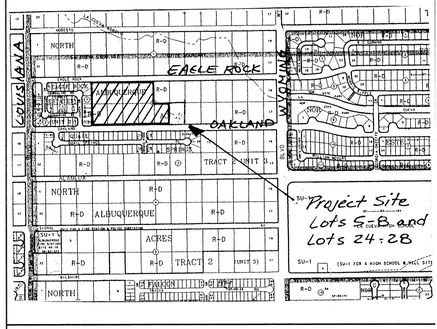
CONSTRUCTION PLANS

FOR

STONEBROOKE ESTATES

ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS C-19-Z

SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. 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.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR IN EXISTING OR NEW LOCATION AS INDICATED BY THIS SET.
7. 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.
8. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [x] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [ ] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [x] 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.
- [x] 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

INDEX TO DRAWINGS

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1	TITLE SHEET
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5	MASTER PAVING PLAN
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16	STORM DRAIN IMPROVEMENTS
17 – 18	TRAFFIC CONTROL

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Gilbert Chang
DATE 3/8/01

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 the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, specifications or intent of the record drawings.

04-19-00

Timothy Aldrich, P.S. No. 7719 Date

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

ENGINEERS STAMP & SIGNATURE

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		12/21/99
TRANSPORTATION		11-30-99
WATER/WASTEWATER	Bradley L. Bingham	11-30-99
HYDROLOGY	Sam Calonge	11-30-99
CIP		
CONSTR. MNGMT.		
CONSTR. COORD.		11-30-99

CITY PROJECT NO. 627281

********** APPROVED FOR CONSTRUCTION

1/5/00

CITY ENGINEER DATE

SHEET 1 OF 18

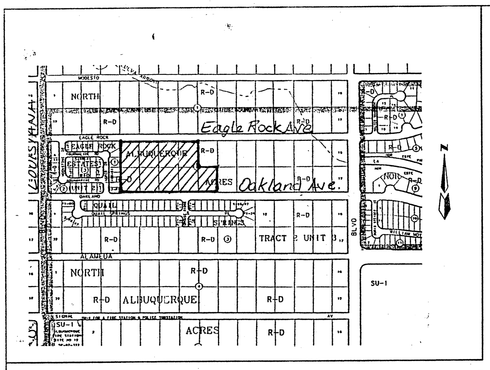
DRB NO. 99-143

9050SCH\TITLE\11-12-99\MJR

SCANNED BY MESA REPRO

F:\DATA\DWGS\99JOBS\9050SCH\TITLE.DWG Sat Nov 13 09:32:34 1999 Plotted by Mike

PLAT FOR
STONEBROOKE ESTATES SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 1999



LOCATION MAP

C-19-Z

SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS.	DRB. 99-143. S V. -
GROSS ACREAGE	8.9886 AC.
ZONE ATLAS NO.	C-19-Z
NO. OF EXISTING TRACTS/LOTS	9 LOTS
NO. OF TRACTS/LOTS CREATED	45 LOTS
NO. OF TRACTS/LOTS ELIMINATED	9 LOTS
MILES OF FULL WIDTH STREETS CREATED	0.25
AREA DEDICATED TO CITY OF ALBUQUERQUE	2.4051 ACRES
DATE OF SURVEY	APRIL 1999
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	99042813340427

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 (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

07-20-99

TIMOTHY ALDRICH P.S. No. 7719 — DATE

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 5 THRU 8 and LOTS 24 THRU 28, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES 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 September 10, 1931 in Volume D1, Folio 20 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the centerline of Eagle Rock Avenue N.E. from whence the Albuquerque Control Survey Monument "11-C18" bears N 68°39'29" W, 745.29 feet;

THENCE along said centerline S 89°36'37" E, 659.82 feet to the northeast corner;

THENCE leaving said centerline S 00°15'00" W, 263.62 feet along a line common with the west line of LOT 9, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Meixco on September 10, 1931 in Volume D1, Folio 20 to a point, said point being common with the southwest corner of said LOT 9;

THENCE S 89°37'07" E, 164.59 feet along a line common with the south line of said LOT 9 to a point, said point being common with the southeast corner of said LOT 9 and further being common with the northwest corner of LOT 23, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES 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 September 10, 1931 in Volume D1, Folio 20;

THENCE S 00°09'58" W, 264.10 feet along a line common with the west line of said LOT 23 to the south-east corner, said point being on the centerline of Oakland Avenue N.E.;

THENCE along said centerline N 89°35'40" W, 824.57 feet to the southwest corner;

THENCE leaving said centerline N 00°13'34" E, 527.46 feet along a line common with the east line of EAGLE ROCK ESTATES UNIT II 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 June 29, 1998 in Book 98C, Page 175 to the point of beginning and containing 8.9886 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3", (09-10-31, D1-20)

   "EAGLE ROCK ESTATES UNIT II", (06-29-98, 98C-175)

   records of Bernalillo County, New Mexico.

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 and 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.

Randall J. Schmille, Managing Member — 7-20-99

RANDALL SCHMILLE
MANAGING PARTNER
RANDALL HOMES, LLC — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on 7-20-99

NOTARY PUBLIC — 9-3-2000 MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN BARROR
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires:

PURPOSE OF PLAT

1. SUBDIVIDE LOTS 5 THRU 8 AND LOTS 24 THRU 28, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES INTO 45 RESIDENTIAL LOTS. AND 4 TRACTS.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON
3. GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
4. GRANT SANITARY SEWER AND DRAINAGE EASEMENT AS SHOWN HEREON
5. VACATE PUBLIC R/W AND UTILITY EASEMENT.

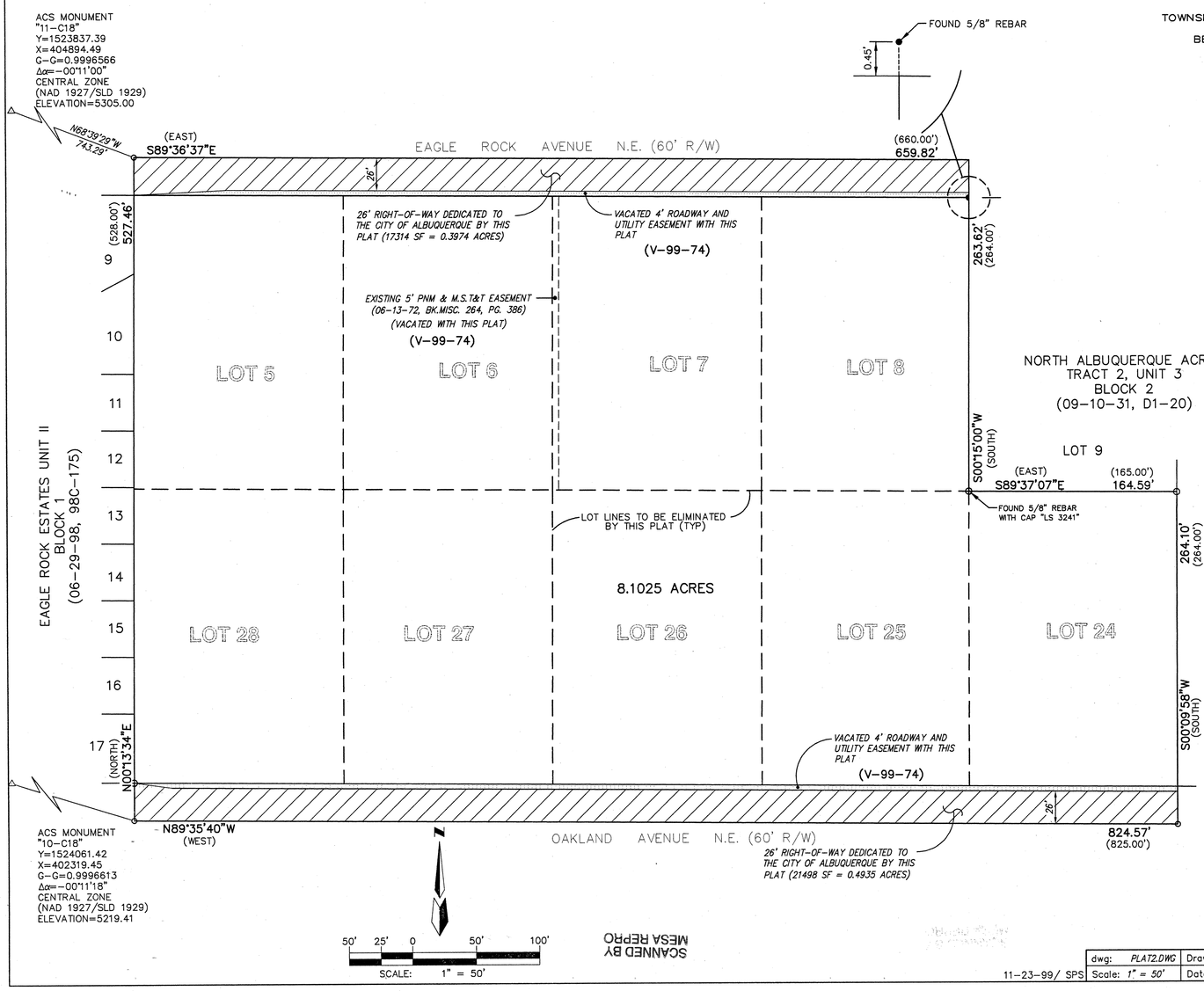
APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Planning Director, City of Albuquerque, N.M.	Date
City Engineer, City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Transportation Development, City of Albuquerque, N.M.	Date
Utility Development Division, City of Albuquerque, N.M.	Date
Parks Design and Development, C.I.P., City of Albuquerque, N.M.	Date
City Surveyor, City of Albuquerque, N.M.	072199 Date
Property Management, City of Albuquerque, N.M.	Date
PNM GAS	Date
U.S. West Telecommunications	Date
PNM ELECTRIC	Date
Jones Intercable, Inc.	Date

dwg: PLAT1.DWG	Drawn: SPS	Checked: ALS	Sheet 1 of 4
Scale: 1" = 100'	Date: JULY 1, 99	Job: 99050	

PLAT FOR
STONEBROOKE ESTATES SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 1999



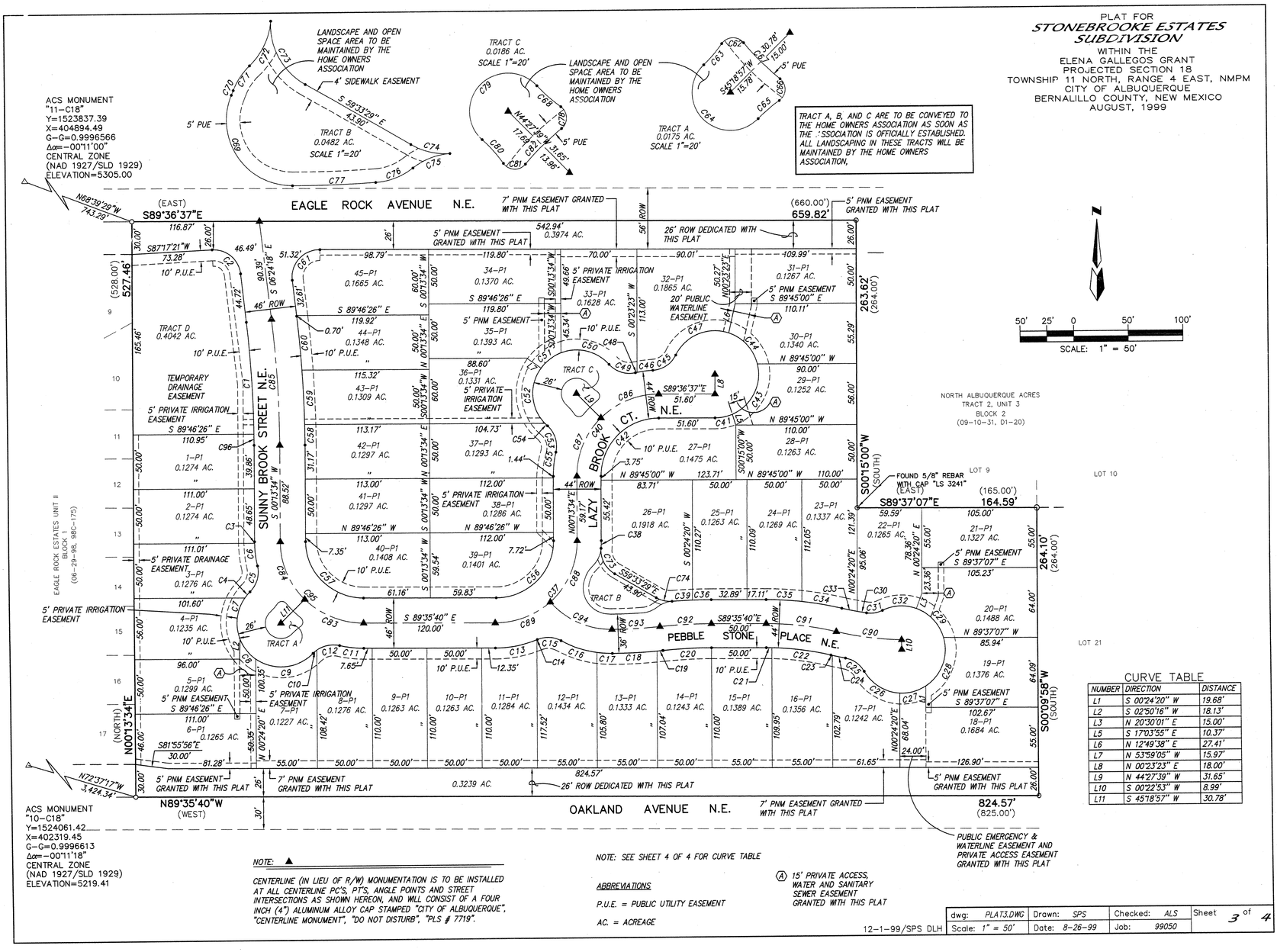
SCANNED BY MESA REPRO

dwg: PLAT2.DWG	Drawn: SPS	Checked: ALS	Sheet 2 of 4
Scale: 1" = 50'	Date: JULY, 99	Job: 99050	

11-23-99/ SPS

STONEBROOKE ESTATES PROJECT NO. 627281 SHEET 2 OF 18

PLAT FOR
STONEBROOKE ESTATES SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1999



NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'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".

NOTE: SEE SHEET 4 OF 4 FOR CURVE TABLE

ABBREVIATIONS
P.U.E. = PUBLIC UTILITY EASEMENT
AC. = ACREAGE

(A) 15' PRIVATE ACCESS, WATER AND SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°24'20" W	19.68'
L2	S 02°50'16" W	18.13'
L3	N 20°30'01" E	15.00'
L5	S 17°03'55" E	10.37'
L6	N 12°49'38" E	27.41'
L7	N 53°59'05" W	15.97'
L8	N 00°23'23" E	18.00'
L9	N 44°27'39" W	31.65'
L10	S 00°22'53" W	8.99'
L11	S 45°18'57" W	30.78'

12-1-99/SPS DLH

dwg: PLAT3.DWG	Drawn: SPS	Checked: ALS	Sheet 3 of 4
Scale: 1" = 50'	Date: 8-26-99	Job: 99050	

PLAT FOR
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1999

PUBLIC UTILITY EASEMENTS:

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

1. 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 services.

2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said 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.

CURVE TABLE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C1	06°02'12"	977.00	102.94	51.52	N 03°23'12" W	102.89
C2	86°18'21"	25.00	37.66	21.31	N 49°33'29" W	34.20
C3	00°47'15"	98.00	1.35	0.67	S 00°10'03" E	1.35
C4	10°35'35"	40.00	7.40	3.71	S 41°12'32" W	7.38
C5	59°17'46"	25.00	25.87	14.23	N 16°51'26" E	24.73
C6	121°3'46"	98.00	20.92	10.50	S 06°40'34" E	20.88
C7	57°01'15"	40.00	39.81	21.73	S 07°24'07" W	38.19
C8	33°24'60"	40.00	23.33	12.01	S 37°49'00" E	23.00
C9	81°20'55"	40.00	56.79	34.37	N 84°48'02" E	52.14
C10	10°25'08"	25.00	4.55	2.28	S 49°20'08" W	4.54
C11	130°01'01"	98.00	22.26	11.18	S 83°05'10" E	22.22
C12	48°52'38"	25.00	21.33	11.36	S 78°59'01" W	20.69
C13	22°35'35"	98.00	38.64	19.58	N 79°06'32" E	38.39
C14	00°14'47"	98.00	0.42	0.21	N 67°41'21" E	0.42
C15	51°18'21"	25.00	22.39	12.01	N 86°46'52" W	21.65
C16	20°37'10"	97.00	34.91	17.64	S 71°26'17" E	34.72
C17	08°16'12"	97.00	14.00	7.01	S 85°52'58" E	13.99
C18	05°07'54"	459.00	41.11	20.57	N 87°24'59" E	41.10
C19	00°38'52"	459.00	5.19	2.59	N 84°31'36" E	5.19
C20	06°12'10"	415.00	44.93	22.49	S 87°18'15" W	44.90
C21	01°07'57"	253.00	5.00	2.50	N 89°01'42" W	5.00
C22	12°16'47"	253.00	54.22	27.22	N 82°19'20" W	54.12
C23	00°15'39"	297.00	1.35	0.68	S 76°18'47" E	1.35
C24	02°21'26"	297.00	12.22	6.11	S 77°37'19" E	12.22
C25	49°21'53"	25.00	21.54	11.49	N 54°07'05" W	20.88
C26	57°17'28"	40.00	40.00	21.85	N 58°04'53" W	38.35
C27	36°13'42"	40.00	25.29	13.08	N 75°09'32" E	24.87
C28	72°37'33"	40.00	50.70	29.40	N 20°43'55" E	47.38
C29	53°55'07"	40.00	37.64	20.35	N 42°32'26" W	36.27
C30	01°55'26"	253.00	8.50	4.25	S 80°24'01" E	8.49
C31	34°27'33"	25.00	15.04	7.75	N 81°24'30" E	14.81
C32	46°19'17"	40.00	32.34	17.11	S 87°20'22" W	31.46
C33	03°15'21"	253.00	14.38	7.19	S 77°48'37" E	14.37
C34	07°03'15"	297.00	36.57	18.31	N 79°42'34" W	36.54
C35	06°21'29"	297.00	32.96	16.50	N 86°24'56" W	32.94
C36	02°08'11"	459.00	17.11	8.56	S 89°20'14" W	17.11
C37	90°10'45"	75.00	118.04	75.24	S 45°18'57" W	106.23
C38	04°10'55"	97.00	7.08	3.54	N 02°19'02" E	7.08
C39	02°21'36"	459.00	18.91	9.45	S 87°05'21" W	18.91
C40	90°09'48"	75.00	118.02	75.21	S 45°18'28" W	106.22
C41	23°24'47"	40.00	16.35	8.29	N 78°41'00" E	16.23
C42	90°09'48"	53.00	83.40	53.15	S 45°18'28" W	75.06
C43	80°15'24"	40.00	56.03	33.72	N 26°50'55" E	51.56
C44	57°47'36"	40.00	40.35	22.08	N 42°10'36" W	38.66
C45	60°33'04"	25.00	26.42	14.59	N 56°58'59" E	25.21
C46	06°38'33"	97.00	14.63	7.33	S 82°56'15" W	14.62
C47	82°13'09"	40.00	57.40	34.91	S 67°49'02" W	52.60
C48	00°55'52"	97.00	1.58	0.79	S 78°09'03" W	1.58

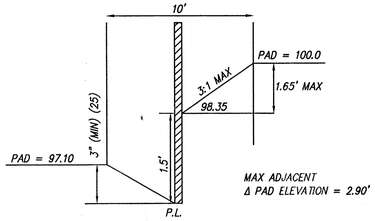
CURVE TABLE

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C49	60°48'41"	25.00	26.53	14.67	S 71°54'33" E	25.31
C50	69°03'39"	40.00	48.21	27.52	N 76°02'01" W	45.35
C51	33°25'14"	40.00	23.33	12.01	S 52°43'32" W	23.00
C52	78°45'51"	40.00	54.99	32.84	S 03°22'00" E	50.76
C53	60°48'41"	25.00	26.53	14.67	N 17°00'45" W	25.31
C54	04°40'10"	40.00	3.26	1.63	S 45°05'00" E	3.26
C55	131°02'	97.00	22.29	11.20	S 06°48'35" W	22.24
C56	90°10'45"	52.00	81.85	52.17	N 45°18'57" E	73.66
C57	89°49'15"	52.00	81.52	51.84	S 44°41'03" E	73.42
C58	01°03'17"	1023.00	18.83	9.42	N 00°18'04" W	18.83
C59	02°48'12"	1023.00	50.05	25.03	N 02°13'49" W	50.05
C60	02°46'24"	1023.00	49.52	24.76	N 05°01'06" W	49.51
C61	96°47'42"	25.00	42.23	28.16	S 41°59'33" W	37.39
C62	106°11'51"	5.00	9.27	6.66	S 88°11'04" W	8.00
C63	11°25'11"	51.00	10.16	5.10	N 40°47'44" E	10.15
C64	182°22'45"	14.00	44.56	---	S 44°41'03" E	27.99
C65	11°25'11"	51.00	10.16	5.10	N 49°50'10" E	10.15
C66	106°11'51"	5.00	9.27	6.66	N 02°26'50" E	8.00
C67	11°56'04"	90.00	18.75	9.41	S 44°41'03" E	18.71
C68	13°02'36"	51.00	11.61	5.83	S 48°01'30" E	11.58
C69	112°33'11"	24.00	47.15	35.95	S 31°27'41" E	39.92
C70	01°11'07"	89.00	1.84	0.92	N 22°13'22" E	1.84
C71	25°14'09"	25.00	11.01	5.60	S 34°14'52" W	10.92
C72	42°27'27"	25.00	18.53	9.71	N 25°38'13" E	18.10
C73	63°57'58"	25.00	27.91	15.61	S 27°34'30" E	26.48
C74	34°31'60"	25.00	15.07	7.77	S 76°49'28" E	14.84
C75	33°39'43"	25.00	14.69	7.56	N 69°04'41" E	14.48
C76	33°54'20"	25.00	14.79	7.62	N 69°11'59" E	14.58
C77	04°04'33"	423.00	30.09	15.05	N 88°11'26" E	30.08
C78	106°03'26"	5.00	9.26	6.64	N 01°31'05" W	7.99
C79	185°54'53"	14.00	45.43	---	S 45°32'21" W	27.96
C80	13°02'36"	51.00	11.61	5.83	S 40°53'47" E	11.58
C81	106°03'26"	5.00	9.26	6.64	S 87°24'12" E	7.99
C82	11°56'33"	89.00	18.55	9.31	S 45°32'21" W	18.52
C83	44°54'37"	75.00	58.79	31.00	S 67°08'22" E	57.29
C84	44°54'37"	75.00	58.79	31.00	S 22°13'44" E	57.29
C85	06°37'52"	1000.00	115.74	57.83	N 03°05'22" W	115.67
C86	44°51'01"	75.00	58.71	30.95	S 67°57'52" W	57.22
C87	45°18'47"	75.00	59.31	31.31	S 22°52'58" W	57.78
C88	48°29'59"	74.97	63.46	33.77	N 24°27'43" E	61.58
C89	41°41'36"	75.01	54.59	28.57	N 69°33'31" E	53.39
C90	12°35'38"	275.00	60.45	30.35	S 82°28'46" E	60.33
C91	13°24'43"	275.00	64.37	32.33	N 82°53'19" W	64.23
C92	06°12'10"	437.00	47.31	23.68	S 87°18'15" W	47.29
C93	05°46'46"	437.00	44.08	22.06	N 87°05'33" E	44.06
C94	48°43'20"	75.00	63.78	33.96	S 65°39'24" E	61.87
C95	89°49'15"	75.00	117.58	74.77	N 44°41'03" W	105.90
C96	00°35'40"	977.00'	10.14	5.07	N00°04'16" W	10.14

SCANNED BY MESA REPRO

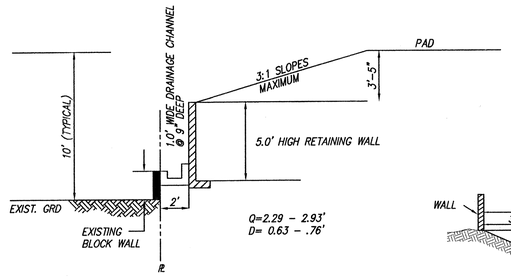
dwg: PLAT4.DWG	Drawn: SPS	Checked: ALS	Sheet 4 of 4
Scale: 1" = 100'	Date: 8-26-99	Job: 99050	

STONEBROOKE ESTATES PROJECT NO. 627281 SHEET 3 OF 18



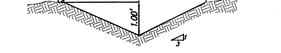
TYPICAL SIDE YARD DRAINAGE DETAIL

DETAIL B – B



TYPICAL 1.0' WIDE PRIVATE DRAINAGE CHANNEL

DETAIL A – A



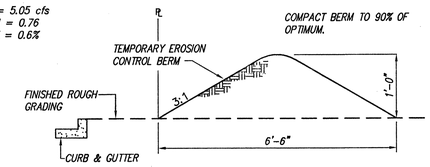
TEMPORARY OFFSITE DRAINAGE SWALE

Q max = 3.43 cfs
DEPTH = 0.57
SLOPE = 1.34%

Q max = 5.05 cfs
DEPTH = 0.76
SLOPE = 0.6%

NOTES

1. OFFSITE FLOWS WILL BE ROUTED ALONG THE RETAINING WALL ON THE PROPERTY LINE TO THE R.O.W. OR ARROYO.
2. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
3. CITY OF ALBUQUERQUE STANDAPD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

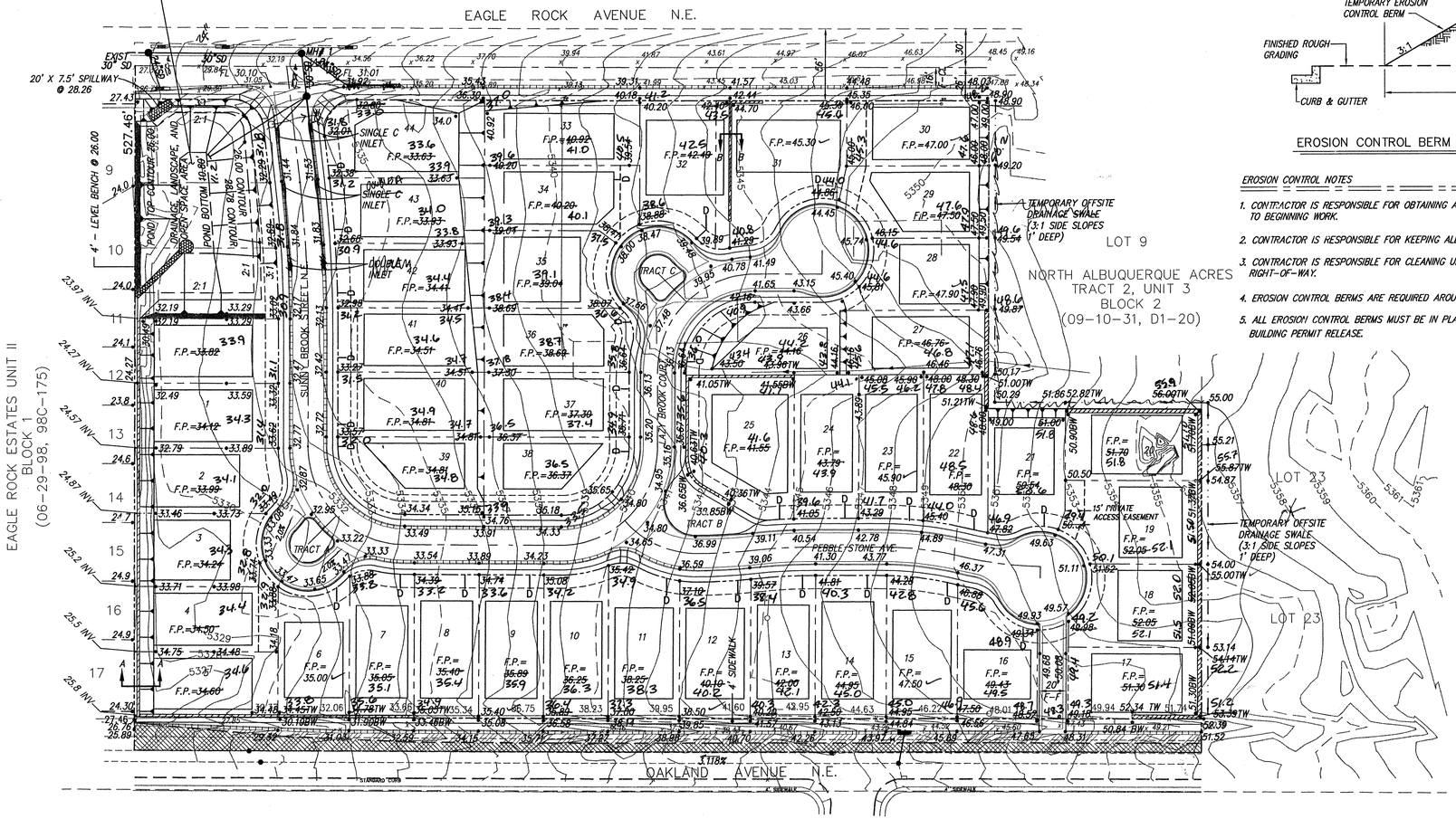


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

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



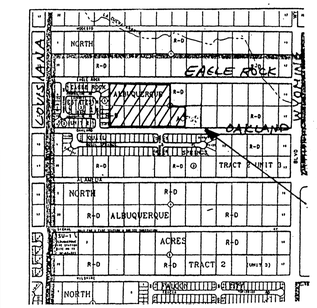
October 22, 1999

ROUGH GRADING APPROVAL DATE

N

50' 25' 0 50' 100'

SCALE: 1" = 50'



VICINITY MAP

ZONE MAP: C-19-Z

T B M (TEMPORARY BENCHMARK)

LEGAL DESCRIPTION

LOTS 5 – 8, 24 – 28, BLOCK 2, TRACT 2, UNIT 3 N.A.A.

LEGEND

	NEW RETAINING WALL
21.01 TW 18.31 BW	TOP OF WALL BOTTOM OF WALL
FP=76.98	FINISHED PAD ELEV.
	MOUNTABLE CURB & GUTTER
	STANDARD 8" CURB & GUTTER
28.53 •	PROPOSED SPOT ELEV.
	3:1 SLOPE
○	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
◎	EXIST. STORM SEWER MANHOLE
–5135–	EXIST. CONTOUR
•	EXIST. CABLE T.V. PEDESTAL
—E—	EXIST. OVERHEAD ELECTRIC LINE
—T—	EXIST. OVERHEAD TELEPHONE LINE
○	EXIST. P.P.
× 00.00	SPOT ELEVATION
—SD—	PROPOSED STORM DRAIN LINE
●	PROPOSED MANHOLE
	BASIN BOUNDARY
	PROPOSED STORM DRAIN INLET
	EXIST. DROP INLET
TC= FL=	EXIST. TOP OF CURB FLOWLINE
	SUGGESTED DRIVEWAY LOCATION

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

AS BUILT INFORMATION

CONTRACTOR	Sunlance	DATE 6/99
WORK STAKED BY	RLS	DATE 6/99
INSPECTOR'S ACCEPTANCE BY	MGA	DATE 6/99
FIELD VERIFICATION BY	RLS	DATE 6/99
DRAWINGS CORRECTED BY	MGA	DATE 6/99

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18" A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD

ELEVATION 5306.0 FEET

SURVEY INFORMATION

NO.	BY	DATE
	WALKER SURVEYING CO	4/99

FIELD NOTES

ENGINEER'S SEAL

DANE HOELZER
NEW MEXICO
12367
PROFESSIONAL ENGINEER
REGISTERED
10-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DH	6/99
DRAWN BY	SPS	6/99
CHECKED BY	DHG	6/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

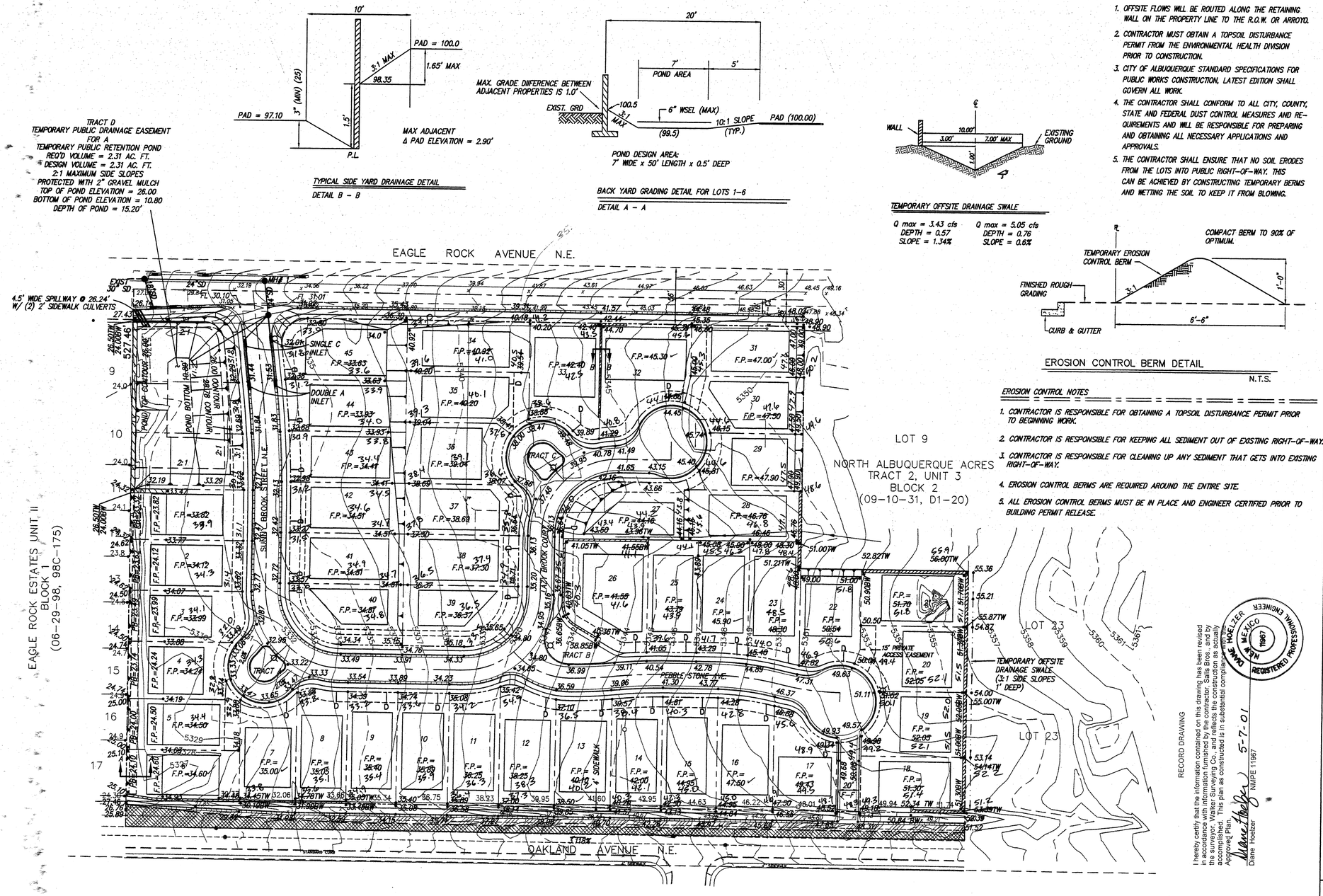
TITLE: STONEBROOKE ESTATES SUBDIVISION GRADING AND DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
627281	C-19-Z	4	18

9050SCH/9050GD3.DWG/ 10-15-99 / SPS MJR DLH

SCANNED BY MESA REPRO
F:\DATA\DWGS\99JOBS\9050SCH\9050GD3.DWG Fri Oct 15 11:21:28 1999 Plotted by Mike



NOTES

1. OFFSITE FLOWS WILL BE ROUTED ALONG THE RETAINING WALL ON THE PROPERTY LINE TO THE R.O.W. OR ARROYO.
2. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
3. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

EROSION CONTROL NOTES

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

DRAINAGE CRITERIA FOR LOTS 1 THROUGH 6

1. ALL ROOFS SHALL DRAIN TO THE FRONT YARDS.
2. BACK YARD RETENTION POND AREAS ARE FOR RUNOFF FROM BACK YARDS ONLY.
3. BACK YARD PONDS SHALL BE GRADED PER DTL. A-A SHOWN ON THIS SHEET.

2-9-00
ROUGH GRADING APPROVAL DATE

N

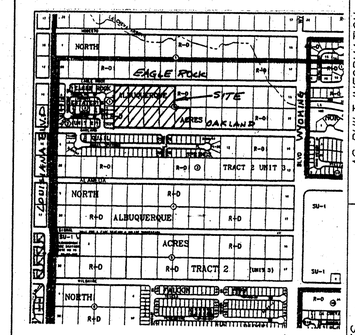
50' 25' 0 50' 100'
SCALE: 1" = 50'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, field inspection, and by the surveyor, Walker Surveying Co., and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Diane Hoelzer 5-7-01
Diane Hoelzer NMPE 11967

DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP

ZONE MAP: C-19-Z

T B M (TEMPORARY BENCHMARK)

LEGAL DESCRIPTION

LOTS 5 - 8, 24 - 28, BLOCK 2, TRACT 2, UNIT 3 N.A.A.

LEGEND

PB=24.10	POND BOTTOM ELEVATION
	NEW RETAINING WALL
21.01 TW 18.31 BW	TOP OF WALL BOTTOM OF WALL
FP=76.98	FINISHED PAD ELEV.
	MOUNTABLE CURB & GUTTER
	STANDARD 8" CURB & GUTTER
28.53 •	PROPOSED SPOT ELEV.
	3:1 SLOPE
	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. STORM SEWER MANHOLE
-5135-	EXIST. CONTOUR
	EXIST. CABLE T.V. PEDESTAL
—E—	EXIST. OVERHEAD ELECTRIC LINE
—T—	EXIST. OVERHEAD TELEPHONE LINE
	EXIST. P.P.
x 00.00	SPOT ELEVATION
—SD—	PROPOSED STORM DRAIN LINE
	PROPOSED MANHOLE
	BASIN BOUNDARY
	PROPOSED STORM DRAIN INLET
	EXIST. DROP INLET
TC= FL=	EXIST. TOP OF CURB FLOWLINE
	SUGGESTED DRIVEWAY LOCATION

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

AS BUILT INFORMATION

	DATE
CONTRACTOR	
STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
RECORDED BY	DATE

BENCH MARKS

CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18" A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 285 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5305.0 FEET

SURVEY INFORMATION

NO.	BY	FIELD NOTES	DATE
	WALKER SURVEYING CO.		4/99

ENGINEER'S SEAL

DANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
2-8-00

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	DH	DATE 6/99
DRAWN BY	SPS, MJR, WLV	DATE 6/99
CHECKED BY	DMG	DATE 6/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOKE ESTATES SUBDIVISION GRADING AND DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
627281	C-19-Z	4A	18

9050SCH/9050GD4R.DWG/ 02-9-00 / SPS MJR DLH WLV

SCANNED BY MESA REPRO
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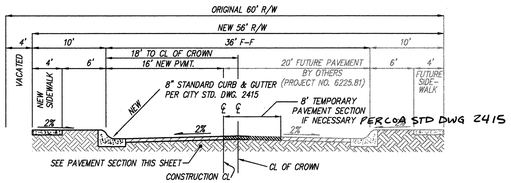
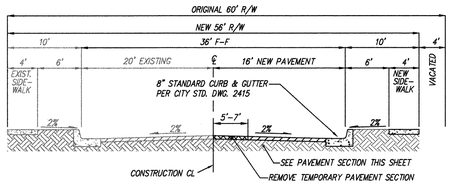


TYPICAL 56' STREET SECTION
(EAGLE ROCK AVE.)

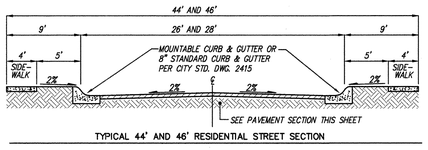
NOT TO SCALE

Eagle Rock Ave. built with Project No. 622581, Vista Del Aguila



TYPICAL 56' STREET SECTION
(OAKLAND AVE.)

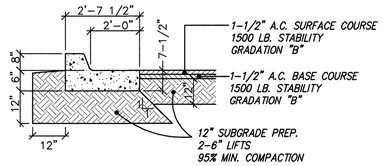
NOT TO SCALE



TYPICAL 44' AND 46' RESIDENTIAL STREET SECTION

LEGEND

- PROPERTY LINE
- NEW 8" STANDARD CURB
- NEW 8" DEPRESSED CURB
- NEW MOUNTABLE CURB
- NEW WHEELCHAIR RAMP PER COA STD DWG 2441 CASE II
- 50' CROWN TRANSITION (TYP)
- NEW STREET LIGHT
- NEW DEFERRED SIDEWALK
- RETAINING WALL
- NEW OFFSITE PAVEMENT SEE PVMT. SECTIONS THIS SHEET
- REMOVE EXISTING PAVEMENT
- TEMPORARY PAVEMENT
- EXISTING PAVEMENT



RESIDENTIAL PAVEMENT SECTION

NOT TO SCALE

PAVEMENT SECTION PER COA STD. DWG. 2405

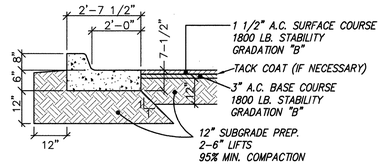
TYPICAL COLLECTOR STREET PAVEMENT SECTION
(EAGLE ROCK AVE.)

NOT TO SCALE

PAVEMENT SECTION PER EAGEL ROCK ESTATES PROJECT NO. 580181

NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6' VALLEY GUTTERS PER COA STANDARD DWG 2420. ALL 10' VALLEY GUTTERS PER COA STANDARD DWG 2422.
3. ALL 4' VALLEY GUTTERS PER COA STANDARD DWG 2421.
4. ALL VALLEY GUTTERS ARE TO HAVE 3/4" INVERT.
5. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
6. ALL HANDICAP RAMPS TO BE CASE 2 PER CITY OF ALBUQUERQUE STANDARD DRAWING 2441.
7. TRANSITION FROM MOUNTABLE TO STANDARD CURB SHALL BE PER CITY OF ALBUQUERQUE STANDARD DRAWING 2418.
8. 50' MINIMUM TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.
9. ALL STANDARD CURB AND GUTTER SHALL BE 8" PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.
10. 45 RESIDENTIAL LOTS TO BE CONSTRUCTED THIS PROJECT.

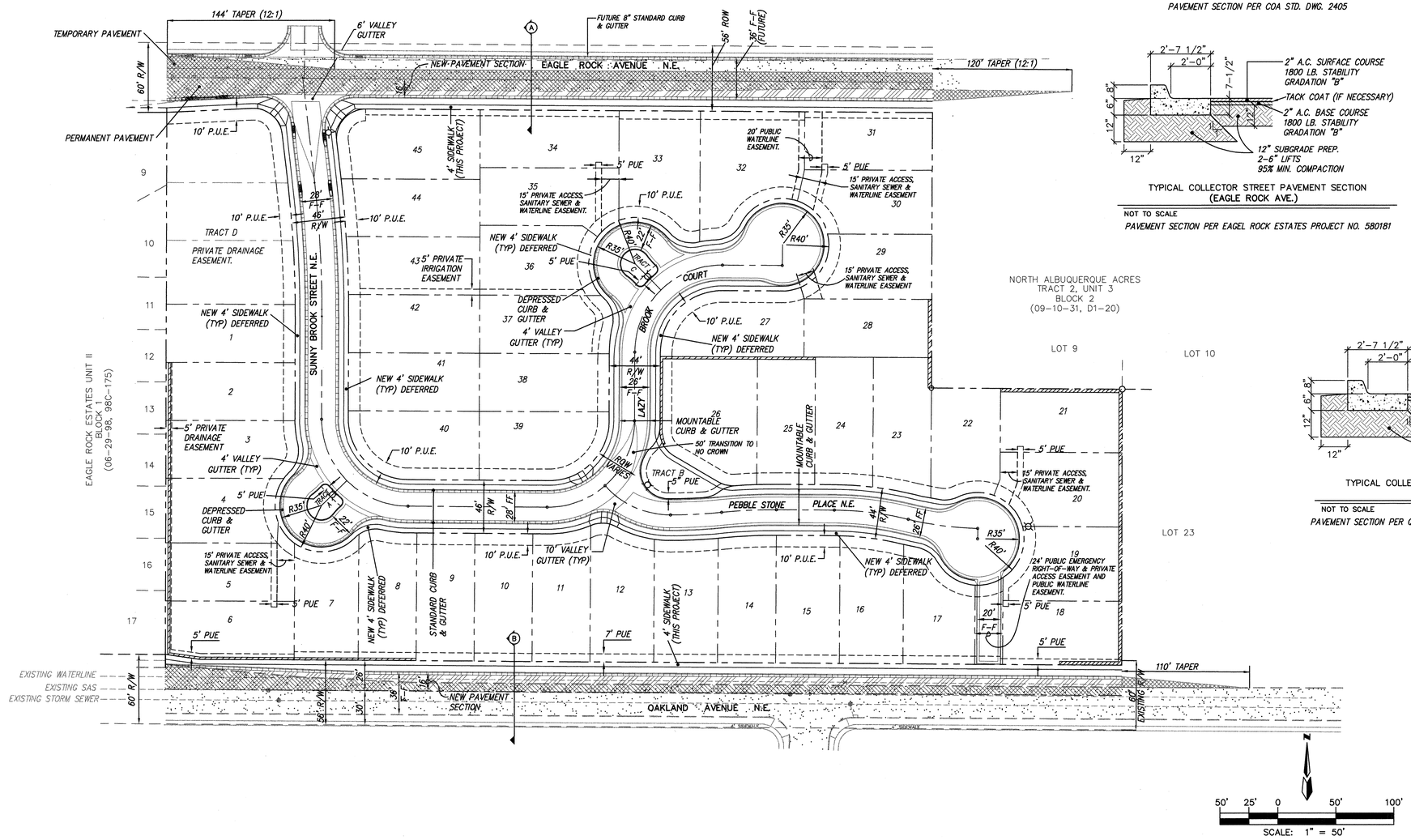


TYPICAL COLLECTOR STREET PAVEMENT SECTION
(OAKLAND AVE.)

NOT TO SCALE

PAVEMENT SECTION PER QUAIL SPRINGS SUBDIVISION PROJECT NO. 559081

VISTA DEL AGUILA SUBDIVISION
(PROPOSED)
PROJECT NO. 6225.81



9050SCH\9050pave\11-11-99\ SPS MJR

SCANNED BY MESA REPRO

F:\DATA\DWGS\99\DBS\9050SCH\9050PAVE.DWG Sat Nov 13 10:21:38 1999 Plotted by Mike

AS BUILT INFORMATION

CONTRACTOR: Sundance

		DATE
WORK STAKED BY:	AELSu	10/99
ACCEPTANCE BY:	MGA	4/00
FIELD VERIFICATION BY:	ALS	4/00
DRAWINGS CORRECTED BY:	MGA	4/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"

A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD

ELEVATION 5305.0 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO DUANE HOELZER 15867 REGISTERED PROFESSIONAL ENGINEER 11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN DATE 08/99

DESIGNED BY DLH

DRAWN BY SPS MJR

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

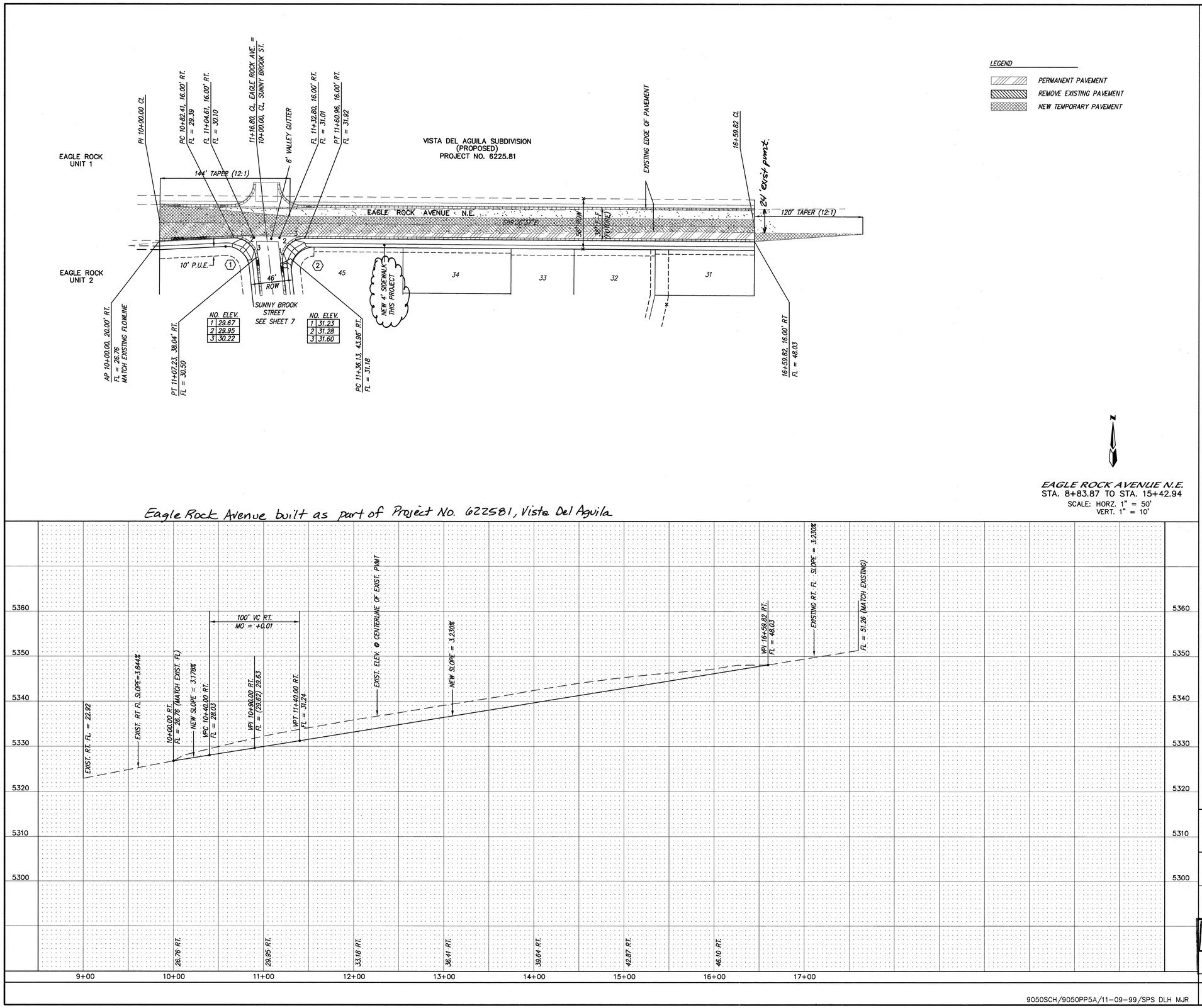
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:

STONEBROOKE ESTATES MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE	JAN - 5 2000 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
627281	C-19-Z	5	



NOTES

1. ALL 4' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT KNUCKLES AND 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420 AT ALL INTERSECTIONS.
2. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
3. ALL HANDICAP RAMPS TO BE CASE II PER CITY OF ALBUQUERQUE STANDARD DRAWING 2441. WHERE GRADES DO NOT PERMIT A MAXIMUM SLOPE OF 12:1 TO BE MAINTAINED WITHIN THE 7' LENGTH AS SPECIFIED. THEN THE "F" LENGTH AS SHOWN IN DRAWING 2441 MUST BE INCREASED TO MAINTAIN A SLOPE < 12:1.
4. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE WITHIN 10' SECTION.
5. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50', PER CITY OF ALBUQUERQUE STANDARD DRAWING 2401.
6. ALL INTERIOR SUBDIVISION STREETS ARE PRIVATE.

CURVE DATA – DESCRIBES FACE OF CURB

(1) Δ = 83°12'19" R = 25.00' L = 36.31' T = 22.20'

(2) Δ = 96°47'41" R = 25.00' L = 42.23' T = 28.16'

AS BUILT INFORMATION
CONTRACTOR Sundance DATE 10/99
WORK STAKED BY ALS DATE 4/00
INSPECTOR'S ACCEPTANCE BY MGA DATE 4/00
FIELD VERIFICATION BY ALS DATE 4/00
DRAWINGS CORRECTED BY MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE GP CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APPROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5305.0 FEET

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY DH DATE 2/99
DRAWN BY SPS DATE 2/99
CHECKED BY DMG DATE 2/99

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
ENGINEERING DEVELOPMENT GROUP

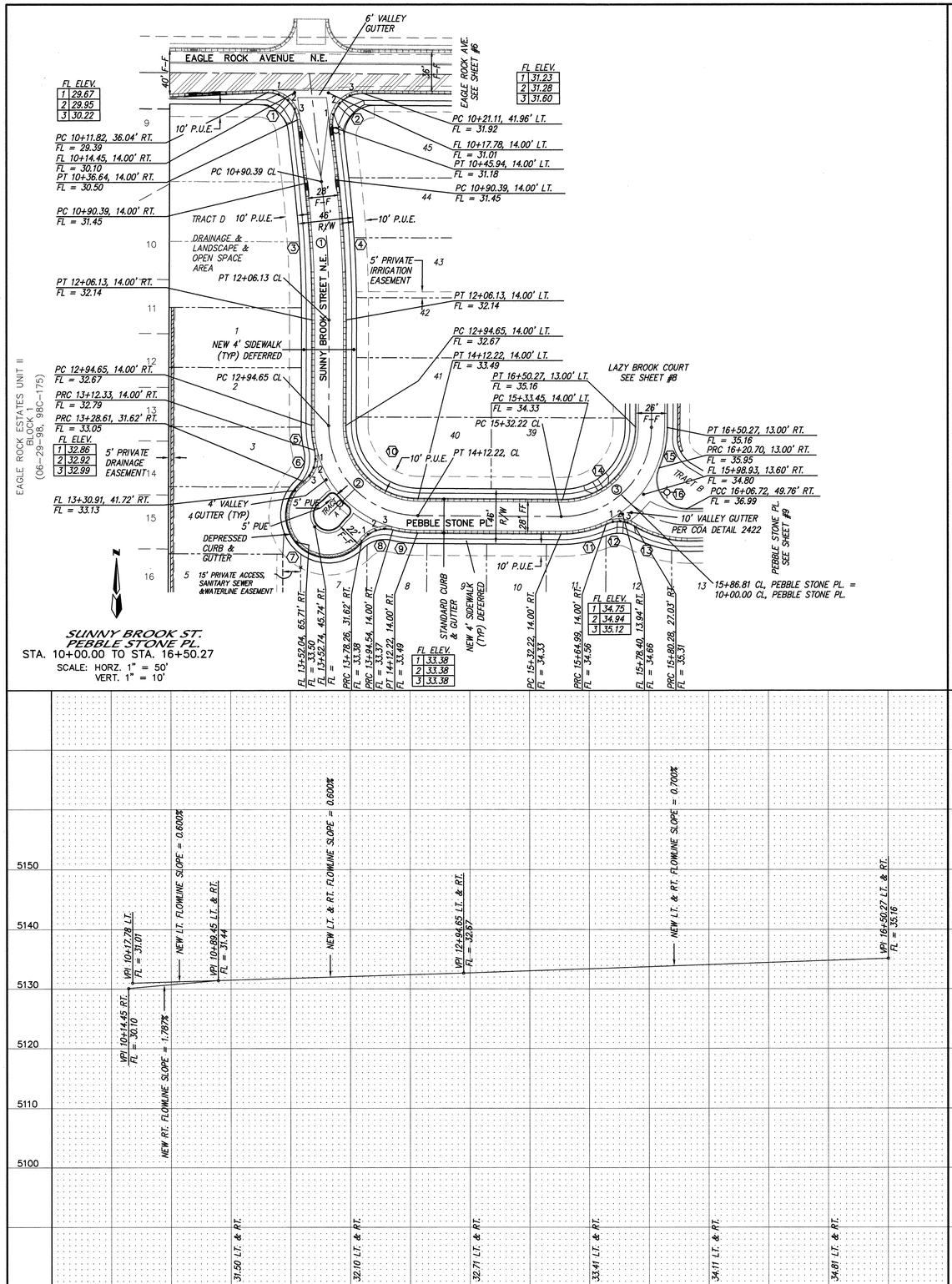
TITLE: STONEBROOKE ESTATES
PAVING IMPROVEMENTS
EAGLE ROCK AVENUE

APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE
APPROVED JAN - 5 2000 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

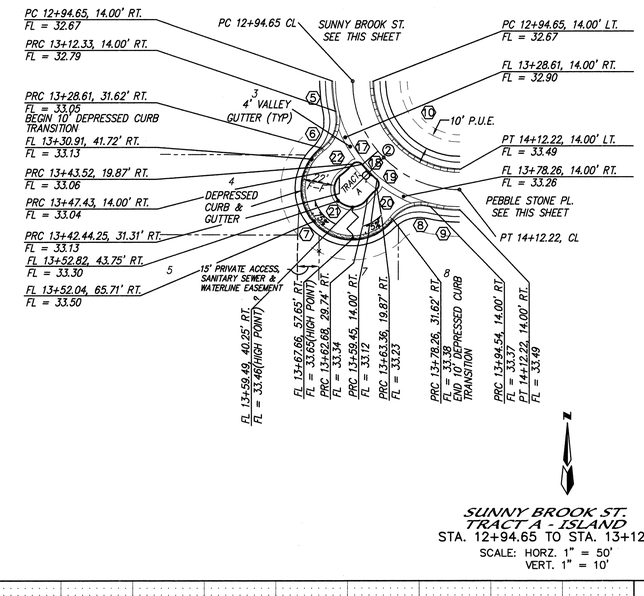
CITY PROJECT NO. 627281 ZONE MAP NO. C-19-Z SHEET 6 OF 18

9050SCH/9050PP5A/11-09-99/SPS DLH MJR

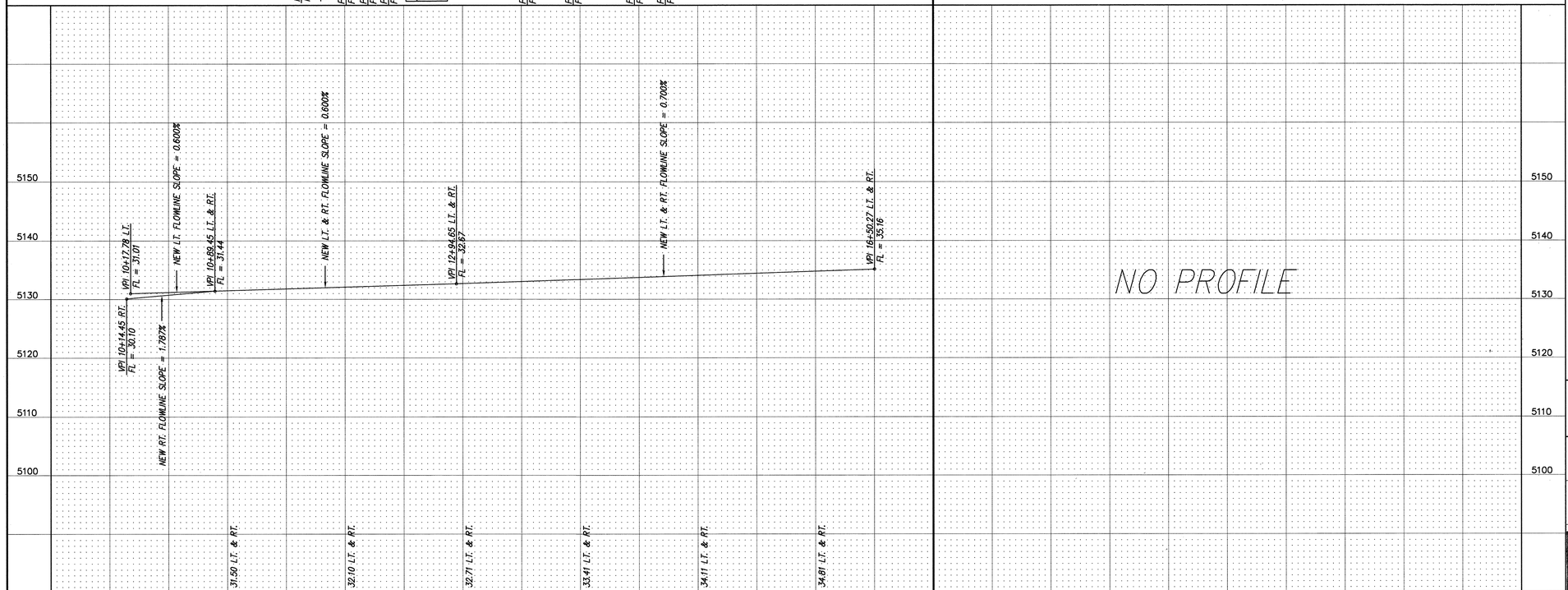
SCANNED BY MESA REPRO
F:\DATA\DWGS\95\0BS\9050SCH\9050PP5A.DWG Sat Nov 13 10:20:59 1999 Plotted by Mike



SUNNY BROOK ST.
PEBBLE STONE PL.
STA. 10+00.00 TO STA. 16+50.27
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



SUNNY BROOK ST.
TRACT A - ISLAND
STA. 12+94.65 TO STA. 13+12.22
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



9050SCH\9050PP1A\11-12-99\MJR

CURVE DATA – DESCRIBES FACE OF CURB

1. Δ = 83°12'19" R = 25.00' L = 36.31' T = 22.20'
2. Δ = 96°47'41" R = 25.00' L = 42.23' T = 28.16'
3. Δ = 16°37'52" R = 986.00' L = 114.12' T = 57.12'
4. Δ = 16°37'52" R = 1014.00' L = 117.36' T = 58.74'
5. Δ = 13°30'31" R = 89.00' L = 20.98' T = 10.54'
6. Δ = 16°43'14" R = 25.00' L = 29.11' T = 16.46'
7. Δ = 196°14'42" R = 35.00' L = 119.88' T = N/A
8. Δ = 66°43'14" R = 25.00' L = 29.11' T = 16.46'
9. Δ = 13°30'31" R = 89.00' L = 20.98' T = 10.54'
10. Δ = 89°49'15" R = 61.00' L = 95.63' T = 60.81'
11. Δ = 25°01'58" R = 89.00' L = 38.88' T = 19.76'
12. Δ = 55°42'41" R = 25.00' L = 24.31' T = 13.21'
13. Δ = 31°06'07" R = 88.00' L = 47.77' T = 24.49'
14. Δ = 90°10'45" R = 61.00' L = 96.01' T = 61.19'
15. Δ = 22°35'31" R = 88.00' L = 34.69' T = 17.58'
16. Δ = 112°33'11" R = 25.00' L = 49.11' T = 37.45
17. Δ = 98°33'55" R = 5.00' L = 8.60' T = 5.81'
18. Δ = 09°10'52" R = 89.00' L = 14.26' T = 7.15'
19. Δ = 98°33'55" R = 5.00' L = 8.60' T = 5.81'
20. Δ = 12°05'50" R = 47.00' L = 9.92' T = 4.98'
21. Δ = 196°14'42" R = 13.00' L = 44.53' T = 91.09'
22. Δ = 12°05'50" R = 47.00' L = 9.92' T = 4.98'

CURVE DATA – DESCRIBES CENTERLINE

1. Δ = 06°37'52" RT. R = 1000.00' L = 115.74' T = 57.93'
2. Δ = 89°49'15" LT. R = 75.00' L = 117.58' L = 74.77
3. Δ = 90°10'45" LT. R = 75.00' L = 118.04' T = 75.24'

AS BUILT INFORMATION
CONTRACTOR Sundance DATE 10/99
WORK STAKED BY ALS DATE 4/00
INSPECTOR'S ACCEPTANCE BY MGA DATE 4/00
FIELD VERIFICATION BY ALS DATE 4/00
DRAWINGS CORRECTED BY MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18" A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5305.0 FEET

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DONALD E. HOELZER NEW MEXICO 7967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	8/99
DRAWN BY	MJR	8/99
CHECKED BY	DMG	8/99

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

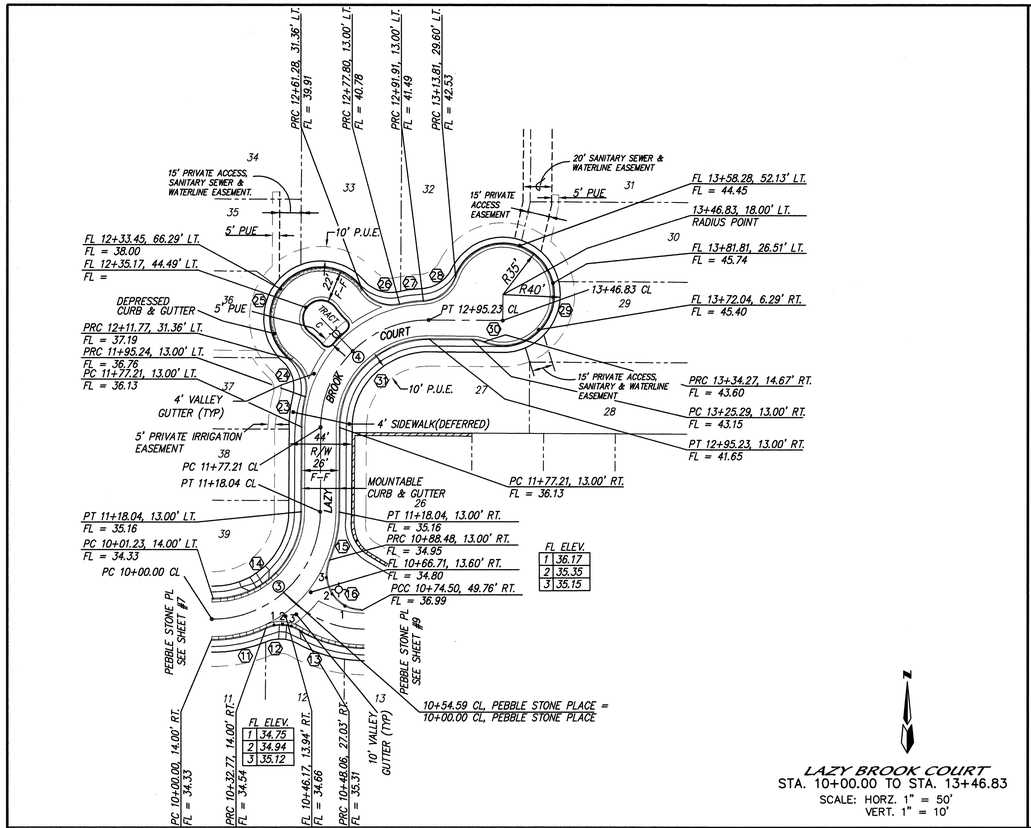
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOK ESTATES PAVING IMPROVEMENTS SUNNY BROOK ST.

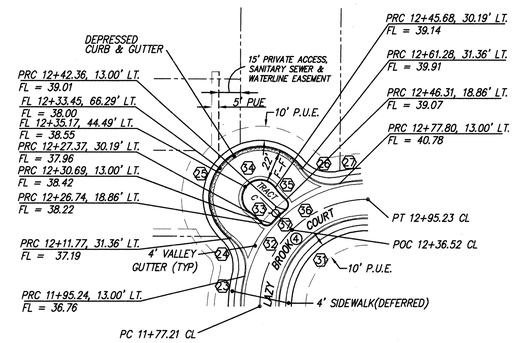
DESIGN REVIEW COMMITTEE: APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED JAN - 5 2000 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 627281 | ZONE MAP NO. C-19-Z | SHEET 7 OF 18

SCANNED BY MESA REPRO
F:\DATA\DWGS\99JOBS\9050SCH\9050PP1A.DWG Sat Nov 13 10:20:13 1999 Plotted by Mike



LAZY BROOK COURT
STA. 10+00.00 TO STA. 13+46.83
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



LAZY BROOK COURT
TRACT C - ISLAND
STA. 10+00.00 TO STA. 13+46.83
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

CURVE DATA – DESCRIBES FACE OF CURB

(11) Δ = 25°01'58"
R = 89.00'
L = 38.88'
T = 19.76'

(12) Δ = 55°42'41"
R = 25.00'
L = 24.31'
T = 13.21'

(13) Δ = 31°06'07"
R = 88.00'
L = 47.77'
T = 24.49'

(14) Δ = 90°10'45"
R = 61.00'
L = 96.01'
T = 61.19'

(15) Δ = 22°35'31"
R = 88.00'
L = 34.69'
T = 17.58'

(16) Δ = 112°33'11"
R = 25.00'
L = 49.11'
T = 37.45

(23) Δ = 13°46'38"
R = 88.00'
L = 21.16'
T = 10.63'

(24) Δ = 68°23'12"
R = 25.00'
L = 29.84'
T = 16.99'

(25) Δ = 199°50'42"
R = 35.00'
L = 122.08'
T = 200.08'

(26) Δ = 68°23'12"
R = 25.00'
L = 29.84'
T = 16.99'

(27) Δ = 10°46'27"
R = 88.00'
L = 16.55'
T = 8.30'

(28) Δ = 68°06'03"
R = 25.00'
L = 29.71'
T = 16.89'

(29) Δ = 271°40'50"
R = 35.00'
L = 165.96'
T = N/A

(30) Δ = 21°02'22"
R = 25.00'
L = 9.18'
T = 4.64'

(31) Δ = 90°09'48"
R = 62.00'
L = 97.57'
T = 62.18'

(32) Δ = 98°25'07"
R = 5.00'
L = 8.59'
T = 5.79'

(33) Δ = 13°53'03"
R = 47.00'
L = 11.39'
T = 5.72'

(34) Δ = 199°50'42"
R = 13.00'
L = 45.34'
T = 74.31'

(35) Δ = 13°53'03"
R = 47.00'
L = 11.39'
T = 5.72'

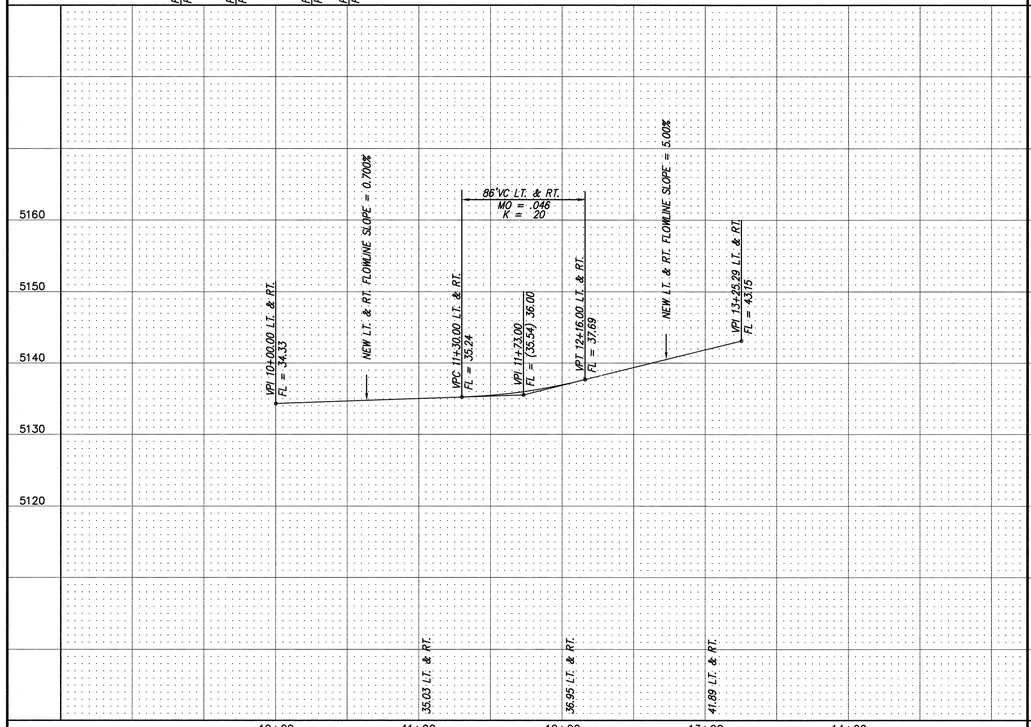
(36) Δ = 98°25'07"
R = 5.00'
L = 8.59'
T = 5.79'

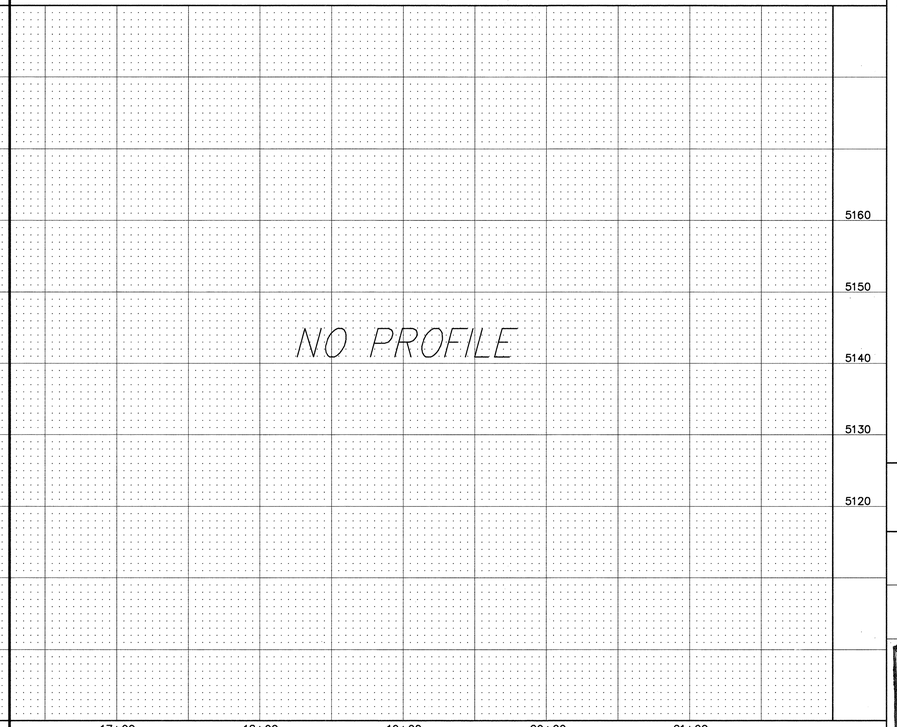
(37) Δ = 08°54'49"
R = 88.00'
L = 13.69'
T = 6.89'

CURVE DATA – DESCRIBES CENTERLINE

(3) Δ = 90°10'45" LT.
R = 75.00'
L = 118.04'
T = 75.24'

(4) Δ = 90°09'48" LT.
R = 75.00'
L = 118.02'
T = 75.21'





AS BUILT INFORMATION
CONTRACTOR: Sundance DATE 10/99
WORK STAKED BY: ALS DATE 4/00
INSPECTOR'S ACCEPTANCE BY: MGA DATE 4/00
FIELD VERIFICATION BY: ALS DATE 4/00
DRAWINGS CORRECTED BY: MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5,305.0 FEET

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
10-15-99

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	DLH	8/99
DRAWN BY	MJR	8/99
CHECKED BY	DMG	8/99

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
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOK ESTATES
PAVING IMPROVEMENTS
LAZY BROOK COURT

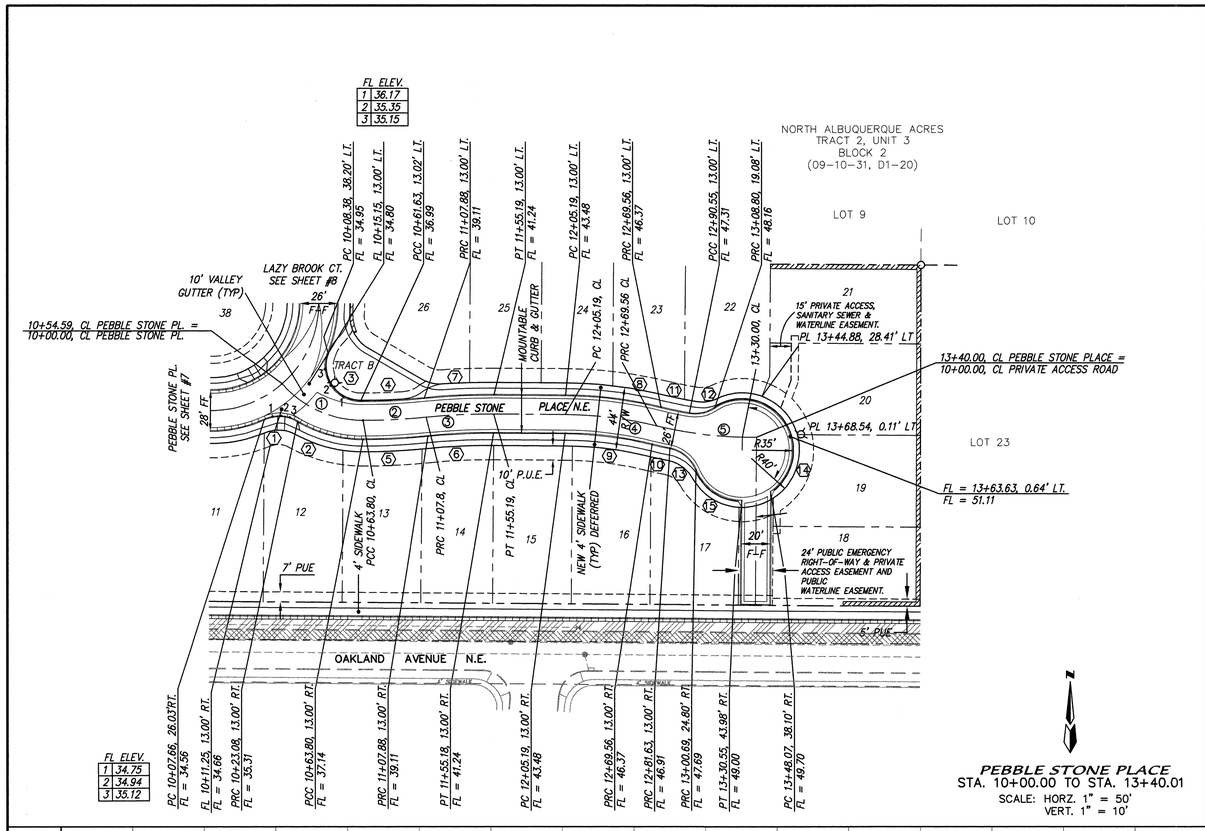
APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL JAN - 5 2000 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 627281
ZONE MAP NO. C-19-Z
SHEET 8 OF 18

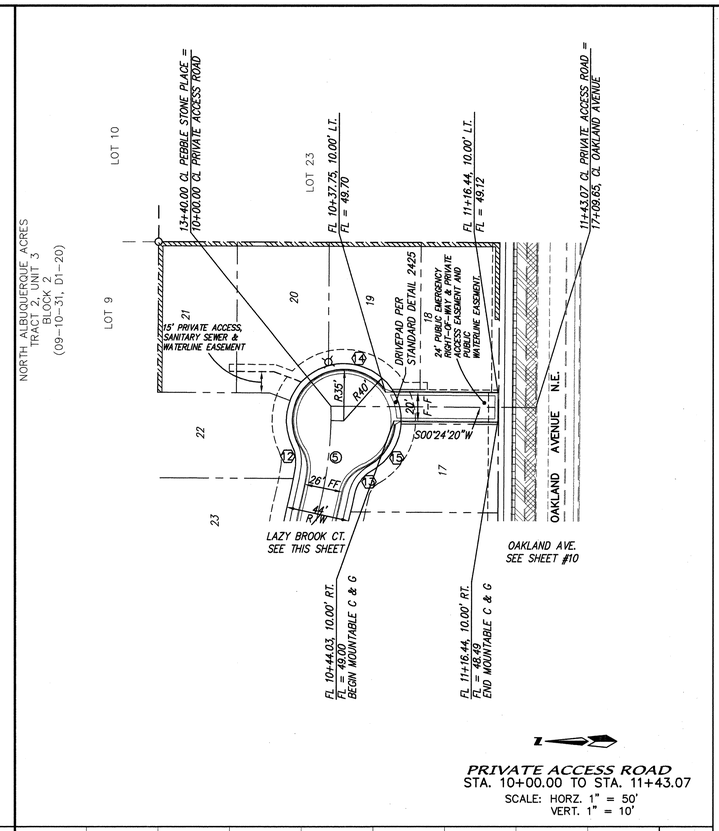
9050SCH\9050PP2A\11-11-99\MJR

SCANNED BY MESA REPRO

F:\DATA\DWGS\99JOBS\9050SCH\9050PP2A.DWG Sat Nov 13 10:19:34 1999 Plotted by Mike



PEBBLE STONE PLACE
STA. 10+00.00 TO STA. 13+40.01
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



PRIVATE ACCESS ROAD
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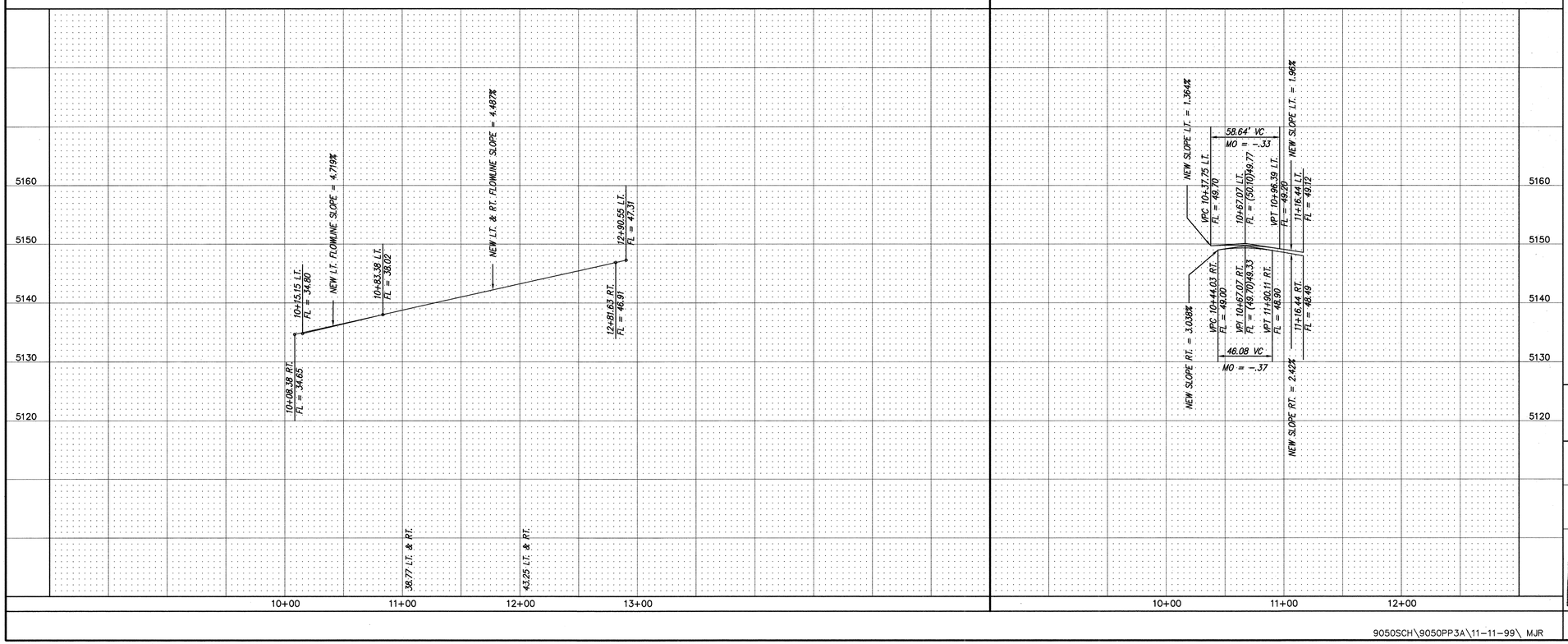
VERT. 1" = 10'



NOTES

CURVE DATA – DESCRIBES FACE OF CURB

① Δ = 55°42'41" R = 25.00' L = 24.31' T = 13.21'

② Δ = 31°06'07" R = 88.00' L = 47.77' T = 24.49'

③ Δ = 112°33'11" R = 25.00' L = 49.11' T = 37.45'

④ Δ = 06°01'10" R = 424.43' L = 44.59' T = 22.32'

⑤ Δ = 05°46'25" R = 450.43' L = 45.39' T = 22.71'

⑥ Δ = 06°11'31" R = 424.76' L = 45.90' T = 22.97'

⑦ Δ = 06°11'31" R = 450.76' L = 48.71' T = 24.38'

⑧ Δ = 13°24'44" R = 288.00' L = 67.42' T = 33.86'

⑨ Δ = 13°24'44" R = 262.00' L = 61.33' T = 30.81'

⑩ Δ = 02°30'53" R = 288.00' L = 12.64' T = 6.32'

⑪ Δ = 14°22'22" R = 262.00' L = 20.00' T = 10.00'

⑫ Δ = 42°45'54" R = 25.00' L = 18.66' T = 9.79'

⑬ Δ = 56°09'05" R = 25.00' L = 24.50' T = 13.34'

⑭ Δ = 178°53'00" R = 35.00' L = 109.27' T = N/A

⑮ Δ = 67°02'34" R = 35.00' L = 40.95' T = 23.18'

CURVE DATA – DESCRIBES CENTERLINE

① Δ = 48°58'32" LT. R = 74.64' L = 63.80' T = 33.99'

② Δ = 05°46'25" LT. R = 437.43' L = 44.08' T = 22.06'

④ Δ = 06°11'31" RT. R = 437.76' L = 47.31' T = 23.68'

⑤ Δ = 13°24'44" RT. R = 275.00' L = 64.37' T = 32.33'

⑦ Δ = 14°39'22" LT. R = 275.40' L = 70.45' T = 35.42'

AS BUILT INFORMATION
CONTRACTOR Sundance DATE 10/99
WORK STAKED BY ALS DATE 1/00
INSPECTOR'S ACCEPTANCE BY MGA DATE 1/00
FIELD VERIFICATION BY ALS DATE 4/00
DRAWINGS CORRECTED BY MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APPROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5305.0 FEET

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DUANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DLH DATE 8-99
DRAWN BY MJR DATE 8-99
CHECKED BY DMG DATE 8-99

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
ENGINEERING DEVELOPMENT GROUP

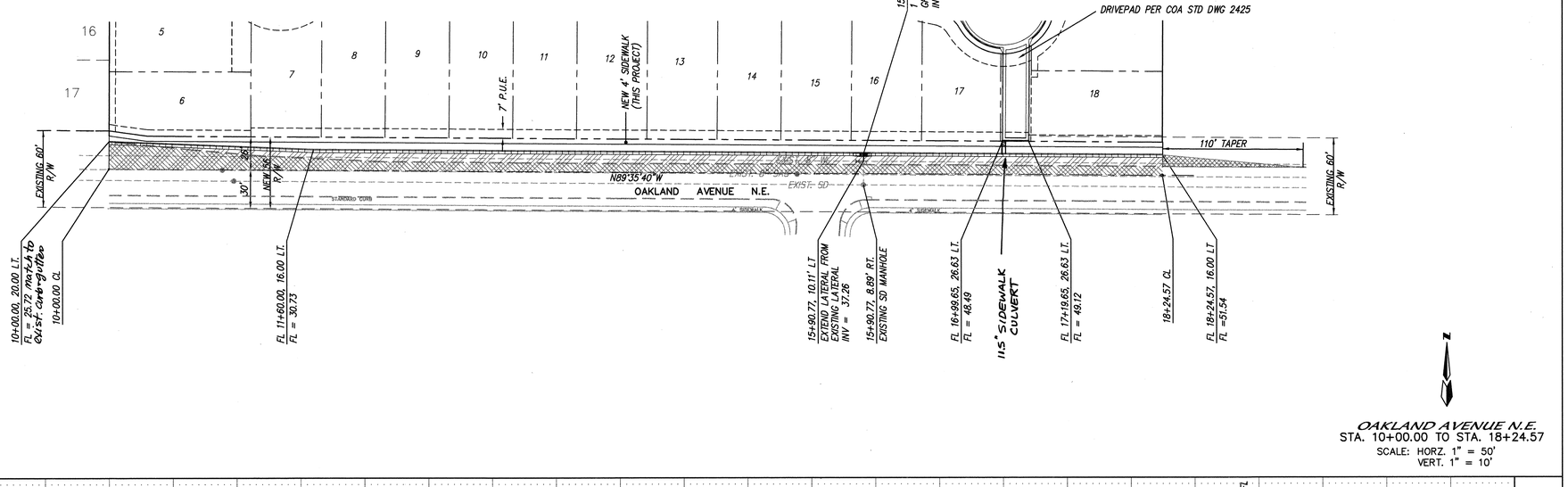
TITLE: STONEBROOKE ESTATES
PAVING IMPROVEMENTS
PEBBLE STONE PLACE & PRIVATE ACCESS ROAD

DESIGN REVIEW COMMITTEE: APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED JAN - 5 2000
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

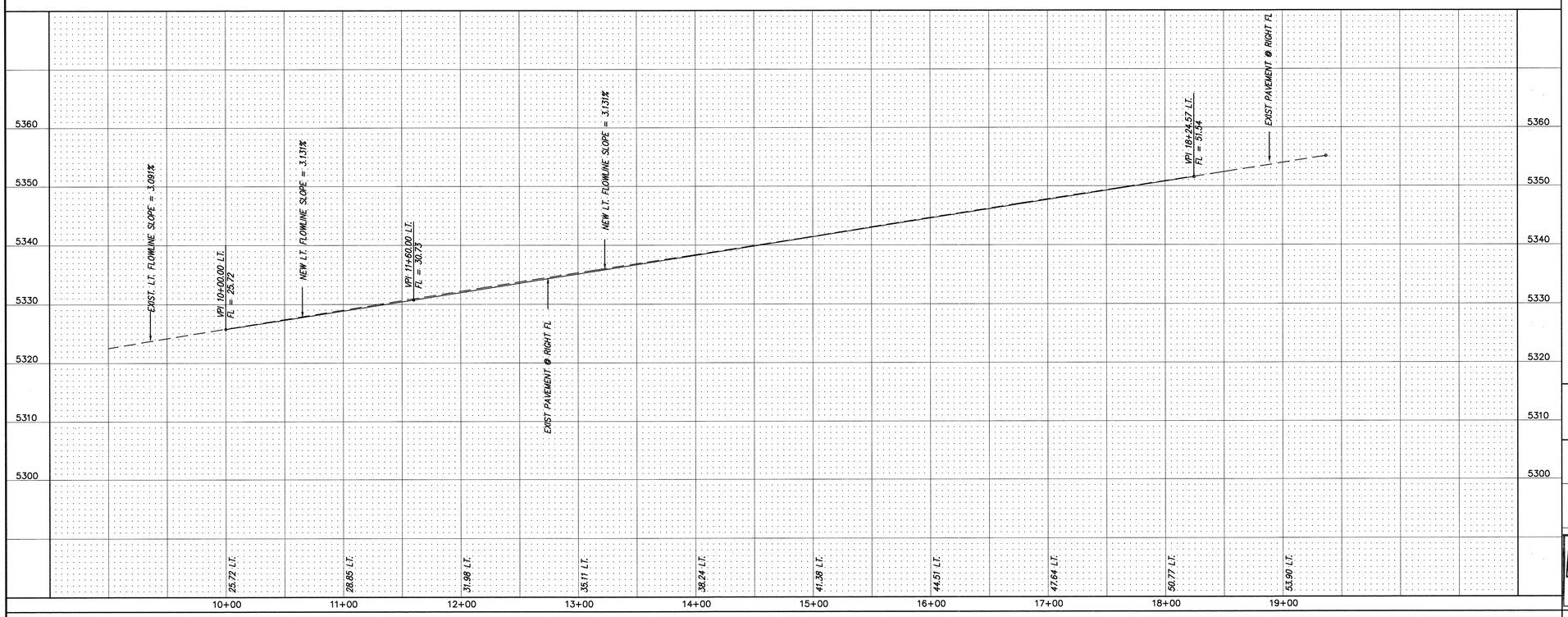
CITY PROJECT NO. 627281 | ZONE MAP NO. C-19-Z | SHEET 9 OF 18

9050SCH\9050PP3A\11-11-99\ MJR

SCANNED BY MESA REPRO
F:\DATA\DWGS\99JOBS\9050SCH\9050PP3A.DWG Sat Nov 13 09:53:23 1999 Plotted by Mike



OAKLAND AVENUE N.E.
STA. 10+00.00 TO STA. 18+24.57
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



NOTES

NEW PAVEMENT

REMOVE EXISTING PAVEMENT PAVEMENT

NEW TEMPORARY PAVEMENT

AS BUILT INFORMATION

CONTRACTOR Sundance
WORK STAKED BY ALS DATE 10-99
INSPECTOR'S ACCEPTANCE BY MGA DATE 4/00
FIELD VERIFICATION BY ALS DATE 4/00
DRAWINGS CORRECTED BY MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5305.0 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DH DATE 8/99
DRAWN BY SPS DATE 8/99
CHECKED BY DATE

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
ENGINEERING DEVELOPMENT GROUP

TITLE:
STONEBROOKE ESTATES
PAVING AND STORM DRAIN IMPROVEMENTS
OAKLAND AVENUE

DESIGN REVIEW COMMITTEE: APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL: APPROVED JAN - 5 2000 CITY ENGINEER

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

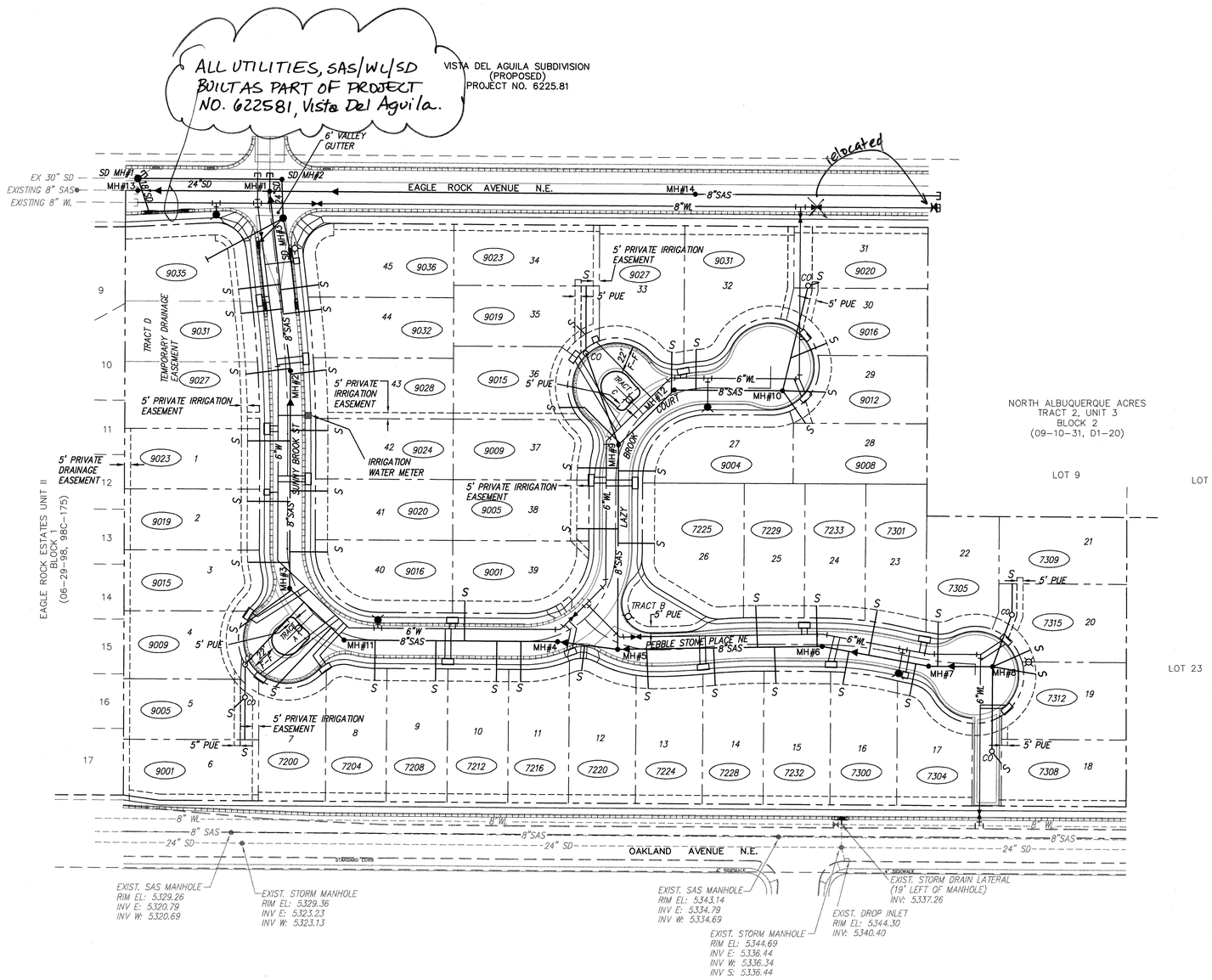
CITY PROJECT NO. 627281 | ZONE MAP NO. C-19-Z | SHEET 10 OF 18

9050SCH\9050PP4A\11-12-99/SPS MJR

SCANNED BY MESA REPRO

F:\DATA\DWGS\99JOBS\9050SCH\9050PP4A.DWG Sat Nov 13 10:10:03 1999 Plotted by Mike

SCANNED BY
MESA REPRO



LEGEND

- PROPERTY LINE
- NEW 8" STANDARD CURB
- NEW MOUNTABLE CURB
- EXIST. FIRE HYDRANT
- NEW FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- SANITARY SEWER SERVICE
- MH#10 — SANITARY SEWER MANHOLE NUMBER
- CO — SANITARY SEWER CLEAN OUT
- 19 — LOT NUMBER
- GATE VALVE
- TEE
- BEND
- DROP INLET
- 10324 — STREET ADDRESS
- NEW WATER VALVE
- EXIST. WATER VALVE

NOTES

1. ALL WATER METERS TO BE INSTALLED BEHIND CURB OR NEXT TO SIDEWALK IN CUL DE SACS AND KNUCKLES.
2. ALL VALVES TO BE LOCATED IN ASPHALT PAVING.
3. All Waterline is made of PVC pipe.

WATER SHUT-OFF PLAN FOR STONEBROOKE ESTATES (C-19)

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, FIVE (5) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. A NON-PRESSURE CONNECTION TO THE EXISTING 8" WATERLINE IN EAGLE ROCK AVENUE WILL BE MADE BY SHUTTING OFF THE 8" GATE VALVE LOCATED 450 FEET WEST OF THE STONEBROOKE ESTATES WEST PROPERTY LINE LOCATED JUST EAST OF MOONSTONE ENTRANCE ROAD IN EAGLE ROCK ESTATES.
4. A PRESSURE CONNECTION TO THE EXISTING 8" WATERLINE IN OAKLAND AVENUE WILL BE MADE FROM THE EASEMENT AT THE END OF PEBBLE STONE PLACE.

AS BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ALS DATE 8/99
INSPECTOR ACCEPTANCE MGA DATE 2/00
FIELD VERIFICATION BY ALS DATE 4/00
DRAWINGS CORRECTED BY MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5305.0 FEET

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
DANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
8-19-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN DATE 8/99
DESIGNED BY DLH
DRAWN BY SPS

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

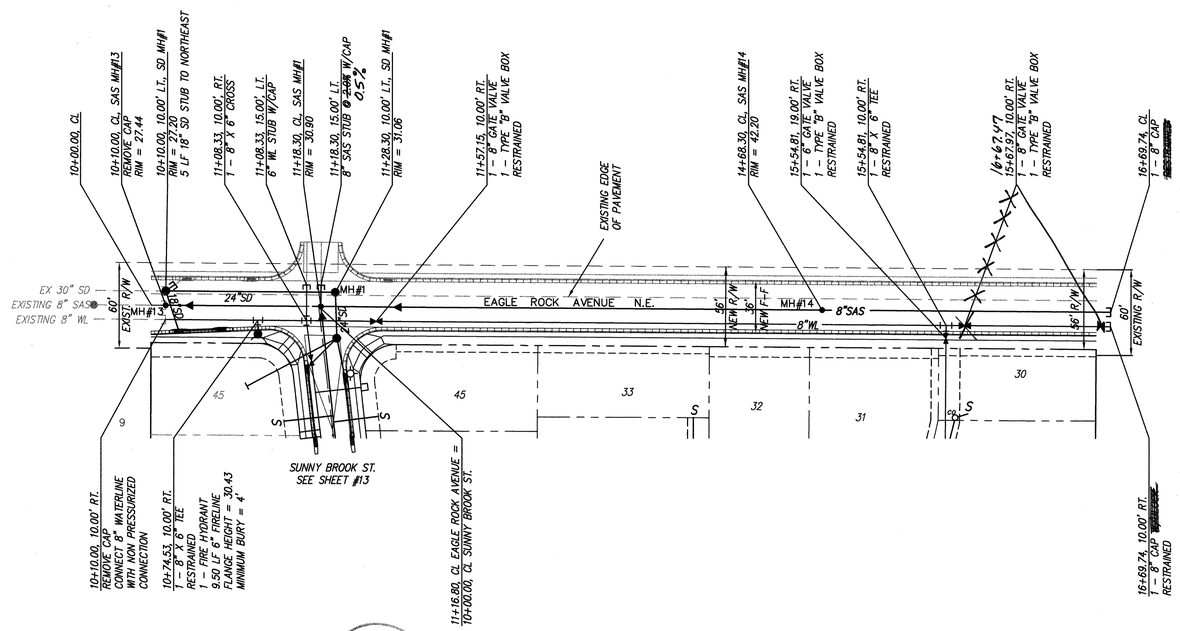
TITLE: STONEBROOKE ESTATES MASTER UTILITY PLAN

DESIGN REVIEW COMM. APPROVED DEC 20 1999
CITY ENGINEER APPROVAL APPROVED JAN - 5 2000 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
627281	C-19-Z	11	

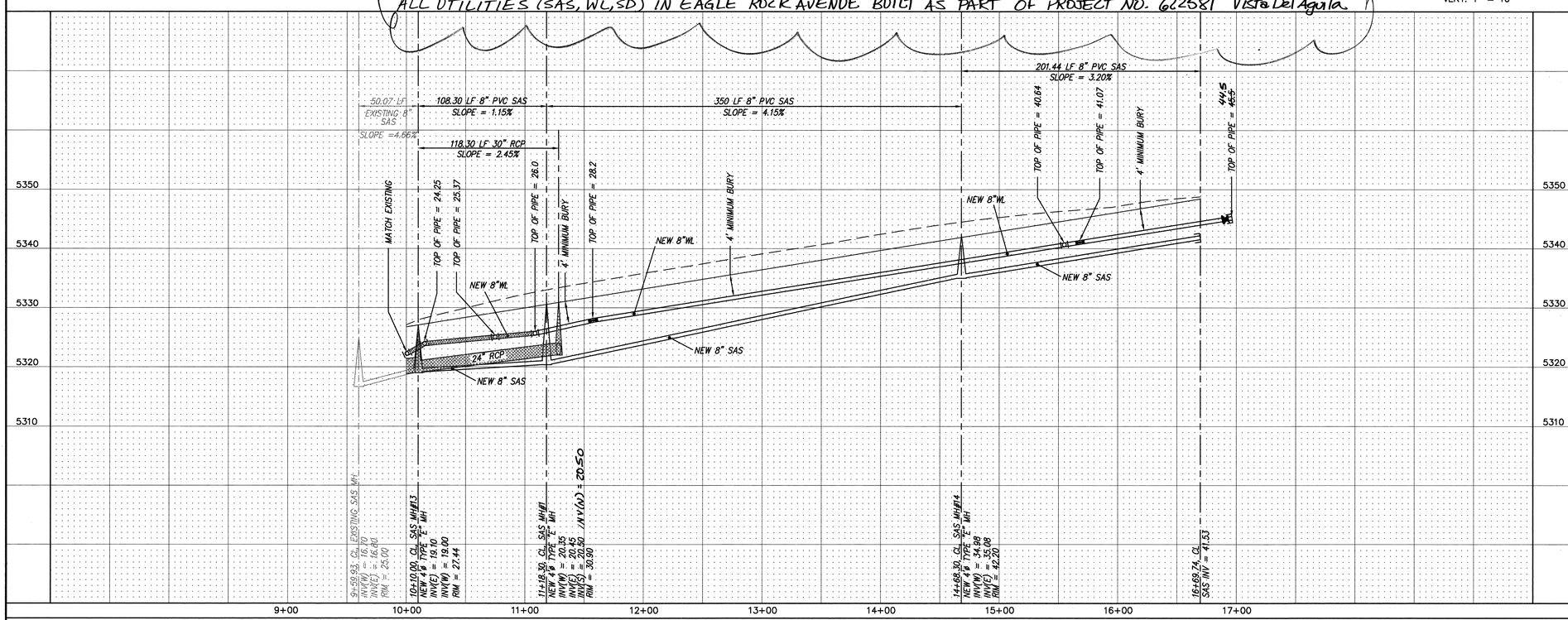
9050SCH\9050UTIL\12-02-99\ SPS MJR DLH WLV

C:\DWGS\9050SCH\9050util.dwg Thu Dec 02 08:18:08 1999 PLOTTED BY WILLIAM



ALL UTILITIES (SAS, WL, SD) IN EAGLE ROCK AVENUE BUILT AS PART OF PROJECT NO. 622581 Vista Del Aguila

EAGLE ROCK AVENUE
STA. 10+00.00 TO STA. 16+69.74
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



9050SCH\9050UT-4\11-15-99\ MJR

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

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 LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
8" X 6"	25'	33'

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
10"x10"x10"	–	–
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'

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
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOKE ESTATES UTILITY IMPROVEMENTS EAGLE ROCK AVENUE

APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL JAN - 5 2000 CITY ENGINEER

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
627281	C-19-Z	12	18

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APPROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5,305.0 FEET

AS BUILT INFORMATION

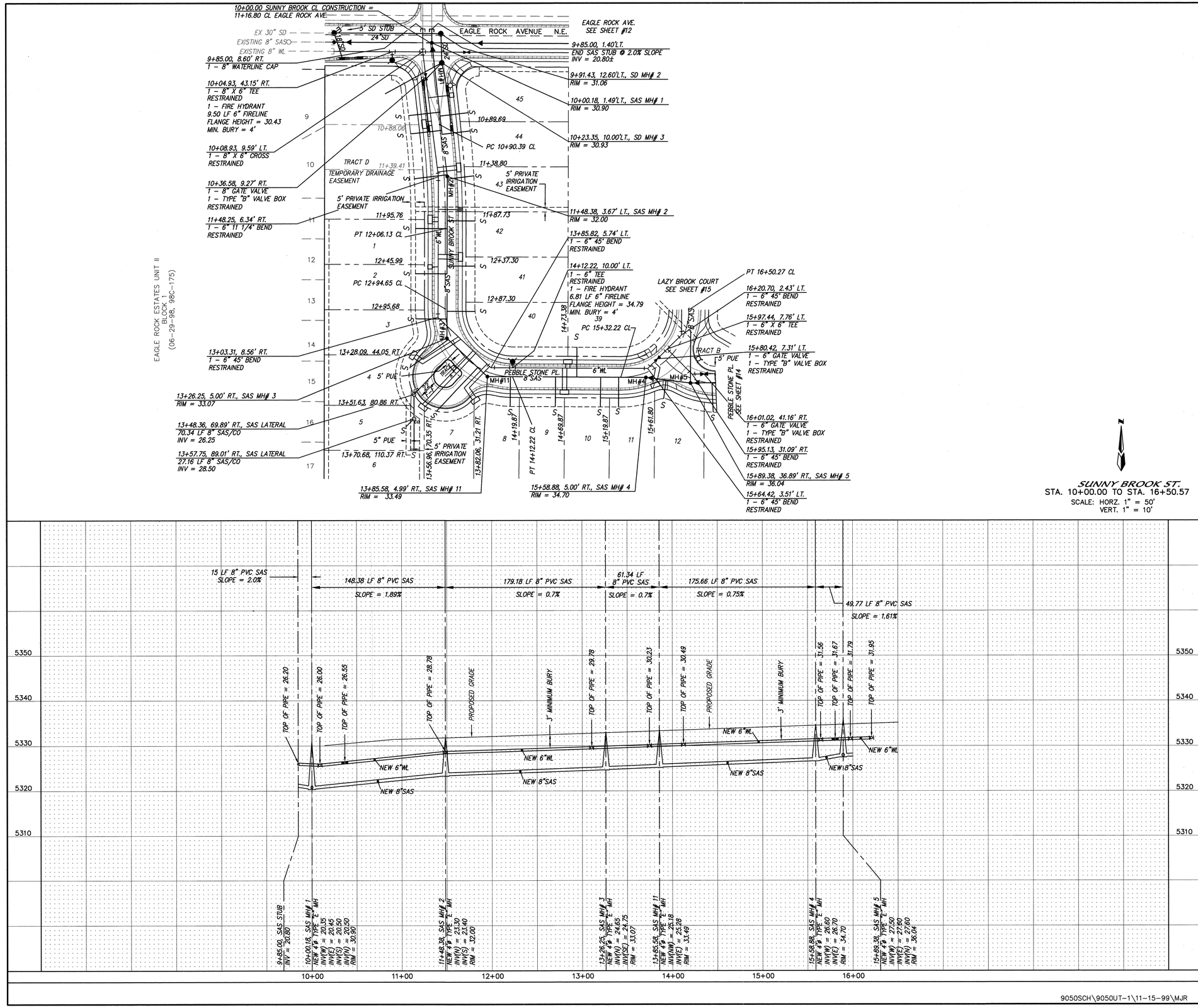
CONTRACTOR	Sundance	
WORK STAKED BY	ALS	DATE 10/99
INSPECTOR'S ACCEPTANCE BY	MGA	DATE 4/00
FIELD VERIFICATION BY	ALS	DATE 4/00
DRAWINGS CORRECTED BY	MGA	DATE 4/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

ENGINEER'S SEAL
DUANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	9/99
DRAWN BY	MJR	9/99
CHECKED BY	DMG	9/99

SCANNED BY MESA REPRO
F:\DATA\DWGS\99\DBS\9050SCH\9050UT-4.dwg Mon Nov 15 15:55:31 1999 Plotted by Mike



9050SCH\9050UT-1\11-15-99\MJR

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

SANITARY SEWER SERVICES

LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
1	12+05.76	27.81	35.00
2	12+55.99	28.11	35.00
3	13+02.54	28.40	34.40
4	13+33.57	28.55	52.26
5	13+57.46, 101.57R	29.18	1
6	13+66.92, 116.58R	29.18	1
7	13+64.54, 66.45R	28.88	66.70
8	14+10.59	29.15	32.97
9	14+59.87	29.50	33.00
10	15+09.87	29.85	33.00
11	15+29.87	29.99	33.00
39	14+83.35	29.66	33.00
40	12+99.39	28.35	33.00
41	12+47.30	28.06	31.00
42	11+97.58	27.76	30.96
43	11+49.15	27.47	29.57
44	11+00.58	27.17	31.59
45	10+80.79	27.05	31.63
	10+76.83	26.88	34.38
	10+97.19	27.34	35.39
	11+49.08	27.47	35.21

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 LENGTHS FOR REDUCERS (FT.)

PIPE SIZE	LARGE SIDE	SMALL SIDE
8" X 6"	25'	33'

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
10"x10"x10"	–	–
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'

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
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOKE ESTATES UTILITY IMPROVEMENTS SUNNY BROOK ST.

DESIGN REVIEW COMMITTEE: APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL: APPROVED JAN - 5 2000 CITY ENGINEER

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

AS BUILT INFORMATION
CONTRACTOR Sundance DATE 10-99
WORK STAKED BY ALS DATE 11-99
INSPECTOR'S ACCEPTANCE BY MGA DATE 11-99
FIELD VERIFICATION BY ALS DATE 11-99
DRAWINGS CORRECTED BY MGA DATE 11-99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5,305.0 FEET

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
DUANE HOELZER NEW MEXICO 13967 PROFESSIONAL ENGINEER REGISTERED
11-15-99

REMARKS
REVISIONS
NO. | DATE | BY

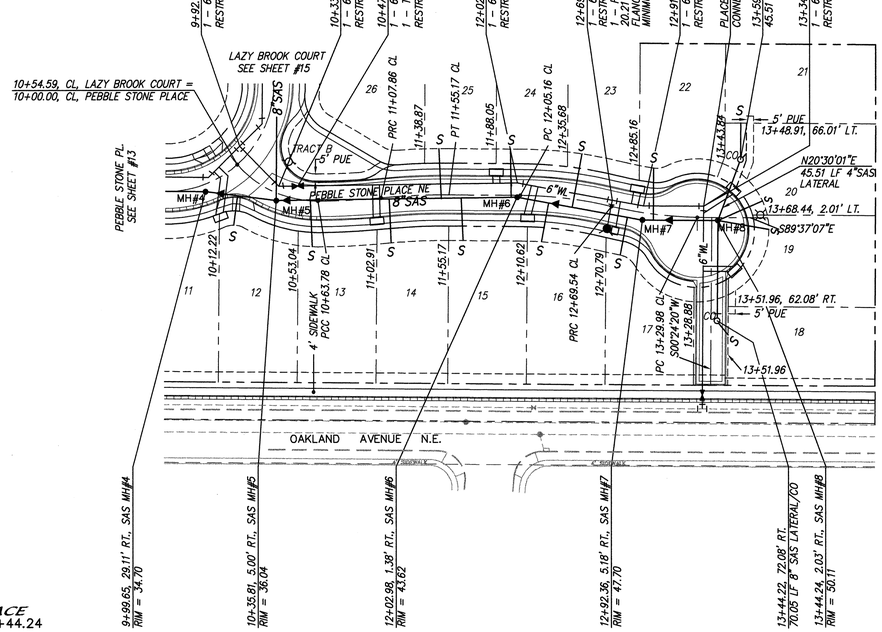
		DATE
DESIGNED BY	DLH	9/99
DRAWN BY	MJR	9/99
CHECKED BY	DMG	9/99

CITY PROJECT NO. 627281 | ZONE MAP NO. C-19-Z | SHEET 13 OF 18

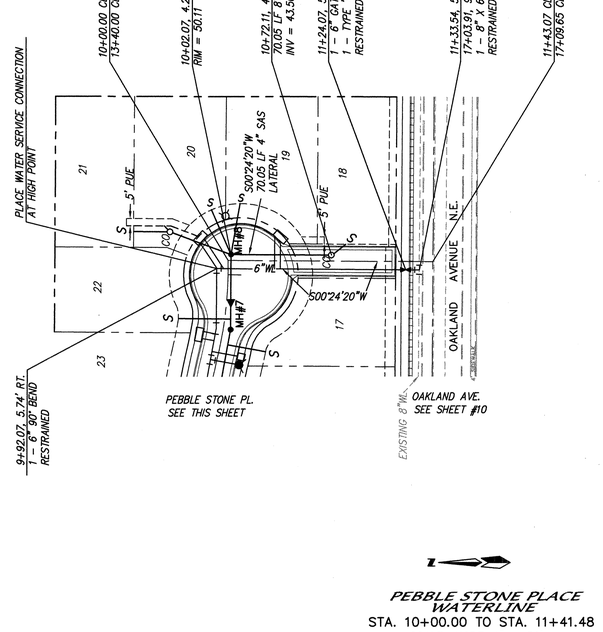
SCANNED BY MESA REPRO

F:\DATA\DWGS\99JOBS\9050SCH\9050UT-1.DWG Mon Nov 15 16:46:25 1999 Plotted by Mike

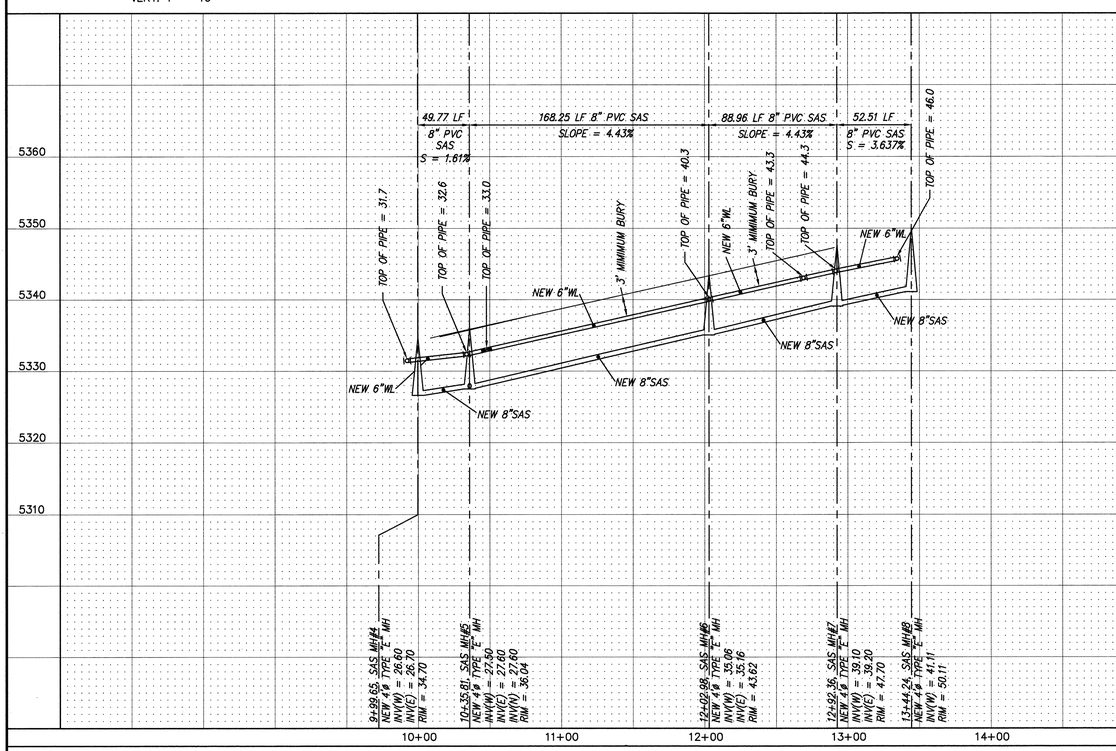
SCANNED BY
MESA REPRO

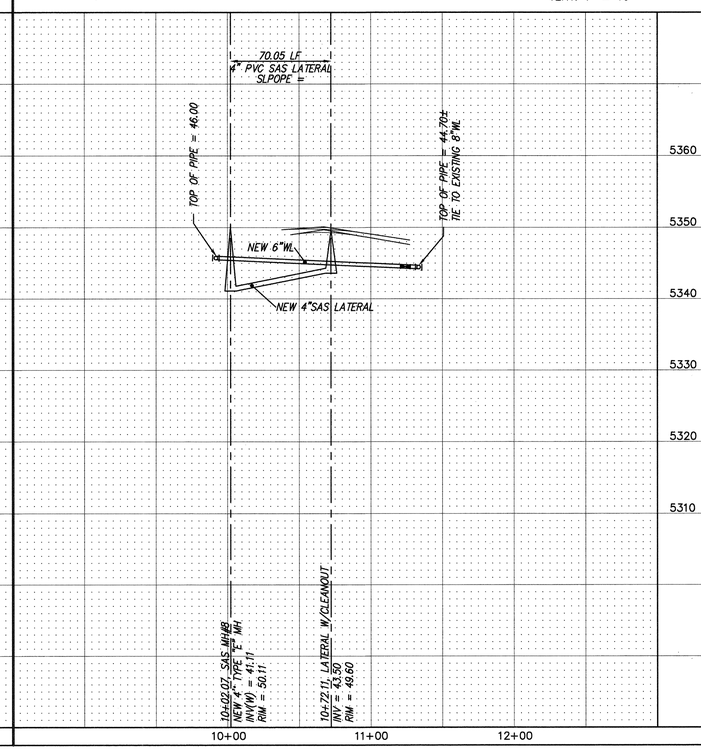


PEBBLE STONE PLACE
STA. 10+00.00 TO STA. 13+44.24
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



PEBBLE STONE PLACE
WATERLINE
STA. 10+00.00 TO STA. 11+41.48
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'





9050SCH\9050UT-3\11-22-99\ MJR

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

SANITARY SEWER SERVICES

	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
	12	10+20.99	30.49	20.82
	13	10+60.95	32.34	32.66
	14	11+11.93	34.63	30.75
	15	11+65.17	37.01	29.74
	16	12+22.17	39.57	27.59
	17	12+82.10	42.24	26.89
	18	13+51.96, 82.08'R	45.08	12.14
	19	13+79.97, 7.99'R	46.50	36.22
	20	13+75.40, 12.01'L	46.50	34.14
	21	13+59.91, 66.01'L	46.50	25.31
	22	12+94.60	42.80	36.48
	23	12+43.71	40.54	40.59
	24	11+98.05	38.50	37.64
	25	11+48.54	36.27	34.99

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 LENGTHS FOR REDUCERS (FT.)

PIPE SIZE	LARGE SIDE	SMALL SIDE
8" X 6"	25'	33'

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
10"x10"x10"	–	–
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'

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

AS BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ALS DATE 9/99
INSPECTOR'S ACCEPTANCE BY MGA DATE 4/00
FIELD VERIFICATION BY ALS DATE 4/00
DRAWINGS CORRECTED BY MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5,905.0 FEET

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DANIEL HOELZER
NEW MEXICO
15157
REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	9/99
DRAWN BY	MJR	9/99
CHECKED BY	DMG	9/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOKE ESTATES
UTILITY IMPROVEMENTS
PEBBLE STONE PLACE

DESIGN REVIEW COMMITTEE: APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: JAN - 5 2000
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 627281 | ZONE MAP NO. C-19-Z | SHEET 14 OF 18

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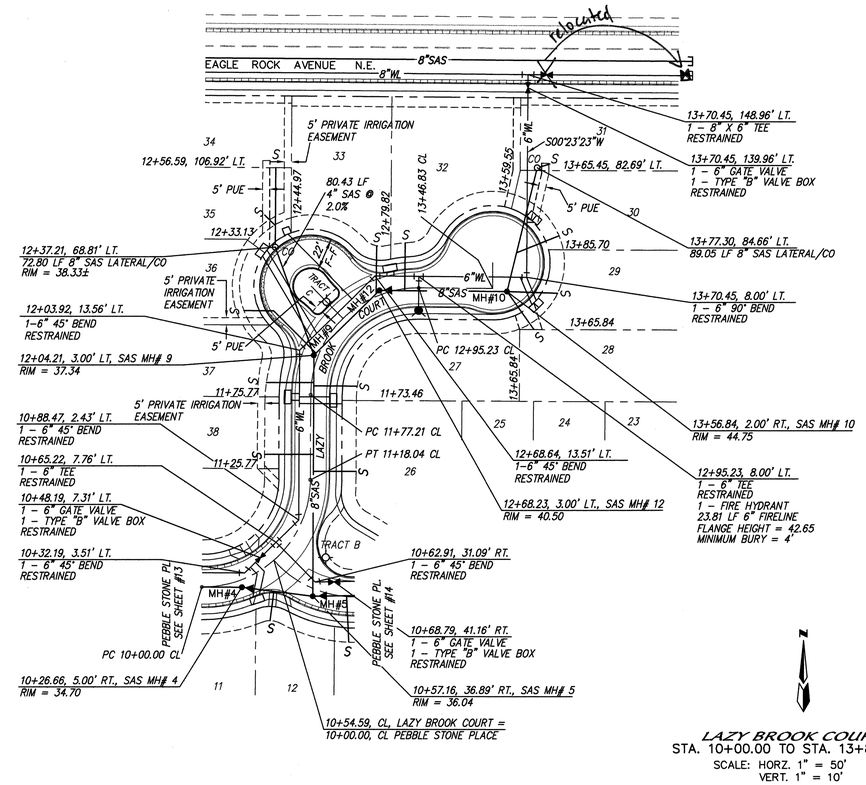
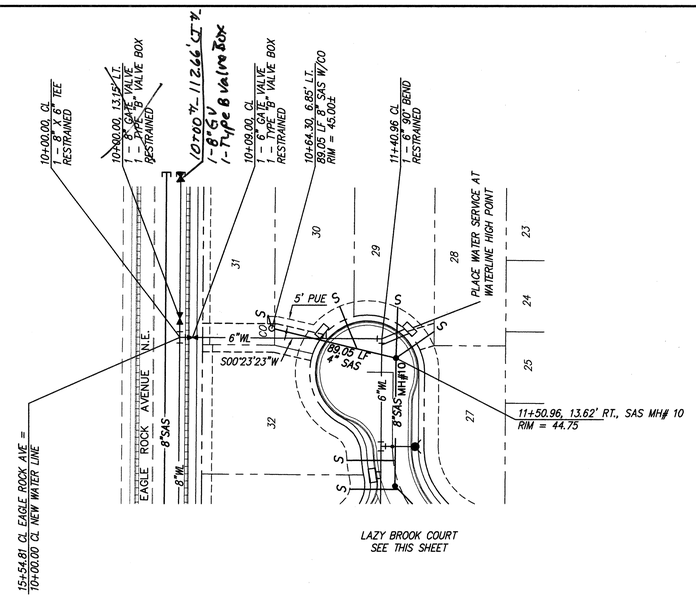


LAZY BROOK COURT
STA. 10+00.00 TO STA. 13+85.70
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



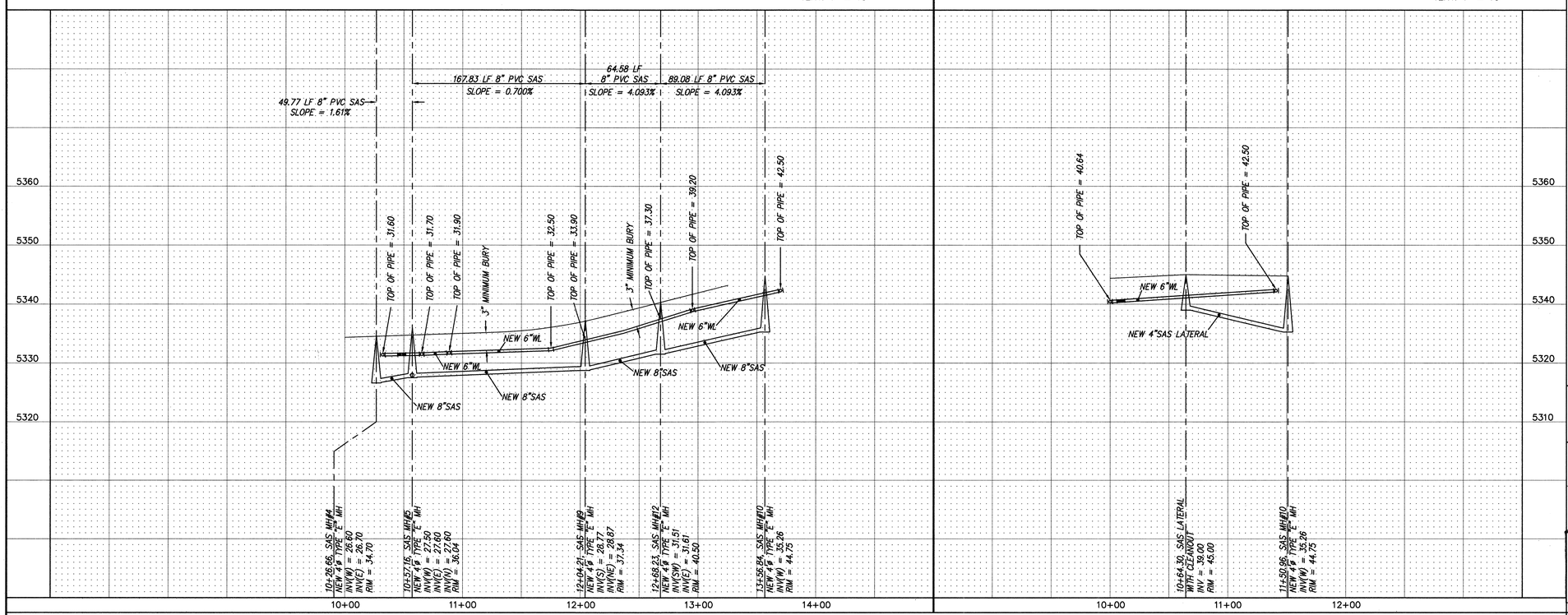
LAZY BROOK COURT WATERLINE
STA. 10+00.00 TO STA. 11+40.96
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

SANITARY SEWER SERVICES

LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
26	11+24.06	30.52	30.00
27	11+88.15	31.93	30.46
28	13+75.84, 28.57R	41.09	32.67
29	13+92.25, 2.91R	40.83	35.43
30	13+92.89, 37.47L	41.07	32.09
31	13+86.19, 87.31L	40.00	7.27
32	12+88.36	36.64	33.55
33	12+74.37	35.81	33.63
34	12+52.75, 112.56L	34.54	55.39
35	12+41.87, 90.40L	34.50	10.54
36	12+10.79	33.00	62.66
37	11+83.25	31.50	33.00
38	11+35.77	30.50	34.00



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 LENGTHS FOR REDUCERS (FT.)

PIPE SIZE	LARGE SIDE	SMALL SIDE
8" X 6"	25'	33'

RESTRAINED JOINT LENGTH FOR TEES (FT.)

PIPE SIZE	RUN	BRANCH
10"x10"x10"	–	–
8"x8"x6"	7'	5'
6"x6"x6"	10'	2'

dmg 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
ENGINEERING DEVELOPMENT GROUP

TITLE: STONEBROOKE ESTATES UTILITY IMPROVEMENTS LAZY BROOK COURT

APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE

APPROVED JAN - 5 2000 CITY ENGINEER

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
627281	C-19-Z	15	18

AS BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ALS DATE 10/99
INSPECTORS ACCEPTANCE BY MGA DATE 11/00
FINAL VERIFICATION BY ALS DATE 11/00
DRAWINGS CORRECTED BY MGA DATE 11/00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APPROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5,305.0 FEET

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DUANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DLH DATE 9/99
DRAWN BY MJR DATE 9/99
CHECKED BY DMG DATE 9/99

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

9050SCH\9050UT-2\12-02-99\MJR WLV

SCANNED BY MESA REPRO
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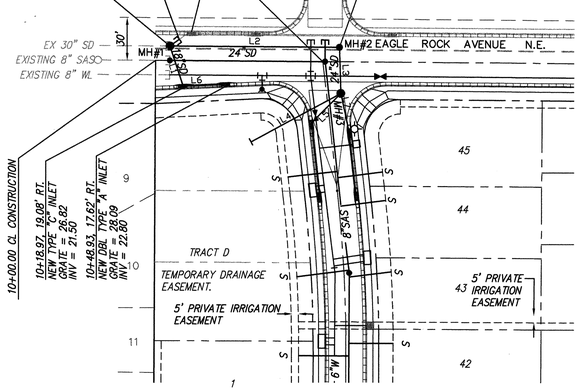
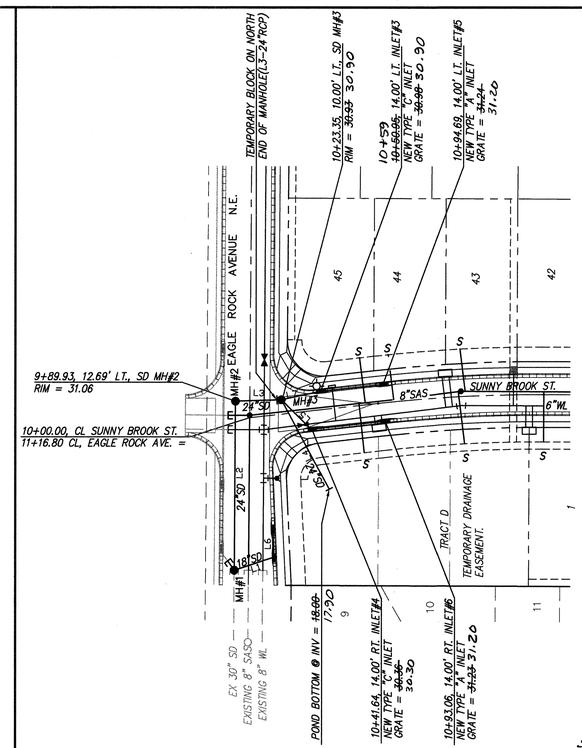


LINE TABLE		
LINE	LENGTH	BEARING
L1	28.05	N18°15'36"W
L2	118.30	N89°36'37"W
L3	32.02	N01°44'23"W
L4	71.03	S61°45'26"W
L5	29.19	S44°47'16"W
L6	24.00	N87°35'11"E
L7	27.73	N12°05'50"W

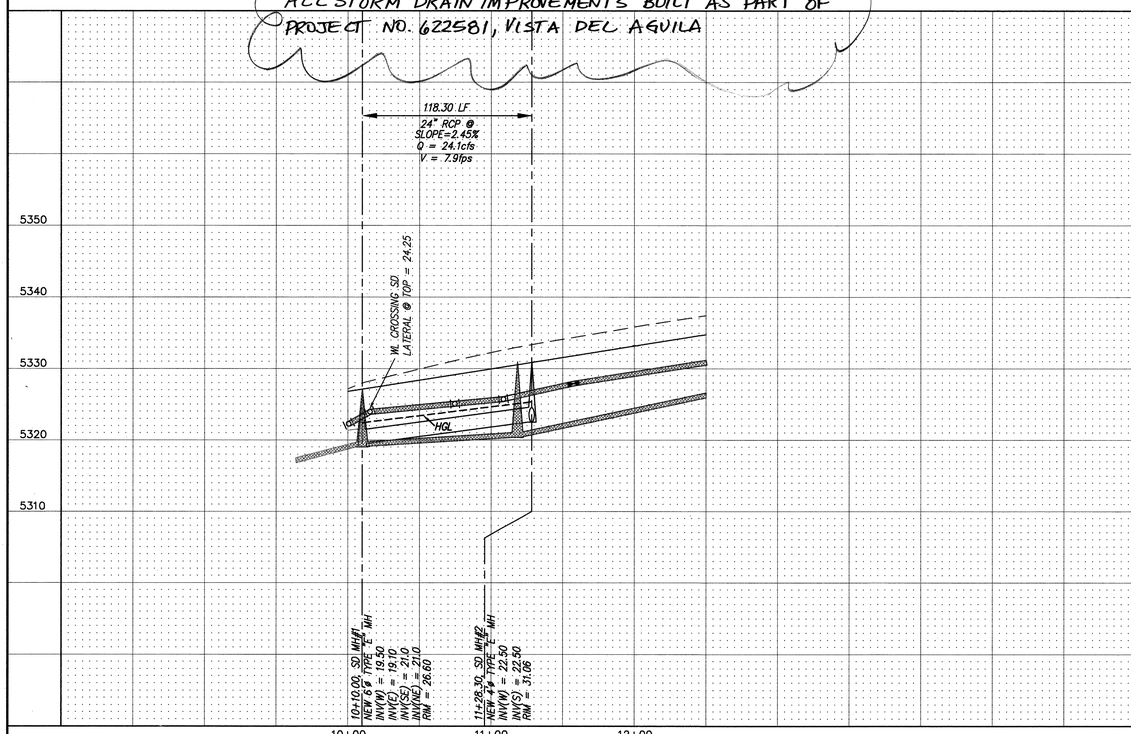
STORM DRAIN
EAGLE ROCK AVE.
STA. 10+00.00 TO STA. 12+92.07
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



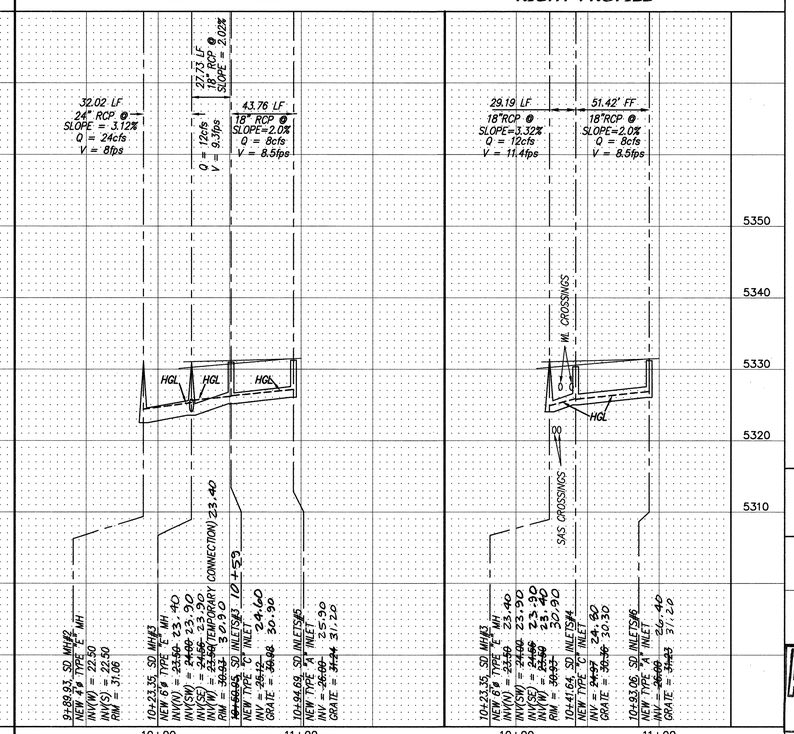
STORM DRAIN
SUNNY BROOK ST.
STA. 10+00.00 TO STA. 12+24.43
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

ALL STORM DRAIN IMPROVEMENTS BUILT AS PART OF PROJECT NO. 622581, VISTA DEL AGUILA

LEFT PROFILE



RIGHT PROFILE



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

AS BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: ALS DATE 10-98
INSPECTOR'S ACCEPTANCE BY: MGA DATE 4/00
FIELD VERIFICATION BY: ALS DATE 4/00
DRAWINGS CORRECTED BY: MGA DATE 4/00
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
CITY OF ALBUQUERQUE OF CONTROL MONUMENT "11-C18"
A STANDARD ALUMINUM CAP SET IN A 2 1/2" PIPE, LOCATED APPROXIMATELY 265 FEET NORTH OF THE CENTERLINE OF EAGLE ROCK AVE. AND 32 FEET WEST OF THE CENTER LINE OF LOUISIANA BLVD
ELEVATION 5,305.0 FEET

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
DUANE HOELLER NEW MEXICO 10987 REGISTERED PROFESSIONAL ENGINEER
11-15-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: DLH DATE 9/99
DRAWN BY: MJR DATE 9/99
CHECKED BY: DATE

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
ENGINEERING DEVELOPMENT GROUP

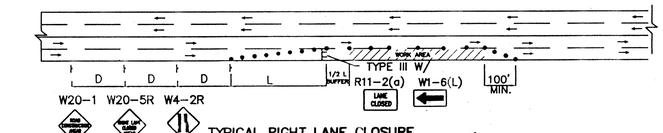
TITLE:
STONE BROOKE ESTATES STORM DRAIN IMPROVEMENTS

APPROVED DEC 20 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL APPROV JAN - 5 2000 CITY ENGINEE
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

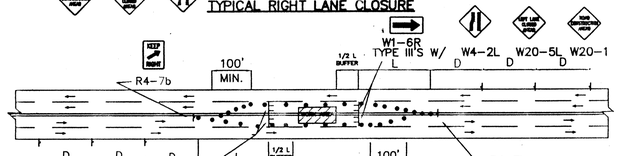
CITY PROJECT NO. 627281
ZONE MAP NO. C-19-Z
SHEET 16 OF 18

9050SCH\9050SD-1\11-15-99\MJR

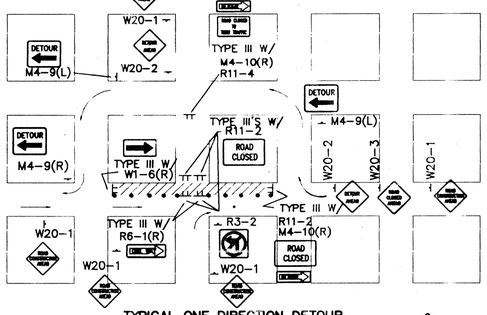
SCANNED BY MESA REPRO
F:\DATA\DWGS\99\JOBS\9050SCH\9050sd-1.dwg Mon Nov 15 15:54:26 1999 Plotted by Mike



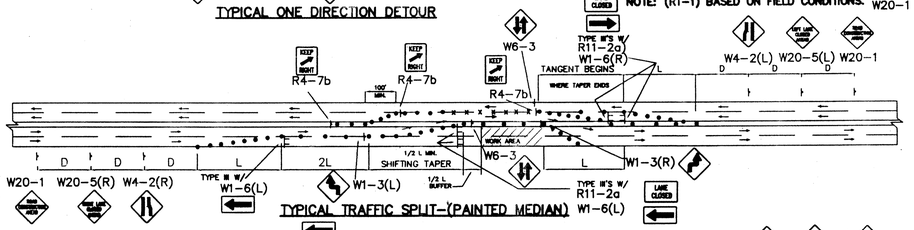
TYPICAL RIGHT LANE CLOSURE



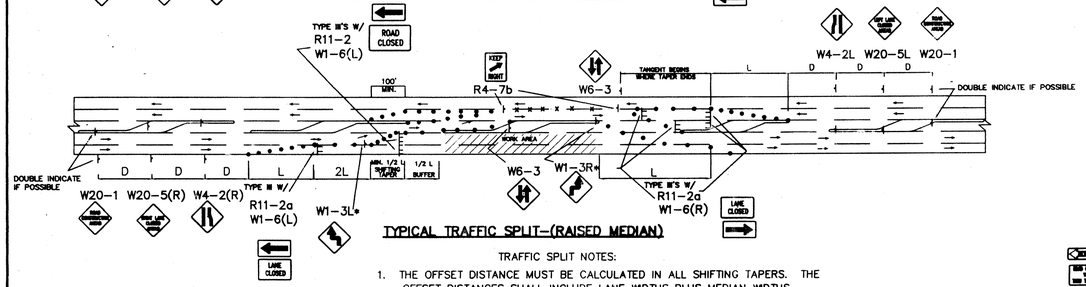
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



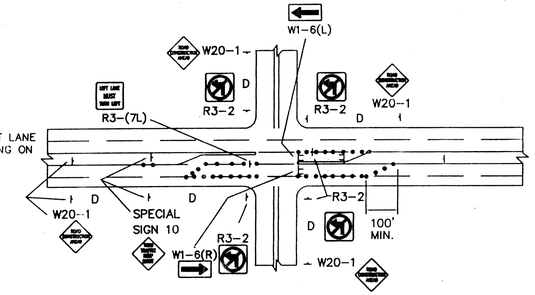
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

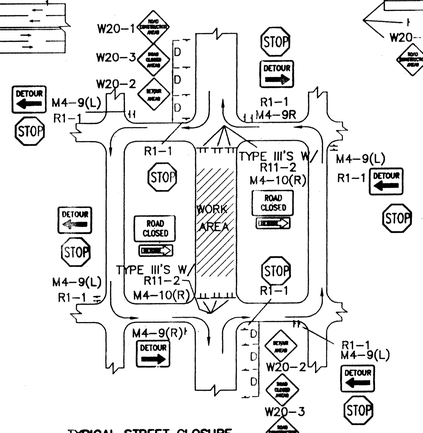
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L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



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

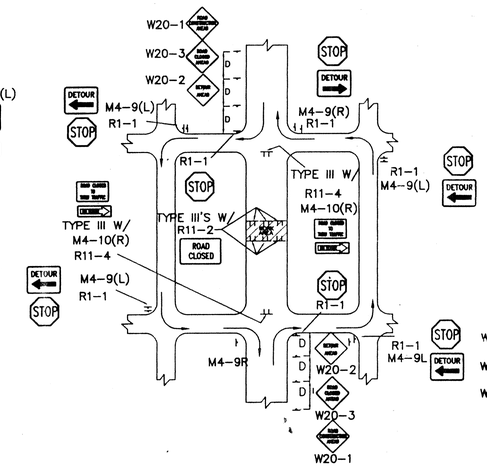
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION



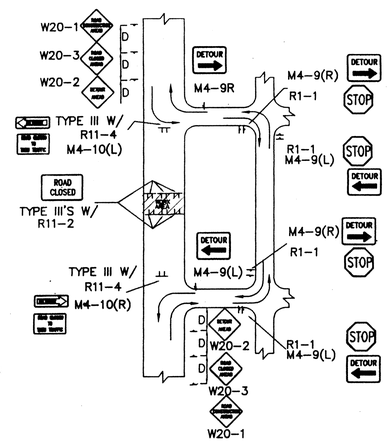
TYPICAL STREET CLOSURE

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



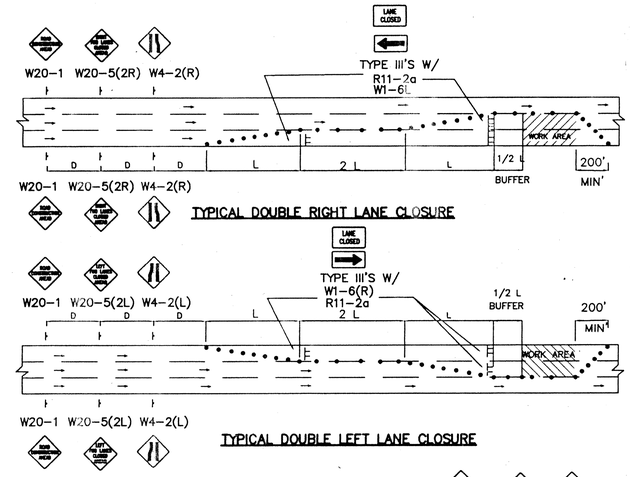
TYPICAL MID-BLOCK CLOSURE

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



TYPICAL STREET CLOSURE

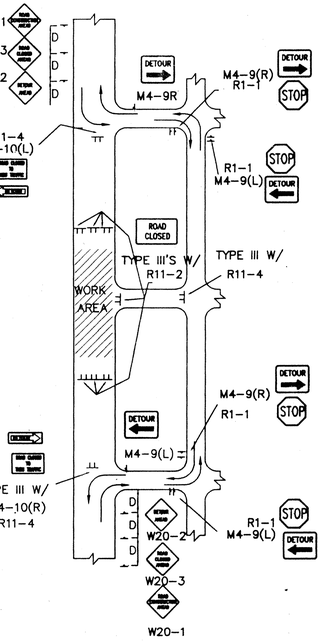
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL DOUBLE RIGHT LANE CLOSURE

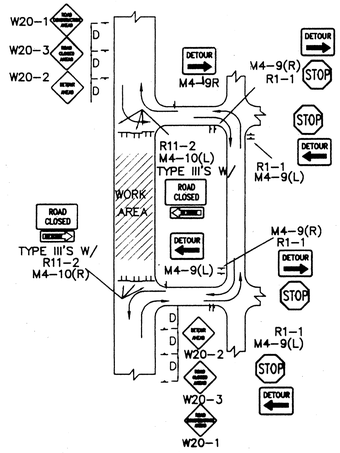
TYPICAL DOUBLE LEFT LANE CLOSURE

TYPICAL FLAGGING OPERATION



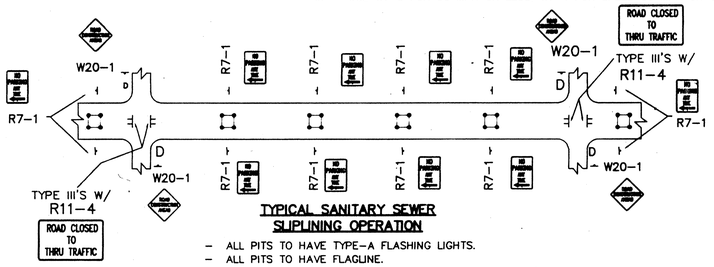
TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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



TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

GENERAL NOTE:

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

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

SCANNED BY MESA REPRO

CTCSTND2.DWG

AS BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY ALS DATE 10/97
INSPECTOR'S ACCEPTANCE BY McA DATE 4/98
FIELD VERIFICATION BY ALS DATE 4/98
DRAWINGS CORRECTED BY McA DATE 4/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	9/2497	REVISED GENERAL NOTE	J.D.L.

REVISIONS

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
CDA Standard				

PROJECT NO. 627281 | MAP NO. C-19 | SHEET 17 OF 18

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 24HOUR PER DAY BASIS UNTIL COMPLETED. △1

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.

△2 19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

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

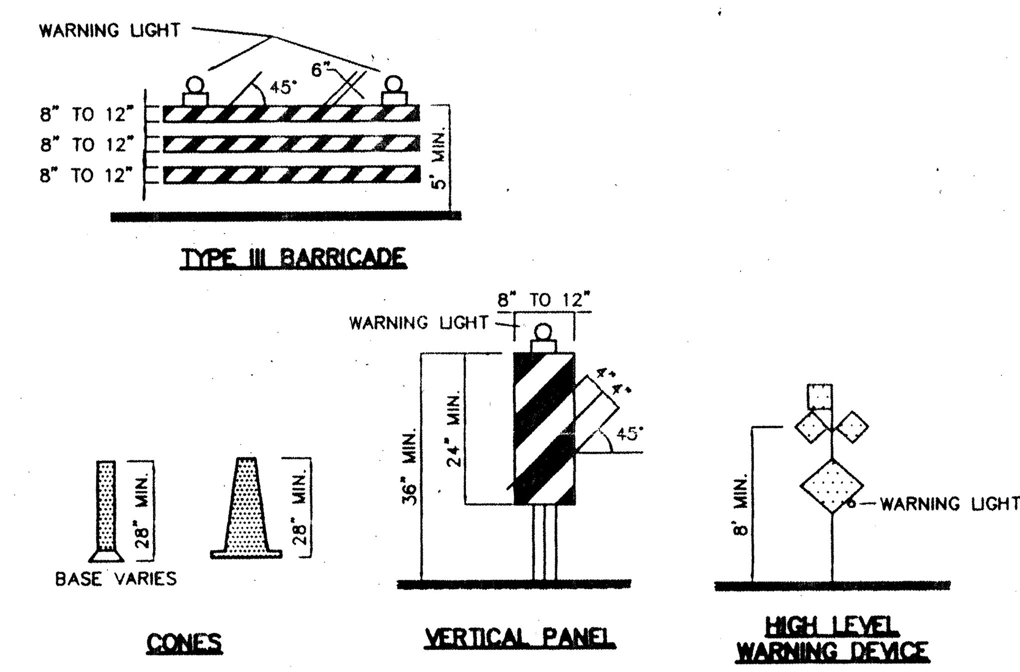
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

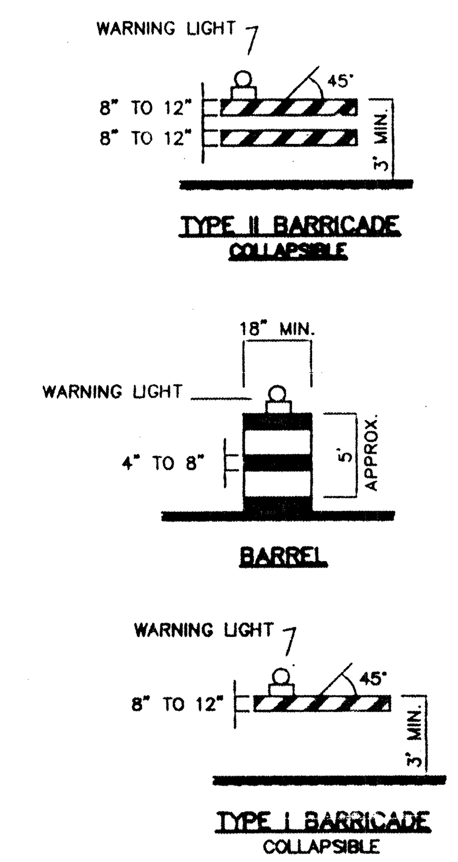
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

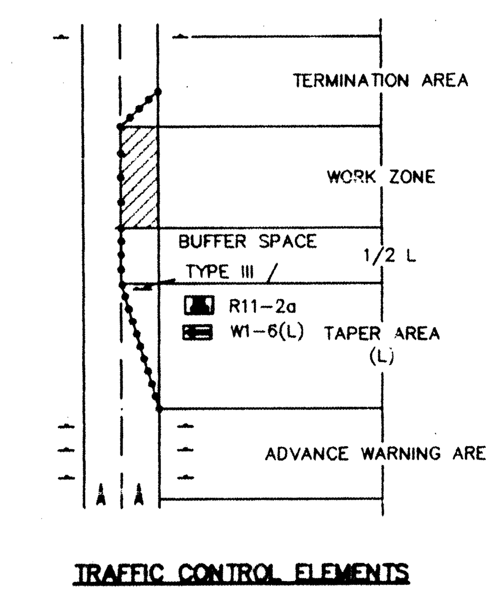
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. △3

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. △4







TRAFFIC CONTROL ELEMENTS

LEGEND

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

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

TAPER REQUIREMENTS

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

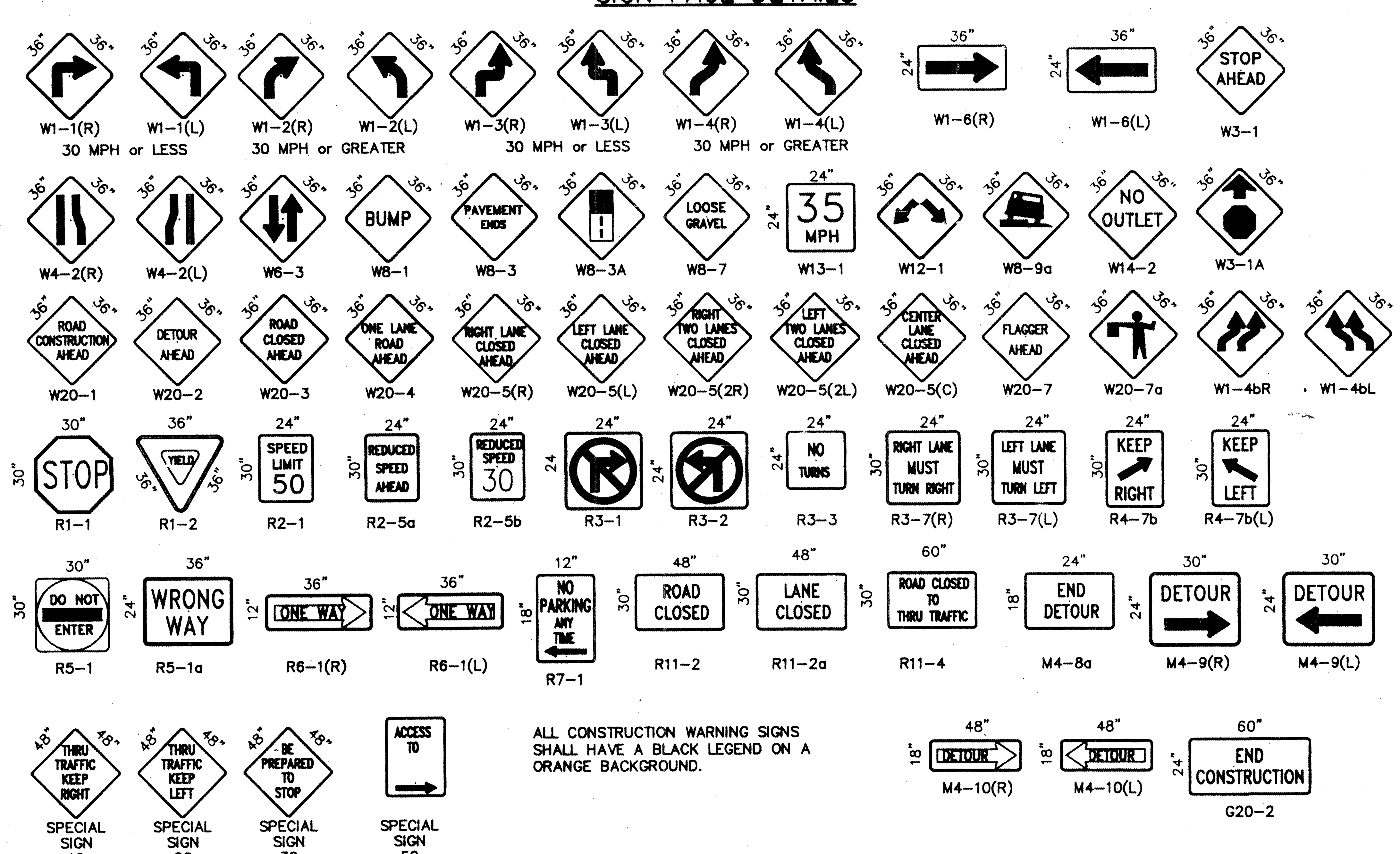
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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

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

SIGN FACE DETAILS



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

AS BUILT INFORMATION	
CONTRACTOR	Sundance DATE 10/99
WORK STAKED BY	ALS DATE 4/00
INSPECTOR'S ACCEPTANCE BY	MGA DATE 4/00
FIELD VERIFICATION BY	ALS DATE 4/00
DRAWINGS CORRECTED BY	MGA DATE 4/00
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	City Inspector R. Rutledge

BENCH MARKS

SURVEY INFORMATION — FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL: RICARDO B. ROYBAL, NEW MEXICO, REGISTERED PROFESSIONAL ENGINEER, 1/30/98

REVISIONS

NO.	DATE	REMARKS	BY
△4	9/25/97	ADD NOTE NO. 27	J.D.L.
△3	9/24/97	REVISED NOTE NO. 26	J.D.L.
△2	9/24/97	REVISED NOTE NO.19	J.D.L.
△1	9/24/97	REVISED NOTE NO. 11	J.D.L.

DESIGN
DESIGNED BY — DATE
DRAWN BY C.O.A. STANDARDS — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE MO./DAY/YR.	MO./DAY/YR.
COA Standard			

PROJECT NO. 627281 | MAP NO. C-19 | SHEET 18 OF 18

SCANNED BY MESA REPRO

CTCSTND1.DWG