

• L E G E N D •

MATERIALS

CONCRETE  
RIP-RAP

LINES

SUBDIVISION BOUNDARY  
PROPERTY LINE (PLAN)  
PROPERTY LINE (SECTION)  
CENTERLINE  
EASEMENT LINE  
MATCH LINE  
SECTION CUT LINE

EARTHWORK

CONTOUR LINE  
SPOT ELEVATION  
PROJECT / PHASE BOUNDARY  
FLOWLINE  
DIRECTION OF FLOW

MISCELLANEOUS UTILITIES

GAS LINE  
UNDERGROUND TELEPHONE  
UNDERGROUND ELECTRICAL  
STORM DRAIN  
STORM DRAIN MANHOLE  
STORM DRAIN INLET

SANITARY SEWER

SANITARY SEWER LINE  
SANITARY SEWER MANHOLE  
SAS SERVICE CONNECTIONS  
SAS CAP OR PLUG  
ENCASEMENT

WATER

WATER LINE  
WATER SERVICE CONNECTIONS  
GATE VALVE  
FIRE HYDRANT  
BUTTERFLY VALVE  
REDUCER  
WATER PRESSURE ZONE BOUNDARY

WATER FITTINGS

CAPS AND PLUGS  
ELBOW  
CROSS  
TEE

MISCELLANEOUS

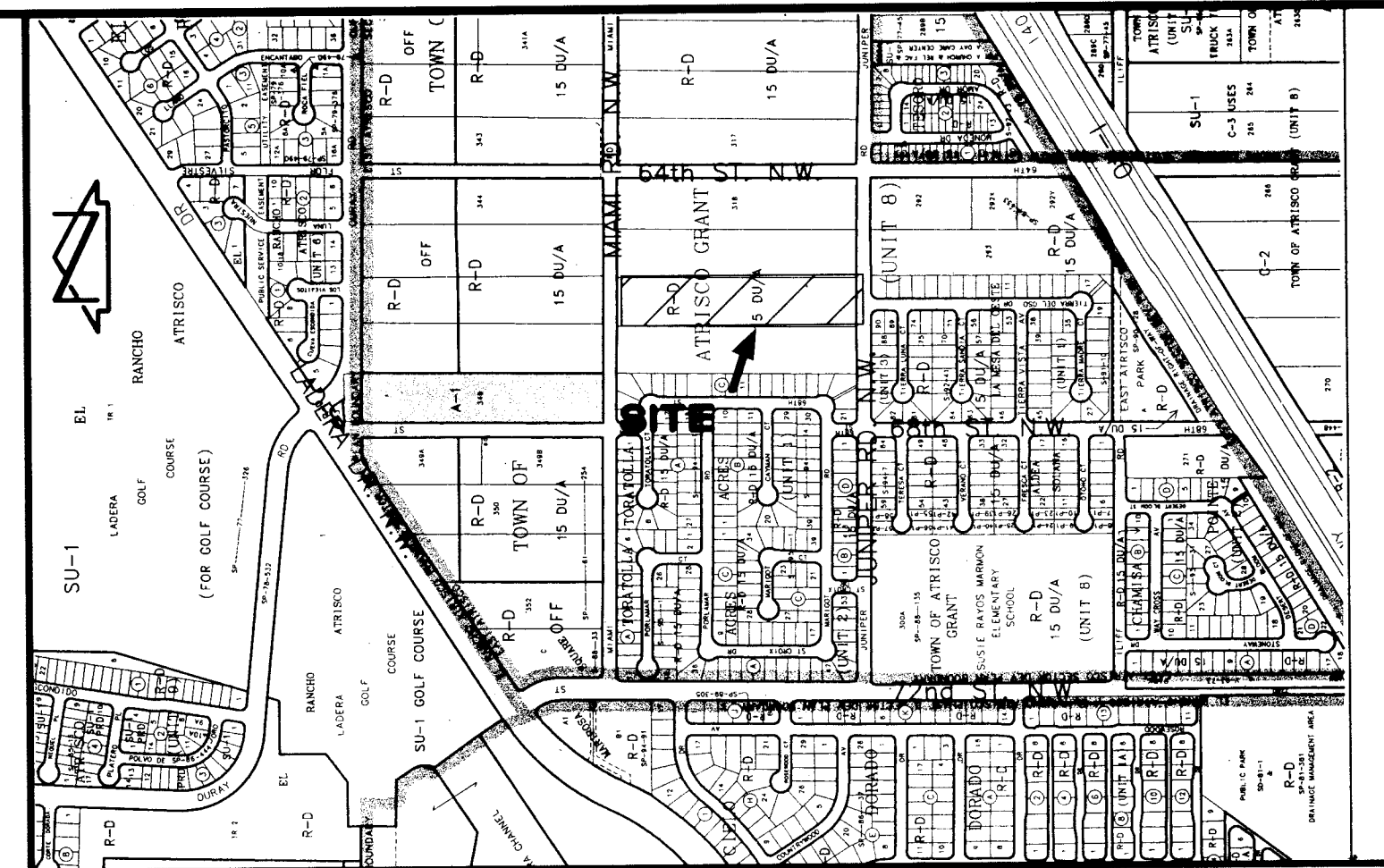
CHAINLINK FENCE  
FIELD FENCE  
COMMON YARD WALL  
RETAINING WALL  
POWER OR TELEPHONE POLE

CONSTRUCTION PLANS  
for  
KIMBAR SUBDIVISION  
UNIT ONE

ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 1996

INDEX OF DRAWINGS

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1	COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS
2	SUBDIVISION PLAT (FOR INFORMATION ONLY)
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4	GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)
5	PAVING IMPROVEMENTS PLAN AND PROFILE TIERRA DEL OSO PLACE N.W. STA 9+88.59 TO STA. 16+64.96
6	WATERLINE AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE TIERRA DEL OSO PLACE N.W. STA 9+69.89 TO STA. 16+75.00
7	SECTIONS AND DETAILS
8	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
9	TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES (REF. M.U.T.C.D.)



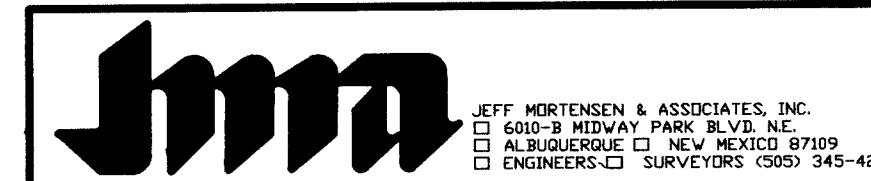
VICINITY MAP  
SCALE: 1" = 750'

H-10

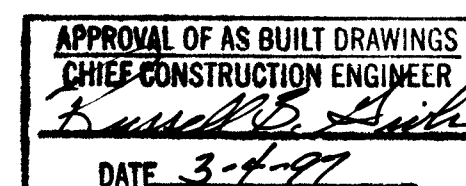
GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1986 - UPDATE NO. 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSIONED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
- CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (788-2551) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.

2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26-5374-190 01197

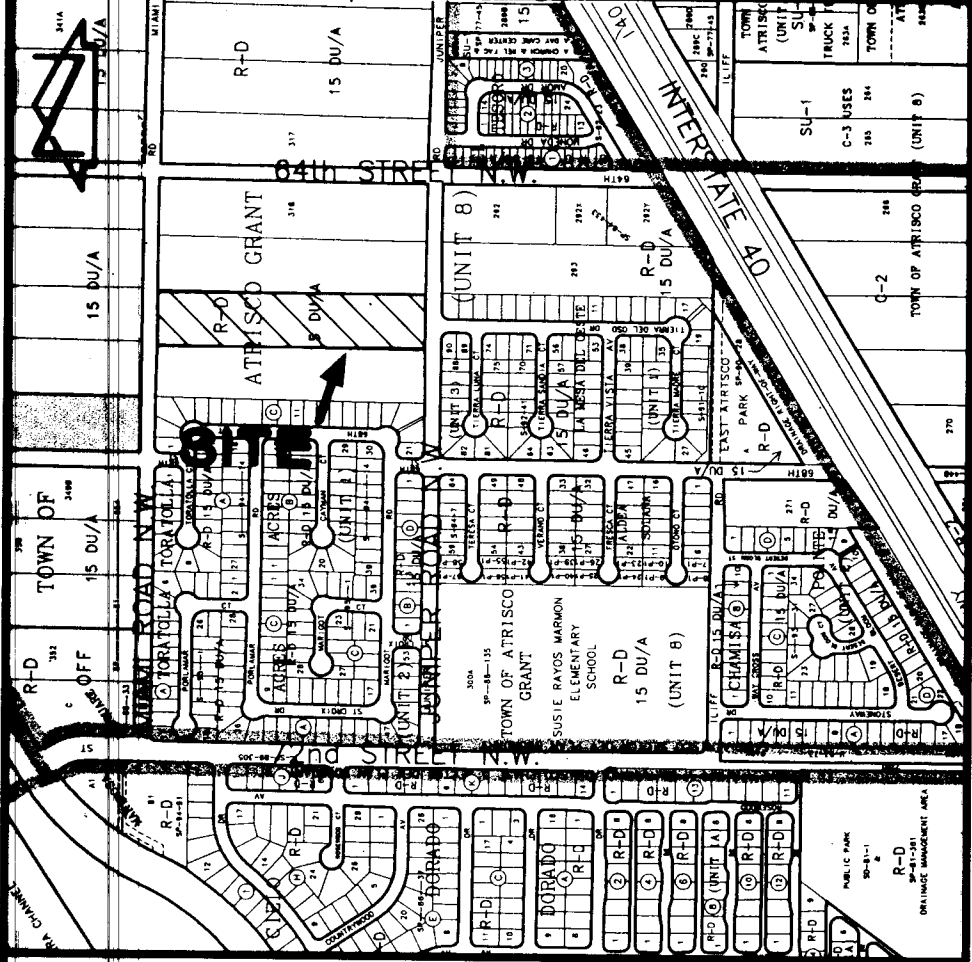


SCANNED BY  
BY LASON



DRB Case No. 95-456  
950974

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		Bill G. Mortenson	4-5-96	APPROVED FOR CONSTRUCTION				
		Transportation		Bill G. Mortenson	3-12-96					
		Water/Wastewater		R.W. Kane	3-4-96					
		Hydrology		Mike J. Hannon	3-13-96					
		Parks								
		Const. Mngt.				City Engineer Date				
City Project No.					SHEET OF					
5374-00					1 9					



VICINITY MAP

H-10

SCALE: 1" = 750'

Notes:

1. A boundary survey was performed in December, 1995. Overall property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within Projected Section 10, Township 10 North, Range 2 East, N.M.P.M. (Town of Atrisco Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Street mileage created by this plat = 0.16 miles (full-width).
6. The purpose of this plat is to:
  - a. Create 21 separate tracts of land.
  - b. Dedicate in fee simple the necessary public street right-of-way and grant the necessary easements as shown.
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "C" symbol.
8. Manholes will be offset at points of curvature, points of tangency, street intersections and other angle points where practical to allow use of centerline monumentation.
9. Record bearings and distances are shown in parenthesis.

SUBDIVISION PLAT OF  
**KIMBAR  
SUBDIVISION  
UNIT ONE**

ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 1996

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract 320, Town of Atrisco Grant, Unit 8, as the same is shown and designated on the plat of Town of Atrisco Grant, Unit 8, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 05, 1944, Book D, Page 117, and being more particularly described as follows:

Beginning at the northwest corner of the tract herein described, being a point on the south right-of-way line of Miami Road N.W., also being the northeast corner of Tract 321, Town of Atrisco Grant, Unit 8; thence S 89°21'48" E a distance of 210.02 feet along said southerly right-of-way to the northeast corner of the tract herein described, being the northwest corner of Tract 319, Town of Atrisco Grant, Unit 8; thence S 00°36'55" W a distance of 1036.62 feet to the southeast corner of the tract herein described, being the southwest corner of said Tract 319, also being a point on the north right-of-way line of Juniper Road N.W.; thence N 89°22'39" W a distance of 210.02 feet along said northerly right-of-way to the southwest corner of the tract herein described, being the southeast corner of said Tract 321; thence N 00°36'55" E a distance of 1036.67 feet to the point of beginning and containing 4.9981 acres more or less.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (aboveground 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 the National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate in fee simple with warranty covenants the public rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

James P. Baionmonte  
James P. Baionmonte, Managing Member  
Juniper Development, LLC

26 February 1996  
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO ) SS

5-6-97

This instrument was acknowledged before me on this 26<sup>th</sup> day of February, 1996, by James P. Baionmonte, Managing Member, Juniper Development, LLC.

Charles G. Cala, Jr.  
Notary Public

APPROVALS:

DRB CASE NO. 95-456

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND GENERAL SERVICES, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

Wit Clul  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ 022696 DATE \_\_\_\_\_

REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

P.N.M. ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

U.S. WEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

P.N.M. GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

JONES INTERCABLE \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements noted in the policy for title insurance prepared by Stewart Title Limited dated December 04, 1995, Policy No. 0-9993-645400; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in New Mexico, and is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.  
Charles G. Cala, Jr., N.M.P.S. 11184



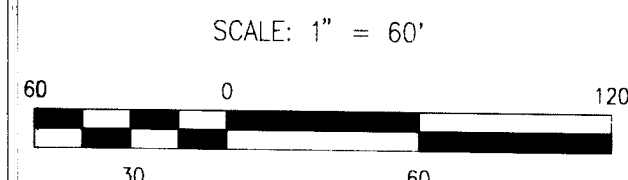
2-26-96  
Date

SHEET 1 OF 2

FOR INFORMATION ONLY

SUBDIVISION PLAT OF  
**KIMBAR  
SUBDIVISION  
UNIT ONE**

ALBUQUERQUE, NEW MEXICO  
FEBRUARY, 1996



NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "2-H10"  
X=362,203.06  
Y=1,495,418.53  
COMBINED FACTOR=0.99967738  
DELTA ALPHA=-00°15'54"

SET #5 REBAR W/CAP STAMPED  
"NEW MEXICO PS 11184"

MIAMI ROAD N.W.  
(S 89°19'00" E) (210.00')  
(S 89°21'48" E) 210.02'  
FD. 1" IRON PIPE  
W/WASHER STAMPED  
"PS 6446"  
TAGGED W/WASHER  
STAMPED "N.M.P.S. 11184"

(S 00°41'00" W)  
S 00°36'55" W

TRACT A  
1.7942 AC±

N 00°36'55" E  
(N 00°41'00" E)

TRACT 319  
TOWN OF ATRISCO GRANT  
UNIT 8  
FILED 12-05-1944, D-117

PUBLIC STREET RIGHT-OF-WAY DEDICATED TO  
THE CITY OF ALBUQUERQUE BY THIS PLAT  
AREA = 0.8968 ACRES

(1037.00')  
1036.62'

TIERRA DEL  
OSO PLACE N.W.

1036.67'  
(1037.00')

TRACT 321  
TOWN OF ATRISCO GRANT  
UNIT 8  
FILED 12-05-1944, D-117

NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "11-H11"  
X=364,763.94  
Y=1,495,852.97  
COMBINED FACTOR=0.99967720  
DELTA ALPHA=-00°15'36"

FD. REBAR W/CAP  
STAMPED "PS 6446"  
TAGGED W/WASHER  
STAMPED "N.M.P.S. 11184"

TIERRA DEL  
OSO DRIVE N.W.  
(50' R.O.W.)

FD. REBAR W/CAP  
STAMPED "PS 6446"  
TAGGED W/WASHER  
STAMPED "N.M.P.S. 11184"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	49.74'	32.74'	44.24'	S 41°52'39" E	90°00'00"
C2	1023.00'	44.29'	22.15'	44.28'	S 04°22'56" W	02°28'49"
C3	1023.00'	45.12'	22.56'	45.11'	N 01°52'43" E	02°31'37"
C4	977.00'	45.12'	22.56'	45.11'	S 01°56'17" W	02°38'45"
C5	977.00'	40.27'	20.14'	40.26'	S 04°26'30" W	02°21'41"
C6	30.00'	44.51'	27.49'	40.54'	S 45°07'21" W	85°00'00"
C7	25.00'	39.27'	25.00'	35.36'	N 45°36'55" E	90°00'00"
C8	25.00'	39.27'	25.00'	35.36'	S 44°23'05" E	90°00'00"
C9	25.00'	39.27'	25.00'	35.36'	N 45°36'55" E	90°00'00"
C10	25.00'	39.27'	25.00'	35.36'	S 44°23'05" E	90°00'00"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 05°37'21" E	15.87'
L2	S 00°36'55" W	14.90'
L3	S 00°36'55" W	14.90'

KEYED NOTES

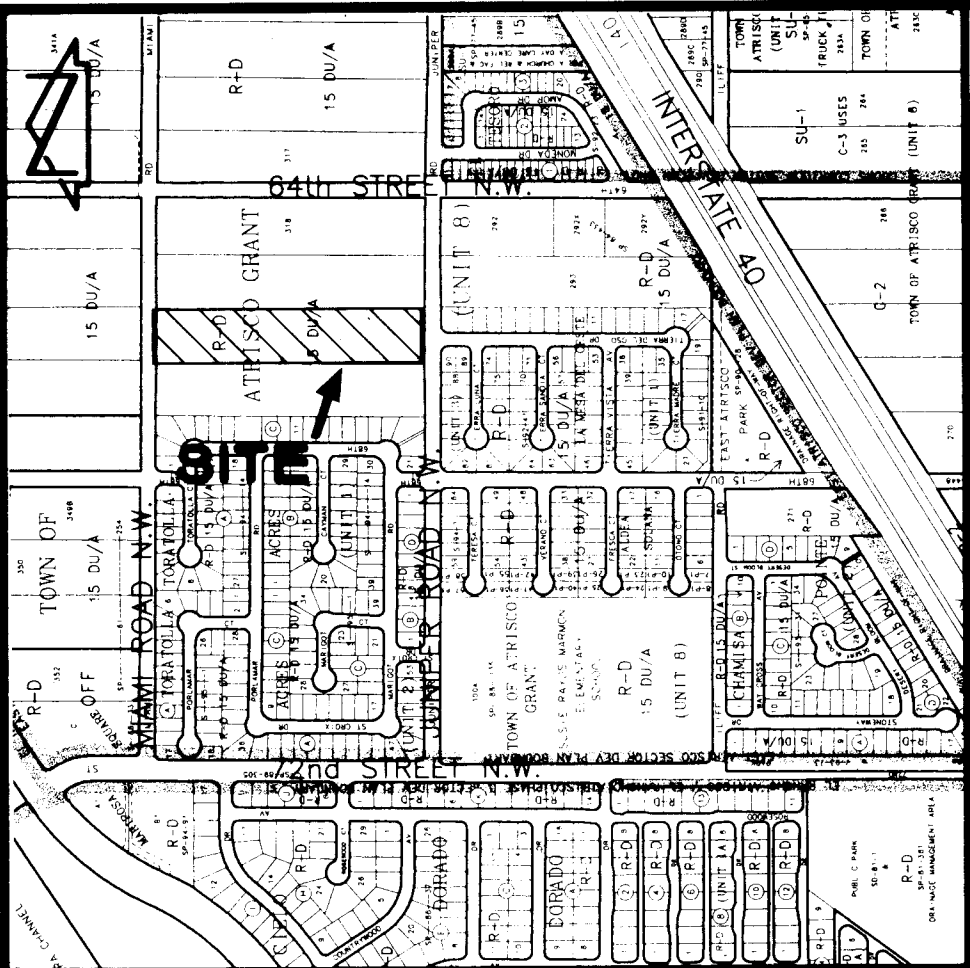
1. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
2. 5' P.N.M. ELECTRICAL SERVICES EASEMENT GRANTED BY THIS PLAT



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (SOS) 345-4250  
JOB #950973

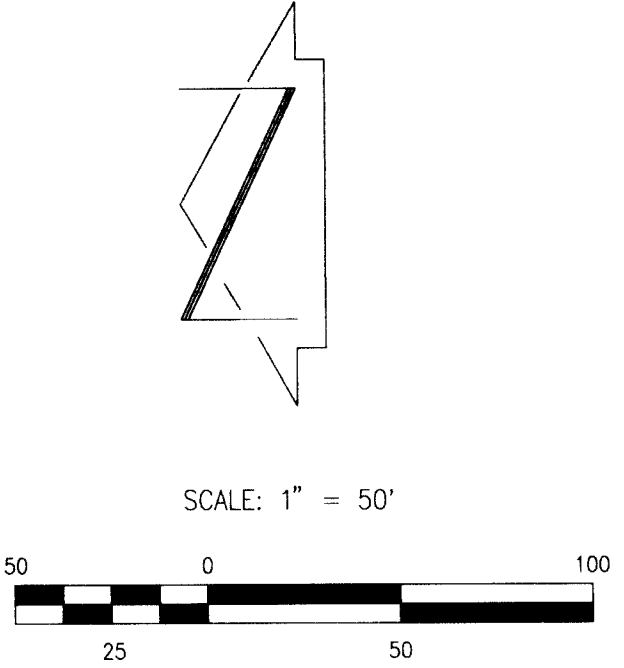
SHEET 2 OF 2





VICINITY MAP  
SCALE: 1" = 750'

H-10



LEGAL DESCRIPTION

TRACT 320, TOWN OF ATRISCO GRANT, UNIT 8

NOTE: THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN HEREON HAS BEEN TAKEN FROM CERTIFICATE OF SURVEY PREPARED BY FRANKLIN E. WILSON, N.M.P.S. 6446 DATED NOVEMBER 16, 1995.

PROJECT BENCHMARK

A STANDARD ACS BRASS TABLET STAMPED "2-H10 A - 1980", SET 0.2 FT. ABOVE THE GROUND, LOCATED 0.2 MILES SOUTH OF OURAY RD. N.W. ON WEST SIDE OF 64th ST. N.W. ELEVATION = 5279.899 FEET (M.S.L.D.)

T.B.M. #1

"□" CHISELED ON TOP BACK OF CURB AS SHOWN ON SHEET ELEVATION = 5109.05' (M.S.L.D.)

T.B.M. #2

R.R. SPIKE IN SOUTH FACE OF POWER POLE AS SHOWN ON SHEET ELEVATION = 5113.26' (M.S.L.D.)

LEGEND

- TC TOP OF CURB
- FL FLOW LINE
- NG NATURAL GROUND
- TCO TOP OF CONCRETE
- TAE TOP OF ASPHALT AT EDGE
- TA TOP OF ASPHALT
- P.P. POWER POLE
- SAS SANITARY SEWER
- G GAS LINE
- CATV CABLE TV
- CURB SCRIBE
- SAS MANHOLE
- STORM MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- POWER POLE
- +12.17 EXISTING SPOT ELEVATION
- 02.5 PROPOSED SPOT ELEVATION
- 12 EXISTING CONTOUR
- 12 PROPOSED CONTOUR
- ... DIRECTION OF FLOW
- - - EXISTING BASIN BOUNDARY
- - - PROPOSED BASIN BOUNDARY
- - - PROPOSED RETAINING WALL
- - - FUTURE ROAD

SAS MH  
RIM 07.93  
INV 95.53

STANDARD CURB & GUTTER

T.B.M. #1  
CHISELED SQUARE ON TBC  
ELEV.=5109.05 (M.S.L.D.)

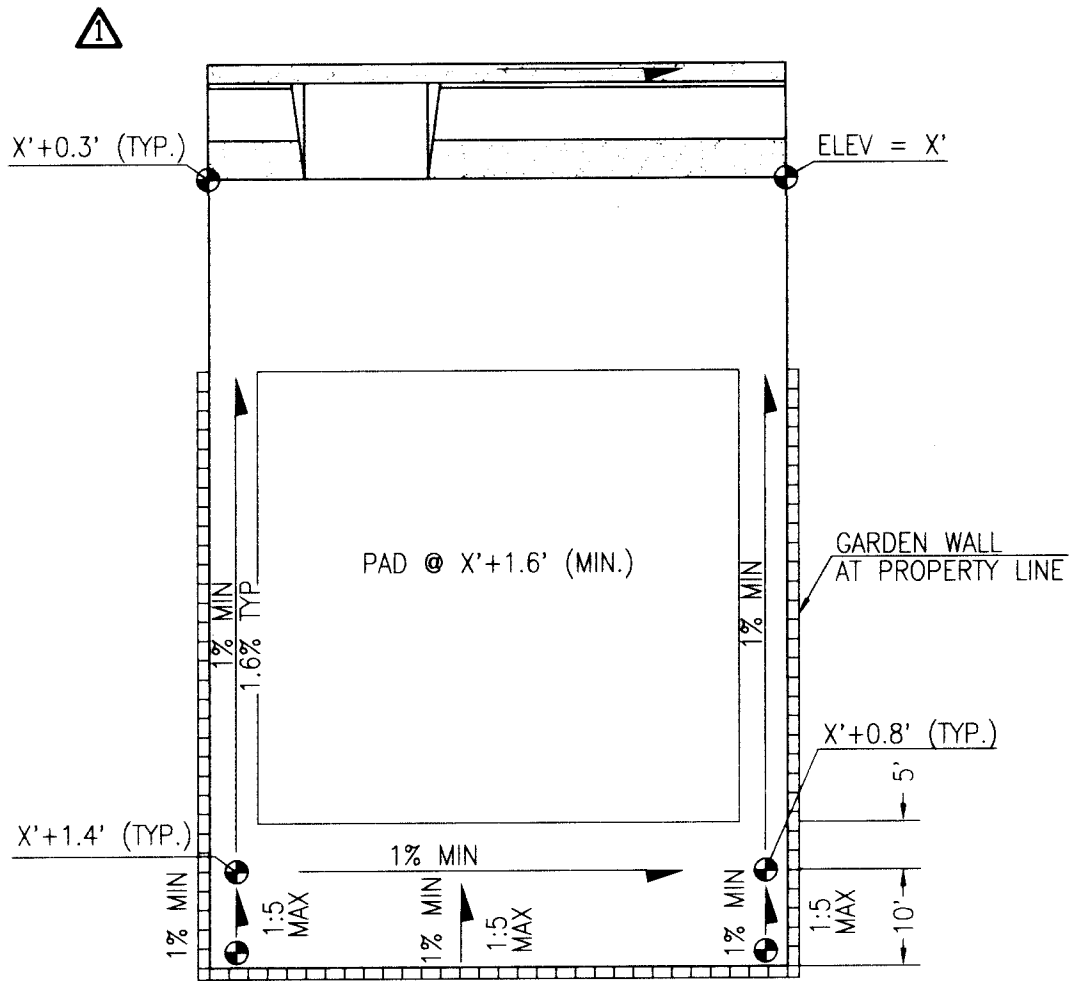
JUNIPER ROAD N.W.  
(60' R.O.W.)

TRACT 319  
TOWN OF ATRISCO GRANT  
UNIT 8  
FILED 12-05-1944, D-117

TRACT 321  
TOWN OF ATRISCO GRANT  
UNIT 8  
FILED 12-05-1944, D-117

KEYED NOTES

- 5' PRIVATE DRAINAGE EASEMENT TO SERVE LOT 8, UNIT TWO MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 7, UNIT TWO
- 20' PUBLIC DRAINAGE, SANITARY SEWER AND PEDESTRIAN ACCESS RIGHT-OF-WAY
- CONSTRUCT 4' OPENING IN WALL INV @ 12.25



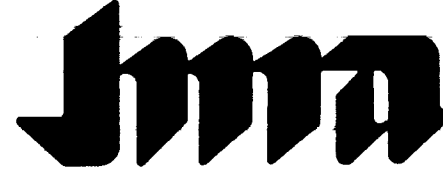
TYPICAL LOT DRAINAGE DETAIL

SCALE: 1" = 20'

- GRADING NOTES/EROSION CONTROL MEASURES:
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557; HOUSE PADS SHALL BE COMPACTED AT 95% ASTM D-1557.
  - THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
  - FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.
  - FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF 6 INCHES ABOVE PAD ELEVATIONS; DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
  - NO CROSS-LOT DRAINAGE WILL BE ALLOWED UNLESS PROVIDED FOR BY PRIVATE DRAINAGE EASEMENT.
  - RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER.
  - YARD (GARDEN) WALLS SHALL BE CONSTRUCTED BY THE LOT OWNER OR ITS BUILDER.
  - THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. RUNOFF SHOULD BE DIRECTED TO THE STREETS OR OPEN SPACE AS SHOWN HEREON.
  - MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
  - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
  - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
  - 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.
  - THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
  - ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE-GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

FOR INFORMATION ONLY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



JEFF MORTENSEN & ASSOCIATES, INC.  
6000-B MIDWAY PARK, BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (SOS) 345-4250

APPROVED FOR ROUGH GRADING

Hydrology  
DATE 02-13-96

GRADING AND DRAINAGE PLAN  
KIMBAR SUBDIVISION

DESIGNED BY G.M.  
DRAWN BY T.N.T.  
APPROVED BY J.G.M.

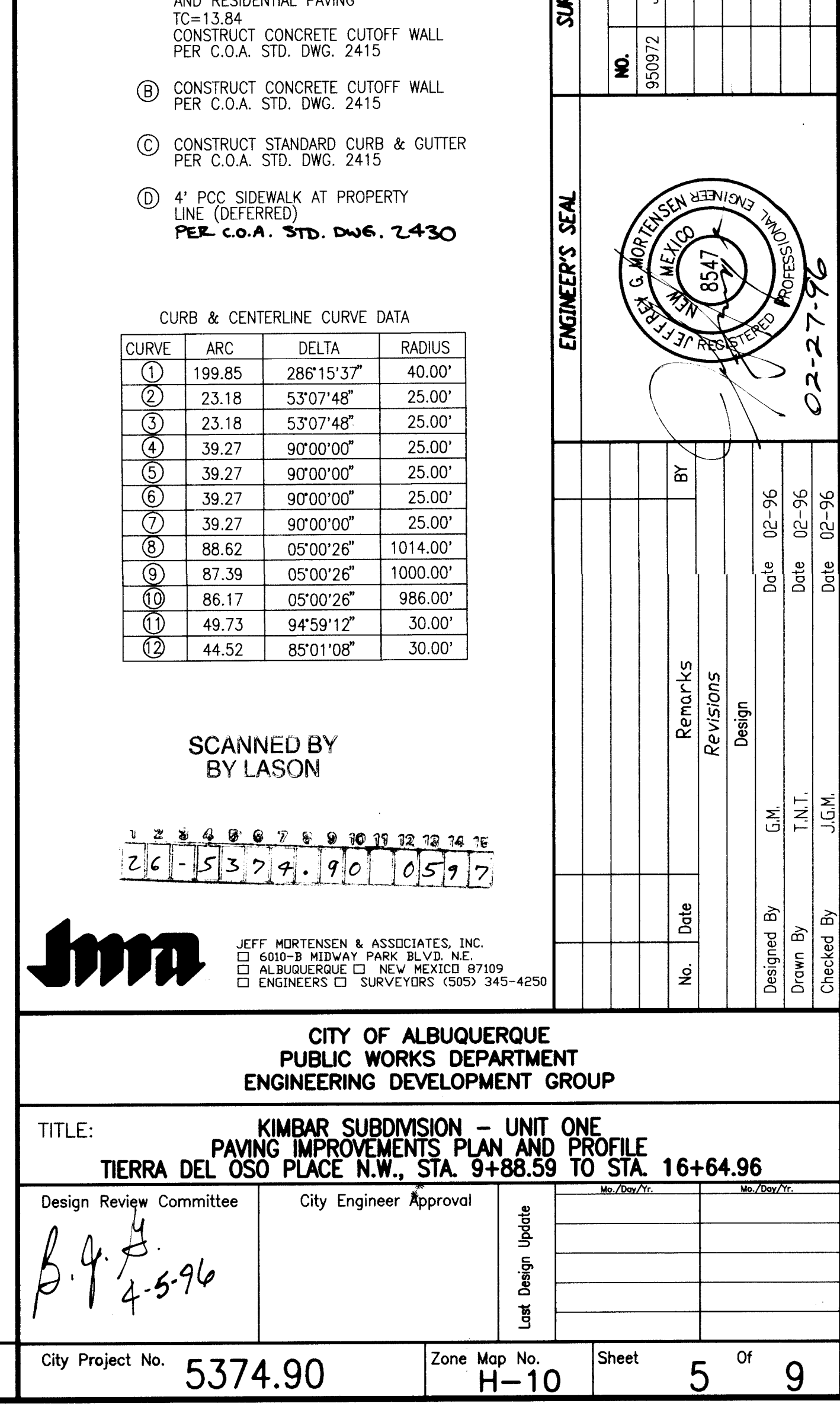
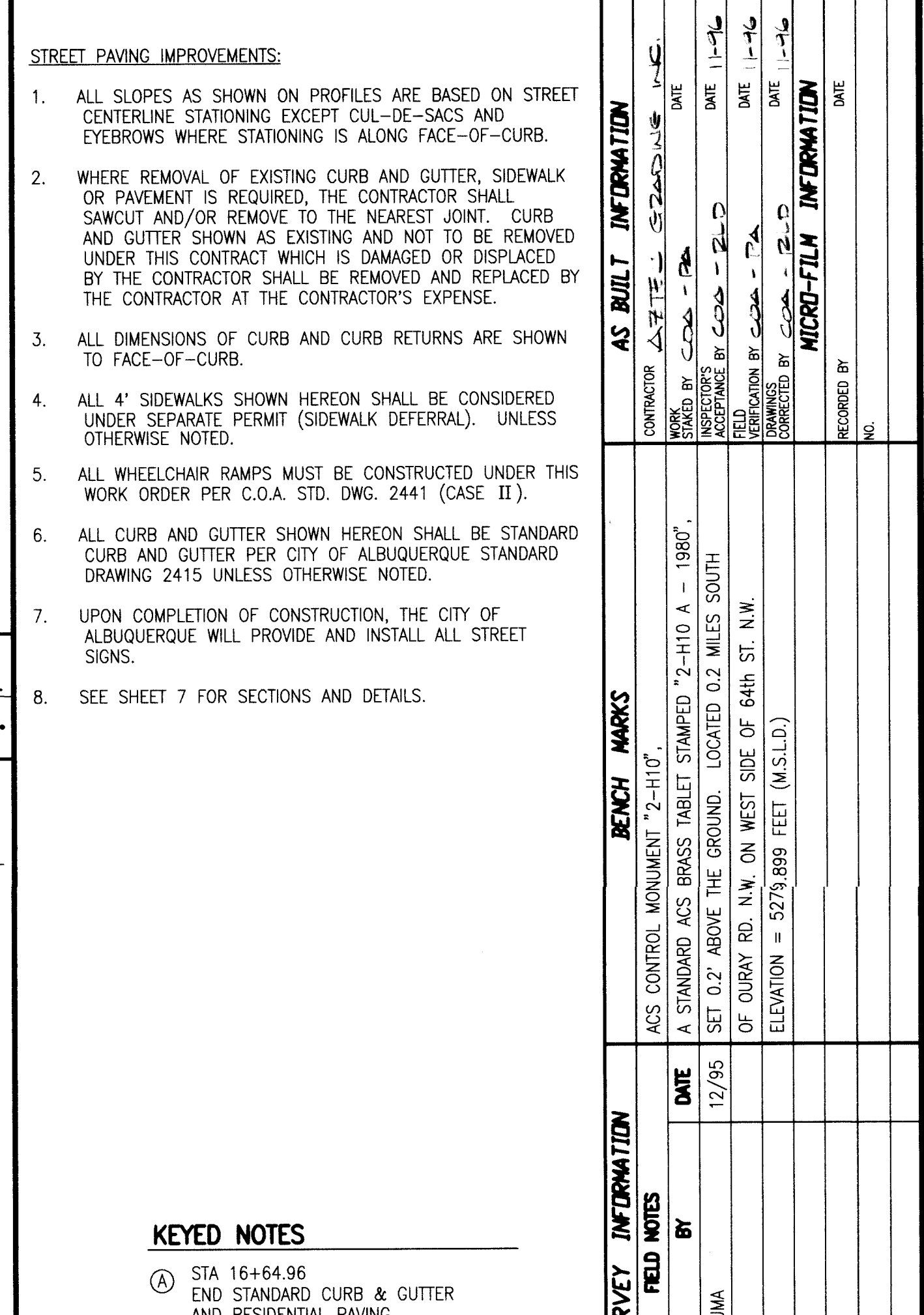
NO.	DATE	BY	REVISIONS
1	01/96	G.M.	ADD GARDEN WALLS

JOB NO. 950974  
DATE 01-1996  
SHEET 3 OF 9

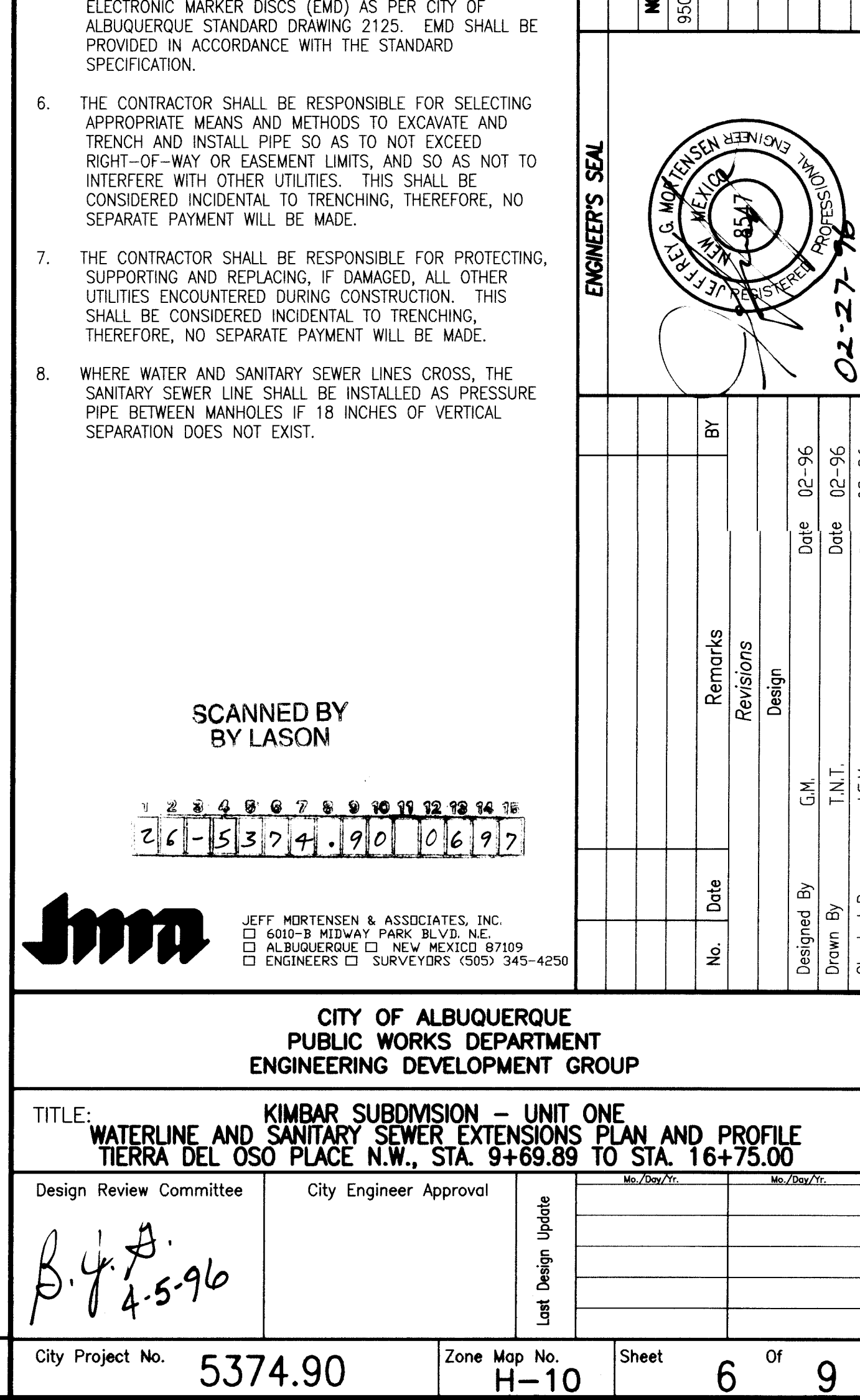
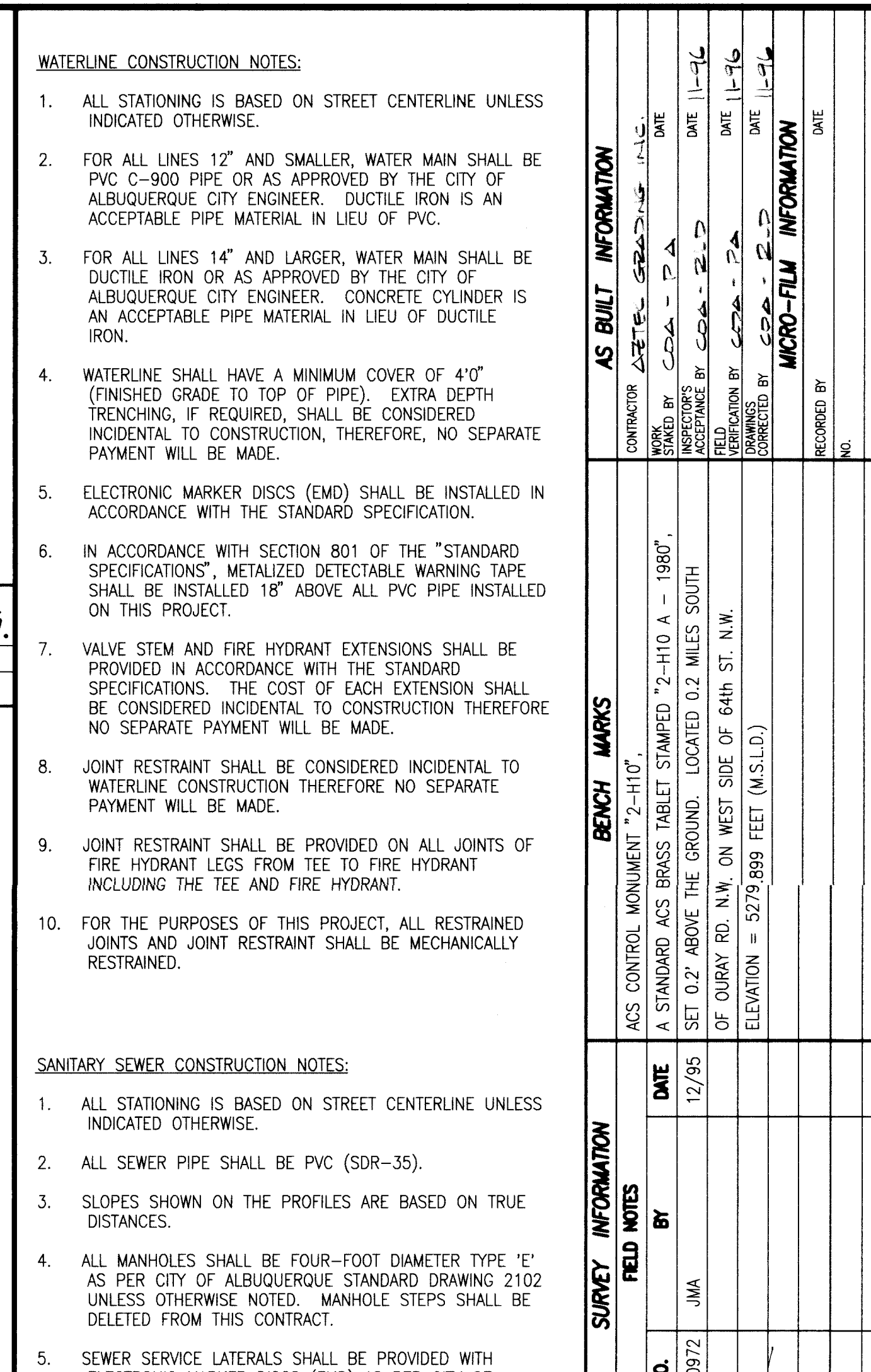
PROJECT NO. 5374.90













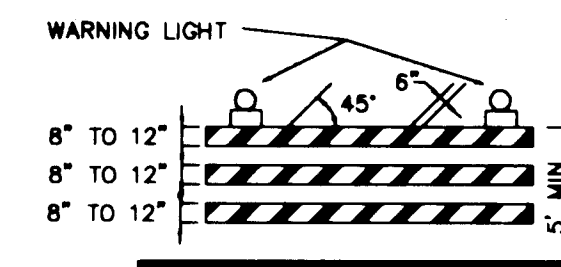


CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

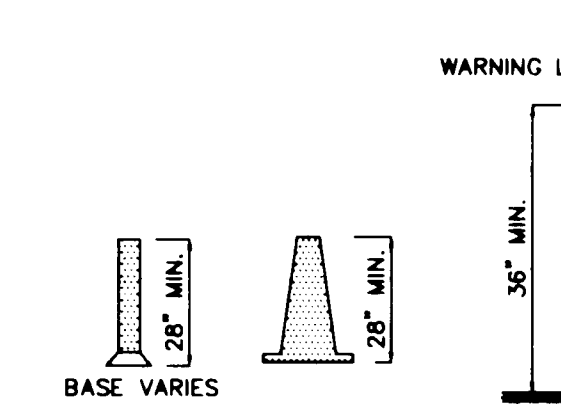
1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.
3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.
6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.
11. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 8:30 A.M. OR END WORK AFTER 4:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.
13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
19. 24 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.
22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
- STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
  - SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

PROJECT CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES



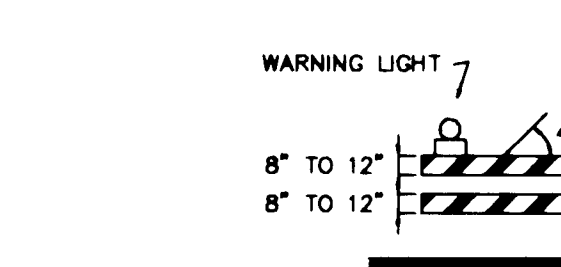
TYPE III BARRICADE



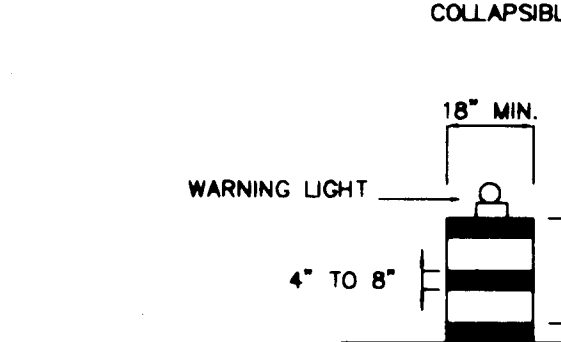
VERTICAL PANEL



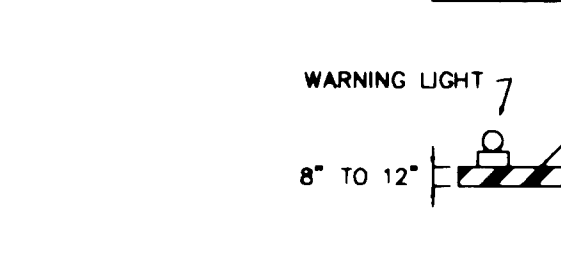
HIGH LEVEL WARNING DEVICE



TYPE II BARRICADE



BARREL



TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



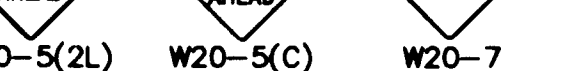
TYPE I BARRICADE



TYPE I BARRICADE



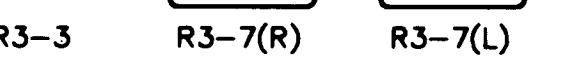
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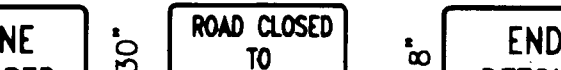
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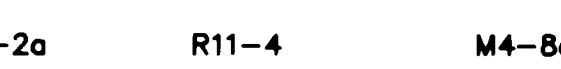
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TYPE I BARRICADE



TYPE I BARRICADE



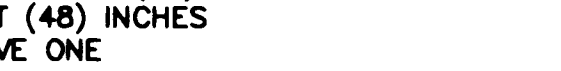
TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE



TYPE I BARRICADE

LEGEND

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

TAPER REQUIREMENTS

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

RECOMMENDED SIGN SPACING FOR ADVANCE WARNING SIGN SERIES

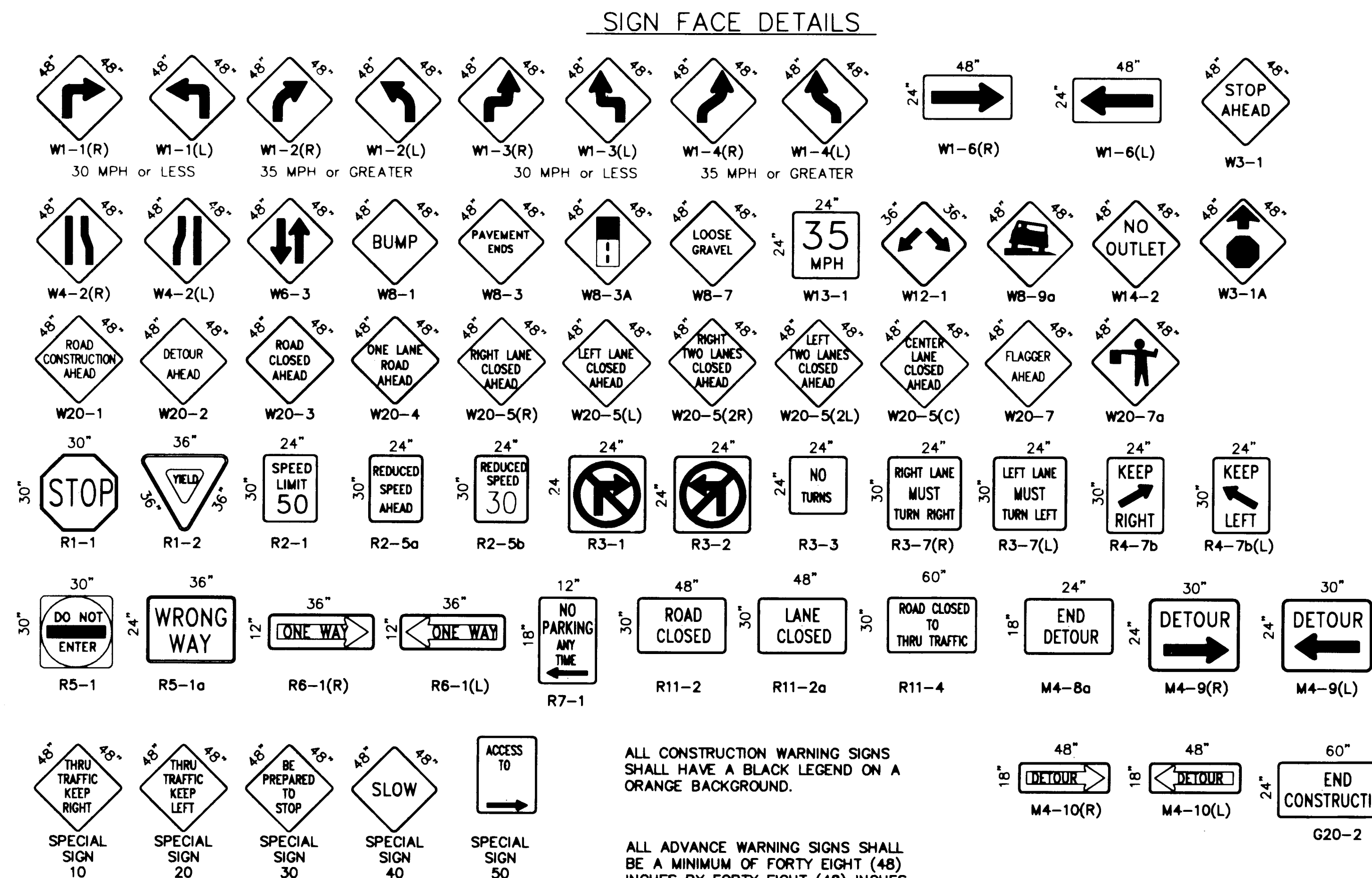
SPEED PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$
L = TAPER LENGTH	
W = WIDTH OF OFFSET IN FEET	
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH	



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

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: KIMBAR SUBDIVISION (UNIT ONE)  
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. 5374.90  
MAP NO. H-10  
SHEET 8 OF 9



