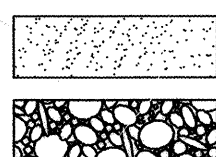


LEGEND

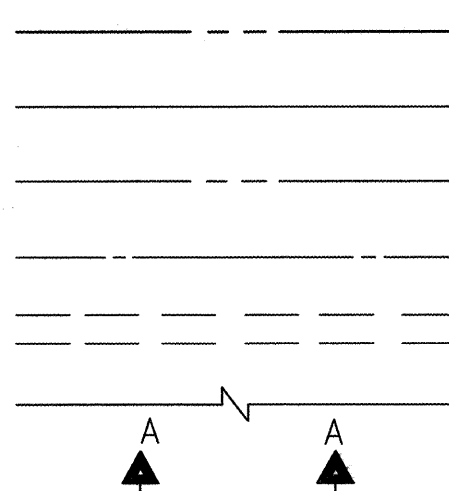
MATERIALS

CONCRETE
RIP-RAP



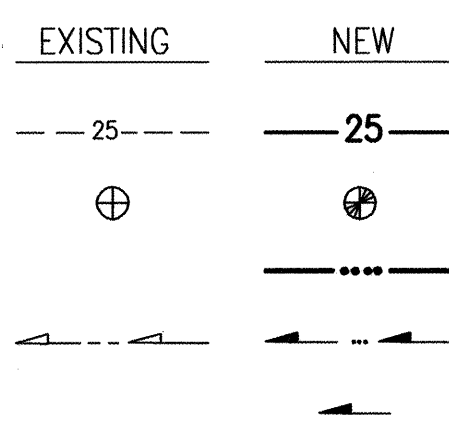
LINES

SUBDIVISION BOUNDARY
PROPERTY LINE (PLAN)
PROPERTY LINE (SECTION)
CENTERLINE
EASEMENT LINE
MATCH LINE
SECTION CUT LINE



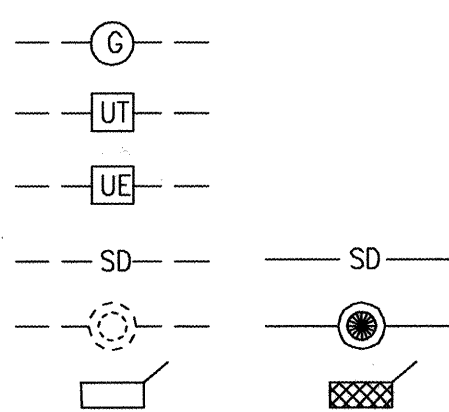
EARTHWORK

CONTOUR LINE
SPOT ELEVATION
PROJECT / PHASE BOUNDARY
FLOWLINE
DIRECTION OF FLOW



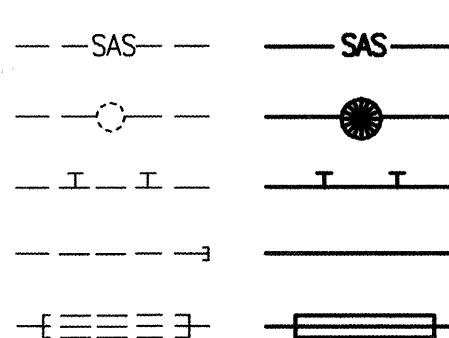
MISCELLANEOUS UTILITIES

GAS LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRICAL
STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLET



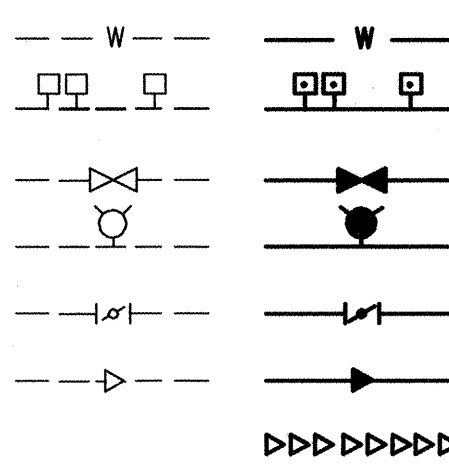
SANITARY SEWER

SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SAS SERVICE CONNECTIONS
SAS CAP OR PLUG
ENCASEMENT



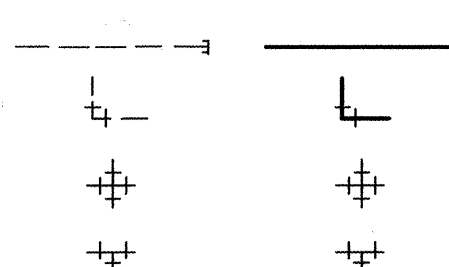
WATER

WATER LINE
WATER SERVICE CONNECTIONS
GATE VALVE
FIRE HYDRANT
BUTTERFLY VALVE
REDUCER
WATER PRESSURE ZONE BOUNDARY



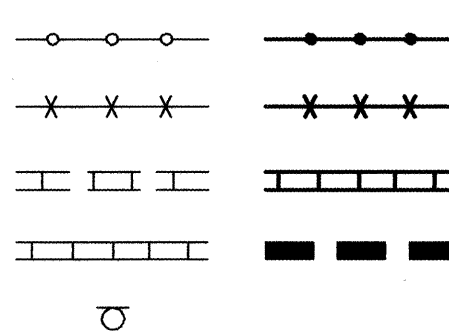
WATER FITTINGS

CAPS AND PLUGS
ELBOW
CROSS
TEE



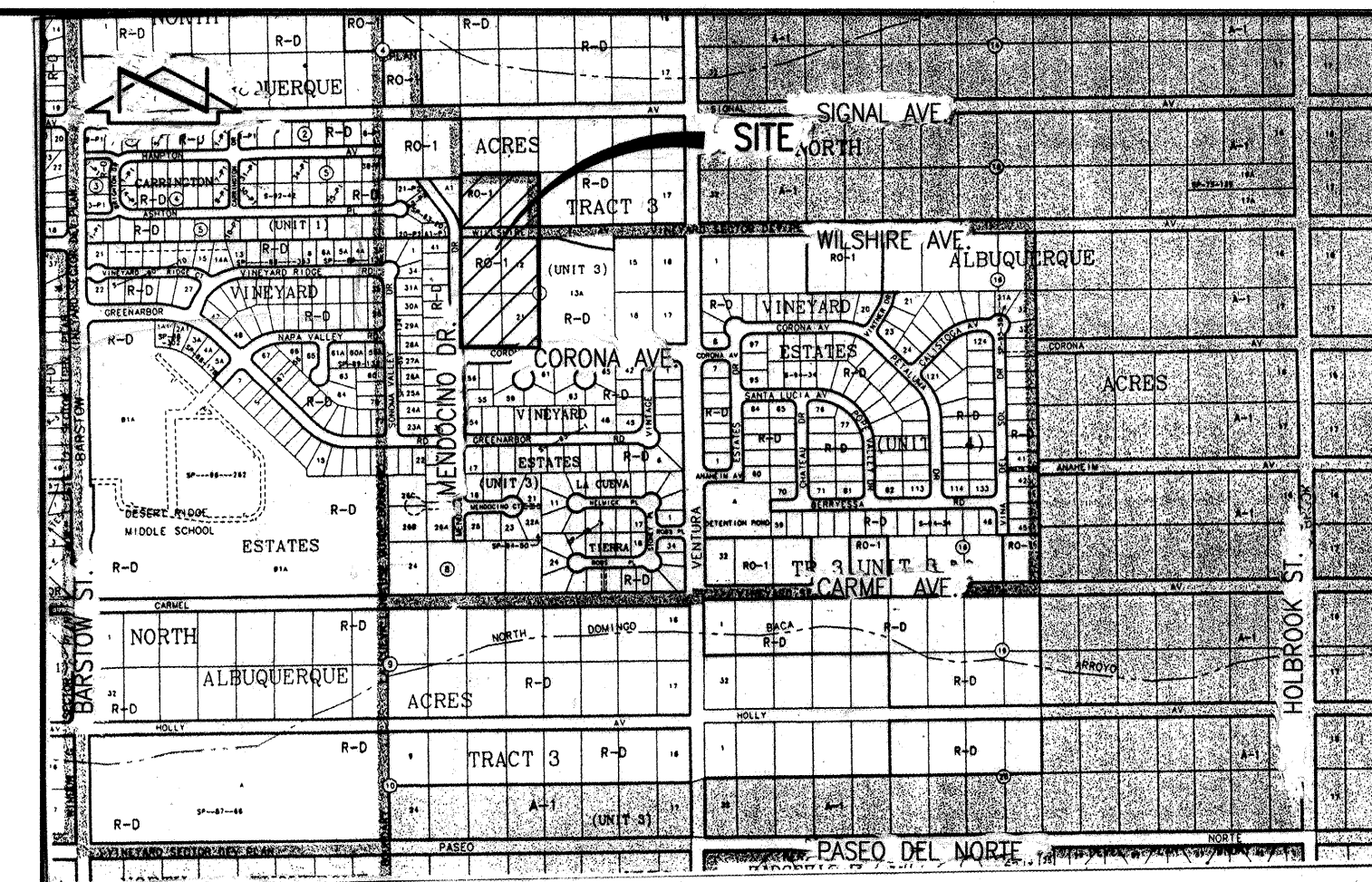
MISCELLANEOUS

CHAINLINK FENCE
FIELD FENCE
COMMON YARD WALL
RETAINING WALL
POWER OR TELEPHONE POLE



RECORD DRAWING

CONSTRUCTION PLANS for VINEYARD ESTATES, UNIT IIIA ALBUQUERQUE, NEW MEXICO MARCH, 1999



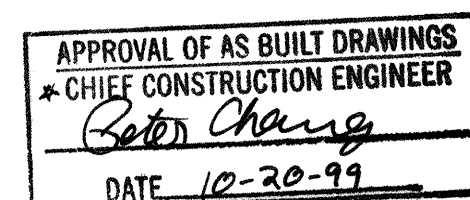
VICINITY MAP
SCALE: 1" = 750'

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1986 - UPDATE NO. 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, (ALBUQUERQUE AREA) 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEEPENED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
- CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- 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 BARRICADING ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

INDEX OF DRAWINGS

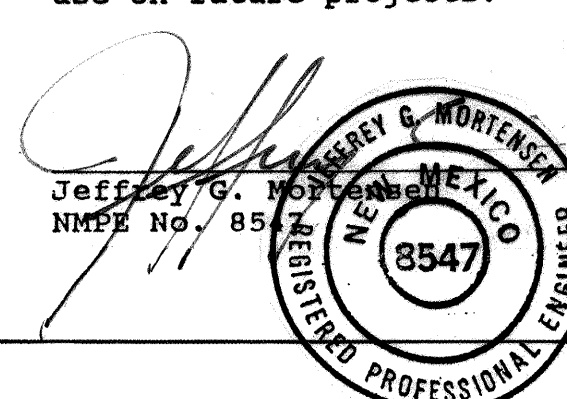
SHEET	DESCRIPTION
1	COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS
2, 3	SUBDIVISION PLAT
4	GRADING PLAN
5	GRADING SECTIONS AND DETAILS
6	PAVING SITE PLAN
7	PAVING SECTIONS AND DETAILS
8	POND AND DRAINAGE SECTIONS AND DETAILS
9	CORONA AVENUE N.E. PAVING IMPROVEMENTS PLAN AND PROFILE
10	MENDOCINO DRIVE N.E. PAVING IMPROVEMENTS PLAN AND PROFILE
11	VALLEJO PLACE N.E. PAVING IMPROVEMENTS PLAN AND PROFILE
12	DRAINAGE IMPROVEMENTS
13	WATER AND SANITARY SEWER EXTENSIONS SITE PLAN AND WATER VALVE SHUT-OFF PLAN
14	VALLEJO PLACE N.E. WATER AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE
15	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
16	TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES



COA INSPECTOR: ELOY SMITH

RECORD DRAWING

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



5
960301

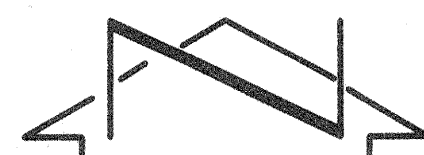


JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

		1-K0				3/99									
REV.		SHEETS		CITY ENGINEER		DATE		USER DEPARTMENT		DATE		USER DEPARTMENT		DATE	
ENGINEERS STAMP & SIGNATURE						APPROVALS		ENGINEER		DATE		*****			
						DRC Chairman		<i>Billy G. Bookley</i>		3-16-99		APPROVED FOR CONSTRUCTION <i>MTC</i> 5/12/99 City Engineer Date			
						Transportation				3-15-99					
						Water/Wastewater		<i>R.W. Rame</i>		3-15-99					
						Hydrology		<i>Steve Calogre</i>		3-15-99					
						C.I.P.									
						Const. Mngmt.									
						Const. Coord.		<i>Jeff Smith</i>		3-24-99					
						City Project No. 609081								SHEET 1 OF 16	
03-08-99															

DRB. 98-123

03-08-99



SCALE: 1" = 50'
0 20 50 100
(FILED 06-06-1993, 93C-225)

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. 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.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
4. ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

PROJECT BENCHMARK

A.C.S. BM 3-C20; AN ALUMINUM DISK ON A STEEL POST SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VENTURA AND SIGNAL. ELEVATION = 5569.89 FEET (M.S.L.D.) (NOT PUBLISHED; DATA OBTAINED FROM CITY SURVEYING SECTION, PUBLIC WORKS DEPARTMENT)

T.B.M.

T.B.M.#1
TOP OF ALUMINUM CENTERLINE MONUMENT WITHIN MENDOCINO DRIVE N.E. JUST WEST OF PROPOSED LOT 20
ELEVATION = 5529.70 FEET (M.S.L.D.)

T.B.M.#2
TOP OF ALUMINUM CENTERLINE MONUMENT 5' OFFSET SOUTH OF THE CENTERLINE INTERSECTION OF CORONA AVE. AND MENDOCINO DRIVE.
ELEVATION = 5528.07 FEET (M.S.L.D.)

LEGEND

TC	TOP OF CURB
FL	FLOWLINE
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
MH	MANHOLE
INV.	INVERT
TG	TOP OF GRATE
L.P.	LIGHT POLE
W.V.	WATER VALVE
TELE.	TELEPHONE
---	EXISTING CONTOUR
32.90 +	EXISTING SPOT ELEVATION
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER LINE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY JEFF MORTENSEN AND ASSOCIATES, INC. DATED 08-98.
2. THE REVISED GRADES SHOWN HEREON DO NOT VARY BY MORE THAN 1.5' FROM THOSE APPROVED ON FEBRUARY 2, 1999 FOR THE PLAN DATED JANUARY 18, 1999.

RECORD DRAWING

OFFSITE GRADING APPROVAL

ORIGINAL SIGNED BY HOWARD WICKE ON 01/11/99

OWNER / AGENT FOR: LOT 20; BLOCK 5; TRACT 3; UNIT 3
NORTH ALBUQUERQUE ACRES

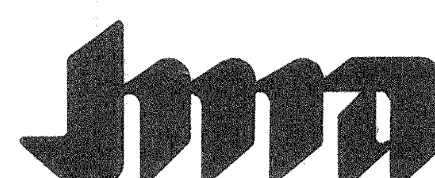
OFFSITE GRADING APPROVAL

ORIGINAL SIGNED BY RUSSELL ANDERSON ON 01/11/99

OWNER / AGENT FOR: LOT 13-A; BLOCK 6; TRACT 3; UNIT 3
NORTH ALBUQUERQUE ACRES



03-08-99 12-10-98
01-18-99
PLATE 1



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD., N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (505) 345-4250

APPROVED FOR ROUGH GRADING

ORIGINAL SIGNED BY SUE COLONGNE ON 02/02/99

CITY HYDROLOGY

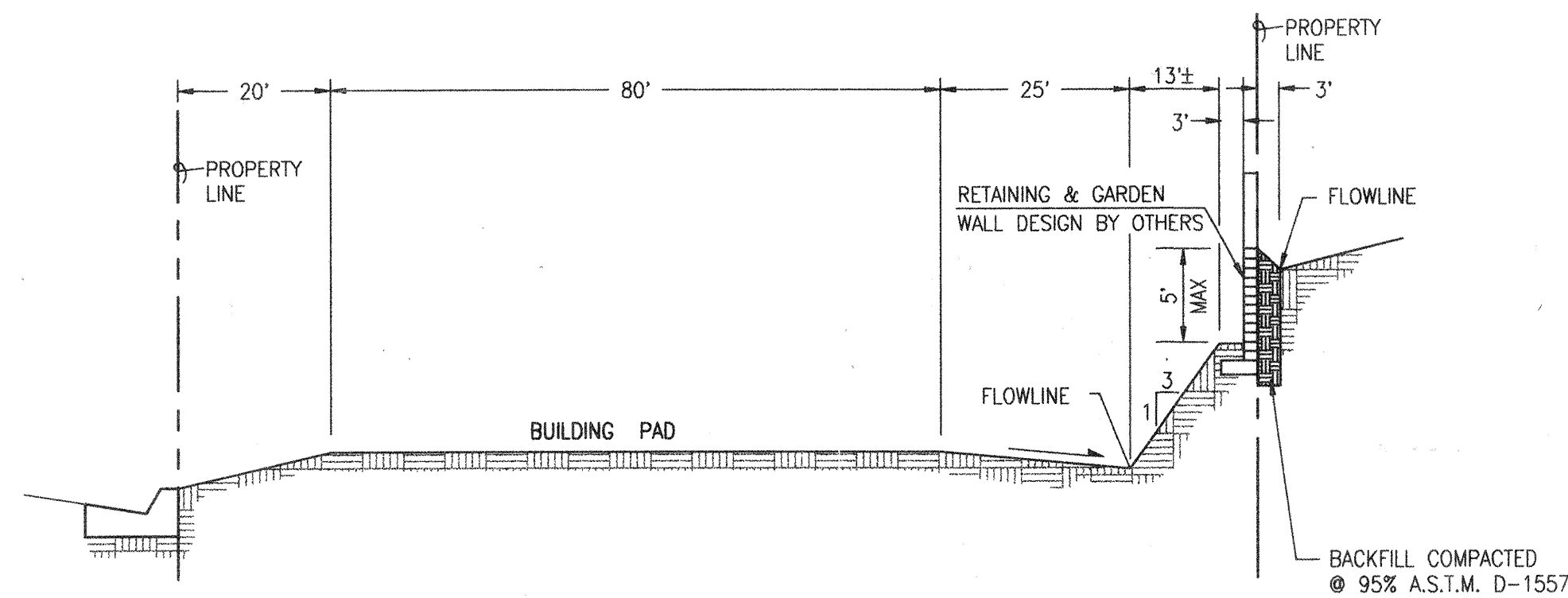
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GRADING PLAN

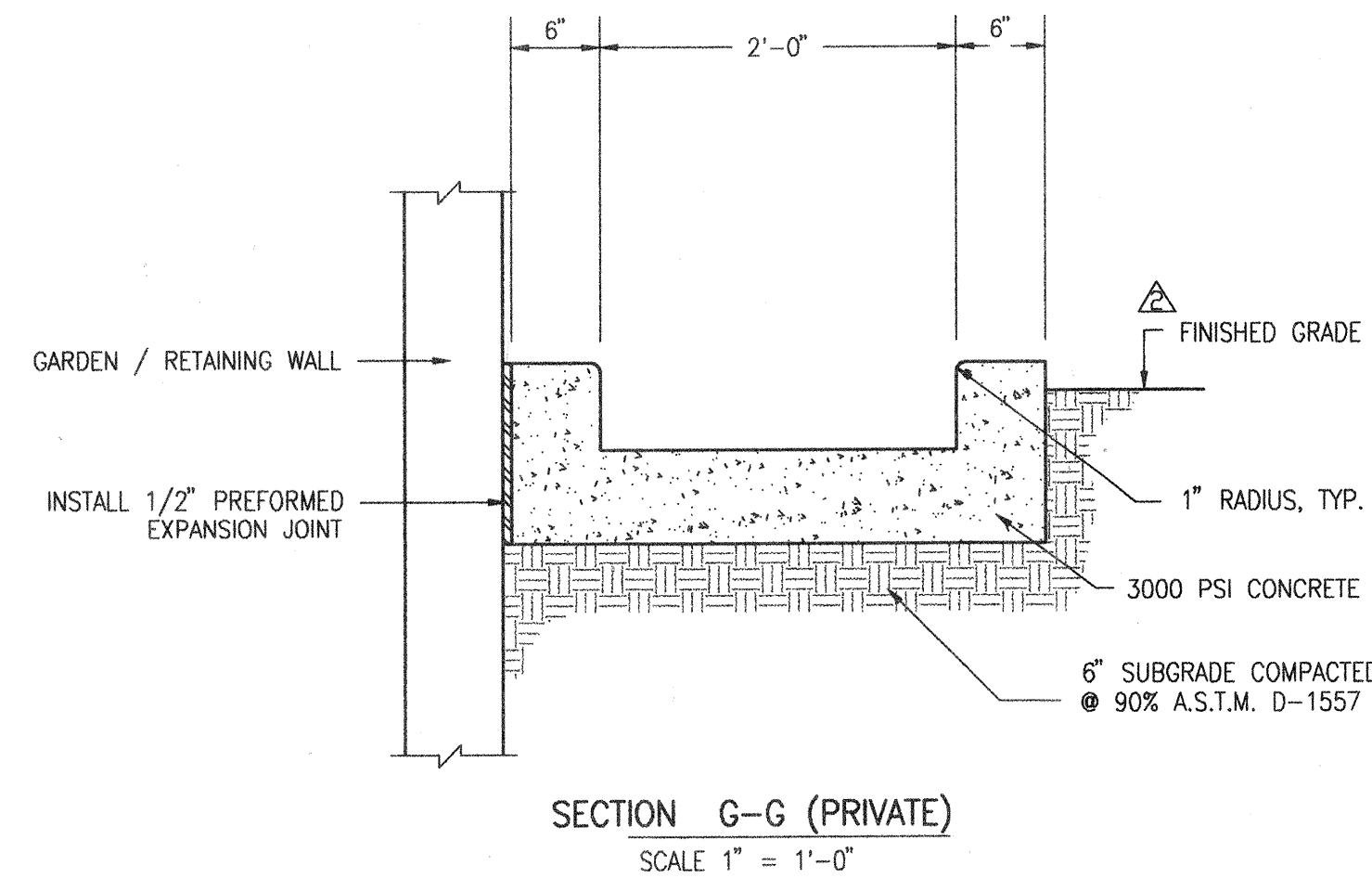
VINEYARD ESTATES, UNIT III A

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
J.A.P.	1	01/99	J.A.P.	CORRECTIONS SHEETS 3 & 4.	9603015
D.L.M./J.Y.R.	2	02/99	J.A.P.	MINOR GRADE REVISIONS DUE TO INCORPORATION OF MOUNTABLE CURB & GUTTER.	DATE 12-1998
J.G.M.	3	02/99	J.A.P.	SUPPLEMENTAL INFORMATION FOR FINAL PLAT APPROVAL.	SHEET 4 OF 16
	4	02/99	J.A.P.	ADD FENCE; FORMERLY SHEET 1.	

CPN 609081



SECTION F-F
SCALE: HORIZ. = 1" = 20'
VERT. = 1" = 8'



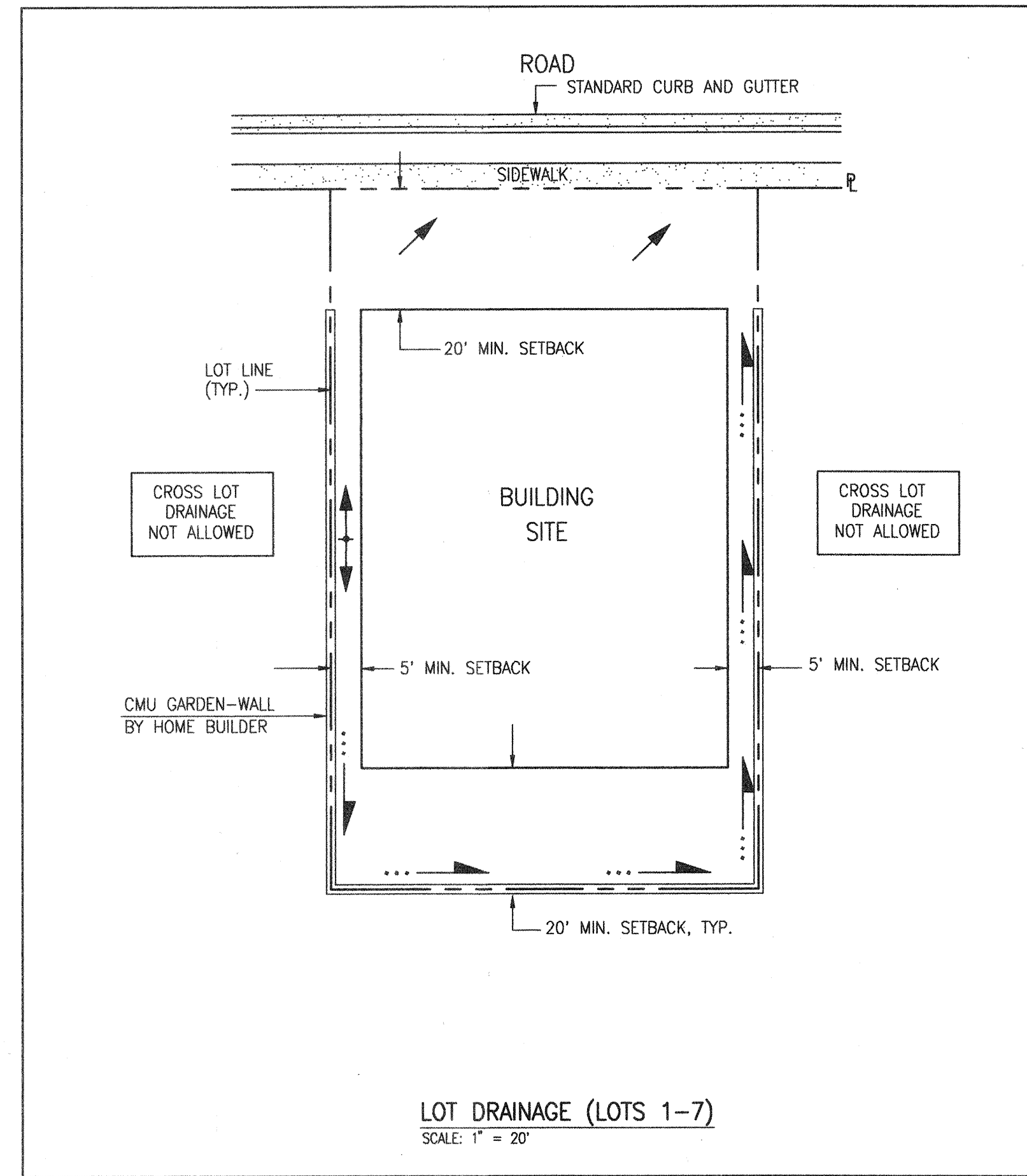
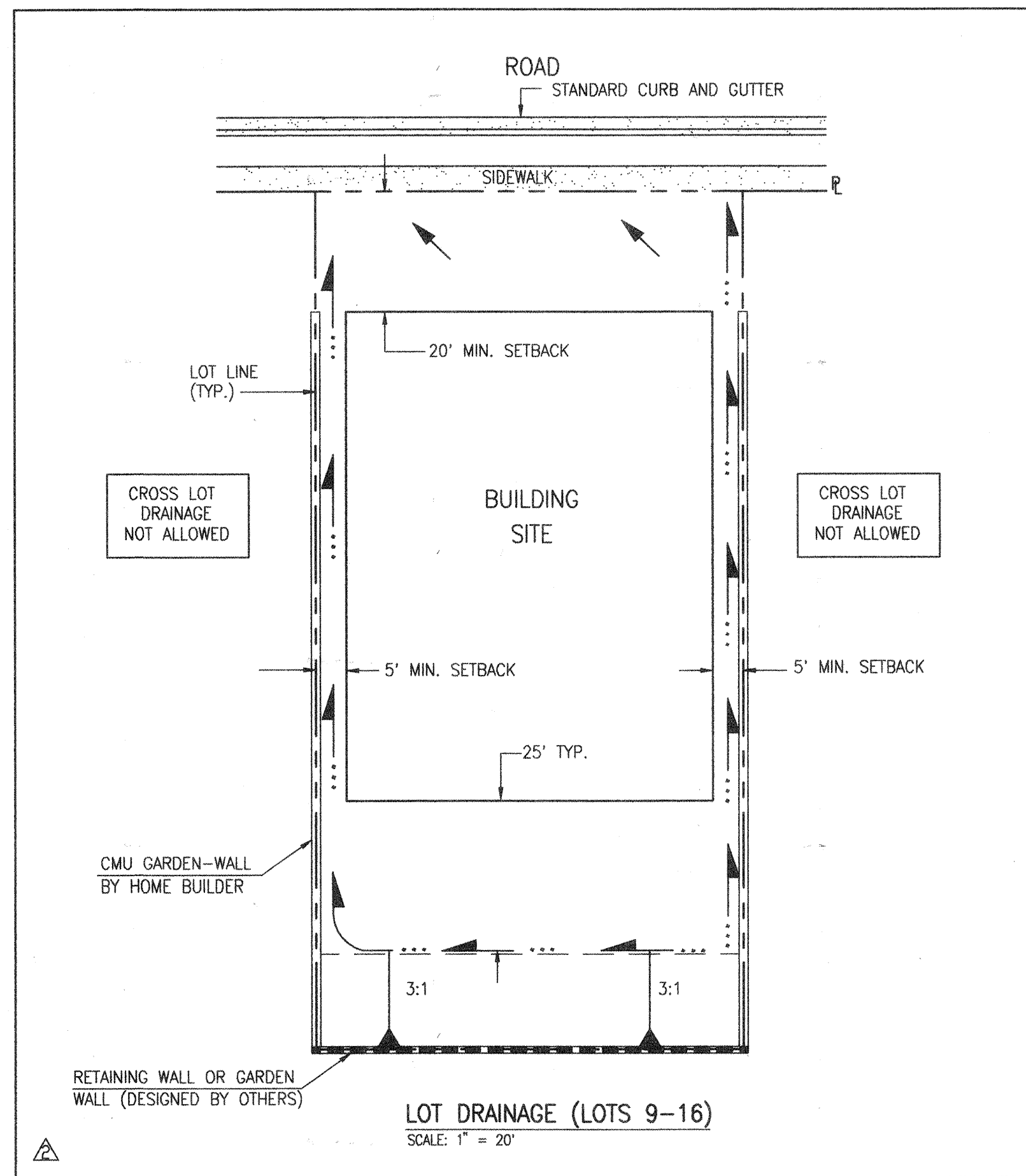
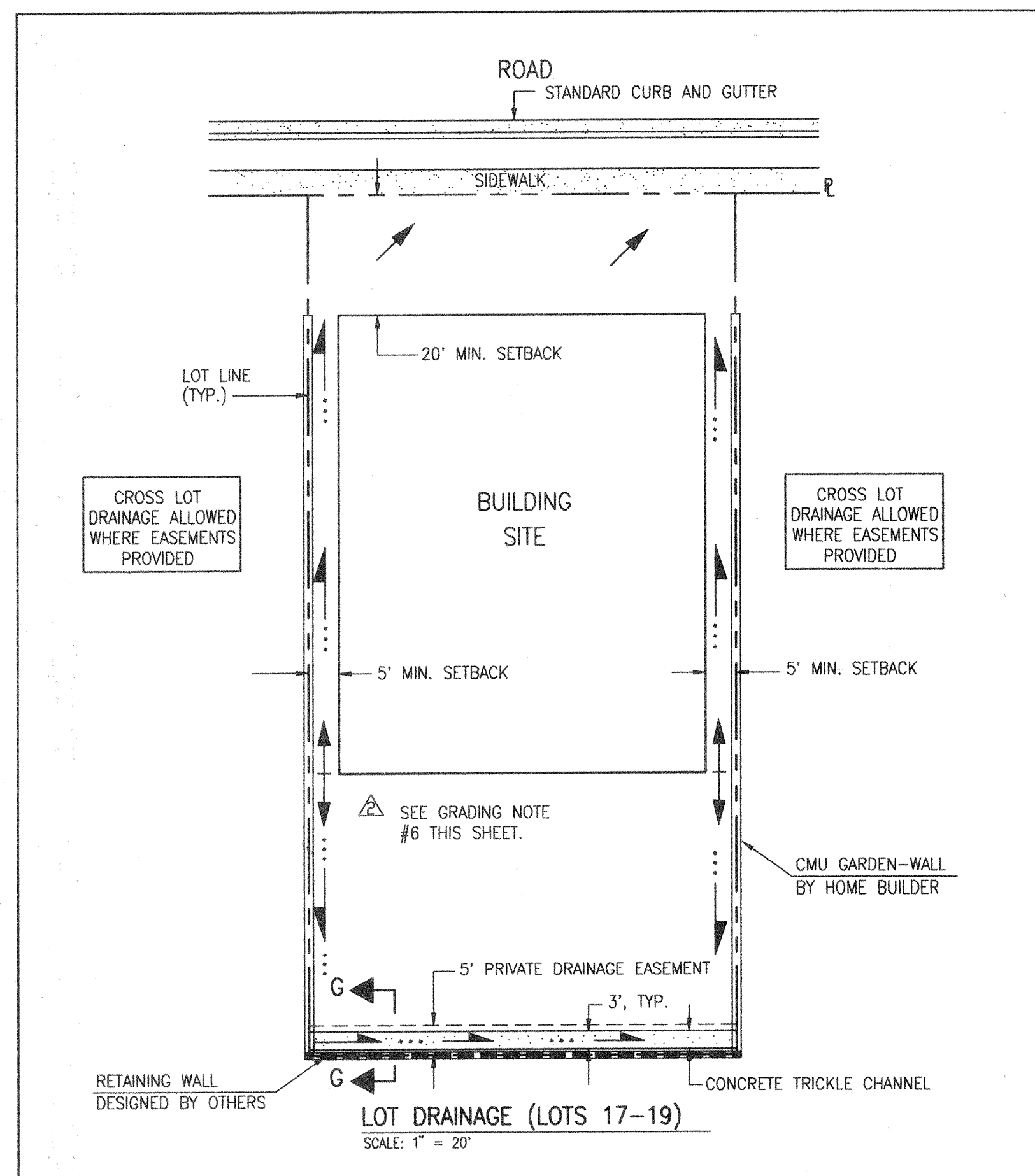
NOTE:
THE SECTION ABOVE IS DESIGNED FOR ONLY THAT STORMWATER THAT FALLS WITHIN THE BACKYARD AND SHALL NOT RECEIVE NUISANCE FLOWS OR RUNOFF FROM THE ROOF OR PAVED AREAS OF THE LOT. IN ADDITION, ALL NUISANCE FLOWS (e.g. EXCESS IRRIGATION WATER) MUST BE CONTAINED ON SITE.

HYDRAULIC CAPACITY

$$Q = (1.49/n)AR^{2/3} S^{1/2}$$

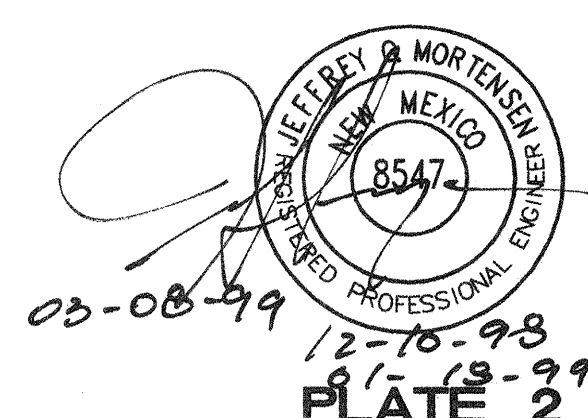
Where $n = 0.013$
 $A = 2(0.51) = 1.0 \text{ sf}$
 $P = 0.5 + 2.0 + 0.5 = 3.0 \text{ ft.}$
 $R = A/P = 0.33; R^{2/3} = 0.48$
 $S = 0.01 \text{ (minimum)}$
 $Q_{\text{capacity}} = 5.5 \text{ cfs}$

RECORD DRAWING



GRADING NOTES:

- HOUSE PADS SHALL BE COMPACTED AT 95% ASTM D-1557. ALL OTHER FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
- FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
- FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF SIX INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
- CROSS-LOT DRAINAGE WILL NOT BE PERMITTED UNLESS OTHERWISE NOTED.
- ALL DEVELOPED RUNOFF FROM EACH LOT SHALL BE DIRECTED TO THE FRONTING PUBLIC STREET VIA THE SIDE AND FRONT YARDS. DEVELOPED (ROOF & PAVING) RUNOFF SHALL NOT BE DISCHARGED TO THE REAR YARD AREAS.
- RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO GRADING CERTIFICATION BY ENGINEER.
- YARD (GARDEN) WALLS SHALL BE CONSTRUCTED BY THE LOT OWNER OR ITS BUILDER. WHERE GARDEN WALLS CROSS TRICKLE CHANNELS, THE GARDEN WALL SHALL CLEARLY SPAN THE CHANNEL CROSS-SECTION.
- THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. RUNOFF SHOULD BE DIRECTED TO THE STREETS.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY. AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- 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 OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.

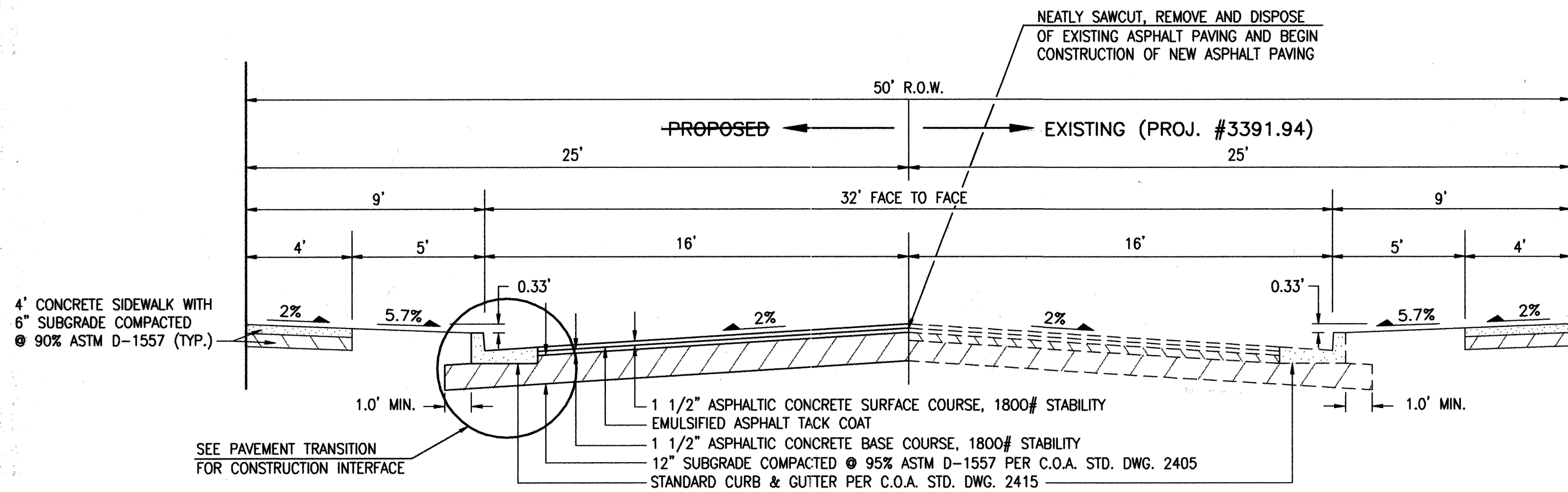


DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
J.A.P.	2/99	J.G.M.	ADDRESS REARYARD DRAINAGE	960301-5
J.Y.R.	2/99	J.A.P.	SUPPLEMENTAL INFORMATION FOR FINAL PLAT APPROVAL.	DATE 12-1998
J.G.M.	3/99	J.A.P.	CHANGE SHEET NO. 1 FORMERLY SHEET 2.	SHEET 5 OF 16

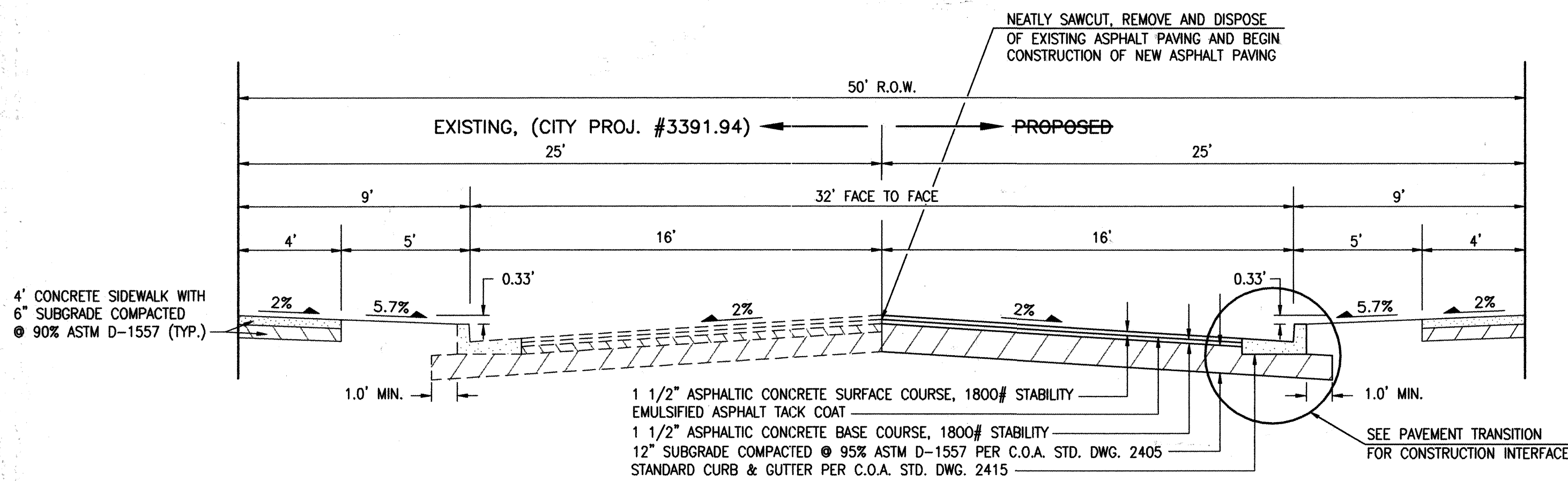
CPN 609081

SCANNED BY
MESA REPRO

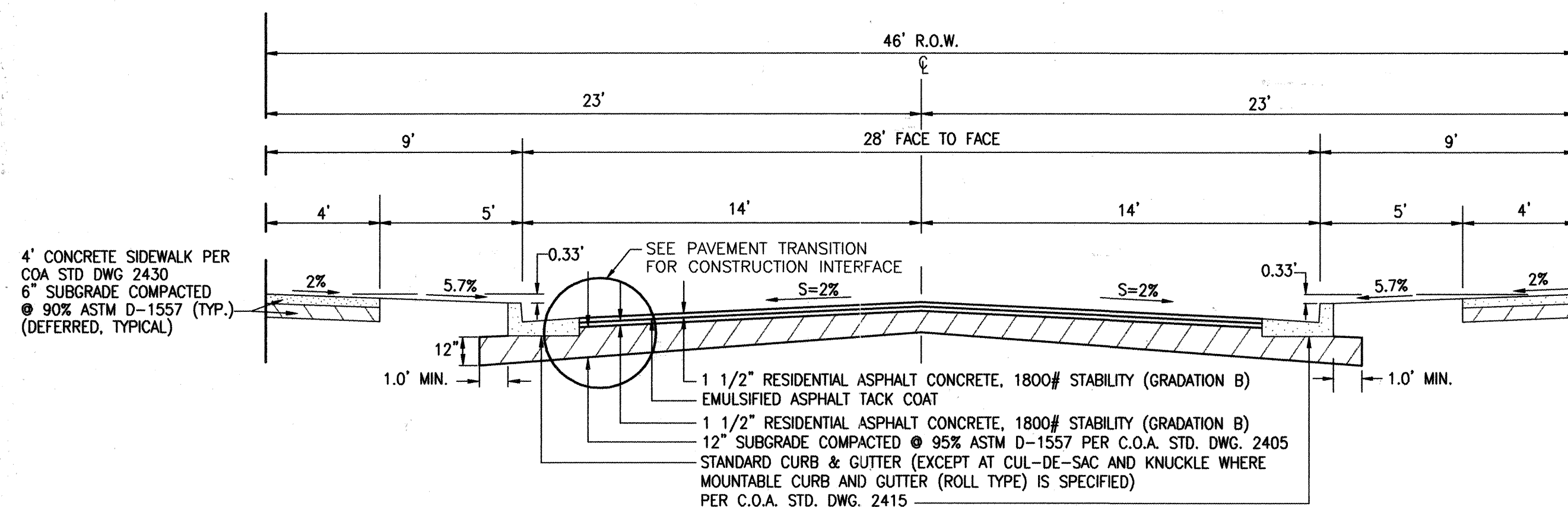
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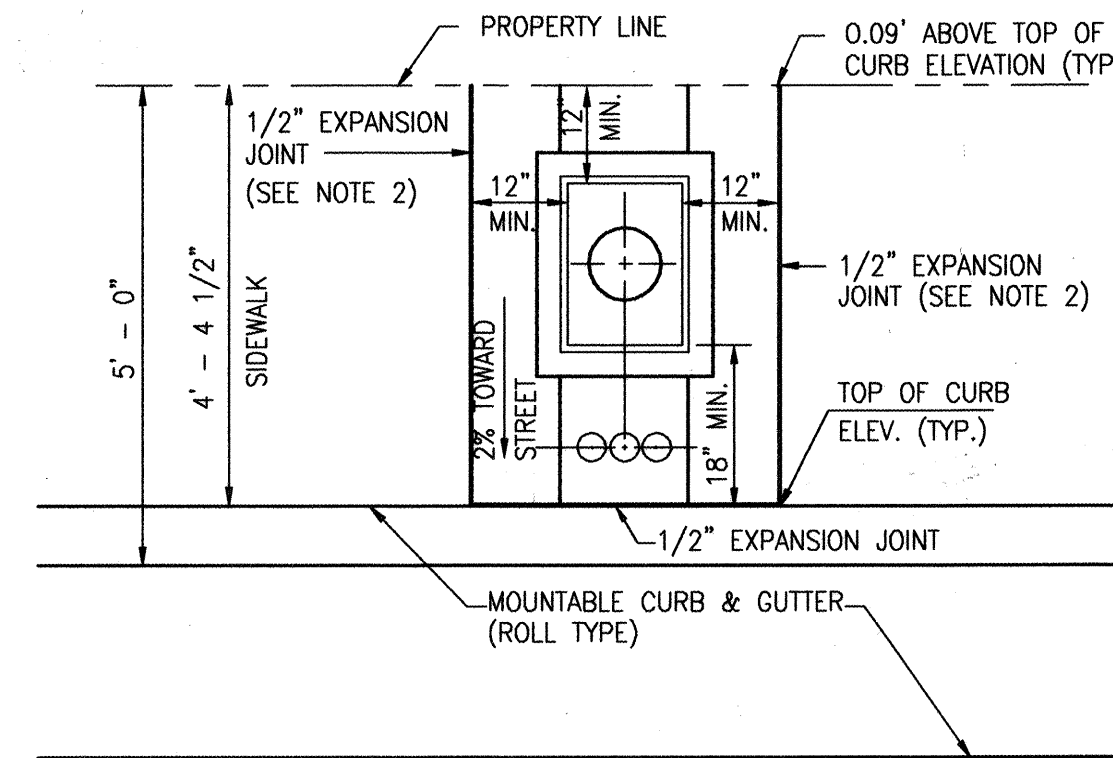
SECTION A-A (CORONA)
SCALE: 1" = 4'



SECTION B-B (MENDOCINO)
SCALE: 1" = 4'



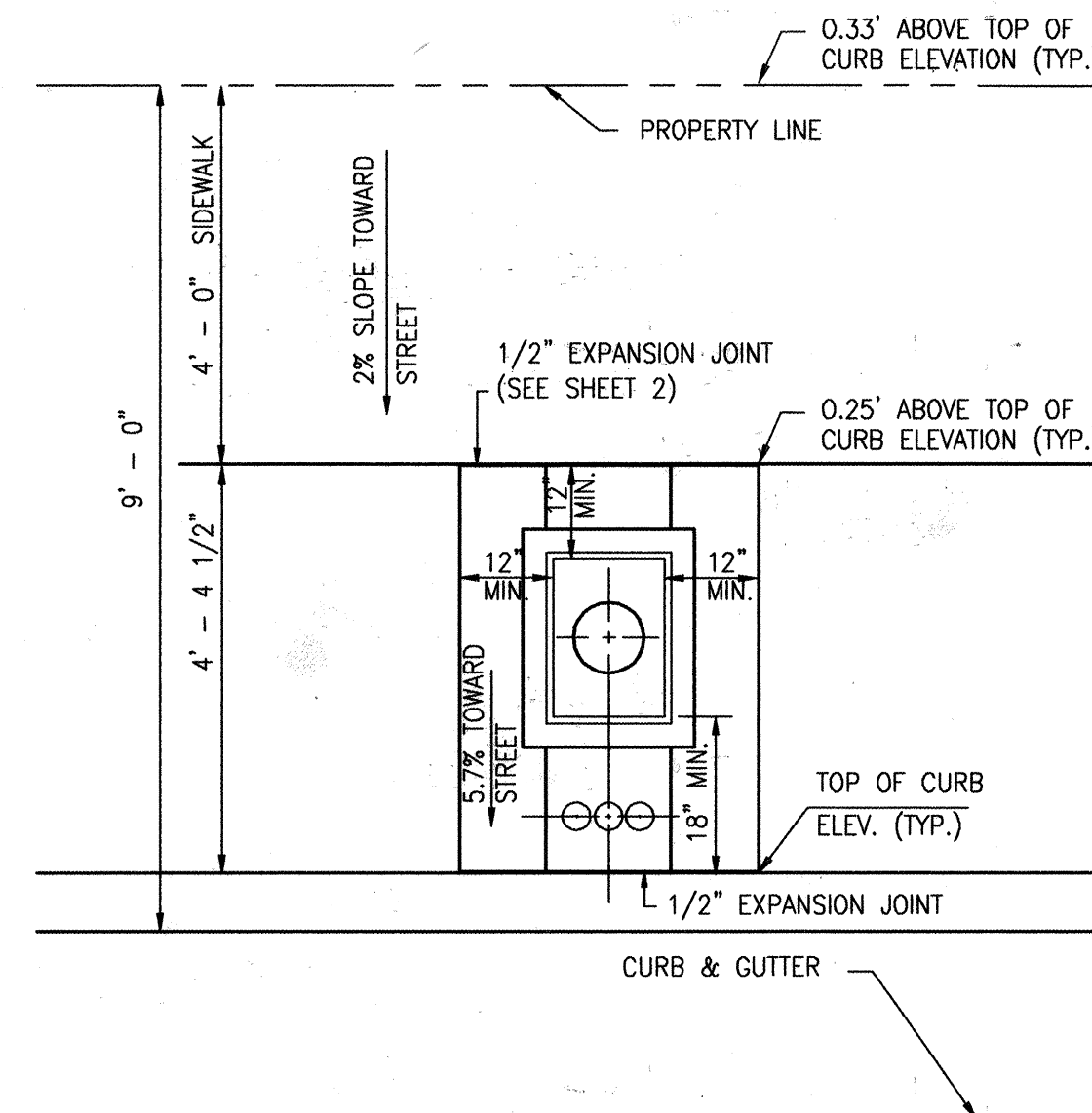
SECTION C-C VALLEJO
SCALE: 1" = 4'



TYPICAL CUL-DE-SAC / KNUCKLE METER BOX INSTALLATION
SCALE: 1" = 2' - 0"

NOTES:

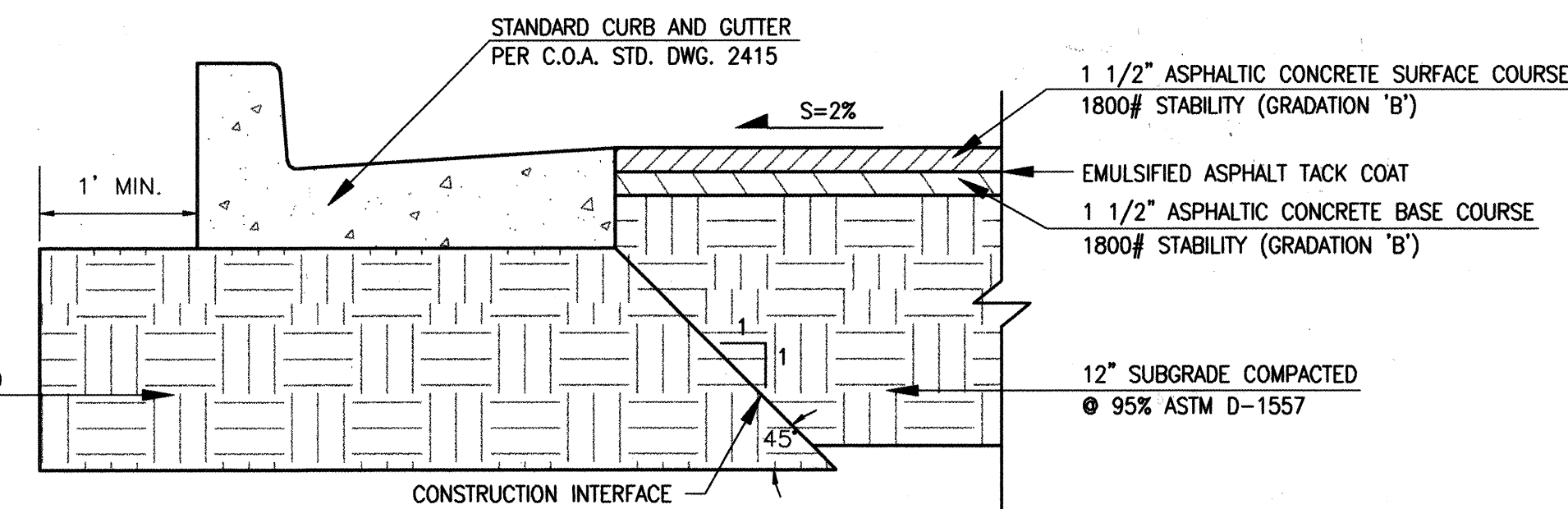
- FOR CONSTRUCTION DETAILS REFER TO C.O.A. STD. DWGS. 2362 AND 2368
- WHEN SIDEWALK IS DEFERRED CONSTRUCTION, 1/2" EXPANSION JOINT BETWEEN THE METER BOX & SIDEWALK SHALL BE DELETED



TYPICAL METER BOX INSTALLATION
SCALE: 1" = 2' - 0"

NOTES:

- FOR CONSTRUCTION DETAILS REFER TO C.O.A. STD. DWGS. 2362 AND 2368
- WHEN SIDEWALK IS DEFERRED CONSTRUCTION, 1/2" EXPANSION JOINT BETWEEN THE METER BOX & SIDEWALK SHALL BE DELETED



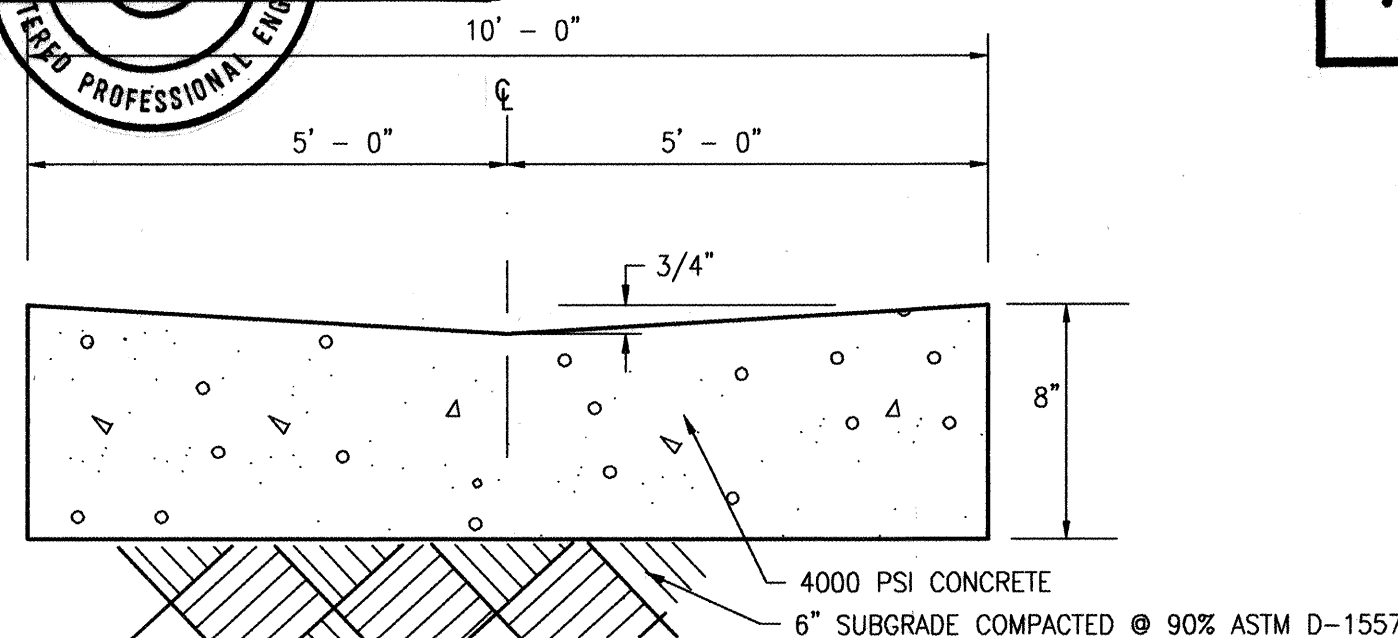
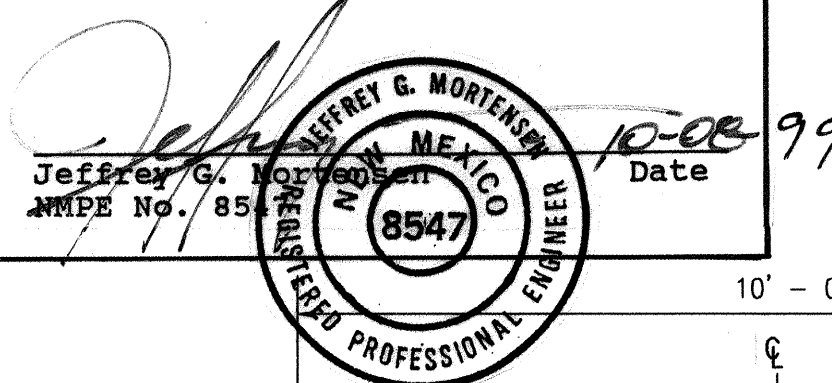
NOTE: ALL SUBGRADE MATERIAL SHALL HAVE A MINIMUM R-VALUE OF 50 PER C.O.A. SPECIFICATION SECTION 301. SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL, OR, A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.

RESIDENTIAL PAVEMENT TRANSITION @ CURB & GUTTER

SCALE: 1" = 1' - 0"

RECORD DRAWING

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



NOTE:

THE ABOVE SECTION MATCHES THE EXISTING CONSTRUCTION AND IS TAKEN FROM CITY PROJECT NO. 3391.94

SECTION D - D

SCALE: 1" = 2' HORIZONTAL
1" = 6' VERTICAL

RECORD DRAWING

JWA

JEFF MORTENSEN & ASSOCIATES, INC.
5000-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (505) 345-4250

9603015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VINEYARD ESTATES, UNIT III A
PAVING SECTIONS AND DETAILS



City Engineer Approval

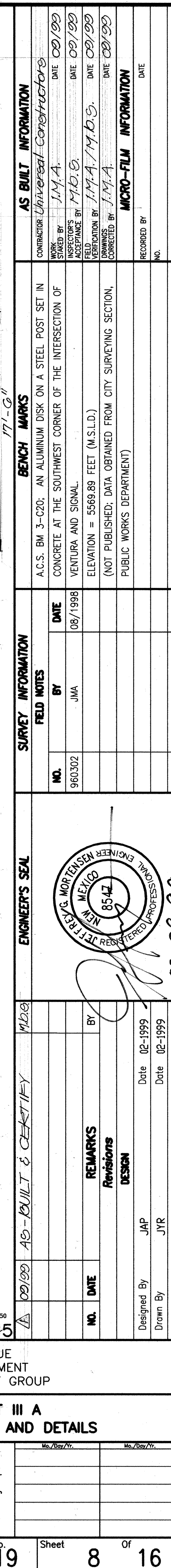
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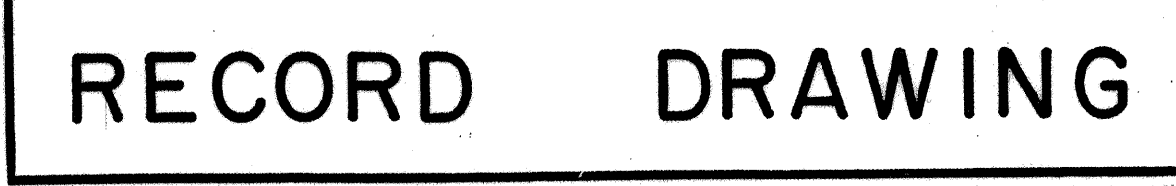
City Project No. 609081

Zone Map No. C-19

Sheet 7 Of 16

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	Universal Constructors	CONCRETE SET IN	AN ALUMINUM DISK ON A STEEL POST SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VENTURA AND SIGNAL	DATE	08/1998	NO.	960302	BY	JWA	DATE	08-1998
INSPECTOR'S SIGNATURE	JWA	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99
FIELD CHECK BY	JWA	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99
VERIFICATION BY	JWA	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99
RECORDED BY	JWA	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99	DATE	08/99
NO.		NO.		NO.		NO.		NO.		NO.	



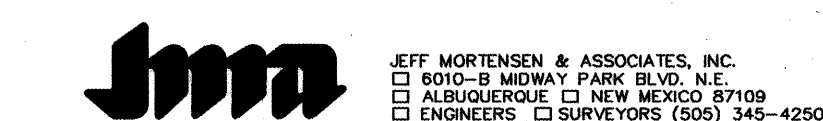
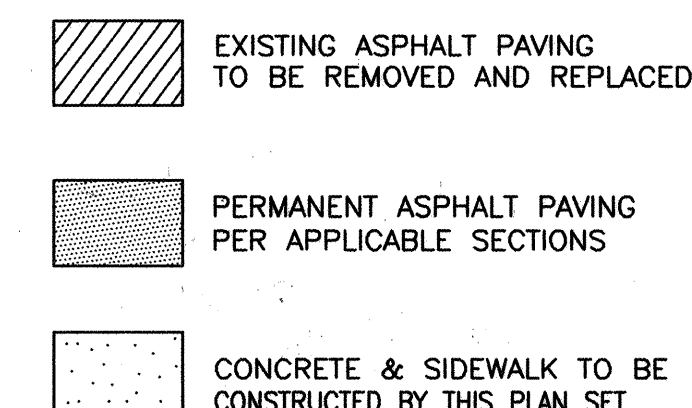


Jeffrey G. Mortensen
 NMPE No. 8547

NEW MEXICO
 8547
 REGISTERED PROFESSIONAL ENGINEER

10-09-99
 Date

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



Design Review Committee  DESIGN REVIEW COMMITTEE	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Yr.

960301

City Project No. 609081

Zone Map No.
C-20

Sheet 9 Of 16

A	08/90	AS-BUILT & CERTIFY	MDS	ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
						FIELD NOTES		CITY OF ALBUQUERQUE BENCH MARK "3-C20". AN ALUMINUM DISK ON A STEEL POST SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VENTURA AND SIGNAL.		CONTRACTOR <i>Universal Constructors</i>	
						NO.		DATE		WORK STARTED BY J.M.A. DATE 07/90	
						960302		BY JMA		ACCEPTANCE BY M.D.S. DATE 07/90	
						REMARKS		BY JMA		FIELD BOOK BY M.A./M.B.S. DATE 08/90	
						Revisions				DRAWINGS CORRECTED BY M.A. DATE 08/90	
						DESIGN				MICRO-FILM INFORMATION	
						Date 10-1998				RECORDED BY	
						J.A.P.				NO.	
						Date 10-1998				DATE	
						J.Y.R.					

File Path:	E:\DATA\AQ2014\960301\	Plot Date:	03-05-1999
File Name:	960301P1.DWG	Plot Time:	09:48 am

STREET PAVING IMPROVEMENTS:

- SCALE:**
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

CURVE	RADIUS	LENGTH	DELTA
②	25.00'	35.36'	90°00'00"
③	25.00'	35.36'	90°00'00"

PAVING LEGEND:

-  EXISTING ASPHALT PAVING
TO BE REMOVED & REPLACED
 -  PERMANENT ASPHALT PAVING
PER APPLICABLE SECTIONS
 -  CONCRETE & SIDEWALK
TO BE CONSTRUCTED BY
THIS PLAN SET
 -  DEFERRED SIDEWALK



JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4251

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VINEYARD ESTATES, UNIT III A
PAVING IMPROVEMENTS
MENDOCINO DRIVE N.E. STA 13+57.69 TO STA 18+83.29

Design Review Committee
APPROVE
MAR 16 1999
DESIGN
REVIEW COMMITTEE

City Engineer Approval

City Project No. 609081

Zone Map No.
C-20

Sheet 10 Of 16

[illegible]

BENCH MARKS	
CH	CHASSIS OF ALBUQUEQUE BENCH MARK "3-C20", AN ALUMINUM
W	WISKY ON A STEEL POST SET IN CONCRETE AT THE
ST	SOUTHWEST CORNER OF THE INTERSECTION OF VENTURA
AK	AND SIGNAL
FL	ELEVATION = 5529.70 FEET (M.S.L.D.)
20	NOT PUBLISHED; DATA OBTAINED FROM CITY SURVEYING
RE	SECTION, PUBLIC WORKS DEPARTMENT)

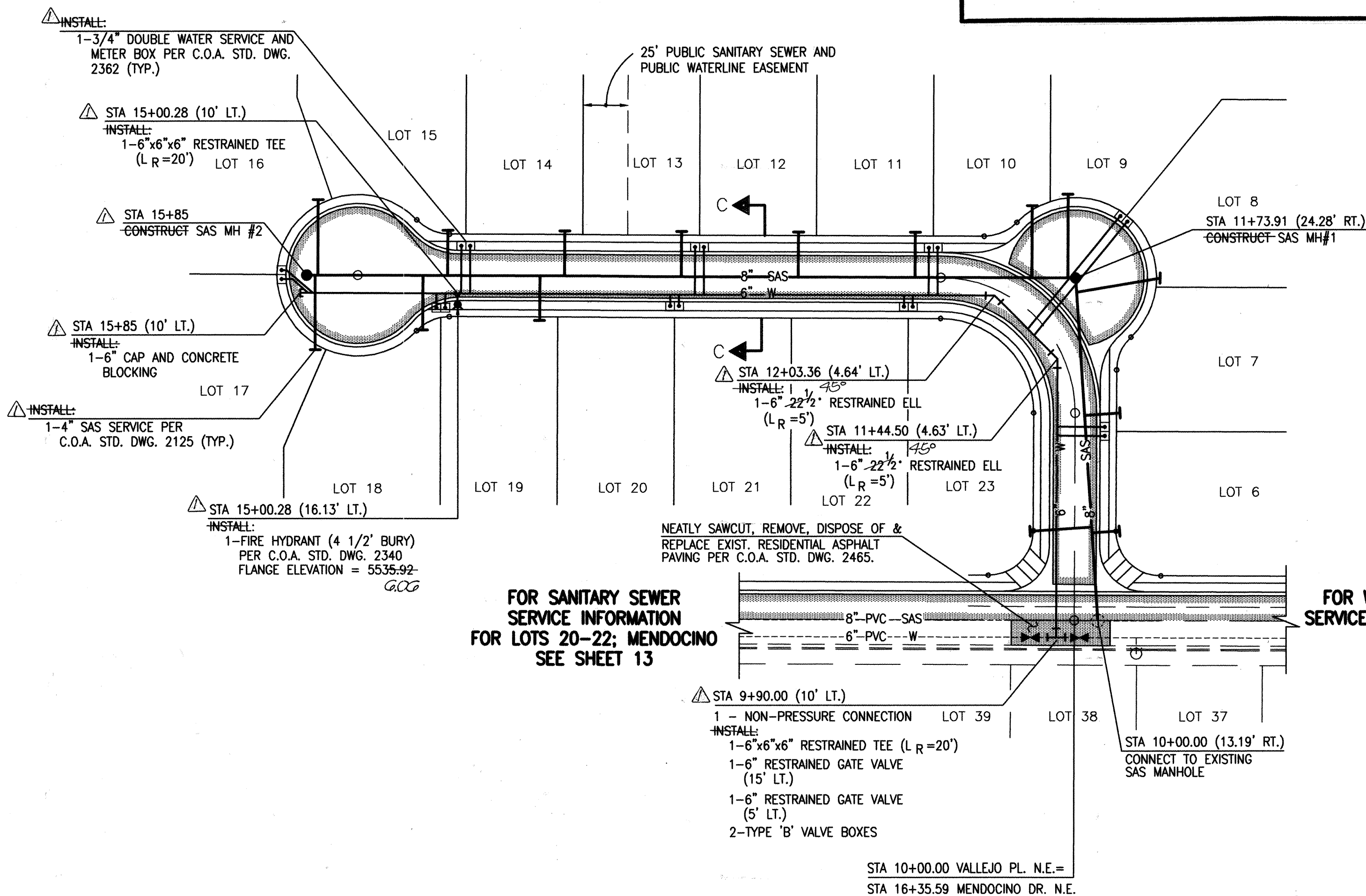
SURVEY INFORMATION			
FIELD NOTES			
NO.	BY	DATE	
2020294	JMA	11-92	I
060302	JMA	08-98	S
			A
			E
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			S

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E IENT GROUP			
T III A ITS			
9 To STA 18+83.29			
Mo./Day/Yr.	Mo./Day/Yr.	Mo./Day/Yr.	Mo./Day/Yr.
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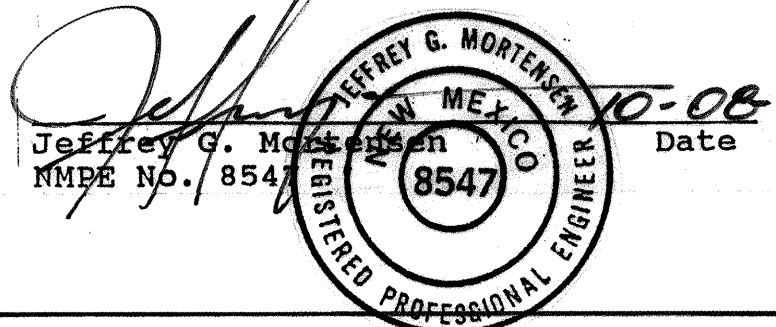
RECORD DRAWING



SANITARY SEWER SERVICE SCHEDULE				
LOT	STATION	SIZE	INVERT @ PL	
6	10+49.91	4"	5524.2	20
7	11+14.91	4"	5525.8	44
8	10+89.96 (FACE OF RIGHT CURB)	4"	5527.2	10
9	11+57.65 (FACE OF RIGHT CURB)	4"	5527.8	30
10	11+77.65 (FACE OF RIGHT CURB)	4"	5527.8	21
11	12+47.02	4"	5528.0	00
12	13+18.07	4"	5528.8	73
13	13+83.07	4"	5529.5	40
14	14+42.07	4"	5530.4	00
15	15+07.07	4"	5530.7	00
16	15+78.53	4"	5531.1	00
17	15+81.78	4"	5530.4	30
18	15+00.85	4"	5529.8	00
19	14+55.80	4"	5529.3	47

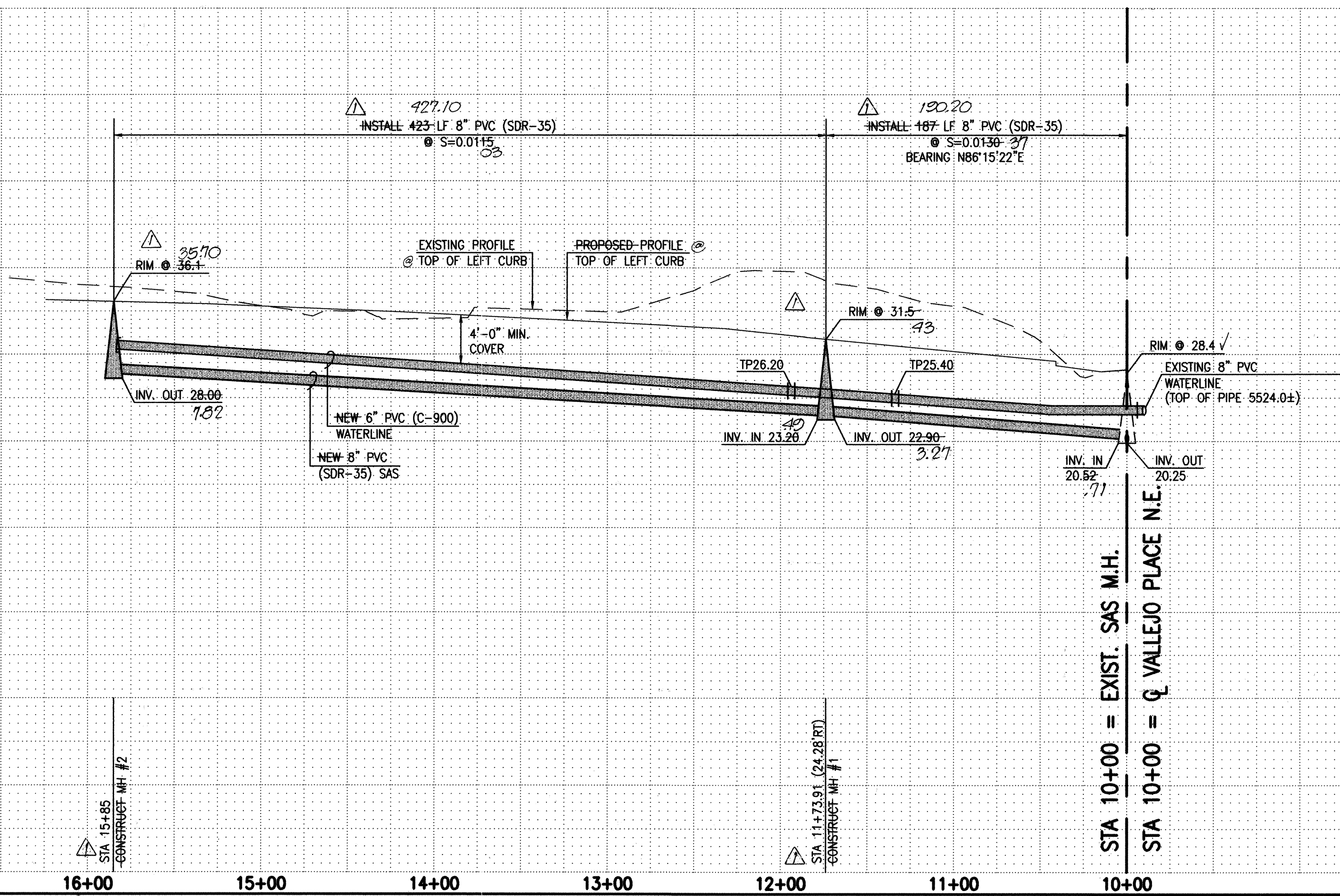
WATER SERVICE SCHEDULE			
LOT	STATION	SIZE	TYPE
6/7	11+04.91	3/4"	DOUBLE
8/9	11+18.27	3/4"	DOUBLE
10/11	13+37.02	3/4"	DOUBLE
12/13	13+73.07	3/4"	DOUBLE
14/15	14+97.07	3/4"	DOUBLE
16/17	16+24.33	3/4"	DOUBLE
18/19	15+10.85	3/4"	DOUBLE
20/21	13+80.80	3/4"	DOUBLE
22/23	12+50.76	3/4"	DOUBLE

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



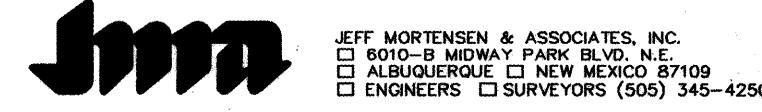
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

VALLEJO PLACE N.E.



- WATERLINE CONSTRUCTION NOTES:**
- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
 - FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
 - FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
 - WATERLINE SHALL HAVE A MINIMUM COVER OF 4'-0" (TOP OF CURB TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
 - ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
 - IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
 - VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
 - JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
 - JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT, INCLUDING THE TEE AND FIRE HYDRANT.
 - FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED.
 - ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATERLINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.

- SANITARY SEWER CONSTRUCTION NOTES:**
- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
 - ALL SEWER PIPE SHALL BE PVC (SDR-35).
 - SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
 - ALL MANHOLES SHALL BE FOUR-FOOT DIAMETER TYPE "A" AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED. MANHOLE STEPS SHALL BE DELETED FROM THIS CONTRACT.
 - SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
 - WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VINEYARD ESTATES, UNIT III A
WATER AND SANITARY SEWER EXTENSIONS
VALLEJO PLACE N.E. STA 9+90.00 TO STA 15+85.00

APPROVED MAR 16 1999 DESIGN REVIEW COMMITTEE	City Engineer Approval	City Project No. 609081	Zone Map No. C-20	Sheet 14 of 16
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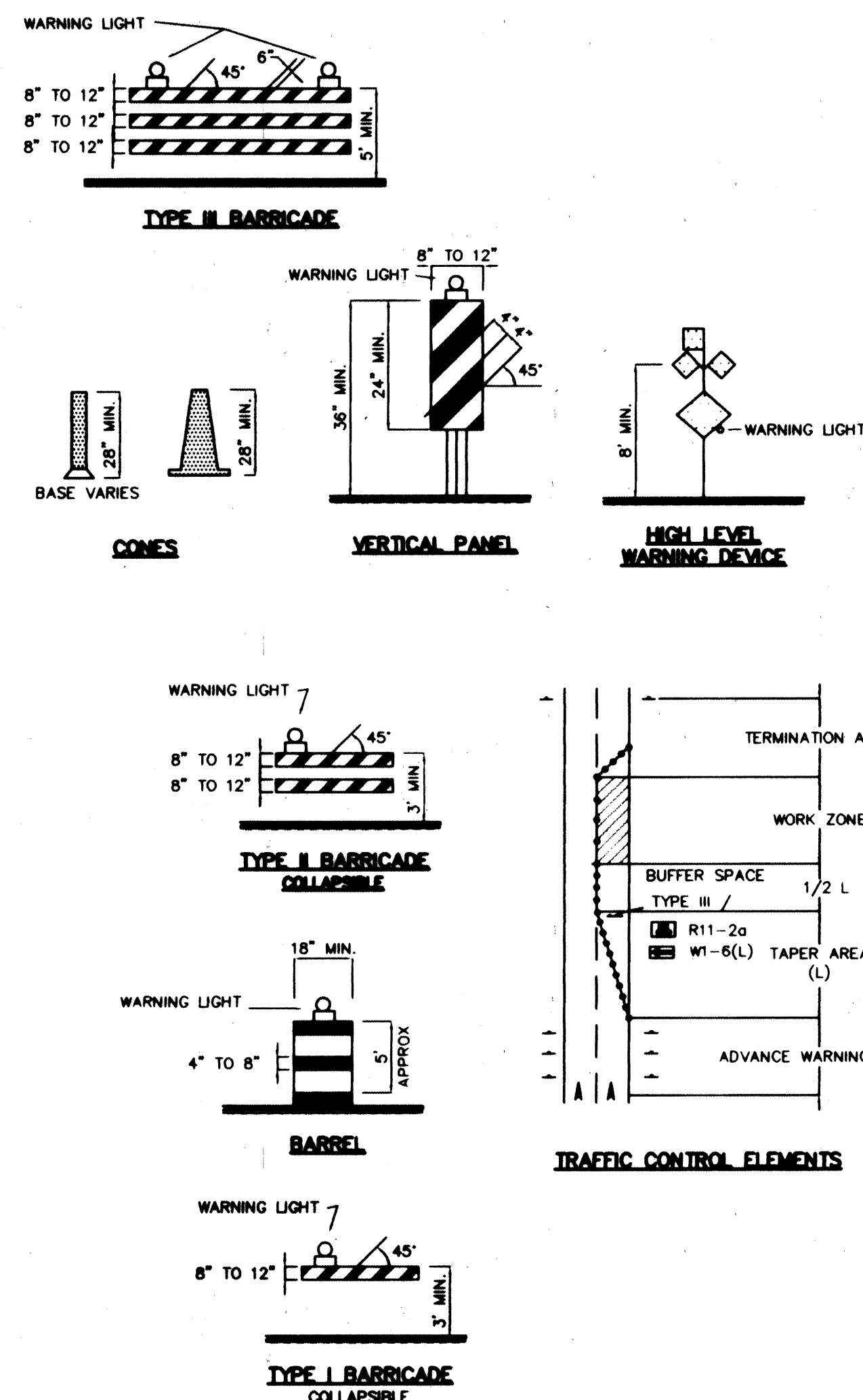
SCANNED BY
MESA REPRO

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Universal Contractors	CITY OF ALBUQUERQUE BENCH MARK "3-C20"	AN ALUMINUM DISK ON A STEEL POST SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VENTURA AND SIGNAL.	DATE	11-92	DATE	03-08-99
INSPECTOR	JMA	ELEVATION	5529.70 FEET (M.S.L.D.)	BY	JMA	REMARKS	DESIGN
ACCEPTANCE BY	JMA	SECTION	PUBLIC WORKS DEPARTMENT	NO.	960302	DATE	03-1999
VERIFICATION BY	JMA	SECTION	PUBLIC WORKS DEPARTMENT	NO.	960302	DATE	03-1999
FORWARDED BY	JMA	SECTION	PUBLIC WORKS DEPARTMENT	NO.	960302	DATE	03-1999
RECORDED BY	JMA	SECTION	PUBLIC WORKS DEPARTMENT	NO.	960302	DATE	03-1999

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- 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.
- 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.
- 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.
- CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24-HOUR PER DAY BASIS UNTIL COMPLETED.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- 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.
- 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.
- 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
- ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

- 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.
- CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
 - STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
 - SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
- 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.
- ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.
- TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.
- 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.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



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

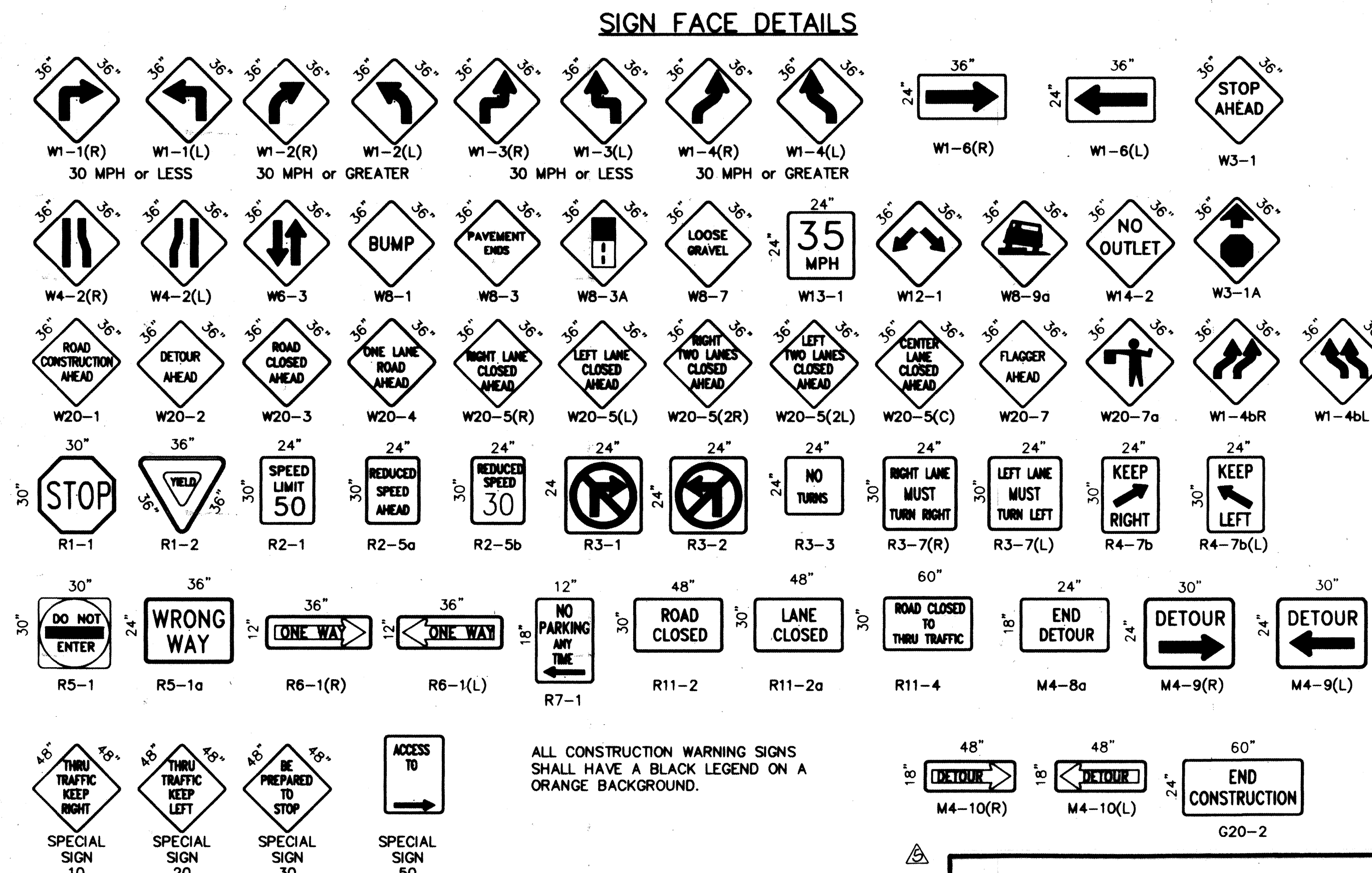
TAPER CRITERIA

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



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

RECORD DRAWING

960301

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **VINEYARD ESTATES, UNIT IIIA**
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

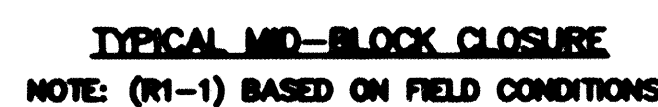
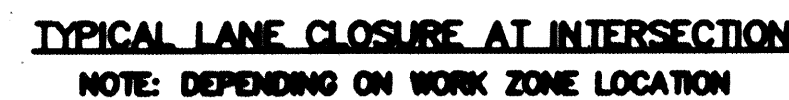
PROJECT NO. **609081** MAP NO. **C-20** SHEET **15** OF **16**

DESIGNED BY: DATE: DRAWN BY: C.O.A. STANDARDS: DATE: CHECKED BY: DATE:



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

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



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



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

[illegible]