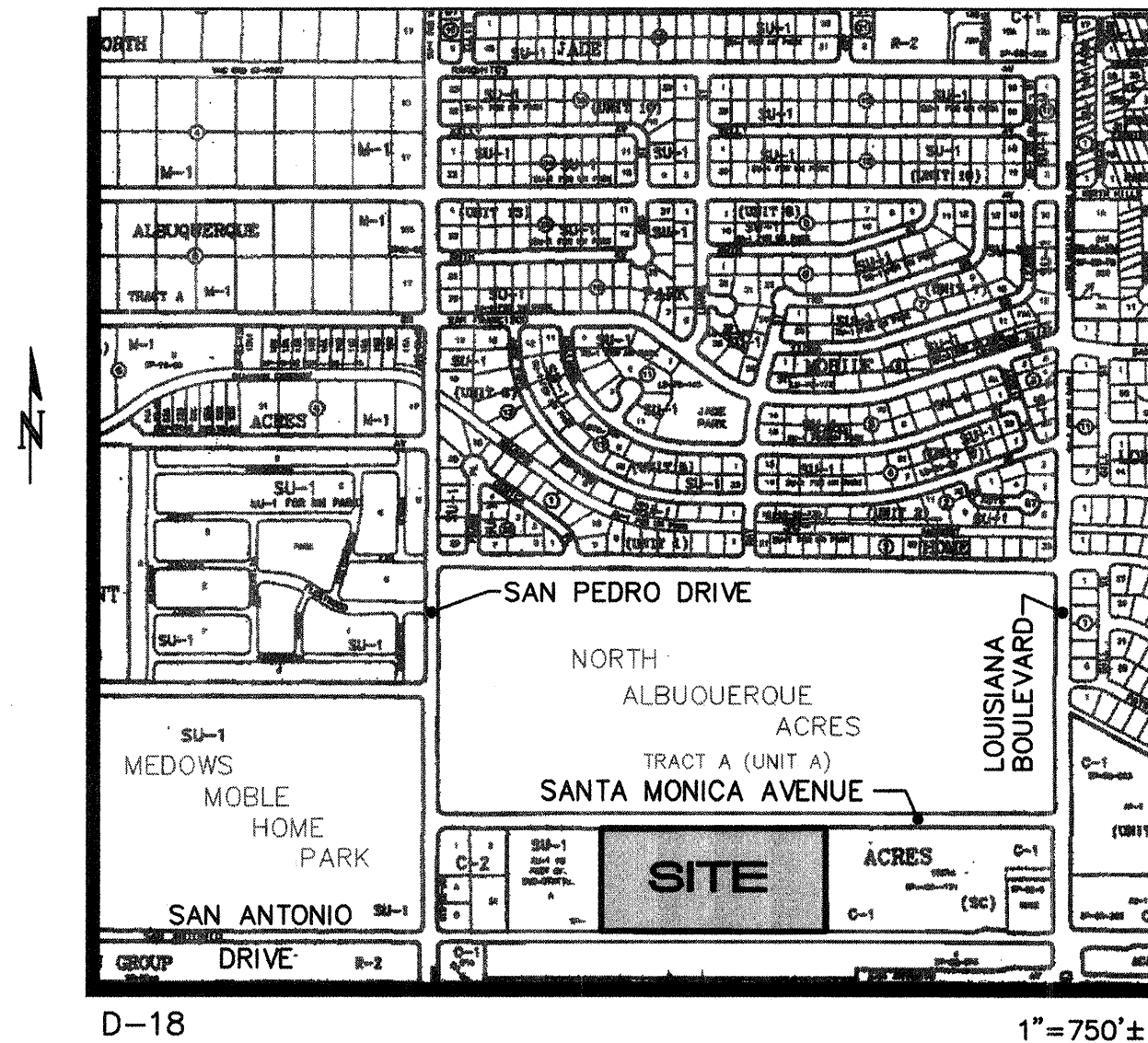


PUBLIC IMPROVEMENT PLANS
SAN ANTONIO CONDOMINIUMS

NORTH ALBUQUERQUE ACRES
ALBUQUERQUE, NEW MEXICO



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 FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

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

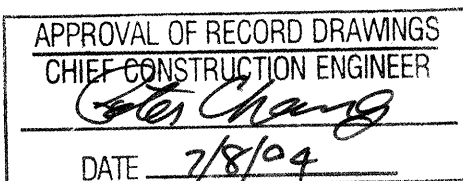
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR TO EXISTING PATTERNS. REPLACEMENT SHALL BE WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS. ANY SUCH STRIPING SHALL BE CONSIDERED INCIDENTAL TO PAVEMENT CONSTRUCTION AND NO SEPARATE PAYMENT SHALL BE MADE THEREFOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITIES FOR ANY ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES REQUIRED BY CONSTRUCTION. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR WORK. NO ADDITIONAL COSTS WILL BE ALLOWED FOR DELAYS OR INCONVENIENCE CAUSED BY UTILITY COMPANY CREWS.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- OPEN EXCAVATIONS SHALL BE TIGHTLY BARRICADED AT THE COMPLETION OF EACH DAY AND ALL OPEN EXCAVATIONS SHALL BE BACKFILLED OVER WEEKENDS.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER 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 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.

20. Notice to Contractor: Permit for Construction Work in San Antonio may be rejected depending on status of Construction work on Paseo del Norte Project.

INDEX TO DRAWINGS

SHEET NO.	TITLE
1.	COVER SHEET
2.	PLAT
3.	GRADING AND DRAINAGE PLAN
4.	WATER AND SEWER PLAN (ON SITE)
5.	PAVING PLAN AND PROFILE - SANTA MONICA AVENUE
6.	PAVING PLAN AND PROFILE - SAN ANTONIO DRIVE
7.	PAVING SECTIONS & DETAILS
8.	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
9.	TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES

SCANNED BY
MESA REPRO

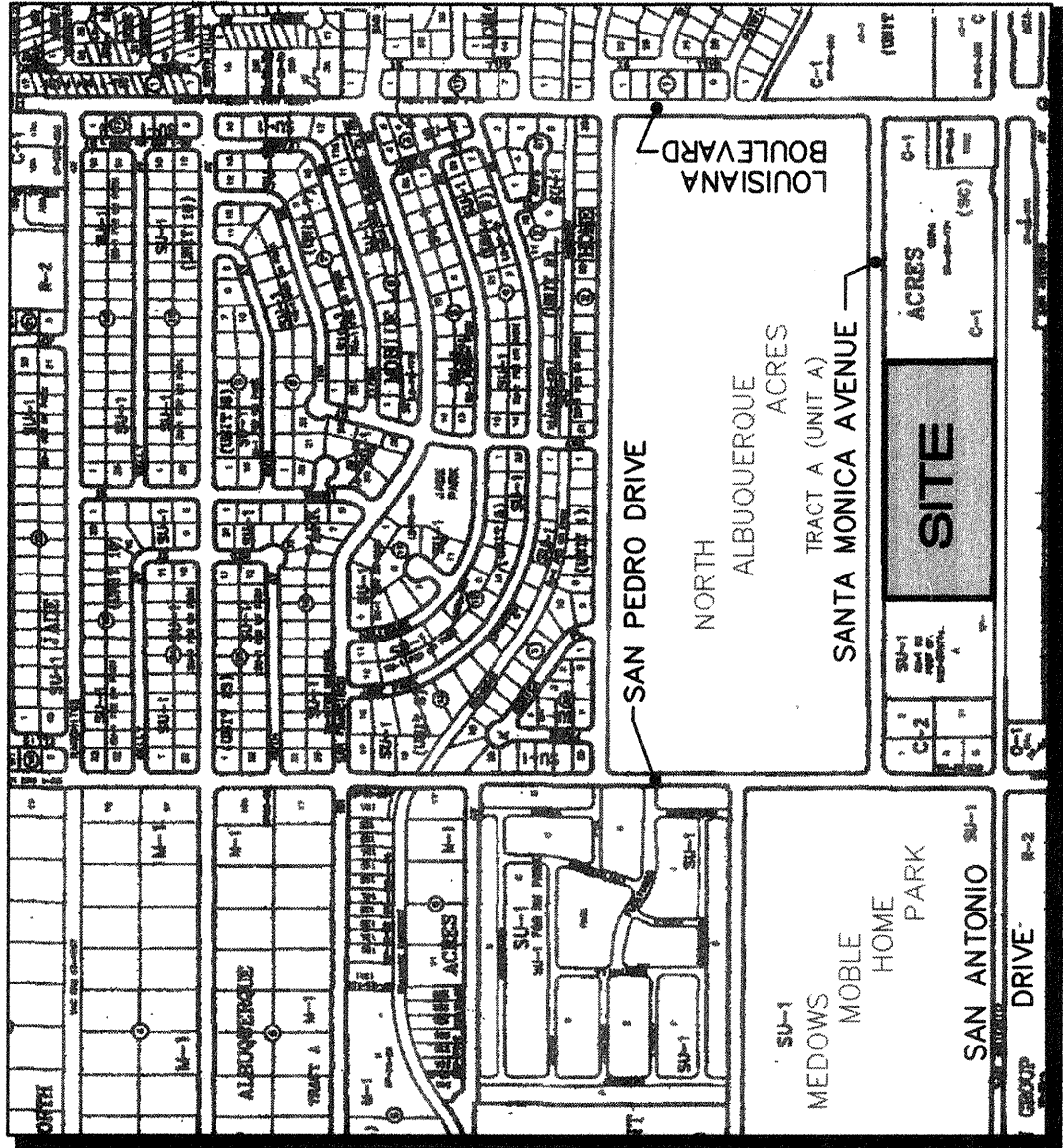


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6156 81 64

DRB - 99 - 43

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
025CVR.DWGth 05/28/99

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		[Signature]	6-28-99	APPROVED FOR CONSTRUCTION				
		Transportation		[Signature]	6-28-99					
		Water/Wastewater		[Signature]	6-28-99					
		Hydrology		[Signature]	6/28/99					
		CIP		[Signature]	7/1/99					
Constr. Mngmt.						City Engineer Date				
Constr. Coord.										
City Project No.						Sheet 1 Of 9				
						615681				



D-18

1"=750 ±

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A", (03-17-37, D-129)
"NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, BLOCK 20, PARCELS A AND B", (09-27-85, C28-92)
"NORTH ALBUQUERQUE ACRES, TRACT CDS-1A", (10-04-94, 94C-333)
"P&J SUBDIVISION", (06-30-92, 92C-138)

records of Bernalillo County, New Mexico.

5. Date of Survey: December, 1998.
6. Title Report: Policy No. 164510RS provided by Albuquerque Title Company
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-2
9. Utility Council Location System Log No.: 99012815330501
10. Total Number of Existing Lots: 11
11. Total Number of Tracts Created: 1
12. Total Mileage of Streets Created: 0.0

DISCLOSURE STATEMENT

The purpose of this plat is to vacate the previously subdivided lots and tract, to create one new tract, to dedicate additional right-of-way, and to grant those easements necessary for residential development.

SCANNED BY
MESA REPRO

FREE CONSENT AND DEDICATION

The replatting shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all additional street right-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all utility easements shown hereon including the right to construct, operate, maintain, use, and repair the same to the City of Albuquerque, New Mexico, for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this replatting is their free act and deed.

OWNER

D.R. Horton, Inc.

Mark Ferguson
Vice President

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____, 1999, by Mark Ferguson as Vice President of D.R.Horton, Inc., a _____ Corporation.

My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 24, Township 1 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, and containing 9.8708 acres, more or less, and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract said point being common with northwest corner of TRACT CDS-1A, BLOCK 20, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 4, 1994 in Volume 94C, Folio 333 and further being on the south right-of-way line of Santa Monica Avenue from whence the Albuquerque Control Survey Monument "10-D18" bears N 30°34'16" E, 1902.74 feet;

THENCE leaving said south right-of-way line S 00°13'52" W, 455.00 feet along a line common with the west line of said TRACT CDS-1A to the southeast corner, said point being on the north right-of-way line of San Antonio Avenue N.E.;

THENCE along said north right-of-way line N 89°37'04" W, 945.00 feet to the southwest corner, said point being common with the southeast corner of PARCEL A, BLOCK 20, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1985 in Volume C28, Folio 92;

THENCE leaving said north right-of-way line N 00°13'52" E, 455.00 feet along a line common with the east line of said PARCEL A to the northwest corner, said point being common with the northeast corner of said PARCEL A and further being on said south right-of-way line of San Antonio Avenue N.E.;

THENCE along said south right-of-way line S 89°37'04" E, 945.00 feet to the point of beginning and containing 9.8708 acres more or less.

PLAT
FOR
SAN ANTONIO CONDOMINIUMS
BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT A, BLOCK 20
LOTS 6 THRU 10 & LOTS 23 THRU 27
TOGETHER WITH
PARCEL "B"

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 24, T1N R3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1999

APPROVALS S- DRB NO.

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS DESIGN & DEVELOPMENT / CIP	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

SURVEYORS 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 descriptions were prepared by me or under my supervision, shows all easements as shown on the plat of 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 (Effective December 1, 1988, and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719

SHEET 1 OF 2

PLAT
FOR
SAN ANTONIO CONDOMINIUMS
BEING A REPLAT OF
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT A, BLOCK 20
LOTS 6 THRU 10 & LOTS 23 THRU 27
TOGETHER WITH
PARCEL "B"

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 24, T1N R3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1999

ACS MONUMENT
"10-D18"
Y=1615887.39
X=4049476.27
G-G=0.9996590
NAD 83 ZONE
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5319.15

SCALE: 1"=50'



ACS MONUMENT
"1-C19"
Y=1518845.74
X=404941.91
G-G=0.99965598
ΔX = -0.071100"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5318.20

(S89°35'43"E)
S89°37'04"E

SET 5/8" REBAR WITH
CAP "ALS LS 7719" (TYP)

NORTH ALBUQUERQUE ACRES
PARCEL "A"
(09-27-85, C28-92)

(N00°13'52"E)

N89°37'04"W
(N89°35'43"W)

3' ADDITIONAL
RIGHT-OF-WAY
DEDICATION

TOTAL ADDITIONAL DEDICATED
RIGHT-OF-WAY AREA THIS PLAT =
0.1169 AC (3090 SQ. FT.)

15' ADDITIONAL RIGHT-OF-WAY
DEDICATION FOR DECELERATION LANE

3' ADDITIONAL
RIGHT-OF-WAY
DEDICATION

FOUND CROSS ON
SIDEWALK

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT A, BLOCK 20
TRACT CDS-1A
(10-04-94, 94C-883)

(S00°13'52"W)

S 00°13' 52" W

3.00'

214.59'

N 89°37'04" W

945.00'

230.00'

214.00'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

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12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

501.41'

N 89°37'04" W

145.00'

S 00°13' 52" W

12.00'

025PT1.DWGems 04/20/99

SHEET 2 OF 2

KEYED CONSTRUCTION NOTES

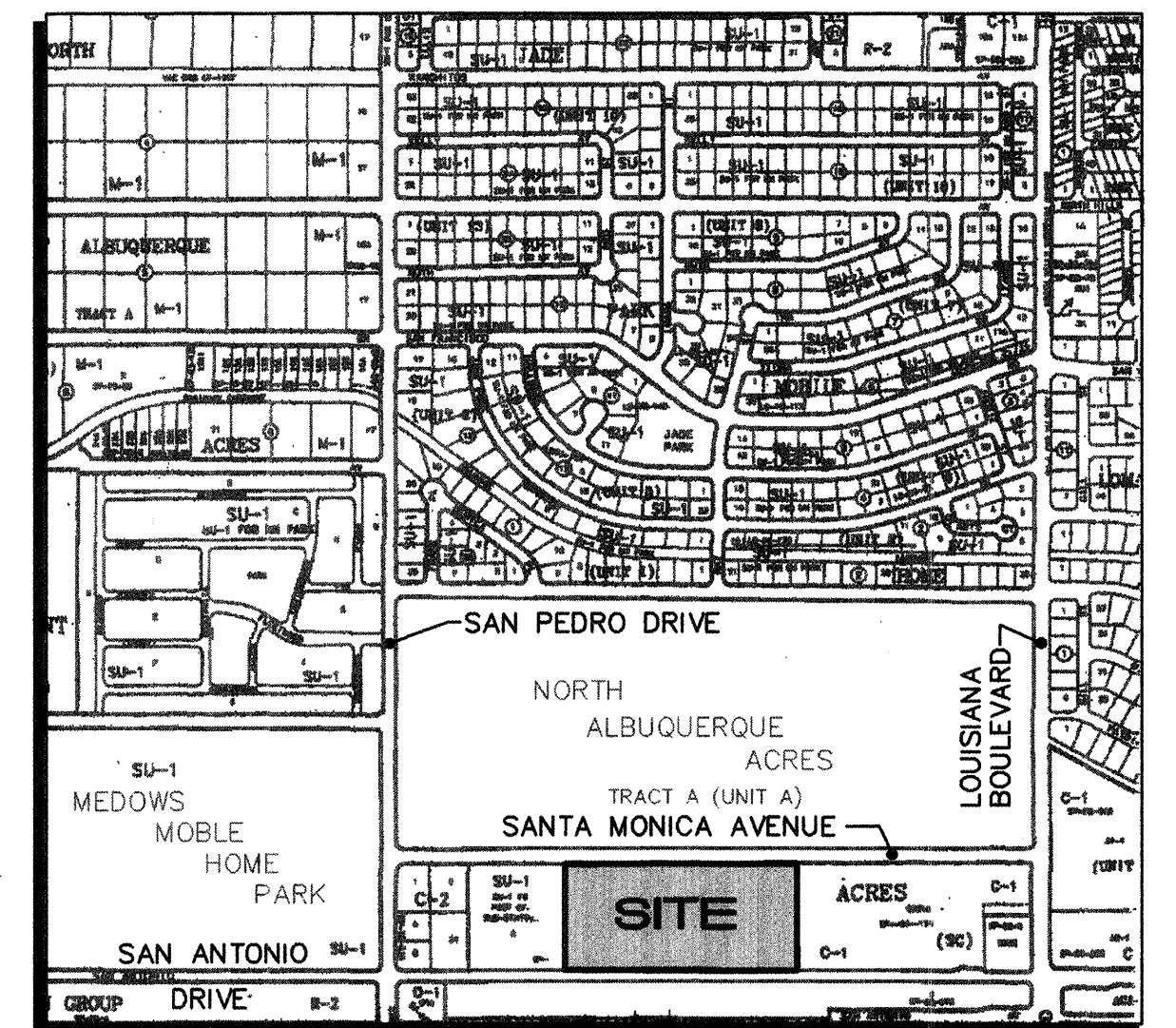
- 4" SCHEDULE 40 PVC DRAIN PIPE WITH 45° BEND. INV. IN = 91.5 INV. OUT = 91.2
- BUILD DETENTION POND RUNDOWN.
- DRAINAGE SWALE INLET.
- CONCRETE DRAINAGE SWALE.
- TYPE 'A' DETENTION POND OUTLET.
- SIDEWALK CULVERT BY STREET CONTRACTOR.
- BUILD 20' OF DRAINAGE RUNDOWN. CONNECT TO PARKING LOT CURBING WITH 3' RADIUS CURVED SECTION.
- RETENTION POND CONTAINMENT WALL, TOP WALL = 03.5
- TYPE 'B' DETENTION POND OUTLET.
- TYPE 'C' DETENTION POND.

LEGEND

- 50 FINISH CONTOURS
- 5318 EXISTING CONTOURS
- 83.5 FINISH SPOT ELEVATIONS
- FF= 93.5 FINISH FLOOR ELEVATION
- RETAINING WALL (HACHURES ON "LOW" SIDE)
- DETENTION POND WALL
- RETAINING FENCE/WALL
- CONCRETE DRAINAGE SWALE
- DRAINAGE RUNDOWN
- VALLEY GUTTER
- CURB OPENING FOR DRAINAGE
- DRAINAGE BASIN BOUNDARY
- 40 DRAINAGE BASIN NO.
- 83.0 TOP OF WALL ELEVATION
- WSEL WATER SURFACE ELEVATION

GENERAL NOTES

- FINISHED SPOT ELEVATIONS SHOWN ADJACENT TO CURBS ARE LOCATED AT TOP OF PAVEMENT OR GUTTER FLOWLINE. ADD 0.5 TO TOP OF PAVEMENT OR GUTTER FLOWLINE FOR TOP OF ADJACENT CURB GRADES.
- RETAINING WALLS SHALL BE CONSTRUCTED TO A HEIGHT OF 8" BELOW TOP OF FLOOR SLABS OF ADJACENT UNITS AND 8" ABOVE ADJACENT CONCRETE DRAINAGE SWALES.
- GRADING CONTRACTOR SHALL INCLUDE IN HIS BID A SEPARATE ITEM FOR REMOVING AND LEGALLY DISPOSING ALL REMAINS OF PREVIOUS DEVELOPMENT(S) ON THE PROPERTY INCLUDING ASPHALT, CONCRETE, MANHOLES, CLEANOUTS, FIRE HYDRANTS, VAULTS, AND UNDERGROUND WATER, SEWER, GAS, ELECTRIC, TELEPHONE SERVICES, AND OTHER UTILITIES WHICH MAY BE PRESENT. ALL SUCH SERVICES SHALL BE CUT AND CAPPED AT THE PROPERTY LINE IN ACCORDANCE WITH THE POLICIES OF THE EFFECTED UTILITY COMPANIES.



D-18

1"=750'

GENERAL INFORMATION.

- Legal Description: North Albuquerque Acres, Tract A, Unit A, Block 20, Lots 6 thru 10 and Lots 23 thru 27 together with Parcel "B".
- Area: 9.80 Acres.
- Survey: Boundary & Topographic Survey by Aldrich Land Surveying, December 1998.
- Benchmark: ACS Monument "10-D18", Elevation = 5319.15.
- Flood Hazard: Per Panel 10 of the Flood Rate Insurance Maps, the site is not within any flood zone.
- Offsite Flows: There are two minor offsite tributary areas of 0.09 acres and 0.11 acres which presently enter the site along the east boundary line.

EXISTING DRAINAGE CONDITIONS.

The site is higher than the two adjacent east-west streets, Santa Monica (to the north) and San Antonio (to the south) and site runoff drains to these two streets. There is an existing retaining wall along the west property line which intercepts sheet flow and redirects it to the north and south. The westerly third of the site was graded and portions paved for a previous development. Site is located in Precipitation Zone 3.

Detailed calculations for existing conditions are given in the drainage report and are summarized as follows:

- 100-Year Runoff to Santa Monica, Drainage Basin 3, = 12.7 cfs
- 100-Year Runoff to San Antonio, Drainage Basin 4, = 12.4 cfs

PROPOSED DRAINAGE PLAN.

RUNOFF TO SANTA MONICA. Santa Monica flows are intercepted by San Pedro which drains north approximately 1/2 mile to the North Pino Arroyo. Since flows in San Pedro exceed the carrying capacity of the street, the runoff from the site will be managed so that historic flow rates are not exceeded. Flows to Santa Monica originate from Basins 10, 20, and 30 and are summarized as follows:

- Q₁₀₀ from Basin 10 (Ponded) = 2.9 cfs
- Q₁₀₀ from Basin 20 = 2.2 cfs
- Q₁₀₀ from Basin 30 = 6.8 cfs
- Total = 11.9 cfs

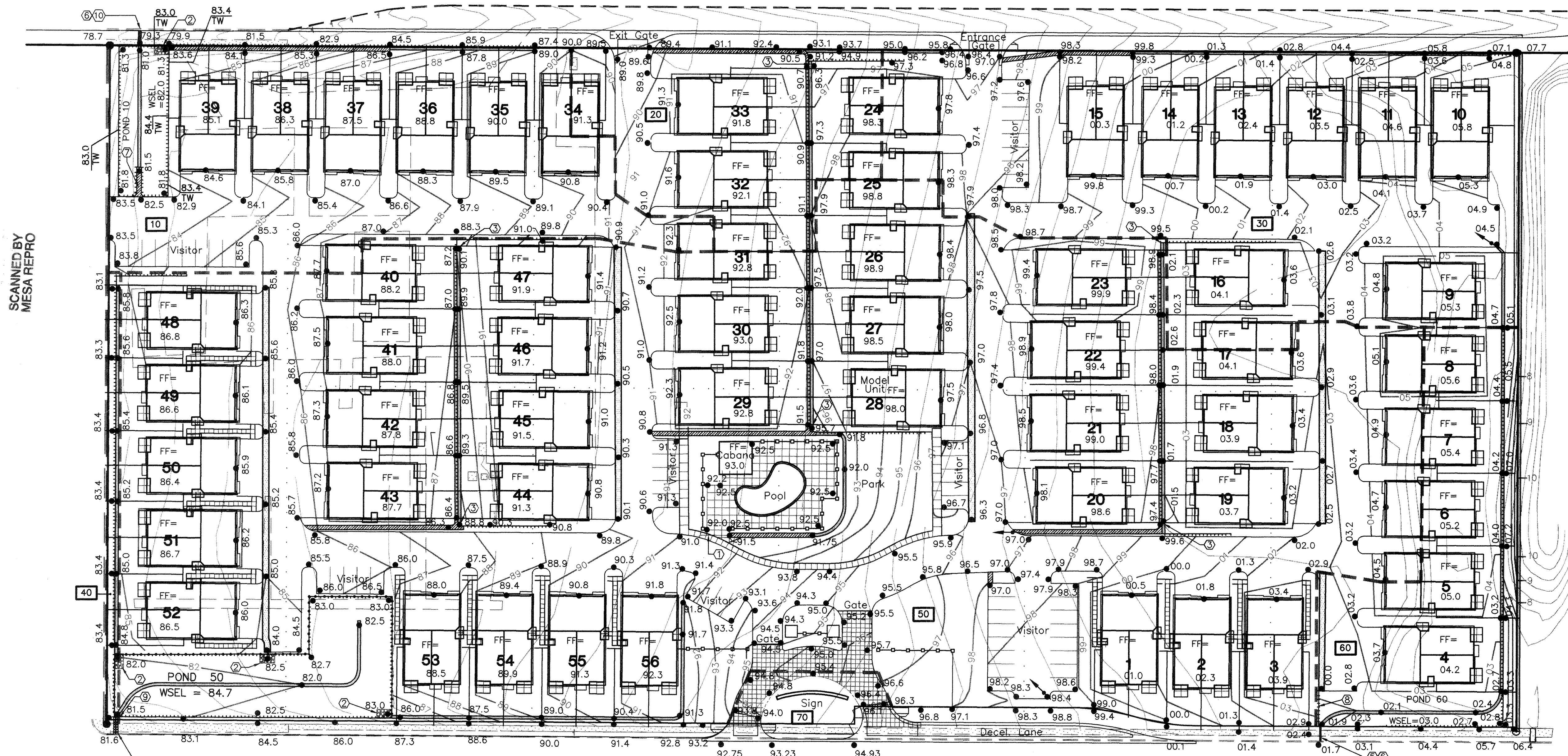
Since existing 100-year flows to Santa Monica are 12.7 cfs the proposed plan will reduce flows by 12.7 - 11.9 = 0.8 cfs.

RUNOFF TO SAN ANTONIO. Previous developments along San Antonio have been limited to a developed runoff rate of 2.67 cfs/acre. Using this criteria, the allowed runoff to San Antonio is 2.67 x 5.29 acres = 14.1 cfs. Flows to San Antonio originate from Basins 40, 50, 60, and 70 and are summarized as follows:

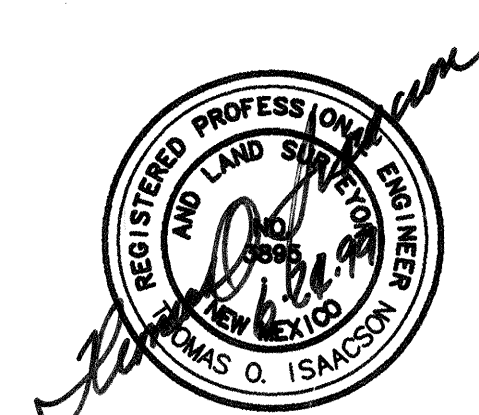
- Q₁₀₀ from Basin 40 = 0.1 cfs
- Q₁₀₀ from Basin 50 (Ponded) = 10.7 cfs
- Q₁₀₀ from Basin 60 (Ponded) = 0.9 cfs
- Q₁₀₀ from Basin 70 = 0.5 cfs
- Total = 12.2 cfs

Flows to San Antonio will be less than the allowable flows by 14.1 - 12.2 = 1.9 cfs.

Detailed analysis and calculations are given in the Drainage Report.



SCANNED BY
MESA REPRO



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87109
025GR02.DWG/rfh 06/22/99

1"=40'



Grading & Drainage Plan

Dekker / Perich
architecture interiors planning

6801 Jefferson NE, Suite 100 (505) 761-9700
Albuquerque, New Mexico 87109 Fax 761-4222

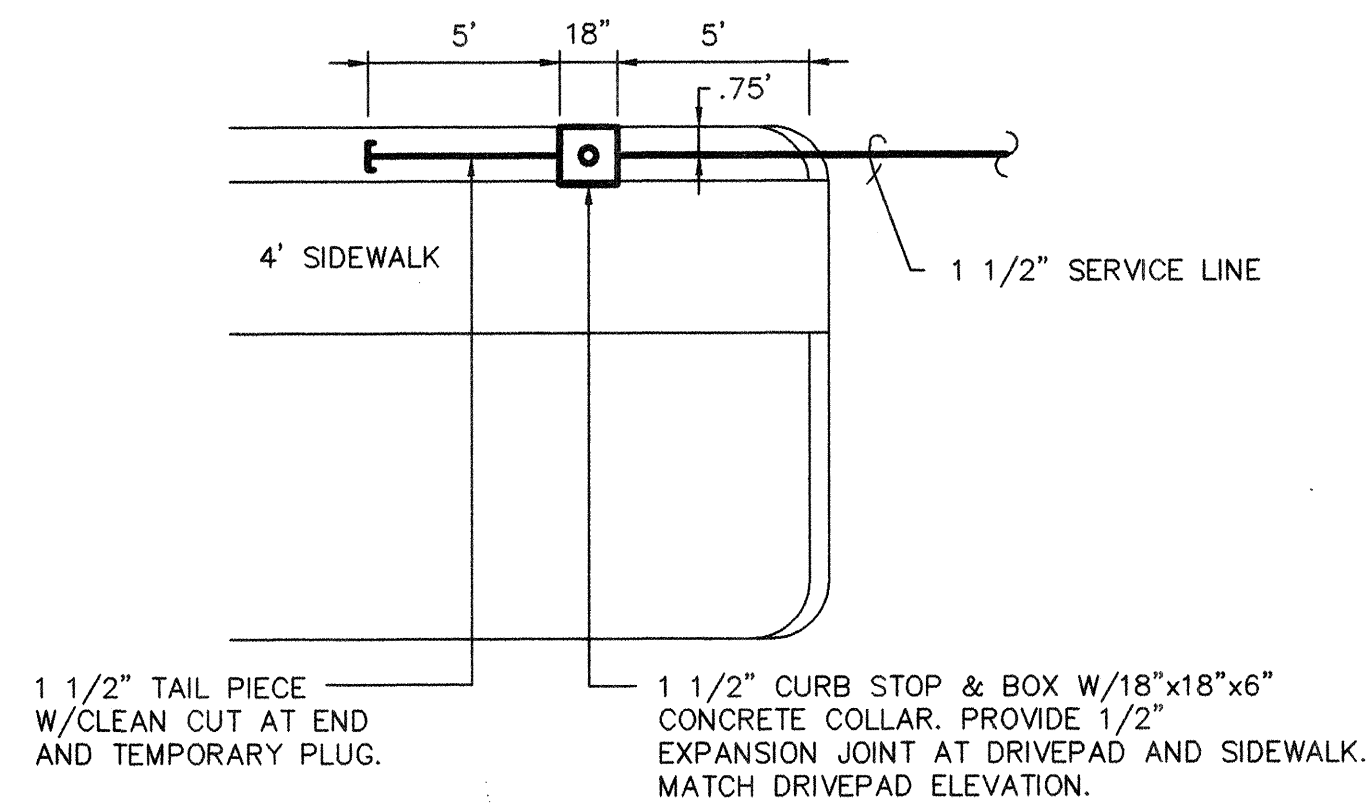
SHEET C-1 OF

3 OF 9

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20



TYPICAL WATER SERVICE LAYOUT
SCALE: 1"=5'

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP AND INSTALLATION SHALL MEET ALL STATE AND LOCAL CODES.

SANITARY SEWER NOTES

- ALL SEWER MAINS ARE LOCATED ON CENTERLINES OF PRIVATE STREETS.
- SEWER MANHOLES SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DRAWING #2102.
- SEWER SERVICE LINES SHALL BE 4" DIAMETER WITH A PLUG OR CAP AT END OF LINE. ALL LINES SHALL BE 20' LONG.
- SEWER CLEANOUTS SHALL HAVE A IRON FERRULE WITH A BRASS COUNTERSUNK SCREW PLUG SET IN AN 18"x18"x7" CONCRETE COLLAR WITH ONE - #3 BAR, 12" DIAMETER PATTERN CONCRETE REINFORCEMENT.
- CLEANOUTS SHALL BE SPACED EVEN DISTANCES ALONG MAINS AND SHALL NOT EXCEED 100 FEET INTERVALS.

WATER SYSTEM NOTES

- ALL WATER MAINS ARE 10' FROM SEWER MAINS.
- 6" AND 8" WATERLINES SHALL BE AWWA C-900 MATERIALS WITH CAST-IRON OR DUCTILE-IRON MECHANICAL JOINT FITTINGS AND CONCRETE BLOCKING OR RESTRAINED JOINTS.
- COVER OVER ALL WATER LINES SHALL BE A MINIMUM OF 36".
- ALL WATER LINES AND SERVICES SHALL BE FLUSHED, DISINFECTED AND TESTED PER COA STANDARDS.
- CONCRETE BLOCKING SHALL BE SIZED AND CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DRAWING #2320.
- VALVE BOXES SHALL BE PER CITY OF ALBUQUERQUE STANDARD DRAWING #2326.
- CURB VALVES AND BOXES SHALL BE MUELLER OR APPROVED EQUAL AND SHALL BE APPROPRIATE FOR THE SERVICE LINE MATERIAL USED. CURB BOXES SHALL HAVE FOOT PIECES.

KEYED CONSTRUCTION NOTES

- 8" TAP, VALVE AND 45 LF OF 8" WATERLINE BY PUBLIC WORKS IMPROVEMENT CONTRACT, CITY PROJECT NO. 615681.
- METER PIT WITH 8"x4" FIRE PROTECTUS TYPE METER AND 8" CONNECTION TO 8" STUB OUT FROM SAN ANTONIO BY CITY OF ALBUQUERQUE WATER UTILITIES. TOP OF METER PIT ELEVATION = 98.0. UTILITY CONTRACTOR FOR THIS PROJECT SHALL MAKE CLOSURE WITH 8" LINE STUBBED OUT FROM METER.
- BACK FLOW PREVENTER STATION: 8" WATTS SERIES 909 PREVENTER WITH 2 EA. NRS GATE VALVES AND ASSOCIATED FLANGED 8" PIPING AND FITTINGS INCLUDING "SHORT RADIUS" FLANGED 90° BENDS. ENCLOSURE SHALL BE ALUMINUM "HOT BOX" MODEL NO. HB8N. BUILD 6"x52"x130" CONCRETE MOUNTING PAD WITH 6"x6" 10/10 WWF PLACED AT MIDPOINT OF CONCRETE. PLACE 1/2" EXPANSION JOINT MATERIAL AROUND PIPE PENETRATIONS THRU SLAB. STUB ELECTRICAL CONDUITS THRU AND UNDER SLAB FOR ELECTRICAL SERVICE FOR 2 EA. 1500W HEATERS. TOP OF SLAB ELEVATION = 97.2. INSTALL ALL WORK PER MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.
- 4" DIA MH AND 30 LF OF 8" SEWER LINE (SOUTH) BY PUBLIC WORK IMPROVEMENT CONTRACT, CITY PROJECT NO. 615681. INV OUT = 72.06 ± 72.00 (EXISTING). INV IN = 72.42 (SOUTH) UTILITY CONTRACTOR FOR THIS PROJECT TO MAKE CLOSURE OF SEWER LINE.

UTILITY SERVICE TABLE

BUILDING NO.	STATION		SAS INV @ END OF SERVICE
	WATER	SAS	
1	5+87.58	5+68.50	92.5
2	6+36.24	6+17.16	93.8
3	6+84.90	6+65.82	95.3
4	-0+47.48	-0+66.56	96.2
5	0+01.48	-0+17.60	96.4
6	0+50.14	0+31.06	96.5
7	0+98.81	0+79.73	96.7
8	1+47.47	1+28.39	96.9
9	1+96.14	1+77.06	96.7
10	2+99.63	3+18.74	97.5
11	2+51.00	2+70.08	96.3
12	2+02.34	2+21.42	95.2
13	1+53.68	1+72.76	94.0
14	1+05.02	1+24.10	93.0
15	0+54.85	0+73.93	92.2
16	1+66.57	1+85.65	96.0
17	1+17.89	1+36.97	96.2
18	0+69.33	0+88.41	96.0
19	0+20.57	0+39.65	95.8
20	0+58.35	0+39.27	90.2
21	1+06.78	0+87.70	90.4
22	1+55.68	1+36.80	90.8
23	2+04.35	1+85.27	91.2
24	2+80.86	2+99.94	90.5
25	2+31.24	2+50.32	90.8
26	1+82.57	2+01.65	90.9
27	1+33.92	1+53.00	90.4
28	0+85.22	1+04.30	90.1
29	0+84.90	1+03.98	84.1
30	1+33.57	1+52.65	84.3
31	1+82.23	2+01.31	84.3
32	2+30.88	2+49.96	84.0
33	2+79.55	2+98.63	83.6
34	1+74.37	1+93.45	83.0
35	1+25.71	1+44.79	81.7
36	0+77.05	0+96.13	80.5
37	0+28.39	0+47.47	79.2
38	-0+20.11	0+00.00	78.0
39	-0+68.65	-0+49.57	76.7
40	2+04.47	1+85.39	79.6
41	1+55.81	1+36.73	79.6
42	1+07.14	0+88.06	79.4
43	0+58.48	0+39.40	79.2
44	0+20.50	0+39.58	84.4
45	0+69.20	0+88.28	84.6
46	1+17.85	1+36.93	84.8
47	1+66.52	1+85.60	84.8
48	1+33.90	1+52.98	79.2
49	0+84.28	1+03.36	79.0
50	0+35.60	0+54.68	78.8
51	-0+13.05	0+06.03	78.6
52	-0+61.74	-0+42.66	78.0
53	1+19.91	1+00.83	80.2
54	1+68.51	1+49.43	81.7
55	2+17.17	1+98.09	83.1
56	2+65.78	2+46.70	84.2

- NOTES: 1.) "STATION" SHOWN IN TABLE ABOVE IS THE DISTANCE FROM THE FARTHEST MANHOLE OR CLEANOUT LOCATED AT THE STREET INTERSECTION TO THE WEST ON EAST-WEST STREETS AND TO THE SOUTH ON NORTH-SOUTH STREETS.
- 2.) SEWER SERVICES STATIONS ARE GIVEN FOR THE MIDDLE SERVICE LINE AT EACH BUILDING.

WATER & SEWER PLAN

Dekker / Perich
architecture interiors planning

6801 Jefferson NE, Suite 100 (505) 761-9700
Albuquerque, New Mexico 87109 Fax 761-4222

SHEET C OF

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MESA REPRO

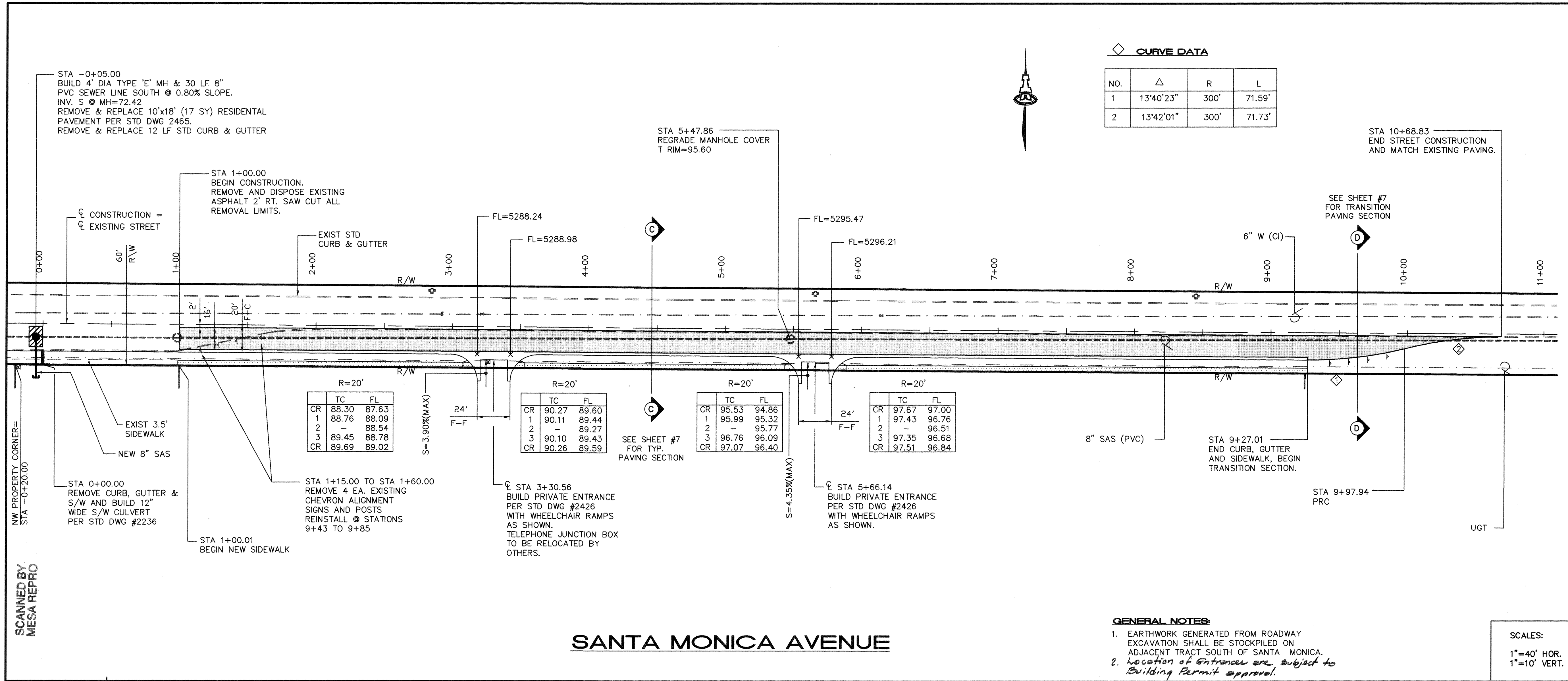
LEGEND

	6"W	WATERLINE, SIZE AS SHOWN		8"S	SEWERLINE, SIZE AS SHOWN
		GATE VALVE AND VALVE BOX			SEWERLINE CLEAN OUT
		FIRE HYDRANT			SEWERLINE MANHOLE, 4' DIAMETER
		REDUCER			SEWER SERVICE LINES (THREE PER BUILDING)
		WATER SERVICE			

40 30 20 10 0 40 80



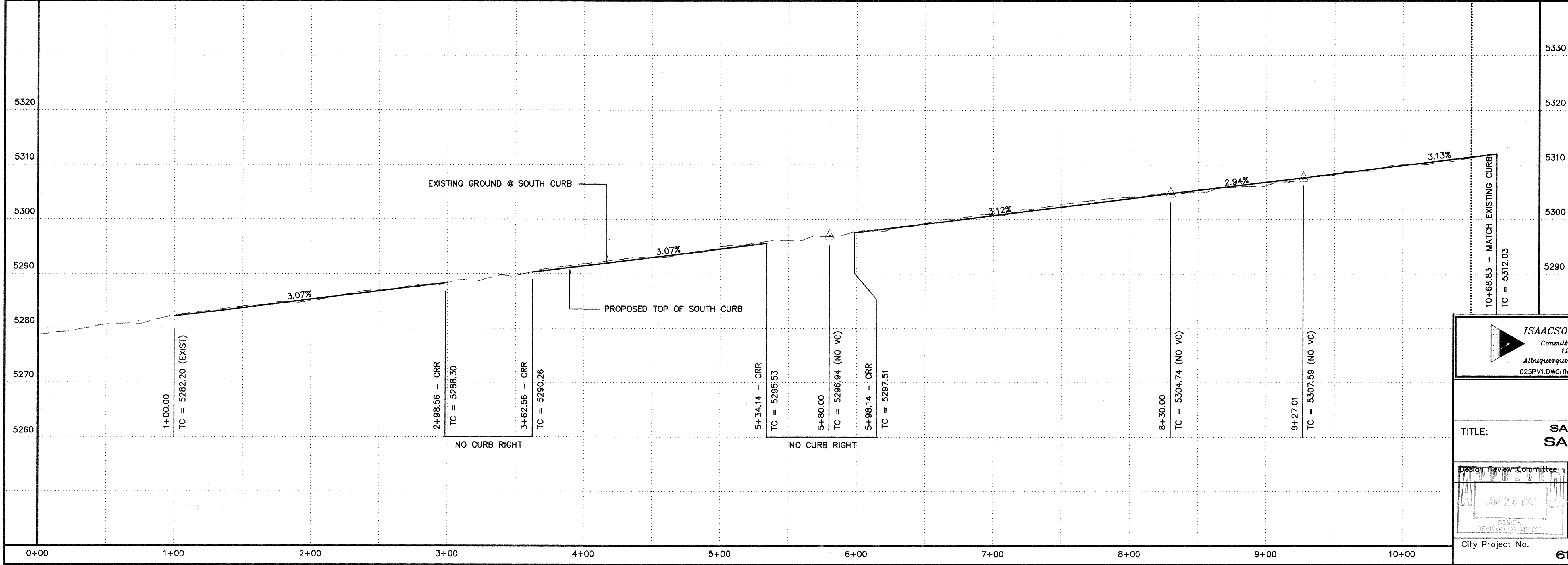
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128 Monroe Street N.E.
Albuquerque New Mexico
025UMSTR.DWGrfh 06/09/99



SANTA MONICA AVENUE

- GENERAL NOTES:**
- EARTHWORK GENERATED FROM ROADWAY EXCAVATION SHALL BE STOCKPILED ON ADJACENT TRACT SOUTH OF SANTA MONICA.
 - Location of entrances are subject to Building Permit approval.

SCALES:
1"=40' HOR.
1"=10' VERT.



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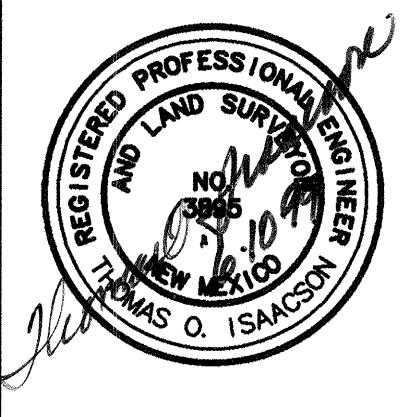
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SAN ANTONIO CONDOMINIUMS
SANTA MONICA AVENUE
PAVING PLAN & PROFILE**

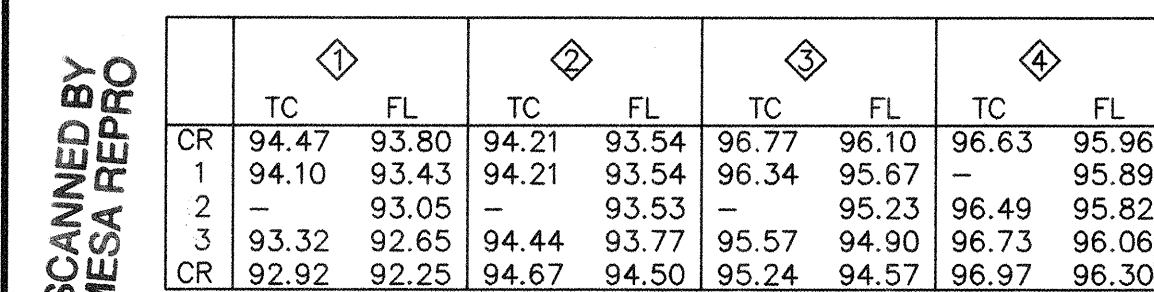
Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
APPROVED JUN 24 1999	APPROVED JUN 24 1999		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	Lost Design Update	

City Project No. **615681** Zone Map No. **D-18** Sheet **5** Of **9**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NEW CONCEPTS			FIELD NOTES			
WORK							
STARTED BY							
DATE							
ACCEPTANCE BY	JOHN MCHULETA						
DATE							
REVISION BY							
DATE							
DRAWN BY							
DATE							
CORRECTED BY							
DATE							
MICRO-FILM INFORMATION							
RECORDED BY							
DATE							
NO.							



REVISIONS		BY	
NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGN	
DESIGNED BY	TOI	DATE	04/99
DRAWN BY	RFH	DATE	04/99
CHECKED BY	TOI	DATE	04/99



SCALES:
1"=40' HOR.
1"=10' VERT.

○ KEYED NOTES

1. STA 2+21.80 TO 2+31.80 — REMOVE AND DISPOSE 10LF OF 4' SIDEWALK AND BEGIN NEW 6' SIDEWALK. TRANSITION FROM EXISTING POSITION TO NEW POSITION SHOWN IN SECTION "A" (SEE SHEET #7) PER STD DWG #2432.
2. STA 2+31.80 — BEGIN 2' WIDE SIDEWALK ADDITION PER SECTION "A" (SEE SHEET #7).
3. BUILT WHEELCHAIR RAMP PER STD DWG #2426.
4. BUILT WHEELCHAIR RAMP PER STD DWG 2441, CASE 1
5. CONCRETE PAVING — SEE DETAILS SHEET #7.

GENERAL NOTES

1. EARTHWORK GENERATED FROM ROADWAY EXCAVATION SHALL BE STOCKPILED ON ADJACENT TRACT NORTH OF SAN ANTONIO.
2. *Location of exit drive is subject to Building Permit approval.*

◇ CURVE DATA

NO.	△	R	L
1	85°01'45"	20'	29.68'
2	104°57'06"	12'	21.98
3	119°07'48"	15'	31.19'
4	71°55'47"	20'	25.11'
5	16°15'37"	150'	42.57'
6	16°15'37"	150'	42.57'

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES				NEW CONCEPTS	
				WORK STARTED BY	DATE
				COMPLETED BY	DATE
				ACCEPTANCE BY	DATE
				FIELD REVISION BY	DATE
				DRAWINGS	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

ENGINEER'S SEAL



REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR
NO. 3866
STATE OF NEW MEXICO
THOMAS O. ISAACSON
12/12/99

[illegible]

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Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 025PV2.DWG/rh 05/28/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SAN ANTONIO CONDOMINIUMS
SAN ANTONIO AVENUE
PAVING PLAN & PROFILE**

Design Review Committee

JUN 28 1999

DESIGN
REVIEW COMMITTEE

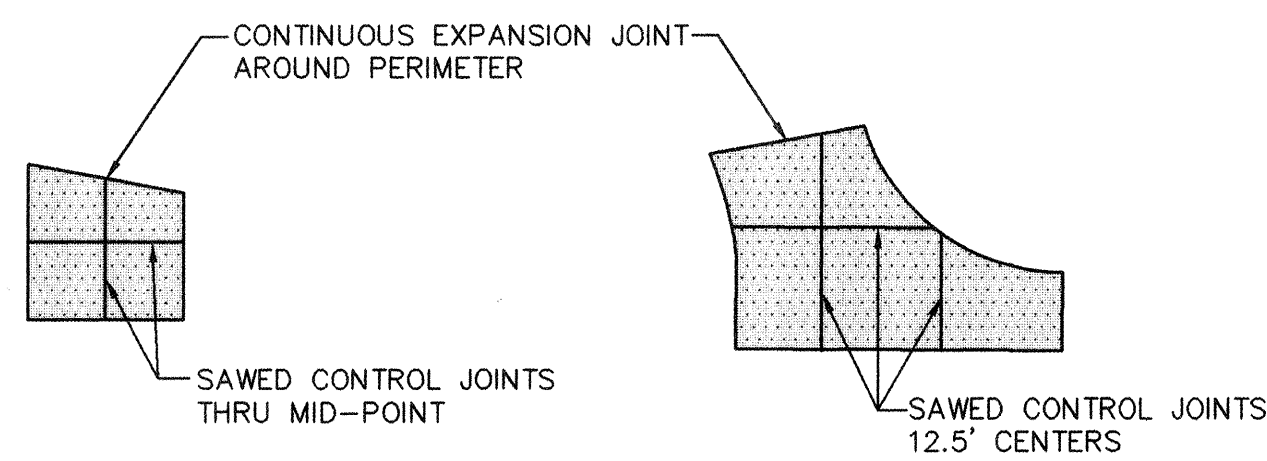
City Engineer Approval
APPROVED
JUN 24 2001
CITY ENGINEER

City Project No.

ENGINEER	
Zone Map No.	

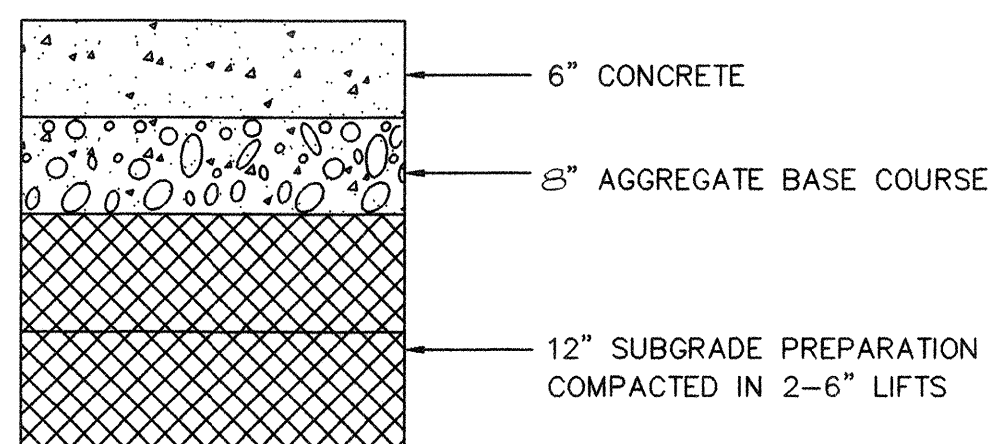
Mo./Day/Yr.	Mo./Day/Yr.

Sheet **6** Of **8**

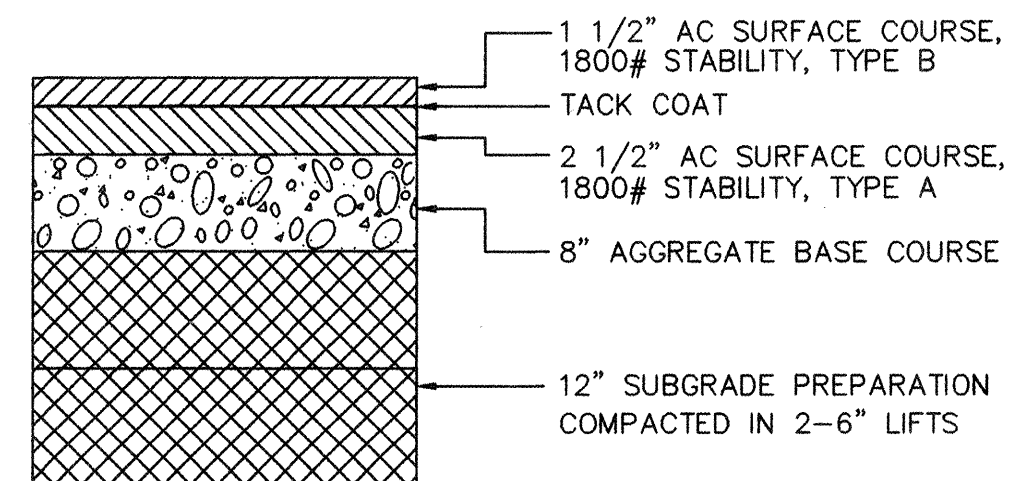


EXIT DRIVE
CONCRETE JOINTING PLAN-SAN ANTONIO
SCALE: 1"=20'

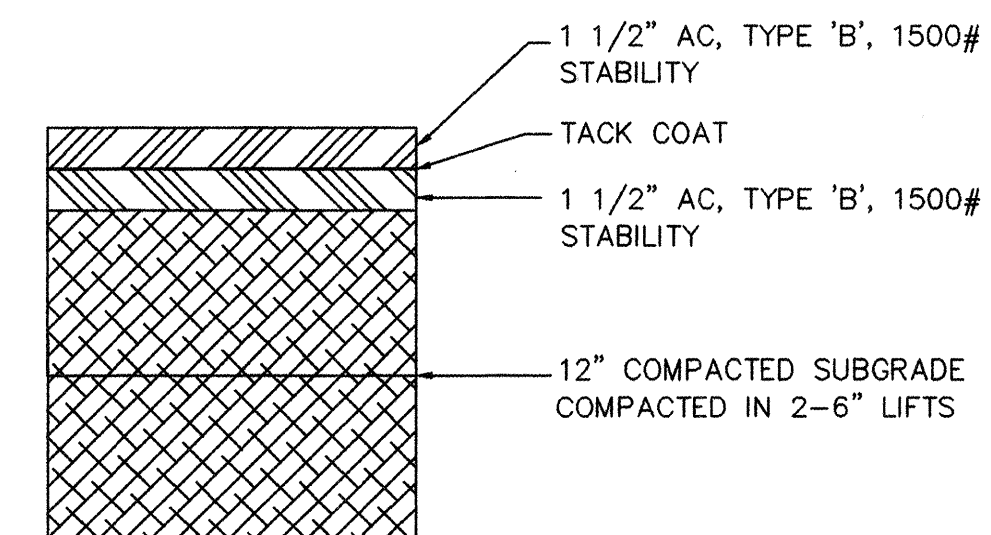
ENTRANCE DRIVE



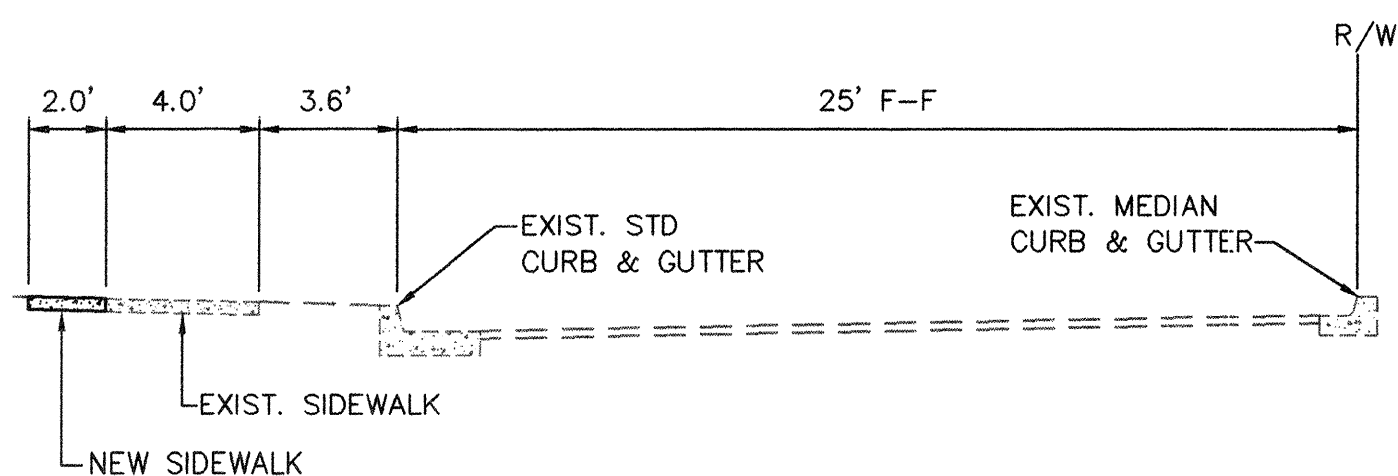
CONCRETE PAVEMENT SECTION-SAN ANTONIO
NTS



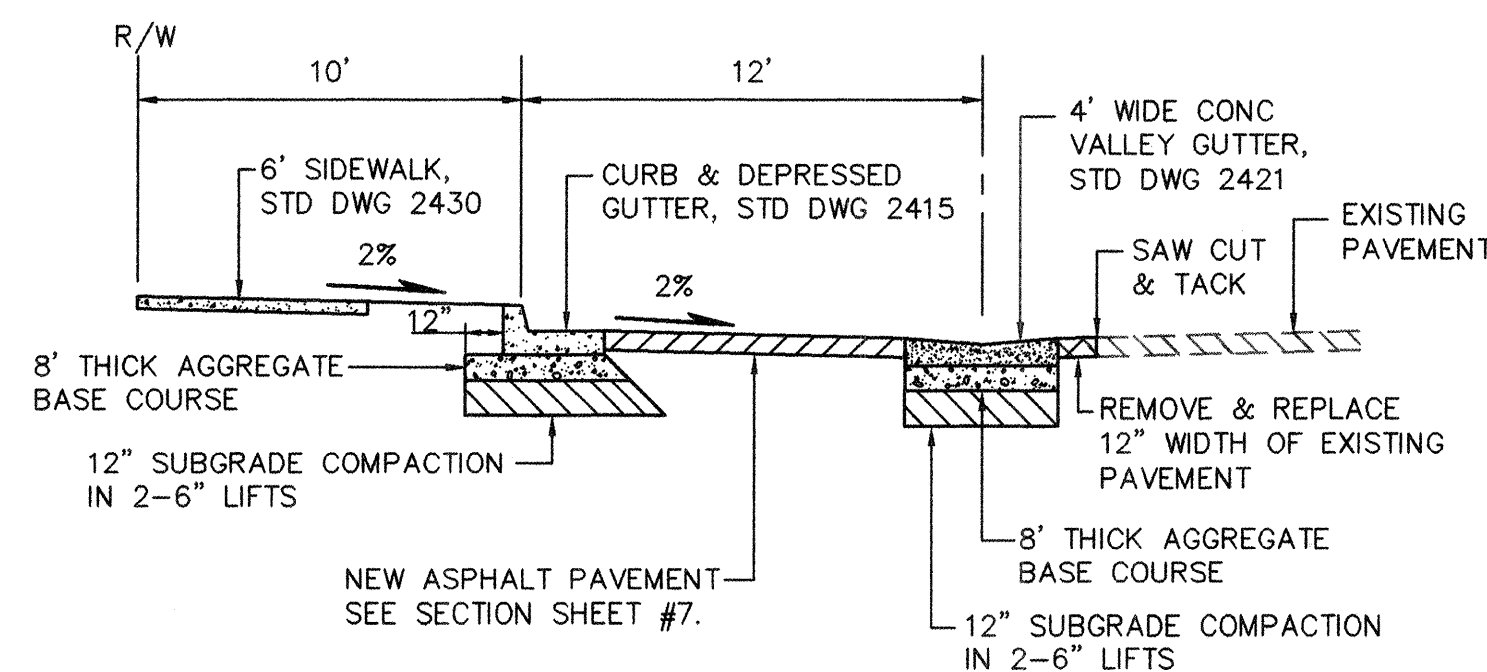
ASPHALT PAVEMENT SECTION-SAN ANTONIO
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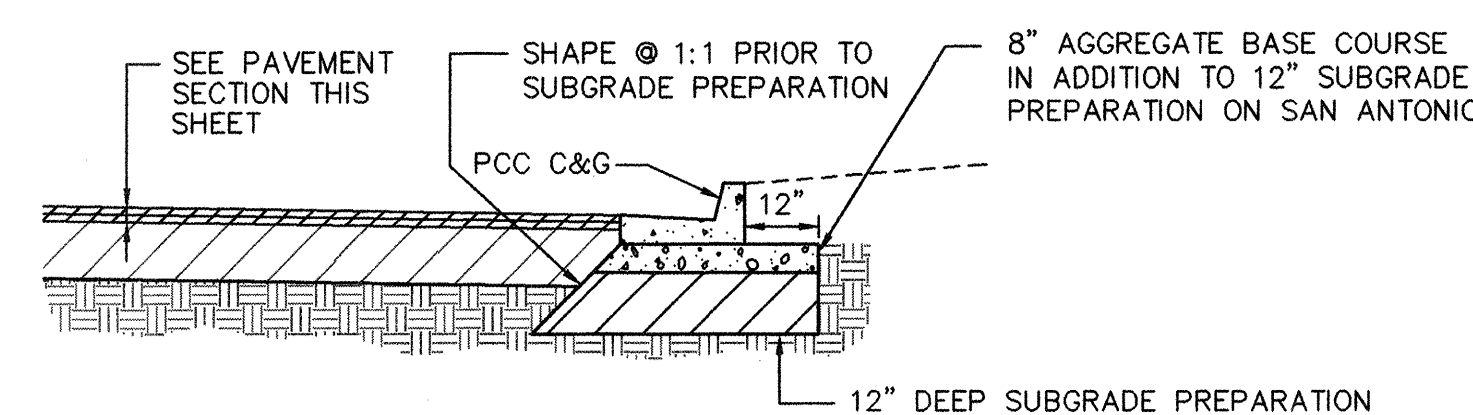
PAVING SECTION-SANTA MONICA AVE
NTS



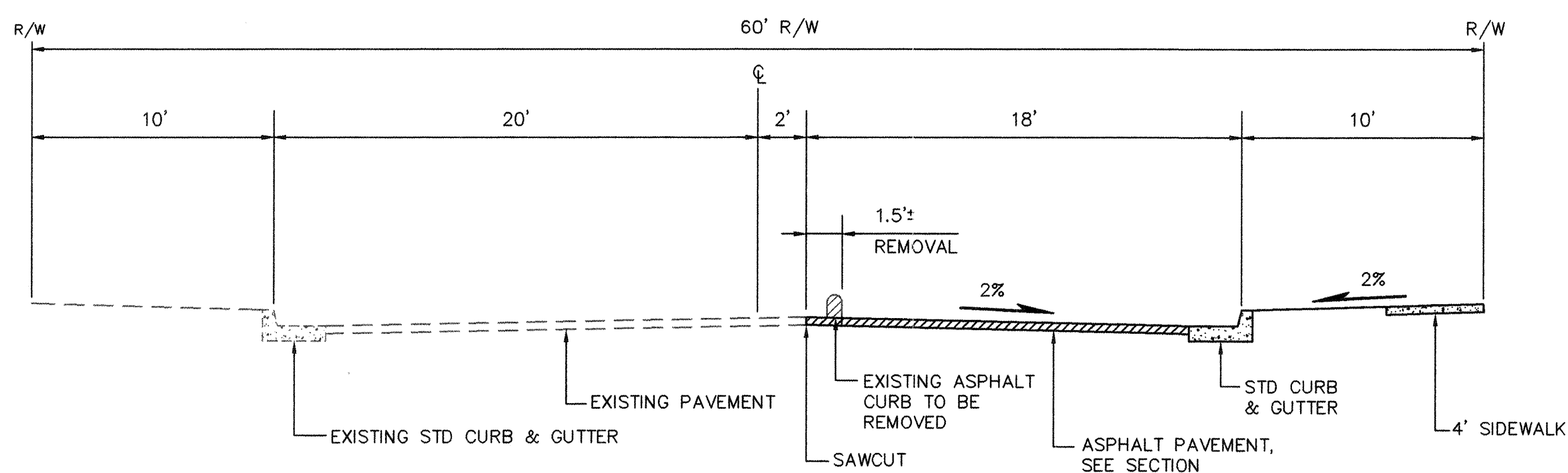
SECTION A-SAN ANTONIO
SCALE: 1"=5'



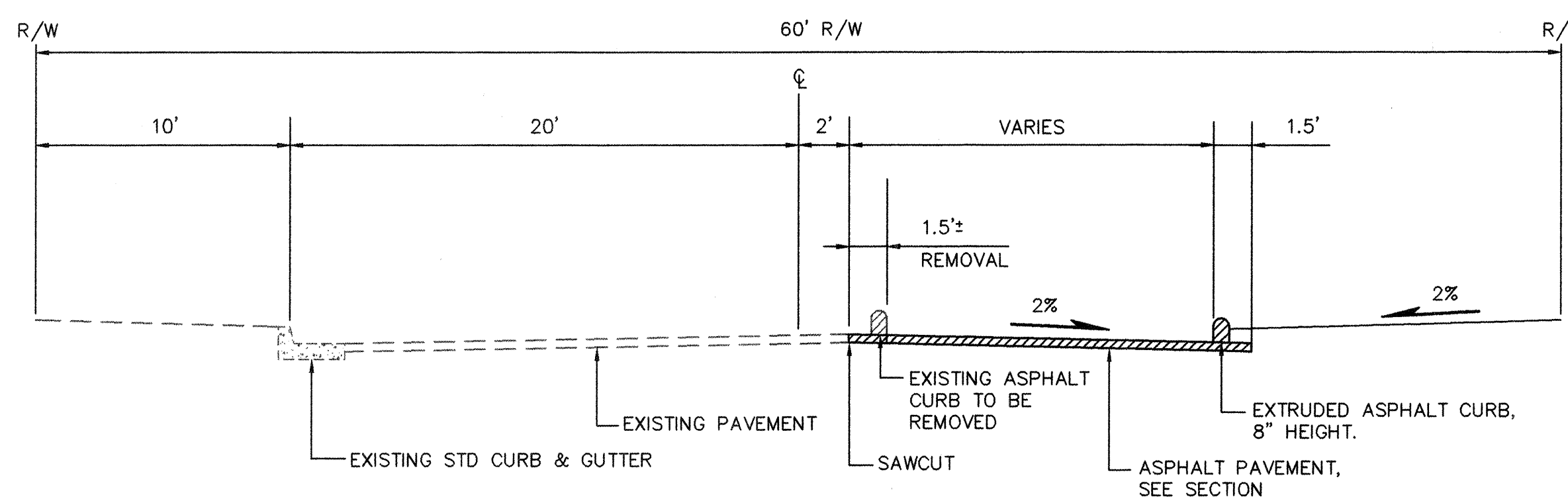
SECTION B-SAN ANTONIO
SCALE: 1"=5'



SUBGRADE MODULING DETAIL
NTS



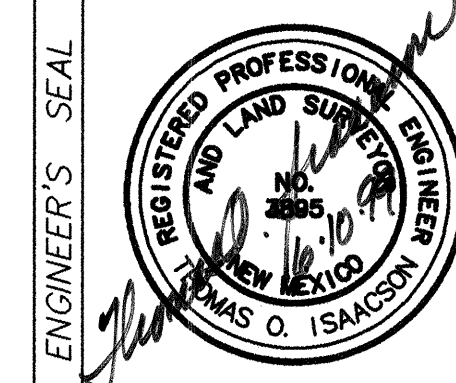
SECTION C-SANTA MONICA
SCALE: 1"=5'



SECTION D-SANTA MONICA
SCALE: 1"=5'

SCANNED BY
MESA REPRO

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	BY	DATE	NO.	DATE	NO.	DATE
STATIONED BY	DATE	BY	DATE	NO.	DATE	NO.	DATE
ACCEPTANCE BY	DATE	BY	DATE	NO.	DATE	NO.	DATE
REVISIONS	DATE	BY	DATE	NO.	DATE	NO.	DATE
DESIGNED BY	DATE	BY	DATE	NO.	DATE	NO.	DATE
DRAWN BY	DATE	BY	DATE	NO.	DATE	NO.	DATE
CHECKED BY	DATE	BY	DATE	NO.	DATE	NO.	DATE



ENGINEER'S SEAL		REVISIONS		BY	
NO.	DATE	NO.	DATE	NO.	DATE
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SAN ANTONIO CONDOMINIUMS**
PAVING SECTIONS & DETAILS

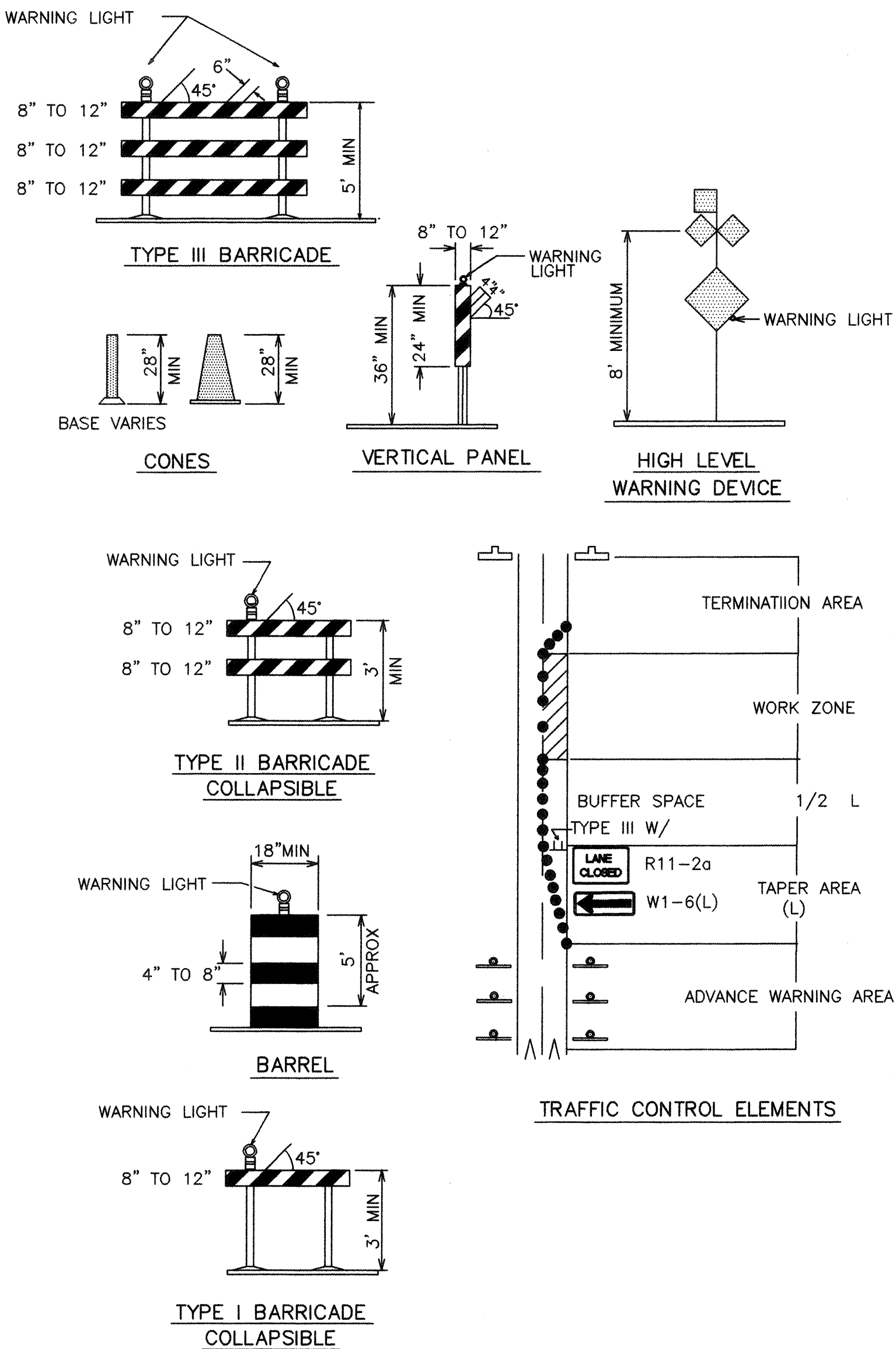
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

City Project No. **615681** Zone Map No. **D-18** Sheet **7** Of **9**

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 SEPERATE 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 TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.
21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
- 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.
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.
26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



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 STREET LIMIT OF THE STREET
 - TAPER LENGTH - SEE CHART BELOW
- THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

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 LIMIT (MPH)	MINIMUM DISTANCE BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

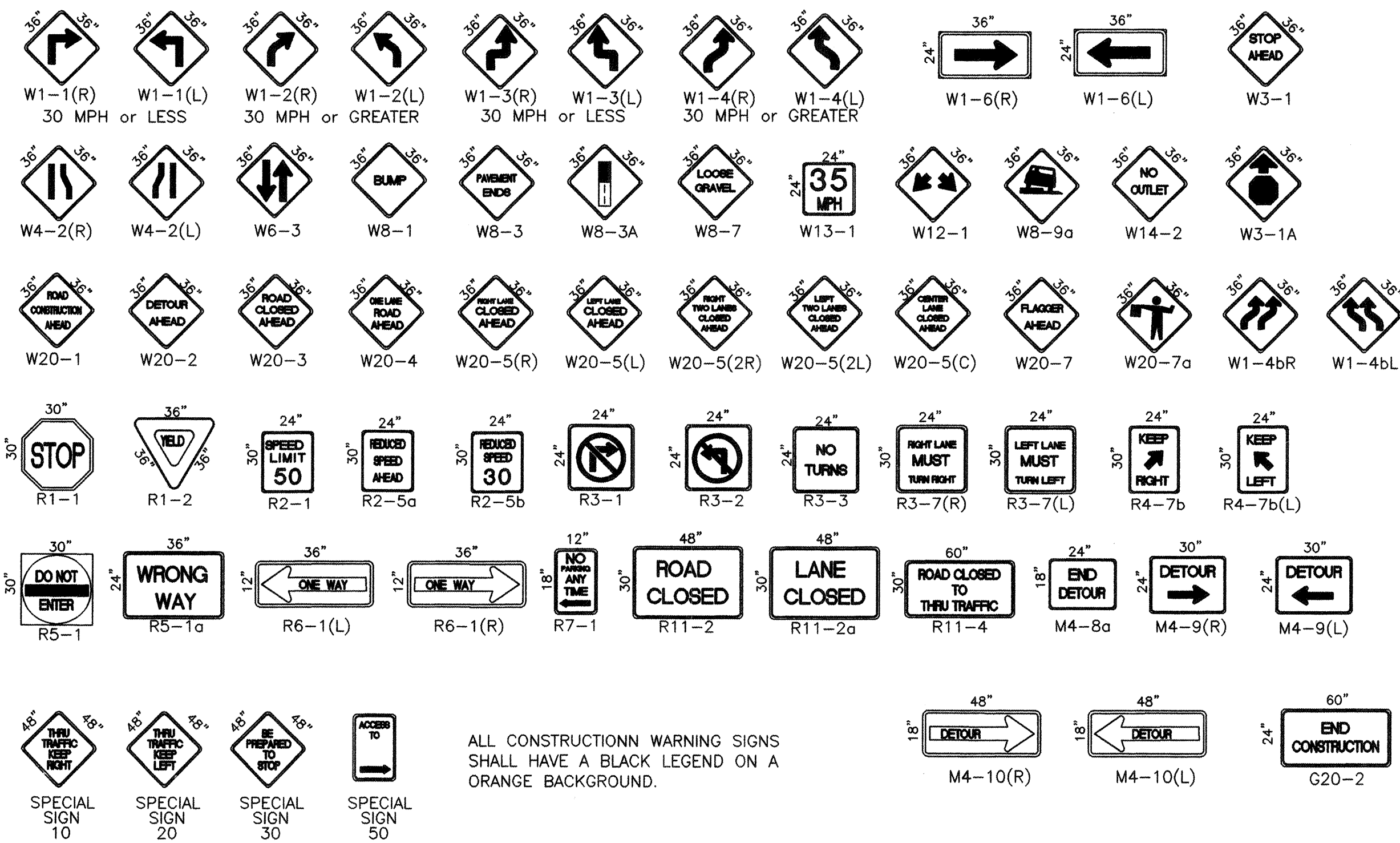
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

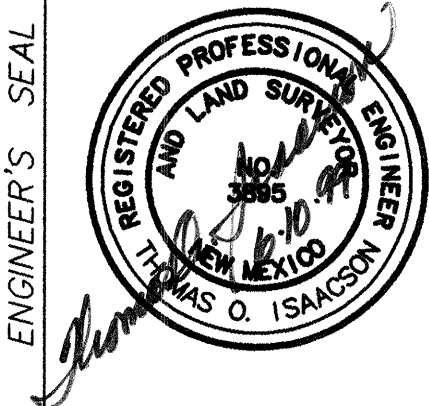
SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 MPH OR GREATER	$L = W \times S$

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

SIGN FACE DETAILS



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



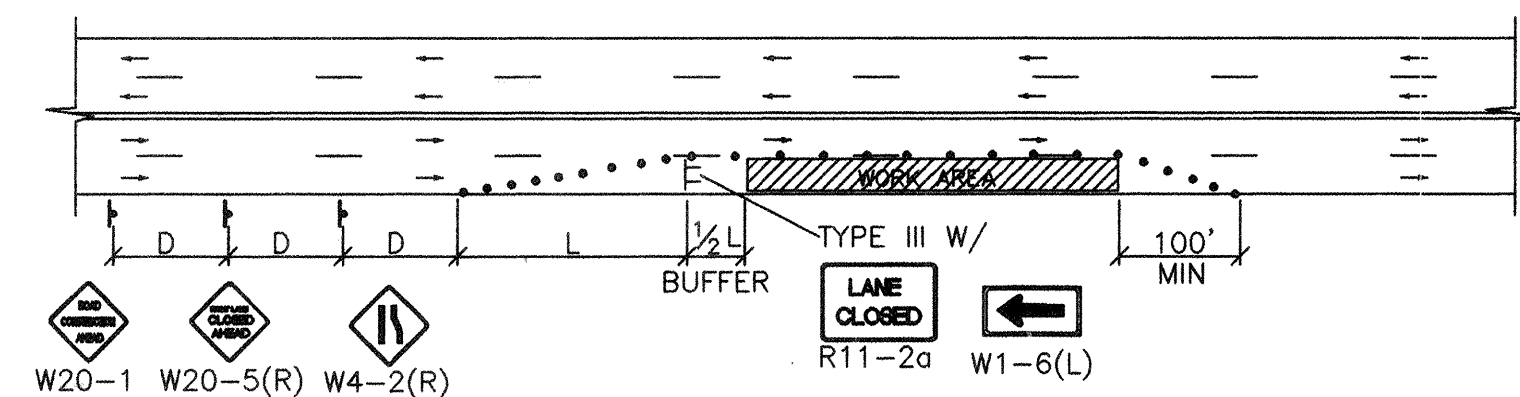
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
228 Monroe Street N.E.
Albuquerque, New Mexico 87102
025TRF1.DWG/rth 05/07/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

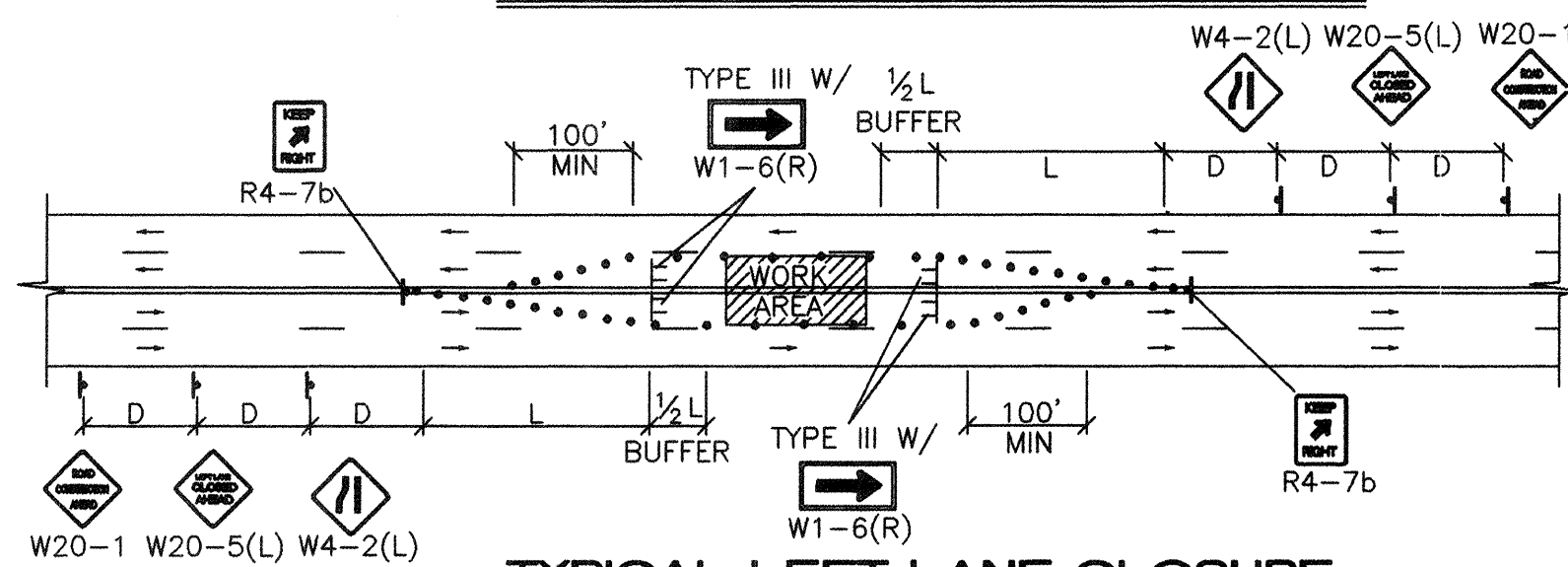
TITLE: **SAN ANTONIO CONDOMINIUMS TRAFFIC CONTROL**
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE	CITY ENGINEER	

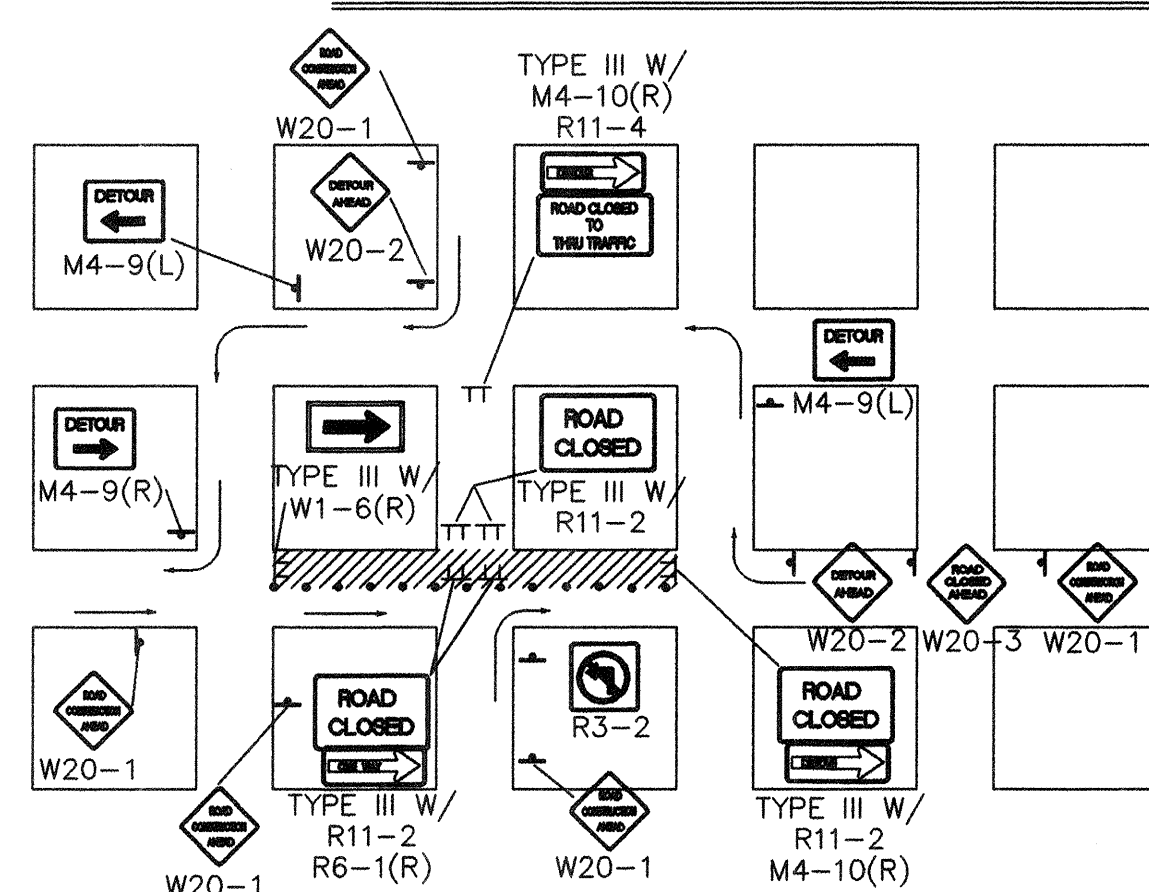
City Project No. **615681** Zone Map No. **D-18** Sheet **8** Of **9**



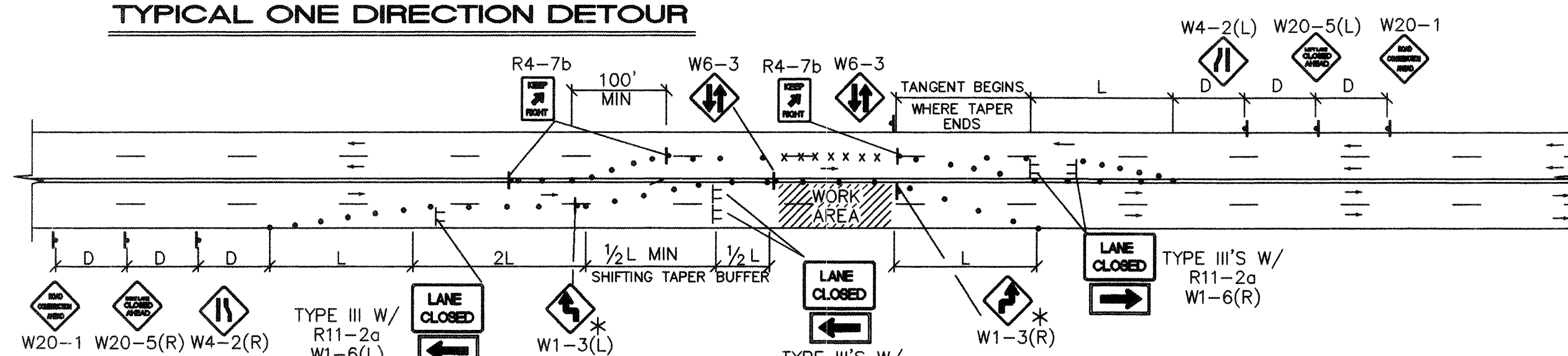
TYPICAL RIGHT LANE CLOSURE



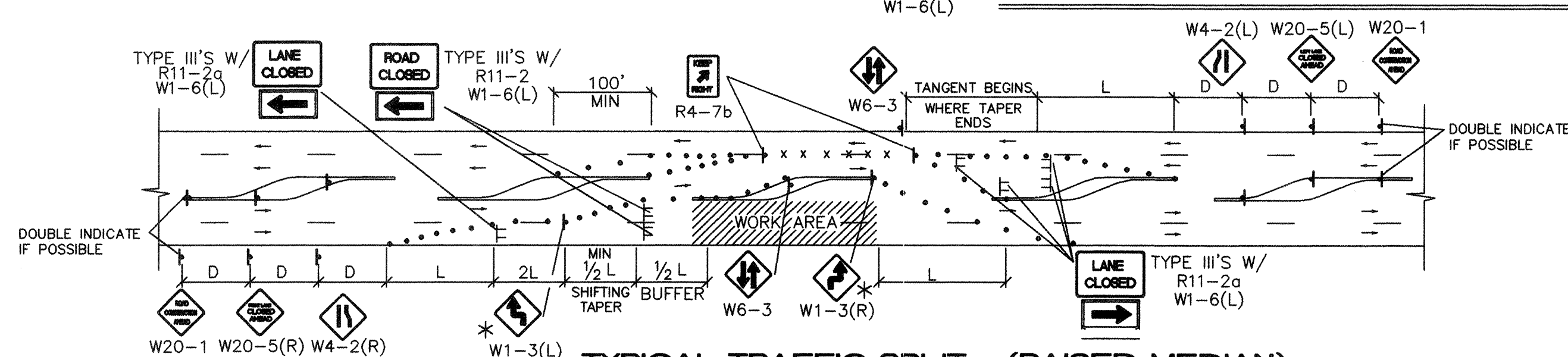
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



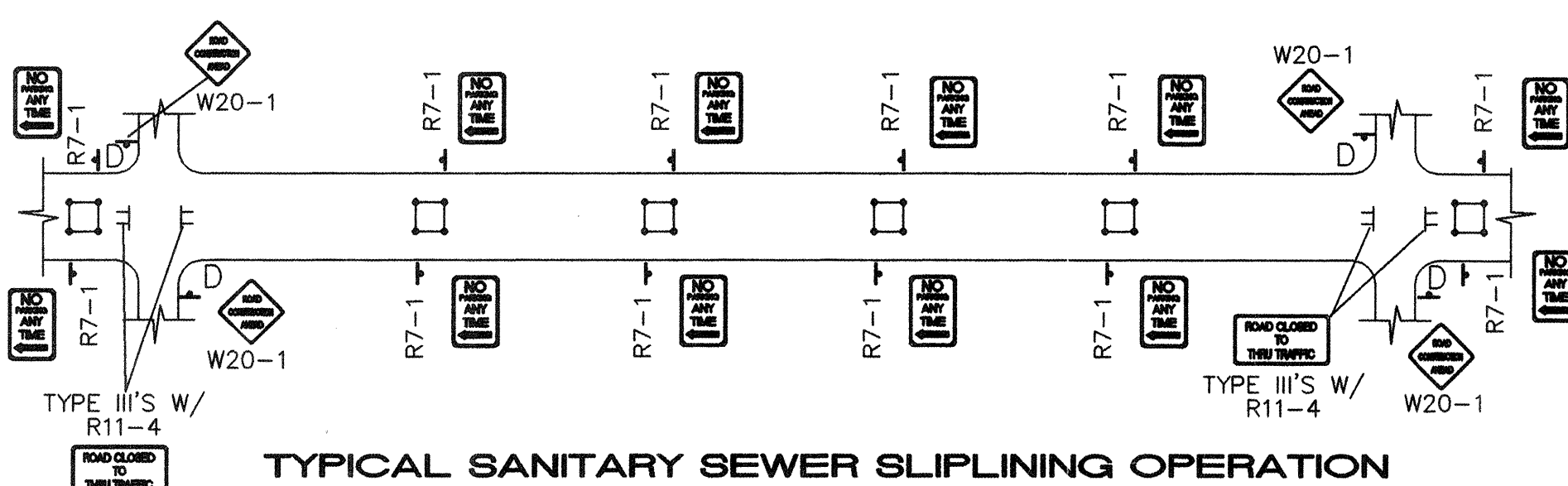
TYPICAL TRAFFIC SPLIT (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

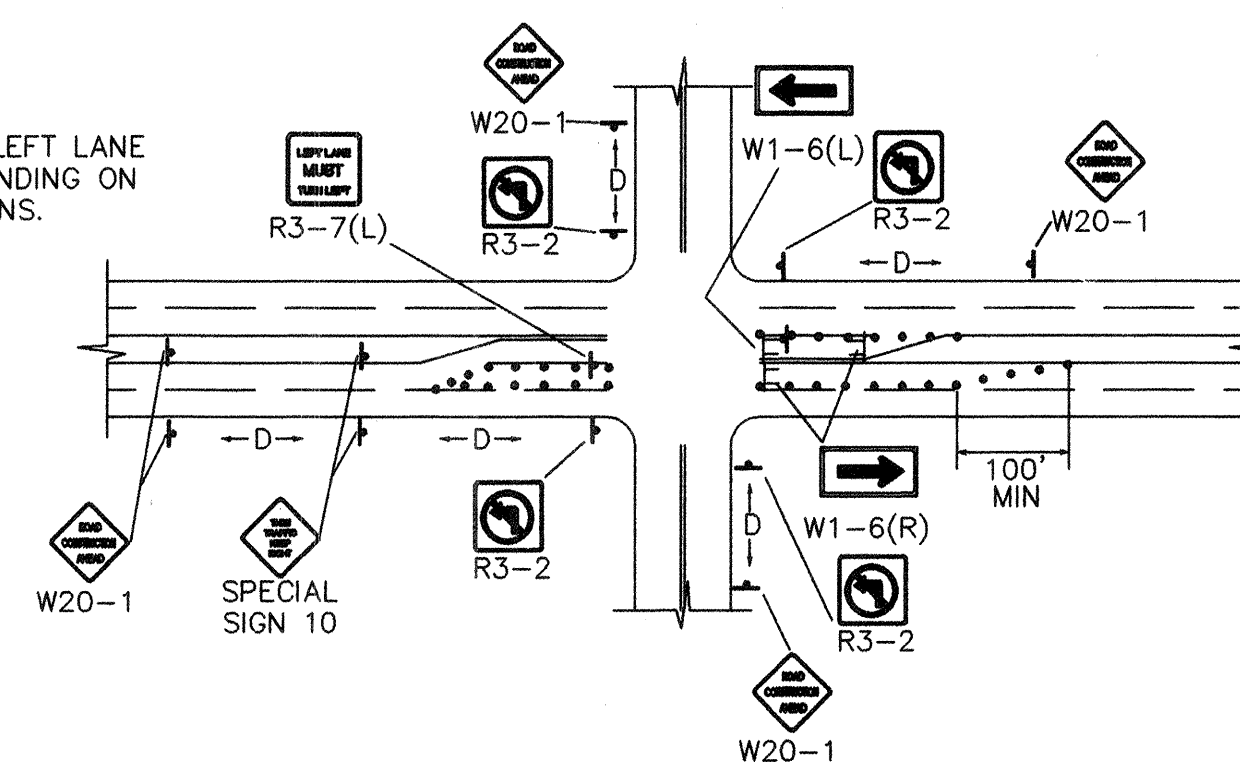
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



TYPICAL SANITARY SEWER SLIPLINING OPERATION

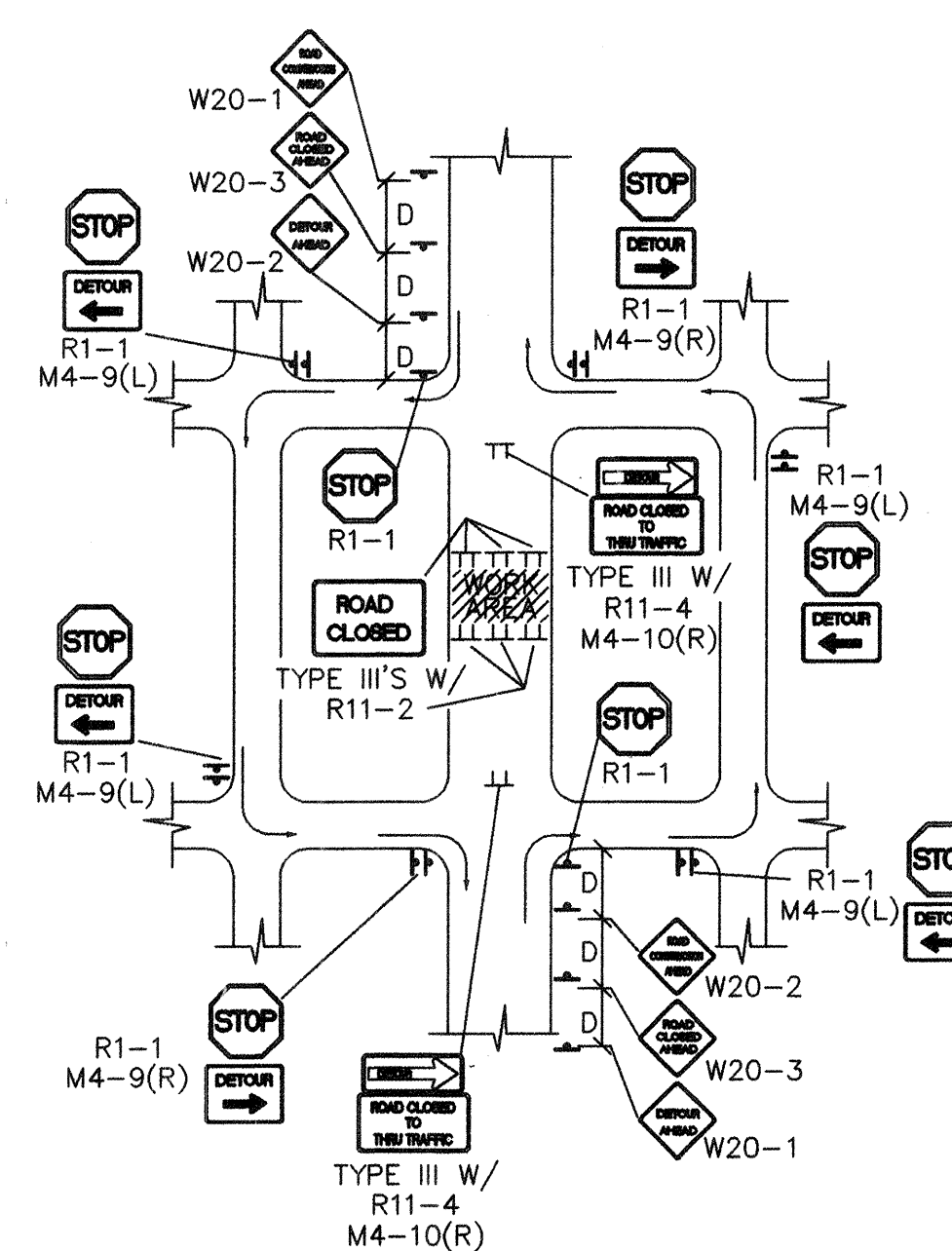
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

NOTE:
MAY REQUIRE LEFT LANE
CLOSURE DEPENDING ON
FIELD CONDITIONS.



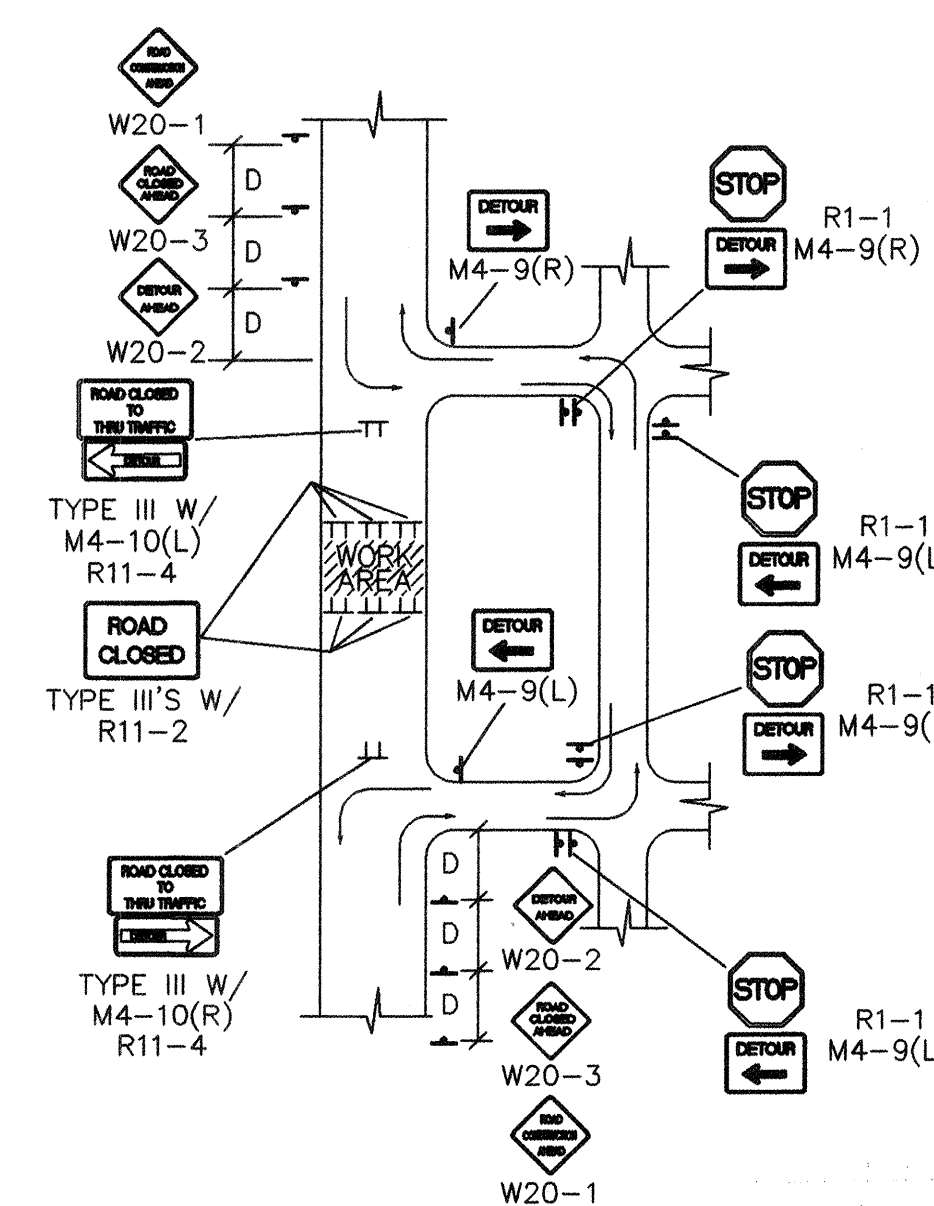
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



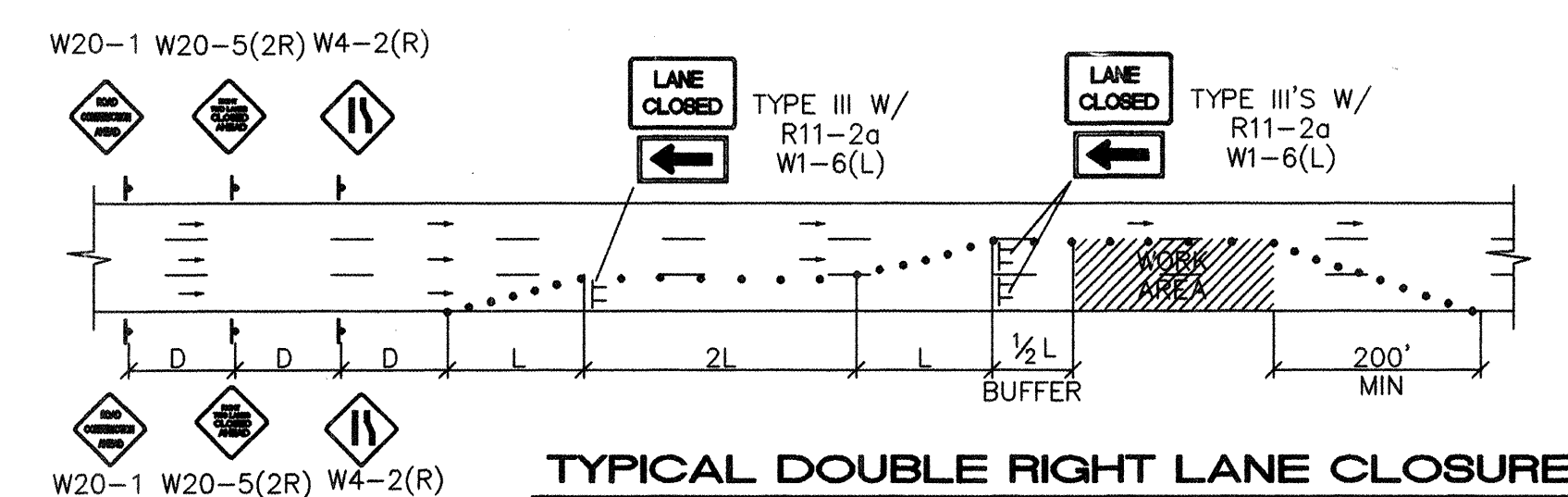
TYPICAL MID-BLOCK CLOSURE

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

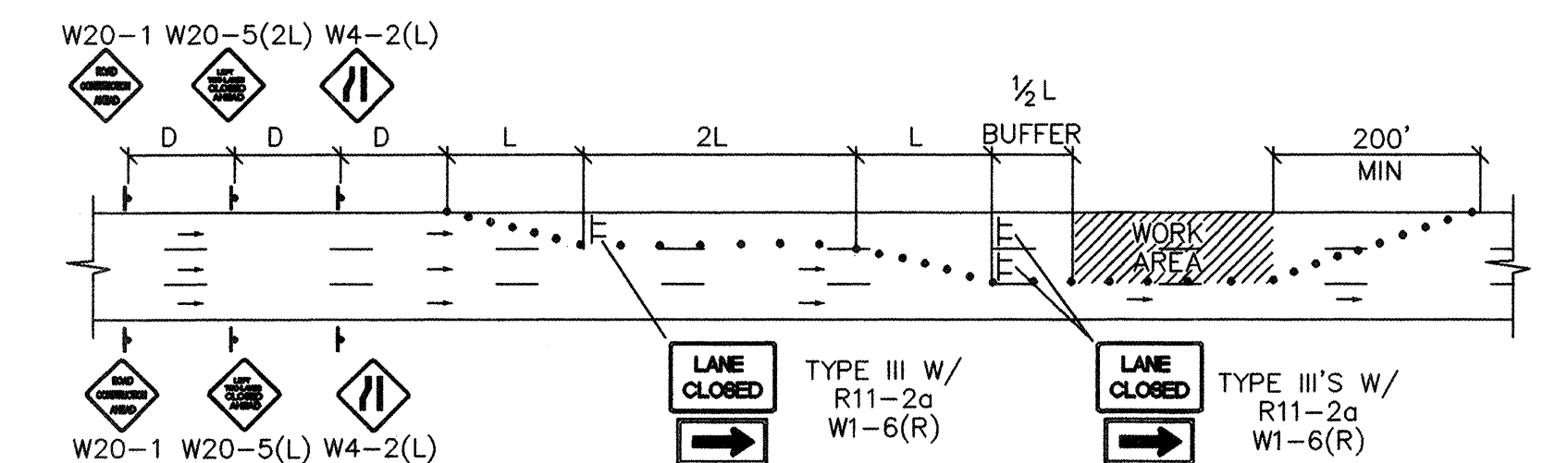


TYPICAL STREET CLOSURE

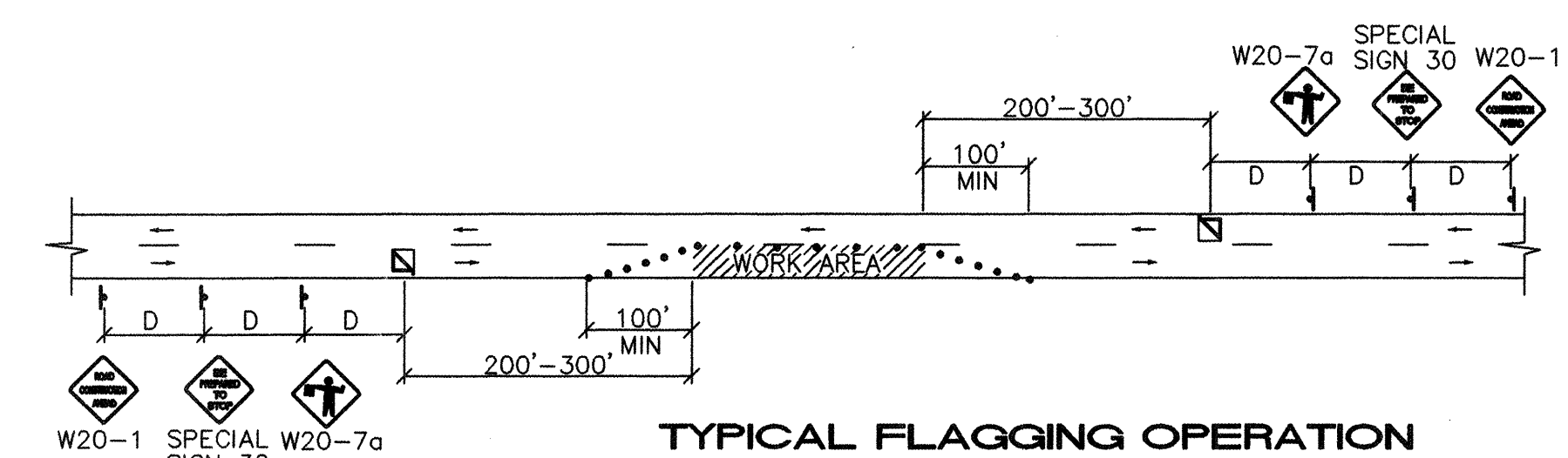
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



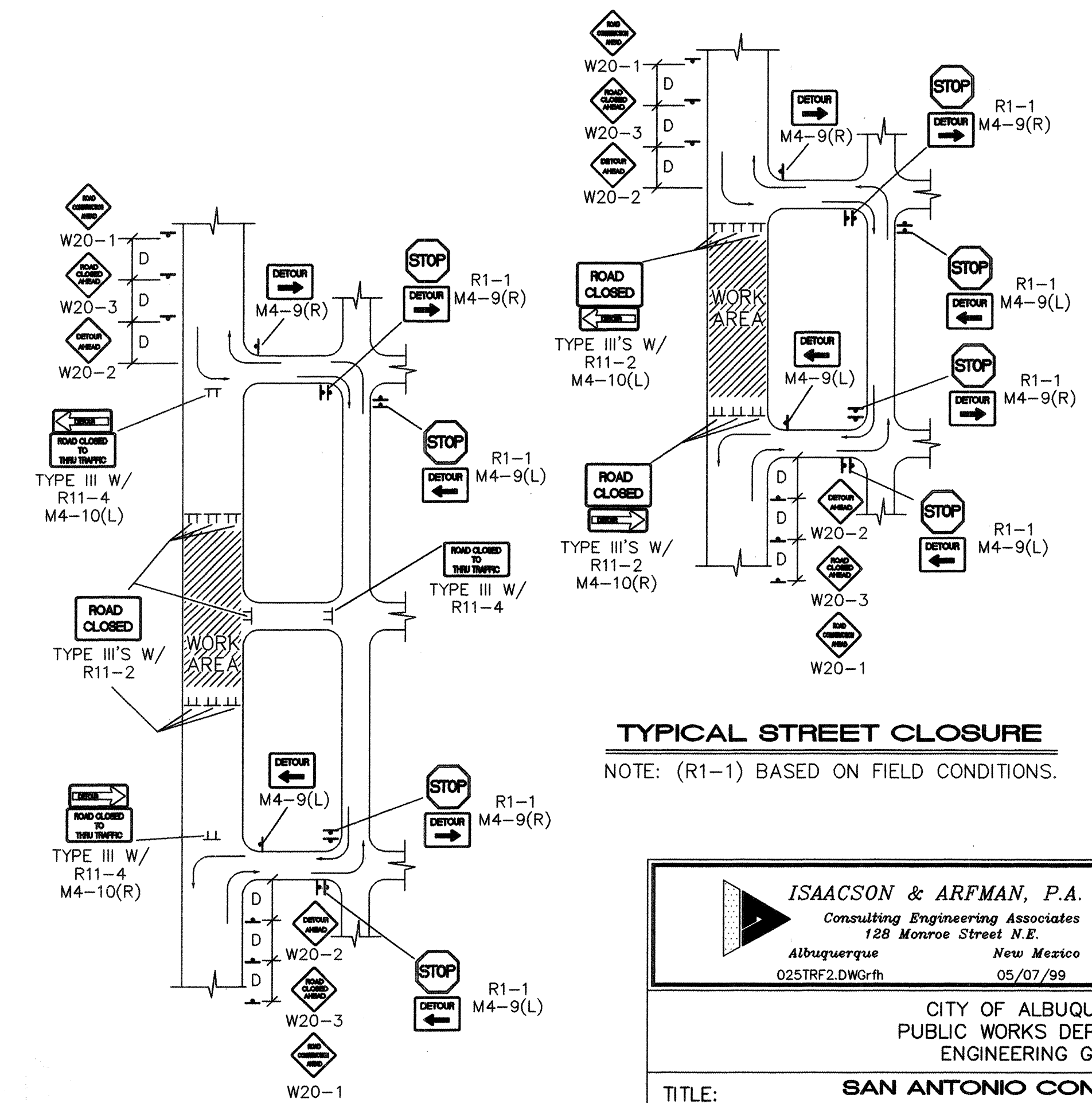
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

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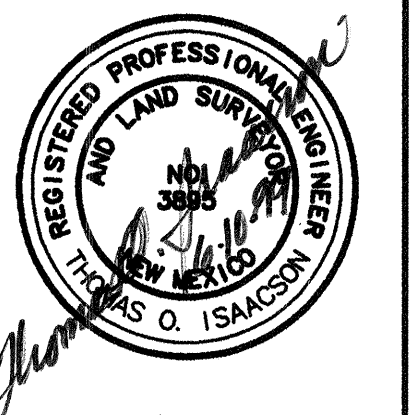
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SAN ANTONIO CONDOMINIUMS**
TRAFFIC CONTROL & SIGNING EXAMPLES

Design-Review-Committee City Engineer Approval
APPROVED JUN 24 2001
DESIGN REVIEW COMMITTEE CITY ENGINEER

City Project No. 615681 Zone Map No. D-18

Sheet 9 Of 9



REVISIONS	DATE	BY
DESIGN	04/99	TOI
CHECKED BY	04/99	TOI

CONTRACTOR		DATE	
WORK STAGED BY	DATE		
INSPECTOR'S ACCEPTANCE	DATE	11/14/01	
BY TONY A. G. G. G.	DATE		
REVISIONS BY	DATE		
CORRECTED BY	DATE		
MICRO-FILM INFORMATION			
RECORDED BY	DATE		
NO.			