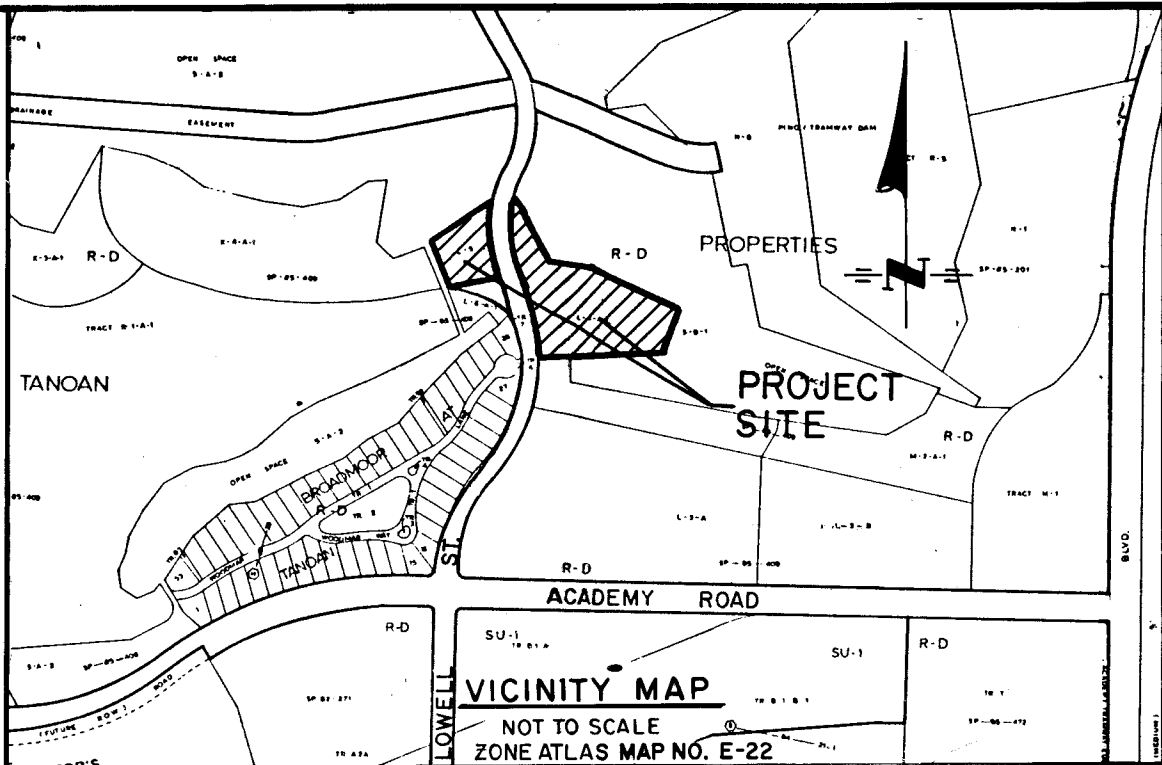


CONSTRUCTION PLANS
FOR
LALIQUE AT TANOAN
SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2,3	SUBDIVISION PLAT
4	DRAINAGE / GRADING PLAN
5	RETAINING WALL DETAILS
6	PAVING & STORM DRAIN PLAN
7	WATER DISTRIBUTION PLAN
8	SANITARY SEWER PLAN
9,10	PAVING PLAN & PROFILE
	BACCARAT LANE / SKY VALLEY CUL-DE-SAC
	LOWELL STREET CUL-DE-SAC
11,12	UTILITY PLAN & PROFILE
	BACCARAT LANE / SKY VALLEY CUL-DE-SAC
	LOWELL STREET CUL-DE-SAC



GENERAL NOTES

NOTICE TO CONTRACTORS

- 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- THREE (3) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL PREPARE AND SUBMIT TO THE TRAFFIC ENGINEERING DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE TRAFFIC ENGINEERING DIVISION.

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
CHIEF CONSTRUCTION ENGINEER
Russell B. Smith
DATE 7-18-88

26 33890180

RECORDS DIVISION
DATE APR 08 1988

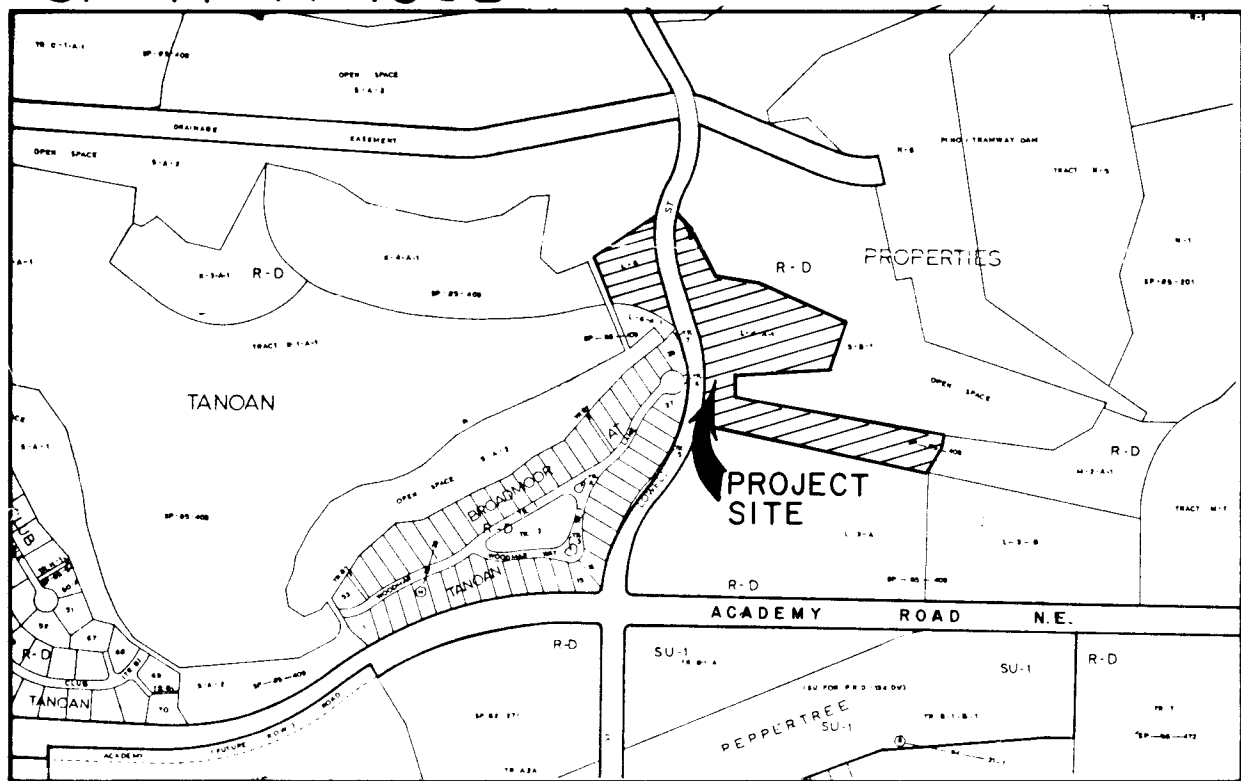
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS									



APPROVED FOR
CONSTRUCTION
William P. Vreake
12-30-87

PROJECT NUMBER
3389

SHEET 1 OF 12



LOCATION MAP
ZONE ATLAS INDEX MAP E-22-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. E-22-Z
3. Gross Subdivision Acreage: 8.58 ± Acres
4. Total Number of Lots Created: 14 Lots, 5 Tracts
5. This plat was compiled from a set of records. No field survey was performed and no corners were set or found.
6. This plat shows existing easements.
7. The purpose for filing this replat is to subdivide Tract L-5-A and Tract L-4-B of the THIRD REVISION PLAT OF TANOAN PROPERTIES and to grant easements.
8. Site is located within projected Section 27, T11N, R4E, N.M.P.M.
9. No public streets were created or deleted.

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 (P.O.C., P.T.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".

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 Intercoable 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.

ACCESS EASEMENTS

Tracts A and B 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 Intercoable, 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 subdivisions 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.

Tracts C and D are hereby granted as private Access Easements and Recreation Sites to the Tanoan Community Association (including homeowner members) and to the Tanoan Country Club.

DESCRIPTION

A certain tract of land situate within the Elena Galleaga Grant, within the northeast 1/4 of Section 27, (as projected) T11N, R4E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract L-4-B, 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 Book 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 southeast corner of said Tract L-4-B, whence the A.C.S. Control Station "6-E22", a brass tablet (having New Mexico State Plane Grid Coordinates, Central Zone, X= 424,295.00, Y= 1,510,423.24) bears S13°19'00"W, 916.18 feet and from said point of beginning running thence along the southern boundary of said Tract L-4-B N78°22'14"W, 858.55 feet to the southwest corner, a point on curve on the easterly right-of-way of Lowell Street N.E.; thence continuing along the westerly boundary of said Tract L-4-B and also along said right-of-way 437.18 feet along the arc of a curve to the left having a radius of 634.00 feet and a chord bearing N08°07'30"W, 428.57 feet to a point of tangency thence; N27°52'47"W, 91.43 feet to a point of curvature thence; 305.74 feet along the arc of a curve to the right having a radius of 416.00 feet and a chord bearing N06°49'30"W, 298.90 feet to a point of tangency thence; N14°13'47"E, 55.47 feet to the northeast corner of said Tract L-4-B, thence leaving said right-of-way and continuing along the northerly boundary of said Tract L-4-B, S48°04'51"E, 171.74 feet to a point thence; S16°33'34"E, 200.00 feet to a point thence; S79°03'34"E, 138.76 feet to a point thence; S67°34'10"E, 209.88 feet to a point thence; S68°54'20"E, 155.00 feet to a point thence; S21°05'40"W, 185.00 feet to a point thence; S85°02'44"W, 363.00 feet to a point thence; S00°10'00"W, 85.00 feet to a point thence; S80°11'41"E, 802.38 feet to a point thence; S01°03'12"E, 37.42 feet to a point thence; S29°57'10"W, 113.23 feet to the point and place of beginning.

Tract contains 7.5222 acres, more or less.

DESCRIPTION

A certain tract of land situate within the Elena Galleaga Grant, within the north 1/2 of Section 27, (as projected) T11N, R4E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract L-5-A, 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 Book 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 southeast corner of said Tract L-5-A, a point on curve on the westerly right-of-way of Lowell Street, N.E.; whence the NGS/ACS Control Station "TUMBLE 1969", a brass tablet (having New Mexico State Plane Grid Coordinates, Central Zone, X= 425,465.55, Y= 1,513,470.01) bears N54°31'08"E, 2454.58 feet and from said point of beginning running thence along the southerly boundary of said Tract L-5-A, 41.35 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S30°23'34"W, 36.79 feet to a point of tangency thence, continuing along the southerly boundary of said Tract L-5-A, S77°46'17"W, 41.12 feet to a point of curvature thence; 97.33 feet along the arc of a curve to the left having a radius of 40.63 feet and a chord bearing S79°35'49"W, 75.67 feet to a point of reverse curvature thence; 2.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S14°02'35"W, 2.69 feet to a point of non-tangency thence; S77°46'17"W, 41.12 feet to the southeast corner of said Tract L-5-A, thence continuing along the westerly boundary of said Tract L-5-A, N24°41'23"W, 132.21 feet to the northeast corner of said Tract L-5-A, thence continuing along the northerly boundary of said Tract L-5-A, N43°48'09"E, 21.46 feet to a point thence; N54°08'23"E, 299.44 feet to the northeast corner of said Tract L-5-A, being a point on curve on the westerly right-of-way of Lowell Street, N.E.; thence continuing along the easterly boundary of said Tract L-5-A and also along said right-of-way, 239.68 feet along the arc of a curve to the left having a radius of 484.00 feet and a chord bearing S02°47'55"E, 237.24 feet to the point and place of beginning.

Tract contains 1.0593 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Tom Klingenhagen, 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.

Tom Klingenhagen
Bohannon-Huston, Inc.
Surveyor
7500 Jefferson N.E.
Albuquerque, N.M. 87109
NMLS 5978

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this 30 day of November, 1987, by Tom Klingenhagen.

My Commission Expires: March 16, 1990
David E. Speakman
Notary Public

SUBDIVISION PLAT MAP
FOR
LALIQUE AT TANOAN
ALBUQUERQUE, NEW MEXICO

OCTOBER 1987

Free Consent and Dedication

The foregoing replat of that certain tract of land situated within the Elena Galleaga Grant, City of Albuquerque, Bernalillo County, New Mexico being Tracts L-5-A and L-4-B, 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 now hereon shown and comprising LALIQUE AT TANOAN is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all easements shown on this plat, Electrical 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.

CENTEX HOMES CORPORATION

John Millick
Division President

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this _____ day of _____, 1987 by John Millick, on behalf of Centex Homes Corporation.

My Commission Expires: _____

Notary Public

APPROVALS

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
MOUNTAIN BELL	DATE
GAS COMPANY OF NEW MEXICO	DATE

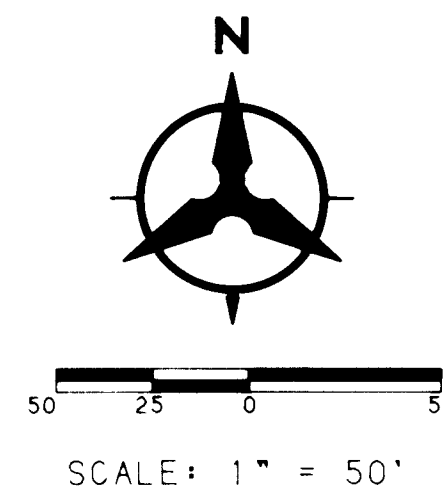
JOB No. 8716603



SHEET 1 OF 3 SHEETS

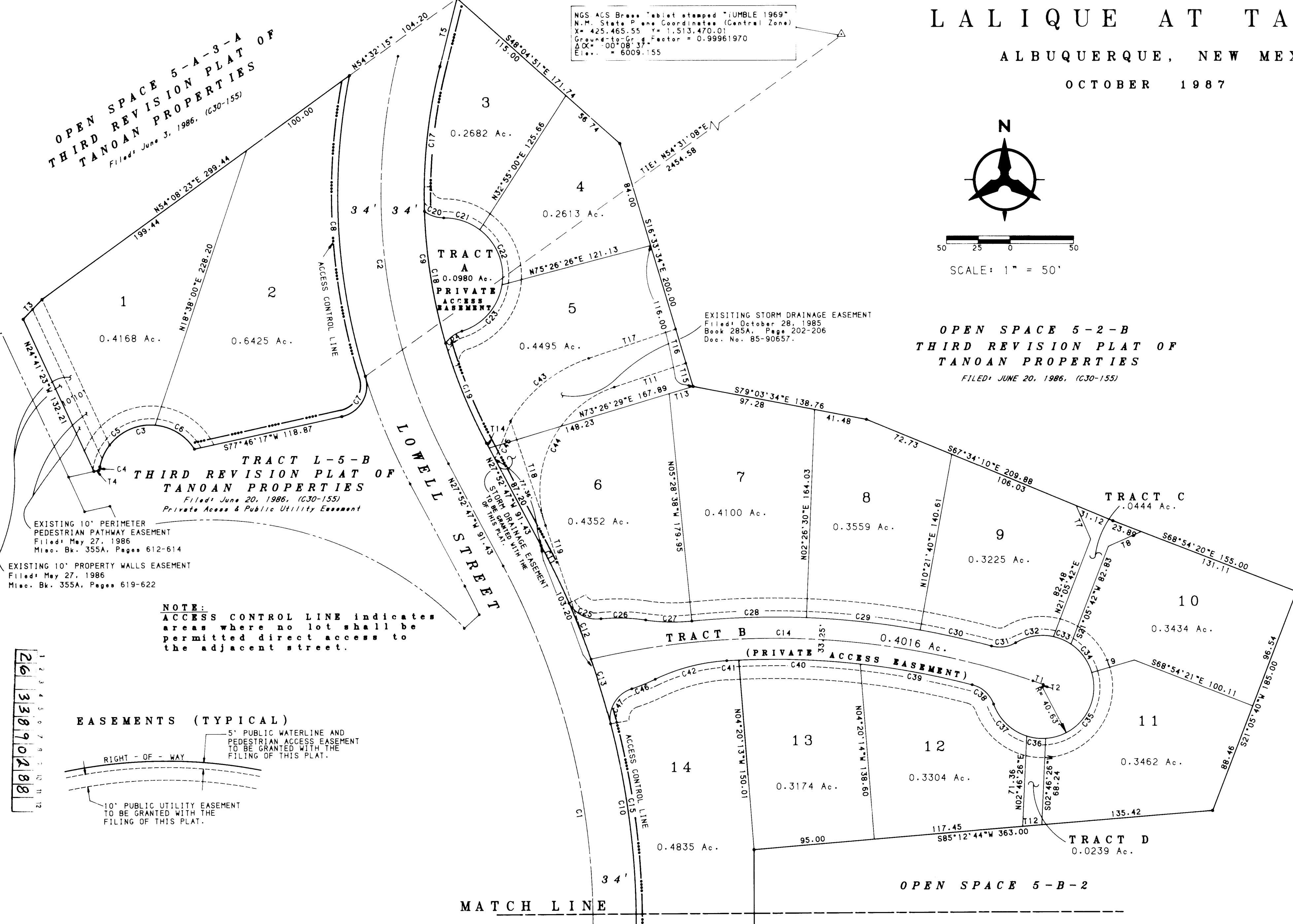
SUBDIVISION PLAT MAP
FOR
LALIQUE AT TANOAN
ALBUQUERQUE, NEW MEXICO

OCTOBER 1987

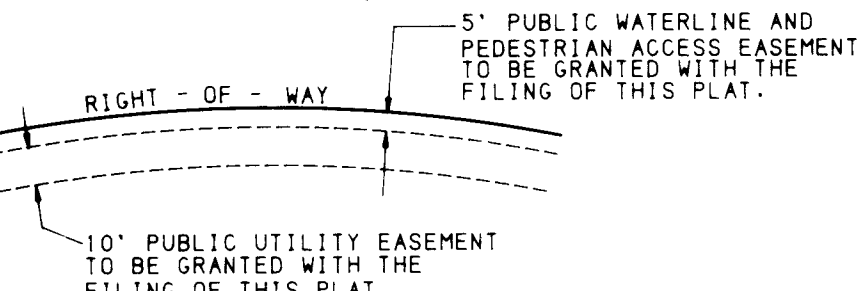


OPEN SPACE 5-2-B
THIRD REVISION PLAT OF
TANOAN PROPERTIES
FILED: JUNE 20, 1986, (C30-155)

OPEN SPACE 5-A-3-A
THIRD REVISION PLAT OF
TANOAN PROPERTIES
Filed: June 3, 1986, (C30-155)



EASEMENTS (TYPICAL)



MATCH LINE

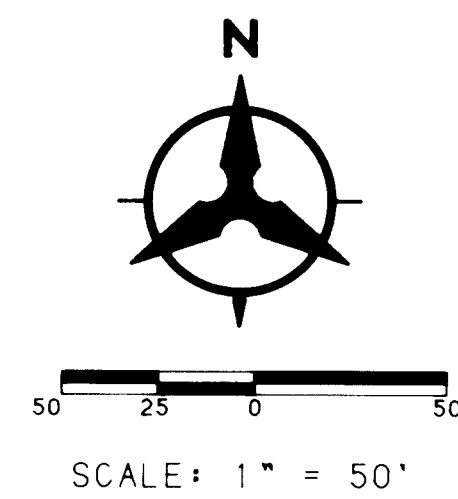
OPEN SPACE 5-B-2

JOB No. 8716603



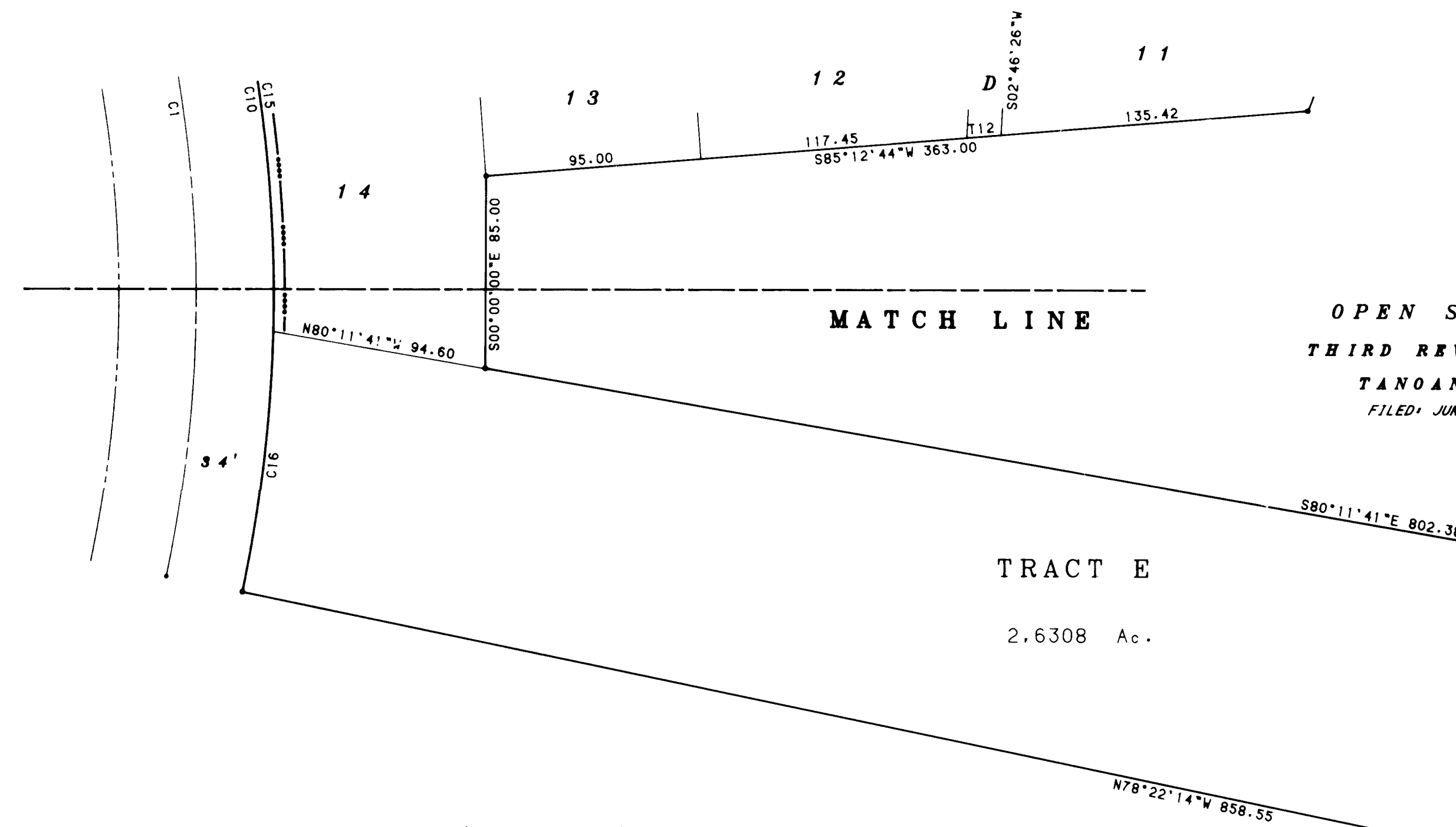
SHEET 2 OF 3 SHEETS

SUBDIVISION PLAT MAP
FOR
LALIQUE AT TANOAN
ALBUQUERQUE, NEW MEXICO
OCTOBER 1987

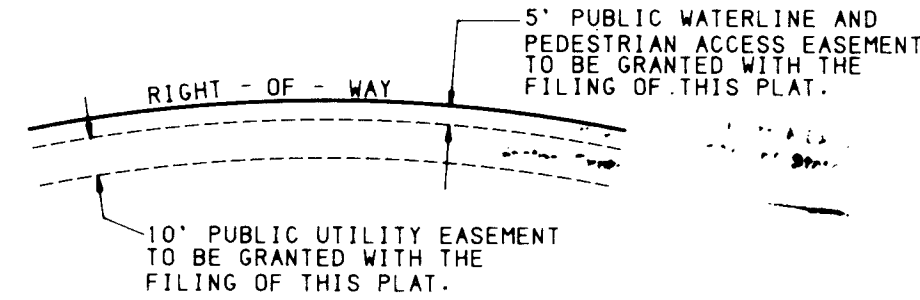


TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S71°08'16"E	8.74
T2	S18°51'44"W	2.13
T3	N43°48'09"E	21.46
T4	S77°46'17"W	4.12
T5	N14°13'47"E	55.47
T6	S01°03'12"E	37.42
T7	N23°14'17"W	28.61
T8	S65°05'38"W	28.29
T9	N73°45'24"E	35.02
T10	S76°46'48"W	9.08
T11	S71°36'56"W	59.35
T12	N85°12'44"E	15.13
T13	S73°26'29"W	19.66
T14	S27°52'47"E	4.23
T15	N16°33'34"W	19.32
T16	N16°33'34"W	28.01
T17	N71°36'56"E	72.24
T18	N18°23'04"W	86.72
T19	S18°23'04"E	116.68

CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	CHORD
C1	413.74	600.00	39°30'34"	405.59
C2	330.73	450.00	42°06'34"	323.33
C3	97.33	40.63	137°16'21"	75.67
C4	2.69	25.00	6°09'52"	2.69
C5	59.83	40.63	84°23'17"	54.57
C6	37.50	40.63	52°53'03"	36.18
C7	41.35	25.00	94°45'25"	36.79
C8	239.69	484.00	28°22'26"	237.24
C9	305.74	416.00	42°06'34"	298.90
C10	437.18	634.00	39°30'33"	428.57
C11	47.68	634.00	4°18'31"	47.68
C12	49.97	634.00	4°30'58"	49.96
C13	55.62	634.00	5°01'34"	55.60
C14	352.77	636.63	31°44'57"	348.27
C15	167.83	634.00	15°10'01"	167.34
C16	116.09	634.00	10°29'29"	115.93
C17	115.02	416.00	15°50'28"	114.65
C18	105.39	416.00	14°30'53"	105.10
C19	85.34	416.00	11°45'12"	85.19
C20	16.34	24.37	38°25'10"	16.04
C21	30.42	45.63	38°11'55"	29.86
C22	49.00	45.63	61°31'40"	46.67
C23	50.75	45.63	63°43'57"	48.17
C24	16.34	24.37	38°25'10"	16.04
C25	31.30	25.00	71°44'18"	29.30
C26	36.32	150.63	13°48'51"	36.23
C27	36.45	149.37	13°58'58"	36.36
C28	84.15	653.25	7°22'51"	84.09
C29	90.29	653.25	7°55'08"	90.21
C30	57.41	653.25	5°02'08"	57.39
C31	19.74	24.37	46°24'31"	19.21
C32	31.06	40.63	43°48'19"	30.31
C33	15.10	40.63	21°17'40"	15.01
C34	28.13	40.63	39°40'03"	27.57
C35	72.78	40.63	102°38'49"	63.43
C36	15.13	40.63	21°20'17"	15.04
C37	37.39	40.63	52°43'47"	36.08
C38	23.68	24.37	55°40'17"	22.76
C39	89.95	620.00	8°18'44"	89.87
C40	95.89	620.00	8°50'35"	95.60
C41	9.56	620.00	0°52'59"	9.56
C42	58.50	149.37	22°26'19"	58.13
C43	80.53	114.00	40°28'32"	78.87
C44	135.09	86.00	90°00'00"	121.62
C45	32.58	114.00	16°22'31"	32.47
C46	19.81	150.62	07°32'02"	19.79
C47	37.46	25.00	85°53'48"	34.06



EASEMENTS (TYPICAL)



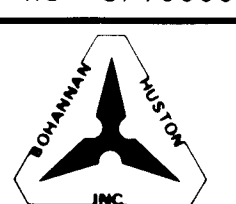
TRACT L-3-A
SECOND REVISION PLAT OF TANOAN PROPERTIES
FILED: SEPTEMBER 23, 1985 (C28-79)

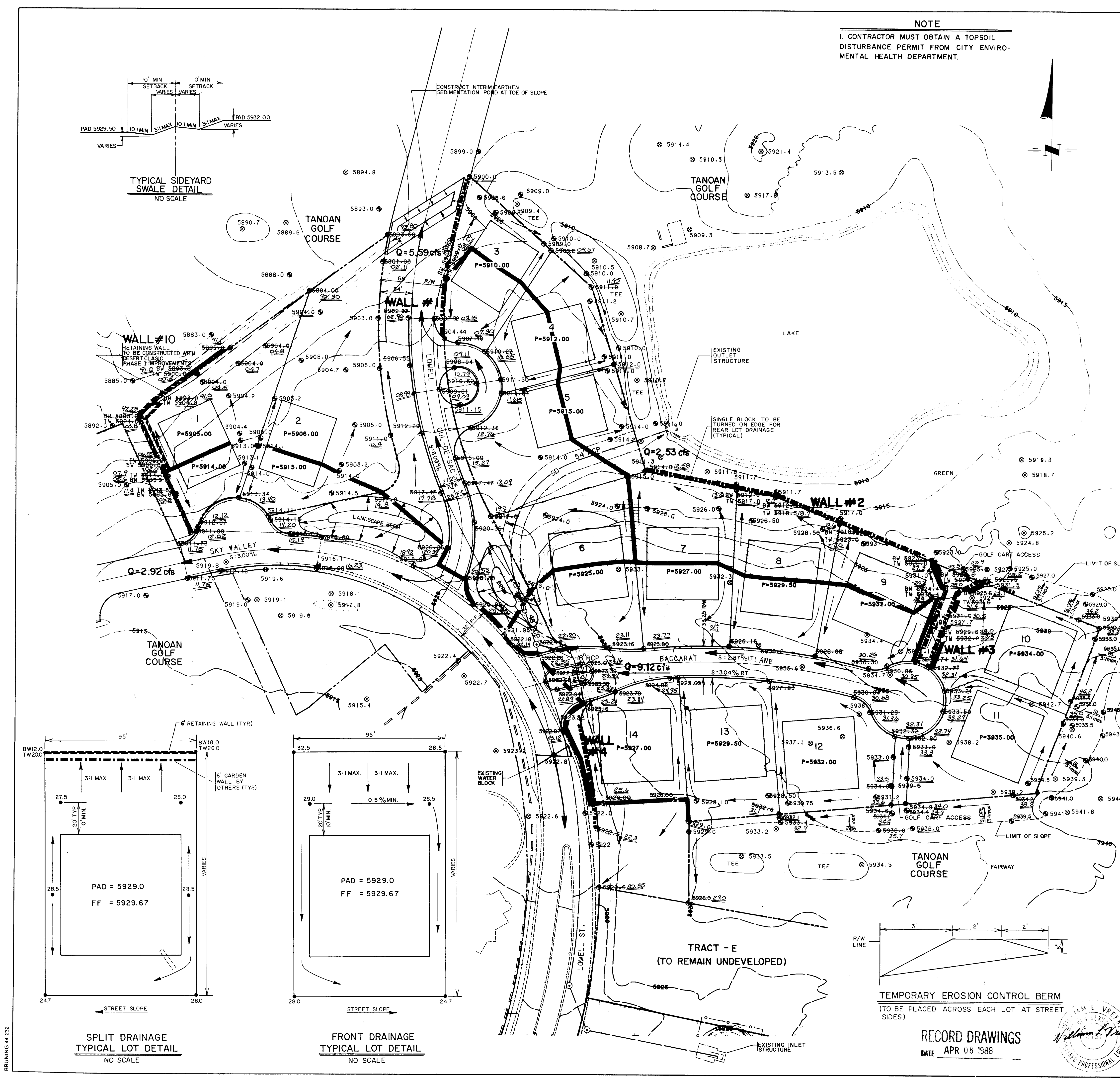
26 33890388

ASC Brass Tablet stamped "6-E22 LS4972"
N.M. State Plane Coordinates (Central Zone)
X= 424,296.00 Y= 1,510,423.24
Ground-to-Grid Factor = 0.99962653
DAX= -00°08'45"
Elev. = 5934.53

TRACT
L-3-B
FILED: SEPT. 23, 1985 (C28-79)

JOB NO. 8716603





NOTE
1. CONTRACTOR MUST OBTAIN A TOPSOIL
DISTURBANCE PERMIT FROM CITY ENVIRO-
MENTAL HEALTH DEPARTMENT.

EARTHWORK SPECIFICATIONS

GENERAL
The Soils Engineer 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.

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.

SCARIFYING AREA TO BE FILLED
The surface shall be plowed or scarified to a depth of at least six (6) 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.

Where fill is to be placed on hillside 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 3:1, the bank shall be stepped or benched.

Strippings may be placed along rear lot lines and in rear areas where no foundation or slab will be constructed. All strippings shall be free of logs, trees, stumps, trash and rocks greater than six (6) inches. Strippings will be placed subsequent to the placement of all structurally controlled fill, and to a depth no greater than six (6) inches, except in designated areas.

PREPARATION OF AREA TO BE FILLED
After the foundation 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 (47-53%), for a minimum of five (5) feet, or as deep as practicable as determined by the Soils Engineer, and compacted with a minimum of twenty (20) passes using a minimum 20 ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

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 (47-53%), for a minimum of five (5) feet, or as deep as practicable as determined by the Soils Engineer. The ground surface shall then be compacted with a minimum of twenty (20) passes using minimum 20 ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

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 not contain a limit not greater than thirty (30) add a plasticity index not greater than twelve (12). It is anticipated that a borrow from the site will be satisfactory.

DEPTH AND MIXING OF FILL LAYERS
The selected fill material shall be placed in layers which, when 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.

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

MOISTURE CONTENT
The fill material shall be compacted at the optimum moisture content (47-53%) 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 areas. 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.

AMOUNT OF COMPACTION
After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90% of maximum density as determined by ASTM D-1557 in all non-load bearing areas less than 2 feet in total depth property lines. All other lot areas, including slab or foundation and surrounding areas, within the top 6 inches of street subgrades, and where the depth of fill exceeds 2 feet in non-load bearing areas, the amount of compaction shall be 95%.

COMPACTION OF FILL LAYERS
Compaction shall be by vibratory compactor, sheepfoot 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 be sufficient trips to insure that the required density has been obtained.

COMPACTION OF SLOPES
Fill slopes shall be compacted by means of sheepfoot 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 in increments of three to five feet (3 to 5) in fill height, or after the fill is brought to its total height if approved by the Soils Engineer.

EARTHWORK SPECIFICATIONS

DENSITY TESTS
Field density tests shall be made by the Soils Engineer on each layer of fill. The frequency of testing will be determined by the Soils Engineer in the field depending on the conditions encountered. Where sheepfoot rollers are used, the soils may be disturbed to a depth of several inches. Density tests shall be performed by ASTM-D1556 with 4 or 6 inch sand cone, ASTM Method D-2167 (water balloon) or approved Nuclear Density Devices and Methods.

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 3:1 should be protected from erosion.

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.

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.

NOTICE REGARDING START OF GRADING
Notification shall be submitted to the Owner, the Soils Engineer, and FHM 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.

REPORT OF FIELD DENSITY TESTS
Density tests made by the Soils Engineer as specified in Density Tests above shall be submitted to the Owner and the Federal Housing Administration.

CERTIFICATION REGARDING COMPLETED FILL
The Soils Engineer shall certify that the site was filled with acceptable material in accordance with the accepted specifications and give a professional opinion regarding shrinkage or settlement of the fill and the safe load bearing capacity of the fill.

CERTIFICATION REGARDING COMPLETED GRADE ELEVATIONS
A Registered Civil Engineer or Land Surveyor shall certify that the general grading has been completed and the resulting grade elevations are in substantial conformity (grade variations exceeding 0.5 foot) with the previously accepted detailed development plan.

STREET FINE GRADING AND COMPACTION PRIOR TO PAVING
Prior to the paving operation of the indicated project, and after all underground utilities within the street right-of-way have been installed, the Contractor, or the pavement contractor, shall scarify, regrade, and recompact the street subgrade to its final fine grading elevations and specified density.

LEGEND
--- PROJECT BOUNDARY
--- EXISTING CONTOUR
--- EXISTING SPOT ELEVATION
--- PROPOSED SPOT ELEVATION
--- TOP OF WALL ELEVATION
--- BOTTOM OF WALL ELEVATION
--- PAD ELEVATION
--- EXISTING CURB & GUTTER
--- PROPOSED CURB & GUTTER
--- EXISTING RETAINING WALL
--- PROPOSED RETAINING WALL
--- DIRECTION OF FLOW
--- BASIN BOUNDARY

26 33890488

APPROVED FOR ROUGH GRADING ±1
G.S. Reeder, P.E. 21 Oct 87
HYDROLOGIC ENGINEER DATE

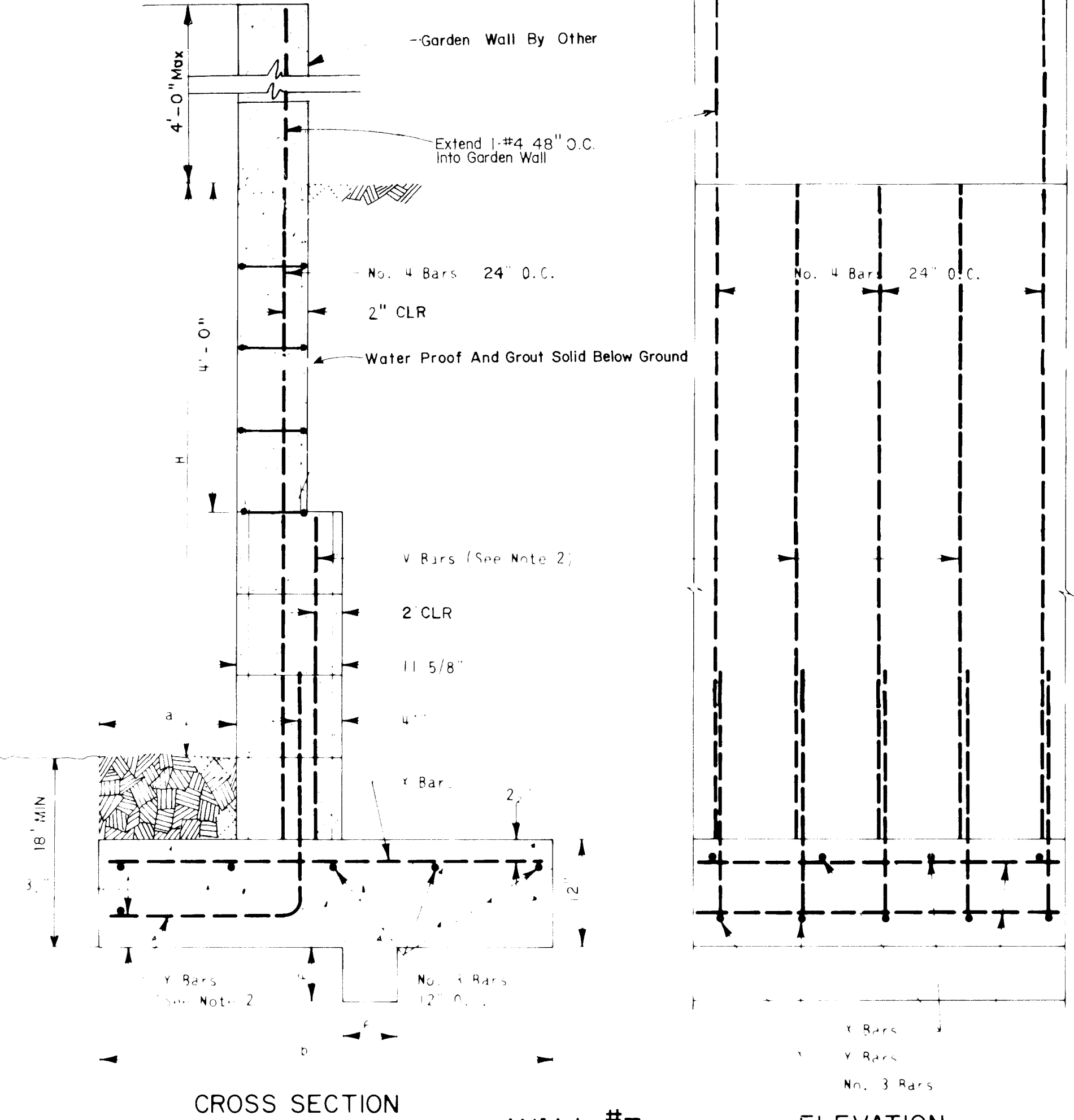
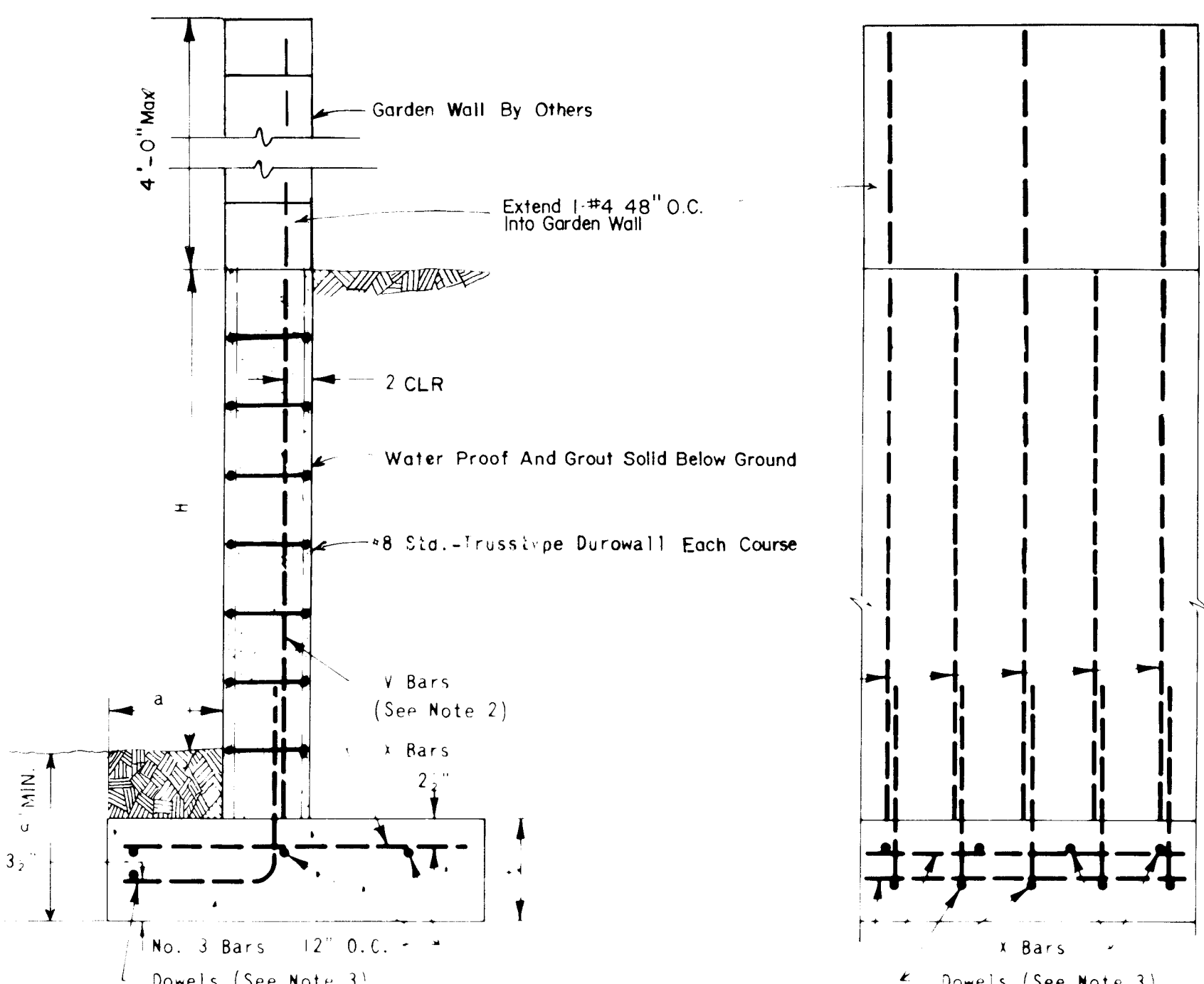
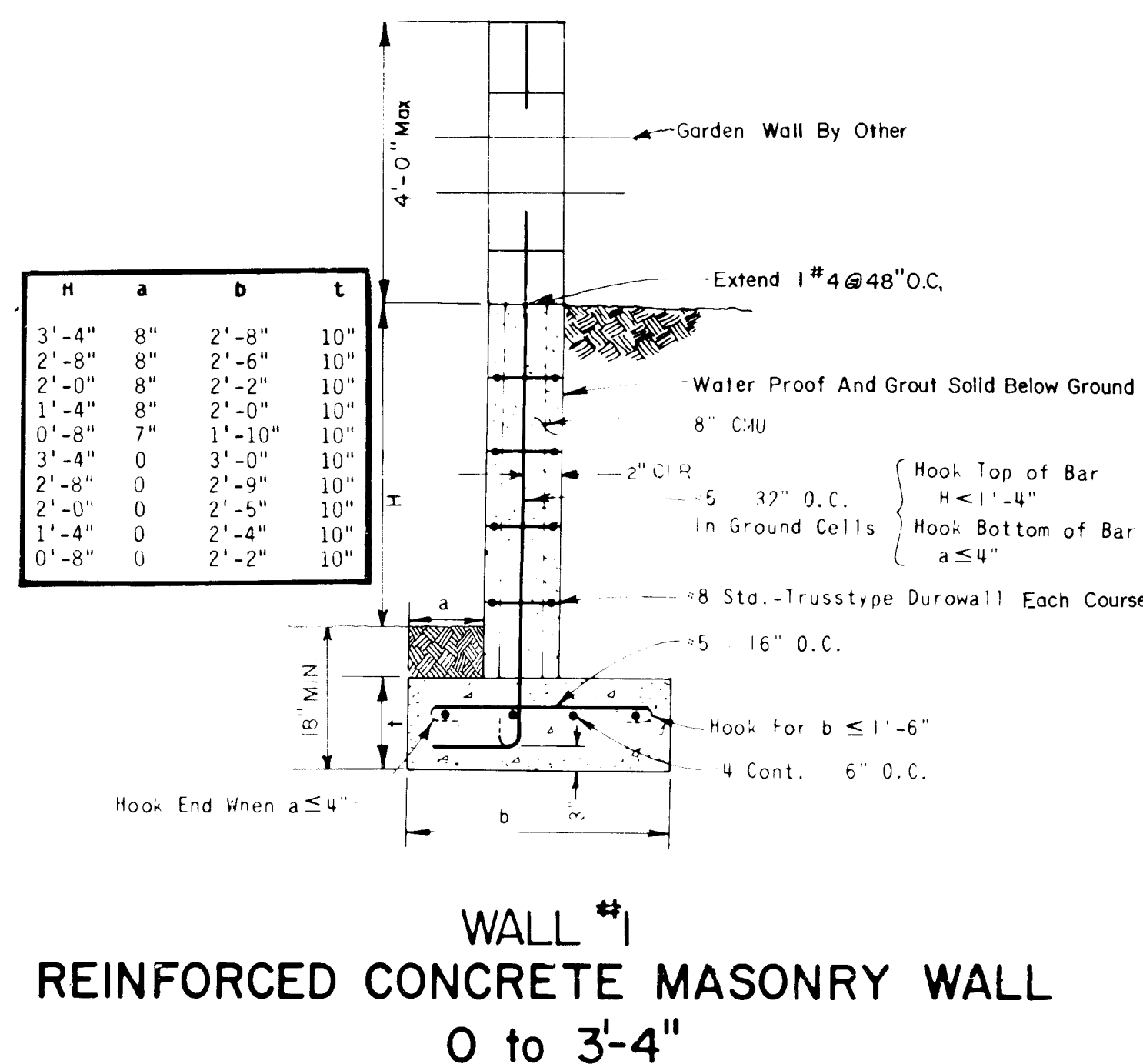
CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: LALIQUE AT TANOAN DRAINAGE / GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[Signature]	11/13/87	Liquid Waste	[Signature]	11/13/87
ACE - Design	[Signature]	11/19/87	Traffic	[Signature]	11/19/87
ACE - Hydrology	[Signature]	11/18/87	Water	[Signature]	11/18/87

DRAWING NO. 3389 MAP NO. E-22 SHEET 4 OF 12

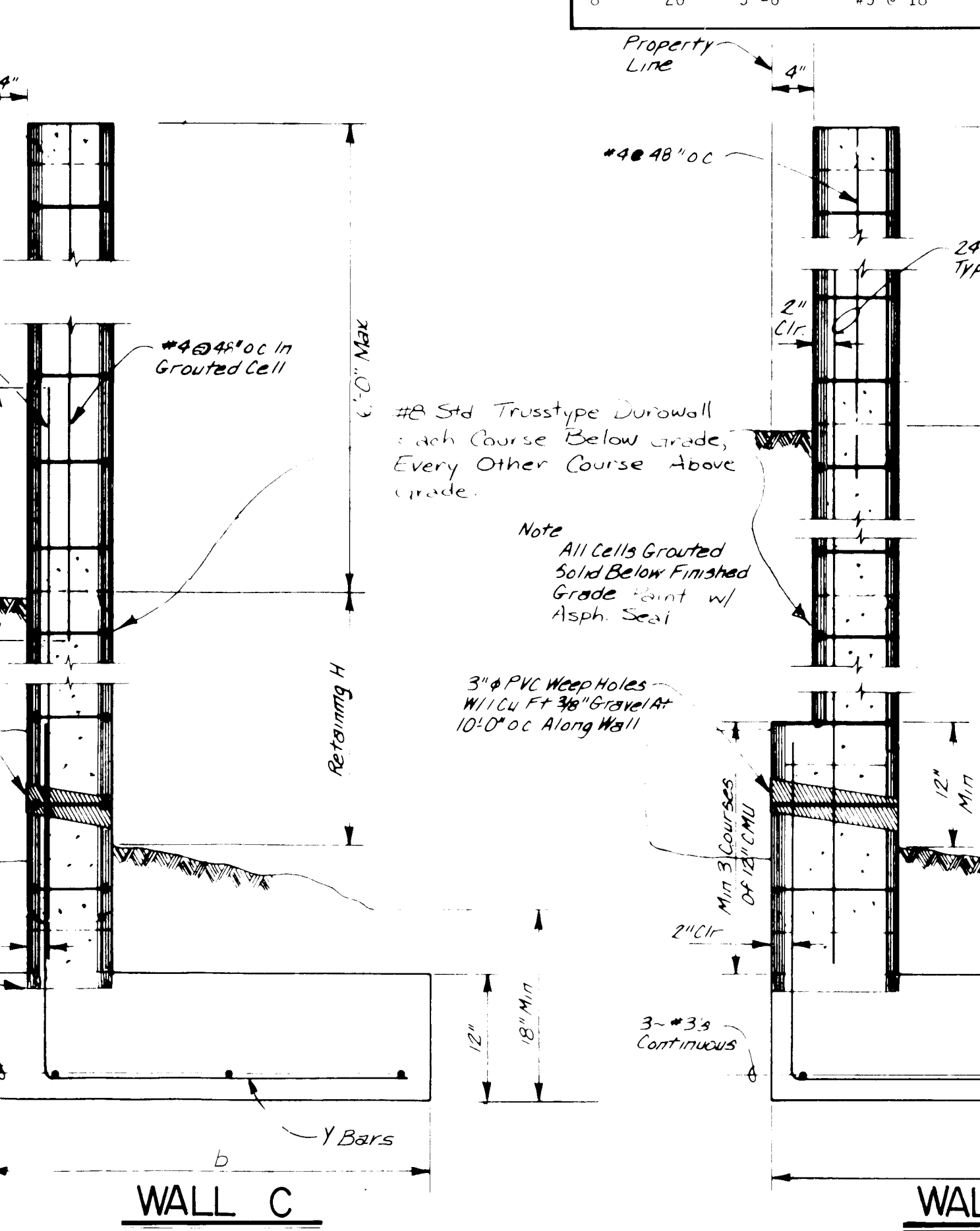
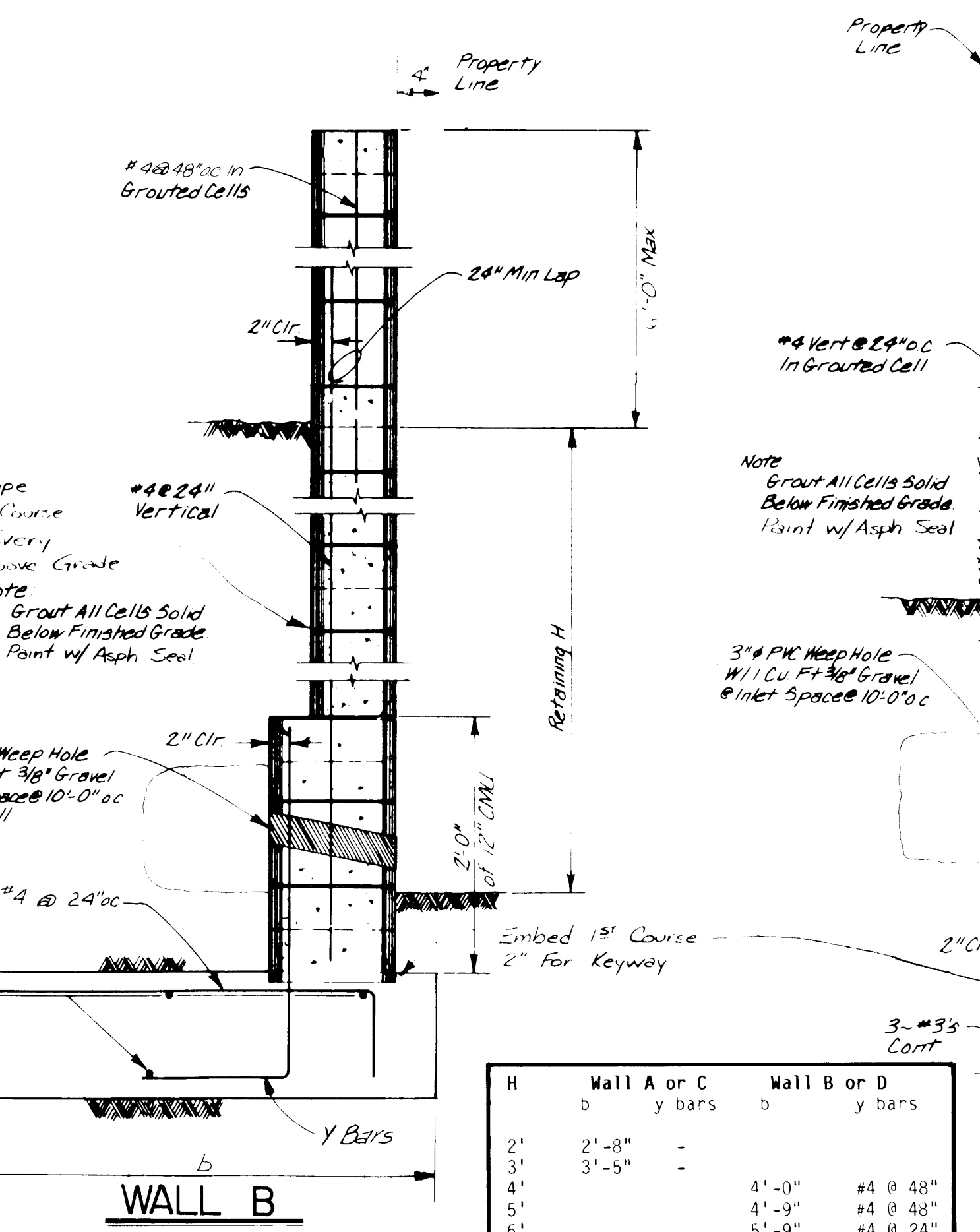
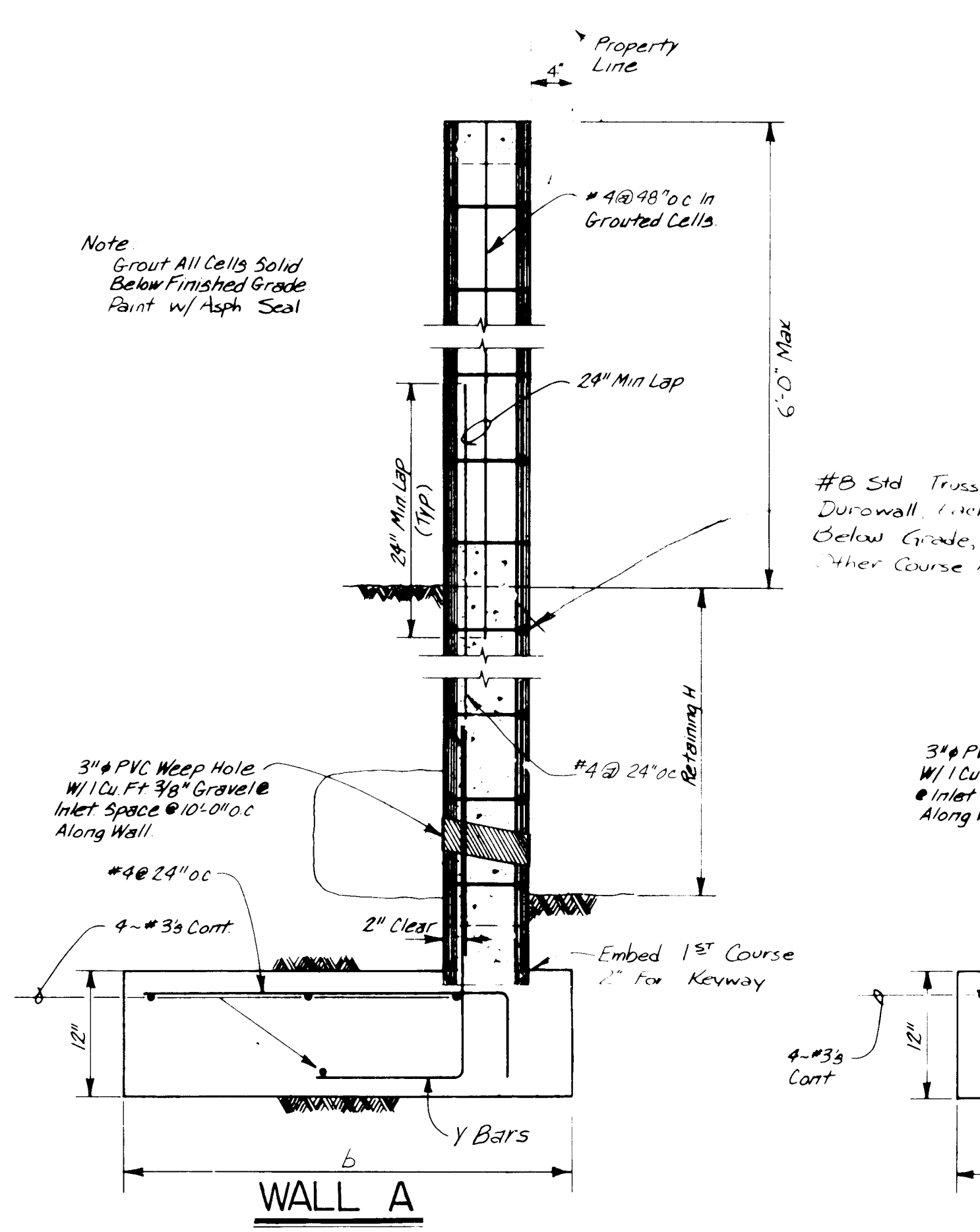
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	TO REACH THE STATION FROM THE INTERSECTION	DATE	NO.	BY	NO.	DATE
WORK MARKED BY	DATE	OF WYOMING BLVD. AND SAN ANTONIO DRIVE	DATE	FIELD NOTES	REMARKS	DESIGN	DATE
INSPECTOR'S FIELD VERIFICATION BY	DATE	GO EAST ON SAN ANTONIO DR. 2.50 MILES TO THE STATION ON THE RIGHT, AT THE CREST OF A SMALL RISE. THE STATION MARK IS A STANDARD ACS BRASS, TABLET, STAMPED "1022", SET IN TOP OF A CONCRETE POST PROJECTING 0.8 FT. ABOVE GROUND. ELEV=5791 (TRIG ELEV.)	DATE	NO.	BY	REVISIONS	DATE
WORK CORRECTED BY	DATE		DATE	NO.	DATE	DESIGN	DATE
RECORDED BY	DATE		DATE	NO.	DATE	DESIGN	DATE
NO.	DATE		DATE	NO.	DATE	DESIGN	DATE



- GENERAL NOTES**
- 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 6" loose lifts and compacted to 95% optimum density (ASTM D-1557) with light vibratory compaction equipment.
 - 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.
 - Vertical control joints with PVC inserts shall be placed at intervals not to exceed 30'-0" on center. Plasters may be substituted for control joints when placed at 12'-0" intervals. Discontinue durowall each side of plasters.
 - Minimum lap splice on reinforcing bars shall be 30 bar diameters or 1'-0" 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.
 - Construction of retaining walls shall conform to requirements of the Uniform Building Code Section 24, low lift grouting method.
 - Detail of a vertical mortar joint on first course at 24" O.C. may be substituted for 24" mortar joints. While slump block with a minimum compressive strength of 1500 psi may be substituted for standard CM Grade N.
 - DESIGN DATA:
Block Weight = 120' x 130 pcf.
Block Weight = 45 pcf.
Soil Weight = 130 pcf.
Equiv. Fluid Pressure = 43 pcf.
Soil Bearing Pressure = 1500 pcf.
(1.3 Increase for Wind/Serpc)
Coefficient of Friction = 0.4
Passive Soil Pressure = 390 pcf.
Concrete f'c (28 days) = 3000 pcf.
Grout Strength = 2000 pcf.
CMU Grade N = 1500 pcf. (grouted)
Reinforcement = 60 pcf. ASTM A-615.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY

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

PLASTER DETAIL
WALLS 12, A & C

PLASTER DETAIL
WALLS 3, B & D

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

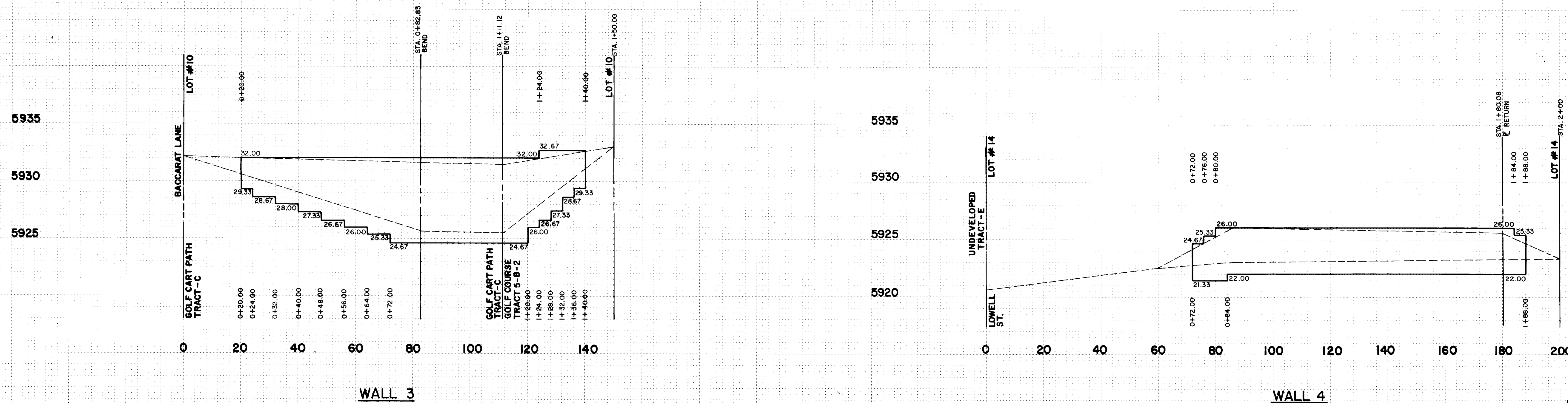
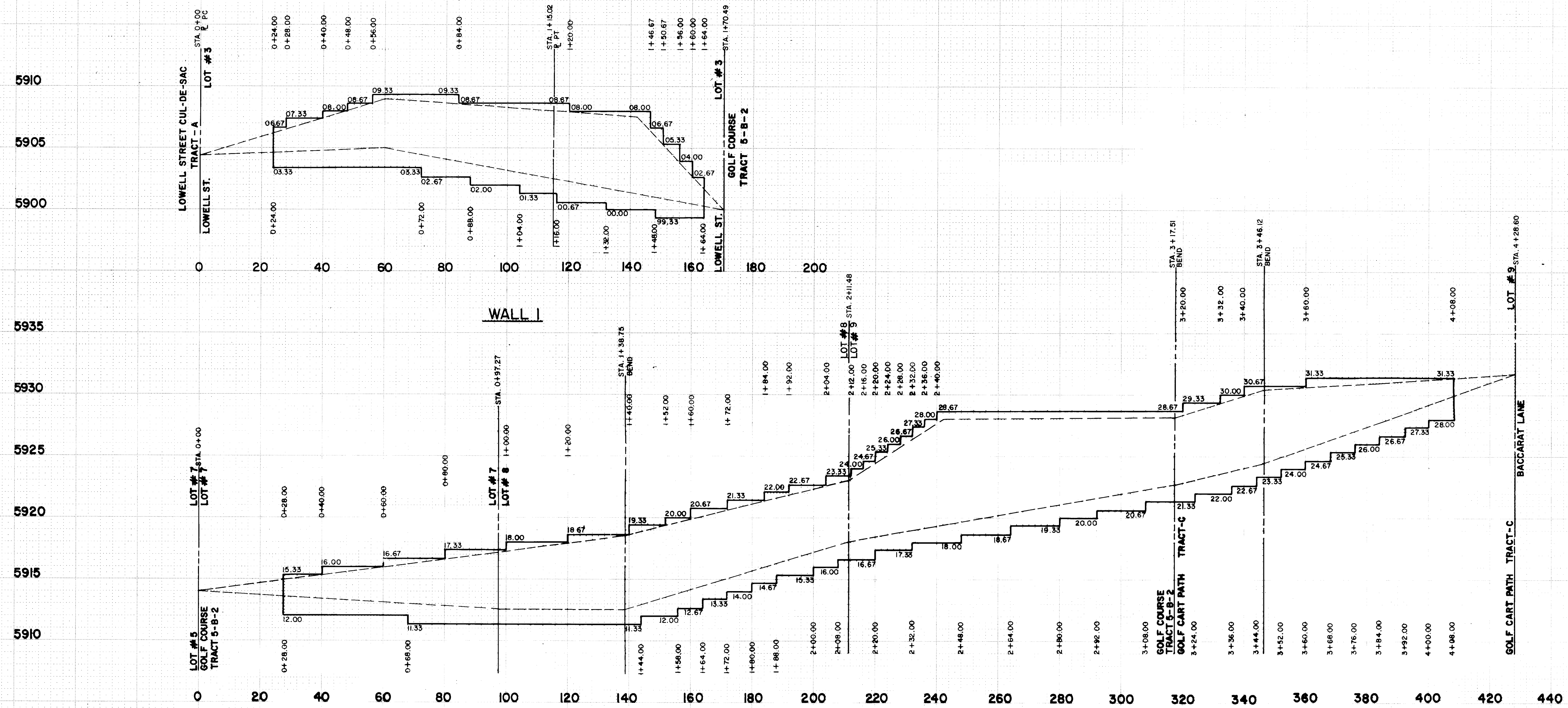
TITLE:
LALIQUE AT TANOAN
RETAINING WALL DETAILS (PRIVATE)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson	<i>[Signature]</i>	11/19/97	Parks & Rec. Dept.		
Trans. Dev.	<i>[Signature]</i>	11/19/97	User Dept.		
Utility Dev.	<i>[Signature]</i>	11/19/97	User Dept.		

DRAWING NO. 3389 **MAP NO. E-22** **SHEET 5 OF 12**

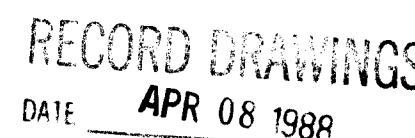
FINAL	SURVEYED	BY	DATE
SURVEY	PLOTTED		
NOTE BOOK	AREAS		
NO.	CHECKED		

ORIGINAL	SURVEYED	BY	DATE
SURVEY	PLOTTED		
NOTE BOOK	AREAS		
NO.	CHECKED		





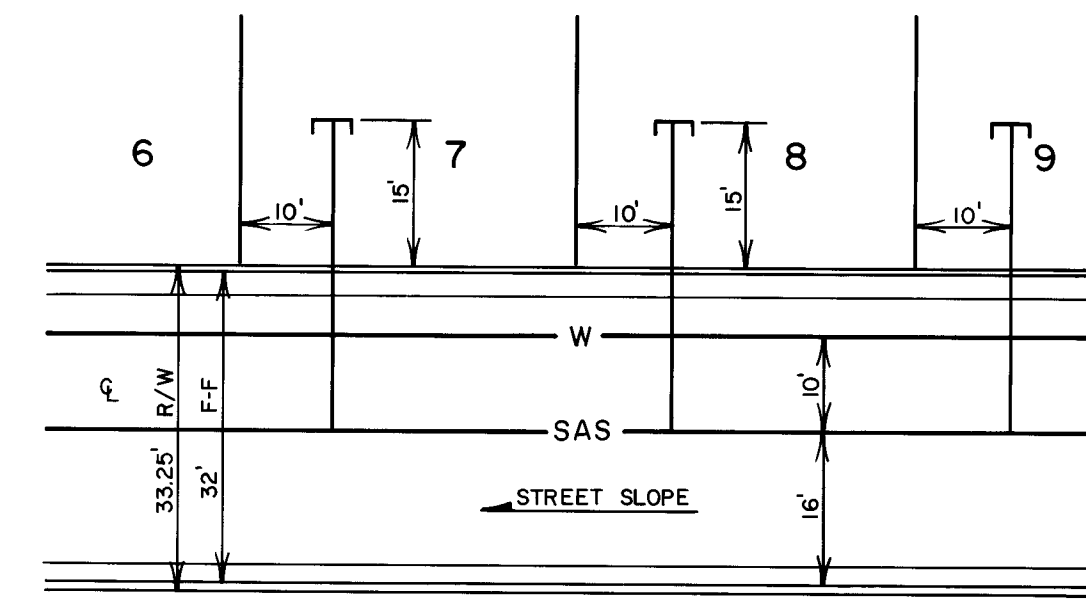
DRAWING NO.	3389	MAP NO.	E-22	SHEET	6	OF	12
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LEGEND

	PROJECT BOUNDARY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	DOUBLE WATER SERVICE CONNECTION
	SINGLE WATER SERVICE CONNECTION
	PROPOSED AIR

		CITY OF ALBUQUERQUE PUBLIC WORKS ENGINEERING					
		TITLE: LALIQUE AT TANOAN WATER DISTRIBUTION PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
City Engineer	<i>[Signature]</i>	11/19/97	Liquid Waste	<i>[Signature]</i>	11/19/97		
A C E - Design			Traffic	<i>[Signature]</i>	11/19/97		
A C E - Hydrology	<i>[Signature]</i>	11/19/97	Water	<i>[Signature]</i>	11/19/97		
DRAWING NO.		3389		MAP NO.	E-22		
				SHEET	7 OF 12		



TYPICAL SERVICE LOCATION
NO SCALE

William L. Fuchs

RECORD DRAWINGS
DATE **APR 08 1988**

BHI JOB N° 87166.04
SCALE: 1" = 50'

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCES.

SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES		CONTRACTOR	J.R. HALE	WORKED BY	DATE
	BY	DATE				
		TO REACH THE STATION FROM "THE INTERSECTION OF WYOMING BLVD. AND SAN ANTONIO DRIVE, 60 EAST ON SAN ANTONIO OR 2.50 MILES TO THE STATION ON THE RIGHT, AT THE CREST OF A SMALL RISE. THE STATION MARK IS A STANDARD ACS BRASS, TABLET, STAMPED "1022", SET IN TOP OF A CONCRETE POST PROJECTING 0.8 ft. ABOVE GROUND. ELEV.=519 (TRIG ELEV.)			INSPECTED BY ACCEPTANCE BY FIELD VERIFICATION BY DRAWINGS CORRECTED BY	12/87 7/88 4/88 4/88
			MICRO-FILM INFORMATION			
			RECORDED BY	DATE		
			NO.			

[illegible]

LEGEND

	PROJECT BOUNDARY
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER SERVICE CONNECTION
	SANITARY SEWER DIRECTION OF FLOW

1	2	3	4	5	6	7	8	9	10	11	12
26			33	89	08	88	8				



CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: LALIQUE AT TANOAN
SANITARY SEWER PLAN

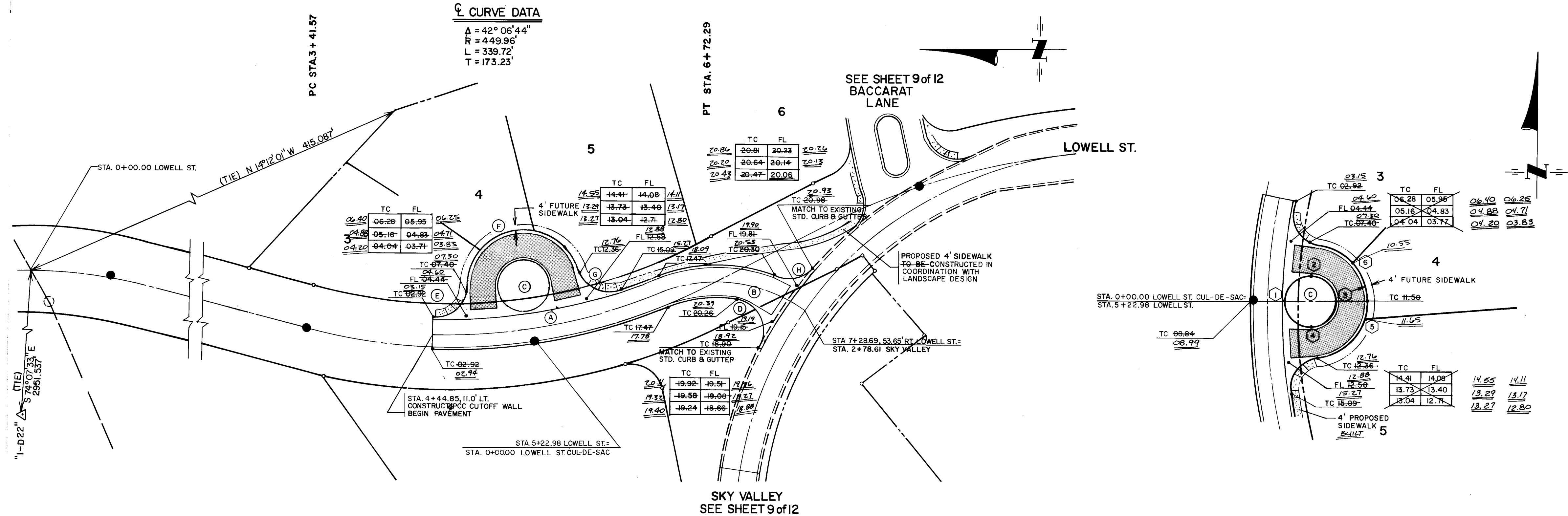
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	11/20/97	Liquid Waste	<i>[Signature]</i>	11/18/97
A C E - Design	<i>[Signature]</i>	11/19/97	Traffic	<i>[Signature]</i>	11/19/97
A C E - Hydrology	<i>[Signature]</i>	11/18/97	Water	<i>[Signature]</i>	11/18/97

DRAWING NO.	3389	MAP NO.	E-22	SHEET	8	OF	12
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DRAWING NO	3389	MAP NO. E-22	SHEET 9	OF 12
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[illegible]



SKY VALLEY
SEE SHEET
11 OF 12

STA. 0+15.88, 14.0' LT.
CUT EXISTING 8" WATERLINE
INSTALL 6"
1-8" TEE
1-6" 11/4" BEND
NON-PRESSURE CONNECTION
BLOCKING

STA. 0+21.21, 14.0' LT.
INSTALL 6"
1-6" GATE VALVE W/
TYPE "A" BOX & LID

STA. 2+17.54, 10.0' LT.
INSTALL 6"
1-8" x 6" TEE
APPROX. 8 LF. 6" PVC OR DIP
1-FIRE HYDRANT 4" BURY
AS PER COA STD. DWG. 2340
FLANGE ELEV. = 26.35
BLOCKING

STA. 0+13.20
BUILD 14" DIA. TYPE "E" MH

STA. 4+13.20
BUILD 14" DIA. TYPE "E" MH

STA. 4+36.05, 10.0' LT.
INSTALL 6"
1-6" CAP
BLOCKING

STA. 0+10.00, 10.0' RT.
INSTALL 6"
1-8" CAP
BLOCKING

STA. 1+31.89, 11.6' RT.
REMOVE EXISTING 8" PVC
TIE TO EXISTING 8" PVC
WATERLINE

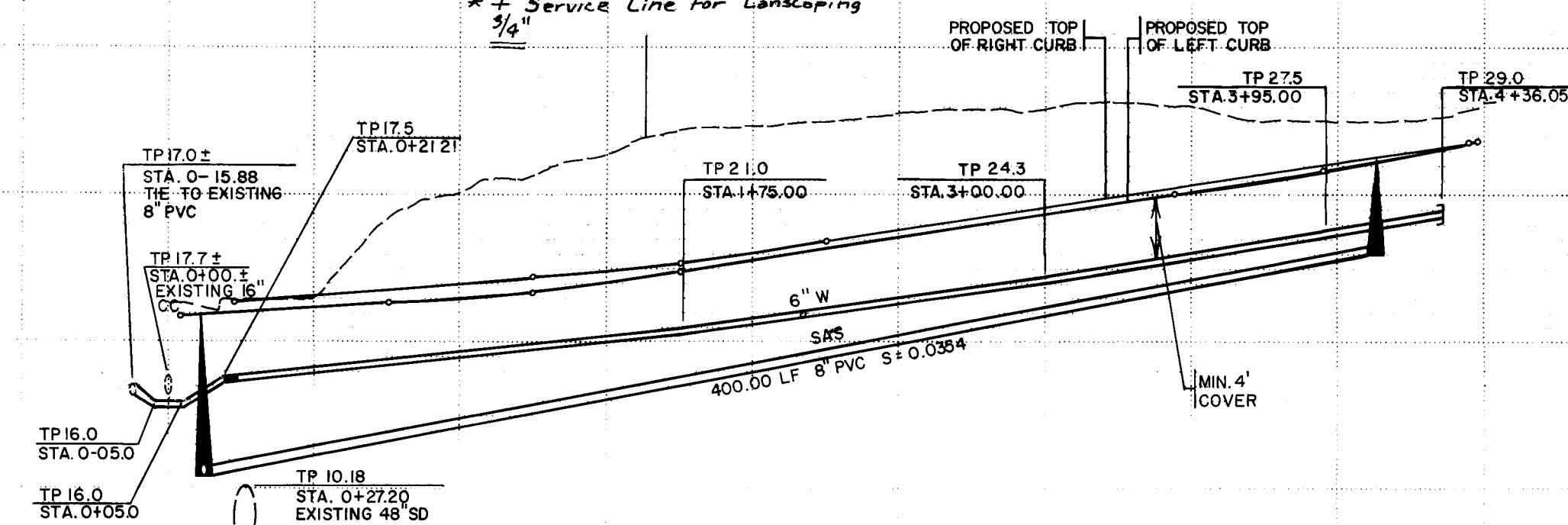
Sta. 1+39.54, 18.58' LT.
INSTALL 1" WATER SERVICE
FOR LANDSCAPE PURPOSES

BACCARAT LANE

SKY VALLEY CUL-DE-SAC

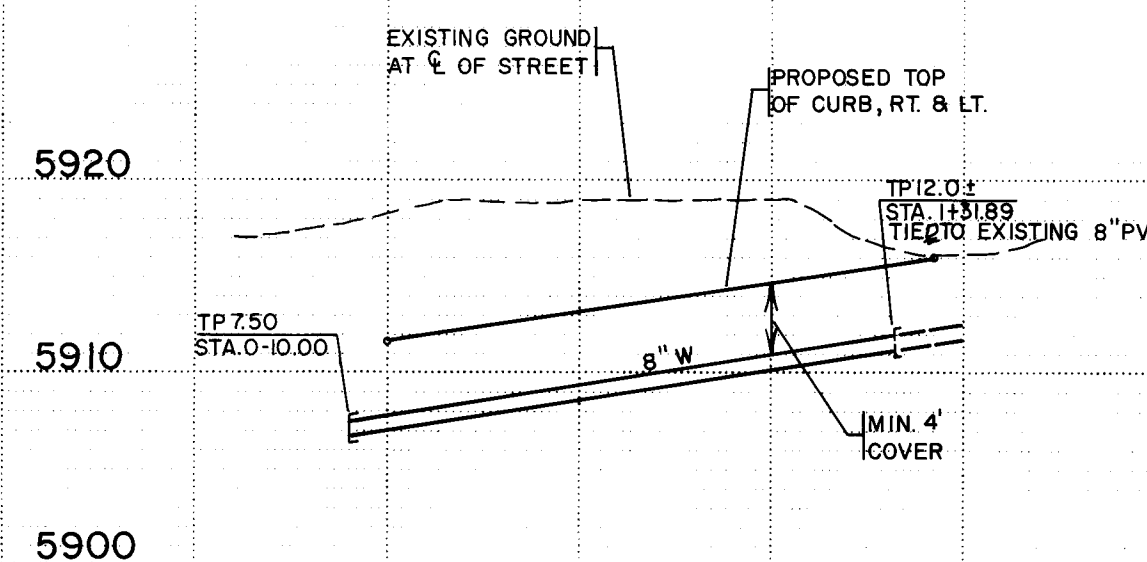
WATER & SEWER SERVICES					
LOT	WL STATION	WL TYPE	SAS STATION	SAS LENGTH	INV. AT PLUG
6	1+29.55 LT.	DOUBLE	0+48.02 LT.	59.63'	+6.47' 15.59
7			1+39.07 LT.	31.63'	+8.00' 17.85
8	3+05.53 LT.	DOUBLE	2+27.06 LT.	31.63'	+8.43' 21.20
9			3+15.05 LT.	31.63'	+8.13' 21.94
10			4+13.20 MH	52.19'	+7.04' 27.26
11	4+42.00 LT.	DOUBLE	4+13.20 MH	50.73'	+6.90' 27.35
12			2+76.24 RT.	31.62'	+8.44' 23.03
13	2+62.48 RT.	DOUBLE	1+75.30 RT.	31.63'	+9.36' 19.29
14	1+64.22 RT.	SINGLE	0+60.11 RT.	31.40'	+7.36' 17.64
-	0+35.00 LT.	SINGLE	-	-	-

* 3/4" Service Line For Landscaping



WATER & SEWER SERVICES					
LOT	WL STATION	WL TYPE	SAS STATION	SAS LENGTH	INV. AT PLUG
1	0+64.80 LT.	DOUBLE	-	-	-
2			-	-	-
-	0+70.00 RT.	SINGLE	-	-	-

* 3/4" Service Line For Landscaping



WATERLINE CURVE DATA

SKY VALLEY CUL-DE-SAC

(D) PC STA. 0+35.00
PT STA. 1+31.89
 $\Delta = 18^\circ 30' 22''$
R = 290.00'
L = 93.67'
T = 47.25'

SANITARY SEWER CURVE DATA

BACCARAT LANE

(A) PC STA. 1+40.63
PT STA. 4+13.20
 $\Delta = 36^\circ 00' 00''$
R = 636.62'
L = 400.00'
T = 206.85'

WATERLINE CURVE DATA

BACCARAT LANE

(B) PC STA. 1+40.63
PT STA. 4+36.05
 $\Delta = 26^\circ 35' 17''$
R = 646.62'
L = 300.06'
T = 152.78'

(C)

PC STA. 0+15.88
PT STA. 0+70.00
 $\Delta = 7^\circ 33' 47''$
R = 650.62'
L = 85.88'
T = 43.00'

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

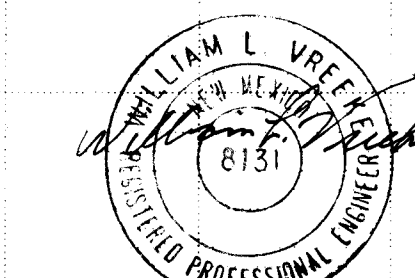
TITLE: LALIQUE AT TANOAN
UTILITY PLAN & PROFILE
BACCARAT LANE / SKY VALLEY CUL-DE-SAC

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	AMETHAL	11/13/87	Liquid Waste	PRGO	11/13/87
A C E - Design	W	11/13/87	Traffic	PRGO	11/13/87
A C E - Hydrology	GSR	11/13/87	Water	PRGO	11/13/87

DRAWING NO. 3389 MAP NO. E-22 SHEET 11 OF 12

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

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
NO.	DATE	TO REACH THE STATION FROM THE INTERSECTION OF	FIELD NOTES	NO.	DATE
1	12/87	WYOMING BLVD. & SAN ANTONIO DRIVE; GO EAST ON SAN ANTONIO DR. 2.50 MILES TO THE STATION ON THE RIGHT, ON THE CREST OF A SMALL RISE. THE STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED "1-022", SET IN TOP OF A CONCRETE POST PROJECTING 0.8 FT. ABOVE GROUND. ELEV. = 5791 (TRIG. ELEV.)	BY	NO.	DATE
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3	4/88			NO.	DATE
4	4/88			NO.	DATE
5	4/88			NO.	DATE
6	4/88			NO.	DATE
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8	4/88			NO.	DATE
9	4/88			NO.	DATE
10	4/88			NO.	DATE
11	4/88			NO.	DATE
12	4/88			NO.	DATE
13	4/88			NO.	DATE
14	4/88			NO.	DATE
15	4/88			NO.	DATE
16	4/88			NO.	DATE
17	4/88			NO.	DATE
18	4/88			NO.	DATE
19	4/88			NO.	DATE
20	4/88			NO.	DATE
21	4/88			NO.	DATE
22	4/88			NO.	DATE
23	4/88			NO.	DATE
24	4/88			NO.	DATE
25	4/88			NO.	DATE
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27	4/88			NO.	DATE
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98	4/88			NO.	DATE
99	4/88			NO.	DATE
100	4/88			NO.	DATE



RECORD DRAWINGS
DATE: APR 08 1988

1 2 3 4 5 6 7 8 9 10 11 12
26 33 89 11 88

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

BHI JOB NO. 87166.04
DRAWING NO. 3389 MAP NO. E-22 SHEET 11 OF 12

