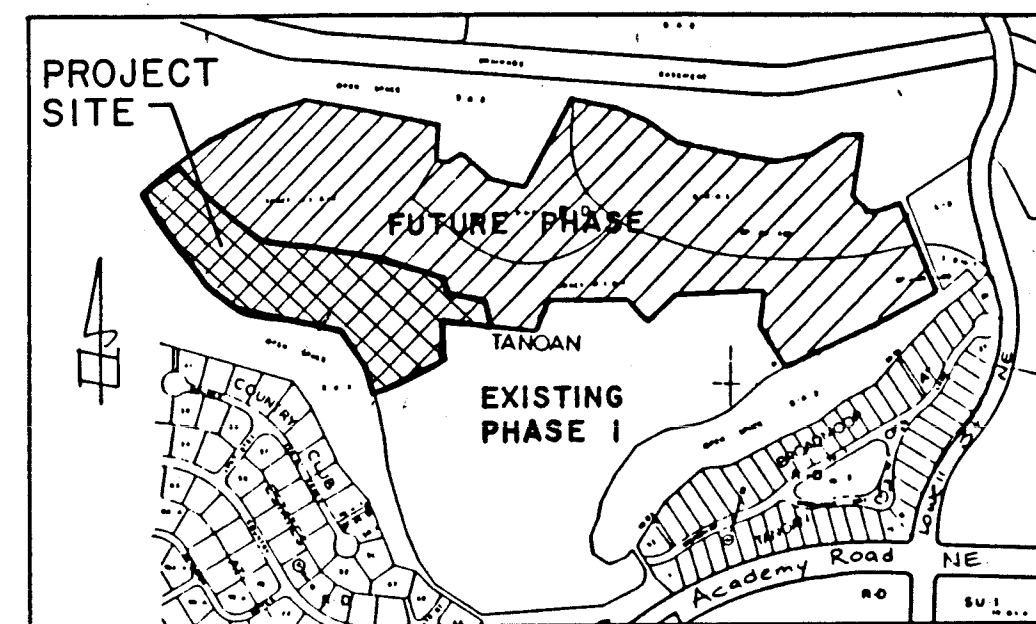


CONSTRUCTION PLANS
FOR
INVERNESS AT TANOAN
SUBDIVISION - PHASE II
ALBUQUERQUE, NEW MEXICO

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	SUBDIVISION PLAT
5	PAVING LAYOUT
6	UTILITY LAYOUT
7-9	GRADING PLANS
10	RETAINING WALL DETAILS
11	PAVING PLAN AND PROFILE
12	UTILITY PLAN AND PROFILE



VICINITY MAP
NOT TO SCALE
ZONE ATLAS MAP NO. E-21-Z, E-22-Z

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 PUBLIC WORKS CONSTRUCTION, 1986 EDITION ("STANDARD SPECIFICATIONS")
- 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.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS GOVERNING CONSTRUCTION SAFETY AND HEALTH.

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.

ADDITIONAL NOTICE TO CONTRACTORS

- ALL GAS, ELECTRICAL, TELEPHONE, CABLE TV LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENT.
- THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS (SUCH AS BARRICADEING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS) NECESSARY FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 7-26-89

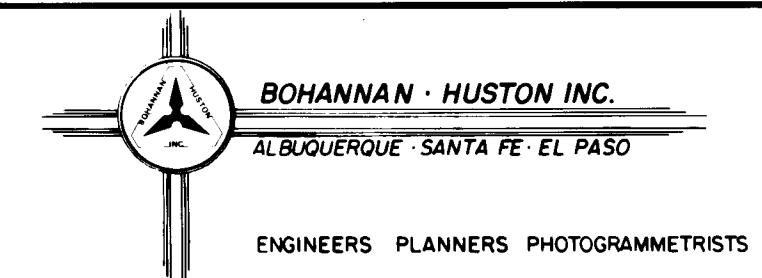
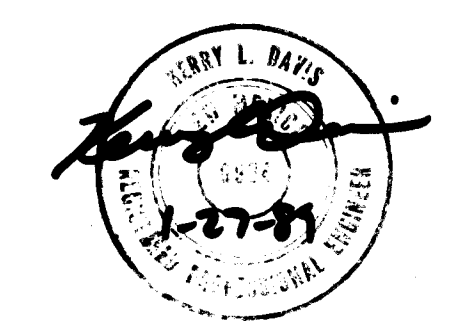
1 2 3 4 5 6 7 8 9 10 11 12
26 370701819

Δ	5,6,11,12	Ryan A Green	3/30/89	William L. Vreeland	3/30/89						
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE		

APPROVAL OF REVISIONS

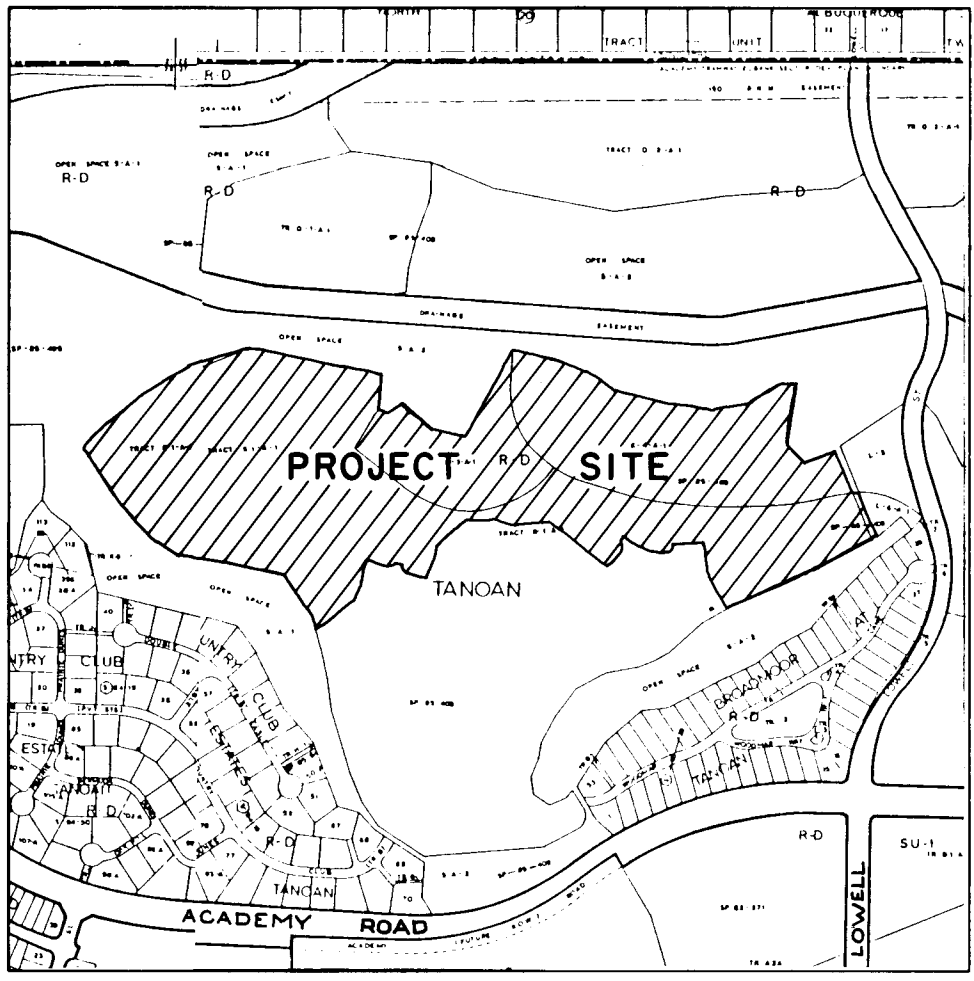


RECORD DRAWINGS
DATE 6/22/89



APPROVED FOR CONSTRUCTION
[Signature]
3-16-89 C.E.

PROJECT NUMBER 3707
SHEET 1 OF 12



LOCATION MAP
ZONE ATLAS MAP E-21-Z & E-22-Z
Not To Scale

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. 5/8" rebar with 1-1/4" diameter yellow plastic survey cap stamped "WEAVER LS 6544" were set on all corners designated by "●" as per that Certificate of Survey prepared by Bohannon-Huston, Inc., dated November 5, 1986.

SUBDIVISION DATA

1. DRB No. 88-0517.
2. Site located within Section 27 and Section 28, T11N, R4E, N.M.P.M., New Mexico.
3. Gross subdivision acreage: 39.8349 acres.
4. Total number of tracts created: 26 lots and 3 tracts.
5. This plat shows existing easements.
6. The purpose of this plat is to relocate tract and lot lines.
7. This plat was prepared from plat of record.
8. Record Bearings and Distances are shown in parenthesis.

APPROVALS

PLAT NUMBER

PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

A.M.A.F.C.A.

DATE

CITY SURVEYOR

DATE

PROPERTY MANAGEMENT

DATE

UTILITY DEVELOPMENT DIVISION

DATE

PARKS & RECREATION DEPARTMENT

DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO

DATE

U.S. WEST COMMUNICATIONS

DATE

GAS COMPANY OF NEW MEXICO

DATE

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within the north 1/2 of Section 27 (as projected) and the northeast 1/4 of Section 28 (as projected), T11N, R4E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract A-1, REPLAT MAP FOR INVERNESS AT TANOAN SUBDIVISION AND OPEN SPACE 5-A-3-B-1 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 September 1, 1988 in Volume C38, Folio 62 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the northerly boundary of said Tract A-1, whence the ACS Control Station "I-D22" a brass tablet having New Mexico State Plane Grid Coordinates: Central Zone: X=420,728.02 Y=1513,437.511 bears N12°03'40"W, 1071.10 feet and from said point of beginning running thence along the northerly boundary of said Tract A-1:

S80°15'04"E, 511.74 feet to a point thence;
S02°10'42"W, 133.14 feet to a point thence;
S70°19'26"E, 31.50 feet to a point thence;
N56°04'09"E, 69.73 feet to a point thence;
S50°53'40"E, 143.79 feet to a point thence;
S78°43'32"E, 137.55 feet to a point thence;
N26°09'32"E, 374.86 feet to a point thence;
S80°36'15"E, 171.57 feet to a point thence;
S69°55'50"E, 121.55 feet to a point thence;
S58°39'56"E, 123.90 feet to a point thence;
S79°21'22"E, 251.21 feet to a point thence;
S84°55'14"E, 140.48 feet to a point thence;
N75°49'03"E, 141.39 feet to a point thence;
N56°02'15"E, 128.78 feet to a point thence;
N82°14'25"E, 70.29 feet to the northeasterly corner of said Tract A-1 thence continuing along the easterly boundary of Tract A-1:
S06°37'18"W, 242.46 feet to a point thence;
S49°34'50"E, 91.66 feet to a point thence;
N68°33'09"E, 104.36 feet to a point thence;
S24°41'23"E, 159.00 feet to a point thence;
N77°46'17"E, 20.48 feet to a point thence;
S24°41'23"E, 165.70 feet to a point thence;
S24°41'26"E, 27.27 feet to a point thence;
S59°45'52"W, 100.00 feet to a point thence;
S58°22'35"W, 70.34 feet to a point thence;
S57°47'22"E, 66.32 feet to a point thence;
S62°53'17"W, 75.07 feet to a point thence;
S63°09'36"W, 86.89 feet to a point thence;
S62°55'41"W, 106.53 feet to a point thence;
S64°52'20"E, 66.25 feet to a point thence;
N31°19'52"W, 173.16 feet to a point thence;
N05°44'24"W, 110.01 feet to a point thence;
S84°50'55"W, 100.01 feet to a point thence;
S84°15'36"W, 33.25 feet to a point thence;
S05°44'25"E, 8.61 feet to a point of curvature thence;
41.71 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S42°03'23"W, 37.04 feet to a point of compound curvature thence;
159.29 feet along the arc of a curve to the right having a radius of 258.38 feet and a chord bearing N72°29'07"W, 156.78 feet to a point of tangency thence;
N54°49'24"W, 22.04 feet to a point thence;
S55°10'35"W, 33.25 feet to a point of curvature thence;
37.39 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S11°58'49"E, 34.00 feet to a point of tangency thence;
S30°42'40"W, 7.88 feet to a point of curvature thence;
69.30 feet along the arc of a curve to the right having a radius of 270.38 feet and a chord bearing S38°03'15"W, 69.11 feet to a point of non-tangency thence;
N54°49'24"W, 286.33 feet to a point thence;
S84°55'03"W, 144.02 feet to a point thence;
N75°36'27"W, 80.21 feet to a point thence;
S82°51'22"W, 130.36 feet to a point thence;
S43°28'25"W, 147.12 feet to a point thence;
S15°25'44"W, 134.22 feet to a point thence;
N74°34'15"W, 80.69 feet to a point of curvature thence;
39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N29°34'14"W, 35.36 feet to a point of non-tangency thence;
N74°34'15"W, 33.25 feet to a point of curvature thence;
39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S60°25'44"W, 35.36 feet to a point of tangency thence;
N74°34'15"W, 55.49 feet to a point of curvature thence;
27.30 feet along the arc of a curve to the right having a radius of 483.05 feet and a chord bearing N72°57'07"W, 27.29 feet to a point of non-tangency thence;
S18°40'00"W, 33.25 feet to a point thence;
S15°43'25"W, 127.89 feet to a point thence;
S47°11'10"W, 162.69 feet to the southwest corner of said Tract A-1 thence continuing along the westerly boundary of said Tract A-1:
N17°37'16"W, 28.36 feet to a point thence;
N38°56'51"W, 188.32 feet to a point thence;
N79°22'55"W, 114.30 feet to a point thence;
N80°47'42"W, 280.43 feet to a point thence;
N56°34'56"W, 122.77 feet to a point thence;
N42°48'23"W, 82.30 feet to a point thence;
N39°06'52"W, 135.62 feet to a point thence;
N30°33'01"W, 70.64 feet to a point thence;
N33°17'58"W, 136.79 feet to the most westerly corner of said Tract A-1 thence continuing along the westerly boundary:
N45°16'37"E, 146.74 feet to a point thence;
N53°20'45"E, 156.73 feet to a point thence;
N59°17'30"E, 205.59 feet to a point thence;
N66°53'42"E, 194.52 feet to the point and place of beginning.

Tract contains 39.8349 acres, more or less.

REPLAT MAP FOR
TRACT A-1

INVERNESS AT
TANOAN SUBDIVISION

JANUARY, 1989

FREE CONSENT AND DEDICATION

The foregoing replat of that certain tract of land situate within the Elena Gallegos Grant, within the north 1/2 of Section 27 (as projected) and the northeast 1/4 of Section 28 (as projected), T11N, R4E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract A-1, REPLAT MAP FOR INVERNESS AT TANOAN SUBDIVISION AND OPEN SPACE 5-A-3-B-1 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 September 1, 1988, in Volume C38, Folio 62, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby 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 responsibility of ingress and egress for construction and maintenance, and the responsibility to trim interfering trees and shrubs.

Owners of Inverness at Tanoan Subdivision

Tract "A-1": CENTEX HOMES CORPORATION

Richard Mallett, Vice President
Operations

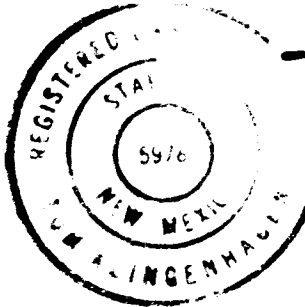
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 26th day of January, 1989, by Richard Mallett, on behalf of Centex Homes Corporation.

My Commission Expires: 2-23-91
Notary Public

SURVEYOR'S CERTIFICATION

I, Thomas G. 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.



Bohannon-Huston, Inc.
Court yard)
7500 Jefferson N.E.
Albuquerque, N.M. 87109

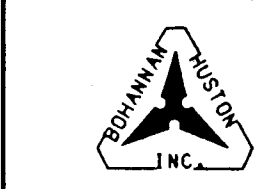
State of New Mexico)
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 30th day of January, 1989, by Thomas G. Klingenhagen.

My Commission Expires: 2-23-91
Notary Public

SHEET 1 OF 6 SHEETS

JOB NO. 8828504

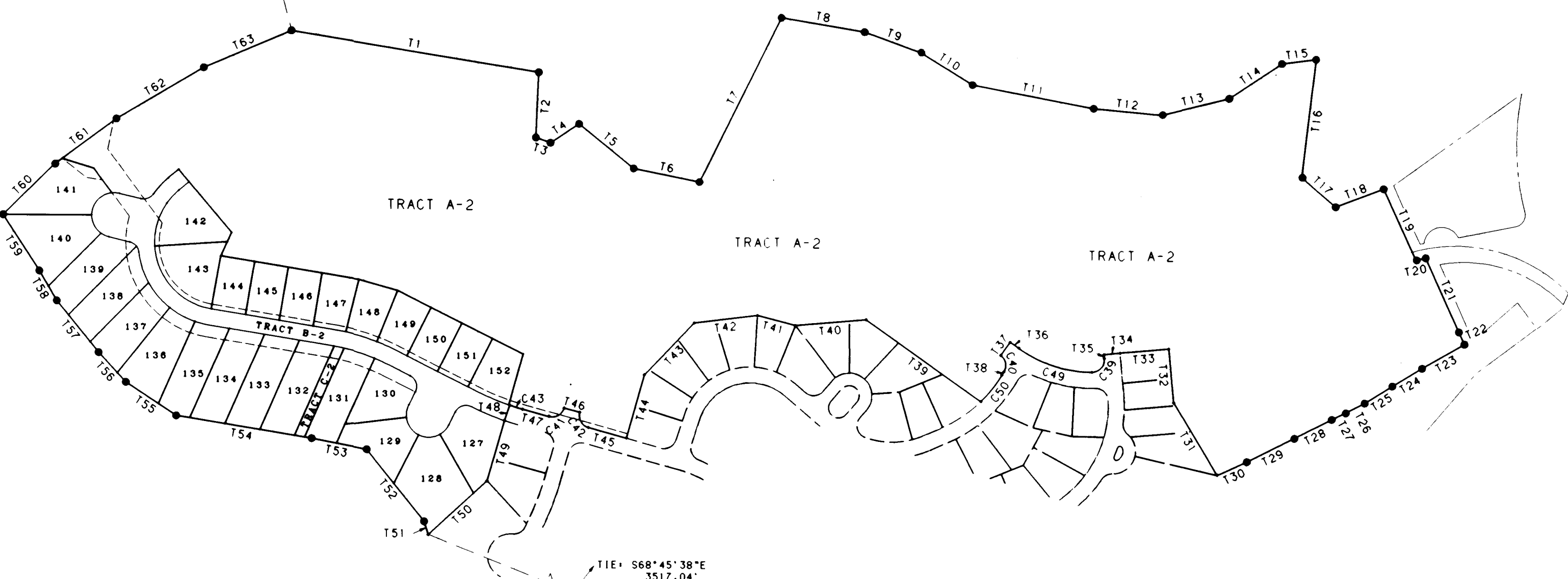


ACS Brass Tablet "I-D22"
N.M. State Plane Coordinates (Central Zone)
X= 420,728.02 Y= 1,513,437.51
Ground Grid Factor = 0.99963022
Elev. = 5791 (TRIG. ELEV.)

SCALE: 1" = 200'

REPLAT MAP FOR
TRACT A-1
INVERNESS AT
TANOAN SUBDIVISION

JANUARY, 1989



ACCESS EASEMENTS

Tract B-2 (the private roadway system), Tract C-2, and the Public Waterline and Pedestrian Access easements 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 Interchange, 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. The City of Albuquerque has no responsibility for traffic control, street signs, traffic control signs, pavement marking, traffic signals, warning signs, street lighting, and street maintenance; such functions are the sole responsibility of the Tanoan Community Association.

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.

In Tract B-2, 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 Interchange 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.

ACS Brass Tablet "J-E-22"
N.M. State Plane Coordinates (Central Zone)
X= 423,364.90 Y= 1,509,413.08
Ground Grid Factor = 0.99962505
Elev. = 5889.27

NOTES

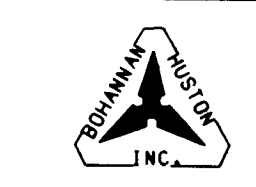
PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- 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. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Jones Interchange 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.

SHEET 2 OF 6 SHEETS

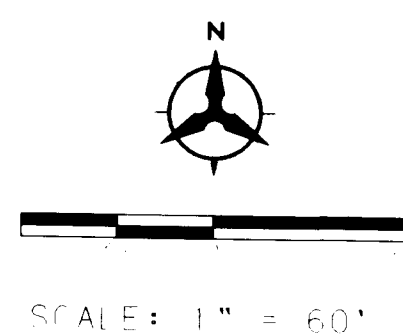
JOB NO. 8828504



ASC Brass Tablet "1-D22"
N.M. State Plane Coordinates (Central Zone)
X = 420,728.02 Y = 1,513,437.51
Ground-to-Sheet Factor = 0.99963022
GDA = -00°09'10"
Elev. = 5791 (TRIG. ELEV.)

REPLAT MAP FOR
TRACT A-1
INVERNESS AT
TANOAN SUBDIVISION

JANUARY, 1989



PORTION OF PUBLIC UTILITY
EASEMENT TO BE VACATED
BY VACATION ACTION: V88-85

5' PUBLIC WATER AND
PRIVATE ACCESS EASEMENT
TO BE GRANTED WITH THE
FILING OF THIS PLAT.

10' PUBLIC UTILITY EASEMENT
TO BE GRANTED WITH THE
FILING OF THIS PLAT.

25' PEDESTRIAN ACCESS &
LANDSCAPING EASEMENT TO BE
GRANTED WITH THE FILING
OF THIS PLAT.

10' PUBLIC UTILITY
EASEMENT TO BE GRANTED
WITH THE FILING OF THIS PLAT.

5' PUBLIC WATER EASEMENT
TO BE GRANTED WITH THE
FILING OF THIS PLAT.

TRACT A-2
31.5956 Ac.

5' PUBLIC WATER & PRIVATE
ACCESS EASEMENT TO BE GRANTED
WITH THE FILING OF THIS PLAT.

10' PUBLIC UTILITY EASEMENT
TO BE GRANTED WITH THE FILING
OF THIS PLAT.

EXISTING WATER, SANITARY SEWER,
& DRAINAGE EASEMENT-FILED:
OCT. 28, 1985, MISC. BK. 285A,
PG. 180-186

5' PUBLIC WATER AND
PRIVATE ACCESS EASEMENT
TO BE GRANTED WITH THE
FILING OF THIS PLAT.

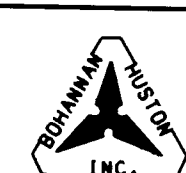
10' PUBLIC UTILITY
EASEMENT TO BE GRANTED
WITH THE FILING OF THIS PLAT.

OPEN SPACE 5-A-3-B-1
FILED: SEPT. 1, 1988
(C36-62)

EXISTING 20' WATER
EASEMENT FILED: OCT. 28, 1985
MISC. BK. 285A, PG. 192-196

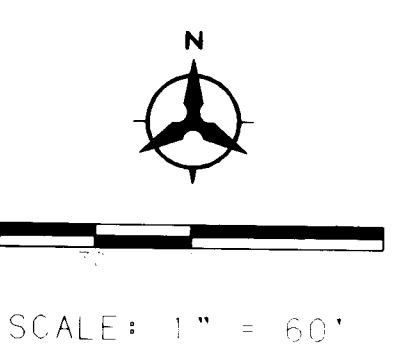
SHEET 3 OF 6 SHEETS

JOB No. 88285.04



REPLAT MAP FOR
TRACT A-1
INVERNESS AT
TANOAN SUBDIVISION

JANUARY, 1989



TRACT A-2
31.5956 Ac.

OPEN SPACE 5-A-3-B-1
FILED: SEPT. 1, 1988
(C36-62)

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 5

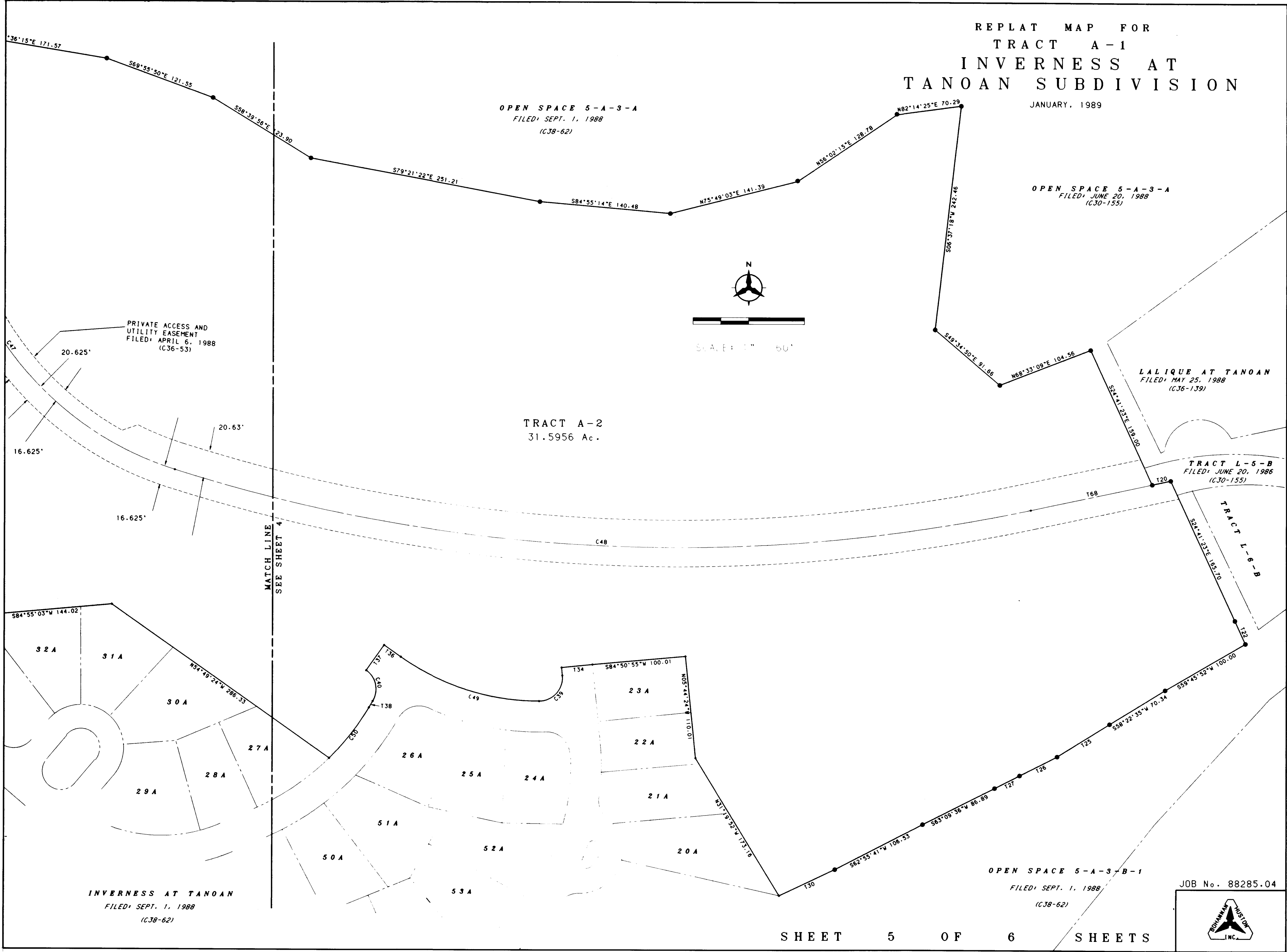
PRIVATE ACCESS AND
UTILITY EASEMENT
FILED: APRIL 6, 1988
(C36-53)

INVERNESS AT TANOAN
FILED: SEPT. 1, 1988
(C36-62)

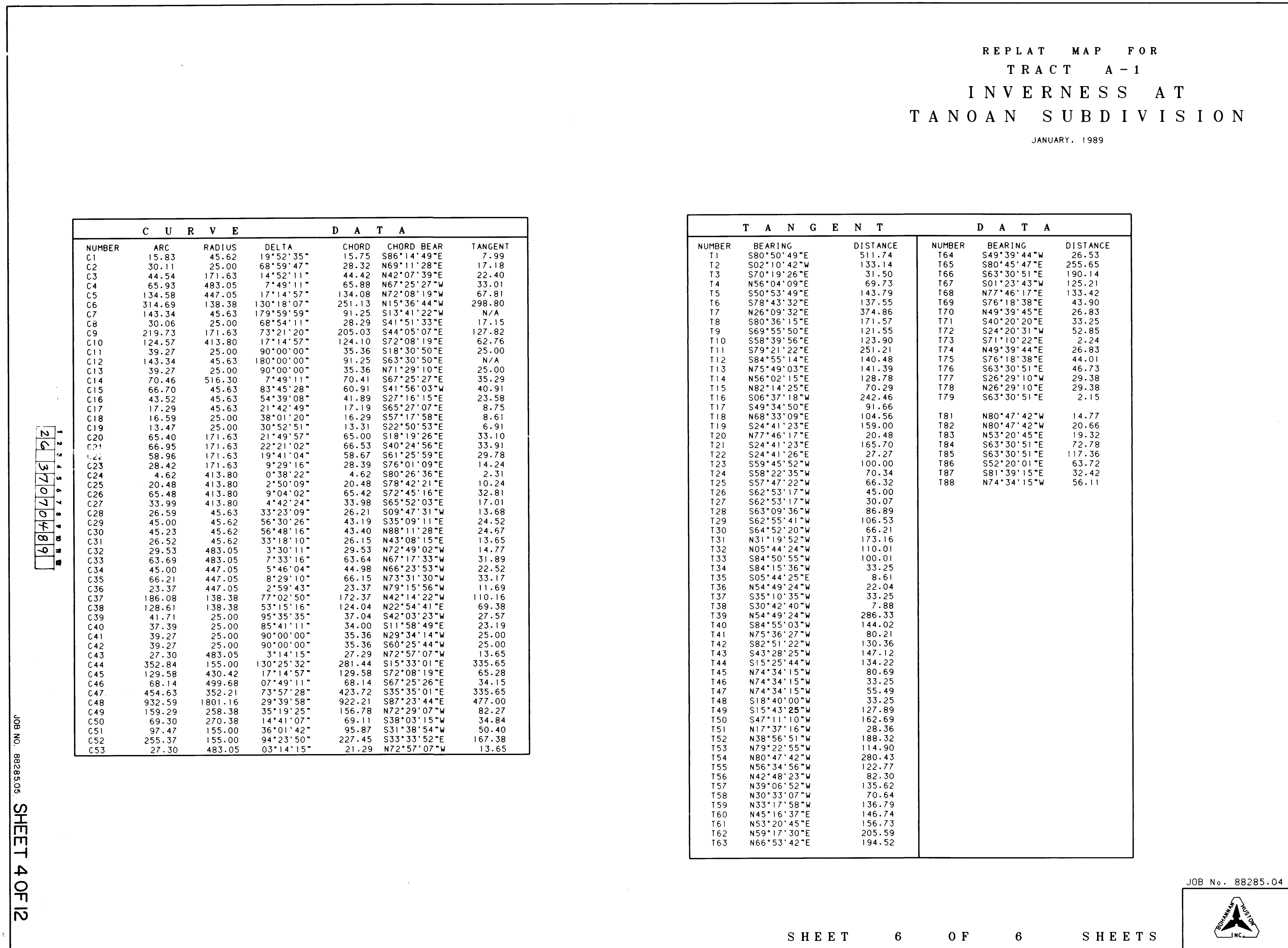
INVERNESS AT TANOAN
FILED: SEPT. 1, 1988
(C36-38)

JOB No. 88285.04



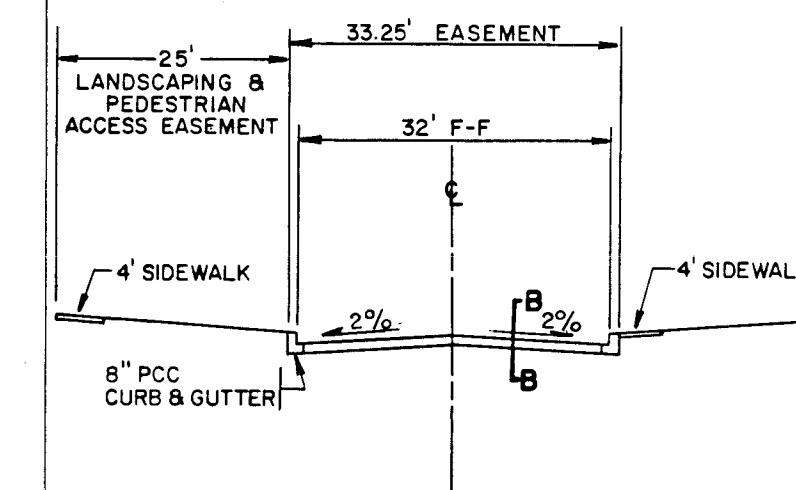
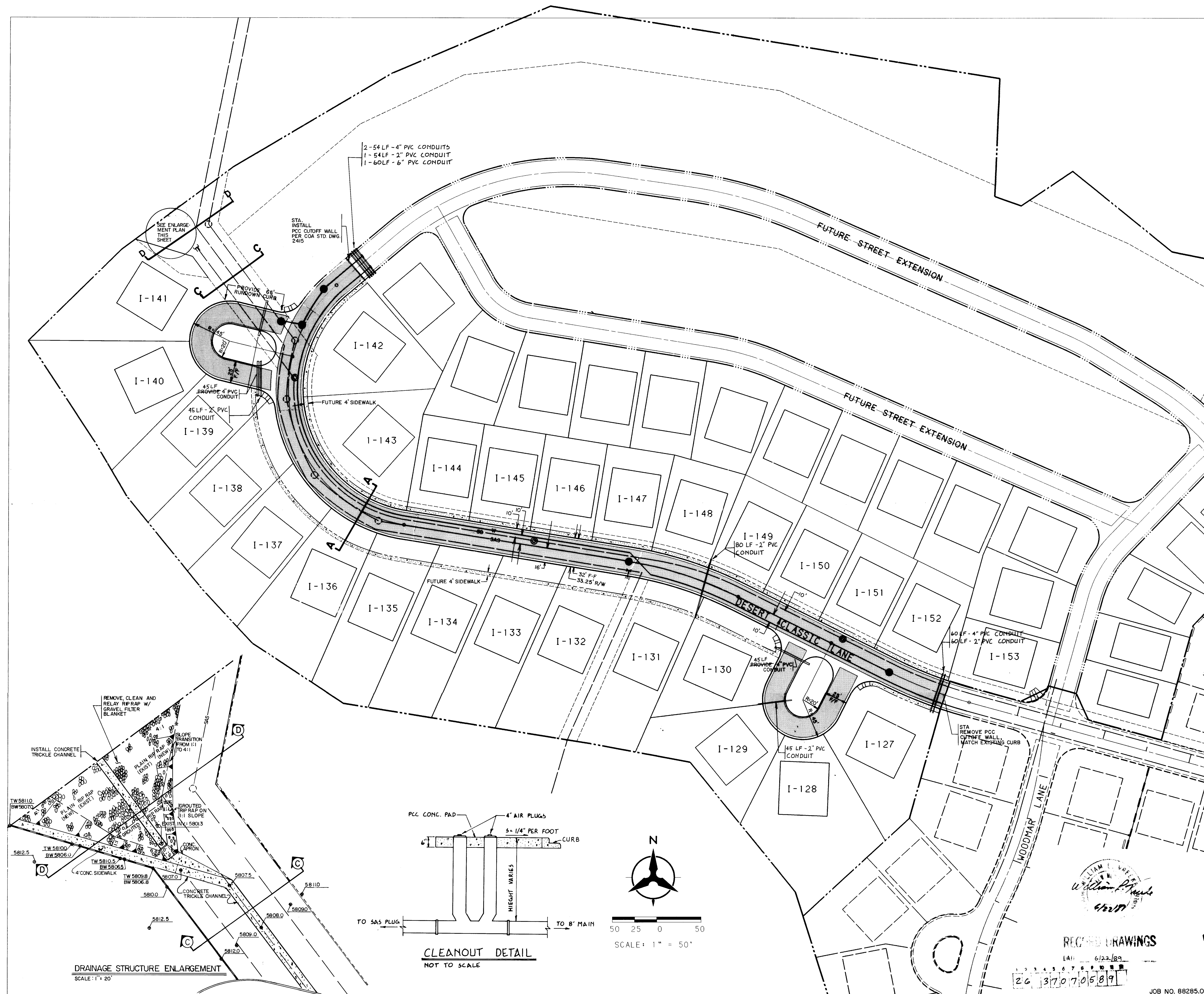


0W91 (A710) 011001

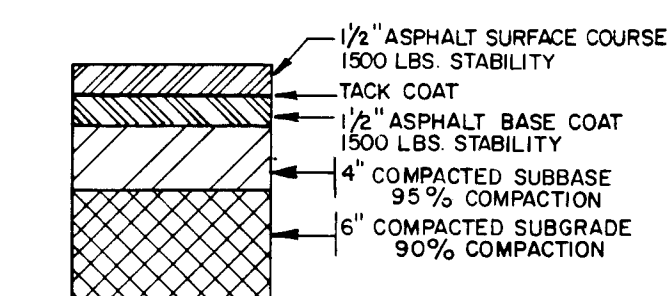


JOB NO. 88285.05

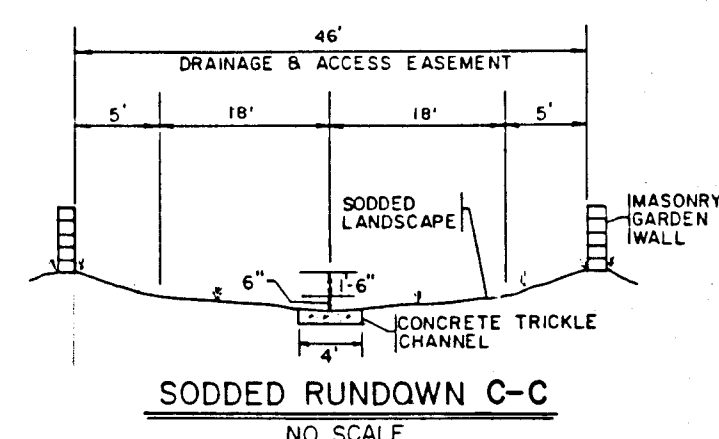
SHEET 4 OF 12



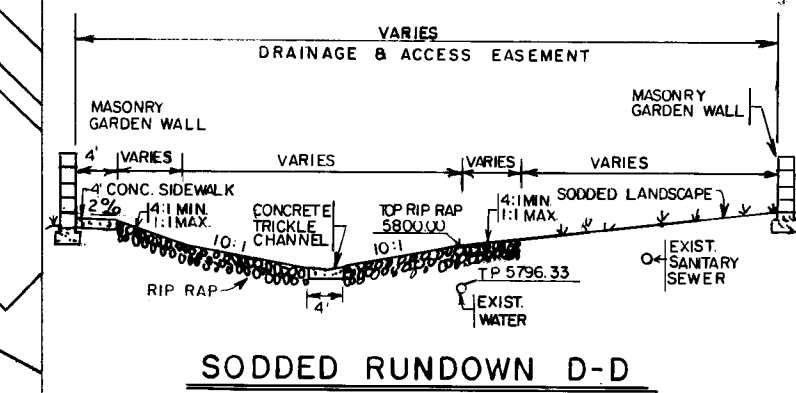
STREET SECTION A-A



PAVING SECTION B-B



SODDED RUNDOWN C-C
NO SCALE



SODDED RUNDOWN D-D

LEGEND

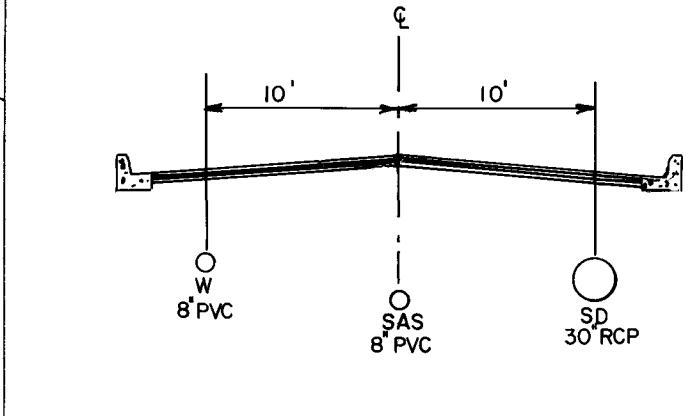
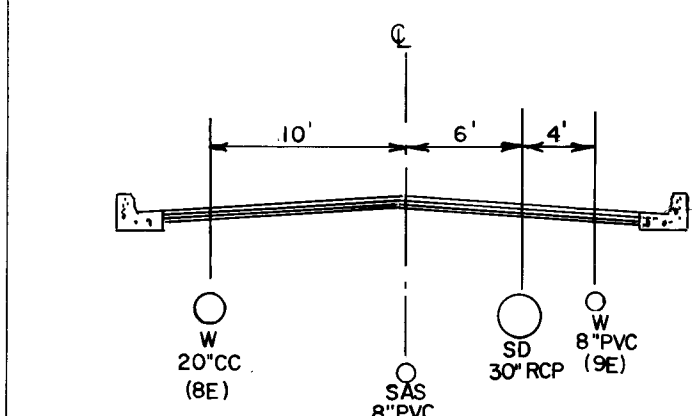
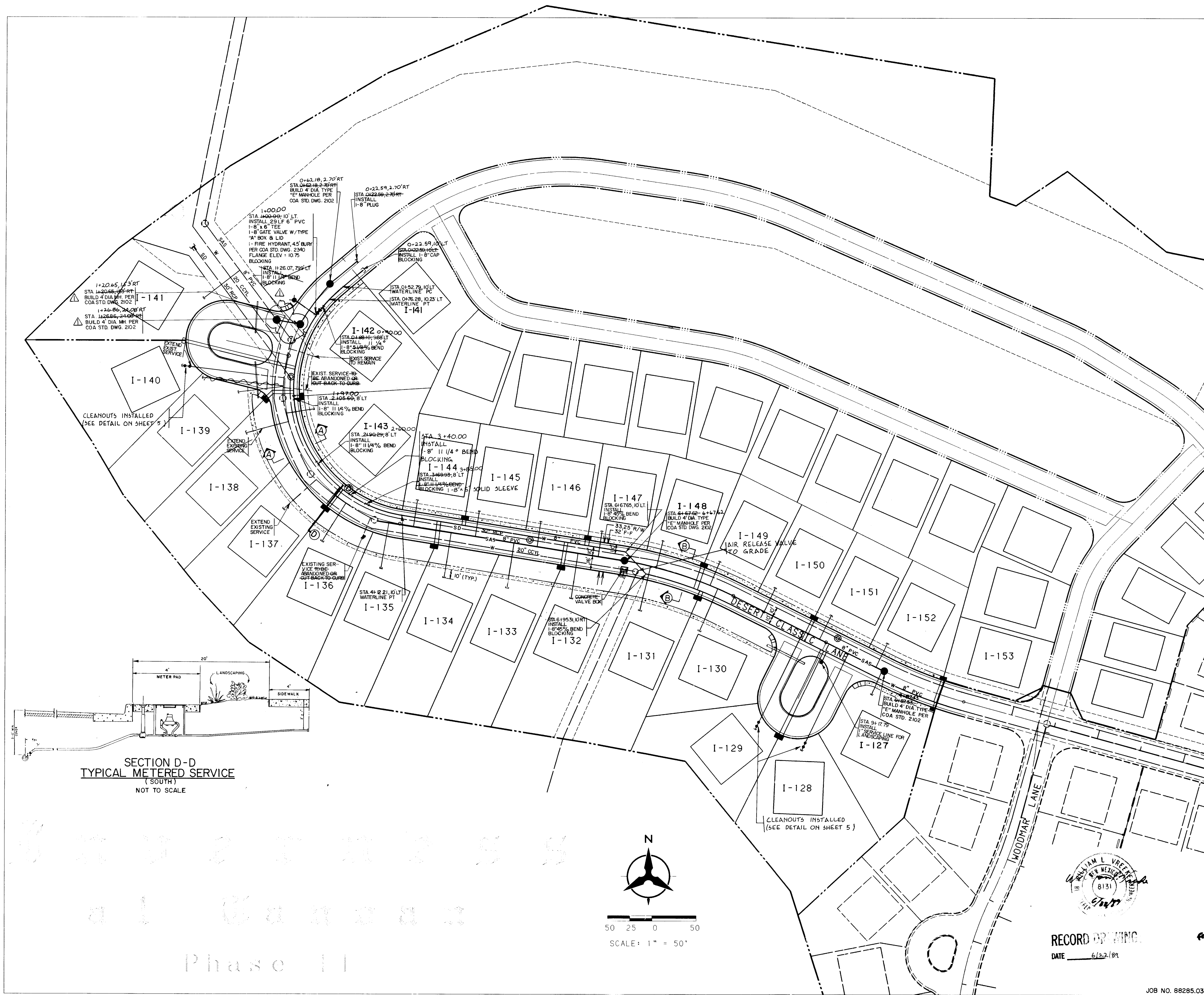
- | | |
|--|-------------------------|
| | EXIST. CURB & GUTTER |
| | EXIST. STORM DRAIN |
| | EXIST. WATER LINE |
| | EXIST. W.A.S. MANHOLE |
| | EXIST. S.D. MANHOLE |
| | EXIST. CONTOUR |
| | EXIST. FIRE HYDRANT |
| | EXIST. CAP |
| | EXIST. GATE VALVE |
| | EROSION CONTROL BERM |
| | CONTOUR BERMS |
| | BASIN BOUNDARY |
| | FUTURE RETAINING WALL |
| | PROPOSED RETAINING WALL |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STORM DRAIN |
| | PROPOSED WATER LINE |
| | PROPOSED S.A.S. MANHOLE |
| | PROPOSED CONTOUR |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED CAP |
| | PROPOSED GATE VALVE |
| | PROPOSED WATER SERVICE |
| | PROJECT BOUNDARY |
| | PROPERTY LINE |

CITY OF ALBUQUERQUE

TITLE: INVERNESS AT TANOAN - PHASE 2
PAVING LAYOUT SHEET

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Ronald L. Khan</i>	2/15/87	Hydrology	<i>Ronald L. Khan</i>	2/15/87
DRC Chairman	"	"			
Utility Dev.	"	"			
Transp. Dev.	PE20	2/15/89			

DRAWING NO.	3707	MAP NO.	E-21.22	SHEET	5	OF	12
-------------	------	---------	---------	-------	---	----	----



NOTE: ALL WATER METER SERVICES ARE 1".

SAS SERVICE NOTES:

- CLEANOUTS WERE INSTALLED BEHIND CURB TO LOTS 128, 129, AND 140.
- RIBERS (PER COA. STD. DWG. #2134) WERE INSTALLED TO LOTS 133-136, 138, 139, 141, 143-151.

- LEGEND**
- EXIST. CURB & GUTTER
 - SD - EXIST. STORM DRAIN
 - W - EXIST. WATER LINE
 - W - EXIST. SAS MANHOLE
 - W - EXIST. SD MANHOLE
 - EXIST. CONTOUR
 - EXIST. FIRE HYDRANT
 - EXIST. CAP
 - EXIST. GATE VALVE
 - EROSION CONTROL BERM
 - CONTOUR BERM
 - BASIN BOUNDARY
 - FUTURE RETAINING WALL
 - PROPOSED RETAINING WALL
 - PROPOSED CURB & GUTTER
 - PROPOSED STORM DRAIN
 - SD - PROPOSED STORM DRAIN
 - W - PROPOSED WATER LINE
 - W - PROPOSED SAS MANHOLE
 - PROPOSED CONTOUR
 - PROPOSED FIRE HYDRANT
 - PROPOSED CAP
 - PROPOSED GATE VALVE
 - PROPOSED WATER SERVICE
 - PROJECT BOUNDARY
 - PROPERTY LINE

26 317 070 689

CITY OF ALBUQUERQUE

TITLE: INVERNESS AT TANOAN - PHASE 2
UTILITY LAYOUT SHEET

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	Regina	2/15/07	Hydrology	Regina	2/15/07
DRC Chairman					
Utility Dev.	Whitney	2/15/07			
Transp. Dev.	Regina	2/15/07			
DRAWING NO.	3707		MAP NO.	E-21,22	
			SHEET	6	OF 12

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	MC INC	DATE	3/09	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK	BY	DATE	3/09	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTOR	BY	DATE	6/09	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
ACCEPTANCE	BY	DATE	6/09	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
VERIFICATION	BY	DATE	6/09	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CORRECTED	BY	DATE	6/09	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM	INFORMATION	RECORDED	BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.

STATION IS A STANDARD USC&GS BRASS TABLET STAMPED
"TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET
ABOVE THE GROUND, LOCATED 489 FEET WEST OF THE
INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON
STREET, AND 35 FEET NORTH OF RIGHT OF WAY LINE OF
SAN ANTONIO DRIVE.
ELEV. = 6009.155

3-29-09 SAS Redesign@Sta 1+2065 to Sta 1+2686

RECORD OF WORK
DATE 6/27/09

JOB NO. 88285.03

EARTHWORK SPECIFICATIONS

1. GENERAL

The Soils Engineer shall be the Owner's representative to provide tests of the earthwork placement, moisture content, and compaction. The Soils Engineer shall provide a written report of the test results.

The fill shall be placed and compacted as follows:

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 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.

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 3 horizontal to 1 vertical, the bank shall be stepped or benched.

c. Strippings may be placed along rear lot lines and in rear areas where no foundation or slabs will be constructed. All strippings shall be free of logs, trees, timber, 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 approved by the Geotechnical Engineer.

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

After the foundation for the fill has been cleared, any frozen material removed, and it has been plowed or scarified, it shall be disc or bladed until it is uniform and free from large clods, brought to optimum moisture content (±2%), for a minimum depth of five (5) feet or for as deep as practicable as determined by the Soils Engineer, and 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.

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 depth of five (5) feet or for 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 a minimum twenty (20) ton vibratory compactor to a minimum of 95% of maximum density as determined by ASTM D-1557.

6. FILL MATERIAL

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 (30) and 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, 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.

8. ROCK

When the fill material includes rock, no large rocks shall be allowed to nest, and all voids must be carefully filled with small stones or earth, properly compacted. No large clods (maximum size four (4) inches) will be permitted closer than twenty-four (24) inches below the finished grade.

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 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 two (2) feet in total depth and common fill areas within fifteen (15) feet of the rear property lines. All other lot areas, including slab or foundation and surrounding areas, within the top twelve (12) inches of street subgrades, and where the depth of fill exceeds two (2) feet in non-load bearing areas, the amount of compaction shall be 95%.

11. COMPACTION OF FILL LAYERS

Compaction shall be by 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. The 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. A heavy static roller must be used, if the structural integrity of surrounding structures could be jeopardized.

12. COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepfoot or vibratory rollers or other suitable equipment. Compaction 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. Compaction 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.

13. 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. Where sheepfoot rollers are used, the soils may be disturbed to a depth of several inches. 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.

14. 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.

15. OBSERVATION

Observation by the Soils Engineer shall be continuous during the fill and compaction operations.

16. 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.

17. 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.

18. REPORT OF FIELD DENSITY TESTS

Density tests made by the Soils Engineer as specified in Density Tests, item thirteen (13) above, shall be submitted to the Owner and the Federal Housing Administration.

19. CERTIFICATION REGARDING COMPLETED FILL

The Soils Engineer shall certify his test results in accordance with the accepted specifications.

20. 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 not exceeding 0.5 foot) with the previously accepted detailed development plan.

21. 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 earthwork Contractor, or pavement Contractor, shall scarify, regrade, and recompact the street subgrade to its final fine-grading elevations and specified density.

Note 1: This specification complies with Controlled Earthwork Specifications, FHA Dated Sheet 796, Section K dated June 1965 except for special provisions noted herein.

AREA	CLEAR AND GRUB PRE-WET AND ROLL	MASS GRADE	BENCH LOTS	MULCH TREATMENT
A (13 AC.)	NO*	YES	YES	NO
B (10 AC.)	YES	YES*	YES	NO
C (19 AC.)	YES	YES	NO*	YES

NOTES:

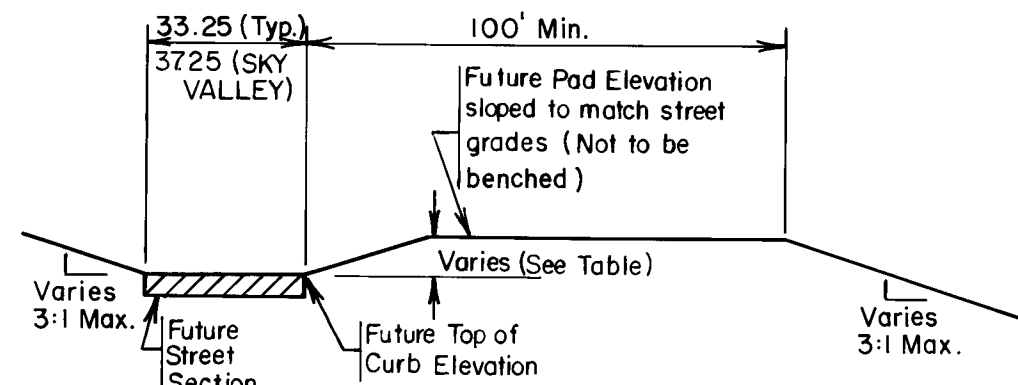
- Area A has previously been graded and benched. The existing finished lots must be scarified prior to further grading. Existing retaining walls and structures adjacent to this area require that non-vibratory compaction equipment be used within this area.
- Extreme care must be taken within Area B due to existing utilities within the proposed extension of Desert Classic Lane. For detailed grading of Area B, see sheet 2 of 3.
- No benching of lots is required within Area C. Erosion control measures including hay mulching, contour berming and desiltation ponding will be provided within this area.
- The maximum slope to be utilized throughout the site will be 3:1, with the exception of areas where future retaining walls will be constructed, and in temporary erosion control devices, which will utilize a maximum slope of 1:1.
- Areas adjacent to golf course property will be carefully graded to avoid existing irrigation equipment. Grading or disturbing of golf course areas must be thoroughly coordinated with the owner and the golf course personnel. Under no circumstances are golf course areas to be disturbed without at least 48 hours notification.

NOTE:

- THE GRADING OPERATIONS COMPLETED BY CONTRACTOR WERE NOT INSPECTED BY BOHANNAN-HUSTON.

NOTES:

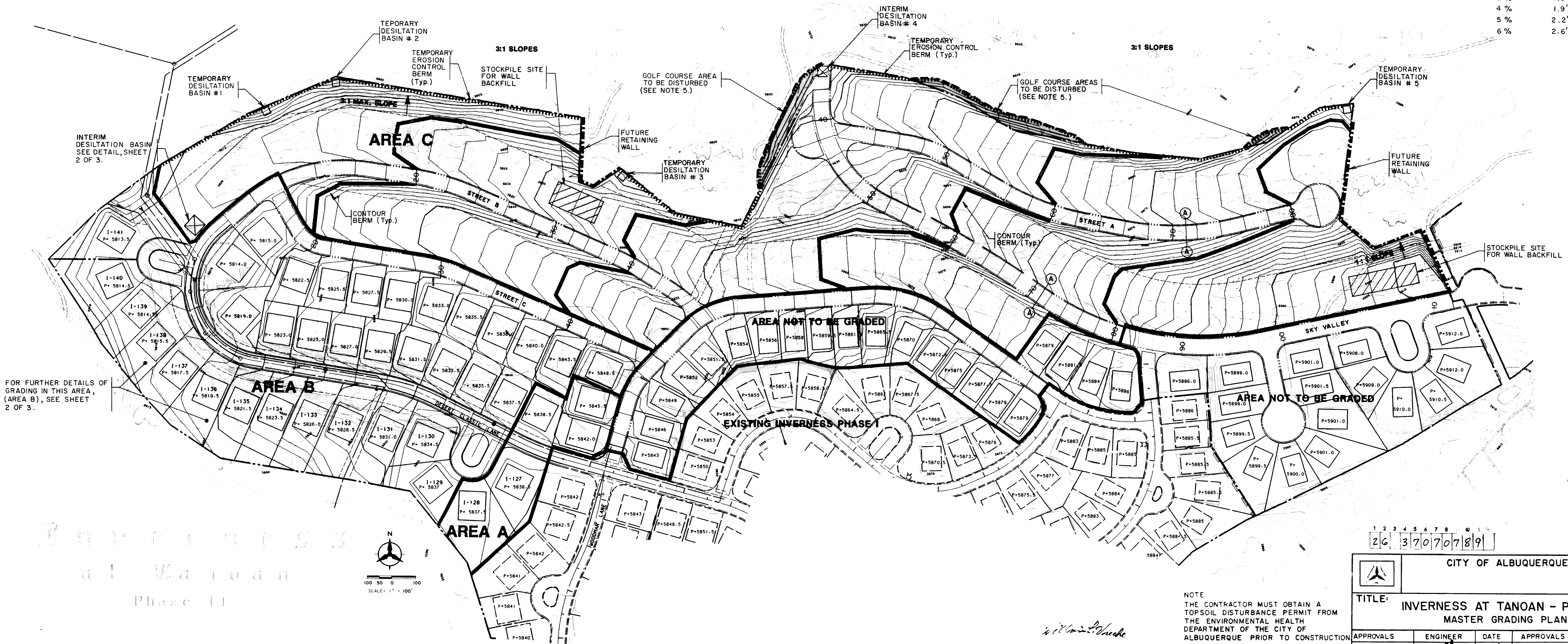
FOR EROSION CONTROL PLAN SEE SHEET 3 OF 3.



SECTION A-A

THROUGH ROUGH GRADED STREET & LOT AREA
NOT TO SCALE

STREET SLOPE	ELEVATION OF PAD GRADES ABOVE STREET TOP OF CURB ELEVATIONS
1 %	0.9'
2 %	1.2'
3 %	1.5'
4 %	1.9'
5 %	2.2'
6 %	2.6'



NOTE
THE CONTRACTOR MUST OBTAIN A
TOPSOIL DISTURBANCE PERMIT FROM
THE ENVIRONMENTAL HEALTH
DEPARTMENT OF THE CITY OF
ALBUQUERQUE PRIOR TO CONSTRUCTION

RECORD DRAWINGS

DATE 6/22/89

JOE NO. 88285.03

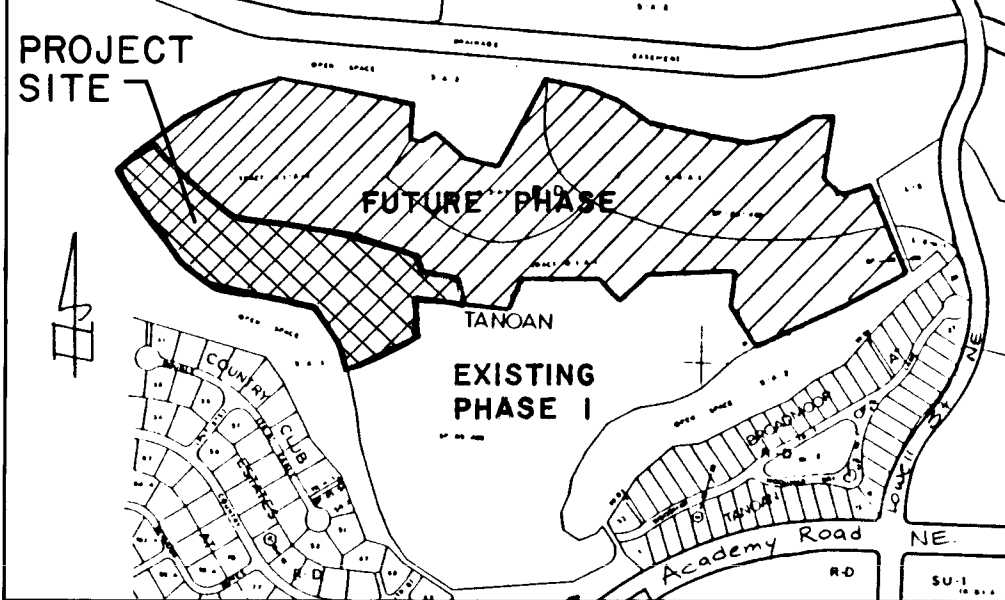
APPROVED FOR ROUGH GRADING ±1'

Cal A. Hunt

HYDROLOGY ENGINEER

DATE 12-15-89

CITY OF ALBUQUERQUE					
TITLE: INVERNESS AT TANOAN - PHASE 2 MASTER GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	Robert A. Hunt	6/15/89	Liquid Waste	PEBO	2/15/89
Design	"	"	Traffic	Robert A. Hunt	2/15/89
Hydrology	"	"	Water	PEBO	2/15/89
DRAWING NO.	3707	MAP NO. E-21-22	SHEET 7 OF 12		



OPEN SPACE 5-A-3-B-1
TANDAN GOLF COURSE

TRACT A-2

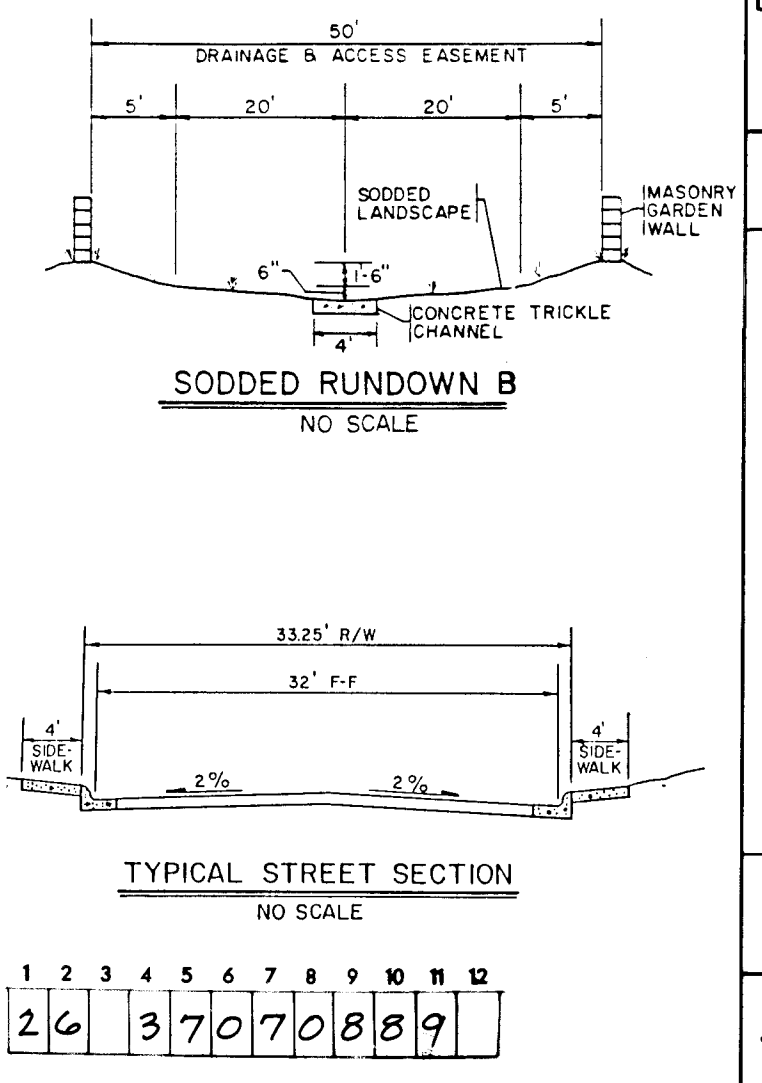
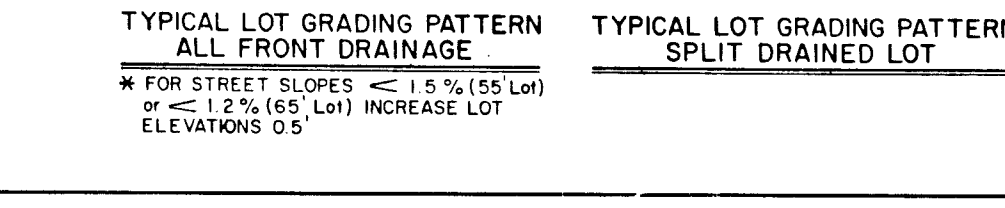
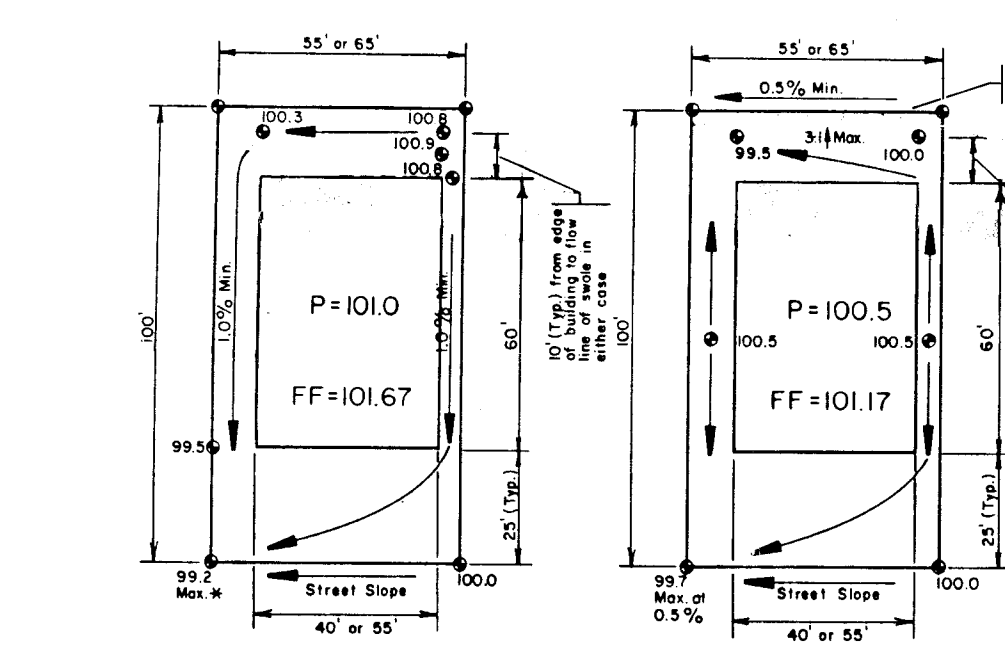
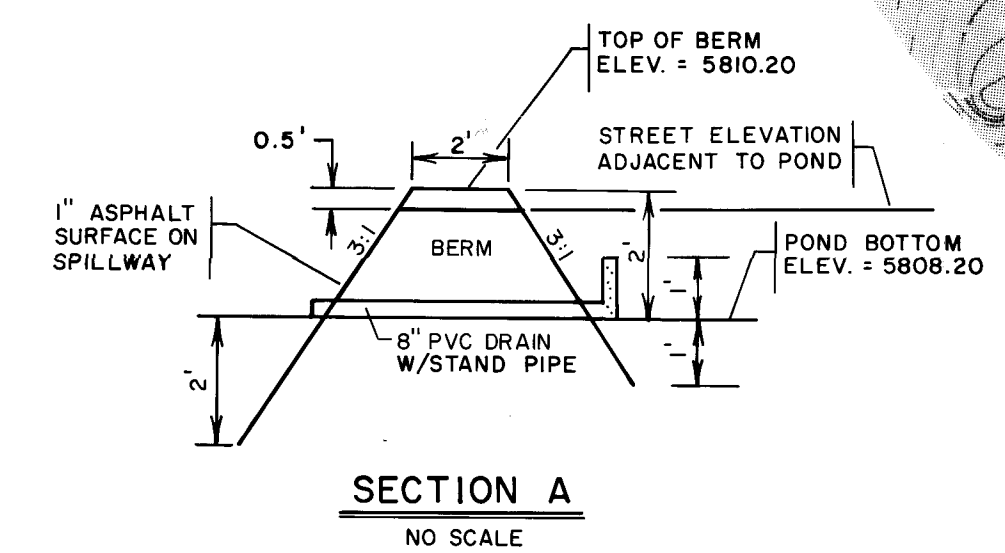
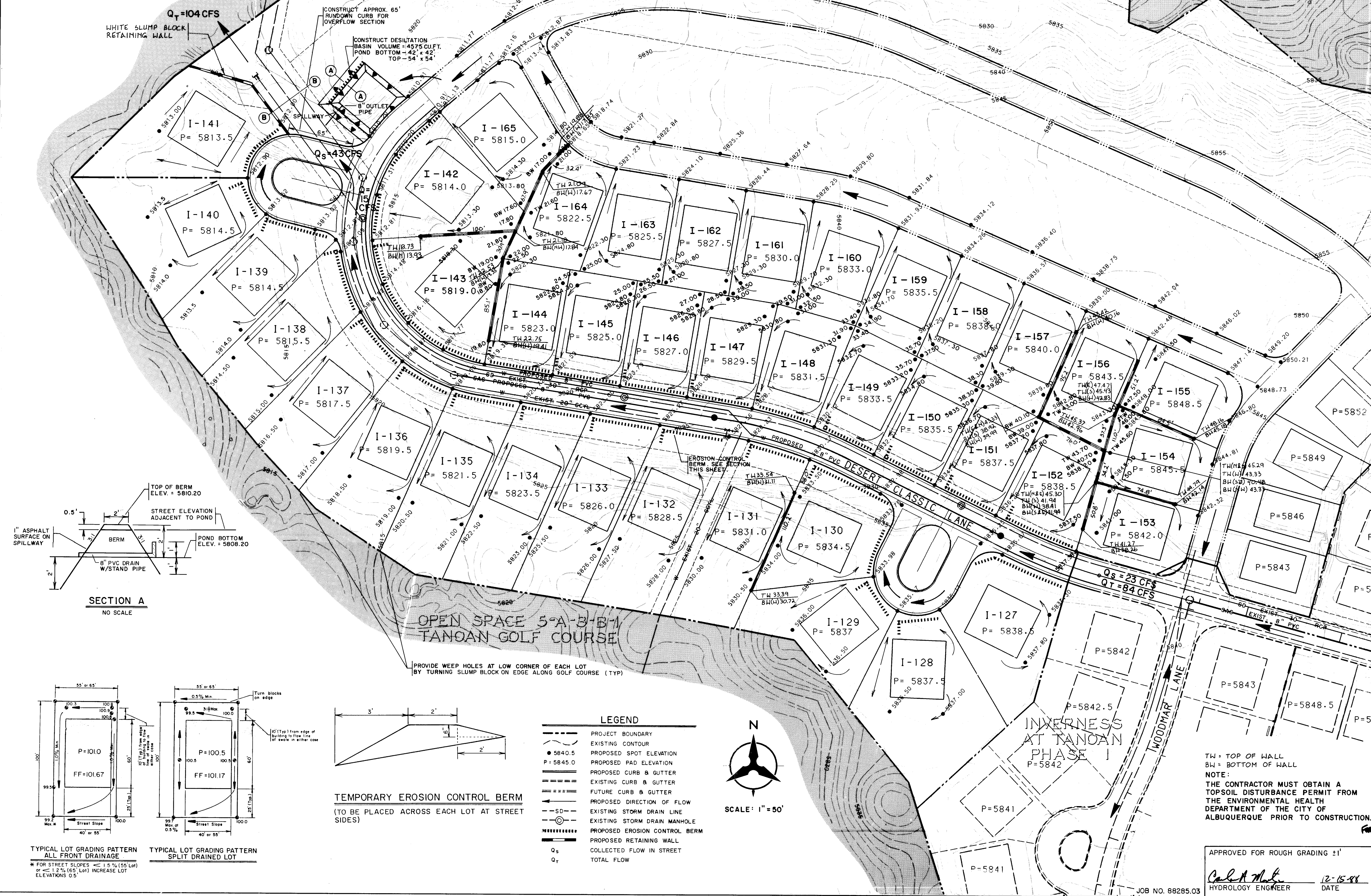
FHWA Region No.	NEW MEXICO	SHEET NO.	TOTAL SHEETS
6			

- NOTES:
- THE PAD ELEVATIONS WERE CERTIFIED BY BOHANNAN - HUSTON INC. DURING GRADING OPERATIONS.
 - THE CONSTRUCTION OF THE RETAINING WALLS WERE INSPECTED BY BOHANNAN - HUSTON INC. CONSTRUCTION DIVISION.
 - THE GRADING OPERATIONS COMPLETED BY CONTRACTOR WERE NOT INSPECTED BY BOHANNAN - HUSTON.

RECORD DRAWINGS
DATE 6/22/89

- NOTES:
- FOR EARTHWORK SPECIFICATIONS REFER TO THE REPORT TITLED "GEOTECHNICAL ENGINEERING EVALUATION FOR INVERNESS K TRACTS, TANOAN SUBDIVISION" BY WESTERN TECHNOLOGIES, DATED JAN. 1989.
 - UNDER NO CIRCUMSTANCES ARE GOLF COURSE PROPERTIES TO BE DISTURBED WITHOUT 48 HOURS NOTIFICATION AND THOROUGH COORDINATION WITH THE OWNER AND GOLF COURSE PERSONNEL.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		DESIGN		DATE	
CONTRACTOR	DATE	STATION	TABLET	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
BOHANNAN - HUSTON INC.	6/89	STATION IS A STANDARD USC & GS BRASS	TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE THE GROUND, LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT OF WAY LINE OF SAN ANTONIO DRIVE.										



CITY OF ALBUQUERQUE		TITLE:		APPROVALS		ENGINEER		DATE	
		INVERNESS AT TANOAN - PHASE 2		City Engineer		Randy J. Smith		2/15/89	
		DRAINAGE / GRADING PLAN		City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	
				City Engineer		Randy J. Smith		2/15/89	

APPROVED FOR ROUGH GRADING 1/1
HYDROLOGY ENGINEER
DATE 12-15-88

DRAWING NO.	3707	MAP NO.	E-21-22	SHEET	8	OF	12
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TYPICAL SECTION
EROSION CONTROL BERM
NOT TO SCALE

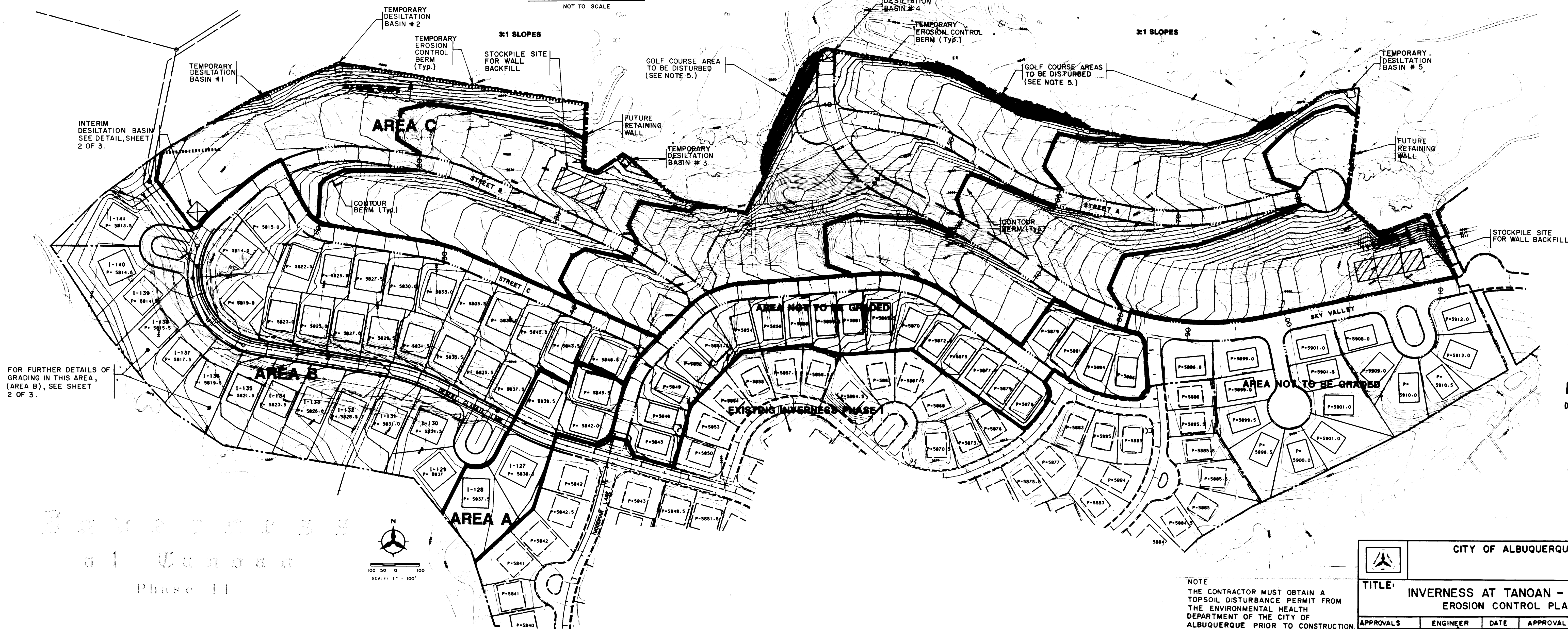
TYPICAL SECTION
CONTOUR BERM
NOT TO SCALE

**DESILTATION BASIN
TYPICAL SECTION**

NOT TO SCALE

SECTION THROUGH FUTURE RETAINING WALLS
NOT TO SCALE

DESILTATION BASIN
PLAN VIEW



FOR FURTHER DETAILS OF
GRADING IN THIS AREA,
(AREA B), SEE SHEET
2 OF 3.

RECORD DRAWINGS
DATE 6/22/89

NOTE
THE CONTRACTOR MUST OBTAIN A
TOPSOIL DISTURBANCE PERMIT FROM
THE ENVIRONMENTAL HEALTH
DEPARTMENT OF THE CITY OF
ALBUQUERQUE PRIOR TO CONSTRUCTION

APPROVED FOR ROUGH GRADING ±1'

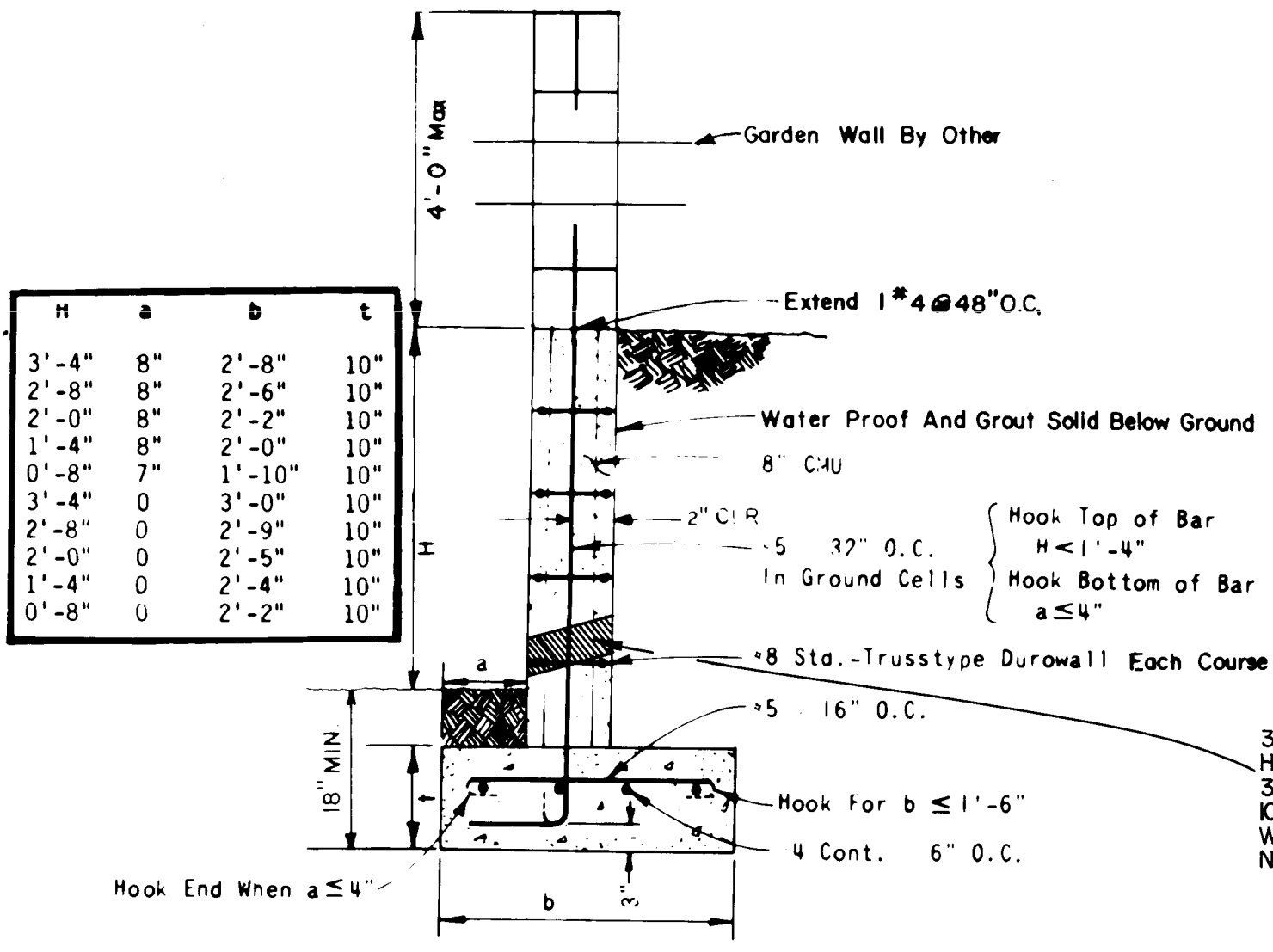
03 Paul A. Thompson
HYDROLOGY ENGINEER

OF CONSTRUCTION.	APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Ronald Starn</i>	<i>2/15/18</i>	Liquid Waste	<i>PEO</i>	<i>2/15/18</i>	
ACE-Design	<i>ll</i>	<i>ll</i>	Traffic	<i>Ronald Starn</i>	<i>2/15/18</i>	
ACE-Hydrology	<i>ll</i>	<i>ll</i>	Water	<i>PEO</i>	<i>2/15/18</i>	

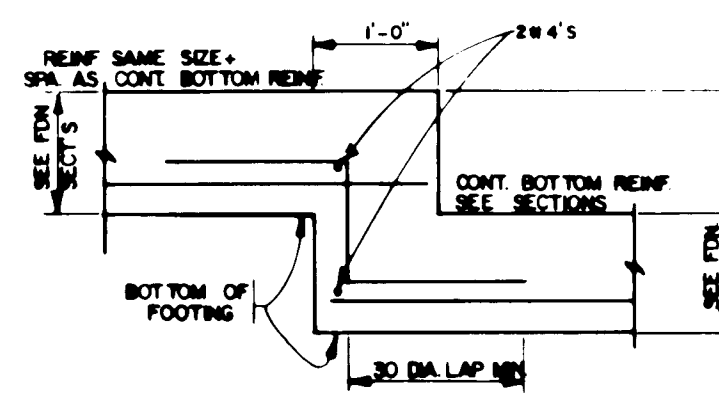
DRAWING NO.	3707	MAP NO.	E-21-22	SHEET	9	OF	12
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GENERAL NOTES

- 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 8" loose lifts and compacted to 90% optimum density (ASTM D-1557) with light vibratory compacting equipment.
- Retaining wall shall not be back-filled until at least 7 days after placing of final grout level, where heavy equipment is used in back-filling 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.
- Slopes up away from walls should not exceed 3:1.
- 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'-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.
- Construction of retaining walls shall conform to requirements of the Uniform Building Code Section 24, lowlift grouting method.
- 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.
- DESIGN DATA
Block Weight 12" x 130 pcf.
Block Weight 8" x 85 pcf.
Soil Weight = 130 pcf.
Equip. Fluid Pressure = 43 pcf.
Soil Bearing Pressure = 1500 pcf.
(1/3 Increase for Wind/Seismic)
Coefficient of Friction = 0.4
Passive Soil Pressure = 320 pcf.
Concrete f'c (28 days) = 3000 psi
Grout Strength = 2000 psi
CMU Grade N = 1500 psi (Grouted)
Reinforcement = 60 psi ASTM A-615.

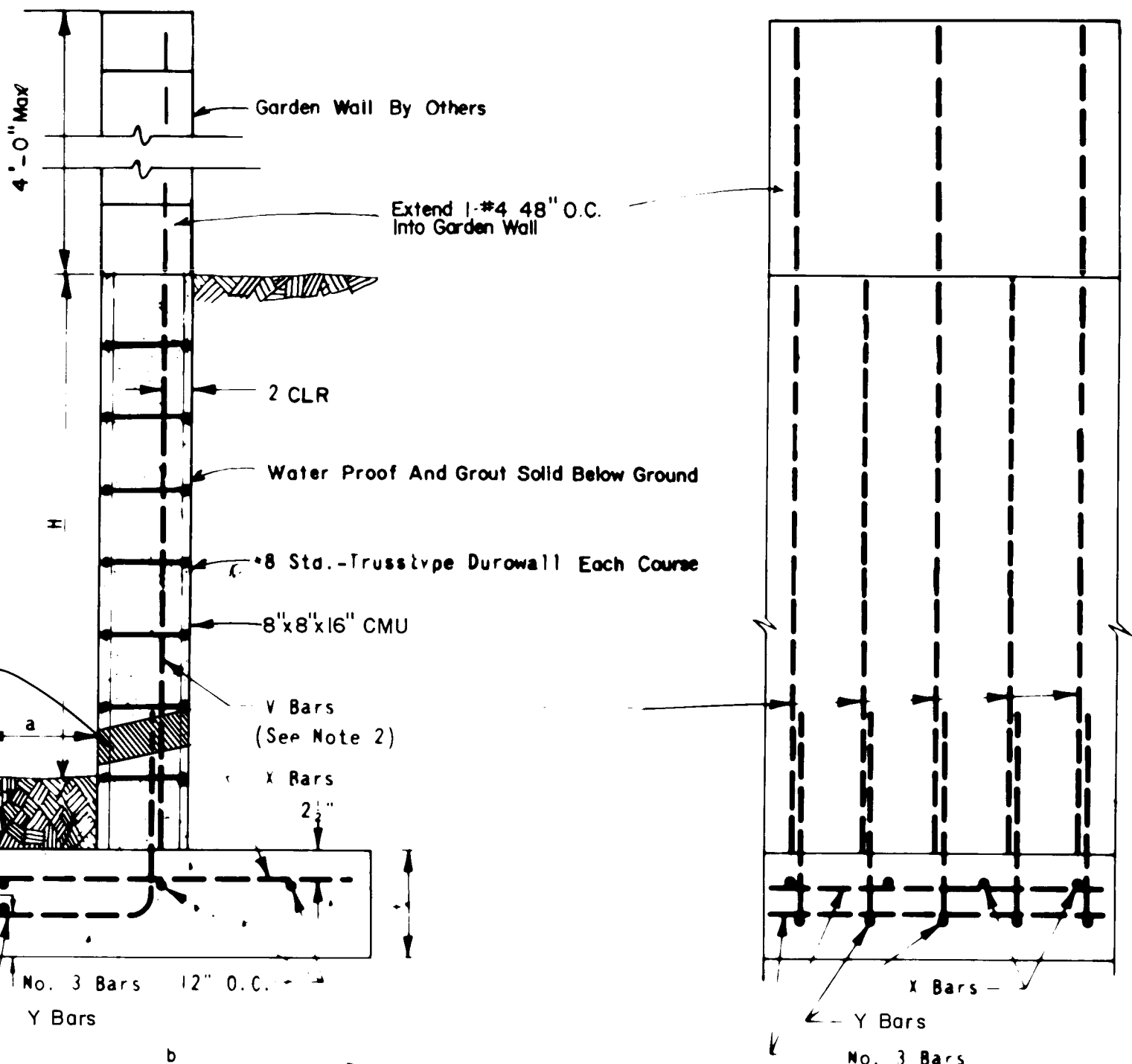


**WALL I
REINFORCED CONCRETE MASONRY WALL
0 to 3'-4"**

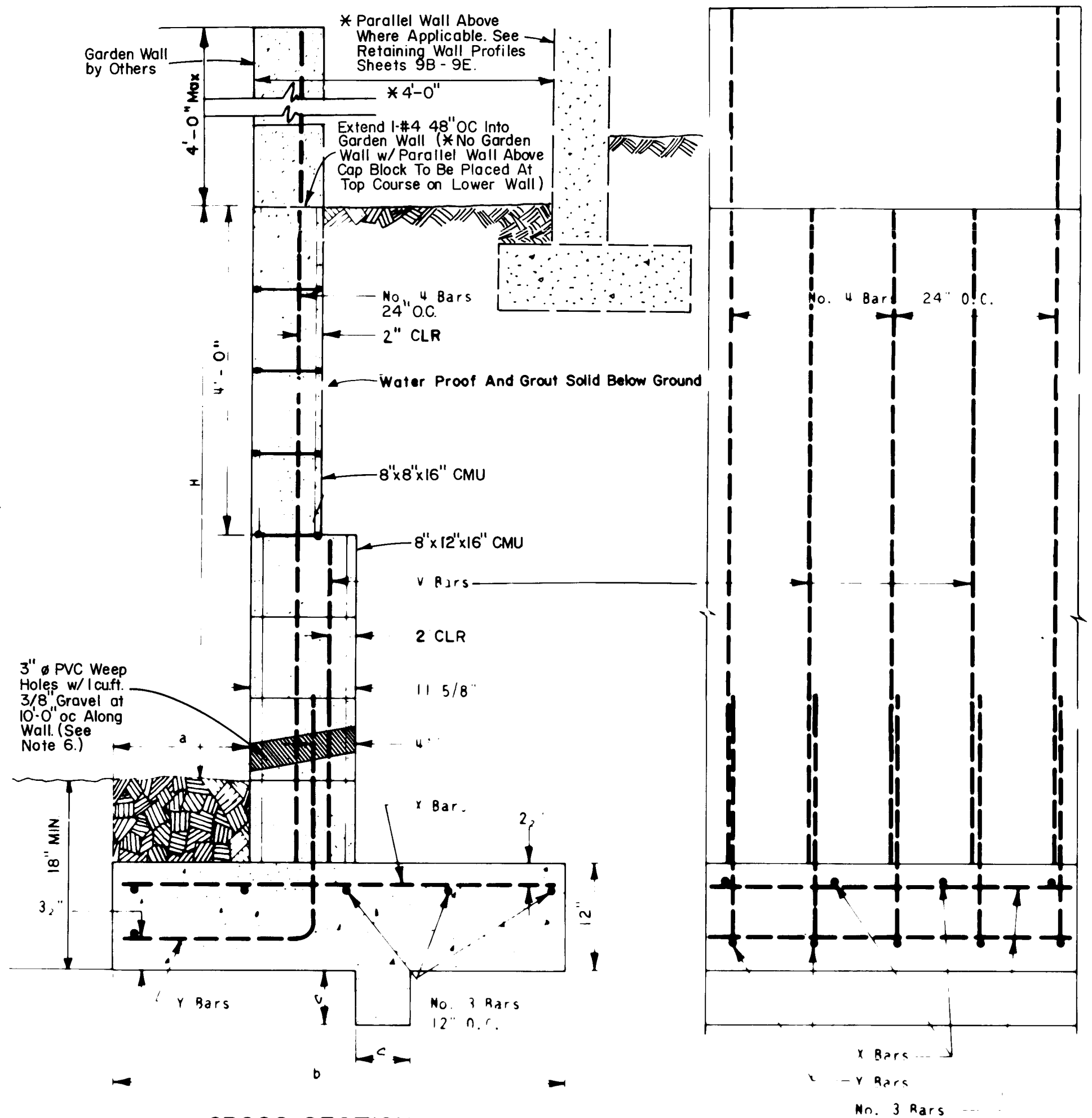


TYPICAL STEPPED FOOTING DETAIL

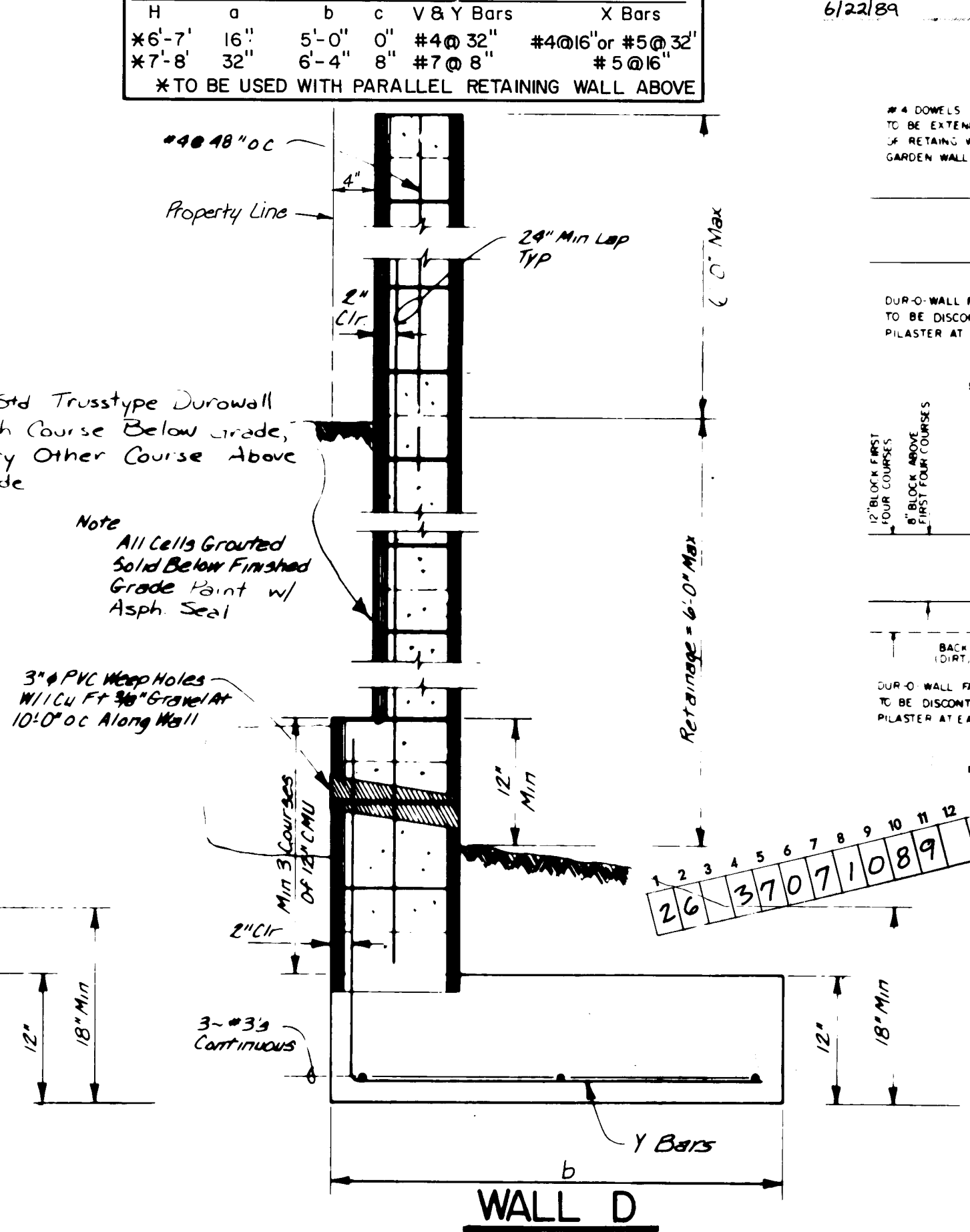
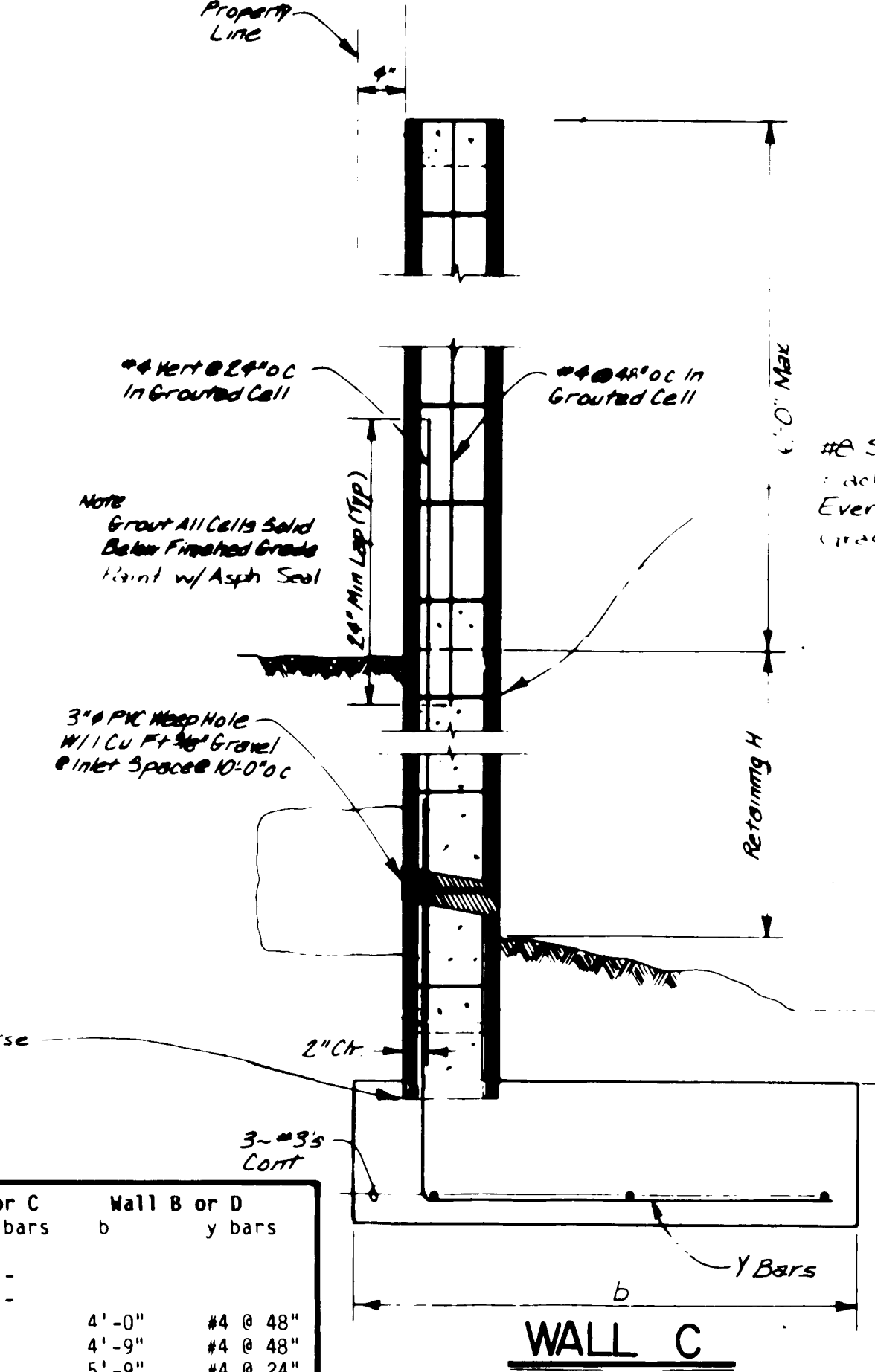
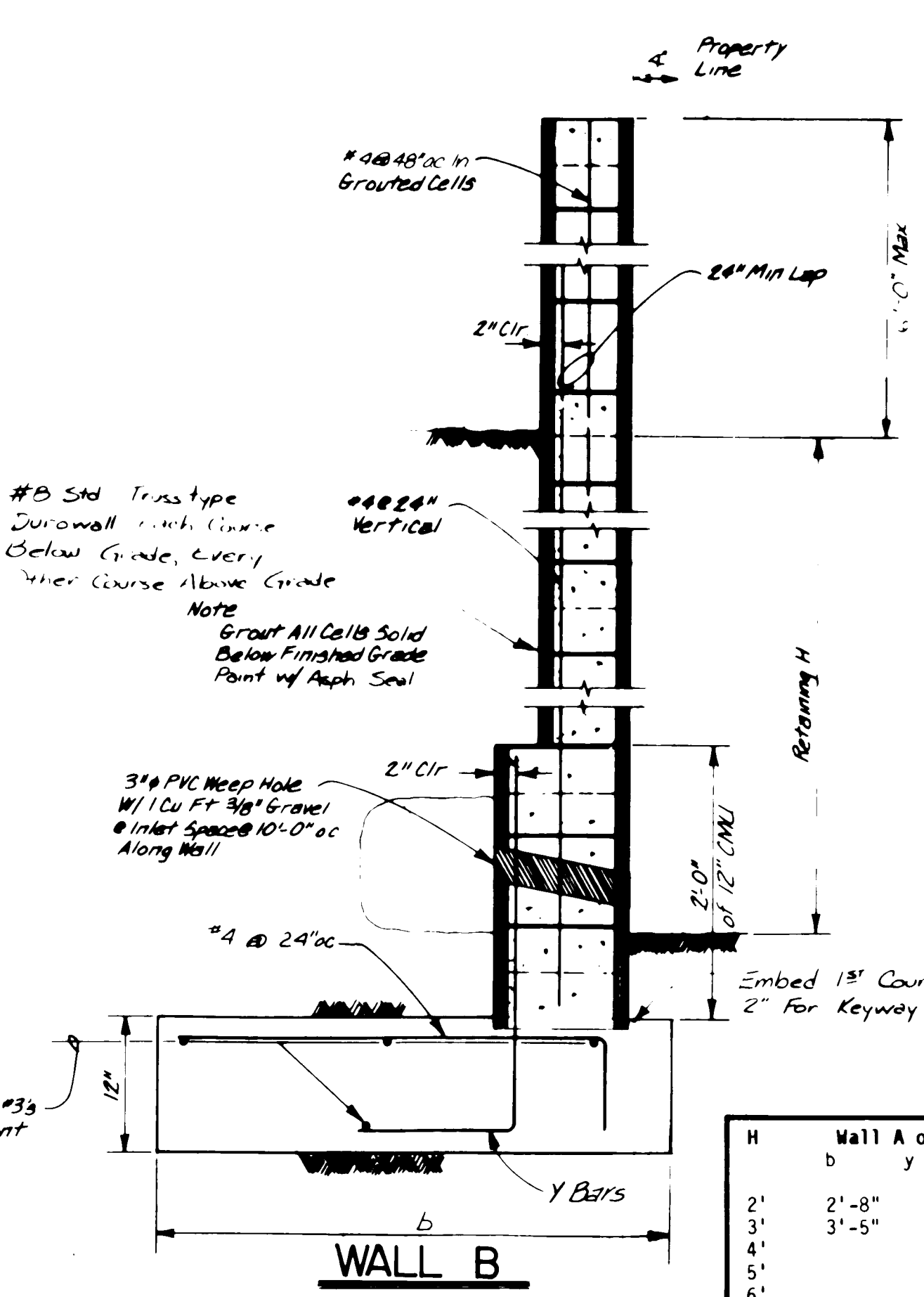
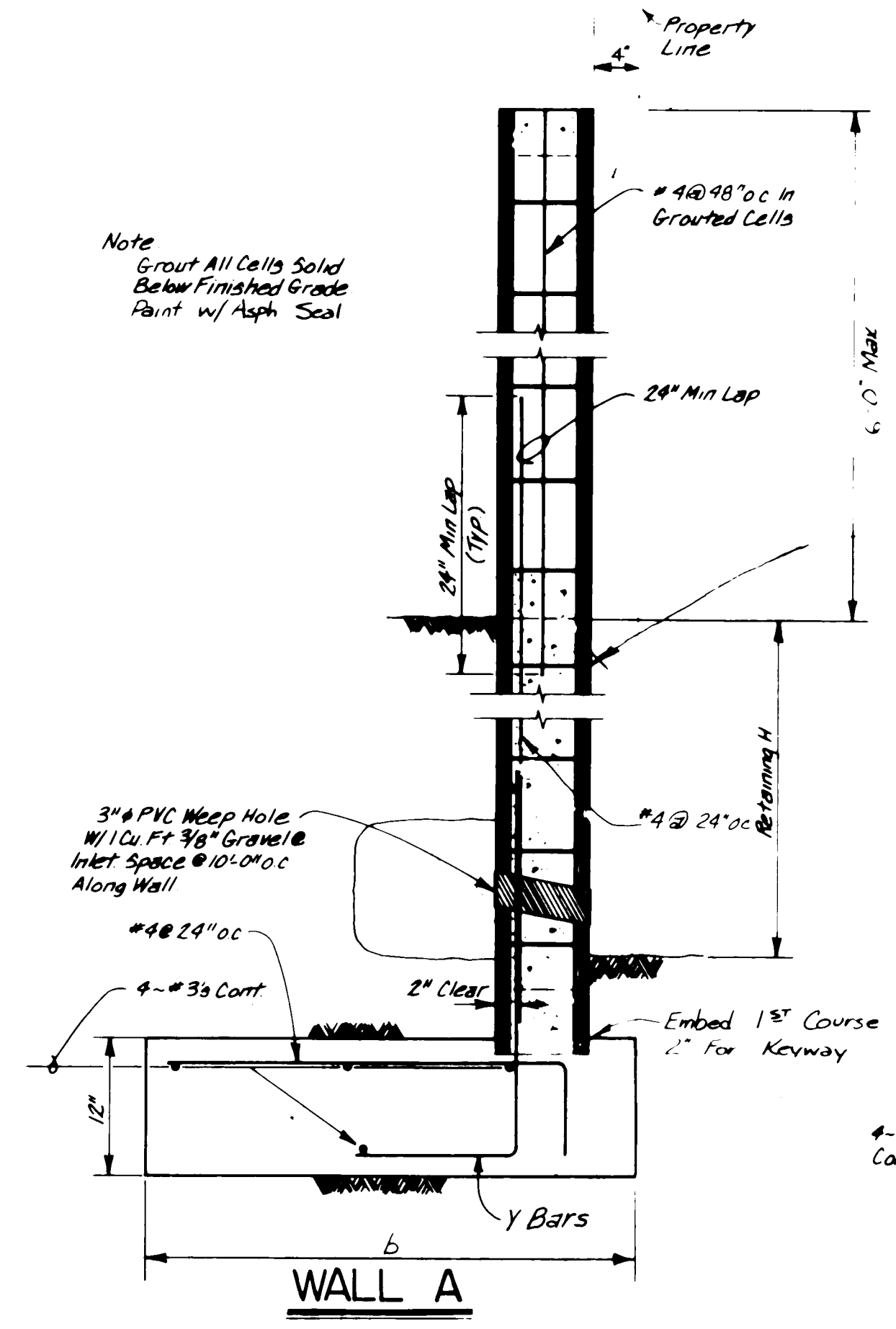
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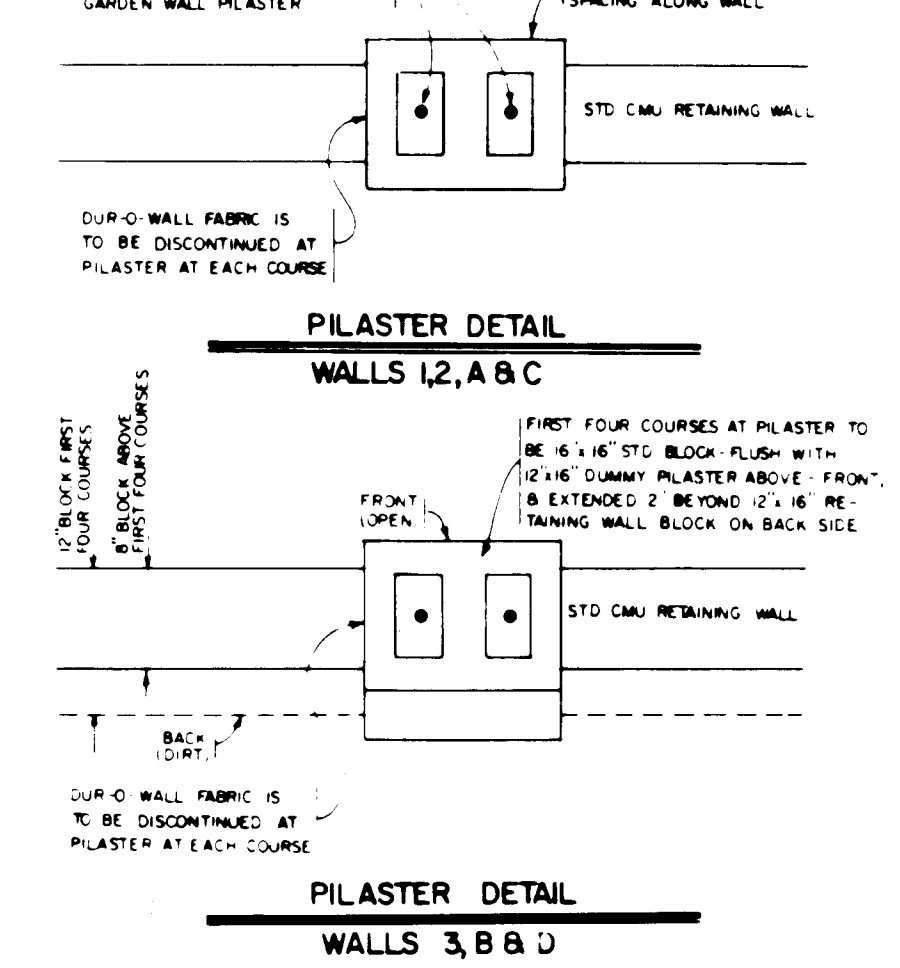
**WALL II
REINFORCED CONCRETE MASONRY WALLS
3'-4" to 6'-0"**



**WALL III
REINFORCED CONCRETE MASONRY - 8" & 12" WALLS**



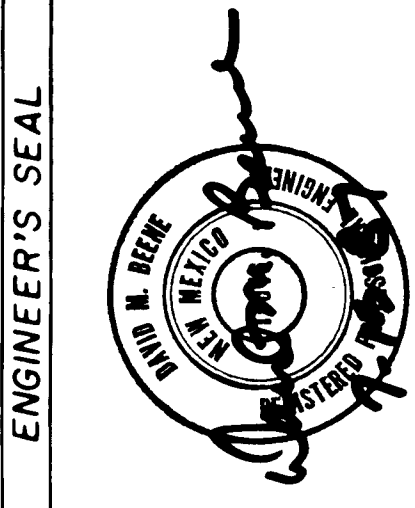
6/22/89
William P. White
6/22/89



**PILASTER DETAIL
WALLS 1, 2, A & C**

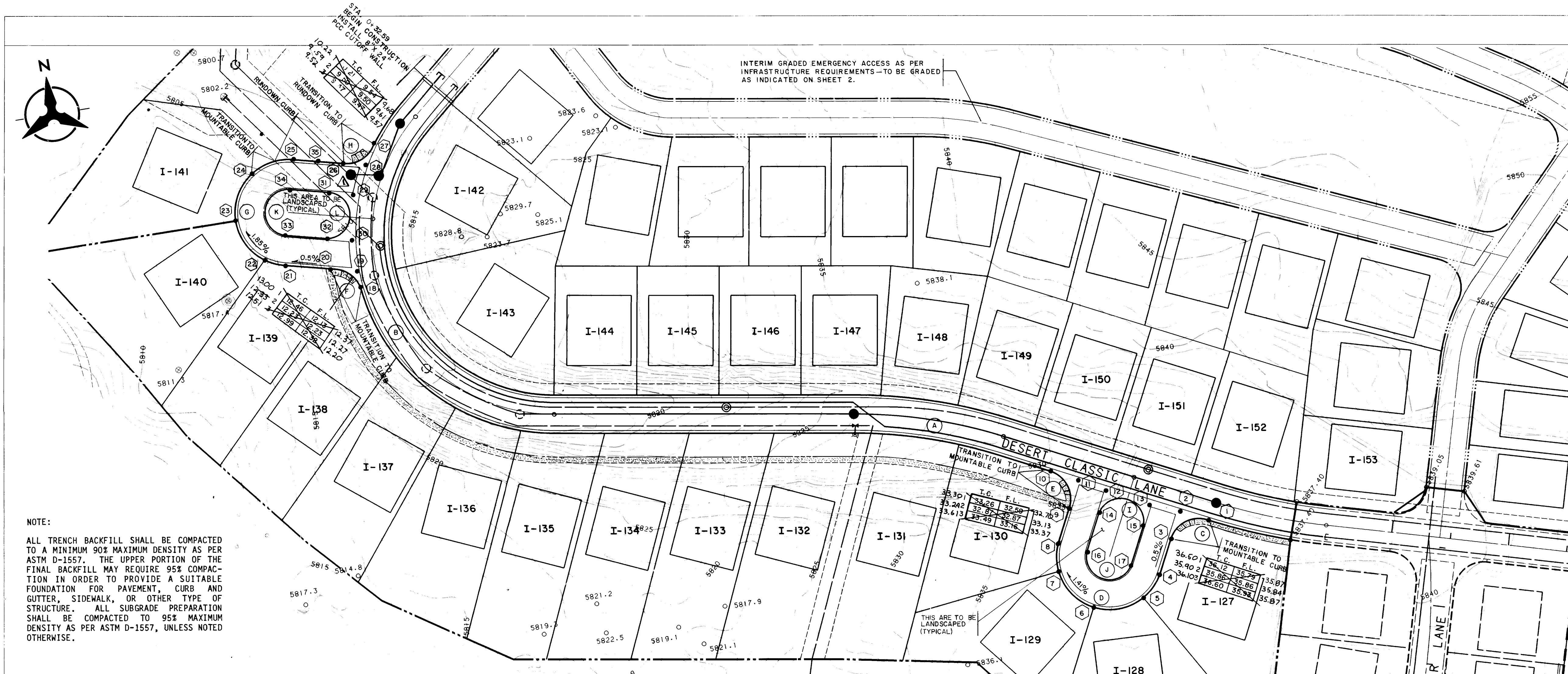


**PILASTER DETAIL
WALLS 3, B & D**

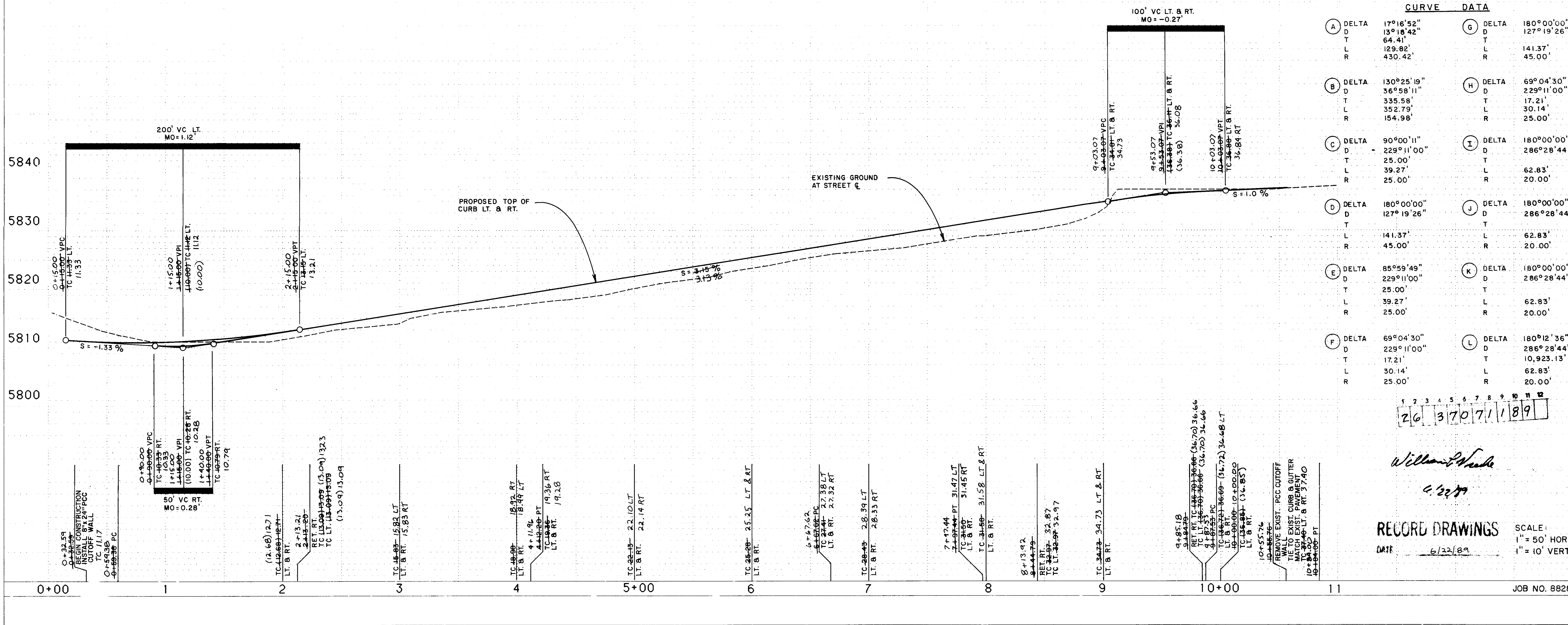


NO	DATE	REVISIONS	DESIGN	CHECKED BY	DATE
1	6/15/87	Removed Note "For Information Only"			
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: INVERNESS AT TANOAN - PHASE II RETAINING WALL DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chairperson	Regina A. ...	3/15/89	Public & Res. Dept.		
Trans. Dev.	"	"	User Dept.		
Utility Dev.	Redo	2/15/89	User Dept.		
DRAWING NO	3707	MAP NO	E-22	SHEET	10 OF 12



NOTE:
ALL TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY AS PER ASTM D-1557. THE UPPER PORTION OF THE FINAL BACKFILL MAY REQUIRE 95% COMPACTION IN ORDER TO PROVIDE A SUITABLE FOUNDATION FOR PAVEMENT, CURB AND GUTTER, SIDEWALK, OR OTHER TYPE OF STRUCTURE. ALL SUBGRADE PREPARATION SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557, UNLESS NOTED OTHERWISE.



CURVE DATA			
(A) DELTA	17°16'52"	(G) DELTA	180°00'00"
D	13°18'42"	D	127°19'26"
T	64.41'	T	141.37'
L	129.82'	L	45.00'
R	430.42'		
(B) DELTA	130°25'19"	(H) DELTA	69°04'30"
D	36°58'11"	D	229°11'00"
T	335.58'	T	17.21'
L	352.79'	L	30.14'
R	154.98'	R	25.00'
(C) DELTA	90°00'11"	(I) DELTA	180°00'00"
D	229°11'00"	D	286°28'44"
T	25.00'	T	62.83'
L	39.27'	L	20.00'
R	25.00'	R	
(D) DELTA	180°00'00"	(J) DELTA	180°00'00"
D	127°19'26"	D	180°00'00"
T	141.37'	T	62.83'
L	45.00'	L	20.00'
R		R	
(E) DELTA	85°59'49"	(K) DELTA	180°00'00"
D	229°11'00"	D	286°28'44"
T	25.00'	T	62.83'
L	39.27'	L	20.00'
R	25.00'	R	
(F) DELTA	69°04'30"	(L) DELTA	180°12'36"
D	229°11'00"	D	286°28'44"
T	17.21'	T	10.923.13'
L	30.14'	L	62.83'
R	25.00'	R	20.00'

PT.	STATION	OFFSET	ELEV.
1	9+85.18	16.00' RT.	36.66 TC(S)
2	9+64.82	16.00' RT.	35.57 FL
3	9+59.83	41.00' RT.	36.04 TC(R)
4	9+59.83	71.00' RT.	36.19 TC(R)
5	9+52.44	95.71' RT.	35.25 TC(R)
6	9+44.74	116.00' RT.	35.18 TC(R)
7	8+77.25	95.76' RT.	34.50 TC(R)
8	8+69.83	71.00' RT.	34.15 TC(R)
9	8+69.83	41.00' RT.	33.81 TC(R)
10	8+43.92	16.00' RT.	32.87 TC(S)
11	8+43.92	16.00' RT.	32.97 FL
12	8+44.83	16.00' RT.	33.08 FL
13	8+34.82	16.00' RT.	34.97 FL
14	8+34.83	39.50' RT.	35.49 TC(M)
15	8+34.83	39.50' RT.	35.68 TC(M)
16	8+34.83	71.00' RT.	34.90 TC(M)
17	8+34.83	71.00' RT.	35.80 TC(M)
18	2+13.21	16.00' RT.	13.09 TC(S)
19	1+97.88	16.00' RT.	12.18 FL
20	1+93.96	33.52' RT.	12.36 TC(R)
21	1+86.89	76.76' RT.	12.64 TC(R)
22	1+82.94	152.03' RT.	12.29 TC(R)
23	1+62.67	180.92' RT.	11.45 TC(R)
24	1+29.73	91.00' RT.	10.81 TC(R)
25	1+26.32	76.77' RT.	09.62 TC(L)
26	1+19.25	33.53' RT.	09.45 TC(L)
27	1+00.00	16.01' RT.	10.24 TC(S)
28	1+15.33	16.01' RT.	09.81 FL
29	1+36.90	16.00' RT.	10.98 FL
30	1+74.30	16.00' RT.	11.75 FL
31	1+40.71	40.41' RT.	10.87 TC(M)
32	1+72.50	40.41' RT.	12.29 TC(M)
33	1+70.21	73.23' RT.	12.01 TC(M)
34	1+43.01	73.23' RT.	11.01 TC(M)
35	1+22.79	55.15' RT.	09.22 TC(L)

(M) MOUNTABLE MEDIAN CURB
(R) MOUNTABLE CURB ROLL TYPE
(S) STANDARD CURB
(L) RUNDOWN CURB

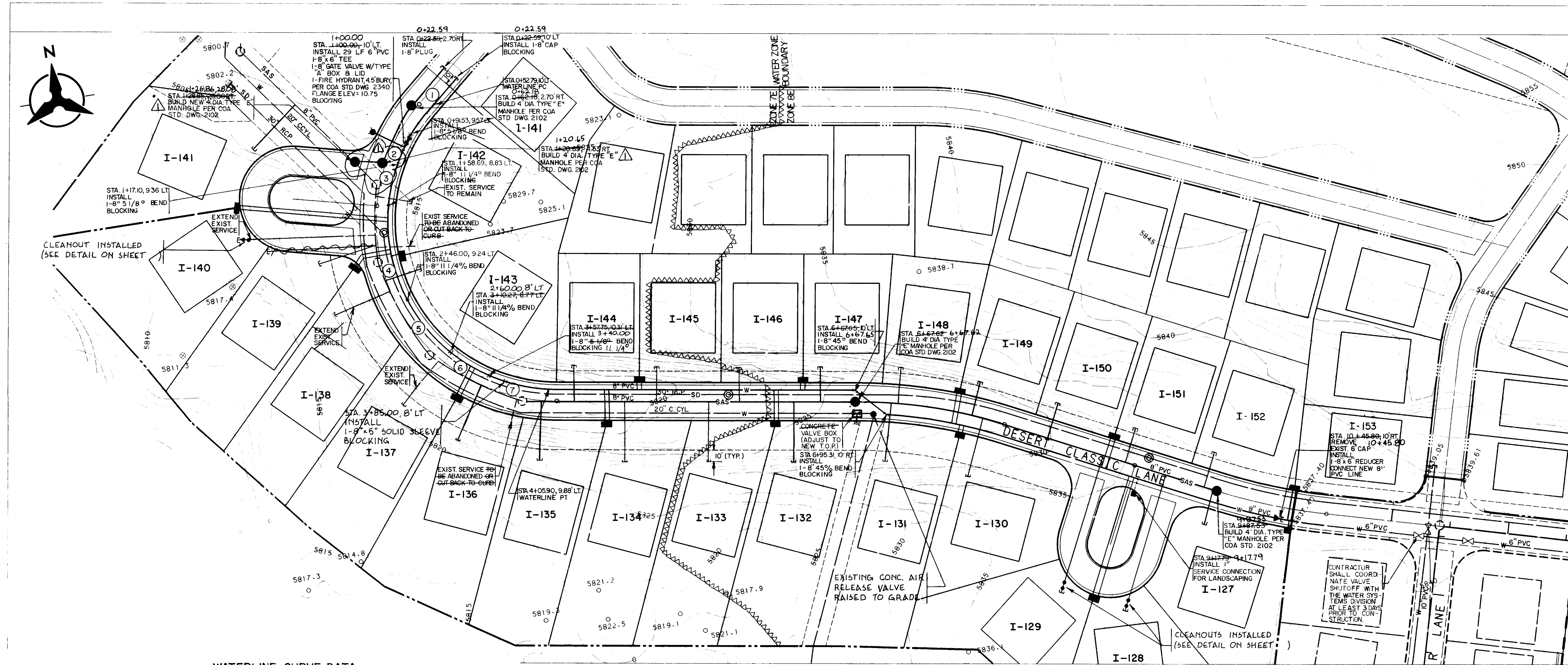
LEGEND	
---	EXIST. CURB & GUTTER
SD	EXIST. STORM DRAIN
W	EXIST. WATER LINE
○	EXIST. S.A. MANHOLE
○	EXIST. SD. MANHOLE
---	EXIST. CONTOUR
+	EXIST. FIRE HYDRANT
+	EXIST. GATE VALVE
---	EXIST. CONTROL BERM
---	EROSION CONTROL BERM
---	BASIN BOUNDARY
---	FUTURE RETAINING WALL
---	PROPOSED RETAINING WALL
---	PROPOSED CURB & GUTTER
SD	PROPOSED STORM DRAIN
W	PROPOSED WATER LINE
○	PROPOSED S.A. MANHOLE
○	PROPOSED CONTOUR
+	PROPOSED FIRE HYDRANT
+	PROPOSED GATE VALVE
---	PROPOSED WATER SERVICE
---	PROJECT BOUNDARY
---	PROPERTY LINE

CITY OF ALBUQUERQUE

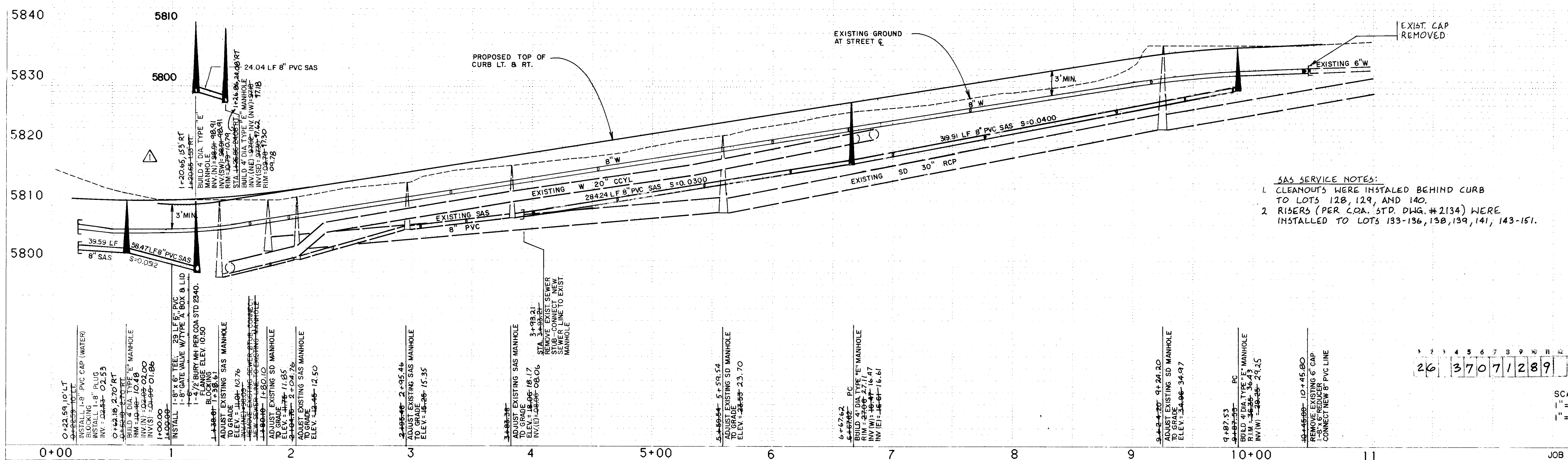
TITLE: INVERNESS AT TANOAN - PHASE 2 PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	Reginald	2/15/09	Hydrology	Reginald	2/15/09
DRC Chairman					
Utility Dev.					
Transp. Dev.					

DRAWING NO. 3707 MAP NO. E-21,22 SHEET 11 OF 12



WATERLINE CURVE DATA			
① DELTA 08° 24' 18"	③ DELTA 08° 57' 18"	⑤ DELTA 13° 48' 28.8"	⑦ DELTA 10° 17' 16.8"
D 22° 55' 04.8"	D 22° 55' 04.8"	D 22° 55' 04.8"	D 22° 55' 04.8"
T 18.37'	T 19.57'	T 30.27'	T 24.51'
L 36.67'	L 39.07'	L 60.25'	L 44.89'
R 250.00'	R 250.00'	R 250.00'	R 250.00'
② DELTA 05° 29' 52.8"	④ DELTA 18° 40' 40.8"	⑥ DELTA 10° 11' 34.8"	
D 22° 55' 04.8"	D 22° 55' 04.8"	D 22° 55' 04.8"	
T 12.00'	T 11.11'	T 22.30'	
L 23.99'	L 81.50'	L 44.47'	
R 250.00'	R 250.00'	R 250.00'	



SAS SERVICE NOTES:
1. CLEANOUTS WERE INSTALLED BEHIND CURB TO LOTS 128, 129, AND 140.
2. RISERS (PER C.O.A. STD. DWG. #2134) WERE INSTALLED TO LOTS 133-136, 139, 141, 143-151.

WATER & SEWER SERVICES			
LOT	STATION	WL TYPE	SAS LENGTH
I-127	10+55.76	SINGLE	30.77
I-128	9+74.74	DOUBLE	30.99
I-129	9+14.99	DOUBLE	28.75
I-130	7+62.07	DOUBLE	24.00
I-131	7+66.07	DOUBLE	23.90
I-132	6+00.17	DOUBLE	22.00
I-133	6+00.17	DOUBLE	21.00
I-134	4+55.56	DOUBLE	17.00
I-135	4+55.56	DOUBLE	16.00
I-136	3+33.15	DOUBLE	13.00
I-137	1+98.00	DOUBLE	04.26
I-138	1+98.00	DOUBLE	04.26
I-139	1+98.00	DOUBLE	04.26
I-140	1+98.00	DOUBLE	04.26
I-141	1+98.00	DOUBLE	04.26
I-142	2+03.55	DOUBLE	04.26
I-143	2+03.55	DOUBLE	04.26
I-144	4+55.56	DOUBLE	17.00
I-145	4+55.56	DOUBLE	16.00
I-146	6+00.17	DOUBLE	22.00
I-147	6+00.17	DOUBLE	21.00
I-148	7+62.07	DOUBLE	24.00
I-149	7+62.07	DOUBLE	23.90
I-150	8+90.40	DOUBLE	24.85
I-151	8+90.40	DOUBLE	24.85
I-152	10+53.45	DOUBLE	27.65
I-153	10+53.45	DOUBLE	30.45

NOTES: ALL WATER SERVICE CONNECTIONS ARE 1".
ALL TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY AS PER ASTM D-1557. THE UPPER PORTION OF THE FINAL BACKFILL MAY REQUIRE 95% COMPACTION IN ORDER TO PROVIDE A SUITABLE FOUNDATION FOR PAVEMENT, CURB AND GUTTER, SIDEWALK OR OTHER TYPE OF STRUCTURE.
ALL SUBGRADE PREPARATION SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS PER ASTM D-1557 UNLESS NOTED OTHERWISE.

STATION IS A STANDARD USC&GS BRASS TABLET STAMPED CONTRACTOR MCC INC. DATE 3/81. TUMBLE 1969 SET IN CONCRETE PROJECTING 0.2 FEET ABOVE THE GROUND, LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET AND 35 FEET NORTH OF RIGHT OF WAY LINE OF SAN ANTONIO DRIVE. ELEV. = 6009.155

REVISIONS

NO.	DATE	REMARKS
1	6/22/89	WINGS

LEGEND

- EXIST. CURB & GUTTER
- SD - EXIST. STORM DRAIN
- W - EXIST. WATER LINE
- EXIST. SAS MANHOLE
- EXIST. SD MANHOLE
- EXIST. CONTOUR
- EXIST. FIRE HYDRANT
- EXIST. CAP
- EXIST. GATE VALVE
- EROSION CONTROL BERM
- CONTOUR BERMS
- BASIN BOUNDARY
- FUTURE RETAINING WALL
- PROPOSED RETAINING WALL
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- PROPOSED CAP
- PROPOSED GATE VALVE
- PROPOSED WATER SERVICE
- PROJECT BOUNDARY
- PROPERTY LINE

CITY OF ALBUQUERQUE

TITLE: INVERNESS AT TANOAN - PHASE 2
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	Reginald Shum	2/15/89	Hydrology	Reginald Shum	2/15/89
DRC Chairman					
Utility Dev.					
Transp. Dev.					

DRAWING NO. 3707 MAP NO. E-21,22 SHEET 12 OF 12