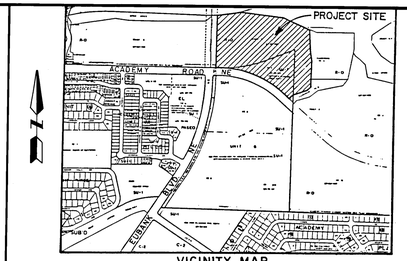
CONSTRUCTION PLANS
FOR
THE HIGHLANDS AT TANOAN
ALBUQUERQUE, NEW MEXICO

NO.	DESCRIPTION
1	TITLE SHEET
2–5	PLAT
6	PAVING LAYOUT
7	WATER DISTRIBUTION PLAN
8	SANITARY SEWER LAYOUT
9–10	GRADING PLAN
11	RETAINING WALL DETAILS
12	PAVING PLAN & PROFILE — PRESTWICK DRIVE
13	PAVING PLAN & PROFILE — PRESTWICK DRIVE (CONT.)
14	PAVING PLAN & PROFILE — ROYAL TROON
15	PAVING PLAN & PROFILE — ROYAL BIRKDALE EAST
16	PAVING PLAN & PROFILE — ROYAL BIRKDALE WEST
17	PAVING PLAN & PROFILE — COUNTRY CLUB ROAD & BEAU CHENE
18	UTILITY PLAN & PROFILE — PRESTWICK DRIVE
19	UTILITY PLAN & PROFILE — PRESTWICK DRIVE (CONT.)
20	UTILITY PLAN & PROFILE — ROYAL TROON
21	UTILITY PLAN & PROFILE — ROYAL BIRKDALE EAST
22	UTILITY PLAN & PROFILE — ROYAL BIRKDALE WEST
23	UTILITY PLAN & PROFILE — COUNTRY CLUB ROAD & BEAU CHENE



VICINITY MAP
NOT TO SCALE
ZONE ATLAS PAGE E-21-Z

GENERAL NOTES

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON. BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

APPROVAL OF AS BUILT DRAWINGS
ASST. CITY ENGINEER - FIELD
Russell B. Hasler
DATE 6-29-87

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 0 1 8 7

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

APPROVAL OF REVISIONS

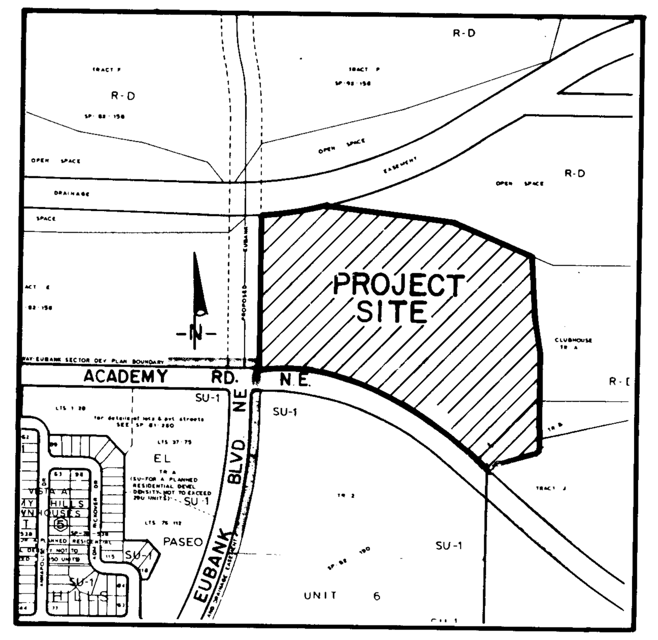
BOHANNAN · HUSTON INC.
ALBUQUERQUE · SANTA FE · EL PASO
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

APPROVED FOR CONSTRUCTION
1/29/87
C.E.

PROJECT NUMBER
2368

SHEET 1 OF 23

SP 01-15-1181



LOCATION MAP
NOT TO SCALE
ZONE ATLAS MAP NO. E-21-Z

SUBDIVISION PLAT MAP
FOR
THE HIGHLANDS AT TANOAN
ALBUQUERQUE, NEW MEXICO
NOVEMBER 1986

EASEMENTS

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. Mountain Bell 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.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right of ingress and egress for the construction and maintenance and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines.

PRIVATE LANDSCAPE EASEMENTS

Tracts A, B, C, D, E, G, I, and the private landscape easements where designated on the plat are hereby granted as Private Landscape Easements to the Tanoan Community Association for use and maintenance.

Tract H is hereby granted to David and Dallas Price, owners of the Tanoan Country Club, as a Private Landscape Easement for the benefit of, use and maintenance by the Tanoan Country Club.

ACCESS EASEMENTS

Tract A, the private street system, and the 5' Public Waterline and Pedestrian Access easement are hereby granted for the common use and joint benefit of the Tanoan Community Association, Public Service Company of New Mexico, the Gas Company of New Mexico, Mountain Bell, Jones Intercable, and The City of Albuquerque for the purpose of allowing its various operating departments to provide service to the residents of the subdivision in the same manner and to the same extent as though the referenced tracts were dedicated public streets. "Operating departments" as referred to above shall include, but shall not be limited to the department of the City providing the following services: (1) Police protection; (2) Fire protection; (3) Water utilities; (4) Solid refuse and liquid waste disposal; (5) Animal control; (6) City planning functions.

All owners of lots within the subdivision are granted the right of access to their property over and across the referenced tracts and easements. The Tanoan Community Association shall be granted rights to these tracts and easements for the purpose of installation, maintenance, and service of community lighting, street paving, landscape irrigation and other private community utilities.

Tract E is hereby granted to the City of Albuquerque as an Emergency Access and Public Water and Sewer easement for the purpose of allowing its various operating departments to provide service to the residents of the subdivision only in the event of an emergency need for the service, when the lack of such service constitutes a threat to life, health, or property.

In Tract A and Tract E, the City of Albuquerque shall have the exclusive right to place underground utility lines within six (6) feet of the centerline of a water or sewer line except for perpendicular crossings or where written approval has been obtained from the City of Albuquerque. The Public Service Company of New Mexico, the Gas Company of New Mexico, Mountain Bell, and Jones Intercable are exempted from compliance with the requirements of the first sentence of this paragraph. Private irrigation lines may be placed within the twelve foot exclusive use easement with the understanding that removal and replacement of the irrigation lines will be at the expense of the Tanoan Community Association in the event that the service and maintenance of public utilities requires their removal.

PRIVATE DRAINAGE EASEMENTS

Tracts D and F and the three (3') foot drainage easement where shown on the plat are hereby granted as Private Drainage Easements to the Tanoan Community Association for the purpose of conveying surface storm runoff to public facilities. The Tanoan Community Association shall have the right to enter said easements for the purpose of maintaining the private drainage facilities constructed within said easements.

DESCRIPTION

A certain tract of land situate within projected Section 28, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being THE HIGHLANDS AT TANOAN, THIRD REVISION PLAT OF TANOAN PROPERTIES, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 20, 1986, in Volume C30, Folio 155, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being the southwest corner of Open Space 5-A-3-B as shown on said Third Revision Plat, and also being a point on the easterly right-of-way of Eubank Boulevard, N.E., whence ACS Survey monument "1-D22" (New Mexico State Plane Grid Coordinates for Central Zone: X= 420,728.02, Y= 1,513,437.51) bears N67°05'25"E, 2723.32 feet and from said point of beginning running thence along the northerly boundary of the tract herein described being also the southerly boundary of said Open Space 5-A-3-B,
N79°16'33"E, 116.97 feet to a point, thence,
S82°45'07"E, 838.42 feet to a point, thence,
S66°48'17"E, 410.64 feet to the northeast corner of the tract herein described; thence continuing along the easterly boundary of the tract herein described,
S02°32'11"E, 300.00 feet to a point; thence continuing along the easterly boundary of the tract herein described being also the westerly boundary of the CLUBHOUSE TRACT as shown on said Third Revision Plat,
S11°39'21"E, 146.29 feet to a point; thence,
S00°00'00"W, 159.58 feet to a point; thence,
S36°04'10"E, 162.00 feet to a point; thence,
S53°55'50"W, 132.06 feet to a point; thence,
S77°43'00"W, 20.94 feet to a point on a curve; thence,
57.86 feet along the arc of a curve to the right having a radius of 318.05 feet and a chord bearing S61°37'46"W, 57.78 feet to a point; thence,
S44°07'26"W, 24.65 feet to a point on a curve; thence,
13.49 feet along the arc of a curve to the right having a radius of 328.00 feet and a chord bearing S71°53'53"W, 13.49 feet to a point; thence,
S73°44'38"W, 28.25 feet to a point of curvature; thence,
32.57 feet along the arc of a curve to the right having a radius of 140.00 feet and a chord bearing S80°24'34"W, 32.50 feet to a point of reverse curvature; thence,
66.60 feet along the arc of a curve to the left having a radius of 160.00 feet and a chord bearing S75°09'01"W, 66.12 feet to a point of compound curvature; thence,
94.15 feet along the arc of a curve to the left having a radius of 234.00 feet and a chord bearing S51°41'59"W, 93.51 feet to a point of tangency; thence,
S40°10'12"W, 12.79 feet to a point on a curve; thence,
31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a chord bearing S85°10'12"W, 28.28 feet to a point on the northerly right-of-way of Academy Road, N.E.; thence continuing along said northerly right-of-way being the southerly boundary of the tract herein described,
N49°49'48"W, 57.75 feet to a point of curvature; thence,
736.31 feet along the arc of a curve to the left having a radius of 1485.40 feet and a chord bearing N64°01'50W, 728.79 feet to a point of reverse curvature; thence,
35.94 feet along the arc of a curve to the right having a radius of 140.00 feet and a chord bearing N70°52'40"W, 35.84 feet to a point of reverse curvature; thence,
50.19 feet along the arc of a curve to the left having a radius of 160.00 feet and a chord bearing N72°30'37"W, 49.98 feet to a point of compound curvature; thence,
186.91 feet along the arc of a curve to the left having a radius of 1497.40 feet and a chord bearing N85°04'20"W, 186.79 feet to a point of reverse curvature; thence,
64.73 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing N51°33'35"W, 60.30 feet to a point of compound curvature; thence,
74.62 feet along the arc of a curve to the right having a radius of 292.00 feet and a chord bearing N07°09'02"W, 74.41 feet to a point of tangency on the said easterly right-of-way of Eubank Boulevard, N.E.; thence continuing along said easterly right-of-way being the westerly boundary of the tract herein described,
N00°10'12"E, 700.67 feet to the point and place of beginning.

Tract contains 28.6673 acres, more or less.

APPROVALS

PLAT NUMBER ____________

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE 1-14-87
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES	DATE 1-6-87
PARKS AND RECREATION	DATE 1-6-87
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
MOUNTAIN BELL	DATE 1-6-87
GAS COMPANY OF NEW MEXICO	DATE 1-6-87

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) and are the same as shown on the THIRD REVISION PLAT OF TANOAN PROPERTIES filed June 20, 1986 in Book C30, Folio 155.
2. Distances are ground distances.
3. Centerline (in lieu of R/W) Monumentation to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a four-inch (4") aluminum alloy cap (with magnet attached) stamped "City of Albuquerque Centerline Monument", "Do Not Disturb".

SUBDIVISION DATA

1. DRB Number 86-466, S-86-55
2. Zone Atlas Index Number: E-21
3. Gross Subdivision Acreage: 28.6673 Acres.
4. Total Number of lots created: 104 lots, 6 tracts.
5. This plat was compiled from Plats of Record, field work and corners set are from previous surveys.
6. Site is located within projected Section 28, T11N, R4E, N.M.P.M.
7. This plat shows existing easements.
8. The purpose for filing this replat is to subdivide the HIGHLANDS AT TANOAN TRACT, THIRD REVISION PLAT OF TANOAN PROPERTIES.
9. 0.0108 acre(s) of public street right of way dedicated

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situate within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising THE HIGHLANDS AT TANOAN, THIRD REVISION PLAT OF TANOAN PROPERTIES, as the same is shown and designated on the plat filed in the County Clerk of Bernalillo County, New Mexico on June 20, 1986 in Volume C30, Folio 155, and now hereon shown and comprising THE HIGHLANDS AT TANOAN, is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) do hereby dedicate all public rights-of-way where noted and grant all easements shown on this plat. Electral Power and Communication easements are reserved for overhead distribution lines, conduits, and pipes for underground utilities, and other related equipment where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

HIGHLANDS/CHAMPIONS JOINT VENTURE

Christopher C. Inman
President, Inman Enterprises, Inc.

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 6th day of January, 1986 by Christopher C. Inman, President, Inman Enterprises, a New Mexico Corporation on behalf of said Corporation.

My commission Expires: 2-21-90 ____________ Notary public

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson N.E.
Albuquerque, NM 87109

OFFICIAL SEAL
JANET E. SPEAKMAN
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 03-16-90

State of New Mexico)
ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 6 day of January, 1987, by A. Dwain Weaver.

My Commission Expires: March 16, 1990 ____________ Notary Public

JOB NO. 62413

BOHANNAN HUSTON INC.

SHEET 1 OF 4

1	2	3	4	5	6	7	8	9	10	11	12
2	6		2	3	6	8	0	2	8	7	

PROJECT NO. 2368

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	N00°10'12"E	84.49
T2	N00°47'18"E	83.50
T3	N05°34'10"W	50.00
T4	S77°43'00"W	20.94
T5	S44°07'26"W	24.85
T6	S73°44'38"W	28.25
T7	S40°10'12"W	12.79
T8	S49°49'48"E	38.22
T9	N82° 45'07"W	11.00
T10	N 02° 54'01"E	22.80
T11	N 02° 54'01"E	4.11
T12	S79°16'33"W	17.00
T13	N82°45'07"W	20.00
T14	N82°45'07"W	27.42
T15	N66°48'17"W	25.00
T16	N02°32'11"W	20.00
T17	S82°45'07"E	4.04
T18	S82°45'07"E	20.00
T19	S82°45'07"E	19.00
T20	N82°45'07"W	7.50
T21	S37°17'06"E	35.51
T22	S82°45'07"E	22.23
T23	S07°14'53"W	28.37
T24	S26°35'18"E	36.41
T25	S70°22'32"E	17.19
T26	S24°11'02"E	16.00
T27	N05°15'31"W	24.00
T28	S05°15'31"E	8.00
T29	N11°39'21"W	30.91
T30	N00°00'00"E	15.41
T31	N73°44'38"E	15.25
T32	N73°44'38"E	13.00
T33	N05°15'31"W	15.00
T34	S18°51'44"W	36.70
T35	N70°41'10"E	6.50
T36	N70°41'10"E	49.96
T37	S70°41'10"W	31.00
T38	S70°41'10"W	18.96
T39	S76°36'59"E	35.43
T40	S29°17'04"W	5.49
T41	N29°17'04"E	21.85
T42	N17°29'25"E	45.00
T43	S85°38'06"E	8.96
T44	S60°55'38"W	18.77
T45	N60°55'38"E	20.00
T46	S60°55'38"W	20.00
T47	N60°55'38"E	19.23
T48	S12°52'45"E	17.00
T49	S11°21'46"W	16.22
T50	S11°21'46"W	7.33
T51	S42°07'18"E	10.00
T52	N70°22'32"W	10 95
T53	N70°22'32"W	6.24
T54	N44°19'26"W	7.00
T55	S45°40'34"W	39.14
T56	N44°07'55"W	23.00
T57	S70°22'32"E	17.19
T58	S82°45'07"E	5.29
T59	N05°24'32"E	10.00
T60	S07°24'25"E	24 30
T61	N50°57'46"E	21 63
T62	S60°42'56"E	20.38
T63	S47°52'42"W	15 00
T64	N58°39'44"W	14 63
T65	S07°14'53"W	29 13
T66	S89°30'05"E	51.36
T67	S49°49'48"E	19.53
T68	S02°32'11"E	30 76
T69	S02°32'11"E	65 07
T70	S21°54'30"E	67 84
T71	S54°40'15"E	14 11
T72	S88°08'25"E	70.73
T73	S61°39'44"E	52 48
T74	S00°27'56"W	34.74
T75	S89°30'05"E	13 51
T76	S89°30'05"E	37.85
T77	S82°45'07"E	33 16
T78	S82°45'07"E	57 57
T79	S82° 45'07"E	50.38

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	57.86	318.05	10°25'22"	57.78	29.01
C2	13.49	328.00	2°21'24"	13.49	6.75
C3	32.57	140.00	13°19'50"	32.50	16.36
C4	66.60	160.00	23°50'56"	66.12	33.79
C5	94.15	234.00	23°03'09"	93.51	47.72
C6	31.42	20.00	90°00'00"	28.28	20.00
C7	736.31	1485.40	28°24'05"	728.79	375.88
C8	35.94	140.00	14°42'26"	35.84	18.07
C9	50.19	160.00	17°58'20"	49.98	25.30
C10	172.02	1497.40	6°34'55"	171.92	86.10
C11	14.90	1497.40	0°34'12"	14.90	7.45
C12	38.16	140.00	15°36'50"	38.04	19.20
C13	23.60	50.00	27°02'53"	23.39	12.03
C14	41.13	50.00	47°07'44"	39.98	21.81
C15	25.64	292.00	5°01'49"	25.63	12.83
C16	48.98	292.00	9°36'40"	48.92	24.55
C17	35.44	25.00	81°12'54"	32.54	21.43
C18	96.60	43.75	126°30'23"	78.14	86.81
C19	22.27	43.75	29°10'12"	22.03	11.38
C20	80.59	43.75	105°32'19"	69.67	57.57
C21	202.41	366.39	31°39'11"	199.85	103.86
C22	178.61	300.00	34°06'43"	175.98	92.04
C23	52.50	381.01	7°53'44"	52.46	26.29
C24	63.57	381.01	9°33'35"	63.50	31.86
C25	66.08	381.01	9°56'14"	66.00	33.12
C26	27.60	381.01	4°09'00"	27.59	13.80
C27	30.28	25.00	69°24'23"	28.47	17.31
C28	13.42	45.62	16°51'22"	13.37	6.76
C29	57.50	45.62	72°12'43"	53.77	33.28
C30	50.34	45.62	63°13'01"	47.83	28.08
C31	6.74	45.62	8°27'44"	6.73	3.38
C32	16.40	25.00	37°34'48"	16.11	8.51
C33	13.17	25.00	30°11'38"	13.02	6.74
C34	66.42	316.62	12°01'08"	66.30	33.33
C35	57.28	316.62	10°21'53"	57.20	28.72
C36	40.03	283.38	8°05'40"	40.00	20.05
C37	98.63	283.38	19°56'28"	98.13	49.82
C38	39.77	25.00	91°08'38"	35.71	25.50
C39	46.50	25.00	106°34'05"	40.08	33.52
C40	109.24	351.76	17°47'37"	108.80	55.06
C41	69.71	351.76	11°21'16"	69.60	34.97
C42	16.00	351.76	2°36'23"	16.00	8.00
C43	40.46	19.57	118°27'01"	33.63	32.86
C44	21.33	10.00	122°13'03"	17.51	18.12
C45	15.94	316.63	2°53'06"	15.94	7.97
C46	21.33	10.00	122°13'03"	17.51	18.12
C47	216.01	1000.00	12°22'34"	215.59	108.42
C48	59.35	1014.63	3°21'05"	59.34	29.68
C49	64.36	1014.63	3°38'04"	64.35	32.19
C50	64.58	1014.63	3°38'50"	64.57	32.30
C51	30.87	1014.63	1°44'36"	30.87	15.44
C52	59.76	985.37	3°28'29"	59.75	29.89
C53	70.96	985.37	4°07'34"	70.95	35.50
C54	70.43	985.37	4°05'43"	70.42	35.23
C55	11.70	985.37	0°40'48"	11.70	5.85
C56	54.60	115.73	27°01'53"	54.10	27.82
C57	15.01	101.11	8°30'29"	15.00	7.52
C58	80.39	101.11	45°33'16"	78.29	42.45
C59	28.06	25.00	64°18'07"	26.61	15.71
C60	19.14	45.62	24°02'00"	19.00	9.71
C61	75.77	45 62	95°09'20"	67.36	49.93
C62	50.55	45.62	63°28'30"	48.00	28.22
C63	28.06	25.00	64°18'07"	26.61	15.71
C64	17.43	130.36	7°39'35"	17.41	8.73
C65	16.40	10.00	93°56'22"	14.62	10.71
C66	83.88	151.35	31°45'16"	82.81	43.05
C67	16.40	10.00	93°56'22"	14.62	10.71
C68	13.59	176.78	4°24'18"	13.59	6.80
C69	33.06	25.00	75°45'45"	30.70	19.45
C70	14.11	182.60	4°25'35"	14.10	7.06
C71	61.16	182.60	19°11'28"	60.88	30.87
C72	26.17	25.00	59°57'59"	24.99	14.42
C73	17.42	28.50	35°01'19"	17.15	8.99
C74	54.97	133.35	23°37'02"	54.58	27.88
C75	33.06	25.00	75°45'45"	30.70	19.45
C76	65.12	157.98	23°37'02"	64.66	33.03
C77	212.28	160.15	75°56'41"	197.08	125.00
C78	73.81	143.53	29°27'55"	73.00	37.74
C79	116.43	143.53	46°28'47"	113.27	61.63
C80	41.87	176.78	13°34'13"	41.77	21.03
C81	59.96	176.78	19°26'04"	59.67	30.27
C82	31.04	176.78	10°03'38"	31.00	15.56
C83	97.00	100.00	55°34'31"	93.24	52.70
C84	80.87	83.37	55°34'31"	77.74	43.94
C85	34.12	116.62	16°45'48"	34.00	17.18
C86	52.88	116.62	25°58'48"	52.43	26.90
C87	26.12	116.62	12°49'55"	26.06	13.11
C88	34.89	1610.40	1°14'28"	34.89	17.44
C89	64.10	1643.65	2°14'04"	64.09	32.05
C90	122.40	1627.03	4°18'37"	122.37	61.23
C91	198.12	1627.03	6°58'37"	198.00	99.18
C92	84.62	1643.65	2°56'59"	84.61	42.32
C93	38.68	25.00	88°38'21"	34.93	24.41
C94	38.68	25.00	88°38'21"	34.93	24.41

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C95	97.01	1643.65	3°22'54"	97.00	48.52
C96	69.21	1610.40	2°27'44"	69.20	34.61
C97	72.61	1610.40	2°35'00"	72.60	36.31
C98	71.54	1610.40	2°32'43"	71.53	35.78
C99	67.01	1610.40	2°23'02"	67.00	33.51
C100	2.00	1610.40	0°04'16"	2.00	1.00
C101	20.16	46.62	24°46'11"	20.00	10.24
C102	46.31	46.62	56°54'13"	44.43	25.26
C103	44.49	46.62	54°40'07"	42.82	24.10
C104	44.46	46.62	54°38'11"	42.80	24.08
C105	59.33	46.62	72°54'38"	55.41	34.44
C106	36.60	25.00	83°53'20"	33.42	22.47
C107	126.26	474.35	15°15'03"	125.89	63.51
C108	162.09	218.00	42°36'00"	158.38	84.99
C109	60.05	234.62	14°39'55"	59.89	30.19
C110	20.64	25.00	47°17'55"	20.06	10.95
C111	44.29	45.62	55°37'21"	42.57	24.06
C112	10.24	45.62	12°51'29"	10.22	5.14
C113	42.72	45.62	53°39'04"	41.17	23.07
C114	20.36	25.00	46°39'48"	19.80	10.78
C115	6.88	457.73	0°51'39"	6.88	3.44
C116	66.07	457.73	8°16'14"	66.01	33.09
C117	76.86	457.73	9°37'17"	76.77	38.52
C118	27.00	457.73	3°22'49"	27.00	13.51
C119	63.27	490.98	7°23'02"	63.23	31.68
C120	35.84	25.00	82°07'58"	32.85	21.78
C121	9.01	45.62	11°19'14"	9.00	4.52
C122	40.22	45.62	50°30'44"	38.93	21.52
C123	40.22	45.62	50°30'44"	38.93	21.52
C124	40.22	45.62	50°30'45"	38.93	21.52
C125	13.65	45.62	17°08'32"	13.60	6.88
C126	60.87	19.38	180°00'00"	38.75	0.00
C127	60.87	19.37	180°00'00"	38.75	0.00
C128	37.92	25.00	86°54'25"	34.39	23.69
C129	126.13	201.37	35°53'12"	124.08	65.21
C130	11.10	201.37	3°09'33"	11.10	5.55
C131	1254.17	201.37	356°50'27"	11.10	0.00
C132	167.09	1485.40	6°26'42"	167.00	83.63
C133	81.73	1485.40	3°03'09"	81.72	40.88
C134	81.38	1485.40	3°08'20"	81.37	40.70
C135	67.50	1485.40	2°36'13"	67.50	33.76
C136	65.83	1485.40	2°32'21"	65.82	32.92
C137	65.20	1485.40	2°30'53"	65.19	32.60
C138	66.10	1485.40	2°32'59"	66.10	33.06
C139	82.04	1485.40	3°09'52"	82.03	41.03
C140	49.00	1485.40	1°53'25"	49.00	24.50
C141	24.38	20.00	69°50'48"	22.90	13.96
C142	19.01	160.00	6°48'28"	19.00	9.52
C143	47.59	160.00	17°02'28"	47.41	23.97
C144	21.48	43.75	28°07'57"	21.27	10.96
C145	20.08	140.00	8°13'00"	20.07	10.08
C146	16.31	25.00	37°23'16"	16.03	8.46
C147	57.08	43.75	74°45'26"	53.12	33.42
C148	55.10	43.75	72°09'44"	51.53	31.88
C149	85.02	43.75	111°20'50"	72.26	64.07
C150	30.11	25.00	69°00'41"	28.32	17.19
C151	15.33	140.00	6°16'32"	15.33	7.67
C152	91.08	125.00	41°44'54"	89.08	47.67
C153	59.58	125.00	27°18'27"	59.01	30.36
C154	80.88	1497.40	3°05'41"	80.87	40.45
C155	34.26	125.00	15°42'18"	34.16	17.24
C156	86.36	84.45	45°01'19"	84.67	35.00
C157	54.87	69.83	45°01'19"	53.47	28.94
C158	25.07	99.08	14°29'46"	25.00	12.60
C159	50.29	99.08	29°04'48"	49.75	25.70
C160	2.50	99.08	1°26'45"	2.50	1.25
C161	86.28	75.00	65°54'38"	81.60	48.62
C162	99.42	60.37	94°20'52"	88.56	65.14
C163	25.97	25.00	59°31'44"	24.82	14.30
C164	47.43	45.62	59°33'33"	45.32	26.11
C165	35.60	45.62	44°42'08"	34.70	18.76
C166	38.15	45.62	47°54'21"	37.05	20.27
C167	20.12	45.62	25°15'48"	19.95	10.22
C168	22.44	25.00	51°25'54"	21.70	12.04
C169	43.61	89.62	27°52'40"	43.18	22.24
C170	133.91	148.77	51°34'19"	129.44	71.88
C171	41.90	25.00	96°01'37"	37.17	27.78
C172	105.05	132.15	45°32'42"	102.30	55.48
C173	54.24	165.40	18°47'25"	54.00	27.37
C174	34.30	165.40	11°52'53"	34.24	17.21
C175	50.56	165.40	17°30'47"	50.36	25.48
C176	37.79	25.00	86°36'45"	34.29	23.56
C177	7.04	20.00	20°09'36"	7.00	3.55
C178	91.14	1497.40	3°29'14"	91.12	45.58
C179	9.99	5.00	114°29'37"	8.41	7.77
C180	26.26	89.63	16°47'07"	26.16	13.22
C181	9.99	5.00	114°29'37"	8.41	7.77
C182	49.98	19.37	147°47'54"	37.23	67.12
C183	10.96	1485.40	0°25'22"	10.96	5.48
C184	19.79	160.00	7°05'07"	19.77	9.91
C185	52.69	300.00	10°03'48"	52.62	26.41
C186	54.60	115.73	27°01'52"	54.10	27.82
C187	55.03	474.35	6°38'49"	55.00	27.55
C188	37.22	75.00	28°26'15"	36.84	19.00
C189	81.42	1507.40	3°05'41"	81.41	40.72
C190	8.72	300.00	1°39'54"	8.72	4.36

SUBDIVISION PLAT MAP FOR

THE HIGHLANDS AT TANOAN

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1986

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver

A. Dwain Weaver
P.L.S. No. 6544

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson N.E.
Albuquerque, NM 87109

State of New Mexico)
) ss
County of Bernalillo)

OFFICIAL SEAL
JANET E. SPEAKMAN
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 03-16-90

The foregoing instrument was acknowledged before me this 6 day of January, 1987, by A. Dwain Weaver.

My Commission Expires: March 16, 1990

Janet E. Speakman
Notary Public

JOB NO. 62413

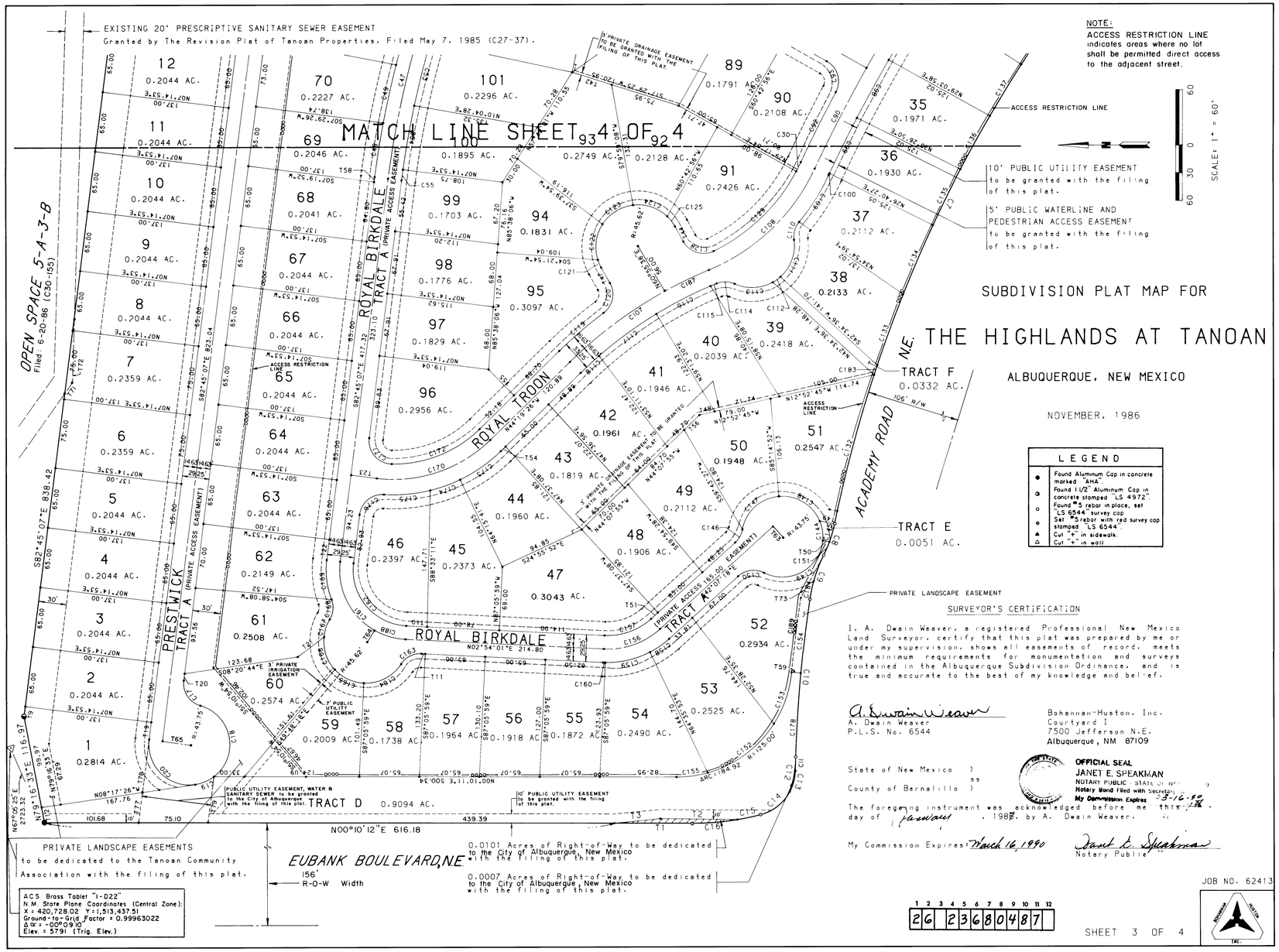
1 2 3 4 5 6 7 8 9 10 11 12
26 2368037

SHEET 2 OF 4

BOHANNAN-HUSTON INC.

SHEET 3 OF 23

PROJECT NO. 2368



SHEET 4 OF 23

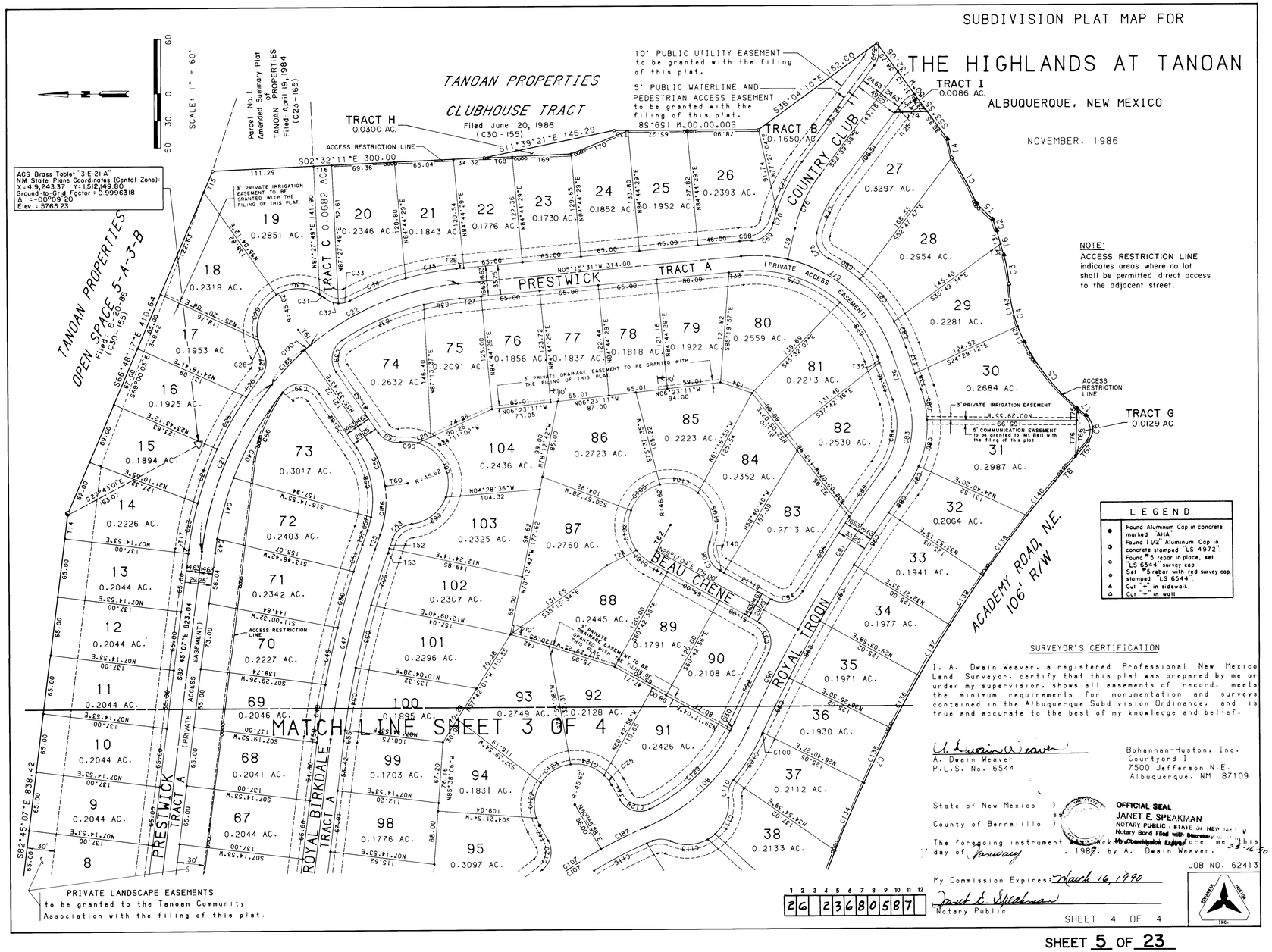
PROJECT NO. 2368

SUBDIVISION PLAT MAP FOR

THE HIGHLANDS AT TANOAN

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1986



NOTE:
ACCESS RESTRICTION LINE indicates areas where no lot shall be permitted direct access to the adjacent street.

LEGEND

- Found Aluminum Cap in concrete marked "AHA".
- Found 1 1/2" Aluminum Cap in concrete stamped "LS 4972".
- Found #5 rebar in place, set "LS 6544" survey cap
- Set #5 rebar with red survey cap stamped "LS 6544".
- Cut "+" in sidewalk.
- Cut "+" in wall

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
P.L.S. No. 6544

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson N.E.
Albuquerque, NM 87109

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 28 day of January, 1988, by A. Dwain Weaver.

My Commission Expires: March 16, 1990

Janet E. Speakman
Notary Public

OFFICIAL SEAL
JANET E. SPEAKMAN
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State

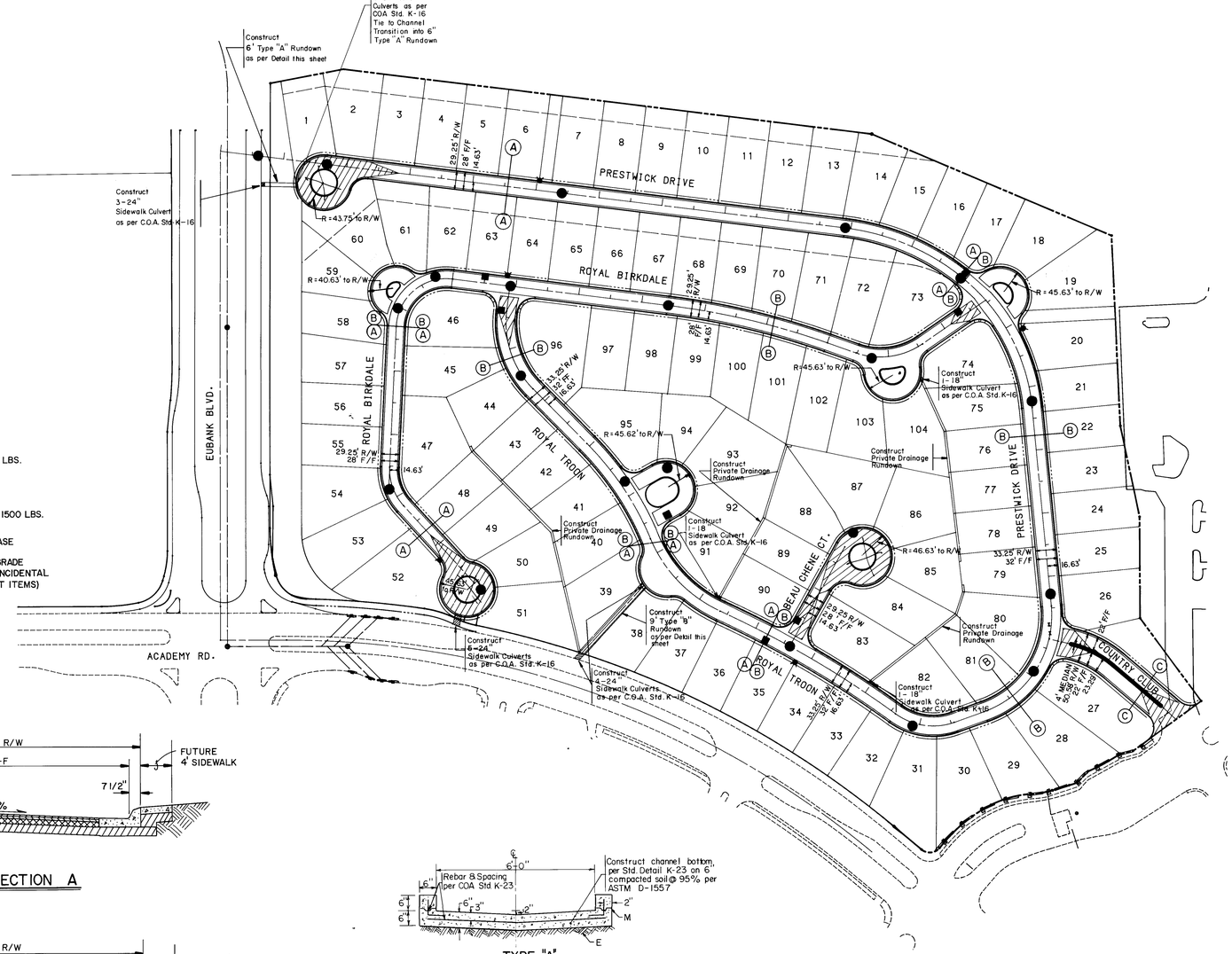
JOB NO. 62413

1	2	3	4	5	6	7	8	9	10	11	12
2	6	2	3	6	8	0	5	8	7		

SHEET 4 OF 4

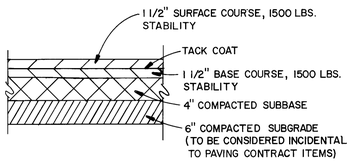
SHEET 5 OF 23

PROJECT NO. 2368

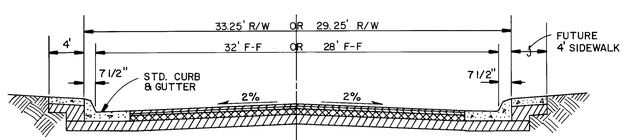


NOTES

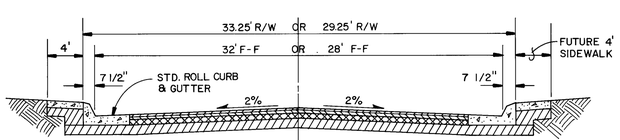
1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
2. ALL ISLAND CONSTRUCTION SHALL CONSIST OF STANDARD MEDIAN CURB AND GUTTER.
3. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



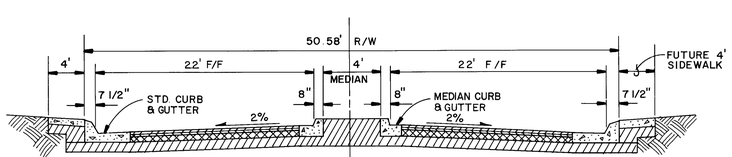
PAVEMENT SECTION



TYPICAL ROADWAY SECTION A

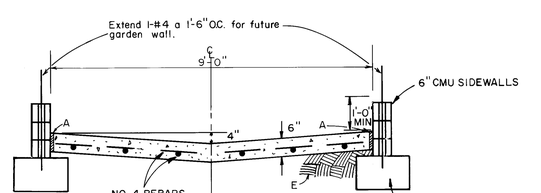


TYPICAL ROADWAY SECTION B



TYPICAL ROADWAY SECTION C

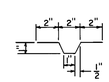
TYPE "A"
6' PRIVATE RUNDOWN
NO SCALE



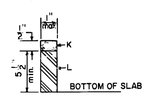
TYPE "B"
9' PRIVATE RUNDOWN
NO SCALE

CONSTRUCTION NOTES: (STD DRWG. K-23)

A. ½" EXPANSION JOINT, SEE DETAIL BELOW.
B. NO. 4 REBARS AT 1'-0" O.C.
C. NO. 4 REBARS AT 1'-0" O.C.
D. NO. 4 REBARS AT 1'-0" O.C. BOTH WAYS.
E. 6" COMPACTED SOIL 95% PER ASTM D 1557.
F. AS SPECIFIED FOR 6" WALLS SEE NOTE NO. 1.
G. ALL NO. 4 REBARS AT 1'-0" O.C.
H. 6" CONC. BLOCK WITH CORES FILLED WITH CONC. AND NO. 4 REBARS INSERTED INTO CORES AT 1'-0" O.C., MAY BE SUBSTITUTED FOR FORMED CONC. WALLS.
J. WIDTH OF CHANNEL.
K. URETHANE SEALANT.
L. POLYETHYLENE FOAM FILLER TO DEPTH OF SLAB.
M. KEYED CONSTRUCTION JOINT, SEE DETAIL BELOW.



KEYWAY DETAIL
NO SCALE



EXPANSION JOINT DETAIL
NO SCALE

LEGEND

- PROJECT BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED CROWN TO NO CROWN TRANSITION
- FUTURE SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE BOX
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING CURB & GUTTER
- VALLEY GUTTER

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCHMARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	KLD	DATE 10/86
DRAWN BY	RB	DATE 10/86
CHECKED BY	KLD	DATE 10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 0 6 8 7

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

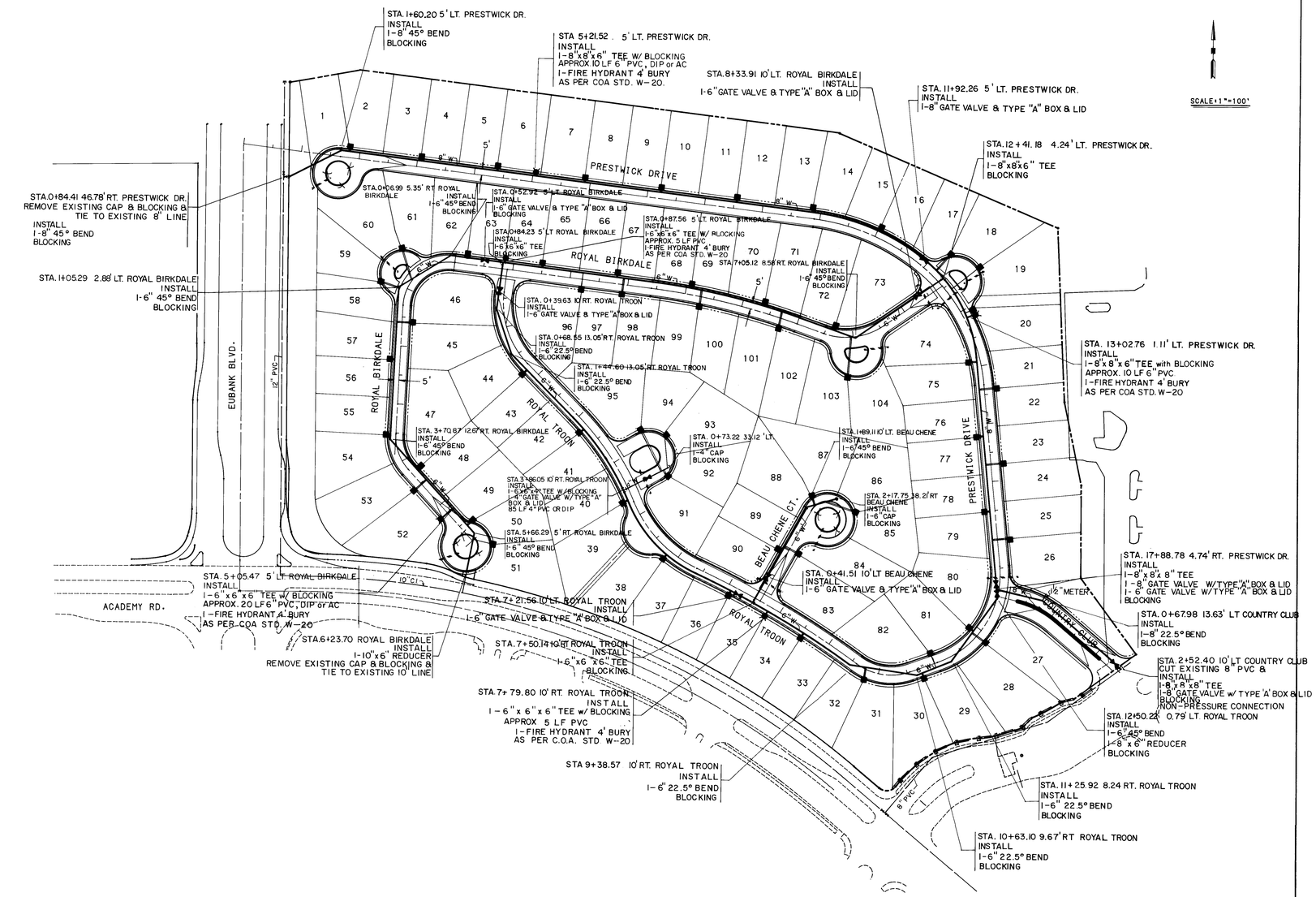
62414

TITLE: THE HIGHLANDS AT TANOAN
PAVING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
TRC Chairman		1/27/87	Trans.	UADWH	1/14/87
Util. Dev.	W/W	1/14/87			

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	6	23

BRUNING 44-232



NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- PROJECT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- DOUBLE WATER SERVICE CONNECTION
- SINGLE WATER SERVICE CONNECTION
- PROPOSED CAP
- PROPOSED 4" SLEEVE FOR LANDSCAPING MARK CURB WITH PAINT BOTH ENDS EXTEND 1' BEYOND CONCRETE CURB OR SIDEWALK

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

A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD.
ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

NO.	DATE	BY	FIELD NOTES

ENGINEER'S SEAL

STATE OF NEW MEXICO
STEVEN L. SCHMIDT
8226
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	KLD	10/86
DRAWN BY	RB	10/86
CHECKED BY	KLD	10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 4 6 8 0 7 8 7

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

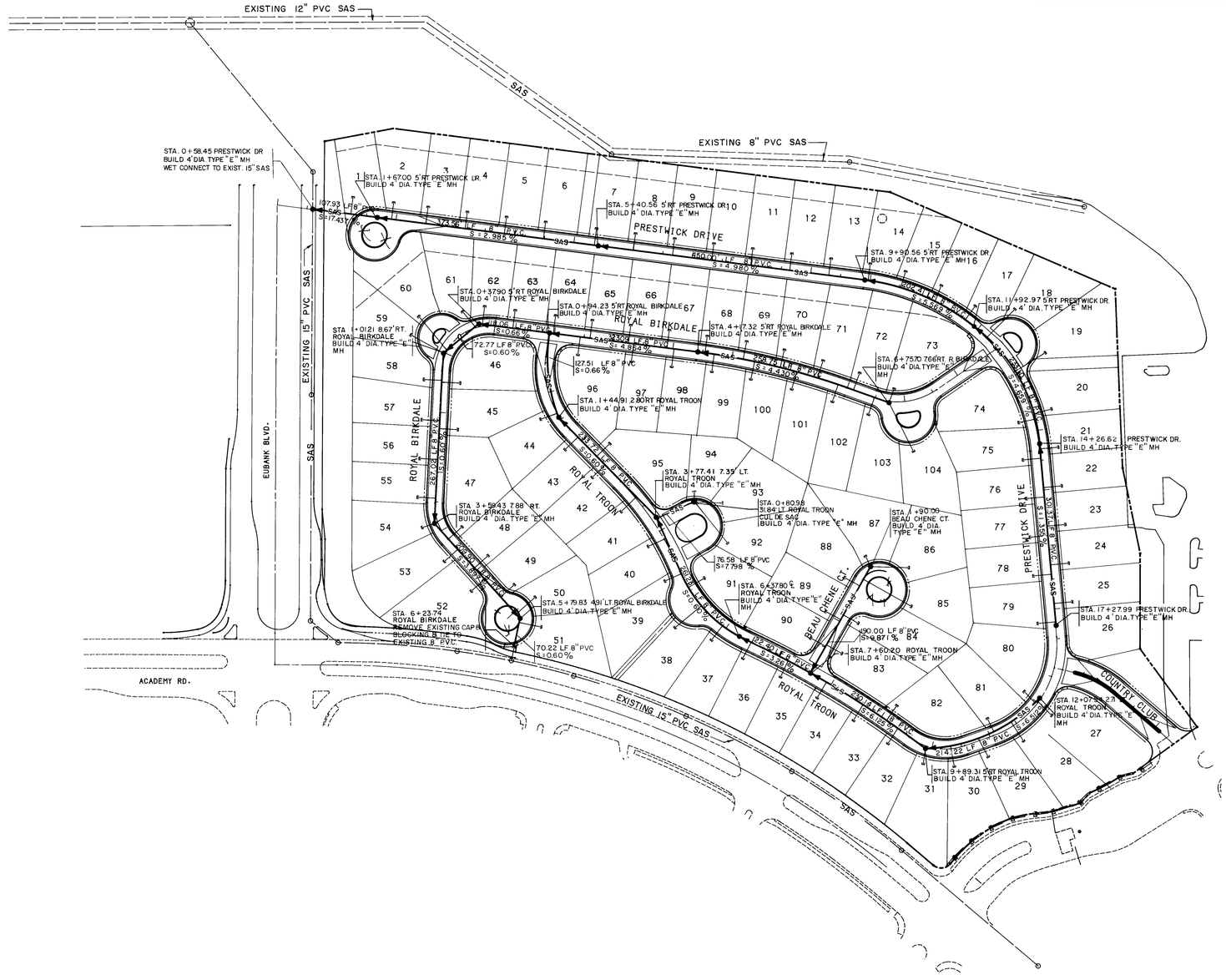
524.14

TITLE:
THE HIGHLANDS AT TANOAN
WATER SYSTEM LAYOUT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/22/87	Parks & Rec. Dept.		
Trans. Dev.		1/14/87	User Dept.		
Utility Dev.		1/14/87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	7	23

BRUNING 44-232



NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

- PROJECT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE CONNNECTION
- SANITARY SEWER DIRECTION OF FLOW ARROW

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

A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST - THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD.

ELEVATION = 5698.12 FEET

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	KLD	10/86
DRAWN BY	RB	10/86
CHECKED BY	KLD	10/86

1 2 3 4 5 6 7 8 9 10 11 12
2G 2368088 7

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

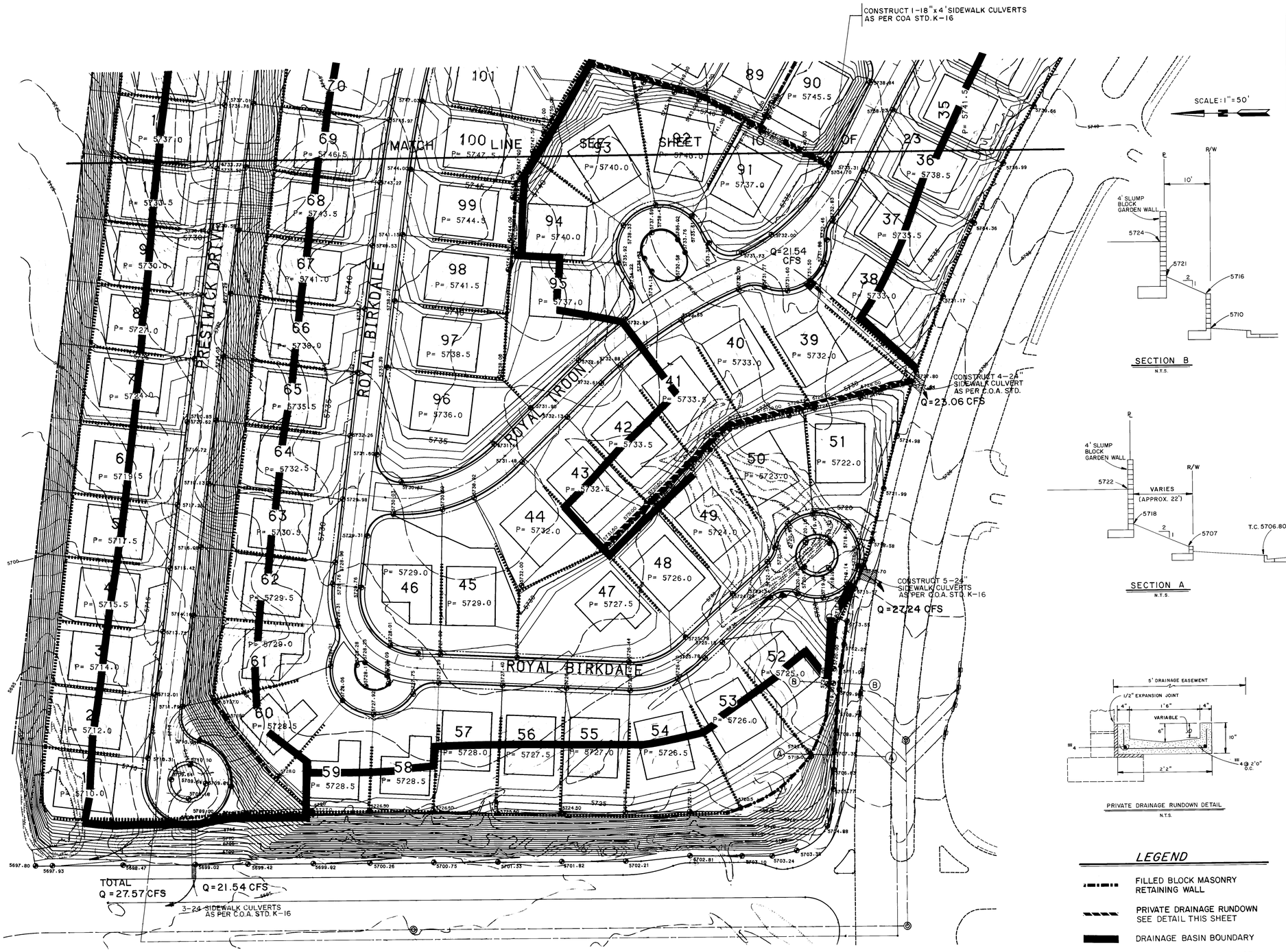
82414

TITLE: THE HIGHLANDS AT TANOAN SANITARY SEWER LAYOUT

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.		1/14/87	User Dept.		
Utility Dev.		1/14/87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	8	23

BRUNING 44-232



SCALE: 1"=50'

SECTION B
N.T.S.

SECTION A
N.T.S.

PRIVATE DRAINAGE RUNDOWN DETAIL
N.T.S.

LEGEND

- FILLED BLOCK MASONRY RETAINING WALL
- PRIVATE DRAINAGE RUNDOWN SEE DETAIL THIS SHEET
- DRAINAGE BASIN BOUNDARY
- SPOT ELEVATION @ TOP OF CURB OR BOTTOM OF WALL
- MASONRY GARDEN WALL

1 2 3 4 5 6 7 8 9 10 11 12
2 3 6 8 0 9 8 7

EARTHWORK SPECIFICATIONS

1. GENERAL

The Soils Engineer, Fox and Associates of New Mexico Inc., shall be the Owner's representative to control the earthwork placement, moisture content, and compaction. The Soils Engineer shall approve the materials, the method of placing and compaction, and shall give written approval of the completed fill. These specifications and additional information regarding site geology is contained in the Report of the "Geotechnical Investigation of the Highlands at Tanoan", job 0119590, dated November 26, 1986.

2. CLEARING AREA TO BE FILLED

All timber, logs, trees, brush, stumps, trash, sod, matted roots and roots larger than two (2) inches in diameter shall be removed, piled, or otherwise disposed of. All rocks, cobbles and boulders larger than six (6) inches in diameter shall be removed or otherwise disposed of at the direction of the Soils Engineer.

3. SCARIFYING AREA TO BE FILLED

a. The surface shall be plowed or scarified to a depth of at least eight (8) inches, and smoothed until the surface is free from ruts, hummocks, and other uneven features, which would tend to prevent uniform compaction from the equipment to be used.

b. Where fill is to be placed on hillsides or slopes, the slope of the original ground upon which the fill is to be placed shall be plowed, or scarified deeply. Where the slope ratio of the ground is steeper than 5 horizontal to 1 vertical, the bank shall be stepped or benched.

c. Strippings may be disposed of off site.

4. PREPARATION OF AREA TO BE FILLED AND TREATMENT OF CUT SECTIONS

After the foundations for the fill has been cleared, any frozen material removed, and it has been plowed or scarified, it shall be disced or bladed until it is uniform and free from large clods, brought to optimum moisture content (+2%), for a minimum of five (5) feet, and compacted with a minimum of twenty (20) passed using a minimum twenty (20) ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

5. TREATMENT OF CUT SECTIONS

Subsequent to the final grading in cut sections, the ground surface shall be plowed or scarified, and brought to optimum moisture content (+2%), for a minimum of five (5) feet. The ground surface shall then be compacted with a minimum of twenty (20) passes using a minimum twenty (20) ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

6. FILL MATERIAL

Materials for the fill shall consist of material selected or approved by the Soils Engineer. The materials used shall be free of vegetable matter, frozen material and other deleterious substance and shall not contain rocks or lumps which have a diameter of more than six (6) inches and shall have a liquid limit not greater than thirty-five (35) and a plasticity index not greater than twelve (12). It is anticipated that borrow from the site will be satisfactory.

7. DEPTH AND MIXING OF FILL LAYERS

The selected fill material shall be placed in layers which, shen compacted shall not exceed six (6) inches. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to insure uniformity of material in each layer.

8. ROCK

When the fill material includes rock, no large rocks (six (6) inches maximum) shall be allowed to nest, and all voids must be carefully filled with small stones or earth, properly compacted. No large clods (maximum size six (6) inches) will be permitted closer than twelve (12) inches below the finished grade.

Specifications Continued on Sht.10.

APPROVED FOR ROUGH GRADING ± 1':

Billy J. Goolsby 1/5/87
HYDROLOGY ENGINEER DATE

NOTE: ALL NUISANCE WATER SHALL BE CONTAINED ON SITE, OR CONTAINED WITHIN PROPOSED DRAINAGE FACILITIES.
⚠ NO NUISANCE WATER SHALL BE DISCHARGED ACROSS SIDEWALK SURFACES, IN ACCORDANCE WITH ORDINANCE 56-1978.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
A STANDARD ACS BRASS TABLET STAMPED "4621A" SET IN TOP OF A CONCRETE POST. THE BENCHMARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD.
ELEVATION = 5698.12'

AS-BUILT INFORMATION

		DATE
CONTRACTOR		
STAKED BY		
INSPECTOR'S ACCEPTANCE BY		
FIELD VERIFICATION BY		
CORRECTED BY		

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	12-31-86	ADDED MASONRY WALLS & NOTE	KLD

REVISIONS

	DATE
DESIGNED BY	
DRAWN BY	
CHECKED BY	

DESIGN

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

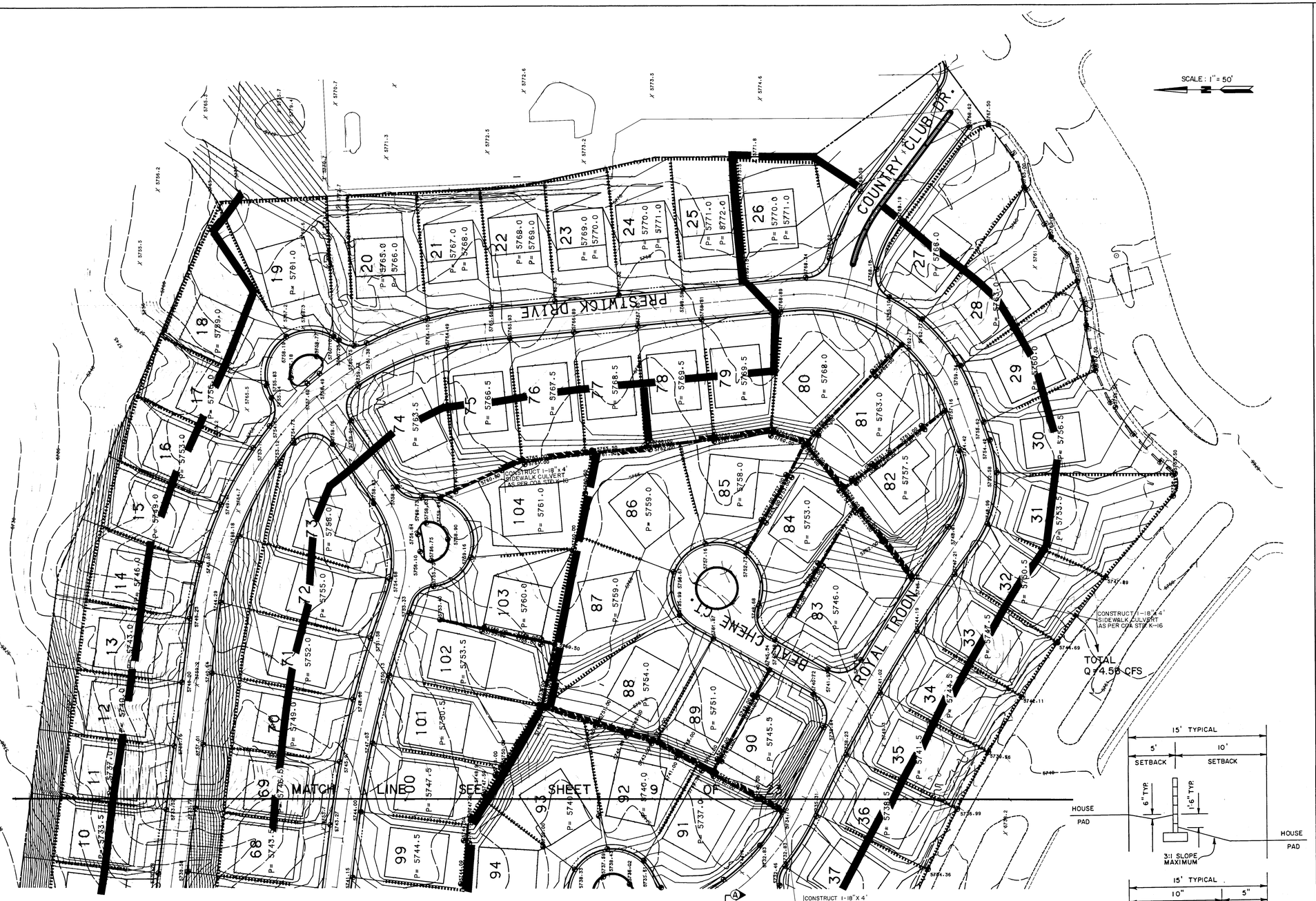
62414

TITLE: THE HIGHLANDS AT TANOAN GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		1/27/87	Liquid Waste	J/W	1/14/87
A C E - Design		1/27/87	Traffic	WA D WH	1/14/87
A C E - Hydrology	B.J. Goolsby	1/16/87	Water	W/W	1/14/87

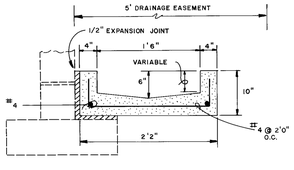
DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	9	23

BRUNING 44-232



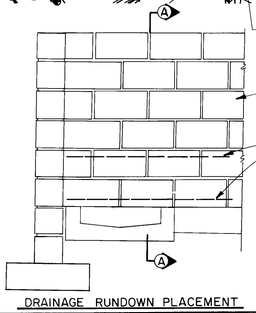
LEGEND

- FILLED BLOCK MASONRY RETAINING WALL
- PRIVATE DRAINAGE RUNDOWN SEE DETAIL THIS SHEET
- DRAINAGE BASIN BOUNDARY
- SPOT ELEVATION AT TOP OF CURB OR BOTTOM OF WALL
- MASONRY GARDEN WALL

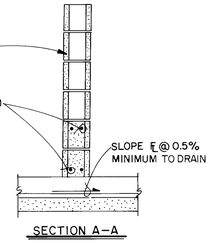


PRIVATE DRAINAGE RUNDOWN DETAIL

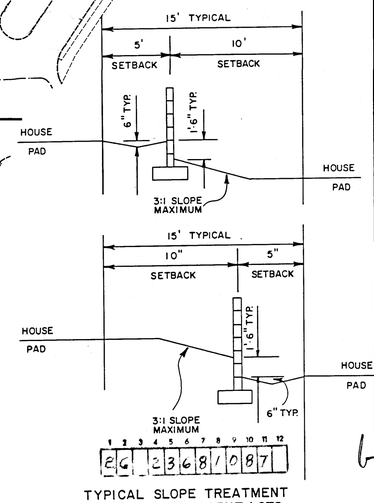
N.T.S.



DRAINAGE RUNDOWN PLACEMENT



SECTION A-A



TYPICAL SLOPE TREATMENT BETWEEN ADJACENT LOTS

9. MOISTURE CONTENT

The fill material shall be compacted at the optimum moisture content (+2%) specified for soils. Sufficient laboratory moisture density relationship tests will be made to determine the optimum moisture content for the various soils encountered in the borrow area. The Contractor may be required to add the necessary moisture to the fill material in the borrow area if, in the opinion of the Soils Engineer, it is not possible to obtain uniform moisture content by adding water to the fill surface.

10. AMOUNT OF COMPACTION

After each layre has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 95% of maximum density as determined by ASTM D-1557.

11. COMPACTION OF FILL LAYERS

Compaction shall be by sheepsfoot rollers, segmented steel wheeled rollers, multiple wheel pneumatic tired rollers or other types of suitable compaction equipment. Compaction equipment shall be of such design that it will be able to compact the fill to the specified density. Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over its entire area and the compaction equipment shall make sufficient trips to insure that the required density has been obtained.

12. UTILITY PLACEMENT

Trenches for utility lines shall be a minimum of sixteen (16) inches wide. Backfill for utility trenches may not be flooded of jetted. Backfill shall be placed and compacted as specified for structureal backfill. Particular care shall be taken to compact the backfill below the "springline" of pipes.

13. COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepsfoot or vibratory rollers or other suitable equipment. Compacting operations shall be continued until the slopes are stable, but not too dense for planting and until there is not appreciable amount of loose soil on the slopes. Compacting of the slopes may be done progressively in increments of three (3) to five (5) feet in fill height, or after the fill is brought to its total height if approved by the Soils Engineer.

14. DENSITY TESTS

Field density tests shall be made by the Soils Engineer on each layer of fill. Sufficient tests will be made to determine the adequacy of the fill. The frequency of testing will be determined by the Soils Engineer in the field depending on the conditions encountered. Density tests shall be performed by ASTM Method D-1556 with four (4) or six (6) inch sand cone, ASTM Method D-2167 (water balloon) or approved Nuclear Density Devices and Methods.

15. FINISHED SLOPES AND BUILDING PADS

The fill operation shall be continued in six (6) inch compacted layers as specified above, until the fill has been brought to the finished slopes and elevations shown on the accepted plans. Slopes steeper than three (3) horizontal to one (1) vertical should be protected from erosion.

16. SUPERVISION

Supervision by the Soils Engineer shall be continuous during the fill and compacting operations so that he can certify that the fill was made in accordance with accepted specifications.

17. SEASONAL LIMITS

No fill material shall be placed upon frozen subgrade nor placed, spread, or rolled while it is frozen or thawing or during unfavorable weather conditions. When the work is interrupted by heavy rain, snow or frost penetration, fill operations shall not be resumed until the previously placed fill is as specified.

18. NOTICE REGARDING START OF GRADING

Notification shall be submitted to the Owner, the Soils Engineer, and FHA advising them of the start of grading operations at least three (3) days in advance of the starting date, and of any resumption dates when grading operations have been stopped for any reason other than adverse weather conditions.

APPROVED FOR ROUGH GRADING ± 1':

Billy J. Goolsby 1/5/87

HYDROLOGY ENGINEER DATE

NOTE: ALL NUISANCE WATER SHALL BE CONTAINED ON SITE, OR CONTAINED WITHIN PROPOSED DRAINAGE FACILITIES. NO NUISANCE WATER SHALL BE DISCHARGED ACROSS SIDEWALK SURFACES, IN ACCORDANCE WITH ORDINANCE 56-1978.

NO.	DATE	REMARKS	BY
1	12.31.86	ADDED MASONRY WALLS & NOTE	K.L.D.

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

6244

TITLE: THE HIGHLANDS AT TANOAN
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		1/27/87	Liquid Waste		1/14/87
A C E - Design			Traffic	WADWH	1/14/87
A C E - Hydrology	B.J. Goolsby	1/16/87	Water		1/14/87

26 2368 10 87

DRAWING NO. 2368 | MAP NO. E-21 | SHEET 10 OF 23

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

BENCH MARKS

A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCHMARK IS ±300' WEST AND ±560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD.
ELEVATION = 5698.12 FEET

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

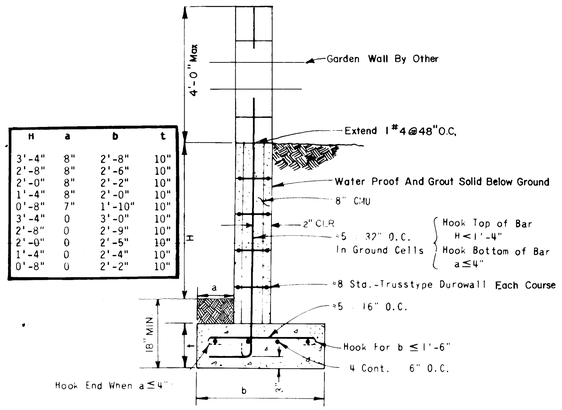
MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEER'S SEAL

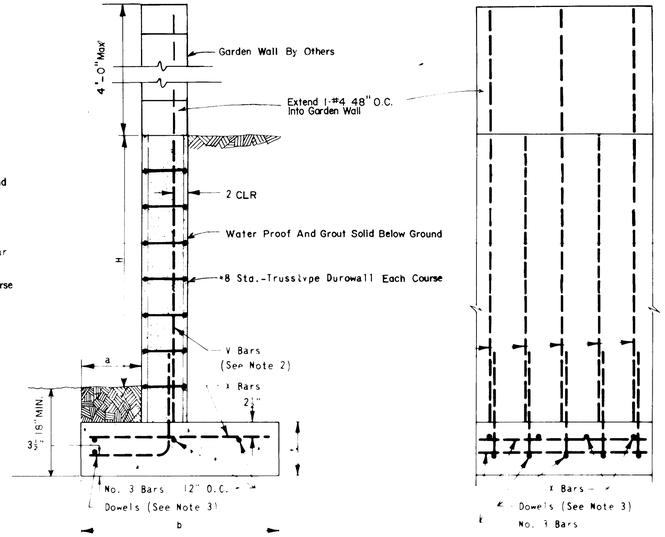
BRUNING 44-232

FHWA Region No.			SHEET NO.	TOTAL SHEETS
6	NEW MEXICO			



H	a	b	t
3'-4"	8"	2'-8"	10"
2'-8"	8"	2'-6"	10"
2'-0"	8"	2'-2"	10"
1'-4"	8"	2'-0"	10"
0'-8"	7"	1'-10"	10"
3'-4"	0	3'-0"	10"
2'-8"	0	2'-9"	10"
2'-0"	0	2'-5"	10"
1'-4"	0	2'-4"	10"
0'-8"	0	2'-2"	10"

WALL #1
REINFORCED CONCRETE MASONRY WALL
0 to 3'-4"

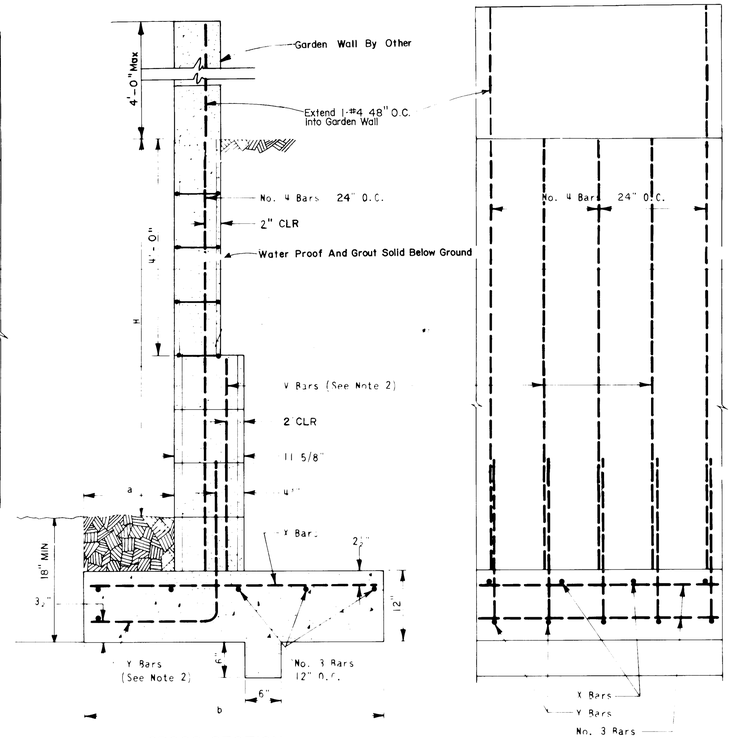


CROSS SECTION

ELEVATION

H ft.-in.	a in.	b ft.-in.	t in.	V Bars (See Note 2)	X Bars
3'-4"	8"	2'-8"	10"	No. 4 @ 32"	No. 4 @ 27"
4'-0"	10"	2'-11"	10"	No. 5 @ 32"	No. 4 @ 27"
4'-8"	12"	3'-3"	10"	No. 5 @ 32"	No. 4 @ 27"
5'-4"	14"	3'-8"	10"	No. 5 @ 24"	No. 4 @ 30"
6'-0"	15"	4'-2"	12"	No. 5 @ 16"	No. 4 @ 25"

WALL #2
REINFORCED CONCRETE MASONRY WALLS
3'-4" to 6'-0"



CROSS SECTION

ELEVATION

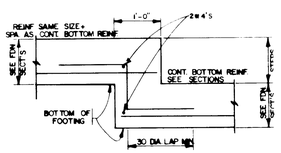
H	a	b	V & Y Bars	X Bars
6'	15"	4'-4"	#4 @ 24"	#4 @ 18"
8'	20"	5'-6"	#5 @ 18"	#5 @ 12"

WALL #3
REINFORCED CONCRETE MASONRY - 8" & 12" WALLS

GENERAL NOTES

1. Retaining wall footings shall be placed on a minimum of 2'-0" of engineered fill extending a minimum of 2'-0" from the edge of the footing and compacted to a minimum of 95% optimum density (ASTM D-1557). Backfill shall be free draining material and shall be placed in 8" loose lifts and compacted to 90% optimum density (ASTM D-1557) with light vibratory compacting equipment.
2. Retaining wall shall not be backfilled until at least 7 days after placing of final grout level. Where heavy equipment is used in backfilling walls designed to resist earth pressure only, such equipment should not approach closer to the top of the wall than a distance equal to the height of the wall. Care should be taken to avoid exerting large impact forces on the wall as could be caused by a large mass of moving earth. All walls are designed for level backfill only. Slopes up away from walls should not exceed 10:1.
3. Vertical control joints with PVC inserts shall be placed at intervals not to exceed 30'-0" on center. Pilasters may be substituted for control joints when placed at 12'-0" intervals. Discontinue durowall each side of pilasters.
4. Minimum lap splice on reinforcing bars shall be 30 bar diameters or 1'-6" minimum. Reinforcement of a size and spacing other than that given in the tables may be used providing such other reinforcement furnishes an area of steel area at least equal to that given in the table.
5. Construction of retaining walls shall conform to requirements of the Uniform Building Code Section 24, lowlift grouting method.
6. Omission of a vertical mortar joint on first course at 48" O.C. may be substituted for PVC weep holes. White slump block with a minimum compressive strength of 1500 psi may be substituted for standard CMU Grade N.
7. DESIGN DATA
   Block Weight 12" = 130 psf.
   Block Weight 8" = 85 psf.
   Soil Weight = 130 pcf.
   Equiv. Fluid Pressure. = 43 pcs.
   Soil Bearing Pressure = 1500 psf.
   (1/3 Increase for Wind/Seismic)
   Coefficient of Friction = 0.4
   Passive Soil Pressure = 340 pcf.
   Concrete f'c (28 days) = 3000 psi
   Grout Strength = 2000 psi
   CMU Grade N = 1500 psi (grouted)
   Reinforcement = 60 psi ASTM A-615.

THIS SHEET FOR INFORMATION ONLY. A SEPARATE BUILDING PERMIT IS REQUIRED FOR RETAINING WALL CONSTRUCTION.



TYPICAL STEPPED FOOTING DETAIL

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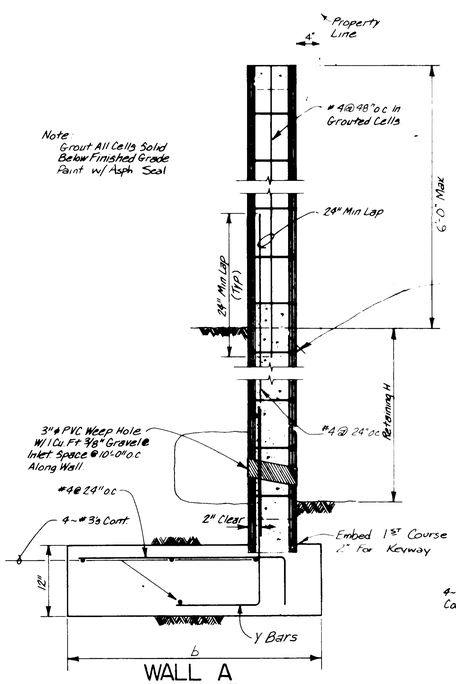
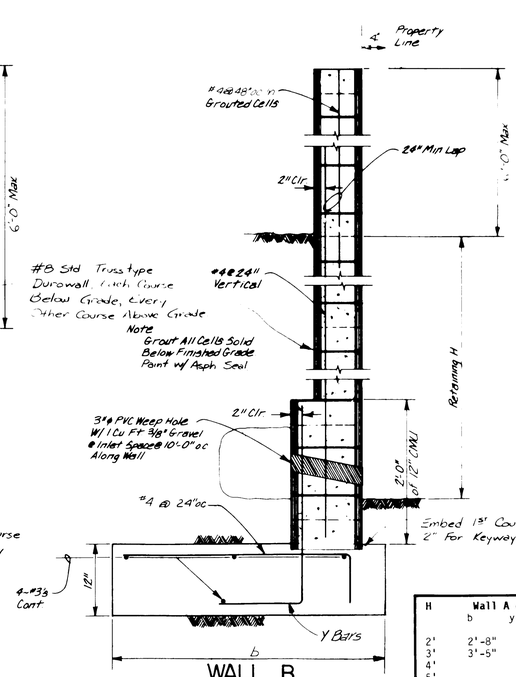
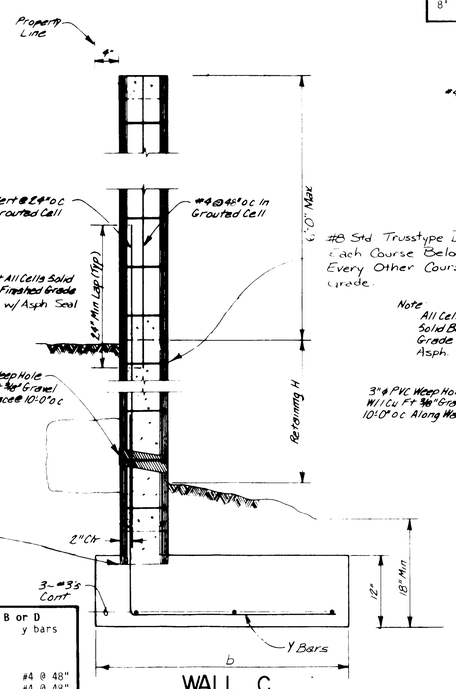


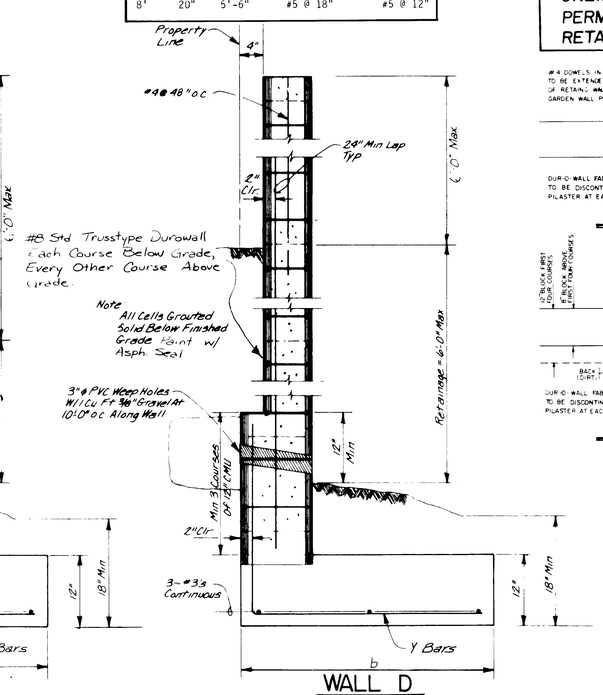
WALL A



WALL B

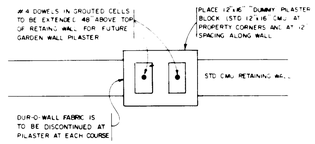


WALL C

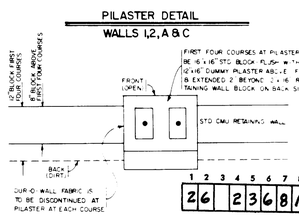


WALL D

H	Wall A or C b	Wall A or C y bars	Wall B or D b	Wall B or D y bars
2'	2'-8"	-		
3'	3'-5"	-		
4'			4'-0"	#4 @ 48"
5'			4'-9"	#4 @ 48"
6'			5'-9"	#4 @ 24"



PILASTER DETAIL
WALLS 1,2, A & C



PILASTER DETAIL
WALLS 3, B & D

1	2	3	4	5	6	7	8	9	10	11	12
2	6		2	3	6	8	1	1	8	7	

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

BENCH MARKS
A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS ±300' WEST AND ±560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD.
ELEVATION=5698.12 FEET.

SURVEY INFORMATION
FIELD NOTES — DATE — BY — NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

624.4

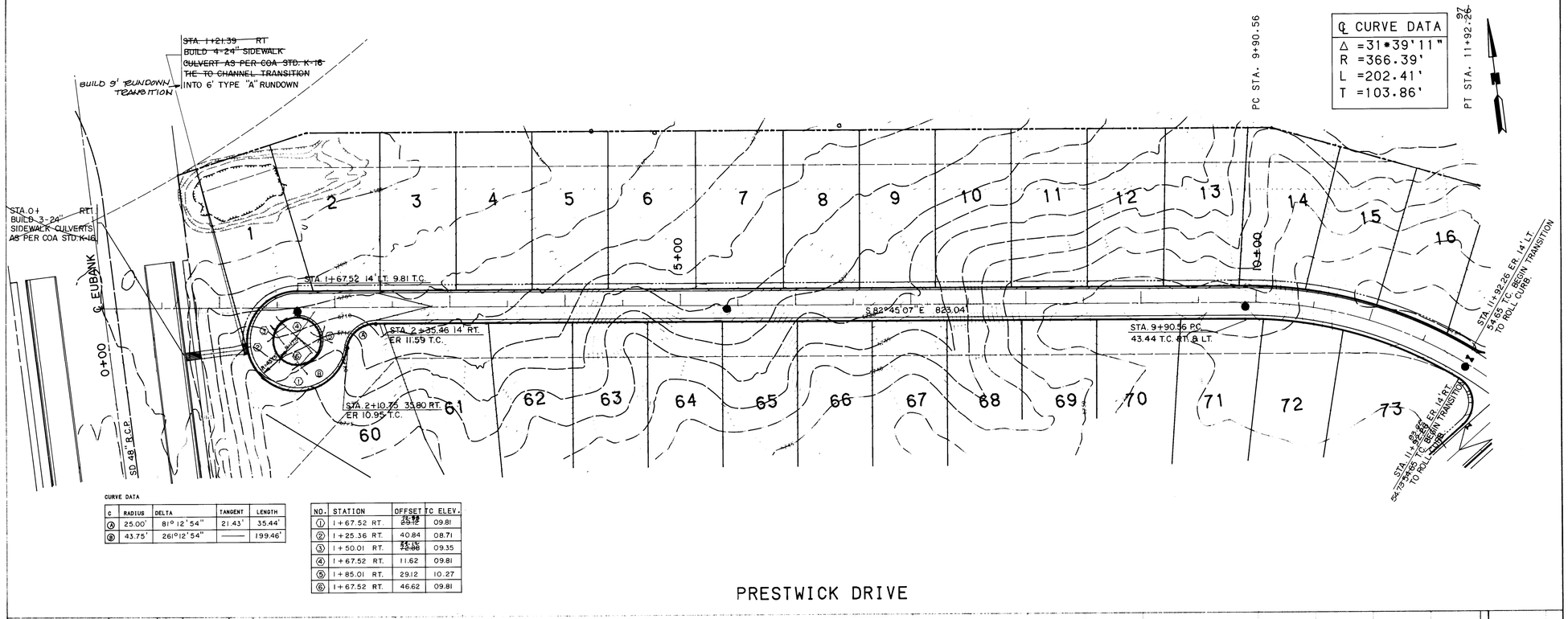
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE
THE HIGHLANDS AT TANOAN RETAINING WALL DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept		
Trans. Dev.	NAHWH	1/14/87	User Dept.		
Utility Dev.	WW	1/14/87	User Dept		

DRAWING NO.	MAP NO	SHEET	OF
2368	E-21	11	23

BRUNING 44 132 63374



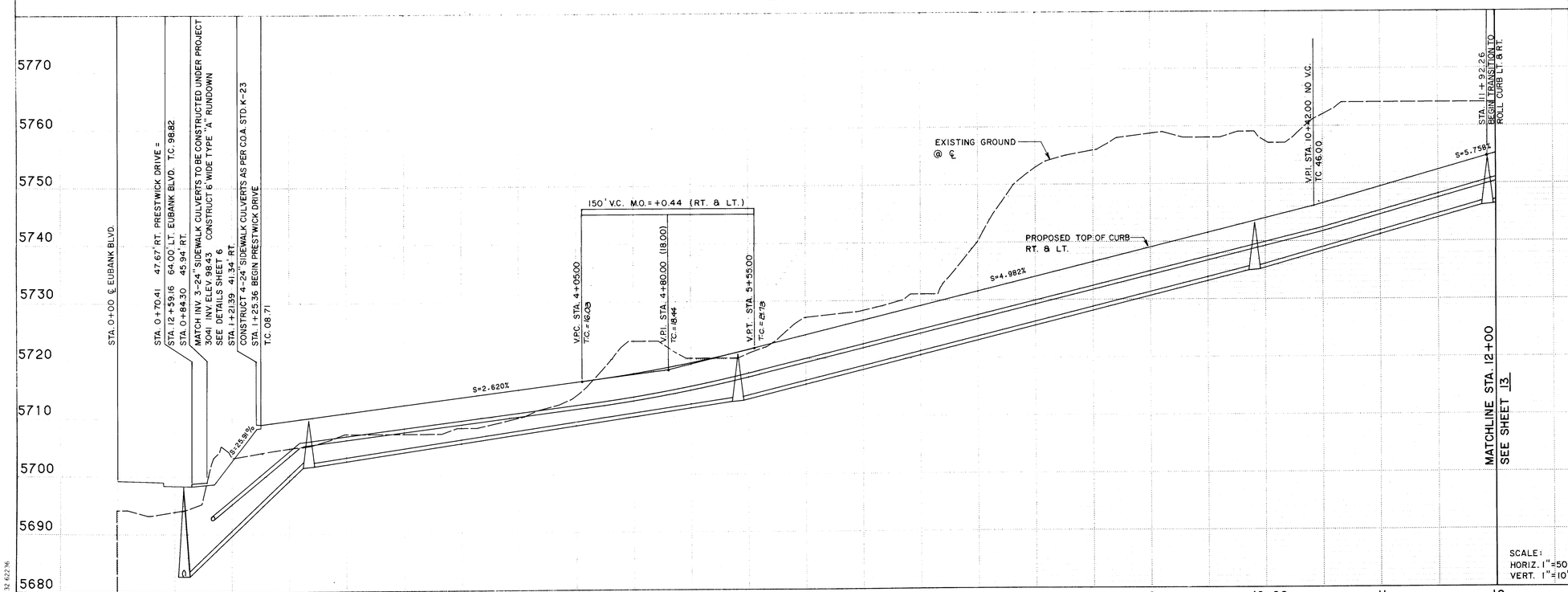
℄ CURVE DATA	
Δ	=31°39'11"
R	=366.39'
L	=202.41'
T	=103.86'

CURVE DATA

C	RADIUS	DELTA	TANGENT	LENGTH
ⓐ	25.00'	81°12'54"	21.43'	35.44'
ⓑ	43.75'	261°12'54"	——	199.46'

NO.	STATION	OFFSET	TC ELEV.
①	1+67.52 RT.	~~25.12~~ 16.93	09.81
②	1+25.36 RT.	40.84	08.71
③	1+50.01 RT.	~~25.16~~ 41.16	09.35
④	1+67.52 RT.	11.62	09.81
⑤	1+85.01 RT.	29.12	10.27
⑥	1+67.52 RT.	46.62	09.81

PRESTWICK DRIVE



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

NOTES

1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made in accordance with Contractor's field survey information obtained by EHA's field survey crew. The mylar is the official record drawing to conform to the minimum requirements for record drawings as required by the City of Albuquerque Criteria as required by Development Process Manual Section 27.4 to the best of my knowledge and belief.

William F. Coleman 6/17/87
William F. Coleman P.E. 5945 Date

AS BUILT INFORMATION

CONTRACTOR	CCM	
WORK STAKED BY	EH&A	DATE 1/87
INSPECTOR'S INITIALS	RBR	DATE 6/87
FIELD VERIFICATION BY	EH&A	DATE 6/87
AS BUILT CHANGES BY	EH&A	DATE 6/87
CORRECTED BY	MICRO-FILM INFORMATION	DATE
RECORDED BY		DATE
NO.		

BENCH MARKS

A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY KLD DATE 10/86
DRAWN BY RB DATE 10/86
CHECKED BY KLD DATE 10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 1 2 8 7

62414

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
PRESTWICK DRIVE PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.		1/14/87	User Dept.		
Utility Dev.		1/14/87	User Dept.		

DRAWING NO. 2368 | MAP NO. E-21 | SHEET 12 OF 23

BRUNING 44 132 62236

PC STA. 11+92.97 | PT STA. 14+32.99

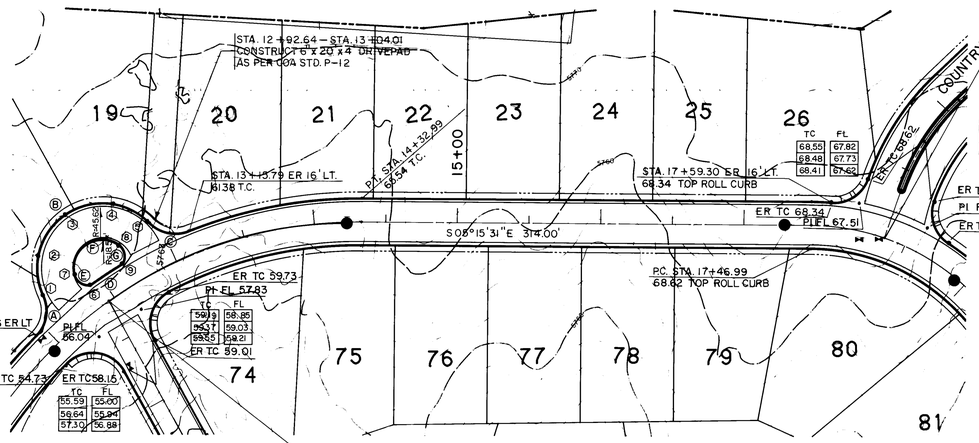
℄ CURVE DATA
Δ = 45°50'25"
R = 300.00'
L = 240.02'
T = 126.85'

PC STA. 17+46.99 | PT STA. 17+99.09

℄ CURVE DATA
Δ = 18°38'22"
R = 160.15'
L = 52.10'
T = 26.28'

PC STA. 11+05.28 | PT STA. 12+65.45

℄ CURVE DATA
Δ = 57°18'19"
R = 160.15'
L = 160.18'
T = 87.51'



TC	FL
68.55	67.82
68.48	67.73
68.41	67.62

TC	FL
66.79	66.12
67.23	66.56
67.66	67.00

TC	FL
59.19	58.85
59.37	59.03
59.55	59.21

TC	FL
55.59	55.00
56.64	55.94
57.30	56.88

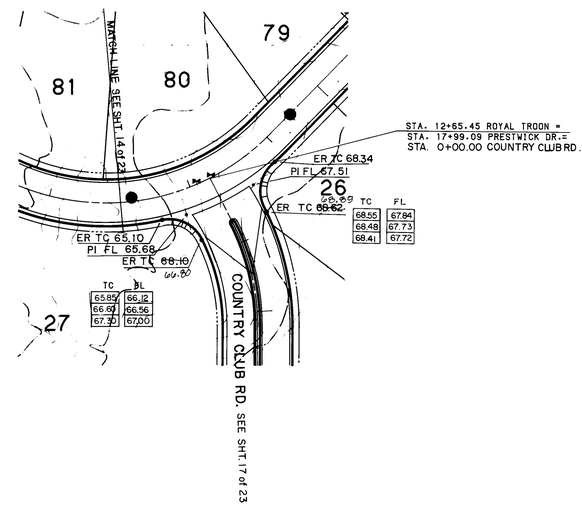
NO.	STATION	OFFSET	TC ELEV.
1	12+13.46 LT.	31.65'	55.54
2	12+29.66 LT.	57.69'	56.47
3	12+53.81 LT.	67.24'	57.86
4	12+78.14 LT.	58.48'	59.27
5	12+94.92 LT.	32.97'	60.23
6	12+46.82 LT.	16.62'	57.62
7	12+39.18 LT.	32.06'	57.18

NO.	STATION	OFFSET	TC ELEV.
8	12+69.57	32.06'	58.93
9	12+61.93	16.62	58.49

CURVE DATA

C	RADIUS	DELTA	TANGENT	LENGTH
Ⓐ	25.00'	69°24'23"	17.31'	30.28'
Ⓑ	45.62'	160°44'51"	—	128.00'
Ⓒ	25.00'	67°46'26"	16.79'	29.57'
Ⓓ	316.00'	02°53'06"	7.97'	15.94'
Ⓔ	10.00'	122°13'02"	18.12'	21.33'
Ⓕ	19.57'	118°27'01"	32.86'	40.46'
Ⓖ	10.00'	122°13'02"	18.12'	21.33'

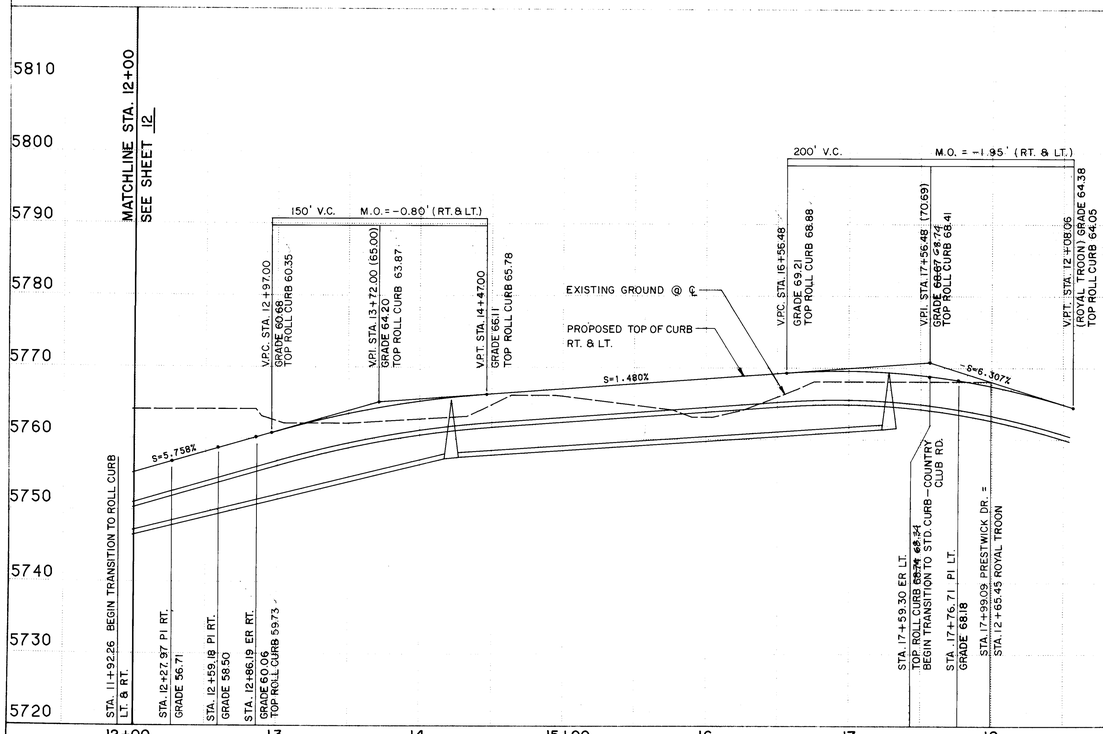
PRESTWICK DRIVE

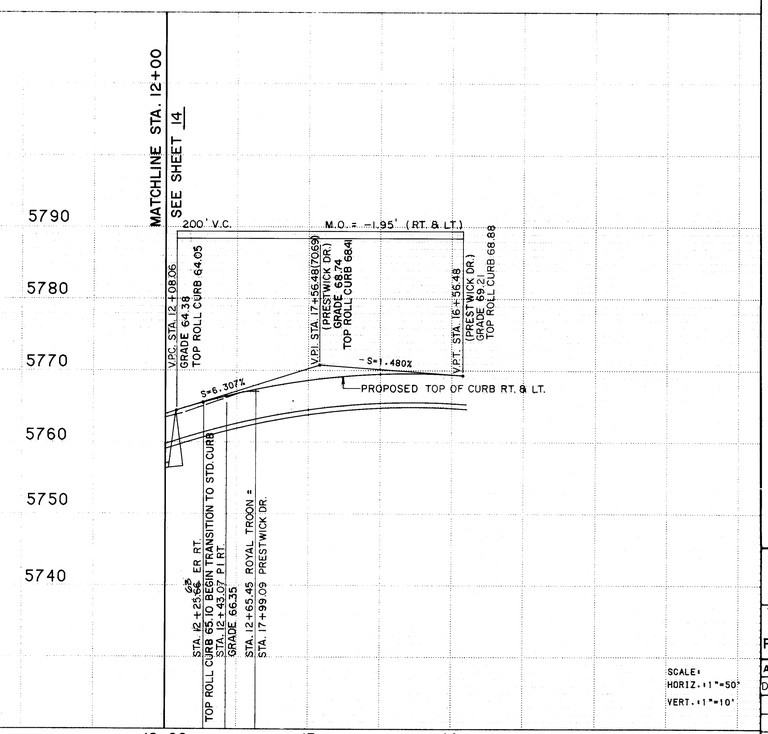


TC	FL
68.55	67.84
68.48	67.73
68.41	67.72

TC	FL
65.89	66.12
66.67	66.56
67.30	67.00

ROYAL TROON CONT.





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

NOTES

1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications, have been made using information and measurements furnished by EHeA's field survey crew, the Contractor and City inspectors. The model drawing conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Criteria Manual Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945
6/19/87
Date

AS BUILT INFORMATION
CONTRACTOR CCM
WORK STAKED BY EHeA DATE 1/87
WORK INSPECTED BY RBR DATE 6/87
ACCEPTANCE BY
CERTIFICATION BY EHeA DATE 6/87
DRAWINGS CORRECTED BY EHeA DATE 6/87
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
A STANDARD ACS BRASS TABLET STAMPED "4621A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

		DATE
DESIGNED BY	KLD	10/86
DRAWN BY	RB	10/86
CHECKED BY	KLD	10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 1 3 8 7

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

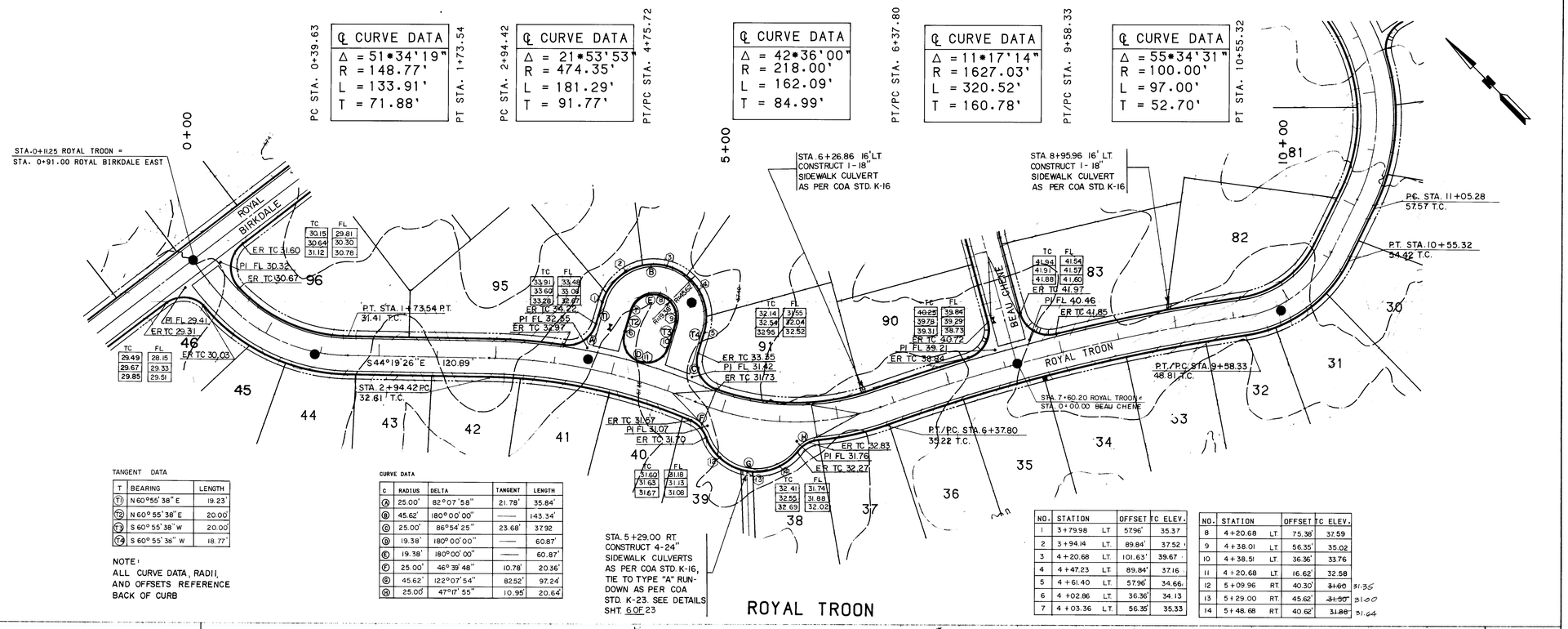
62414

TITLE: THE HIGHLANDS AT TANOAN
PRESTWICK DR. & ROYAL TROON (CONT.) PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	NADOH	1/14/87	User Dept.		
Utility Dev.		1/14/87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	13	23

BRUNING 44 132 62236



TANGENT DATA

T	BEARING	LENGTH
T1	N 60°55'38" E	19.23'
T2	N 60°55'38" E	20.00'
T3	S 60°55'38" W	20.00'
T4	S 60°55'38" W	18.77'

NOTE:
ALL CURVE DATA, RADII, AND OFFSETS REFERENCE BACK OF CURB

CURVE DATA

C	RADIUS	DELTA	TANGENT	LENGTH
A	25.00'	82°07'58"	21.78'	35.84'
B	45.62'	180°00'00"	—	143.34'
C	25.00'	86°54'25"	23.68'	37.92
D	19.38'	180°00'00"	—	60.87'
E	19.38'	180°00'00"	—	60.87'
F	25.00'	46°39'48"	10.78'	20.36'
G	45.62'	122°07'54"	82.52'	97.24'
H	25.00'	47°11'55"	10.95'	20.64'

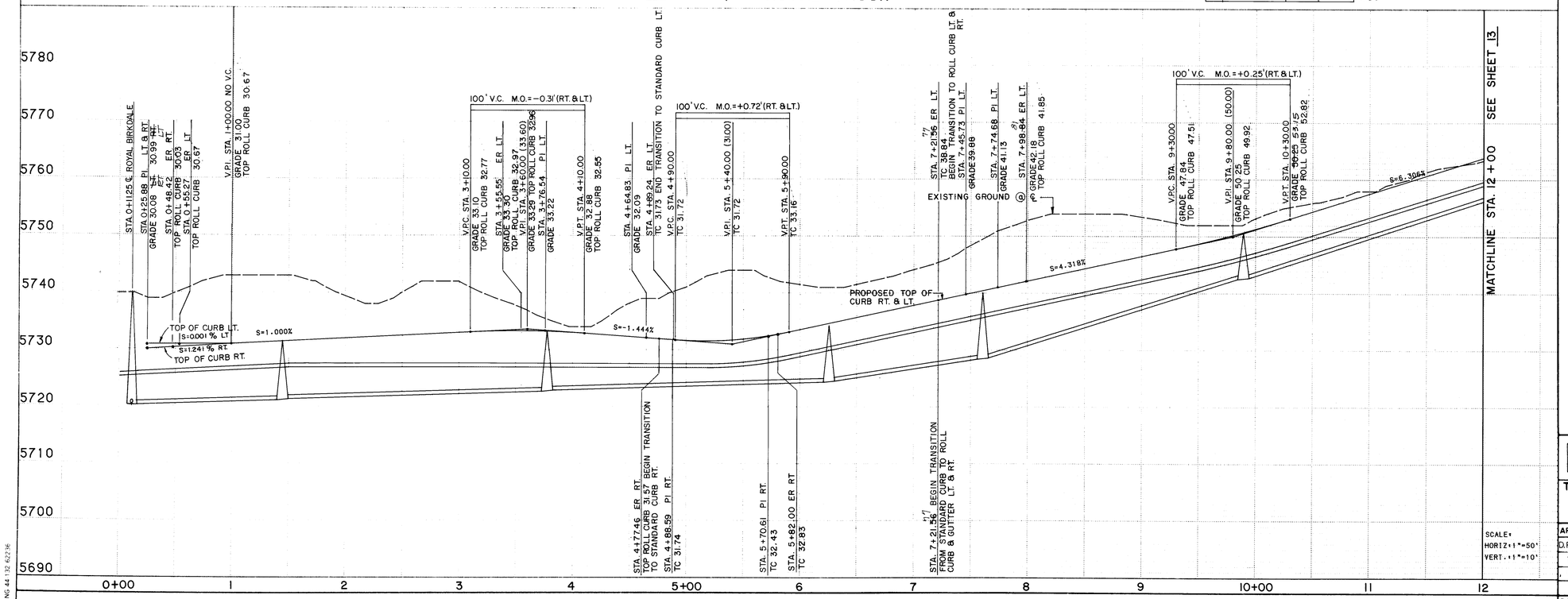
NO.	STATION		OFFSET	TC ELEV.
1	3+79.98	LT.	57.96'	35.37
2	3+94.14	LT.	89.84'	37.52
3	4+20.68	LT.	101.63'	39.67
4	4+47.23	LT.	89.84'	37.16
5	4+61.40	LT.	57.96'	34.66
6	4+02.86	LT.	36.36'	34.13
7	4+03.36	LT.	56.35'	35.33

NO.	STATION		OFFSET	TC ELEV.
8	4+20.68	LT.	75.38'	37.59
9	4+38.01	LT.	56.35'	35.02
10	4+38.51	LT.	36.36'	33.76
11	4+20.68	LT.	16.62'	32.58
12	5+09.96	RT.	40.30'	~~31.60~~ 31.35
13	5+29.00	RT.	45.62'	~~31.50~~ 31.00
14	5+48.68	RT.	40.62'	~~31.88~~ 31.64

NOTES

1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



AS BUILT INFORMATION

CONTRACTOR: CCM
WORK STAKED BY: EH&A DATE 1/87
INSPECTOR'S ACCEPTANCE BY: RBR DATE 6/87
VERIFICATION BY: EH&A DATE 6/87
DRAWINGS CORRECTED BY: EH&A DATE 6/87
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made based on information and measurements obtained by EH&A's field survey crew, the Contractor and City inspector. The modifications conform to the requirements of the City's Development Process Manual Section 27-4 to the best of my knowledge and belief.

William F. Carlsen P.E. 5945 6/17/87

Date

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY KLD DATE 10/86
DRAWN BY RB DATE 10/86
CHECKED BY KLD DATE 10/86

26 2368 1487

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

6 2414

TITLE: THE HIGHLANDS AT TANOAN
ROYAL TROON PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev		1/14/87	User Dept.		
Utility Dev.		1/14/87	User Dept.		

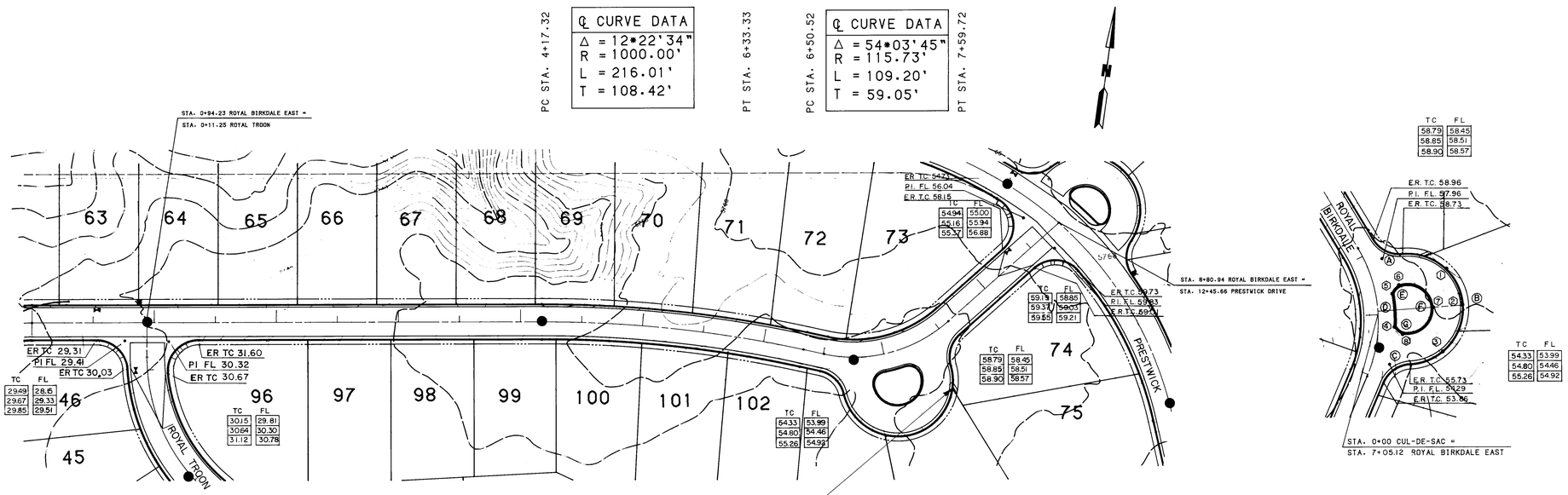
DRAWING NO. 2368 | MAP NO. E-21 | SHEET 14 OF 23

BRUNING 44 132 6236

NOTES

1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



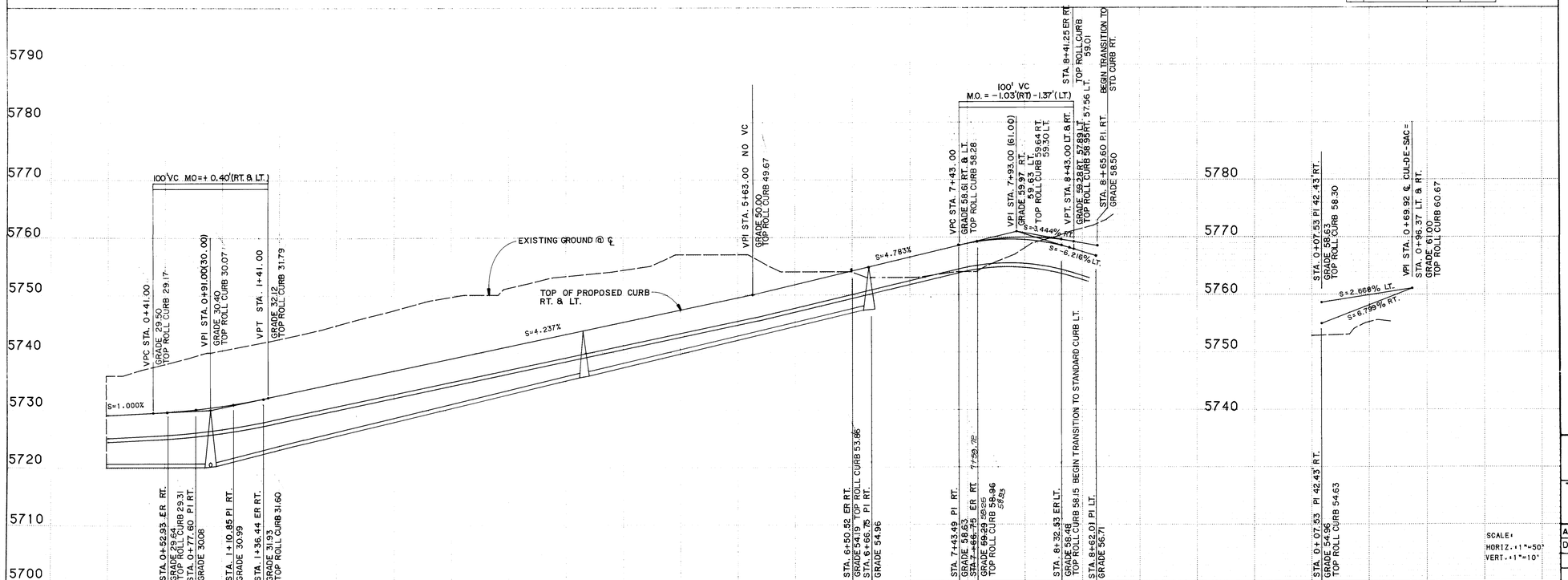
STA. 7+35.31 47.43' RT.
CONSTRUCT 1-18" SIDEWALK CULVERT AS PER COA STD. K-16 WITH TRANSITIONS FROM ROLL CURB TO STANDARD CURB.

CURVE DATA

℄	RADIUS	DELTA	TANGENT	LENGTH
(A)	25.00'	64°18'07"	15.71'	28.06'
(B)	45.62'	182°39'59"	——	145.46'
(C)	25.00'	64°18'07"	15.71'	28.06'
(D)	130.36'	7°39'35"	8.73'	17.43'
(E)	10.00'	93°26'52"	10.71'	16.40'
(F)	19.38'	179°46'52"	——	60.79'
(G)	10.00'	93°56'22"	10.71'	16.40'

NO.	STATION	OFFSET	ELEV.
1	7+26.06 RT.	59.84	59.70
2	7+05.12 RT.	69.92	60.67
3	6+83.98 RT.	59.84	58.20
4	6+97.38 RT.	14.62	56.26
5	7+12.85 RT.	14.62	57.00
6	7+21.03 RT.	25.67	58.03
7	7+05.12 RT.	43.67	58.90
8	6+89.21 RT.	25.67	56.75

ROYAL BIRKDALE EAST



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

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EHéA field survey. The information shown on this record drawing conform to the minimum requirements for record drawing criteria as required by the City Development Process Manual Section 27-4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945
6/11/87

Date

ENGINEER'S SEAL

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS

A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

AS BUILT INFORMATION

CONTRACTOR COM. DATE 1/87
WORK STAKED BY EHéA
INSPECTOR'S ACCEPTANCE BY RBR DATE 6/87
FIELD TOLERANCE DATE 6/87
VERIFICATION BY EHéA DATE 6/87
CORRECTED BY EHéA DATE 6/87
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		DATE
DESIGNED BY	KLD	10/86
DRAWN BY	RB	10/86
CHECKED BY	KLD	10/86

1 2 3 4 5 6 7 8 9 10 11 12
ZG 2368158 7

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

62414

TITLE: THE HIGHLANDS AT TANOAN
ROYAL BIRKDALE EAST PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	NADWH	1/14/87	User Dept.		
Utility Dev.		1/14/87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	15	23

BRUNING 44 32 62236

℄ CURVE DATA
Δ = 94*20'52"
R = 75.00'
L = 123.50'
T = 80.92'

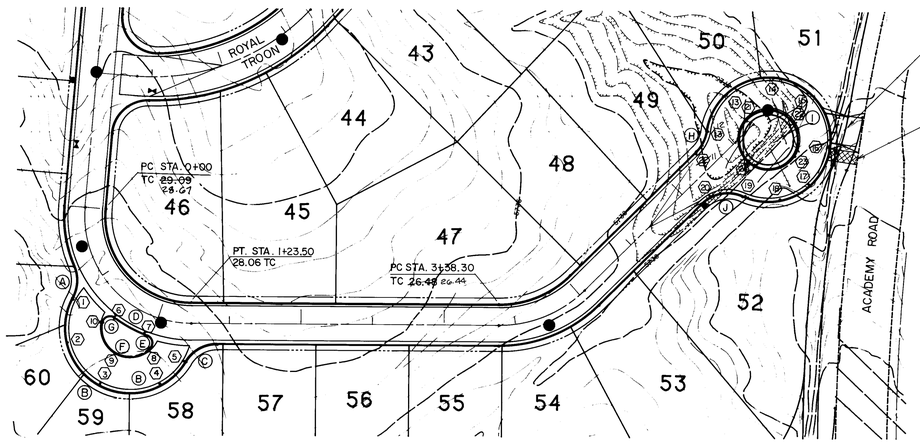
PC STA. 0+00.00

PT STA. 1+23.50

℄ CURVE DATA
Δ = 45*01'19"
R = 84.45'
L = 66.36'
T = 35.00'

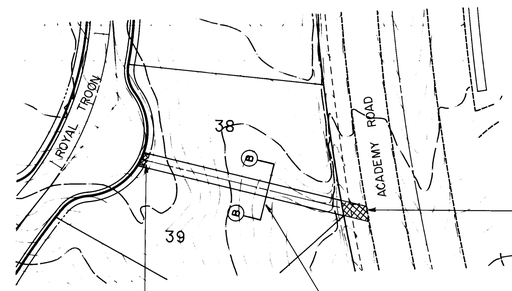
PC STA. 3+38.30

PT STA. 4+04.66



STA. 6+57.00 LT. TO STA. 6+77.00 LT. CONSTRUCT 20' DRIVEPAD AS PER COA STD. P-11 INSTALL ACCESS CONTROL GATE

STA. 6+85.90 LT. = STA. 6+12.59 RT. = STA. 5+92.74 ℄ 52.16' RT. CONSTRUCT 4-24" SIDEWALK CULVERTS



CONSTRUCT 4-24" SIDEWALK CULVERTS AS PER COA STD. K-16 REMOVE AND REPLACE EXISTING SIDEWALK & CURB AS REQUIRED.

CONSTRUCT 4-24" SIDEWALK CULVERTS AS PER COA STD K-16

CONSTRUCT TYPE "B" RUNDOWN. SEE DETAIL SHEET 6 OF 23.

NOTES

1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

CURVE DATA

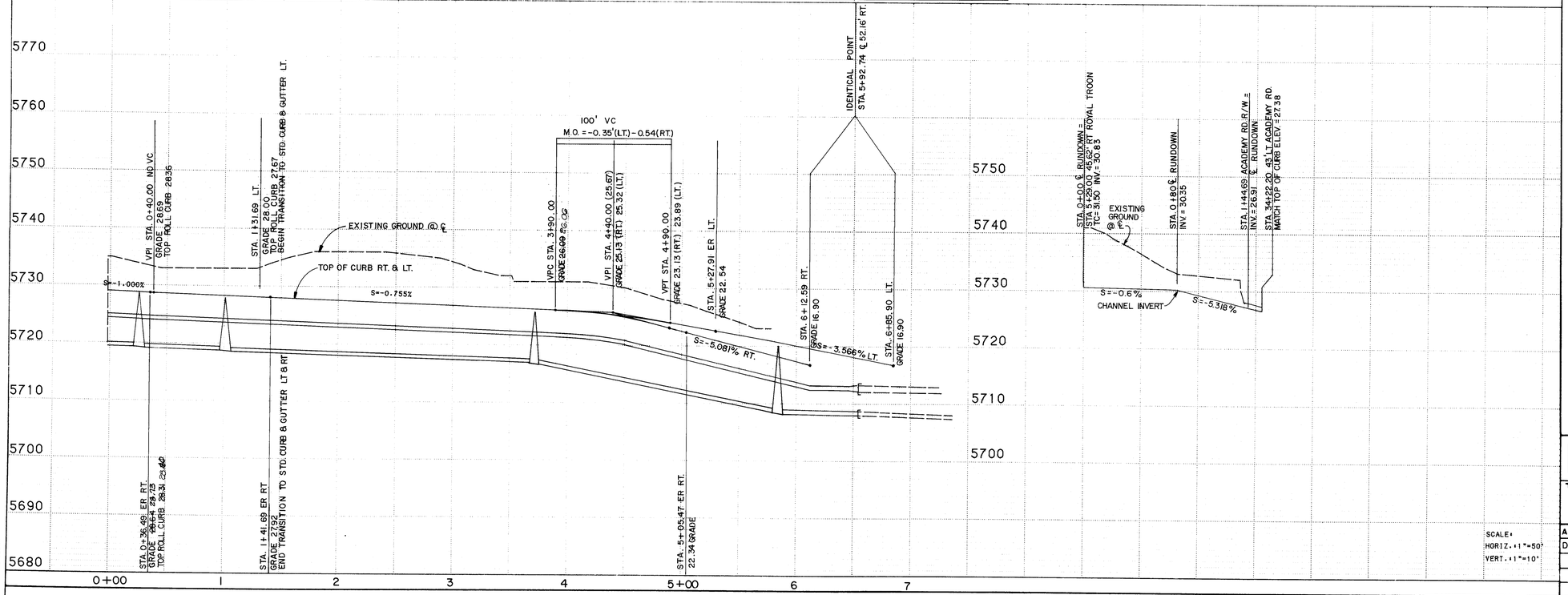
C	RADIUS	DELTA	TANGENT	LENGTH
(A)	25.00'	51°25'54"	12.04'	22.44'
(B)	45.62'	177°25'50"	—	141.29'
(C)	25.00'	59°31'43"	14.30'	25.97'
(D)	89.62'	16°47'07"	13.22'	26.26'
(E)	5.00'	114°29'37"	7.77'	9.99'
(F)	19.39'	147°47'54"	67.12'	49.98'
(G)	5.00'	114°29'37"	7.77'	9.99'

CURVE DATA

C	RADIUS	DELTA	TANGENT	LENGTH
(H)	25.00'	37°23'16"	8.46'	16.31'
(I)	43.75'	286°23'57"	—	218.69'
(J)	25.00'	69°00'41"	17.19'	30.11'

ROYAL BIRKDALE WEST

NO.	STATION		FF ELEV	ELEV.
1	0+51.11	RT.	25.95	28.26
2	0+67.31	RT.	57.51	28.48
3	0+86.28	RT.	60.25	28.34
4	1+04.62	RT.	52.09	28.20
5	1+21.03	RT.	27.00	28.08
6	0+75.29	RT.	14.62	28.42
7	0+97.26	RT.	14.62	28.26
8	1+00.79	RT.	21.80	28.23
9	0+86.28	RT.	34.00	28.34
10	0+71.76	RT.	21.80	28.45
11	5+27.91	LT.	14.62	22.54
12	5+43.09	LT.	19.76	21.95
13	5+69.66	LT.	28.75	20.94
14	6+00.59	LT.	15.94	19.92
15	6+13.41	RT.	15.00	18.48
16	5+92.74	RT.	52.16	16.90
17	5+69.66	RT.	58.75	18.14
18	5+44.87	RT.	51.05	19.48
19	5+28.81	RT.	30.67	20.81
20	5+05.47	RT.	14.62	22.34
21	5+69.66	LT.	2.50	20.10
22	5+87.16	RT.	15.00	19.42
23	5+69.66	RT.	32.50	18.98
24	5+52.16	RT.	15.00	20.67



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

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been based on information obtained by EHAA's field survey crew, the Contractor and his subcontractors. The modifications conform to the minimum requirements for Development Process Manual Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945
6/11/87

Date

AS BUILT INFORMATION		
CONTRACTOR	CCM	
WORK STAKED BY	EHEA	DATE 1/87
INSPECTORS ACCEPTANCE BY	RBR	DATE 6/87
FIELD VERIFICATION BY	EHEA	DATE 6/87
DRAWINGS CORRECTED BY	EHEA	DATE 6/87
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO		

BENCH MARKS

A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	KLD	10/86
DRAWN BY	RB	10/86
CHECKED BY	KLD	10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 1 6 8 7

62414

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
ROYAL BIRKDALE WEST PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	NADWH	1/14/87	User Dept.		
Utility Dev.	WW	1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	16	23

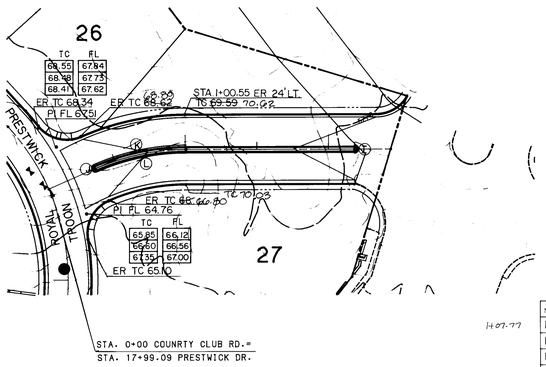
BRUNING 44 132 62236

℄ CURVE DATA	
Δ	~~27°13'24"~~
R	157.98'
L	~~75.06'~~
T	~~38.25'~~

PC STA. 0+35.43 — PT STA. ~~1+10.49~~ 1+00.55

℄ CURVE DATA	
Δ	4°28'04"
R	408.08'
L	31.82'
T	15.92'

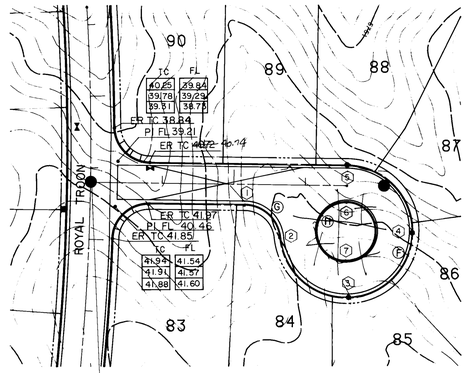
PC STA. 2+09.31 — PT STA. ~~2+41.13~~ 2+43.13



STA. 0+00 COUNRTY CLUB RD.=
STA. 17+99.09 PRESTWICK DR.

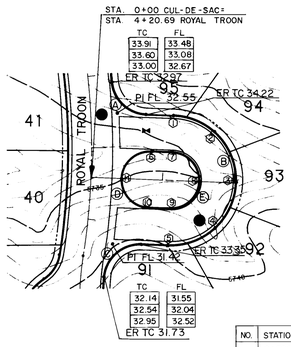
NO.	STATION		OFFSET	TC ELEV.	
1	~~1+02.29~~	RT.	14.62	~~46.77~~	46.95
2	1+32.64	RT.		49.74	49.41
3	1+79.00	RT.	78.63	54.38	
4	2+25.13	RT.		59.00	
5	1+79.00	LT.	14.62	~~54.02~~	53.09
6	1+79.00	RT.	14.62	54.13	
7	1+79.00	RT.	52.38	54.28	

COUNTRY CLUB ROAD



STA. 0+00 BEAU CHENE CT. =
STA. 7+60.20 ROYAL TROON

BEAU CHENE COURT



CURVE DATA

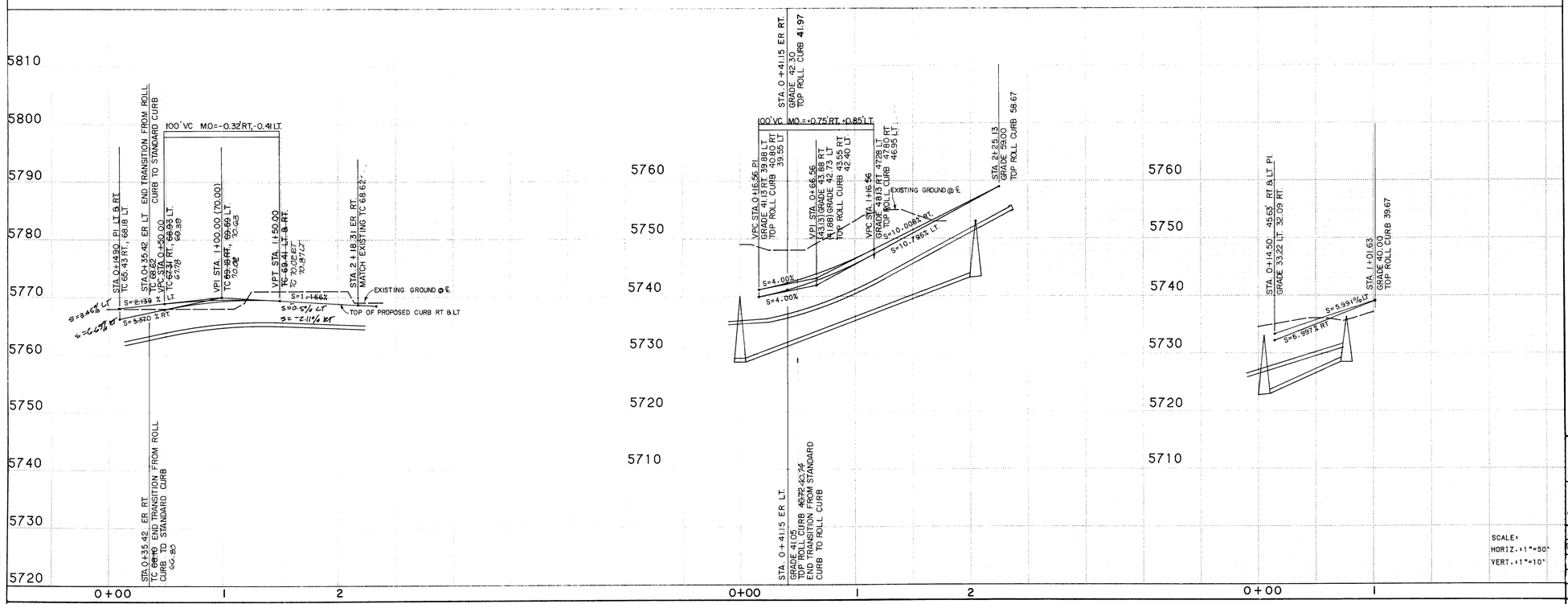
C	RADIUS	DELTA	TANGENT	LENGTH
Ⓐ	25.00'	82°07'58"	21.78'	35.84'
Ⓑ	45.62'	180°00'00"	—	143.34'
Ⓒ	25.00'	86°54'25"	23.68'	37.92'
Ⓓ	19.38'	180°00'00"	—	60.87'
Ⓔ	19.38'	180°00'00"	—	60.87'
Ⓕ	46.63'	263°53'20"	—	214.77'
Ⓖ	25.00'	83°53'20'	22.47'	36.60'

CURVE DATA

C	RADIUS	DELTA	TANGENT	LENGTH
Ⓗ	20.38'	360°00'00"	—	128.05
Ⓘ	1.33'	180°00'00"	—	4.18'
Ⓙ	1.33'	180°00'00"	—	4.18'
Ⓚ	159.33'	27°13'24"	38.58'	75.71'
Ⓛ	156.66	27°13'24"	37.93	74.43'

NO.	STATION		OFFSET	TC ELEV
1	0+56.00	LT.	45.63'	35.37
2	0+88.96	LT.	31.55'	37.52
3	1+01.63		0.00'	39.67
4	0+88.96	RT.	31.55'	37.16
5	0+56.00	RT.	45.63'	34.66
6	0+41.00	LT.	19.38'	34.13
7	0+56.00	LT.	19.38'	35.33
8	0+75.38		0.00'	37.59
9	0+56.00	RT.	19.38'	35.02
10	0+41.00	RT.	19.38'	33.76
11	0+21.63		0.00'	32.56

ROYAL TROON CUL-DE-SAC



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

NOTES

1. ALL CURB RETURN RADII SHALL BE 25' TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by inspectors of the Construction Services Division of the City of Albuquerque for record purposes to conform to the minimum requirements of the City's Development Process Manual, Section 27-4 criteria as required by the City. Knowledge and belief.

William F. Coleman P.E. 5945
6/17/87

Date

ENGINEER'S SEAL

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS	
A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.	

AS BUILT INFORMATION		
CONTRACTOR	CGM	DATE 1/87
WORK STAKED BY	EH&A	DATE 1/87
INSPECTOR'S FIELD CHANGES BY	RBR	DATE 6/87
VERIFICATION BY	EH&A	DATE 6/87
REMARKS		DATE 9/87
CORRECTED BY	EH&A	DATE 9/87
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	KLD	DATE 10/86
DRAWN BY	WA	DATE 10/86
CHECKED BY		DATE 10/86

1 2 3 4 5 6 7 8 9 10 11 12
2G 2 3 6 8 1 7 8 7

62414

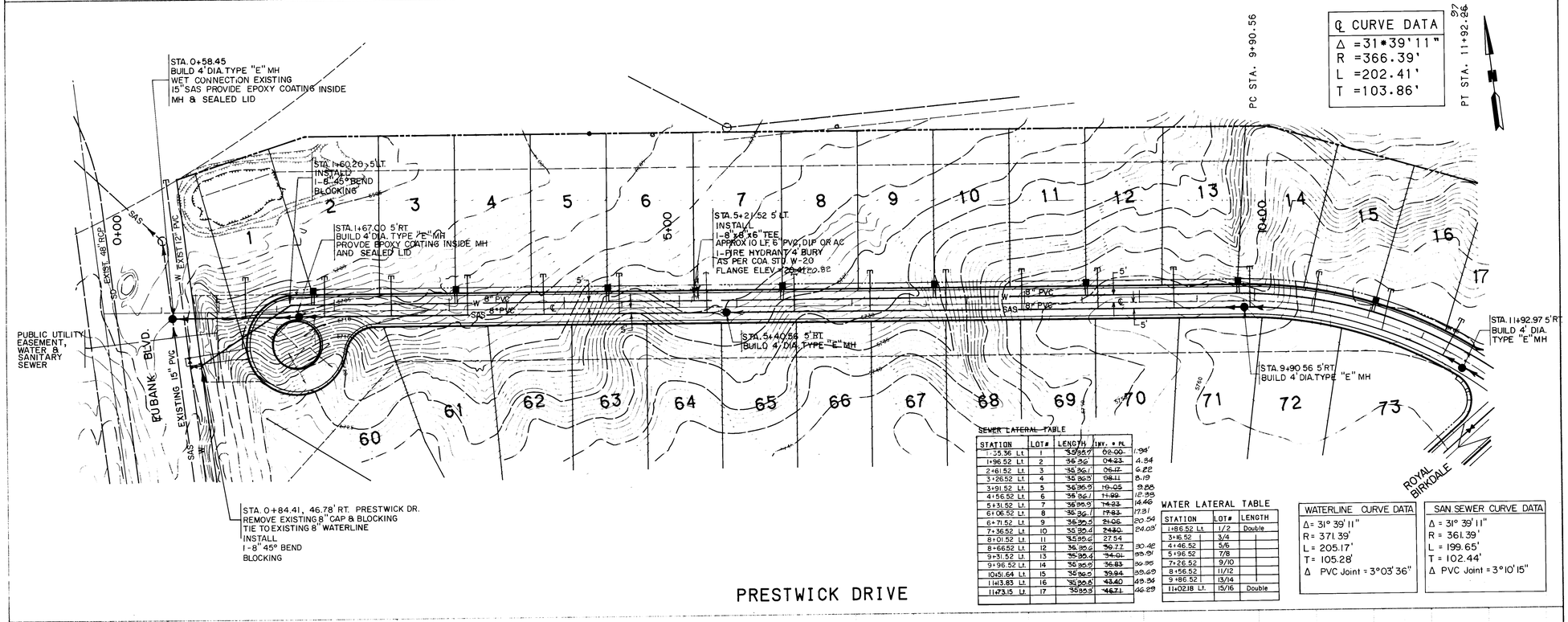
CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
COUNTRY CLUB RD. AND BEAU CHENE CT. PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	WADWH	1/14/87	User Dept.		
Utility Dev.	WW	1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	17	23

BRUNING 44 132 62236



SEWER LATERAL TABLE

STATION	LOT#	LENGTH	INV. + PL	
1+35.36 Lt.	1	35.36	02.00	1.94'
1+96.52 Lt.	2	36.36	04.23	4.84
2+61.52 Lt.	3	35.36	06.17	6.82
3+26.52 Lt.	4	35.36	08.11	8.19
3+91.52 Lt.	5	36.36	10.05	9.55
4+56.52 Lt.	6	36.36	11.99	12.39
5+31.52 Lt.	7	36.36	14.23	14.46
6+06.52 Lt.	8	36.36	17.83	17.31
6+71.52 Lt.	9	36.36	21.06	20.54
7+36.52 Lt.	10	35.36	24.30	24.03'
8+01.52 Lt.	11	35.36	27.54	
8+66.52 Lt.	12	36.36	30.77	30.42
9+31.52 Lt.	13	35.36	34.01	33.51
9+96.52 Lt.	14	36.36	36.83	36.95
10+61.64 Lt.	15	36.36	39.94	39.69
11+13.83 Lt.	16	36.36	43.40	43.34
11+73.15 Lt.	17	36.36	46.71	46.29

WATER LATERAL TABLE

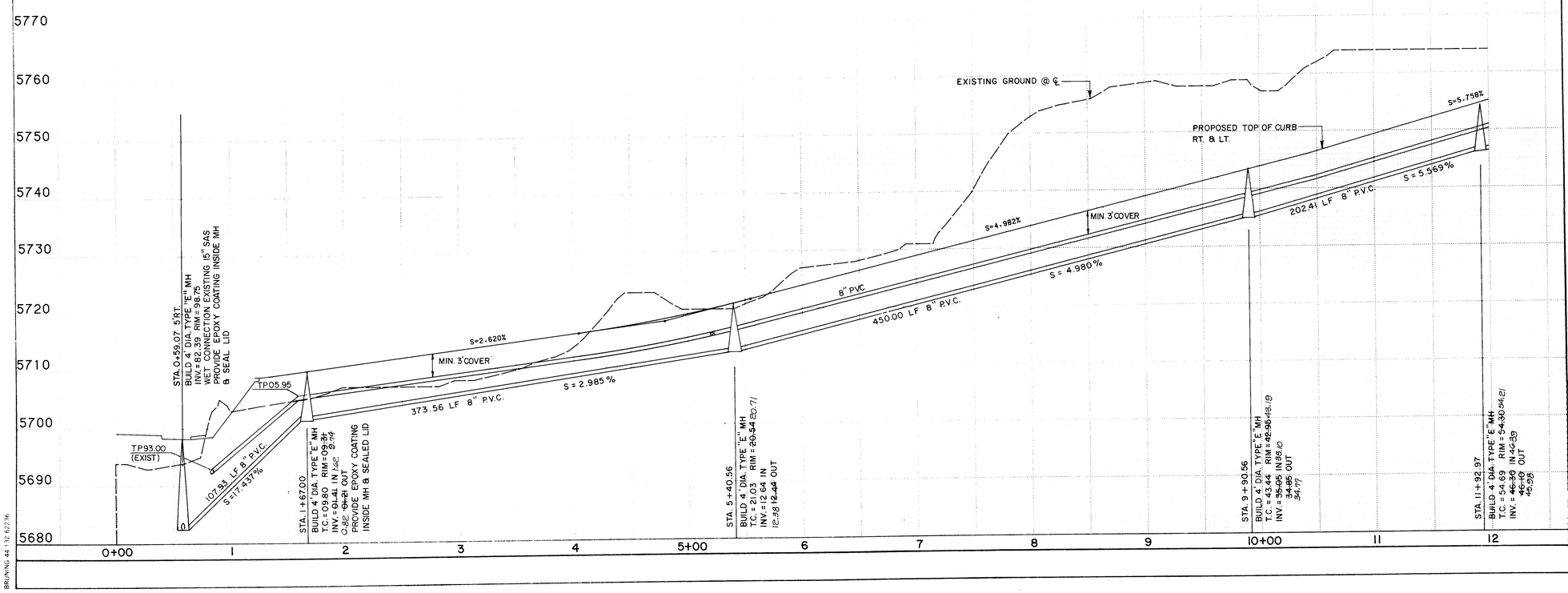
STATION	LOT#	LENGTH
1+86.52 Lt.	1/2	Double
3+16.52	3/4	
4+46.52	5/6	
5+96.52	7/8	
7+26.52	9/10	
8+56.52	11/12	
9+86.52	13/14	
11+02.18 Lt.	15/16	Double

WATERLINE CURVE DATA

Δ = 31° 39' 11"
R = 371.39'
L = 205.17'
T = 105.28'
Δ PVC Joint = 3°03'36"

SAN SEWER CURVE DATA

Δ = 31° 39' 11"
R = 361.39'
L = 199.65'
T = 102.44'
Δ PVC Joint = 3°10'15"



NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EHAA's field survey crew. The construction drawings have been modified to conform to the minimum requirements of the City of Albuquerque Design Criteria as required by the City Development Process Manual Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945
6/17/87

Date

AS BUILT INFORMATION

CONTRACTOR	CCM	DATE 1/87
WORK STAKED BY	EHeA	DATE 6/87
INSPECTED FOR ACCEPTANCE BY	RBR	DATE 6/87
FIELD VERIFICATION BY	EHeA	DATE 6/87
DRAWINGS CORRECTED BY	EHeA	DATE 6/87

MICRO-FILM INFORMATION

RECORDED BY DATE
NO

BENCH MARKS

A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

William F. Coleman
12-22-86

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN	DATE	10/86
DESIGNED BY KLD	DATE	10/86
DRAWN BY RB	DATE	10/86
CHECKED BY KLD		

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 1 8 8 7

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

6244

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
PRESTWICK DRIVE UTILITY PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	WADsH	1/14/87	User Dept.		
Utility Dev.		1-19-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	18	23

BRUNING 44 12 62736

PC STA. 11+92.97

℄ CURVE DATA
Δ = 45°50'25"
R = 300.00'
L = 240.02'
T = 126.85'

PT STA. 14+32.99

PC STA. 17+46.99

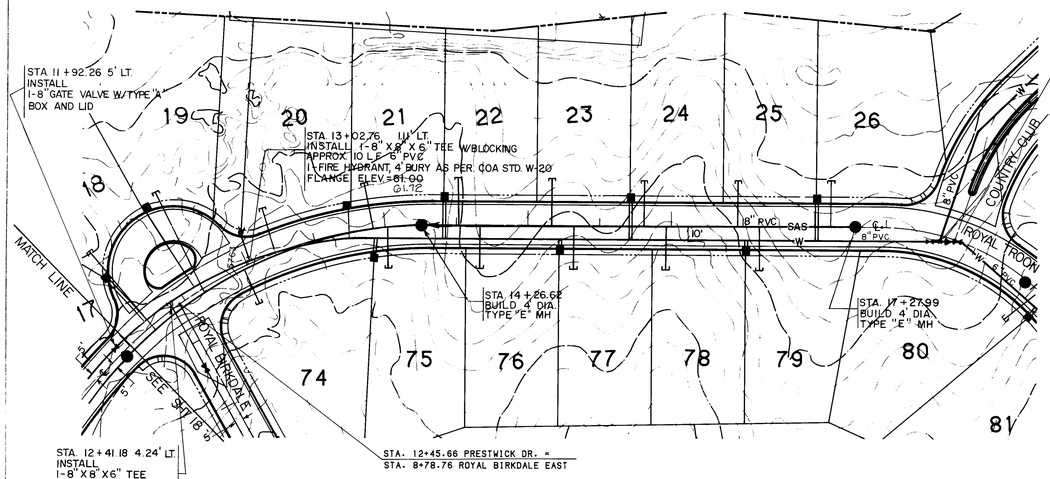
℄ CURVE DATA
Δ = 18°38'22"
R = 160.15'
L = 52.10'
T = 26.28'

PT STA. 17+99.09

PC STA. 11+05.28

℄ CURVE DATA
Δ = 57°18'19"
R = 160.15'
L = 160.18'
T = 87.51'

PT STA. 12+65.45



STA. 17+99.09 PRESTWICK DR. =
STA. 12+65.45 ROYAL TROON =
STA. 0+00.00 COUNTRY CLUB

STA. 17+88.78 4.74' RT.
INSTALL
1-8" X 8" X 8" TEE
1-8" GATE VALVE W/TYPE "A" BOX & LID
1-6" GATE VALVE W/ TYPE "A" BOX & LID
BLOCKING

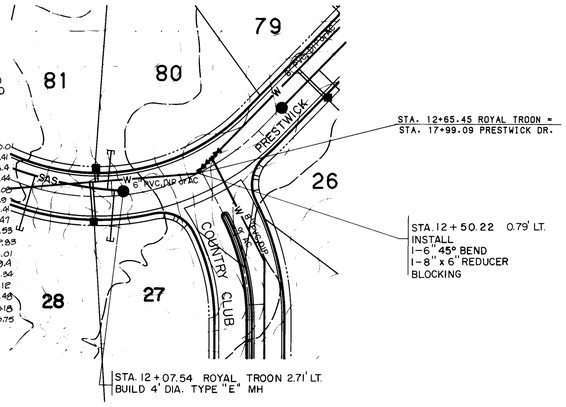
SEWER LATERAL TABLE

STATION	LOT#	LENGTH	INV.	PL
12+20.20	18	74.57'72.7'	~~56.16~~	50.01
12+67.01	19	~~81.38'85.3'~~	~~52.53~~	52.41
13+12.45	20	~~30.92.9'~~	~~53.74~~	53.4
13+87.77	21	~~30.90.7'~~	~~57.51~~	55.44
14+50.99 Lt	22	~~30.90.5'~~	~~59.57~~	59.00
15+15.99	23	~~30.90.7'~~	~~60.46~~	60.0
15+80.99	24	~~30.90.4'~~	~~61.33~~	60.4
16+45.99	25	~~30.00'9'~~	~~62.22~~	61.41
17+10.99	26	~~30.00'9'~~	~~63.10~~	62.53
12+96.82 Rt.	74	~~30.00'5'~~	~~52.98~~	52.83
14+01.02	75	~~30.00'14~~	~~58.17~~	56.01
14+66.99	76	~~30.00'12~~	~~59.79~~	59.4
15+31.99	77	~~30.00'9'~~	~~60.67~~	60.34
15+96.99	78	~~30.00'6~~	~~61.55~~	61.12
16+61.99	79	~~30.00'9'~~	~~62.43~~	61.48
* 12+07.70 Lt	80	~~27.53'7'~~	~~58.35~~	55.18
* 12+12.75 Rt.	27	~~35.62'4'~~	~~58.81~~	56.75

WATER LATERAL TABLE

STATION	LOT#	TYPE
12+18.39 Lt.	17/18	Double
12+59.46 Lt	19	Single
13+04.21 Lt.	20	Single
14+40.99 Lt.	21/22	Double
15+70.99 Lt.	23/24	
17+00.99 Lt.	25/26	
13+90.60 Rt.	74/75	
15+21.99	76/77	
16+57.99	78/79	
* 11+87.64 Lt.	80/81	
* 11+87.73 Rt.	27/28	

* ROYAL TROON STATIONING

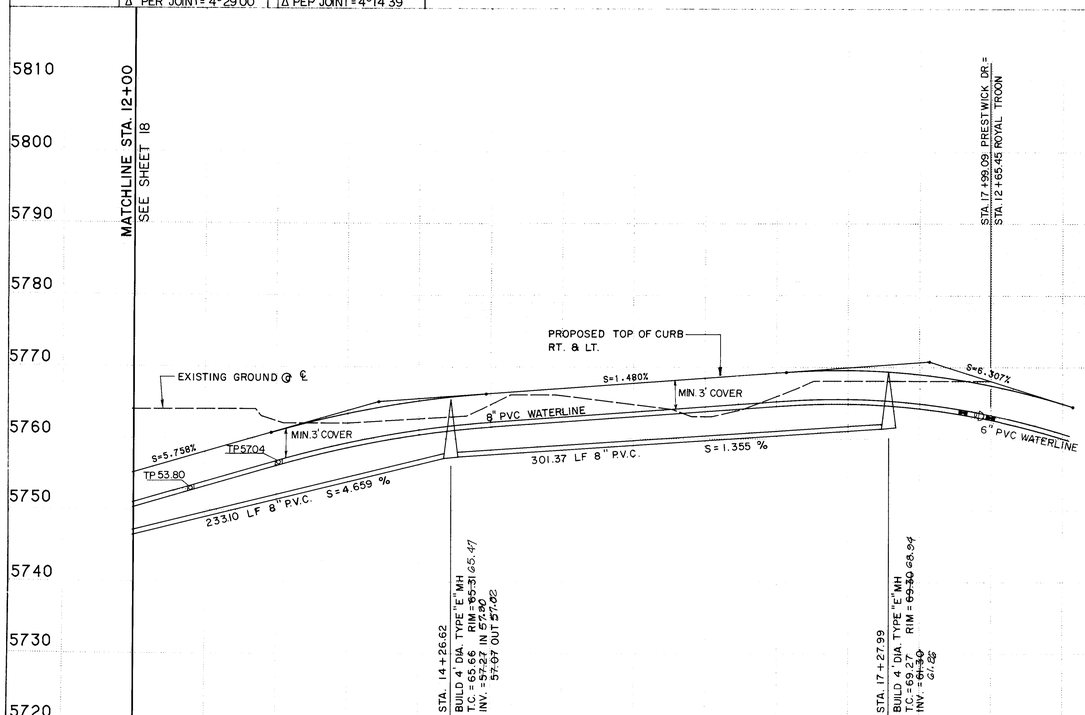


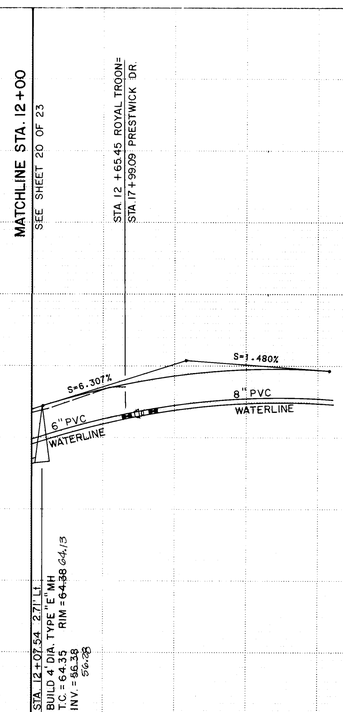
WATERLINE CURVE DATA
PC STA. 11+92.97
PT STA. 13+97.43
Δ = 45°50'02"
R = 255.56'
L = 204.46'
T = 108.06'
Δ PER JOINT = 4°29'00"

SAN. SEWER CURVE DATA
PC STA. 11+99.50
PT STA. 14+32.99
Δ = 48°04'48"
R = 270.00'
L = 226.57'
T = 120.44'
Δ PER JOINT = 4°14'39"

PRESTWICK DRIVE

ROYAL TROON CONT.





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

NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information obtained by EH&A's field survey crew with the modifications shown hereon. The record drawings conform to the minimum requirements for as-builts as required by the City of Albuquerque Development Process Manual, Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945 6/17/87

Date

AS BUILT INFORMATION		
CONTRACTOR	CCM	
WORK STAKED BY	EH&A	DATE 1/87
INSPECTOR'S ACCEPTANCE BY	KBR	DATE 6/87
FIELD VERIFICATION BY	EH&A	DATE 6/87
DRAWINGS CORRECTED BY	EH&A	DATE 6/87
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS	
A STANDARD ACS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.	DATE

SURVEY INFORMATION	
FIELD NOTES	
NO.	BY

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	KLD	DATE 10/86
DRAWN BY	RB	DATE 10/86
CHECKED BY	KLD	DATE 10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 1 9 8 7

62414

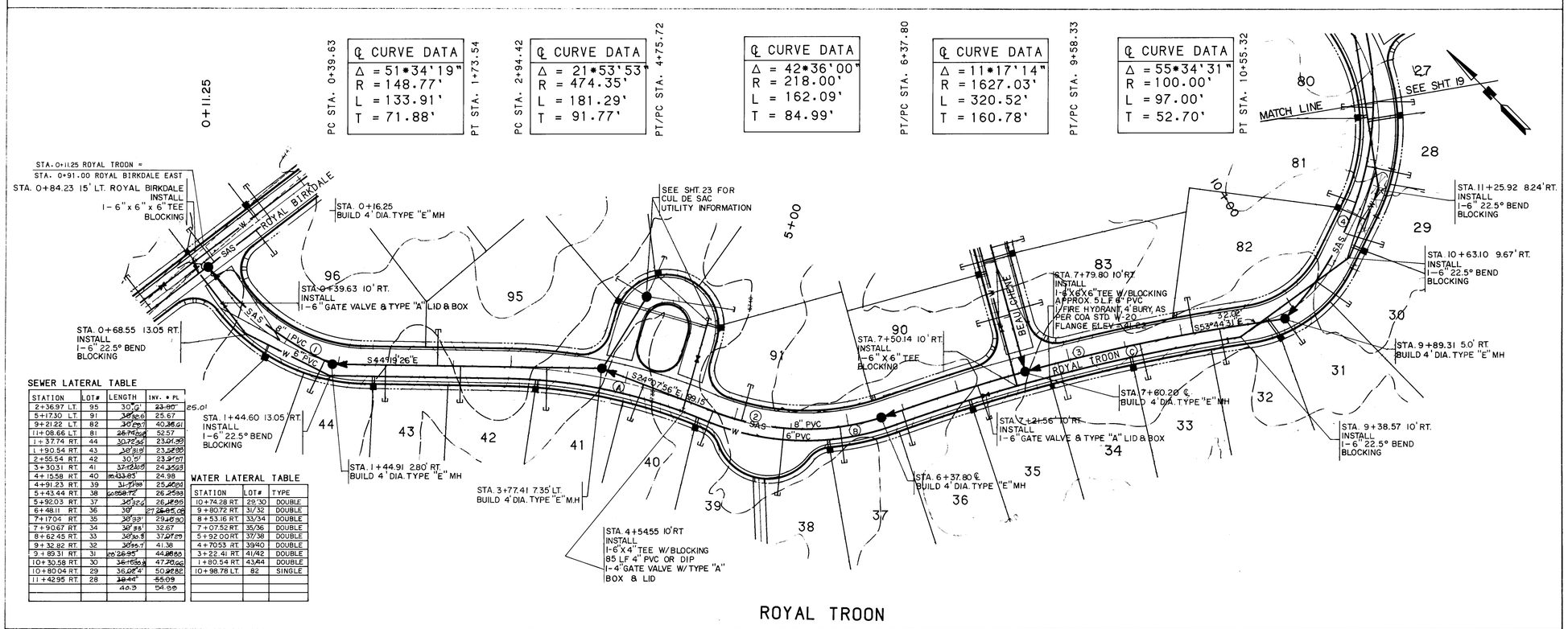
CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
PRESTWICK DR & ROYAL TROON (CONT.) UTILITY PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	WA DWH	1/14/87	User Dept.		
Utility Dev.		1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	19	23

BRUNING 44 132 62 3K



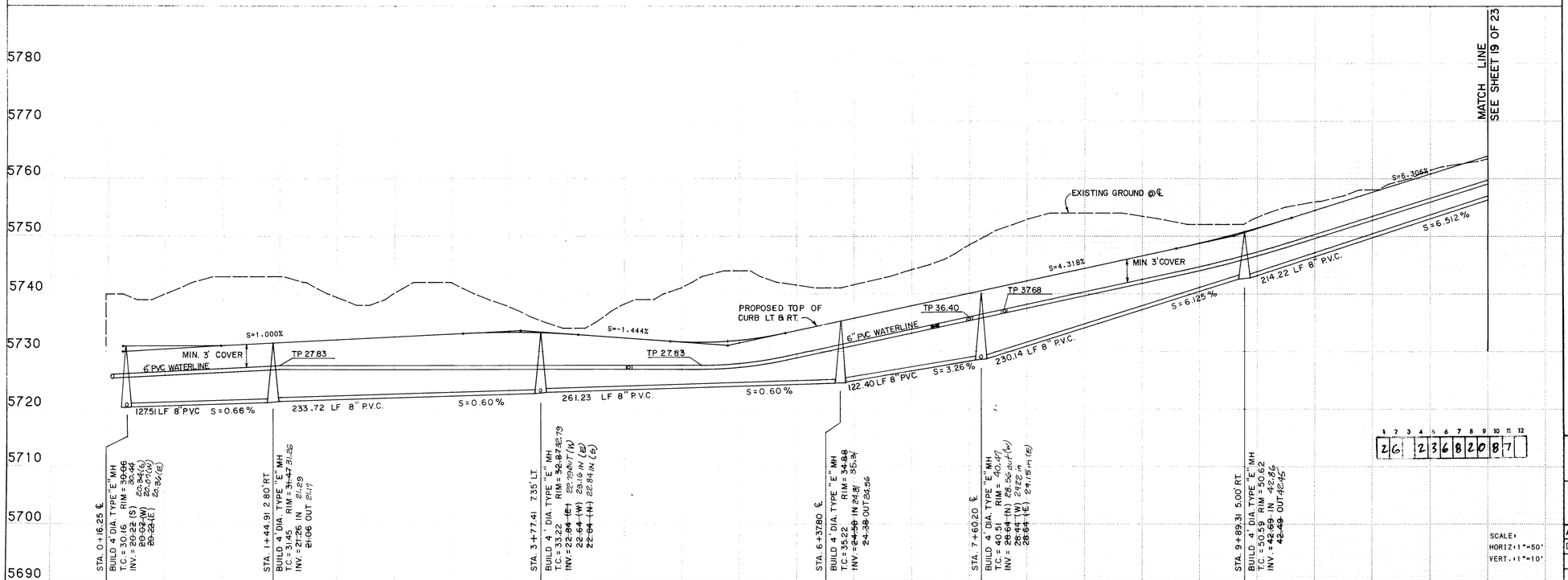
SEWER LATERAL TABLE

STATION	LOT#	LENGTH	INV. + PL
2+36.97 LT.	95	30.90 ~~23.80~~	
5+17.30 LT.	91	30.46.6	25.67
9+21.22 LT.	82	30.29.7	40.36.21
11+08.66 LT.	81	26.74.6	52.57
1+37.74 RT.	44	30.72.56	23.01.90
1+90.54 RT.	43	30.81.9	23.52.00
2+55.54 RT.	42	30.51	23.97.07
3+30.31 RT.	41	37.12.05	24.35.63
4+15.58 RT.	40	30.43.83	24.98
4+91.23 RT.	39	31.77.98	25.60.04
5+43.44 RT.	38	30.58.72	26.25.53
5+92.03 RT.	37	30.32.6	26.78.95
6+48.11 RT.	36	30	27.26.85.02
7+17.04 RT.	35	30.33	29.45.30
7+90.67 RT.	34	30.33	32.67
8+62.45 RT.	33	30.30.8	37.07.09
9+32.82 RT.	32	30.45.7	41.38
9+89.31 RT.	31	30.26.95	44.38.50
10+30.58 RT.	30	36.15.38	47.70.06
10+80.04 RT.	29	36.08.4	50.28.82
11+42.95 RT.	28	~~19.46~~	~~55.09~~
		40.3	54.95

WATER LATERAL TABLE

STATION	LOT#	TYPE
10+74.28 RT.	29/30	DOUBLE
9+80.72 RT.	31/32	DOUBLE
8+53.16 RT.	33/34	DOUBLE
7+07.52 RT.	35/36	DOUBLE
5+92.00 RT.	37/38	DOUBLE
4+70.53 RT.	39/40	DOUBLE
3+22.41 RT.	41/42	DOUBLE
1+80.54 RT.	43/44	DOUBLE
10+98.78 LT.	82	SINGLE

ROYAL TROON



1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 2 0 8 7

SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SANITARY SEWER CURVE DATA

① Δ= 26°05'34"
R = 280.00'
L = 127.51'
T = 64.58'
Δ per joint = 1°51'50"

② Δ = 42° 36'00"
R = 218.00'
L = 162.08'
T = 84.99'
Δ per joint = 5°15'24"

③ Δ = 11° 17'14"
R = 1627.03'
L = 320.52'
T = 160.78'
Δ per joint = 0°42'16"

④ Δ = 44° 37'56"
R = 275.00'
L = 214.22'
T = 112.88'
Δ per joint = 4°10'01"

WATERLINE CURVE DATA

Ⓐ Δ = 21°53'53"
R = 464.35'
L = 177.47'
T = 89.83'
Δ per joint = 2°28'04"

Ⓑ Δ = 42° 36'00"
R = 228.00'
L = 169.52'
T = 88.89'
Δ per joint = 5° 01' 33"

Ⓒ Δ = 11° 17'14"
R = 1617.03"
L = 318.55'
T = 159.79'
Δ per joint = 0°42'31"

RECORD DRAWING

This drawing has modified those public improvements as constructed. These modifications have been based on information and measurements obtained by EMA's field survey crew, the Contractor and City Inspector. The modifications conform to the requirements of Albuquerque Development Process Manual Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945 Date 6/17/87

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY KLD DATE 10/86
DRAWN BY RB DATE 10/86
CHECKED BY KLD DATE 10/86

ENGINEER'S SEAL

AS BUILT INFORMATION
CONTRACTOR CCM
WORK STAKED BY EMA DATE 1/87
INSPECTOR'S ACCEPTANCE BY RBR DATE 6/87
VERIFICATION BY EMA DATE 6/87
CORRECTIONS COMPLETED BY EMA DATE 6/87
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

62414

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
ROYAL TROON UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	RA DWH	1/14/87	User Dept.		
Utility Dev.		1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	20	23

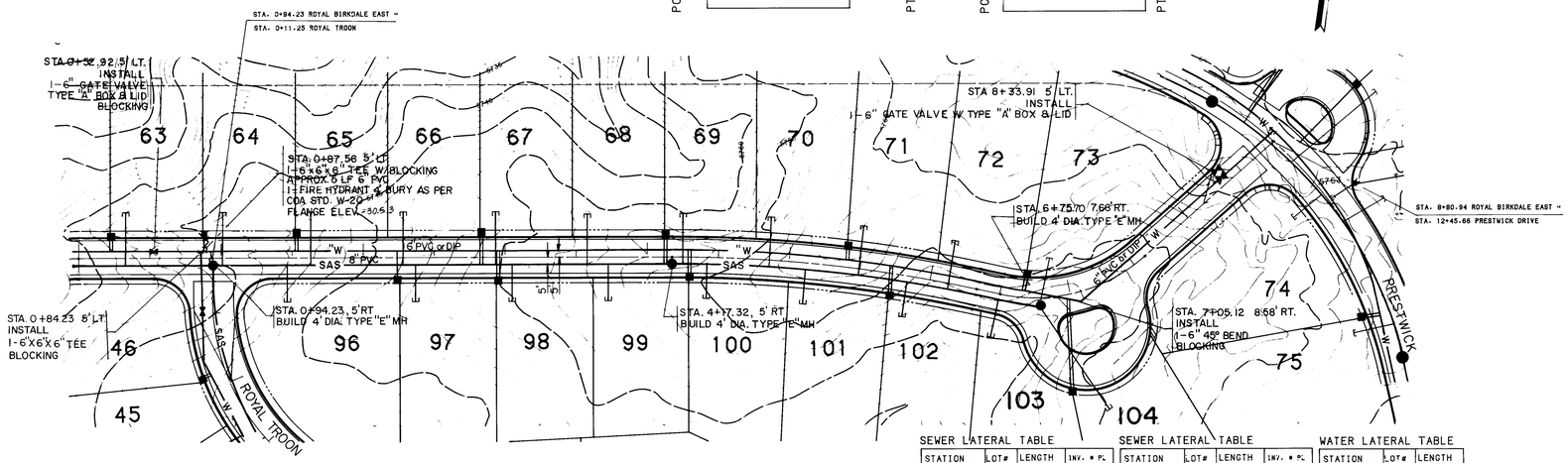
BRUNING 44 132 62236

℄ CURVE DATA
Δ = 12°22'34"
R = 1000.00'
L = 216.01'
T = 108.42'

PC STA. 4+17.32 — PT STA. 6+33.33

℄ CURVE DATA
Δ = 54°03'45"
R = 115.73'
L = 109.20'
T = 59.05'

PC STA. 6+50.52 — PT STA. 7+59.72



ROYAL BIRKDALE EAST

SEWER LATERAL TABLE

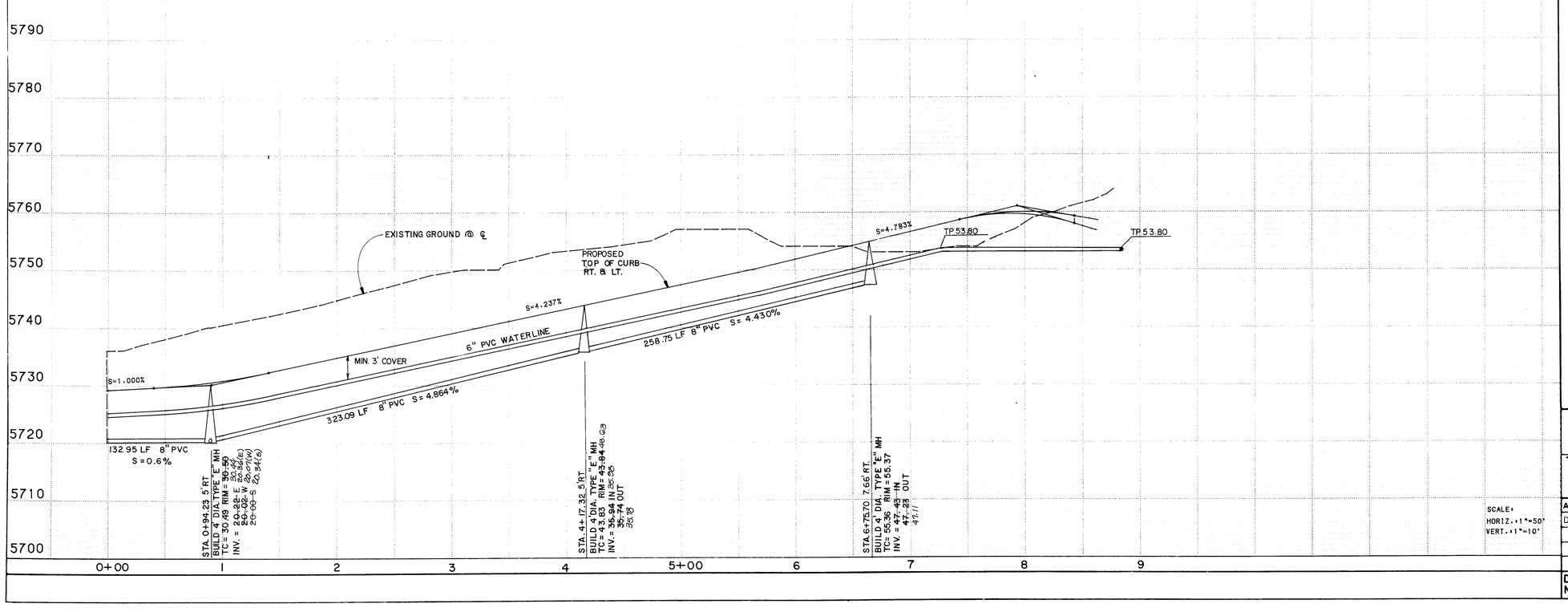
STATION	LOT#	LENGTH	INV. @ P.L.
0+32.23 LT.	63	35'	21.22
0+97.23 LT.	64	35'7"	~~23.22~~ 27.81
1+62.23 LT.	65	35'5"	~~25.43~~ 23
2+27.23 LT.	66	35'6"	~~28.35~~ 53
2+92.23 LT.	67	35'8"	~~31.25~~ 66
3+57.23 LT.	68	35'7"	34.92
4+22.03 LT.	69	35'4"	~~38.08~~ 24
4+85.82 LT.	70	~~38'34.6~~	~~40.89~~ 40.00
5+47.25 LT.	71	~~36'34.6~~	~~43.70~~ 49.23
6+12.90 LT.	72	~~36'35.8~~	46.52
6+75.70 LT.	73	~~30'38.02~~	~~49.30~~ 49.85
1+46.19 RT.	96	~~28'24.7~~	~~24.66~~ 24.69
2+36.07 RT.	97	~~28'25.5~~	~~29.02~~ 28.87
3+03.99 RT.	98	~~28'25.7~~	~~30.33~~ 32.41

SEWER LATERAL TABLE

STATION	LOT#	LENGTH	INV. @ P.L.
3+71.90 RT.	99	~~28'26'~~	35.63
4+39.19 RT.	100	~~28'26.8'~~	38.82
5+10.67 RT.	101	~~28'27.9'~~	41.99
5+83.40 RT.	102	~~28'29.9~~	45.21.15
6+49.56 RT.	103	~~28'25.2~~	48.24.27
6+75.70 RT.	104	~~27.46~~	~~50.30~~
		~~85.46~~	51.32

WATER LATERAL TABLE

STATION	LOT#	LENGTH
0+22.23 LT.	62/63	DOUBLE
1+52.23 LT.	64/65	
2+82.23 LT.	66/67	
4+12.03 LT.	68/69	
5+39.25 LT.	70/71	
6+67.70 LT.	72/73	DOUBLE
2+26.07 RT.	96	SINGLE
2+93.99 RT.	97/98	DOUBLE
4+29.19 RT.	99/100	
5+72.68 RT.	101/102	
6+91.40 RT.	103/104	DOUBLE



NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made using information and measurements obtained by EMA's field survey crew. Construction was observed by EMA to be in conform to the minimum requirements for record drawing criteria as required by the City of Albuquerque per Section 27-4 to the best of my knowledge and belief. Manual.

William F. Coleman P.E. 5945 — Date 6/11/87

AS BUILT INFORMATION

CONTRACTOR	CCM	DATE 1/87
AS-BUILT BY	EMA	DATE 6/87
INSPECTOR'S FIELD CHANGES BY	RBR	DATE 6/87
VERIFICATION BY FIELD CHANGES	EMA	DATE 6/87
CORRECTED BY	EMA	DATE 6/87

MICRO-FILM INFORMATION

RECORDED BY — DATE — NO.

BENCH MARKS

A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	KLD	DATE 10/86
DRAWN BY	RB	DATE 10/86
CHECKED BY	KLD	DATE 10/86

1 2 3 4 5 6 7 8 9 10 11 12

2 6 | 2 3 6 8 2 1 8 7

62414

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
ROYAL BIRKDALE EAST UTILITY PLAN AND PROFILE

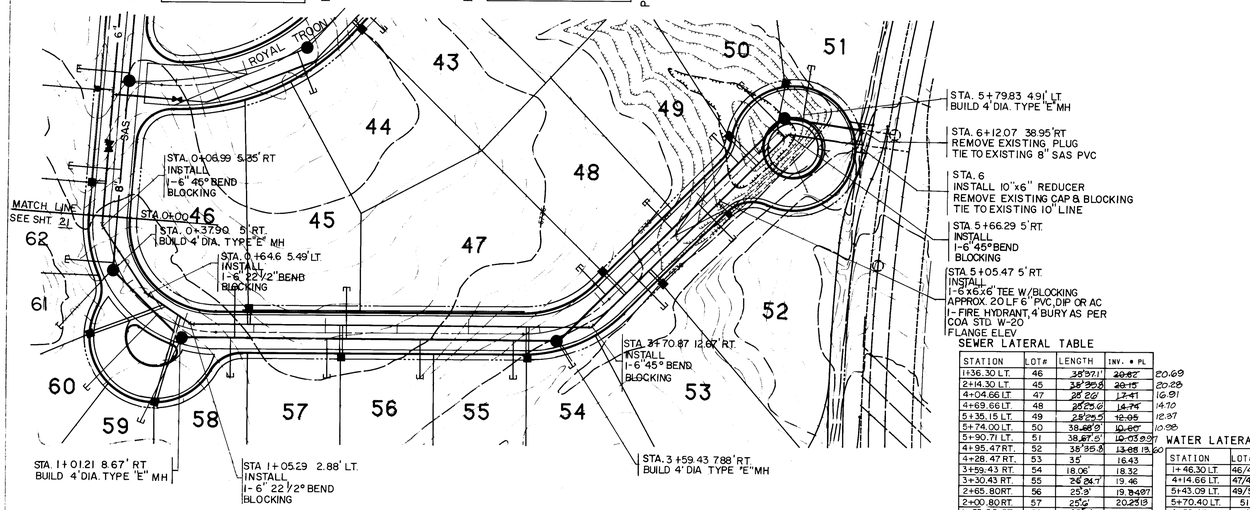
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.	NA	1/14/87	User Dept.		
Utility Dev.		1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	21	23

BRUNING 44 132 62236

℄ CURVE DATA	
Δ = 94*20'52"	PC STA. 0+00.00
R = 75.00'	PT STA. 1+23.50
L = 123.50'	
T = 80.92'	

℄ CURVE DATA	
Δ = 45*01'19"	PC STA. 3+38.30
R = 84.45'	PT STA. 4+04.66
L = 66.36'	
T = 35.00'	



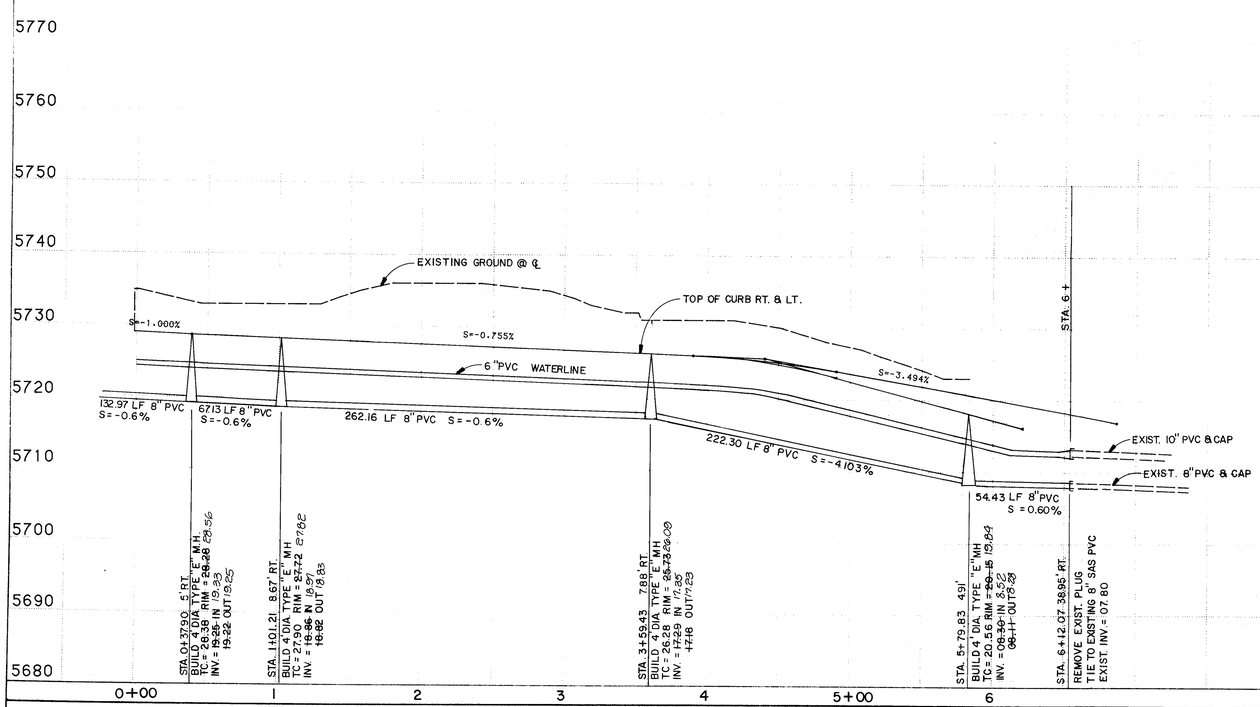
SEWER LATERAL TABLE

STATION	LOT#	LENGTH	INV. * PL	
1+36.30 LT.	46	38'37.11'	20.62	20.69
2+14.30 LT.	45	38'35.8	20.15	20.29
4+04.66 LT.	47	25.20'	17.41	16.91
4+69.66 LT.	48	25.25.6	14.74	14.70
5+35.15 LT.	49	25'25.5	12.95	12.87
5+74.00 LT.	50	38.68.9'	10.67	10.98
5+90.71 LT.	51	38.67.5'	10.03.9.71	
4+95.47 RT.	52	38'35.8	13.88 13.60	
4+28.47 RT.	53	35'	16.43	
3+59.43 RT.	54	18.06'	18.32	
3+30.43 RT.	55	26.84.7'	19.46	
2+65.80 RT.	56	25.3'	19.84.97	
2+00.80 RT.	57	25'6'	20.25.13	
1+35.80 RT.	58	25.9'	20.62.99	
1+01.21 RT.	59	63.24.5'	21.10 20.96	
0+80.96 RT.	60	22.98.45	21.22.19	
0+37.90 RT.	61	54.18'	21.04	
0+2.00 RT.	62	34.51'	21.24	

WATER LATERAL TABLE

STATION	LOT#	TYPE
1+46.30 LT.	46/45	DOUBLE
4+14.66 LT.	47/48	
5+43.09 LT.	49/50	DOUBLE
5+70.40 LT.	51	SINGLE
4+38.47 RT.	52/53	DOUBLE
3+40.43 RT.	54/55	
2+10.80 RT.	56/57	
0+98.71 RT.	58/59	
0+59.36 RT.	60/61	DOUBLE

ROYAL BIRKDALE WEST



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

NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing as modified shows public improvements as constructed. These modifications have been made by EHéA's field survey information and measurements obtained by EHéA. The contractor is responsible for the accuracy of these modifications to conform to the minimum "requirements for Criteria as required by the City of Albuquerque Development Process Manual, Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945 6/11/87

Date

SURVEY INFORMATION			
FIELD NOTES			
NO.	BY	DATE	

ENGINEER'S SEAL

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	KLD	DATE 10/86
DRAWN BY	RB	DATE 10/86
CHECKED BY	KLD	DATE 10/86

AS BUILT INFORMATION		
CONTRACTOR	CGM	
WORK STAKED BY	EHéA	DATE 1/87
INSPECTOR'S ACCEPTANCE BY	RBR	DATE 6/87
FIELD VERIFICATION BY	EHéA	DATE 6/87
DRAWINGS CORRECTED BY	EHéA	DATE 6/87
	MICRO.FILM INFORMATION	
RECORDED BY		DATE
NO.		

BENCH MARKS	
A STANDARD ACS BRASS TABLET STAMPED "4E21A"	
SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.	

1 2 3 4 5 6 7 8 9 10 11 12
2 6 1 2 3 6 8 2 2 8 7

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

62414

TITLE: THE HIGHLANDS AT TANOAN
ROYAL BIRKDALE WEST UTILITY PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/27/87	Parks & Rec. Dept.		
Trans. Dev.		1/14/87	User Dept.		
Utility Dev.		1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	22	23

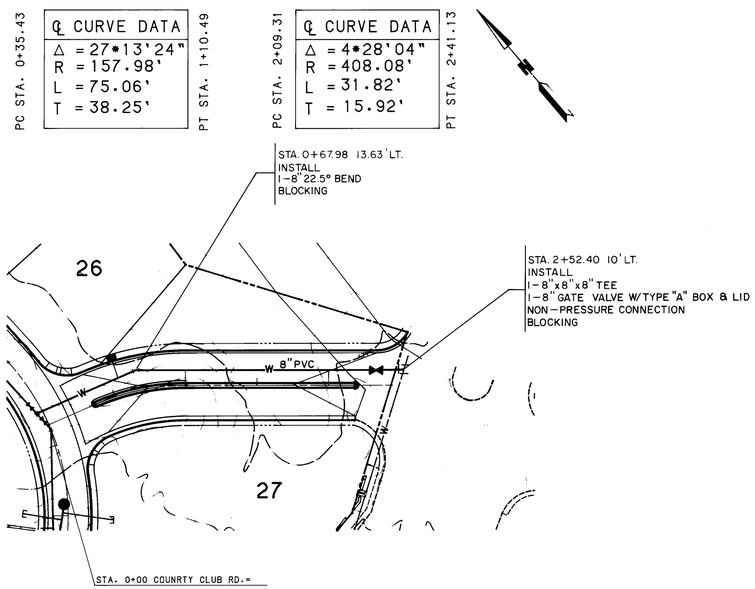
BRUNING 44 132 622-96

℄ CURVE DATA	
Δ = 27°13'24"	
R = 157.98'	
L = 75.06'	
T = 38.25'	

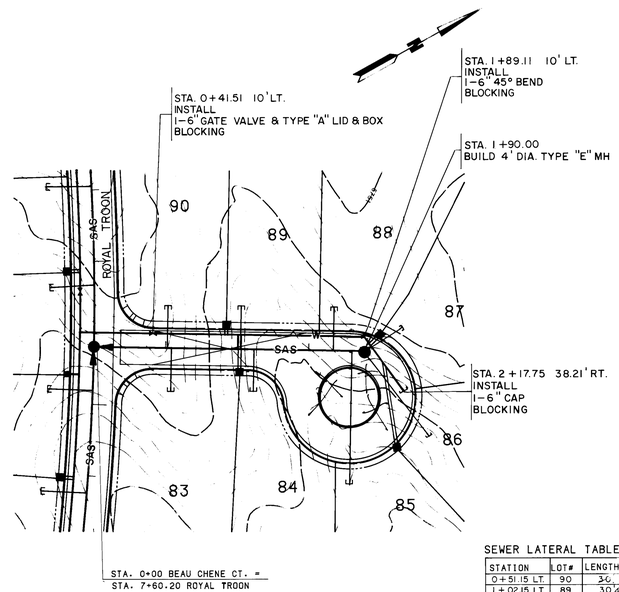
PC STA. 0+35.43 — PT STA. 1+10.49

℄ CURVE DATA	
Δ = 4°28'04"	
R = 408.08'	
L = 31.82'	
T = 15.92'	

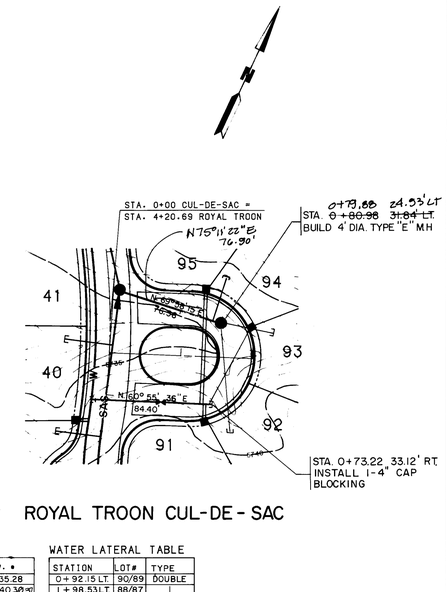
PC STA. 2+09.31 — PT STA. 2+41.13



COUNTRY CLUB ROAD



BEAU CHENE COURT



ROYAL TROON CUL-DE-SAC

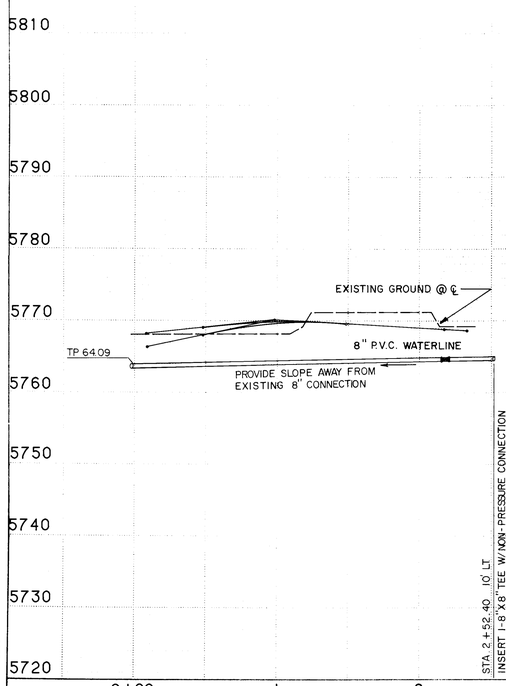
SEWER LATERAL TABLE

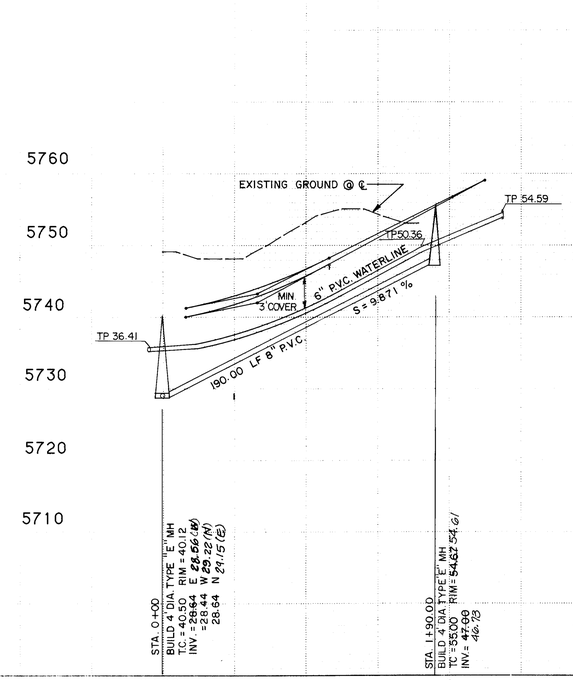
STATION	LOT#	LENGTH	INV. *
0+51.15 LT.	90	30'	35.28
1+02.15 LT.	89	30.4'	40.30
~~1+57.15~~ LT.	88	30'31'	45.28
1+90.00 LT.	87	30'31.2	50.26
1+90.00 RT.	86	75.2'	51.08
1+80.12 RT.	85	~~32.5'~~ 34.6	49.25
1+11.77 RT.	84	30.7'	41.25
0+54.15 RT.	83	~~30'~~ 31.8'	35.57
0+75.98 LT.	94	30.2'	30.~~27~~54
0+80.98 LT.	93	~~37.5'~~ 36.3	30.00
0+80.98 RT.	92	76.0'	~~30.69~~ 31.68'

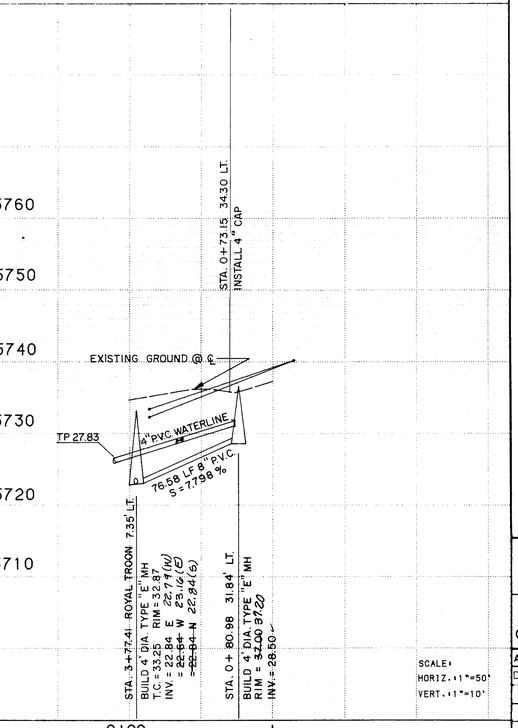
1467.15

WATER LATERAL TABLE

STATION	LOT#	TYPE	
0+92.15 LT.	90/89	DOUBLE	
1+98.53 LT.	88/87		
2+11.19 RT.	86/85		
1+02.29 RT.	84/83		
0+64.96 LT.	95/94	DOUBLE	
0+73.22 RT.	93	SINGLE	
0+68.72 RT.	91/92	DOUBLE	







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

NOTES

1. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

RECORD DRAWING

This drawing has modified shows public improvements as constructed. This modification was based on information and measurements obtained by EHSA's field survey crew, the Contractor and City Inspector. The modifications conform to the minimum requirements for Record Drawing Development Process Manual, Section 27.4 to the best of my knowledge and belief.

William F. Coleman P.E. 5945 6/17/87

AS BUILT INFORMATION

CONTRACTOR CCM
WORK STAKED BY EHSA
INSPECTOR'S ACCEPTANCE BY RBR DATE 1/87
FIELD VERIFICATION BY EHSA DATE 6/87
DRAWINGS CORRECTED BY EHSA DATE 6/87
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS

A STANDARD AGS BRASS TABLET STAMPED "4E21A" SET IN TOP OF A CONCRETE POST. THE BENCH MARK IS +300' WEST AND +560' NORTH FROM INTERSECTION OF EUBANK BLVD. AND ACADEMY RD. ELEVATION = 5698.12 FEET.

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	DATE	10/86
DRAWN BY MA	DATE	10/86
CHECKED BY KLD	DATE	10/86

1 2 3 4 5 6 7 8 9 10 11 12
2 6 2 3 6 8 2 3 8 7

62414

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: THE HIGHLANDS AT TANOAN
COUNTRY CLUB RD. AND BEAU CHENE CT. UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson		1/22/87	Parks & Rec. Dept.		
Trans. Dev.	W A DWA	1/14/87	User Dept.		
Utility Dev.		1-14-87	User Dept.		

DRAWING NO.	MAP NO.	SHEET	OF
2368	E-21	23	23

BRUNING 44 132 62236