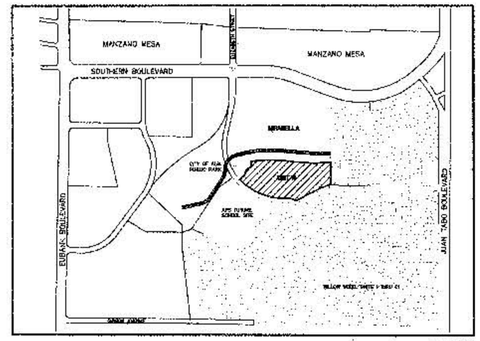
CITY OF ALBUQUERQUE
NEW MEXICO

CONSTRUCTION PLANS
FOR
MIRABELLA UNIT 6



LOCATION MAP NTS
ZONE ATLAS MAP L-21

INDEX

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 1/16/01

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		10-29-99
Transportation		10-11-99
Water/Wastewater		10-12-99
Hydrology		10/12/99
Parks		
Constr. Mngmt.		
Constr. Coord.		10-12-99

City Project No. 6240.81

APPROVED FOR CONSTRUCTION

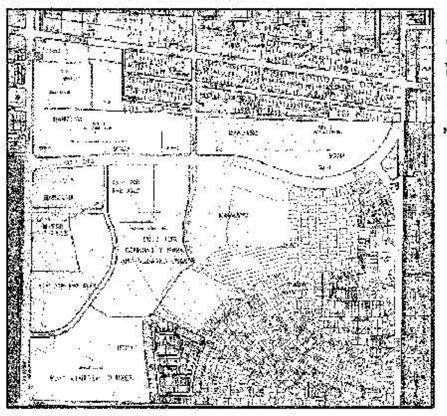
City Engineer Date 1/22/01

Sheet 1 Of 22

PB Parsons 100 YEARS Brinckerhoff

DRB97-209

TALOS LOG NO. 00-020815160521



VICINITY MAP

ZONE ATLAS MAP NO. L-21-Z

REPLAT DATA

1.) DRB Case No.
2.) Project No. ,Tracking No.
3.) Zone Atlas Index No. L-21-Z
4.) Gross Replat Acreage: 11.6616 Ac.±.
5.) Total Mileage of Full Width Streets Created: 0.427 Miles.
Total Mileage of Half Width Streets Created: 0.100 Miles.
6.) Date of Survey: November & December 1999.

NOTES

1.) Bearings are New Mexico State Plane Grid Bearings (CENTRAL ZONE).
Basis of Bearing: S82°26'20"E Between ACS Monuments "6-L21" and "1-L21(R)".

2.) Distances are ground distances.

3.) 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 standard four inch (4") aluminum alloy cap stamped "City of Albuquerque, Centerline Monument, Do Not Disturb, NMPS 11462", shown hereon by ▲

4.) △ Denotes found City of Albuquerque Control Survey Monument.

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

6.) All Lots marked "P1" shall meet the Off-Street Parking criteria of the City of Albuquerque Comprehensive Zoning Code.

PURPOSE OF REPLAT

1.) SUBDIVIDE TRACT D-2-A-1-A-2-A-3, MANZANO MESA INTO MIRABELLA UNIT 6 SUBDIVISION CONTAINING 61 LOTS.

2.) DEDICATE PUBLIC ROADWAY RIGHT-OF-WAY.

3.) GRANT ALL PUBLIC EASEMENTS SHOWN HEREON.

DOCUMENTS USED TO DETERMINE BOUNDARY

1.) PLAT ENTITLED "PLAT OF TRACTS D-2-A-1-A-2-A-1, D-2-A-1-A-2-A-2, D-2-A-1-A-2-A-3 & D-2-A-1-A-2-A-4 MANZANO MESA", FILED: 1/25/2000, IN PLAT BOOK 2000C, PAGE 25

SUBDIVISION PLAT FOR
MIRABELLA UNIT 6
Bernalillo County
Albuquerque, New Mexico
February 2000

DESCRIPTION

A certain tract of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract D-2-A-1-A-2-A-3, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-2-A-1-A-2-A-1, D-2-A-1-A-2-A-2, D-2-A-1-A-2-A-3 & D-2-A-1-A-2-A-4 MANZANO MESA" as filed for record in the Office of the County Clerk of Bernalillo County on January 25, 2000, in Plat Book 2000C, Page 25, and being more particularly described by New Mexico State Plane Grid bearings and ground distances as follows:

Beginning at a point being the northeast corner of said Tract D-2-A-1-A-2-A-3, whence the City of Albuquerque Control Survey Monument "1-L21(R)" bears N33°01'10"E a distance of 2714.45 feet;
thence S01°30'44"E along the easterly boundary said Tract D-2-A-1-A-2-A-3 and the westerly boundary of Mirabella Unit 4, filed , 1999, in Plat Book, Page , a distance of 185.14 feet to a point;
thence S02°39'43"W a distance of 61.62 feet to a point;
thence S05°09'39"W a distance of 57.92 feet to a point being the southeast corner of said Tract D-2-A-1-A-2-A-3,
thence S73°18'22"W along the southerly boundary said Tract D-2-A-1-A-2-A-3 and the northerly boundary of Mirabella Unit 5, filed June 21, 1999, in Plat Book, 99C Page 154, a distance of 55.32 feet to a point;
thence S68°50'57"W a distance of 95.02 feet to a point;
thence S63°11'20"W a distance of 195.20 feet to a point;
thence S85°45'14"W a distance of 69.93 feet to a point;
thence S61°56'01"W a distance of 67.59 feet to a point;
thence S21°37'28"W a distance of 45.13 feet to a point on the northerly right-of-way of Elizabeth Street, SE;
thence along said northerly right-of-way and the southerly boundary of said Tract D-2-A-1-A-2-A-3, 171.51 feet along the arc of a curve to the left, radius=430.00 feet, delta=22°51'29", chord=N79°48'10"W a distance of 170.37 feet to a point of reverse curvature;
thence 97.53 feet along the arc of a curve to the right, radius=300.84 feet, delta=06°54'00", chord=N87°40'45"W a distance of 97.47 feet to a point;
thence S05°40'15"W a distance of 30.00 feet to a point;
thence along the southerly boundary of said Tract D-2-A-1-A-2-A-3 and the northerly boundary of Tract D-2-A-1-A-2-A-4, filed January 25, 2000, in Plat Book 2000C, Page 25, 527.59 feet along the arc of a curve to the right, radius=839.83 feet, delta=35°59'37", chord=N66°15'56"W a distance of 518.96 feet to a point being the southwest corner of said Tract D-2-A-1-A-2-A-3;
thence N46°39'28"E along the westerly boundary said Tract D-2-A-1-A-2-A-3 and the southerly boundary of Tract D-2-A-1-A-2-A-1, filed January 25, 2000, in Plat Book 2000C, Page 25, a distance of 135.01 feet to a point;
thence 54.05 feet along the arc of a curve to the right, radius=704.84 feet, delta=04°23'37", chord=N48°38'18"W a distance of 54.03 feet to a point;
thence N46°02'34"E a distance of 150.82 feet to a point;
thence N51°01'39"E a distance of 99.24 feet to a point;
thence N68°44'33"E a distance of 113.77 feet to a point being the northwest corner of said Tract D-2-A-1-A-2-A-3;
thence S89°36'48"E along the northerly boundary said Tract D-2-A-1-A-2-A-3 and the southerly boundary of Tract D-2-A-1-A-2-A-2, filed January 25 , 2000, in Plat Book 2000C Page 25, a distance of 179.83 feet to a point;
thence S85°09'23"E a distance of 517.58 feet to a point;
thence N01°06'48"W a distance of 10.87 feet to a point;
thence N88°51'12"E a distance of 179.00 feet to the point and place of beginning, containing 11.6619 acres more or less.

OWNER'S FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/ OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/ OR PROPRIETOR(S) DO HEREBY DEDICATE: ALL ROADWAY RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL PUBLIC EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE PLAT NOTE). SAID OWNER(S) AND/ OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Charles A. Haegelin, President, Curb Inc., General Partner of Manzano Mesa Limited Partnership — Date

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was Acknowledged before me on , 1999.

Notary Public — My Commission Expires:

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 Intercable, Inc. — Date

SURVEYOR'S CERTIFICATION

I, Ruon S. Baclagulpo, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, from an actual field survey performed 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.

Ruon S. Baclagulpo, N.M.P.S. 11462 — Date
Parsons Brinckerhoff Quade & Douglas, Inc.
5801 Osuna Rd. NE – Suite 200
Albuquerque, New Mexico 87109

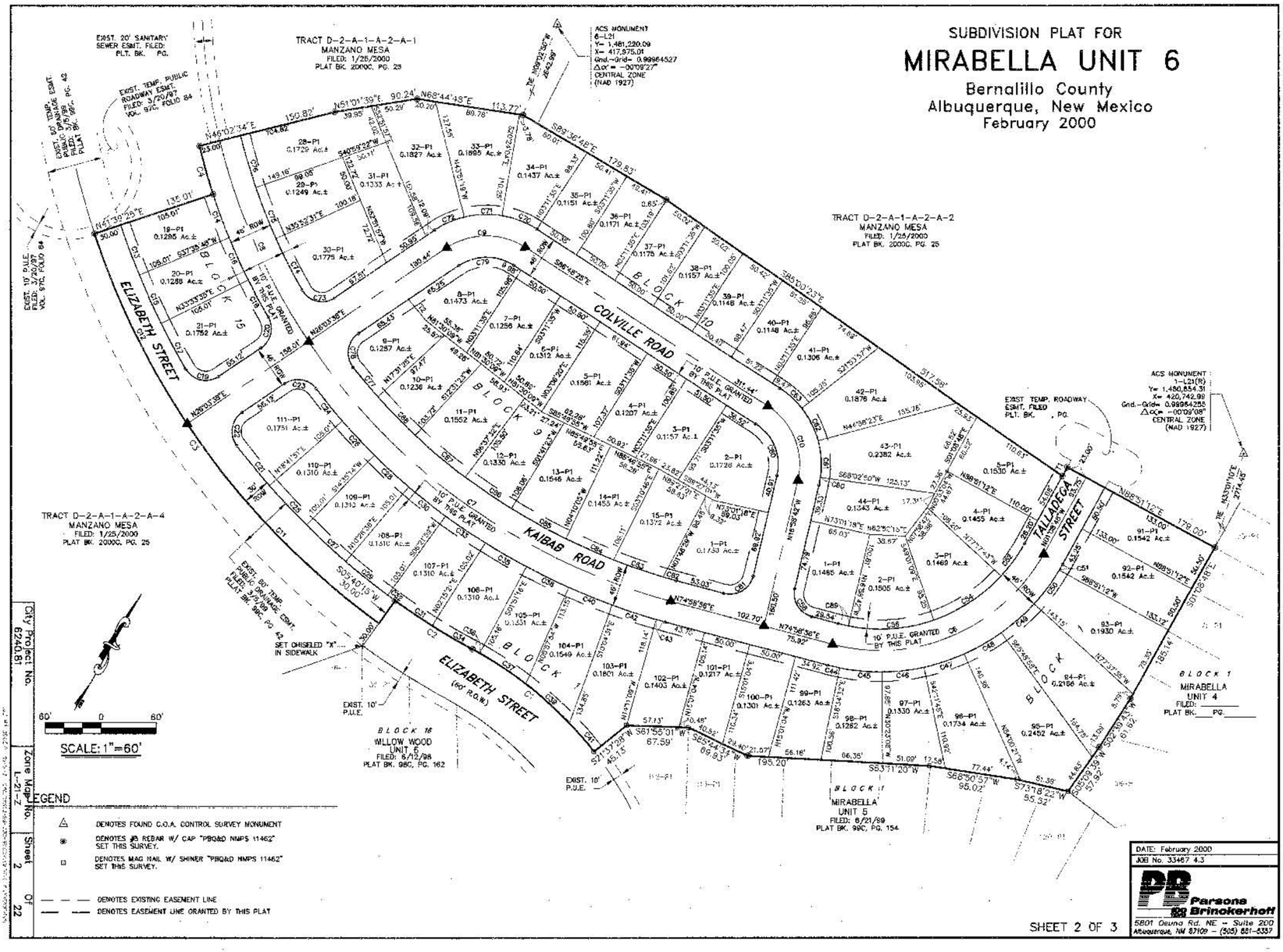
INDEXING INFORMATION FOR COUNTY CLERK

OWNER:	MANZANO MESA LIMITED PARTNERSHIP
SECTION:	Sec. 28, T.10N., R.4E.
SUBDIVISION:	MIRABELLA UNIT 6

DATE: February 2000
JOB No. 33467 4.3

Parsons Brinckerhoff
5801 Osuna Rd. NE – Suite 200
Albuquerque, NM 87109 – (505) 881-0357

SHEET 1 OF 3



DATE: February 2000
JOB No. 33467 4.3

Parsons Brinckerhoff
5801 Osuna Rd. NE – Suite 200
Albuquerque, NM 87109 – (505) 881-0357

SHEET 2 OF 3

SUBDIVISION PLAT FOR

MIRABELLA UNIT 6

Bernalillo County
Albuquerque, New Mexico
February 2000

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	15°56'58"	171.81'	630.50'	N78°56'10"E	170.97'
C2	06°54'09"	97.53'	809.84'	N87°48'45"W	97.47'
C3	35°30'35"	527.99'	839.83'	N60°19'58"W	512.98'
C4	04°23'32"	54.05'	704.84'	N46°05'18"W	54.03'
C5	76°01'45"	265.34'	200.00'	N36°35'04"E	246.02'
C7	41°35'29"	491.73'	661.34'	S84°28'29"E	470.27'
C8	15°56'37"	201.10'	651.84'	S53°54'11"E	199.21'
C9	67°07'57"	87.88'	75.00'	S09°37'37"W	82.94'
C10	69°48'43"	91.41'	75.00'	N51°53'33"W	85.85'
C11	20°27'07"	299.78'	839.83'	S74°25'14"E	298.17'
C12	15°12'30"	222.87'	839.83'	S56°05'25"E	222.13'
C13	04°03'53"	57.42'	809.83'	N50°22'03"W	57.44'
C14	04°05'20"	50.01'	704.84'	S50°22'04"E	50.00'
C15	04°02'29"	57.12'	809.83'	N65°29'14"W	57.11'
C16	04°02'31"	49.72'	704.84'	S54°25'17"E	49.71'
C17	03°55'35"	55.52'	809.83'	N68°34'15"W	55.49'
C18	03°39'24"	44.96'	704.84'	S56°19'14"E	44.95'
C19	93°34'18"	40.83'	25.00'	S22°50'47"W	36.44'
C20	86°09'33"	37.59'	25.00'	S47°31'29"E	34.15'
C21	03°55'17"	55.43'	809.83'	N04°25'28"W	55.14'
C22	93°26'23"	40.77'	25.00'	N29°35'05"W	36.40'
C23	86°17'55"	37.65'	25.00'	N09°12'55"E	34.20'
C24	03°39'42"	45.05'	704.84'	S59°26'55"E	45.04'
C25	04°05'36"	58.10'	809.83'	N75°21'26"W	58.05'
C26	04°06'37"	50.57'	704.84'	S73°21'26"E	50.56'
C27	04°06'35"	58.12'	809.83'	N77°28'04"W	58.09'
C28	04°09'21"	50.57'	704.84'	S77°28'50"E	50.55'
C29	04°06'33"	58.10'	809.83'	N81°31'41"W	58.09'
C30	04°10'32"	50.57'	704.84'	S81°34'41"E	50.56'
C31	03°24'53"	48.27'	809.84'	N85°07'12"W	48.26'
C32	00°41'45"	9.83'	809.83'	N83°55'53"W	9.83'
C33	04°06'37"	50.57'	704.84'	S85°41'20"E	50.55'
C34	03°29'07"	49.26'	809.83'	N88°29'12"W	49.25'
C35	04°06'37"	50.57'	704.84'	S85°47'58"E	50.55'
C36	01°11'47"	8.84'	430.00'	S09°21'38"W	8.84'
C37	07°51'22"	58.97'	430.00'	N80°07'29"W	58.93'
C38	04°06'37"	50.57'	704.84'	N86°05'29"E	50.55'
C39	05°20'23"	40.04'	430.00'	N77°58'04"W	40.03'
C40	04°06'37"	50.57'	704.84'	N81°58'47"E	50.55'
C41	05°22'36"	40.35'	430.00'	N71°50'54"W	40.34'
C42	04°06'37"	50.57'	704.84'	N77°52'10"E	50.55'
C43	00°49'53"	10.23'	704.84'	N75°23'54"E	10.23'
C44	03°33'26"	13.85'	223.00'	N75°12'10"E	13.85'
C45	11°48'37"	45.97'	223.00'	N65°31'10"E	45.88'
C46	11°48'37"	45.97'	223.00'	N53°42'33"E	45.88'
C47	11°48'37"	45.97'	223.00'	N41°53'57"E	45.88'
C48	11°48'37"	45.97'	223.00'	N30°05'20"E	45.88'
C49	11°48'37"	45.97'	223.00'	N18°16'44"E	45.88'
C50	11°39'24"	45.37'	223.00'	N06°32'43"E	45.29'
C51	01°51'52"	7.26'	223.00'	N00°12'54"W	7.25'
C52	13°51'05"	42.79'	177.00'	S00°45'44"W	42.69'
C54	28°16'34"	87.35'	177.00'	S26°50'34"W	86.47'
C56	30°19'19"	93.67'	177.00'	S55°08'30"W	92.58'
C58	88°02'22"	38.41'	25.00'	N80°58'33"W	34.75'
C60	04°58'29"	8.51'	98.00'	N12°27'56"W	8.51'
C61	23°04'26"	39.47'	98.00'	N33°29'23"W	39.20'
C62	23°04'26"	39.47'	98.00'	N56°33'50"W	39.20'
C63	13°47'20"	27.00'	98.00'	N74°59'14"W	26.95'
C70	27°50'23"	42.39'	98.00'	S81°23'46"W	42.07'
C71	23°27'13"	40.12'	98.00'	S57°44'19"W	39.84'
C72	20°05'03"	34.35'	98.00'	S36°06'09"W	34.18'
C73	94°25'23"	41.20'	25.00'	S73°16'25"W	36.69'
C74	05°23'36"	62.01'	656.84'	N56°44'11"W	61.98'
C75	05°07'18"	58.90'	656.84'	N51°33'45"W	58.88'
C76	05°03'40"	58.00'	656.84'	N46°25'15"W	58.18'
C77	03°37'03"	41.62'	656.84'	N42°00'44"W	41.61'
C78	94°15'47"	41.13'	25.00'	N21°04'15"E	36.65'
C79	87°07'57"	30.53'	52.00'	N89°22'37"E	37.50'
C80	69°49'43"	63.37'	52.00'	S51°53'33"E	59.52'
C81	91°57'38"	40.13'	25.10'	S25°00'07"W	35.96'
C82	01°17'45"	14.91'	659.84'	S72°37'50"W	14.90'
C83	04°56'20"	56.79'	656.84'	S75°44'33"W	56.77'
C84	04°54'49"	56.46'	658.84'	S83°40'22"W	56.44'
C85	05°46'03"	66.72'	658.84'	S89°01'53"W	66.76'
C86	05°09'03"	59.31'	658.84'	N85°29'06"W	59.29'
C87	06°02'47"	62.72'	658.84'	N79°52'28"W	62.69'
C88	05°01'15"	57.74'	658.84'	N74°13'56"W	57.72'
C89	03°42'46"	11.57'	177.00'	S73°08'33"W	11.37'

LINE TABLE

LINE	BEARING	LENGTH
L1	N01°06'48"W	10.57'
L2	N63°12'36"W	13.51'

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purpose described above, together with free access to, from and over said easements, including the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood 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, PNM Electric and Gas Services does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document which are not shown on this plat.

SHEET 3 OF 3

DATE: February 2000
JOB No. 33497 4.3

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

City Project No.	Zone Map No.	Sheet	Of
5240.81	L-21-Z	3	22

FUTURE MIRABELLA (UNIT 9)

FUTURE MIRABELLA (UNIT 7)

COLVILLE DR.

KAIBAB ROAD

ELIZABETH ST.

TRACT D-2-A-1

LEGEND

DIRECTION OF SURFACE FLOW 0.6%

EXISTING TOPO

STANDARD C & G

MOUNTABLE C & G

EXISTING CURB & GUTTER

PROPOSED ELEVATION x09.2

EXISTING ELEVATION x15.1

WATER BLOCK 2.0% 1.0%

BACKYARD SLOPE 4:1 MAX SLOPE UNLESS OTHERWISE NOTED

PROPOSED MANHOLES

EXISTING MANHOLES

PROPOSED BUILDING PAD ELEVATION 06.1

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

GRADING & DRAINAGE CERTIFICATION

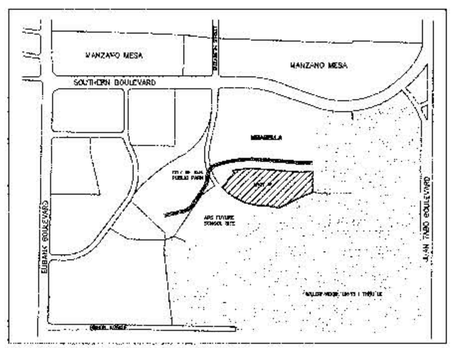
I JAMES V. DOMENICK OF PARSONS BRINCKERHOFF INC., N.M.P.E. #7843 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN. TO THE BEST OF MY KNOWLEDGE AND BELIEF AS-BUILT ELEVATIONS, VERIFIED BY ALDRICH LAND SURVEYING, ARE SHOWN ON THIS PLAN. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

NAME

8 FEB 2001
DATE

JAMES V. DOMENICK NEW MEXICO 7843 REGISTERED PROFESSIONAL ENGINEER

ZONE MAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRB-97-209

AS BUILT INFORMATION

CONSTRUCTION WORK PERFORMED BY: Mes Concepts DATE: 12-00
INSPECTED BY: COA DATE:
FIELD VERIFICATION BY: L. Valdez DATE: 12-00
PLOTTED BY: COA DATE: 12-02
CERTIFIED AS: MICRO-FILM INFORMATION

BENCH MARKS

THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "I-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. 5534.83

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES V. DOMENICK NEW MEXICO 7843 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

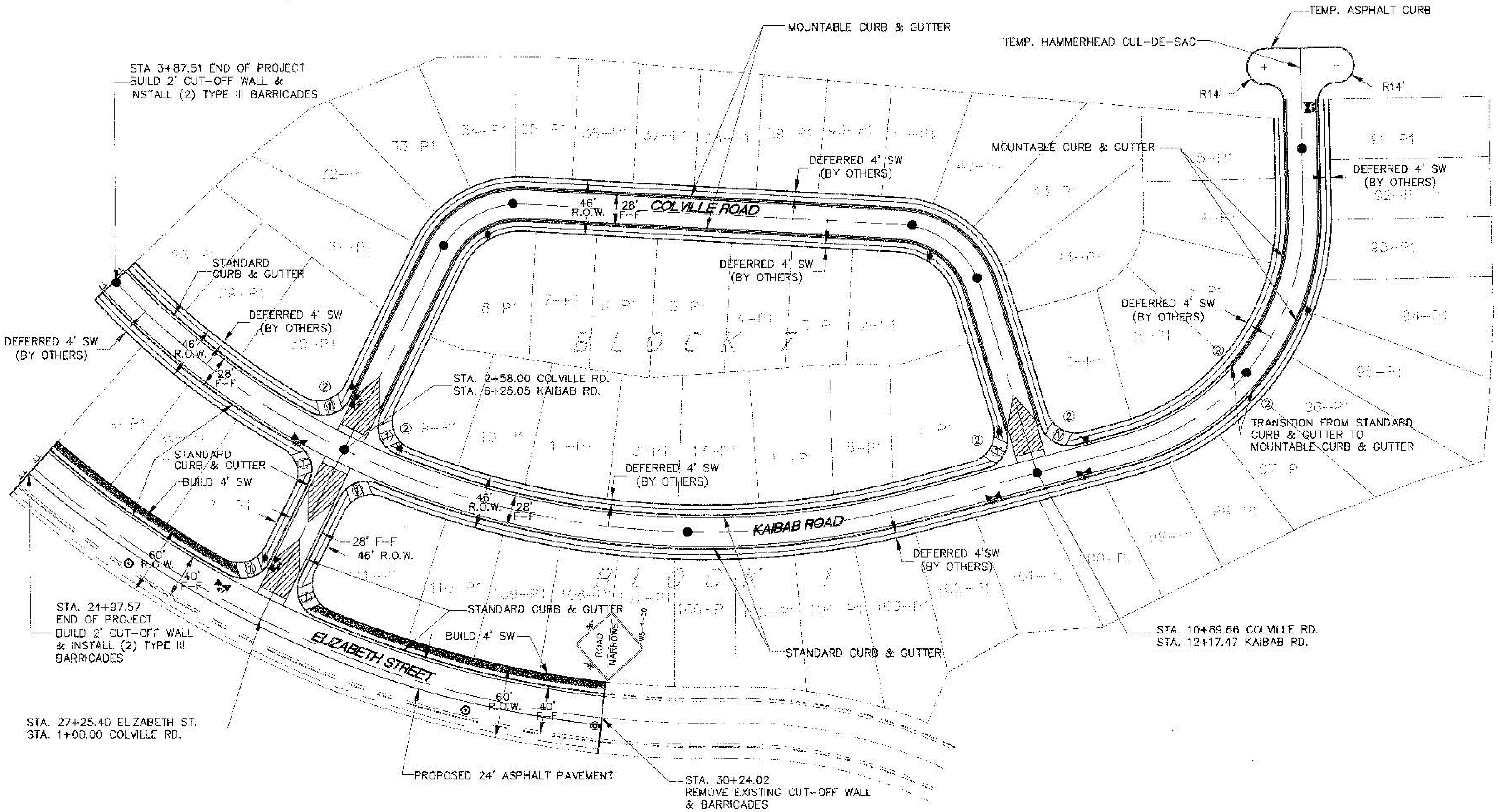
Parsons Brinckerhoff

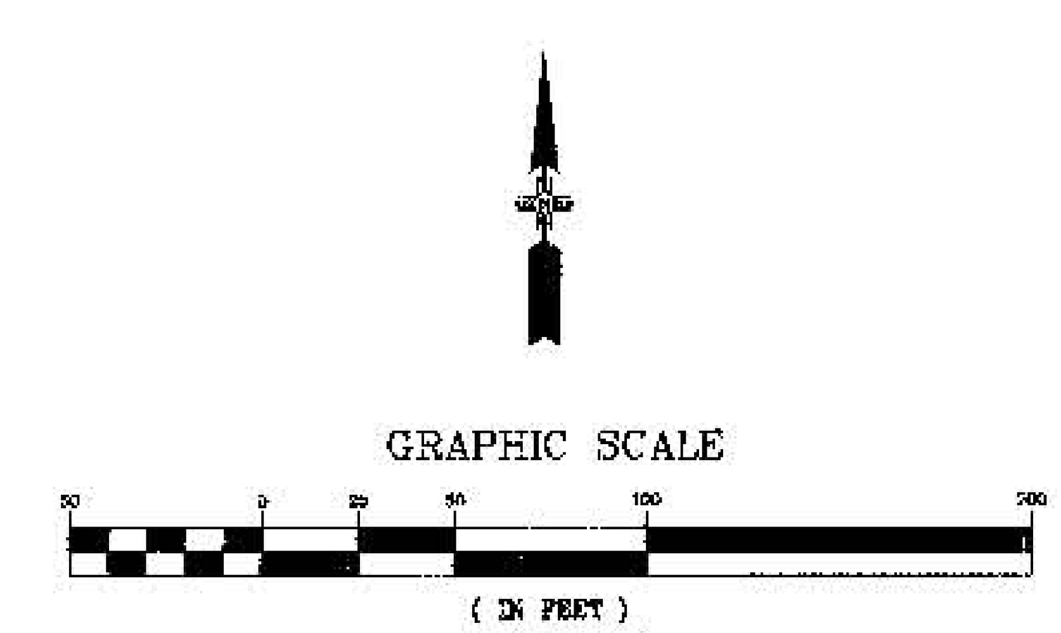
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GRADING AND DRAINAGE PLAN
MIRABELLA UNIT 6

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

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	4	22





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 INTERSECTIONS SPOT ELEVATIONS ARE TRUNCATED: ADD 5500 MSL.

KEYED NOTES

(1) CONSTRUCT WHEELCHAIR RAMPS PER DETAIL SHEET NO. 6

(2) TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB & GUTTER SEE CITY STD. DWG. 2418.

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP SEE DETAIL SHEET NO. 6
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION) SEE CITY STD. DWG. 2401
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT LOCATION
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVES
- EXISTING MANHOLE
- EXISTING STORM INLET
- DEFERRED SIDEWALK
- PROPOSED SIDEWALK

AS BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKED BY COA
FIELD VERIFIED BY L. Walker
DRAWINGS CORRECTED BY COA

MICRO-FILM INFORMATION

BENCH MARKS
THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "I-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

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

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY MVJ — DATE 9/3/99
DRAWN BY — DATE
CHECKED BY JVD — DATE 9/3/99

Parsons Brinckerhoff

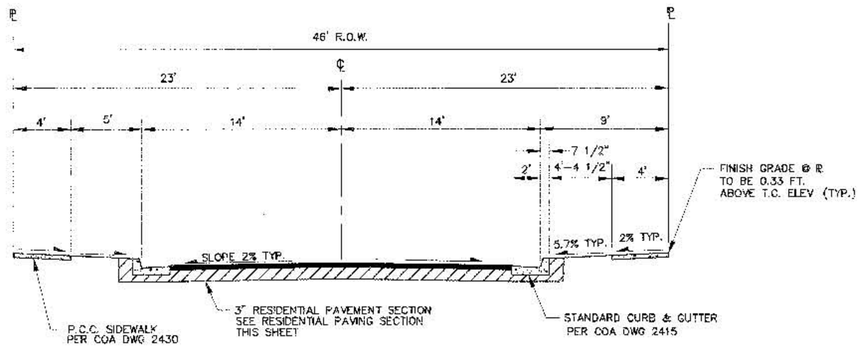
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OVERALL PAVING PLAN
MIRABELLA UNIT 6

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL — APPROVED — CITY ENGINEER | MO./DAY/YR. | MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	5	22

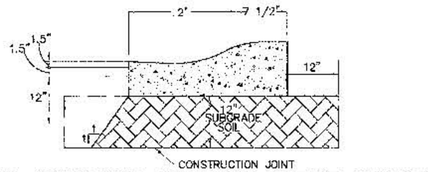
L:\MIRABELLA 6\PLANSET\05-OVRPAV.DWG 7-27-00 7:48:03 am EST



RESIDENTIAL STREET SECTION--STANDARD CURB & GUTTER – 46' ROW

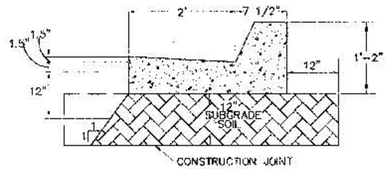
COLVILLE ROAD STA. 1+45.91 TO STA. 2+26.10
KAIBAB ROAD STA. 3+87.51 TO STA. 12+69.30

NTS



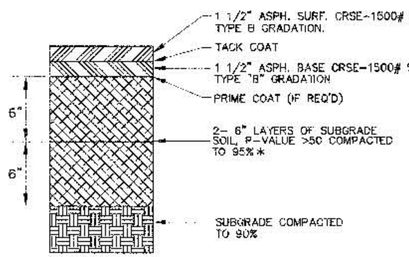
TYPICAL MOUNTABLE CURB AND GUTTER SECTION

PER COA DWG 2415 NTS



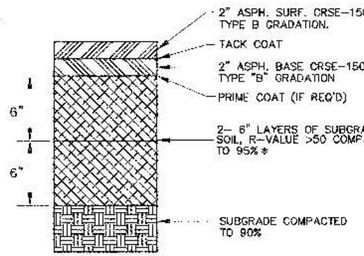
TYPICAL STANDARD CURB AND GUTTER SECTION

PER COA DWG 2415 NTS



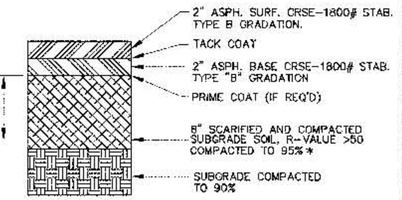
3" PAVING SECTION

PER CITY PROJECT 5897.81 NTS



4" PAVING SECTION

PER CITY PROJECT 5897.81 NTS



4" TEMPORARY PAVING SECTION

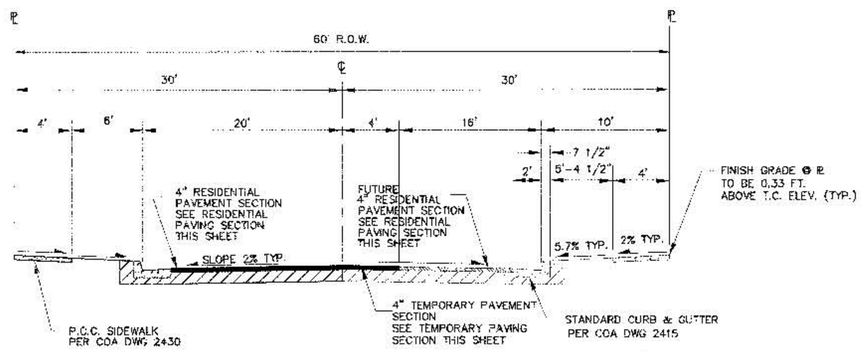
PER COA DWG 2415 NTS

* NOTE: SOIL NOT HAVING THE MINIMUM R-VALUE OF 50, SHALL BE REMOVED TO DEPTH OF 2' AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT, ACCOMMODATING THE EXISTING R-VALUE PER COA SPECIFICATIONS.

RESIDENTIAL STREET SECTION– MOUNTABLE CURB & GUTTER – 46' ROW

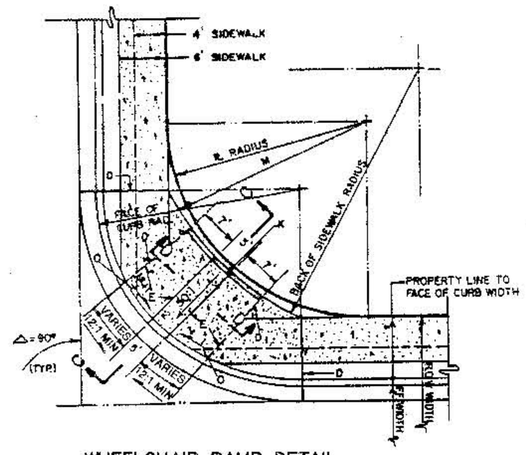
COLVILLE ROAD STA. 2+98.13 TO STA. 10+51.96
KAIBAB ROAD STA. 12+69.30 TO STA. 16+86.88

NTS



RESIDENTIAL STREET SECTION–STANDARD CURB & GUTTER – 60' ROW

ELIZABETH STREET NTS



WHEELCHAIR RAMP DETAIL

NTS

AS BUILT INFORMATION
CONTRACTOR [illegible] Contractors
PUNCH LIST COMPLETED BY: Co. DATE 12-20
FINAL INSPECTION BY: J. Valdez DATE 12-20
PUNCH LIST COMPLETED BY: J. Valdez DATE 12-20
CERTIFIED BY: Con DATE
RECORDED BY DATE

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 SLD ELEV. 5534.63

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

ENGINEER'S SEAL

NO. | DATE | REMARKS | BY
DESIGNED BY NVJ DATE 9/3/99
DRAWN BY DATE 9/3/99
CHECKED BY JVD DATE 9/3/99

PB Parsons Brinckerhoff

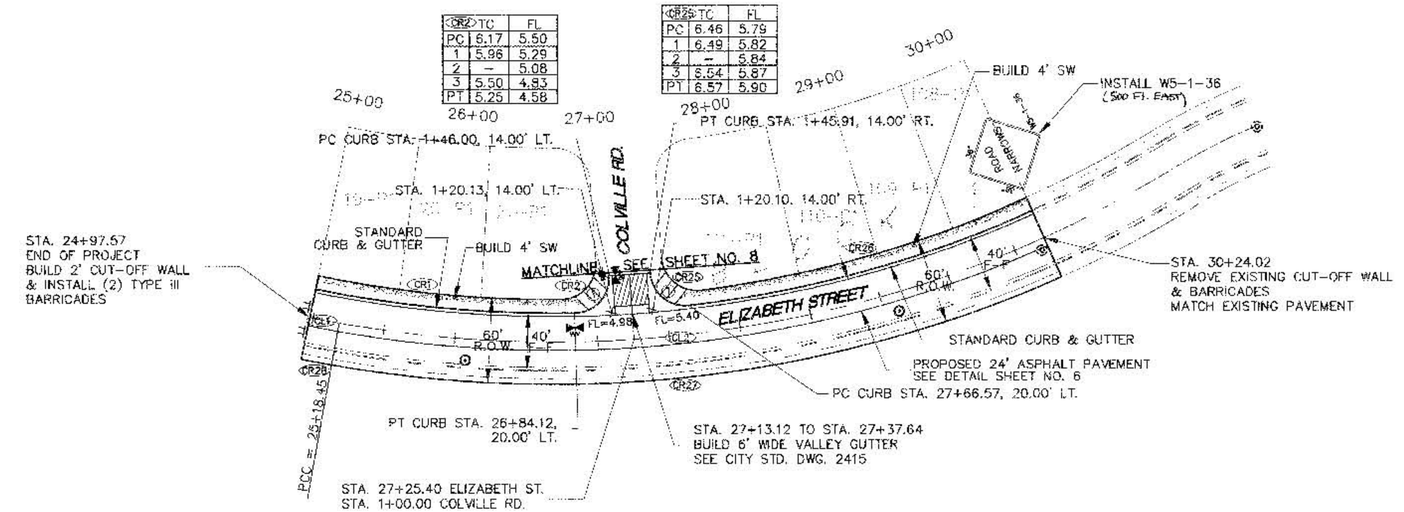
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PAVING DETAILS
MIRABELLA UNIT 6

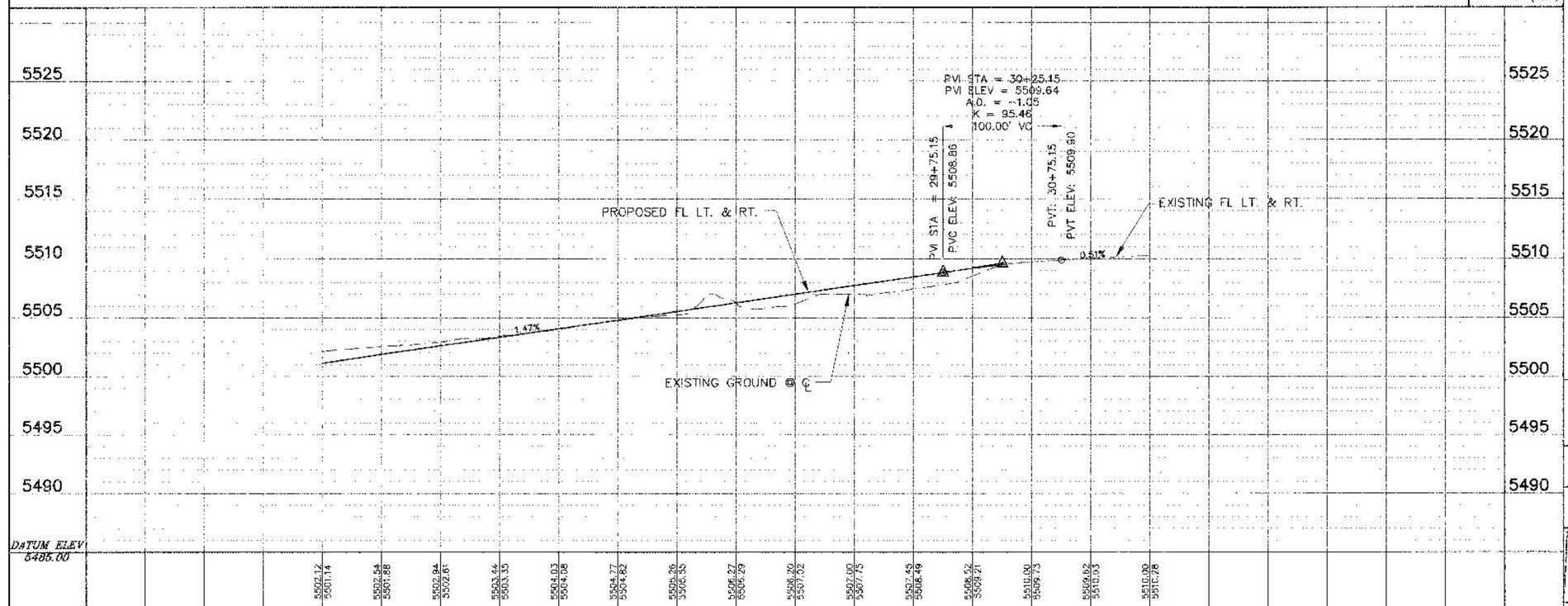
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
	CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	6	22

ELIZABETH STREET



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



GENERAL NOTES:

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2. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
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4. ALL INTERSECTIONS SPOT ELEVATIONS ARE TRUNCATED: ADD 5500 MSL.

KEYED NOTES

① CONSTRUCT WHEELCHAIR RAMPS PER DETAIL, SHEET NO. 6

ELIZABETH STREET

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR1	12° 43' 38"	819.84	182.11	91.43
CR2	92° 52' 34"	25.00	40.52	26.29
CR26	92° 44' 55"	25.00	40.47	26.23
CR25	17° 25' 38"	819.84	249.36	125.65
CR27	34° 21' 17"	859.84	515.56	265.79
CR28	01° 40' 24"	735.00	21.47	10.73

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	01° 40' 24"	715.00	20.88	10.44
CL2	34° 21' 17"	839.84	503.57	259.61

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP SEE DETAIL, SHEET NO. 6
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION) SEE CITY STD. DWG 2401
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT LOCATION
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVES
- EXISTING STORM INLET
- DEFERRED SIDEWALK
- PROPOSED SIDEWALK

PB Parsons Brinckerhoff

AS BUILT INFORMATION
CONTRACTOR
WORK PERFORMED BY — DATE
INSPECTION BY — DATE
FIELD LOCATION BY — DATE
GENERATION BY — DATE
CONTRACT NO. — DATE

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 SLD ELEV. 5534.63

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO. —

SURVEY INFORMATION
FIELD NOTES BY — DATE
NO.

ENGINEER'S SEAL
V. DOMENICI NEW MEXICO 7845 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY	MNJ
		DRAWN BY	
		CHECKED BY	JVD
	9/3/99	DATE	9/3/99

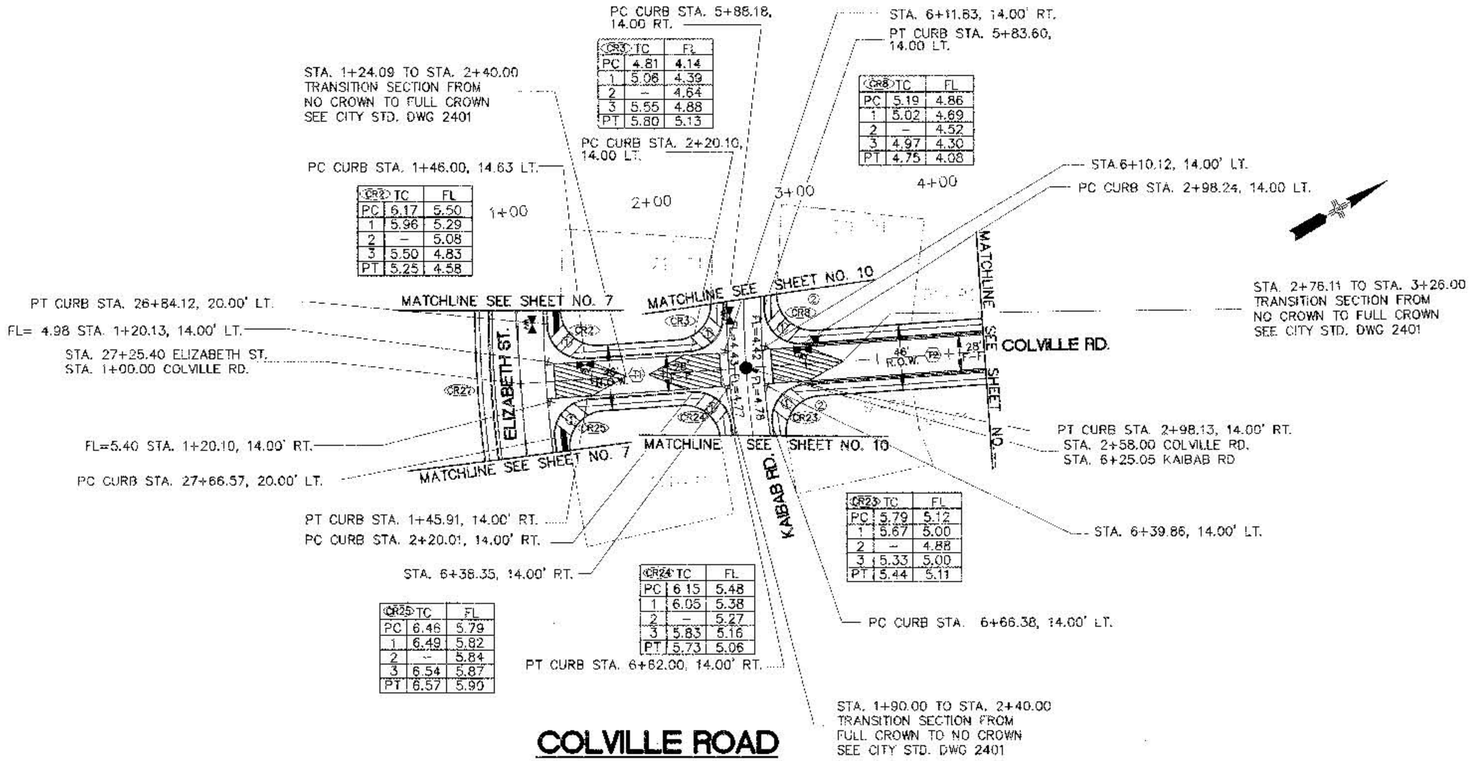
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ELIZABETH STREET PAVING PLAN AND PROFILE
MIRABELLA UNIT 6

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

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	7	22

P:\MIRABELLA\PLAN&PROFILE\PP-ELIZABETH.DWG 9-2-99 10:06:55 am LSH



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PC	6.17	5.50
1	5.96	5.29
2	–	5.08
3	5.50	4.83
PT	5.25	4.58

CR3	TC	FL
PC	4.81	4.14
1	5.06	4.39
2	–	4.64
3	5.55	4.88
PT	5.80	5.13

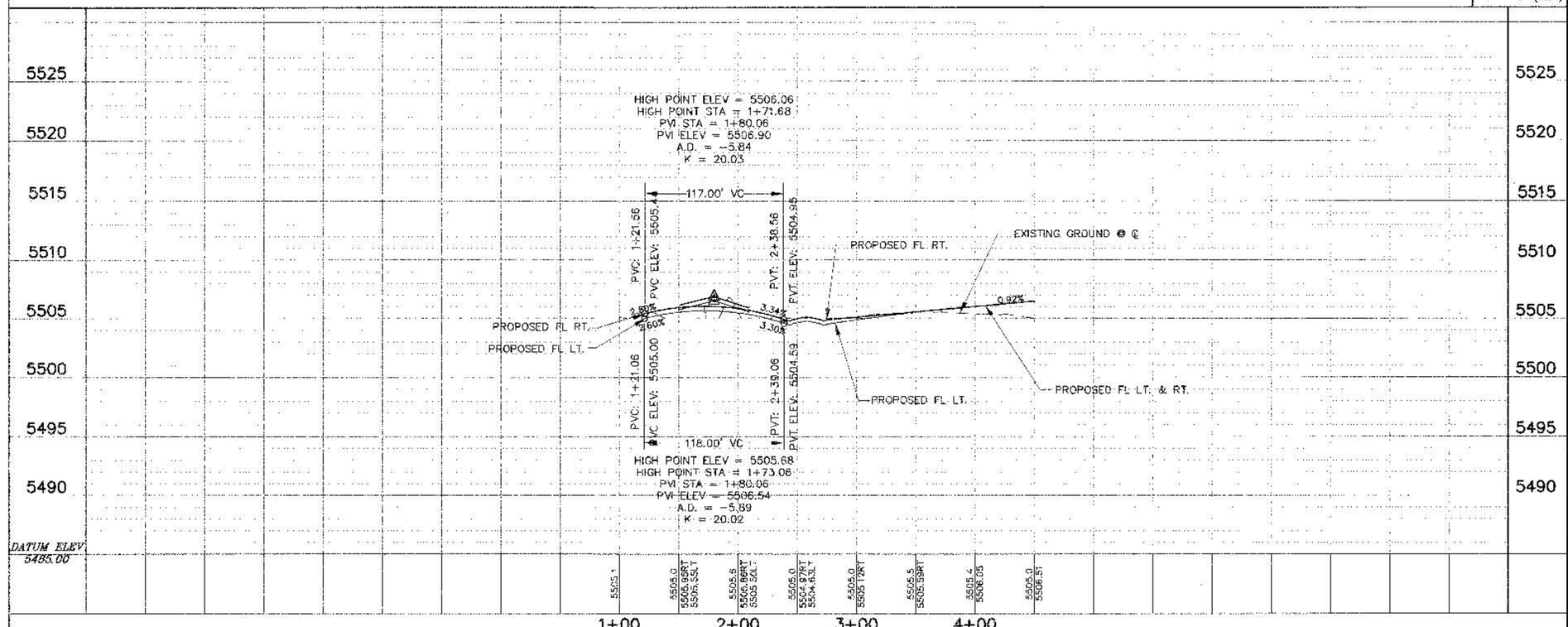
CR8	TC	FL
PC	5.19	4.86
1	5.02	4.69
2	–	4.52
3	4.97	4.30
PT	4.75	4.08

CR23	TC	FL
PC	5.79	5.12
1	5.67	5.00
2	–	4.88
3	5.33	5.00
PT	5.44	5.11

CR24	TC	FL
PC	6.15	5.48
1	6.05	5.38
2	–	5.27
3	5.83	5.16
PT	5.73	5.06

CR25	TC	FL
PC	6.46	5.79
1	6.49	5.82
2	–	5.84
3	6.54	5.87
PT	6.57	5.90

COLVILLE ROAD



GENERAL NOTES:

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KEYED NOTES

① CONSTRUCT WHEELCHAIR RAMPS PER DETAIL, SHEET NO. 6

② TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB & GUTTER SEE CITY STD. SWG. 2418

COLVILLE ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR2	92°52'34"	25.00	40.52	26.29
CR3	92°44'55"	25.00	40.47	26.23
CR6	12°10'12"	695.84	147.80	74.18
CR7	93°33'25"	25.00	40.82	26.60
CR8	86°49'42"	25.00	37.89	23.65
CR9	93°23'58"	25.00	40.75	26.53
CR13	91°57'38"	25.00	40.13	25.87
CR14	88°02'23"	25.00	38.41	24.16
CR23	69°49'43"	89.00	108.47	62.12
CR24	69°49'43"	61.00	74.34	42.58
CR26	67°07'57"	89.00	104.28	59.08
CR27	67°07'57"	61.00	71.47	40.48

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL1	34°21'17"	839.84	503.57	259.61
CL2	56°25'12"	681.84	671.41	365.75
CL4	69°49'43"	75.00	91.41	52.35
CL5	67°07'57"	75.00	87.88	49.77

TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	N26°03'38"E	338.44
T2	S86°48'25"E	311.44
T3	N18°58'42"W	160.50
T4	S74°58'56"W	178.62

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP SEE DETAIL, SHEET NO. 6
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION) SEE CITY STD. DWG 2401
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- PROPOSED STREET LIGHT LOCATION
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVES
- EXISTING STORM INLET
- DEFERRED SIDEWALK
- PROPOSED SIDEWALK

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

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

AS BUILT INFORMATION
CONTRACTOR
NAME
CONSTRUCTION STAKING BY
FIELD SURVEY BY
CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
THE STATION MARK IS A STANDARD AGS BRASS TABLET, STAMPED "1-121 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

ENGINEER'S SEAL
JAMES M. DOMINGUEZ
NEW MEXICO
7979
REGISTERED PROFESSIONAL ENGINEER
9/3/99

REMARKS | BY | DATE
DESIGN
DESIGNED BY MVJ DATE 9/3/99
DRAWN BY DATE
CHECKED BY JMD DATE 9/3/99

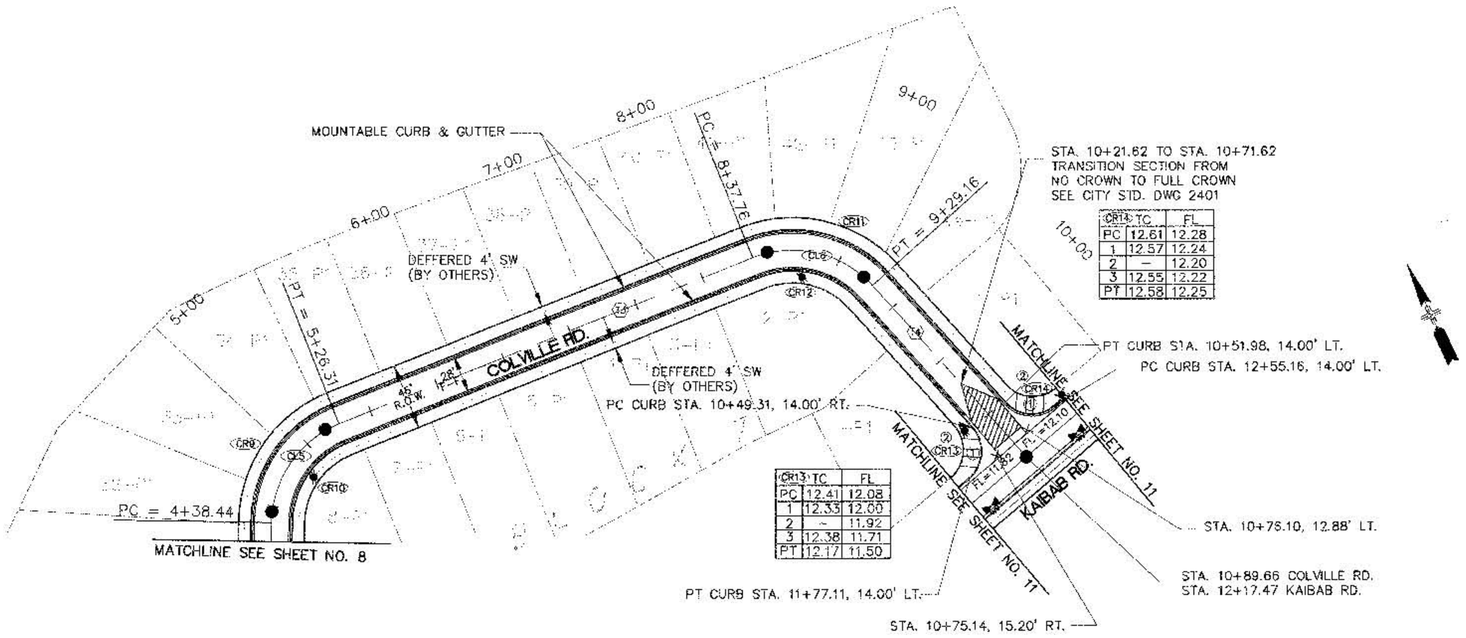
Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COLVILLE ROAD PAVING PLAN AND PROFILE SHEET 1
MIRABELLA UNIT 6

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

City Project No. 6240.81 | Zone Map No. L-21-Z | Sheet 8 | Of 22

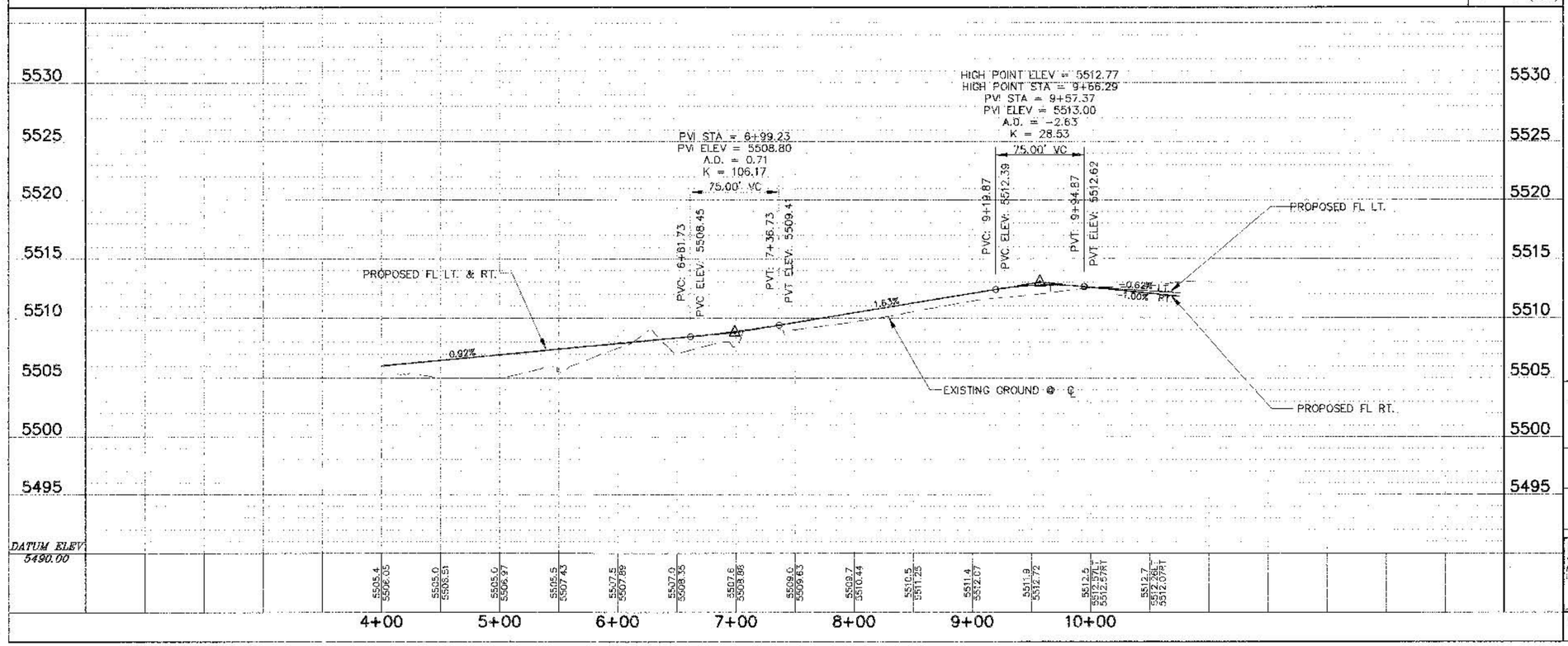


CR13	TC	FL
PC	12.41	12.08
1	12.33	12.00
2	–	11.92
3	12.38	11.71
PT	12.17	11.50

CR14	TC	FL
PC	12.61	12.28
1	12.57	12.24
2	–	12.20
3	12.55	12.22
PT	12.58	12.25

COLVILLE ROAD

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



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 INTERSECTIONS SPOT ELEVATIONS ARE TRUNCATED: ADD 5500 MSL.

KEYED NOTES

(1) CONSTRUCT WHEELCHAIR RAMPS PER DETAIL, SHEET NO. 6

(2) TRANSITION FROM STD CURB & GUTTER TO MOUNTABLE CURB & GUTTER SEE CITY STD. DWG. 2418

COLVILLE ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR6	67° 07' 57"	89.00	104.28	59.06
CR10	67° 07' 57"	61.00	71.47	40.48
CR11	69° 49' 43"	89.00	108.47	62.12
CR12	69° 49' 43"	61.00	74.34	42.58
CR13	90° 57' 38"	25.00	40.13	25.87
CR14	88° 02' 22"	25.00	38.41	24.16

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL5	67° 07' 57"	75.00	87.88	49.77
CL6	69° 49' 43"	75.00	91.41	52.35

TANGENT DATA

TANGENT	BEARING	DISTANCE
T3	S 86° 48' 25" E	311.44'
T4	S 16° 58' 42" E	160.50'

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP SEE DETAIL, SHEET NO. 6
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION) SEE CITY STD. DWG 2401
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT LOCATION
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVES
- EXISTING STORM INLET
- DEFERRED SIDEWALK
- PROPOSED SIDEWALK

AS BUILT INFORMATION

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 BY
NO. DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY MVJ	DATE 9/3/99
		DRAWN BY	DATE 9/3/99
		CHECKED BY JVD	DATE

MICRO-FILM INFORMATION

Parsons Brinckerhoff

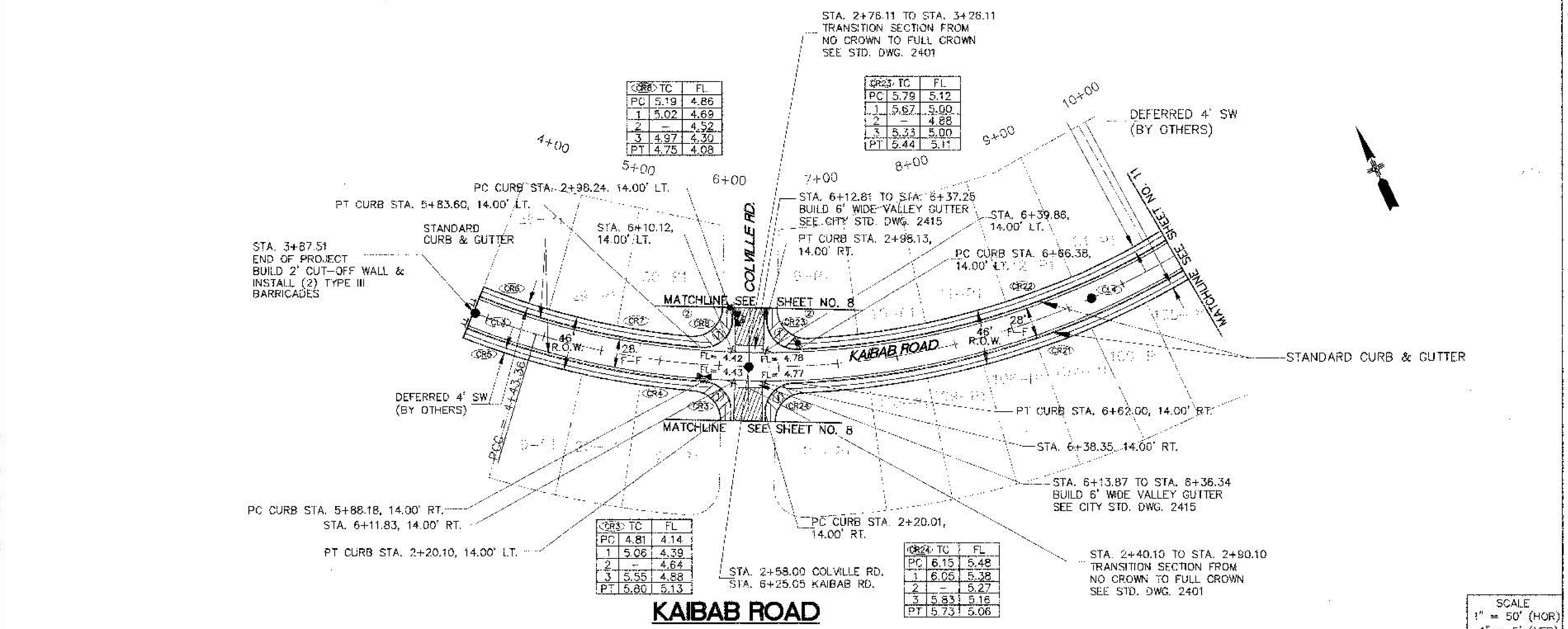
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COLVILLE ROAD PAVING PLAN AND PROFILE SHEET 2
MIRABELLA UNIT 6

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

CITY ENGINEER

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	9	22



CR6	TC	FL
PC	5.19	4.86
1	5.02	4.69
2	–	4.52
3	4.97	4.30
PT	4.75	4.08

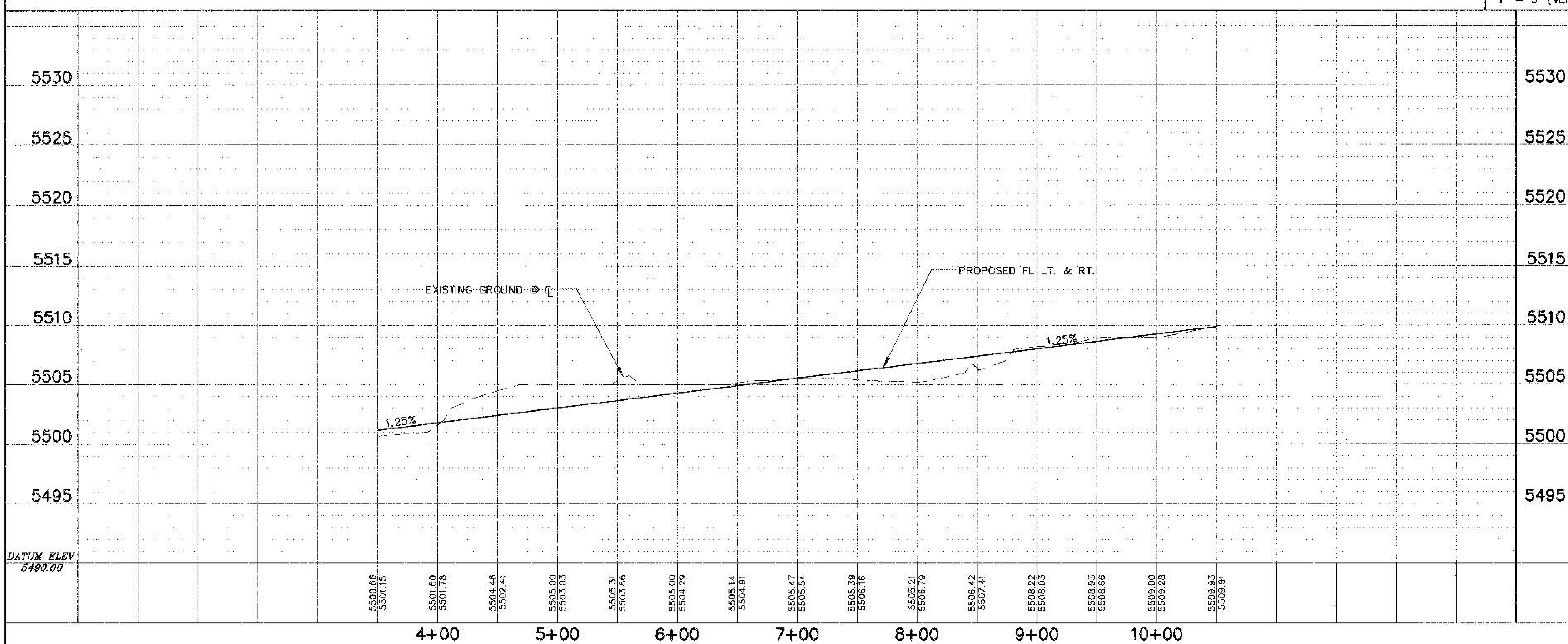
CR23	TC	FL
PC	5.79	5.12
1	5.67	5.00
2	–	4.88
3	5.33	5.00
PT	5.44	5.11

CR3	TC	FL
PC	4.81	4.14
1	5.06	4.39
2	–	4.64
3	5.55	4.88
PT	5.80	5.13

CR24	TC	FL
PC	6.15	5.48
1	6.05	5.38
2	–	5.27
3	5.83	5.16
PT	5.73	5.06

KAIBAB ROAD

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



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 INTERSECTIONS SPOT ELEVATIONS ARE TRUNCATED: ADD 5500 MSL.

KEYED NOTES

① CONSTRUCT WHEELCHAIR RAMPS PER DETAIL, SEE SHEET NO. 6

② TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB & GUTTER SEE CITY STD. DWG. 2418

KAIBAB ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR3	86° 49' 42"	25.00	37.89	23.65
CR4	12° 10' 12"	695.84	147.80	74.18
CR5	05° 45' 20"	570.00	57.26	28.65
CR6	05° 45' 20"	542.00	54.45	27.25
CR7	11° 47' 05"	667.84	137.36	68.92
CR8	93° 33' 25"	25.00	40.82	26.60
CR21	38° 02' 49"	695.84	462.07	239.92
CR22	37° 40' 44"	667.84	439.18	227.86
CR23	93° 23' 58"	25.00	40.75	26.53
CR24	86° 58' 08"	25.00	37.95	23.71

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL3	05° 45' 20"	556.00	55.85	27.95
CL4	56° 25' 12"	681.84	671.41	365.75

LEGEND

- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED WHEELCHAIR RAMP SEE DETAIL, SHEET NO. 6
- PROPOSED CONCRETE VALLEY GUTTER
- TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION (MINIMUM 50' TRANSITION) SEE CITY STD. DWG 2401
- PROPOSED MANHOLE
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- PROPOSED STREET LIGHT LOCATION
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVES
- EXISTING STORM INLET
- DEFERRED SIDEWALK
- PROPOSED SIDEWALK

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTORS ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY

MICRO-FILM INFORMATION

RECORDED BY
NO.

BENCH MARKS

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SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	MVJ	DATE 9/3/99
DRAWN BY		DATE
CHECKED BY	JVD	DATE 9/3/99

Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

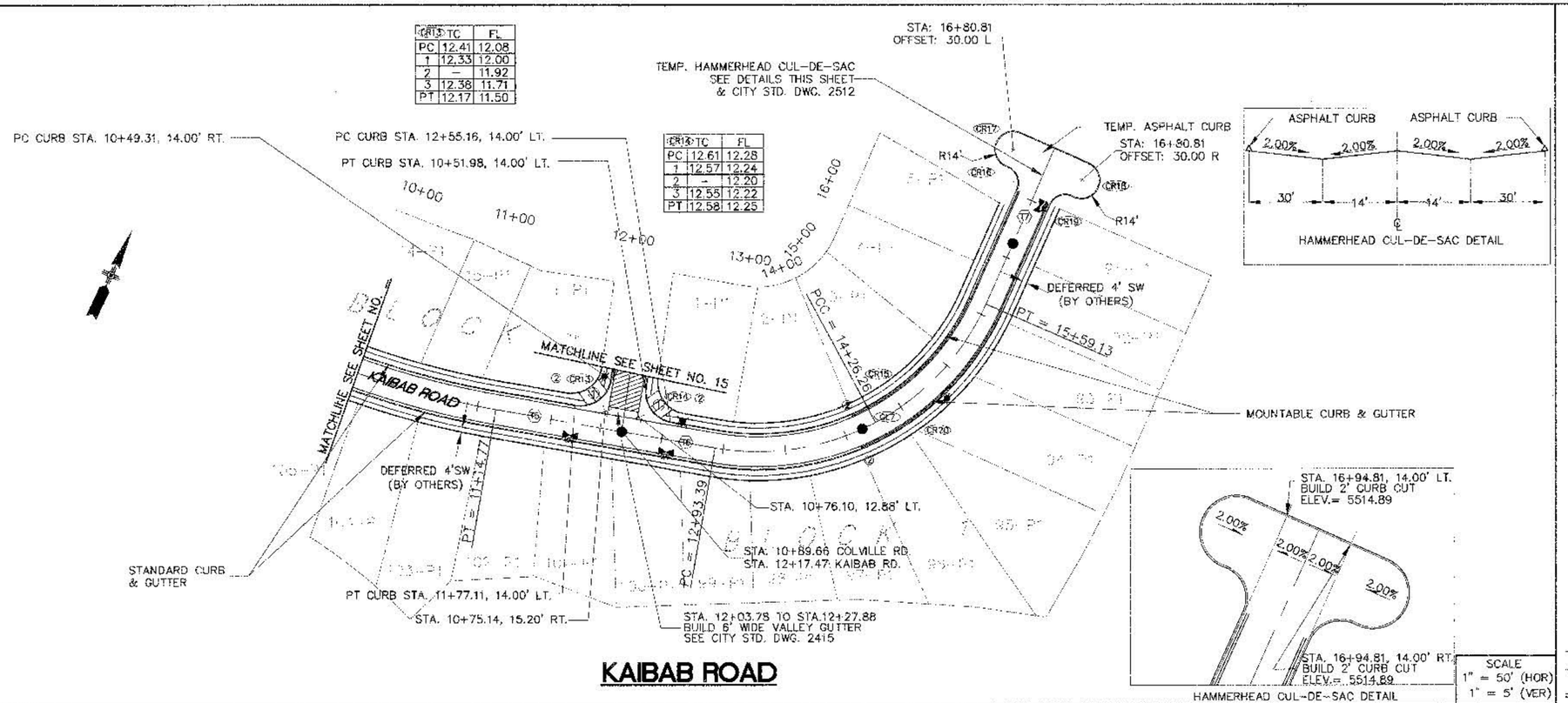
KAIBAB ROAD PAVING PLAN AND PROFILE SHEET 1
MIRABELLA UNIT 6

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

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	10	22

CR13	TC	FL
PC	12.41	12.08
1	12.33	12.00
2	–	11.92
3	12.38	11.71
PT	12.17	11.50

CR13	TC	FL
PC	12.61	12.28
1	12.57	12.24
2	–	12.20
3	12.55	12.22
PT	12.58	12.25



KAIBAB ROAD

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② TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB & GUTTER SEE CITY STD. DWG. 2418

KAIBAB ROAD

CURB CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CR13	90° 57' 38"	25.00	40.13	25.87
CR14	88° 02' 22"	25.00	38.41	24.16
CR15	76° 07' 45"	186.00	247.14	145.66
CR16	94° 05' 46"	14.00	22.99	15.04
CR17	184° 05' 46"	14.00	44.98	391.50
CR18	184° 05' 46"	14.00	44.98	391.50
CR19	94° 05' 46"	14.00	22.99	15.04
CR20	76° 07' 45"	214.00	284.34	167.58

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
CL7	76° 07' 45"	200.00	265.74	156.62

TANGENT DATA

TANGENT	BEARING	DISTANCE
T5	N 74° 58' 56" E	102.70
T6	N 74° 58' 56" E	75.92'
T7	N 01° 08' 48" W	135.68'

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

LEGEND

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- EXISTING CURB & GUTTER
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- EXISTING MANHOLE
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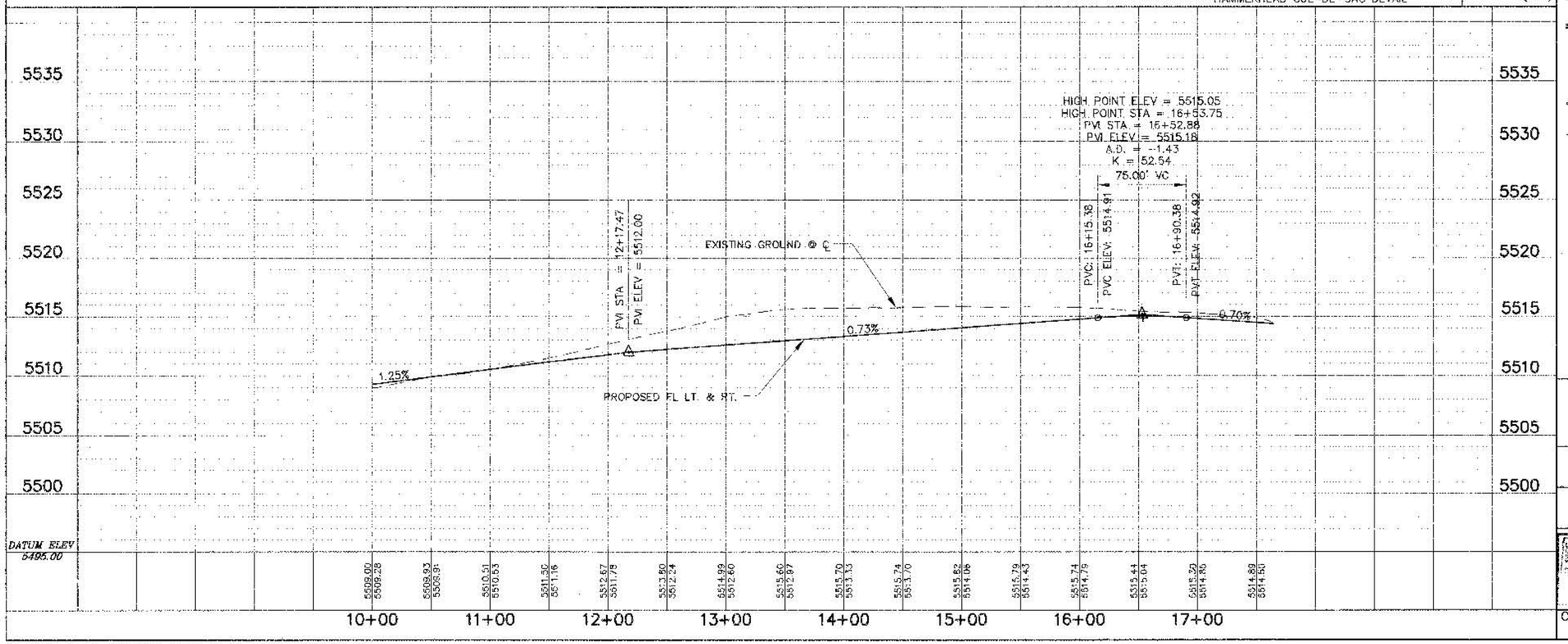

AS BUILT INFORMATION
CONTRACTOR
DATE
BENCH MARKS
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SURVEY INFORMATION
FIELD NOTES BY
DATE
NO.
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE
ENGINEER'S SEAL
V. DOMENICK
NEW MEXICO
13845
REGISTERED
PROFESSIONAL
ENGINEER
DESIGN
DESIGNED BY MVJ DATE 9/3/98
DRAWN BY DATE
CHECKED BY JVD DATE 9/3/98
NO. DATE REMARKS BY
Parsons Brinckerhoff
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
KAIBAB ROAD PAVING PLAN AND PROFILE SHEET 2
MIRABELLA UNIT 6
TRAFFIC ENGINEERING, OPERATIONS
CITY ENGINEER APPROVAL
CITY ENGINEER
MO./DAY/YR.
City Project No. 6240.81
Zone Map No. L-21-Z
Sheet 11 Of 22

	SAS Service Hookup			Water Main Line Spur		
Lot	Station	Offset	Inv. Elev.	Station	Offset	Type
BLOCK 1						
91	16+12.38	23.00	5511.55	16+02.38	23.00	DOUBLE
92	15+61.88	23.00	5511.19	16+02.38	23.00	DOUBLE
93	15+43.65	23.00	5511.05	15+11.94	23.00	DOUBLE
94	14+79.69	23.00	5510.59	15+11.94	23.00	DOUBLE
95	14+38.46	23.00	5510.28	14+29.49	23.00	DOUBLE
96	13+87.24	23.00	5509.98	14+29.49	23.00	DOUBLE
97	13+56.01	23.00	5509.68	13+47.04	23.00	DOUBLE
98	13+14.79	23.00	5509.38	13+47.04	23.00	DOUBLE
99	12+68.48	23.00	5509.04	13+05.81	23.00	SINGLE
100	12+48.48	23.00	5508.90	12+08.48	23.00	DOUBLE
101	11+68.48	23.00	5508.06	12+08.48	23.00	DOUBLE
102	11+14.55	23.00	5507.38	11+04.87	23.00	DOUBLE
103	10+65.63	23.00	5506.77	11+04.87	23.00	DOUBLE
104	10+16.72	23.00	5506.16	10+07.04	23.00	DOUBLE
105	9+67.80	23.00	5505.55	10+07.04	23.00	DOUBLE
106	9+48.45	23.00	5505.31	9+09.21	23.00	DOUBLE
107	8+69.97	23.00	5504.33	9+09.21	23.00	DOUBLE
108	8+21.06	23.00	5503.72	8+11.38	23.00	DOUBLE
109	7+72.14	23.00	5503.11	8+11.38	23.00	DOUBLE
110	7+52.79	23.00	5502.87	7+13.55	23.00	DOUBLE
111	6+69.98	23.00	5501.83	7+13.55	23.00	DOUBLE

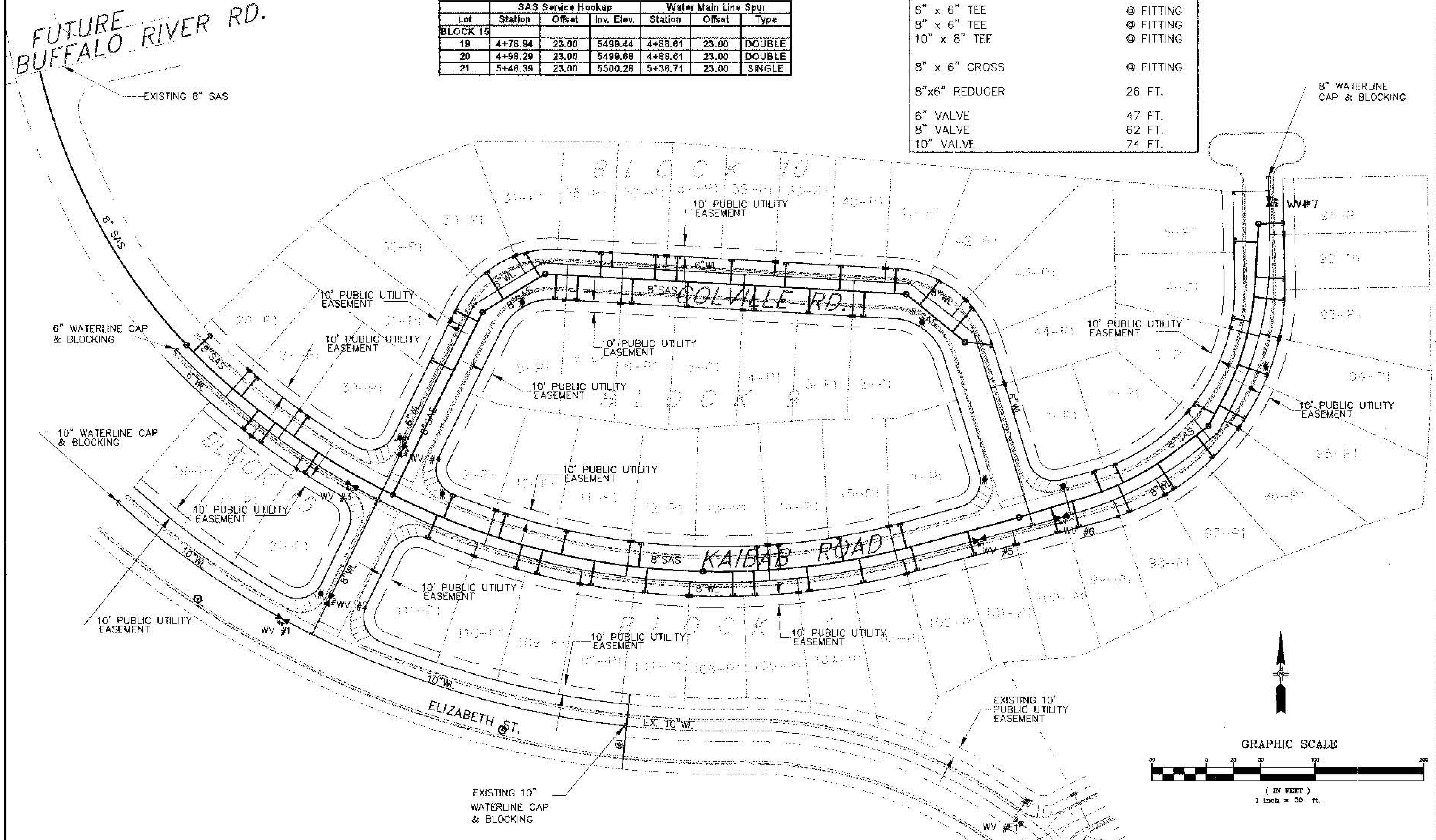
	SAS Service Hookup			Water Main Line Spur		
Lot	Station	Offset	Inv. Elev.	Station	Offset	Type
BLOCK 10						
1	12+94.93	-23.00	5509.24	9+68.49	-23.00	DOUBLE
2	13+17.59	-23.00	5509.40	14+12.08	-23.00	DOUBLE
3	14+23.40	-23.00	5510.17	14+12.08	-23.00	DOUBLE
4	15+22.10	-23.00	5510.89	15+10.78	-23.00	SINGLE
5	15+97.33	-23.00	5511.44	16+37.99	-23.00	SINGLE
28	3+97.84	-23.00	5498.42	4+48.16	-23.00	DOUBLE
29	4+58.51	-23.00	5499.18	4+48.16	-23.00	DOUBLE
30	5+19.46	-23.00	5499.95	5+09.12	-23.00	SINGLE
31	3+85.59	-23.00	5502.58	4+26.34	-23.00	DOUBLE
32	4+36.53	-23.00	5503.05	4+26.34	-23.00	DOUBLE
33	4+72.39	-23.00	5503.38	4+95.43	-23.00	DOUBLE
34	5+03.09	-23.00	5503.66	4+95.43	-23.00	DOUBLE
35	5+66.66	-23.00	5504.25	5+76.66	-23.00	SINGLE
36	6+16.66	-23.00	5504.71	6+26.66	-23.00	DOUBLE
37	6+36.66	-23.00	5504.89	6+26.66	-23.00	DOUBLE
38	6+86.66	-23.00	5505.38	7+26.66	-23.00	DOUBLE
39	7+36.68	-23.00	5506.08	7+26.66	-23.00	DOUBLE
40	7+87.06	-23.00	5506.8	8+28.28	-23.00	DOUBLE
41	8+37.76	-23.00	5507.72	8+28.28	-23.00	DOUBLE
42	8+69.91	-23.00	5508.25	8+92.45	-23.00	DOUBLE
43	9+00.00	-23.00	5508.74	8+92.45	-23.00	DOUBLE
44	9+30.67	-23.00	5509.22	9+68.49	-23.00	DOUBLE

	SAS Service Hookup			Water Main Line Spur		
Lot	Station	Offset	Inv. Elev.	Station	Offset	Type
BLOCK 9						
1	11+09.84	-23.00	5507.33	10+99.35	-23.00	DOUBLE
2	8+10.23	23.00	5507.28	8+00.23	23.00	DOUBLE
3	7+59.73	23.00	5506.45	8+00.23	23.00	DOUBLE
4	7+09.23	23.00	5505.67	6+99.23	23.00	DOUBLE
5	6+47.29	23.00	5504.99	6+99.23	23.00	DOUBLE
6	5+86.79	23.00	5504.53	5+86.79	23.00	DOUBLE
7	5+46.29	23.00	5504.06	5+86.79	23.00	DOUBLE
8	5+26.31	23.00	5503.88	5+36.29	23.00	SINGLE
9	6+76.66	-23.00	5501.91	7+19.73	-23.00	DOUBLE
10	7+30.08	-23.00	5502.58	7+19.73	-23.00	DOUBLE
11	7+89.83	-23.00	5503.33	8+51.64	-23.00	DOUBLE
12	8+61.98	-23.00	5504.23	8+51.64	-23.00	DOUBLE
13	9+71.79	-23.00	5505.60	9+82.14	-23.00	DOUBLE
14	9+92.49	-23.00	5505.86	9+82.14	-23.00	DOUBLE
15	10+50.98	-23.00	5506.59	10+99.35	-23.00	DOUBLE

	SAS Service Hookup			Water Main Line Spur		
Lot	Station	Offset	Inv. Elev.	Station	Offset	Type
BLOCK 15						
19	4+78.84	23.00	5499.44	4+83.61	23.00	DOUBLE
20	4+98.29	23.00	5499.68	4+88.61	23.00	DOUBLE
21	5+46.39	23.00	5500.28	5+36.71	23.00	SINGLE

RESTRAINED JOINT DATA TABLE

FITTING	RESTRAINED LENGTH
6" 11.25° BEND	2 FT.
6" 22.5° BEND	4 FT.
8" 22.5° BEND	5 FT.
6" x 6" TEE	@ FITTING
8" x 6" TEE	@ FITTING
10" x 8" TEE	@ FITTING
8" x 6" CROSS	@ FITTING
8"x6" REDUCER	26 FT.
6" VALVE	47 FT.
8" VALVE	62 FT.
10" VALVE	74 FT.



UTILITY NOTES

1.) STATIONING ALONG ℄ OF STREET UNLESS OTHERWISE NOTED.
2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH ℄ TO MH ℄.
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 EXISITING 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.
2.) MAKE CONECTION.
3.) OPEN WV #E1.

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- W — PROPOSED WATERLINE
- SD — PROPOSED STORM DRAIN
- SAS — PROPOSED SANITARY SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE 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 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

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SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY MVJ DATE 9/3/99
DRAWN BY DATE
CHECKED BY JVD DATE 9/3/99

Parsons Brinckerhoff

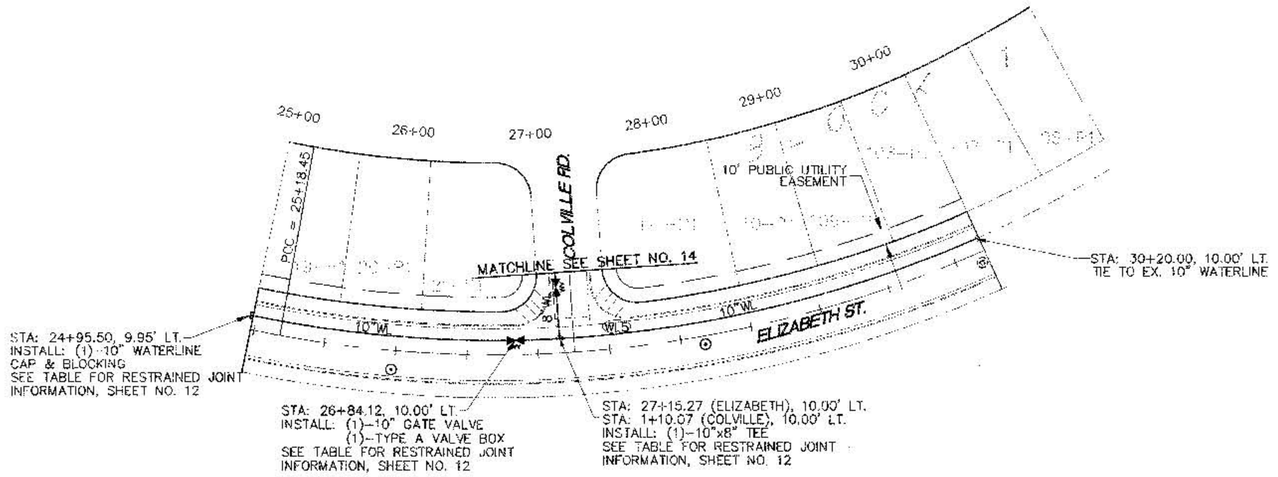
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OVERALL UTILITY PLAN
MIRABELLA UNIT 6

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

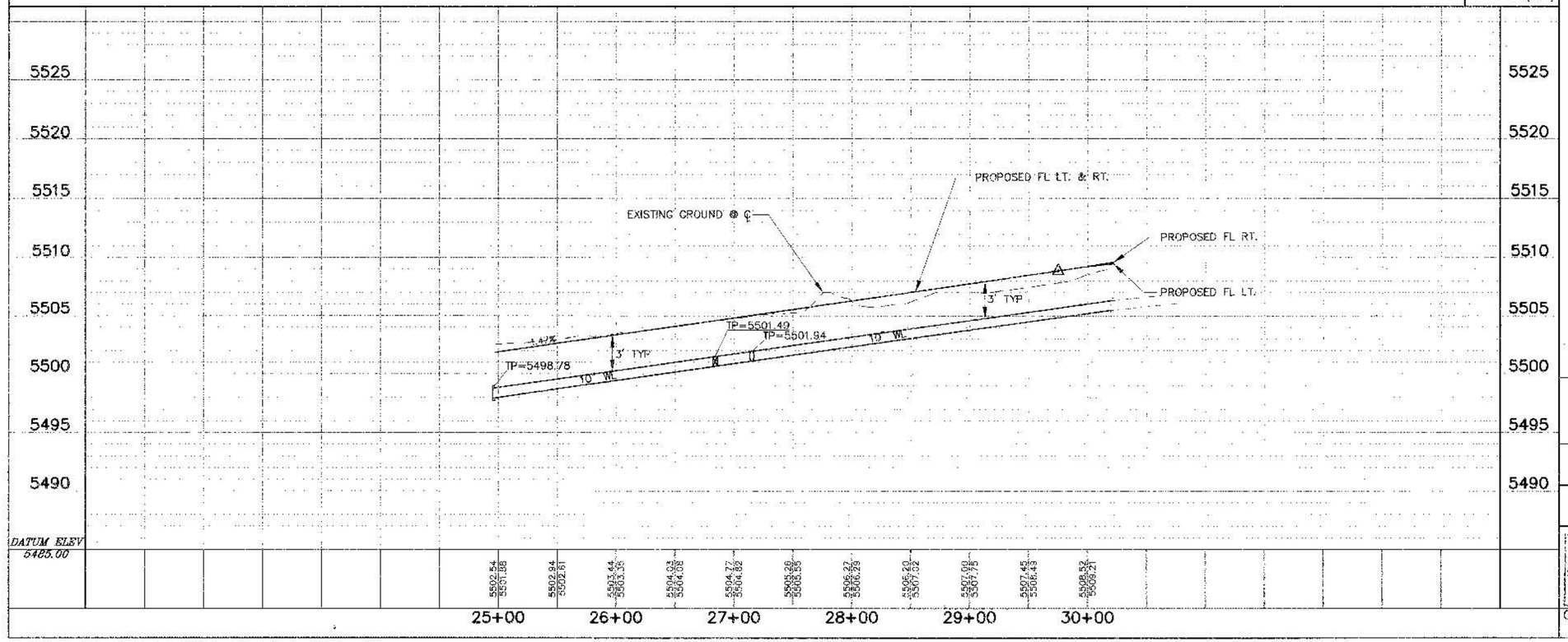
CITY ENGINEER

City Project No. 6240.81 | Zone Map No. L-21-Z | Sheet 12 Of 22



ELIZABETH STREET

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



UTILITY NOTES

1.) STATIONING ALONG ℄ OF STREET UNLESS OTHERWISE NOTED.

2.) SANITARY SEWER LINE LENGTHS COMPUTED FROM MH ℄ TO MH ℄.

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.

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

CURVILINEAR WATERLINE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
WL5	35°38'28"	829.84'	516.21'	266.76

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED PRIVATE UTILITY EASEMENT
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN 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
FIELD NOTES BY
NO. DATE

BENCH MARKS
AS BUILT INFORMATION
CONTRACTOR
AS BUILTS BY
DATE
SURVEYED BY
DATE
INSPECTED BY
DATE
PLOTTED BY
DATE
CHECKED BY
DATE
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

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

ENGINEER'S SEAL.

NO. DATE REMARKS BY
DESIGNED BY MVJ DESIGN DATE 9/3/99
DRAWN BY DATE
CHECKED BY JVD DATE 9/3/99

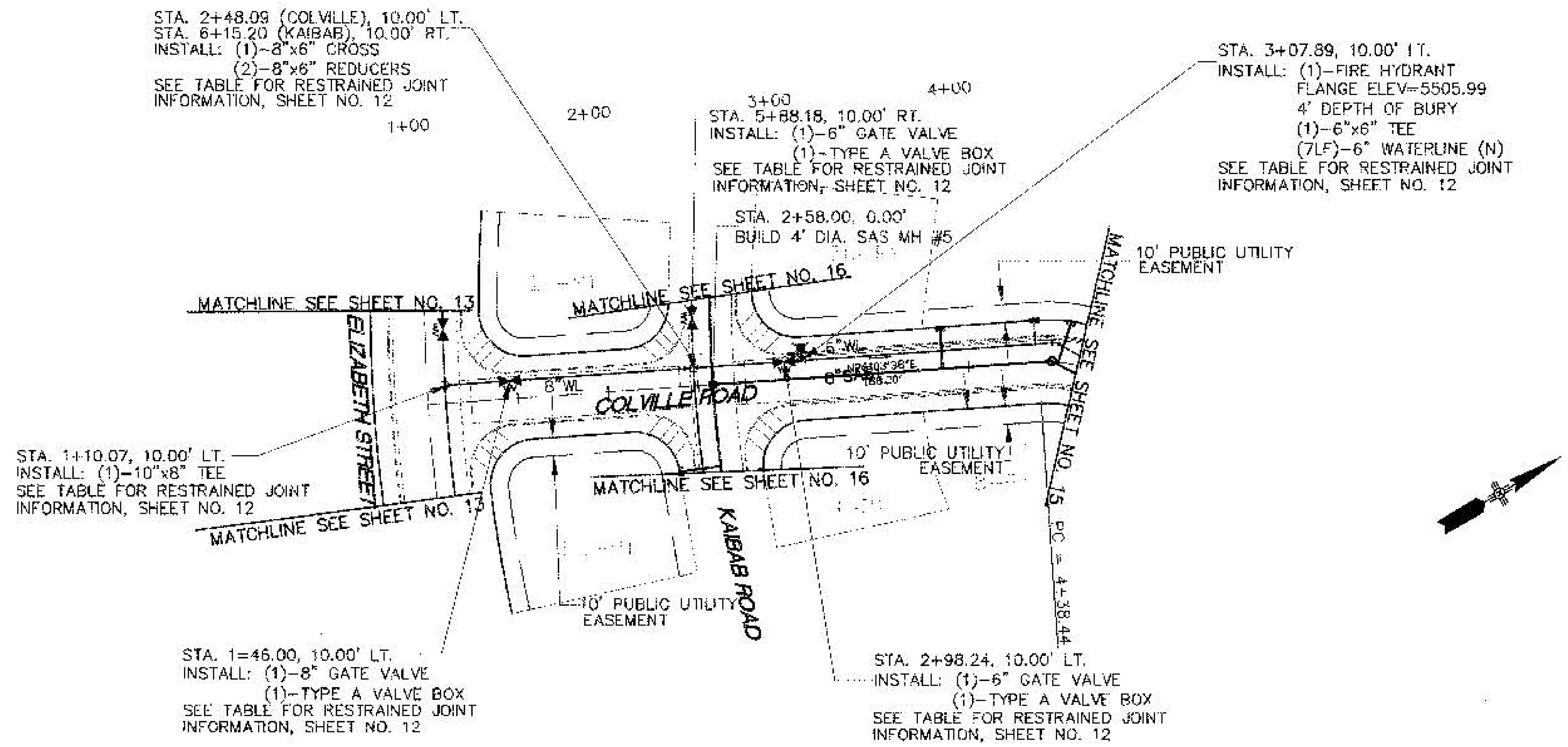
PB Persons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ELIZABETH STREET UTILITY PLAN AND PROFILE
MIRABELLA UNIT 6

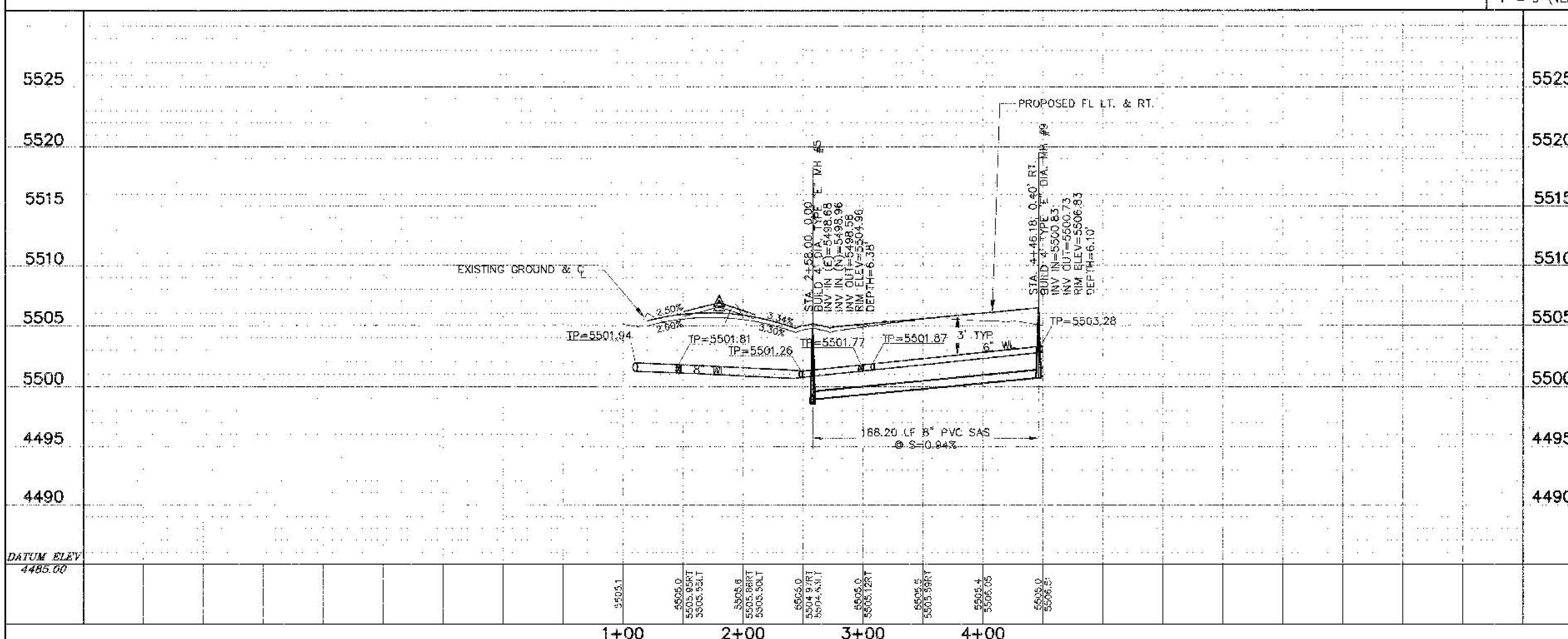
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.
	CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	13	22



COLVILLE ROAD

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



UTILITY NOTES

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LEGEND

- EXISTING WATERLINE
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- EXISTING FIRE HYDRANT
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AS BUILT INFORMATION

MICRO-FILM INFORMATION

BENCH MARKS

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SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	MVJ	DATE 9/3/99
DRAWN BY		DATE
CHECKED BY	JVD	DATE 9/3/99

Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COLVILLE ROAD UTILITY PLAN AND PROFILE SHEET 1

MIRABELLA UNIT 6

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

CITY ENGINEER

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	14	22

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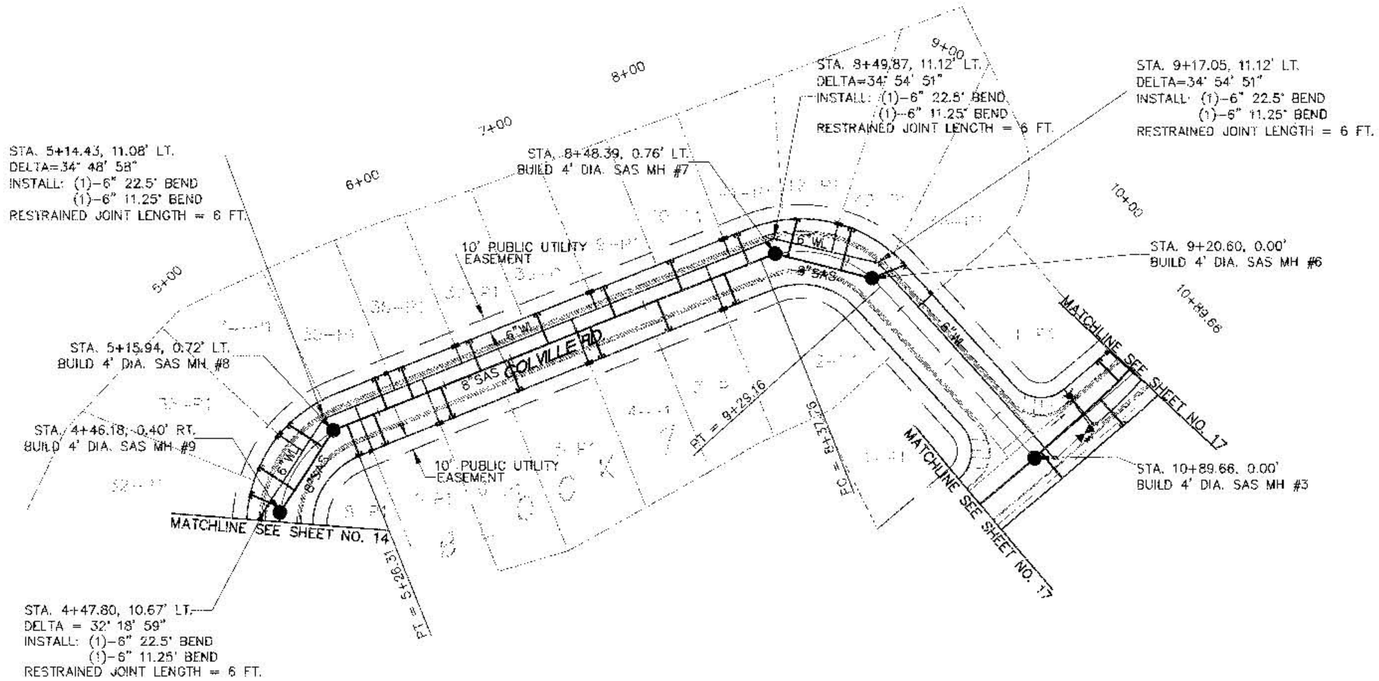

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SCALE
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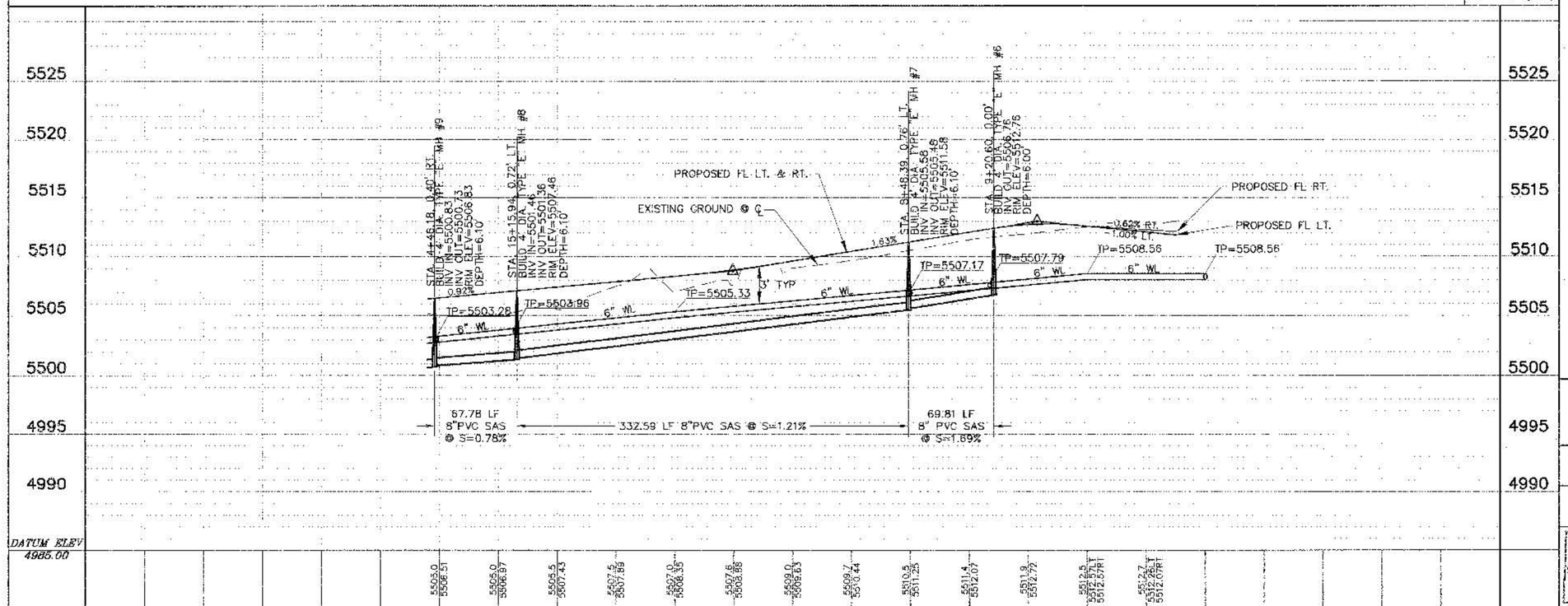

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MICRO-FILM INFORMATION
FOR INSPECTOR
WORK REQUESTED BY
INSPECTOR'S INITIALS
FIELD BOOK & PAGE NO.
SECTION, TOWNSHIP & RANGE
CONTRACTOR
DATE
REVISED BY

SURVEY INFORMATION
FIELD NOTES BY
DATE

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY MVJ DATE 9/3/98
DRAWN BY JMD DATE 9/3/98
CHECKED BY

ENGINEER'S SEAL
JAMES V. DOMINGUEZ
NEW MEXICO
7643
REGISTERED PROFESSIONAL ENGINEER

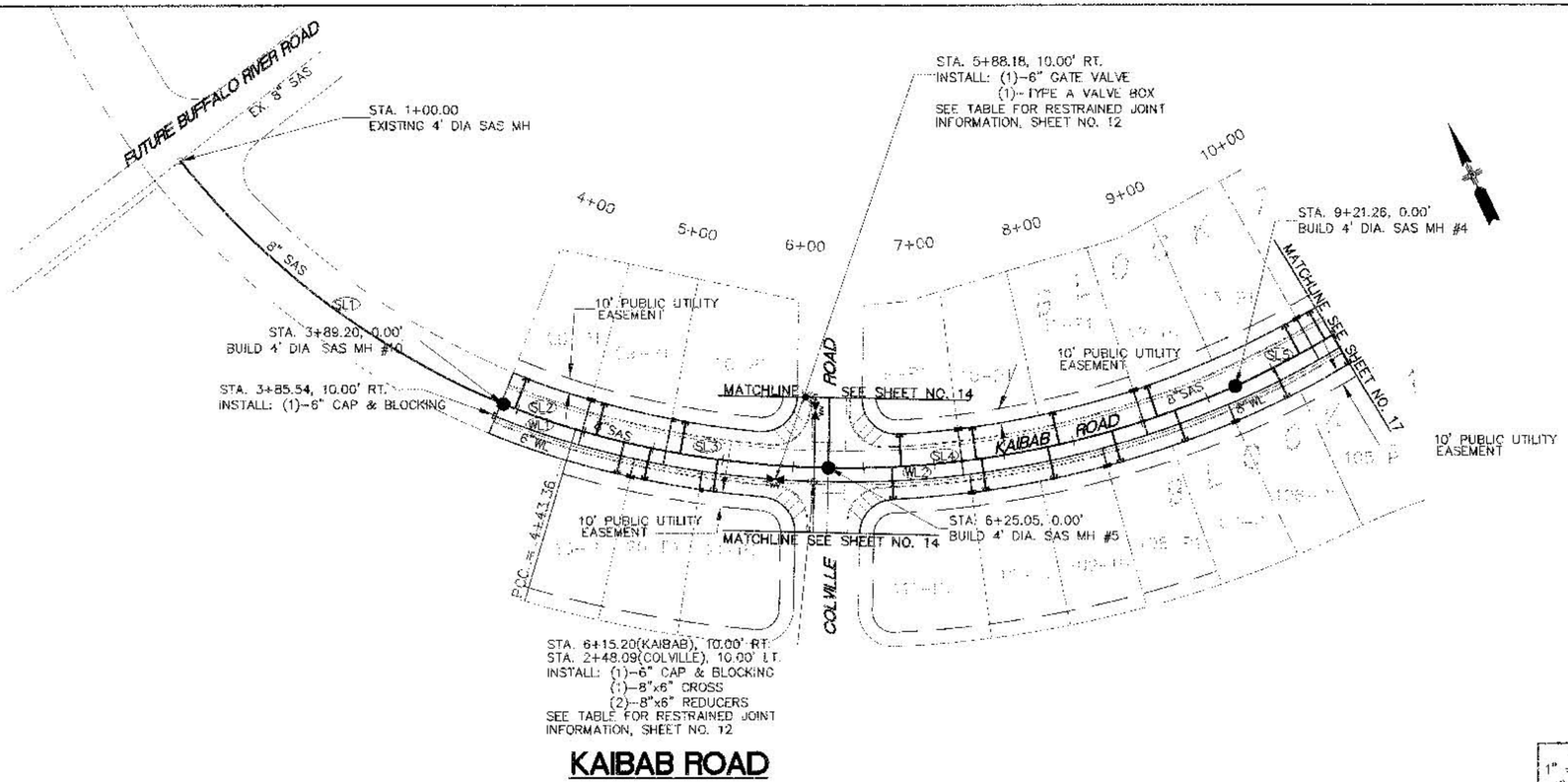
Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COLVILLE ROAD UTILITY PLAN AND PROFILE SHEET 2
MIRABELLA UNIT 6

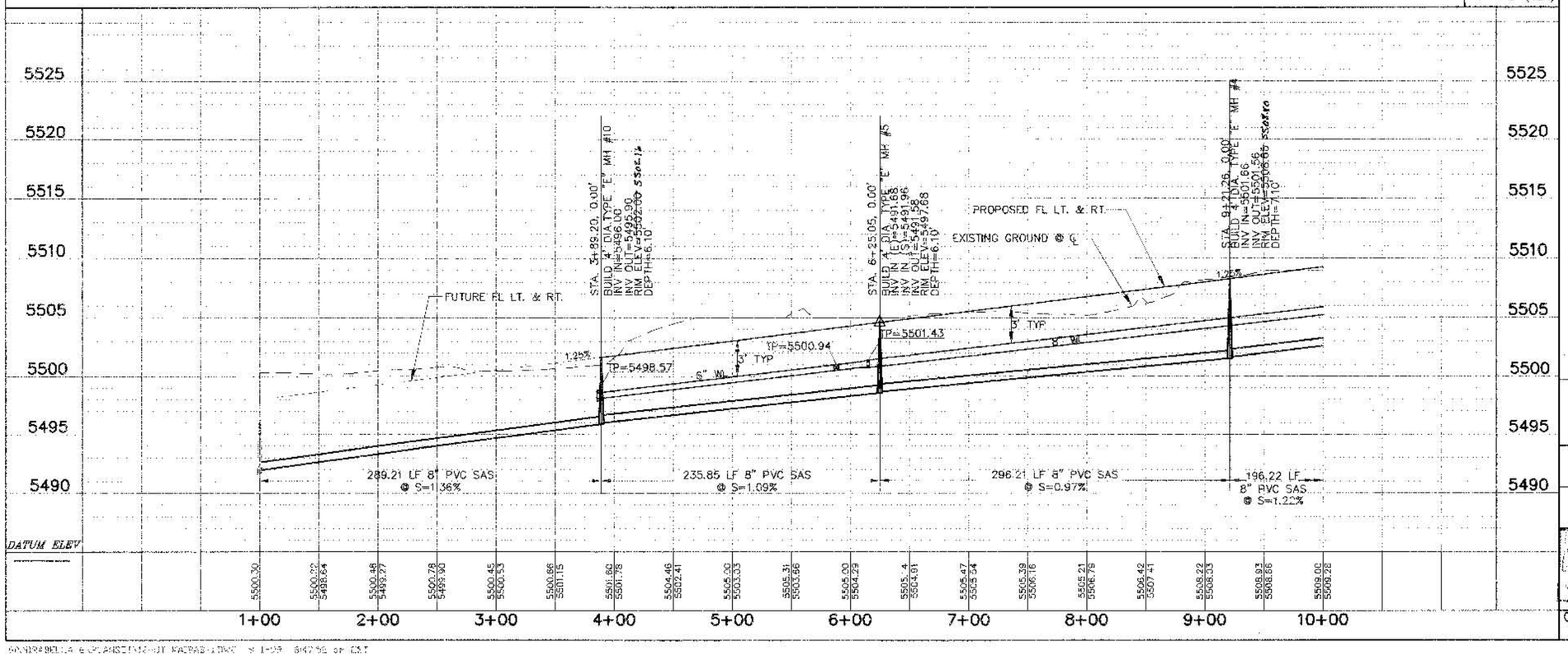
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
DESIGN	CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	15	22



KAIBAB ROAD

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



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

CURVILINEAR WATERLINE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
WL1	05°57'29"	566.00'	58.86'	29.46
WL2	56°25'12"	691.84'	681.26'	371.11

CURVILINEAR SANITARY SEWER DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
SL1	29°48'11"	556.00'	289.21'	147.96
SL2	05°34'52"	556.00'	54.16'	27.10
SL3	15°16'03"	681.84'	181.69'	91.38
SL4	24°53'28"	681.84'	296.21'	150.48
SL5	16°15'41"	681.84'	193.52'	97.41

LEGEND

- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED WATERLINE
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SURVEY INFORMATION
FIELD NOTES BY: DATE:
NO.

BENCH MARKS
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AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S MARKUPS DATED BY
FIELD CHANGES BY
AS-BUILTED BY
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.

ENGINEER'S SEAL
JOHN D. DOMENICI
NEW MEXICO
7843
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
DESIGNED BY	MVJ	DESIGN	DATE 9/3/99
DRAWN BY			DATE
CHECKED BY	JVD		DATE 9/3/99

PB Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

KAIBAB ROAD UTILITY PLAN AND PROFILE SHEET 1
MIRABELLA UNIT 6

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

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	16	22

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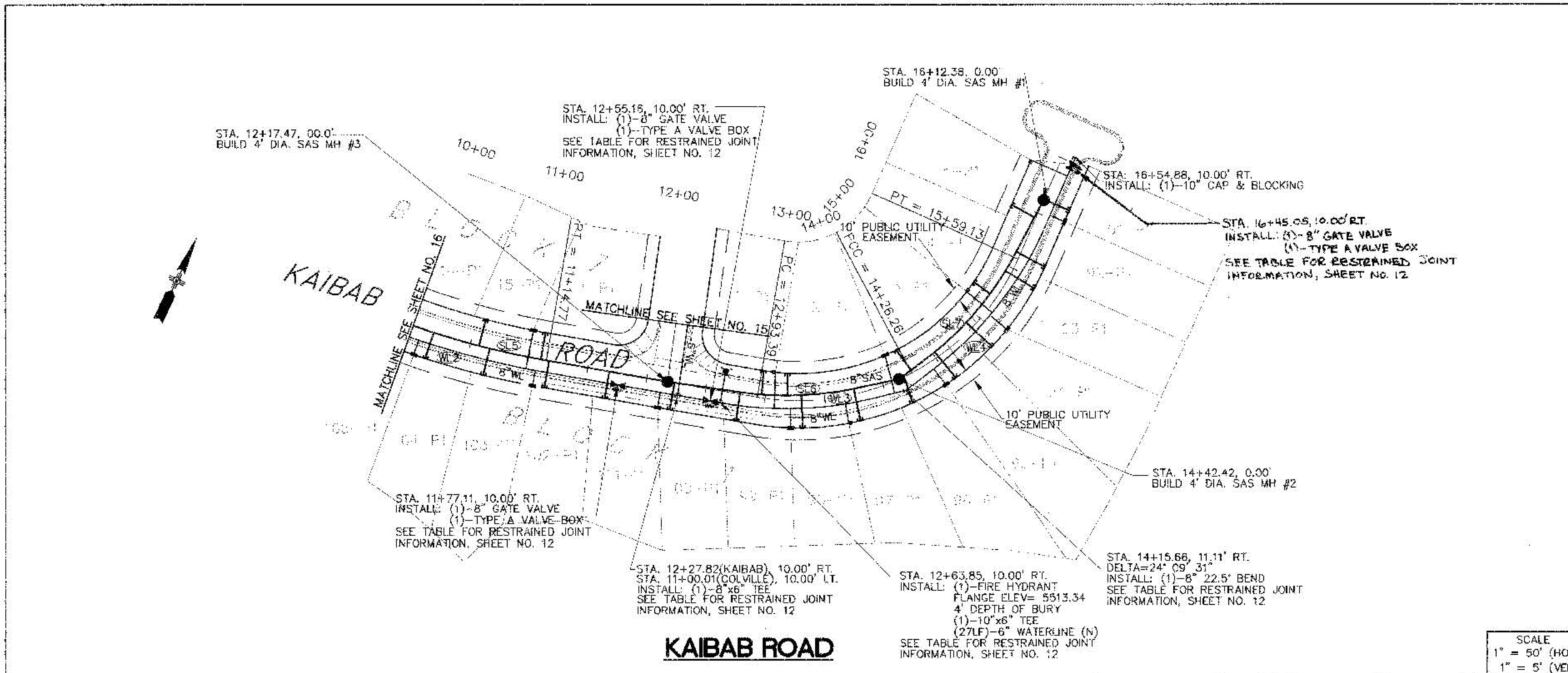

KAIBAB ROAD

SCALE
1" = 50' (HOR)
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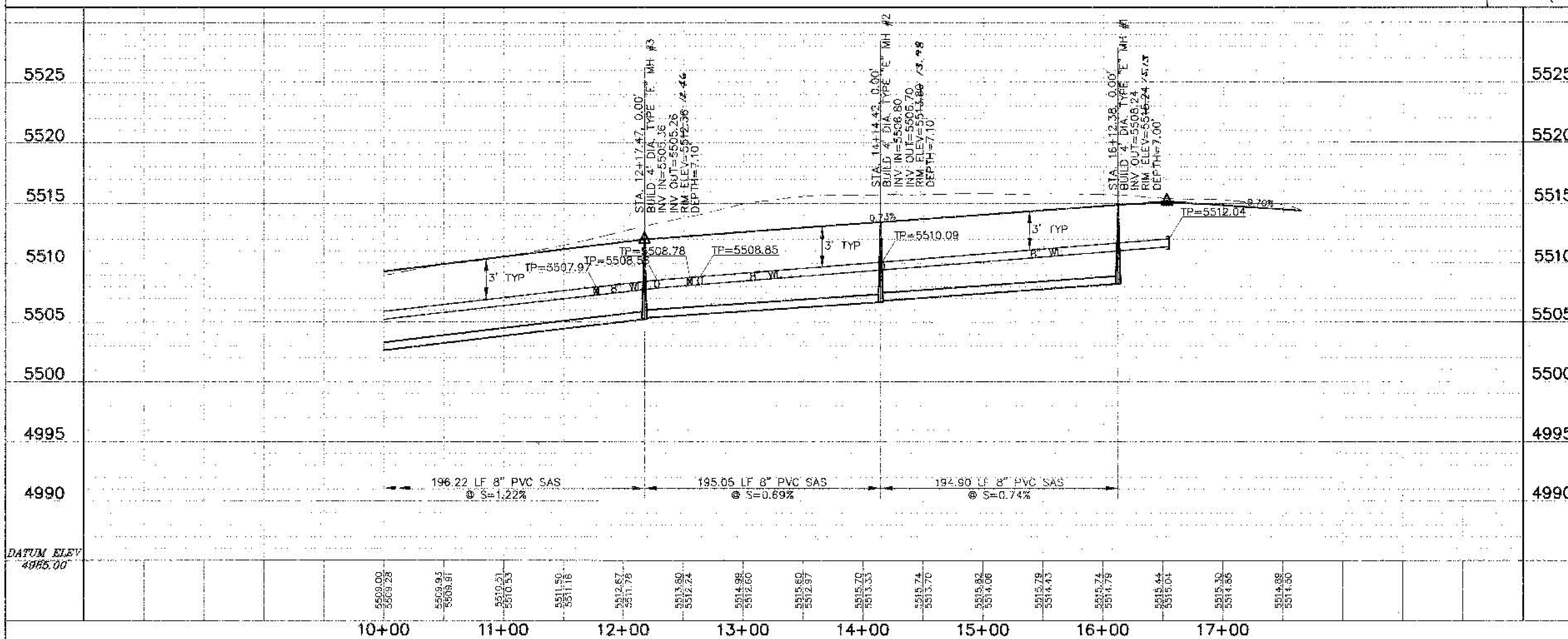

UTILITY NOTES

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

CURVILINEAR WATERLINE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
WL2	56°25'12"	691.84'	681.26'	371.11
WL3	23°58'36"	310.00'	129.73'	65.83
WL4	27°59'38"	310.00'	151.46'	77.27

CURVILINEAR SANITARY SEWER DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
SL5	16°15'41"	681.84'	193.52'	97.41
SL6	20°42'36"	275.00'	99.40'	50.25
SL7	24°46'49"	275.00'	118.94'	60.41

LEGEND

EXISTING WATERLINE
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING FIRE HYDRANT
EXISTING GATE VALVE
PROPOSED WATERLINE
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AS BUILT INFORMATION

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

ENGINEER'S SEAL

NO. | DATE | REMARKS | BY

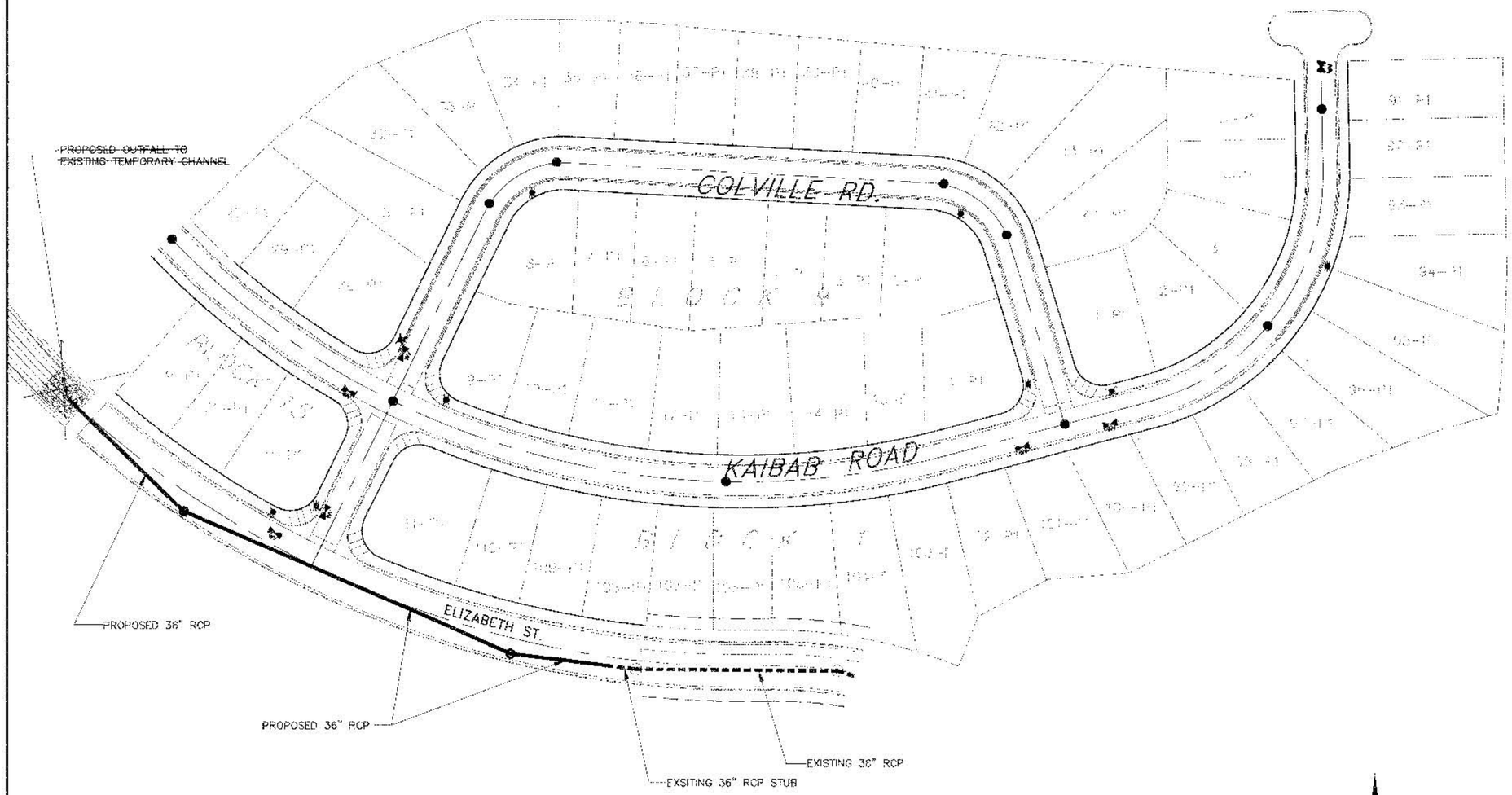
DESIGN — DESIGNED BY MVJ, DATE 9/3/99; DRAWN BY; CHECKED BY JMD, DATE 9/3/99

Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

KAIBAB ROAD UTILITY PLAN AND PROFILE SHEET 2
MIRABELLA UNIT 6

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	17	22



STORM DRAIN NOTES

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LEGEND

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED CONCRETE VALLEY GUTTER
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN
- PROPOSED STORM INLET
- PROPOSED FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT LOCATION

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

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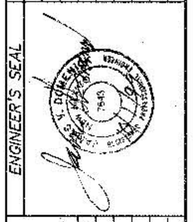
AS BUILT INFORMATION

CONTRACTOR
WORK DAY
STARTED ON DATE
COMPLETED ON DATE
RECEIVED BY
FIELD INSPECTION BY
CONSTRUCTION BY
CONTRACT NO.
CERTIFICATION BY
CONTRACT ACCEPTED BY

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL



NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY MVJ DATE 9/3/99
DRAWN BY DATE
CHECKED BY JVD DATE 9/3/99

PB Parsons Brinckerhoff

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

OVERALL STORM DRAIN PLAN
MIRABELLA UNIT 6

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

City Project No. 6240.81 | Zone Map No. L-21-Z | Sheet 18 Of 22

RIP-RAP INFORMATION

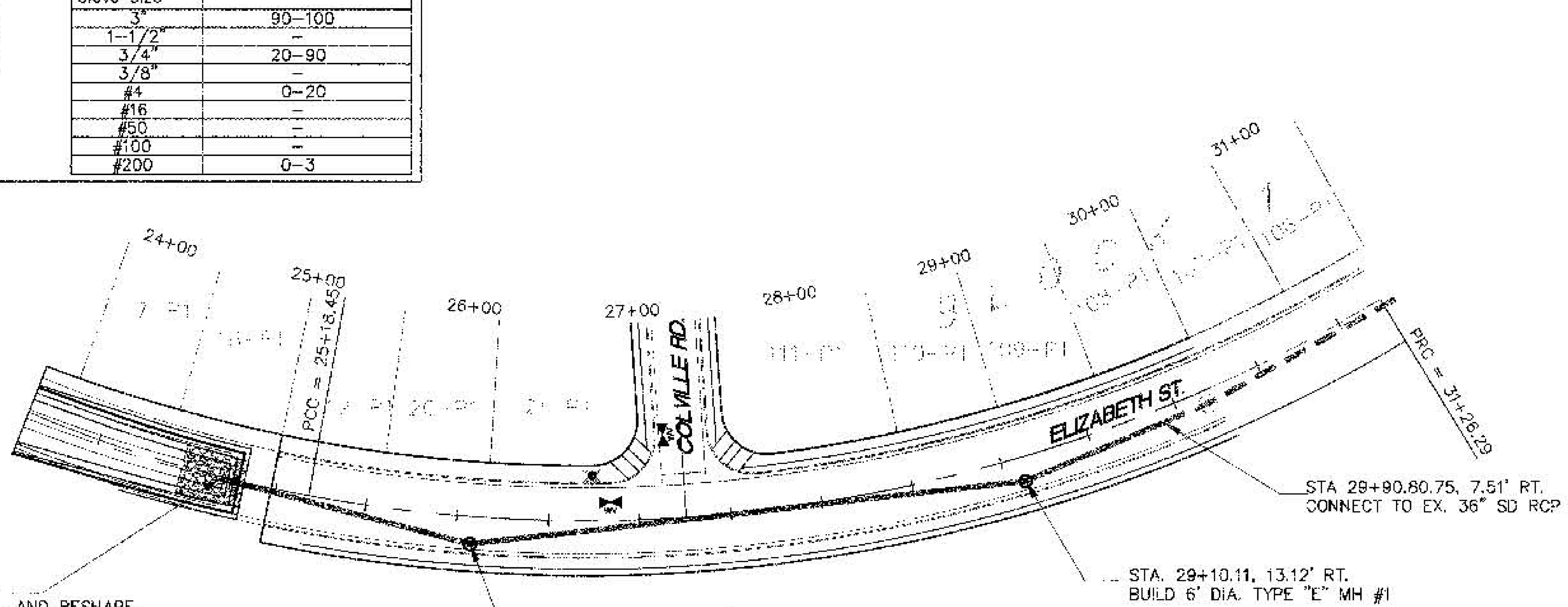
Rip-Rap: Type L d_{50} = 7.56"

Depth of Bury 1.30

Bedding: Type II

Type L Rip-Rap Gradation Requirements	
% Smaller Than Given Size By Weight	Interm. Rock Dimension (Inches)
70-100	15
50-70	12
35-50	9
2-10	3

Bedding Type II Gradation Requirements	
U.S. Standard Sieve Size	% Passing By Weight
3"	90-100
1-1/2"	-
3/4"	20-90
3/8"	-
#4	0-20
#16	-
#50	-
#100	-
#200	0-3



ELIZABETH STREET

SCALE
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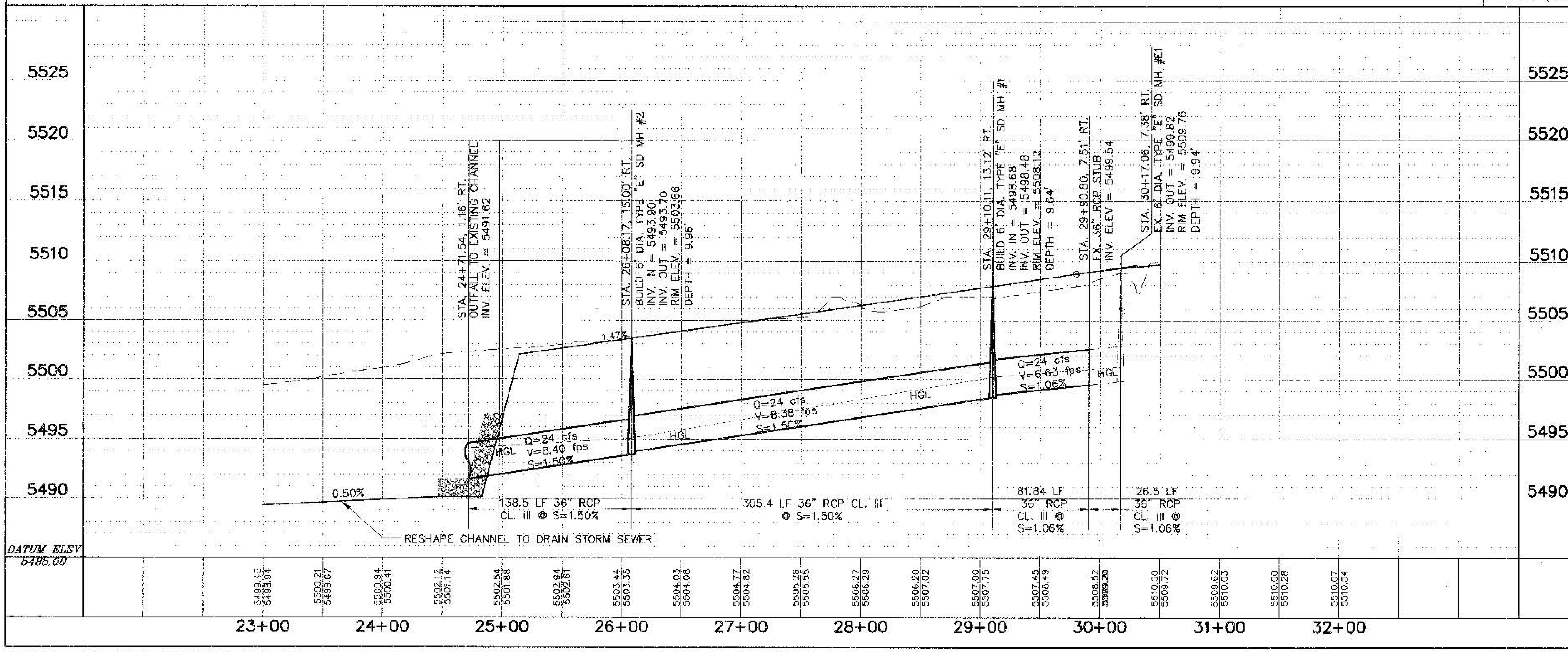
1" = 5' (VER)



STORM DRAIN NOTES

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- EXISTING STORM DRAIN
- CENTERLINE OF STREET
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
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- PROPOSED FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED STREET LIGHT LOCATION

Parsons Brinckerhoff

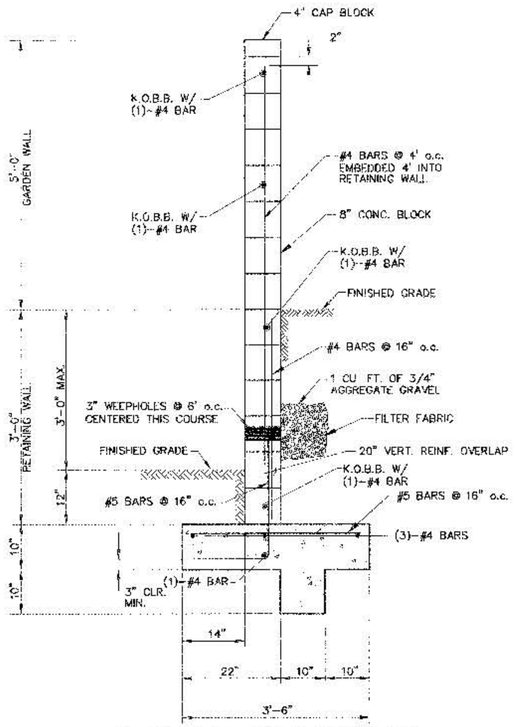
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ELIZABETH STREET STORM DRAIN PLAN AND PROFILE
MIRABELLA UNIT 6

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

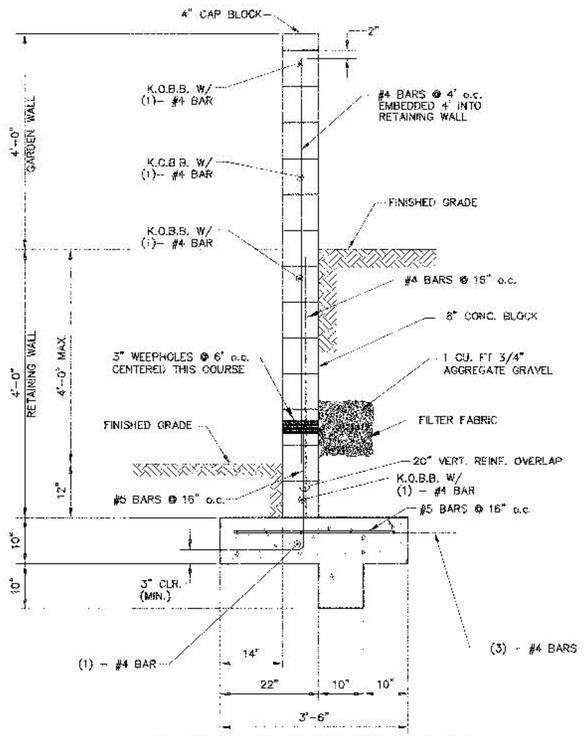
DESIGNED BY MVJ DATE 9/3/99
DRAWN BY DATE
CHECKED BY JVD DATE 9/3/99

City Project No. 6240.81 | Zone Map No. L-21-Z | Sheet 19 Of 22



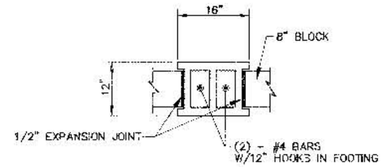
2'-0" TO 3'-0" RETAINING WALL W/GARDEN WALL EXTENSION

SCALE: 3/4" = 1'-0"



3'-0" TO 4'-0" RETAINING WALL W/GARDEN WALL EXTENSION

SCALE: 3/4" = 1'-0"



PILASTER DETAIL

SCALE: 3/4" = 1'-0"

LOT GRADING GENERAL NOTES:

1. LOT GRADING SHALL MEET THE SITE GRADING AND DRAINAGE CRITERIA FOR PROPOSED CONSTRUCTION AS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - FEDERAL HOUSING ADMINISTRATION IN CIRCULAR LETTER NO. 91-1, OFFICE OF THE MANAGER, ALBUQUERQUE, NEW MEXICO, DATED 1/25/91.

2. ELEVATION OF HIGHPOINT OF REARYARD SWALE SHALL BE MIN. OF 6" BELOW PAD ELEVATION.

3. FINISHED FLOOR ELEVATIONS (NOT SHOWN) SHALL BE 8" ABOVE PAD ELEVATIONS (SHOWN).

4. FRONT YARD SIDEWALK SLOPE SHALL NOT EXCEED 10%.

5. DRIVEWAY SLOPE SHALL NOT EXCEED 14%. IF DRIVEWAY IS USED AS SIDEWALK, MAX-SLOPE SHALL NOT EXCEED 10%

6. SLOPES SHALL NOT EXCEED 4:1.

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

8. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY CURB INC.

9. 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.

10. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE CONSTRUCTION SITE. EROSION CONTROL MEASURES ARE INTENDED TO CONTROL MINOR FLOWS AND PROHIBIT THE RELEASE OF SEDIMENT INTO ADJACENT STREETS AND PROPERTY. EROSION CONTROL AND DIVERSION BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET, AT LOCATIONS SHOWN ON THE GRADING PLAN.

11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY BERMS THROUGHOUT THE CONSTRUCTION PHASE. THE OWNER WILL MAINTAIN BERMS AFTER COMPLETION AND ACCEPTANCE OF CONSTRUCTION.

12. TEMPORARY EROSION CONTROL BERMS LOCATED ON INDIVIDUAL LOTS SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION OF EACH RESPECTIVE BUILDING IS COMPLETE, ON A LOT BY LOT BASIS.

13. THE TOLERANCES FOR ROUGH GRADING SHALL CONFORM TO THE FOLLOWING:

PAD SUBGRADE:	+/- 0.2'
STREET SUBGRADE:	+/- 0.2'
ALL OTHER AREAS:	+/- 0.5'

14. BACKYARD DRAINS TO BE PROVIDED AS DESIGNATED.

15. THE CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES WILL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

16. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

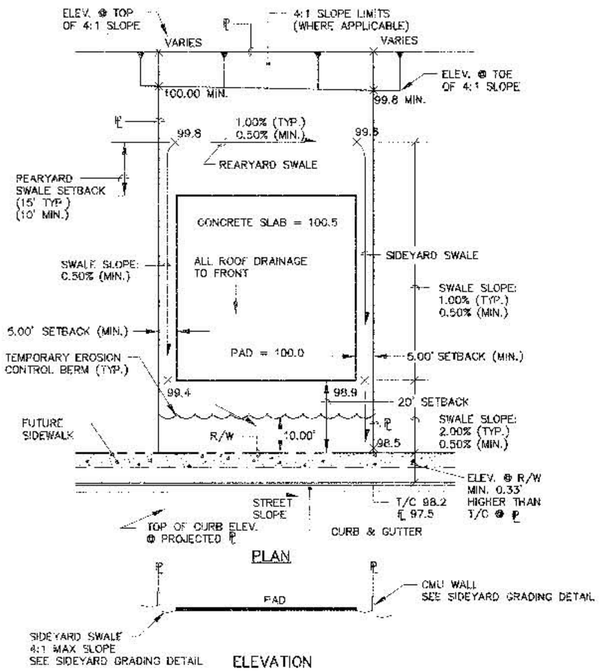
17. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.

18. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

19. THE CONTRACTOR SHALL REVEGETATE AND RE-ESTABLISH ALL AREAS WHICH ARE DISTURBED BY SITE GRADING AND ARE NOT TO RECEIVE PERMANENT SURFACE TREATMENTS. SPECIFICATIONS FOR SEEDING SHALL BE PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 1011, NATIVE SEEDING CLASS A.

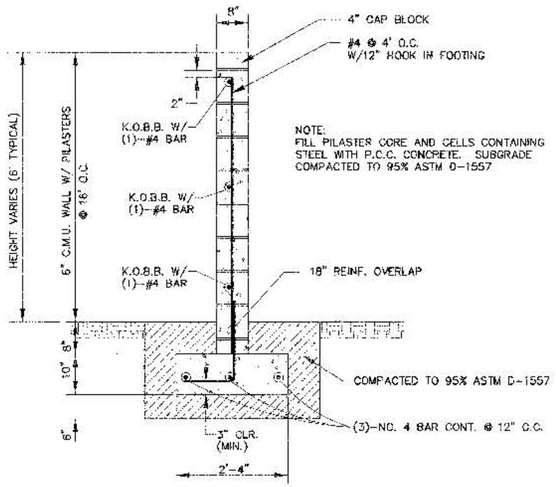
OPERATION SHALL CONSIST OF PROTECTION OF SITE, PREPARATION OF SEEDBED, MULCHING, FERTILIZATION, AND THE PROVISION OF MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PERFORM THE OPERATION. THE SEED MIX SHALL BE AS DENOTED IN THE LIST BELOW.

SEED TYPE	LBS. PLS PER ACRE
GRASSES	
INDIAN RICE(10%) GRASS	15 LBS.
GALLETA GRASS(30%) 'VIVA'	3.5 LBS.
SIDE OATS(20%) GRAMA	2 LBS.
SAND(10%) DROPSEED	1 LB.
BLUE GRAMA(30%) 'HACHITA'	2 LBS.
WILD FLOWERS	
TAHOKA DAISY	1 LB.
YELLOW CONEFLOWER	1 LB.
GAILLARDIA	1 LB.



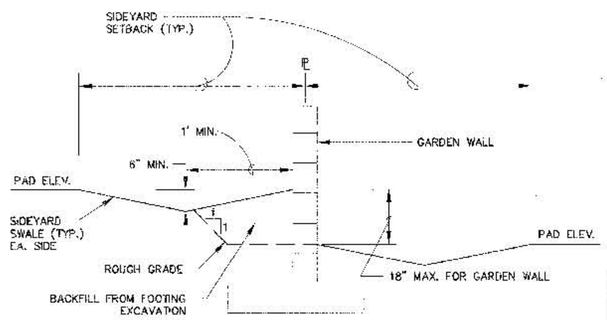
TYPICAL LOT GRADING DETAIL

SCALE: 1"=20'



CMU GARDEN WALL DETAIL

NTS



SIDEYARD GRADING DETAIL

NTS

AS BUILT INFORMATION

BENCH MARKS:
THE STATION MARK IS A STANDARD AGS BRASS TABLET, STAMPED "7-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

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

ENGINEER'S SEAL
JAMES D. DINELLI, NEW MEXICO, 12643, REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		DESIGN	DATE
		DESIGNED BY	DATE
		DRAWN BY	DATE
		CHECKED BY	

Parsons Brinckerhoff 100 YEARS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GRADING DETAILS
MIRABELLA UNIT 6

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
OCT 29 2008 DESIGN REVIEW COMMITTEE	APPROVED CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
6240.81	L-21-Z	20	22

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 24 HOUR 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 IN 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. (2)

19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

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.

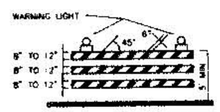
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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.

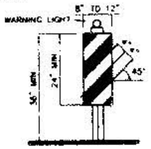
26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE MUTCD. (3)

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

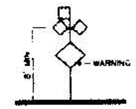


TYPE III BARRICADE

CONES



VERTICAL PANEL

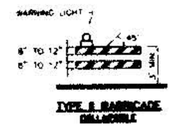


HIGH LEVEL WARNING DEVICE

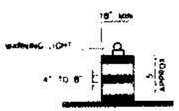
LEGEND

- 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
- TAPER LENGTH - SEE CHART BELOW

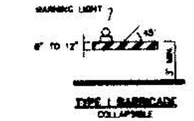
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.



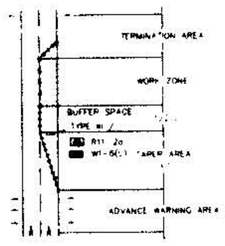
TYPE II BARRICADE
DELINEATED



BARREL



TYPE I BARRICADE
COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET 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

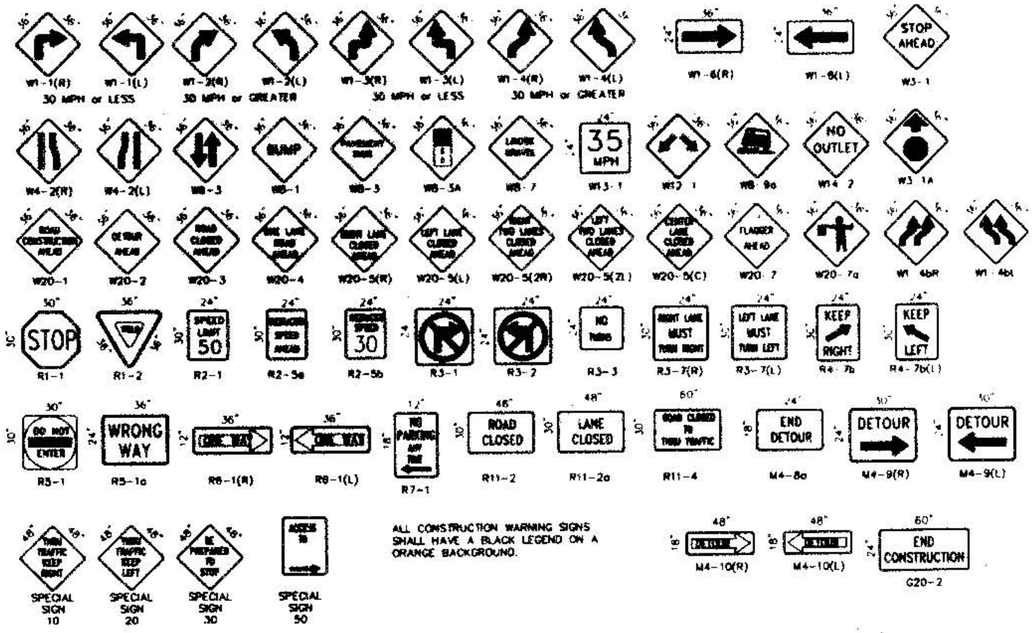
SPEED LIMIT

40 MPH OR LESS: L = W x S²/60

45 MPH OR GREATER: L = W x S

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF PEAK 85TH 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 STARTED BY — DATE —
WORK ACCEPTANCE BY — DATE —
FIELD VERIFICATION BY — DATE —
CORRECTED BY — DATE —
MICRO-FILM INFORMATION
RECORDED BY — DATE —
NO. —

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES DAT
NO BY

ENGINEER'S SEAL
J.D.L. J.D.L. J.D.L.

REVISIONS
NO DATE
1 9/25/97 ADD NOTE NO 27 — DATE
2 9/24/97 REVISED NOTE NO 26 — DATE
3 9/24/97 REVISED NOTE NO 19 — DATE
4 9/24/97 REVISED NOTE NO 11 — DATE

DESIGNED BY
DRAWN BY CO-4 STANDARDS
CHECKED BY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

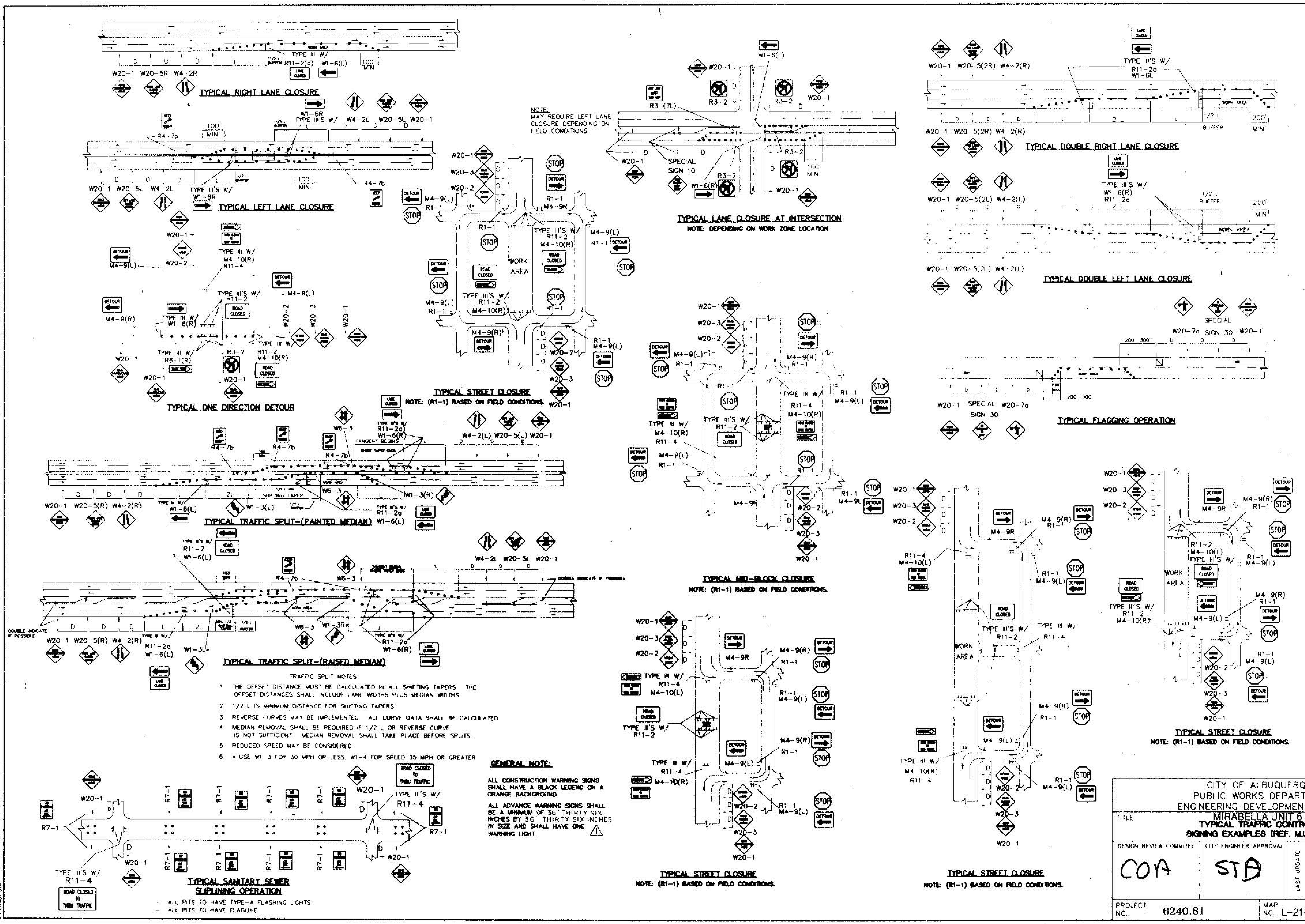
TITLE: MIRABELLA UNIT 6
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE — CITY ENGINEER APPROVAL

CON STD

LAST UPDATE

PROJECT NO 6240.81 | MAP NO L-21-Z | SHEET 21 OF



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. ⚠

AS BUILT INFORMATION — CONTRACTOR / WORK STARTED / WORK ACCEPTED / FIELD VERIFICATION / DRAWINGS CORRECTED BY — DATE

MICRO FILM INFORMATION — RECORDED BY — DATE — NO.

BENCH MARKS

SURVEY INFORMATION — NO. F.B. NOTES BY DATE

ENGINEER'S SEAL

J.D.L. BY

NO	DATE	REMARKS
⚠	9/24/97	REVISED GENERAL NOTE

REVISIONS

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: MIRABELLA UNIT 6
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE
COA	STB	

PROJECT NO. 6240.81	MAP NO. L-21-Z	SHEET 22 OF 22