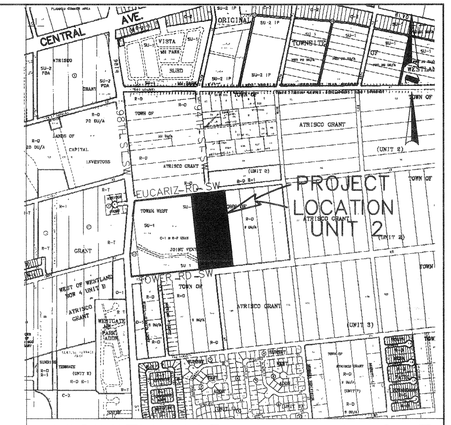
ELDORADO PARK SUBDIVISION/TOWER WEST SUBDIVISION UNIT 2

Albuquerque, New Mexico



VICINITY MAP L-9-Z

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE NO. 6.

2. 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.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM @ (260-1990) FOR LOCATION OF EXISTING UTILITIES.

4. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR ALL SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.

5. ALL STATIONING REFERS TO STREET CENTERLINE STATIONING; OR TO CENTERLINE OF UTILITY IF NOT IN A STREET LOCATION.

6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

7. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

9. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

10. CONTRACTOR SHALL CONDUCT 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 (CONSTRUCTION TRAFFIC CONTROL) OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION W/UPDATE #6.

11. PROPOSED WATERLINE MATERIALS SHALL BE EITHER P.V.C. PIPE MEETING AWWA C900 REQUIREMENTS (6" - 12" DIAM.) OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6" - 16" DIAM.).

12. THE CONTRACTOR AGREES TO 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.

13. 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. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

14. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

15. 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 OBTAINED AND RECORDED.

16. EXISTING CURB AND GUTTER NOT CALLED OUT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.

17. 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.

18. ALL FITTINGS ON WATERLINES SHALL HAVE JOINT RESTRAINTS IN ACCORDANCE WITH THE JOINT RESTRAINT LENGTHS SHOWN ON UTILITY PLAN AND PROFILE DRAWINGS AND ARE TO HAVE LOCKED MECHANICAL JOINTS.

19. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR, ALSO SEE NOTE NO. 6.

20. PNM (PUBLIC SERVICE CO. OF NEW MEXICO) WILL PROVIDE AT NO COST TO THE CITY OR TO 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.

21. ** WARNING ** - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN 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.

22. ANY CONSTRUCTION OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.

23. SIDEWALKS SHALL BE BUILT IN CONJUNCTION WITH HOUSE CONSTRUCTION ON EACH LOT.

INDEX OF SHEETS

I, ELVIDIO V. DINTZ CERTIFY THAT THE DRAWING OF THE "AS BUILT" DIMENSIONS WAS MADE UNDER MY SUPERVISION.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 2/28/01

Resource Technology, Inc.
ENGINEERS AND ENVIRONMENTAL SCIENTISTS
1720-B Randolph Rd. SE • Albuquerque, New Mexico •87106
Telephone: (505) 243-7300 • Fax (505) 243-7400 • E-mail rti@nmia.com
CIVIL • ENVIRONMENTAL • WATER RESOURCES • RECREATION • PLANNING

REV.	SHEET	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

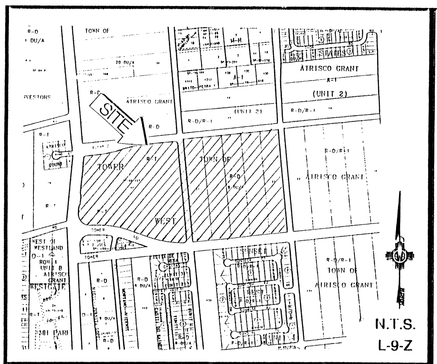
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	**********
	DRC Chairman		10/20/00	APPROVED FOR CONSTRUCTION
	Transportation		10-12-00	
	Water/Wastewater		10-12-00	
	Hydrology		10-12-00	
	Parks			
	Const.		10-12-00	City Engineer 10/25/00 Date
	AMAFCA			
	City Project No. 648281			Sheet 1 Of 15

DRB CASE NO. 97-13

As built data added 2/26/01

Towcd-R.dwg 8-14-00 2:19:37 pm EST

D:\TOWCDV-R.DWG Wed Sep 27 13:39:17 2000



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL MONUMENTS IDENTIFIED AS "SET" ARE NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK NMPS 12651", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, BASED ON ACS CONTROL STATIONS 7-L9 AND 9-L9 SHOWN HEREON.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. CENTERLINE (IN LIEU OF RIGHT-OF-WAY) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS # 12651".
7. GROSS ACREAGE: 38.8206 ACRES
8. NUMBER OF EXISTING TRACTS: 3
9. NUMBER OF TRACTS/LOTS CREATED: 3 TRACTS & 43 LOTS
10. CITY STANDARD UTILITY NOTE IS:
"CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO ELDORADO PARK MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."
11. LOTS DESIGNATED AS P1 MUST MEET INTERMEDIATE PARKING CRITERIA PER THE ZONING CODE.
12. BUILDING SETBACKS ARE AS FOLLOWS:
(1) THERE SHALL BE A FRONT YARD SETBACK OF NOT LESS THAN 15 FEET, EXCEPT DRIVEWAYS SHALL NOT BE LESS THAN 20 FEET LONG.
(2) THERE SHALL BE A SIDE YARD SETBACK OF NOT LESS THAN 5 FEET, EXCEPT THAT WHERE SIDE YARD ABUTS THE STREET RIGHT-OF-WAY THERE SHALL BE A SETBACK OF NO LESS THAN 10 FEET.
(3) THERE SHALL BE A REAR YARD SETBACK OF NOT LESS THAN 10 FEET.
13. MILEAGE OF STREETS CREATED: 0.022 MILES

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURERS OFFICE:

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATIONS LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDINGS, BRICK, POOL UNDERGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED IN THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CONFORMING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR OTHER EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, PNM, ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

LEGAL DESCRIPTION

A certain tract of land, being and comprising Tract 27A, TOWER WEST, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 27, 1999 in Bk. 99C, Pg. 125; together with Tract A-1A-1, ELDORADO PARK, UNIT 1, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 2000 in Bk. 2000C, Pg. 83; and also together with Tract A, ELDORADO PARK, filed February 25, 2000 in Bk. 2000C, Pg. 60, said comprised tract being more particularly described as follows:

BEGINNING at a point on the southerly boundary of subject property, being a point on the northerly right-of-way line of Tower Road S.W., whence A.C.S. Control Station 7-L9 bears S 27°50'34" W, 464.12 feet distant; thence, from said point of beginning, northwesterly along a curve to the right, through a central angle of 93°32'37", having a radius of 120.00 feet and an arc length of 195.92 feet (chord = N 44°13'40" W, 174.87 feet) to a point of compound curvature, being a point on the easterly right-of-way line of 98th Street N.W.; thence, along said easterly right-of-way line (and for the next four (4) calls), northeasterly along a curve to the right, through a central angle of 01°05'11", having a radius of 1938.00 feet and an arc length of 36.75 feet (chord - N 03°05'11" E, 36.75 feet) to a point of compound curvature, thence, northeasterly along a curve to the right, through a central angle of 22°11'36", having a radius of 138.00 feet and an arc length of 53.45 feet (chord = N 14°43'34" E, 53.12 feet) to a point of tangency; thence, N 25°49'21" E, 6.84 feet; thence, N 05°52'42" E, 81.80 feet; thence, N 14°03'57" W, 10.90 feet to a point of curvature; thence, leaving said easterly right-of-way line, northeasterly along a curve to the right, through a central angle of 109°56'39", having a radius of 28.03 feet and an arc length of 53.79 feet (chord = N 40°54'22" E, 45.91 feet) to a point of tangency; thence, S 84°07'18" E, 47.04 feet to a point of curvature; thence, southeasterly along a curve to the right, through a central angle of 90°00'00", having a radius of 28.00 feet and an arc length of 43.98 feet (chord = S 39°07'18" E, 39.60 feet) to an angle point; thence, N 74°00'40" E, 49.57 feet; thence, S 84°07'18" E, 110.00 feet; thence, N 05°52'42" E, 62.61 feet; thence, N 77°40'53" E, 252.55 feet; thence, N 77°06'42" E, 37.66 feet; thence, S 12°53'18" E, 110.00 feet; thence, S 01°14'44" W, 47.44 feet; thence, S 05°59'34" E, 97.35 feet; thence, S 86°30'27" E, 141.94 feet; thence, N 05°59'34" W, 87.32 feet; thence, N 84°02'54" E, 100.00 feet; thence, S 87°59'17" E, 46.46 feet; thence, N 84°00'26" E, 110.00 feet; thence, N 05°59'34" W, 481.29 feet; thence, S 84°02'54" W, 265.61 feet; thence, S 77°06'42" W, 209.33 feet; thence, S 77°40'53" W, 256.52 feet; thence, S 84°01'46" W, 115.36 feet; thence, N 84°13'46" W, 63.05 feet to a point on said easterly right-of-way line of 98th Street N.W.; thence, along said easterly right-of-way line (and for the next two (2) calls) northwesterly along a curve to the left, through a central angle of 01°59'07", having a radius of 1491.40 feet and an arc length of 51.79 feet (chord = N 03°16'31" E, 51.78 feet) to a non-tangent point; thence, N 05°46'30" E, 31.94 feet to a non-tangent point on a curve; thence, northeasterly along a curve to the right, through a central angle of 59°12'59", having a radius of 29.98 feet and an arc length of 31.07 feet (chord = N 54°21'38" E, 29.70 feet) to a point of tangency on the southerly right-of-way line of Eucariz Avenue S.W., whence A.C.S. Control Station 9-L9 bears N 08°06'29" W, 646.98 feet distant; thence, N 84°01'46" E, 132.94 feet along said southerly right-of-way line (and for the next six (6) calls) to a point of curvature; thence, northeasterly along a curve to the left, through a central angle of 12°41'45", having a radius of 1130.00 feet and an arc length of 250.39 feet (chord = N 77°40'53" E, 249.88 feet) to a point of reverse curvature; thence, northeasterly along a curve to the right, through a central angle of 11°33'23", having a radius of 1070.00 feet and an arc length of 215.82 feet (chord = N 77°06'42" E, 215.45 feet) to a point of tangency; thence N 84°02'17" E, 354.62 feet; thence, N 84°01'25" E, 290.31 feet; thence N 84°01'25" E, 814.44 feet; thence, N 82°58'55" E, 60.85 feet to the northeast corner of said tract herein described; thence, leaving said southerly right-of-way line, S 05°53'09" E, 919.07 feet to a point on the easterly right-of-way line of 98th Street S.W.; thence, along said easterly right-of-way line (and for the next three (3) calls) northwesterly along a curve to the left, through a central angle of 46°35'48", having a radius of 173.00 feet and an arc length of 140.70 feet (chord = N 29°11'03" W, 136.85 feet) to a point of tangency; thence, N 52°28'57" W, 22.21 feet to a point of curvature; thence, northwesterly along a curve to the right, through a central angle of 46°35'46", having a radius of 127.00 feet and an arc length of 103.28 feet (chord = N 29°11'02" W, 100.46 feet) to a point of tangency; thence, N 05°53'09" W, 490.18 feet to a point of curvature; thence, northeasterly along a curve to the right, through a central angle of 47°51'06", having a radius of 28.00 feet and an arc length of 23.38 feet (chord = N 18°02'24" E, 22.71 feet) to a point of reverse curvature; thence, northwesterly along a curve to the left, through a central angle of 185°47'38", having a radius of 48.00 feet and an arc length of 155.65 feet (chord = N 50°55'52" W, 95.88 feet) to a point of reverse curvature; thence, southwesterly along a curve to the right, through a central angle of 47°51'06", having a radius of 28.00 feet and an arc length of 23.38 feet (chord = S 60°02'52" W, 22.71 feet) to a point of tangency, being a point on the northerly right-of-way line of Polan Road S.W.; thence, S 84°01'25" W, 249.06 feet along said northerly right-of-way line to an angle point; thence, S 05°58'35" E, 46.00 feet to a point on the southerly right-of-way line of said Polan Road S.W.; thence, N 84°01'25" E, 230.29 feet along said southerly right-of-way line to a point of curvature; thence, southeasterly along a curve to the right, through a central angle of 90°05'26", having a radius of 52.00 feet and an arc length of 81.76 feet (chord = S 50°55'52" E, 73.60 feet) to a point of tangency, being a point on the westerly right-of-way line of said 98th Street S.W.; thence, along said westerly right-of-way line (and for the next five (5) calls) S 05°53'09" E, 471.41 feet to a point of curvature; thence, southeasterly along a curve to the left, through a central angle of 46°35'46", having a radius of 173.00 feet and an arc length of 140.69 feet (chord = S 29°11'02" E, 136.85 feet) to a point of tangency; thence, S 52°28'57" E, 10.99 feet to a point of curvature; thence, southeasterly along a curve to the right, through a central angle of 26°35'19", having a radius of 127.00 feet and an arc length of 58.94 feet (chord = S 39°11'18" E, 58.41 feet) to a point of compound curvature; thence, southeasterly along a curve to the right, through a central angle of 20°00'29", having a radius of 30.16 feet and an arc length of 10.53 feet (chord = S 15°53'24" E, 10.48 feet) to a point of tangency; thence, S 05°53'09" E, 161.23 feet to a point of curvature; thence, southwesterly along a curve to the right, through a central angle of 89°57'35", having a radius of 28.00 feet and an arc length of 43.96 feet (chord = S 39°05'39" W, 39.58 feet) to a point of tangency, being a point on the northerly right-of-way line of Tower Road S.W.; thence S 84°04'26" W, 967.72 feet along said northerly right-of-way line to a point of curvature; thence, northwesterly along a curve to the right, through a central angle of 89°56'00", having a radius of 30.00 feet and an arc length of 47.09 feet (chord = N 50°57'34" W, 42.40) to a point of tangency, being a point on the easterly right-of-way line of 94th Street S.W.; thence, N 05°59'34" W, 846.43 feet along said easterly right-of-way line to a point of curvature; thence, northeasterly along a curve to the right, through a central angle of 46°42'29", having a radius of 25.00 feet and an arc length of 20.38 feet (chord = N 17°21'41" E, 19.82 feet) to a point of reverse curvature; thence, southwesterly along a curve to the left, through a central angle of 273°25'10", having a radius of 45.00 feet and an arc length of 214.75 feet (chord = S 84°02'26" W, 61.71 feet) to a point of reverse curvature; thence, southwesterly along a curve to the right, through a central angle of 46°42'29", having a radius of 25.00 feet and an arc length of 20.38 feet (chord = S 29°20'48" E, 19.82 feet) to a point of tangency, being a point on the westerly right-of-way line of said 94th Street S.W.; thence, S 05°59'34" E, 844.26 feet along said westerly right-of-way line to a point of curvature; thence, southwesterly along a curve to the right, through a central angle of 94°28'00", having a radius of 30.00 feet and an arc length of 49.46 feet (chord = S 41°14'26" W, 44.05 feet) to a point of compound curvature, being a point on the northerly right-of-way line of Tower Road S.W.; thence, along said northerly right-of-way line (and for the next three (3) calls), northwesterly along a curve to the right, through a central angle of 19°59'48", having a radius of 1100.00 feet and an arc length of 383.91 feet (chord = N 81°31'40" W, 381.96 feet) to a point of tangency; thence, N 71°31'46" W, 213.60 feet to a point of curvature; thence northwesterly along a curve to the left, through a central angle of 19°28'14", having a radius of 1040.00 feet and an arc length of 353.42 feet (chord = N 81°15'51" W, 351.72 feet) to a point of tangency; thence, S 89°00'00" W, 77.89 feet to the point of beginning and containing 38.8206 acres, more or less.

FREE CONSENT

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 UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN, AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND 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(S) SIGNATURE: DATE: 8/29/00
OWNER(S) PRINT NAME: Franklin E. Wilson, General Partner Tower West Ltd Partnership, Partner Tower West LLC
ADDRESS: 333 Lomas NE, Albuquerque, NM TRACT:
ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Cristin R. Hanes
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10-07-00

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF August, 2000.
BY: Franklin E. Wilson, General Partner, Tower West Ltd Partnership, Managing Partner Tower West LLC
MY COMMISSION EXPIRES: 10-07-00
Cristin R. Hanes
NOTARY PUBLIC

PLAT OF
ELDORADO PARK, UNIT 2
SITUATE WITHIN PROJECTED SECTION 28
T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2000
SHEET 1OF 3

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING TRACTS INTO FORTY-THREE (43) LOTS AND THREE (3) REMAINING TRACTS, TO VACATE AN EXISTING BICYCLE EASEMENT AND GRANT A REPLACEMENT BICYCLE EASEMENT, TO GRANT ADDITIONAL EASEMENTS AND TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.:

CITY SURVEYOR	DATE 8/30/00
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
PNM ELECTRIC SERVICES	DATE 8-30-00
PNM GAS SERVICES	DATE 8-30-00
US WEST COMMUNICATIONS	DATE 08-30-00
COMCAST CABLE	DATE 8-30-00

SURVEYORS CERTIFICATION

I, Thomas W. Patrick, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owner and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing 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 February 2, 1994), and is true and correct to the best of my knowledge and belief.

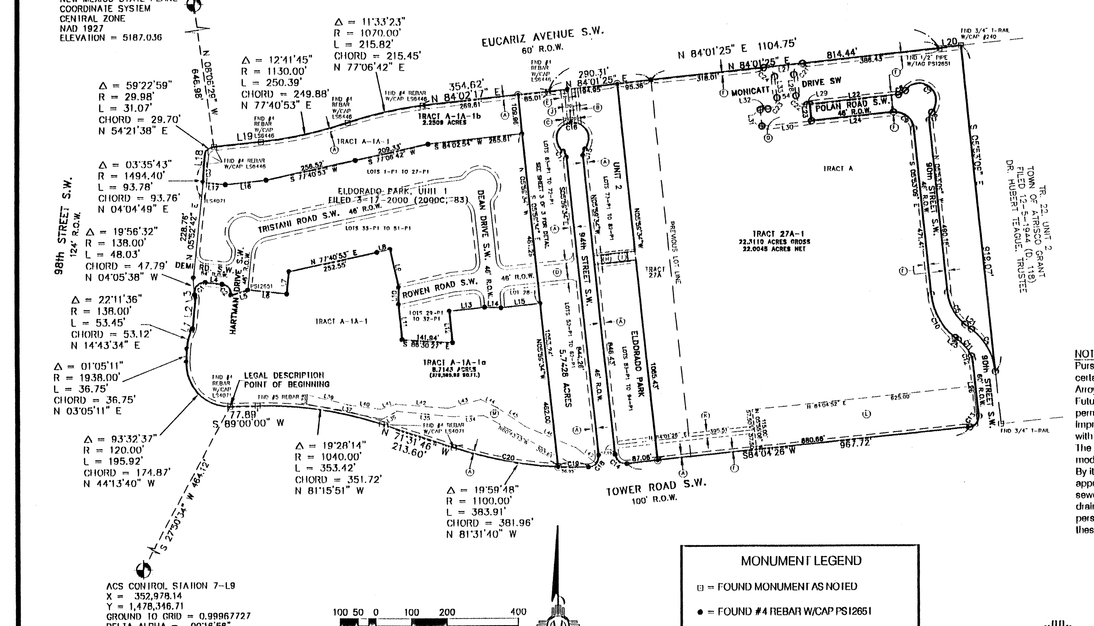
Thomas W. Patrick — 29 August 2000
New Mexico Professional Surveyor, 12651 — Date

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
1" = 60'
PROJECT NO. 0004PB03
DRAWN BY PGB
T10N R2E SEC. 28

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	28.03'	53.79'	45.91'	N 40°54'22" E	109°56'39"
C2	28.00'	43.98'	39.60'	S 39°07'18" E	90°00'00"
C3	1494.40'	51.79'	51.78'	N 03°16'31" E	01°59'07"
C4	173.00'	140.70'	136.85'	N 29°11'03" W	46°35'48"
C5	127.00'	103.28'	100.46'	N 29°11'02" W	46°35'46"
C6	28.00'	23.38'	22.71'	N 18°02'24" E	47°51'06"
C7	48.00'	155.65'	95.88'	N 50°55'52" W	185°47'38"
C8	28.00'	23.38'	22.71'	S 60°05'52" W	47°51'06"
C9	52.00'	81.76'	73.60'	S 50°55'52" E	90°05'26"
C10	173.00'	140.69'	136.85'	S 29°11'02" E	46°35'46"
C11	127.00'	58.94'	58.41'	S 39°11'18" E	26°35'19"
C12	30.16'	10.53'	10.48'	S 15°53'24" E	20°00'29"
C13	28.00'	43.96'	39.58'	S 39°05'39" W	89°57'35"
C14	30.00'	47.09'	42.40'	N 50°57'34" W	89°56'00"
C15	25.00'	20.38'	19.82'	N 17°21'41" E	46°42'29"
C16	45.00'	214.75'	61.71'	S 84°02'26" W	273°25'10"
C17	25.00'	20.38'	19.82'	S 29°20'48" E	46°42'29"
C18	30.00'	49.46'	44.05'	S 41°14'26" W	94°28'00"
C19	1100.00'	85.20'	85.18'	N 89°18'25" W	04°26'16"
C20	1100.00'	298.71'	297.79'	N 79°18'31" W	46°42'29"
C21	28.00'	43.98'	39.60'	N 39°01'25" W	90°00'00"
C22	28.00'	43.98'	39.60'	S 50°58'35" E	90°00'00"
C23	28.00'	43.98'	39.60'	N 39°01'25" E	90°00'00"
C24	28.00'	43.98'	39.60'	N 50°58'35" W	90°00'00"

LINE	DIRECTION	DISTANCE
L1	N 25°49'21" E	6.84'
L2	N 05°52'42" E	81.80'
L3	N 14°03'57" W	10.90'
L4	S 84°07'18" E	47.04'
L5	N 74°00'40" E	49.57'
L6	S 84°07'18" E	110.00'
L7	N 05°52'42" E	62.61'
L8	N 77°06'42" E	37.66'
L9	S 12°53'18" E	110.00'
L10	S 01°14'44" W	47.44'
L11	S 05°59'34" E	97.35'
L12	N 05°59'34" W	87.32'
L13	N 84°02'54" E	100.00'
L14	S 87°59'17" E	46.46'
L15	N 84°00'26" E	110.00'
L16	S 84°01'46" W	115.36'
L17	N 84°13'46" W	63.05'
L18	N 05°46'30" E	31.94'
L19	N 84°01'46" E	132.94'
L20	N 82°58'55" E	60.85'
L21	N 52°28'57" W	22.21'
L22	S 84°01'25" W	249.06'
L23	S 05°58'35" E	46.00'
L24	N 84°01'25" E	230.29'
L25	S 52°28'57" E	10.99'
L26	S 05°53'09" E	161.23'
L27	N 84°01'25" E	110.00'
L28	S 05°58'35" E	59.00'
L29	N 84°01'25" E	8.64'
L30	S 84°01'25" W	140.63'
L31	N 05°58'35" W	46.00'
L32	N 84°01'25" E	22.00'
L33	N 05°58'35" W	59.00'

LINE	DIRECTION	DISTANCE
L34	S 88°28'49" W	85.45'
L35	N 84°14'23" W	158.47'
L36	S 61°41'52" W	47.80'
L37	N 78°16'37" W	215.66'
L38	N 05°04'44" E	26.16'
L39	S 75°51'54" E	123.58'
L40	S 82°27'14" E	86.33'
L41	N 72°01'22" E	46.08'
L42	S 85°30'56" E	147.32'
L43	N 75°06'44" E	94.67'
L44	S 83°57'13" E	51.84'
L45	S 55°08'03" E	95.15'
L46	S 68°46'11" E	154.44'
L47	S 52°01'34" E	72.57'



MONUMENT LEGEND

- ⊟ = FOUND MONUMENT AS NOTED
- ● = FOUND #4 REBAR W/CAP PS12651
- O = CALCULATED CORNER
- ◉ = SET #4REBAR W/CAP PS12651
- △ = CENTERLINE MONUMENT-SEE NOTE #6

EASEMENT LEGEND

- (A) = 10' PUBLIC UTILITY ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125
- (B) = 8' PUBLIC UTILITY ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125
- (C) = 40' PUBLIC WATER & SANITARY SEWER ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125
- (D) = 10' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)
- (E) = 20' PUBLIC BICYCLE ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125 (VACATED BY THIS PLAT)
- (F) = 10' PUBLIC UTILITY ESMT. PER PLAT OF ELDORADO PARK FILED 2-25-2000 IN BK. 2000C, PG. 60
- (G) = PUBLIC WATER, SEWER & DRAINAGE ESMT. AND PUBLIC ROADWAY ESMT. (TO BE DEDICATED AS ADDITIONAL PUBLIC RIGHT-OF-WAY WHEN REQUESTED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER MONICATTI DRIVE S.W. AND POLAN ROAD S.W.) PER PLAT OF ELDORADO PARK FILED 2-25-2000 IN BK. 2000C, PG. 60
- (H) = 7' P.U.E. (GRANTED BY THIS PLAT)
- (I) = 25' PUBLIC PEDESTRIAN ESMT. & PUBLIC WATER LINE ESMT. (GRANTED BY THIS PLAT)
- (J) = 20' PUBLIC BICYCLE ESMT. (GRANTED BY THIS PLAT)
- (K) = 20' TEMPORARY DRAINAGE ESMT. FILED 10-7-1999 IN BK 9913, PG. 8303
- (L) = TEMPORARY PONDING ESMT. FILED 10-7-1999 IN BK 9913, PG. 8305
- (M) = TEMPORARY F.E.M.A. FLOODPLAIN ESMT. (GRANTED BY THIS PLAT)

NOTICE OF SUBDIVISION PLAT CONDITIONS FOR TRACTS A-1A-1a & 27A-1

Pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

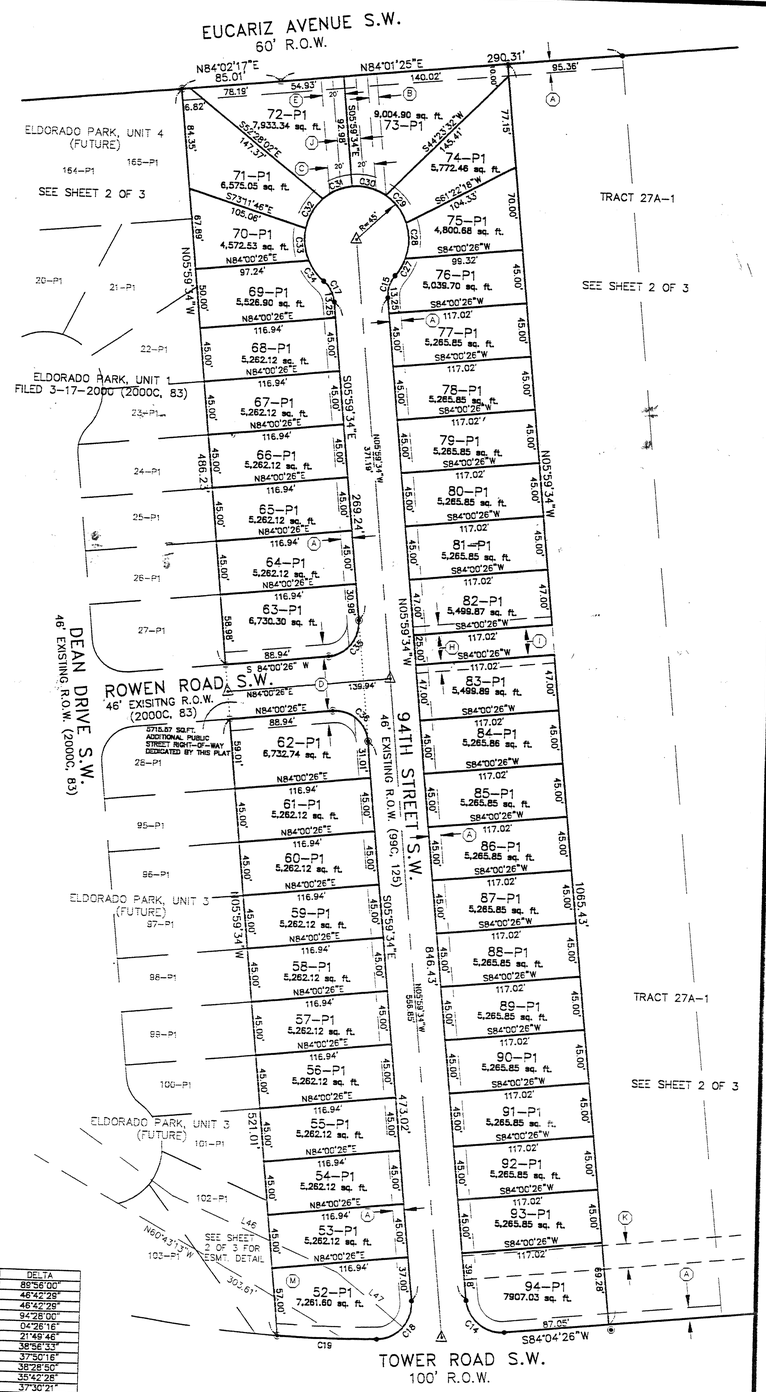
Future subdivision of lands within this plat, zoning Site Development Plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R2E SEC. 28

PLAT OF
ELDORADO PARK, UNIT 2
SITUATE WITHIN PROJECTED SECTION 28
T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2000
SHEET 3 OF 3



SCALE: 1" = 60'
PROJECT NO. 0004PB03
PLOT BY PGB
ZONE ATLAS: L-9-Z

MONUMENT LEGEND

- ⊡ = FOUND MONUMENT AS NOTED
- ● = FOUND #4 REBAR W/CAP PS12651
- ○ = CALCULATED CORNER
- ◉ = SET #4REBAR W/CAP PS12651
- △ = CENTERLINE MONUMENT-SEE NOTE #6

EASEMENT LEGEND

(A) = 10' PUBLIC UTILITY ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125

(B) = 8' PUBLIC UTILITY ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125

(C) = 40' PUBLIC WATER & SANITARY SEWER ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125

(D) = 10' PUBLIC UTILITY ESMT. (GRANTED BY THIS PLAT)

(E) = 20 PUBLIC BICYCLE ESMT. PER PLAT OF TOWER WEST FILED 5-27-1999 IN BK. 99C, PG. 125 (VACATED BY THIS PLAT)

(F) = 10' PUBLIC UTILITY ESMT. PER PLAT OF ELDORADO PARK FILED 2-25-2000 IN BK. 2000C, PG. 60

(G) = PUBLIC WATER, SEWER & DRAINAGE ESMT. AND PUBLIC ROADWAY ESMT. (TO BE DEDICATED AS ADDITIONAL PUBLIC RIGHT-OF-WAY WHEN REQUESTED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION OVER MONICAT DRIVE S.W. AND POLAN ROAD S.W.) PER PLAT OF ELDORADO PARK FILED 2-25-2000 IN BK. 2000C, PG. 60

(H) = 7' P.U.E. (GRANTED BY THIS PLAT)

(I) = 25' PUBLIC PEDESTRIAN ESMT. & PUBLIC WATER LINE ESMT. (GRANTED BY THIS PLAT)

(J) = 20' PUBLIC BICYCLE ESMT. (GRANTED BY THIS PLAT)

(K) = 20' TEMPORARY DRAINAGE ESMT. FILED 10-7-1999 IN BK. 9913, PG. 8303

(M) = TEMPORARY F.E.M.A. FLOODPLAIN ESMT. (GRANTED BY THIS PLAT)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C14	30.00'	47.05'	42.40'	N 50°57'34" W	89°56'00"
C15	25.00'	20.38'	19.82'	N 17°21'41" E	46°42'29"
C17	25.00'	20.38'	19.82'	S 29°20'48" E	46°42'29"
C18	30.00'	49.46'	44.05'	S 41°14'26" W	94°28'00"
C19	1100.00'	85.20'	85.18'	N 89°18'23" W	04°26'16"
C22	45.00'	17.14'	17.04'	N 30°10'58" E	21°49'46"
C28	45.00'	30.56'	30.00'	N 00°12'12" W	38°56'33"
C29	45.00'	28.72'	29.18'	N 38°35'36" W	37°50'16"
C30	45.00'	30.22'	29.66'	N 76°45'09" W	38°28'50"
C31	45.00'	28.04'	27.59'	S 66°09'12" W	35°42'28"
C32	45.00'	29.46'	28.93'	S 28°32'48" W	37°30'21"
C33	45.00'	27.63'	27.20'	S 06°47'56" E	35°11'06"
C34	45.00'	22.23'	22.01'	S 38°32'48" E	28°18'34"
C35	28.00'	43.98'	39.60'	S 39°00'26" W	90°00'00"
C36	28.00'	43.98'	39.60'	S 50°59'34" E	90°00'00"

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
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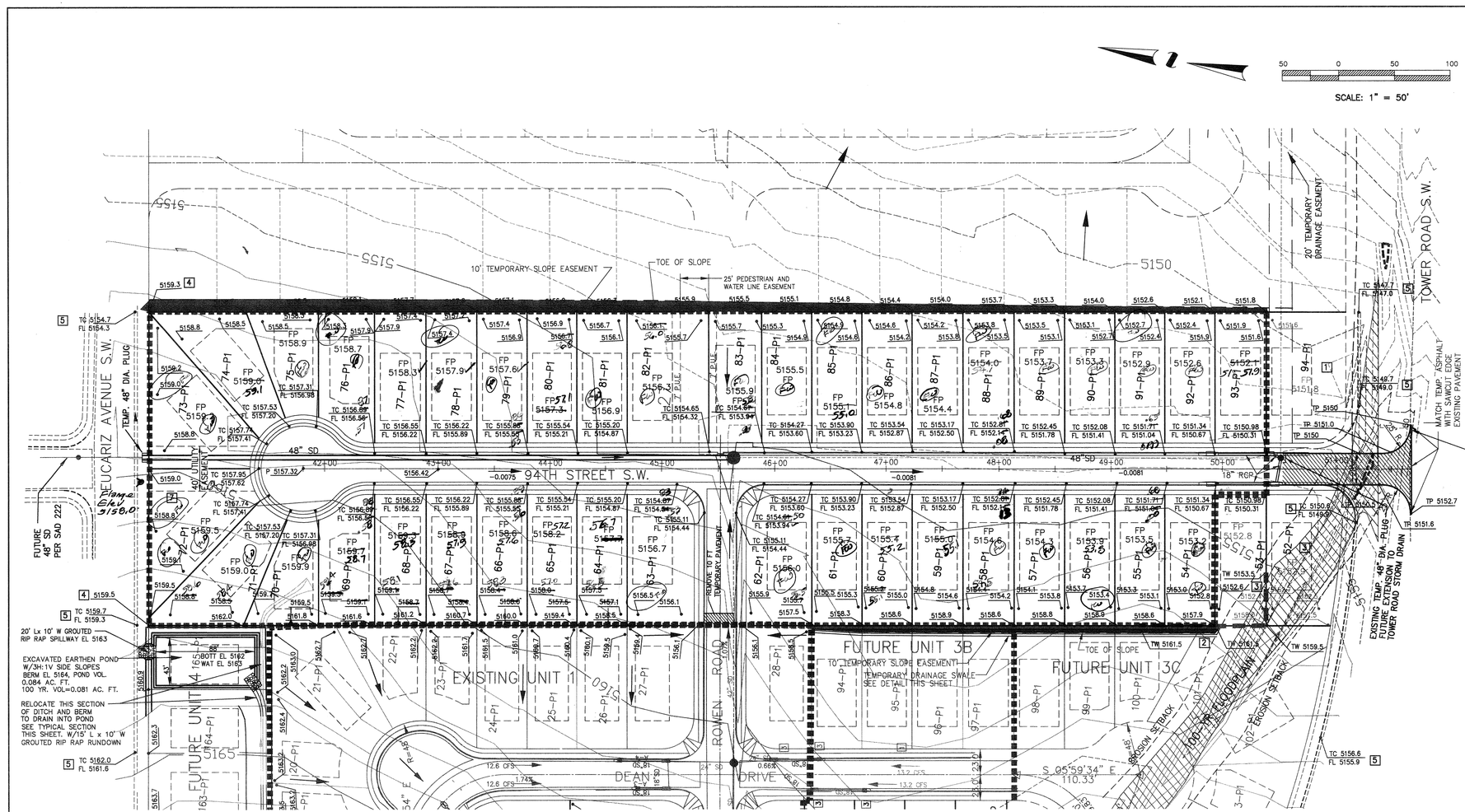
T10N R2E SEC. 28

3 of 15



I, ELVIDIO V. DINIZ, REGISTERED PROFESSIONAL ENGINEER NO. 7111 DO HEREBY CERTIFY THAT THE AS-BUILT ELEVATIONS FOR UNIT 2 HAVE BEEN UNDER MY DIRECTION AND THIS DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN. EVD

KEYED NOTES

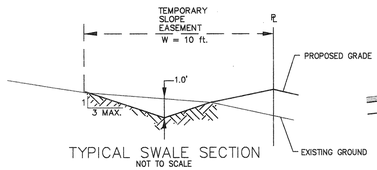
1. LOT 94-P1 TO BE DEVELOPED AFTER SAD 222 IS BUILT
2. INTERIM ONLY-END OF RETAINING WALL SW CORNER OF LOT 54-P1
3. LOTS 52-P1 AND 53-P1 AND RETAINING WALL, TO REMAIN IN TEMPORARY EASEMENT UNTIL, UNIT 3C IS DEVELOPED AND FLOOD PLAIN IS REMOVED OR AFTER SAD 222 IS BUILT
4. PROPOSED CONSTRUCTION WILL REQUIRE A TEMPORARY SLOPE EASEMENT TO MATCH EXISTING GRADES, FINAL GRADE ON EUCARIZ AVE. WILL HAVE TO ACCOMMODATE PLAN ELEVATIONS.
5. FROM "SAD 222 DRAINAGE ANALYSIS", ANDREWS, ASBURY & ROBERT, APRIL 1995

FOR TEMPORARY PAVEMENT CENTERLINE PROFILE SEE PROFILE DETAIL BELOW

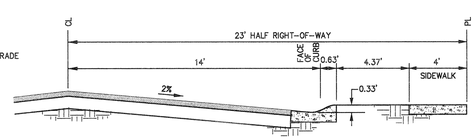
LEGEND

- 5180 — EXIST. CONTOUR LINE
- TEMPORARY PAVEMENT
- CONSTRUCTION EASEMENT/TRANSITION SLOPES
- FLOW DIRECTION
- BUILDING PAD
- FP 5155.0 — FINISHED PAD ELEVATION
- 5155.0 — FINISHED GRADE SPOT ELEVATION
- STANDARD CURB & GUTTER COA STAND. DWG 2415
- ROLL TYPE CURB & GUTTER COA STAND. DWG 2415
- WHEELCHAIR RAMP COA STAND. DWG 2418
- RETAINING WALL

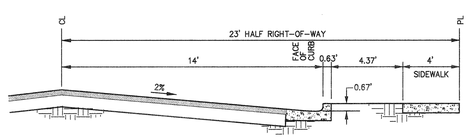
TW = TOP OF WALL ELEVATION (MIN.)
FG(F) = FINISHED GRADE ELEVATION (FUTURE UNIT)
FL = FLOW LINE ELEVATION
TC = TOP OF CURB ELEVATION



TYPICAL SWALE SECTION
NOT TO SCALE



TYPICAL HALF SECTION
PROPOSED STREET WITH ROLL TYPE CURB
NOT TO SCALE



TYPICAL HALF SECTION
PROPOSED STREET WITH STANDARD CURB
NOT TO SCALE

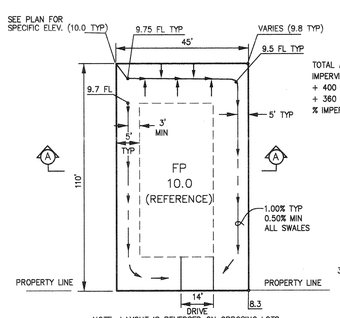
ROLL TYPE CURB CAPACITY

LONGITUDINAL SLOPE %	1/2 STREET CAPACITY (CFS)
0.5	2.3
1.0	3.3
1.5	4.0
2.0	4.6
2.5	5.1

STANDARD CURB CAPACITY

LONGITUDINAL SLOPE %	STREET * CAPACITY (CFS)
0.5	57.7
1.0	81.6
1.5	99.9
2.0	115.4
2.5	129.0

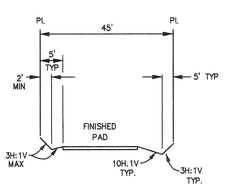
* FLOW DEPTH AT TOP OF CURB



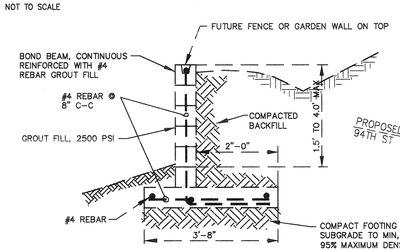
TOTAL AREA = 4950 SQ FT
IMPERVIOUS AREA = 1600 SQ FT HOME
+ 400 SQ FT GARAGE
+ 360 SQ FT DRIVEWAY
% IMPERVIOUS = 2360/4950 = 48%

NOTE: LAYOUT IS REVERSED ON OPPOSING LOTS.

TYPICAL LOT LAYOUT
NOT TO SCALE

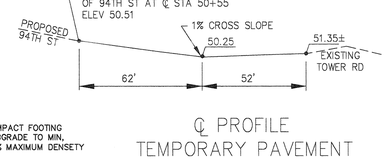


SECTION A-A
TYPICAL LOT SECTION
NOT TO SCALE

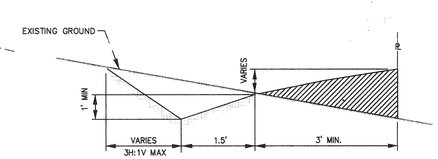


TYPICAL RETAINING WALL
NOT TO SCALE

NOTE:
THE WALL SECTION DESCRIBED ON THIS PLAN WAS NOT BASED ON A SPECIFIC DESIGN AND THE SERVICE LIFE CAN NOT BE WARRANTED BY THE ENGINEER.



℄ PROFILE
TEMPORARY PAVEMENT
N.T.S.



DITCH (DETAIL)

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION EVD

Resource Technology, Inc.
ENGINEERS AND ENVIRONMENTAL SCIENTISTS
1720-B Randolph Rd. SE • Albuquerque, New Mexico • 87106
Telephone: (505) 243-7300 • Fax (505) 243-7400 • E-mail rti@rmla.com
CIVIL • ENVIRONMENTAL • WATER RESOURCES • RECREATION • PLANNING

AS BUILT INFORMATION
CONTRACTOR New Concepts DATE 7/00
WORK STAKED BY Southwest Surveying DATE 7/00
ACCEPTANCE BY Sergent DATE 7/00
VERIFICATION BY EVD/Wilson DATE 12/00
DRAWINGS REVISED BY EVD/Wilson DATE 12/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
L1, F 64 & 65

BENCH MARKS
ACS STA 7 - L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ED DATE 8/2000
DRAWN BY RJH DATE 8/2000
CHECKED BY ED DATE 8/2000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

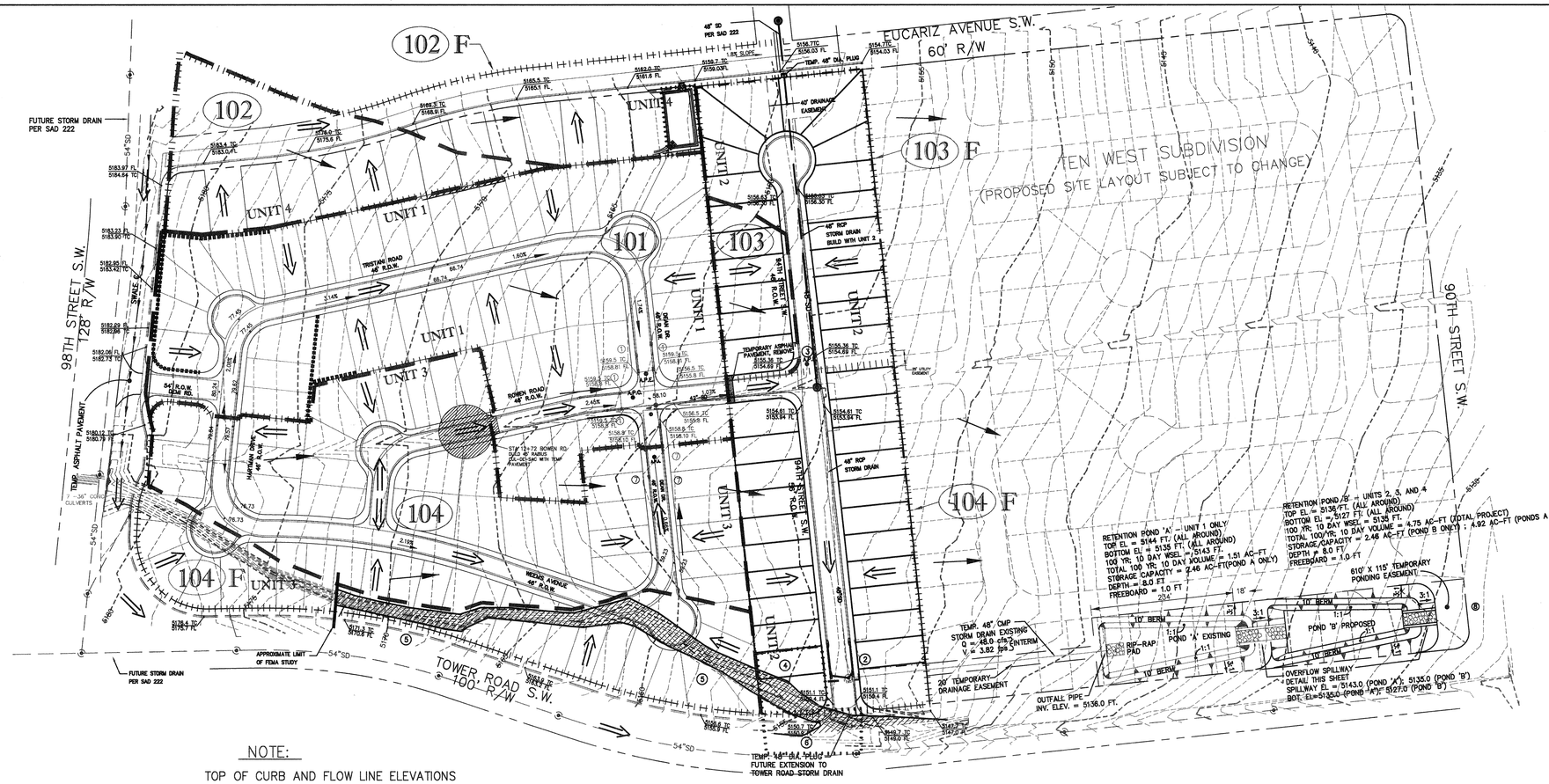
TITLE: ELDORADO PARK SUBDIVISION UNIT 2
GRADING & DRAINAGE PLAN

Design Review Committee: approved
City Engineer Approval: PRB
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 648281 | Zone Map No. L-9-Z | Sheet 4 Of 15

2/26/01

UNITTWO-GD.DWG 8-30-00 7:25:20 am EST
VIEW "MAS"
D:\UNITTWO-GD.DWG Wed Sep 27 14:14:33 2000



NOTE:

TOP OF CURB AND FLOW LINE ELEVATIONS FOR TOWER ROAD AND 94th. ST. AND 98th. ST. FROM SAD 222 PLAN.

LEGEND

- 5180 EXIST. CONTOUR LINE
- BOUNDARY LINE
- UNIT BOUNDARY
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- FUTURE BASIN BOUNDARY, UNITS 2, 3, 4
- EXISTING AND UNIT 1 DRAINAGE BASIN BOUNDARY
- 102 EXISTING CONDITIONS DRAINAGE BASIN NUMBER
- 102 F DEVELOPED CONDITIONS DRAINAGE BASIN NUMBER
- ROLL TYPE CURB & GUTTER COA STAND. DWG 2415
- RIP RAP RUNDOWN
- RETAINING WALL
- FEMA FLOODPLAIN
- TEMPORARY EASEMENTS

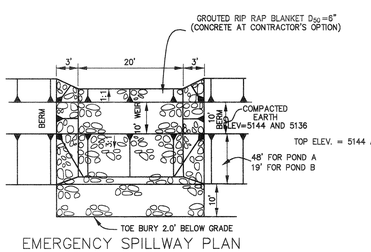
NOTES:

1. INLETS CONSTRUCTED WITH UNIT 1 DEVELOPMENT.
2. INLETS CONSTRUCTED WITH UNIT 2 DEVELOPMENT.
3. 94TH STREET STORM DRAIN WILL BE EXTENDED NORTH OF ROWEN ROAD WITH UNIT 2 DEVELOPMENT.
4. THESE TWO LOTS WILL REMAIN IN TEMPORARY EASEMENT UNTIL UNIT 3 IS DEVELOPED AND THE FLOODPLAIN IS REMOVED.
5. EXISTING FLOODPLAIN TO BE REMOVED BY CLOMR/LOMR IN UNIT 3.
6. STREET INTERSECTION WILL BE TEMPORARY PAVED UNTIL TOWER ROAD IS CONSTRUCTED UNDER SAD 222.
7. INLETS CONSTRUCTED WITH UNIT 3 DEVELOPMENT.
8. BUILD 6' CHAIN LINK FENCE ON PERIMETER OF POND EASEMENT LINE (1450 LF.)

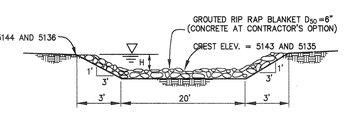
I, ELVIDIO V. DINIZ, REGISTERED PROFESSIONAL ENGINEER NO. 7111 DO HEREBY CERTIFY THAT THE AS-BUILT ELEVATIONS FOR UNIT 2 HAVE BEEN UNDER MY DIRECTION AND THIS DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE AS BUILT DIMENSIONS WAS DONE UNDER MY SUPERVISION.

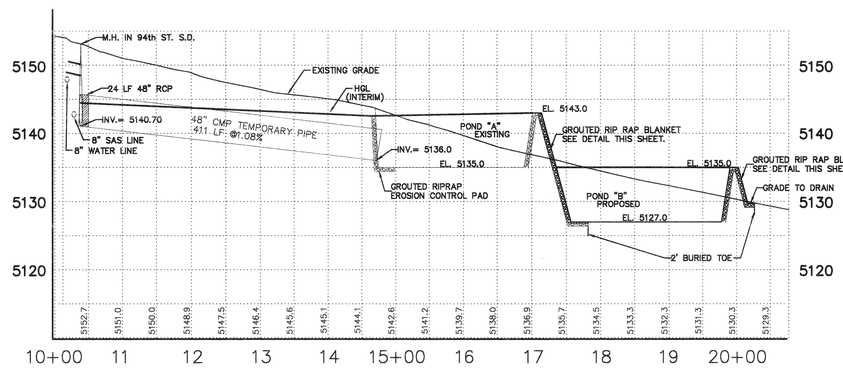
NOTE:
ONE SECTION OF RCP TO BE PLUGGED WHEN FUTURE STORM DRAIN IS BUILT.



EMERGENCY SPILLWAY PLAN
NOT TO SCALE



EMERGENCY SPILLWAY SECTION $Q = 3(20)H^{1.5}$, $Q_{100} = 47$ CFS, $H = 0.85'$
NOT TO SCALE



TEMPORARY DRAINAGE SYSTEM PROFILE

Deferred by letter 2/12/01 2/15/01

100 50 0 100 200
SCALE: 1"=100' HORIZ.
1"=10' VERT.

Resource Technology, Inc.
Civil Engineering Environmental Planning Water Resources Landscape Architecture Planning
5720 - B Randolph Road SE
Albuquerque, New Mexico 87108
E-mail: rti@swcp.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400

AS BUILT INFORMATION	
CONTRACTOR	Mesa Construction DATE 3-01
STAKED BY	Reynolds Survey DATE 12-00
INSPECTOR'S ACCEPTANCE	DATE 12-00
FIELD VERIFIED	DATE 12-00
DRAWINGS CORRECTED BY	DATE 12-00
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS STA 7 - L9	
GROUND TO GRID = 0.99967727	
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE	
NAD 1927	
NORTHING:	1478346.71
EASTING:	352978.14
ELEVATION:	5175.735

SURVEY INFORMATION FIELD NOTES		
NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ED DATE 8/2000
DRAWN BY RJH DATE 8/2000
CHECKED BY ED DATE 8/2000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

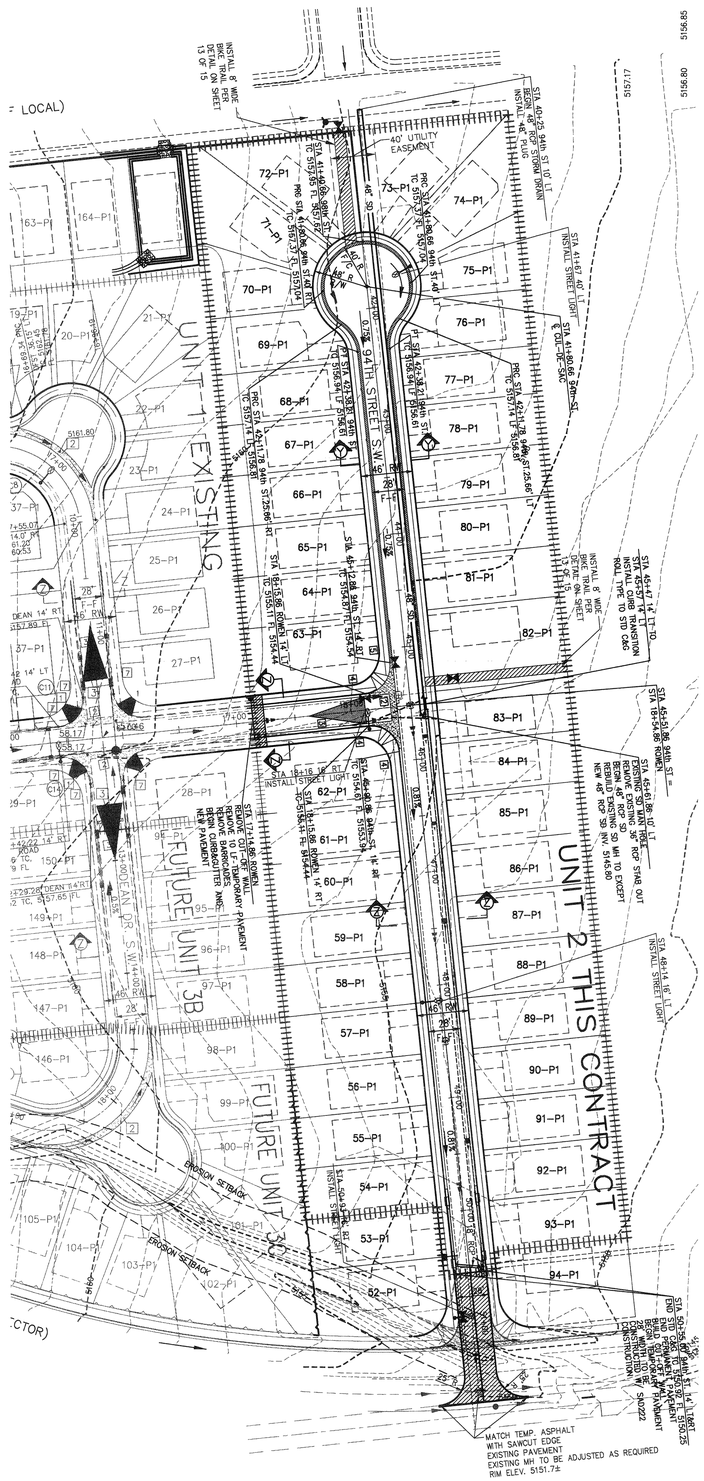
TITLE: **ELDORADO PARK SUBDIVISION UNIT 2**
OFFSITE DRAINAGE PLAN

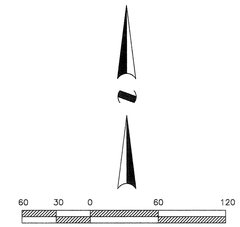
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		
OTHER			OTHER		

PROJECT NO. 648281 | MAP NO. L-9-Z | SHEET 5 OF 15

TEMP-POND.dwg 8-30-00 7:53:46 am EST

D:\TEMP-POND.DWG Wed Sep 27 08:00:59 2000





NOTES

1. SEE PLAT, SHEETS 2 & 3 OF 19 FOR R.O.W. WIDTHS, STREET CENTERLINE BEARINGS & DISTANCES, AND EASEMENT INFORMATION.
2. SEE SHEET 13 OF 16 FOR TYPICAL ROADWAY SECTIONS.
3. DRIVEPAD LOCATIONS ARE APPROXIMATE. SEPARATE APPROVAL MUST BE OBTAINED WITH BUILDING PERMIT FOR EACH LOT.

KEYED NOTES

1. CONSTRUCT P.C.C. SIDEWALK, 4" THICK, & TRANSITIONS TO WHEELCHAIR RAMPS PER C.O.A. STD DWG 2418.
2. CONSTRUCT 6' WIDE P.C.C. VALLEY GUTTER AND CURB & GUTTER PER C.O.A. STD. DWG 2421.
3. FULL CROWN TO NO CROWN TRANSITION (50' LENGTH) PER C.O.A. STD. DWG. 2401
4. NOT USED
5. BUILD 10 L.F. TRANSITION BETWEEN STD CURB & GUTTER AND ROLL CURB & GUTTER.
6. HALF CROWN TO NO CROWN TRANSITION (25' LENGTH) PER C.O.A. STD. DWG. 2401
7. CONSTRUCT STD C&G THIS SIDE OF WHEELCHAIR RAMP OR TRANSITION PER C.O.A. STD. DWG. 2418.
8. CONSTRUCT ROLL C&G THIS SIDE OF WHEELCHAIR RAMP OR TRANSITION PER C.O.A. STD. DWG. 2418.

LEGEND

- 6' WIDE CONC. VALLEY GUTTER
- STANDARD CURB & GUTTER
- ROLL CURB & GUTTER
- WHEELCHAIR RAMP
- CROWN TRANSITION
- UNIT BOUNDARY
- FLOW DIRECTION
- GRADE BREAK
- STREET LIGHTING

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION. EVD

AS BUILT INFORMATION

CONTRACTOR	See Sheet
WORK STAKED BY	
WORK PERFORMED ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS STA. 7 – L9

GROUND TO GRID = 0.99967727

NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE

NAD 1927

NORTHING: 1478346.71

EASTING: 352978.14

ELEVATION: 5175.735

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	ED	4/2000
DRAWN BY	RJH	4/2000
CHECKED BY	ED	4/2000

Resource Technology, Inc.
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CIVIL • ENVIRONMENTAL • WATER RESOURCES • RECREATION • PLANNING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION

PAVING MASTER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
564281	L-9-Z	6	15

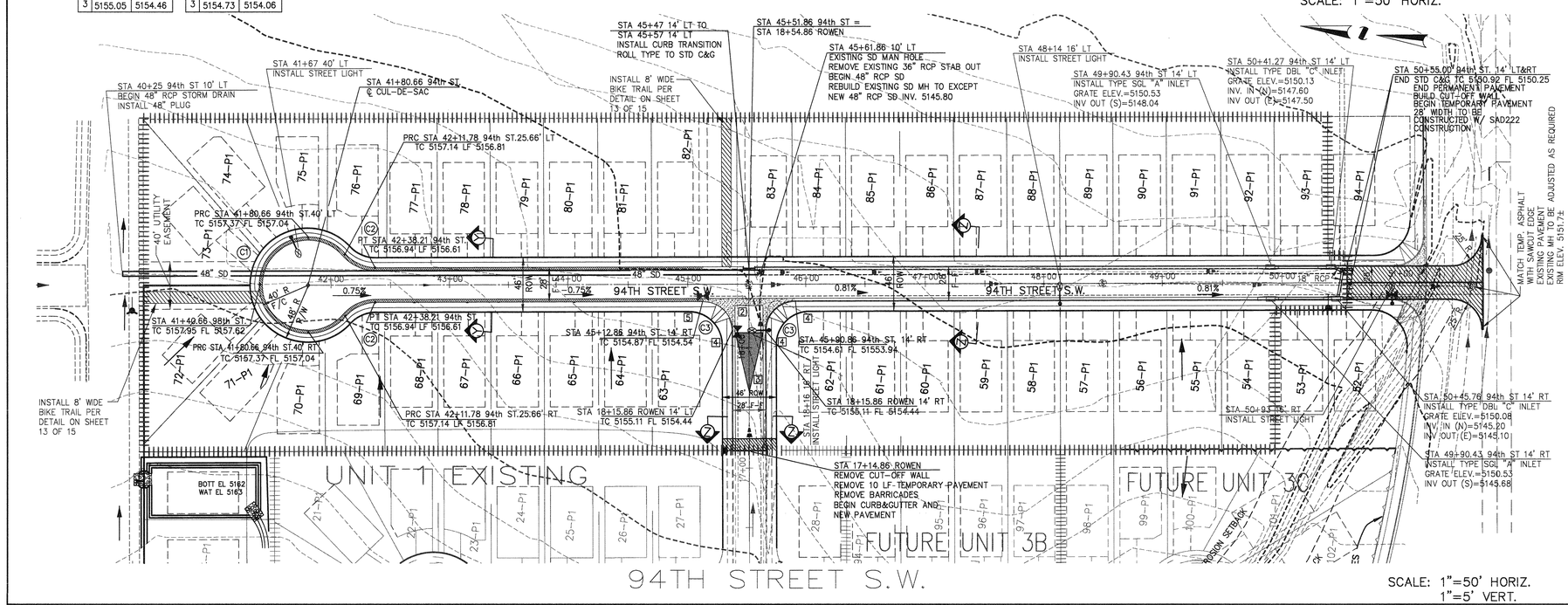
648281

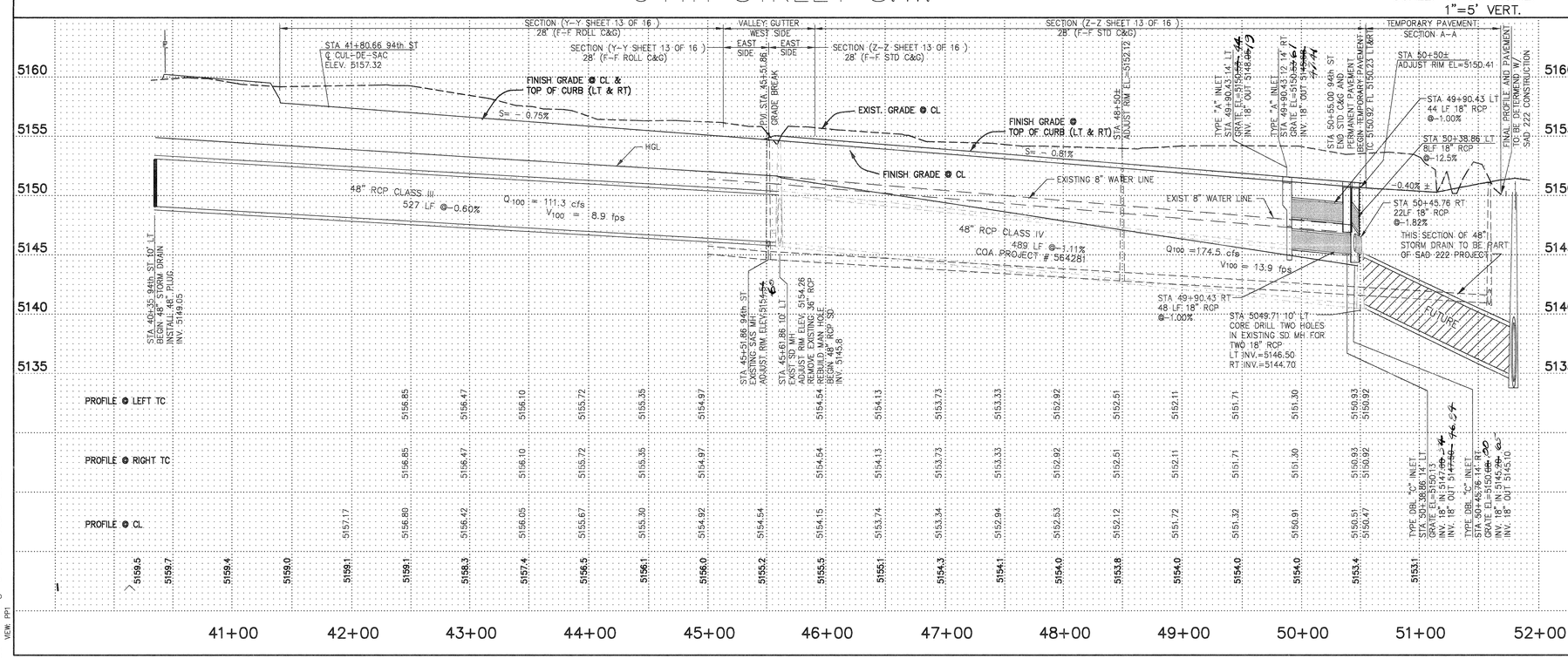
TDW-UNIT2.dwg 8-14-00 9:13:45 am EST
VIEW "MAS"

D:\TDW-UNIT2.DWG Wed Sep 27 14:16:37 2000

NW	TC	FL
1	5154.93	5154.52
2	5154.99	5154.49
3	5155.05	5154.46

SW	TC	FL
1	5154.99	5154.32
2	5154.86	5154.19
3	5154.73	5154.06





NOTES

1. NEW ELEVATIONS SHOWN ARE FLOWLINE OF CURB & GUTTER UNLESS OTHERWISE SHOWN ON PLANS.
2. THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS APPLY TO THIS SHEET:
   DWG. 2401–TYP. RES. ST. INTERS.
   DWG. 2415–CURB & GUTTTER
   DWG. 2418–MOUNTABLE TO STD. CURB TRANSITION
   DWG. 2420–CONCRETE VALLEY GUTTER
   DWG. 2425–DRIVEPADS
   DWG. 2430–SIDEWALK DETAILS
   *DWG. 2440–WHEELCHAIR RAMP
   *DWG. 2441–WHEELCHAIR RAMP
3. SEE PLAT, SHEET 2 FOR R/W WIDTHS, STREET ℄ BEARINGS AND DISTANCES AND EASEMENT INFORMATION.
4. CONTRACTOR TO VERIFY STD. DRAWINGS 2440 & 2441 PRIOR TO CONSTRUCTION. CONTACT COA PUBLIC WORKS DEPARTMENT

KEYED NOTES

1. *CONSTRUCT P.C.C. SIDEWALK, 4" THICK, & TRANSITIONS TO WHEELCHAIR RAMPS PER C.O.A. STD DWG 2418.
2. CONSTRUCT 6' WIDE P.C.C. VALLEY GUTTER AND CURB & GUTTER PER C.O.A. STD. DWG 2421.
3. FULL CROWN TO NO CROWN TRANSITION (50' LENGTH) PER C.O.A. STD. DWG. 2401
4. CONSTRUCT STD C&G THIS SIDE OF WHEELCHAIR RAMP OR TRANSITION PER C.O.A. STD. DWG. 2418.
5. CONSTRUCT ROLL C&G THIS SIDE OF WHEELCHAIR RAMP OR TRANSITION PER C.O.A. STD. DWG. 2418.

CURVE DATA AT FACE OF CURB

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION

LEGEND

- STANDARD CURB & GUTTER
- ROLL CURB & GUTTER
- 4' SIDEWALK
- WHEELCHAIR RAMP
- CROWN TRANSITION
- UNIT BOUNDARY
- 10' CURB TRANSITION
- FLOW DIRECTION
- STREET LIGHT

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION UNIT 2
94TH ST PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
	CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
648281	L-9-Z	7	15

AS BUILT INFORMATION
CONTRACTOR JG HILD Repair DATE 2/6
WORK STAKED BY Sidwell DATE 2/6
ACCEPTANCE BY RTI DATE 2/6
VERIFICATION BY Brown DATE 2/6
DRAWINGS CORRECTED BY Frankenberg DATE 2/6
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS STA 7 – L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY ED DATE: 8/2000
DRAWN BY RJH DATE: 8/2000
CHECKED BY ED DATE: 8/2000

TDW-UNIT2.dwg 8-14-00 9:13:45 am EST
VIEW: PP1

D:\TDW-UNIT2.DWG Wed Sep 27 14:16:17 2000

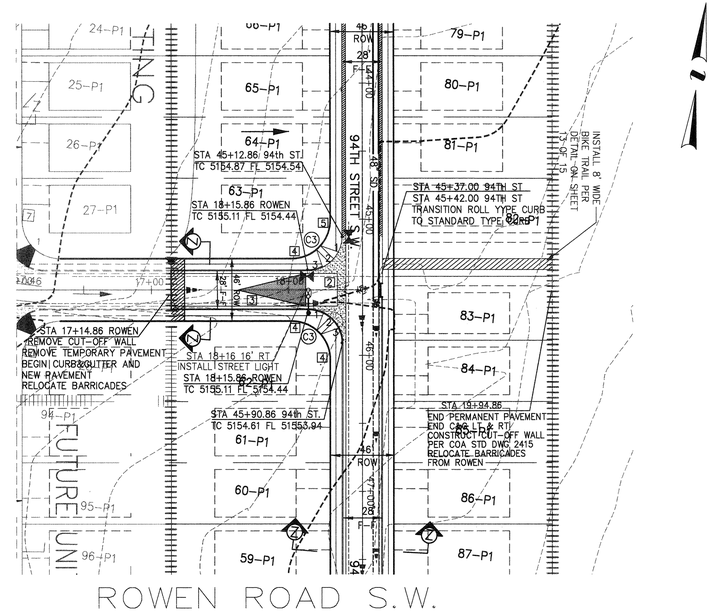
2/26/01

NW	TC	FL
1	5154.93	5154.52
2	5154.99	5154.49
3	5155.05	5154.46

SW	TC	FL
1	5154.99	5154.32
2	5154.86	5154.19
3	5154.73	5154.06

50 25 0 50 100

SCALE: 1"=50' HORIZ.



NOTES

1. NEW ELEVATIONS SHOWN ARE FLOWLINE OF CURB & GUTTER UNLESS OTHERWISE SHOWN ON PLANS.
2. THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS APPLY TO THIS SHEET:
   DWG. 2401–TYP. RES. ST. INTERS.
   DWG. 2415–CURB & GUTTTER
   DWG. 2418–MOUNTABLE TO STD. CURB TRANSITION
   DWG. 2420–CONCRETE VALLEY GUTTER
   DWG. 2425–DRIVEPADS
   DWG. 2430–SIDEWALK DETAILS
   *DWG. 2440–WHEELCHAIR RAMP
   *DWG. 2441–WHEELCHAIR RAMP
3. SEE PLAT, SHEET 2 FOR R/W WIDTHS, STREET ℄ BEARINGS AND DISTANCES AND EASEMENT INFORMATION.
4. CONTRACTOR TO VERIFY STD. DRAWINGS 2440 & 2441 PRIOR TO CONSTRUCTION. CONTACT COA PUBLIC WORKS DEPARTMENT

KEYED NOTES

1. *CONSTRUCT P.C.C. SIDEWALK, 4" THICK, & TRANSITIONS TO WHEELCHAIR RAMPS PER C.O.A. STD DWG 2418.
2. CONSTRUCT 6' WIDE P.C.C. VALLEY GUTTER AND CURB & GUTTER PER C.O.A. STD. DWG 2421.
3. FULL CROWN TO NO CROWN TRANSITION (50' LENGTH) PER C.O.A. STD. DWG. 2401
4. CONSTRUCT STD C&G THIS SIDE OF WHEELCHAIR RAMP OR TRANSITION PER C.O.A. STD. DWG. 2418.
5. CONSTRUCT ROLL C&G THIS SIDE OF WHEELCHAIR RAMP OR TRANSITION PER C.O.A. STD. DWG. 2418.

CURVE DATA AT FACE OF CURB

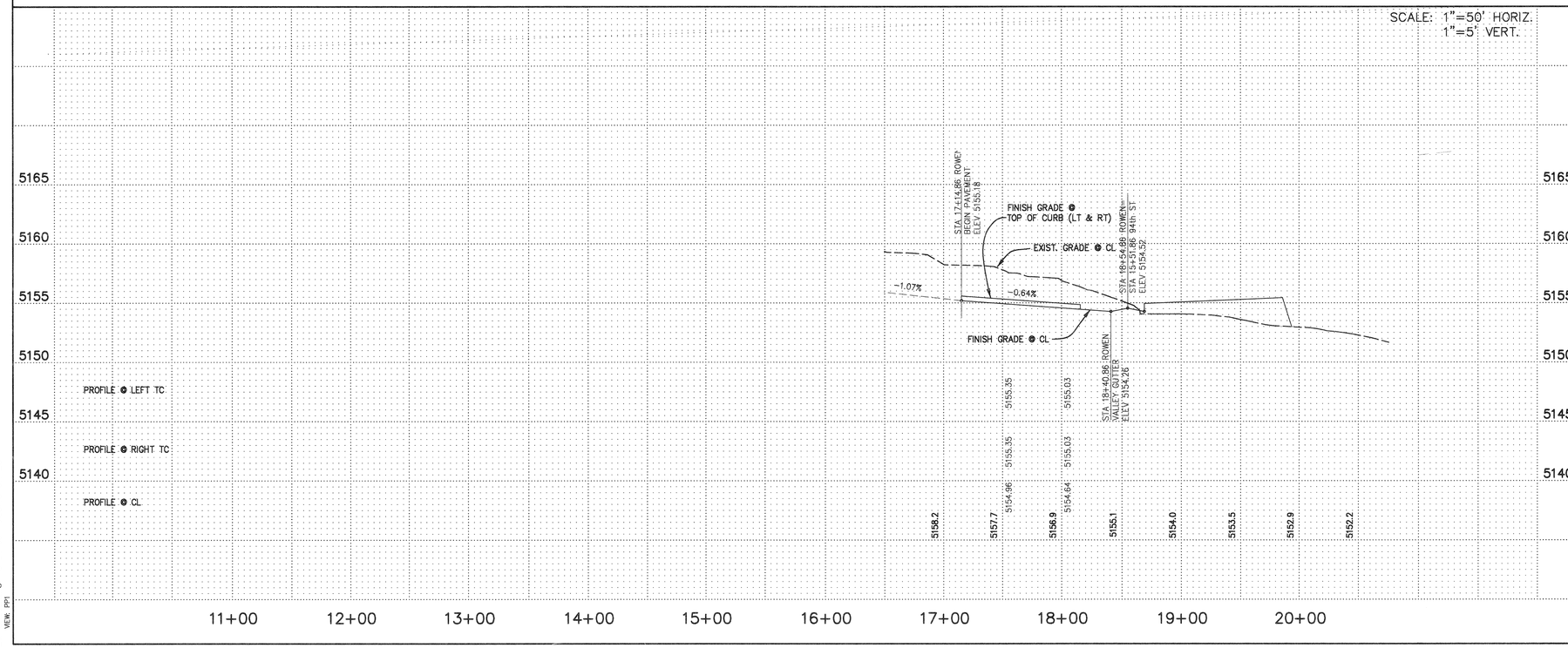
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'

DAVID V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION.

LEGEND

- STANDARD CURB & GUTTER
- ROLL CURB & GUTTER
- 4' SIDEWALK
- WHEELCHAIR RAMP
- CROWN TRANSITION
- UNIT BOUNDARY
- FLOW DIRECTION
- STREET LIGHT

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



TOW-UNIT2.dwg 8-14-00 9:13:45 am EST
VIEW: PP1

D:\TOW-UNIT2.DWG Wed Sep 27 08:28:22 2000

AS BUILT INFORMATION
CONTRACTOR: A.B. Fabricating Inc. DATE: 12/05
WORK STAKED BY: SCS DATE: 2/01
ACCEPTANCE BY: CT DATE: 2/01
VERIFICATION BY: Project DATE: 2/01
DRAWINGS CORRECTED BY: MICRO-FILM INFORMATION DATE: 2/01
RECORDED BY: DATE:
NO.

BENCH MARKS
ACS STA 7 – L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ED DATE: 4/2000
DRAWN BY RJH DATE: 4/2000
CHECKED BY ED DATE: 4/2000

Resource Technology, Inc.
ENGINEERS AND ENVIRONMENTAL SCIENTISTS
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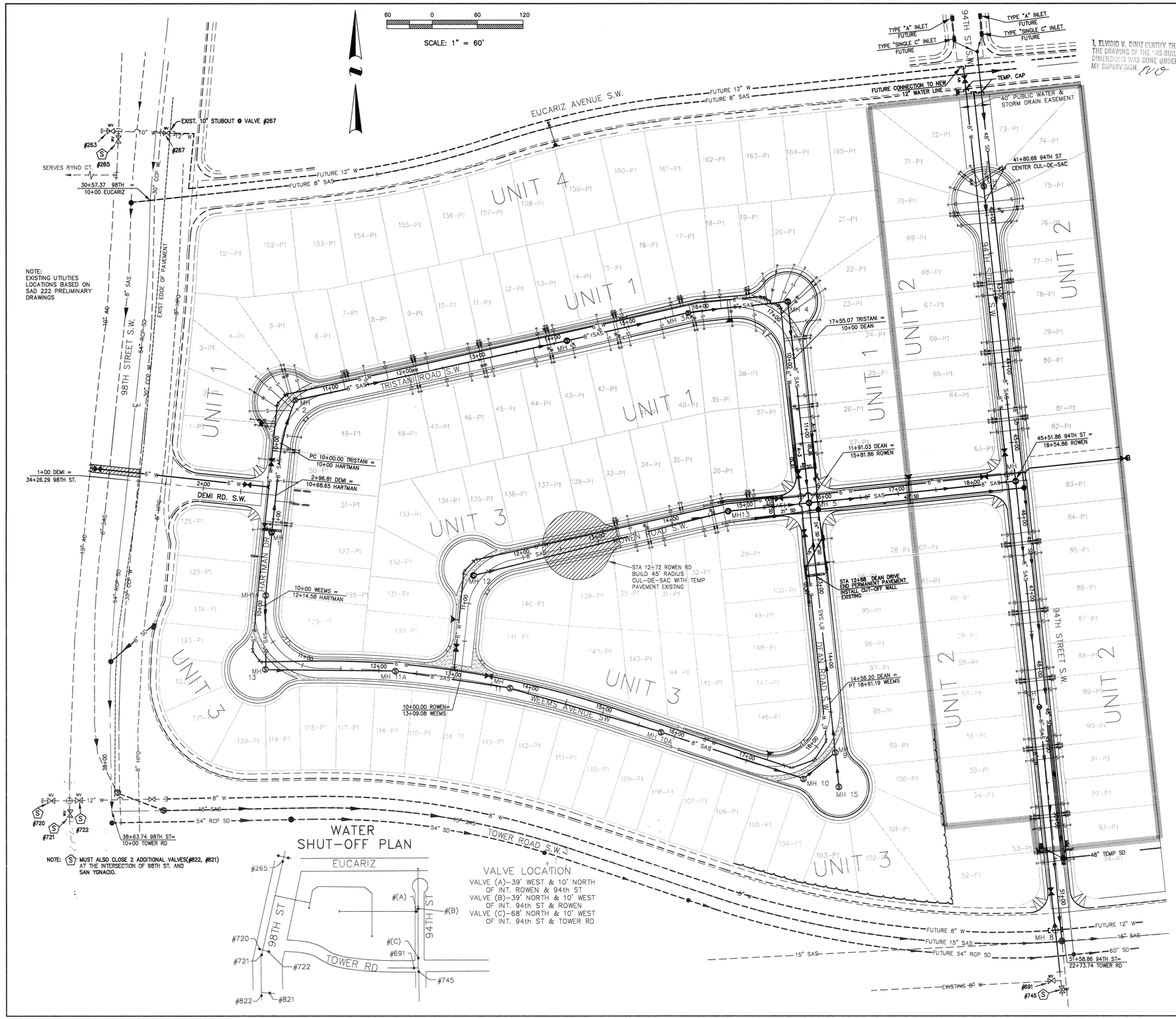
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION UNIT 2
ROWEN ROAD PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 564281 | Zone Map No. L-9-Z | Sheet 8 Of 15

564281



I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION.

GENERAL UTILITY NOTES

1. THE FOLLOWING CITY OF ALBUQUERQUE STANDARD DRAWINGS APPLY TO THIS SHEET:
   DWG. 2401–TYP. RES. ST. INTERS.
   DWG. 2415–CURB & GUTTER
   DWG. 2418–ROLL CURB TO STD. CURB TRANSITION
   DWG. 2420–CONC. VALLEY GUTTER
   DWG. 2425–DRIVEPADS
   DWG. 2430–SIDEWALK DETAILS
   *DWG. 2440–WHEELCHAIR RAMP
   *DWG. 2441–WHEELCHAIR RAMP
2. SEE PLAT, SHEETS 2 & 3 OF 15 FOR R.O.W. WIDTHS, STREET CENTERLINE BEARINGS & DISTANCES, AND EASEMENT INFORMATION.
3. SEE SHEET 13 OF 15 FOR TYPICAL ROADWAY SECTIONS.
4. DRIVEPAD LOCATIONS ARE NOT APPROVED WITH THIS PLAN SET. SEPARATE APPROVAL MUST BE OBTAINED WITH BUILDING PERMIT FOR EACH LOT.
5. RESTRAIN ALL JOINTS BETWEEN SERVICE TEE AND FIRE HYDRANT.
6. USE FULL SECTION OF PIPE (20') WHERE POSSIBLE OR PRACTICAL, ADJACENT TO ALL FITTINGS (I.E. VALVES, TEES, ELBOWS) TO MINIMIZE NEED FOR SUPPLEMENTAL JOINT RESTRAINT.
7. JOINT RESTRAINT TO CONSIST OF EBAA IRON, INC. "MEGALUG" AND SERIES 1500/6500 RETAINERS, OR APPROVED EQUIVALENT.
8. SEWERLINES TO BE BUILT AT STREET CL.
   WATERLINES TO BE BUILT 10' WEST OF CL. 10' NORTH OF PL
   STORM DRAINS TO BE BUILT 10' EAST OF CL.

WATER SHUT-OFF

1. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIRED FOR THE NON-PRESSURIZED CONNECTIION OF THE PROJECT TO THE EXISTING WATERLINES, AS SHOWN.
2. AT LEAST FIVE WORKING DAYS PRIOR TO THE CONNECTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO ARRANGE FOR THE SHUT-OFF.
3. EXISTING WATER VALVES TO BE CLOSED BY THE PWD WATER SYSTEM PERSONNEL FOR CONNECTION OF UNIT 2 OF THIS PROJECT ARE INDICATED WITH THE SYMBOL (A) ON THIS DRAWING. TO COMPLETE NON-PRESSURE CONNECTIONS, THE EXISTING VALVES LISTED BELOW AND SHOWN ON MAP MUST BE CLOSED

MAP NO.	VALVE	LOCATION
L-9	(A)	ROWEN & 94th ST
L-9	(B)	94th ST & ROWEN
L-9	(C)	94th ST & TOWER RD

LEGEND

EXIST	PROPOSED	
		10' CURB TRANSITION
—8" SAS—	—8" SAS—	SANITARY SEWER LINE W/PIPE SIZE
—S—	(S)	SANITARY SEWER MANHOLE
—6" W—	—6" W—	WATER LINE W/PIPE SIZE
WV		WATER VALVE
		FIRE HYDRANT
		TEE
		CROSS
		BEND
		CAP & PLUG
	—S—	SAS SERVICE CONNECTION
	—W—	WATER SERVICE CONNECTION
—SD—	—SD—	STORM SEWER, CURB INLET & MANHOLE
—HPG—		HIGH PRESSURE GAS LINE
		STANDARD CURB & GUTTER
		ROLL CURB & GUTTER
		4' SIDEWALK
		WHEELCHAIR RAMP
		UNIT BOUNDARY

AS BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS STA 7 – L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN

		DATE
DESIGNED BY	ED	8/2000
DRAWN BY	RJH	8/2000
CHECKED BY	ED	8/2000

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
	CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
648281	L-9-Z	9	15

Towulut-R.dwg 11-18-99 11:34:37 am EST

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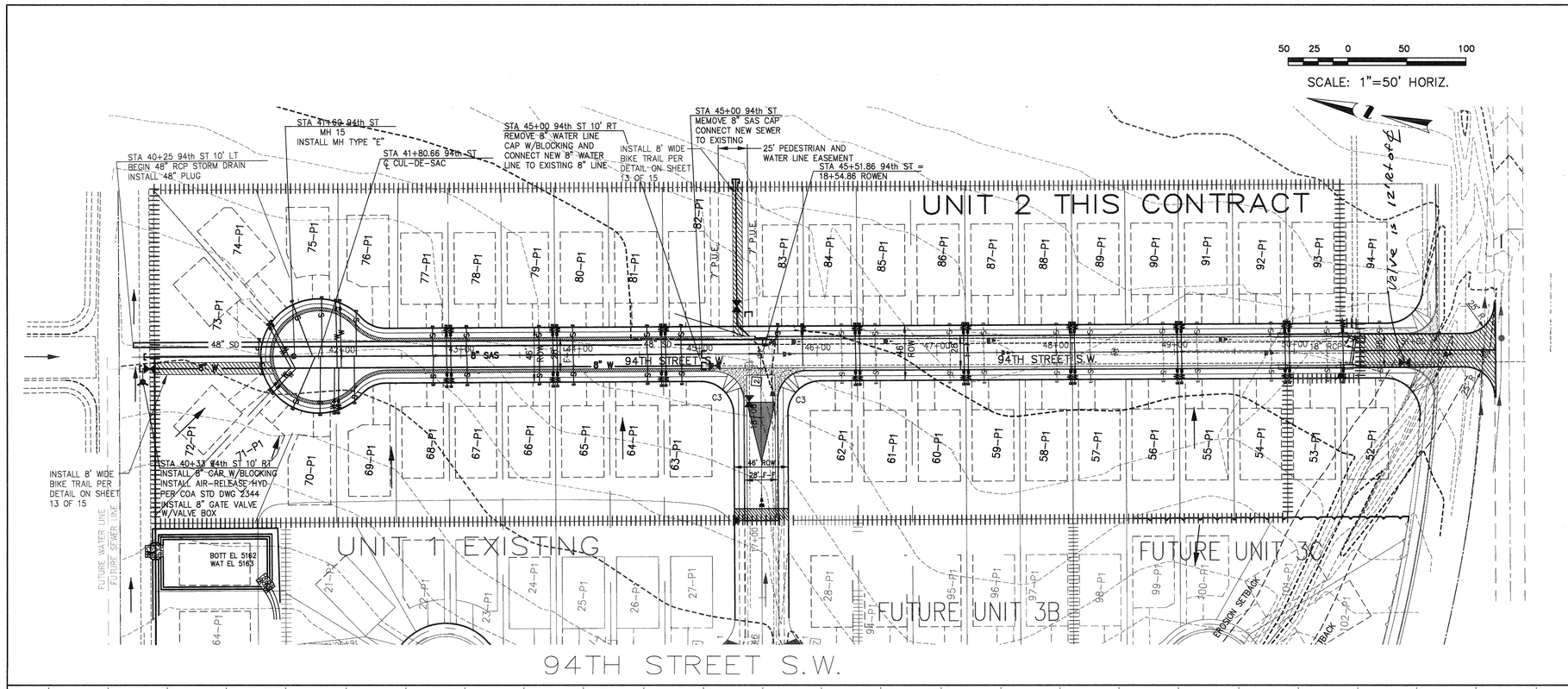

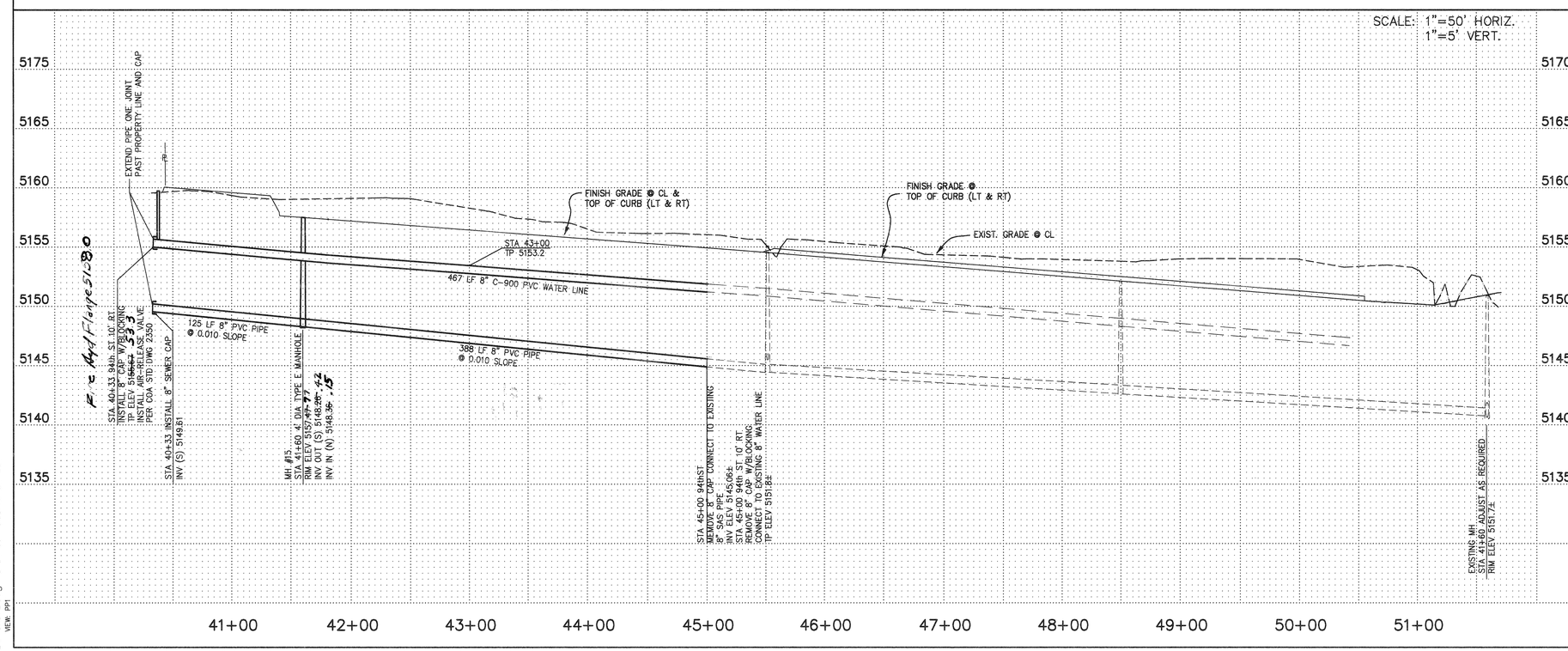

LEGEND

EXIST	PROPOSED	
	T.O.P. EL	TOP OF PIPE ELEVATION
		10' CURB TRANSITION
—8" SAS—	—8" SAS—	SANITARY SEWER LINE W/PIPE SIZE
		SANITARY SEWER MANHOLE
—6" W—	—6" W—	WATER LINE W/PIPE SIZE
		WATER VALVE
		FIRE HYDRANT
		TEE
		CROSS
		BEND
		CAP & PLUG
	—S—	SAS SERVICE CONNECTION
	—W—	WATER SERVICE CONNECTION
—SD—	—SD—	STORM SEWER
—HPG—		HIGH PRESSURE GAS LINE
		STANDARD CURB & GUTTER
		ROLL CURB & GUTTER
		4' SIDEWALK
		WHEELCHAIR RAMP
		UNIT BOUNDARY

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION. EVD

AS BUILT INFORMATION
CONTRACTOR: KJC DATE: 1/10/01
WORK STAKED BY: SWS DATE: 1/10/01
INSPECTOR'S REPORT BY: RTI DATE: 1/10/01
FIELD VERIFICATION BY: Epperson DATE: 1/26/01
DRAWINGS CORRECTED BY: F. Wilson DATE: 2/6/01
MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.:

BENCH MARKS
ACS STA 7 – L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ED DATE 4/2000
DRAWN BY RJH DATE 4/2000
CHECKED BY ED DATE 4/2000

Resource Technology, Inc.
ENGINEERS AND ENVIRONMENTAL SCIENTISTS
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CIVIL • ENVIRONMENTAL • WATER RESOURCES • RECREATION • PLANNING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION UNIT 2
94TH ST UTILITY PLAN & PROFILE

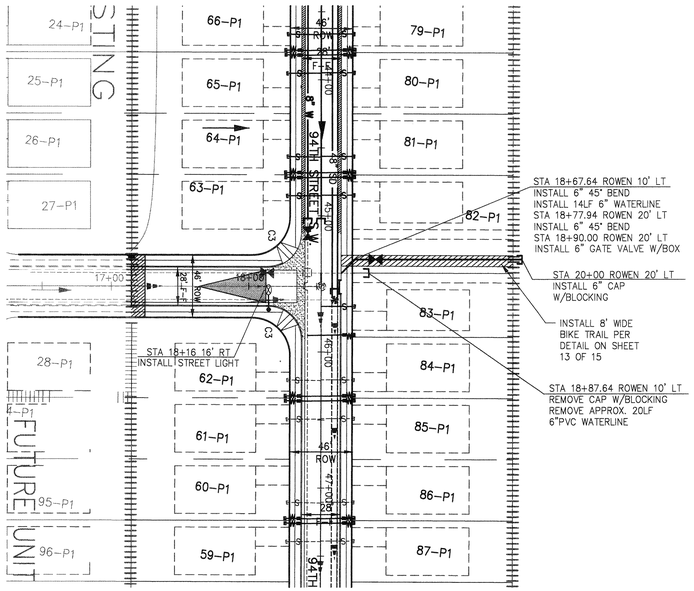
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
DEVELOPMENT REVIEW COMMITTEE	CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
648281	L-9-Z	10	15

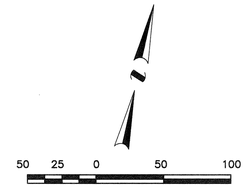
2/26/01

TDW-UNIT2.dwg 8-14-00 9:13:45 am EST
VIEW: PP1

C:\TDW-UNIT2.DWG Wed Sep 27 14:32:16 2000



ROWEN ROAD S.W.



SCALE: 1"=50' HORIZ.

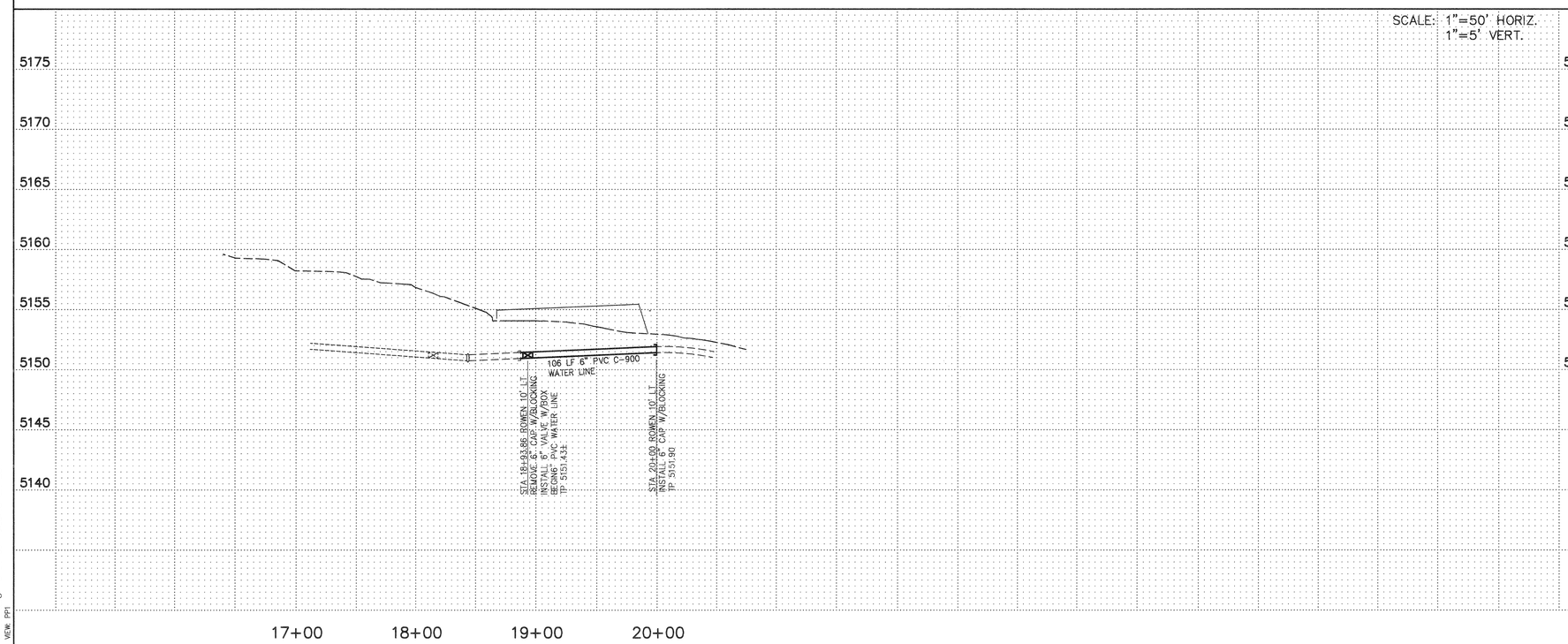
LOT SERVICE TABLE

LOT	WATER SERVICES STA	WATER SERVICES OFST	SEWER SERVICES STA	SEWER SERVICES OFST	SEWER SERVICES DEPTH @ PL
52–P1	50+41	13' RT	50+55	23' RT	47.6
53–P1	49+94	13' RT	50+10	23' RT	47.9
54–P1	49+94	13' RT	49+79	23' RT	48.2
55–P1	49+04	13' RT	49+20	23' RT	48.6
56–P1	49+04	13' RT	48+91	23' RT	48.9
57–P1	48+14	13' RT	48+29	23' RT	49.2
58–P1	48+14	13' RT	48+01	23' RT	49.6
59–P1	47+24	13' RT	47+39	23' RT	49.9
60–P1	47+24	13' RT	47+11	23' RT	50.3
61–P1	46+34	13' RT	46+49	23' RT	50.6
62–P1	46+34	13' RT	46+20	23' RT	50.8
63–P1	44+70	13' RT	44+85	23' RT	50.8
64–P1	44+70	13' RT	44+56	23' RT	51.0
65–P1	43+80	13' RT	43+95	23' RT	51.5
66–P1	43+80	13' RT	43+67	23' RT	52.3
67–P1	42+90	13' RT	43+05	23' RT	52.5
68–P1	42+90	13' RT	42+77	23' RT	52.8
69–P1	41+94	35' RT	42+10	38' RT	53.0
70–P1	41+94	35' RT	41+81	48' RT	53.2
71–P1	41+43	19' RT	41+60	43' RT	53.5
72–P1	41+43	19' RT	41+35	14' RT	53.6

LOT	WATER SERVICES STA	WATER SERVICES OFST	SEWER SERVICES STA	SEWER SERVICES OFST	SEWER SERVICES DEPTH @ PL
73–P1	41+43	40' LT	41+35	14' LT	55.1
74–P1	41+43	40' LT	41+60	42' LT	54.9
75–P1	41+94	55' LT	41+83	48' LT	54.8
76–P1	41+94	55' LT	42+12	37' LT	54.6
77–P1	42+90	33' LT	42+75	23' LT	54.2
78–P1	42+90	33' LT	43+03	23' LT	54.1
79–P1	43+80	33' LT	43+65	23' LT	53.6
80–P1	43+80	33' LT	43+93	23' LT	53.3
81–P1	44+70	33' LT	44+54	23' LT	52.5
82–P1	44+70	33' LT	44+83	23' LT	52.3
83–P1	45+87	33' LT	45+66	23' LT	52.3
84–P1	46+34	33' LT	46+18	23' LT	52.3
85–P1	46+43	33' LT	46+47	23' LT	52.1
86–P1	47+24	33' LT	47+09	23' LT	51.8
87–P1	47+24	33' LT	47+37	23' LT	51.4
88–P1	48+14	33' LT	47+99	23' LT	51.1
89–P1	48+14	33' LT	48+27	23' LT	50.7
90–P1	49+04	33' LT	48+89	23' LT	50.4
91–P2	49+04	33' LT	49+18	23' LT	50.1
92–P1	49+94	33' LT	49+81	23' LT	49..7
93–P1	49+94	33' LT	50+08	23' LT	49.4
94–P1	50+41	33' LT	50+53	23' LT	49.1

UNIT 1 TABLE OF RESTRAINED JOINTS / LENGTHS

ROAD NAME	APPROX. STATION	FITTING TYPE	RESTRAINED LENGTH REQUIRED
ROWEN	20+00	6" DEAD END	55 FT.
94th ST	40+33	8" DEAD END	75 FT.
ROWEN	18+67	6" 45° BEND	7 FT.
ROWEN	18+78	6" 45° BEND	7 FT.



I, ELVIDIO V. DIAZ, CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION. EVD

LEGEND

EXIST	PROPOSED	
	T.O.P. EL	TOP OF PIPE ELEVATION
		10' CURB TRANSITION
—8" SAS—	—8" SAS—	SANITARY SEWER LINE W/PIPE SIZE
		SANITARY SEWER MANHOLE
—6" W—	—6" W—	WATER LINE W/PIPE SIZE
WV		WATER VALVE
		FIRE HYDRANT
		TEE
		CROSS
		BEND
		CAP & PLUG
	—S—	SAS SERVICE CONNECTION
	—W—	WATER SERVICE CONNECTION
—SD—	—SD—	STORM SEWER
—HPG—		HIGH PRESSURE GAS LINE
		STANDARD CURB & GUTTER
		ROLL CURB & GUTTER
		4' SIDEWALK
		WHEELCHAIR RAMP
		UNIT BOUNDARY

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NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	ED	4/2000
DRAWN BY	RJH	4/2000
CHECKED BY	ED	4/2000

ENGINEERS SEAL

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

BENCH MARKS
ACS STA 7 – L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION UNIT 2
ROWEN ROAD UTILITY PLAN & PROFILE

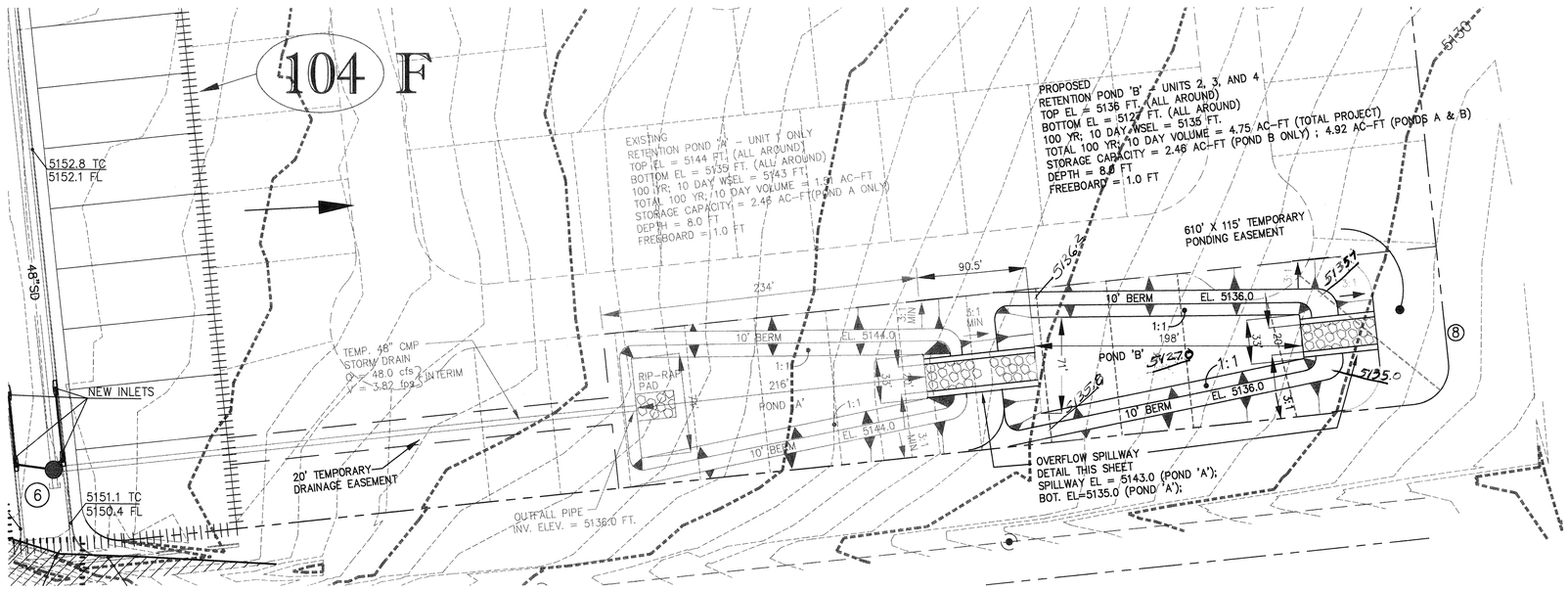
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
	CITY ENGINEER			

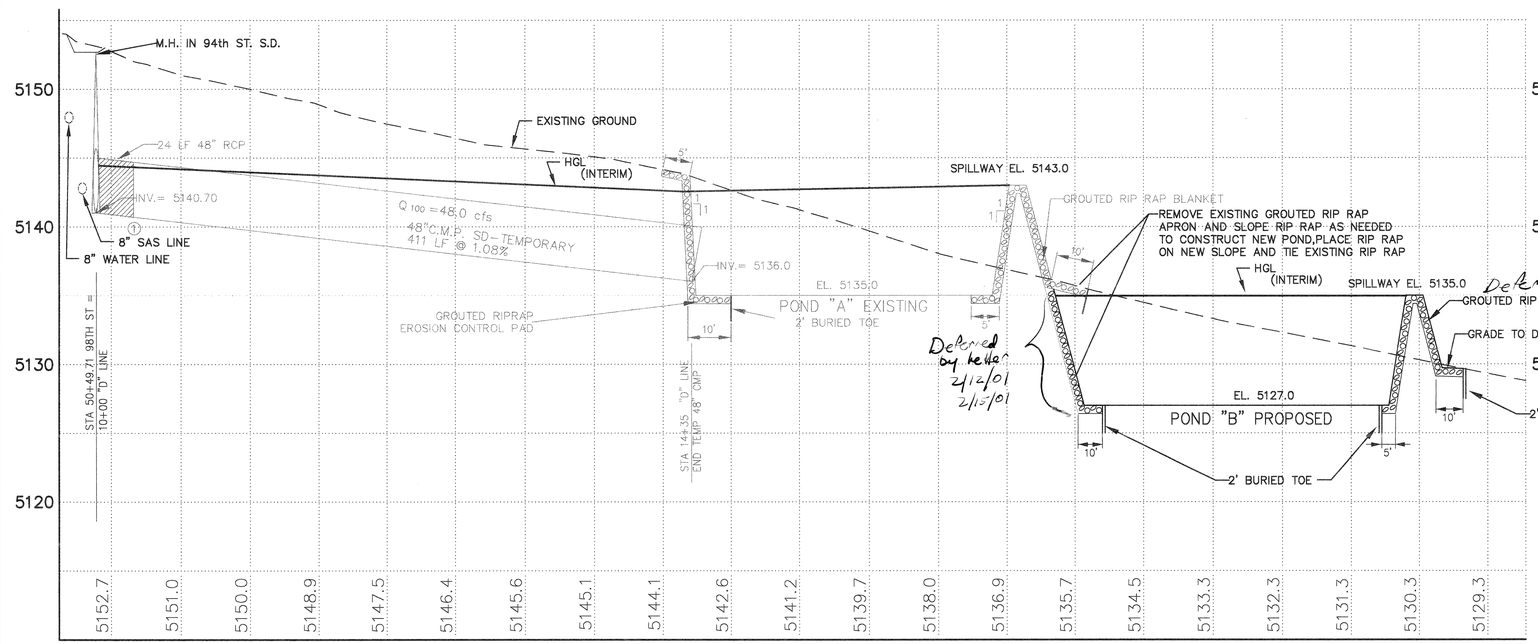
City Project No.	Zone Map No.	Sheet	Of
564281	L–9–Z	11	15

648281

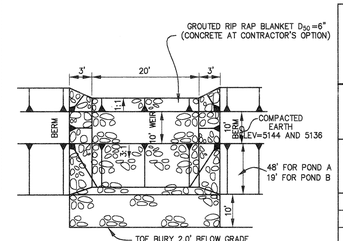
TDW-UNIT2.dwg 8-14-00 9:13:45 am EST
VIEW: PP1

D:\TDW-UNIT2.DWG Wed Sep 27 08:29:13 2000

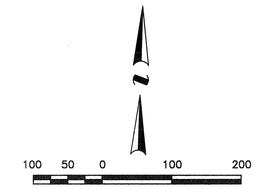




TEMPORARY DRAINAGE SYSTEM PROFILE



EMERGENCY SPILLWAY PLAN
NOT TO SCALE



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

LEGEND

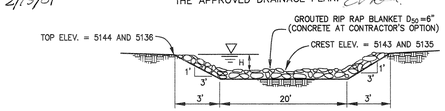
- 5180 — EXIST. CONTOUR LINE
- BOUNDARY LINE
- UNIT BOUNDARY
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- FUTURE BASIN BOUNDARY, UNITS 2, 3, 4
- EXISTING AND UNIT 1 DRAINAGE BASIN BOUNDARY
- 102 — EXISTING CONDITIONS DRAINAGE BASIN NUMBER
- 102 F — DEVELOPED CONDITIONS DRAINAGE BASIN NUMBER
- ROLL TYPE CURB & GUTTER COA STAND. DWG 2415
- RIP RAP RUNDOWN
- RETAINING WALL
- FEMA FLOODPLAIN
- TEMPORARY EASEMENTS

NOTES:

1. HAND PLACED 5' WIDE (2.5' EACH SIDE) CONCRETE COLLAR 6-IN. THICK W/6x6 WIRE MESH REINFORCEMENT AROUND RCP AND CMP JUNCTION.
2. NOT USED
3. 94TH STREET STORM DRAIN WILL BE EXTENDED NORTH OF ROWEN ROAD WITH UNIT 2 DEVELOPMENT.
4. NOT USED
5. NOT USED
6. STREET INTERSECTION WILL BE TEMPORARY PAVED UNTIL TOWER ROAD IS CONSTRUCTED UNDER SAD 222.
7. NOT USED
8. BUILD 6' CHAIN LINK FENCE ON PERIMETER OF POND EASEMENT LINE (1450 LF.)

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS-BUILT" DIMENSIONS WERE UNDER MY SUPERVISION. EVD

I, ELVIDIO V. DINIZ, REGISTERED PROFESSIONAL ENGINEER NO. 7111 DO HEREBY CERTIFY THAT THE AS-BUILT ELEVATIONS FOR UNIT 2 HAVE BEEN UNDER MY DIRECTION AND THIS DRAINAGE PLAN IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN. EVD



EMERGENCY SPILLWAY SECTION $Q = 3(20)H^{1.5}$
NOT TO SCALE $@\ Q_{100} = 47$ CFS
$H = 0.85'$

AS BUILT INFORMATION
CONTRACTOR Sais Brothers
WORK STARTED BY SWS DATE 10/00
WORK ACCEPTANCE BY RT DATE 10/00
FIELD VERIFICATION BY Rittman DATE 11/00
DRAWINGS CORRECTED BY Rittman DATE 2/01
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION "9-L9"
NORTHING: Y = 1480156.08
EASTING: X = 353055.34
ELEVATION: ELEV. = 5187.036

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ED DATE 8/2000
DRAWN BY RJH DATE 8/2000
CHECKED BY ED DATE 8/2000

Resource Technology, Inc.
Civil Engineering
Environmental Sciences
Water Resources
Landscape Architecture
Planning
1720 - B Randolph Road SE
Albuquerque, New Mexico 87106
E-mail: rti@swcp.com
Telephone: (505) 243-7300
Facsimile: (505) 243-7400

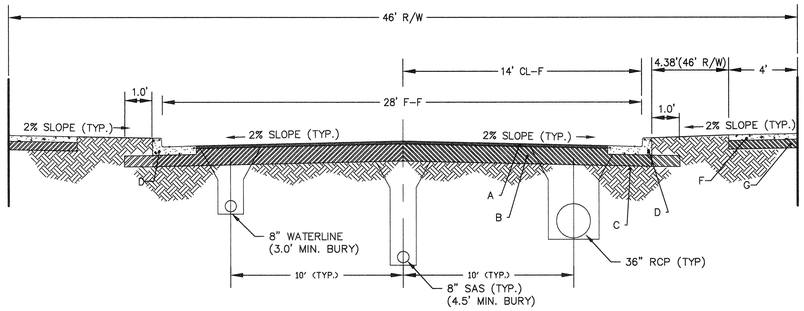
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ELDORADO PARK SUBDIVISION UNIT 2
TEMPORARY STORM DRAINAGE AND POND

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.	N/A		WASTE WATER	N/A	
HYDROLOGY			TRAF. OPER.		
OTHER			OTHER		

PROJECT NO. 648281 | MAP NO. L-9-Z | SHEET 12 OF 15

2/22/01



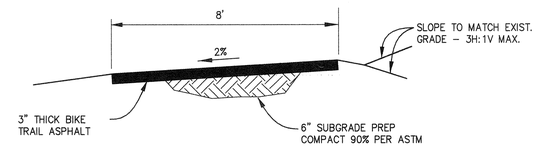
STREET SECTION Z–Z (28' F–F STREET WIDTH)

W/ STANDARD C & G BOTH SIDES

NOT TO SCALE

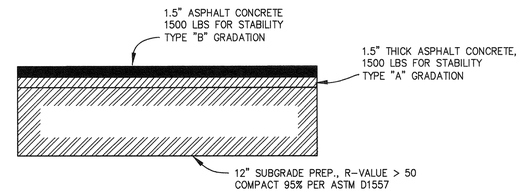
DETAIL NOTES FOR TYPICAL STREET SECTIONS
(COA STD DWG 2405 AND 2407)

- A 3" A.C. PAVEMENT
- B 12" COMPACTED SUBGRADE MATERIAL (95% COMPACTION)
- C COMPACTED SUBGRADE (90% COMPACTION)
- D P.C.C. STANDARD CURB & GUTTER (SEE DETAIL BELOW)
- E P.C.C. MOUNTABLE CURB, ROLL TYPE (SEE DETAIL BELOW)
- F 4' P.C.C. SIDEWALK
- G 6" COMPACTED SUBGRADE MATERIAL (95% COMPACTION)
- H 6" AGGREGATE BASE COURSE PAVEMENT (SECTION X–X ONLY)



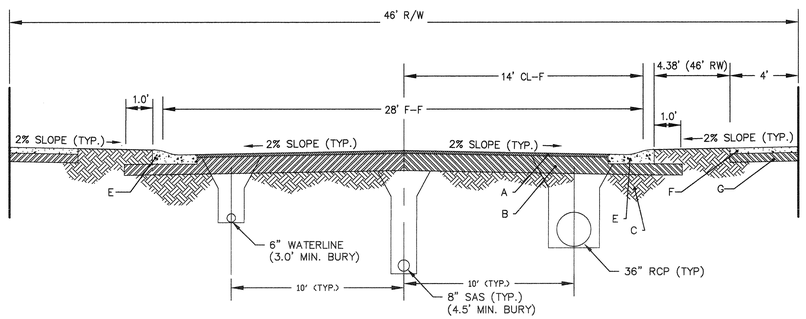
BIKETRAIL ASPHALT PAVEMENT SECTION

NOT TO SCALE



TYPICAL PAVEMENT SECTION
SECTIONS Y–Y AND Z–Z

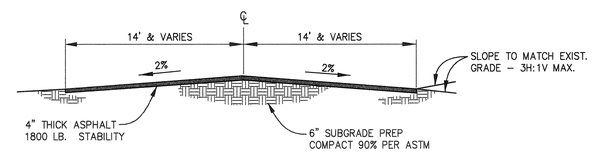
NOT TO SCALE



STREET SECTION Y–Y (28' F–F STREET WIDTH)

W/ MOUNTABLE CURB, BOTH SIDES

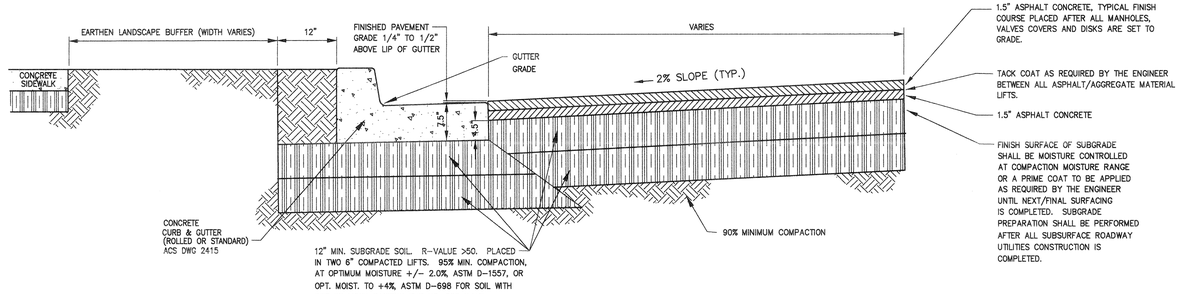
NOT TO SCALE



SECTION A–A

TEMPORARY ASPHALT PAVEMENT

NOT TO SCALE

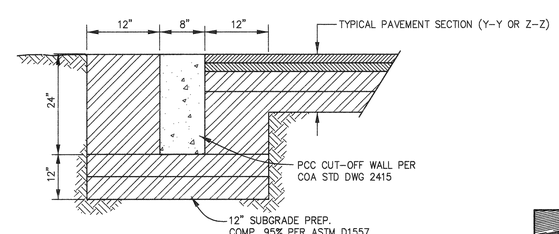


TYPICAL RESIDENTIAL STREET PAVEMENT DETAIL
(SECTIONS Y–Y AND Z–Z)

(ASPHALTIC CONCRETE PAVEMENT)

REFERENCE COA STANDARD DWG. 2405 – RESIDENTIAL STREET SECTION

NOT TO SCALE



TYPICAL CUT–OFF WALL DETAIL

NOT TO SCALE

I, ELVIDIO V. DINIZ CERTIFY THAT THE DRAWING OF THE "AS BUILT" DIMENSIONS WAS DONE UNDER MY SUPERVISION. EVD

AS BUILT INFORMATION
No changes to typical Sections
See Site plan for details

MICRO-FILM INFORMATION

BENCH MARKS
ACS STA. 7 – L9
GROUND TO GRID = 0.99967727
NM STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE
NAD 1927
NORTHING: 1478346.71
EASTING: 352978.14
ELEVATION: 5175.735

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	ED	8/2000
DRAWN BY	RJH	8/2000
CHECKED BY	ED	8/2000

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO PARK SUBDIVISION
PAVING DETAILS & TYPICAL ROADWAY SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
648281	L–9–Z	13	15

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 SEPERATE 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.

△1 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.

△1 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.

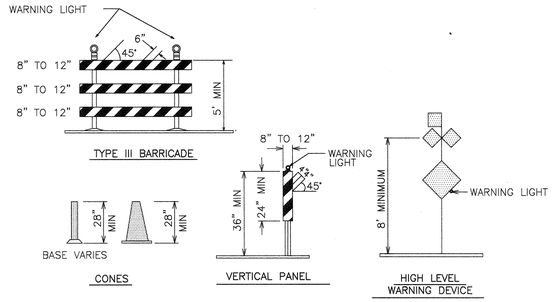
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

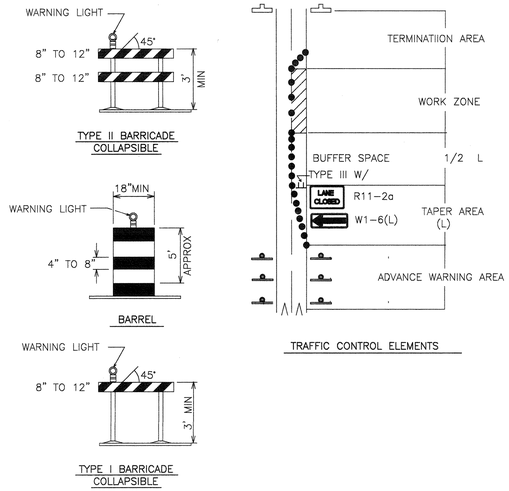
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

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

△1 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.

△1 27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPTMENT, BOTH PERMANENT AND TEMPORARY.





LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- 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 STREET LIMIT OF THE STREET
- L — TAPER LENGTH – SEE CHART BELOW

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

TAPER REQUIREMENT

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

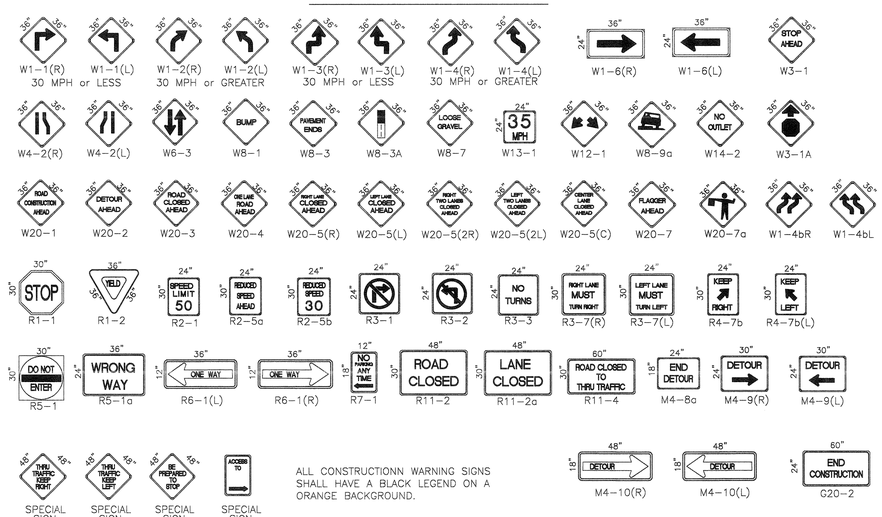
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



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

AS-BUILT INFORMATION
CONTRACTOR — DATE
STAKED BY — DATE
INSPECTOR'S REPORTED BY — DATE
FIELD CHANGES DRAWING CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
△1	9/25/97	ADD NOTE NO. 27	J.D.L.
△1	9/24/97	REVISED NOTE NO. 26	J.D.L.
△1	9/24/97	REVISED NOTE NO. 19	J.D.L.
△1	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS

DESIGN
DESIGNED BY BOHANNAN HUSTON — DATE 5-97
DRAWN BY BOHANNAN HUSTON — DATE 5-97
CHECKED BY BOHANNAN HUSTON — DATE 5-97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TRAFFIC CONTROL
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CA	STP			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
648281	L-9-Z	14	15

CITYSIGN.DWG 6-11-97

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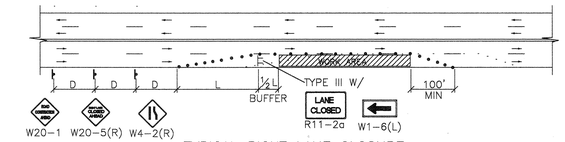
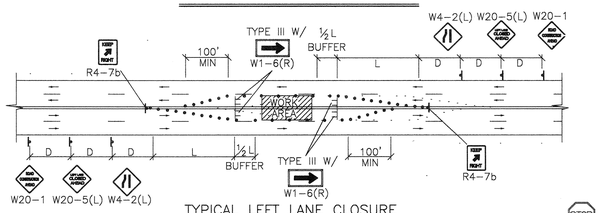
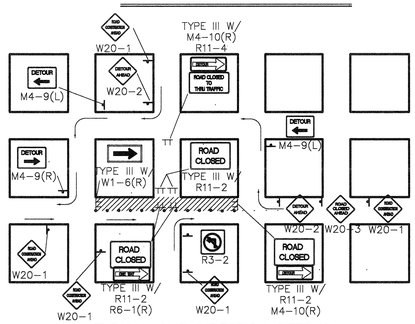


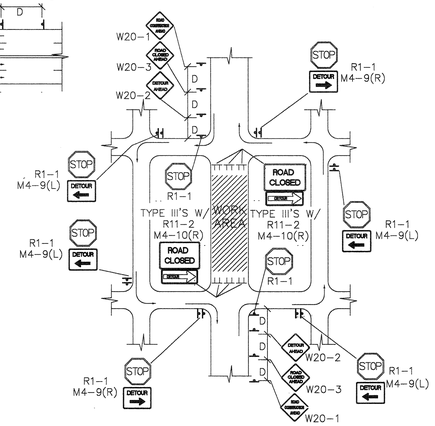
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



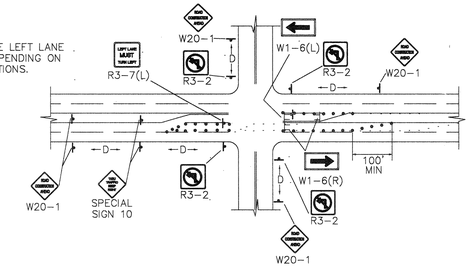
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

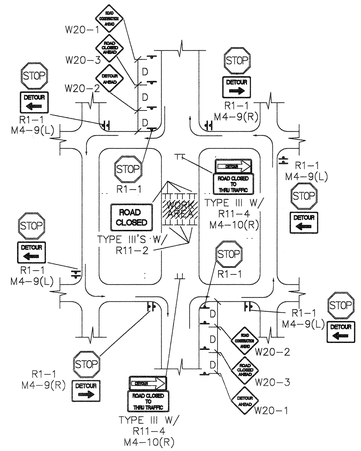
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



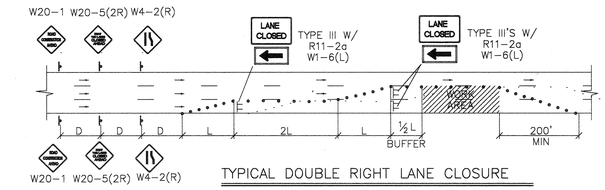
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

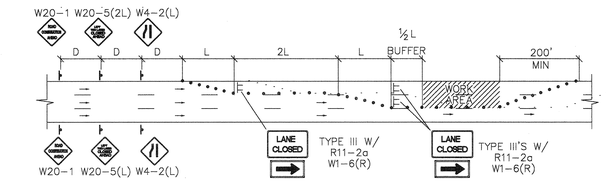


TYPICAL MID-BLOCK CLOSURE

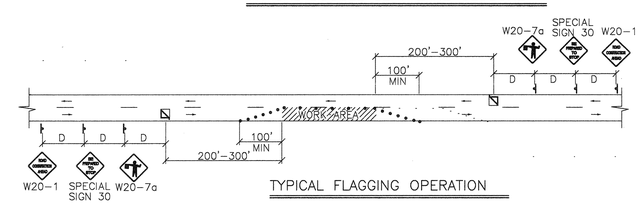
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



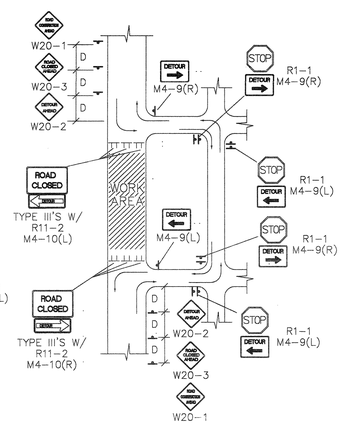
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

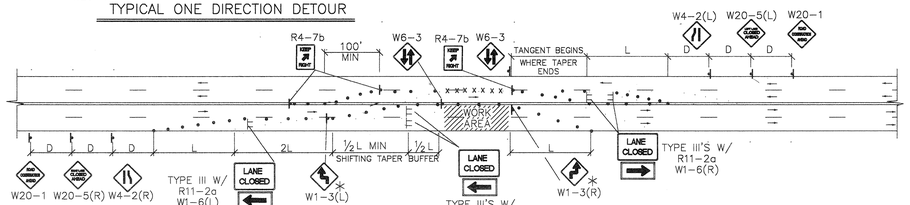


TYPICAL FLAGGING OPERATION

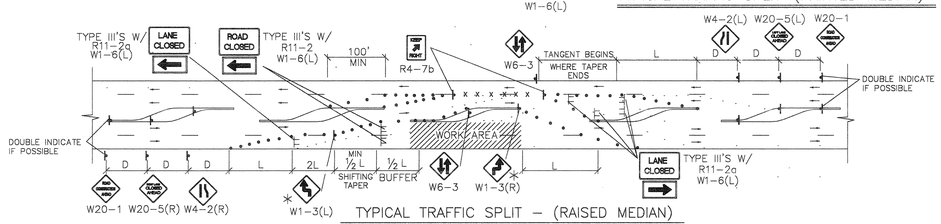


TYPICAL STREET CLOSURE

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



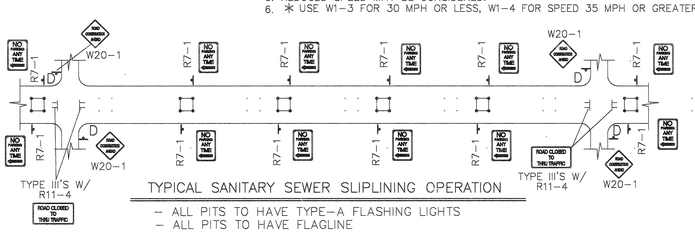
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



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



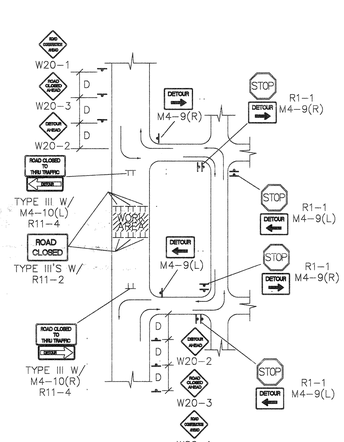
TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

GENERAL NOTE:

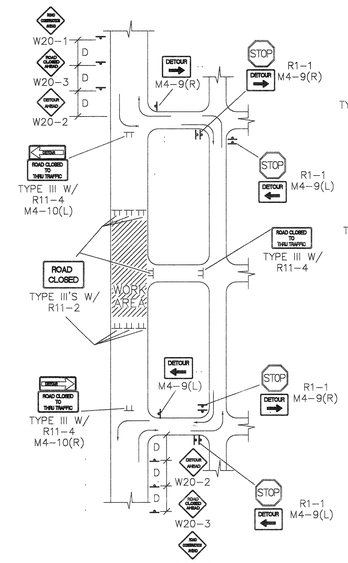
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

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



TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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

AS-BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S FIELD VERIFICATION BY 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

NO.	DATE	REMARKS	BY
△1	9/24/97	REVISED GENERAL NOTE	J.D.L.

REVISIONS

DESIGN
DESIGNED BY BOHANNAN HUSTON DATE 5-97
DRAWN BY BOHANNAN HUSTON DATE 5-97
CHECKED BY BOHANNAN HUSTON DATE 5-97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF MUTCD)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
RWA	STP			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
648281	L-9-Z	15	15

CITYTRAF.DWG 6-11-97

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