

MOUNTAIN BREEZE SUBDIVISION
WATER MAIN & SERVICES
SANITARY SEWER SERVICES
PRIVATE DRIVEWAY

INDEX

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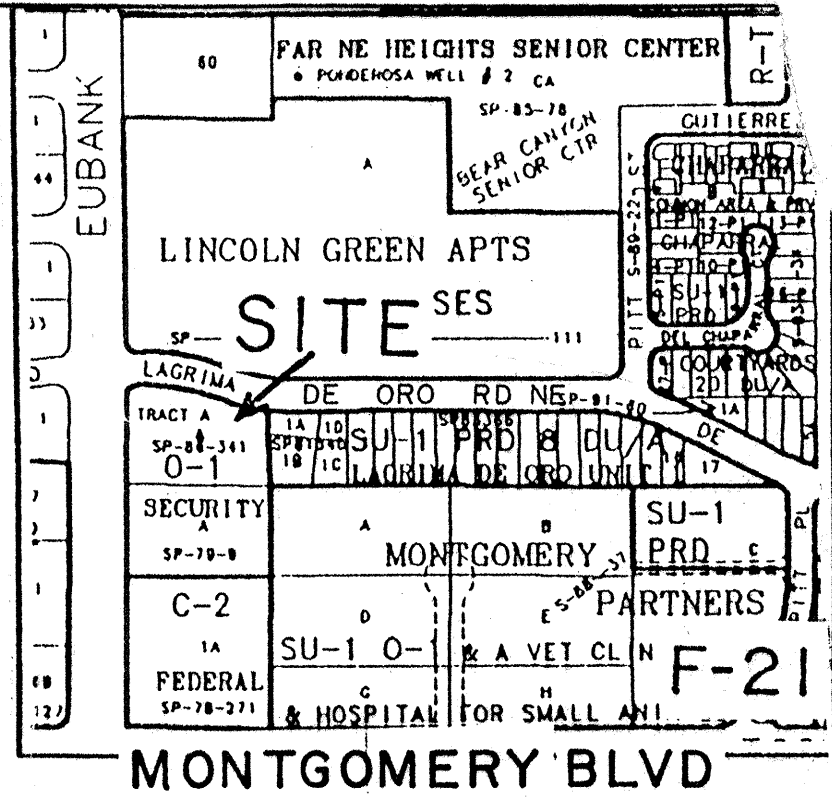
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 12-27-98

I CERTIFY THAT THIS IS RECORD COPY OF AS-BUILT
STRUCTURES, BASED ON INFORMATION FROM A FIELD CHECK
BY S.W. SURVEY CO., INC. AN INSTRUMENT BY THE
CITY OF ALBUQUERQUE INSPECTOR. AS BUILT GUARANTEES
AND CHANGED CONDITIONS ARE NOTED



MARVIN R. KORTUM, P.E.
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DRB 97-349

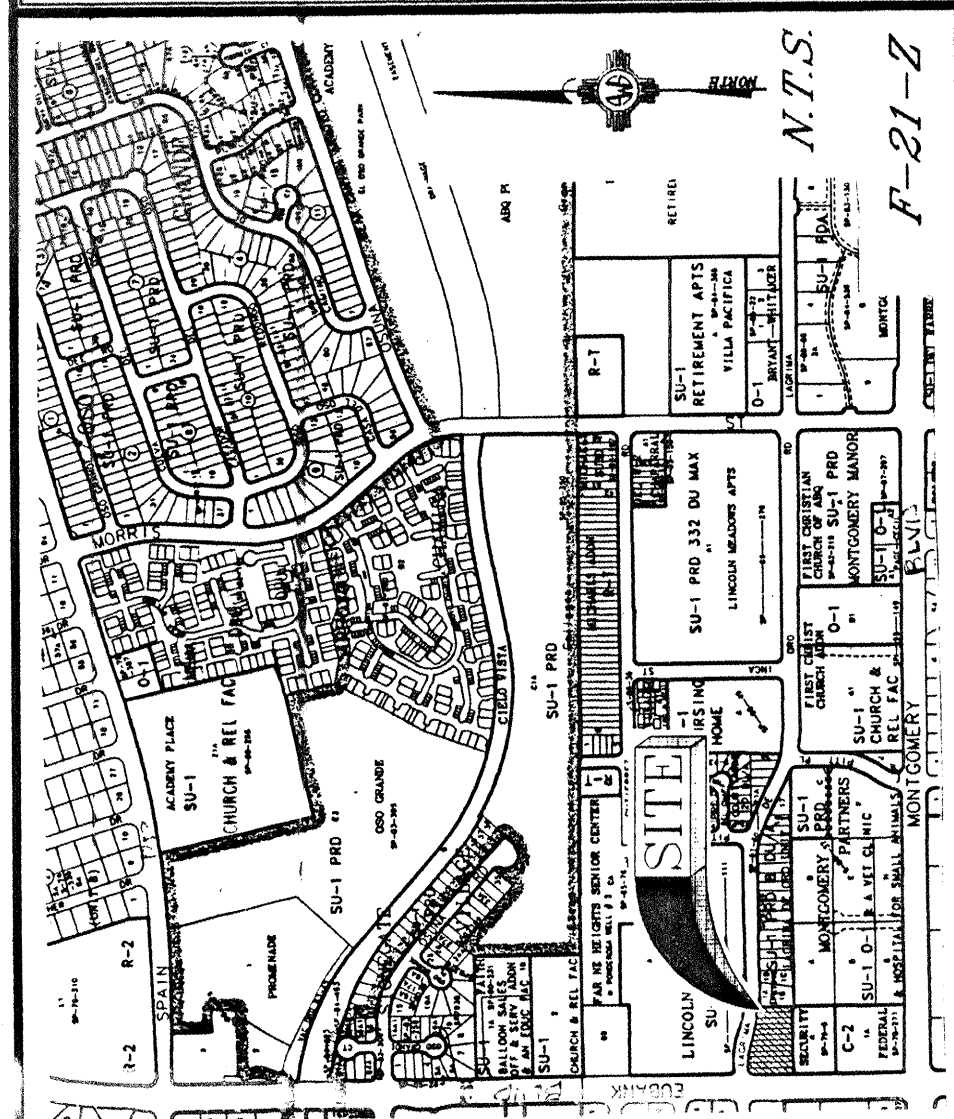


NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH AMENDMENT 6.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEMS, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. 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 OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. 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 GENERAL CONDITIONS OF STANDARD SPECIFICATIONS.
5. FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATING DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATING DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADING ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATION.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTED OR INDICATED BY THIS PLAN SET.

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED 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.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP, SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
DRC Chairman		<i>[Signature]</i>	7-24-98	6-25-98	<i>[Signature]</i> City Engineer Date		
Transportation		<i>[Signature]</i>	6-25-98	6-25-98			
Water/Wastewater		<i>[Signature]</i>	6-25-98	6-25-98			
Hydrology		<i>[Signature]</i>	6-25-98	6-25-98	<i>[Signature]</i> City Engineer Date		
Constr. Mngmnt.		<i>[Signature]</i>	5-8-98	5-8-98			
CONST. COORD.		<i>[Signature]</i>	5-8-98	5-8-98			
City Project No.		589081		Sheet	Of		
				1	7		



Vicinity Map

PROJECT NO. 7118-36
ZONE AULS F-21-Z

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK, PS 12661", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.
4. DISTANCES ARE GROUND DISTANCES.
5. BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER THE PLAT OF TRACT A, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 18, 1988 IN VOLUME C31, FOLIO 123.
6. BEARINGS AND DISTANCES IN BRACKETS [] ARE PER THE PLAT OF PARCEL A OF LINCOLN GREEN APARTMENTS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 1986 IN VOLUME C29, FOLIO 194.
7. BEARINGS AND DISTANCES IN BRACKETS { } ARE PER THE PLAT OF PARCEL A, SECURITY FEDERAL ADDITION NO. 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 5, 1979 IN VOLUME C14, FOLIO 85.
8. PLAT SHOWS ALL EASEMENTS OF RECORD.
9. GROSS ACREAGE: 1.0076 ACRES
10. NUMBER OF EXISTING TRACTS: 1
11. NUMBER OF LOTS CREATED: 12
12. CITY STANDARD UTILITY NOTE II:
"CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO MOUNTAIN BREEZE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD LINES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL GAS LINES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL TELEPHONE, TELEVISION, AND CABLE TELEVISION LINES, STRUCTURES, AND RELATED 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, CABLE TV, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
5. THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE.
6. THE RIGHT TO MAINTAIN, REPAIR, REPLACE, AND REMOVE ABOVE GROUND AND BELOW GROUND UTILITIES, INCLUDING BUT NOT LIMITED TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, 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 CODES OR ANY OTHER APPLICABLE CODES.
7. IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (P.N.M.) DO NOT CONDUIT A PUBLIC UTILITY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
8. RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

LEGAL DESCRIPTION
A certain tract of land being and comprised of Tract A situate within Section 33, T 11 N, R 4 E, N M P M, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 18, 1986 in Vol. C31, folio 123 and being more particularly described as follows:
BEGINNING at the Southwest corner of said tract being a point on the East right-of-way line of Eubank Blvd., N.E. whence City Control Station 12-F20A bears S 74° 40' 18" W, 1840.48 feet distant, thence from said point of beginning N 00° 05' 43" E, 160.95 feet along said East right-of-way line to the intersection with the South right-of-way line of Lagrima De Oro Road, N.E. and a point of curvature, thence continuing along said South right-of-way line, northeasterly along a curve to the right with a central angle of 70° 45' 53" having a radius of 25.00 feet, a distance of 30.88 feet (chord bearing N 54° 32' 27" E, 28.95 feet) to a point of compound curvature, thence continuing along said South right-of-way line, southeasterly along a curve to the right with a central angle of 18° 46' 44" having a radius of 363.08 feet, a distance of 119.00 feet (chord bearing S 80° 41' 14" E, 118.47 feet) to a point of reverse curvature, thence continuing along said South right-of-way line southeasterly along a curve to the left with a central angle of 18° 46' 44", having a radius of 423.08 feet, a distance of 138.67 feet (chord bearing S 80° 41' 14" E, 138.05 feet) to the Northeast corner of the subject property, thence leaving said South right-of-way line S 00° 01' 05" E, 137.51 feet to the Southeast corner of the subject property, thence N 89° 44' 15" W, 277.03 feet to the Point of Beginning.

The private common drive and parking easement is for the benefit and use by and for the owners of Lots 1 - 6, inclusive and is to be maintained by said owners.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON 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 INDICATE THAT THE SAME ARE PUBLIC RIGHTS-OF-WAY SHOWN HEREON FOR THE BENEFIT AND USE OF THE PUBLIC AND THAT THE SAME ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) HEREBY GRANT, CONFIRM, AND MAINTAIN FACILITIES THEREIN, AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, OTHER EQUIPMENT, FIXTURES, STRUCTURE AND RELATED FACILITIES 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.

OWNER(S) SIGNATURE: Kath McQuinn DATE: 1/27/98
OWNER(S) PRINT NAME: Kath McQuinn
ADDRESS: 1110 Jefferson Ave NE TRACT: 1110

ACKNOWLEDGMENT
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
DANIEL M. GUNY
NOTARY PUBLIC
My Commission Expires: 1/27/98

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF JANUARY 1988, BY KATH MCQUINN AT THE REQUEST OF SAID PARTY.
MY COMMISSION EXPIRES: 1-27-98
NOTARY PUBLIC

UTILITY APPROVALS
PNM ELECTRIC SERVICES DATE: 1-27-98
PNM GAS SERVICES DATE: 1-27-98
U.S. WEST COMMUNICATIONS DATE: 01-20-98
JONES INTERCABLE DATE: 1-23-98

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:

PLAT OF
MOUNTAIN BREEZE SUBDIVISION
SITUATE WITHIN SECTION 33,
T 11 N, R 4 E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 1997
SHEET 1 OF 2

DISCLOSURE STATEMENT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE (1) EXISTING TRACT INTO TWELVE (12) RESIDENTIAL LOTS AND TO GRANT, AND TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY SHOWN HEREON.

APPROVALS: Wid Chil DRB NO.: 97-349

CITY SURVEYOR Wid Chil DATE 01/26/98

TRAFFIC ENGINEERING _____ DATE _____

PARKS DESIGN & GENERAL DEVELOPMENT, C.L.P. _____ DATE _____

UTILITY DEVELOPMENT DIVISION _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION _____ DATE _____
SURVEYOR'S CERTIFICATION
I, THOMAS W. PATRICK, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK, N.M.P.S. NO. 12661 DATE 15 JAN 1998
SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069

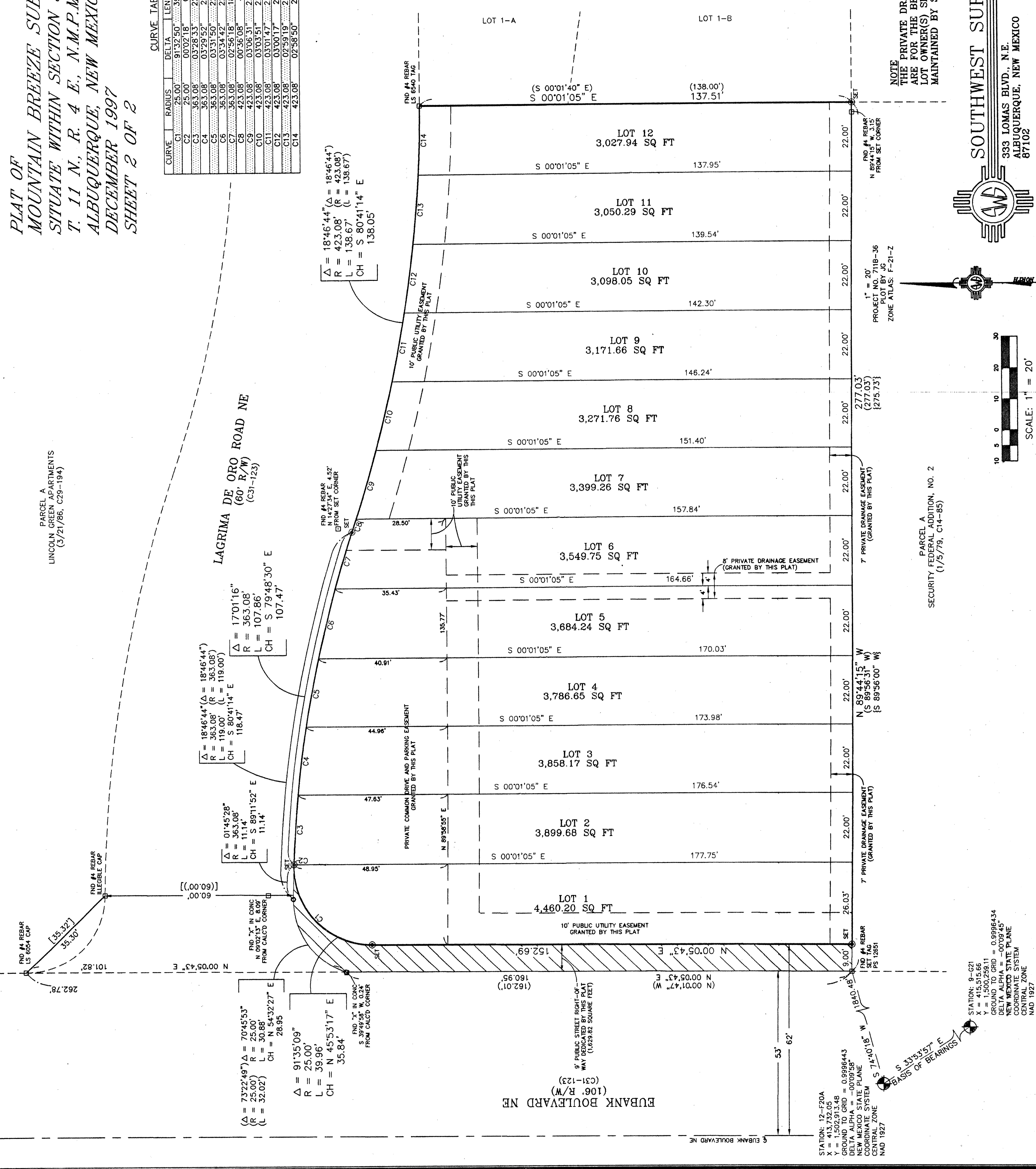
111N R4E SEC 33

PLAT OF
MOUNTAIN BREEZE SUBDIVISION
SITUATE WITHIN SECTION 33,
T 11 N, R 4 E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 1997
SHEET 2 OF 2

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	25.00	91°32'50"	39.95	N 45°52'08" E	35.83'
C2	25.00	00°07'18"	0.02	S 88°20'17" E	0.02'
C3	363.08	02°58'31"	22.03	S 85°34'52" E	22.06'
C4	363.08	03°31'50"	22.37	S 79°34'48" E	22.37'
C5	363.08	03°34'42"	22.68	S 76°01'32" E	22.67'
C6	363.08	02°58'18"	18.62	S 77°45'01" E	18.62'
C7	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C8	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C9	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C10	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C11	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C12	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C13	423.08	03°03'51"	22.63	S 76°32'28" E	22.62'
C14	423.08	02°58'50"	22.01	S 88°35'11" E	22.01'

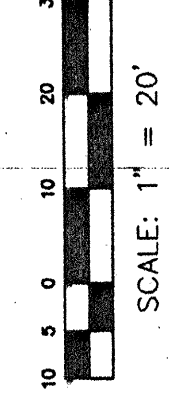
$\Delta = 1846'44"$ ($\Delta = 1846'44"$)
 $R = 423.08'$ ($R = 423.08'$)
 $L = 138.67'$ ($L = 138.67'$)
 $CH = S 80°41'14" E$
138.05

DELTA - DENOTES FOUND MONUMENT
CORNER - DENOTES CALCULATED PROPERTY CORNER
DENOTES SET AS BEARS W/ YELLOW PLASTIC CAP STAMPED "PATRICK, PS 12661" OR PK NAIL W/ TAG STAMPED "PS 12661" OR "X" CUT IN CONCRETE



NOTE: THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE FOR THE BENEFIT AND USE, BY AND FOR THE LOT OWNER(S) SHOWN HEREON, AND ARE TO BE MAINTAINED BY SAID OWNER(S).

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069
111N R4E SEC 33



SCALE: 1" = 20'

CONSTRUCT TWO 24" WIDE SIDEWALK CULVERTS
WITH A STEEL PLATE TOP ACCORDING TO CITY
OF ALBUQUERQUE DRAWING 2236. LOCATION IS
STATION 1+54, OFFSET 44' TO 50' LEFT
(NORTH).

THE NORTH-SOUTH LOT DIMENSIONS SHOWN ON
THE GRADING AND DRAINAGE PLAN ARE BASED
ON THE PRELIMINARY PLAT. THE CURRENT
PLAT HAS DIMENSIONS AS SHOWN ON THE
ATTACHED PLAT, AND NOTED IN BOLD PRINT ON
THE GRADING AND DRAINAGE PLAN.
ELEVATIONS SHOWN ON THE GRADING AND
DRAINAGE PLAN INTERIOR TO THE LOT ARE NOT
CHANGED. FOR ELEVATIONS AND DESIGN OF
THE WORK WITHIN THE RIGHT-OF-WAY AND THE
PROJECT ENTRANCE, SEE SHEET 4 OF 7 OF
PROJECT 589081.

REFER TO THE FOLLOWING STANDARD DRAWINGS
PAVING
2405 RESIDENTIAL STREET SECTION
2415 CURB AND GUTTER SECTIONS
2418 MOUNTABLE TO STANDARD CURB
TRANSITION
2420 CONCRETE VALLEY GUTTER
(INTERSECTION)
2425 DRIVEPADS
2426 PRIVATE ENTRANCE DETAILS
2430 SIDEWALK DETAILS
2440 CURB ACCESS RAMP
2450 CONCRETE JOINTS
2465 CITYWIDE PAVEMENT CUTS
FOR ALL UTILITIES

NOTES

- A EXISTING UNDERGROUND TELEPHONE LINES. DEPTH IS UNKNOWN
- B EXISTING UNDERGROUND GAS LINES. DEPTH IS UNKNOWN
- C EXISTING PAVED STREET WITH STANDARD CURB AND GUTTER.
- D EXISTING PORTLAND CEMENT CONCRETE SIDEWALK.
- E EXISTING FIRE HYDRANT.
- F EXISTING WHEELCHAIR RAMP

J TWO 24" WIDE SIDEWALK CULVERTS WITH STEEL PLATE TOP. SEE STANDARD DETAIL 2236.

K ASPHALT SURFACING IN THE WORK AREA WITHIN THE LA GRIMA DE ORO RIGHT-OF-WAY WHICH HAS BEEN REMOVED OR DISTURBED FOR PLACING OF UTILITIES AND CURB SHALL BE REPLACED AS FOLLOWS:

REMOVE ALL OF THE ASPHALT SURFACING WITHIN THE LIMITS SHOWN, AND FROM CURB TO CURB. AFTER ALL UNDERGROUND UTILITIES HAVE BEEN PLACED AND TRENCHES BACKFILLED AND COMPACTED, COMPACT THE EARTH MATERIALS, AND RESURFACE ACCORDING TO STANDARD DETAIL 2405. RESIDENTIAL STREET SECTION VERIFY THE EXISTING THICKNESS OF PAVEMENT AND PLACE NEW ASPHALT SURFACE TO THE ORIGINAL THICKNESS OR 3" AS REQUIRED BY DETAIL 2405, WHICH EVER IS THICKER. CURBS AND GUTTERS WHICH HAVE BEEN REMOVED SHALL BE REPLACED WITH THE EQUIVALENT, OR WITH DRIVEPADS AND VALLEY GUTTER IN THE LOCATIONS NOTED ON THE DRAWING BEFORE DOING THE STREET PAVING. THE CONTRACTORS ATTENTION IS CALLED TO NOTE 28, SHEET 6 OF 7, WHICH REQUIRES THAT THE RIGHT-OF-WAY BE MAINTAINED ON LA GRIMA DE ORO ROAD DURING THE CONSTRUCTION PERIOD.

L ASPHALT SURFACED DRIVEWAY 30 FEET
WIDE, CURB FLOW LINE TO CURB FLOW LINE.
ASPHALT SURFACING SHALL BE TO THE
ELEVATIONS SHOWN, AND THE SECTION IN
ACCORDANCE WITH SECTION SHOWN ON STANDARD
DETAIL 2405.

M MOUNTABLE CURB, ROLL OVER TYPE, SEE
STANDARD 2415.
N STANDARD CURB AND GUTTER, SEE STANDARD
2415.
P 4 FEET WIDE PORTLAND CEMENT CONCRETE
SIDEWALK PLACED ADJACENT TO THE PROPERTY
LINE

Q PROPOSED PORTLAND CEMENT VALLEY GUTTER
AND INTERSECTION, WITH WHEELCHAIR RAMPS.
SEE STANDARD DETAIL 2426.

R PLACE DRIVEPADS ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. DRIVEPADS WILL BE 6" THICK PORTLAND CEMENT CONCRETE. THE SIDEWALK PORTION OF THE DRIVEPAD SHALL BE PLACED AT THE ELEVATIONS SHOWN, WITH NO MORE THAN A 2% SIDE SLOPE. SEE STANDARD 2425.

S ADD 2 FEET WIDE PORTLAND CEMENT
CONCRETE SIDEWALK ADJACENT TO EXISTING 4
FEET WIDE SIDEWALK. SLOPE THE ADDITION
TO DRAIN, EITHER TO THE WEST ACROSS THE
EXISTING SIDEWALK IS THAT SIDEWALK IS
SLOPED, OR TO THE EAST FOR THE ADDED TWO
FEET WIDTH.

T MATCH NEW SIDEWALKS, WHEELCHAIR RAMPS AND CURB AND GUTTER TO EXISTING ADJACENT STRUCTURES. EXISTING SIDEWALKS AND CURBS ARE TO BE REMOVED TO THE NEAREST EXISTING JOINT OR MAY BE SAW CUT IF THE EXISTING JOINT IS MORE THAN 5 FEET FROM THE

PROPOSED JUNCTION.
U SIDEWALK CROSSING DRIVEPAD ACCORDING
TO DRAWING 2425. SEE ALSO NOTE R. ABOVE.

LEGEND	EXISTING	PROPOSED
SPOT ELEVATIONS	x	●
TOP OF WALL	TW	TW
TOP OF CURB	TC	TC
TOP OF SIDEWALK	TS	TS
TOP OF DRIVEWAY	TD	TD
TOP OF ASPHALT	TA	TA
FLOW LINE	PL	FL
CONTOUR LINES	--- 4973' ---	23
PROPERTY LINES	① ——— ①	① ——— ①
EASEMENT LINES	— — — — —	④
LOT NUMBER	43	43
STRUCTURE	— — — — —	—————
CURB AND GUTTER	STD —————	STD —————
STANDARD 8"	80	RO
ROLLOVER 4"	65'	EST
ESTATE 0"		
DRIVEWAY	I I I I I I I	—————
SIDEWALK	— S V — — —	— SW — — —
CROWN TO NO CROWN TRANSITION		—————
SEE DRAWING 2401		

MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519

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(505) 299-0774

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: MOUNTAIN BREEZE SUBDIVISION
PRIVATE DRIVEWAY, SIDEWALKS

Design Review Committee	City Engineer Approval
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APPROVED

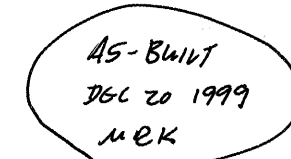
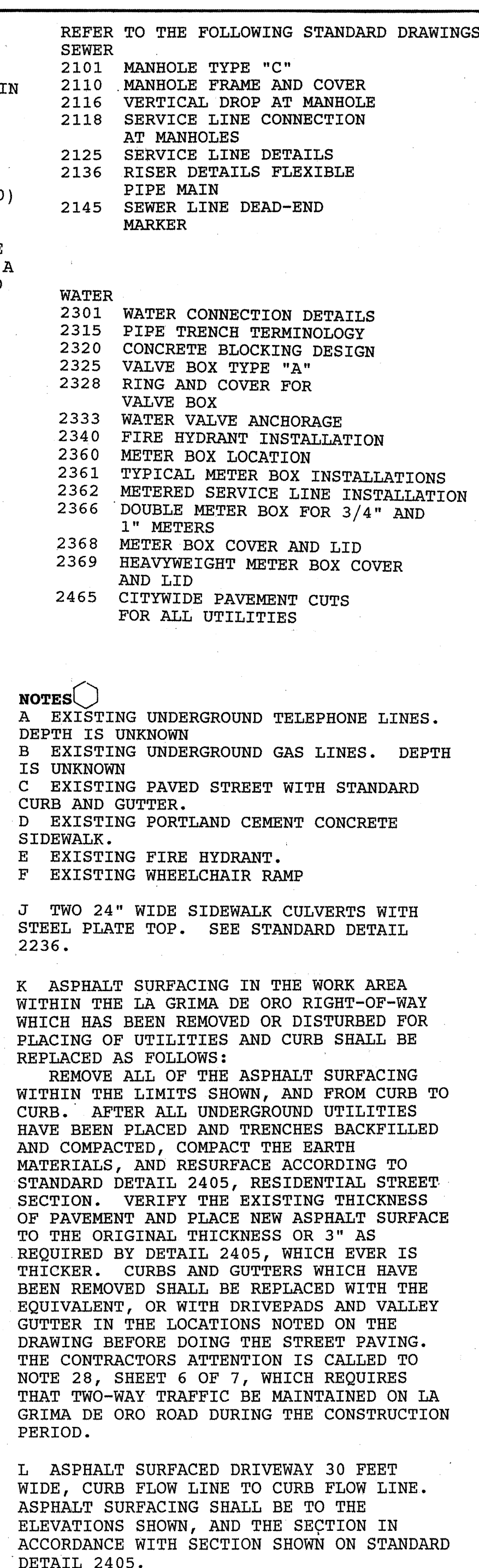
JUL 24 1998

DESIGN
REVIEW COMMITTEE

City Project No. 58908

Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.
Zone Map No.	Sheet	Of	
F-21	4	7	

Zone Map No.	Sheet	Of
F-21	4	7



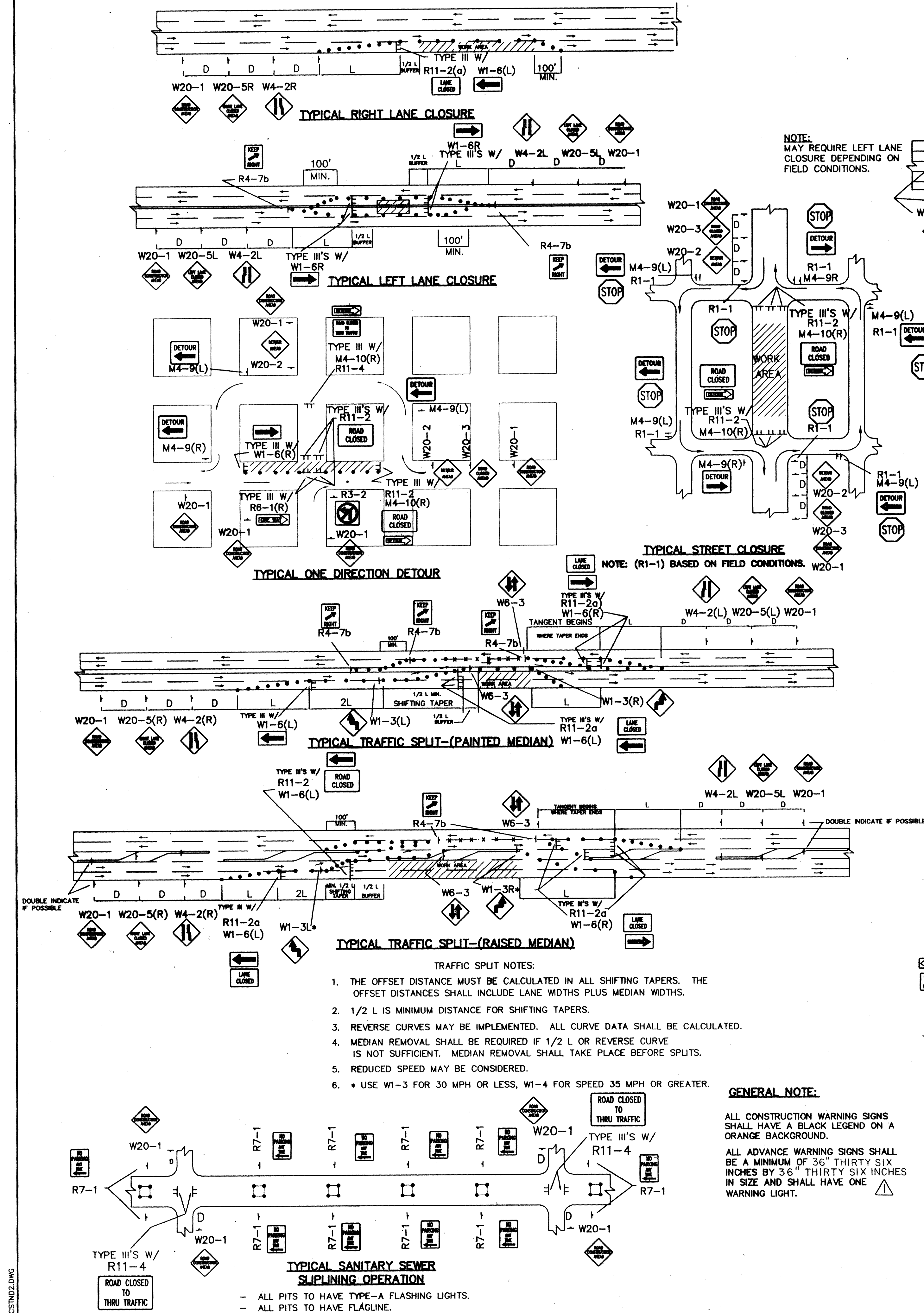
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

Design Review Committee
APPROVED
JUL 24 1998
DESIGN
REVIEW COMMITTEE

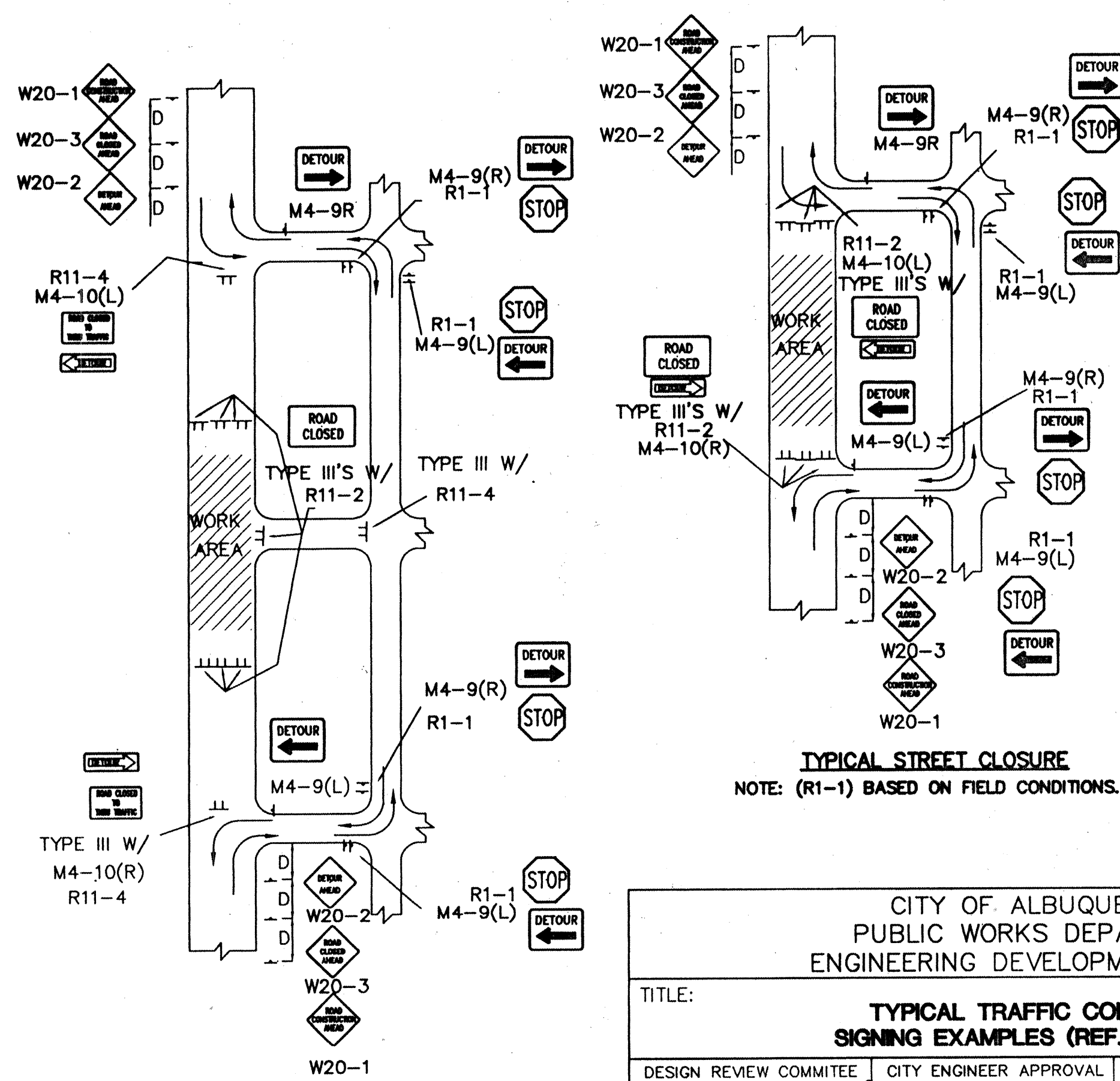
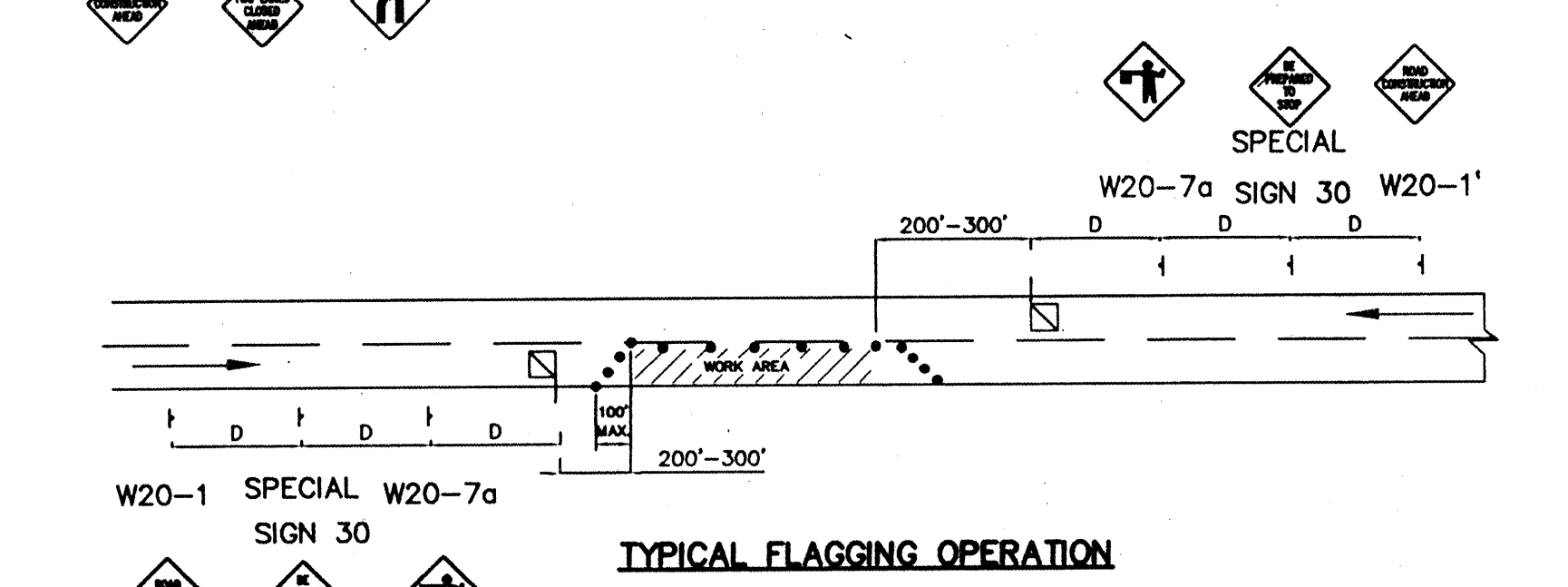
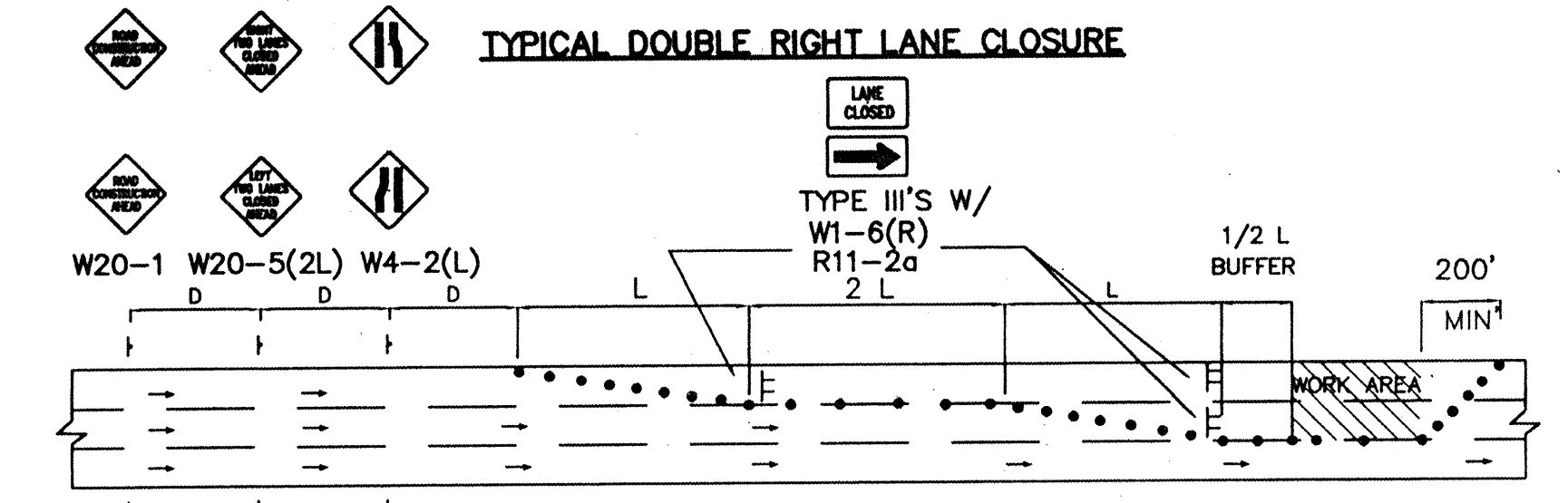
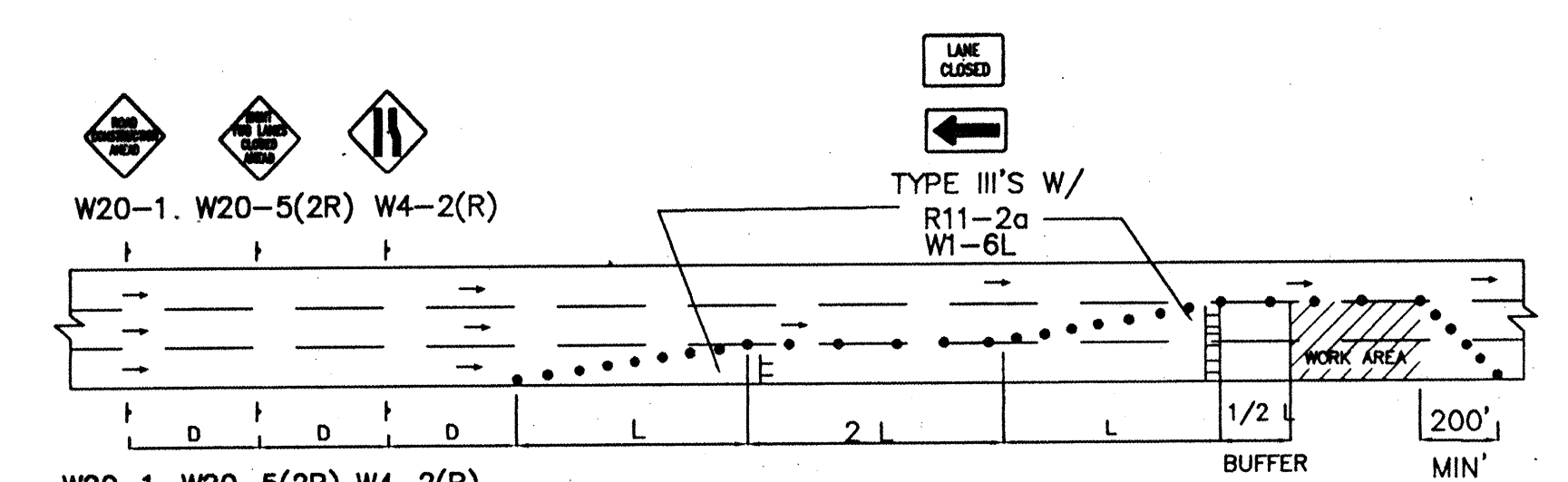
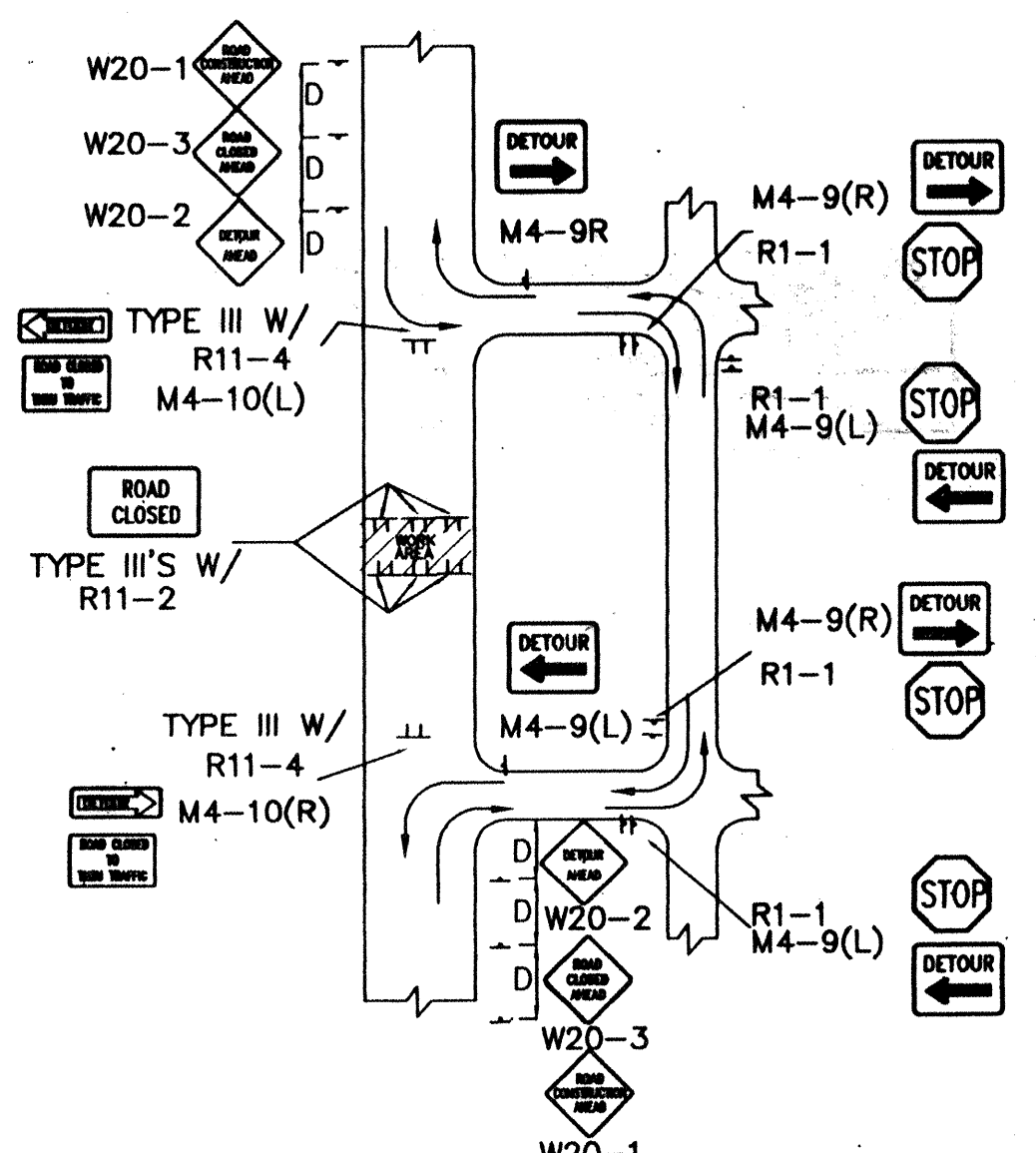
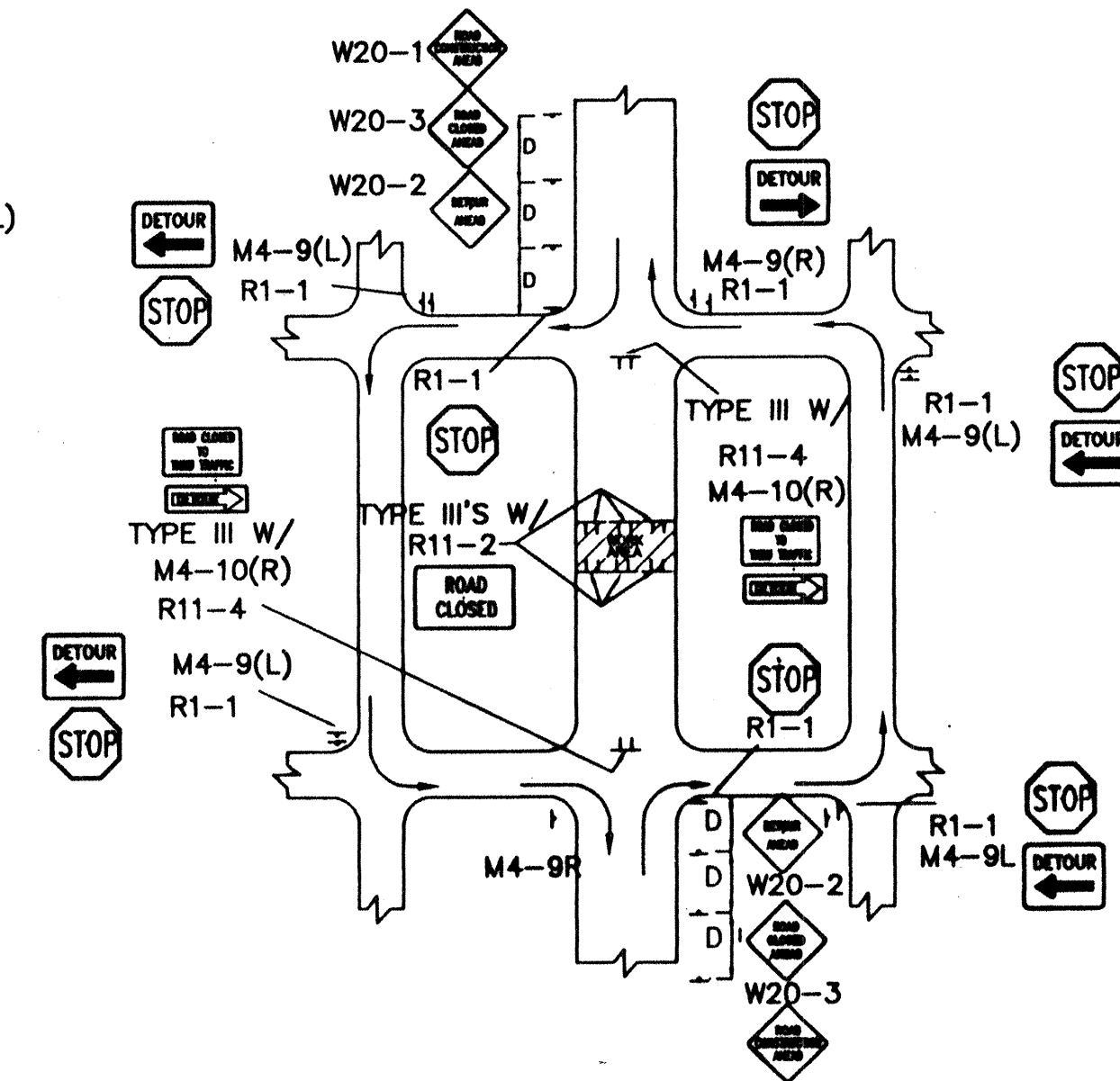
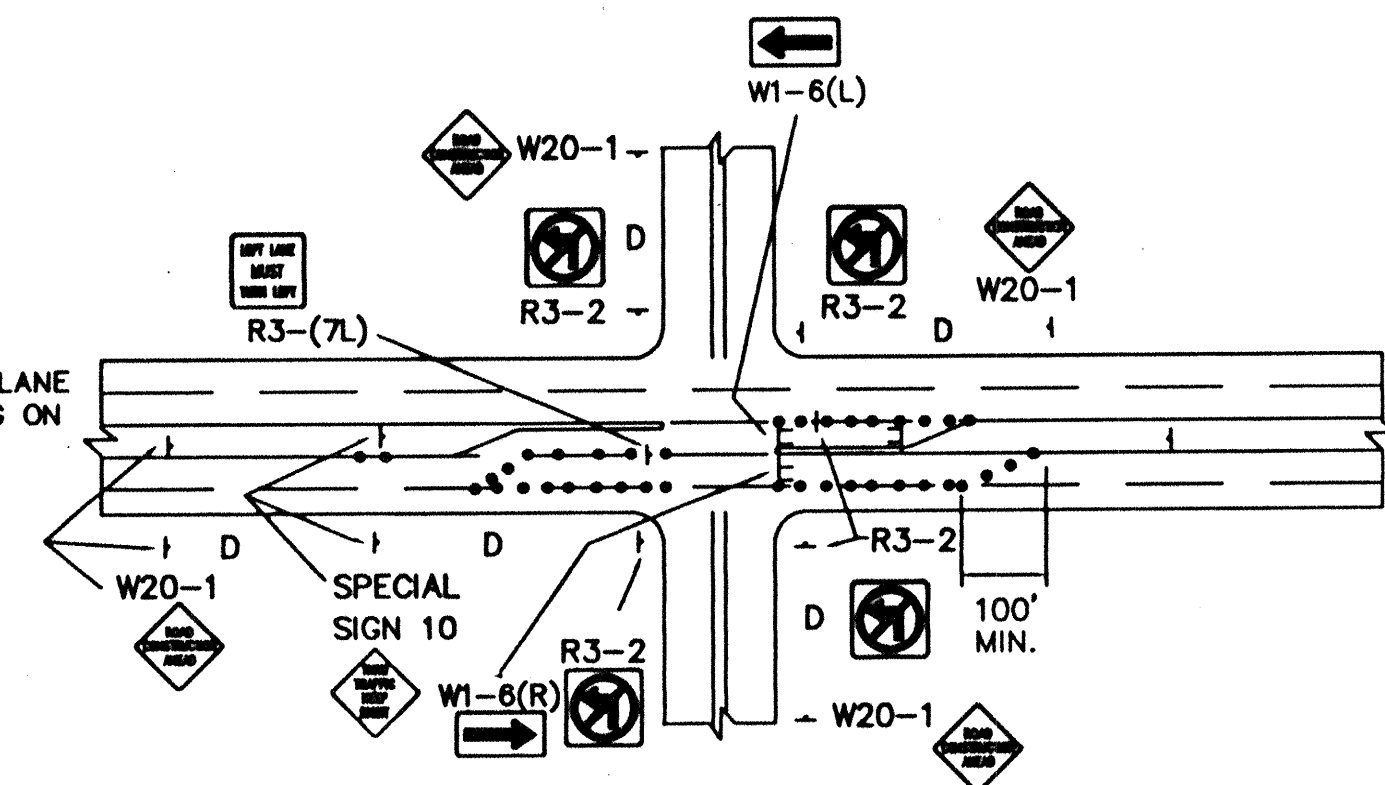
Last Design Update

Sheet 5 Of 7

LOT #	STATION	OFFSET TO SERVICE BOX DIRECTION	LENGTH OF DISTANCE SERVICE (FEET)	TYPE OF BOX
1 & 2	1+58	LEFT (NORTH)	50	DOUBLE
3 & 4	2+02	LEFT (NORTH)	45	DOUBLE
5 & 6	2+46	LEFT (NORTH)	35	DOUBLE
7 & 8	2+90	LEFT (NORTH)	22	DOUBLE
9 & 10	3+34	LEFT (NORTH)	13	DOUBLE
11 & 12	3+78	LEFT (NORTH)	9	DOUBLE



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



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
INSPECTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
STANDARD	DATE	NO.	BY	NO.	DATE	NO.	DATE
REVISIONS	DATE	NO.	BY	NO.	DATE	NO.	DATE
DESIGN	DATE	NO.	BY	NO.	DATE	NO.	DATE
C.O.A. STANDARDS	DATE	NO.	BY	NO.	DATE	NO.	DATE
CITY OF ALBUQUERQUE	PUBLIC WORKS DEPARTMENT						
ENGINEERING DEVELOPMENT GROUP							
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)							
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE					
PROJECT NO. 589081		MAP NO. F-21		SHEET 7 OF 7			