

SCANNED BY
MAGNETIC REPRODUCTION

I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL 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 (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR BY UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SERVICES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 1265



8.12.2024
DATE

SHEET NO.	SHEET
1	TITLE SHEET
2-3	PLAT
4	GRADING & DRAINAGE PLAN
5	MASTER PAVING PLAN
6-10	PAVING IMPROVEMENTS
11	MASTER UTILITY PLAN
12-16	UTILITY IMPROVEMENTS
17	WATER DETAIL SHEET
18-19	TRAFFIC CONTROL PLANS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 9/1/04

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		7	2	0	4	.	8	1				0	4

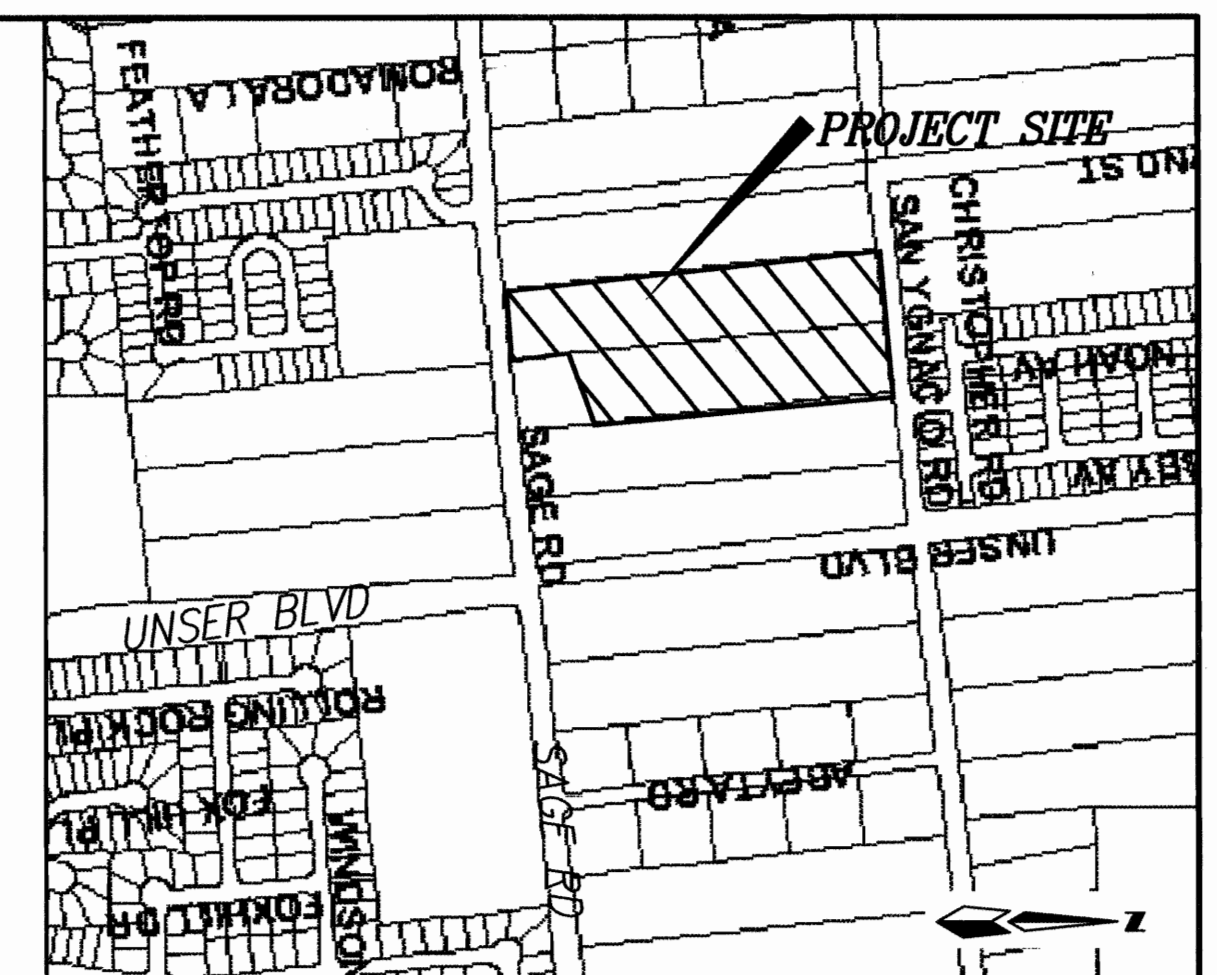
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Gregory J. Krenik, NMPE 11929, the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been maintained as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or a qualified person under my direction, and survey information provided by Thomas W. Patrick with Community Sciences Corporation, NMPE 12651.

Gregory S. Krenik NMPE 11929 8-19-04

DRB NO.

1001334



VICINITY MAP

ZONE ATLAS: L-10-Z

SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER A DETAILED CONSTRUCTION SCHEDULE.
6. SEVEN (7) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE 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.
7. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
8. ALL STREET STOPPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
9. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO START OF 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 CHANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
10. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
11. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
12. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
13. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE BY CITY.
14. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUPPORT P.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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) 797-9531

☒	ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
☒	BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
☒	SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
☒	IF CURB IS DEEPRESSED 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.

[illegible]



LOCATION MAP
SCALE: NONE

SUBDIVISION DATA

Plat Case No.	Project # 1001334
Gross Acreage	Case # 9.1328 AC.
Zone Atlas No.	L-10-Z
No. of existing Tracts/Lots	2 Tracts
No. of Tracts/Lots created	1 Tract/63 Lots
Miles of full width streets created	0.46
Street Area dedicated to the City of Albuquerque	2.4530 AC.
Date of Survey	May, 2001
Utility Control Location System Log Number	2002470547
Zoning	RD/9 Du/AC

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

OWNER: C & W LAND DEVELOPMENT ENTERPRISES, INC.

By: *Rex Wilson*
Rex Wilson, President

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 29, 2003
By Rex Wilson, President of C & W Land Development Enterprises, Inc. on behalf of said Corporation.

Susan Rasinski
NOTARY PUBLIC
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- Subdivide two existing Tracts into 54 Residential Lots and 1 Tract
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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

PLAT FOR
WESTBROOK HEIGHTS SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 & 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003
APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001334
Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services
PNM Gas Services
Qwest Telecommunications
Comcast

City Approvals:
City Engineer

Traffic Engineering, Transportation Division
Utilities Development
Parks and Recreation Department
AMAFCA
City Engineer
DRB Chairperson, Planning Department

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.L.S. No. 7719
Date 08-07-03

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

PLAT FOR
WESTBROOK HEIGHTS SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 & 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (12-05-44, D-118)
QUIET TITLE, CV87-08991 (04-14-88, BK. MISC. 609A, PG. 659-661)
all being records of Bernalillo County, New Mexico.
- Field Survey performed May, 2001.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, rec'd in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 926, all being records of Bernalillo County, New Mexico.
- Title Report: Provided by Fidelity National Title Insurance Company Commitment No.: 01-2001408-B-LJR (Effective date: 03-31-01) (PORTION OF TRACT 466)
- Utility Council Location System Log No.: 2002470547
- Tract "A" is hereby granted as a Public Drainage Easement to the City of Albuquerque to be maintained by the owner per separate agreement and covenant.
- Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-9 (A) (2).



DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 27 and 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 465, TOWN OF ATRISCO GRANT, UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 together with a portion of TRACT 466, TOWN OF ATRISCO GRANT, UNIT 7 as the same is described in a "QUIET TITLE ACTION" CV 87-08991 filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1988 in Book Misc. 609A, Pages 659-661 and being more particularly described as follows: BEGINNING at the southeast corner of the herein described tract from whence the Albuquerque Control Survey Monument "1-M10" bears S 67°21'15" E, 570.93 feet;

THENCE N 88°58'46" W, 205.55 feet to a point;

THENCE S 05°57'16" E, 197.20 feet to a point, said point being on the northerly right-of-way line of Sage Road S.W.;

THENCE along said northerly right-of-way line S 84°02'54" W, 203.73 feet to the south-west corner;

THENCE leaving said northerly right-of-way line N 05°58'22" W, 1067.62 feet to the northwest corner, said point being on the southerly right-of-way line of San Ygnacio Road S.W.;

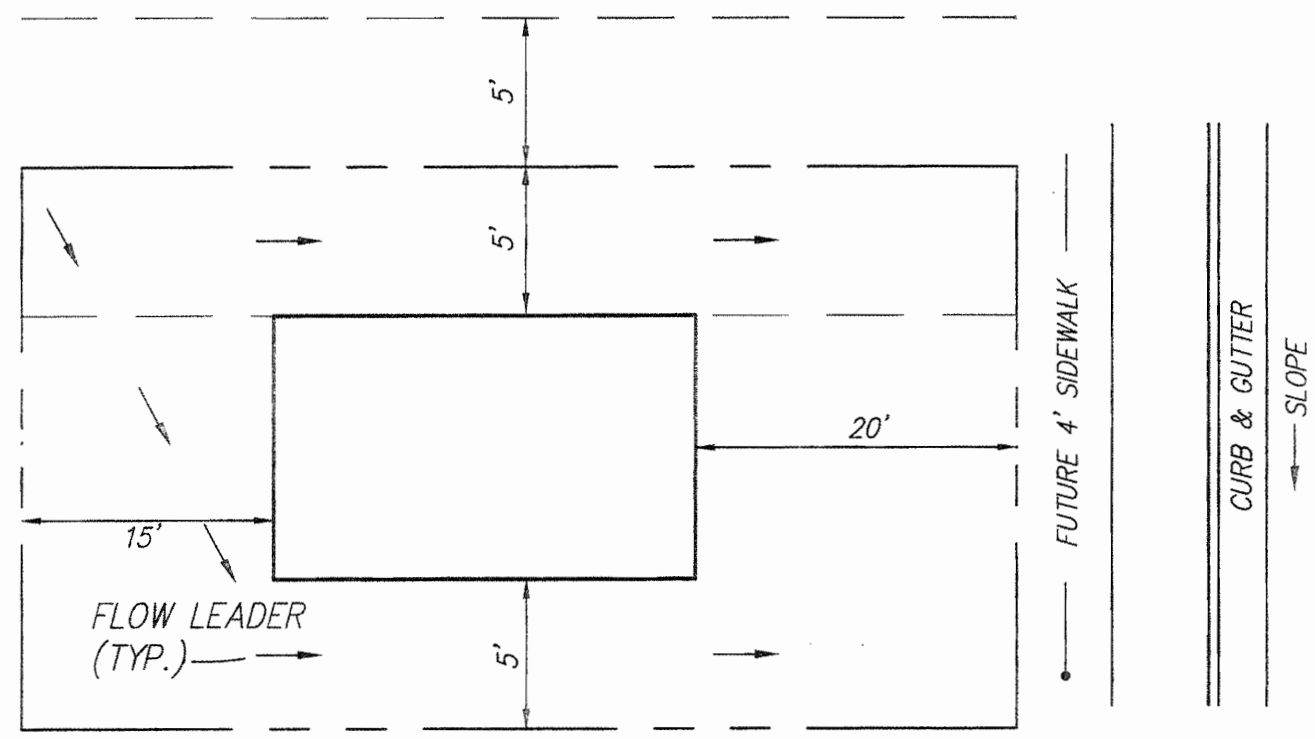
THENCE along said southerly right-of-way line N 84°03'21" E, 408.13 feet to the north-east corner;

THENCE leaving said southerly right-of-way line S 05°57'09" E, 895.32 feet to the point of beginning and containing 9.1328 acres more or less.

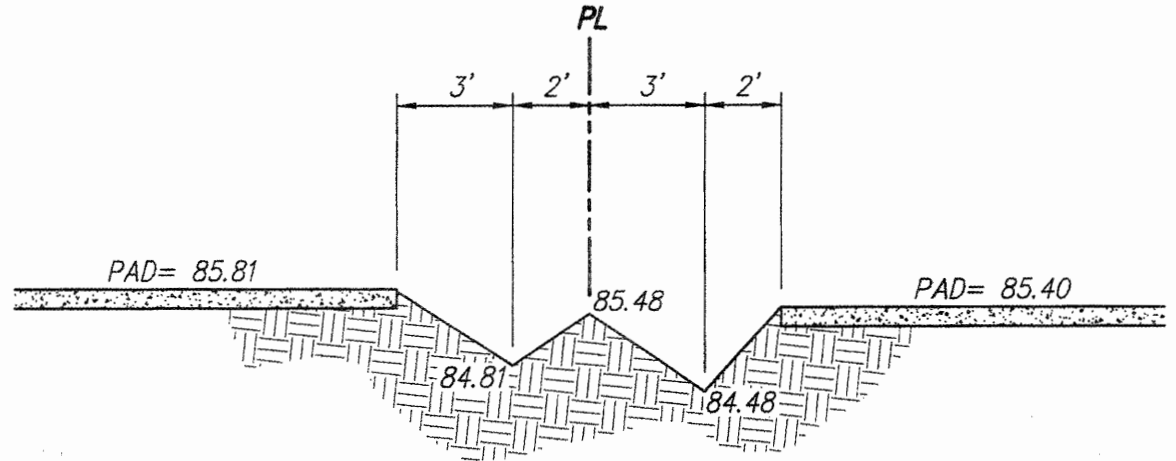


ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU, N.M. 87190
505-884-1990

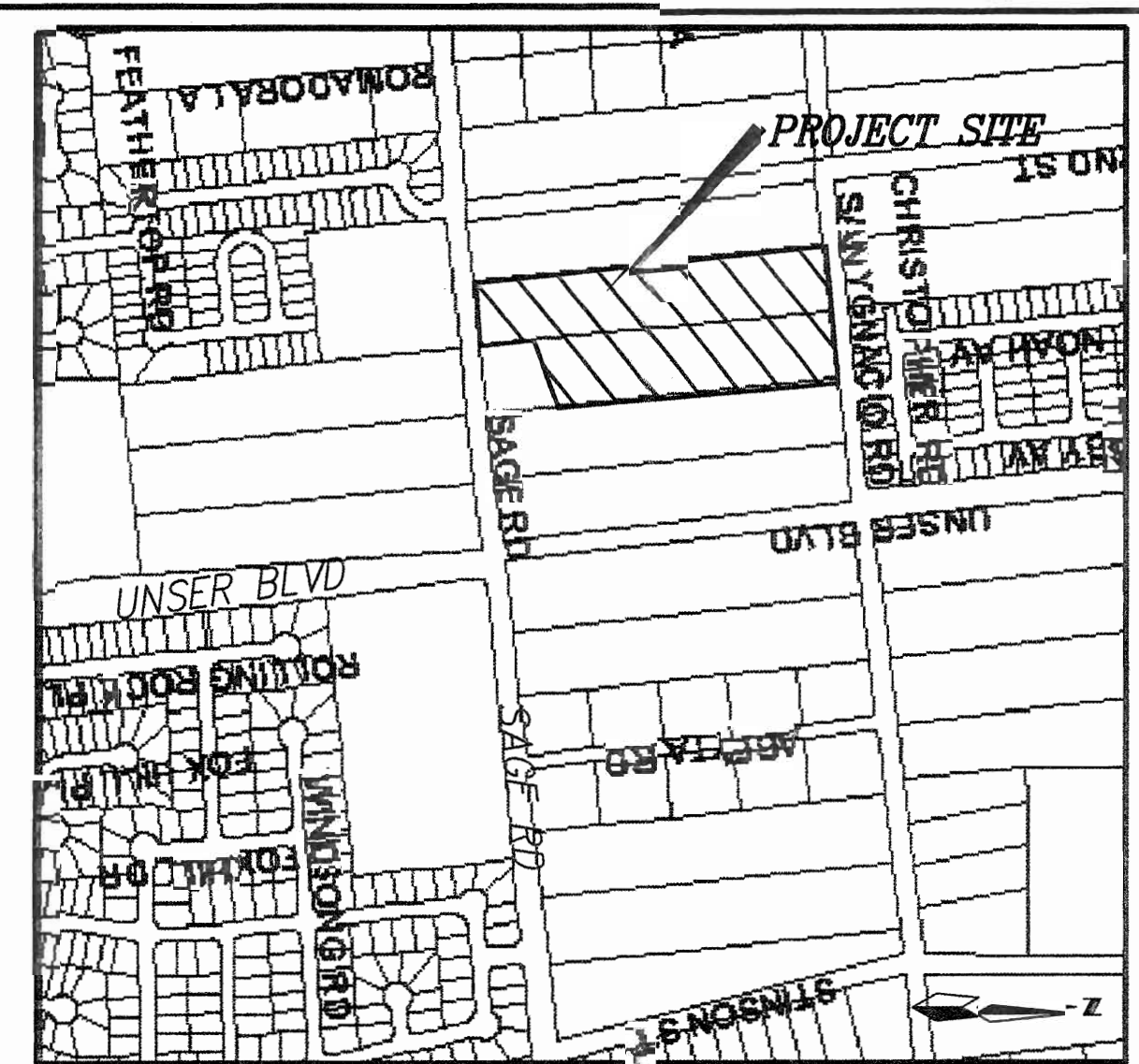
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Scale: 1"=100'
Drawn: RICHARD
Date: 08/07/03
Job: A01057
Checked: ALS



TYPICAL LOT LAYOUT PLAN
N.T.S.



TYPICAL SIDYARD SECTION
N.T.S.



VICINITY MAP ZONE MAP: L-10-Z

LEGAL DESCRIPTION:
TOWN OF ATRISCO GRANT, UNIT 7, TRACT 465 AND A PORTION OF TRACT 466, SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMFN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

NOTES

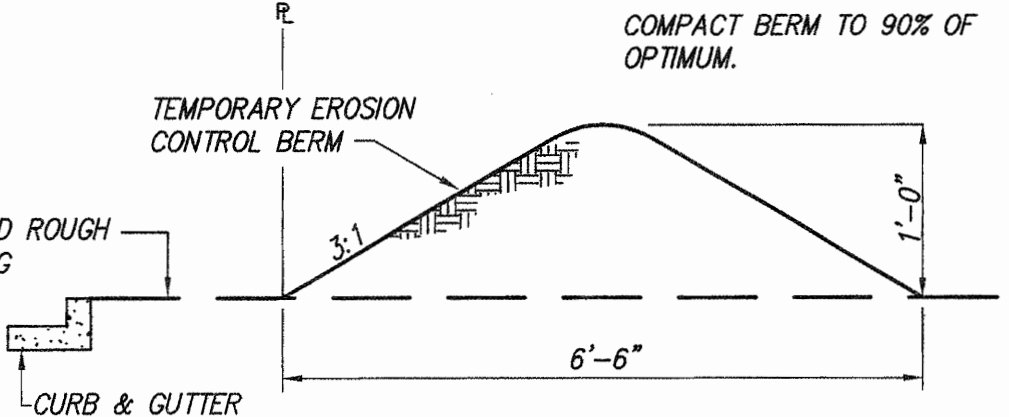
LEGEND

- 5080 EXISTING CONTOUR (MAJOR)
- 5083 EXISTING CONTOUR (MINOR)
- x 80.9 EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVEMENT
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- PROPOSED RETAINING WALL
- 84.22 PROPOSED SPOT ELEVATION
- FP= 87.17 PROPOSED FINISHED PAD ELEVATION
- 86.25TW PROPOSED TOP WALL ELEVATION
- 86.00BW PROPOSED BOTTOM WALL ELEVATION
- PROPOSED WATERBLOCK
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- 82 PROPOSED CONTOUR LINE

STRUCTURE	RIM/GRATE	INVERT ELEV.
CB1	80.48	75.95
CB2	80.25	75.55
CB3	80.40	75.65
CB4	80.25	75.40
MH#1	80.89	75.25
MH#2	83.72	73.66

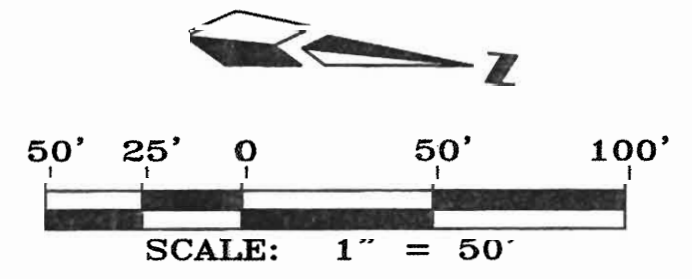
EROSION CONTROL NOTES

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



EROSION CONTROL BERM DETAIL
N.T.S.

APPROVED ROUGH GRADING $\pm 18"$ CITY HYDROLOGY DATE



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

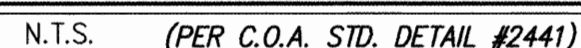
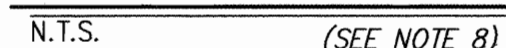
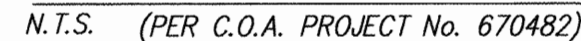
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE:
**WESTBROOK HEIGHTS SUBDIVISION - UNIT 2
GRADING AND DRAINAGE PLAN**

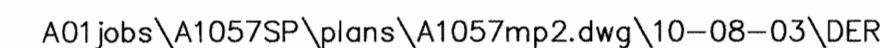
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
X	X		

CITY PROJECT NO. 720981 ZONE MAP NO. L-10-Z SHEET 1 OF 2

DESIGNED BY ALO DATE 02/03
DRAWN BY DER DATE 02/03
CHECKED BY DMG DATE 02/03



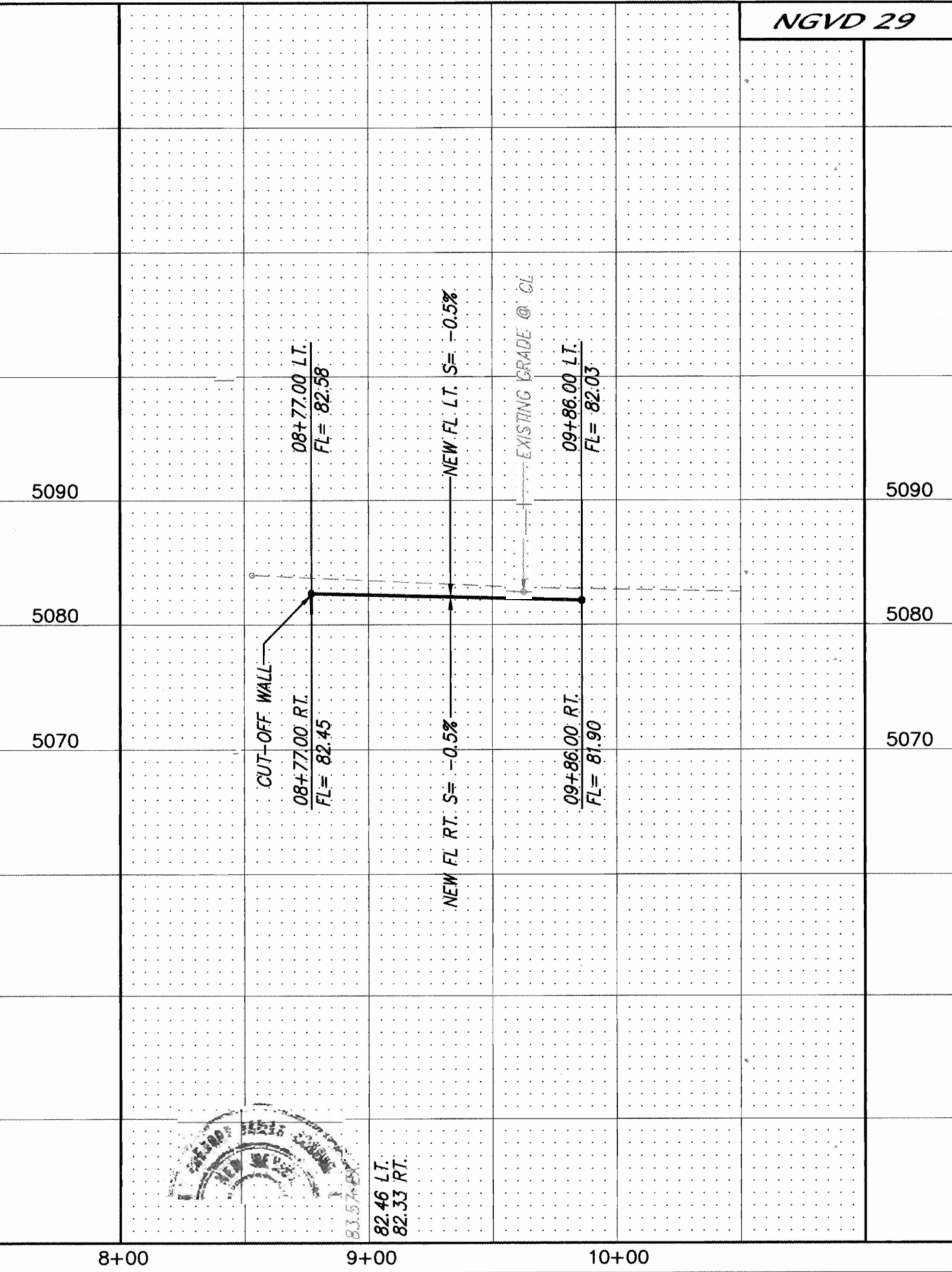
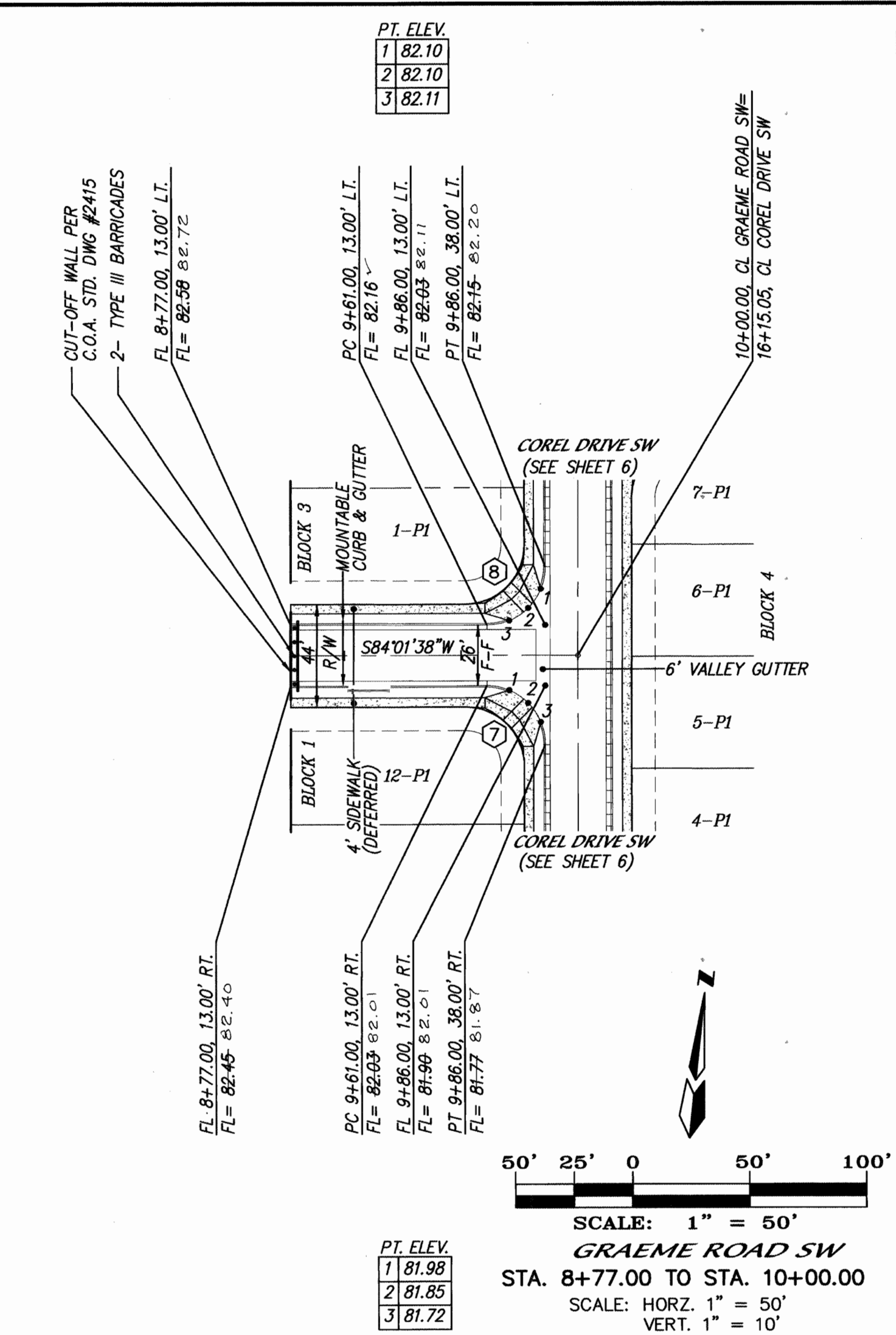
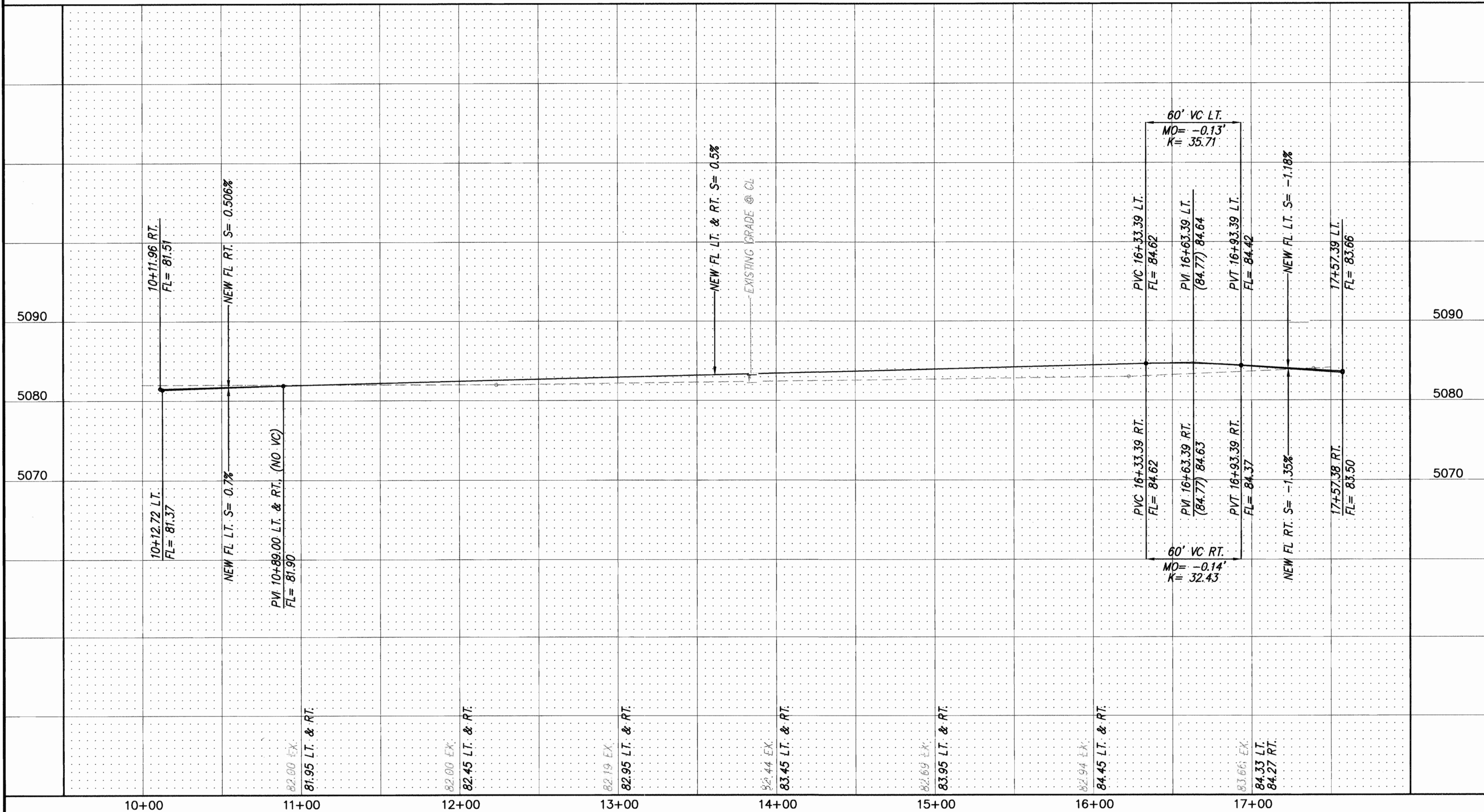
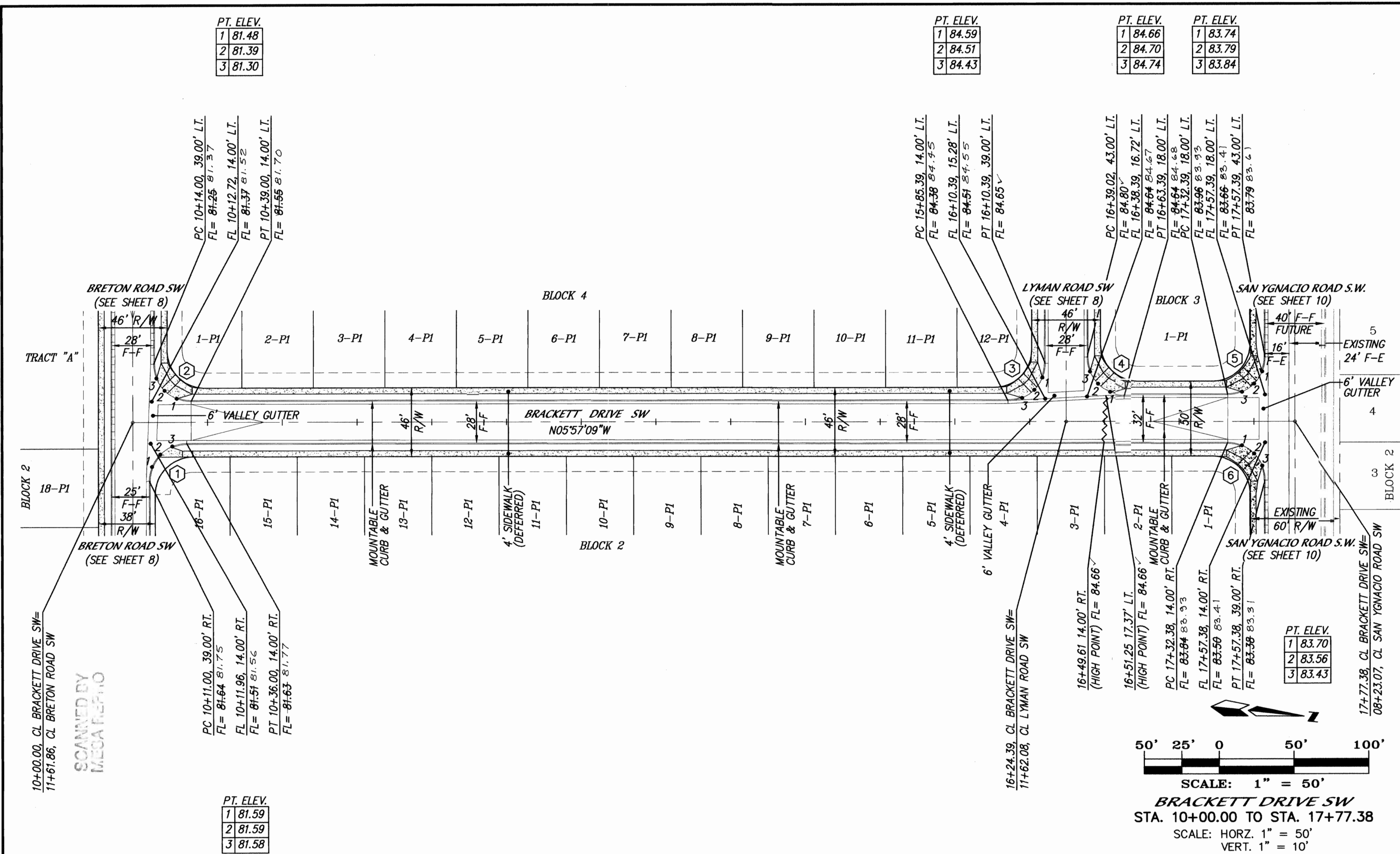
NOTE: ALL WHEELCHAIR RAMPS PER DETAIL ON THIS SHEET. USE CASE I UNLESS A 50:1 SLOPE CANNOT BE ACHIEVED AT RAMP, THEN CONSTRUCT CASE II WITH 5'x5' PAD.



1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420.
3. ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
4. ALL HANDICAP RAMPS ARE CASE 1 PER DETAILS ON THIS SHEET, UNLESS OTHERWISE NOTED.
5. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE TO FEET.
6. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50 FEET PER C.O.A. STD DETAIL #2401.
7. TRANSITION FROM MOUNTABLE CURB TO STANDARD C.U.T. INTERSECTIONS SHALL OCCUR THROUGH THE RAMP PER C.O.A. STANDARD DRAWING 2418.
8. SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 FOR TREE S.U.T. BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.

	EXISTING CURB & GUTTER
	FUTURE CURB & GUTTER
	BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING CONCRETE/SIDEWALK
	PROPOSED STANDARD CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	FUTURE CURB & GUTTER
	PROPOSED LOT LINE
	PROPOSED/EXISTING EASEMENT LINE
	PROPOSED CENTERLINE
	PROPOSED CROWN TRANSITION
	PROPOSED CONCRETE SIDEWALK (THIS PROJECT)
	PROPOSED CONCRETE SIDEWALK (DEFERRED)
	PROPOSED STREET LIGHT (COORDINATE WITH TONY LOYD)
	WHEEL CHAIR RAMP (THIS PROJECT)
	PROPOSED NEW OFFSITE PAVEMENT

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES	CONTRACTOR	DATE
			STATION IS A STANDARD C.O.A. BRASS CAP STAMPED "1-W10"	WORK STAGED BY	DATE
			SET IN CONCRETE 0.2' ABOVE GROUND & LOCATED IN THE	ACCEPTANCE BY	DATE
			SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD	FIELD LOCATION BY	DATE
			& SAGE RD SW	DRAWINGS	DATE
			X= 358,862.36, Y= 1,476,654.54 (NAD 1927)	CORRECTED BY	DATE
			ELEVATION= (SLD 1929)	MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				<i>COA Inspector</i>	
				<i>S. Duna</i>	



NOTES	
1. ALL STATIONING IS CENTERLINE STATIONING.	

CURVE DATA - DESCRIBES FACE OF NEW CURB	
① $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	② $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
③ $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	④ $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
⑤ $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	⑥ $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
⑦ $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	⑧ $\Delta = 90^\circ 00' 00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$

AS BUILT INFORMATION	
CONTRACTOR	HYPO-3872-45
WORK	DATE
STAMPED BY	DATE
ACCEPTANCE BY	DATE
FIELD	DATE
REVISIONS	DATE
DESIGN	DATE
CHECKED BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE
NO	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL	
NO.	DATE
REMARKS	DATE
DESIGN	DATE
REVISIONS	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

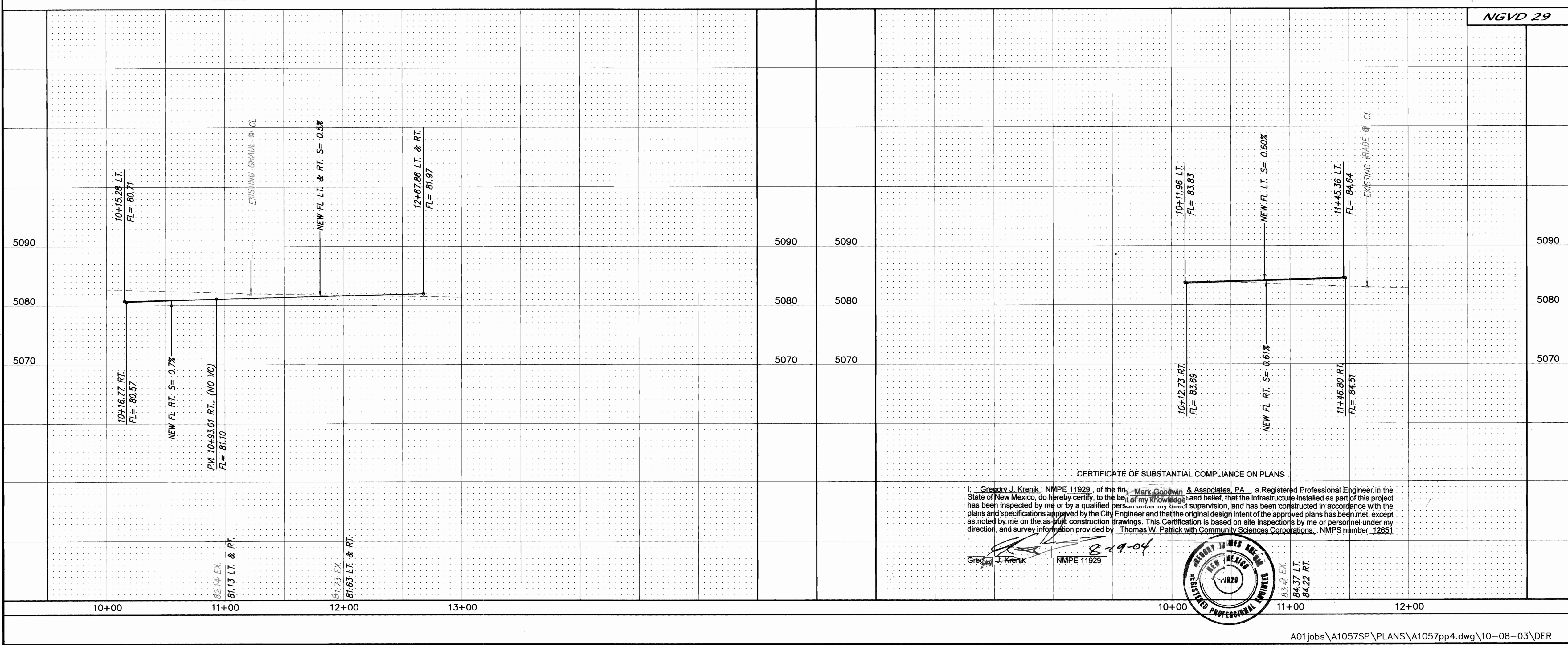
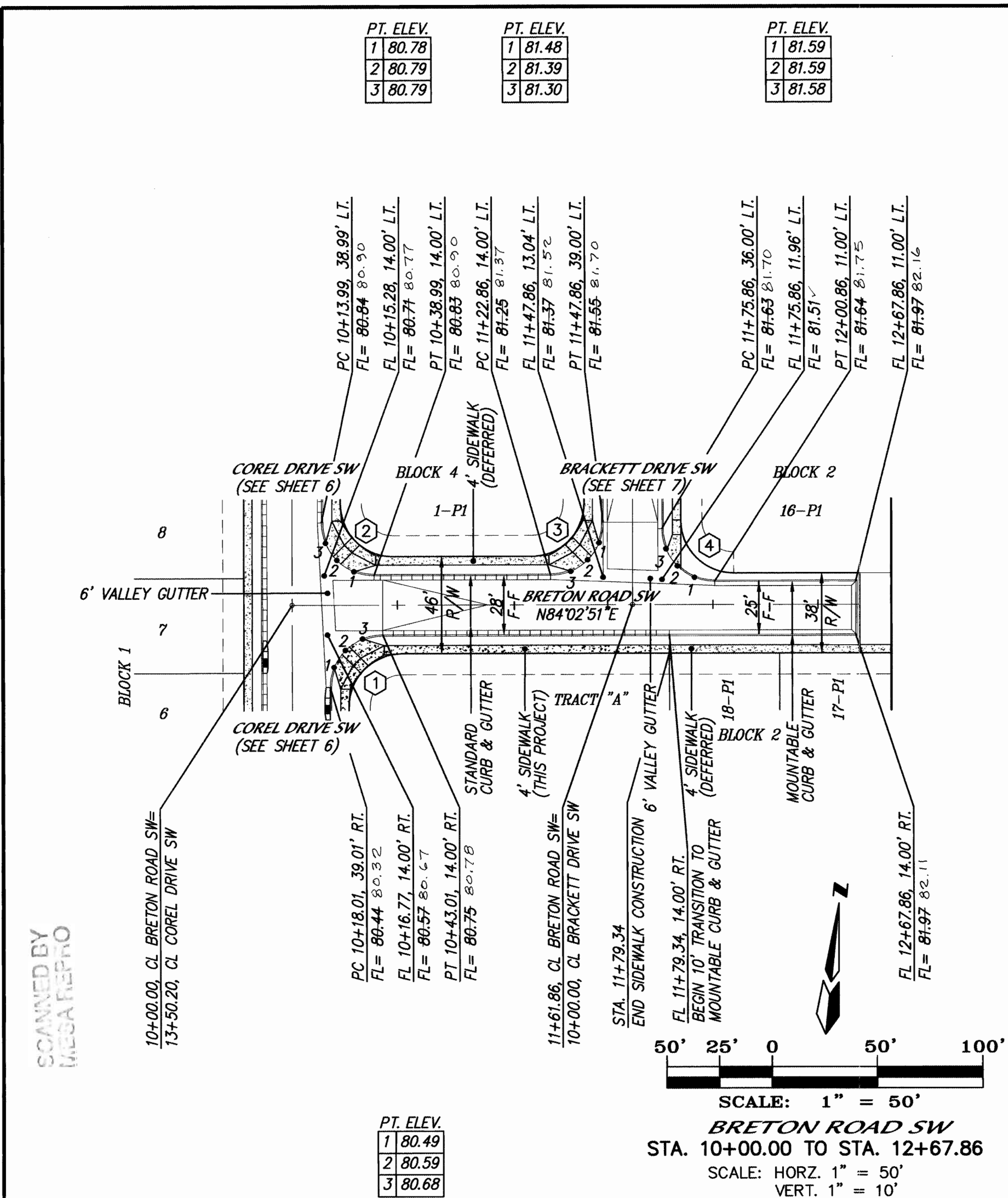
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE:	WESTBROOK HEIGHTS SUBDIVISION UNIT 2 BRACKETT DRIVE SW & GRAEME ROAD SW PAVING IMPROVEMENTS
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE	
CITY PROJECT NO.	710481
ZONE MAP NO.	L-10-Z
SHEET	7 OF 19

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Gregory J. Krenik, NMPE 11929, 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 Thomas W. Patrick with Community Sciences Corporation, NMPS number 12651.

Gregory J. Krenik NMPE 11929

Mark Goodwin & Associates, P.A.
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CURVE DATA - DESCRIBES FACE OF NEW CURB

1 $\Delta = 90^{\circ}01'13"$ $R = 25.00'$ $L = 39.28'$ $T = 25.01'$	2 $\Delta = 89^{\circ}58'47"$ $R = 25.00'$ $L = 39.26'$ $T = 24.99'$	3 $\Delta = 90^{\circ}00'00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
4 $\Delta = 90^{\circ}00'00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	5 $\Delta = 89^{\circ}58'47"$ $R = 25.00'$ $L = 39.26'$ $T = 24.99'$	6 $\Delta = 90^{\circ}01'13"$ $R = 25.00'$ $L = 39.28'$ $T = 25.01'$
7 $\Delta = 90^{\circ}00'00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	8 $\Delta = 90^{\circ}00'00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	9 $\Delta = 89^{\circ}58'47"$ $R = 25.00'$ $L = 39.26'$ $T = 24.99'$
10 $\Delta = 90^{\circ}01'13"$ $R = 25.00'$ $L = 39.28'$ $T = 25.01'$	11 $\Delta = 90^{\circ}00'00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	12 $\Delta = 90^{\circ}00'00"$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$

AS BUILT INFORMATION

CONTRACTOR: **MARK GOODWIN & ASSOCIATES, P.A.**

WORK: **PAVING IMPROVEMENTS**

DATE: **08/04/03**

INSPECTOR: **DER**

ACCEPTANCE BY: **DMG**

DATE: **08/04/03**

REVISIONS: **08/04/03**

DATE: **08/04/03**

CORRECTED BY: **DMG**

DATE: **08/04/03**

RECORDED BY: **DMG**

DATE: **08/04/03**

ENGINEER'S SEAL

MARK GOODWIN & ASSOCIATES, P.A.

REGISTERED PROFESSIONAL ENGINEER

NEW MEXICO

11929

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

TITLE: WESTBROOK HEIGHTS SUBDIVISION UNIT 2

BRETON ROAD, MAGNA ROAD & LYMAN ROAD SW

PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE

APPROVED

DESIGN REVIEW COMMITTEE

DATE: 08/04/03

DESIGN REVIEW COMMITTEE

DATE: 08/04/03

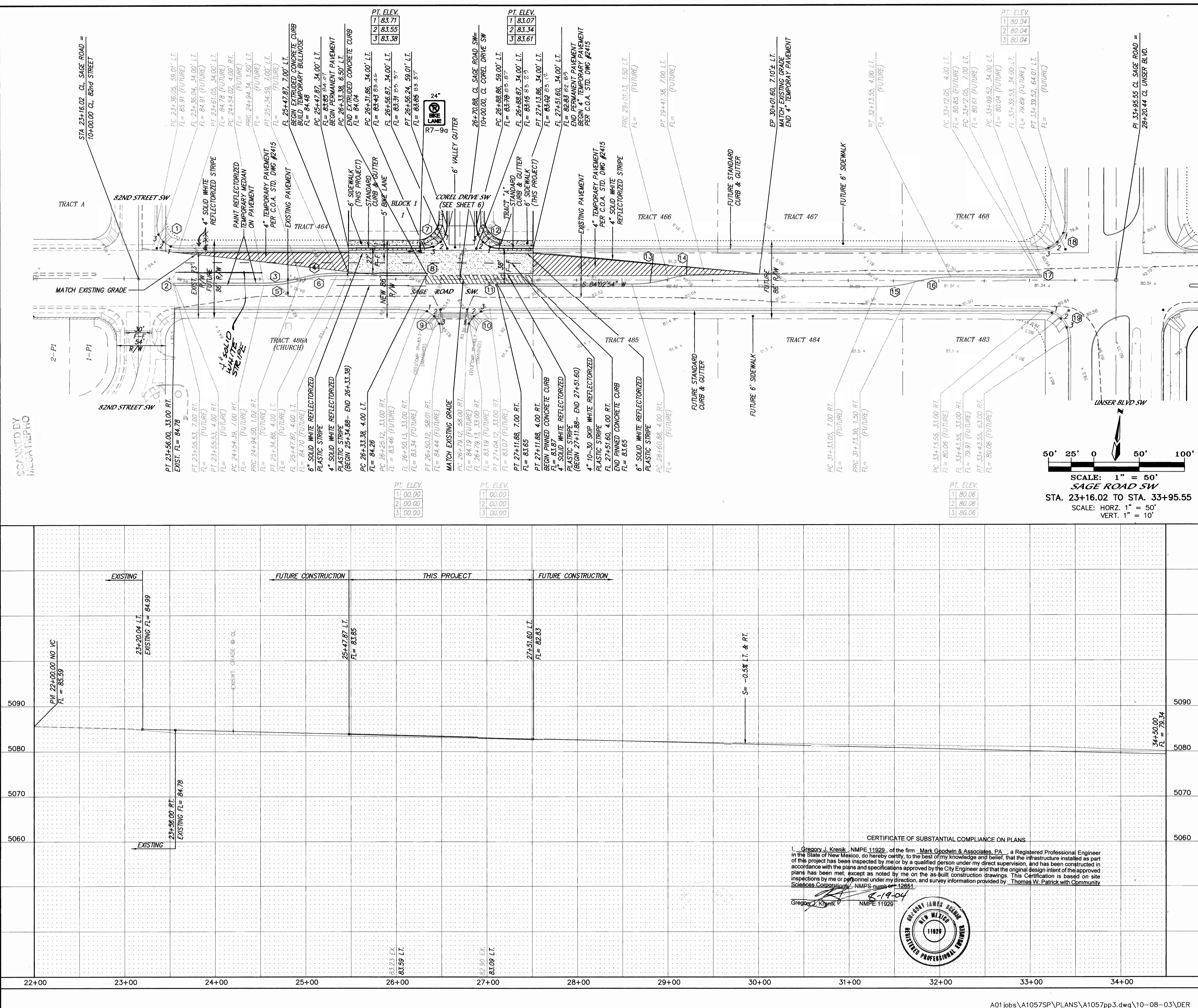
DESIGN REVIEW COMMITTEE

DATE: 08/04/03

CITY PROJECT NO. 720481

ZONE MAP NO. L-10-2

SHEET 8 OF 19



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

2. ALL MEDIAN SHOULDER TO BE PAINTED REFLECTORIZED YELLOW.

Median

CURVE DATA - DESCRIBES FACE OF NEW CURB

1	$\Delta = 90^{\circ}01'42''$ $R = 25.00'$ $L = 39.28'$ $T = 25.01'$	2	$\Delta = 180^{\circ}00'00''$ $R = 1.50'$ $L = 4.71'$ $T = N/A$	3	$\Delta = 15^{\circ}35'34''$ $R = 150.00'$ $L = 40.82'$ $T = 20.54'$
4	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$	5	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$	6	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$
7	$\Delta = 90^{\circ}01'16''$ $R = 25.00'$ $L = 39.28'$ $T = 25.01'$	8	$\Delta = 180^{\circ}00'00''$ $R = 1.50'$ $L = 4.71'$ $T = N/A$	9	$\Delta = 90^{\circ}01'44''$ $R = 25.00'$ $L = 39.28'$ $T = 25.01'$
10	$\Delta = 89^{\circ}58'16''$ $R = 25.00'$ $L = 39.26'$ $T = 24.99'$	11	$\Delta = 180^{\circ}00'00''$ $R = 1.50'$ $L = 4.71'$ $T = N/A$	12	$\Delta = 89^{\circ}58'44''$ $R = 25.00'$ $L = 39.26'$ $T = 24.99'$
13	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$	14	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$	15	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$
16	$\Delta = 15^{\circ}33'49''$ $R = 150.00'$ $L = 40.75'$ $T = 20.50'$	17	$\Delta = 180^{\circ}00'00''$ $R = 1.50'$ $L = 4.71'$ $T = N/A$	18	$\Delta = 90^{\circ}01'28''$ $R = 30.00'$ $L = 47.12'$ $T = 30.01'$
19	$\Delta = 90^{\circ}00'00''$ $R = 30.00'$ $L = 47.12'$ $T = 30.00'$				

PAVEMENT LEGENDED

- 4" TEMPORARY PAVEMENT PER C.O.A. STANDARD DWG #2415
- PAVEMENT REMOVAL & DISPOSAL 118 SY
- NEW ARTERIAL PAVEMENT (THIS PROJECT)

BIKE LANE STENCIL DIMENSIONS

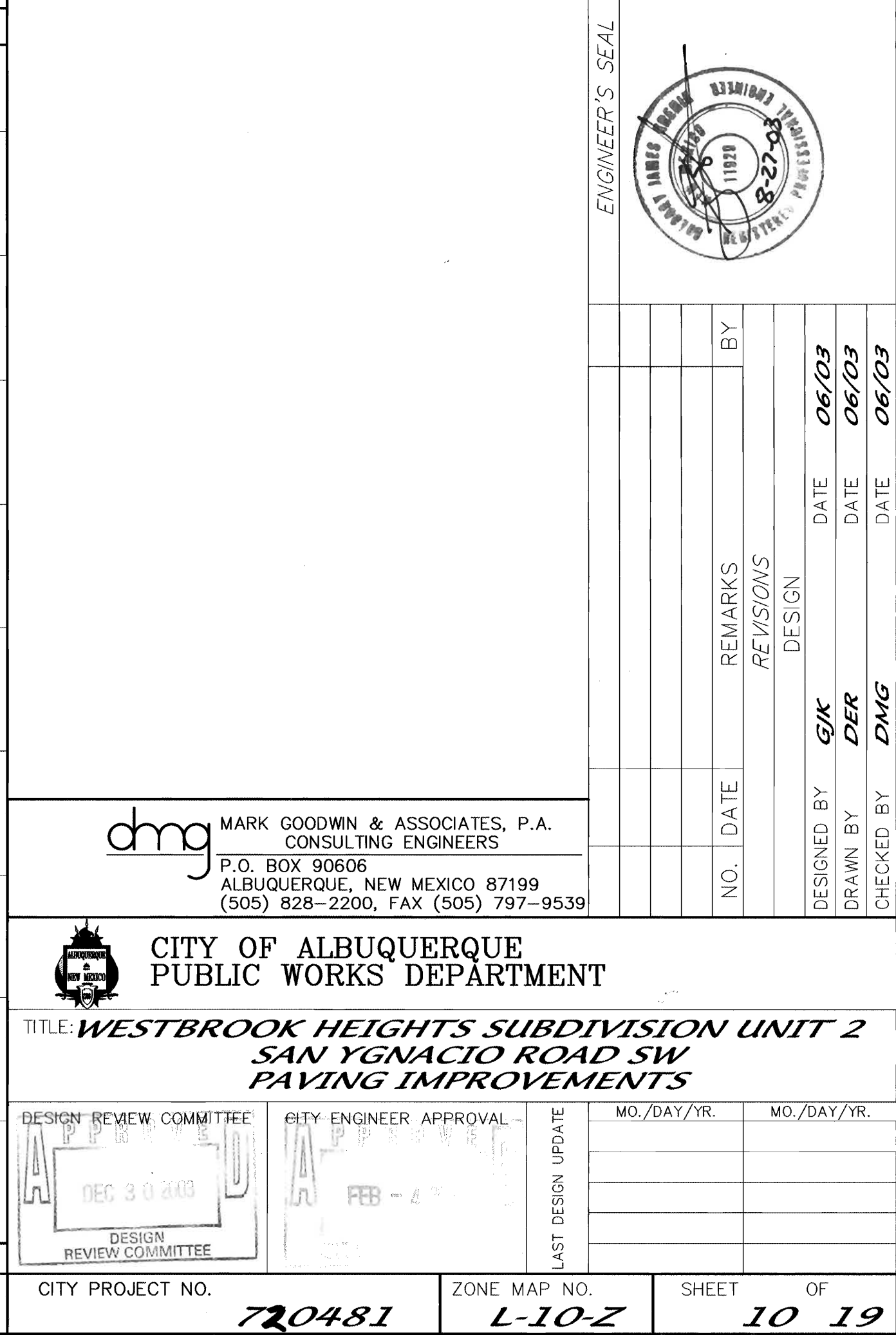
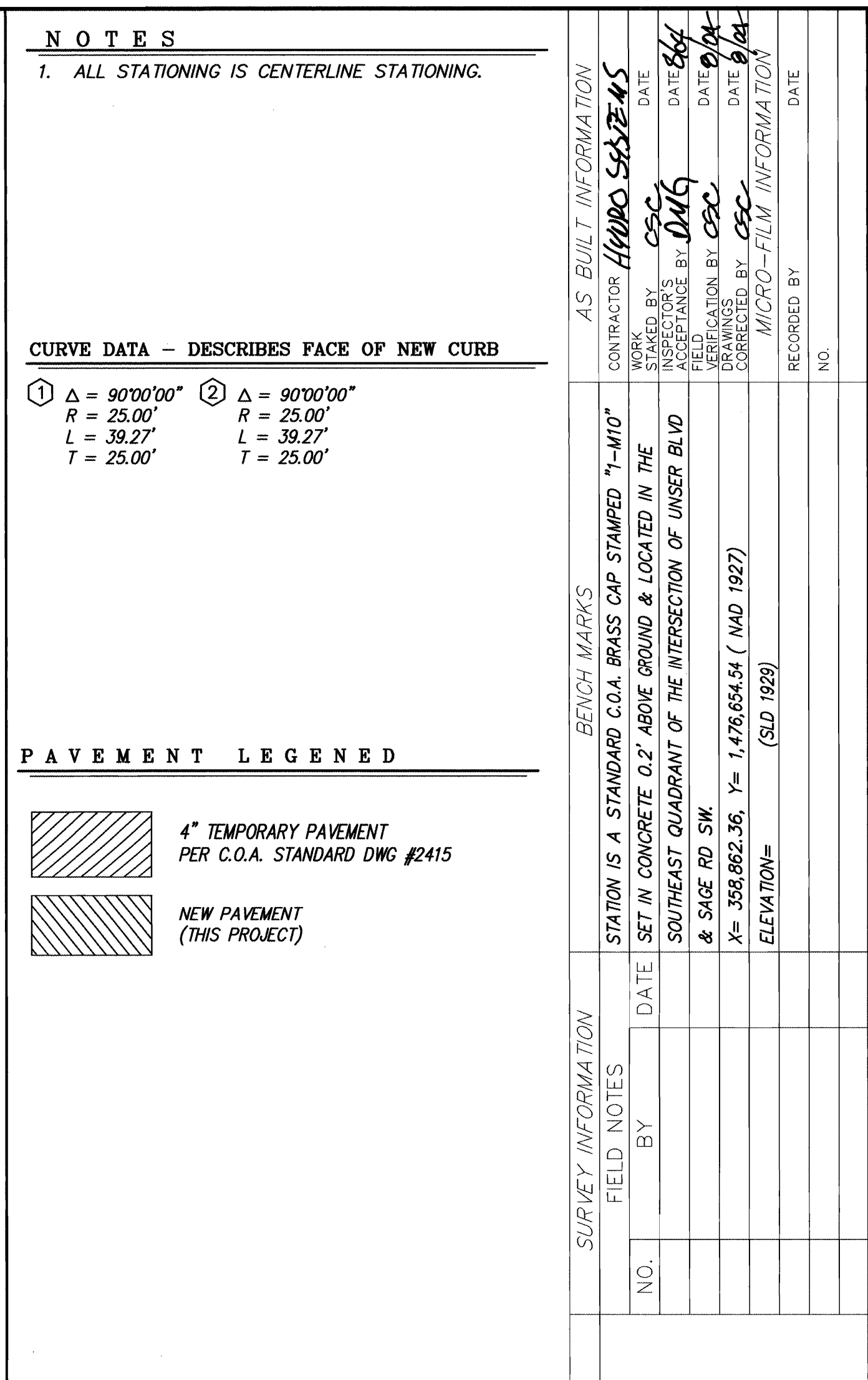
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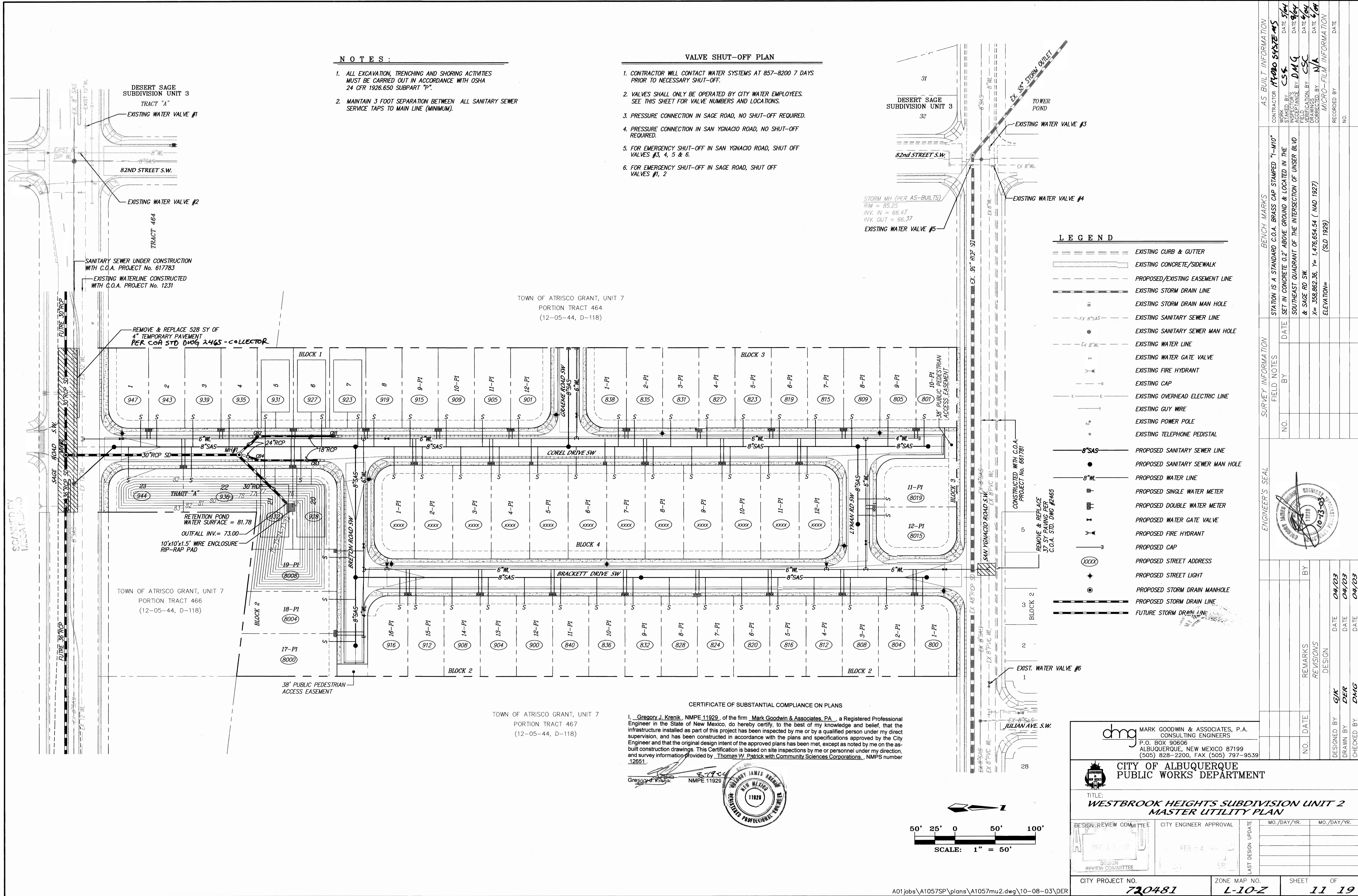
CITY PROJECT NO. **720481**

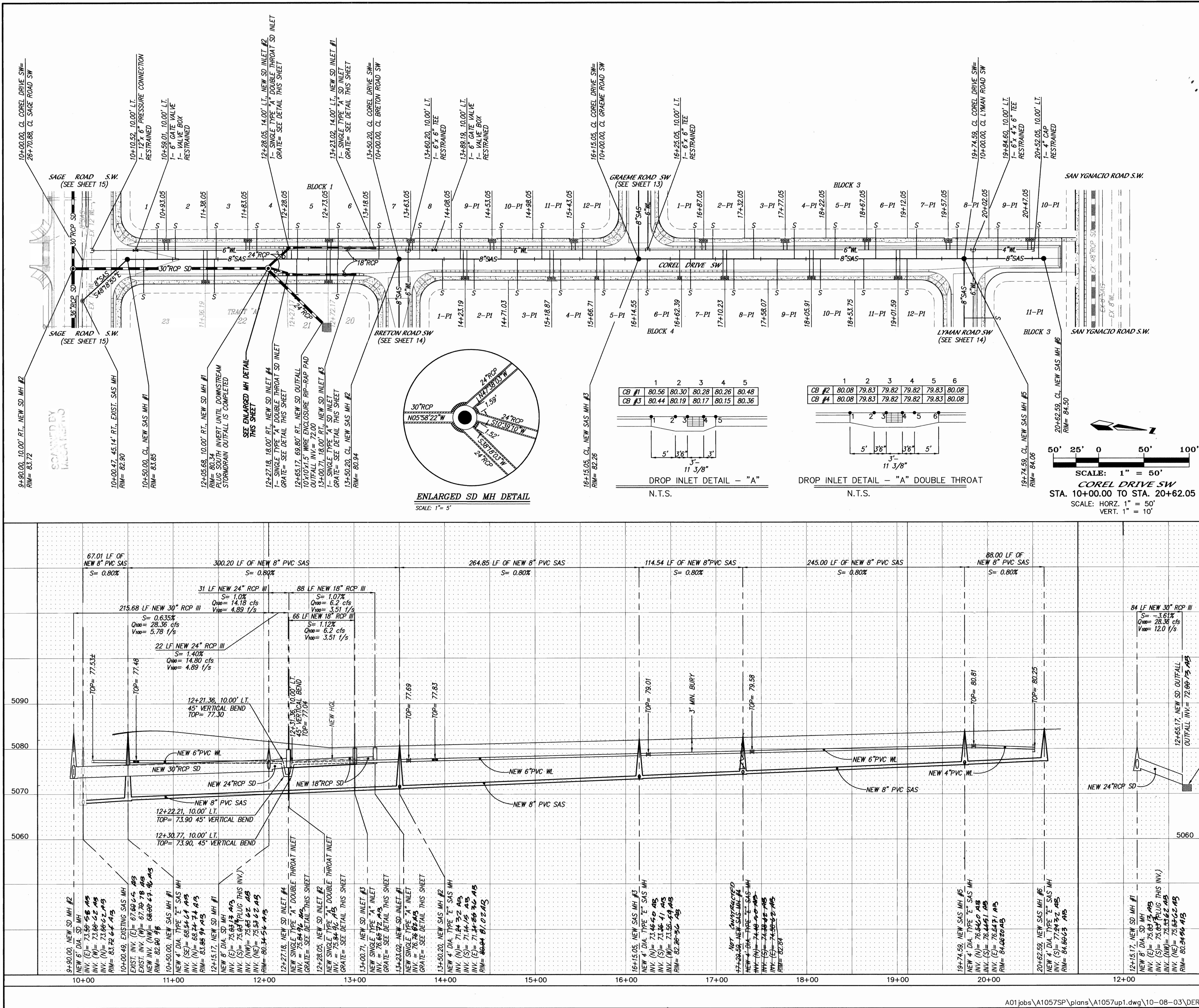
ZONE MAP NO. **L-10-Z**

SHEET **9** OF **19**

F:\A010085\A01057SP\PLANS\A01057pp3.dwg Wed Oct 08 16:54:42 2003 By: der







NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

SANITARY SEWER SERVICES				
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
1	1	10+83.05	79.02	33.00
1	2	11+03.05	78.74	33.00
1	3	11+48.05	75.38	33.00
1	4	11+93.05	75.33	33.00
1	5	12+38.05	75.28	33.00
1	6	12+83.05	75.30	33.00
1	7	13+28.05	75.53	33.00
1	8	13+73.05	75.75	33.00
1	9-P1	14+18.05	75.98	33.00
1	10-P1	14+63.05	76.20	33.00
1	11-P1	15+08.05	76.43	33.00
1	12-P1	15+53.05	76.65	33.00
2	(FUTURE) 20	12+82.17	75.30	37.00
2	(FUTURE) 21	12+37.17	75.28	37.00
2	(FUTURE) 22	11+42.19	75.38	37.00
2	(FUTURE) 23	10+67.98	75.47	37.00
3	1-P1	16+77.05	77.27	32.98
3	2-P1	16+97.05	77.37	32.98
3	3-P1	17+42.05	77.60	32.98
3	4-P1	17+87.05	77.82	32.98
3	5-P1	18+32.05	78.05	32.98
3	6-P1	18+77.05	78.27	32.98
3	7-P1	19+22.05	78.50	32.98
3	8-P1	19+67.05	78.72	32.98
3	9-P1	20+12.05	78.95	32.98
3	10-P1	20+57.05	79.17	32.98
4	1-P1	13+98.18	75.88	33.00
4	2-P1	14+33.19	76.05	33.00
4	3-P1	14+81.03	76.29	33.00
4	4-P1	15+28.87	76.53	33.00
4	5-P1	15+76.71	76.77	33.00
4	6-P1	16+24.55	77.01	33.00
4	7-P1	16+72.39	77.25	33.00
4	8-P1	17+20.22	77.49	33.00
4	9-P1	17+68.06	77.73	33.00
4	10-P1	18+15.90	77.96	33.00
4	11-P1	18+63.74	78.20	33.00
4	12-P1	19+11.58	78.44	33.00

CONTRACTOR INFORMATION

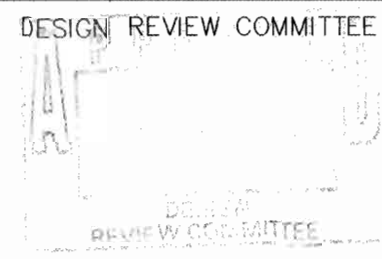
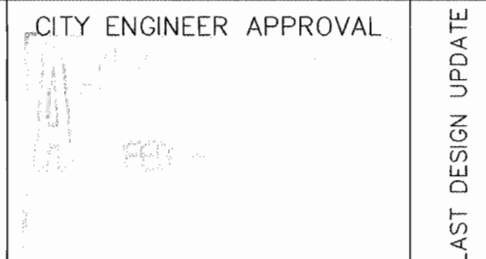
CONTRACTOR: **MARK GOODWIN & ASSOCIATES, P.A.**
DATE: **05/03**

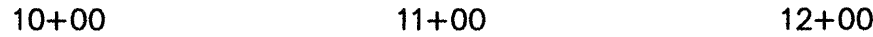
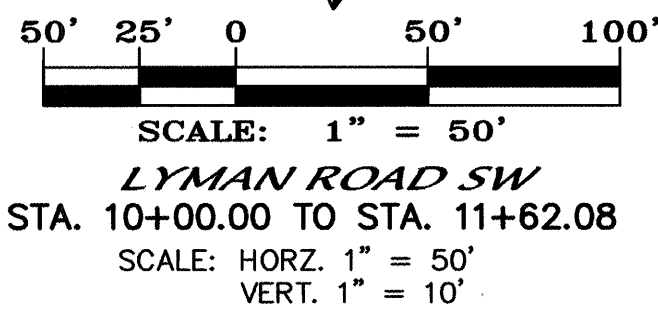
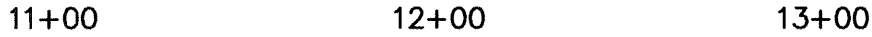
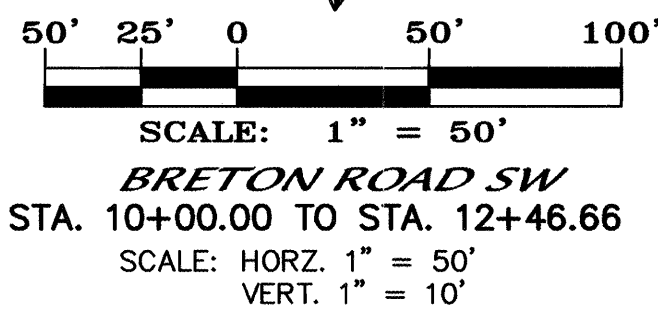
ENGINEER'S SEAL

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Gregory J. Krenik, NMPE 11829, 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 major personnel under my direction, and survey information provided by Thomas W. Patrick with Community Sciences Corporation, NMPS number 12654.
Gregory J. Krenik, NMPE 11829
Date: 8-19-04

REVISIONS

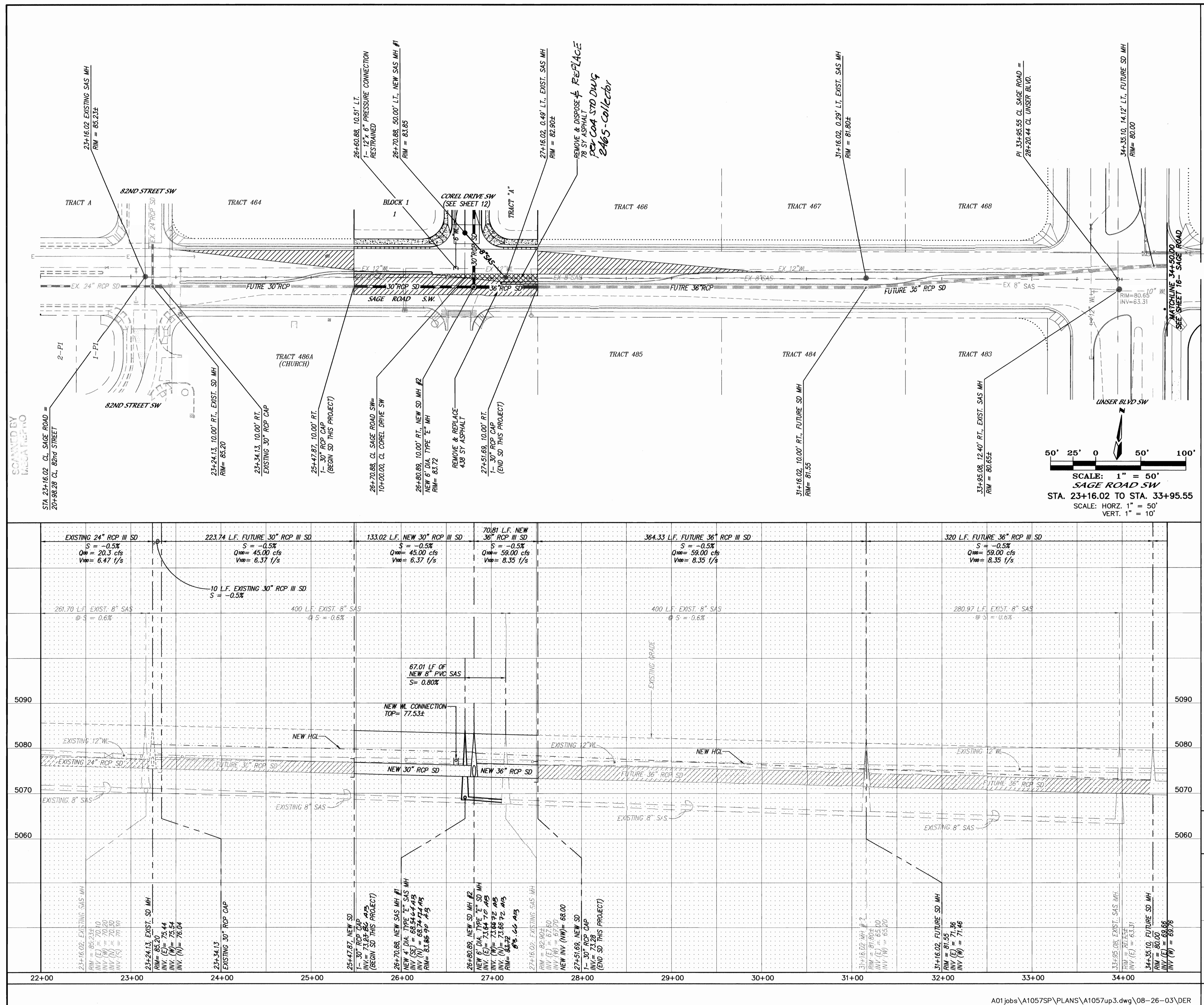
NO.	DATE	REMARKS
1	05/03	DESIGN
2	05/03	DER
3	05/03	DWG

NOTES																															
1. ALL STATIONING IS CENTERLINE STATIONING.																															
SANITARY SEWER SERVICES																															
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE																											
2	1-P1	17+05.00	79.93	33.00																											
2	2-P1	16+60.00	79.65	33.00																											
2	3-P1	16+15.00	79.53	33.00																											
2	4-P1	15+70.00	79.30	33.00																											
2	5-P1	15+25.00	79.08	33.00																											
2	6-P1	14+80.00	78.85	33.00																											
2	7-P1	14+35.00	78.63	33.00																											
2	8-P1	13+90.00	78.40	33.00																											
2	9-P1	13+45.00	78.18	33.00																											
2	10-P1	13+00.00	77.95	33.00																											
2	11-P1	12+55.00	77.73	33.00																											
2	12-P1	12+10.00	77.50	33.00																											
2	13-P1	11+65.00	77.28	33.00																											
2	14-P1	11+20.00	77.05	33.00																											
2	15-P1	10+75.00	76.83	33.00																											
2	16-P1	10+55.00	76.77	33.00																											
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS I, Gregory J. Krenik, NMPE 11929, 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 Thomas V. Patrick with Community Sciences Corporation, NMPE number 12851. <i>Gregory J. Krenik</i> NMPE 11929 																															
RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PIPE SIZE</th> <th>90°</th> <th>45°</th> <th>22.5°</th> <th>11.25°</th> <th>VALVE</th> </tr> </thead> <tbody> <tr> <td>6"</td> <td>17'</td> <td>7'</td> <td>3'</td> <td>2'</td> <td>46'</td> </tr> <tr> <td>8"</td> <td>22'</td> <td>9'</td> <td>4'</td> <td>2'</td> <td>60'</td> </tr> </tbody> </table> LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND, RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET. RESTRAINED JOINT LENGTH FOR TEES (FT.) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PIPE SIZE</th> <th>RUN</th> <th>BRANCH</th> </tr> </thead> <tbody> <tr> <td>8"x8"x6"</td> <td>7'</td> <td>5'</td> </tr> <tr> <td>8"x8"x8"</td> <td>13'</td> <td>3'</td> </tr> </tbody> </table>					PIPE SIZE	90°	45°	22.5°	11.25°	VALVE	6"	17'	7'	3'	2'	46'	8"	22'	9'	4'	2'	60'	PIPE SIZE	RUN	BRANCH	8"x8"x6"	7'	5'	8"x8"x8"	13'	3'
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE																										
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 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: WESTBROOK HEIGHTS SUBDIVISION UNIT 2 BRACKETT DRIVE SW & GRAEME ROAD SW UTILITY IMPROVEMENTS																															
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.																											
				MO./DAY/YR.																											
				MO./DAY/YR.																											
				MO./DAY/YR.																											
				MO./DAY/YR.																											
CITY PROJECT NO.		ZONE MAP NO.	SHEET	OF																											
720481		L-10-Z	13	19																											



CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
720481	L-10-Z	14	19

[illegible]



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Gregory J. Krenik, NMPE 11929, 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 drawings has been met, except as noted by me on the as-built drawings. This Certification is based on visual inspections by me or a qualified person, and survey information provided by Thomas W. Patrick with Community Sciences Corporation. NMPS number 12651.

Gregory J. Krenik

A circular professional engineer seal for James A. Krenik, New Mexico. The seal features the text "JAMES A. KRENIK" at the top, "NEW MEXICO" in the center, "11920" below the center, and "REGISTERED PROFESSIONAL ENGINEER" around the bottom edge. There are handwritten notations "8796" and "NMF 111920" to the left of the seal.

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

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **WESTBROOK HEIGHTS SUBDIVISION UNIT 2**
SAGE ROAD SW
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE

DEC 30 2003

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
FEB - 1

ST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____

ZONE MAP NO	
-------------	--

SHEET OF

720481

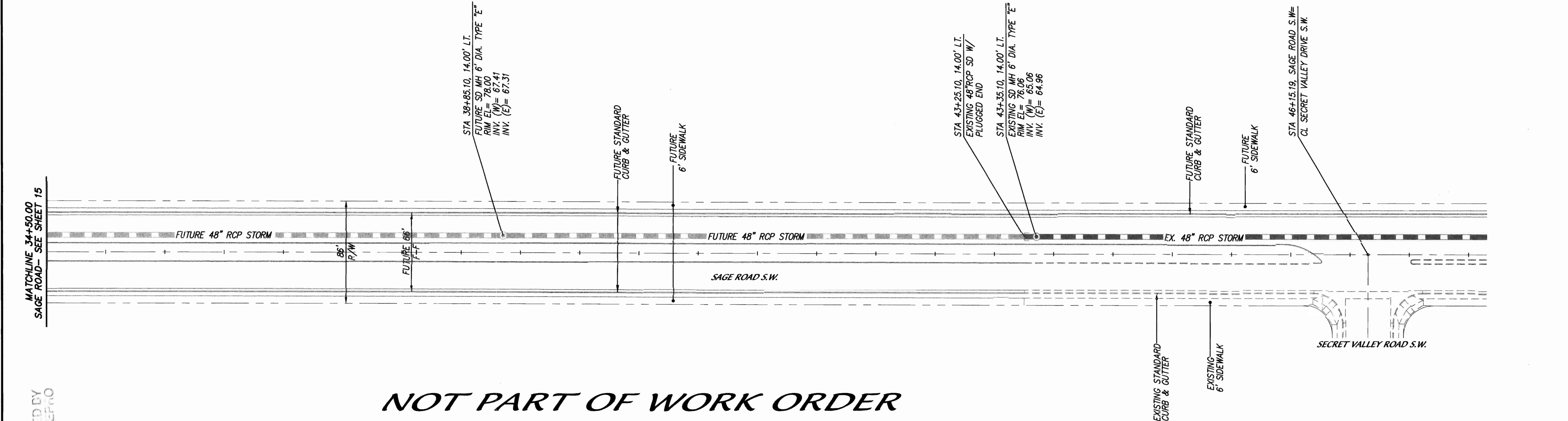
L-10-Z

15 19

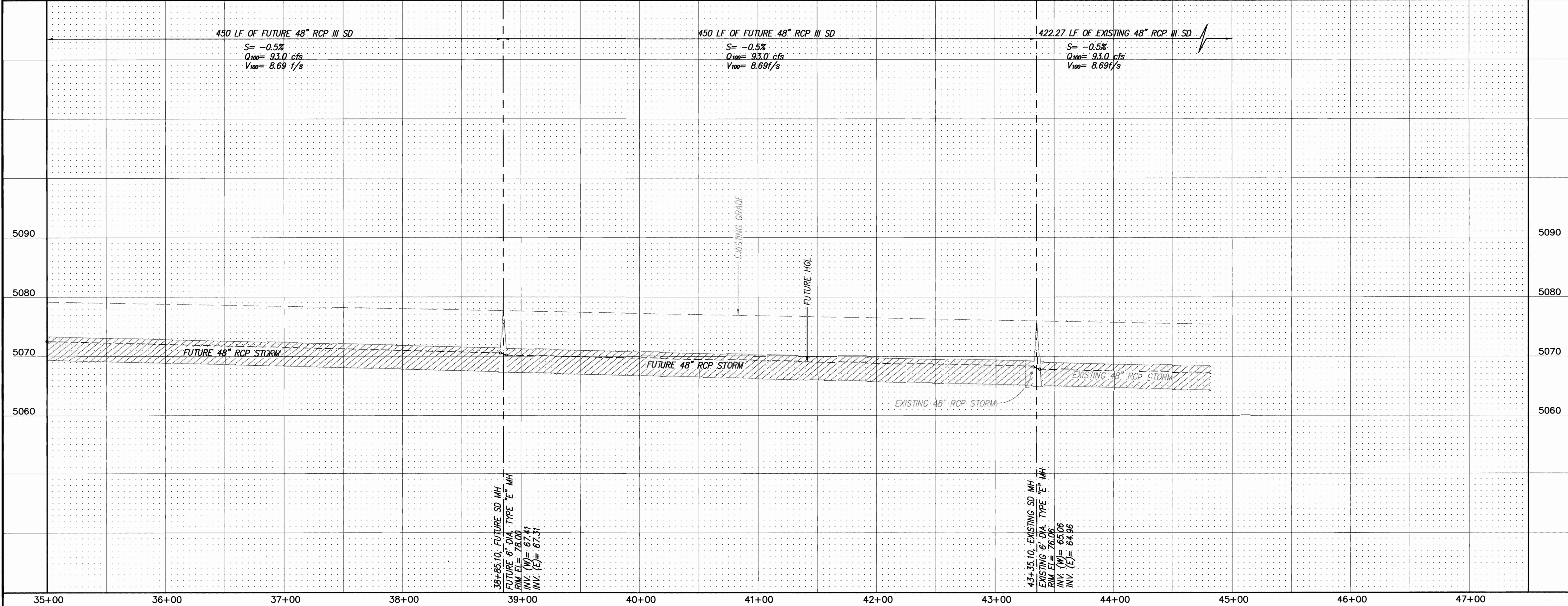
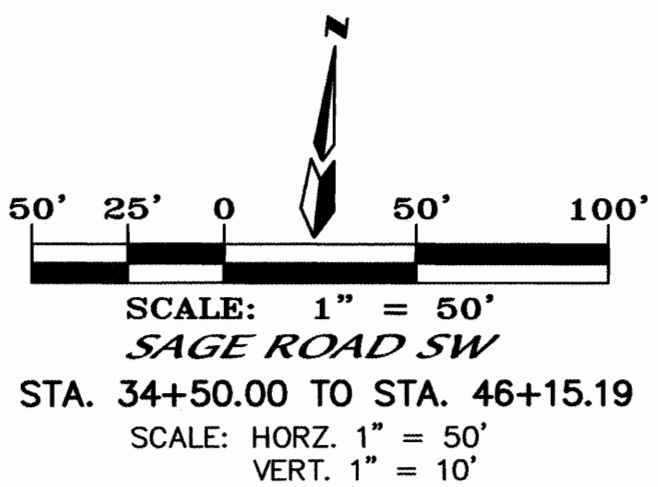
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F:\A01\085\A1057SP\PLANS\A1057up5.dwg Tue Aug 26 17:05:50 2003 D. MARK GOODWIN & ASSOCIATES, PLTTED BY: DER

SCANNED BY
MAGDALENA



NOT PART OF WORK ORDER
FOR INFORMATION ONLY



NOTES
1. ALL STATIONING IS CENTERLINE STATIONING.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		STATION IS A STANDARD C.O.A. BRASS CAP STAMPED "1-M10"		CONTRACTOR	
		NO.	BY	DATE	SET IN CONCRETE 0.2' ABOVE GROUND & LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF UNSER BLVD & SAGE RD SW	WORKED BY	DATE
		REVISIONS		DATE	INSPECTOR'S ACCEPTANCE BY	DATE	
		DESIGN		DATE	VERIFICATION BY	DATE	
		DRAWN BY		DATE	DRAWINGS CORRECTED BY	DATE	
CHECKED BY		DATE	MICRO-FILM INFORMATION		RECORDED BY		DATE
						NO.	

CITY PROJECT NO. 720481		ZONE MAP NO. L-10-Z		SHEET 16 OF 19	
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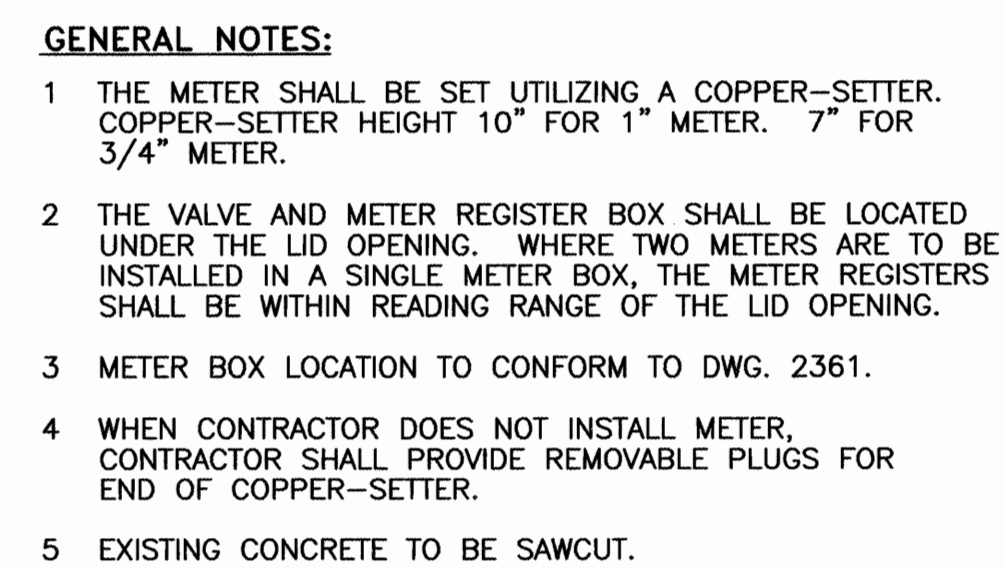
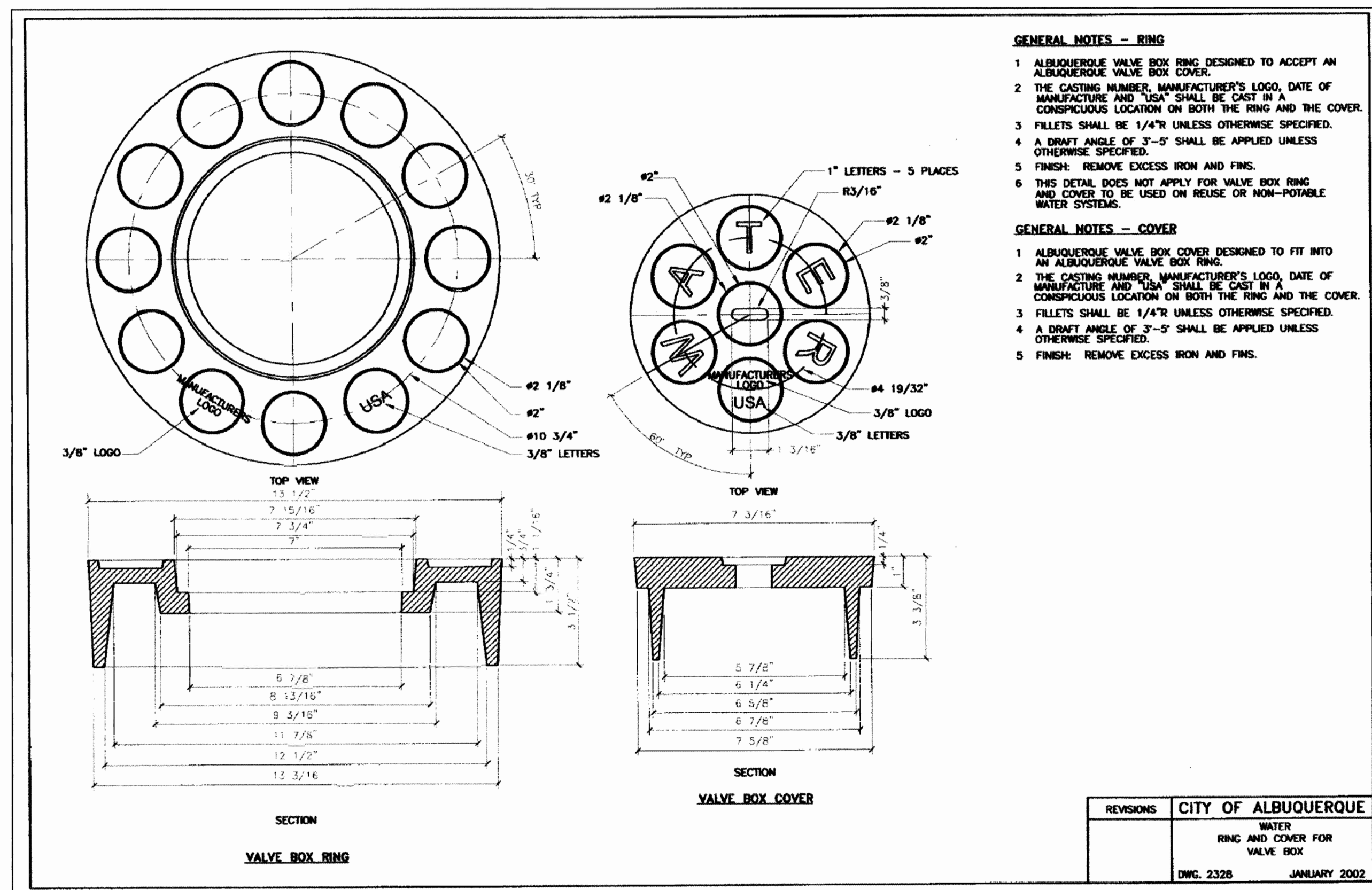
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WESTBROOK HEIGHTS SUBDIVISION UNIT 2
SAGE ROAD SW
UTILITY IMPROVEMENTS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
DESIGN REVIEW COMMITTEE	CITY ENGINEER

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



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.
CAAPPED 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 90608 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539								No.	DATE	DESIGNED BY	DRAWN BY
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT										
TITLE: WESTBROOK HEIGHTS SUBDIVISION UNIT 2 WATER DETAILS											
CITY ENGINEER APPROVAL	CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF				
C.O.A. STANDARD	C.O.A. STANDARD		L-10-Z		17		19				
DRAFT											

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.

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.

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.

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.

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.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

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.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

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.

△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.

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.

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.

28. ALL BARRICADING AND LANE CLOSURES IN SAGE ROAD ARE SUBJECT TO ARTERIAL/COLLECTOR ROAD USAGE FEES OF \$0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY.

29. CONTRACTOR SHALL WORK MINIMUM HOURS FROM SUNRISE TO SUNSET, SIX DAYS A WEEK, WHEN LANES ARE CLOSED IN SAGE ROAD.



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

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

SPEED MILES PER HOUR	MINIMUM BETWEEN SIGNS	DISTANCE IN FEET 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

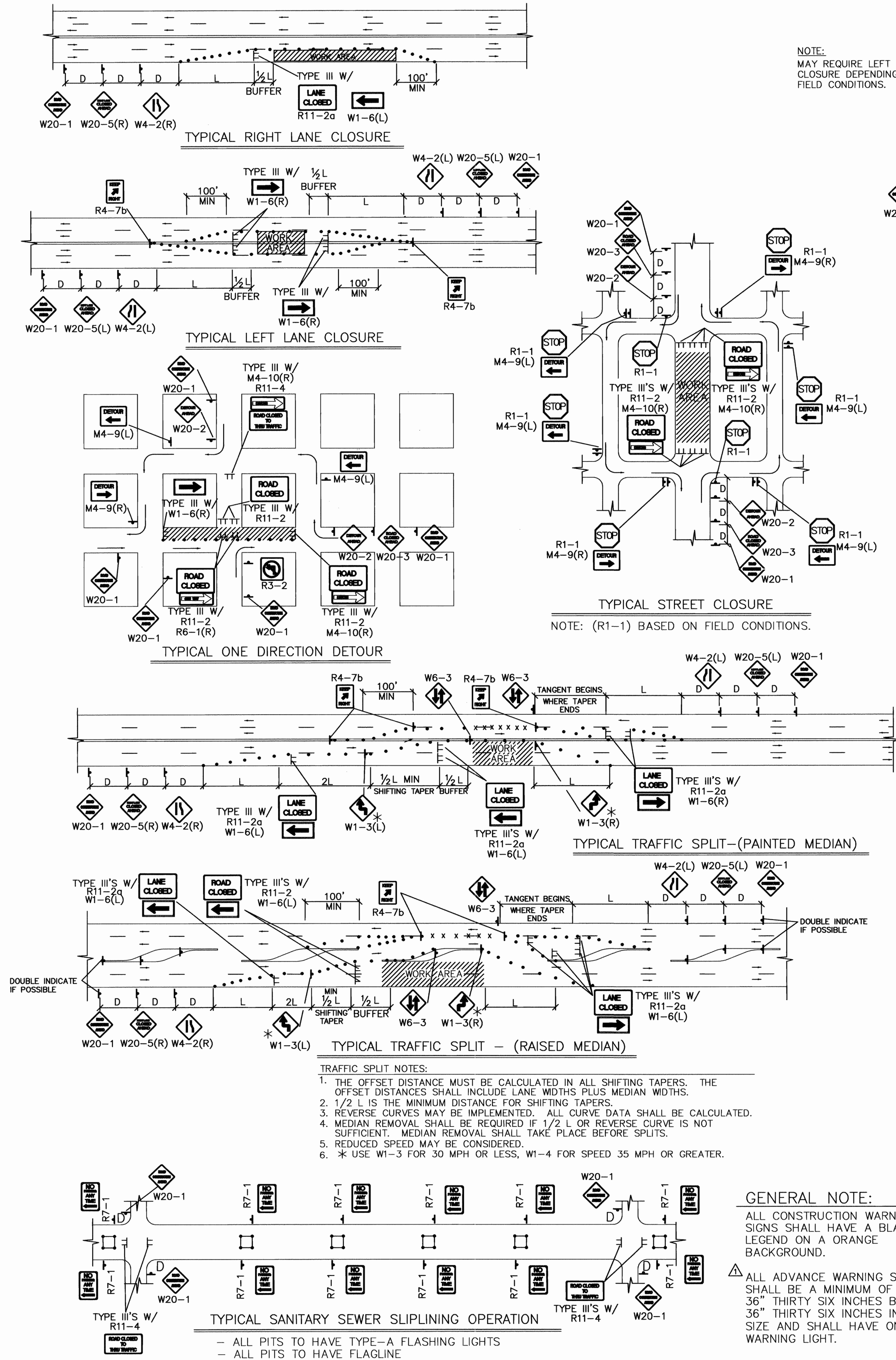
TAPER CRITERIA	
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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

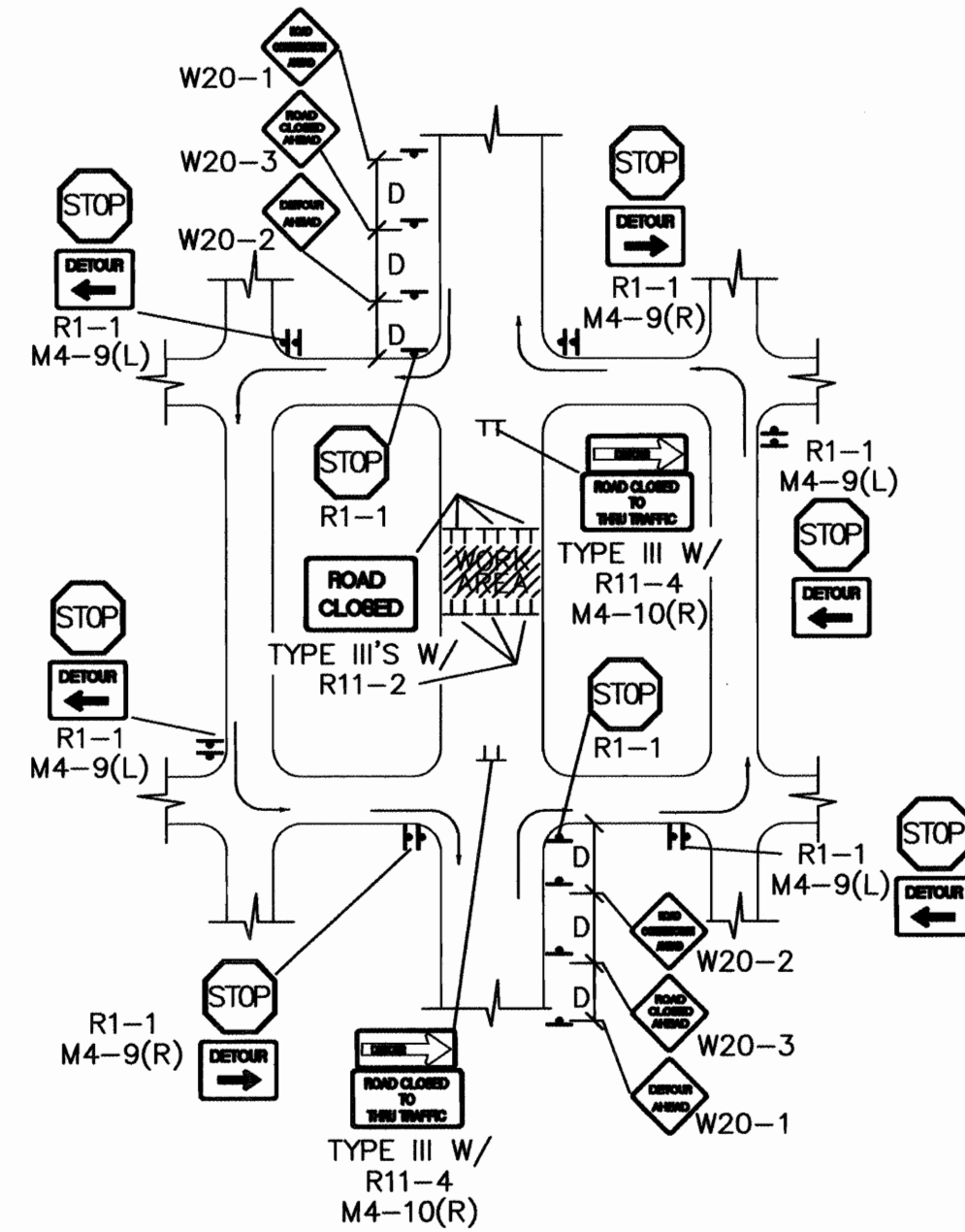
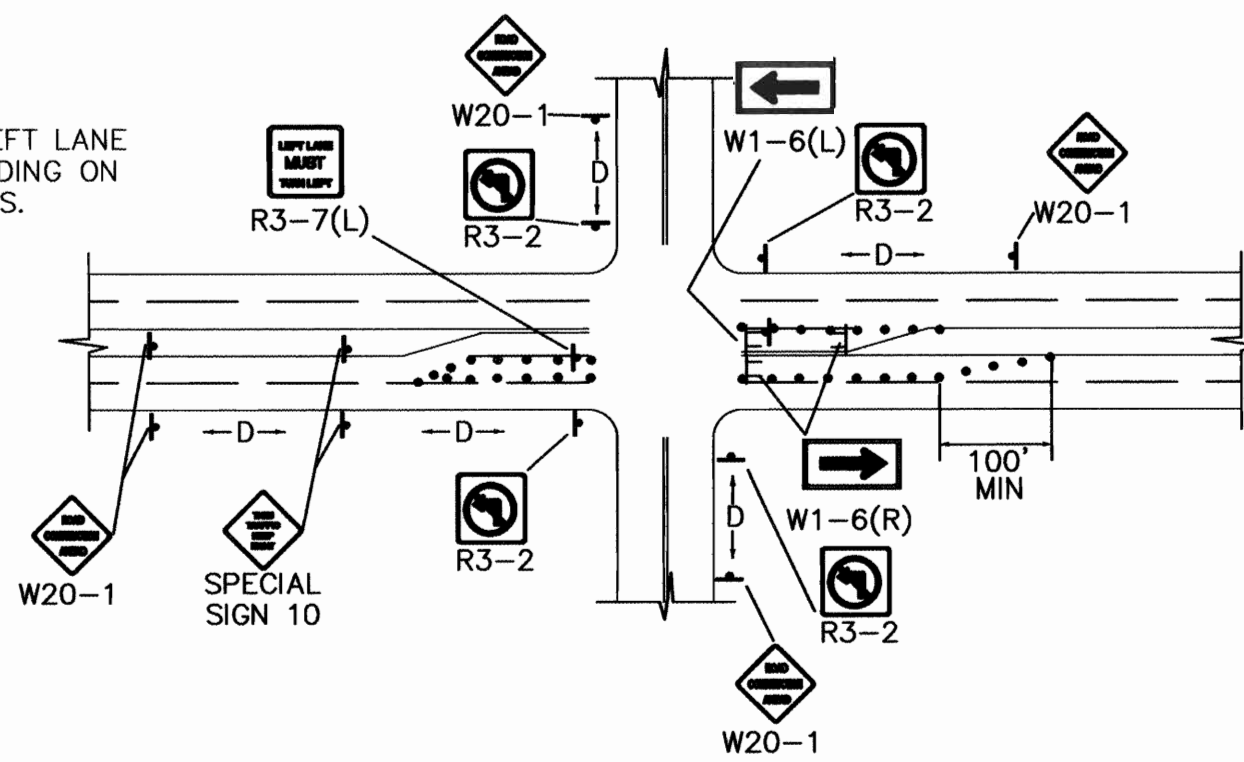
L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK
85-PERCENTILE SPEED IN MPH

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			
J.D.L.	9/25/97	ADD NOTE NO. 27			CONTRACTOR		
J.D.L.	9/24/97	REVISED NOTE NO. 28			WORK		DATE
J.D.L.	9/24/97	REVISED NOTE NO. 19			STARTED BY		DATE
J.D.L.	9/24/97	REVISED NOTE NO. 11			APPROVED BY		DATE
BY	NO.	DATE			FIELD		DATE
REMARKS					RESPONSIBLE BY		DATE
REVISIONS					REVISIONS		DATE
DESIGN					CORRECTED BY		DATE
DESIGNED BY BOHANNAN HUSTON					MICRO-FILM INFORMATION		
DRAWN BY BOHANNAN HUSTON		DATE 5-97			RECORDED BY		DATE
CHECKED BY BOHANNAN HUSTON		DATE 5-97			NO.		
		DATE 5-97					

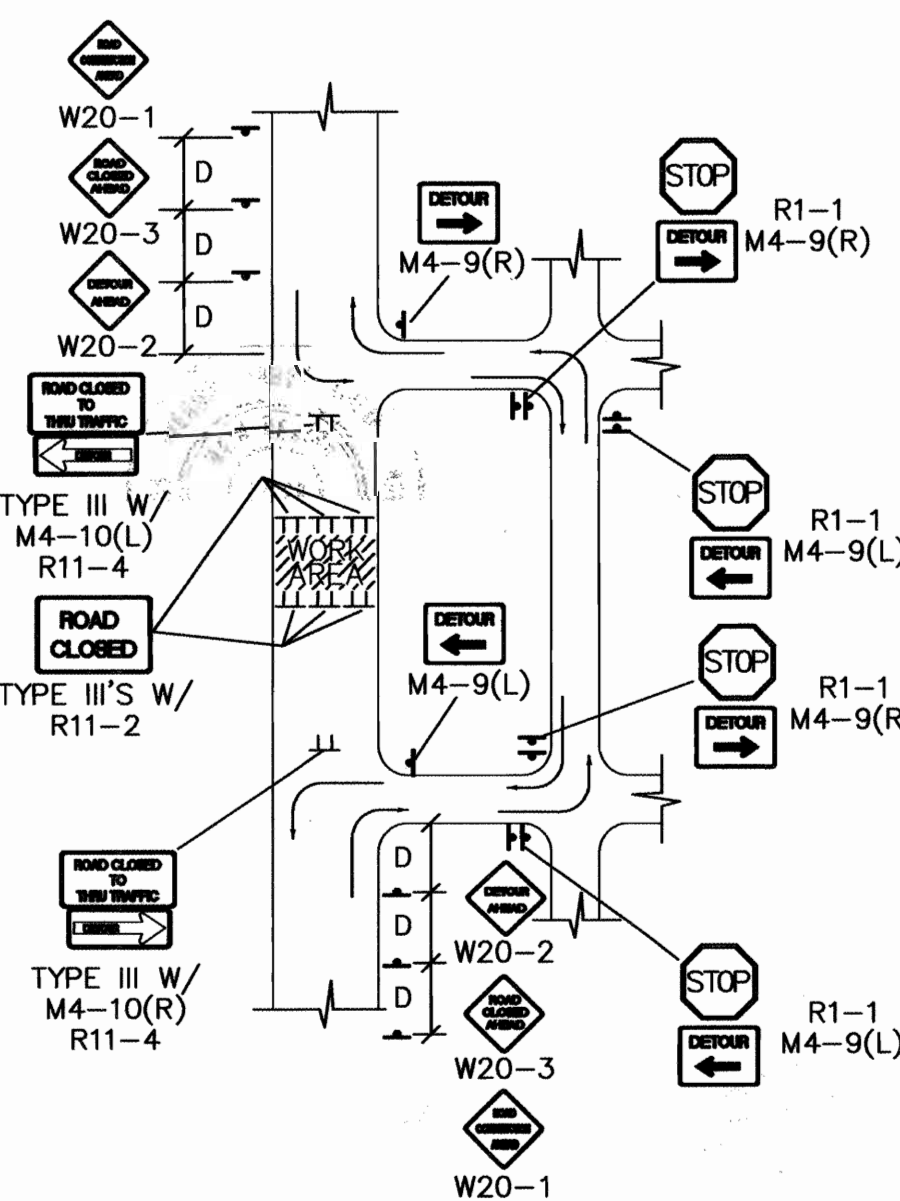
		CITY OF ALBUQUERQUE	
		PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: WESTBROOK HEIGHTS SUBDIVISION UNIT 2 SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
C.O.A. STANDARD	C.O.A. STANDARD		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
720481	L-10-Z	18	19



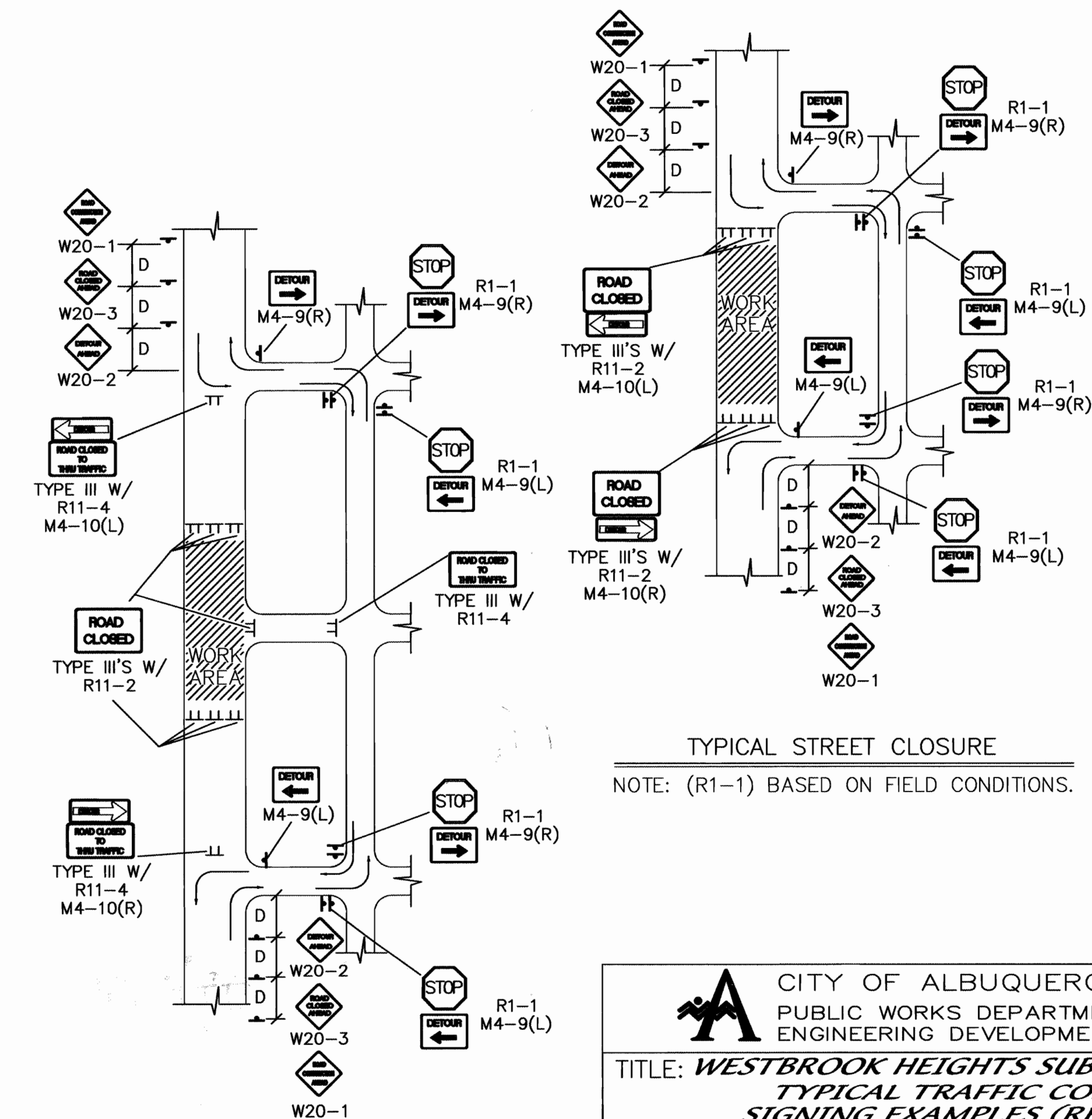
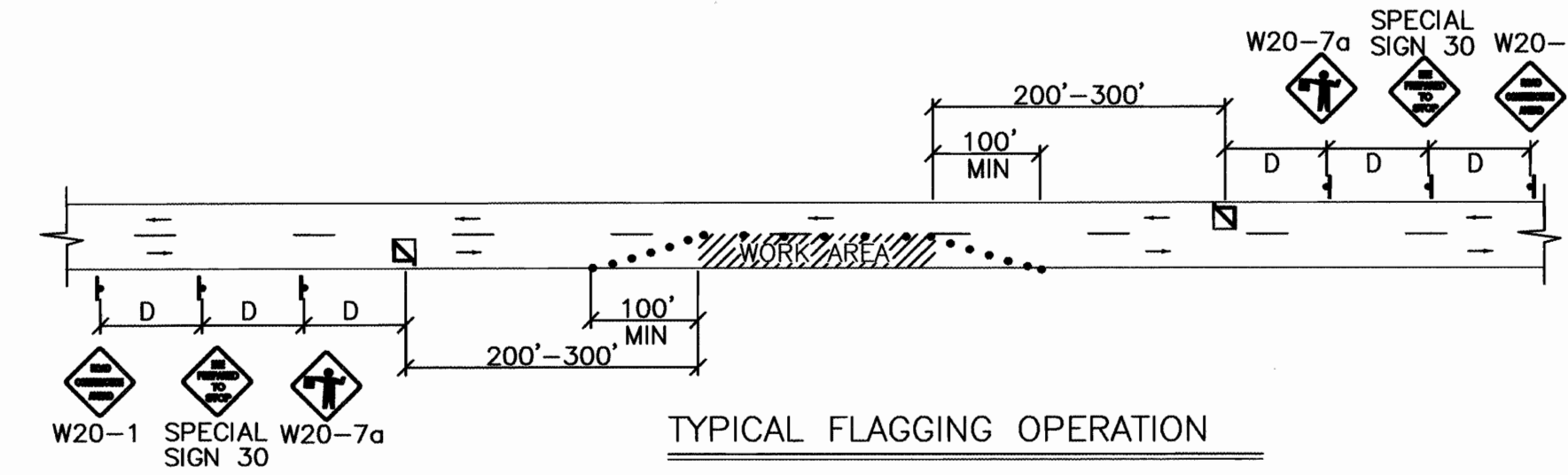
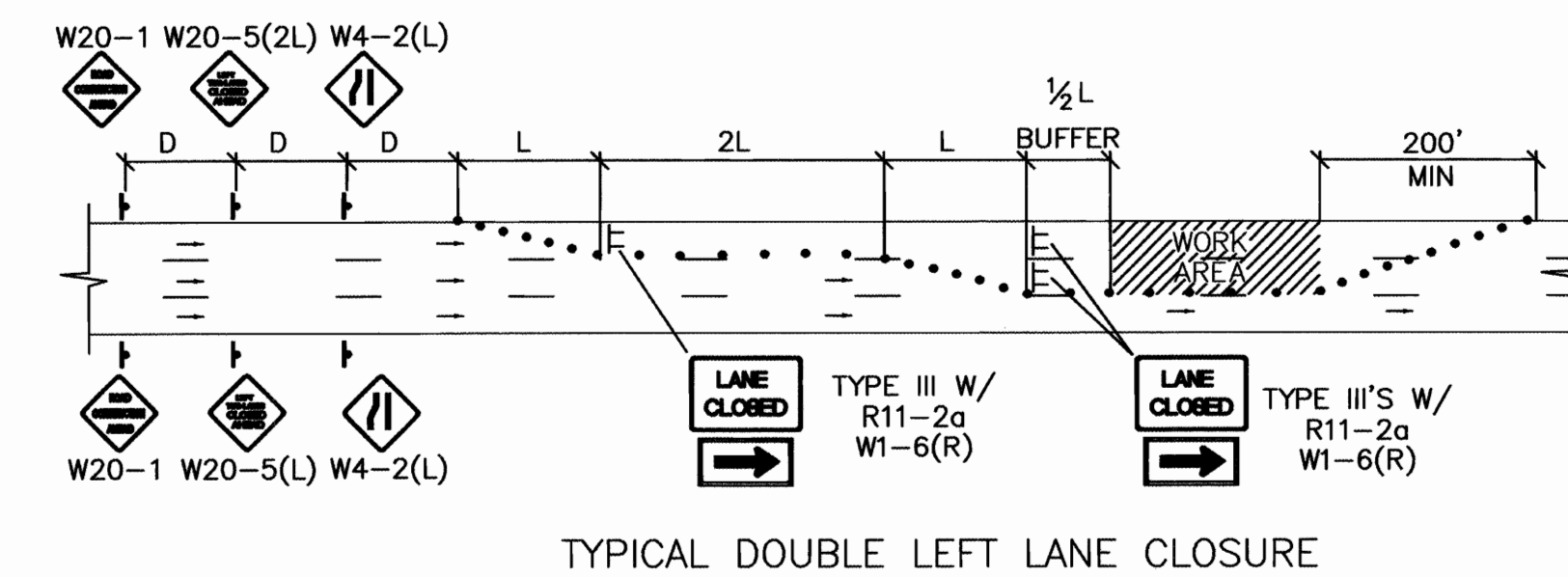
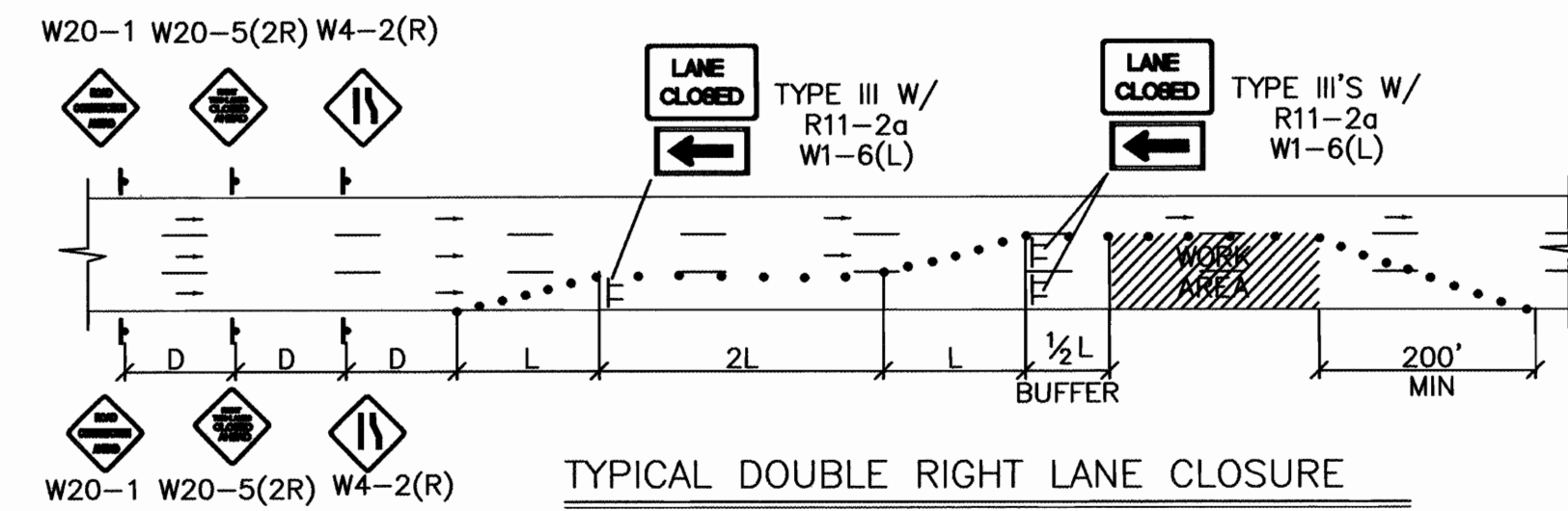
NOTE:
MAY REQUIRE LEFT LANE
CLOSURE DEPENDING ON
FIELD CONDITIONS.



TYPICAL MID-BLOCK CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



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



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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: WESTBROOK HEIGHTS SUBDIVISION UNIT 2 TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES (REF. M.U.T.C.D.)	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
C.O.A. STANDARD	C.O.A. STANDARD
CITY PROJECT NO.	ZONE MAP NO.
720481	L-10-Z
SHEET	OF
19	19

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK	DATE	BY	DATE	BY	DATE	BY	DATE
FIELD	DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	DATE
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE
RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE
NO.		NO.		NO.		NO.	

C.O.A. STANDARD

DESIGNED BY BOHANNAN HUSTON
DRAWN BY BOHANNAN HUSTON
CHECKED BY BOHANNAN HUSTON

DATE 5-97
DATE 5-97
DATE 5-97