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26-6670.81-2011

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PLANNING

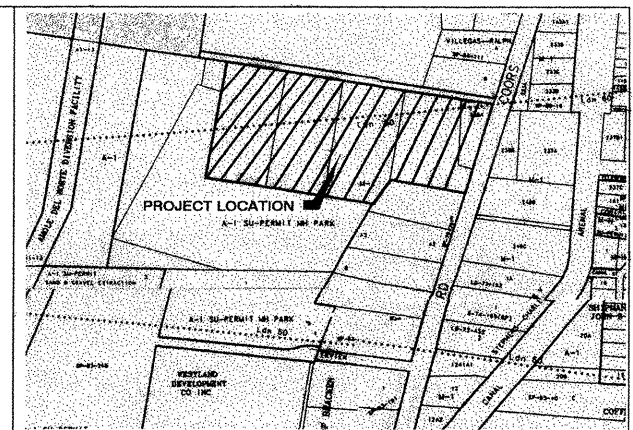
# COORS - ARENAL PARK

WATER, SEWER LINE EXTENSION

HUSEMAN PLACE, SW  
ALBUQUERQUE, NM 87121

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8	UTILITY EASEMENT PLAN



VICINITY MAP ZONE ATLAS M10-11

## GENERAL NOTES

### NOTICE TO CONTRACTORS

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES A TWENTY-FOUR HOUR CONSTRUCTION TIME.
- CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR TO ANY WORK THAT MAY AFFECT EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.

### THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

## LANDFILL DISCLOSURE STATEMENT

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS" REVISED AUGUST 29, 2000) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*[Signature]*  
BERNARD COUNTY

11/19/01  
DATE

**ABQ**  
Engineering,  
Inc.

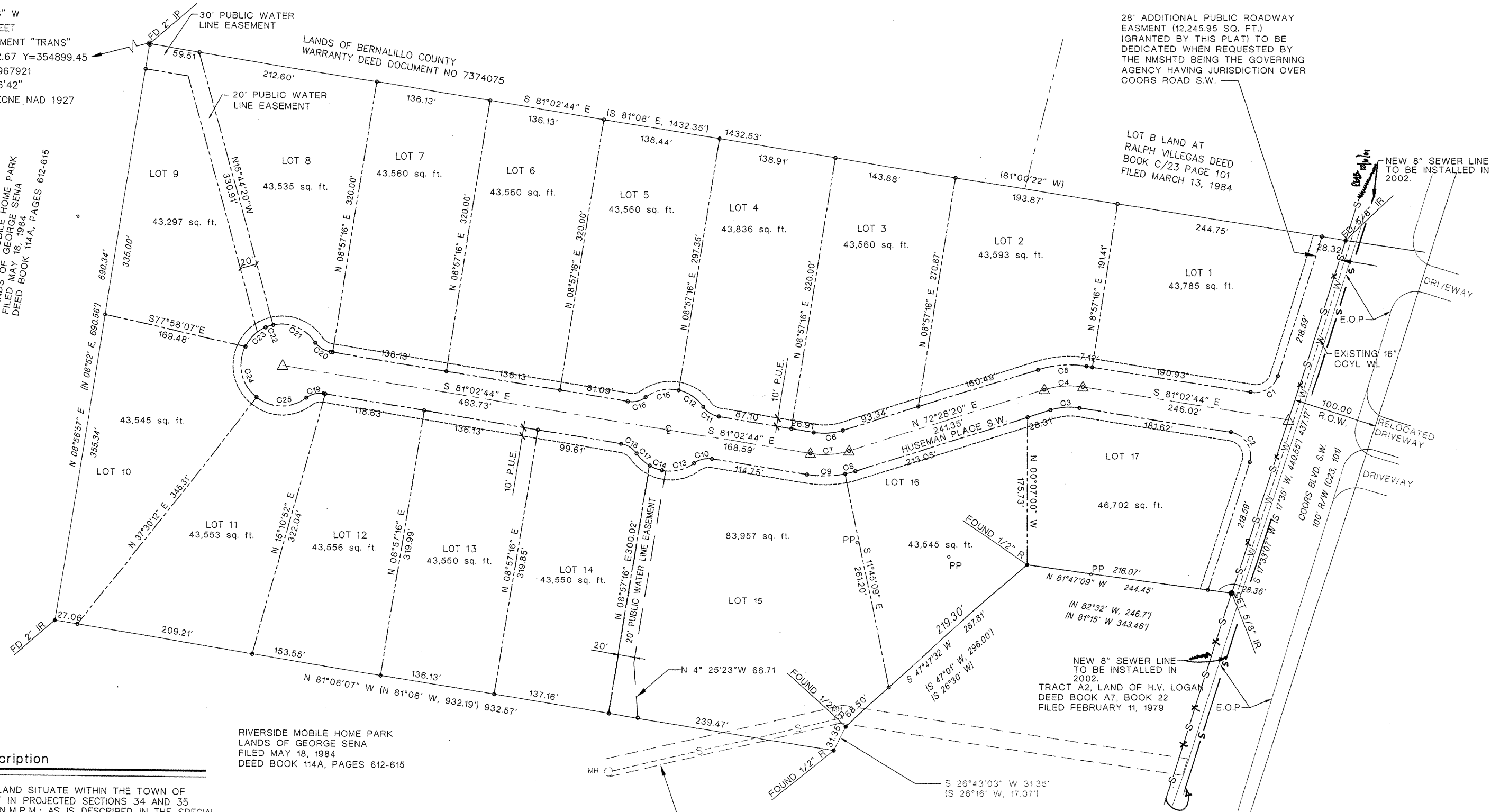
•Engineers •Planners  
•Surveyors  
•Construction Services  
1691 Eubank NE, Suite C,  
Albuquerque, NM 87112  
505-255-7802 FAX 505-255-7802

CAUTION:  
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman	<i>[Signature]</i>	9-16-2002	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 11/16/02		
		Transportation	N/A	12-05-2001			
		Water/Wastewater	<i>[Signature]</i>	12-05-2001			
		Hydrology	<i>[Signature]</i>	12-05-01			
		Parks	<i>[Signature]</i>	01-16-2008			
Constr. Coord.	<i>[Signature]</i>	01-16-2008					
Envir. Health	<i>[Signature]</i>	July 12, 2001					
City Project No.		667081		Sheet		Of	
				1		8	

S 84°35'56" W  
9439.00 FEET  
ACS MONUMENT "TRANS"  
X=1471822.67 Y=354899.45  
G-G=0.99967921  
Δ oc=00°16'42"  
CENTRAL ZONE, NAD 1927

RIVERSIDE MOBILE HOME PARK  
LANDS OF GEORGE SENA  
FILED MAY 18, 1984  
DEED BOOK 114A, PAGES 612-615



## Legal Description

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTIONS 34 AND 35 T.10N., R.2E., N.M.P.M.; AS IS DESCRIBED IN THE SPECIAL WARRANTY DEED FILED ON MARCH 23, 1994 IN DEED BOOK 94-9 PAGE 984 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED A FOUND 2" IRON PIPE TAGGED WITH P/S#7719 FROM WHENCE ACS MONUMENT "TRANS" BEARS S 84°35'56" W A DISTANCE OF 9,439.00 FEET, THENCE S 81°02'44" E, A DISTANCE OF 1432.53 FEET TO A FOUND IRON ROD OF THE NORTHEAST CORNER OF THIS TRACT, AND A POINT ON THE WEST RIGHT-OF-WAY OF COORS BOULEVARD SOUTHWEST;  
THENCE ALONG THE WEST RIGHT-OF-WAY OF COORS BOULEVARD SOUTHWEST ON A BEARING OF S 17°33'07" W, A DISTANCE OF 437.17 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;  
THENCE LEAVING COORS BOULEVARD SOUTHWEST RIGHT-OF-WAY ON A BEARING OF N 81°47'09" W, A DISTANCE OF 244.45 FEET TO AN ANGLE POINT, A FOUND 2" AXLE;  
THENCE S 47°47'32" W, A DISTANCE OF 287.81 FEET TO AN ANGLE POINT, A FOUND 1/2" IRON ROD;  
THENCE S 26°43'03" W, A DISTANCE OF 31.35 FEET TO A FOUND 1/2" IRON ROD, AN ANGLE POINT;  
THENCE N 81°06'07" W, A DISTANCE OF 932.57 FEET TO A FOUND 2" IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT;  
THENCE N 08°56'57" E, A DISTANCE OF 690.34 FEET TO THE NORTHWEST CORNER OF THE TRACT AND THE TRUE POINT OF BEGINNING AND CONTAINING 19.9457 ACRES (868,834.69 SQ. FT) MORE OR LESS.

RIVERSIDE MOBILE HOME PARK  
LANDS OF GEORGE SENA  
FILED MAY 18, 1984  
DEED BOOK 114A, PAGES 612-615

## SITE PLAN

SCALE: 1" = 60'

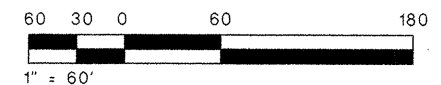
## Legend

- FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD
- IR IRON ROD
- R REBAR
- P.U.E. PUBLIC UTILITY EASEMENT
- EASEMENT

EXISTING WATER AND SEWER EASEMENT  
DEED BOOK 702 PAGE 375 FILED, JULY 19, 1963

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	40.91	28.00	83°49'19"	S58°46'18"W	37.22
C2	46.87	28.00	84°00'27"	N32°22'16"W	41.80
C3	34.65	75.00	26°27'58"	S85°42'48"W	34.34
C4	46.20	100.00	26°28'13"	S85°42'48"W	46.79
C5	57.75	125.00	26°28'21"	S85°42'48"W	57.23
C6	34.65	75.00	26°27'58"	S85°42'48"W	34.33
C7	46.20	100.00	26°28'13"	S85°42'48"W	46.79
C8	12.53	125.00	5°44'39"	S75°20'32"W	12.53
C9	45.22	125.00	20°43'43"	N88°35'15"E	44.97
C10	22.27	28.00	45°34'30"	S76°55'54"W	21.68
C11	22.27	28.00	45°34'30"	N59°11'22"W	21.68
C12	36.32	48.00	42°36'18"	N56°26'39"W	34.87
C13	40.24	48.00	48°01'40"	S77°3'52"W	39.06
C14	15.38	48.00	18°21'42"	N69°44'27"W	15.31
C15	40.60	48.00	49°12'37"	N77°38'53"E	39.97
C16	22.27	28.00	45°34'49"	N76°56'51"E	21.69
C17	21.30	48.00	25°25'33"	N47°50'49"W	21.12
C18	22.27	28.00	45°05'44"	N58°48'06"W	21.47
C19	21.53	28.00	44°03'13"	S75°39'14"W	21.00
C20	21.50	28.00	18°23'00"	S69°43'44"E	20.97
C21	56.82	48.00	67°49'41"	N68°14'00"W	53.66
C22	9.58	48.00	11°27'37"	S72°08'16"W	9.55
C23	33.31	48.00	39°43'55"	S46°30'44"W	32.64
C24	66.12	48.00	78°55'48"	S12°48'18"E	61.01
C25	63.31	48.00	75°34'07"	N89°55'32"E	58.82

SUBDIVISION TABLE	
LOT	AREA (SQ. FT.)
1	43,785
2	43,593
3	43,560
4	43,836
5	43,560
6	43,560
7	43,560
8	43,535
9	43,297
10	43,545
11	43,553
12	43,556
13	43,550
14	43,550
15	83,957
16	43,545
17	46,702



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Albuquerque, NM 87112  
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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
TITLE: COORS - ARENAL PARK  
SURVEY PLAT

Design Review Committee  
APPROVED  
JAN 16 2002  
DESIGN REVIEW COMMITTEE

City Engineer Approval  
APPROVED  
JAN 16 2002  
CITY ENGINEER

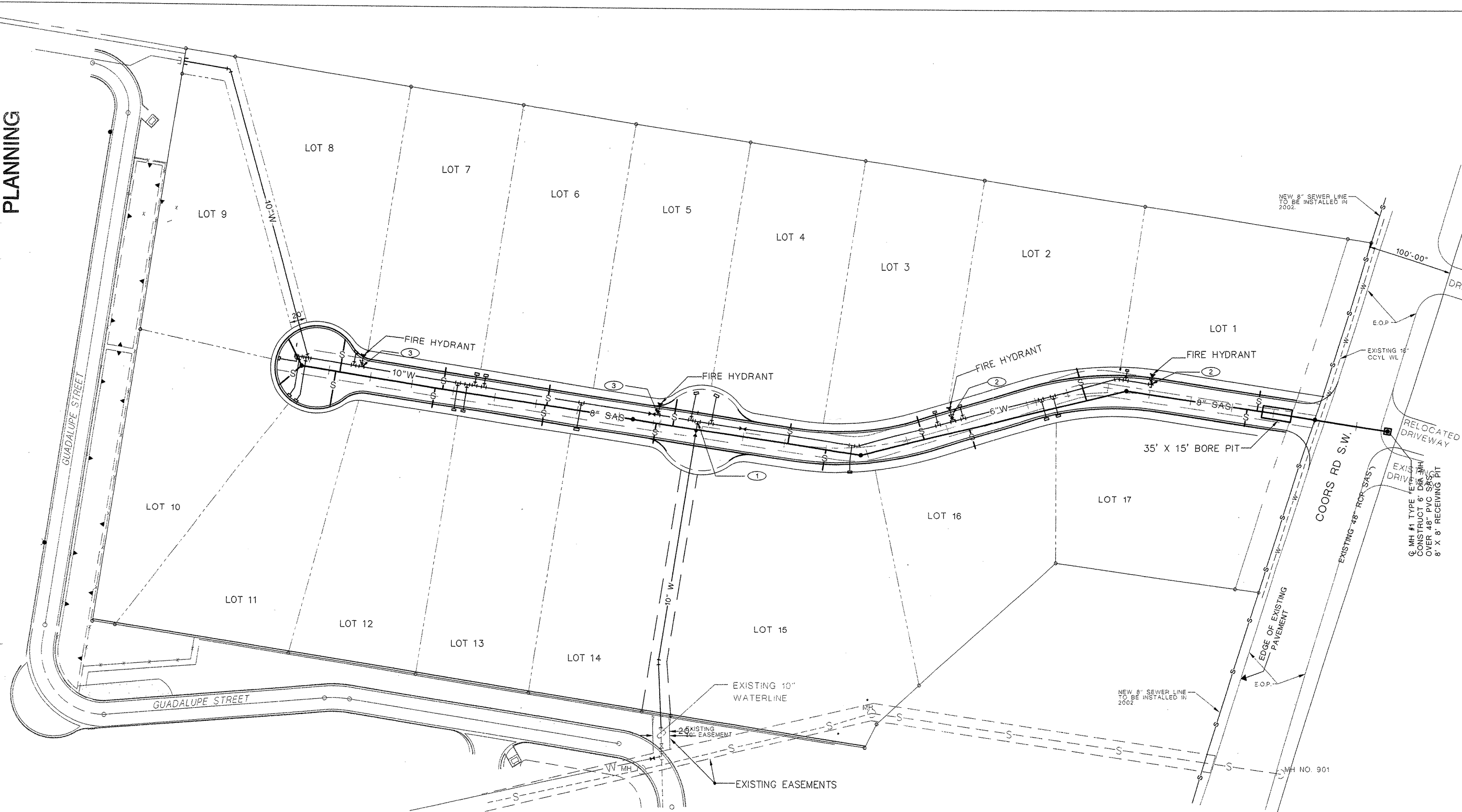
Mo./Day/Yr. Mo./Day/Yr.  
Last Design Update  
DESIGNED BY J. ESQUIBEL  
DATE NOV 8, 2001  
DRAWN BY F. PHILLIPS  
DATE NOV 8, 2001  
CHECKED BY R. BOOTH  
DATE NOV 8, 2001

City Project No. 667081 Zone Map No. M/N-10 SHEET 2 OF 8



SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	STATION	CONTRACTOR	DATE
1	ABQ ENGINEERING	2/01	STAMPED "ACS NM-45-6A" SET UNDER A WATER METER LID LOCATED AT THE INTERSECTION OF COORS RD SOUTH AND ARENAL RD ON CENTERLINE OF ROADWAY	WORK DONE BY	DATE
				SURVEYOR'S ACCEPTANCE BY	DATE
				FIELD INSPECTION BY	DATE
				DRAWINGS CORRECTED BY	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	NO.

SCANNED BY  
PLANNING

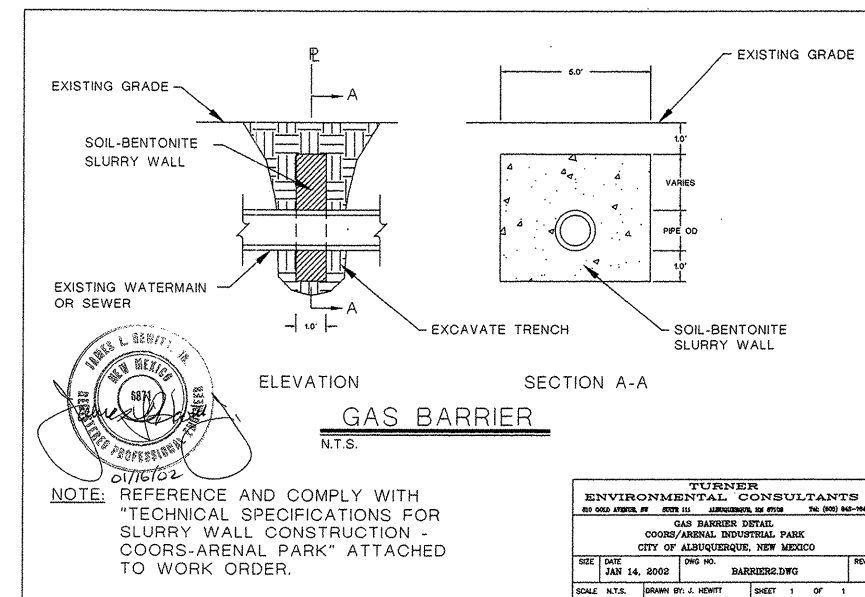


## SITE UTILITIES PLAN

SCALE: 1" = 60'-0"

LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
6"	18'	7'	4'	2'	18'	46'
8"	22'	8'	4'	2'	22'	59'
10"	27'	11'	5'	3'	27'	72'


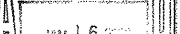
LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN  
BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN EACH  
SIDE OF TEE: 10.00 FEET



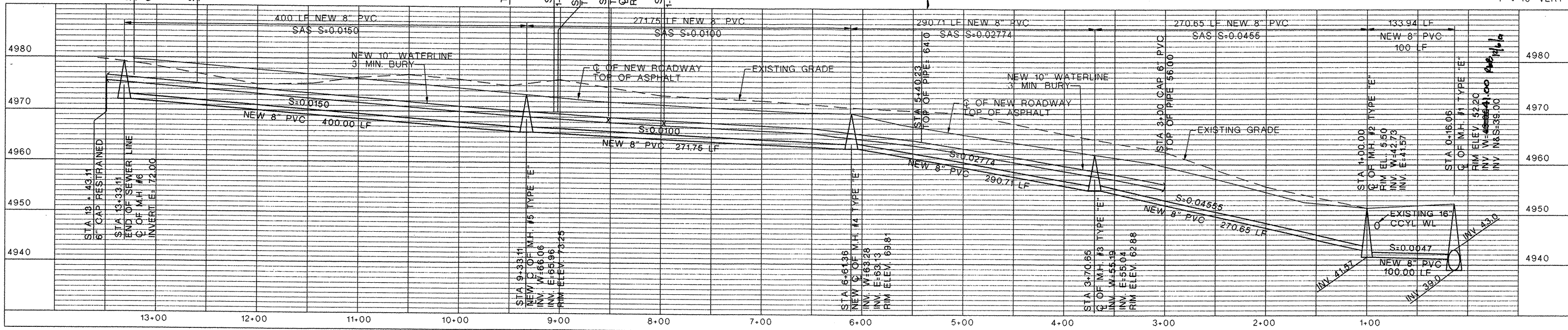
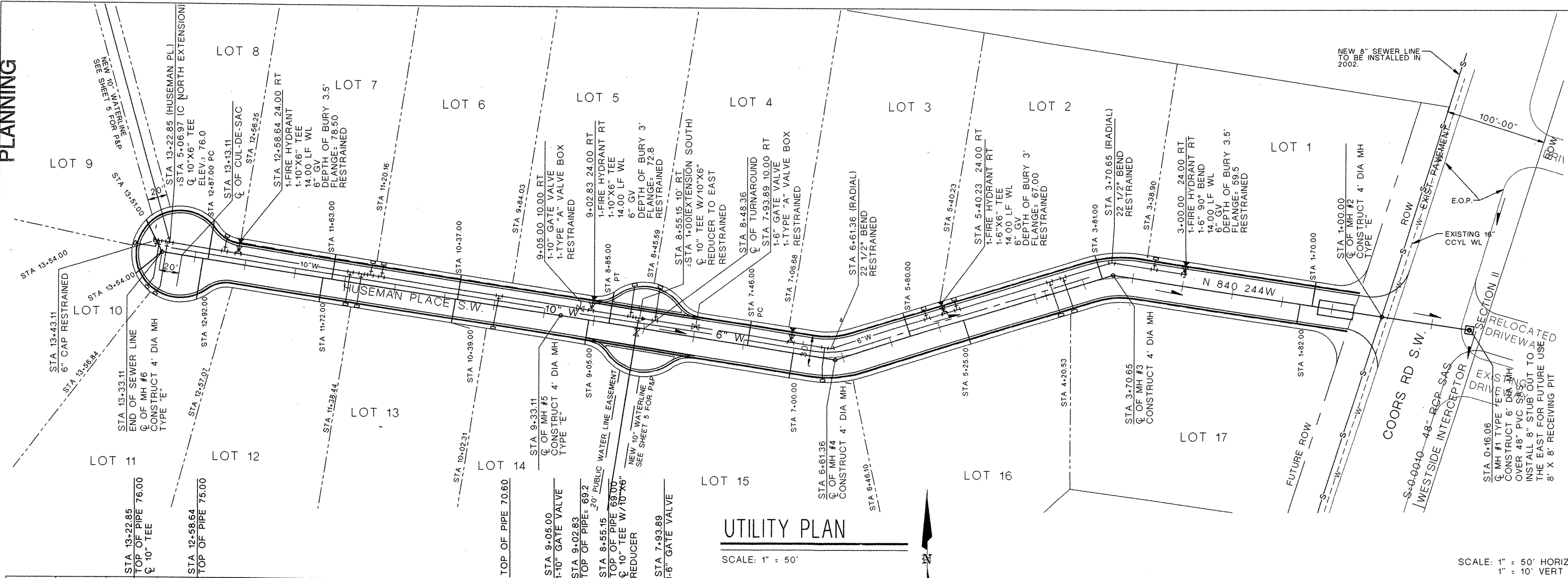
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE:	COORS/ARENAL INDUSTRIAL PARK SITE UTILITIES PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
				
City Project No.	Zone Map No.	SHEET 3 OF 8		
667081	M/N-10			

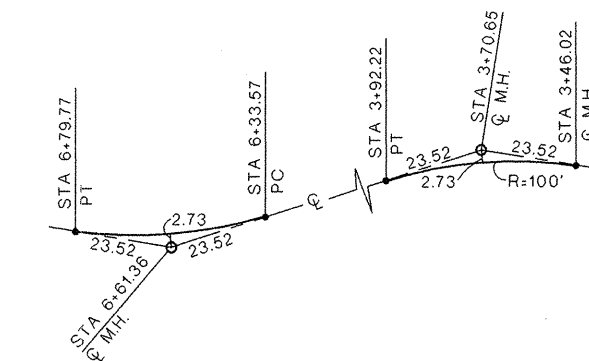
SCANNED BY  
PLANNING



SANITARY SEWER SERVICES				
LOT	STA	INV ELEV	LENGTH	INV ELEV
		@ PL	@ PL	@ MH
1	1+70.00	48.30	25.00'	N/A
2	3+81.00	57.30	25.00'	N/A
3	5+80.00	62.50	25.00'	N/A
4	7+46.00	65.76	25.00'	N/A
5	8+85.00	67.55	32.60	N/A
6	10+37.00	69.55	25.00'	N/A
7	11+63.00	71.80	25.00'	N/A
8	12+87.00	73.80	25.00'	N/A
9	13.51.00	74.20	40.00'	72.00
10	13+54.00	74.24	37.00'	72.00
11	12+92.00	73.80	42.30'	N/A
12	11+72.00	71.91	25.00'	N/A
13	10+39.00	69.57	25.00'	N/A
14	9+05.00	68.10	25.00'	N/A
15	7+00.00	65.80	25.00'	N/A
16	5+25.00	61.97	25.00'	N/A
17	1+82.00	48.54	25.00'	N/A

## General Notes

1. ALL SEWER LINES IN THIS PROJECT SHALL BE CONSTRUCTED OF 8" PVC UNLESS SPECIFIED OTHERWISE.
2. EACH LOT HAS A 4" PVC SEWER SERVICE LOCATED BY STATION SEE TABLE THIS SHEET.
3. SEWER MANHOLES SHALL BE 4' DIAMETER UNLESS SPECIFIED TYPE "E".
4. ALL OF THE CONSTRUCTION OF THE SEWER SYSTEM ON THIS PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARDS AND STANDARD DETAILS.



## SEWER M.H. CENTERLINE TIES DETAIL




SCALE: NONE

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Albuquerque, NM 87112  
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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE:	COORS - ARENAL PARK UTILITY PLAN AND PROFILE
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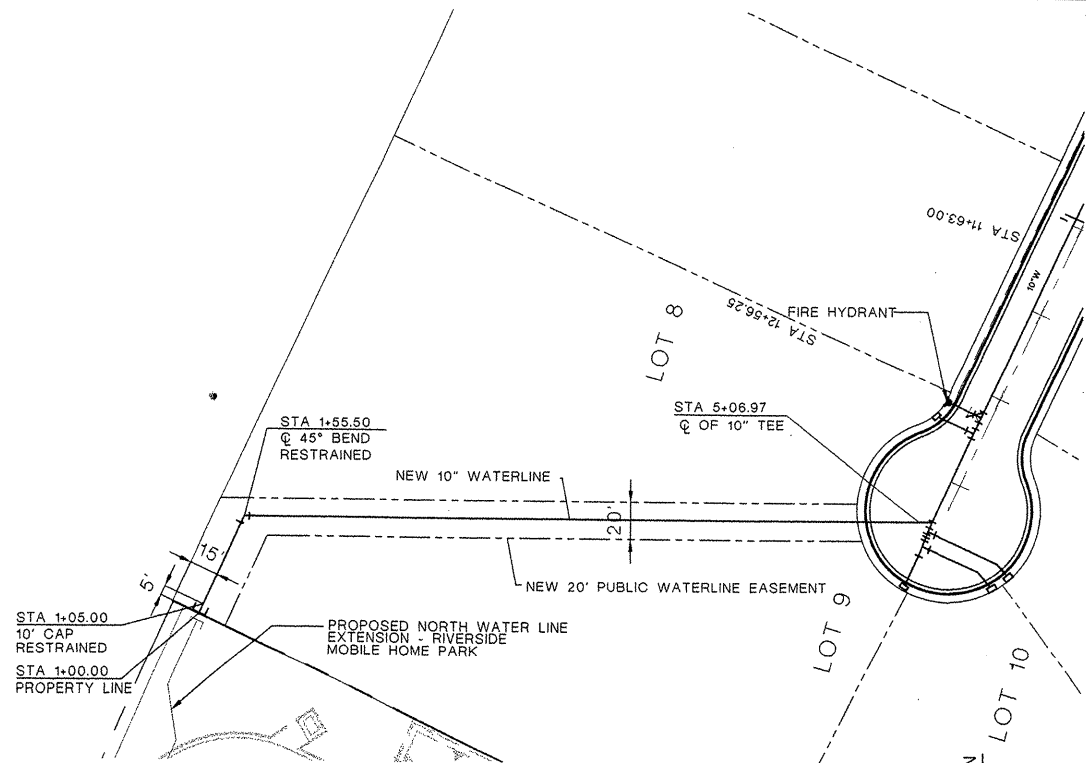
Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
							

City Project No. 667081	Zone Map No. M/N-10	SHEET 4	OF 8
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Professional Engineer Seal for Roni G. Brothman, No. 5853, State of New Mexico, dated 10/10/11.

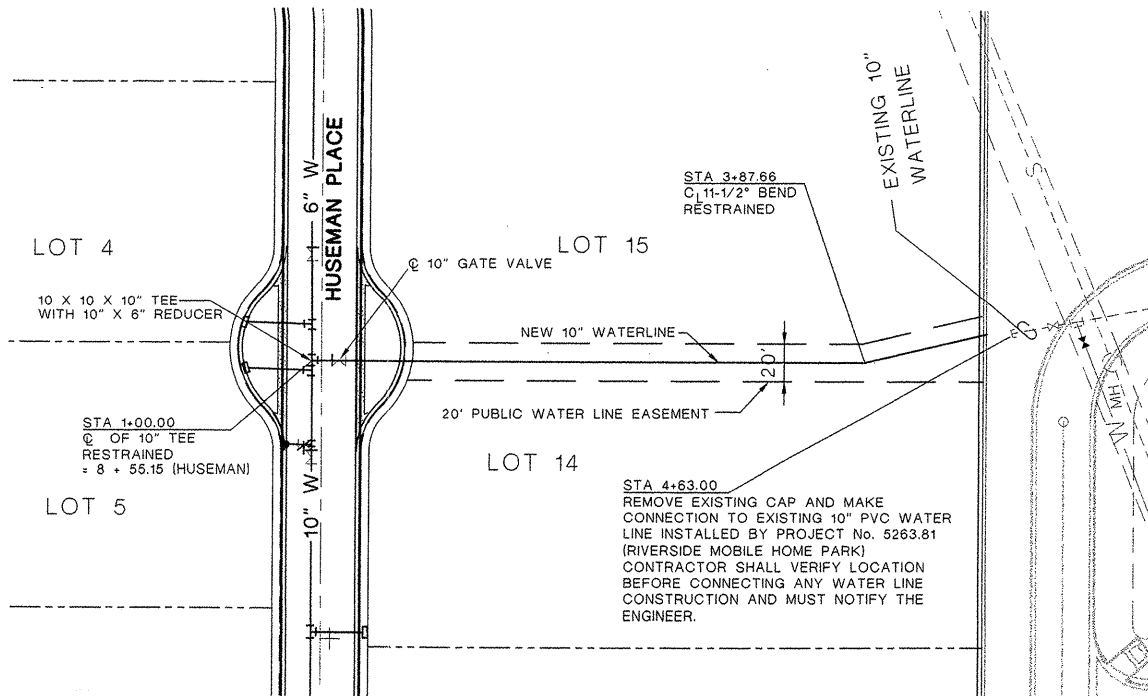
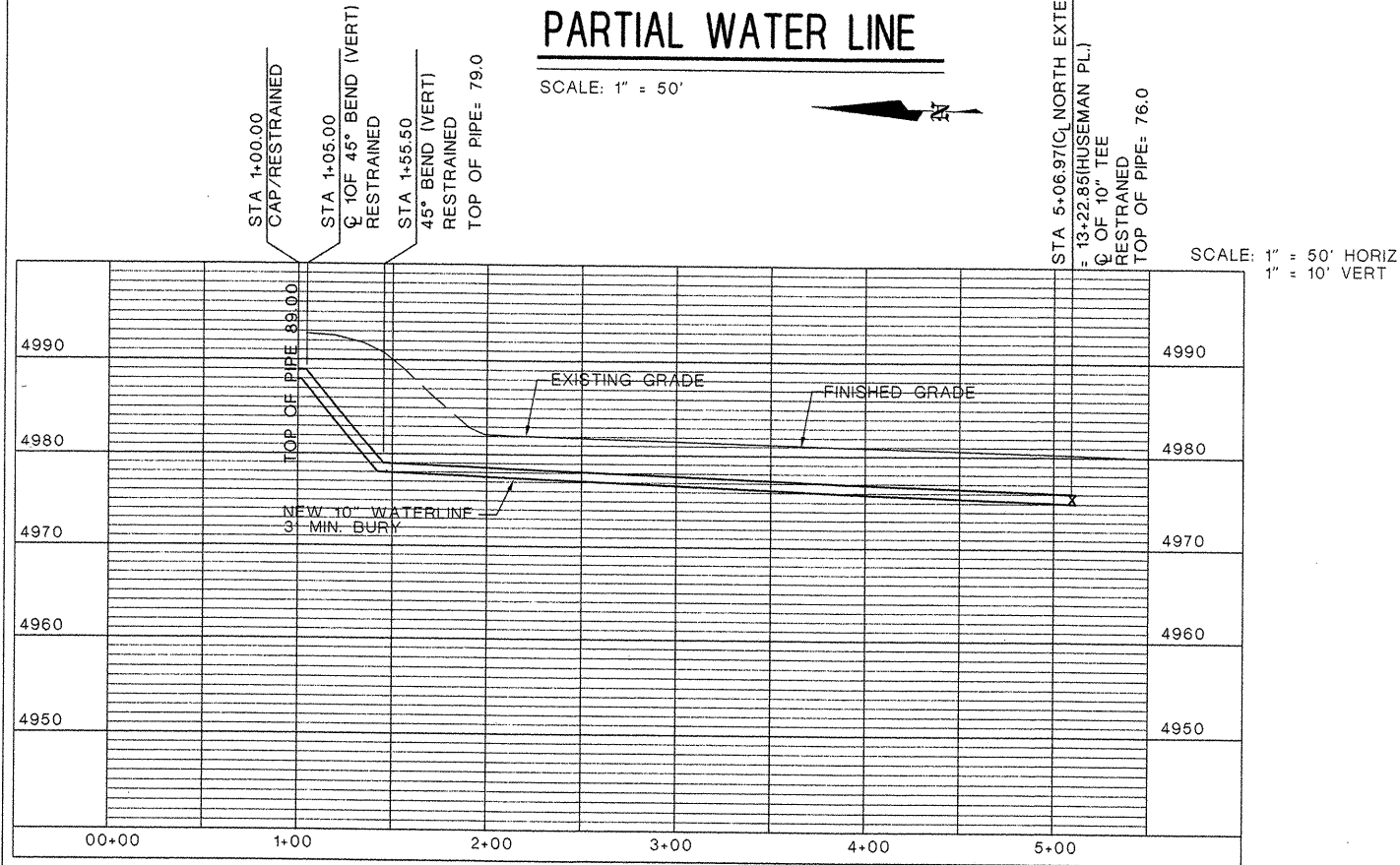
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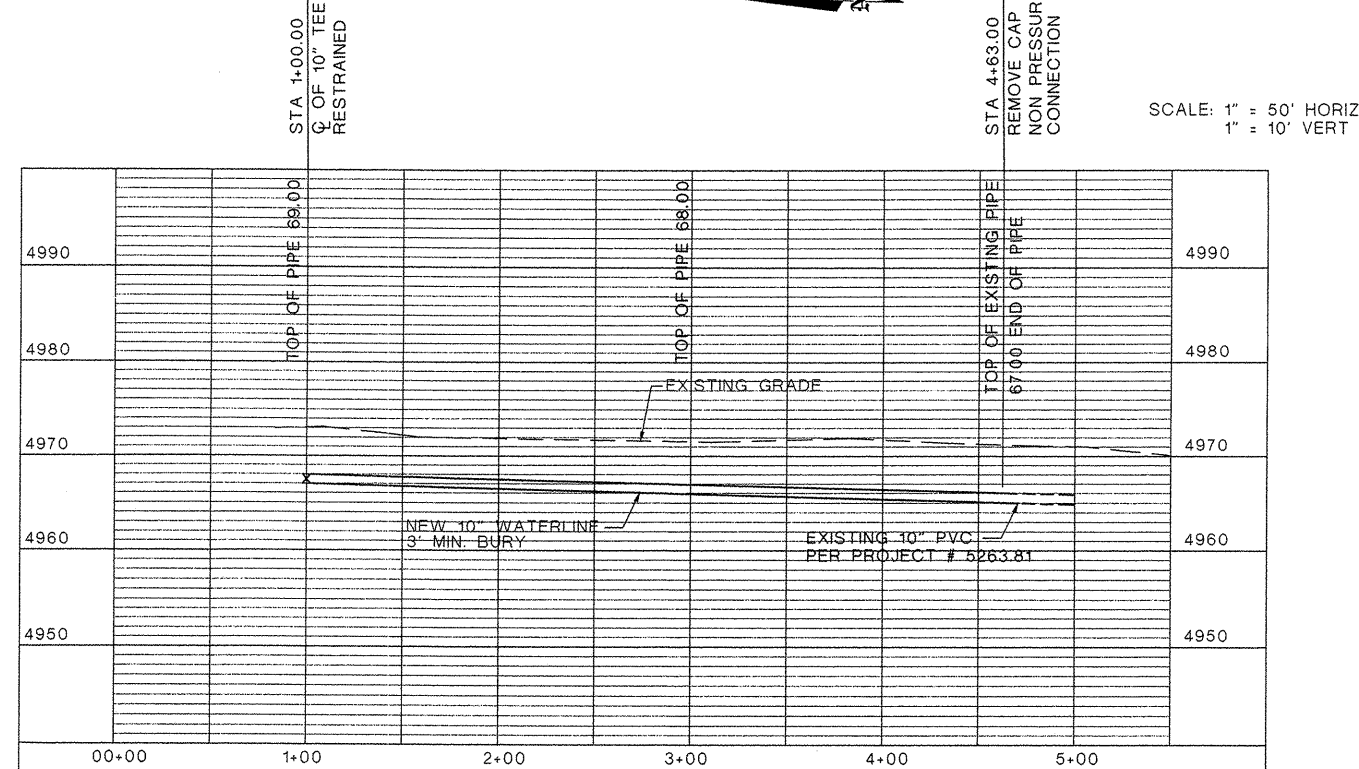
PARTIAL WATER LINE

SCALE: 1" = 50'



PARTIAL WATER LINE

SCALE: 1" = 50'



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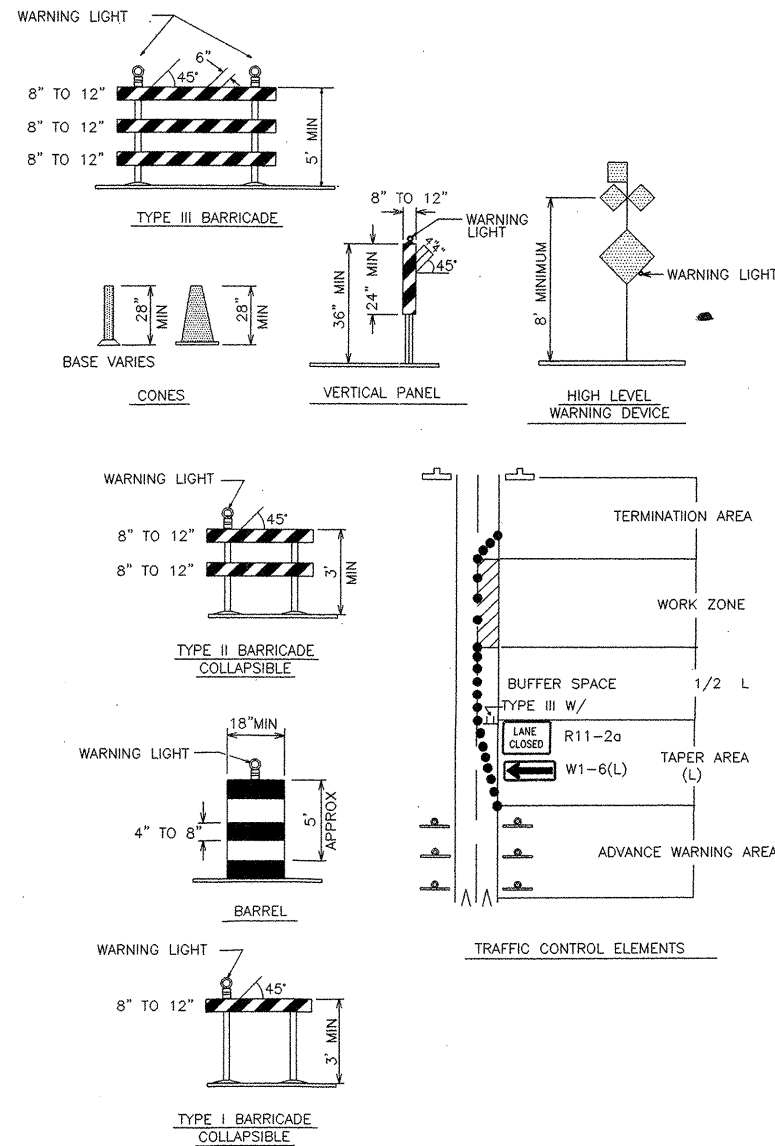
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: COORS - ARENAL PARK WATER LINE PLAN AND PROFILE			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 667081		Zone Map No. M/N-10	SHEET 5 OF 8

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		STATION MARK IS AN ALBUQUERQUE CONTROL STATION		CONTRACTOR	
		NO.	BY	DATE	STAMPED "ACS NM-45-6A" SET UNDER A WATER METER	WORK	DATE
		1	ABQ ENGINEERING	2/01	LID LOCATED AT THE INTERSECTION OF COORS RD	STAKED BY	DATE
					SOUTH AND ARENAL RD ON CENTERLINE OF ROADWAY	ACCEPTANCE BY	DATE
					X = 363,287.85 Y = 1,474,258.33 Z = 4960.973	FIELD LOCATION BY	DATE
					(S.D. 1929)	DRAWN BY	DATE
						CHECKED BY	DATE
						RECORDED BY	DATE
						NO.	

# CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

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

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



## LEGEND

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

## TAPER REQUIREMENT

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

## RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED 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

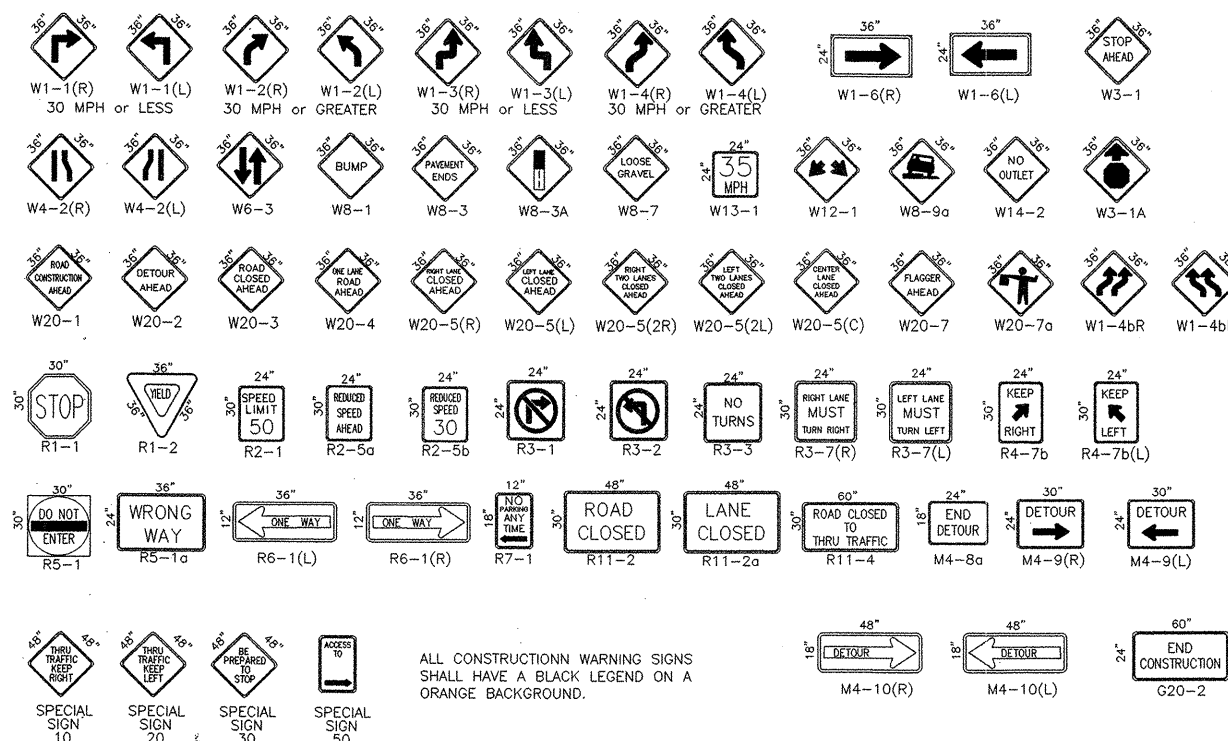
SPEED LIMIT

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

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

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: TRAFFIC CONTROL  
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE: APPROVED  
CITY ENGINEER APPROVAL: APPROVED

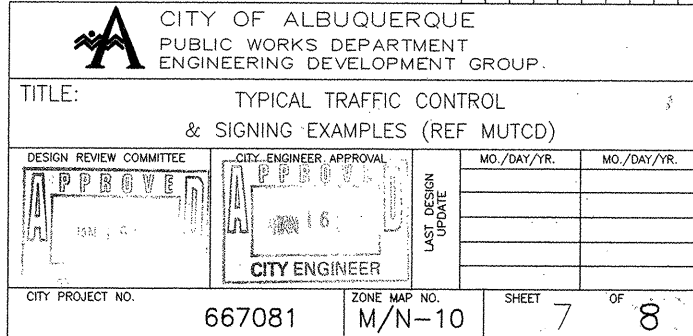
DESIGNED BY: BOHANNAN HUSTON  
DRAWN BY: BOHANNAN HUSTON  
CHECKED BY: BOHANNAN HUSTON

MO./DAY/YR. 6/11/10

CITY PROJECT NO. 667081

ZONE MAP NO. M/N-10

SHEET 6 OF 8



S 84°35'56" W  
9439.00 FEET  
ACS MONUMENT "TRANS"  
X=1471822.67 Y=354899.45  
G-G=0.99967921  
 $\Delta_{oc}=00°16'42"$   
CENTRAL ZONE NAD 1927

EXHIBIT "A"  
PUBLIC WATER AND SEWER EASEMENT  
AN 1.226 (53395.64 SQ. FT) EASEMENT LOCATED WITHIN SECTION  
34 AND 35 T 10 N,R 2 E; N.M.P.M WITHIN THE TOWN OF  
ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO.

LOT B LAND AT  
RALPH VILLEGAS DEED  
BOOK C/23 PAGE 101  
FILED MARCH 13, 1984

19.9457 AC TRACT PER SPECIAL  
WARRANTY DEED, FILED MARCH 23, 1994  
DEED BOOK 94-9, PAGE 6984

RIVERSIDE MOBILE HOME PARK

R = 48.00'  
L = 66.62'  
 $\Delta = 79°31'34"$   
L.C. = 61.40'  
CHORD BEARING = S 62°48'02" E

R = 48.00'  
L = 161.97'  
 $\Delta = 166°39'52"$   
L.C. = 95.35'  
CHORD BEARING = N 43°35'22" W

R = 48.00'  
L = 97.57'  
 $\Delta = 116°28'17"$   
L.C. = 81.62'  
CHORD BEARING = S 81°02'44" E

LINE	LENGTH	BEARING
L1	59.51	S81°02'44"E
L2	50.57	S17°33'07"W
L3	67.59	S03°53'42"E
L4	35.03	N81°06'07"W
L5	51.41	N81°02'44"W
L6	30.34	N08°56'57"E
L7	31.35	S26°43'03"W

RIVERSIDE MOBILE HOME PARK

EXISTING WATER AND SEWER EASEMENT  
DEED BOOK 702 PAGE 375 FILED, JULY 19, 1963

#### Legal Description

A TRACT OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTIONS 34 AND 35 T.10N., R.2E., N.M.P.M.; SAID TRACT IS A PUBLIC WATER AND SEWER EASEMENT AND IS WITHIN A 19.9457 ACRE TRACT OF LAND AS IS DESCRIBED IN THE SPECIAL WARRANTY DEED FILED ON MARCH 23, 1994 IN DEED BOOK 94-9 PAGE 984 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND ALSO BEING THE NORTHWEST CORNER OF THE 19.9457 ACRE TRACT; SAID CORNER IS A 2" IRON PIPE TAGGED WITH P/S#7719 FROM WHENCE ACS MONUMENT "TRANS" BEARS S 84°35'56" W A DISTANCE OF 9439.00 FEET,

THENCE S 81°02'44" E, A DISTANCE OF 59.51 FEET, THENCE S 15°40'43" E, A DISTANCE OF 330.89 FEET, TO A POINT ON A CURVE TO THE SOUTHEAST HAVING A RADIUS OF 48.00 FEET AND CHORD LENGTH OF 61.40 FEET, WITH CHORD BEARING S 62°48'02" E TO A POINT, THENCE S 81°02'44" E, A DISTANCE OF 383.48 FEET, TO A POINT ON A CURVE HAVING A RADIUS OF 48.00

FEET AND A CHORD LENGTH OF 81.62 FEET, WITH CHORD BEARING S 81°02'44" E, TO A POINT, THENCE S 81°02'44" E, A DISTANCE OF 145.71 FEET, THENCE N 72°28'20" E, A DISTANCE OF 288.39 FEET, THENCE S 81°02'44" E, A DISTANCE OF 279.20 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COORS BLVD S.W., THENCE ALONG THE EAST RIGHT-OF-WAY LINE S 17°33'07" W, 50.57 FEET, THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF COORS BLVD S.W. ON A BEARING OF N 81°02'44" W, A DISTANCE OF 259.88 FEET, THENCE S 72°28'20" W, A DISTANCE OF 288.39 FEET, THENCE N 81°02'44" W, A DISTANCE OF 195.28 FEET, THENCE S 08°57'16" W, A DISTANCE OF 253.36 FEET, THENCE S 03°53'42" E, A DISTANCE OF 67.59 FEET, THENCE N 81°06'07" W, A DISTANCE OF 35.03 FEET, THENCE N 08°57'16" E, A DISTANCE OF 319.29 FEET, THENCE N 81°02'44" W, A DISTANCE OF 406.56 FEET, TO A POINT ON A CURVE HAVING A RADIUS OF 48.00 FEET AND A CHORD LENGTH OF 161.97' FEET, WITH CHORD BEARING N 43°35'22" W, TO A POINT, THENCE N 15°40'43" W, A DISTANCE OF 309.87 FEET, THENCE N 81°02'44" W, A DISTANCE OF 51.41 FEET, THENCE N 08°56'57" E, A DISTANCE OF 30.34 FEET, TO THE NORTHWEST CORNER OF THIS TRACT AND THE TRUE POINT OF BEGINNING CONTAINING 1.880 ACRES (81970.41 SQ. FT.) MORE OR LESS.

#### LEGEND

- PROPERTY BOUNDARY LINE
- - - EXISTING EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- MH EXISTING MANHOLE
- PROPOSED MANHOLE
- R RADIUS
- L.C. LENGTH OF CHORD
- L LENGTH OF ARC

#### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, JOHN F. ESQUIBEL, AM A REGISTERED LAND SURVEYOR IN THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN F. ESQUIBEL

NMPLS: 5949

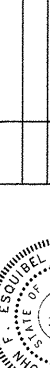
**ABQ**  
Engineering,  
Inc.

•Engineers •Planners  
•Surveyors  
•Construction Services  
1631 Eubank NE, Suite C,  
Albuquerque, NM 87112  
505-255-7802 FAX 505-255-7902

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: COORS - ARENAL PARK  
WATER LINE PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
FOR INFORMATION ONLY			
City Project No.	Zone Map No.	SHEET	OF
667081	M/N-10	8	8

ENGINEER'S SEAL		SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES			STATION MARK IS AN ALBUQUERQUE CONTROL STATION STAMPED "ACS NM-45-6A" SET UNDER A WATER METER LID LOCATED AT THE INTERSECTION OF COORS RD SOUTH AND ARENAL RD ON CENTERLINE OF ROADWAY X = 363,287.85 Y = 1,474,258.33 Z = 4960.973 (SLD 1929)	CONTRACTOR	DATE	
		NO.	BY	DATE				
						STARTED BY	DATE	
						INSPECTOR'S ACCEPTANCE BY	DATE	
NO.	DATE	REMARKS	BY			VERIFICATION BY	DATE	
REVISIONS						DRAWINGS CORRECTED BY	DATE	
DESIGN						MICRO-FILM INFORMATION		
DESIGNED BY J ESQUIVEL		DATE NOV 8, 2001				RECORDED BY	DATE	
DRAWN BY F PHILLIPS		DATE NOV 8, 2001				NO.		