

DEVELOPMENT PLANS

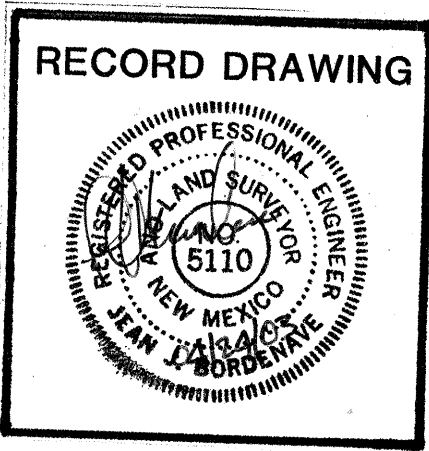
TIERRA VERDE SUBDIVISION

SCANNED BY
MESA REPRO

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2 - 3	PLAT
4 - 5	DRAINAGE LAYOUT AND DETAILS
6	PAVING LAYOUT AND SECTIONS
7 - 9	PAVING PLAN AND PROFILES
10	WATER AND SEWER LAYOUT AND DETAILS
11 - 13	WATER AND SEWER PLAN AND PROFILES
14	IRRIGATION LAYOUT AND DETAILS
15	TRAFFIC CONTROL AND SIGNING EXAMPLES

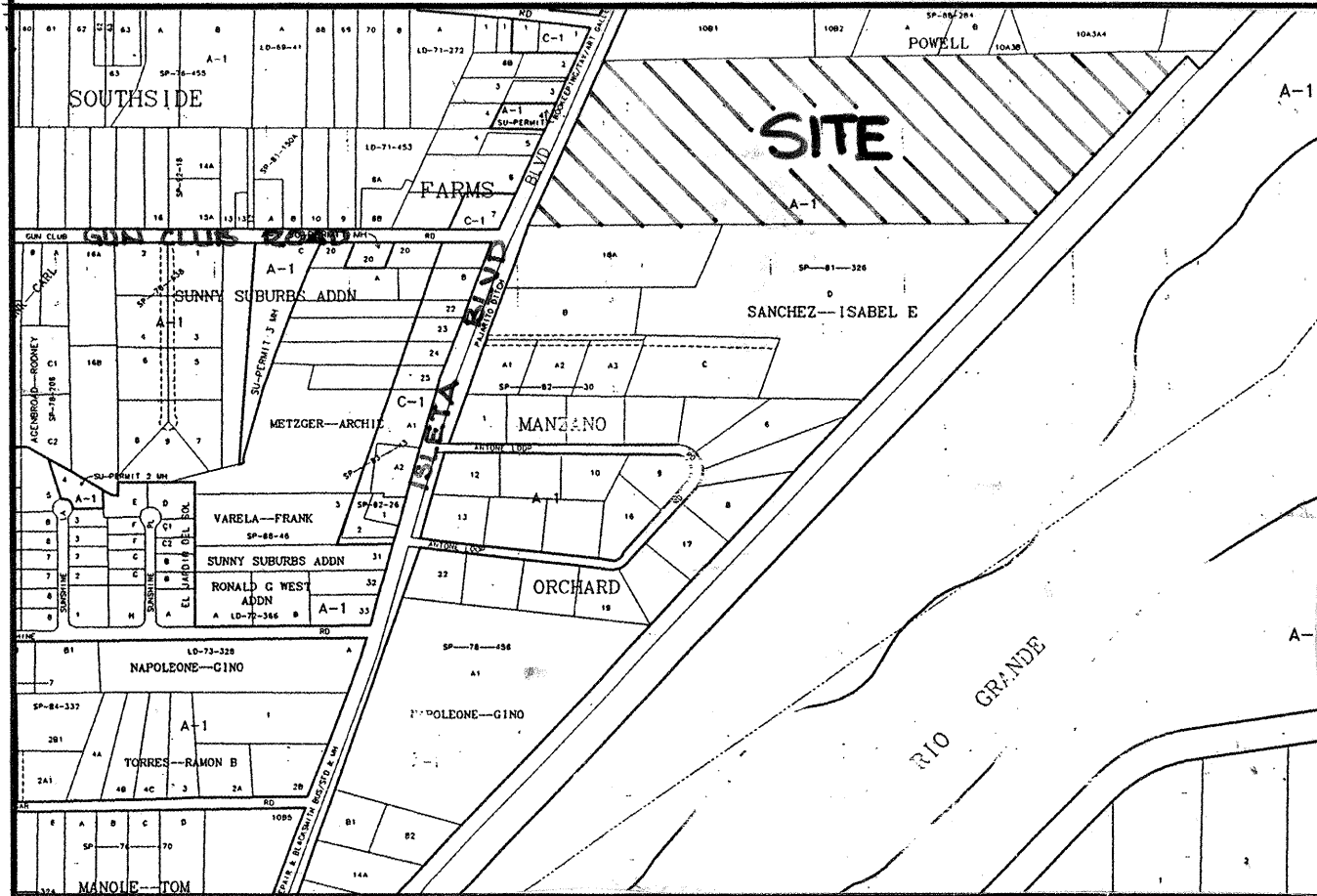
I, Jean J. Bordenave, of the firm of Bordenave designs, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to The best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direct supervision and survey information provided by REX VOGLER, NMPS number 10446.



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY OF ALBUQUERQUE
DATE 10/23/02

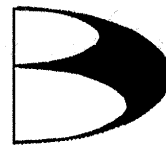
26 6873-81 0104

VICINITY MAP NO. Q-12



GENERAL NOTES

- All work detailed on these plans to be performed under this contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the details and specifications of "City of Albuquerque Standard Specifications for Public Works Construction, 1986 Edition" as amended through update No. 6 and Bernalillo County Street Standards.
- An Excavation/Construction Permit will be required before beginning any work within County Right-of-way.
- Two working days prior to any excavation, the Contractor shall contact the New Mexico One Call System, 260-1990, for location of existing lines.
- Five working days prior to beginning construction the Contractor shall submit to Bernalillo County Traffic Engineering a detailed construction schedule. Two working days prior to construction the Contractor shall obtain a barricading permit from Bernalillo County Traffic Engineering.
- All street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by the Contractor. Striping shall be placed in the pre-construction location or as indicated by this plan set.
- Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer or Surveyor so that the conflict can be resolved with a minimum amount of delay.
- Contractor shall coordinate with Water Systems Division (857-8200) seven 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 working days prior to needing valves turned on or off.
- All water lines to be C900 PVC and all sewer lines to be SDR 21 PVC.
- The Contractor will not be allowed to use Class IV or V soils for embedment of flexible pipe. The Contractor will not be allowed to deflect joints in flexible pipe. Any deflections required to meet horizontal or vertical alignment will be achieved between joints.
- Backfill compaction requirements shall be according to residential street use.
- The Contractor shall assume responsibility for any damage to existing pavement, pavement markings, curb and gutter, driveways, wheel chair ramps and sidewalk during construction, apart from those sections indicated for removal on the plans; and shall repair or replace damaged items per City of Albuquerque standards at the Contractor's own expense.
- 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 has been recorded.



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505) 823-1344 FAX (505) 821-9105

				</					

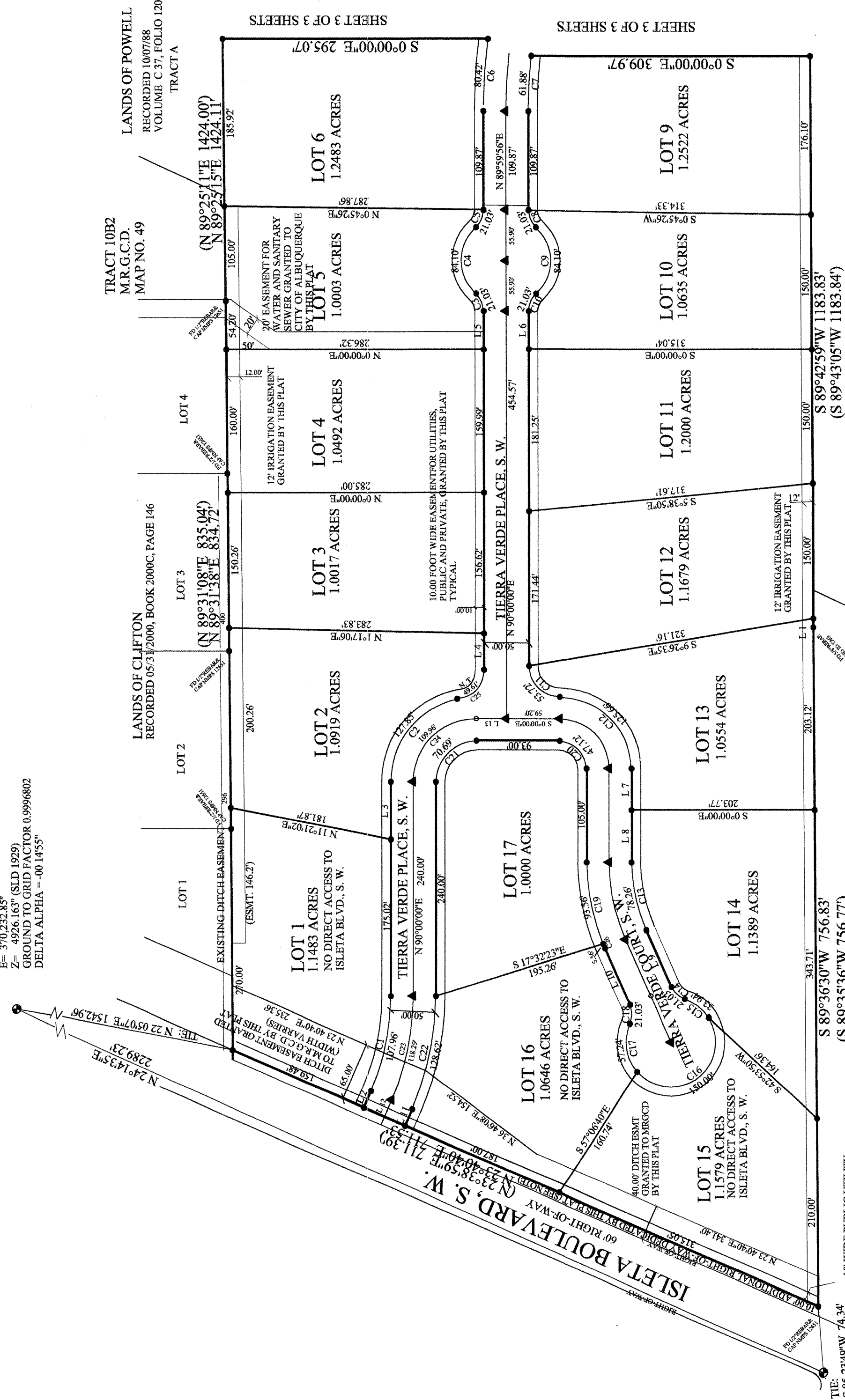
PLAT OF
TIERRA VERDE SUBDIVISION

TRACT 9, M.R.G.C.D. MAP NUMBER 51, PROJECTED SECTION 13,
TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN,
TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO
SURVEY, JULY 2002

SCANNED BY
MESA REPRO

Curve	Delta Angle	Radius	Arc	Tangent	Chord
1	77°06'29"	85.12	127.96	74.76	107.19
2	48°11'20"	25.00	21.03	11.18	20.41
3	48°11'20"	25.00	21.03	11.18	20.41
4	48°11'20"	25.00	21.03	11.18	20.41
5	67°58'57"	55.57	81.88	20.77	61.84
6	48°11'20"	25.00	21.03	11.18	20.41
7	48°11'20"	25.00	21.03	11.18	20.41
8	48°11'20"	25.00	21.03	11.18	20.41
9	48°11'20"	25.00	21.03	11.18	20.41
10	48°11'20"	25.00	21.03	11.18	20.41
11	48°11'20"	25.00	21.03	11.18	20.41
12	48°11'20"	25.00	21.03	11.18	20.41
13	48°11'20"	25.00	21.03	11.18	20.41
14	48°11'20"	25.00	21.03	11.18	20.41
15	38°53'55"	30.00	33.84	17.65	26.70
16	65°35'51"	50.00	57.24	32.22	54.17
17	48°11'20"	25.00	21.03	11.18	20.41
18	48°11'20"	25.00	21.03	11.18	20.41
19	48°11'20"	25.00	21.03	11.18	20.41
20	48°11'20"	25.00	21.03	11.18	20.41
21	48°11'20"	25.00	21.03	11.18	20.41
22	48°11'20"	25.00	21.03	11.18	20.41
23	48°11'20"	25.00	21.03	11.18	20.41
24	48°11'20"	25.00	21.03	11.18	20.41
25	48°11'20"	25.00	21.03	11.18	20.41
26	48°11'20"	25.00	21.03	11.18	20.41

ACS 9-P12
NAD 83
NEW MEXICO PLANE COORDINATES
CENTRAL ZONE
N=1461498.73
E=370232.85
GROUND TO GRID FACTOR 0.9996802
DELTA ALPHA = -00 14'55"



MR.G.C.D. MAP NO. 51
TRACT 10A
RECORDED 11/20/1981, VOLUME B 19, FOLIO 80

NOTE: NO FENCING, TEMPORARY OR PERMANENT
STRUCTURE SHALL BE PLACED OR CONSTRUCTED
WITHIN THE MR.G.C.D. EASEMENT.

ACS 9-P12
NAD 83
NEW MEXICO PLANE COORDINATES
CENTRAL ZONE
N=1461498.73
E=370232.85
GROUND TO GRID FACTOR 0.9996802
DELTA ALPHA = -00 14'55"

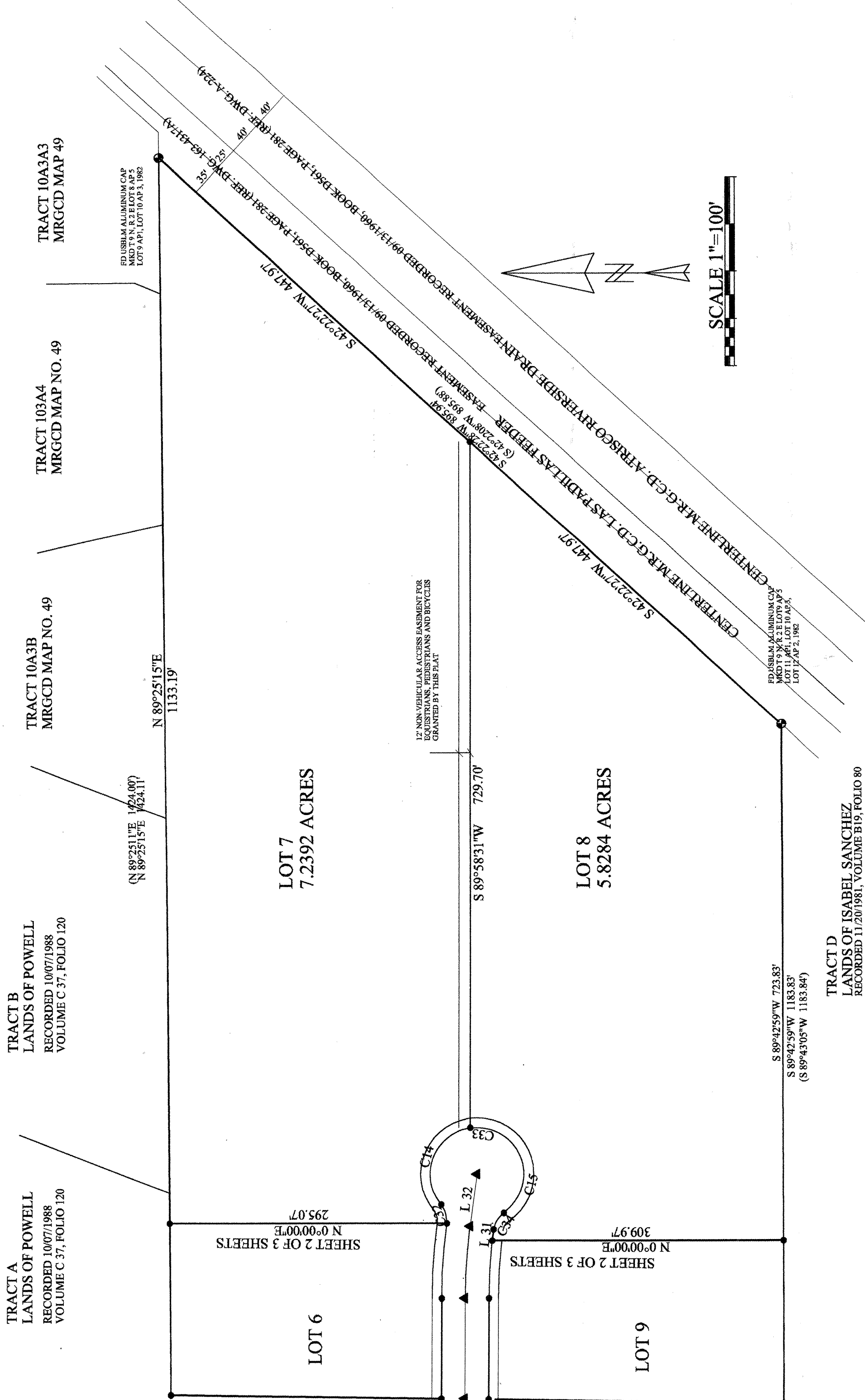
ABIGU LAND SURVEYING COMPANY
BRAND CERTIFIED PROFESSIONAL SURVEYOR FOR NEW MEXICO AND ARIZONA
SPECIALIZING IN PROFESSIONAL SURVEYING FOR LAND DEVELOPMENT
TELEPHONE 505-466-4444 FAX 505-466-4444 CELLULAR 505-466-4444

PLAT OF

TIERRA VERDE SUBDIVISION

TRACT 9, M.R.G.C.D. MAP NUMBER 51, PROJECTED SECTION 13,
TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN,
TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO
SURVEY, JULY 2002

Line	Radius	Delta Angle	Curve	Arc	Tangent	Chord
1	60.00	77°06'29"	1	85.12	74.76	107.19
2	25.00	48°11'20"	2	21.03	11.18	20.41
3	25.00	48°11'20"	3	21.03	11.18	20.41
4	25.00	48°11'20"	4	21.03	11.18	20.41
5	55.57	67°58'57"	5	81.88	20.77	61.84
6	25.00	48°11'20"	6	21.03	11.18	20.41
7	25.00	48°11'20"	7	21.03	11.18	20.41
8	25.00	48°11'20"	8	21.03	11.18	20.41
9	25.00	48°11'20"	9	21.03	11.18	20.41
10	25.00	48°11'20"	10	21.03	11.18	20.41
11	25.00	48°11'20"	11	21.03	11.18	20.41
12	25.00	48°11'20"	12	21.03	11.18	20.41
13	25.00	48°11'20"	13	21.03	11.18	20.41
14	25.00	48°11'20"	14	21.03	11.18	20.41
15	30.00	38°53'55"	15	33.84	17.65	26.70
16	50.00	65°35'51"	16	57.24	32.22	54.17
17	25.00	48°11'20"	17	21.03	11.18	20.41
18	25.00	48°11'20"	18	21.03	11.18	20.41
19	25.00	48°11'20"	19	21.03	11.18	20.41
20	25.00	48°11'20"	20	21.03	11.18	20.41
21	25.00	48°11'20"	21	21.03	11.18	20.41
22	25.00	48°11'20"	22	21.03	11.18	20.41
23	25.00	48°11'20"	23	21.03	11.18	20.41
24	25.00	48°11'20"	24	21.03	11.18	20.41
25	25.00	48°11'20"	25	21.03	11.18	20.41
26	25.00	48°11'20"	26	21.03	11.18	20.41



26 6873.81 0304

C.P.# 687381

SCHEMATIC LOT PLAN

OUTBUILDING (1000 SF, TYPE D)

AUXILIARY DRIVE (1500 SF, TYPE C)

DRIVEWAY (4500 SF, TYPE D)

RESIDENCE (5000 SF, TYPE D)

FF ELEVATION PER GRADING AND DRAINAGE PLAN.

CORRAL (4000 SF, TYPE C)

PLAY AREA (4000 SF, TYPE C)

STREET

PUBLIC

BUILD 5' WIDE X 6" HIGH COMPACTED EARTH BERM ON ALL SIDE LOT LINES

SHOWING LAND TREATMENT VALUES USED IN PREPARING DRAINAGE CALCULATIONS. SEE "GRADING AND DRAINAGE PLAN FOR MINIMUM FINISH FLOOR ELEVATIONS. SEE GENERAL NOTES FOR DRAINAGE SCHEME.

GENERAL NOTES

1. The site is located on two irrigated alfalfa fields in the south valley area. The fields are two, essentially flat (0.1%), parallel planes separated by a private irrigation ditch and having a total surface area of approximately 31.4 acres.

2. It is proposed that the site be developed as a flat grading scheme with each lot retaining storm water onsite. It is recommended that the storm water be allowed to distribute evenly over each lot rather than constructing swales and ponds. Experience has shown that this type of drainage plan performs quite well for low density (1.0+ acres/DU) development. It is anticipated there will be little movement of storm water and that it will infiltrate within a short distance of where it falls. Therefore, other than localized ponding where the water may be as much as four to six inches deep, the bulk of the area will be approximately one and one-half inches deep (runoff volume divided by pervious land area) depth of ponding.

The SCS Soils Survey for Bernalillo County indicates that most site soils are in the Agua and Brazito series: 1'-2' of sandy loam overlaid by a thin layer (less than one foot) of silty or silty clay loam; both with a permeability rate of 0.6 to 2.0 inches per hour and laying atop a 2'-4' layer of sand with a permeability rate of 6.0 to 20 inches per hour. These values are relatively high as demonstrated by the following comments from the same SCS document: "suitability for topsoil, good to fair; pond reservoir, poor (seepage); dikes, levees, poor (seepage, piping); hydrologic soils group, B & A".

The site is to be subdivided into 24 lots, most of which will be provided with access to MRGCD irrigation water. During the construction process and sales period the land will continue to be farmed as in the past. No lot grading is proposed until time to construct site buildings. Minimum finish floor elevations and the proposed public street are shown to be six to twelve inches above the existing ground elevations. House pad locations are schematic. Actual locations within the lot do not affect the recommended finish floor elevations or site drainage scheme.

3. All storm water for storms equal to, or less than, the 100 year storm is retained onsite. As a result flow rates, though computed and shown in the drainage calculations are of no interest. The 6 hour runoff volumes for the 10 and 100 year storms increase by 32986 and 42890 cubic feet.

The drainage calculations are based on the following developed conditions on each lot. Type A land treatment is considered as nonexistent. Type B land treatment is considered as the balance of the property after allowing for land treatment types C and D. Type C land treatment is composed of auxiliary driveways (1500 s.f.), corrals (4000 s.f.), play areas (4000 s.f.) and a 8' strip each side of the public street. Type D land treatment is composed of residence (5000 s.f.), outbuilding (1000 s.f.), main driveway (4500 s.f.) and a 28 ft wide public street. This distribution of land treatment is considered to be conservative and should result in the worst condition anticipated for this site.

4. The site is located in an area designated as flood hazard x per FEMA FIRM Panel No. 343, dated September 20, 1996.

5. Topography shown on this sheet was obtained by E. Maxwell Doak in October, 2000.

6. No lot perimeter fencing is to be installed on the site at this time. It is anticipated that perimeter fencing will be constructed in the future but that it will pose no problem as water flow is not a consideration for this drainage plan.

VICINITY MAP NO. Q-12

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 9 NORTH, RANGE 2 EAST AND TOWNSHIP 9 NORTH, RANGE 3 EAST.

STREET - TYPICAL SECTION

14' 2' 1'

0.02' /'

SYMMETRICAL ABOUT CENTERLINE

3" ASPHALT CONCRETE PAVEMENT (MARSHALL STABILITY 1800 #)

PRIME COAT

10" GRAVEL BASE COURSE (GRADATION CLASS II)

12" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

LEGAL DESCRIPTION

TRACT 9, MRGCD MAP NO. 51

PERMANENT BENCHMARK

ACS 7-Q12,1988 ELEVATION 49220354

GRADING CERTIFICATION

I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

Jean J. Bordenave, NM PE & PS No. 5110

LEGEND

TBM TEMPORARY BENCHMARK

FF FINISH FLOOR

FG FINISH GRADE

FL FLOWLINE

TA TOP OF ASPHALT

TCP TOP OF CONCRETE

TC TOP OF CURB

TP TOP OF EARTH PAD

TS TOP OF SIDEWALK

TW TOP OF WALL

FH FIRE HYDRANT

WM WATER METER

WV WATER VALVE

MH MANHOLE

CB CATCH BASIN GRATE

GM GAS METER

GV GAS VALVE

LP LIGHT POLE

PP POWER POLE

GW GUY WIRE

PED ELEC. OR TEL. PEDESTAL

RD ROOF DRAINAGE POINT

FEMA FLOODPLAIN BOUNDARY

DRAINAGE BASIN BOUNDARY

EROSION SETBACK LINE

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

RECORD SPOT ELEVATION

SCS SOILS MAP NO. 40

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 9 NORTH, RANGE 2 EAST AND TOWNSHIP 9 NORTH, RANGE 3 EAST.

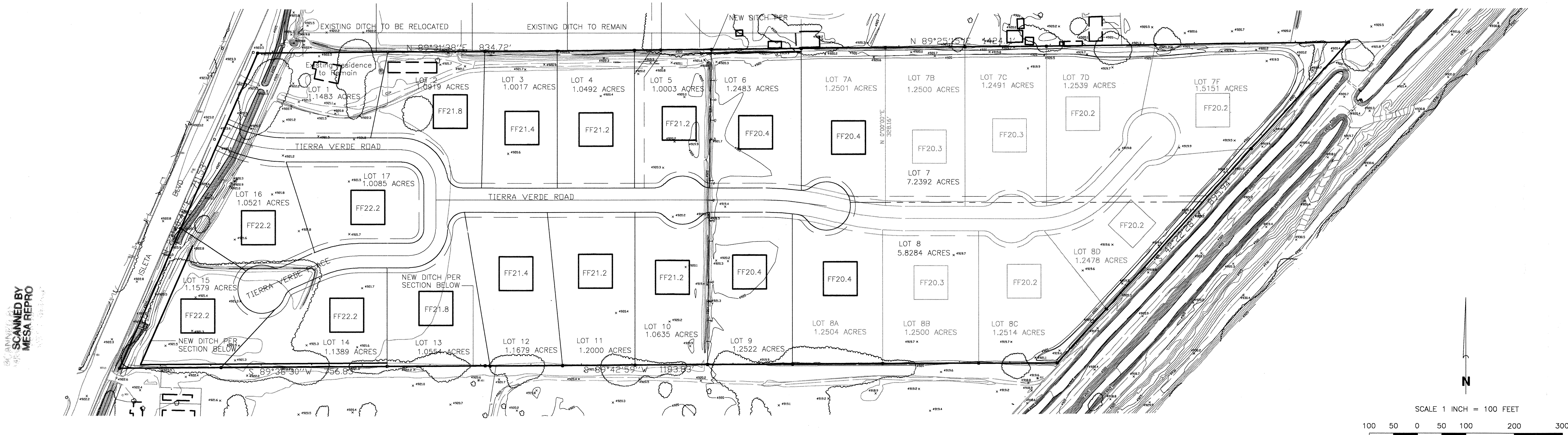
DRAINAGE DATA

CONDITION	B A S I N P E R I O D	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)		sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	10	A	0	0.08	0.24	0	0.00	
		B	1369848	0.22	0.76	25114	23.90	
		C	0	0.44	1.49	0	0.00	
		D	0	1.24	2.89	0	0.00	
		TOTAL	1369848			25114	23.90	
	100	A	0	0.44	1.29	0	0.00	
		B	1369848	0.67	2.03	78483	63.84	
		C	0	0.99	2.87	0	0.00	
		D	0	1.97	4.37	0	0.00	
		TOTAL	1369848			78483	63.84	
DEVELOPED	10	A	0	0.08	0.24	0	0.00	
		B	780128	0.22	0.76	14302	13.61	
		C	257100	0.44	1.49	9427	8.79	
		D	332620	1.24	2.89	34371	22.07	
		TOTAL	1369848			58100	44.47	
	100	A	0	0.44	1.29	0	0.00	
		B	780128	0.67	2.03	43557	36.36	
		C	257100	0.99	2.87	21211	16.94	
		D	332620	1.97	4.37	54905	33.37	
		TOTAL	1369848			119373	86.66	
TYPICAL	10	A	0	0.08	0.24	0	0.00	
		B	32660	0.22	0.76	599	0.57	
		C	10540	0.44	1.49	386	0.36	
		D	13320	1.24	2.89	1376	0.88	
		TOTAL	56520			2362	1.81	
LOCAL	100	A	0	0.44	1.29	0	0.00	
		B	32660	0.67	2.03	1824	1.52	
		C	10540	0.99	2.87	870	0.69	
		D	13320	1.97	4.37	2187	1.34	
		TOTAL	56520			4880	3.55	

AREA TOPOGRAPHIC MAP

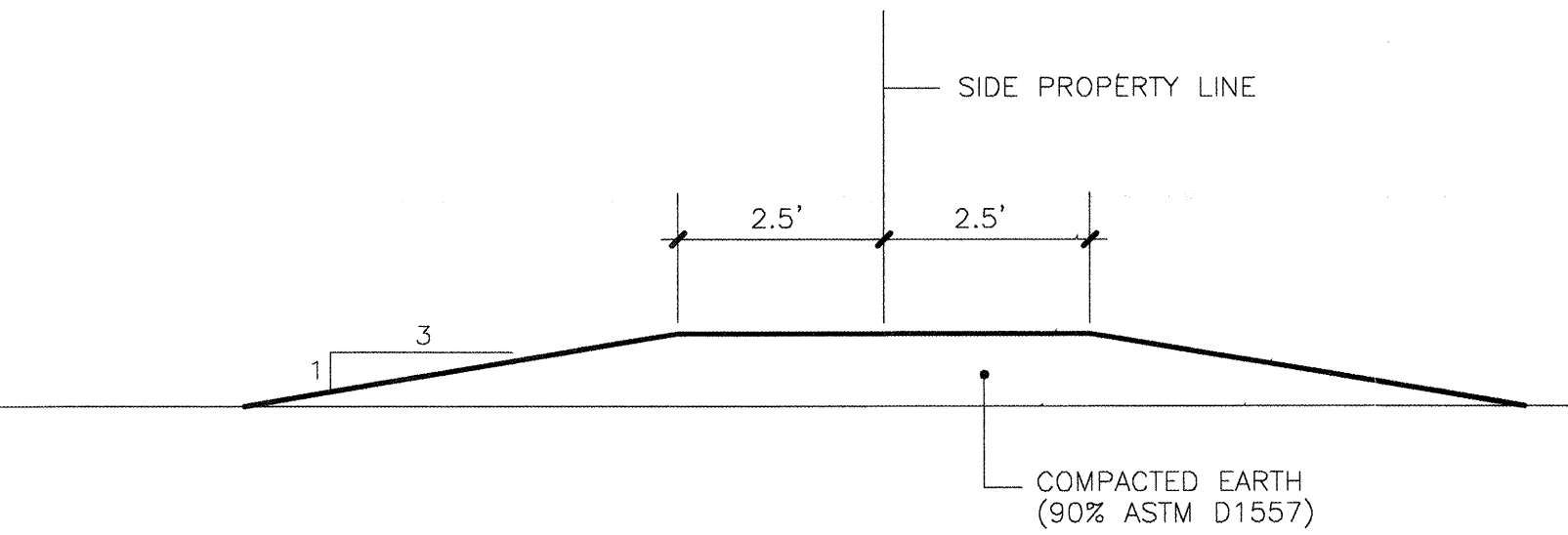
SCALE 1" = 500'

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 9 NORTH, RANGE 2 EAST AND TOWNSHIP 9 NORTH, RANGE 3 EAST.



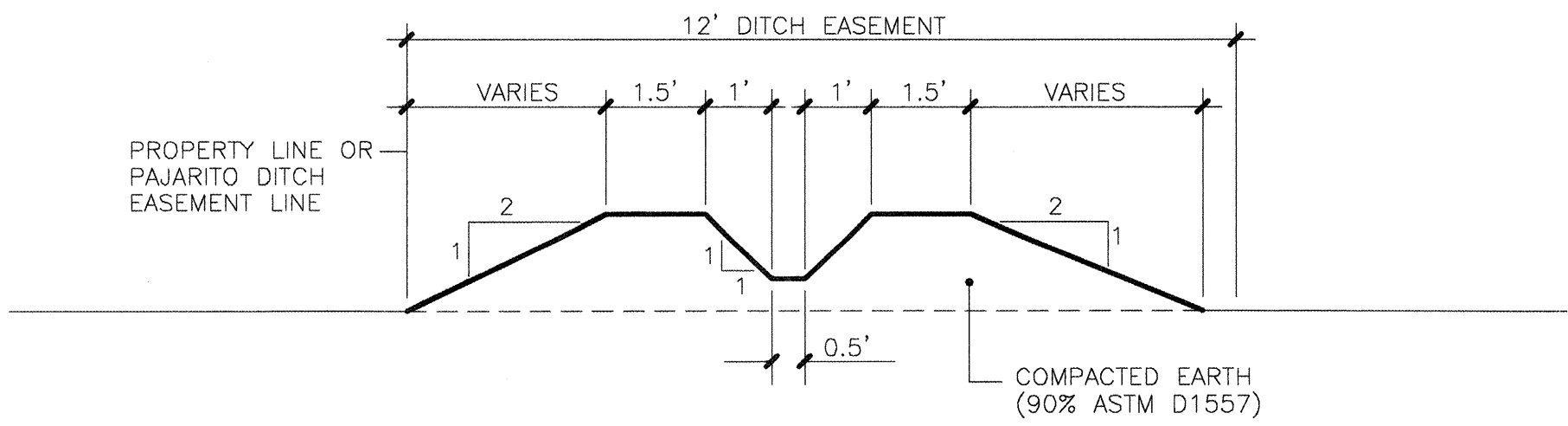
GENERAL NOTES

1. NO STORM WATER SHALL BE DISCHARGED FROM THE SUBDIVISION.
2. DEVELOPMENT OF INDIVIDUAL LOTS, WHICH EXCEEDS THE VOLUME OF STORM WATER SHOWN HEREIN, MAY REQUIRE THE PREPARATION OF A REVISED GRADING AND DRAINAGE PLAN FOR THE LOT IN QUESTION. APPROVAL OF THE REVISED PLAN, BY THE COUNTY, WILL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. LOTS ARE REQUIRED TO ACCEPT RUNOFF FROM ADJACENT ROADWAY SECTIONS.
4. SIDE LOT LINES SHALL HAVE A 6" HIGH x 5' TOP WIDTH EARTH BERM CENTERED ON THE LOT LINE. SEE DETAIL BELOW.



TYPICAL SIDE LOT BERM

NOTE: EARTH USED TO FORM BERM SHALL BE OBTAINED ONSITE FROM ROADWAY RIGHT-OF-WAY AND SHALL BE FREE OF ORGANIC MATERIAL, STONE, CONCRETE OR OTHER ITEMS THAT SIGNIFICANTLY CONTRIBUTE TO WATER LEAKAGE.



TYPICAL PRIVATE DITCH SECTION

NOTE: EARTH USED TO FORM DITCH SHALL BE OBTAINED ONSITE FROM ROADWAY RIGHT-OF-WAY AND SHALL BE FREE OF ORGANIC MATERIAL, STONE, CONCRETE OR OTHER ITEMS THAT SIGNIFICANTLY CONTRIBUTE TO WATER LEAKAGE.

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT

26 6873-81 0504

	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	RECORD SPOT ELEVATION

GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.



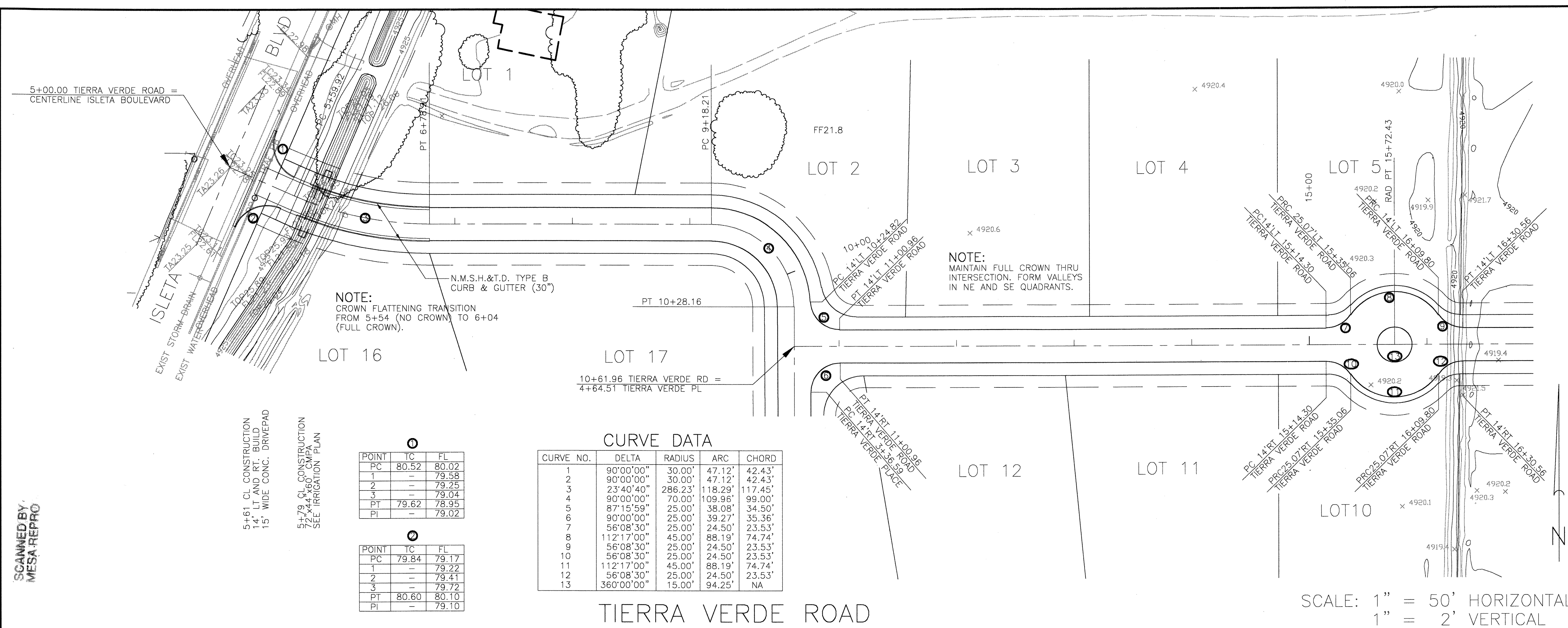
project title		
TIERRA VERDE BERNALILLO COUNTY, NM		
sheet title		
GRADING & DRAINAGE PLAN		
sheet date	design by	project no.
01/15/01	JJB	0020



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

sheet
of
5
16

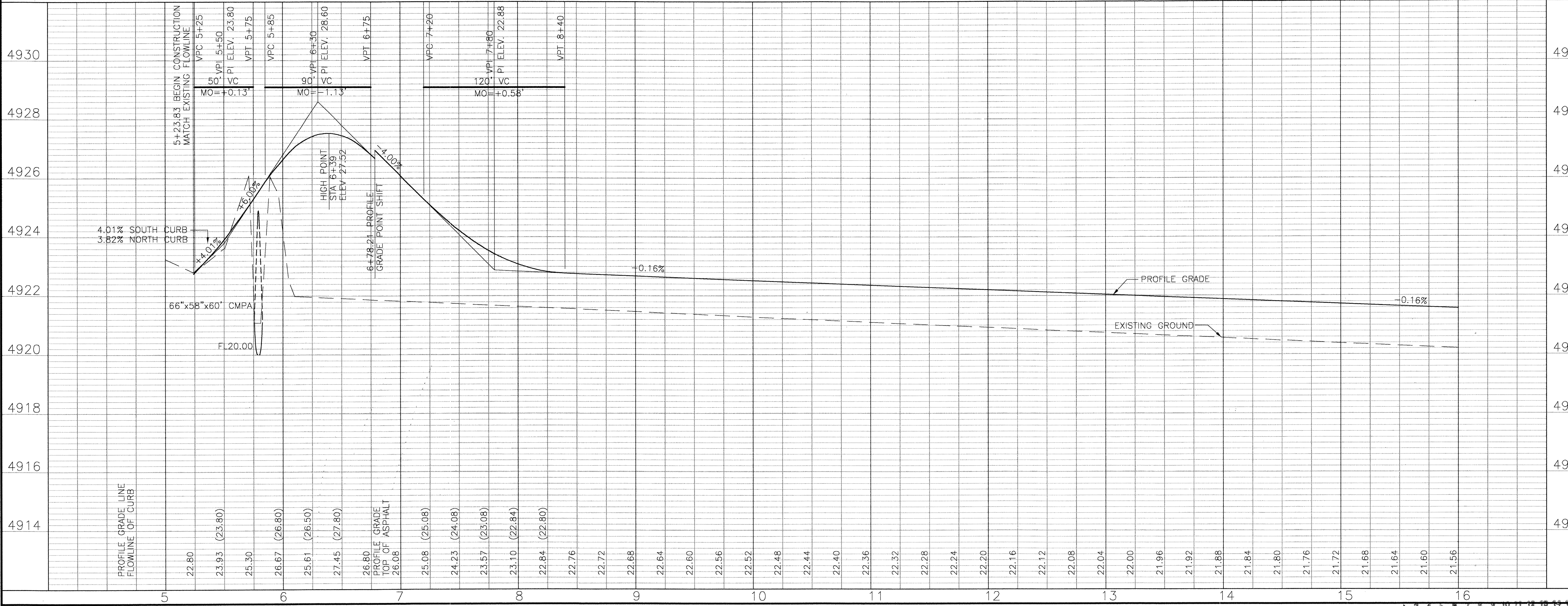
SCANNED BY:
MESA REPRO



POINT	TC	FL
PC	80.52	80.02
1	-	79.58
2	-	79.25
3	-	79.04
PT	79.62	78.95
PI	-	79.02

POINT	TC	FL
PC	79.84	79.17
1	-	79.22
2	-	79.41
3	-	79.72
PT	80.60	80.10
PI	-	79.10

CURVE NO.	DELTA	RADIUS	ARC	CHORD
1	90°00'00"	30.00'	47.12'	42.43'
2	90°00'00"	30.00'	47.12'	42.43'
3	23°40'40"	286.23'	118.29'	117.45'
4	90°00'00"	70.00'	109.96'	99.00'
5	87°15'59"	25.00'	38.08'	34.50'
6	90°00'00"	25.00'	39.27'	35.36'
7	56°08'30"	25.00'	24.50'	23.53'
8	112°17'00"	45.00'	88.19'	74.74'
9	56°08'30"	25.00'	24.50'	23.53'
10	56°08'30"	25.00'	24.50'	23.53'
11	112°17'00"	45.00'	88.19'	74.74'
12	56°08'30"	25.00'	24.50'	23.53'
13	360°00'00"	15.00'	94.25'	NA



- NOTES:
- SEE SHEETS 2 & 3 FOR PLAT DIMENSIONS.
 - STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
 - ALL PAVING DIMENSIONS ARE MEASURED TO FACE OF CURB OR EDGE OF ASPHALT.
 - SEE SHEET 6 FOR TYPICAL STREET SECTIONS INCLUDING RELATIONSHIP TO RIGHT OF WAY LINES AND CONSTRUCTION CENTERLINE.
 - SEE SHEET 6 FOR PAVING LAYOUT PLAN (OVERALL STREET LAYOUT).

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	ACCS	CONTRACTOR	WORK
	BASELINE FIELD SERV.	11/01	7-Q12, 1988"	STANDARD ACS 3 1/4" ALUMINUM DISK STAMPED	STAKED BY: P. Douglas DATE: 4/04/03
REVISIONS		DATE	BY	DATE	BY
DESIGNED BY		DATE	BY	DATE	BY
DRAWN BY		DATE	BY	DATE	BY
CHECKED BY		DATE	BY	DATE	BY

ENGINEER'S SEAL

RECORD DRAWING

CITY ENGINEER

NO. 5110

DESIGNED BY: BORDENAVE DESIGNS
DRAWN BY: METO
CHECKED BY: JUB

DATE: 01/02
DATE: 01/02
DATE: 02/02

COUNTY OF BERNALILLO
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PAVING PLAN AND PROFILE
TIERRA VERDE ROAD

APPROVED

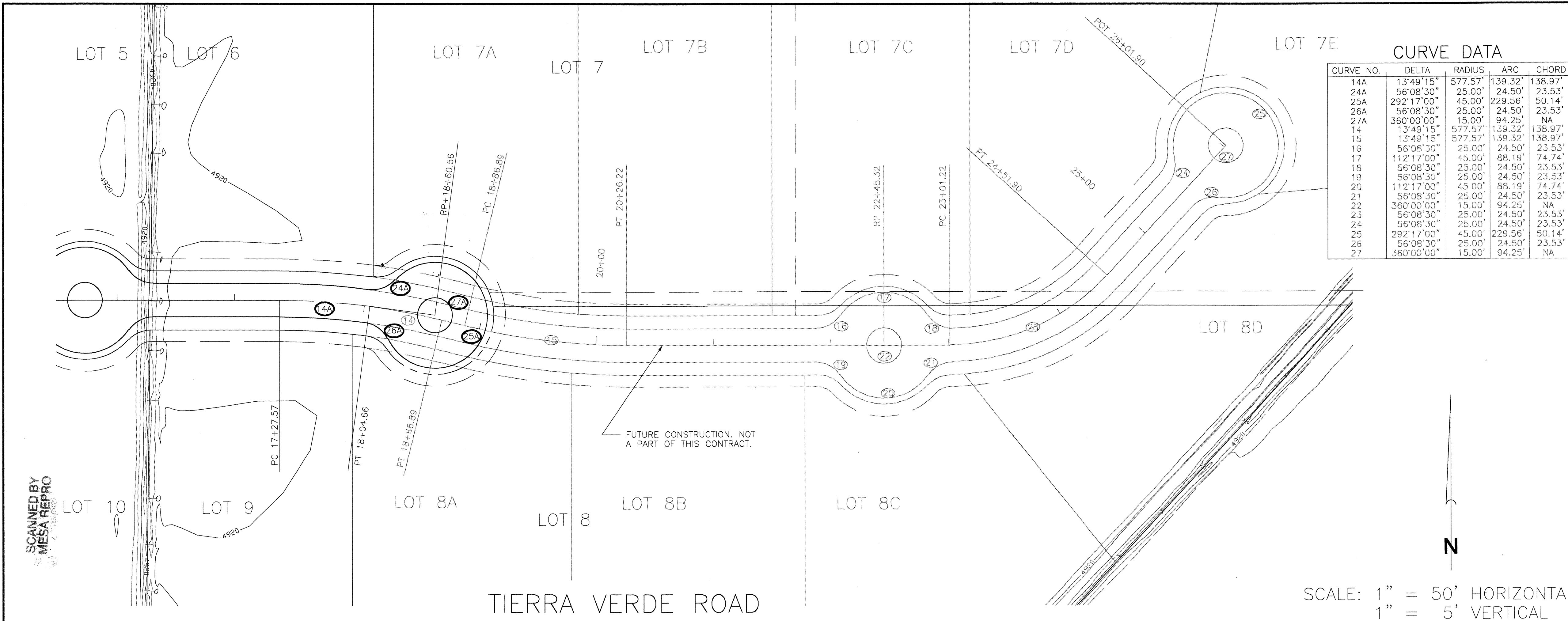
DESIGN REVIEW COMMITTEE

CITY ENGINEER

COUNTY PROJECT NO. 687381
PWCO 20015

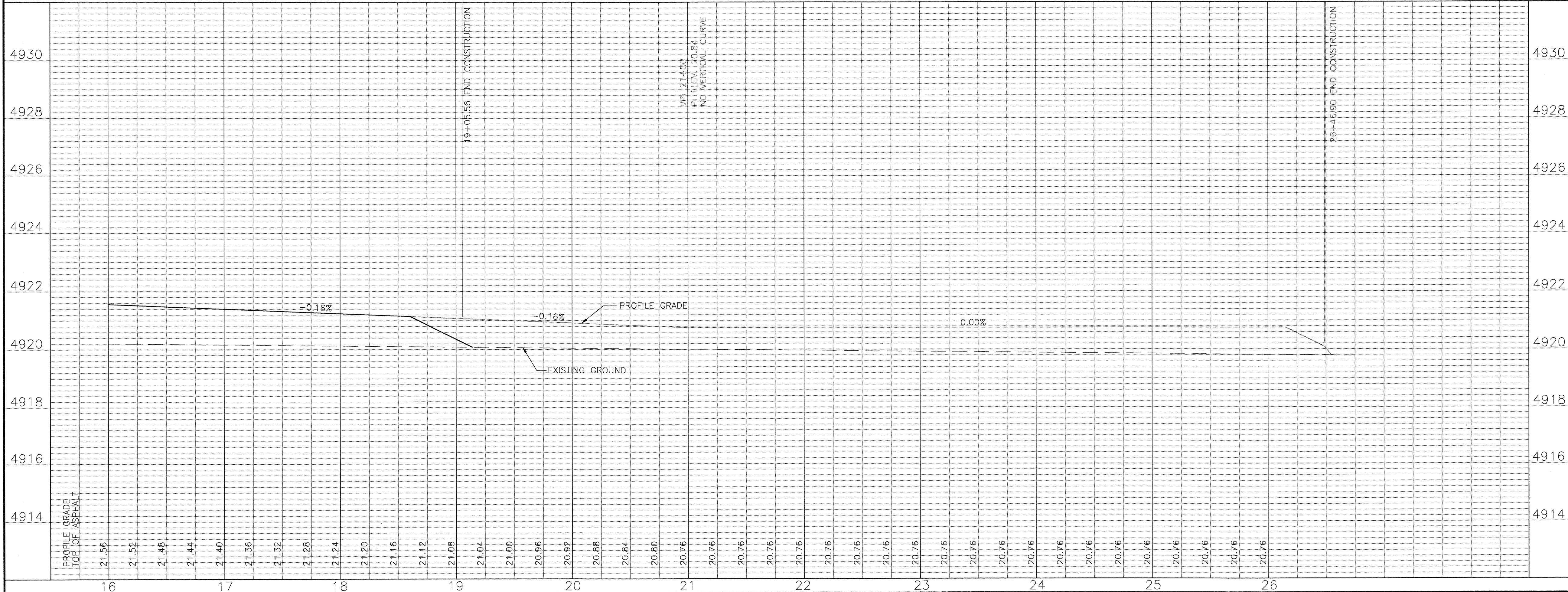
ZONE MAP NO. Q-12

SHEET 7 OF 16



CURVE DATA				
CURVE NO.	DELTA	RADIUS	ARC	CHORD
14A	13°49'15"	577.57'	139.32'	138.97'
24A	56°08'30"	25.00'	24.50'	23.53'
25A	292°17'00"	45.00'	229.56'	50.14'
26A	56°08'30"	25.00'	24.50'	23.53'
27A	360°00'00"	15.00'	94.25'	NA
14	13°49'15"	577.57'	139.32'	138.97'
15	13°49'15"	577.57'	139.32'	138.97'
16	56°08'30"	25.00'	24.50'	23.53'
17	112°17'00"	45.00'	88.19'	74.74'
18	56°08'30"	25.00'	24.50'	23.53'
19	56°08'30"	25.00'	24.50'	23.53'
20	112°17'00"	45.00'	88.19'	74.74'
21	56°08'30"	25.00'	24.50'	23.53'
22	360°00'00"	15.00'	94.25'	NA
23	56°08'30"	25.00'	24.50'	23.53'
24	56°08'30"	25.00'	24.50'	23.53'
25	292°17'00"	45.00'	229.56'	50.14'
26	56°08'30"	25.00'	24.50'	23.53'
27	360°00'00"	15.00'	94.25'	NA

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



- NOTES:
- SEE SHEET 2 AND 3 FOR PLAT DIMENSIONS.
 - STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
 - ALL PAVING DIMENSIONS ARE MEASURED TO THEORETICAL FACE OF CURB.
 - SEE SHEET 6 FOR TYPICAL STREET SECTIONS INCLUDING RELATIONSHIP TO RIGHT OF WAY LINES, CONSTRUCTION CENTERLINE AND STRIPING.
 - SEE SHEET 6 FOR PAVING LAYOUT PLAN (OVERALL STREET LAYOUT).

BENCH MARKS	
ACS 7-012	ELEVATION 4922.354 (NGVD 1929)
STANDARD ACS 3.1/4" ALUMINUM DISK STAMPED "7-012, 1988" SET FLUSH WITH THE CURB. LOCATED IN THE NORTHWEST CORNER OF GUN CLUB ROAD AND ISLETA BOULEVARD.	

SURVEY INFORMATION	
DATE	11/01
BY	BASELINE FIELD SERV.
NO.	

ENGINEER'S SEAL

RECORD DRAWING

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT

TITLE: PAVING PLAN AND PROFILE TIERRA VERDE ROAD

DESIGNED BY: BORDENAVE DESIGNS
DRAWN BY: METO
CHECKED BY: JUB

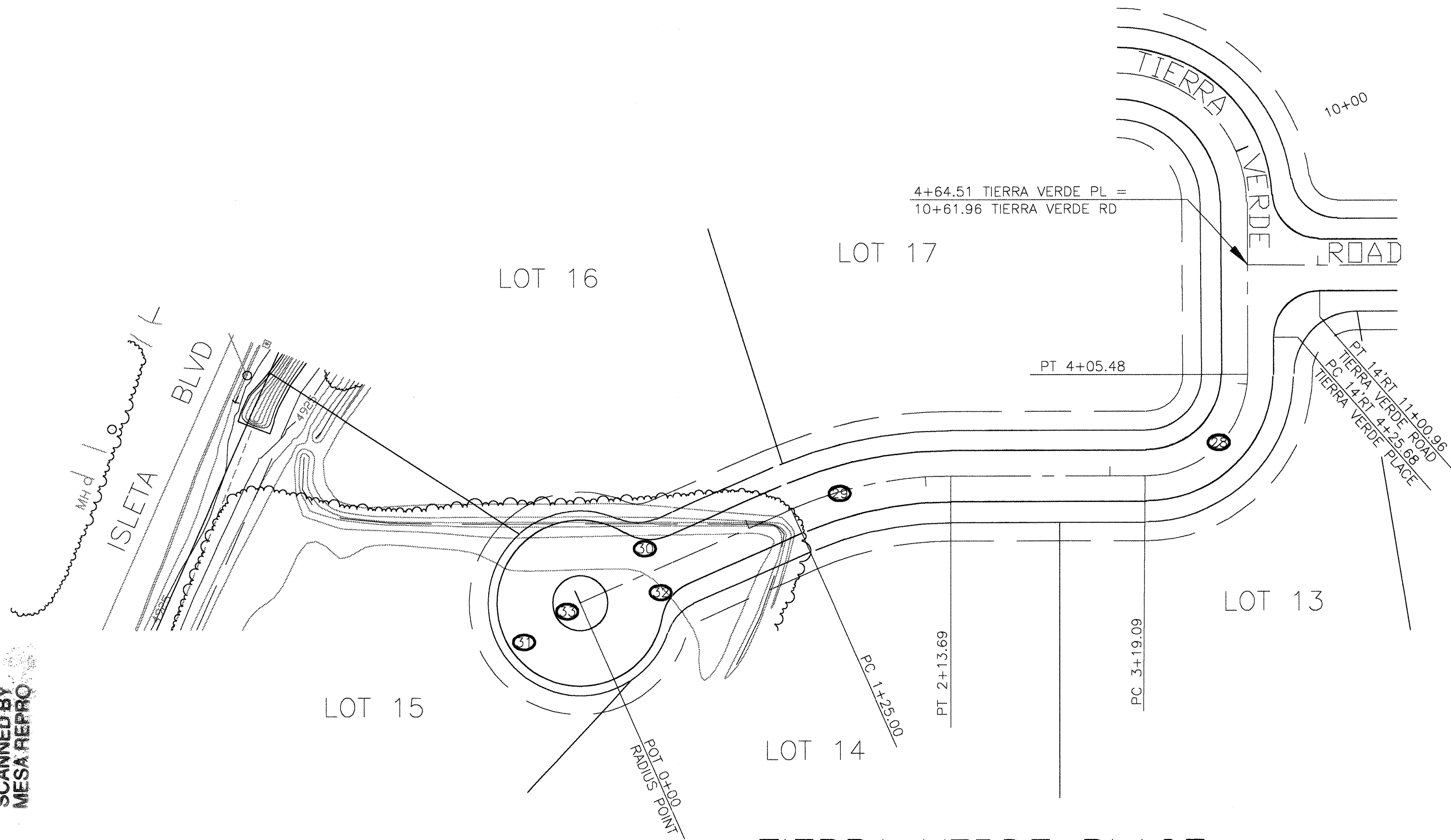
DATE 01/02
DATE 01/02
DATE 02/02

REVISIONS

NO.	DATE	REMARKS	BY

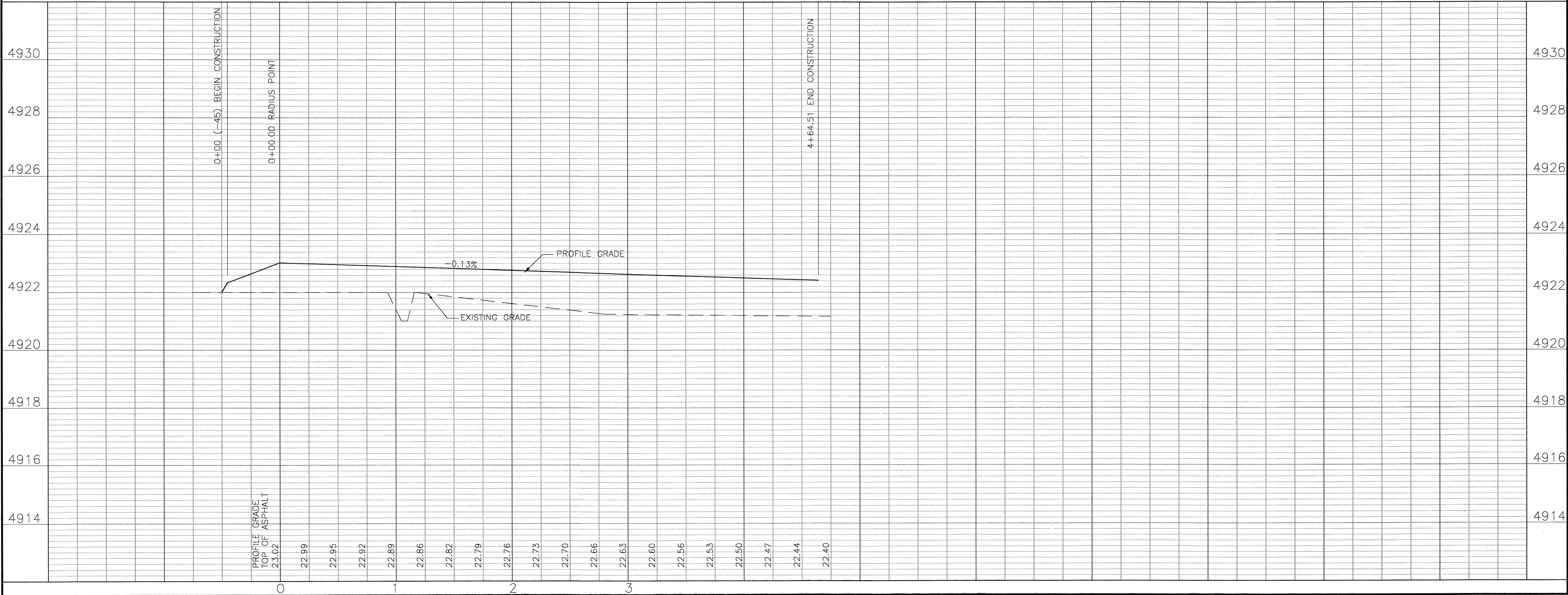
AS BUILT INFORMATION	
CONTRACTOR	TLC
STANDARD	7-012
INSPECTORS	DATE 02/03
FIELD	DATE 02/03
VERIFICATION BY	DATE 02/03
CORRECTED BY	DATE 02/03
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

SCANNED BY
MESA REPRO



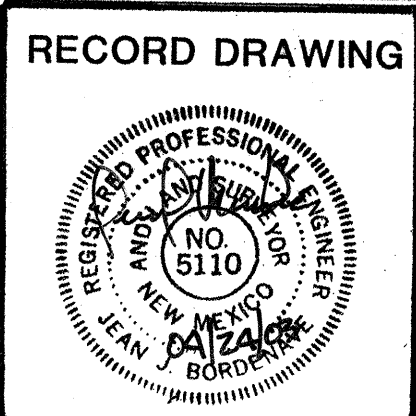
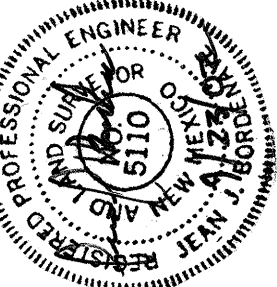
CURVE DATA				
CURVE NO.	DELTA	RADIUS	ARC	CHORD
28	90°00'00"	55.00'	86.39'	77.78'
29	23°53'54"	212.64'	88.69'	88.05'
30	56°08'30"	25.00'	24.50'	23.53'
31	292°17'00"	45.00'	229.56'	50.14'
32	56°08'30"	25.00'	24.50'	23.53'
33	360°00'00"	15.00'	94.25'	NA

SCALE: 1" = 50' HORIZONTAL
1" = 2' VERTICAL

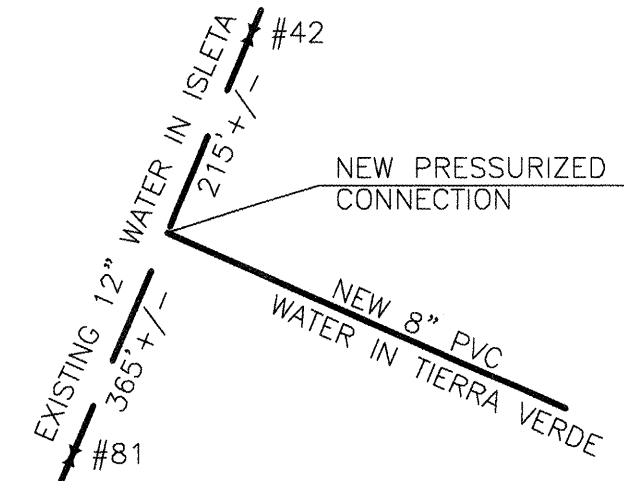


- NOTES:
- SEE SHEETS 2 & 3 FOR PLAT DIMENSIONS.
 - STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
 - ALL PAVING DIMENSIONS ARE MEASURED TO FACE OF CURB OR EDGE OF ASPHALT.
 - SEE SHEET 6 FOR TYPICAL STREET SECTIONS INCLUDING RELATIONSHIP TO RIGHT OF WAY LINES, CONSTRUCTION CENTERLINE AND STRIPING.
 - SEE SHEET 6 FOR PAVING LAYOUT PLAN (OVERALL STREET LAYOUT).

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	TLC	CONTRACTOR	ACS 7-012	DATE	11/01	ENGINEER'S SEAL	
STANDARD	ACS 3 1/4"	STANDARD	ACS 3 1/4"	DATE	11/01	ENGINEER'S SEAL	
INSPECTOR	DATE 02/03	INSPECTOR	DATE 02/03	DATE	01/02	ENGINEER'S SEAL	
FIELD	DATE 02/03	FIELD	DATE 02/03	DATE	01/02	ENGINEER'S SEAL	
VERIFICATION BY	DATE 02/03	VERIFICATION BY	DATE 02/03	DATE	01/02	ENGINEER'S SEAL	
CORRECTED BY	DATE 02/03	CORRECTED BY	DATE 02/03	DATE	01/02	ENGINEER'S SEAL	
MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		DATE	01/02	ENGINEER'S SEAL	
RECORDED BY		RECORDED BY		DATE	01/02	ENGINEER'S SEAL	
NO.		NO.		DATE	01/02	ENGINEER'S SEAL	

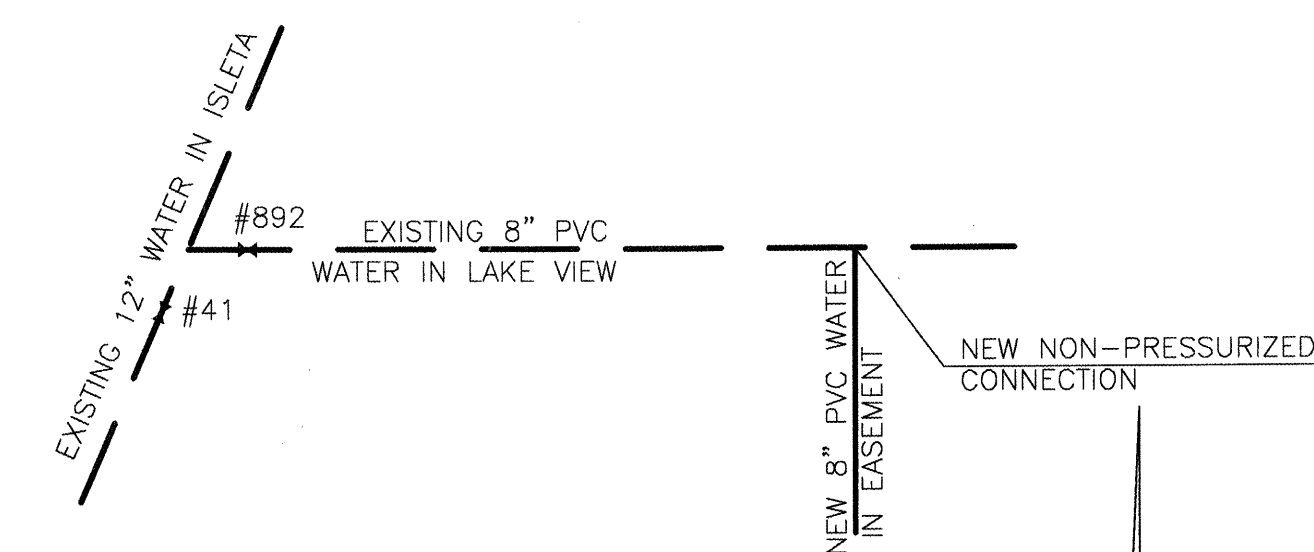


COUNTY OF BERNALILLO PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE PAVING PLAN AND PROFILE TIERRA VERDE PLACE	
APPROVED DESIGN REVIEW COMMITTEE OCT 31 2002	APPROVED CITY ENGINEER NOV 13 2002
COUNTY PROJECT NO. 087381	ZONE MAP NO. Q-13
SHEET 9	OF 15

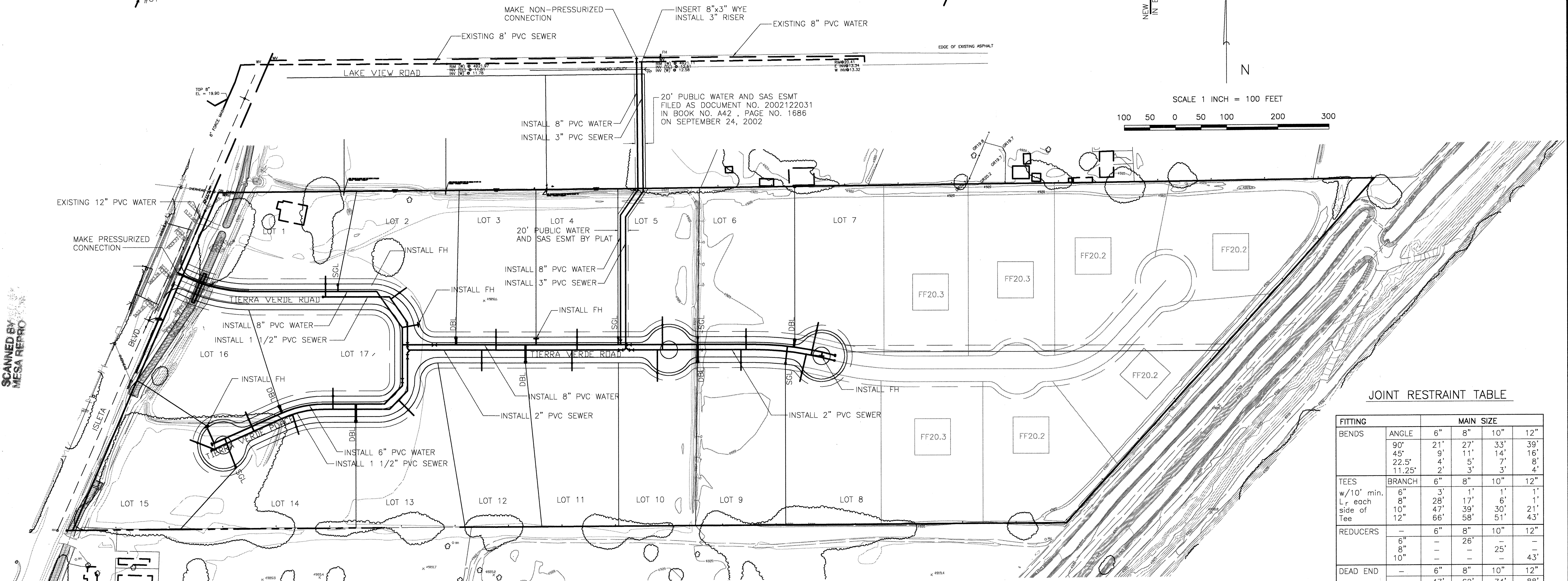


WATER SHUT-OFF PLAN
TIERRA VERDE AT ISLETA
VALVES SHOWN ARE TO BE CLOSED IN AN EMERGENCY ONLY. VALVES ARE TO REMAIN OPEN DURING CONNECTION PROCEDURE.

- WATER SHUT-OFF NOTES**
1. CONTRACTOR SHALL CONTACT WATER UTILITY DIVISION AT 857-8200 SEVEN WORKING DAYS BEFORE SCHEDULED CONNECTION WORK.
 2. VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
 3. REFER TO SHUT-OFF PLANS FOR VALVES TO BE OPERATED.



- WATER SHUT-OFF PLAN**
EASEMENT AT LAKE VIEW
1. CLOSE VALVE #892.
 2. MAKE CONNECTION TO LAKE VIEW WATER LINE.
 3. CLOSE VALVE IN NEW LINE.
 4. OPEN VALVE #892.



JOINT RESTRAINT TABLE

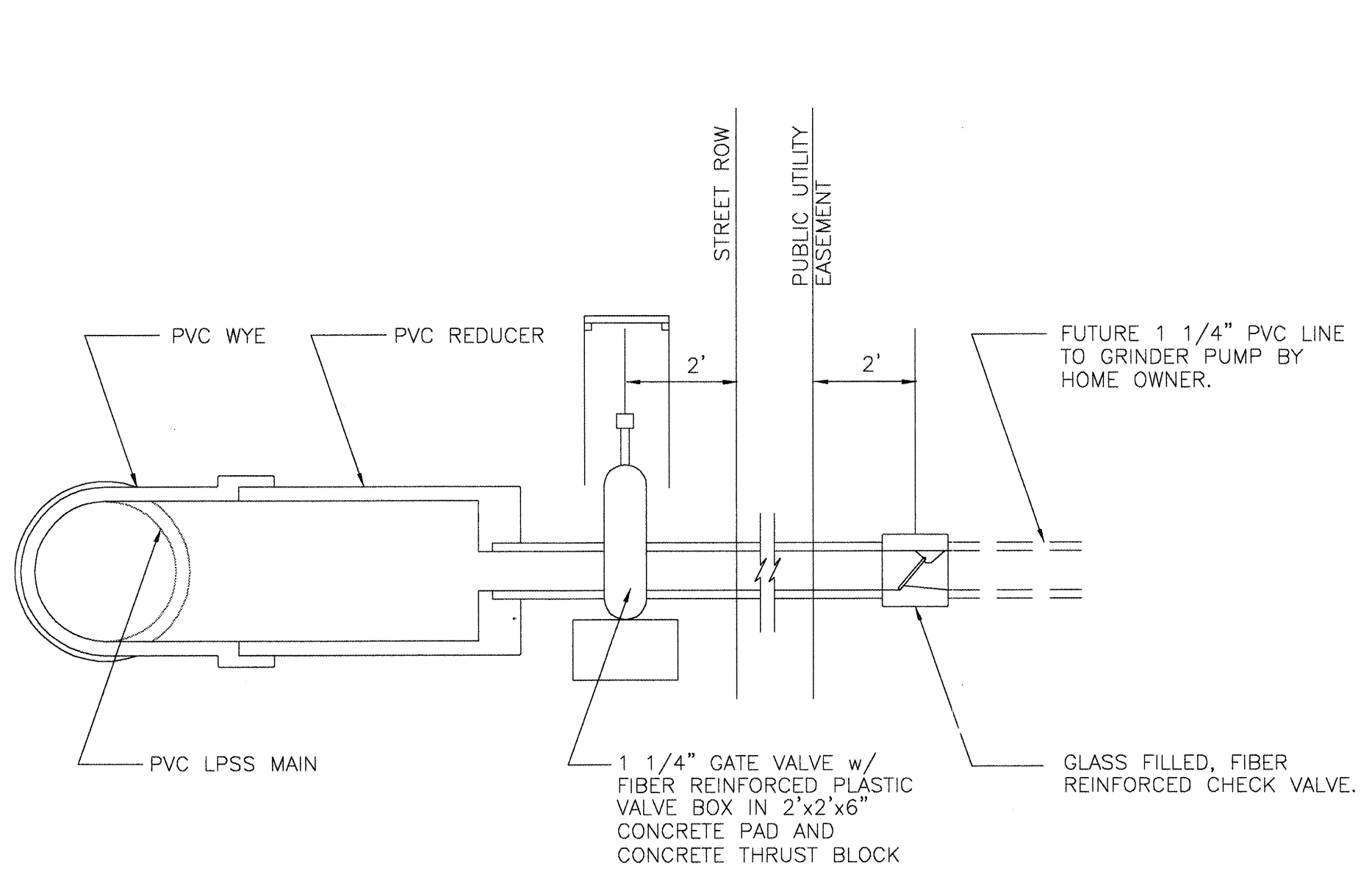
FITTING	ANGLE	MAIN SIZE			
		6"	8"	10"	12"
BENDS	90°	21'	27'	33'	39'
	45°	9'	11'	14'	16'
	22.5°	4'	5'	7'	8'
	11.25°	2'	3'	3'	4'
TEES	BRANCH	6"	8"	10"	12"
		6"	3'	1'	1'
		8"	28'	17'	6'
		10"	47'	39'	21'
REDUCERS	Tee	12"	66'	58'	51'
		10"	47'	39'	21'
		8"	28'	17'	6'
		6"	3'	1'	1'
DEAD END	—	6"	8"	10"	12"
		8"	—	—	—
		10"	—	25'	—
		—	47'	62'	74'

NOTE: DEAD END THRUST RESTRAINT TO BE USED ONLY WHEN BLOCKED CAPS CANNOT BE USED.

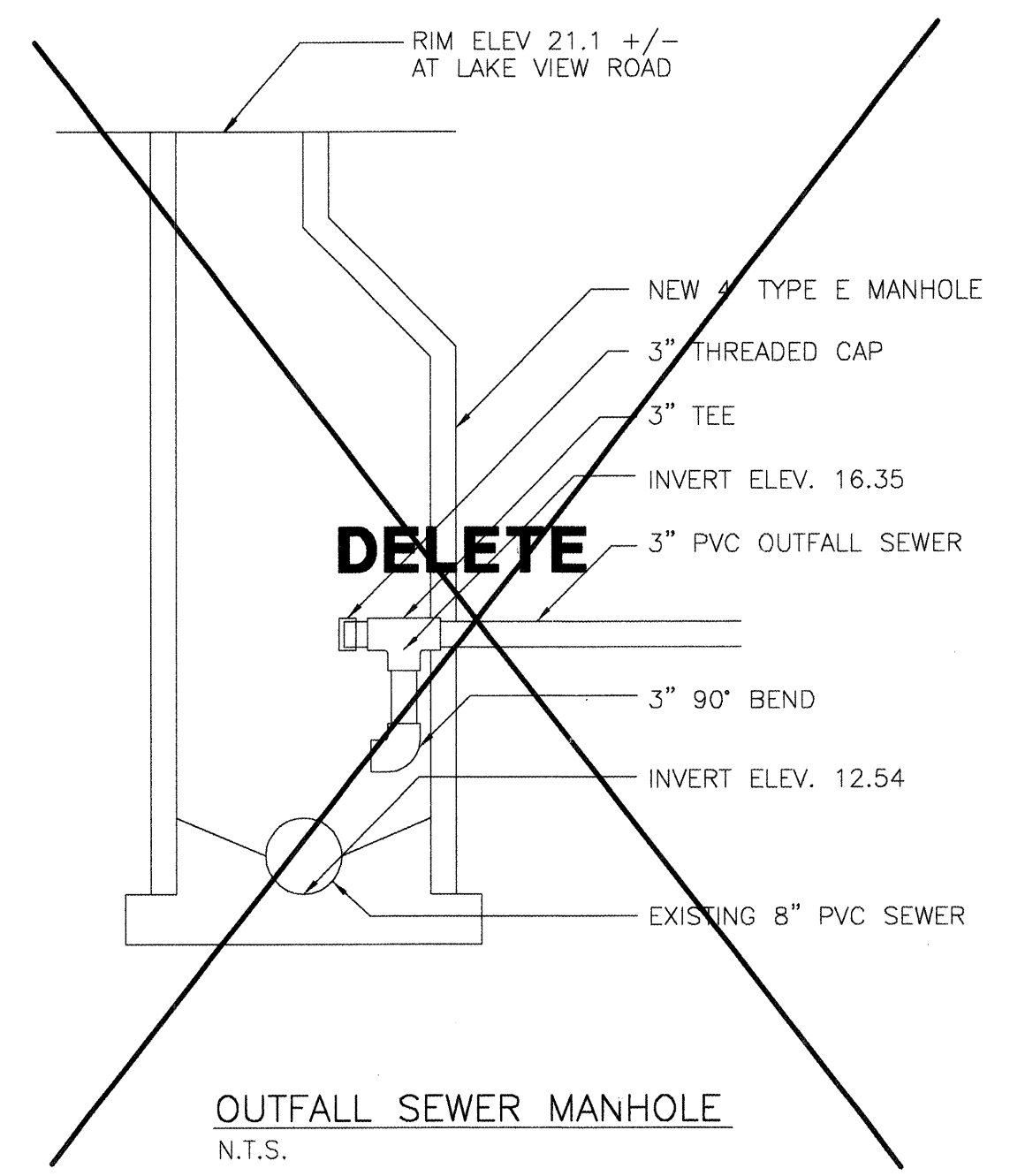
INSTALLATION LEGEND

- INSTALL 1 1/4" SAS SERVICE
- INSTALL 1" SINGLE WATER SERVICE
- INSTALL 1" DOUBLE WATER SERVICE
- INSTALL FIRE HYDRANT
- INSTALL SAS SERVICE
- INSTALL FLUSHING CONNECTION
- INSTALL GATE VALVE (WATER OR SEWER)

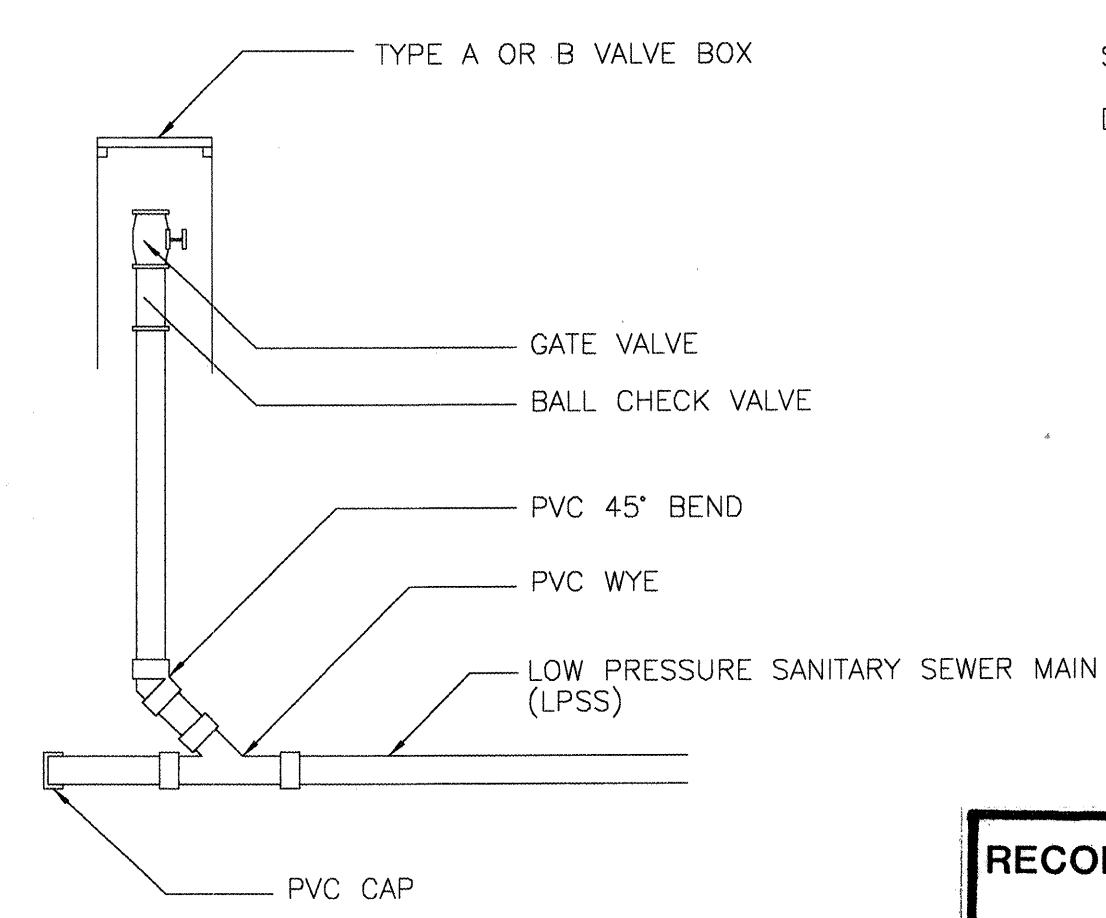
NOTE: ALL SANITARY SEWER PIPE SHALL BE SDR 21 OR SCHEDULE 40.



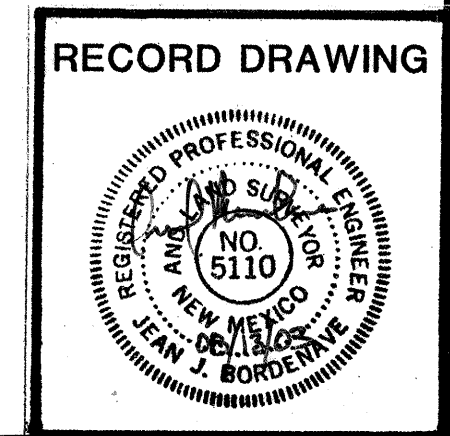
SEWER SERVICE LATERAL
N.T.S.



OUTFALL SEWER MANHOLE
N.T.S.

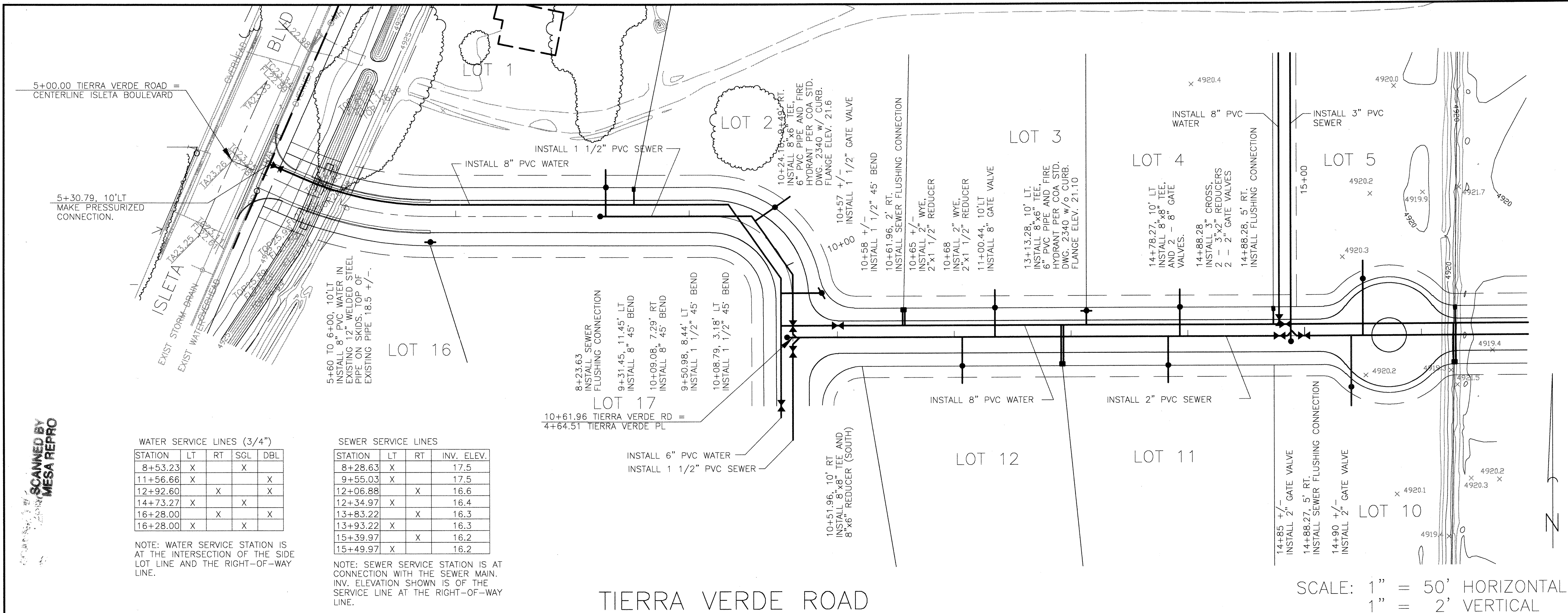


FLUSHING CONNECTION
N.T.S.



BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE WATER AND SEWER LAYOUT AND DETAILS TIERRA VERDE SUBDIVISION			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
687381	Q-12	10	15

SCANNED BY
MESA REPRO



WATER SERVICE LINES (3/4")

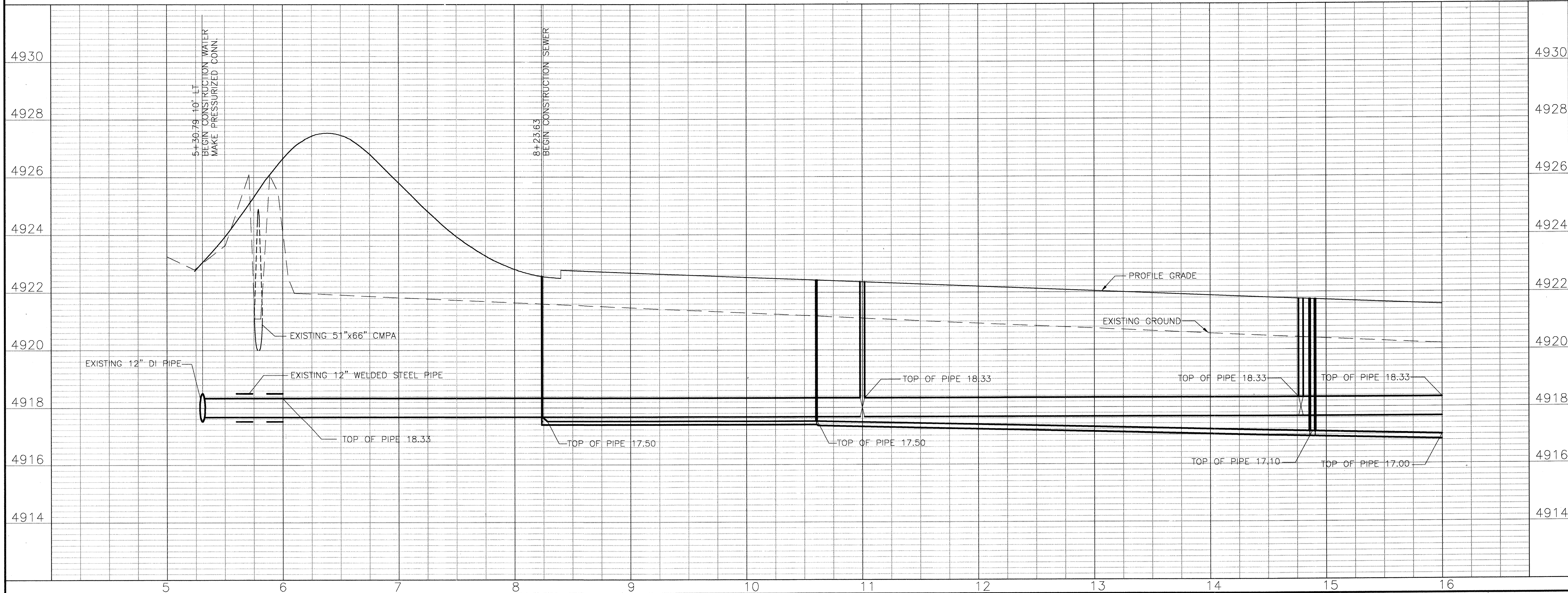
STATION	LT	RT	SGL	DBL
8+53.23	X		X	
11+56.66	X			X
12+92.60		X		X
14+73.27	X		X	
16+28.00		X		X
16+28.00	X		X	X

NOTE: WATER SERVICE STATION IS AT THE INTERSECTION OF THE SIDE LOT LINE AND THE RIGHT-OF-WAY LINE.

SEWER SERVICE LINES

STATION	LT	RT	INV. ELEV.
8+28.63	X		17.5
9+55.03	X		17.5
12+06.88		X	16.6
12+34.97	X		16.4
13+83.22		X	16.3
13+93.22	X		16.3
15+39.97		X	16.2
15+49.97	X		16.2

NOTE: SEWER SERVICE STATION IS AT CONNECTION WITH THE SEWER MAIN. INV. ELEVATION SHOWN IS OF THE SERVICE LINE AT THE RIGHT-OF-WAY LINE.



NOTES:

- SEE SHEET 2 AND 3 FOR PLAT DIMENSIONS.
- STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
- ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND TO TOP OF PIPE OR PIPE INVERT VERTICALLY.
- SEE SHEET 10 FOR TYPICAL SANITARY SEWER SERVICE DETAILS AND SANITARY SEWER MAIN FLUSHING CONNECTIONS.
- SEE SHEET 10 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY LAYOUT).

AS BUILT INFORMATION

CONTRACTOR TUC
STATIONED BY J. BORDENAVE
INSPECTED BY J. BORDENAVE
FIELD VERIFICATION BY J. BORDENAVE
CORRECTED BY J. BORDENAVE
RECORDED BY J. BORDENAVE

SURVEY INFORMATION

FIELD NOTES
DATE 11/01
BY BASELINE FIELD SERV.
NO.

ENGINEER'S SEAL

REVISIONS
NO. DATE
DESIGNED BY BORDENAVE DESIGNS
DRAWN BY METO
CHECKED BY JJB

RECORD DRAWING

COUNTY OF BERNALILLO
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE

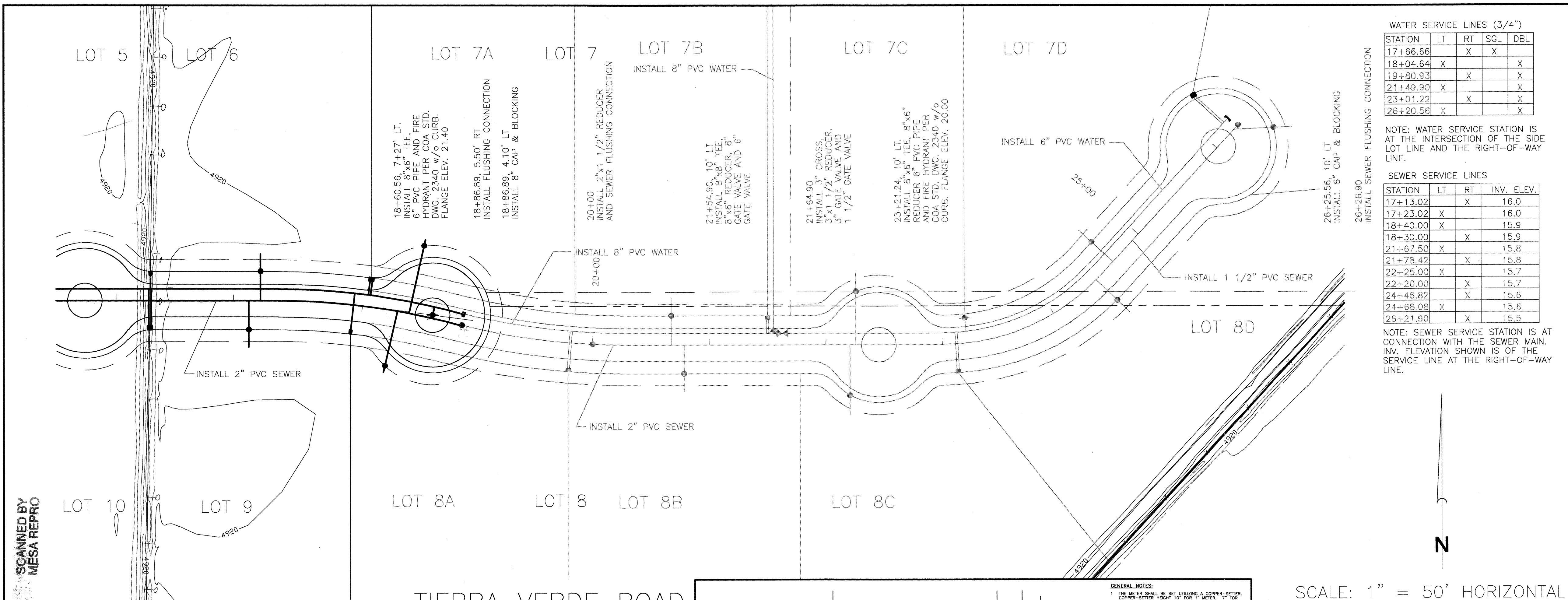
WATER AND SEWER PLAN AND PROFILE
TIERRA VERDE ROAD

GITY PROJECT NO. 887381

ZONE MAP NO. Q-12

SHEET 11 OF 15

SCANNED BY
MESA REPRO



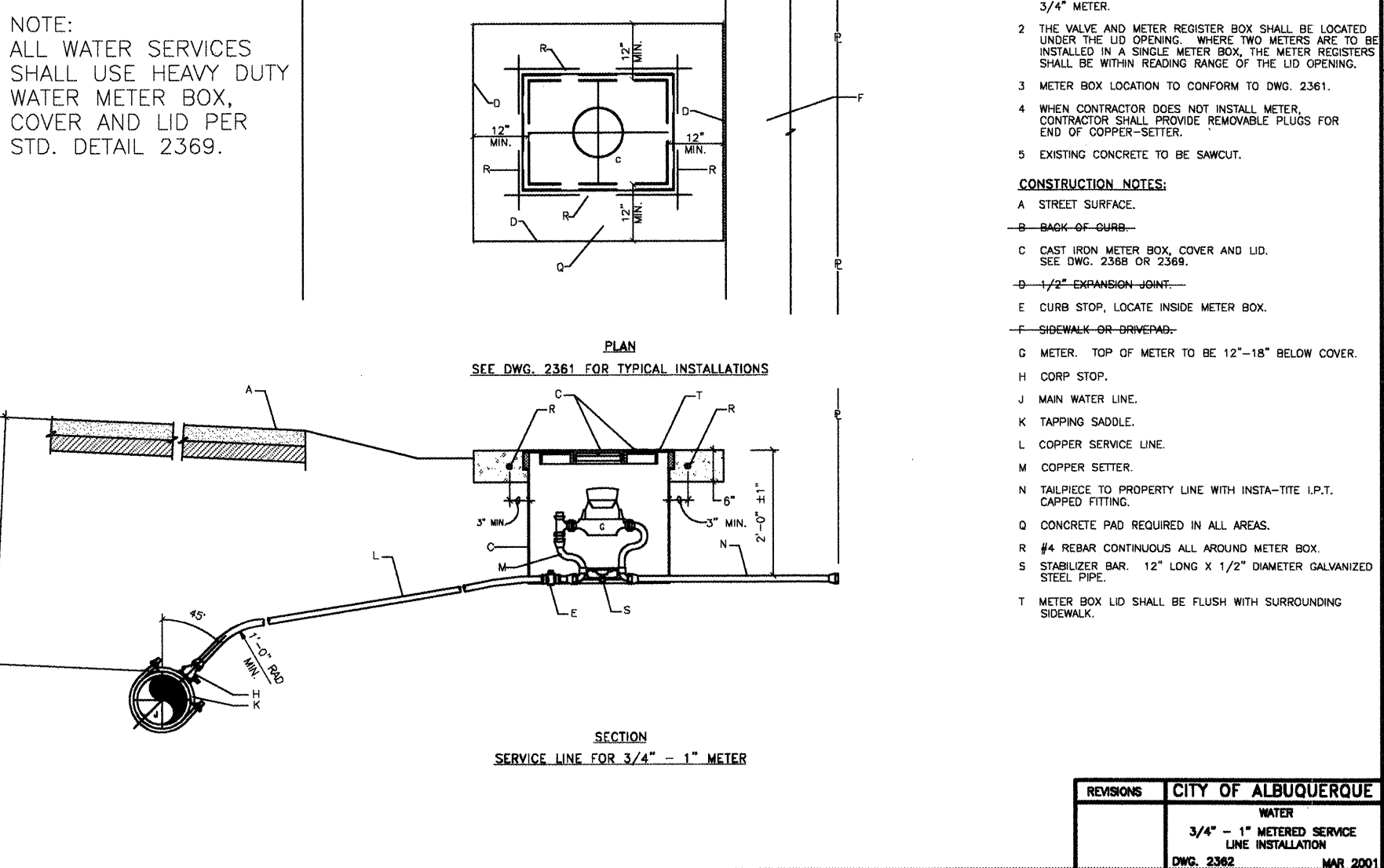
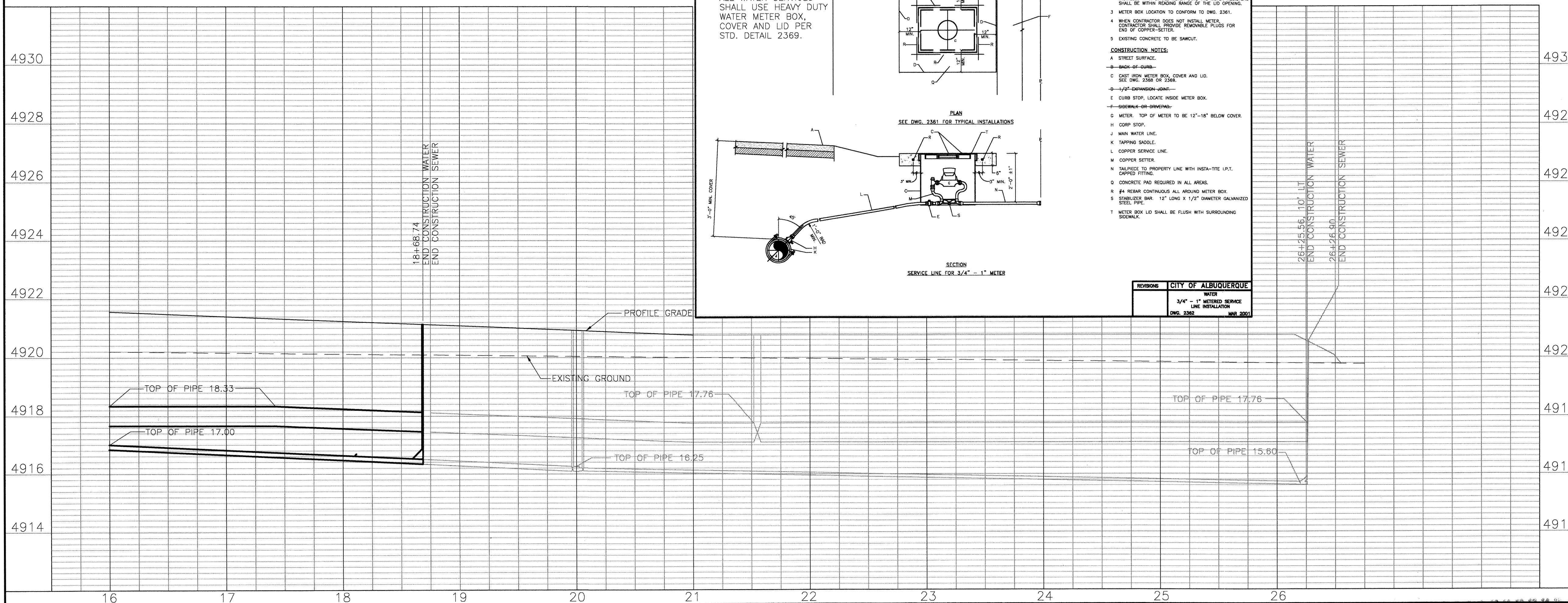
WATER SERVICE LINES (3/4")				
STATION	LT	RT	SGL	DBL
17+66.66		X	X	
18+04.64	X			X
19+80.93		X		X
21+49.90	X			X
23+01.22		X		X
26+20.56	X			X

NOTE: WATER SERVICE STATION IS AT THE INTERSECTION OF THE SIDE LOT LINE AND THE RIGHT-OF-WAY LINE.

SEWER SERVICE LINES			
STATION	LT	RT	INV. ELEV.
17+13.02		X	16.0
17+23.02	X		16.0
18+40.00	X		15.9
18+30.00		X	15.9
21+67.50	X		15.8
21+78.42	X		15.8
22+25.00	X		15.7
22+20.00		X	15.7
24+46.82	X		15.6
24+68.08	X		15.6
26+21.90	X		15.5

NOTE: SEWER SERVICE STATION IS AT CONNECTION WITH THE SEWER MAIN. INV. ELEVATION SHOWN IS OF THE SERVICE LINE AT THE RIGHT-OF-WAY LINE.

SCALE: 1" = 50' HORIZONTAL
1" = 2' VERTICAL



NOTES:

- SEE SHEET 2 AND 3 FOR PLAT DIMENSIONS.
- STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
- ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND TO TOP OF PIPE OR PIPE INVERT VERTICALLY.
- SEE SHEET 10 FOR TYPICAL SANITARY SEWER SERVICE DETAILS AND SANITARY SEWER MAIN FLUSHING CONNECTIONS.
- SEE SHEET 10 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY LAYOUT).

AS BUILT INFORMATION

CONTRACTOR: TLC

WORK: WATER AND SEWER

STATIONED BY: J. B. BORDENAVE

DATE: 01/02

DESIGNED BY: J. B. BORDENAVE

DATE: 01/02

CHECKED BY: J. B. BORDENAVE

DATE: 01/02

RECORDED BY: J. B. BORDENAVE

DATE: 01/02

BENCH MARKS

ACS 7-012

ELEVATION 4922.354 (NGVD 1929)

STANDARD ACS 3 1/4" ALUMINUM DISK STAMPED "7-012, 1988" SET FLUSH WITH THE CURB. LOCATED IN THE NORTHWEST CORNER OF GUN CLUB ROAD AND ISLETA BOULEVARD.

SURVEY INFORMATION

FIELD NOTES

DATE: 11/01

BY: BASELINE FIELD SERV.

NO.

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER

NO. 5110

STATE OF NEW MEXICO

DESIGNED BY: BORDENAVE DESIGNS

DATE: 01/02

DRAWN BY: METO

DATE: 01/02

CHECKED BY: JUB

DATE: 02/02

RECORD DRAWING

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT

TITLE: WATER AND SEWER PLAN AND PROFILE
TIERRA VERDE ROAD

DESIGN REVIEW COMMITTEE: APPROVED
DATE: OCT 3 2002

ENGINEER APPROVAL: APPROVED
DATE: NOV 13 2002

MO/DAY/YEAR: 10/3/2002

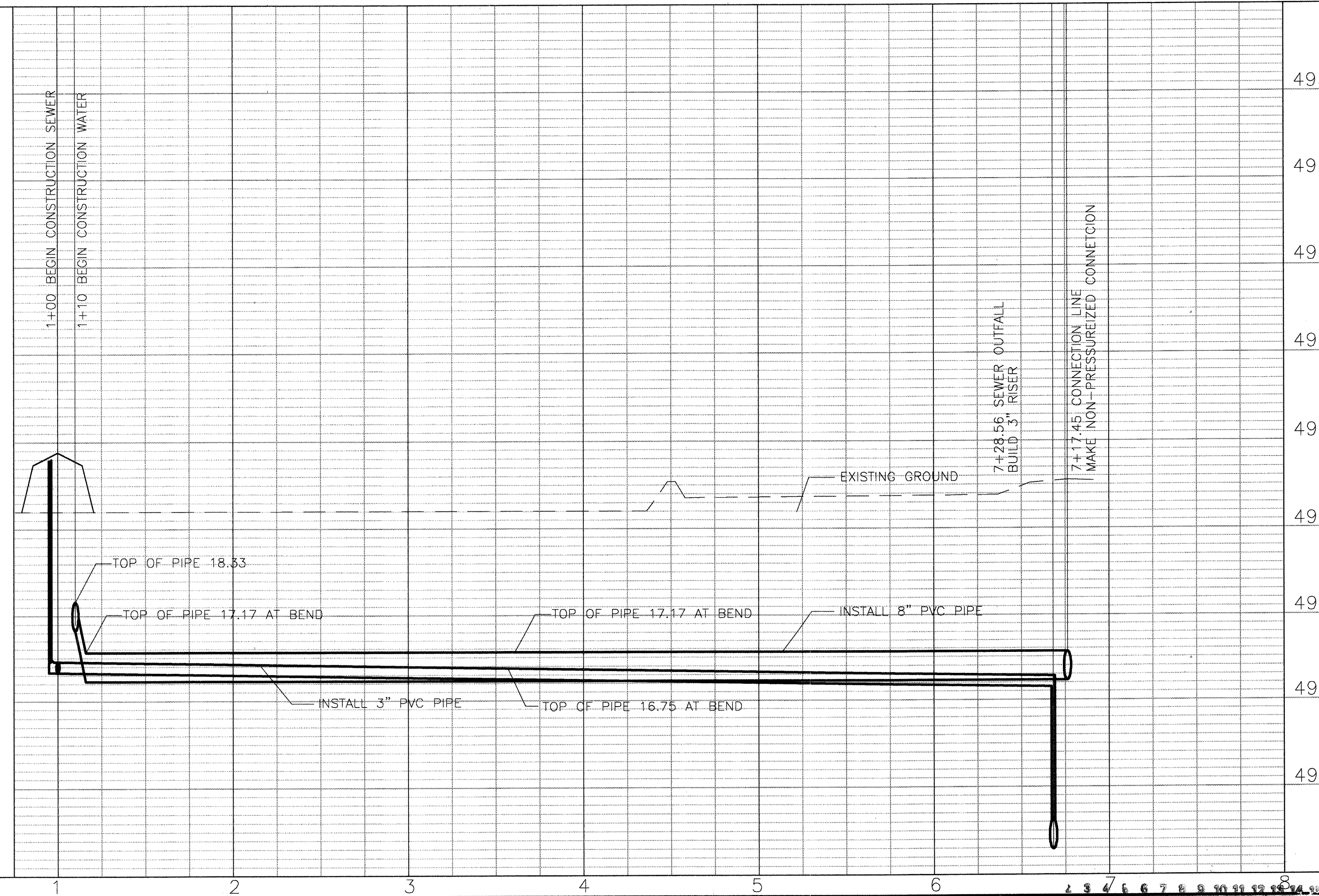
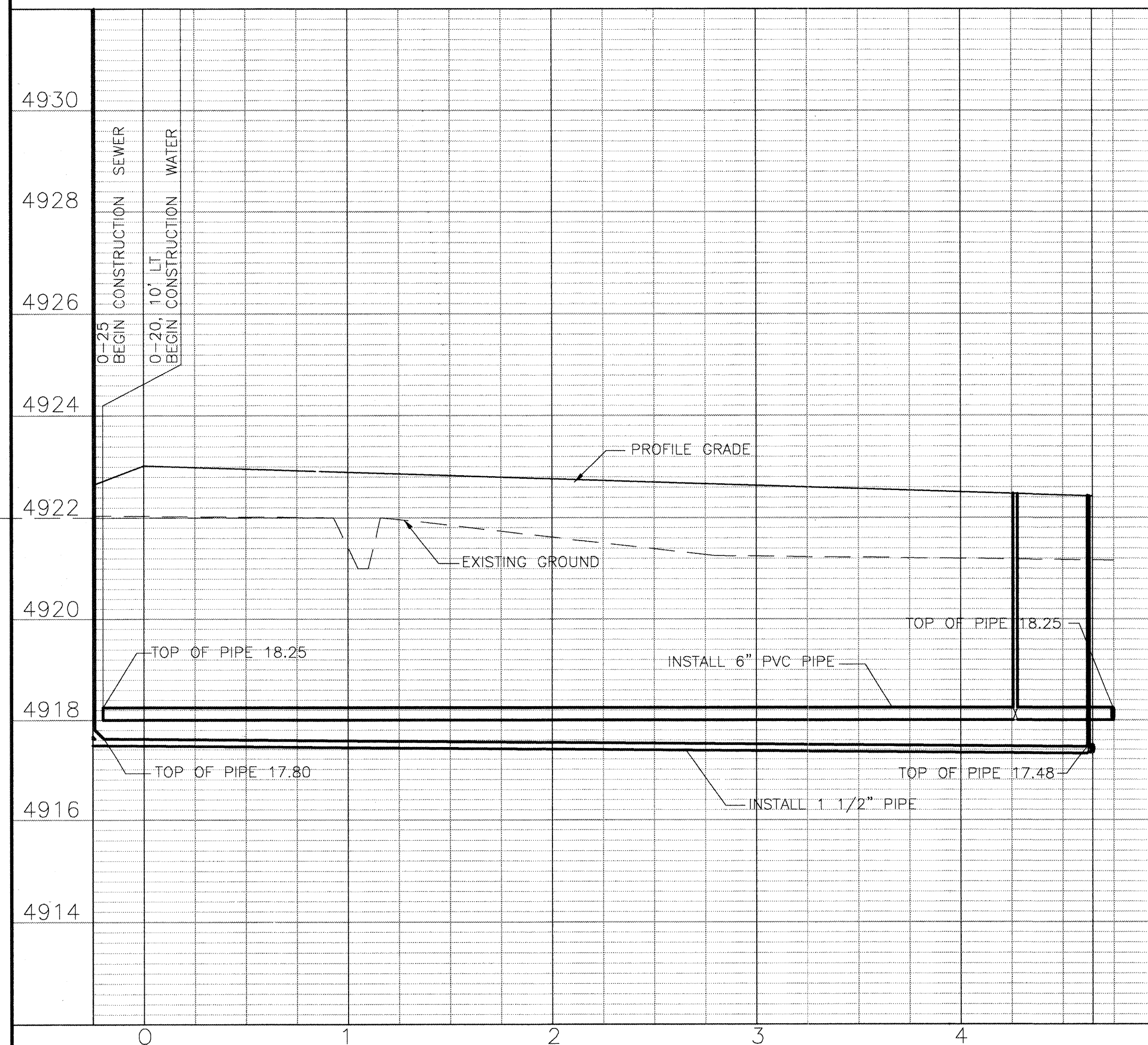
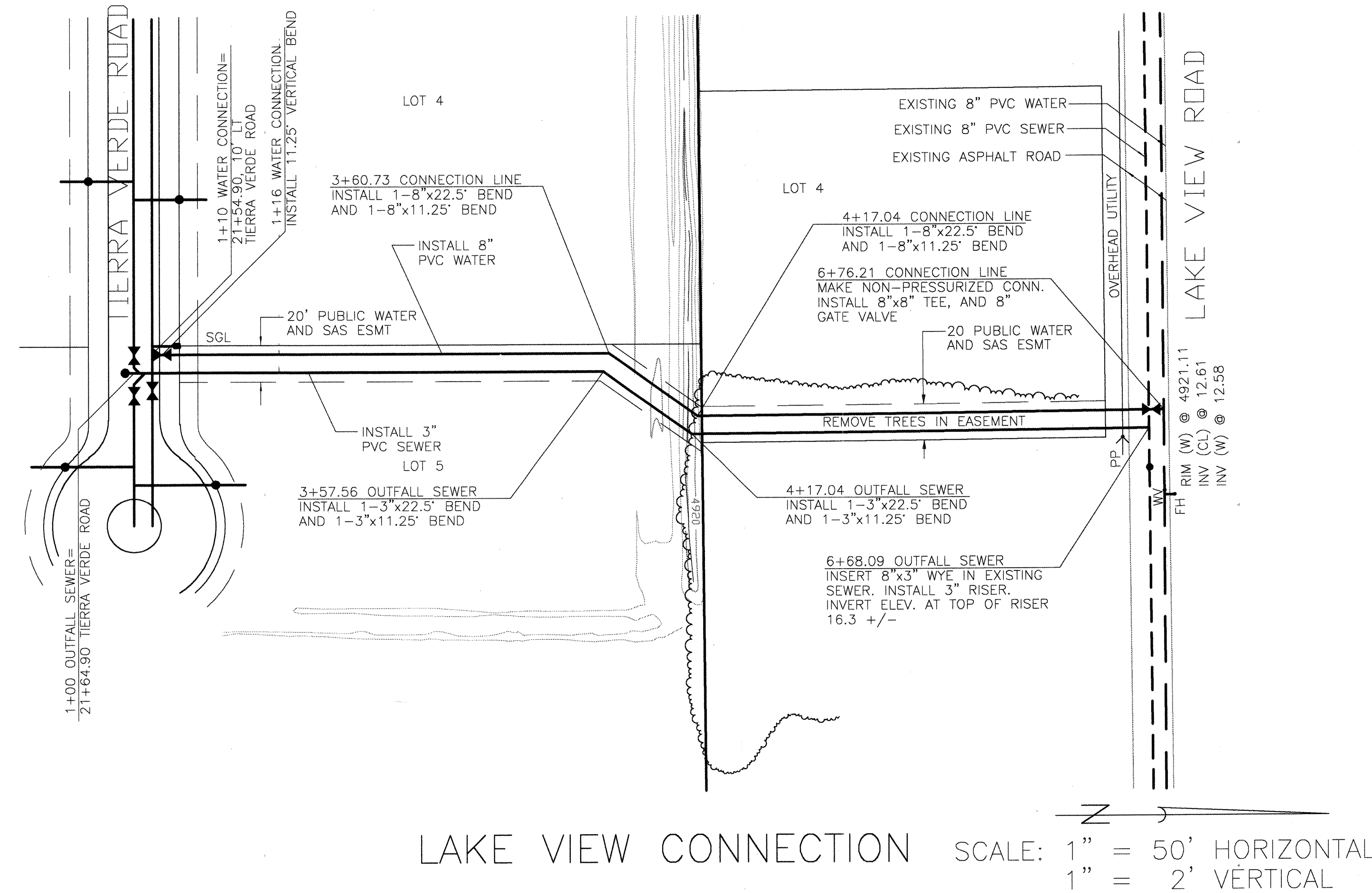
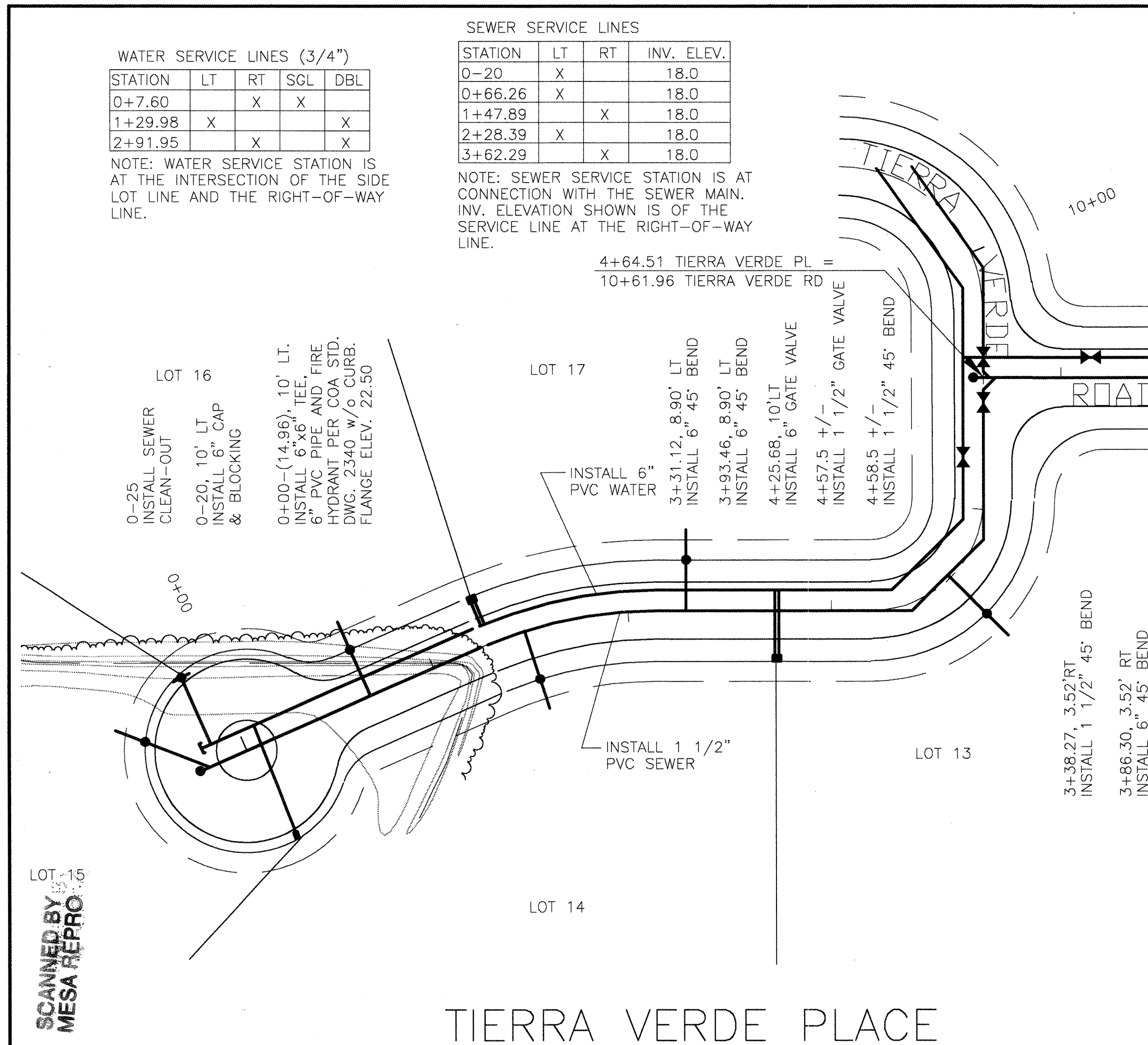
MO/DAY/YEAR: 11/13/2002

CITY PROJECT NO.: 687381

ZONE MAP NO.: Q-12

SHEET: 12

OF: 15



- NOTES:
- SEE SHEET 2 AND 3 FOR PLAT DIMENSIONS.
 - STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
 - ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND TO TOP OF PIPE OR PIPE INVERT VERTICALLY.
 - SEE SHEET 10 FOR TYPICAL SANITARY SEWER SERVICE DETAILS AND SANITARY SEWER MAIN FLUSHING CONNECTIONS.
 - SEE SHEET 10 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY LAYOUT).

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	NO.	CONTRACTOR	NO.
	BASELINE FIELD SERV.	11/01		ACS 7-012	
				STANDARD ACS 3 1/4" ALUMINUM DISK STAMPED	
				"7-012, 1988" SET FLUSH WITH THE CURB. LOCATED IN THE NORTHWEST CORNER OF GUN CLUB ROAD AND ISLETA BOULEVARD.	

ENGINEER'S SEAL

RECORD DRAWING

DESIGNED BY BORDENAVE DESIGNS

DRAWN BY METO

CHECKED BY JJB

DATE 01/02

DATE 01/02

DATE 02/02

REVISIONS

DESIGN

CITY PROJECT NO. 687381

ZONE MAP NO. Q-12

SHEET 13 OF 15

TITLE WATER AND SEWER PLAN AND PROFILE TIERRA VERDE PLACE, LAKE VIEW CONNECTION

MO/DAY/YEAR

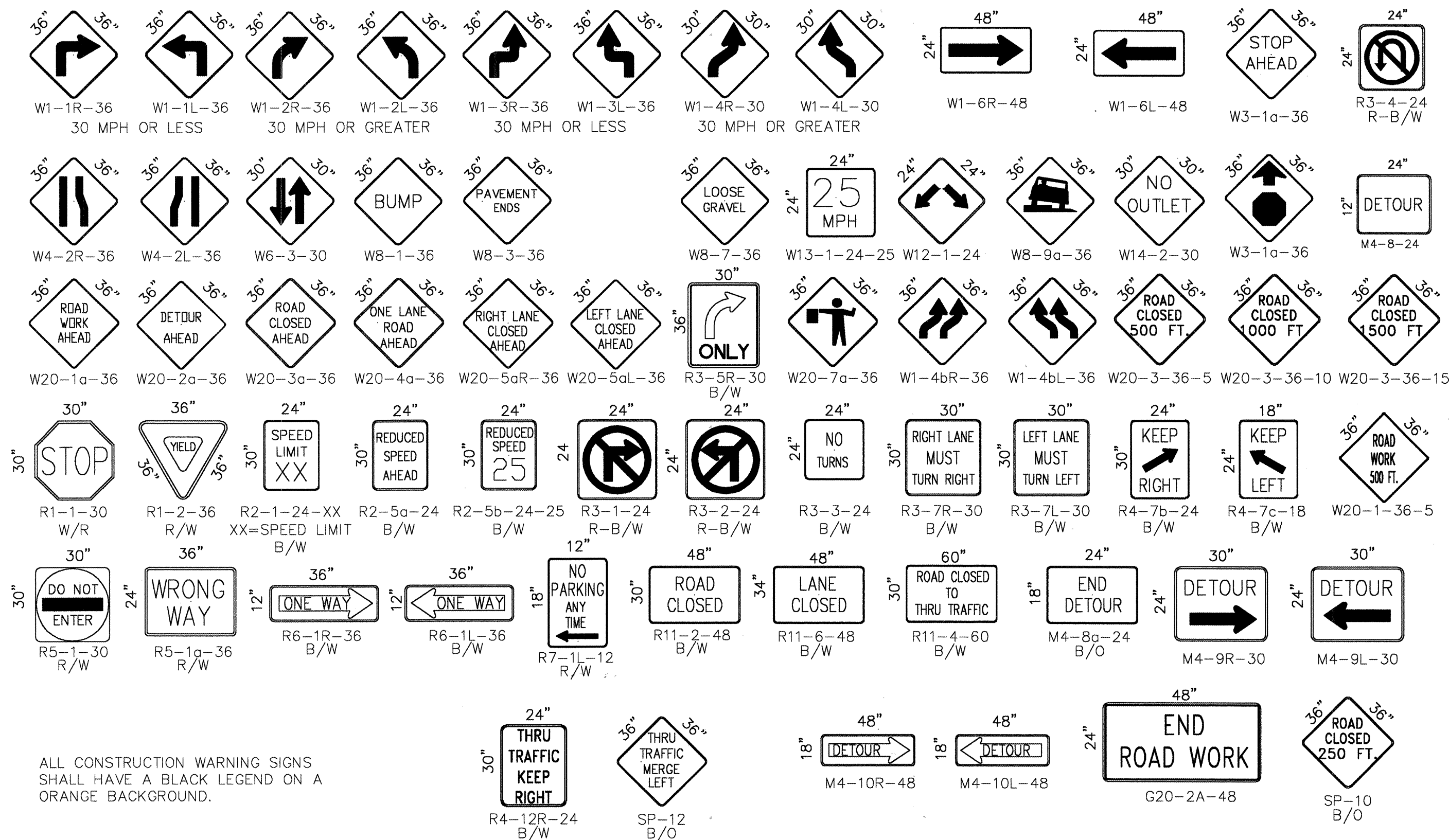
MO/DAY/YEAR

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

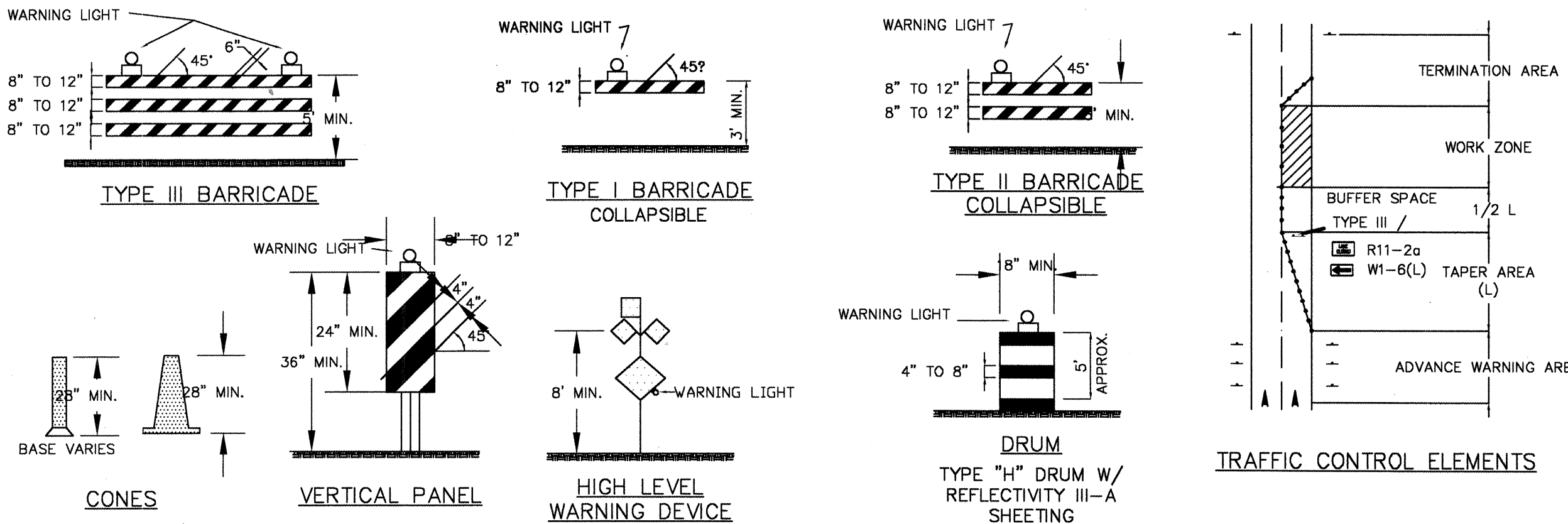
1. PROJECT IS SUBJECT TO THE REQUIREMENTS OF COUNTY ORDINANCE NO. 95-12 AND COUNTY ORDINANCE NO. 96-3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY. CONTRACTOR SHALL CALL 848-1504 FOR MORE INFORMATION.
2. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE COUNTY TRAFFIC CONTROL ADMINISTRATOR AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. TRAFFIC CONTROL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT. CALL 848-1504 FOR FURTHER INFORMATION.
3. A DAILY TRAFFIC CONTROL LOG SHALL BE MAINTAINED BY THE CONTRACTOR REFLECTING THE TYPES AND LOCATIONS OF ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, ETC. BEING USED ON THE PROJECT IN COMPLIANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. THIS LOG SHALL BE SUBMITTED TO THE BERNALILLO COUNTY TRAFFIC CONTROL ADMINISTRATOR UPON COMPLETION OF THE PROJECT CONSTRUCTION OR WHEN SO REQUESTED BY THE PROJECT MANAGER OR THE BERNALILLO COUNTY TRAFFIC CONTROL ADMINISTRATOR.
4. CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION ACTIVITY SCHEDULE TO BERNALILLO COUNTY PUBLIC WORKS DIVISION ATTN: PROJECT MANAGER
5. THE CONTRACTOR SHALL FILE A WEEKLY WRITTEN REPORT TO THE TRAFFIC CONTROL ADMINISTRATOR DESCRIBING THE TRAFFIC CONTROL PLAN THAT WILL BE IN EFFECT FOR THE FOLLOWING WEEK.
6. SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC AT ALL TIMES, EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE COUNTY.
7. TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE REASONABLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
8. 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.
9. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY BERNALILLO COUNTY TRAFFIC ENGINEERING.
10. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH 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 THE COUNTY TRAFFIC CONTROL ADMINISTRATOR, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
11. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP FOR EACH PHASE 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.
12. 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.
13. 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.

14. 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 BERNALILLO COUNTY TRAFFIC ENGINEERING PER MUTCD SECTION 6A-4.
15. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
16. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF BERNALILLO COUNTY TRAFFIC ENGINEERING.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
18. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
19. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
20. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF BERNALILLO COUNTY TRAFFIC ENGINEERING. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE LETTERING ON BLUE BACKGROUND. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
21. 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.
22. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY BERNALILLO COUNTY TRAFFIC ENGINEERING.
23. 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.

SIGN FACE DETAILS



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



LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR TYPE "H" DRUM W/ REFLECTIVITY III-A SHEETING
 - 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.

26 6873.81 1504

NO.	DESCRIPTION	DATE	BY
REVISIONS			
COUNTY OF BERNALILLO			
TIERRA VERDE SUBDIVISION SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS			
PROJECT NO. 00215	DRAWN: XXX CHECKED: XXX	DATE: XX-XX-XX SCALE:	