

CONSTRUCTION PLANS FOR **LOS SUENOS SUBDIVISION – UNIT 3**

UTILITY & PAVING IMPROVEMENTS

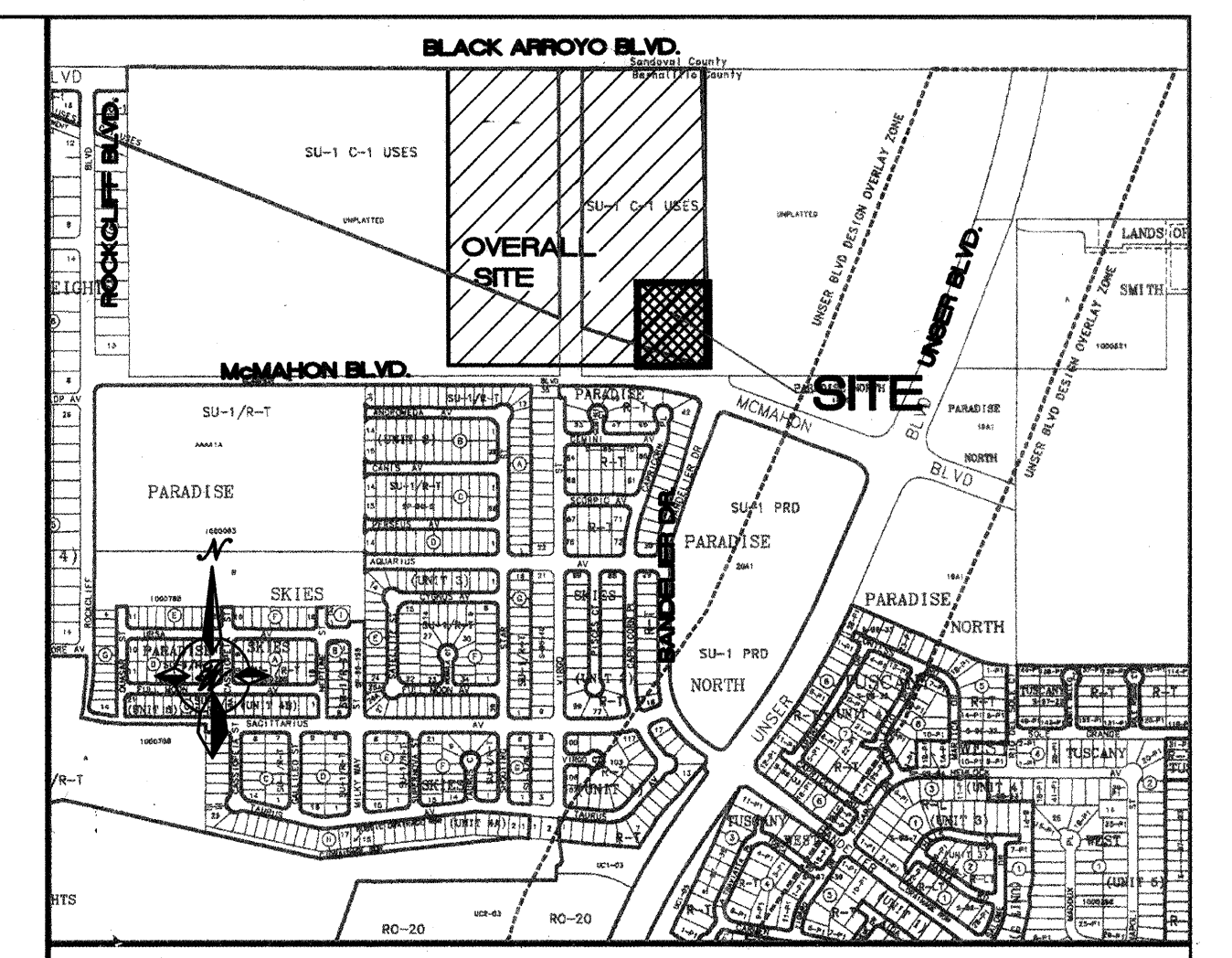
CITY OF ALBUQUERQUE
NEW MEXICO
AUGUST 2002

FW

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DREAMY WAY DRIVE STA: TO STA: | |

Elevations are in NGVD 29.



VICINITY MAP ZONE ATLAS: A-11-Z

NOTICE TO CONTRACTORS

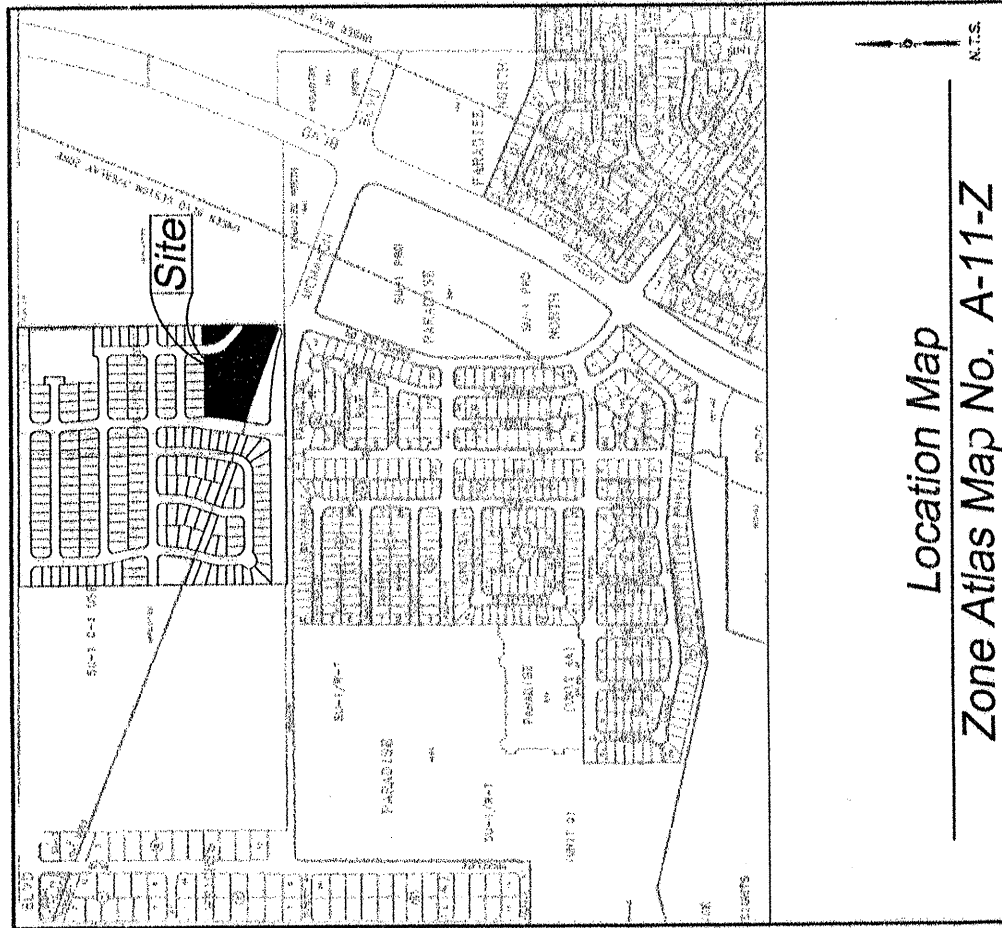
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #6)
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
9. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
10. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE(3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
11. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

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

DRB # 1000187

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>[Signature]</i>	9-25-02	<i>[Signature]</i> 9/24/02 City Engineer Date		
		Transportation	<i>[Signature]</i>	9/24/02			
		Water/Wastewater	<i>[Signature]</i>	9/24/02			
		Hydrology	<i>[Signature]</i>	9/24/02			
		C.I.P.	<i>[Signature]</i>	9-25-02			
		Constr. Coord.	<i>[Signature]</i>	9-25-02			
		N.M.U.I.	<i>[Signature]</i>	9-25-02			
CITY PROJECT NO.		6604.83		SHEET		1 of 16	



Subdivision Data:

- Notes:**
- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS $\odot$ SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS '1993'.
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS '1993'.
 - BOUNDARY CORNERS SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANUSCRIPT WILL BE CORRECT AT ALL POINTS OF CURVATURE POINTS OF VISION, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR *Justin T. ...* DATE 7-11-2002

Owner's Signature: *...*

FRED MONTANO
LOS SUENOS LLC.
A NEW MEXICO LIMITED COMPANY

DATE 7-11-2002

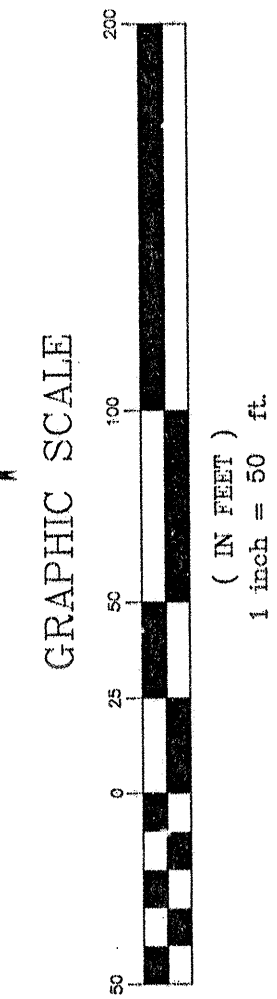
Legend

(In Accordance With) N 89°00'00" E

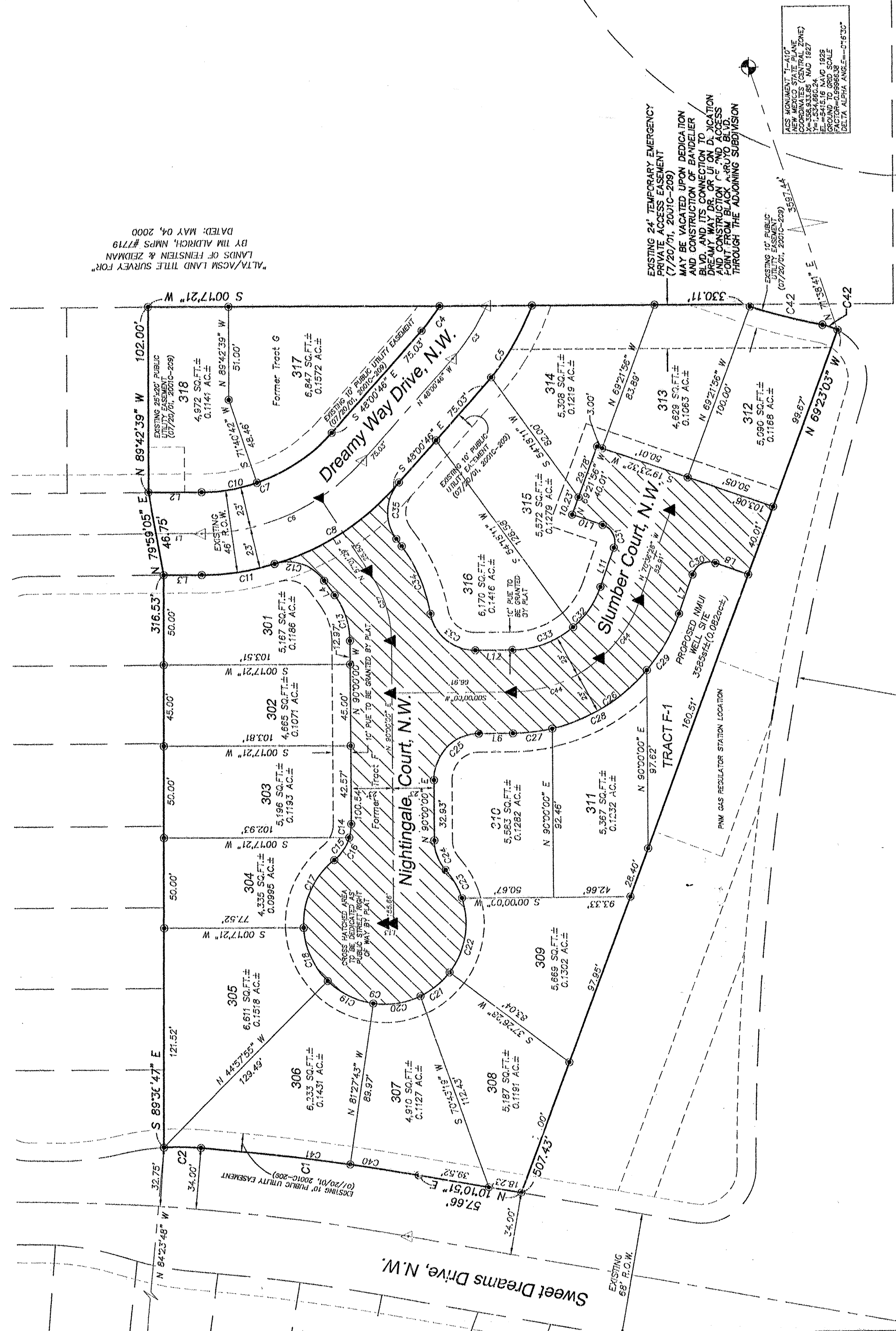
- RECORD BEARINGS AND DISTANCES
- SHOWN IN THIS SURVEY
- MEASURED BEARING AND DISTANCES
- FOUND AND USED REBAR W/CAP PS '1993'
- POINT SET BY THIS SURVEY
- REBAR WITH CAP PS '1993'
- MONUMENTATION
- STAMPED PS '1993'
- CENTERLINE (ON LEAD OF R/W MONUMENTATION)
- TO BE INSTALLED AT ALL CENTERLINE INTERSECTIONS
- PRIOR TO ADJUSTMENT OF SUBDIVISION STREET
- FOUR-ANCH (4") ALUMINUM ALLOY CAP STAMPED
- MONUMENTATION "SURFACE" MARKED "DO NOT
- DISTURB" PS '1993'
- PUBLIC STREET RIGHT OF WAY BOUNDARY TO THE
- CITY OF ALBUQUERQUE IN THE SINGLE WITH
- WARRANTY COVENANTS BY THIS PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	25.33	N 89°00'00" E
L2	29.51	S 89°00'00" W
L3	16.91	N 89°00'00" E
L4	9.91	N 89°00'00" E
L5	16.91	S 89°00'00" W
L6	16.91	N 89°00'00" E
L7	16.91	S 89°00'00" W
L8	16.91	N 89°00'00" E
L9	16.91	S 89°00'00" W
L10	16.91	N 89°00'00" E
L11	16.91	S 89°00'00" W
L12	16.91	N 89°00'00" E
L13	16.91	S 89°00'00" W

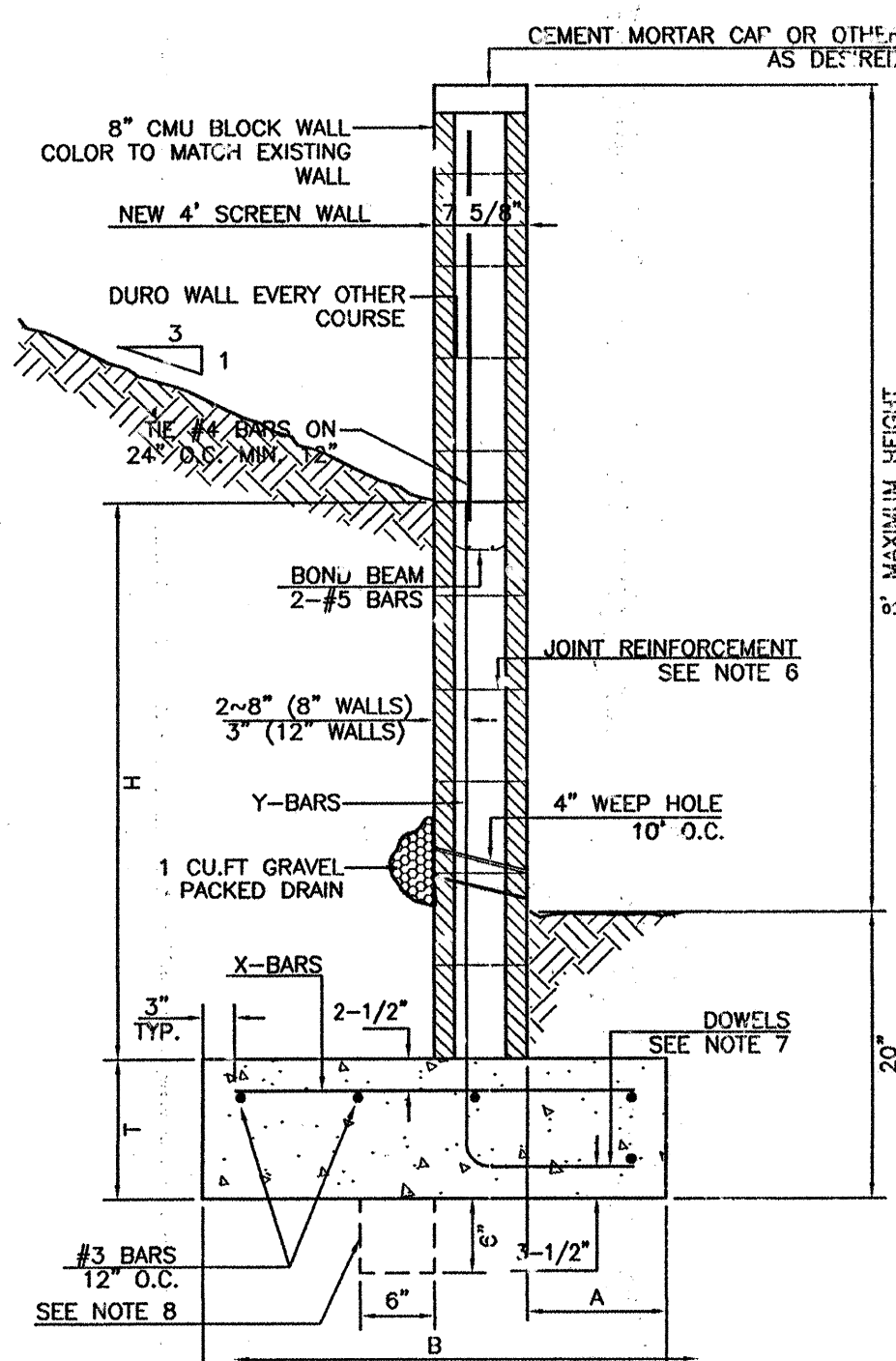
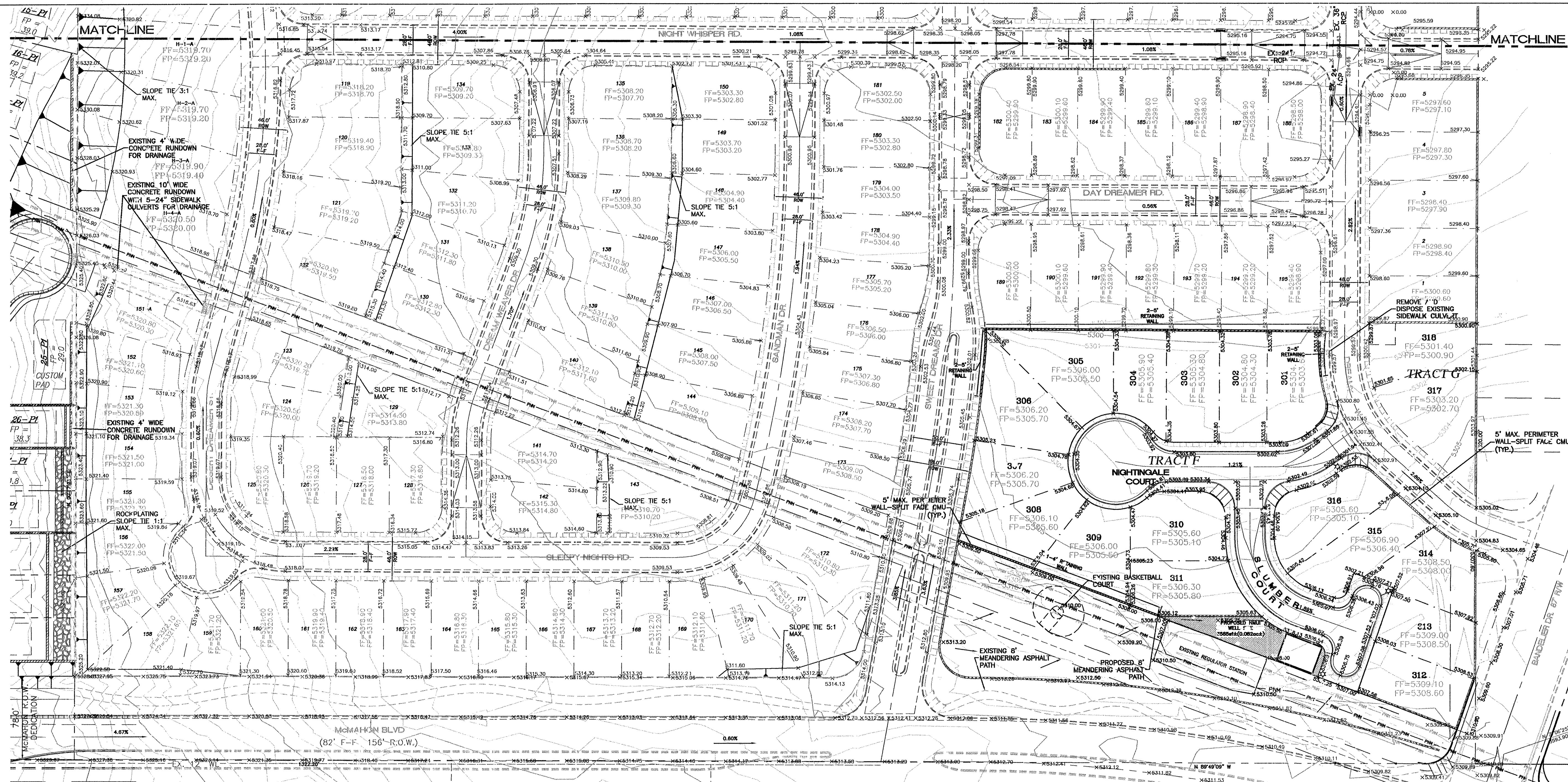


① THERE IS A TEN (10) FOOT PUBLIC RIGHT OF WAY BOUNDARY TO THE FRONT OF EACH LOT BY THIS PLAT.



NOTE: FOR REFERENCE ONLY

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE	CHORD	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C2	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C3	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C4	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C5	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C6	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C7	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C8	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C9	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C10	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C11	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C12	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C13	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C14	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C15	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C16	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C17	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C18	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C19	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C20	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C21	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C22	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C23	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C24	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00
C25	125.00	125.00	90.00	125.00	125.00	125.00	125.00	125.00	125.00	90.00	125.00	125.00	125.00



8 INCH REINFORCED CONCRETE MASONRY WALL						
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-9"	10"	#4 @18" O.C.	#4 @25" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL						
H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
5'-4"	4'-8"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
5'-8"	5'-4"	15"	4'-2"	12"	#4 @18" O.C.	#4 @30" O.C.
6'-0"	6'-0"	18"	4'-8"	12"	#6 @24" O.C.	#4 @25" O.C.
7'-4"	6'-8"	18"	4'-10"	12"	#6 @18" O.C.	#5 @25" O.C.
8'-0"	7'-4"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.
8'-8"	8'-0"	20"	5'-8"	12"	#7 @18" O.C.	#5 @21" O.C.

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DWR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 - #3 BARS TO BE USED ON WALLS LESS THAN 2'-8" HEIGHT
 - X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
 - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
 - #5 AND #6 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

RETAINING WALL DETAIL

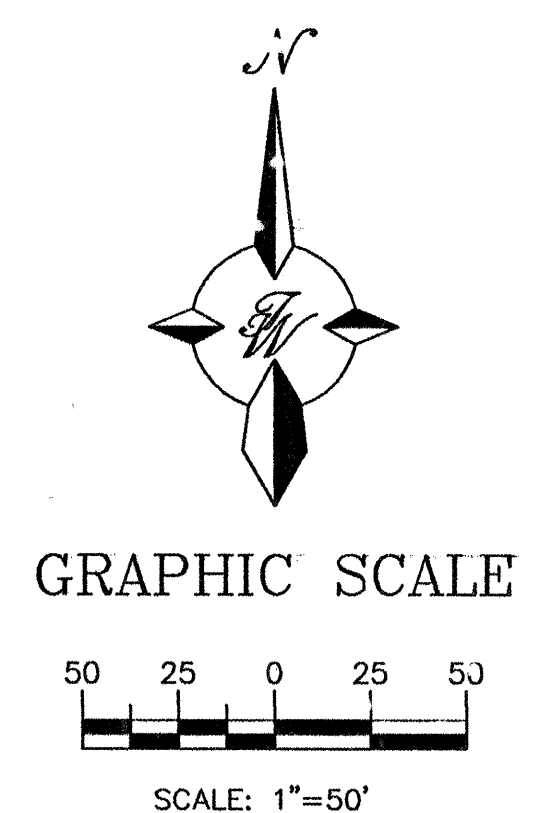
GENERAL NOTES:

- ALL SPOT ELEVATIONS ARE FLOWLINE.
- 18" MAX. RETAINANCE ON ALL PERIMETER WALLS.

LEGEND

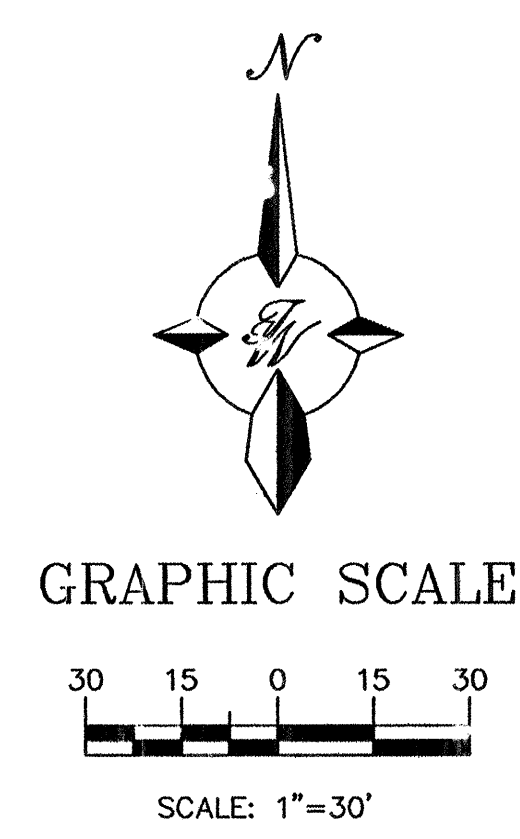
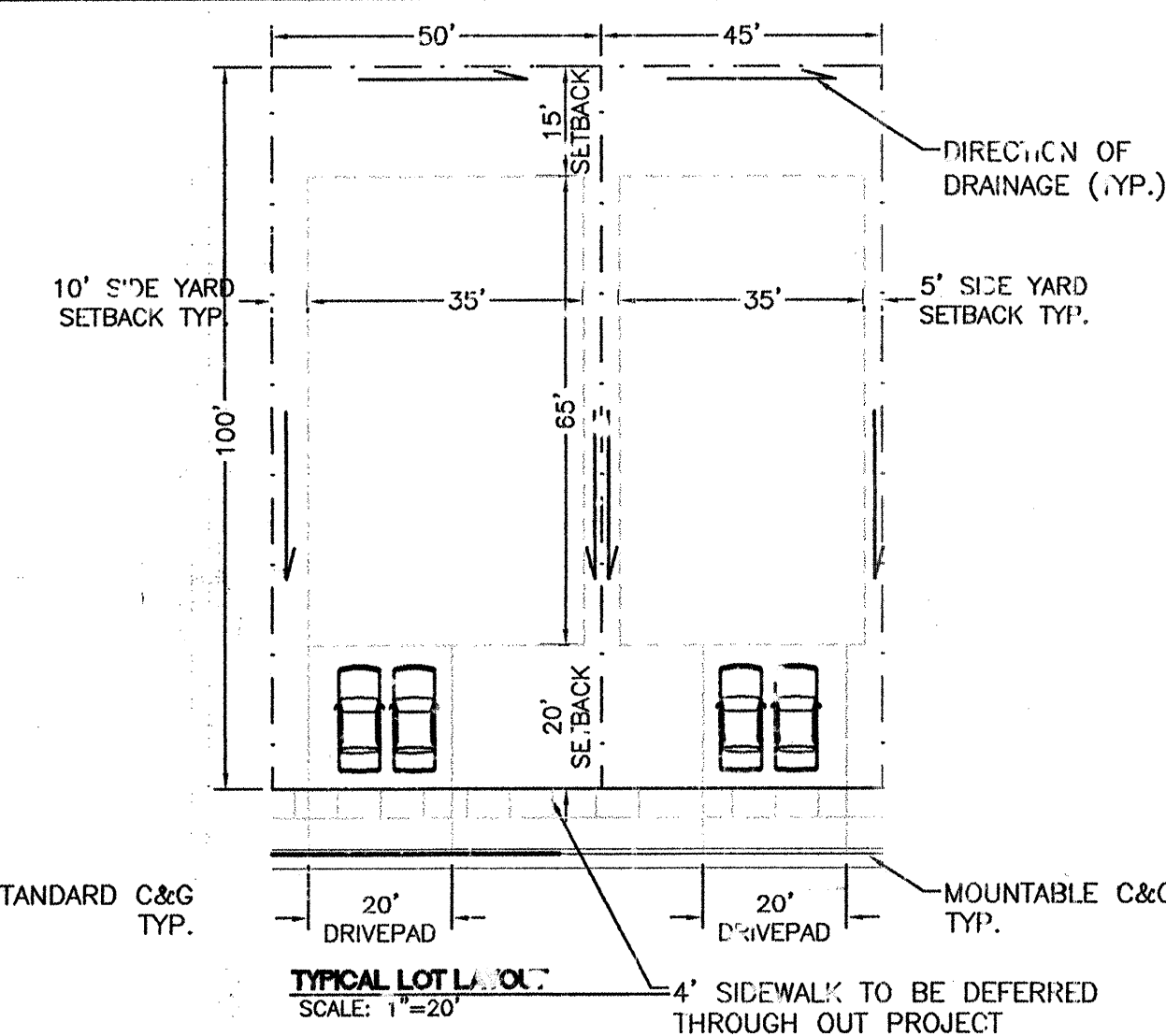
- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED MOUNTABLE CURB AND GUTTER
- PROPOSED STANDARD CURB AND GUTTER
- RETAINING WALL
- PERIMETER WALL

NOTE: FOR REFERENCE ONLY

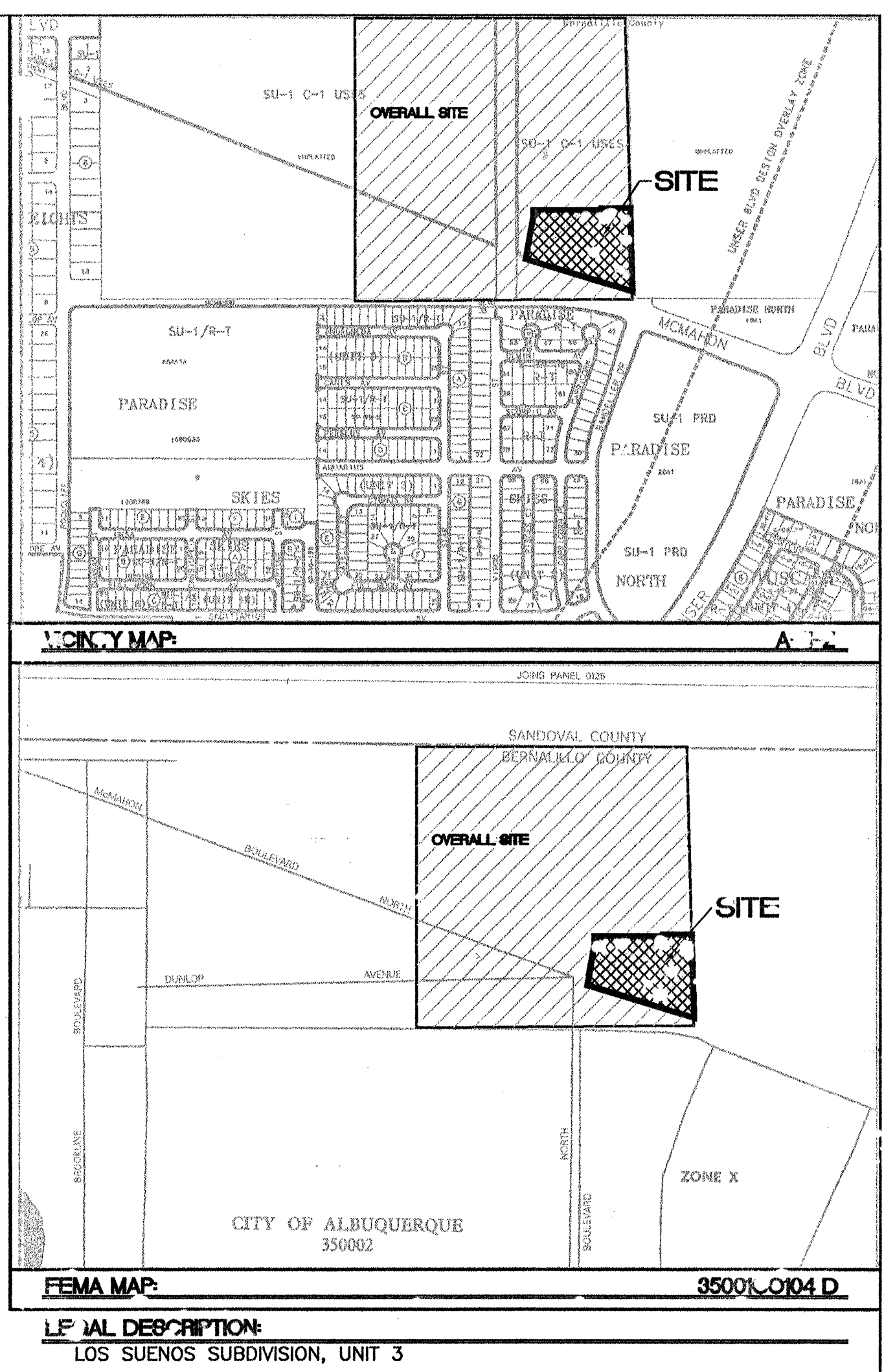


ENG. SEAL RONALD R. BOHANNAN P.E. #7868	LOS SUEÑOS		DRAWN BY MP
	GRADING AND DRAINAGE PLAN SHEET "B"		DATE 07-06-2002
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		SHEET # 3 16
	PROJ. # 6604.83		JOB # 990702

DRB# 1000187



- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- GENERAL NOTES:**
1. WALLS:
A 5' SCREEN WALL WILL BE PROVIDED AROUND THE SUBDIVISION PERIMETER
18" MAXIMUM RETAINAGE BETWEEN GRADES
 2. CURBS AND GUTTERS:
MOUNTABLE CURB AND GUTTER WILL BE USED THROUGHOUT EXCEPT FOR THOSE AREAS WHERE STANDARD CURB AND GUTTER IS NECESSARY FOR DRAINAGE CONVEYANCE.
 3. BUILDING HEIGHT: STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
 4. ALL OF THE STREETS ARE PUBLIC
 5. ACS MONUMENT "1-A10": X=1,499,179.513, Y=1,534,743.230, ELEV.=5418.02
G-G=0.999663758, DELTA=-00°16'22". CENTRAL ZONE (NAD 1983/NAVD 1988)
 6. ALL SPOT-ELEVATIONS SHOWN ARE FLOWLINE, UNLESS OTHERWISE NOTED.



NOTE: FOR REFERENCE ONLY

LEGEND	DESCRIPTION
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
=====	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	EASEMENT
-----	EXISTING SIDEWALK
-----	FUTURE SIDEWALK
=====	PROPOSED PERIMETER WALL
=====	EXISTING PERIMETER WALL
=====	PROPOSED RETAINING WALL
-----	EXISTING RETAINING WALL
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINES
-----	EXISTING LOT LINES
-----	SETBACK LINE
-----	FINCH MARK
-----	STREET LIGHTS

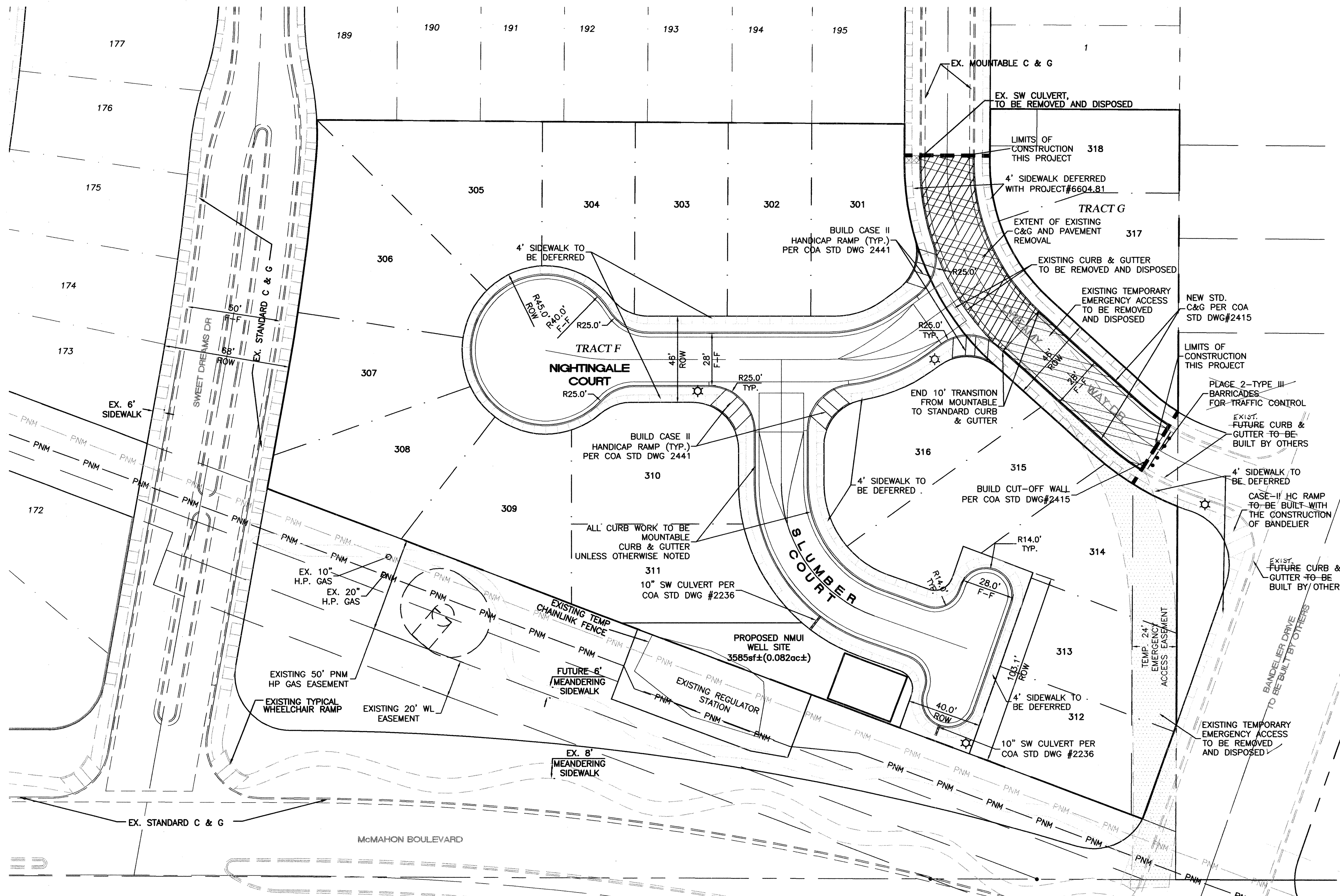
ROUGH GRADING APPROVAL

RONALD R. BOHANNAN P.E. #7868	LOS SUENOS TRACT F AND G GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY MP DATE 08-06-2002 9972TR-FG_GR.DWG SHEET # 4 16 JOB # 990072
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DRB# 1000187

SCANNED BY
MESA REPRO

SCANNED BY
MESA REPRO



LEGEND	DESCRIPTION
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	EASEMENT
=====	PROPOSED SIDEWALK
=====	EXISTING SIDEWALK
=====	FUTURE SIDEWALK
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINES
-----	EXISTING LOT LINES
△	BENCH MARK
☆	STREET LIGHTS
=====	EXTENT OF EXISTING C&G, PAVEMENT REMOVAL
=====	EXTENT OF TEMPORARY PAVEMENT REMOVAL AND DISPOSAL
=====	EXTENT OF NEW PAVING, AND CURB & GUTTER PER RESIDENTIAL PAVING SECTION ON SHT. 6 OF 16



SCALE: HORIZ. 1"=30'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMP's number 11993.

Engineer's Seal & Signature

11/11/05

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LOS SUENOS SUBDIVISION - UNIT 3**
PAVING IMPROVEMENTS
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE
APPROVED
SEP 25 2002

CITY ENGINEER APPROVED
APPROVED
OCT 24 2002
CITY ENGINEER

LAST DESIGN UPDATE

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

CITY PROJECT NO. 6604.83 ZONE MAP NO. A-11-Z SHEET 5 OF 16

AS BUILT INFORMATION
CONTRACTOR SALLS BROTHERS
WORKING DRAWINGS PRECISION SURVEYS DATE 2003
INSPECTED BY CONSTRUCTION DATE 2003
ACCEPTANCE BY CONSTRUCTION DATE 2003
VERIFICATION BY CONSTRUCTION DATE 2003
DRAWINGS BY TERRA WEST DATE 2003
CONSTRUCTION BY TERRA WEST DATE 2003
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

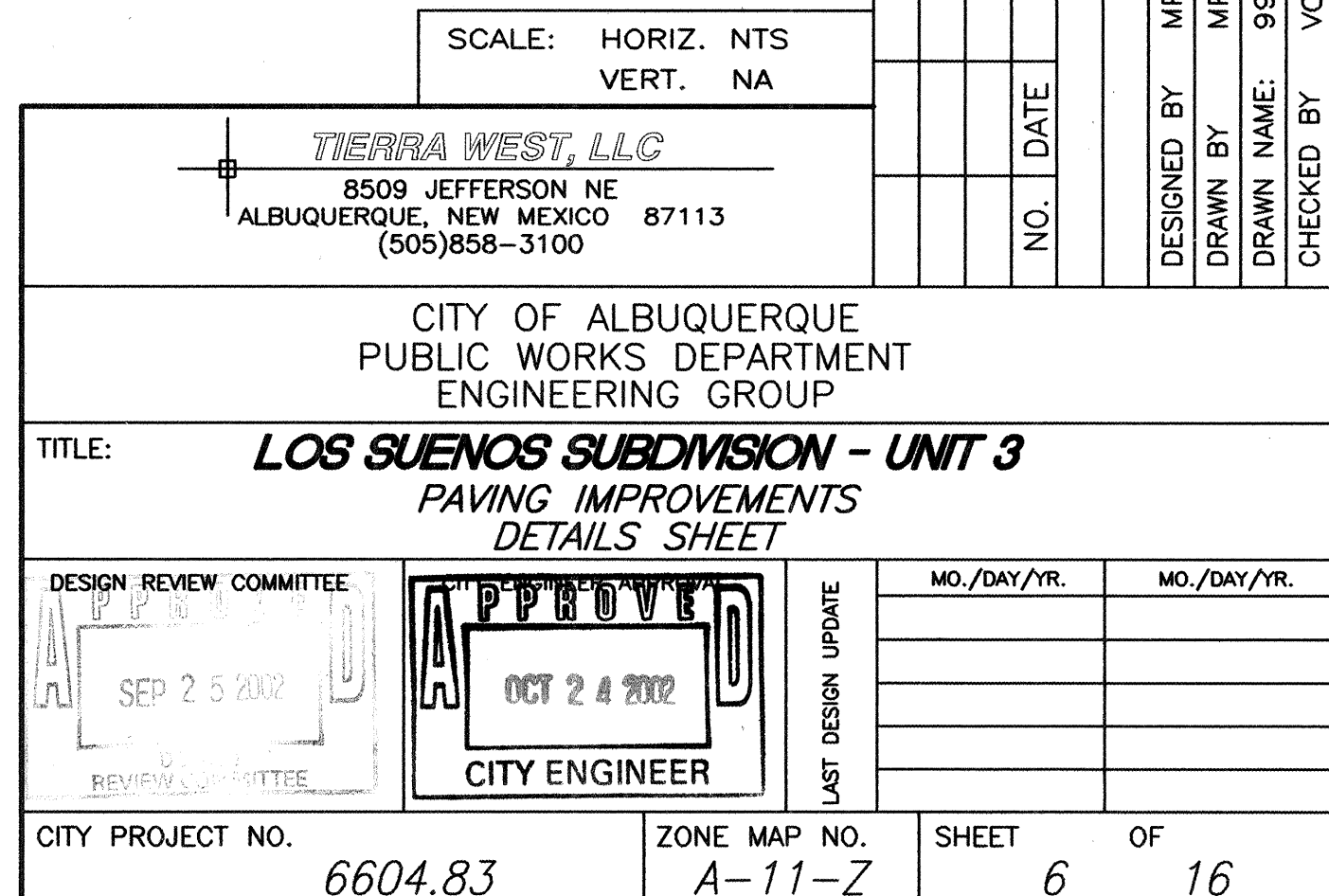
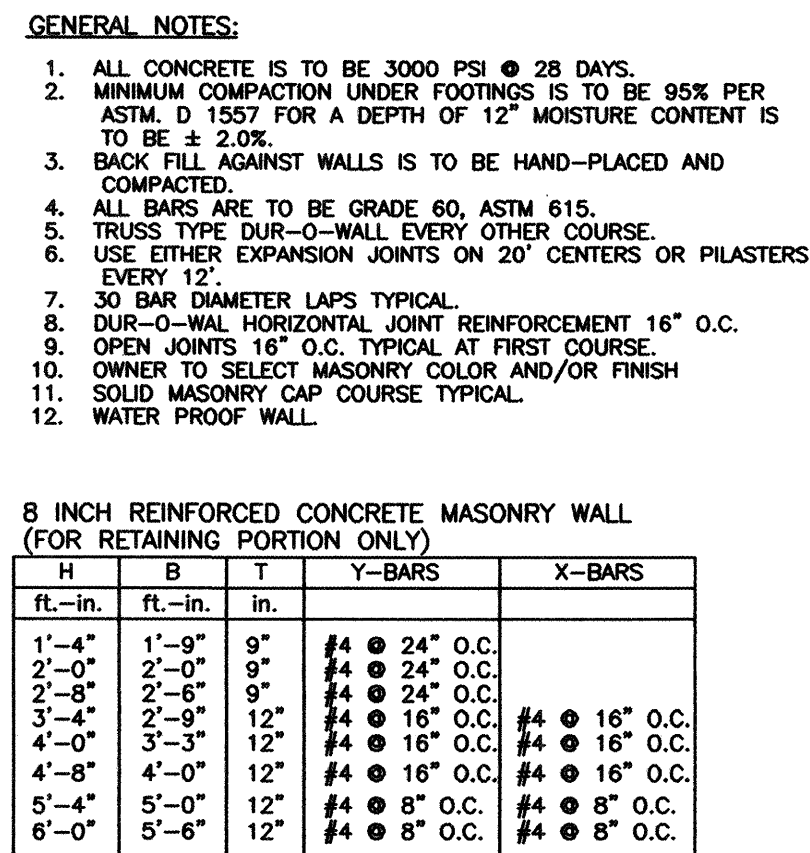
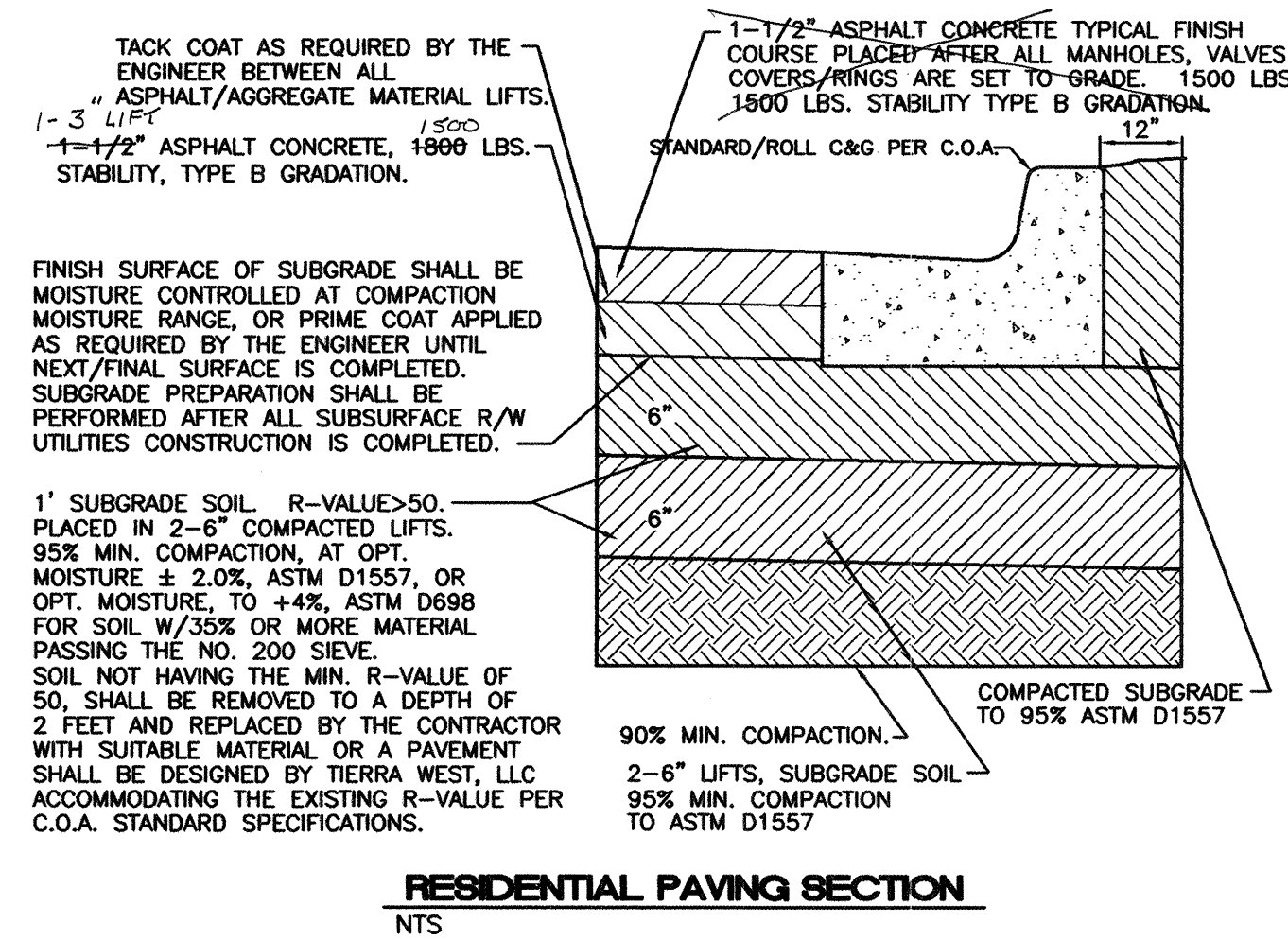
BENCH MARKS
ACS MON. "1-A10"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone (NAD 27)
X=358933.85
Y=1534600.24
G-G=0.9996638
Da= -0'16"20"
ELEV= 5415.16 (SLD 29)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
BOHANNON R. R.
REGISTERED PROFESSIONAL ENGINEER

REVISIONS
NO. DATE BY
DESIGN
DESIGNED BY MP DATE 08.2002
DRAWN BY MP DATE 08.2002
CHECKED BY VC / RRB DATE 08.2002

Z:\159365007\2\Drafting\DRG 318972\NP_unr13.dwg, 09/24/2002 02:03:32 PM, Marco, 1:1

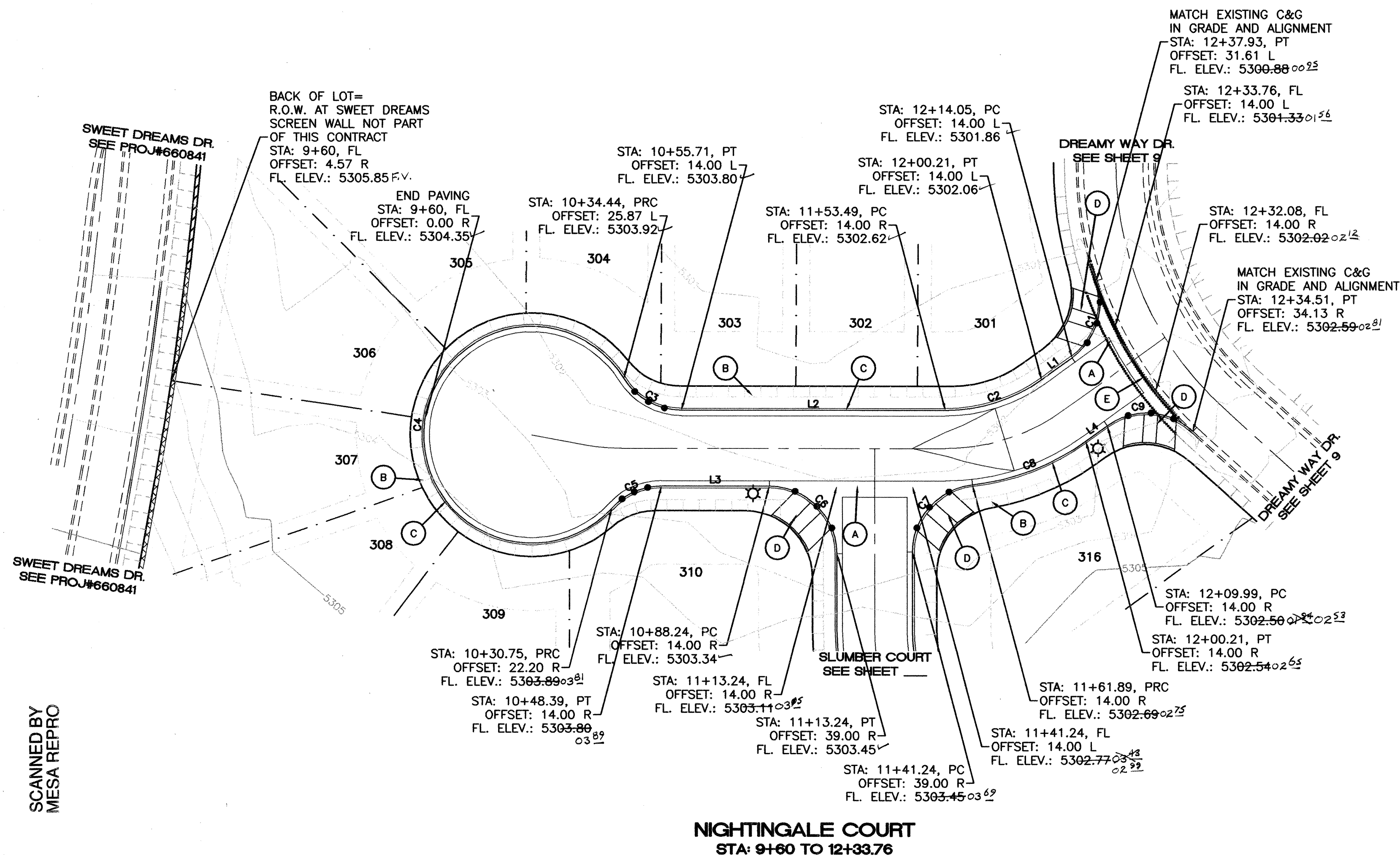


1. Ronald R. Bohanan, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMPMS number 11993.

Engineer's Seal
& Signature

9+00 10+00 11+00 12+00 13+00 14+00

SCANNED BY
MESA REPRO



QUARTER POINTS

C1	FL	ELEV.	C3	FL	ELEV.	C5	FL	ELEV.
1	5301.13		1	5303.83		1	5303.87	
2	5301.37		2	5303.86		2	5303.85	
3	5301.62		3	5303.89		3	5303.82	

C6	FL	ELEV.	C7	FL	ELEV.	C9	FL	ELEV.
1	5303.37		1	5303.26		1	5302.51	
2	5303.40		2	5303.07		2	5302.52	
3	5303.42		3	5302.88		3	5302.52	

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	31.77	25.00	72°48'30"	18.43
C2	38.00	61.00	35°41'49"	19.64
C3	25.44	25.00	58°18'23"	13.95
C4	199.58	40.00	285°52'53"	30.21
C5	20.76	25.00	47°34'31"	11.02
C6	39.27	25.00	90°00'00"	25.00
C7	36.47	25.00	83°34'36"	22.34
C8	45.47	89.00	29°16'25"	23.24
C9	34.36	25.00	78°45'19"	20.52

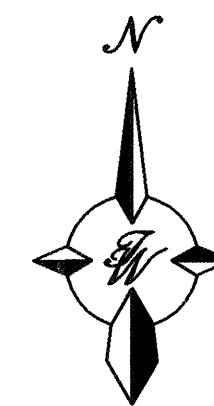
LINE TABLE		
LINE	LENGTH	BEARING
L1	13.83	S54°18'11"W
L2	97.78	S90°00'00"W
L3	39.85	S90°00'00"W
L4	9.78	S54°18'11"W

KEYED NOTE:

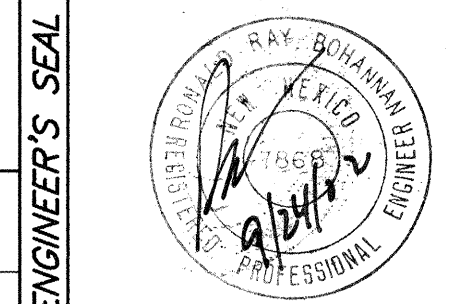
- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) 4' SIDEWALK TO BE DEFERRED
- (C) MOUNTABLE CURB AND GUTTER PER C.O.A. STD DWG#2415
- (D) BUILD CASE-II HC RAMP PER C.O.A. STD DWG#2441
- (E) REMOVE AND DISPOSE EXISTING C&G

NOTE:

- SEE DETAILS SHEET FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
- ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.
- ALL INTERSECTIONS TO BE BUILT PER C.O.A. STD. DWG#2421



SCALE: HORIZ. 1"=30'
VERT. 1"= 3'



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMPS number 11993.

Engineer's Seal
& Signature

11/11/03

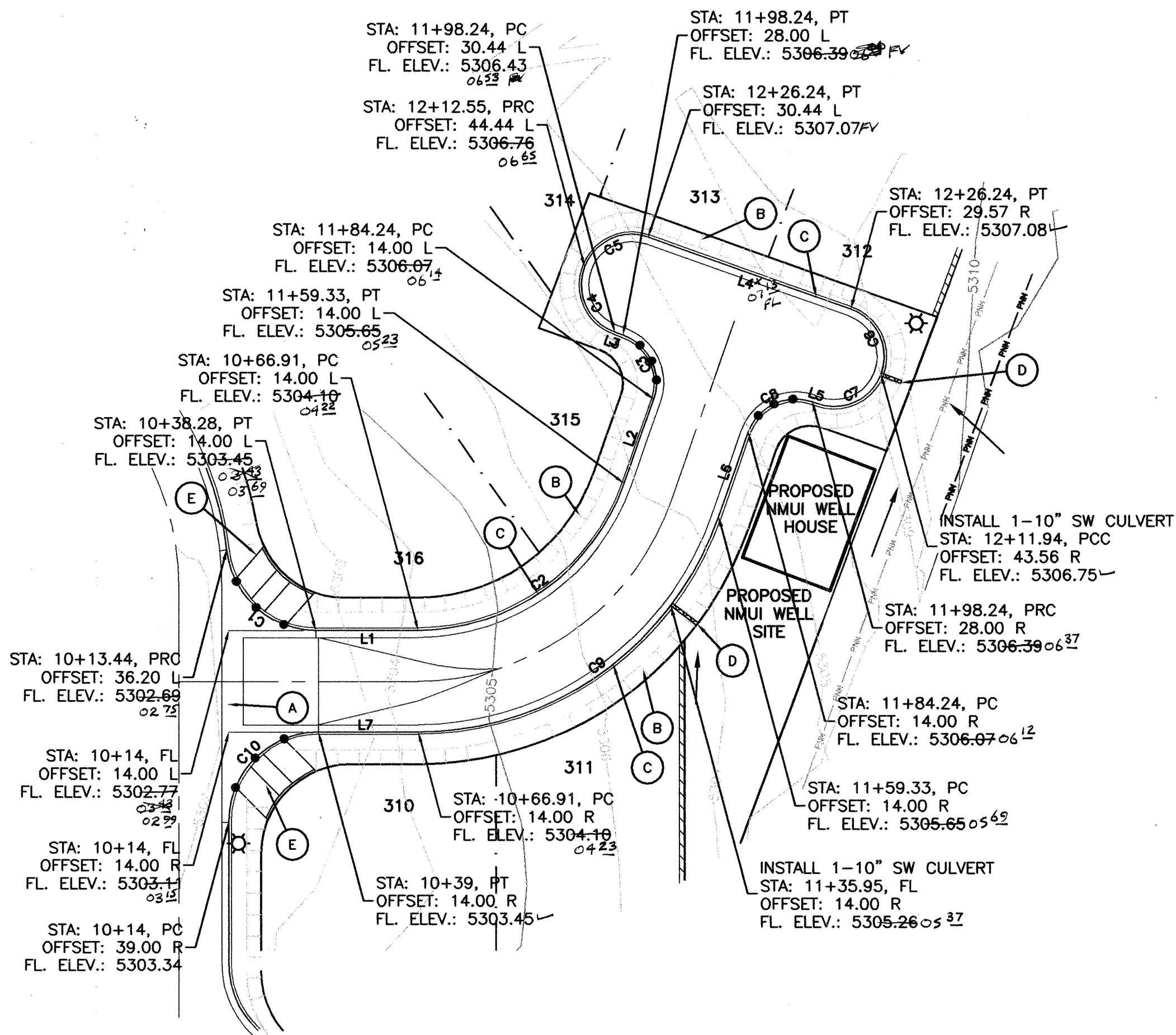
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LOS SUENOS SUBDIVISION - UNIT 3 PAVING IMPROVEMENTS NIGHTINGALE COURT STA: 9+60 TO STA: 12+33.76	
DESIGN REVIEW COMMITTEE APPROVED SEP 2 5 2002	CITY ENGINEER APPROVED OCT 2 4 2002
CITY PROJECT NO. 6604.83	ZONE MAP NO. A-11-Z
SHEET 7	OF 16

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR SALLS BROTHERS	WORK DATE 2003	ACS MON. "1-A10"	CENTRAL STATION DATA	NO.	DATE	REMARKS	BY
PRECISION SURVEYS DATE 2003	CONTRACTOR'S DATE 2003	NM STATE PLANE COORDINATES	Central Zone (NAD 27)			DESIGN	
INSPECTOR'S DATE 2003	CONTRACTOR'S DATE 2003	Central Zone (NAD 27)	X=358933.85			DESIGNED BY: MP	
VERIFICATION DATE 2003	CONTRACTOR'S DATE 2003	Y=1534660.24	G-G=0.999638			DRAWN BY: MP	
DATE 2003	CONTRACTOR'S DATE 2003	Da = -0°16'20"	ELEV= 5415.16 (SID 29)			CHECKED BY: VC / RRB	

SCANNED BY
MESA REPRO

10+00 11+00 12+00 13+00 14+00



QUARTER POINTS

C1	FL	ELEV.	C10	FL	ELEV.
	1	5303.26		1	5303.37
	2	5303.07		2	5303.40
3	5302.88		3	5303.42	

C3	FL	ELEV.	C8	FL	ELEV.
	1	5306.31		1	5306.15
	2	5306.23		2	5306.23
3	5306.15		3	5306.31	

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	36.47	25.00	83°34'36"	22.34
C2	75.17	61.00	70°36'28"	43.20
C3	21.99	14.00	90°00'00"	14.00
C4	22.29	14.00	91°14'32"	14.31
C5	21.69	14.00	88°45'28"	13.70
C6	22.29	14.00	91°14'32"	14.31
C7	21.69	14.00	88°45'28"	13.70
C8	21.99	14.00	90°00'00"	14.00
C9	109.68	89.00	70°36'28"	63.02
C10	39.27	25.00	90°00'00"	25.00

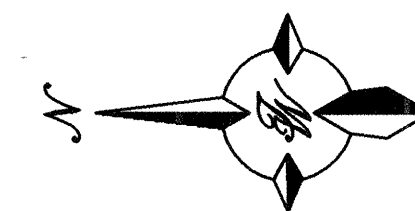
LINE TABLE		
LINE	LENGTH	BEARING
L1	28.62	S00°00'00"E
L2	24.91	S70°36'28"E
L3	2.44	N19°23'32"E
L4	60.01	N19°23'32"E
L5	1.57	S19°23'32"W
L6	24.91	S70°36'28"E
L7	27.91	S00°00'00"E

KEYED NOTE:

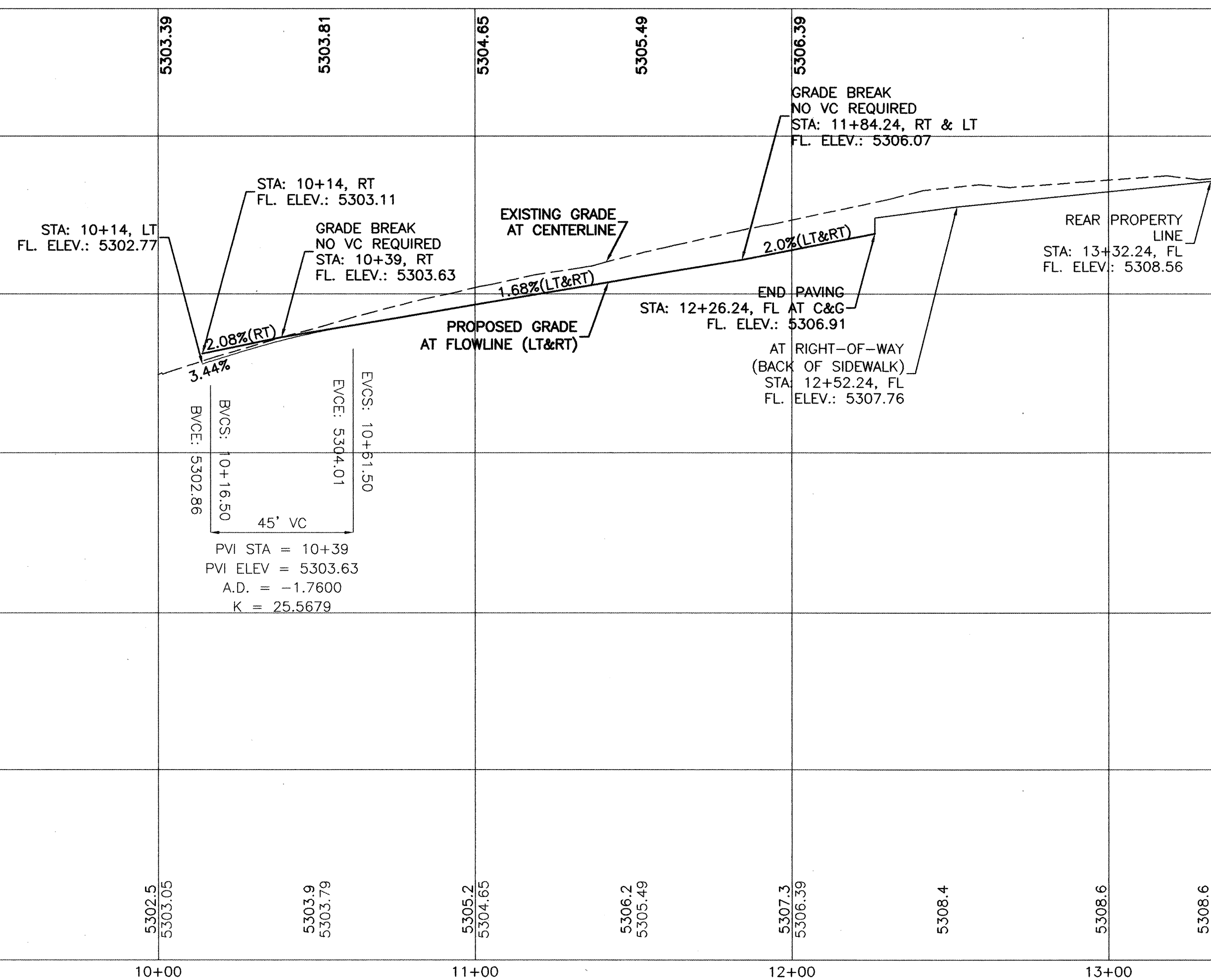
- 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
- 4' SIDEWALK TO BE DEFERRED
- MOUNTABLE CURB AND GUTTER PER C.O.A. STD DWG#2415
- INSTALL 1-10" SIDEWALK CULVERT PER C.O.A. STD DWG#2236
- BUILD CASE-II HC RAMP PER C.O.A. STD DWG#2441

NOTE:

- SEE DETAILS SHEET FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
- ALL CURB AND GUTTER ARE TO BE MOUNTABLE UNLESS OTHERWISE NOTED.
- ALL INTERSECTIONS TO BE BUILT PER C.O.A. STD. DWG#2421



SCALE: HORIZ. 1"=30'
VERT. 1"= 3'



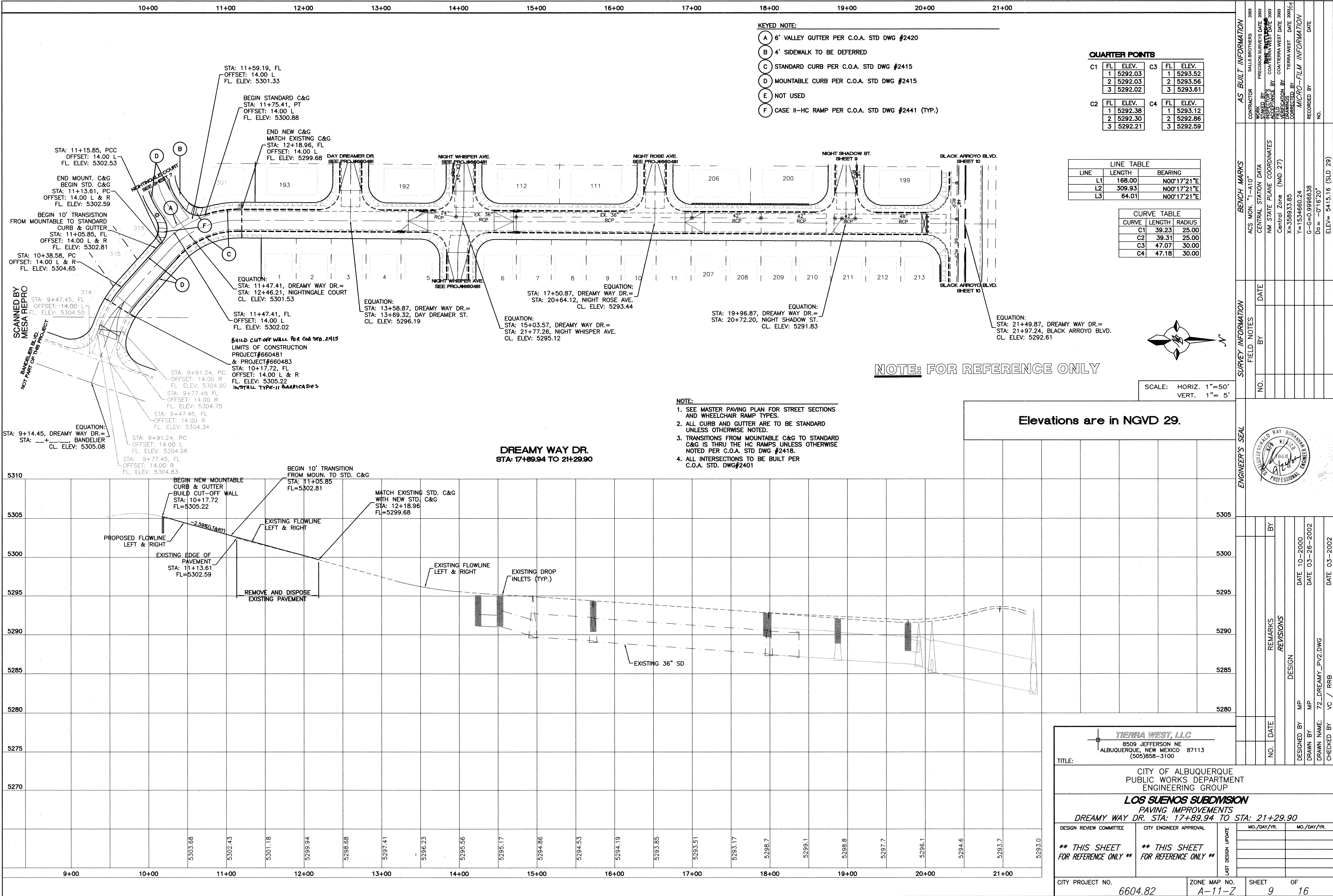
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West, LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMPs number 11993.

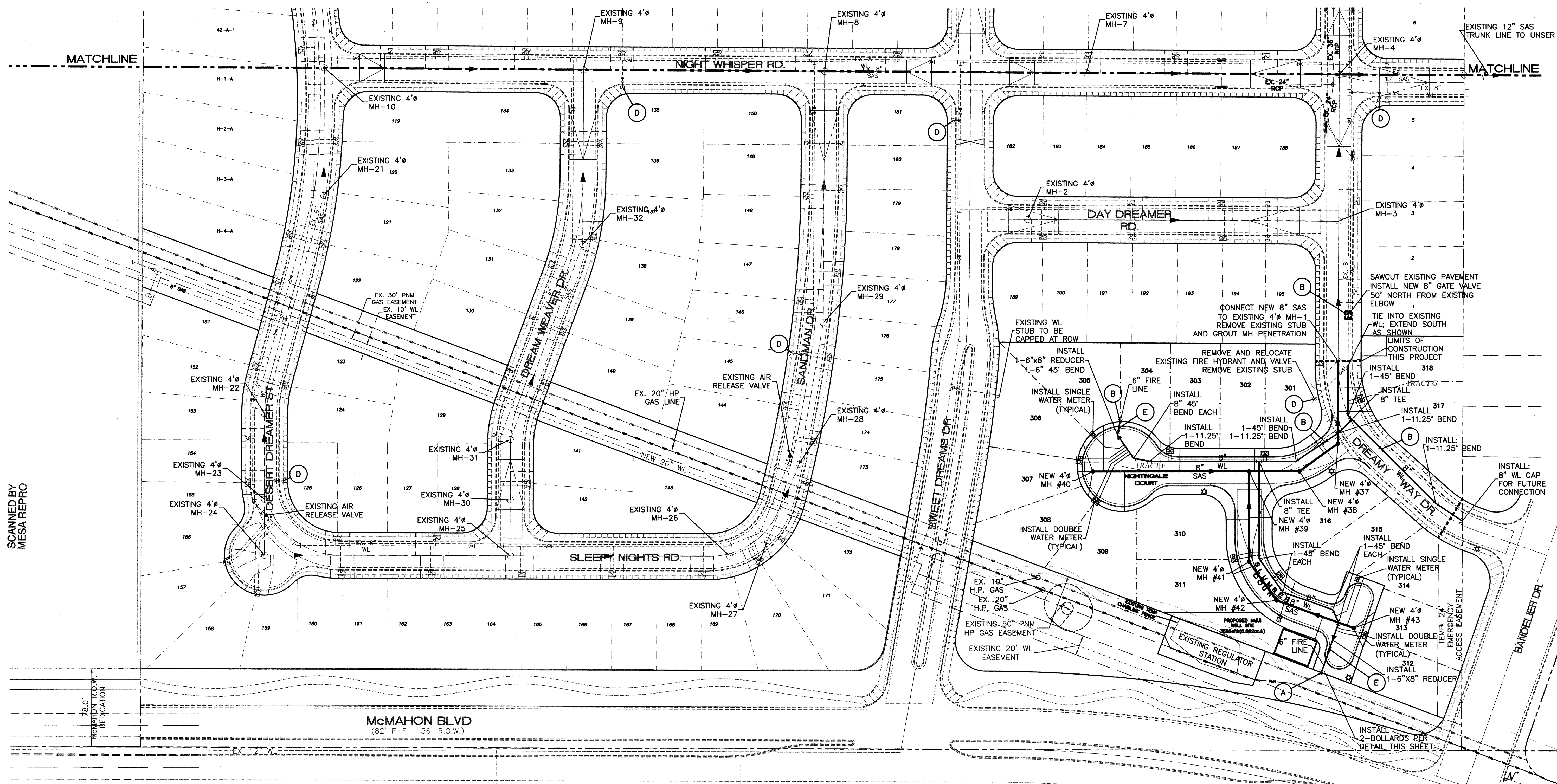
Engineer's Seal & Signature

11/11/02

TERRA WEST, LLC	
8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LOS SUEÑOS SUBDIVISION - UNIT 3 PAVING IMPROVEMENTS SLUMBER COURT STA: 10+14 TO STA: 12+26.24	
DESIGN REVIEW COMMITTEE	APPROVED OCT 24 2002 CITY ENGINEER
CITY PROJECT NO. 6604.83	ZONE MAP NO. A-11-Z
SHEET 8	OF 16



SCANNED BY
MESA REPRO



LEGEND

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

KEYED NOTES

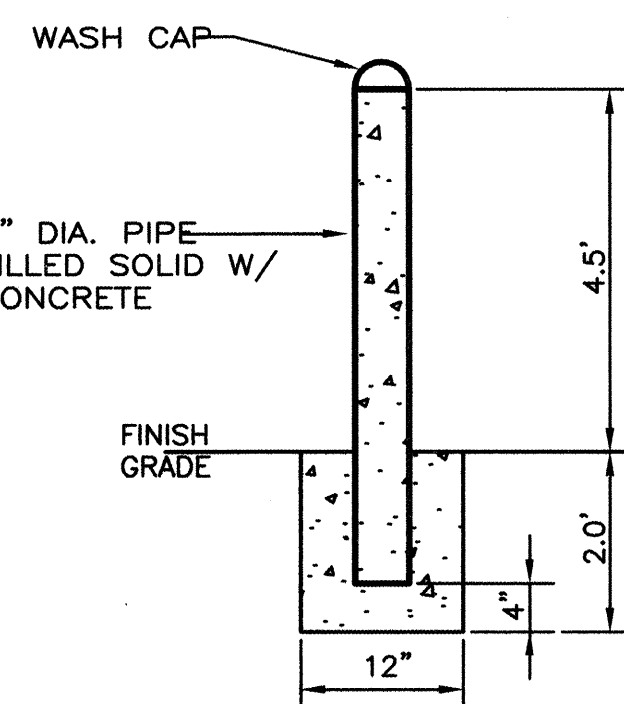
- (A) INSTALL FIRE HYDRANT
- (B) INSTALL 8" GATE VALVE W/ TYPE "B" BOX
- (C) NOT USED
- (D) EXISTING FH
- (E) INSTALL 6" GATE VALVE W/ TYPE "B" BOX

GENERAL NOTES

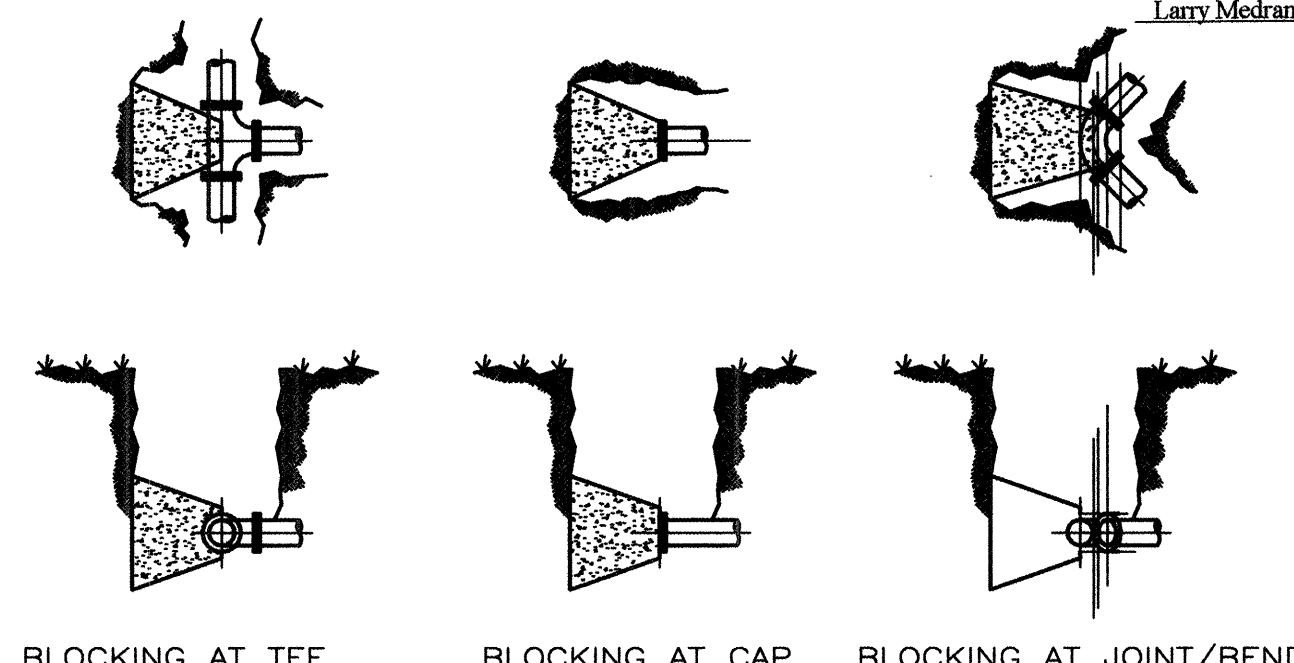
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. CONTRACTOR TO USE FULL BLOCKING AT ALL TEES, ELBOWS, PLUGS & CAPS. SEE DETAIL ON THIS SHEET
5. ALL PIPE MATERIAL TO BE USED PER NM UTILITY STDS.

CAUTION:

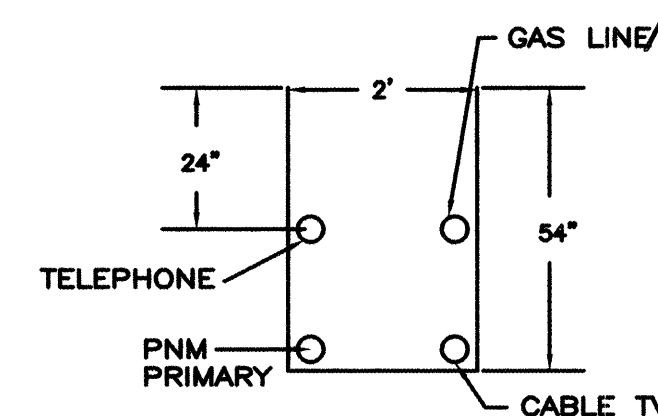
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



PIPE BOLLARD DETAIL
NTS



UTILITY JOINT BLOCKING DETAIL
NTS



UTILITY TRENCH DETAIL
NTS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMPs number 11993.

Engineer's Seal
& Signature
R. Bohannon

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

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505) 858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LOS SUEÑOS SUBDIVISION - UNIT 3**
UTILITY IMPROVEMENTS
MASTER UTILITY PLAN - SHEET B

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED	APPROVED		
DATE: OCT 24 2002	CITY ENGINEER		

CITY PROJECT NO. 6604.83
ZONE MAP NO. A-11-Z
SHEET 10 OF 16

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	SALES BROTHERS	ACS MON. "1-A10"	DATE	NO.	BY	DATE	DATE	NO.	DATE	NO.	DATE
INSPECTOR	PRECISION SURVEYS	CENTRAL STATION DATA	DATE								
FIELD ENGINEER	PRECISION SURVEYS	NM STATE PLANE COORDINATES	DATE								
FIELD CHECKER	PRECISION SURVEYS	Central Zone (NAD 27)	DATE								
VERIFICATION BY	TIERRA WEST	X=3588933.85	DATE								
CORRECTED BY	TIERRA WEST	Y=1534660.24	DATE								
RECORDED BY		G-G=0.9996638	DATE								
NO.		Do = -0'16"20"	DATE								
		ELEV= 5415.16 (SLD 29)	DATE								

SCANNED BY
MESA REPRO

LEGEND

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

KEYED NOTES:

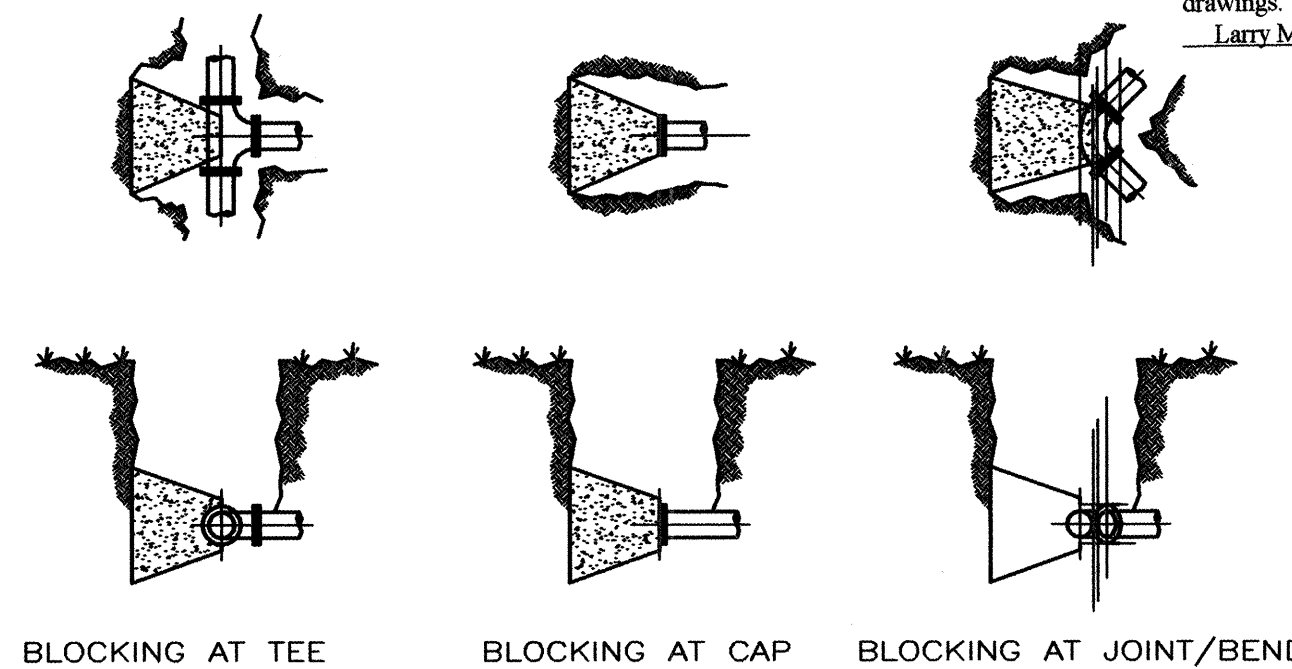
- (A) INSTALL FIRE HYDRANT
- (B) INSTALL 8" GATE VALVE W/ TYPE "B" BOX
- (C) NOT USED
- (D) EXISTING FH
- (E) INSTALL 6" GATE VALVE W/ TYPE "B" BOX

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. CONTRACTOR TO USE FULL BLOCKING AT ALL TEES, ELBOWS, PLUGS & CAPS. SEE DETAIL ON THIS SHEET.
5. ALL PIPE MATERIAL TO BE USED PER NM UTILITY STDS.

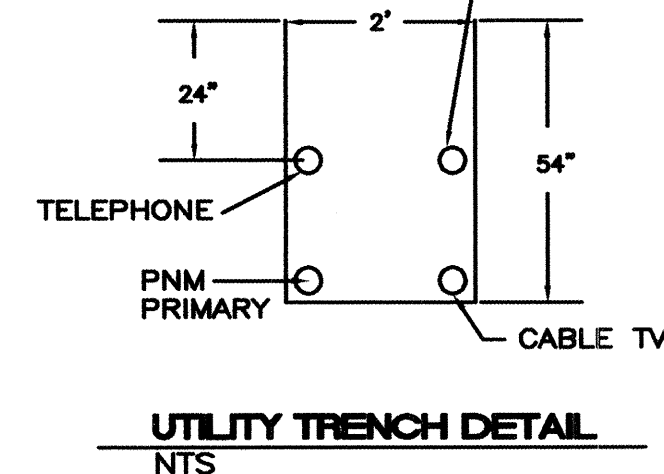
CAUTION:

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



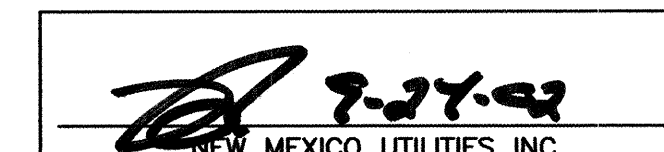
UTILITY JOINT BLOCKING DETAIL

NTS

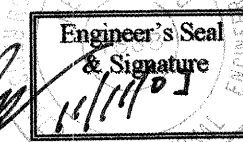


UTILITY TRENCH DETAIL

NTS



I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMPS number 11993.



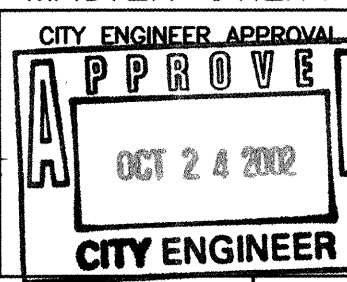
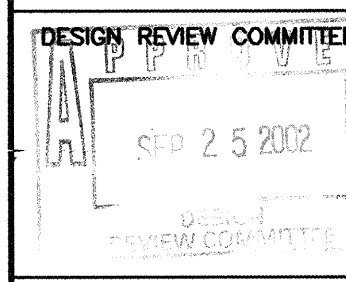
SCALE: HORIZ. 1"=30'



TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LOS SUENOS SUBDIVISION - UNIT 3**
UTILITY IMPROVEMENTS
MASTER UTILITY PLAN

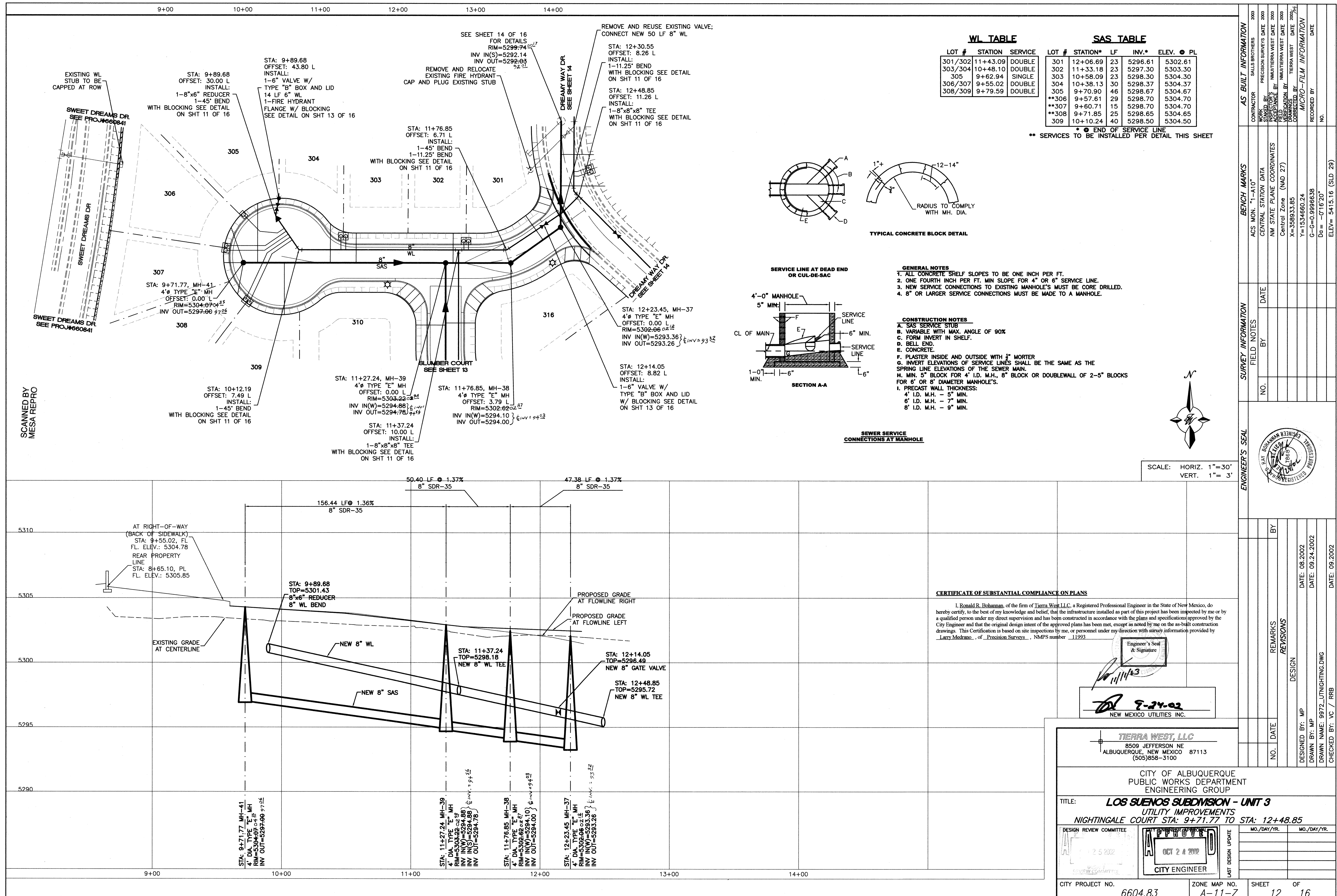


CITY PROJECT NO. 6604.83

ZONE MAP NO. A-11-Z

SHEET 11 OF 16

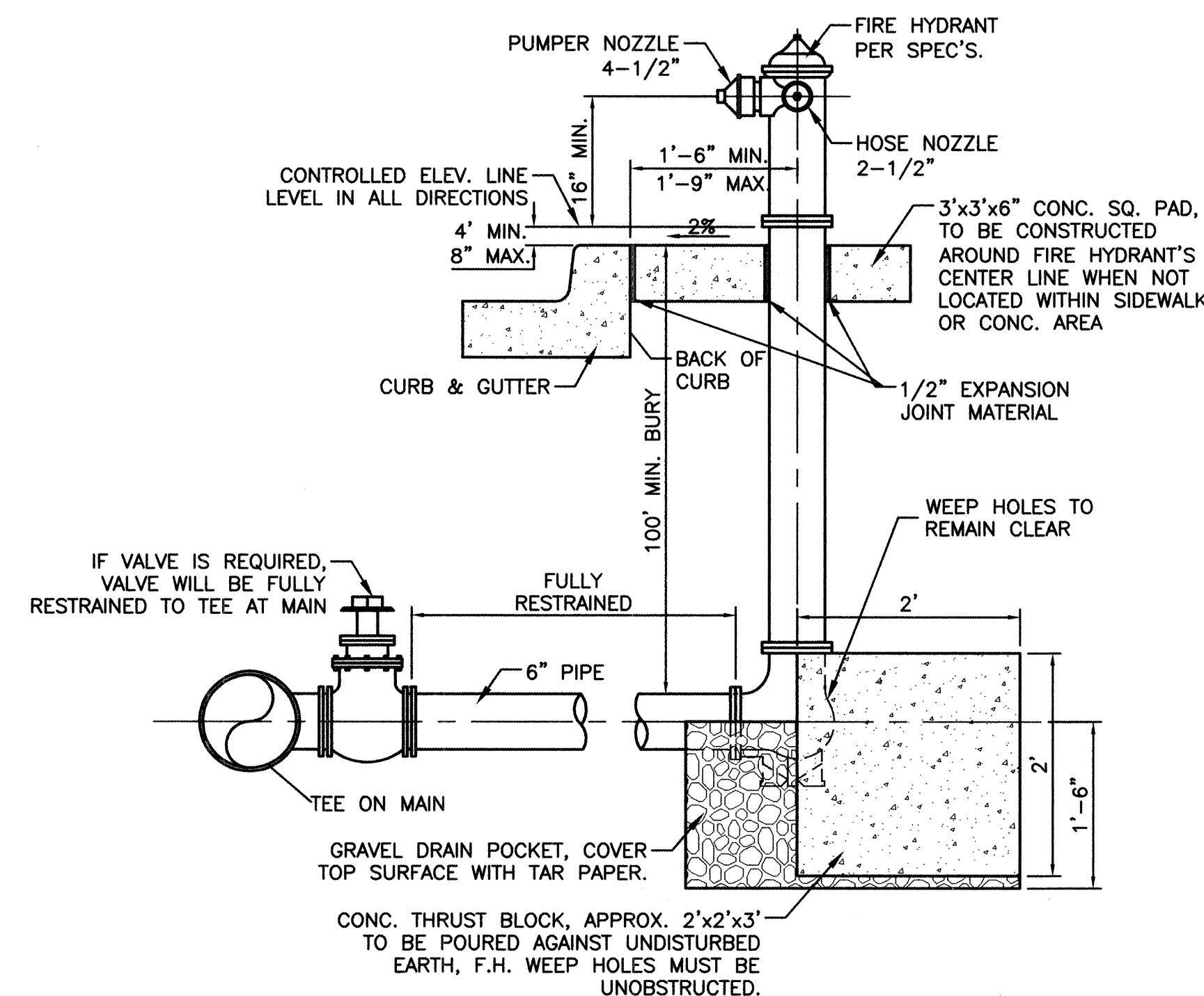
BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
ACS MON. "1-A10"	DATE	NO.	BY	REMARKS	BY
Central Station DATA				DESIGN	
NM STATE PLANE COORDINATES					
Central Zone (NAD 27)					
X=358933.85					
Y=1534680.24					
G=0.999638					
D=0.000000					
ELEV=5415.16 (SLD 29)					



LOT #	STATION	SERVICE
310/311	10+83.68	DOUBLE
NMU	11+46.15	SINGLE
312/313	12+32.27	DOUBLE
314	12+02.47	SINGLE
315/316	11+19.85	DOUBLE

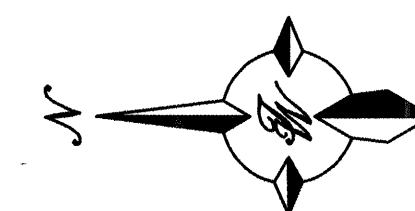
LOT #	STATION*	LF	INV.*	ELEV. @ P
310	10+48	23	5298.12	5304.12
311	10+95.33	21	5298.80	5304.80
NMUI	11+84.24	23	5300.54	5306.54
**312	12+32.24	21	5301.75	5307.75
**313	12+32.24	27	5301.75	5307.75
314	12+10.14	50	5301.20	5307.20
315	11+40.78	25	5300.13	5306.13
316	10+46.39	23	5298.09	5304.09

* END OF SERVICE LINE
** SERVICES TO BE INSTALLED PER DETAIL ON SHT. 12 OF 16

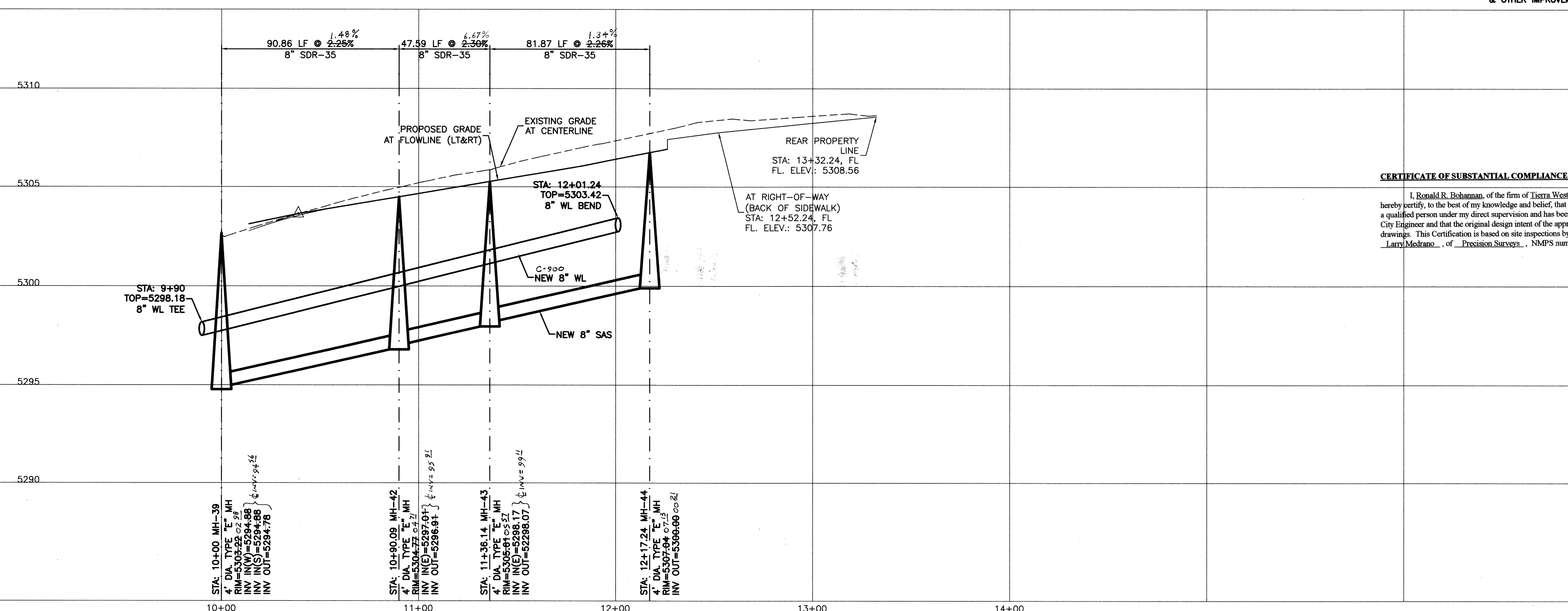


FIRE HYDRANT SETTING WITH BLOCKING DETAIL

CAUTION:
EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



SCALE: HORIZ. 1"=30'
VERT. 1"= 3'



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Jerry West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure indicated as to be constructed on this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City of Lordsburg and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medrano, of Precision Surveys, NMPS number 11993.

Engineer's Seal
& Signature

9-24-02
NEW MEXICO UTILITIES INC.

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LOS SUENOS SUBDIVISION - UNIT 3**
UTILITY IMPROVEMENTS
SLUMBER COURT STA: 9+90 TO SAT: 12+17.24

APPROVE
OCT 24 2012
CITY ENGINEER

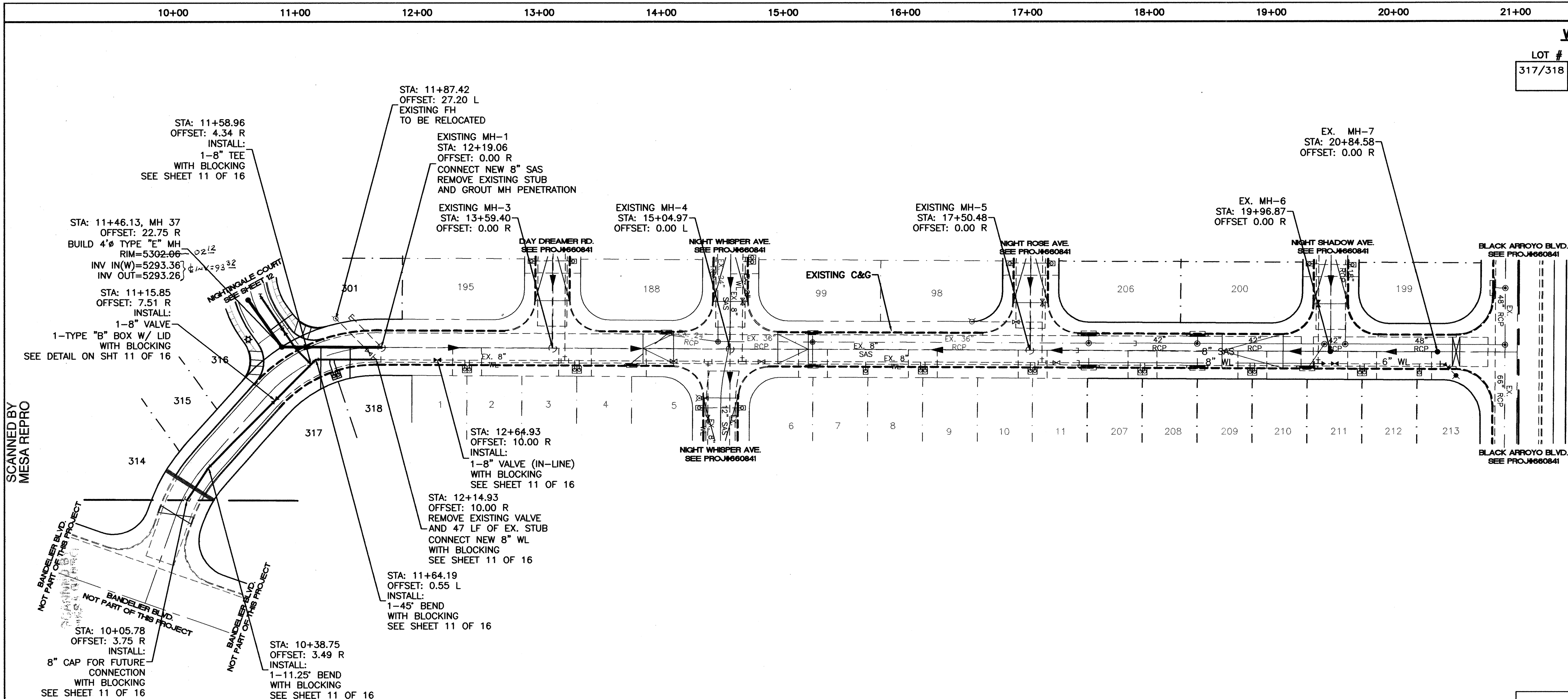
CITY PROJECT NO.

ZONE MAP NO.

SHEET	OF
13	16

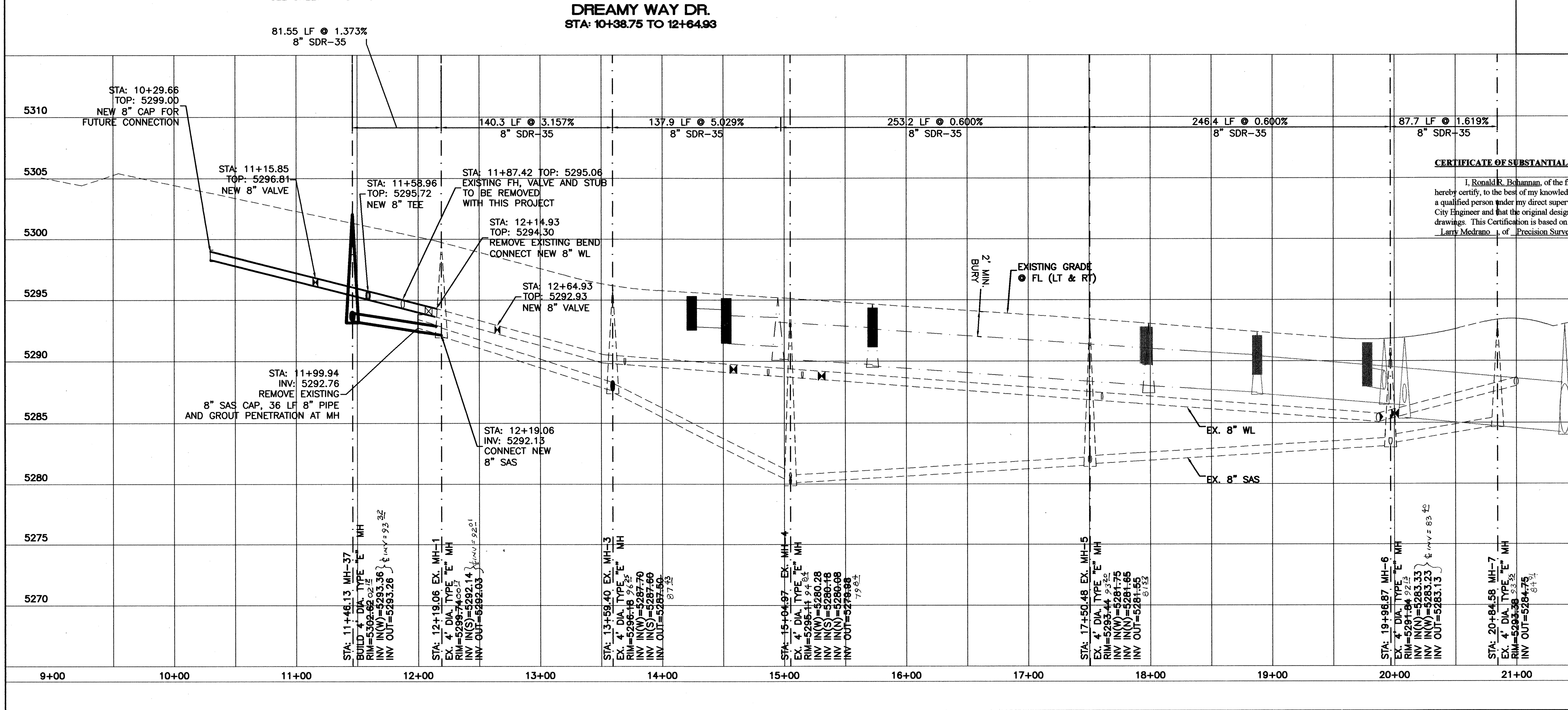
REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY
DESIGNED BY: MP			
DATE: 08.2002			
DRAWN BY: MP			
DATE: 09.24.2002			
DRAWN NAME: 9972_UT--SLUMBER.DWG			
CHECKED BY: VC / / BDB			
DATE: 09.2002			

CHECKED BY: VC / BBB DATE: 09 2002



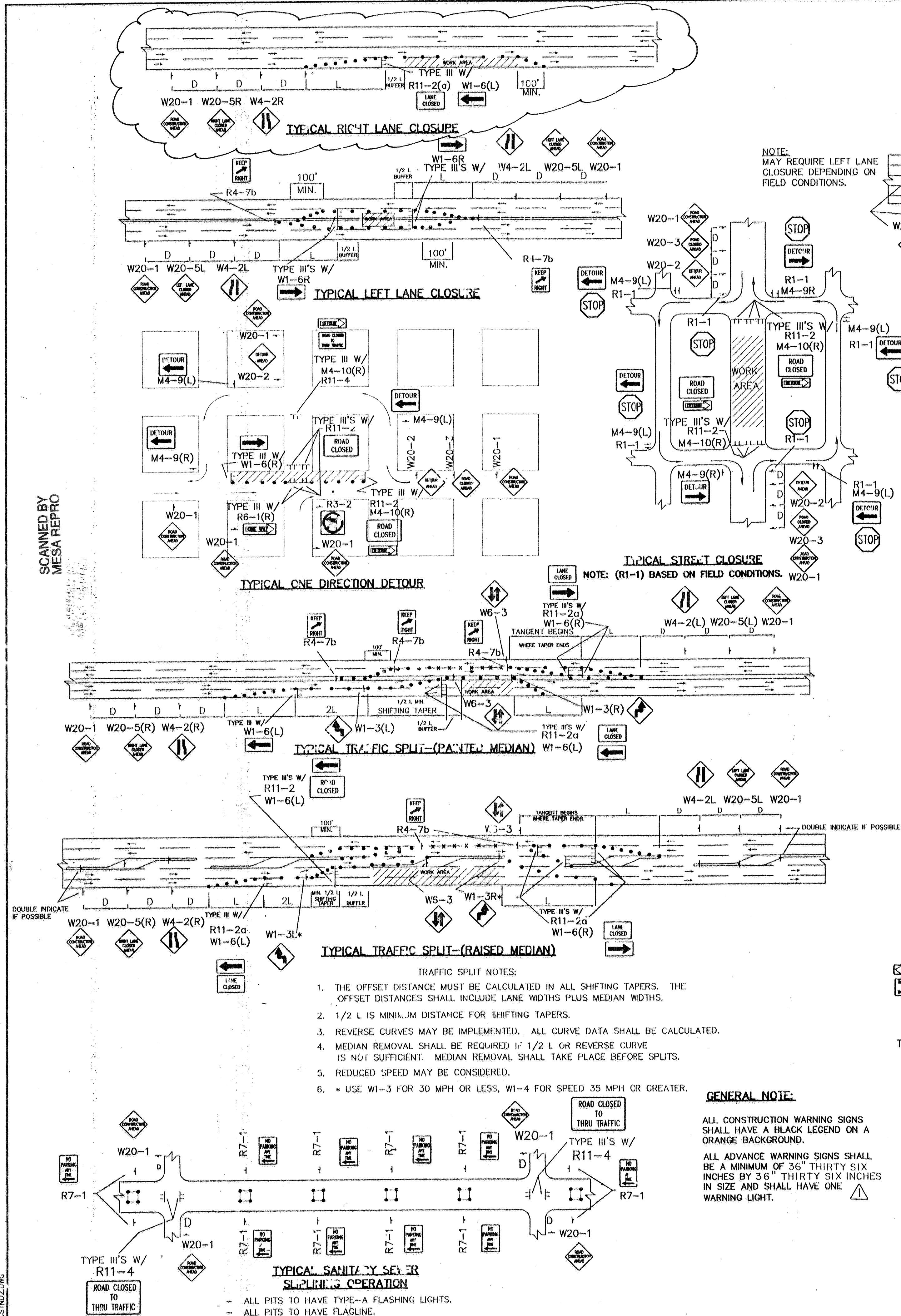
WL TABLE			SAS TABLE			
LOT #	STATION	SERVICE	LOT #	STATION*	LF	INV.*
317/318	11+75.80	DOUBLE	317	11+56.52	34	5286.80
			318	11+88.20	25	5286.60

* END OF SERVICE LINE

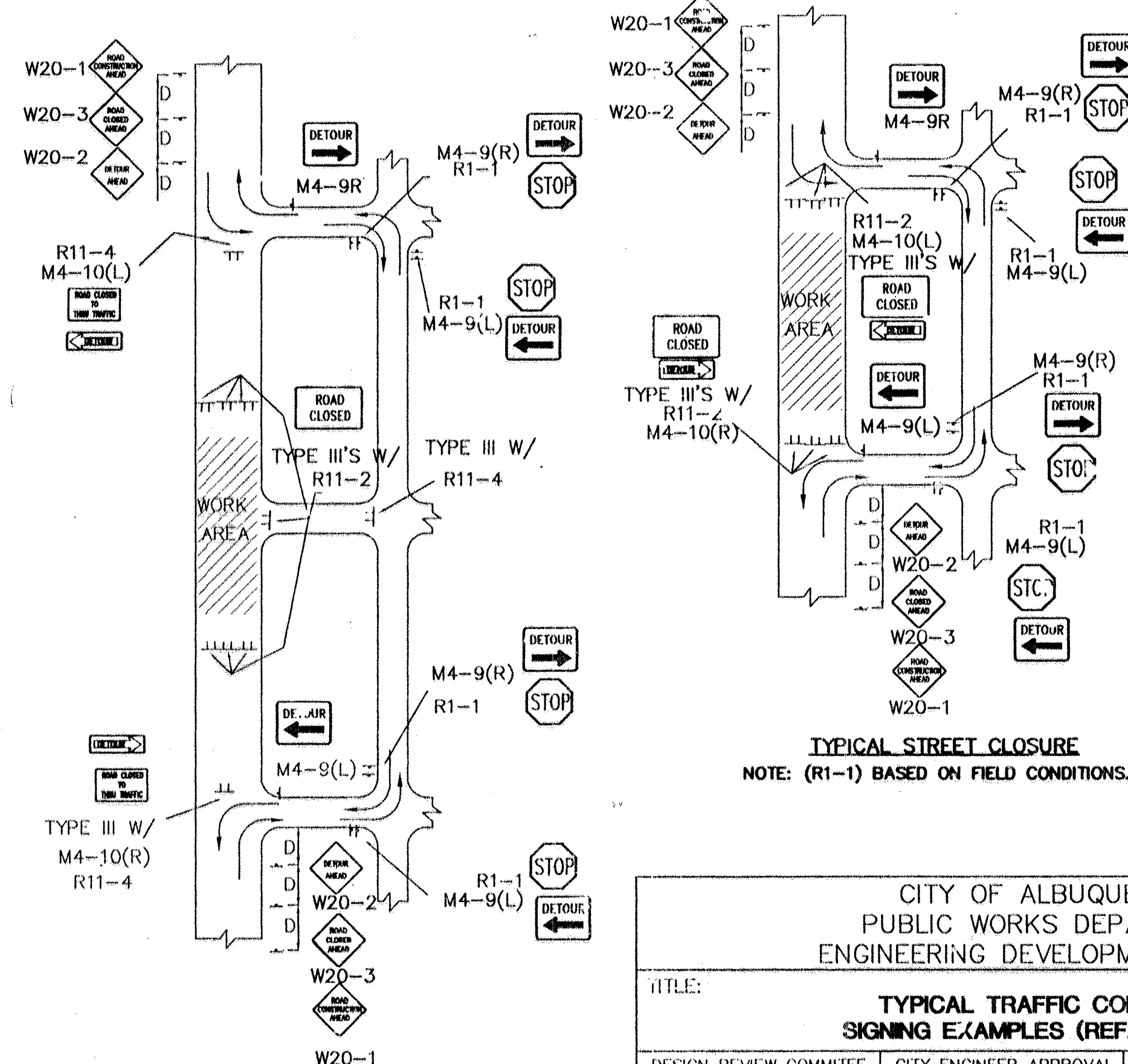
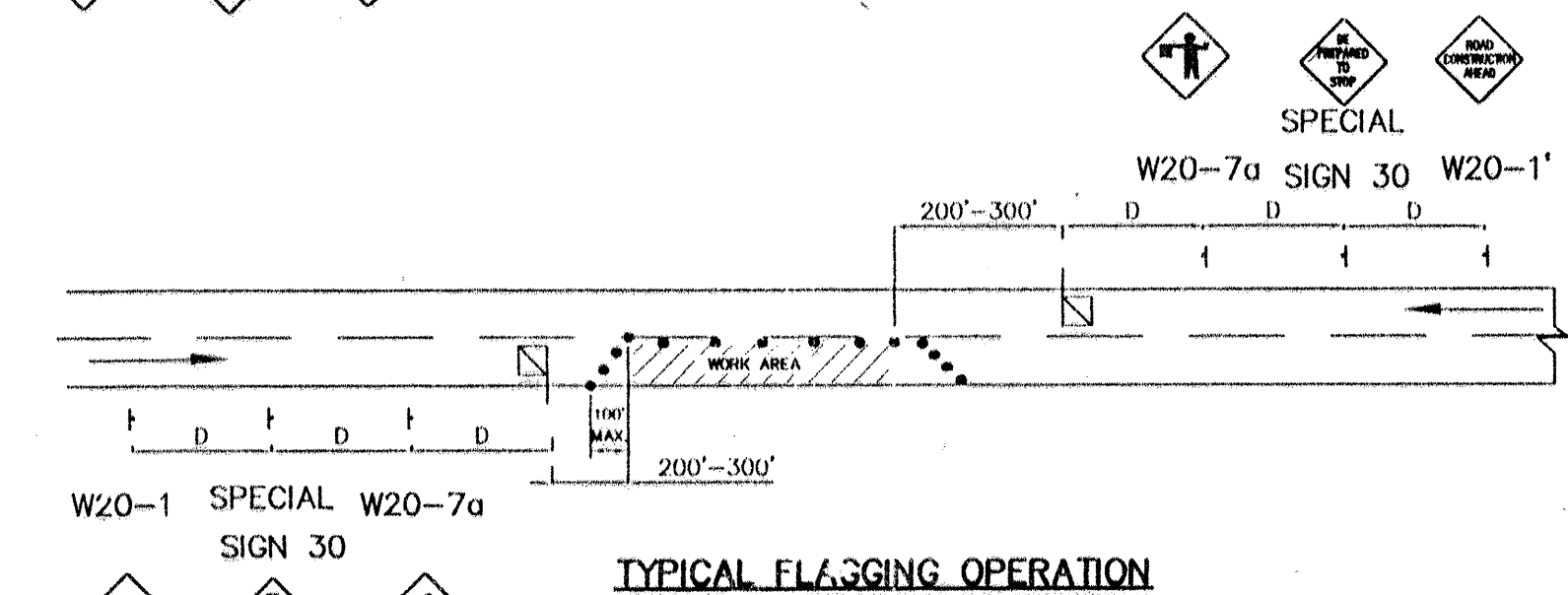
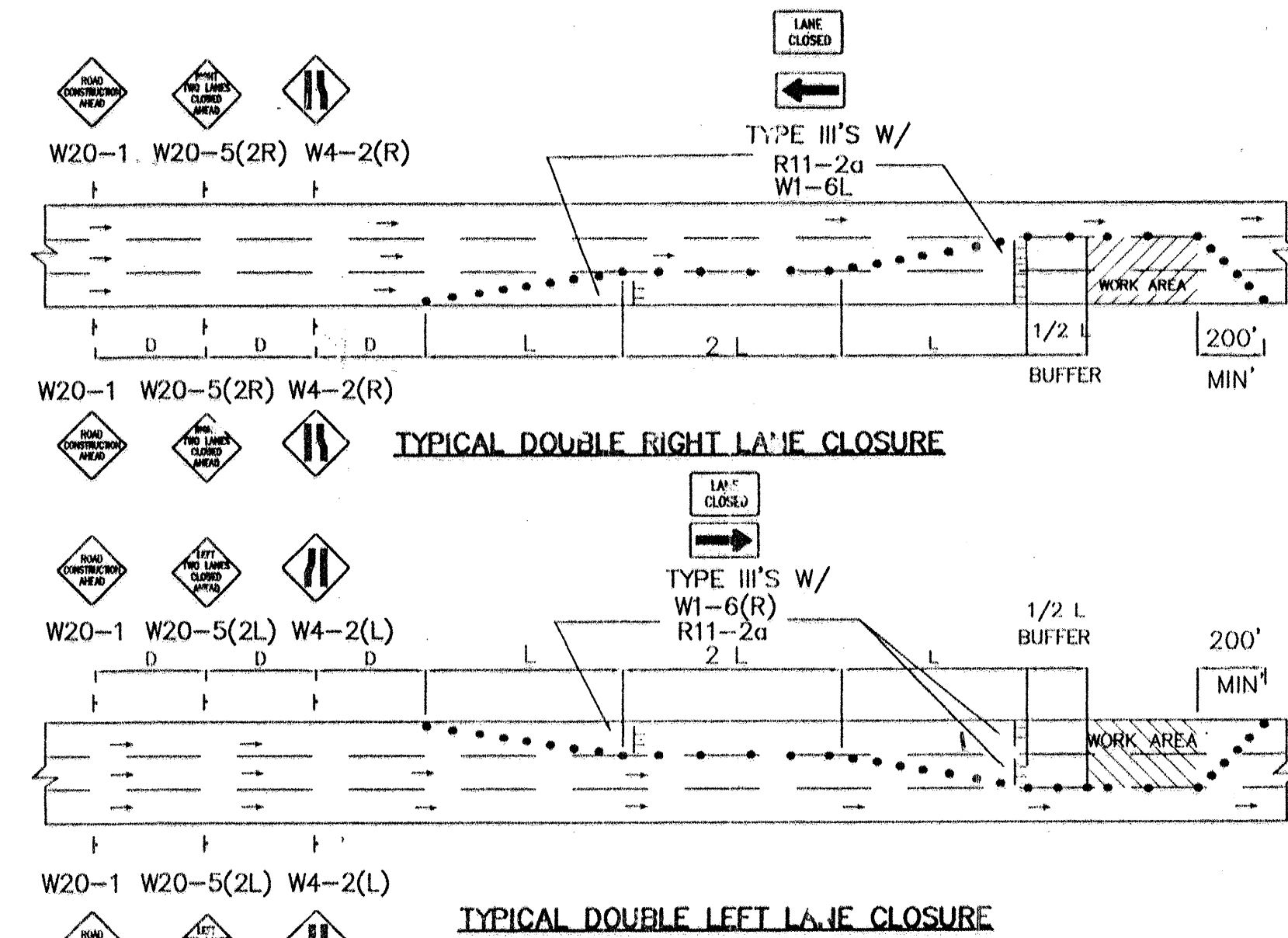
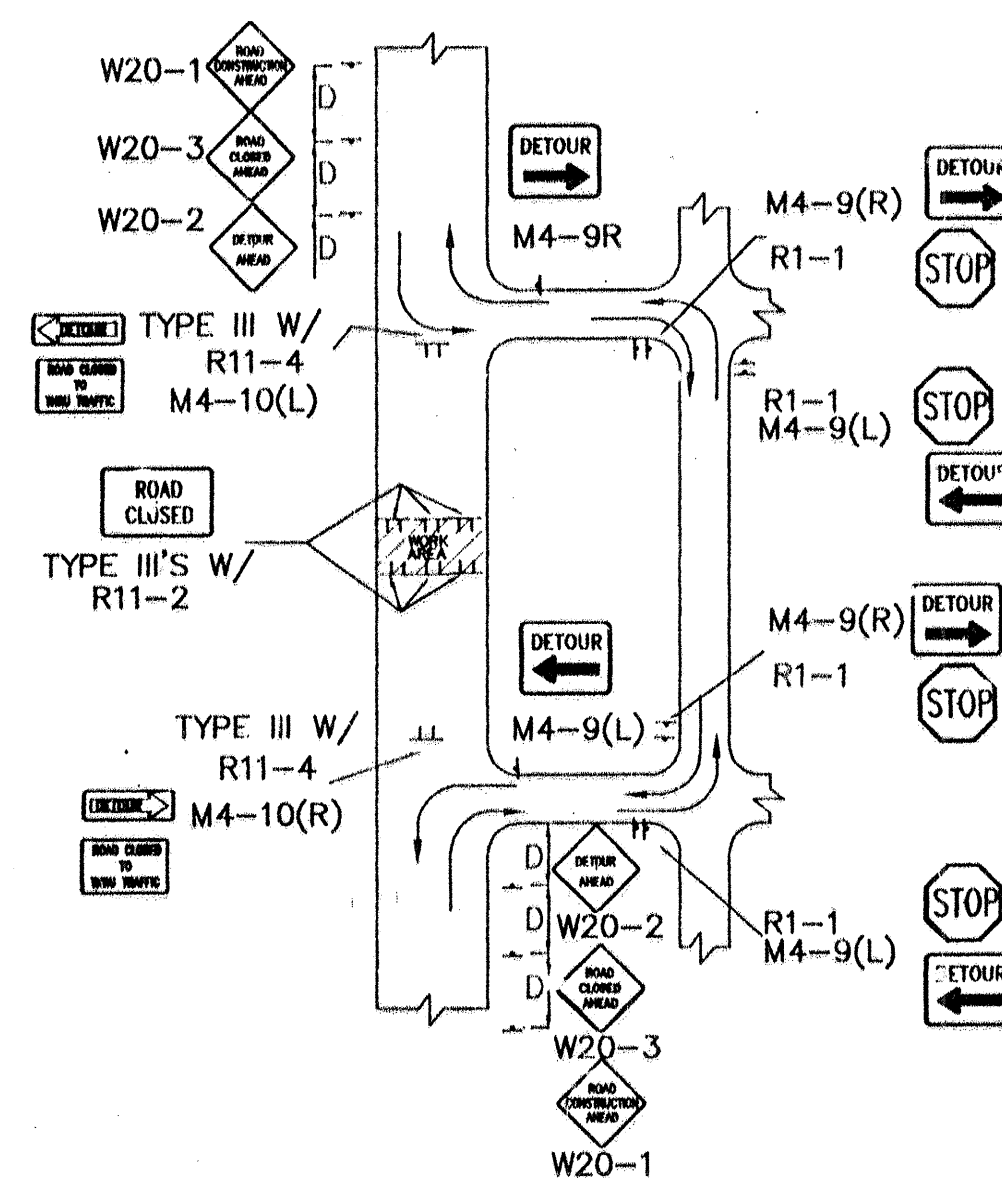
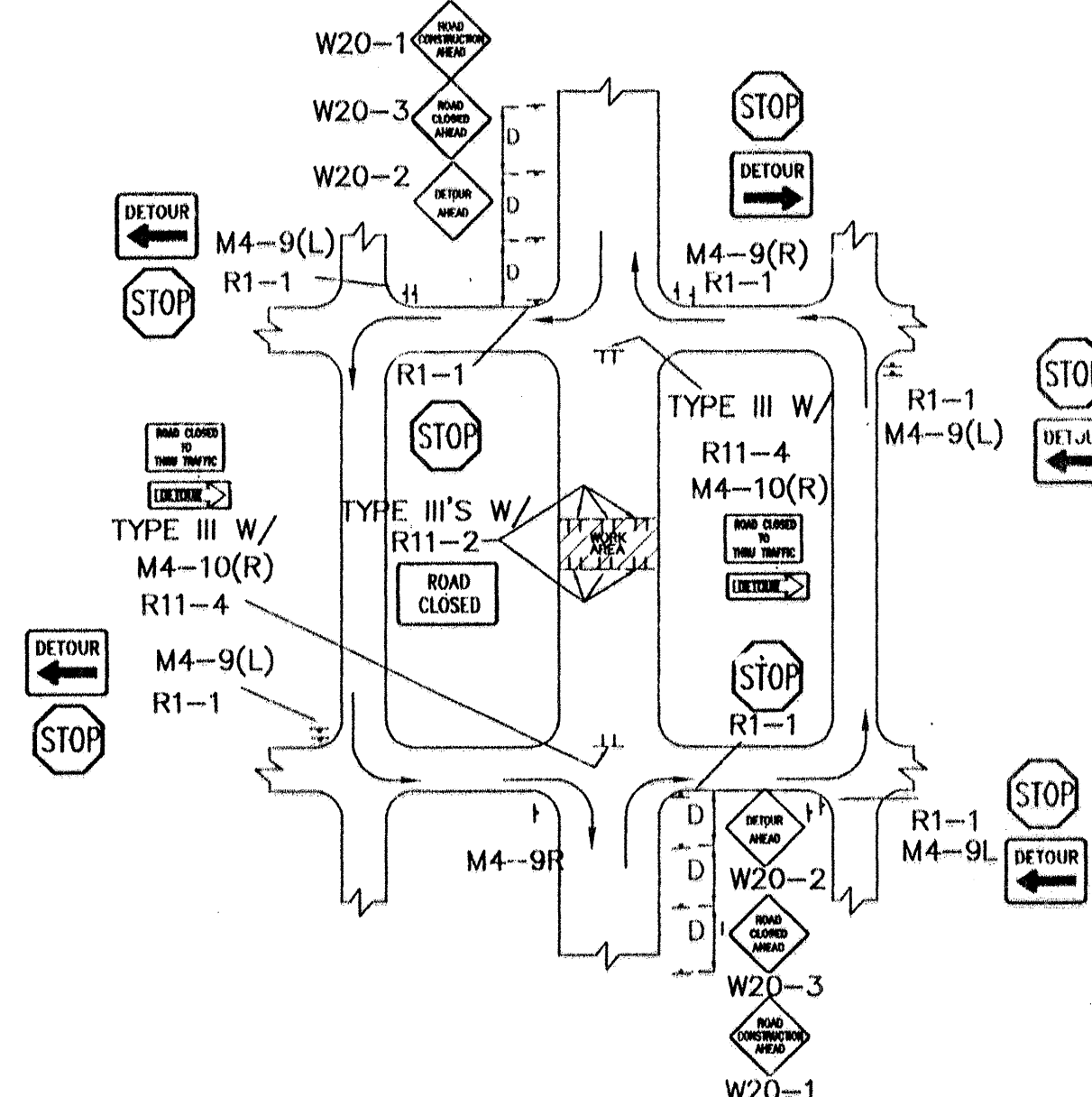
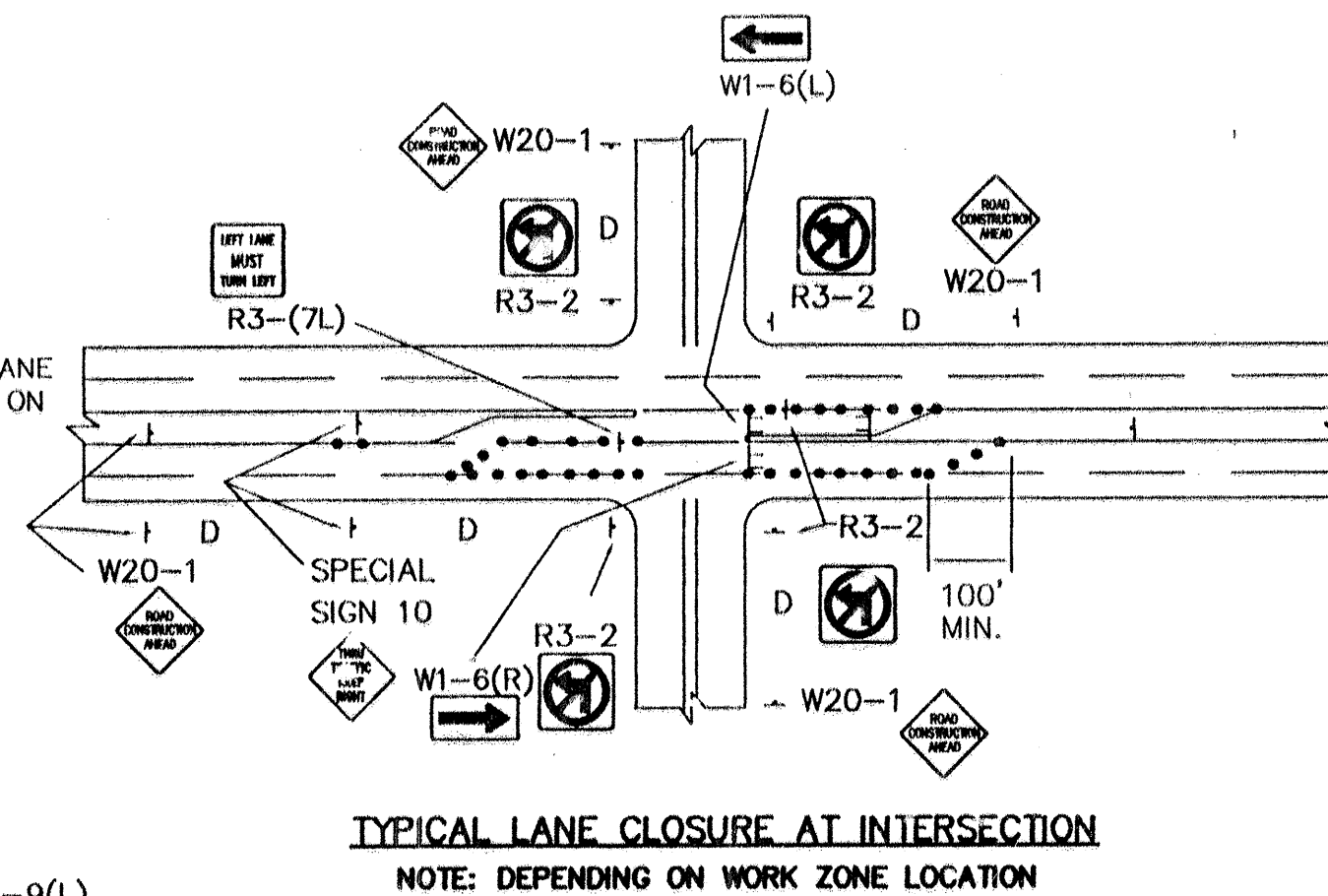


Elevations are in NGVD 29.	
ENGINEER'S SEAL	
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LOS SUENOS SUBDIVISION UTILITY IMPROVEMENTS DREAMY WAY DR. STA: 10+38.75 TO STA: 12+64.93	
DESIGN REVIEW COMMITTEE SEP 25 2002	CITY ENGINEER OCT 24 2002
CITY PROJECT NO. 6604.83	ZONE MAP NO. A-11-Z
SHEET 14	OF 16

SCANNED BY
MESA REPRO



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



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING E(XAMPLES (REF. M.U.T.C.D.))			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. DAY / YR.	MO. DAY / YR.
COASTD		LAST UPDATE	
PROJECT NO. 6604.83	MAP NO. A.112	SHEET 15 OF 16	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	INSPECTOR	DATE	FIELD NOTES	BY	DATE	NO.
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DESIGNED BY		DESIGNED BY		DESIGNED BY		DESIGNED BY	
DRAWN BY		DRAWN BY		DRAWN BY		DRAWN BY	
CHECKED BY		CHECKED BY		CHECKED BY		CHECKED BY	
RECORDED BY		RECORDED BY		RECORDED BY		RECORDED BY	
DATE		DATE		DATE		DATE	

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 APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A 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. 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.

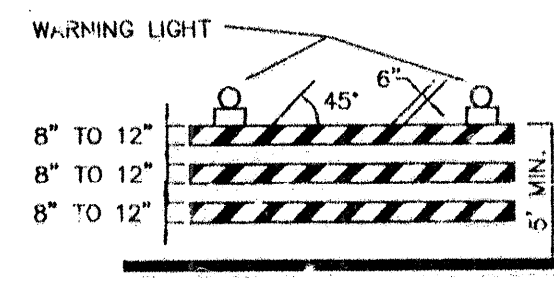
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

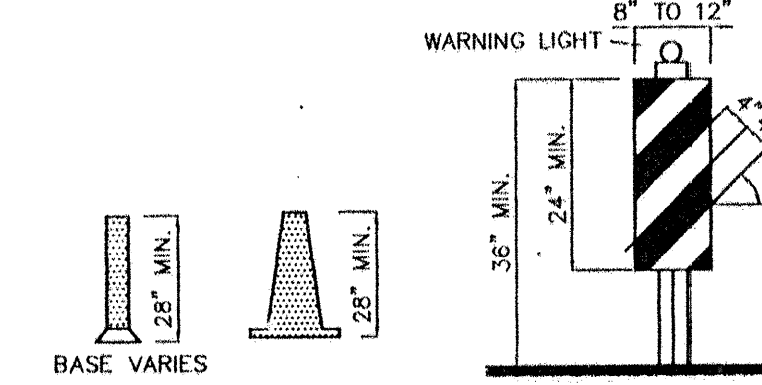
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

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



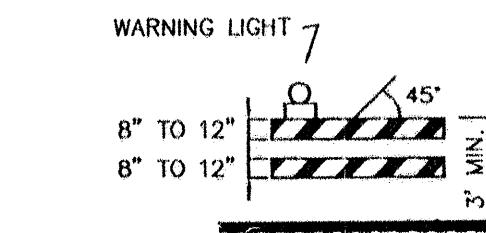
TYPE III BARRICADE



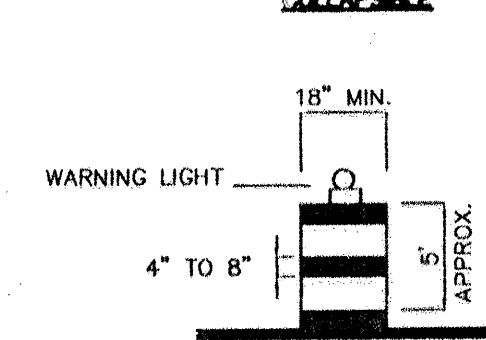
CONES

VERTICAL PANEL

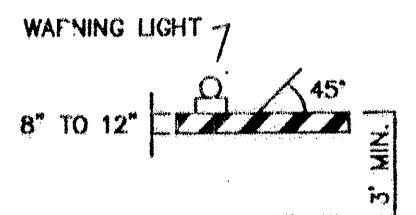
HIGH LEVEL WARNING DEVICE



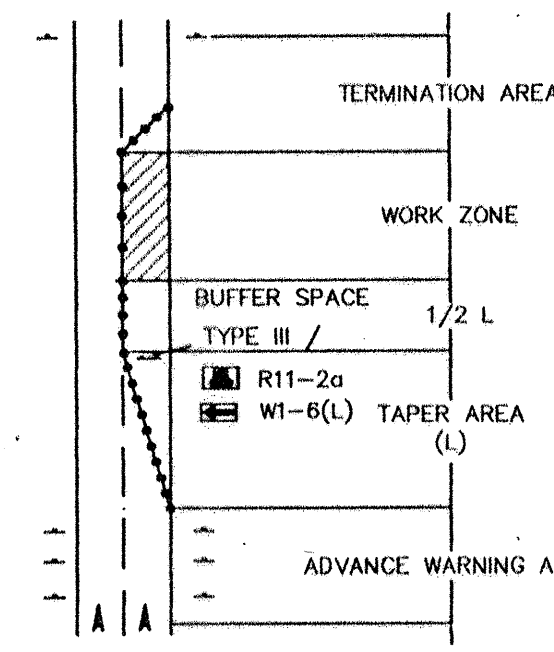
TYPE II BARRICADE



BARRICADE



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENTS

LEGEND

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

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		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 LIMIT (MPH)	MINIMUM DISTANCE IN FEET	
	BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

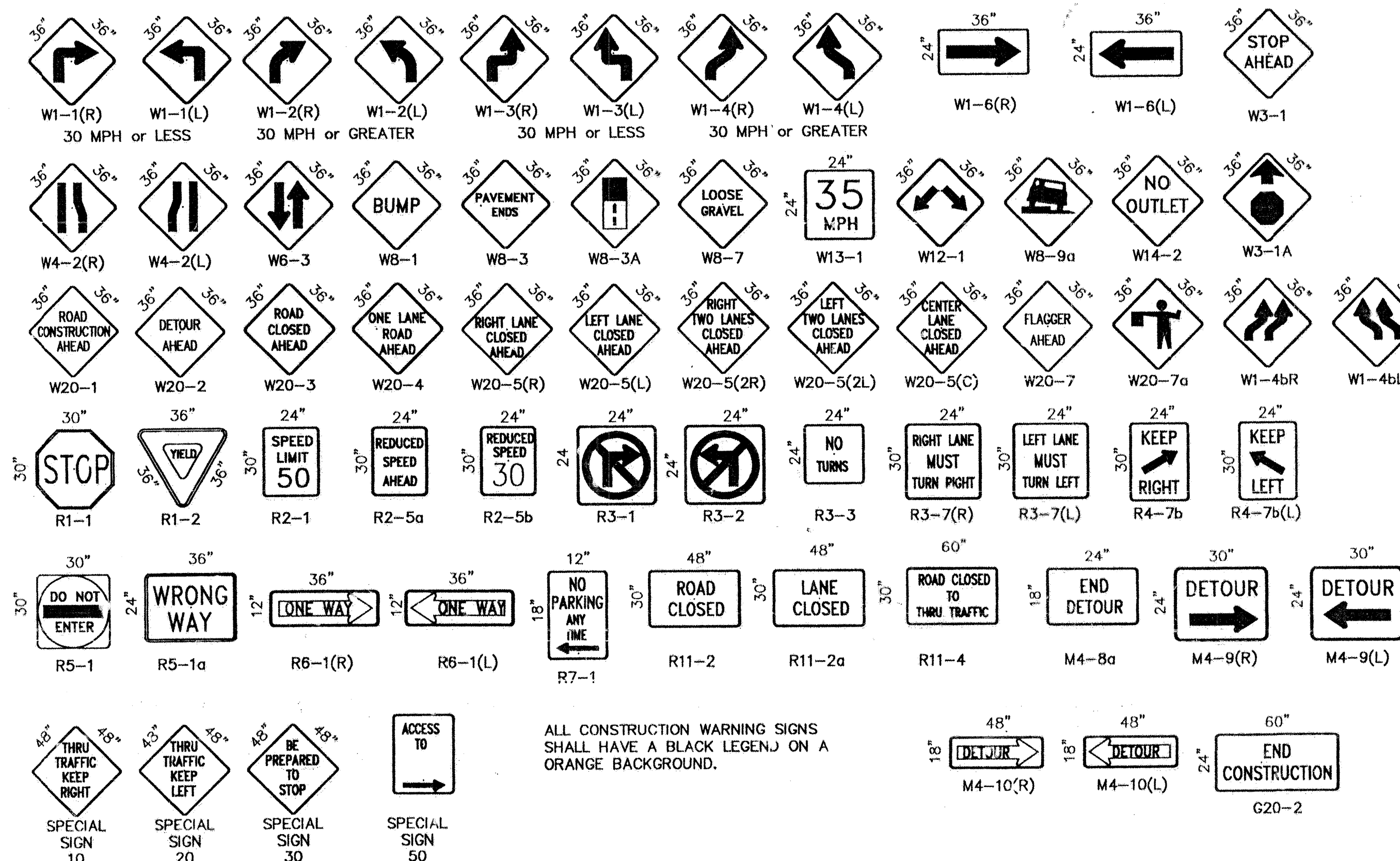
TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
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 INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		DATE	
CONTRACTOR	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
WORK	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
FIELD	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
ADJUSTED	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
CORRECTED	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
MICRO-FILM	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
RECORDED	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

DESIGN REVIEW COMMITTEE: **COASTD**

CITY ENGINEER APPROVAL: **COASTD**

PROJECT NO. **6604.83**

MAP NO. **A.11-2**

SHEET **16** OF **16**