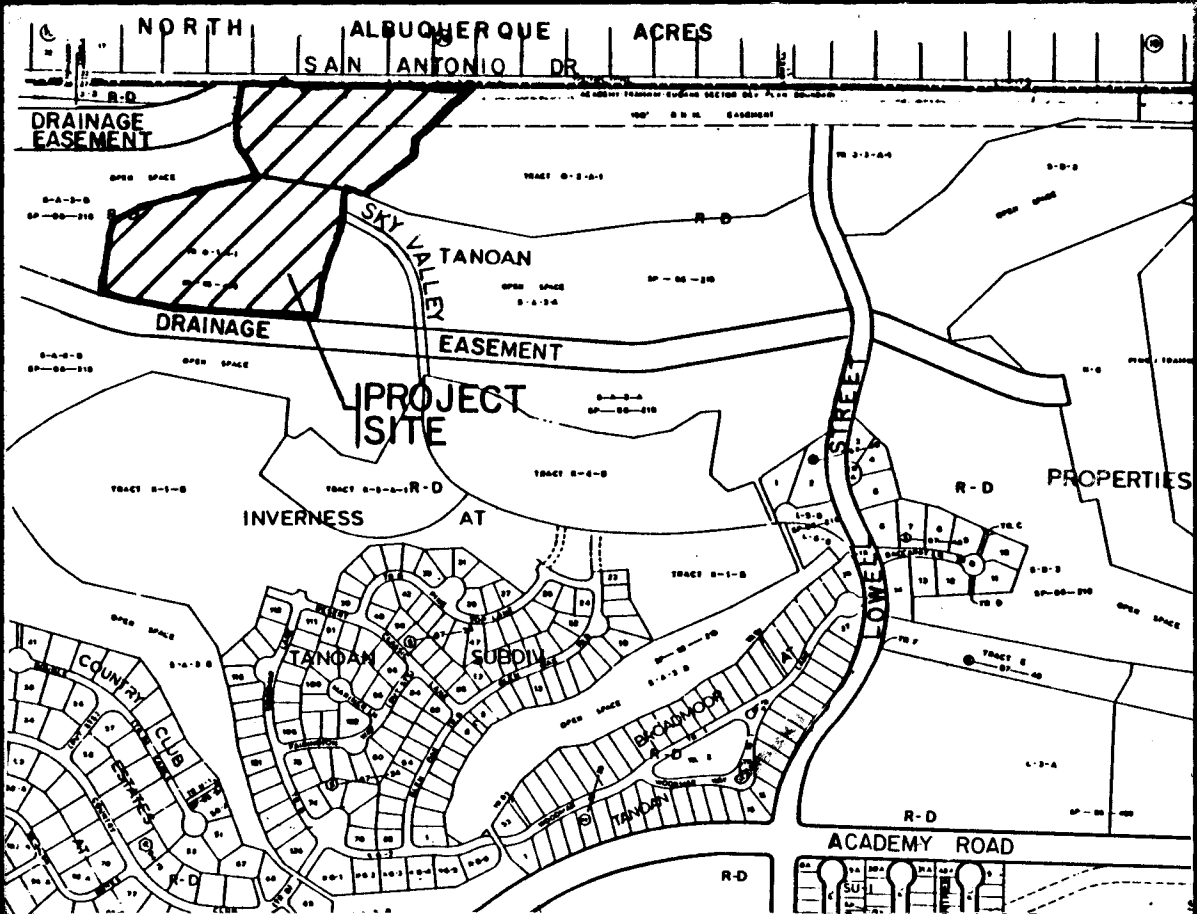


CONSTRUCTION PLANS
FOR
ENCLAVE AT TANOAN
SUBDIVISION
ALBUQUERQUE, NEW MEXICO



VICINITY MAP

NOT TO SCALE
E-22

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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

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 EXCEPT WHERE HANDICAMP RAMPS ARE OMITTED.
- ☒ 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.

NOTE:
NO WORK SHALL BE PERFORMED IN ANY
A.M.A.F.C.A. DRAINAGE EASEMENT UNTIL
A LICENCE AGREEMENT HAS BEEN ISSUED
BY THE A.M.A.F.C.A. BOARD OF DIRECTORS.

INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2-3	PLAT
4-6	FINAL GRADING AND DRAINAGE PLAN
7	PAVING PLAN
8-9	PAVING PLAN AND PROFILE
10	COSTA DEL SOL
11	LOS LAGOS/ANDALUCIA
11	SKY VALLEY WAY
12	UTILITY PLAN
13	UTILITY PLAN (SAUVIGNON SUBD. PHASE I) (FOR INFORMATION ONLY)
14-15	UTILITY PLAN AND PROFILE
16	COSTA DEL SOL
17	LOS LAGOS/ANDALUCIA
17	SKY VALLEY WAY
18-20	STORM DRAIN PLAN AND PROFILE
	COSTA DEL SOL
21	STORM DRAIN DETAILS
22	RETAINING WALL PLAN
23A & 23B	RETAINING WALL DETAILS

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Timothy Aldrich, Surveyor

09-23-94
Date

APPROVED OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Smith
DATE 10-14-94

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 43 28 90 01 94

SCANNED BY
BY LASON

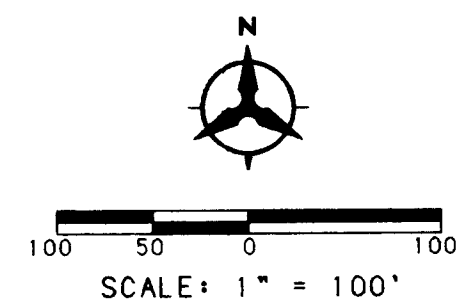
BHI JOB NO. 91182-06

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

 BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO ENGINEERS PLANNERS PHOTOGRAMMETRISTS	APPROVED FOR CONSTRUCTION Russell B. Smith 11-19-92 C.E.
	PROJECT NUMBER 4328.90
SHEET 1 OF 23	

PLAT OF
THE ENCLAVE AT TANOAN
ALBUQUERQUE, NEW MEXICO
APRIL, 1992

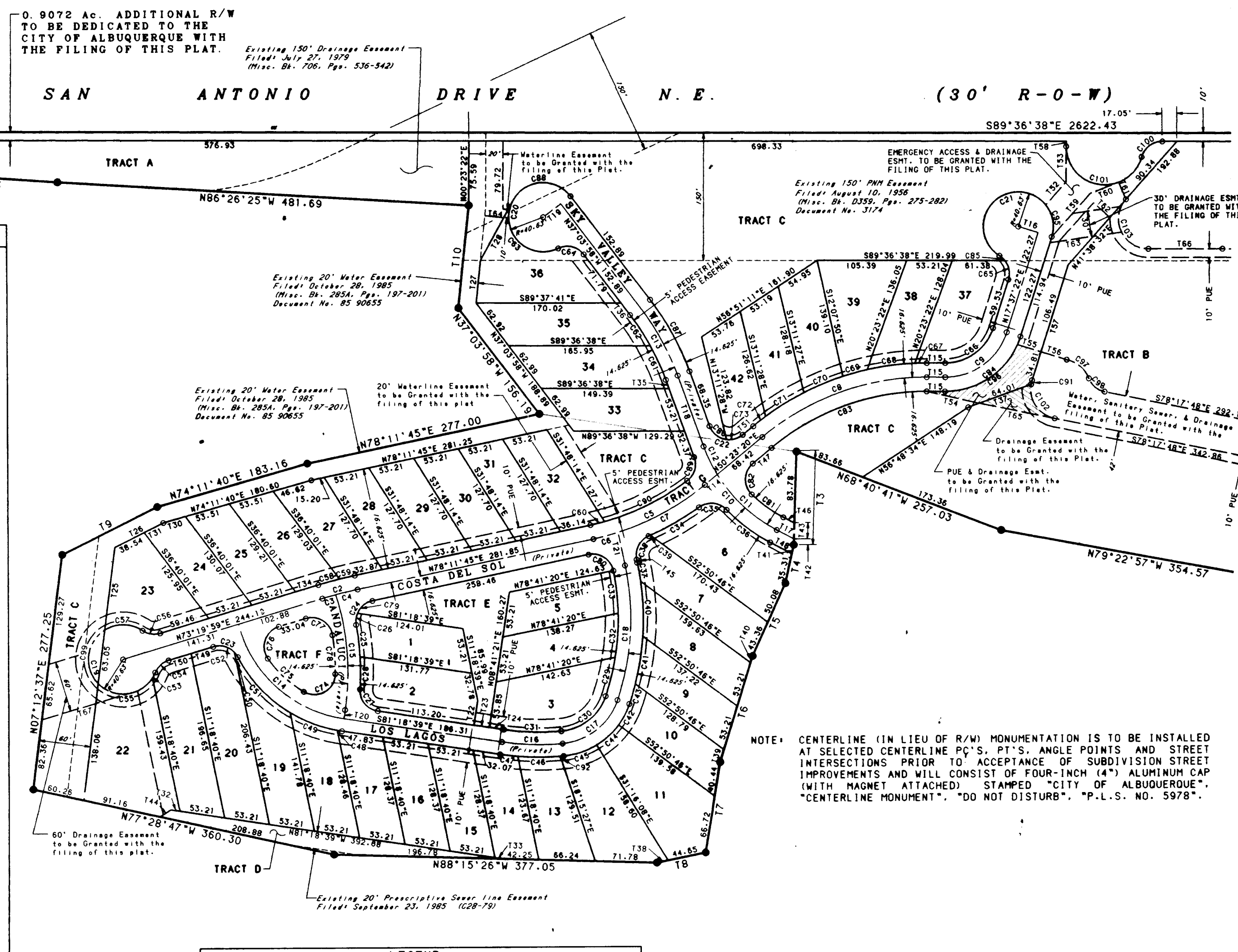


AREAS					
LOT NO.	ACREAGE	LOT NO.	ACREAGE	LOT NO.	ACREAGE
1	0.1480	18	0.1527	35	0.1939
2	0.1948	19	0.1904	36	0.2261
3	0.2061	20	0.2368	37	0.1980
4	0.1622	21	0.2102	38	0.1505
5	0.1517	22	0.2898	39	0.2020
6	0.2503	23	0.1988	40	0.1534
7	0.1982	24	0.1484	41	0.1454
8	0.1687	25	0.1488	42	0.1488
9	0.1516	26	0.1479	43	0.13925
10	0.1511	27	0.1560	44	0.159648
11	0.2415	28	0.1466	45	0.38875
12	0.1991	29	0.1466	46	0.1326
13	0.1611	30	0.1466	47	0.3067
14	0.1449	31	0.1466	48	0.1291
15	0.1473	32	0.1465	49	2.1390
16	0.1473	33	0.1599		
17	0.1473	34	0.1820		

CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	267.11	634.00	24°08'20"	265.14	S11°40'30"E
C2	42.44	500.00	4°51'46"	42.42	N75°45'52"E
C3	16.11	500.00	1°50'47"	16.11	N74°15'22"E
C4	26.32	500.00	3°00'59"	26.32	N76°41'18"E
C5	145.60	500.00	27°48'25"	144.17	N64°17'33"E
C6	29.63	300.00	5°39'22"	29.60	N75°22'04"E
C7	115.98	300.00	22°09'03"	115.26	N61°27'52"E
C8	209.49	300.00	40°00'33"	205.26	N70°23'37"E
C9	95.26	180.00	72°46'32"	88.99	N54°00'38"E
C10	132.74	180.00	42°15'32"	129.75	N40°14'41"E
C11	96.15	180.00	30°36'20"	95.01	N46°33'38"W
C12	36.59	180.00	11°38'49"	36.53	N25°26'04"W
C13	91.40	300.00	17°27'27"	91.88	S24°09'32"E
C14	175.75	150.00	67°07'48"	165.86	S47°44'45"E
C15	136.61	300.00	26°05'25"	135.43	S04°21'22"E
C16	71.42	300.00	13°38'27"	71.26	S88°07'53"E
C17	86.78	75.00	66°17'38"	82.02	N51°54'05"E
C18	180.00	300.00	60°53'31"	158.11	N03°28'30"E
C19	190.80	40.63	281°47'10"	51.25	S16°40'01"E
C20	183.26	40.63	258°27'47"	62.94	S13°42'09"W
C21	180.69	40.63	254°50'19"	64.53	S70°12'12"W
C22	46.80	24.37	110°00'01"	39.93	N74°36'39"W
C23	33.81	24.37	79°29'03"	31.17	S66°55'29"E
C24	37.49	24.37	88°37'56"	33.91	N14°07'47"E
C25	37.69	314.63	6°51'50"	37.67	N06°30'17"W
C26	13.85	24.37	32°32'42"	13.66	N06°20'10"E
C27	36.24	24.37	85°10'33"	32.98	N88°43'23"W
C28	38.10	314.63	6°56'16"	38.07	N00°23'46"E
C29	46.72	285.37	9°22'32"	46.67	N14°03'51"W
C30	69.89	60.37	66°17'38"	66.02	S51°54'05"W
C31	67.94	285.37	13°38'27"	67.78	N88°07'53"W
C32	51.95	285.37	10°25'36"	51.88	S54°00'38"E
C33	50.27	285.37	10°05'36"	50.21	S06°06'11"E
C34	65.32	316.63	11°49'12"	65.20	N60°15'54"E
C35	35.05	24.37	82°23'36"	34.81	N74°36'39"W
C36	63.87	196.63	18°36'42"	63.59	S52°33'28"E
C37	21.96	314.63	4°00'00"	21.96	N09°48'15"W
C38	33.35	24.37	78°24'23"	30.81	N83°03'58"E
C39	2.33	316.63	0°25'15"	2.33	N66°23'07"E
C40	64.53	314.63	11°45'03"	64.41	N11°45'03"E
C41	56.73	314.63	10°19'50"	56.65	N09°06'43"E
C42	27.49	89.63	17°34'26"	27.38	N27°32'29"E
C43	24.59	314.63	4°28'18"	24.58	N16°30'37"E
C44	35.04	89.63	22°24'10"	34.82	N47°31'47"E
C45	41.17	89.63	26°19'01"	40.81	N71°53'23"E
C46	49.94	314.63	9°05'15"	49.90	S25°03'52"E
C47	20.91	314.63	3°48'26"	20.90	S83°12'07"E
C48	59.43	164.63	11°53'04"	5.41	S80°22'02"E
C49	59.43	164.63	20°40'59"	59.11	S09°05'06"E
C50	7.31	24.37	17°10'16"	7.28	S35°46'06"E
C51	90.68	164.63	10°24'25"	89.54	S45°57'47"E
C52	20.51	24.37	62°18'47"	25.22	S75°30'37"E
C53	7.38	40.63	10°24'25"	7.37	N27°38'36"E
C54	21.65	24.37	50°53'36"	20.95	N47°53'11"E
C55	73.36	40.63	103°28'13"	63.79	N84°34'55"E
C56	21.65	24.37	50°53'36"	20.95	N81°13'13"W
C57	46.88	40.63	66°07'23"	44.32	N88°50'07"W
C58	25.58	516.63	2°50'12"	25.57	S74°45'05"W
C59	18.27	516.63	2°01'35"	18.27	S77°10'58"W
C60	16.90	285.37	3°25'00"	16.90	S76°29'15"W
C61	43.71	285.37	8°46'33"	43.67	S23°59'56"E
C62	43.23	285.37	8°40'46"	43.19	S32°43'35"E
C63	102.35	40.63	144°21'25"	77.35	S43°21'02"E
C64	33.38	24.37	78°27'47"	30.83	S76°17'51"E
C65	23.50	24.37	54°46'25"	22.42	S09°45'51"E
C66	74.15	58.37	72°46'32"	69.26	S54°00'38"W
C67	14.14	316.63	2°33'29"	14.14	S89°07'09"W
C68	56.53	316.63	10°13'45"	56.45	S82°45'32"W
C69	29.80	316.63	5°23'30"	29.78	S74°54'54"W
C70	49.75	316.63	9°00'10"	49.70	S67°43'04"W
C71	52.74	316.63	9°32'40"	52.68	S85°26'39"W
C72	18.14	316.63	3°16'59"	18.14	S52°01'50"W
C73	20.39	24.37	47°56'00"	19.80	S74°21'20"W
C74	51.08	24.37	120°03'25"	42.23	S60°39'31"W
C75	57.99	135.37	24°32'29"	57.54	N47°02'32"W
C76	45.99	24.37	108°06'16"	39.47	N19°16'51"E
C77	41.75	24.37	98°07'37"	36.83	S57°36'12"E
C78	45.67	285.37	9°10'12"	45.63	S03°57'18"E
C79	23.65	24.37	55°35'14"	22.75	N50°24'08"E
C80	38.57	24.37	90°39'16"	34.67	S56°28'37"E
C81	45.96	163.37	16°07'10"	45.81	N53°48'14"W
C82	40.80	24.37	96°07'59"	36.27	N02°19'21"E
C83	197.88	283.37	40°00'33"	193.88	N70°23'37"E
C84	116.38	91.63	72°46'32"	108.71	N54°00'38"E
C85	8.54	24.37	20°03'55"	8.49	S47°11'01"E
C86	26.40	24.37	62°04'01"	25.13	N50°38'39"W
C87	95.85	314.63	17°27'19"	95.48	N88°20'18"W
C88	80.91	40.63	114°06'21"	68.18	S85°52'52"W
C89	30.87	24.37	72°33'22"	28.85	S16°40'02"W
C90	107.99	283.37	21°50'02"	107.33	S63°51'44"W
C91	5.07	35.00	8°18'24"	5.07	N13°28'09"E
C92	11.27	24.37	26°29'40"	11.17	S38°21'23"W
C93	4.05	314.63	0°44'16"	4.05	N85°25'02"E
C94	8.99	30.63	16°48'47"	8.95	S33°30'58"W
C95	30.64	40.63	55°54'19'48"	30.09	N101°19'48"W
C96	106.27	91.63	66°27'22"	100.42	N57°10'12"E
C97	35.29	35.00	57°46'09"	33.81	S49°24'44"E
C98	25.21	25.00	57°46'09"	24.15	S49°24'44"E
C99	72.17	40.63	101°47'11"	63.05	N07°12'37"E
C100	35.40	25.00	74°15'04"	30.18	S53°15'51"W
C101	129.08	45.00	164°21'05"	89.16	N81°41'09"W
C102	53.52	35.00	87°36'45"	48.46	N34°29'26"W
C103	80.18	35.00	131°15'10"	63.76	S23°59'03"E

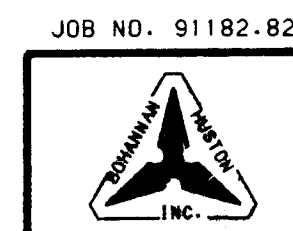
TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S89°30'11"W	102.79
T2	N78°17'49"W	107.52
T3	S01°59'24"W	109.24
T4	S12°31'44"W	46.10
T5	S24°26'39"W	93.44
T6	S17°09'13"W	129.75
T7	S09°22'11"W	107.16
T8	S78°27'13"W	57.74
T9	N63°34'47"E	124.37
T10	N06°04'50"E	120.34
T11	N58°42'59"W	83.41
T12	N89°11'03"W	95.05
T13	N03°12'05"E	16.46
T14	N50°23'20"E	18.88
T15	S89°36'06"E	21.80
T16	N72°22'38"W	24.00
T17	N61°51'48"W	22.56
T18	N19°36'39"W	98.49
T19	S52°56'02"W	26.00
T20	S08°41'21"W	10.49
T21	N11°48'15"W	39.48
T22	S08°41'21"W	29.20
T23	S81°18'39"E	18.16
T24	S81°18'39"E	17.15
T25	N07°12'37"E	97.61
T26	N63°34'47"E	63.75
T27	N06°04'50"E	50.30
T28	N28°49'41"E	79.57
T29	S78°11'45"W	15.20
T30	S74°11'40"W	26.96
T31	S63°34'47"E	25.21
T32	S81°18'39"E	10.80
T33	S81°18'39"E	9.41
T34	N73°19'59"E	27.87
T35	N19°36'39"W	10.89
T36	S37°03'58"W	17.42
T37	N70°06'10"E	77.07
T38	N78°27'13"E	9.14
T39	N17°09'13"E	15.14
T40	N17°09'13"E	8.20
T41	N12°31'44"E	10.79
T42	N01°59'24"E	6.94
T43	N01°59'24"E	18.52
T44	S57°03'58"W	14.82
T45	N11°48'15"W	3.98
T46	S61°51'46"E	14.40
T47	N50°23'20"E	28.53
T48	S61°51'46"E	28.52
T49	S73°19'59"W	27.41
T50	S73°19'59"W	27.50
T51	S50°23'20"W	15.94
T52	N42°02'06"E	35.97
T53	N00°23'22"E	41.83
T54	N76°54'51"W	62.92
T55	S72°22'38"E	28.56
T56	S72°22'38"E	31.39
T57	N17°37'22"E	141.30
T58	N00°23'22"E	5.92
T59	N41°55'20"E	68.36
T60	N68°56'47"E	15.13
T61	S22°21'02"E	21.72
T62	S48°04'40"E	25.80
T63	N81°54'40"E	84.72
T64	S83°55'10"E	27.93
T65	N78°17'49"W	89.49
T66	S89°36'38"E	86.70
T67	N73°19'59"E	104.25

NOTE: TABLES ARE FOR THIS SHEET ONLY



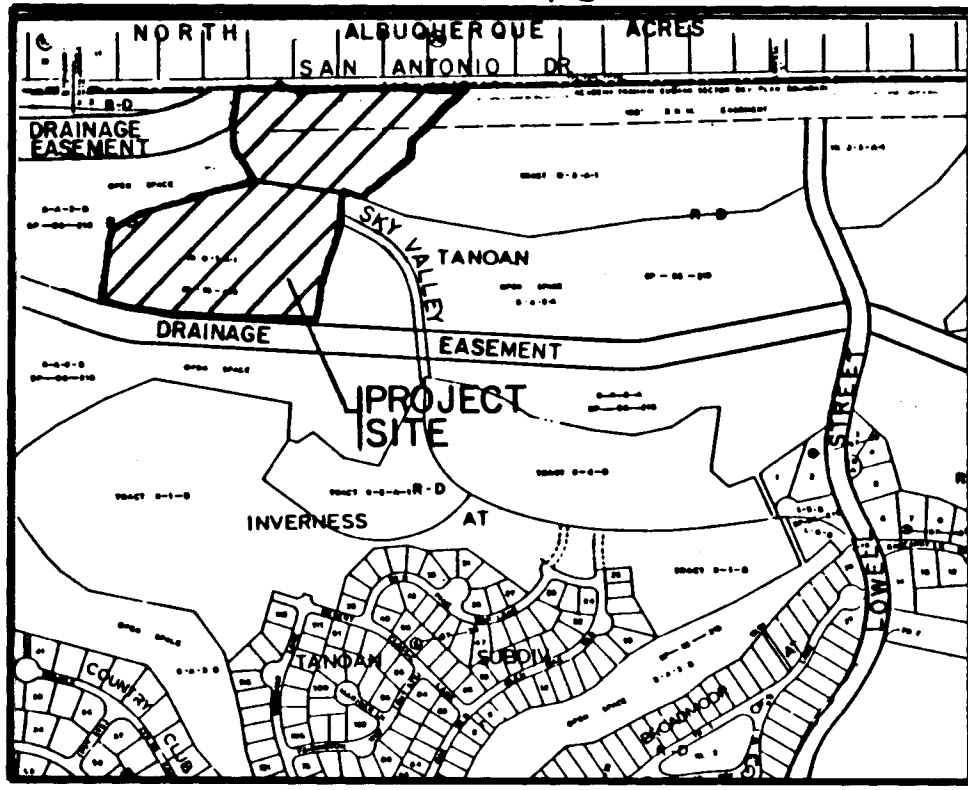
LEGEND	
—	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING (OLD) LOT LINE
---	NEW EASEMENT LINE
---	EXISTING EASEMENT LINE
●	SET 5/8\" REBAR WITH PLASTIC SURVEY CAP STAMPED \"LS 5978\"
▲	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

SHEET 3 OF 3 SHEETS



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162

92092809370098

LOCATION MAP
ZONE ATLAS INDEX MAP No. E-22
NOT TO SCALE

SUBDIVISION DATA

1. DRB Number
2. Zone Atlas Index Number E-22-Z
3. Gross Subdivision Acreage 32.1932 Acres.
4. Dedicated Right-of-Way 0.8197 Ac.
5. Total number of lots created: 42 Lots and 7 Tracts.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Date of Survey July, 1992.
4. Refer to the "Restrictive Covenants" filed as document # for architectural and other controls or restrictions on individual lot development.

DISCLOSURE STATEMENT

The purpose for the filing of this plat is to subdivide Tracts O-1-A-1 and O-2-A-1, to dedicate additional right-of-way for San Antonio Drive, and to grant easements.

PUBLIC UTILITY EASEMENTS

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, fixtures, structures 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 Interconnect 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 to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

SURVEYOR'S DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, said tract is also within projected Sections 27 and 28, T11N, R4E, N.M.P.M., being TRACT "O-1-A-1" AND TRACT "O-1-A-2", SECOND REVISION PLAT OF TANOAN PROPERTIES, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Volume C28, folio 79.

Containing 32.1932 acres, more or less.

PNM NOTE

Any improvements within existing PNM rights-of-way must meet the National Electrical Safety Code (NESC) standards in conjunction with the operating specifications of existing lines. Contact PNM - Transmission Engineering for Operating Specifications. It will be the responsibility of the City of Albuquerque and/or the owner-developer for any relocations or modifications to existing PNM facilities if the improvements do not meet current (NESC) clearance requirements.

ACCESS EASEMENTS

Tract G (the private roadway system and the Public Waterline and Pedestrian Access Easements are hereby granted for the common use and joint benefit of the Tanoan Association, Public Service Company of New Mexico, the Gas Company of New Mexico, U.S. West Communications, Jones Interconnect 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 markings, 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 G, the City of Albuquerque shall have the exclusive right to place underground utility lines within a 161 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, U.S. West Communications, and Jones Interconnect 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. The five foot Pedestrian Access Easement is to be maintained by the adjacent lot owner.

PRIVATE LANDSCAPE EASEMENTS

Tracts C, E and F are hereby granted as Private Landscape Easements to the Tanoan Community Association for use and maintenance.

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenberg, a registered Professional Surveyor, New Mexico, 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.

Thomas G. Klingenberg
New Mexico Surveyor 5578

Date: 9-21-92

Bohannon-Huston, Inc.
Courtland
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87119

PLAT OF
THE ENCLAVE AT TANOAN
ALBUQUERQUE, NEW MEXICO
APRIL, 1992

FREE CONSENT AND DEDICATION

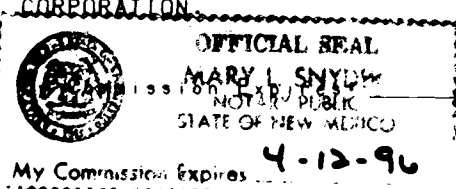
The foregoing Replat of that A certain tract of land situate within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, said tract is also within projected Sections 27 and 28, T11N, R4E, N.M.P.M., being TRACT "O-1-A-1" AND TRACT "O-1-A-2", SECOND REVISION PLAT OF TANOAN PROPERTIES, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Volume C28, folio 79, now comprising THE ENCLAVE 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 dedicate additional right-of-way for San Antonio Drive, N.E., and do hereby grant all easements shown on this Plat. Electrical Power and Communication easements are reserved for buried distribution lines, conduits, and pipes for underground utilities and other related equipment where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

CENTEX REAL ESTATE CORPORATION

Richard Mallett, President
CENTEX REAL ESTATE CORPORATION

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 28 day of September, 1992 Richard Mallett, President of CENTEX REAL ESTATE CORPORATION.



Mary L. Smith
Notary Public

APPROVALS

PLAT NUMBER _____
PLANNING DIRECTOR _____ DATE _____
CITY ENGINEER _____ DATE _____
A.M.A.F.C.A. _____ DATE _____
TRAFFIC ENGINEER _____ DATE _____
CITY SURVEYOR _____ DATE 052592
PROPERTY MANAGEMENT _____ DATE 10-6-92
UTILITY DEVELOPMENT DEPARTMENT _____ DATE 10/6/92
PARKS AND RECREATION DEPARTMENT _____ DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
U.S. WEST COMMUNICATIONS _____ DATE 10-8-92
GAS COMPANY OF NEW MEXICO _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID

ON UPC#

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

JOB NO. 91182-82

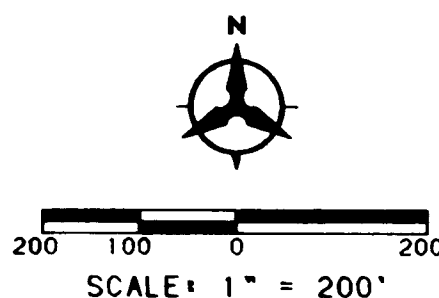
SHEET 1 OF 3 SHEETS

LASON 1-505-344-9404
BEST COPY AVAILABLE

PLAT OF
THE ENCLAVE AT TANOAN
ALBUQUERQUE, NEW MEXICO
APRIL, 1992

SCANNED BY
BY LASON

ACS Brass Tablet stamped "I-022"
N.M. State Plane Coordinates (Central Zone)
X=420,728.02 Y=1,515,437.51
Ground-to-Grid Factor = 0.99963022
AOK = +00°09'10"
Elevation = 5791 (TRIG. ELEV.)

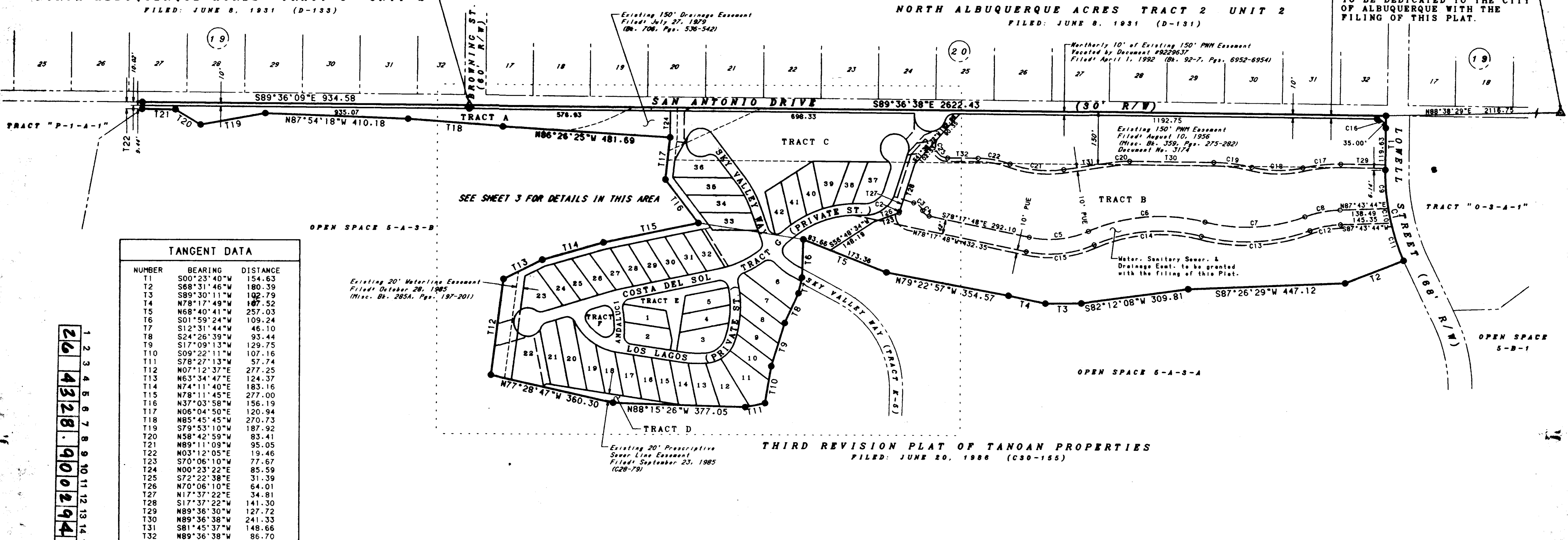


ACS Brass Tablet stamped "Tumble 1969"
N.M. State Plane Coordinates (Central Zone)
X=425,485.95 Y=1,513,470.01
Ground-to-Grid Factor = 0.99961970
AOK = +00°08'37"
Elevation = 6009.155

NORTH ALBUQUERQUE ACRES TRACT 3 UNIT 2
FILED: JUNE 8, 1991 (D-153)

NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 2
FILED: JUNE 8, 1991 (D-151)

0.9072 Ac. ADDITIONAL R/W
TO BE DEDICATED TO THE CITY
OF ALBUQUERQUE WITH THE
FILING OF THIS PLAT.



TANGENT DATA

NUMBER	BEARING	DISTANCE
11	S00°23'40"W	154.63
12	S69°31'44"W	180.39
13	S89°30'11"W	102.79
14	N78°17'49"W	107.52
15	N68°40'41"W	257.03
16	S01°59'24"W	109.24
17	S12°31'44"W	46.10
18	S24°26'08"W	95.44
19	S17°09'13"W	129.75
20	S09°22'11"W	107.16
21	S78°27'13"W	57.74
22	N07°12'37"E	277.25
23	N63°34'41"E	124.37
24	N74°11'40"E	183.16
25	N78°11'45"E	277.00
26	N37°03'58"W	156.19
27	N06°04'50"E	120.94
28	N85°45'45"W	270.73
29	S79°53'10"W	187.92
30	N58°42'59"W	83.41
31	N89°11'05"W	95.05
32	N03°12'05"E	19.46
33	S70°06'10"W	77.67
34	N00°23'22"E	85.59
35	S72°22'38"E	31.39
36	N70°08'10"E	64.01
37	N17°37'22"E	34.81
38	S17°37'22"W	141.30
39	N89°36'30"W	127.72
40	N89°36'38"W	241.33
41	S81°45'37"W	148.66
42	N89°36'38"W	86.70

CURVE DATA

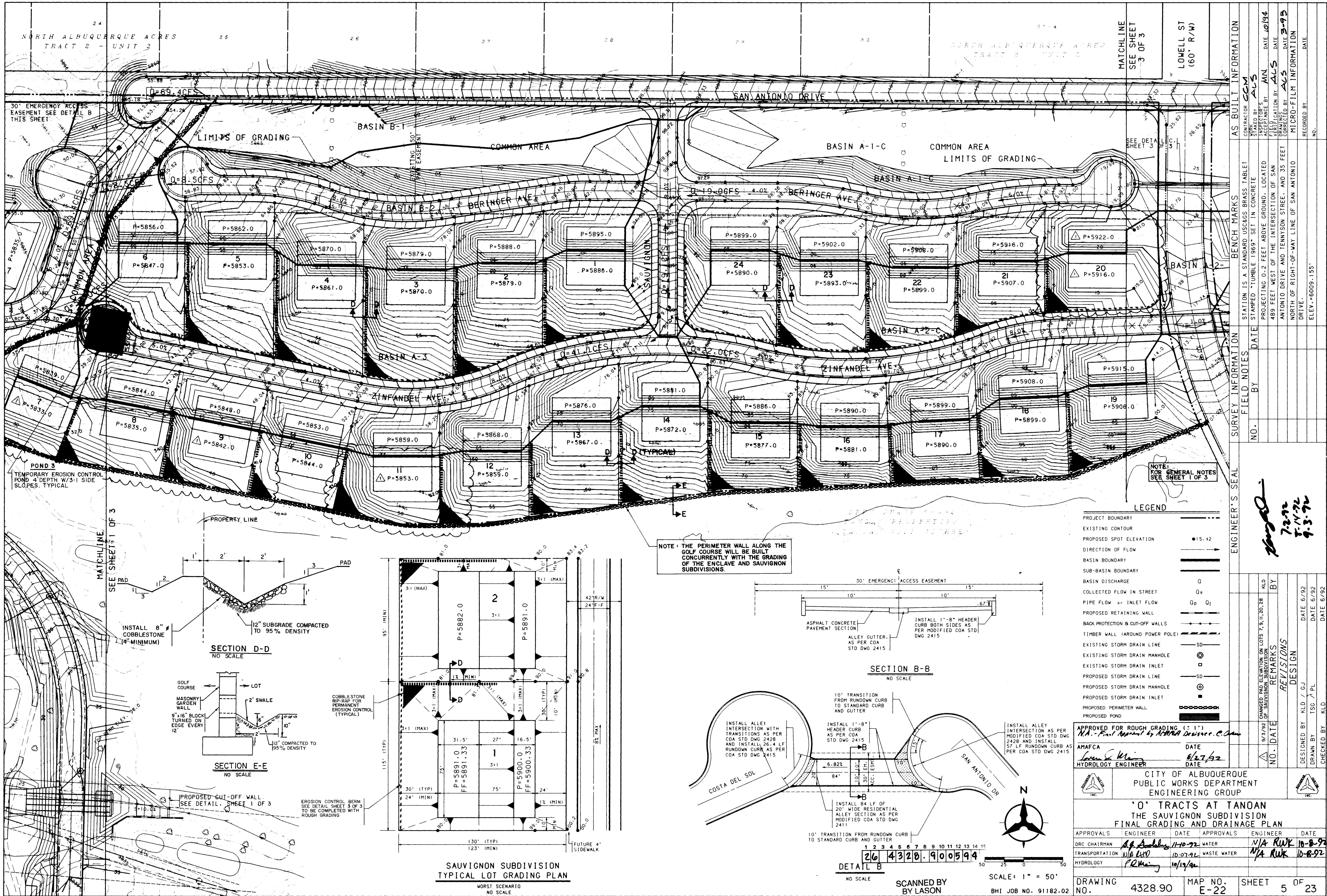
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	267.11	634.00	24°08'20"	265.14	S11°40'30"E	135.56
C2	5.07	35.00	81°18'24"	5.07	S13°28'03"W	2.54
C3	35.29	35.00	57°46'09"	33.81	S49°24'44"E	19.31
C4	25.21	35.00	57°46'09"	24.15	S49°24'44"E	13.79
C5	172.50	279.00	35°25'27"	169.76	N83°59'28"E	89.11
C6	342.19	521.00	37°37'54"	336.07	N85°05'41"E	177.52
C7	288.58	479.00	34°31'05"	284.23	N86°39'08"E	148.92
C8	102.73	321.00	18°20'11"	102.29	N78°33'39"E	51.81
C9	110.80	634.00	10°00'47"	110.66	S04°36'43"E	55.54
C10	42.56	634.00	3°50'48"	42.56	S11°32'31"E	21.29
C11	113.75	634.00	10°16'46"	113.59	S18°36'17"E	57.03
C12	89.29	279.00	18°20'11"	88.91	S78°33'38"W	45.03
C13	313.88	521.00	34°31'05"	309.15	S86°39'08"W	161.97
C14	314.61	479.00	37°37'54"	308.98	S85°05'41"W	163.21
C15	198.46	279.00	35°25'27"	195.32	S83°59'28"W	102.52
C16	39.27	25.00	90°00'18"	35.36	S44°36'29"E	25.00
C17	106.24	479.00	13°03'60"	109.00	S83°51'22"W	54.86
C18	146.41	201.00	26°07'58"	145.50	N89°36'38"W	74.50
C19	109.24	479.00	13°03'60"	109.00	N83°04'38"W	54.86
C20	42.62	279.00	8°37'44"	41.98	S86°04'30"W	21.05
C21	155.46	321.00	27°44'33"	153.94	N84°21'56"W	79.29
C22	83.10	279.00	19°07'09"	82.67	N80°03'04"W	46.99
C23	60.18	35.00	131°15'10"	63.76	N23°59'03"W	77.25

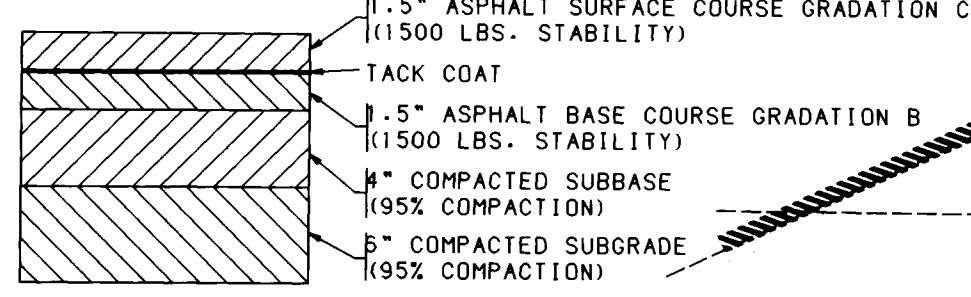
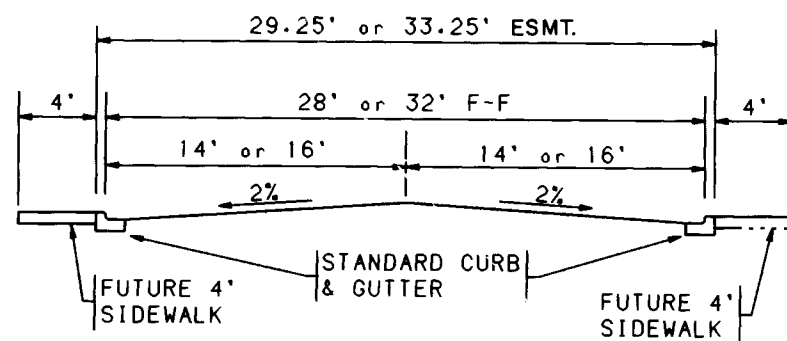
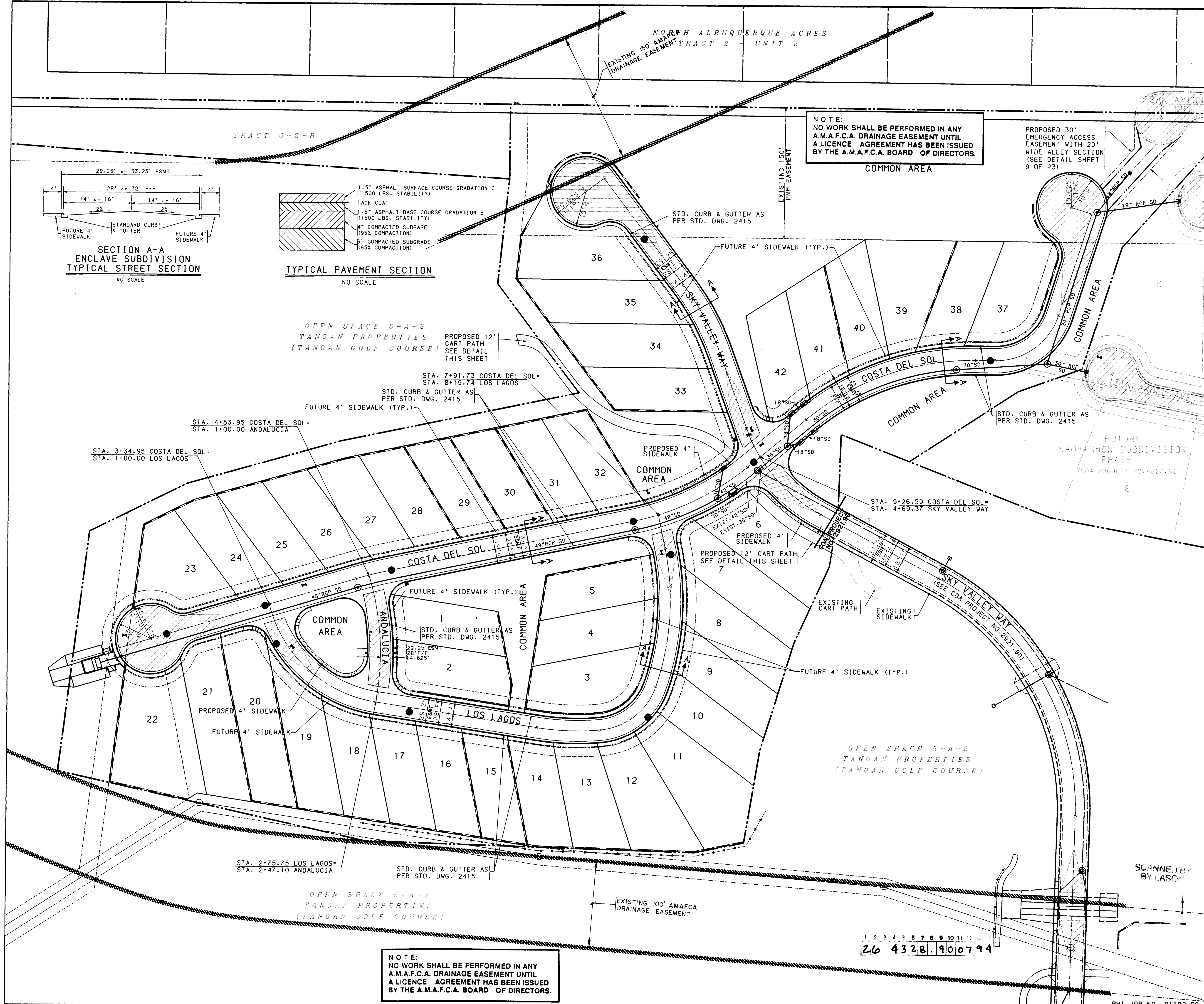
LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	NEW EASEMENT
●	SET 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 5978"
▲	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

NOTE: TABLES ARE FOR THIS SHEET ONLY

SHEET 2 OF 3 SHEETS

JOB NO. 91182-82





- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x4"x5" POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED SIDEWALK
 - FUTURE SIDEWALK
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED GATE VALVE
 - EXISTING GATE VALVE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - EXISTING STORM DRAIN LINE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN INLET
 - CROWN FLATTENING
 - PROPOSED CONDUIT PIPE
 - PROPOSED RETAINING WALL
 - PROPOSED BANK PROTECTION

AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	CCN	DATE	STATION	IS A STANDARD USCS BRASS TABLE	DATE	NO.	BY	REMARKS	BY	DATE	DATE
INSPECTOR'S	CCN	DATE	STAMPED	"TUMBLE 1969" SET IN CONCRETE	10/86	BOOK	TANON CERTIFICATES	REVISIONS	DESIGN	DATE	DATE
ACCEPTANCE BY	CCN	DATE	PROJECTING	0.2 FEET ABOVE GROUND, LOCATED	10/86	83730	BHI (PG.13-28)	NO.	DATE	DATE	DATE
VERIFICATION BY	CCN	DATE	489 FEET WEST OF THE INTERSECTION OF SAN								
DRAWINGS	CCN	DATE	ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET								
VERIFICATION BY	CCN	DATE	NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO								
RECORDED BY	CCN	DATE	DRIVE.								
NO.			ELEVATION = 6009.155'								

SCANNED BY LASON

26 4328.90 1010794

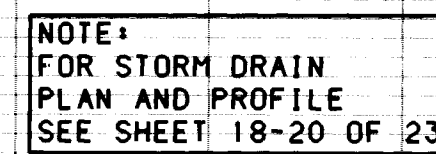
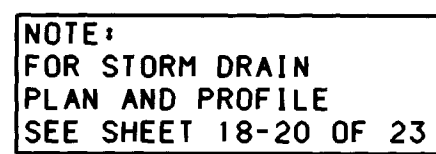
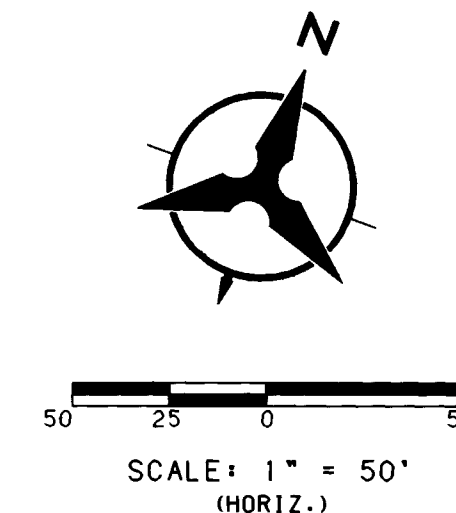
BHI JOB NO. 91182.06

Per letter from Centex Homes to AMAFCA dated 11/5/92

SEPT. 8, 1992

CENTERLINE CURVE DATA	
P.I.	STA. 11+04.21
Delta	40° 00' 13"
D	19' 5' 55"
T	109.20'
L	209.46'
R	300.00'

12. WHEEL CHAIR RAMPS SHALL BE
CONSTRUCTED PRIOR TO ACCEPTANCE OF
CURB AND GUTTER.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		4	3	2	8	.	9	0	0	8	9	4	

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	11-10-92	WATER	N/A RWK	10-8-92
TRANSPORTATION	<i>[Signature]</i>	10-07-92	WASTE WATER	N/A RWK	10-8-92
HYDROLOGY	<i>[Signature]</i>	10/19/92			

DRAWING NO.	4328 90	MAP NO.	E-22	SHEET	8	OF	23
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CENTERLINE CURVE DATA				CENTERLINE CURVE DATA			
P.I.	STA. 11+04.21	P.I.	STA. 12+81.37	P.I.	STA. 11+04.21	P.I.	STA. 12+81.37
Delta	40° 00' 13"	Delta	72° 46' 01"	Delta	40° 00' 13"	Delta	72° 46' 01"
D	19° 05' 55"	D	76° 23' 40"	D	19° 05' 55"	D	76° 23' 40"
T	109.20'	T	55.26'	T	109.20'	T	55.26'
L	209.46'	L	95.25'	L	209.46'	L	95.25'
R	300.00'	R	75.00'	R	300.00'	R	75.00'

CUL-DE-SAC CURB DATA			
STATION & OFFSET	TC	PT	DELTA
14+05.02.34.46' LT.	45.30	1	31° 51' 19"
14+16.36.53.26' LT.	45.98	2	31° 51' 19"
14+35.91.63.25' LT.	47.16	3	31° 51' 19"
14+57.78.61.41' LT.	48.47	4	31° 51' 19"
14+75.40.48.31' LT.	49.53	5	31° 51' 19"
14+83.44.27.88' LT.	50.01	6	31° 51' 19"
14+79.49.6.28' LT.	49.77	7	31° 51' 19"
14+64.74.9.98' RT.	48.22	8	31° 51' 19"
14+43.63.16.00' RT.	47.62	9	31° 51' 19"
R=40.00', L=22.24' (BETWEEN POINTS)			
*FL ELEV.			

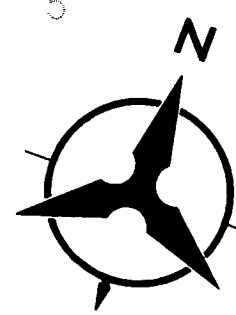
20' WIDE RESIDENTIAL ALLEY
SECTION AS PER MODIFIED STD DWG 2441
SEE DETAIL "B" THIS SHEET

COMMON AREA

NOTE:
FOR STORM DRAIN PLAN & PROFILE
SEE SHEET 18-20 OF 23

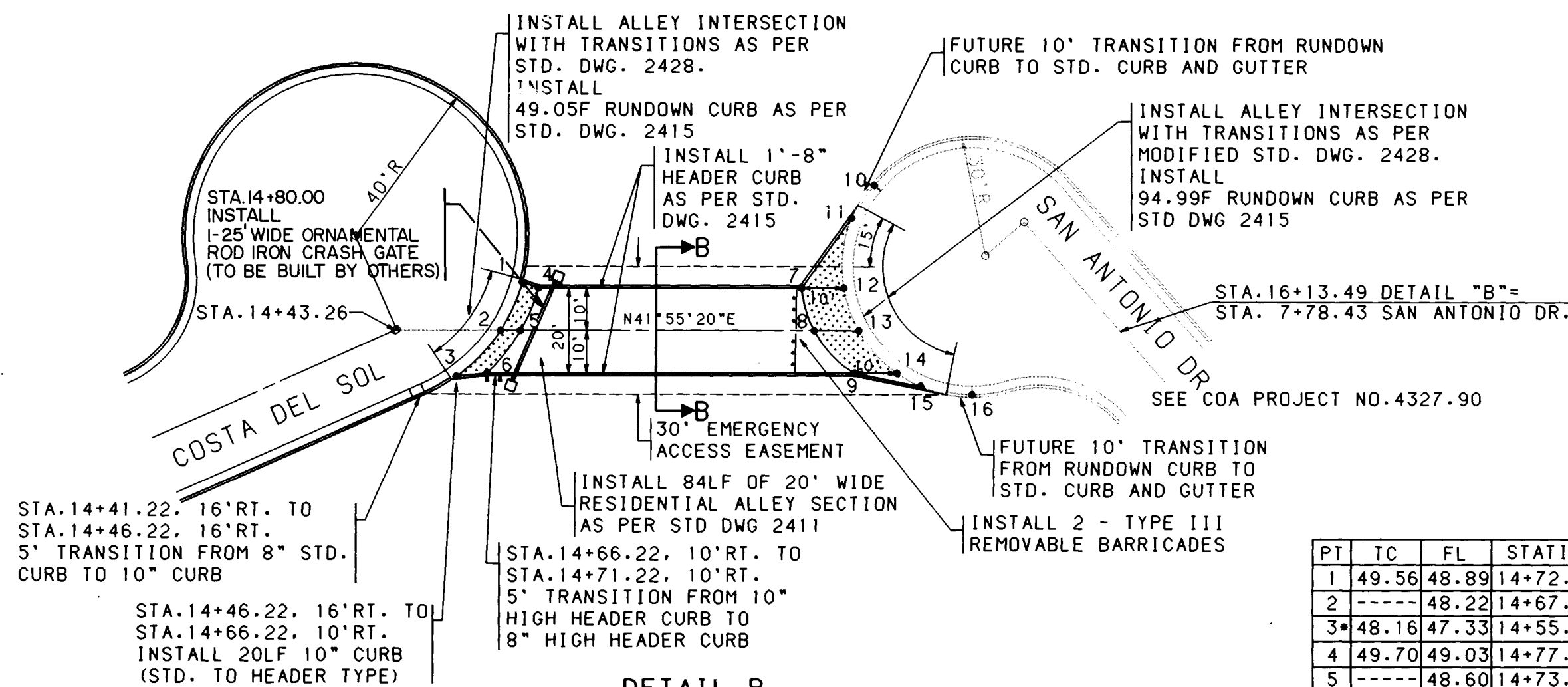
ZINFANDEL AVE.
(FUTURE STREET)
(COA PROJECT No. 4327.90)

NOTE:
FOR TYPICAL STREET SECTION
A-A SEE SHEET 7 OF 23

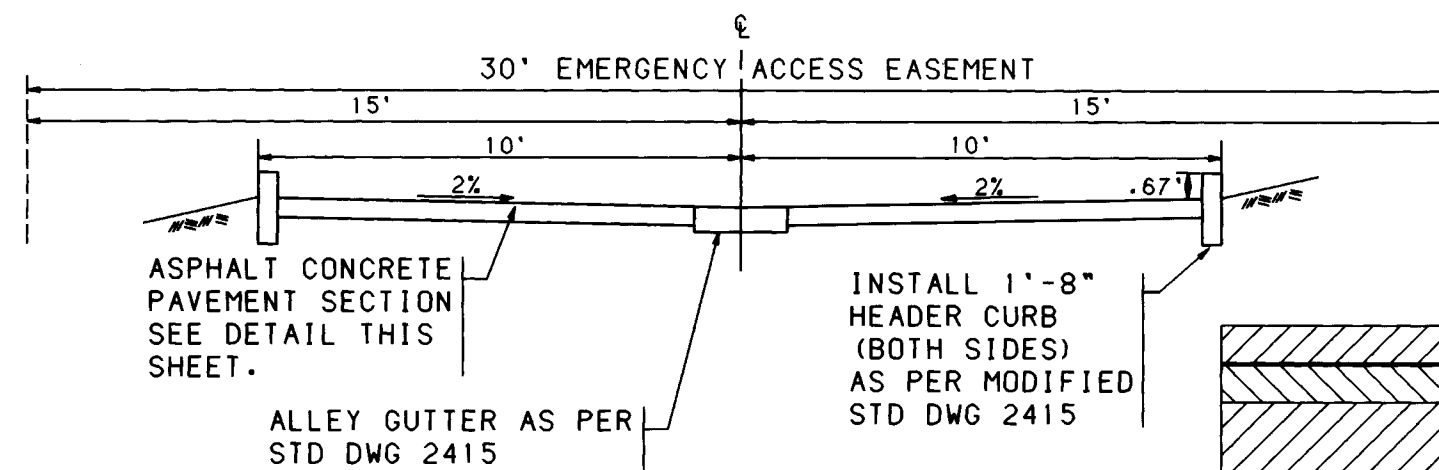


COSTA DEL SOL

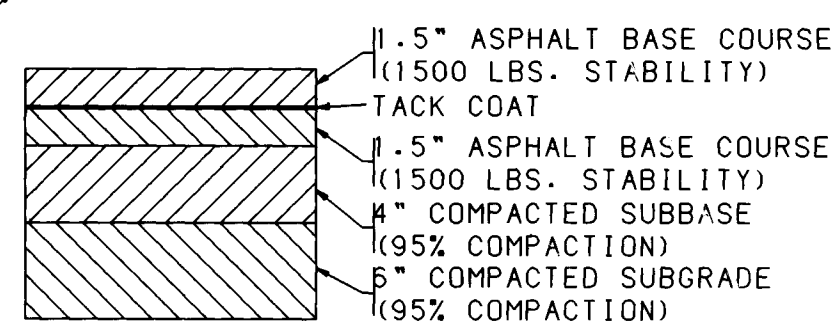
SAN ANTONIO DRIVE
(FUTURE STREET)
(COA PROJECT No. 4327.90)



DETAIL B
NO SCALE



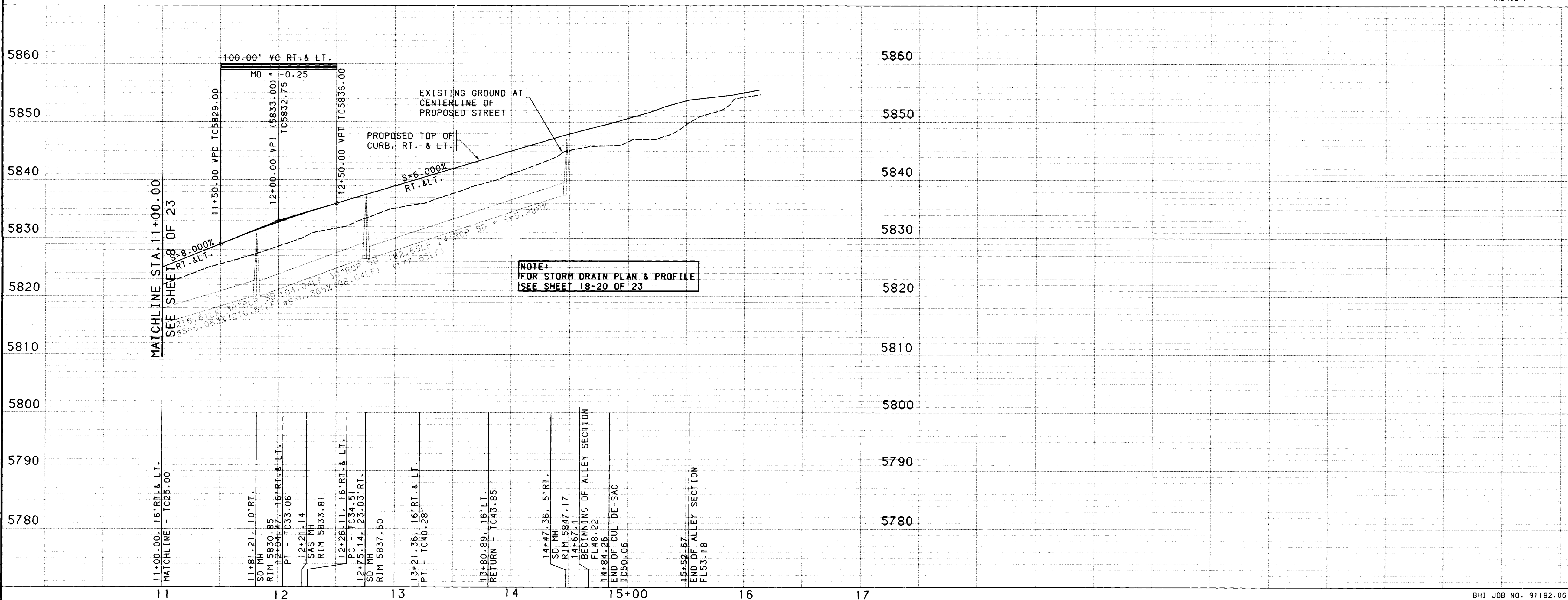
PT	TC	FL	STATION & OFFSET
1	49.56	48.89	14+72.67, 12.94' LT.
2	48.22	48.22	14+67.11, CL
3	48.16	47.33	14+55.27, 11.67' RT.
4	49.70	49.03	14+77.73, 10.00' LT.
5	48.60	48.60	14+73.68, CL
6	49.19	48.36	14+66.22, 10.00' RT.
7	53.46	52.79	15+38.22, 10.00' LT.
8	52.51	52.51	15+41.36, CL
9	53.05	52.38	15+50.74, 10.00' RT.
10	55.63	54.96	15+57.01, 37.66' LT.
11	55.13	54.46	15+51.60, 29.35' LT.
12	53.41	53.41	15+48.17, 10.00' LT.
13	52.87	52.87	15+52.67, CL
14	52.90	52.90	15+61.51, 10.00' RT.
15	53.66	52.99	15+68.95, 12.89' RT.
16	53.68	53.01	15+78.65, 15.00' RT.
*10" CURB			



ASPHALT CONCRETE SECTION
NO SCALE

SCALE: 1" = 50'
(HORIZ.)

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SCANNED BY
BY LASON

26 4/3/28.9/20/9/94



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

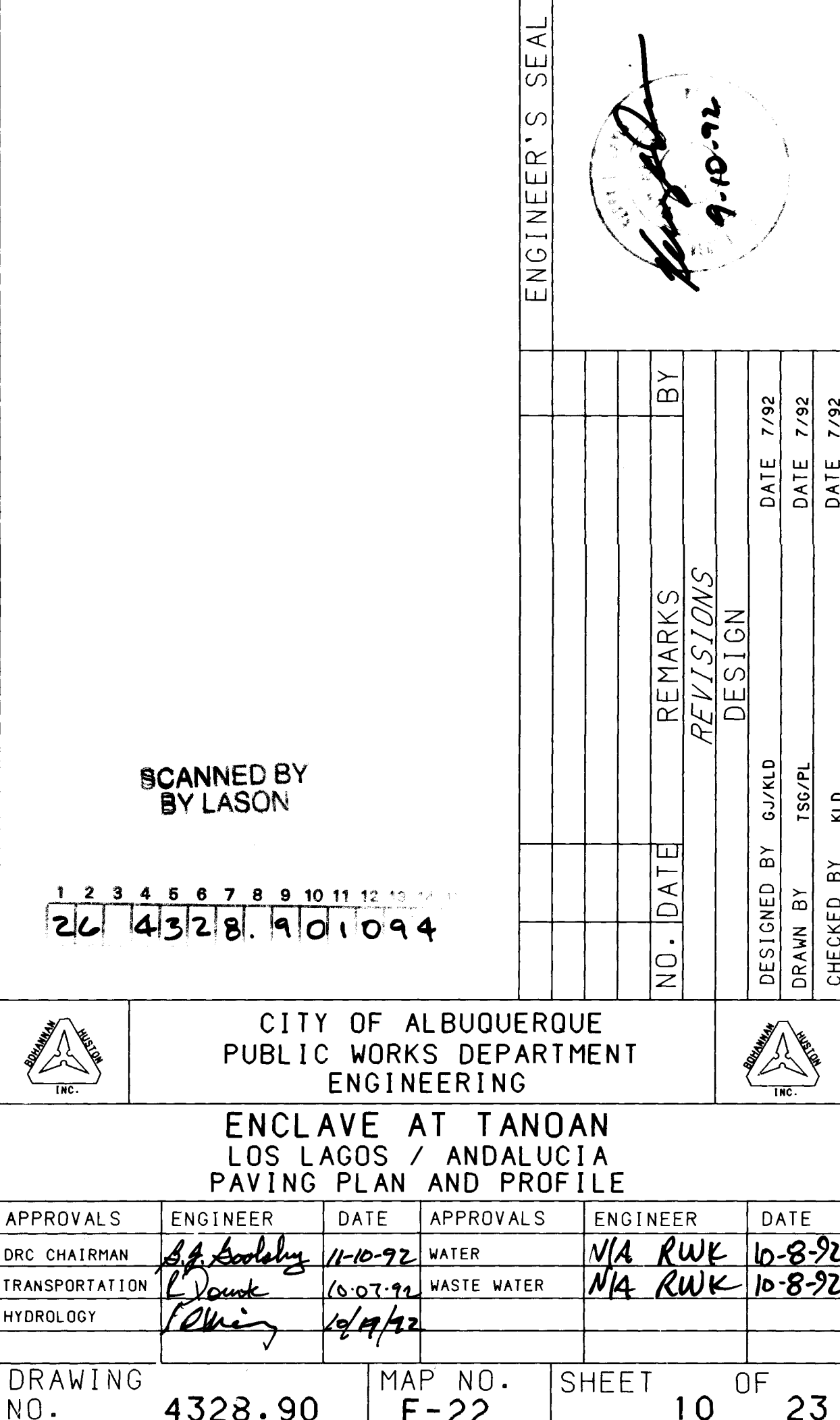
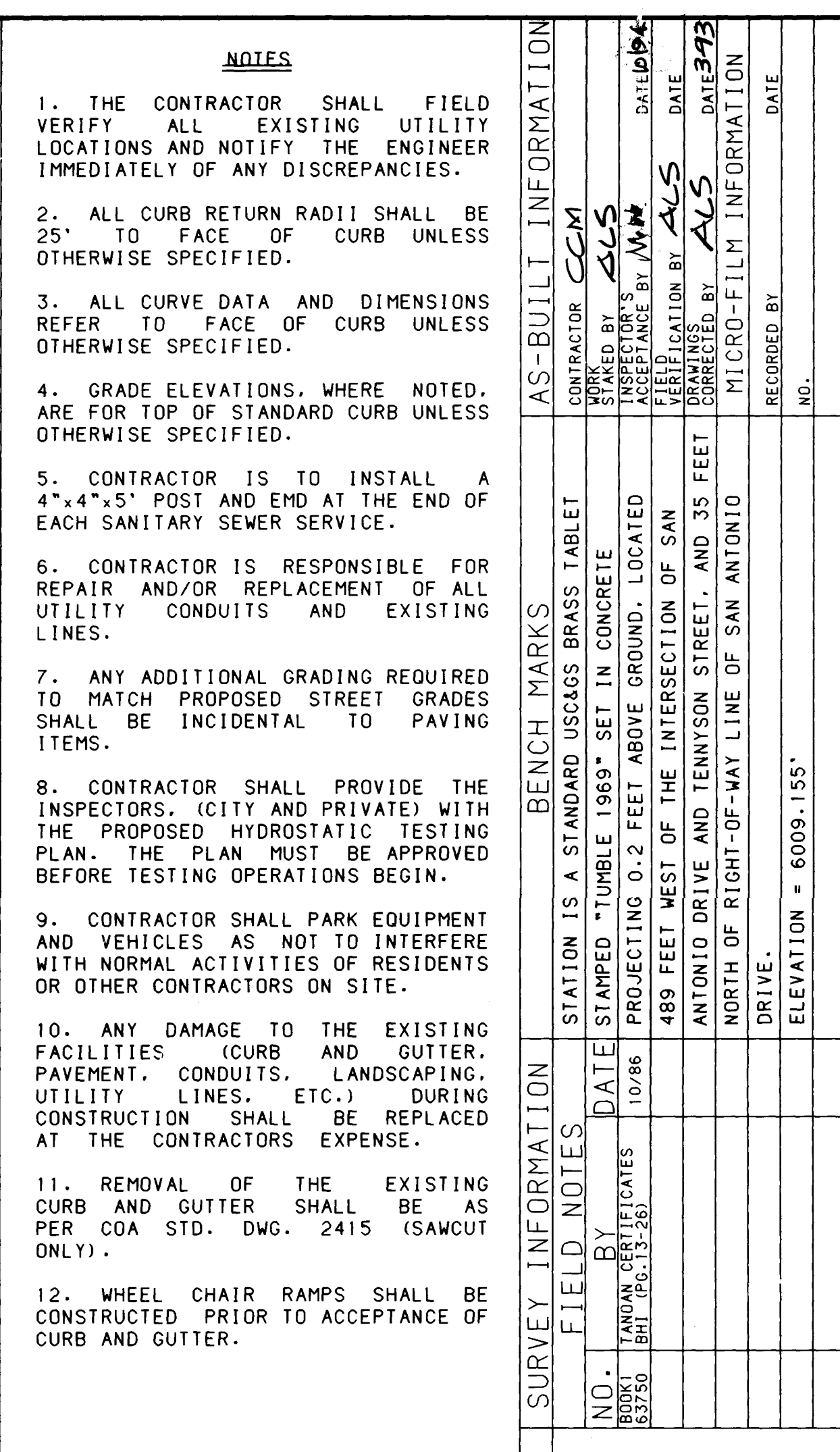
ENCLAVE AT TANOAN
COSTA DEL SOL
PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	11-10-92	WATER	N/A RWK	10-8-92
TRANSPORTATION	<i>[Signature]</i>	10-07-92	WASTE WATER	N/A RWK	10-8-92
HYDROLOGY	<i>[Signature]</i>	10/19/92			

DRAWING NO. 4328.90 MAP NO. E-22 SHEET 9 OF 23

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FILENAME: COSTA2.0RF

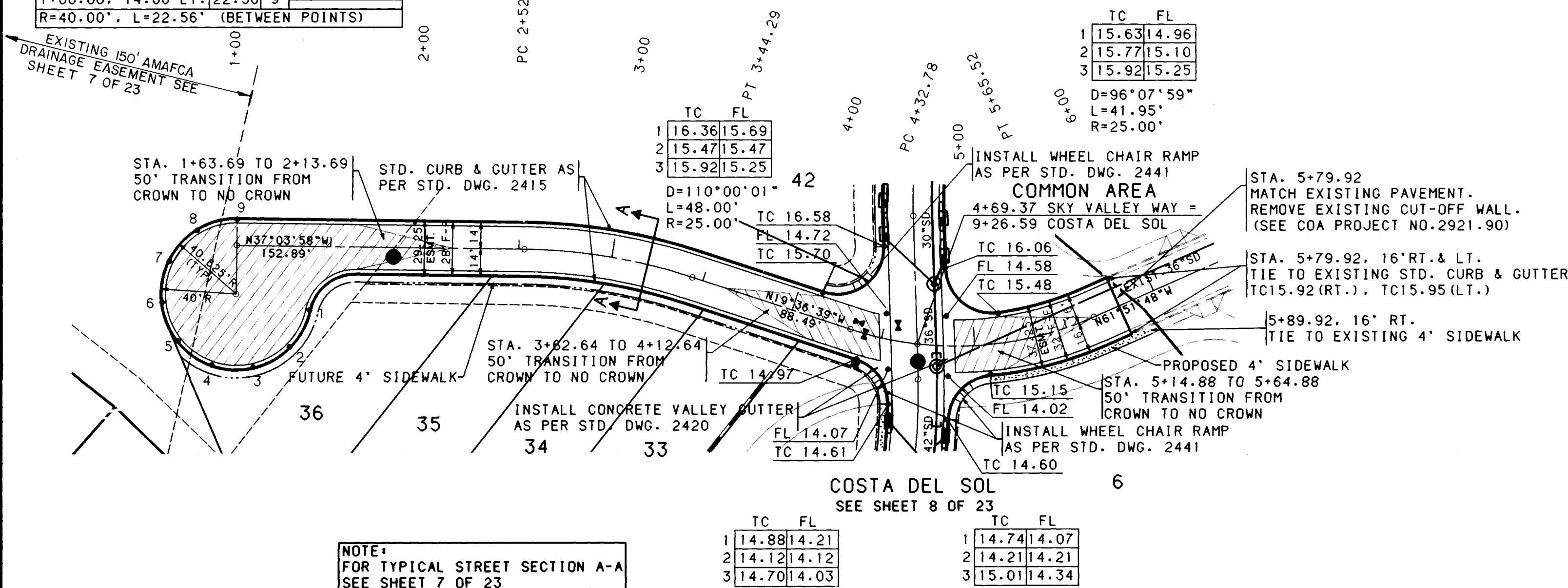
BHI JOB NO. 91182.06
SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)



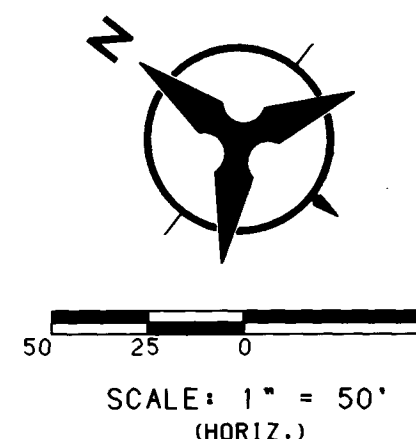
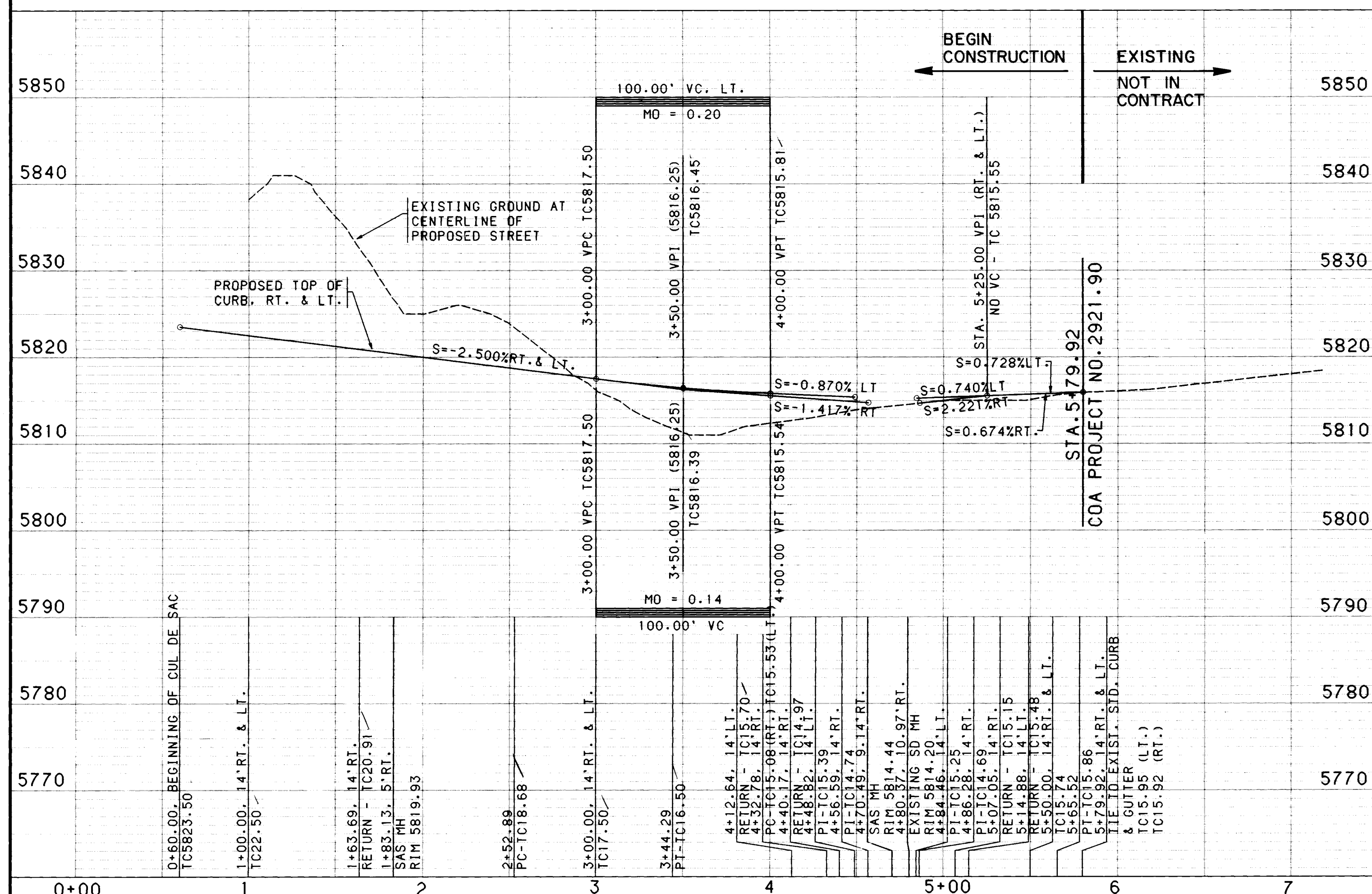
CUL-DE-SAC CURB DATA			
STATION & OFFSET	TC	PT	DELTA
1+39.19, 34.00' RT.	21.52	1	32°18'28"
1+28.85, 53.71' RT.	21.78	2	32°18'28"
1+09.87, 64.84' RT.	22.25	3	32°18'28"
0+87.33, 63.94' RT.	22.82	4	32°18'28"
0+69.02, 52.30' RT.	23.27	5	32°18'28"
0+60.29, 30.82' RT.	23.49	6	32°18'28"
0+63.86, 08.85' RT.	23.40	7	32°18'28"
0+78.62, 07.81' LT.	23.03	8	32°18'28"
1+00.00, 14.00' LT.	22.50	9	32°18'28"
R=40.00', L=22.56' (BETWEEN POINTS)			

CENTERLINE CURVE DATA			
P.I.	STA. 2+98.94		
Delta	17° 27' 18.9"		
D	19° 5' 55"		
L	46.05'		
R	300.00'		

CENTERLINE CURVE DATA			
P.I.	STA. 5+02.33		
Delta	42° 15' 9.4"		
D	31° 49' 52"		
L	69.55'		
R	132.74'		
R	180.00'		



SKY VALLEY WAY



- NOTES**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 - ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 - CONTRACTOR SHALL PROVIDE THE INSPECTORS (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 - CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 - ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 - REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 - WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

AS-BUILT INFORMATION			
CONTRACTOR	CCM	STATION	IS A STANDARD USGS BRASS TABLE
INSPECTOR	ALS	STAMPED	"TUMBLE 1969" SET IN CONCRETE
DATE	11/10/92	PROJECTING	0.2 FEET ABOVE GROUND, LOCATED
DATE	11/10/92	489 FEET WEST OF THE INTERSECTION OF SAN	
DATE	11/10/92	ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET	
DATE	11/10/92	NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO	
DATE	11/10/92	DRIVE.	
DATE	11/10/92	ELEVATION	= 6009.155'

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING			
ENCLAVE AT TANOAN SKY VALLEY WAY PAVING PLAN AND PROFILE			
APPROVALS	ENGINEER	DATE	APPROVALS
DRG CHAIRMAN	11/10/92	DATE	11/10/92
TRANSPORTATION	11/10/92	DATE	11/10/92
HYDROLOGY	11/10/92	DATE	11/10/92
DESIGNED BY	GJ/KD	DATE	7/92
DRAWN BY	TSV/PL	DATE	7/92
CHECKED BY	KLO	DATE	7/92

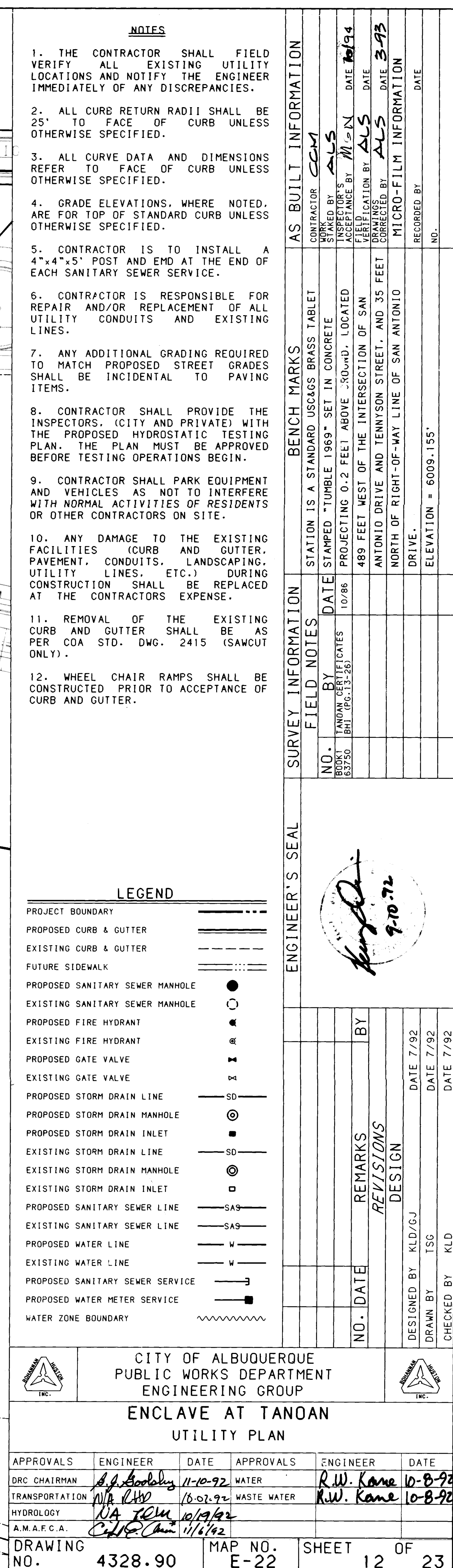
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FILENAME: SKYVAL2.GRF

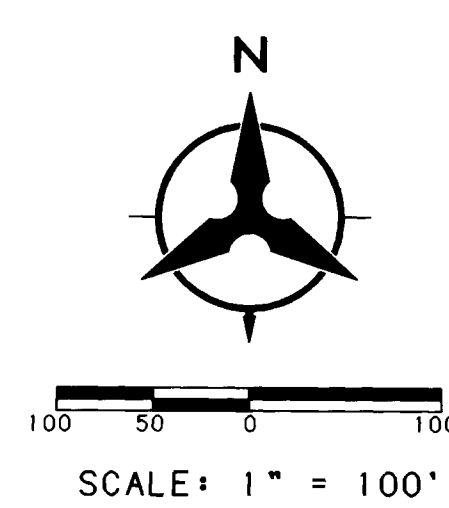
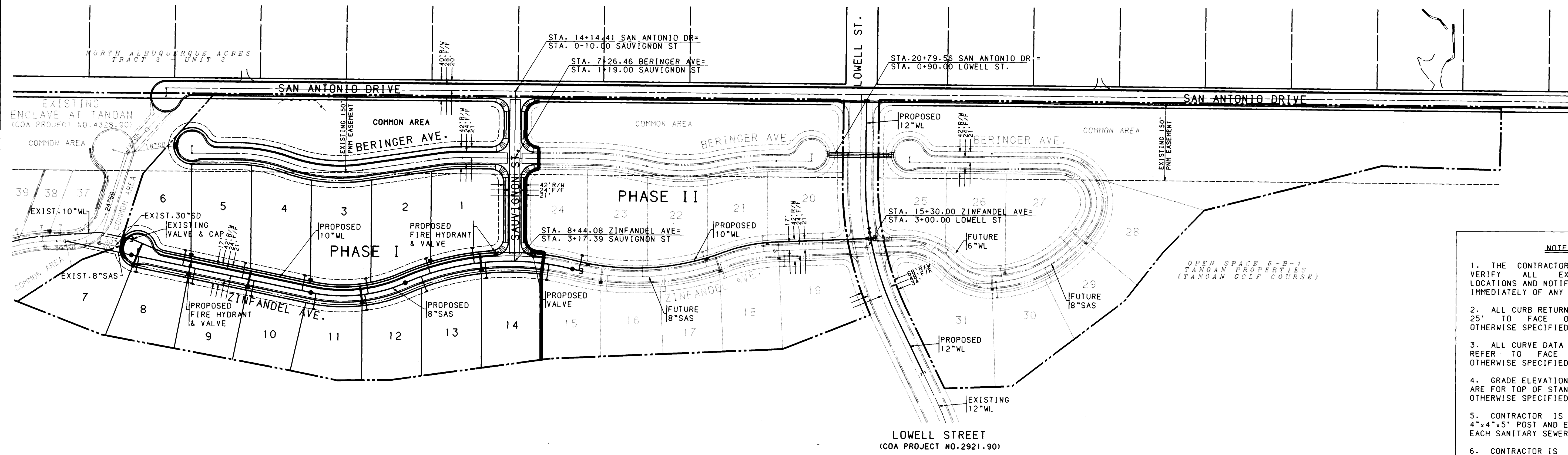
SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

DRAWING NO. 4328.90 MAP NO. E-22 SHEET 11 OF 23

* Per letter from Centex Homes to A.M.A.F.C.A. dated 11/5/92.

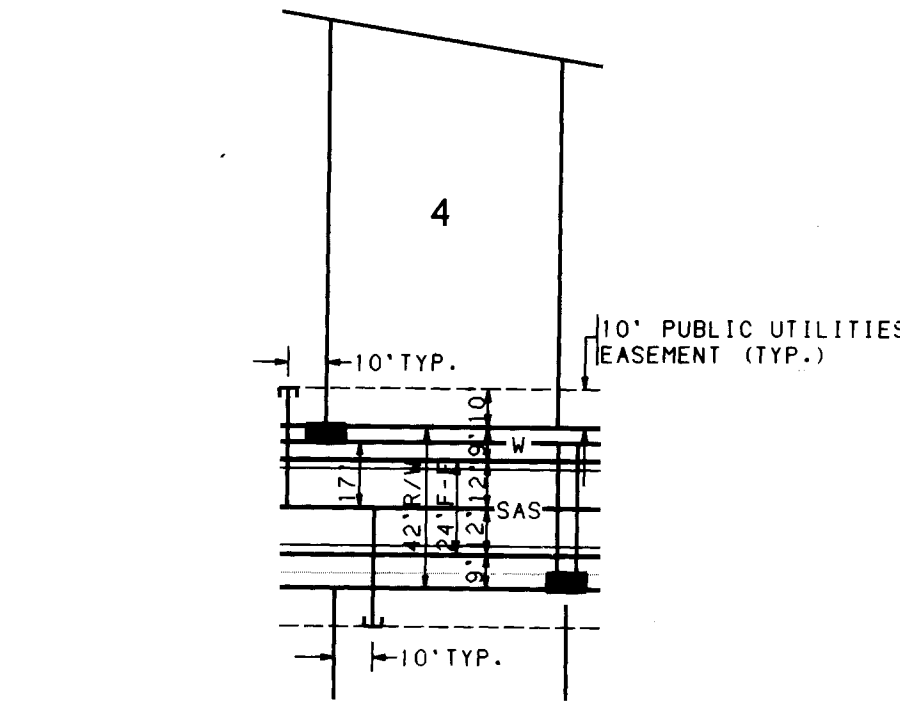
SEPT. 8, 1992



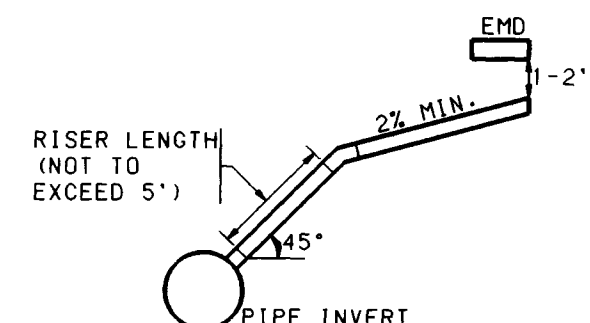


- NOTES**
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 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	==
EXISTING CURB & GUTTER	- - - -
FUTURE SIDEWALK	----
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	⊙
EXISTING FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊗
EXISTING GATE VALVE	⊗
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	■
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	■
PROPOSED SANITARY SEWER LINE	—SAS—
EXISTING SANITARY SEWER LINE	—SAS—
PROPOSED WATER LINE	—W—
EXISTING WATER LINE	—W—
PROPOSED SANITARY SEWER SERVICE	—
PROPOSED WATER METER SERVICE	—



TYPICAL UTILITY SERVICE LOCATION
NO SCALE



SERVICE RISER DETAIL
(SERVICE CONNECTION & INSTALLATION TO CONFORM TO COA STD. DWG. 2134, USE C1 SOIL PIPE ONLY)

SCANNED BY
BAYLON
26 4328.90 1394

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

BHI JOB NO. 91182-06

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	STATION	STATION IS A STANDARD USC&GS BRASS TABLE	CONTRACTOR	CCM
BOOK 87/30	10/86	PROJECTING 0.2 FEET ABOVE 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.		INSPECTOR'S ACCEPTANCE BY	ALS
REMARKS	BY	DATE	DATE	INSPECTOR'S VERIFICATION BY	ALS
DESIGN	BY	DATE	DATE	INSPECTOR'S VERIFICATION BY	ALS
NO.	DATE	DESIGNED BY	DATE	INSPECTOR'S VERIFICATION BY	ALS
NO.	DATE	DRAWN BY	DATE	INSPECTOR'S VERIFICATION BY	ALS
NO.	DATE	CHECKED BY	DATE	INSPECTOR'S VERIFICATION BY	ALS

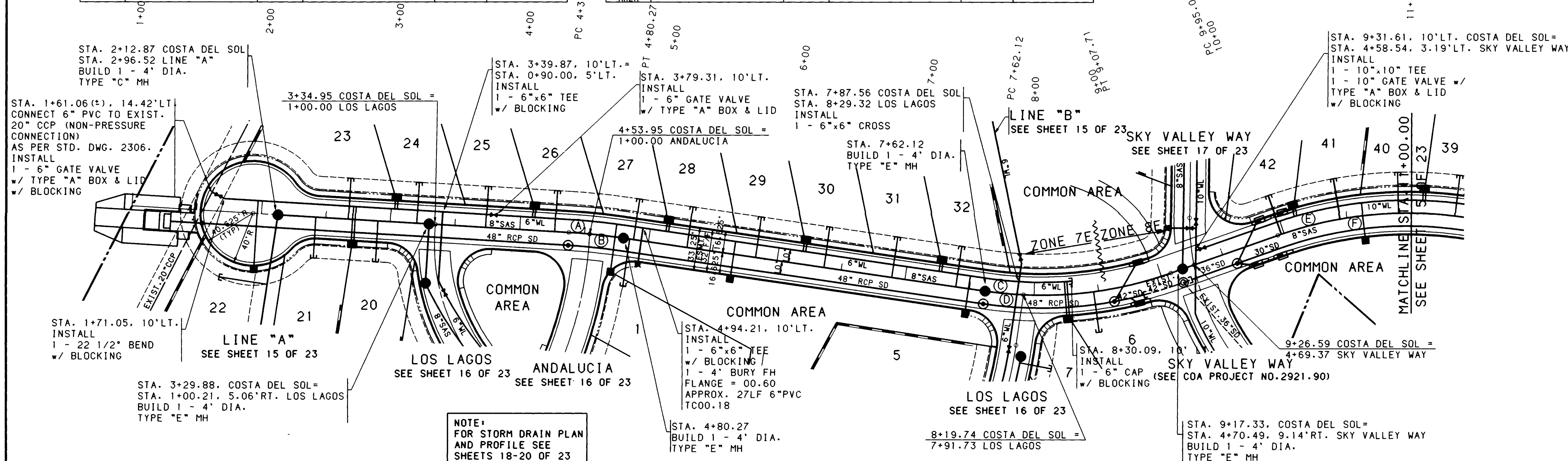
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
ENCLAVE AT TANOAN SAUVIGNON SUBDIVISION - PHASE I - UTILITY PLAN (FOR INFORMATION ONLY)					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	W. A. Kelley	11-10-92	WATER	R. W. Kane	10-8-92
TRANSPORTATION	W. A. Kelley	10-27-92	WASTE WATER	R. W. Kane	10-8-92
HYDROLOGY	W. A. Kelley	10-19-92			
A.M.A.F.C.A.	W. A. Kelley	10-16-92			
DRAWING NO.	4328.90	MAP NO. E-22	SHEET 13	OF 23	

* Per Letter from Center Home to A.M.A.F.C.A. dated 11/5/92.

SEPT. 8, 1992

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	TYPE	STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
1	4+73.74, 10' LT.	SINGLE	4+85.27, CENTERLINE	31.63'	96.50
6	8+25.06, 10' LT.	DOUBLE	8+46.09, CENTERLINE	31.63'	90.00
7					
20	2+71.57, 10' LT.	DOUBLE	2+90.30, CENTERLINE	31.63'	92.20
21			2+42.14, CENTERLINE	31.63'	89.94
22	1+96.77, 10' LT.	SINGLE			
23	3+03.54, 10' LT.	DOUBLE	2+67.17, CENTERLINE	31.63'	91.52
24			3+20.38, CENTERLINE	31.63'	93.10
25	4+09.96, 10' LT.	DOUBLE	3+73.59, CENTERLINE	31.63'	92.88
26			4+26.80, CENTERLINE	31.63'	94.35

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	TYPE	STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
27	5+13.14, 10' LT.	DOUBLE	4+88.27, CENTERLINE	31.63'	95.61
28			5+30.02, CENTERLINE	31.63'	97.61
29	6+19.56, 10' LT.	DOUBLE	5+83.21, CENTERLINE	31.63'	00.50
30			6+36.41, CENTERLINE	31.63'	04.71
31	7+25.98, 10' LT.	DOUBLE	6+89.60, CENTERLINE	31.63'	07.10
32			7+39.40, CENTERLINE	31.63'	09.20
4+42	10+12.20, 10' LT.	DOUBLE	9+97.71, CENTERLINE	31.63'	15.10
4+41			10+44.46, CENTERLINE	31.63'	18.09
COMMON AREA	5+66.35, 10' LT.	SINGLE			
COMMON AREA	10+62.18, 10' LT.	SINGLE			



WATER LINE CURVE DATA		
P.I.	STA. 4+59.49	
Delta	4° 51' 46"	
D	11° 14' 04"	
T	21.66'	
L	43.28'	
R	510.00'	

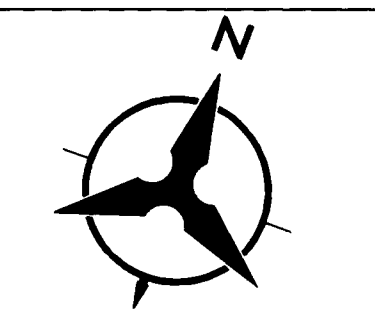
SAS CURVE DATA		
P.I.	STA. 4+59.06	
Delta	4° 51' 46"	
D	11° 27' 33"	
T	21.23'	
L	42.44'	
R	500.00'	

WATER LINE CURVE DATA		
P.I.	STA. 7+95.12	
Delta	12° 58' 56"	
D	19° 45' 26"	
T	33.00'	
L	65.71'	
R	290.00'	

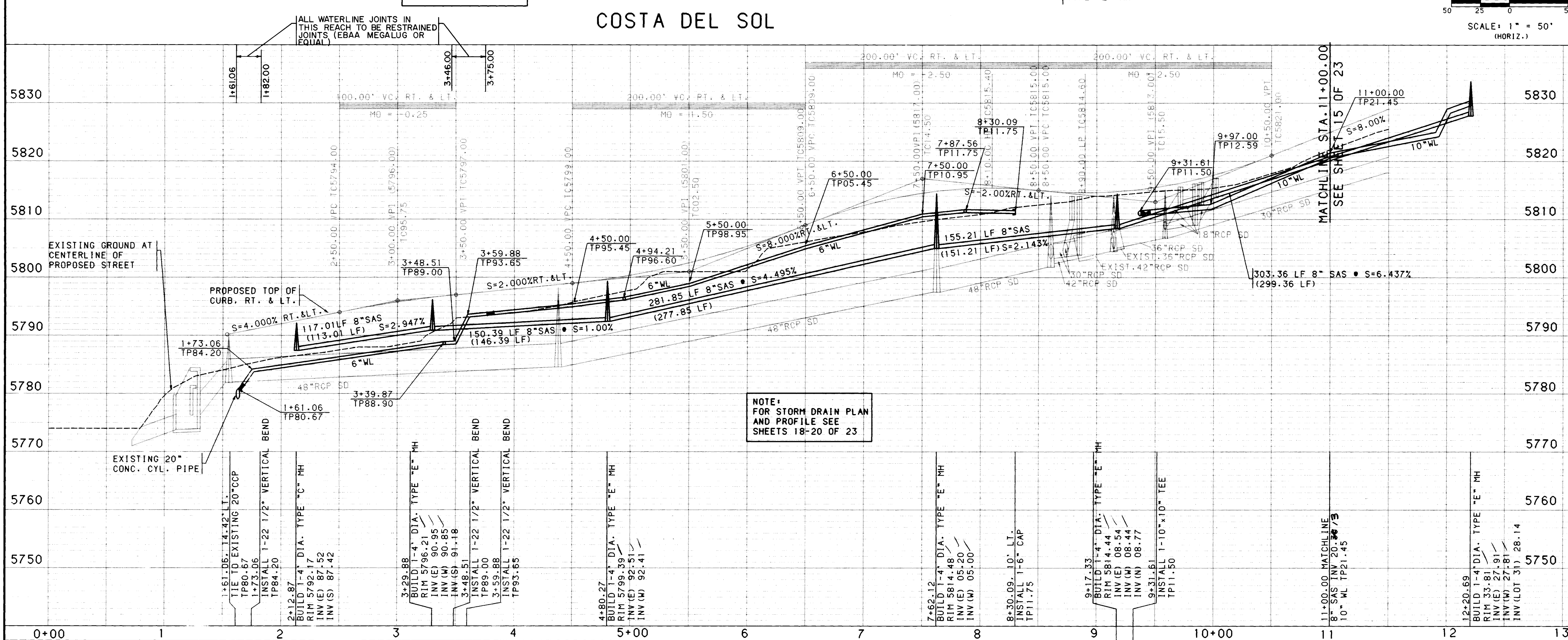
SAS CURVE DATA		
P.I.	STA. 8+41.54	
Delta	29° 39' 15"	
D	19° 5' 55"	
T	79.42'	
L	155.27'	
R	300.00'	

WATER LINE CURVE DATA		
P.I.	STA. 10+94.43	
Delta	35° 33' 42"	
D	18° 28' 57"	
T	99.42'	
L	192.41'	
R	310.00'	

SAS CURVE DATA		
P.I.	STA. 11+04.21	
Delta	40° 0' 13"	
D	19° 5' 55"	
T	109.20'	
L	209.46'	
R	300.00'	



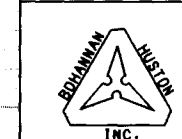
SCALE: 1" = 50' (HORIZ.)



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SCANNED BY
BY LASON

26 4328.90 101494



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

ENCLAVE AT TANOAN
COSTA DEL SOL
UTILITY PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	11-10-92	WATER	<i>[Signature]</i>	10-8-92
TRANSPORTATION	<i>[Signature]</i>	10-27-92	WASTE WATER	<i>[Signature]</i>	10-8-92
HYDROLOGY	<i>[Signature]</i>	10-19-92			

DRAWING NO.	MAP NO.	SHEET	OF
4328.90	E-22	14	23

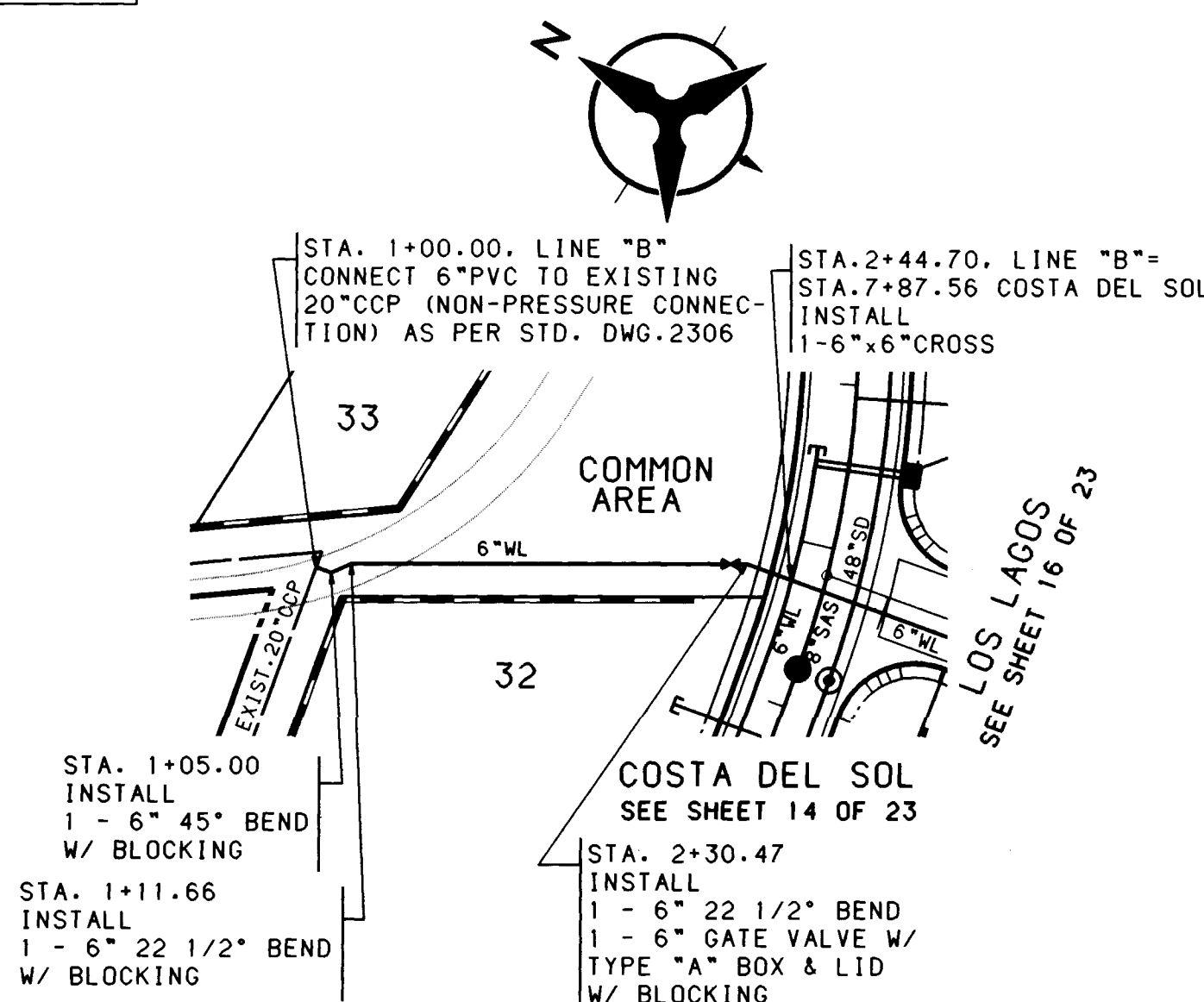
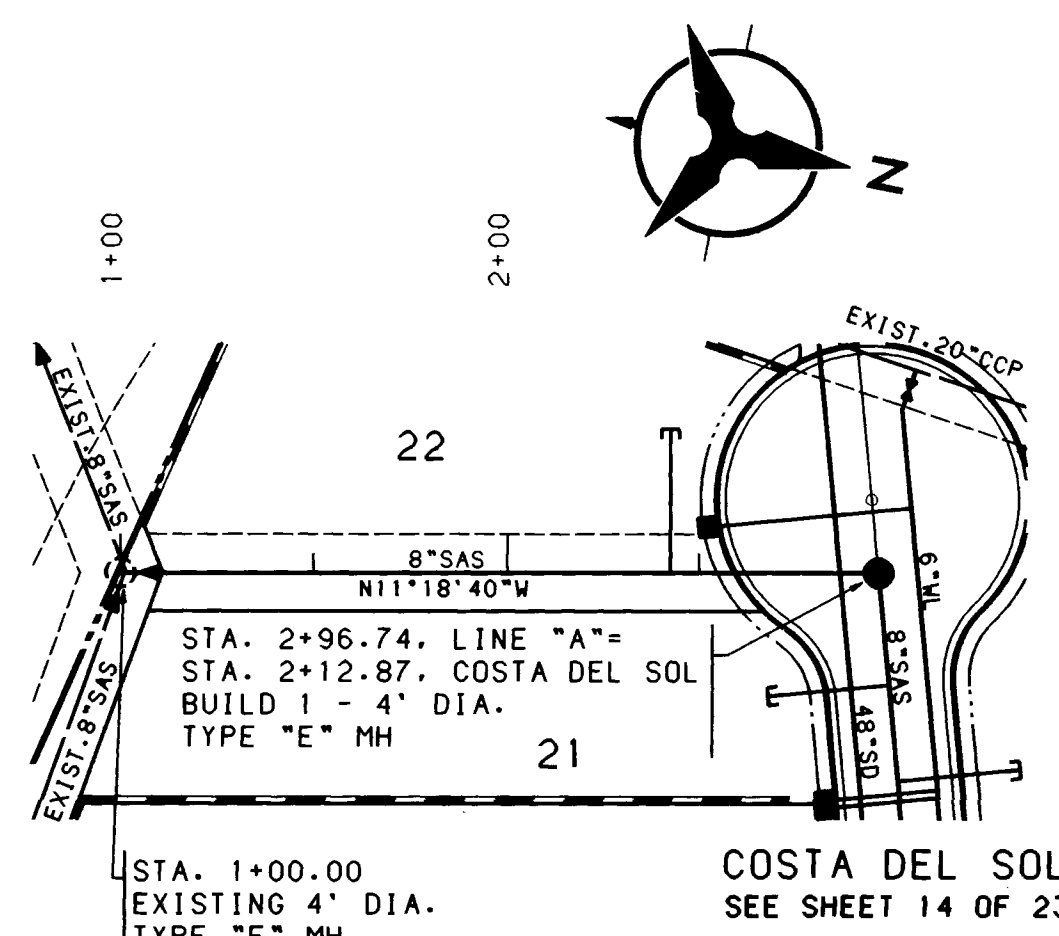
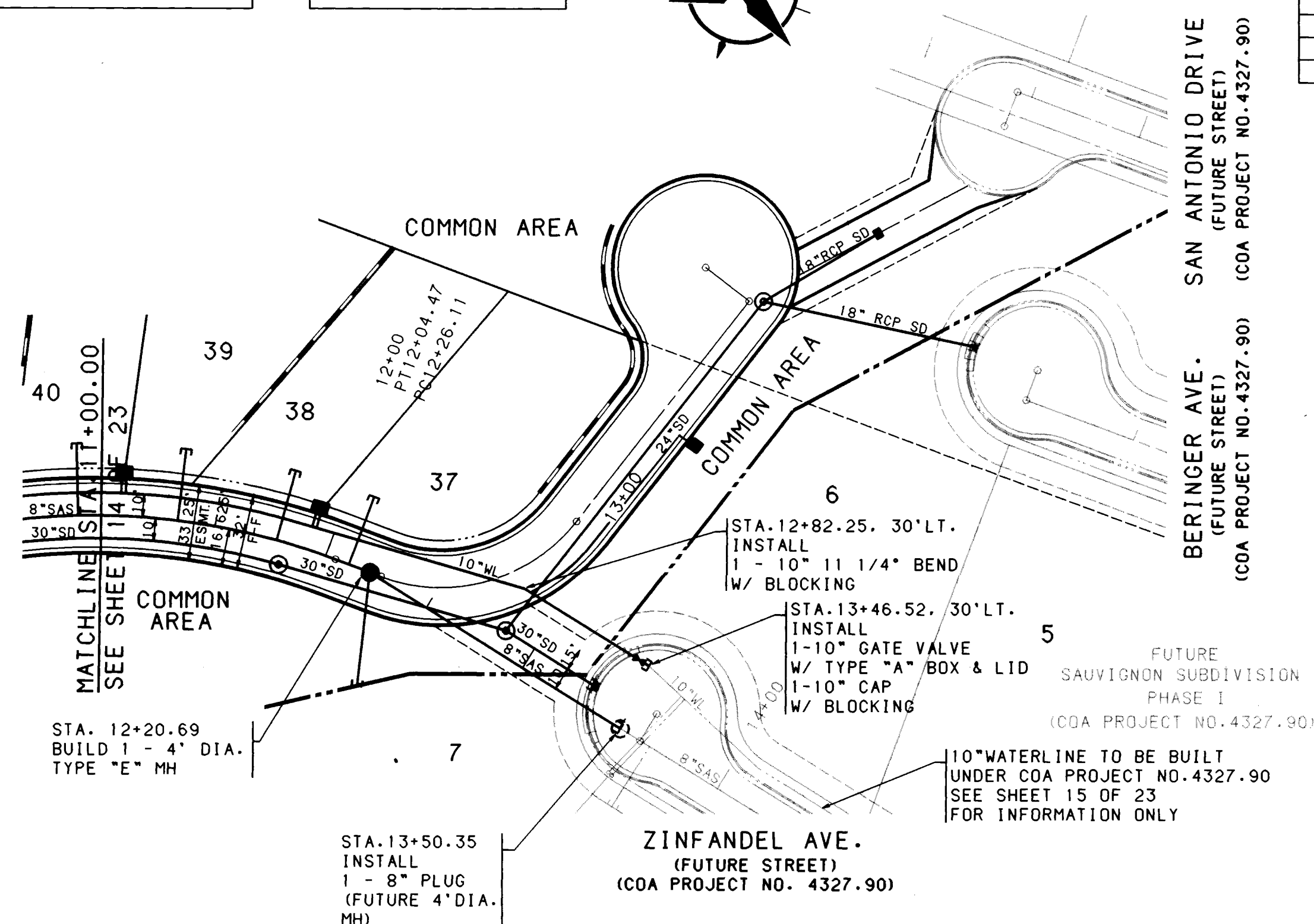
BHI JOB NO. 91182-06

SEPT. 8, 1992

WATER LINE CURVE DATA	
P.I.	Sta. 10+94.43
Delta	35° 33' 42"
D	18° 28' 57"
T	99.42'
L	192.41'
R	310.00'

SAS CURVE DATA	
P.I.	Sta. 11+04.21
Delta	40° 0' 13"
D	19° 5' 55"
T	109.20'
L	209.46'
R	300.00'

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
7-SAUUV			12+20.69, MH	50.04'	28.38
37			12+10.69, CENTERLINE	31.63'	29.45
38	11+91.31, 10' LT.	DOUBLE	11+77.38, CENTERLINE	31.63'	26.98
39			11+33.49, CENTERLINE	31.63'	24.16
40	11+09.31, 10' LT.	DOUBLE	10+89.93, CENTERLINE	31.63'	21.35
22			2+42.40, CENTERLINE	37.42'	89.33



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NOTE:
FOR STORM DRAIN PLAN & PROFILE
SEE SHEET 18-20 OF 23

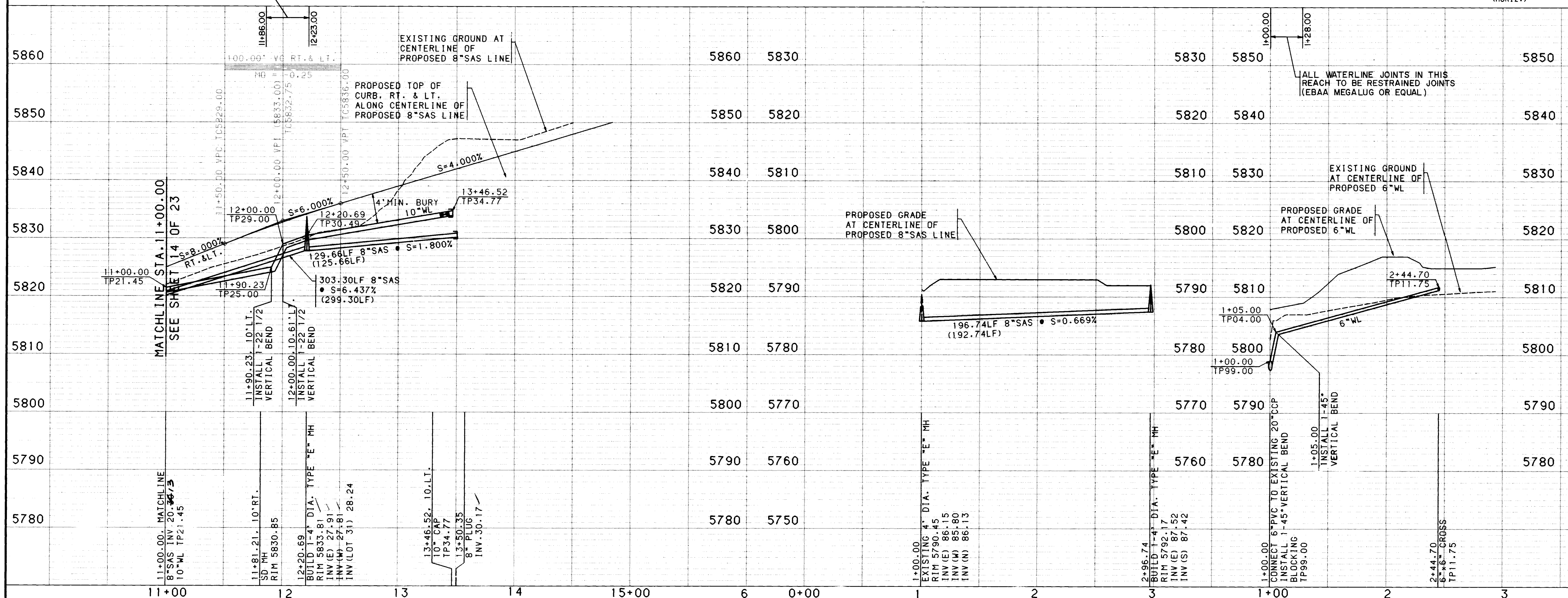
ALL WATERLINE JOINTS IN THIS REACH TO BE RESTRAINED JOINTS (EBAA MEGALUG OR EQUAL)

COSTA DEL SOL

LINE "A"

LINE "B"

SCALE: 1" = 50'
(HORIZ.)



SCANNED BY
BY LASON

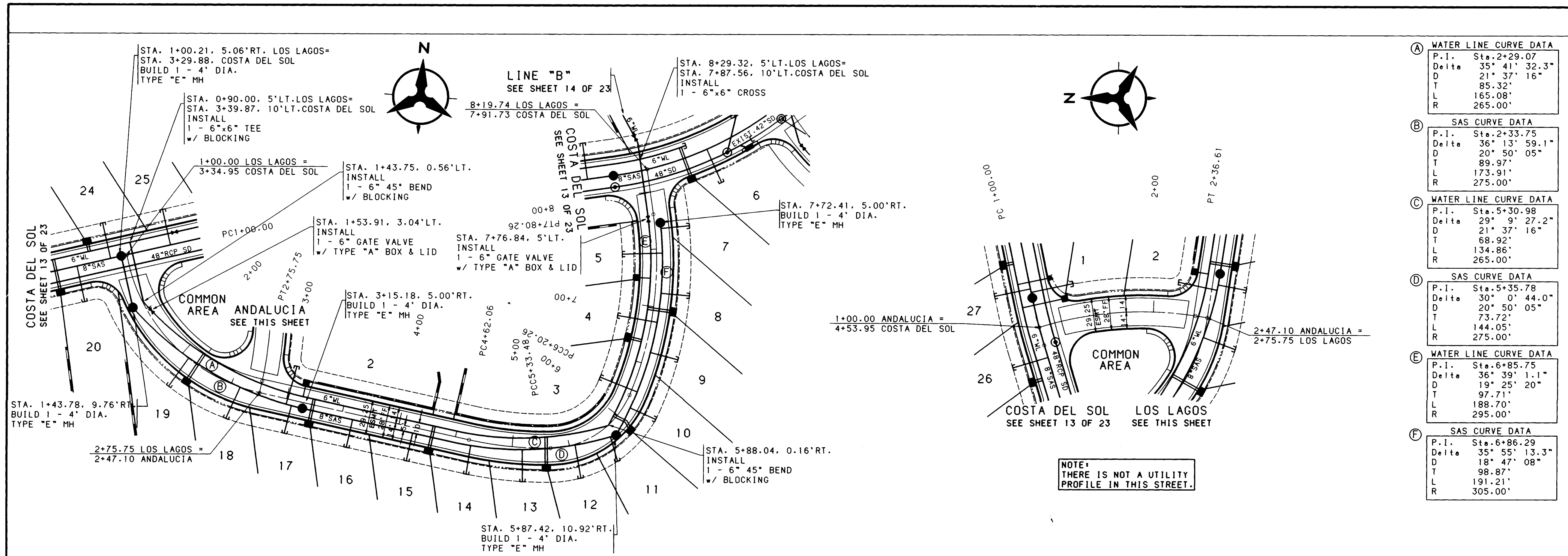
26 4328.90 901594

APPROVALS			APPROVALS		
ENGINEER	DATE		ENGINEER	DATE	
DRC CHAIRMAN	11-09-92		WATER	R.W. Kame	10-8-92
TRANSPORTATION	10-07-92		WASTE WATER	R.W. Kame	10-8-92
HYDROLOGY	10-19-92				

DRAWING NO.		MAP NO.		SHEET	
4328.90		E-22		15 OF 23	

BH1 JOB NO. 91182-06

SEPT. 8, 1992



NOTES

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AS-BUILT INFORMATION

CONTRACTOR: CCM

INSPECTOR'S: ALN

DATE: 10/24/92

REVISIONS

NO. DATE

DESIGNED BY: GJK/D

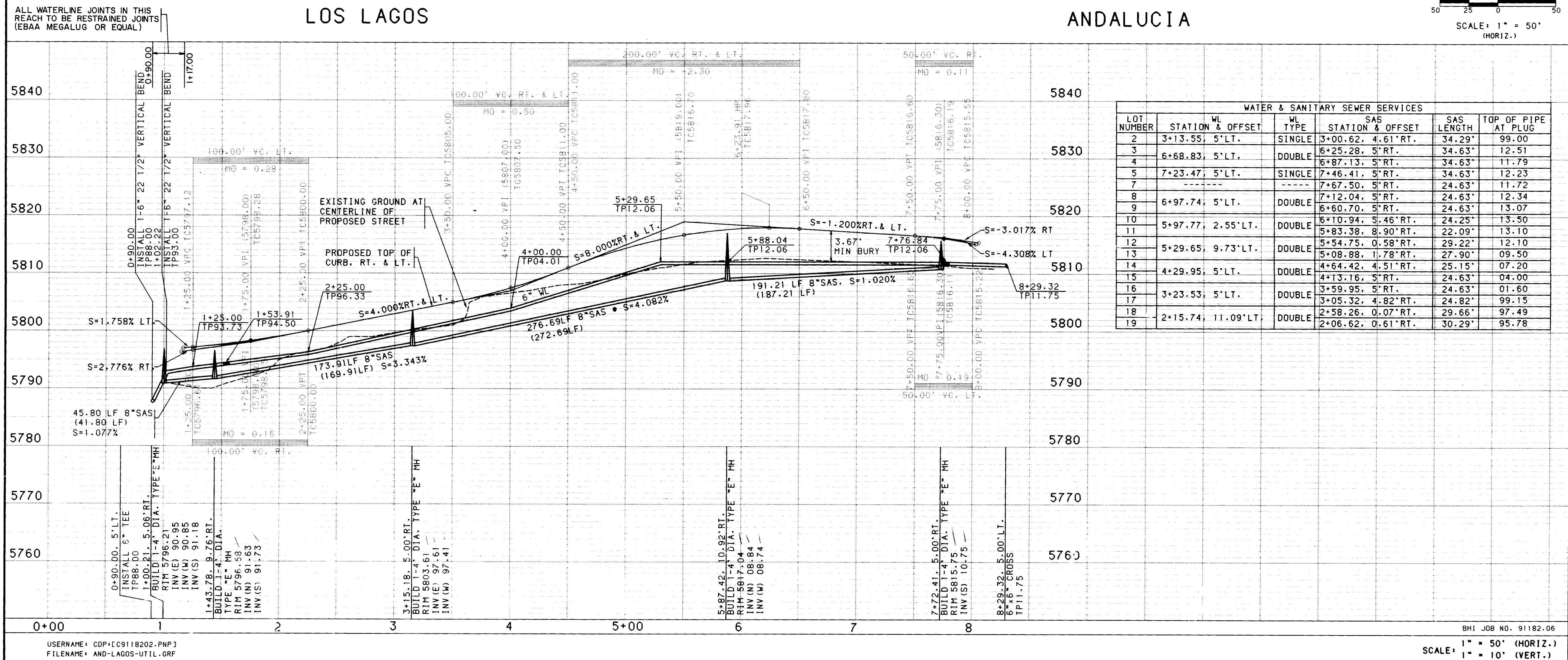
DRAWN BY: TSG/PL

CHECKED BY: KLO

DATE: 7/92

DATE: 7/92

DATE: 7/92

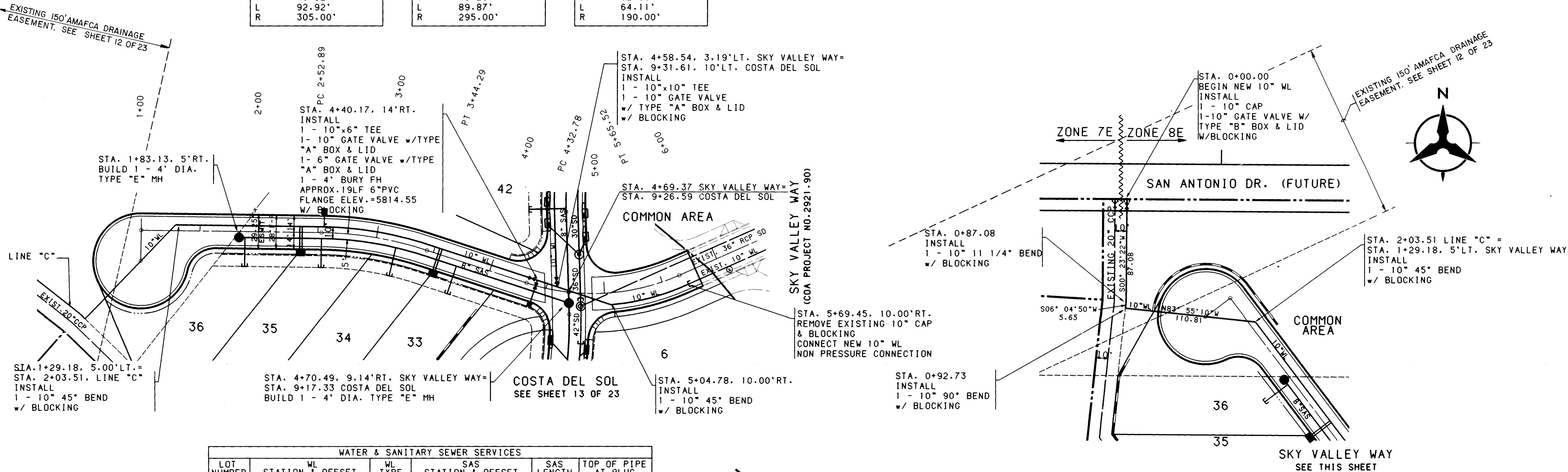


NOTE:
NO WORK SHALL BE PERFORMED IN ANY
A.M.A.F.C.A. DRAINAGE EASEMENT UNTIL
A LICENCE AGREEMENT HAS BEEN ISSUED
BY THE A.M.A.F.C.A. BOARD OF DIRECTORS.

WATER LINE CURVE DATA	
P.I.	STA. 2+99.71
Delta	17° 27' 19"
D	18' 47' 08"
T	46.82'
L	92.92'
R	305.00'

SAS CURVE DATA	
P.I.	STA. 2+98.18
Delta	17° 27' 19"
D	19' 25' 20"
T	45.29'
L	89.87'
R	295.00'

WATER LINE CURVE DATA	
P.I.	STA. 5+37.14
Delta	19° 19' 59"
D	30' 9' 20"
T	32.36'
L	64.11'
R	190.00'



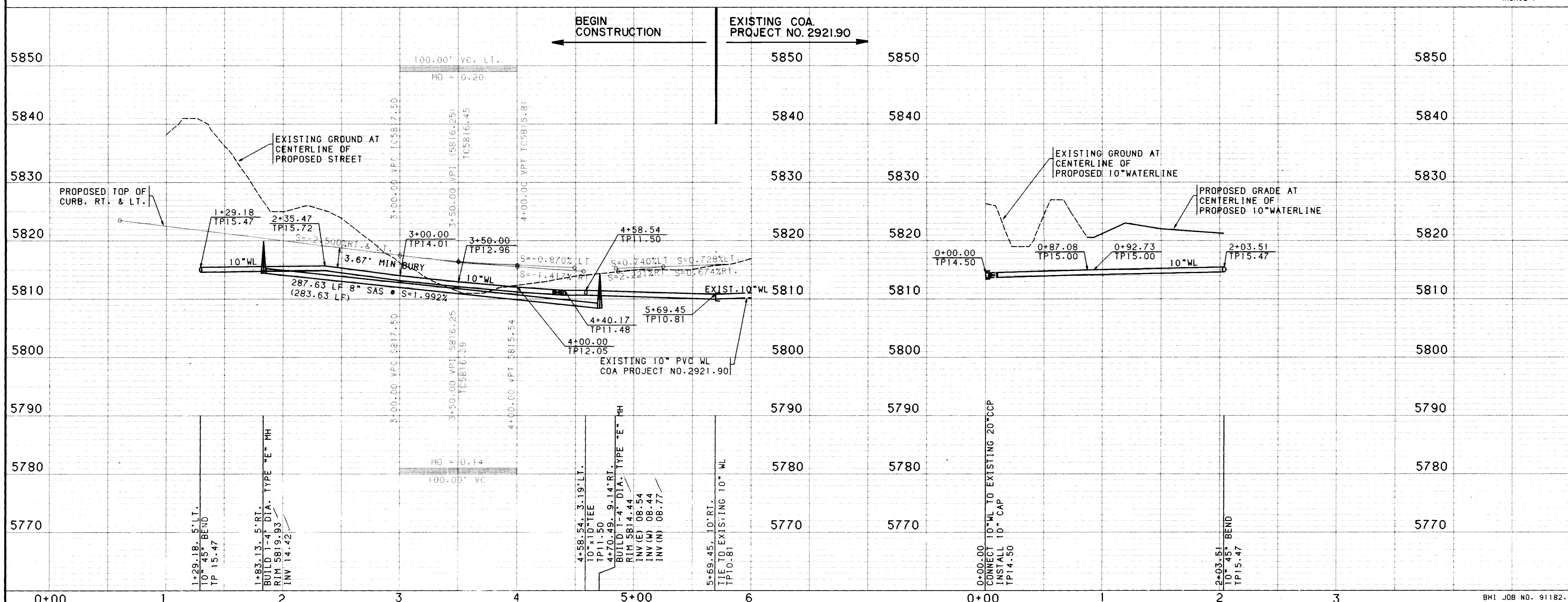
WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
33	3+55.17, 5' LT.	DOUBLE	3+72.01, 5' LT.	24.63'	12.64
34			3+17.90, 5' LT.	24.63'	13.72
35	2+35.47, 5' LT.	DOUBLE	2+52.89, 5' LT.	24.63'	15.01
36			1+88.13, 5' LT.	24.63'	16.29

SKY VALLEY WAY

NOTE:
NO WORK SHALL BE PERFORMED IN ANY
A.M.A.F.C.A. DRAINAGE EASEMENT UNTIL
A LICENCE AGREEMENT HAS BEEN ISSUED
BY THE A.M.A.F.C.A. BOARD OF DIRECTORS.

LINE "C"

SCALE: 1" = 50'
(HORIZ.)

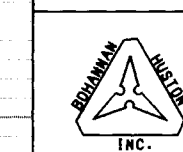


- NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x4"x5" POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

AS-BUILT INFORMATION		BENCH MARKS		STATION INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	CM	STATION	IS A STANDARD US&GS BRASS TABLET	NO.	BOOK	DATE	BY	NO.	DATE
SIGNED BY	ALS	STAMPED	"TUMBLE 1989" SET IN CONCRETE	NO.	BOOK	DATE	BY	NO.	DATE
INSPECTOR'S	ALS	PROJECT	PROJECTING 0.2 FEET ABOVE GROUND, LOCATED	NO.	BOOK	DATE	BY	NO.	DATE
ACCEPTANCE BY	ALS	PROJECT	489 FEET WEST OF THE INTERSECTION OF SAN	NO.	BOOK	DATE	BY	NO.	DATE
VERIFICATION BY	ALS	PROJECT	ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET	NO.	BOOK	DATE	BY	NO.	DATE
DRAWINGS	ALS	PROJECT	NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO	NO.	BOOK	DATE	BY	NO.	DATE
CHECKED BY	ALS	PROJECT	DRIVE.	NO.	BOOK	DATE	BY	NO.	DATE
RECORDED BY	ALS	PROJECT	ELEVATION = 6009.155'	NO.	BOOK	DATE	BY	NO.	DATE

SCANNED BY
BY LASON

26 4328.90 11/7/94



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

ENCLAVE AT TANQAN
SKY VALLEY WAY
UTILITY PLAN AND PROFILE

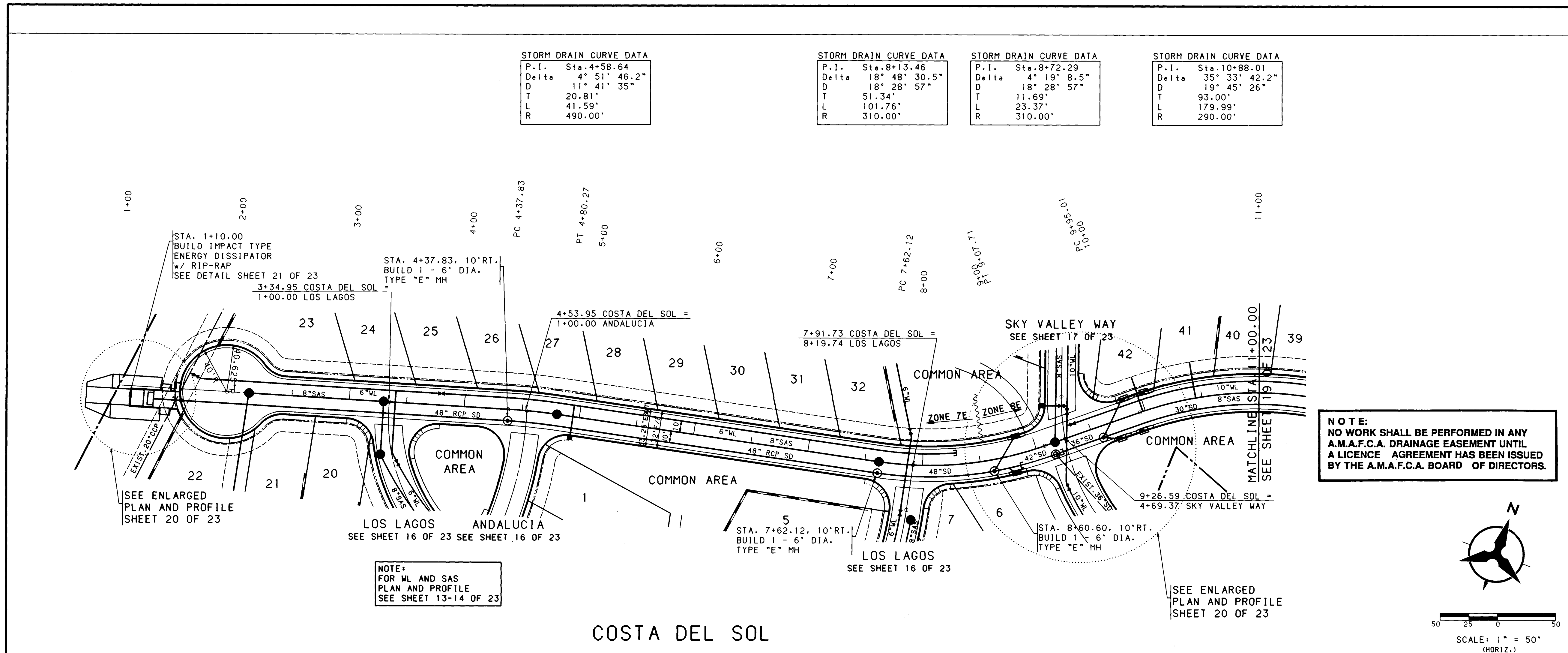
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.W. Kome	11-10-92	WATER	R.W. Kome	10-8-92
TRANSPORTATION	NA 2ND	10-27-92	WASTE WATER	R.W. Kome	10-8-92
HYDROLOGY	NA 1ST	10-19-92			
A.M.A.F.C.A.	11/1/92				

BHI JOB NO. 91182-06
SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

DRAWING NO. 4328.90 MAP NO. E-22 SHEET 17 OF 23

* Per letter from Center Homes to AMFCA dated 11/5/92.

SEPT. 8, 1992



NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

AS-BUILT INFORMATION

CONTRACTOR	CCM
INSPECTOR	AKS
DATE	11/15/92

SURVEY INFORMATION

NO.	BOOK	DATE	BY
63750	BH1	10/86	AKS

ENGINEER'S SEAL

DESIGNED BY: K.D. GJ
DRAWN BY: TSG. PL
CHECKED BY: K.D.

DATE: 7/92
DATE: 7/92
DATE: 7/92

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

ENCLAVE AT TANOAN
COSTA DEL SOL
STORM DRAIN PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG. CHAIRMAN	AKS	11-10-92	WATER	MIA RWE	10-8-92
TRANSPORTATION	AKS	11-10-92	WASTE WATER	MIA RWE	10-8-92
HYDROLOGY	AKS	11/10/92			

DRAWING NO. 4328.90 MAP NO. E-22 SHEET 18 OF 23

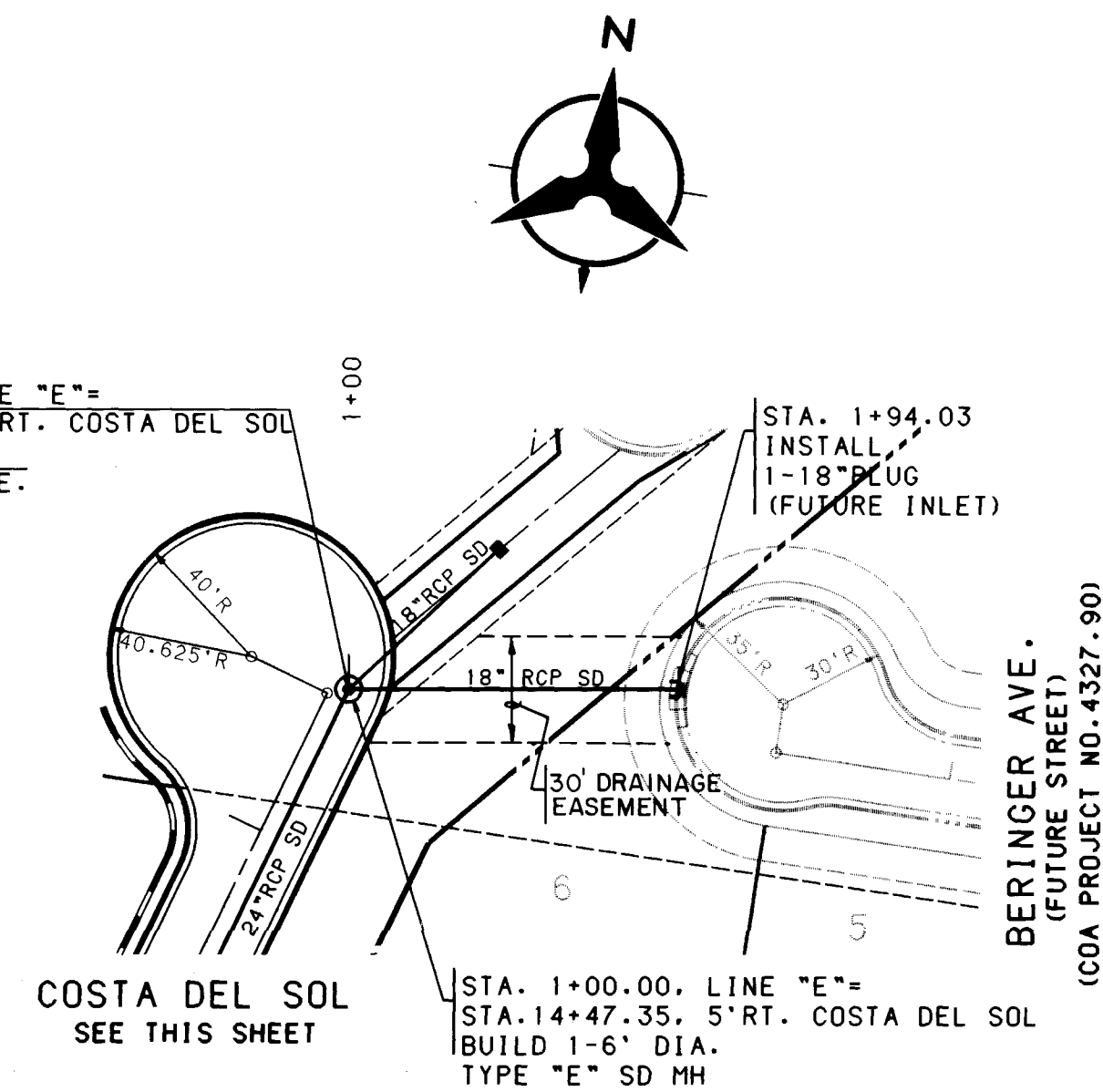
SCANNED BY LASON

26 4328.901894

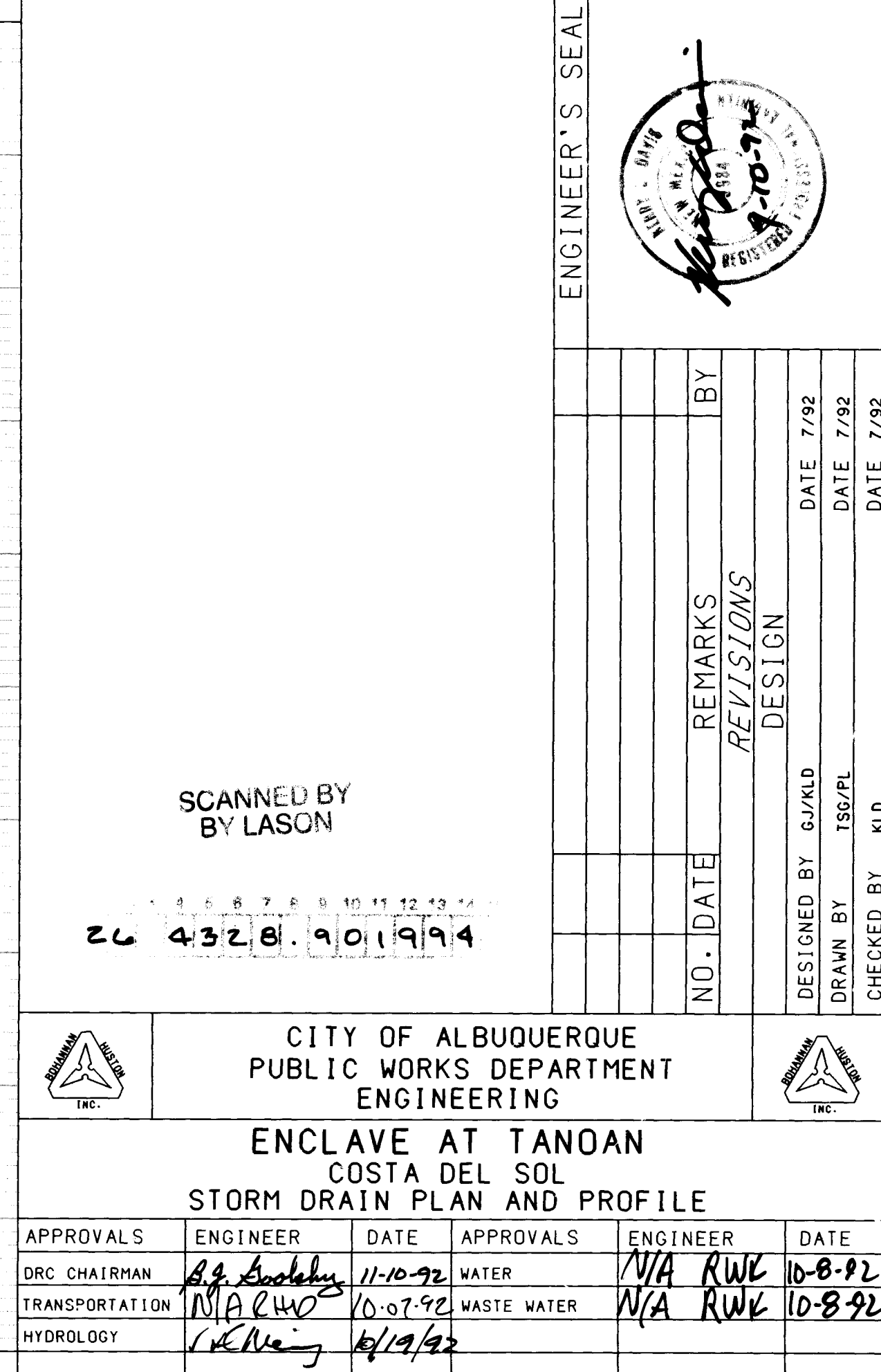
1" = 50' (HORIZ.)
1" = 10' (VERT.)

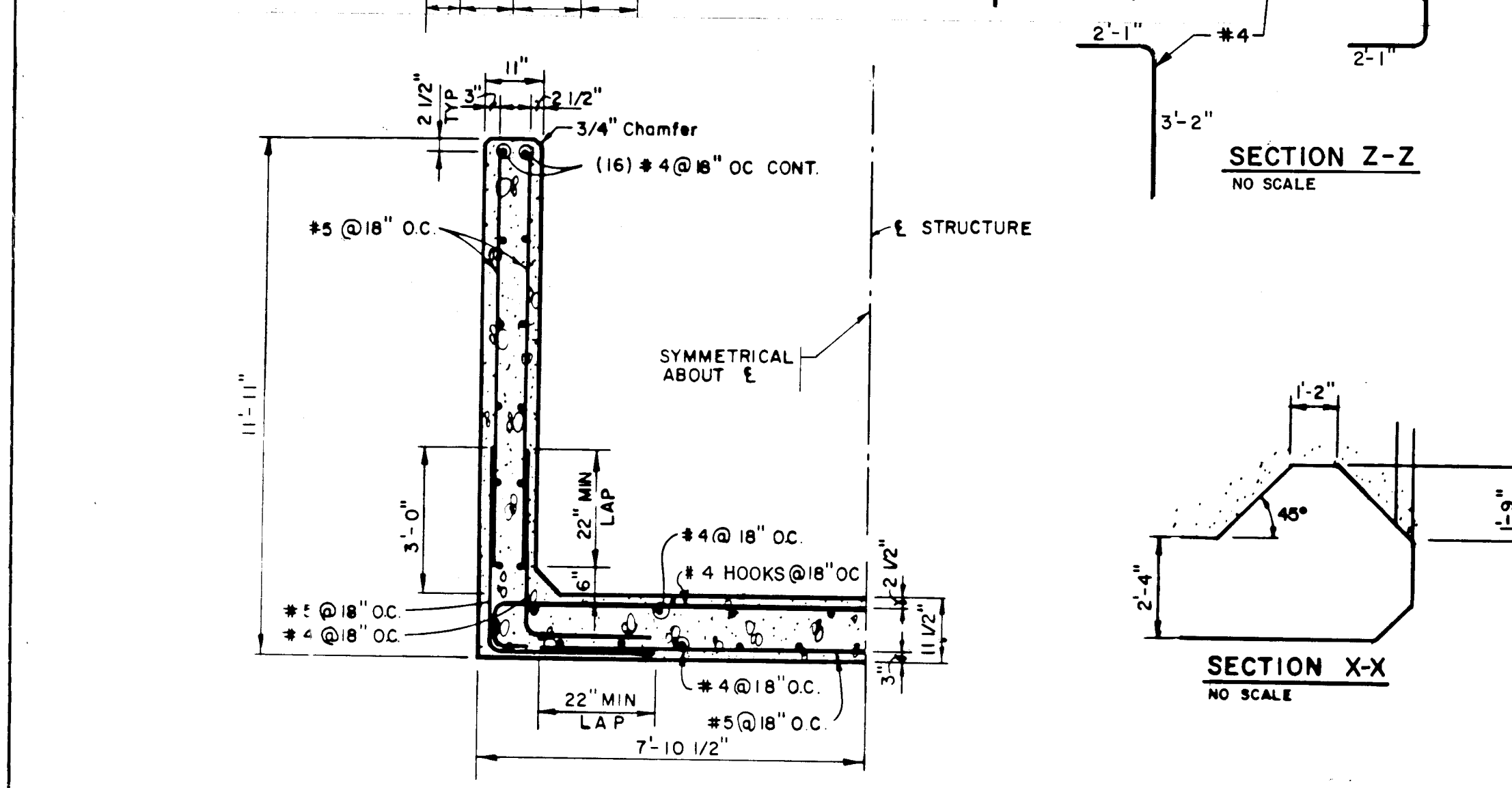
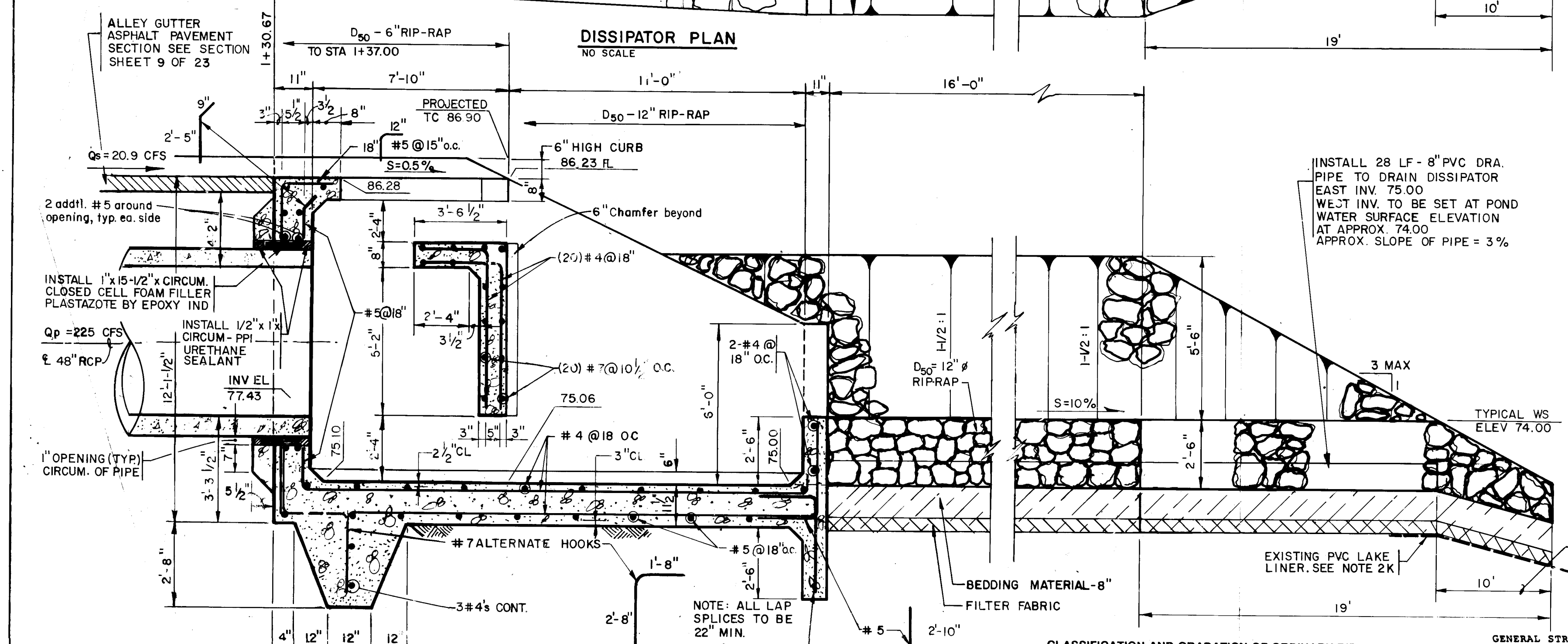
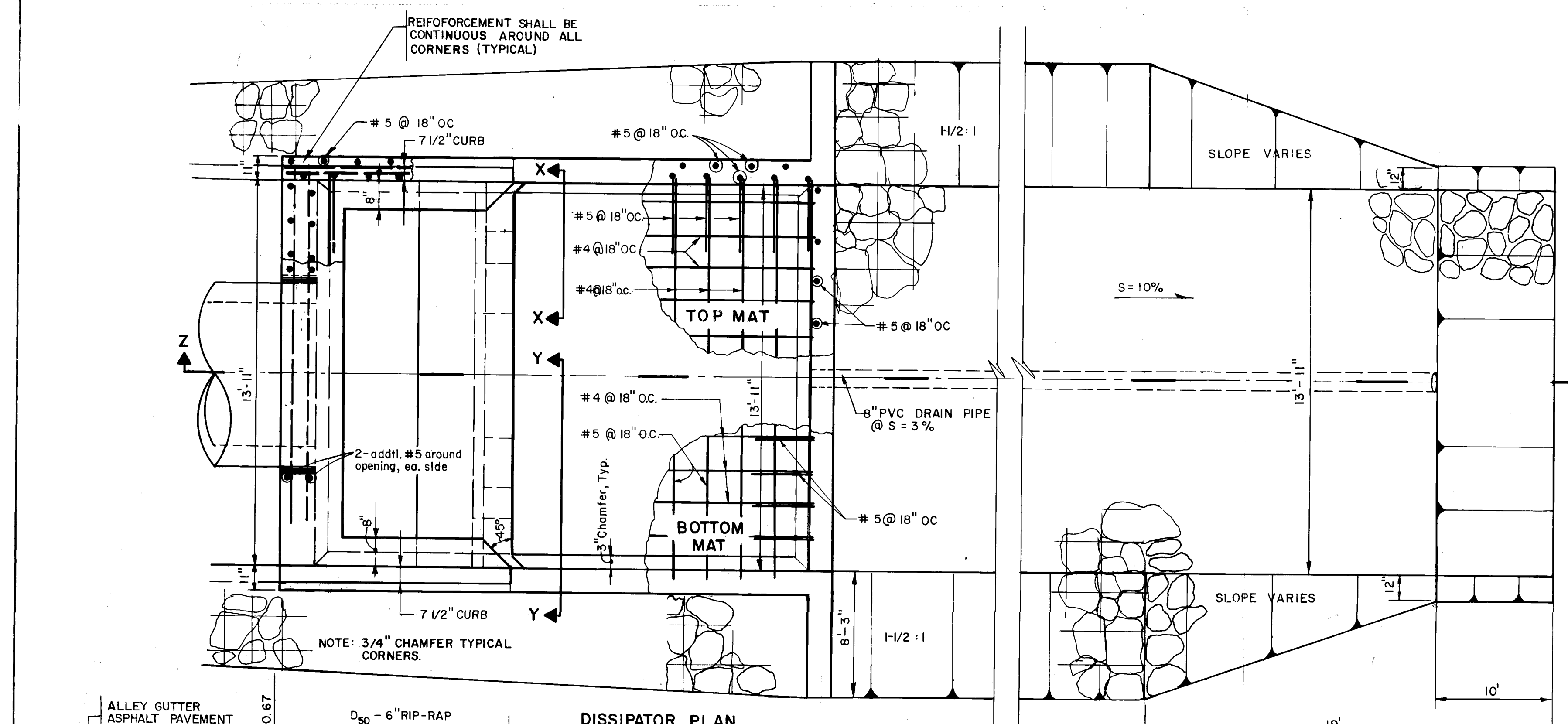
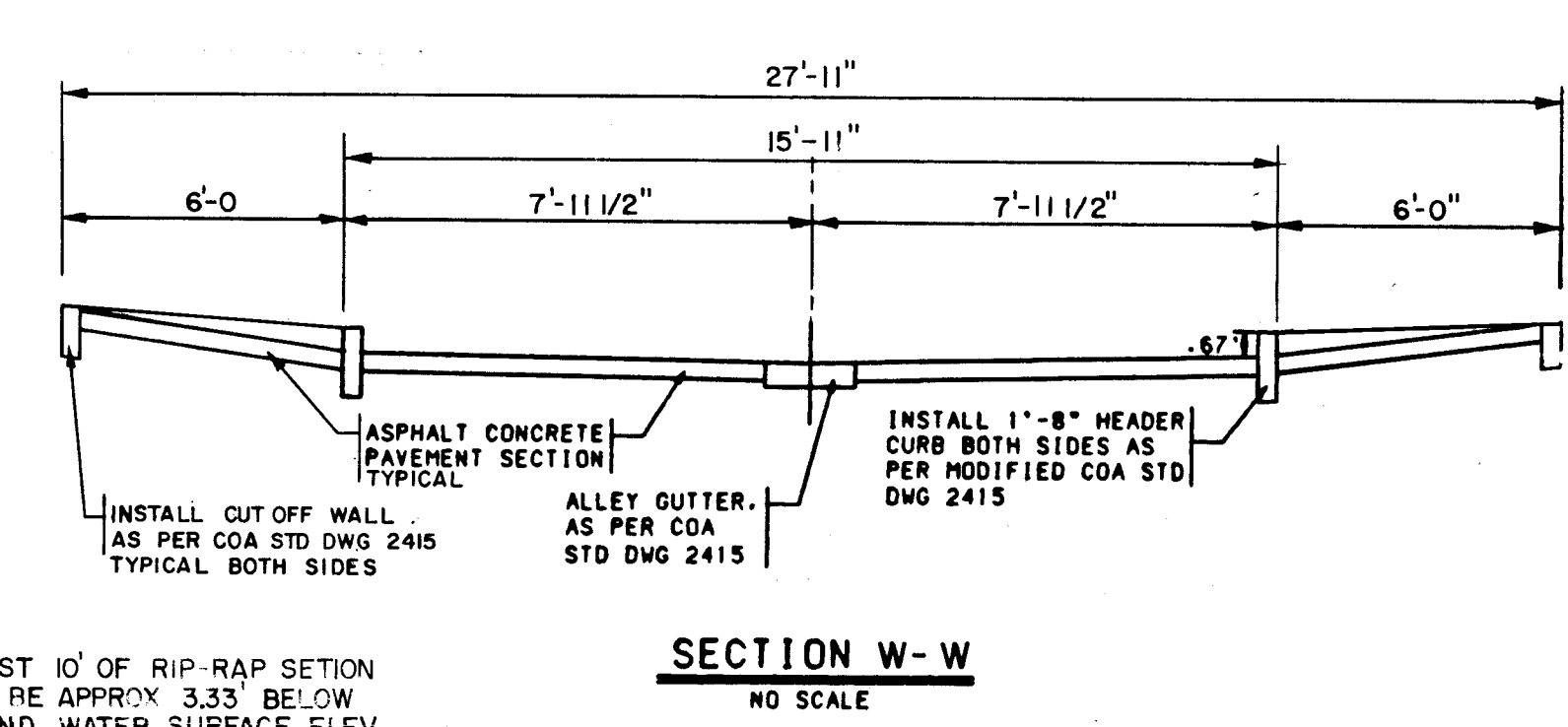
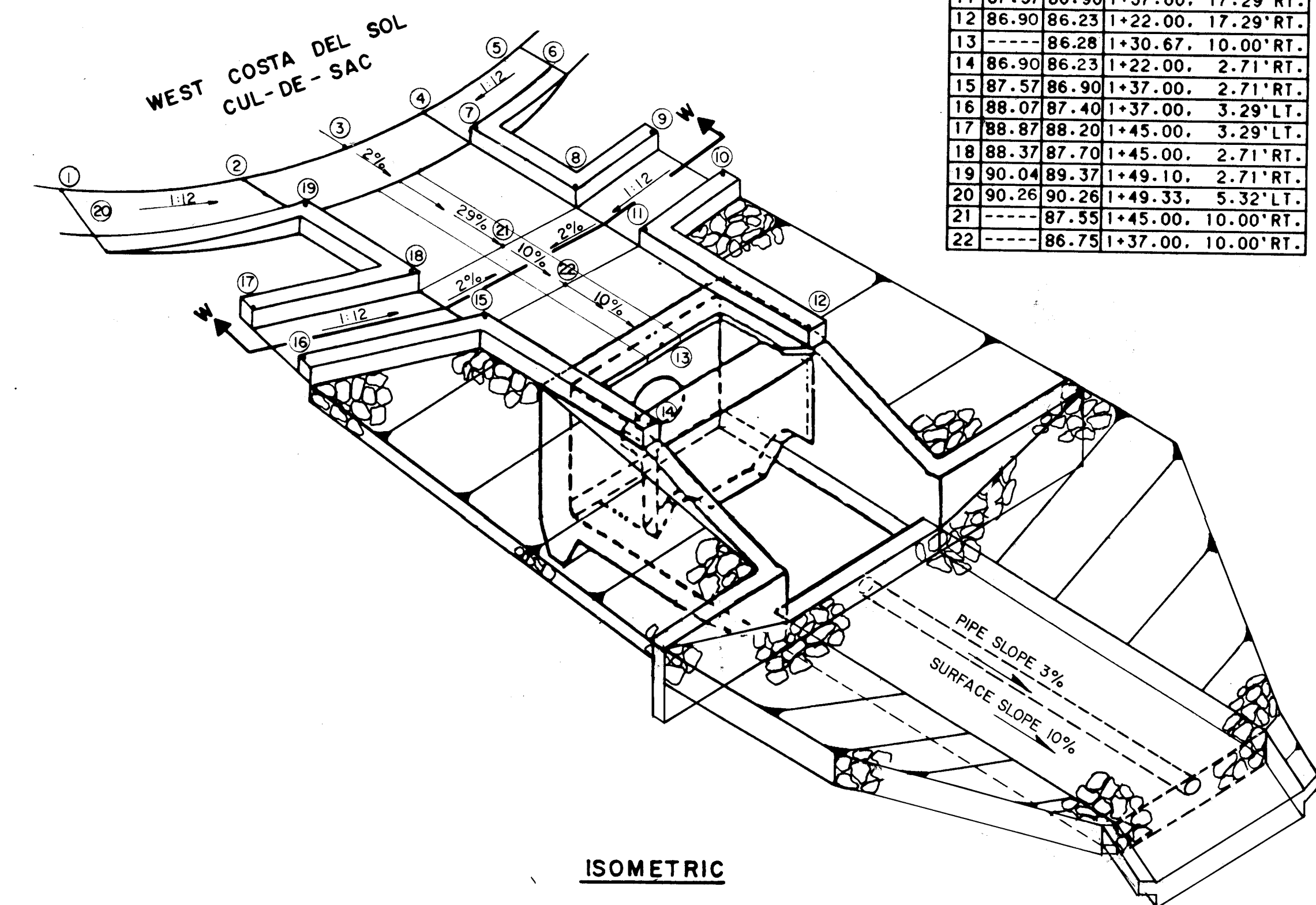
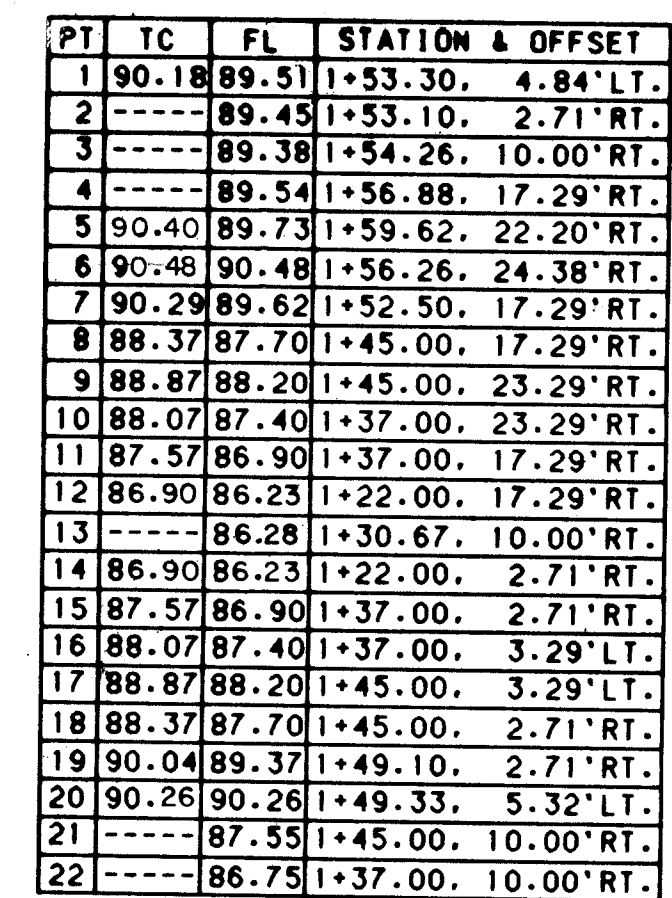
BH1 JOB NO. 91182-06

SEP. 8, 1992



SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE					
BOOK 1 PAGE 63750	TANAN CERTIFICATES BRI (PG.13-26)	10/86		STATION IS A STANDARD USGS BRASS TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE 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.	CONTRACTOR <i>CCM</i> INSPECTOR'S STAMPED BY <i>ALS</i> VERIFICATION BY <i>ALS</i> DATE <i>10-93</i> CORRECTED BY <i>ALS</i> DATE <i>10-93</i>		
				ELEVATION = 6009.155'	RECORDED BY	DATE	
					NO.		





<u>CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP</u>			
RIP RAP DESIGNATION	90 SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	RIPRAP
Type M*	70-100	21	
	50-70	18	
	35-50	12	12" D50
	2-10	4	

*Angular fractured faces (2 sides)

THICKNESS REQUIREMENTS FOR GRANULAR BEDDING
****8"-TYPE II COURSE GRAINED SOILS W/4" FILTER FABRIC**

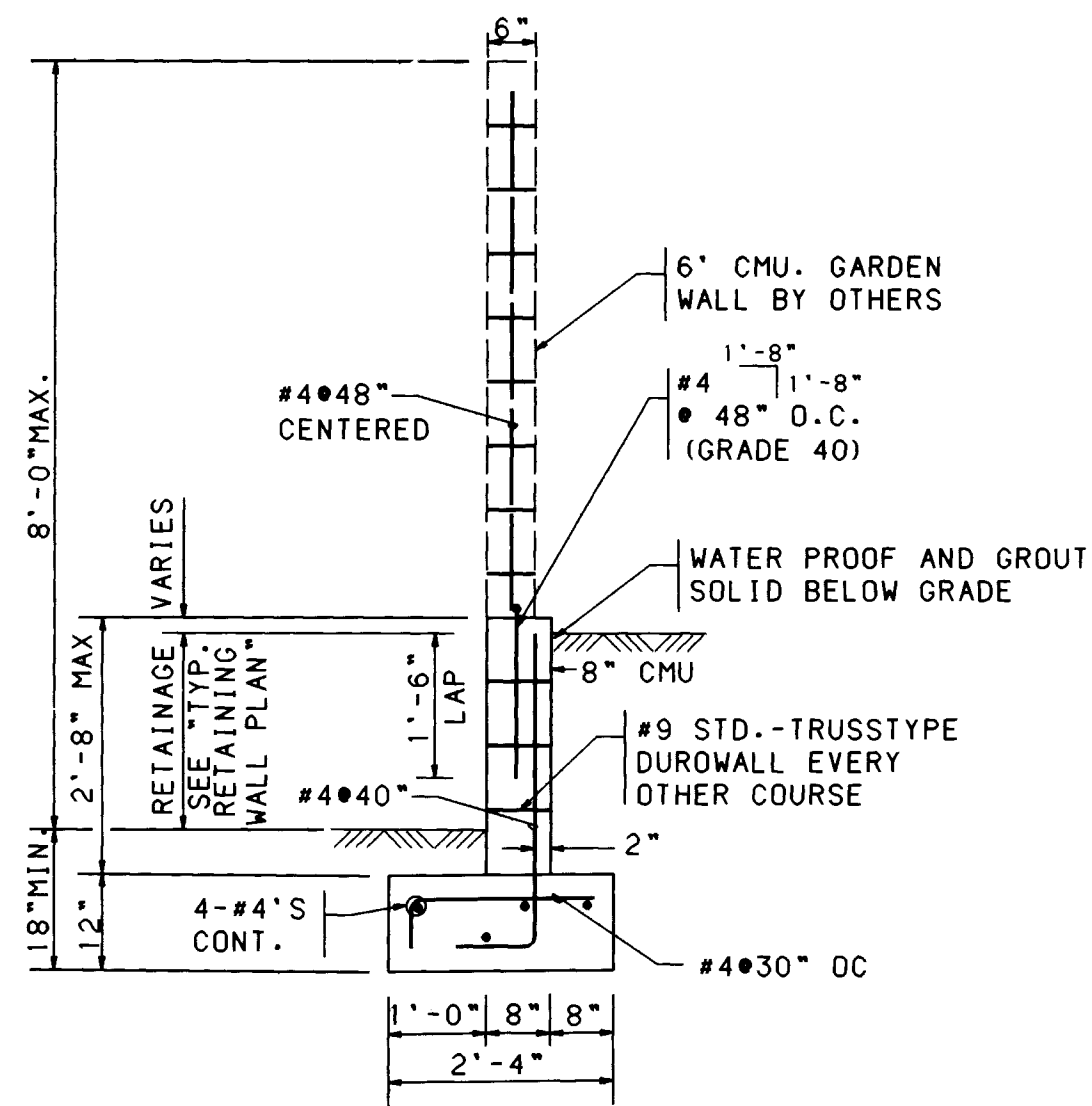
<u>SIEVE SIZE</u>	<u>% PASSING SQUARE MESH SIEVE</u>
2"	90-100
1 1/2"	..
3/4"	20-90
3/8"	..
#4	0-20
#16	..
#50	..
#100	..

**50% or more by weight retained on the #40 sieve.

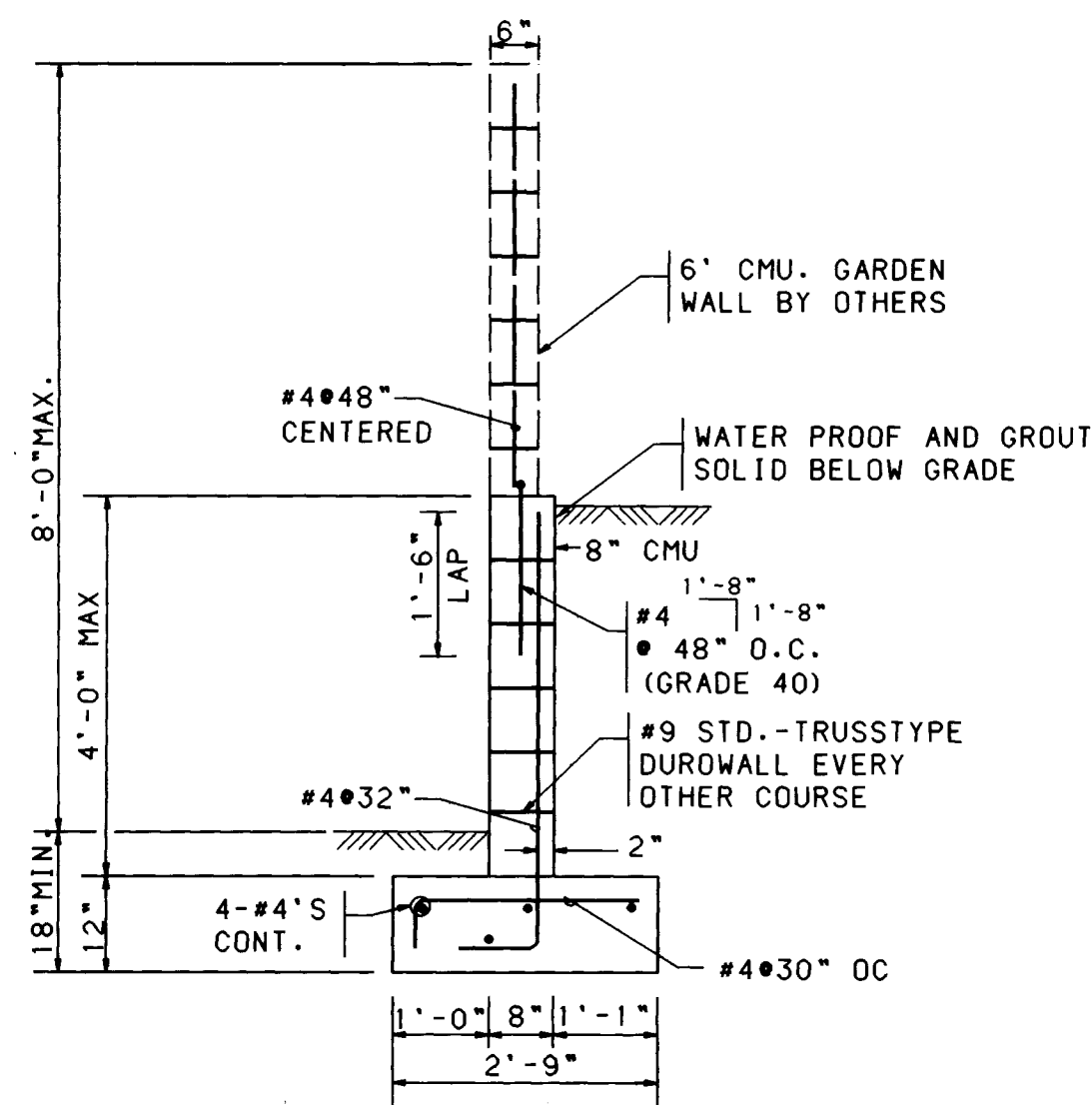
- GENERAL STRUCTURAL NOTES FOR CONCRETE STRUCTURES
3. MATERIALS:
- A. Cast-in-Place Concrete:
- (1) All concrete shall conform to the specification for Structural Concrete, ACI 301 Latest Edn.
 - (2) Hardrock Concrete: Dry unit weight -145 pcf
a. fc = 3000 psi or 28 days (air entrained) -
 All exterior concrete including side walks, slabs, pads, curbs, gutters, and retaining walls.
b. Maximum dry unit weight = 145 pcf.
c. Maximum slump = 4 inches.
d. Maximum aggregate size = 3/4 inch.
e. Minimum cement content, per ACI 301 design methods.
 Use Type I & II cement.
- B. Reinforcing Steel:
- (1) All reinforcing steel shall conform to ASTM A615 Grade 60; except stirrups, ties, may conform to ASTM A615 Grade 40.
 - (2) Reinforcing shall be stored in such a manner as to inhibit rusting or the deposit of oils or other bond inhibiting deposits.
 - (3) Reinforcing shall be cut, bent and placed in accordance with the Building Code Requirements for Reinforced Concrete (ACI 318) and the CRSI Standard Manual.
 - (4) Bar supports and spacers for rebar shall be provided in accordance with ACI and CRSI.
 - (5) All lap splices shall be class B.
 - (6) Concrete cover for reinforcing shall be as follows:
 - a. Concrete poured against earth 3 inches
 - b. Concrete poured against earth but exposed to weather or earth:
 1. If bars are larger than No. 5 2 inches
 2. If bars are No. 5 or smaller 1-1/2 inches
 - (7) The Contractor shall be responsible to see that all rebar is properly aligned and tied in place before placing concrete. All column, wall dowels and vertical steel shall be accurately located in place so that it remains in the position shown during the concrete placing operation. Any rebar found to be improperly installed shall be removed at no additional cost to the Owner.
 - (8) Form ties shall be either of the threaded or snap-off type or other approved equal so that no metal will be left within 1 inch of the surface of the wall. Following removal of form ties, recesses are to be carefully filled and pointed with concrete.

ENGINEER'S SEAL 		SURVEY INFORMATION FIELD NOTES NO. 1 TANKING CHANGES 10/86 10/86 10/86		BENCH MARKS STATION IS A STANDARD USCS BRASS TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE 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. ELEVATION = 6009.155'		AS BUILT INFORMATION CONTRACTOR CCM STARTED BY ALS INSPECTOR'S ACCEPTANCE BY MAJ DATE 10/94 VERIFICATION BY ALS DATE DRAUGHTSMAN CHECKED BY ALS DATE 2-93 MICRO-FILM INFORMATION RECORDED BY DATE NO.	
NO. DATE REMARKS BY		NO. DATE REMARKS BY		NO. DATE REMARKS BY		NO. DATE REMARKS BY	
DESIGNED BY G/KLD DATE 7/92		DESIGNED BY G/KLD DATE 7/92		DESIGNED BY G/KLD DATE 7/92		DESIGNED BY G/KLD DATE 7/92	
DRAWN BY DATE 7/92		DRAWN BY DATE 7/92		DRAWN BY DATE 7/92		DRAWN BY DATE 7/92	
CHECKED BY KLD DATE 7/92		CHECKED BY KLD DATE 7/92		CHECKED BY KLD DATE 7/92		CHECKED BY KLD DATE 7/92	
TANOAN DETAILS							
APPROVALS ENGINEER DATE		APPROVALS ENGINEER DATE		APPROVALS ENGINEER DATE		APPROVALS ENGINEER DATE	
N/A RWK 10-8-92		N/A RWK 10-8-92		N/A RWK 10-8-92		N/A RWK 10-8-92	
SHEET 21 OF 23		SHEET 21 OF 23		SHEET 21 OF 23		SHEET 21 OF 23	

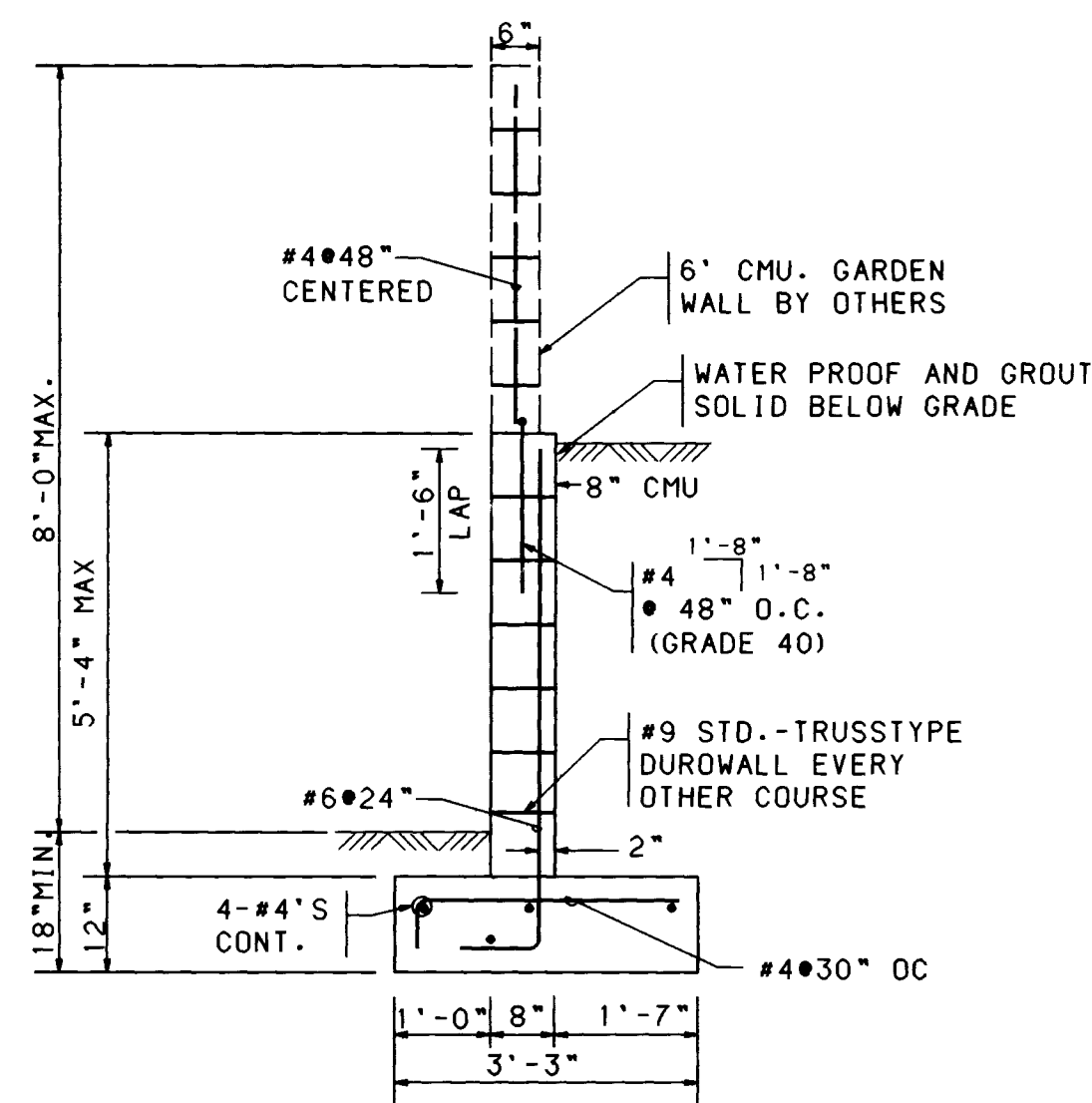




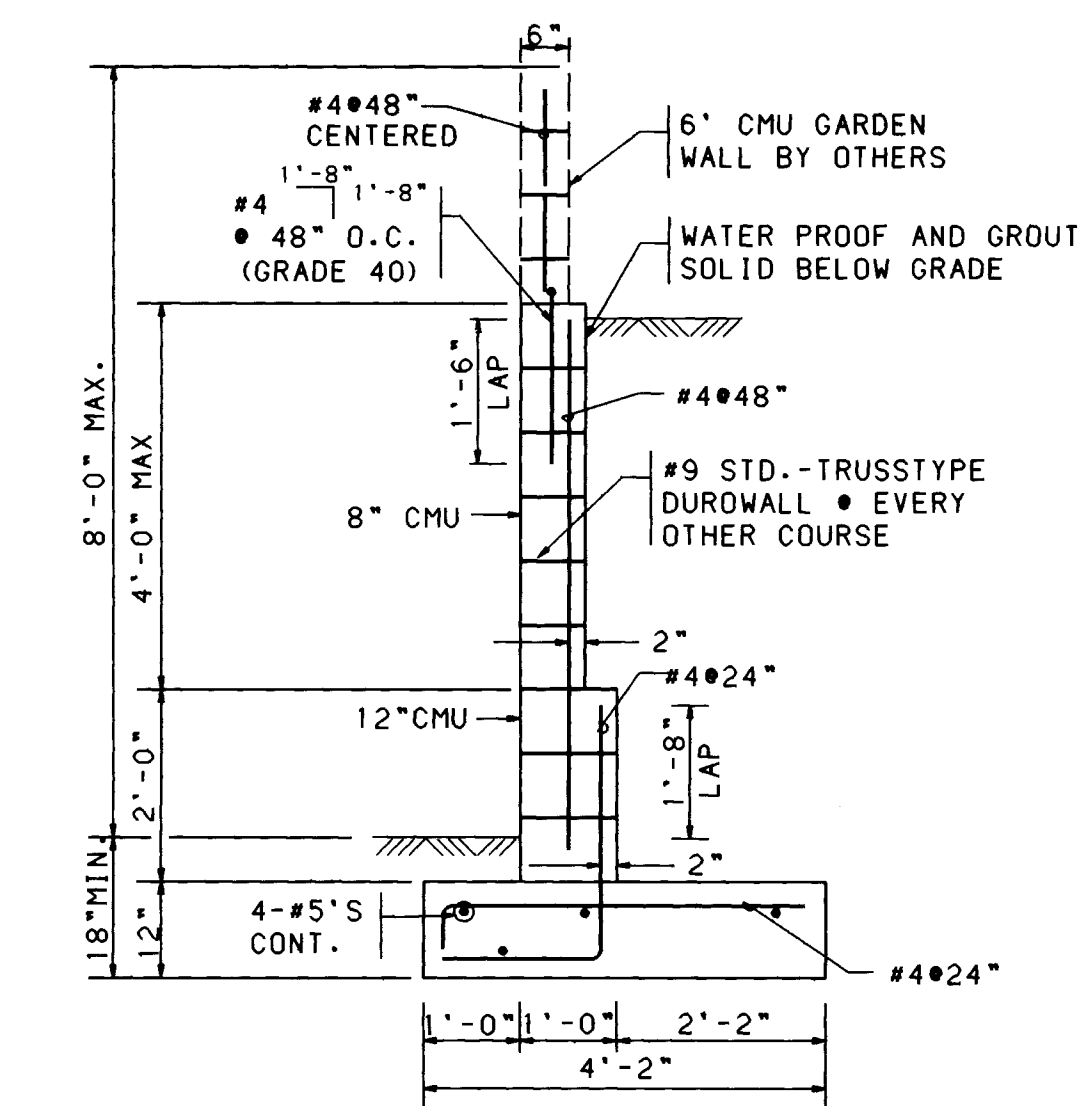
RETAINING WALL FOR 2'-6" MAX. RETAINAGE
NO SCALE



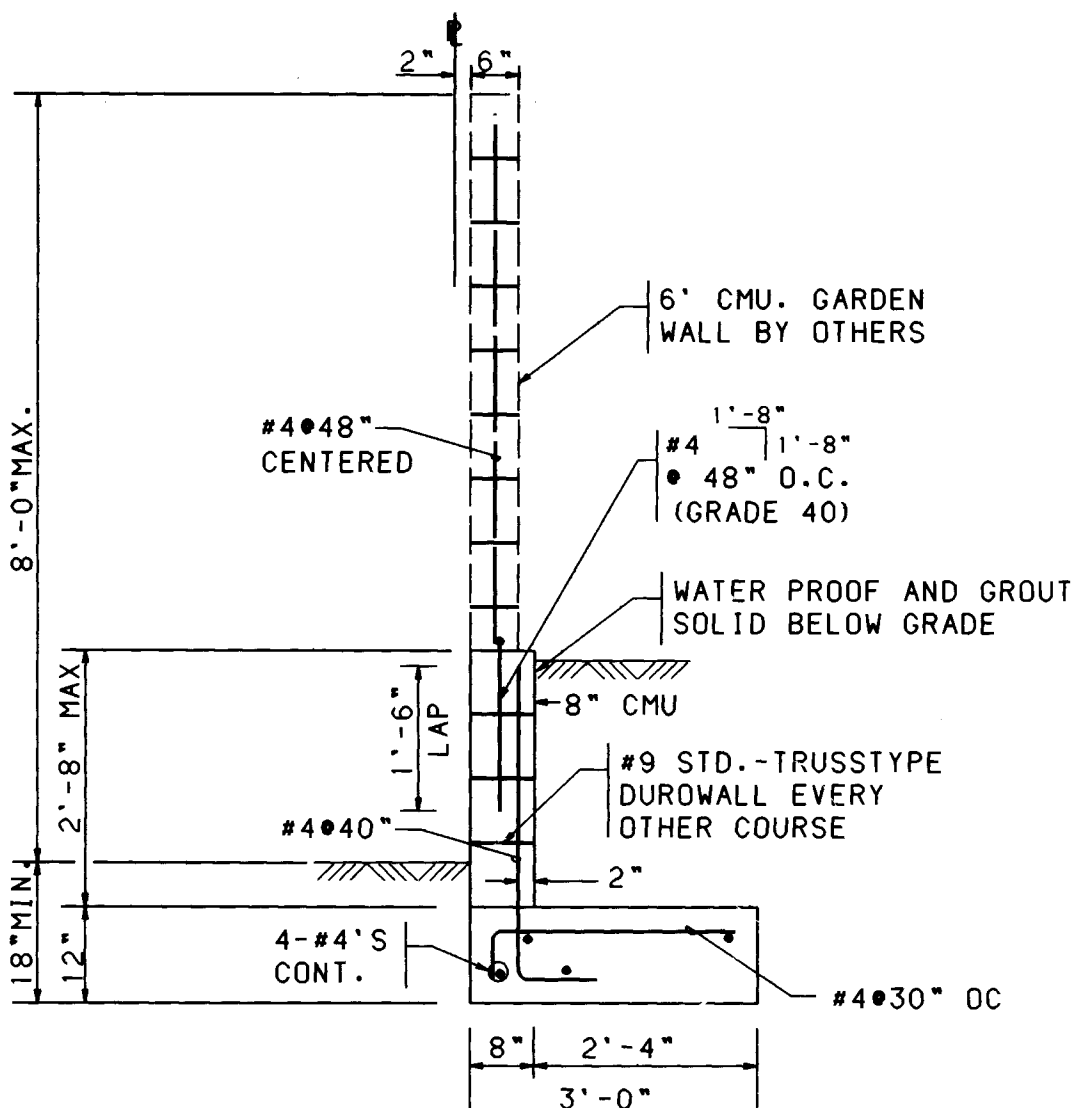
RETAINING WALL FOR 3'-6" MAX. RETAINAGE
NO SCALE



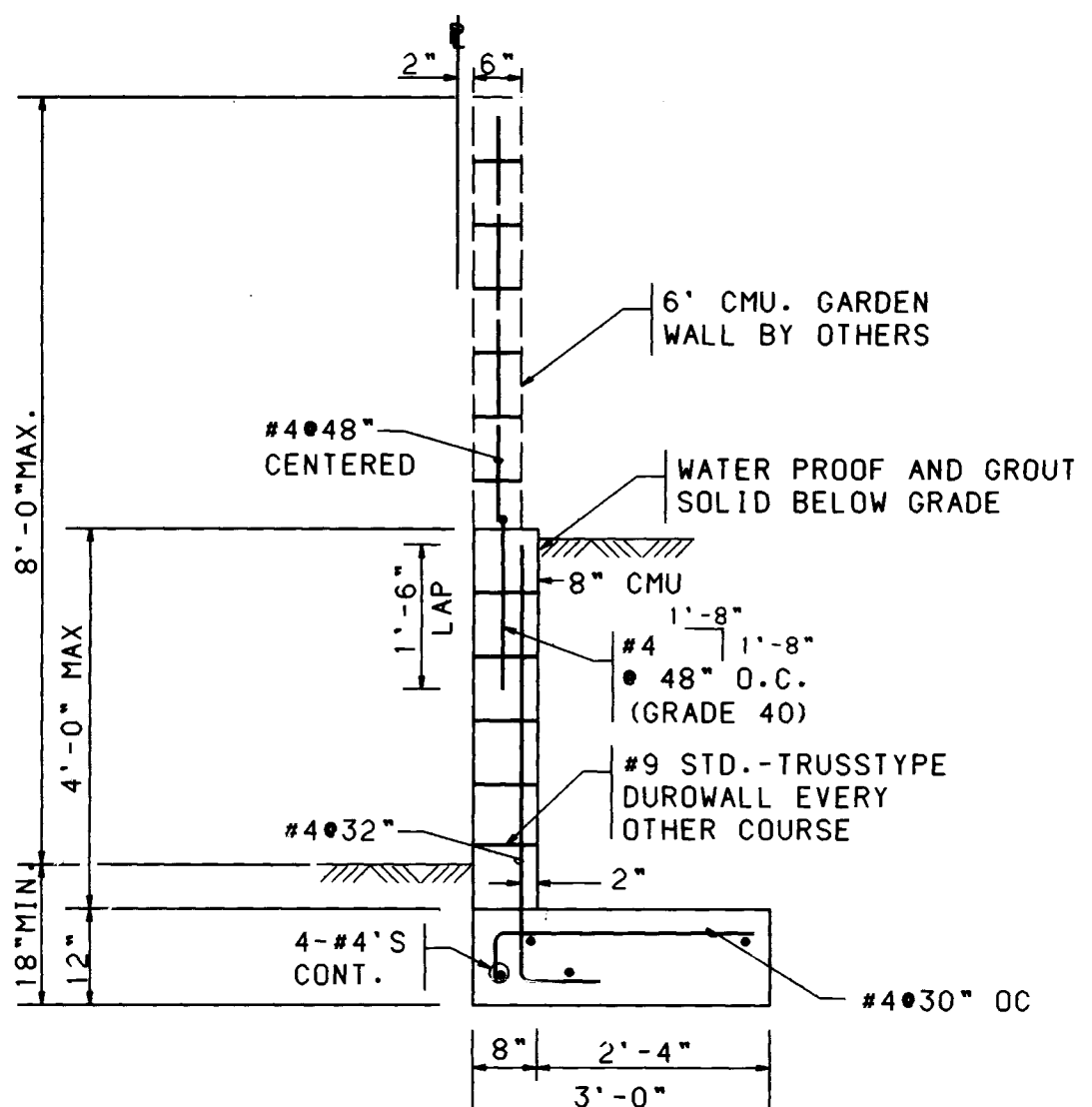
RETAINING WALL FOR 4'-6" MAX. RETAINAGE
NO SCALE



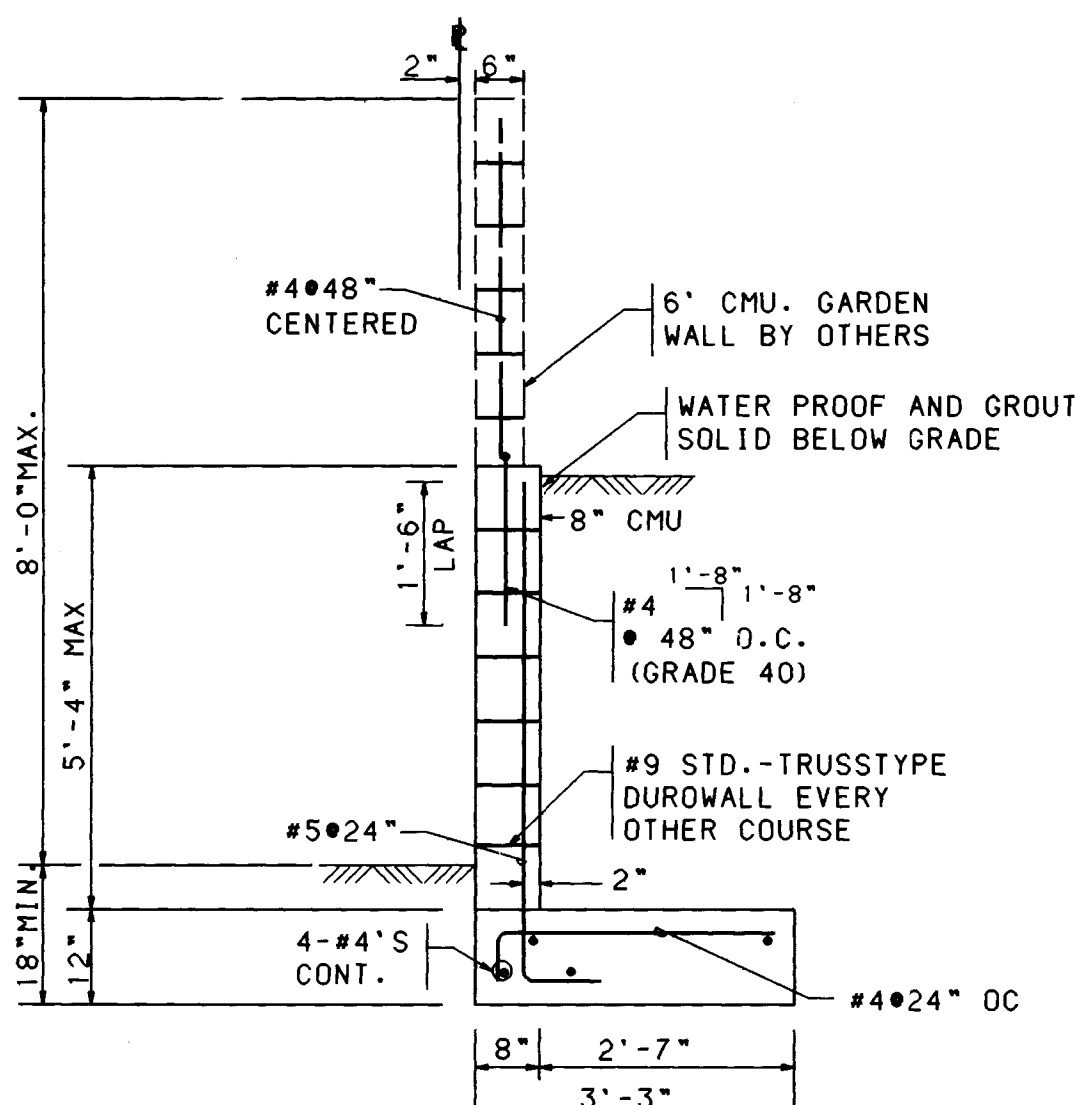
RETAINING WALL FOR 5'-6" MAX. RETAINAGE
NO SCALE



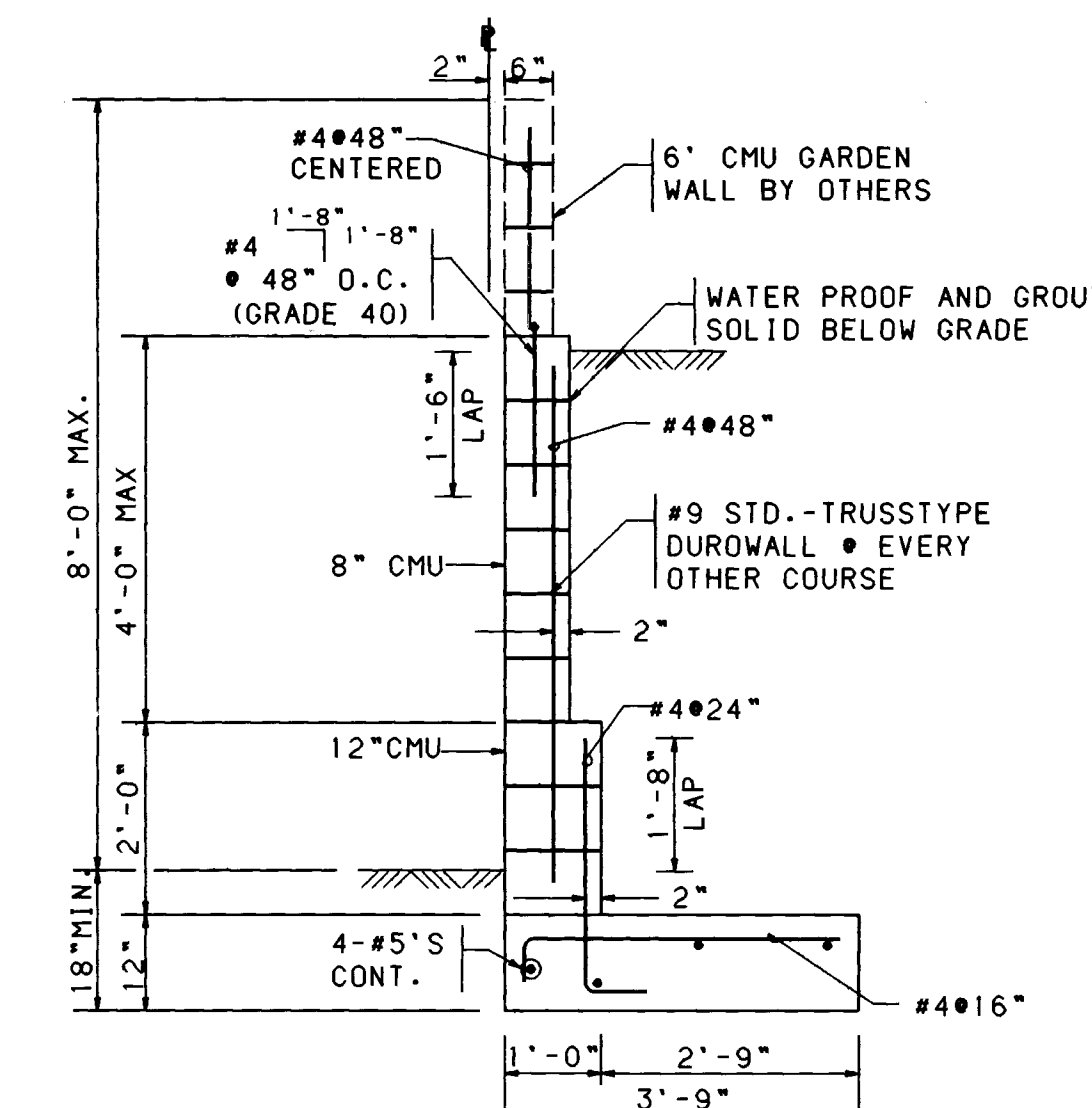
RETAINING WALL • R FOR 2'-6" MAX. RETAINAGE
NO SCALE



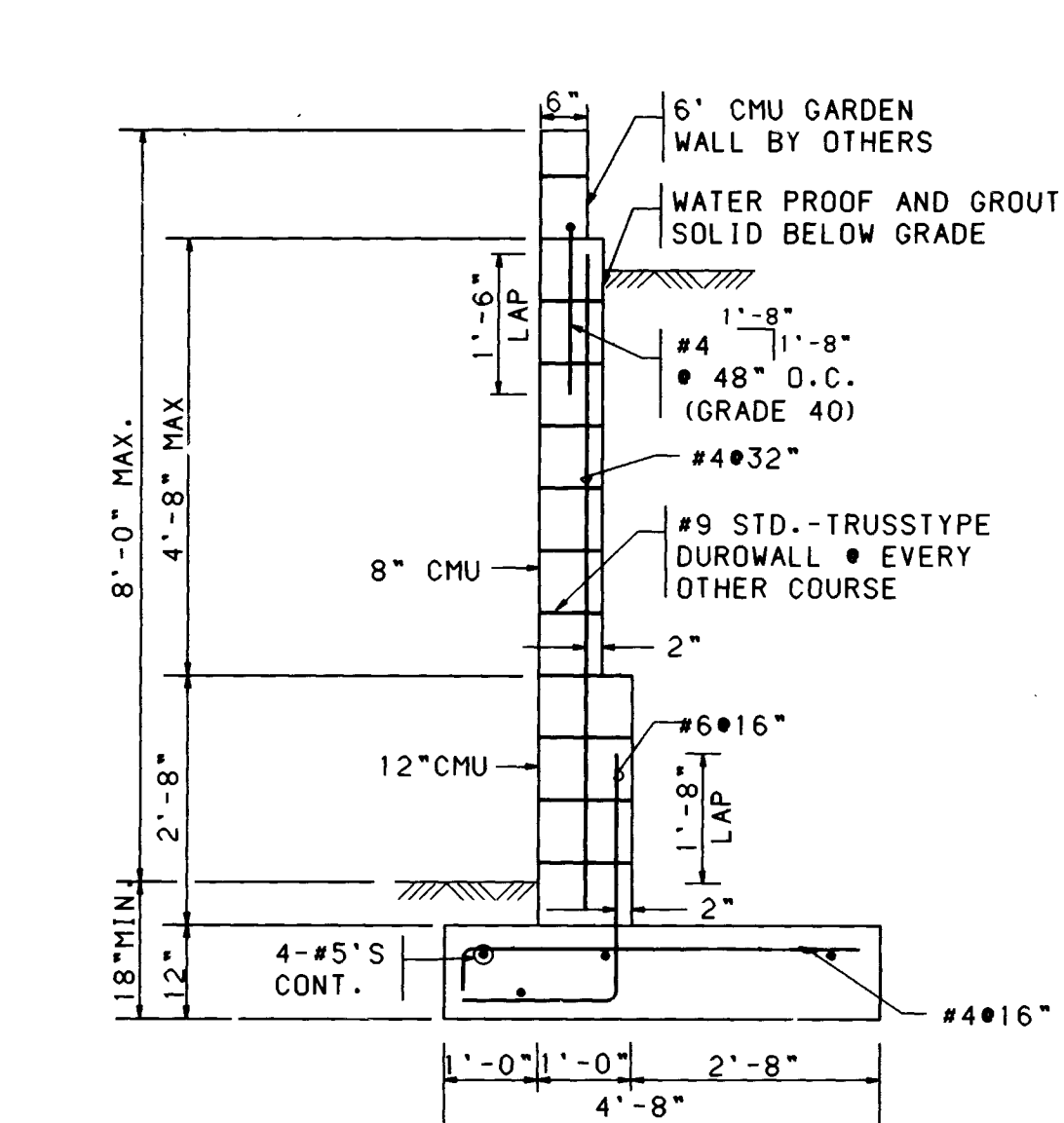
RETAINING WALL • R FOR 3'-6" MAX. RETAINAGE
NO SCALE



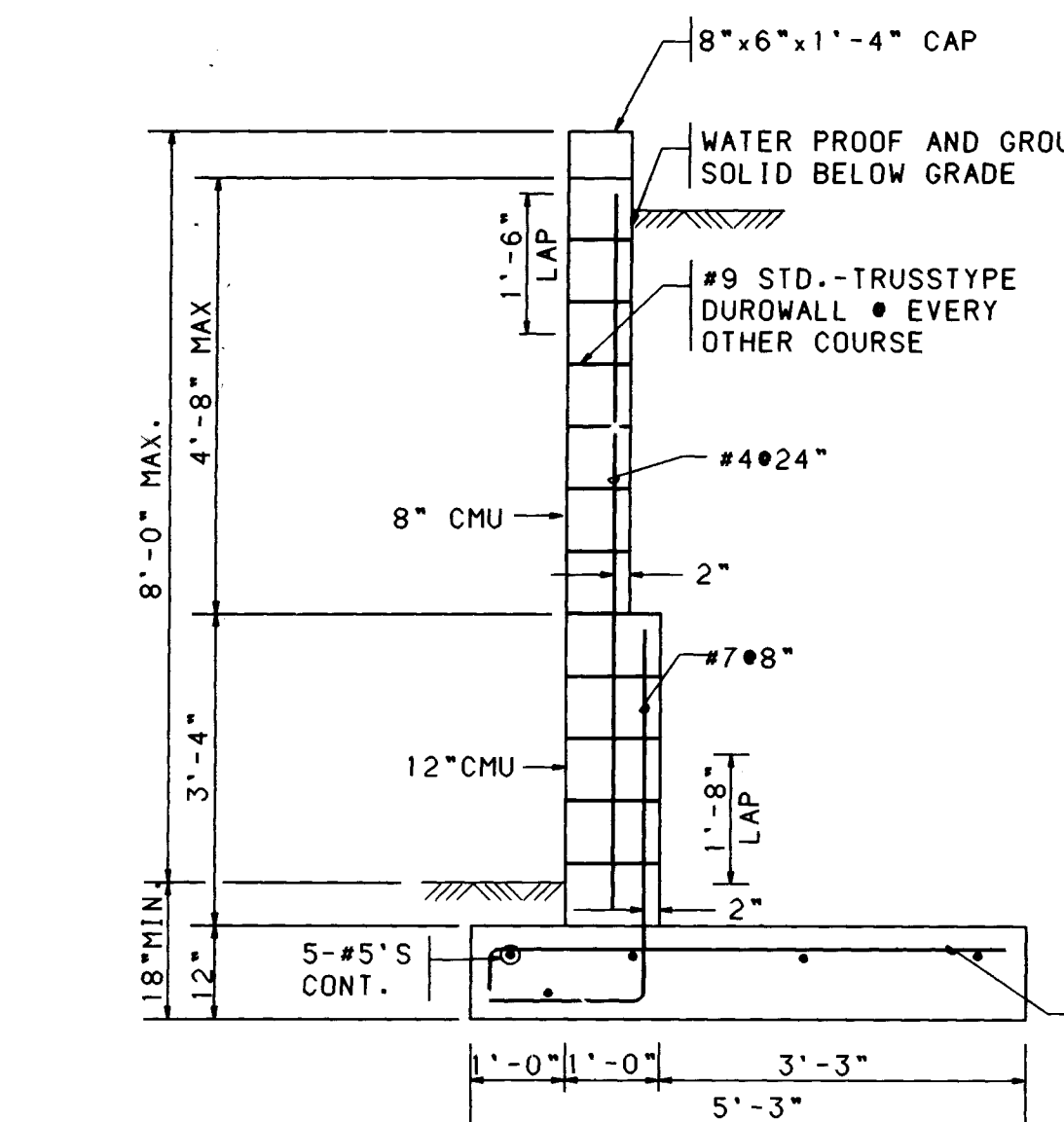
RETAINING WALL • R FOR 4'-6" MAX. RETAINAGE
NO SCALE



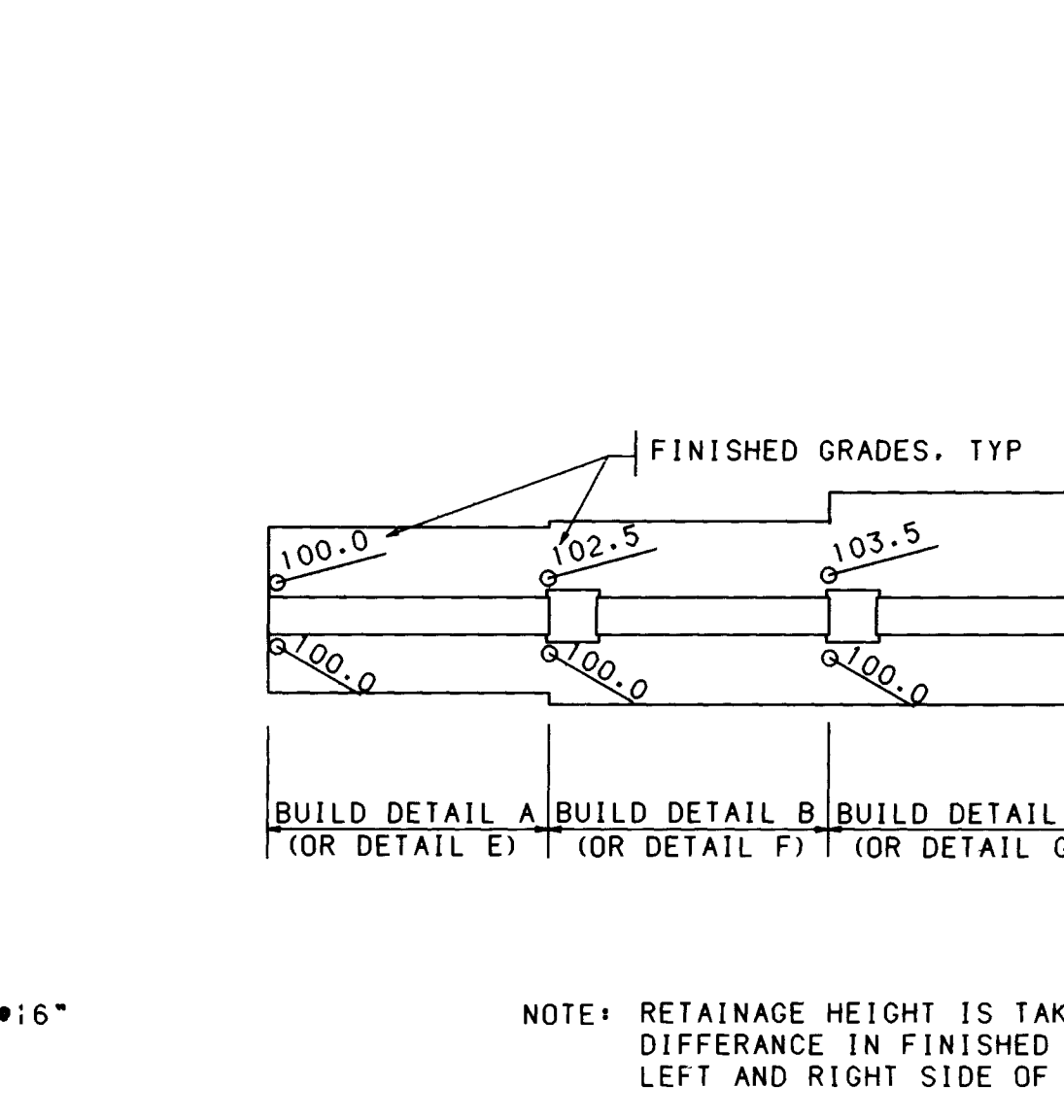
RETAINING WALL • R FOR 5'-6" MAX. RETAINAGE
NO SCALE



RETAINING WALL FOR 6'-6" MAX. RETAINAGE
NO SCALE



RETAINING WALL FOR 7'-6" MAX. RETAINAGE
NO SCALE



TYPICAL RETAINING WALL PLAN
NO SCALE

GENERAL NOTES (CONTINUED)

- RETAINING WALLS SHALL RECEIVE A BITUMINOUS WATERPROOFING MATERIAL ACCEPTABLE TO THE ENGINEER. WATERPROOFING SHALL BE APPLIED TO THE BACK OF THE CMU BELOW GRADE.
- SEE GRADING AND DRAINAGE PLAN SHEETS 4, 5, & 6 FOR ADDITIONAL NOTES PERTAINING TO RETAINING WALLS.
- 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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.

NOTE:
NO WORK SHALL BE PERFORMED IN ANY A.M.A.F.C.A. DRAINAGE EASEMENT UNTIL A LICENCE AGREEMENT HAS BEEN ISSUED BY THE A.M.A.F.C.A. BOARD OF DIRECTORS.

GENERAL NOTES (RETAINING WALL CONST.)

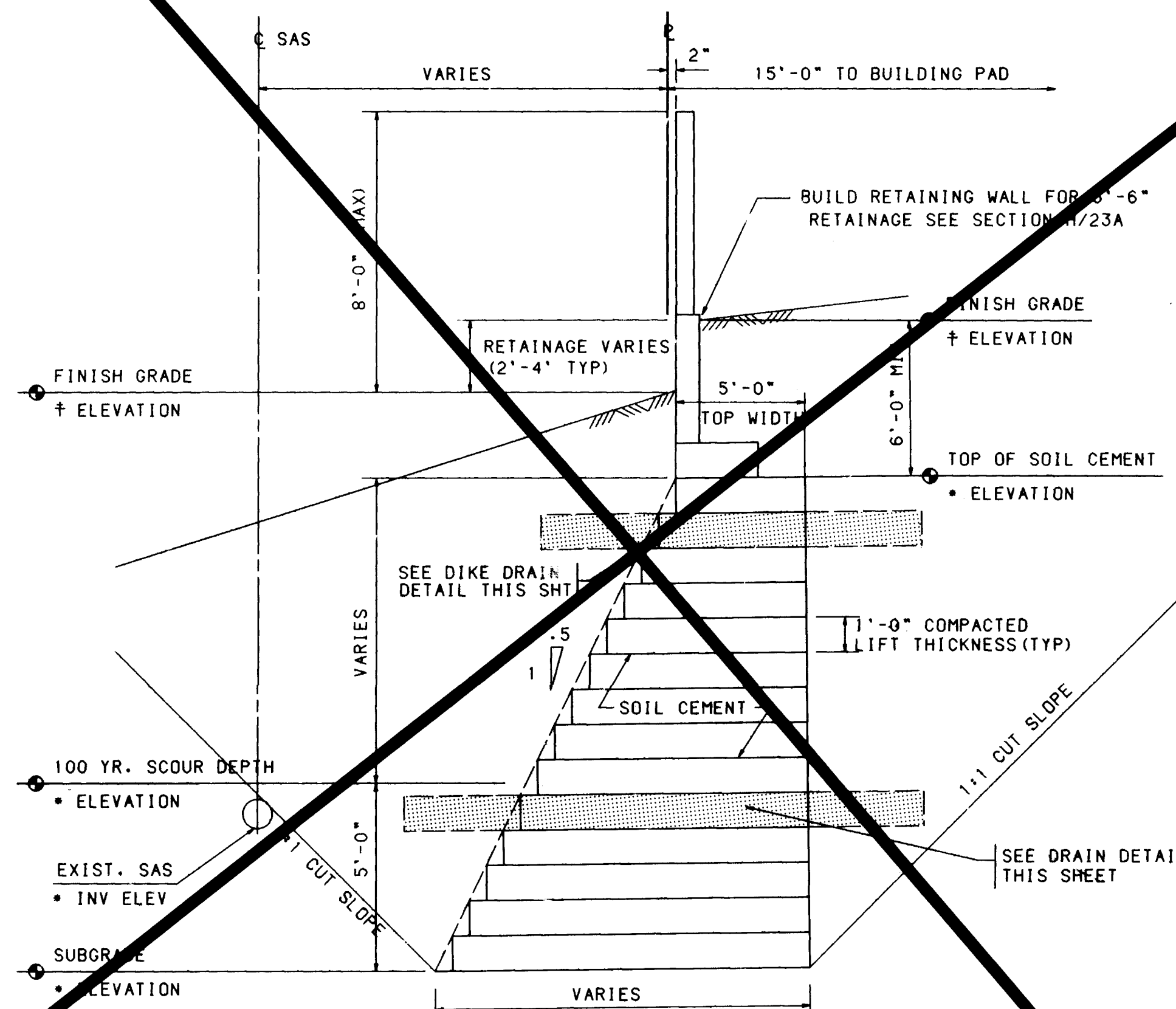
- RETAINING WALL FOOTINGS SHALL BE EMBEDDED A MINIMUM OF EIGHTEEN INCHES BELOW LOWEST ADJACENT GRADE. RETAINING WALL FOOTINGS SHALL BE PLACED ON A MINIMUM OF 2'-0" OF ENGINEERED FILL EXTENDING A MINIMUM OF 2'-0" FROM THE EDGE OF THE FOOTING AND COMPACTED TO A MINIMUM OF 95% OPTIMUM DENSITY (ASTM D-1557). 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 BACKFILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. WHERE HEAVY EQUIPMENT IS USED IN BACKFILLING, 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 FORCES ON THE WALL AS COULD BE CAUSED BY EARTH MOVING EQUIPMENT.
- SLOPES UP AWAY FROM WALLS SHALL BE LEVEL OR SLOPING DOWNWARD.
- REINFORCED, EXPANSION CONTROL PILASTERS SHALL BE SPACED AT 12'-0" O.C. AND AT WALL TRANSITIONS. SEE PLASTER DETAIL SHEET 23B.
- DISCONTINUE HORIZONTAL WALL REINFORCEMENT AT JOINTS AND PILASTERS. USE 6" MIN. LAP SPLICES.
- REINFORCEMENT OF A SIZE AND SPACING OTHER THAN THAT GIVEN IN THE DETAILS MAY BE USED PROVIDING SUCH OTHER REINFORCEMENT FURNISHES AN AREA OF STEEL AT LEAST EQUAL TO THAT GIVEN IN THE DETAILS. LAP SPLICES IN REINFORCING BARS SHALL BE:
#3 BAR = 1'-4"
#4 BAR = 1'-8"
#5 BAR = 2'-2"
- HORIZONTAL REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS AND THROUGH TRANSITIONS. FIELD BEND BARS AT TRANSITIONS AS REQUIRED.
- THE GRADE 40 "L" BAR AT TOP OF THE RETAINING WALL IS TO LAP WITH THE REQUIRED VERTICAL REINFORCEMENT OF THE 6" CMU GARDEN WALL. THE HORIZONTAL LEG OF THE "L" BAR SHALL BE ALIGNED WITH THE WALL.
- CONSTRUCTION OF RETAINING WALLS SHALL CONFORM TO REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 24, LOW-LIFT GROUTING METHOD.
- OMISSION OF A VERTICAL MORTAR JOINT ON FIRST COURSE AT 48" O.C. SHALL BE USED FOR 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" = 130 PSF
BLOCK WEIGHT 8" = 85 PSF
SOIL WEIGHT = 110 PCF
EQUIV. FLUID PRESSURE = 36 PCF
SOIL BEARING PRESSURE = 2000 PSF
(1/3 INCREASE FOR WIND/SEISMIC)
COEFFICIENT OF FRICTION = 0.4
PASSIVE SOIL PRESSURE = 325 PCF
CONCRETE FC (28 DAYS) = 3000 PSI
GROUT STRENGTH = 2000 PSI
CMU GRADE N, fb = 1500 PSI (GROUTED)
REINFORCEMENT = 60 ASTM A-615, UNLESS NOTED OTHERWISE
MORTAR = TYPE M
- CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONCRETE FOOTING POUR FOR INSPECTION OF COMPACTION UNDER FOOTING, FOOTING DEPTH AND WIDTH AND WALL STEEL AND SPACING. FINAL INSPECTION OF FOOTING AND WALL WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CODE ADMINISTRATION APPROVAL AND FEES ASSOCIATED WITH IT.

20 4 13 2 8 9 10 11 12 13 14 15
20 4 13 2 8 9 10 11 12 13 14 15

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

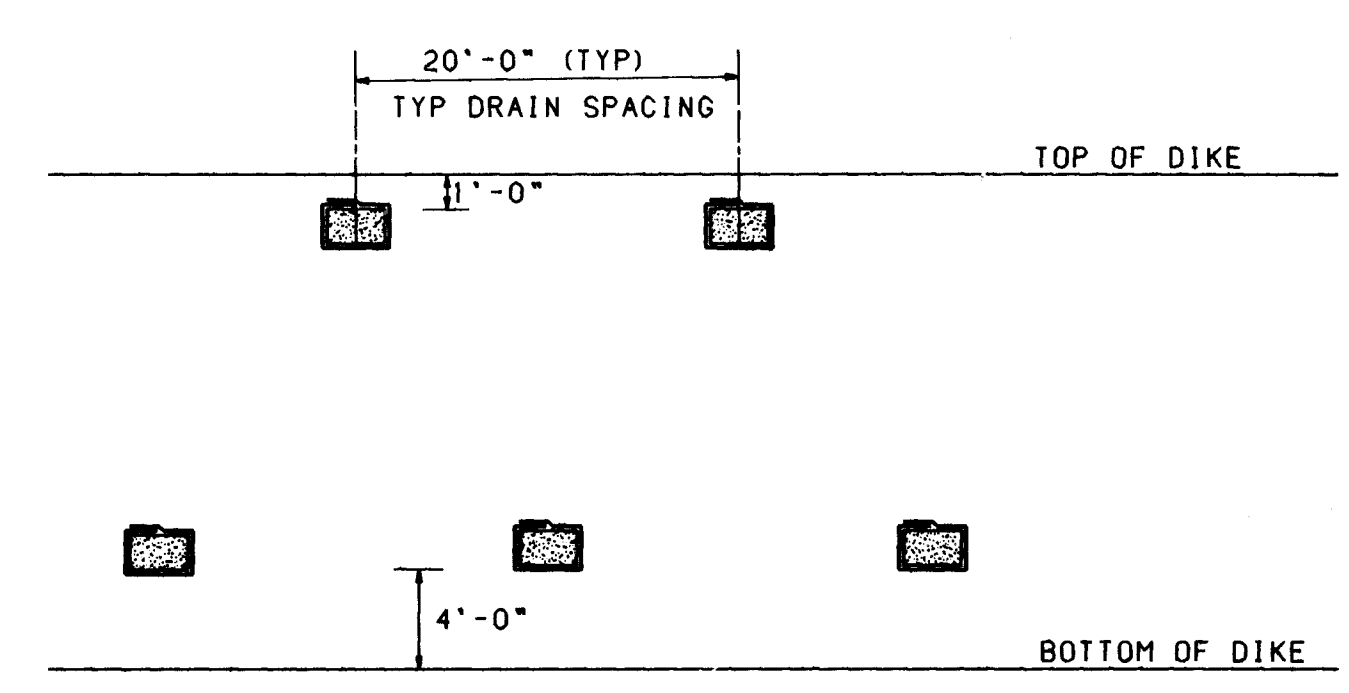
ENCLAVE AT TANOAN
RETAINING WALL DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. J. Anderson	11-10-92	WATER	N/A RWK	10-8-92
TRANSPORTATION	N/A RWK	10-07-92	WASTE WATER	N/A RWK	10-8-92
HYDROLOGY	N/A RWK	10-07-92			
A.M.A.F.C.A.	N/A RWK	11/1/92			
DRAWING NO.	4328.90	MAP NO. E-22	SHEET 23A	OF 23	

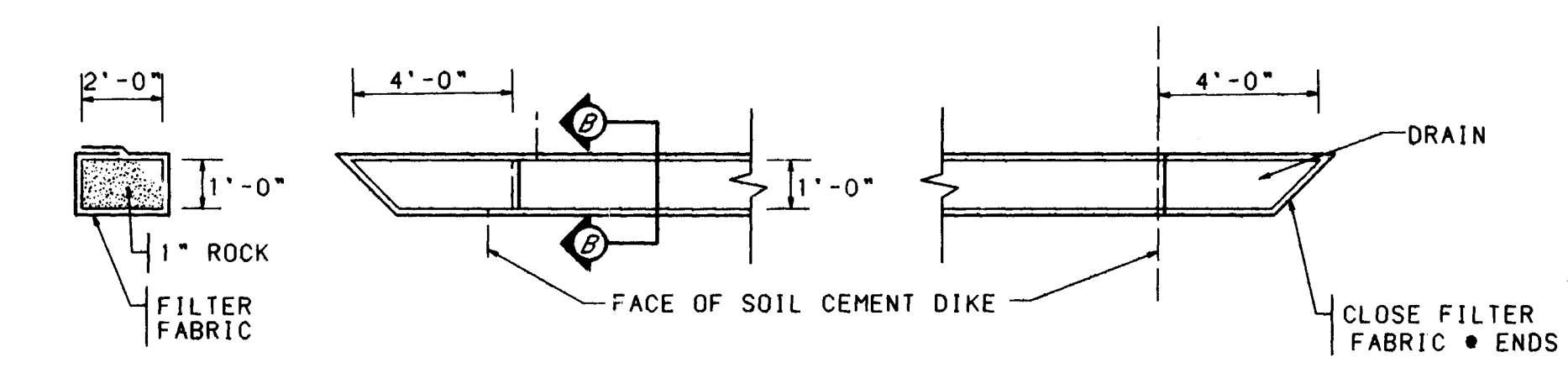


* SEE PROFILE SHEET 23C FOR ELEVATIONS
† SEE GRADING PLAN SHEETS 4, 5 & 6 FOR FINISHED GRADE ELEVATIONS.

NOT TO BE BUILT
EROSION CONTROL DIKE
TYPICAL STRUCTURE SECTION
23B
NO SCALE

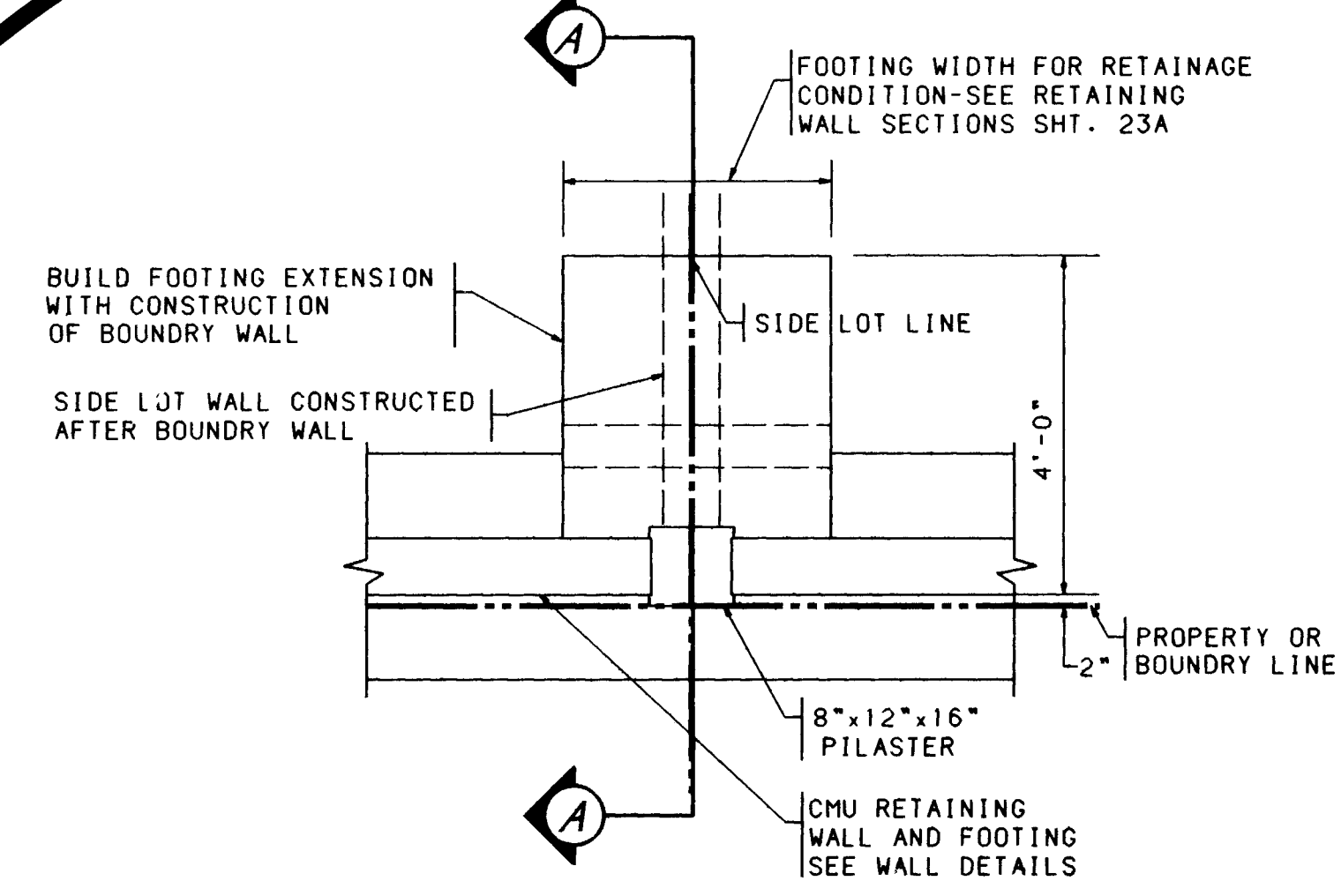


ELEVATION SHOWING DRAIN SPACING
X SEE NOTE 4

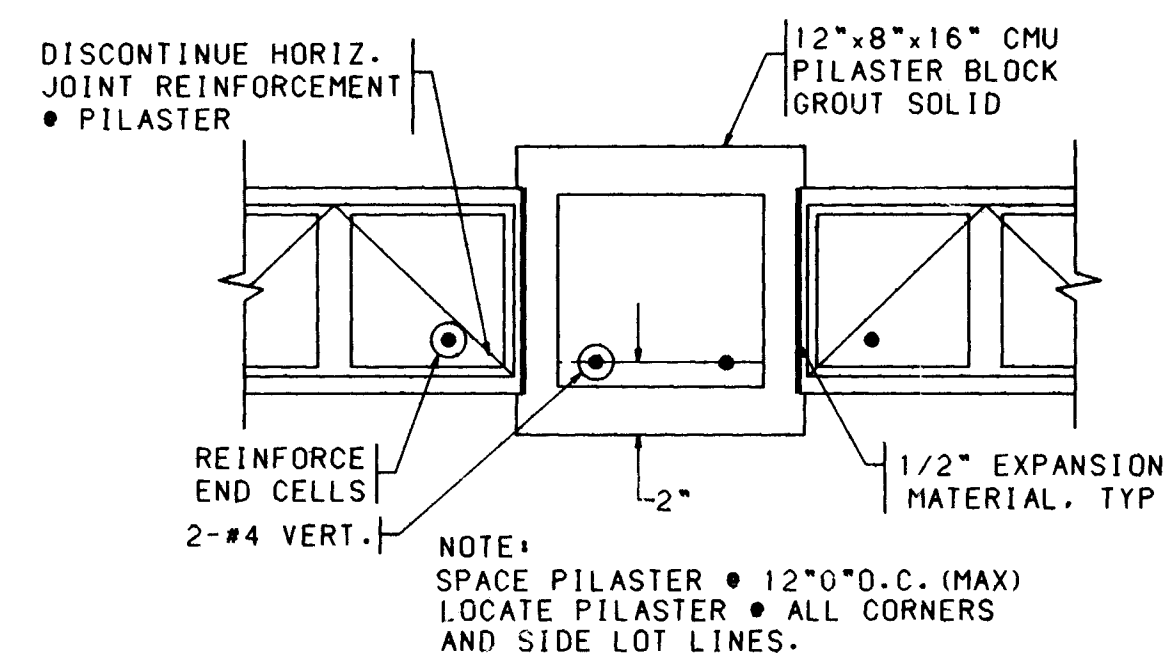


SECTION B-B

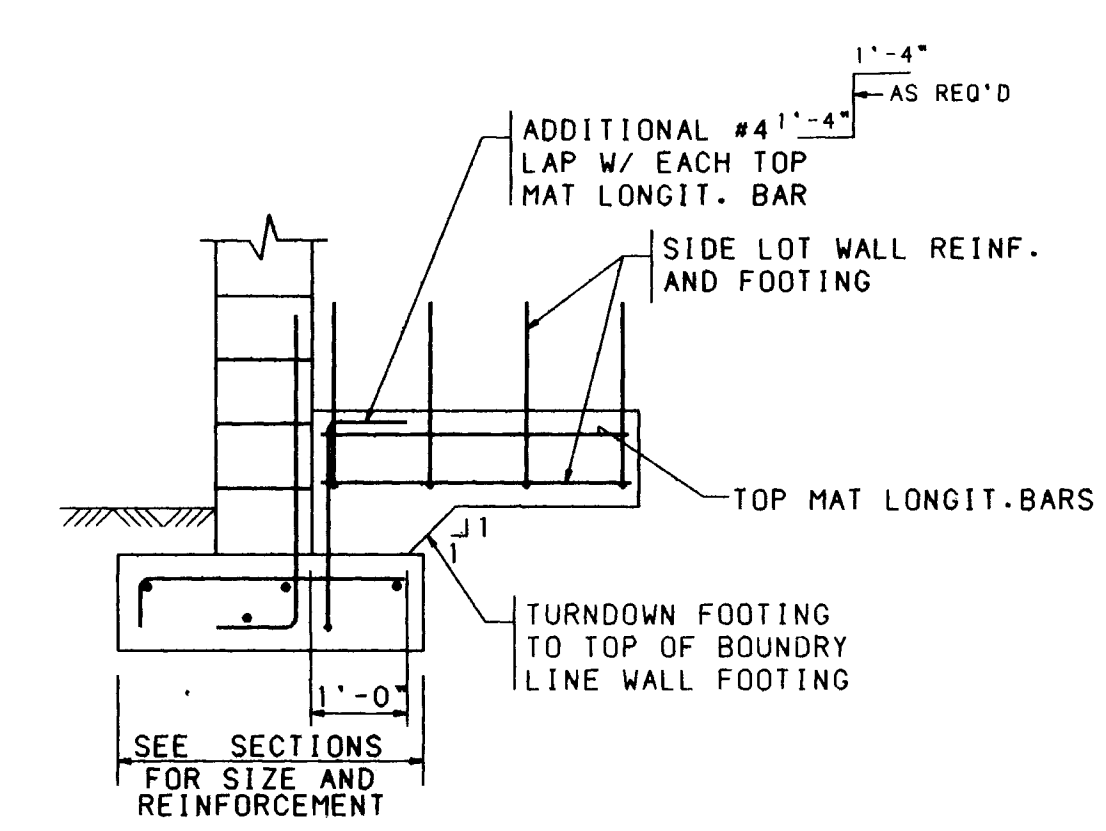
DIKE DRAIN DETAIL
23B
NO SCALE



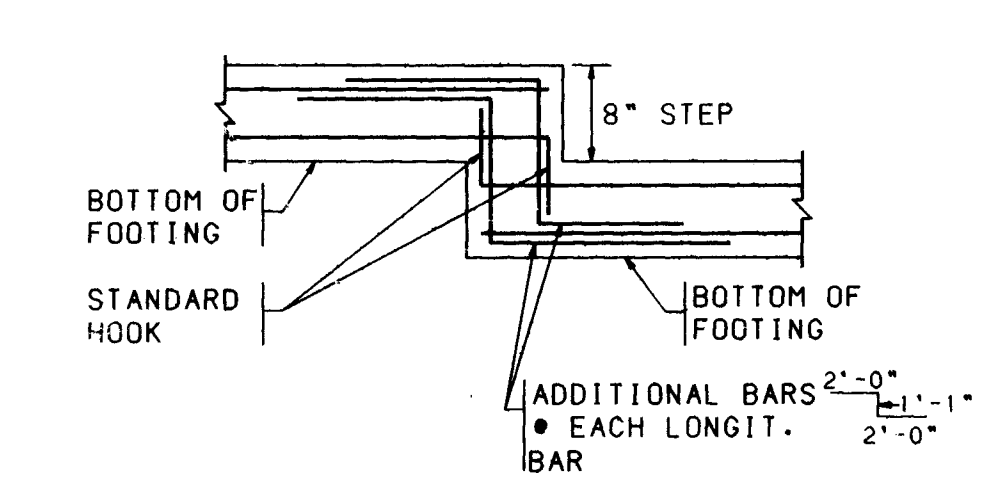
PLAN AT INTERSECTION OF SIDE LOT/BOUNDARY WALLS
23B
NO SCALE



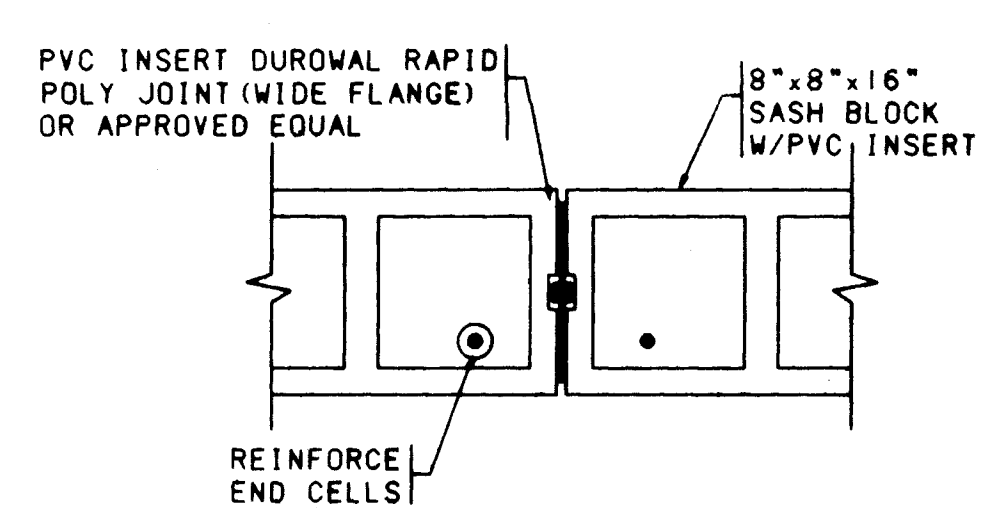
PILASTER DETAIL
23B
NO SCALE



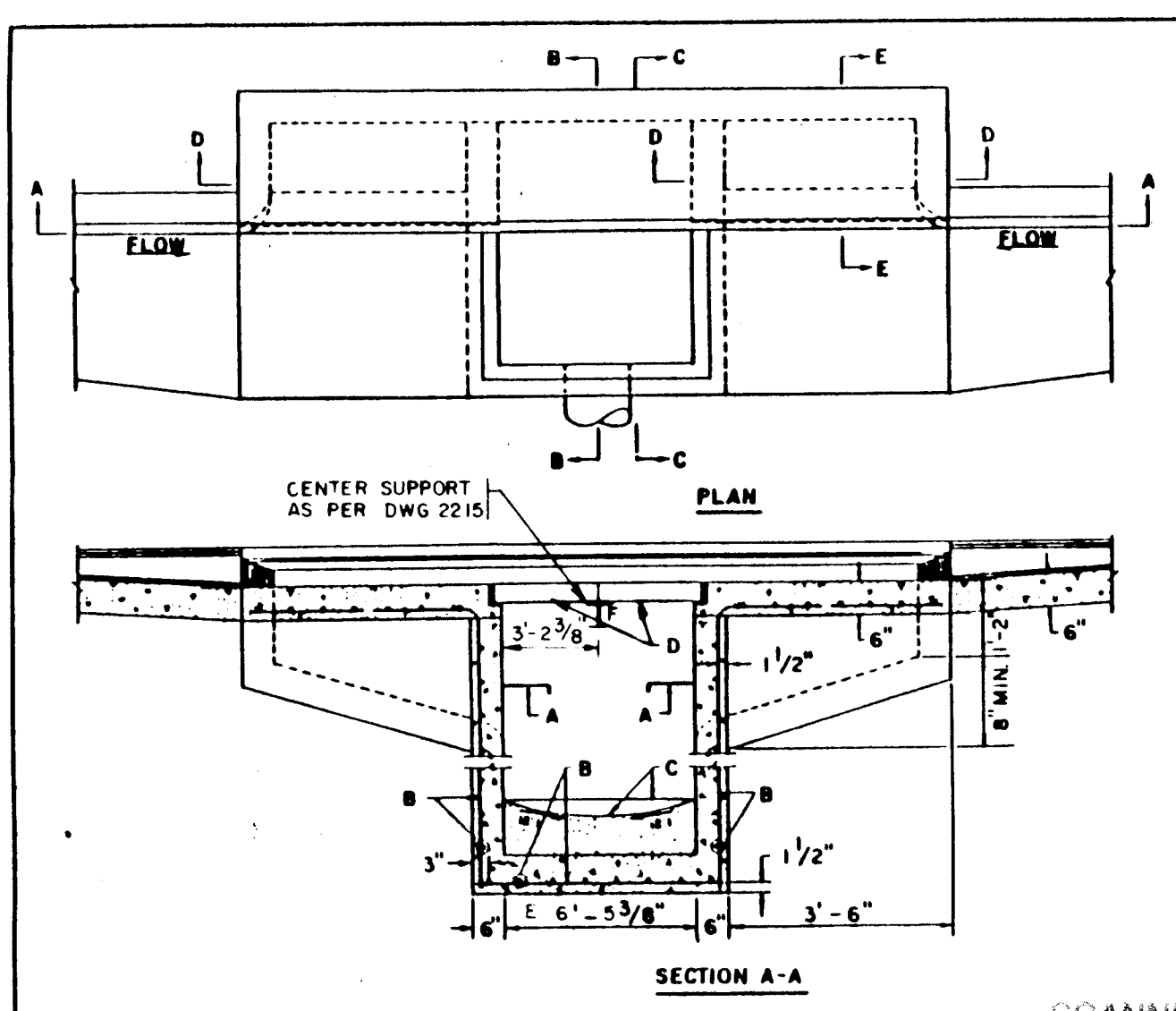
SECTION A-A
23B
NO SCALE



TYPICAL STEPPED FOOTING DETAIL
23B
SEE WALL SECTIONS FOR DIMENSIONS & REINFORCEMENT
NO SCALE



TYPICAL EXPANSION JOINT DETAIL
23B
NO SCALE



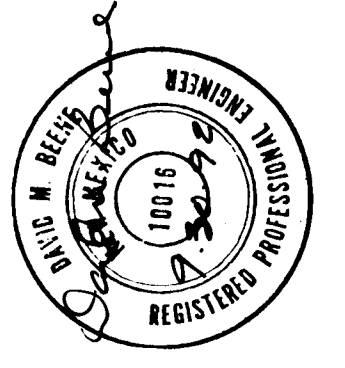
STORM INLET TYPE "A" DOUBLE INLET DETAIL
TO BE BUILT AT STA. 8+78.69 & 8+85.14
NO SCALE

- GENERAL NOTES:**
1. SEE DWG 2202 FOR TYPE "A" INLET SECTIONS.
 2. FOR STORM INLET GUTTER TRANSITION, SEE DWG 2207.
 3. OUTLET PIPE SIZE PER DESIGN REQUIREMENT.
 4. FOR FRAME & GRATING, SEE DWG 2216, 2220, & 2221, 2215.
- CONSTRUCTION NOTES:**
- A. FOR STORM INLET DEPTHS GREATER THAN 4', INSTALL STD STEPS. SEE DWG 2229.
 - B. NO. 4 BARS AT 6" O.C. EACH WAY.
 - C. CONCRETE FILL, MINIMUM SLOPE SHOWN IN SECTION A-A.
 - D. 2 GRATES WITH CENTER SUPPORT AS PER DWG 2215.
 - E. DIMENSION TO ACCOMMODATE TWO STANDARD GRATES.
 - F. CENTER SUPPORT ASSEMBLY

APPROVALS				ENGINEER				DATE			
DRC CHAIRMAN				11-10-92				WATER			
TRANSPORTATION				11-10-92				WASTE WATER			
HYDROLOGY				11-10-92							
A.M.A.F.C.A.											
DRAWING				4328.90				MAP NO. E-22			
NO.								SHEET 23B OF 23			

- NOTES:**
1. SOIL CEMENT EROSION CONTROL DIKE SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS SHOWN HERE AND TO THE HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ON SHEET 23C.
 2. SOIL CEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 625 SOIL CEMENT (ADDED SECTION), AVAILABLE FROM THE ENGINEER.
 3. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO NOT DISTURB THE EXISTING SANITARY SEWER LINE SHOWN IN THE TYPICAL SECTION A AND ON PLAN SHEET 23C.
 4. CONSTRUCT DRAINS THROUGH DIKE AT TOP AND BOTTOM AS SHOWN. EXTEND FILTER FABRIC AND GRAVEL 4' BEYOND FACE OF SOIL CEMENT. SPACE DRAINS @ 20' O.C. STAGGER TOP AND BOTTOM ROWS.
 5. APPROVAL OF A LICENSE AGREEMENT BY AMAFCA IS REQUIRED PRIOR TO CONSTRUCTION WITHIN AMAFCA'S DRAINAGE EASEMENT. SEE MEMORANDUM TO KERRY DAVIS, DATED AUGUST 15, 1992, FOR APPROVAL CONDITIONS.
 6. SEE SHEET 23A FOR RETAINING WALL SECTIONS.

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
STATION IS A STANDARD USGS BRASS TABLE				STATION IS A STANDARD USGS BRASS TABLE				FIELD NOTES				NO. DATE			
STAMPED "TUMBLE 1969" SET IN CONCRETE				STAMPED "TUMBLE 1969" SET IN CONCRETE				NO. DATE				NO. DATE			
PROJECTING 0.2 FEET ABOVE GROUND, LOCATED				PROJECTING 0.2 FEET ABOVE GROUND, LOCATED				NO. DATE				NO. DATE			
489 FEET WEST OF THE INTERSECTION OF SAN				489 FEET WEST OF THE INTERSECTION OF SAN				NO. DATE				NO. DATE			
ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET				ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET				NO. DATE				NO. DATE			
NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO				NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO				NO. DATE				NO. DATE			
DRIVE.				DRIVE.				NO. DATE				NO. DATE			
ELEVATION = 6009.155'				ELEVATION = 6009.155'				NO. DATE				NO. DATE			



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ENCLAVE AT TANOAN
RETAINING WALL DETAILS

APPROVALS				ENGINEER				DATE			
DRC CHAIRMAN				11-10-92				WATER			
TRANSPORTATION				11-10-92				WASTE WATER			
HYDROLOGY				11-10-92							
A.M.A.F.C.A.											
DRAWING				4328.90				MAP NO. E-22			
NO.								SHEET 23B OF 23			