

SCANNED BY
MESA REPRO



VICINITY MAP ZONE ATLAS: L-10-Z
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.
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. 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 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 COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE.
6. SEVEN (7) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING ANY SECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
7. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
8. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REPAVED AND PAVED SURF FOLLOWING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
9. 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 NOTICE. 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 TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
10. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
11. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
12. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
13. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE BY CITY.
14. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 24 CFR 1926.655 SUPPORT P.

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.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DERESSED 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.

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.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

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

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****
7/28/03 REVISED	DRC CHAIRMAN	<i>[Signature]</i>	7-29-03	APPROVED FOR CONSTRUCTION
	TRANSPORTATION	<i>[Signature]</i>	7/29/03	
	WATER/WASTEWATER	<i>[Signature]</i>	7/29/03	
	HYDROLOGY	<i>[Signature]</i>	7/29/03	
	CIP	<i>[Signature]</i>	7/29/03	
	CONSTR. MGMT.	<i>[Signature]</i>	7/29/03	
7/19/03	CONSTR. COORD.	<i>[Signature]</i>	7-29-03	<i>[Signature]</i> 8/22/03 CITY ENGINEER DATE

SHEET OF
1 15

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2-2A	PLAT
3	GRADING & DRAINAGE PLAN
4	MASTER PAVING PLAN
5-7	PAVING IMPROVEMENTS
8	MASTER UTILITY PLAN
9-11	UTILITY IMPROVEMENTS
12	WATER DETAIL SHEET
13-14	TRAFFIC CONTROL PLANS
15	STRIPING PLAN

15
15R
Revision
for
3/15/00

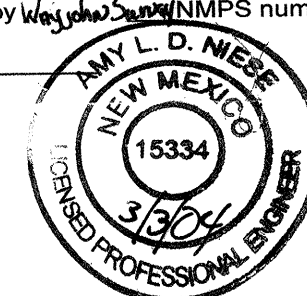
TRAFFIC CONTROL PLAN
STRIPING PLAN

W/Revisions
3/15/05

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 4/26/15

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. D. Niese, NMPE 15334, of the firm Mark Goodwin & Associates, PA, 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, and survey information provided by Wesley S. Smith NMPS no. 14269



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2	6	6	7	0	4	.	8	2						05

DRB NO.

1002243



LOCATION MAP

SCALE: NONE

SUBDIVISION DATA

Project # 1002243
Case# 03DRB-00121
Case # 03DRB-00122
5.0051 AC.
L-10-Z
Zone Atlas No. 1 Tract 29 Lots
No. of existing Tracts/Lots 1 Tract
No. of Tracts/Lots created 1 Tract
Miles of full width streets created 0.09
Street Area dedicated to the City of Albuquerque 0.8201 AC.
Date of Survey December, 2002
Utility Control Location System Log Number 2002511758
Zoning RD9DUAC

FREE CONSENT AND DEDICATION:

The subdivision hereon described 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, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical 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. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: MOR LAND, LLC

BY: *[Signature]* Mel Otley, Managing Member
DATE 6-11-03

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 11, 2003, By Mel Otley, Managing Member of MOR LAND, LLC a Limited Liability Company on behalf of said company.

NOTARY PUBLIC
BERNADETTE MARES
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 12/14/05 COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- Subdivide one (1) existing Tract into 29 Residential Lots and 1 Tract.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division 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.
- The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- Equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, 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 building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 AND 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2003

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1984.

Project Number: 1002243

Application Number: 03DRB-00121
03DRB-00122

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date

City Approvals:

City Surveyor
6-19-03
Date

Traffic Engineering, Transportation Division
Date

Utilities Development
Date

Parks and Recreation Department
Date

AMAFA
Date

City Engineer
Date

DRB Chairperson, Planning Department
Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 owners 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, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
Timothy Aldrich P.S. No. 7719
Date 06-18-03

ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Dwg: A2102TFS2.dwg	Drawn: RICHARD	Checked: ALS	Job: A02102	Sheet 1 of 4
Scale: N/A	Date: 06/10/03			

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3

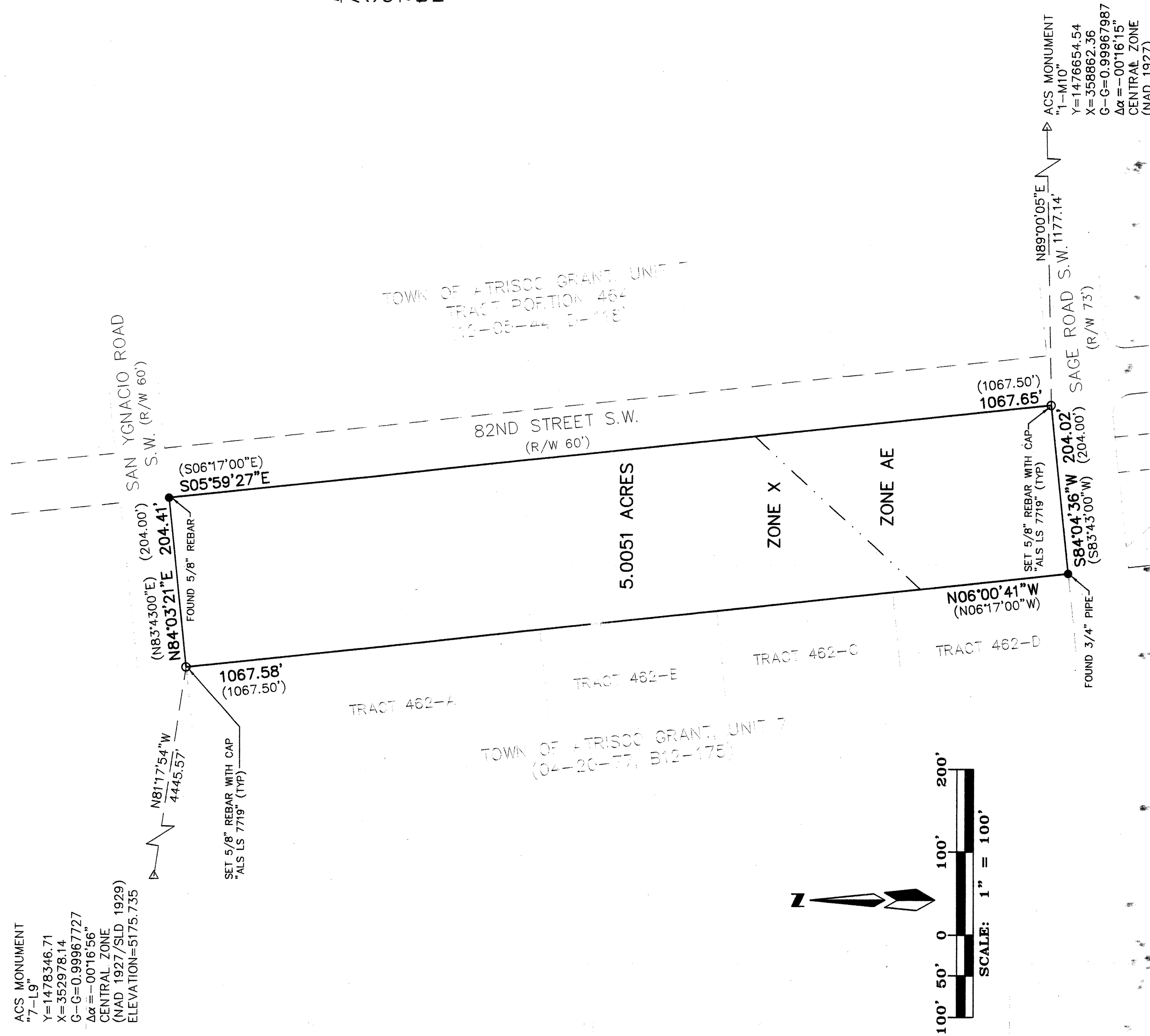
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 AND 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2003

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 27 and 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT 463, TOWN OF ATRISCO GRANT, UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 and containing 5.0051 acres more or less.

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (12-05-44, D-118)
PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7, DIVISION TRACT 462", (04-20-77, B12-175)
all being records of Bernalillo County, New Mexico.
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719".
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928, all being records of Bernalillo County, New Mexico.



CITY PROJECT # 670482

SHEET 2 OF

ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

Dwg: A2102TFS2.dwg	Drawn: RICHARD	Checked: ALS	Job: A02102	Sheet 2 of 4
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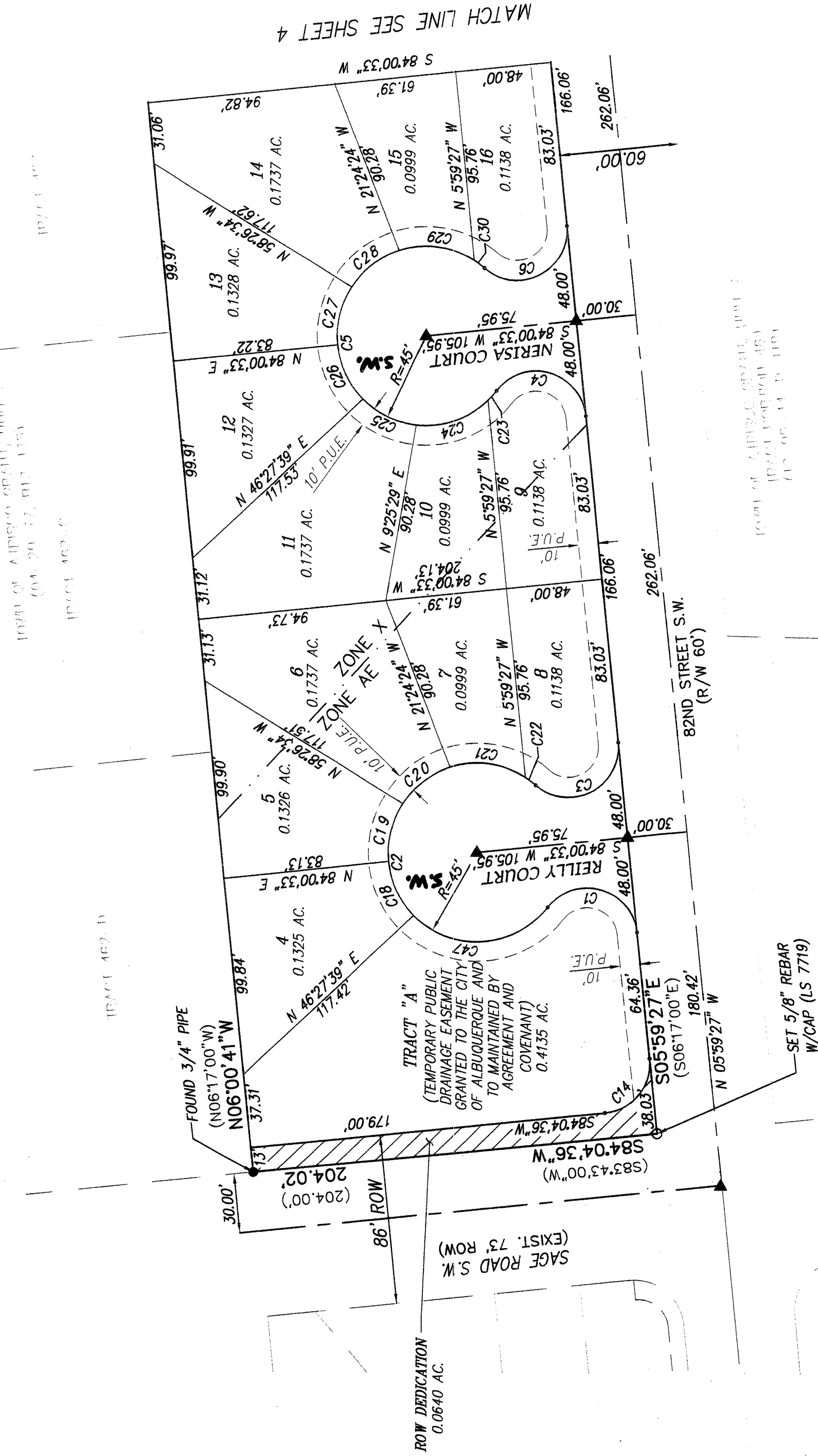
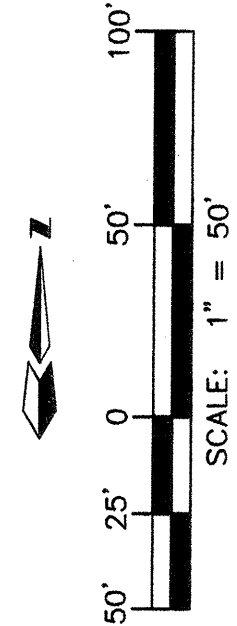
SCANNED BY
MESA REPRO

SCANNED BY
MESA REPRO

PLAT FOR
DESERT SAGE SUBDIVISION

UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 AND 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2003



NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

MATCH LINE SEE SHEET 4

Timothy Aldrich
06-18-03



P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

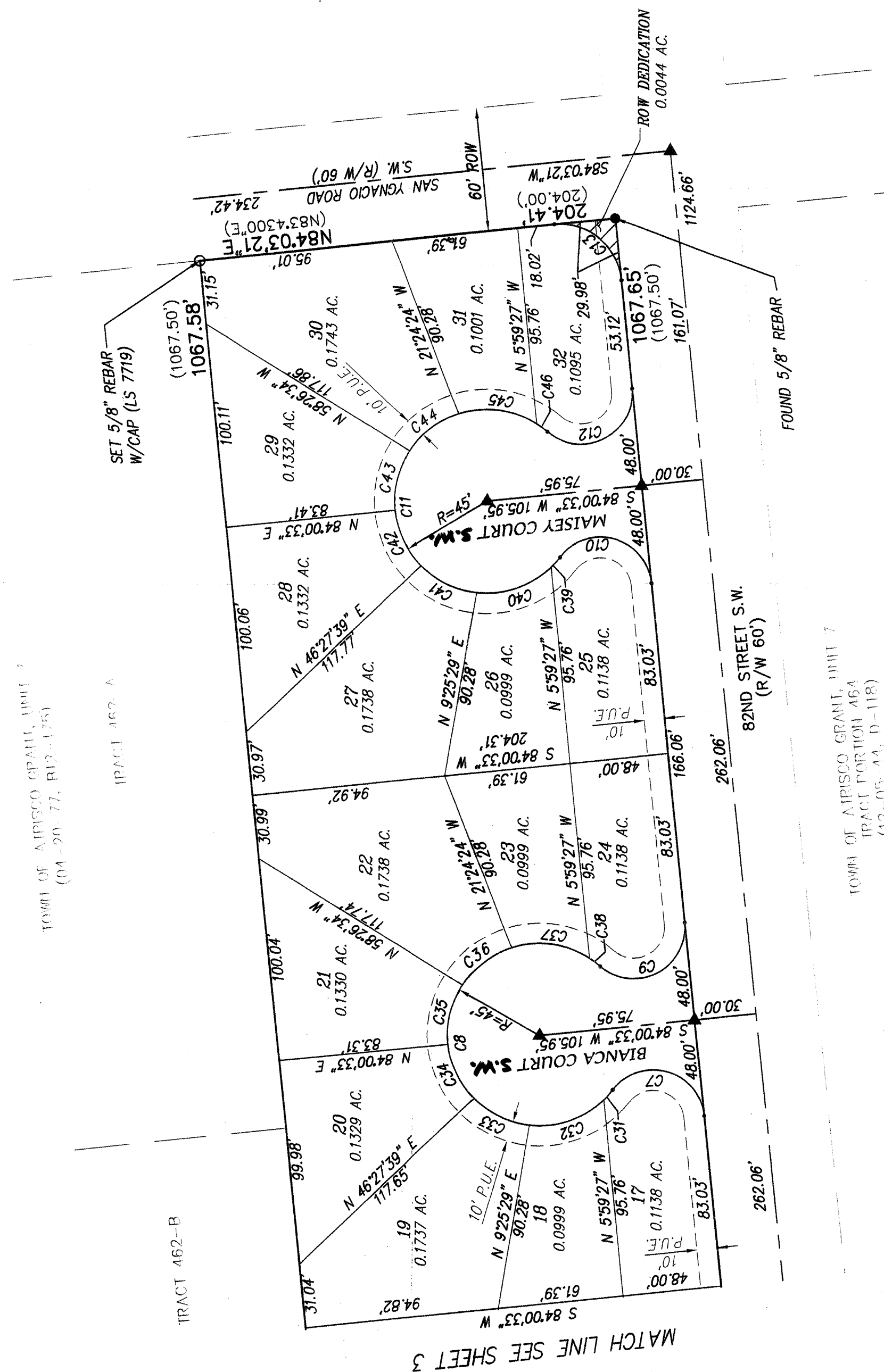
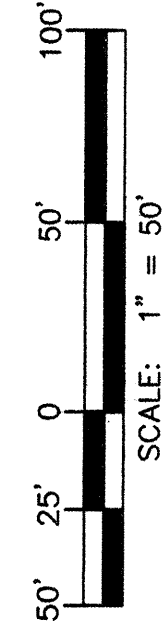
SEE SHEET 4 OF 4 FOR CURVE DATA

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Scale: 1"=50'	Date: 06/10/03	Job: A02102	

PLAT FOR
DESERT SAGE SUBDIVISION

UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 AND 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2003



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CH BEARING
C1	25.00'	59.65'	136.42°29'	63.00'	N74°20'42"W	46.47'
C2	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C3	25.00'	59.65'	136.42°29'	63.00'	N62°21'47"E	46.47'
C4	25.00'	59.65'	136.42°29'	62.99'	N74°20'43"W	46.47'
C5	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C6	25.00'	59.65'	136.42°29'	63.00'	N62°21'47"E	46.47'
C7	25.00'	59.65'	136.42°29'	62.99'	N74°20'43"W	46.47'
C8	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C9	25.00'	59.65'	136.42°29'	62.99'	N74°20'43"W	46.47'
C10	25.00'	59.65'	136.42°29'	62.99'	N74°20'43"W	46.47'
C11	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C12	25.00'	59.65'	136.42°29'	63.00'	N62°21'47"E	46.47'
C13	30.00'	47.10'	89°57'12"	29.98'	N50°58'04"W	42.41'
C14	25.00'	39.30'	90°04'03"	25.03'	N39°02'34"E	35.38'
C15	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C16	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C17	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C18	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C19	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C20	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C21	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C22	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C23	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C24	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C25	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C26	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C27	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C28	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C29	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C30	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C31	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C32	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C33	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C34	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C35	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C36	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C37	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C38	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C39	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C40	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C41	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C42	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C43	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C44	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C45	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C46	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'
C47	45.00'	30.58'	38°56'33"	15.91'	S52°25'22"W	30.00'

NOTE: ▲

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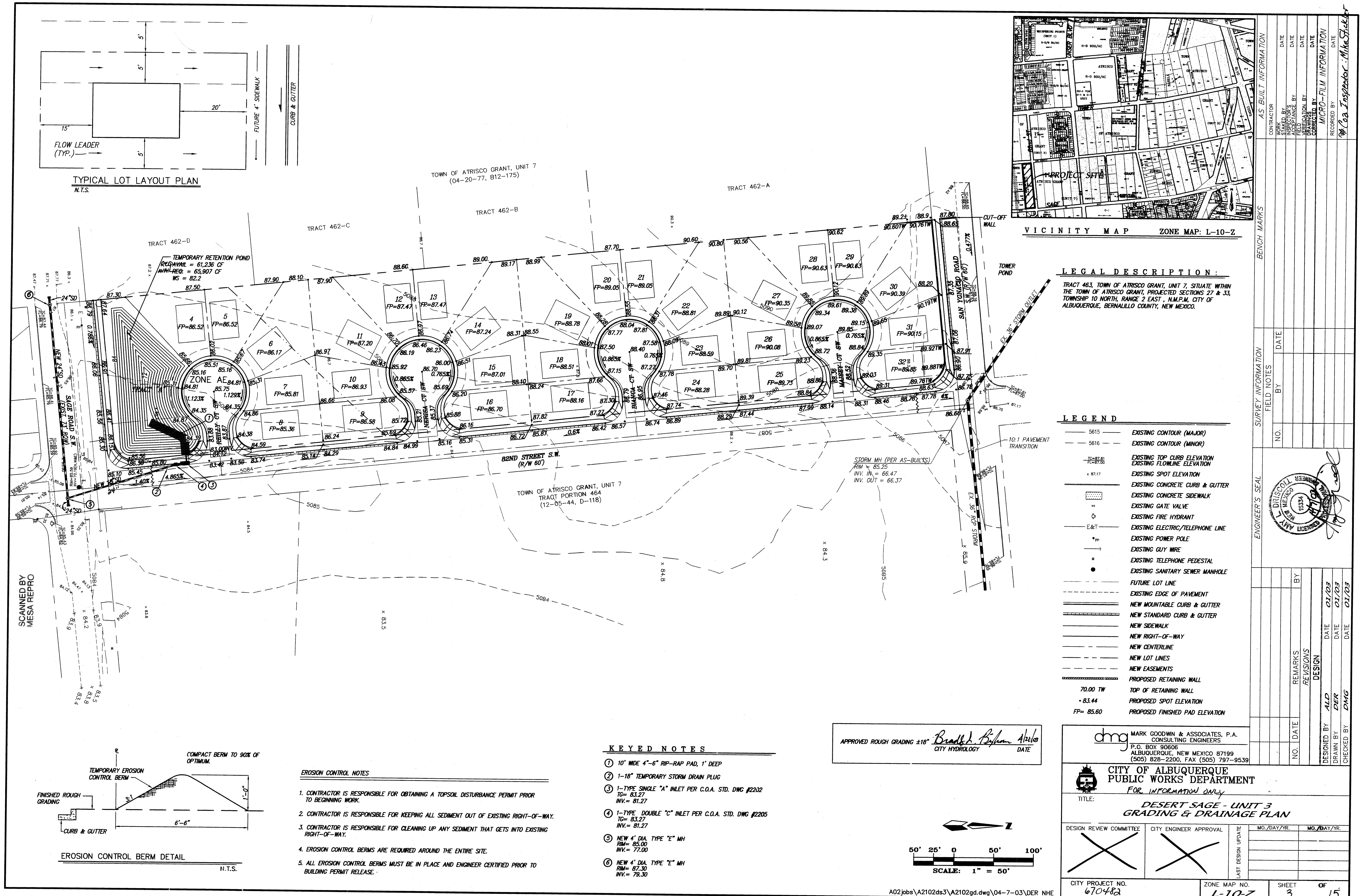
ALL STREETS SHOWN
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Timothy Aldrich
06-18-03



P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

F:\A02\JOBS\A2102\3\A2102gd.dwg; Model: 04/07/03 10:14:46 AM.
Mark Goodwin & Associates Plotted by NHE



TYPICAL LOT LAYOUT PLAN
N.T.S.

VICINITY MAP ZONE MAP: L-10-Z

LEGAL DESCRIPTION:

TRACT 463, TOWN OF ATRISCO GRANT, UNIT 7, SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 27 & 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND

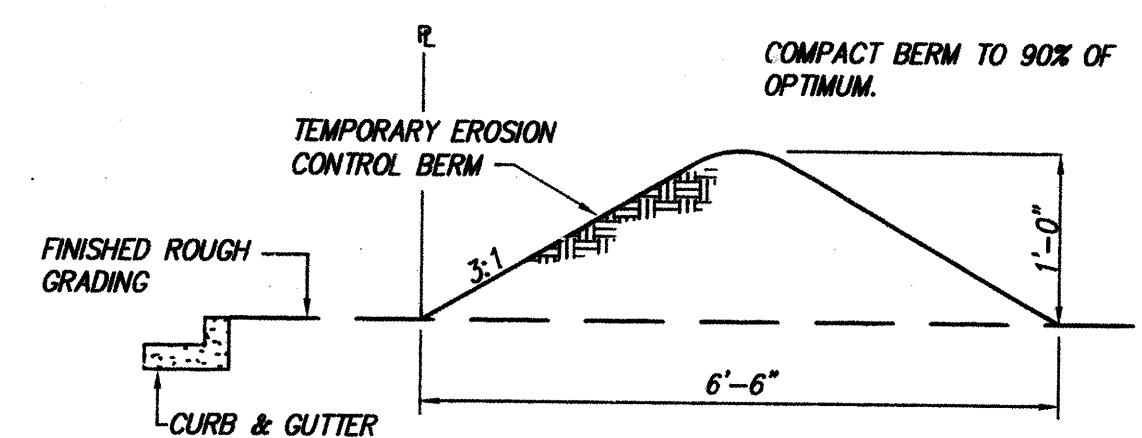
- 5615 EXISTING CONTOUR (MAJOR)
- 5616 EXISTING CONTOUR (MINOR)
- TC=87.61 EXISTING TOP CURB ELEVATION
- FL=87.00 EXISTING FLOWLINE ELEVATION
- x 87.17 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB & GUTTER
- EXISTING CONCRETE SIDEWALK
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC/TELEPHONE LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- FUTURE LOT LINE
- EXISTING EDGE OF PAVEMENT
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- PROPOSED RETAINING WALL
- 70.00 TW TOP OF RETAINING WALL
- 83.44 PROPOSED SPOT ELEVATION
- FP= 85.60 PROPOSED FINISHED PAD ELEVATION

KEYED NOTES

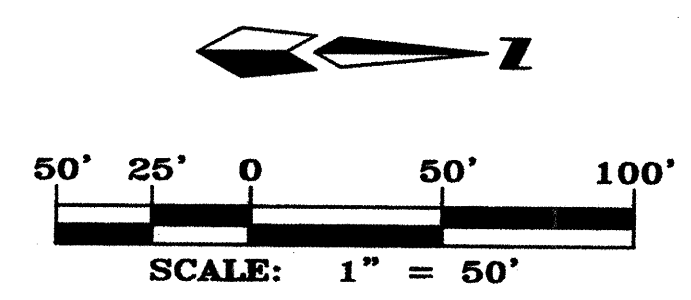
- 10' WIDE 4"-6" RIP-RAP PAD, 1' DEEP
- 1-18" TEMPORARY STORM DRAIN PLUG
- 1-TYPE SINGLE "A" INLET PER C.O.A. STD. DWG #2202
TC= 83.27
INV.= 81.27
- 1-TYPE DOUBLE "C" INLET PER C.O.A. STD. DWG #2205
TC= 83.27
INV.= 81.27
- NEW 4' DIA. TYPE "E" MH
RM= 85.00
INV.= 77.00
- NEW 4' DIA. TYPE "E" MH
RM= 87.30
INV.= 79.30

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
- ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

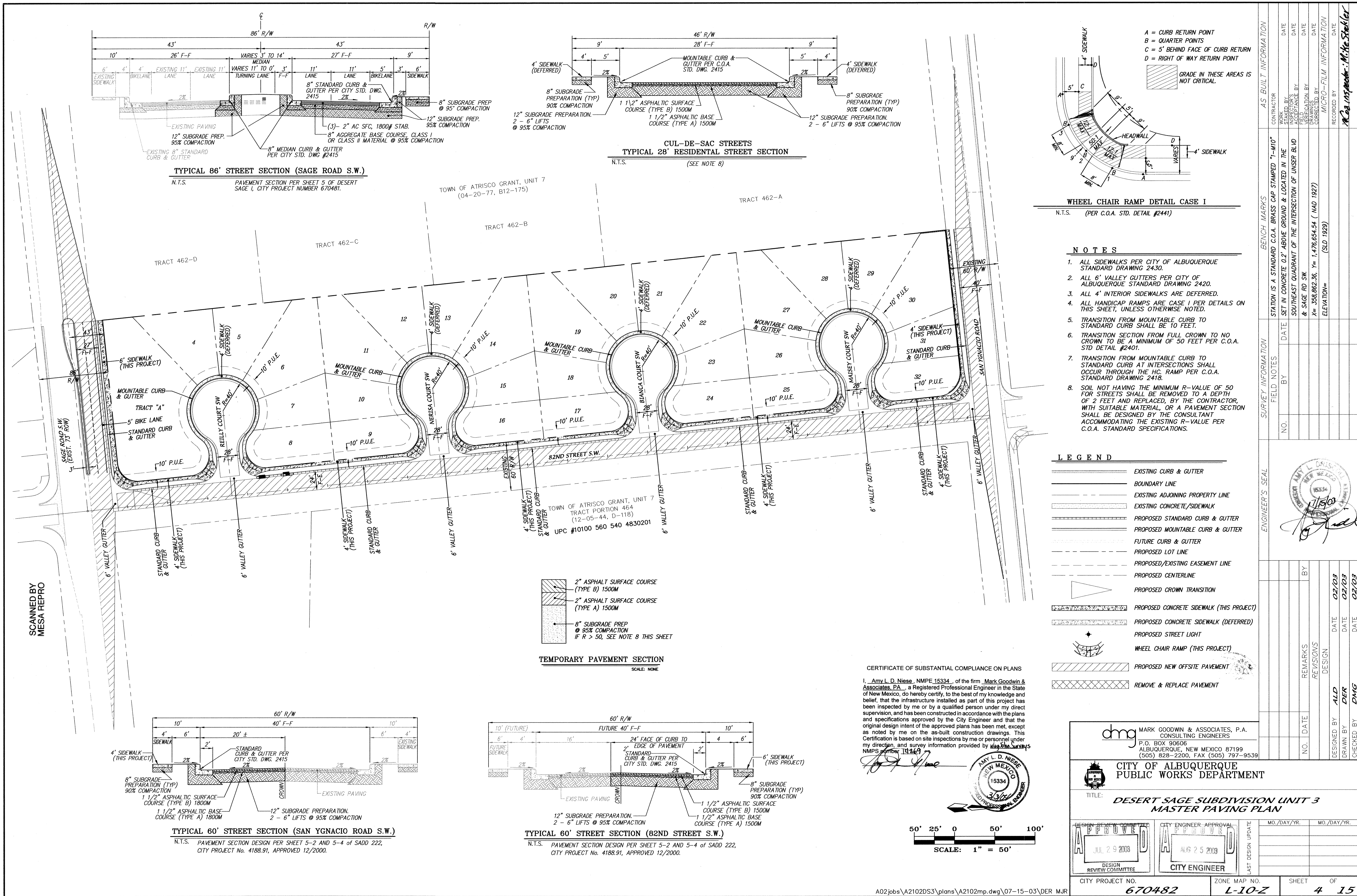


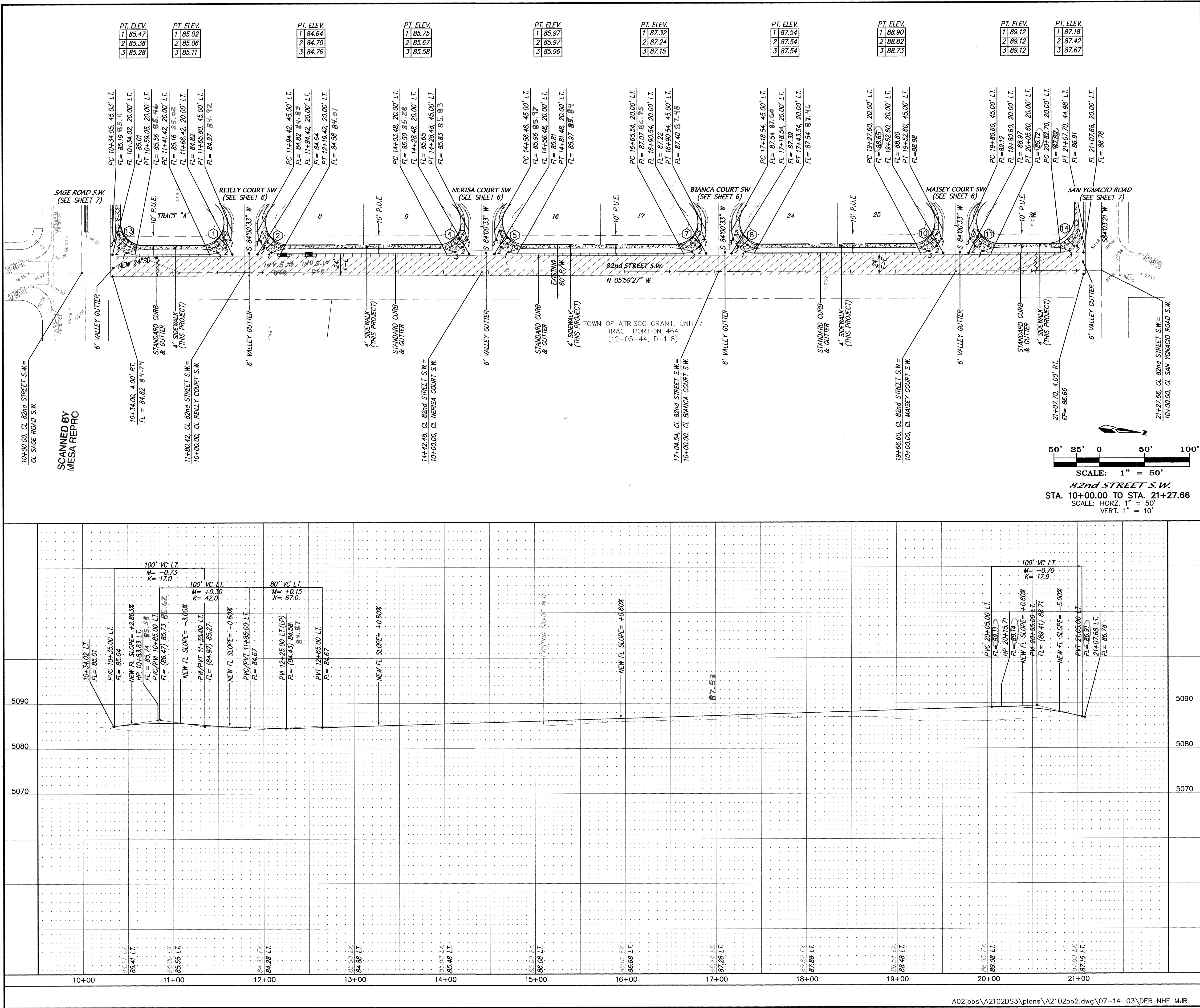
APPROVED ROUGH GRADING ±18" *Bradley B. Blynn* 1/14/03
CITY HYDROLOGY DATE



MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT FOR INFORMATION ONLY	
TITLE: DESERT SAGE - UNIT 3 GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
NO. DATE	REVISIONS
NO. DATE	DESIGN
DESIGNED BY: ALD	DATE: 01/03
DRAWN BY: DER	DATE: 01/03
CHECKED BY: DMG	DATE: 01/03
CITY PROJECT NO. 670482	ZONE MAP NO. L-10-Z
SHEET 3	OF 15

F:\A02\005\A2102D53\plans\A2102mp.dwg Tue Jul 15 09:42:21 2003 D. MARK GOODWIN & ASSOCIATES, P.L.L.C. PLOTTED BY: mke





NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CURVE DATA - DESCRIBES FACE OF NEW CURB

1

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

2

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

3

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

4

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

5

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

6

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

7

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

8

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

9

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

10

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

11

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

12

$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$

13

$\Delta = 90^{\circ}04'03''$
 $R = 25.00'$
 $L = 39.30'$
 $T = 25.03'$

14

$\Delta = 89^{\circ}57'12''$
 $R = 25.00'$
 $L = 39.25'$
 $T = 24.98'$

AS-BUILT INFORMATION

CONTRACTOR

WORK STAMPED BY

DATE

INSPECTED BY

DATE

FIELD ADJUSTED BY

DATE

RECORDED BY

DATE

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

ENGINEER'S SEAL

THOMAS D. JOHNSON

REGISTERED LAND SURVEYOR

NEW MEXICO

15334

7/13/03

5.10.04

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. D. Niese, NMPE 15334, of the firm Mark Goodwin & Associates, P.A., 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, and survey information provided by Waypoint Survey NMPS number 117261

MARK GOODWIN & ASSOCIATES, P.A.

CONSULTING ENGINEERS

P.O. BOX 90606

ALBUQUERQUE, NEW MEXICO 87199

(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

TITLE: **DESERT SAGE SUBDIVISION UNIT 3**

82nd STREET S.W.

PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE

APPROVED

25 2003

CITY ENGINEER APPROVAL

APPROVED

AUG 25 2003

CITY ENGINEER

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

670482

ZONE MAP NO.

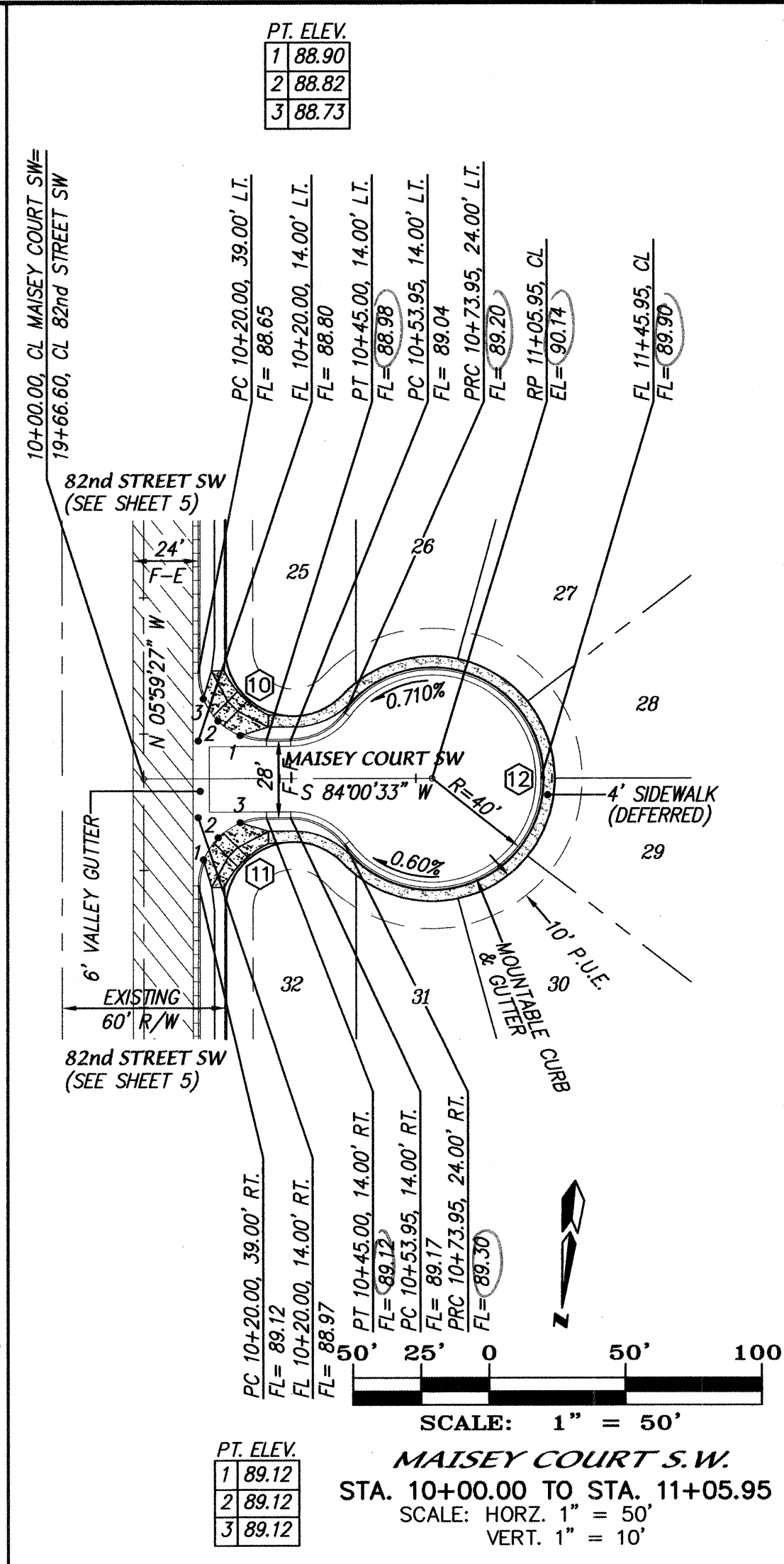
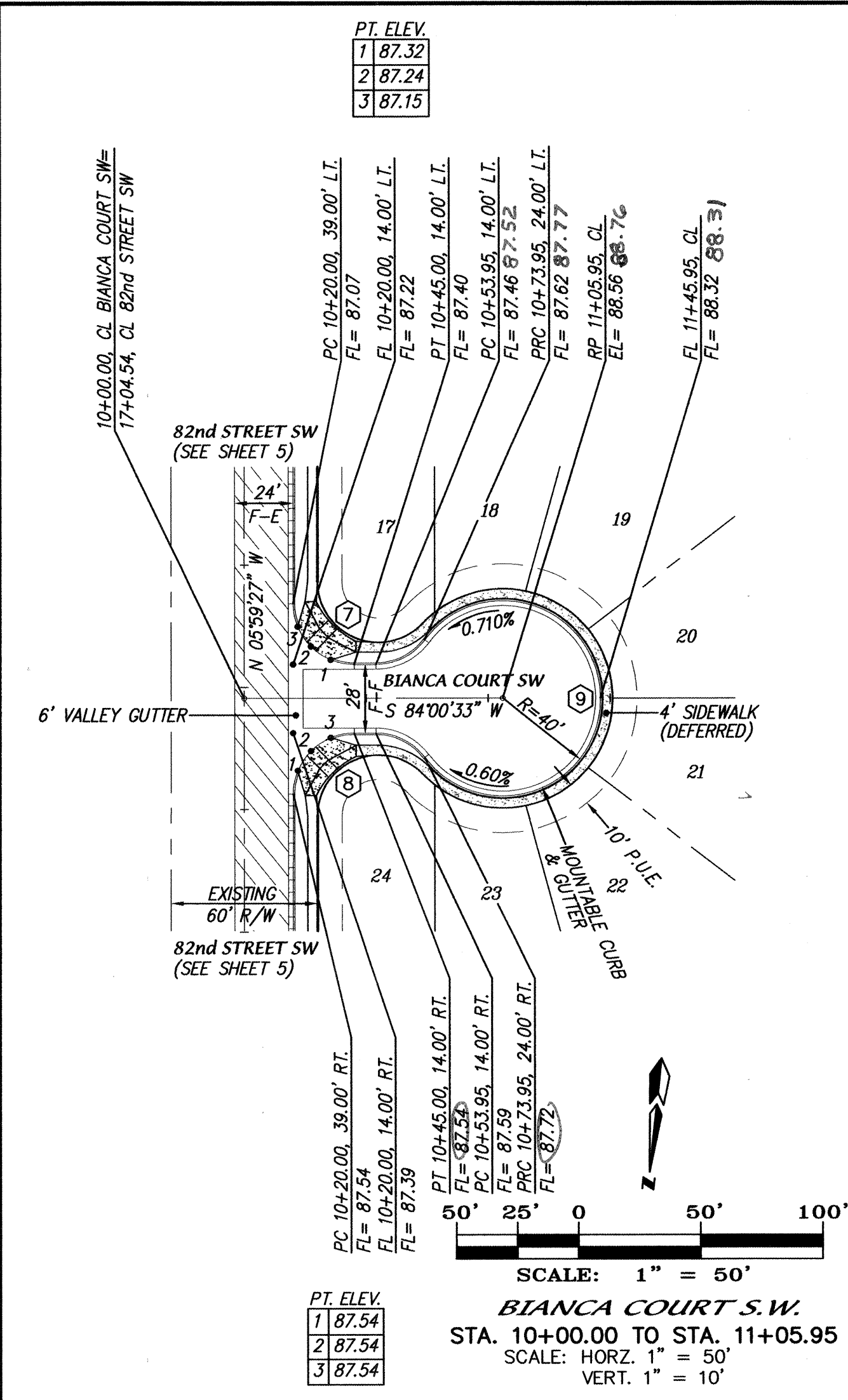
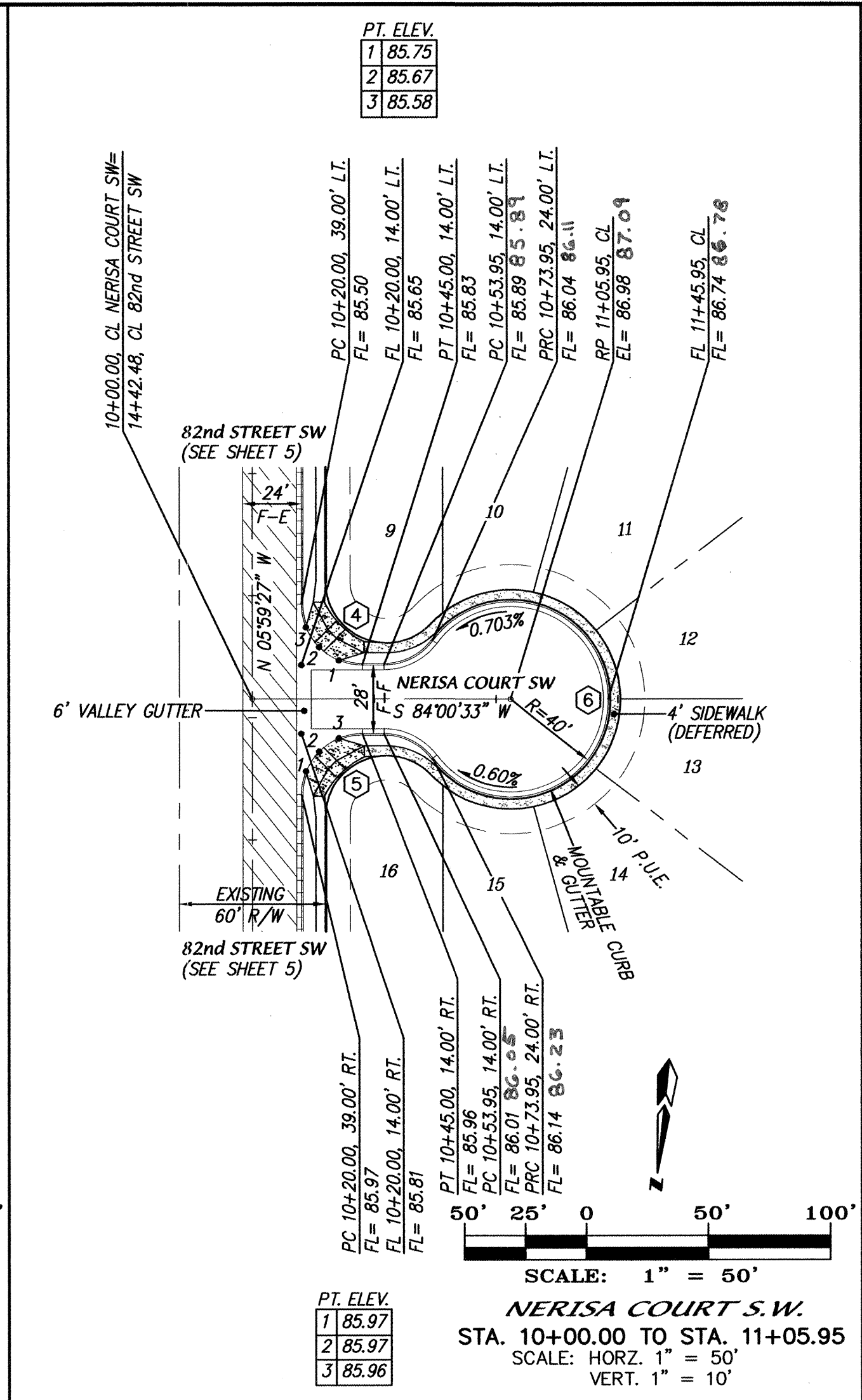
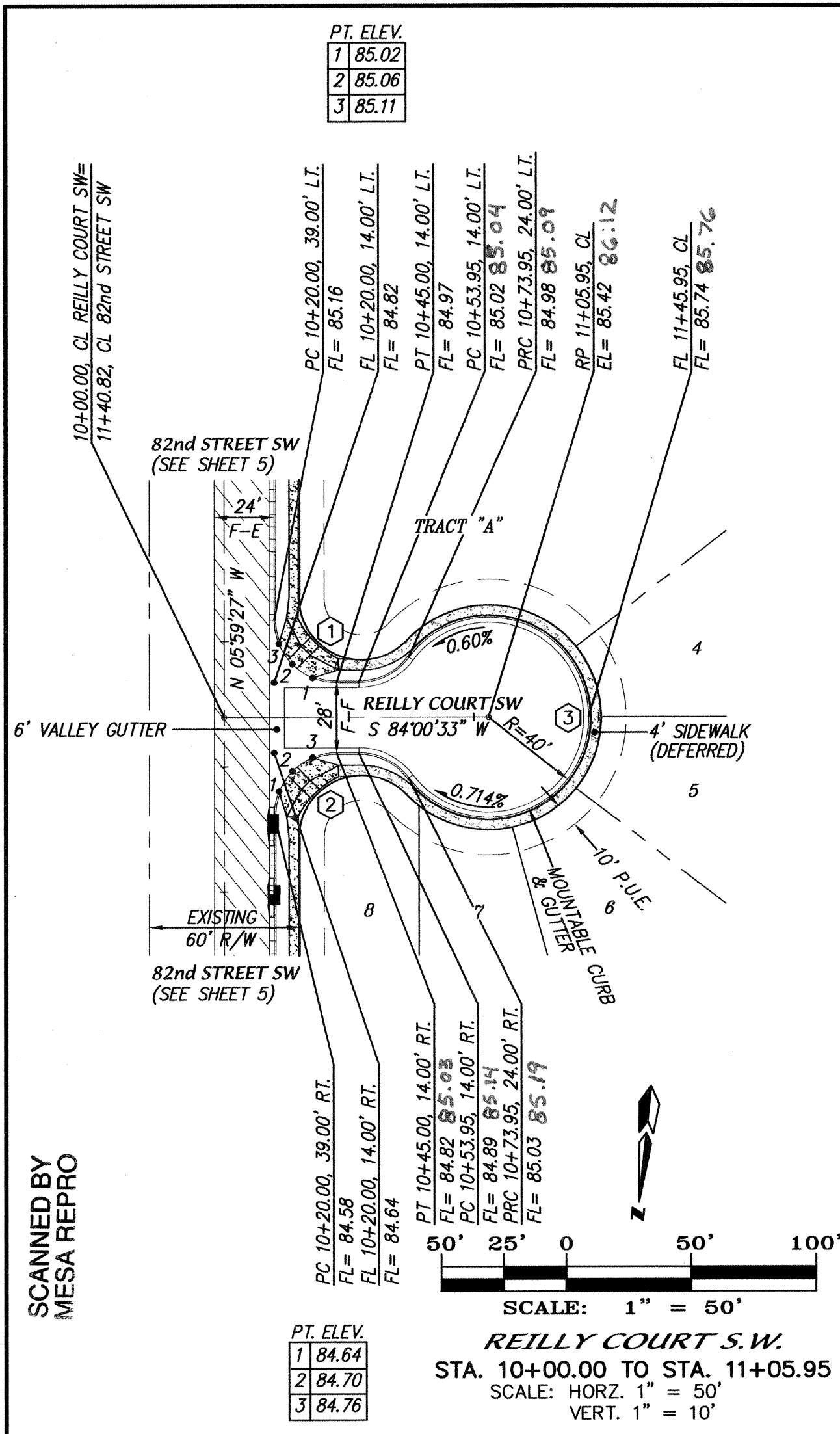
L-10-Z

SHEET

5

OF

15

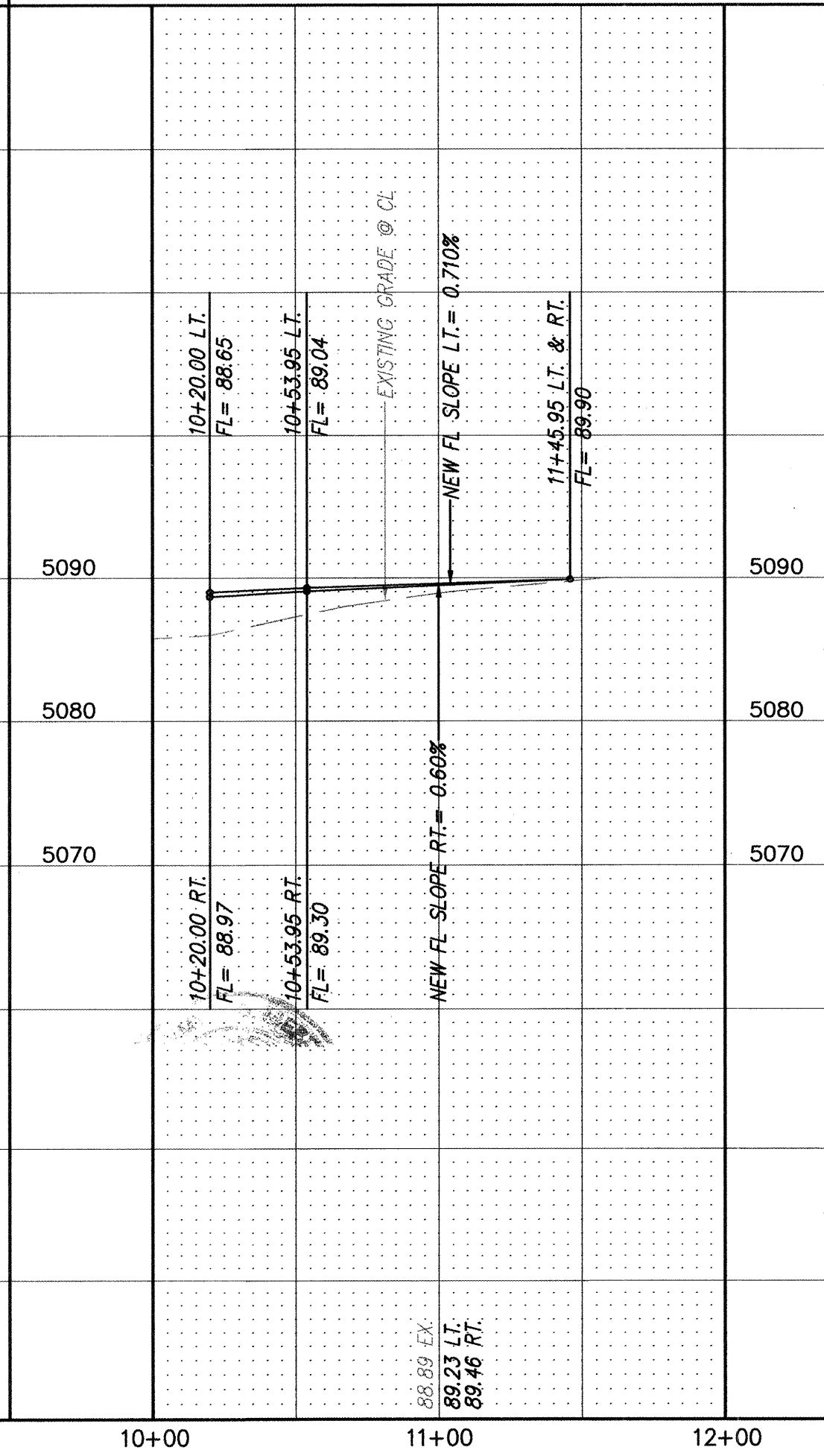
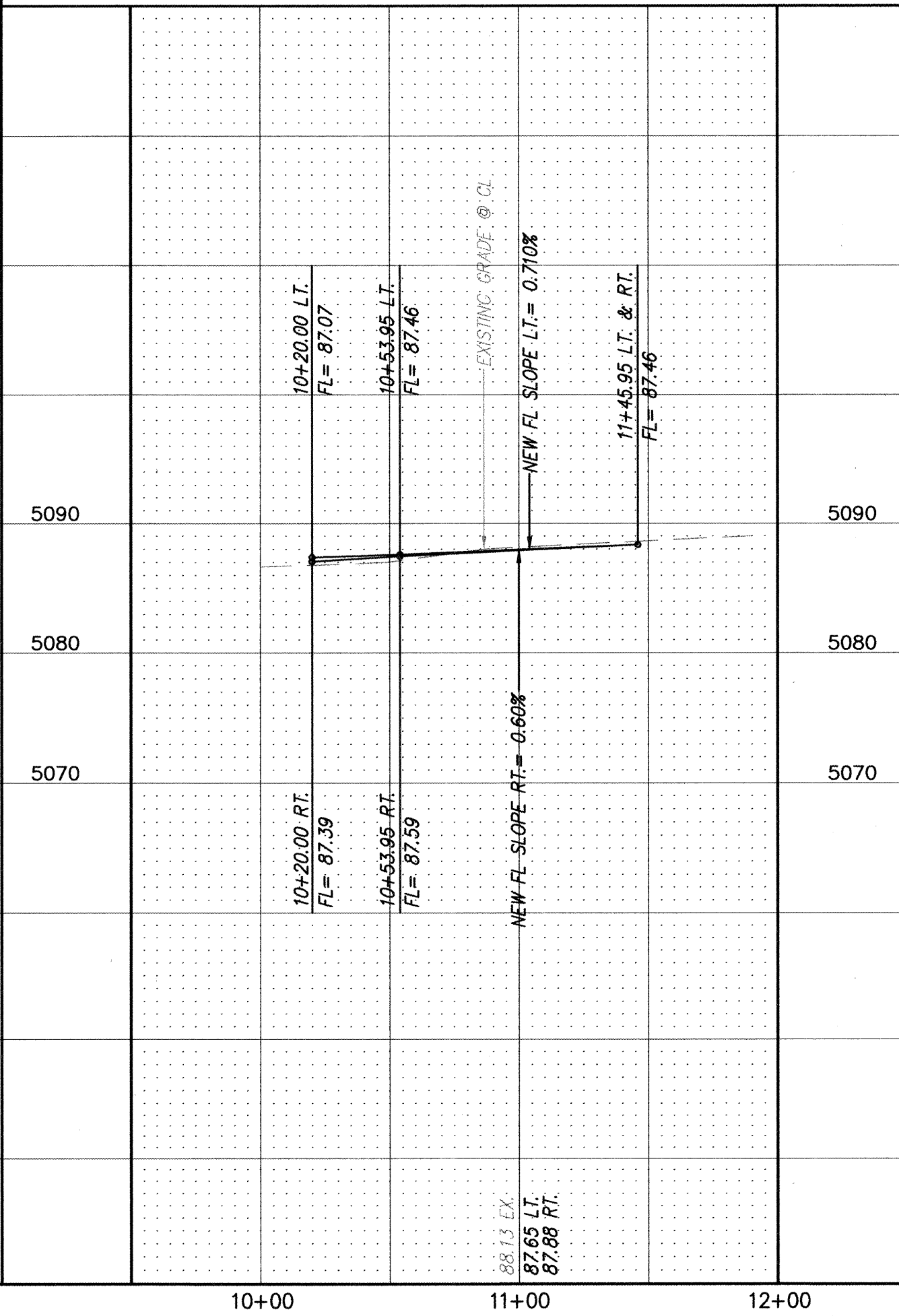
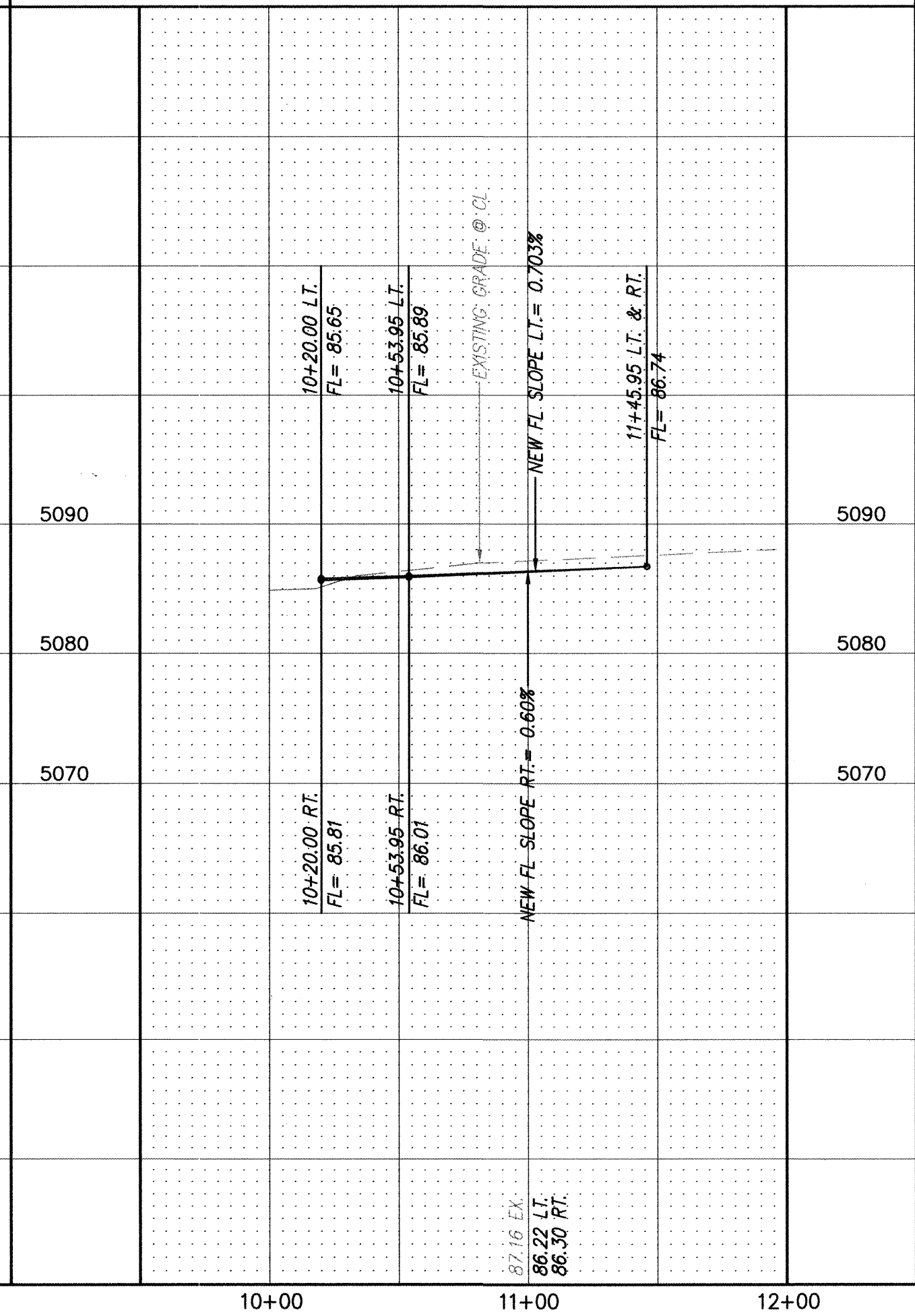
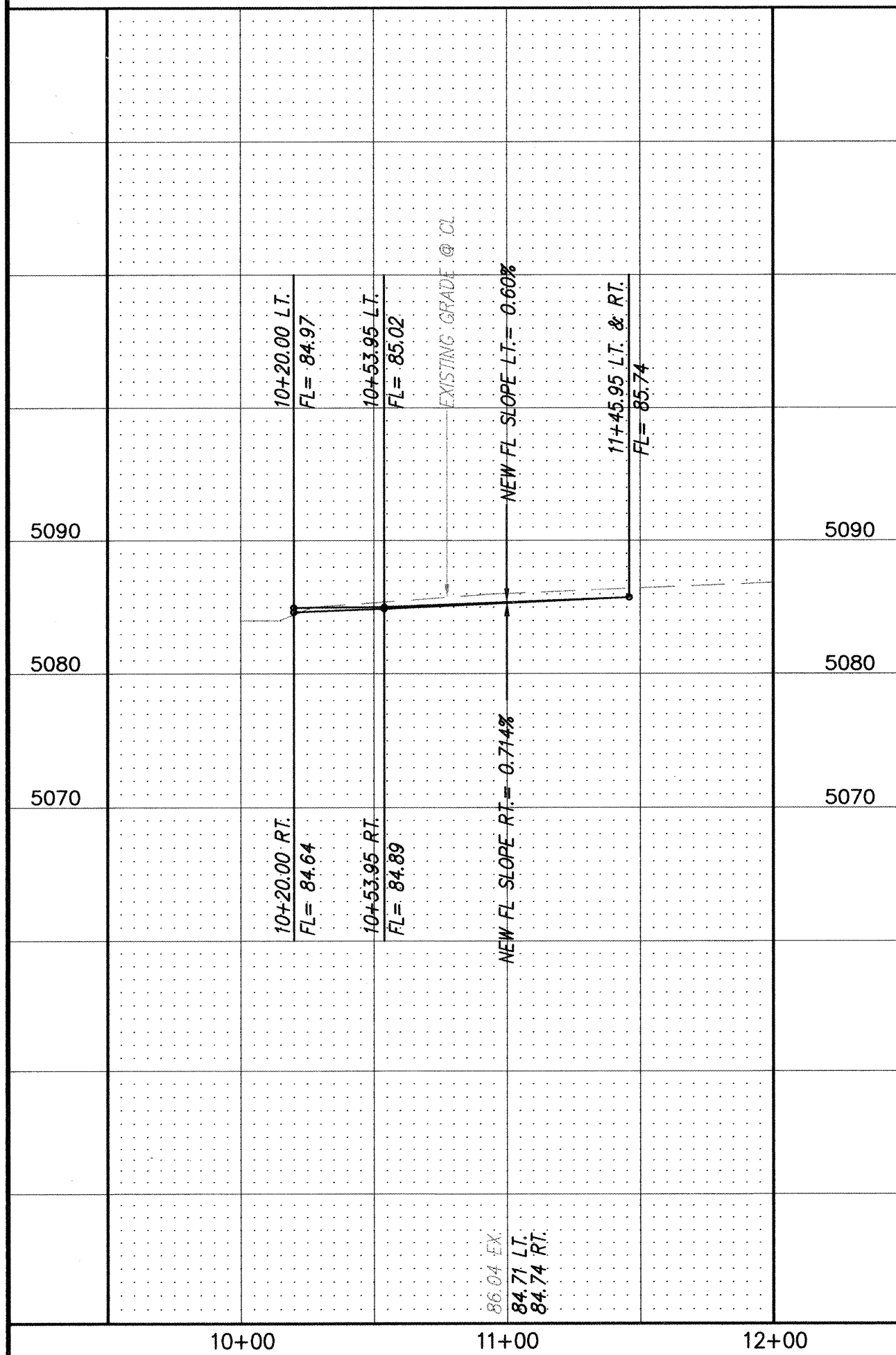


NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CURVE DATA - DESCRIBES FACE OF NEW CURB

1 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	2 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	3 Δ = 286°15'37" R = 40.00' L = 199.85' T = 30.00'
4 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	5 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	6 Δ = 286°15'37" R = 40.00' L = 199.85' T = 30.00'
7 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	8 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	9 Δ = 286°15'37" R = 40.00' L = 199.85' T = 30.00'
10 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	11 Δ = 90°00'00" R = 25.00' L = 39.27' T = 25.00'	12 Δ = 286°15'37" R = 40.00' L = 199.85' T = 30.00'



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. D. Niese, NMPE 15334, of the firm Mark Goodwin & Associates, P.A., 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, and survey information provided by Mark Goodwin & Associates, P.A.

AMY L. D. NIESE
NEW MEXICO
15334
REGISTERED PROFESSIONAL ENGINEER

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

DESIGNED BY ALD DATE 03/03
DRAWN BY DER DATE 03/03
CHECKED BY DMG DATE 03/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: DESERT SAGE SUBDIVISION UNIT 3
REILLY, NERISA, BIANCA, MAISEY COURTS SW
PAVING IMPROVEMENTS

APPROVED
JUL 29 2003
DESIGN REVIEW COMMITTEE

APPROVED
AUG 25 2003
CITY ENGINEER

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

CITY PROJECT NO. 670482 ZONE MAP NO. L-10-Z SHEET OF 6 15

AS BUILT INFORMATION

CONTRACTOR
WORK
STANDARD
DATE

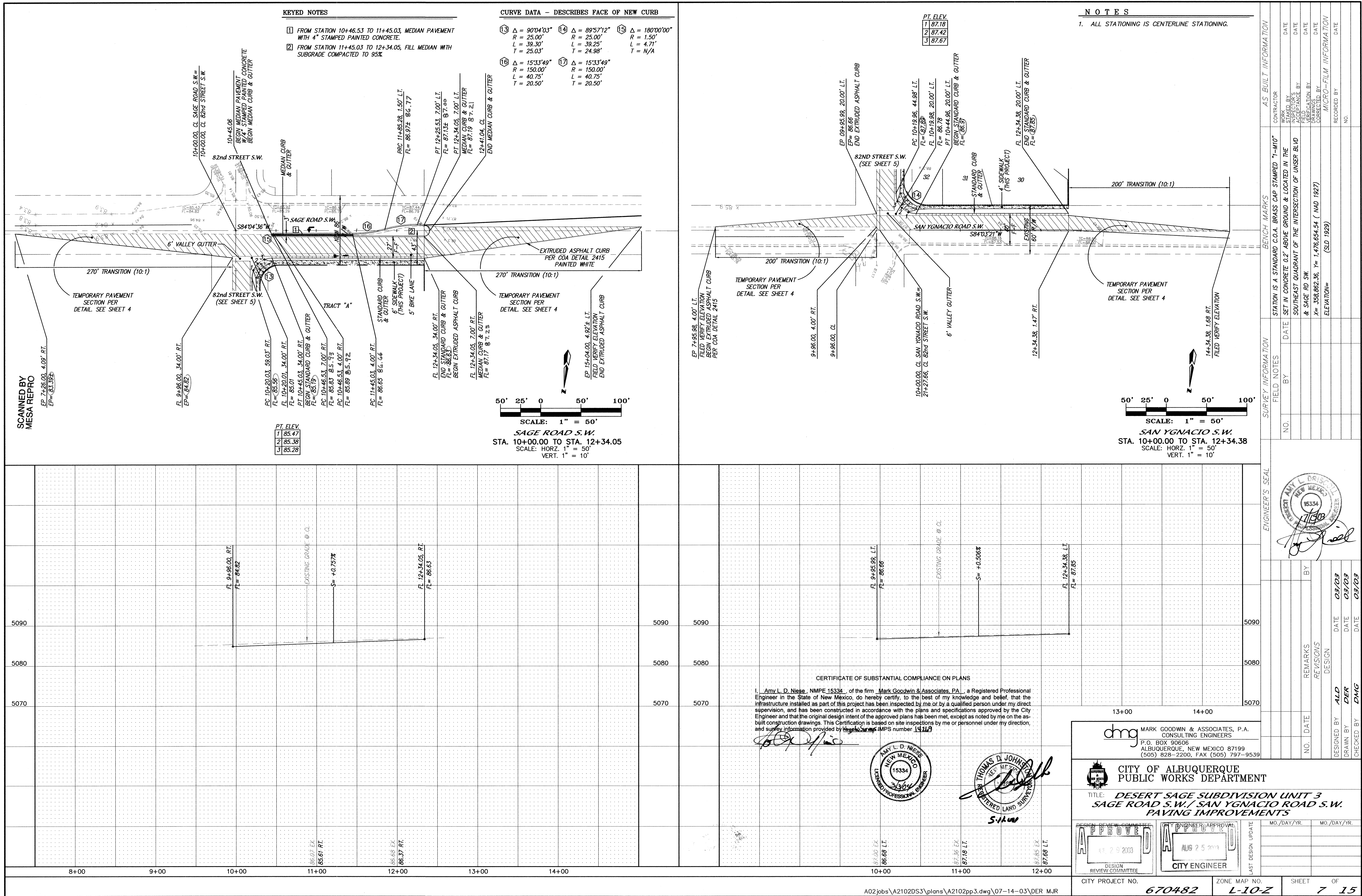
INSPECTOR'S
FIELD
DATE

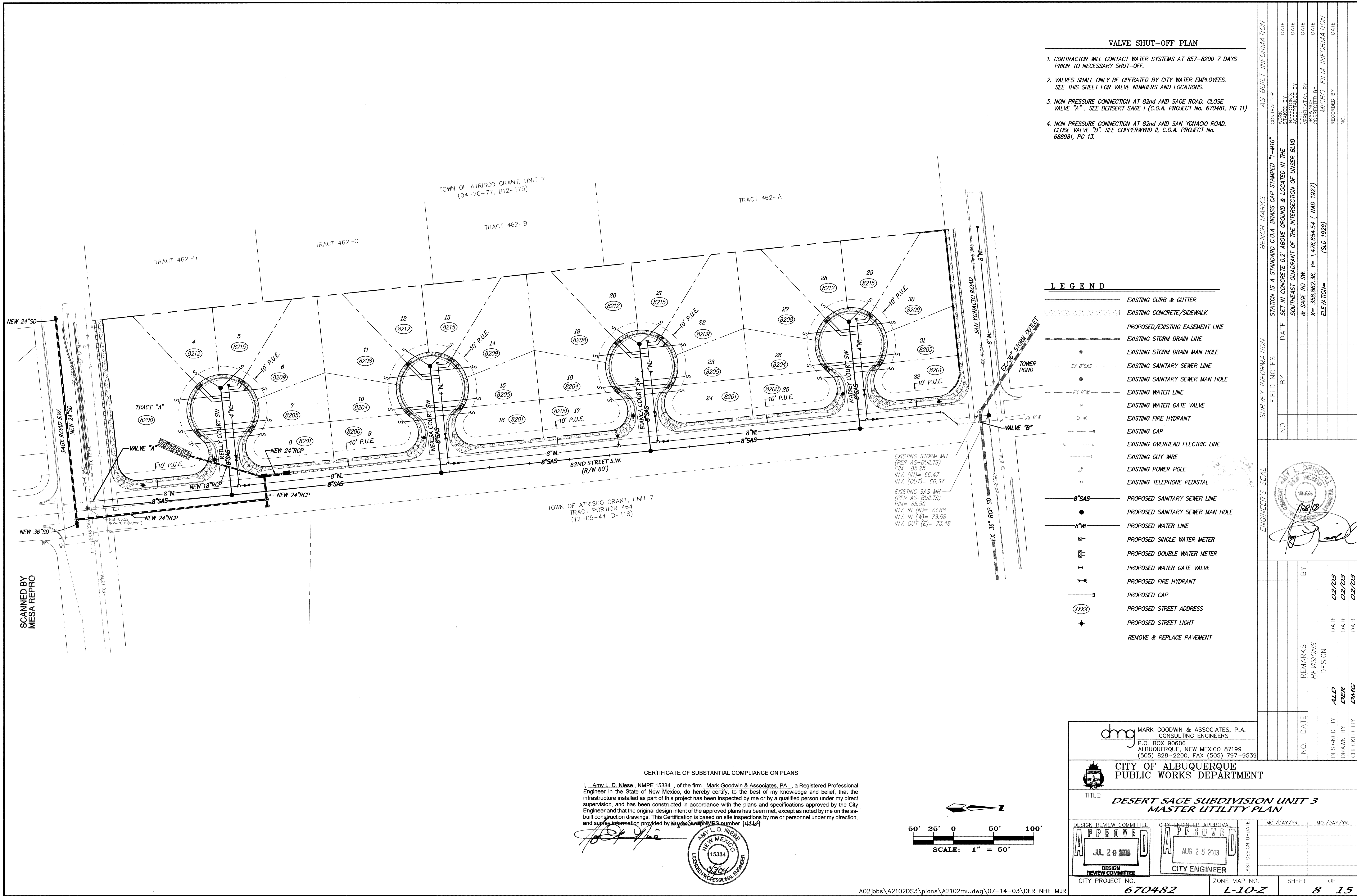
VERIFICATION BY
CORRECTED BY
DATE

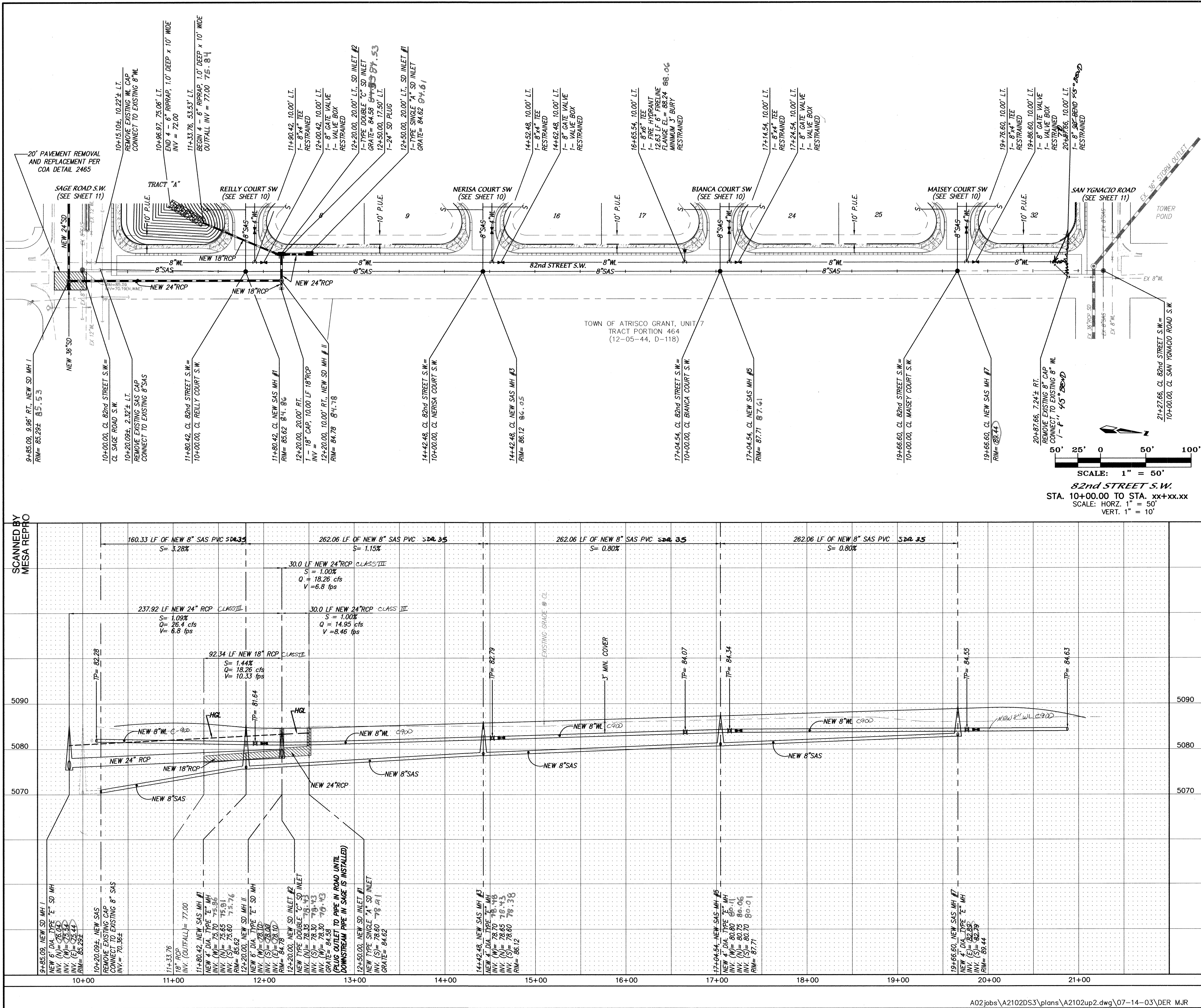
MICRO-FILM INFORMATION

RECORDED BY
NO.

STATION IS A STANDARD C.O.A. BRASS CAP STAMPED "1-110"
SET IN CONCRETE 0.2' ABOVE GROUND & LOCATED IN THE
SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD
& SAGE RD SW.
X= 358,862.36, Y= 1,476,654.54 (NAD 1927)
ELEVATION= (SLD 1929)







NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

AS BUILT INFORMATION

CONTRACTOR

WORK

DATE

STATION IS A STANDARD C.O.A. BRASS CAP STAMPED "1-MIO"

SET IN CONCRETE 0.2' ABOVE GROUND & LOCATED IN THE

SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD

& SAGE RD SW

X= 358,862.36, Y= 1,476,654.54 (NAD 1927)

ELEVATION= (SLD 1929)

DATE

DATE

DATE

DATE

ENGINEER'S SEAL

NO. DATE

REMARKS

DESIGN

DATE

DATE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

ALD

DER

DMG

03/03

03/03

03/03

DESIGN REVIEW COMMITTEE

APPROVED

JUL 2 9 2003

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED

JUL 2 5 2003

CITY ENGINEER

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

670482

ZONE MAP NO.

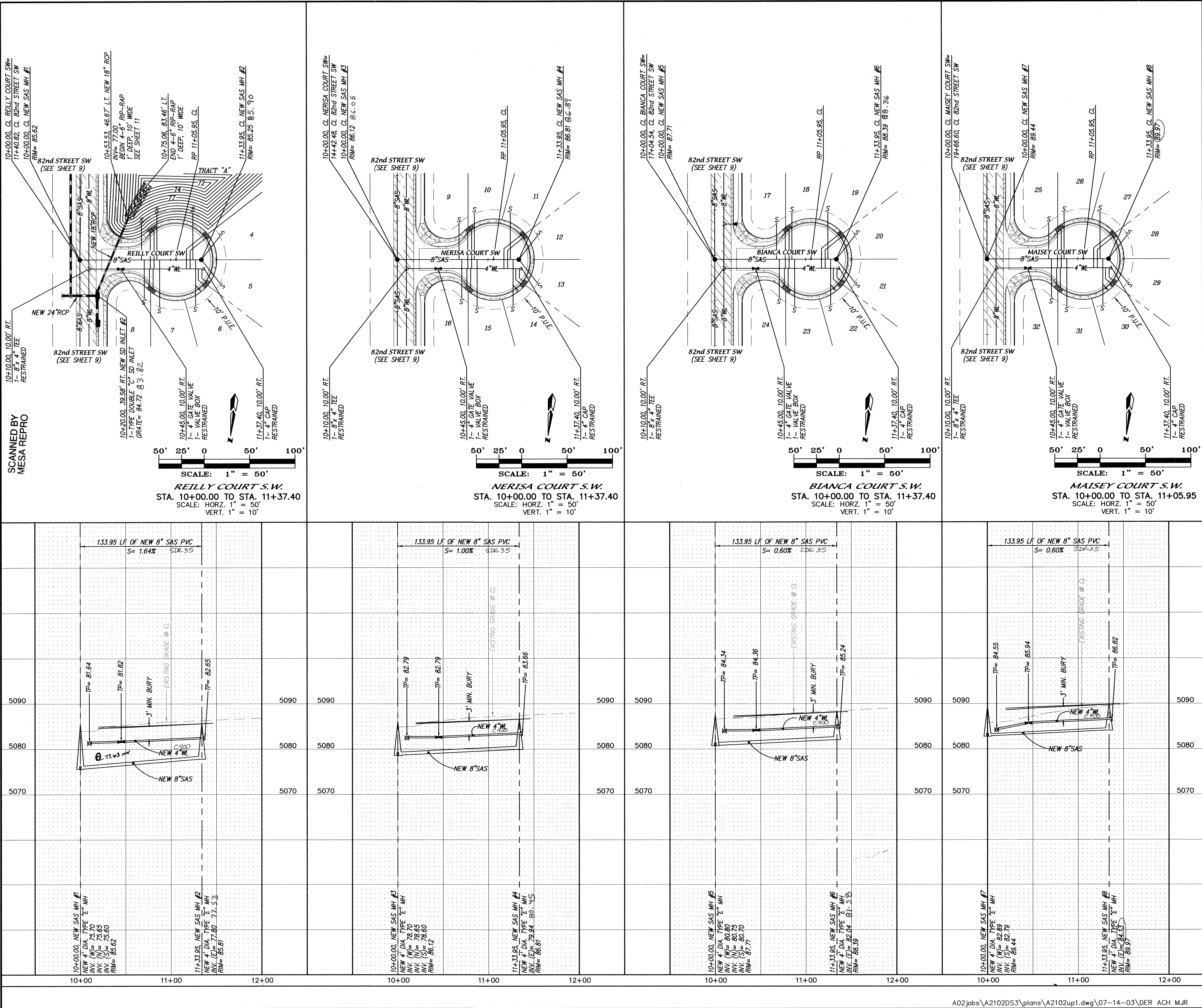
L-10-Z

SHEET

9

OF

15



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. D. Niess, NMPE 15334, of the firm Mark Goodwin & Associates, P.A., 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, and survey information provided by [redacted] NMPS number 101149.

BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
1	10+68.00	79.99	39.81	
2	10+85.00	80.17	40.26	
3	11+24.58	80.54	51.75	
4	11+54.41	80.81	33.10	
5	11+54.41	80.81	33.10	
6	11+27.58	80.56	50.57	
7	10+88.00	80.20	52.00	
8	10+71.00	80.04	42.47	
9	10+68.00	81.52	39.81	
10	10+85.00	81.67	40.26	
11	11+24.58	82.04	51.75	
12	11+54.41	82.31	33.10	
13	11+54.41	82.31	33.10	
14	11+27.58	82.07	50.57	
15	10+88.00	81.70	52.00	
16	10+71.00	81.54	42.47	
17	10+68.00	83.60	39.81	
18	10+85.00	83.77	40.26	
19	11+24.58	84.16	51.75	
20	11+54.41	84.45	33.10	
21	11+54.41	84.45	33.10	
22	11+27.58	84.19	50.57	
23	10+88.00	83.80	52.00	
24	10+71.00	83.63	42.47	
25	10+68.00	85.49	39.81	
26	10+85.00	85.66	40.26	
27	11+24.58	86.05	51.75	
28	11+54.41	86.34	33.10	
29	11+54.41	86.34	33.10	
30	11+27.58	86.08	50.57	
31	10+88.00	85.69	52.00	
32	10+71.00	85.52	42.47	

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	3'	2'	46'
8"	22'	9'	4'	2'	60'

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

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
8"x8"x6"	7'	5'
8"x8"x8"	13'	3'

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS

P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: DESERT SAGE SUBDIVISION UNIT 3 REILLY, NERISA, BIANCA, MAISEY COURTS SW UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

DESIGNED BY: ALD

DRAWN BY: DER

CHECKED BY: DMG

DATE: 03/03

DATE: 03/03

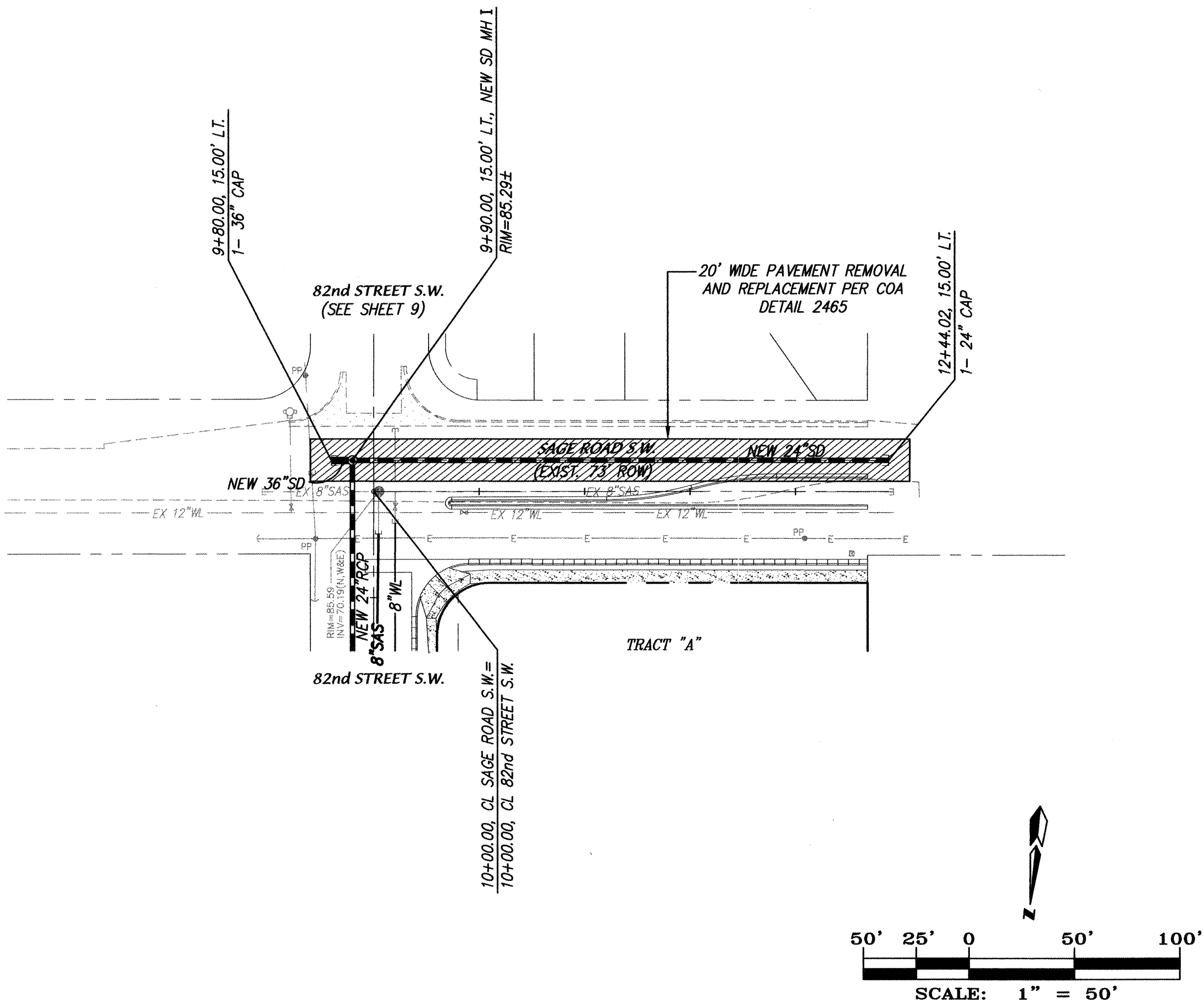
DATE: 03/03

CITY PROJECT NO. 670482

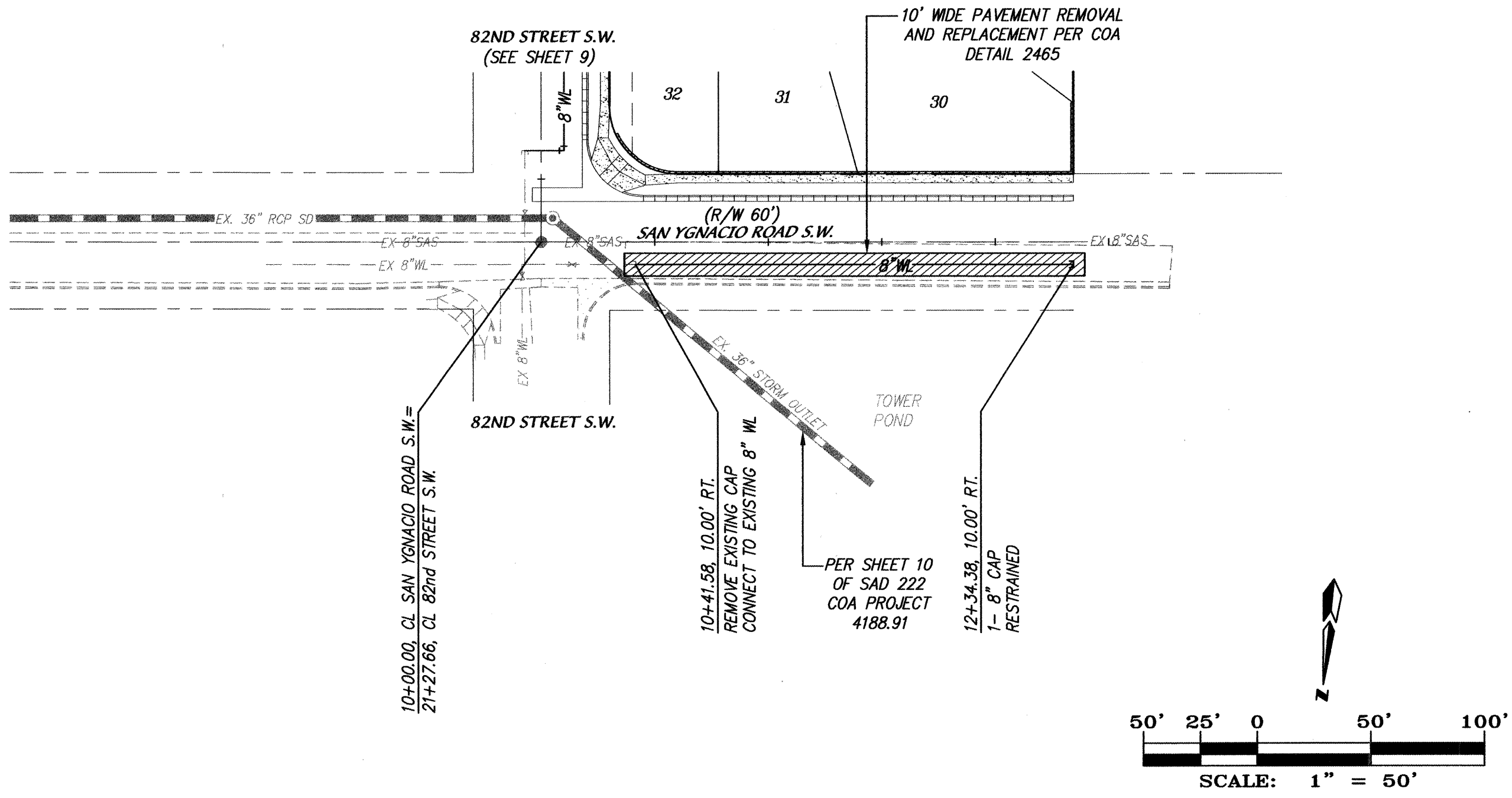
ZONE MAP NO. L-10-Z

SHEET 10 OF 15

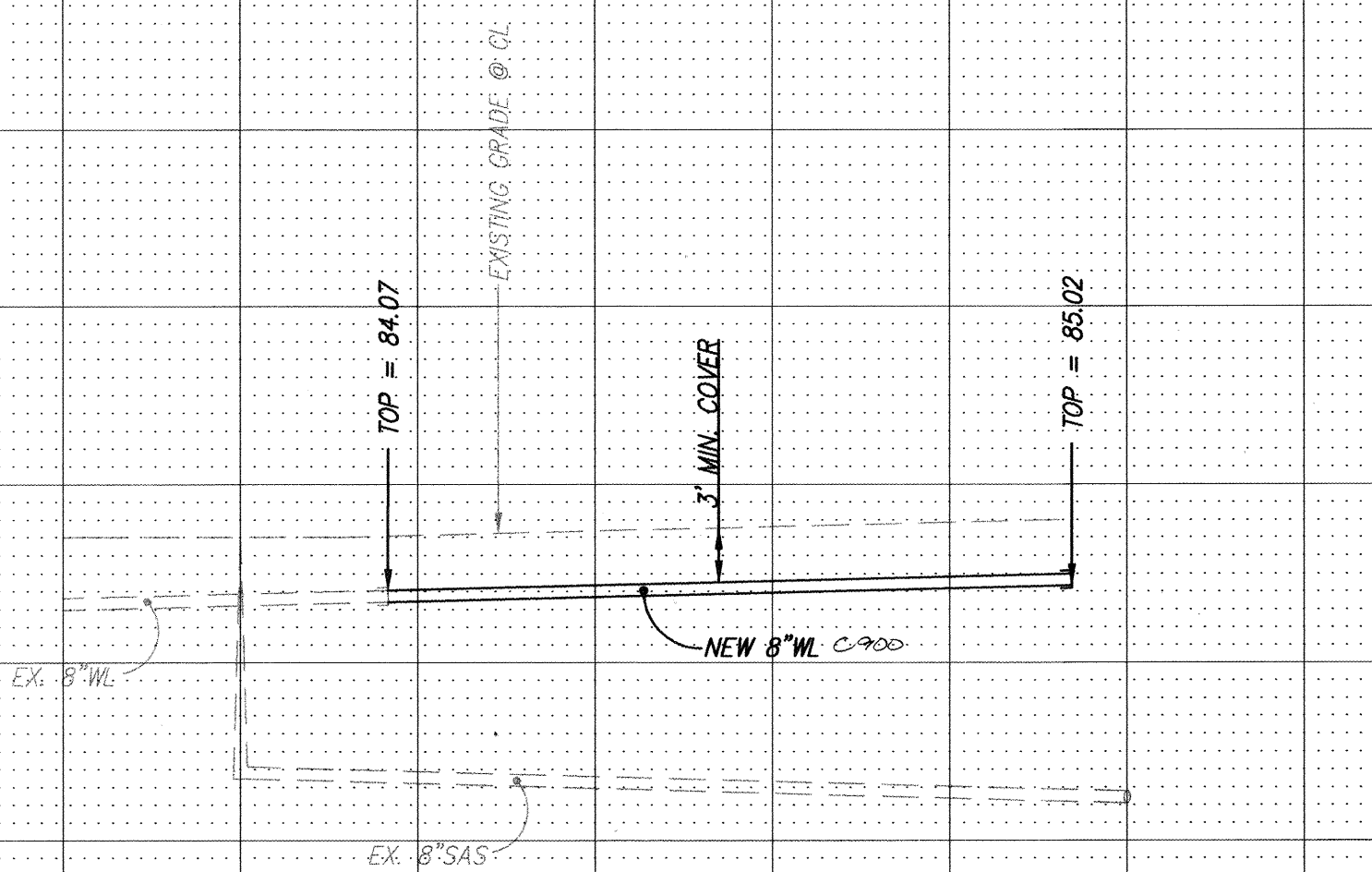
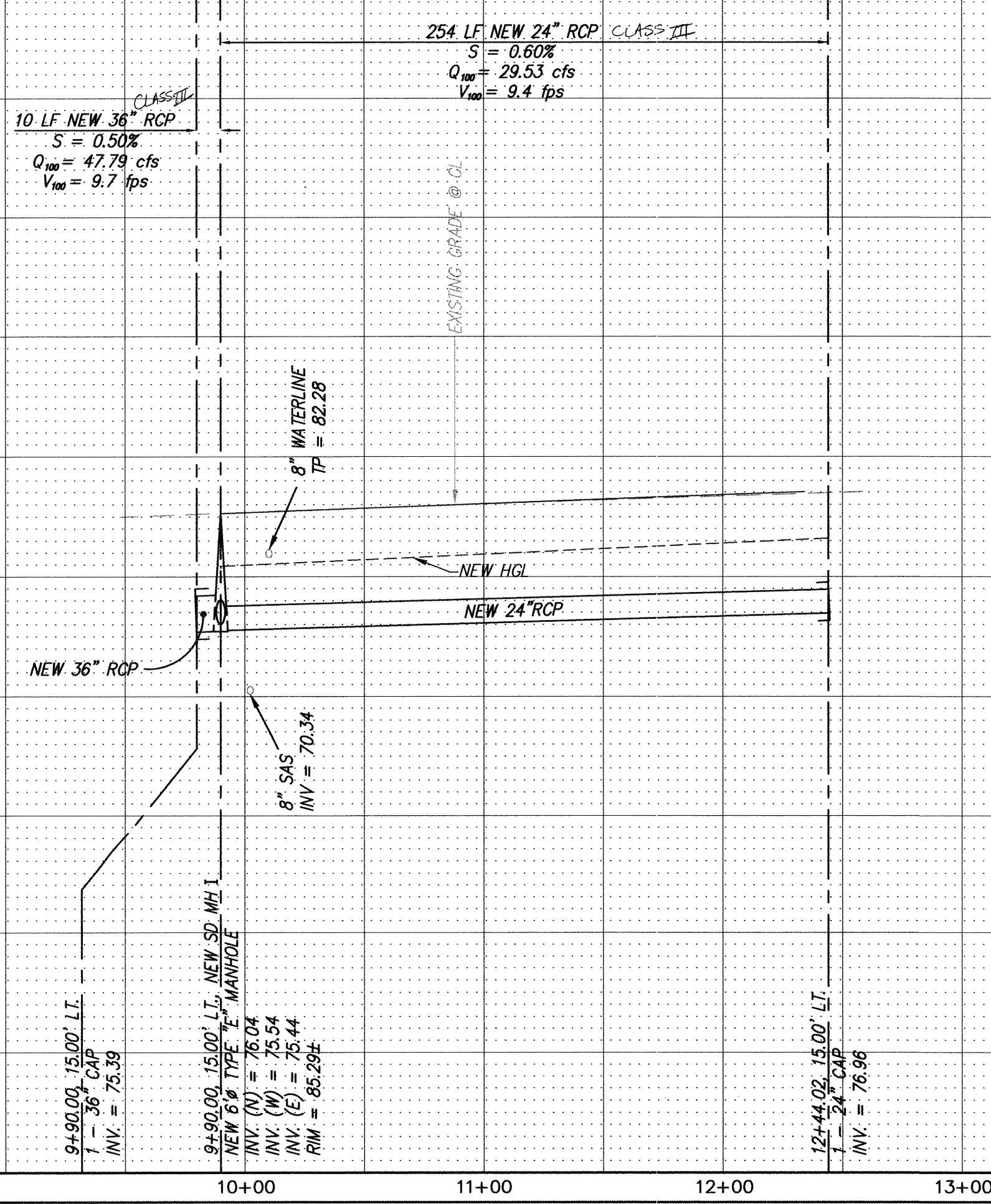
SCANNED BY
MESA REPRO



SCALE: 1" = 50'
STA. 10+00.00 TO STA. 12+44.02
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



SCALE: 1" = 50'
STA. 10+00.00 TO STA. 12+34.38
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



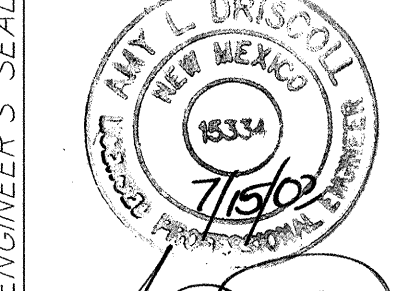
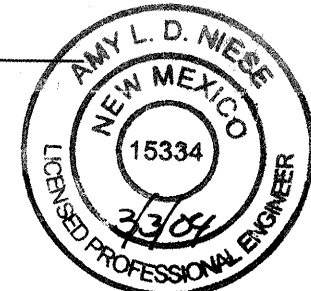
NOTES

- ALL STATIONING IS CENTERLINE STATIONING.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. D. Niese, NMPE 15334, of the firm Mark Goodwin & Associates, P.A., 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, and survey information provided by Ward & Associates NMPS number 14243.

[Signature]



RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
8"	22'	9'	4'	2'	60'

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

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
8"x8"x8"	13'	3'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

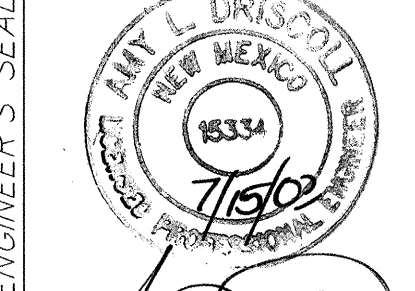
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **DESERT SAGE SUBDIVISION UNIT 3**
SAGE ROAD S.W./ SAN YGNACIO ROAD S.W.
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE APPROVED JUL 25 2003 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED AUG 25 2003 CITY ENGINEER	MO./DAY/YR. LAST DESIGN UPDATE	MO./DAY/YR.
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CITY PROJECT NO. **670485** ZONE MAP NO. **L-10-Z** SHEET **11** OF **15**

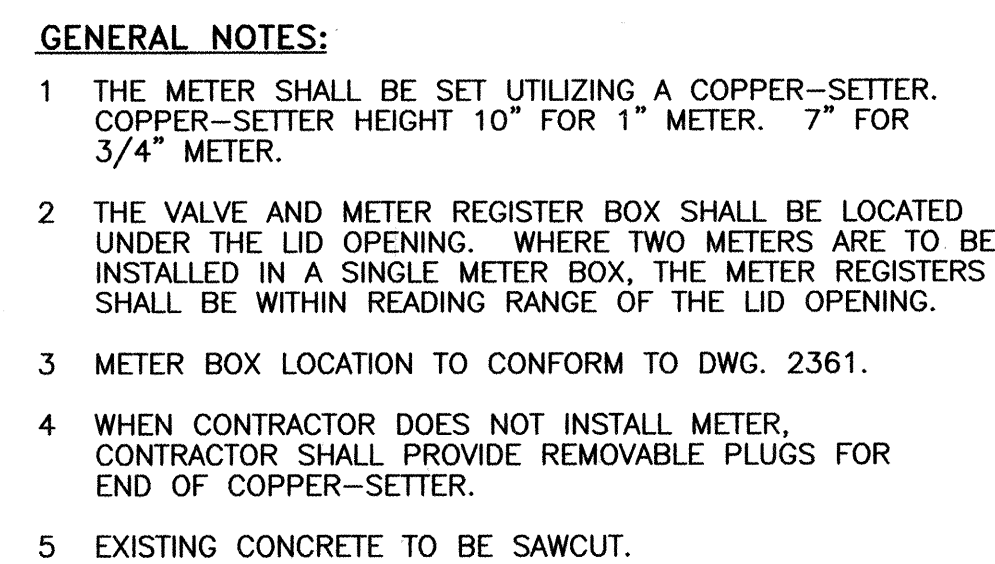
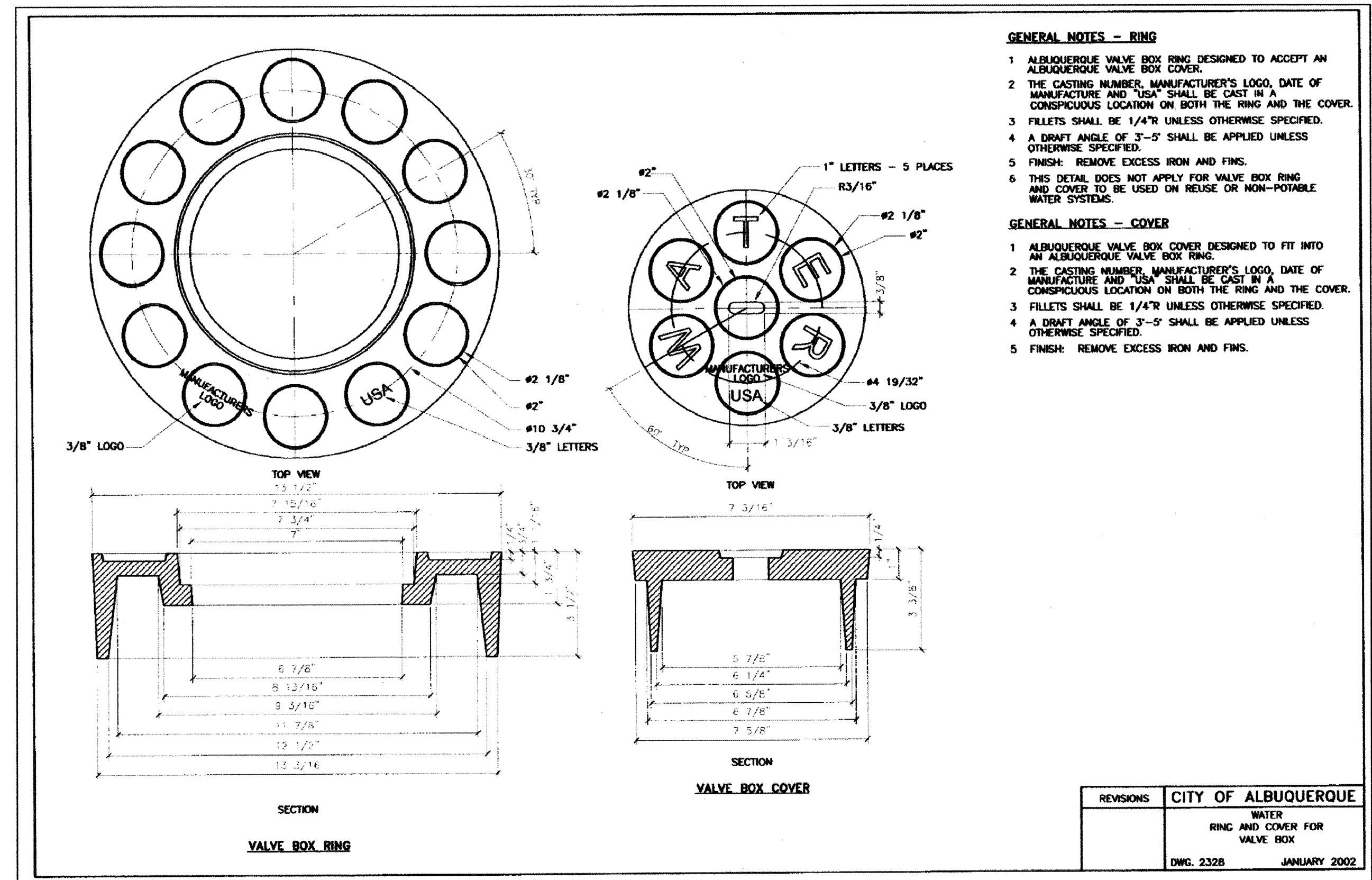
FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	STATION IS A STANDARD C.O.A. BRASS CAP STAMPED "1-M10" SET IN CONCRETE 0.2' ABOVE GROUND & LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD & SAGE RD SW. X= 358,882.36, Y= 1,476,654.54 (NAD 1927) ELEVATION= (SLD 1929)	CONTRACTOR	DATE



[Signature]

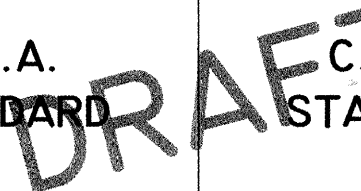
NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY ALD	DATE 03/03
DRAWN BY DER	DATE 03/03
CHECKED BY DWG	DATE 03/03



CONSTRUCTION NOTES:

- A STREET SURFACE.
- B BACK OF CURB.
- C CAST IRON METER BOX, COVER AND LID.
SEE DWG. 2368 OR 2369.
- D 1/2" EXPANSION JOINT.
- E CURB STOP, LOCATE INSIDE METER BOX.
- F SIDEWALK OR DRIVEPAD.
- G METER. TOP OF METER TO BE 12"—18" BELOW COVER.
- H CORP STOP.
- J MAIN WATER LINE.
- K TAPPING SADDLE.
- L COPPER SERVICE LINE.
- M COPPER SETTER.
- N TAILPIECE TO PROPERTY LINE WITH INSTA-TITE I.P.T.
CAEPLED FITTING.
- Q CONCRETE PAD REQUIRED IN ALL AREAS.
- R #4 REBAR CONTINUOUS ALL AROUND METER BOX.
- S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED
STEEL PIPE.
- T METER BOX LID SHALL BE FLUSH WITH SURROUNDING
SIDEWALK.

	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539									
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT									
TITLE: <i>DESERT SAGE SUBDIVISION UNIT 3 WATER DETAILS</i>										
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.			
C.O.A. STANDARD		C.O.A. STANDARD								
										
CITY PROJECT NO. <i>670482</i>			ZONE MAP NO. <i>L-10-Z</i>		SHEET <i>12</i>		OF <i>15</i>			

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

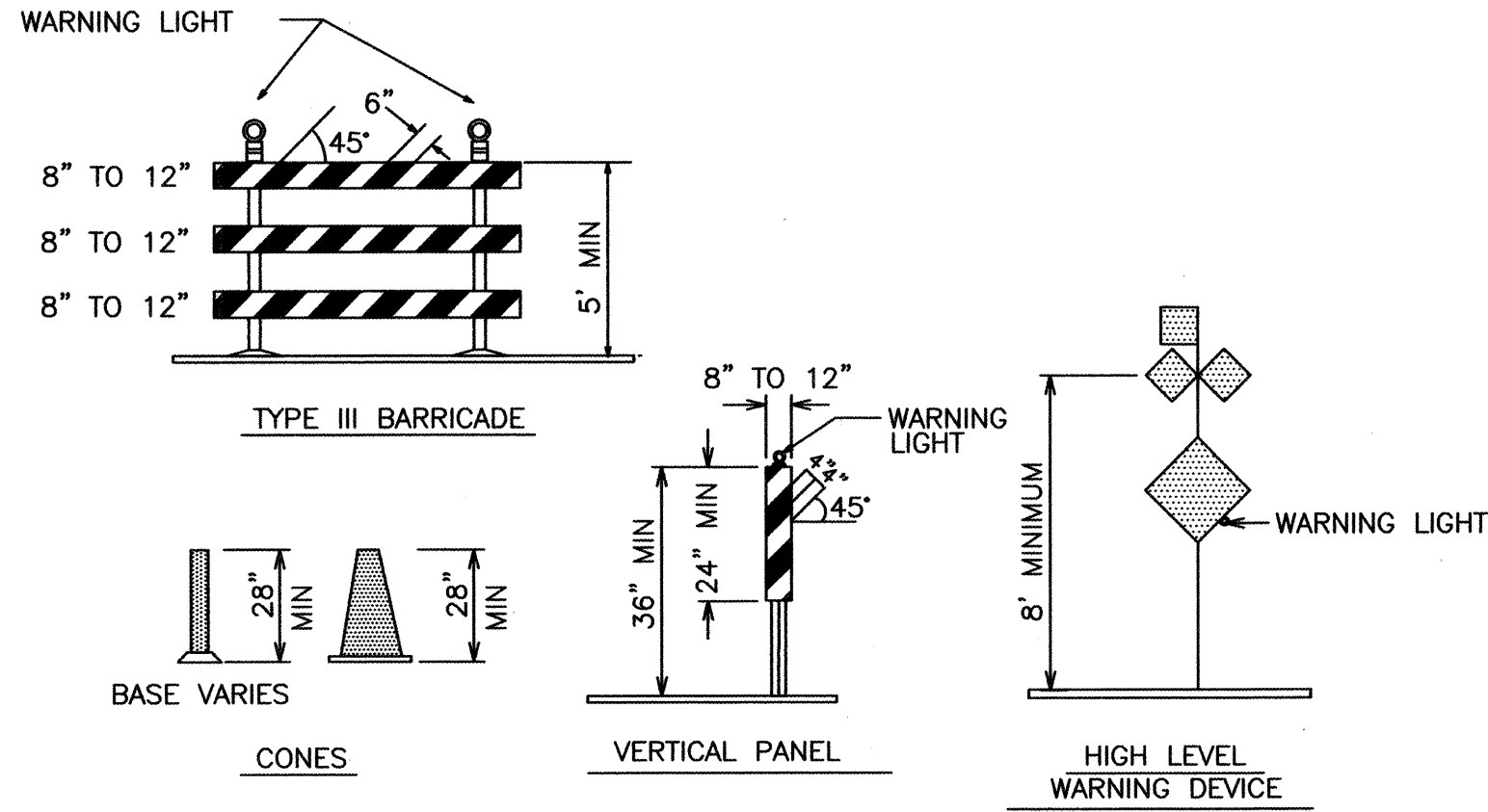
1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.
3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.
6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.
11. 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.
19. 48 HOURS PRIOR TO OCCUPANCY OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
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:
- 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.
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" 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.

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. TWO-WAY TRAFFIC ON SAGE ROAD MUST BE MAINTAINED AT ALL TIMES.
2. LANE CLOSURES ON SAGE ROAD ARE SUBJECT TO ARTERIAL/COLLECTOR ROAD USAGE FEES OF \$0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY.
3. PERMIT REQUESTS FOR LANE CLOSURES ON SAGE ROAD MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH ON-GOING PROJECTS IN THE VICINITY.



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 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

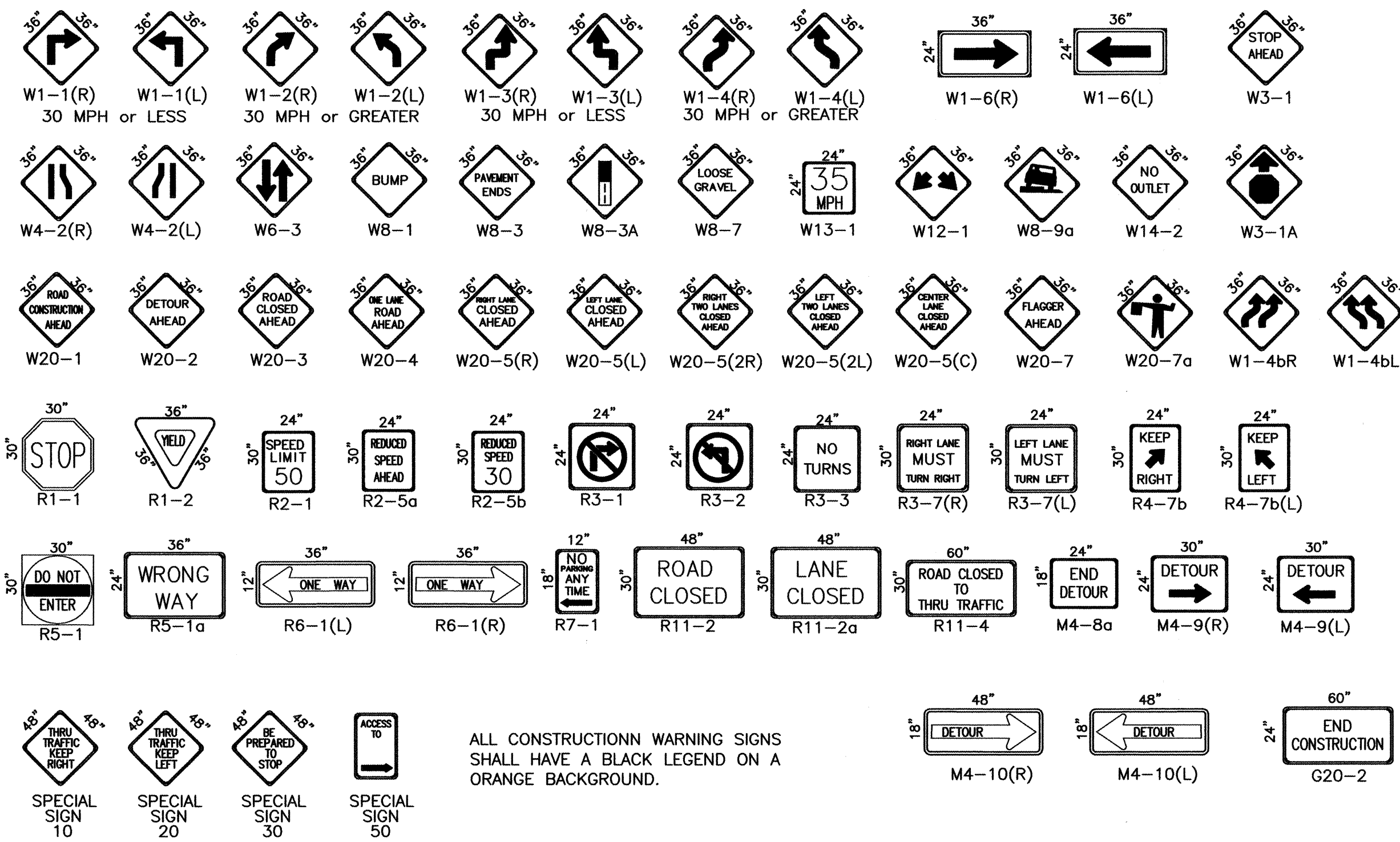
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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



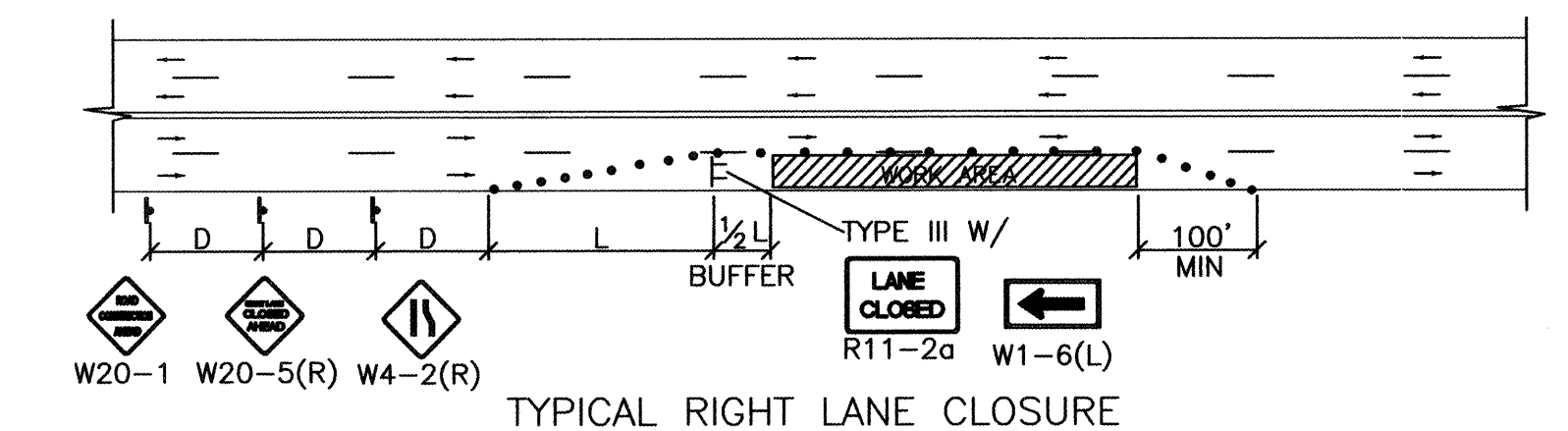
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE			FIELD NOTES	BY	DATE	
WORK SAVED BY	DATE			NO.			
ACCEPTANCE BY	DATE						
FIELD LOCATION BY	DATE						
DRAWINGS CORRECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

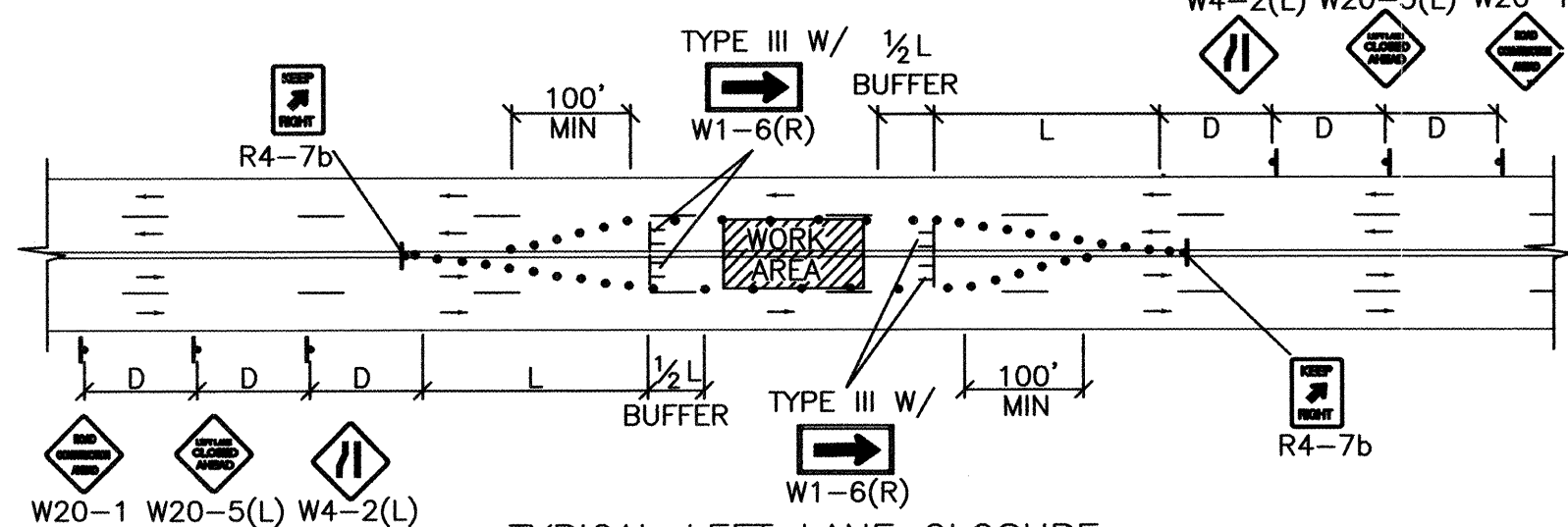
C.O.A. STANDARD

		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: DESERT SAGE SUBDIVISION UNIT 3 SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
C.O.A. STANDARD	C.O.A. STANDARD		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
670482	L-10-Z	13	15

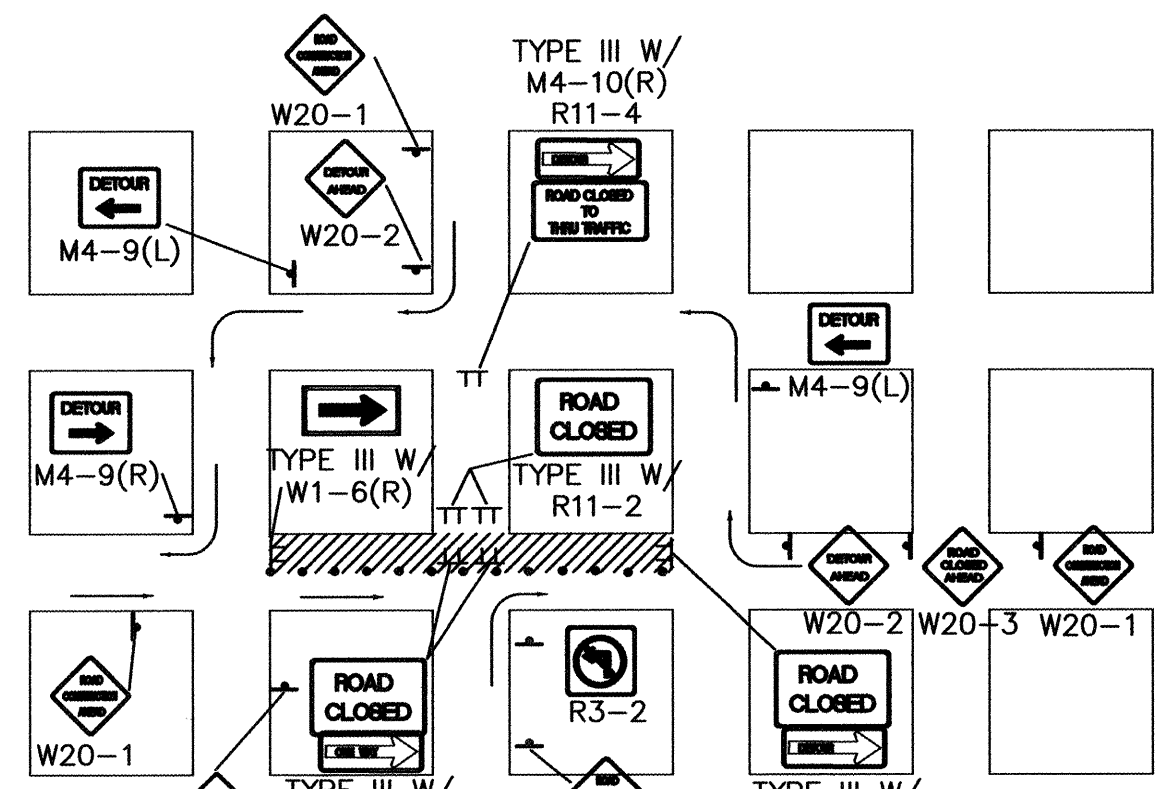
SCANNED BY
MESA REPRO



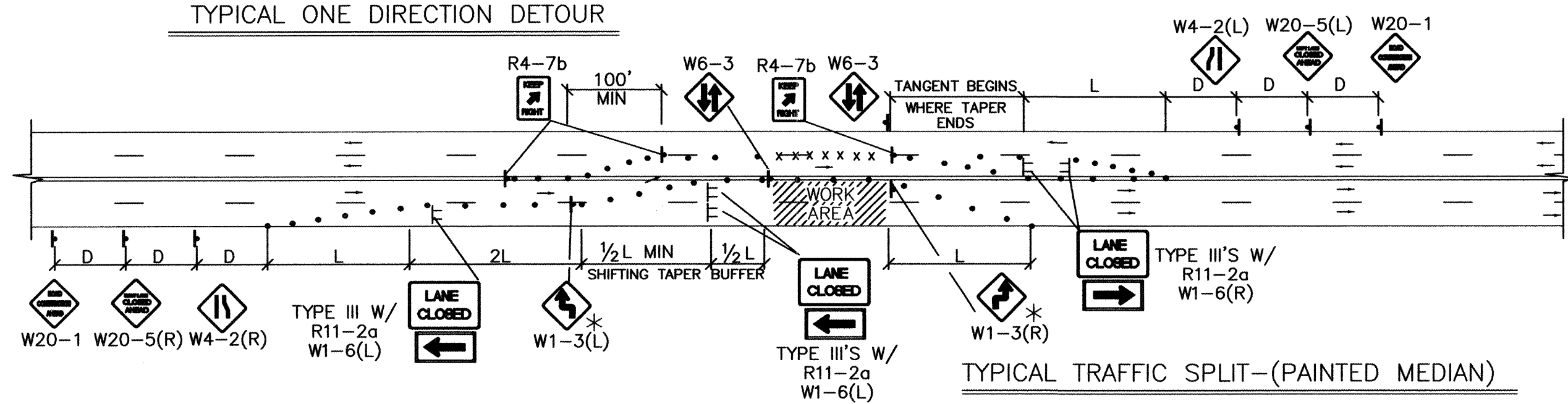
TYPICAL RIGHT LANE CLOSURE



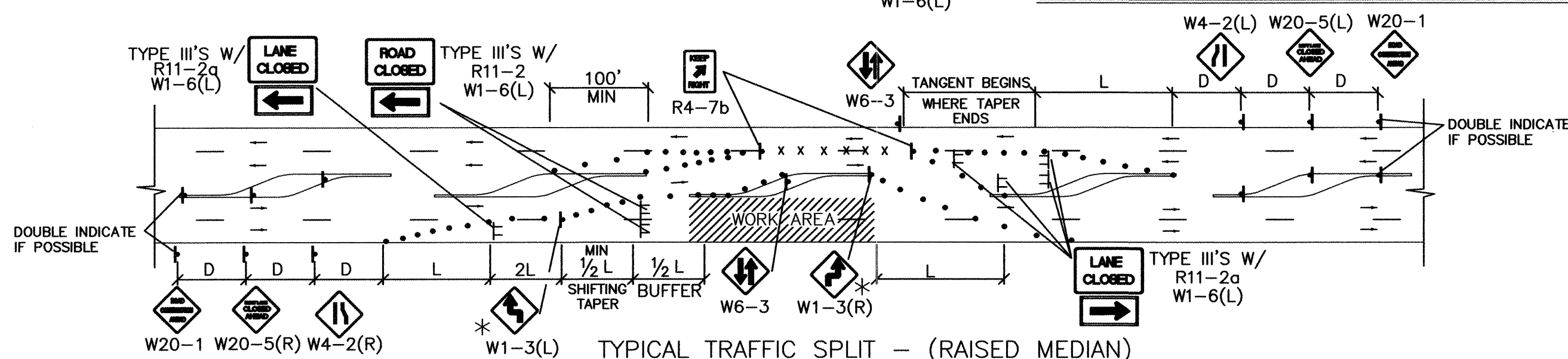
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR

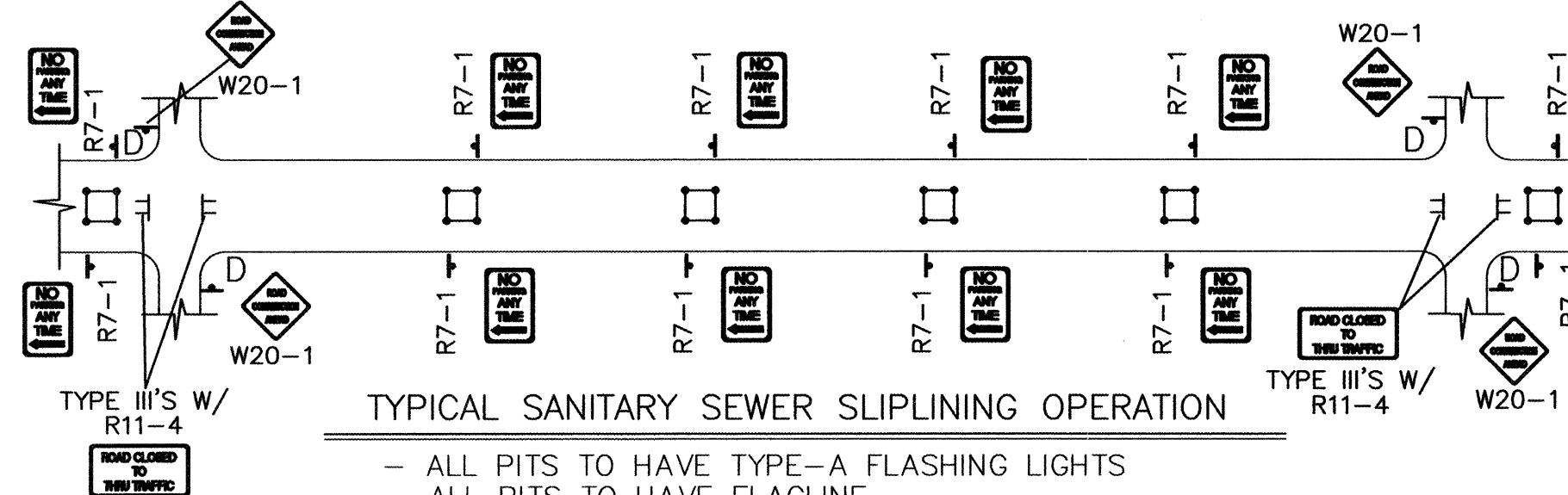


TYPICAL TRAFFIC SPLIT—(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

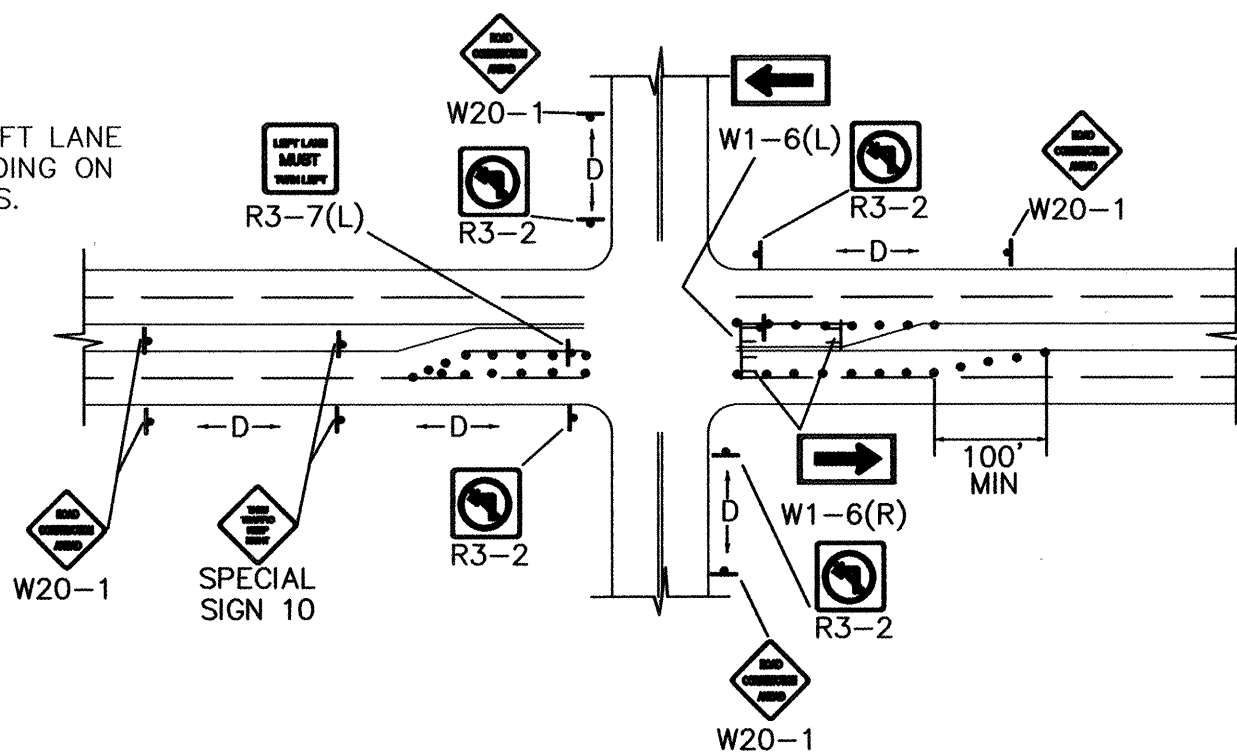
- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUICIDE CURVE 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

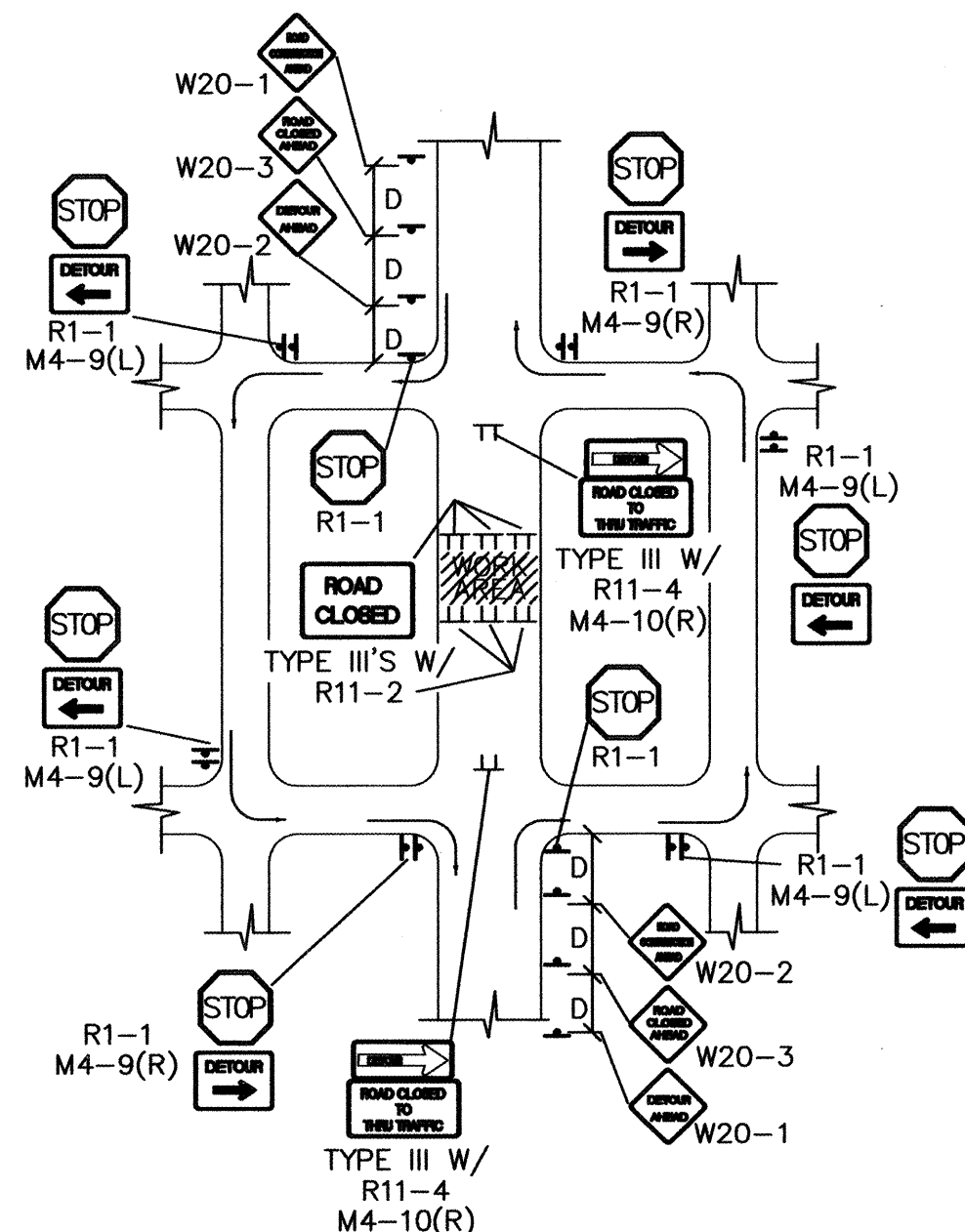
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

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



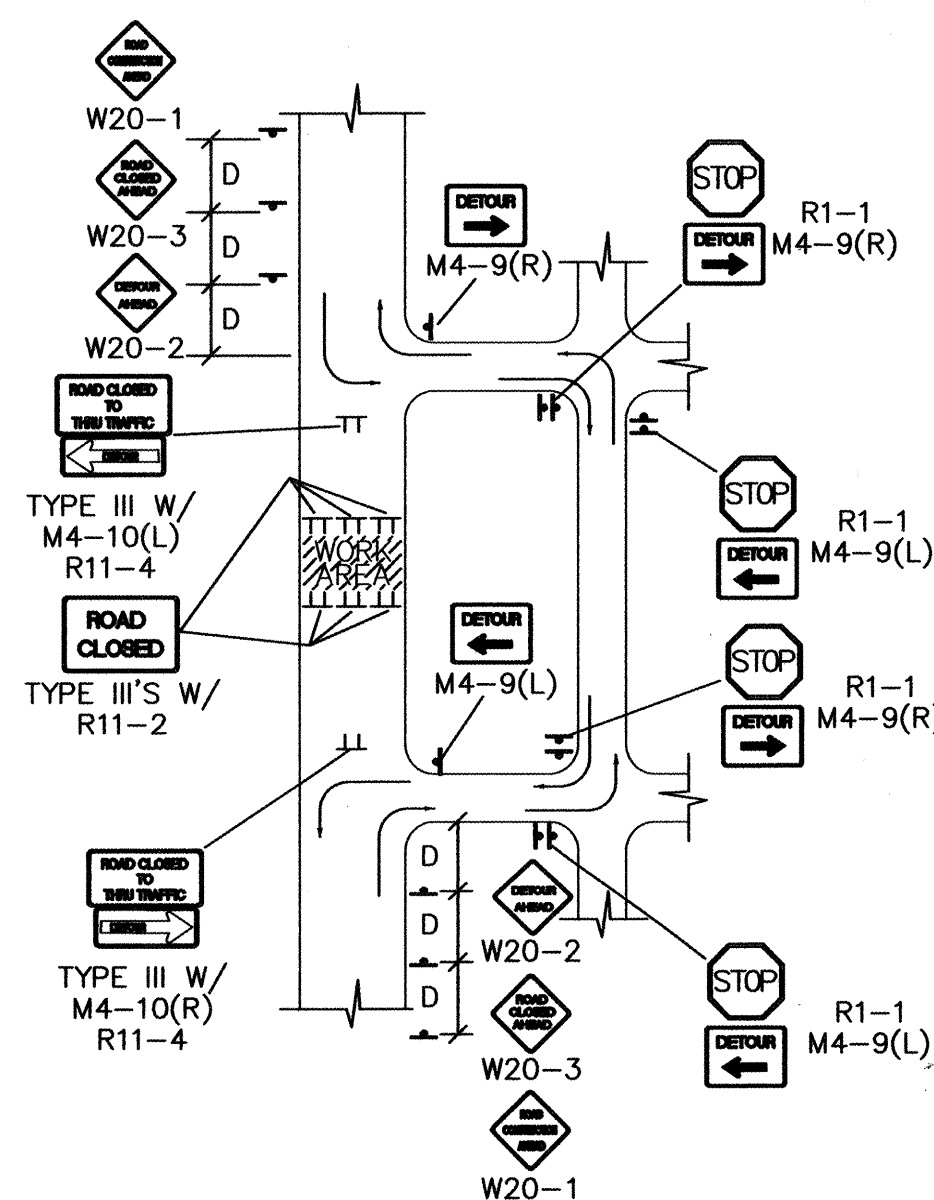
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



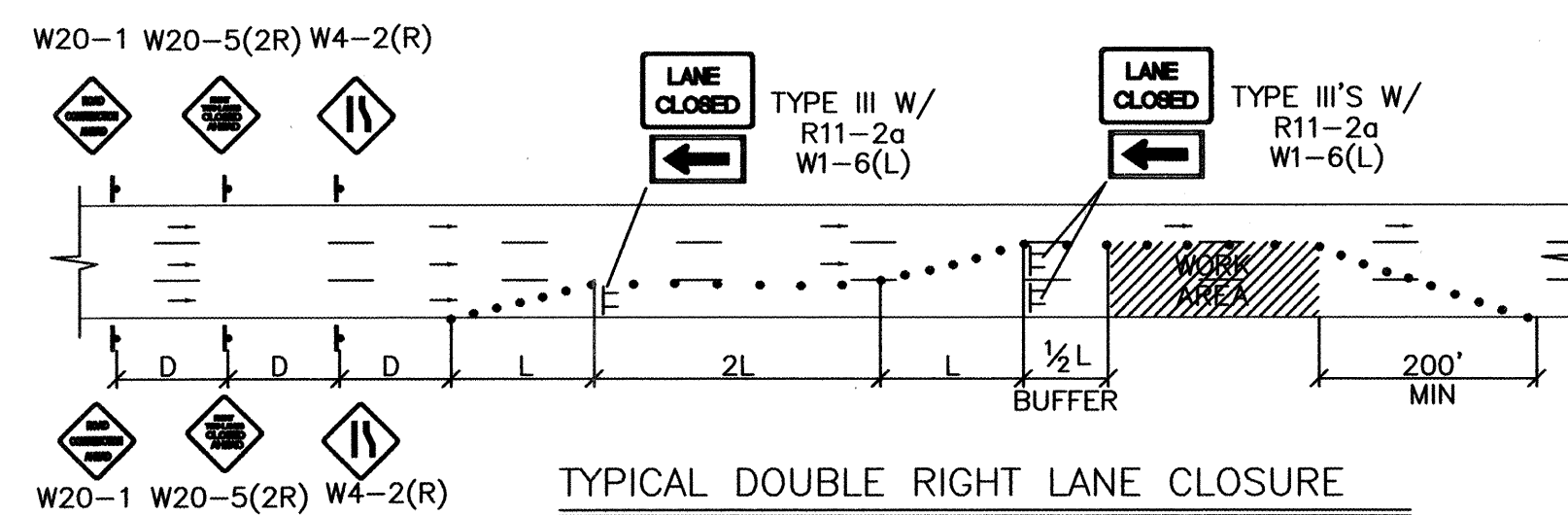
TYPICAL MID-BLOCK CLOSURE

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

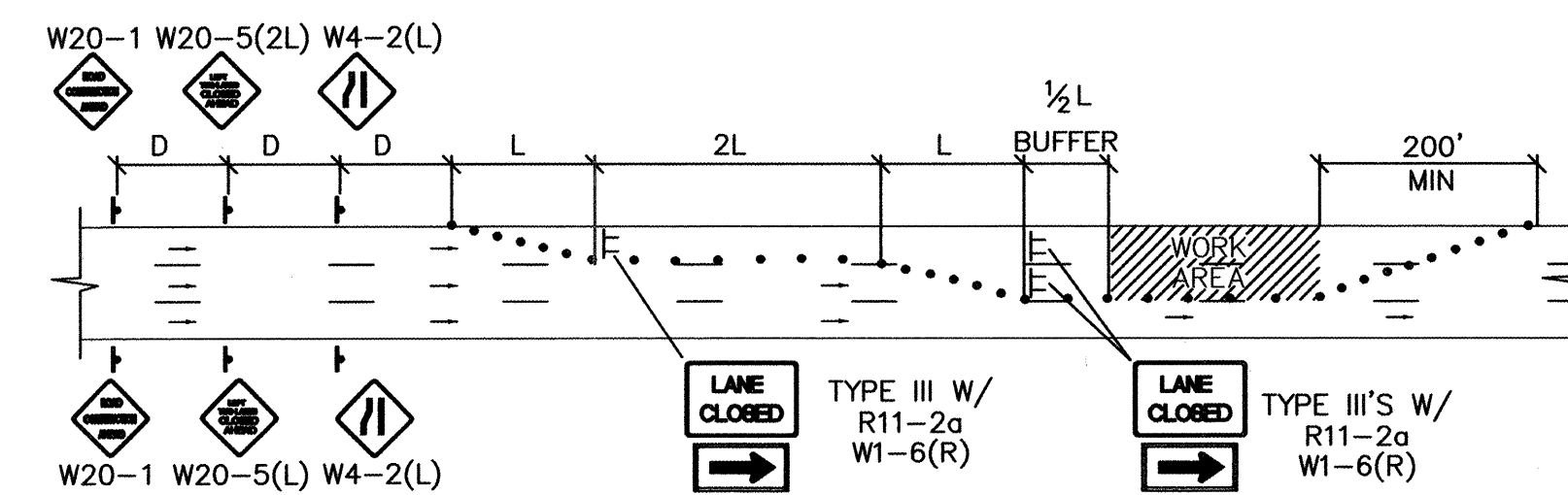


TYPICAL STREET CLOSURE

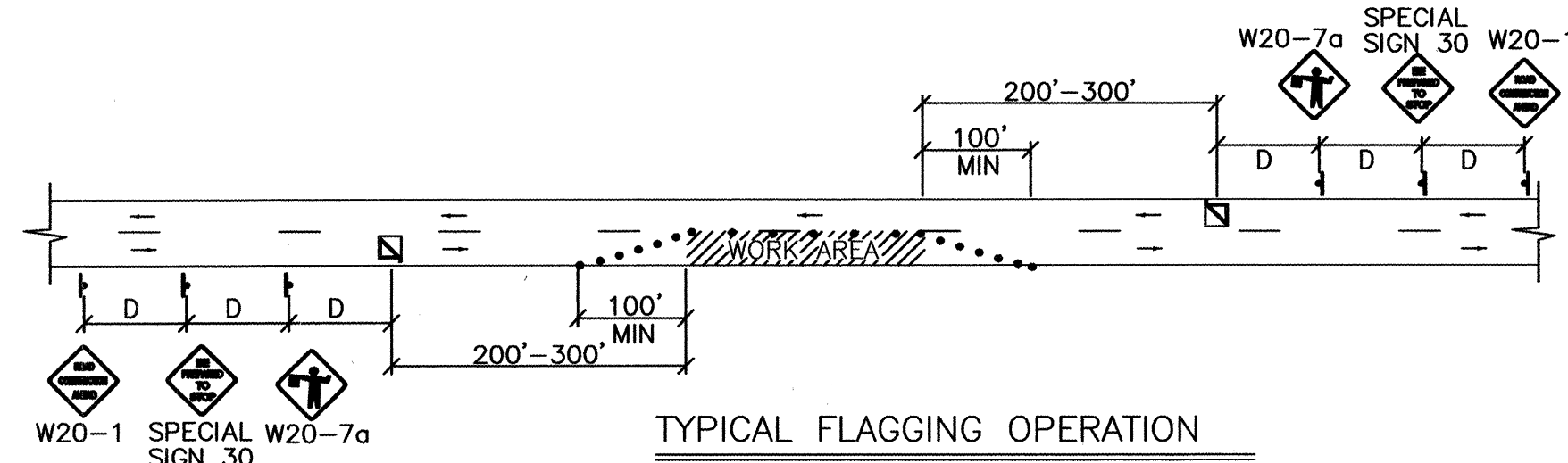
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



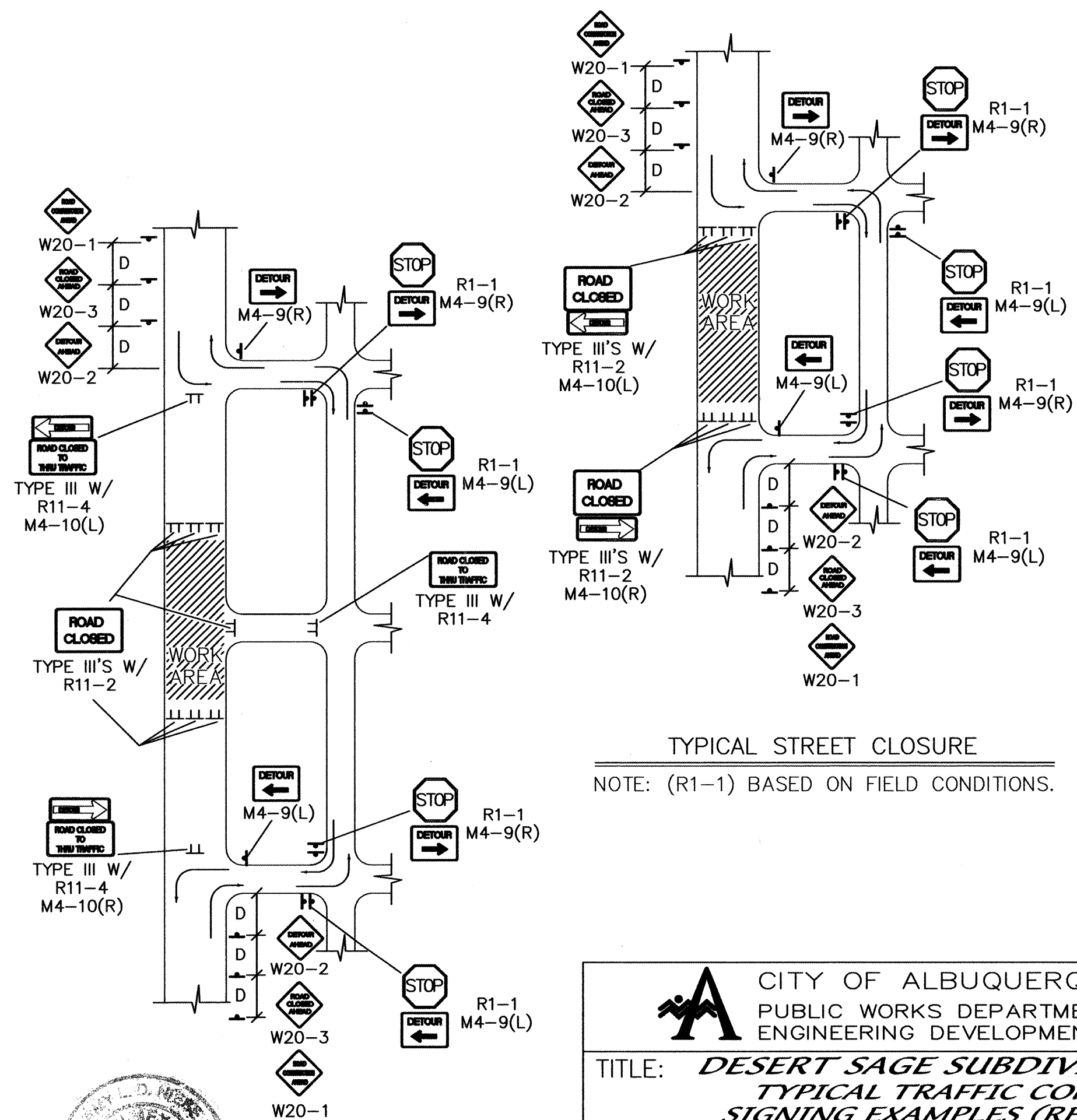
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



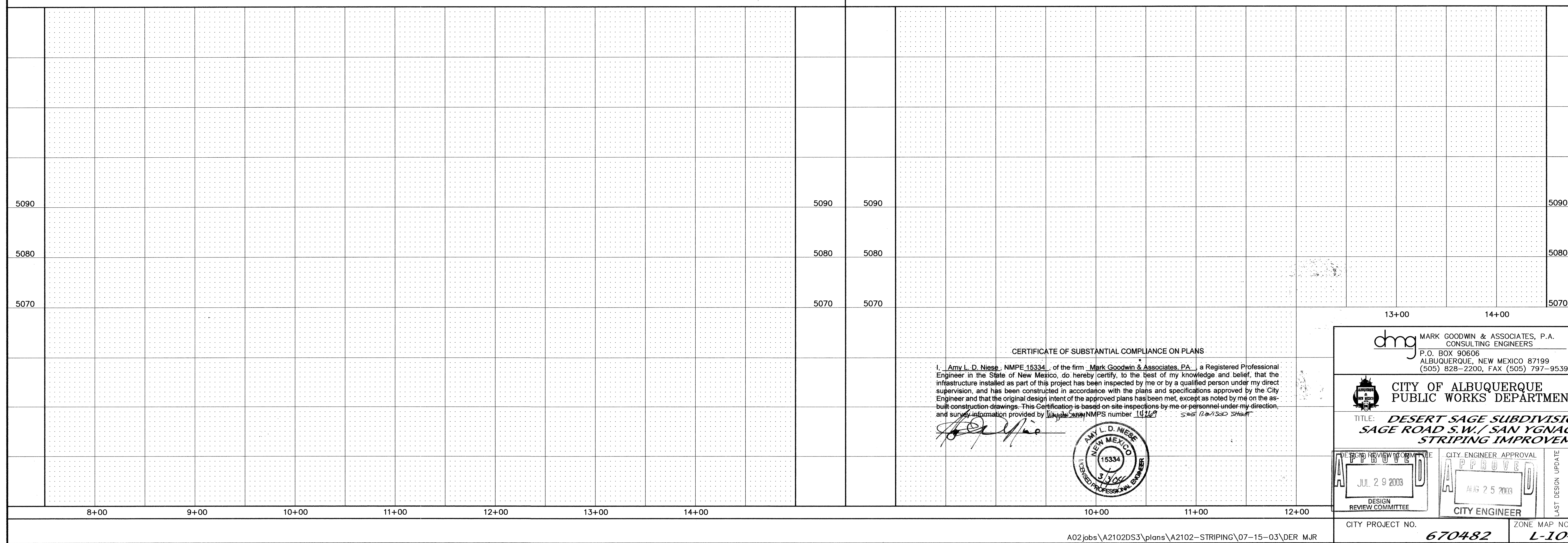
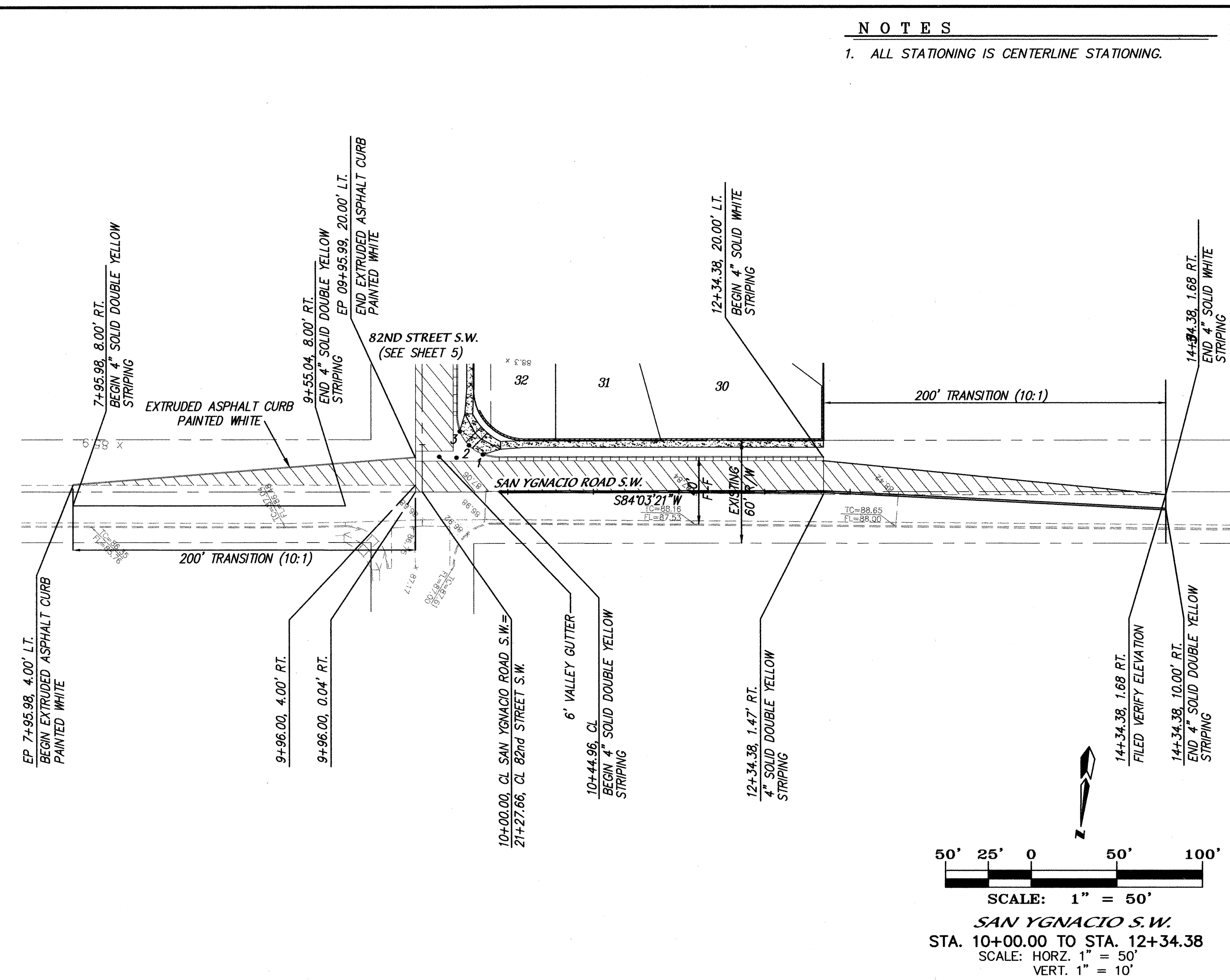
TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

		CITY OF ALBUQUERQUE	
		PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: <i>DESERT SAGE SUBDIVISION UNIT 3</i> <i>TYPICAL TRAFFIC CONTROL AND</i> <i>SIGNING EXAMPLES (REF. M.U.T.C.D.)</i>			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
C.O.A. STANDARD	C.O.A. STANDARD		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
670482	L-10-Z	14	15



I, Amy L. D. Niese, NMPE 15334, of the firm Mark Goodwin & Associates, PA, 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, and survey information provided by Wayne Sam NMPS number 11179 5/6/19 10/1/2020 Shahid

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **DESERT SAGE SUBDIVISION
SAGE ROAD S.W./ SAN YGNAC
STRIPING IMPROVEM**

DESIGN REVIEW COMMITTEE

APPROVED

JUL 29 2003

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED

AUG 25 2003

CITY ENGINEER

LAST DESIGN UPDATE

CITY PROJECT NO.	ZONE MAP NO.
670482	L-10

ENGINEER'S SEAL

[illegible]

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

SHEET	OF
<i>15</i>	<i>15</i>

[illegible]

NOTE: FINAL QUANTITIES WILL
BE ADJUSTED AT CLOSE
OUT PACKAGE

Plan view of San Ygnacio Road S.W. showing stationing, transitions, and street crossings. The road runs horizontally across the page. Key features include:

- Stationing:** Marked along the top and bottom of the road. Top markers: 7+95.99, 9+55.04, 12+34.38, 14+94.38. Bottom markers: 7+95.99, 9+96.00, 10+44.96, 12+34.38, 14+94.38.
- Transitions:** Two 200' transitions (10:1) are shown, one on the left and one on the right, tapering into the main road section.
- Streets:**
 - 82ND STREET S.W. (SEE SHEET 5):** Crosses the road near station 9+55.04.
 - SAN YGNACIO ROAD S.W.:** The main road, with a centerline marked "SB403.21' W".
 - 6" VALLEY GUTTER:** Located near station 10+44.96.
- Curbs and Stripping:**
 - EXTRUDED ASPHALT CURB PAINTED WHITE:** Indicated at the left transition and near station 9+55.04.
 - BEGIN 4" SOLID DOUBLE YELLOW STRIPING:** Marked at station 7+95.99 and 12+34.38.
 - END 4" SOLID DOUBLE YELLOW STRIPING:** Marked at station 9+55.04 and 14+94.38.
 - END EXTRUDED ASPHALT CURB PAINTED WHITE:** Marked at station 9+55.04.
- Other Labels:**
 - 200' TRANSITION (10:1):** Two locations.
 - FILED VERIFY ELEVATION:** Near station 14+94.38.
 - 10+44.96 CL SAN YGNACIO ROAD S.W. = 21+27.86 CL 82ND STREET S.W.:** A note indicating the intersection point.

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES		STATION IS A STANDARD C.O.A. BRASS CAP STAMPED "1-H10"			
NO.	BY	DATE	SET IN CONCRETE 0.2' ABOVE GROUND & LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD & SAGE RD SW	CONTRACTOR	
			X= 358,862.36, Y= 1,476,654.54 (NAD 1927)	WORKED BY	DATE
			ELEVATION=	INSPECTOR'S ACCEPTANCE BY	DATE
				VERIFICATION BY	DATE
				ORGANIZED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amv L D Niese, NMMP 15334, of the firm Mark Goodwin & Associates, P.A., 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 as specified and approved by the City Engineer and that the original design intent has been substantially met as noted by me on the attached build construction document. This Certification is based on site inspections by me or personnel under my direction and any further information provided by me on NMMPs number 11262.

104
AMY L. D. NIESE
NEW MEXICO
15334
LICENSED PROFESSIONAL ENGINEER

13+00 14+00

 MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: *DESERT SAGE SUBDIVISION UNIT 3
SAGE ROAD S.W./ SAN YGNACIO ROAD S.W.
STRIPING IMPROVEMENTS*

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET OF
670482	L-10-Z	15-15