
25	16+14.81	5086.71	25.00'	N/A
26	16+62.81	5086.47	25.00'	N/A
27	17+10.81	5086.23	25.00'	N/A
28	17+58.81	5085.99	25.00'	N/A

SANITARY SEWER SERVICES				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
39	10+04.86	5088.73	25.00'	N/A
40	10+37.73	5088.49	24.04'	N/A
41	10+68.24	5088.25	31.05'	N/A
42	10+99.76	5088.01	25.80'	N/A
43	11+05.81	5087.77	27.70'	N/A

WHISPER POINT LANE SW
STA. 10+54.55 TO STA. 18+40.12
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'



NOTES
1. ALL STATIONING IS CENTERLINE STATIONING.

RECORD DRAWING
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.
7-13-98
NMP 11929

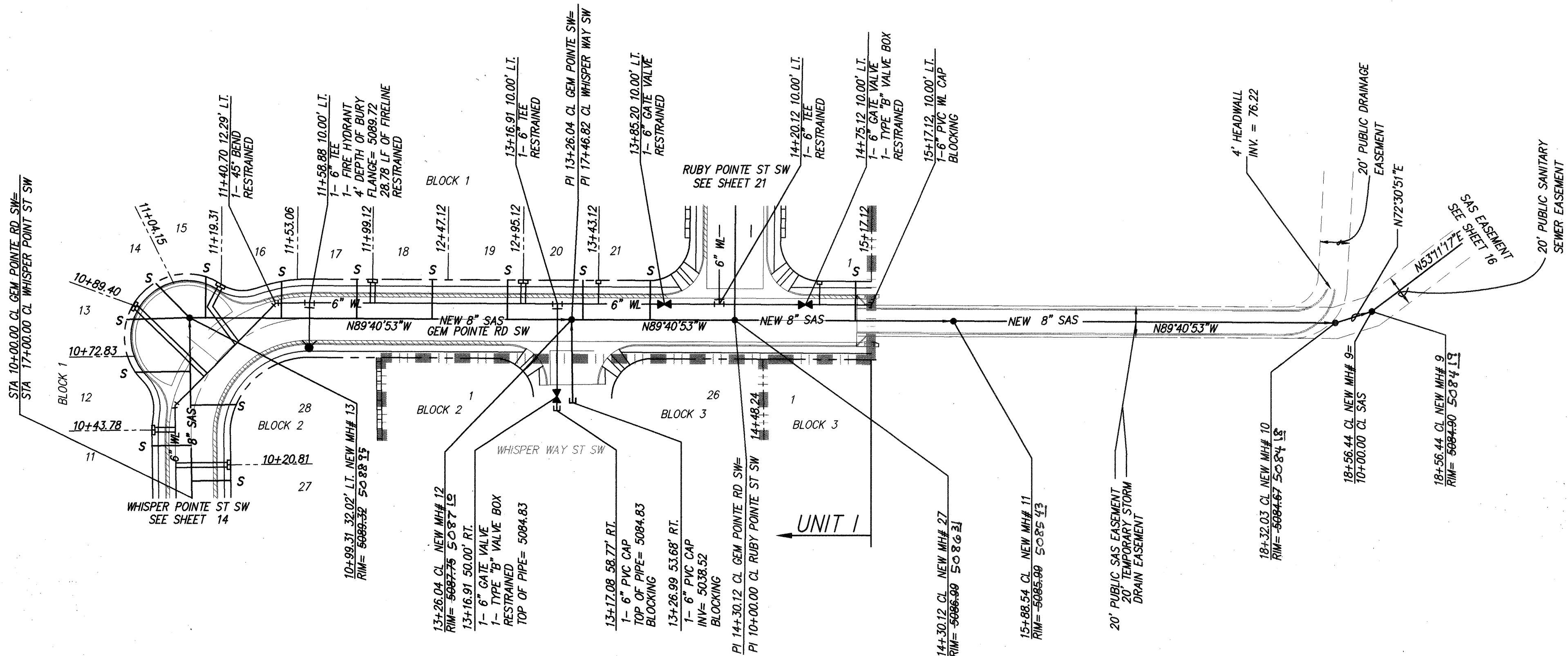
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: WHISPERING POINTE SUBDIVISION
UNIT 1
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE
APPROVED NOV 30 1998	APPROVED JAN 26 1999	
DESIGN REVIEW COMMITTEE	CITY ENGINEER	

CITY PROJECT NO. 592981 ZONE MAP NO. L-10 SHEET 14 OF 26

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	FRANKLINS	THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-MIO" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD. WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNISER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNISER AND 68.0' SOUTH FROM CENTERLINE OF SAGE.	DATE	DATE	NO.	DATE	NO.
WORKED BY	DAGGETT						
INSPECTED BY	DAGGETT						
ACCEPTANCE BY	DAGGETT						
VERIFICATION BY	DAGGETT						
DRAWN BY	DAGGETT						
CHECKED BY	DAGGETT						
RECORDED BY	MICRO-FILM						
DATE							
NO.							



SANITARY SEWER SERVICES BLOCK 1				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
11	10+33.78	5085.88	25.00'	N/A
12	10+67.12	5085.53	35.02'	N/A
13	10+83.38	5085.35	39.02'	?
14	10+99.56	5085.18	32.02'	?
15	11+15.39	5085.01	26.07'	N/A
16	11+45.49	5084.69	23.41'	N/A
17	11+89.12	5084.33	25.00'	N/A
18	12+37.12	5083.98	25.00'	N/A
19	12+85.12	5083.64	25.00'	N/A
20	13+33.12	5083.29	25.00'	N/A
21	13+76.12	5082.98	25.00'	N/A

SANITARY SEWER SERVICES BLOCK 2				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
27	10+10.81	5086.11	25.00'	N/A
28	10+70.60	5085.49	29.17'	N/A

SANITARY SEWER SERVICES BLOCK 4				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
1	18+24.97	-	29.17'	N/A
2	18+79.51	-	25.00'	N/A

SANITARY SEWER SERVICES BLOCK 5				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
1	15+07.12	5082.03	25.00'	N/A
2	15+55.12	5081.68	25.00'	N/A
3	16+03.12	5081.25	25.00'	N/A
4	16+51.12	5080.99	25.00'	N/A
5	16+99.12	5080.64	25.00'	N/A
6	17+45.19	5080.56	24.70'	N/A
7	17+73.67	5080.56	31.38'	N/A
8	17+93.67	5080.56	34.84'	?
9	18+19.49	5080.53	35.18'	N/A
10	18+28.33	5080.52	23.95'	N/A
11	18+65.83	5080.47	25.00'	N/A

GEM POINTE RD SW
STA. 10+00.00 TO STA. 18+56.44
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory S. Krenik
7-13-99
NMPE 11929

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: WHISPERING POINTE SUBDIVISION
UNIT 1
UTILITY IMPROVEMENTS

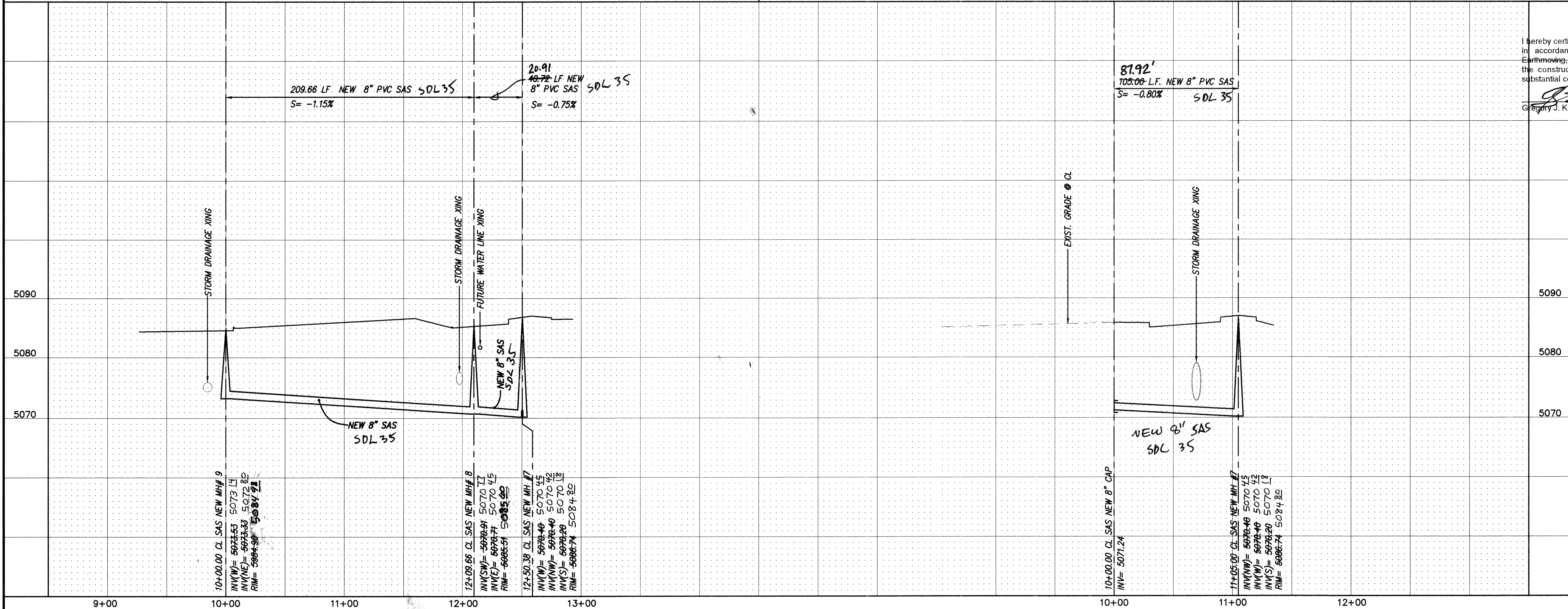
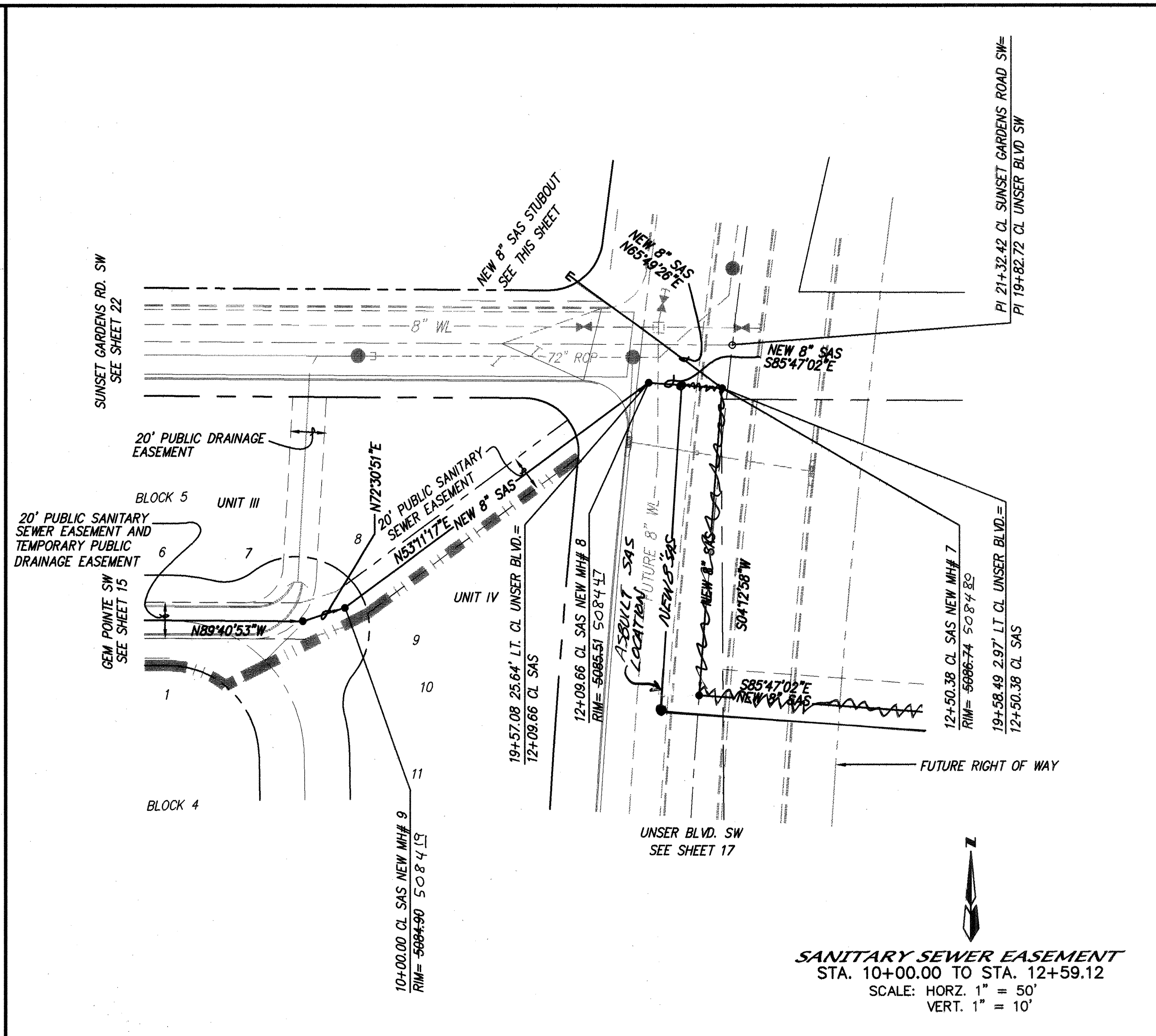
APPROVED
JAN 28 1999
REVIEW COMMITTEE

CITY ENGINEER
JAN 28 99

LAST DESIGN UPDATE

CITY PROJECT NO. 592981 ZONE MAP NO. L-10 SHEET OF 15 26

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	FRANKLIN'S	THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-MD" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNSER AND 86.0' SOUTH FROM CENTERLINE OF SAGE.		FIELD NOTES			
WORKED BY	DAGGETT			DATE			
INSPECTED BY	DMG			BY			
VERIFICATION BY	DAGGETT						
DRAWN BY	DMG						
CHECKED BY	DMG						
RECORDED BY							
NO.							



NOTES

1. CENTERLINE STATIONING IS CENTERLINE OF 20' PUBLIC SANITARY SEWER EASEMENT.

AS BUILT INFORMATION

CONTRACTOR: FRANKLIN'S

WORKED BY: DAGGETT

INSPECTED BY: DAGGETT

ACCEPTANCE BY: DAGGETT

VERIFICATION BY: DAGGETT

DRAWING DATE: 7-13-99

RECORD BY: DAGGETT

NO.:

SURVEY INFORMATION

FIELD NOTES BY: DATE:

NO.:

ENGINEER'S SEAL

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Engineering, and by the surveyor, Daggett Engineering, and reflects the construction as actually accomplished. This map as constructed is in substantial compliance with the Approved Plans.

7-13-99

NPME 11929

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **WHISPERING POINTE SUBDIVISION UNIT 1 UTILITY IMPROVEMENTS**

DESIGN REVIEW COMMITTEE: JAN 28 1999

CITY ENGINEER: JAN 28 1999

DESIGNED BY: G/K DATE: 4-98

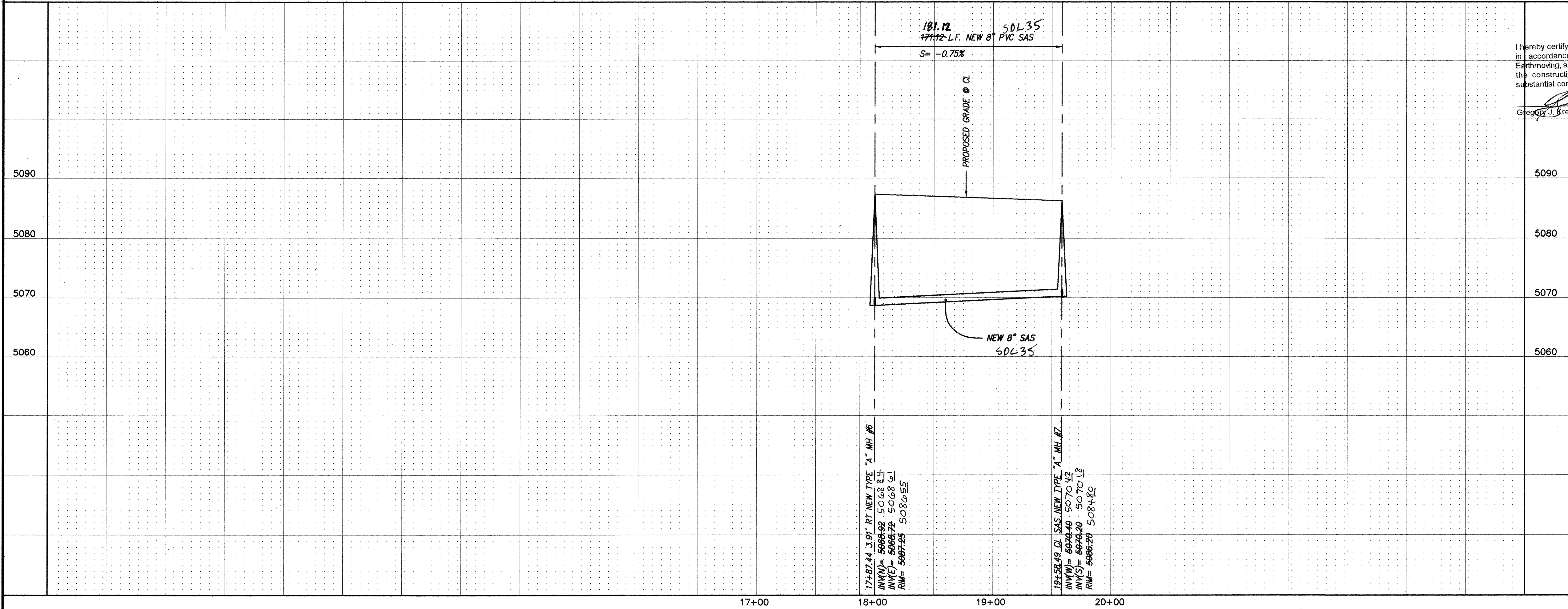
DRAWN BY: K/S DATE: 4-98

CHECKED BY: DMG DATE: 4-98

CITY PROJECT NO. **592981**

ZONE MAP NO. **L-10**

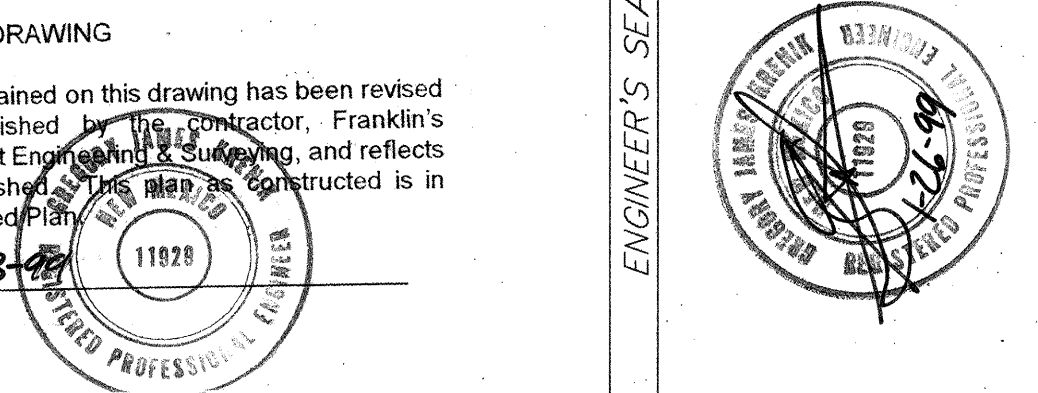
SHEET **16** OF **26**



UNSER BLVD SW.
STA. 17+87.44 TO STA. 19+58.49
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering, and reflects the construction as actually accomplished. This map as constructed is in substantial compliance with the Approved Plan.

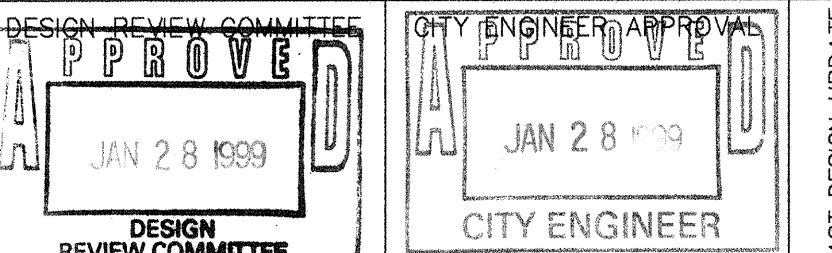
Georgy J. Kranik NMPE 11929



RECORD DRAWING

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **WHISPERING POINTE SUBDIVISION**
UNIT 1
OFFSITE UTILITY IMPROVEMENTS

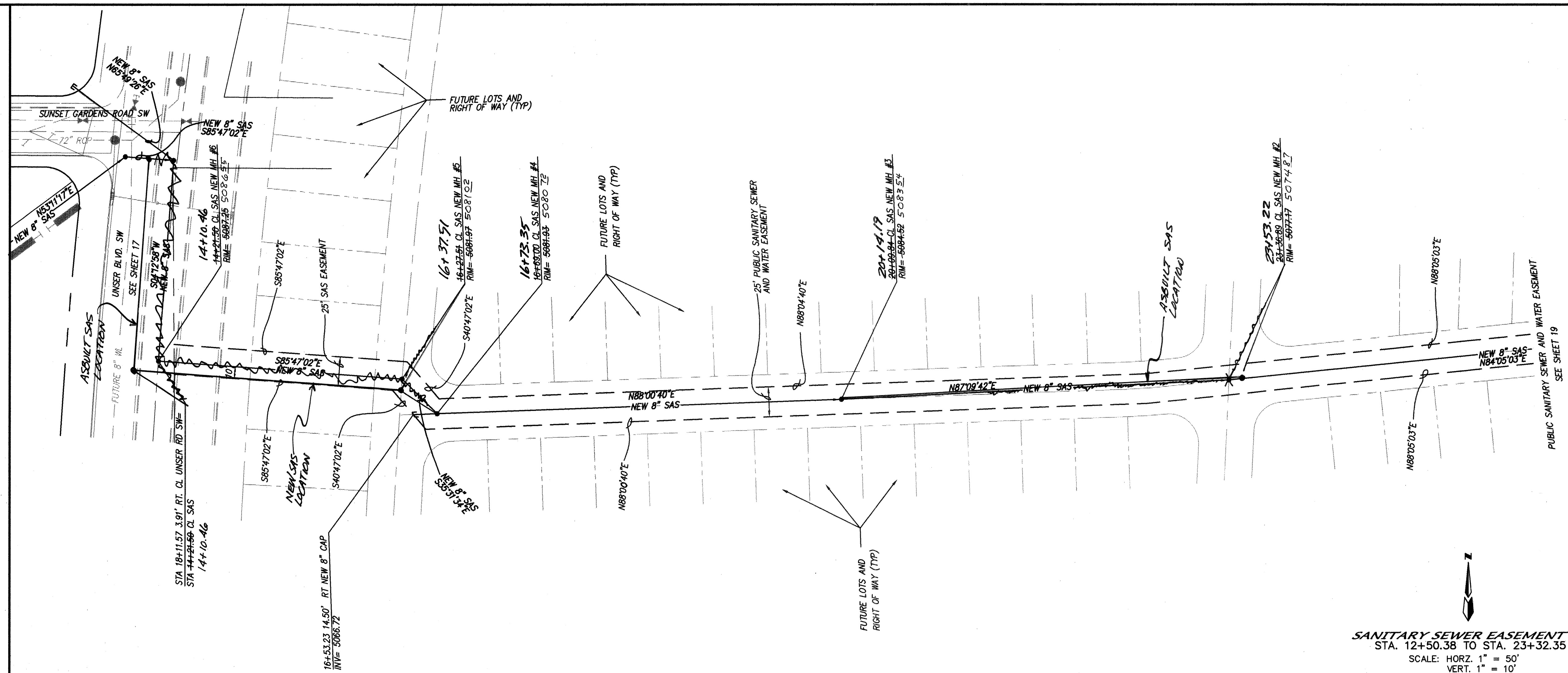


CITY PROJECT NO. **592981** ZONE MAP NO. **L-10** SHEET **17** OF **26**

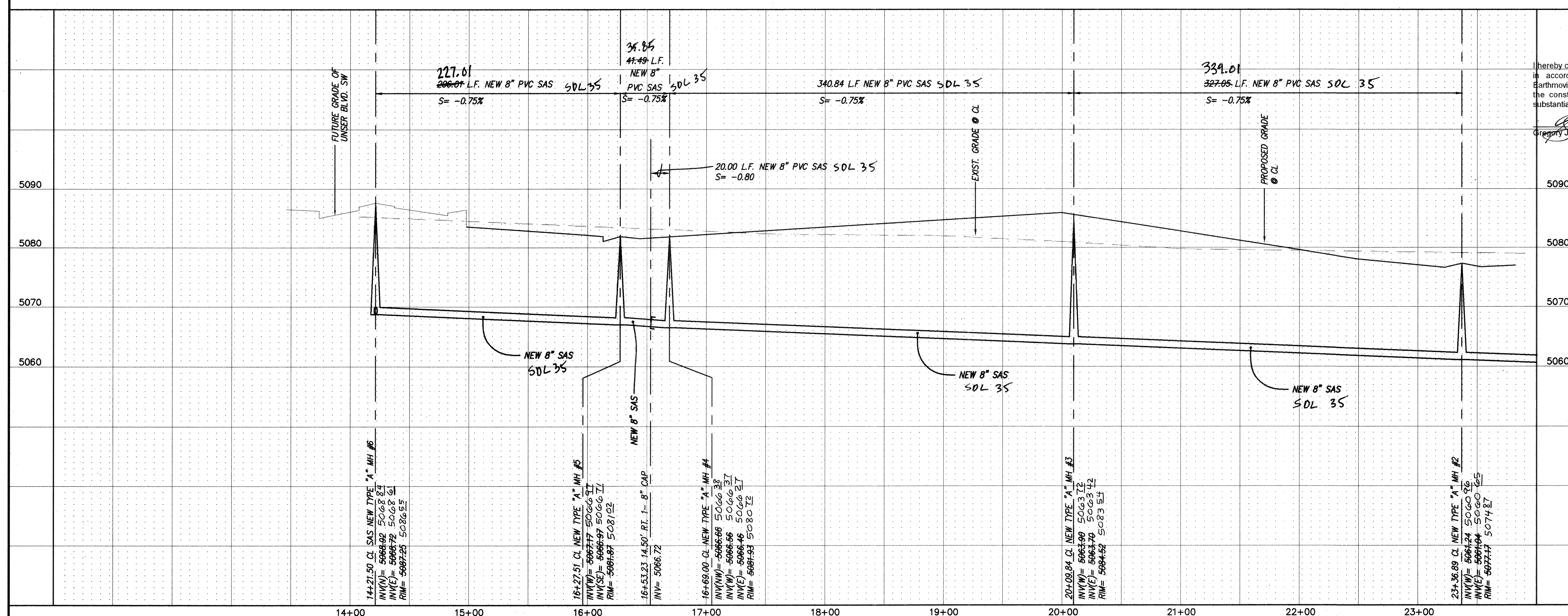
NOTES
1. ALL STATIONING IS CENTERLINE STATIONING.

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	DATE	CONTRACTOR	DATE
				FRANKLIN'S	
				WORKED BY	
				INSPECTED BY	
				ACCEPTANCE BY	
				VERIFICATION BY	
				DRAWING	
				DATE	
				NO.	
				DATE	
				NO.	
				DATE	

REVISIONS		DESIGN	
NO.	DATE	BY	DATE
1	1-28-99	NEW SHEET - REPLACED OLD	9-1
		REVISIONS	
		DESIGN	
DESIGNED BY	G/K	DATE	5-98
DRAWN BY	KJS	DATE	5-98
CHECKED BY	DMG	DATE	5-98



SANITARY SEWER EASEMENT
STA. 12+50.38 TO STA. 23+32.35
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory J. Krenik NMPE 11929

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

	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
	TITLE: WHISPERING POINTE SUBDIVISION UNIT 1 OFFSITE UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE

APPROVE

JAN 28 1999

DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED

JAN 28 1999

CITY ENGINEER

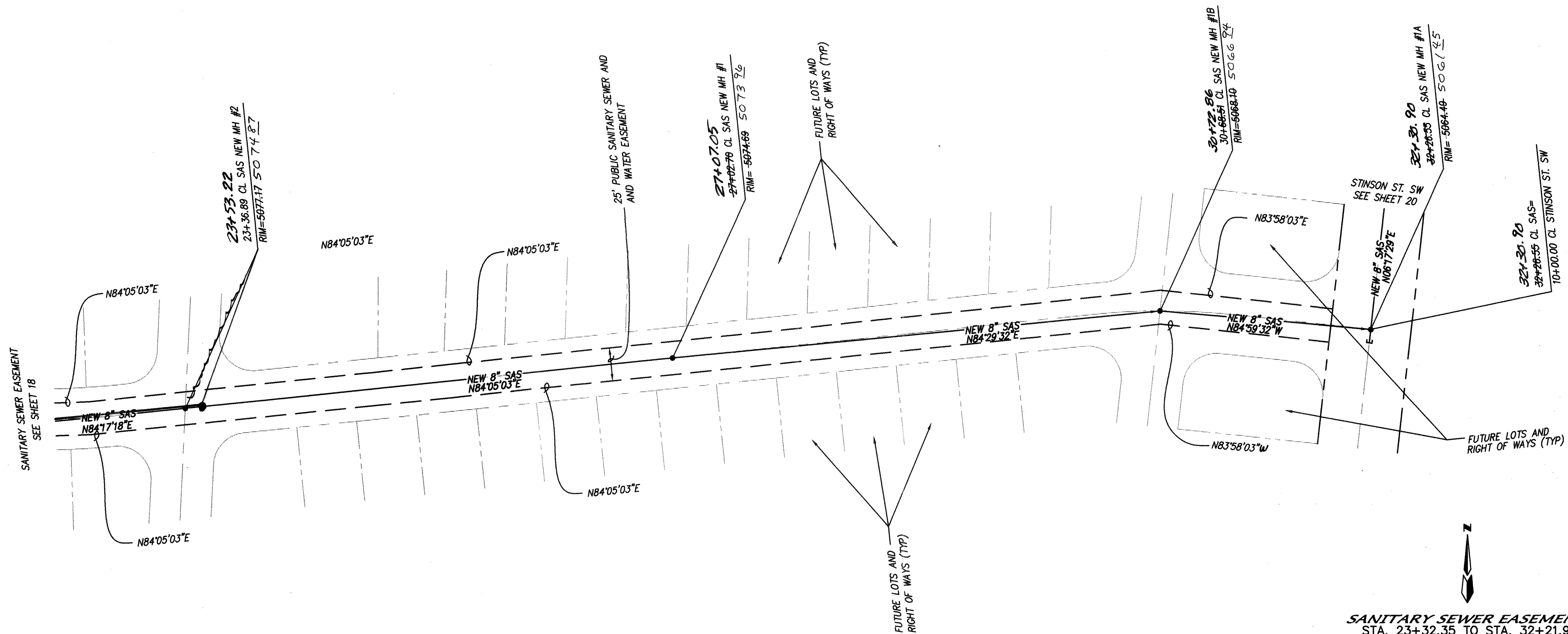
CITY PROJECT NO.	592981	ZONE MAP NO.	L-10	SHEET	18	OF	26
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7081WP /UNIT 1/UP1/01-12-99

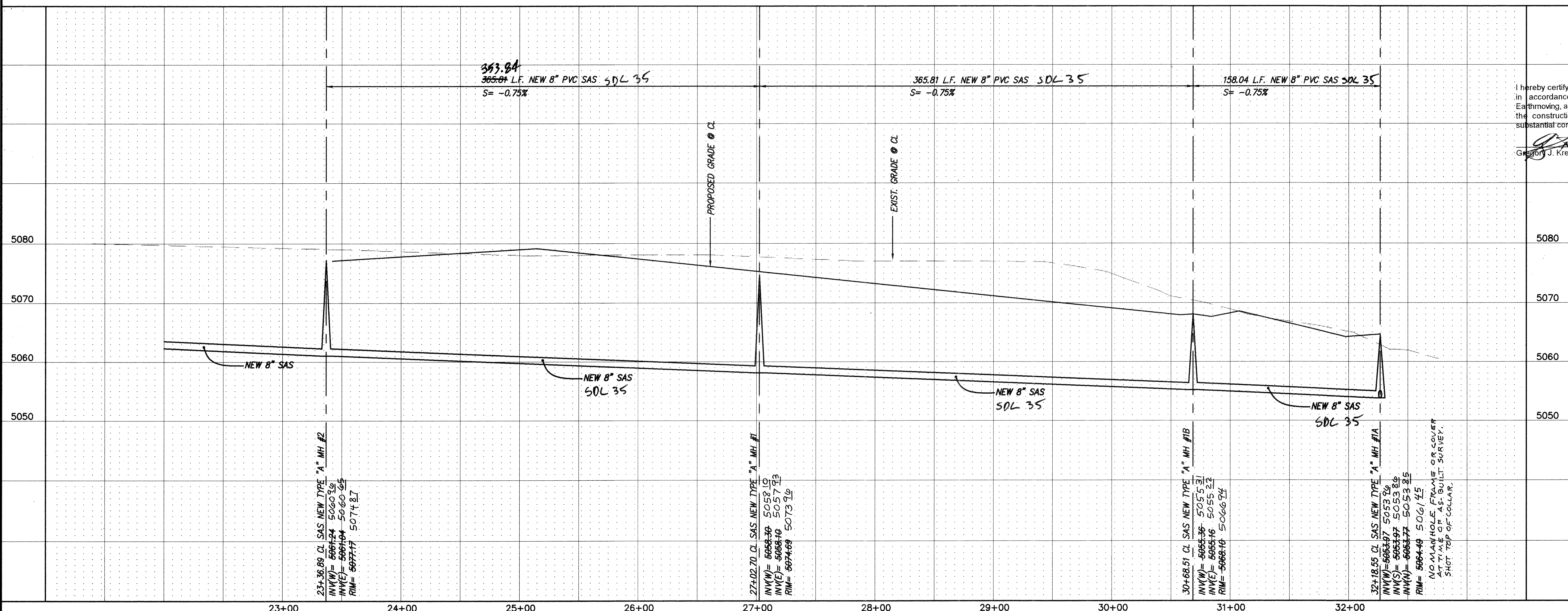
NOTES

1. STATIONING IS BASED ON NEW 8" SANITARY SEWER LINE.

[illegible]



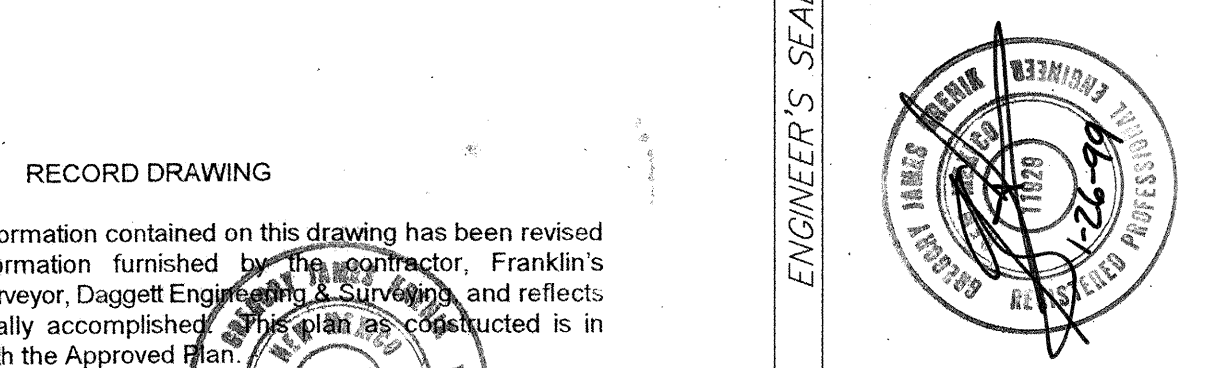
SANITARY SEWER EASEMENT
STA. 23+32.35 TO STA. 32+21.99
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

RECORD DRAWING
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.
Geoffrey J. Krenek
7-13-99
NMPE 11929

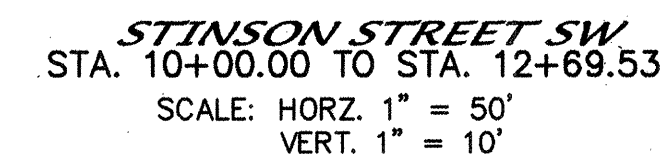


dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **WHISPERING POINT SUBDIVISION**
UNIT 1
OFFSITE UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE JAN 28 1999	CITY ENGINEER APPROVAL JAN 28 1999	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 592891	ZONE MAP NO. L-10	SHEET 19 OF 26
--------------------------------	--------------------------	------------------------------



1. ALL STATIONING IS CENTERLINE STATIONING.

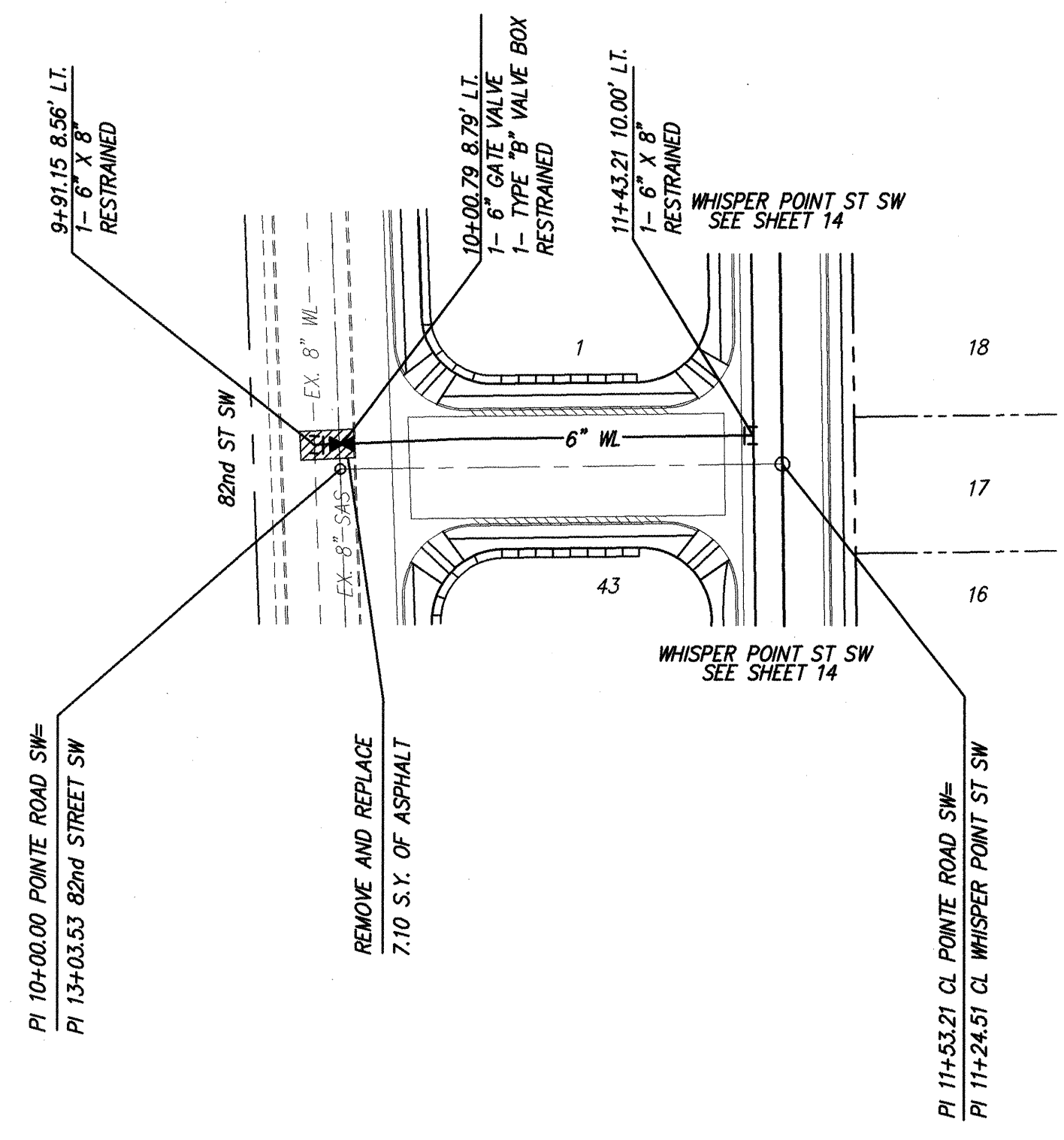
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF MICHIGAN" at the bottom. The inner circle contains the number "11028". A date stamp "13-99" is visible over the seal.

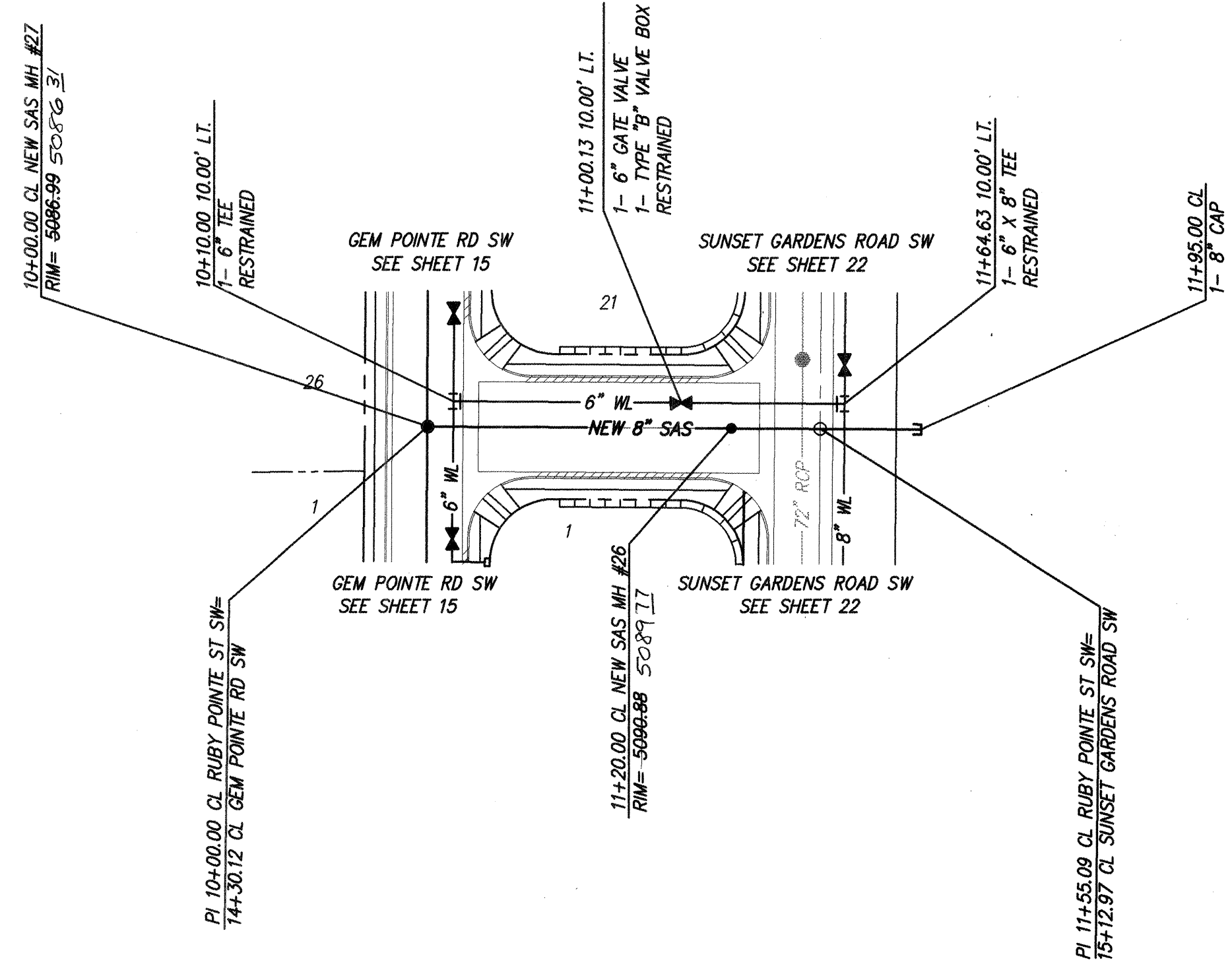
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY ENGINEER APPROVAL
APPROVED
JAN 28 1969
CITY ENGINEER

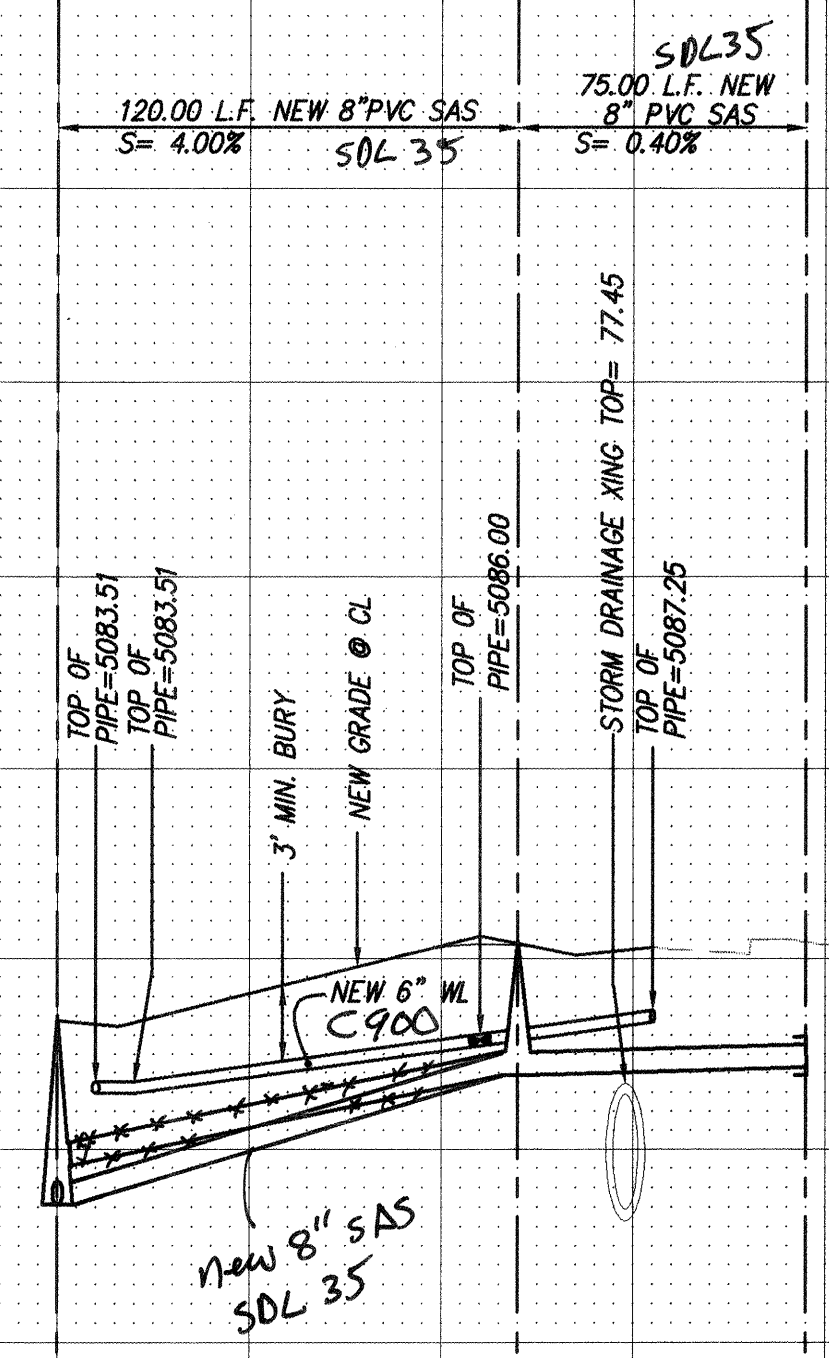
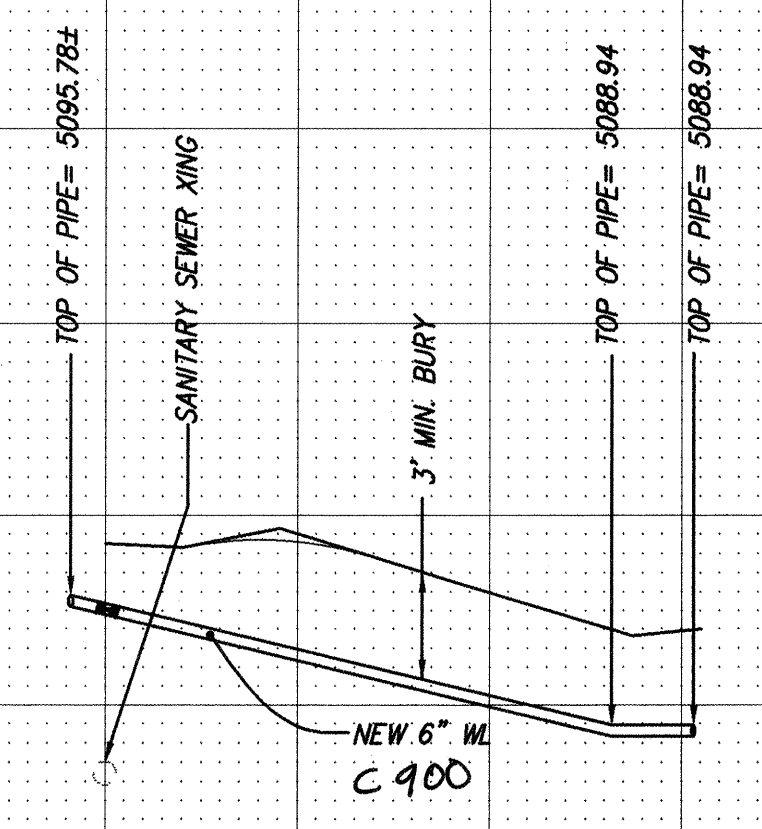
7081 WP/UNIT 1/UPSTINS/01-22-99



POINTE ROAD SW
STA. 9+91.15 TO STA. 11+43.21
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



RUBY POINTE ST SW
STA. 10+10.00 TO STA. 11+64.63
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering, and reflects the construction as actually accomplished in the field as constructed in substantial compliance with the Approved Plan.

Edgdy J. Krenik NMPE 11929

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. CONTRACTOR SHALL PROVIDE A TYPICAL FLAGGING OPERATION (SEE SHEETS 25 AND 26) FOR WATER TIE IN ON 82nd STREET AT POINTE ROAD.

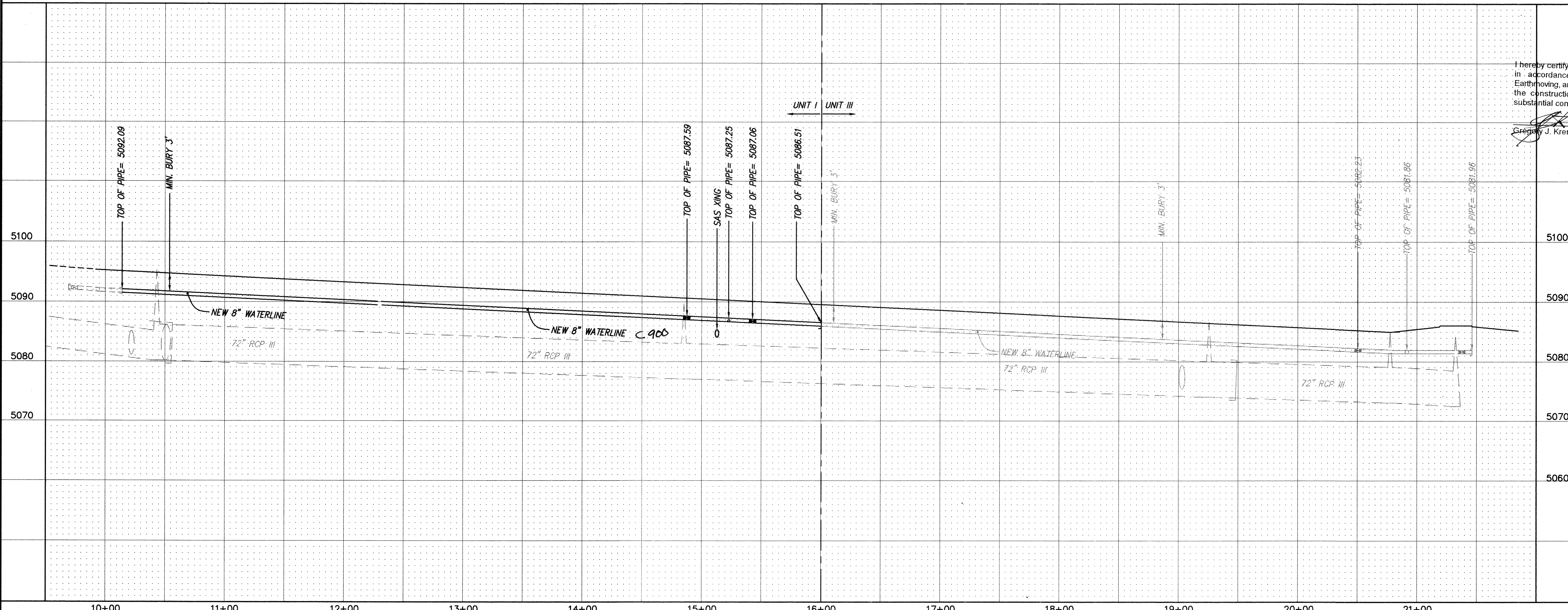
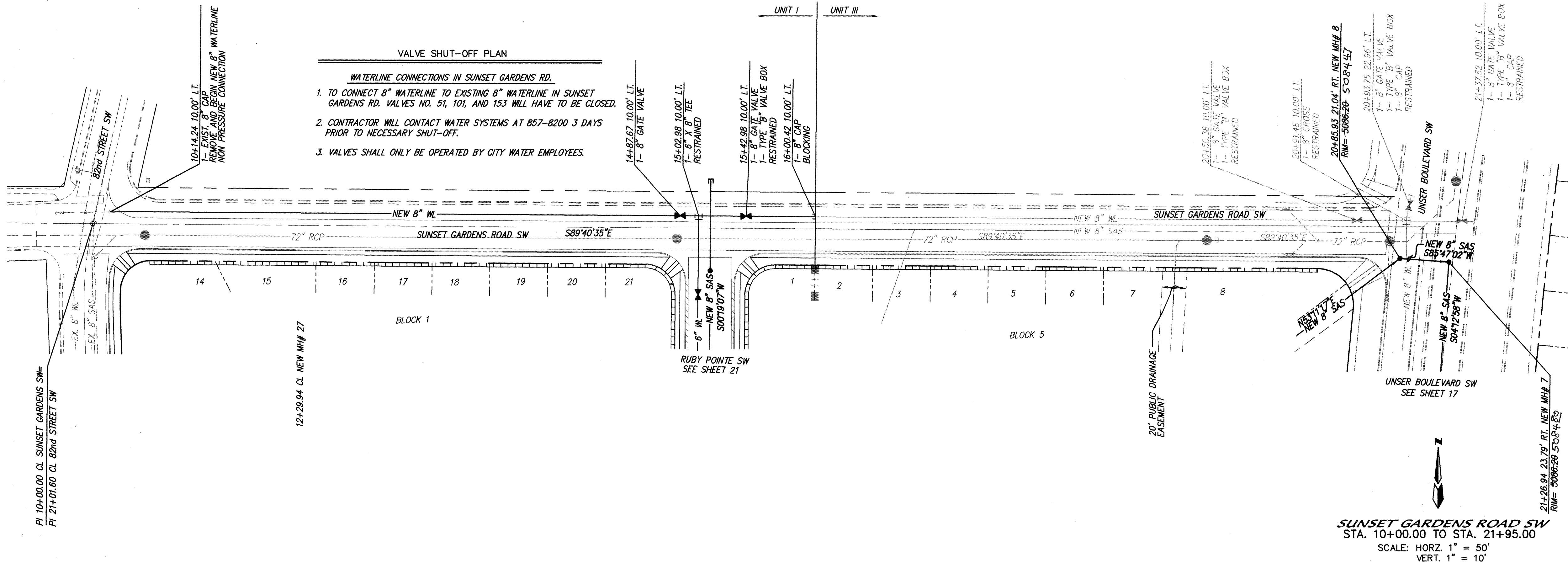
ENGINEER'S SEAL 		AS BUILT INFORMATION CONTRACTOR: FRANKLIN'S WORKED BY: DAGETT INSPECTED BY: DMG VERIFICATION BY: DMG DRAWING NO.: 1199 MICRO-FILM INFORMATION RECORDED BY: DMG NO.	
SURVEY INFORMATION FIELD NOTES NO. BY DATE		BENCH MARKS THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-110" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNISER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNISER AND 68.0' SOUTH FROM CENTERLINE OF SAGE.	
DESIGNED BY: G/K DATE: 4-98 DRAWN BY: K/S DATE: 4-98 CHECKED BY: DMG DATE: 4-98		REVISIONS NO. DATE BY 1 12-99 NEW SHEET REPEATED OLD 9-99 2 1-00 REVISIONS 3 1-00 DESIGN	

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **WHISPERING POINTE SUBDIVISION**
UNIT 1
UTILITY IMPROVEMENTS

APPROVED JAN 28 1999
DESIGN REVIEW COMMITTEE
APPROVED JAN 28 1999
CITY ENGINEER

CITY PROJECT NO. **592981** ZONE MAP NO. **L-10** SHEET **21** OF **26**



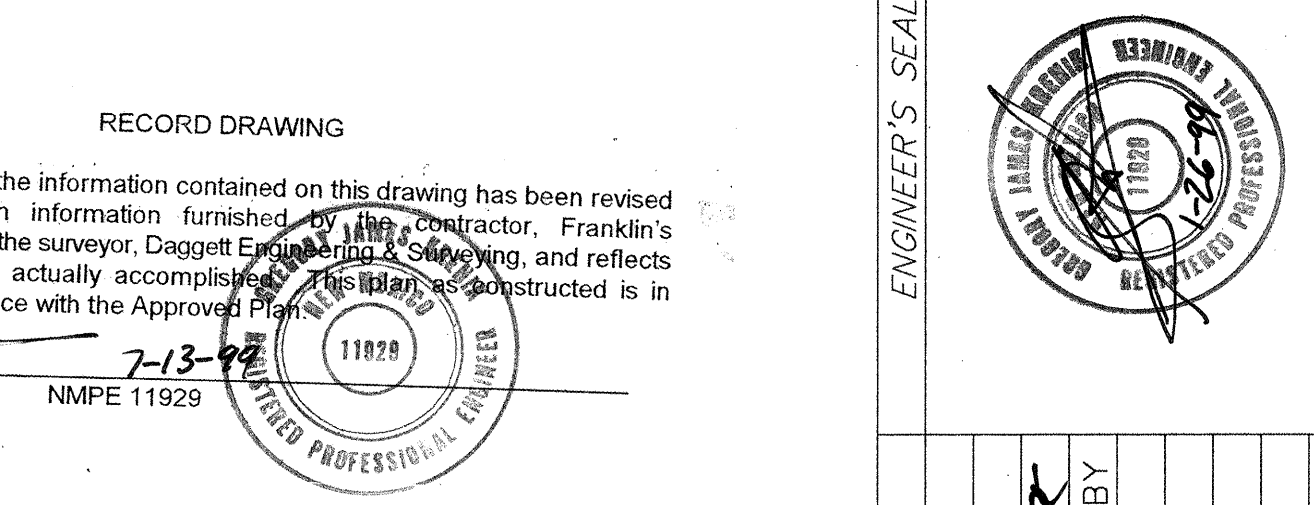
NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction actually accomplished. The construction is constructed in substantial compliance with the Approved Plans.

Gregory J. Krenik
 7-13-99
 NMPE 11929



REVISIONS		DATE	BY
1	1-26-99 New stat - Reneco old		
DESIGN		DATE	4-98
DRAWN BY		DATE	4-98
CHECKED BY		DATE	4-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **WHISPERING POINTE SUBDIVISION**
UNIT 1
OFFSITE UTILITY IMPROVEMENTS

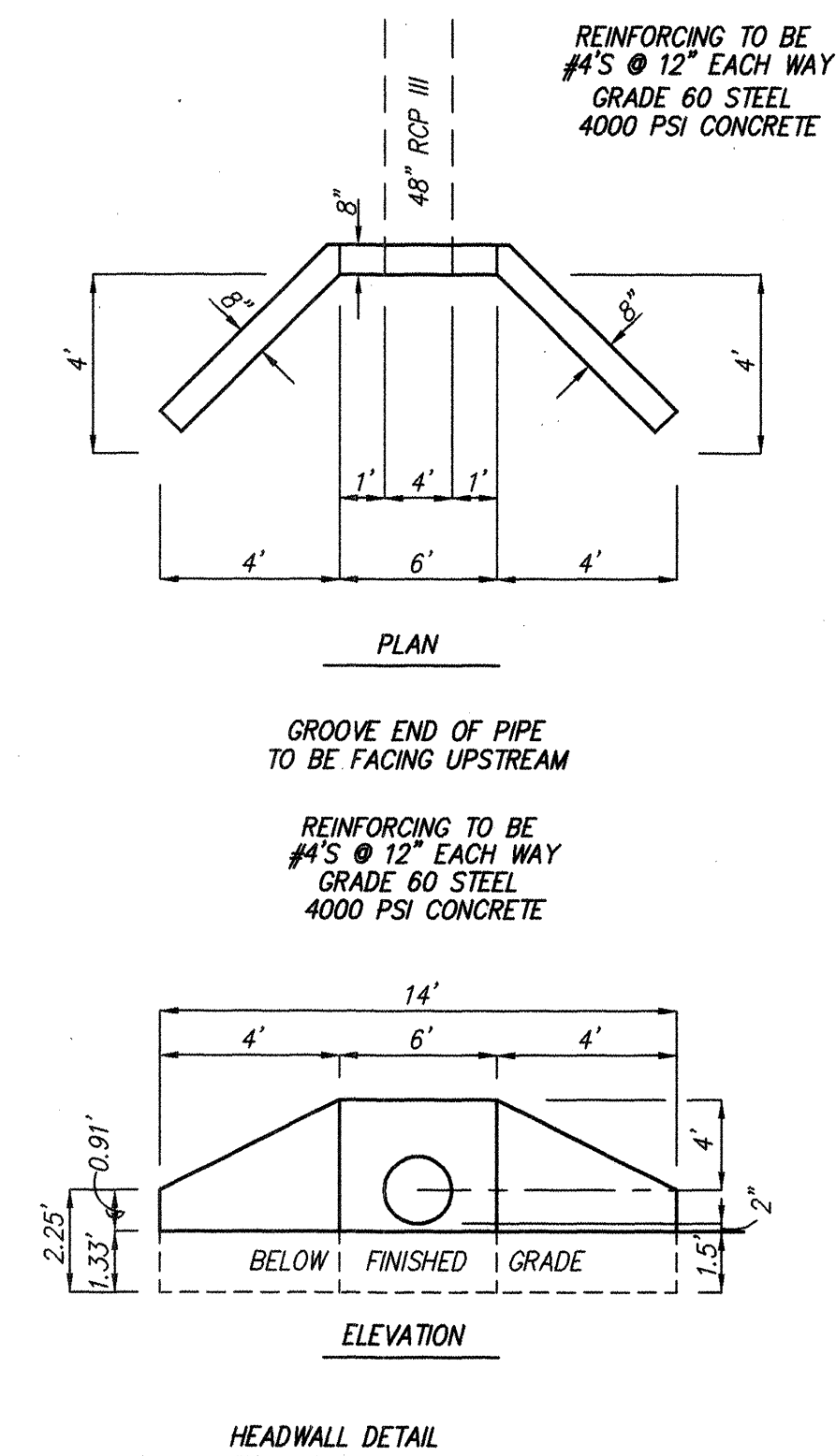
APPROVED
 JAN 28 1999
 DESIGN REVIEW COMMITTEE

APPROVED
 JAN 28 1999
 CITY ENGINEER

LAST DESIGN UPDATE

CITY PROJECT NO. **592981** ZONE MAP NO. **L-10** SHEET **22** OF **26**

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	DATE	THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-MI" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNSER AND 66.0' SOUTH FROM CENTERLINE OF SAGE.	NO.	DATE	NO.
						CONTRACTOR FRANK LINS	
						WORKED BY DAGGETT	DATE 99
						INSPECTORS	DATE 99
						ACCEPTANCE BY DAGGETT	DATE 99
						VERIFICATION BY DAGGETT	DATE 99
						DRAWINGS	DATE 99
						DESIGNED BY DAGGETT	DATE 99
						DRAWN BY DAGGETT	DATE 99
						CHECKED BY DAGGETT	DATE 99
						MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			
					THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-M10". TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNSER AND 66.0' SOUTH FROM CENTERLINE OF SAGE.		
					CONTRACTOR'S <u>FRANK LINS</u>		
					WORKING DRAWING NO. <u>4-98</u>		
					INSPECTOR'S <u>DAGGETT</u> DATE <u>99</u>		
					FIELD TARGET BY <u>DMG</u> DATE <u>99</u>		
					VERIFICATION BY <u>DAGGETT</u> DATE <u>99</u>		
					CORRECTED BY <u>DAGGETT</u> DATE <u>99</u>		
					MICRO-FILM INFORMATION		
					RECORDED BY		
					NO.		

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Franklin's Earthmoving, and by the surveyor, Daggett Engineering & Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Gregory J. Krenik

NMPE 11929

7-13-99
E 11929

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: *WHISPERING POINTE SUBDIVISION*
UNIT I
STORM DRAIN IMPROVEMENTS

DESIGN REVIEW COMMITTEE

APPROVE

NOV 30 1998

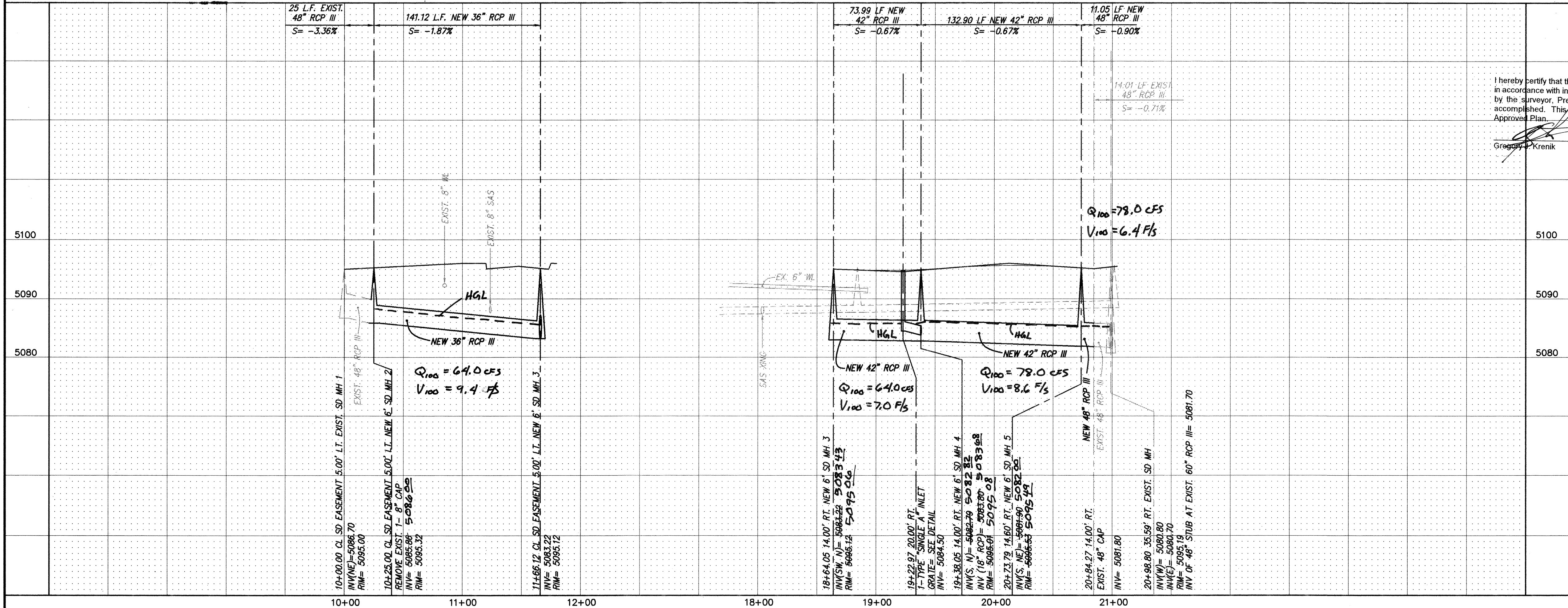
DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVA
APPROVED
JAN 26 1969
CITY ENGINEER

AST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
592981	L-10	23	26



NOTES

CONTRACTOR: FRANK LINS
INSPECTED BY: DAGGETT
DATE: 99
ACCEPTANCE BY: DMG
DATE: 99
VERIFICATION BY: DAGGETT
DATE: 99
DRAWN BY: DAGGETT
DATE: 99
MICRO-FILM INFORMATION
RECORDED BY: NO.
DATE:

SURVEY INFORMATION

FIELD NOTES
NO. BY DATE
THE STATION MARK IS A STANDARD C.O.A. BRASS CAP SET IN CONCRETE 2 1/2" ABOVE GROUND AND STAMPED "1-MIO" TO REACH THE STATION FROM THE INTERSECTION OF SOUTH COORS ROAD, WEST ON SAGE ROAD APPROXIMATELY 1.1 MILES TO UNSER BOULEVARD. STATION IS LOCATED 64.0' EAST FROM CENTERLINE OF UNSER AND 68.0' SOUTH FROM CENTERLINE OF SAGE.

ENGINEER'S SEAL

RECORD DRAWING
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, T.C. Plumbing, and by the surveyor, Precision Survey, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.
Gregory J. Krenik
NMPE 11929
7-13-99
11929
REGISTERED PROFESSIONAL ENGINEER
DESIGNED BY: GJK
DATE: 4-98
DRAWN BY: KJS
DATE: 4-98
CHECKED BY: DMG
DATE: 4-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: WHISPERING POINTE SUBDIVISION UNIT 1
UNIT 1
STORM DRAIN IMPROVEMENTS
APPROVED
NOV 30 1998
DESIGN REVIEW COMMITTEE
APPROVED
JAN 26 1999
CITY ENGINEER
CITY PROJECT NO. 592981
ZONE MAP NO. L-10
SHEET 24 OF 26

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 ORILITERATION 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 OCCUPANCY OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

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

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PLATED 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.

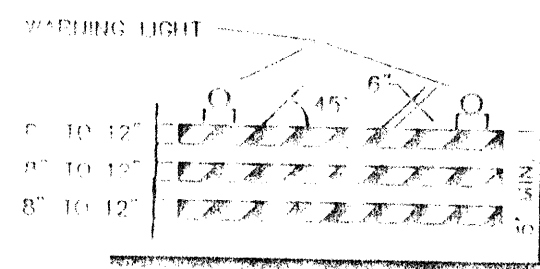
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

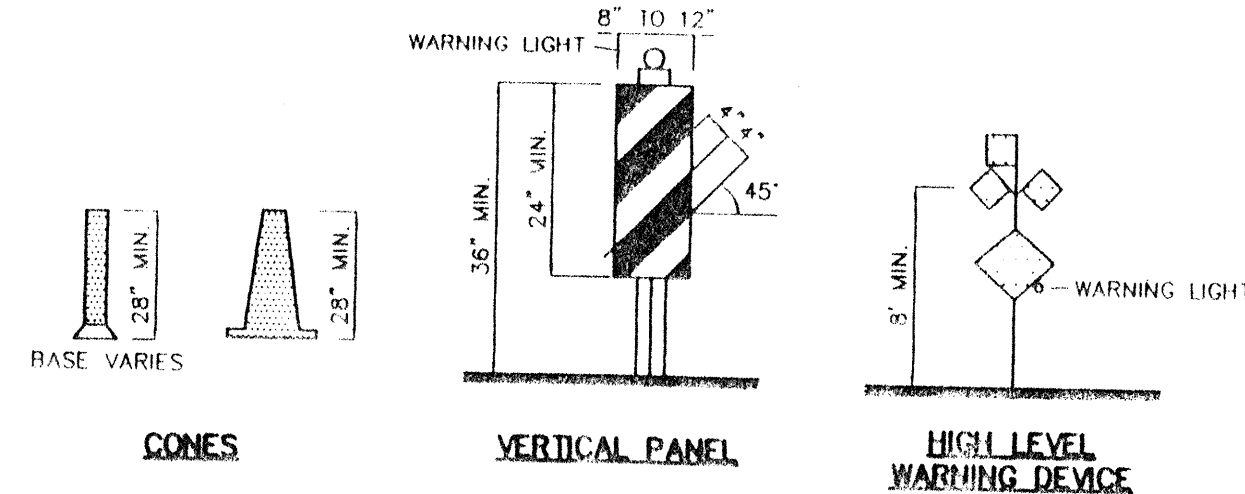
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" 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.



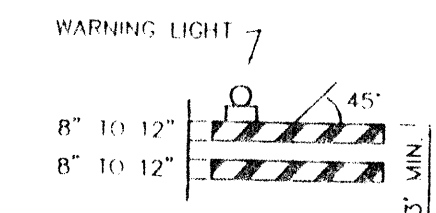
TYPE III BARRICADE



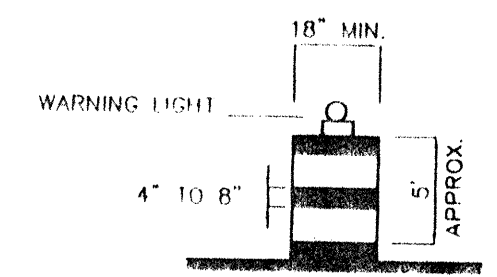
CONES

VERTICAL PANEL

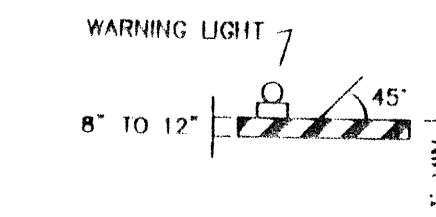
HIGH LEVEL WARNING DEVICE



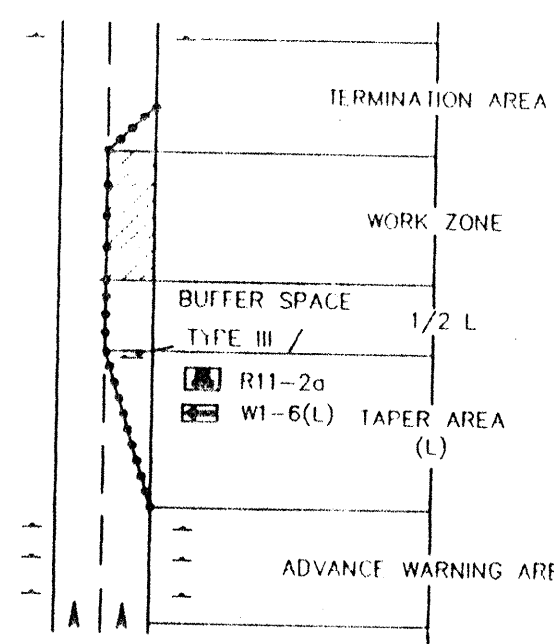
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



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 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

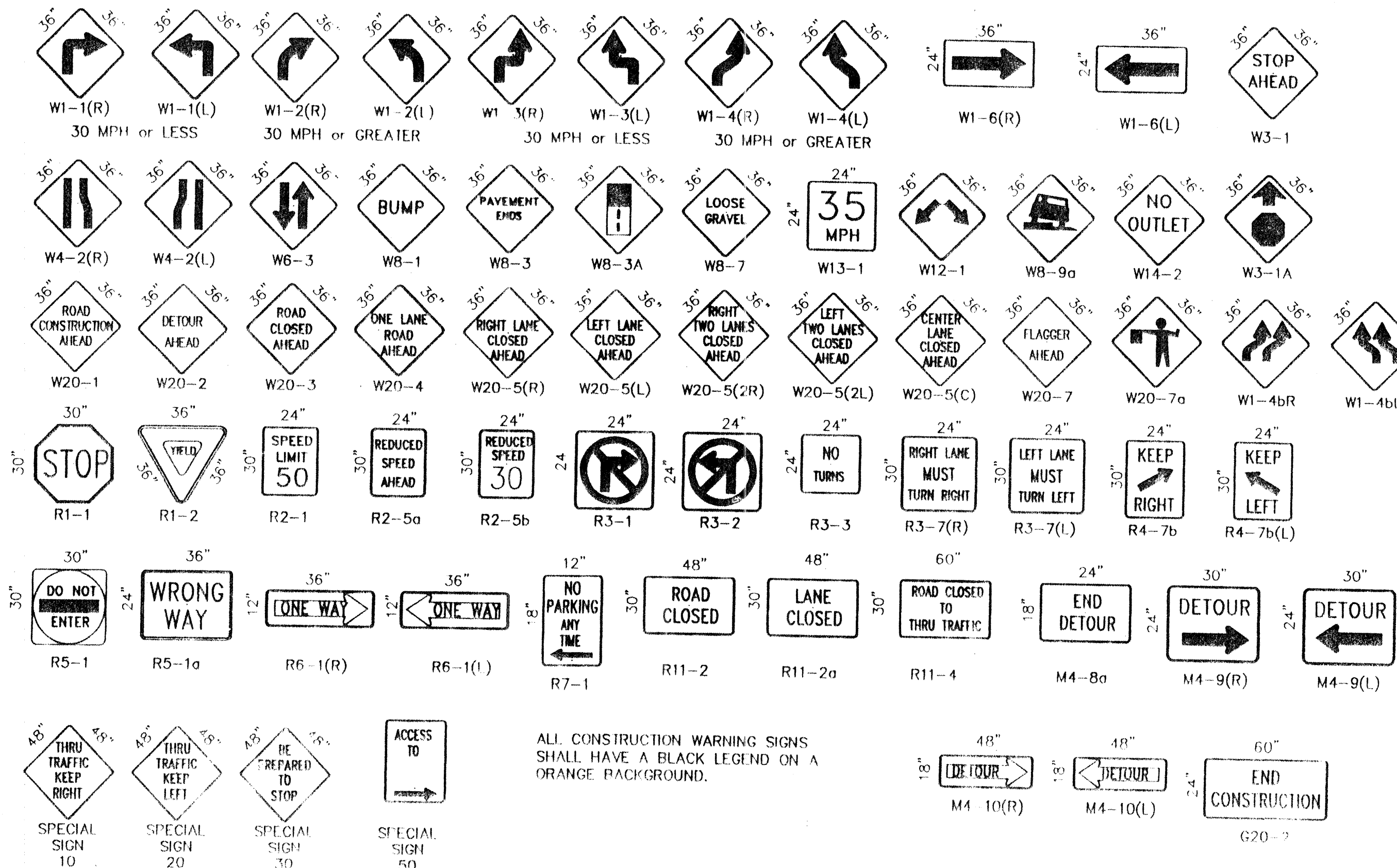
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTEAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	L = W S ² / 60
40 MPH OR LESS	
45 MPH OR GREATER	L = W X S

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

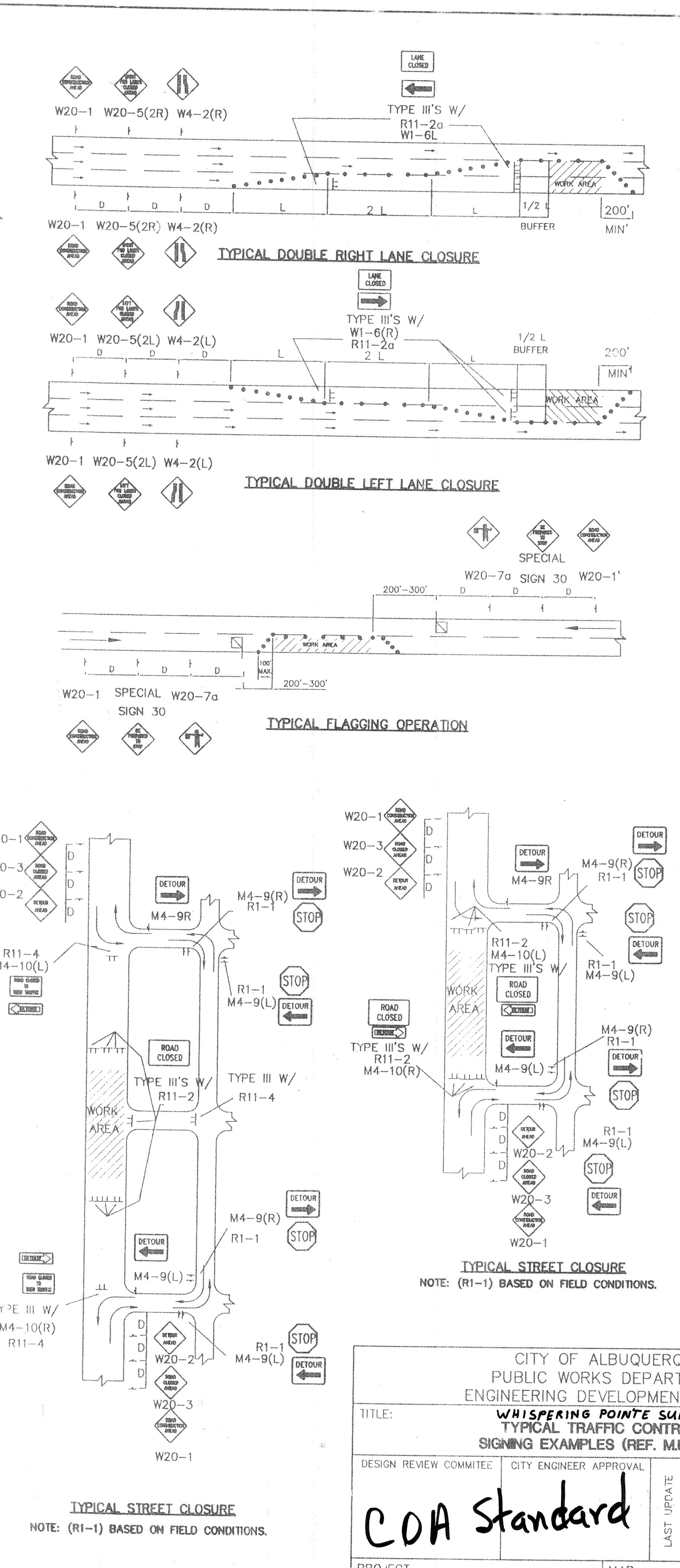
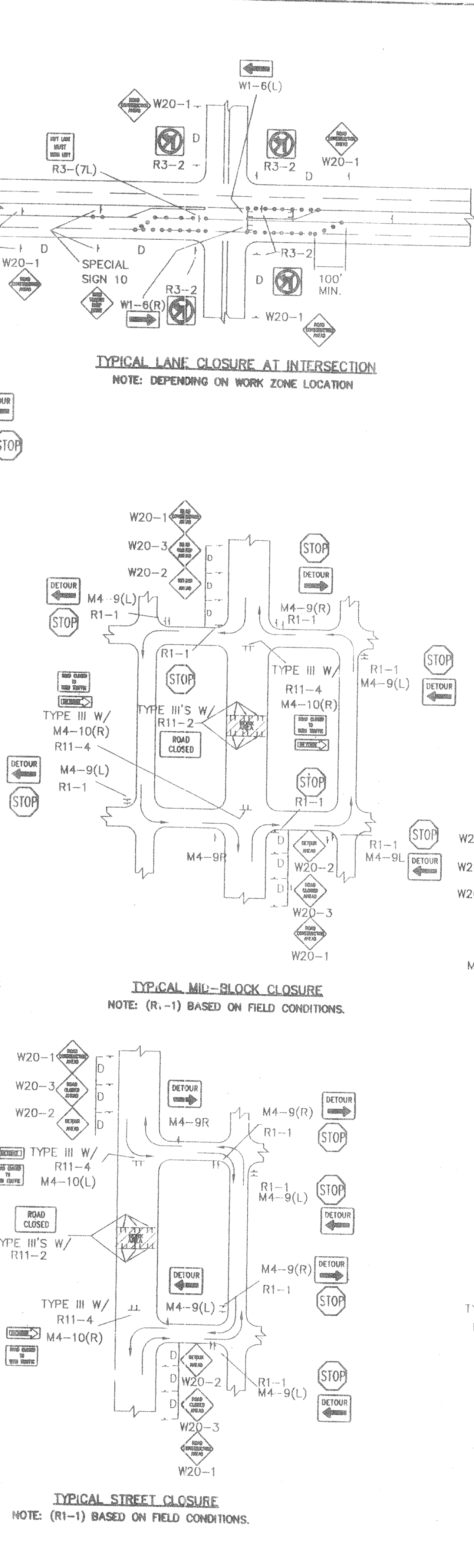
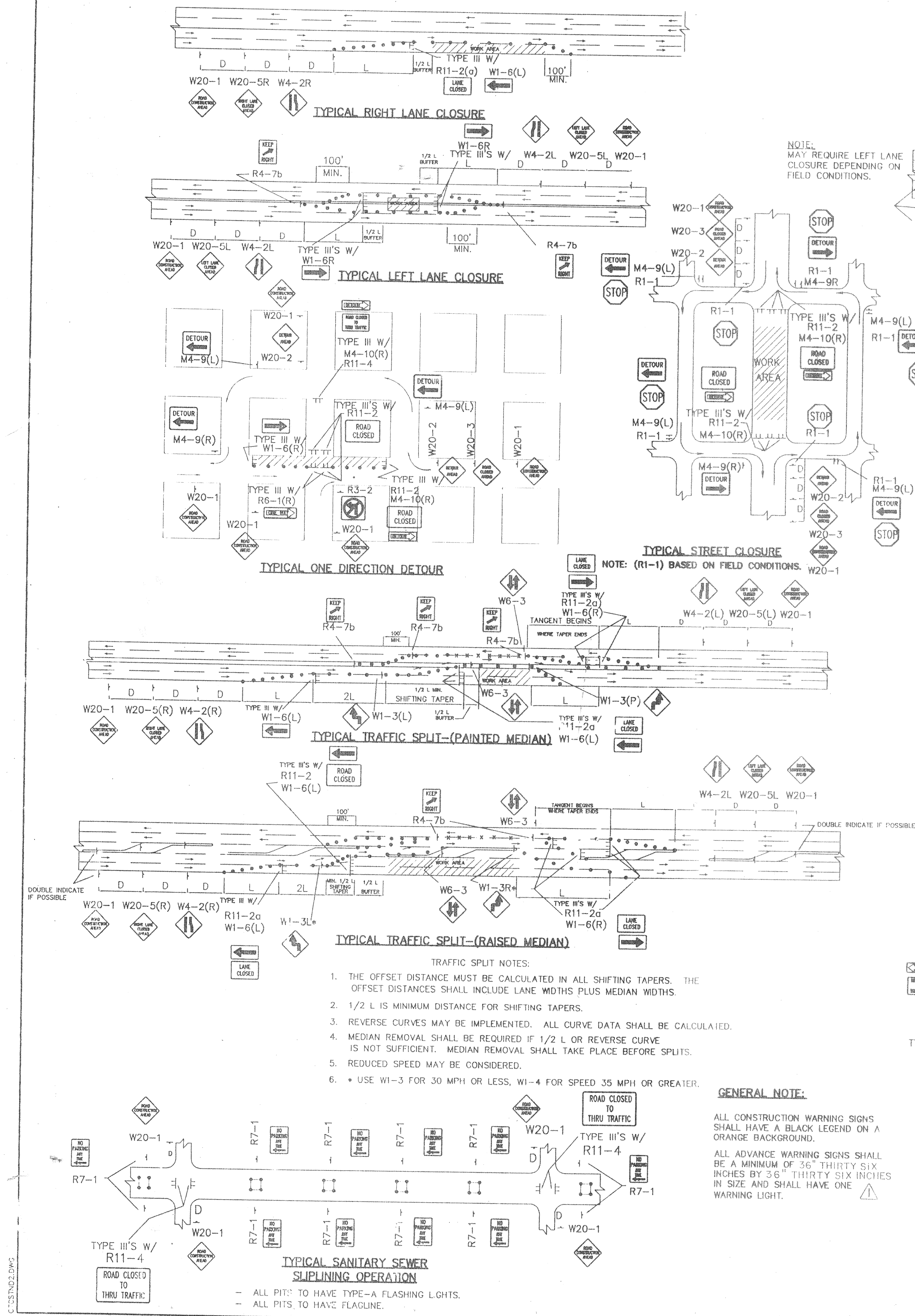
SIGN FACE DETAILS



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

AS BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR'S NAME	DATE
STAMPED BY	DATE	INSPECTOR'S FIELD NO.	DATE
REVISIONS BY	DATE	REVISIONS BY	DATE
CORRECTED BY	DATE	CORRECTED BY	DATE
MICRO-FILM INFORMATION		RECORDED BY	
NO.		NO.	
BENCH MARKS			
NO.			
SURVEY INFORMATION			
FIELD NOTES		DATE	
NO.		NO.	
ENGINEER'S SEAL			
JDL	JDL	JDL	JDL
NO. 26	NO. 19	NO. 11	NO. 11
REMARKS	REMARKS	REMARKS	REMARKS
DESIGNED BY	DATE	DRAWN BY	DATE
C.O.A. STANDARDS	DATE	CHECKED BY	DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: WHISPERING POINTE SUBDIVISION UNIT I SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. DATE	NO. DATE
COA Standard		LAST UPDATE	
PROJECT NO.	572981	MAP NO.	L-10
SHEET	25	OF	26



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **WHISPERING POINTE SUBDIVISION UNIT 1
TYPICAL TRAFFIC CONTROL &
SIGNING EXAMPLES (REF. MUT.C.D.)**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

PROJECT NO. **592981** MAP NO. **L-10** SHEET **26** OF **26**

LAST UPDATE: **COA Standard**

AS BUILT INFORMATION				BENCH MARKS			
CONTRACTOR	DATE	DATE	DATE	CONTRACTOR	DATE	DATE	DATE
REVISIONS	DATE	DATE	DATE	REVISIONS	DATE	DATE	DATE
DESIGNED BY	DATE	DATE	DATE	DESIGNED BY	DATE	DATE	DATE
DRAWN BY	DATE	DATE	DATE	DRAWN BY	DATE	DATE	DATE
CHECKED BY	DATE	DATE	DATE	CHECKED BY	DATE	DATE	DATE
RECORDED BY	DATE	DATE	DATE	RECORDED BY	DATE	DATE	DATE
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.