

CONSTRUCTION PLANS
FOR
SAGE POINTE
SUBDIVISION
ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS M-9
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. 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 REVISED THROUGH UPDATE #6.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. 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 NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
12. FOR STORM DRAIN CONSTRUCTION, ROP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

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

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC CHAIRMAN		3-24-03		APPROVED FOR CONSTRUCTION	
		TRANSPORTATION		3/13/03			
		WATER/WASTEWATER		3/13/03			
		HYDROLOGY		3-12-03			
		CIP		3-24-03			
CONSTR. MGMT.							
CONSTR. COORD.				3-24-03			
CITY PROJECT NO.				617783		SHEET 1 OF 21	

SURVEYOR'S CERTIFICATE
I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR BY UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.

Thomas W. Patrick
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
11-26-2003
DATE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Gregory J. Krenik, NMPE 11929, the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been followed. It is noted by me on the as-built construction drawings. This Certification is based on site inspection of the work done under my direction, and survey information provided by Thomas W. Patrick with Community Sciences Corporation. My license number 12651.

Gregory J. Krenik
GREGORY J. KRENIK
NMPE 11929
12-1-03

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
[Signature]
DATE: 4/20/04

INDEX TO DRAWINGS	
SHEET NO.	SHEET
1	TITLE SHEET
2-3	PLAT
4	GRADING AND DRAINAGE PLAN
5	MASTER PAVING PLAN
6-11	PAVING IMPROVEMENTS
12	MASTER UTILITY PLAN
13-17	UTILITY IMPROVEMENTS
18	WATER DETAILS
19-20	TRAFFIC CONTROL
21	ROAD CLOSURE PLAN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 617783 0108

DRB NO. 1000408

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 490 and 491, TOWN OF ATRISCO GRANT, UNIT 7 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 5, 1944 in Volume D, Folio 118 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the south right-of-way line of Sage Road S.W. 1/4, from whence the Albuquerque Control Monument Monument "1-M10" bears N 85°34'21" E, 1581.74 feet;

THENCE leaving said south right-of-way line S 05°56'48" E, 1067.67 feet along a line common with the west line of LOTS A, B, C AND D, LAND OF ROMAN AND DORIS E. SANDOVAL 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 April 27, 1984 in Volume C23, Folio 174 to the southeast corner, said point being common with the southwest corner of said LOT D and further being on the north line of BLOCK A, SUNRISE ESTATES UNIT 1 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 August 4, 1995 in Volume 95C, Folio 167;

THENCE S 84°34'04" W, 113.72 feet along a line common with the north line of said BLOCK A to a point, said point being common with the northwest corner of said BLOCK A and further being common with the northeast corner of BLOCK 72, WESTGATE HEIGHTS, UNIT 3 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 April 22, 1977 in Volume D7, Folio 167;

THENCE S 83°44'00" W, 293.36 feet along a line common with the north line of said BLOCK 72 to the southwest corner, said point being common with the southeast corner of TRACT 492, TOWN OF ATRISCO GRANT, UNIT 7 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 5, 1944 in Volume D, Folio 118;

THENCE N 05°58'34" W, 1067.13 feet along a line common with the east line of said TRACT 492 to the northeast corner, said point being common with the northeast corner of said TRACT 492 and further being on said south right-of-way line of Sage Road S.W.;

THENCE along said south right-of-way line N 83°53'27" E, 407.63 feet to the point of beginning and containing 9.9763 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (12-05-44, D-118)

PLAT OF "WESTGATE HEIGHTS, UNIT 3", (04-22-77, D7-167)

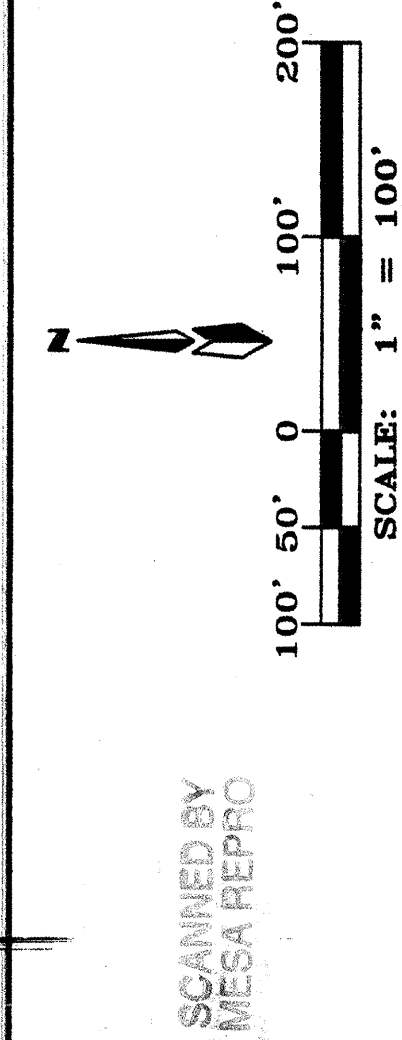
PLAT OF "LAND OF ROMAN AND DORIS E. SANDOVAL", (04-27-84, C23-174)

PLAT OF "SUNRISE ESTATES UNIT 1", (08-4-95, 95C-286)

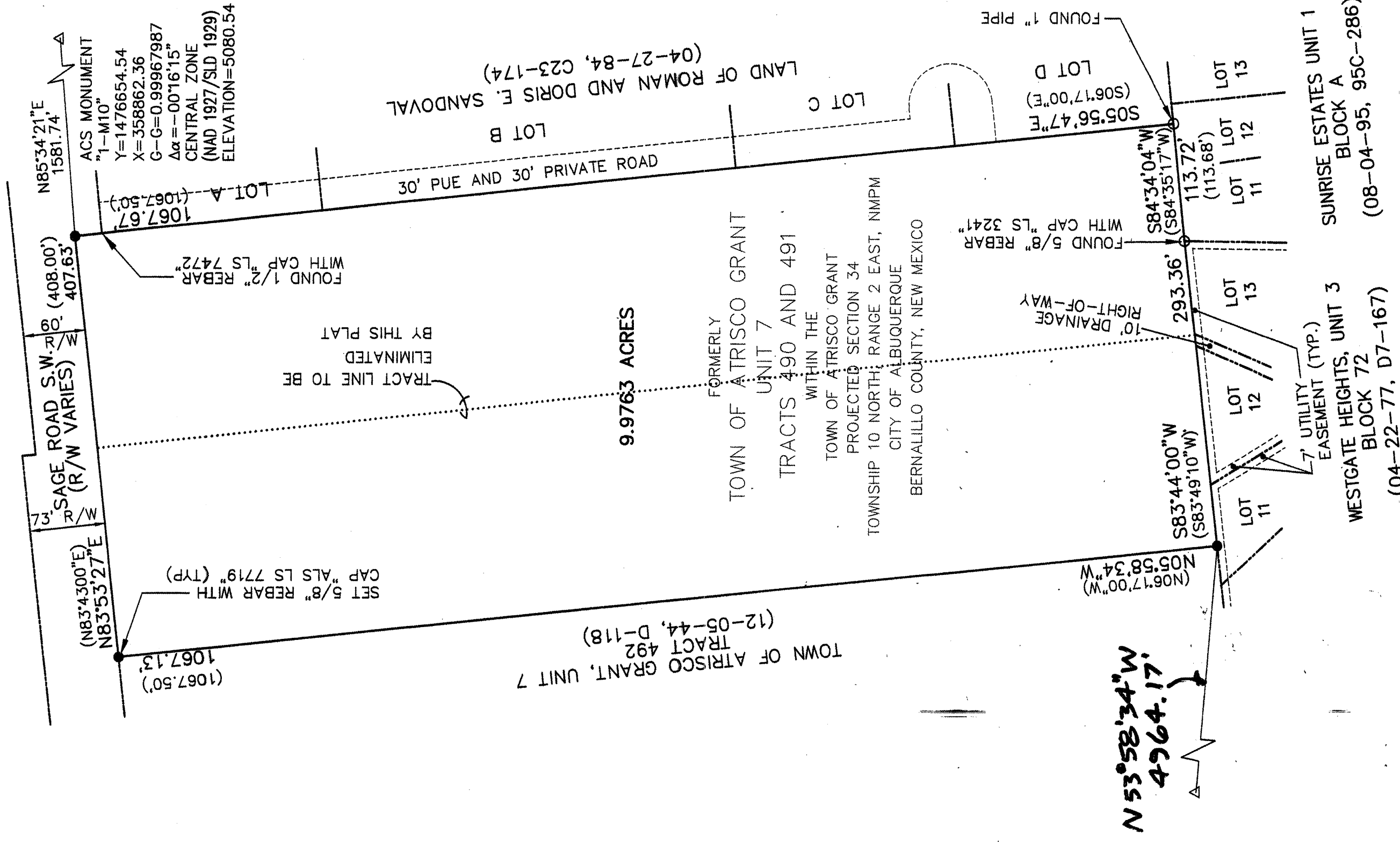
all being records of Bernalillo County, New Mexico.

- Field Survey performed January, 1999.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MONUMENTAL EASEMENT, dated January 31, 1973, recorded in Book Misc. 288, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 573, Page 926, all being records of Bernalillo County, New Mexico.
- Title Report: None provided.

ACS MONUMENT
7-19"
X=1478.346.71
Y=352.978.14
G-C=0.99967727
ΔC=-00°16'56"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEV = 5175.74



SCANNED BY
MEGA REPRO



PRELIMINARY PLAT FOR
SAGE POINTE SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2002

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, and facilities and related facilities reasonably necessary to provide electrical services.
 - The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other gas services, and facilities reasonably necessary to provide natural gas services.
 - U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 - Local Interceptor for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with the right to use, occupy, and control the land and any right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated on said easements. The easements shall not be subject to any other use or purpose, and shall be subject to the National Electrical Safety Code and any other rules and regulations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.
- In approving this plat, the utility companies did not intend to release the utility companies from their obligations. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Dwg: PPSHTZ.dwg	Drawn: NADJA	Checked:	Sheet
Scale: 1"=100'	Date: 08/14/02	Job: 98095	2 of 4

PRELIMINARY PLAT

FOR
SAGE POINTE SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2002

26 61 77 83 02 09

SUBDIVISION DATA

GROSS ACREAGE	9.9763 AC
ZONE/ATLAS NO.	M-9-Z
NO. OF EXISTING TRACTS	2 TRACTS
NO. OF TRACTS/LOTS CREATED	86 LOTS
NO. OF TRACTS ELIMINATED	2 TRACTS
AREA DEDICATED TO CITY OF ALBUQUERQUE	3.3488 AC
DATE OF SURVEY	JANUARY, 1999

OWNERS

C & W LAND DEVELOPMENT, INC
4619 INSPIRATION DRIVE, SE
ALBUQUERQUE, N.M. 87108
(505) 450-2395

ENGINEERS

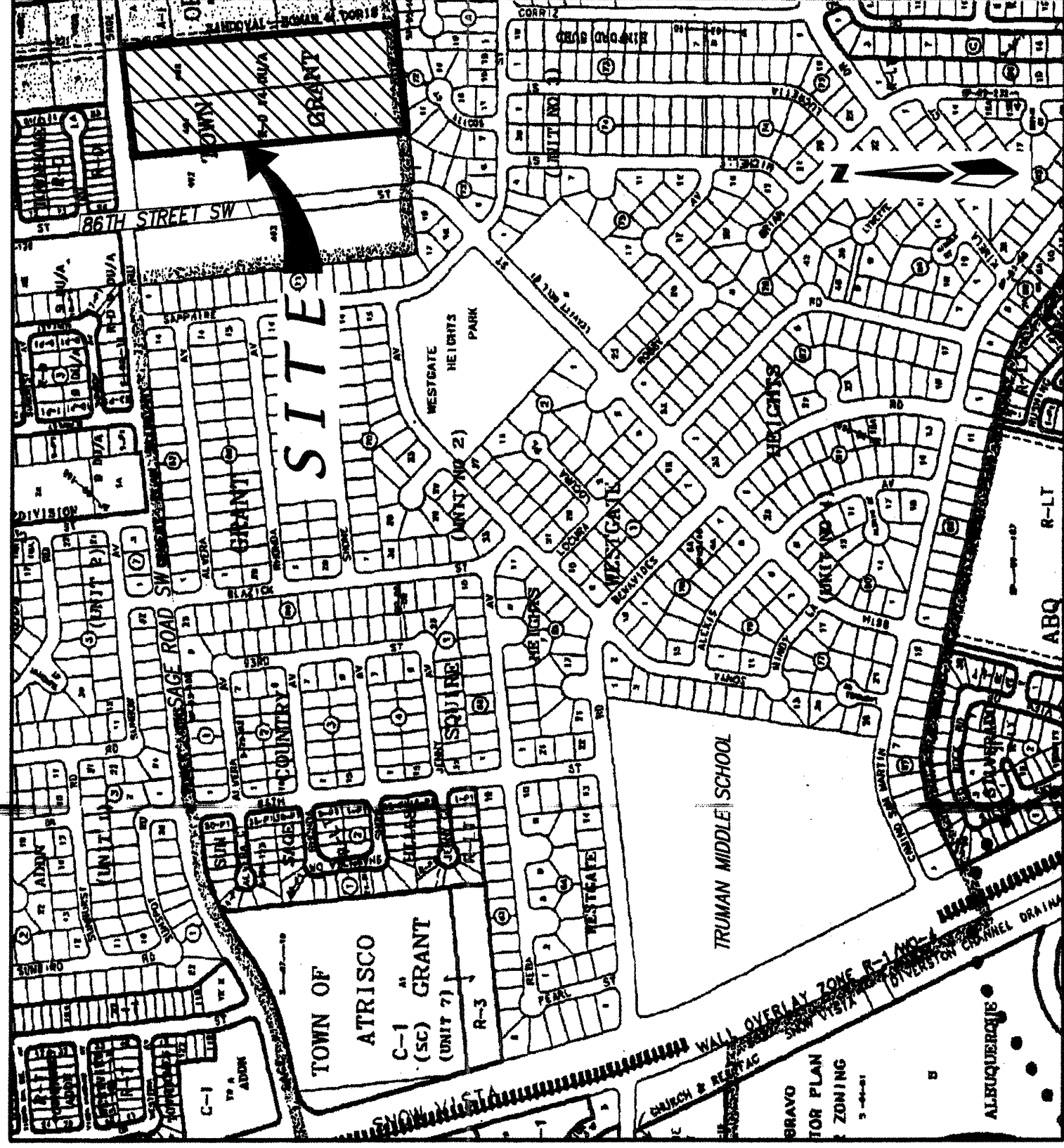
D. MARK GOODMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER:

REX WILSON, PRESIDENT
C & W LAND DEVELOPMENT, INC.
DATE 8/14/02



PURPOSE OF PLAT

- Subdivide tracts 490 & 491, Town of Atrisco Grant Unit 7, into 86 Residential Lots.
- Dedicate right-of-way as shown hereon.
- Grant new easements as shown hereon.

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 490 and 491, TOWN OF ATRISCO GRANT, UNIT 7 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 5, 1944 in Volume D, Folio 118 and containing 9.9763 acres more or less.

NOTES

- UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS. ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" "PLS # 7719".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M. Date 8-22-02

617783

SHEET 2 OF 21

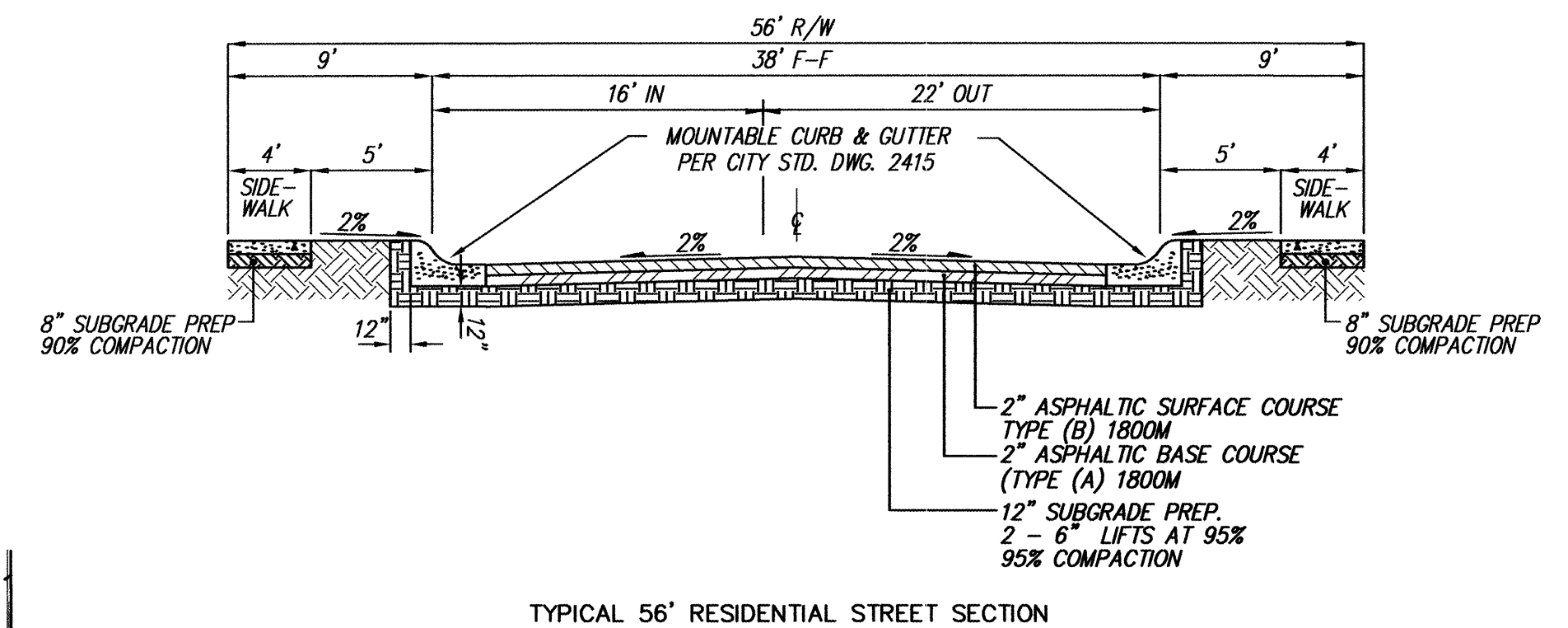
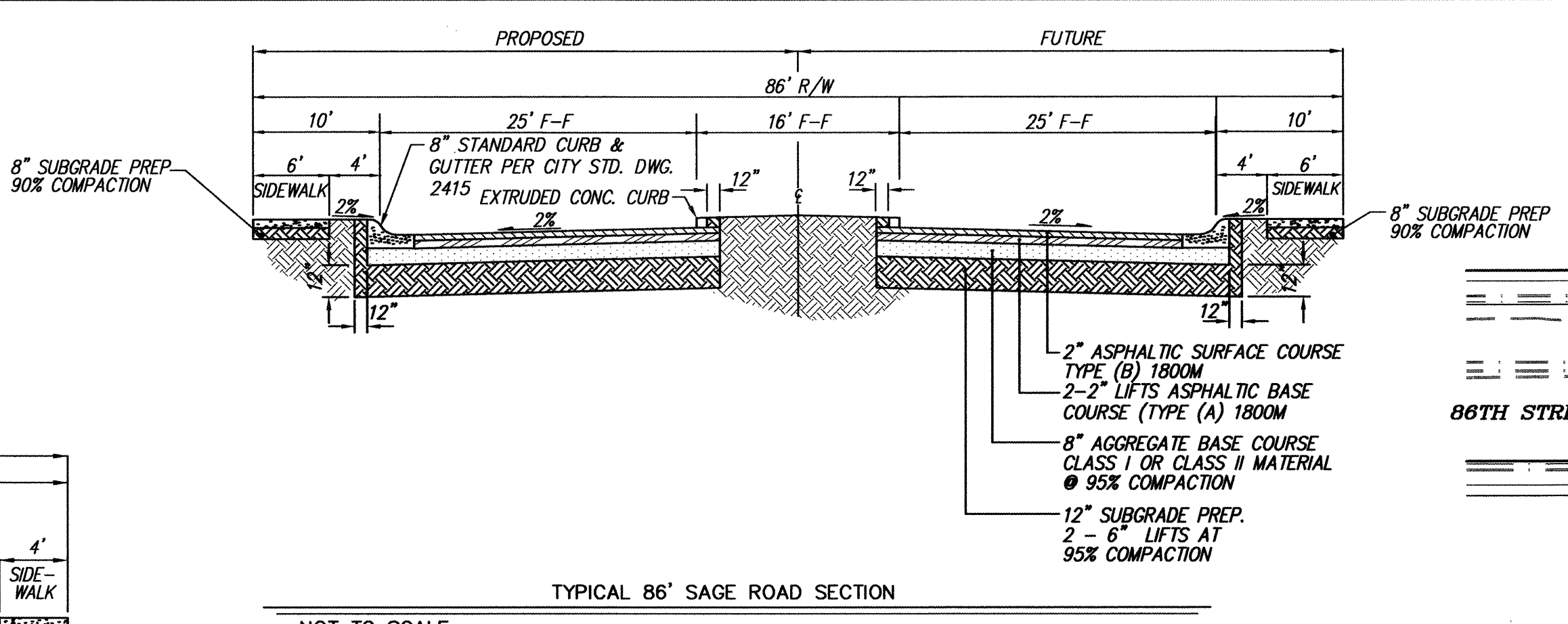
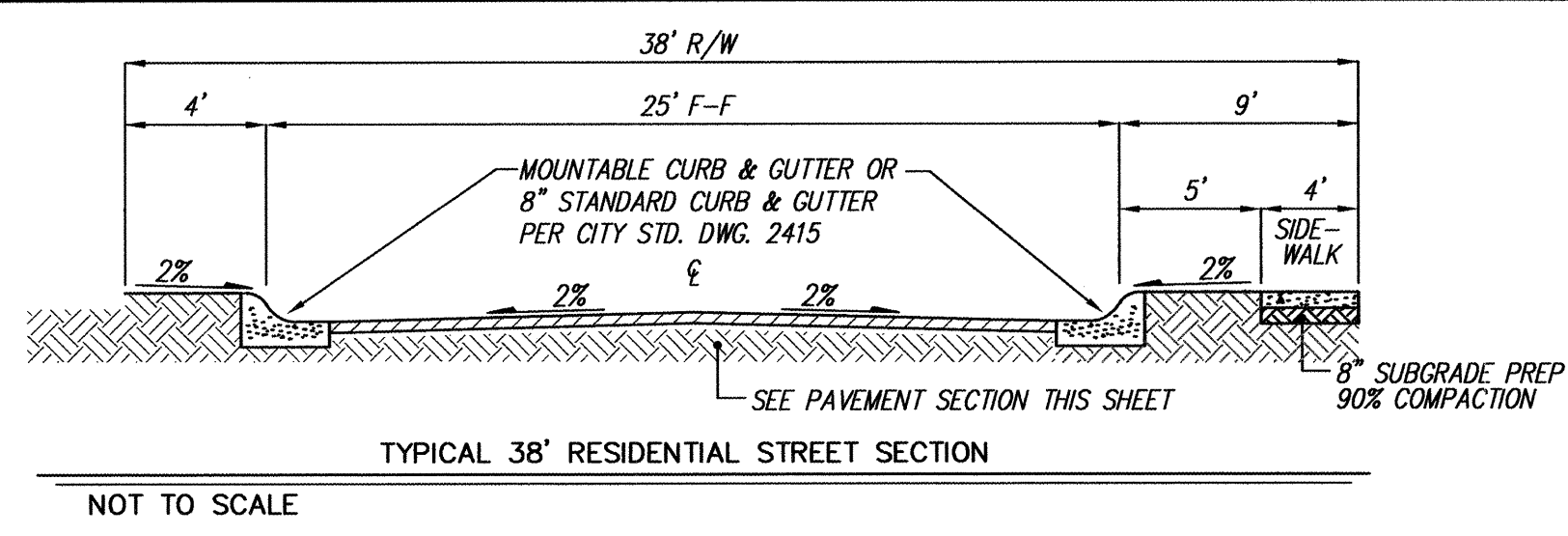
Dwg: PREPLAT COVER.dwg	Drawn: NADJA	Checked: ALS	Sheet
Scale: AS SHOWN	Date: 08/14/02	Job: 98095	1 of 4

OPEN SPACE AREA TABLE

NOTE: UNITS ARE SQUARE FEET

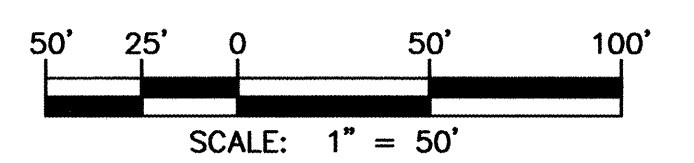
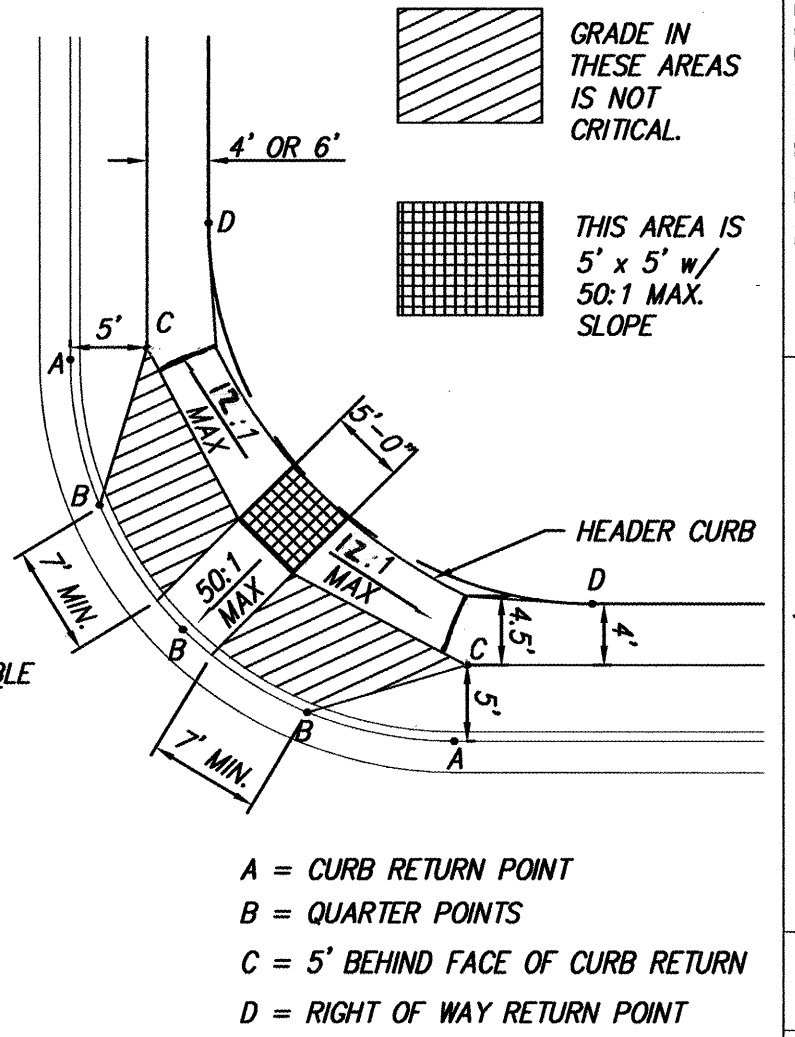
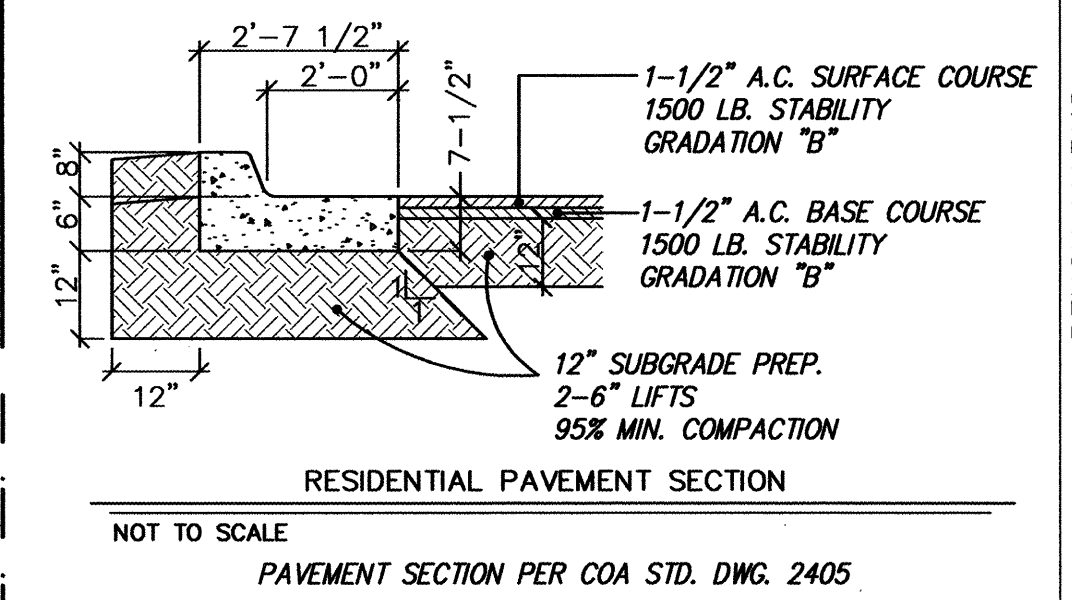
BLOCK	LOT	TOTAL AREA	LOT BLDG. AREA	MINIMUM REQ'D T.	ADDITIONAL OPEN SPACE REQ'D	BLOCK	LOT	TOTAL AREA	LOT BLDG. AREA	MINIMUM REQ'D T.	ADDITIONAL OPEN SPACE REQ'D
1	1	5766	1551	2400	0	5	5	3526	1551	2400	425
1	2	3526	1551	2400	425	5	6	3526	1551	2400	425
1	3	3526	1551	2400	425	5	7	3526	1551	2400	425
1	4	3526	1551	2400	425	5	8	3526	1551	2400	425
1	5	3526	1551	2400	425	5	9	3526	1551	2400	425
1	6	3526	1551	2400	425	5	10	3526	1551	2400	425
1	7	3526	1551	2400	425	5	11	3526	1551	2400	425
1	8	3526	1551	2400	425	5	12	3526	1551	2400	425
1	9	3526	1551	2400	425	5	13	3526	1551	2400	425
1	10	3526	1551	2400	425	5	14	3526	1551	2400	425
1	11	3526	1551	2400	425	5	15	3526	1551	2400	425
1	12	3526	1551	2400	425	5	16	3526	1551	2400	425
1	13	3526	1551	2400	425	5	17	3526	1551	2400	425
1	14	3526	1551	2400	425	5	18	3526	1551	2400	425
2	1	3526	1551	2400	425	5	19	3526	1551	2400	425
2	2	3526	1551	2400	425	5	20	3526	1551	2400	425
2	3	3526	1551	2400	425	5	21	3526	1551	2400	425
2	4	3526	1551	2400	425	5	22	3526	1551	2400	425
2	5	3526	1551	2400	425	5	23	3526	1551	2400	425
2	6	3526	1551	2400	425	5	24	3526	1551	2400	425
2	7	3526	1551	2400	425	5	25	3526	1551	2400	425
2	8	3526	1551	2400	425	5	26	3526	1551	2400	425
2	9	3526	1551	2400	425	5	27	3526	1551	2400	425
2	10	3526	1551	2400	425	5	28	3526	1551	2400	425
2	11	3526	1551	2400	425	5	29	3526	1551	2400	425
2	12	3526	1551	2400	425	5	30	3526	1551	2400	425
2	13	3526	1551	2400	425	5	31	3526	1551	2400	425
2	14	3526	1551	2400	425	5	32	3526	1551	2400	425
2	15	3526	1551	2400	425	5	33	3526	1551	2400	425
2	16	3526	1551	2400	425	5	34	3526	1551	2400	425
3	1	3526	1551	2400	425	5	35	3526	1551	2400	425
3	2	3526	1551	2400	425	5	36	3526	1551	2400	425
3	3	3526	1551	2400	425	5	37	3526	1551	2400	425
3	4	3526	1551	2400	425	5	38	3526	1551	2400	425
3	5	3526	1551	2400	425	5	39	3526	1551	2400	425
3	6	3526	1551	2400	425	5	40	3526	1551	2400	425
3	7	3526	1551	2400	425	5	41	3526	1551	2400	425
3	8	3526	1551	2400	425	5	42	3526	1551	2400	425
3	9	3526	1551	2400	425	5	43	3526	1551	2400	425
3	10	3526	1551	2400	425	5	44	3526	1551	2400	425
3	11	3526	1551	2400	425	5	45	3526	1551	2400	425
3	12	3526	1551	2400	425	5	46	3526	1551	2400	425
3	13	3526	1551	2400	425	5	47	3526	1551	2400	425
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3	16	3526	1551	2400	425	5	50	3526	1551	2400	425
3	17	3526	1551	2400	425	5	51	3526	1551	2400	425
3	18	3526	1551	2400	425	5	52	3526	1551	2400	425
3	19	3526	1551	2400	425	5	53	3526	1551	2400	425
3	20	3526	1551	2400	425	5	54	3526	1551	2400	425
3	21	3526	1551	2400	425	5	55	3526	1551	2400	425
3	22	3526	1551	2400	425	5	56	3526	1551	2400	425
3	23	3526	1551	2400	425	5	57	3526	1551	2400	425
3	24	3526	1551	2400	425	5	58	3526	1551	2400	425
3	25	3526	1551	2400	425	5	59	3526	1551	2400	425
3	26	3526	1551	2400	425	5	60	3526	1551	2400	425
3	27	3526	1551	2400	425	5	61	3526	1551	2400	425
3	28	3526	1551	2400	425	5	62	3526	1551	2400	425
3	29	3526	1551	2400	425	5	63	3526	1551	2400	425
3	30	3526	1551	2400	425	5	64	3526	1551	2400	425
3	31	3526	1551	2400	425	5	65	3526	1551	2400	425
3	32	3526	1551	2400	425	5	66	3526	1551	2400	425
3	33	3526	1551	2400	425	5	67	3526	1551	2400	425
3	34	3526	1551	2400	425	5	68	3526	1551	2400	425
3	35	3526	1551	2400	425	5	69	3526	1551	2400	425
3	36	3526	1551	2400	425	5	70	3526	1551	2400	425
3	37	3526	1551	2400	425	5	71	3526	1551	2400	425
3	38	3526	1551	2400	425	5	72	3526	1551	2400	425
3	39	3526	1551	2400	425	5	73	3526	1551	2400	425
3	40	3526	1551	2400	425	5	74	3526	1551	2400	425
3	41	3526	1551	2400	425	5	75	3526	1551	2400	425
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3	44	3526	1551	2400	425	5	78	3526	1551	2400	425
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F:\98JOBS\8095SAGE\NewPlans\08-02\8095SAGE-MPAVE.dwg, Model, 02/17/03 04:20:10 PM, Mark Goodwin & Associates Plotted by NHE



NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6\"/>



26 6177.83 0505

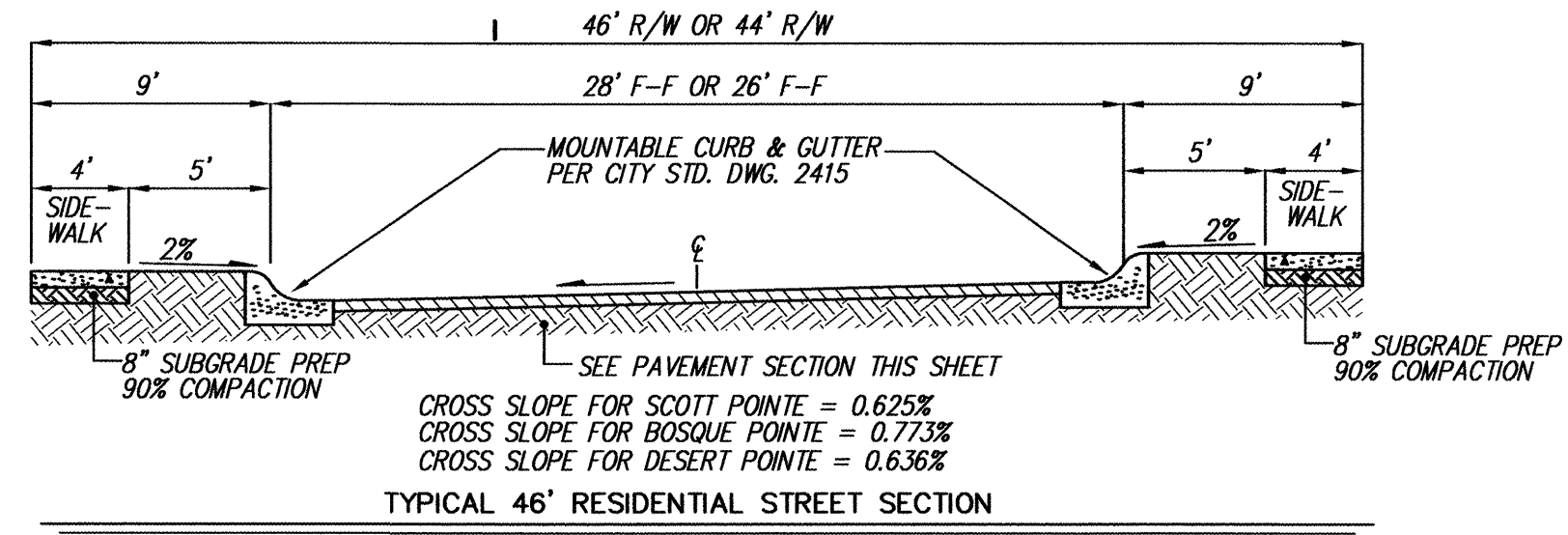
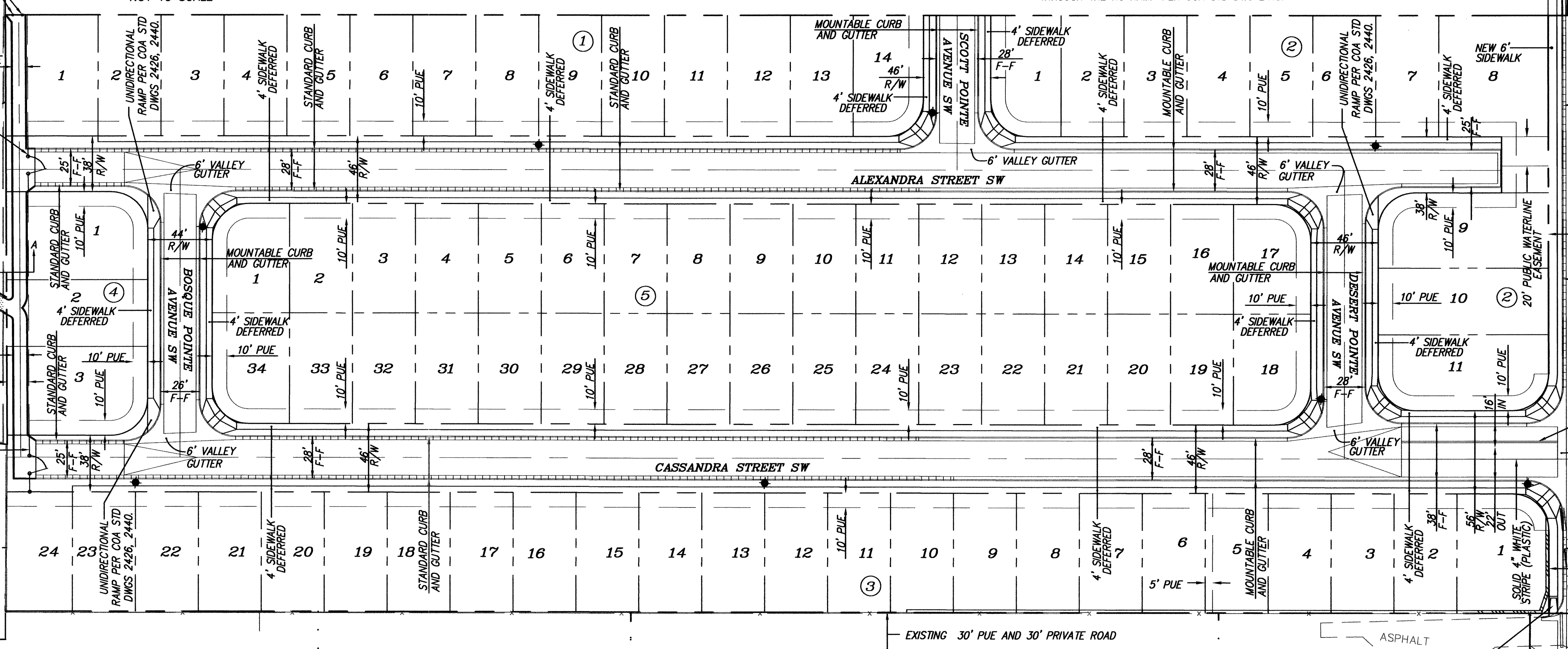
dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

SAGE POINTE SUBDIVISION MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
MAR 2 4 2003	APR - 4 2003		
CITY ENGINEER		LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617783	M-9	5	21



- A = CURB RETURN POINT
B = QUARTER POINTS
C = 5' BEHIND FACE OF CURB RETURN
D = RIGHT OF WAY RETURN POINT

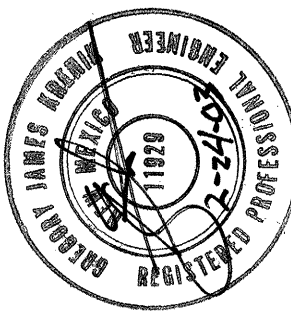
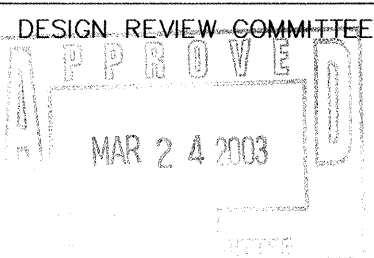
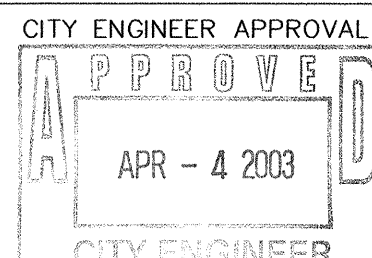
GENERAL WHEEL CHAIR RAMP DETAIL

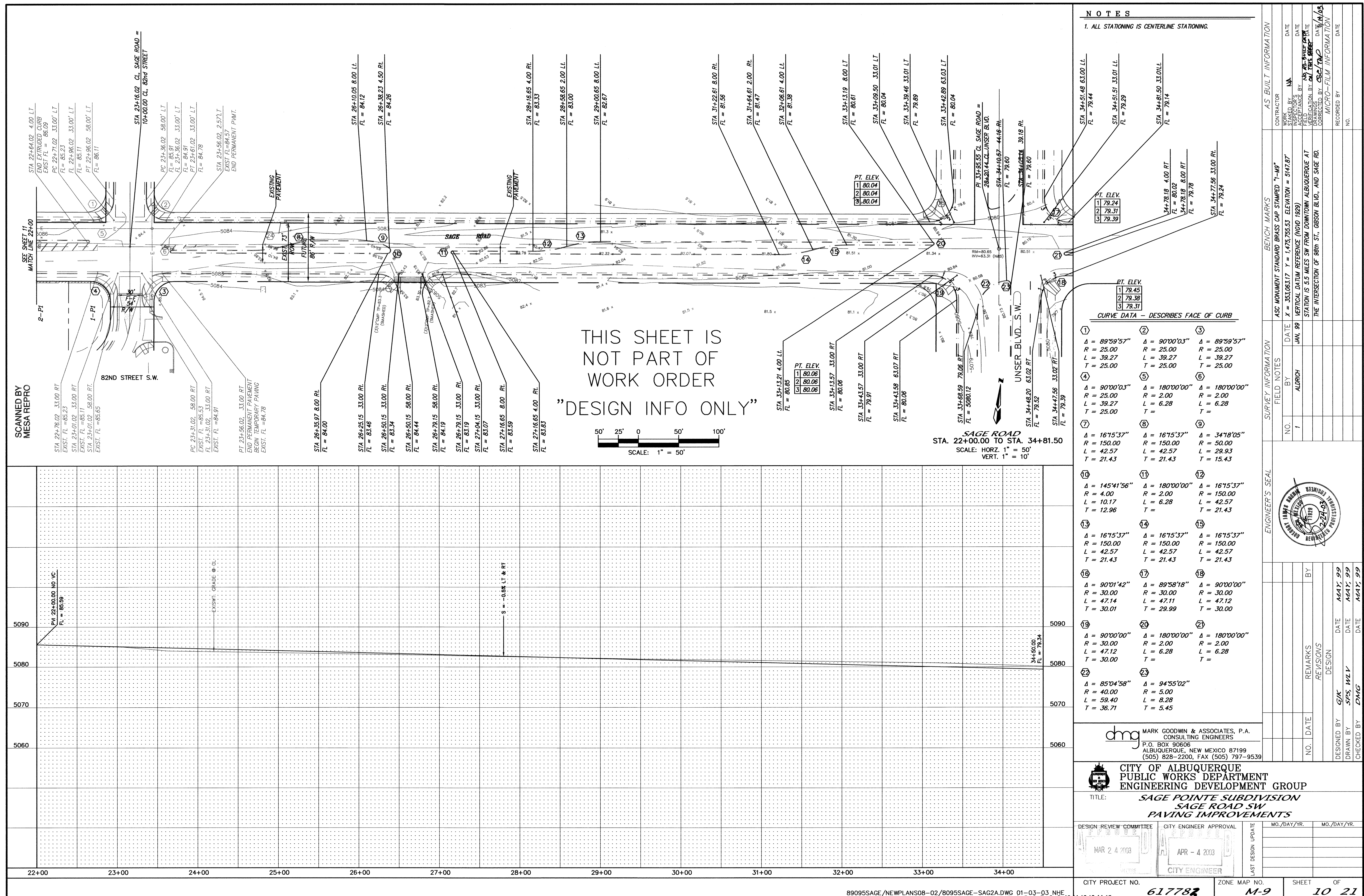
NOT TO SCALE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Gregory J. Krenik, NMPE 11929 the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been followed in the construction of the project. This Certification is based on site inspections by me or by a qualified person under my direct supervision, and survey information provided by Thomas W. Patrick with Community Sciences Corporation, NMPS 2851.

LEGEND

- | | |
|--------------------|------------------------|
| NEW RETAINING WALL | PROPOSED HANDICAP RAMP |
| STANDARD 8\"/> | |

NOTES					
1. ALL STATIONING IS CENTERLINE STATIONING.					
CURVE DATA - DESCRIBES FACE OF NEW CURB					
① Δ = 90°00'00" R = 25.00' T = 25.00' L = 39.27'	② Δ = 90°00'00" R = 25.00' T = 25.00' L = 39.27'	③ Δ = 90°00'00" R = 25.00' T = 25.00' L = 39.27'	④ Δ = 90°00'00" R = 25.00' T = 25.00' L = 39.27'	⑤ Δ = 90°00'00" R = 25.00' T = 25.00' L = 39.27'	⑥ Δ = 90°00'00" R = 25.00' T = 25.00' L = 39.27'
			BENCH MARKS ASC MONUMENT STANDARD BRASS CAP STAMPED "1-149" X = 353,063.17 Y = 1,475,755.53 ELEVATION = 5147.87' VERTICAL REFERENCE DATUM (NVDG 1929) STATION IS 5.5 MILES SW FROM DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF 98TH ST., GIBSON BLVD., AND SAGE RD.		
			SURVEY INFORMATION FIELD NOTES BY DATE NO.		
			ENGINEER'S SEAL 		
			REMARKS REVISIONS BY NO. DATE		
			DESIGNED BY DATE 10/02		
			DRAWN BY DATE 10/02		
			CHECKED BY DATE 10/02		
			DESIGNED BY GJK DATE 10/02 DRAWN BY NHE DATE 10/02 CHECKED BY DMG DATE 10/02		
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TITLE: <i>SAGE POINTE SUBDIVISION ALEXANDRIA STREET SW PAVING IMPROVEMENTS</i>					
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.	
CITY PROJECT NO. 617782		ZONE MAP NO. M-9		SHEET 6 OF 21	



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Gregory J. Krenik, NMPE 11929, the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the specifications approved by the City Engineer and that the original design intent of the approved plans has been followed. I am not responsible for any errors or omissions on the as-built construction drawings. This Certification is based on site inspections by me, or a qualified person under my direction, and survey information provided by Thomas W. Patrick with Community Sciences Corporation, NMPE Number 12651.

Gregory J. Krenik
11929
12-1-03

VALVE SHUT OFF PLAN

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, SEVEN (7) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. TURN OFF VALVE #334 IN SAGE RD. AT 86th STREET SW AND THE VALVE JUST WEST OF THE INTERSECTION OF SAGE SW AND 82nd STREET SW.

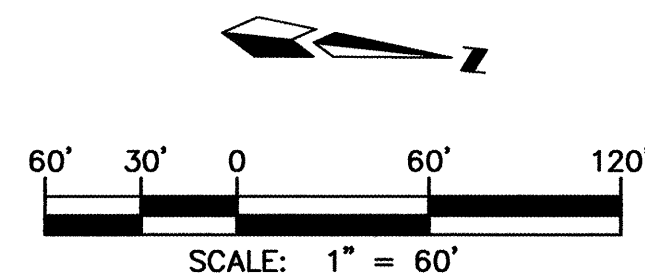
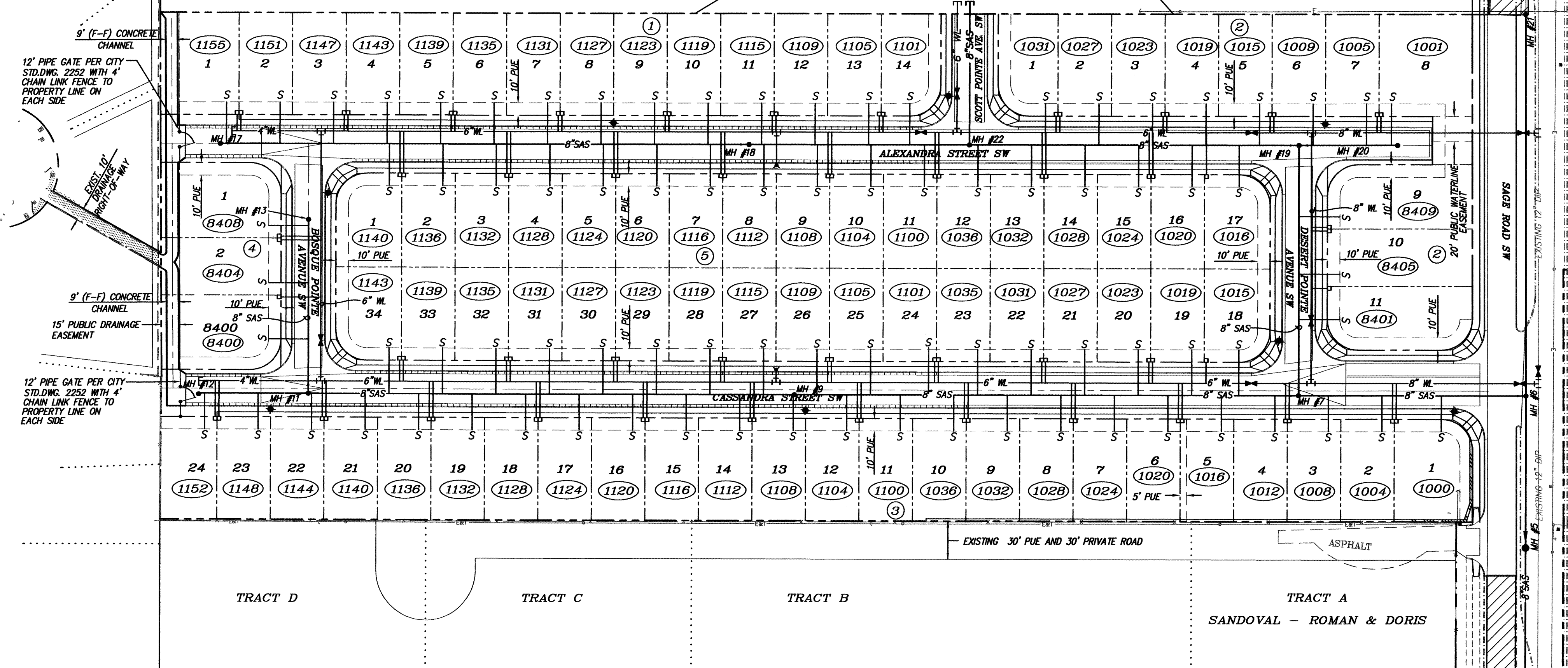
NOTES

LEGEND

- | | |
|-------------------------------|--------------------------------------|
| --- PROPERTY LINE | --- 8" SAS --- NEW 8" SANITARY SEWER |
| --- NEW RETAINING WALL | --- 6" WL --- NEW 6" WATERLINE |
| --- STANDARD 8" CURB & GUTTER | --- NEW SANITARY SEWER SERVICE |
| --- MOUNTABLE CURB & GUTTER | --- NEW WATERLINE TEE |
| ● PROPOSED MANHOLE | --- NEW DOUBLE WATER SERVICE |
| ▼ NEW FIRE HYDRANT | --- NEW SINGLE WATER SERVICE |
| ▼ NEW GATE VALVE | ○ 1131 STREET ADDRESS |
| ◆ STREET LIGHT | |

9" (F-F) CONCRETE CHANNEL
12" PIPE GATE PER CITY STD. DWG. 2252 WITH 4" CHAIN LINK FENCE TO PROPERTY LINE ON EACH SIDE

9" (F-F) CONCRETE CHANNEL
15" PUBLIC DRAINAGE EASEMENT
12" PIPE GATE PER CITY STD. DWG. 2252 WITH 4" CHAIN LINK FENCE TO PROPERTY LINE ON EACH SIDE

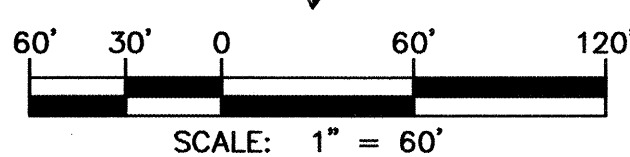
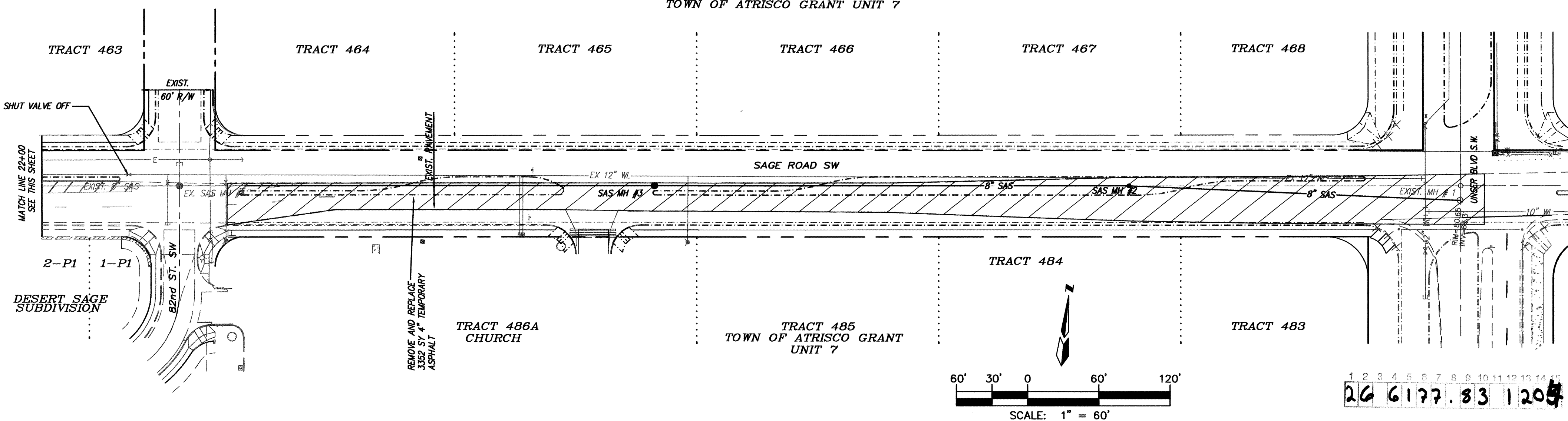


- LOT 96
LOT 95
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LOT 89
LOT 88
LOT 87
LOT 86
LOT 85
- SOUTH MESA
PATIO TOWN HOMES

TRACT 4

TRACT 462D

TOWN OF ATRISCO GRANT UNIT 7



26 6177.83 1204

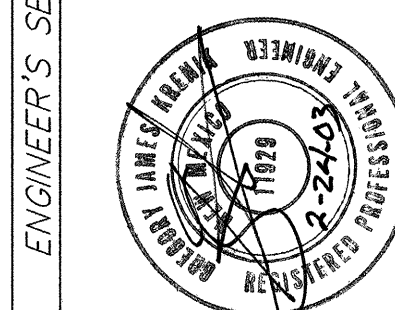
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SAGE POINTE SUBDIVISION
MASTER UTILITY PLAN

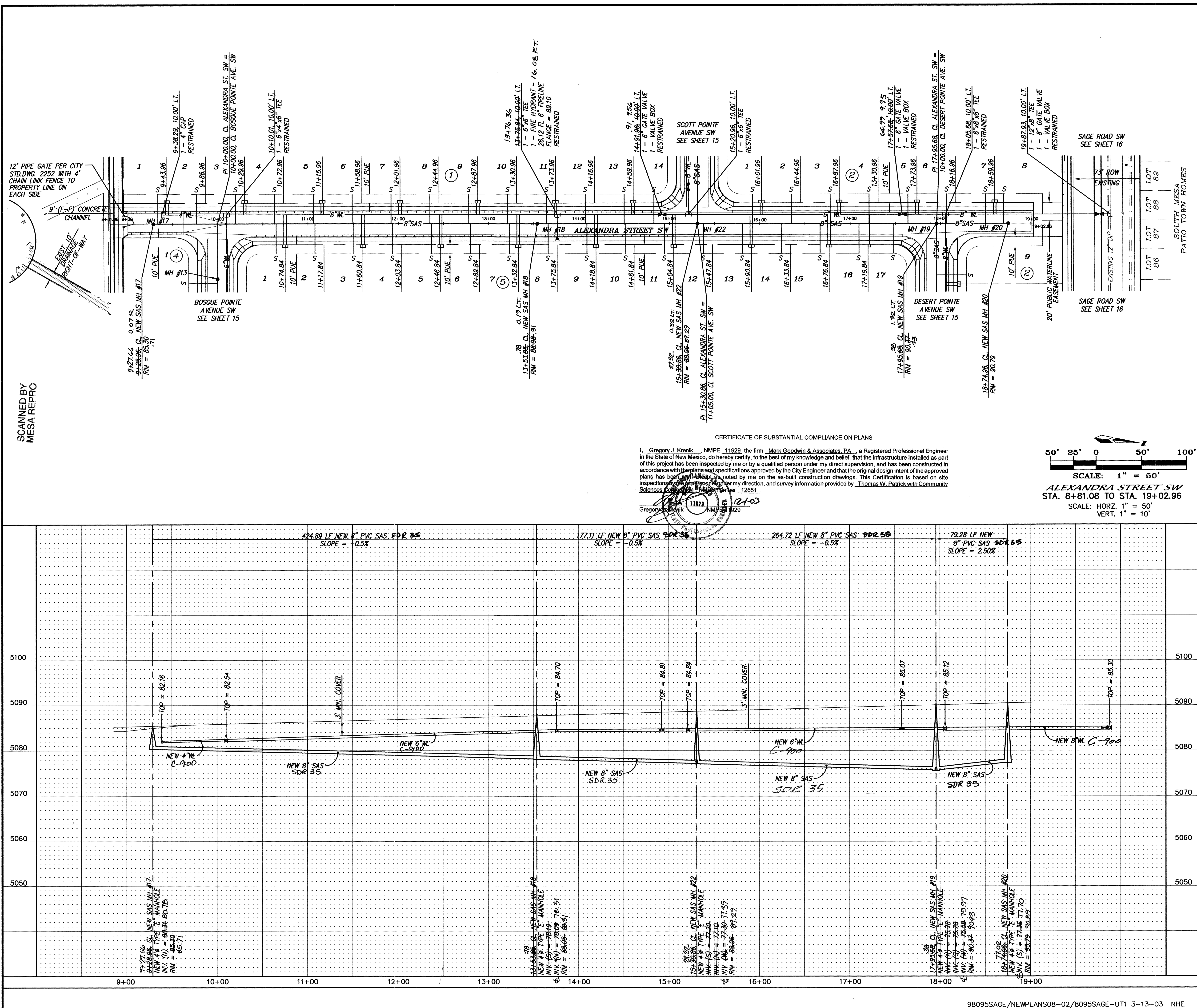
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.
MAR 24 2003	APR - 4 2003			
DESIGN COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE		

CITY PROJECT NO. 617783 ZONE MAP NO. M-9-Z SHEET 12 OF 21



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
WORK STAGED BY	DATE						
ACCEPTANCE BY	DATE						
FIELD CHECK BY	DATE						
DRAWINGS	DATE						
CORRECTED BY	DATE						
RECORDED BY	DATE						
NO.							

REVISIONS	DATE	BY
DESIGN	5/02	GJK
DRAWN BY	5/02	KJS
CHECKED BY	5/02	DMG



NOTES					AS BUILT INFORMATION	
1. ALL STATIONING IS CENTERLINE STATIONING. 2. SEE SHEET 18 OF 21 FOR WATER VALVE BOX DETAIL, WATER RING & COVER FOR VALVE BOX DETAIL AND WATER METER DETAIL. 3. RISER REQUIRED WHEN INVERT AT P.U.E. IS GREATER THAN 2'-0" ABOVE MAIN LINE INVERT.						
SANITARY SEWER SERVICES					CONTRACTOR	
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE	WORK STAKED BY	DATE
1	1	9+33.96	82.29	33.00'	DATE	DATE
1	2	9+76.96	82.08	33.00'	DATE	DATE
1	3	10+19.96	81.86	33.00'	DATE	DATE
1	4	10+62.96	81.64	33.00'	DATE	DATE
1	5	11+05.96	81.42	33.00'	DATE	DATE
1	6	11+48.96	81.20	33.00'	DATE	DATE
1	7	11+91.96	80.98	33.00'	DATE	DATE
1	8	12+34.96	81.08	33.00'	DATE	DATE
1	9	12+77.96	81.31	33.00'	DATE	DATE
1	10	13+20.96	81.54	33.00'	DATE	DATE
1	11	13+63.96	81.77	33.00'	DATE	DATE
1	12	14+06.96	82.00	33.00'	DATE	DATE
1	13	14+49.96	82.23	33.00'	DATE	DATE
1	14	14+82.96	82.46	33.00'	DATE	DATE
2	1	15+91.96	82.99	33.00'	DATE	DATE
2	2	16+34.96	83.22	33.00'	DATE	DATE
2	3	16+77.96	83.44	33.00'	DATE	DATE
2	4	17+20.96	83.67	33.00'	DATE	DATE
2	5	17+63.96	83.90	33.00'	DATE	DATE
2	6	18+06.96	84.13	33.00'	DATE	DATE
2	7	18+49.96	84.36	33.00'	DATE	DATE
2	8	18+89.96	84.47	33.00'	DATE	DATE
5	1	10+64.84	81.63	33.00'	DATE	DATE
5	2	11+07.84	81.41	33.00'	DATE	DATE
5	3	11+50.84	81.19	33.00'	DATE	DATE
5	4	11+93.84	80.97	33.00'	DATE	DATE
5	5	12+36.84	81.09	33.00'	DATE	DATE
5	6	12+79.84	81.32	33.00'	DATE	DATE
5	7	13+22.84	81.55	33.00'	DATE	DATE
5	8	13+65.84	81.78	33.00'	DATE	DATE
5	9	14+08.84	82.00	33.00'	DATE	DATE
5	10	14+51.84	82.24	33.00'	DATE	DATE
5	11	14+94.84	82.47	33.00'	DATE	DATE
5	12	15+37.84	82.70	33.00'	DATE	DATE
5	13	15+80.84	82.93	33.00'	DATE	DATE
5	14	16+23.84	83.16	33.00'	DATE	DATE
5	15	16+66.84	83.39	33.00'	DATE	DATE
5	16	17+09.84	83.61	33.00'	DATE	DATE
5	17	17+47.84	83.82	33.00'	DATE	DATE

1234567891011121314151617

2616177.83113034

dmg

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

ENGINEER'S SEAL

11820

JAMES H. BROWN

REGISTERED PROFESSIONAL ENGINEER

NEW MEXICO

REMARKS

DESIGNED BY

DRAWN BY

CHECKED BY

BY

DATE

DATE

DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SAGE POINTE SUBDIVISION
ALEXANDRA STREET SW
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

APPROVED

APR - 4 2003

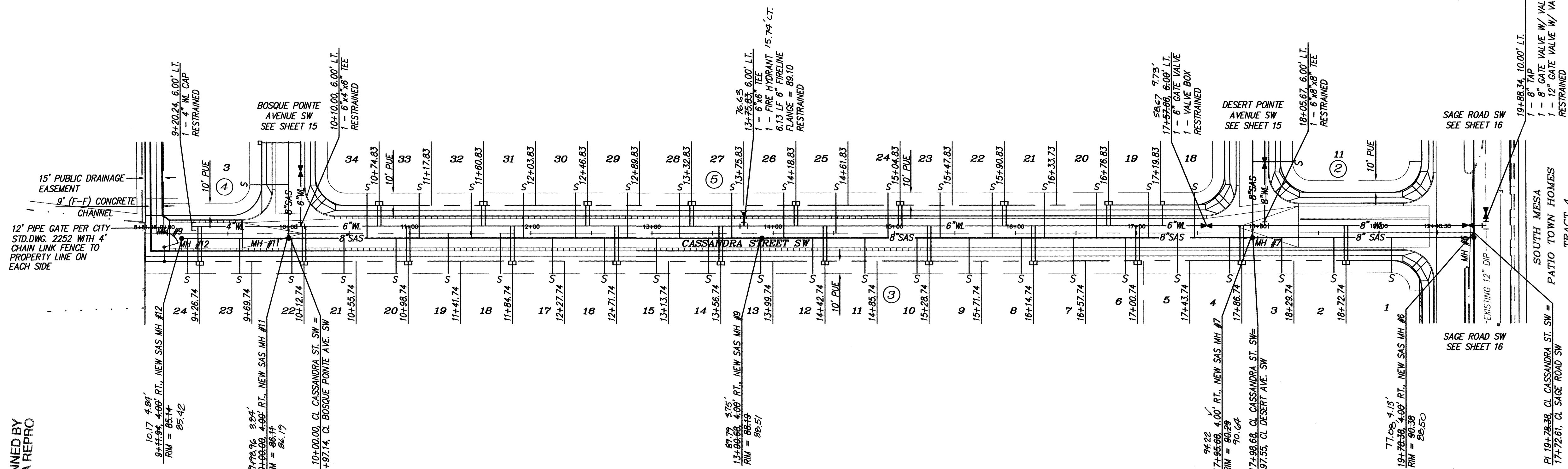
CITY ENGINEER

CITY PROJECT NO.

ZONE MAP NO.

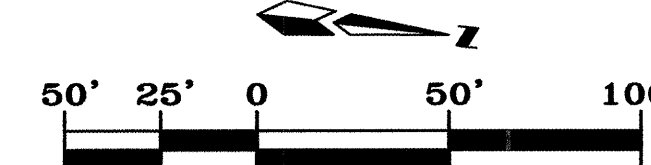
SHEET

OF



I, Gregory J. Krenik, NMPE #11929 the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been followed. This certification is based upon the inspection noted by me on the as-built construction drawings. This Certification is based on site inspections by me, conducted under my direction, and survey information provided by Thomas W. Patrick with Community Sciences Corporation. My Number 12651.

Gregory A. Krenk NMP# 11929



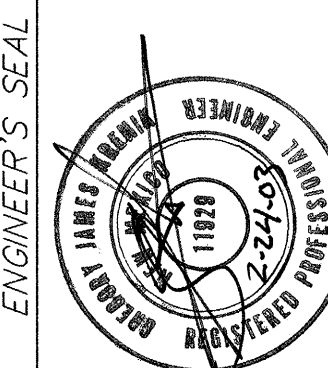
CASSANDRA STREET SW
STA. 8+81.95 TO STA. 19+48.38
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

SANITARY SEWER SERVICES				
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
4	1	19+10.52	82.86	29.00'
4	2	18+62.74	83.15	29.00'
4	3	18+19.74	83.41	29.00'
4	4	17+76.74	83.46	29.00'
4	5	17+33.74	83.73	29.00'
4	6	16+90.74	83.51	29.00'
4	7	16+47.74	83.28	29.00'
4	8	16+04.74	83.08	29.00'
4	9	15+61.74	82.82	29.00'
4	10	15+18.74	82.59	29.00'
4	11	14+75.74	82.35	29.00'
4	12	14+32.74	82.13	29.00'
4	13	13+89.74	81.90	29.00'
4	14	13+46.74	81.68	29.00'
4	15	13+03.74	81.45	29.00'
4	16	12+60.74	81.22	29.00'
4	17	12+17.74	80.99	29.00'
4	18	11+74.74	80.76	29.00'
4	19	11+31.74	80.53	29.00'
4	20	10+88.74	80.03	29.00'
4	21	10+45.74	80.25	29.00'
4	22	10+02.74	80.46	29.00'
4	23	9+59.74	80.75	29.00'
4	24	9+16.74	81.00	29.00'
5	18	17+47.65	83.60	37.00'
5	19	17+09.83	83.61	37.00'
5	20	16+66.83	83.38	37.00'
5	21	16+23.83	83.15	37.00'
5	22	15+80.83	82.92	37.00'
5	23	15+37.83	82.69	37.00'
5	24	14+94.83	82.46	37.00'
5	25	14+51.83	82.23	37.00'
5	26	14+08.83	82.01	37.00'
5	27	13+65.83	81.78	37.00'
5	28	13+22.83	81.55	37.00'
5	29	12+79.83	81.32	37.00'
5	30	12+36.83	81.09	37.00'
5	31	11+93.83	80.86	37.00'
5	32	11+50.83	80.63	37.00'
5	33	11+07.83	80.00	37.00'
5	34	10+64.83	80.23	37.00'

NOTES

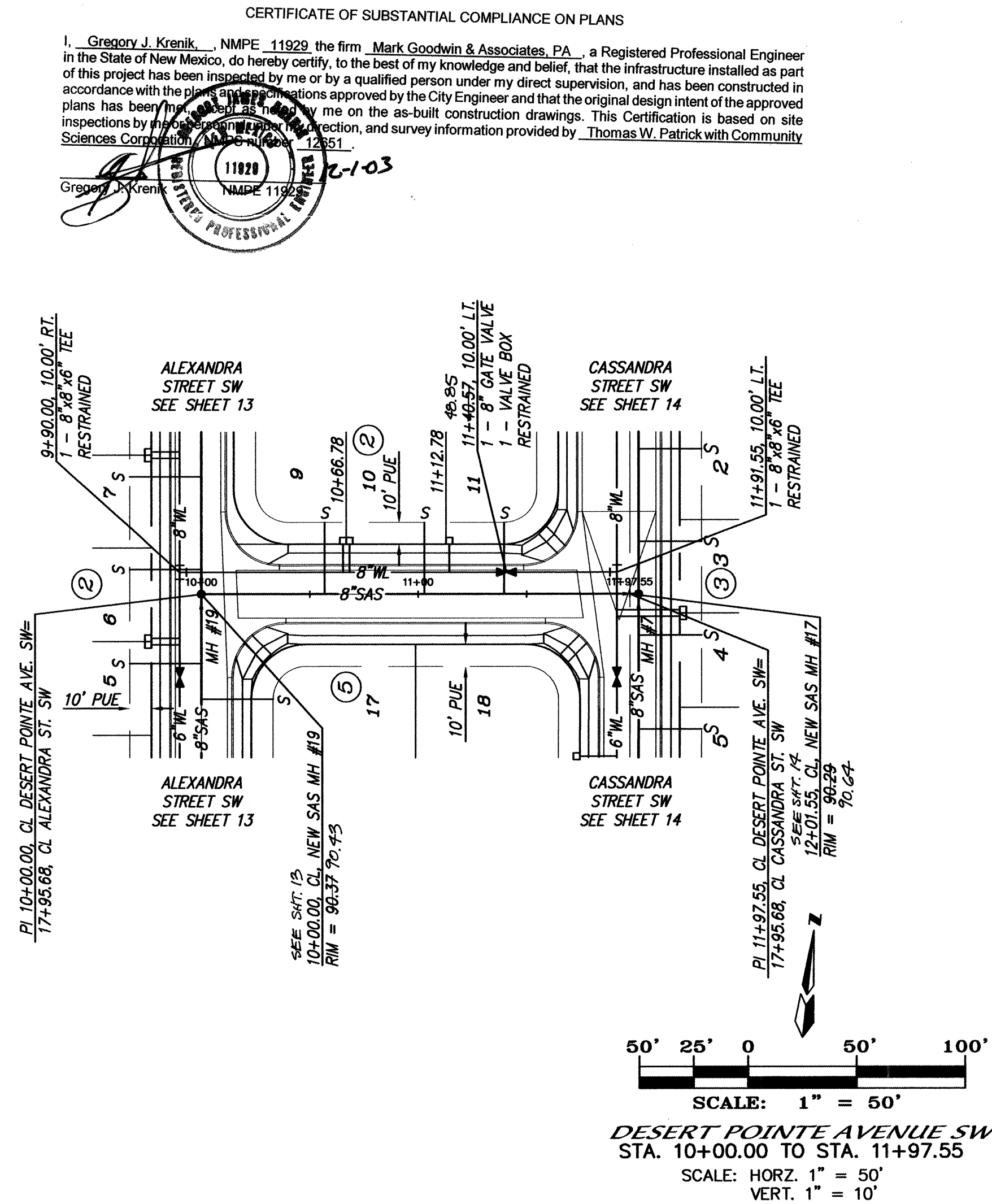
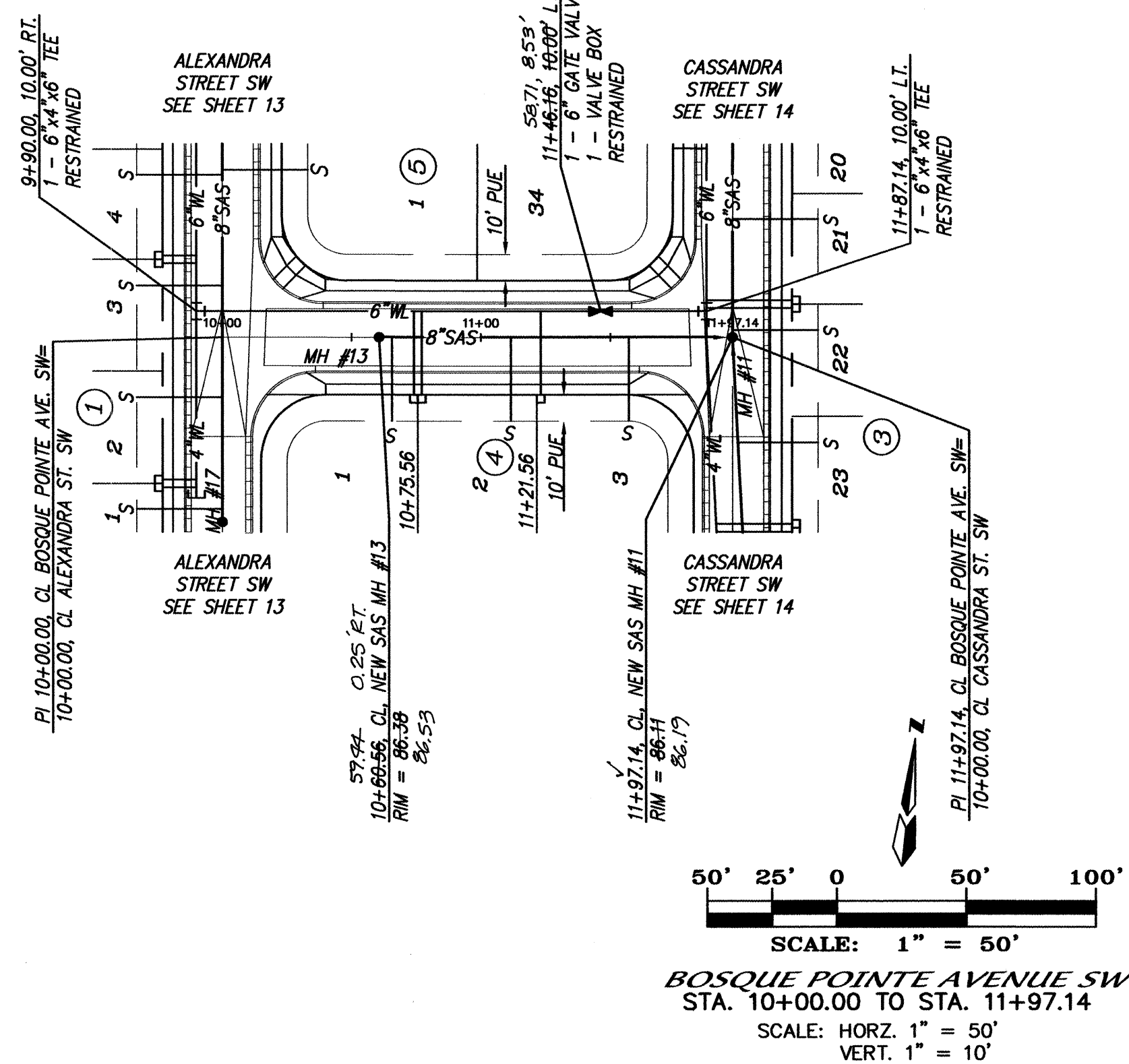
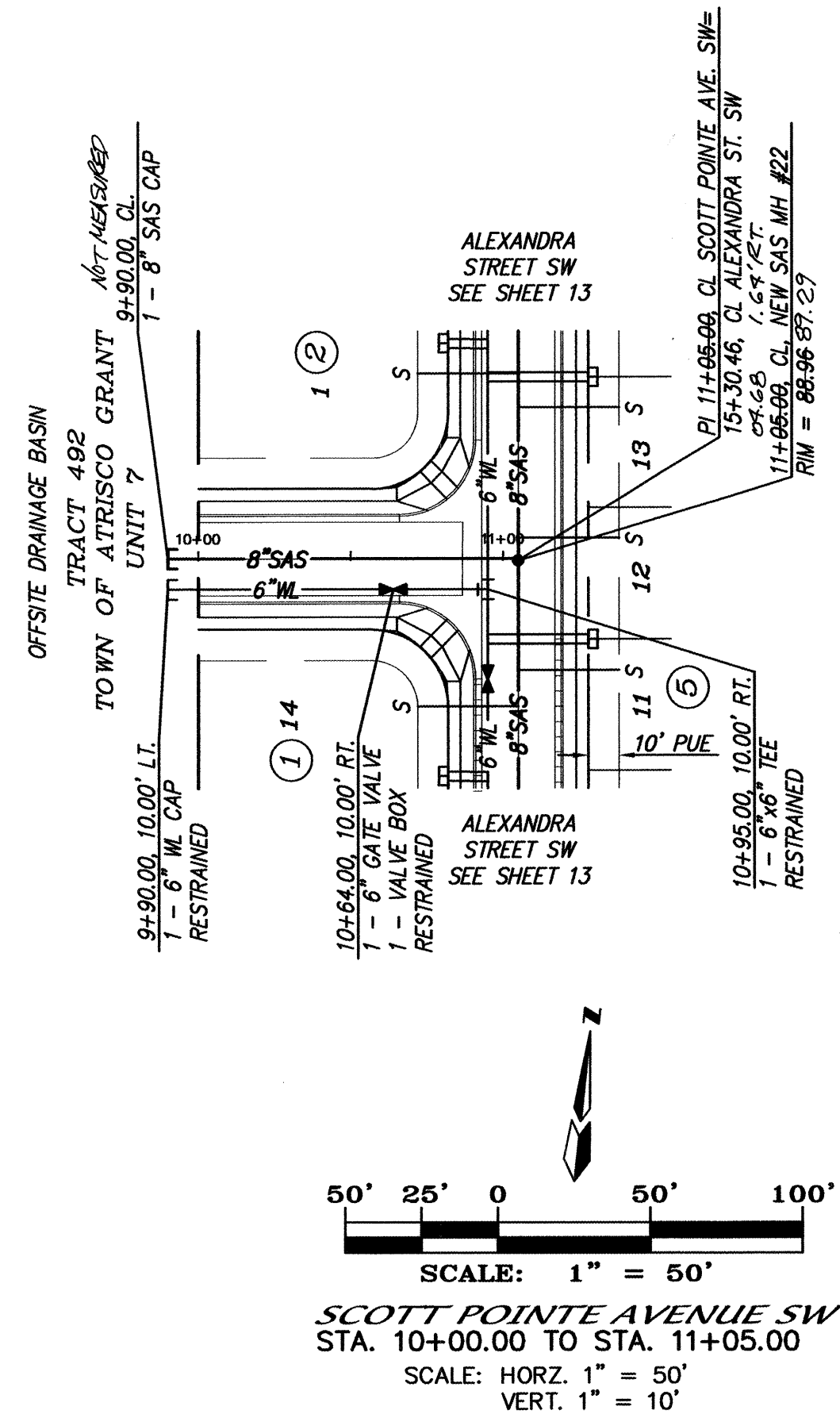
1. ALL STATIONING IS CENTERLINE STATIONING.
2. SEE SHEET 18 OF 21 FOR WATER VALVE BOX DETAIL. WATER RING & COVER FOR VALVE BOX DETAIL A WATER METER DETAIL.
3. RISER REQUIRED WHEN INVERT AT P.U.E. IS GREATER THAN 2'-0" ABOVE MAIN LINE INVERT.

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION			
NO.	FIELD NOTES	DATE	BY	CONTRACTOR	WORK INSPECTED BY	DATE	VAR.	
	ASC MONUMENT STANDARD BRASS CAP STAMPED "1-M9" $X = 353.06317$ $Y = 1475.75553$ ELEVATION = 5147.87' VERTICAL REFERENCE DATUM (NGVD 1929) STATION IS 5.5 MILES SW FROM DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF 98TH ST., GIBSON BLVD., AND SAGE RD.				CSC	1/26/83		
					VERIFICATION BY FIELD	DATE	N/A	
					CORRECTED BY	DATE		
					MICRO-FILM INFORMATION			
					RECORDED BY	DATE		
					NO.			

[illegible]

	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
TITLE:	<i>SAGE POINTE SUBDIVISION</i> <i>CASSANDRA STREET SW</i> <i>UTILITY IMPROVEMENTS</i>			
DESIGN REVIEW COMMITTEE APPROVED MAR 24 2003 CITY ENGINEER	CITY ENGINEER APPROVAL APR - 4 2003 CITY ENGINEER	LAST DESIGN UPDATE 	MO./DAY/YR. 	MO./DAY/YR.
CITY PROJECT NO.	617783 M-9	ZONE MAP NO.	SHEET	OF

SCANNED BY
MESA REPRO



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Gregory J. Krenk, NMPE 11929, the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met.

I have signed and sealed this certificate, along with me on the as-built construction drawings. This Certification is based on site inspections by myself, and/or other qualified persons, and on all available information, including but not limited to, design, section, and survey information provided by Thomas W. Patrick with Community Sciences Corporation.

 6-103

Gregory J. Krenk NAME 11929

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. SEE SHEET 18 OF 21 FOR WATER VALVE BOX DETAIL, WATER RING & COVER FOR VALVE BOX DETAIL AND WATER METER DETAIL.
3. RISER REQUIRED WHEN INVERT AT P.U.E. IS GREATER THAN 2'-0" ABOVE MAIN LINE INVERT.

BOSQUE POINTE AVE. SW SANITARY SEWER SERVICES				
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
4	1	10+65.56	80.75	32.00'
4	2	11+11.56	80.51	32.00'
4	3	11+57.11	80.27	32.00'

DESERT POINTE AVE. SW SANITARY SEWER SERVICES				
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
2	9	10+56.78	83.94	33.00'
2	10	11+02.78	84.18	33.00'
2	11	11+39.57	83.91	33.00'

[illegible]

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: ***SAGE POINTE SUBDIVISION
SCOTT POINTE/ BOSQUE POINTE / DESERT POINTE
UTILITY IMPROVEMENTS***

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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MO./DAY/YR.	MO./DAY/YR.
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APPROVED
MAR 24 2003
NOTICE

APR - 4 2003
CITY ENGINEER

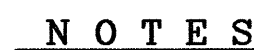
LAST DESIGN UPDATE

CITY PROJECT NO. _____

	ZONE MAP NO.
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	SHEET	OF
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98095SAGE/NEWPLANS08-02/8095SAGE-UT3 3-13-03 NHE

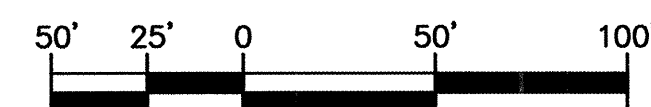


1. ALL STATIONING IS CENTERLINE STATIONING.
2. SEE SHEET 18 OF 21 FOR WATER VALVE BOX DETAIL, WATER RING & COVER FOR VALVE BOX DETAIL AND WATER METER DETAIL.
3. RISER REQUIRED WHEN INVERT AT P.U.E. IS GREATER THAN 2'-0" ABOVE MAIN LINE INVERT.

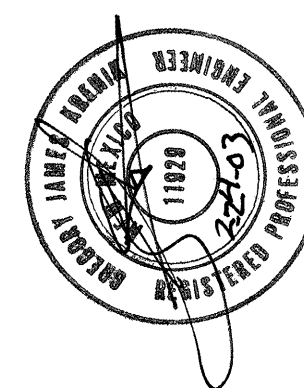
SANITARY SEWER SERVICES			
LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH AT PUE
TRACT A	20+56.57	81.00	47.50'

I, Gregory J. Krenik, NMPE 11922, the firm, Mark Goodwin & Associates, PA, a Registered Professional Engineering in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been followed. I am the designer of the above-said construction drawings. This Certification is based on site inspections by me or my designee, and the survey information provided by Thomas W. Patrick with Community Sciences Corporation, NMPS #000121851.

Gregory J. Krenik 12-1-03
NMPE 11922



SCALE: 1" = 50'
SAGE ROAD SW
 STA. 10+00.00 TO STA. 22+00.00
 SCALE: HORZ. 1" = 50'
 VERT. 1" = 10'



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	1	7	7	.	8	3		1	6	0	4		

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



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ***SAGE POINTE SUBDIVISION***
SAGE ROAD SW
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE

MAR 24 2003

CITY ENGINEER APPROVAL

APPROVED

APR - 4 2003

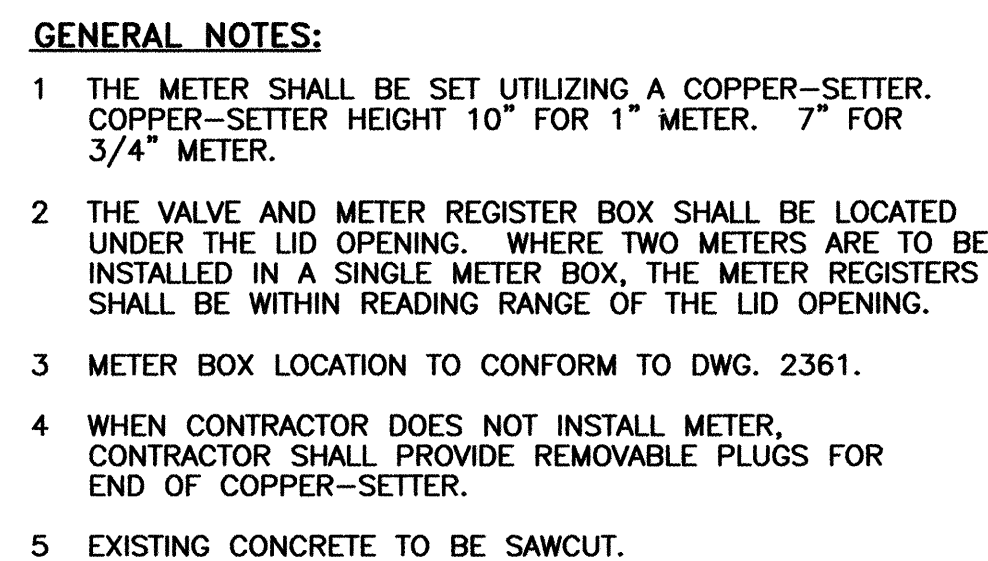
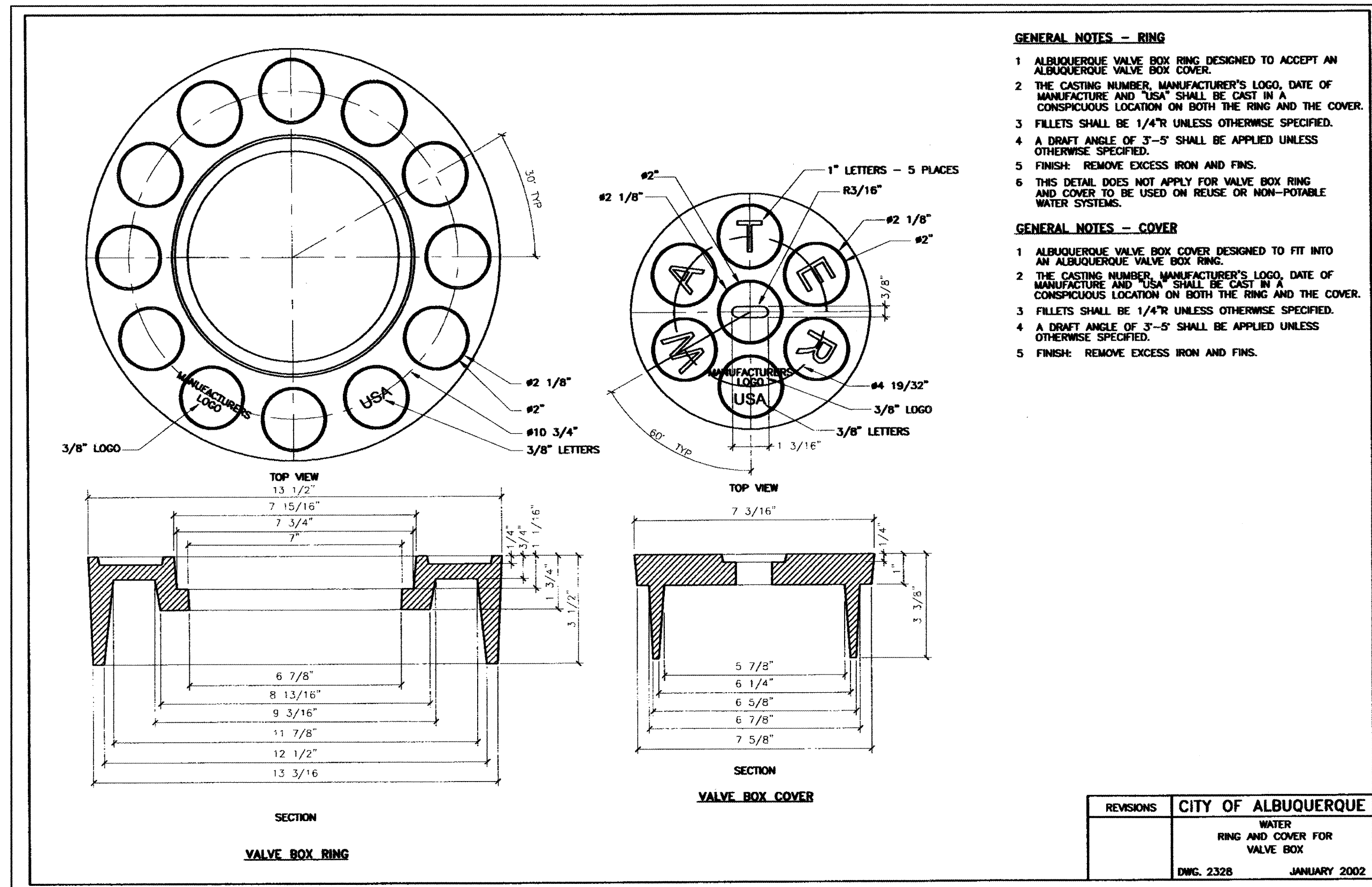
CITY ENGINEER

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

	CITY PROJECT NO.
--	------------------

ZONE MAP NO.	
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	SHEET	OF
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CONSTRUCTION NOTES:

- A STREET SURFACE.
- B BACK OF CURB.
- C CAST IRON METER BOX, COVER AND LID.
SEE DWG. 2368 OR 2369.
- D 1/2" EXPANSION JOINT.
- E CURB STOP, LOCATE INSIDE METER BOX.
- F SIDEWALK OR DRIVEPAD.
- G METER. TOP OF METER TO BE 12"—18" BELOW COVER.
- H CORP STOP.
- J MAIN WATER LINE.
- K TAPPING SADDLE.
- L COPPER SERVICE LINE.
- M COPPER SETTER.
- N TAILPIECE TO PROPERTY LINE WITH INSTA-TITE I.P.T.
CAPPED FITTING.
- Q CONCRETE PAD REQUIRED IN ALL AREAS.
- R #4 REBAR CONTINUOUS ALL AROUND METER BOX.
- S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED
STEEL PIPE.
- T METER BOX LID SHALL BE FLUSH WITH SURROUNDING
SIDEWALK.

GENERAL NOTES - RING

1. ALBUQUERQUE VALVE BOX RING DESIGNED TO ACCEPT AN ALBUQUERQUE VALVE BOX COVER.
2. THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND YEAR SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
4. A DRAFT ANGLE OF 3-5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINIS.
6. THIS DETAIL DOES NOT APPLY FOR VALVE BOX RING AND COVER TO BE USED ON REUSE OR NON-POTABLE WATER SYSTEMS.

GENERAL NOTES - COVER

1. ALBUQUERQUE VALVE BOX COVER DESIGNED TO FIT INTO AN ALBUQUERQUE VALVE BOX RING.
2. THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND YEAR SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
4. A DRAFT ANGLE OF 3-5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINIS.

REVISIONS	CITY OF ALBUQUERQUE
	WATER RING AND COVER FOR VALVE BOX
	DWG. 2328 JANUARY 2003

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
2	6		6	1	7	7	.	8	3			1	8	0	4

	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS		NO.	DATE	DESIGNED BY DRAWN BY CHECKED BY
	P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539				
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT					
TITLE: <i>SAGE POINTE SUBDIVISION WATER DETAILS</i>					
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	
C.O.A. STANDARD		C.O.A. STANDARD		MO./DAY/YR.	
DRAFT		MO./DAY/YR.		MO./DAY/YR.	
				MO./DAY/YR.	
				MO./DAY/YR.	
				MO./DAY/YR.	
CITY PROJECT NO. <i>617782</i>		ZONE MAP NO. <i>M-9</i>		SHEET <i>18</i> OF <i>21</i>	

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

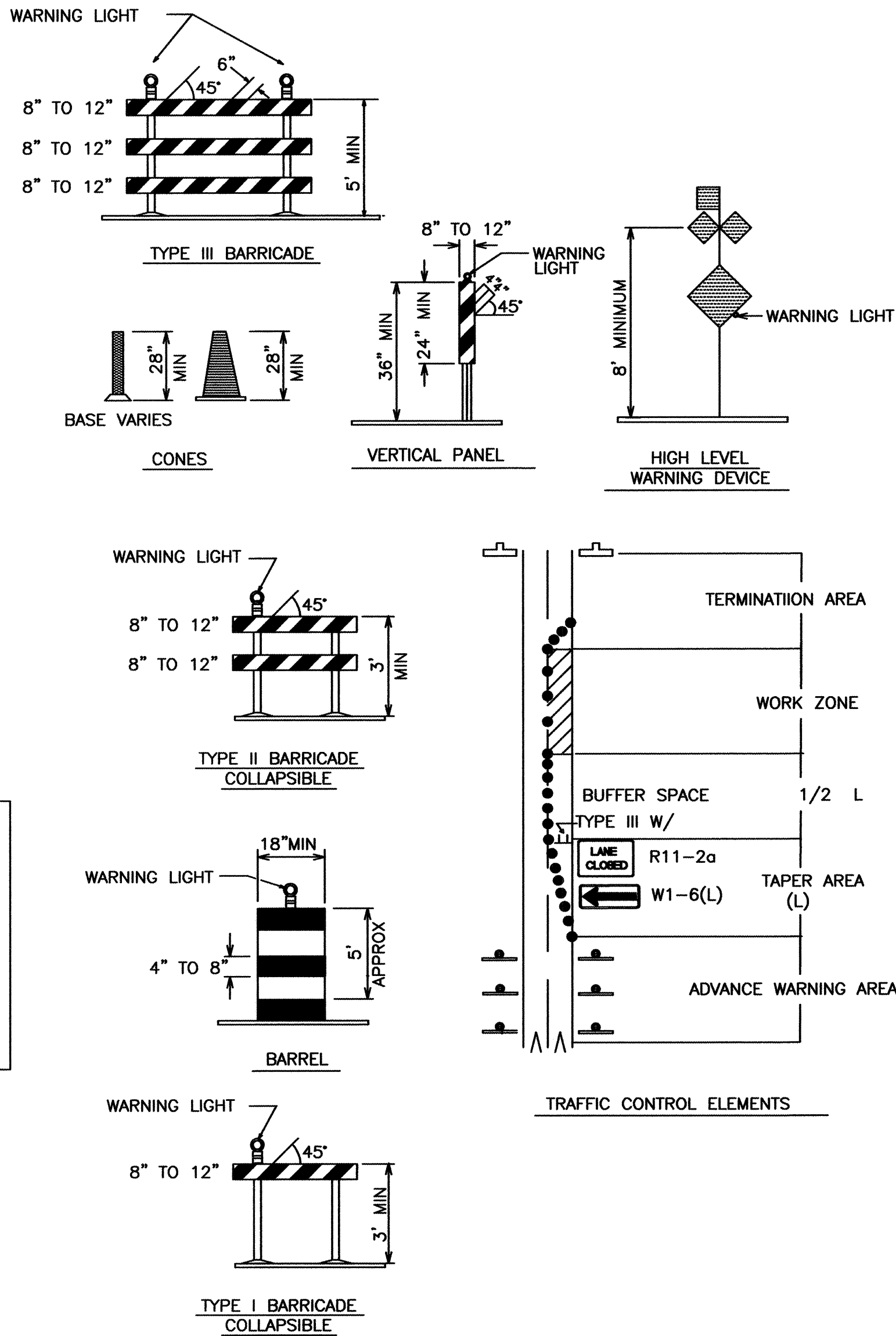
1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT 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 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.

SPECIAL PROJECT TRAFFIC CONTROL NOTES

28. ARTERIAL/COLLECTOR ROAD USAGE FEES OF \$0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY WILL BE ASSESSED ON LANE AND ROAD CLOSURES ON SAGE ROAD. THE BARRICADED AREA FOR A CLOSED STREET IS CALCULATED AS THE TOTAL WIDTH OF PAVED ROAD SURFACE TIMES THE TOTAL LENGTH OF CLOSED ROAD AS MEASURED BETWEEN THE ADJACENT CROSS STREETS REMAINING OPEN TO TRAFFIC.
29. CONTRACTOR SHALL WORK MINIMUM HOURS FROM 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH SATURDAY WHEN SAGE ROAD IS CLOSED TO TRAFFIC.
30. REQUESTS FOR BARRICADE AND/OR EXCAVATION PERMITS MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH OTHER ON-GOING PROJECTS IN THE VICINITY.



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

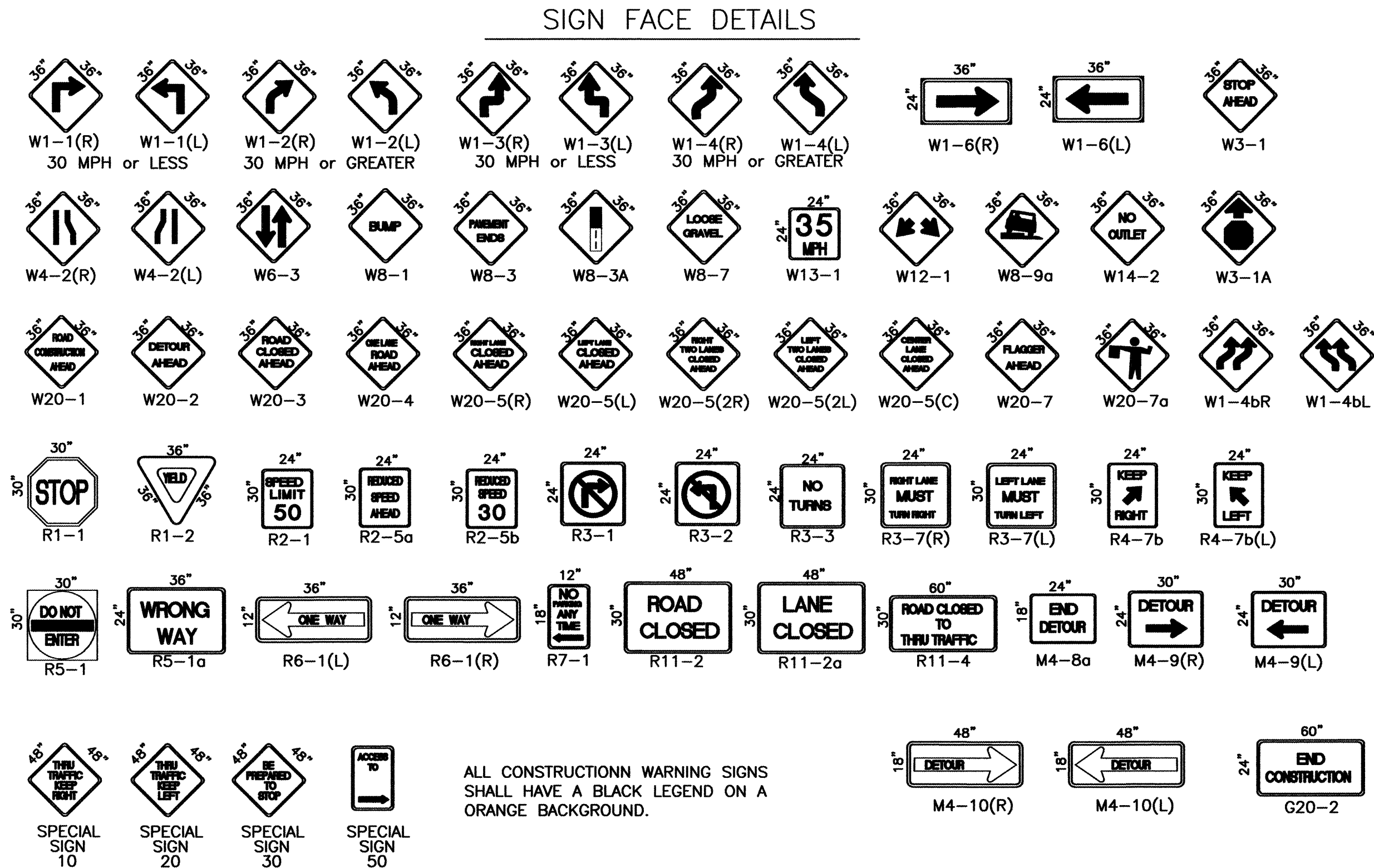
TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 61 97 83 1904



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

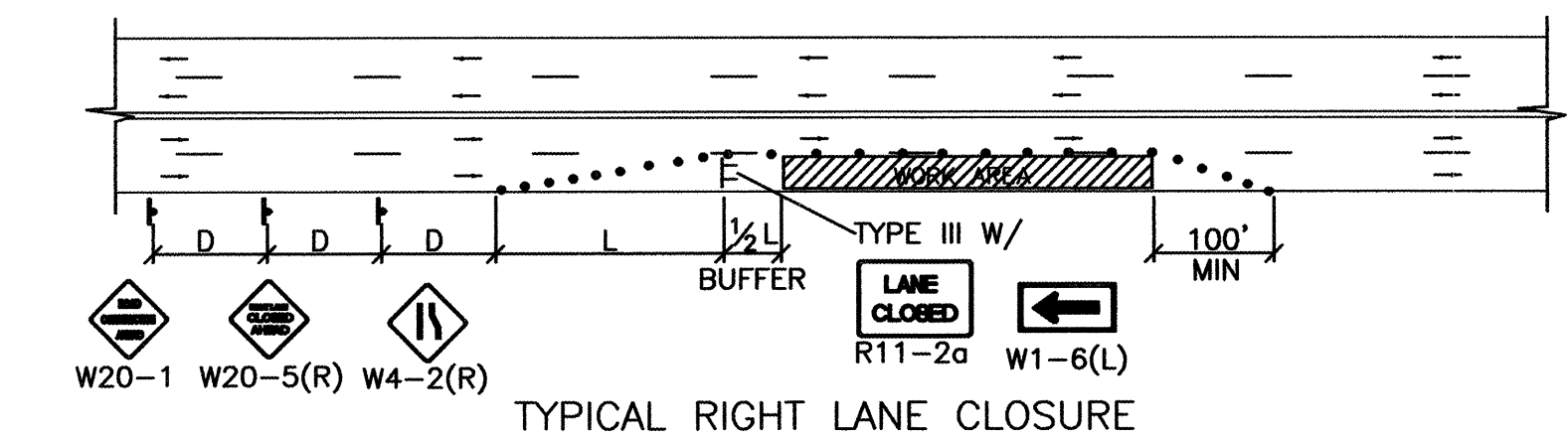


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

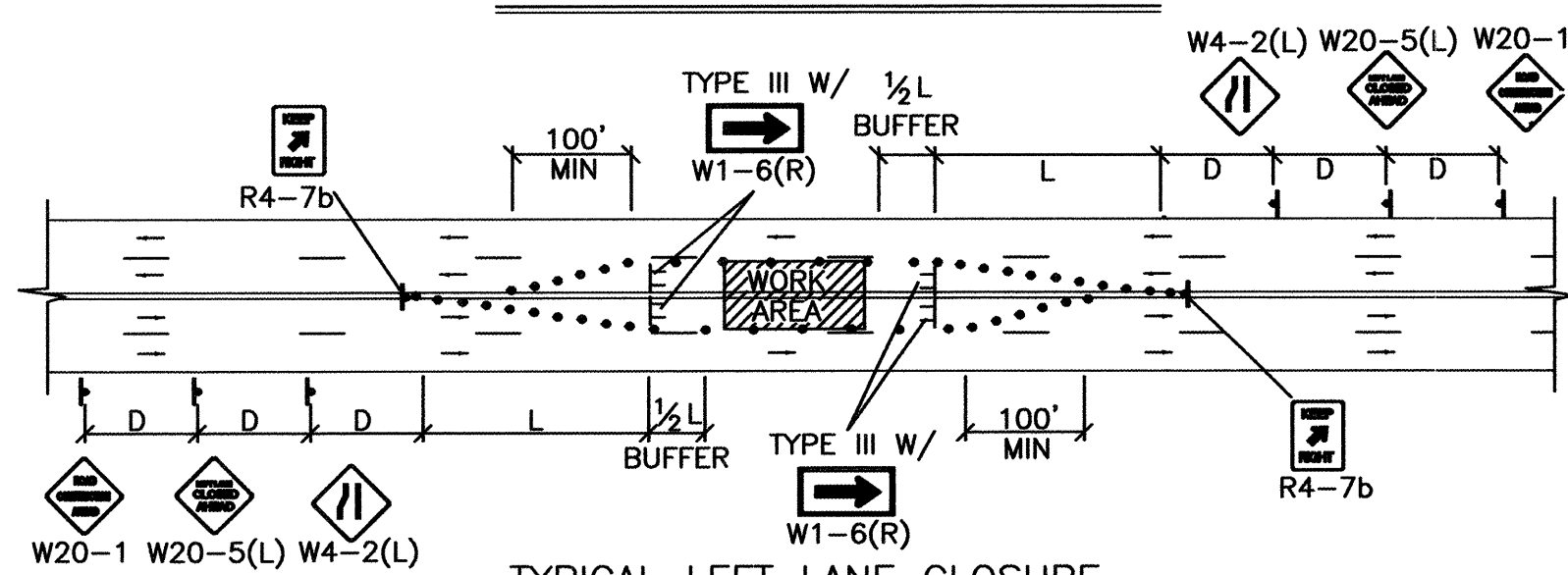
TITLE: **SAGE POINTE SUBDIVISION TRAFFIC CONTROL**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
C.O.A. STANDARD	C.O.A. STANDARD		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617783	M-9	19	21

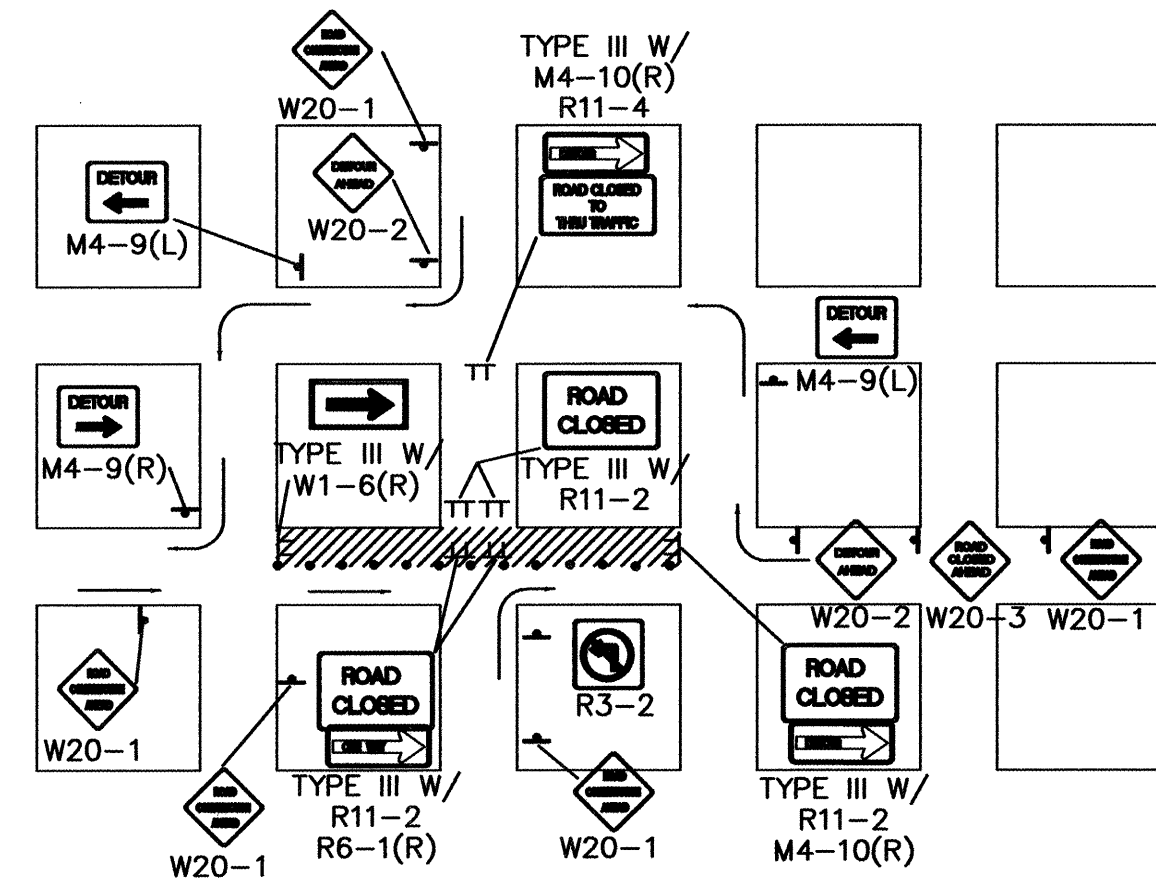
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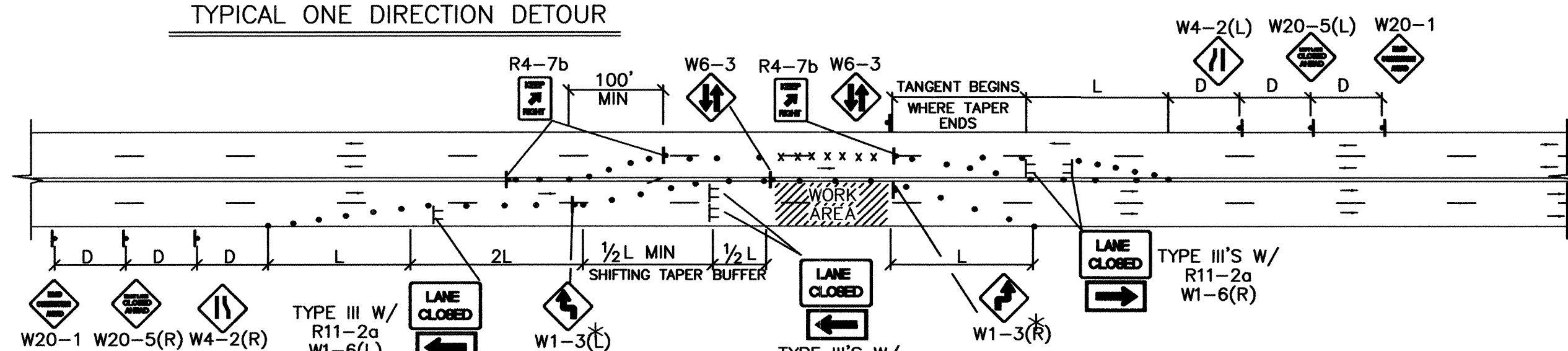
TYPICAL RIGHT LANE CLOSURE



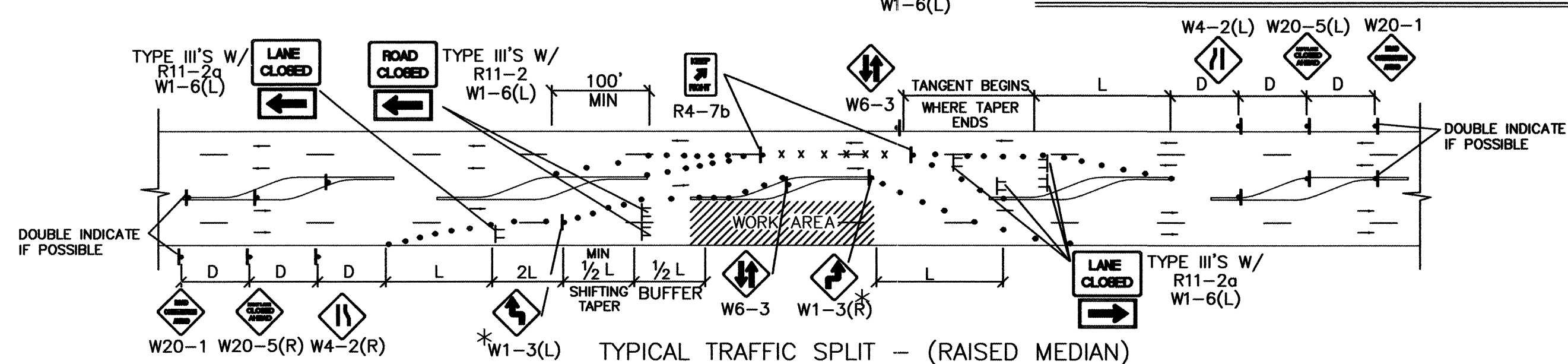
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR

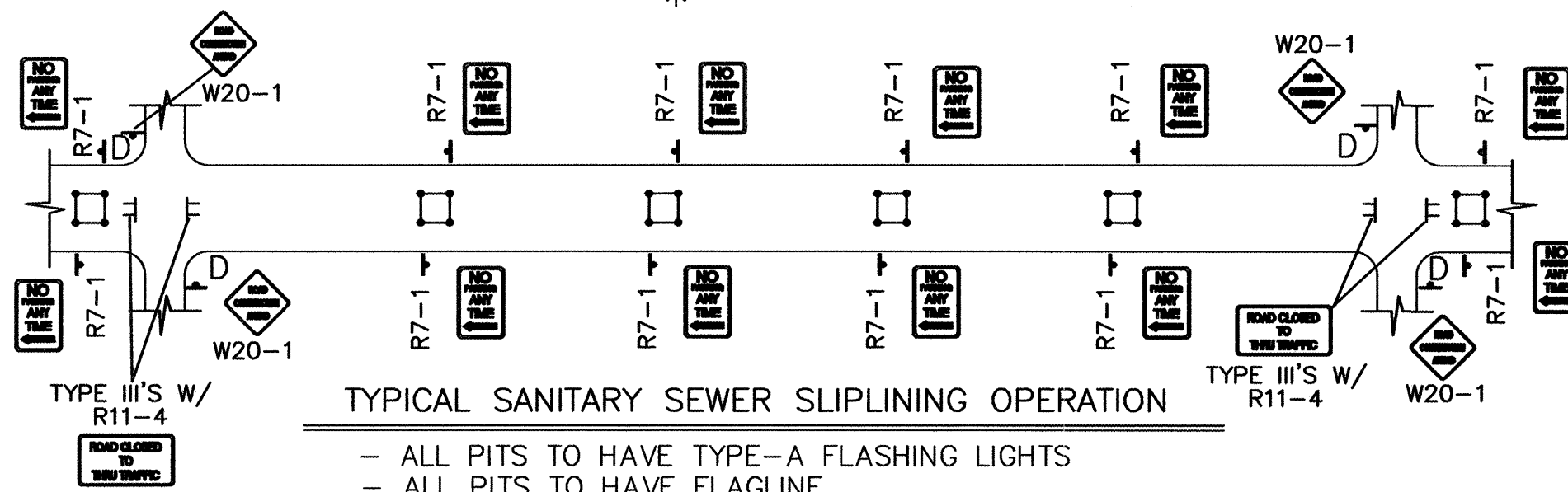


TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



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

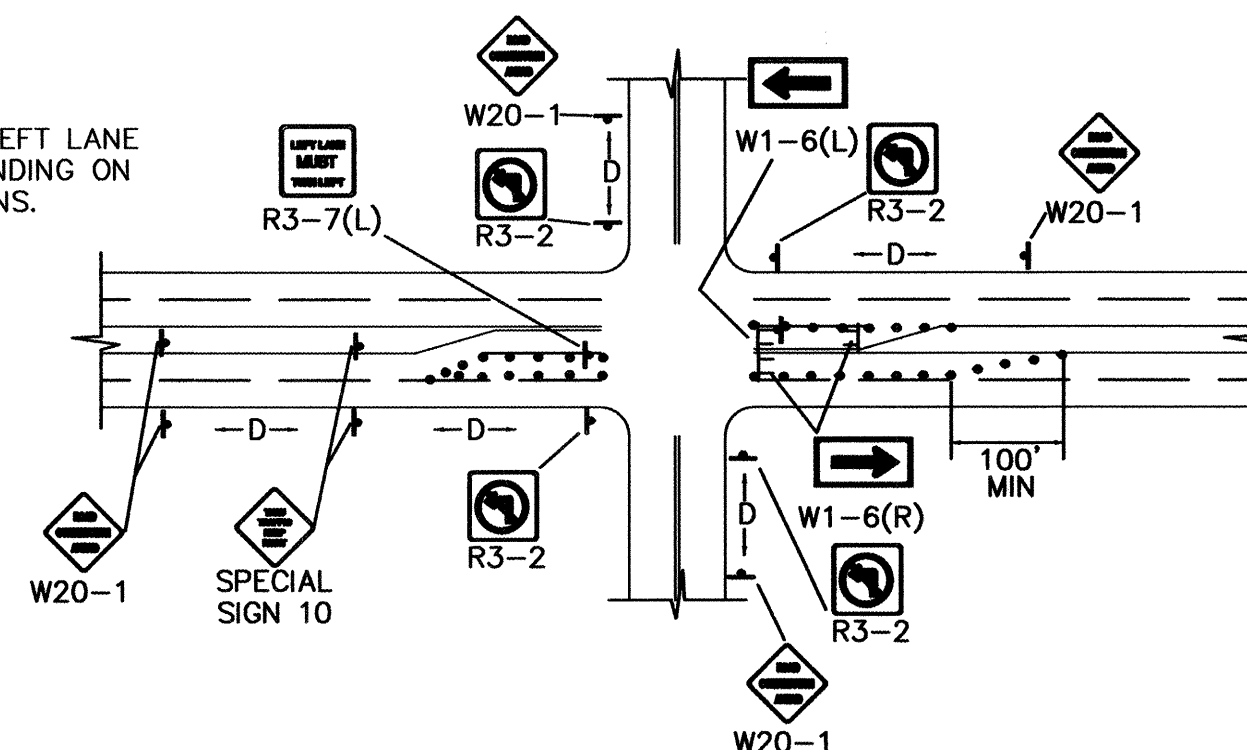
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

GENERAL NOTE:

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

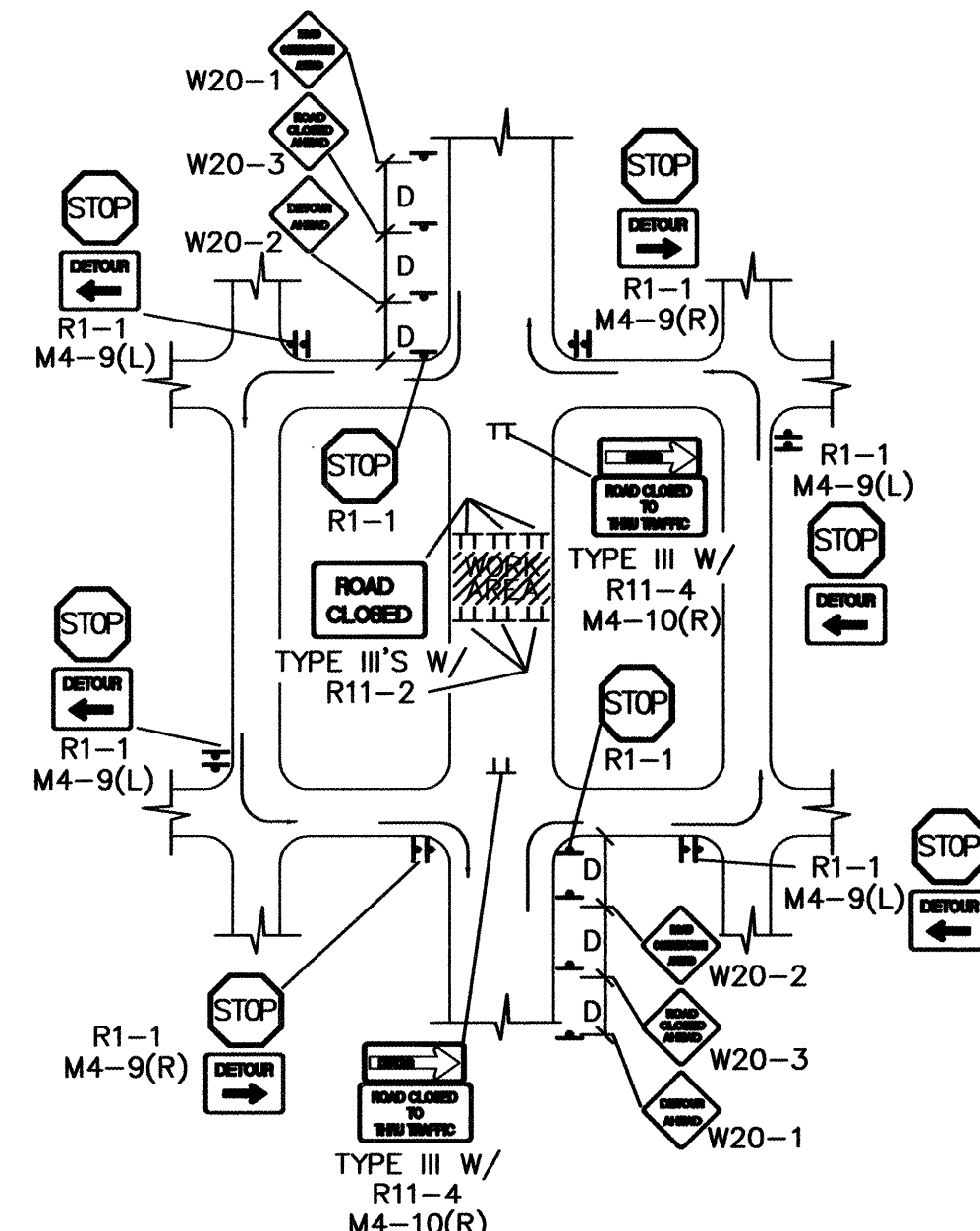
- ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

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



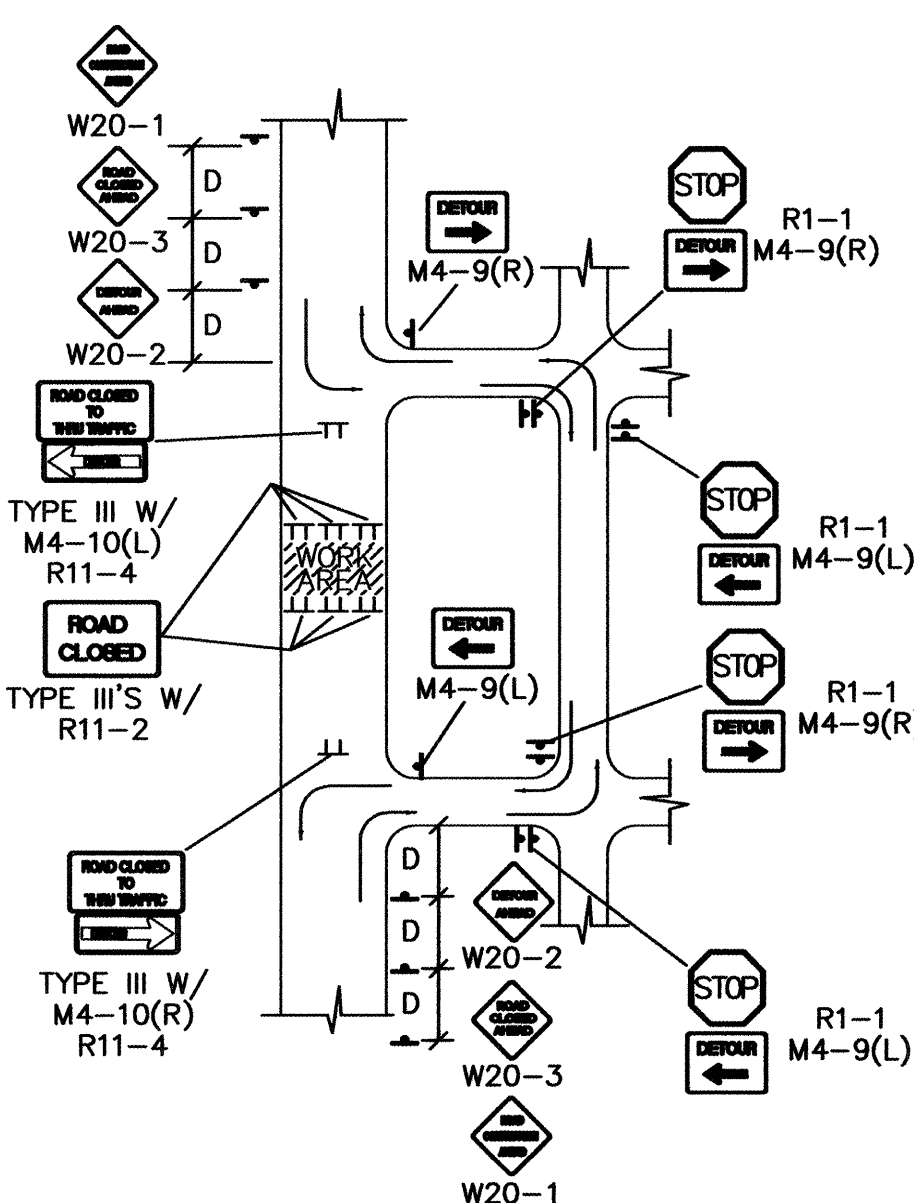
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



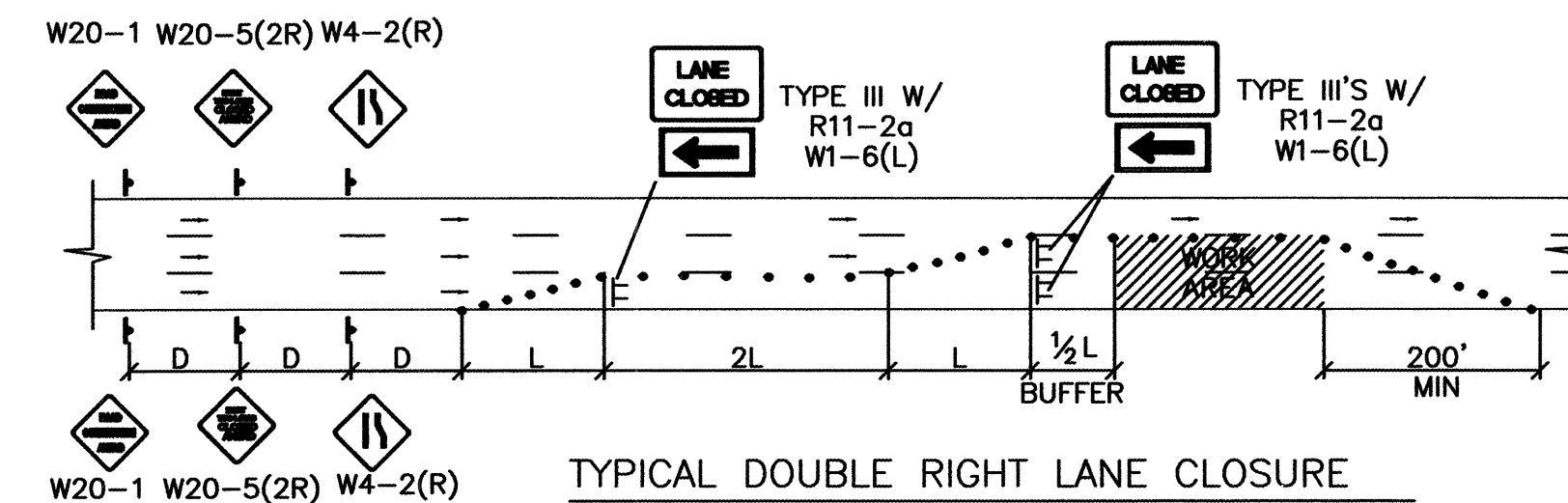
TYPICAL MID-BLOCK CLOSURE

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

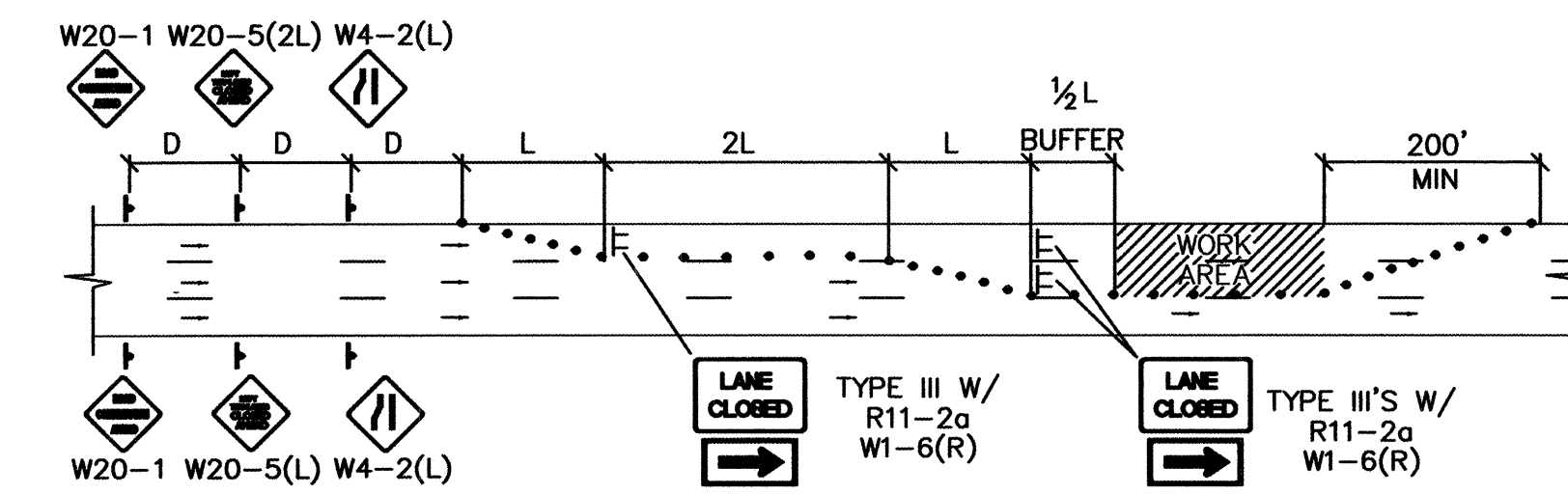


TYPICAL STREET CLOSURE

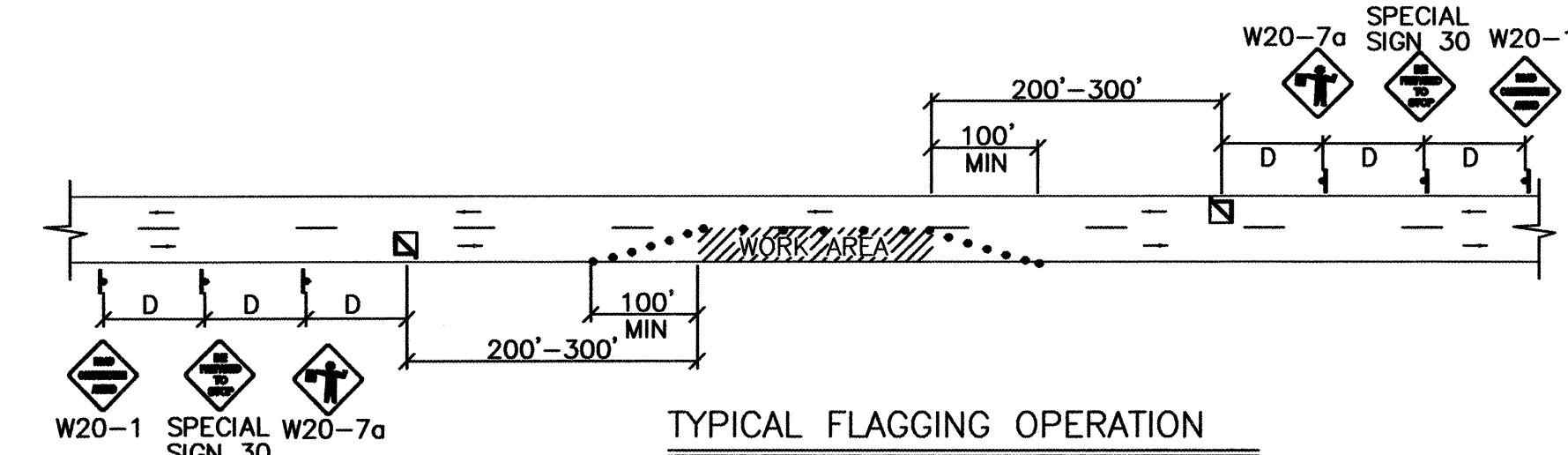
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



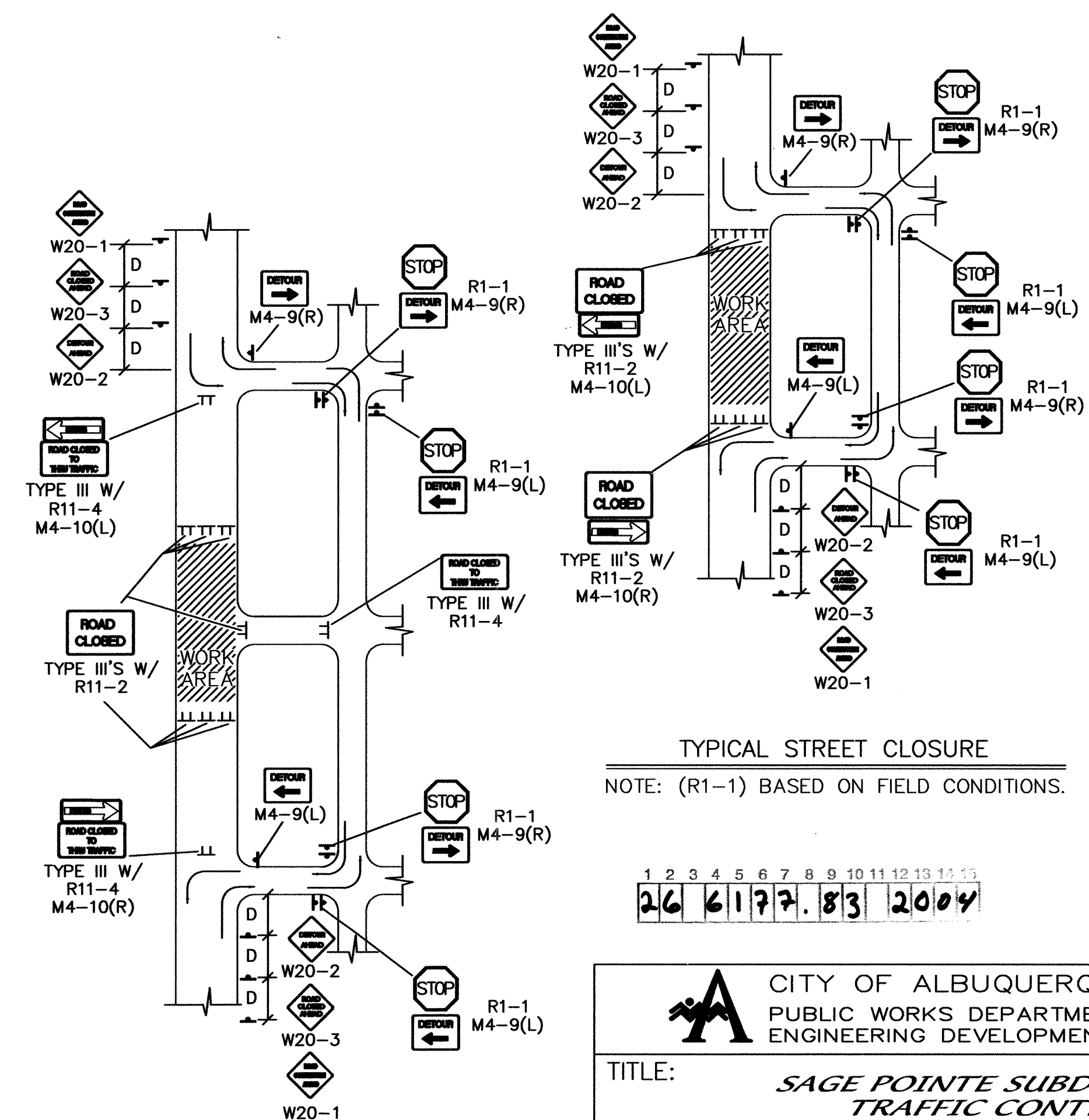
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6177.83 2004



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **SAGE POINTE SUBDIVISION
TRAFFIC CONTROL**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
C.O.A. STANDARD	C.O.A. STANDARD		

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617783	M-9	20	21

C.O.A. STANDARD

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE		
INSPECTOR'S NAME	DATE						
INSPECTOR'S DATE	DATE						
VERIFICATION BY	DATE						
CONNECTION BY	DATE						
MICRO-FILM INFORMATION	DATE						
RECORDED BY	NO.						

