

CONSTRUCTION PLANS

FOR

JUNIPER RUN SUBDIVISION

PHASE II

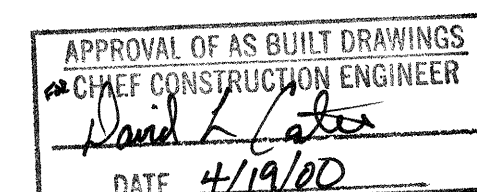
UTILITY & PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
SEPTEMBER 1999

JW

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN
4. MASTER PAVING PLAN
5. PAVING IMPROVEMENTS
YARBOROUGH PLACE STA: 9+72.90 TO STA: 17+82.22
6. PAVING IMPROVEMENTS
GALLEY AVENUE / DRAINAGE CHANNEL
7. MASTER UTILITY PLAN
8. UTILITY IMPROVEMENTS
YARBOROUGH PLACE STA: 10+16.12 TO STA: 18+13.01
9. UTILITY IMPROVEMENTS
GALLEY AVENUE STA: 8+95.29 TO STA: 9+90.29
10. TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES
11. SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

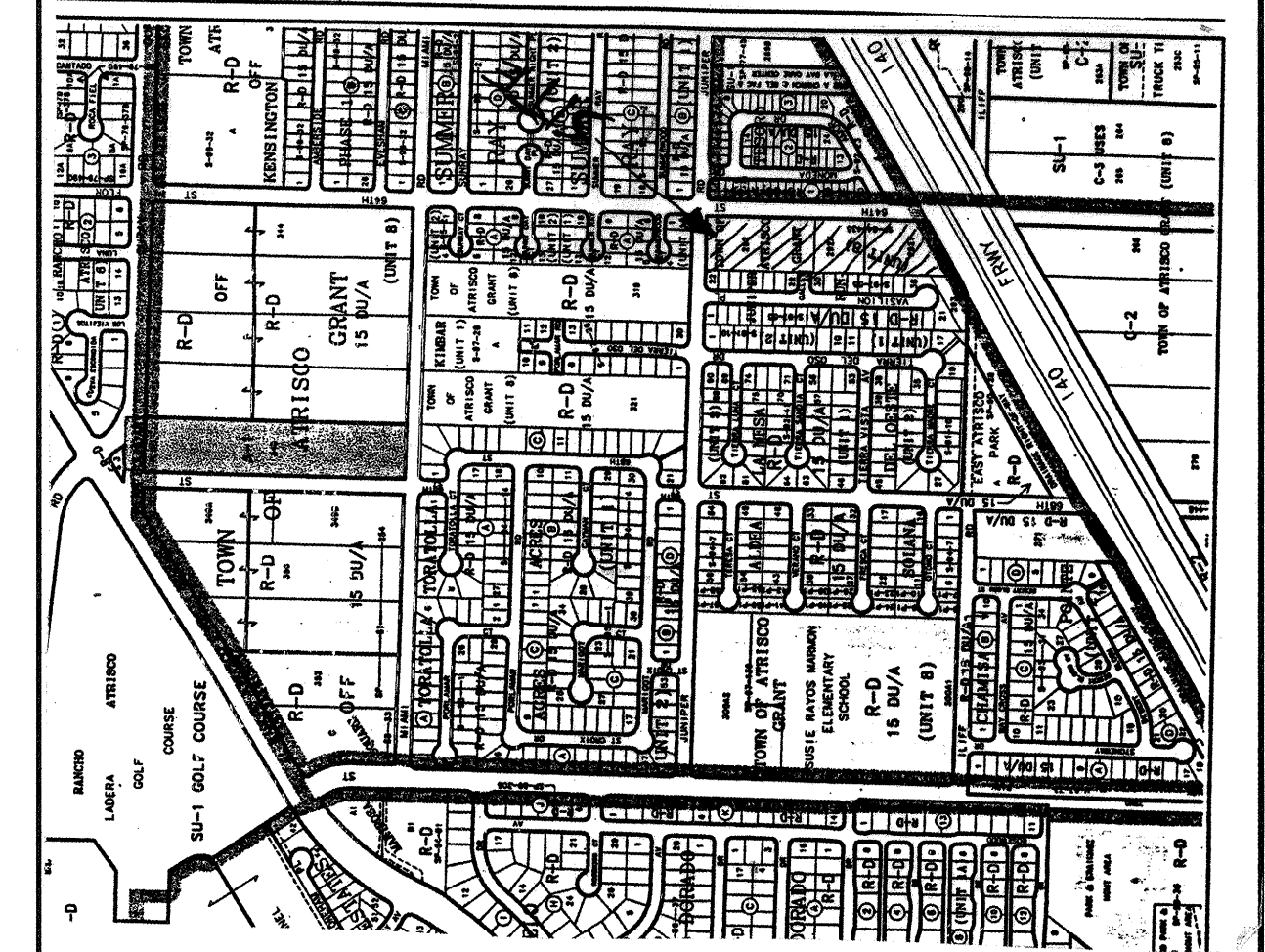


RECORD DRAWING
DATE: FEBRUARY 28, 2000 DRAFTED BY: R. TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

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TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRB#-99-168



VICINITY MAP ZONE ATLAS H-10-Z

SCALE NONE

NOTICE TO CONTRACTORS

1. 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 (UPDATE #6).
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
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 OR SURVEYOR 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 COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

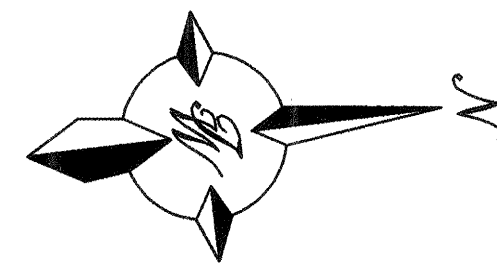
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER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

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>[Signature]</i>		01/29/99	
		Transportation		<i>[Signature]</i>		10/11/99	
		Water/Wastewater		<i>[Signature]</i>		10/11/99	
		Hydrology		<i>[Signature]</i>		10-11-99	
		C.I.P. Const. Coord.		<i>[Signature]</i>		10-11-99	
		Constr. Mngmt.		<i>[Signature]</i>			
		AMAFCA					
		CITY PROJECT NO.					
		624481					
		SHEET					
		1 of 11					

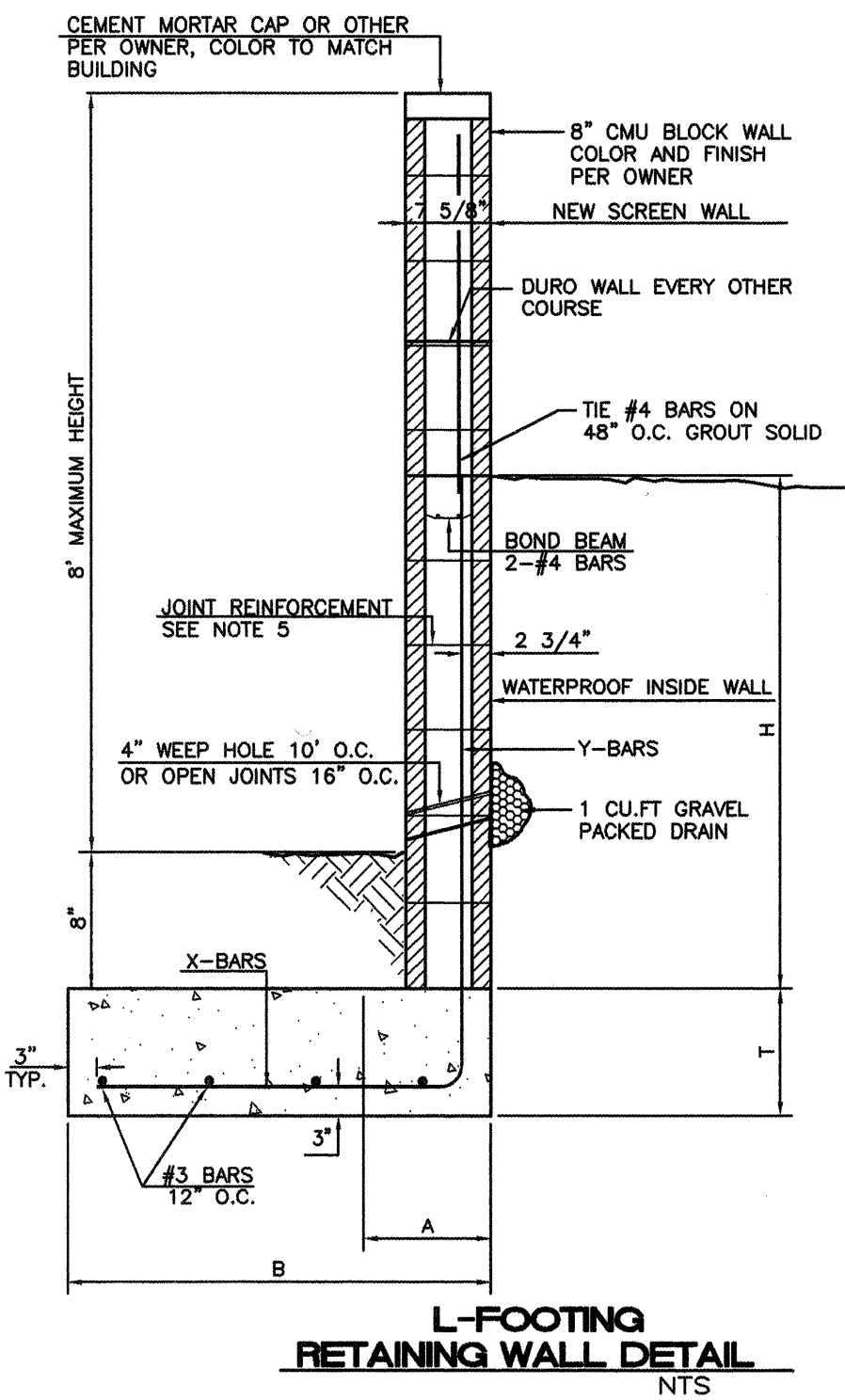
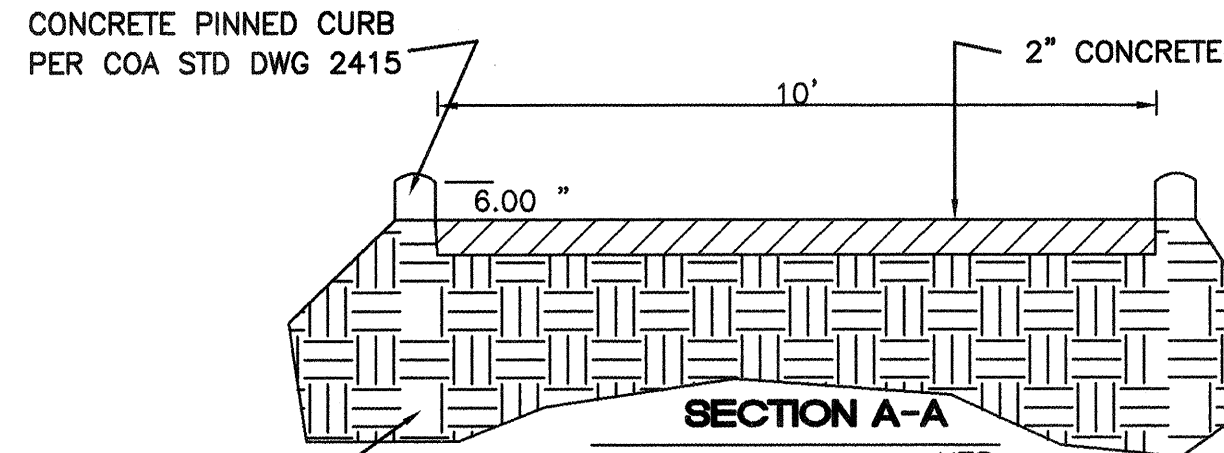
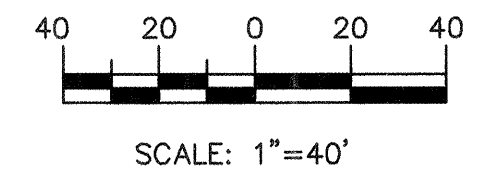
A.C.S. MONUMENT "6-J10 1989"
STANDARD U.S.C. & G.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=360,389.13
Y=1,492,117.53
C-C=0.99967760
DELTA ALPHA ANGLE=-0°16'06"

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



GRAPHIC SCALE

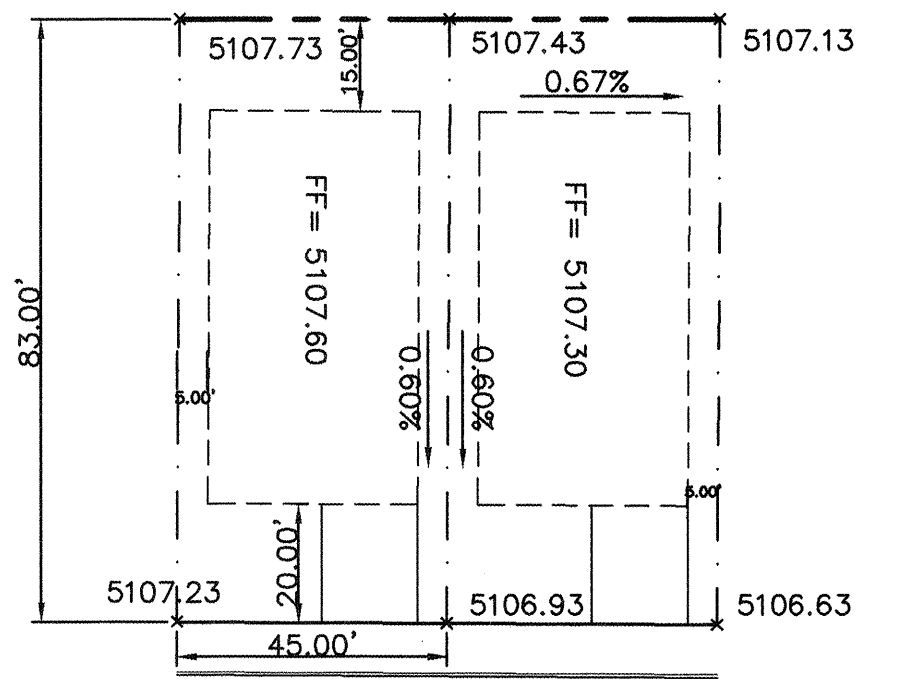


GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm$ 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
7. 30 BAR DIAMETER LAPS TYPICAL.
8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH
11. SOLID MASONRY CAP COURSE TYPICAL.
12. WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

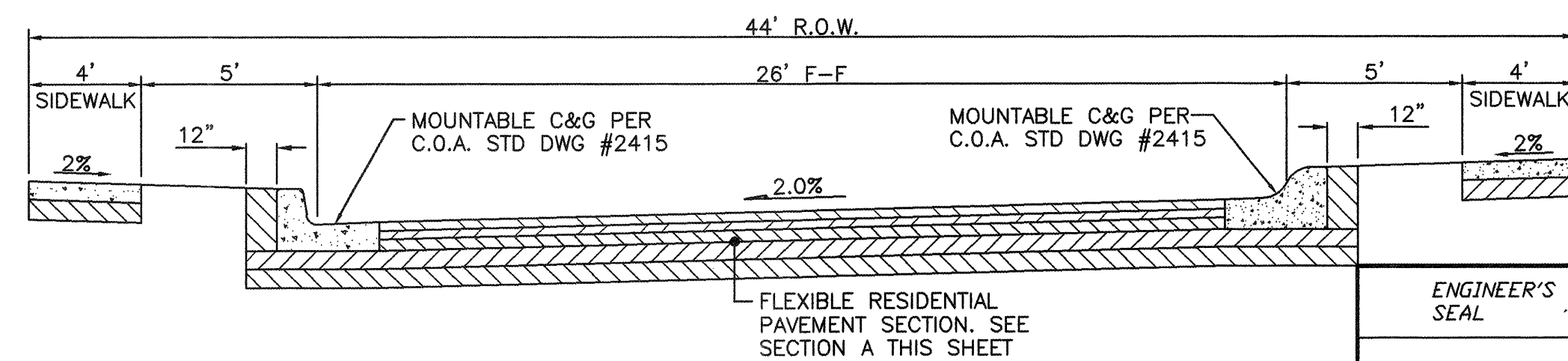
H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.



LEGEND

- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- FLOW ARROW
- PROPOSED RETAINING WALL
- EXISTING PERIMETER WALL
- 5100.00 EXISTING SPOT ELEVATION
- 5108.31 PROPOSED SPOT ELEVATION

FOR REFERENCE ONLY



SECTION B-B TYPICAL 32' STREET SECTION N.T.S.

ROUGH GRADING APPROVAL

DATE

LEGAL DESCRIPTION:

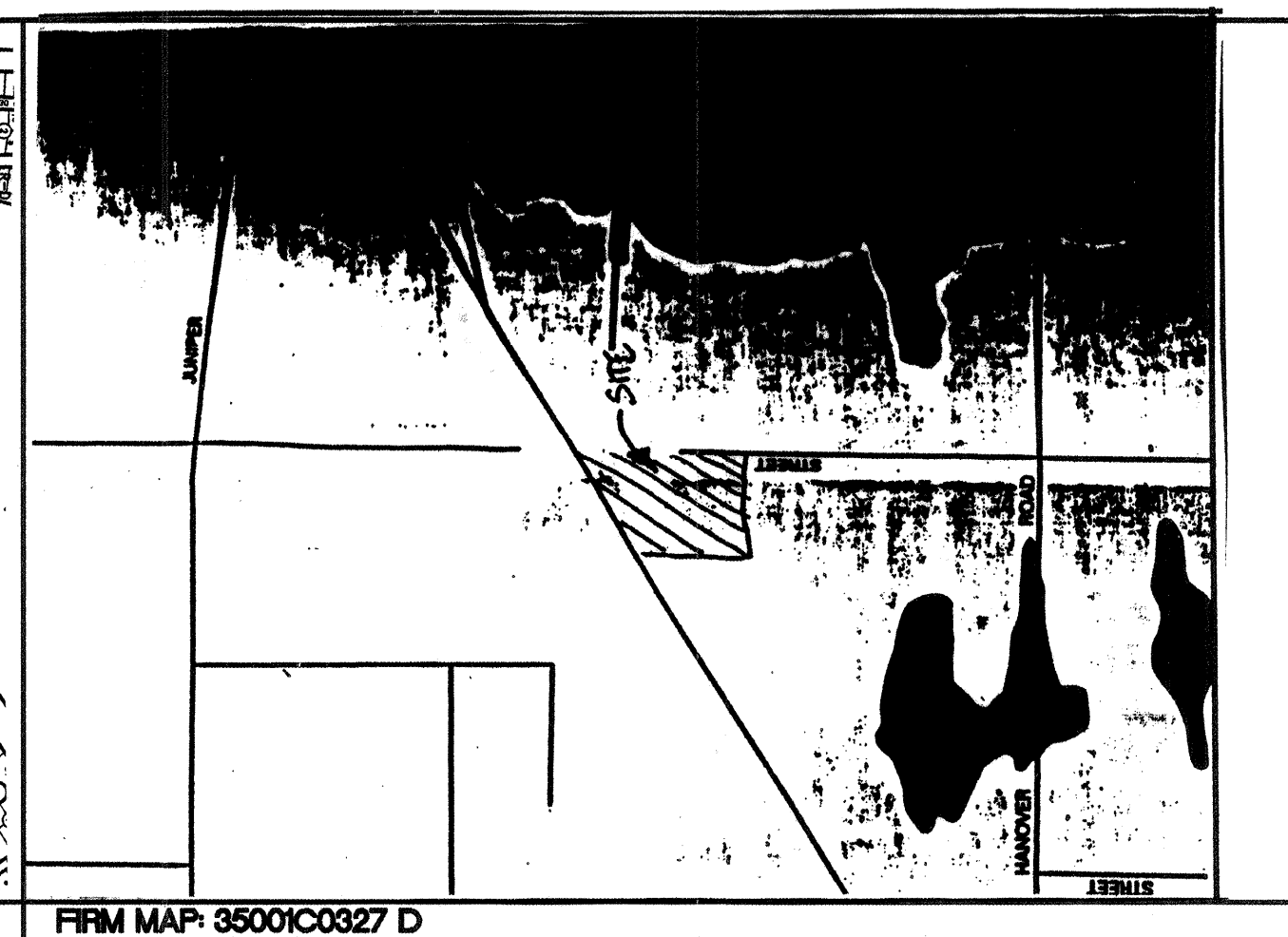
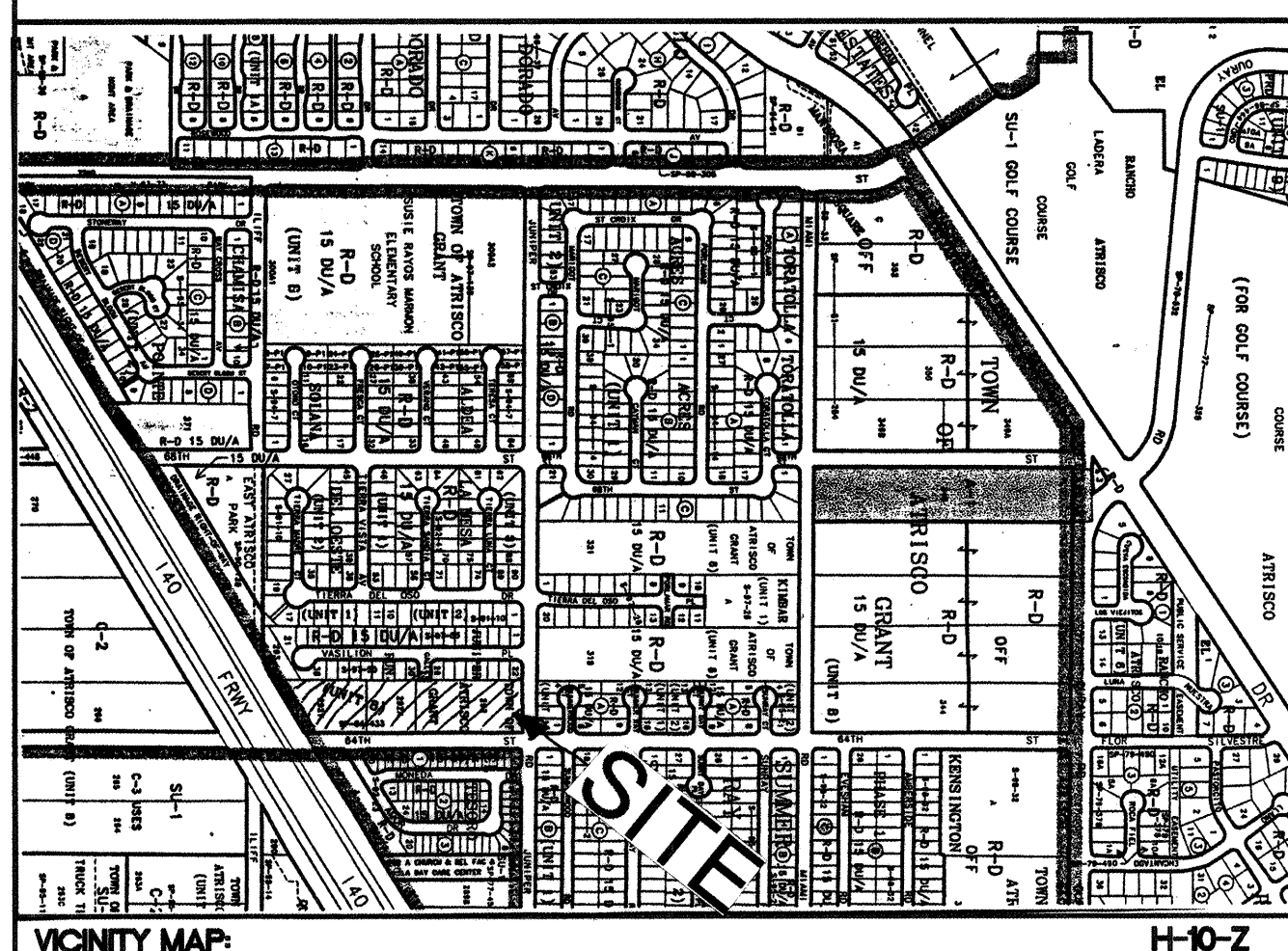
LOT 292-X, AND PORTIONS OF LOTS 292-Y & 292

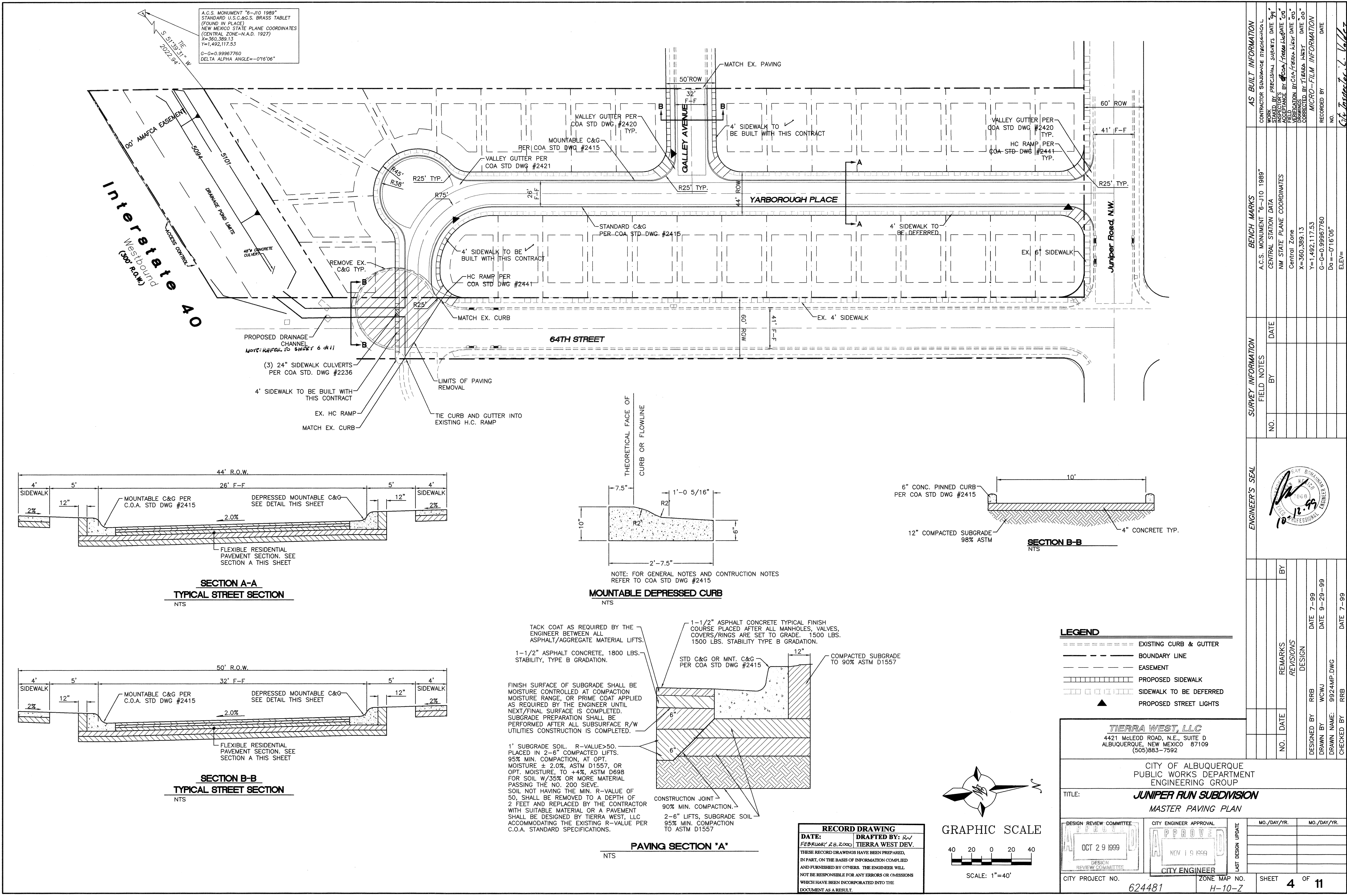
ENGINEER'S
SEAL
RONALD R. BOHANNAN
P.E. #7868

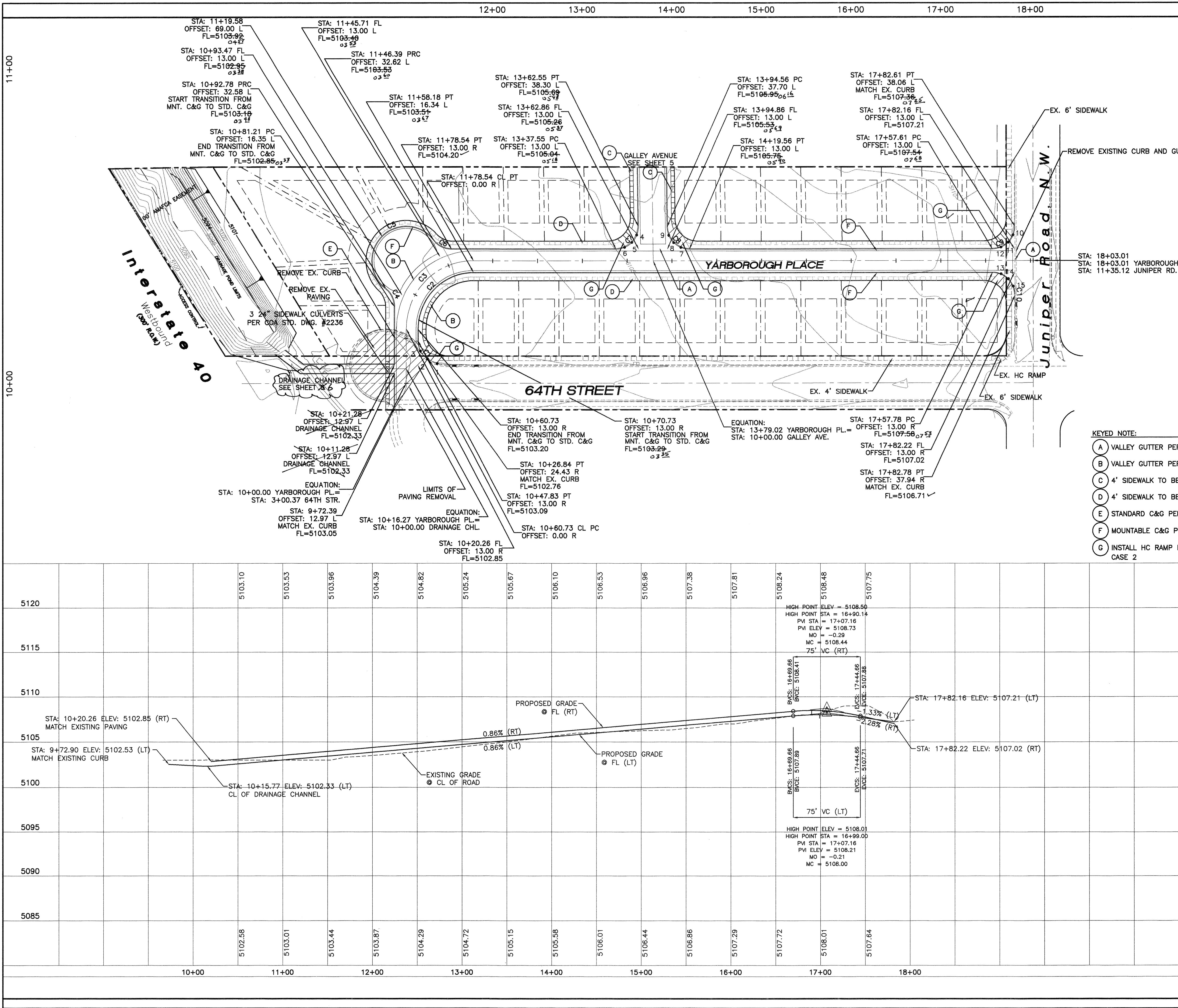
JUNIPER RUNS PHASE II GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY
BDG
DATE
9-2-99
9924GR3.DWG
SHEET #
OF
3 11
JOB #
990024





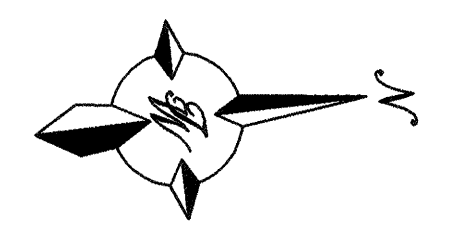


CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	24.92	25.00	57°07'01"	13.61
C2	97.39	62.00	90°00'00"	62.00
C3	117.81	75.00	90°00'00"	75.00
C4	23.10	25.00	52°56'11"	12.45
C5	129.82	38.00	195°44'11"	274.97
C6	23.04	25.00	52°47'59"	12.41
C7	39.57	25.00	90°41'53"	25.31
C8	38.97	25.00	89°18'07"	24.70
C9	39.33	25.00	90°07'55"	25.06
C10	39.21	25.00	89°52'05"	24.94

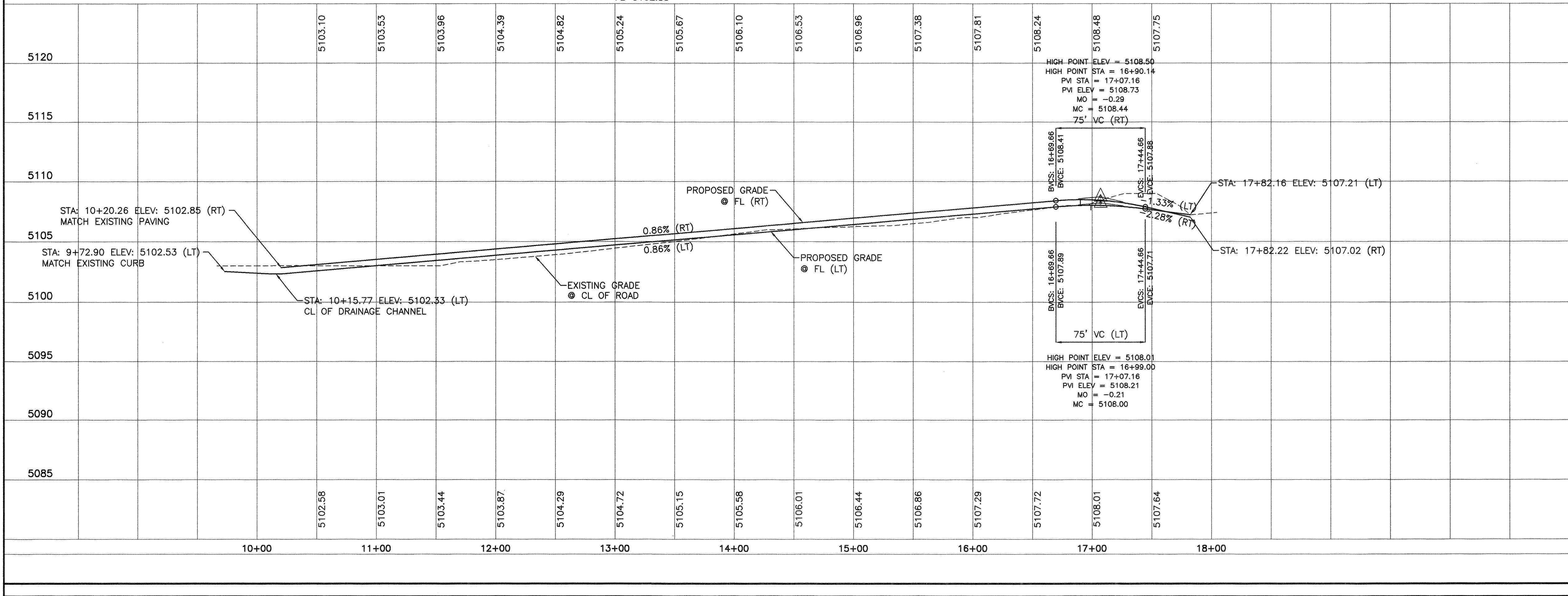
QUARTER POINTS		
C1	FL	ELEV.
	1	5103.02
	2	5102.95
	3	5102.77
C7	FL	ELEV.
	4	5105.48
	5	5105.36
	6	5105.15
C8	FL	ELEV.
	7	5105.64
	8	5105.69
	9	5105.74
C9	FL	ELEV.
	10	5107.29
	11	5107.34
	12	5107.38
C10	FL	ELEV.
	13	5107.30
	14	5107.12
	15	5106.87

RECORD DRAWING
DATE: FEBRUARY 28, 2000
DRAFTED BY: R. J. TIERRA WEST DEV.
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- KEYED NOTE:**
- (A) VALLEY GUTTER PER C.O.A. STD DWG #2420
 - (B) VALLEY GUTTER PER C.O.A. STD DWG #2421
 - (C) 4' SIDEWALK TO BE BUILT WITH THIS CONTRACT.
 - (D) 4' SIDEWALK TO BE DEFERRED
 - (E) STANDARD C&G PER COA DWG #2415
 - (F) MOUNTABLE C&G PER COA DWG #2415
 - (G) INSTALL HC RAMP PER COA STD. DWG #2441 CASE 2



SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **JUNIPER RUN PHASE II**
PAVING IMPROVEMENTS
YARBOROUGH PLACE STA: 9+72.90 TO STA: 17+82.22

DESIGN REVIEW COMMITTEE
OCT 29 1999
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVE
NOV 19 1999
CITY ENGINEER

DESIGN UPDATE
LAST

CITY PROJECT NO. 624481
ZONE MAP NO. H-10-Z
SHEET 5 OF 11

AS BUILT INFORMATION

CONTRACTOR: SUBURBAN MECHANICAL
WORK: PAVING IMPROVEMENTS
STATIONED BY: SUBURBAN MECHANICAL
INSPECTED BY: SUBURBAN MECHANICAL
FIELD VERIFICATION BY: SUBURBAN MECHANICAL
CORRECTED BY: SUBURBAN MECHANICAL
MICRO-FILM INFORMATION
RECORDED BY: SUBURBAN MECHANICAL
DATE: SUBURBAN MECHANICAL

BENCH MARKS

A.C.S. MONUMENT "6-110 1989"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=360,389.13
Y=1,492,117.53
G-G=0.99967760
Da=-0.01606"
ELEV=

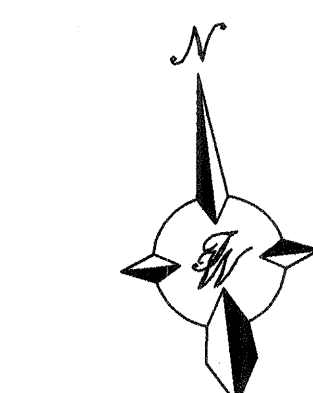
SURVEY INFORMATION

FIELD NOTES
BY: SUBURBAN MECHANICAL
NO.: SUBURBAN MECHANICAL
DATE: SUBURBAN MECHANICAL

ENGINEER'S SEAL

REMARKS
BY: SUBURBAN MECHANICAL
NO.: SUBURBAN MECHANICAL
DATE: SUBURBAN MECHANICAL
DESIGNED BY: SUBURBAN MECHANICAL
DATE: 7-99
DRAWN BY: SUBURBAN MECHANICAL
DATE: 9-29-99
DRAWN NAME: YARBOR-PV.DWG
CHECKED BY: SUBURBAN MECHANICAL
DATE: 7-99

QUARTER POINTS					
C1	FL	ELEV.	C2	FL	ELEV.
	1	5105.64		4	5105.48
	2	5105.69		5	5105.36
	3	5105.74		6	5105.15



(A) VALLEY GUTTER PER C.O.A. STD DWG #2420

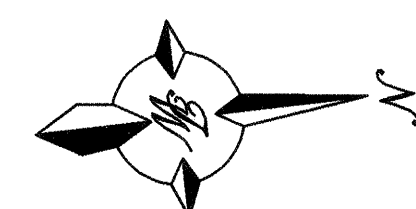
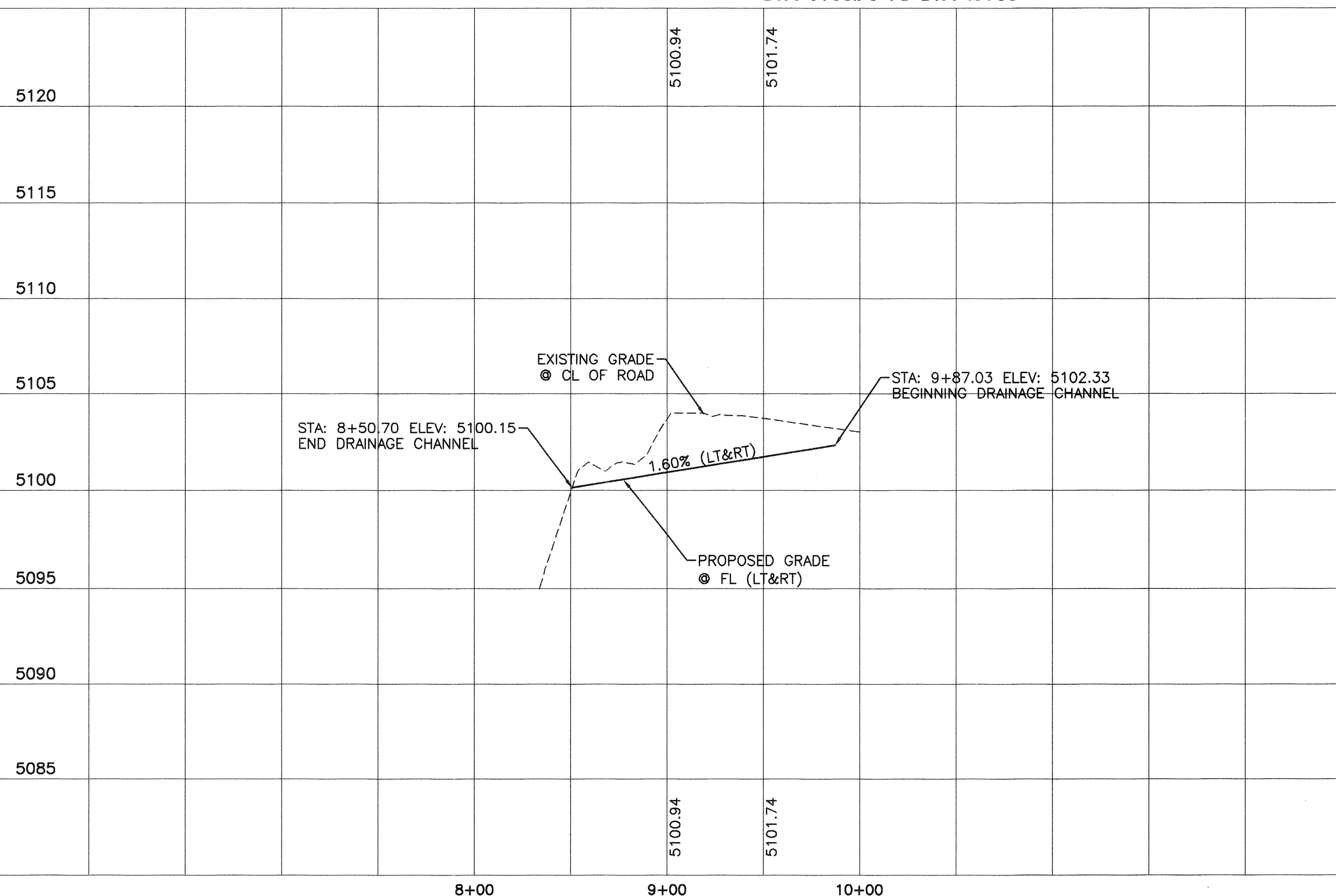
(B) 4' SIDEWALK TO BE BUILT WITH THIS CONTRACT.

(C) MOUNTABLE C&G PER COA DWG #2415

(D) HC RAMP PER COA STD. DWG. #2441

GALLEY AVENUE
STA: 8+95.30 TO STA: 10+00

SCALE: HORIZ. 1"=50'
 VERT. 1"= 5'



6" PINNED CURB PER C.O.A. STD. DWG. #2415

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

RECORD DRAWING	
DATE: FEBRUARY 28, 2006	DRAFTED BY: RW TIERRA WEST DEV.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **JUNIPER RUN PHASE II**
PAVING IMPROVEMENTS
GALLEY AVENUE / DRAINAGE CHANNEL

DESIGN REVIEW COMMITTEE

APPROVE

OCT 29 1999

DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

A P P R O V E

NOV 19 1999

CITY ENGINEER

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

CITY PROJECT NO.

ZONE MAP NO.

SHEET 6 OF 11

CITY PROJECT NO. 624481

ZONE MAP NO
H-10-Z

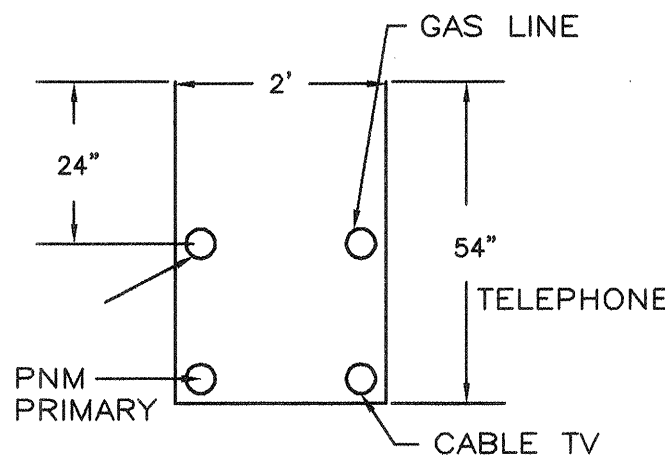
SHEET **6** OF **11**

NOTICE TO CONTRACTORS

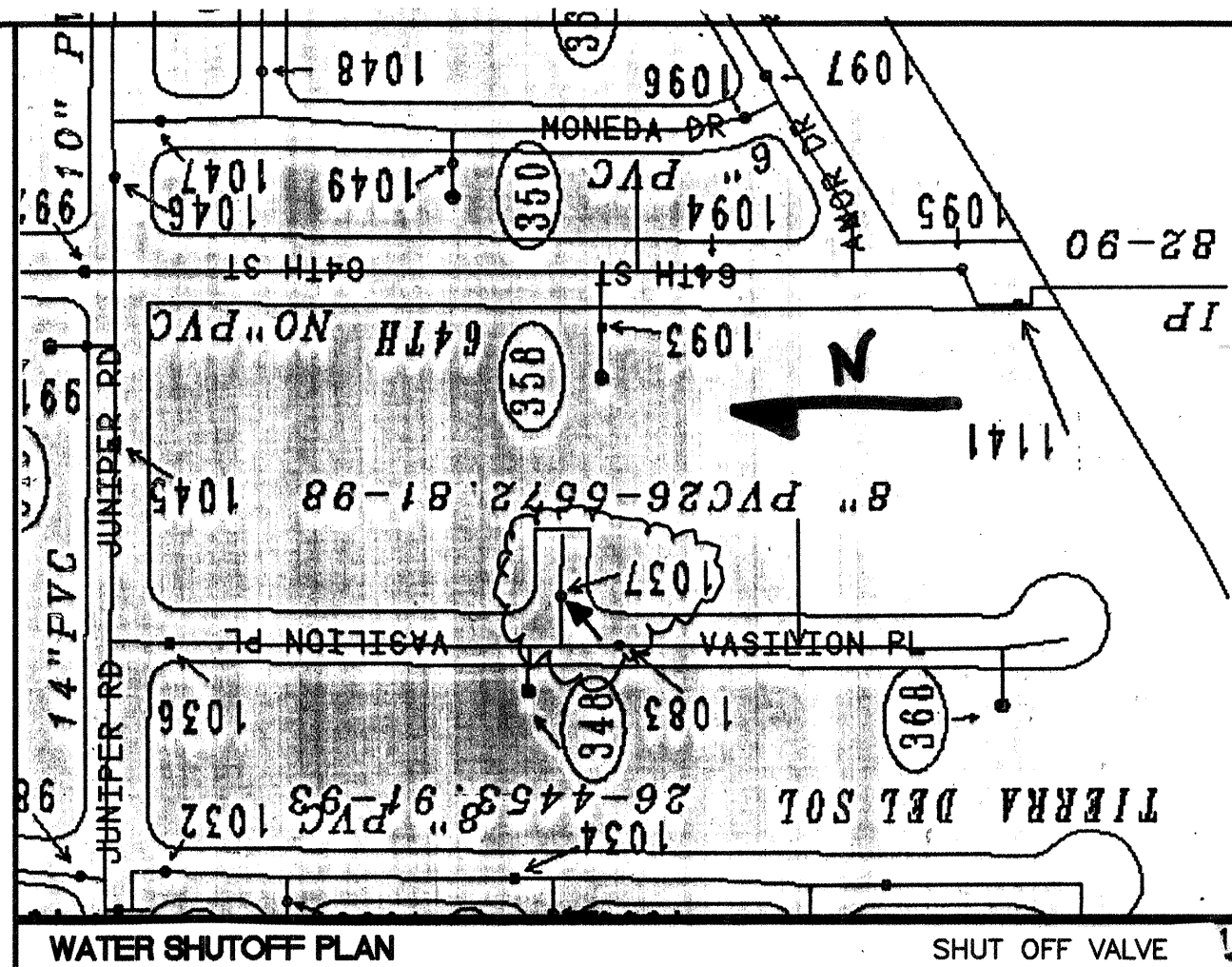
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

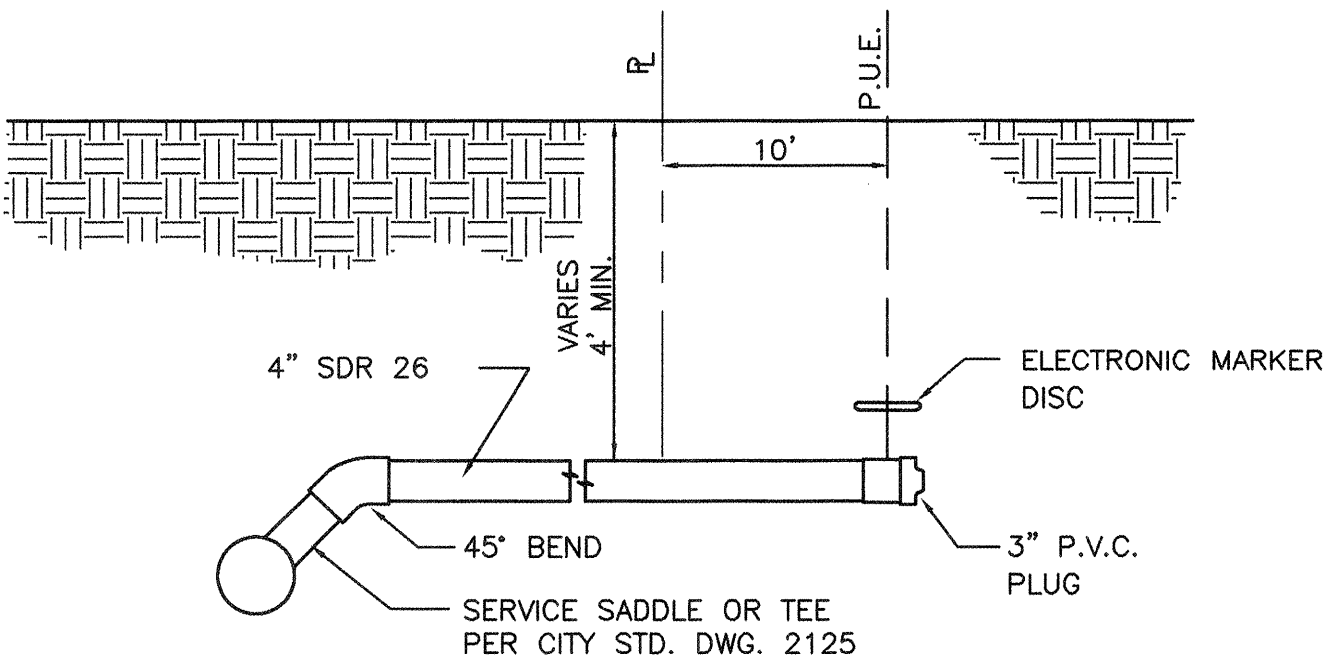
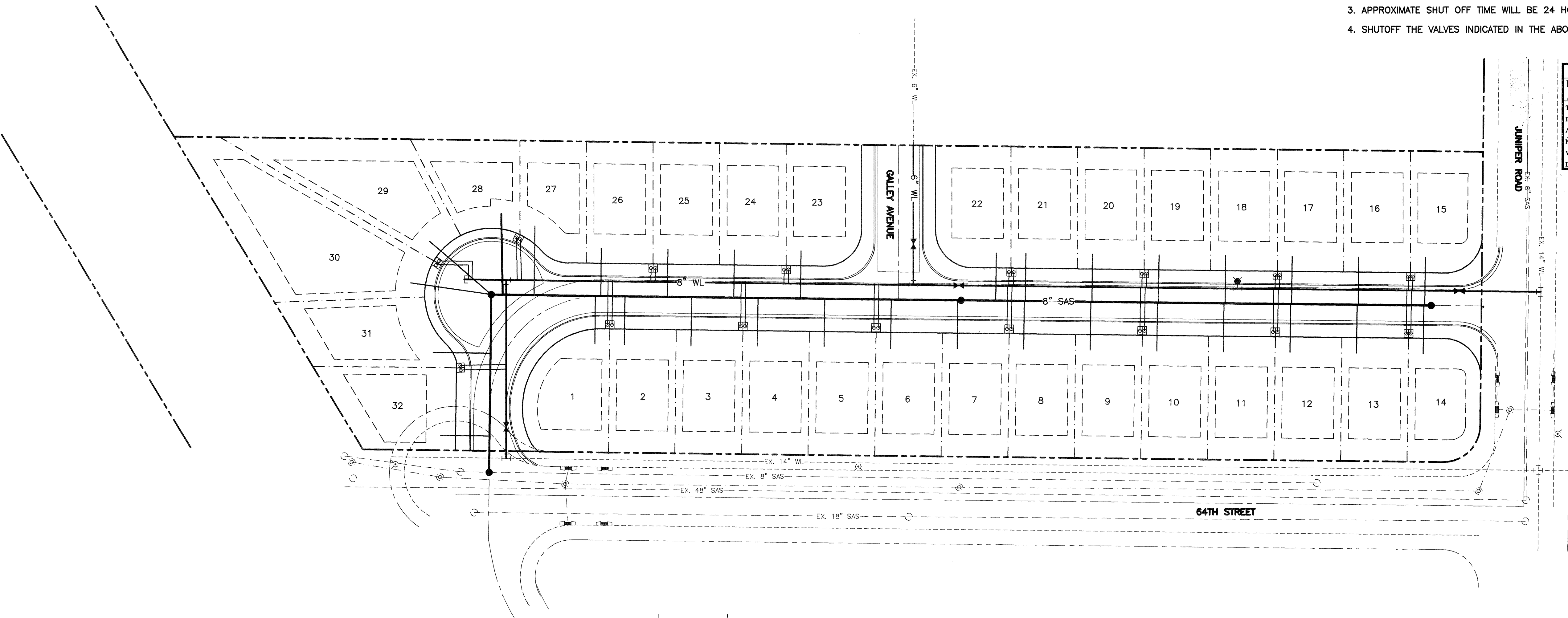


UTILITY TRENCH DETAIL
NTS

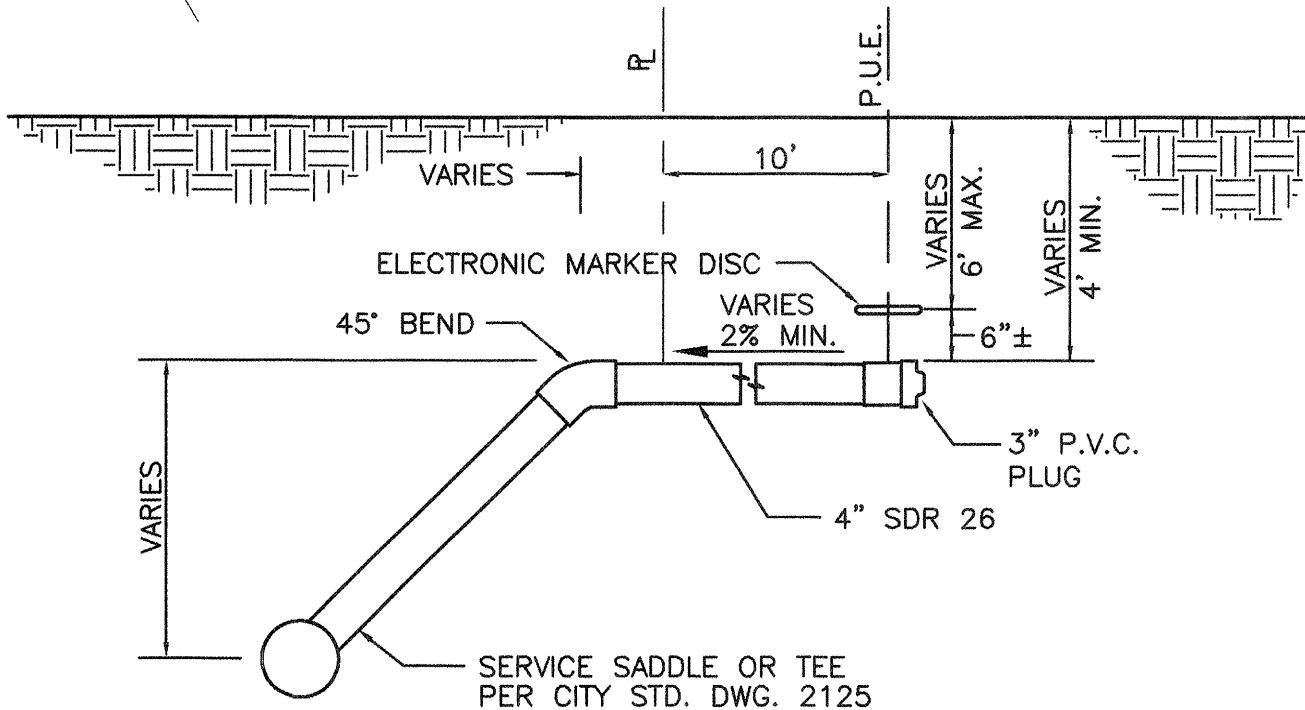


- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

RECORD DRAWING
DATE: *February 28, 2000* DRAFTED BY: *R.J. TIERRA WEST DEV.*
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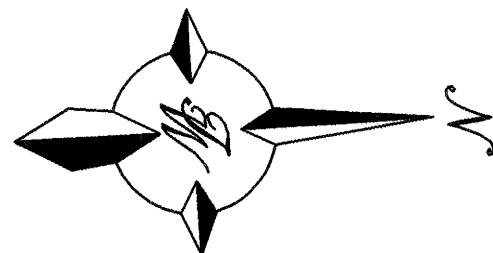
TYP. SANITARY SYSTEM
SERVICE CONNECTION
NTS



TYP. SANITARY SYSTEM
SERVICE CONNECTION
FOR DEEP SANITARY SEWERS
NTS

LEGEND

- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- BOUNDARY LINE
- EASEMENT



GRAPHIC SCALE



TIERRA WEST, LLC
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **JUNIPER RUN PHASE II
MASTER UTILITY PLAN**

DESIGN REVIEW COMMITTEE
APPROVED
OCT 29 1999
DESIGN REVIEW COMMITTEE

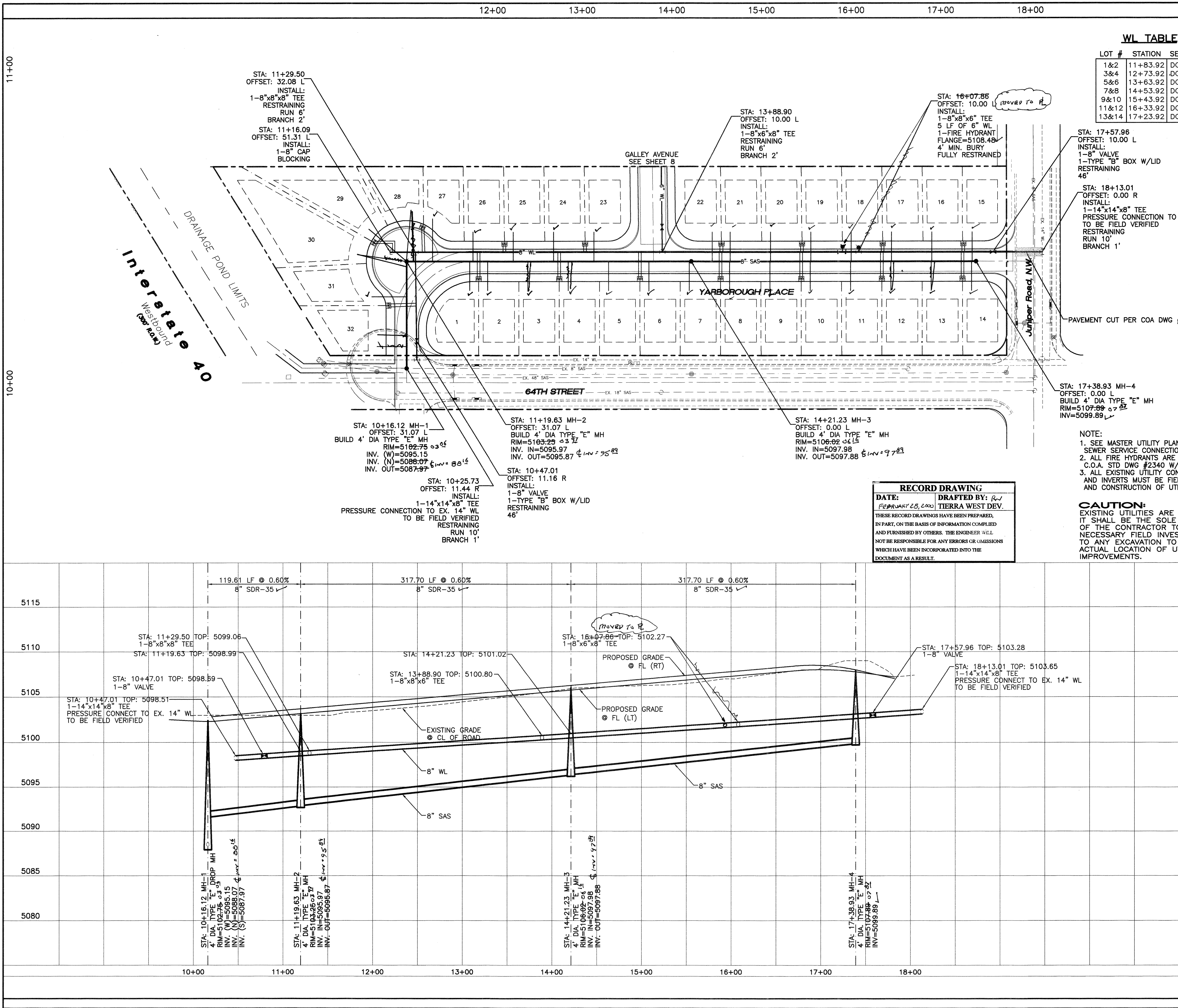
CITY ENGINEER APPROVAL
APPROVED
NOV 19 1999
CITY ENGINEER

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **624481**

ZONE MAP NO. **H-10-Z**

SHEET **7** OF **11**



WL TABLE

LOT #	STATION	SERVICE
1&2	11+83.92	DOUBLE
3&4	12+73.92	DOUBLE
5&6	13+63.92	DOUBLE
7&8	14+53.92	DOUBLE
9&10	15+43.92	DOUBLE
11&12	16+33.92	DOUBLE
13&14	17+23.92	DOUBLE

SAS TABLE

LOT #	STATION	LF	INV.	ELEV.	PL
1	11+70.65	32	5098.65	5104.65	
2	11+93.93	32	5098.85	5104.85	
3	12+38.93	32	5099.23	5105.23	
4	12+83.93	32	5099.62	5105.62	
5	13+28.93	32	5100.00	5106.00	
6	13+73.93	32	5100.39	5106.39	
7	14+18.93	32	5100.77	5106.77	
8	14+63.93	32	5101.16	5107.16	
9	15+08.93	32	5101.54	5107.54	
10	15+53.93	32	5101.93	5107.93	
11	15+98.93	32	5102.31	5108.31	
12	16+43.93	32	5102.70	5108.70	
13	16+88.93	32	5103.01	5109.01	
14	17+33.93	32	5102.61	5108.61	
15	17+34.65	32	5102.68	5108.68	
16	16+89.65	32	5102.85	5108.85	
17	16+44.65	32	5102.52	5108.52	
18	15+99.64	32	5102.14	5108.14	
19	15+54.64	32	5101.75	5107.75	
20	15+09.64	32	5101.37	5107.37	
21	14+64.63	32	5100.98	5106.98	
22	14+44.63	32	5100.81	5106.81	
23	13+12.62	32	5099.68	5105.68	
24	12+67.62	32	5099.29	5105.29	
25	12+22.62	32	5098.91	5104.91	
26	11+77.89	32	5098.53	5104.53	
27	11+51.38	47	5097.99	5103.99	
28	11+31.75	55	5098.13	5104.13	
29	11+17.40	55	5098.01	5104.01	
30	11+03.20	55	5097.89	5103.89	
31	10+83.63	39	5097.72	5103.72	
32	10+40.73	32	5097.35	5103.35	

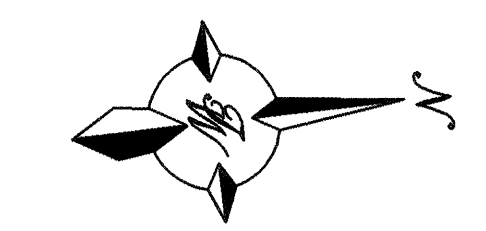
WL TABLE

LOT #	STATION	SERVICE
15&16	17+23.86	DOUBLE
17&18	16+34.77	DOUBLE
19&20	15+44.76	DOUBLE
21&22	14+54.75	DOUBLE
23&24	13+02.74	DOUBLE
25&26	12+12.74	DOUBLE
27&28	11+44.72	DOUBLE
29&30	11+13.61	DOUBLE
31&32	10+80.09	DOUBLE

- NOTE:
- SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
 - ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 W/BLOCKING
 - ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

RECORD DRAWING
DATE: FEBRUARY 03, 2000
DRAFTED BY: R.W. TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AC.S. MONUMENT	CENTRAL STATION DATA	FIELD NOTES	NO.	REMARKS	DESIGNED BY
TIERRA WEST	10-10-99	6-J10 1989	NM STATE PLANE COORDINATES	BY			DATE
INSPECTOR	DATE		Central Zone				DATE
VERIFICATION	DATE		X=360,389.13				DATE
CORRECTED BY	DATE		Y=1,492,117.53				DATE
MICRO-FILM INFORMATION			G-G-0.99967760				DATE
RECORDED BY			DIA=-0716'06"				DATE
NO.			ELEV=				DATE

APPROVE

OCT 29 1999

DESIGN REVIEW COMMITTEE

APPROVE

NOV 19 1999

CITY ENGINEER

DESIGN UPDATE

LAST DESIGN UPDATE

CITY PROJECT NO.

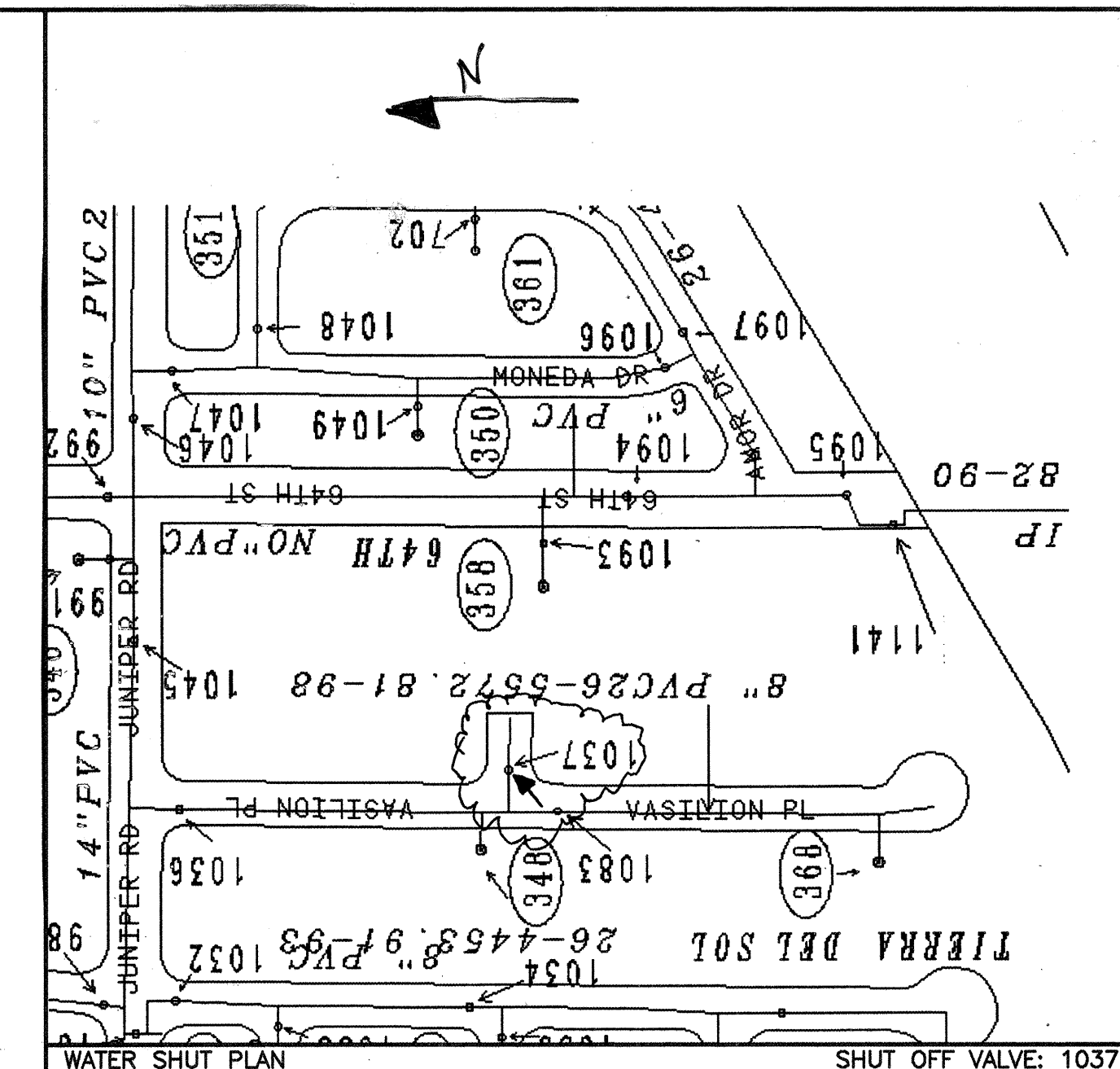
624481

ZONE MAP NO.

H-10-Z

SHEET

8 OF 11

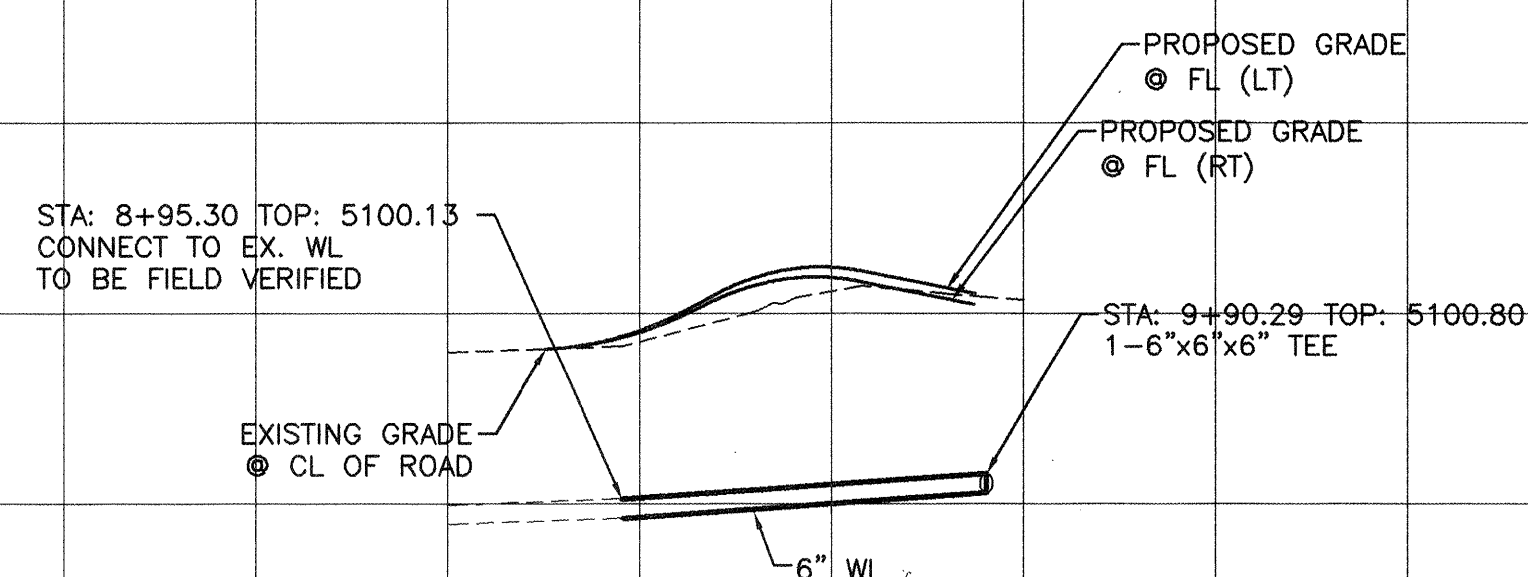
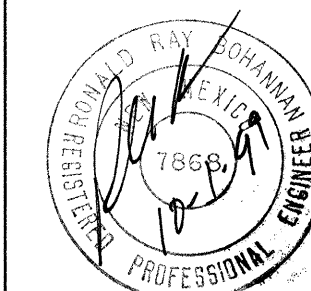


RECORD DRAWING	
DATE: FEBRUARY 28, 2000	DRAFTED BY: <i>RM</i> TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



SCALE: HORIZ. 1"=50
VERT. 1"= 5

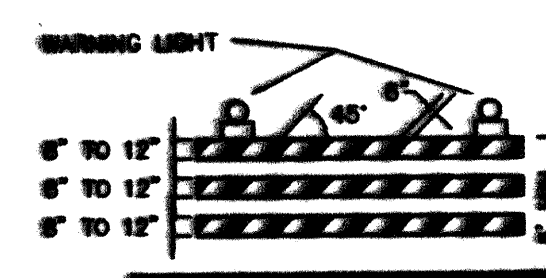


<u>TERRA WEST, LLC</u> 4421 MCLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		DATE	DESIGNED BY	DRAWN BY	DRAWN NAME
		NO.			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: <i>JUNIPER RUN PHASE II</i> <i>UTILITY IMPROVEMENTS</i> <i>GALLEY AVENUE STA: 8+95.29 TO STA: 9+90.29</i>					
DESIGN REVIEW COMMITTEE APPROVE OCT 29 1999 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE NOV 19 1999 CITY ENGINEER	LAST DESIGN UPDATE NO./DAY/YR. 	NO./DAY/YR. 		
CITY PROJECT NO. 624481		ZONE MAP NO. H-10-7	SHEET 9 OF 11		

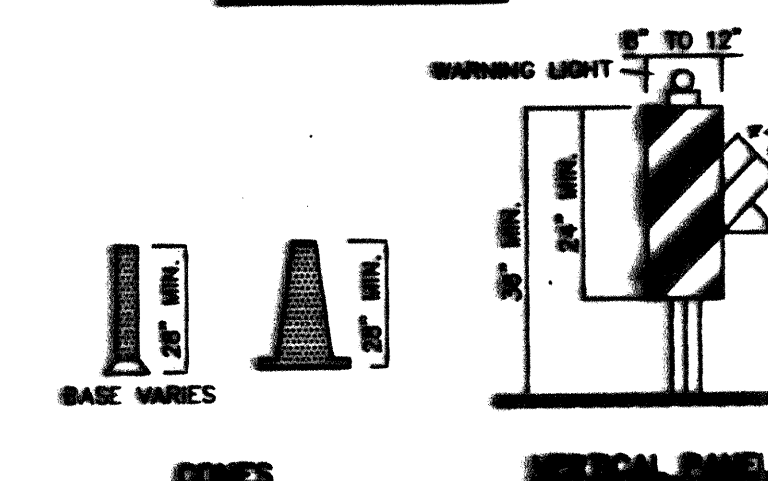
CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
- CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN, DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.
- THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
- CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.
- ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
- THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
- ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
- ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.
- EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
- ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
- 48 HOURS PRIOR TO OCCUPANCY OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
- ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

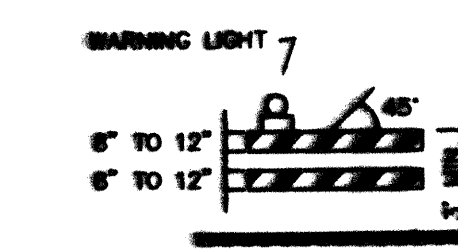
- EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.
- CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
 - STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
 - SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
- FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.
- ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.
- TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.
- ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



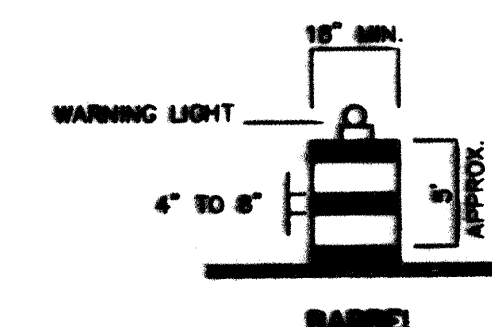
TYPE II BARRICADE



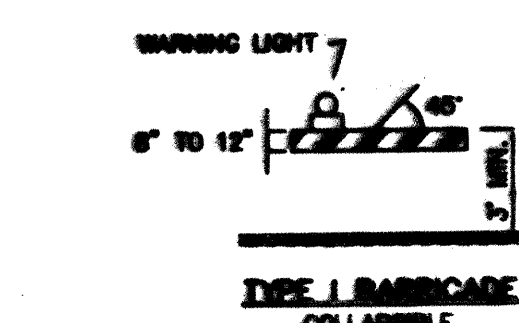
TYPE I BARRICADE



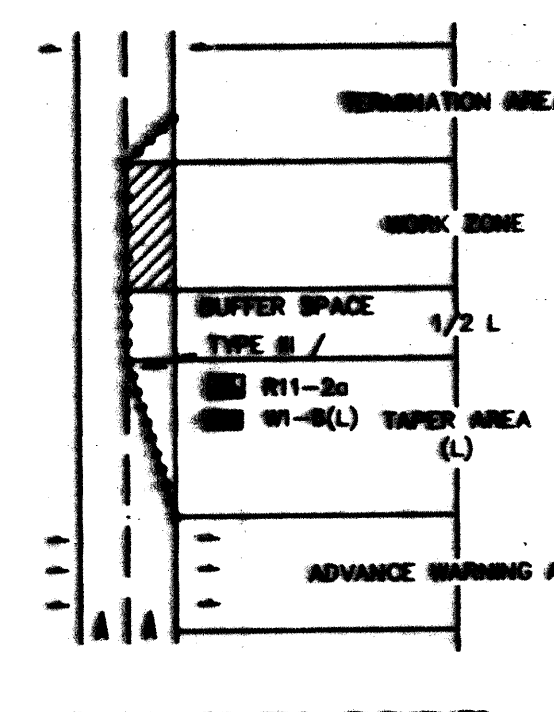
TYPE II BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENT

LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR BARREL
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		BEFORE TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

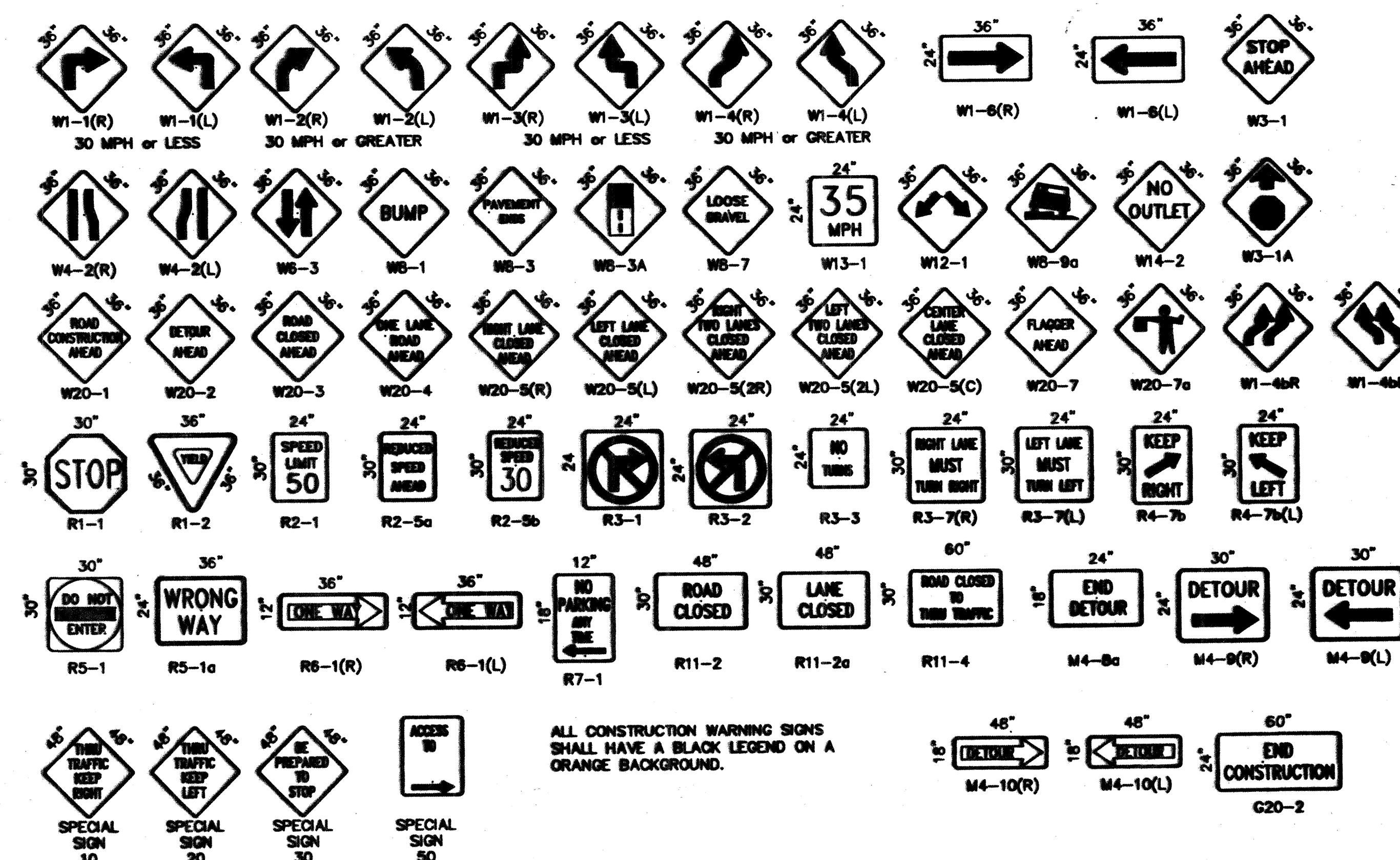
TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{W^2}{S}$
45 MPH OR GREATER	$L = W \times S$
L = TAPER LENGTH	
W = WIDTH OF OFFSET IN FEET	
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH	

SIGN FACE DETAILS



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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS**

DESIGN REVIEW COMMITTEE: **CON** CITY ENGINEER APPROVAL: **STD**

PROJECT NO. **624481** MAP NO. **11** SHEET **11** OF **11**