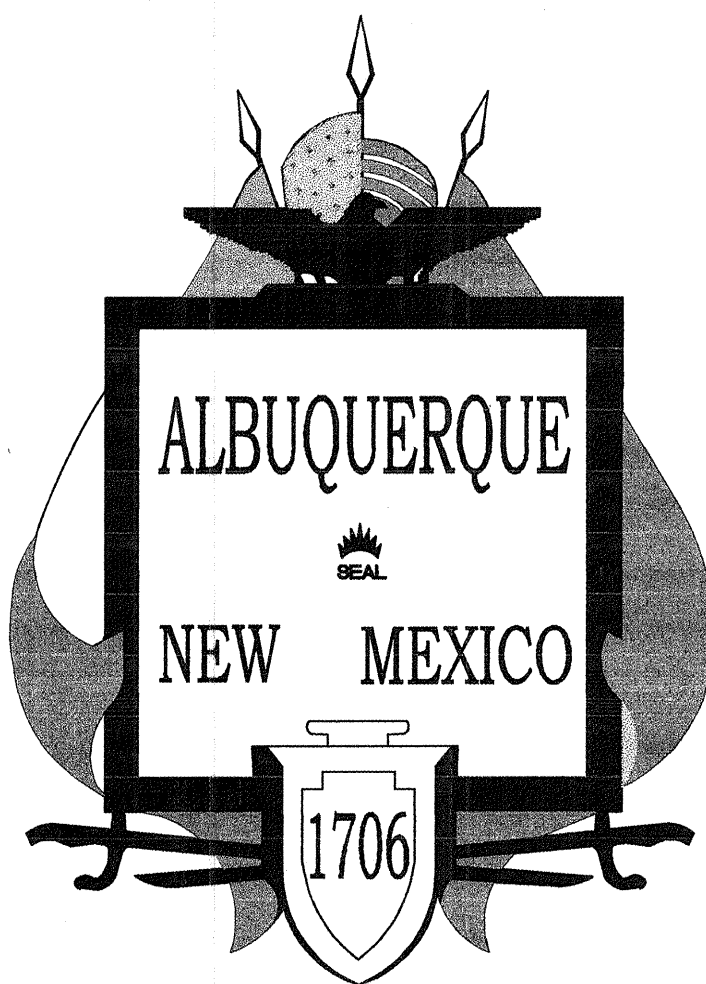


CITY OF ALBUQUERQUE
NEW MEXICO



CONSTRUCTION PLANS
FOR
MIRABELLA UNIT 3

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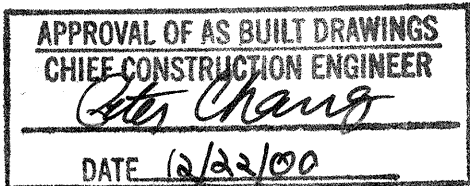
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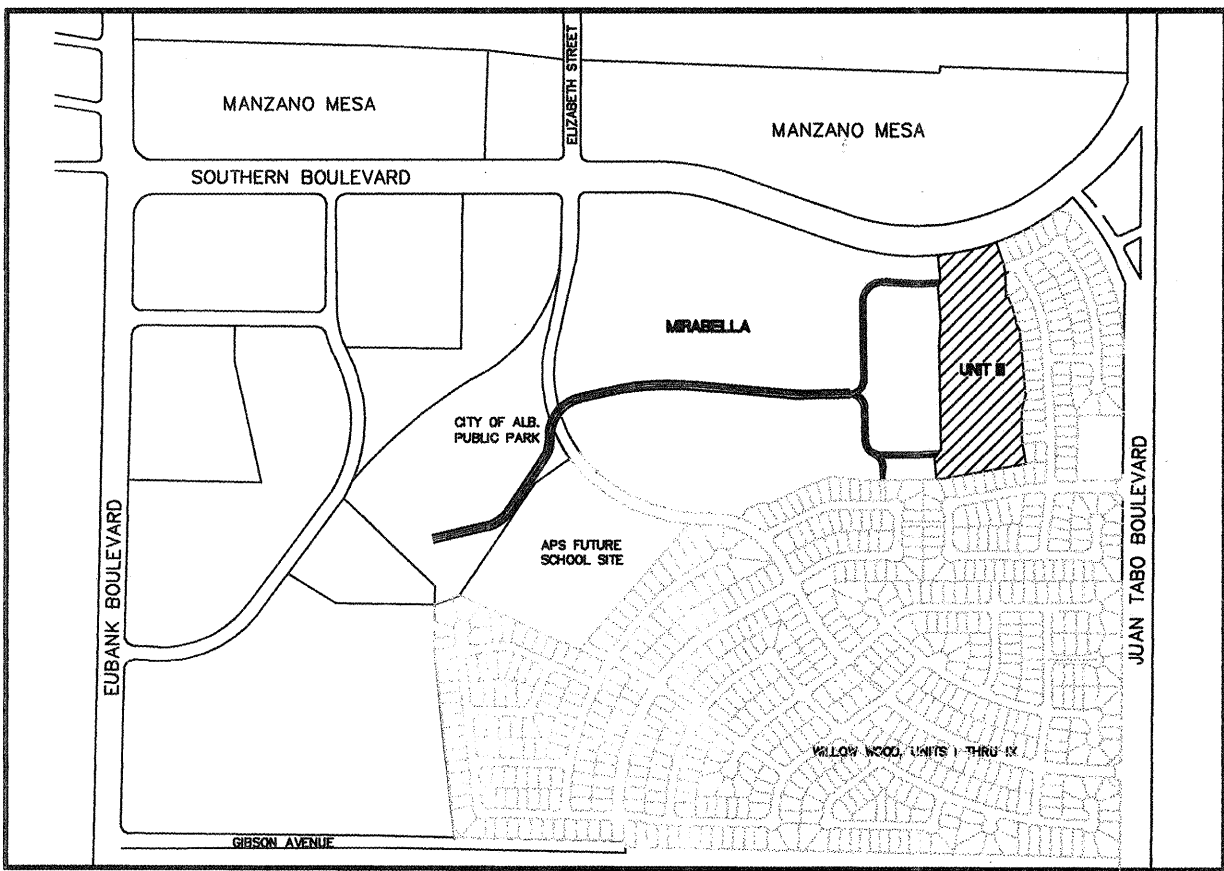
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27. TRAFFIC CONTROL



DRB97-209



LOCATION MAP
ZONE ATLAS MAP L-21-Z

NTS

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, AND UNLESS STATED OTHERWISE OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 6.

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES BEING CONNECTED TO AND ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING SAFETY AND HEALTH.

5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.

6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE DONE BY THE RESPONSIBLE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.

8. THE CONTRACTOR SHALL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY OR EASEMENTS TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF EQUIPMENT AND/OR STORAGE OF MATERIALS IS NOT ALLOWED EXCEPT BY PERMISSION OF PROPERTY OWNER. RESTORATION OF PRIVATE IMPROVEMENTS WILL BE AT THE CONTRACTOR'S EXPENSE.

9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

10. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.

11. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.

12. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

13. CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.

14. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THEN 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 PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

15. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOURS CONSTRUCTION.

16. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****			
	DRC Chairman	Billy J. Haddock	6/14/99	APPROVED FOR CONSTRUCTION			
	Transportation	R.W. Kane	5-20-99				
	Water/Wastewater	R.W. Kane	5-11-99				
	Hydrology	J. Thompson	5-11-99				
	Parks	Colleen L. Fung	5-17-99				
	Constr. Mngmt.	J. Kelly	5-13-99				
City Project No.		6125.81		Sheet		Of	
				1		27	

APPROVED AND ACCEPTED BY

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
Traffic Div., City of Albuquerque, N.M.	Date
Water Utilities Dept., City of Albuquerque, N.M.	Date
Parks and General Services, City of Albuquerque, N.M.	Date
City Surveyor, City of Albuquerque, N.M.	Date
Property Management, City of Albuquerque, N.M.	Date
County Treasurer, Bernalillo County, N.M.	Date
PNM Gas Services Division	Date
PNM Electric Services Division	Date
U.S. West Telecommunications	Date
Jones Interable, Inc.	Date

I, Ruan S. Baciagupa, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared and used in accordance with the minimum standards for surveying under my direction, 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 February 2, 1994), and that interior lot corners will be set in accordance with said minimum standards.

Ruan S. Bacigallupa, N.M.P.S. 11462
Parsons Brinckerhoff Quade & Douglas,
5801 Osuna Rd. NE - Suite 200
Albuquerque, New Mexico, 87109

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: MANZANO MESA LIMITED PARTNERSHIP
* SECTION: Sec. 28, T.10N., R.4E.
* SUBDIVISION: MIRABELLA UNIT 3

SHEET 1 OF 3

DATE: February 1999
JOB No. 33455LS 3.3

Parsons
100 YEARS
Brinckerhoff

5801 Osuna Rd. NE — Suite 200
Albuquerque, NM 87109 — (505) 881-5357

- 1.) DRB Case No. _____
- 2.) Zone Atlas Index No. L-21-Z
- 3.) Gross Replat Acreage: 10.2162 Ac.±.
- 4.) Total Mileage of Full Width Streets Created: 0.283 Miles.
- 5.) Date of Survey: August 1997, June 1998 & January 1999.

1.) Bearings are New Mexico State Plane Grid Bearings (CENTRAL ZONE).
Basis of Bearing: S82°28'20"E Between ACS Monuments "6-L21" and "1-L21(R)".

- 3.) Centerline (in lieu of R/W) monumentation to be installed at all centerline P/C's, P/T's, and angle points and street intersections as shown herein, and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque, Centerline Monument, Do Not Disturb, NMP5 11462", shown herein by ▲

5.) See Legend Sheet 2 of 3 for description of property corners found and set.
See notes continued on Sheet 3.

1.) SUBDIVIDE TRACT D-2-A-1-A-2-C, MANZANO MESA INTO MIRABELLA UNIT 3 SUBDIVISION CONTAINING 55 LOTS AND 1 TRACT.

- ### DOCUMENTS USED TO DETERMINE BOUNDARY

1.) PLAT ENTITLED "PLAT OF TRACTS D-2-A-1-A-2-A,
D-2-A-1-A-2-B & D-2-A-1-A-2-C MANZANO MESA"
FILED: ___/___/___ VOL. ___ FOLIO ___.

This Instrument was Acknowledged before me on _____, 1999.

Notary Public

Charles A. Haegelin, President, Curb Inc., General Partner

COUNTY OF BERNALILLO)³³

This Instrument was Acknowledged before me on _____, 1999.

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL ROADWAY RIGHT-OF-WAY SHOWN HEREON TO THE PUBLIC AND ALL PUBLIC EASEMENTS SHOWN HEREON TO THE ADJACENT COVENANTS AND DO HEREBY GRANT: ALL PUBLIC EASEMENTS SHOWN HEREON TO THE ADJACENT COVENANTS, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND JOINT USE OF THE SUBDIVISION AND ALL POWER LINES, TELEPHONE LINES, CABLES, AND OTHER UTILITIES, AND THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF, AND THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN, AND THE USE OF (SUCH AS, BUT NOT LIMITED TO, FOR OR TO THE FREE CONSENT AND TO THE FOREGOING AND TO HERETO CERTIFY THAT THIS SUBDIVISION IS BEING OFFERED TO THE PUBLIC FOR THE FREE CONSENT AND BEING.

DESCRIPTION	DATE	AMOUNT	REMARKS
...	...	...	...

A certain tract of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bemallito County, New Mexico, being Tract D-2-A-1-A-2-C, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-2-A-1-A-2-A, D-2-A-1-A-2-B and D-2-A-1-A-2-C, MANZANO MESA" as filed for record in the Office of the County Clerk of Bemallito County on _____ Folio _____, and being more particularly described by New Mexico State Plane Grid bearings and ground distances as follows:

[illegible]

- 1.) DRB Case No. _____
- 2.) Zone Atlas Index No. L-21-Z
- 3.) Gross Replat Acreage: 10.2162 Ac.±.
- 4.) Total Mileage of Full Width Streets Created: 0.283 Miles.
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Basis of Bearing: S82°28'20"E Between ACS Monuments "6-L21" and "1-L21(R)".

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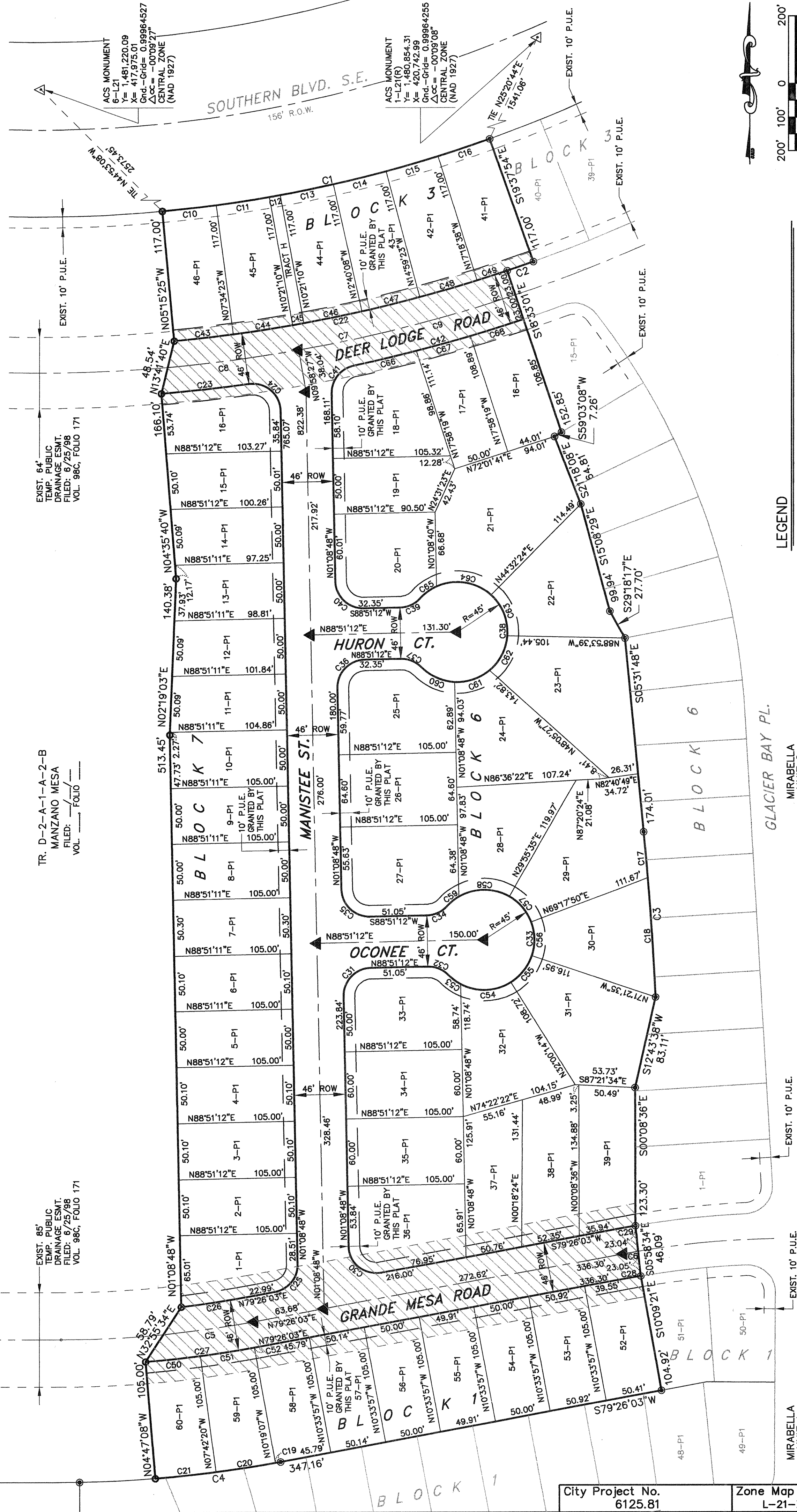
5.) See Legend Sheet 2 of 3 for description of property corners found and set.
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1.) SUBDIVIDE TRACT D-2-A-1-A-2-C, MANZANO MESA INTO MIRABELLA UNIT 3 SUBDIVISION CONTAINING 55 LOTS AND 1 TRACT.

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1.) PLAT ENTITLED "PLAT OF TRACTS D-2-A-1-A-2-A,
D-2-A-1-A-2-B & D-2-A-1-A-2-C MANZANO MESA"
FILED: ___/___/___ VOL. ___ FOLIO ___.

SUBDIVISION PLAT FOR



LEGEND

GLACIER DATA

◀

UNIT 2
FILED: / /

DENOTES #5 REBAR W/ CAP "AVID ENG. INC. NMPS 11462"
 SET JUNE 1998
 DENOTES #5 REBAR W/ CAP "PBQ&D NMPS 11462"

SEPT 1999
DENOTES EXISTING EASEMENT LINE

DENOTES EASEMENT LINE GRANTED BY THIS PLAT

DENOTES PORTION OF EXIST. TEMPORARY
PUBLIC DRAINAGE EASEMENT

FILED: 6/25/98, VOL. 98C, FOLIO 171

VACATED BY VAC. ACTION NO. _____

SHEET 2 OF 3

3601 USING RD. NE
Albuquerque, NM 87109 - (505) 881-5357

SUBDIVISION PLAT FOR
MIRABELLA UNIT 3
Bernalillo County
Albuquerque, New Mexico
February 1999

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	142°28'	301.08'	1200.00'	N77°33'20"E	300.27'
C2	148°58'	283.59'	1200.00'	S85°05'00"E	283.59'
C3	02°58'04"	148.77'	2872.00'	S04°05'50"E	148.75'
C4	06°02'51"	113.15'	1072.00'	S82°27'28"W	113.10'
C5	05°00'03"	82.40'	844.00'	N81°56'04"E	82.37'
C6	00°57'50"	13.46'	800.00'	N79°54'58"E	13.46'
C7	13°37'50"	318.78'	1340.00'	N78°15'54"E	318.03'
C8	02°18'15"	187.00'	1200.00'	N82°53'11"E	186.71'
C9	08°34'34"	200.57'	1340.00'	N75°44'16"E	200.39'
C10	02°18'58"	48.51'	1200.00'	N83°35'05"E	48.51'
C11	02°18'07"	48.21'	1200.00'	N81°16'32"E	48.21'
C12	00°28'39"	10.00'	1200.00'	N79°33'09"E	10.00'
C13	02°18'58"	48.51'	1200.00'	N78°29'21"E	48.51'
C14	02°18'15"	48.61'	1200.00'	N76°10'41"E	48.61'
C15	02°18'15"	48.61'	1200.00'	N71°31'43"E	48.61'
C16	02°18'15"	48.61'	1200.00'	N71°31'43"E	48.61'
C17	00°49'33"	41.39'	2872.00'	S05°10'06"E	41.39'
C18	02°08'32"	107.38'	2872.00'	S03°41'04"E	107.37'
C19	00°14'51"	4.63'	1072.00'	S79°33'28"W	4.63'
C20	02°52'48"	53.89'	1072.00'	S81°07'18"W	53.89'
C21	02°18'15"	48.61'	1200.00'	N76°10'41"E	48.61'
C22	13°17'36"	305.56'	1317.00'	N76°05'47"E	304.87'
C23	03°18'58"	78.89'	1363.00'	N83°44'51"E	78.87'
C24	96°45'49"	42.22'	25.00'	S49°31'43"E	37.35'
C25	80°34'51"	35.16'	25.00'	S39°08'37"W	32.33'
C26	03°51'14"	61.95'	921.00'	S81°21'40"W	61.94'
C27	06°42'29"	102.95'	957.00'	N82°55'11"E	102.91'
C28	06°51'32"	113.11'	957.00'	N81°59'41"E	113.11'
C29	01°03'55"	15.30'	823.00'	S78°59'00"W	15.30'
C30	99°25'09"	43.38'	25.00'	N60°51'23"W	38.14'
C31	90°00'00"	39.27'	25.00'	N43°51'12"E	35.35'
C32	46°42'29"	20.36'	25.00'	S67°47'33"E	19.82'
C33	27°24'59"	214.74'	45.00'	S01°08'48"W	61.71'
C34	00°00'00"	39.27'	25.00'	S81°08'48"W	35.35'
C35	90°00'00"	39.27'	25.00'	N46°08'48"W	35.35'
C36	90°00'00"	39.27'	25.00'	N43°51'12"E	35.35'
C37	46°42'29"	20.36'	25.00'	S67°47'33"E	19.82'
C38	27°24'59"	214.74'	45.00'	N01°08'48"W	61.71'
C39	46°42'29"	20.36'	25.00'	S65°29'57"W	19.82'
C40	90°00'00"	39.27'	25.00'	S81°08'48"W	35.35'
C41	30°13'33"	34.57'	25.00'	N39°27'59"E	31.88'
C42	06°37'48"	157.70'	1363.00'	N74°45'52"E	157.62'
C43	02°18'58"	53.24'	1317.00'	N83°35'06"E	53.23'
C44	02°20'40"	53.89'	1317.00'	N81°15'17"E	53.89'
C45	00°26'06"	10.00'	1317.00'	N79°51'53"E	10.00'
C46	02°18'58"	53.24'	1317.00'	N78°29'21"E	53.23'
C47	02°18'15"	48.61'	1200.00'	N82°53'11"E	48.61'
C48	02°18'15"	53.35'	1317.00'	N73°50'59"E	53.35'
C49	01°14'23"	28.49'	1317.00'	N72°04'10"E	28.49'
C50	02°35'12"	49.28'	987.00'	N84°03'03"E	49.28'
C51	02°54'33"	49.10'	987.00'	N81°08'10"E	49.10'
C52	00°14'51"	4.18'	987.00'	N79°33'28"E	4.18'
C53	40°07'28"	47.22'	45.00'	S85°05'54"E	45.05'
C54	39°21'21"	30.91'	45.00'	N58°19'06"E	30.31'
C55	39°20'35"	30.90'	45.00'	N01°01'52"W	30.30'
C56	02°18'15"	48.61'	1200.00'	N82°53'11"E	48.61'
C57	39°21'31"	47.41'	45.00'	N40°22'45"W	30.30'
C58	60°21'31"	47.41'	45.00'	S89°45'54"W	45.24'
C59	17°26'28"	13.79'	45.00'	S90°31'55"E	13.69'
C60	43°01'41"	33.79'	45.00'	S89°03'31"E	33.69'
C61	43°01'41"	33.79'	45.00'	N71°32'48"E	33.01'
C62	45°17'14"	35.57'	45.00'	N27°23'20"E	34.65'
C63	52°24'12"	41.16'	45.00'	N21°27'22"W	39.74'
C64	66°48'03"	52.47'	45.00'	N81°03'30"W	48.54'
C65	23°23'46"	18.38'	45.00'	S53°50'35"W	18.25'
C66	02°18'15"	48.61'	1200.00'	N82°53'11"E	48.61'
C67	02°08'15"	50.05'	1363.00'	N74°36'15"E	50.05'
C68	02°06'08"	50.01'	1363.00'	N72°30'03"E	50.01'

NOTES (cont.)

- 6.) All Lots marked "P1" shall meet the Off-Street Parking criteria of the City of Albuquerque Comprehensive Zoning Code.
- 7.) Tract A shall be conveyed in fee, owned in perpetuity by and shall be for the benefit of the Mirabella Homeowners' Association, an association of owners within the Mirabella Subdivision (the Association). The Association shall have an obligation to maintain Tract A.

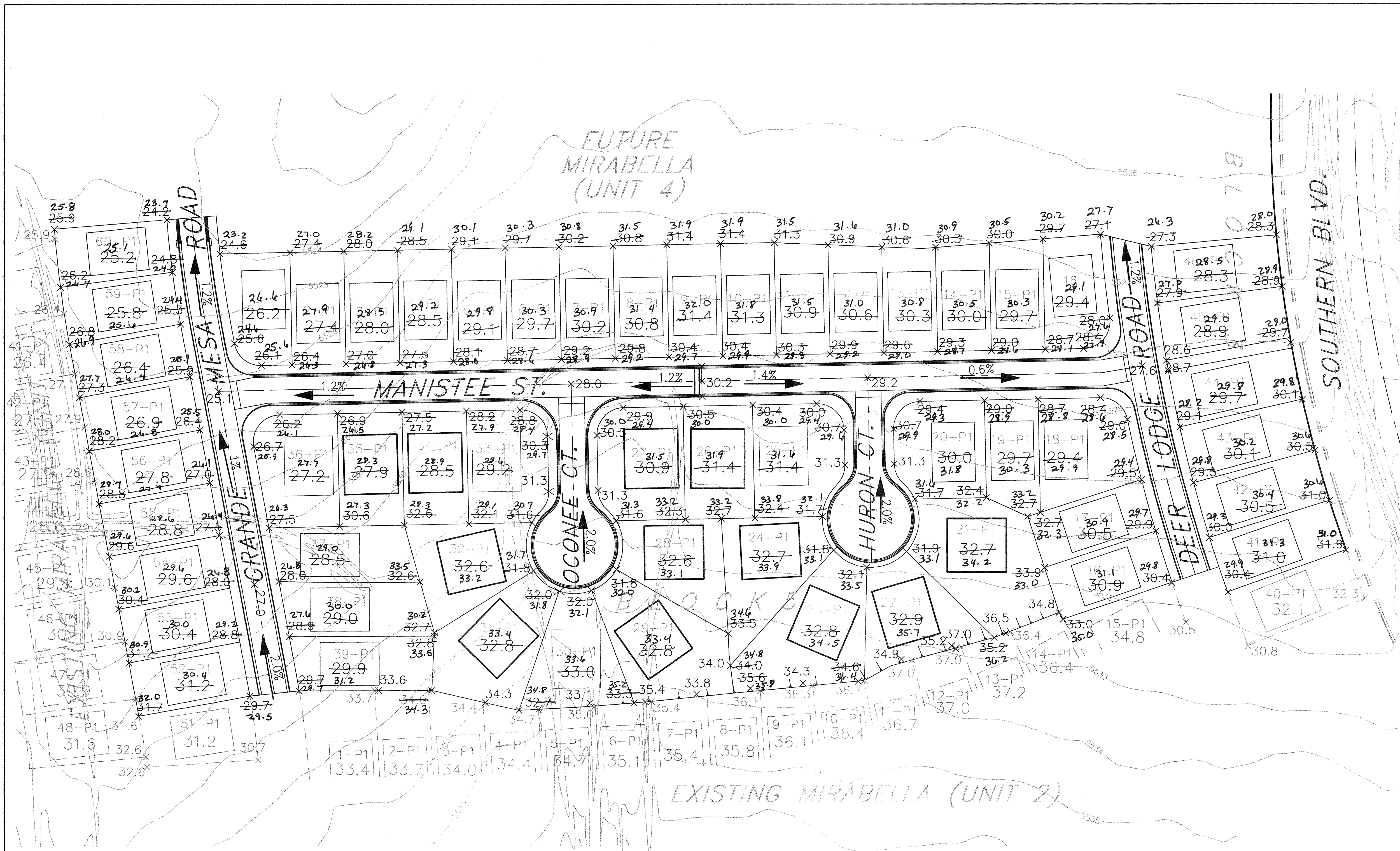
PUBLIC UTILITY EASEMENTS

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

- The PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical facilities, including any poles, equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The PNM Gas Services for installation, maintenance, and service of overhead and underground gas facilities reasonably necessary to provide natural gas.
- U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities, including, but not limited to, above ground pedestals and closures.
- The PNM Cable Services for the installation, maintenance, and service of such lines, cables and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purpose described above, together with free access to, from and across any easement, right and privilege to firm and move trees and bushes, including interference with any other utility. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood decking, or other structure shall be erected or constructed on said easement. The easement holder shall be responsible for obtaining all necessary permits and 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, PNM Electric and Gas Services, which may have been granted by prior plat, reject or other document which are not shown on this plat.



LEGEND

DIRECTION OF SURFACE FLOW ← 0.6%

EXISTING STORM SEWER
PROPOSED STORM SEWER

EXISTING TOPO

STANDARD C & G

MOUNTABLE C & G

EXISTING CURB & GUTTER

PROPOSED ELEVATION

EXISTING ELEVATION

WATER BLOCK

PROPOSED RETAINING WALL

BACKYARD SLOPE

PROPOSED MANHOLES

EXISTING MANHOLES

PROPOSED BUILDING PAD ELEVATION

TEMPORARY EROSION CONTROL BERM

NOTES:

- 1) ALL ELEVATIONS SHOWN ARE MEAN SEA LEVEL (MSL)
- 2) TRUNCATED ELEVATIONS: ADD 5500.00 MSL
- 3) ALL BACKYARD SLOPES ARE 4:1 UNLESS OTHERWISE NOTED
- 4) SEE TYPICAL LOT GRADING PLAN DETAIL ON SHEET NO. 19

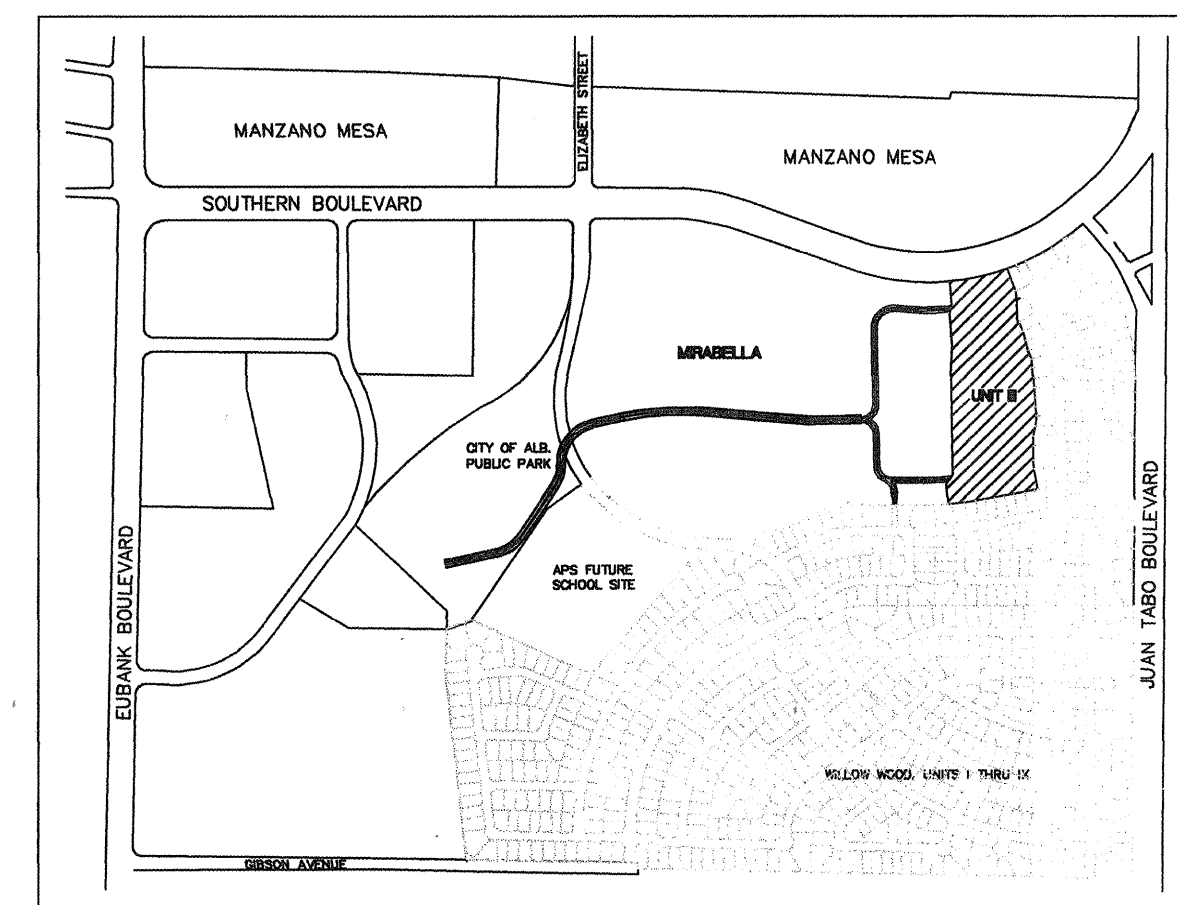
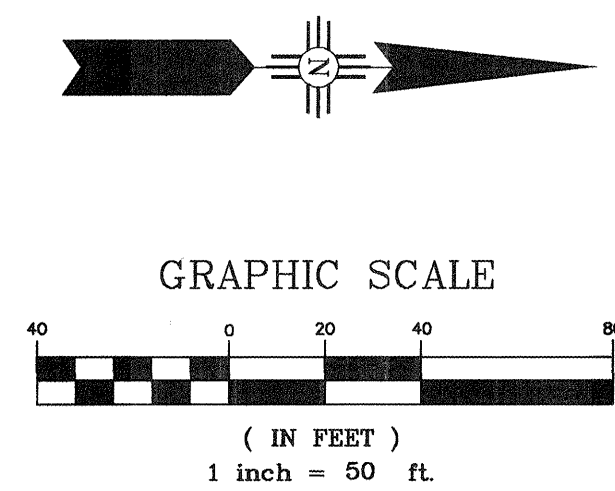
AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	WORK	DATE	STATION	DATE	NO.	BY	DATE	NO.	BY	DATE	NO.
U.S. Concepts	U.S. Concepts	1999	THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974", LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE, 81' WEST OF CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE CURB SLD ELEV. 5534.63								
DESIGNED BY	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY
DRB-97-209	DRB-97-209	1/20/00	DRB-97-209	1/20/00	DRB-97-209	1/20/00	DRB-97-209	1/20/00	DRB-97-209	1/20/00	DRB-97-209

GRADING & DRAINAGE CERTIFICATION

I, JAMES V. DOMENICK OF PARSONS BRINCKERHOFF INC., N.M.P.E. #7643 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF AS-BUILT ELEVATIONS, VERIFIED BY ALDRICH LAND SURVEYING, ARE SHOWN ON THE PLAN. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

James V. Domenick
1/20/00

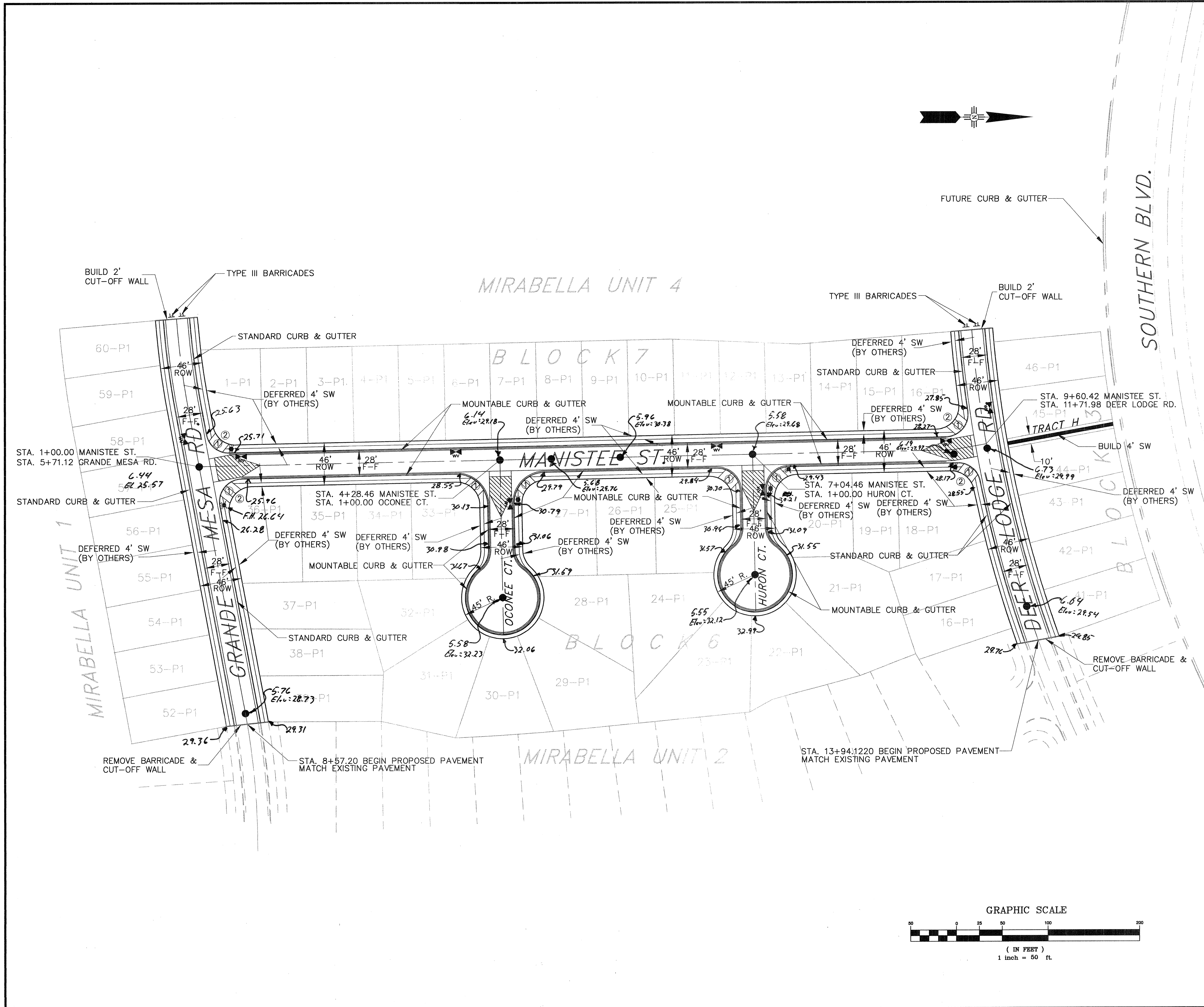
JAMES V. DOMENICK
NEW MEXICO
7643
REGISTERED PROFESSIONAL ENGINEER



ZONE MAP
NTS

DRB-97-209

City Project No. 6125.81
Zone Map No. L-21-Z
Sheet 4 Of 27



- GENERAL NOTES:**
1. ALL STATION AND OFFSET DIMENSIONS ARE BASED ON CENTERLINE OF RIGHT-OF-WAY.
 2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS TO BE CONSTRUCTED IN THIS PROJECT ARE SHOWN AS SOLID DILUTED LINES.
 4. ALL SPOT ELEVATIONS ARE TRUNCATED: ADD 5500 MSL.

- KEYED NOTES**
- ① CONSTRUCT WHEELCHAIR RAMPS PER DETAIL, SEE SHEET NO. 6.
 - ② TRANSITION FROM MOUNTABLE CURB TO STD. CURB @ WHEEL-CHAIR RAMP. SEE CITY STD. DWG. 2418.

- LEGEND**
- CENTERLINE OF STREET
 - ==== EXISTING CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED WHEELCHAIR RAMP SEE CITY STD. DWG 2441
 - PROPOSED CONCRETE VALLEY GUTTER
 - TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION) SEE CITY STD. DWG. 2401
 - PROPOSED MANHOLE
 - PROPOSED STREET LIGHT LOCATION
 - EXISTING WATER VALVES
 - EXISTING MANHOLE
 - PROPOSED WATER VALVE
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED SIDEWALK
 - EXISTING PAVEMENT TO BE REMOVED
 - EXISTING POWER POLE
 - EXISTING STREET LIGHT



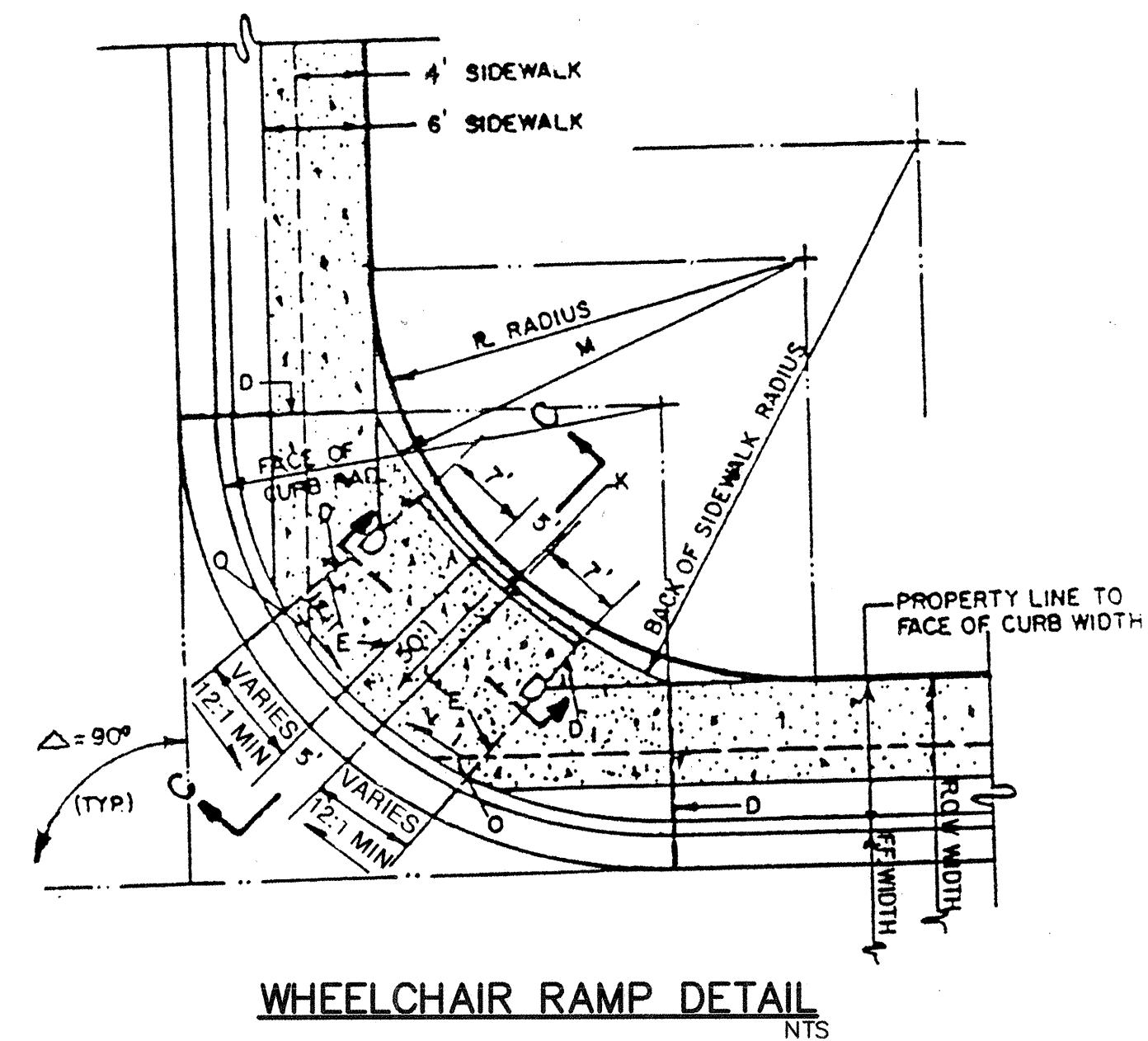
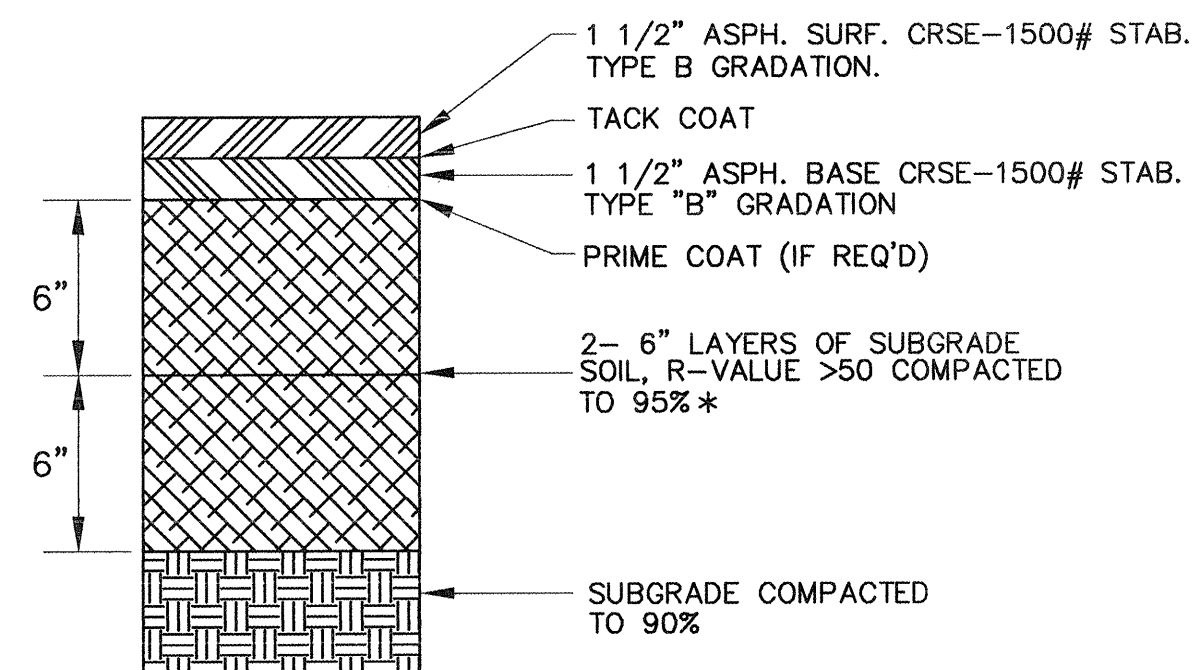
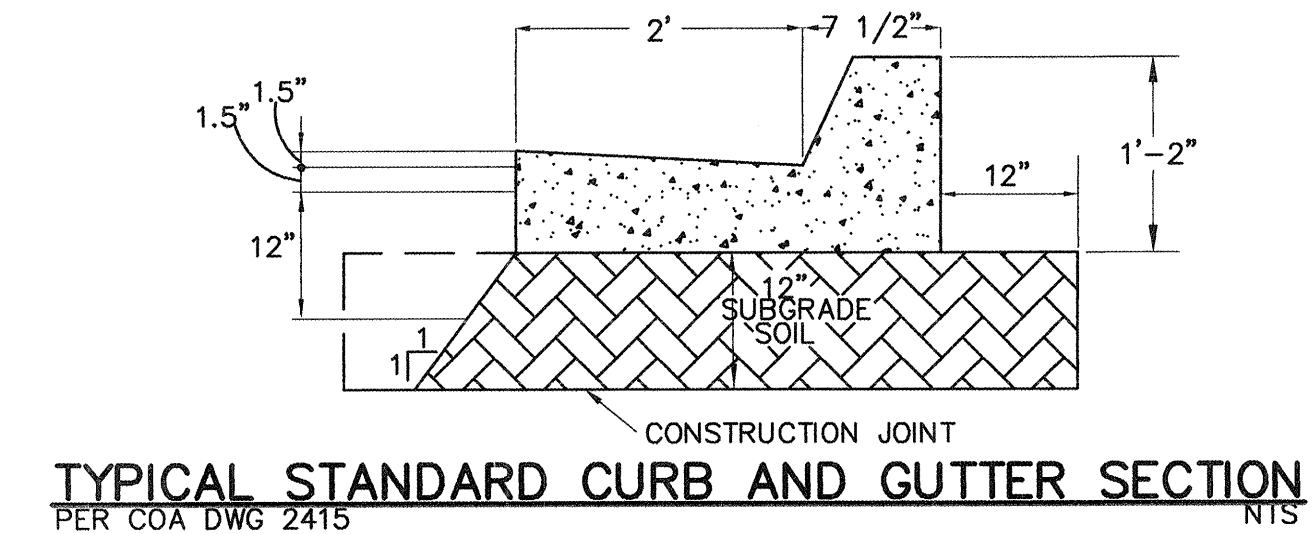
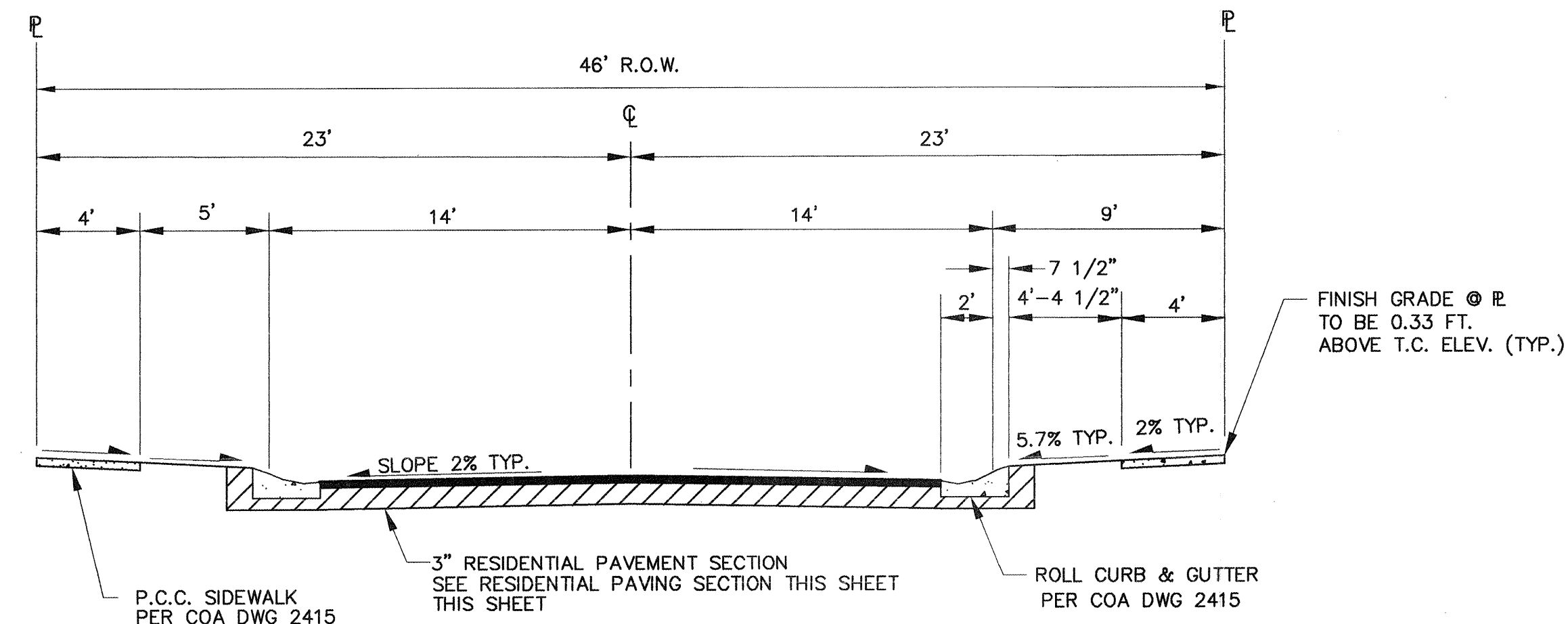
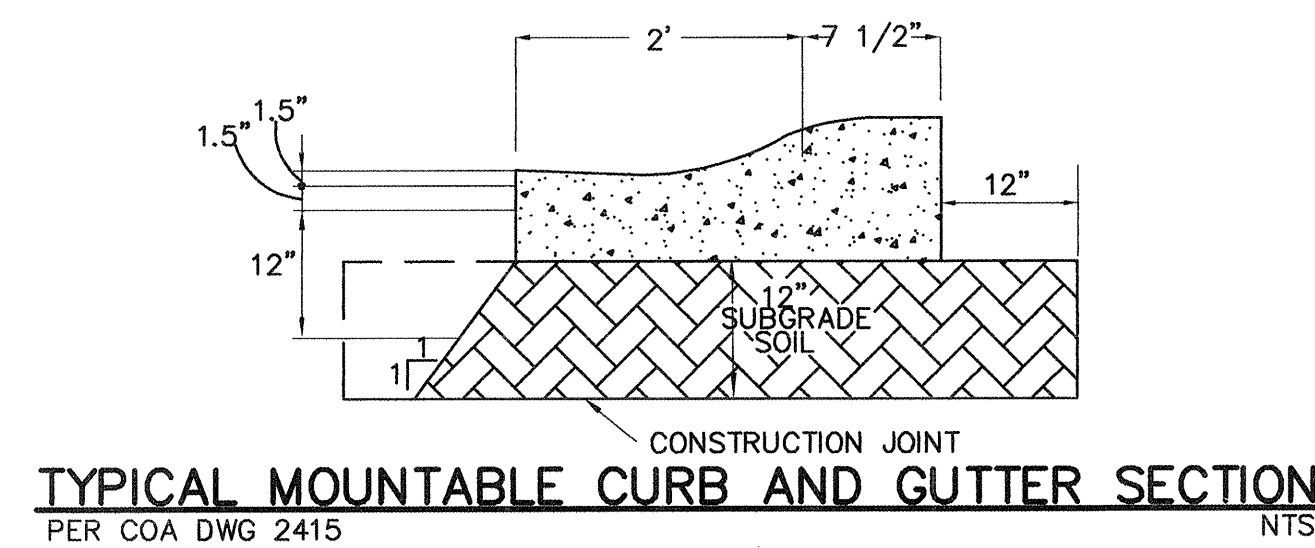
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

OVERALL PAVING PLAN
MIRABELLA UNIT 3

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JUL 1 1999	APPROVED JUL 27 1999		
DESIGN REVIEW COMMITTEE	ENGINEER		

City Project No. 6125.81 Zone Map No. L-21-Z Sheet 5 Of 27

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		DESIGN		BY		DATE	
CONTRACTOR	NEW CONCEPT	THE STATION MARK IS A STANDARD ACS BRASS	TABLET, STAMPED "L-21 RESET 1974", LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE, 81' WEST OF CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE CURB SID ELEV. 5534.83	FIELD NOTES	NO.	DATE	BY	NO.	DATE	BY	DATE	NO.	DATE	BY	DATE
WORK ORDER NO.	60 A														
DESIGNED BY	W. A. Brinckerhoff														
DRAWN BY	W. A. Brinckerhoff														
CHECKED BY	W. A. Brinckerhoff														
RECORDED BY	W. A. Brinckerhoff														
DATE	7/1/99														

[illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

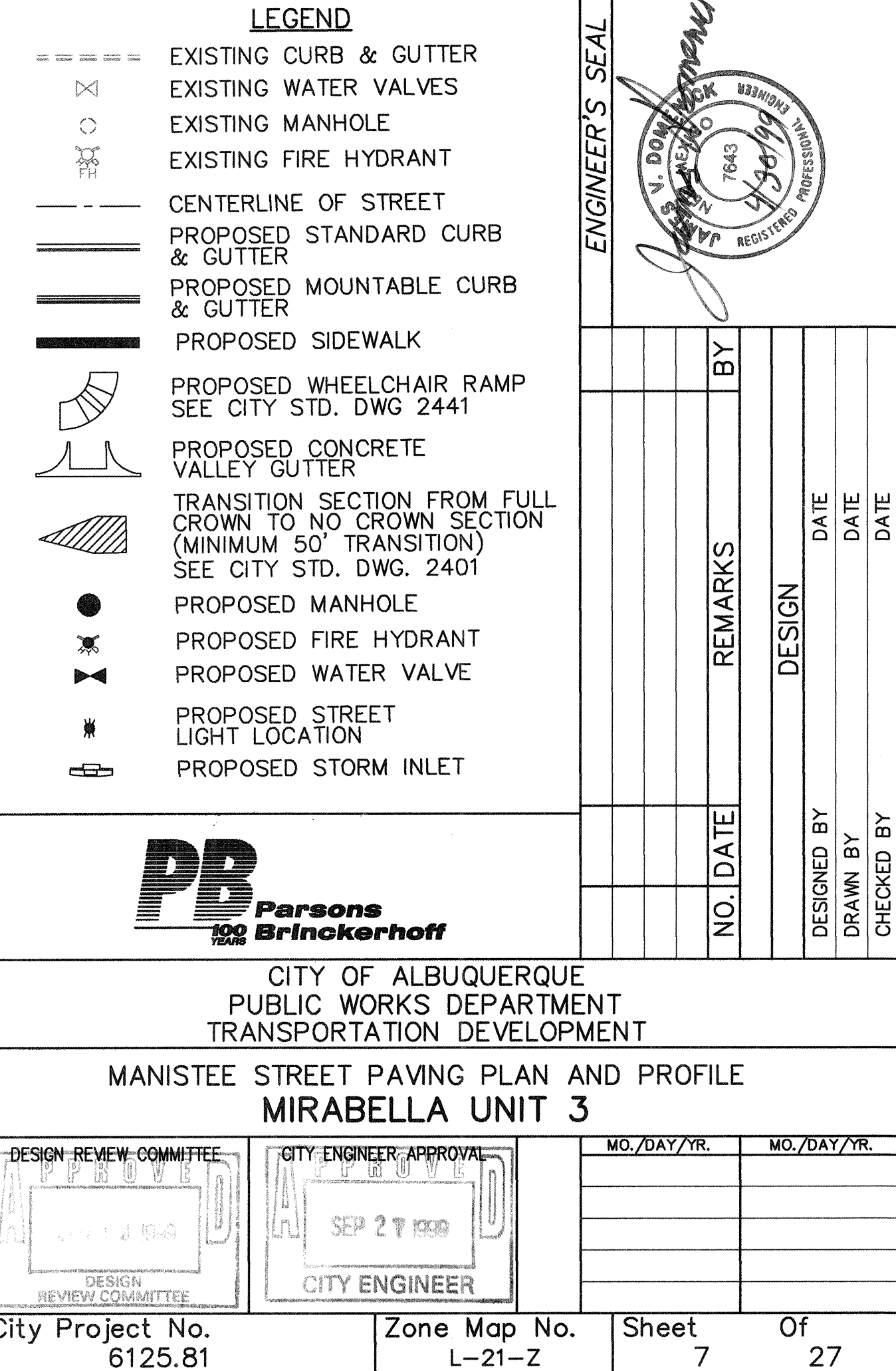
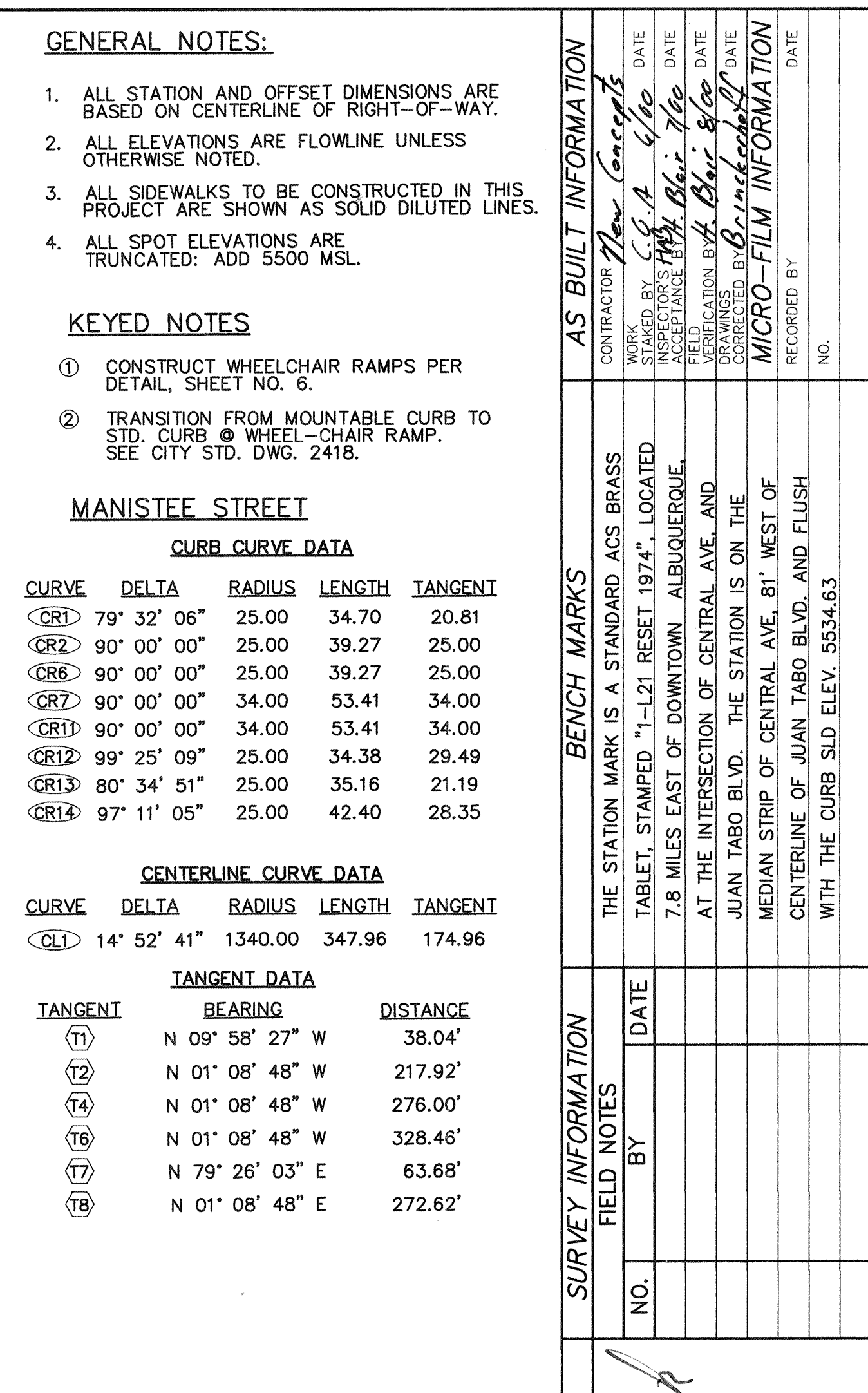
PAVING DETAIL
MIRABELLA UNIT 3

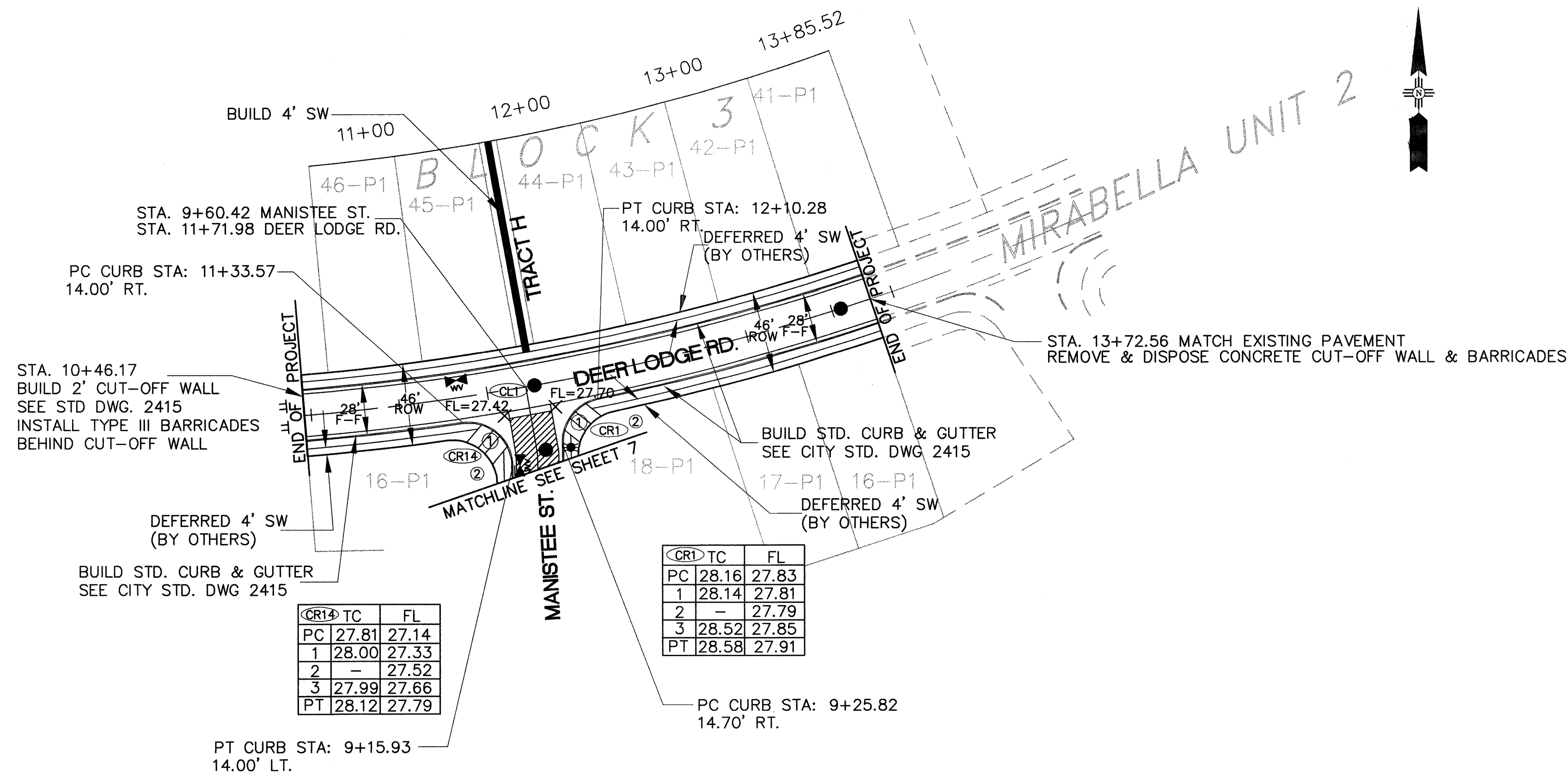
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
APPROVE JUN 1 1992 DESIGN REVIEW COMMITTEE		APPROVE SEP 27 1992 CITY ENGINEER			

City Project No.
6125.81

Zone Map No.
L-21-Z

Sheet	Of
6	27





- GENERAL NOTES:**
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 - TRANSITION FROM MOUNTABLE CURB TO STD. CURB @ WHEEL-CHAIR RAMP SEE CITY STD. DWG 2418.

DEER LODGE ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	79° 32' 06"	25.00	34.70	20.81
CR14	97° 11' 05"	25.00	42.40	28.35

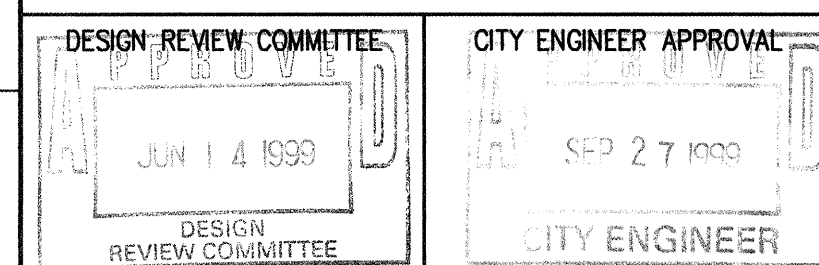
CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	14° 52' 41"	1340.00	347.96	174.96

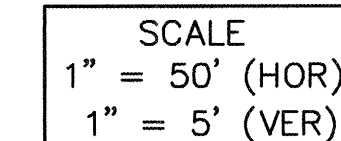
- LEGEND**
- EXISTING CURB & GUTTER
 - EXISTING WATER VALVES
 - EXISTING MANHOLE
 - EXISTING FIRE HYDRANT
 - CENTERLINE OF STREET
 - PROPOSED STANDARD CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED WHEELCHAIR RAMP SEE CITY STD. DWG 2441
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 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED STREET LIGHT LOCATION
 - PROPOSED STORM INLET



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
DEER LODGE ROAD PAVING PLAN AND PROFILE
MIRABELLA UNIT 3



City Project No. 6125.81 Zone Map No. L-21-Z Sheet 8 Of 27



- | <u>TANGENT</u> | <u>BEARING</u> | <u>DISTANCE</u> |
|----------------|----------------|-----------------|
| (7) | N 79° 26' 03"E | 63.68' |
| (8) | N 79° 26' 03"E | 272.62' |

-
- EXISTING CURB & GUTTER
 EXISTING WATER VALVES
 EXISTING MANHOLE
 EXISTING FIRE HYDRANT
 CENTERLINE OF STREET
 PROPOSED STANDARD CURB & GUTTER
 PROPOSED MOUNTABLE CURB & GUTTER
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 SEE CITY STD. DWG. 2401
 PROPOSED MANHOLE
 PROPOSED FIRE HYDRANT
 PROPOSED WATER VALVE
 PROPOSED STREET LIGHT LOCATION
 PROPOSED STORM INLET

PB **Parsons**
100 Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

GRANDE MESA ROAD PAVING PLAN AND PROFILE
MIRABELLA UNIT 3

DESIGN REVIEW COMMITTEE

APPROVED

JUN 14 1999

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

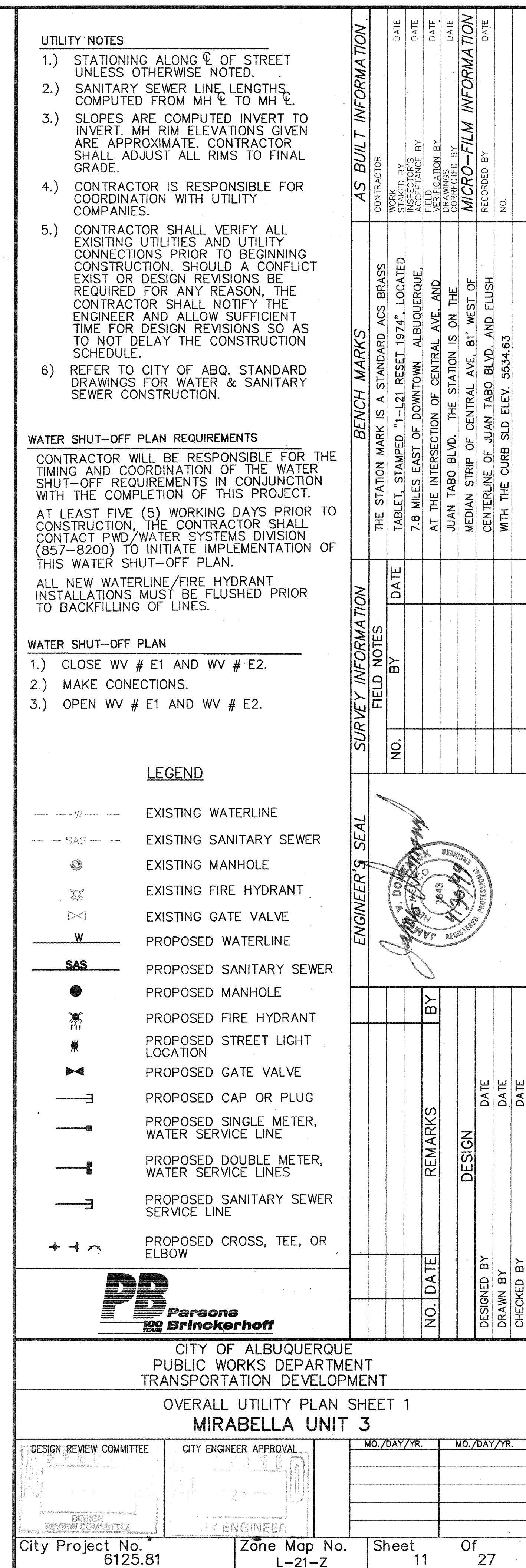
MO./DAY/YR.	MO./DAY/YR.

City Project No.	6125 81
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Zone Map No.	1-21-7
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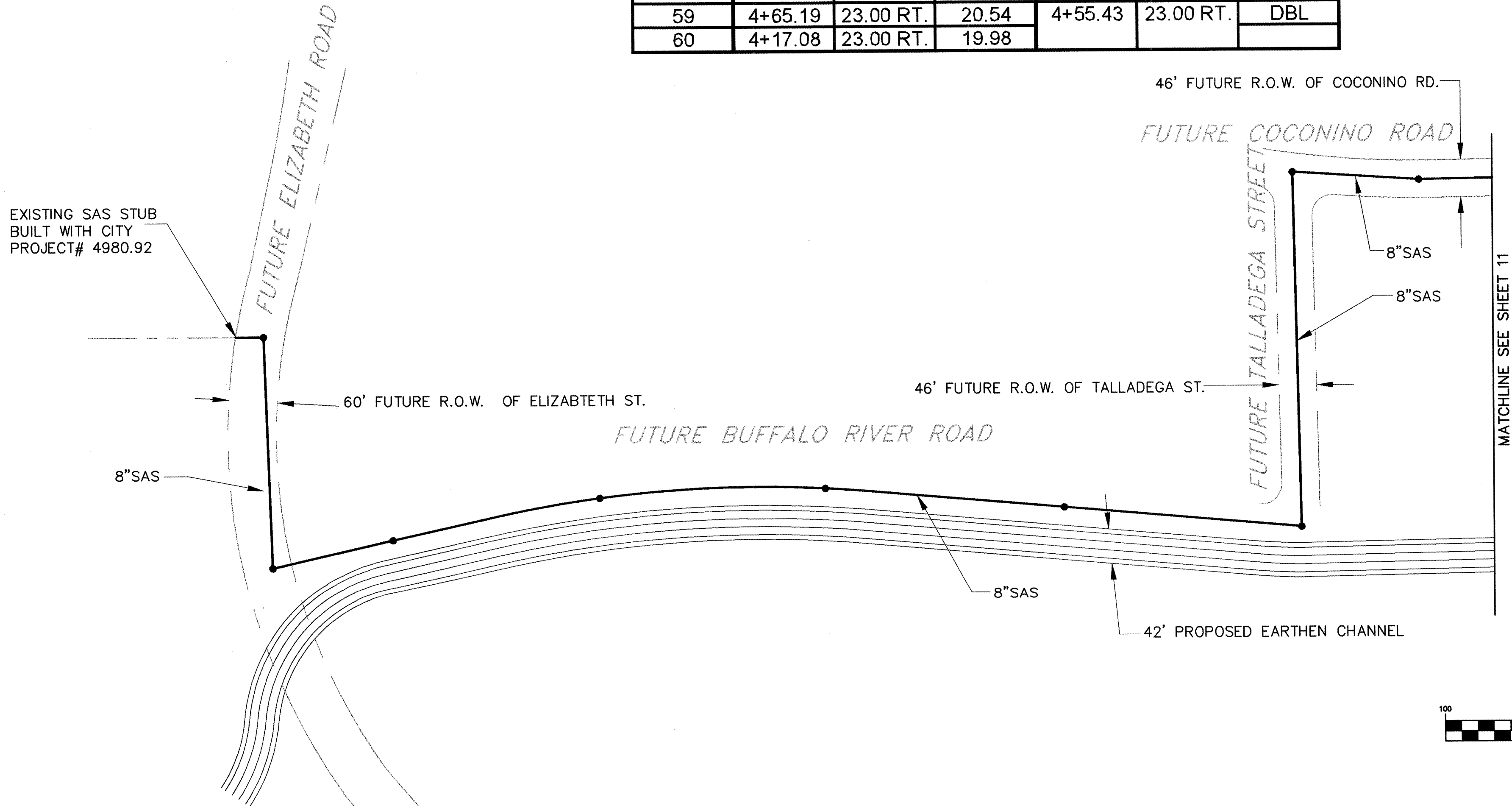
Sheet	Of
9	27

E:\MIRABELLA 3\PLANSET\09-GRANDE.DWG 3-1-99 1:45:06 pm EST



Lot	SAS Service Hook-Up			Water Main Line Spur		
	Station	Offset	Inv. Elev.	Station	Offset	Type
BLOCK 7						
1	1+40.69	23.00 LT.	22.19	1+69.20	23.00 LT.	DBL
2	1+79.20	23.00 LT.	22.70			
3	2+29.30	23.00 LT.	23.27	2+69.40	23.00 LT.	DBL
4	2+79.40	23.00 LT.	23.84			
5	3+59.51	23.00 LT.	24.75	3+69.51	23.00 LT.	DBL
6	3+79.51	23.00 LT.	24.98			
7	4+59.19	23.00 LT.	25.90	4+69.91	23.00 LT.	DBL
8	4+79.91	23.00 LT.	26.13			
9	5+59.91	23.00 LT.	26.72	5+69.91	23.00 LT.	DBL
10	6+09.91	23.00 LT.	26.47			
11	6+59.91	23.00 LT.	26.15	6+69.91	23.00 LT.	DBL
12	7+09.91	23.00 LT.	25.84			
13	7+59.91	23.00 LT.	25.53	7+69.91	23.00 LT.	DBL
14	7+79.91	23.00 LT.	25.41			
15	8+29.91	23.00 LT.	25.10	8+69.92	23.00 LT.	DBL
16	9+05.76	23.00 LT.	24.59			
BLOCK 3						
41	13+53.74	23.00 LT.	25.73	13+43.57	23.00 LT.	DBL
42	12+99.46	23.00 LT.	25.30			
43	12+45.18	23.00 LT.	24.86	12+35.01	23.00 LT.	DBL
44	11+91.01	23.00 LT.	24.41			
45	11+26.01	23.00 LT.	23.72	11+15.83	23.00 LT.	DBL
46	10+71.84	23.00 LT.	23.07			

Lot	SAS Service Hook-Up			Water Main Line Service		
	Station	Offset	Inv. Elev.	Station	Offset	Type
BLOCK 6						
16	13+33.22	23.00 RT.	25.57	13+23.39	23.00 RT.	DBL
17	12+84.03	23.00 RT.	25.17			
18	9+20.57	23.00 RT.	24.53	8+62.47	23.00 RT.	DBL
19	8+52.47	23.00 RT.	24.96			
20	8+02.47	23.00 RT.	25.27	8+12.47	23.00 RT.	SGL
21	2+23.49	44.32 LT.	28.33	2+13.49	41.33 LT.	SGL
22	2+68.73	24.98 LT.	29.14	2+76.15	4.54 RT.	DBL
23	2+66.56	27.96 RT.	29.24			
24	2+37.80	44.53 RT.	28.64	2+28.00	44.88 RT.	SGL
25	6+56.46	23.00 RT.	26.18	5+96.69	23.00 RT.	DBL
26	5+86.69	23.00 RT.	26.61			
27	4+76.46	23.00 RT.	26.09	5+32.09	23.00 RT.	SGL
28	2+38.00	43.37 LT.	27.86	2+28.00	39.26 LT.	SGL
29	2+81.22	32.41 LT.	28.24	2+92.10	15.11 LT.	DBL
30	2+94.58	5.26 LT	28.30			
31	2+81.09	32.54 RT.	28.04	2+73.08	38.63 RT.	DBL
32	2+38.00	43.37 RT.	27.82			
33	3+40.46	23.00 RT.	24.54	3+30.46	23.00 RT.	DBL
34	3+20	23.00 RT.	24.31			
35	2+20.46	23.00 RT.	23.17	2+10.46	23.00 RT.	DBL
36	1+56.62	23.00 RT.	22.44			
37	7+14.82	23.00 LT.	23.26	7+04.68	23.00 LT.	SGL
38	7+65.68	23.00 LT.	23.88	8+07.79	23.00 LT.	DBL
39	8+17.96	23.00 LT.	24.71			
BLOCK 1						
52	8+45.40	23.00 RT.	25.16	8+55.69	23.00 RT.	SGL
53	7+94.19	23.00 RT.	24.32	7+53.27	23.00 RT.	DBL
54	7+43.27	23.00 RT.	23.58			
55	6+63.36	23.00 RT.	22.73	6+53.36	23.00 RT.	DBL
56	6+13.36	23.00 RT.	22.21			
57	5+93.36	23.00 RT.	22.00	5+53.22	23.00 RT.	DBL
58	5+13.26	23.00 RT.	21.00			
59	4+65.19	23.00 RT.	20.54	4+55.43	23.00 RT.	DBL
60	4+17.08	23.00 RT.	19.98			



UTILITY NOTES

- 1.) STATIONING ALONG C. OF STREET UNLESS OTHERWISE NOTED.
- 2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C. TO MH C.
- 3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- 4.) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- 5.) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.
- 6.) REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER & SANITARY SEWER CONSTRUCTION.

WATER SHUT-OFF PLAN REQUIREMENTS

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

ALL NEW WATERLINE/FIRE HYDRANT INSTALLATIONS MUST BE FLUSHED PRIOR TO BACKFILLING OF LINES.

WATER SHUT-OFF PLAN

1. CLOSE WV# E1 AND WV # E2
2. MAKE CONNECTIONS
3. OPEN WV# E1 ADN WV# E2

LEGEND

- W — EXISTING WATERLINE
- SAS — EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- SAS — PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED GATE VALVE
- F — PROPOSED CAP OR PLUG
- W — PROPOSED SINGLE METER, WATER SERVICE LINE
- W — PROPOSED DOUBLE METER, WATER SERVICE LINES
- S — PROPOSED SANITARY SEWER SERVICE LINE
- + + + PROPOSED CROSS, TEE, OR ELBOW

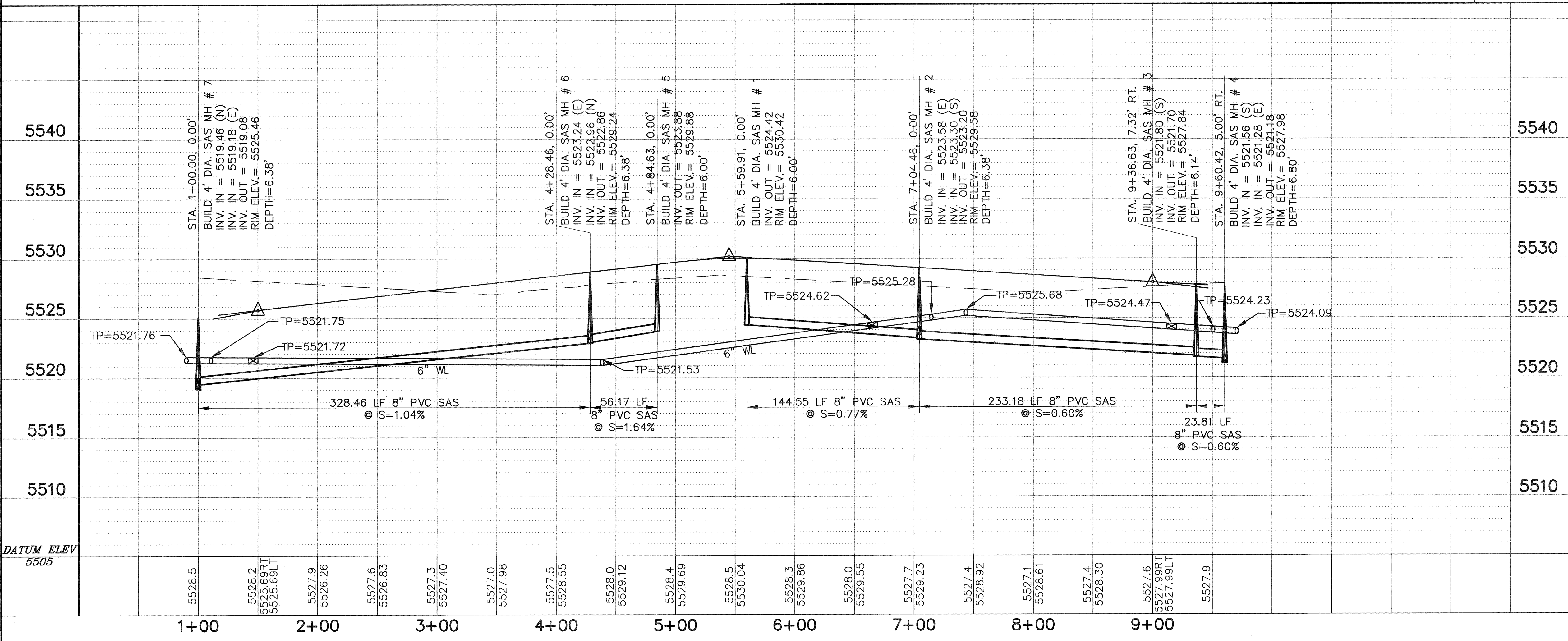
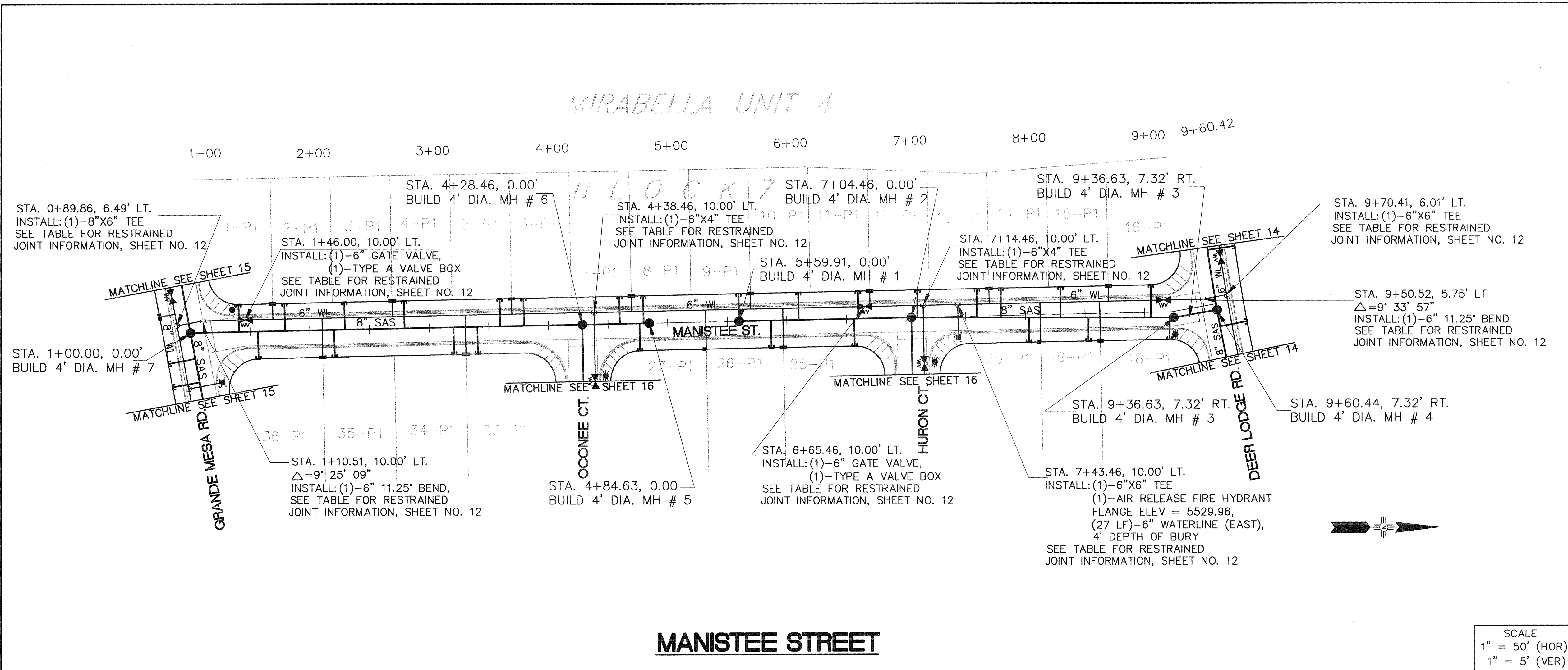


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

OVERALL UTILITY PLAN SHEET 2
MIRABELLA UNIT 3

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
JUN 14 1999	JUN 14 1999		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

City Project No. 6125.81	Zone Map No. L-21-Z	Sheet 12	Of 27
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- UTILITY NOTES
- 1.) STATIONING ALONG C. OF STREET UNLESS OTHERWISE NOTED.
 - 2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C. TO MH C.
 - 3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
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 - 6.) REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER & SANITARY SEWER CONSTRUCTION.

- LEGEND
- W EXISTING WATERLINE
 - SAS EXISTING SANITARY SEWER
 - O EXISTING MANHOLE
 - FH EXISTING FIRE HYDRANT
 - X EXISTING GATE VALVE
 - W PROPOSED WATERLINE
 - SAS PROPOSED SANITARY SEWER
 - PROPOSED PRIVATE UTILITY EASEMENT
 - PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED CAP OR PLUG
 - PROPOSED SINGLE METER, WATER SERVICE LINE
 - PROPOSED DOUBLE METER, WATER SERVICE LINES
 - PROPOSED SANITARY SEWER SERVICE LINE
 - PROPOSED CROSS, TEE, OR ELBOW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

MANISTEE STREET UTILITY PLAN AND PROFILE
MIRABELLA UNIT 3

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

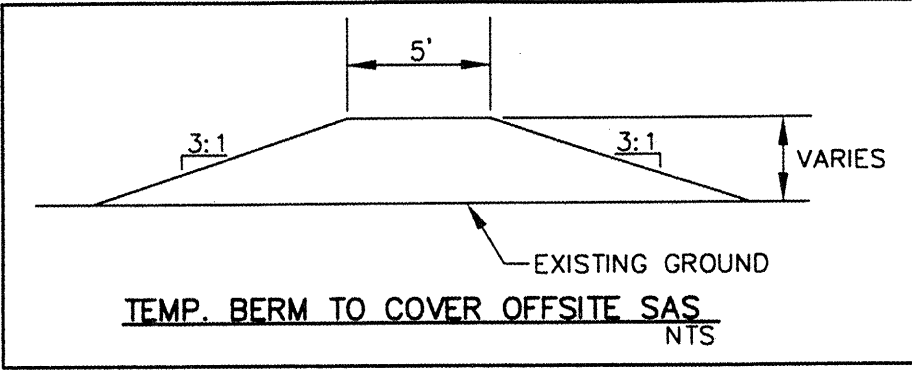
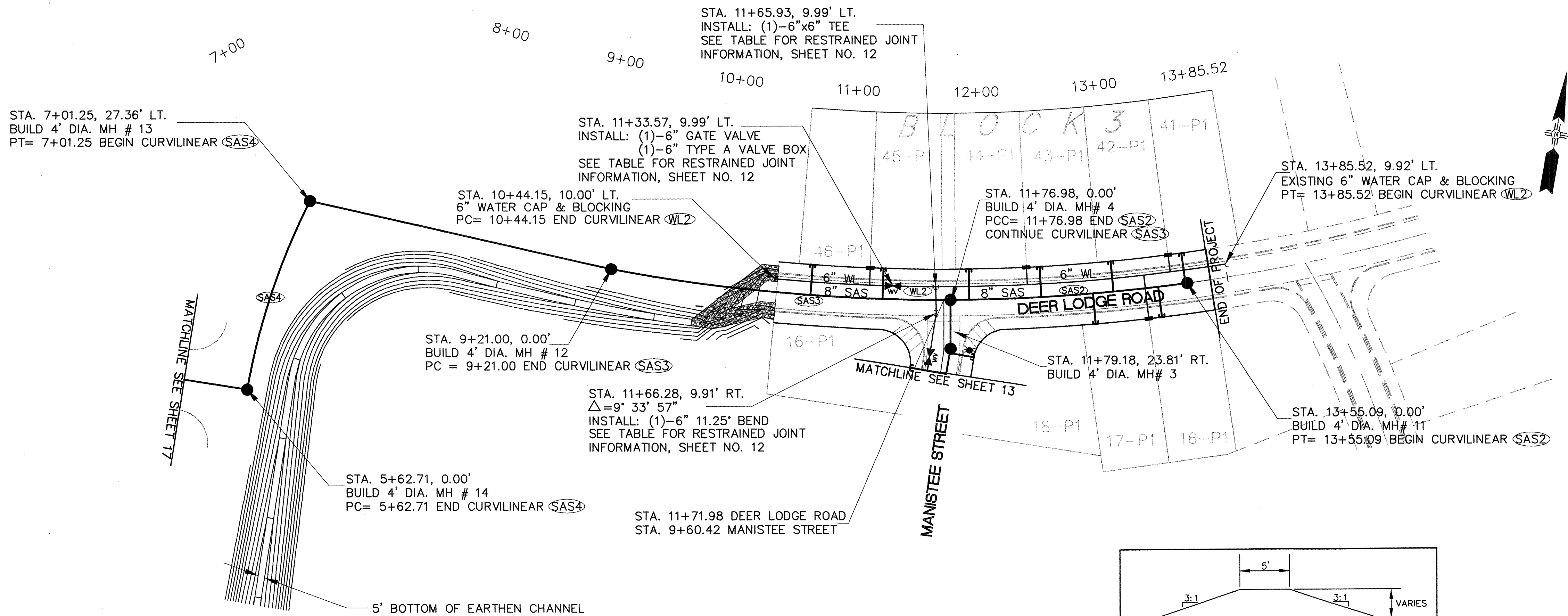
MO./DAY/YR.

MO./DAY/YR.

City Project No. 6125.81

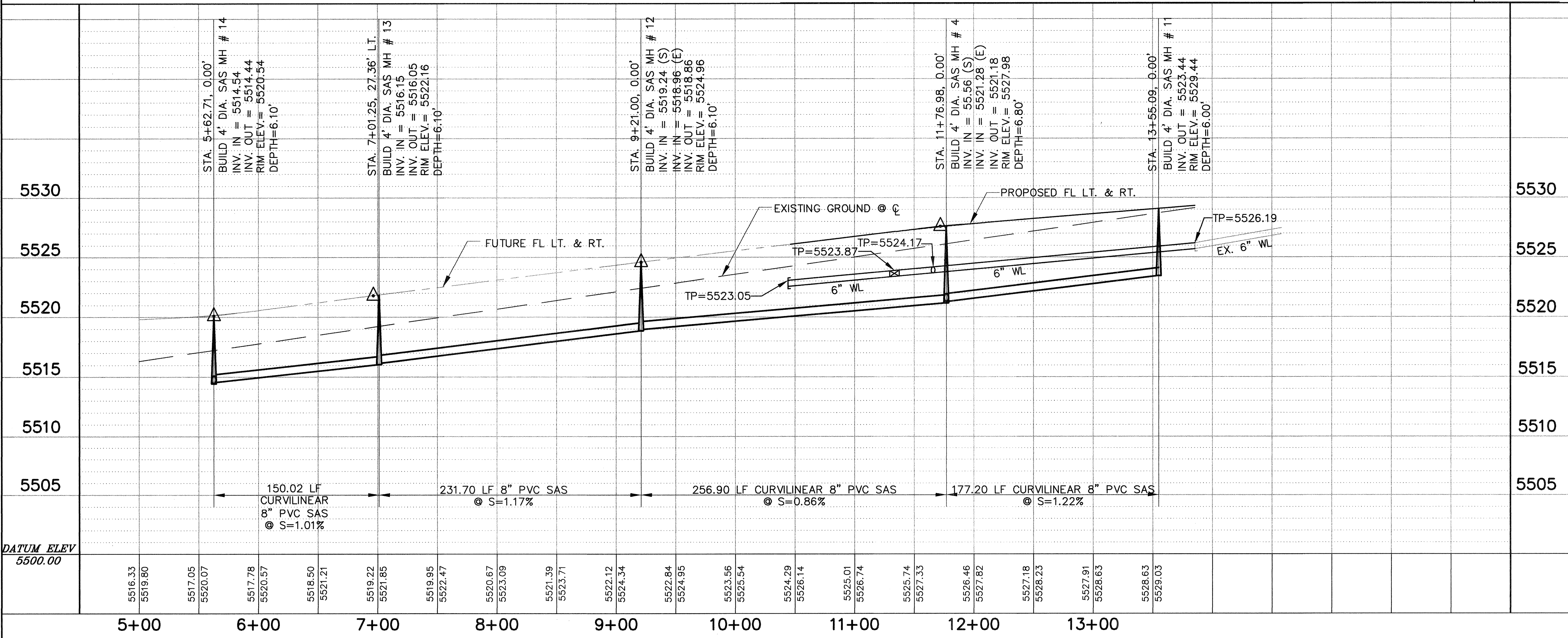
Zone Map No. L-21-Z

Sheet 13 Of 27



SCALE
1" = 50' (HOR)
1" = 5' (VER)

DEER LODGE ROAD



- UTILITY NOTES**
- 1.) STATIONING ALONG C. OF STREET UNLESS OTHERWISE NOTED.
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 - 3.) SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
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 - 6.) REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER & SANITARY SEWER CONSTRUCTION.

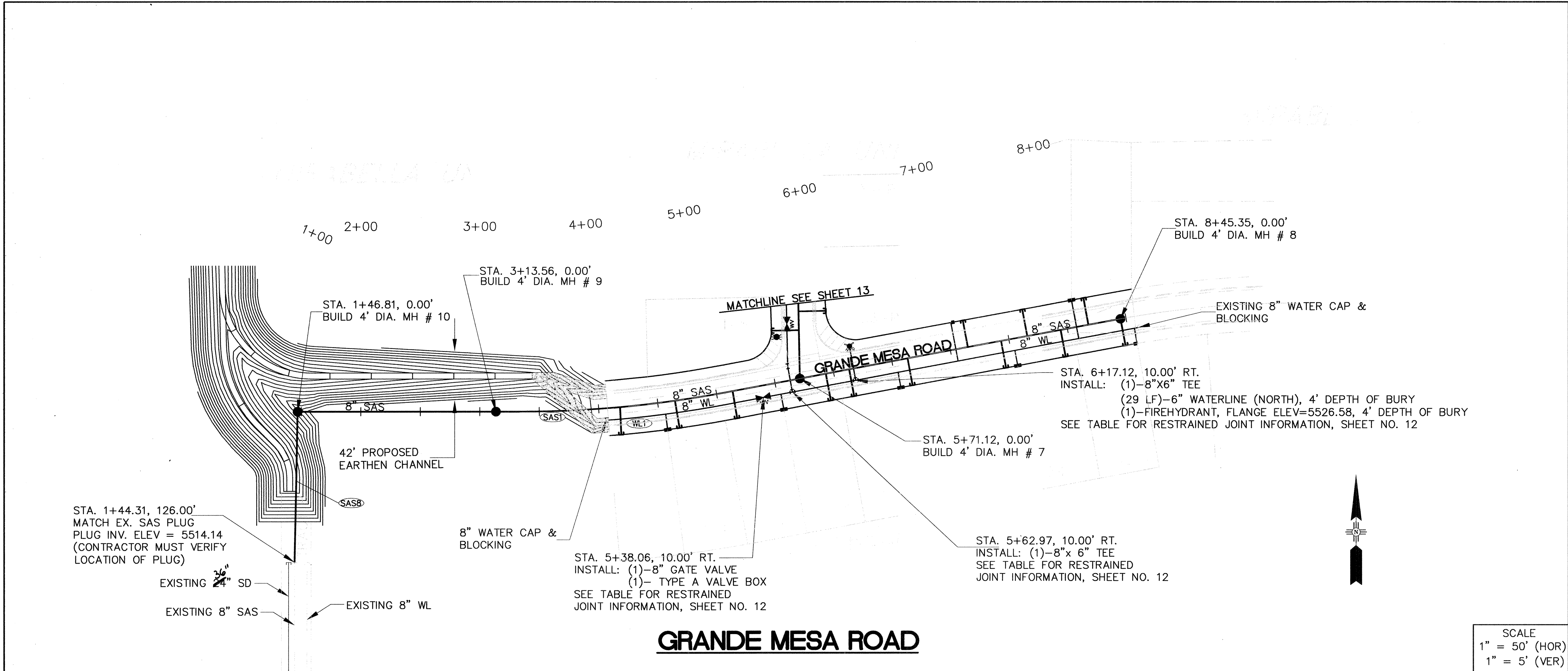
DEER LODGE CURVILINEAR UTILITY DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
SAS2	07° 34' 36"	1340.00	177.20	88.73
SAS3	10° 59' 04"	1340.00	256.90	128.84
SAS4	16° 47' 57"	511.66	150.02	75.55
WL2	14° 34' 49"	1331.49	338.83	170.33

LEGEND

- W — EXISTING WATERLINE
- SAS — EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- SAS — PROPOSED SANITARY SEWER
- — PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED MANHOLE
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER VALVE
- PROPOSED CAP OR PLUG
- PROPOSED SINGLE METER, WATER SERVICE LINE
- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- + + + PROPOSED CROSS, TEE, OR ELBOW

AS BUILT INFORMATION			
CONTRACTOR	WORK	DATE	NO.
INSPECTOR	STAMPED	DATE	
FIELD	BY	DATE	
VERIFICATION	BY	DATE	
CORRECTED	BY	DATE	
MICRO-FILM INFORMATION			
RECORDED BY	DATE		
NO.			
BENCH MARKS			
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974", LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE, 81' WEST OF CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE CURB SID ELEV. 5534.63			
SURVEY INFORMATION			
FIELD NOTES	DATE		
NO.	BY		
ENGINEER'S SEAL			
NO. DATE REMARKS BY			
DESIGNED BY DATE			
DRAWN BY DATE			
CHECKED BY DATE			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT			
DEER LODGE ROAD UTILITY PLAN AND PROFILE MIRABELLA UNIT 3			
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	
City Project No. 6125.81		Zone Map No. L-21-Z	
Sheet 14		Of 27	



UTILITY NOTES

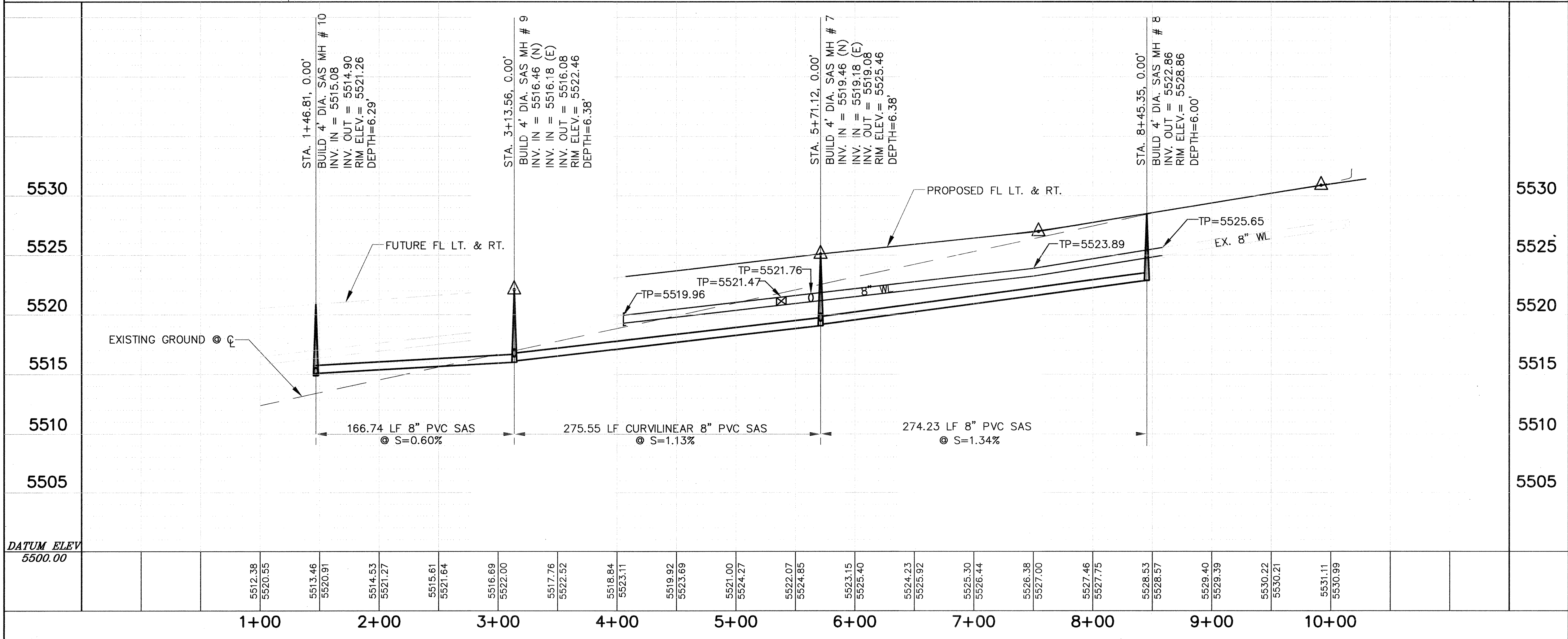
- STATIONING ALONG C OF STREET UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C TO MH C.
- SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
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- REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER & SANITARY SEWER CONSTRUCTION.

GRANDE MESA CURVILINEAR UTILITY DATA

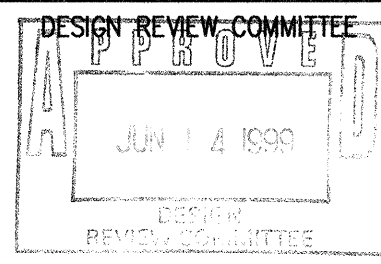
CURVE	DELTA	RADIUS	LENGTH	TANGENT
SAS1	10° 33' 57"	944.00	174.08	87.29
WL1	06° 11' 48"	954.00	103.18	51.64
SAS2	01° 15' 32"	27893.09	126.02	63.01

LEGEND

- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP OR PLUG
- PROPOSED SINGLE METER, WATER SERVICE LINE
- PROPOSED DOUBLE METER, WATER SERVICE LINES
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED CROSS, TEE, OR ELBOW



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
GRANDE MESA ROAD UTILITY PLAN AND PROFILE
MIRABELLA UNIT 3



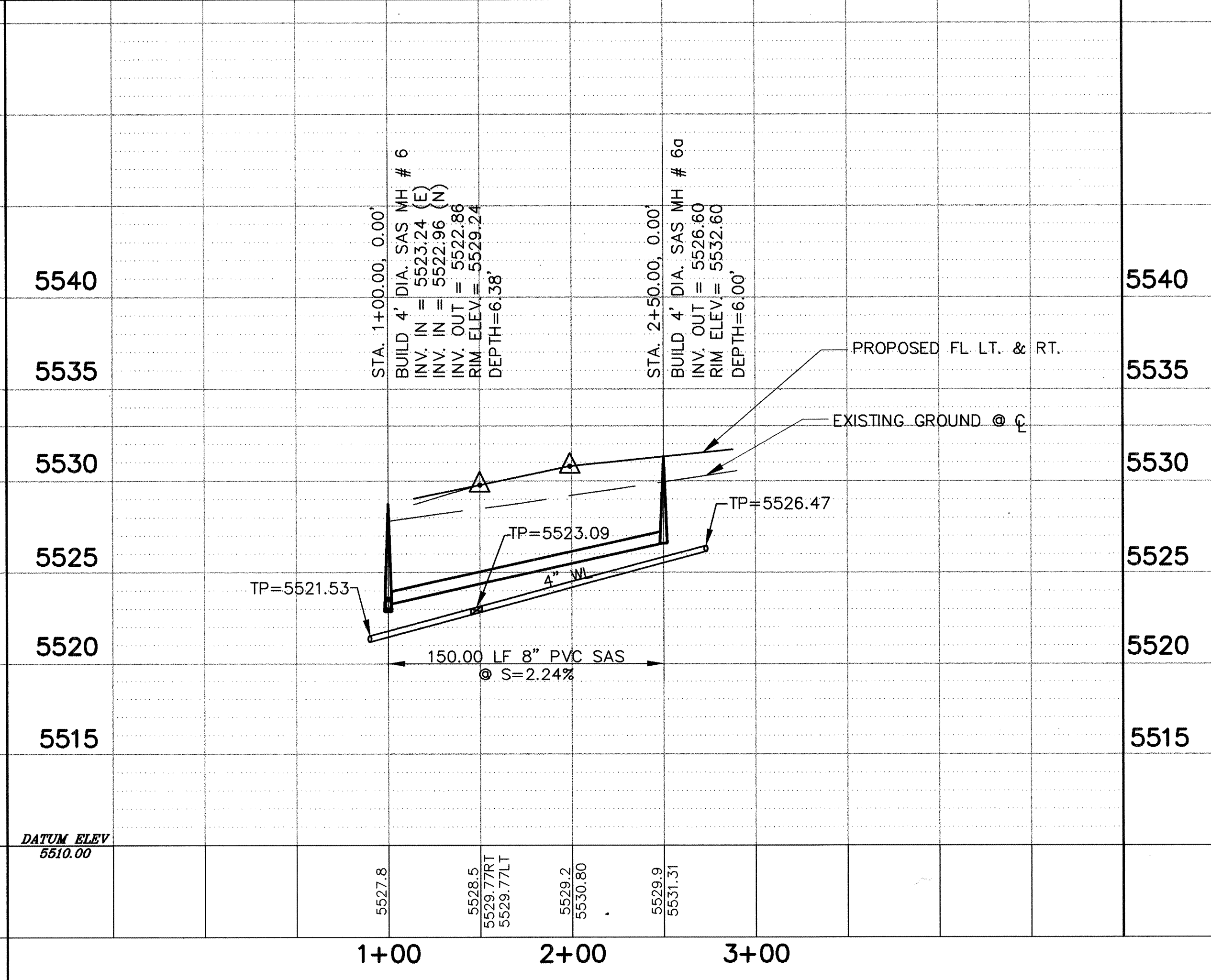
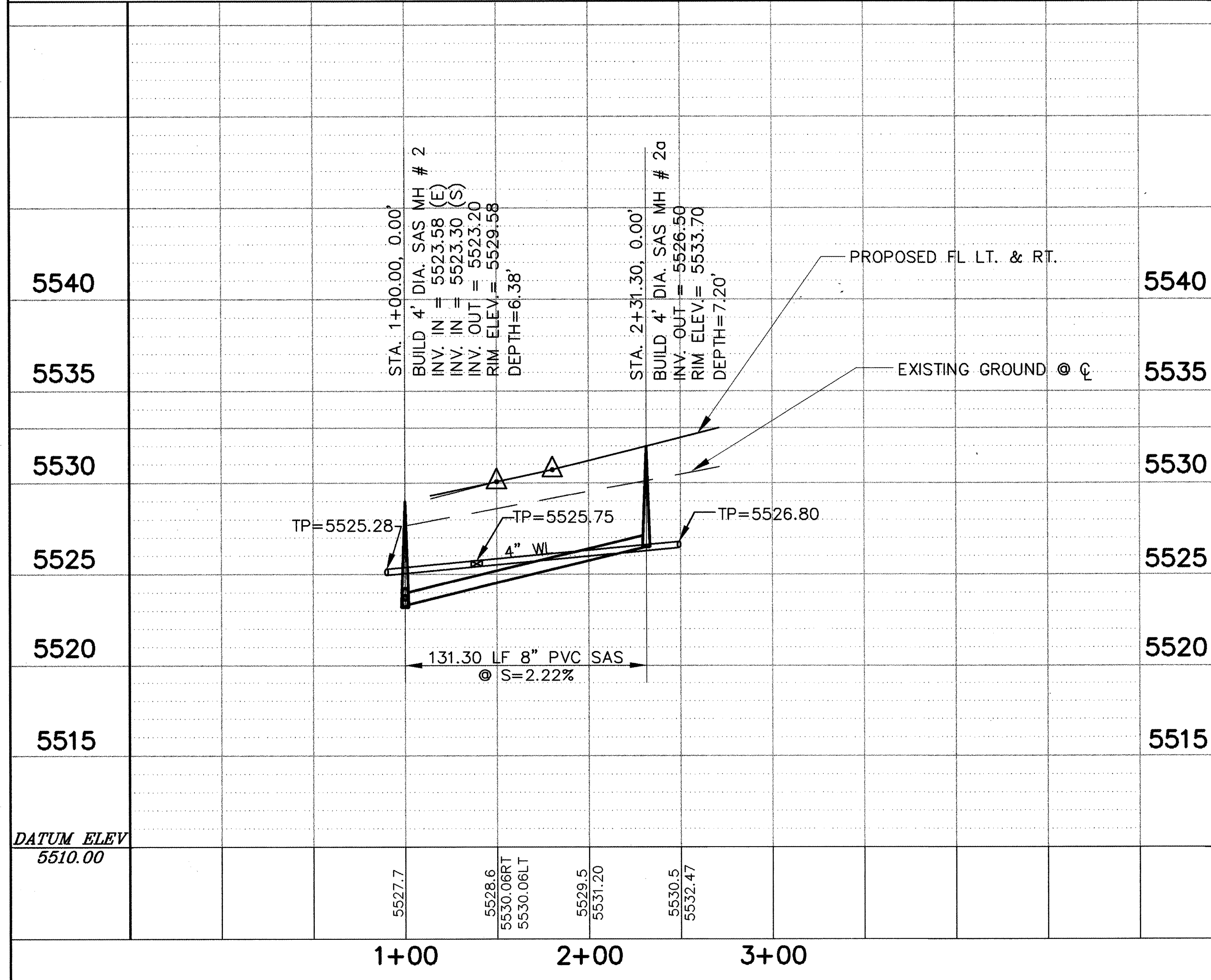
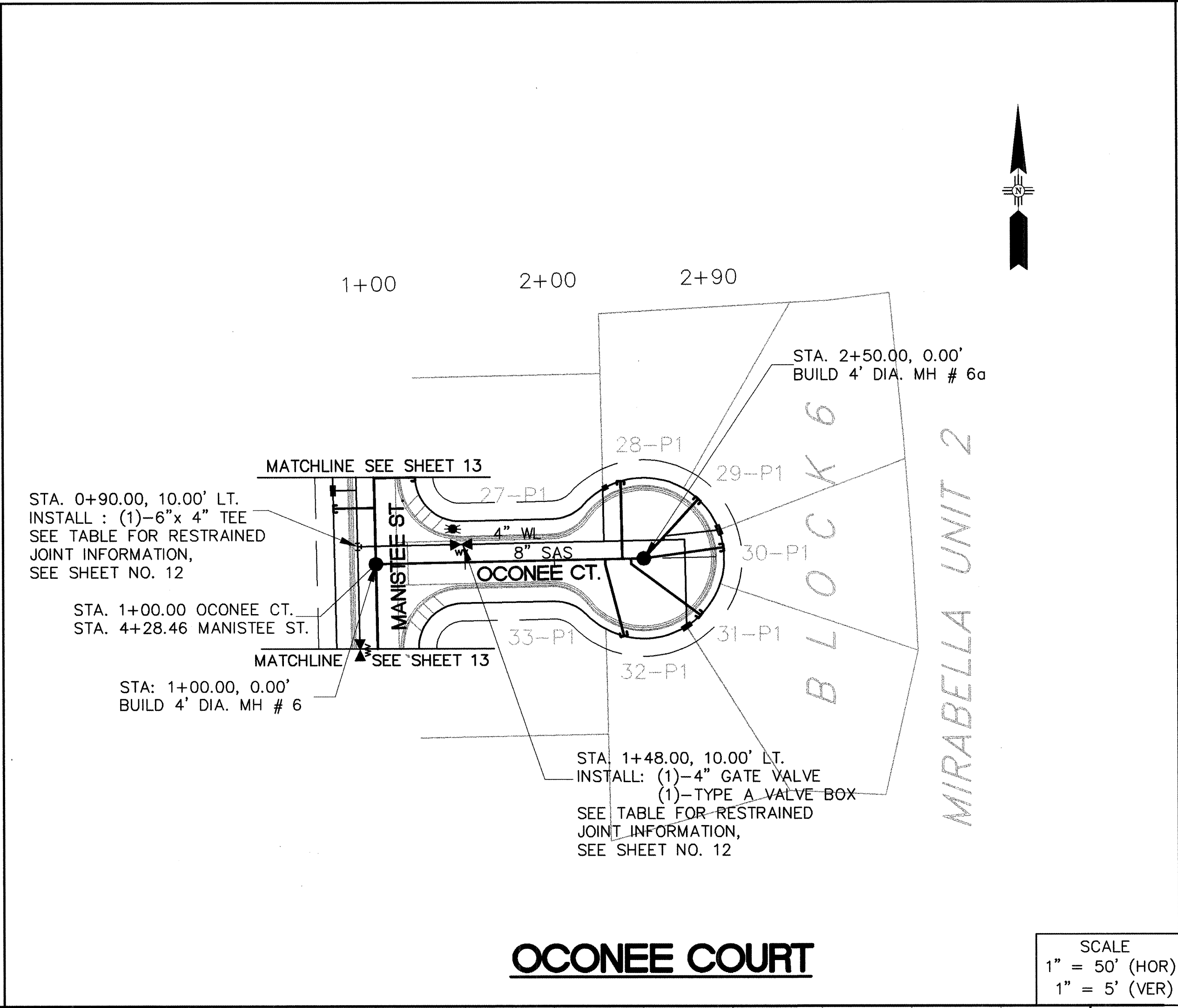
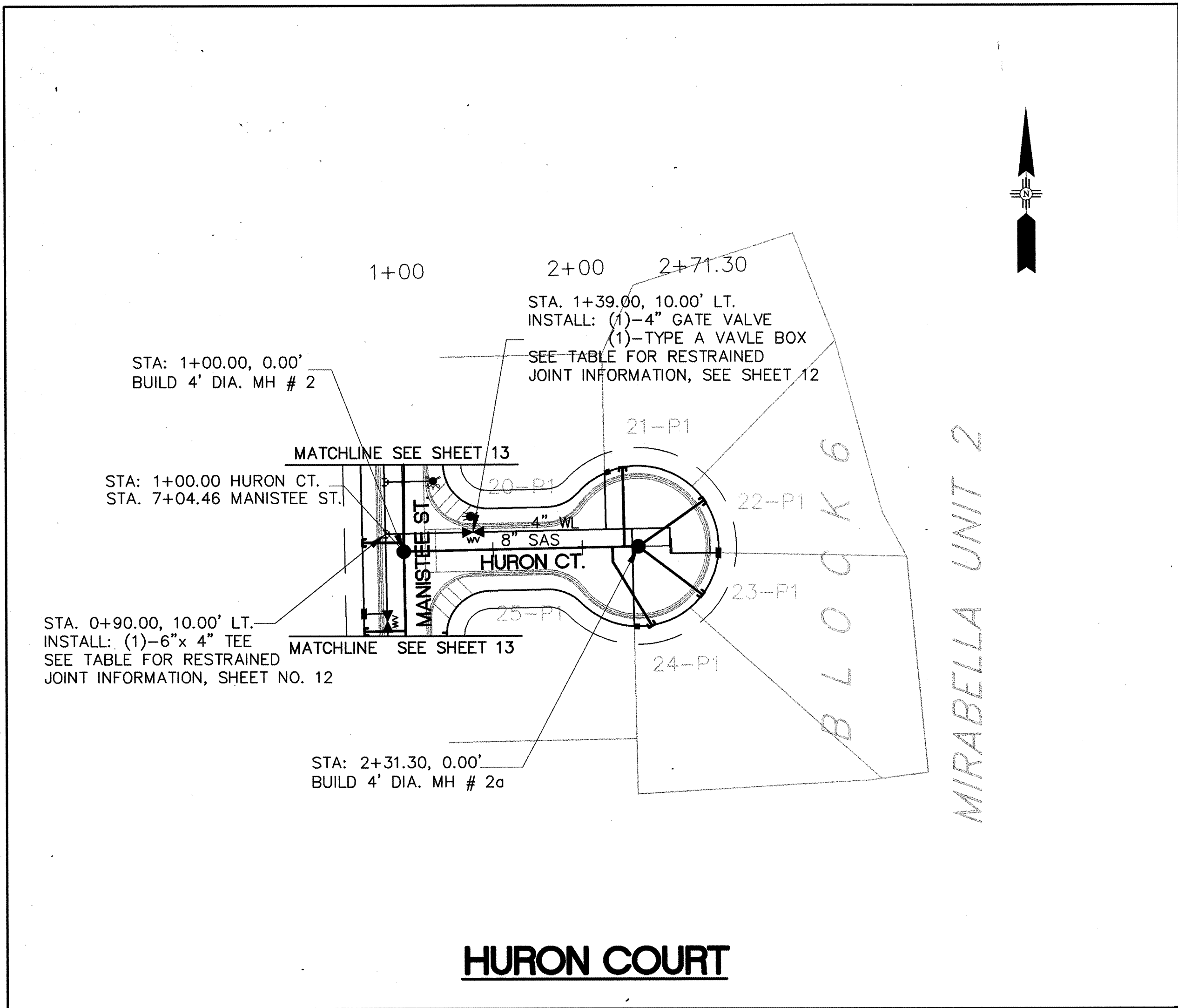
CITY ENGINEER APPROVAL

MO./DAY/YR.

City Project No.
6125.81

Zone Map No.
L-21-Z

Sheet
15
Of
27



UTILITY NOTES

- STATIONING ALONG CL OF STREET UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINE LENGTHS COMPUTED FROM MH CL TO MH CL.
- SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
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- REFER TO CITY OF ABQ. STANDARD DRAWINGS FOR WATER & SANITARY SEWER CONSTRUCTION.

LEGEND

- W — EXISTING WATERLINE
- - - SAS - - - EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- - - SAS - - - PROPOSED SANITARY SEWER
- — — PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED MANHOLE
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED WATER VALVE
- | — PROPOSED CAP OR PLUG
- | — PROPOSED SINGLE METER, WATER SERVICE LINE
- | — PROPOSED DOUBLE METER, WATER SERVICE LINES
- | — PROPOSED SANITARY SEWER SERVICE LINE
- + + + PROPOSED CROSS, TEE, OR ELBOW

AS BUILT INFORMATION

CONTRACTOR	WORK	DATE
	STATIONED BY	DATE
	INVESTIGATED BY	DATE
	FIELD CHECKED BY	DATE
	DESIGNED BY	DATE
	CHECKED BY	DATE
	RECORDED BY	DATE
	NO.	

BENCH MARKS

THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974", LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE, 81' WEST OF CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE CURB SLID ELEV. 5534.63

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL

Professional Engineer Seal for the State of New Mexico, No. 1943, signed by J. V. Dineen, dated 4/30/09.

DESIGN REVIEW COMMITTEE

APPROVED JUN 14 1999

CITY ENGINEER APPROVAL

APPROVED SEP 27 1999

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT

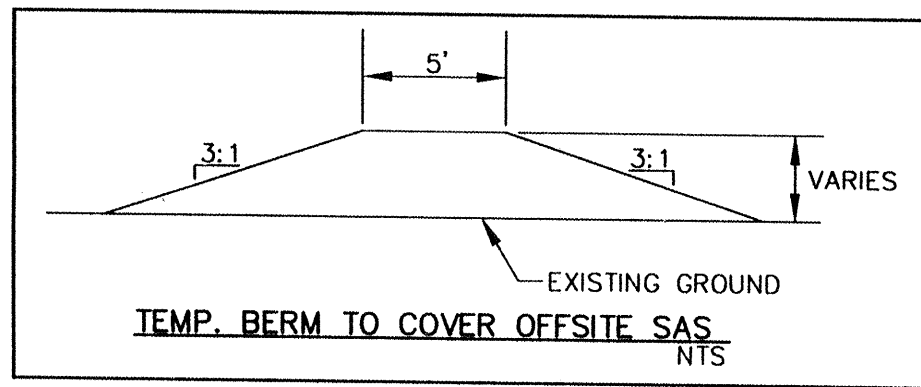
HURON CT. AND OCONEE CT. UTILITY PLAN AND PROFILE
MIRABELLA UNIT 3

MO./DAY/YR.	MO./DAY/YR.

City Project No. 6125.81

Zone Map No. L-21-Z

Sheet 16 Of 27



STA. 1+00.00 FUTURE TALLADEGA ST.
STA. 32+60.34 FUTURE BUFFALO RIVER RD.

STA. 0+80.00, 0.00'
BUILD 8" SAS PLUG

STA. 32+60.34, 0.00
BUILD 4' DIA. MH# 17
NEED TO SHAPE AND GROUT MANHOLE INVERT.

STA. 5+35.99, 0.00
BUILD 4' DIA. MH# 16
NEED TO SHAPE AND GROUT MANHOLE INVERT.

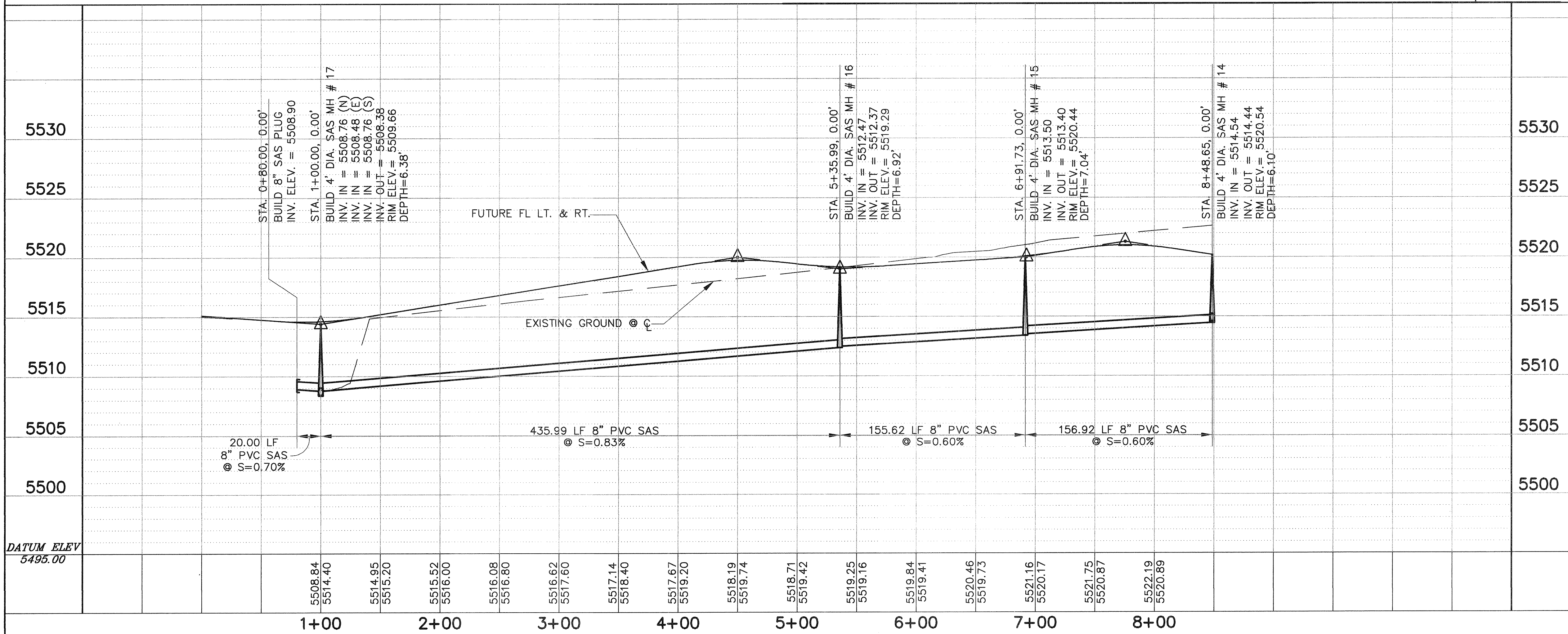
STA. 6+91.73, 0.00
BUILD 4' DIA. MH# 15

PT = 7+10.29

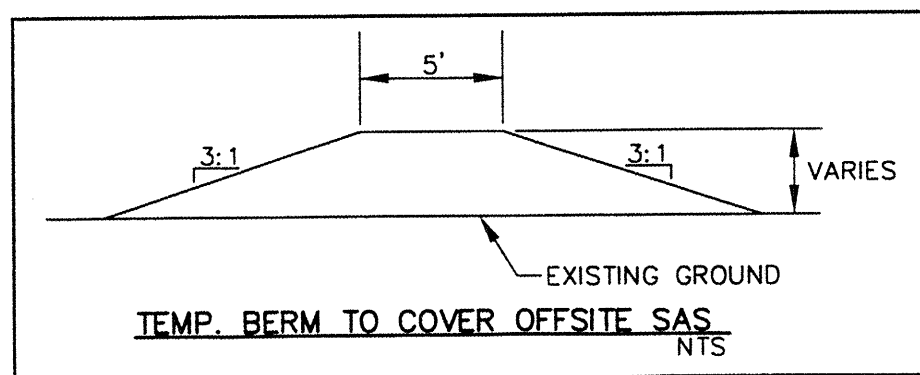
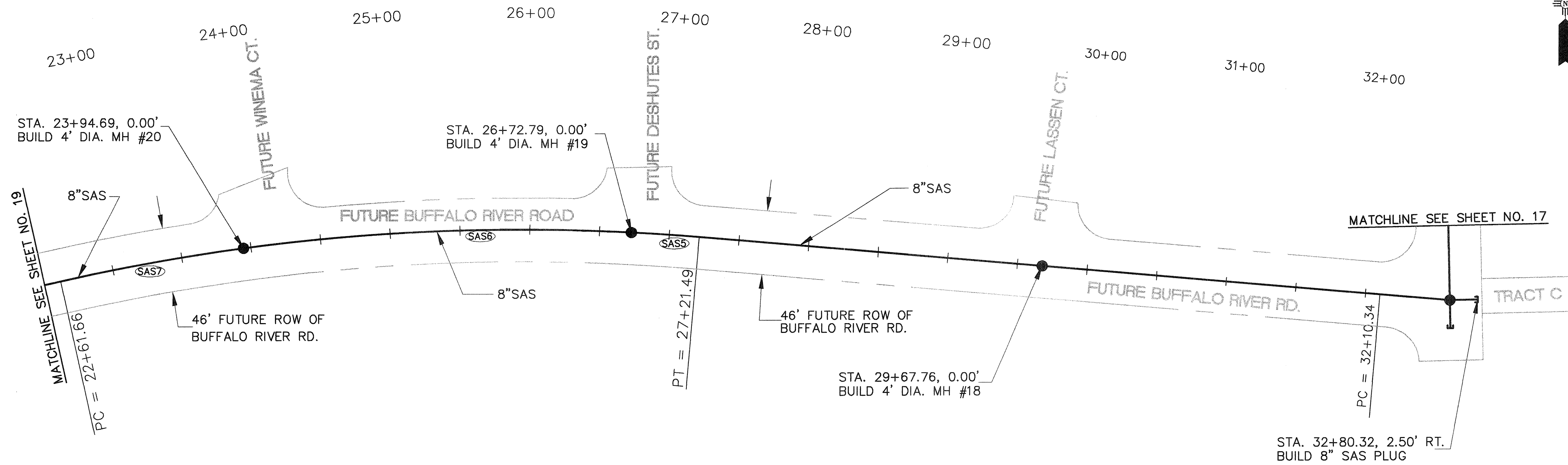
FUTURE COCONINO RD./FUTURE TALLADEGA ST.

SCALE
1" = 50' (HOR)
1" = 5' (VER)

- LEGEND**
- W — EXISTING WATERLINE
 - SAS — EXISTING SANITARY SEWER
 - EXISTING MANHOLE
 - ⊗ EXISTING FIRE HYDRANT
 - ⊗ EXISTING GATE VALVE
 - W — PROPOSED WATERLINE
 - SAS — PROPOSED SANITARY SEWER
 - — PROPOSED PRIVATE UTILITY EASEMENT
 - PROPOSED MANHOLE
 - ⊗ PROPOSED FIRE HYDRANT
 - ⊗ PROPOSED WATER VALVE
 - — PROPOSED CAP OR PLUG
 - — PROPOSED SINGLE METER, WATER SERVICE LINE
 - — PROPOSED DOUBLE METER, WATER SERVICE LINES
 - — PROPOSED SANITARY SEWER SERVICE LINE
 - + + + PROPOSED CROSS, TEE, OR ELBOW



		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT FUTURE COCONINO RD./ FUTURE TALLADEGA ST. UTILITY PLAN AND PROFILE MIRABELLA UNIT 3	
		DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
DESIGNED BY	DRAWN BY	CHECKED BY	DATE
NO.	DATE	REMARKS	BY
City Project No. 6125.81		Zone Map No. L-21-Z	Sheet 17 Of 27



FUTURE BUFFALO RIVER ROAD

SCALE
1" = 50' (HOR)
1" = 5' (VER)

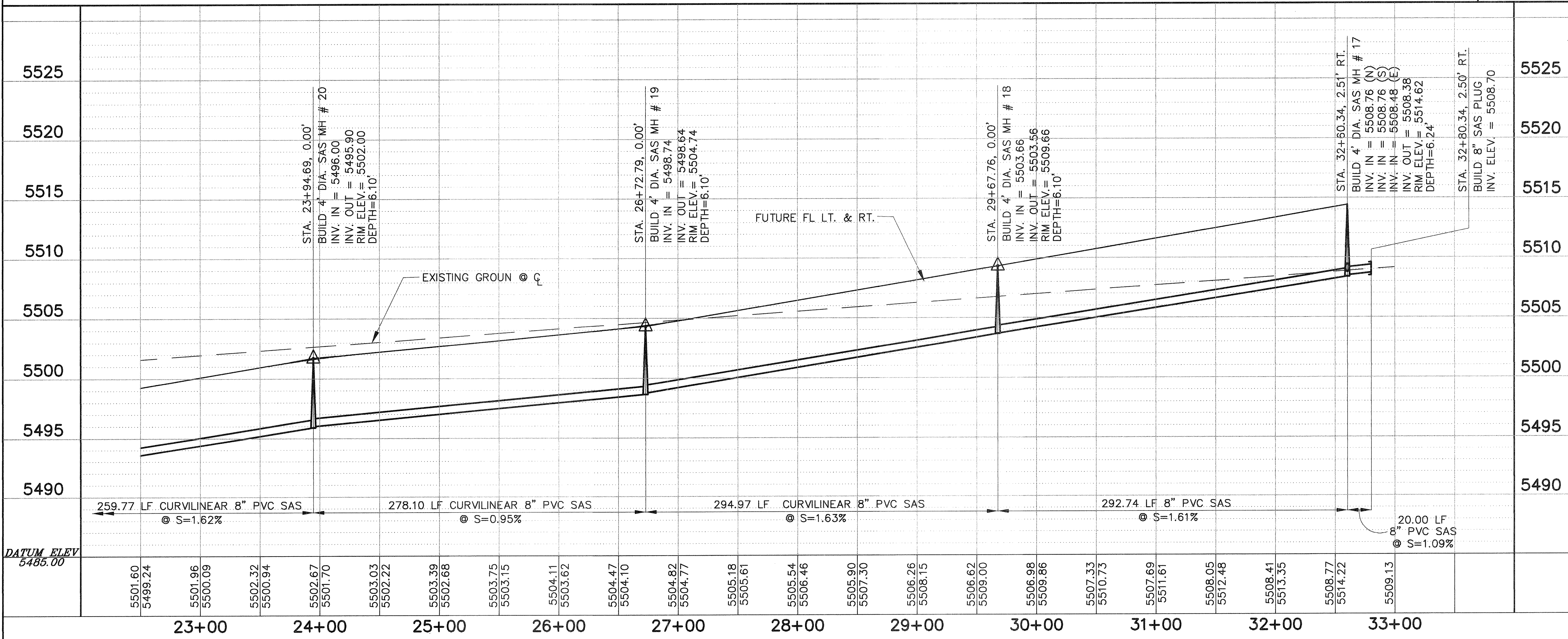
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FUTURE BUFFALO RIVER CURVILINEAR UTILITY DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
SAS5	01° 51' 37"	1500.00	48.70	24.35
SAS6	10° 37' 22"	1500.00	278.10	139.45
SAS7	05° 04' 53"	1500.00	133.03	66.56

LEGEND

- W EXISTING WATERLINE
- SAS EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE
- W PROPOSED WATERLINE
- SAS PROPOSED SANITARY SEWER
- PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED MANHOLE
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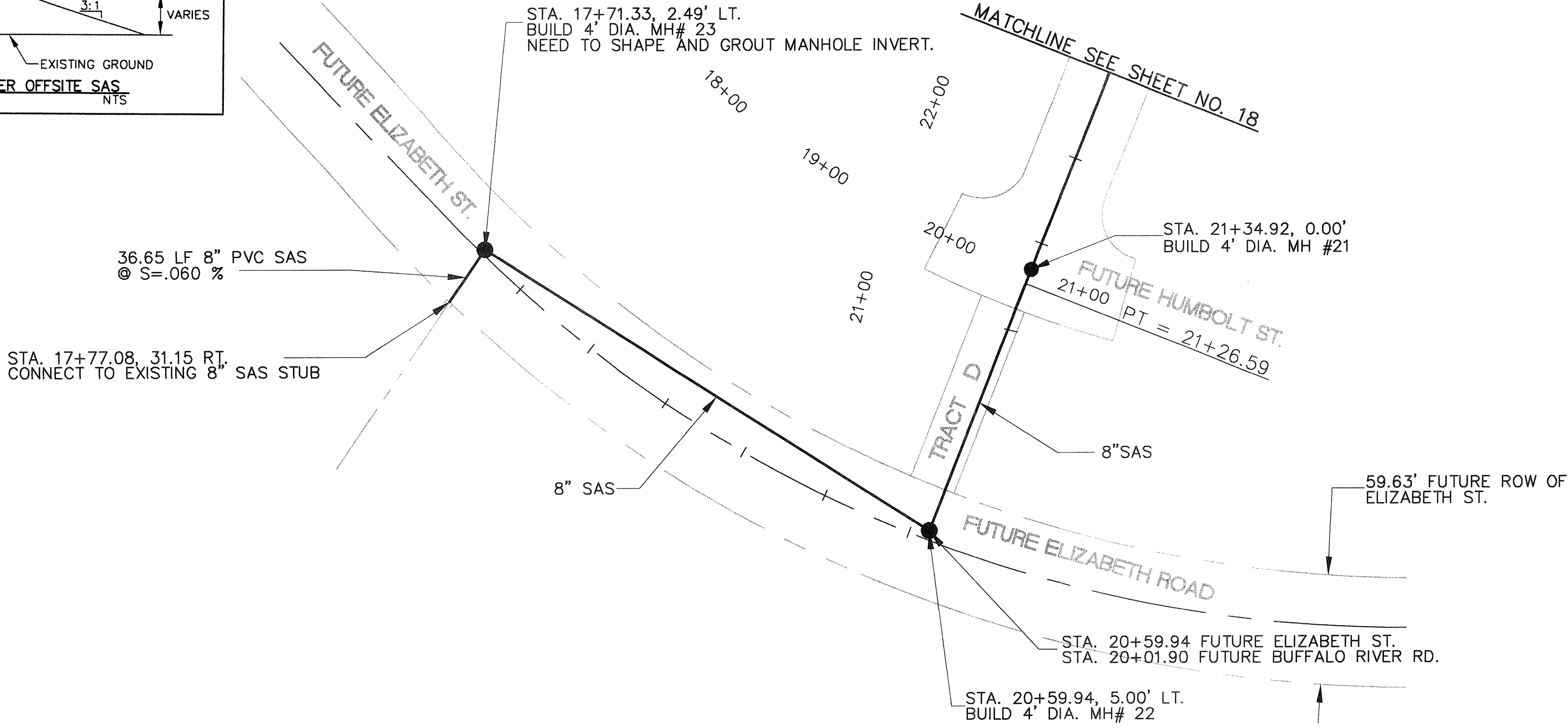
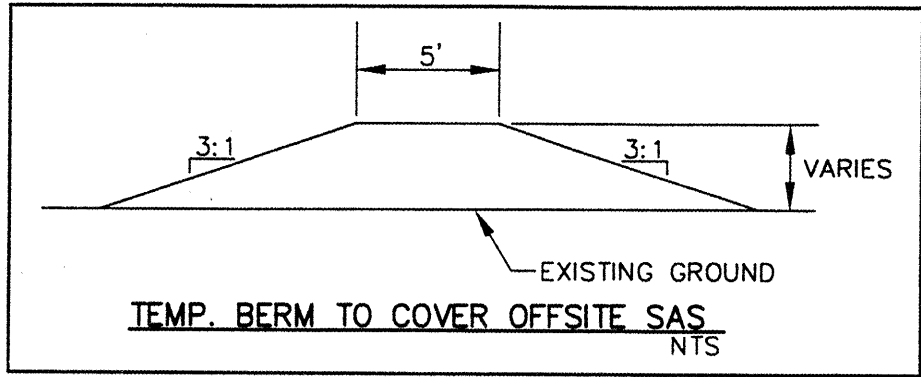


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

FUTURE BUFFALO RIVER ROAD UTILITY PLAN AND PROFILE
MIRABELLA UNIT 3

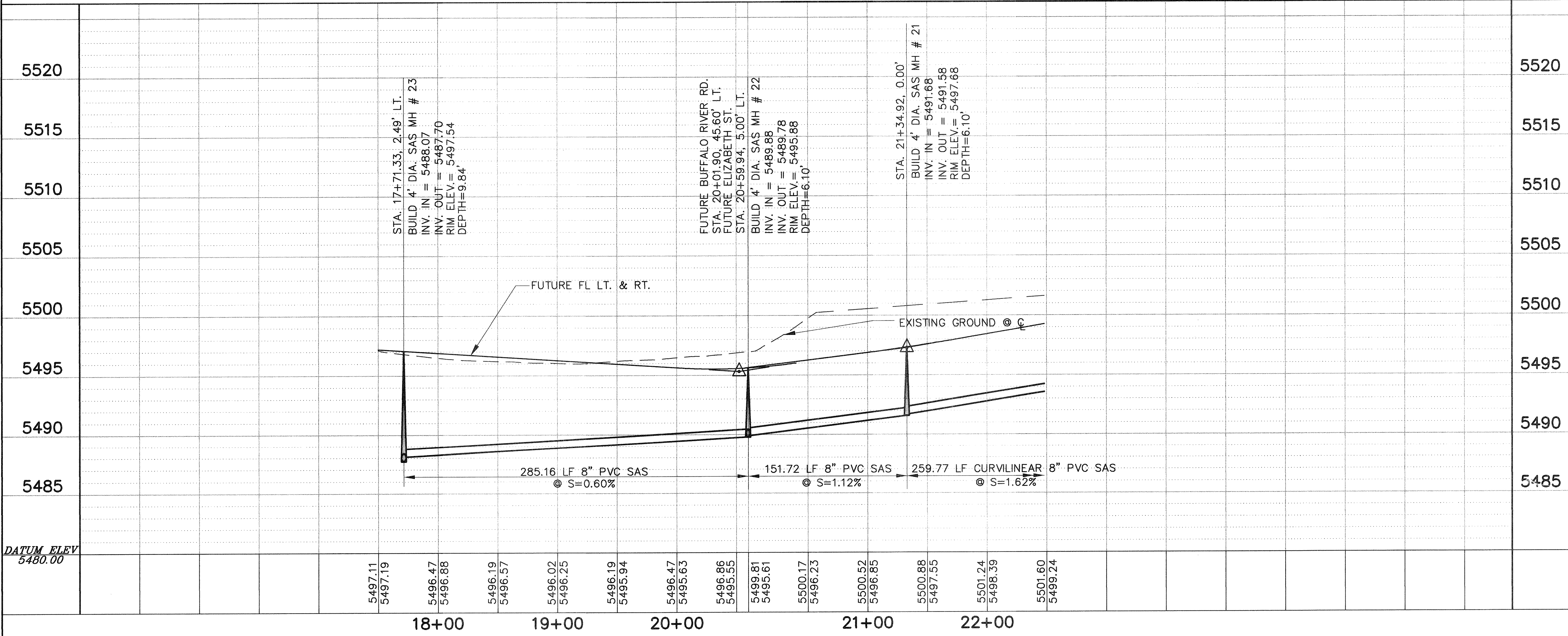
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No. 6125.81	Zone Map No. L-21-Z	Sheet 18	Of 27
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FUTURE ELIZABETH STREET

SCALE
1" = 50' (HOR)
1" = 5' (VER)



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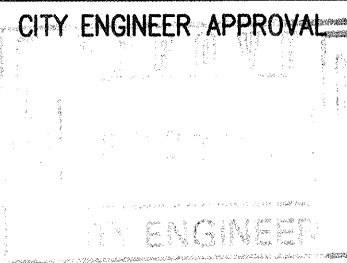
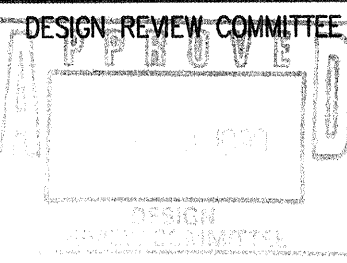
LEGEND

- W — EXISTING WATERLINE
- - SAS - - EXISTING SANITARY SEWER
- EXISTING MANHOLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE
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- + + + PROPOSED CROSS, TEE, OR ELBOW

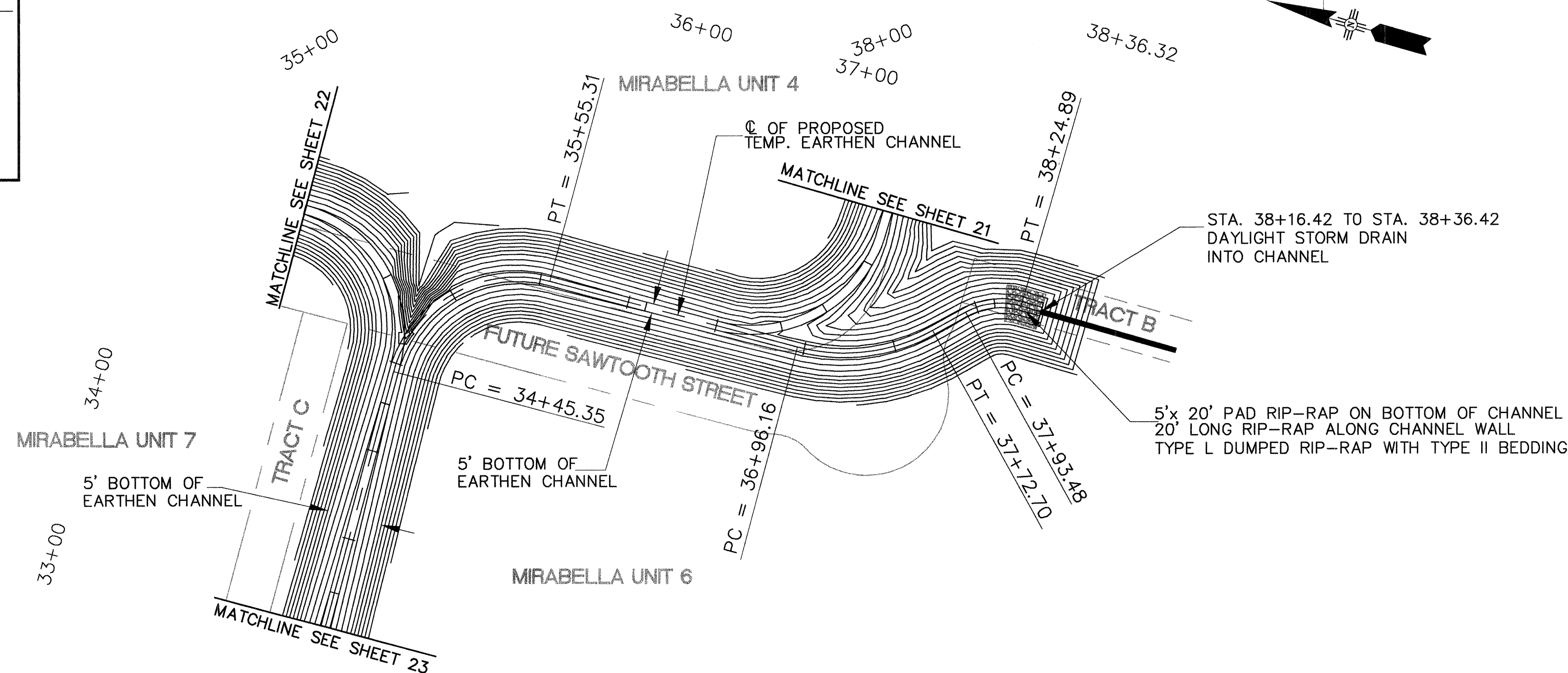


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

FUTURE ELIZABETH ST. UTILITY PLAN AND PROFILE
MIRABELLA UNIT 3



MO./DAY/YR.	MO./DAY/YR.



SCALE
1" = 50' (HOR)
1" = 5' (VER)

	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED PRIVATE UTILITY EASEMENT
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED CAP OR PLUG
	PROPOSED SINGLE METER, WATER SERVICE LINE
	PROPOSED DOUBLE METER, WATER SERVICE LINES
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED CROSS, TEE, OR ELBOW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
FUTURE SAWTOOTH ST./TRACT B
CHANNEL PLAN AND PROFILE SHEET 1
MIRABELLA UNIT 3

CITY ENGINEER APPROVAL

ENGINEER'S SEAL

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DAY/YR.

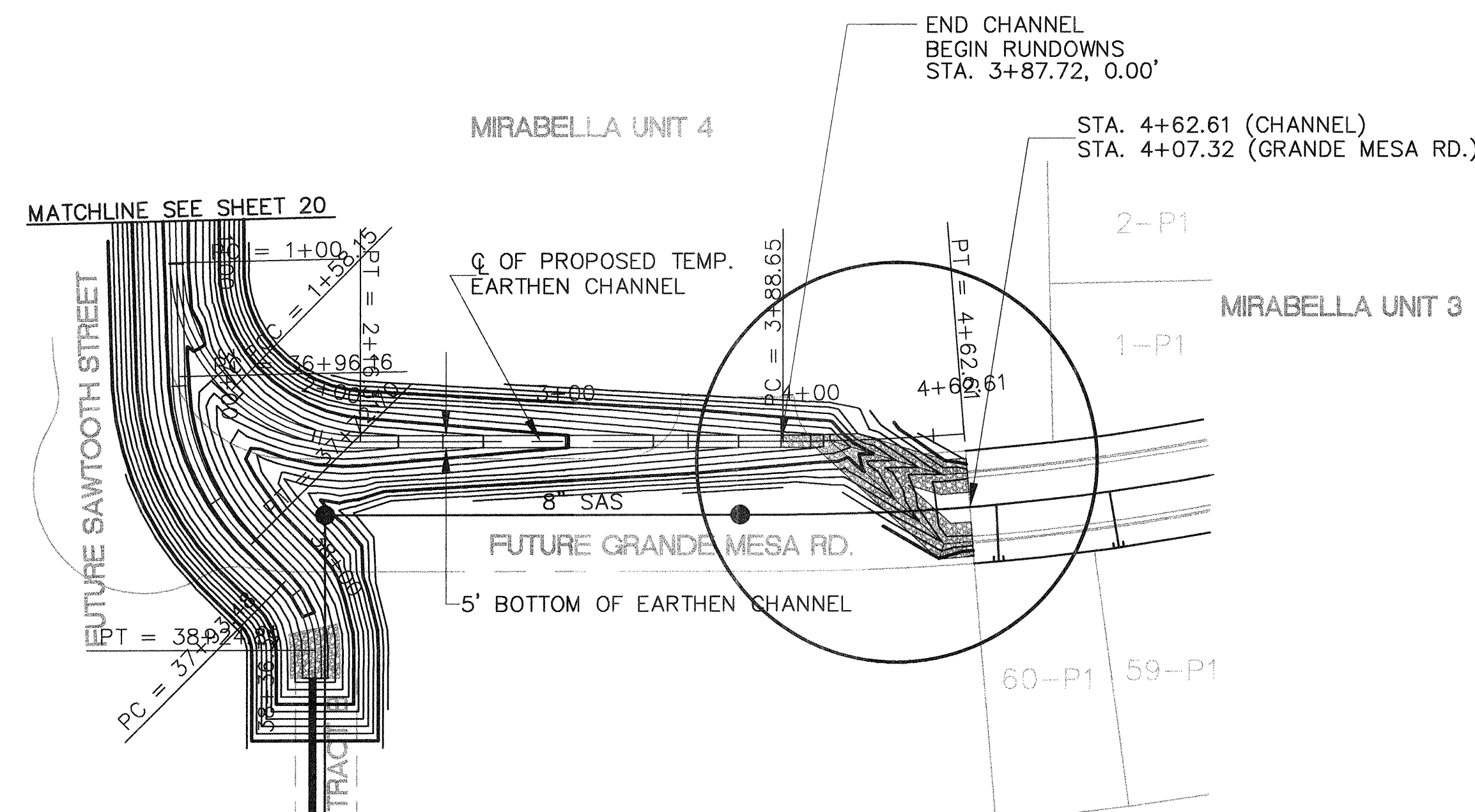
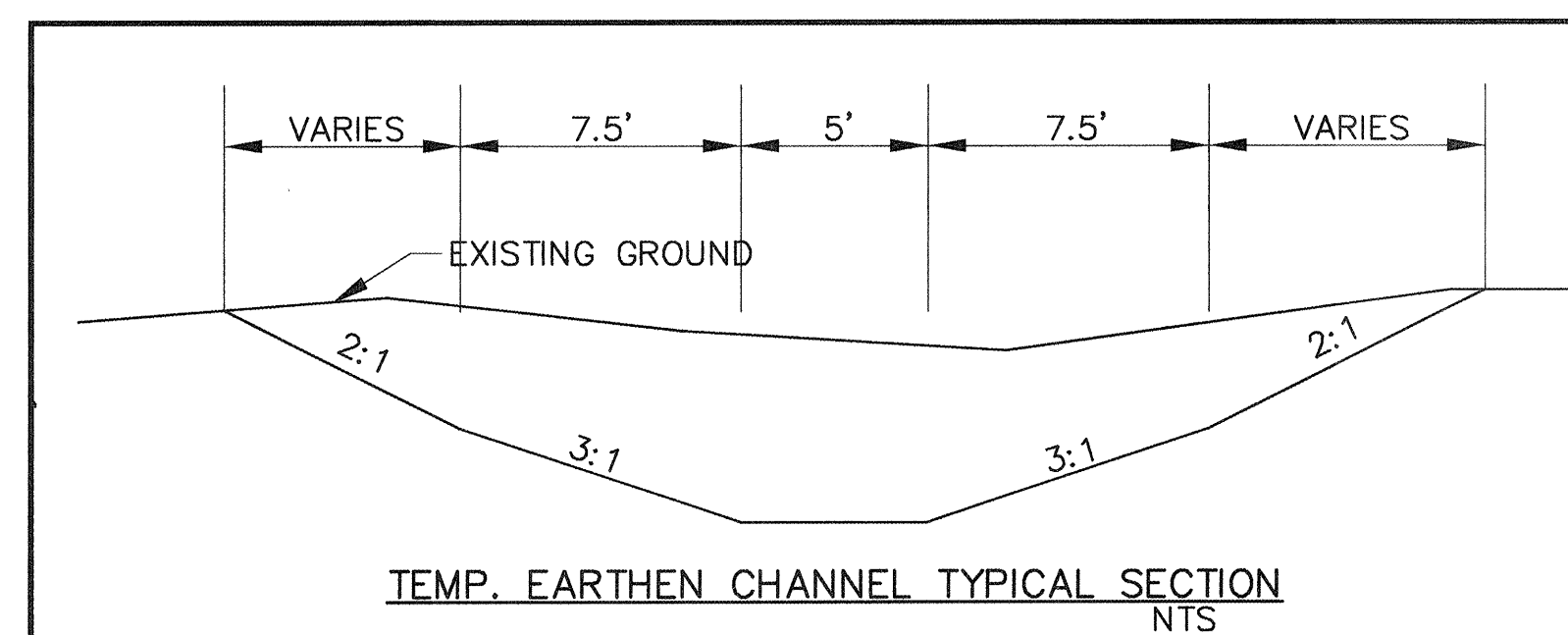
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DESIGN

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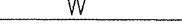
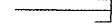


FUTURE GRANDE MESA RD./ CHANNEL

SCALE
1" = 50' (HOR)
1" = 5' (VER)

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 - 6.) REFER TO DRAWING OF ABQ. STANDARD DRAWINGS FOR WATER & SANITARY SEWER CONSTRUCTION.

LEGEND

- | | |
|---|--|
|  | EXISTING WATERLINE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING MANHOLE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING GATE VALVE |
|  | PROPOSED WATERLINE |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED PRIVATE UTILITY EASEMENT |
|  | PROPOSED MANHOLE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED WATER VALVE |
|  | PROPOSED CAP OR PLUG |
|  | PROPOSED SINGLE METER, WATER SERVICE LINE |
|  | PROPOSED DOUBLE METER, WATER SERVICE LINES |
|  | PROPOSED SANITARY SEWER SERVICE LINE |
|  | PROPOSED CROSS, TEE, OR ELBOW |

SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION		
NO.	FIELD NOTES		THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-L21 RESET 1974", LOCATED 7.8 MILES EAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF CENTRAL AVE. AND JUAN TABO BLVD. THE STATION IS ON THE MEDIAN STRIP OF CENTRAL AVE, 81' WEST OF CENTERLINE OF JUAN TABO BLVD. AND FLUSH WITH THE CURB S/D ELEV. 5534.63	CONTRACTOR WORKED BY INSTALLED BY FIELD LOCATION BY DRAWINGS CORRECTED BY	DATE	DATE	
	BY	DATE					

ENGINEER'S SEAL

V. DOMICENIC
138
NEW YORK
1943
REGISTERED PROFESSIONAL ENGINEER

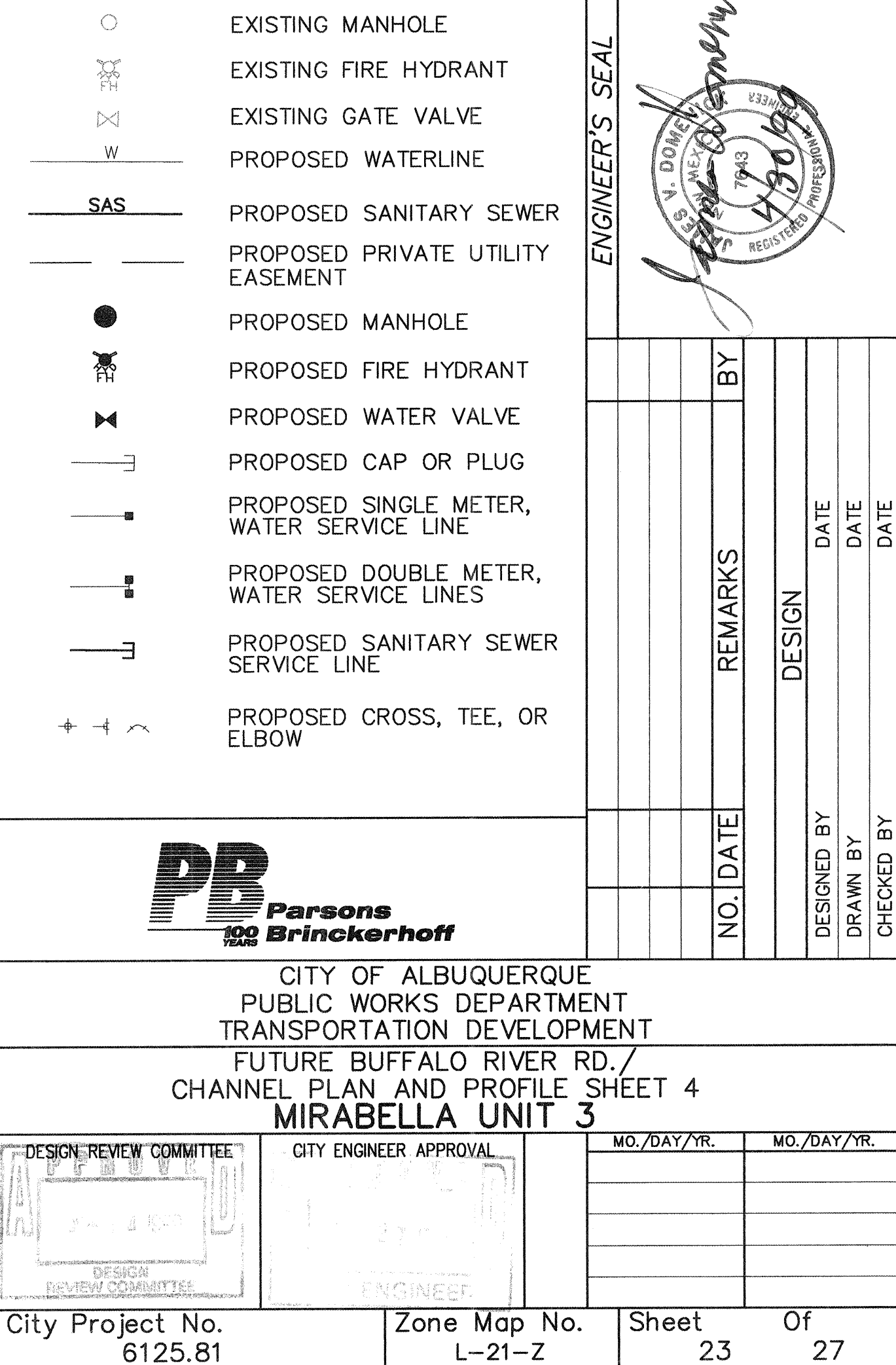
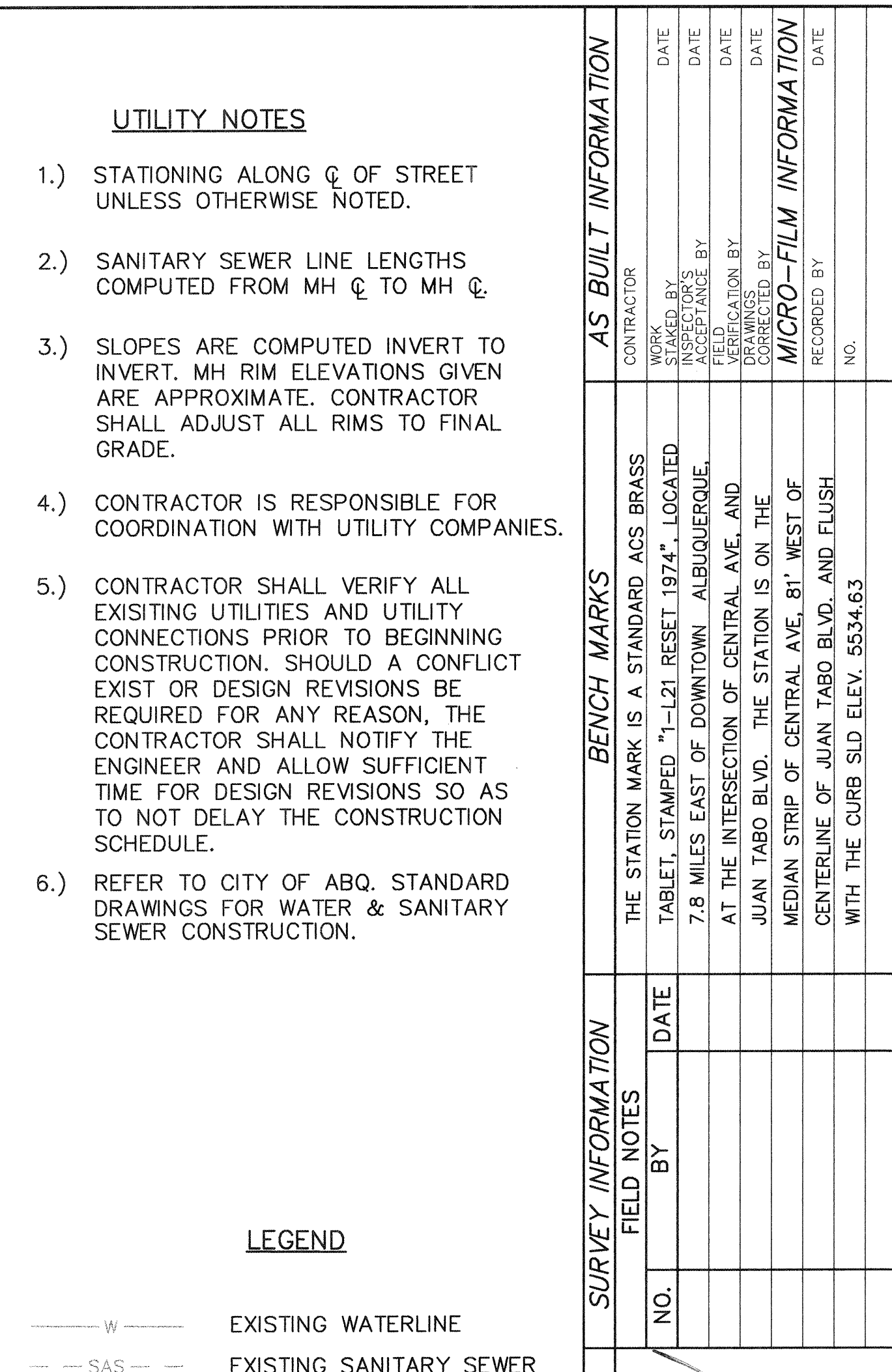
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RD.	
SHEET 2	
3	
MO./DAY/YR.	MO./DAY/YR.
Sheet	Of
21	27

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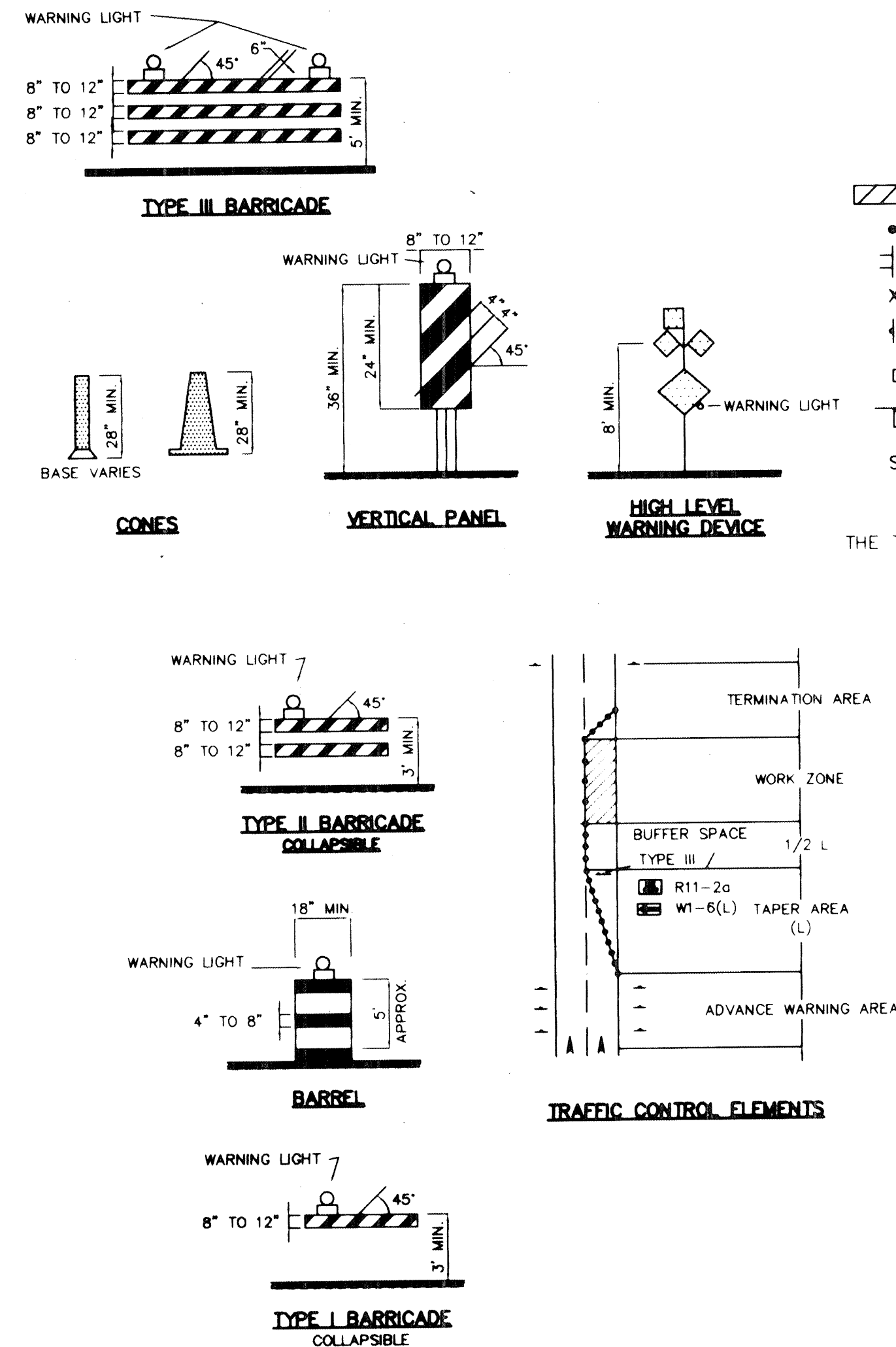
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City Project No.	Zone Map No.	Sheet	Of
6125.81	L-21-Z	21	27



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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 HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. 
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. 



	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.

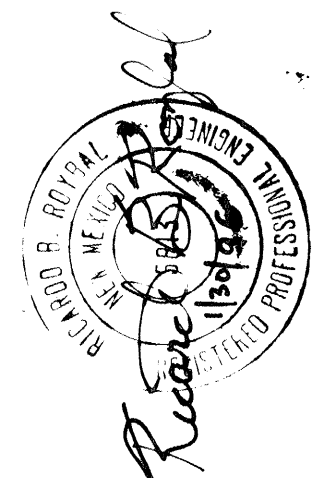
SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45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

SPEED MILES PER HOUR	MINIMUM 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

<u>TYPE OF TAPER</u>	<u>TAPER LENGTH</u>
UPSTREAM TAPER:	
MERGING TAPER	1 MINIMUM
SHIFTING TAPER	1/2 1 MINIMUM
SHOULDER TAPER	1/2 1 MINIMUM
TWO WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM AM TAPERS	100 FEET PER LANE

SPEED LIMIT	
40 MPH OR LESS	$1 - \frac{WS^2}{60}$
45 MPH OR GREATER	$1 - W \times S$

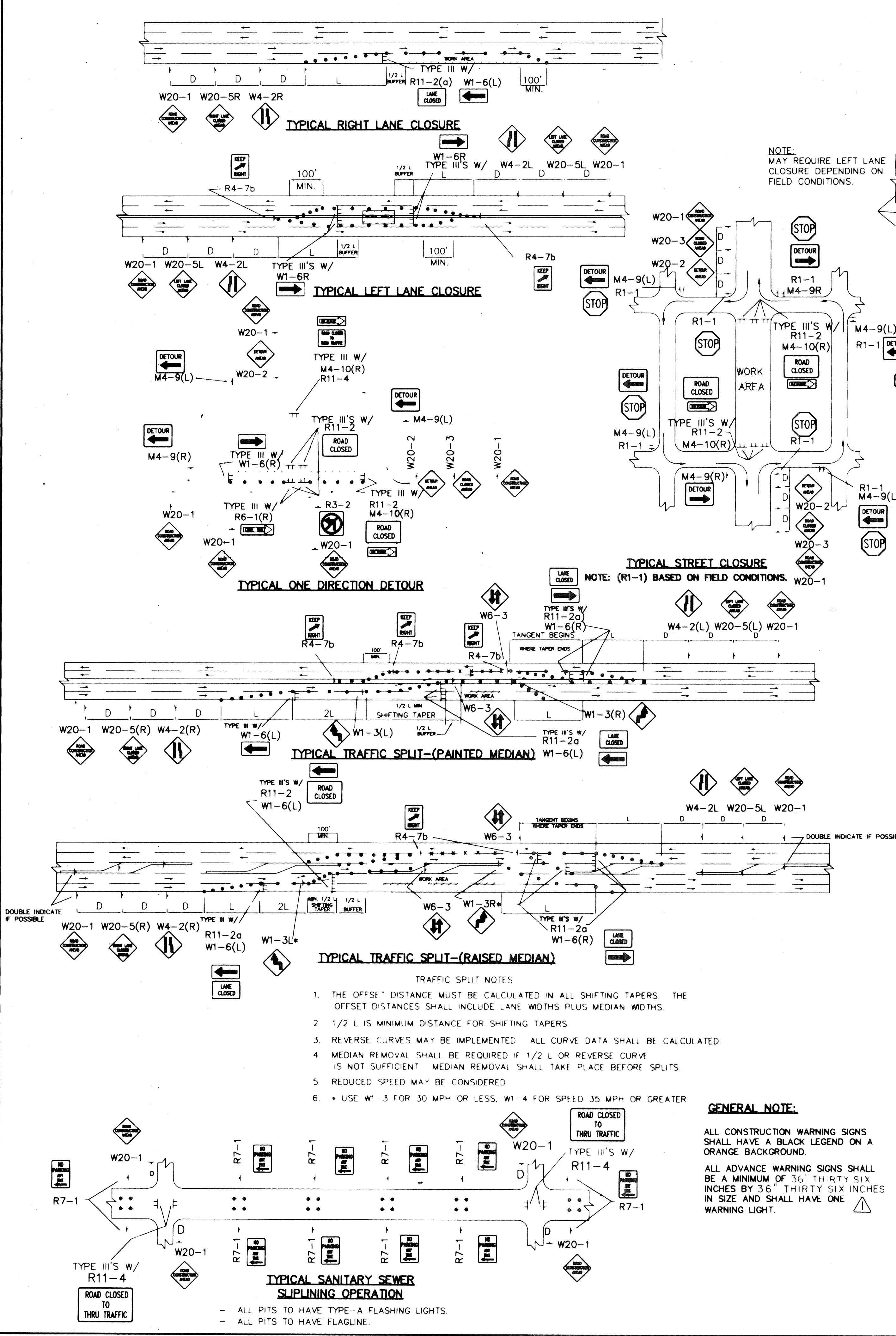
L = TAPER LENGTH
 W = WIDTH OF OFFSET IN FEET
 S = POSTED SPEED OR OFF-PEAK
 85 PERCENTILE SPEED IN MPH

[illegible]

TITLE:		MIRABELLA UNIT 3			
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS					
PROJECT REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST UPDATE	MO./DAY/YR
CDA Standard					
PROJECT NO. 6125.81		MAP NO. L-21-Z		SHEET 26 OF 27	

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

CT52ND2.DWG

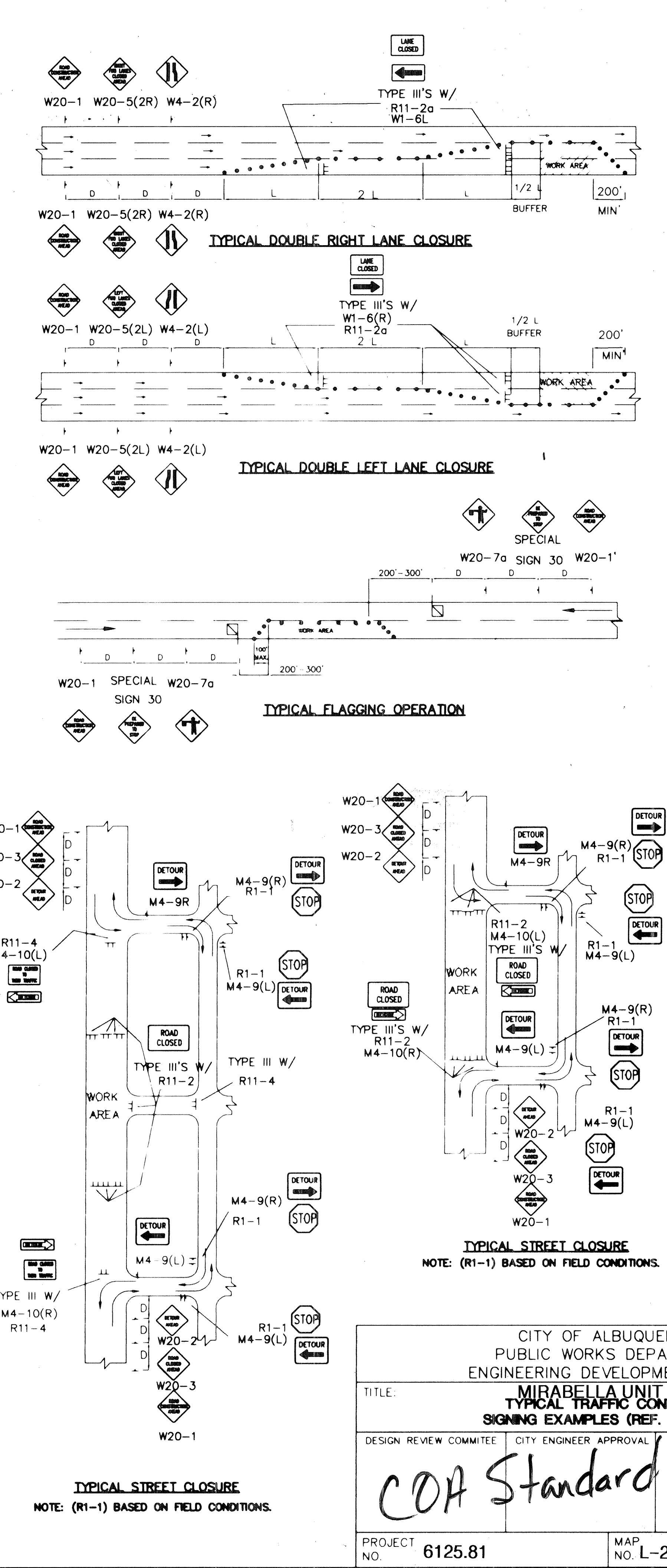
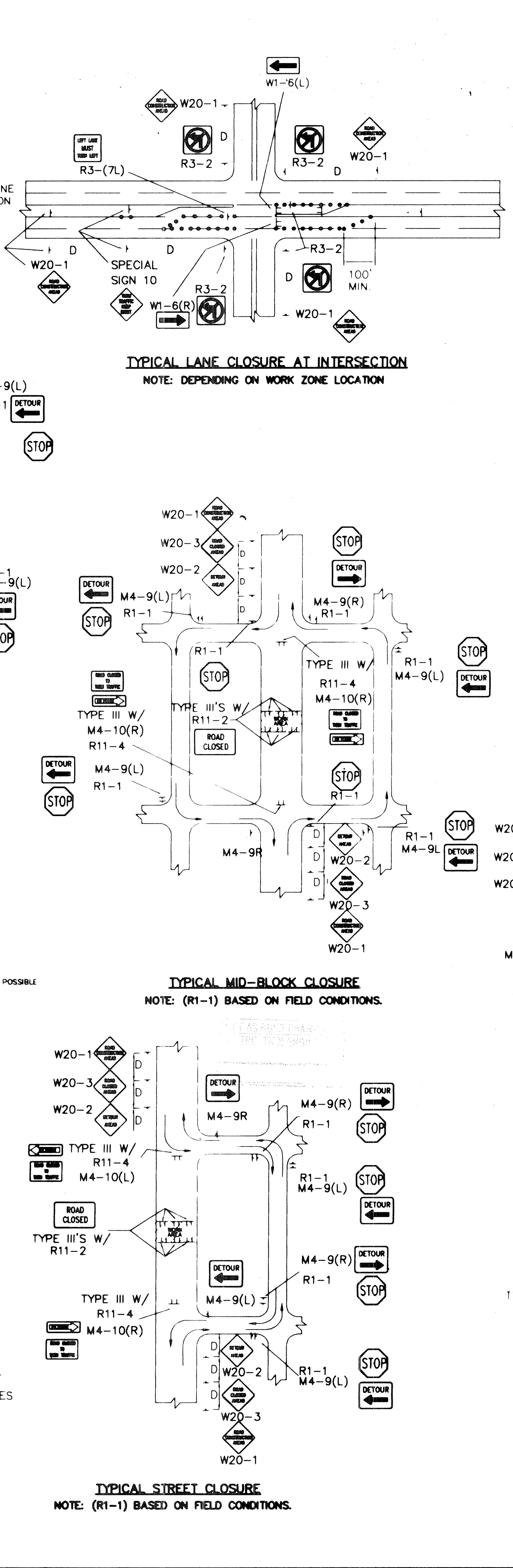


- TRAFFIC SPLIT NOTES**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL 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.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **MIRABELLA UNIT 3
TYPICAL TRAFFIC CONTROL &
SIGNING EXAMPLES (REF. MUT.C.D.)**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

PROJECT NO. 6125.81

MAP NO. L-21-Z

SHEET 27 OF 27

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