

PUBLIC IMPROVEMENT PLANS
FOR
LAS CASITAS DEL RIO SUBDIVISION
ALBUQUERQUE, NEW MEXICO

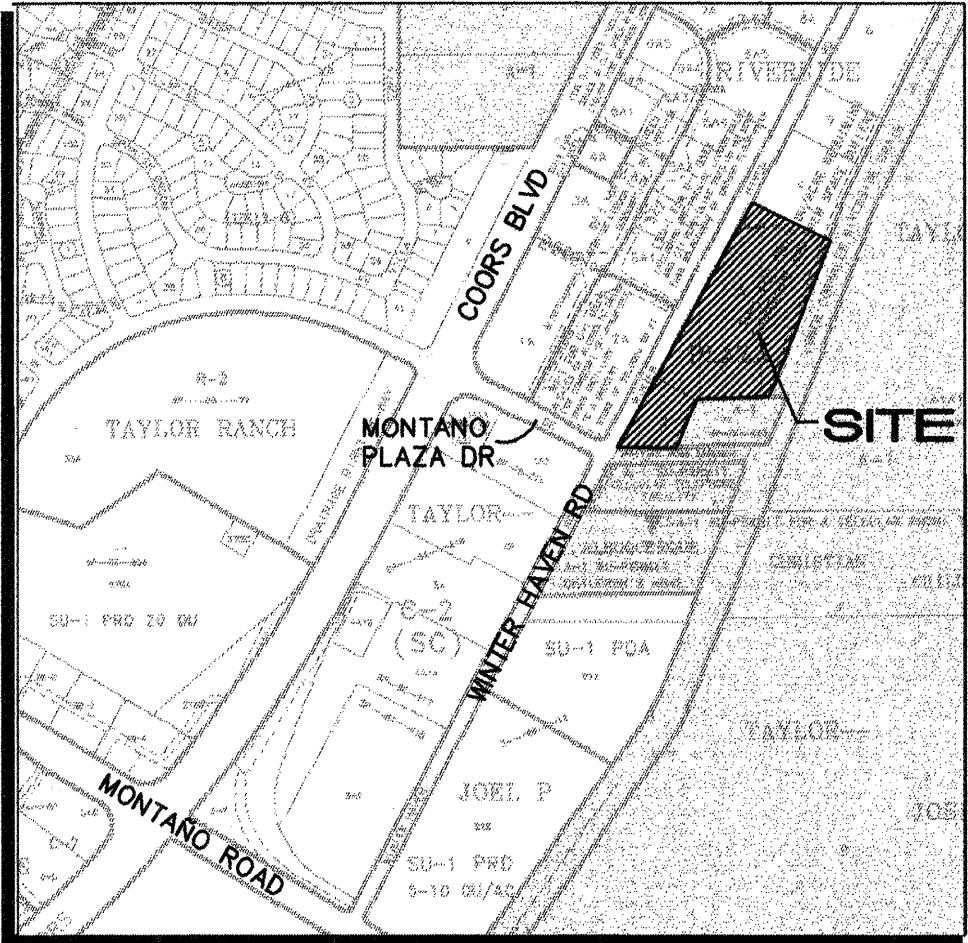
DECEMBER 2001

PREPARED FOR:
THE STROSNIDER COMPANY
6121 INDIAN SCHOOL RD NE, STE 275
ALBUQUERQUE, NM 87110

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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VICINITY MAP

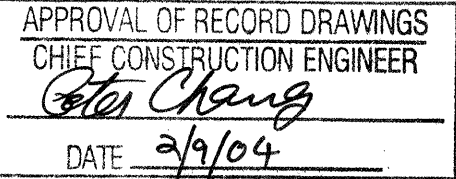
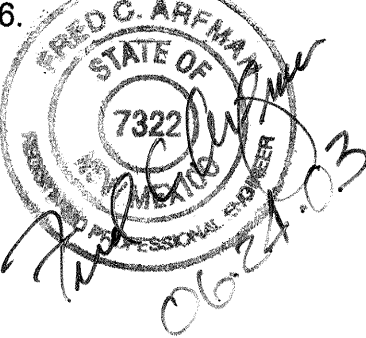
GENERAL NOTES

- 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 AMENDED WITH UPDATE NO. 6.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATION SERVICE, NM ONE CALL SYSTEM @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- 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.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

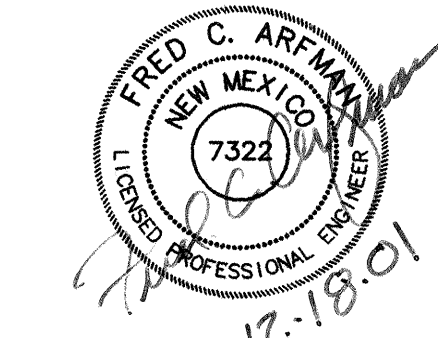
I, Fred C. Arfman, NMPE No. 7322 of the firm of Isaacson & Arfman, P.A. a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person 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 Surveys Southwest, Ltd., NMPS No. 8686.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 16 17 18 19 20 21 22 23 24 25

DRB NO. 1001277

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
178CVR.DWG 12/10/01



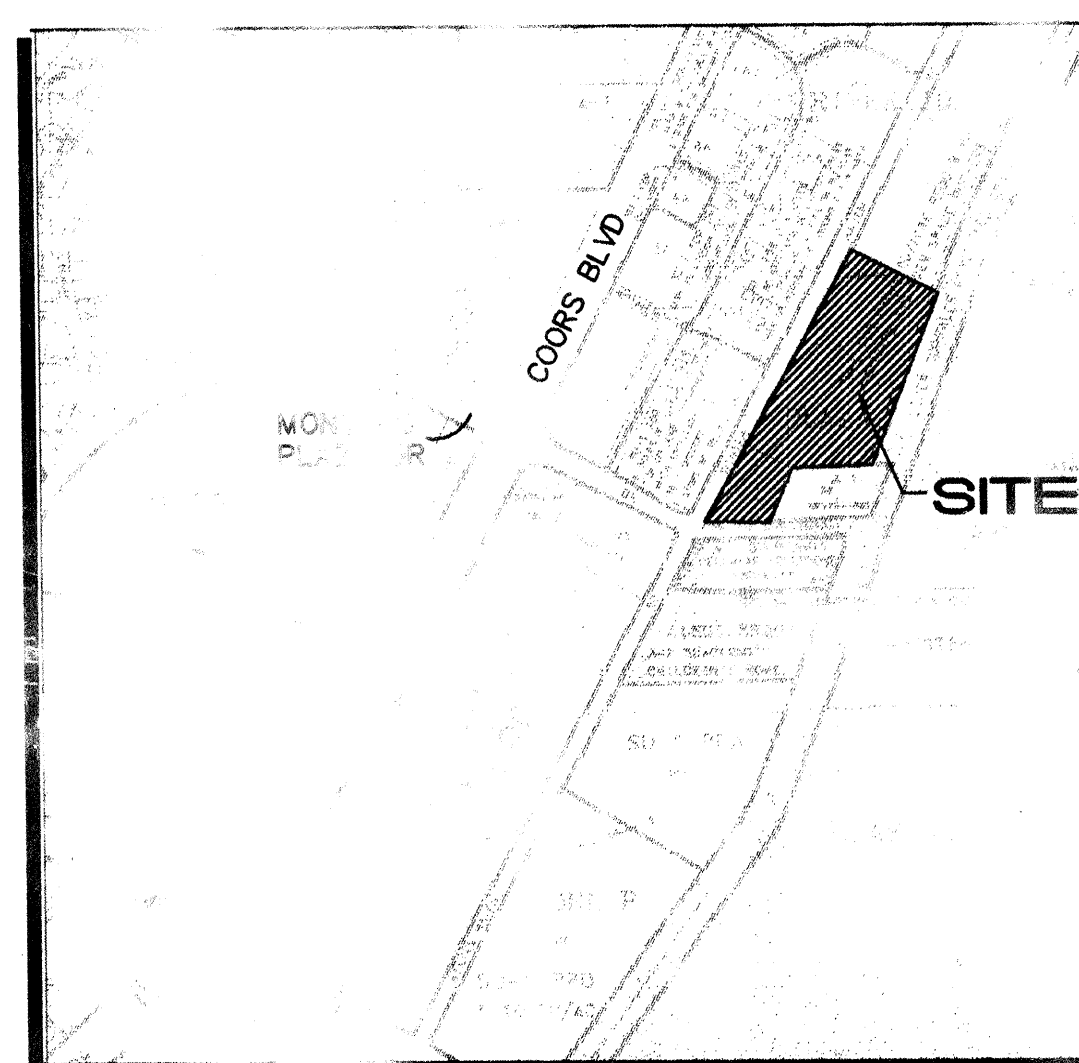
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	*****		
		DRC Chairman		[Signature]		1-7-02	APPROVED FOR CONSTRUCTION		
		Transportation		[Signature]		1-7-02			
		Water/Wastewater		[Signature]		1-07-2002			
		Hydrology		[Signature]		1-7-02			
		AMAFCA		[Signature]		1-7-02			
		Constr. Mngmt.		[Signature]			[Signature] 2-19-02 City Engineer Date		
		Constr. Coord.		[Signature]		1-7-02			
		City Project No.		678181			Sheet 1 Of 16		

PRELIMINARY PLAN FOR
LAS CASTAÑAS DEL RIO

BEING A REPLAT OF LOTS 2 & 3,
RIVERSIDE PLAZA

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2001



INSET MAP

LEGEND

- FOUND 5/8" REBAR (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

LEGAL DESCRIPTION

LOTS NUMBERED TWO (2) AND THREE(3) OF RIVERSIDE PLAZA, AS THE SAME IS SHOWN ON THE PLAT ENTITLED "LOTS 2 THRU 6 AND TRACTS 1 THRU 8, RIVERSIDE PLAZA", WITHIN SECTION 25, TOWNSHIP 11 NORTH RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.

ACS BENCHMARK

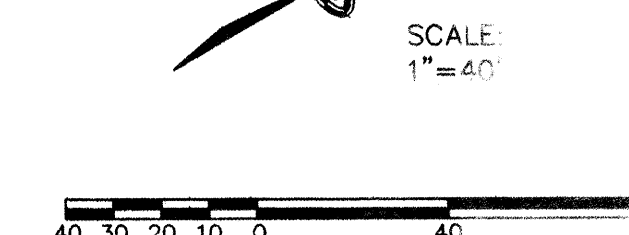
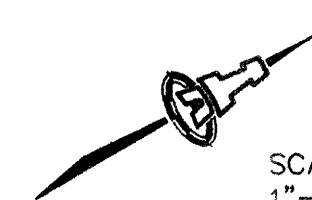
THE BASIS OF ELEVATIONS IS ACS BENCHMARK 7-E12 WHICH IS LOCATED AT THE SOUTHEAST CORNER OF COORS BLVD. NW AND MONTAÑO RD. 4W IN THE BASE OF A LIGHT POLE. ELEVATION: 504.24

SITE DATA

1. TOTAL LAND AREA = 6.7047 ACRES.
2. NUMBER OF EXISTING LOTS IS 2.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 44.
4. NUMBER OF PROPOSED TRACTS IS 1.
5. CURRENT ZONING: SU-1 FOR PRD/8 DU/AC.
6. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
7. ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
8. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ ARE A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "HUGG LS #9750" OR "HUGG LS 11808".
2. ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.



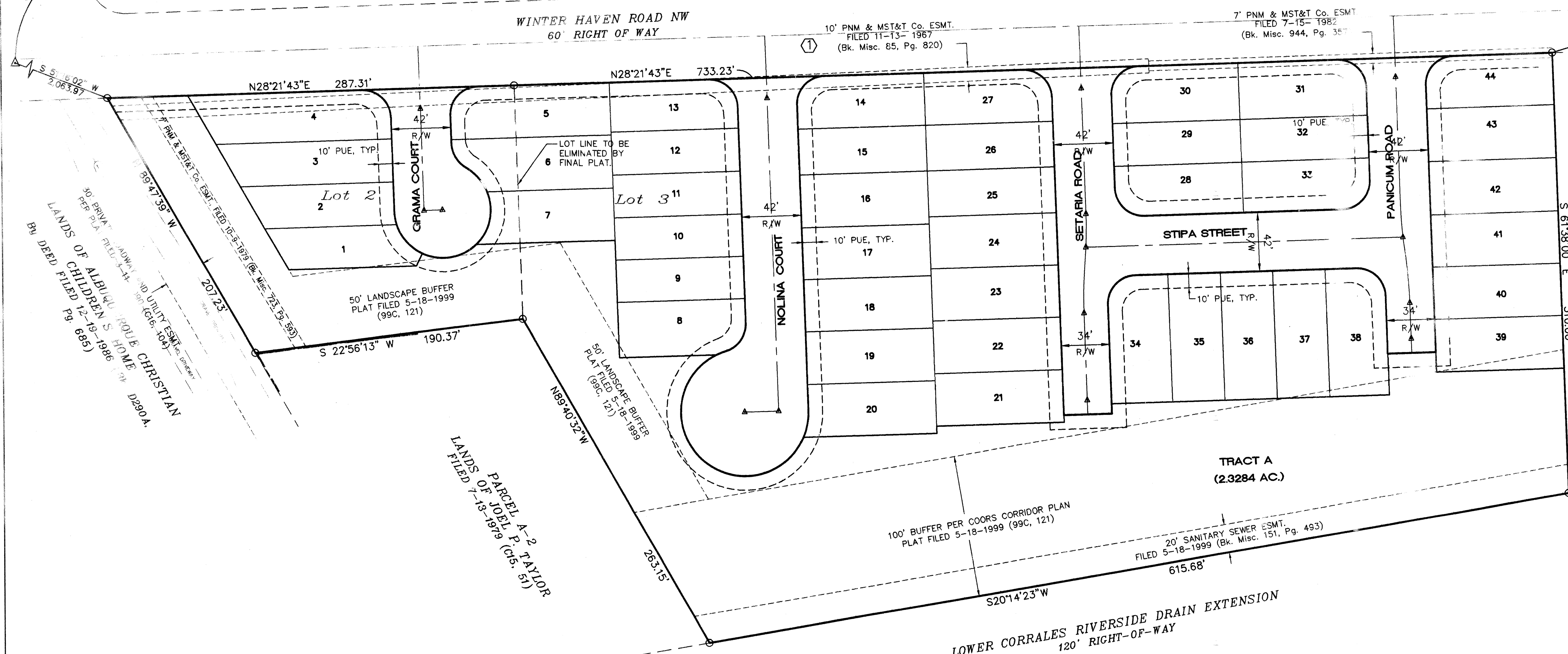
EASEMENT NOTES:

1. EASEMENT TO BE VACATED BY FINAL PLAT AND REPLACED BY STANDARD P.U.E. ALONG THE EASTERLY RIGHT-OF-WAY LINE ON WINTER HAVEN ROAD.
2. CROSS LOT DRAINAGE EASEMENTS FOR THE CONVEYANCE OF SURFACE STORM WATER FLOWS SHALL BE GRANTED OVER THE LOTS LISTED BELOW:
1, 3, 6, 8, 10, 12, 13, 17, 19, 22, 24, 26, 28, 33, 39, 41, 43
3. PUBLIC UTILITY EASEMENT SHALL BE GRANTED TO THE CITY OF ALBUQUERQUE FOR PUBLIC WATER & GAS WITHIN TRACT A.

SCANNED BY
MESA REPRO

ACS MONUMENT
NM-448-N7A
Y=1,510,014.99
X=369,904.62
Z=0015'03"
CENTRAL ZONE
(NAD 1927)

ACS MONUMENT
NM-448-N7A
Y=1,510,014.99
X=369,904.62
Z=0015'03"
CENTRAL ZONE
(NAD 1927)



APPROVED FOR MONUMENTATION
AND STREET NAMES

Patrick A. Strosnider 8/31/01
CITY SURVEYOR DATE

OWNERSHIP

Patrick A. Strosnider 8/31/01
PATRICK A. STROSNIDER, VICE-PRESIDENT DATE
OF THE STROSNIDER COMPANY, MANAGING PARTNER
FOR SANGRE DE CRISTO, LLC.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico

City Project No.	678181	Zone Map No.	E-12-Z	Sheet	3	Of	3
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Site Data

LEGAL DESCRIPTION: Lots numbered Two (2) and Three (3) of Riverside Plaza, (Being a Replat of Westerly Portion of Tract A-1-A-1, Lands of Joel P. Taylor), Within Section 25, Township 11, North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 18, 1999, in Book 99C, Page 121.

BENCHMARK: ACS "NM-448-N7A", NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 1927)
ELEV.= 5006.41'

FLOOD ZONE DESIGNATION: Zone X, This site is entirely outside of the 100-year Flood Plain as designated on Panel 116 of 825 of the FEMA Flood Insurance Rate. Maps dated, September 20, 1996.

EXISTING CONDITIONS: The two lots are almost entirely undeveloped with the exception of two sheds scheduled for demolition. Winter Haven Road NW (60' R.O.W.) forms the Westerly border of the subject property and intercepts 100% of the off-site storm waters. A 100 foot wide open space buffer exist along the Easterly property line and contains a majority of the larger Cottonwood trees. A single family dwelling exists adjacent to the Southeast corner and vacant land is above the Northerly property line. All storm waters generated on this site currently sheet flow to the East where they are restrained by natural features or discharge into the Lower Corrales Riverside Drain.

PROPOSED CONDITION: The proposed 44 lot subdivision will consist of attached High density Housing with public access off of Winter Haven Road. Storm waters from each lot shall be conveyed to the front roadways or allowed to discharge a portion of the storm water out the rear yards where they abut drainage retention areas within the subdivision open space areas. Storm waters collected within the roadways shall be conveyed to the indicated discharge points and then routed overland to the natural low points for retention. No developed storm waters are planned for discharge into the Lower Corrales Riverside Drain, therefore, an MRGDC License agreement will not be necessary for the subdivision drainage solution. The storm water berming the low side of each pond will create a natural bosque terrain. See sheet 5 of 16 for 100-year discharge and volume calculations.

AREA: 6.7047 Acres

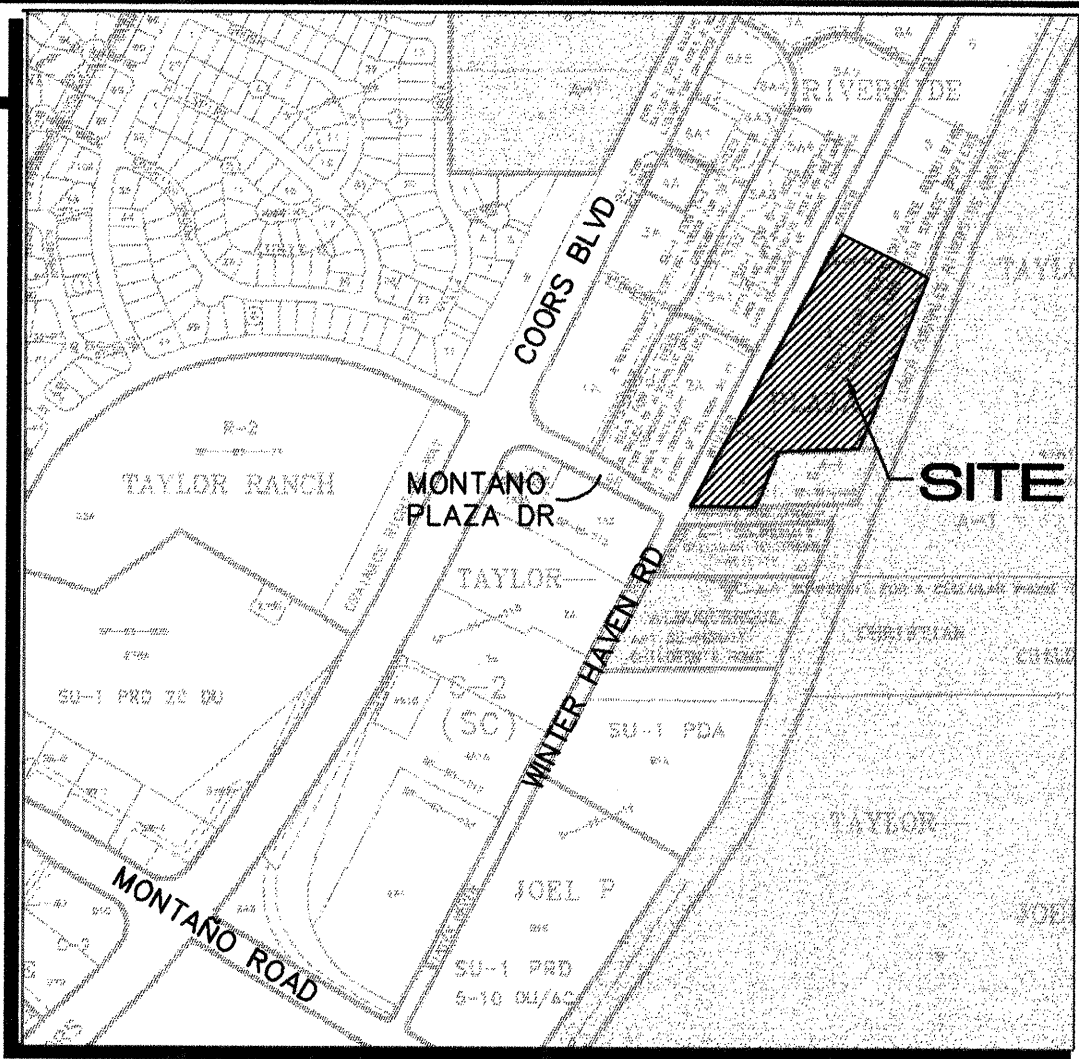
CROSS LOT DRAINAGE: Duplex Structure shall be allowed to have the storm water flows from the high-side unit discharge a portion of the developed flow onto and across the low side lot where these flows shall then be conveyed to the Public right-of-way. Future platting action associated with this project shall address those cross lot drainage provisions.

PROPOSED HYDROLOGY CALCULATIONS: SEE SHEET 5 of 16.

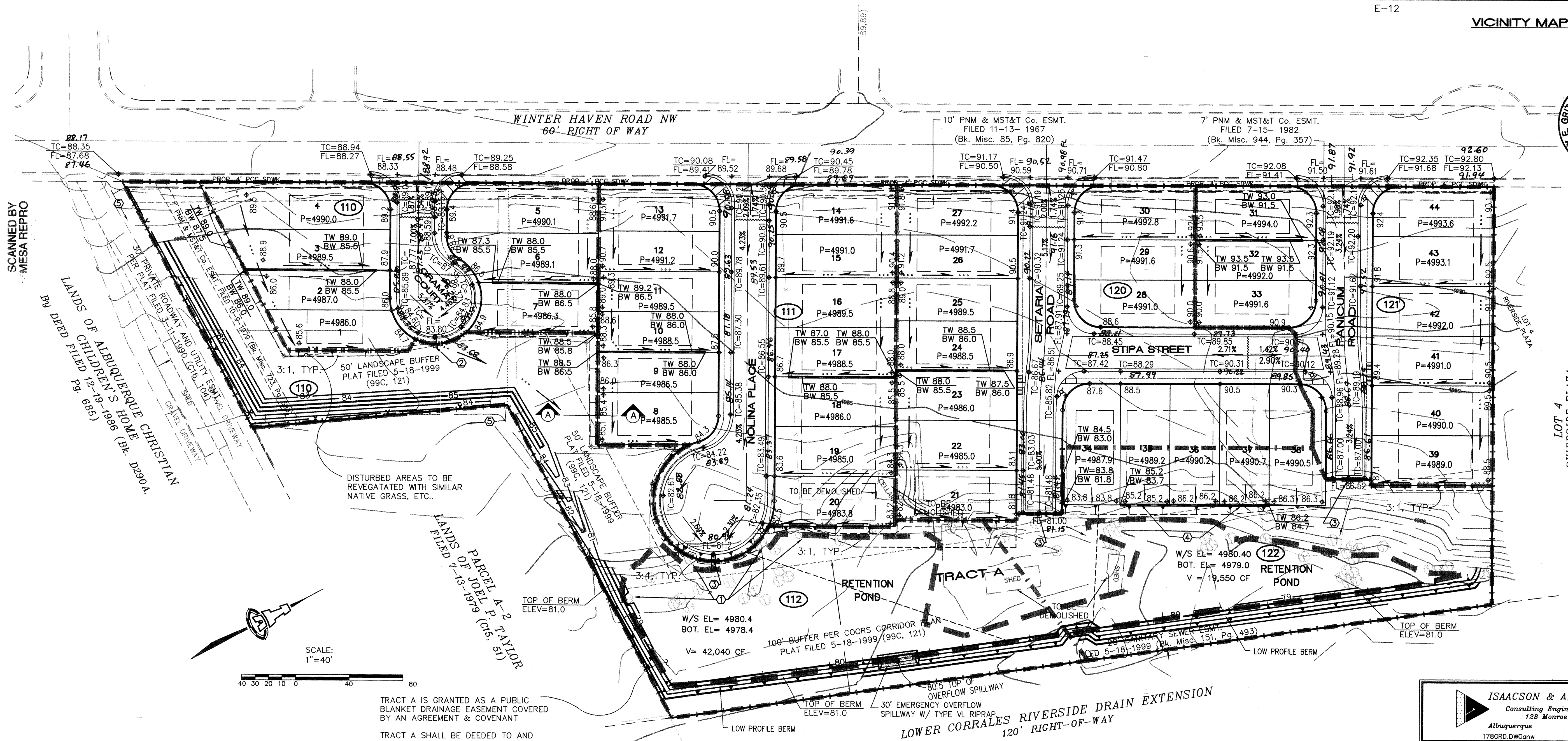
Owner:
The Strohsider Company
6121 Indian School Rd. NE Ste. 275
Albuquerque, NM 87110

Engineer:
Isaacson & Arfman P.A.
128 Monroe St. NE
Albuquerque, NM 87106

Surveyor:
Surveys Southwest
333 Lomas Blvd. NE
Albuquerque, NM 87102



VICINITY MAP



LOT 4
RIVERSIDE PLAZA
FILED 5-18-1999, (99C, 121)

SURVEYOR CERTIFICATE
I, the undersigned, a duly licensed Professional Engineer, State of New Mexico, do hereby certify that I have verified the as-built elevations shown herein and the same are true and correct to the best of my knowledge and belief.
Garry E. Grijalva
Feb 13, 2003
Date



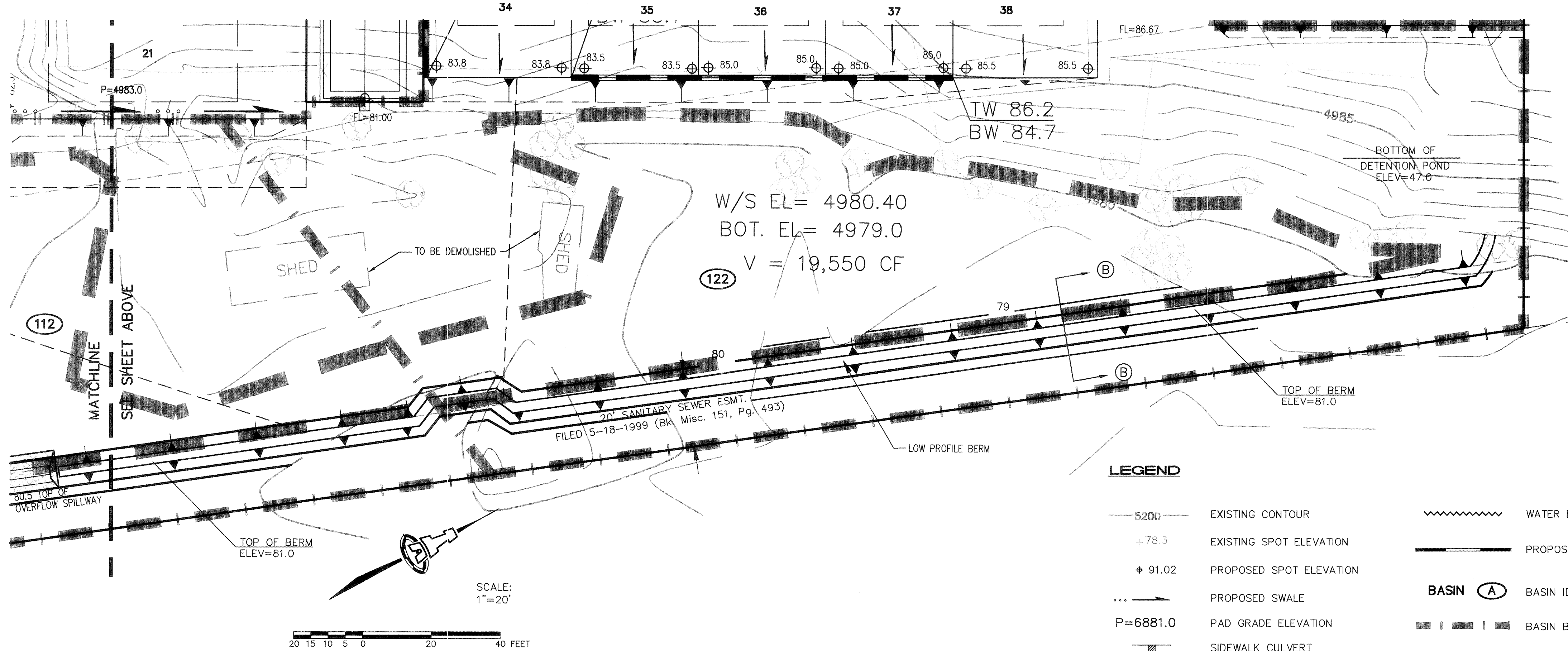
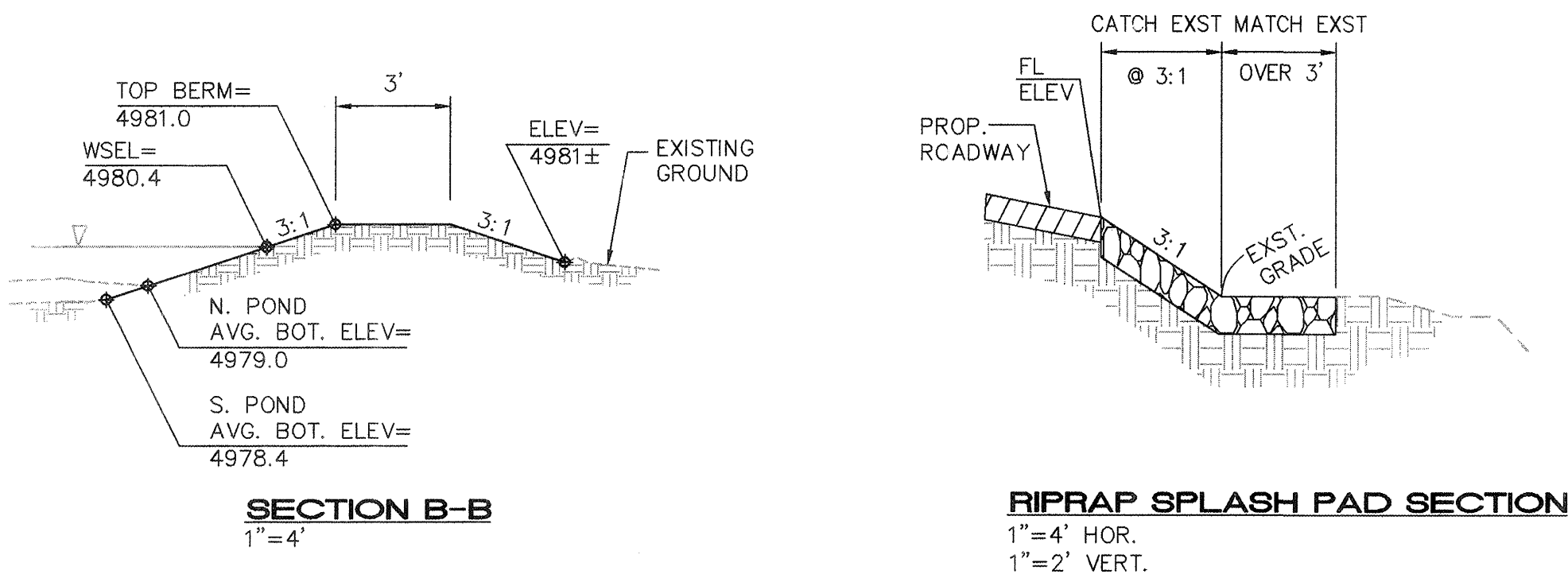
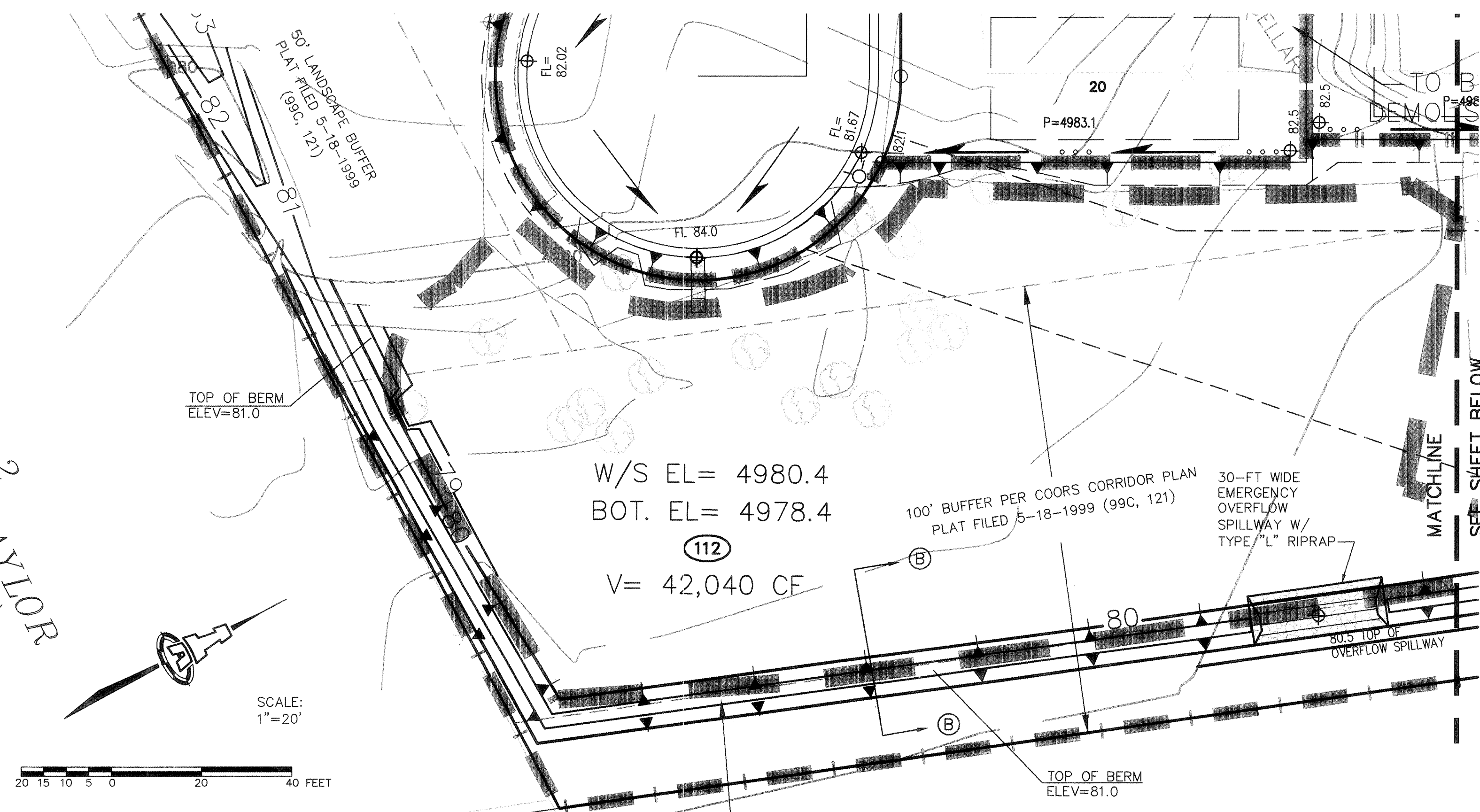
- KEYED NOTES
- PROVIDE MINOR (2' MAX.) LANDSCAPING RETENTION AROUND COTTONWOOD TREES WHERE TREES ARE LOCATED WITHIN ROADWAY EMBANKMENT SLOPE.
 - 2-FOOT WIDE SIDEWALK CULVERT PER COA STD DWG #2236 WITH 3' WIDE x 6" THICK TYPE 'VL' RIPRAP SPLASH PAD (SEE DETAIL ON SHEET 5).
 - 3-FOOT WIDE CURB CUT WITH 4' WIDE x 6" THICK TYPE 'VL' RIPRAP SPLASH PAD (SEE DETAIL ON SHEET 5).
 - LOTS 35-37: LEAVE OUT MORTAR OUT OF HEAD JOINTS EVERY 4 FEET.
 - PROVIDE TEMPORARY CONSTRUCTION FENCING.

- LEGEND
- 5200 — EXISTING CONTOUR
 - + 78.3 EXISTING SPOT ELEVATION
 - ◆ 91.02 PROPOSED SPOT ELEVATION
 - — — PROPOSED SWALE
 - P=6881.0 PAD GRADE ELEVATION
 - — — SIDEWALK CULVERT
 - ~~~~~ WATER BAR
 - — — PROPOSED RETAINING WALL
 - BASIN (A) BASIN ID
 - — — BASIN BOUNDARY

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128 Monroe Street N.E.
Albuquerque New Mexico
1786RD.DWGanv 12/17/01

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LAS CASITAS DEL RIO SUBDIVISION GRADING & DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
For Information only	
City Project No.	Zone Map No.
678181	E - 12
Sheet	4
Of	16

SCANNED BY
MESA REPRO



VOLUME CALCULATIONS FOR DEVELOPED CONDITIONS (V₁₀₀)

100-YEAR, 6 HOUR-STORM
PER THE CITY OF ALBUQUERQUE D.P.M. SECTION 22.2

PRECIP ZONE	EXCESS PRECIPITATION (in.)				% LAND TREATMENTS	
	A	B	C	D	A	B
1	0.44	0.67	0.99	1.97	0	19.5
					19.5	61
					Σ % =	100

PRECIPITATION ZONE: 1

BASIN #	LAND TREATMENT AREAS (AC)					V ₁₀₀	V ₁₀₀	V ₁₀ DAY
	A _{TOTAL}	A _A	A _B	A _C	A _D	(AC-ft)	(cu.ft.)	(@1.59 multiplier) 100-YEAR, 10-DAY STORM (cu.ft.)
110	0.72	0	0.14	0.14	0.44	0.0915	3986.8	6,339.0
111	1.26	0	0.25	0.25	0.77	0.1602	6976.9	11,093.2
112	1.52	0	0.30	0.30	0.93	0.1932	8416.5	13,382.3
120	1.31	0	0.26	0.26	0.80	0.1665	7253.7	11,533.4
121	0.90	0	0.18	0.18	0.55	0.1144	4983.5	7,923.7
122	1.00	0	0.20	0.20	0.61	0.1271	5537.2	8,804.2
TOTAL REQUIRED BASIN VOLUME= 59,075.8 cu.ft.								

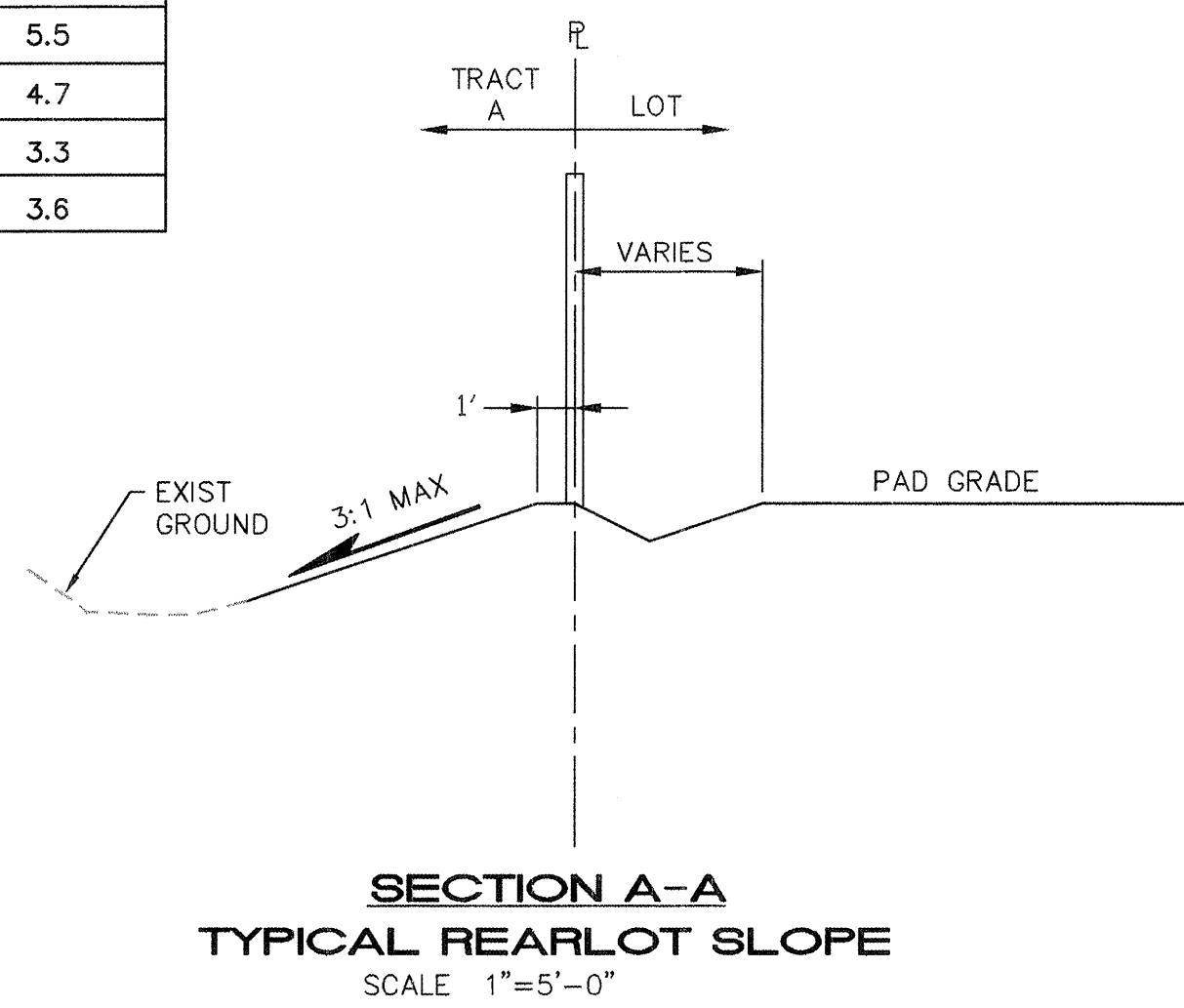
RUNOFF CALCULATIONS FOR DEVELOPED CONDITIONS (Q₁₀₀)

100-YEAR, 6 HOUR-STORM
PER THE CITY OF ALBUQUERQUE D.P.M. SECTION 22.2

PRECIP ZONE	Q ₁₀₀ RUNOFF RATES (cfs/AC)				% LAND TREATMENTS	
	A	B	C	D	A	B
1	1.29	2.03	2.87	4.37	0	19.5
					19.5	61
					Σ % =	100

PRECIPITATION ZONE: 1

BASIN #	LAND TREATMENT AREAS (AC)					Q ₁₀₀
	A _{TOTAL}	A _A	A _B	A _C	A _D	(CFS)
110	0.72	0	0.14	0.14	0.44	2.6
111	1.26	0	0.25	0.25	0.77	4.6
112	1.52	0	0.30	0.30	0.93	5.5
120	1.31	0	0.26	0.26	0.80	4.7
121	0.90	0	0.18	0.18	0.55	3.3
122	1.00	0	0.20	0.20	0.61	3.6



LEGEND		BASIN	
— 5200 —	EXISTING CONTOUR	— 5200 —	WATER BAR
+ 78.3	EXISTING SPOT ELEVATION	— 5200 —	PROPOSED RETAINING WALL
• 91.02	PROPOSED SPOT ELEVATION	— 5200 —	BASIN ID
...	PROPOSED SWALE	— 5200 —	BASIN BOUNDARY
P=6881.0	PAD GRADE ELEVATION	— 5200 —	
—	SIDEWALK CULVERT	— 5200 —	

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Albuquerque, New Mexico 87102
178GRD.DWG

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
FOR Information only			
City Project No. 678181	Zone Map No. E - 12	Sheet 5	Of 16

AS-BUILT INFORMATION

CONTRACTOR: Sundance Mech

WORK STARTED BY: Sundance Mech

DATE: 7/02

ACCEPTANCE BY: Sundance Mech

DATE: 7/02

REVISION BY: Sundance Mech

DATE: 7/02

CORRECTED BY: Sundance Mech

DATE: 7/02

MICRO-FILM INFORMATION

RECORDED BY: Sundance Mech

DATE: 7/02

NO. 1

City Inspector: B. Smith

ENGINEER'S SEAL

NEW MEXICO

7322

12-18-01

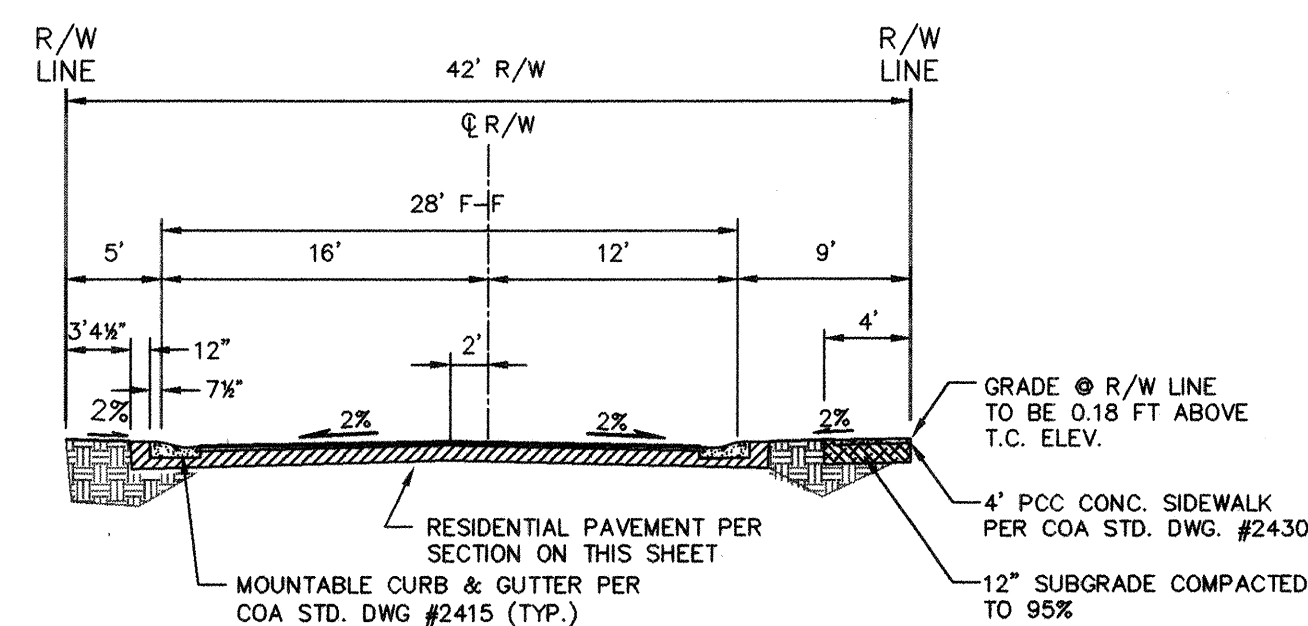
REVISIONS

DESIGN

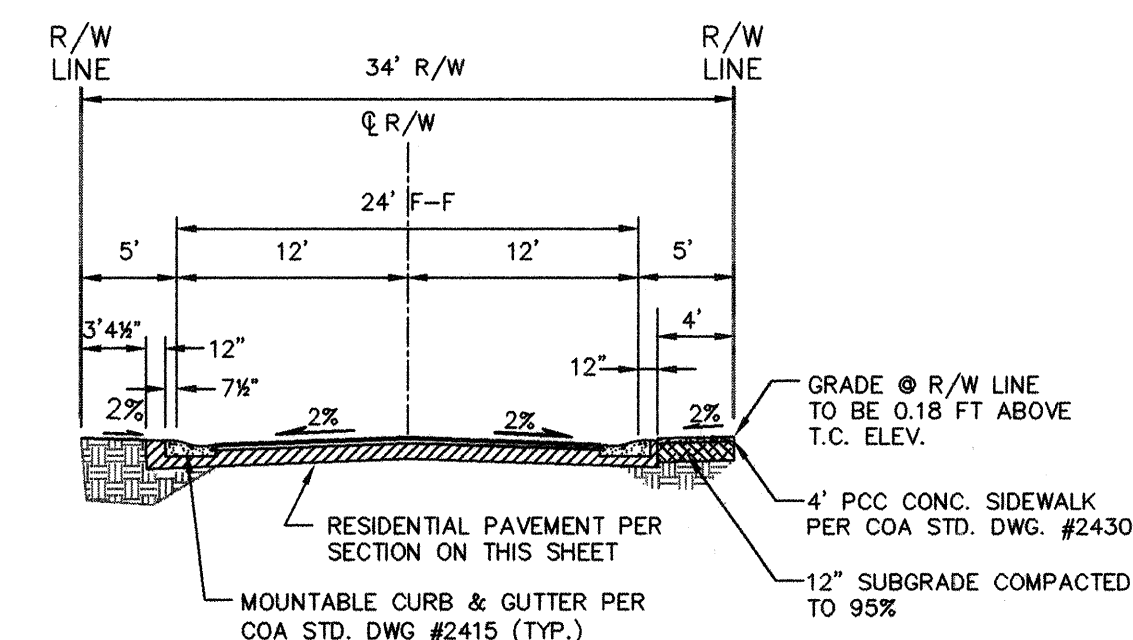
DATE: 11/01

DATE: 11/01

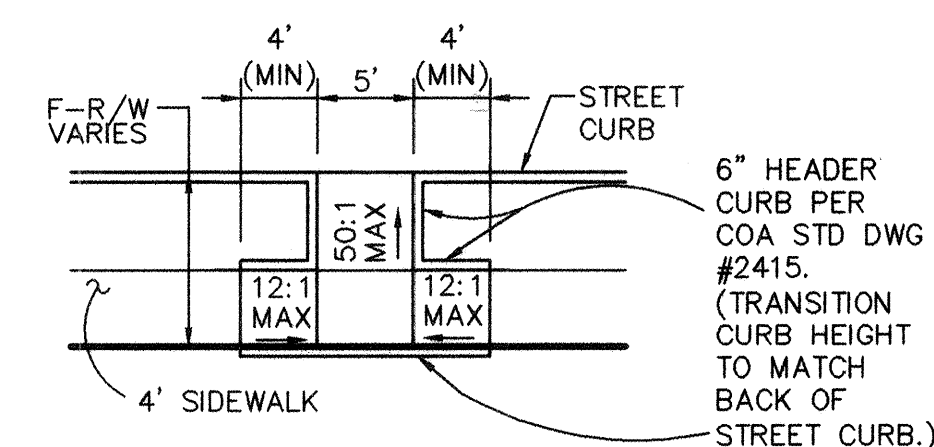
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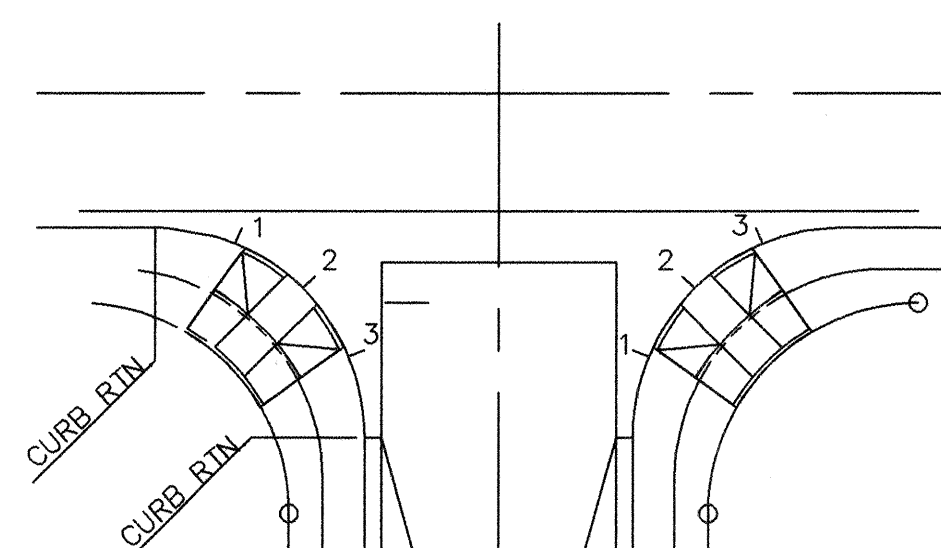
SECTION A1-A1
42' R.O.W. RESIDENTIAL STREET
1"=10'



SECTION A2-A2
34' R.O.W. RESIDENTIAL STREET
 1"=10'

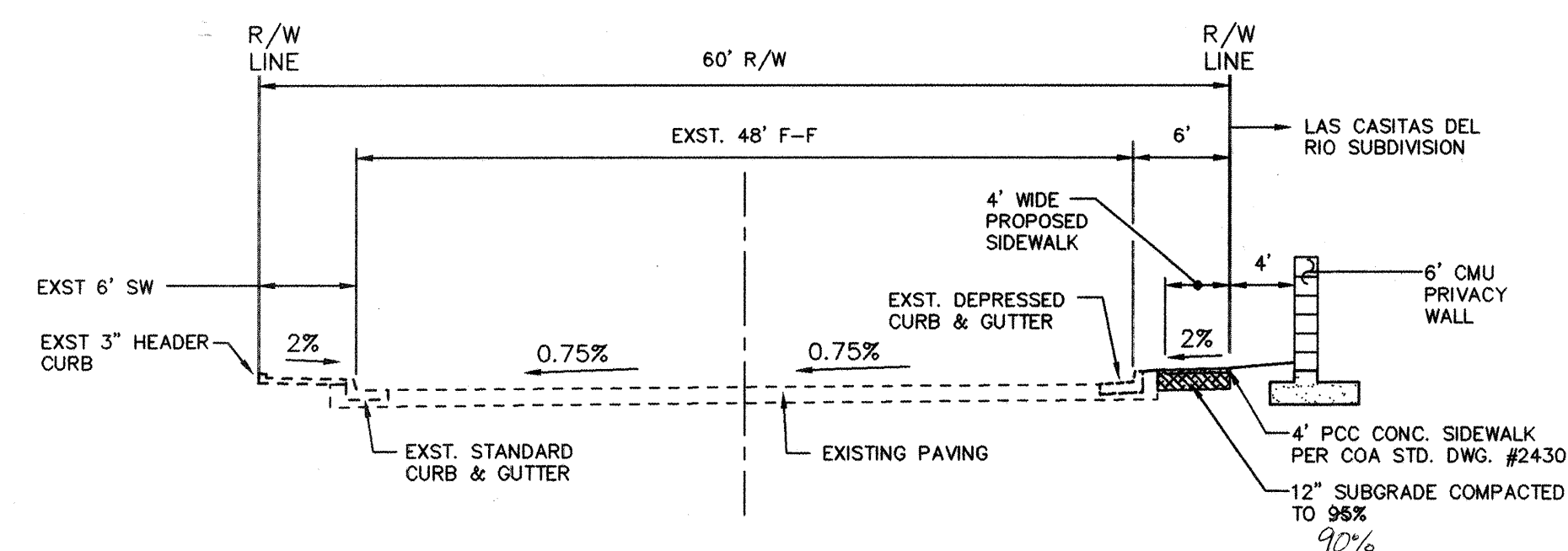


WHEELCHAIR RAMP
SCALE: 1"=10'

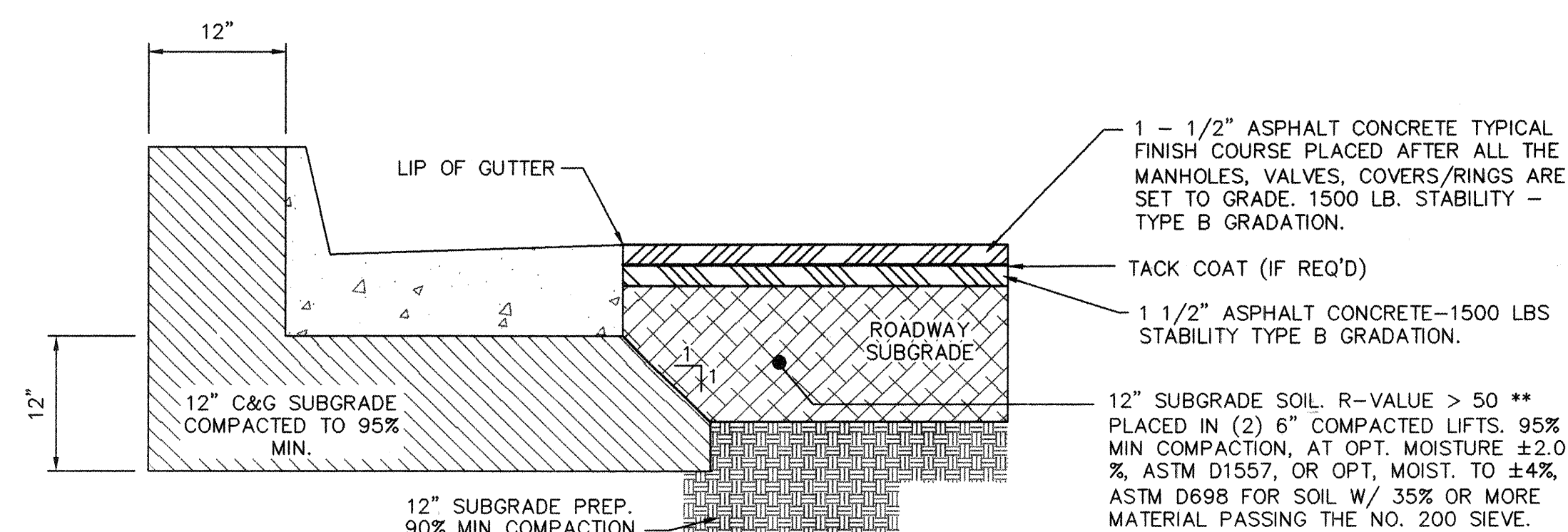


NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL
NTS



SECTION A3-A3
WINTERHAVEN RD. R/W
1"=10'



NOTE: **

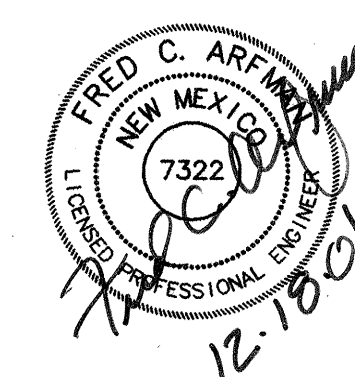
~~CONTRACTOR SHALL BE RESPONSIBLE
FOR UPGRADING ANY SOIL WHERE THE
R-VALUE IS LESS THAN 50.~~

SOIL NOT HAVING A MINIMUM R-VALUE SCALE
OF 50 SHALL BE REMOVED TO A DEPTH
OF 2 FEET AND REPLACED BY
CONTRACTOR WITH SUITABLE MATERIAL
(R-VALUE ≥ 50)

RESIDENTIAL PAVING SECTION

SCALE: 1" = 1'-0" (PER COA STD. DWG. No. 2405)

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
	FIELD NOTES		CONTRACTOR	
1	SURVEYS SOUTHWEST	NMHC BRASS TABLET STAMPED "STA NM448-NB" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF NORTH COORS ROAD (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)	STANDARD BY DATE	<i>Standard</i> <i>by</i> <i>date</i>
			INSPECTOR'S DATE	<i>Inspector's</i> <i>date</i>
			FIELD DATE	<i>Field</i> <i>date</i>
			VERIFICATION BY DATE	<i>Verification by</i> <i>date</i>
			CHECKED BY DATE	<i>Checked by</i> <i>date</i>
			MICRO-FILM INFORMATION	
		GRID TO GROUND FACTOR= 0.99967854	RECORDED BY	DATE
		X = 372524.25, Y = 1514838.11	NO.	
		ELEV. = 5018.92' (SLD 1929)		
				<i>Site Location - B Sta. 4</i>

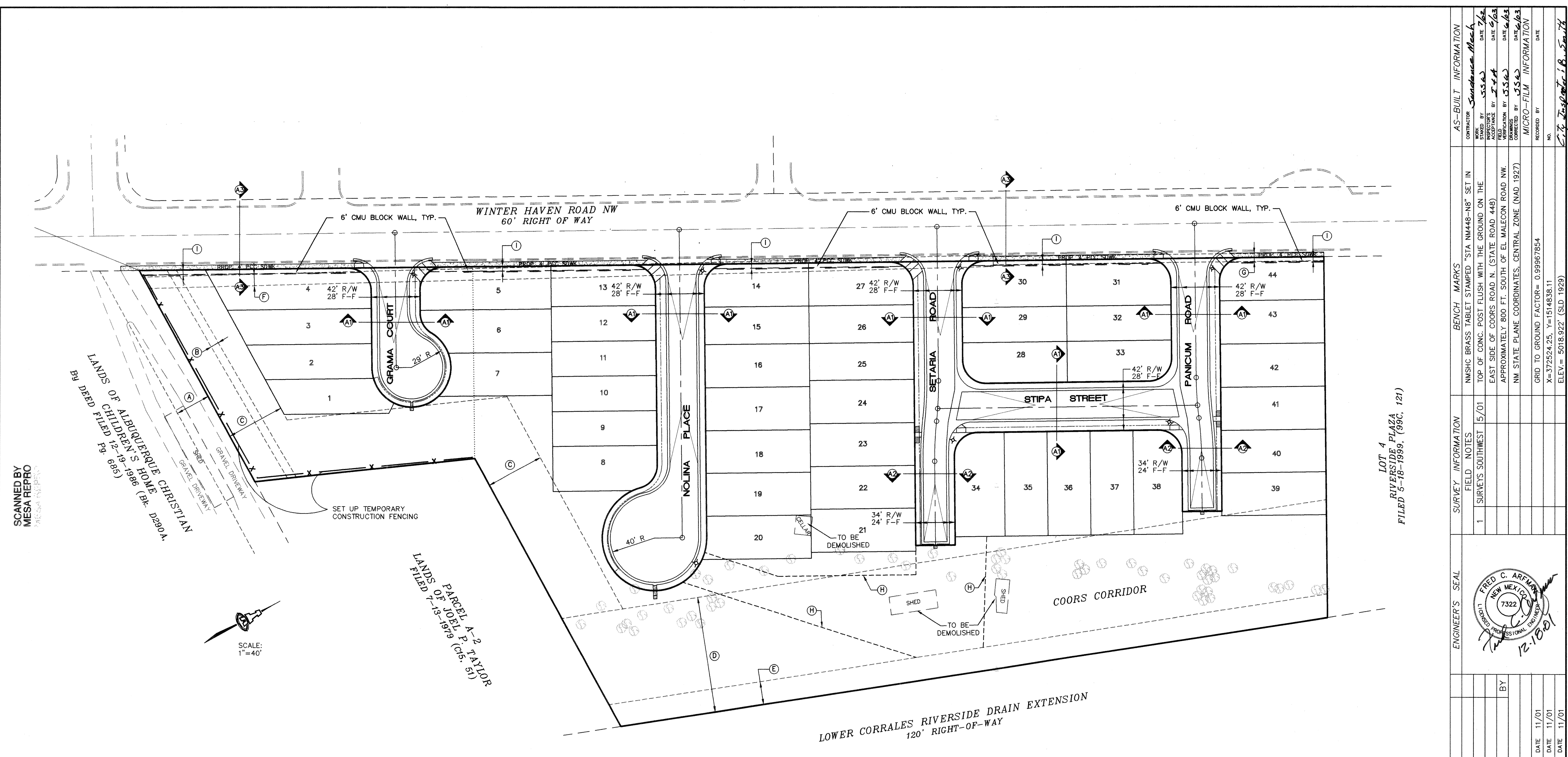
[illegible]

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
178PVDTL.DWGanw 12/10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION
PAVING SECTIONS & DETAILS

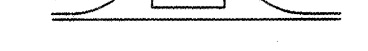
Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.	
						
City Project No. 678181		Zone Map No. E - 12		Sheet 6	Of 16	



EASEMENT NOTES

- A. EXISTING 30' ROADWAY & UTILITY EASEMENT, FILED 3/11/1990 (C16, 104)
- B. 7' PNM & MST&T CO. EASEMENT, FILED 10/9/1979 (BK. MISC. 723, PG. 593)
- C. 50' LANDSCAPE BUFFER, FILED 5-18-1999 (99C, 121)
- D. 100' BUFFER PER COORS CORRIDOR PLAN, FILED 5-18-1999 (99C, 121)
- E. 20' SANITARY SEWER EASEMENT, FILED 5-18-1999 (BK. MISC. 151, PG. 493)
- F. 10' PNM & MST&T CO. EASEMENT, FILED 11-13- 1967 (BK. MISC. 85, PG. 820)
- G. 7' PNM & MST&T CO. EASEMENT, FILED 7-15- 1982 (BK. MISC. 944, PG. 357)
- H. PROPOSED (WIDTH VARIES) PUBLIC SANITARY SEWER AND WATER LINE EASEMENT.
- I. PROPOSED 4' CLEAR-SIGHT EASEMENT.

LEGEND

- | | |
|---|------------------------------|
|  | EXISTING STREET IMPROVEMENTS |
|  | PROPOSED STREET IMPROVEMENTS |
|  | WHEEL CHAIR RAMP |
|  | VALLEY GUTTER |
|  | LOT NO. |
|  | PROPOSED STREET LIGHT |
|  | SIDEWALK BY OTHERS |

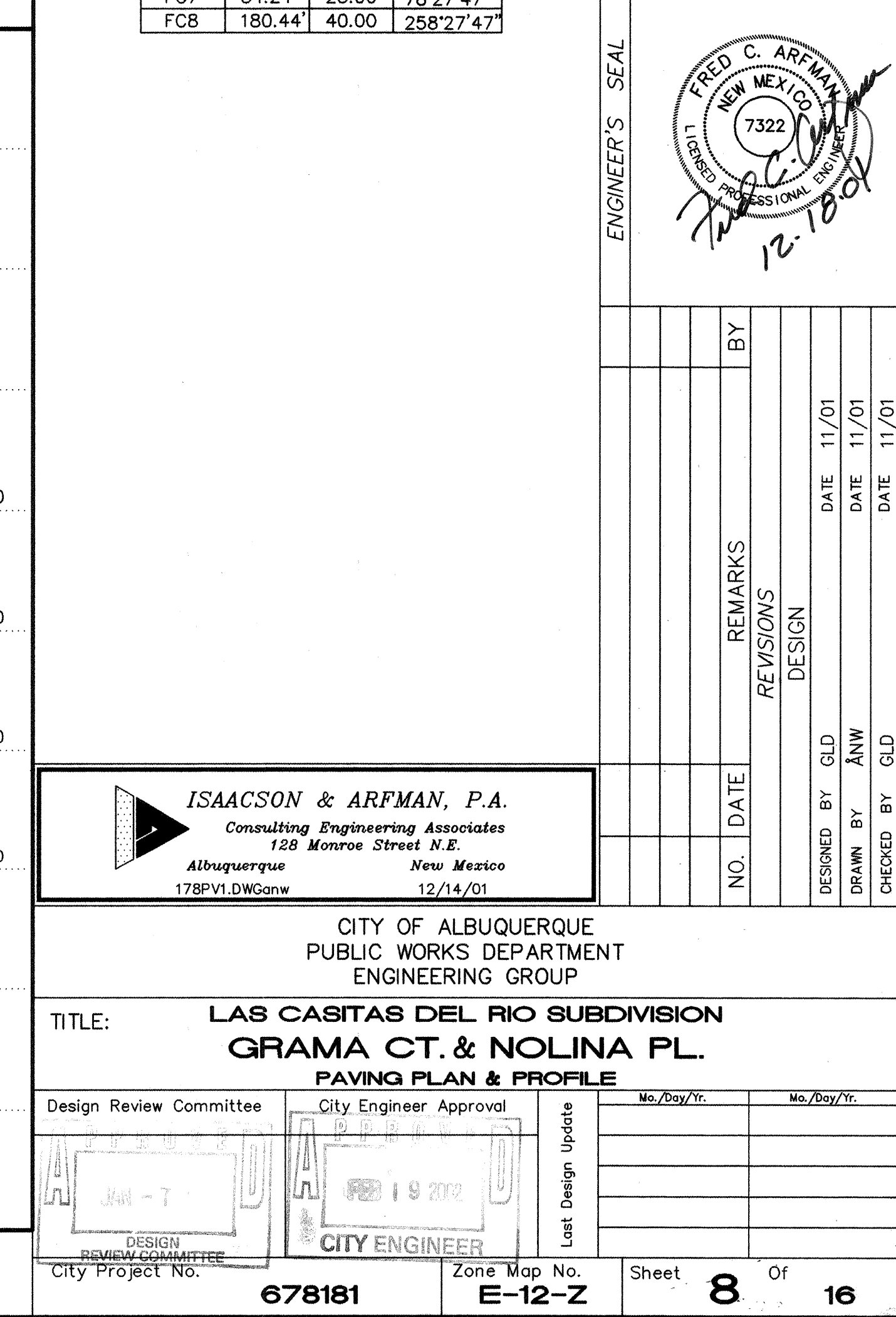
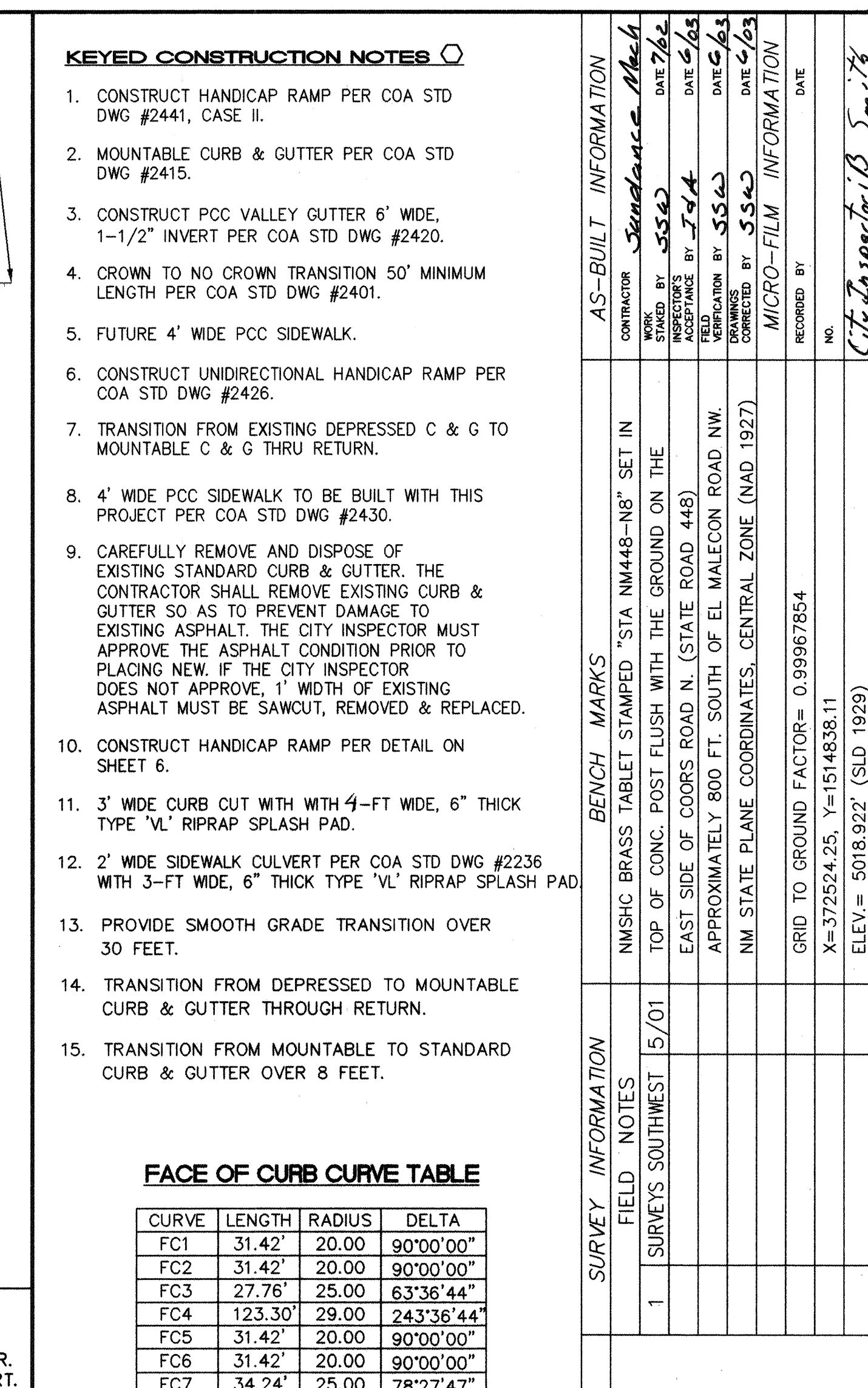


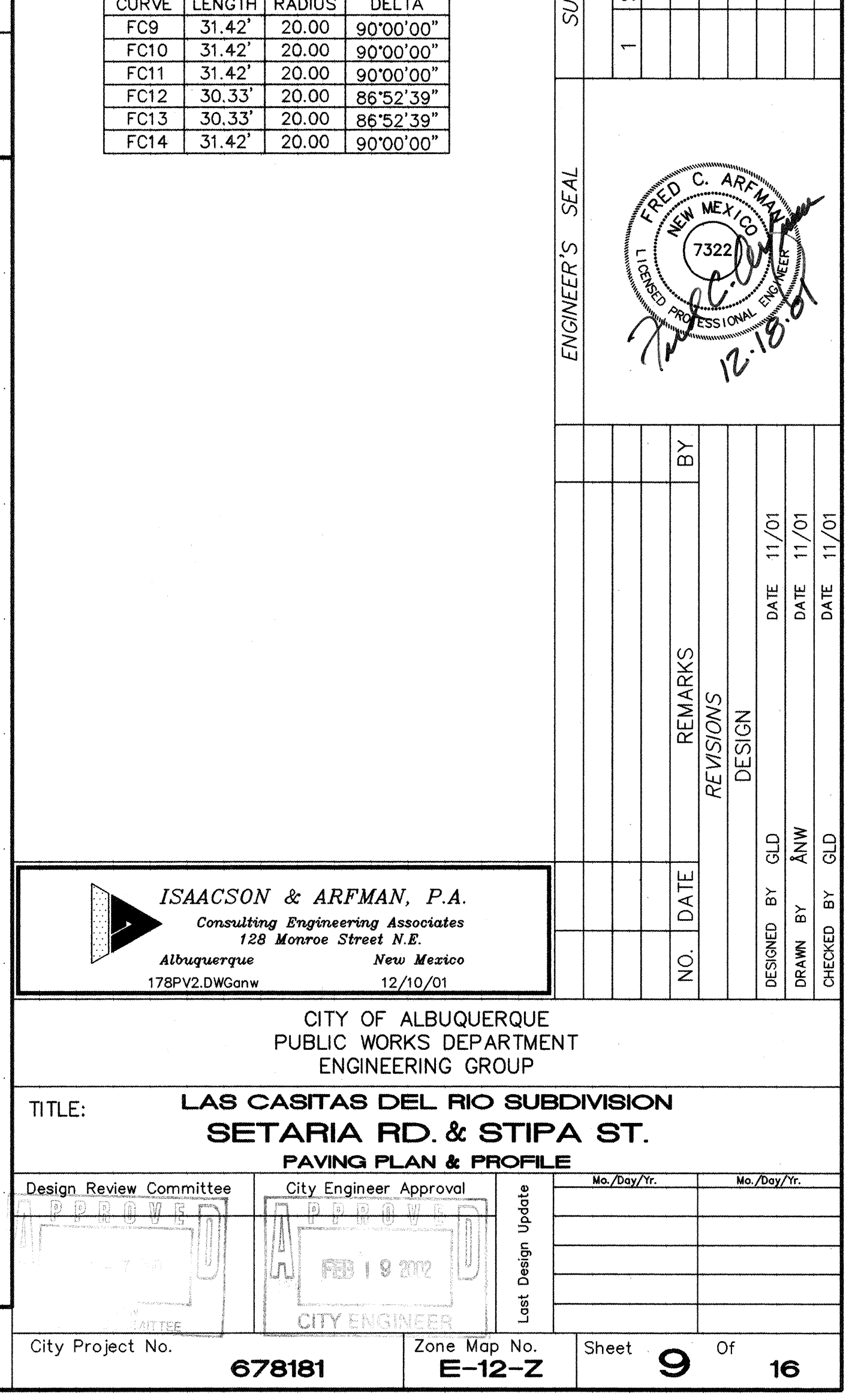
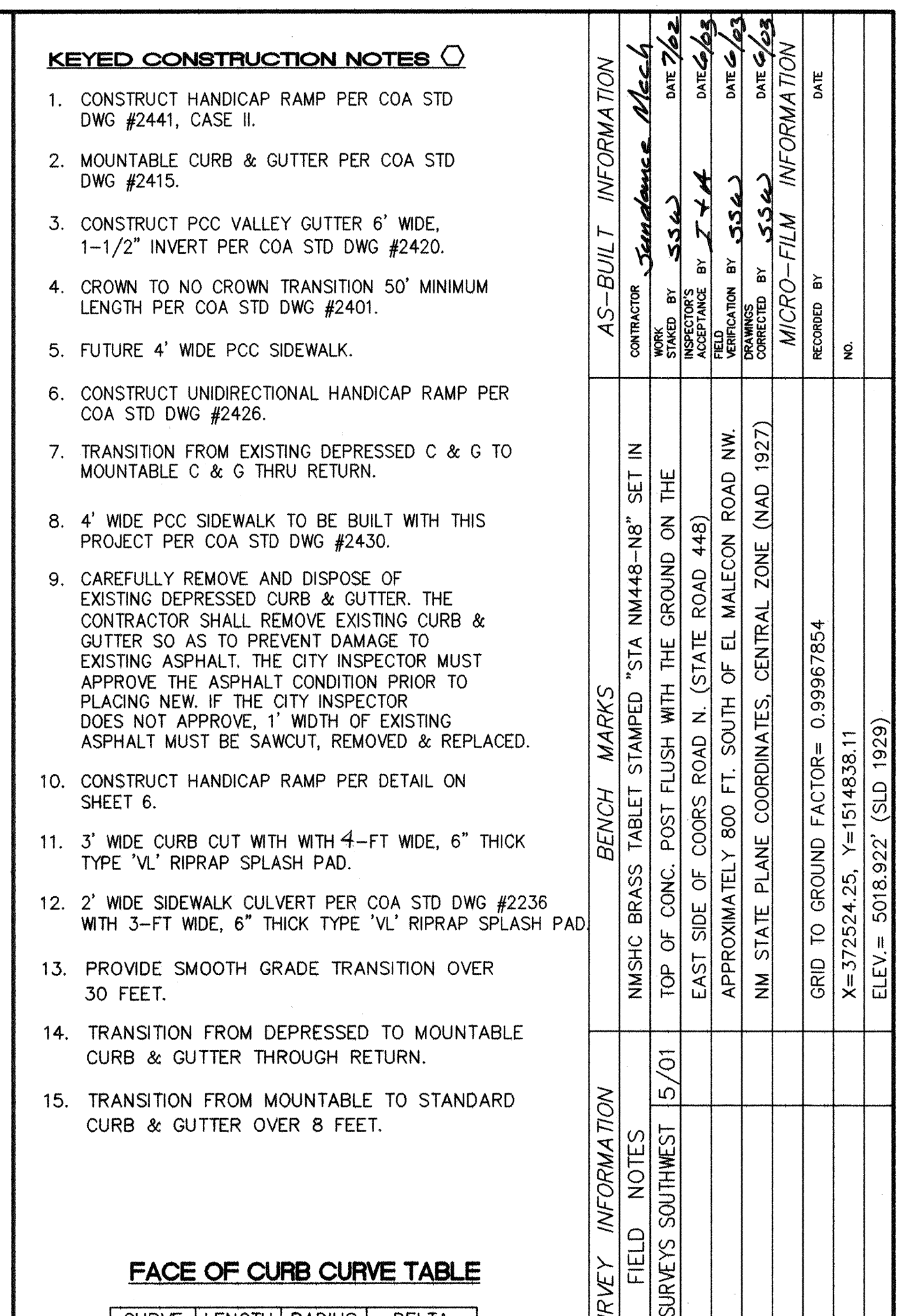
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 178PMSTR.DWGrlh 12/05/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

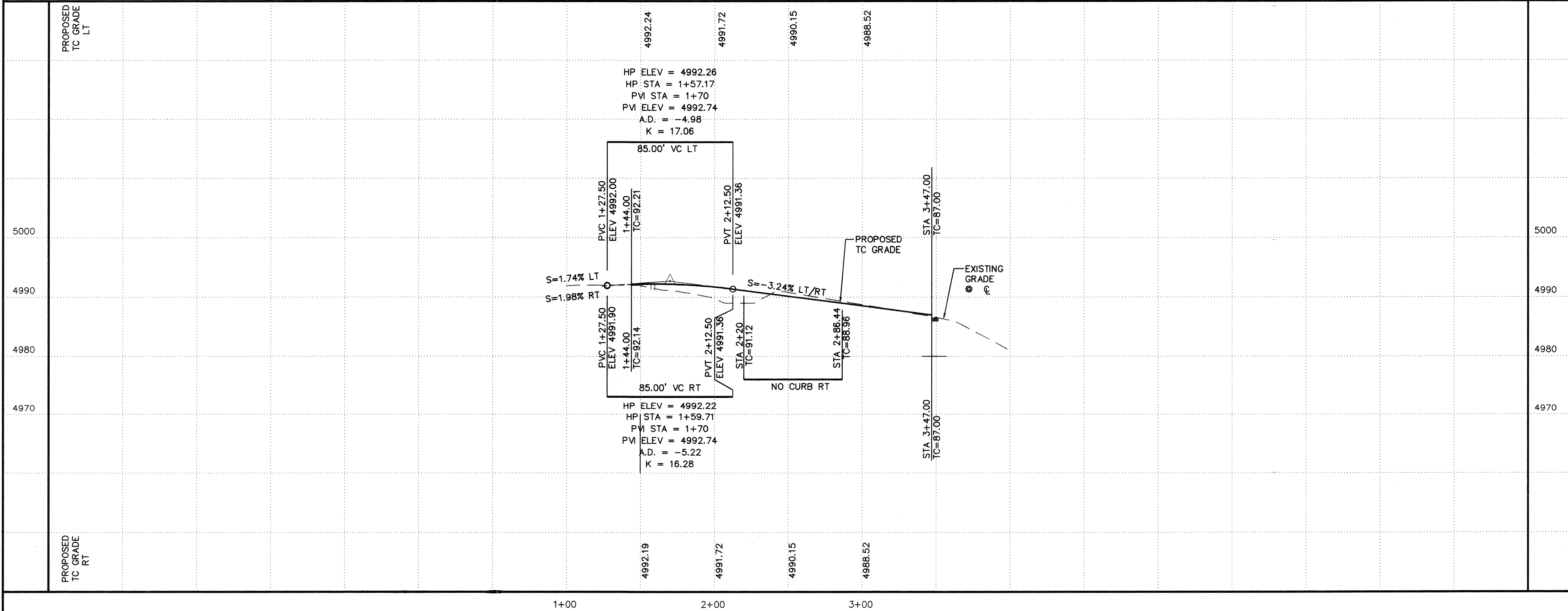
TITLE: LAS CASITAS DEL RIO SUBDIVISION
PAVING MASTER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
678181	E - 12	7	16	





SCANNED BY
MESA REPRO

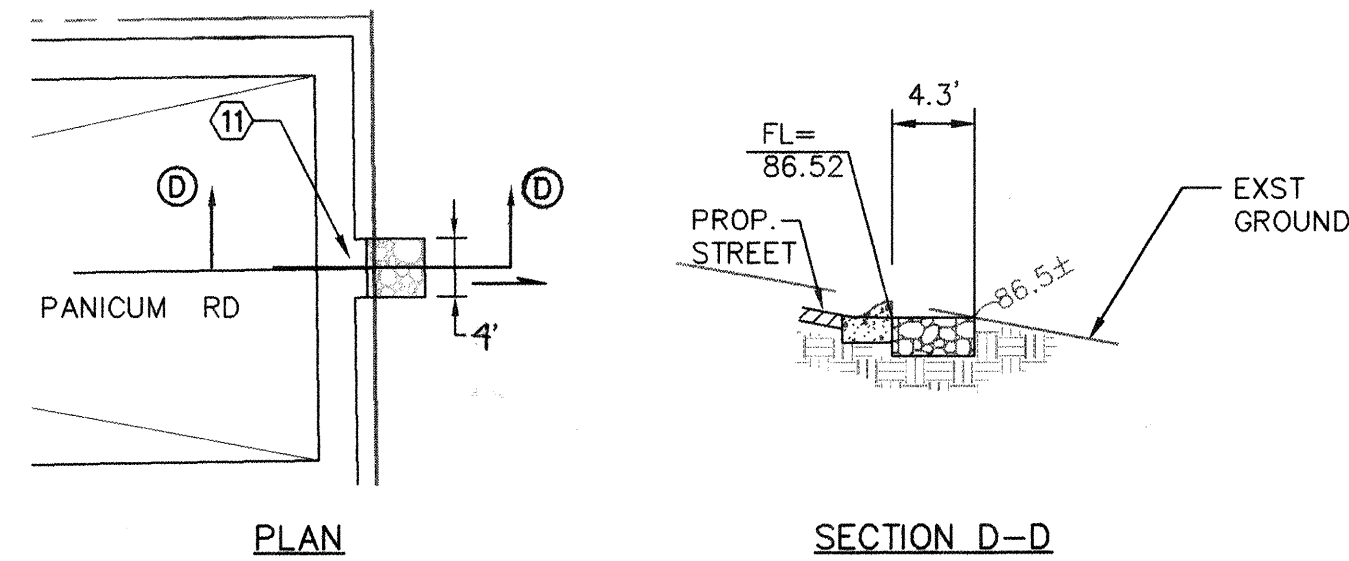


PANICUM ROAD NW

TC	FL
1 92.11	91.79
2 --	91.70
3 92.36	91.69

TC	FL
1 --	91.50
2 91.92	91.59
3 92.02	91.70

CURVE	LENGTH	RADIUS	DELTA
C1	34.66'	300.00'	06°37'11"
C2	34.66'	300.00'	06°37'11"



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 1-1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MINIMUM LENGTH PER COA STD DWG #2401.
5. FUTURE 4' WIDE PCC SIDEWALK.
6. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG #2426.
7. TRANSITION FROM EXISTING DEPRESSED C & G TO MOUNTABLE C & G THRU RETURN.
8. 4' WIDE PCC SIDEWALK TO BE BUILT WITH THIS PROJECT PER COA STD DWG #2430.
9. CAREFULLY REMOVE AND DISPOSE OF EXISTING DEPRESSED CURB & GUTTER. THE CONTRACTOR SHALL REMOVE EXISTING CURB & GUTTER SO AS TO PREVENT DAMAGE TO EXISTING ASPHALT. THE CITY INSPECTOR MUST APPROVE THE ASPHALT CONDITION PRIOR TO PLACING NEW. IF THE CITY INSPECTOR DOES NOT APPROVE, 1' WIDTH OF EXISTING ASPHALT MUST BE SAWCUT, REMOVED & REPLACED.
10. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET 6.
11. 3' WIDE CURB CUT WITH WITH 4'-FT WIDE, 6" THICK TYPE 'VL' RIPRAP SPLASH PAD.
12. 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2236 WITH 3'-FT WIDE, 6" THICK TYPE 'VL' RIPRAP SPLASH PAD
13. PROVIDE SMOOTH GRADE TRANSITION OVER 30 FEET.
14. TRANSITION FROM DEPRESSED TO MOUNTABLE CURB & GUTTER THROUGH RETURN.
15. TRANSITION FROM MOUNTABLE TO STANDARD CURB & GUTTER OVER 8 FEET.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC13	30.33'	20.00	86°52'39"
FC14	31.42'	20.00	90°00'00"
FC15	31.42'	20.00	90°00'00"
FC16	31.42'	20.00	90°00'00"

SCALES:
1"=40' HOR.
1"=10' VERT.

AS-BUILT INFORMATION
CONTRACTOR Sundance Mch
STARTED BY SSB
DATE 5/01
ACCEPTANCE BY JTH
DATE 5/01
REVISION BY SSB
DATE 5/01
CORRECTED BY SSB
DATE 5/01
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
NMHC BRASS TABLET STAMPED "STA NM448-NB" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
GRID TO GROUND FACTOR= 0.99967854 X=372524.25, Y=1514838.11 ELEV= 5018.922' (SLD 1929)

SURVEY INFORMATION
FIELD NOTES
1 SURVEYS SOUTHWEST
5/01

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 12-18-01

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ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
Albuquerque, New Mexico 87102
178PV3.DWG.rth 12/04/01

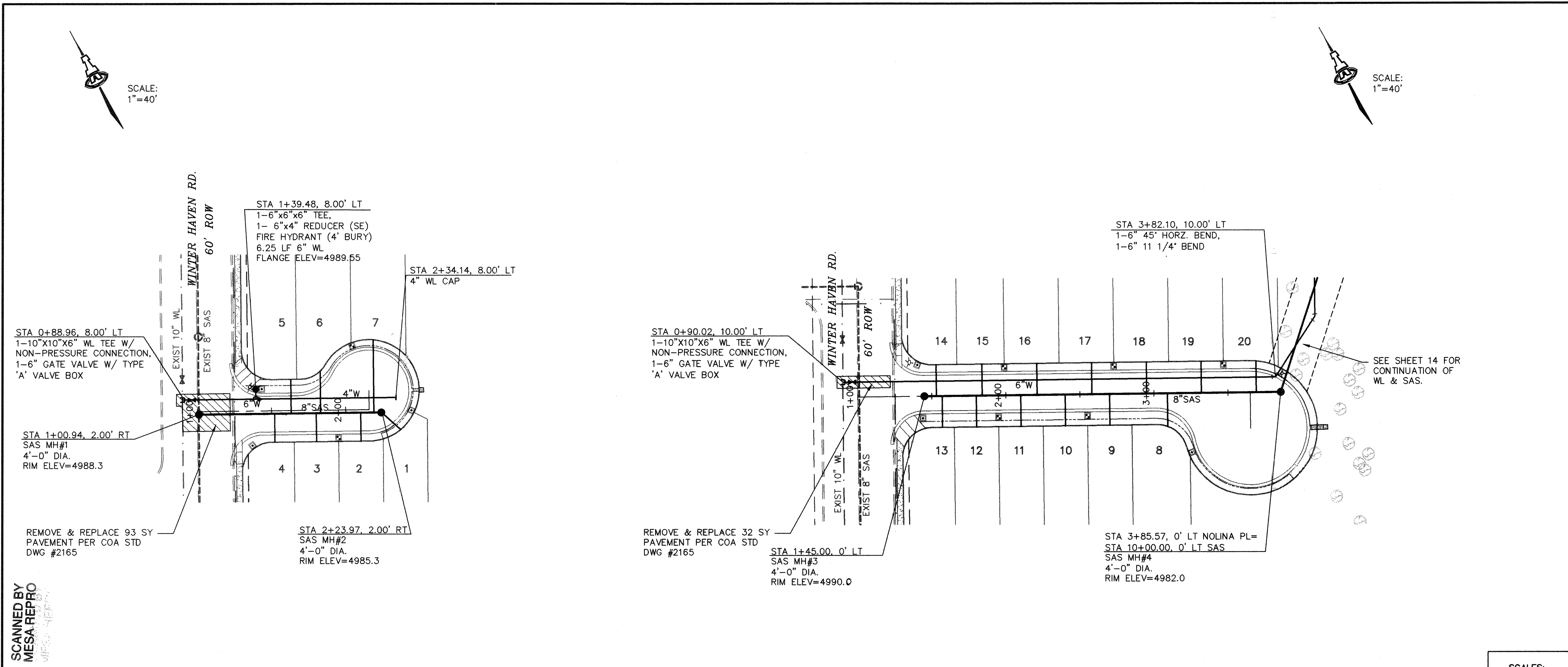
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LAS CASITAS DEL RIO SUBDIVISION
PANICUM ROAD
PAVING PLAN & PROFILE**

Design Review Committee City Engineer Approval

Mo./Day/Yr. Mo./Day/Yr.

City Project No. **678181** Zone Map No. **E-12-Z** Sheet **10** Of **16**



SCANNED BY
MESA REPRO

GRAMA COURT

NOLINA PLACE

SCALES:
1"=40' HOR.
1"=10' VERT.

- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1	2+46.31, 13.1' (S)*	2+37.06, 17.4'	81.2
2	1+95.00, 26.6'	2+10.00, 19.0'	82.7
3	1+39.13, 28.9' (S)	1+80.00, 19.0'	84.6
4	1+43.47, 6.8' (S)	1+52.00, 19.0'	85.1
5	2+04.00, 35.6'	1+63.00, 23.0'	85.1
6	3+25.19, 48.9' (S)	1+83.00, 28.2'	84.4
7	2+55.00, 24.8'	2+19.00, 48.8'	80.6
8	2+70.00, 21.0'	3+09.00, 22.2'	81.0
9	2+40.00, 21.0'	2+70.00, 21.0'	82.6
10	2+10.00, 21.0'	2+40.00, 21.0'	83.9
11	1+80.00, 21.0'	2+10.00, 21.0'	85.1
12	1+53.00, 21.0'	1+80.00, 21.0'	86.2
13	1+43.92, 24.8' (S)	1+57.00, 21.0'	86.4
14	1+40.38, 10.2' (S)	1+53.00, 21.0'	86.4
15	1+99.00, 8.8'	1+84.00, 21.0'	86.1
16	2+21.00, 21.0'	2+21.00, 21.0'	84.7
17	2+58.00, 21.0'	2+58.00, 21.0'	83.1
18	2+95.00, 21.0'	2+95.00, 21.0'	81.6
19	3+32.00, 21.0'	3+32.00, 21.0'	78.5
20	3+47.00, 8.8'	3+69.00, 21.0'	75.4

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.
* SAS SVC CONNECTION TO MH PER STD DWG #2118.

- LEGEND**
- SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE W/ BOX
 - FIRE HYDRANT
 - SAS MANHOLE
 - WATER LINE W/ TEE
 - EXISTING SAS W/ MANHOLE
 - EXISTING WL

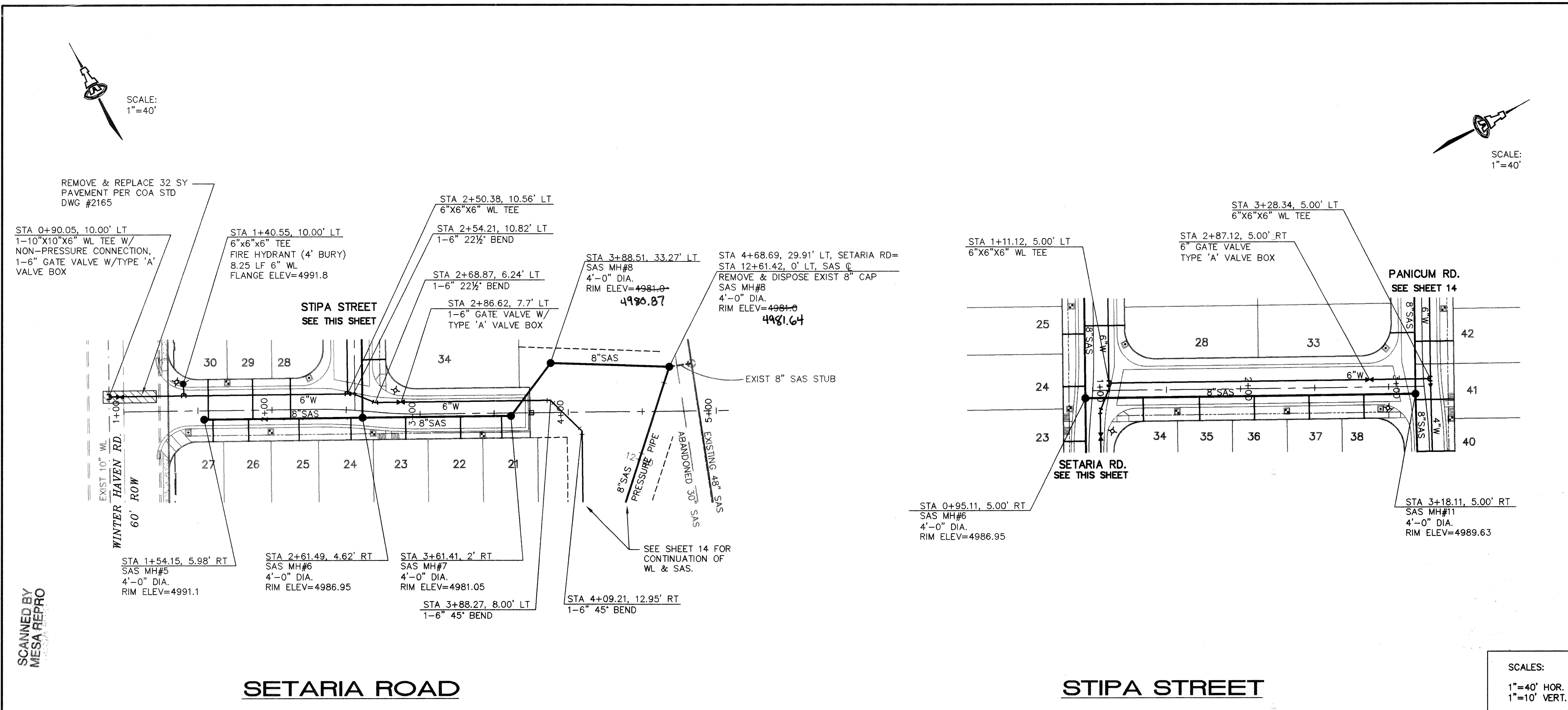
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
178UT1.DWGanw 12/10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LAS CASITAS DEL RIO SUBDIVISION
GRAMA CT. & NOLINA PL.
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
678181	E-12-Z	12	16

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NSHC BRASS TABLET STAMPED "STA NM448-N8"	DATE	FIELD NOTES	DATE		
STANDARD BY	DATE	TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448)	DATE	1 SURVEY SOUTHWEST	5/01		
FIELD DRAWING BY	DATE	APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.	DATE			REVISIONS	
FIELD CORRECTED BY	DATE	NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)	DATE				
RECORDED BY	DATE	GRID TO GROUND FACTOR= 0.99967854				DESIGNED BY	DATE
		X=372524.25, Y=1514838.11				ANW	11/01
		ELEV= 5018.922' (SLD 1929)				CHECKED BY	DATE
						GLD	11/01



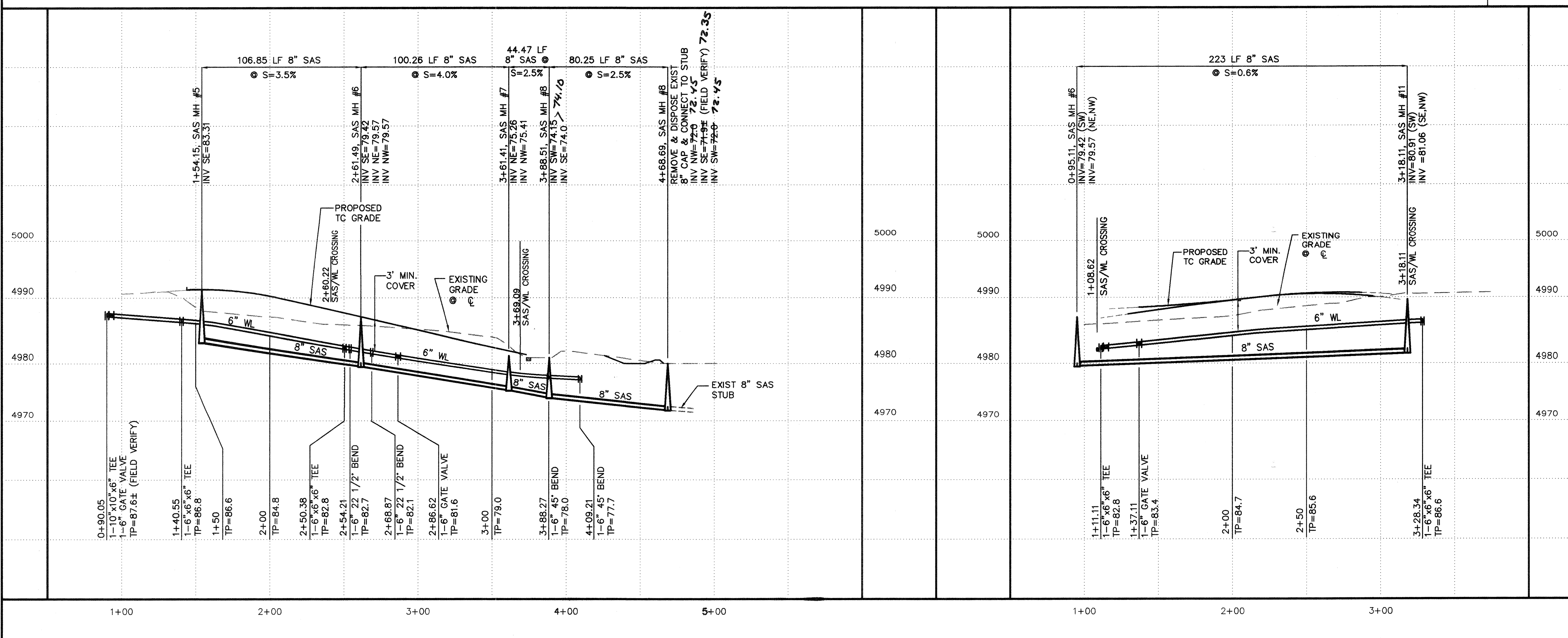
- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
21	3+42.15, 22.8'	3+55.00, 15.0'	78.1
22		3+27.15, 15.0'	79.7
23	2+70.07, 20.7'	2+90.78, 15.0'	81.5
24		2+54.51, 15.0'	83.4
25	1+99.00, 24.8'	2+18.00, 15.0'	85.3
26		1+84.00, 15.0'	86.8
27	1+43.32, 24.5' (S)	1+60.00, 15.0'	87.3
28	2+25.12, 12.1' (S)	2+12.48, 27.0'	83.5
29		1+87.00, 27.0'	85.7
30	1+70.00, 8.8'	1+57.00, 27.0'	84.9
34		1+34.12, 16.0'	83.5
35	1+57.12, 19.8'	1+72.12, 16.0'	84.7
36		2+09.12, 16.0'	85.7
37	2+31.12, 19.8'	2+46.12, 16.0'	86.5
38	2+94.44, 18.8' (S)	2+83.12, 16.0'	86.3

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

SCALES:
1"=40' HOR.
1"=10' VERT.



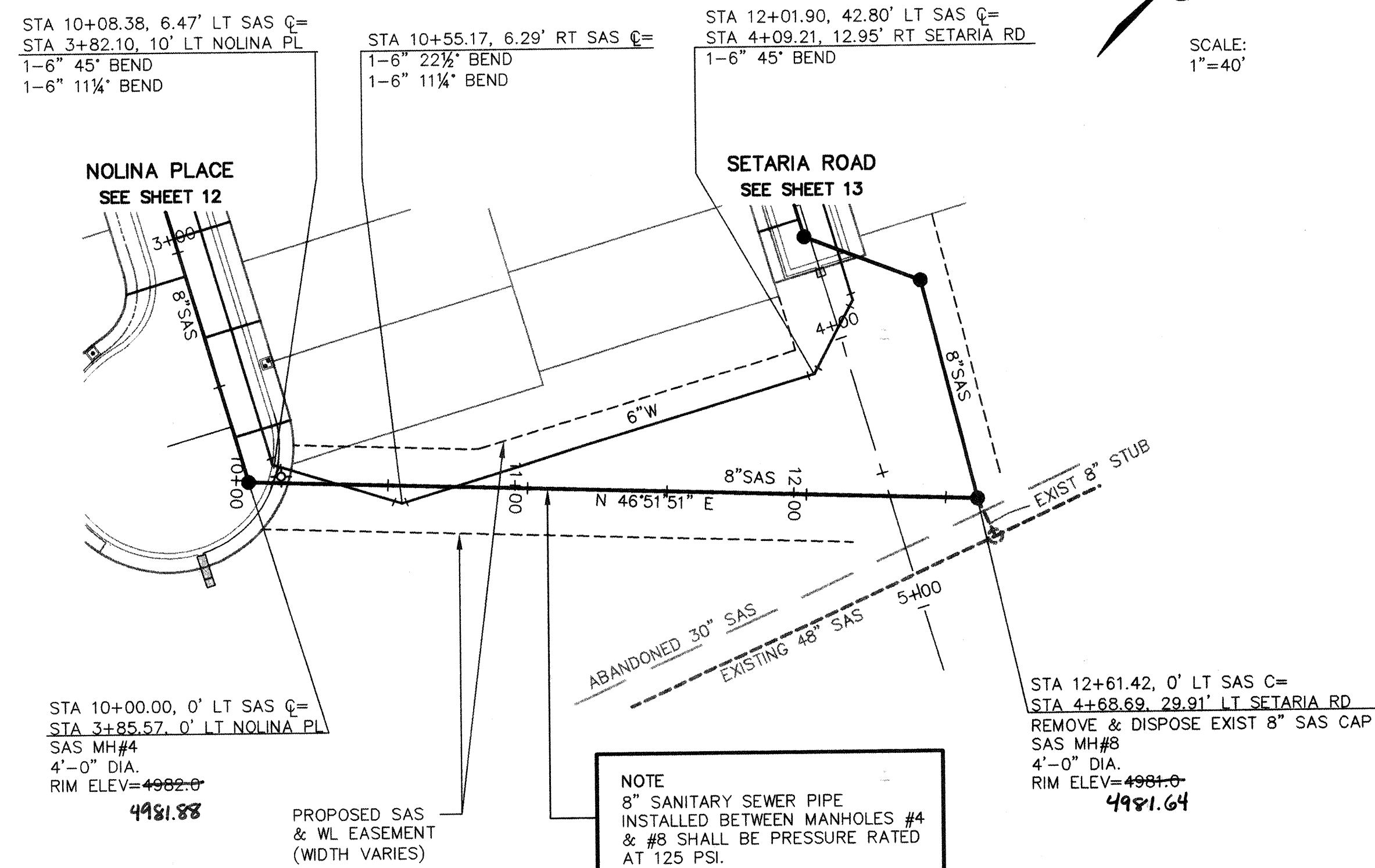
- LEGEND**
- SINGLE WATER METER & BOX
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 - GATE VALVE W/ BOX
 - FIRE HYDRANT
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 - WATER LINE W/ TEE
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178UT2.DWGanw 12/17/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LAS CASITAS DEL RIO SUBDIVISION
SETARIA RD. & STIPA ST.
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No. 678181	Zone Map No. E-12-Z	Sheet 13 Of 16	



GENERAL NOTES

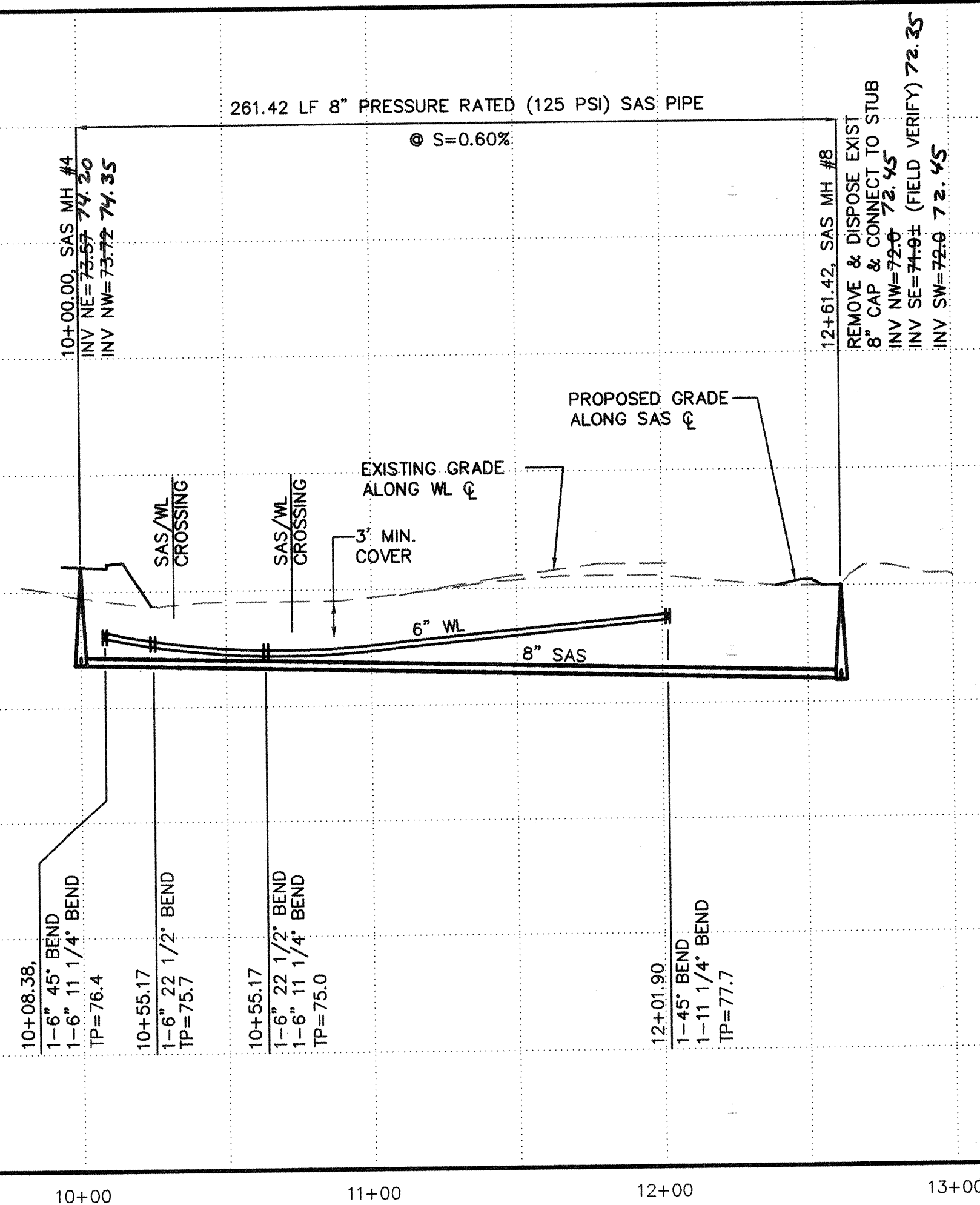
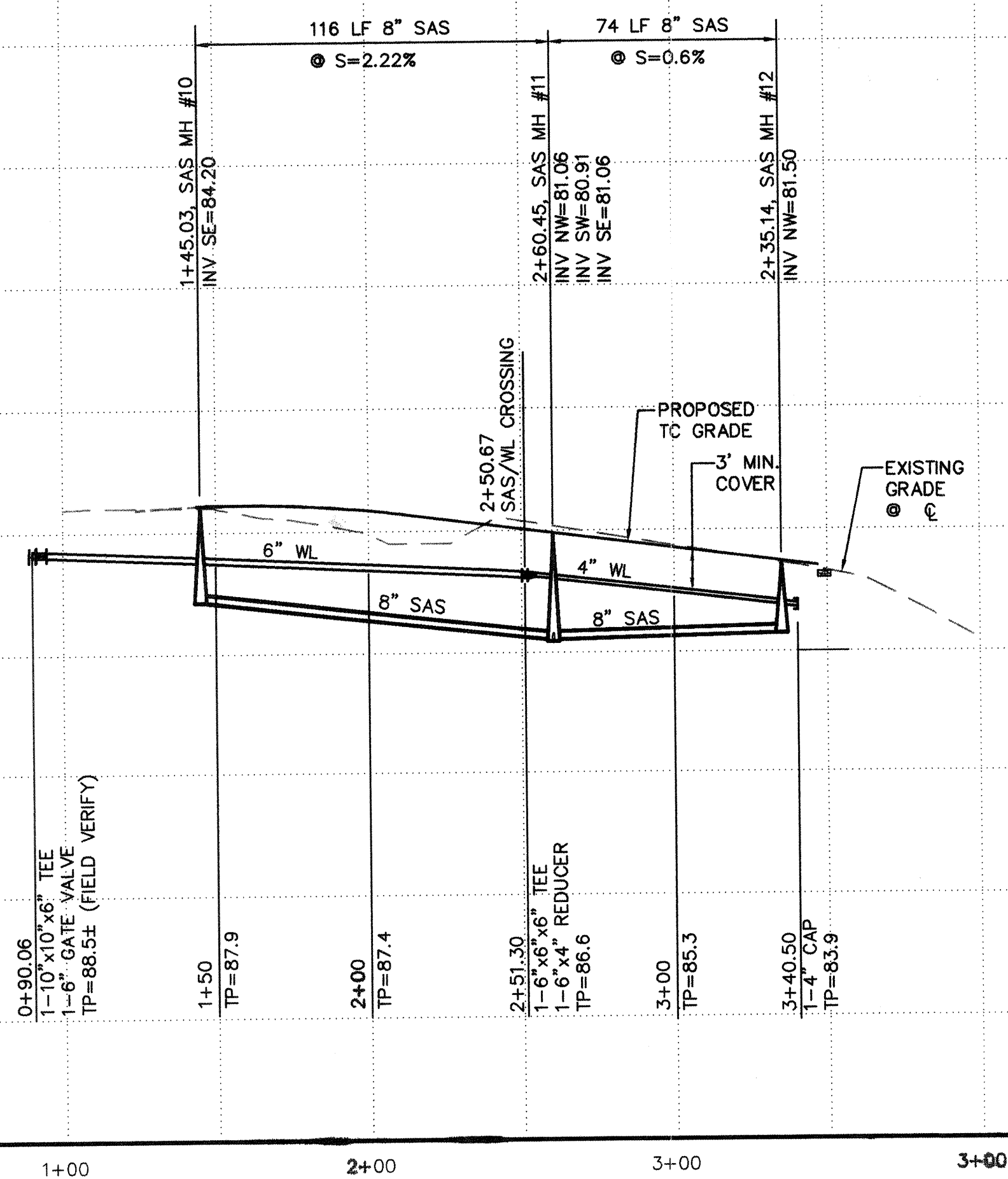
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6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
31		1+55.00, 16.0'	88.2
32	1+70.00, 28.6'	1+85.00, 16.0'	88.0
33	2+30.00, 23.9' (S)	2+20.00, 16.6'	87.1
39	3+40.00, 12.4' (S)	2+5.16, 24.7'	82.7
40		3+00.24, 25.3'	84.5
41	2+79.46, 13.3'	2+67.27, 26.0'	85.5
42		2+27.00, 26.0'	87.2
43	2+04.00, 9.5'	1+89.00, 26.0'	87.8
44	1+43.29, 9.7' (S)	1+60.25, 26.0'	87.4

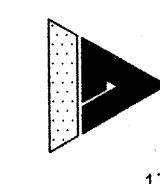
ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

SCALES:
1"=40' HOR.
1"=10' VERT.



LEGEND

- | | |
|---|--------------------------|
|  | SINGLE WATER METER & BOX |
|  | DOUBLE WATER METER & BOX |
|  | GATE VALVE W/ BOX |
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION
PANICUM RD & COORS COORIDOR

UTILITY PLAN & PROFILE

Design Review Committee

City Engineer Approval _____

Mo./Day/Yr.	Mo./Day/Yr.
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1968 - 1969

19 2002

DESIGN
REVIEW COMMITTEE

CITY ENGINEER

City Project No.

Zone M

Sheet **14** Of

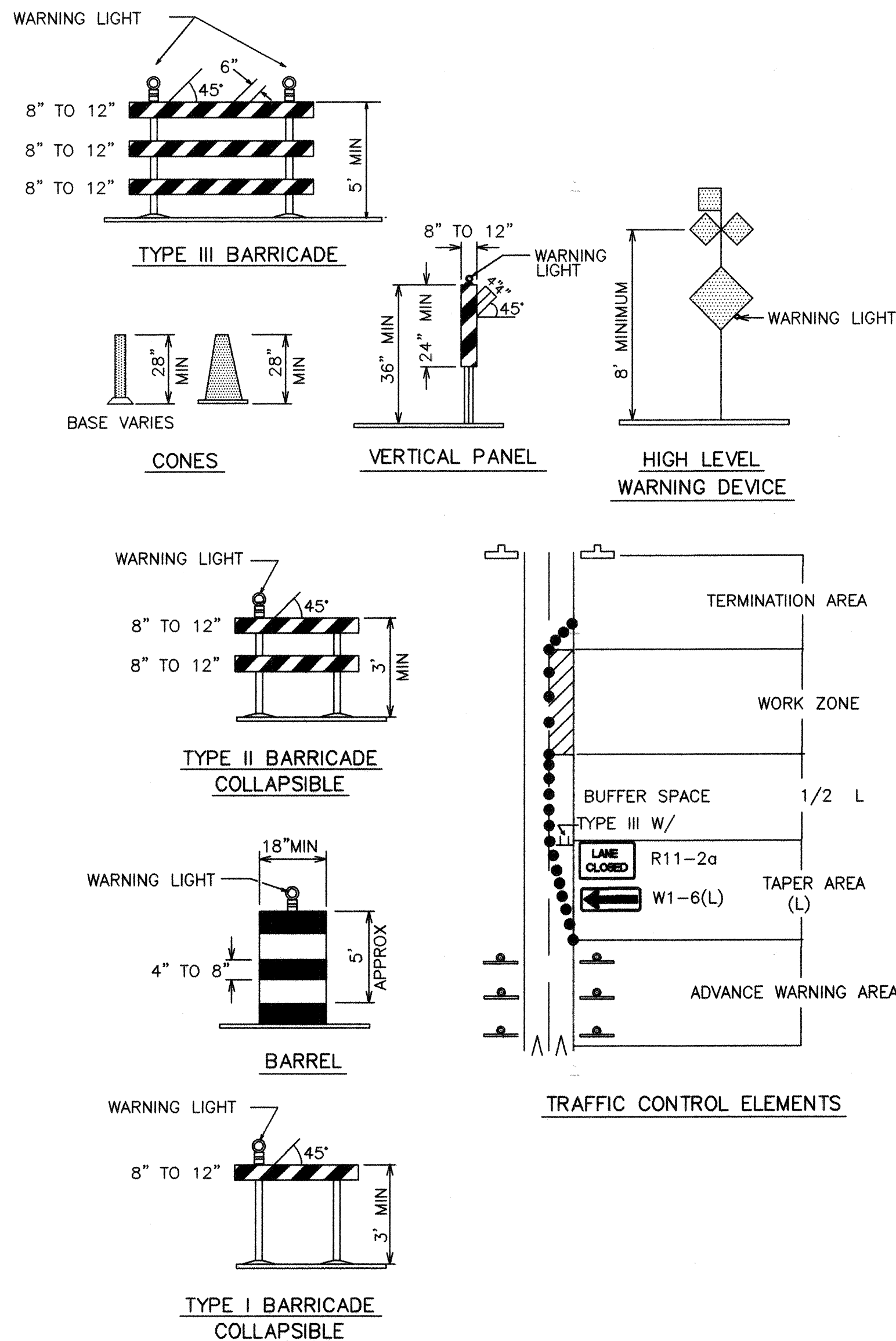
14 16

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

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



LEGEND

WORK AREA

BARRICADE - TYPE I, TYPE II, OR BARREL

BARRICADE - TYPE III

VERTICAL PANEL

WARNING SIGN

DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET

FLAGMAN POSITION

SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET

TAPER LENGTH - SEE CHART BELOW

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

TAPER REQUIREMENT

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED LIMIT (MPH)	MINIMUM DISTANCE BETWEEN SIGNS	MINIMUM DISTANCE FROM LAST SIGN TO TAPER	
		10' LANE	12' LANE
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	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
DOWNSIDE 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

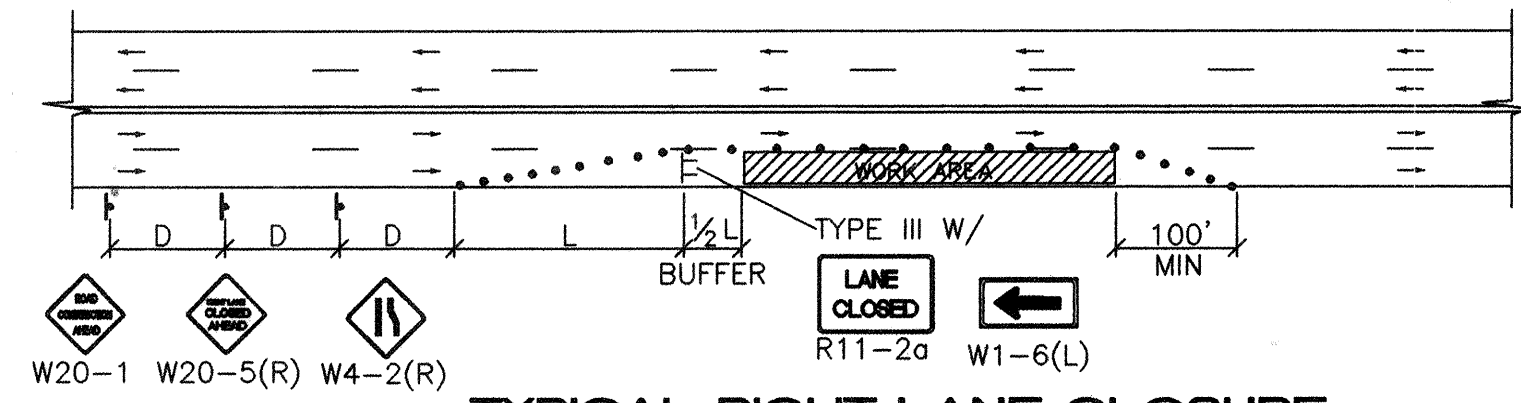
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178TRF1.DWGskh 11/12/01

CITY OF ALBUQUERQUE
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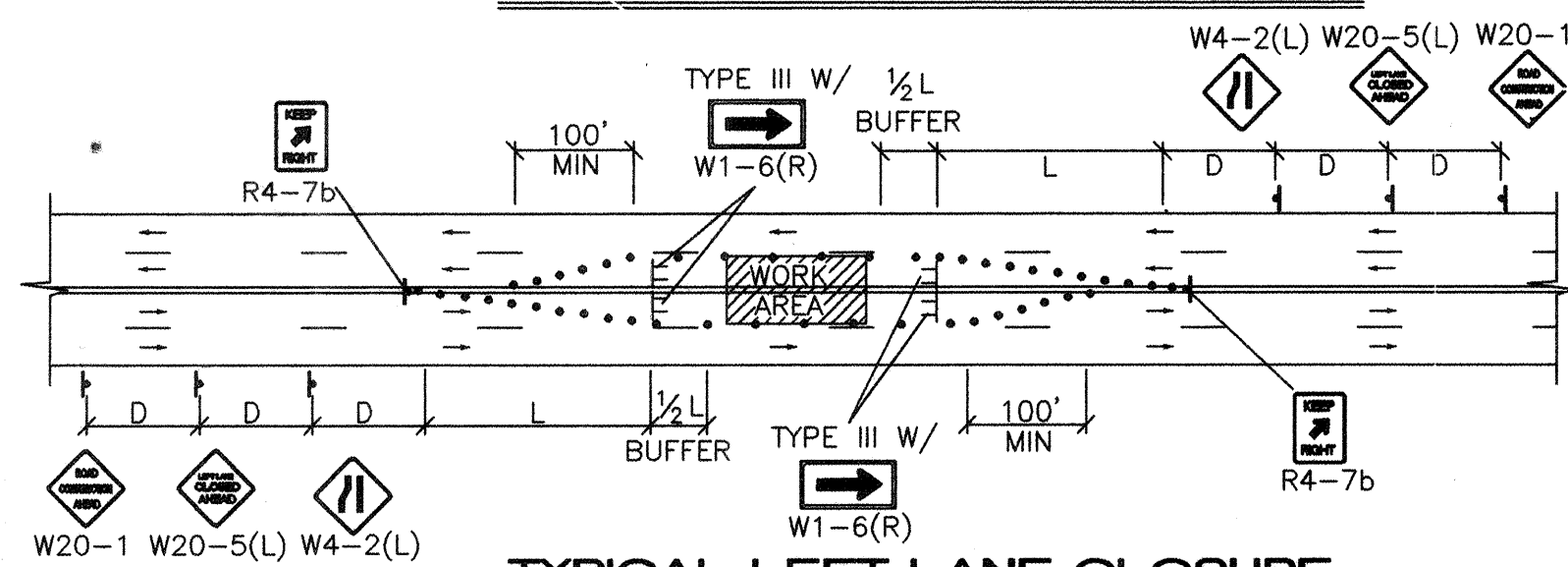
TITLE: **LAS CASITAS DEL RIO SUBDIVISION TRAFFIC CONTROL**
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
COA	STD		
City Project No.	678181	Zone Map No.	E - 12
Sheet	15	Of	16

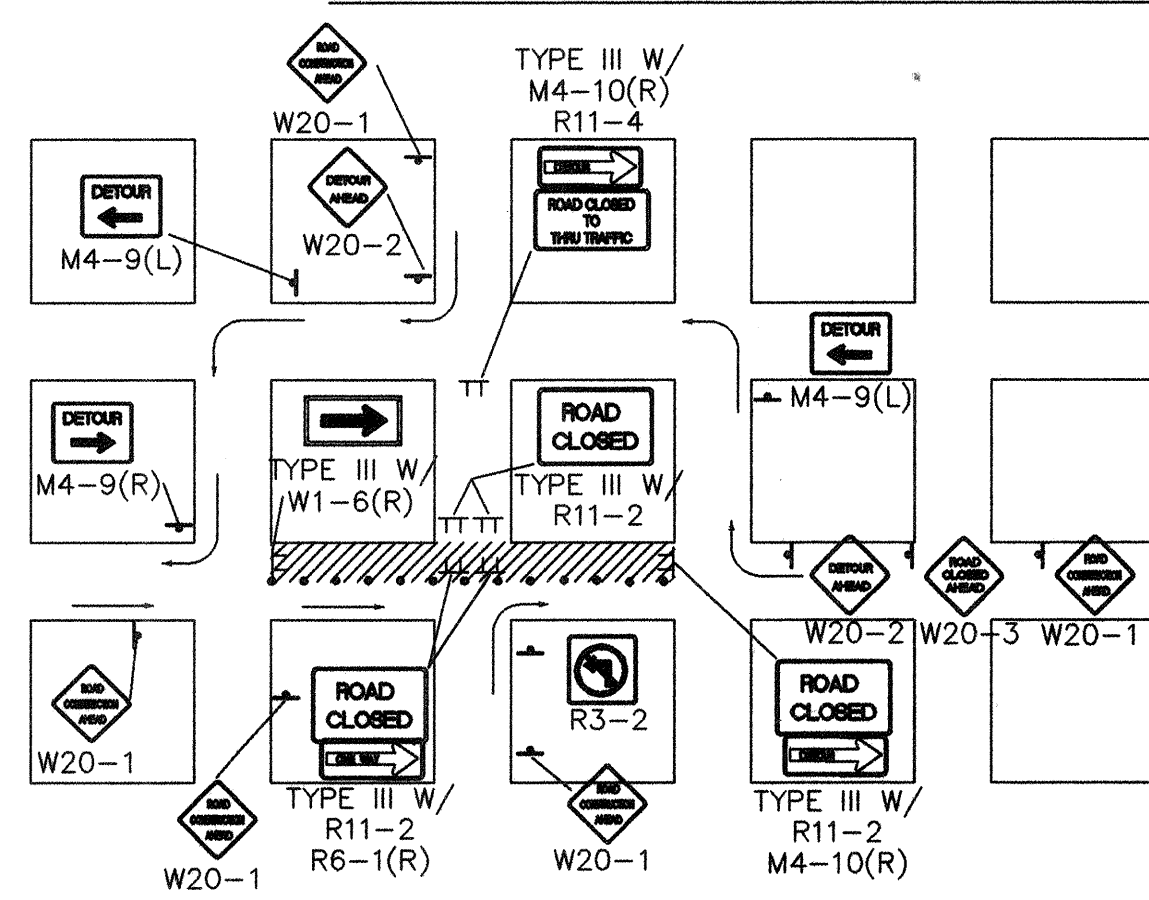
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MESA REPRO



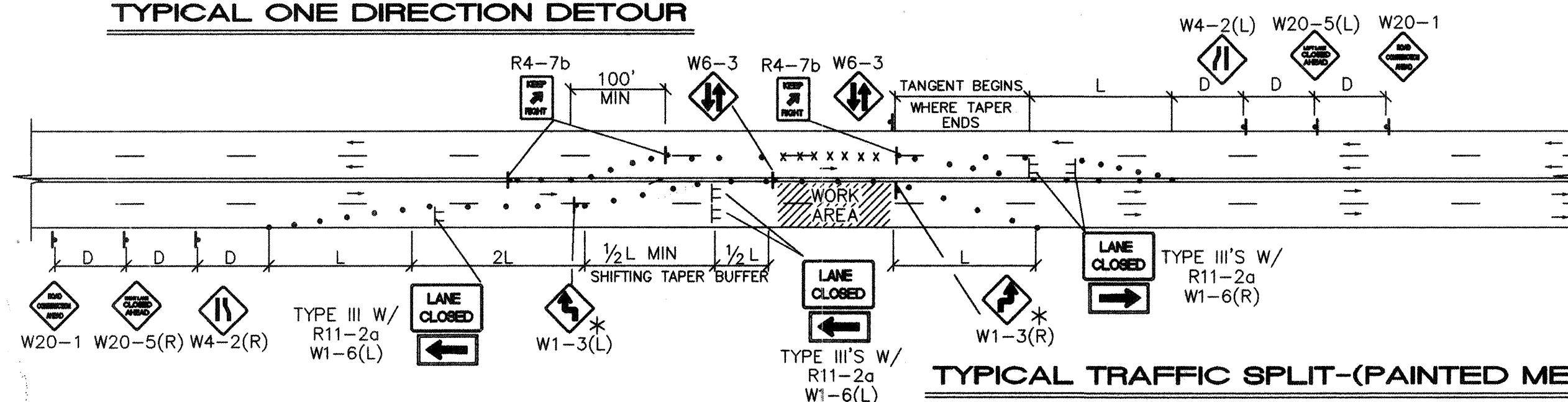
TYPICAL RIGHT LANE CLOSURE



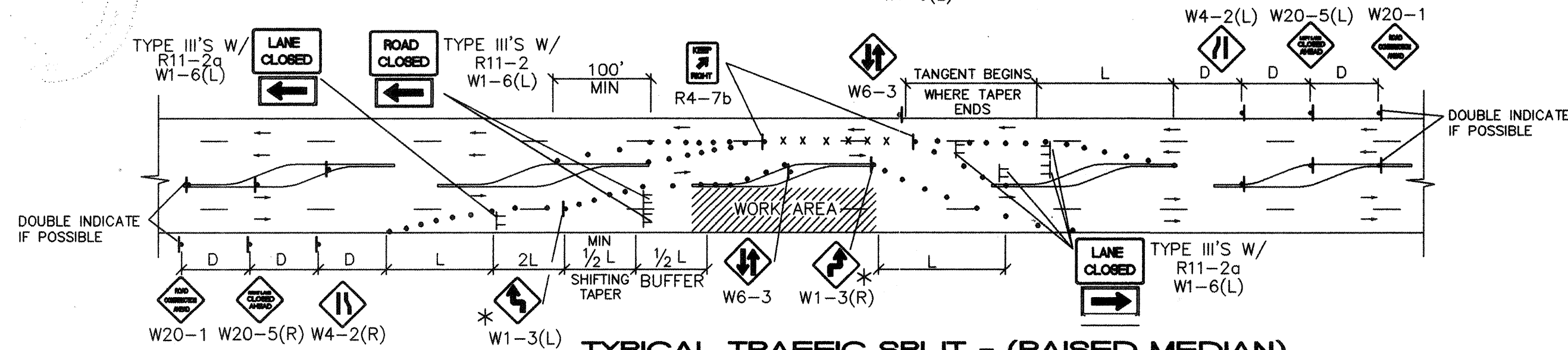
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



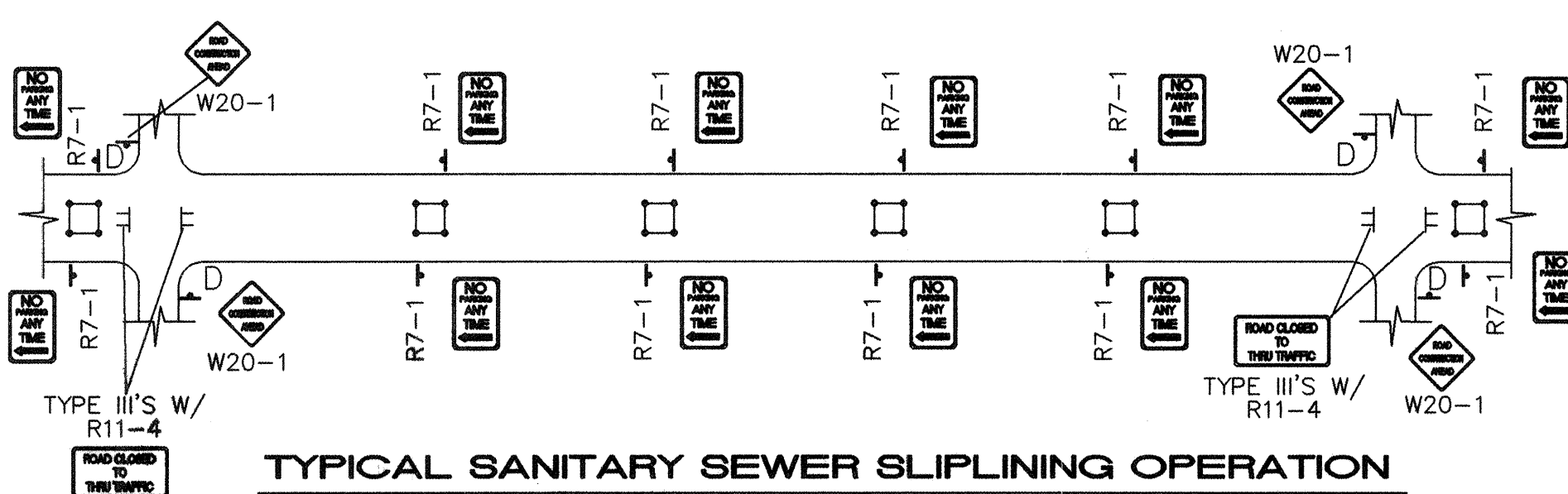
TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

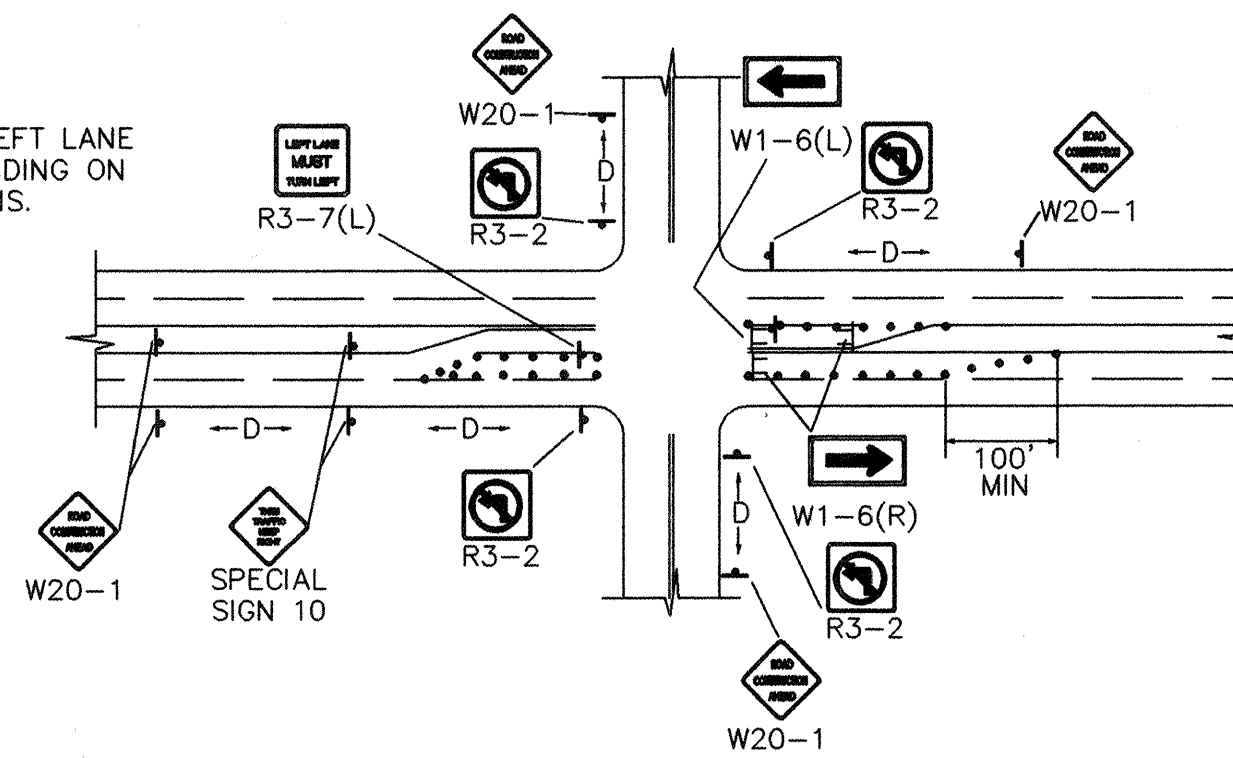
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2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



TYPICAL SANITARY SEWER SLIPLINING OPERATION

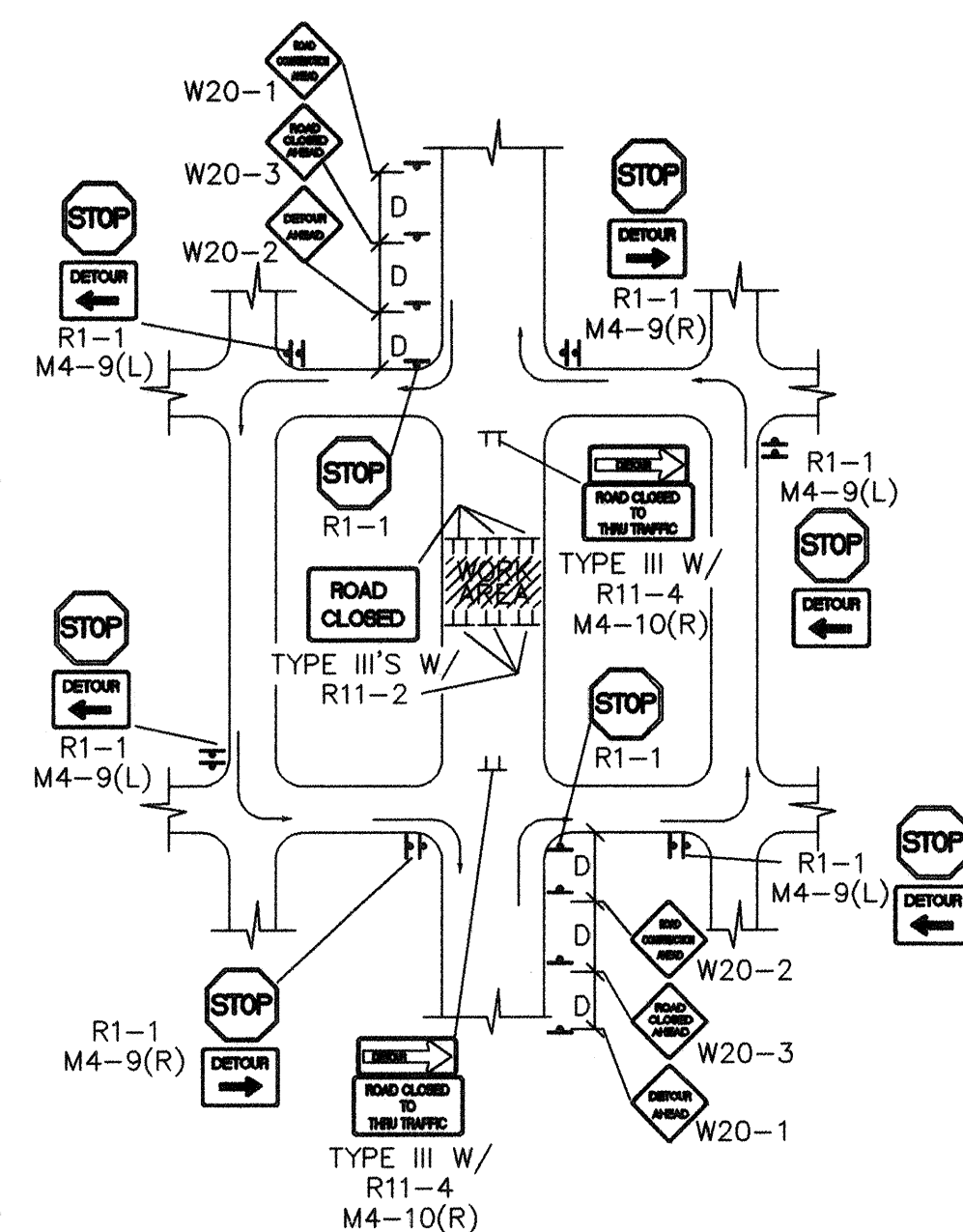
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

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



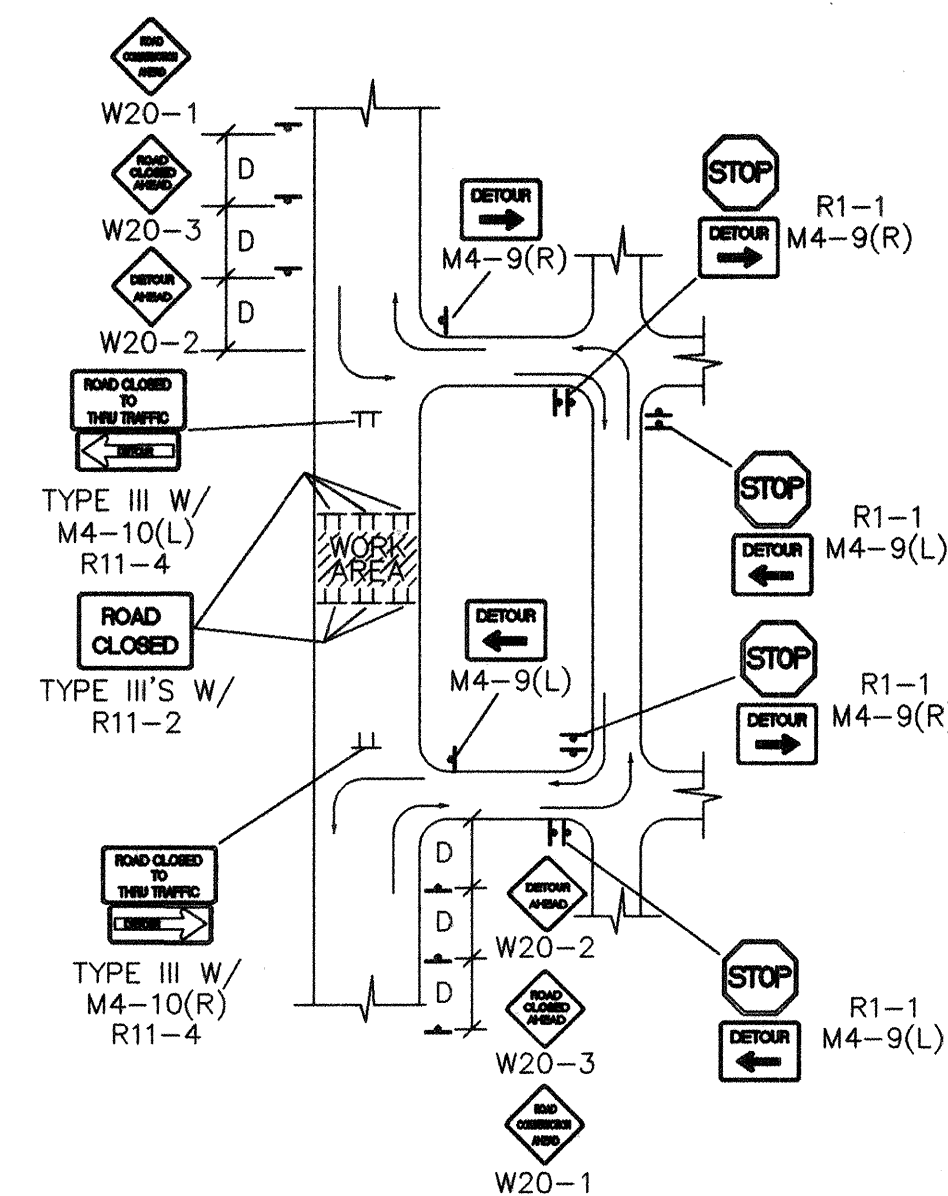
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



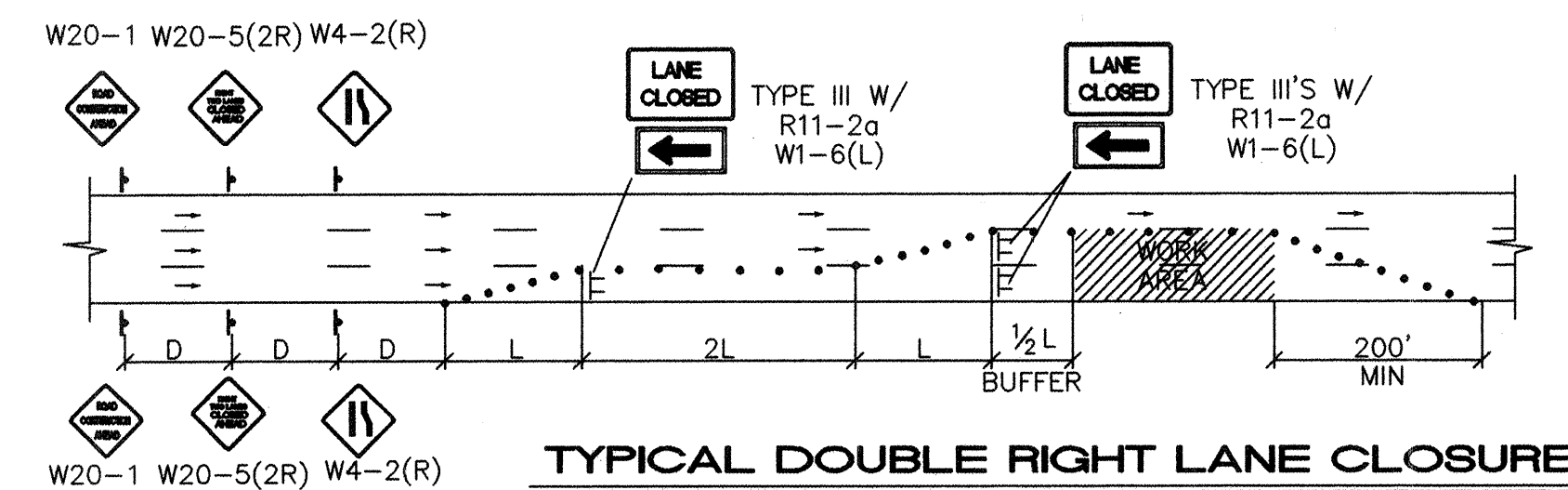
TYPICAL MID-BLOCK CLOSURE

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

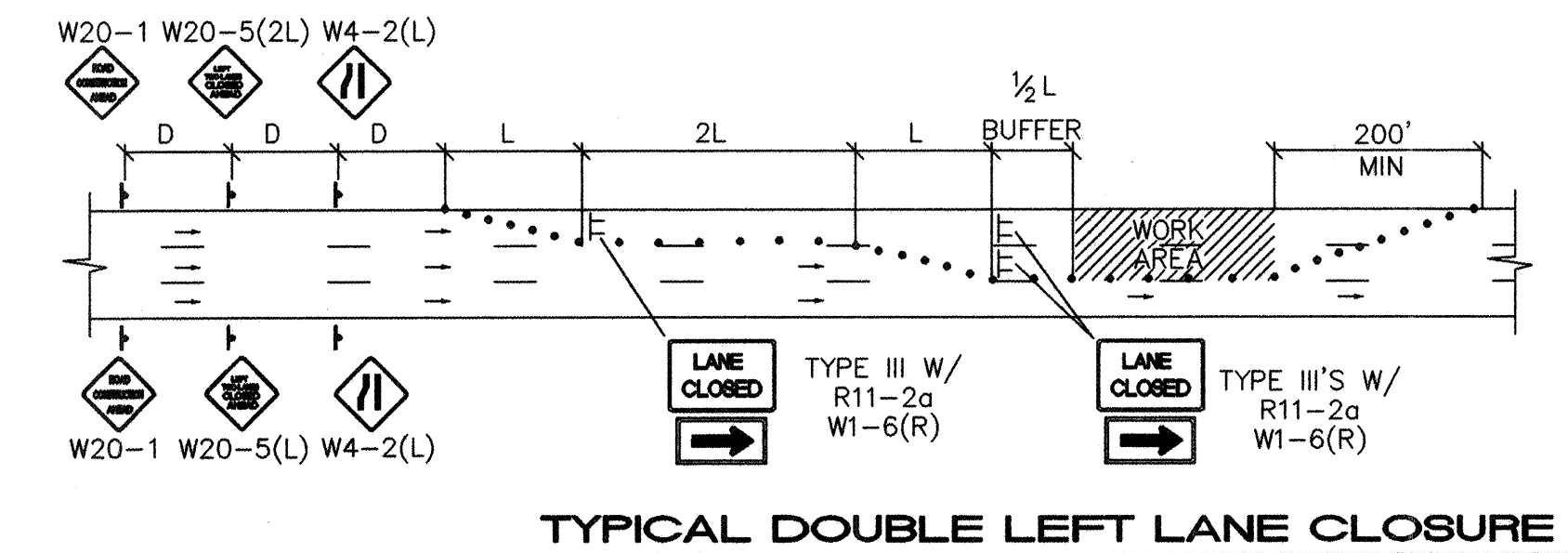


TYPICAL STREET CLOSURE

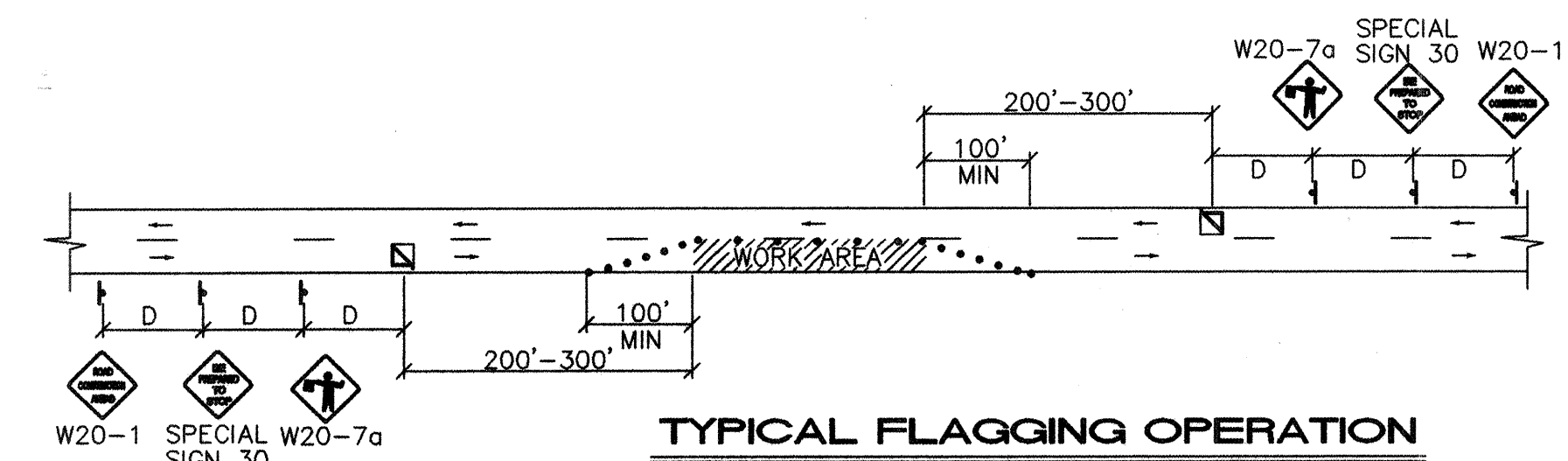
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



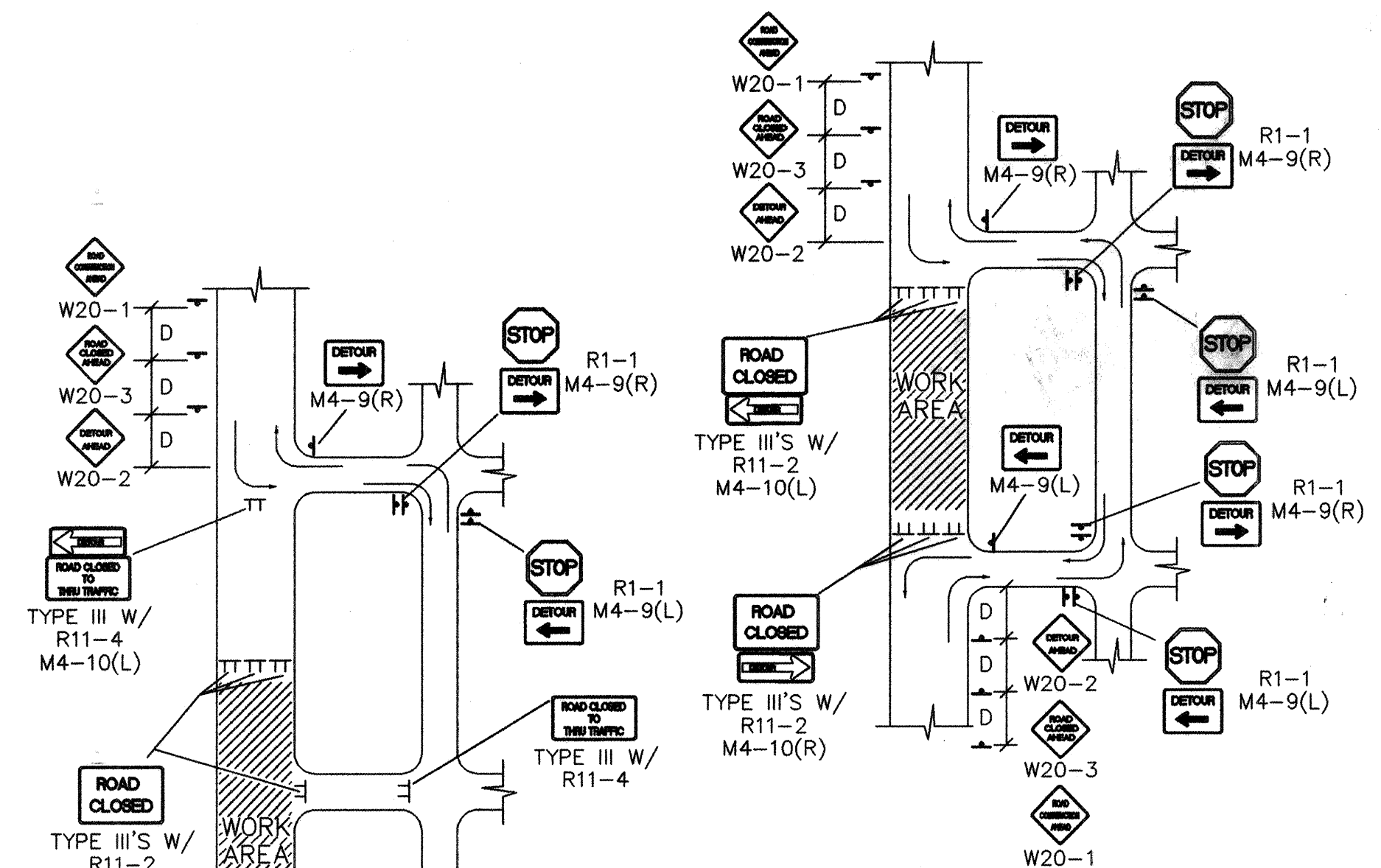
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

ISAACSON & ARFMAN, P.A.
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178TRF2.DWGksh 11/12/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION
TRAFFIC CONTROL & SIGNING EXAMPLES

Design Review Committee City Engineer Approval

COA STD

City Project No. 678181

Zone Map No. E - 12

Sheet 16 Of 16

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CHECKED BY	
CONTRACTOR	DATE	NMHC BRASS TABLET STAMPED "STA NM448-N8"	SET IN	FIELD NOTES	5/01	CITY STANDARD DRAWING		NO.	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
WORK STATION	DATE	TOP OF CONC. POST FLUSH WITH THE GROUND ON THE	THE					BY		GLD	11/01	GLD	11/01
DATE	DATE	EAST SIDE OF NORTH COOKS ROAD (STATE ROAD 448)						REMARKS		ANW	11/01	ANW	11/01
DATE	DATE	APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.											
DATE	DATE	NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)											
DATE	DATE	GRID TO GROUND FACTOR= 0.99967854											
DATE	DATE	X= 372524.25, Y= 1514838.11											
DATE	DATE	ELEV= 5018.922 (SLD 1929)											