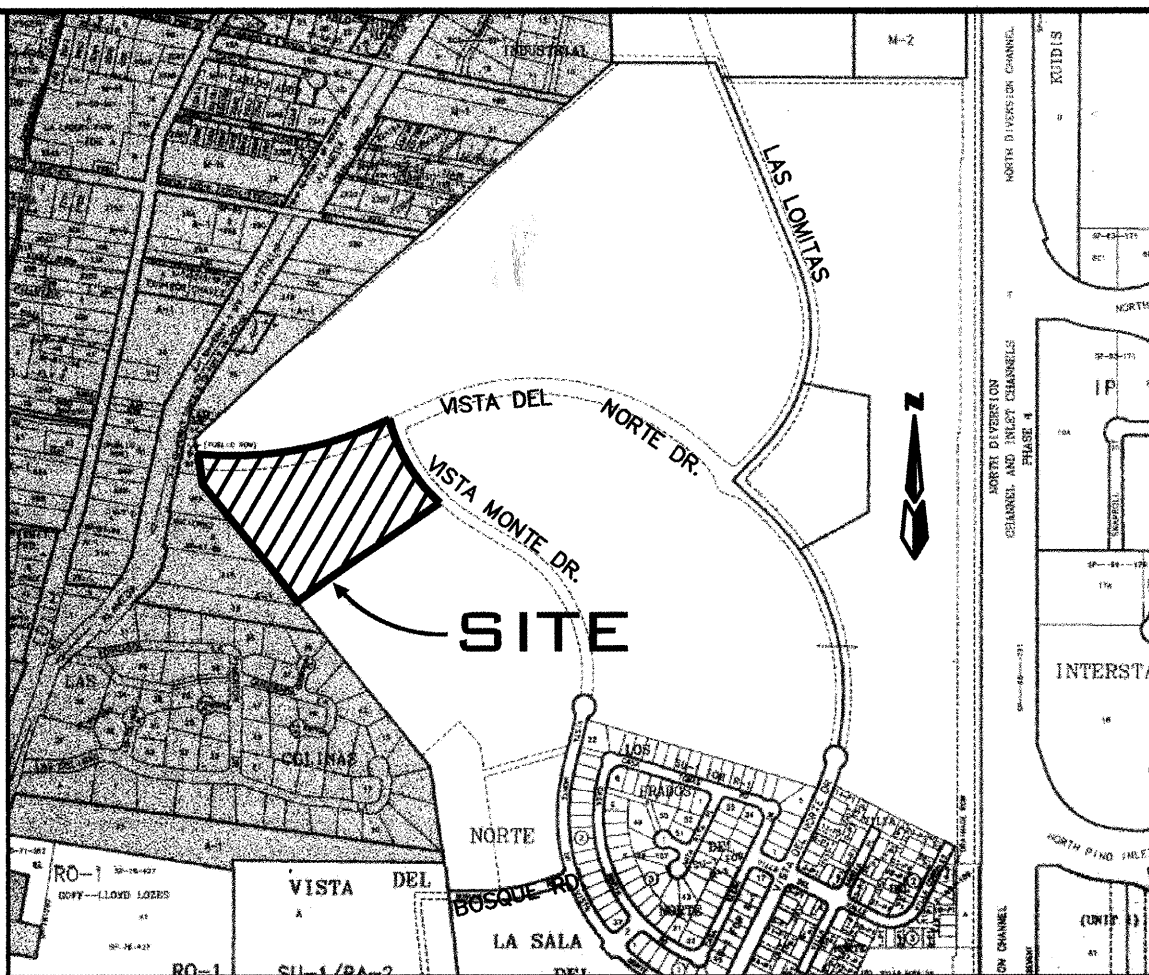


F:\A01005\A1005VDN\Unit2\A1005COVER-2.dwg Thu Aug 07 08:51:23 2003 D. MARK GOODWIN & ASSOCIATES; PLOTTED BY: MIKE

SCANNED BY
MESA REPRO

CONSTRUCTION PLANS FOR *VISTA DEL NORTE - UNIT 2* (ALTA TIERRA UNIT 2) ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS D-16
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. SEVEN (7) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT 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 TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
 - FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE BY CITY.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

INDEX TO DRAWINGS

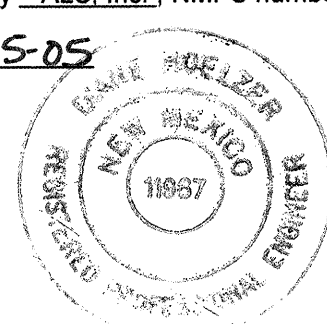
SHEET NO.	SHEET
1	TITLE SHEET
2-3	PLAT
4	GRADING AND DRAINAGE PLAN
5	MASTER PAVING PLAN
6	VISTA DEL NORTE & VIA DESIERTO
7	CALLE MONTANA & CALLE ENCINA
8	MASTER UTILITY PLAN
9	VISTA DEL NORTE & VIA DESIERTO
10	CALLE MONTANA & CALLE ENCINA
11	WATER DETAIL
12-13	TRAFFIC CONTROL

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 7/16/03

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number 7719.

Diane Hoelzer 3-15-05



DRB NO. **1001396**

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

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

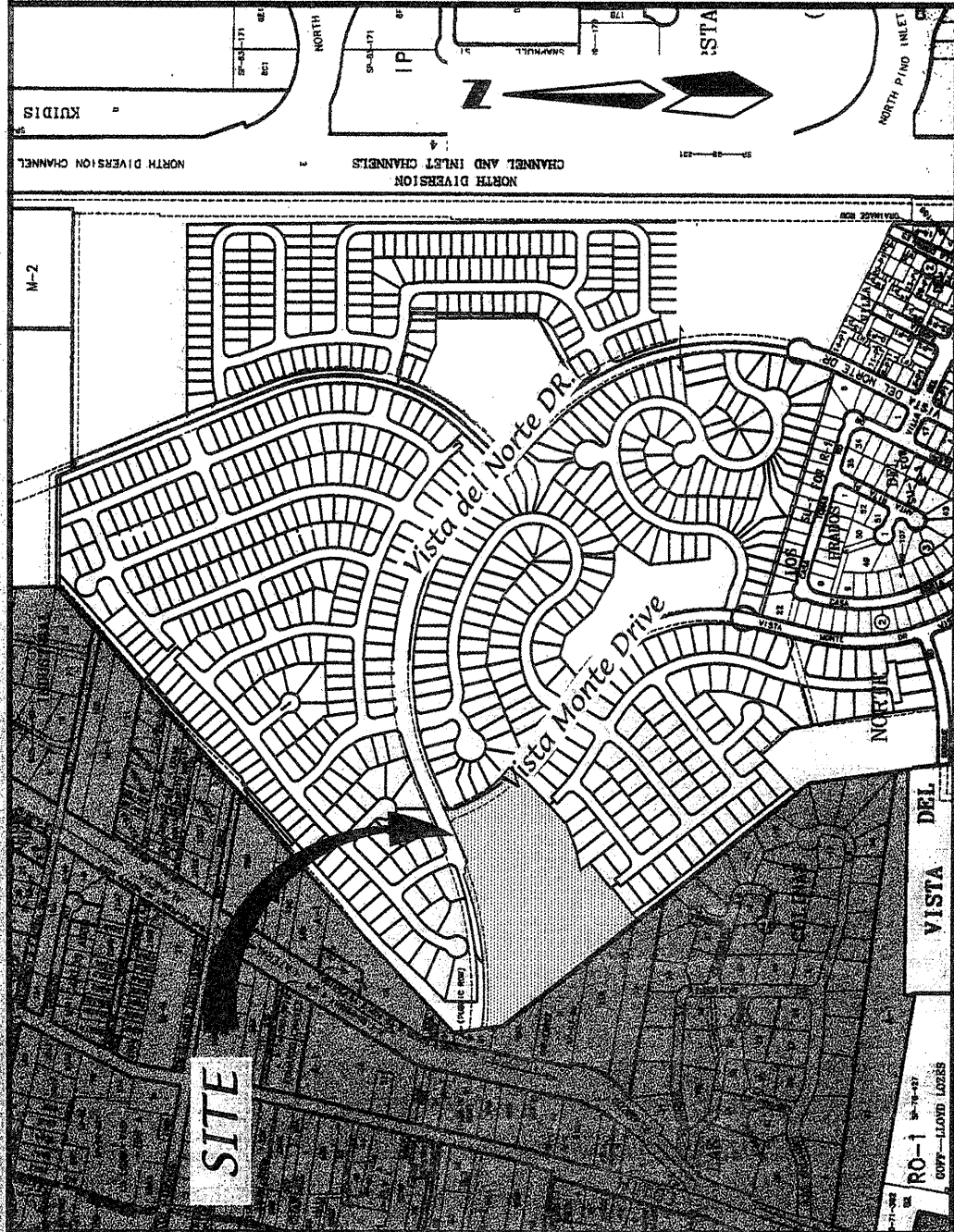
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER		DATE	*****	
 <i>Diane Hoelzer</i> 8-7-03		DRC CHAIRMAN	<i>[Signature]</i>		10-16-03	APPROVED FOR CONSTRUCTION	
		TRANSPORTATION	<i>[Signature]</i>		8/18/03		
		WATER/WASTEWATER	<i>[Signature]</i>		8/18/03		
		HYDROLOGY	<i>[Signature]</i>		8-18-03		
		CIP	<i>[Signature]</i>		8-18-03		
		CONSTR. MNGMT.	<i>[Signature]</i>		5/1/04	<i>[Signature]</i> 10/13/03 CITY ENGINEER DATE	
		CONSTR. COORD.	<i>[Signature]</i>		10-16-03		
		CITY PROJECT NO.				SHEET OF	
		682688				1 13	

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 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, engineering, or intent of the record drawings.

Timothy Aldrich, P.S. No. 7419

03-22-04



LOCATION MAP
ZONE ATLAS D-16-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No. Project #
Case #
Gross acreage 9.7441 AC
Zone Atlas No. D-16-Z
No. of existing Tracts/Lots 1 TRACT
No. of Tracts/Lots created 1 TRACT/33 LOTS
No. of Tracts/Lots eliminated 1 TRACT
Miles of full width streets created 0.3
Area dedicated to the City of Albuquerque 1.96 AC
Date of Survey NOVEMBER, 1998
Utility Control Location System Log Number 99092909100192

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant to all access, utility and drainage easements shown hereon including the right to construct, operate, inspect and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried, distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

VISTA DEL NORTE DEVELOPMENT, LLC:

BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM
DATE

OWNER'S ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
SS

This instrument was acknowledged before me on
By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC
A New Mexico company on behalf of said company

NOTARY PUBLIC
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A Tract of land situate within the Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico Being all of Tract B, Alta Tierra Del Norte Subdivision, Unit 1 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 April 30, 2003 in Book 2003C, Page 116 and containing 9.7491 Acres.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats (and documents) of record entitled:

PLAT FOR "ALTA TIERRA DEL NORTE SUBDIVISION" (04-30-03, 2003C-116)
BULK PLAT FOR "TRACTS T-2-A-1-A, T-2-A-1-B, T-2-A-1-C, T-2-A-1-D, T-3-A, AND T-3-B, VISTA DEL NORTE SUBDIVISION" (01-20-02, 2002C-31)
PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION", (06-19-01, 2001C-171)
PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION", (02-22-01, 2001C-58)
PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57) PLAT FOR "VILLA DEL NORTE SUBDIVISION" (07-23-99, 99C-205)
PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION" (08-18-99, 99C-233)
PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
all being records of Bernalillo County, New Mexico.

- Field Survey performed November, 1998.
- Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP).

7. The City has the right to enter upon the grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the city, if the work effects any improvements or encroachments made by the grantor, the city will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the city, the work to be performed by the city could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.

8. Tract "A" is to be owned and maintained by the Vista Del Norte Homeowner's Association.

PURPOSE OF PLAT

- Subdivide B, Alta Tierra Del Norte Subdivision 1 Tract and 33 Lots.
- Grant easements as shown.
- Dedicate right-of-way as shown.



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

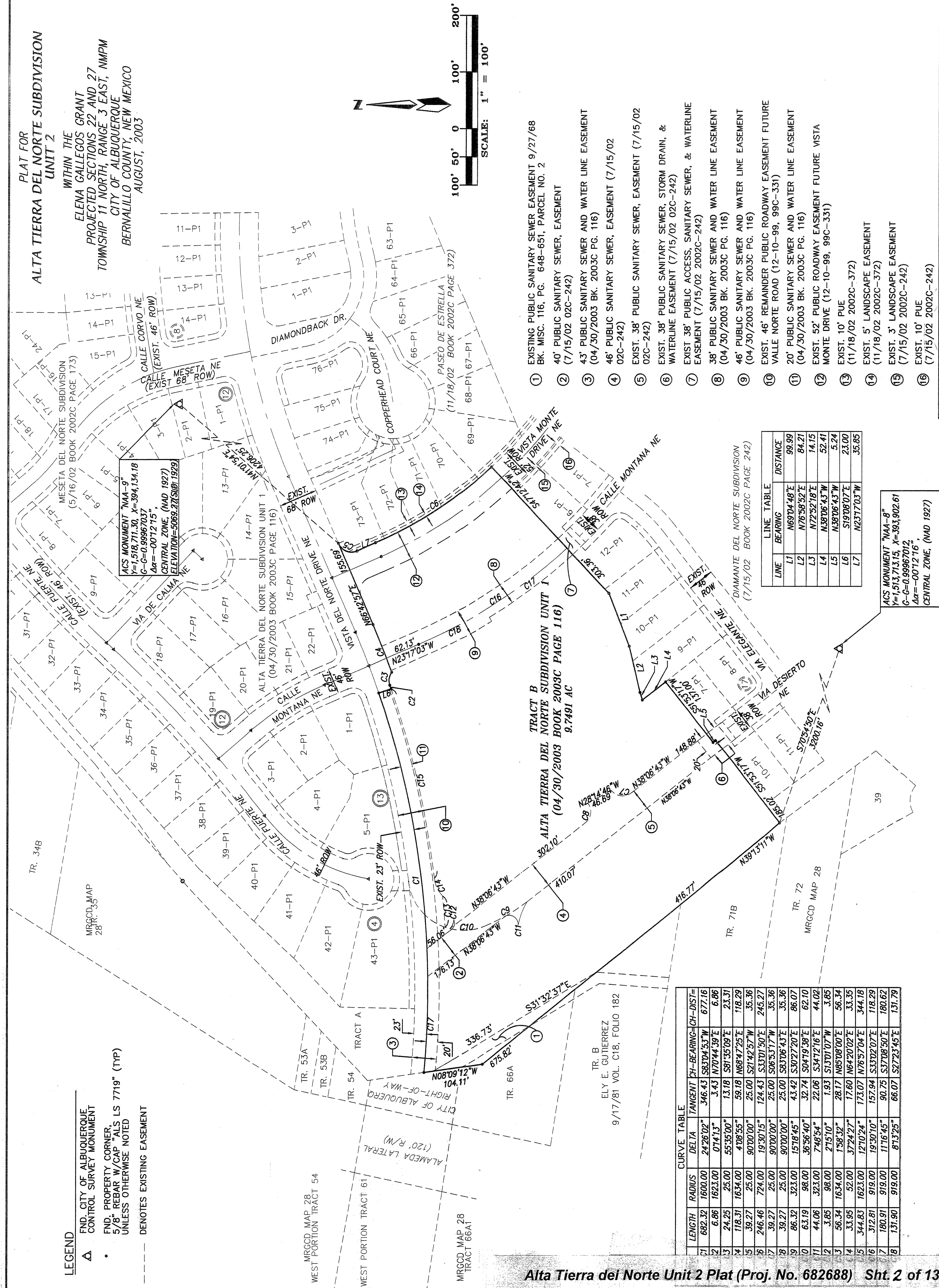
SURVEYOR'S CERTIFICATION

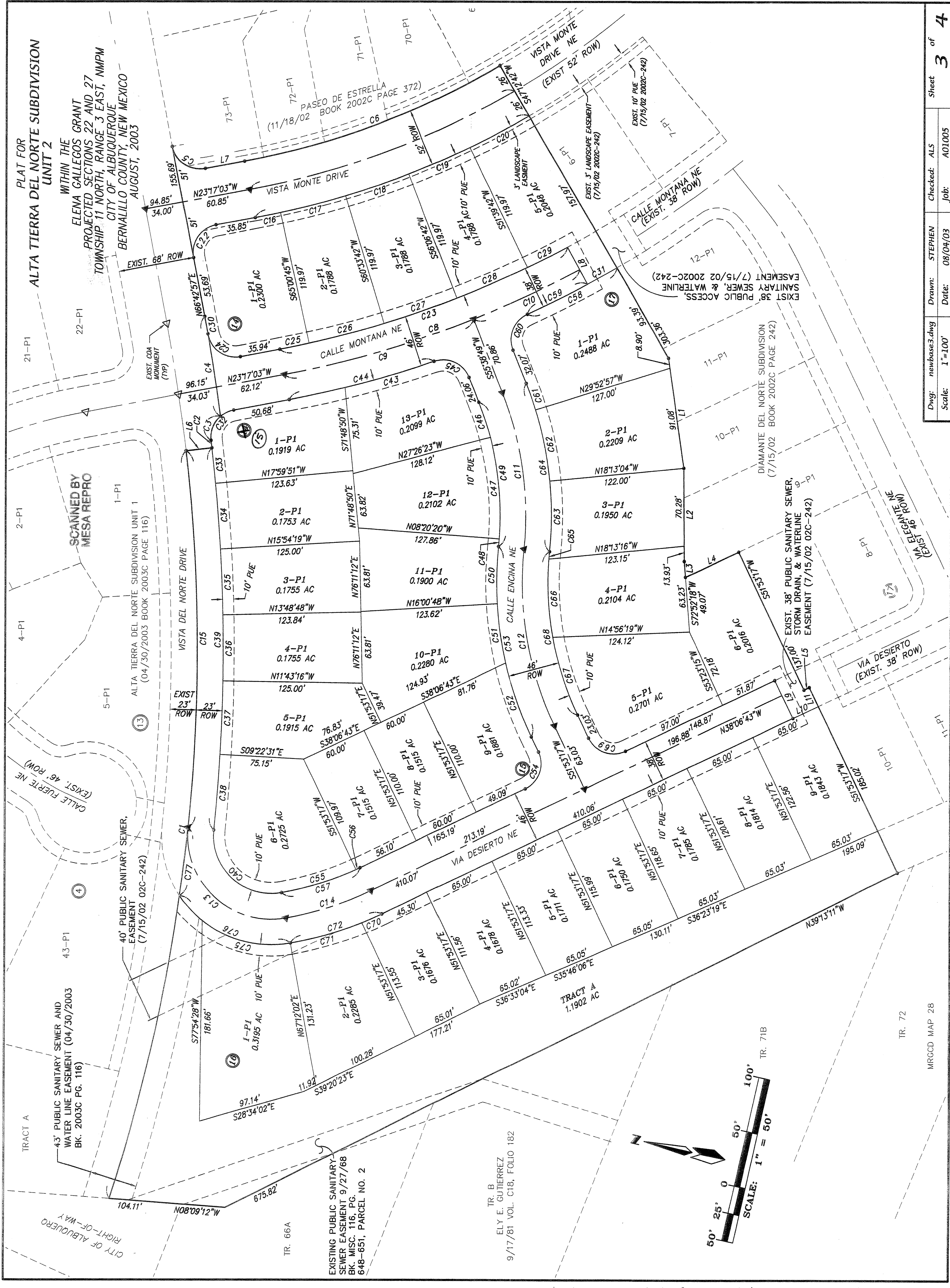
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further, meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719

Date

Dwg: COVER.dwg Drawn: STEPHEN Checked: ALS Sheet 1 of 4
Scale: 1"=100' Date: 08/04/03 Job: A01005





Dwg:	newbae3.dwg	Drawn:	STEPHEN	Checked:	ALS	Sheet	3
Scale:	1"=100'	Date:	08/04/03	Job:	A01005	of	4

PLAT FOR
ALTA TIERRA DEL NORTE SUBDIVISION
UNIT 2
WITHIN THE
ELENA CALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2003

LINE	LINE TABLE		DISTANCE
	BEARING	BEARING	
L1	S89°04'48"W	S89°04'48"W	99.99
L2	S75°58'52"W	S75°58'52"W	84.21
L3	S72°32'18"W	S72°32'18"W	14.16
L4	S38°08'43"E	S38°08'43"E	52.41
L5	S19°08'07"E	S19°08'07"E	23.00
L6	S25°17'03"E	S25°17'03"E	35.85
L7	S48°04'57"W	S48°04'57"W	38.00
L8	S57°53'17"W	S57°53'17"W	25.24
L9	S58°06'43"E	S58°06'43"E	25.24
L10	S57°53'17"E	S57°53'17"E	18.97
L11	N59°53'17"E	N59°53'17"E	18.97

CURVE	CURVE TABLE		TANGENT	CH-BEARING	CH-DIST.
	LENGTH	RADIUS	DELTA		
C1	682.32	1600.00	24°26'02"	346.43 N63°04'53"E	677.16
C2	6.86	1623.00	0°13'31"	3.43 N70°44'37"E	6.86
C3	24.25	23.00	95°35'00"	13.18 N81°55'09"W	23.31
C4	90.79	1634.00	3°17'00"	45.40 N68°18'27"E	90.77
C5	39.27	25.00	90°00'00"	25.00 S72°42'57"W	35.36
C6	246.46	724.00	19°30'15"	124.43 S33°02'10"E	245.27
C7	265.29	750.00	19°30'09"	126.89 S33°02'07"E	254.06
C8	282.83	910.00	17°37'59"	142.54 S37°06'02"E	281.71
C9	177.54	919.00	11°04'07"	88.04 S28°49'08"E	177.26
C10	105.29	919.00	6°33'59"	52.70 S37°38'06"E	105.24
C11	143.70	300.00	27°28'40"	73.28 N69°22'09"E	142.33
C12	163.38	300.00	31°17'13"	83.77 S67°29'23"W	161.37
C13	138.54	75.00	05°50'17"	98.24 S30°27'20"E	119.67
C14	80.18	300.00	15°18'45"	40.33 S30°27'20"E	79.94
C15	339.94	1600.00	12°10'24"	170.61 N76°57'04"E	339.30
C16	23.09	776.00	14°21'7"	11.54 S24°08'11"E	23.09
C17	60.27	776.00	4°27'00"	30.15 S71°24'48"E	60.25
C18	60.27	776.00	4°27'00"	30.15 S71°24'48"E	60.25
C19	60.27	776.00	4°27'00"	30.15 S71°24'48"E	60.25
C20	60.25	776.00	4°26'55"	30.14 S70°33'47"E	60.24
C21	284.14	776.00	19°30'09"	133.36 S33°02'07"E	282.86
C22	39.27	25.00	90°00'00"	25.00 N68°17'03"W	35.36
C23	275.75	886.00	17°37'59"	138.97 S37°06'02"E	274.66
C24	39.52	25.00	90°33'45"	23.28 S27°59'49"W	35.53
C25	26.65	886.00	1°42'15"	13.33 S24°08'10"E	26.65
C26	69.59	886.00	4°27'00"	34.81 S27°12'48"E	69.57
C27	69.59	886.00	4°27'00"	34.81 S31°39'48"E	69.57
C28	69.59	886.00	4°27'00"	34.81 S36°06'48"E	69.57
C29	40.33	886.00	2°34'44"	20.17 S39°37'40"E	40.33
C30	16.34	0.3344"	0°33'14"	8.02 N66°39'49"E	16.03
C31	30.48	934.00	1°52'12"	15.24 S41°51'08"E	30.48
C32	37.56	25.00	86°05'04"	23.35 N66°20'07"W	34.13
C33	39.07	1623.00	1°24'45"	19.54 N71°18'44"E	39.07
C34	59.26	1623.00	2°05'32"	29.64 N72°02'52"E	59.26
C35	59.26	1623.00	2°05'32"	29.64 N75°06'24"E	59.26
C36	59.26	1623.00	2°05'32"	29.64 N77°13'56"E	59.26
C37	86.45	1623.00	2°20'45"	33.23 N79°27'04"E	86.44
C38	68.37	1623.00	2°24'50"	34.19 N81°49'52"E	68.37
C39	344.83	1623.00	12°10'24"	173.07 N76°57'05"E	344.18
C40	96.06	52.00	105°50'17"	68.80 S30°07'11"W	82.97
C41	51.06	942.00	3°06'20"	25.54 S24°50'13"E	51.05
C42	51.06	942.00	3°06'20"	25.54 S24°50'13"E	51.05
C43	84.14	942.00	5°07'04"	42.10 S28°56'55"E	84.11
C44	135.20	942.00	8°13'24"	67.72 S27°23'45"E	135.08
C45	38.03	25.00	87°09'16"	23.79 N70°44'11"E	34.47
C46	33.42	277.00	6°54'48"	16.73 N59°06'13"E	33.40
C47	92.34	277.00	19°06'03"	46.60 N72°06'39"E	91.92
C48	6.92	277.00	1°25'50"	3.46 N82°22'35"E	6.92
C49	132.68	277.00	27°26'40"	67.64 N69°22'09"E	131.42
C50	51.33	323.00	9°08'18"	25.72 S28°32'21"W	51.27
C51	54.05	323.00	9°35'17"	27.09 S28°31'33"W	53.99
C52	70.53	323.00	12°30'58"	35.40 S28°08'36"W	70.39
C53	175.91	323.00	31°12'13"	90.19 S27°29'23"W	173.74
C54	39.27	25.00	90°00'00"	25.00 S83°06'43"E	35.36
C55	70.13	277.00	14°30'20"	35.29 S30°03'08"E	69.94
C56	3.90	277.00	0°48'26"	1.95 S37°42'50"E	3.90
C57	74.03	277.00	15°18'45"	37.24 S30°27'20"E	73.81
C58	90.73	934.00	5°33'56"	45.40 S40°00'16"E	90.69
C59	60.24	934.00	3°41'44"	30.13 S39°04'10"E	60.23
C60	38.02	25.00	87°07'53"	23.78 N80°47'14"W	34.46
C61	25.20	323.00	4°28'14"	12.61 N57°52'56"E	25.20
C62	65.76	323.00	11°39'53"	32.99 N65°57'00"E	65.65
C63	63.76	323.00	11°18'33"	31.98 N72°26'13"E	63.65
C64	154.72	323.00	27°26'40"	78.87 N69°22'09"E	153.24
C65	6.78	277.00	1°24'06"	3.39 S28°23'27"W	6.78
C66	70.24	277.00	14°31'45"	35.31 S24°25'32"W	70.05
C67	73.84	277.00	15°16'22"	37.14 S29°31'28"W	73.62
C68	150.86	277.00	31°12'13"	77.35 S27°29'23"W	149.00
C69	39.27	25.00	90°00'00"	25.00 S06°53'17"W	35.36
C70	19.71	323.00	3°29'40"	9.86 S38°21'46"E	19.71
C71	86.32	323.00	11°48'56"	33.42 S28°42'26"E	86.49
C72	280.72	1600.00	10°03'10"	140.72 S89°43'40"E	280.36
C73	30.01	98.00	17°32'46"	15.12 S35°17'26"W	29.89
C74	84.35	98.00	49°19'01"	44.99 S01°51'33"W	81.77
C75	114.36	98.00	66°51'46"	64.70 S10°37'55"W	107.98
C76	61.66	1600.00	27°12'28"	30.83 N84°08'31"E	61.65

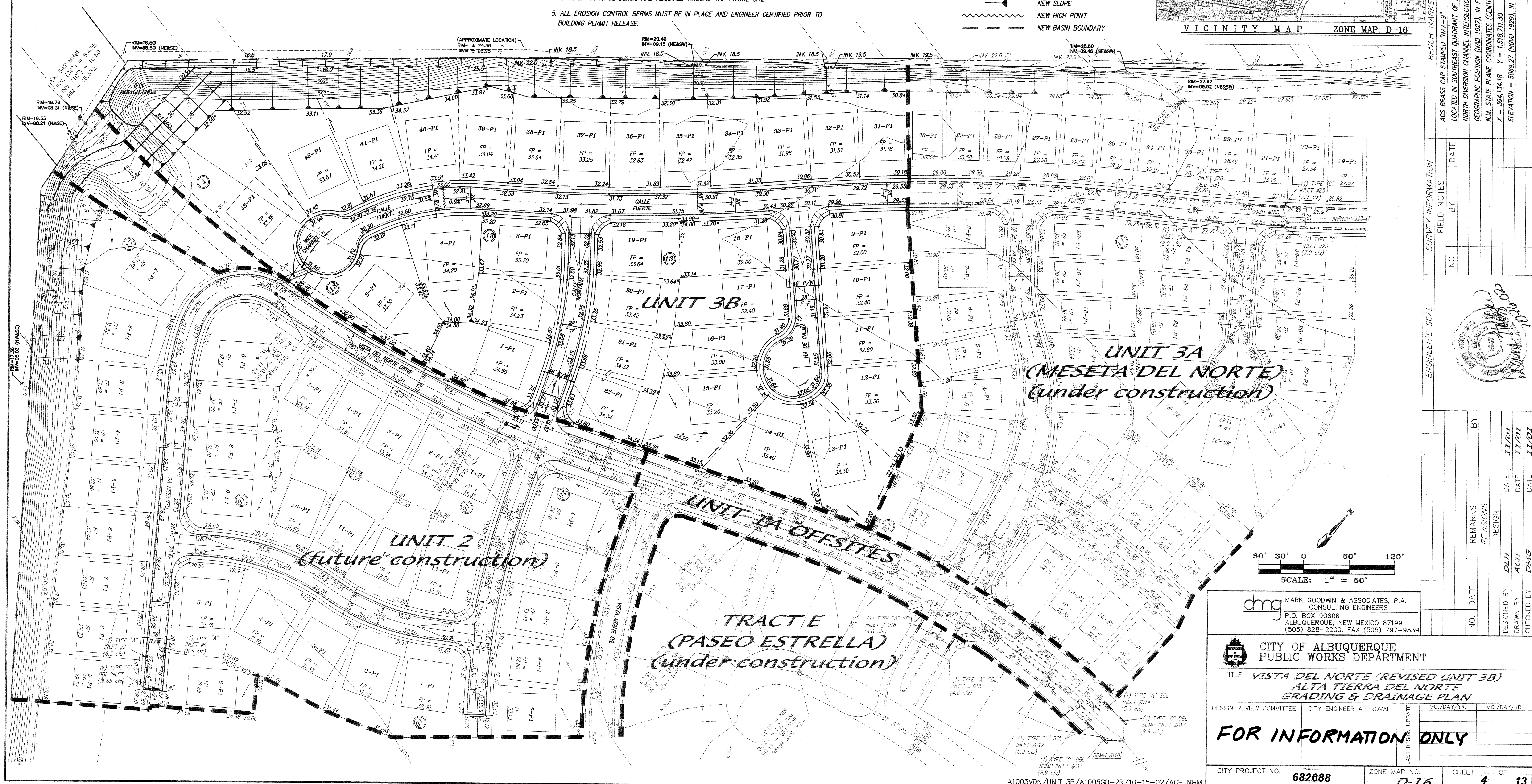
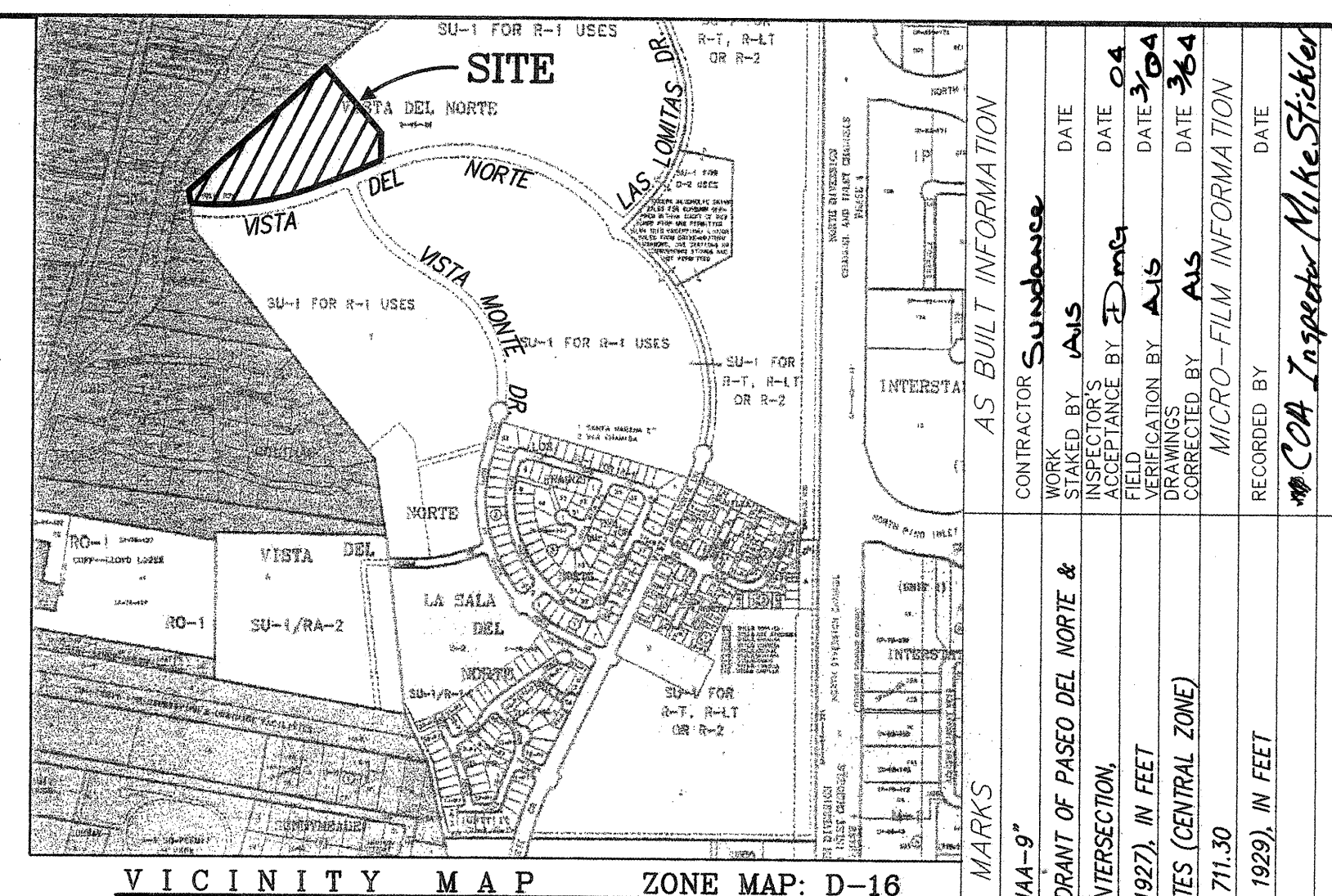
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. 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
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

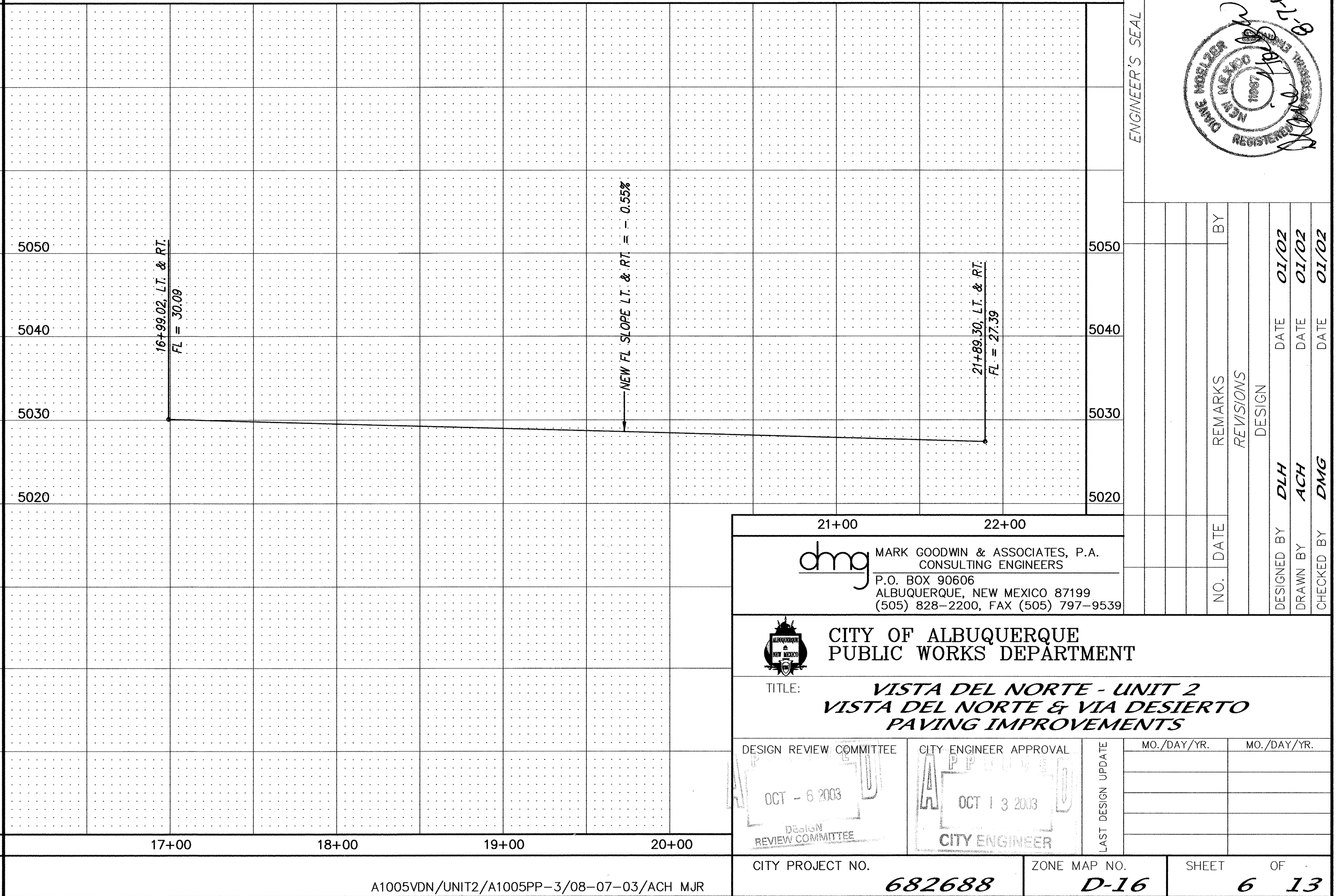
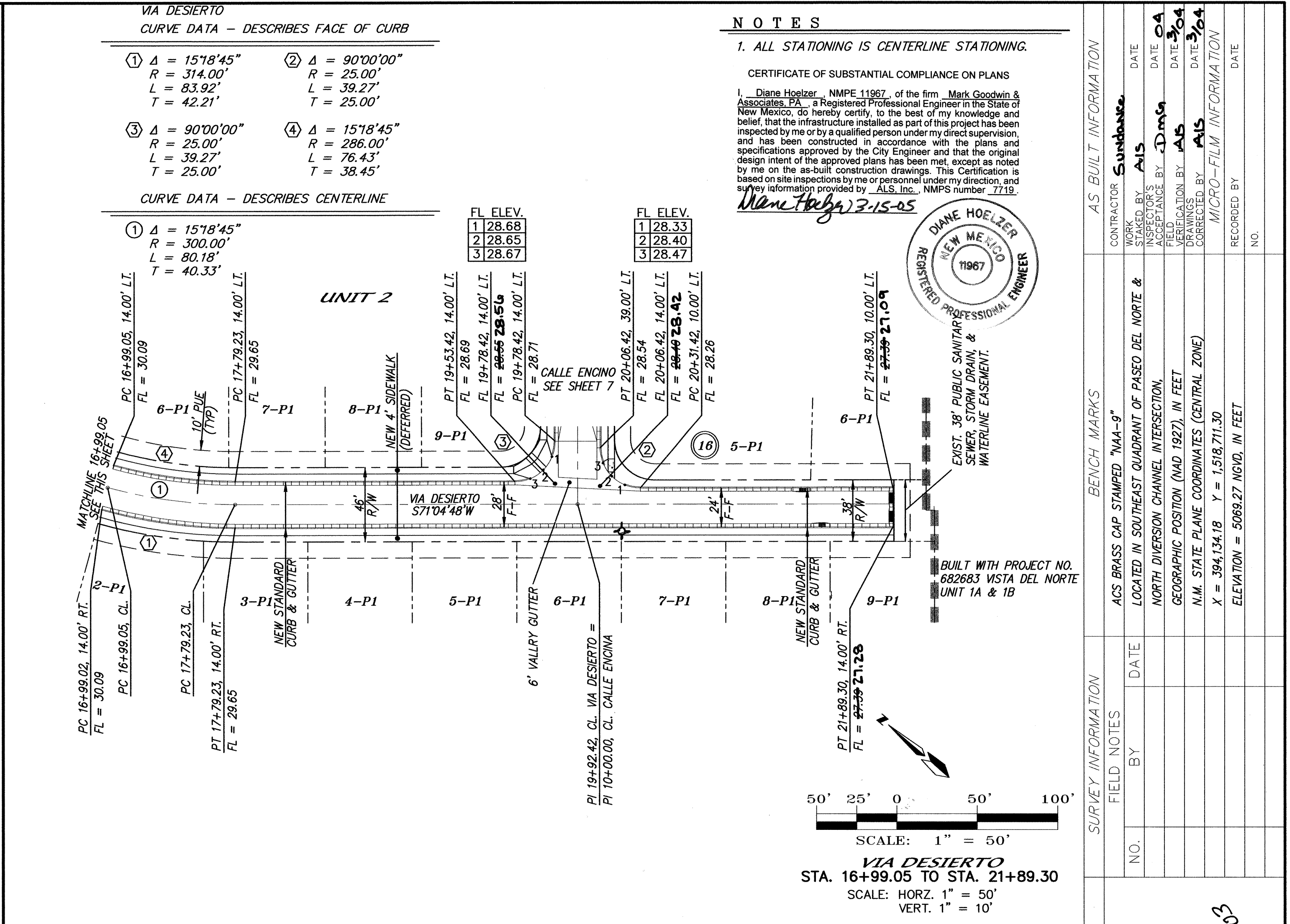
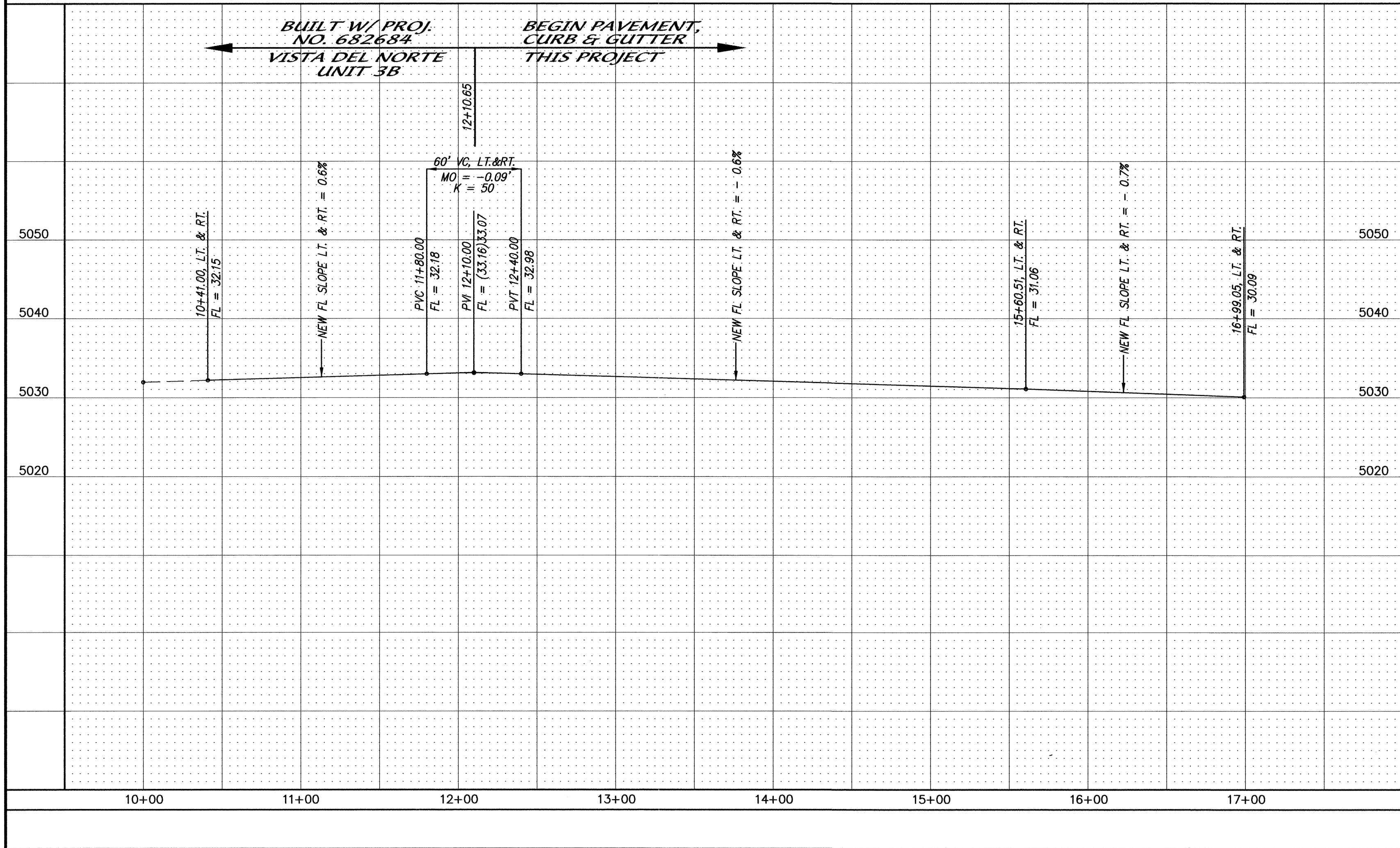
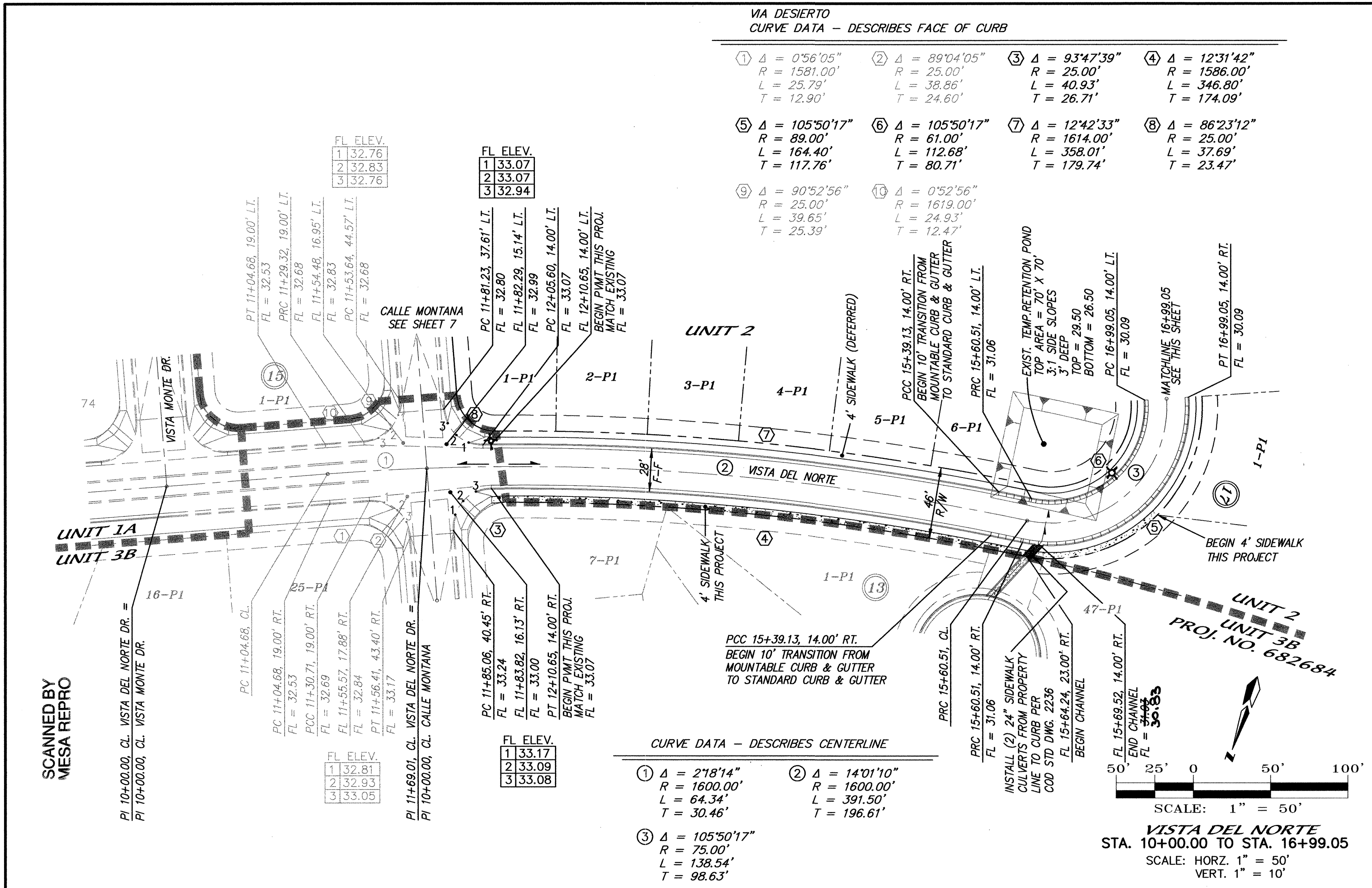


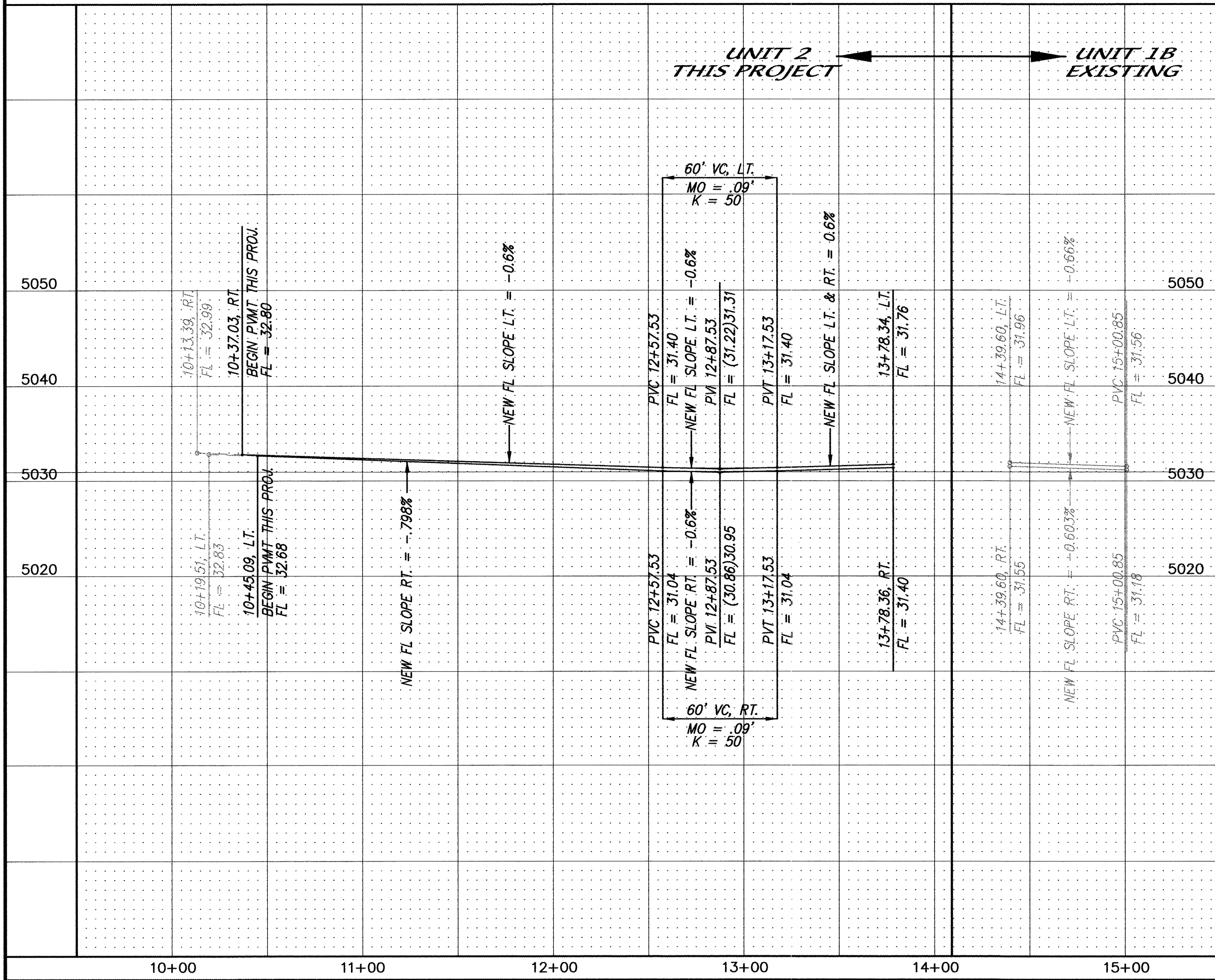
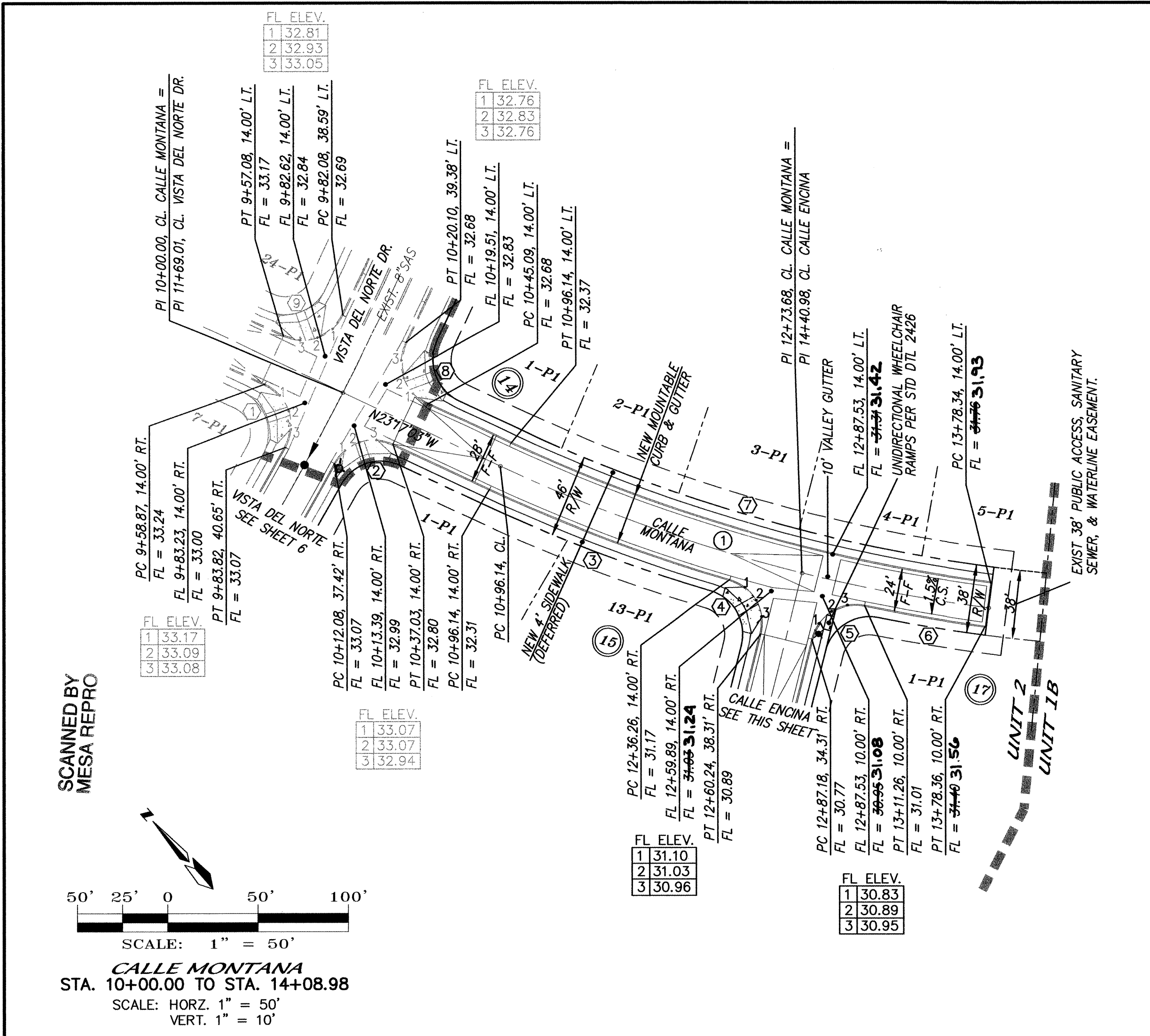
EROSION CONTROL NOTES

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.

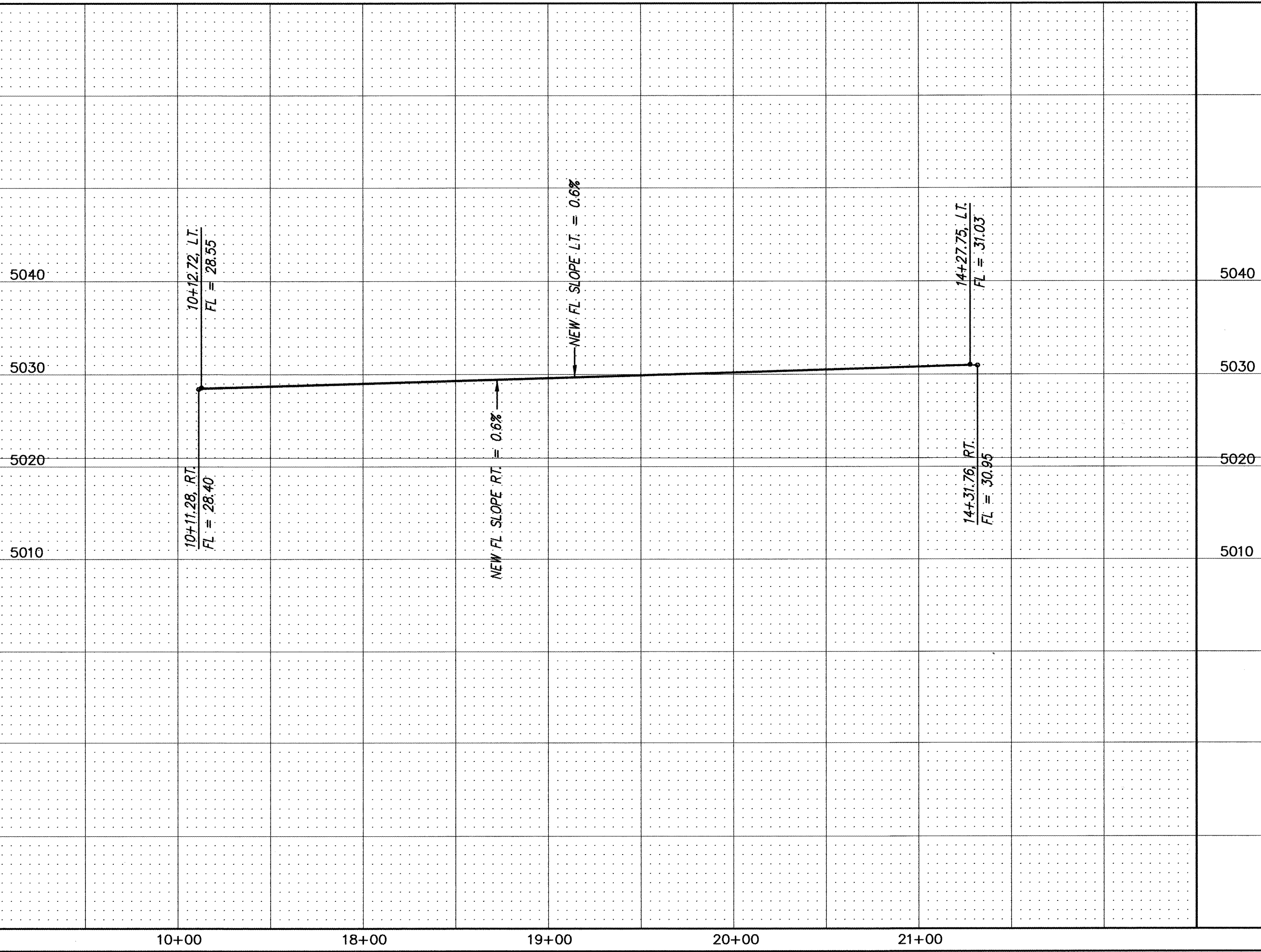
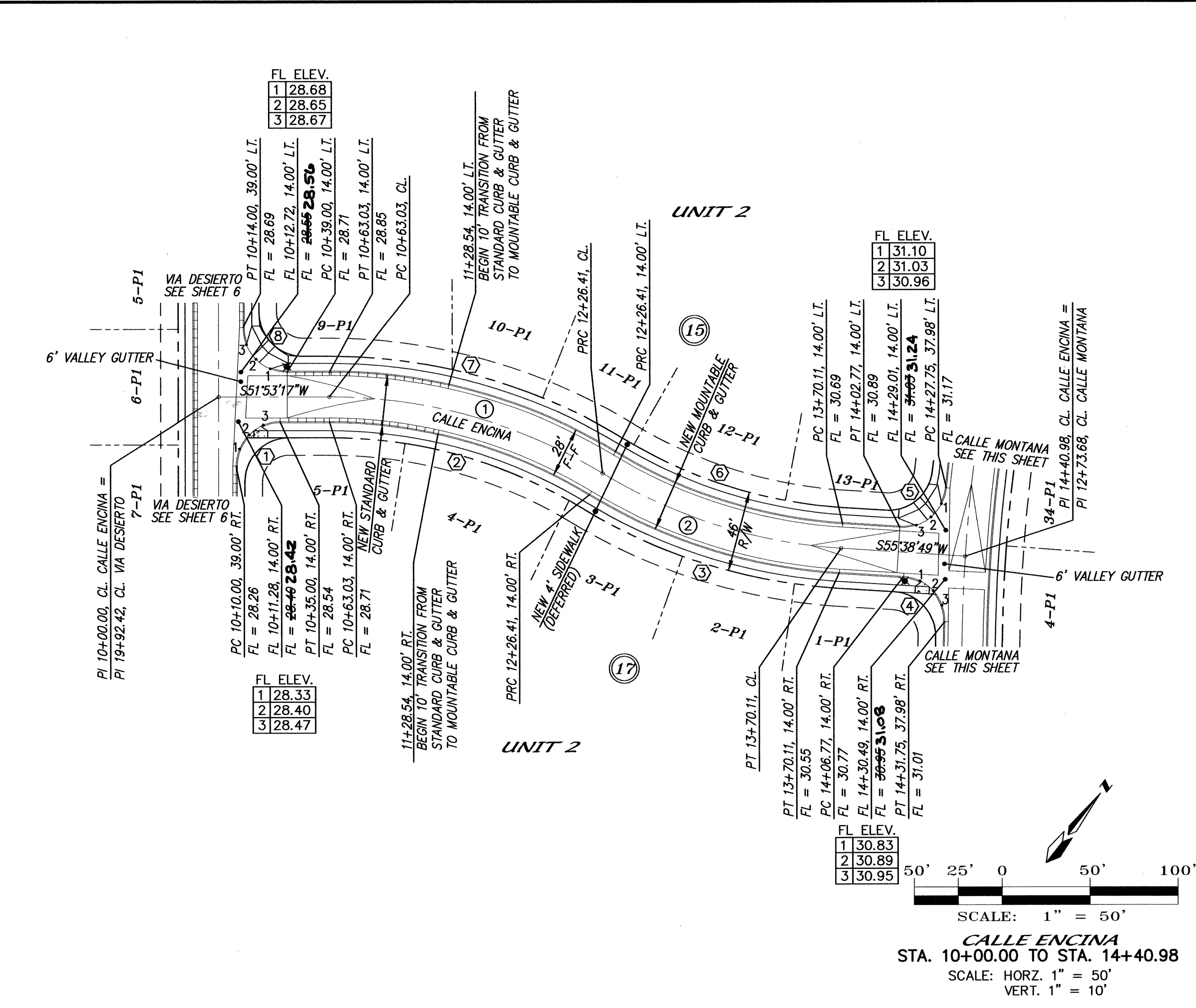
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING SPOT ELEVATION
	EXISTING CONCRETE CURB
	EXISTING SIGN
	EXISTING TREE
	EXISTING SANITARY SEWER MANHOLE
	NEW MOUNTABLE CURB & GUTTER
	NEW STANDARD CURB & GUTTER
	NEW SIDEWALK
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
	NEW SPOT ELEVATIONS
	NEW FLOW
	NEW SLOPE
	NEW HIGH POINT
	NEW BASIN BOUNDARY







10+00	11+00	12+00	13+00	14+00	15+00
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10+00	18+00	19+00	20+00	21+00	22+00
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NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CALLE MONTANA
CURVE DATA - DESCRIBES FACE OF CURB

① Δ = 93°47'39"	② Δ = 86°23'12"
R = 25.00'	R = 25.00'
L = 40.93'	L = 37.69'
T = 26.71'	T = 23.47'

CALLE MONTANA
CURVE DATA - DESCRIBES CENTERLINE

① Δ = 35°41'58"	② Δ = 87°40'01"
R = 919.00'	R = 25.00'
L = 572.61'	L = 38.25'
T = 295.94'	T = 24.00'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number 7719.

Diane Hoelzer 315-05

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

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **VISTA DEL NORTE - UNIT 2
CALLE MONTANA & CALLE ENCINA
PAVING IMPROVEMENTS**

DESIGN REVIEW COMMITTEE: OCT - 6 2003
CITY ENGINEER APPROVAL: OCT 13 2003
LAST DESIGN UPDATE: []

MO./DAY/YR. [] [] []
MO./DAY/YR. [] [] []

CITY PROJECT NO. **682688** ZONE MAP NO. **D-16** SHEET **7** OF **13**

AS BUILT INFORMATION

CONTRACTOR: **Sundancer**
WORK STAKED BY: **ALS**
DATE: **04/04/03**
FIELD ACCEPTANCE BY: **ALS**
DATE: **04/04/03**
DRAWING BY: **ALS**
DATE: **04/04/03**
CORRECTED BY: **ALS**
DATE: **04/04/03**
RECORDED BY: **ALS**
DATE: **04/04/03**
NO.

BENCH MARKS

ACS BRASS CAP STAMPED "MA-9"
LOCATED IN SOUTHEAST QUADRANT OF PASEO DEL NORTE & NORTH DIVISION CHANNEL INTERSECTION.

SURVEY INFORMATION

FIELD NOTES

NO. [] BY [] DATE [] [] []

ENGINEER'S SEAL

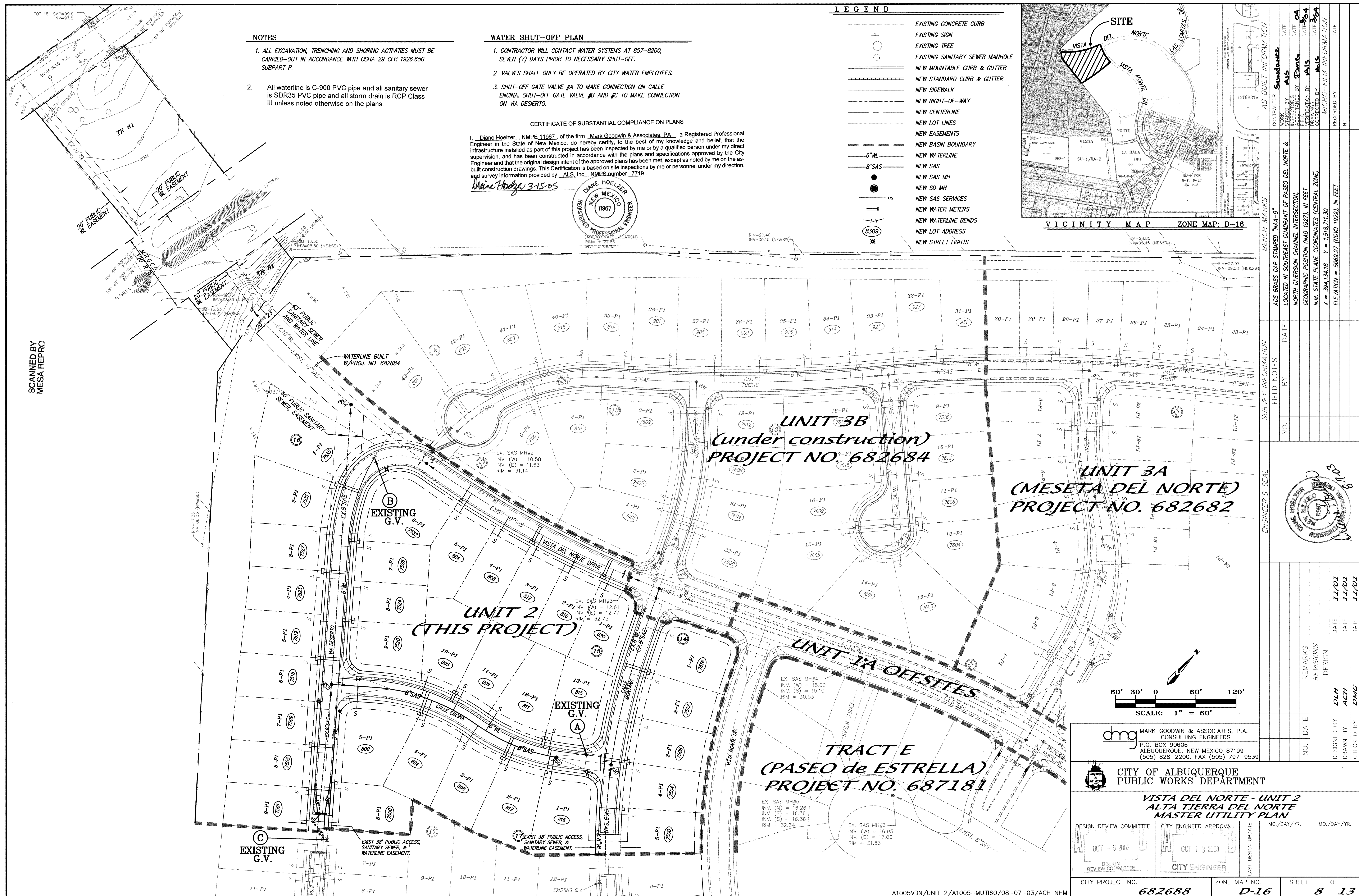
NO. [] BY [] DATE [] [] []

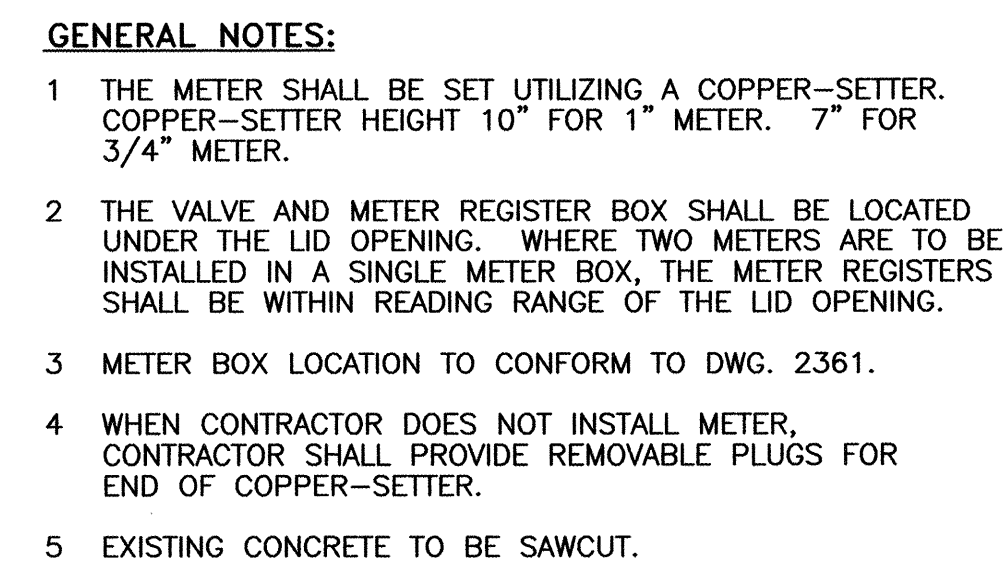
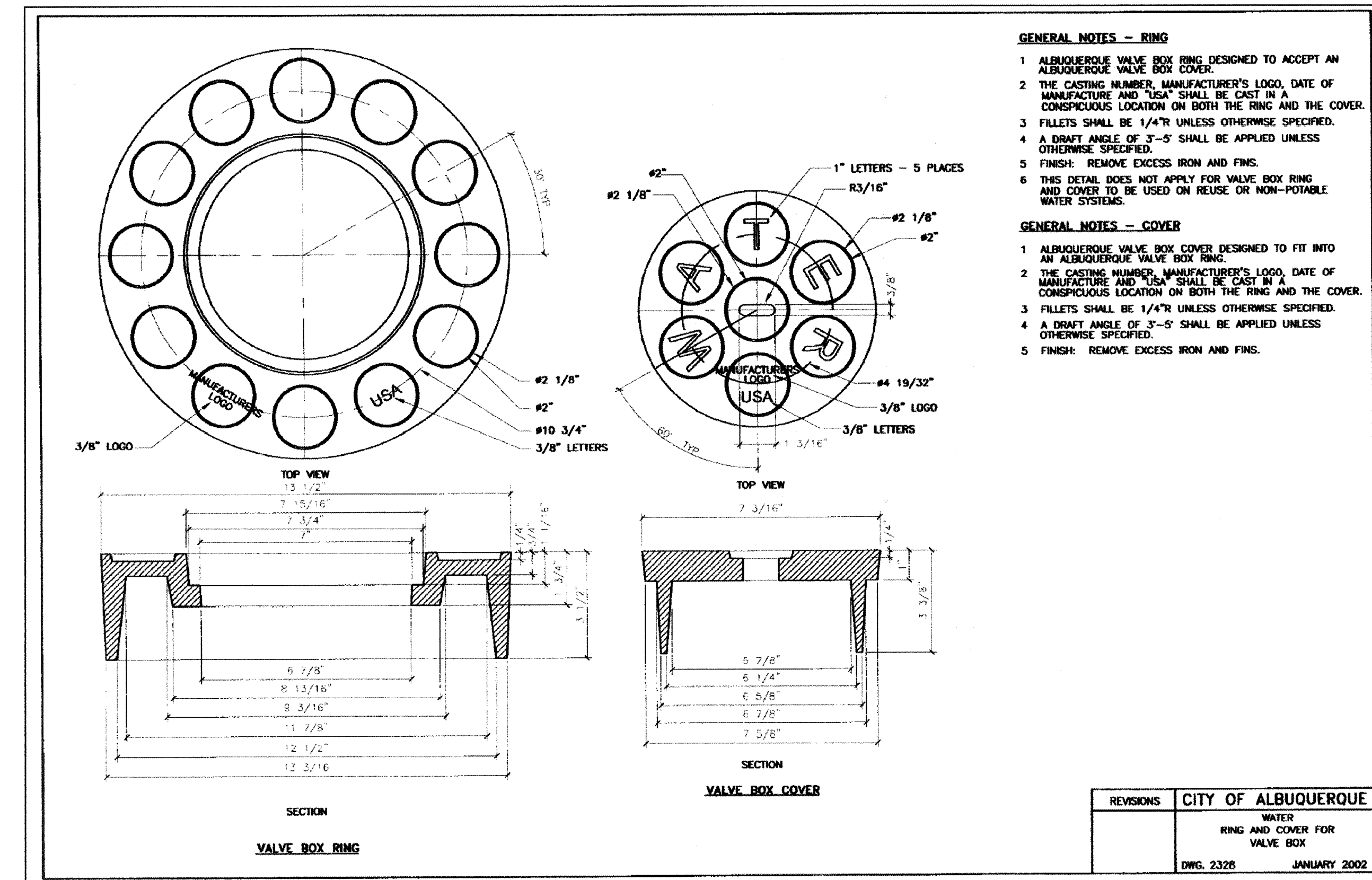
REMARKS

REVISIONS

DESIGN

DESIGNED BY **DLH** DATE **01/02**
DRAWN BY **ACH** DATE **01/02**
CHECKED BY **DMG** DATE **01/02**





CONSTRUCTION NOTES:

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

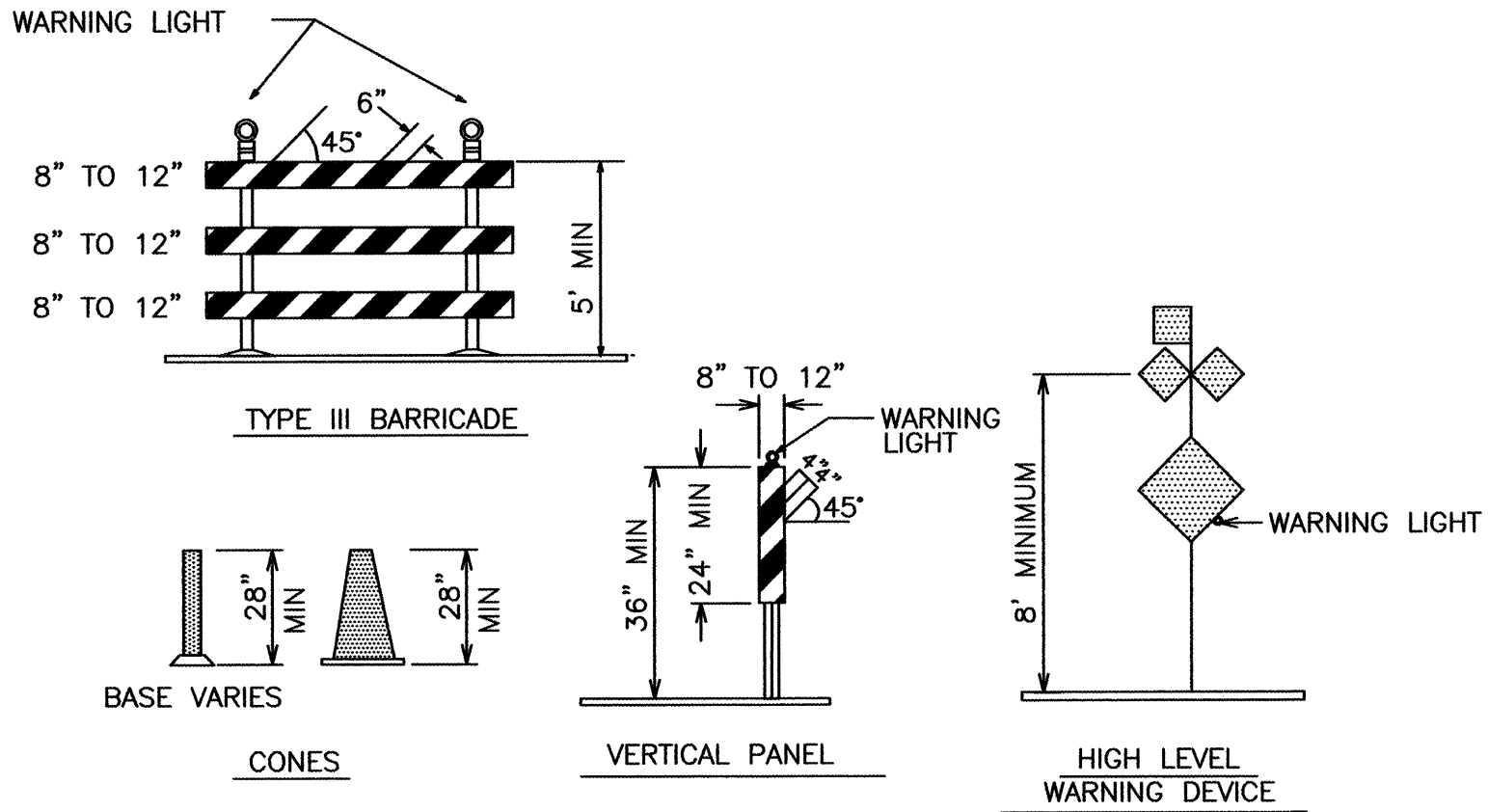
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539															
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT															
TITLE: <i>VISTA DEL NORTE - UNIT 2</i> <i>WATER DETAILS</i>															
DESIGN REVIEW COMMITTEE C.O.A. STANDARD		CITY ENGINEER APPROVAL C.O.A. STANDARD		LAST DESIGN UPDATE		MO./DAY/YR.		MO./DAY/YR.							
CITY PROJECT NO. <i>682688</i>				ZONE MAP NO. <i>D-16</i>				SHEET <i>11</i> OF <i>13</i>							

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY 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:
- STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
 - SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



LEGEND

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

TAPER REQUIREMENT

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

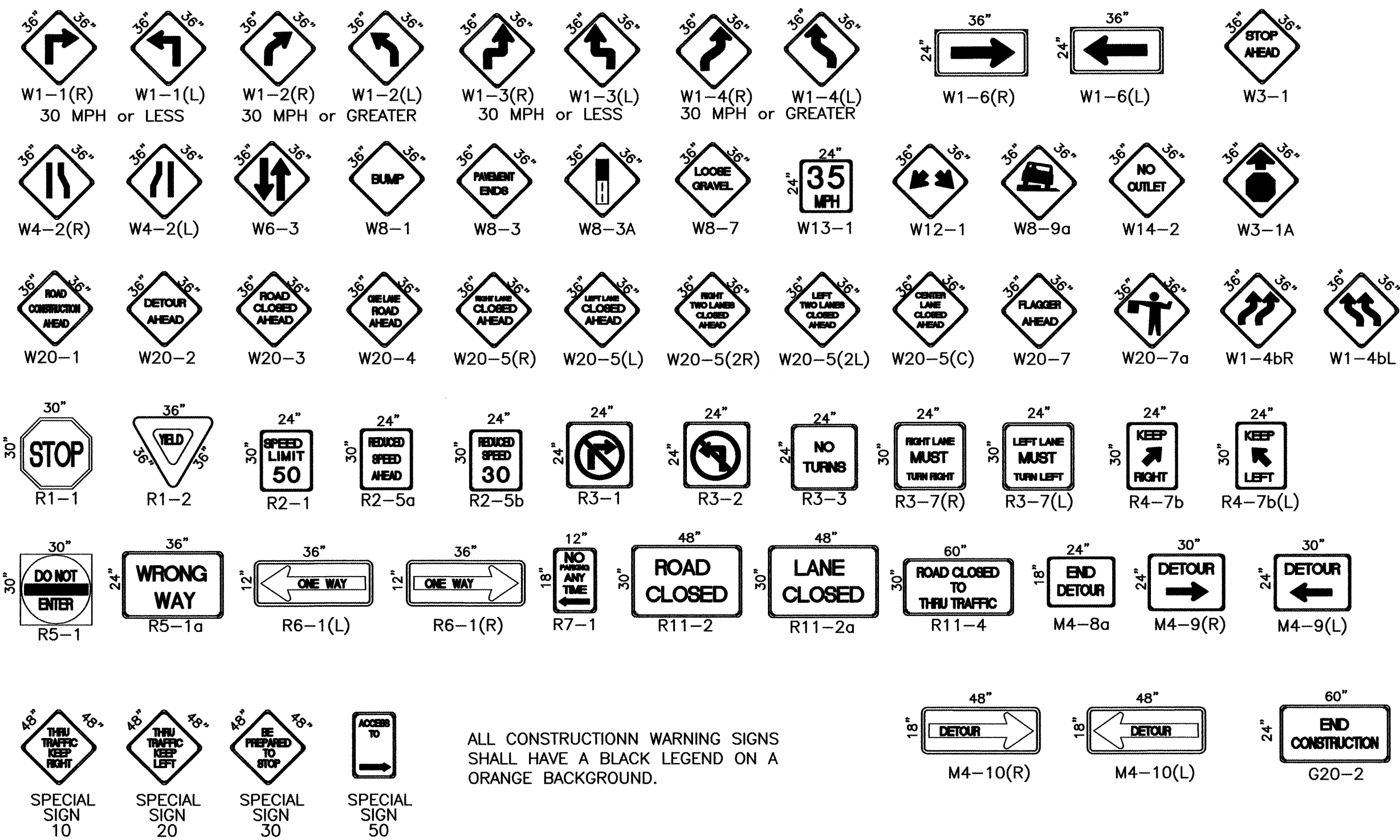
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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

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

SIGN FACE DETAILS



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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **VISTA DEL NORTE - UNIT 2**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
C.O.A. STANDARD	C.O.A. STANDARD		

CITY PROJECT NO. **682688** ZONE MAP NO. **D-16** SHEET **12** OF **13**

SCANNED BY
MESA REPRO

\\BH-MANN\PROJECTS\97177\TRANS\DESIGN\SIGN\ALBU\UNIT2\CT1\sign.dwg

