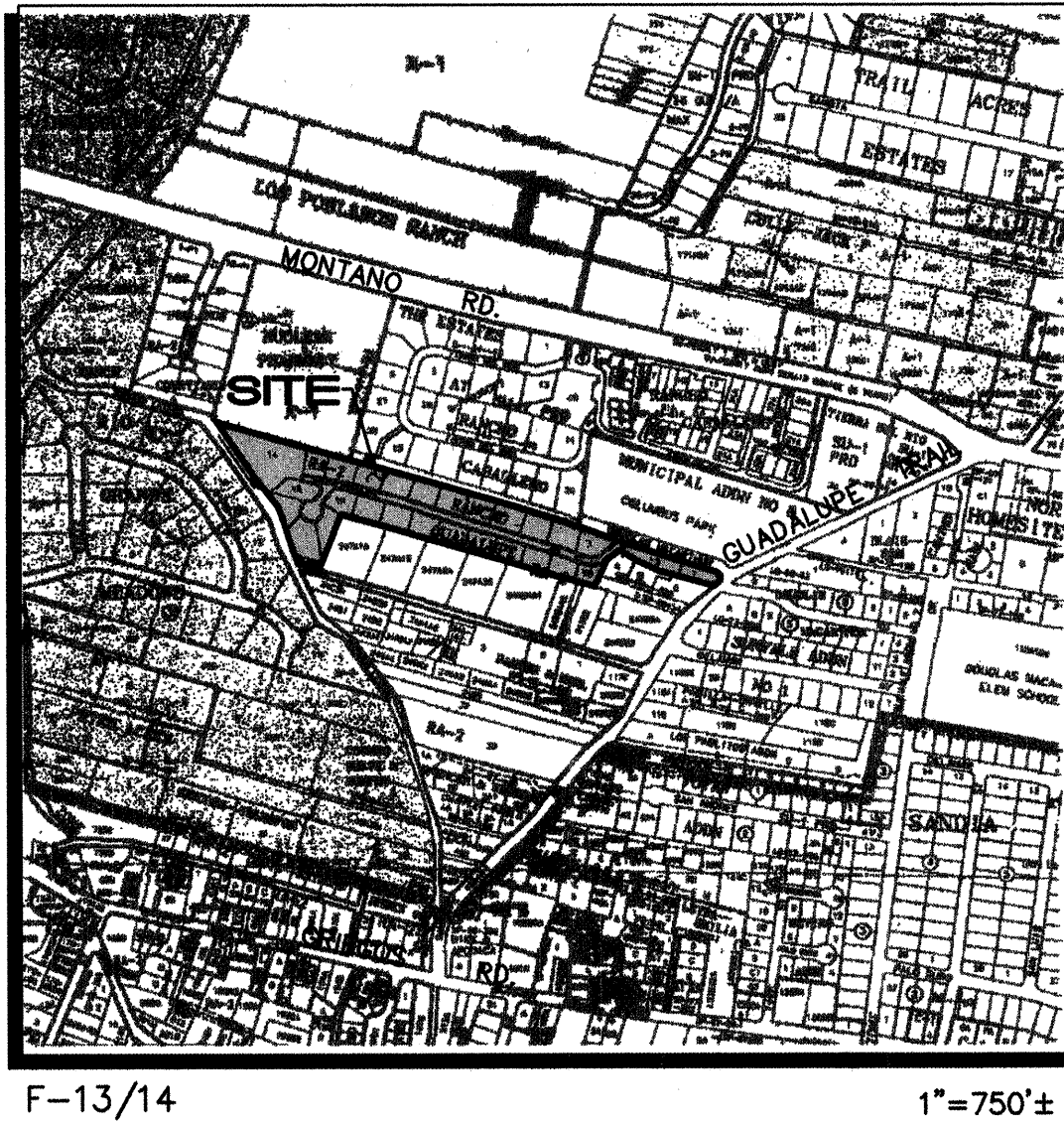


IMPROVEMENT PLANS
(PUBLIC AND PRIVATE)
FOR
RANCHO GUADALUPE
ALBUQUERQUE, NEW MEXICO
JULY 1999

PREPARED FOR:
RANCHO GUADALUPE, LLC
4316 CARLISLE NE, STE A
ALBUQUERQUE, NM 87107

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108



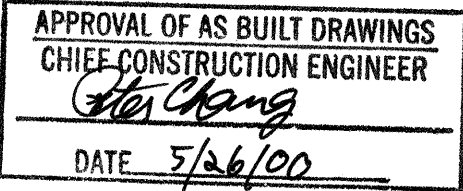
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3	GRADING PLAN
4	GRADING DETAILS & NOTES
	<u>PAVING PLAN & PROFILE SHEETS</u>
5	MASTER PAVING PLAN
6	RANCHO GUADALUPE TRAIL
7	RANCHO GUADALUPE TRAIL
8	RANCHO GUADALUPE CUL-DE-SAC
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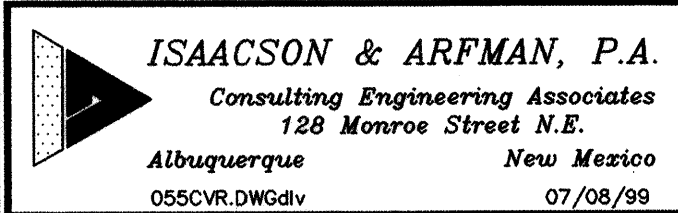
GENERAL NOTES

- 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.
- TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- 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 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.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- 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.
- 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.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- 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.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



Terrence W. O'Brien
5/16/99
AS BUILT



REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		8-18-99	APPROVED FOR CONSTRUCTION City Engineer Date					
		Transportation		7-14-99						
		Water/Wastewater		7-30-99						
		Hydrology		7-27-99						
		CIP								
Constr. Mngmt.		8-9-99								
Constr. Coord.										
City Project No.		6159.81		Sheet		1		Of		15

BOUNDARY SURVEY FOR
RANCHO GUADALUPE
WITHIN
SECTIONS 31 AND 32
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 1999

DESCRIPTION

A tract of land situate, within M.R.G.C.D. MAPS NO. 31 & 32, Sections 31 and 32, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 THRU 28, RANCHO GUADALUPE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 28, 1979 in Volume C16, Folio 32 and containing 9.6471 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents or record entitled:
 - "PLAT FOR RANCHO GUADALUPE", (12-28-79, C16-32)
 - "PLAT FOR NUCLEAR PHARMACY", (08-20-84, C24-164)
 - "PLAT FOR THE ESTATES AT RANCHO CABALLERO, PHASE 2", (08-28-92, 92C-183)
 - "PLAT FOR MUNICIPAL ADDITION #8", (10-04-60, C5-32)
 - "PLAT FOR TORRES REDIVISION", (05-19-78, B14-182)
 - "PLAT FOR EAST PORTION TRACT 13", (04-02-80, A7-247)
 - "M.R.G.C.D. MAPS NO. 31 & NO. 32"

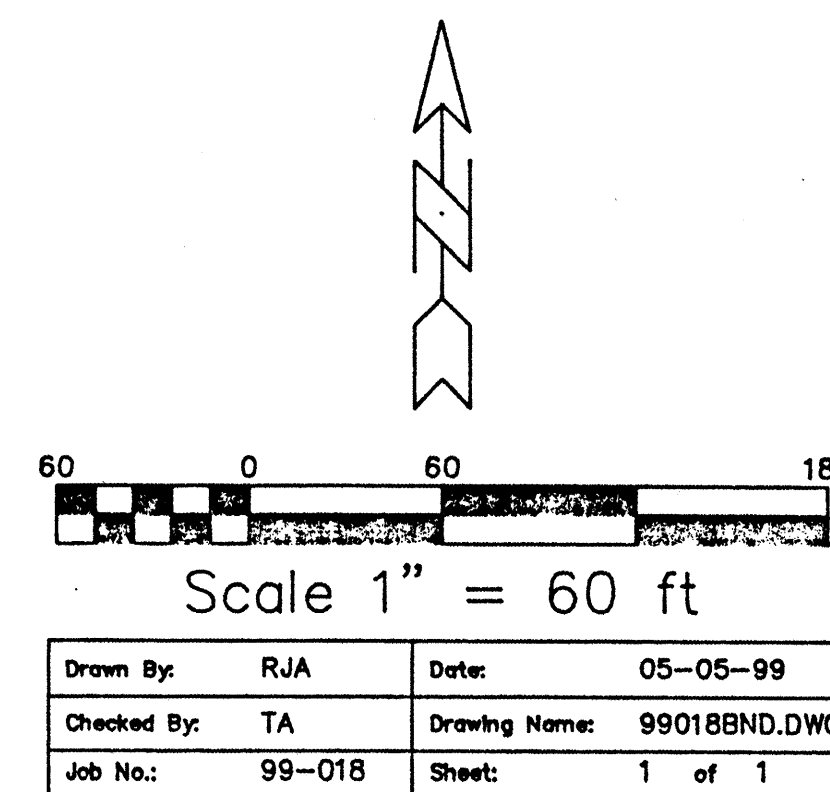
records of Bernalillo County, New Mexico.

- Date of Survey: April, 1999.
- Title Report: None provided.
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: RA-2
- Flood Zone Designation: Zone X, Panels 118 & 119 of 825, Flood Insurance Rate Map, Bernalillo County, New Mexico dated September 20, 1996. (This property does lie within the 100-year flood plain with average depths of less than 1 foot (1') or with drainage areas less than 1 square mile; and areas protected by levees).
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719".

EASEMENTS

- EXISTING TURN AROUND EASEMENT
- EXISTING 3' DRAINAGE EASEMENT
- EXISTING 6' SEWER EASEMENT
- EXISTING 7' UTILITY EASEMENT
- EXISTING 10' UTILITY EASEMENT
- EXISTING 5' x 5' WATER METER EASEMENT (TYP.)

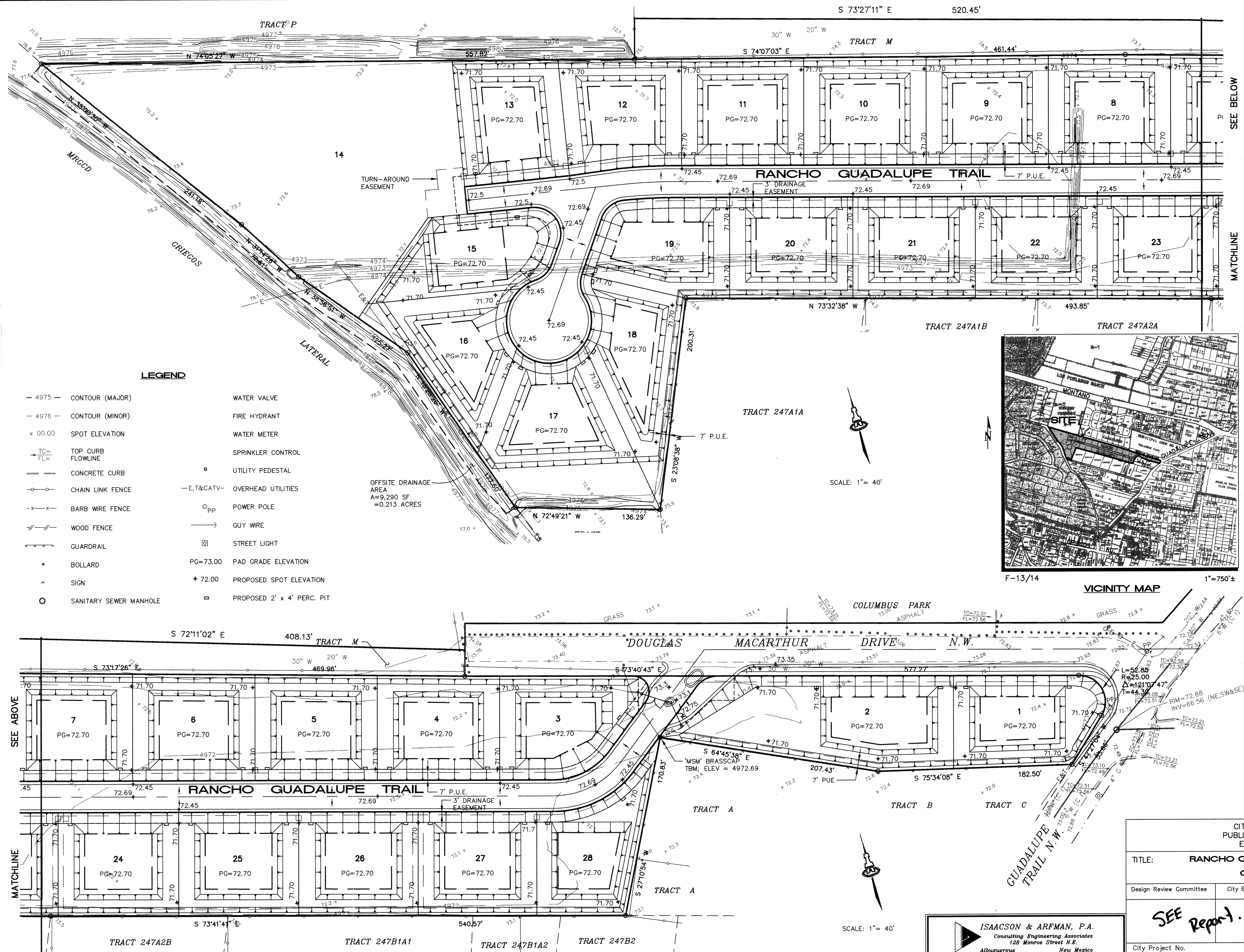
LINE	DIRECTION	DISTANCE
L1	S74°05'27"E (S74°18'34"E)	557.82' (557.74')
L2	S74°07'03"E (S74°19'40"E)	461.44'
L3	S73°17'26"E (S73°30'03"E)	469.96'
L4	S73°40'43"E (S73°53'00"E)	577.27'
L5	S47°27'04"W (S47°57'00"W)	53.66' (50.59')
L6	N75°34'08"W (N74°08'20"W)	182.50' (183.90')
L7	N64°45'38"W (N64°14'00"W)	207.43'
L8	S27°10'54"W (S27°19'28"W)	170.83' (171.95')
L9	N73°41'41"W (N73°32'36"W)	540.57' 493.85'
L10	S23°08'38"W (S23°14'40"W)	200.31' (202.04')
L11	N72°49'21"W (N72°19'25"W)	136.29' (137.20')
L12	N18°26'26"W (N17°56'30"W)	177.60' (178.05')
L13	N38°56'51"W (N38°28'55"W)	125.27' 72.61'
L14	N31°42'28"W (N30°44'30"W)	241.18' (247.22')
L15	N35°00'30"W (N36°01'10"W)	200.31' 48.92'
L16	N81°50'41"W (N81°20'34"W)	99.12' 26.00'
L17	N79°29'56"W (N79°00'00"W)	37.40' 60.66'
L18	S79°29'56"E (S79°00'00"E)	21.17'
L19	S35°30'04"W (S36°00'00"W)	56.27' (56.28')
L20	N35°00'04"E (N36°00'00"E)	0.91'



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 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 Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

05-05-99
Date
TIMOTHY ALDRICH, P.L.S. No. 7719
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990



SEE BELOW

MATCHLINE

SEE ABOVE

MATCHLINE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		DATE	
CONTRACTOR	J.R. Hale Const.	DATE	4/1999	FIELD NOTES	ALS	1		NO.	DATE	BY	REMARKS	DESIGNED BY	DATE
WITNESSED BY	Terry P. Arfman	DATE										DRAWN BY	DATE
INSPECTOR'S SIGNATURE	Terry P. Arfman	DATE										CHECKED BY	DATE
ACCEPTANCE SIGNATURE	Terry P. Arfman	DATE											
VERIFICATION	Terry P. Arfman	DATE											
CONTRACT	Terry P. Arfman	DATE											
PROJECT	Terry P. Arfman	DATE											
ELEVATION	4974.72 FEET	DATE											
RECORDED BY		DATE											
NO.		DATE											



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RANCHO GUADALUPE SUBDIVISION GRADING PLAN

Design Review Committee City Engineer Approval

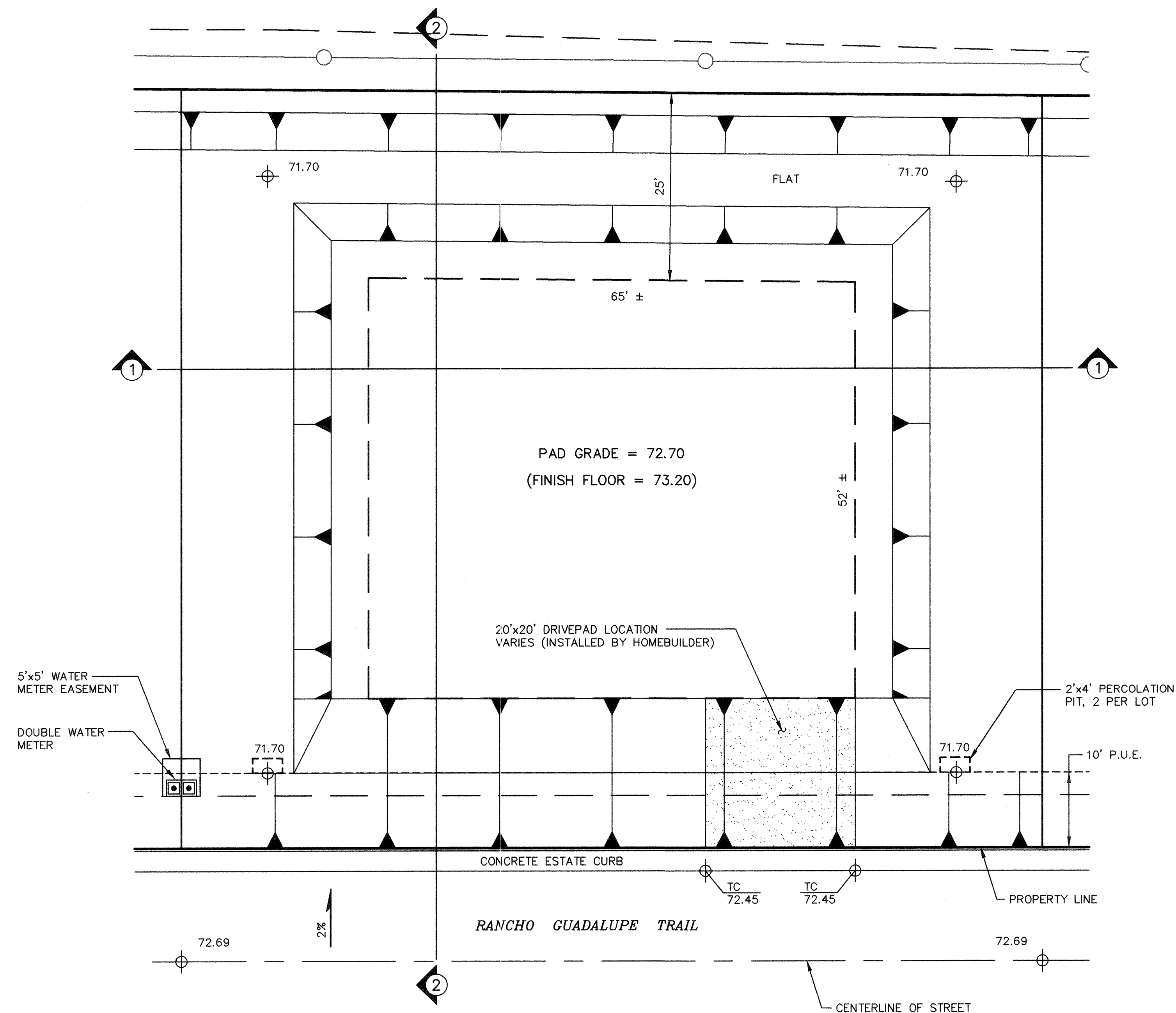
SEE Report.

City Project No. 6159.81 Zone Map No. F-13/14 Sheet 3 Of 15

City Engineer Update

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

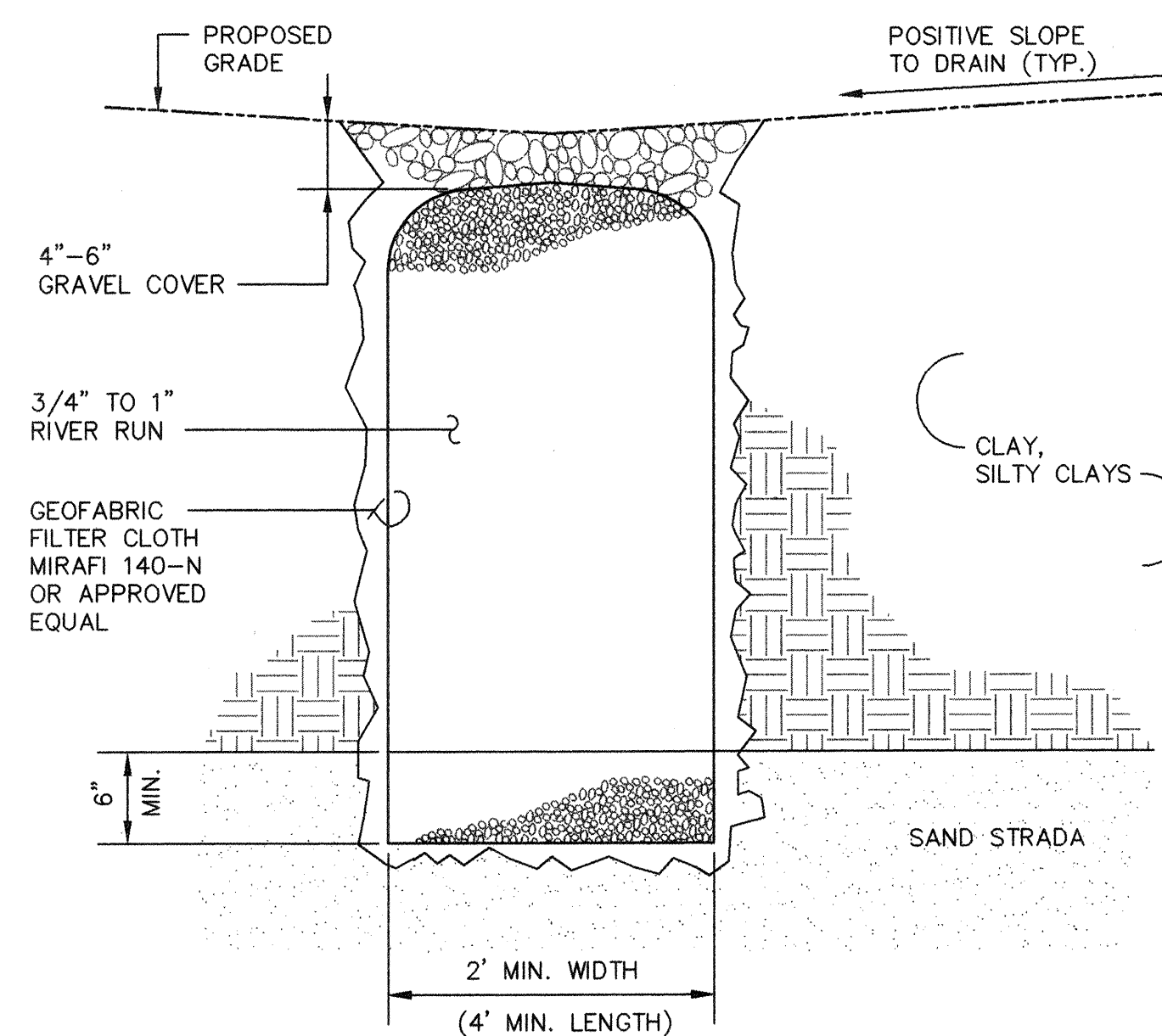
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87109
055GRD.DWGdv 07/19/99



TYPICAL LOT GRADING PLAN
SCALE: 1"=10'

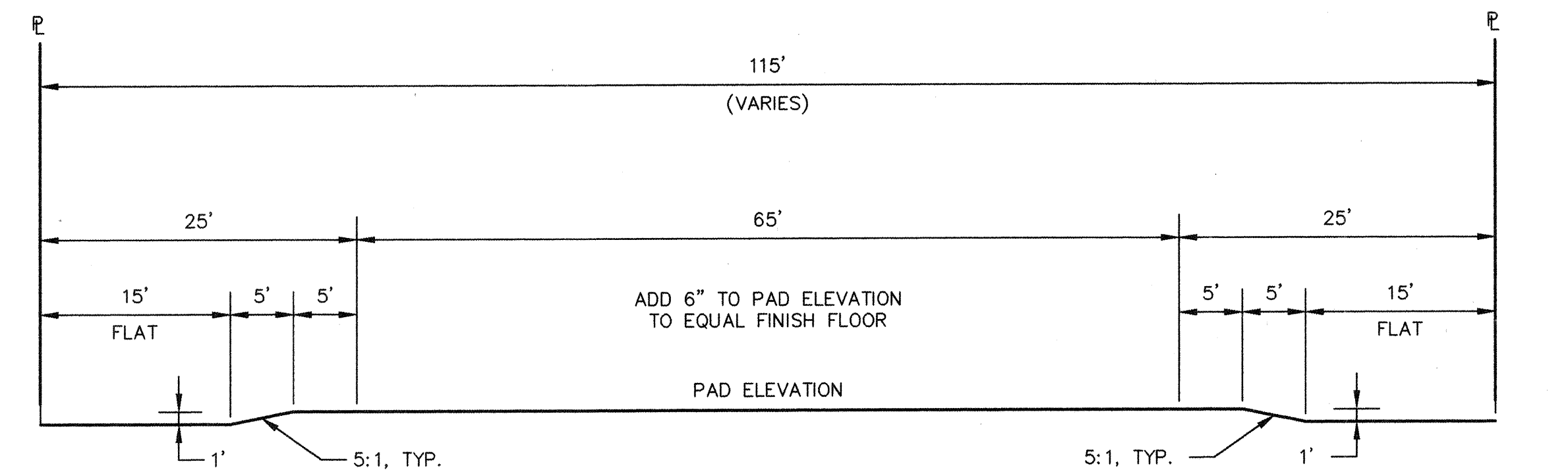
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% (95% FOR ALL HOUSE PADS), ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. 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 INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. 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.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

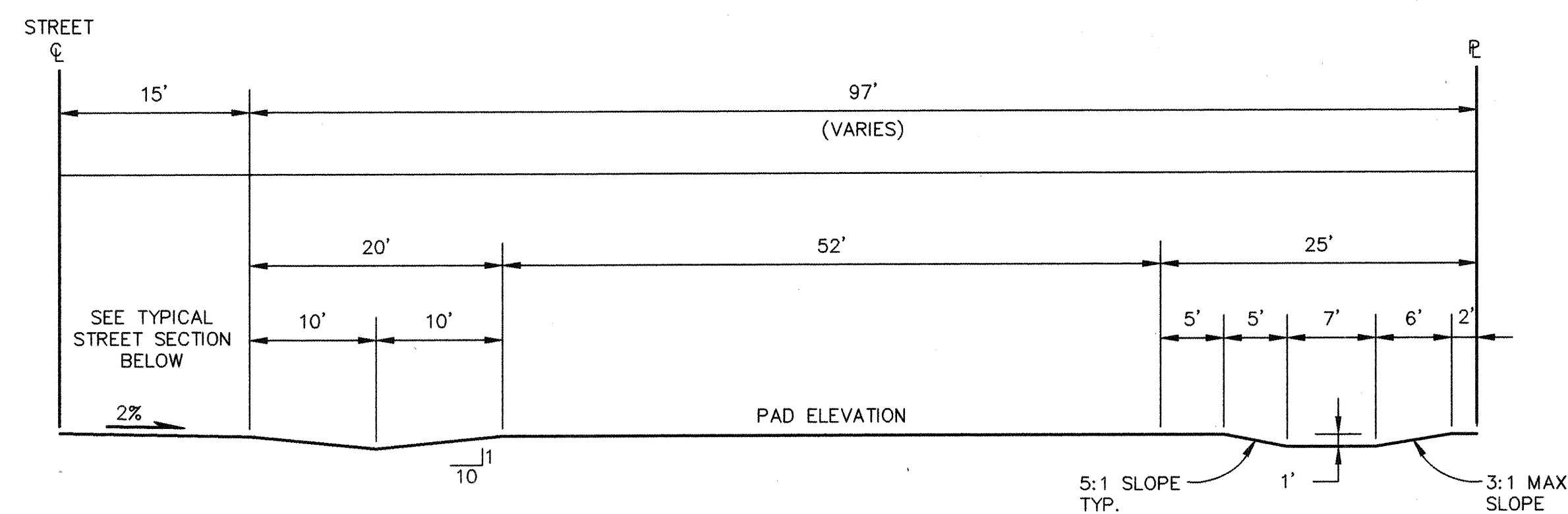


FRONT YARD STORMWATER PERCOLATION PITS

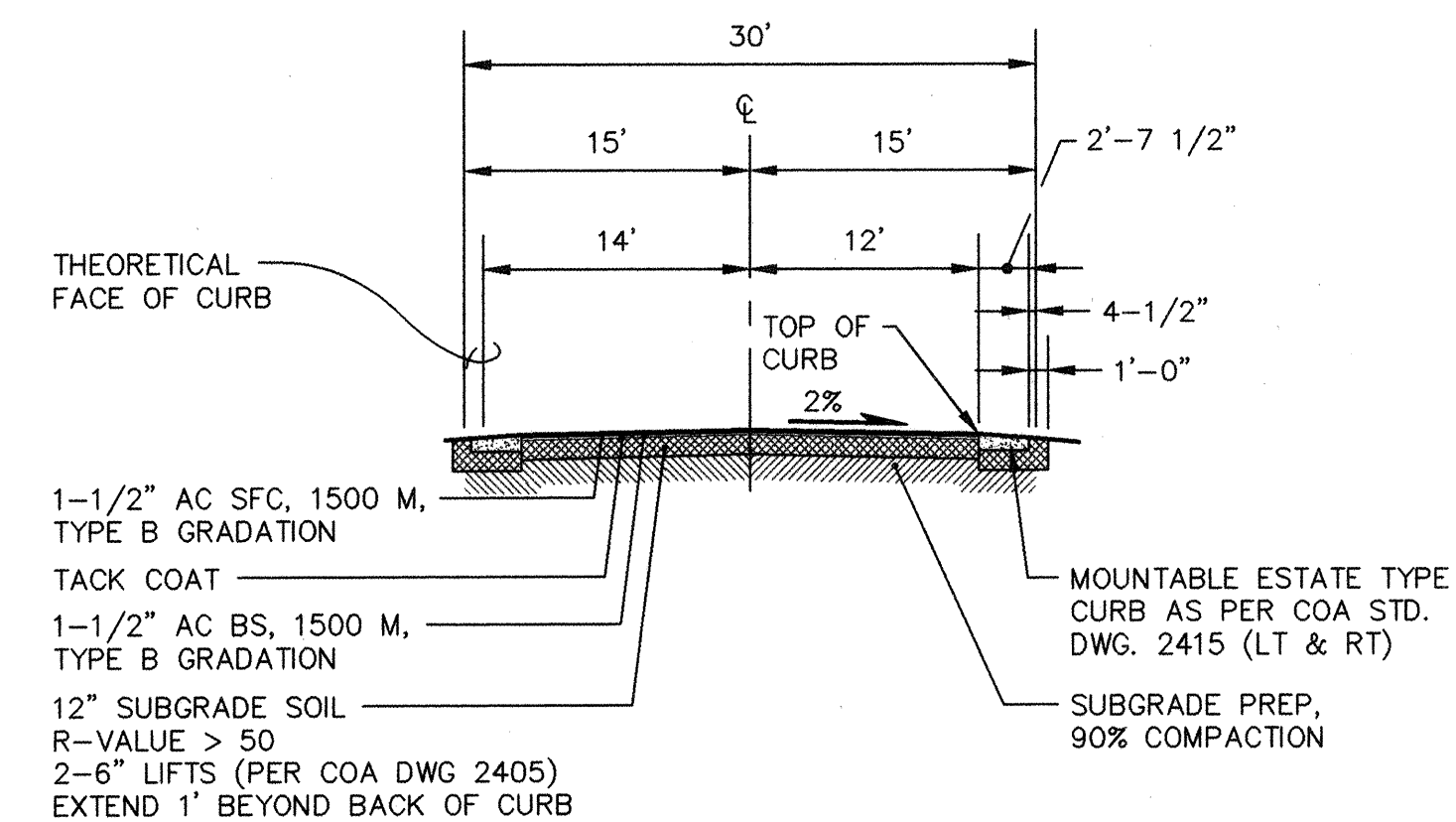
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SECTION 1
SCALE: 1"=10'

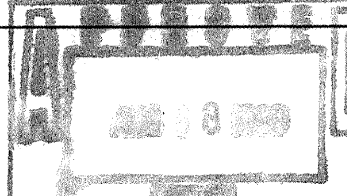
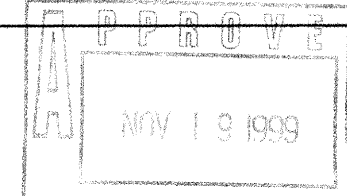


SECTION 2
SCALE: 1"=10'

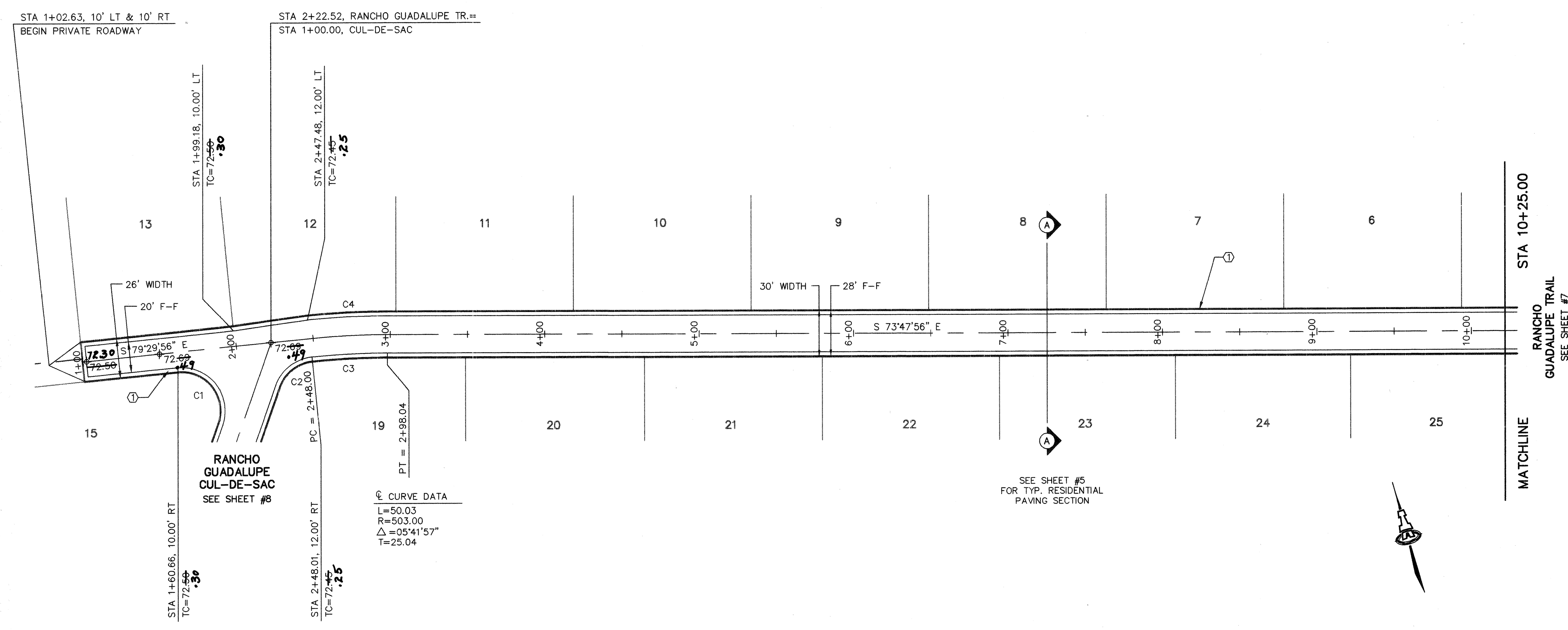


TYPICAL STREET SECTION
SCALE: 1"=10'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87102
 055DTL1.DWGdlv 07/18/99

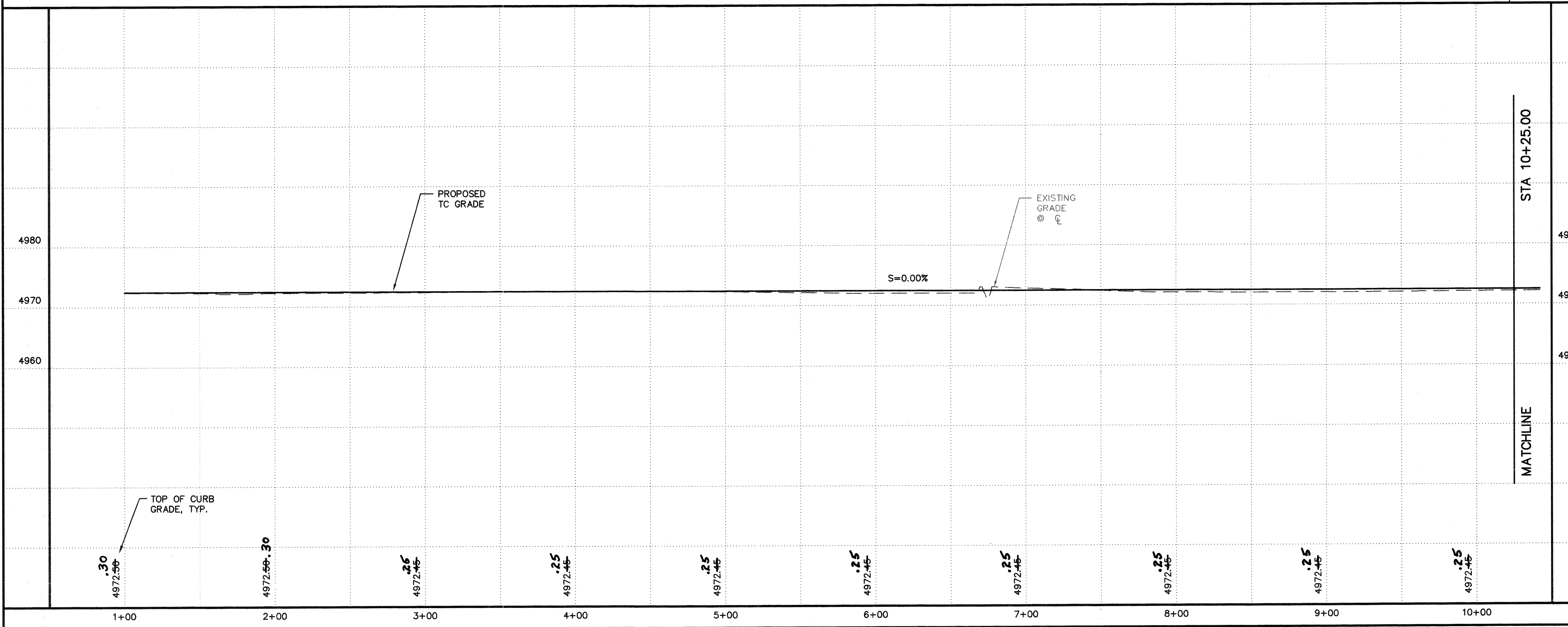
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: RANCHO GUADALUPE SUBDIVISION GRADING DETAILS & NOTES			
Design Review Committee 		City Engineer Approval 	
City Project No. 6159.81		Zone Map No. F-13/14	
Last Design Update		Sheet Of 4 15	

SCANNED BY
MESA REPRO



RANCHO GUADALUPE TRAIL

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



KEYED CONSTRUCTION NOTES ○
1. MOUNTABLE ESTATE TYPE CURB PER COA STD DWG #2415.

BACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	50.94	25.38	115°00'00"
C2	28.79	25.38	65°00'00"
C3	48.57	488.38	05°41'55"
C4	50.77	517.62	05°37'09"

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
055PV1.DWGdlv 07/07/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

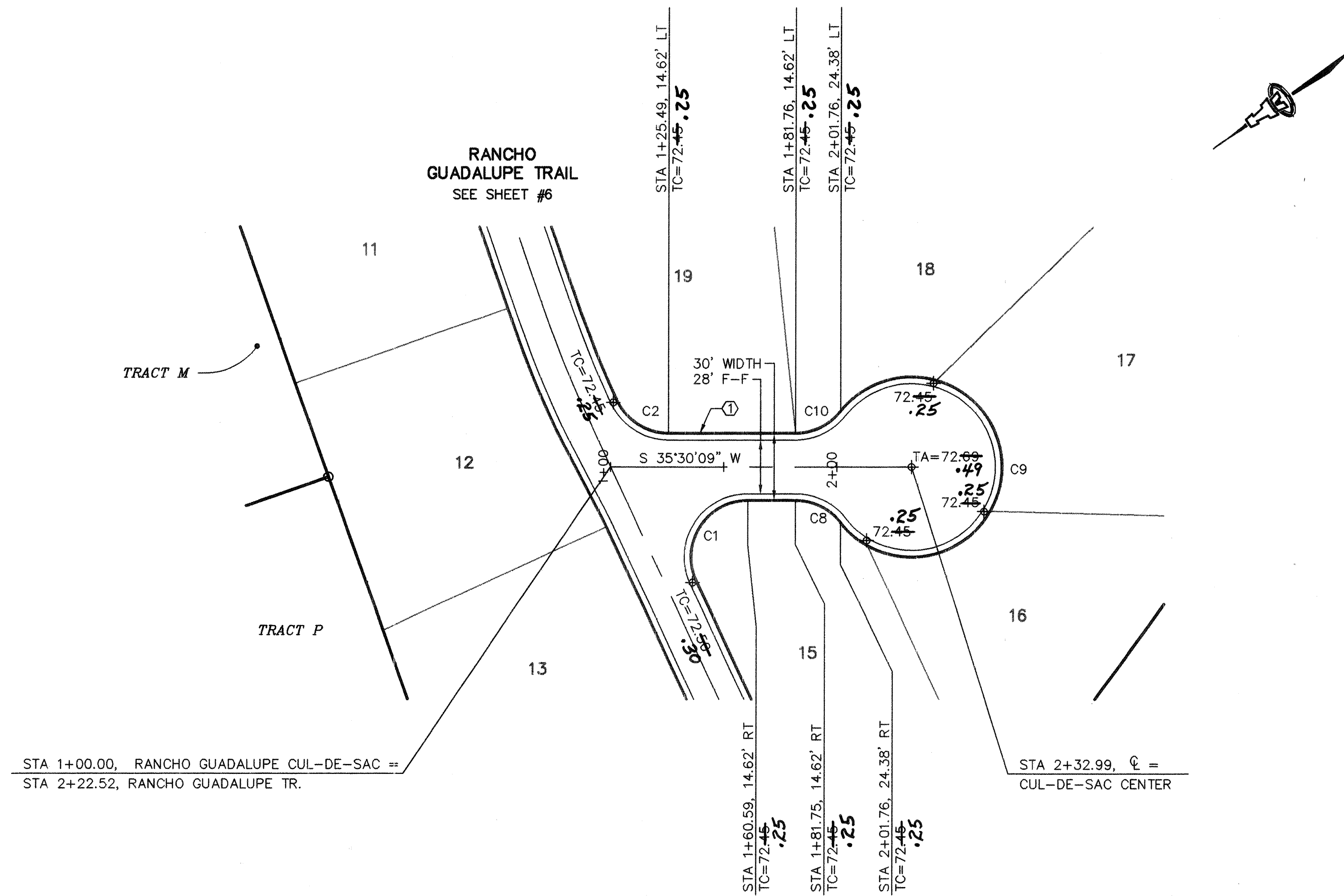
TITLE: RANCHO GUADALUPE SUBDIVISION
RANCHO GUADALUPE TRAIL
PAVING PLAN & PROFILE

Design Review Committee
City Engineer Approval
APPROVED
NOV 19 1999
CITY ENGINEER

City Project No. 6159.81
Zone Map No. F-13/14

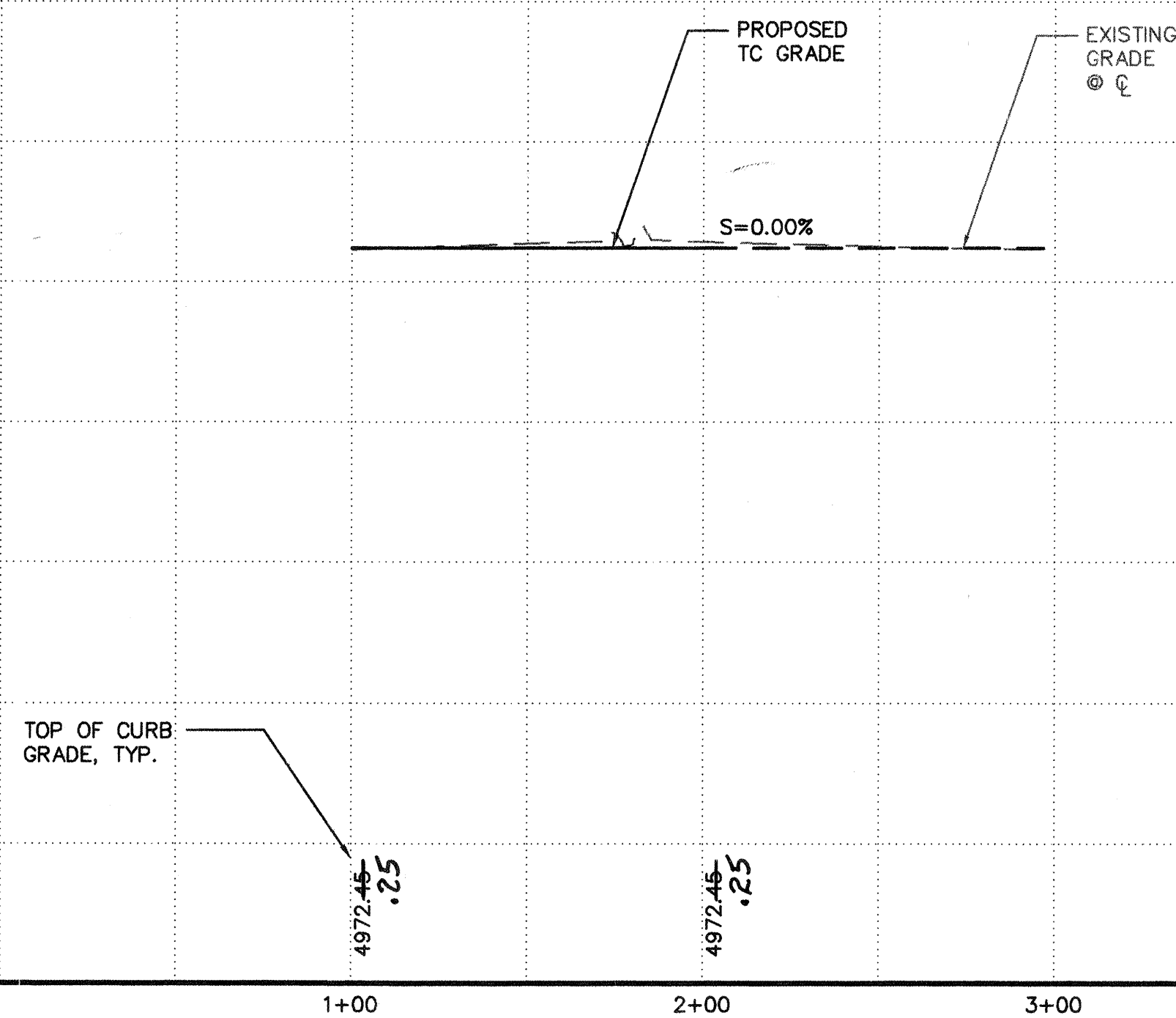
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	J.R. Hale Const.	ACS MONUMENT	"15-F13" SET 1900' WEST OF INTERSECTION OF GUADALUPE TRAIL NW. AND MONTANO RD. NW AND 51' NORTH OF THE MONTANO CENTERLINE.	FIELD NOTES	ALS		REVISIONS
WORK STARTED BY	TJB	DATE	8/97	1			
ACCEPTANCE BY	J.R. Hale	DATE	9/90			NO. DATE	BY
REVISIONS						DESIGNED BY	DATE
CORRECTED BY	TJB					DRAWN BY	DATE
RECORDED BY						CHECKED BY	DATE

MICRO-FILM INFORMATION		REVISIONS	
NO.		NO. DATE	BY
		DESIGNED BY	DATE
		DRAWN BY	DATE
		CHECKED BY	DATE



RANCHO GUADALUPE CUL-DE-SAC

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



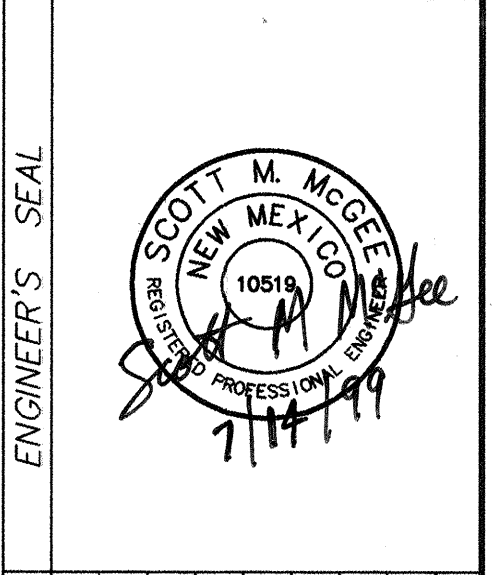
KEYED CONSTRUCTION NOTES

1. MOUNTABLE ESTATE TYPE CURB PER COA
STD DWG #2415.

BACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	50.94	25.38	115°00'00"
C2	28.79	25.38	65°00'04"
C8	23.04	25.38	52°01'12"
C9	196.41	39.62	284°02'25"
C10	23.04	25.38	52°00'40"

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	ACS MONUMENT	INTERSECTION OF GUADALUPE TRAIL NW. AND MONTANO RD. NW AND S1' NORTH OF THE MONTANO CENTERLINE.	FIELD NOTES	1
WORK BY	DATE	INTERSECTION	MONTANO RD. NW AND S1' NORTH OF THE MONTANO CENTERLINE.	ALS	4/1999
ACCEPTANCE BY	DATE	VERIFICATION BY	ELEVATION = 4974.72 FEET		
DRAWINGS	DATE	RECORD BY			
NO.	DATE				



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

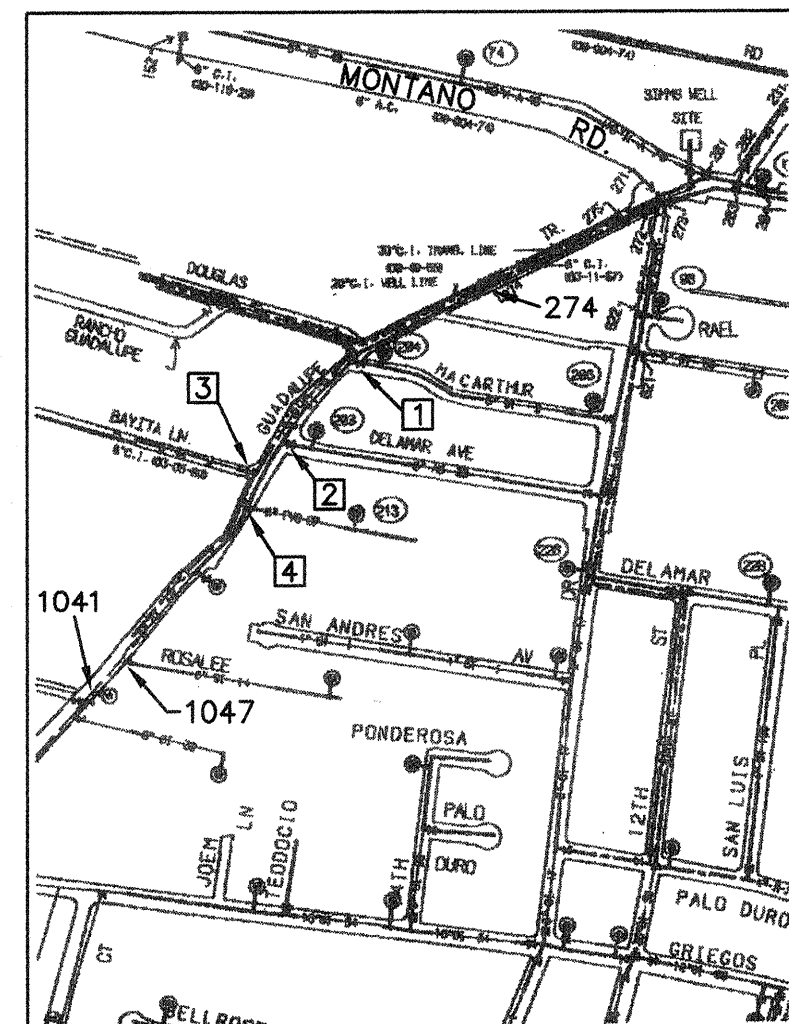
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128 Monroe Street N.E.
Albuquerque, New Mexico
055PV2.DWGdlv 07/07/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RANCHO GUADALUPE SUBDIVISION
RANCHO GUADALUPE CUL-DE-SAC
PAVING PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED NOV 18 1999	APPROVED NOV 19 1999		
CITY ENGINEER	Lost Design Update		
City Project No.	Zone Map No.	Sheet	Of
6159.81	F-13/14	8	15

TRACT P

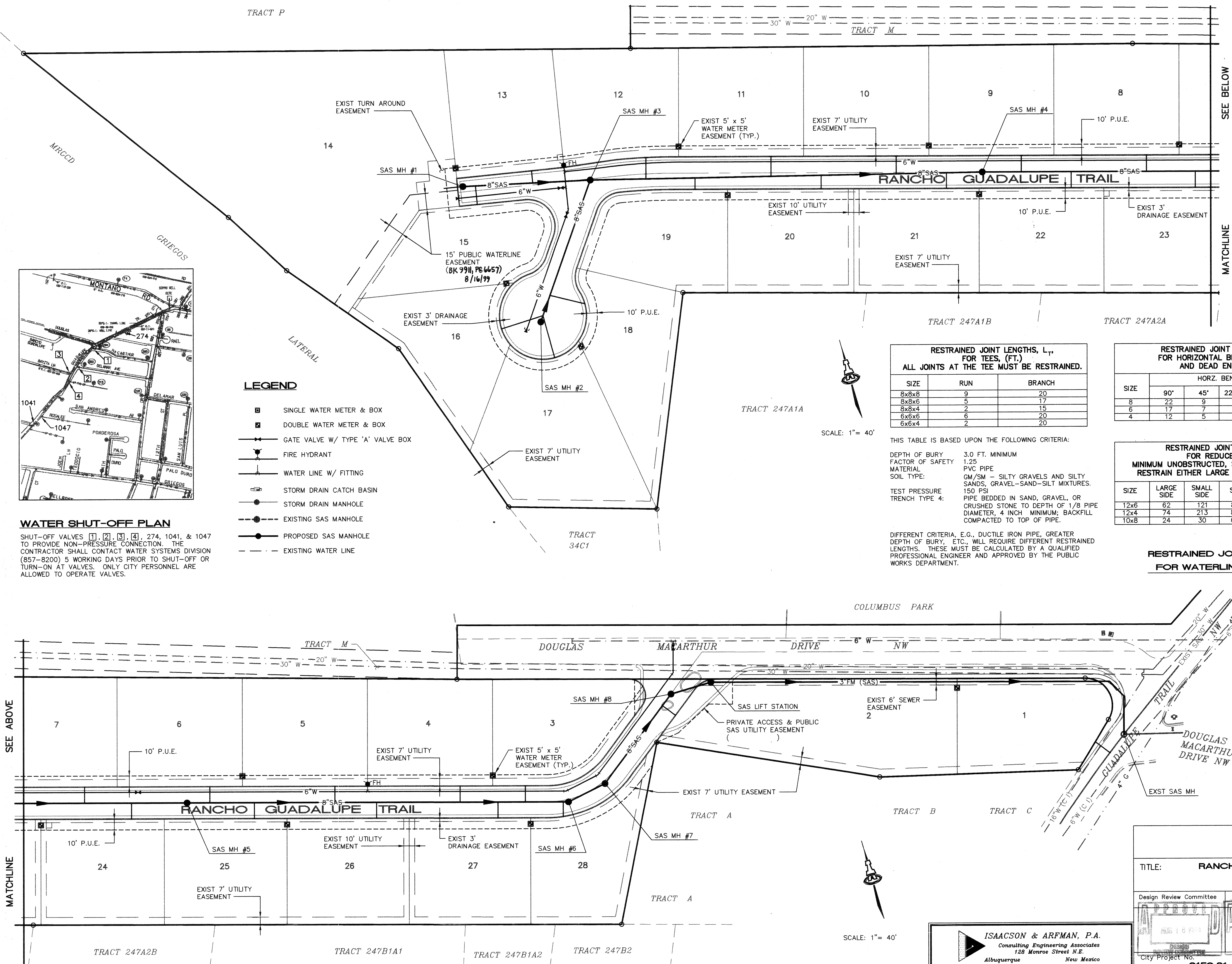


WATER SHUT-OFF PLAN

SHUT-OFF VALVES 1, 2, 3, 4, 274, 1041, & 1047 TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 5 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING SAS MANHOLE
- PROPOSED SAS MANHOLE
- EXISTING WATER LINE



RESTRAINED JOINT LENGTHS, L _T , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.25
 MATERIAL: PVC PIPE
 SOIL TYPE: CM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

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

RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

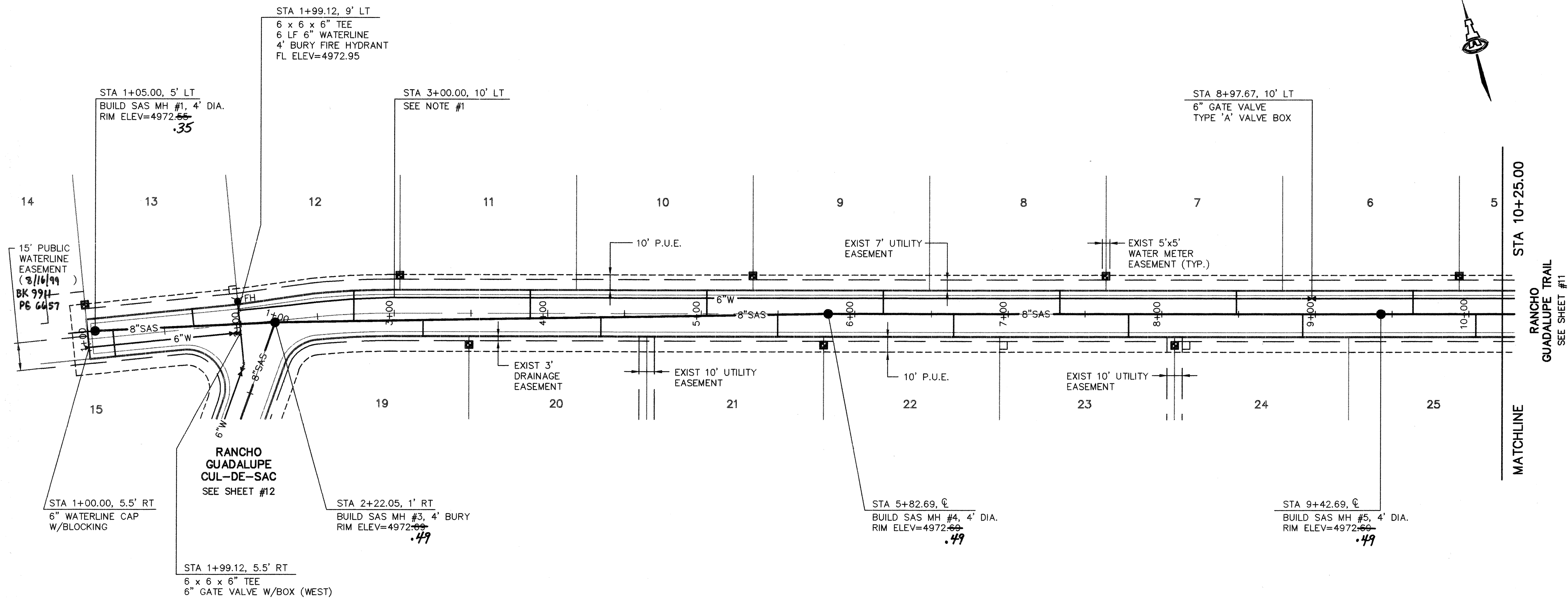
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	J.R. Hale Construction	ACS MONUMENT	"15-F13" SET 1900' WEST OF INTERSECTION OF GUADALUPE TRAIL NW. AND MONTANO RD. NW AND 51' NORTH OF THE MONTANO CENTERLINE.	FIELD NOTES	4/1999	NO.	10819
DATE	8/1/00	DATE	8/1/00	DATE	8/1/00	DATE	8/1/00
DESIGNED BY	TOB	DESIGNED BY	TOB	DESIGNED BY	TOB	DESIGNED BY	TOB
DRAWN BY	TOB	DRAWN BY	TOB	DRAWN BY	TOB	DRAWN BY	TOB
CHECKED BY	TOB	CHECKED BY	TOB	CHECKED BY	TOB	CHECKED BY	TOB
RECORDED BY	TOB	RECORDED BY	TOB	RECORDED BY	TOB	RECORDED BY	TOB
ELEVATION = 4974.72 FEET		ELEVATION = 4974.72 FEET		ELEVATION = 4974.72 FEET		ELEVATION = 4974.72 FEET	



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 Albuquerque, New Mexico 87107
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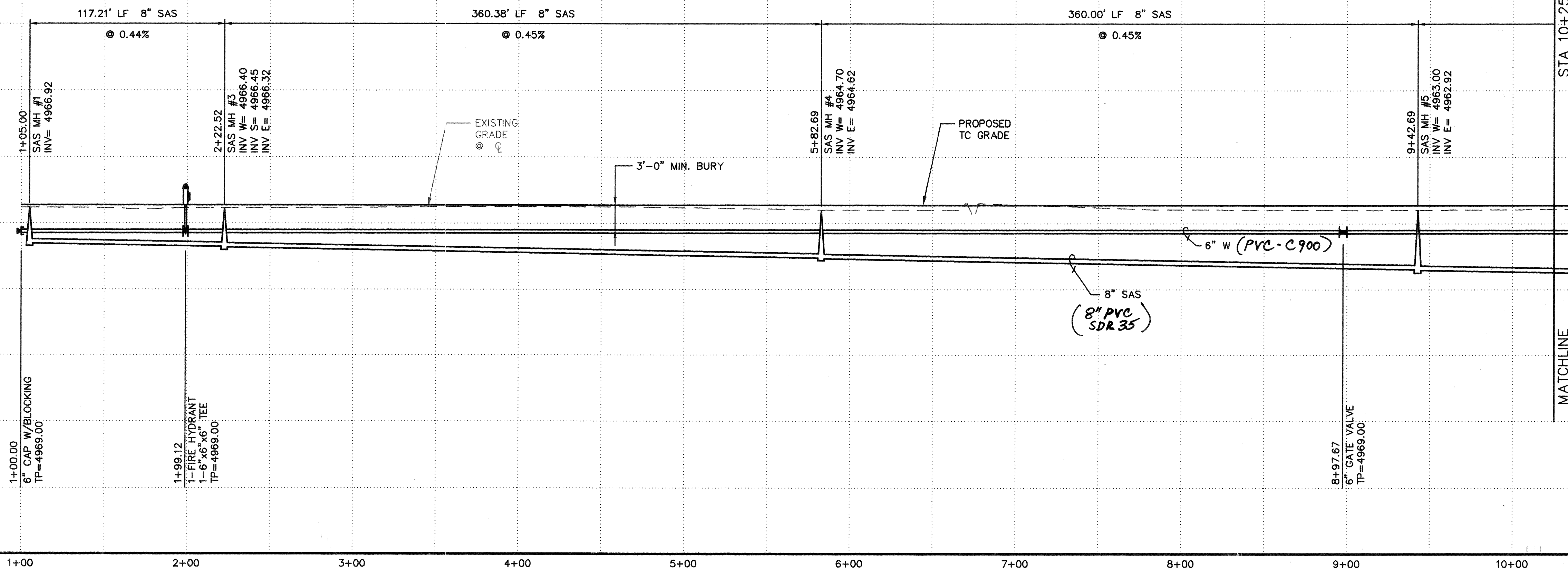
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: RANCHO GUADALUPE SUBDIVISION MASTER UTILITY PLAN	
Design Review Committee	City Engineer Approval
APPROVED	APPROVED
City Project No. 6159.81	Zone Map No. F-13/14
Sheet 9 Of 15	

SCANNED BY
MESA REPRO



RANCHO GUADALUPE TRAIL

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2118, 2125, & 2136.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2360, 2361, & 2362.
3. SEE SHEET #9 FOR WATER SHUT-OFF PLAN AND RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
4. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

CONSTRUCTION NOTES

1. DEFLECT WATERLINE 5'42"00" RIGHT FROM STA 2+40.00 TO STA 3+00.00.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ END
	WATER, LENGTH	SAS, LENGTH	
5	9+93.66, 12'	7+81.39, 24'75"	67.5
6	9+93.66, 12'	9+63.66, 15'	67.5
7	7+63.66, 12'	8+48.66, 15'	67.5
8	7+63.66, 12'	7+33.66, 15'	67.5
9	5+33.66, 13'	6+18.66, 15'	67.5
10	5+33.66, 13'	5+03.66, 16'	67.5
11	3+03.66, 16'	3+88.66, 18'	67.5
12	2+73.43, 20'	2+73.43, 20'	67.5
13	1+69.12, 14'	1+69.12, 14'	67.5
14	1+00.00, 11'	SAS MH #1, 15'	67.5
15	1+16.44, 42'18"	1+16.44, 42'18"	67.5
19	3+48.76, 11'	3+18.76, 11'	67.5
20	4+34.61, 13'	4+34.61, 13'	67.5
21	5+79.84, 28'	5+49.84, 14'	67.5
22	6+64.44, 15'	6+64.44, 15'	67.5
23	7+78.43, 15'	7+78.43, 15'	67.5
24	8+08.43, 28'	8+91.82, 15'	67.5
25	10+34.62, 28'	10+04.62, 15'	67.5

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

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128 Monroe Street N.E.
Albuquerque, New Mexico 87102
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RANCHO GUADALUPE SUBDIVISION
RANCHO GUADALUPE TRAIL
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
NOV 19 1999	NOV 19 1999		
CITY ENGINEER	CITY ENGINEER		
City Project No. 6159.81	Zone Map No. F-13/14	Sheet 10	Of 15

RANCHO GUADALUPE TRAIL

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

GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2118, 2125, & 2136.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2360, 2361, & 2362.
- SEE SHEET #9 FOR WATER SHUT-OFF PLAN AND RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

CONSTRUCTION NOTES

- DEFLECT WATERLINE 8'22"00" LEFT FROM STA 12+90.00 TO STA 13+30.00
- DEFLECT WATERLINE 8'29"13" RIGHT FROM STA 14+32.00 TO STA 14+71.48.

UTILITY SERVICE TABLE

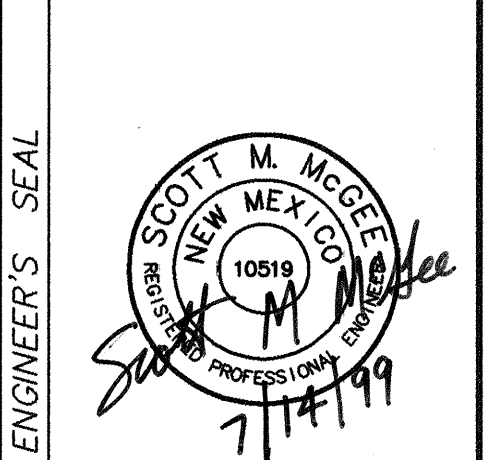
LOT NO.	STATION		SAS INV @ END
	WATER, LENGTH	SAS, LENGTH	
1	17+13.60, 41'	18+54.04, 17'	68.2
2		14+17.99, 25.35'	65.5
3		12+53.66, 25.75'	67.5
4	12+23.66, 12'	11+93.66, 25.75'	67.5
5	9+93.66, 12'	10+78.66, 25.75'	67.5
26	10+34.62, 28'	11+16.83, 25.75'	67.5
27	12+28.47, 25.75'	12+28.47, 25.75'	67.5
28	12+58.47, 28'	12+88.31, 24.14'	67.5

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS MONUMENT	DATE	FIELD NOTES	DATE	SEAL	DATE
WORKED BY	DATE	INTERSECTION OF GUADALUPE TRAIL NW AND MONTANO RD. NW AND 51' NORTH OF THE MONTANO CENTERLINE.	DATE	ALS	DATE		DATE
INSPECTED BY	DATE		DATE		DATE		DATE
ACCEPTANCE BY	DATE		DATE		DATE		DATE
COMPLETED BY	DATE		DATE		DATE		DATE
RECORDED BY	DATE		DATE		DATE		DATE

1	4/1999						
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NO.	DATE	REMARKS	BY	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE

LEGEND

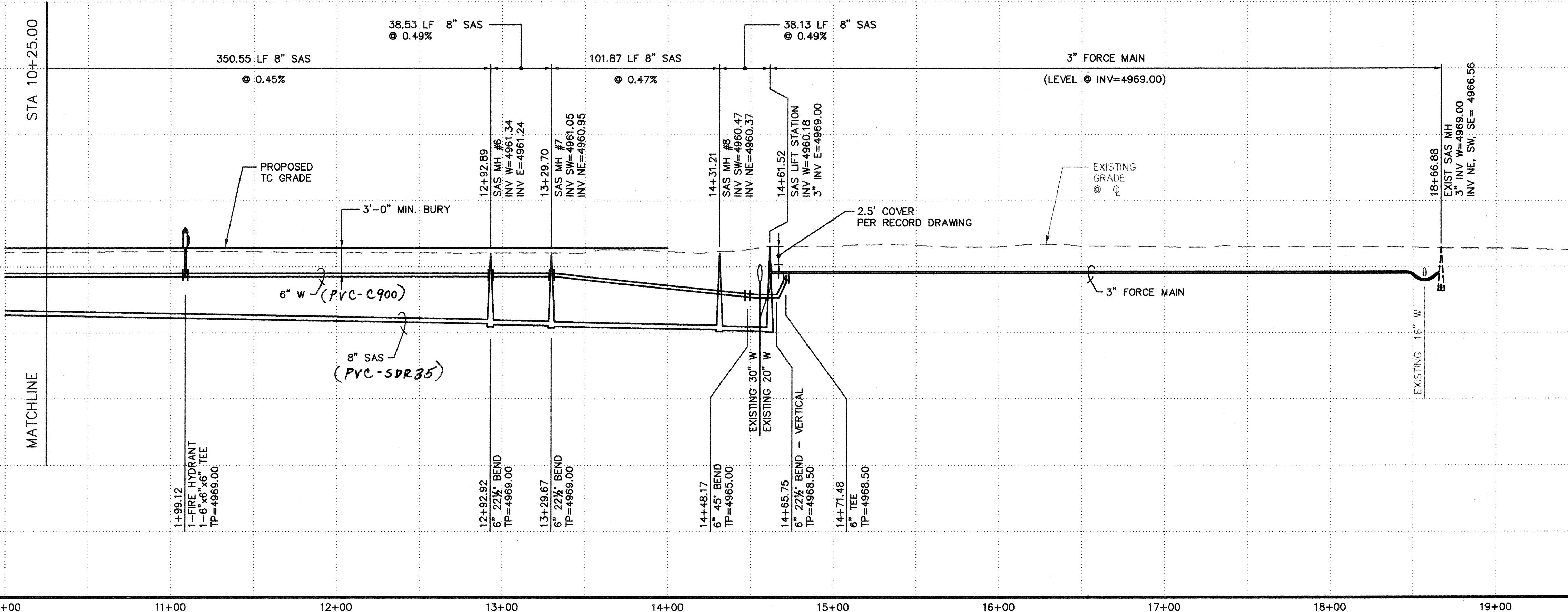
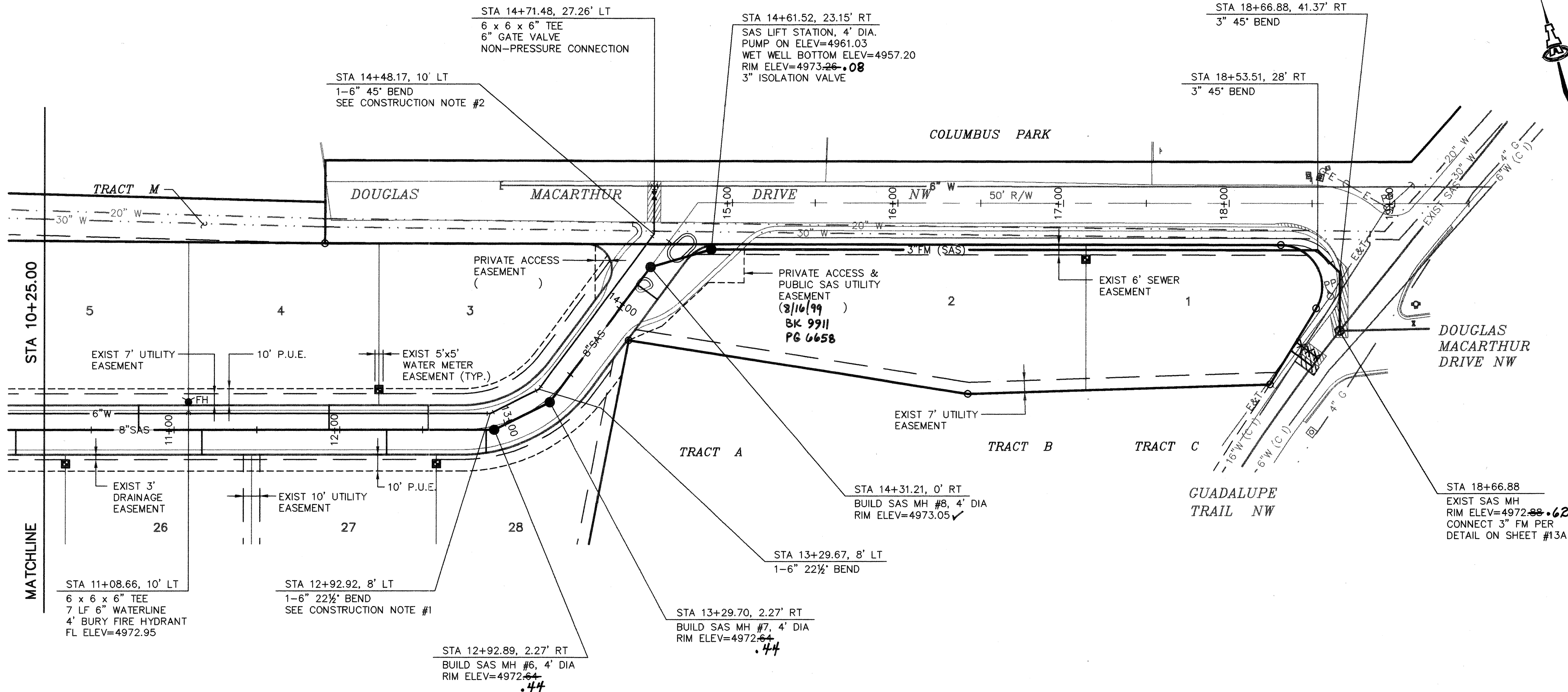
- SINGLE WATER METER & BOX
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- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

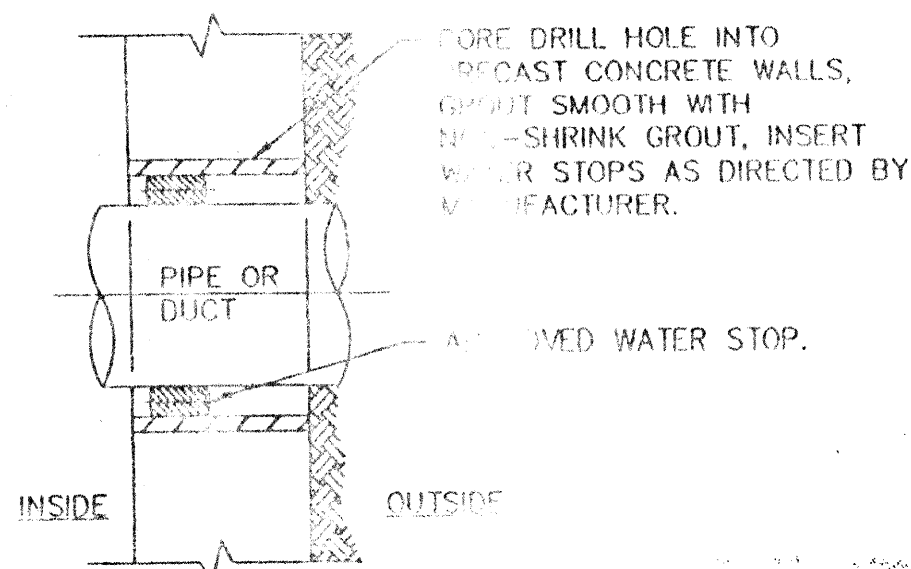
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Albuquerque, New Mexico 87102
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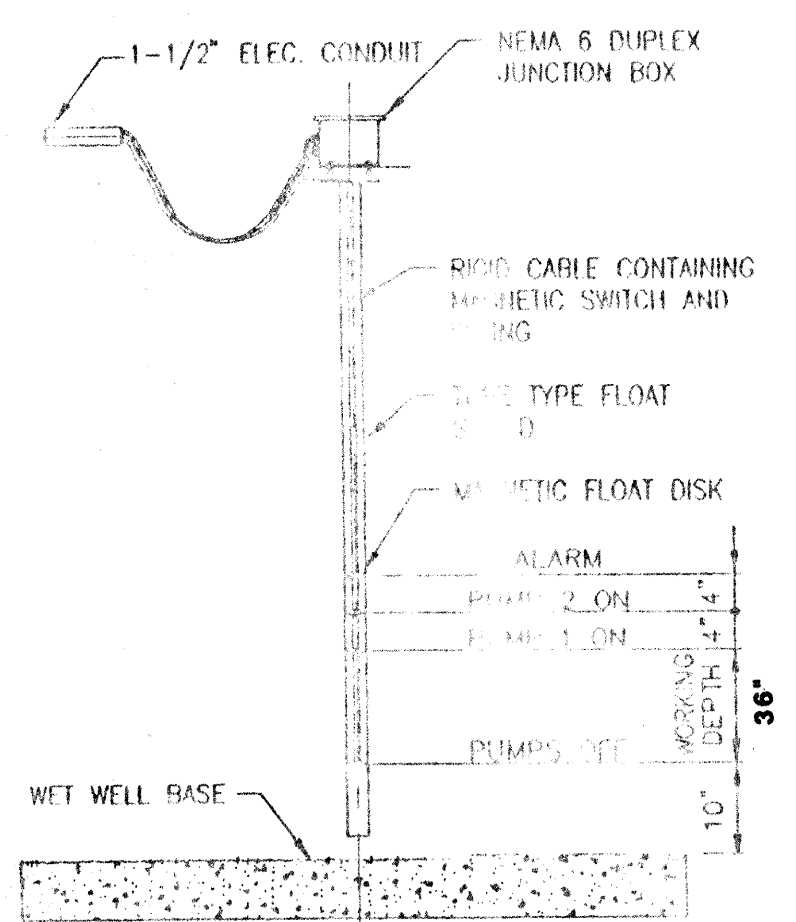
TITLE: **RANCHO GUADALUPE SUBDIVISION
RANCHO GUADALUPE TRAIL
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
City Project No. 6159.81	Zone Map No. F-13/14	Sheet 11	Of 15



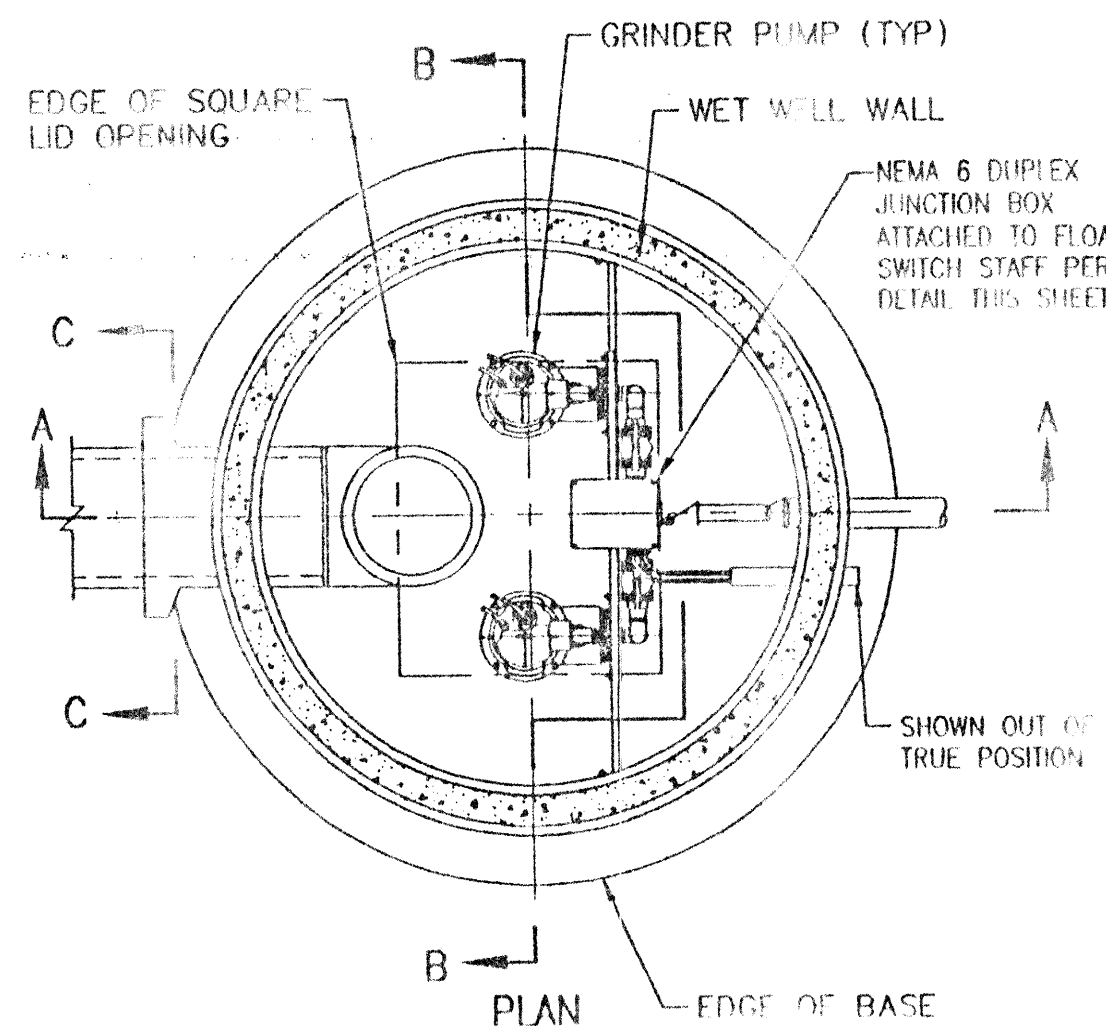


PIPE WALL PENETRATION DETAIL



FLOAT SWITCH STAFF

PUMPS SHALL BE FLYGT FP-3085
OR APPROVED EQUAL



NOTES:

1. VAULT SHALL BE OF PRECAST CONCRETE SECTIONS ONLY.
2. USE NON-SHRINK GROUT FOR JOINTS, FILLETS AND PIPE PENETRATIONS.
3. COMPACT ALL BACKFILL AROUND VAULT TO 95% PER ASTM D 1557.
4. IF POSSIBLE VAULT SHOULD HAVE A 6" EMERGENCY GRAVITY OVERFLOW PIPE CONNECTED TO OUTFALL SEWER WITH CHASE ELEVATION AT 3' MINIMUM BURY.
5. ALL INTERIOR SURFACES WILL BE COATED WITH APPROVED SEALER IN ACCORDANCE WITH COA SPECIFICATION SECTION 920.4.

REFERENCE NOTES:

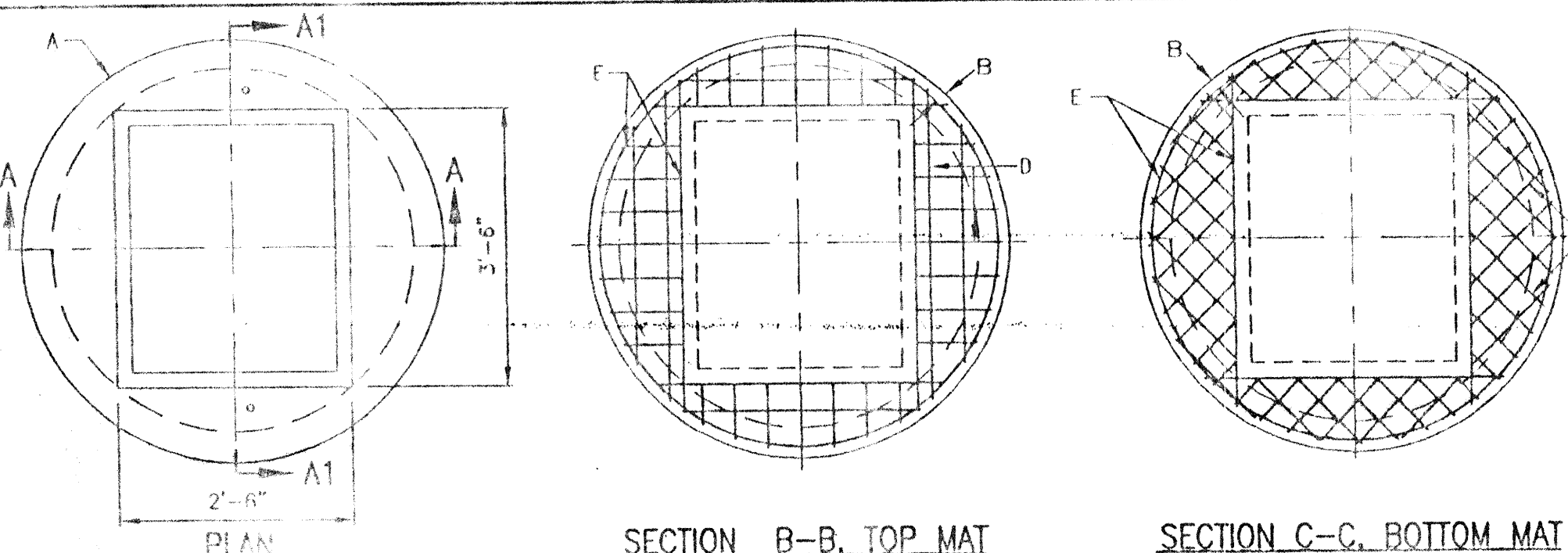
SEE SHEET 4 OF 8 FOR CONSTRUCTION NOTES
SEE SHEET 4 OF 8 FOR CROSS SECTION A-A
SEE SHEET 4 OF 8 FOR CROSS SECTION B-B
SEE SHEET 4 OF 8 FOR CROSS SECTION C-C

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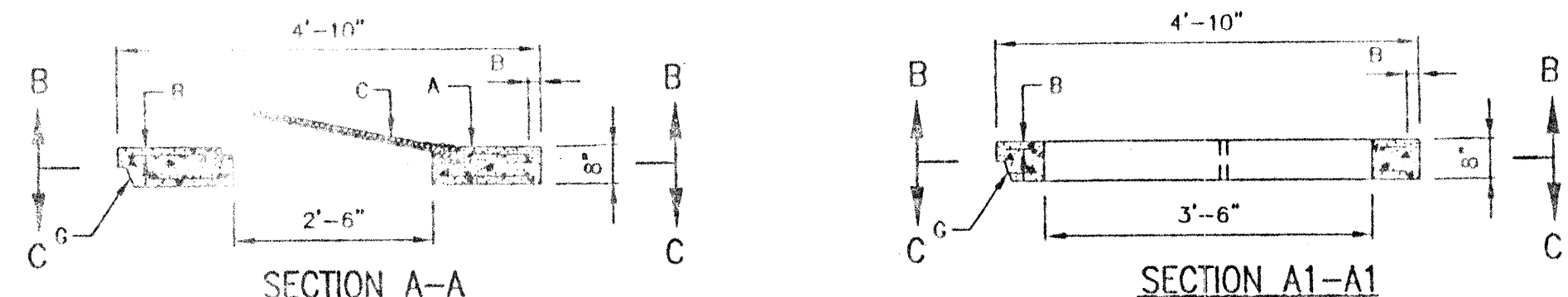
WET WELL
Small Automatic Lift-station
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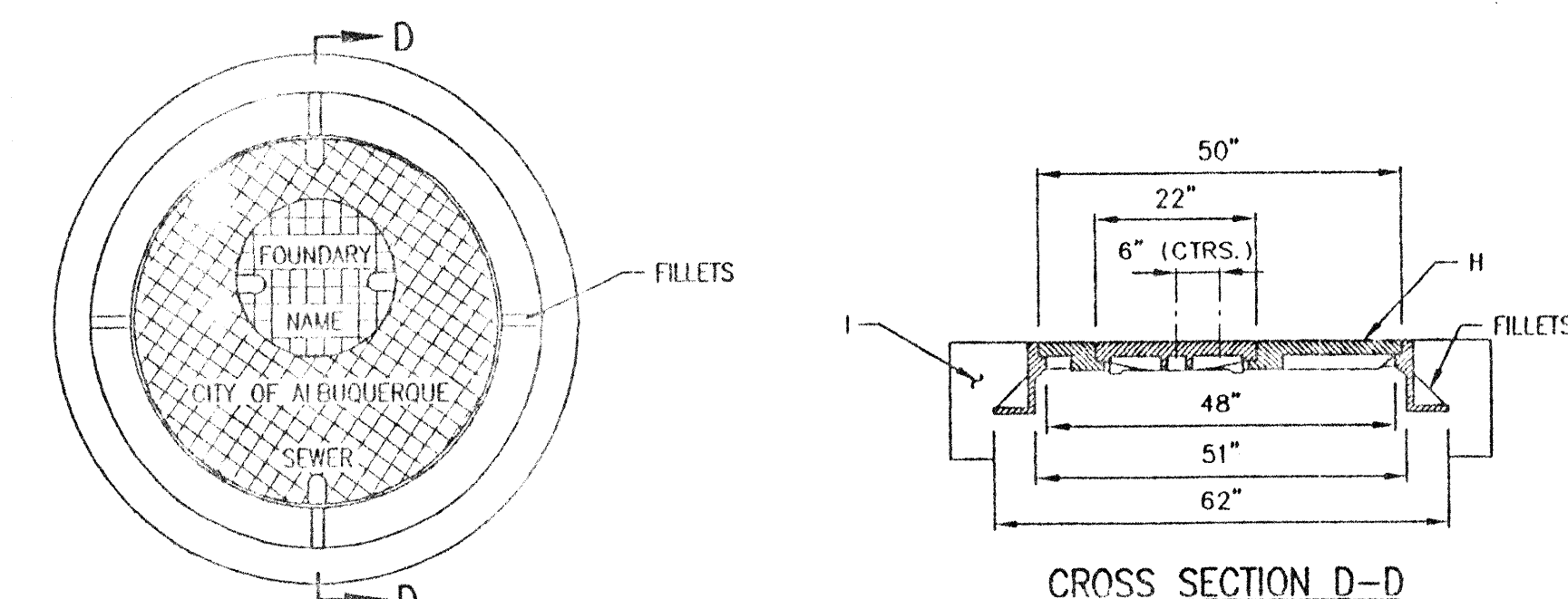
SECTION B-B, TOP MAT

SECTION C-C, BOTTOM MAT



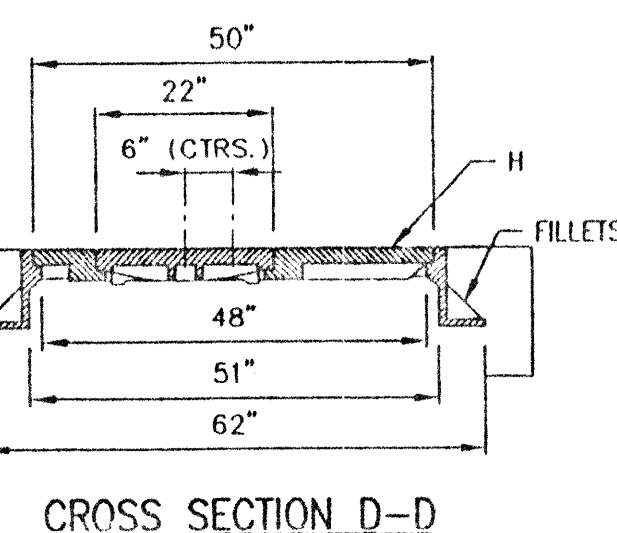
SECTION A-A

SHOULDER



VAULT FRAME AND COVER PLAN

TRAVELED-WAY



CROSS SECTION D-D

CONSTRUCTION NOTES:

- A. PRECAST REINF. CONC. MH COVER.
- B. ALL BARS TO HAVE 1 1/2" MIN. COVER.
- C. RECTANGULAR SLAB TYPE MANHOLE FRAMES WITH BOLTED, LOCKABLE GASKET SEALED LID. US FOUNDRY AHS3042 HEAVY DUTY OR EQUIVALENT.
- D. TOP MAT NO. 4 BARS AT 6" O.C. EA. WAY.
- E. NO. 4 BARS.
- F. BOTTOM MAT NO. 4 BARS 6" O.C. EA. WAY.
- G. WHEN PRECAST M.H. SECTIONS ARE USED, COVER SHALL BE MODIFIED TO SHAPE OF APPROPRIATE SIZE T & G JOINT.
- H. VAULT LID WITH FRAME.
- I. 5' x 5' CONCRETE PAD IN ALL AREAS, PAVED OR UNPAVED.

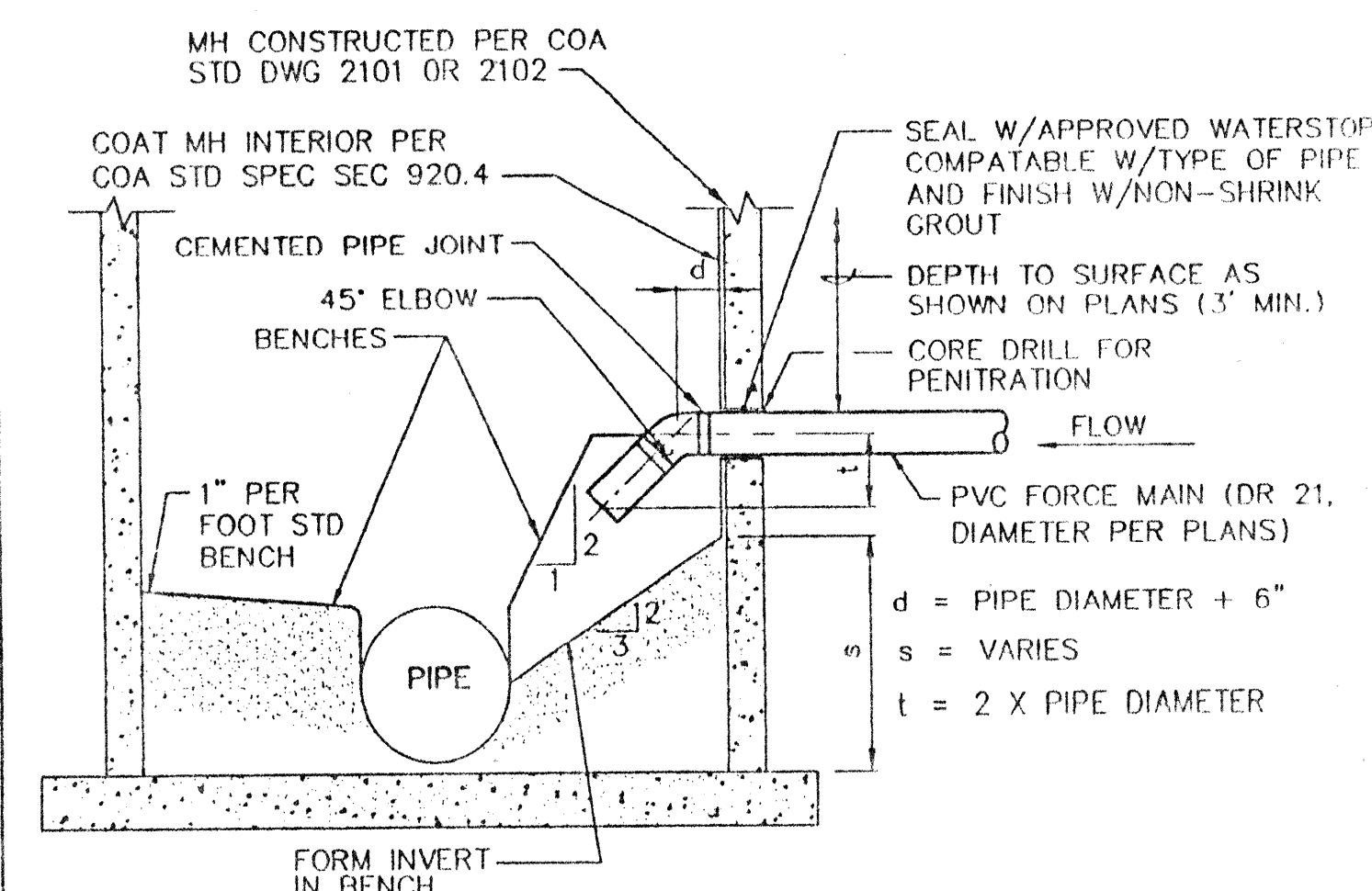
SQUARE ACCESS LID MAY BE USED WHEN LIFT STATION IS CONSTRUCTED IN SHOULDER OR BEHIND CURB.
CIRCULAR ACCESS LID MAY BE USED WHEN LIFT STATION IS CONSTRUCTED IN TRAVELED-WAY OR SHOULDER.

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LIDS AND FRAMES
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FORCE MAIN OUTFALL AT MANHOLE

NTS

NOTE:
THESE DRAWINGS ARE TAKEN FROM THE
CITY OF ALBUQUERQUE
SMALL AUTOMATIC LIFT-STATION (S.A.L.)
STANDARD DETAIL DRAWINGS

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FORCE LINE DETAILS
Small Automatic Lift-station
DWG. S.A.L. - 8 OF 8 SEPT 1996

REVISIONS
7/99

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CITY OF ALBUQUERQUE

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1/94039-13\DWG\CLIFSTA/9-

MAIN DISCONNECT
TO BE PROVIDED
BY OTHERS

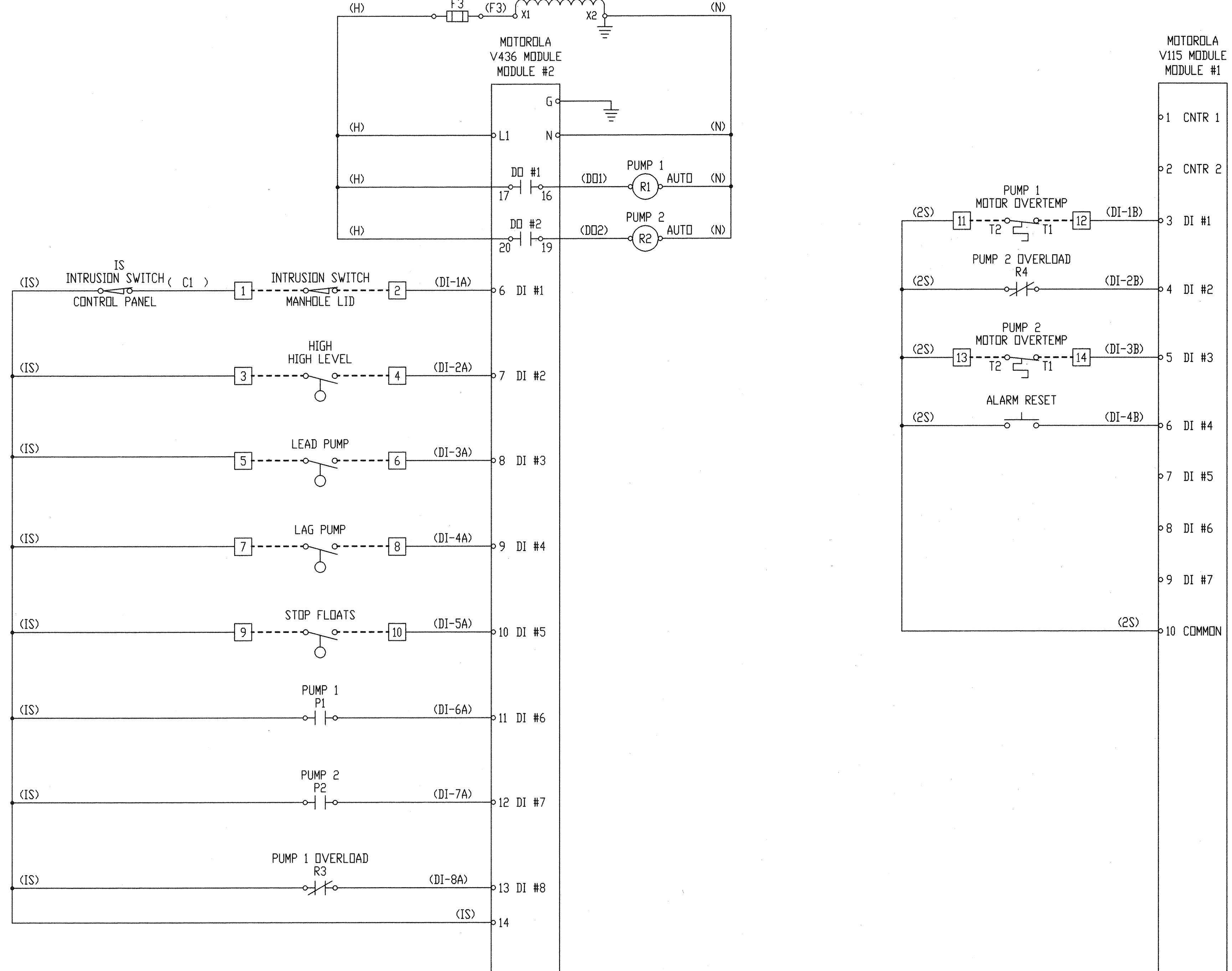
480V
3 PHASE
60HZ

P D B
POWER DISTRIBUTION BLOCK

MAXIMUM FUSE RATINGS
PRIMARY: FNQ-R 1.5A
SECONDARY: FNM 3.5A

NOTE: CONTRACTOR TO SUPPLY SPARE MCP CIRCUIT BREAKER TO OWNER.

MAXIMUM FUSE RATINGS
PRIMARY: FNQ-R 3.5A
SECONDARY: FNM 7A



BUCHANAN TERMINAL BLOCK #0625 TORQUE = 10-12 LB. IN.

YUKON & ASSOCIATES, LTD.
VOLTAGE: 480VAC TOTAL FLA: 15A
LARGEST MOTOR: 3 HP 4.5 FLA
PHASE: 3 FREQ: 60HZ
USE 60 DEG. C. COPPER WIRE
DWG: ---S01LS NEMA 3R

INTERNAL CONDUCTOR OVERCURRENT PROTECTION IS DEPENDENT UPON PROTECTIVE DEVICES PROVIDED BY OTHERS. THE PROTECTIVE DEVICE USED SHALL NOT EXCEED THE FOLLOWING MAXIMUM VALUES:		
TYPE OF WIRE USED IN THIS PANEL	WIRE SIZE	MAXIMUM AMPS PROTECTIVE DEVICE
CONTROL WIRE	14 GA	15A
TWISTED SHIELDED PAIR	18 GA	7A

LEGEND

- 3 TERMINAL BLOCK
- EXTERNAL WIRING
- (H) TYPICAL WIRE NUMBER

CONTROL SCHEMATIC

STATUS	DATE	DATA	DATE	YUKON & ASSOCIATES, LTD.	
SUBMITTAL		DRAWN BY AYG	7/19/99	CONTROLS AND INSTRUMENTATION ALBUQUERQUE, NEW MEXICO	
APPROVED		CHECKED BY JGB	7/19/99	TITLE: MINI LIFT STATION SCHEMATIC	
CONSTRUCTION				CUSTOMER: JAMES, COOKE & HOBSON, INC.	
AS BUILT				PROJECT: RANCHO GUADALUPE LIFT STATION	
				DRAWING: ---S01LS.SUB	SHEET: 2

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 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:
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.

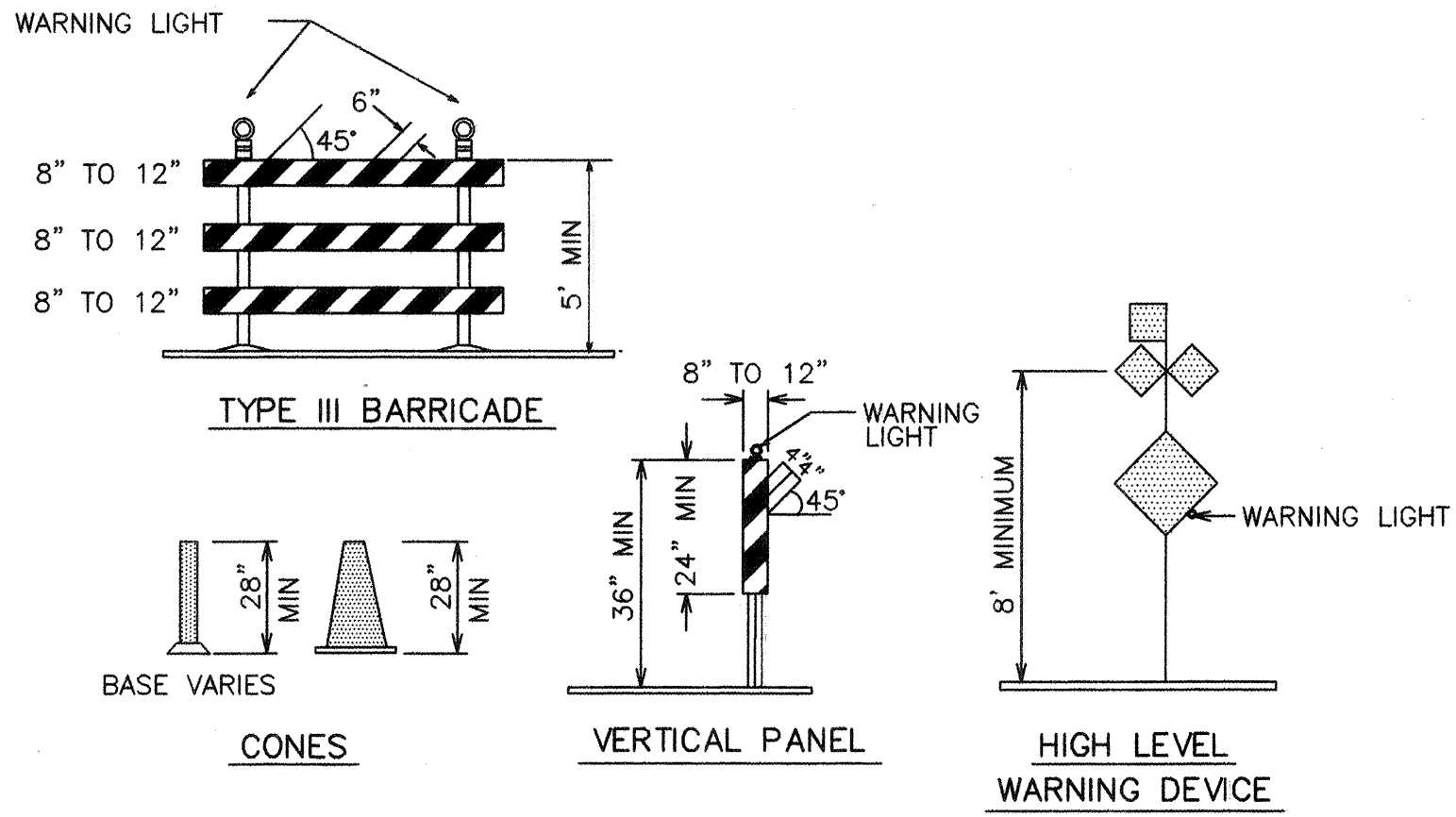
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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.



- 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

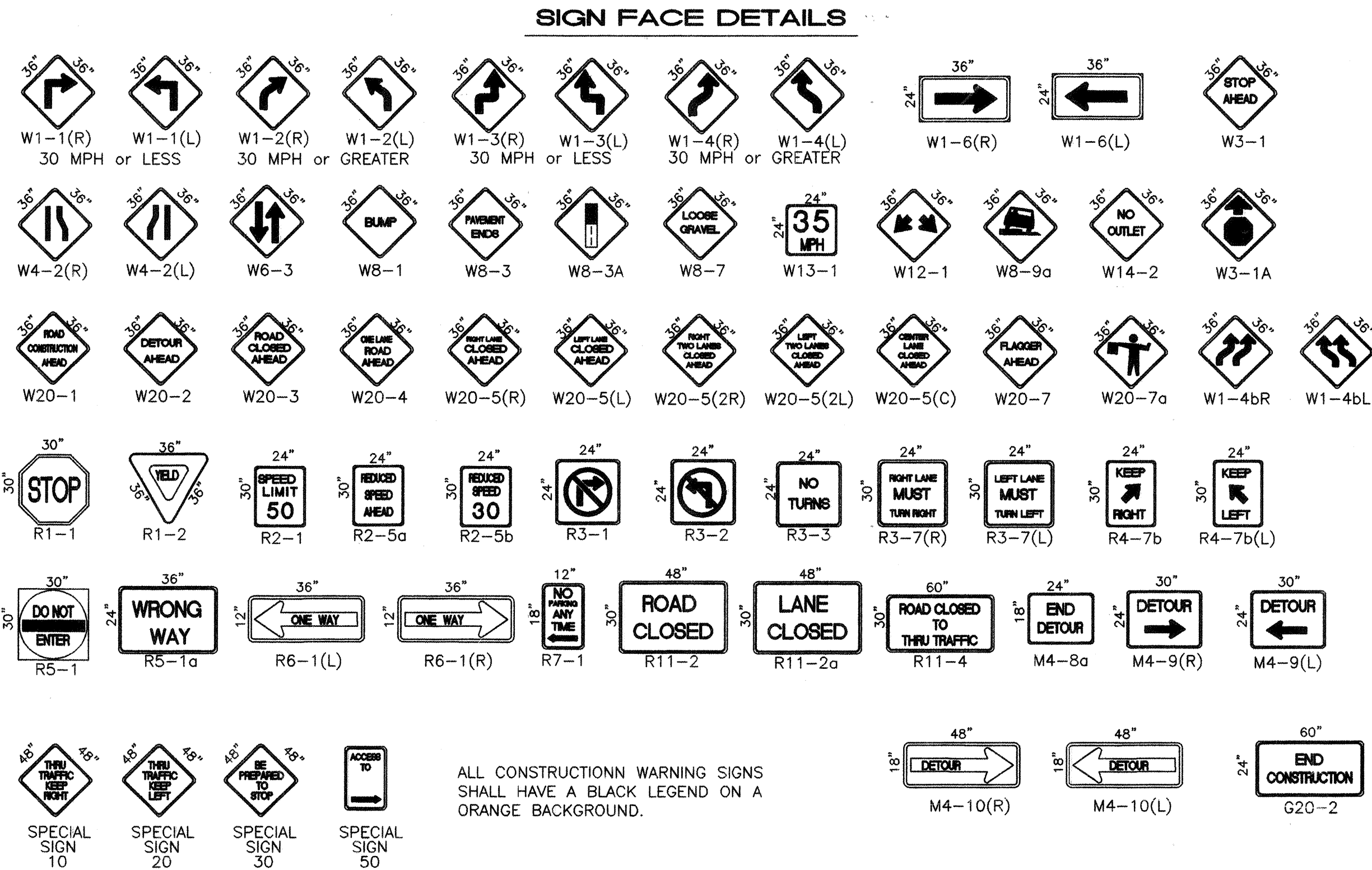
SPEED LIMIT (MPH)	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

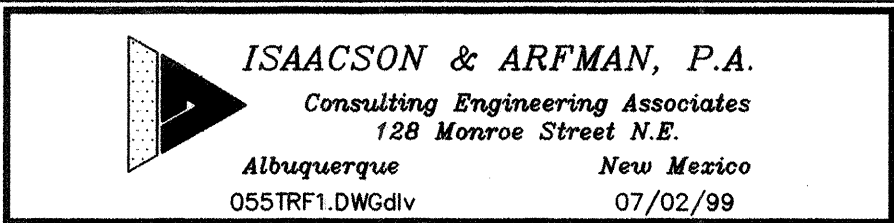
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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



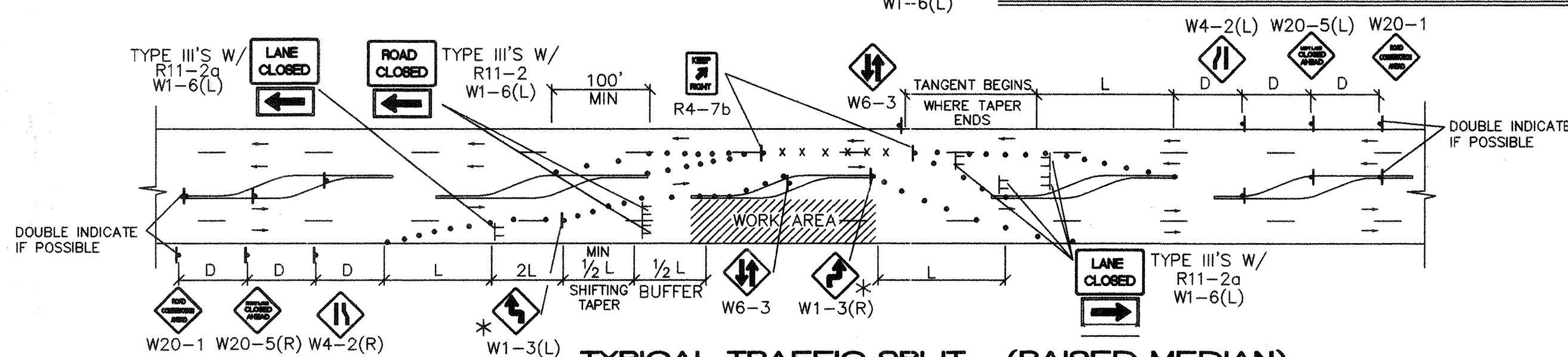
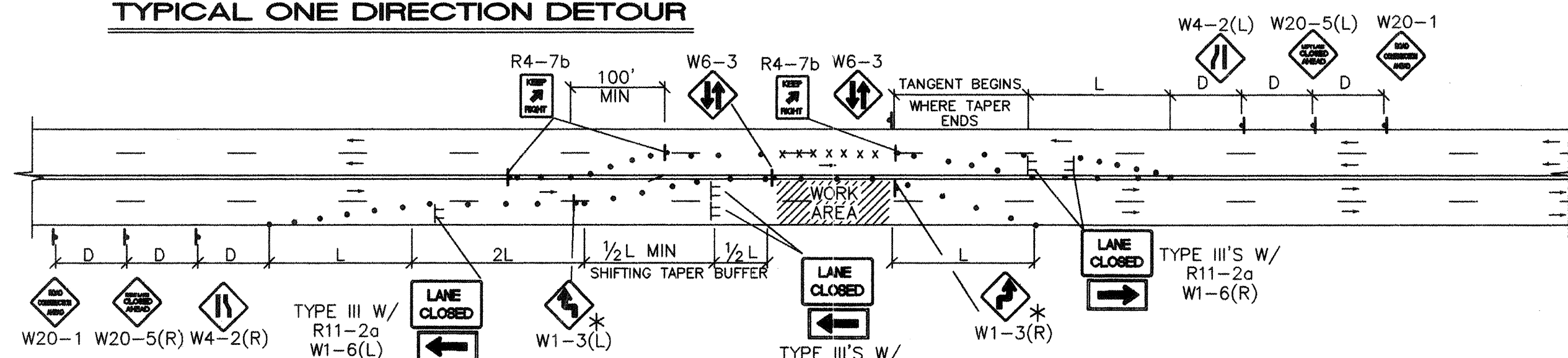
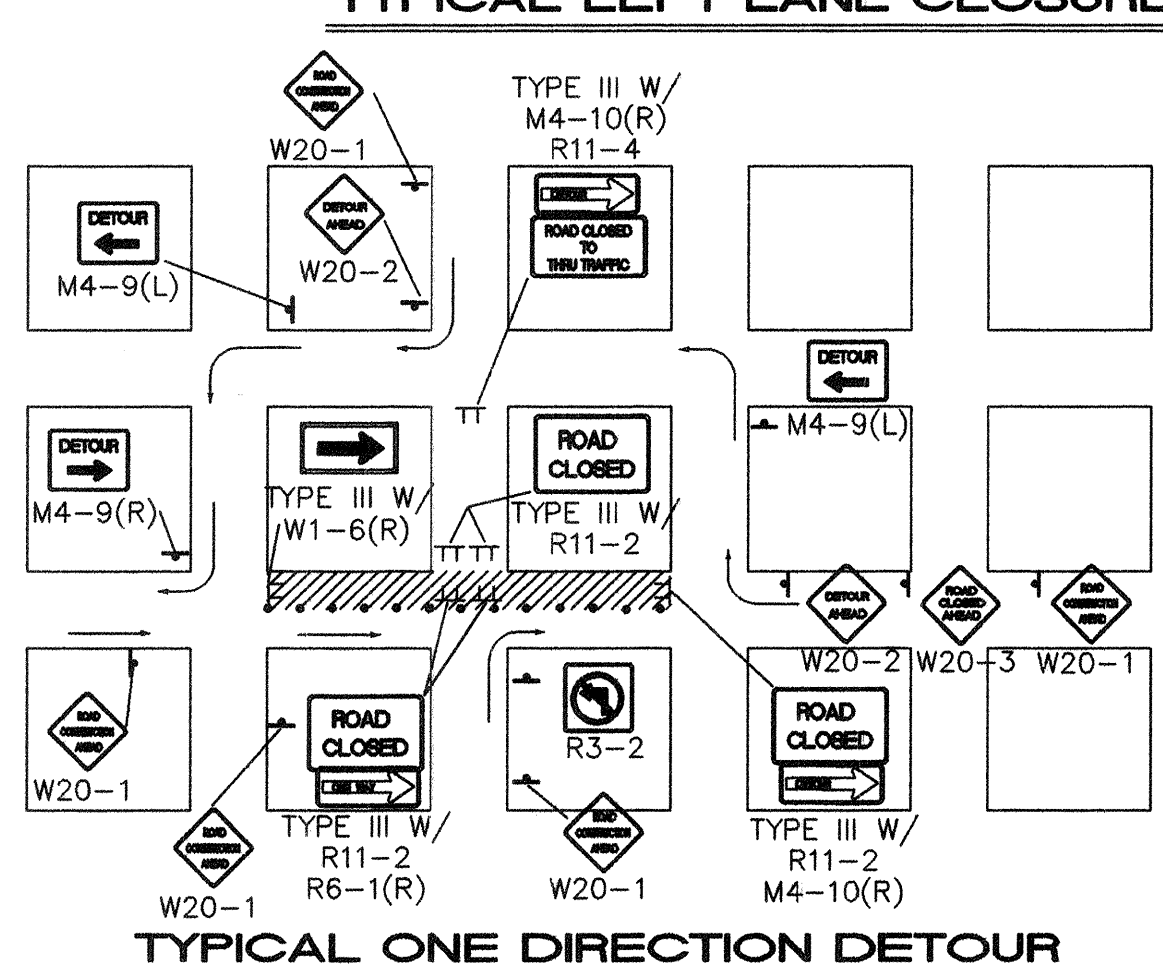
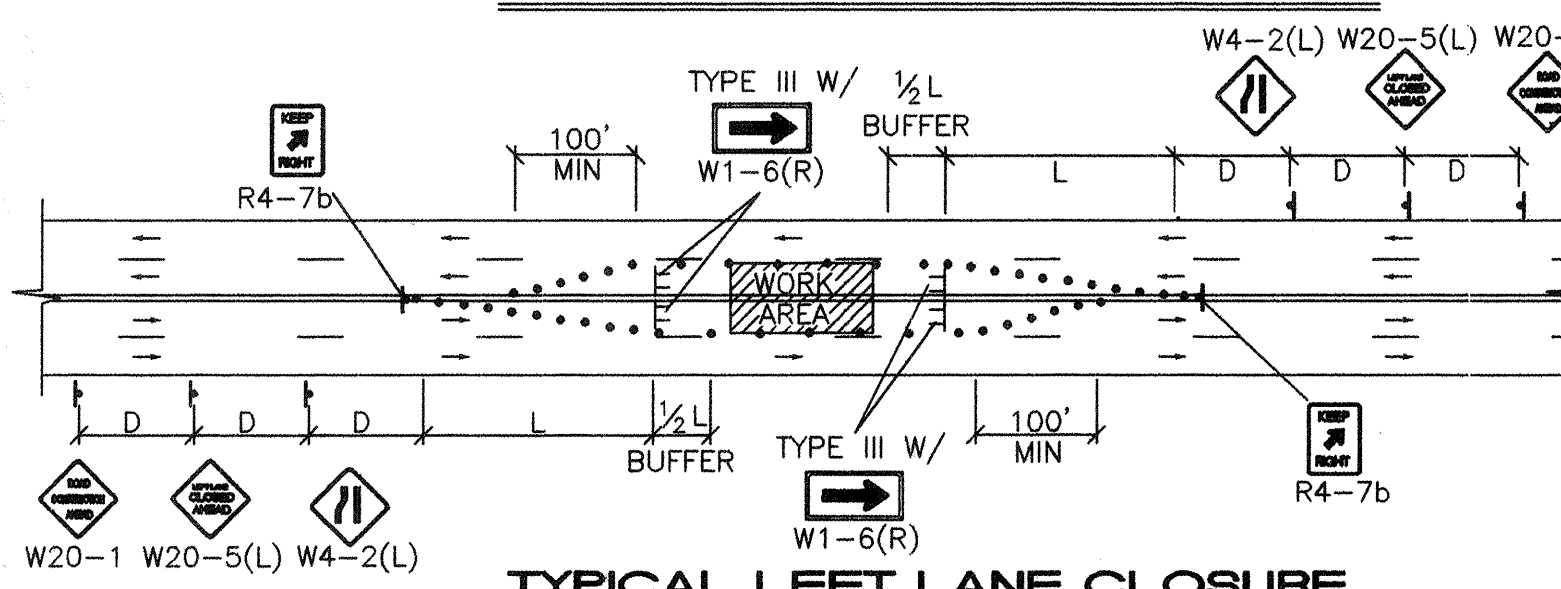
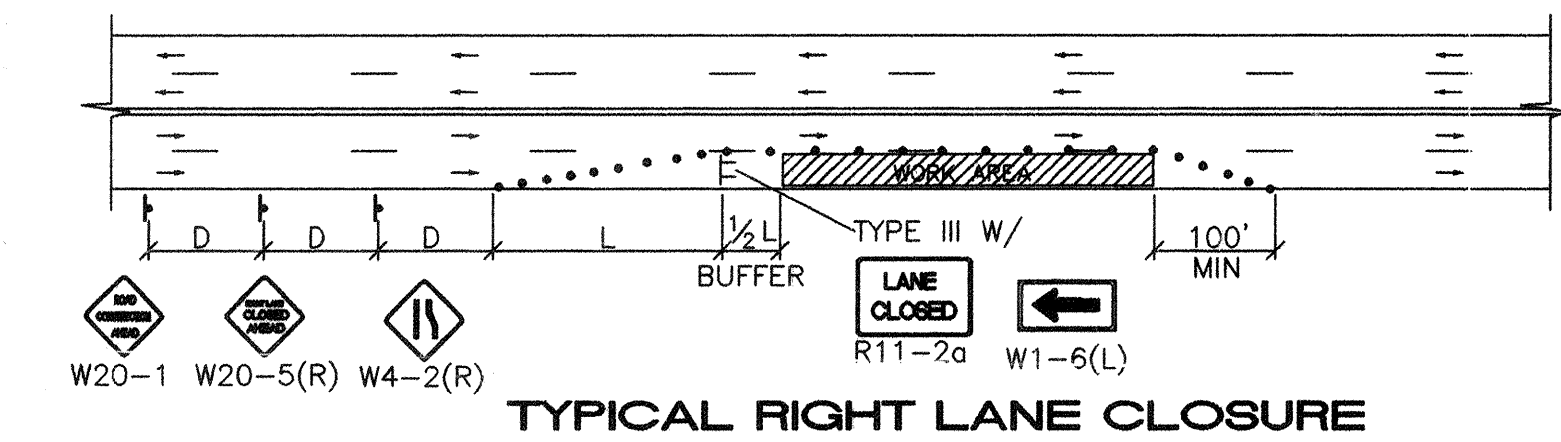
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON AN ORANGE BACKGROUND.



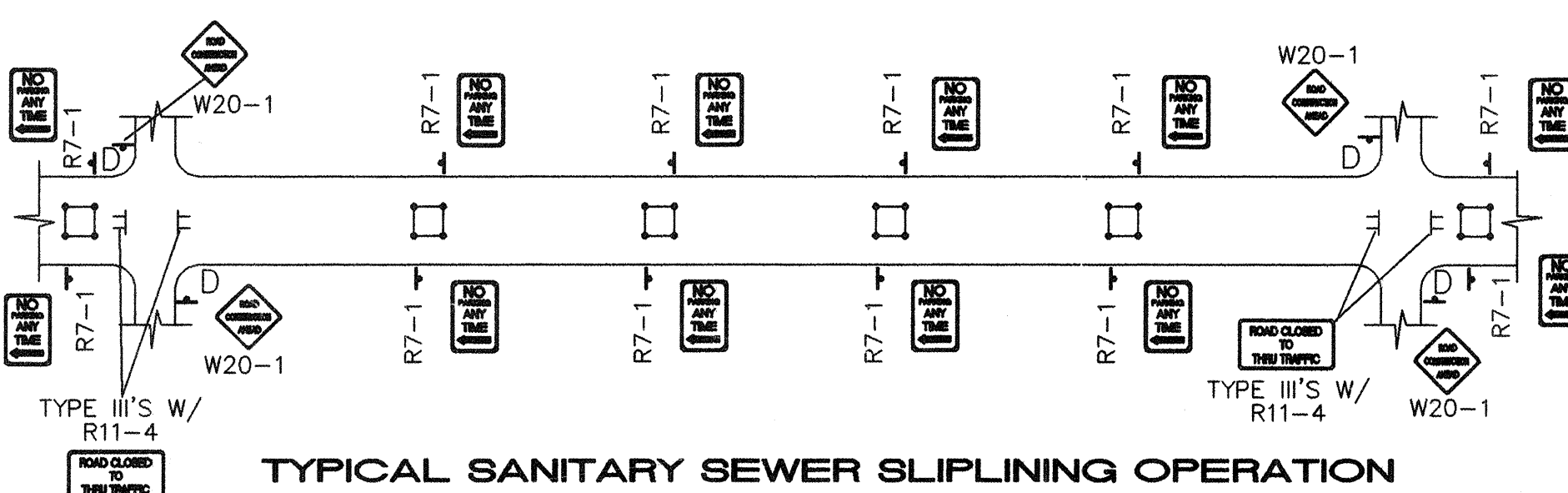
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RANCHO GUADALUPE SUBDIVISION TRAFFIC CONTROL**
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee	City Engineer Approval	Ms./day/yr.	Ms./day/yr.
<i>City Standard</i>		Sheet	Of
		14	15
		City Project No.	Zone Map No.
6159.81	F-13/14		

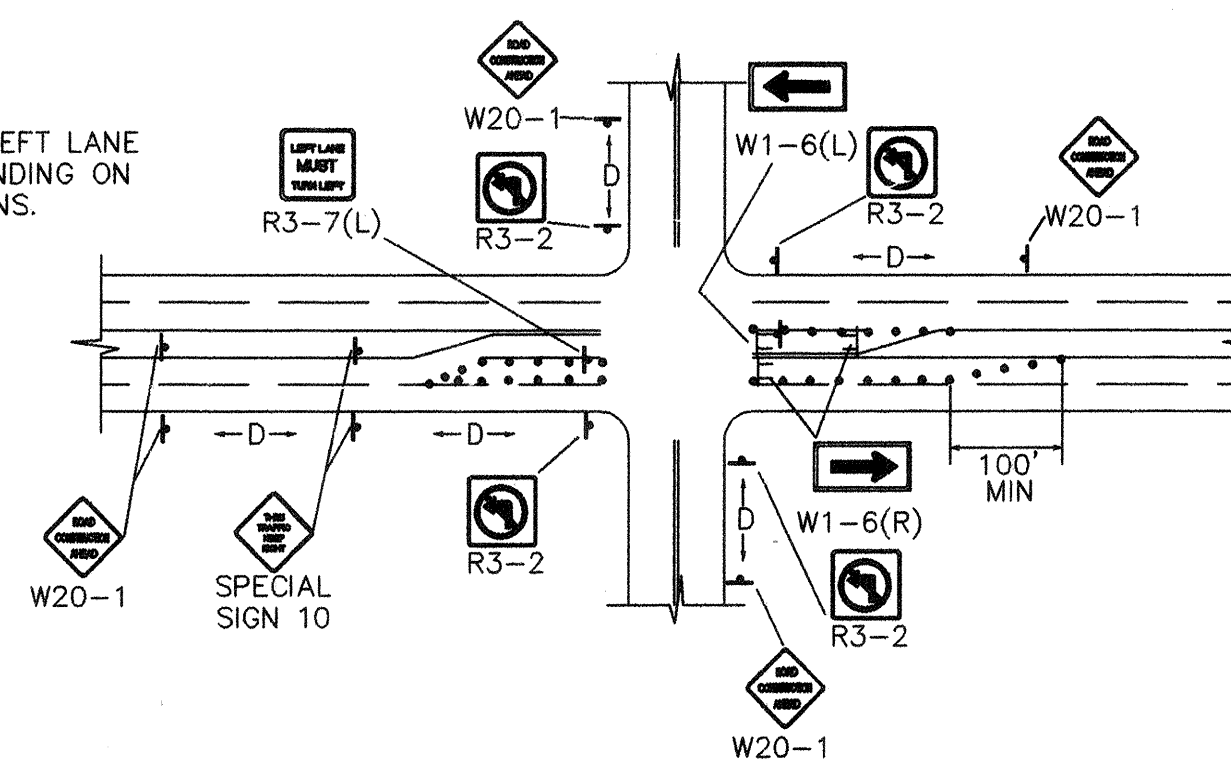


- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL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

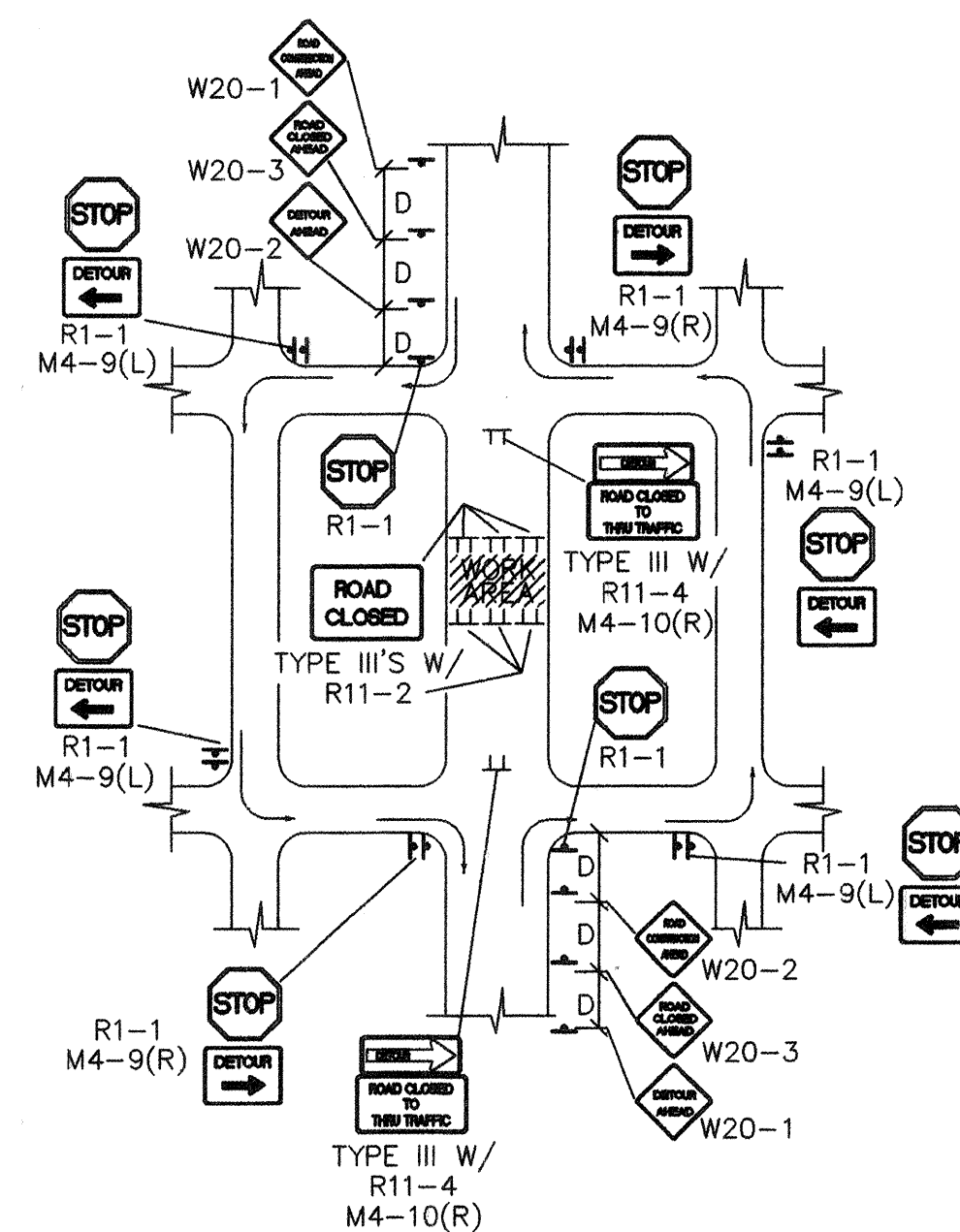


- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

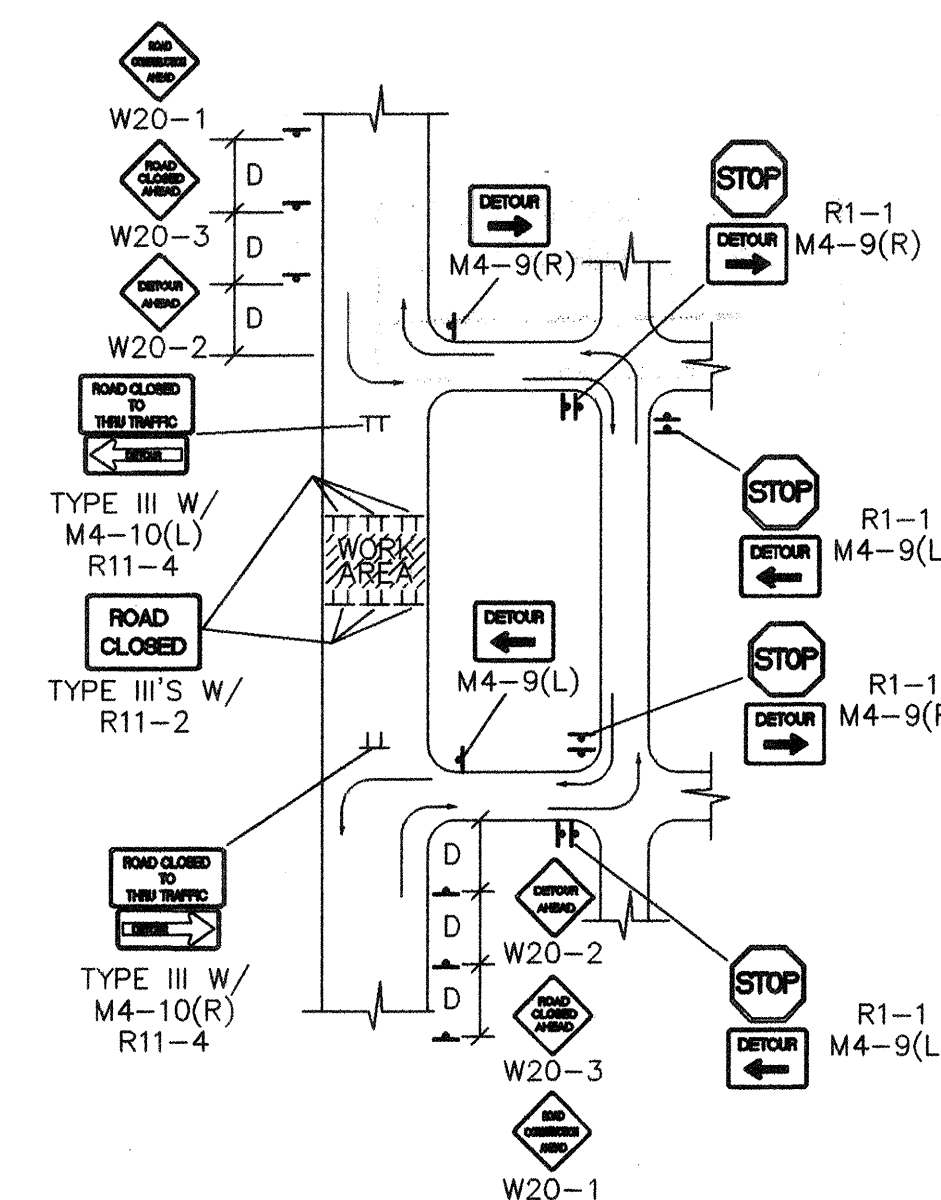
NOTE:
MAY REQUIRE LEFT LANE
CLOSURE DEPENDING ON
FIELD CONDITIONS.



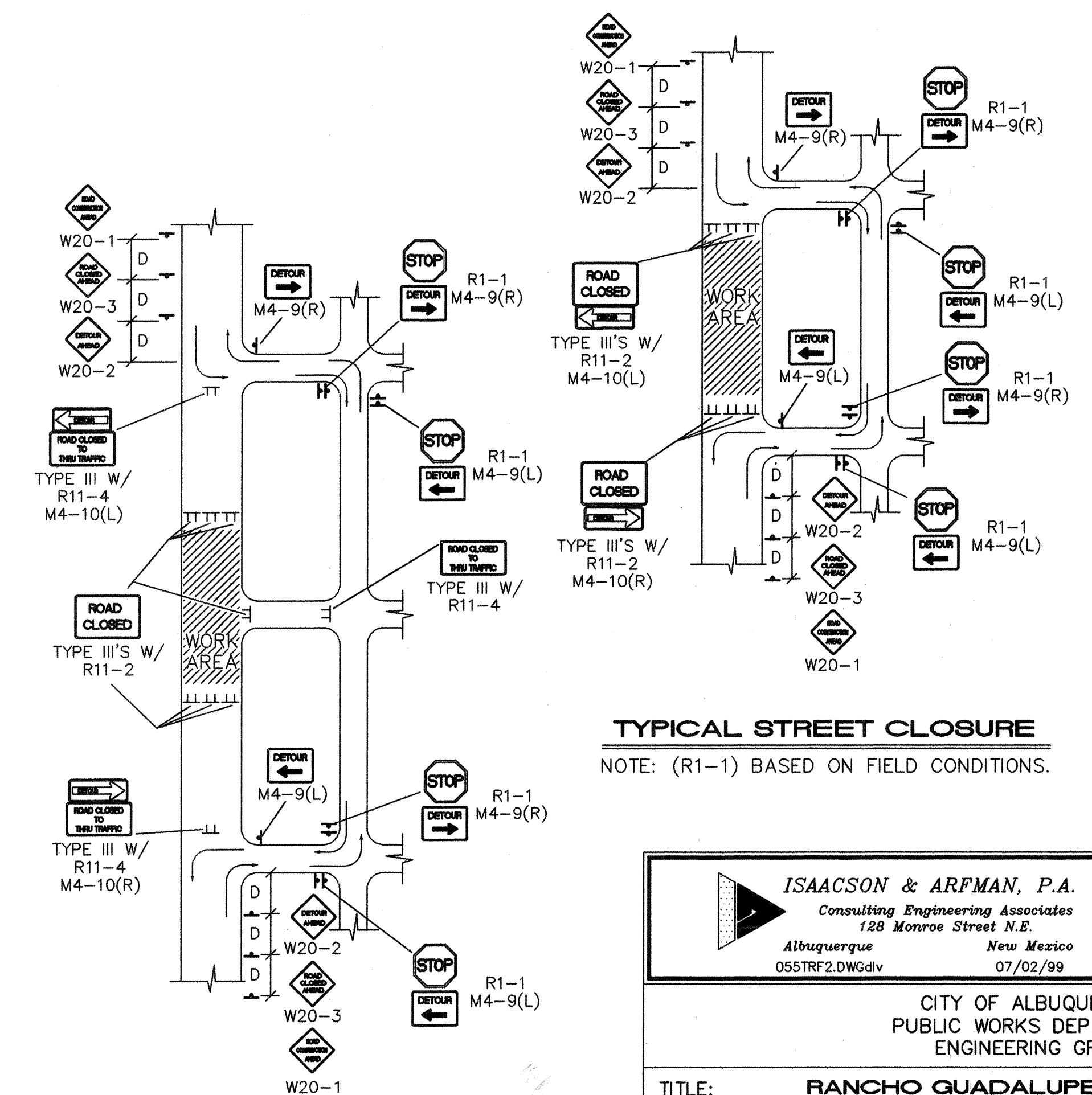
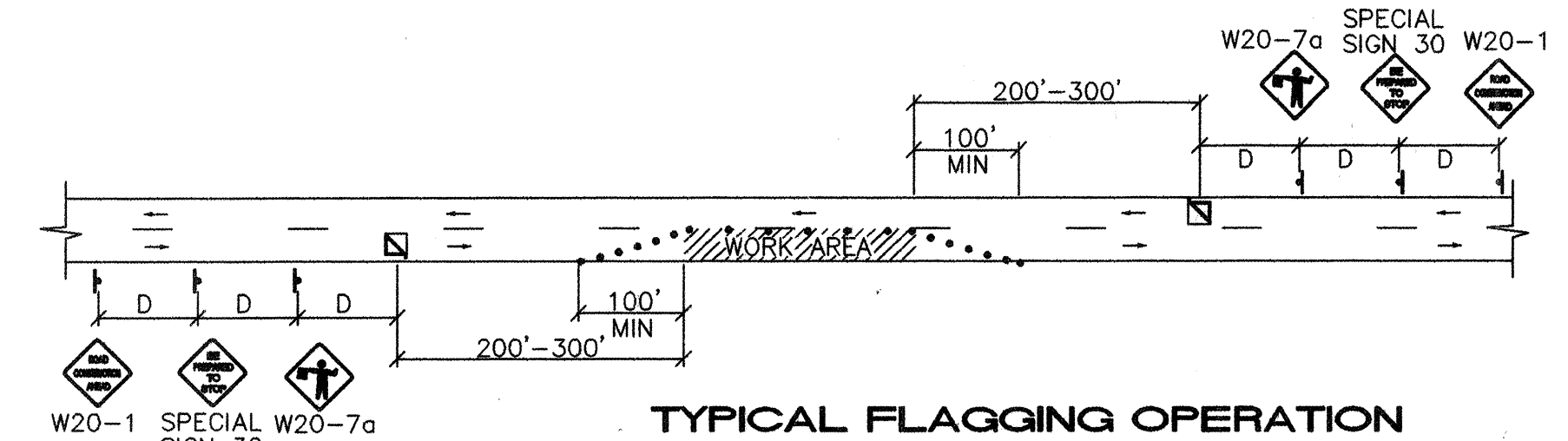
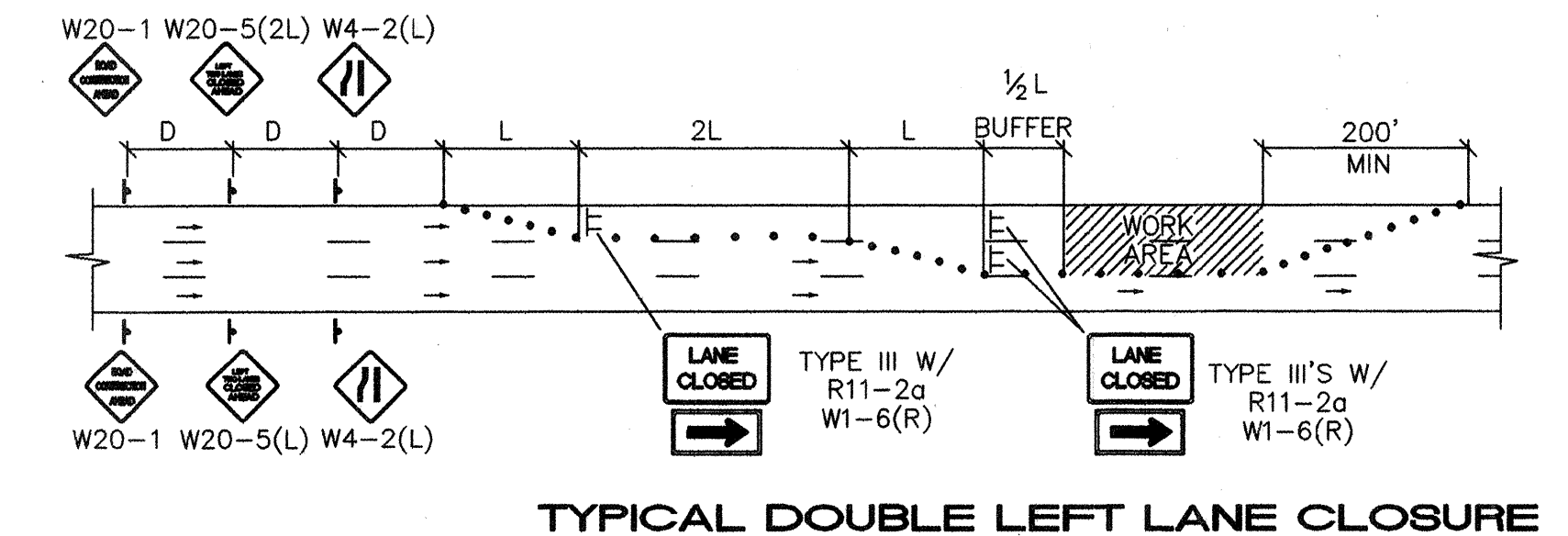
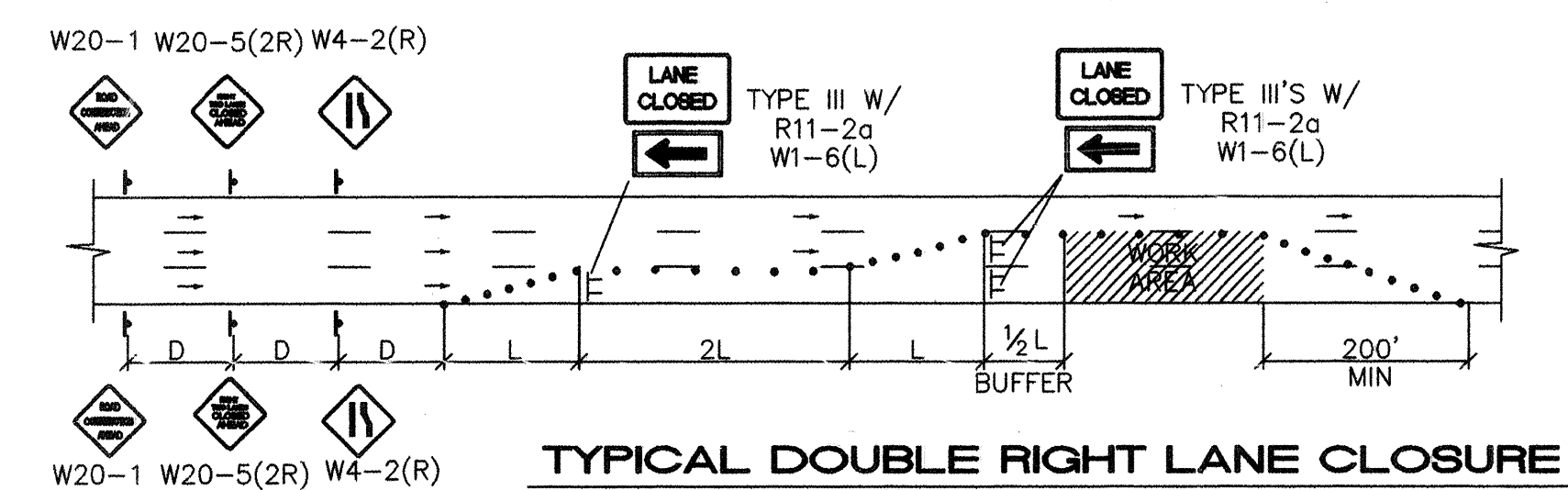
NOTE: DEPENDING ON WORK ZONE LOCATION.



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



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



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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
055TRF2.DWGdiv 07/02/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: RANCHO GUADALUPE SUBDIVISION
TRAFFIC CONTROL
TRAFFIC CONTROL & SIGNING EXAMPLES**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 6159.81	Zone Map No. F-13/14	Sheet 15	Of 15

SCOTT M. MCGEE
10519
7/14/99

REVISIONS	DESIGN	DATE	DATE
NO.	DATE	DESIGNED BY	CHECKED BY

AS-BUILT INFORMATION	CONTRACTOR	DATE	DATE
BENCH MARKS	INSPECTOR'S NAME	DATE	DATE
SURVEY INFORMATION	FIELD VERIFICATION	DATE	DATE
FIELD NOTES	CONVERTED BY	DATE	DATE
1	RECORDED BY	DATE	DATE

ACS MONUMENT "15-F13" SET 1900' WEST OF
INTERSECTION OF GUADALUPE TRAIL NW AND
MONTANO RD. NW AND 51' NORTH OF THE
MONTANO CENTERLINE.
ELEVATION = 4974.72 FEET