

PUBLIC IMPROVEMENT PLANS
FOR
DESERT SPRINGS SUBDIVISION
UNIT FOUR

ALBUQUERQUE, NEW MEXICO

SEPTEMBER 1999

PREPARED FOR:
CURB, INC
6301 INDIAN SCHOOL RD, NE
SUITE 680
ALBUQUERQUE, NM 87110

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

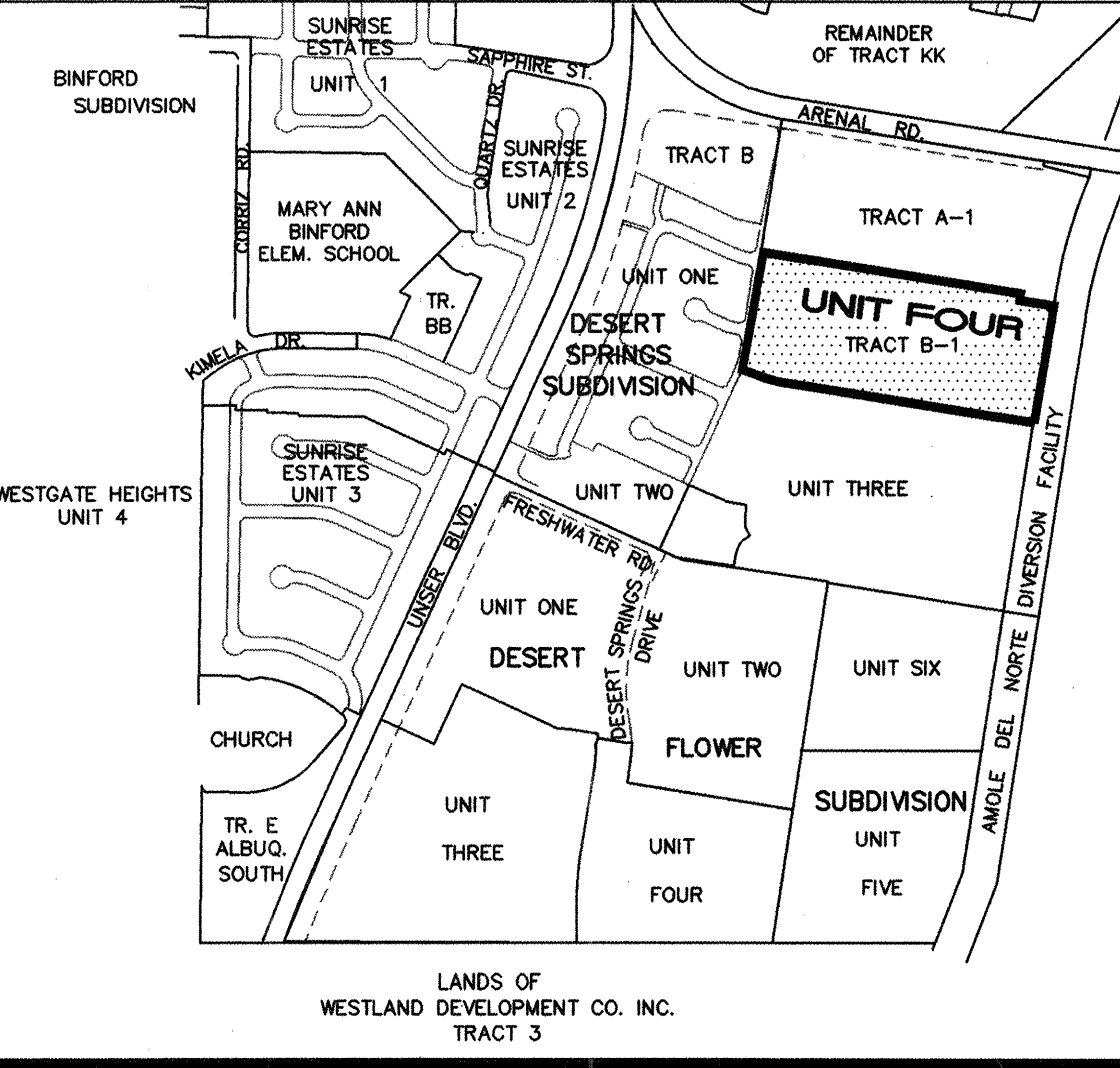
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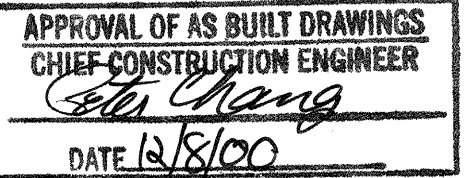
GENERAL NOTES

- 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 D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- 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.

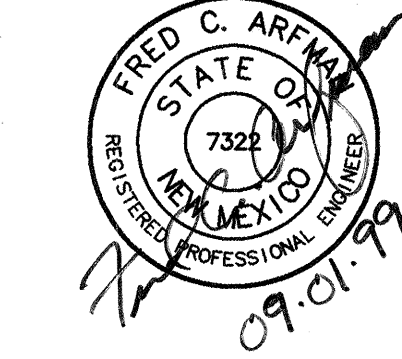


VICINITY MAP

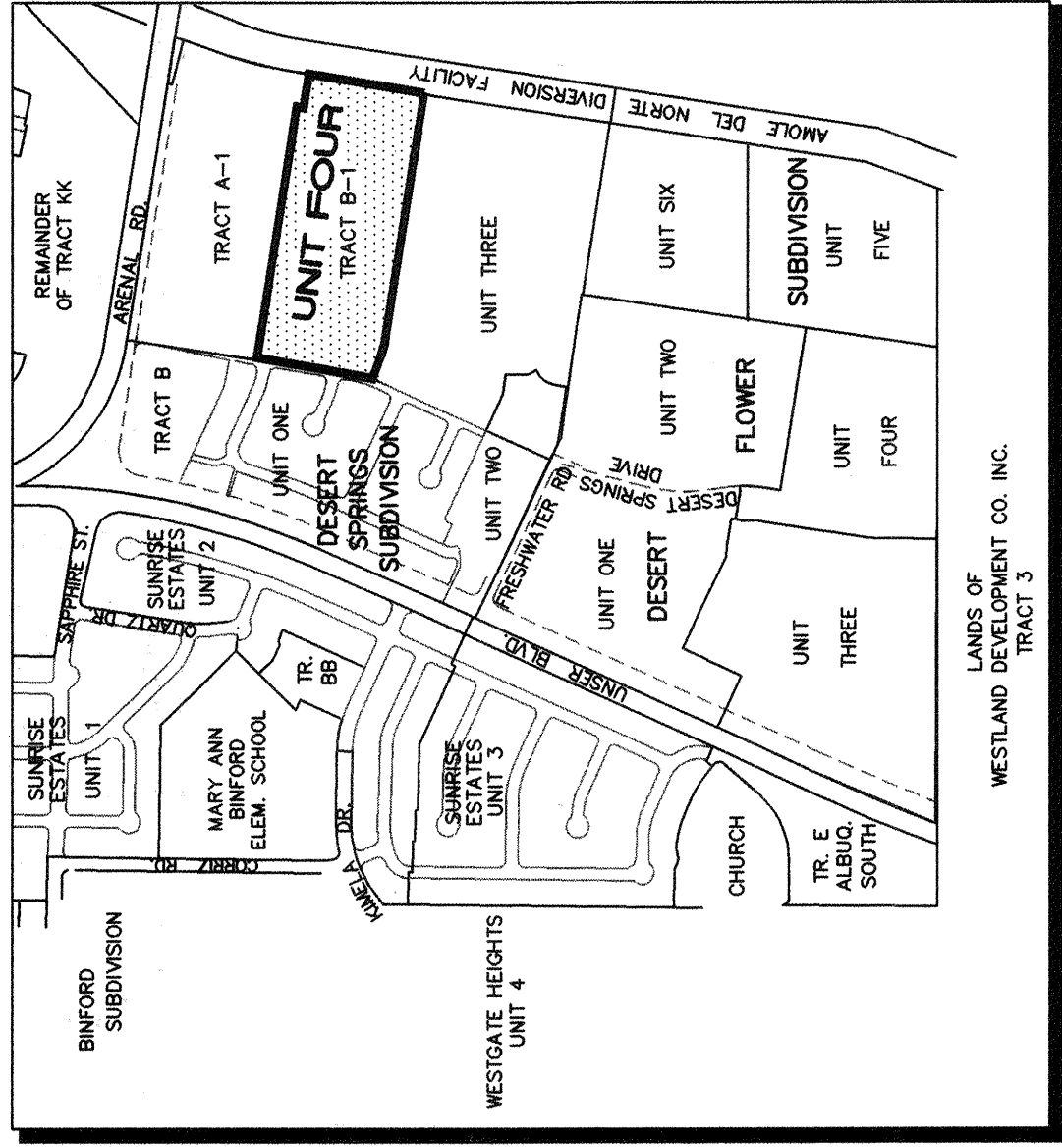


DRB NO. 98-185

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
084CVR.DWGems 09/01/99



REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		K.B. J...	10-18-99	APPROVED FOR CONSTRUCTION City Engineer Date 1/26/00				
		Transportation		R.W. Kane	9-14-99					
		Water/Wastewater		R.W. Kane	9-14-99					
		Hydrology		John Colgate	9-14-99					
		CIP								
Constr. Mngmt.										
Constr. Coord.										
City Project No.						622781		Sheet 1 Of 19		



1"=750'± (M-10)

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 88
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 12.9527 Ac.
5. Total Mileage of Streets Created: Full width streets: 0.514
Half width streets: 0.087
6. Bearings are New Mexico State Plane Grid Bearings
(Central Zone).
7. Distances are ground distances.
8. Basis of boundary are the following plats (and documents) of record entitled:
"TRACTS A-1, B-1, C-1-A, DESERT SPRINGS SUBDIVISION" (07-20-99, 98C-197)
"DESERT SPRINGS SUBDIVISION" (02-20-97, 97C-55)
"DESERT SPRINGS SUBDIVISION, UNIT ONE" (03-30-98, 98C-86)
"DESERT SPRINGS SUBDIVISION, UNIT THREE" (XXX)
WARRANTY DEED "PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY" (07-13-82, BK D165-A, PGS 615-619)
all being records of Bernalillo County, New Mexico.
9. Field survey performed November 1996.
10. Unless otherwise noted all point are "SET 5/8" REBAR with cap "ALS LS 7719".
11. Title Report: Provided by Albuquerque Title Company, Commitment No. 143188WM, Effective Date: 09-17-96 (Portion of Valley West)
Commitment No. 144484WM Effective Date: 08-07-96
(Tract B, Albuquerque South, Unit 1)
12. Existing Temporary Blanket Drainage easement on all of A PORTION OF VALLEY WEST (04-24-95, BK BCR95-9, PGS 9716-9734) (01-20-94, BK BCR94-2, PGS 9787-9794). Is being terminated by this plat and replaced by public rights-of-way and permanent easements.
13. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to Desert Springs Subdivision must be verified and coordinated with the Public Works Department, City of Albuquerque."
14. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cpg stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".

094PTL.DWG.cdw 8/4/99

LEGAL DESCRIPTION

A tract of land situate within the Town of Afrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all that certain portion of the DESERT SPRINGS SUBDIVISION, TRACTS A-1, B-1, C-1-A, filed for record on July 20, 1999, in the office of the County Clerk of Bernalillo County, New Mexico, in Volume 99C, Folio 197, and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being the northwest corner of DESERT SPRINGS SUBDIVISION, UNIT THREE, as the same is shown and designated on said plat filed for record on July 20, 1999, in the office of the County Clerk of Bernalillo County, New Mexico, in Volume 99C, Folio 197, and being more particularly described as follows:
THENCE continuing along the westerly line of said TRACT B-1 0.65 feet along a curve to the left whose radius is 400.00 feet and whose long chord bears N 21°08'39" E, 0.65 feet through a central angle of 0°05'36" to a point of tangency.

THENCE continuing along said westerly line N 08°59'07" E, 458.53 feet to the northwest corner of the herein described tract, said point also being common with the northwest corner of said TRACT B-1 and further being common with the southeast corner of TRACT B-1, DESERT SPRINGS SUBDIVISION, TRACTS A-1, B-1, & C-1-A; designated on said plat DESERT SPRINGS SUBDIVISION, TRACTS A-1, B-1, & C-1-A; Albuquerque Control Station monument "1-M10" bears N 09°57'15" W, 2906.85 feet;

THENCE continuing along the northerly line of said TRACT B-1 S 81°01'08" E, 136.87 feet to a point;

THENCE continuing S 08°58'47" W, 0.56 feet to a point;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract (TRACT B-1) into 88 residential lots, to vacate easements, to dedicate public rights-of-way and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities hereon; and all public utility easements shown hereon for the use of water, gas, electric, telephone, cable television, and other utilities; and all overhead and/or buried distribution lines, conduits and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

CURB INC.

Charles A. Hoegelin, President
Curb Inc.

Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1999, by Charles A. Hoegelin, President of Curb Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____

Notary Public



P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

PLAT

FOR

DESERT SPRINGS SUBDIVISION
UNIT FOUR

BEING A REPLAT OF
TRACT B-1, DESERT SPRINGS SUBDIVISION
TOWN OF AFRISCO GRANT
PROJECTED SECTION 34, T. 10 N, R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1999

APPROVALS S- DRB NO. _____

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV. _____ DATE _____

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV. _____ DATE _____

US WEST COMMUNICATIONS _____ DATE _____

JONES INTERCABLE _____ DATE _____

CITY SURVEYOR, ENGR. DIV., P.W.D. _____ DATE _____

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. _____ DATE _____

PARKS DESIGN & DEVELOPMENT / CIP _____ DATE _____

UTILITY DEVELOPMENT DIV., P.W.D. _____ DATE _____

REAL PROPERTY DIVISION, D.F.M. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER, PUBLIC WORKS DEPT. _____ DATE _____

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

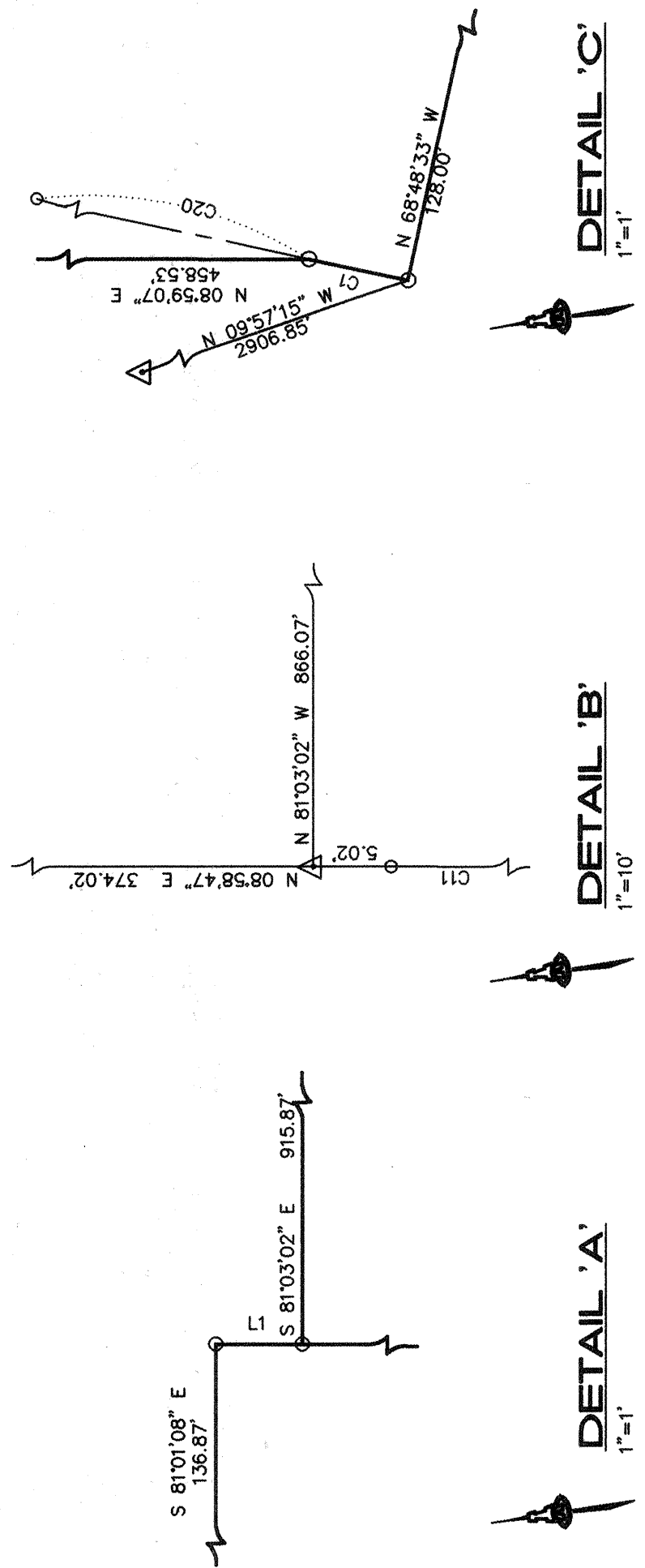
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION _____ DATE _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record and made known to me by the owners and/or proprietors of the subject land, and that I have carefully examined the same, and have expressed an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719

Date



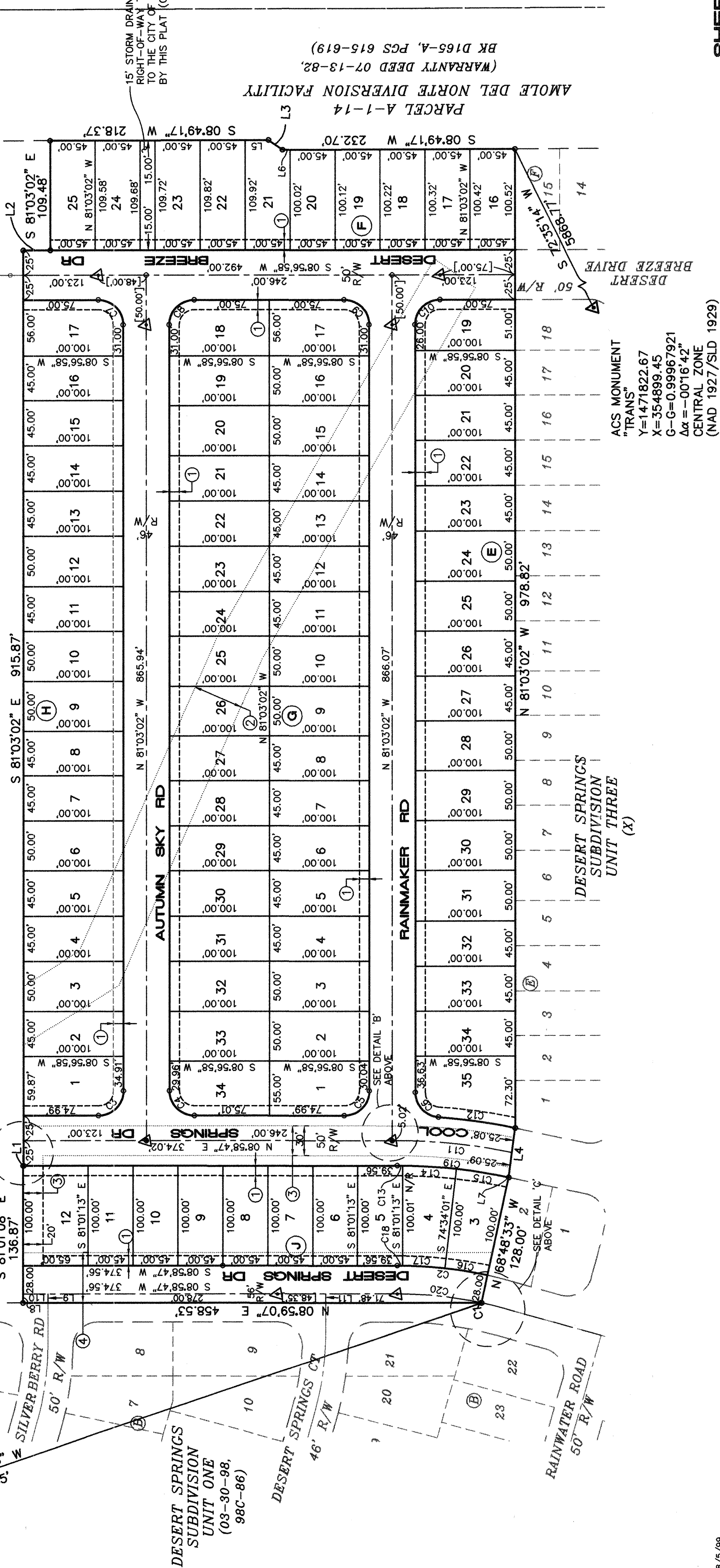
- NOTES:**
1. DISTANCES IN BRACKETS ARE Q MONUMENT DISTANCES.
 2. FOR LINE & CURVE TABLES SEE SHEET #3.
 3. FOR LOT AREA TABLE SEE SHEET #3.
 4. N/R DESIGNATES NON-RADIAL LINE.

EASEMENT NOTES

1. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
2. EXISTING 50' TEMPORARY DRAINAGE EASEMENT (07-10-87, BK MSS09A, PGS 241-244) VACATED BY THIS PLAT V 99-24.
3. EXISTING SANITARY SEWER EASEMENT (12-04-97, BK BCR97-34, PGS 336-339)
4. EXISTING 50' TEMPORARY PUBLIC ROADWAY EASEMENT (02-20-97, 97C-55) VACATED BY THIS PLAT. V 99-24

ACS MONUMENT
T₁-M10
Y=1476654.54
X=358862.36
G=0.99967921
CENTRAL ZONE
(NAD 1927/SLD 1929)

**DESERT SPRINGS SUBDIVISION
TRACT A-1
(07-20-99, 99C-197)**



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**PLAT
FOR
DESERT SPRINGS SUBDIVISION
UNIT FOUR**

BEING A REPLAT OF
TRACT B-1, DESERT SPRINGS SUBDIVISION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E. NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1999

LOT AREA TABLES

BLOCK (E)		BLOCK (C)		BLOCK (H)	
LOT	AREA	LOT	AREA	LOT	AREA
19	4966	1	5369	1	5856
20	4500	2	5000	2	4500
21	4500	3	5000	3	5000
22	4500	4	4500	4	4500
23	4500	5	4500	5	4500
24	5000	6	4500	6	5000
25	4500	7	4500	7	4500
26	4500	8	4500	8	4500
27	4500	9	5000	9	5000
28	5000	10	5000	10	5000
29	5000	11	4500	11	4500
30	5000	12	4500	12	5000
31	5000	13	4500	13	4500
32	4500	14	5000	14	4500
33	4500	15	5000	15	4500
34	4500	16	5000	16	4500
35	6369	17	5466	17	5466
		18	5466		
		19	5000		
		20	5000		
		21	4500		
		22	4500		
		23	4500		
		24	4500		
		25	5000		
		26	5000		
		27	4500		
		28	4500		
		29	4500		
		30	4500		
		31	4500		
		32	4500		
		33	4500		
		34	4500		

LEGAL DESCRIPTION CONTD

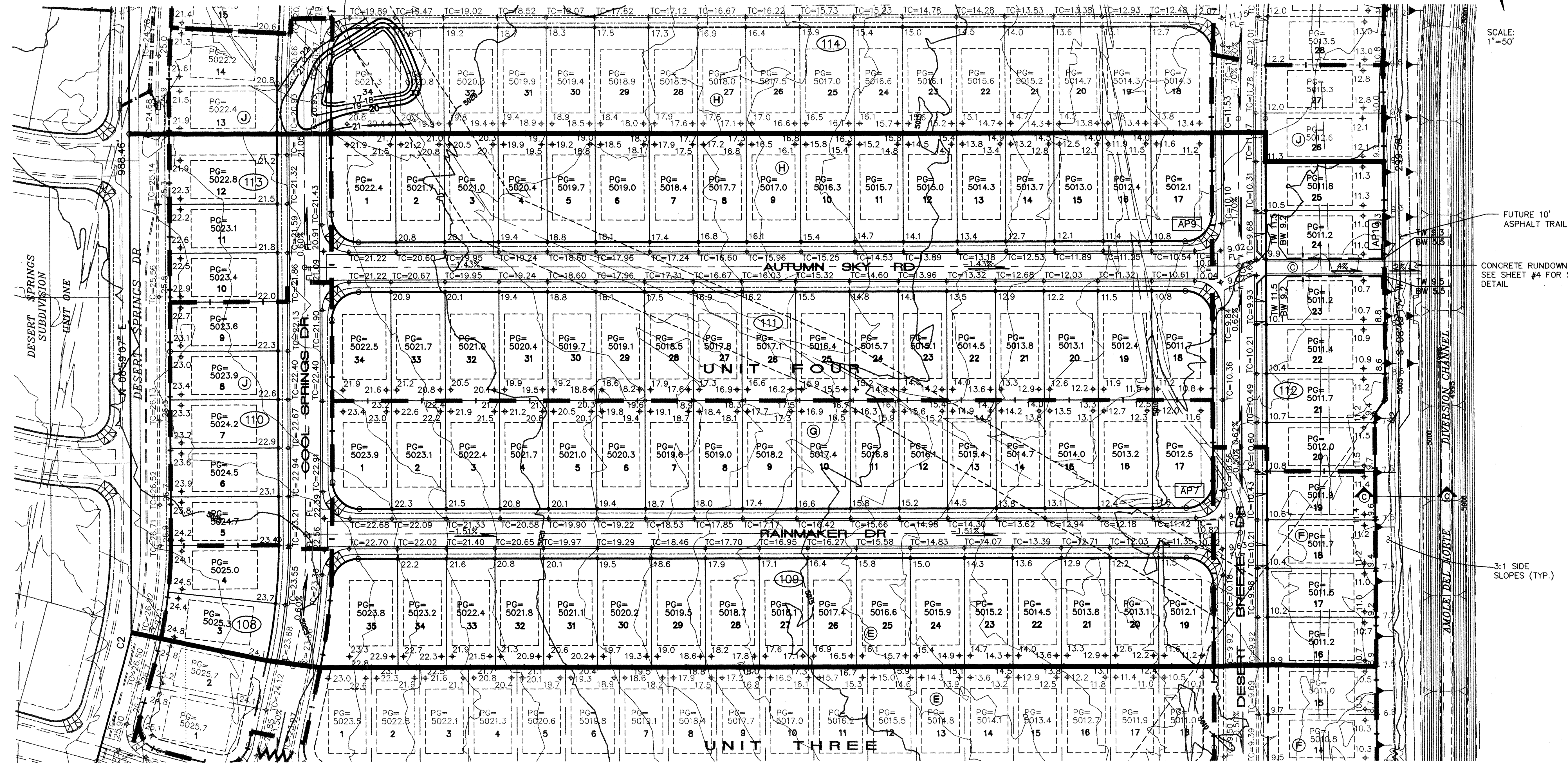
THENCE continuing S 81°03'02" E, 915.87 feet to a point;
THENCE continuing S 08°56'58" W, 27.00 feet to a point;
THENCE continuing S 81°03'02" E, 109.48 feet to the northeast corner of the herein described tract, said point also being common with the northeast corner of said TRACT B-1, and further being common with the westerly boundary of PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY as the same is shown and designated on the Survey and Plat record in the office of the Bernalillo County Clerk in Book D165-A, Pages 615-619;
THENCE continuing along the easterly line of said TRACT B-1 S 08°49'17" W, 218.37 feet to a point;
THENCE continuing S 44°32'50" W, 17.13 feet to a point;
THENCE continuing S 08°49'17" W, 232.70 feet to the southeast corner, said point also being common with the southeast corner of said TRACT B-1, and further being common with the northeast corner of LOT 15, BLOCK F, DESERT SPRINGS SUBDIVISION, BEING A REPLAT OF TRACT B-1, DESERT SPRINGS SUBDIVISION, TOWN OF ATRISCO GRANT, PROJECTED SECTION 34, T. 10 N. R. 2 E. NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1999, as shown and designated on the Survey and Plat record on XXX in the office of the Bernalillo County Clerk in Volume XXX, Folio XXX;
THENCE continuing along the southerly line of said TRACT B-1 N 81°03'02" W, 978.82 feet to a point, said point being on the easterly right-of-way line of Cool Springs Drive;
THENCE continuing N 73°48'30" W, 50.17 feet to a point, said point being on the westerly right-of-way line of Cool Springs Drive;
THENCE continuing N 68°48'33" W, 128.00 feet to a point of non-tangent curvature being the point of beginning and containing 12.9227 acres more or less.

084PT1.DWG.dwg 8/5/99

SCANNED BY
MESA, REPRO

TEMPORARY RETENTION POND	
DEPTH	VOL (AC-FT)
5017	0
5018	0.09
5019	0.20
5020	0.33

FUTURE UNIT FIVE



EASEMENTS & RIGHT-OF-WAY
(TO BE GRANTED BY FINAL PLAT)

© 15' PUBLIC DRAINAGE
RIGHT-OF-WAY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	400.00	24.42	12.21	24.42	N 22°50'46" E	03°29'52"

LEGEND

PG=5014.9

PAD GRADE ELEVATION

TOP OF CURB ELEVATION

FLOW LINE ELEVATION

PROPOSED SPOT ELEVATION

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING SPOT ELEVATION

FLOW ARROW

UNIT BOUNDARY

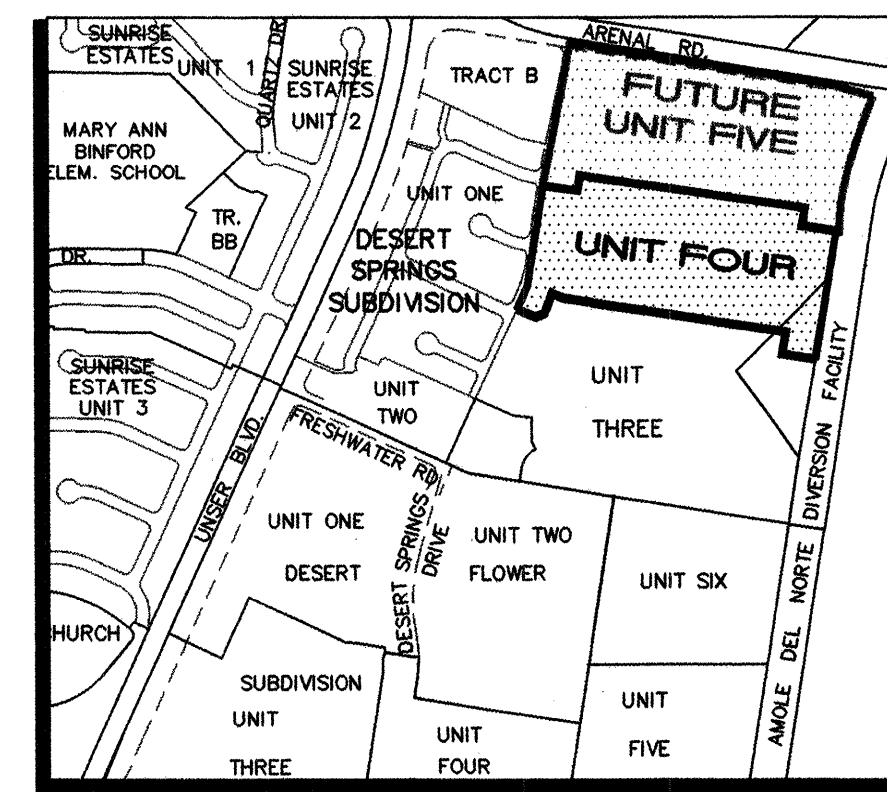
RETAINING WALL

BASIN ID NUMBER

BASIN BOUNDARY

WATER BAR

ANALYSIS POINT



SHEET 2 OF 4



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
052GRD2.DWGems 06/17/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE-FIVE
UNIT FOUR
GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	bte	Mo./Day/Yr.	Mo./Day/Yr.

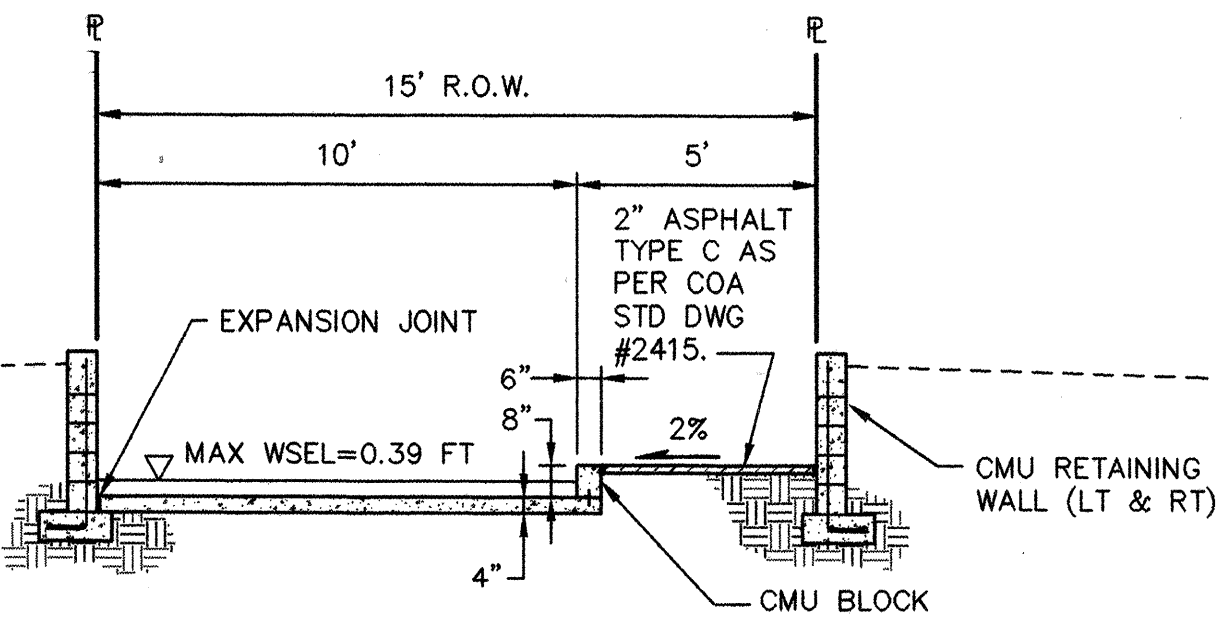
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City Project No. _____ Zone Map No. _____ Sheet **4** Of **19**

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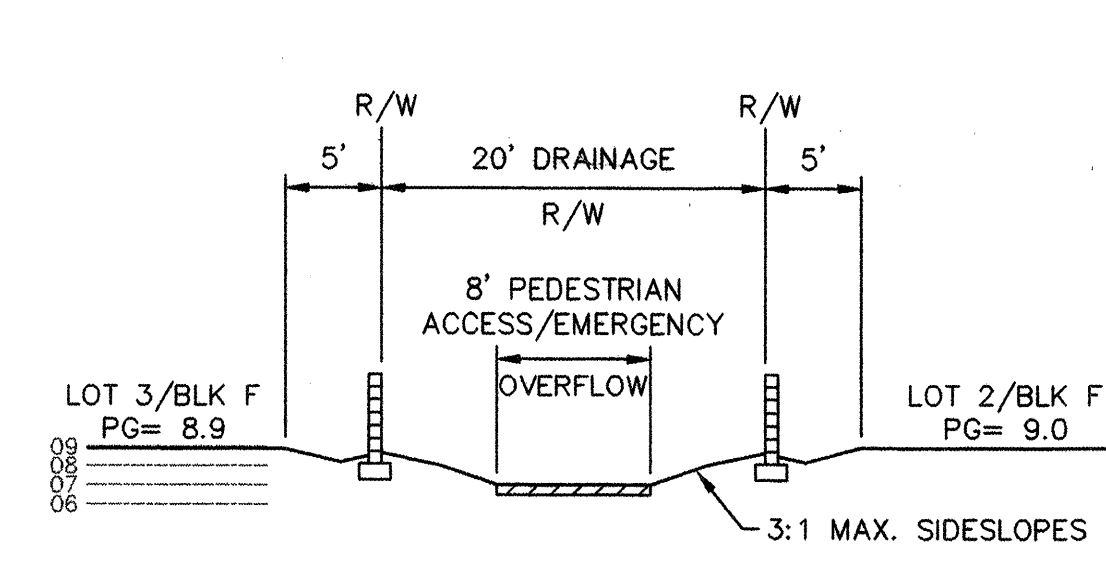
GRADING NOTES:

- 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 95% 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 INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 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.

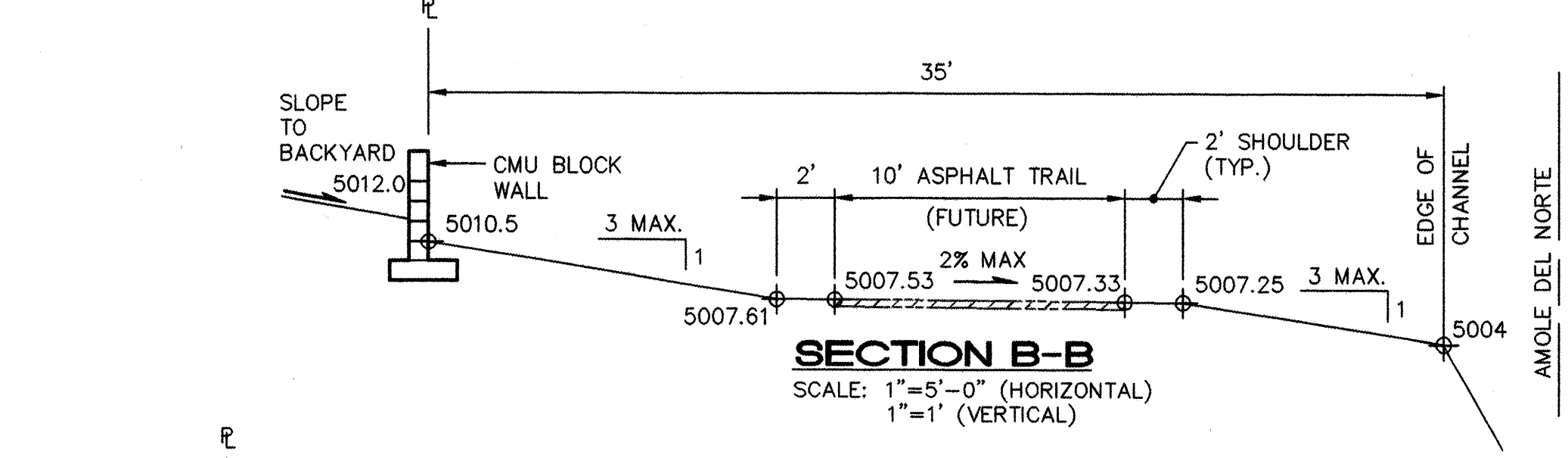


CONCRETE RUNDOWN CROSS-SECTION (AP8 & AP10)
1"=4'-0"

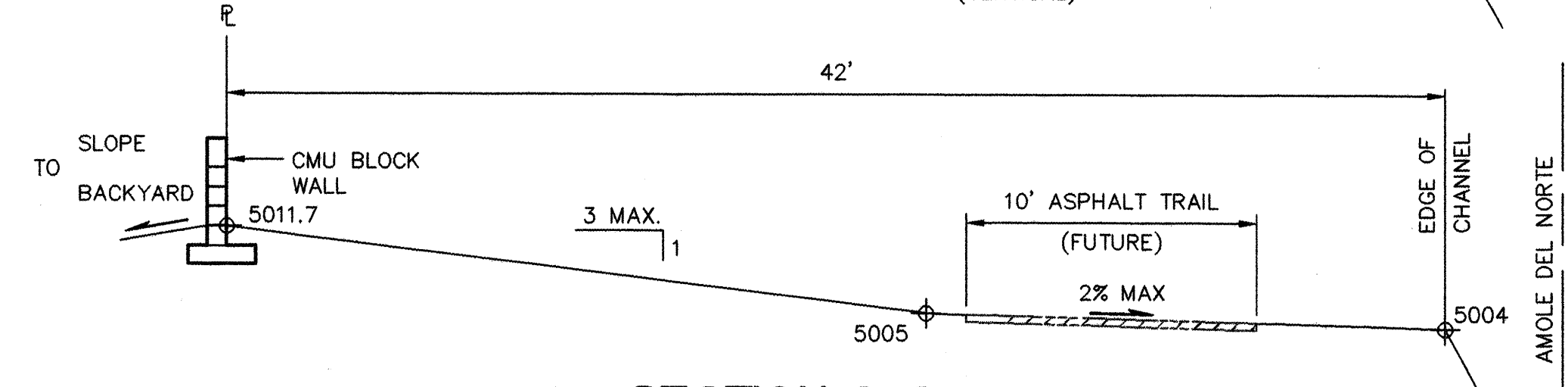
* FINAL DESIGN TO BE DETERMINED @ D.R.C.



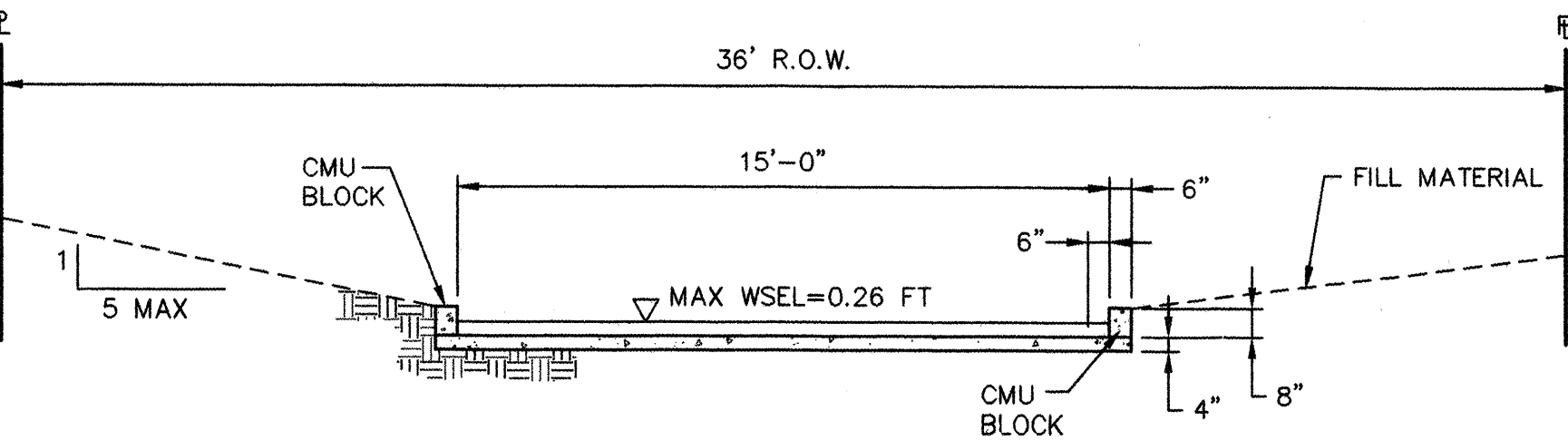
SECTION A-A EMERGENCY OVERFLOW
SCALE: 1"= 10'



SECTION B-B
SCALE: 1"=5'-0" (HORIZONTAL)
1"=1' (VERTICAL)

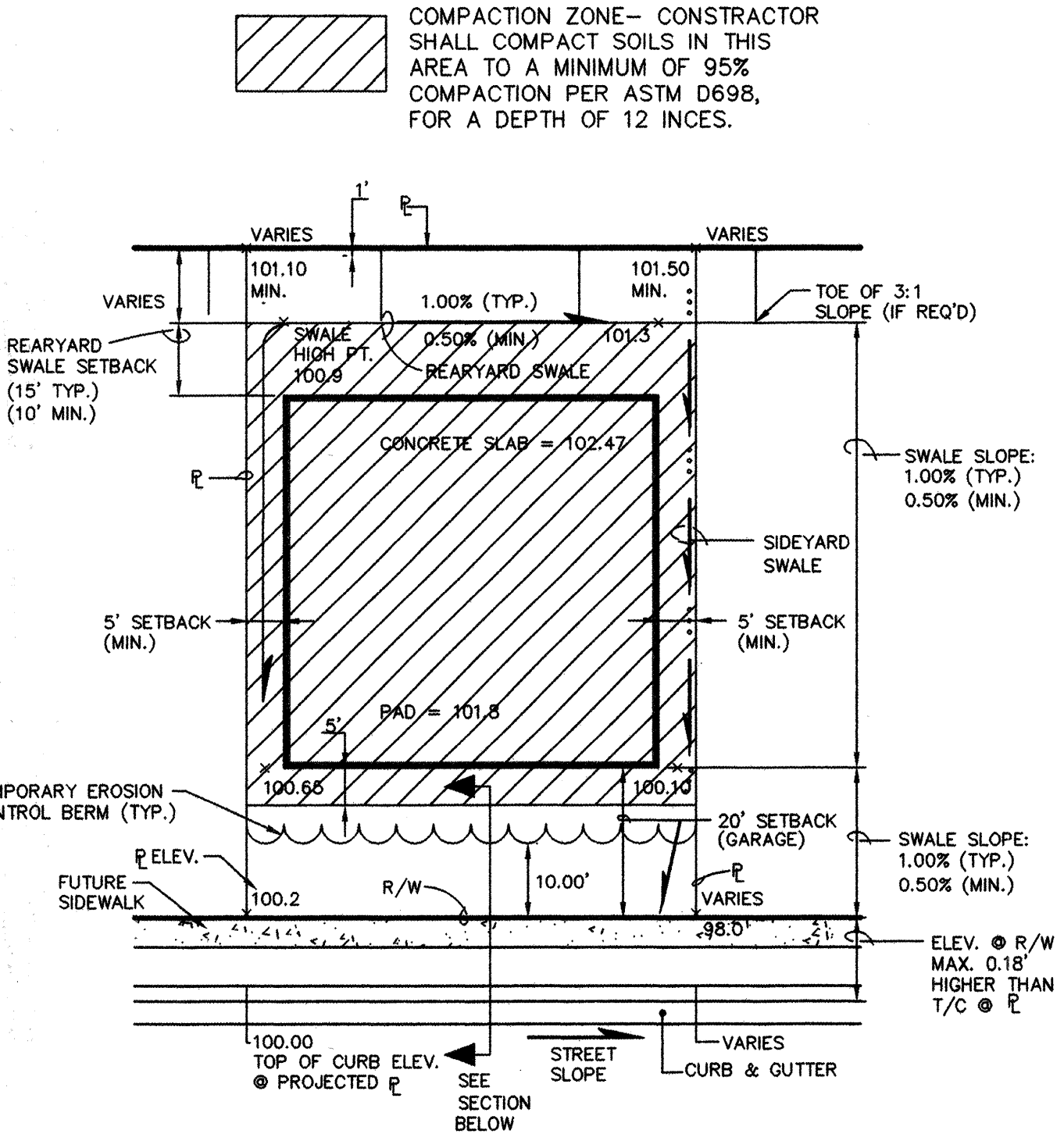


SECTION C-C
SCALE: 1"=5'-0" (HORIZONTAL)
1"=1' (VERTICAL)

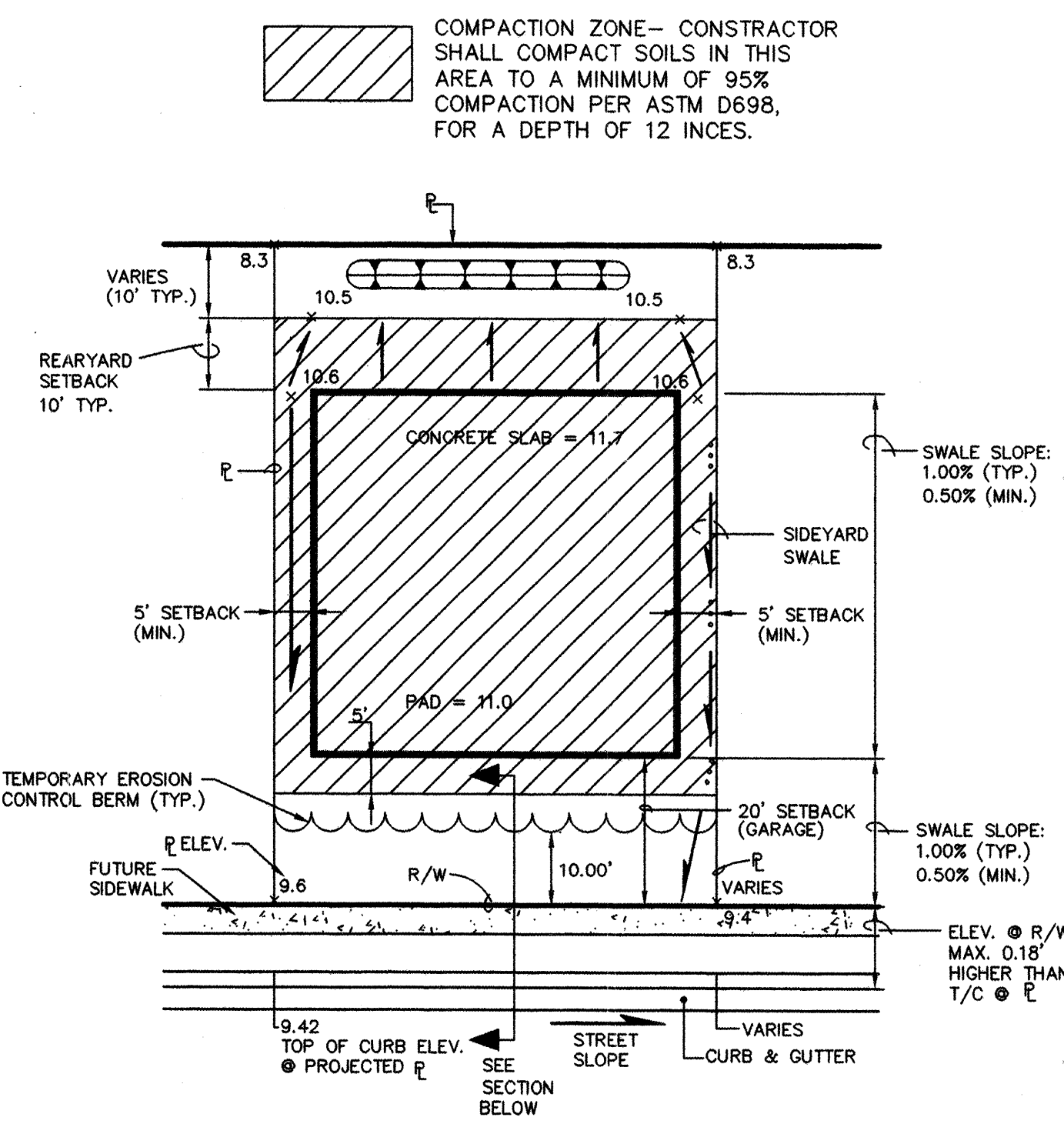


CONCRETE RUNDOWN CROSS-SECTION (AP13) SECTION D-D
1"=4'-0"

* FINAL DESIGN TO BE DETERMINED @ D.R.C.

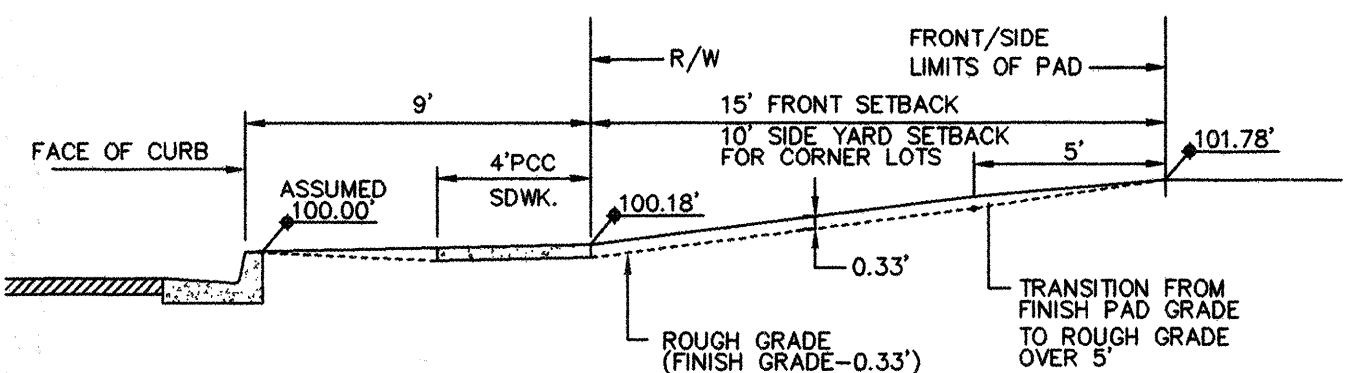


TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'

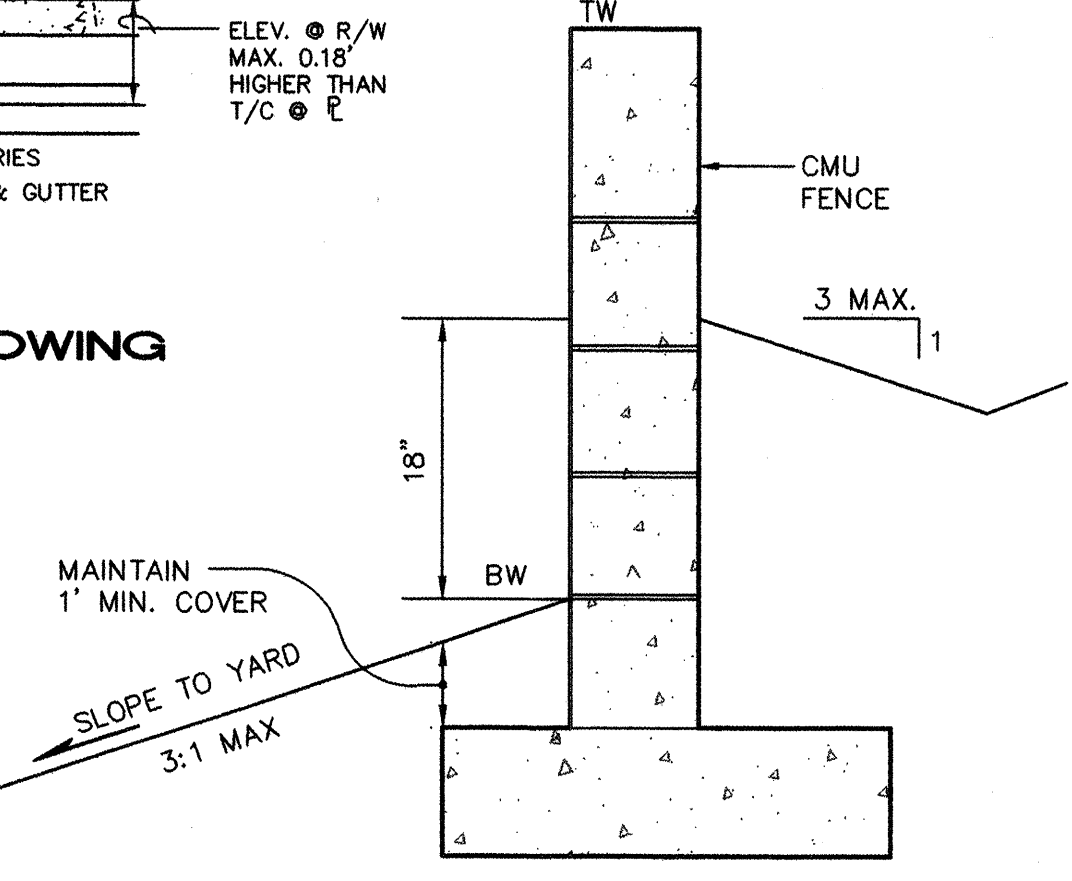


TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'

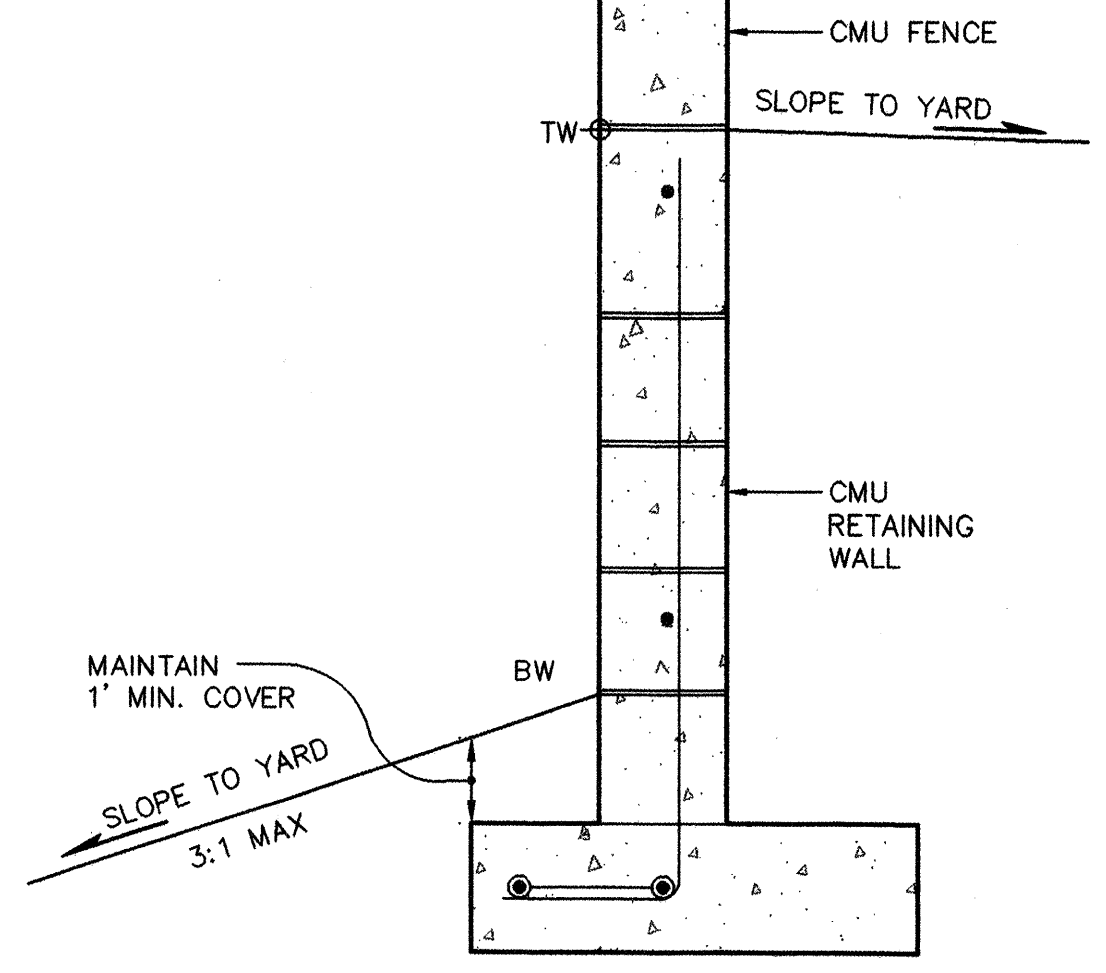
*ALONG DESERT BREEZE DRIVE ONLY



FRONT/SIDE YARD GRADING
1"=5'-0"

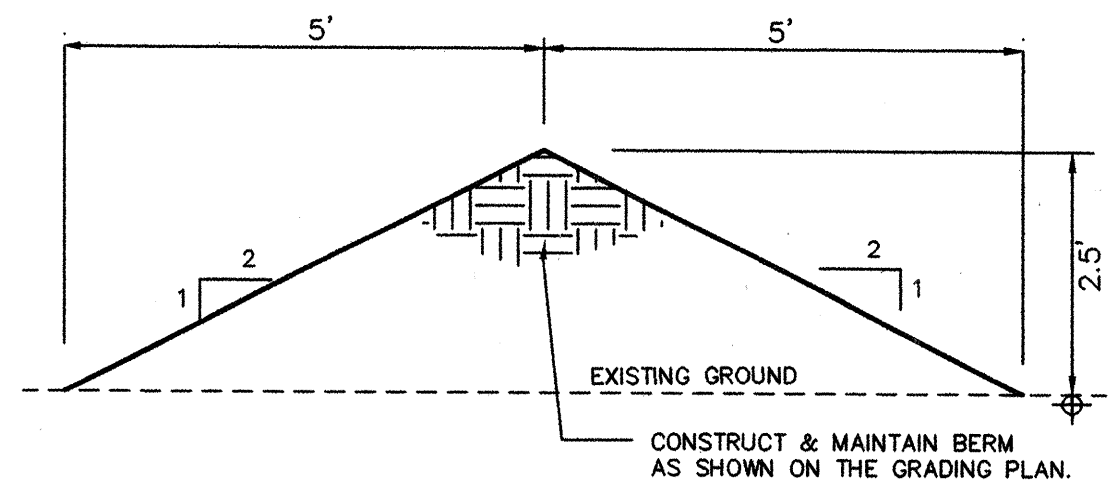


FUTURE - BY OTHERS REAR LOT LINE PRIVACY WALL DETAIL
SCALE: 1"=1'



REAR/SIDE LOT LINE RETAINING WALL DETAIL
SCALE: 1"=1'

* SEE GRADING PLAN FOR TOP & BOTTOM OF PROPOSED WALLS



EROSION CONTROL BERM
SCALE: 1"=2'

EROSION CONTROL

- 1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED ABOVE) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- 3. SEE GRADING NOTES AT LEFT.

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION = 48280*
FILL = 60215*
* INCLUDES SUBSIDENCE AND SHRINK

NOTE:
THE ENGINEER ASSUMES NO LIABILITY AS TO THE CORRECTNESS OF THE ABOVE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL MAKE HIS OWN TAKE-OFF FOR BIDDING PURPOSES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROVIDING OF ANY ADDITIONAL FILL MATERIAL OR THE REMOVAL OF EXCESS EXCAVATED MATERIAL IN ORDER TO ACHIEVE A BALANCED JOB.

PNM GRADING:
THE GRADING CONTRACTOR SHALL PROVIDE FOR THE PROPER GRADING OF ALL PNM EASEMENTS WHERE INDICATED ON THE GRADING PLAN. THE EASEMENTS SHALL BE GRADED AS FOLLOWS:

- 1. TO PROVIDE A 10' WIDE TRENCHING PATH ON THE CORRESPONDING LOT LINE
- 2. ±6" (5% MAX. CROSS SLOPE) ACROSS THE PATH'S WIDTH.
- 3. NO GRADE BREAKS (BENCHES) AT LOT LINES OR AT EASEMENT INTERSECTIONS.
- 4. IN AREAS WHERE THE 10' TRENCHING PATH ENCROACHES UPON PONDING AREAS, THOSE PONDS ARE NOT TO BE EXCAVATED OR FORMED UNTIL SUCH TIME THAT ALL UTILITIES HAVE BEEN INSTALLED AND THE TRENCHES PROPERLY BACKFILLED.
- 5. WHERE THE 10' TRENCHING PATH ENCROACHES UPON A DWELLING UNIT'S PAD, THE PATH SHALL BE AT THE SAME ELEVATION AS THE PAD TO INSURE THE PAD'S CERTIFICATION.

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')

CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

SHEET 4 OF 4

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
0526DTL1.DWGems 06/17/99

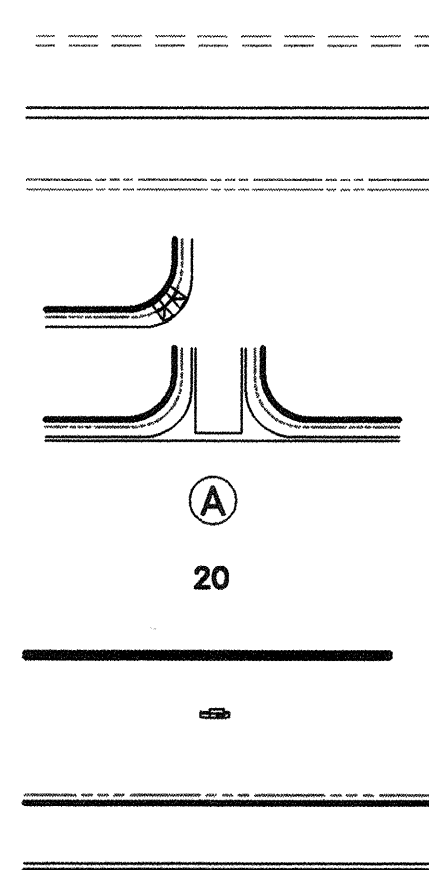
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE-FIVE
GRADING DETAILS & SECTIONS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	M-10	5	19



LEGEND



EXISTING STREET IMPROVEMENTS

PROPOSED STREET IMPROVEMENTS

FUTURE STREET IMPROVEMENTS

WHEEL CHAIR RAMP

VALLEY GUTTER

BLOCK NO.

LOT NO.

STORM DRAIN

STORM DRAIN CATCH BASIN

SIDEWALK BY OTHERS

SIDEWALK THIS CONTRACT

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

CENTERLINE MONUMENT



SCALE: 1"=60'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 60, 40, 20, 0, 60, and 120. The unit 'FEET' is written at the right end.

EASEMENTS

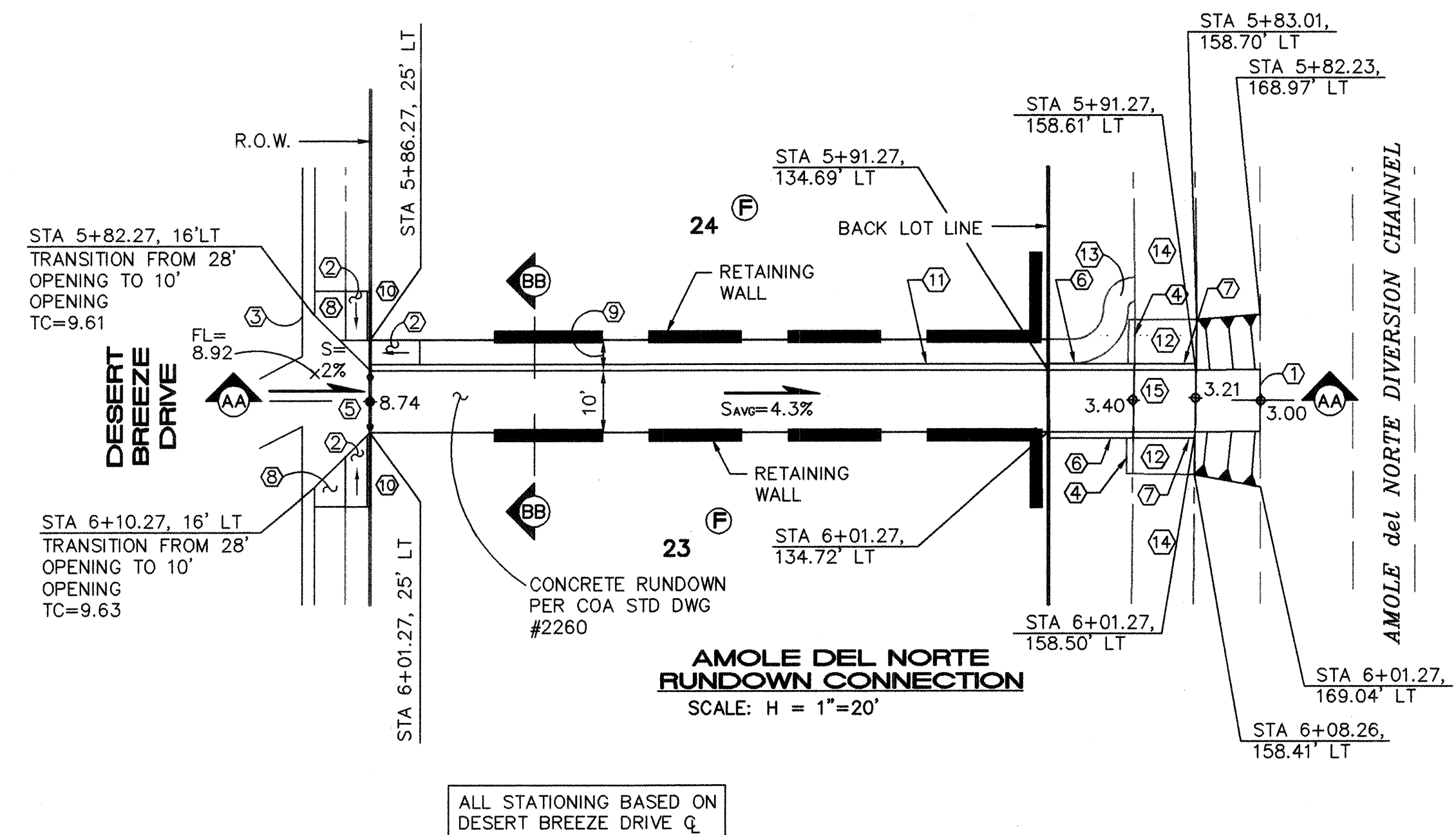
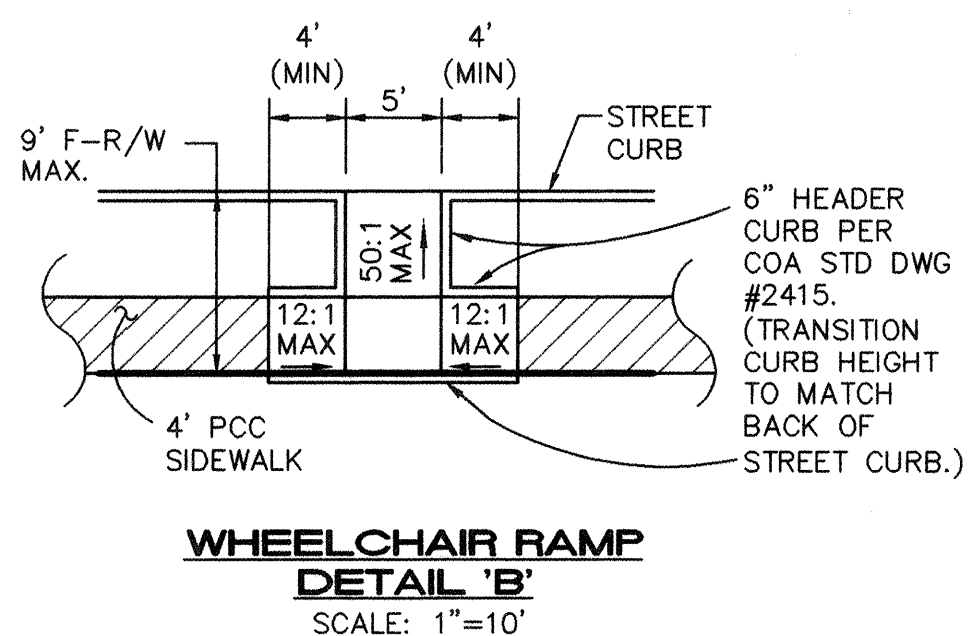
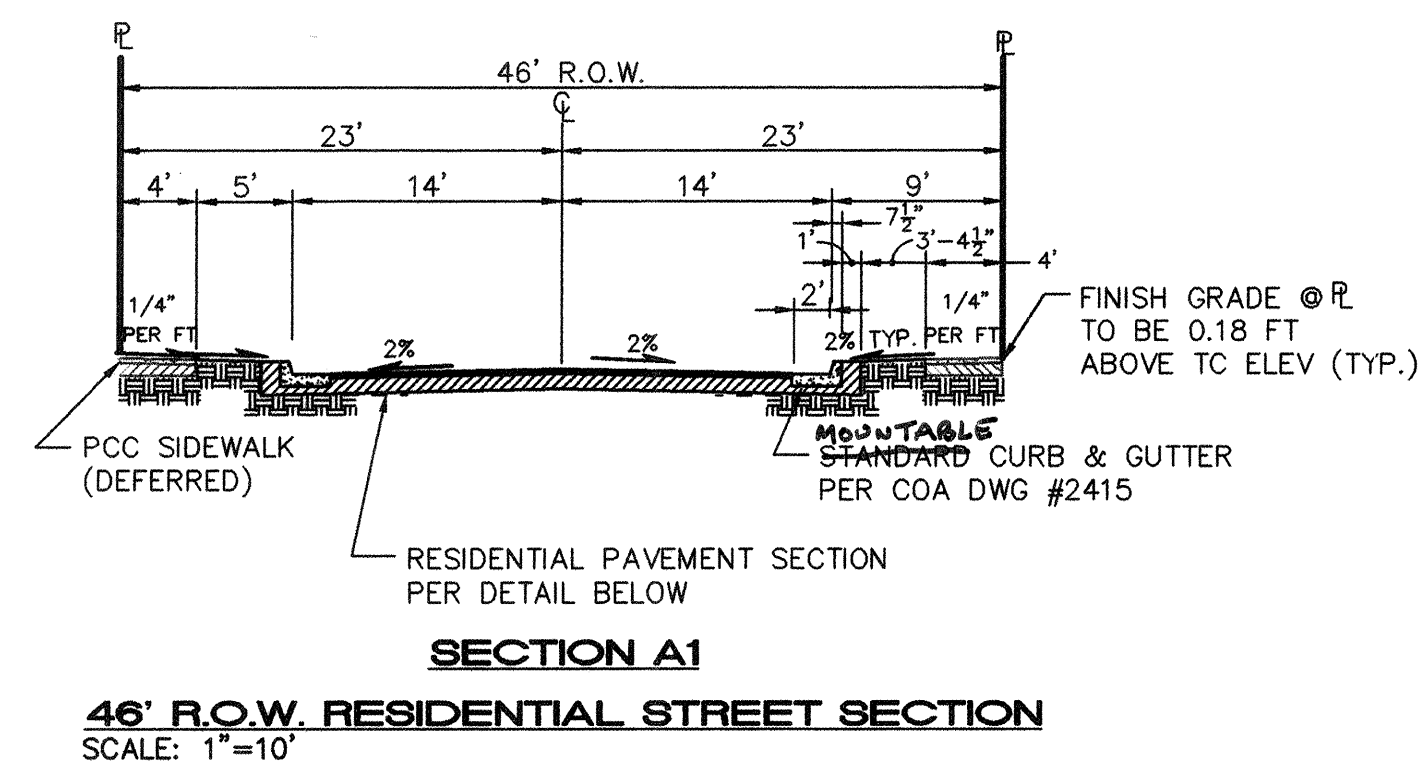
- (A) EXISTING 50' TEMPORARY DRAINAGE EASEMENT
TO BE VACATED BY FINAL PLAT.
- (B) EXISTING 50' TEMPORARY PUBLIC ROADWAY EASEMENT
TO BE VACATED BY FINAL PLAT.


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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

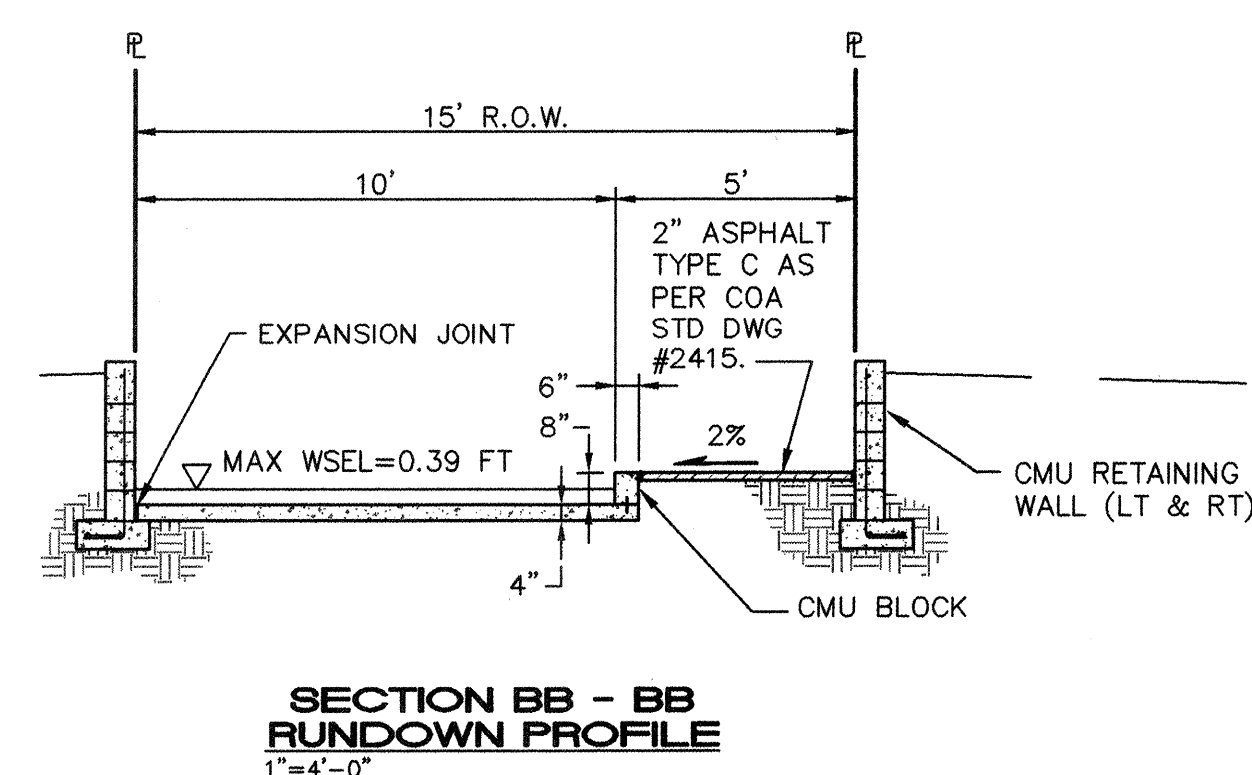
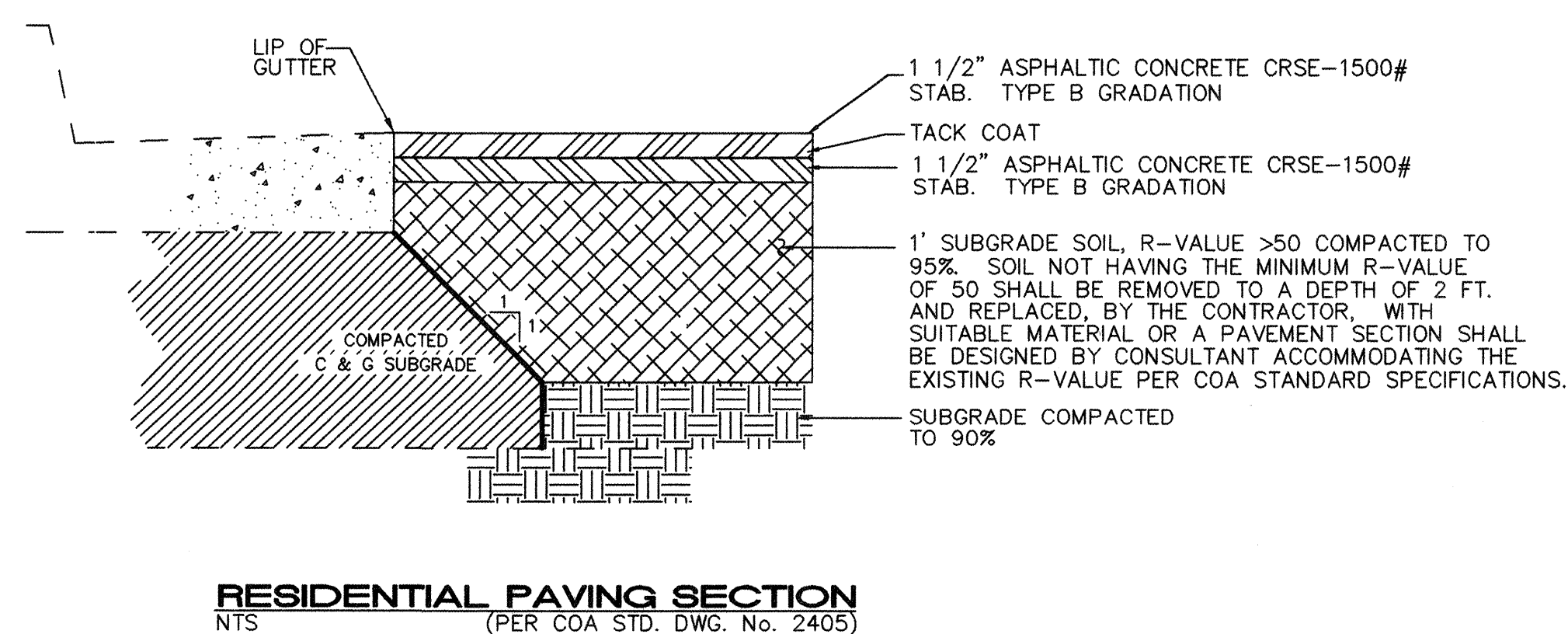
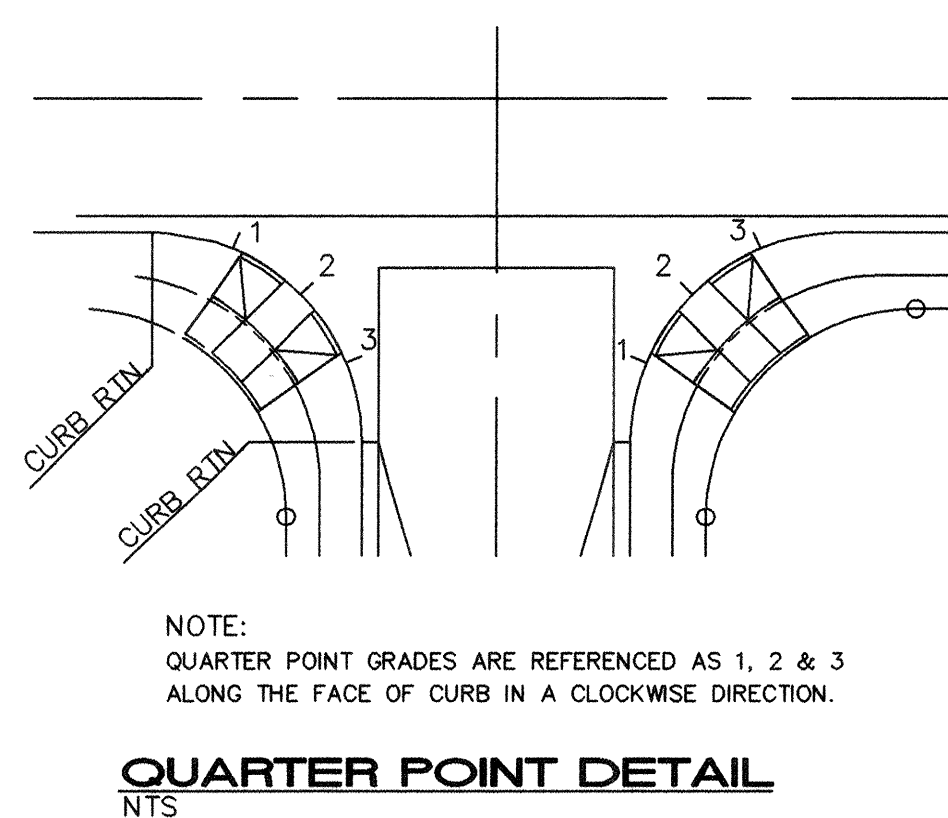
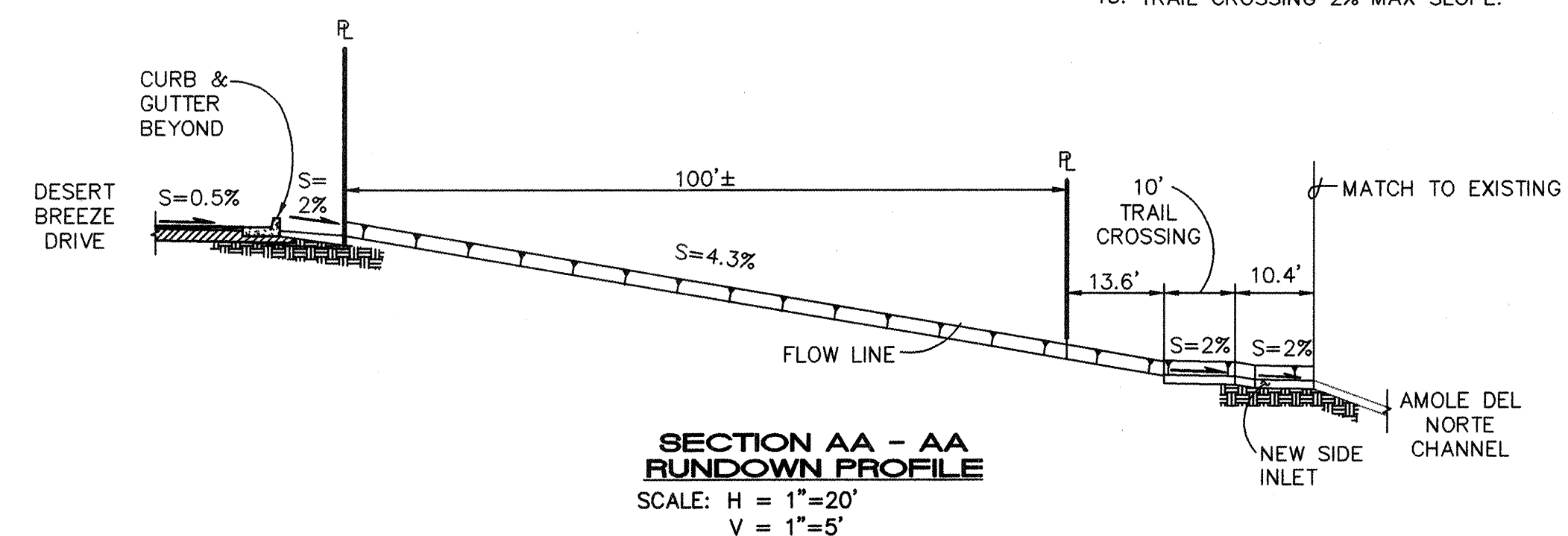
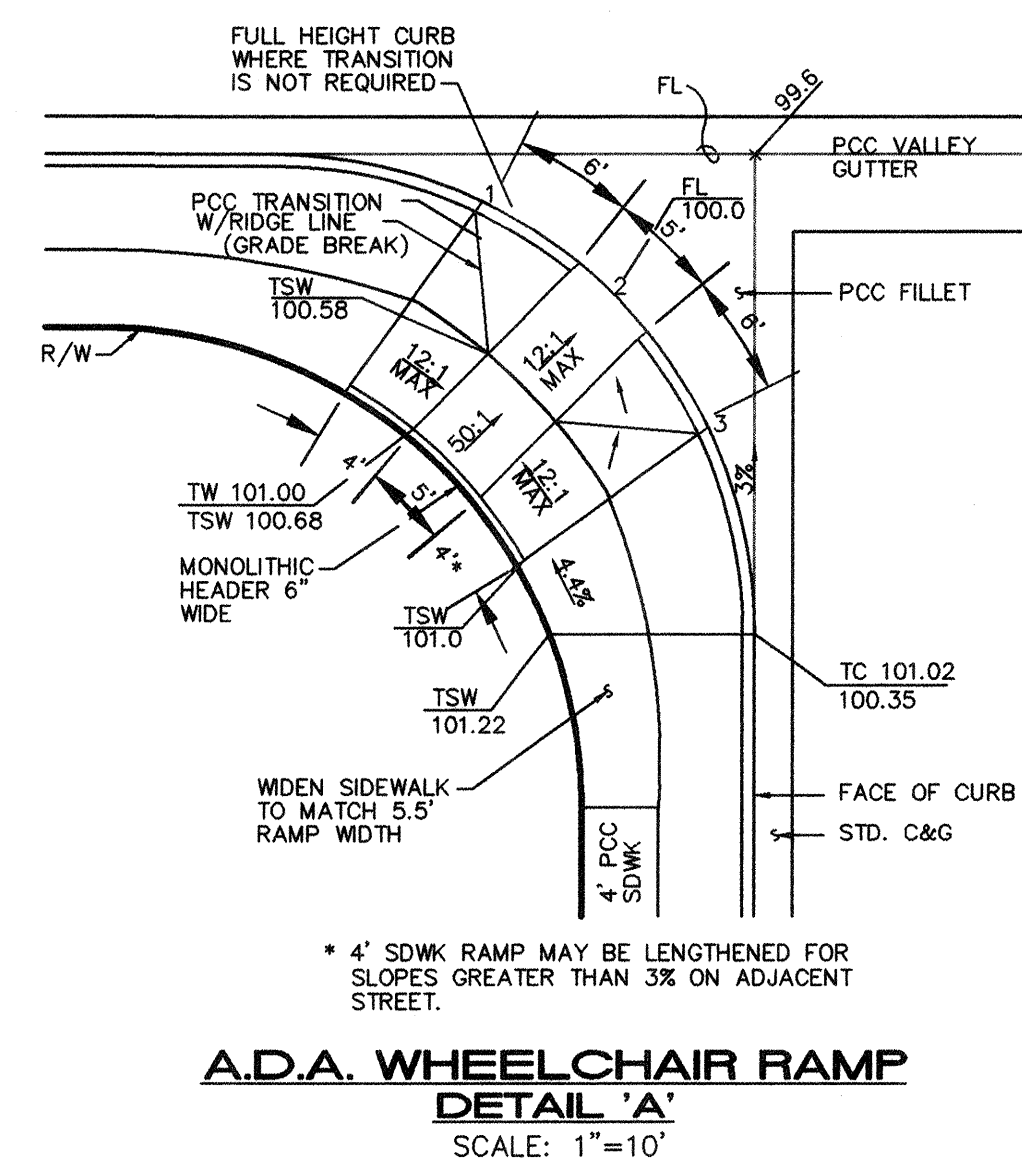
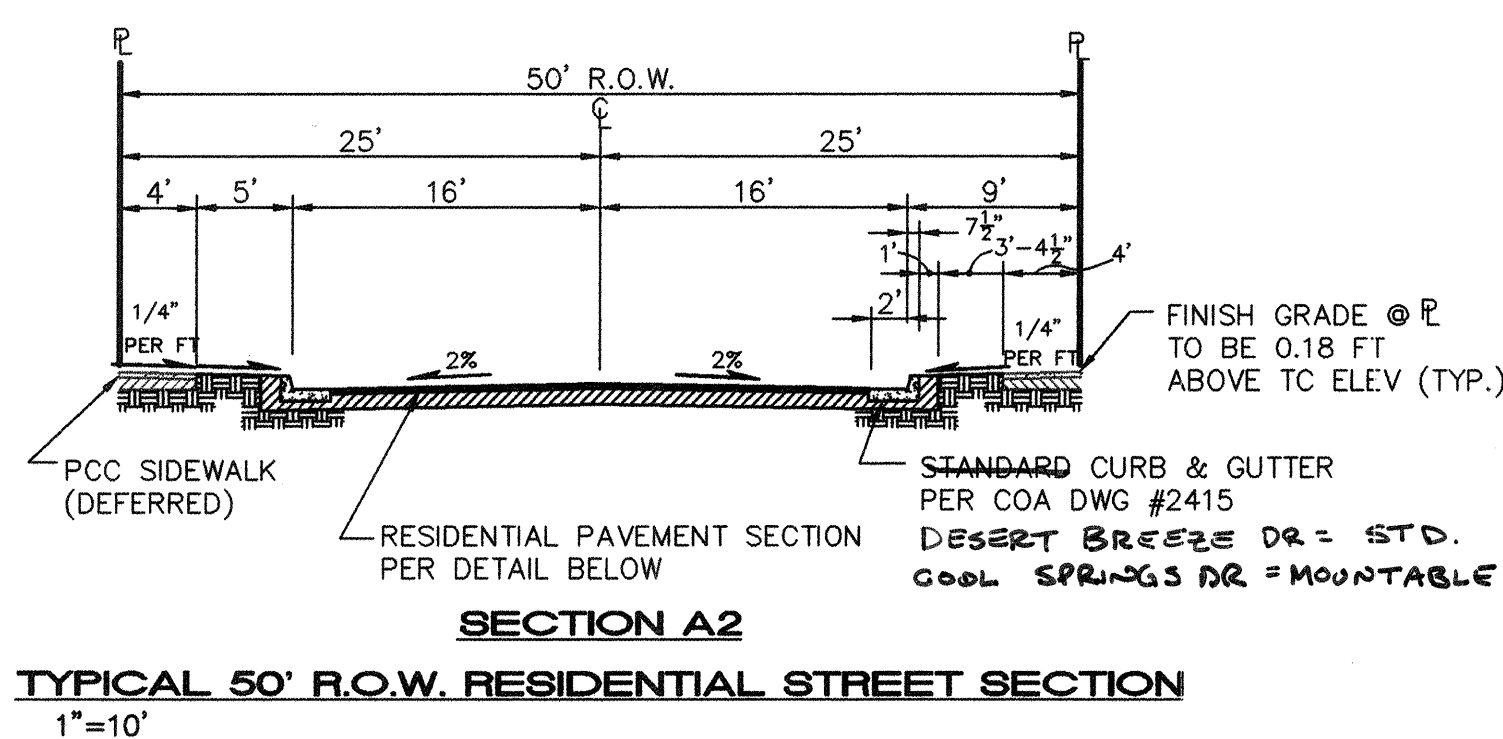
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MASTER PAVING PLAN

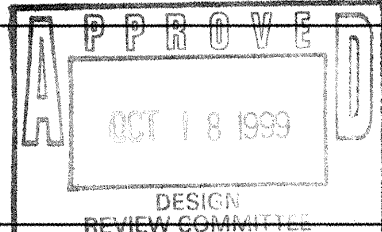
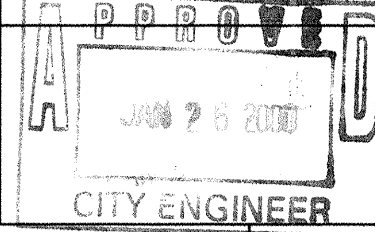
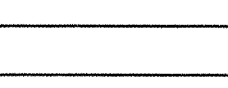
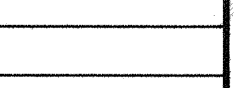
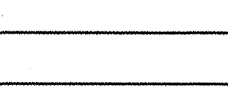
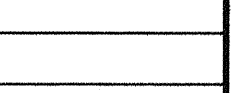
Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
				Last Design Update			
622781		Zone Map No. M-10		Sheet 6		Of 19	

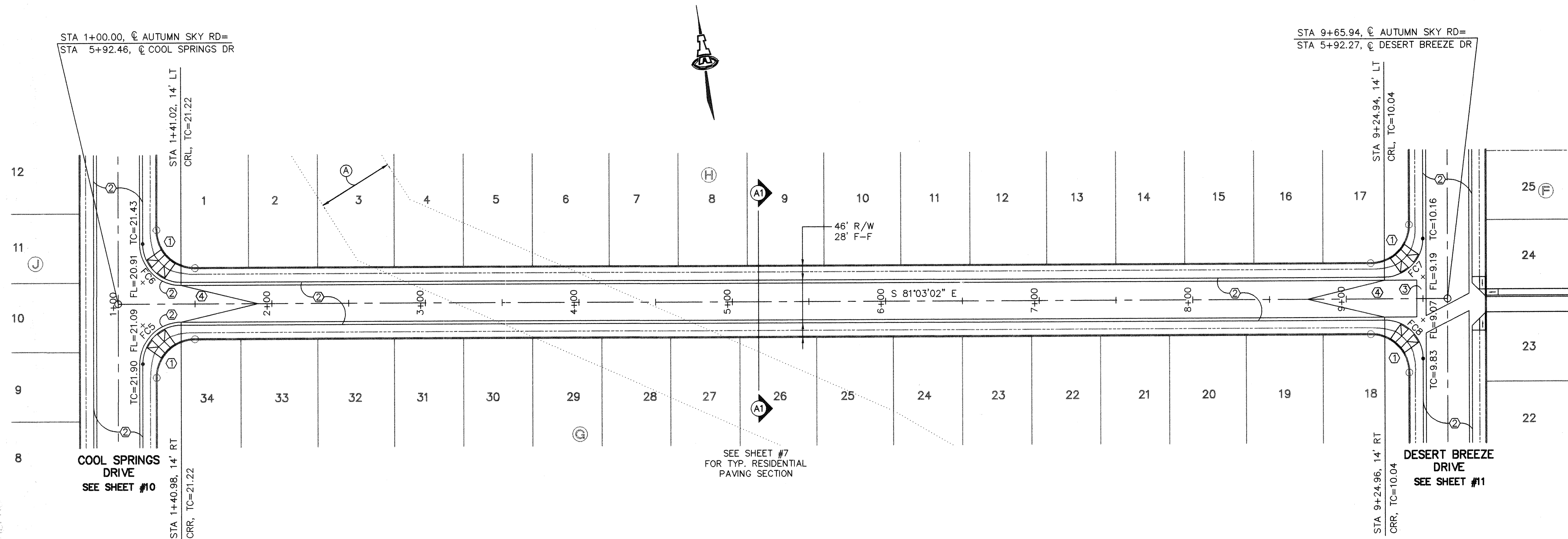


- KEYED CONSTRUCTION NOTES 

1. PLACE EXPANSION JOINT BETWEEN THE CHANNEL AND PROPOSED SIDE INLET.
2. 12:1 MAXIMUM SLOPE, FROM BOTTOM OF THE CONCRETE CHANNEL CONTINUE 12:1 SLOPE TO MATCH EXISTING GRADE ALONG SIDEWALK ALIGNMENT.
3. PLACE TACK COAT BETWEEN ASPHALT AND CONCRETE ROUNDOFF CONNECTION.
4. FUTURE CMU BLOCK WALL DECREASES FROM 1 FT TO 0 FT BETWEEN THE BOTTOM OF THE CHANNEL AND THE TOP OF THE TRAIL CROSSING.
5. PLACE REMOVABLE YELLOW BOLLARDS WITH RED REFLECTORIZED TAPE @ 4'-0" ON CENTER ACROSS CHANNEL OPENING.
6. 1'-0" HIGH BLOCK WALL (TYP).
7. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
8. CONSTRUCT 5' PCC SIDEWALK TRANSITION STONE PER COA STD DWG #2430.
9. 5' ASPHALT TRAIL. 2" ASPHALT PER COA STD DWG #2415.
10. 8" HEADER CURB PER COA STD DWG #2415.
11. 8" CMU BLOCK WALL (TYP).
12. FUTURE 12:1 HANDICAP RAMPS FROM CHANNEL BOTTOM TO FUTURE TRAIL.
13. FUTURE 5' ASPHALT TRAIL CONNECTION BY OTHERS.
14. FUTURE 10' ASPHALT TRAIL BY OTHERS.
15. TRAIL CROSSING 2% MAX SLOPE.

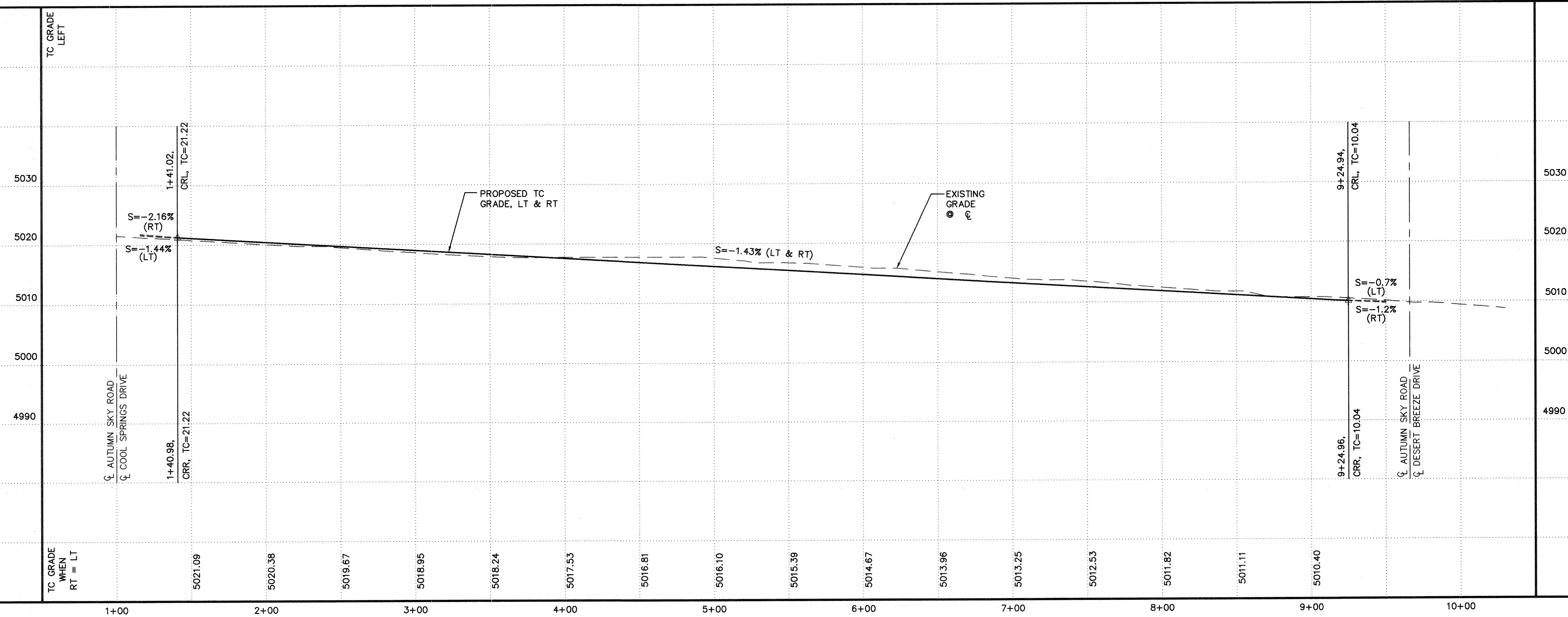


		ISAACSON & ARFMAN, P.A. <i>Consulting Engineering Associates</i> 128 Monroe Street N.E. Albuquerque, New Mexico 084PWSTR.DWCems 09/01/99		NO.	DATE	DESIGNED BY M	DRAWN BY R	CHECKED BY F
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP								
TITLE: DESERT SPRINGS SUBDIVISION, UNIT FOUR PAVING DETAILS & SECTIONS RUNDOWN DETAIL & SECTIONS								
Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.		Mo./Day/Yr.	
								
DESIGN REVIEW COMMITTEE		CITY ENGINEER						
City Project No.		Zone Map No.			Sheet		Of	
622781		M-10		7		19		



AUTUMN SKY ROAD

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



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER
DETAIL ON SHEET #7.
2. ~~STANDARD~~ W/OUT TABLE CURB & GUTTER PER COA
STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6"
WIDE, 1 1/2" INVERT PER COA STD
DWG #2420.
4. CROWN TO NO CROWN TRANSITION
50' MIN. LENGTH.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC5	39.26	25.00	89°58'11"
FC6	39.28	25.00	90°01'49"
FC7	39.27	25.00	90°00'00"
FC8	39.27	25.00	90°00'00"

EASEMENTS

- Ⓐ EXISTING 50' TEMPORARY DRAINAGE EASEMENT
TO BE VACATED BY FINAL PLAT.

SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES						
1	ALS	1/97	ACS MONUMENT "1"-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.		CONTRACTOR	<i>New Concept</i>
			ELEV. = 5079.88		WORK STAKED BY	<i>C.O.A.</i>
					FIELD SUPERVISOR	<i>S. May</i>
					DATE OF ACCEPTANCE	<i>4/6/00</i>
					FIELD VERIFICATION BY	<i>S. May</i>
					DATE	<i>4/6/00</i>
			TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD.		DRAWINGS CORRECTED BY	<i>MICRO-FILM</i>
			ELEV. = 5035.84		RECORDED BY	
					DATE	
					NO.	



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084PV2.DWGems 09/15/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FOUR
AUTUMN SKY ROAD

Design Review Committee	City Engineer Approval
-------------------------	------------------------

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

Last Design Update		

Zone Map No.

Sheet Of

STA 1+00.00, @ RAINMAKER RD =
STA 8+38.46, @ COOL SPRINGS DR

COOL SPRINGS DRIVE
SEE SHEET #10

STA 1+40.01, 14' RT
CRR, TC=22.70

STA 1+41.02, 14' LT
CRL, TC=22.68

STA 9+66.07, @ RAINMAKER RD =
STA 8+38.27, @ DESERT BREEZE DR

STA 9+25.07, 14' LT
CRL, TC=10.82

STA 9+25.07, 14' RT
CRR, TC=10.82

DESERT BREEZE DRIVE
SEE SHEET #11

RAINMAKER ROAD

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

SEE SHEET #7
FOR TYP. RESIDENTIAL
PAVING SECTION

FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	37.83	86°41'31"
FC2	25.00	39.28	90°01'49"
FC3	25.00	39.27	90°00'00"
FC4	25.00	39.27	90°00'00"

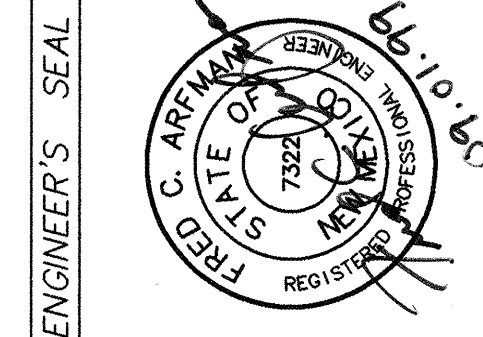
EASEMENTS

- (A) EXISTING 50' TEMPORARY DRAINAGE EASEMENT
TO BE VACATED BY FINAL PLAT.

KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER
DETAIL ON SHEET #7.
- MONUMENTS
STANDARD CURB & GUTTER PER COA
STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 6'
WIDE, 1 1/2" INVERT PER COA STD
DWG #2420.
- CROWN TO NO CROWN TRANSITION
50' MIN. LENGTH.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	NEW CONCEPTS	ACS MONUMENT "1-MI" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	1/97	ALS	1
WORK STARTED BY	C.O.A.	ELEV. = 5079.88			
DATE	DATE				
ACCEPTANCE BY	S. May	TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.			
DATE	DATE	ELEV. = 5035.84			
REVISIONS BY					
DATE					
RECORDED BY					
DATE					



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128 Monroe Street N.E.
Albuquerque, New Mexico 87102
084PV1.DWGms 09/15/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FOUR
RAINMAKER ROAD

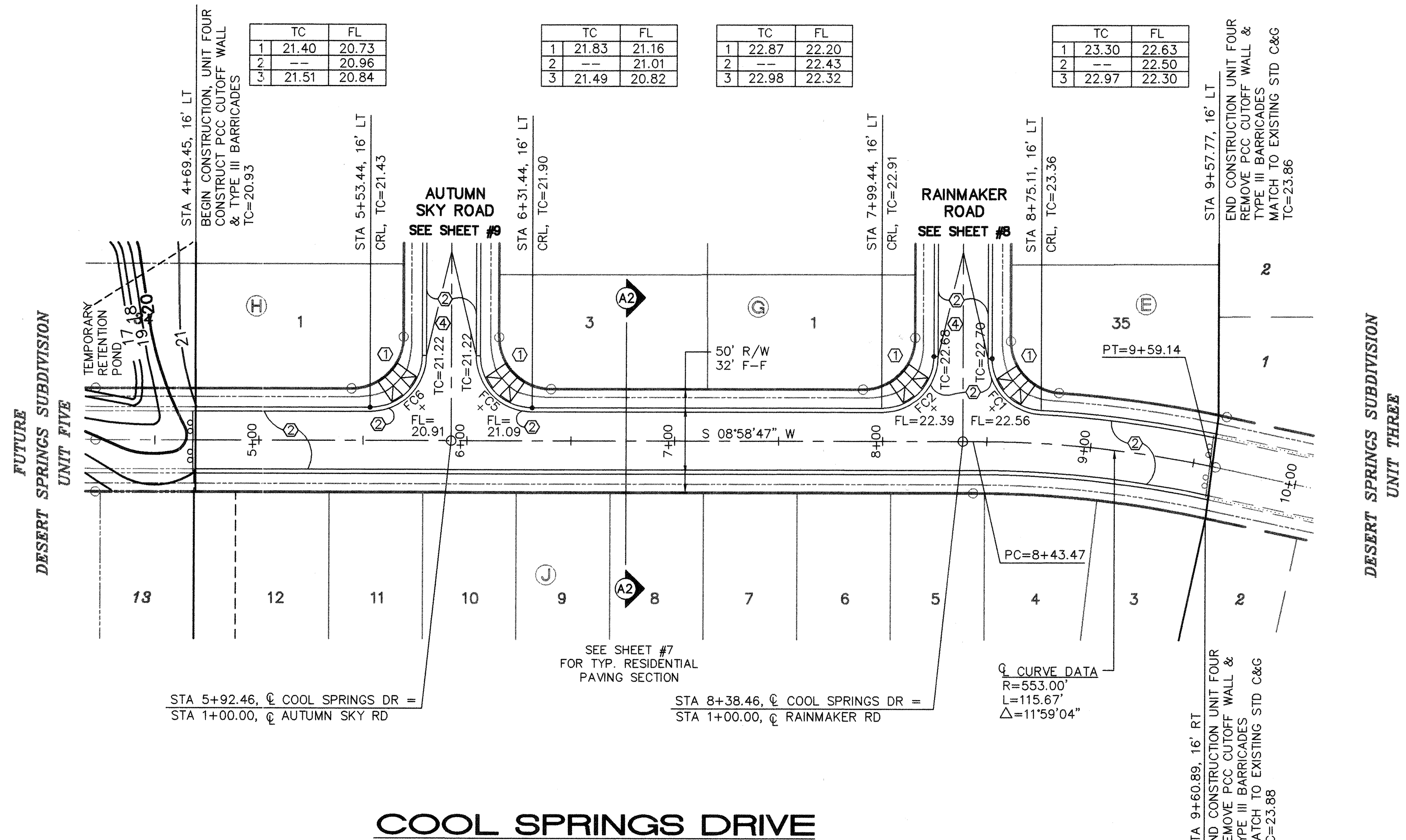
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 18 1999	APPROVED JAN 25 2000		
DESIGN CITY PROJECT NO.	CITY ENGINEER		

Zone Map No. M-10

Sheet 8 of 19

SCANNED BY
MESA REPRO



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

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER
DETAIL ON SHEET #7.
2. ~~STANDARD~~ CURB & GUTTER PER COA
STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6"
WIDE, 1 1/2" INVERT PER COA STD
DWG #2420.
4. CROWN TO NO CROWN TRANSITION
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FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	37.83	86°41'31"
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FC6	25.00	39.28	90°01'49"

SURVEY INFORMATION			BENCH MARKS	AS-BUILT INFORMATION
1	FIELD NOTES			
	ALS	1/97	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	CONTRACTOR
			ELEV. = 5079.88	WORK STAGED BY
				DESIGNED BY
				ACCEPTANCE DATE
				FIELD MEASUREMENT BY
				DATE
				DRAWINGS
			TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPPIRE ST. & UNSER BLVD.	RECEIVED BY
			ELEV. = 5035.84	DATE
				NO.

		NO.		DATE		REMARKS		BY	
<i>REVISIONS</i>									
<i>DESIGN</i>									
		DESIGNED BY		MJC		DATE		2/99	
		DRAWN BY		RFH		DATE		2/99	
		CHECKED BY		FCA		DATE		2/99	

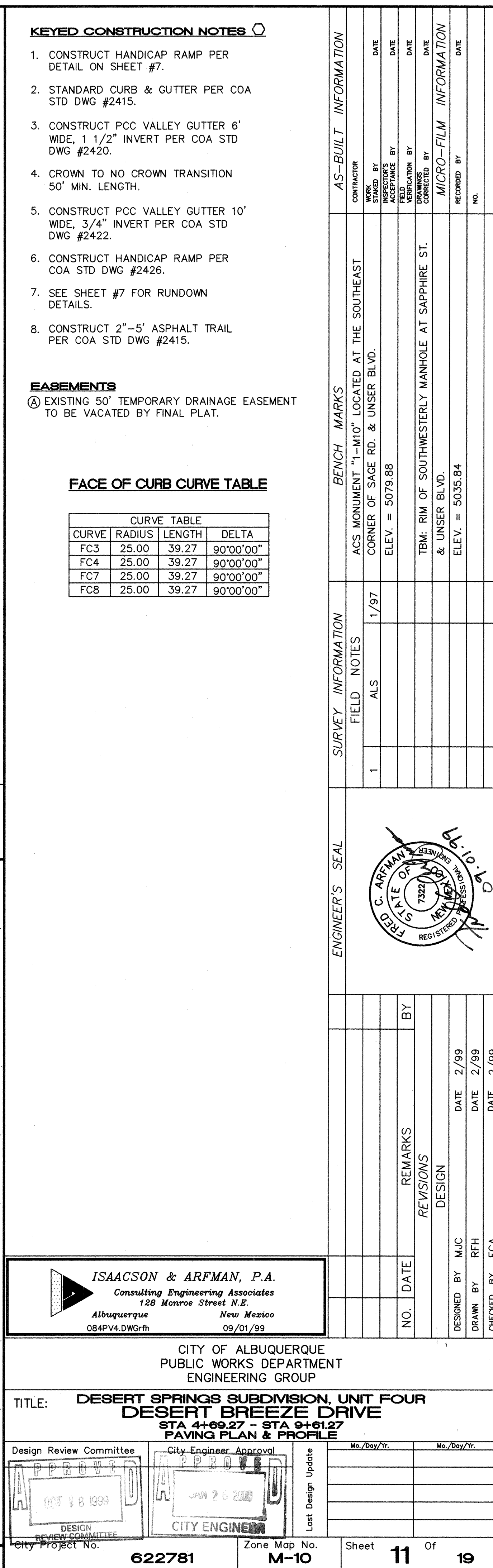


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 128 Monroe Street N.E.
 Albuquerque New Mexico
 084PV3.DWGems 09/15/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FOUR
COOL SPRINGS DRIVE
STA 4+69.45 STA 9+60.89
PAVING PLAN & PROFILE

Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
APPROVE		APPROVE		Last Design Update			
AUG 18 1999		JAN 25 2000					
DESIGN REVIEW COMMITTEE		CITY ENGINEER					
City Project No.		Zone Map No.		Sheet		Of	
622781		M-10		10		19	



1. CONSTRUCT HANDICAP RAMP PER
DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA
STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6'
WIDE, 1 1/2" INVERT PER COA STD
DWG #2420.
4. CROWN TO NO CROWN TRANSITION
50' MIN. LENGTH.
5. CONSTRUCT PCC VALLEY GUTTER 10'
WIDE, 3/4" INVERT PER COA STD
DWG #2422.
6. CONSTRUCT HANDICAP RAMP PER
COA STD DWG #2426.
7. SEE SHEET #7 FOR RUNDOWN
DETAILS.
8. CONSTRUCT 2"-5" ASPHALT TRAIL
PER COA STD DWG #2415.

① EXISTING 50' TEMPORARY DRAINAGE EASEMENT
TO BE VACATED BY FINAL PLAT.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC3	25.00	39.27	90°00'00"
FC4	25.00	39.27	90°00'00"
FC7	25.00	39.27	90°00'00"
FC8	25.00	39.27	90°00'00"

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

 **ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
084P4.DWGrfh 09/01/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FOUR
DESERT BREEZE DRIVE
STA 4+69.27 - STA 9+61.27
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval
-------------------------	------------------------

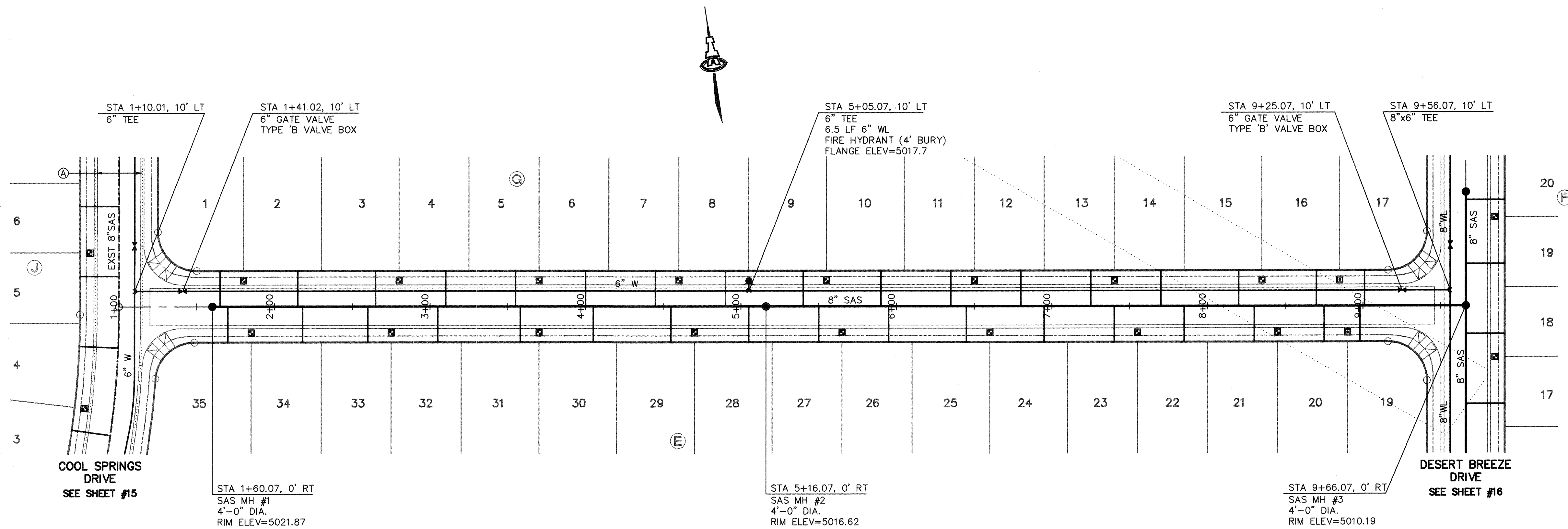
APPROVE OCT 18 1993 DESIGN REVIEW COMMITTEE	APPROVE JAN 26 2000 CITY ENGINEER
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City Project No. **622781**

Zone Map No.
M-10

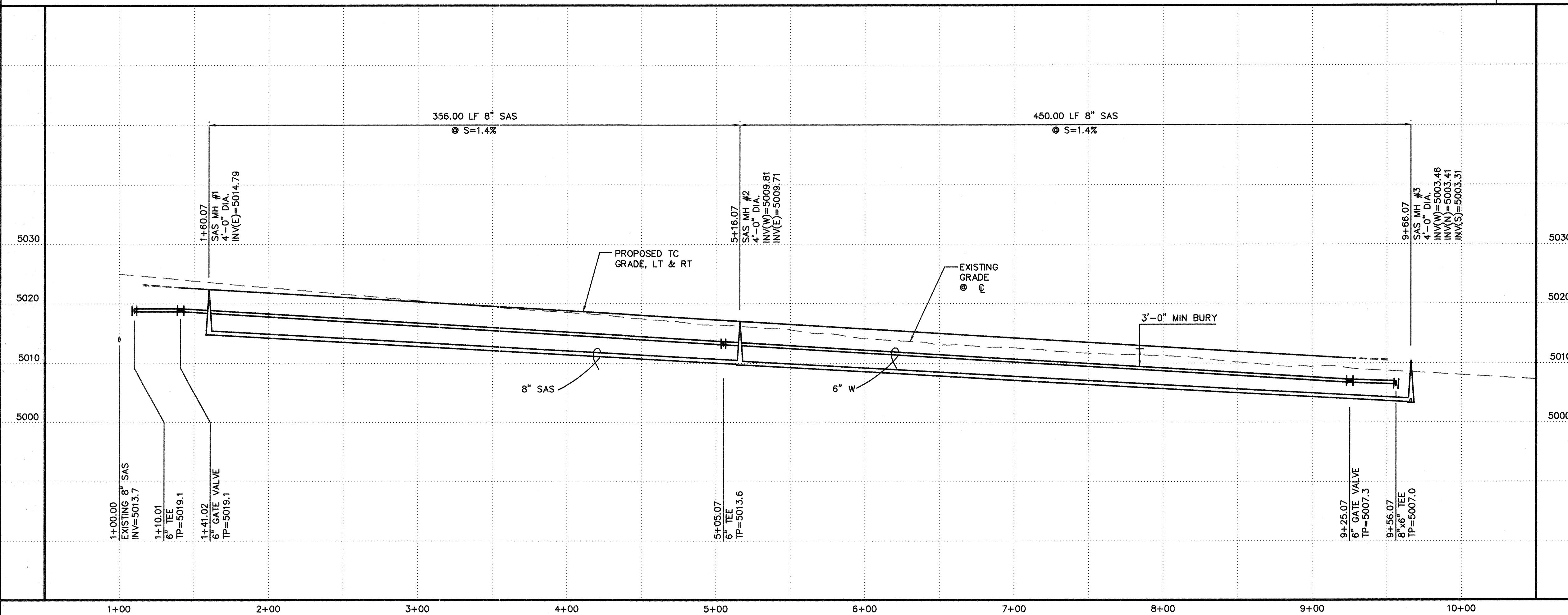
Sheet 11 Of 19

SCANNED BY
MESA PERRO



RAINMAKER ROAD

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



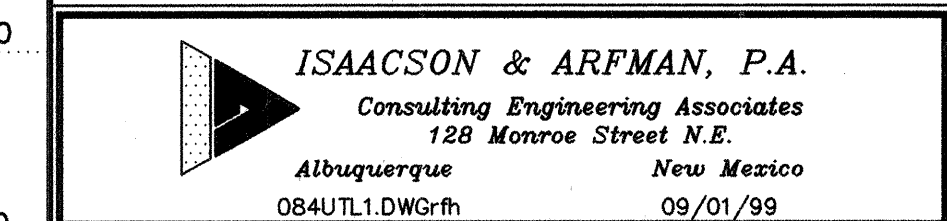
- GENERAL NOTES**
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 - SEE SHEET #12 FOR WATER SHUT-OFF PLAN.
 - SEE SHEET #12 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 - SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

- GENERAL NOTES**
- Ⓐ EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT

UTILITY SERVICE TABLE

LOT NO./BLOCK	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
19/E	8+90.07, 27'(S)	8+98.07, 23'	6.2
20/E	8+45.07, 27'	8+75.07, 23'	6.6
21/E		8+30.07, 23'	7.3
22/E	7+55.07, 27'	7+85.07, 23'	7.9
23/E		7+40.07, 23'	8.6
24/E	6+60.07, 27'	6+95.07, 23'	9.3
25/E		6+45.07, 23'	10.1
26/E	5+65.07, 27'	5+95.07, 23'	10.8
27/E		5+50.07, 23'	11.5
28/E	4+70.07, 27'	4+55.07, 23'	12.2
29/E		4+05.07, 23'	12.9
30/E	3+70.07, 27'	3+58.07, 23'	13.7
31/E		3+05.07, 23'	14.4
32/E	2+75.07, 27'	2+60.07, 23'	15.2
33/E		2+18.07, 23'	15.9
34/E	1+85.07, 27'	1+70.07, 23'	16.5
35/E			17.3
1/G	1+80.07, 7'	1+65.07, 23'	17.3
2/G		2+15.07, 23'	16.6
3/G	2+80.07, 7'	2+65.07, 23'	15.8
4/G		3+10.07, 23'	15.1
5/G	3+70.07, 7'	3+55.07, 23'	14.5
6/G		4+00.07, 23'	13.7
7/G	4+60.07, 7'	4+45.07, 23'	13.1
8/G		4+90.07, 23'	12.4
9/G	5+55.07, 7'	5+40.07, 23'	11.7
10/G		5+90.07, 23'	10.9
11/G	6+50.07, 7'	6+35.07, 23'	10.2
12/G		6+80.07, 23'	9.5
13/G	7+40.07, 7'	7+25.07, 23'	8.9
14/G		7+70.07, 23'	8.2
15/G	8+35.07, 7'	8+20.07, 23'	7.4
16/G		8+70.07, 23'	6.7
17/G	8+85.07, 7'(S)	9+01.07, 23'	6.2

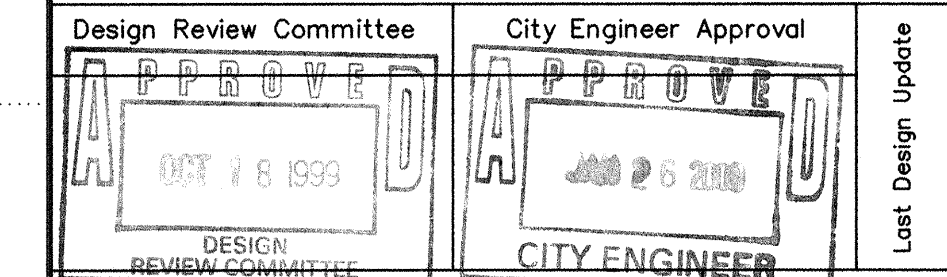
ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT FOUR
RAINMAKER ROAD**

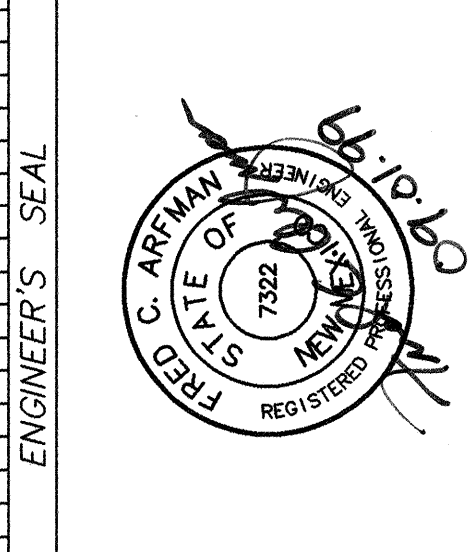
UTILITY PLAN & PROFILE



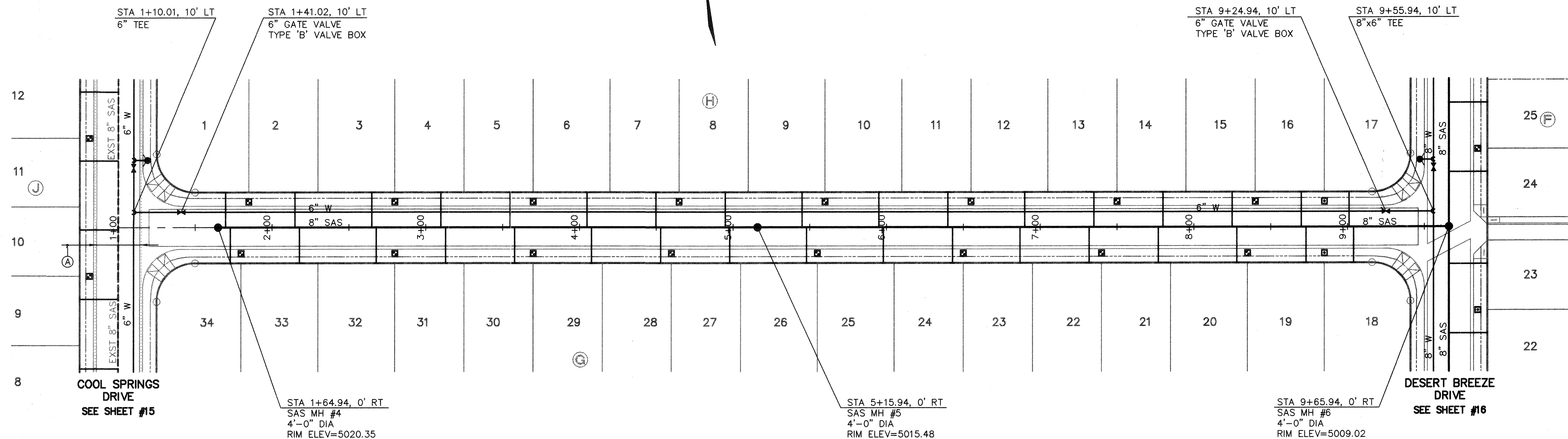
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CONTRACTOR	
WORKED BY	
INSPECTED BY	
ACCEPTANCE BY	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	

BENCH MARKS	
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	
ELEV. = 5079.88	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	

SURVEY INFORMATION	
FIELD NOTES	
1/97	
ALS	
1	

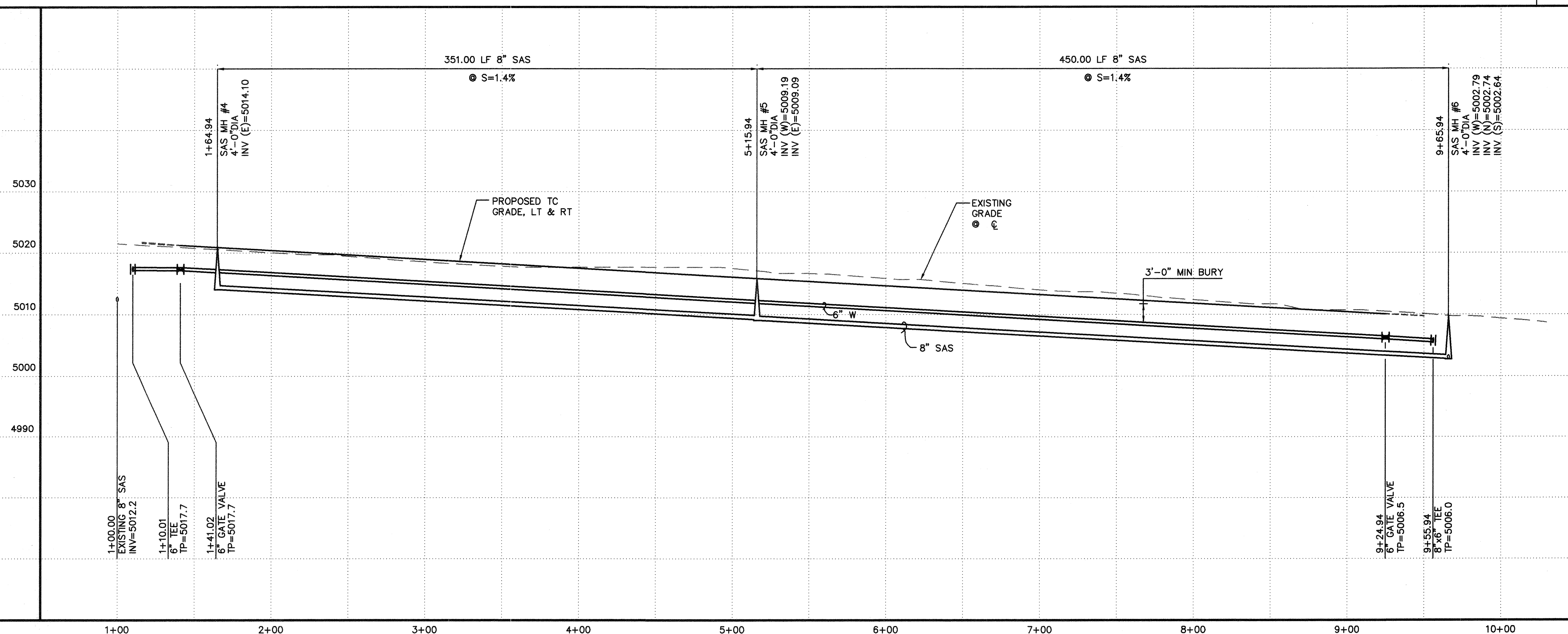


REVISIONS	
NO.	DATE
DESIGNED BY	MJC
DRAWN BY	RFH
CHECKED BY	FCA
DATE	2/99
DATE	2/99
DATE	2/99



AUTUMN SKY ROAD

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



- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 3. SEE SHEET #12 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET #12 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

EASEMENT NOTES

- Ⓐ EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
18/G	8+84.94, 27'	9+03.94, 23'	5.3
19/G	8+34.94, 27'	8+72.94, 23'	5.8
20/G	8+34.94, 27'	8+27.94, 23'	6.4
21/G	7+39.94, 27'	7+76.94, 23'	7.1
22/G	7+39.94, 27'	7+31.94, 23'	7.8
23/G	6+49.94, 27'	6+86.94, 23'	8.4
24/G	6+49.94, 27'	6+42.94, 23'	9.1
25/G	5+54.94, 27'	5+97.94, 23'	9.7
26/G	5+54.94, 27'	5+47.94, 23'	10.4
27/G	4+59.94, 27'	4+97.94, 23'	11.1
28/G	4+59.94, 27'	4+52.94, 23'	11.8
29/G	3+69.94, 27'	4+07.94, 23'	12.4
30/G	3+69.94, 27'	3+57.94, 23'	13.1
31/G	2+79.94, 27'	3+12.94, 23'	13.8
32/G	2+79.94, 27'	2+67.94, 23'	14.4
33/G	1+79.94, 27'	2+17.94, 23'	15.1
34/G	1+79.94, 27'	1+72.94, 23'	15.8
1/H	1+84.94, 7'	1+69.94, 23'	15.8
2/H	2+14.94, 23'	2+14.94, 23'	15.2
3/H	2+79.94, 7'	2+64.94, 23'	14.4
4/H	3+09.94, 23'	3+09.94, 23'	13.8
5/H	3+69.94, 7'	3+54.94, 23'	13.2
6/H	4+04.94, 23'	4+04.94, 23'	12.5
7/H	4+64.94, 7'	4+49.94, 23'	11.8
8/H	4+64.94, 7'	4+94.94, 23'	11.2
9/H	5+59.94, 7'	5+44.94, 23'	10.5
10/H	5+59.94, 7'	5+94.94, 23'	9.7
11/H	6+54.94, 7'	6+39.94, 23'	9.1
12/H	6+54.94, 7'	6+89.94, 23'	8.4
13/H	7+49.94, 7'	7+34.94, 23'	7.8
14/H	7+49.94, 7'	7+79.94, 23'	7.1
15/H	8+39.94, 7'	8+24.94, 23'	6.5
16/H	8+39.94, 7'	8+69.94, 23'	5.8
17/H	8+84.94, 7' (S)	9+00.94, 23'	5.4

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
084UTL2.DWG/rh 09/01/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT FOUR
AUTUMN SKY ROAD**

UTILITY PLAN & PROFILE

Design Review Committee City Engineer Approval

APPROVED OCT 16 1999

APPROVED JAN 26 2000

DESIGN REVIEW COMMITTEE CITY ENGINEER

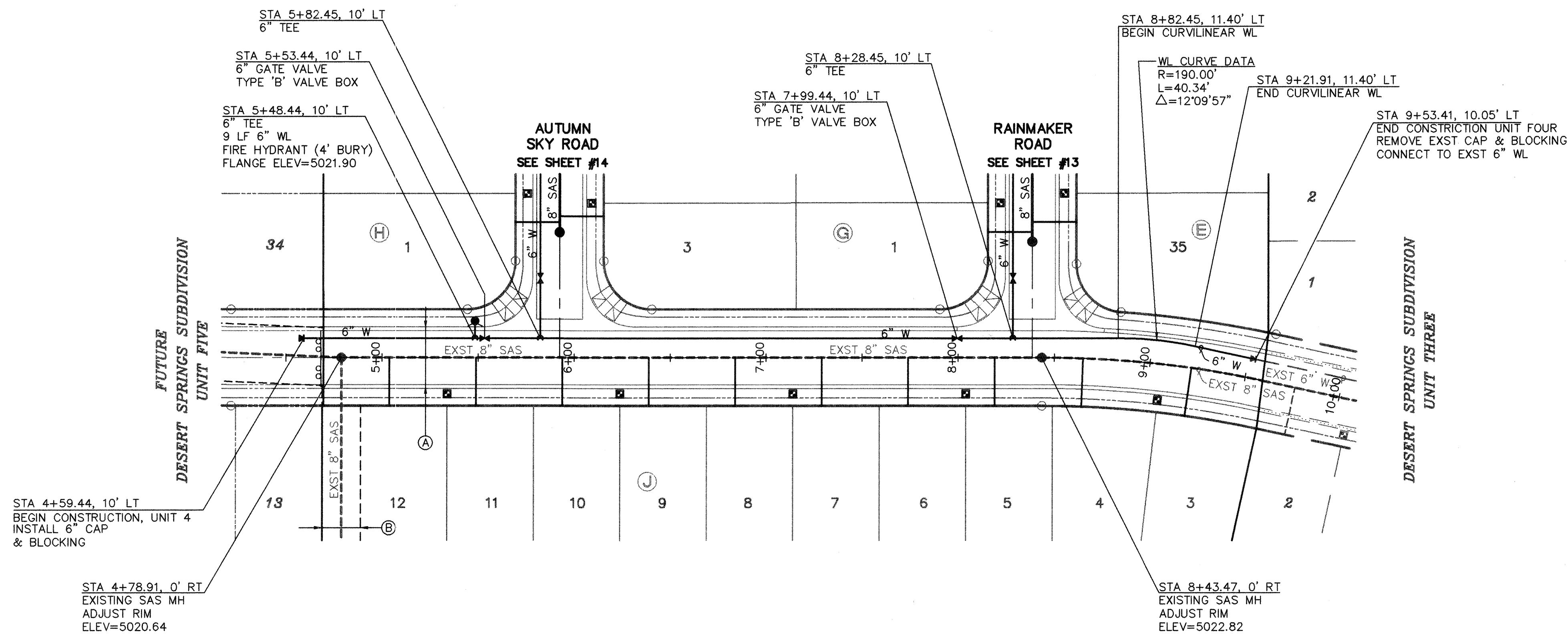
City Project No. 622781

2844 Map No. M-10

Sheet 14 Of 19

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL													
CONTRACTOR	DATE	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	1/97	ALS	1		REVISIONS <table border="1"> <tr><th>NO.</th><th>DATE</th><th>REMARKS</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REMARKS									
NO.	DATE	REMARKS																	
INSPECTED BY	DATE	ELEV. = 5079.88																	
VERIFIED BY	DATE	TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.																	
RECORDED BY	DATE	ELEV. = 5035.84				DESIGNED BY MJC DRAWN BY RFH CHECKED BY FCA DATE 2/99 DATE 2/99													

SCANNED BY
MESA REPRO



COOL SPRINGS DRIVE

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

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
3/J	9+05.76, 33'	9+21.47, 25'	18.6
4/J		8+64.88, 25'	18.5
5/J	8+03.91, 29'	8+16.91, 25'	18.0
6/J		7+73.91, 25'	17.8
7/J	7+13.91, 29'	7+28.91, 25'	17.5
8/J		6+83.91, 25'	17.2
9/J	6+23.91, 29'	6+38.91, 25'	16.9
10/J		5+93.91, 25'	16.7
11/J	5+33.91, 29'	5+48.91, 25'	16.4
12/J		5+03.91, 25'	16.1

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
084UTL3.DWG/rh 09/01/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT FOUR
COOL SPRINGS DRIVE
STA 4+69.45 - STA 9+60.89
UTILITY PLAN & PROFILE**

Design Review Committee: **APPROVED** OCT 18 1999
City Engineer Approval: **APPROVED** JAN 25 2000
City Engineer: [Signature]
City Project No.: **622781**

Zone Map No. **M-10**

Sheet **15** Of **19**

GENERAL NOTES

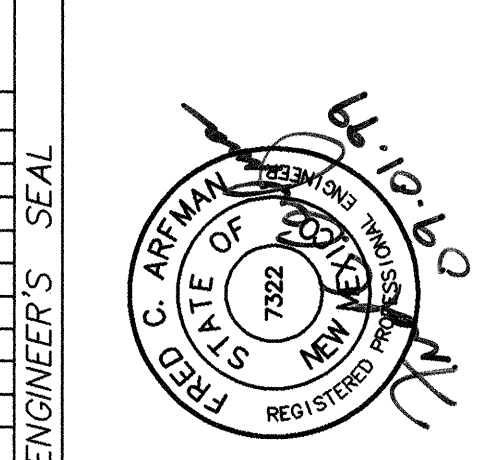
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #12 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #12 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

EASEMENT NOTES

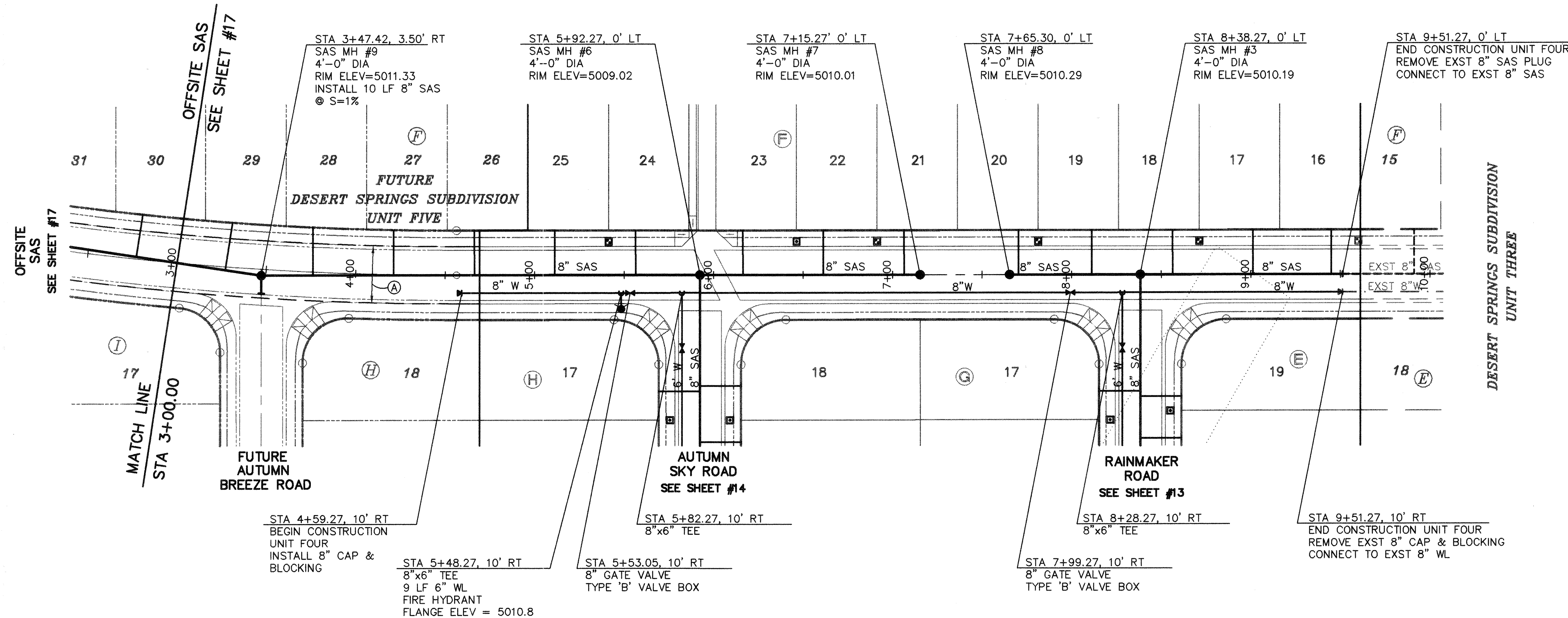
- (A) EXISTING 30' TEMPORARY SAS EASEMENT.
(B) EXISTING 20' PERMANENT SAS EASEMENT.

UTILITY SERVICE TABLE

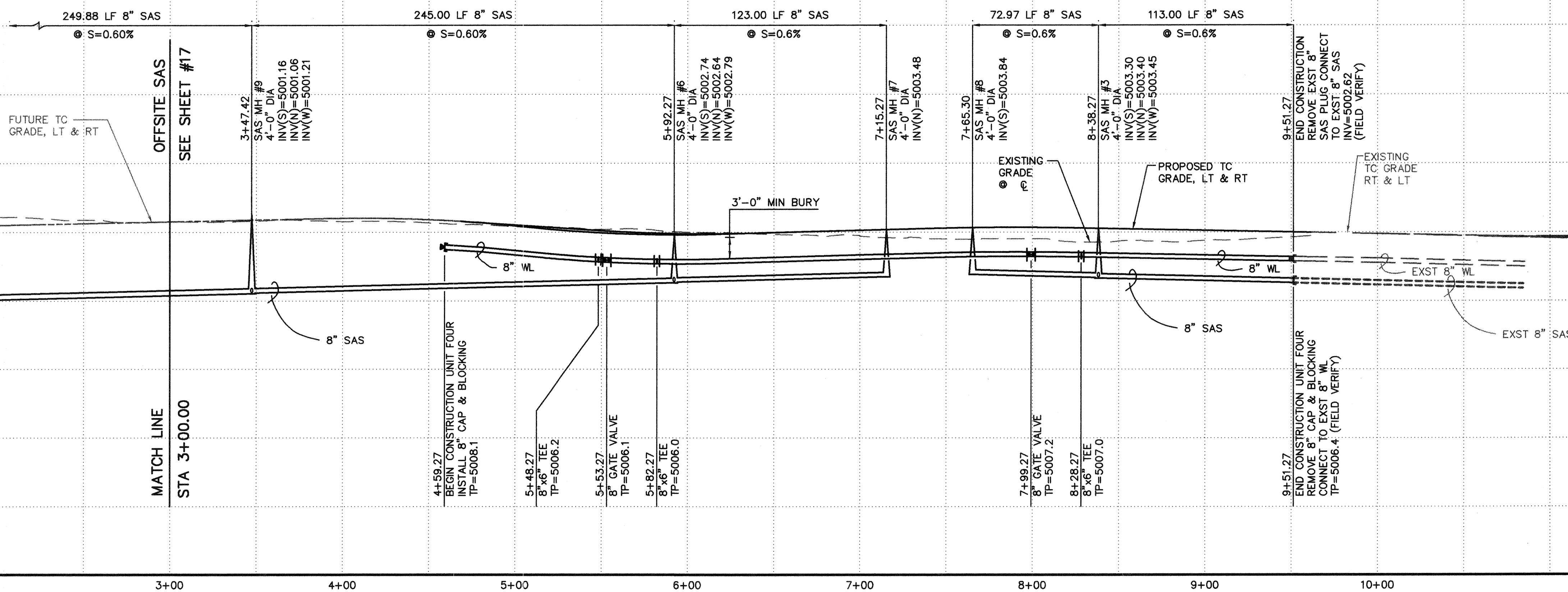
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				INSPECTOR'S SIGNATURE	DATE
				FIELD VERIFICATION BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	



REVISIONS		BY	DATE
NO.	DATE		
DESIGNED BY	MJC		2/99
DRAWN BY	RFH		2/99
CHECKED BY	FCA		2/99



DESERT BREEZE DRIVE



GENERAL NOTES

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5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

EASEMENTS

- (A) TEMPORARY PUBLIC SANITARY SEWER EASEMENT

UTILITY SERVICE TABLE

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

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
16/F	EXISTING	9+45.02, 25'	5.0
17/F	8+71.27, 29'	9+01.27, 25'	5.2
18/F	8+56.27, 25'	8+56.27, 25'	5.4
19/F	7+81.27, 29'	8+11.27, 25'	5.7
20/F	7+70.30, 25'	7+70.30, 25'	5.7
21/F	7+06.27, 25'	7+06.27, 25'	5.3
22/F	6+91.27, 29'	6+61.27, 25'	5.0
23/F	6+46.27, 29'(S)	6+16.27, 25'	4.7
24/F	5+41.27, 29'	5+56.27, 25'	4.8
25/F		5+11.27, 25'	5.6
26/F		4+66.27, 25'	6.6
27/F		4+20.74, 26'	7.0
28/F		3+75.02, 27'	6.9
29/F		3+29.23, 27'	6.6

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
084UTL4.DWG/rh 09/01/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT FOUR
DESERT BREEZE DRIVE
STA 4+69.27 - STA 9+61.27
UTILITY PLAN & PROFILE**

Design Review Committee
APPROVED
JAN 18 1999
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
JAN 26 2000
CITY ENGINEER

Last Design Update

City Project No.

622781

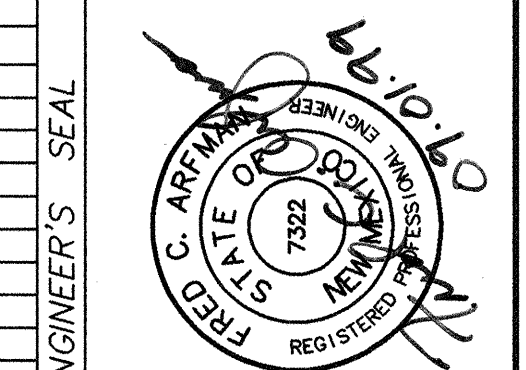
Zone Map No.

M-10

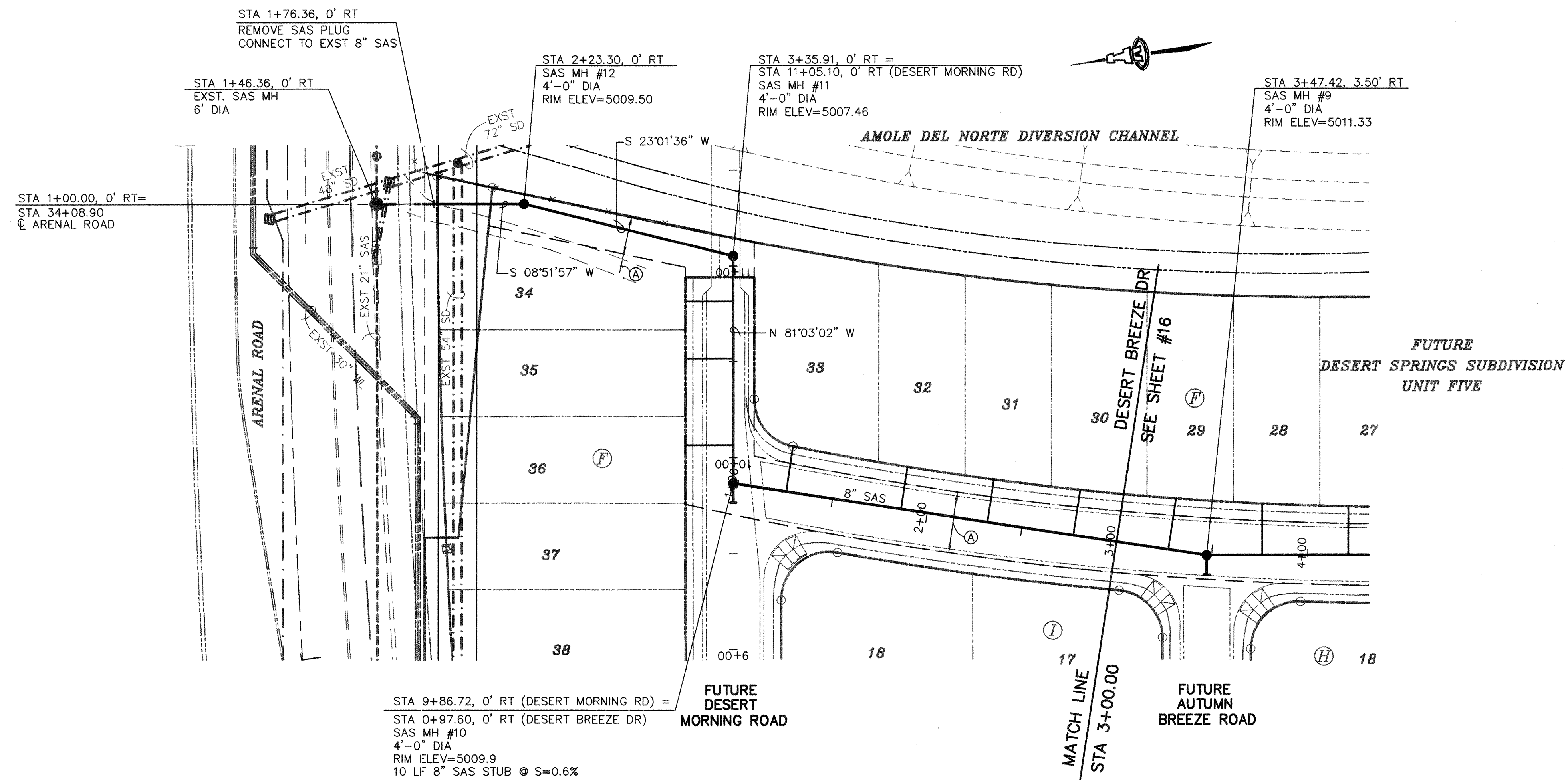
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16 Of 19

REVISIONS		DATE	BY
NO.	DATE		
DESIGNED BY	MJC	DATE	2/99
DRAWN BY	RFH	DATE	2/99
CHECKED BY	FCA	DATE	2/99

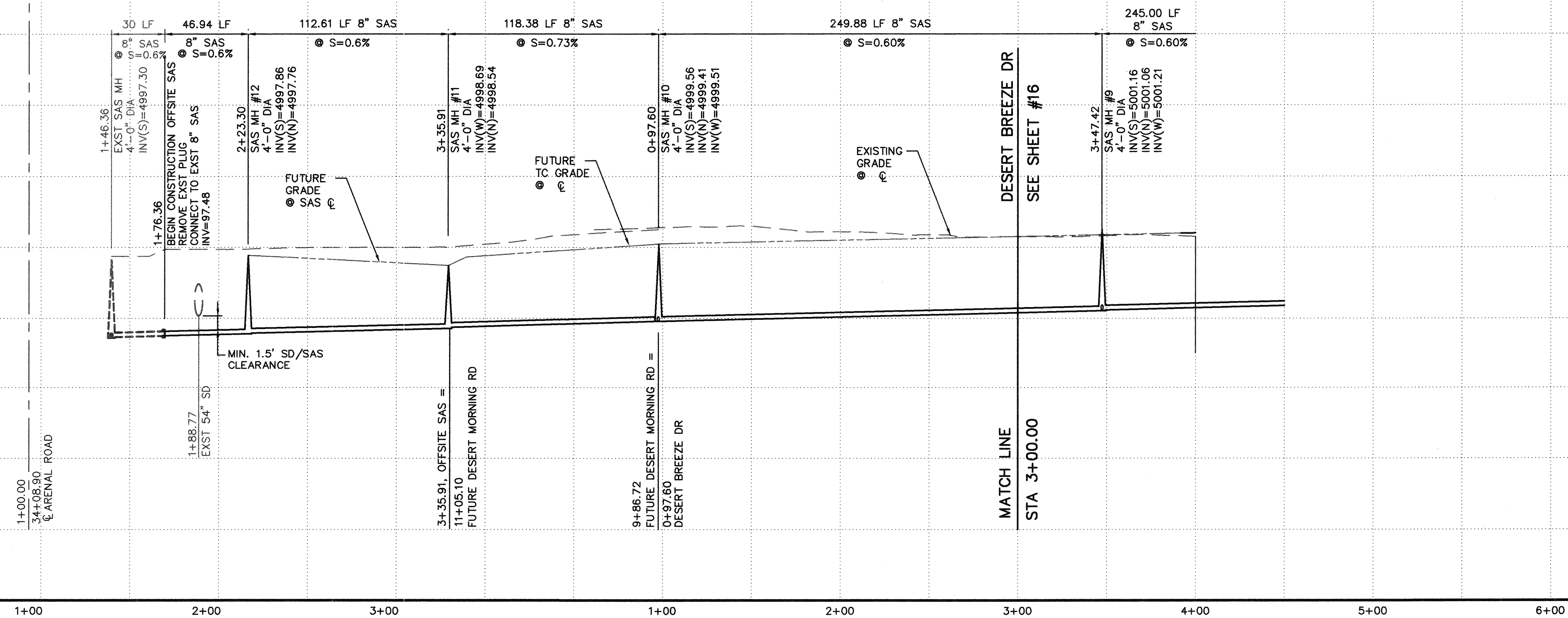


SURVEY INFORMATION		FIELD NOTES	BENCH MARKS	AS-BUILT INFORMATION
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			TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	MICRO-FILM INFORMATION DATE



OFFSITE SANITARY SEWER

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



- ## GENERAL NOTES
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 3. SEE SHEET #12 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET #12 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

EASEMENTS

- Ⓐ TEMPORARY PUBLIC SANITARY SEWER
EASEMENT.

UTILITY SERVICE TABLE

LOT NO.	STATION	
	WATER, LENGTH	SAS, LENGTH
30/F		2+78.23, 24'
31/F		2+32.18, 22'
32/F		1+85.95, 22'
33/F		1+24.42, 24'
34/F		3+59.56, 25'
35/F		3+89.56, 25'
36/F		4+34.56, 25'

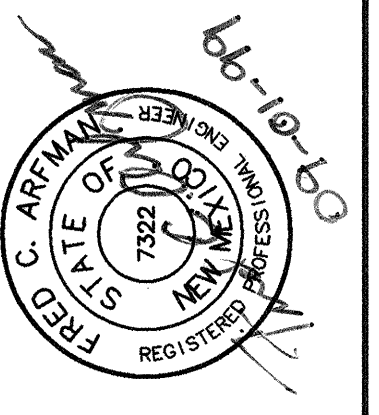
ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

AS-BUILT INFORMATION

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.

SURVEY INFORMATION

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY
REVISIONS			

DUR

7

DESIGNED BY	MJC	DATE	2/99
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____/____/____

19

DRAWN BY	RTH	DATE	2/99
CHECKED BY	FCA	DATE	2/99

10



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 084JTL5.DWGrth 09/01/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FOUR
OFFSITE SANITARY SEWER

UTILITY PLAN & PROFILE

Design Review Committee

City Engineer Approval

te

Mo./Day/Yr.

	Mo

APPROVED
OCT 18 1993
DESIGN
REVIEW COMMITTEE

APPROVED
JUN 20 2006
CITY ENGINEER

	Last Design Update
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City Project No.

Zone Map No.
M-10

Sheet 15

7 Of

622781

M-10

1

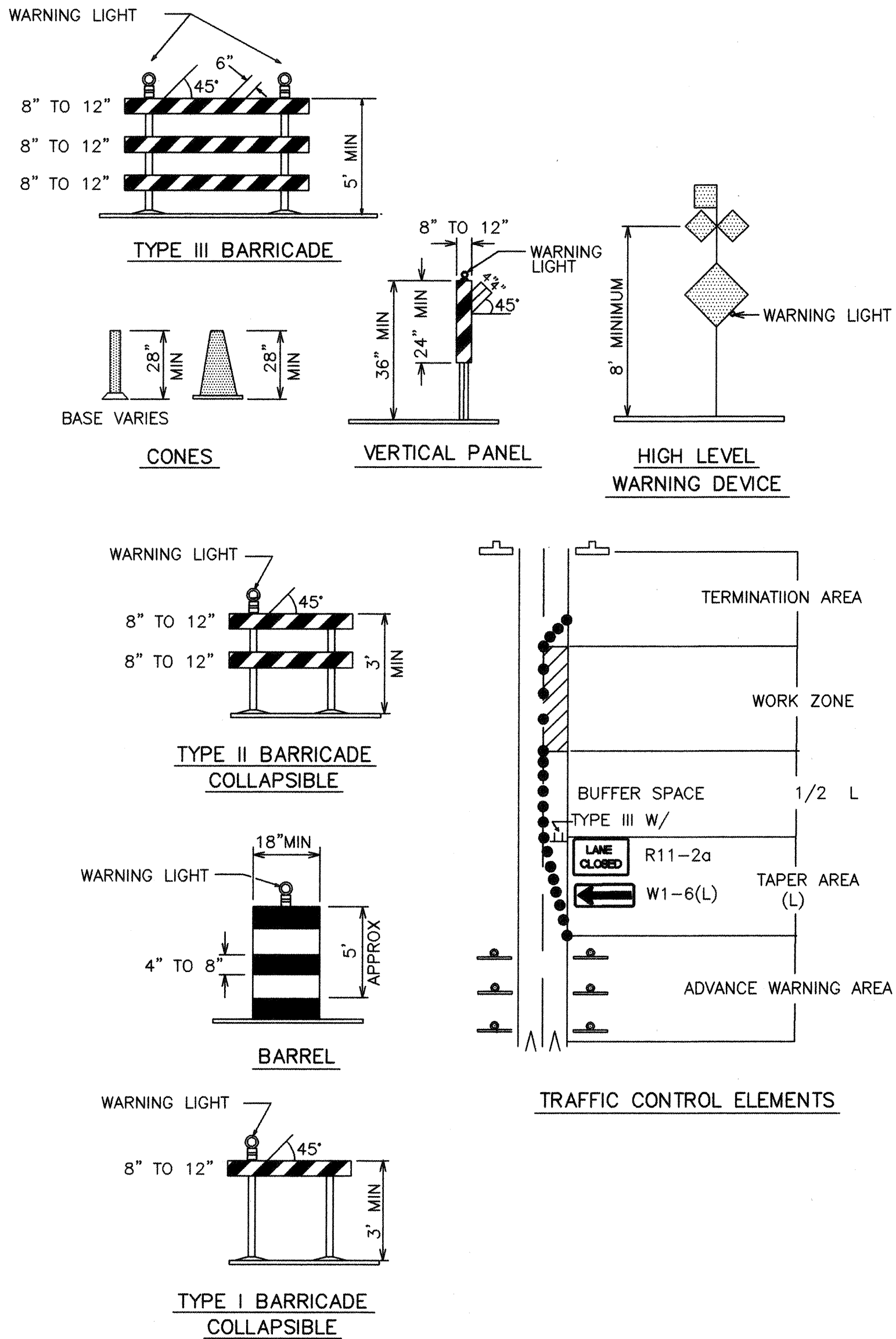
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CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADE 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.



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

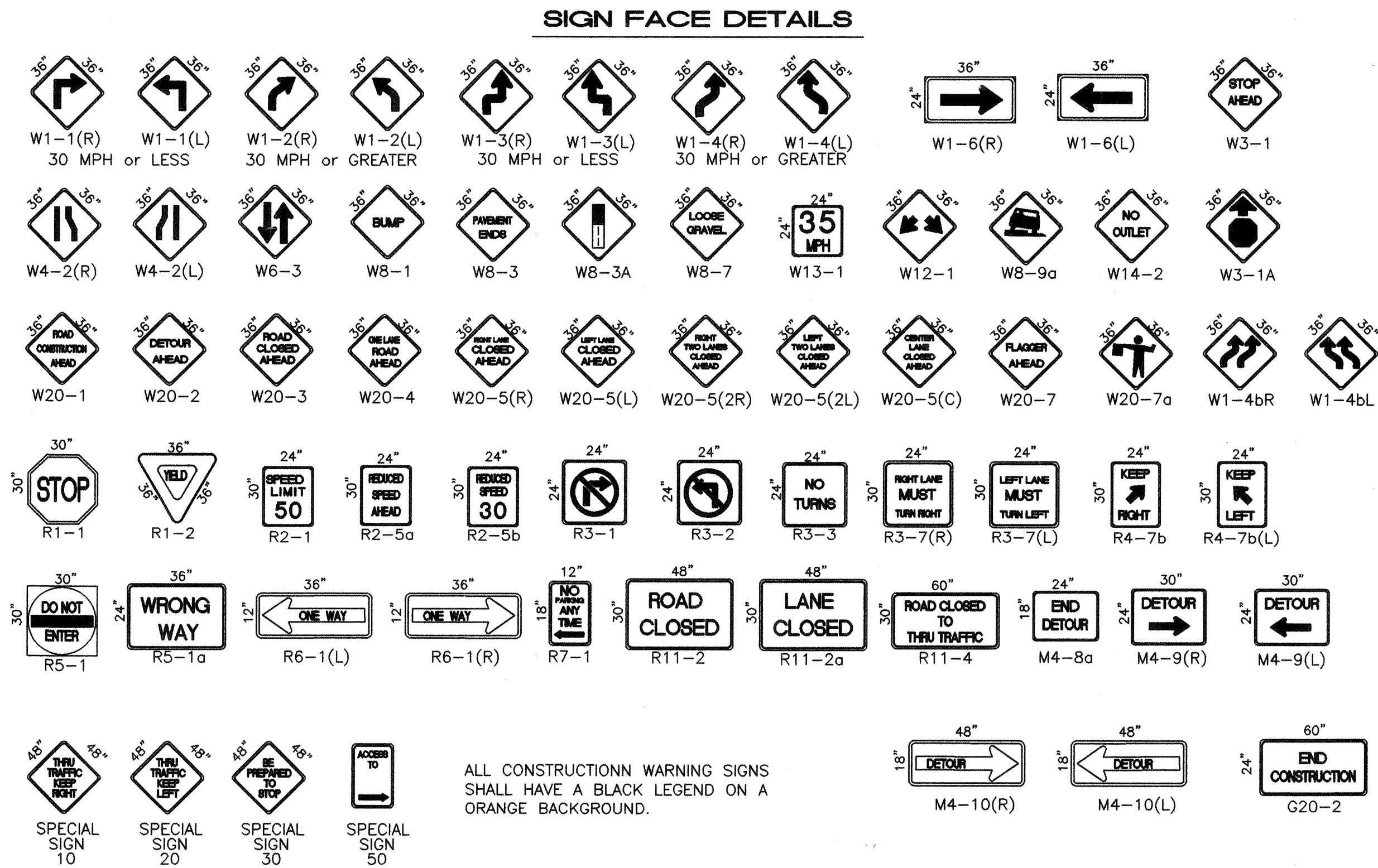
SPEED MILES PER HOUR	MINIMUM DISTANCE BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

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 A ORANGE BACKGROUND.

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Albuquerque, New Mexico 87102
084TRF1.DWG/rth 09/01/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT FOUR TRAFFIC CONTROL**
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
CON	STP		
City Project No. 622781	Zone Map No. M-10	Sheet 18	Of 19

