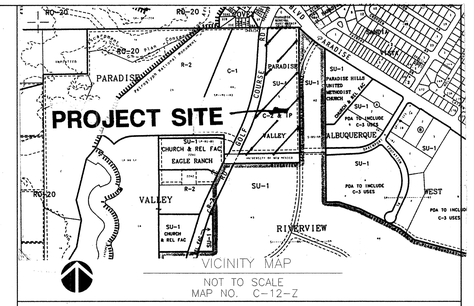
CONSTRUCTION PLANS FOR GOLF COURSE POINTE

PHASE II

PUBLIC PAVING, WATER LINE, SANITARY SEWER AND STORM DRAIN IMPROVEMENTS

MARNA LYNN ROAD N.W. ALBUQUERQUE, NEW MEXICO



VICINITY MAP
NOT TO SCALE
MAP NO. C-12-Z

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. AS AMENDED THROUGH UPDATE #6. ALSO, ALL UTILITIES SHALL BE CONSTRUCTED PER NMUI STD SPECS.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. 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.
4. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. 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 MONUMENT THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. 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.
6. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
7. CONTRACTOR SHALL NOTIFY NMUI 3 DAYS PRIOR TO CONSTRUCTION FOR COORDINATION OF WATER SHUTOFF, 898-2661.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [x] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [ ] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [x] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [ ] IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [x] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- [x] THE REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

INDEX

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5	UTILITY "A" PLAN AND PROFILE
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7	UTILITY "C" PLAN AND PROFILE
8	UTILITY "D" PLAN AND PROFILE
9	PLAT
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11	MASTER GRADING PLAN (For information only)
12	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
13	TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (Ref. M.U.T.C.D.)

APPROVAL OF AS BUILT DRAWINGS
CHIEF-CONSTRUCTION ENGINEER
Peter Chang
DATE 7/3/00

SURVEYOR'S CERTIFICATION

"I, Philip W. Turner, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Philip W. Turner, N.M.P.S. 10204 — Date: 5-3-2000

AS-BUILT

BPLW
Architects & Engineers, Inc.
2400 Louisiana Blvd. NE
AFC #5 Suite 400
Albuquerque, New Mexico 87110
(505) 881-2759

63 East Main Street
Suite 602
Mesa, Arizona 85201
(602) 827-2759

Designing to Shape the Future

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ARCHITECTS STAMP & SIGNATURE

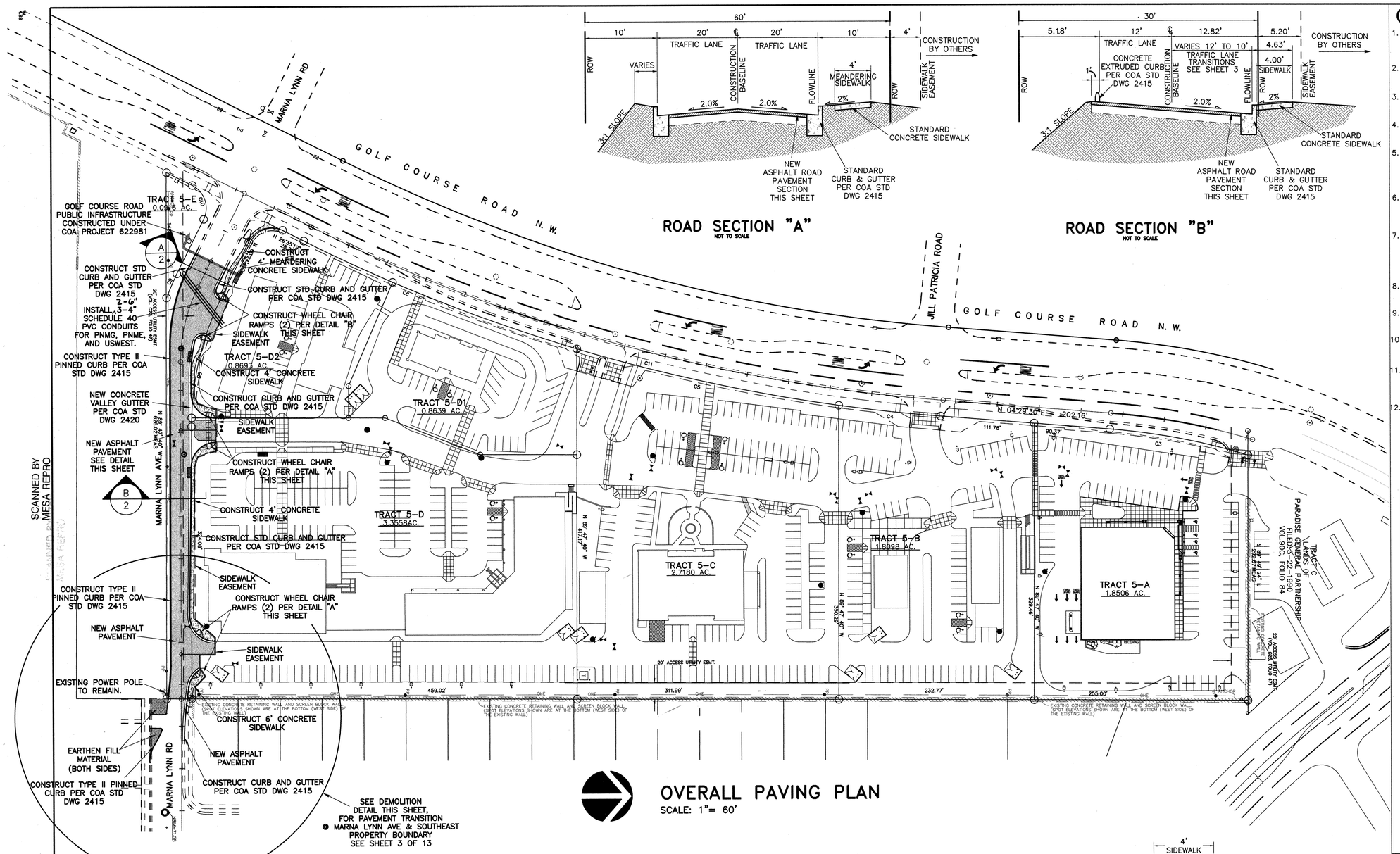
GUY C. JACKSON NEW MEXICO 13289 REGISTERED PROFESSIONAL ENGINEER 1-27-00

APPROVALS	ENGINEER	DATE
DRC Chairman		2-16-00
Transportation		1-31-00
Water/Wastewater	Bradley D. Bilyeu	2-3-00
Hydrology		1-31-00
Parks		
Constr. ~~Mngmt.~~ COORD		1-31-00
NMUI		2-1-00

APPROVED FOR CONSTRUCTION
City Engineer — Date: 2/25/00

City Project No. 630581

Sheet 1 Of 13



ROAD SECTION "A"
NOT TO SCALE

ROAD SECTION "B"
NOT TO SCALE

OVERALL PAVING PLAN
SCALE: 1"= 60'

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. GOLF COURSE RD PUBLIC INFRASTRUCTURE IMPROVEMENTS (AND ONSITE WATERLINE) BUILT UNDER COA PROJECT #622981.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (NMUI & PRIVATE) W/ A PROPOSED HYDRO-STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES TO REMAIN (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF CURB AND GUTTER.
10. ALL DEMOLITION AND EXCESS SITE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR TO A COA APPROVED DUMP SITE.
11. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PERMIT (SITE) CONTRACTOR FOR THE SEQUENCING OF ALL WORK (BOTH PRIVATE & PUBLIC).
12. ALL INDIVIDUAL BUILDING FIRELINES, DOMESTIC WATER SERVICE, IRRIGATION & SANITARY SEWER ARE BY SEPARATE BUILDING PERMIT & ARE NOT IN THIS CONTRACT.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- 10" W — NEW WATER MAIN
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- NEW UTILITY ESMT
- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- FUTURE SAS MANHOLE
- FUTURE SD INLET
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- EXISTING SD MANHOLE
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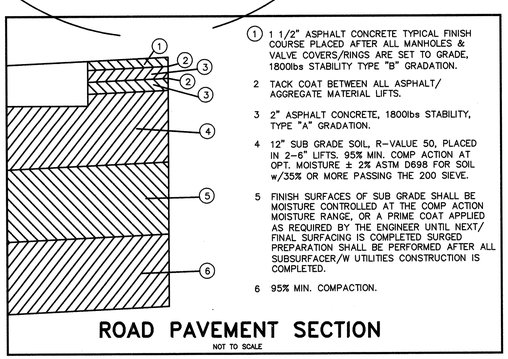
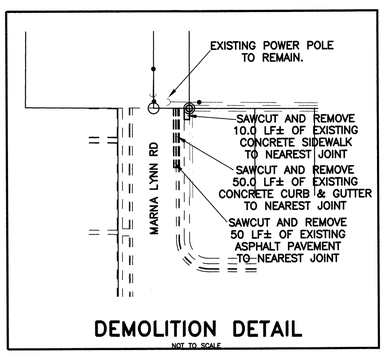


ROAD PAVEMENT SECTION
NOT TO SCALE



DEMOLITION DETAIL
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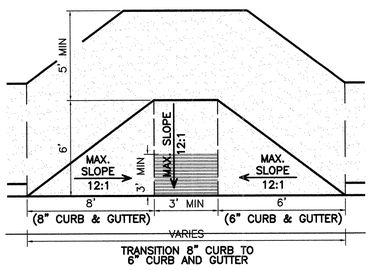
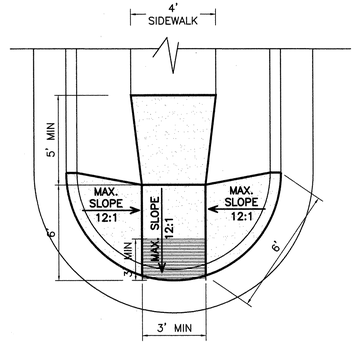


TYPE "A" PLAN



TYPE "B" PLAN

AS-BUILT

SCANNED BY MESA REPRO

SURVEY INFORMATION			BENCH MARKS
No.	Field Notes By	Date	THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
	Harris Surveying Inc.	4/99	N.M. STATE PLANE COORD. (CENTRAL ZONE) Y= 365,865.49 X= 1,526,019.13
			GROUND TO GRID FACTOR = 0.9996657
			DELTA ALPHA= -00° 15' 32"
			ELEVATION =

AS BUILT INFORMATION		
Contractor	CCHI	Date 5/3/00
Work Staked By	CSI	Date 4/15/00
Inspector's Field Notations By	COA Geotec & CSI	Date 5/3/00
Drawings Corrected By	CSI	Date 5/3/00
MICRO-FILM INFORMATION		
Recorded By		Date
No.		

ENGINEER'S STAMP & SIGNATURE

GUY C. JACKSON NEW MEXICO 13288 REGISTERED PROFESSIONAL ENGINEER

No.	Remarks	Date
	REVISIONS DESIGN	Date: 9/99
		Date: 9/99
		Date: 9/99

Designed By: HBM/GCJ
Drawn By: HBM
Checked By: HBM/GCJ

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40 West First Street Suite 100 Mesa, Arizona 85201 (602) 827-2759
Designing to Shape the Future

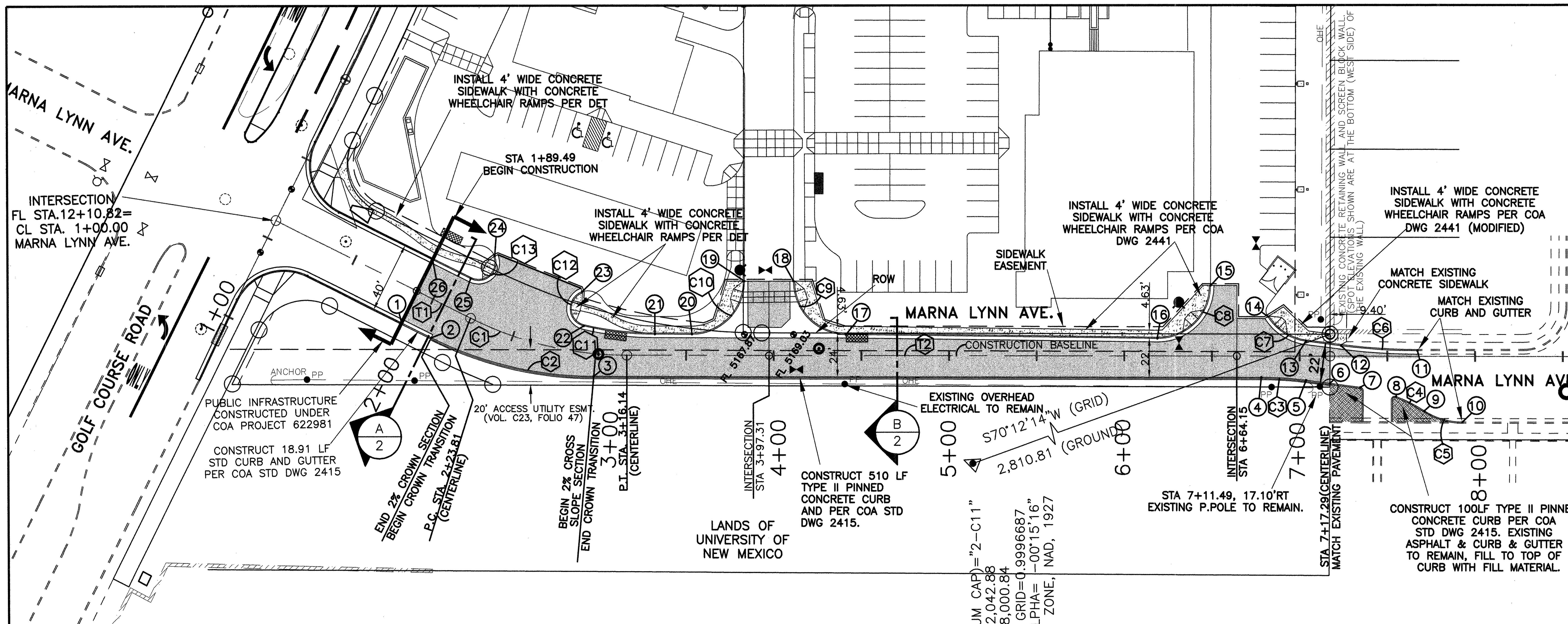
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE
MARNA LYNN AVENUE
OVERALL PAVING PLAN

Design Review Committee: FEB 16 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB 25 2000 CITY ENGINEER

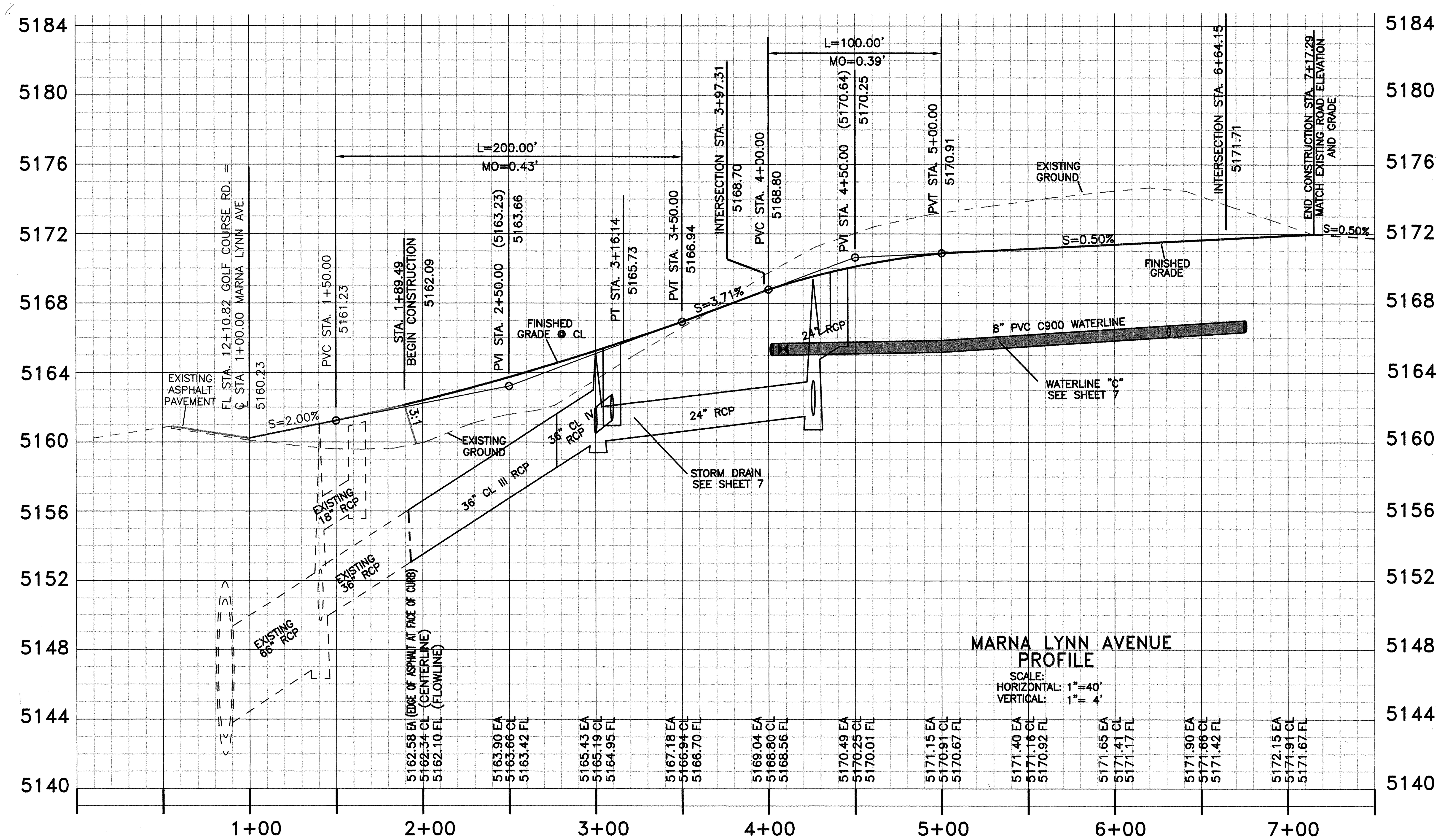
Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 2 Of 13



MARNA LYNN AVE. PLAN

SCALE: 1"= 40'



MARNA LYNN AVENUE PROFILE

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"= 4'

CONSTRUCTION BASELINE @ CENTERLINE:

TANGENT SCHEDULE

No.	BEARING	DISTANCE
T1	N 63°24'41" W	34.32'
T2	N 89°51'42" W	401.15'

CURVE SCHEDULE

No.	DELTA	AL	T	R
C1	26°27'01"	92.33'	47.00'	200.00'

CURB & GUTTER CURVE SCHEDULE

No.	DELTA	AL	T	R
C2	26°27'01"	96.02'	48.88'	208.00'
C3	7°20'35"	25.63'	12.83'	200.00'
C4	11°31'24"	18.10'	9.08'	90.00'
C5	32°51'45"	22.94'	11.80'	40.00'
C6	07°31'25"	43.64'	21.85'	332.31'
C7	50°43'34"	26.56'	14.22'	30.00'
C8	90°30'02"	47.39'	30.26'	30.00'
C9	89°29'57"	46.86'	29.74'	30.00'
C10	90°00'00"	47.12'	30.00'	30.00'
C11	13°01'35"	40.92'	20.55'	180.00'
C12	148°12'42"	25.87'	35.12'	10.00'
C13	139°23'34"	24.33'	27.03'	10.00'

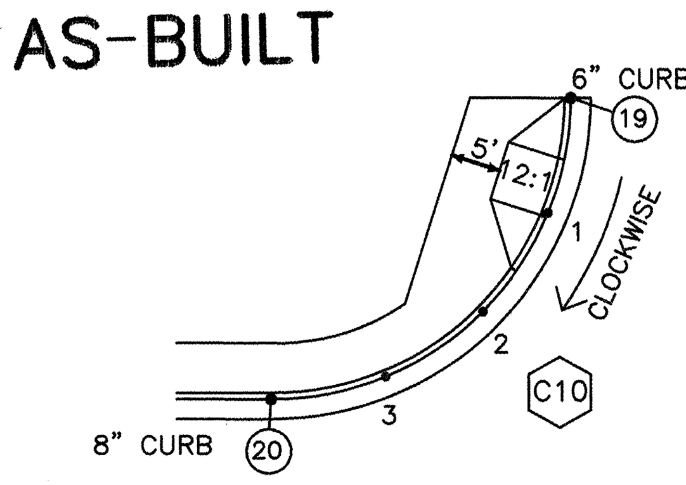
CURB & GUTTER POINT SCHEDULE

No.	STATION/OFFSET	ELEVATION FLOWLINE	ELEVATION TOP CURB
1	P.T. STA. 1+89.77, 20.00' RT	5161.69	5162.36
2	P.C. STA. 2+08.67, 20.00' RT	5162.15	5162.82
3	P.T. STA. 2+98.36, 12.84' RT	5165.40	5166.07
4	P.C. STA. 6+78.09, 12.00' RT	5172.04	5172.71
5	P.T. STA. 7+03.66, 13.64' RT	5172.20	5172.87
6	PROP STA. 7+17.22, 15.39' RT	5172.33	5173.00
7	P.C. STA. 7+34.46, 17.61' RT	5172.29	5172.96
8	PCC STA. 7+54.92, 22.84' RT	5172.14	5172.81
9	PRC STA. 7+71.00, 31.06' RT	5171.93	5172.60
10	P.T. STA. 7+92.71, 37.45' RT	5171.76	5172.43
11	P.T. STA. 7+67.14, 3.25' LT	5171.67	5172.34
12	P.T. STA. 7+23.62, 5.97' LT	5171.95	5172.62
13	P.T. STA. 7+03.52, 8.56' LT	5171.75	5172.42
14	P.C. STA. 6+81.89, 22.45' LT	5172.00	5172.50
15	P.T. STA. 6+49.12, 39.93' LT	5171.80	5172.30
16	P.C. STA. 6+18.80, 10.00' LT	5171.30	5171.97
17	P.T. STA. 4+440.97, 12.00' LT	5169.80	5170.47
18	P.C. STA. 4+11.31, 42.00' LT	5168.50	5169.00
19	P.T. STA. 3+83.31, 42.00' LT	5168.00	5168.50
20	P.C. STA. 3+53.31, 12.00' LT	5166.83	5167.50
21	P.T. STA. 3+32.22, 12.00' LT	5166.06	5166.73
22	PCC STA. 2+89.58, 15.00' LT	5164.56	5165.23
23	P.C. STA. 2+85.37, 33.88' LT	5165.50	5166.00
24	PCC STA. 2+20.47, 37.59' LT	5163.50	5164.00
25	P.C. STA. 2+13.96, 20.00' LT	5162.29	5162.96
26	P.T. STA. 1+89.77, 20.00' LT	5161.69	5162.36

CURB RETURN SPOT ELEVATIONS SCHEDULE

Curve	Point	FL	TC
C13	1	63.20	63.70
C13	2	62.90	62.90
C13	3	62.60	63.27
C12	1	64.79	65.46
C12	2	65.03	65.03
C12	3	65.26	65.76
C10	1	68.05	68.05
C10	2	67.64	68.31
C10	3	67.24	67.91
C9	1	69.60	70.27
C9	2	69.41	70.08
C9	3	69.21	69.21
C8	1	71.66	62.16
C8	2	71.53	71.53
C8	3	71.39	72.06
C7	1	71.93	72.60
C7	2	71.95	72.62
C7	3	71.98	71.98

AS-BUILT



TYPICAL CURB RETURN SPOT ELEVATION DETAIL
NOT TO SCALE

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) W/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICALS AS NOT TO INTERFER WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
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8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
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- FUTURE WATER METER
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Designing to Shape the Future

AS BUILT INFORMATION
Contractor: CCM
Work Started By: CSI — Date: 5/3/00
Inspector's Acceptance By: COA — Date: 4/13/00
Field Verification By: CSI — Date: 5/3/00
Drawings Corrected By: CSI — Date: 5/3/00

MICRO-FILM INFORMATION
Recorded By: / Date: / No.:

BENCH MARKS
THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
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SURVEY INFORMATION

No.	By	Field Notes	Date
	Harris Surveying Inc.		4/99

ENGINEER'S STAMP & SIGNATURE
GUY C. JACKSON, NEW MEXICO, 13289, REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	Date	Remarks	By
		DESIGN	

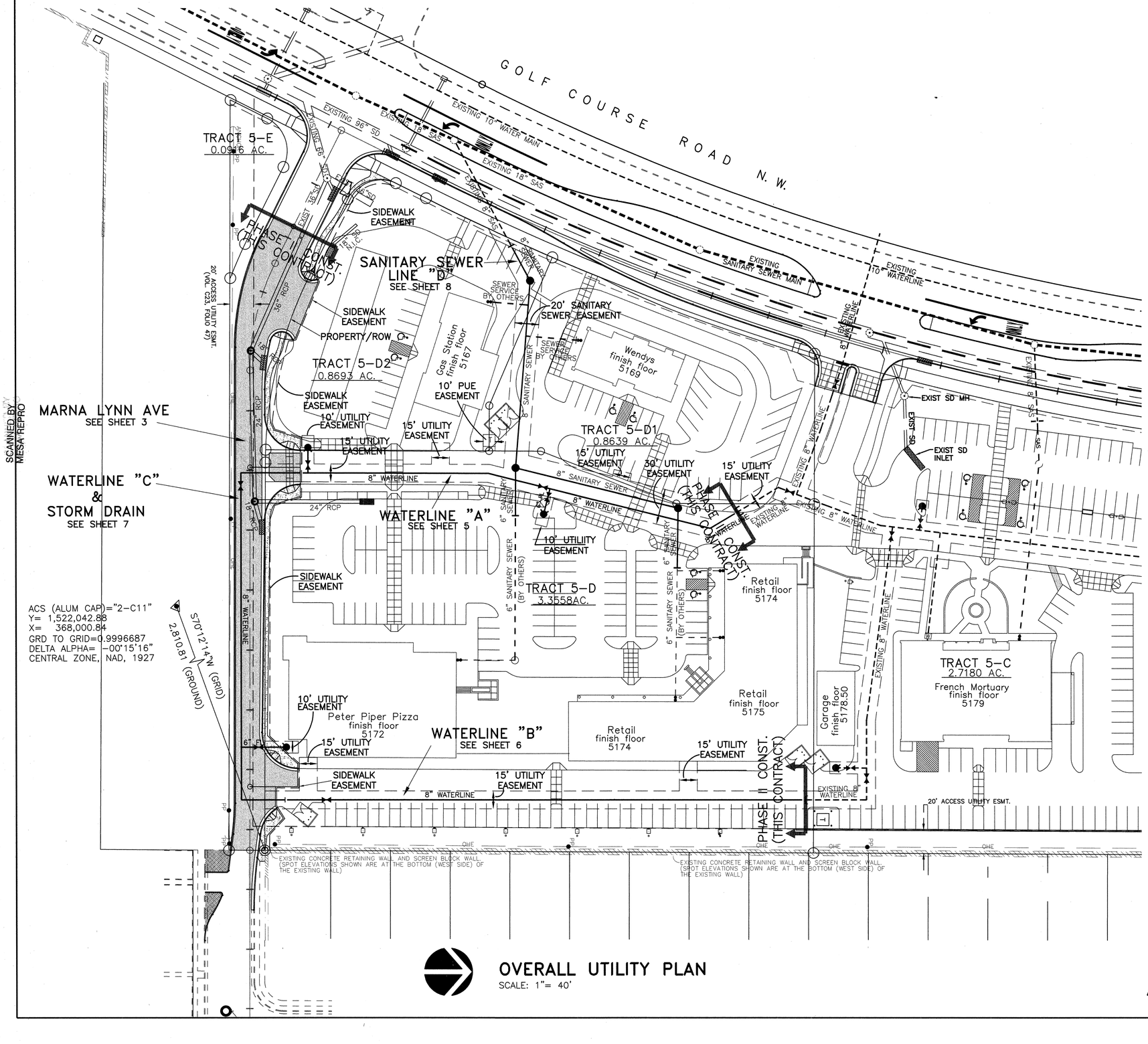
Designed By: HBM/GCJ — Date: 9/99
Drawn By: HBM — Date: 9/99
Checked By: HBM/GCJ — Date: 9/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE
MARNA LYNN AVENUE
CONTROL PLAN AND PROFILE

Design Review Committee: APPROVED FEB 16 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 25 2000 CITY ENGINEER
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 3 Of 13



OVERALL UTILITY PLAN
SCALE: 1"= 40'

AS-BUILT

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. NOT USED
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED UTILITY CONDUITS & EXISTING LINES.
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- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- EXIST SAS MANHOLE
- EXISTING SD INLET
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- 8" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT

BPLW
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(505) 881-2759
49 West First Street
Suite 100
Mesa, Arizona 85201
(602) 827-2759
Designing to Shape the Future

AS BUILT INFORMATION — Contractor CCM

Work Staked By	CSI	Date 5/3/00
Inspector's Progressive By	COA	Date 4/13/00
Field Verification By	CSI	Date 5/3/00
Corrected By	CSI	Date 5/3/00

MICRO-FILM INFORMATION

Recorded By — Date

No.

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED

ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

No.	Field Notes By	Date
	Harris Surveying Inc.	4/99

ENGINEER'S STAMP & SIGNATURE

GUY C. JACKSON — NEW MEXICO — 13989 — REGISTERED PROFESSIONAL ENGINEER

No.	Date	Remarks	By
		REVISIONS	
		DESIGN	Date: 9/99
			Designed By: HBM/GCJ
			Date: 9/99
			Drawn By: HBM
			Date: 9/99
			Checked By: HBM/GCJ

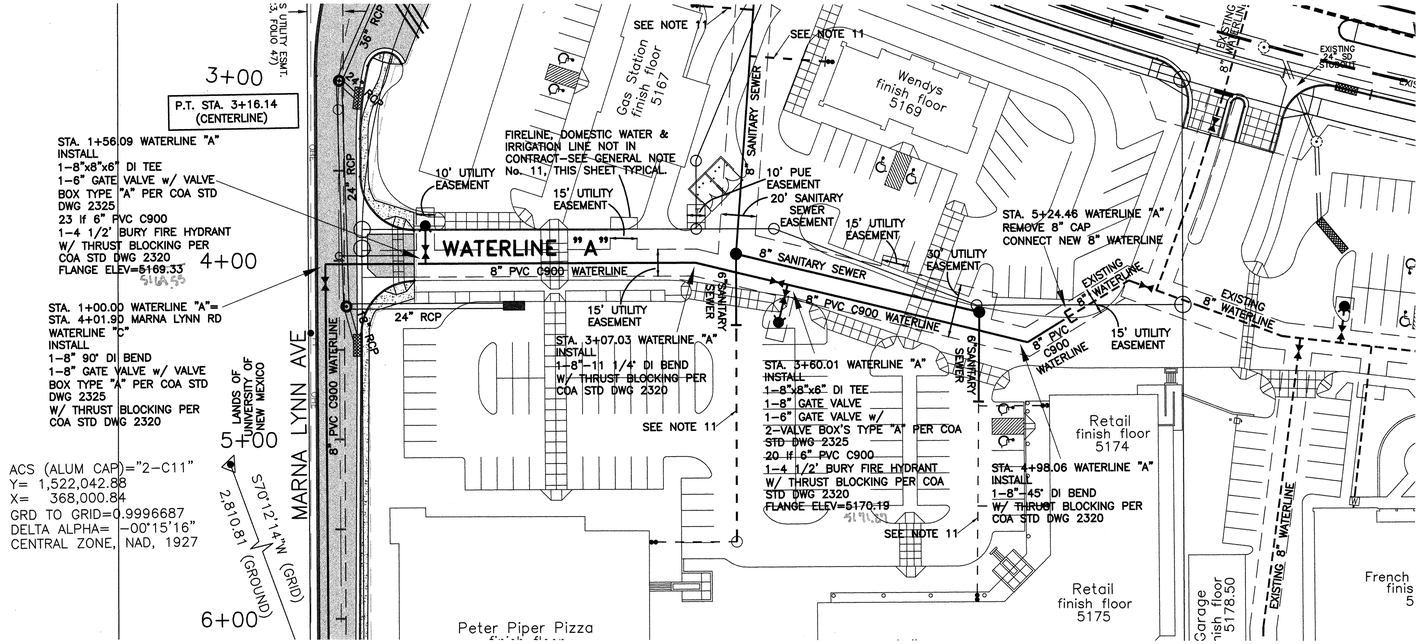
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE
MARNA LYNN AVENUE
OVERALL UTILITY PLAN
WATER, SANITARY SEWER & STORM DRAIN

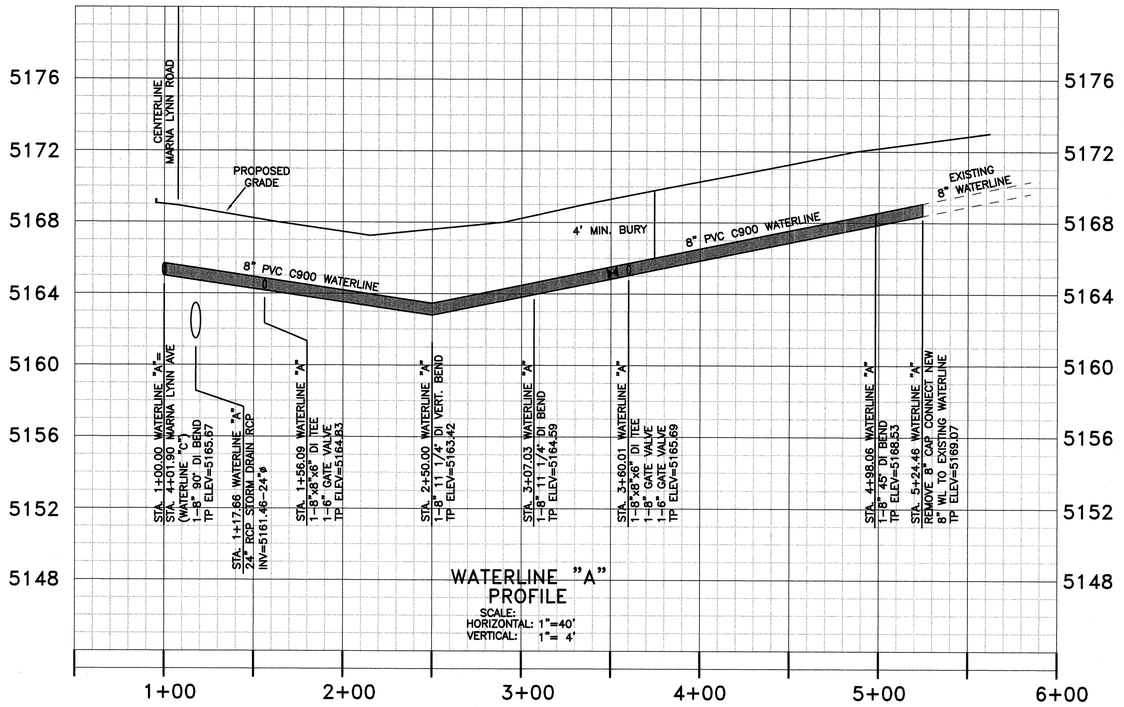
Design Review Committee: APPROVED FEB 16 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 25 2000 CITY ENGINEER

Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 4 Of 13



WATERLINE "A" PLAN
SCALE: 1"= 40'



WATERLINE "A" PROFILE
SCALE:
HORIZONTAL: 1"=40'
VERTICAL: 1"= 4'

PROFILE
HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

AS-BUILT

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
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LEGEND:

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- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
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AS BUILT INFORMATION

	Contractor	Date
Work Started By	CSL	5/3/00
Work Completed By	CSL	5/15/00
Acceptance By	CSL	5/31/00
Field Verification By	CSL	5/31/00
Drawings Corrected By	CSL	5/31/00

MICRO-FILM INFORMATION

Recorded By ____ Date ____

No. ____

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED

ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)

N.M. STATE PLANE COORD. (CENTRAL ZONE)

Y= 1,526,019.13

X= 365,865.49

GROUND TO GRID FACTOR = 0.9996657

DELTA ALPHA= -00° 15' 32"

ELEVATION =

SURVEY INFORMATION

Field Notes

No.	By	Date
	Harris Surveying Inc.	4/99

ENGINEER'S STAMP & SIGNATURE

GUY C. JACKSON, NEW MEXICO, 9821, PROFESSIONAL ENGINEER, REGISTERED

No.	Date	Remarks	By
		REVISIONS	
		DESIGN	Date: 9/99
			Designed By: HBM/GCJ
			Drawn By: HBM
			Date: 9/99
			Checked By: HBM/GCJ
			Date: 9/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE
MARNA LYNN AVENUE
WATERLINE "A"
PLAN AND PROFILE

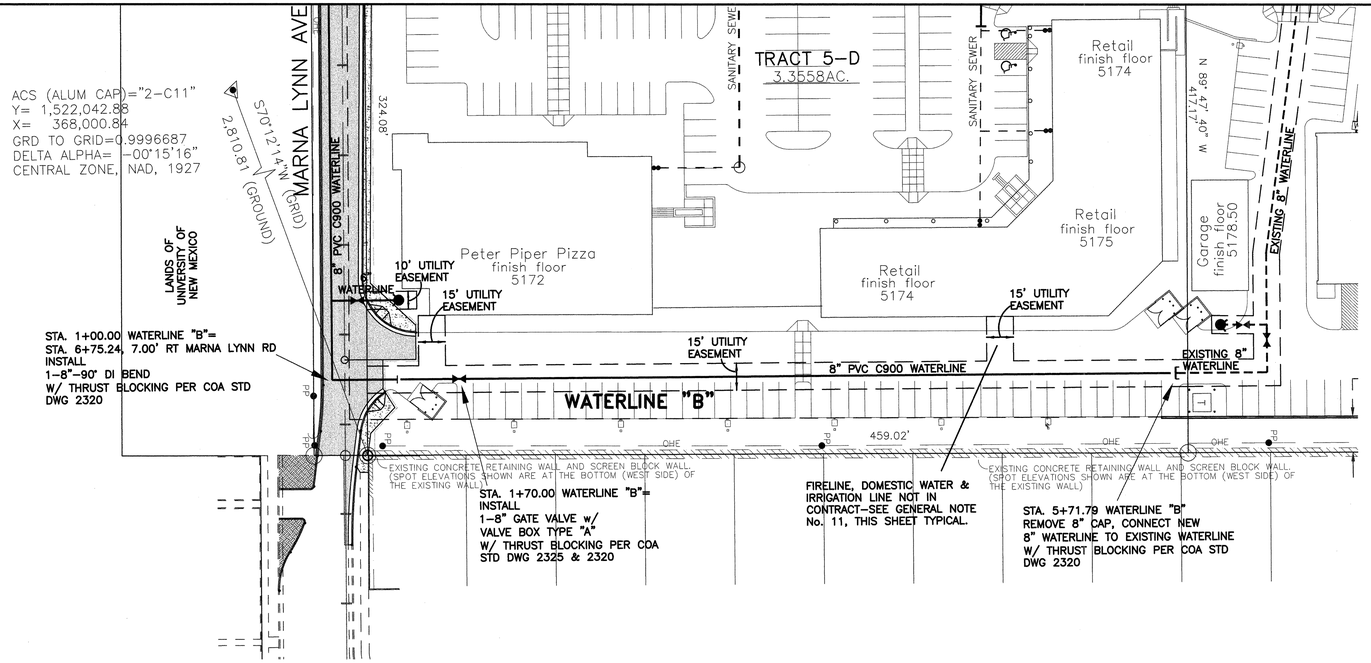
Design Review Committee: APPROVED FEB 16 2000 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED FEB 25 2000 CITY ENGINEER

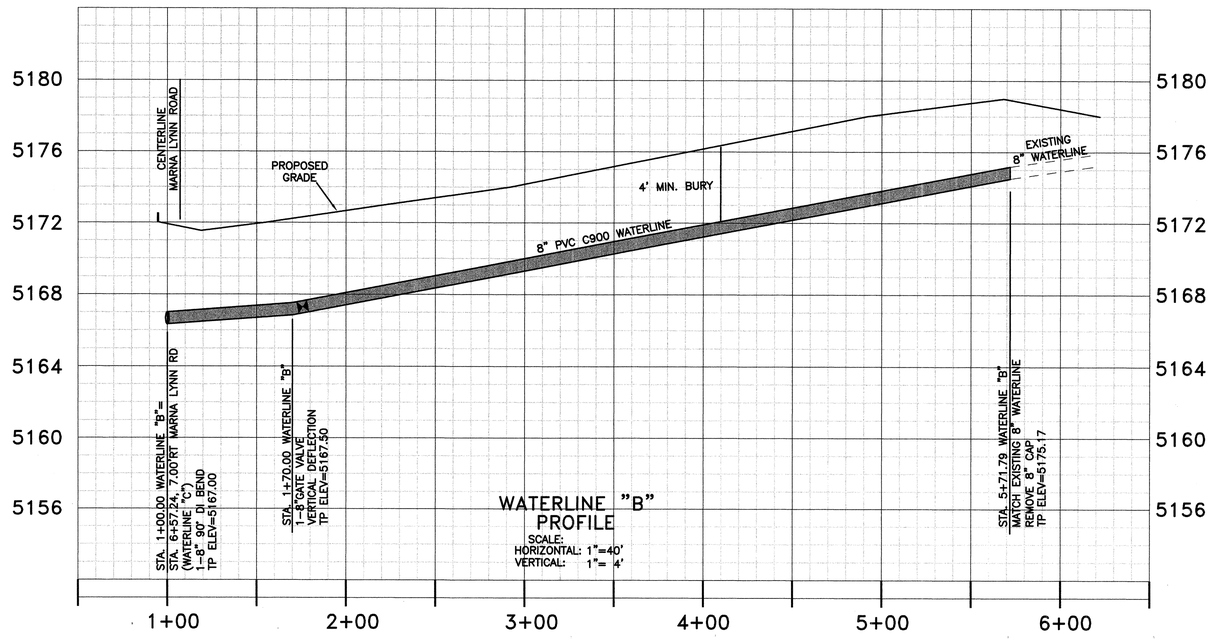
Last Design Update: Mo./Day/Yr. ____ Mo./Day/Yr. ____

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 5 Of 13

SCANNED BY MESA REPRO



WATERLINE "B" PLAN
SCALE: 1"= 40'



PROFILE
HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

AS-BUILT

GENERAL NOTES:

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AS BUILT INFORMATION

Contractor	CCM	Date 5/3/00
Staked By	CSI	Date 5/3/00
Inspector's Assistance By	COA	Date 4/13/00
Field Verification By	CSI	Date 5/3/00
Drawings Corrected By	CSI	Date 5/3/00

MICRO-FILM INFORMATION

Recorded By: Date:

No.:

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SURVEY INFORMATION

No.	By	Date	Field Notes
	Harris Surveying Inc.	4/99	

ENGINEER'S STAMP & SIGNATURE

GUY C. JACKSON NEW MEXICO 13289 REGISTERED PROFESSIONAL ENGINEER 9-21-99

No.	Date	Remarks
		REVISIONS
		DESIGN

Designed By: HBM/GCJ Date: 9/99
Drawn By: HBM Date: 9/99
Checked By: HBM/GCJ Date: 9/99

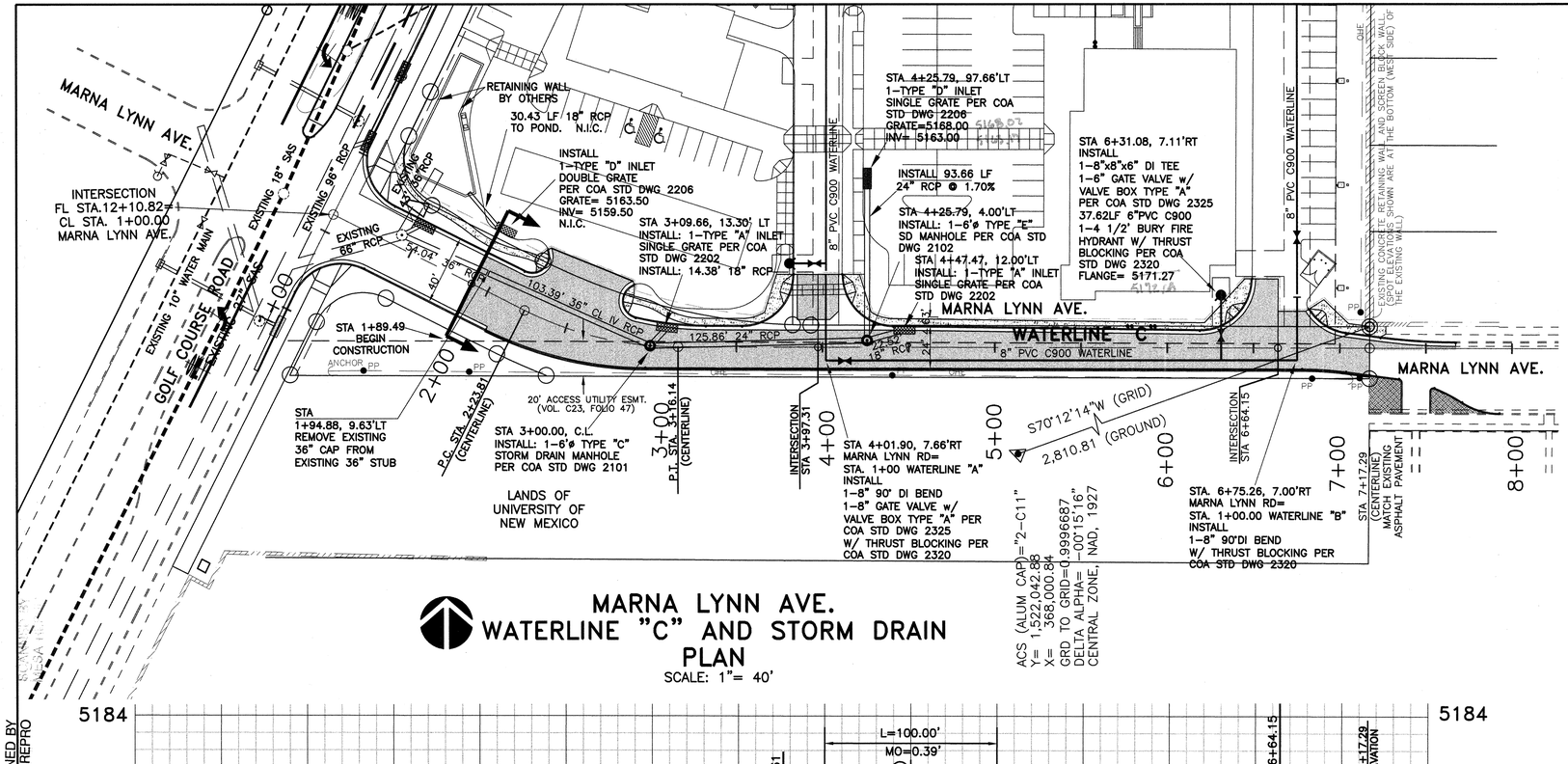
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE
MARNA LYNN AVENUE
WATERLINE "B"
PLAN AND PROFILE

Design Review Committee: APPROVED FEB 16 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 25 2000 CITY ENGINEER

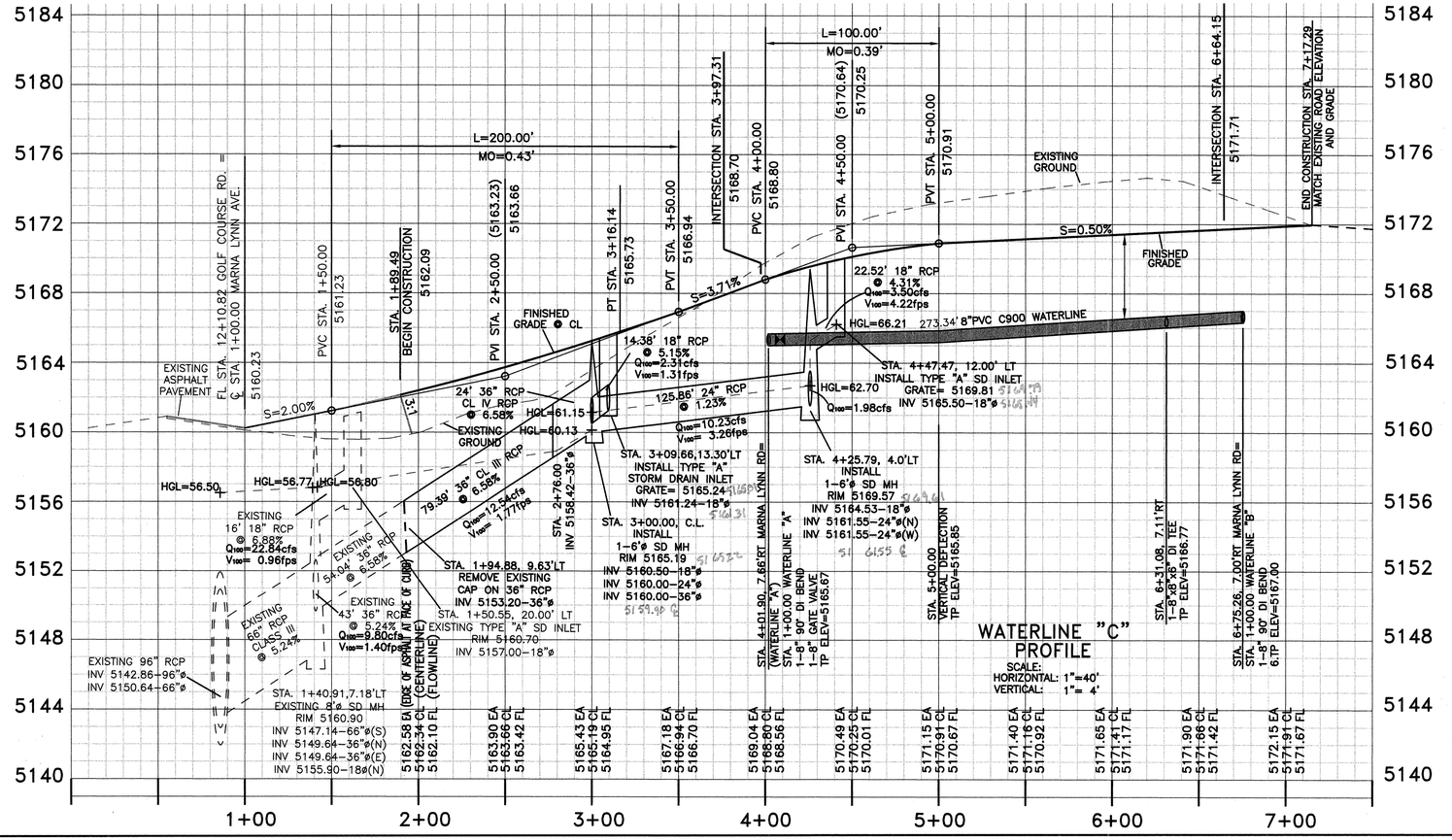
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 6 Of 13



MARNA LYNN AVE. WATERLINE "C" AND STORM DRAIN PLAN

SCALE: 1"= 40'



AS-BUILT

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49 West First Street Suite 100 Mesa, Arizona 85201 (602) 827-2759
Designing to Shape the Future

AS BUILT INFORMATION

Contractor	CCM	
Staked By	CSI	Date 5/3/00
Inspector's	CAA	Date 4/13/00
Compliance By		
Field Verification By	CSI	Date 5/1/00
Verified By		
Corrected By	CSI	Date 5/3/00

MICRO-FILM INFORMATION

Recorded By ____ Date ____

No. ____

BENCH MARKS

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SURVEY INFORMATION

No.	Field Notes	By	Date
		Harris Surveying Inc.	4/99

ENGINEER'S STAMP & SIGNATURE

GUY C. JACKSON NEW MEXICO 9821 REGISTERED PROFESSIONAL ENGINEER

No.	Date	Remarks	By
		REVISIONS	
		DESIGN	
		Date: 9/99	
		Date: 9/99	
		Date: 9/99	

Designed By: HBM/GCJ
Drawn By: HBM
Checked By: HBM/GCJ

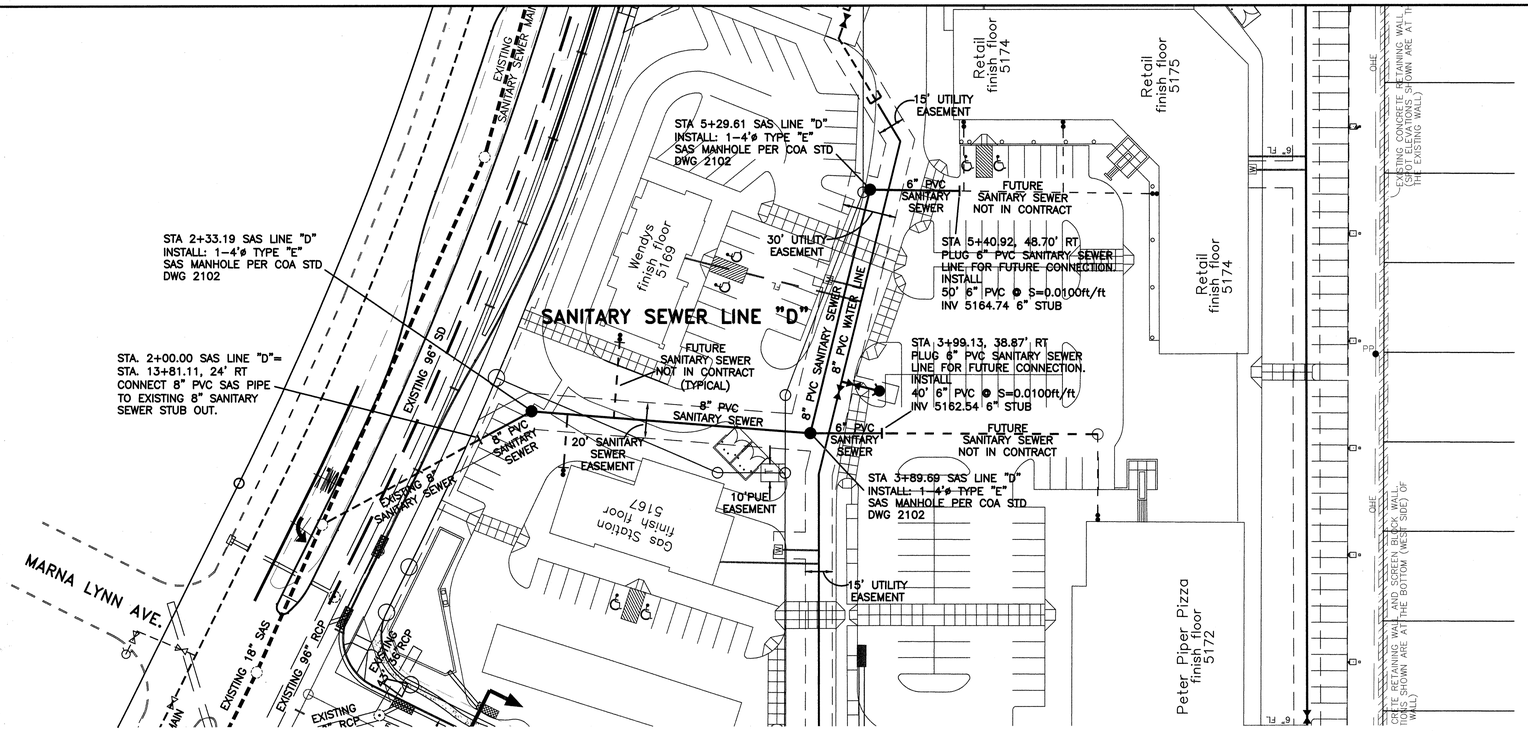
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE MARNA LYNN AVENUE UTILITY "C" PLAN AND PROFILE

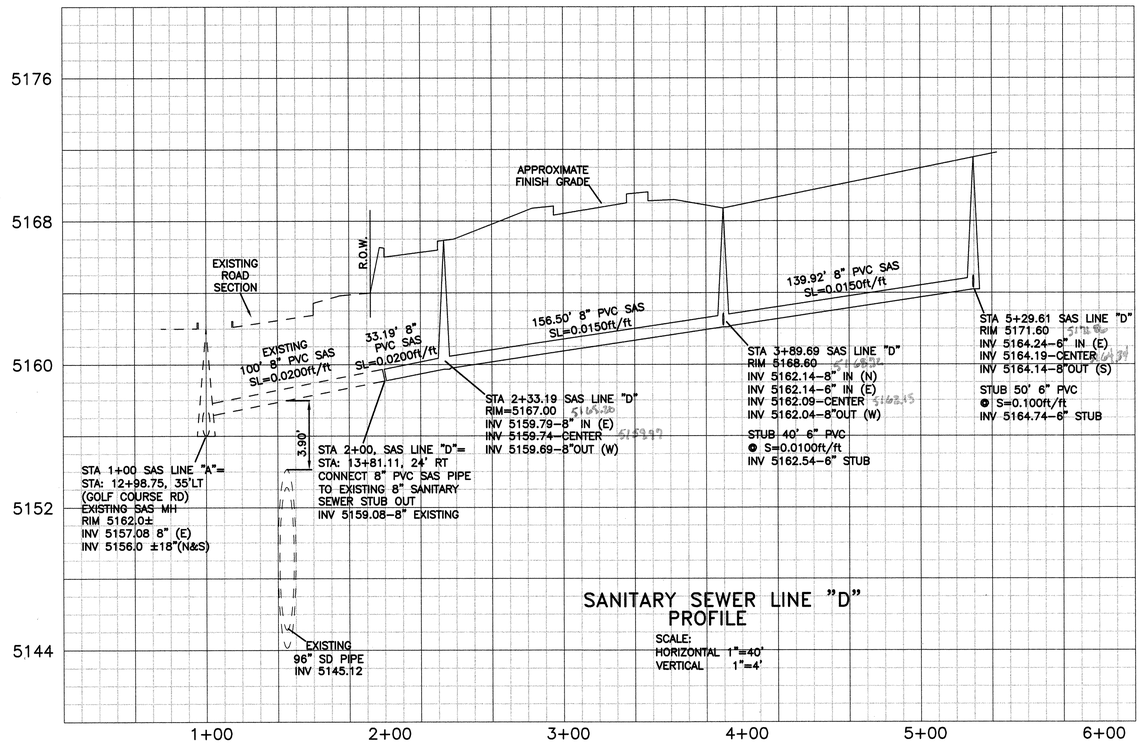
Design Review Committee: FEB 16 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB 25 2000 CITY ENGINEER

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 7 Of 13



SANITARY SEWER LINE "D"
SCALE: 1"= 40'



SANITARY SEWER LINE "D"
PROFILE
SCALE:
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Designing to Shape the Future

AS BUILT INFORMATION
Contractor CCM
Staked By CSI Date 5/31/00
Inspector's Reference By COA Date 4/13/00
Field Verification By CSI Date 5/24/00
Corrected By CSI Date 5/30/00
MICRO-FILM INFORMATION
Recorded By Date
No.

BENCH MARKS
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Field Notes
No. By Date
Harris Surveying Inc. 4/99

ENGINEER'S STAMP & SIGNATURE
GUY C. JACKSON NEW MEXICO 13269 REGISTERED PROFESSIONAL ENGINEER

No.	Date	Remarks	By
		REVISIONS	
		DESIGN	Date: 9/99
			Designed By: HBM/CCJ
			Date: 9/99
			Drawn By: HBM
			Date: 9/99
			Checked By: HBM/CCJ

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

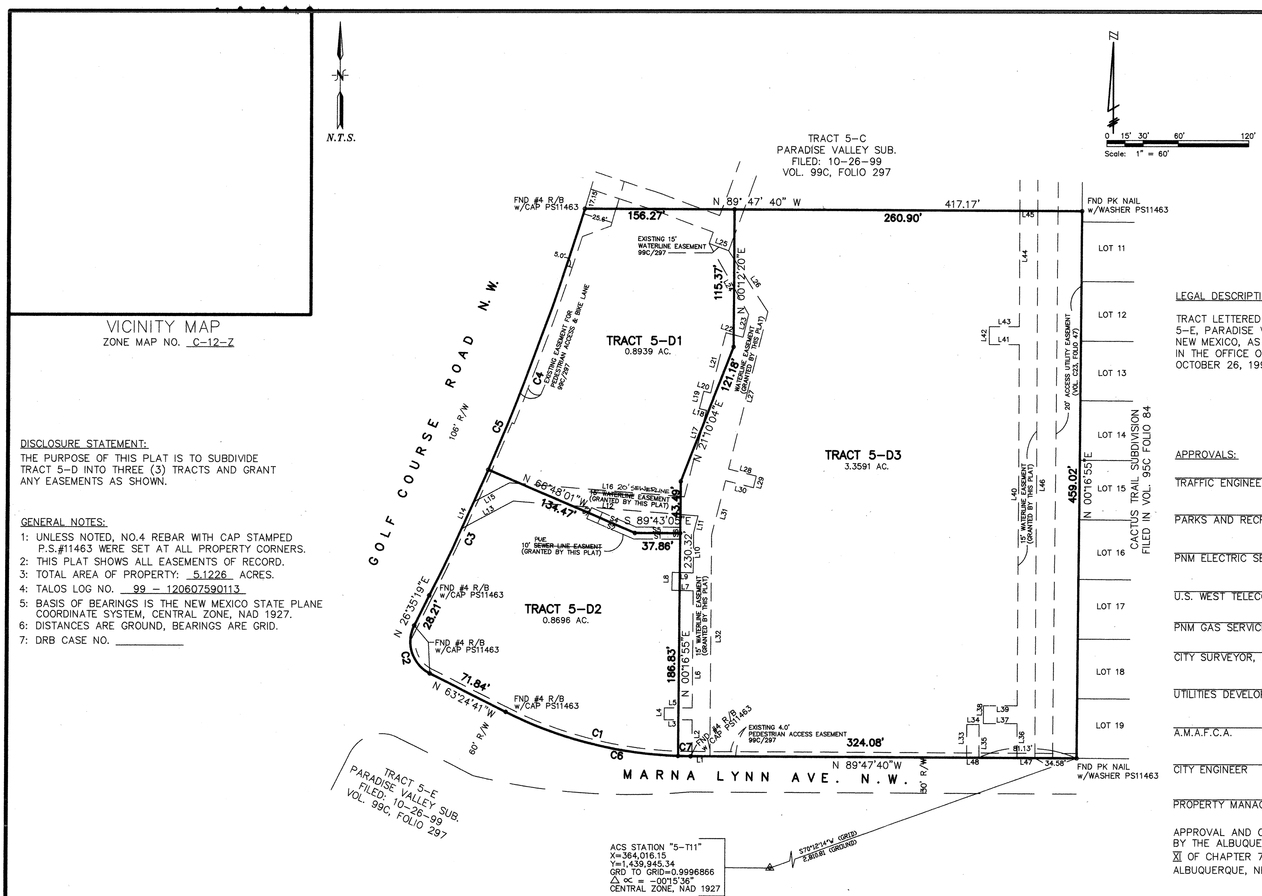
TITLE: GOLF COURSE POINTE
MARNA LYNN AVENUE
UTILITY "D"
PLAN AND PROFILE

Design Review Committee: AS BUILT FEB 16 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 25 2000 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

AS-BUILT

City Project No. 630581 | Zone Map No. C-12-Z | Sheet 8 Of 13

PLAT OF
TRACTS 5-D1, 5-D2 AND 5-D3
PARADISE VALLEY
WITHIN
SECTION T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1999



VICINITY MAP
ZONE MAP NO. C-12-Z

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 5-D INTO THREE (3) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:
1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 5.1226 ACRES.
4: TALOS LOG NO. 99 - 120607590113
5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
7: DRB CASE NO. _____

LEGAL DESCRIPTION

TRACT LETTERED FIVE -D (5-D) OF THE PLAT OF TRACTS 5-A, 5-B, 5-C, 5-D A 5-E, PARADISE VALLEY SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FIL IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 1999 IN VOLUME 99C, FOLIO 297.

APPROVALS:

TRAFFIC ENGINEER, TRANSPORTATION GROUP — DATE

PARKS AND RECREATION SERVICES DEPARTMENT — DATE

PNM ELECTRIC SERVICES — DATE

U.S. WEST TELECOMMUNICATIONS — DATE

PNM GAS SERVICES — DATE

CITY SURVEYOR, ENGINEERING DIVISION — DATE

UTILITIES DEVELOPMENT — DATE

A.M.A.F.C.A. — DATE

CITY ENGINEER — DATE

PROPERTY MANAGEMENT — DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — DATE

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	350.00'	161.16'	26°22'59"	159.74'	N 76°36'10"W
C2	30.00'	47.08'	89°55'09"	42.40'	N 18°22'15"W
C3	2053.00'	350.39'	09°46'43"	349.96'	N 21°43'35"E
C4	2053.00'	319.49'	08°54'59"	319.17'	N 12°22'44"E
C5	2053.00'	350.03'	09°46'07"	349.60'	S 21°44'56"W
C6	350.00'	161.16'	26°22'56"	159.74'	N 76°36'10"W
C7	350.00'	10.60'	01°44'09"	10.60'	N 88°55'34"W

WATER LINE EASEMENT

COURSE	BEARING	DISTANCE
L1	N. 89°47'40"W	15.00'
L2	N. 02°21'54"E	30.55'
L3	N. 90°00'00"W	23.67'
L4	N. 00°08'18"E	10.00'
L5	N. 90°00'00"E	23.67'
L6	N. 00°08'18"E	98.24'
L7	N. 88°48'31"W	18.00'
L8	N. 01°11'29"E	15.00'
L9	S. 88°48'31"E	17.73'
L10	N. 00°08'18"E	33.61'
L11	N. 89°51'42"W	15.00'
L12	S. 89°23'36"E	155.56'
L13	N. 61°36'07"W	40.45'
L14	N. 24°33'25"E	24.88'
L15	N. 61°36'07"E	34.03'
L16	S. 85°27'36"E	147.23'
L17	N. 13°56'19"E	74.86'
L18	N. 76°03'41"W	6.01'
L19	N. 13°56'19"E	15.00'
L20	S. 76°03'41"E	6.01'
L21	N. 13°56'19"E	52.00'
L22	S. 76°03'41"E	10.00'
L23	N. 13°56'19"E	19.59'
L24	N. 29°23'34"W	68.48'
L25	S. 69°33'13"E	17.50'
L26	S. 33°00'28"E	61.01'
L27	S. 13°56'19"W	136.16'
L28	S. 76°03'41"E	24.43'
L29	S. 13°56'19"W	10.00'
L30	N. 76°03'41"W	24.43'
L31	S. 13°56'19"W	47.07'
L32	S. 00°08'18"W	185.60'
L33	N. 00°00'00"W	27.86'
L34	N. 89°47'43"E	9.95'
L35	S. 00°04'24"E	27.95'
L36	N. 00°00'00"E	28.83'
L37	S. 89°59'24"W	27.95'
L38	N. 00°12'20"E	15.00'
L39	N. 89°56'10"E	27.90'
L40	N. 00°00'00"E	302.92'
L41	N. 90°00'00"E	24.00'
L42	N. 00°08'18"E	15.00'
L43	S. 90°00'00"E	24.76'
L44	N. 00°00'00"E	97.28'
L45	S. 89°47'40"E	15.00'
L46	S. 00°00'00"W	459.02'
L47	N. 89°47'40"W	15.00'
L48	N. 89°47'40"W	10.00'

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

JOHN TRIANDAFILIDIS, MANAGING PARTNER FOR GOLF PARADISE LLC — DATE

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____ DAY OF _____, 19_____,

BY: _____ OWNER

MY COMMISSION EXPIRES: _____ BY: _____ NOTARY PUBLIC

SEWER LINE EASEMENT

COURSE	BEARING	DISTANCE
S1	S 89°43'05"E	38.97'
S2	N 66°48'01"W	43.10'
S3	N 23°11'59"E	10.00'
S4	N 66°48'01"W	41.08'
S5	S 89°43'05"E	36.84'
S6	N 00°16'55"E	10.00'

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISIO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISIC ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 13TH DAY OF JANUARY

ANTHONY L. HARRIS, P.S. # 11463

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC#_____

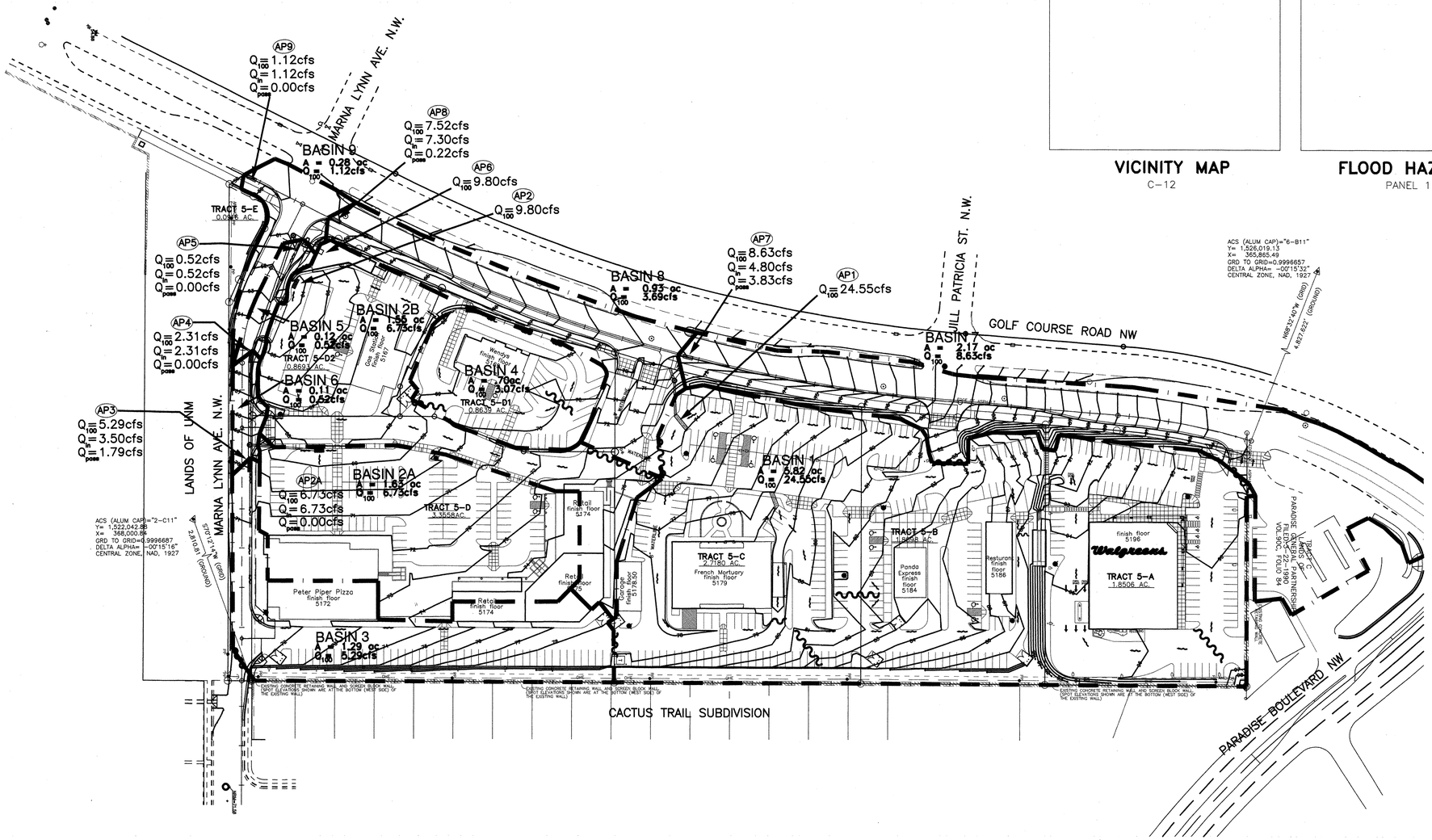
PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

AS-BUILT

RE-PVALLEY/DWG(DEC-99)

HARRIS SURVEYING, INC
2412-B MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645



VICINITY MAP
C-12

FLOOD HAZARD MAP
PANEL 116 of 825

LEGEND

- BASIN BOUNDARIES
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM DRAIN MH
- PROPOSED STORM DRAIN MH
- PROPOSED WATER BLOCK
- PROPOSED DIRECTION OF FLOW

FOR INFORMATION ONLY, NOT TO SCALE

MASTER DRAINAGE PLAN

TRACTS 5-A THRU 5-E

LEGAL DESCRIPTION:
A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT 5 OF THE PLAT OF PARADISE VALLEY, TRACTS 1-A, 2-A, 3-A, 3-B, 4 AND 5 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 9, 1984 (VOLUME C23, FOLIO 47) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EAST R/W LINE OF GOLF COURSE RD., N.W., FROM WHENCE A U.S.G.L.O. BRASS CAP AT THE CLOSING CORNER OF SECTIONS 13 AND 14 (T 11 N, R 2 E, N.M.P.M.) WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT BEARS S. 44° 50' 19" W. 2835.79 FEET;
THENCE ALONG SAID R/W LINE N. 26° 36' 06" E. 187.95 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 2043.00 FEET AND WHOSE CHORD BEARS N. 13° 08' 21" E., 951.25 FEET THROUGH A CENTRAL ANGLE OF 26° 55' 29"; THENCE CONTINUING 194.62 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 775.51 FEET AND WHOSE CHORD BEARS N. 06° 51' 58" E., 194.11 THROUGH A CENTRAL ANGLE OF 14° 22' 43" TO THE NORTHWEST CORNER; THENCE LEAVING SAID R/W LINE OF GOLF COURSE ROAD, N.W., S. 89° 47' 40" E., 320.96 FEET TO THE NORTHEAST CORNER; THENCE S. 00° 199' 41" W, 1288.27 FEET TO THE SOUTHEAST CORNER; THENCE N. 89° 47' 40" W. 637.19 FEET TO THE SOUTHWEST AND BEGINNING CORNER.

BENCH
ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "3-B12". HAVING AN ELEVATION OF 5277.26 FEET ABOVE SEA LEVEL.

AS-BUILT

EXISTING BASIN MAP
(FROM GOLF COURSE RD DRAINAGE REPORT, JAN 1990)

JULY 1999

BPLW
Architects & Engineers, Inc.
6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-2759
49 West First Street
Suite 100
Mesa, Arizona 85201
(602) 827-2759
Designing to Shape the Future

REV.	DESCRIPTION	DATE

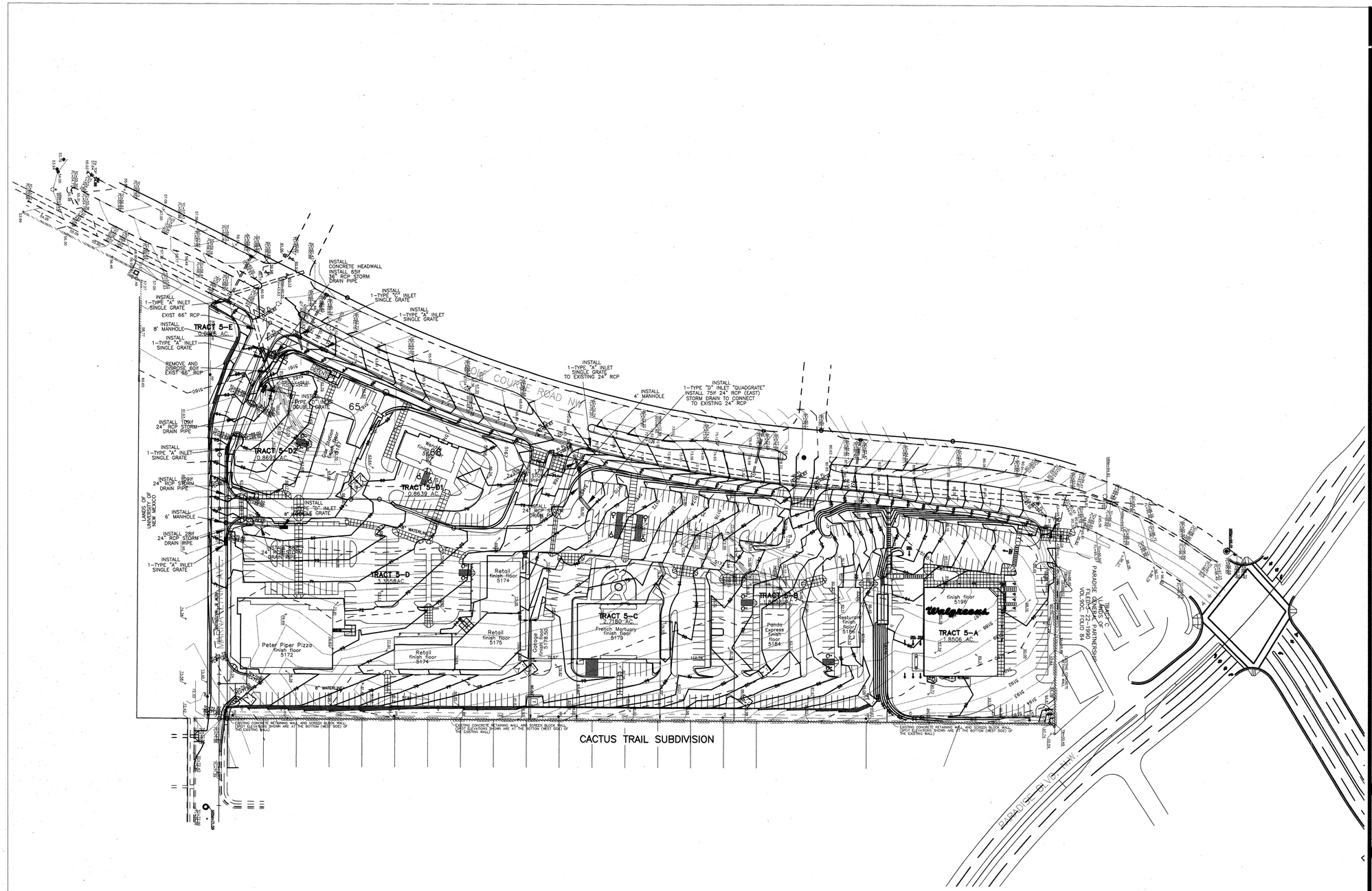
ENGINEER | ARCHITECT

GOLF COURSE POINTE

PROJECT NO. 99013 | DATE DEC 1999

MASTER DRAINAGE PLAN

DRAWING NO. C2.2 SHEET OF



JUNE 14, 1999

FOR INFORMATION ONLY, NOT TO SCALE

AS-BUILT

MASTER GRADING PLAN

BPLW
Architects & Engineers, inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-2759

49 West First Street
Suite 100
Mesa, Arizona 85201
(602) 827-2759

Designing to Shape the Future

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER BLOCK
- PROPOSED DIRECTION OF FLOW
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM DRAIN MH
- PROPOSED STORM DRAIN MH
- PROPOSED SANITARY SEWER MH
- EXISTING SANITARY SEWER MH
- 73.58 EXISTING SPOT ELEVATION
- TC=5190 FL=5189 PI= FLOWLINE POINT OF INTERSECTION ELEVATION. TC= TOP OF CURB ELEVATION. FL= FLOWLINE OF CURB ELEVATION.

REV.	DESCRIPTION	DATE

ENGINEER

ARCHITECT

GOLF COURSE POINTE

PROJECT NO. 99013

DATE DEC 1999

MASTER GRADING PLAN

DRAWING NO. C2.1

SHEET OF

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 7:00 A.M. OR END WORK AFTER 7:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

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 TRAVELLED 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. 24 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.

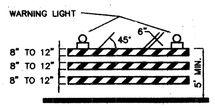
22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS 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.

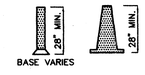
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

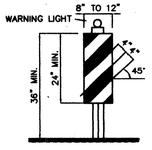
26. ADVANCE WARNING SIGNS SHALL BE 36"x36" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.



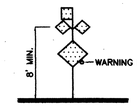
TYPE III BARRICADE



CONES



VERTICAL PANEL

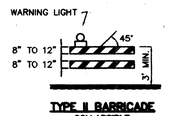


HIGH LEVEL WARNING DEVICE

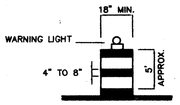
LEGEND

	WORK AREA
•	BARRICADE – TYPE I, TYPE II, OR BARREL
⊣	BARRICADE – TYPE III
X	VERTICAL PANEL
	WARNING SIGN
D	DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
	FLAGMAN POSITION
S	SPACING BETWEEN BARRICADES– A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
L	TAPER LENGTH – SEE CHART BELOW

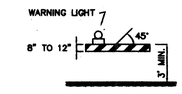
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.



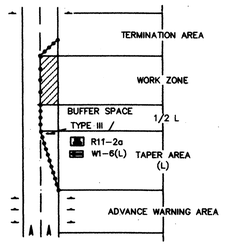
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

TAPER REQUIREMENTS

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

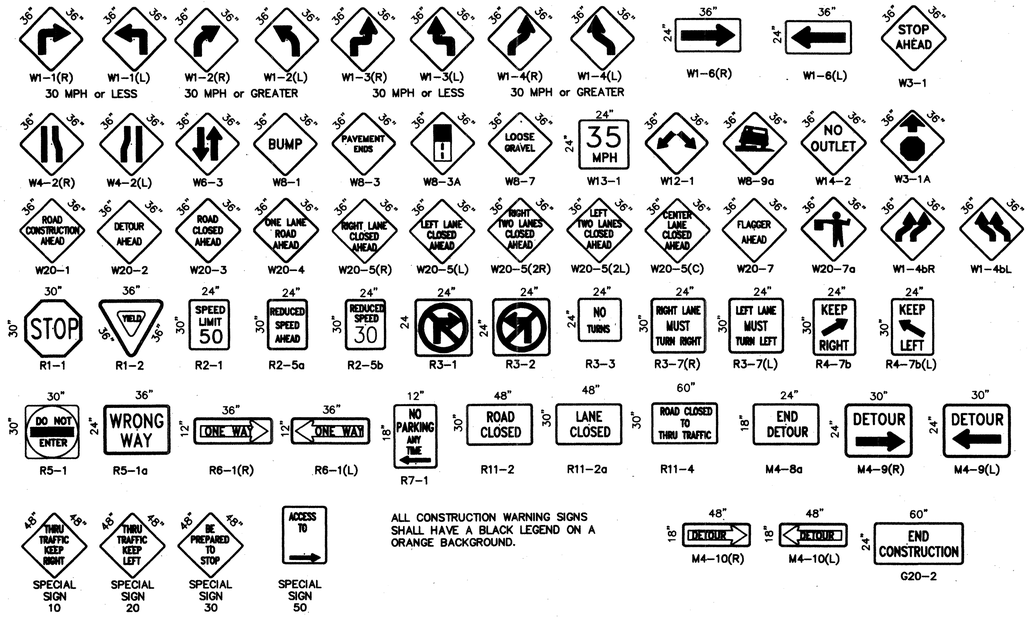
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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

AS-BUILT

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK PERFORMED BY — DATE
SURVEYORS — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES BY — DATE
NO.

ENGINEER'S SEAL
RICHARD B. ROTHAL — NEW MEXICO — 9583 — REGISTERED PROFESSIONAL ENGINEER

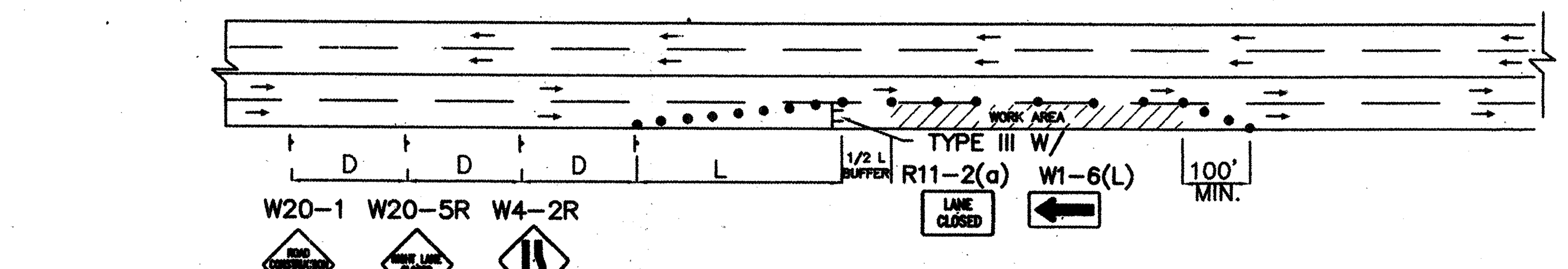
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE
		DESIGNED BY	C.O.A. STANDARDS — DATE
		DRAWN BY	— DATE
		CHECKED BY	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

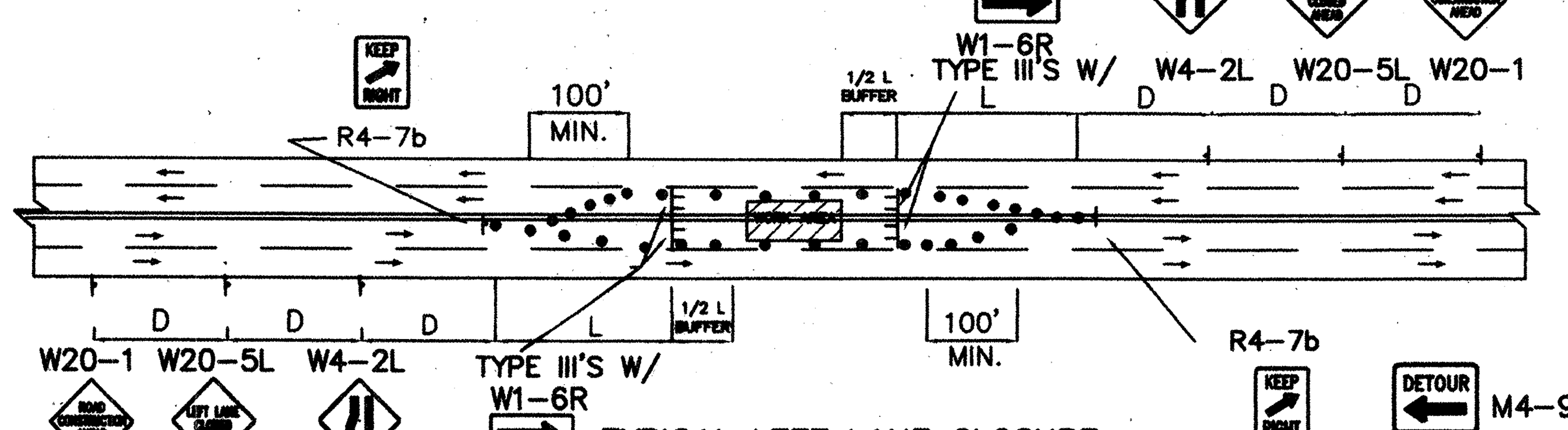
TITLE:
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
Carl	STD			

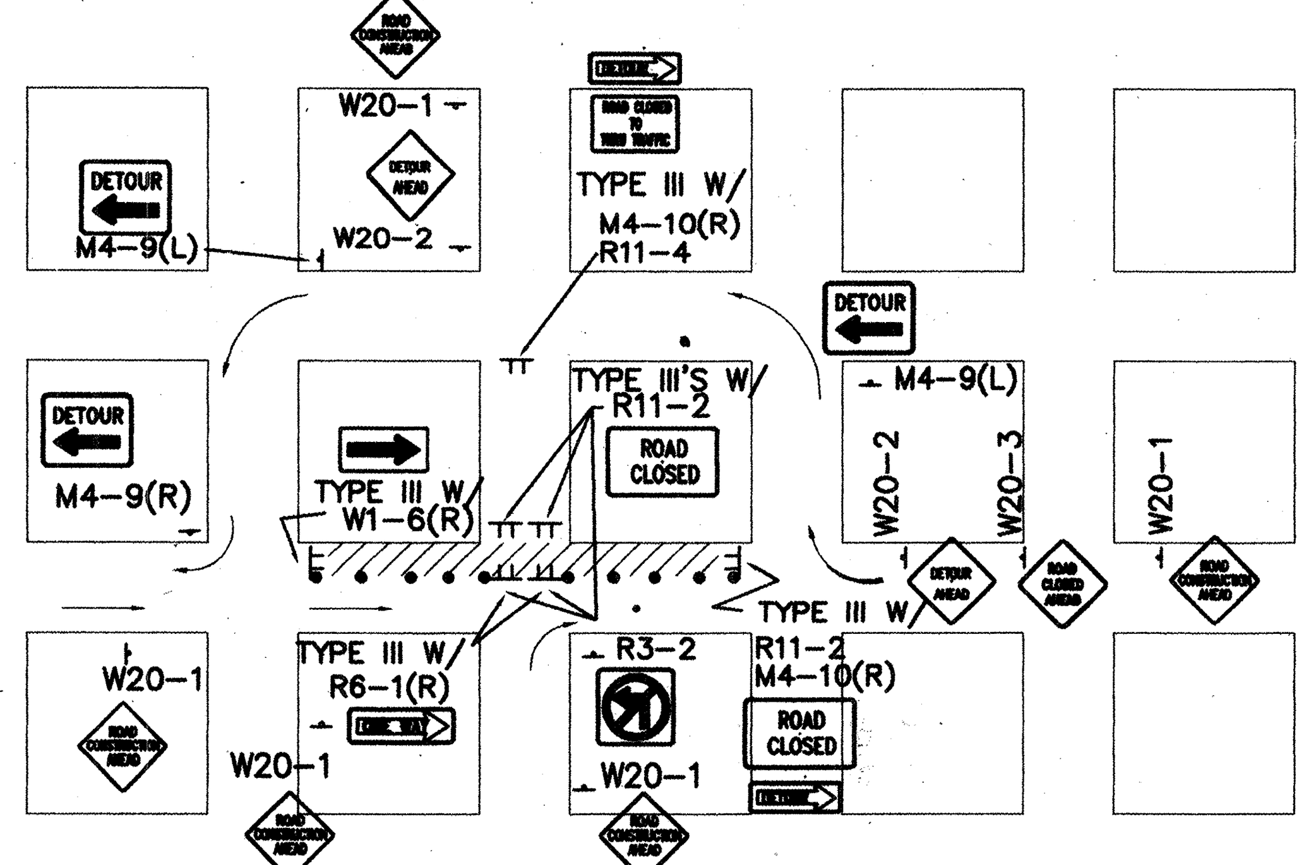
PROJECT NO. | MAP NO. | SHEET 12 OF 13



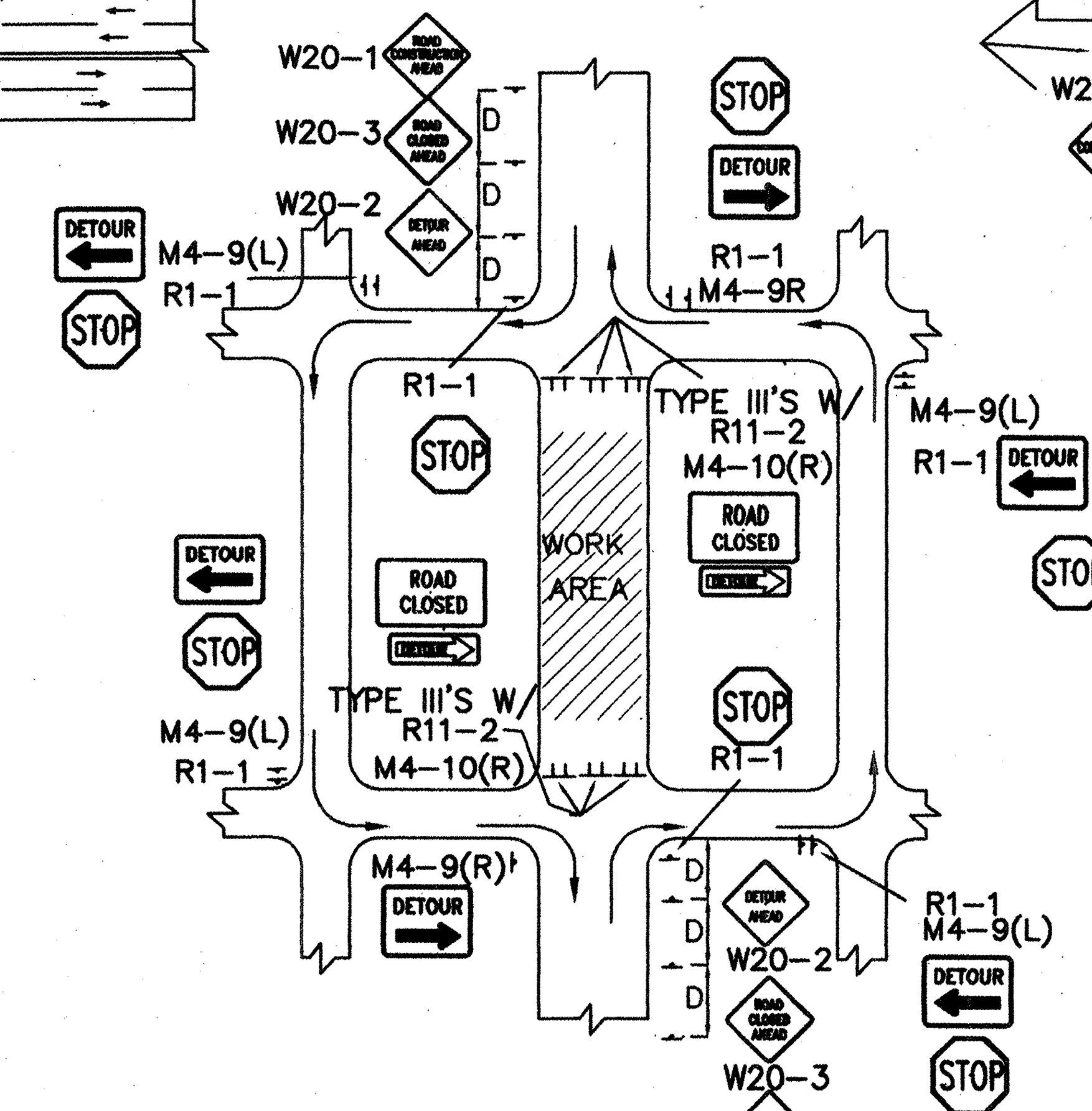
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

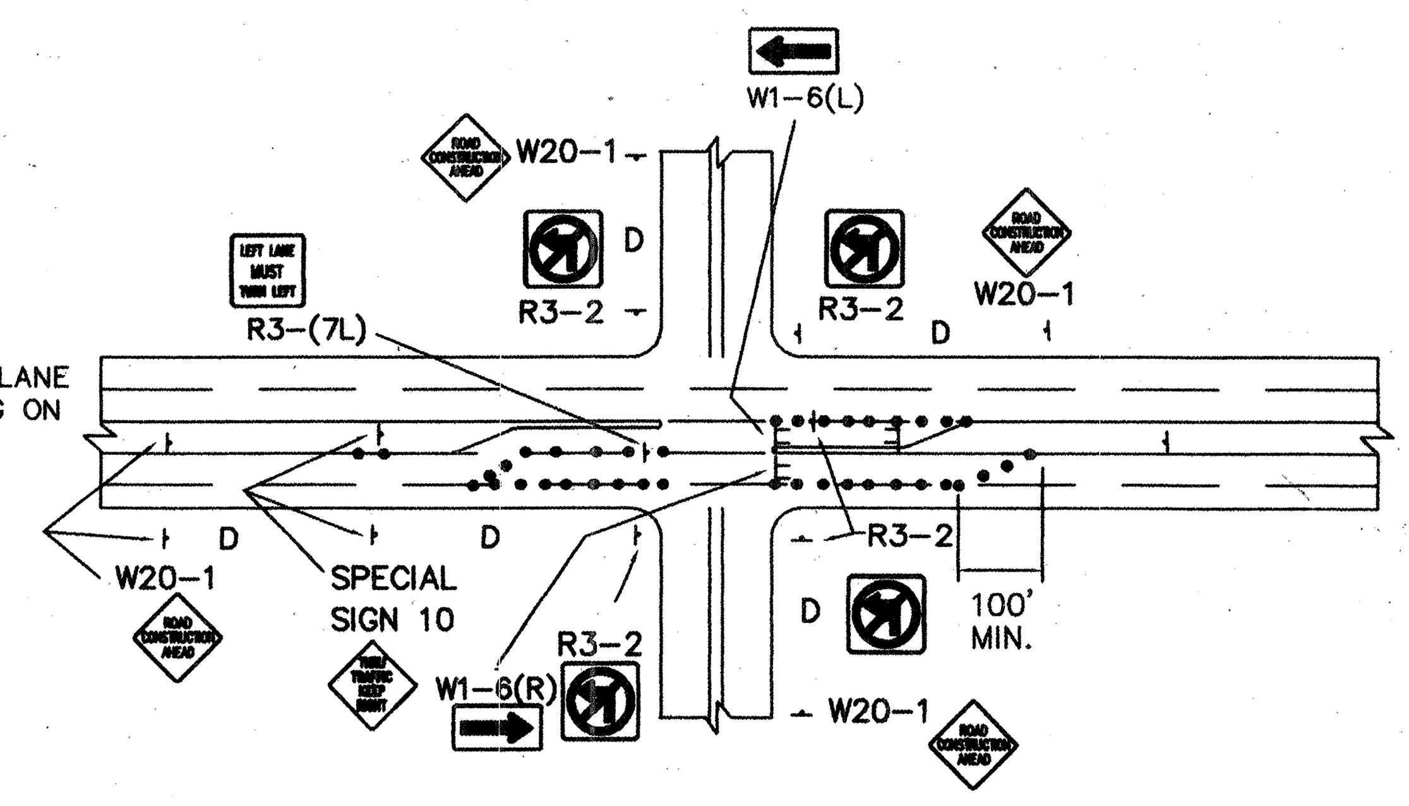


TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

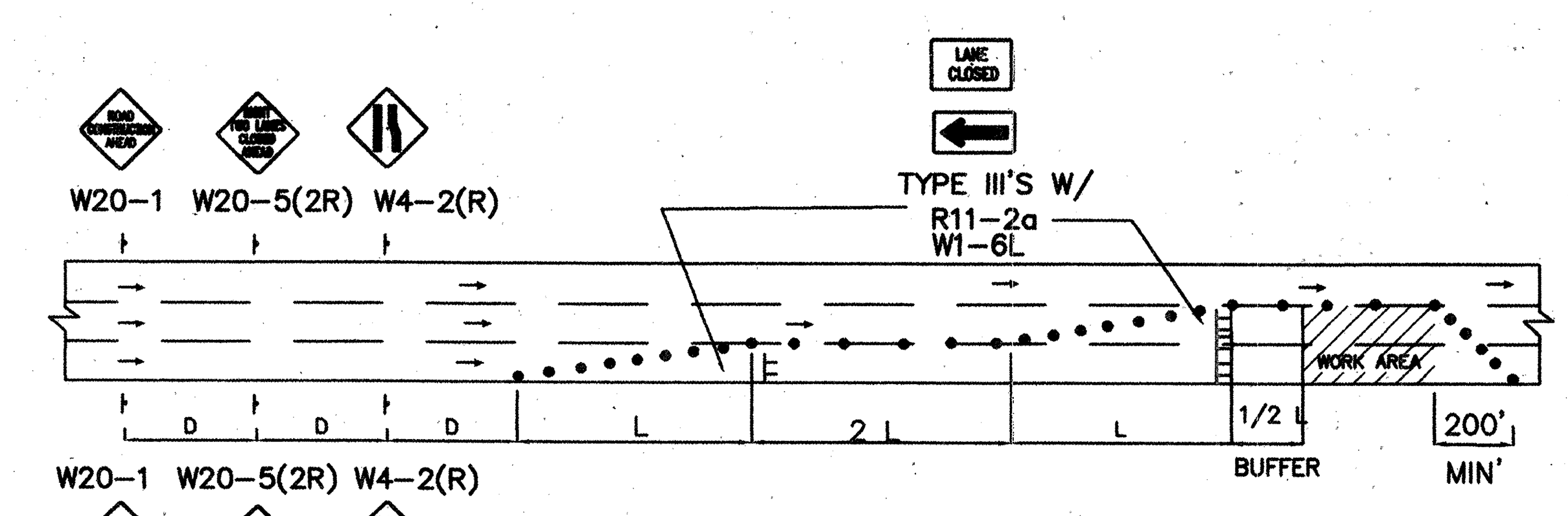
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



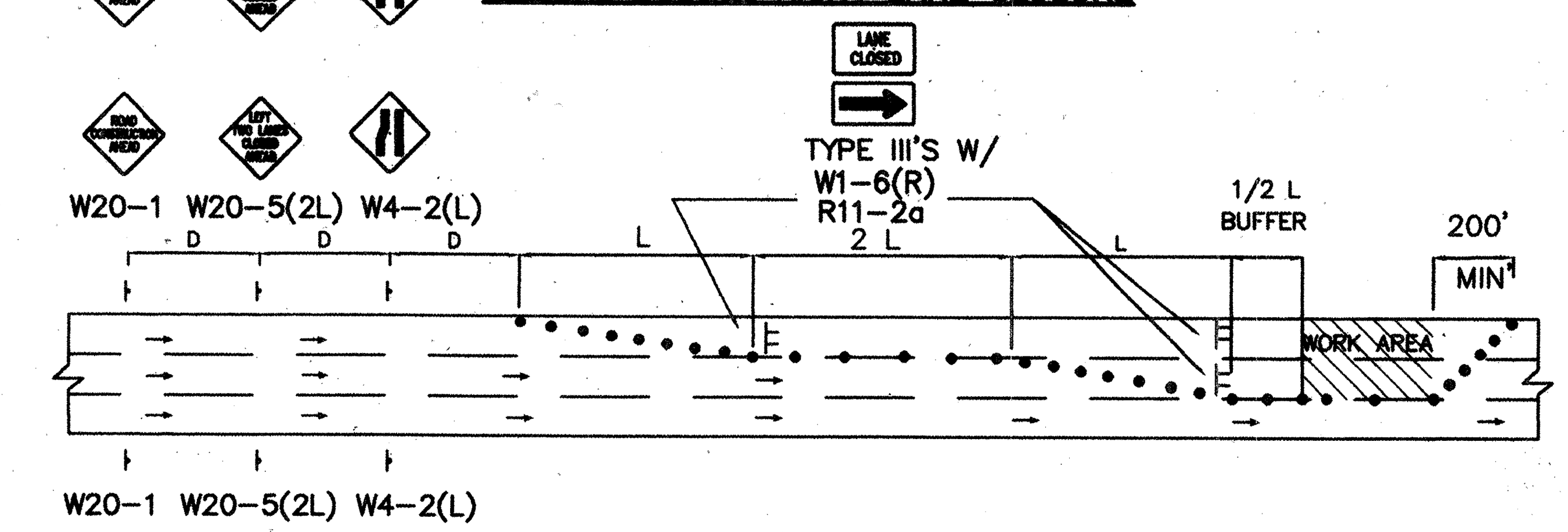
NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

TYPICAL LANE CLOSURE AT INTERSECTION

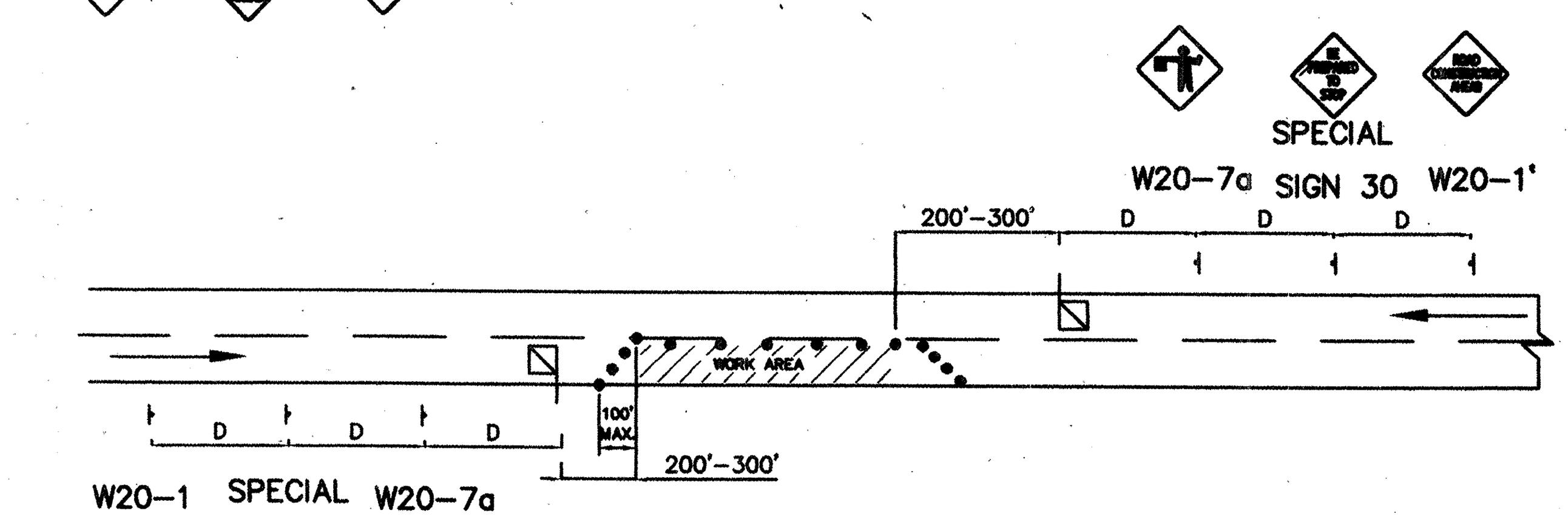
NOTE: DEPENDING ON WORK ZONE LOCATION



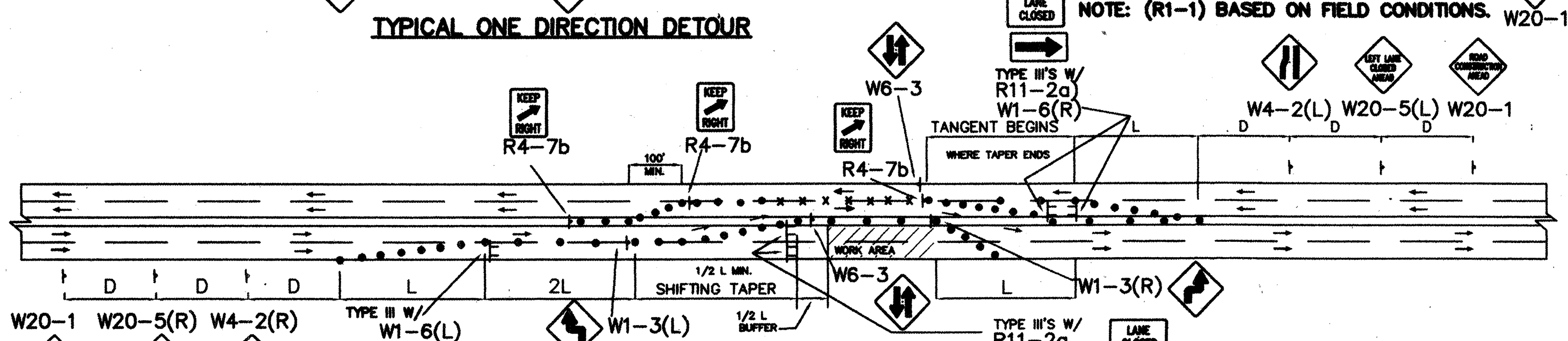
TYPICAL DOUBLE RIGHT LANE CLOSURE



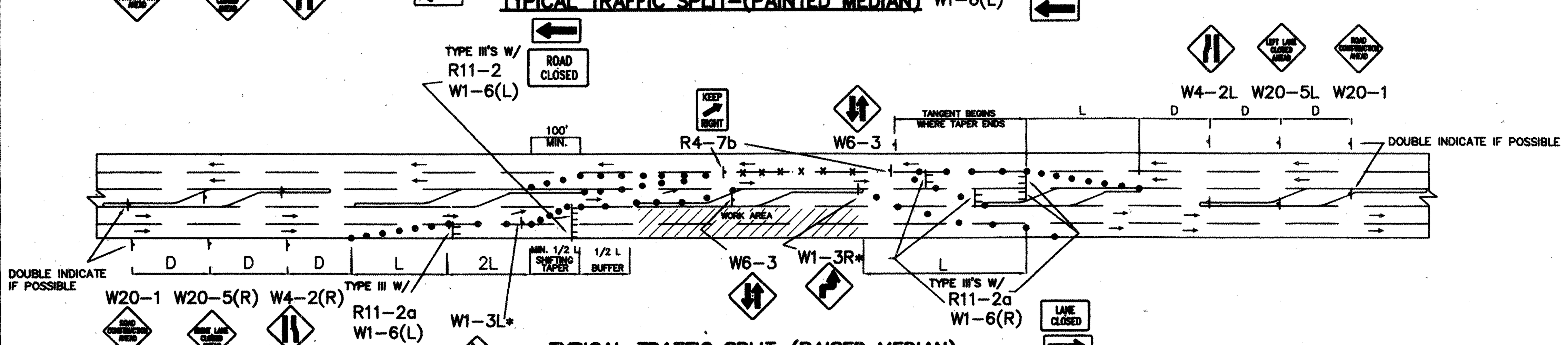
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

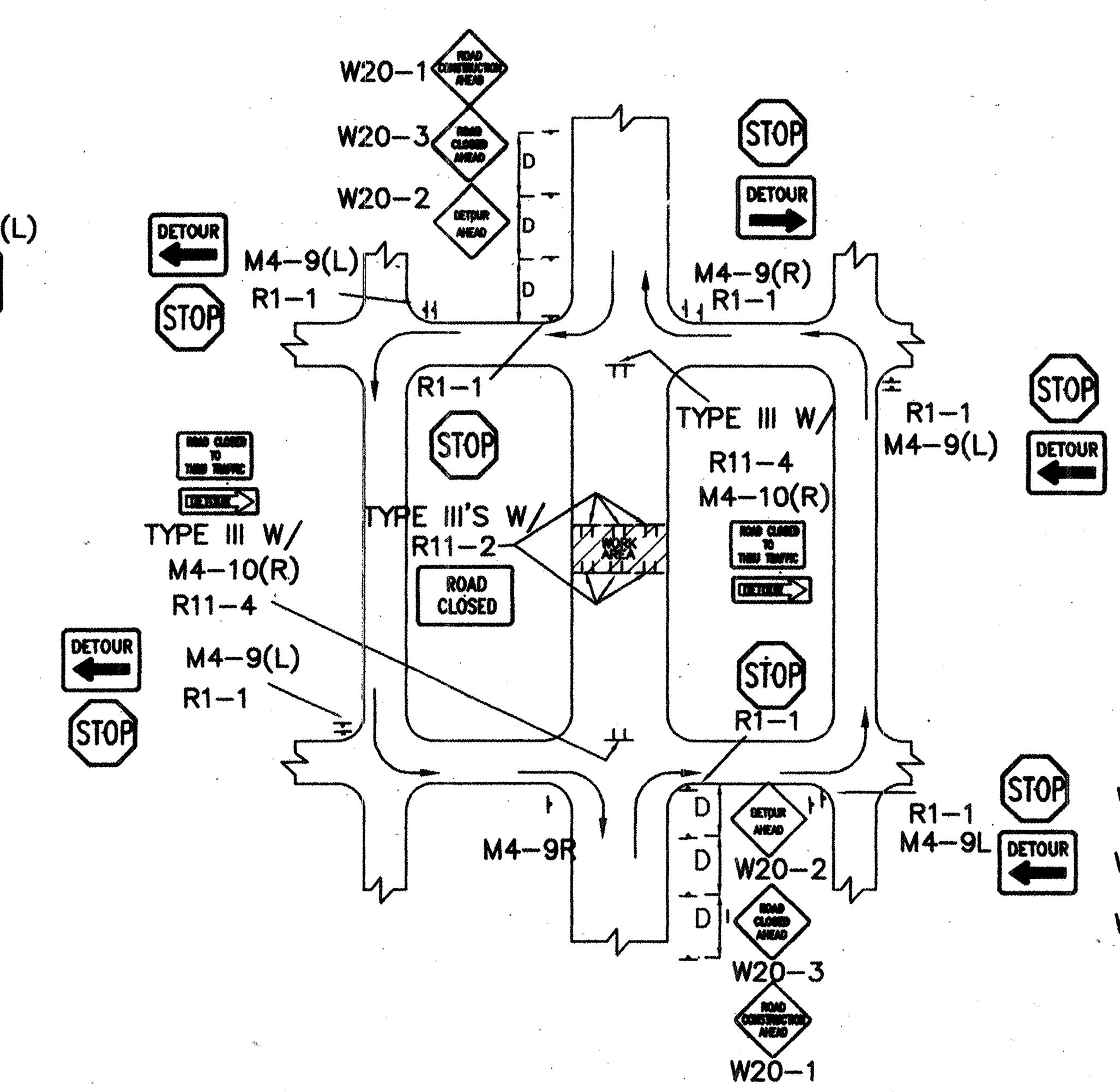
TRAFFIC SPLIT NOTES:

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

GENERAL NOTE:

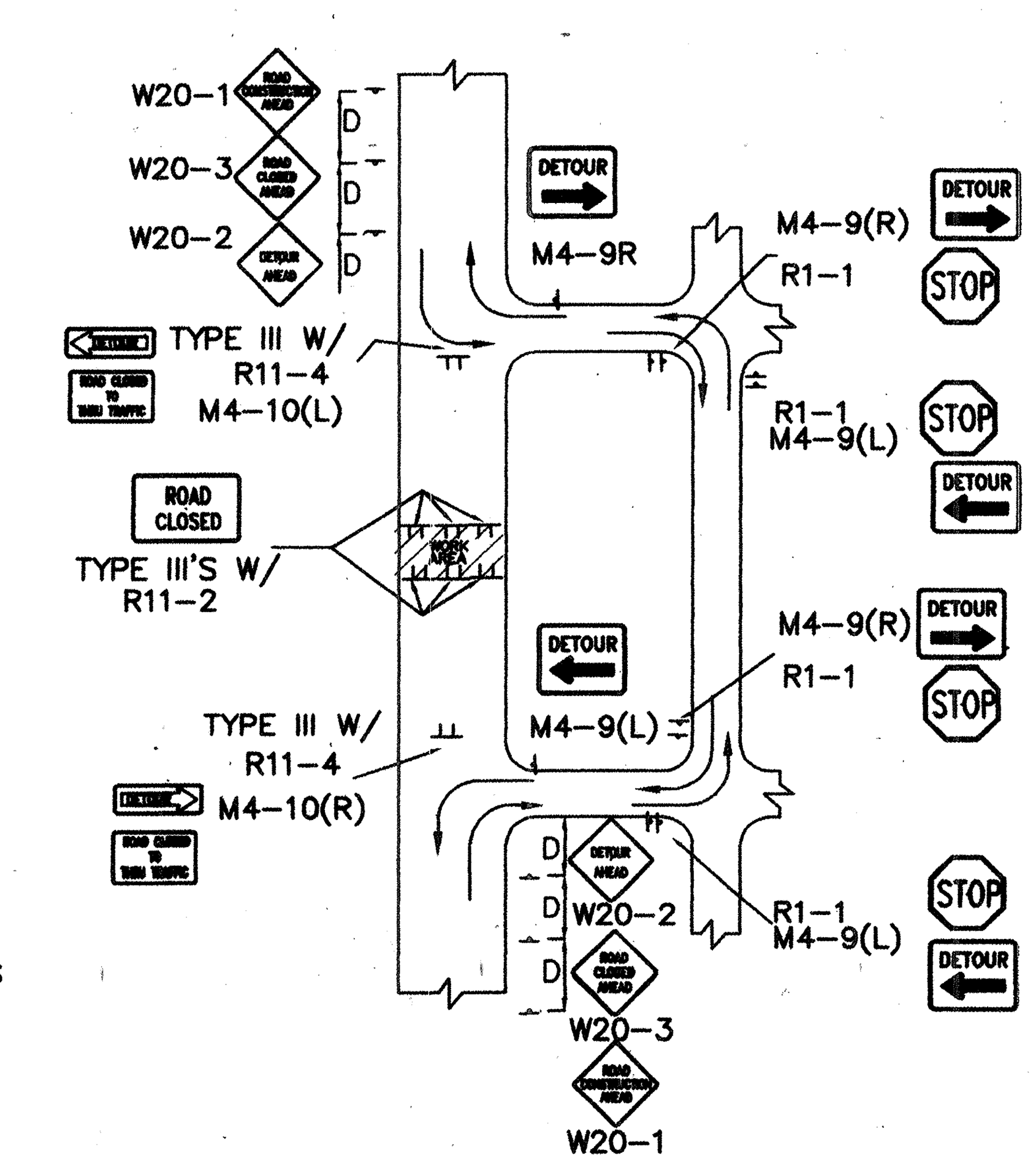
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



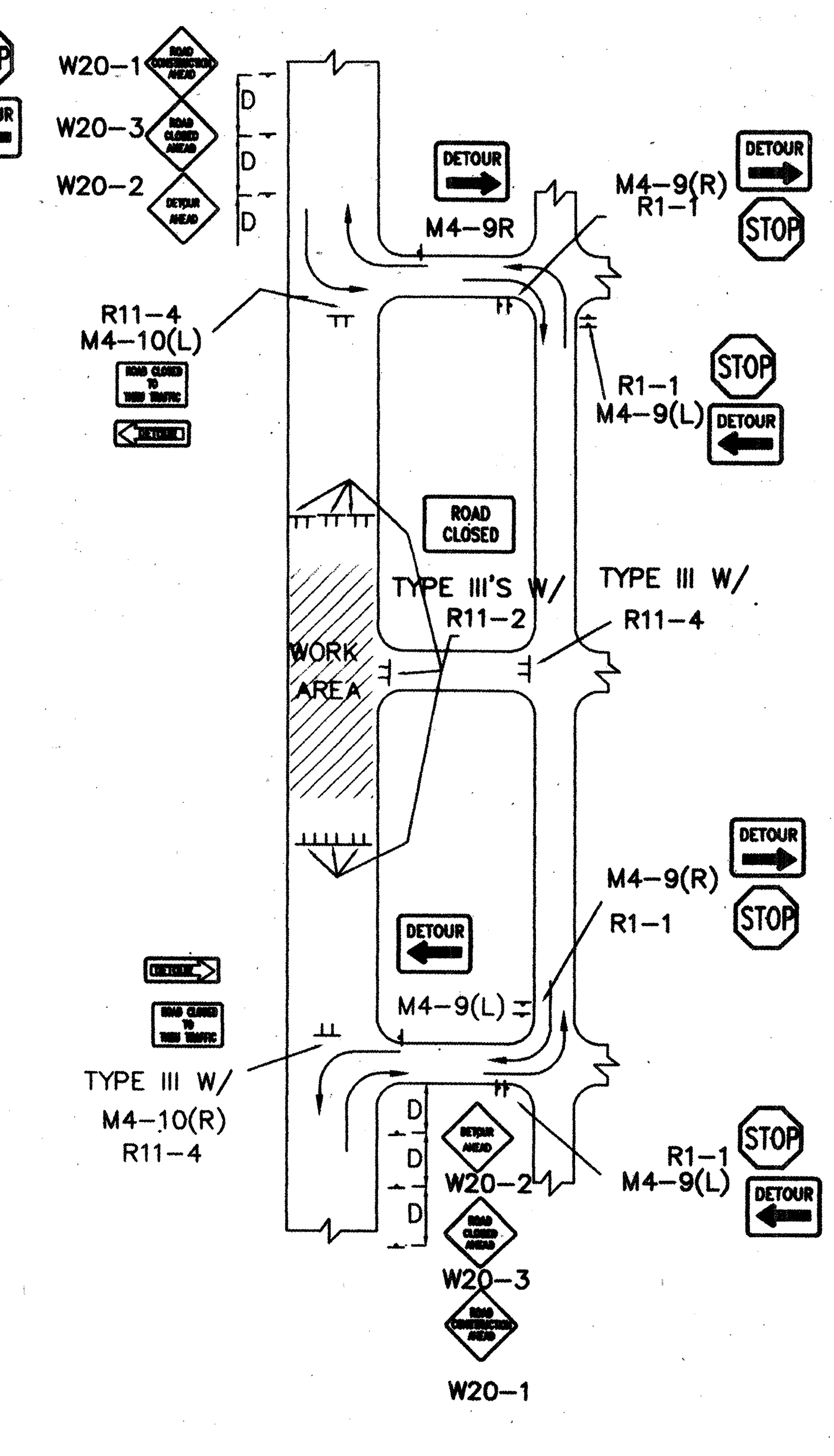
TYPICAL MID-BLOCK CLOSURE

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



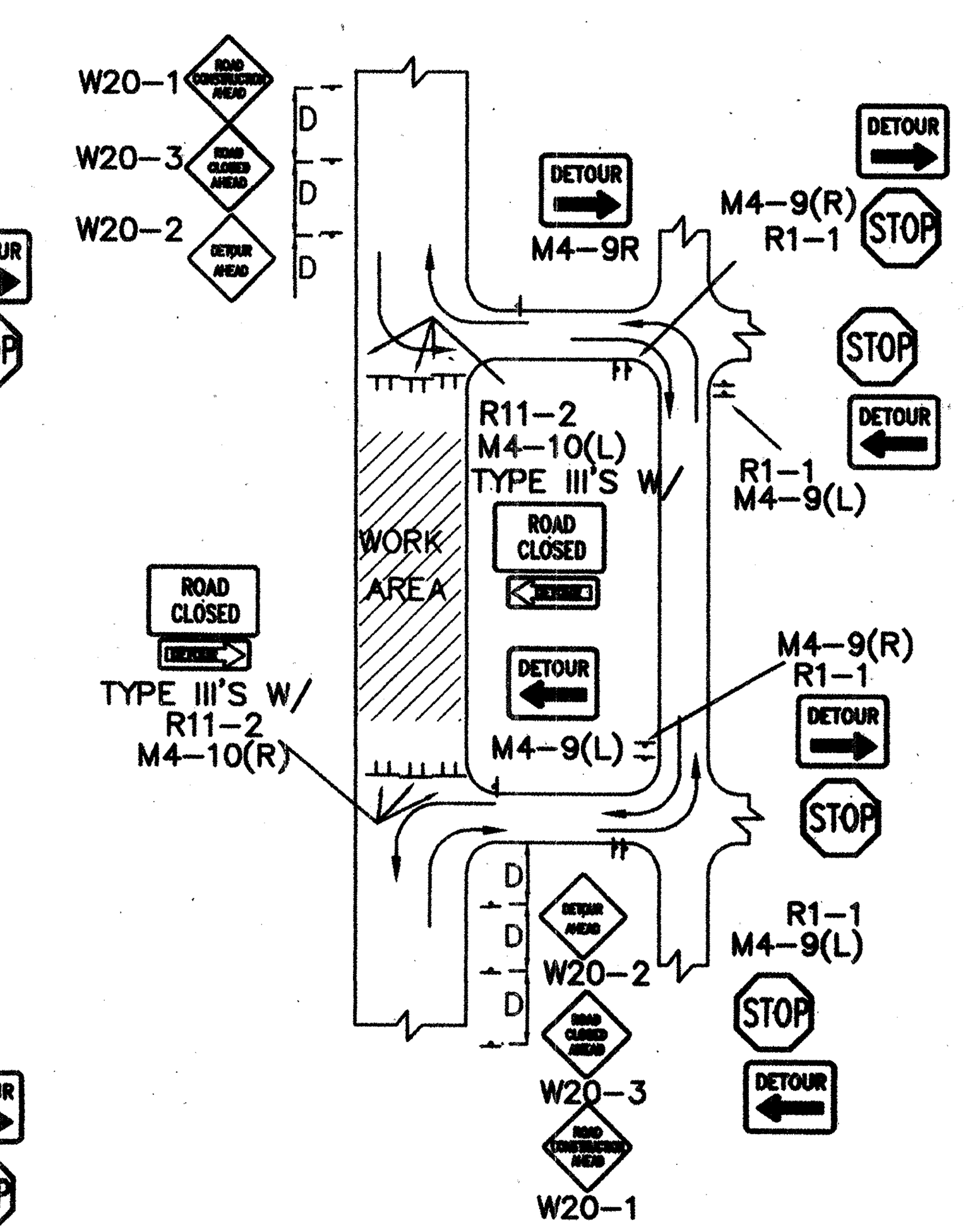
TYPICAL STREET CLOSURE

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



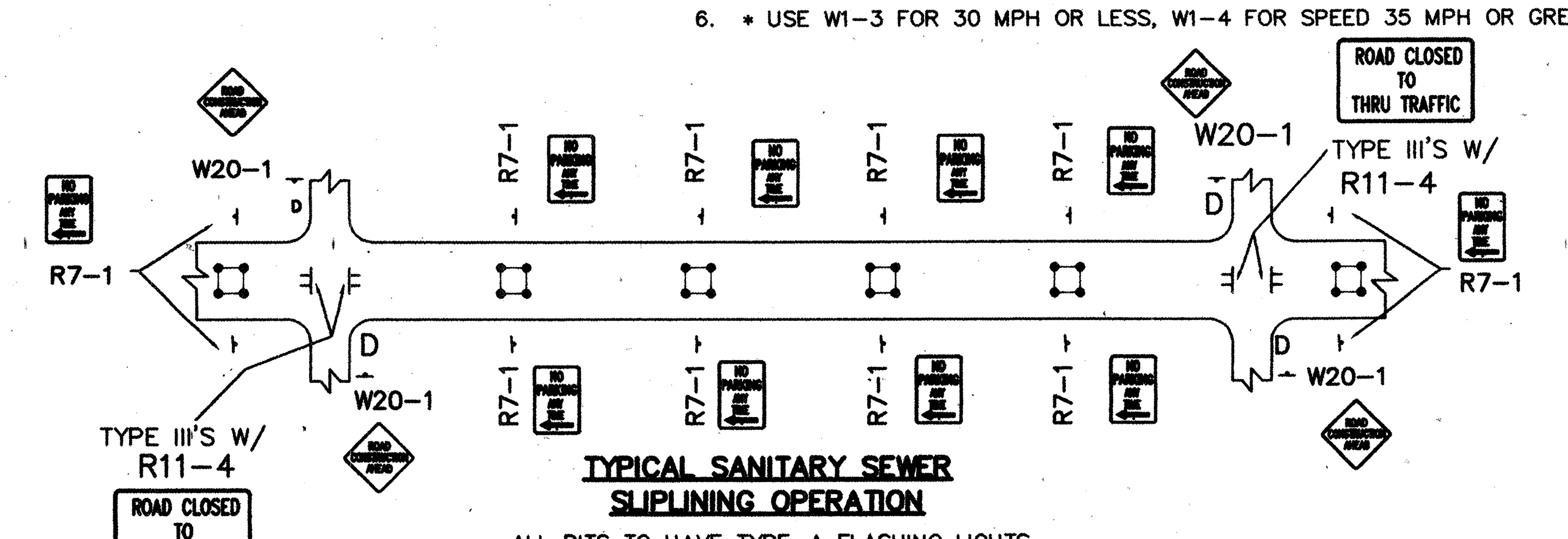
TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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



TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

CTCSTND2.DWG

AS-BUILT

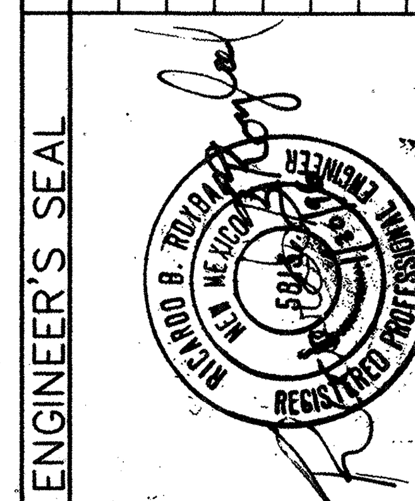
AS BUILT INFORMATION: CONTRACTOR / DATE; WORK STARTED / DATE; WORK COMPLETED / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE; NO.

BENCH MARKS

SURVEY INFORMATION — FIELD NOTES: NO. / BY / DATE

ENGINEER'S SEAL



REMARKS / REVISIONS: NO. / DATE / BY

DESIGN: DESIGNED BY C.O.A. STANDARDS DATE; DRAWN BY DATE; CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
CEA	STP			

PROJECT NO. | MAP NO. | SHEET 13 of 13