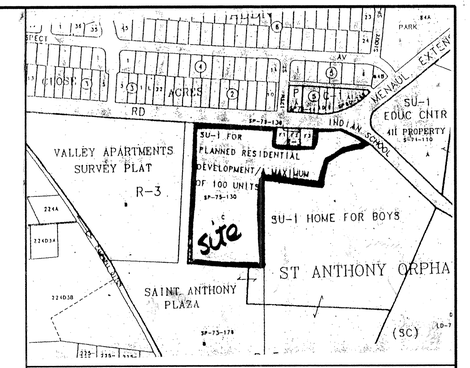
CONSTRUCTION PLANS

FOR

LOS JARDINES SUBDIVISION

ALBUQUERQUE, NEW MEXICO



VICINITY MAP — ZONE ATLAS H-13

SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. FIVE (5) 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 (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR IN EXISTING OR NEW LOCATION AS INDICATED BY THIS SET.
7. THE 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 SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
8. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Peter Chang
DATE 1-20-00

COA INSP.: MARCIAL MARTINEZ

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2-6	PLAT
7-9	GRADING AND DRAINAGE PLAN
10	MASTER PAVING PLAN
11-13	PAVING IMPROVEMENTS
14	MASTER UTILITY PLAN
15-18	UTILITY IMPROVEMENTS
19-20	TRAFFIC CONTROL

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

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

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

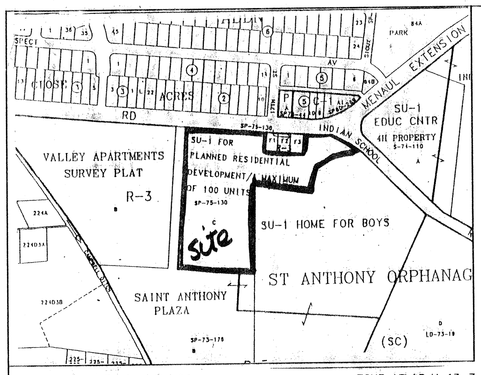
Mark Goodwin 11/5/99
Mark Goodwin NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	**********
D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER 11/5/99	DRC CHAIRMAN		5/14/99	APPROVED FOR CONSTRUCTION
	TRANSPORTATION		5-13-99	
	WATER/WASTEWATER	R.W. Kane	5-14-99	
	HYDROLOGY		5-13-99	5-26-99
	CIP			CITY ENGINEER DATE
	CONSTR. MNGMT.			
	CONSTRUCTION COORD.		5-14-99	
	CITY PROJECT NO.	610081		SHEET 1 OF 20

DRB NO. 98-404



LOCATION MAP

ZONE ATLAS H-13-Z

SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS. DRB. 98-404 S V.	
GROSS ACREAGE	8.6084
ZONE ATLAS NO.	H-13
NO. OF EXISTING TRACTS/LOTS	1
NO. OF TRACTS/LOTS CREATED	86 lots, 7 tracts
NO. OF TRACTS/LOTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.3912
AREA DEDICATED TO CITY OF ALBUQUERQUE	INTERIOR STREETS: 1.7566 AC ADDITIONAL R/W: 0.0430 AC
DATE OF SURVEY	April 1998
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	98050109000118

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets 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 & overhead 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.

MICHAEL SIVAGE, President, SIVAGE-THOMAS HOMES, INC.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on February 15, 1999 by

NOTARY PUBLIC — MY COMMISSION EXPIRES May 29, 2001

OFFICIAL SEAL
Elizabeth Cochran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires May 29, 2001

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

SUBDIVIDE EXISTING TRACT C, LANDS OF ST. ANTHONY'S ORPHANAGE, INTO 86 RESIDENTIAL LOTS AND 7 TRACTS.

GRANT NEW EASEMENTS AS SHOWN

DEDICATE NEW RIGHT-OF-WAY AS SHOWN

CORRECT THE BOUNDARY BETWEEN TRACT C AND LAND WITHIN TRACT C THAT WAS CONVEYED WITH CONVEYANCES OF TRACTS F-1 AND F-2, AS TRACTS C, F-1 AND F-2 ARE SHOWN AND DESIGNATED ON THE PLAT OF THE LAND OF ST. ANTHONY'S ORPHANAGE, FILED ON JUNE 19, 1975, AS DOCUMENT NUMBER 69788, IN VOLUME D6, FOLIO 158 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PRIOR TO THE CONVEYANCE OF TITLE TO TRACT C TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN WARRANTY DEED, DATED JANUARY 26, 1996 AND FILED ON FEBRUARY 29, 1996 AS DOCUMENT NUMBER 96023416 IN VOLUME 96-6, PAGE 2811 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, (1) THE OWNER OF TRACT C AND TRACT F-1 CONVEYED TRACT F-1 AND A TRACT OF LAND THAT IS ADJACENT TO AND SOUTH OF TRACT F-1 AND THAT IS WITHIN TRACT C TO THIRD PARTIES BY THAT CERTAIN WARRANTY DEED, DATED MAY 27, 1972 AND FILED AUGUST 25, 1972 AS DOCUMENT NUMBER 5748 IN VOLUME D925, PAGE 856 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND (2) THE OWNER OF TRACT C AND TRACT F-2 CONVEYED TRACT F-2 AND A TRACT OF LAND THAT IS ADJACENT TO AND SOUTH OF TRACT F-2 AND THAT IS WITHIN TRACT C TO THIRD PARTIES BY THAT CERTAIN WARRANTY DEED, DATED MAY 11, 1976 AND FILED ON JULY 15, 1976 AS DOCUMENT NUMBER 76-37198 IN VOLUME D10-A, PAGE 406 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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 (Effective November 1, 1989 and revision effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

TIMOTHY ALDRICH, P.S. No. 7719
(505)884-1990

02-15-99
DATE

SCANNED BY MESA REPRO

PLAT FOR
LOS JARDINES SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M.	Date
City Engineer, City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Transportation Development, City of Albuquerque, N.M.	Date
Utility Development Division, City of Albuquerque, N.M.	Date
Parks Design and Development, C.I.P., City of Albuquerque, N.M.	Date
City Surveyor, City of Albuquerque, N.M.	02-17-99 Date
Property Management, City of Albuquerque, N.M.	Date
PNM GAS	2-17-99 Date
U.S. West Telecommunications	02-17-99 Date
PNM ELECTRIC	2-17-99 Date
Jones Intercable, Inc.	2-17-99 Date

dwg:	8028plt1	Drawn:	BJG	Checked:	ALS	Sheet	1 of 10
Scale:	1"=50'	Date:	2/11/99	Job:	98028		

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, ST. ANTHONY'S ORPHANAGE 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 June 19, 1975 in Volume D6, Folio 158 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the south right-of-way line of Indian School Road N.W. from whence the Albuquerque Control Survey Monument "7-H13" bears S 89°08'48" W, 2496.51 feet;

THENCE along said south right-of-way line S 84°48'06" E, 392.83 feet to a point, said point being common with the northwest corner of TRACT F-1, MARCELLO AND CARMEN MARTINEZ as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 25, 1972 in Volume D925, Folio 856;

THENCE leaving said south right-of-way line S 05°26'44" W, 120.53 feet along a line common with the west line of said TRACT F-1 to a point, said point being common with the southwest corner of said TRACT F-1;

THENCE S 84°28'42" E, 126.62 feet along a line common with the south line of said TRACT F-1 and TRACT F-2, ROBERT AND FELICITAS ATENCIO as the same is described in a QUITCLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 1998 in Volume 9817, Folio 2201 to a point, said point being common with the southeast corner of said TRACT F-2;

THENCE N 05°35'01" E, 11.51 feet along a line common with the east line of said TRACT F-2 to a point, said point being common with the southwest corner of TRACT F-3, ST. ANTHONY'S ORPHANAGE 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 June 19, 1975 in Volume D6, Folio 158;

THENCE S 84°28'42" E, 83.46 feet along a line common with the south line of said TRACT F-3 to a point, said point being common with the southeast corner of said TRACT F-3;

THENCE N 09°43'02" E, 110.56 feet along a line common with the east line of said TRACT F-3 to a point, said point being common with the northeast corner of said TRACT F-3 and further being on said south right-of-way line of Indian School Road N.W.;

THENCE along said south right-of-way line S 84°48'06" E, 127.89 feet to a point of curvature;

THENCE continuing 56.62 feet along a curve to the left, whose radius is 186.24 feet through a central angle of 17°25'07" and whose chord bears N 86°29'21" E, 56.40 feet to a point on tangent;

THENCE continuing S 63°49'28" E, 84.50 feet to a point;

THENCE continuing S 54°55'08" E, 49.63 feet to the northeast corner;

THENCE leaving said south right-of-way line S 23°05'07" W, 25.70 feet along a line common with the westerly line of TRACT A, ST. ANTHONY'S ORPHANAGE 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 September 1, 1950 in Volume B1, Folio 80 to a point;

THENCE continuing S 74°49'13" W, 154.80 feet to a point;

THENCE continuing S 59°28'39" W, 84.92 feet to a point;

THENCE continuing S 14°15'13" W, 136.40 feet to a point;

THENCE continuing N 81°02'37" W, 312.78 feet to a point;

THENCE continuing S 01°47'53" W, 465.03 feet to the southeast corner;

THENCE N 84°48'07" W, 388.80 feet along the south line of the herein described tract to the southwest corner;

THENCE N 05°11'53" E, 752.79 feet along the west line of the herein described tract to the point of beginning and containing 8.6084 acres more or less.

02-15-99

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
   - PLAT FOR "ST. ANTHONY'S ORPHANAGE, TRACT A", (09-01-50, B1-80)
   - PLAT FOR "ST. ANTHONY'S PLAZA, TRACT B", (03-23-73, D5-132)
   - PLAT FOR "ST. ANTHONY'S ORPHANAGE", (06-19-75, D6-158)
   - PLAT FOR "VALLEY APARTMENTS", (01-09-70, D4-55)
   - "WARRANTY DEED", (08-25-72, D925-856)
   - "WARRANTY DEED", (07-15-76, D10A-406)
   - "QUITCLAIM DEED", (10-20-98, 9817-2201)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed April, 1998, by Aldrich Land Surveying. (505-884-1990, reference number 98039)
6. Utility Council Location System Log No.: 98050109000118
7. Title Report: Provided by Rio Grande Title Company, Inc.
   Chicago Title Insurance Company
   File No.: 11-950296-r, Policy No.: OP 32 0022 106 418
   (Effective Date: February 29, 1996)
8. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
9. Public water line easement granted to the City of Albuquerque by this plat.
10. Private access and utility easement granted to the owners of lots 21A and 21B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
11. Private access and utility easement granted to the owners of lots 3A and 3B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
12. Private access and utility easement granted to the owners of lots 20A, 20B, 22A, 22B, 23A, 23B, 24A and 24B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
13. Private access and utility easement granted to the owners of lots 18A, 18B, 19A, 19B, 25A, 25B, 26A and 26B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
14. Private access and utility easement granted to the owners of lots 29A, 29B, 30A, 30B, 31A, 31B, 32A and 32B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
15. Private access and utility easement granted to the owners of lots 27A, 27B, 28A, 28B, 33A, 33B, 34A and 34B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
16. Private access and utility easement granted to the owners of lots 37A, 37B, 38A and 38B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
17. Private access and utility easement granted to the owners of lots 35A, 35B, 36A and 36B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
18. Private access and utility easement granted to the owners of lots 12A, 12B, 13A, 13B, 14A, 14B, 15A and 15B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
19. Private access and utility easement granted to the owners of lots 7A, 7B, 8A, 8B, 9A and 9B, to be jointly maintained by said owners, and public water and sewer line easement granted to the City of Albuquerque by this plat with attached maintenance responsibilities for public underground facilities.
20. Tracts A, B and G are to be encumbered by private non-vehicular access and drainage easements granted to the Los Jardines Homeowner's Association by this plat, and to be maintained by said association.
21. Private non-vehicular access easements granted to the Los Jardines Homeowner's Association by this plat, and to be maintained by said association.

PLAT FOR
LOS JARDINES SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

PUBLIC UTILITY EASEMENTS

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

1. The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

3. U.S. West for installation, maintenance and service of all buried 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 installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

5. The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

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 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.

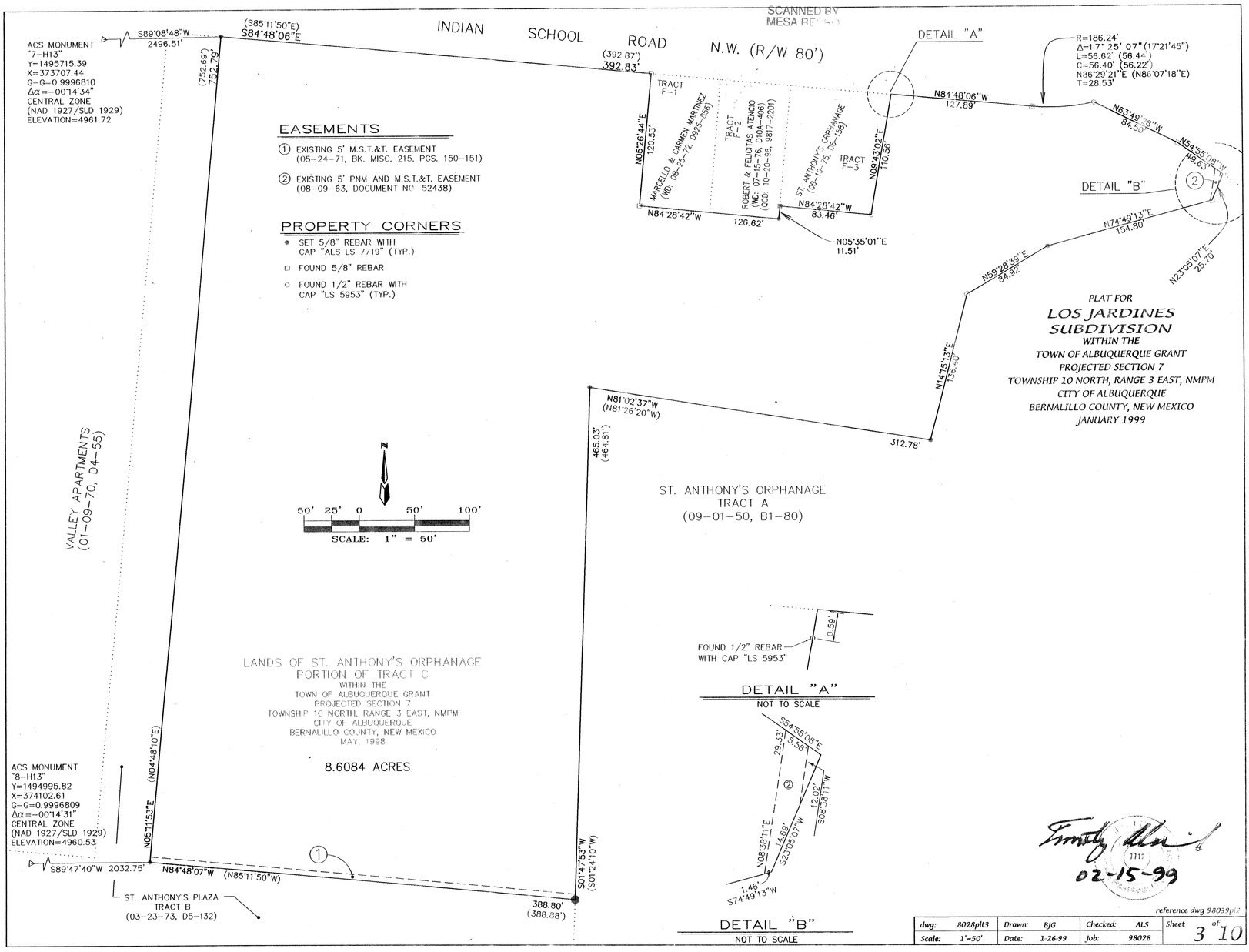
NOTES (continued)

22. Private access easement granted to the owner of Tract F-1 by this plat, and to be maintained by said owner.
23. Public drainage easement granted to the City of Albuquerque by this plat.
24. Public Drainage Easement granted to the City of Albuquerque by this plat and to be maintained by Los Jardines Homeowner's Association.

reference dwg 98039pl1

dwg:	8028plt2	Drawn:	BJG	Checked:	ALS	Sheet	2 of 10
Scale:	1"=50'	Date:	2-1-99	Job:	98028		

PROJECT NO. 610081 2 OF 20



dwg: 8028plt3	Drawn: BJG	Checked: ALS	Sheet 3 of 10
Scale: 1"=50'	Date: 1-26-99	Job: 98028	

CURVE DATA FOR SHEET 4

NUMBER	RADIUS	DELTA	LENGTH	CHORD	BEARING
C800	101.00	64°08'35"	113.07	107.26	N52°35'06"W
C801	101.00	67°50'03"	119.58	112.71	N61°25'36"E
C802	49.00	10°45'17"	9.20	9.18	N89°57'58"E
C803	49.00	11°49'02"	10.11	10.09	N49°01'50"E
C804	49.00	23°03'13"	19.72	19.58	N13°19'29"E
C805	49.00	22°39'35"	18.98	18.86	N39°57'22"E
C806	49.00	86°23'01"	73.88	67.08	N41°27'52"W
C807	102.00	31°59'20"	56.95	56.21	N46°46'32"E
C808	102.00	38°48'34"	69.09	67.78	N82°10'28"E
C809	10.00	40°45'38"	7.11	6.96	N81°11'56"E
C810	10.00	25°48'38"	4.50	4.47	N18°06'23"E
C811	10.00	55°39'41"	9.71	9.34	N67°41'27"E
C812	95.00	12°33'35"	20.39	20.35	N89°12'20"E
C813	15.00	93°43'25"	24.54	21.89	N48°39'15"E
C814	5.00	47°12'12"	4.12	4.00	N60°52'36"W
C815	50.00	282°53'57"	246.88	62.32	N01°16'31"E
C816	15.00	55°41'45"	14.58	14.01	N67°40'25"E
C817	15.00	89°59'40"	23.56	21.21	N50°12'04"E
C818	15.00	75°49'13"	19.85	18.43	N32°42'23"W
C819	102.00	25°19'28"	45.08	44.72	N57°57'16"W
C820	48.00	39°11'10"	32.83	32.19	N64°53'07"W
C821	54.00	03°12'42"	3.03	3.03	N30°49'39"E
C822	53.00	02°28'28"	2.29	2.29	N22°38'17"E
C823	5.00	90°00'00"	7.85	7.07	N46°47'53"E
C824	5.00	90°00'00"	7.85	7.07	N43°12'07"W
C825	5.00	90°00'00"	7.85	7.07	N43°12'07"W
C826	5.00	90°00'00"	7.85	7.07	N46°47'53"E
C827	5.00	111°03'12"	9.69	8.24	N57°19'29"E
C828	5.00	90°00'00"	7.85	7.07	N43°12'07"W
C829	5.00	90°00'00"	7.85	7.07	N43°12'07"W
C830	5.00	90°00'00"	7.85	7.07	N46°47'53"E
C831	5.00	89°48'07"	7.84	7.06	N50°05'57"E
C832	5.00	90°11'53"	7.87	7.08	N39°54'03"W
C833	173.00	05°43'29"	17.29	17.28	N08°03'38"E
C834	228.00	05°43'29"	22.78	22.77	N08°03'38"E
C835	5.44	95°20'29"	9.05	8.04	N52°52'08"E
C836	5.00	90°11'53"	7.87	7.08	N39°54'03"W
C837	5.00	89°51'42"	7.84	7.06	N50°07'44"E
C838	5.00	90°11'53"	7.87	7.08	N39°54'03"W
C839	5.00	89°51'42"	7.84	7.06	N50°07'44"E
C840	5.00	90°08'18"	7.87	7.08	N39°52'16"W
C841	220.00	05°43'29"	22.78	22.77	N01°03'52"W
C842	173.00	05°43'29"	17.29	17.28	N01°03'52"W

LINE DATA FOR SHEET 4

NUMBER	DIRECTION	DIST.	NUMBER	DIRECTION	DIST.	NUMBER	DIRECTION	DIST.	NUMBER	DIRECTION	DIST.
L800	N01°47'53"E	13.50'	L840	N35°44'37"W	20.00'	L880	N05°12'14"E	28.71'	L925	N08°49'34"E	148.76'
L801	N88°15'32"W	16.30'	L841	N54°15'23"E	35.42'	L881	N62°46'11"E	55.33'	L926	N01°47'53"E	62.02'
L802	N88°12'07"W	23.38'	L842	N38°05'04"E	5.94'	L882	N84°39'23"W	192.39'	L927	N84°28'42"W	3.80'
L803	N88°12'07"W	38.34'	L843	N51°54'56"W	9.24'	L883	N11°30'22"W	4.35'	L928	N01°47'53"E	41.54'
L804	N65°12'14"E	10.81'	L844	N84°39'23"W	10.20'	L884	N01°47'53"E	31.19'	L929	N82°15'09"W	37.05'
L805	N24°47'46"W	6.35'	L845	N84°39'23"W	60.08'	L885	N17°40'56"W	14.96'	L930	N01°47'53"E	1.15'
L806	N54°45'00"E	23.00'	L846	N51°41'13"W	9.19'	L886	N72°19'04"E	5.29'	L931	N01°47'53"E	2.90'
L807	N04°33'20"E	2.60'	L847	N38°18'47"E	5.96'	L887	N08°49'34"E	85.88'	L932	N01°47'53"E	2.27'
L808	N54°45'00"E	11.33'	L848	N84°39'23"W	54.88'	L888	N34°54'22"E	12.61'	L933	N01°47'53"E	2.85'
L809	N35°15'00"W	20.00'	L849	N57°42'45"W	9.15'	L889	N55°05'38"W	6.17'	L934	N05°11'53"E	2.13'
L810	N87°58'40"W	21.49'	L850	N38°17'15"E	5.96'	L890	N24°47'46"W	11.17'	L935	N01°47'53"E	6.18'
L811	N67°08'55"W	6.09'	L851	N24°47'46"W	5.79'	L891	N01°47'53"E	2.73'	L936	N05°11'53"E	3.76'
L812	N65°12'14"E	30.06'	L852	N65°12'14"E	7.12'	L892	N24°47'46"W	6.30'	L937	N05°11'53"E	31.94'
L813	N24°47'46"W	20.00'	L853	N54°15'23"E	6.62'	L893	N84°28'42"W	25.38'	L938	N34°54'22"E	16.00'
L814	N85°04'30"E	16.72'	L854	N84°48'06"W	3.36'	L894	N25°44'47"W	6.30'	L939	N88°12'07"W	13.50'
L815	N04°55'30"W	15.30'	L855	N05°11'54"E	3.90'	L895	N84°28'42"W	25.38'	L940	N01°47'53"E	13.50'
L816	N35°15'00"W	20.00'	L856	N24°47'46"W	2.19'	L896	N28°43'22"E	4.10'	L941	N01°47'53"E	13.50'
L817	N54°45'00"E	38.03'	L857	N24°47'46"W	4.18'	L897	N61°16'38"W	9.57'	L942	N01°47'53"E	13.50'
L818	N85°00'00"W	25.73'	L858	N65°12'14"E	25.00'	L898	N84°28'42"W	34.88'	L943	N88°12'07"W	16.00'
L819	N84°28'42"W	5.13'	L859	N62°46'11"E	9.25'	L899	N78°29'38"E	14.19'	L944	N01°47'53"E	13.50'
L820	N85°00'00"W	34.70'	L860	N84°48'06"W	6.83'	L900	N01°47'53"E	33.30'	L945	N01°47'53"E	13.14'
L821	N24°47'46"W	19.41'	L861	N05°11'54"E	4.34'	L901	N65°12'14"E	5.59'	L946	N88°12'07"W	16.08'
L822	N65°12'14"E	35.99'	L862	N35°44'37"W	7.63'	L902	N01°47'53"E	35.86'	L947	N01°47'53"E	13.50'
L823	N05°49'36"W	30.82'	L863	N05°11'53"E	55.16'	L903	N54°45'00"E	6.26'	L948	N01°47'53"E	13.50'
L824	N84°56'25"W	25.25'	L864	N35°15'00"W	7.71'	L904	N35°15'00"W	8.30'	L949	N88°12'07"W	15.61'
L825	N44°49'03"W	21.15'	L865	N54°45'00"E	6.57'	L905	N54°15'23"E	6.31'	L950	N05°11'53"E	13.48'
L826	N54°15'23"E	32.80'	L866	N24°47'46"W	8.73'	L906	N01°47'53"E	107.72'	L951	N85°00'00"W	17.00'
L827	N85°56'17"W	5.82'	L867	N65°12'14"E	5.04'	L907	N35°44'37"W	8.21'	L952	N05°11'53"E	13.52'
L828	N04°03'43"E	17.31'	L868	N65°12'14"E	5.77'	L908	N01°47'53"E	107.72'	L953	N05°11'53"E	13.10'
L829	N85°00'00"W	12.08'	L869	N24°47'46"W	10.18'	L909	N65°12'14"E	5.59'	L954	N85°00'00"W	17.00'
L830	N24°47'46"W	20.00'	L870	N05°11'54"E	10.00'	L910	N24°47'46"W	11.17'	L955	N05°11'53"E	13.48'
L831	N65°12'14"E	11.05'	L871	N05°11'54"E	10.00'	L911	N84°28'42"W	34.13'	L956	N05°11'53"E	14.09'
L832	N12°21'35"E	3.61'	L872	N84°39'23"W	17.03'	L912	N84°28'42"W	28.81'	L957	N84°48'07"W	16.00'
L833	N65°12'14"E	23.01'	L873	N05°11'53"E	36.47'	L913	N74°49'13"E	197.75'	L958	N05°11'53"E	14.03'
L834	N84°56'25"W	20.03'	L874	N05°12'14"E	36.62'	L914	N08°49'34"E	33.29'	L959	N05°11'53"E	12.97'
L835	N79°13'28"E	7.65'	L875	N05°11'53"E	124.06'	L915	N01°47'53"E	33.46'	L960	N05°11'53"E	12.98'
L836	N24°47'46"W	20.41'	L876	N05°11'53"E	31.64'	L916	N01°47'53"E	51.97'	L961	N85°00'00"W	16.00'
L837	N65°12'14"E	33.00'	L877	N05°11'53"E	50.78'	L917	N84°28'42"W	22.97'	L962	N84°39'23"W	2.98'
L838	N07°07'24"E	36.66'	L878	N27°13'49"W	9.07'	L918	N39°51'36"E	9.82'	L963	N84°39'23"W	6.54'
L839	N74°14'37"E	17.56'	L879	N78°25'15"W	17.48'	L919	N08°49'34"E	33.29'	L964	N84°39'23"W	6.79'
			L920	N01°47'53"E	33.46'	L921	N01°47'53"E	51.97'	L922	N08°49'34"E	141.50'
			L923	N08°49'34"E	115.11'	L924	N08°49'34"E	141.50'			

LEGEND

- PROPERTY LINE
- CENTER LINE
- ACCESS EASEMENT LINE
- PUBLIC EASEMENT LINE

NOTE: ALL INTERIOR STREETS LABELED "CORTE de" WILL BE PRIVATE

EASEMENT DESCRIPTIONS

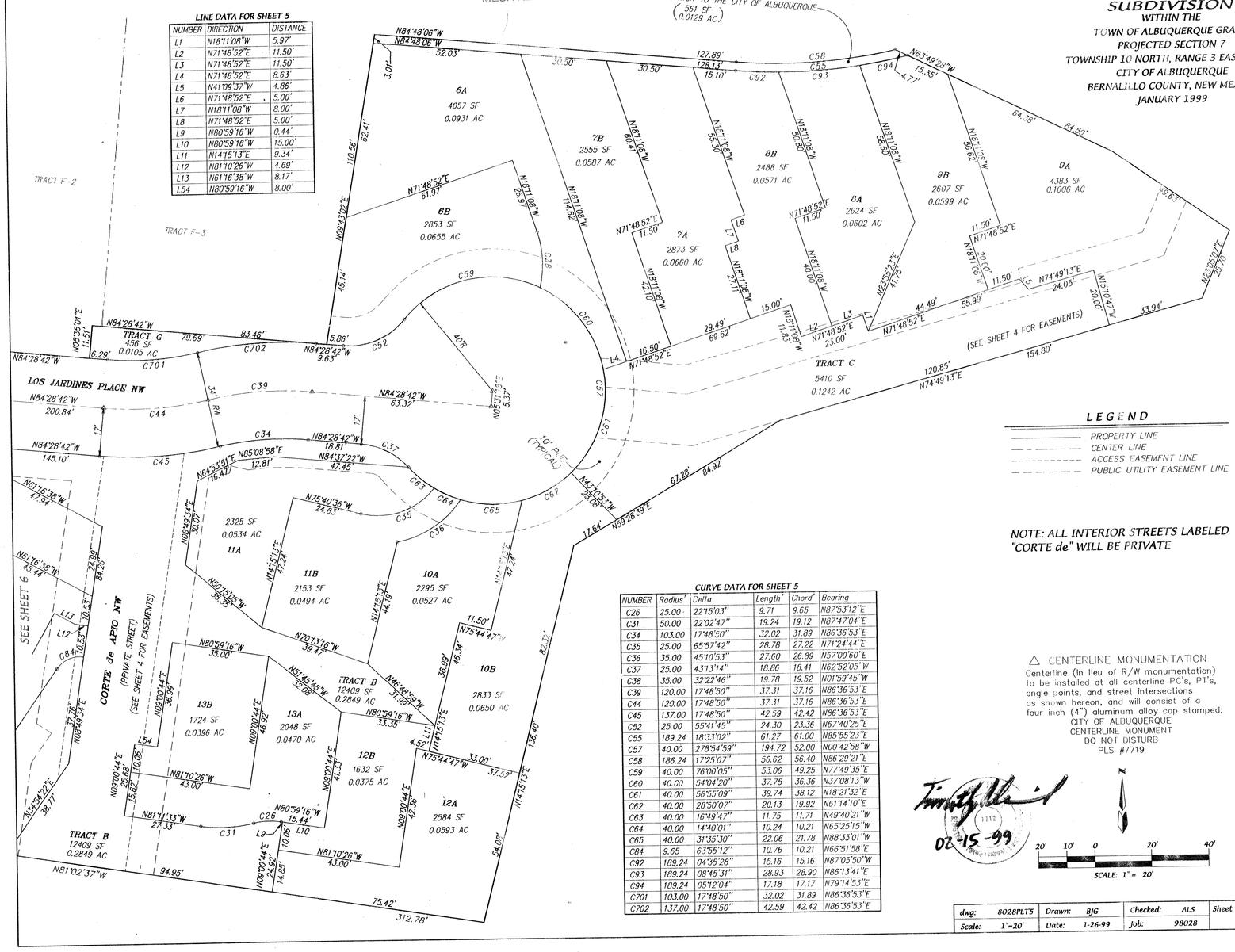
dwg: 8028plt4	Drawn: BJG	Checked: ALS	Sheet 4 of 10
Scale: 1"=50'	Date: 3/23/99	Job: 98028	

PROJECT NO. 610081 3 OF 20

SCANNED BY
MESA REPRO

PLAT FOR LOS JARDINES SUBDIVISION

WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999



LINE DATA FOR SHEET 5

NUMBER	DIRECTION	DISTANCE
L1	N18°11'08"W	5.92'
L2	N71°48'52"E	11.50'
L3	N71°48'52"E	11.50'
L4	N71°48'52"E	8.63'
L5	N41°09'37"W	4.86'
L6	N71°48'52"E	5.00'
L7	N18°11'08"W	8.00'
L8	N71°48'52"E	5.00'
L9	N80°59'16"W	0.44'
L10	N80°59'16"W	15.00'
L11	N14°15'13"E	9.34'
L12	N81°10'26"W	4.69'
L13	N61°16'38"W	8.17'
L54	N80°59'16"W	8.00'

CURVE DATA FOR SHEET 5

NUMBER	Radius'	Delta	Length'	Chord'	Bearing
C26	25.00	22°15'03"	9.71	9.65	N87°53'12"E
C31	50.00	22°02'47"	19.24	19.12	N87°47'04"E
C34	103.00	17°48'50"	32.02	31.89	N86°36'53"E
C35	25.00	65°57'42"	28.78	27.22	N71°24'44"E
C36	35.00	45°10'53"	27.60	26.89	N57°00'60"E
C37	25.00	43°13'14"	18.86	18.41	N62°52'05"W
C38	35.00	32°22'46"	19.78	19.52	N01°59'45"W
C39	120.00	17°48'50"	37.31	37.16	N86°36'53"E
C44	120.00	17°48'50"	37.31	37.16	N86°36'53"E
C45	137.00	17°48'50"	42.59	42.42	N86°36'53"E
C52	25.00	55°41'45"	24.30	23.36	N67°40'25"E
C55	189.24	18°33'02"	61.27	61.00	N05°55'23"E
C57	40.00	278°54'59"	194.72	52.00	N00°42'58"W
C58	186.24	17°25'07"	56.62	56.40	N86°29'21"E
C59	40.00	76°00'05"	53.06	49.25	N77°49'35"E
C60	40.00	54°04'20"	37.75	36.36	N37°08'13"W
C61	40.00	56°55'09"	39.74	38.12	N18°21'32"E
C62	40.00	28°50'07"	20.13	19.92	N61°14'10"E
C63	40.00	16°49'47"	11.75	11.71	N49°40'21"W
C64	40.00	14°40'01"	10.24	10.21	N65°25'15"W
C65	40.00	31°35'30"	22.06	21.78	N88°33'01"W
C84	9.65	63°55'12"	10.76	10.21	N66°51'58"E
C92	189.24	04°35'28"	15.16	15.16	N87°05'50"W
C93	189.24	08°45'31"	28.93	28.90	N86°13'41"E
C94	189.24	05°12'04"	17.18	17.17	N79°14'53"E
C701	103.00	17°48'50"	32.02	31.89	N86°36'53"E
C702	137.00	17°48'50"	42.59	42.42	N86°36'53"E

LEGEND

- PROPERTY LINE
- CENTER LINE
- ACCESS EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE

NOTE: ALL INTERIOR STREETS LABELED "CORTE de" WILL BE PRIVATE

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

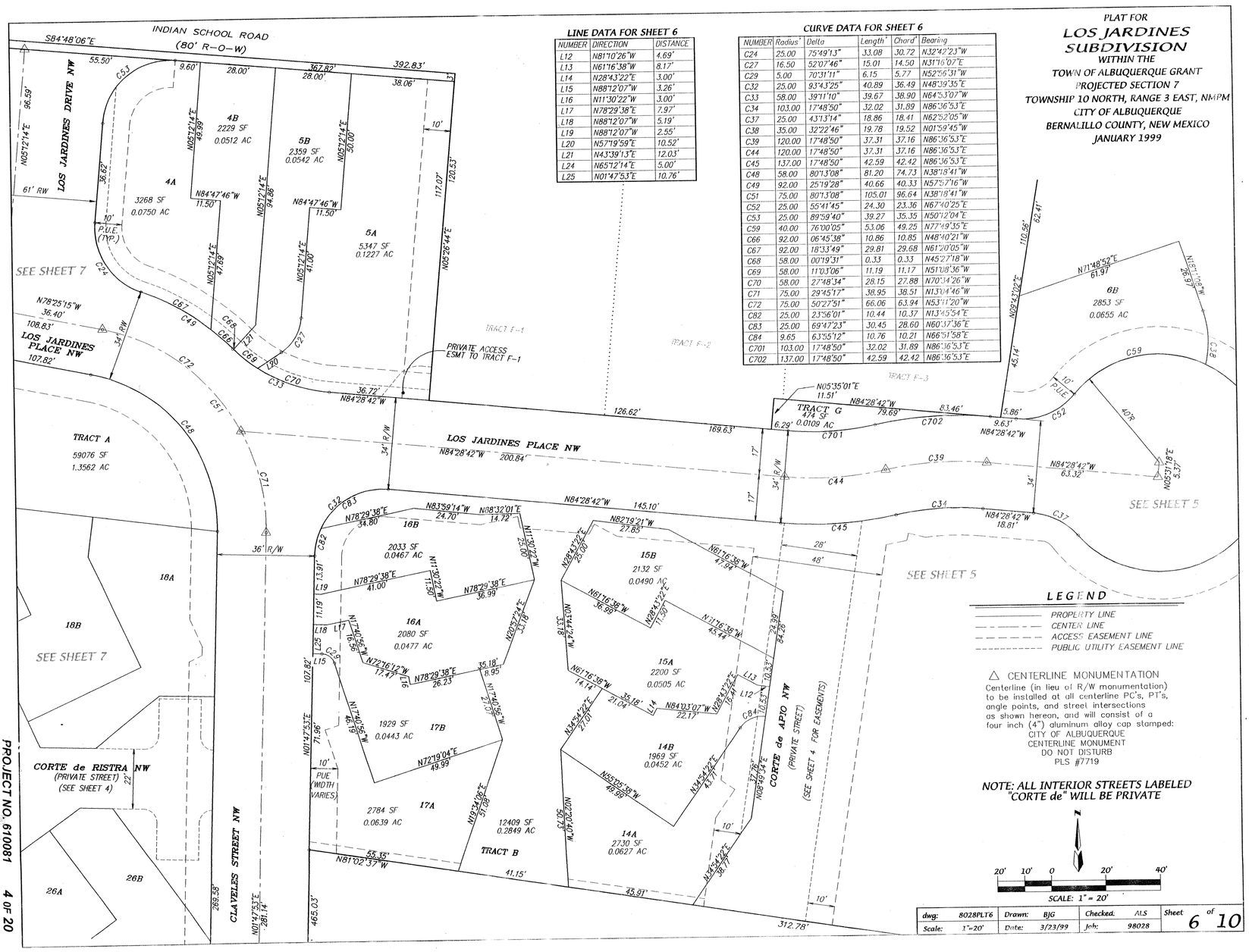
02-15-99

SCALE: 1" = 20'

dwg: 8028PLT5	Drawn: BJG	Checked: ALS	Sheet 5 of 10
Scale: 1"=20'	Date: 1-26-99	Job: 98028	

PLAT FOR LOS JARDINES SUBDIVISION

WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999



LINE DATA FOR SHEET 6

NUMBER	DIRECTION	DISTANCE
L12	N81°10'26"W	4.69'
L13	N61°16'38"W	8.17'
L14	N28°43'22"E	3.00'
L15	N88°12'07"W	3.26'
L16	N11°30'22"W	3.00'
L17	N78°29'38"E	7.97'
L18	N88°12'07"W	5.19'
L19	N88°12'07"W	2.55'
L20	N57°19'59"E	10.52'
L21	N43°39'13"E	12.03'
L24	N65°12'14"E	5.00'
L25	N01°47'53"E	10.76'

CURVE DATA FOR SHEET 6

NUMBER	Radius'	Delta	Length'	Chord'	Bearing
C24	25.00	75°49'13"	33.08	30.72	N32°42'23"W
C27	16.50	52°07'46"	15.01	14.50	N31°16'07"E
C29	5.00	70°31'11"	6.15	5.77	N52°55'31"W
C32	25.00	93°43'25"	40.89	36.49	N48°39'35"E
C33	58.00	39°11'10"	39.67	38.90	N64°53'07"W
C34	103.00	17°48'50"	32.02	31.89	N86°36'53"E
C37	25.00	43°13'14"	18.86	18.41	N62°52'05"W
C38	35.00	32°22'46"	19.78	19.52	N01°59'45"W
C39	120.00	17°48'50"	37.31	37.16	N86°36'53"E
C44	120.00	17°48'50"	37.31	37.16	N86°36'53"E
C45	137.00	17°48'50"	42.59	42.42	N86°36'53"E
C48	58.00	80°13'08"	81.20	74.73	N38°18'41"W
C49	92.00	25°19'28"	40.66	40.33	N57°57'16"W
C51	75.00	80°13'08"	105.01	96.64	N38°18'41"W
C52	25.00	55°41'45"	24.30	23.36	N67°40'25"E
C53	25.00	89°59'40"	39.27	35.35	N50°12'04"E
C59	40.00	76°00'05"	53.06	49.25	N77°49'35"E
C66	92.00	06°45'38"	10.86	10.85	N48°10'21"W
C67	92.00	18°33'49"	29.81	29.68	N61°20'05"W
C68	58.00	00°19'31"	0.33	0.33	N45°27'18"W
C69	58.00	11°03'06"	11.19	11.17	N51°08'36"W
C70	58.00	27°48'34"	28.15	27.88	N70°14'26"W
C71	75.00	29°45'17"	38.95	38.51	N13°04'46"W
C72	75.00	50°27'51"	66.06	63.94	N53°11'20"W
C82	25.00	23°56'01"	10.44	10.37	N13°45'54"E
C83	25.00	69°47'23"	30.45	28.60	N60°37'36"E
C84	9.65	63°55'12"	10.76	10.21	N66°51'58"E
C701	103.00	17°48'50"	32.02	31.89	N86°36'53"E
C702	137.00	17°48'50"	42.59	42.42	N86°36'53"E

LEGEND

- PROPERTY LINE
- CENTER LINE
- ACCESS EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

NOTE: ALL INTERIOR STREETS LABELED "CORTE de" WILL BE PRIVATE

SCALE: 1" = 20'

dwg: 8028PLT6	Drawn: BJG	Checked: ALS	Sheet 6 of 10
Scale: 1"=20'	Date: 3/23/99	Job: 98028	

PLAT FOR
LOS JARDINES SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

LEGEND
- PROPERTY LINE
- CENTER LINE
- ACCESS EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE

NOTE: ALL INTERIOR STREETS LABELED "CORTE de" WILL BE PRIVATE

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

SCALE: 1" = 50'

dwg:	8028PLT7	Drawn:	BJG	Checked:	ALS	Sheet	7 of 10
Scale:	1"=20'	Date:	3/23/99	Job:	98028		

SCANNED BY MESA REPRO

INDIAN SCHOOL ROAD NW (80' R-O-W)
LOS JARDINES DRIVE NW
LOS JARDINES PLACE NW
CLAVELES STREET NW
CORTE de RISTRA NW (PRIVATE STREET)
CORTE de AZUCENA NW (PRIVATE STREET)
ROSALES DRIVE NW
SEE SHEET 6
SEE SHEET 8
(SEE SHEET 4 FOR EASEMENTS)
PUBLIC DRAINAGE EASEMENT (SEE NOTE 24)
TRACT A 59076 SF 1.3562 AC
TRACT D 996 SF 0.0229 AC
3' R-O-W DEDICATION TO THE CITY OF ALBUQUERQUE (133 SF) (0.0305 AC)
PRIVATE ACCESS EASEMENT GRANTED TO TRACT F-1

PLAT FOR
LOS JARDINES SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

LEGEND
- PROPERTY LINE
- CENTER LINE
- ACCESS EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE

NOTE: ALL INTERIOR STREETS LABELED "CORTE de" WILL BE PRIVATE

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

SCALE: 1" = 20'

dwg:	8028PLT8	Drawn:	BJG	Checked:	ALS	Sheet	8 of 10
Scale:	1"=20'	Date:	3/23/99	Job:	98028		

CLAVELES STREET NW
CORTE de RISTRA NW (PRIVATE STREET) (SEE SHEET 4)
CORTE de PIMIENTA NW (PRIVATE STREET) (SEE SHEET 4)
CORTE de AZUCENA NW (PRIVATE STREET) (SEE SHEET 4)
CORTE de CALABAZA NW (PRIVATE STREET) (SEE SHEET 4)
ROSALES DRIVE NW
SEE SHEET 7
SEE SHEET 9
(SEE SHEET 4 FOR EASEMENTS)

SCANNED BY
MESA REPRO

PRELIMINARY
PLAT FOR
LOS JARDINES SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

CURVE DATA FOR SHEET 7

Number	Radius'	Delta	Length'	Chord'	Bearing
C2	58.00	57°34'18"	58.28	55.86	N33°59'02"E
C10	58.00	38°48'34"	39.29	38.54	N82°10'28"E
C11	92.00	57°34'18"	92.44	88.60	N33°59'02"E
C13	92.00	38°48'34"	62.32	61.13	N82°10'28"E
C14	20.00	41°36'25"	14.52	14.21	N15°36'19"W
C19	75.00	38°48'34"	50.80	49.84	N82°10'28"E
C20	75.00	57°34'18"	75.36	72.23	N33°59'02"E
C23	25.00	90°00'01"	39.27	35.36	N50°11'54"E
C48	58.00	80°13'08"	81.20	74.73	N38°18'41"W
C51	75.00	80°13'08"	105.01	96.64	N38°18'41"W
C54	25.00	90°00'20"	39.27	35.36	N39°47'56"W
C56	20.00	96°22'32"	33.64	29.81	N53°23'30"E
C71	75.00	29°45'17"	38.95	38.51	N13°04'46"W
C72	75.00	50°27'51"	66.06	63.94	N53°11'20"W
C73	92.00	15°25'07"	24.76	24.68	N55°03'38"E
C74	92.00	42°09'11"	67.69	66.17	N26°16'29"E
C75	58.00	25°36'43"	25.93	25.71	N49°57'50"E
C76	58.11	30°55'30"	31.37	30.99	N21°40'51"E
C77	56.56	01°00'01"	0.99	0.99	N05°11'53"E

LINE DATA FOR SHEET 7

NUMBER	DIRECTION	DISTANCE
L22	N36°24'31"W	3.47'
L23	N65°12'14"E	5.00'
L24	N65°12'14"E	5.00'
L26	N85°00'00"W	3.48'
L27	N12°21'35"E	3.61'
L28	N65°12'14"E	11.05'
L29	N65°12'14"E	5.00'

CURVE DATA FOR SHEET 8

NUMBER	Radius'	Delta	Length'	Chord'	Bearing
C16	200.00	04°03'08"	14.15	14.14	N07°13'27"E
C17	200.00	04°03'08"	14.15	14.14	N07°13'27"E
C18	75.00	89°51'16"	117.62	105.93	N39°43'45"W
C21	183.00	05°43'29"	18.28	18.28	N08°03'38"E
C22	218.00	05°43'29"	21.78	21.77	N08°03'38"E
C40	200.00	04°03'08"	14.15	14.14	N00°13'11"W
C41	200.00	04°03'08"	14.15	14.14	N00°13'41"W
C42	183.00	05°43'29"	18.28	18.28	N01°03'52"W
C43	218.00	05°43'29"	21.78	21.77	N01°03'52"W
C78	59.00	77°42'22"	80.02	74.02	N33°39'18"W

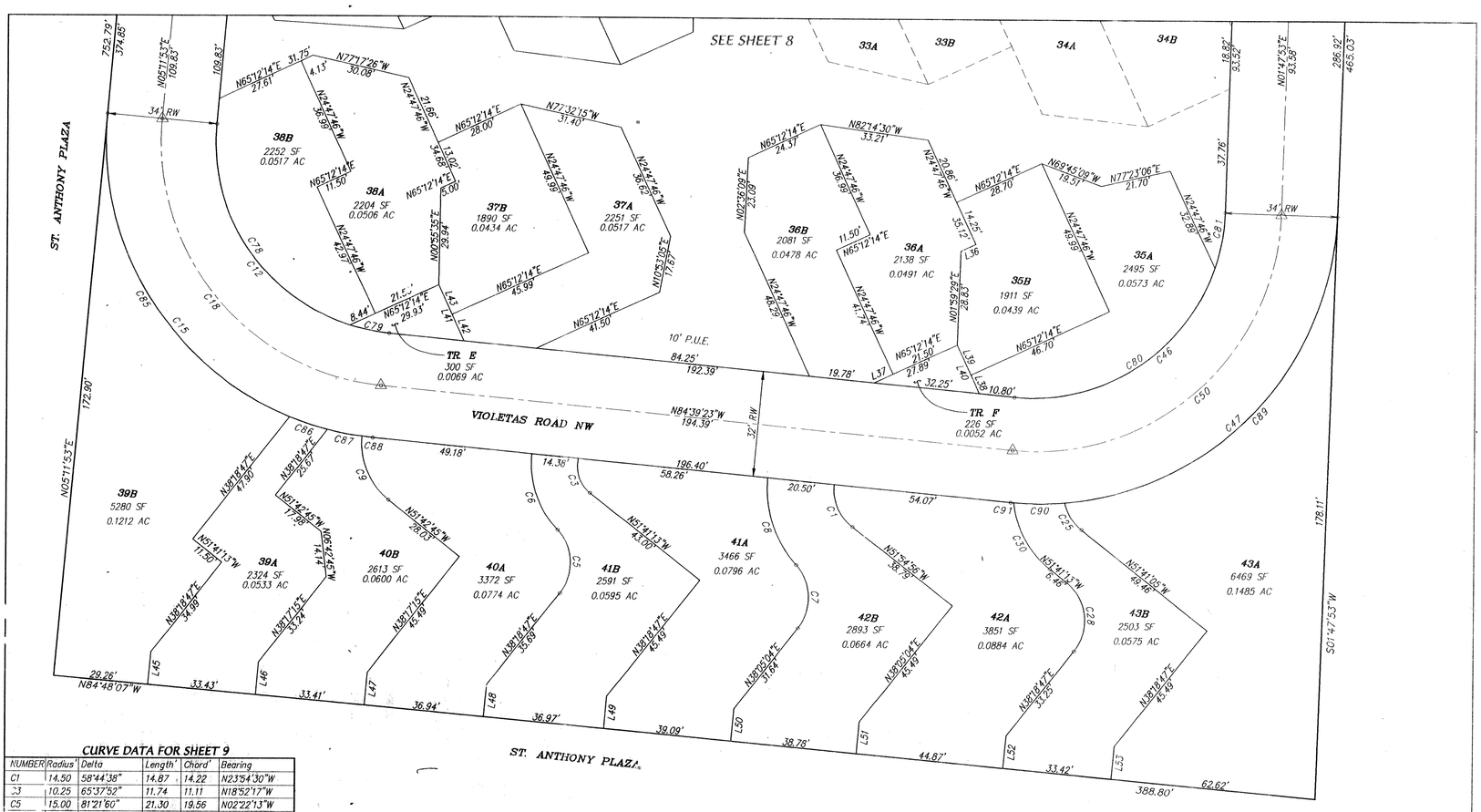
LINE DATA FOR SHEET 8

NUMBER	DIRECTION	DISTANCE
L30	N54°15'23"E	5.00'
L31	N54°45'00"E	5.00'
L32	N04°33'20"E	2.60'
L33	N54°45'00"E	5.00'
L34	N54°45'00"E	11.33'
L35	N88°12'07"W	6.47'
L55	N65°12'14"E	5.00'

02-15-99

CURVE DATA & LINE DATA

dwg:	8028PL10	Drawn:	BJG	Checked:	ALS	Sheet	10 of 10
Scale:	1"=50'	Date:	1-26-99	Job:	98028		



CURVE DATA FOR SHEET 9

NUMBER	Radius'	Delta	Length'	Chord'	Bearing
C1	14.50	58°44'38"	14.87	14.22	N23°54'30"W
C3	10.25	65°37'52"	11.74	11.11	N18°52'17"W
C5	15.00	81°21'50"	21.30	19.56	N02°22'13"W
C6	30.00	48°27'19"	25.37	24.62	N18°49'34"W
C7	15.00	80°11'39"	20.99	19.32	N02°00'46"W
C8	35.00	47°30'11"	29.02	28.19	N18°21'30"W
C9	22.00	57°12'44"	21.97	21.06	N23°06'23"W
C12	59.00	89°51'16"	92.53	83.33	N39°43'45"W
C15	91.00	89°51'16"	142.71	128.53	N39°43'45"W
C18	75.00	89°51'16"	117.62	105.93	N39°43'45"W
C25	14.50	39°14'44"	9.93	9.74	N32°03'51"W
C28	15.00	90°00'00"	23.56	21.21	N06°41'13"W
C30	30.00	45°36'40"	23.88	23.25	N28°52'53"W
C46	59.00	93°32'44"	96.33	85.98	N48°34'15"E
C47	91.00	93°32'44"	148.57	132.61	N48°34'15"E
C50	75.00	93°32'44"	122.45	109.30	N48°34'15"E
C78	59.00	77°42'22"	80.02	74.02	N33°39'18"W
C79	59.00	12°08'54"	12.51	12.49	N78°34'56"W
C80	59.00	76°32'26"	78.82	73.09	N57°04'24"E
C81	59.00	17°20'18"	17.51	17.45	N10°18'02"E
C85	91.00	73°20'42"	116.49	108.70	N31°28'28"W
C86	91.00	07°43'32"	12.27	12.26	N72°00'35"W
C87	91.00	06°42'20"	10.65	10.64	N79°13'31"W
C88	91.00	02°04'42"	3.30	3.30	N83°37'02"W
C89	91.00	83°04'20"	131.94	120.68	N43°20'03"E
C90	91.00	09°52'47"	15.69	15.67	N89°48'36"E
C91	91.00	00°35'38"	0.94	0.94	N84°57'12"W

LINE DATA FOR SHEET 9

NUMBER	DIRECTION	DISTANCE
L36	N65°12'14"E	5.00'
L37	N65°12'14"E	6.39'
L38	N24°47'46"W	6.19'
L39	N24°47'46"W	10.00'
L40	N24°47'46"W	16.19'
L41	N24°47'46"W	18.86'
L42	N24°47'46"W	8.86'
L43	N24°47'46"W	10.00'
L45	N05°11'53"E	10.00'
L46	N05°11'53"E	10.00'
L47	N05°11'53"E	10.00'
L48	N05°11'53"E	10.00'
L49	N05°11'53"E	10.00'
L50	N05°11'53"E	10.00'
L51	N05°11'53"E	9.84'
L52	N05°11'53"E	10.00'
L53	N05°11'53"E	10.00'

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

02-15-99

20' 10' 0 20' 40'
SCALE: 1" = 20'

PLAT FOR
LOS JARDINES SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 7
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1999

dwg:	8028PLT9	Drawn:	BJG	Checked:	ALS	Sheet	9 of 10
Scale:	1"=20'	Date:	1-26-99	Job:	98028		

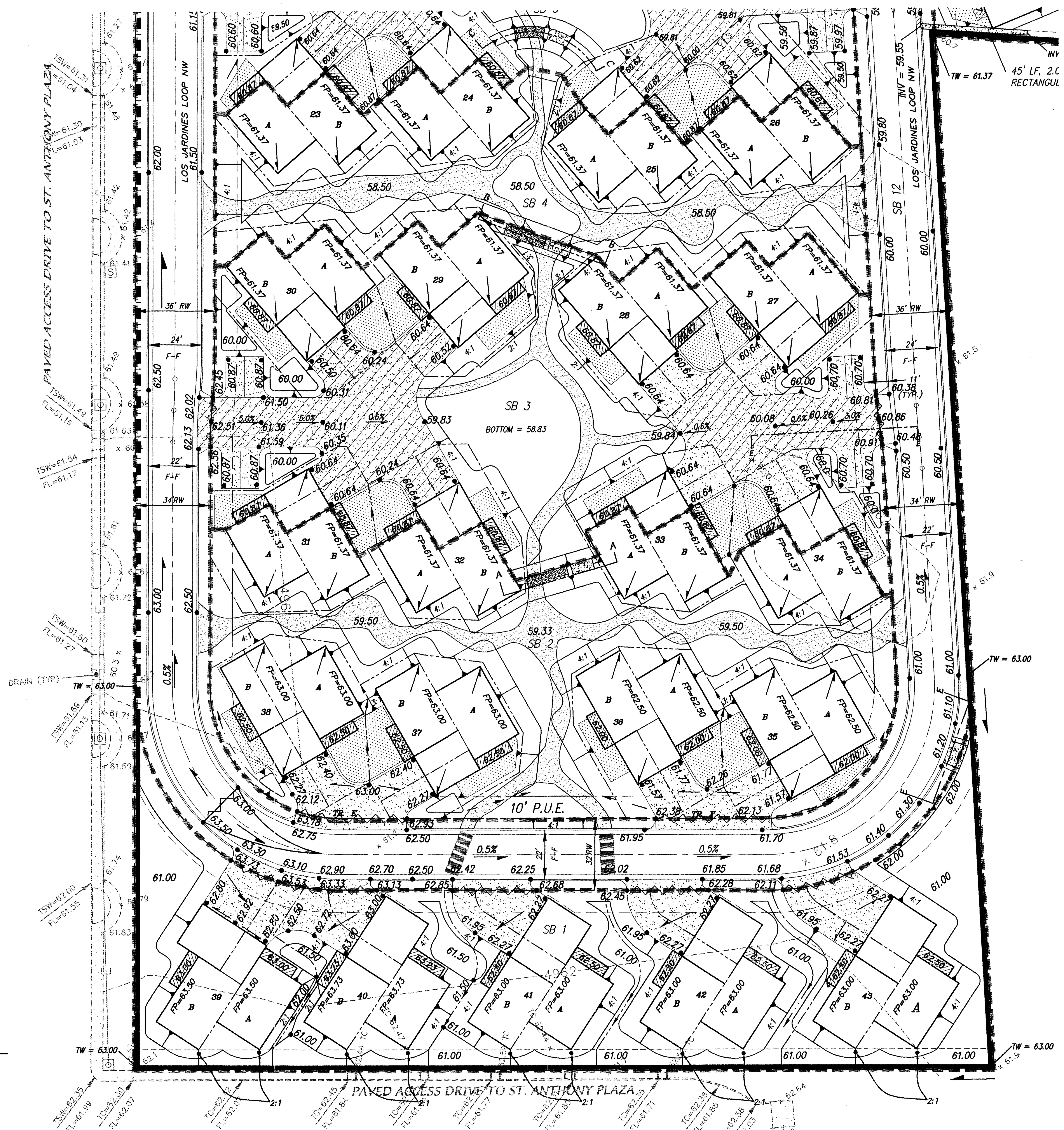
PROJECT NO. 610081 6 OF 20

NOTES

CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

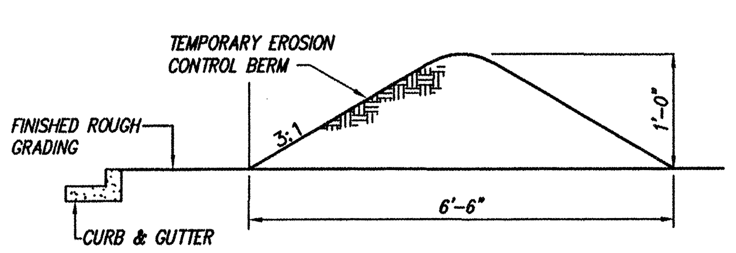
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL
1. GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DTL. THIS SHT. AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. A PERIMETER WALL WILL BE BUILT ALONG THE EXTERIOR PROPERTY LINES ON THE NORTH, WEST, EAST AND SOUTH SIDES.
7. ALL STORM DRAIN AND LATERALS ARE BUILT WITH REINFORCED CONCRETE PIPE.
8. ALL INLETS ON THIS PLAN ARE TYPE "A" INLETS EXCEPT WHERE NOTED OTHERWISE.

SEE SHEET 2 OF 3



LEGEND

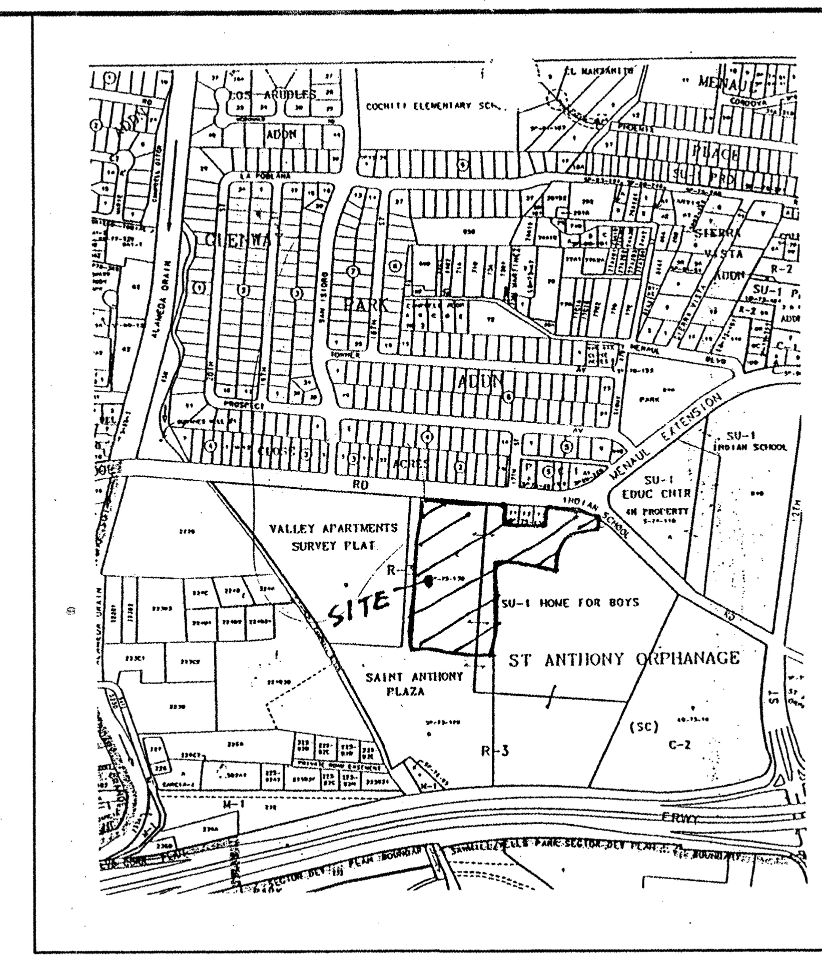
- PRIVATE DRIVE (CRUSHER FINES)
- PRIVATE COURTYARDS
- PEDESTRIAN PATHWAY (CRUSHER FINES)
- PATTERNED CONCRETE CROSSING
- PORTAL AREA
- STRAW BALE/TUBULAR STEEL WALL/FLOODWALL
- FLOODWALL
- SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- LOT LINES
- INDIVIDUAL AND PRIVATE LIGHTING
- COURTYARD BENCH
- • 60.00 NEW SPOT ELEVATION
- WATER BLOCK
- FLOW DIRECTION
- SIDE SLOPES
- SITE BASIN



EROSION CONTROL BERM DETAIL
N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GE'S INTO EXISTING RIGHT-OF-WAY.
3. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
4. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP   MAP NO. H-13

NOTES

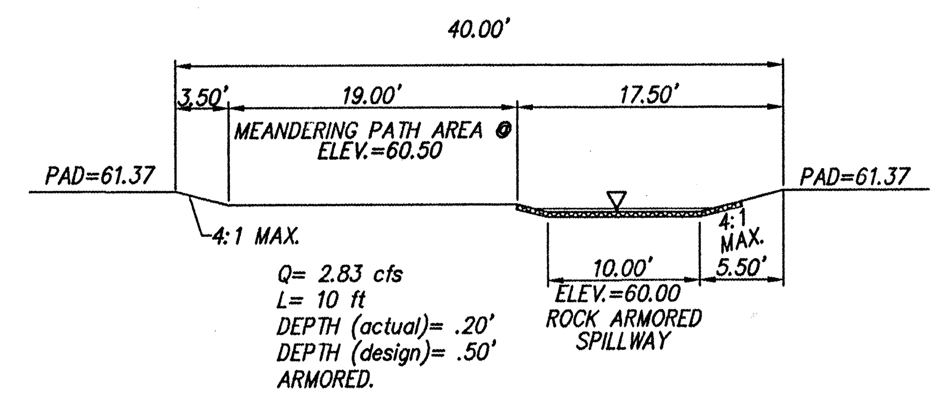
1. "AS BUILT SURVEYS MAY SHOW ACTUAL GRADE VARIATIONS OF ±0.2', BASED UPON DESIGN GRADES; HOWEVER LOTS MUST DRAIN AS DESIGNED.
2. PORTALS ARE 0.50' BELOW FINISH PAD ELEVATION.
3. ALL PATIOS AND PORTALS AREAS SHOULD BE GRADED TO DRAIN AWAY FROM HOUSE AT A MINIMUM 0.6% SLOPE OR .08 INCHES/FOOT.
4. ALL SIDEYARD WALLS CONSTRUCTED MUST ALLOW RUNOFF TO PASS FREELY BETWEEN ADJACENT PROPERTIES AT ALL TIMES.
5. ALL SPILLWAYS WILL BE ARMORED WITH +4.0" DIAMETER ROCK.

T B M (TEMPORARY BENCHMARK)

STORM DRAIN MANHOLE, ELEVATION = 4962.21 (INDIAN SCHOOL ROAD)

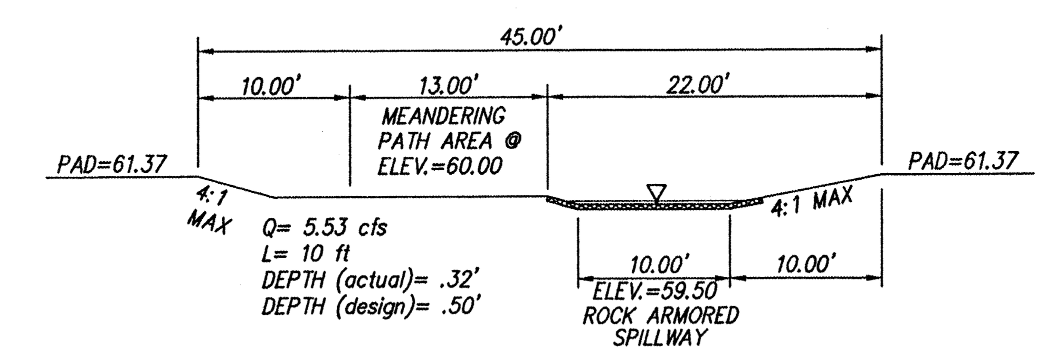
L E G A L D E S C R I P T I O N

LANDS OF ST. ANTHONY'S ORPHANAGE TRACT C



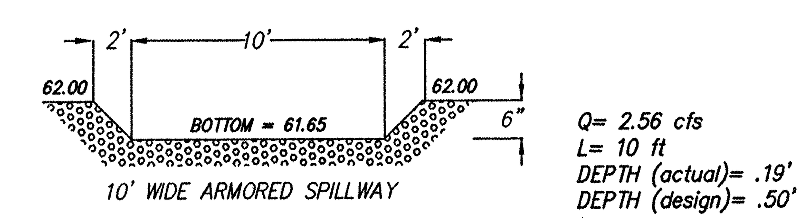
SECTION A-A: SUB-BASIN 2 TO SUB-BASIN 3

NOT TO SCALE



SECTION B-B: SUB-BASIN 3 TO SUB-BASIN 4

NOT TO SCALE



SECTION E-E: SUB-BASIN 1 SPILLWAY

NOT TO SCALE

SCALE: 1" = 30'

AS BUILT INFORMATION	
CONTRACTOR	Franklins
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	ASI	DATE
FIELD VERIFICATION BY	MGA	DATE
DRAWINGS CORRECTED BY	ASI / MGA	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE

BENCH MARKS: ACS MONUMENT "10 - H13", ELEVATION = 4960.18

SURVEY INFORMATION — FIELD NOTES — NO. | BY | DATE

ENGINEER'S SEAL: DANE HOELZER, NEW MEXICO, 11987, REGISTERED PROFESSIONAL ENGINEER — 1-7-99

NO.	DATE	REMARKS	BY
		REVISIONS	
DESIGNED BY	DLH	DESIGN DATE	11-98
DRAWN BY	MJR	DATE	11-98
CHECKED BY	DMG	DATE	11-98

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

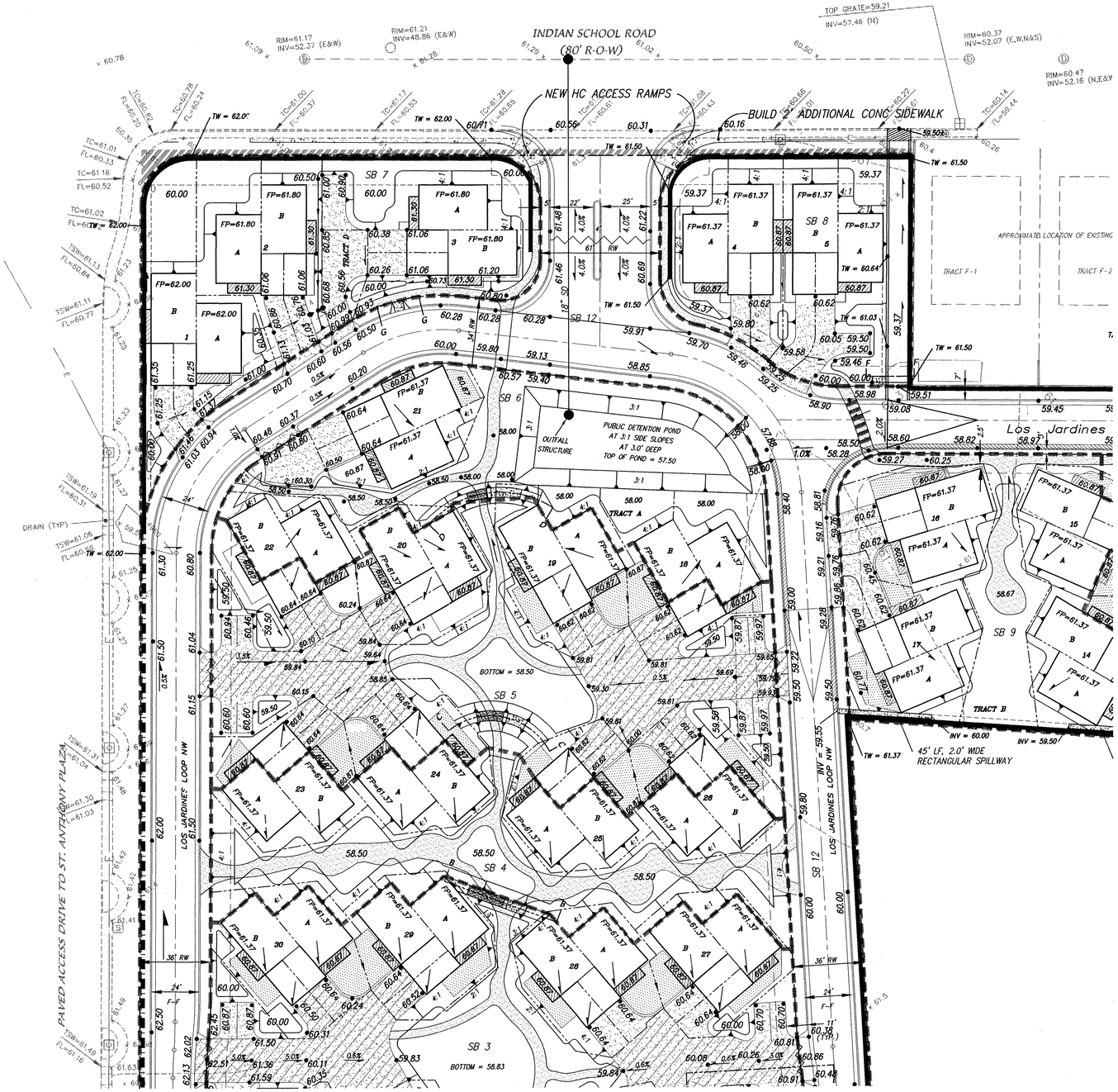
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
Approved @ DRB				

CITY PROJECT NO.	ZONE MAP NO.	SHEET
610081	H-13	7 OF 20

8028/8028gd2/11-23-98/mjr

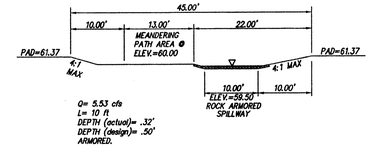


SEE SHEET 1 OF 3

SEE SHEET 3 OF 3

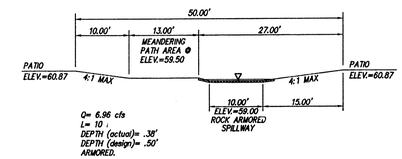
NOTES

1. PORTALS ARE 0.50' BELOW FINISH PAD ELEVATION.
2. ALL PATIOS AND PORTALS AREAS SHOULD BE GRADED TO DRAIN AWAY FROM HOUSE AT A MINIMUM 0.6% SLOPE OR .08 INCHES/FOOT.
3. ALL SIDEYARD WALLS CONSTRUCTED MUST ALLOW RUNOFF TO PASS FREELY BETWEEN ADJACENT PROPERTIES AT ALL TIMES.
4. ALL SPILLWAYS WILL BE ARMORED WITH +4.0" DIAMETER ROCK.



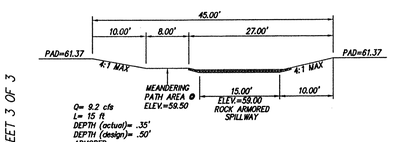
SECTION B-B: SUB-BASIN 3 TO SUB-BASIN 4

NOT TO SCALE



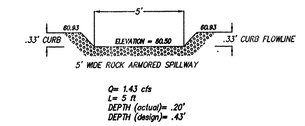
SECTION C-C: SUB-BASIN 4 TO SUB-BASIN 5

NOT TO SCALE



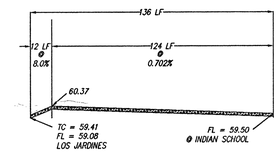
SECTION D-D: SUB-BASIN 5 TO SUB-BASIN 6

NOT TO SCALE



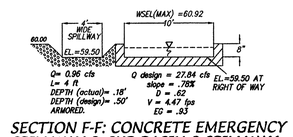
SECTION G-G: SUB-BASIN 7 SPILLWAY

NOT TO SCALE



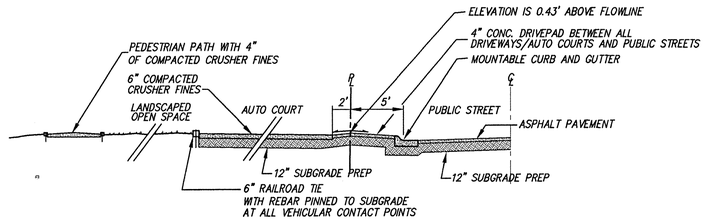
CONCRETE EMERGENCY SPILLWAY CHANNEL PROFILE

NOT TO SCALE



SECTION F-F: CONCRETE EMERGENCY SPILLWAY & SUB-BASIN 8 SPILLWAY

NOT TO SCALE



TYPICAL OPEN SPACE-PRIVATE DRIVEWAY SECTION E-E

NOT TO SCALE

30' 10' 0 30' 30'

SCALE: 1" = 30'

8028/8086GD2/11 – 23 – 98/MJR

AS BUILT INFORMATION
CONTRACTOR Fordline
WORK STAKED BY ASE DATE 9/99
INSPECTOR'S ACCEPTANCE BY MGA DATE 11/99
FIELD VERIFICATION BY ASE DATE 9/99
DRAWINGS CORRECTED BY MGA DATE 11/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "10 – H13", ELEVATION = 4960.18

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DANE HOELZER
NEW MEXICO
15957
REGISTERED PROFESSIONAL ENGINEER
11-11-98

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	DLH	DATE 11-98
DRAWN BY	MJR	DATE 11-98
CHECKED BY	DMG	DATE 11-98

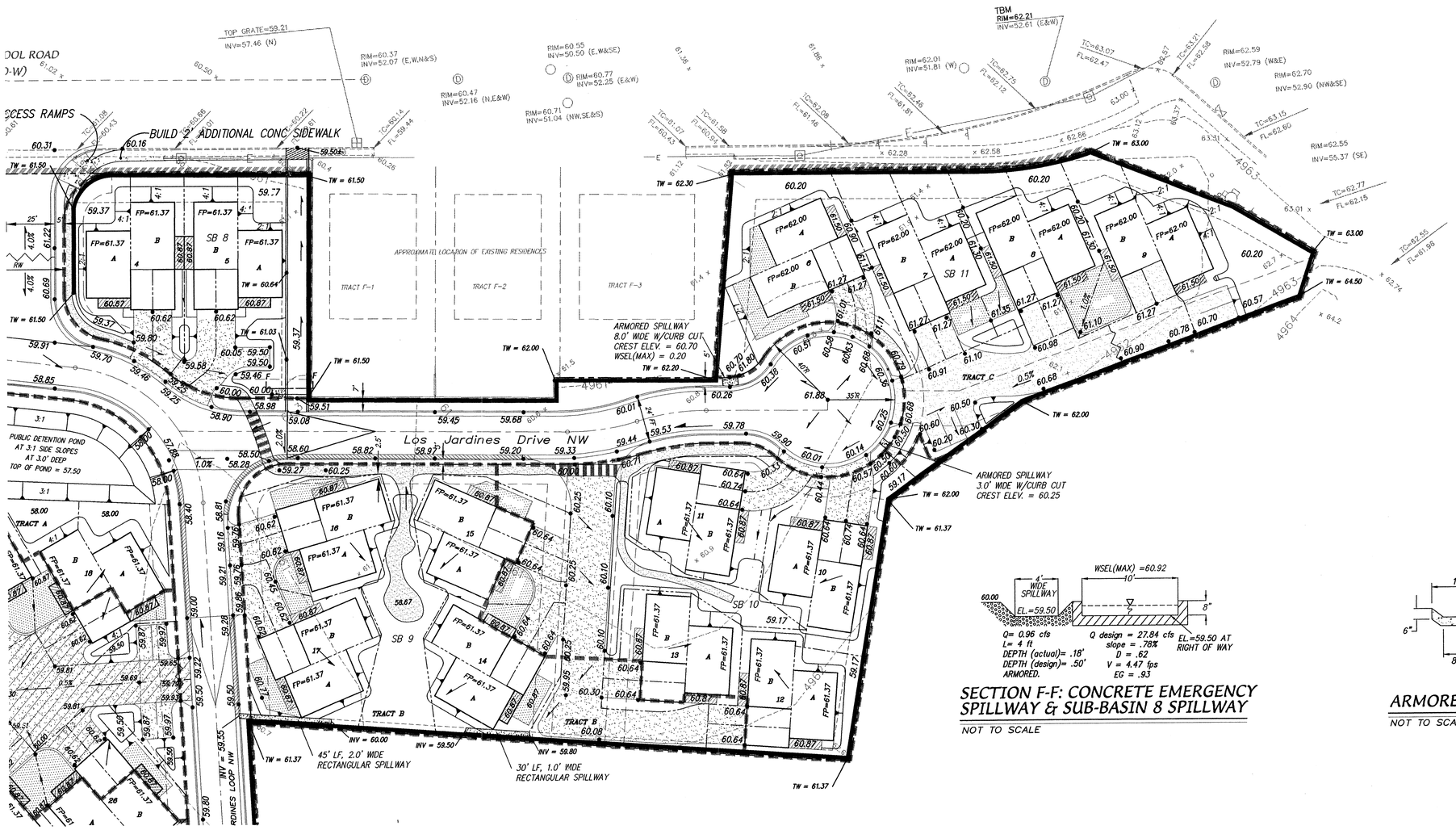
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
Approved @ DRB				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
610081	H-13	8	20

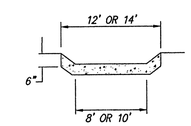


NOTES

1. PORTALS ARE 0.50' BELOW FINISH PAD ELEVATION.
2. ALL PATIOS AND PORTALS AREAS SHOULD BE GRADED TO DRAIN AWAY FROM HOUSE AT A MINIMUM 0.6% SLOPE OR .08 INCHES/FOOT.
3. ALL SIDEYARD WALLS CONSTRUCTED MUST ALLOW RUNOFF TO PASS FREELY BETWEEN ADJACENT PROPERTIES AT ALL TIMES.
4. ALL SPILLWAYS WILL BE ARMORED WITH +4.0" DIAMETER ROCK.

SECTION F-F: CONCRETE EMERGENCY SPILLWAY & SUB-BASIN 8 SPILLWAY

NOT TO SCALE



ARMORED SPILLWAY

NOT TO SCALE

30' 10' 0 30' 30'

SCALE: 1" = 30'

8028/8028GD2/11-23-98/MJR

AS BUILT INFORMATION

CONTRACTOR	Franklins	DATE 1/99
WORK STAKED BY	ASE	DATE 1/99
INSPECTORS ACCEPTANCE BY	MGA	DATE 1/99
FIELD VERIFICATION BY	ASE	DATE 1/99
DRAWINGS CORRECTED BY	MGA	DATE 1/99
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS MONUMENT "10 - H13", ELEVATION = 4960.18

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DUANE HOELZER NEW MEXICO 10587 REGISTERED PROFESSIONAL ENGINEER 1-14-99

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DLH	DATE 11-98
DRAWN BY	MJR	DATE 11-98
CHECKED BY	DMG	DATE 11-98

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:

LOS JARDINES GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DESIGN REVIEW COMMITTEE	Approved @ DRB			

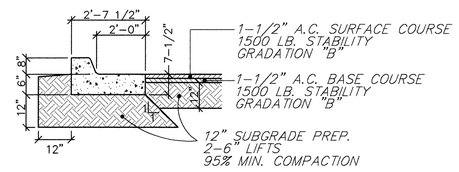
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
610081	H-13	9	20

NOTES

1. ALL PRIVATE DRIVES WILL BE OF CRUSHER FINES.

LEGEND

- MOUNTABLE CURB & GUTTER
- STANDARD 8" CURB & GUTTER
- STREET LIGHT
- CRUSHER FINES
- PUBLIC UTILITY EASEMENT
- REMOVE AND REPLACE PAVEMENT PERCOA STD. DWG. 2465.



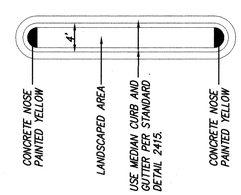
RESIDENTIAL PAVEMENT SECTION

NOT TO SCALE

PAVEMENT SECTION PER COA STD. DWG. 2405

TYPICAL 24' STREET SECTION

N.T.S.



MEDIAN DETAIL

N.T.S.

TYPICAL 22' STREET SECTION

N.T.S.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as corrected is in substantial compliance with the Approved Plan.

Mark Goodwin 11/30/99

Mark Goodwin NMPE 8948

MARK O. GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

N

SCALE: 1" = 40'

8028JARD\MPAV\04-29-99/KJS

AS BUILT INFORMATION

CONTRACTOR	Condore	
WORK STAKED BY	ASI	DATE 11/17
INSPECTOR'S ACCEPTANCE BY	MGA	DATE 11/17
FIELD VERIFICATION BY	ASI	DATE 11/17
DRAWINGS CORRECTED BY	MGA	DATE 11/17

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION IS A STANDARD A.C.S. BRASS DISKLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.

X= 373707.44 Y= 1495715.39 ELEV= 4961.60

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

11/30/99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	3/99
DRAWN BY	KJS	3/99
CHECKED BY	DMG	3/99

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 30606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:

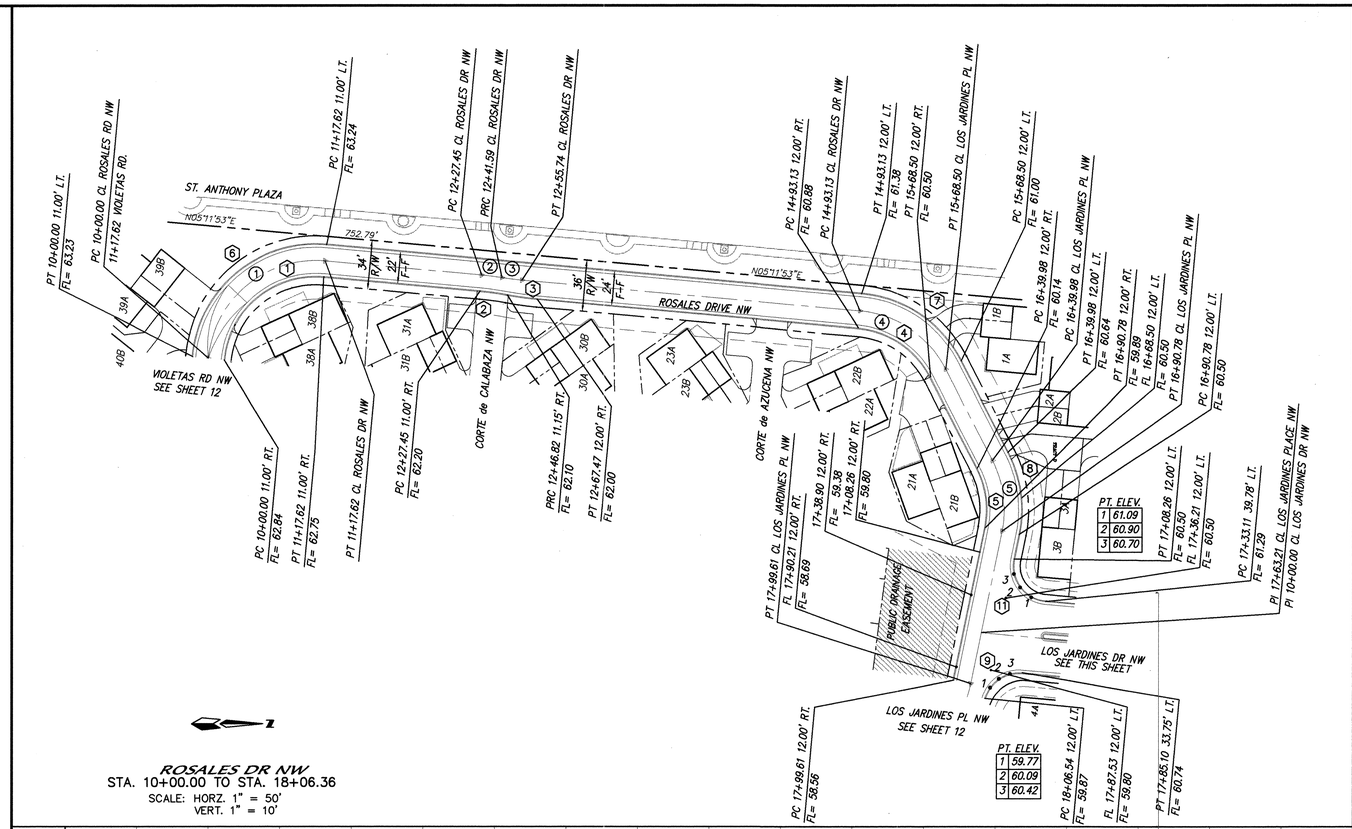
LOS JARDINES SUBDIVISION MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999

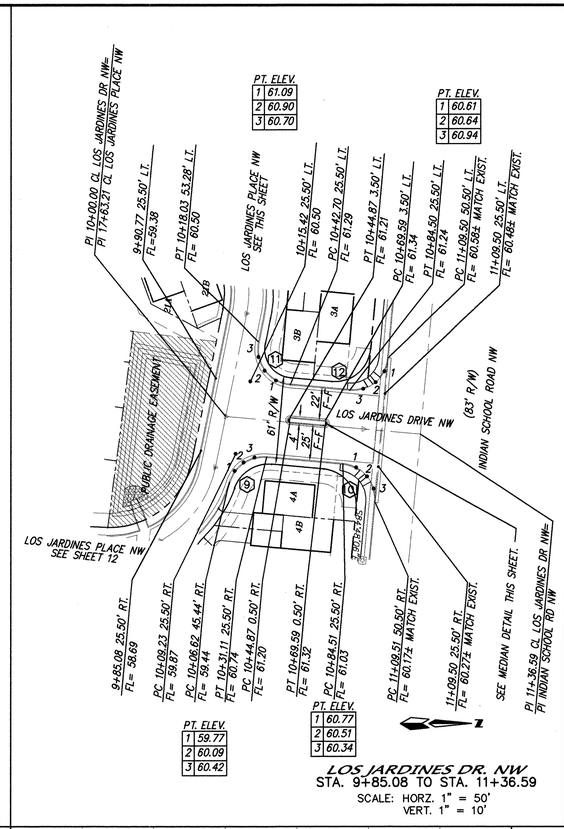
CITY ENGINEER APPROVAL

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
610081	H-13	10	20



ROSALES DR NW
STA. 10+00.00 TO STA. 18+06.36
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



LOS JARDINES DR. NW
STA. 9+85.08 TO STA. 11+36.59
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CURVE DATA – DESCRIBES CENTERLINE

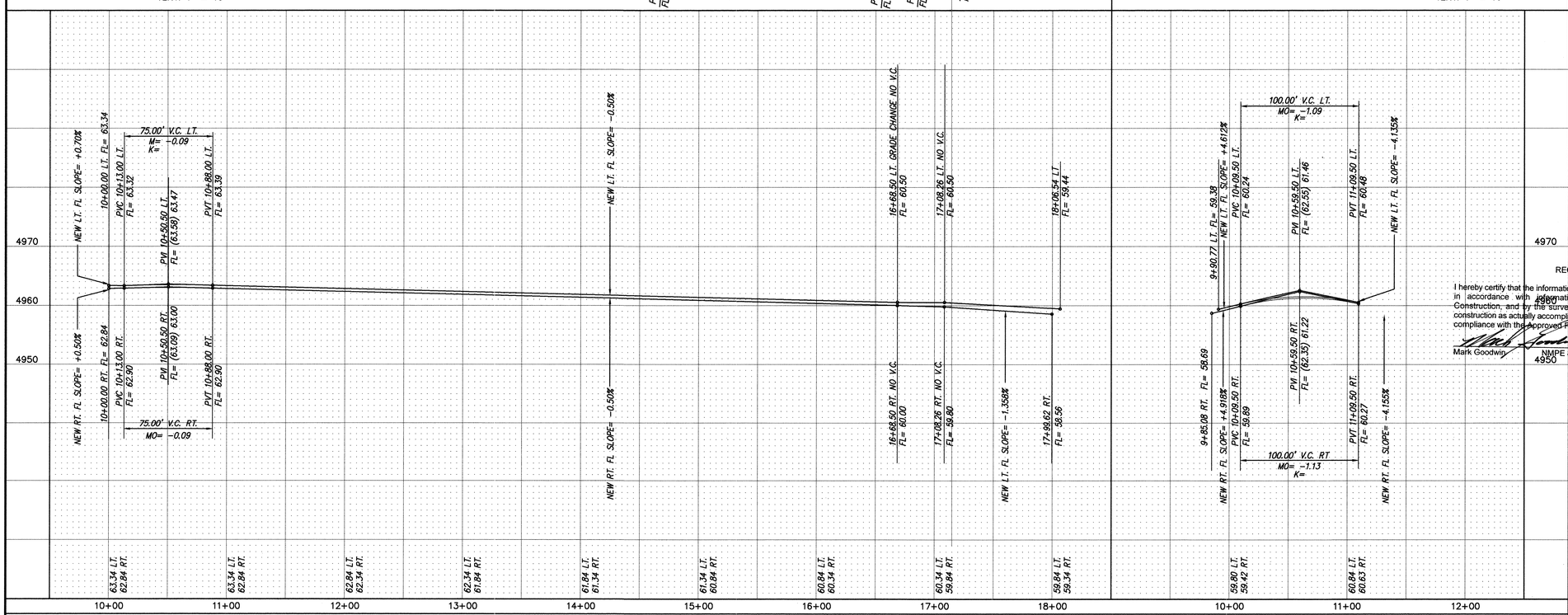
① Δ = 89°51'16" R = 75.00' L = 117.62' T = 74.81'	② Δ = 04°03'08" R = 200.00' L = 14.15' T = 7.08'	③ Δ = 04°03'08" R = 200.00' L = 14.15' T = 7.08'
④ Δ = 57°34'18" R = 75.00' L = 75.36' T = 41.21'	⑤ Δ = 38°48'34" R = 75.00' L = 50.80' T = 26.42'	

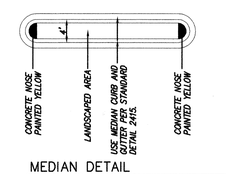
CURVE DATA – DESCRIBES FACE OF NEW CURB

① Δ = 89°51'16" R = 64.00' L = 100.37' T = 44.93'	② Δ = 05°43'29" R = 189.00' L = 18.88' T = 9.45'	③ Δ = 05°43'29" R = 212.00' L = 21.18' T = 10.60'
④ Δ = 57°34'18" R = 63.00' L = 63.30' T = 34.61'	⑤ Δ = 38°48'34" R = 63.00' L = 42.67' T = 22.19'	⑥ Δ = 89°51'16" R = 86.00' L = 134.87' T = 85.78'
⑦ Δ = 57°34'18" R = 87.00' L = 87.42' T = 47.80'	⑧ Δ = 38°48'34" R = 87.00' L = 58.93' T = 30.65'	⑨ Δ = 78°19'35" R = 25.00' L = 34.18' T = 20.36'
⑩ Δ = 77°48'15" R = 25.00' L = 33.95' T = 20.17'		

CURVE DATA – DESCRIBES FACE OF NEW CURB

⑨ Δ = 78°19'53" R = 25.00' L = 34.18' T = 20.36'	⑩ Δ = 89°59'56" R = 25.00' L = 39.27' T = 25.00'	⑪ Δ = 96°22'31" R = 25.00' L = 42.05' T = 27.95'
⑫ Δ = 90°00'14" R = 25.00' L = 39.27' T = 25.10'		





MEDIAN DETAIL
N.T.S.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying and reflects the construction as actually accomplished. This plan as constructed upon substantial compliance with the approved Plan.

Mark Goodwin NMPE 8948

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

AS BUILT INFORMATION

CONTRACTOR	Condore	
WORK STAKED BY	ASE	DATE 9/99
INSPECTOR'S FIELD CHANGE BY	MGA	DATE 11/99
VERIFICATION BY	ASE	DATE 11/99
RUNNING TIME		
CORRECTED BY	MGA	DATE 11/99

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION IS A STANDARD ACS BRASS TABLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.
X= 373707.44 Y= 1495715.39 ELEV.= 4961.60

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	3/99
DRAWN BY	KJS	3/99
CHECKED BY	DMG	3/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES SUBDIVISION PAVING IMPROVEMENTS ROSALES AND LOS JARDINES DRIVE NW

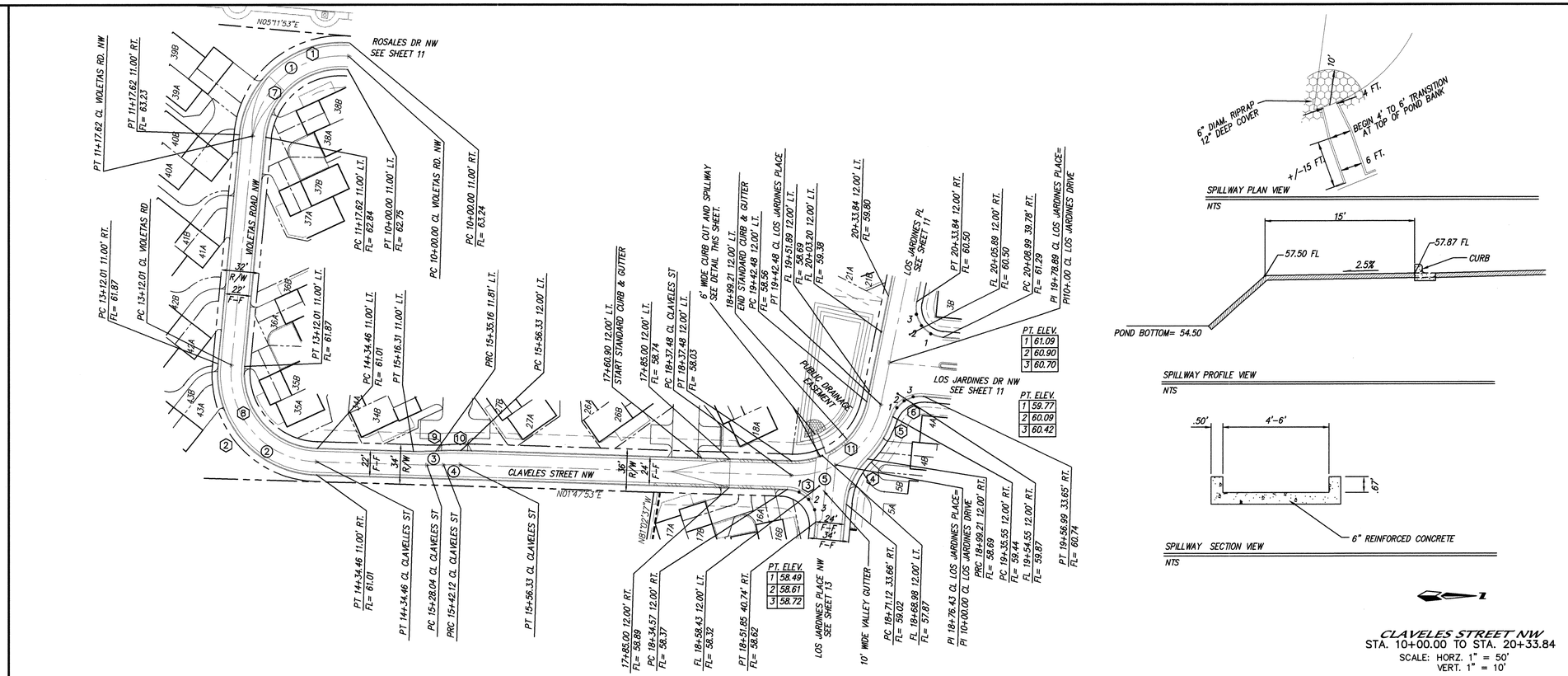
DESIGN REVIEW COMMITTEE — APPROVED MAY 14 1999

CITY ENGINEER APPROVAL

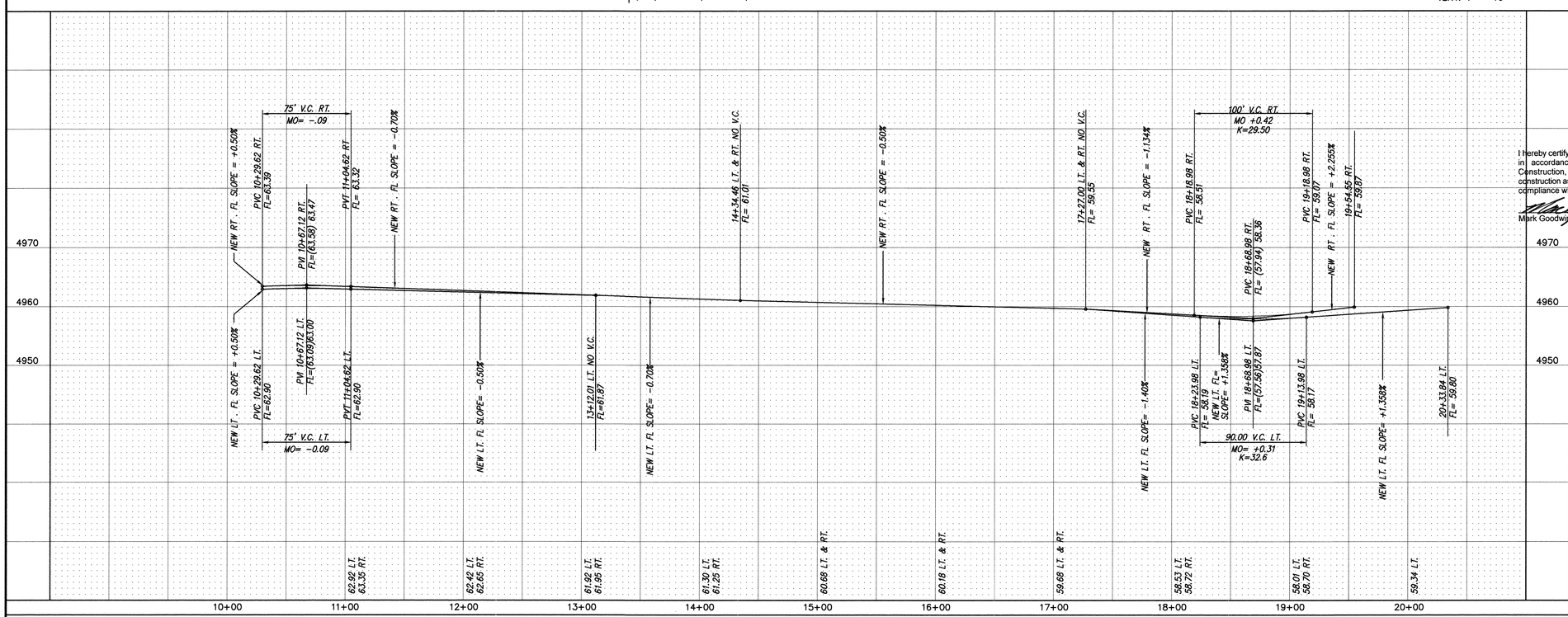
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 11 OF 20

8028JARD\PPVIOLET\04-15-99\KJS



CLAVELES STREET NW
STA. 10+00.00 TO STA. 20+33.84
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



8028JARD/PPCLAV/03/22/99/KJS

NOTES

CURVE DATA – DESCRIBES CENTERLINE

① Δ = 89°51'16" R = 75.00' L = 117.62' T = 74.81'	② Δ = 93°32'45" R = 75.00' L = 122.45' T = 79.79'	③ Δ = 04°03'08" R = 200.00' L = 14.15' T = 7.08'
④ Δ = 04°03'08" R = 200.00' L = 14.15' T = 7.08'	⑤ Δ = 80°13'08" R = 75.00' L = 105.01' T = 63.18'	

CURVE DATA – DESCRIBES FACE OF NEW CURB

① Δ = 89°51'20" R = 86.00' L = 134.87' T = 85.78'	② Δ = 93°32'45" R = 86.00' L = 140.41' T = 91.49'	③ Δ = 93°43'25" R = 25.00' L = 40.89' T = 26.68'
④ Δ = 39°07'17" R = 63.00' L = 43.02' T = 22.38'	⑤ Δ = 27°46'14" R = 87.00' L = 42.17' T = 21.51'	⑥ Δ = 78°19'53" R = 25.00' L = 34.18' T = 20.36'
⑦ Δ = 89°51'20" R = 64.00' L = 100.37' T = 63.84'	⑧ Δ = 93°32'44" R = 64.00' L = 104.49' T = 68.09'	⑨ Δ = 05°43'29" R = 189.00' L = 18.88' T = 9.45'
⑩ Δ = 05°43'29" R = 212.00' L = 21.18' T = 10.60'	⑪ Δ = 80°13'08" R = 63.00' L = 88.21' T = 53.07'	

RECORD DRAWING

I Hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin NMPE 8948

MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES SUBDIVISION
PAVING IMPROVEMENTS
CLAVELES STREET NW

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999

CITY ENGINEER APPROVAL

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

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	DLH	3/99
DRAWN BY	KJS	3/99
CHECKED BY	DMG	3/99

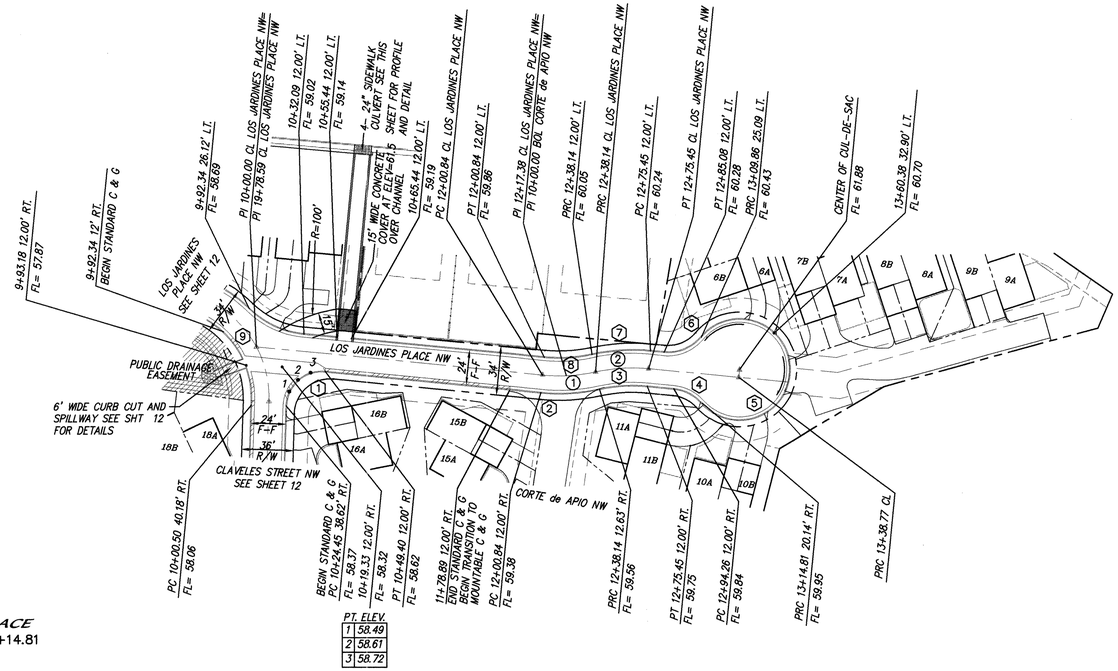
AS BUILT INFORMATION
CONTRACTOR: Concrete
WORK STAKED BY: ASE DATE 1/99
INSPECTOR'S ACCEPTANCE BY: MGA DATE 1/99
FIELD VERIFICATION BY: ASE DATE 1/99
DRAWINGS CORRECTED BY: MGA DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
STATION IS A STANDARD ACS BRASS TABLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.
X= 373707.44 Y= 1495715.39 ELEV.= 4961.60

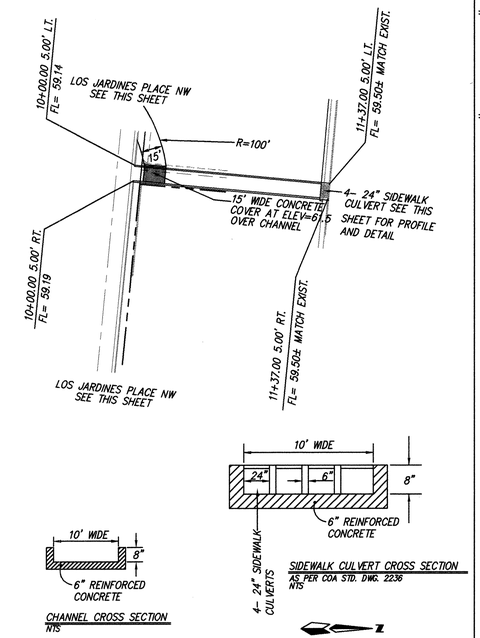
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

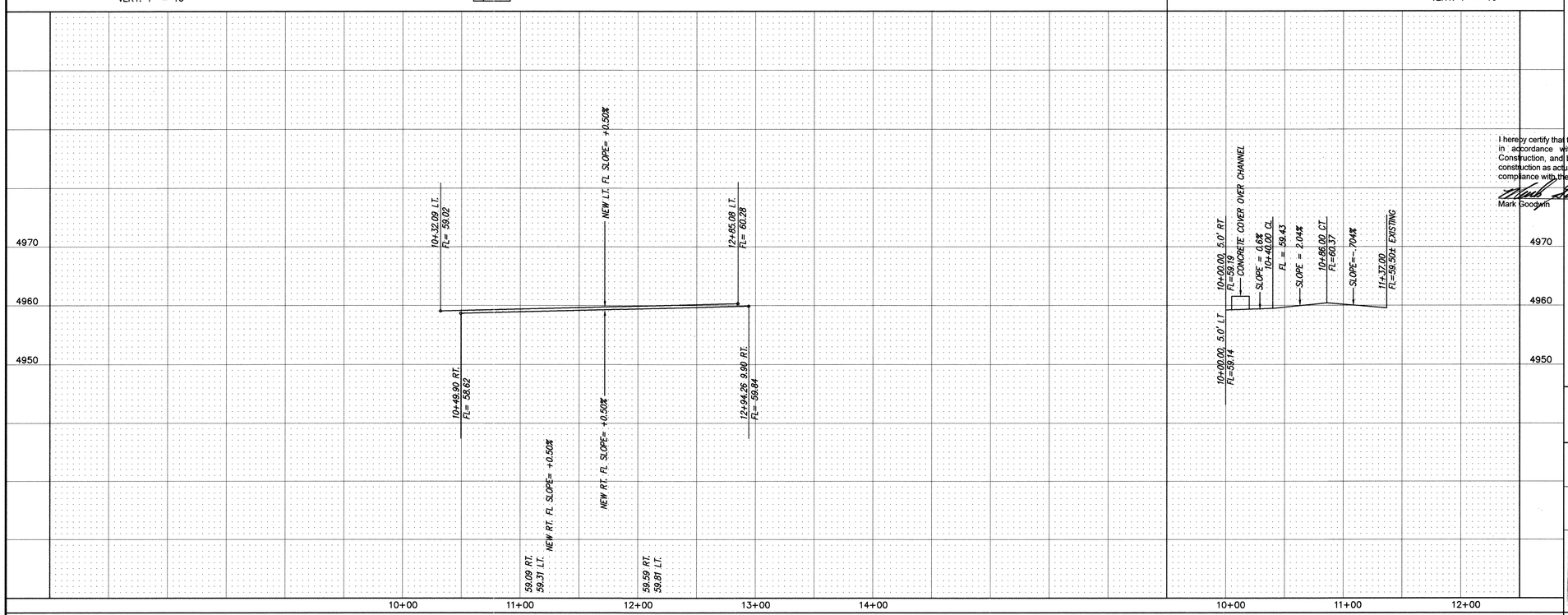
CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 12 OF 20



LOS JARDINES PLACE
STA. 9+93.18 TO STA. 13+14.81
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



10' WIDE CHANNEL
STA. 10+00.00 TO STA. 11+30.90
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



8028JARD/PPJARD/04-19-99/KJS

NOTES

CURVE DATA – DESCRIBES CENTERLINE

① Δ = 17°48'50" R = 120.00' L = 37.31' T = 18.81'
② Δ = 17°48'50" R = 120.00' L = 37.31' T = 18.81'

CURVE DATA – DESCRIBES FACE OF NEW CURB

① Δ = 93°43'25" R = 25.00' L = 40.89' T = 26.68'
② Δ = 17°48'50" R = 132.00' L = 41.04' T = 20.69'
③ Δ = 17°48'50" R = 108.00' L = 33.58' T = 16.93'
④ Δ = 43°13'14" R = 30.00' L = 22.63' T = 11.88'
⑤ Δ = 81°05'01" R = 35.00' L = 170.38' T = N/A
⑥ Δ = 55°58'17" R = 30.00' L = 29.16' T = 15.94'
⑦ Δ = 17°48'50" R = 132.00' L = 41.04' T = 20.69'
⑧ Δ = 17°48'50" R = 108.00' L = 33.58' T = 16.93
⑨ Δ = 39°07'17" R = 63.00' L = 43.02' T = 22.38'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 11/8/99
Mark Goodwin
NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

AS BUILT INFORMATION
CONTRACTOR Condore
STAKED BY ASI DATE 9/99
INSPECTOR'S ACCEPTANCE BY MGA DATE 11/99
FIELD VERIFICATION BY ASI DATE 11/99
DRAWINGS CORRECTED BY MGA DATE 11/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDARD AICS BRASS TABLET STAMPED "Z-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.
X= 373707.44 Y= 1495715.39 ELEV.= 4961.60

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER 11/8/99

NO.	DATE	REMARKS	BY
		RE VISIONS	

		DATE
DESIGNED BY	DLH	3/99
DRAWN BY	KJS	3/99
CHECKED BY	DMG	3/99

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
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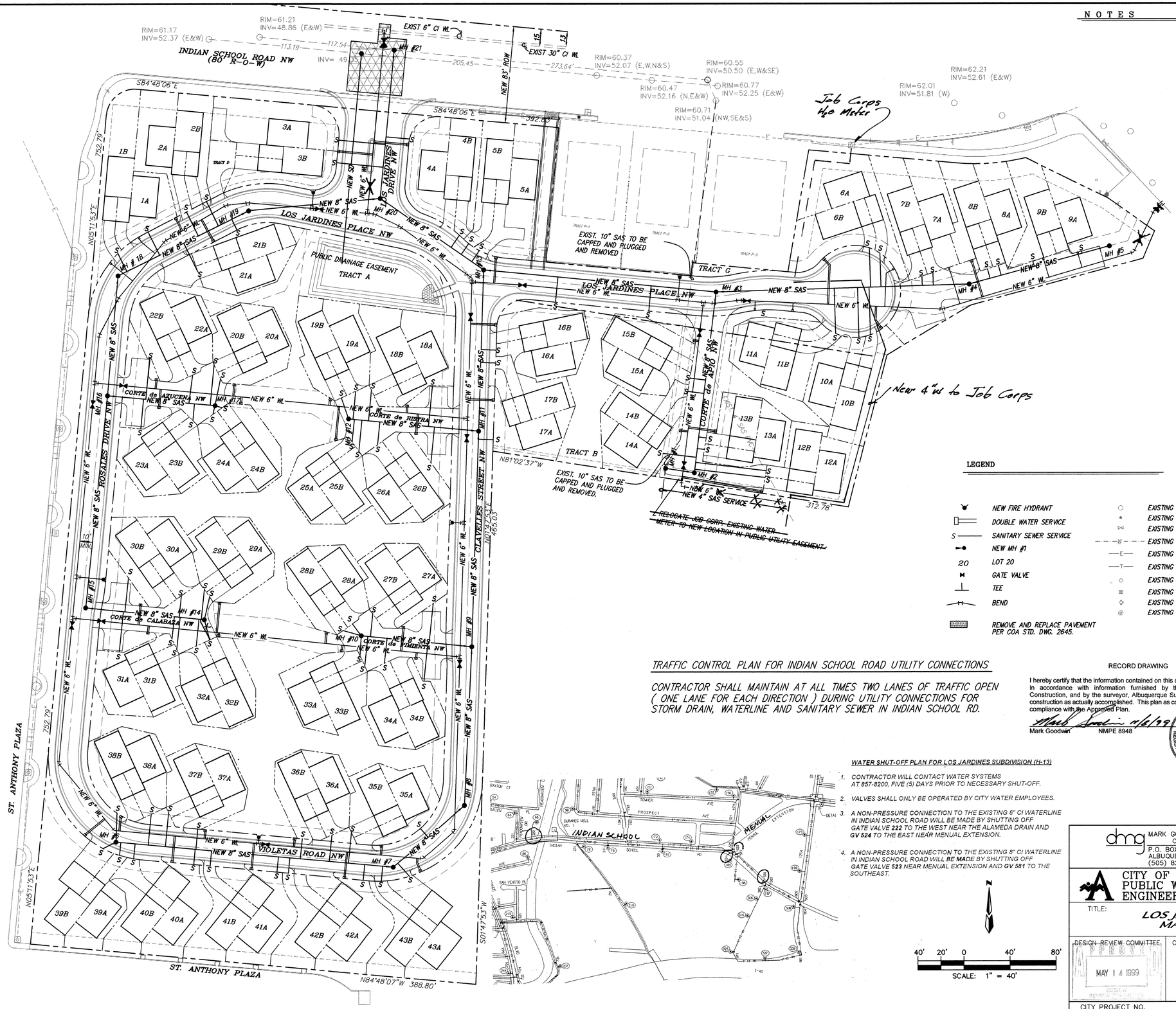
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: *LOS JARDINES SUBDIVISION PAVING IMPROVEMENTS LOS JARDINES PLACE NW*

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 13 OF 20



NOTES

LEGEND

- NEW FIRE HYDRANT
- DOUBLE WATER SERVICE
- S — SANITARY SEWER SERVICE
- NEW MH #1
- 20 — LOT 20
- GATE VALVE
- TEE
- BEND
- REMOVE AND REPLACE PAVEMENT PER COA STD. DWG. 2645.
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CABLE T.V. PEDESTAL
- EXISTING WATER VALVE
- —W— EXISTING WATER LINE
- —E— EXISTING OVERHEAD ELECTRIC LINE
- —T— EXISTING OVERHEAD TELEPHONE LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE

TRAFFIC CONTROL PLAN FOR INDIAN SCHOOL ROAD UTILITY CONNECTIONS

CONTRACTOR SHALL MAINTAIN AT ALL TIMES TWO LANES OF TRAFFIC OPEN (ONE LANE FOR EACH DIRECTION) DURING UTILITY CONNECTIONS FOR STORM DRAIN, WATERLINE AND SANITARY SEWER IN INDIAN SCHOOL RD.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 4/6/99 NMPE 8948

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

WATER SHUT-OFF PLAN FOR LOS JARDINES SUBDIVISION (H-13)

1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, FIVE (5) DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
3. A NON-PRESSURE CONNECTION TO THE EXISTING 6" CI WATERLINE IN INDIAN SCHOOL ROAD WILL BE MADE BY SHUTTING OFF GATE VALVE **222** TO THE WEST NEAR THE ALAMEDA DRAIN AND **GV 524** TO THE EAST NEAR MENUAL EXTENSION.
4. A NON-PRESSURE CONNECTION TO THE EXISTING 8" CI WATERLINE IN INDIAN SCHOOL ROAD WILL **BE MADE** BY SHUTTING OFF GATE VALVE **523** NEAR MENUAL EXTENSION AND **GV 581** TO THE SOUTHEAST.

N

40' 20' 0 40' 80'

SCALE: 1" = 40'

8028JARD\MUTILb\04-19-99\KJS

AS BUILT INFORMATION

CONTRACTOR	CONDORE	
WORK STAKED BY	ASI	DATE 1/97
INSPECTOR'S ACCEPTANCE BY	MGA	DATE 1/97
FIELD VERIFICATION BY	ASI	DATE 1/97
DRAWINGS CORRECTED BY	MGA	DATE 1/97

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

STATION IS A STANDARD AICS BRASS TABLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.

X= 373707.44 Y= 1495715.39 ELEV.= 4981.60

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DUANE HOELZER NEW MEXICO 1981 REGISTERED PROFESSIONAL ENGINEER 5-14-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	DLH	DATE 3/99
DRAWN BY	KJS	DATE 3/99
CHECKED BY	DMG	DATE 3/99

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

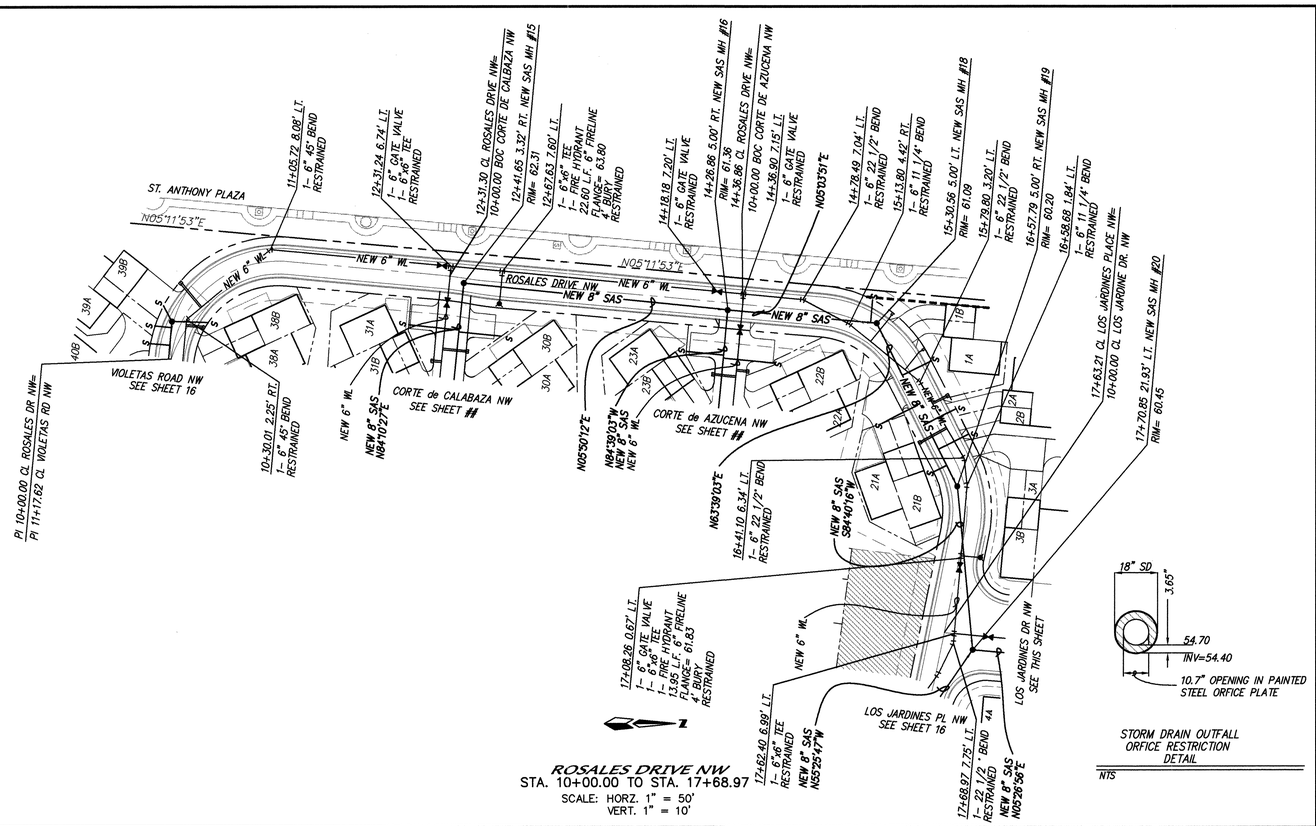
TITLE: LOS JARDINES SUBDIVISION MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999 DESIGN REVIEW COMMITTEE

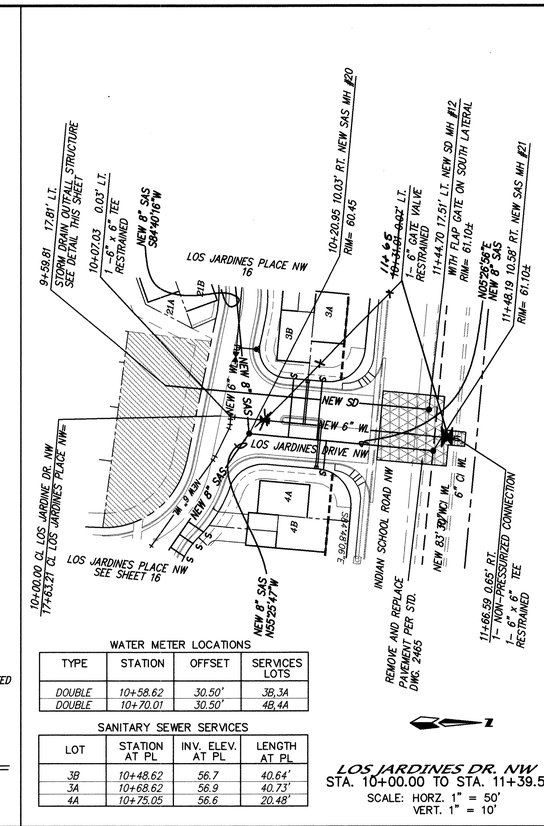
CITY ENGINEER APPROVAL

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

CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 14 OF 20



ROSALES DRIVE NW
STA. 10+00.00 TO STA. 17+68.97
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



WATER METER LOCATIONS

TYPE	STATION	OFFSET	SERVICES LOTS
DOUBLE	10+58.62	30.50'	3B,3A
DOUBLE	10+70.01	30.50'	4B,4A

SANITARY SEWER SERVICES

LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH AT PL
3B	10+48.62	56.7	40.64'
3A	10+68.62	56.9	40.73'
4A	10+75.05	56.6	20.48'

LOS JARDINES DR. NW
STA. 10+00.00 TO STA. 11+39.59
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

NOTES

SANITARY SEWER SERVICES

LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH AT PL
1A	15+70.54	55.5	22.64'
1B	15+21.24	55.8	16.02'
2A	16+08.11	55.3	23.22'
2B	16+27.67	55.2	23.52'
21A	15+93.19	55.4	27.46'
21B	15+22.36	55.7	10.29'
38B	10+36.76	58.0	25.41'
39A	10+18.09	57.9	11.60'
39B	10+30.84	58.0	12.51'
40B	10+07.67	57.9	13.62'

WATER METER LOCATIONS

TYPE	STATION	OFFSET	SERVICES LOTS
SINGLE	15+62.40	17.08'	1A
SINGLE	15+35.12	17.50'	1B
DOUBLE	15+97.24	17.00'	2A,2B
DOUBLE	16+17.32	17.00'	21A,21B
DOUBLE	10+30.76	16.37'	38A,38B
DOUBLE	10+47.16	16.58'	39A,39B

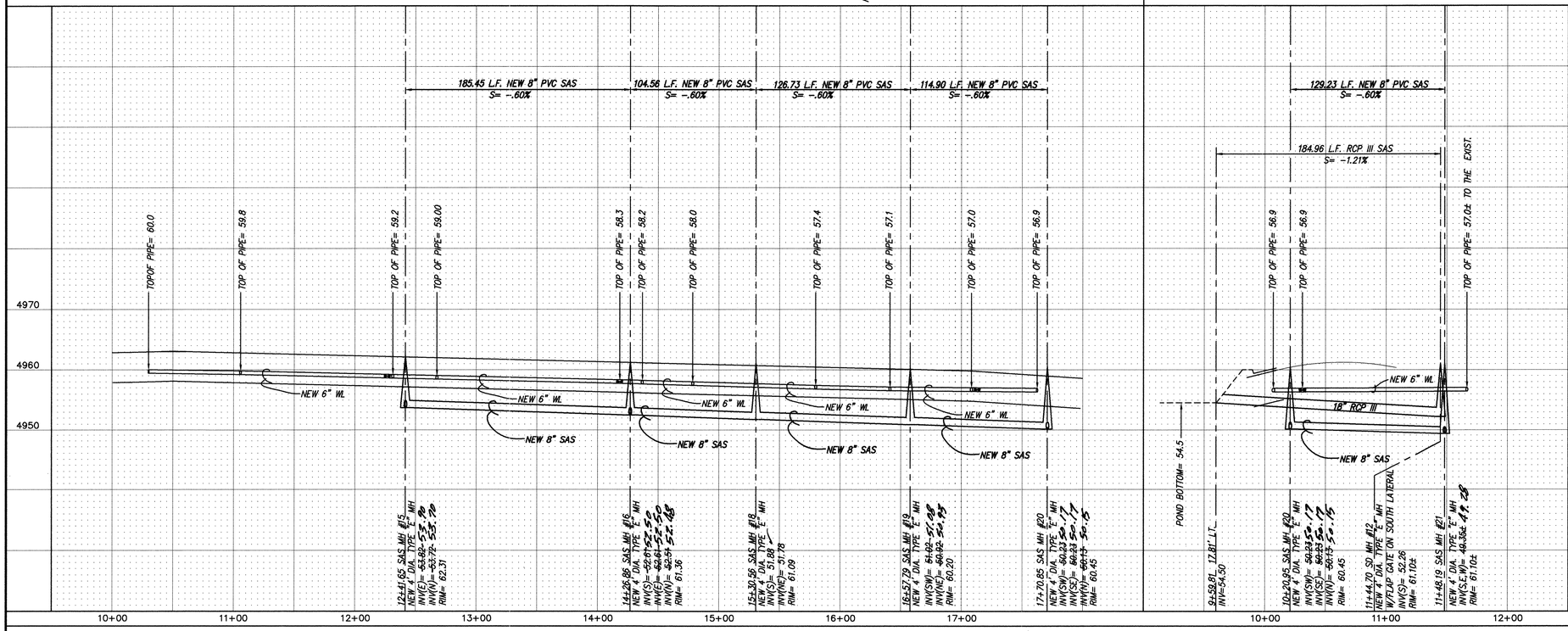
RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	3	2	46'

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.)

PIPE SIZE	RUN	BRANCH
6"x6"x6"	10'	2'



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 11/2/99
NMPE 8948

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

AS BUILT INFORMATION

CONTRACTOR	Condore	
STAKED BY	ASI	DATE 9/97
INSPECTOR'S ACCEPTANCE BY	MGA	DATE 11/97
FIELD VERIFICATION BY	ASI	DATE 11/97
DRAWINGS CORRECTED BY	MGA	DATE 11/99

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

STATION IS A STANDARD ACS BRASS TABLET STAMPED "2-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.

X= 373707.44 Y= 1495715.39 ELEV.= 4981.60

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	3/99
DRAWN BY	KJS	3/99
CHECKED BY	DMG	3/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES SUBDIVISION UTILITY IMPROVEMENTS ROSALES ROAD AND LOS JARDINES DR NW

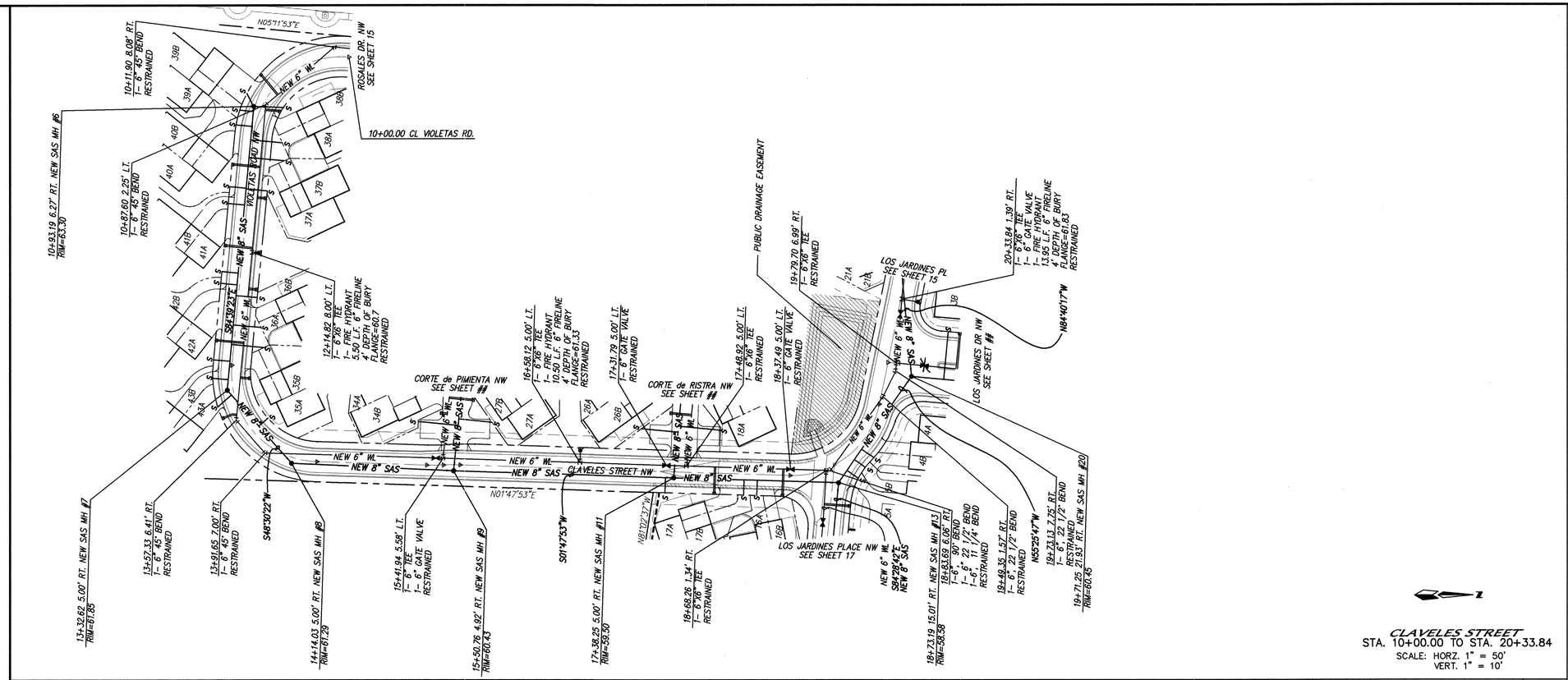
DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 15 OF 20

8028JARD/UPVIOLET/04/18/99/KJS



NOTES

SANITARY SEWER SERVICES

LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH
4B	19+03.73	58.3	16.49'
5B	18+94.80	53.3	11.41'
5A	18+86.45	53.4	11.67'
16A	18+09.52	53.9	13.00'
17B	17+98.31	54.0	13.00'
17A	17+31.27	54.4	13.00'
35A	13+72.36	56.8	10.23'
35B	12+94.59	57.3	27.68'
36A	12+77.81	57.5	23.72'
36B	12+52.50	57.6	18.00'
37A	11+61.42	58.3	18.00'
37B	11+34.73	58.4	30.10'
38A	11+19.74	58.5	27.03'
38B	10+80.86	58.4	25.41'
39B	10+86.78	58.4	12.51'
39A	10+99.54	58.5	11.60'
40B	11+09.95	58.5	13.62'
40A	11+60.80	58.3	14.00'
41B	11+75.14	58.2	14.00'
41A	12+33.44	57.8	14.00'
42B	12+43.44	57.7	14.00'
42A	13+08.87	57.2	14.00'
43B	13+22.38	57.1	13.26'
43A	13+42.96	57.0	15.50'

WATER METER LOCATIONS

METER TYPE	STATION	OFFSET	SERVICES LOTS
DOUBLE	10+70.46	16.58' RT.	39A,39B
DOUBLE	10+86.86	16.37' LT.	38A,38B
DOUBLE	11+41.99'	16.00' RT.	40A,40B
DOUBLE	11+67.99	16.00' LT	37A,37B
DOUBLE	12+11.19	16.00' RT.	41A,41B
DOUBLE	12+45.95	16.00' LT.	36A,36B
DOUBLE	12+92.36	16.00' RT.	42A,42B
DOUBLE	13+24.31	16.17' LT.	35A,35B
DOUBLE	13+51.61	16.50' RT.	43A,43B
DOUBLE	17+73.29	18.00' RT.	17A,17B
DOUBLE	18+31.44	18.10' RT.	16A,16B

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	9'	2'	46'

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.)

PIPE SIZE	RUN	BRANCH
6"x6"x6"	10'	2'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 11/8/99
Mark Goodwin NMPE 8948

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

AS BUILT INFORMATION
CONTRACTOR Condore
WORK STAKED BY ASI DATE 9/99
INSPECTOR'S ACCEPTANCE BY MGA DATE 11/99
FIELD VERIFICATION BY ASI DATE 11/99
DRAWINGS CORRECTED BY MGA DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDARD ACS BRASS TABLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON
X= 373707.44 Y= 1495715.39 ELEV.= 4861.60

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
D. MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER
11/8/99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DLH	3/99
DRAWN BY	KJS	3/99
CHECKED BY	DMG	3/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES SUBDIVISION
UTILITY IMPROVEMENTS
CLAVELES STREET NW

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

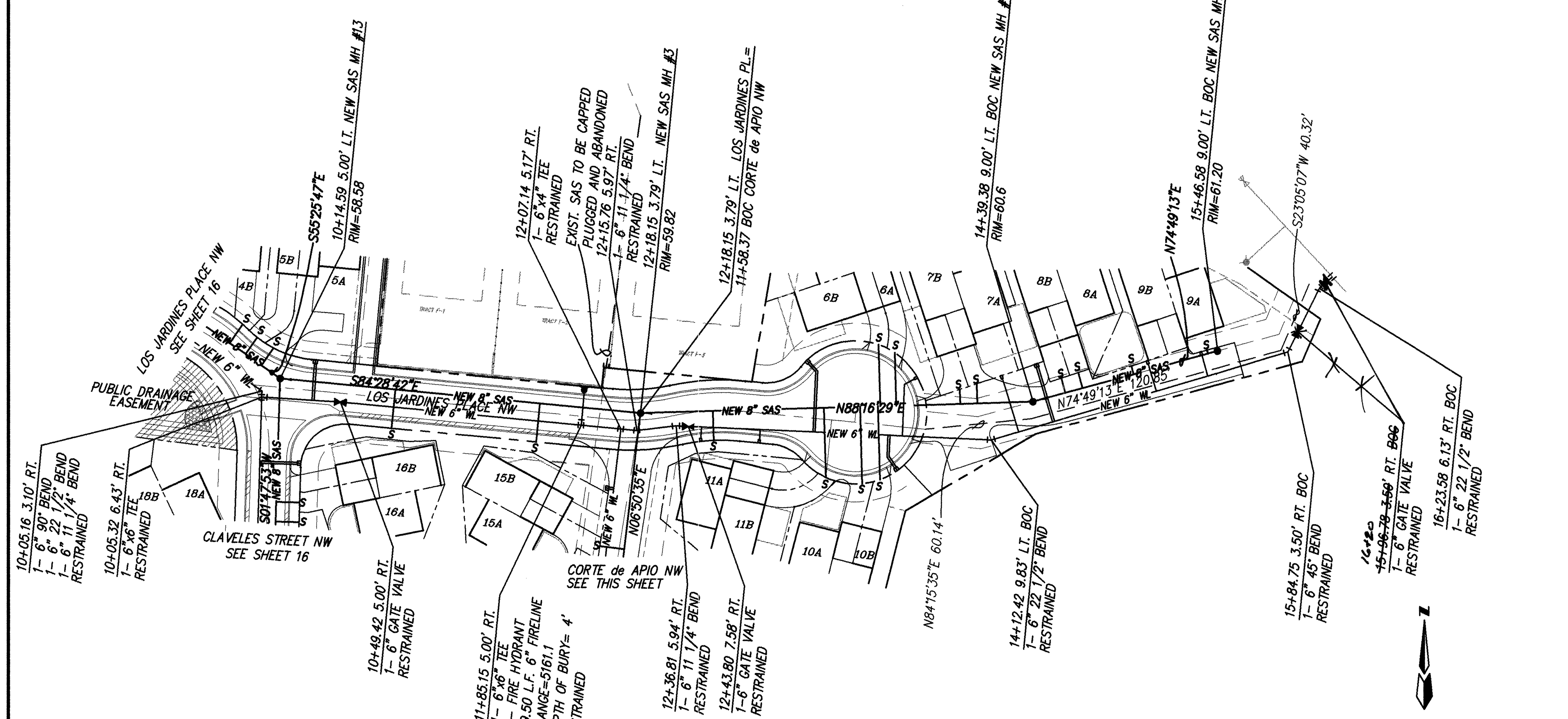
CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 16 OF 20

8028JARD/UPCLAV/04/19/99/SPS

SCANNED BY MESA REPRO

N O T E S

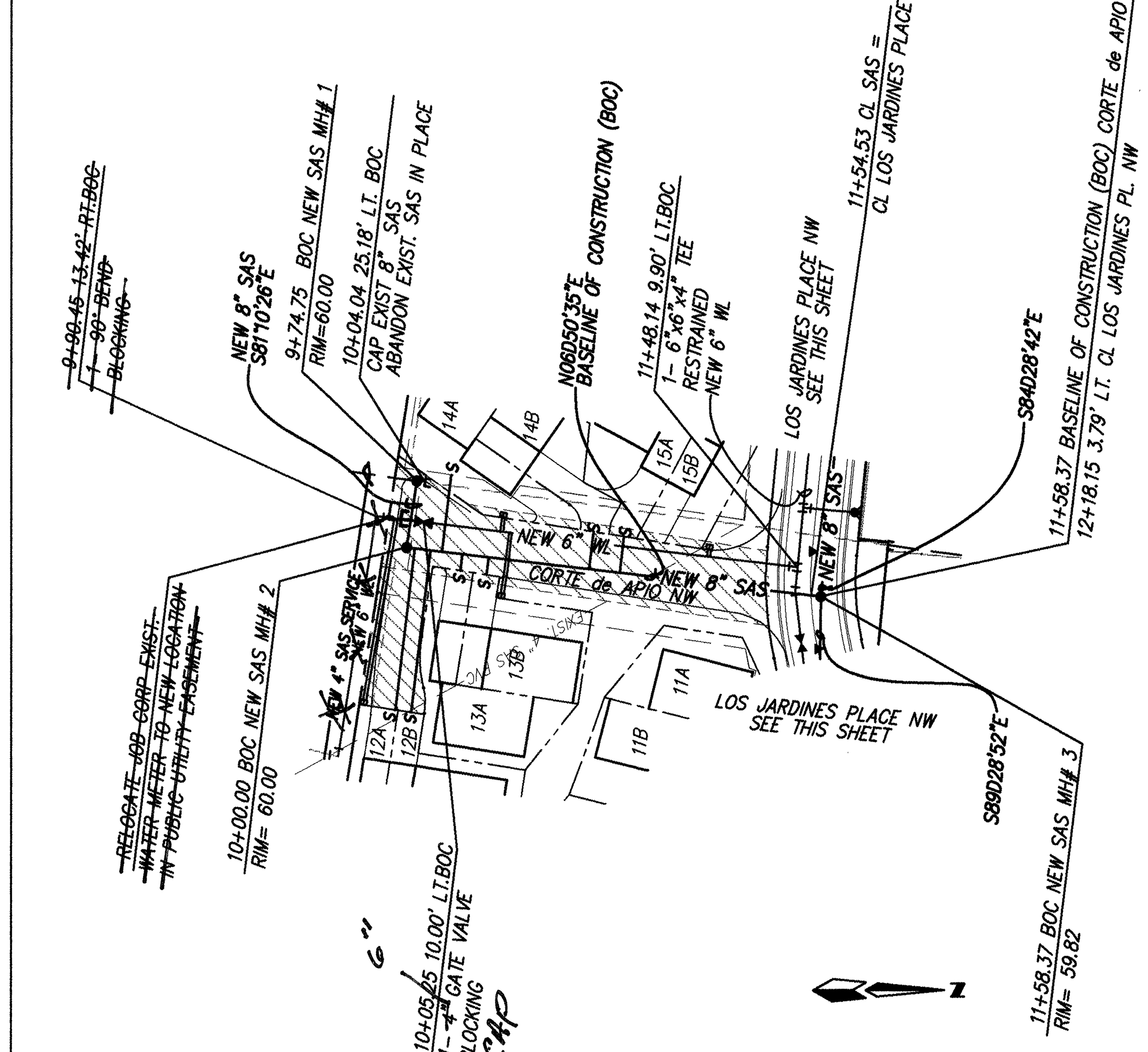
1. STATIONING FOR JARDINES PLACE NW IS ALONG THE CENTERLINE OF LOS JARDINES PLACE



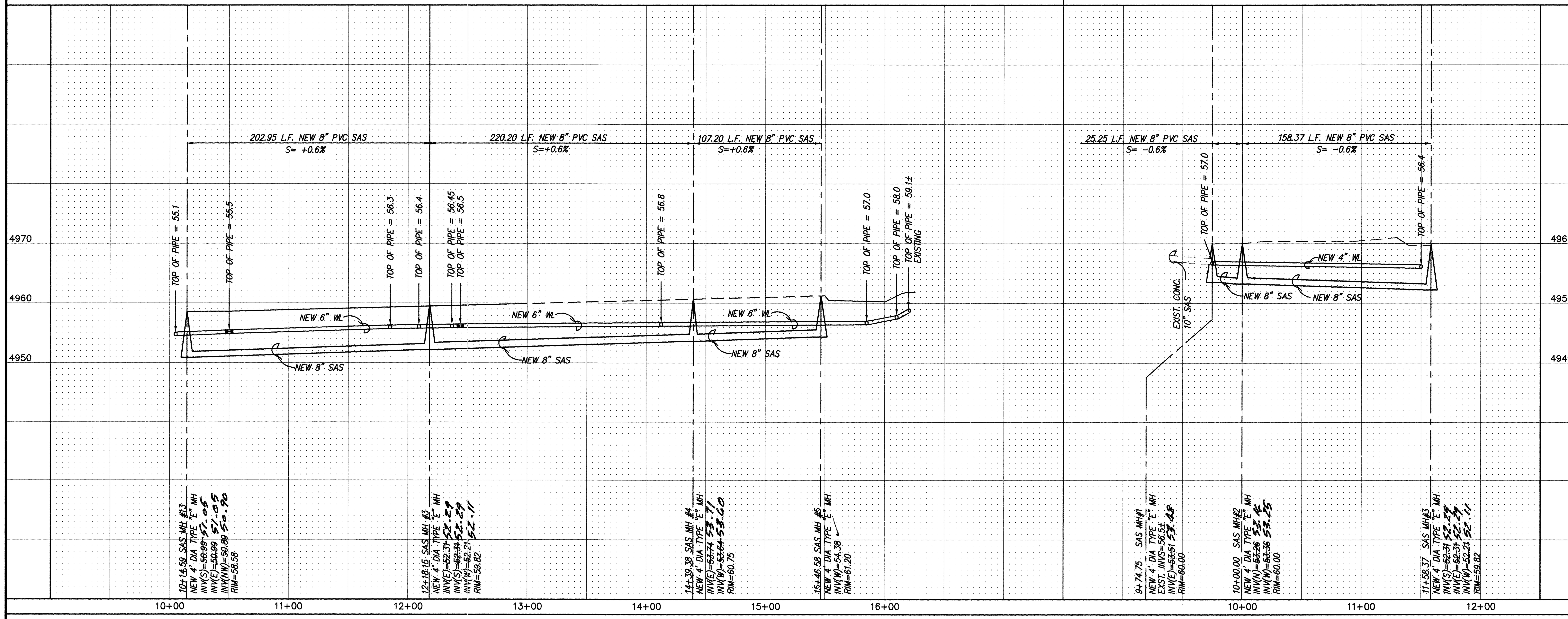
LOS JARDINES PLACE NW
STA. 10+00.00 TO STA. 16+23.58
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

N O T E S

1. STATIONING FOR CORTE de APIO IS BASED OFF THE SANITARY SEWER LINE.



CORTE de APIO NW
STA. 9+74.75 TO STA. 11+58.37
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



N O T E S

SANITARY SEWER SERVICES

LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH AT PL
6A	13+57.37	55.2	29.41'
6B	13+47.81	55.2	34.14'
7A	14+09.90	55.5	10.98'
7B	14+00.13	55.4	8.15'
8A	14+70.52	55.8	9.05'
8B	14+60.53	55.7	8.53'
9A	15+43.48	56.2	2.00'
9B	15+00.28	55.9	4.63'
10A	13+46.30	55.1	43.30'
10B	13+55.98	55.2	41.37'
11A	12+58.74	54.7	16.76'
11B	13+25.67	55.0	39.21'
15B	11+60.92	54.2	22.00'
16B	10+79.51	53.8	22.00'
12A	10+03.15	55.0	61.62'
12B	10+09.14	55.2	61.83'
13A	10+21.25	55.4	6.29'
13B	10+31.24	55.4	6.64'
14A	10+13.52	55.2	29.07'
14B	10+69.73	55.4	14.08'
15A	10+81.47	55.4	13.67'

WATER METER LOCATIONS

TYPE	STATION	OFFSET	SERVICES LOTS
DOUBLE	10+33.50	17.00'	5A,5B
DOUBLE	13+08.63	31.66'	6A,6B
SINGLE	13+71.35	28.58'	7B
SINGLE	14+24.03	25.66'	7A
DOUBLE	9+48.94	28.77'	8A,8B
SINGLE	15+09.58	14.12'	9B
SINGLE	15+39.84	11.00'	9A
SINGLE	12+50.42	17.00'	11A
SINGLE	12+86.58	17.00'	11B
DOUBLE	9+90.94	61.16'	12A,12B
DOUBLE	10+37.93	14.91'	13A,13B
DOUBLE	10+35.14	17.11'	14A,14B
DOUBLE	11+14.25	14.40'	15A,15B

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	3'	2'	46'
4"	12	5'	2'	1'	32'

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.)

PIPE SIZE	RUN	BRANCH
6"x6"x6"	10'	2'
6"x6"x4"	4'	7'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 11/3/99
NMPE 8948

MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

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

ENGINEER'S SEAL: DIANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER 5-14-99

AS BUILT INFORMATION
CONTRACTOR Condore
WORK STAKED BY ASI DATE 9/99
INSPECTOR'S ACCEPTANCE BY MGA DATE 11/99
FIELD VERIFICATION BY ASI DATE 11/99
DRAWINGS CORRECTED BY MGA DATE 11/99

MICRO-FILM INFORMATION
RECORDED BY / DATE / NO.

BENCH MARKS
STATION IS A STANDARD ACS BRASS TABLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.
X= 373707.44 Y= 1495716.39 ELEV= 4961.60

SURVEY INFORMATION
FIELD NOTES: NO. / BY / DATE

REVISIONS: NO. / DATE / REMARKS / BY

DESIGNED BY DLH DATE 3/99
DRAWN BY KJS DATE 3/99
CHECKED BY DMG DATE 3/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

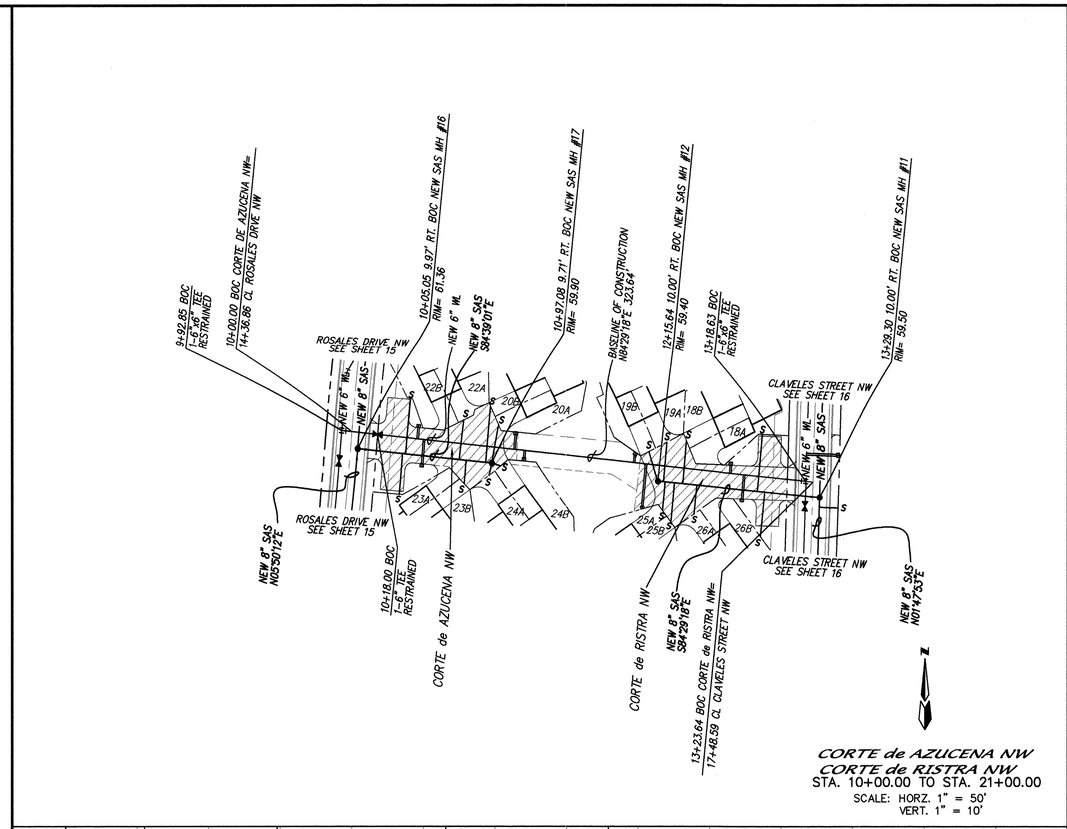
TITLE: **LOS JARDINES SUBDIVISION UTILITY IMPROVEMENTS LOS JARDINES PLACE AND CORTE de APIO NW**

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE: MO./DAY/YR.

CITY PROJECT NO. 610081 | ZONE MAP NO. H-13 | SHEET 17 OF 20

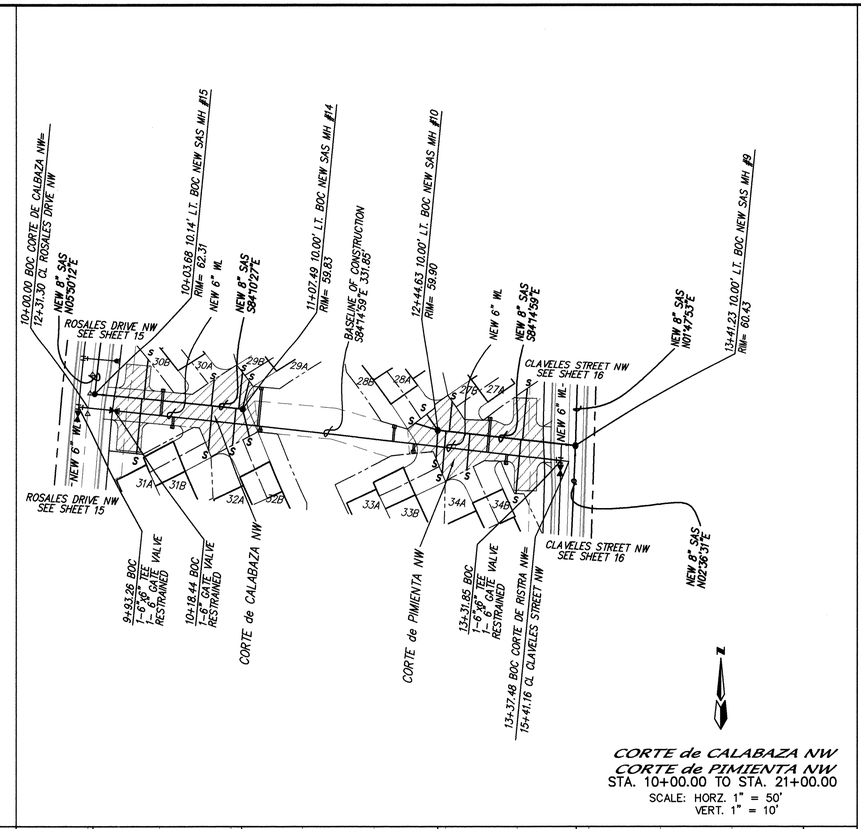
8028JARD/UPJARD/05-15-99/KJS

SCANNED BY MESA REPRO



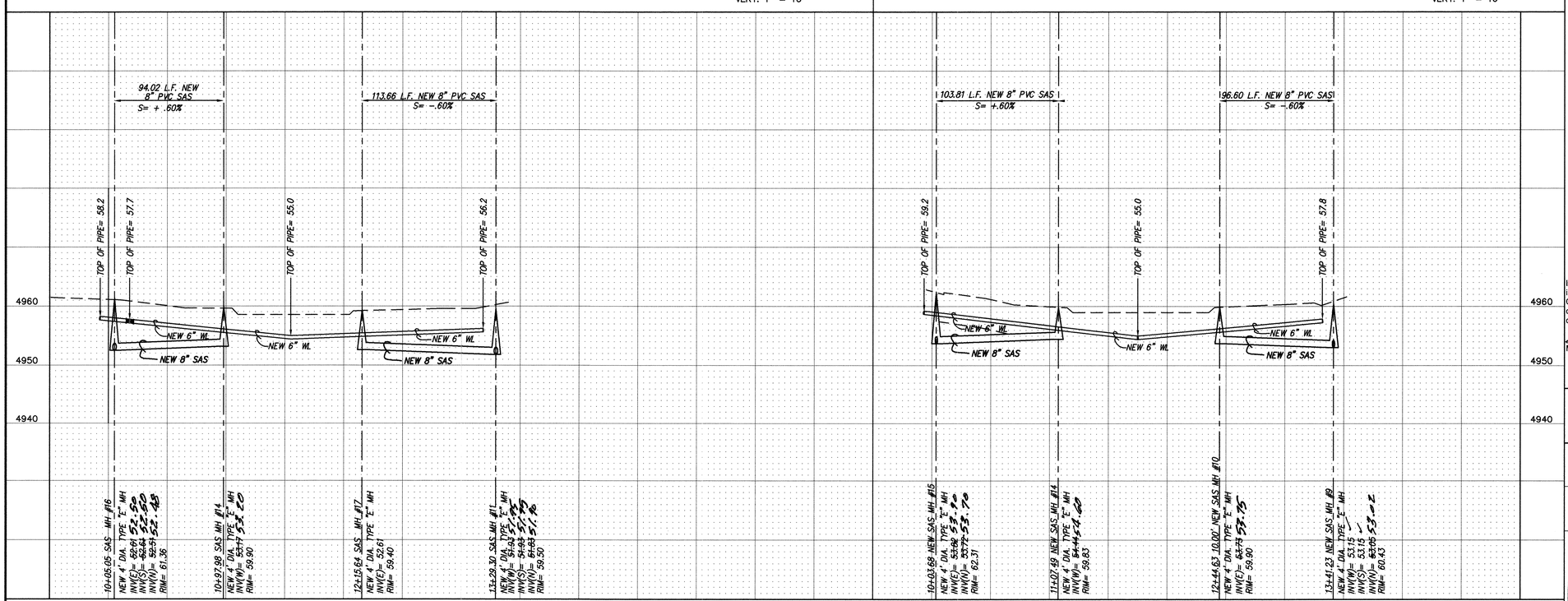
CORTE de AZUCENA NW
CORTE de RISTRA NW
STA. 10+00.00 TO STA. 21+00.00

SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



CORTE de CALABAZA NW
CORTE de PIMIENTA NW
STA. 10+00.00 TO STA. 21+00.00

SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



8028JARD/UPAZRI/04/18/99/KJS

NOTES

SANITARY SEWER SERVICES

LOT	STATION AT PL	INV. ELEV. AT PL	LENGTH AT PL
23A	10+36.69	55.3	26.21'
22B	10+38.55	55.3	35.86'
22A	10+77.03	54.6	24.82'
23B	10+81.10	54.6	14.77'
20B	10+94.73	54.6	35.54'
24A	10+97.85	54.6	7.90'
20A	11+01.55	54.6	24.00'
24B	11+05.37	54.4	6.41'
19B	12+07.72	54.0	19.39'
19A	12+19.54	54.2	24.61'
18B	12+33.12	54.3	26.76'
26A	12+43.03	54.3	20.01'
18A	12+85.55	54.6	35.89'
26B	12+90.67	54.5	31.11'
31A	10+36.70	56.5	35.32'
30B	10+38.14	56.5	29.90'
30A	10+85.54	55.1	18.86'
31B	10+86.29	55.1	28.08'
32A	11+02.77	54.9	23.52'
29B	11+04.85	54.8	26.40'
29A	11+01.09	54.9	20.53'
32B	11+13.96	54.7	18.11'
28B	12+28.42	53.9	16.47'
28A	12+35.97	53.9	12.83'
33A	12+44.09	54.8	17.61'
27B	12+52.65	55.8	19.99'
34A	12+67.15	55.0	22.13'
34B	13+02.91	55.3	34.11'
27A	13+04.05	55.3	34.21'

WATER METER LOCATIONS

TYPE	STATION	OFFSET	SERVICES LOTS
DOUBLE	10+46.11	8.89'	22A,22B
DOUBLE	10+60.67	16.74'	23A,23B
DOUBLE	11+13.97	10.80'	20A,20B
DOUBLE	11+21.25	6.35'	24A,24B
DOUBLE	11+98.80	6.03'	19A,19B
DOUBLE	12+06.92	29.95'	25A,25B
DOUBLE	12+65.31	6.83'	18A,18B
DOUBLE	12+75.49	18.19'	26A,26B
DOUBLE	10+50.99	18.29'	30A,30B
DOUBLE	10+59.57	7.26'	31A,31B
DOUBLE	11+19.25	26.67'	29A,29B
DOUBLE	11+21.20	3.59'	32A,32B
DOUBLE	12+14.48	10.14'	28A,28B
DOUBLE	12+29.24	5.85'	33A,33B
DOUBLE	12+80.27	21.69'	27A,27B
DOUBLE	12+94.11	6.00'	34A,34B

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	–	–	46'

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.)

PIPE SIZE	RUN	BRANCH
6"x6"x6"	10'	2'

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Condore Construction, and by the surveyor, Albuquerque Surveying, and reflects the construction as actually accomplished. This plan was constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 11/8/99 NMPE 8948

MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER

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

AS BUILT INFORMATION

CONTRACTOR WORK STAKED BY	Condore	DATE 9/99
INSPECTOR'S ACCEPTANCE BY	ASI	DATE 11/99
FIELD VERIFICATION BY	MGA	DATE 11/99
DRAWINGS CORRECTED BY	ASI	DATE 11/99
	MGA	DATE 11/99

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION IS A STANDARD ACS BRASS TABLET STAMPED "7-H13" SET FLUSH WITH ASPHALT PAVEMENT. FROM THE INTERCHANGE AT I-40 AND RIO GRANDE BLVD. GO NORTH ON RIO GRANDE 0.4 MILES TO THE STATION ON THE LEFT.

X= 373707.44 Y= 1495715.39 ELEV.= 4961.60

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

MARK GOODWIN NEW MEXICO 8948 REGISTERED PROFESSIONAL ENGINEER 11/8/99

NO.	DATE	REMARKS REVISIONS	BY

		DATE
DESIGNED BY	DLH	4/99
DRAWN BY	KJS	4/99
CHECKED BY	DMG	4/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: LOS JARDINES SUBDIVISION
UTILITY IMPROVEMENTS
ROSALES DRIVE NW TO CLAVELES STREET NW

DESIGN REVIEW COMMITTEE: APPROVED MAY 14, 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
610081	H-13	18	20

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. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24HOUR PER DAY BASIS UNTIL COMPLETED. (1)

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. (2) 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    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.

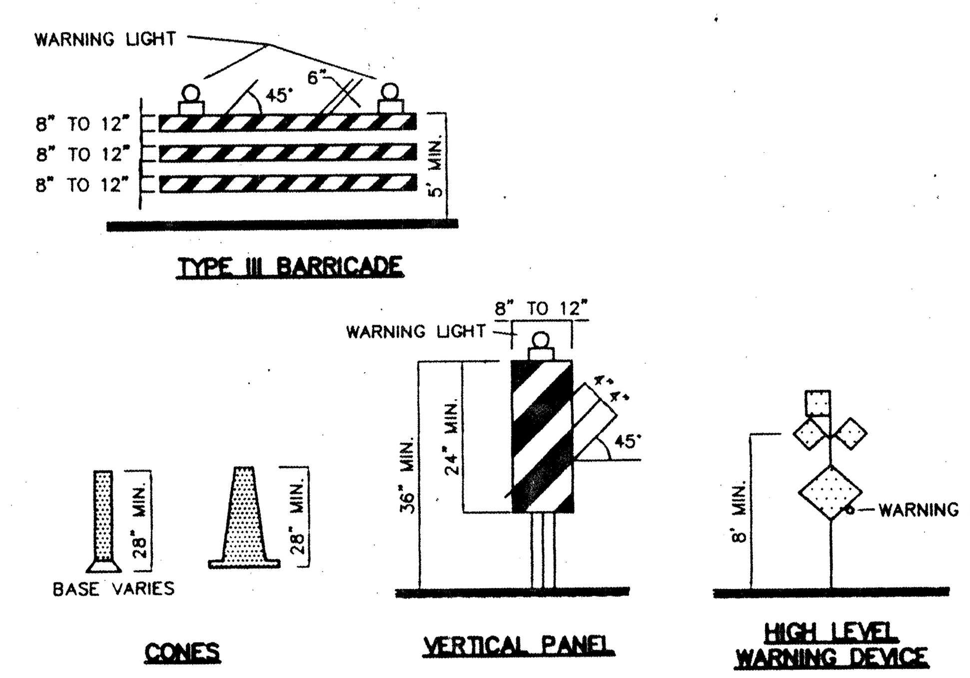
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

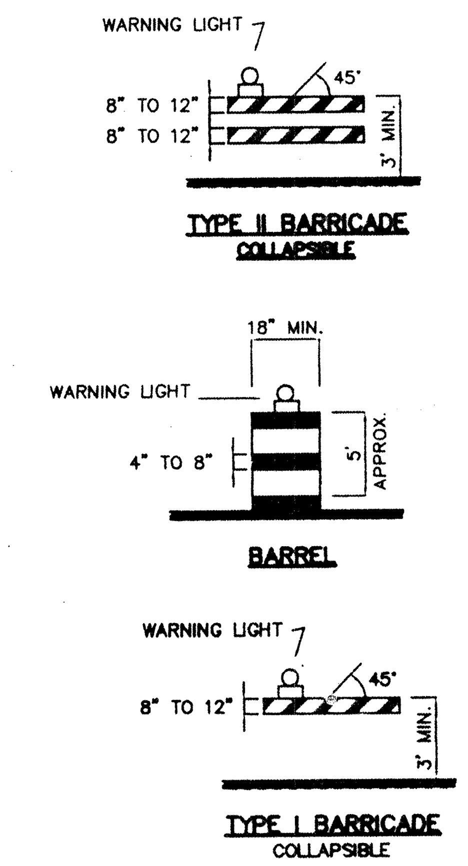
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

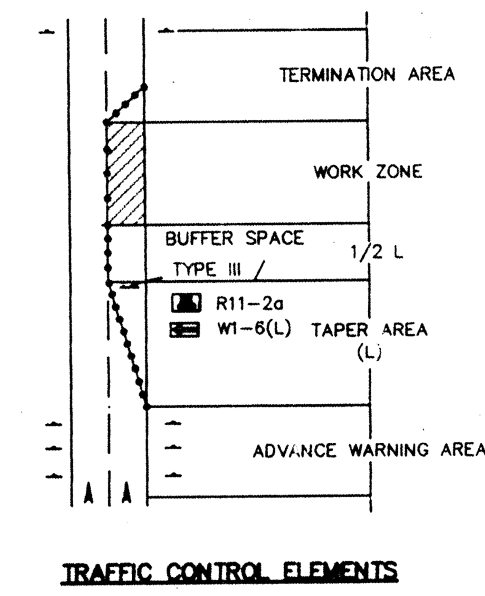
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. (3)

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. (4)







TRAFFIC CONTROL ELEMENTS

LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- X VERTICAL PANEL
- 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 SPEED LIMIT OF THE STREET
- L 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 (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

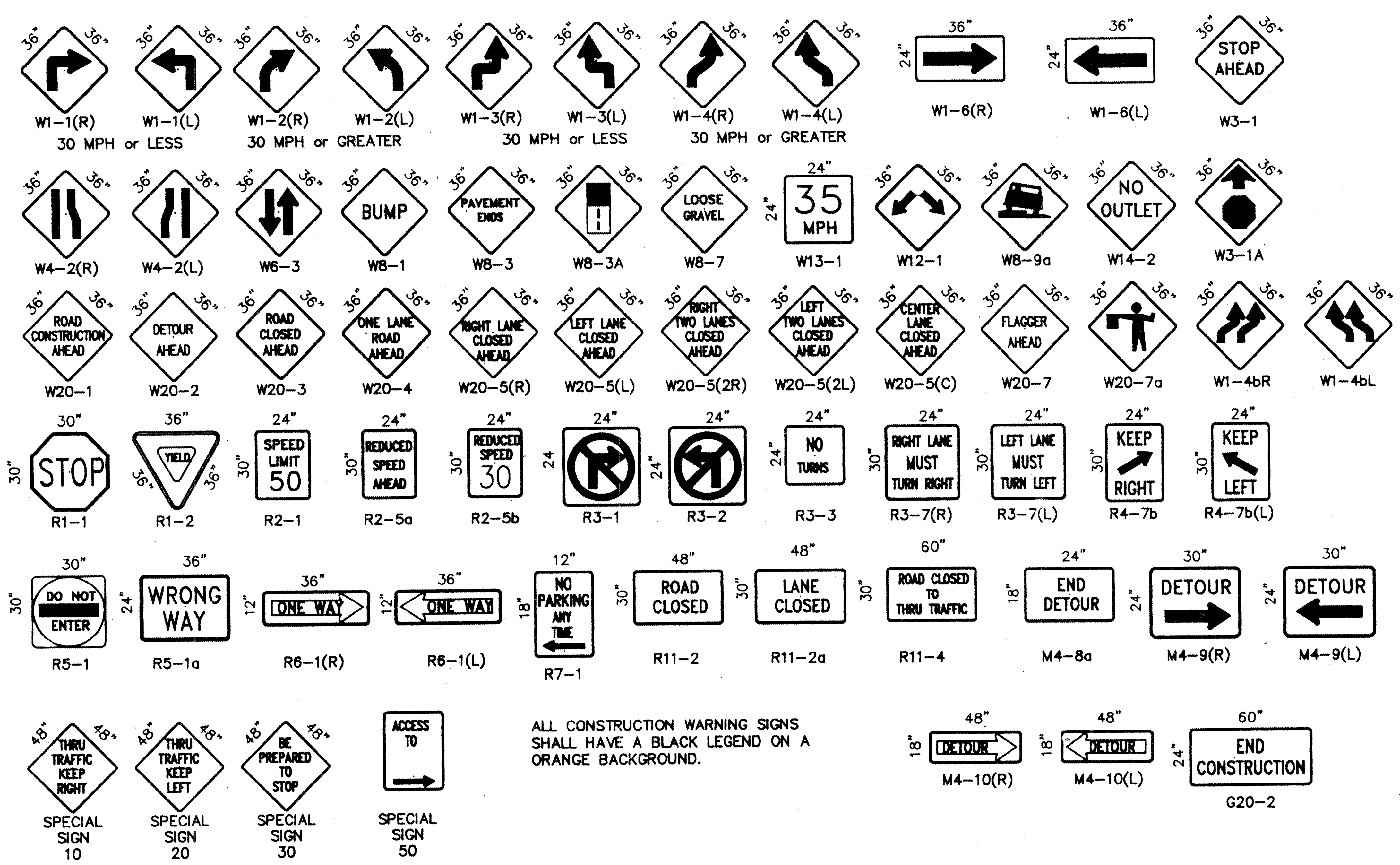
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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

SIGN FACE DETAILS



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

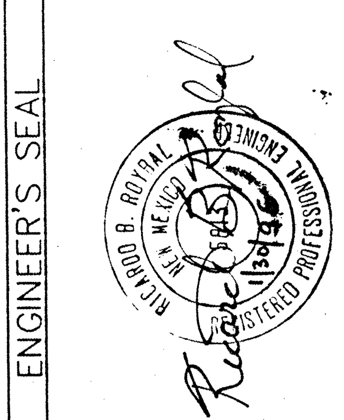
AS BUILT INFORMATION: CONTRACTOR / DATE; WORK STAKED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION: RECORDED BY / DATE; NO.

BENCH MARKS

SURVEY INFORMATION: FIELD NOTES — NO. / BY / DATE

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY
4	9/25/97	ADD NOTE NO. 27	J.D.L.
3	9/24/97	REVISED NOTE NO. 26	J.D.L.
2	9/24/97	REVISED NOTE NO. 19	J.D.L.
1	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS

DESIGN: DESIGNED BY / DATE; DRAWN BY C.O.A. STANDARDS / DATE; CHECKED BY / DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

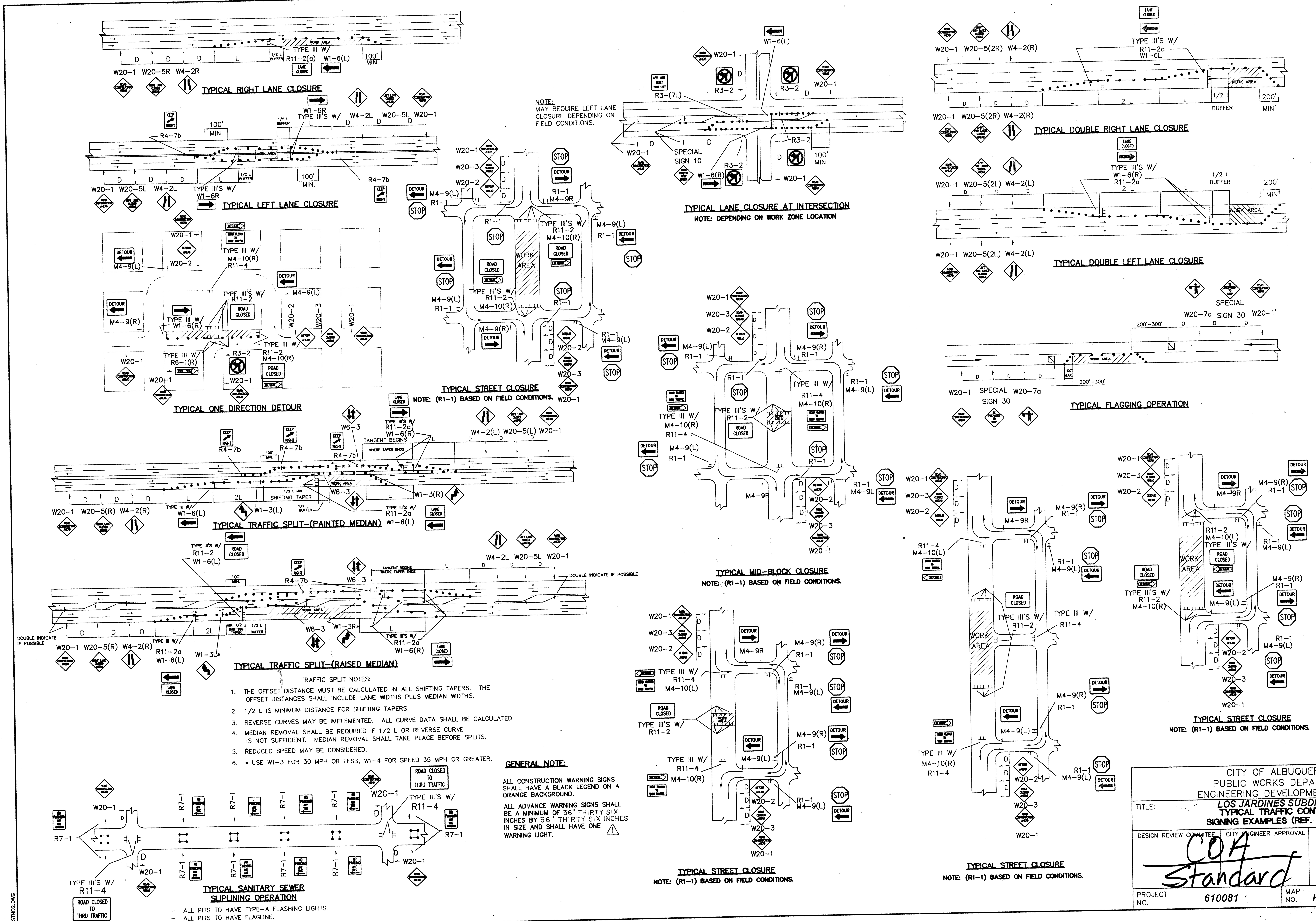
TITLE: *LOS JARDINES SUBDIVISION*
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITEE | CITY ENGINEER APPROVAL | LAST UPDATE | MO./DAY/YR. | MO./DAY/YR.

C O A Standard

PROJECT NO. 610081 | MAP NO. H-13 | SHEET 19 OF 20

CTCSTND1.DWG



- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.

GENERAL NOTE:

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

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. △1

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

RICARDO B. ROYBAL, NEW MEXICO, 5959, REGISTERED PROFESSIONAL ENGINEER

REVISIONS			
NO.	DATE	REMARKS	BY
△1	9/24/97	REVISED GENERAL NOTE	J.D.L.

DESIGN		
DESIGNED BY	C.O.A. STANDARDS	DATE
DRAWN BY		DATE
CHECKED BY		DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: *LOS JARDINES SUBDIVISION*
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE | CITY ENGINEER APPROVAL | MO./DAY/YR | MO./DAY/YR

COA Standard

LAST UPDATE

PROJECT NO. 610081 | MAP NO. H-13 | SHEET 20 OF 20

CTCSTND2.DWG

SCANNED BY MESA REPRO