

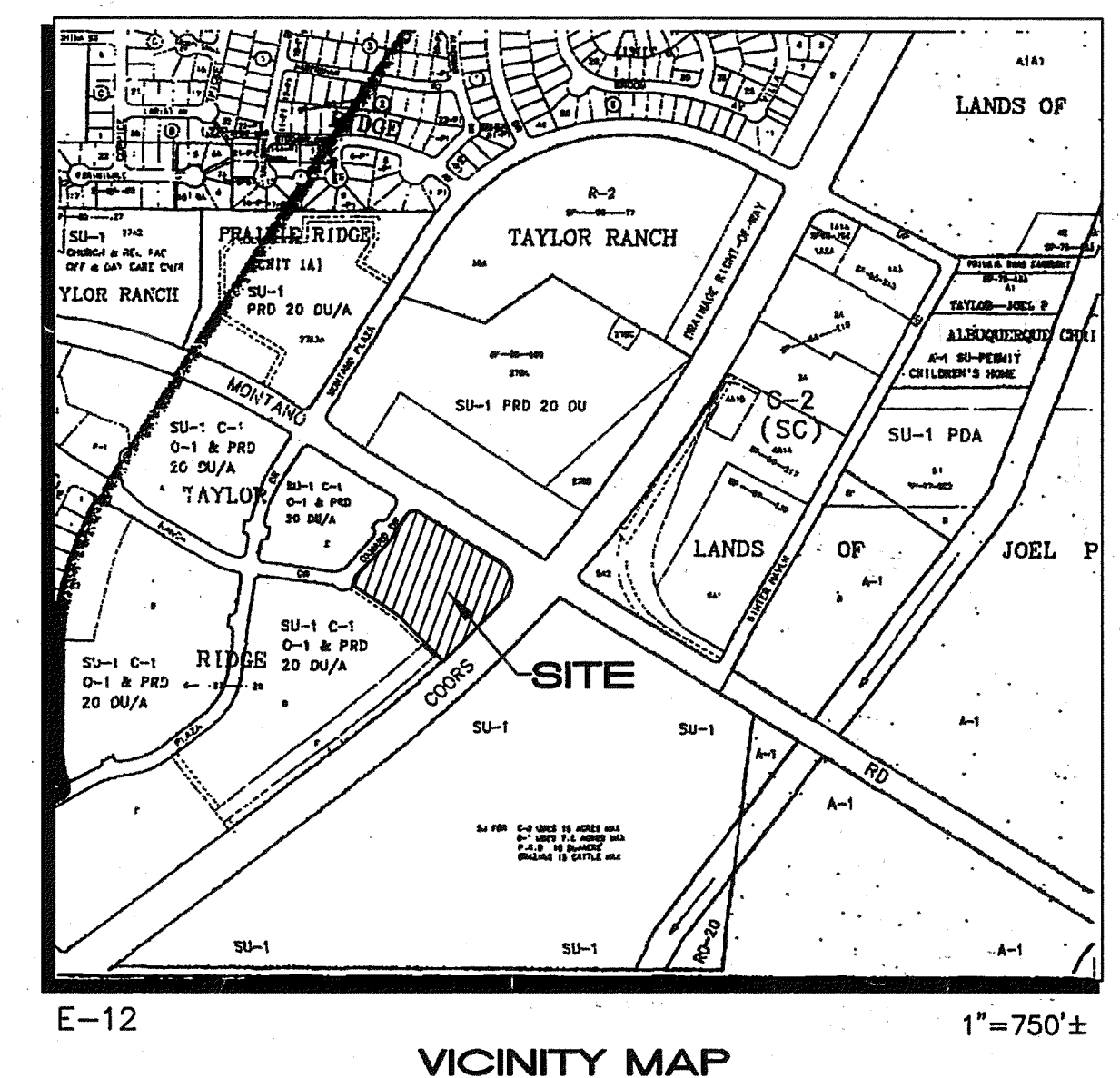
TAYLOR RIDGE, TRACT D-1

MONTANO ROAD AND

COORS BOULEVARD IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO

MAY 1997



GENERAL NOTES

- 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, as amended through Update #6.
- Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to water-line and/or sewerline costs.
- All stationing refers to road centerline stationing.
- Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended through Update #6.
- The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
- Proposed utility line materials shall be as follows:
Waterline: PVC (AWWA C900) 6"-12" or DI Class 50 6"-16"
- There are existing walls located adjacent to this project. Any walls damaged or removed by the Contractor during the construction activities shall be reinstalled or replaced by the Contractor to an equal or better condition at no additional cost to the Owner.
- TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the Contractor shall obtain a barricading permit from the Construction Co-ordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All Street striping altered or destroyed shall be replaced with plastic reflectorized pavement marking by Contractor to location as existing or as indicated by this plan set.
- The Contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down a public street.

- Contractor shall assist the Engineer/Inspector in the recording of data on all utility lines and accessories as required by the City of Albuquerque for the preparation of record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
- All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health.
- All fittings on waterlines shall have pipe to fitting restrained joints. All caps shall have poured in place PCC blocking per Dwg. No. 2320. In addition, pipe to pipe restrained joints measured each way from fittings are required as follows, unless noted otherwise on plans:

LINE SIZE	BENDS	22 1/2" RDCRS	VALVES, & FIRE HYDRANT TEE BRANCHES
6"	20'	9'	4'
8"	26'	11'	5'
10"	32'	13'	6'
12"	38'	16'	8'
- The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
- WARNING---EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

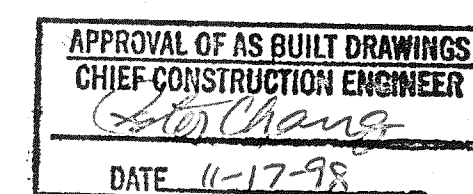
The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.
- Contractor is responsible for contacting Water Systems no less than five (5) days in advance (857-8200) for operation of water valves.
- Any work affecting an arterial roadway requires twenty-four (24) hour construction.
- Contractor shall contact Traffic Engineering (Ed Toledo 857-8000) prior to striping operation and after striping layout is complete.

INDEX TO DRAWINGS

Sheet	Title
1	COVER SHEET, INDEX OF DRAWINGS, VICINITY MAP & GENERAL NOTES
2	PLAT
3	MASTER GRADING & DRAINAGE PLAN
4	MASTER PAVING PLAN
5-6	COORS BOULEVARD PAVING PLAN & PROFILE
7	MONTANO ROAD PAVING PLAN & PROFILE
8	PAVING DETAILS
9	TRAFFIC CONTROL PLAN

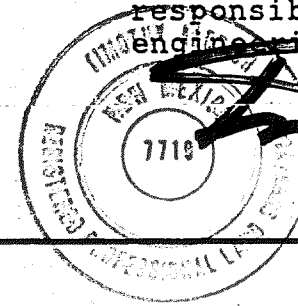
PRIVATE IMPROVEMENTS: NON-WORK ORDER

10	NORTH/SOUTH INTERIOR ROAD PLAN & PROFILE
11	EAST/WEST INTERIOR ROAD PLAN & PROFILE
12	PRIVATE STORM DRAIN PLAN & PROFILE
13	PRIVATE ONSITE 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.



04-06-98

PREPARED FOR:
CITIBANK (ARIZONA)
4041 N. Central, Suite 300
Phoenix, AZ 85012-3330

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
925CVR.DWGems 05/08/97

DRB NO. 96-475

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE										
APPROVALS			ENGINEER		DATE		*****			
DRC Chairman			S. M. McGee		6-20-97		APPROVED FOR CONSTRUCTION			
Transportation			S. M. McGee		6-21-97					
Water/Wastewater			S. M. McGee		6-22-97					
Hydrology			S. M. McGee		6-23-97					
CIP			S. M. McGee		6-24-97					
Constr. Mngmt.			S. M. McGee		6-25-97					
City Project No. 4918.94							Sheet 1 Of 13			

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB1	100.00'	176.68'	121.81'	154.58'	N 07°39'50" W	101°13'50"
CB2	5651.58'	363.40'	181.76'	363.34'	N 44°47'33" E	03°41'03"
CB3	45.00'	23.28'	11.91'	23.02'	N 18°19'37" E	29°38'19"
CB4	25.00'	16.67'	8.66'	16.37'	S 22°36'51" W	38°12'48"
CB5	407.71'	69.73'	34.95'	69.64'	N 38°21'37" E	09°47'55"
CB6	30.00'	47.12'	30.00'	42.43'	S 76°43'15" W	90°00'00"
CB7	600.00'	113.31'	56.82'	113.14'	N 52°52'09" W	10°49'12"
CB8	300.00'	56.65'	28.41'	56.57'	S 52°52'09" E	10°49'12"
CB9	100.00'	176.97'	122.17'	154.77'	N 07°34'47" W	101°23'55"
CB10	150.00'	110.25'	57.75'	107.78'	S 17°11'05" W	42°06'44"
CB11	100.00'	88.15'	47.17'	85.33'	N 21°22'58" E	50°30'30"
CB12	150.00'	25.60'	12.83'	25.57'	S 33°21'06" W	09°46'42"
CB13	5637.95'	93.51'	46.76'	93.51'	N 43°35'32" E	00°57'01"
CB14	5651.58'	253.28'	126.66'	253.26'	N 45°21'03" E	02°34'04"
CB15	150.00'	84.65'	43.49'	83.53'	S 12°17'44" W	32°20'02"

LINE	DIRECTION	DISTANCE
LB1	N 43°21'47" W	268.24'
LB2	N 56°59'18" W	218.14'
LB3	N 41°43'15" E	171.46'
LB4	N 31°43'15" E	92.86'
LB5	S 58°16'45" E	401.48'
LB6	S 58°16'45" E	229.33'
LB7	S 38°14'27" W	173.49'
LB8	S 51°30'41" E	330.12'
LB9	S 46°38'13" W	35.38'
LB10	S 58°16'45" E	190.43'
LB11	N 43°21'47" W	25.17'
LB12	N 43°21'47" W	243.07'
LB13	N 41°43'15" E	149.23'
LB14	N 41°43'15" E	22.23'

GENERAL INFORMATION

LEGAL DESCRIPTION: TRACT D-1, TAYLOR RIDGE SUBDIVISION

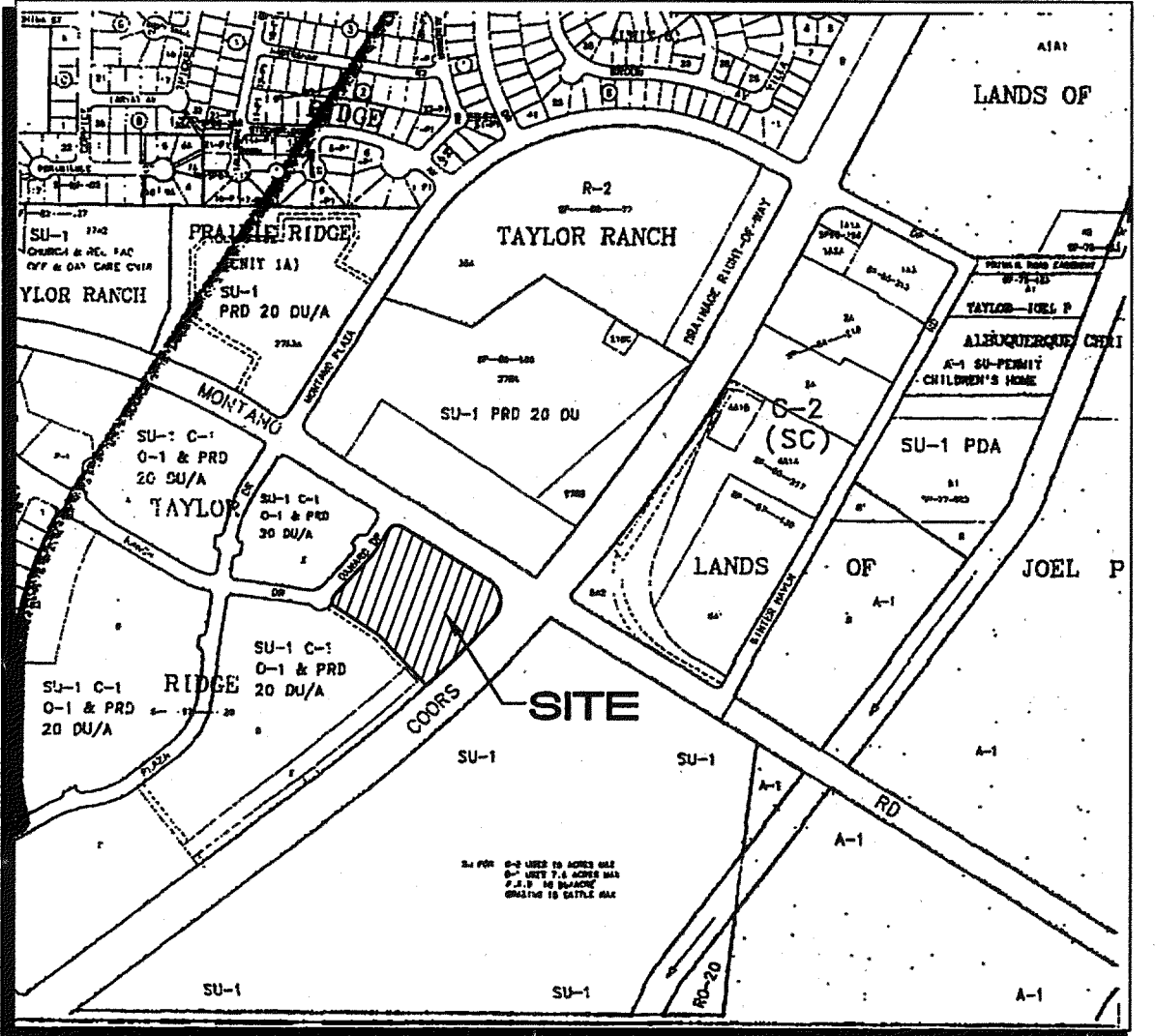
SITE AREA: 5.00 ACRES

FLOOD HAZARD: AS SHOWN ON FIRM PANELS 114 & 118, THIS SITE IS IN ZONE X OUTSIDE THE 500-YR FLOODPLAIN.

SURVEYS: TOPOGRAPHIC AND BOUNDARY SURVEYS PREPARED BY ALDRICH LAND SURVEYING MAY 1995 AND JANUARY 1997.

OFFSITE FLOWS: NO OFFSITE FLOWS ENTER THE SITE, WHICH IS BOUNDED BY OXNARD DRIVE TO THE WEST, MONTANO ROAD TO THE NORTH, AND COORS ROAD TO THE EAST. FOUR EXISTING CATCH BASINS IN OXNARD DRIVE INTERCEPT FLOW FROM UPLAND AREAS.

BENCHMARK: ACS BM "NM 448-N7A" LOCATED IN THE SOUTH END OF THE MEDIAN IN COORS RD. N.W. NORTH OF MONTANO RD. N.W. ELEVATION: 5006.41



E-12

VICINITY MAP

1"=750'±

EXISTING CONDITIONS

THIS SITE SLOPES FROM WEST TO EAST AT 4-12 PERCENT. IN JANUARY, 1995, THIS TRACT WAS GRADED AS PART OF THE MASS-GRADE OF THE TAYLOR RIDGE SUBDIVISION. A DESILTATION POND EXISTS AT THE SITE'S SOUTHEAST CORNER. PONDED RUNOFF THEN ENTERS AN INLET AND IS CARRIED TO A PUBLIC DETENTION POND LOCATED IMMEDIATELY SOUTH OF THE SITE.

THE APPROVED MASTER DRAINAGE REPORT ALLOWS FOR FREE DISCHARGE FROM THE SITE FOR BOTH THE INTERIM (LAND TREATMENT 'C') AND THE DEVELOPED CONDITION BASED ON LAND TREATMENT OF 10% 'B' AND 90% 'D'.

PRECIPITATION ZONE: 1 AREA: 5.00 AC.

$Q_{100} = (5.00)(2.87)$	= 14.4 CFS	EXISTING CONDITIONS
$Q_{10} = (5.00)(1.49)$	= 7.5 CFS	
$V_{100} = (5.00)(0.99/12)$	= 0.41 AC-FT	
$V_{10} = (5.00)(0.44/12)$	= 0.18 AC-FT	

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT SPLITS THE TRACT INTO FOUR LOTS. ONLY ONE OF THE LOTS HAS A SPECIFIC DEVELOPMENT PLAN AT THIS TIME. THE REMAINING THREE LOTS WILL REMAIN MUCH THE SAME AS THEY ARE TODAY, WITH FINAL GRADING DEPENDENT ON BUILDING LOCATION, PARKING AND ACCESS LAYOUTS. HYDROLOGIC DESIGN. HYDROLOGIC CONDITIONS FOR THE DEVELOPMENT OF LOTS SHALL CONFORM TO THE FOLLOWING:

TRACT HYDROLOGY DATA

TRACT	AREA (ACRE)	Q_{100} (CFS)*	V_{100} (CF)
D-1-A	1.01	4.0	3,600
D-1-B	0.90	3.6	3,240
D-1-C	1.43	5.7	9,500
D-1-D	1.49	5.9	5,400
(DEDICATED ROW)	0.16	0.7**	
TOTAL	5.0	19.9	

*ALLOWABLE TRACT RUNOFF BASED ON 10% B, 10% C, & 80% D ($Q = 4.0$ CFS/ACRE)

**RUNOFF FROM ADD'L ROW BASED ON 100% D

CROSS-LOT RECIPROCAL DRAINAGE EASEMENTS WILL BE REQUIRED TO ALLOW MINOR STORMWATERS TO CROSS LOT LINES. PRIVATE DRAINAGE EASEMENTS WILL BE REQUIRED WHERE PRIVATE STORM DRAINS ARE SHOWN. THE RUNOFF WILL BE INTERCEPTED BY PROPOSED INLETS. THE FLOW WILL THEN BE CARRIED IN A PROPOSED STORM DRAIN TO THE PUBLIC STORMWATER POND TO THE SOUTH.

AN INTERIM DESILTATION POND WILL CONTINUE TO BE REQUIRED ON THE REMAINING UNDEVELOPED LOTS. THE RISER PIPE DETAIL ON SHEET 13 GIVES CAPACITIES FOR AN 18-INCH WATER DEPTH. FUTURE DEVELOPMENT WILL CONVERT THESE TO INLETS TO INTERCEPT THE INCREASED RUNOFF.

EACH INDIVIDUAL TRACT WILL REQUIRE A SITE SPECIFIC GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT RELEASE.

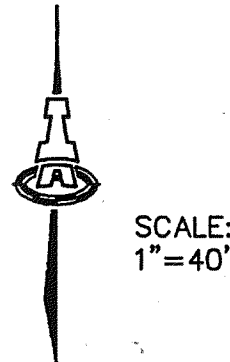
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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
925MGRD.DWGems 05/01/97

TAYLOR RIDGE, TRACT D-1
MASTER GRADING
& DRAINAGE PLAN

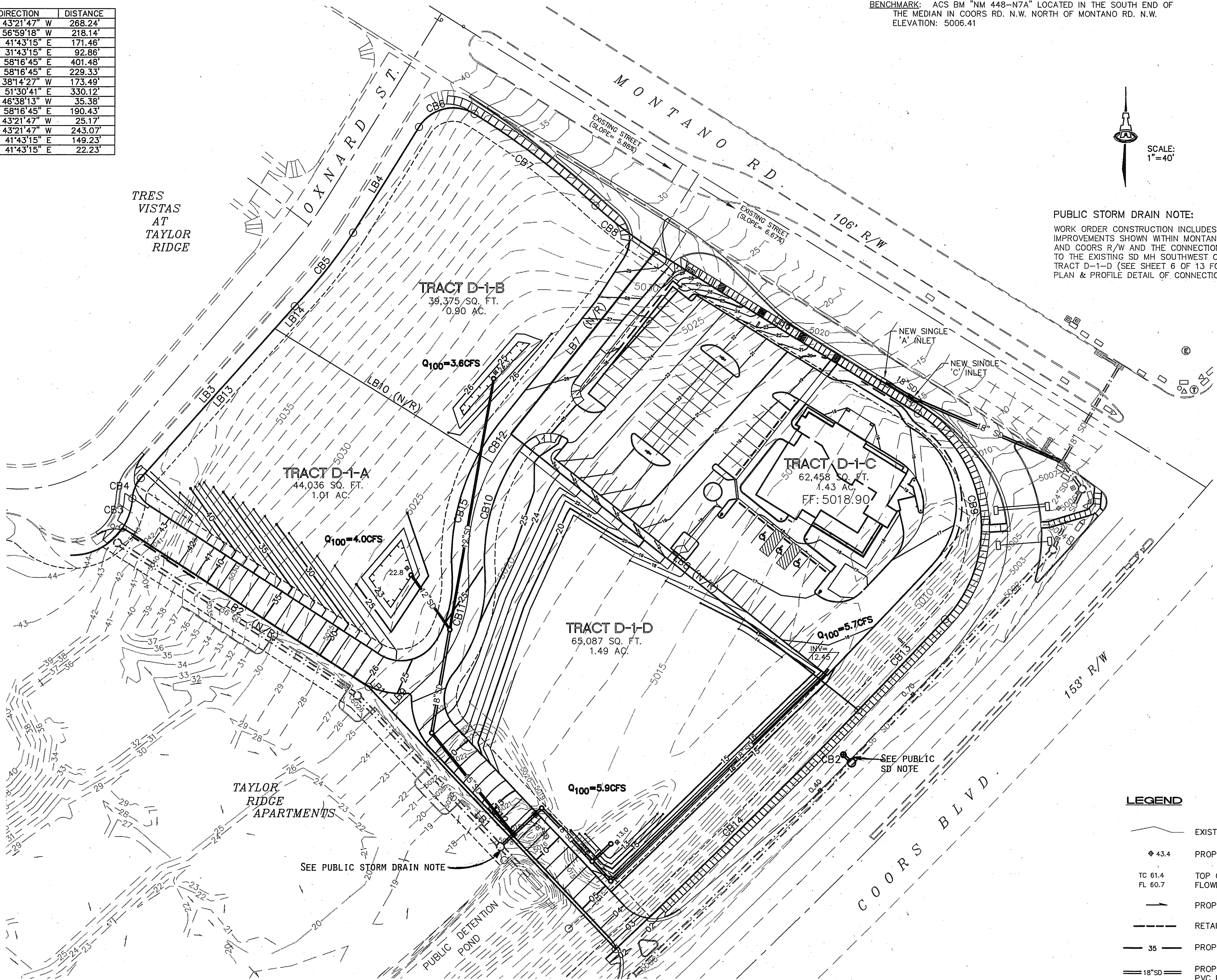
PROJECT NO.	MAP NO.	SHEET	OF
4918.94	E-12	3	13

PUBLIC STORM DRAIN NOTE:

WORK ORDER CONSTRUCTION INCLUDES IMPROVEMENTS SHOWN WITHIN MONTANO AND COORS R/W AND THE CONNECTION TO THE EXISTING SD MH SOUTHWEST OF TRACT D-1-D (SEE SHEET 6 OF 13 FOR PLAN & PROFILE DETAIL OF CONNECTION).

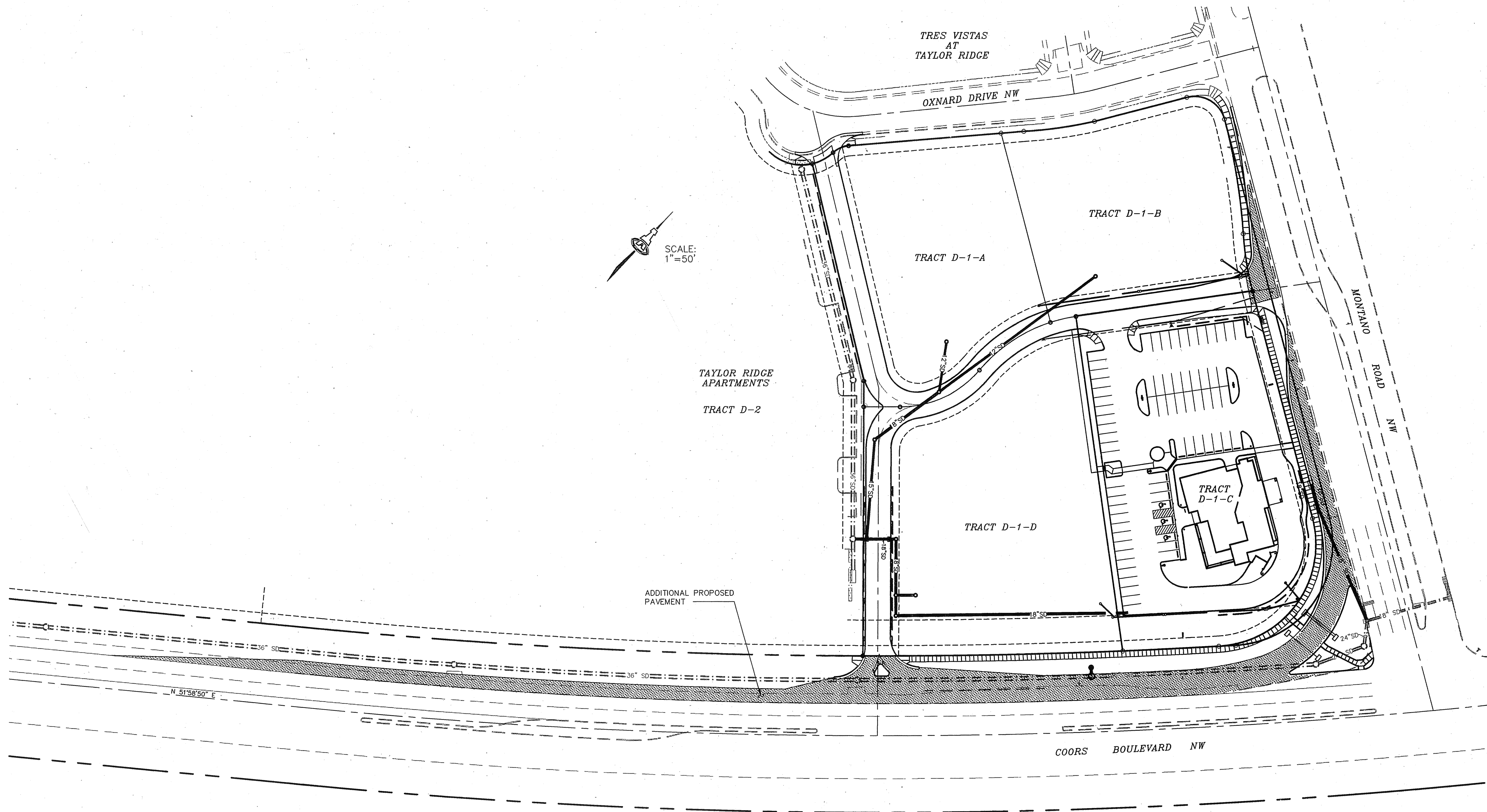


SCALE:
1"=40'



LEGEND

—	EXISTING CONTOUR
◆ 43.4	PROPOSED SPOT ELEV.
TC 61.4 FL 60.7	TOP OF CURB ELEV. FLOWLINE ELEV.
→	PROPOSED FLOW ARROW
—	RETAINING WALL
— 35 —	PROPOSED CONTOUR
— 18"SD —	PROPOSED STORM DRAIN PVC PIPE (SDR 35)



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128 Monroe Street N.E.
Albuquerque, New Mexico

925PMSTR.DWGems 05/08/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TAYLOR RIDGE TRACT D-1
MASTER PAVING PLAN**

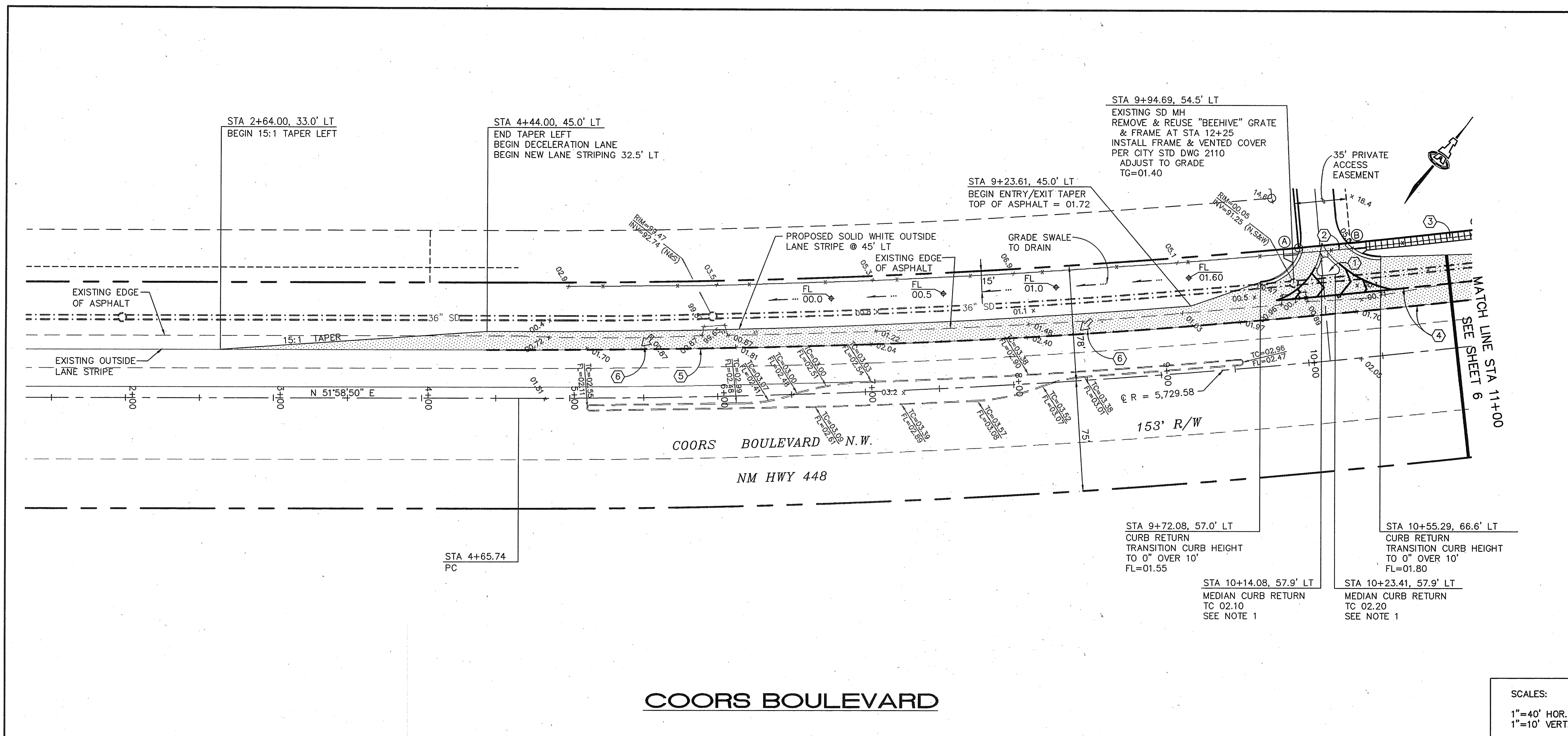
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DRAWN BY	EMS	DATE	01/17/97
CHECKED BY	SMW	DATE	01/17/97

NO.	DATE	REMARKS	BY

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL

City Project No. **4918.94** Zone Map No. **E-12** Sheet **4** Of **13**

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
1	ALS	1/97	ACS MONUMENT "NM-448-N7A" SET IN THE MEDIAN OF COORS ROAD NW ON THE NORTH SIDE OF MONTANO RD NW. ELEVATION: 5006.41	CONTRACTOR'S SURVEYOR	DATE 9/7/96

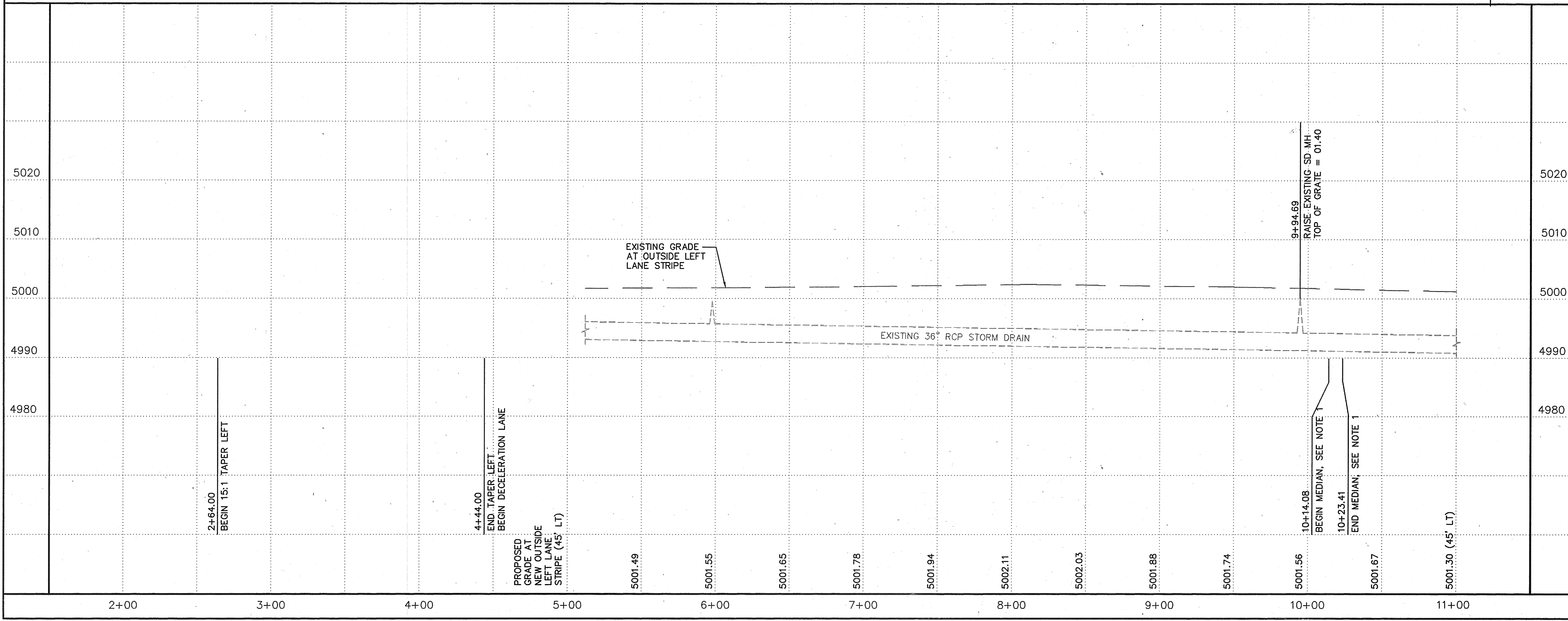


- KEYED CONSTRUCTION NOTES**
- SEE MEDIAN DETAIL ON SHEET 8.
 - REMOVE 475 LF RIGHT-OF-WAY FENCE FROM STA 9+95, LT TO THE NORTH. THIS SHALL BE CONSIDERED INCIDENTAL TO SIDEWALK CONSTRUCTION.
 - BUILD 6' SW PER STD DWG NO 2430.
 - WHITE LANE STRIPING SHALL BE PLACED FROM STA 10+00 TO STA 13+50 WITH 10' X 4" STRIPES AND 30' GAPS.
 - LANE DROP STRIPING SHALL BE PLACED FROM STA 4+44 TO STA 10+00 WITH 3' X 4" WHITE STRIPES AND 7' GAPS.
 - INSTALL PAVEMENT MARKING ARROW AS SHOWN 45' TO THE LANE AT STA 5+50 AND STA 8+50.

FACE OF CURB TABLE

CURVE	RADIUS	LENGTH	DELTA
A	30.00'	45.17'	86°16'36"
B	30.00'	47.27'	90°16'38"

SCALES:
1"=40' HOR.
1"=10' VERT.



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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
925PV1.DWGems VIEW: 1 04/28/97

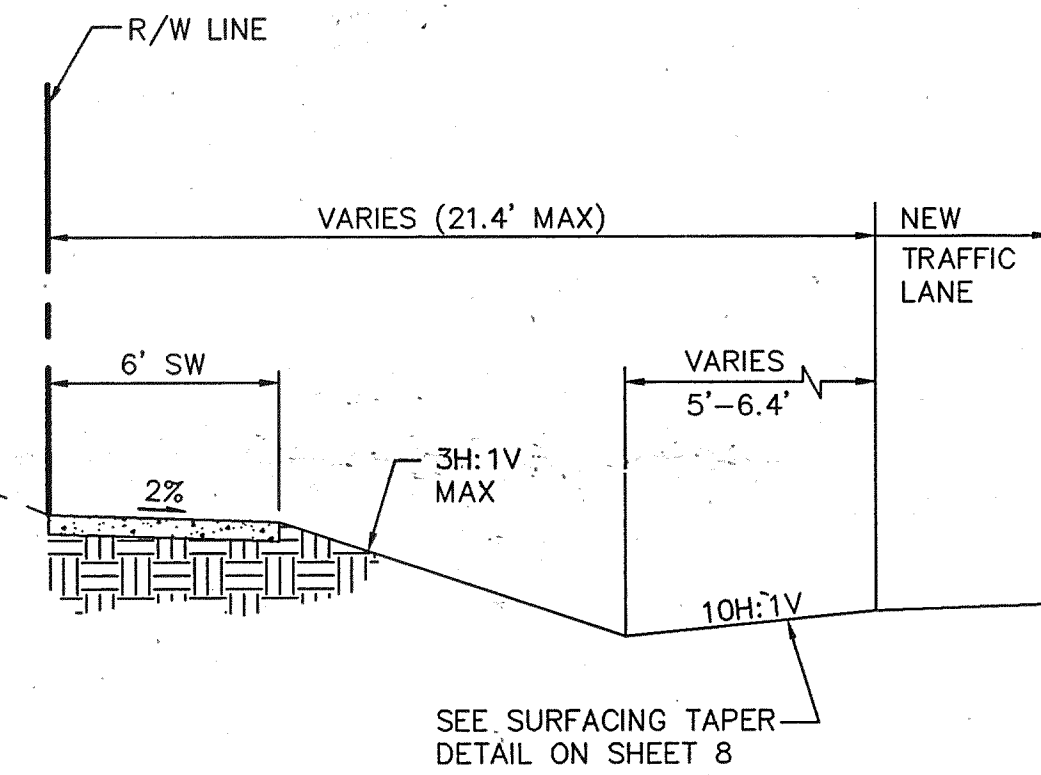
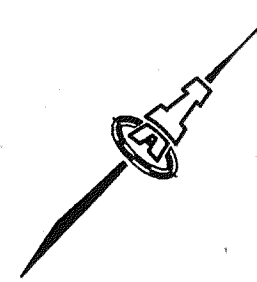
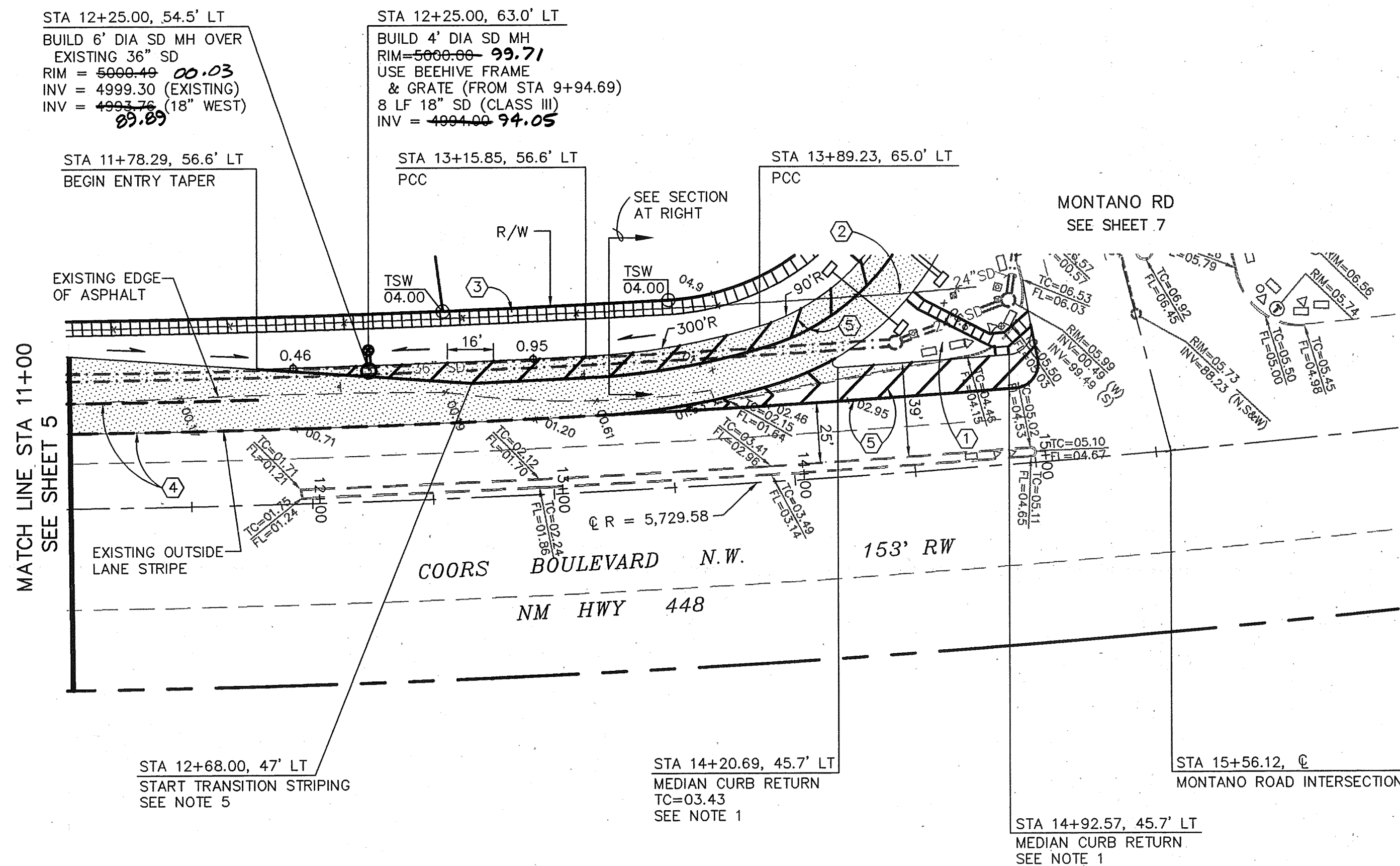
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
**TAYLOR RIDGE TRACT D-1
COORS BOULEVARD NW
PAVING PLAN & PROFILE**

Design Review Committee	City Engineer Approval
APPROVED	APPROVED
DATE 01/17/97	DATE 01/17/97
BY [Signature]	BY [Signature]

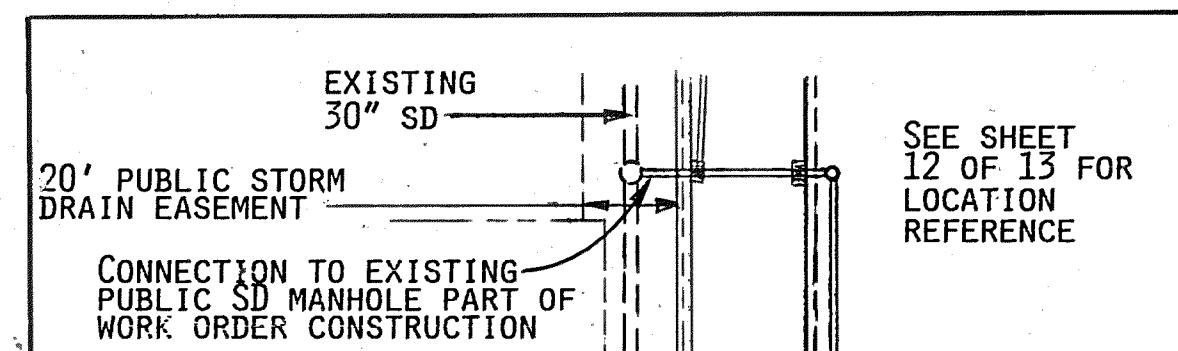
City Project No. **4918.94** Zone Map No. **E-12** Sheet **5** Of **13**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL			
CONTRACTOR	SUNSHINE MECH	ACS MONUMENT	NM-448-N7A" SET IN THE MEDIAN OF COORS ROAD NW ON THE NORTH SIDE OF MONTANO RD NW. ELEVATION: 5006.41	FIELD NOTES	1/97		REVISIONS		
STAMPED BY	ALS, INC.	DATE	01/17/97	1	ALS				
FIELD CHECKED BY	ALS, INC.	DATE	01/17/97						
REVISIONS BY	ALS, INC.	DATE	01/17/97						
CORRECTED BY	ALS, INC.	DATE	01/17/97			DESIGNED BY	SWM	DATE	01/17/97
						DRAWN BY	SWM	DATE	01/17/97
						CHECKED BY	SWM	DATE	01/17/97

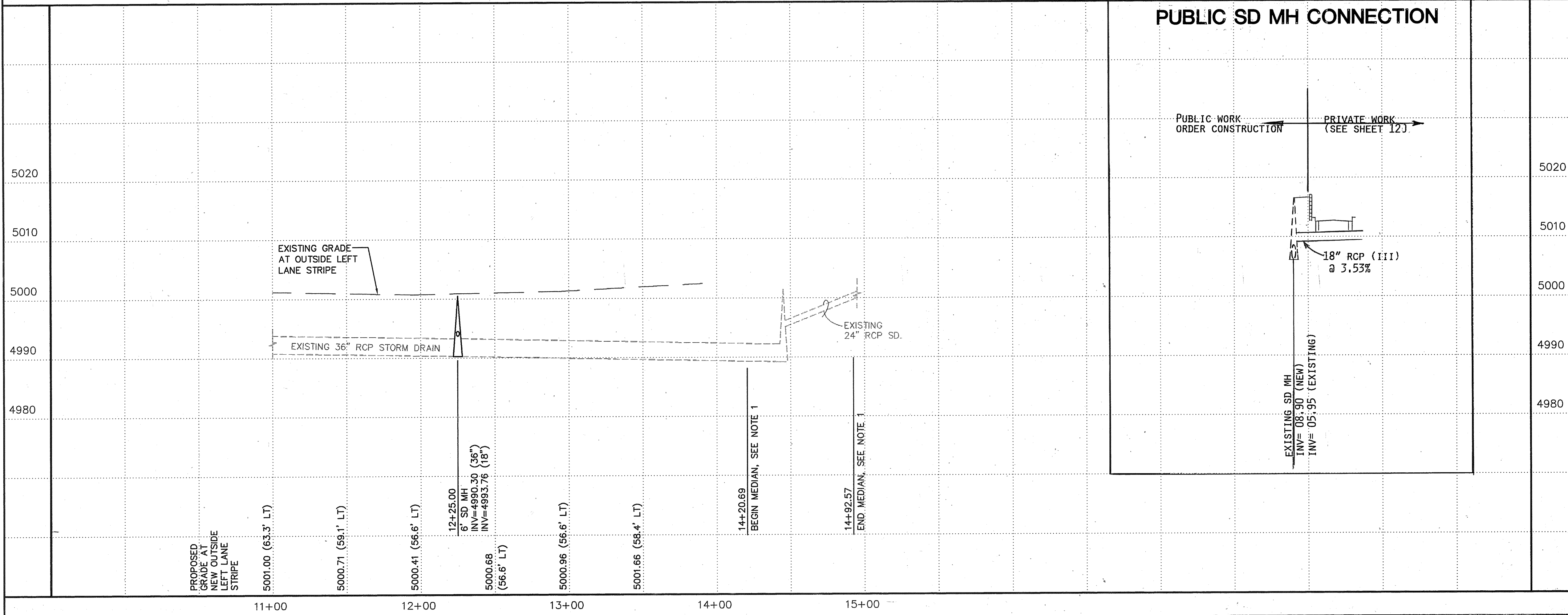


SIDEWALK/SWALE SECTION
SCALE: 1" = 5'

COORS BOULEVARD



SCALES:
1"=40' HOR.
1"=10' VERT.



- KEYED CONSTRUCTION NOTES**
1. SEE MEDIAN DETAIL ON SHEET 8.
 2. REMOVE LEFT RIGHT-OF-WAY FENCE FROM STA 9+95, LT TO THE NORTH.
 3. BUILD 6' SW AT PROPERTY LINE PER STD DWG NO 2430.
 4. WHITE LANE STRIPING SHALL BE PLACED FROM STA 10+00 TO 13+50 WITH 10' X 4" STRIPES AND 30' GAPS.
 5. SOLID WHITE TRAFFIC STRIPING 12" WIDE.

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR: SANDANCE MECH				ACCS MONUMENT "NM-448-N7A" SET IN THE MEDIAN OF COORS ROAD NW ON THE NORTH SIDE OF MONTANO RD NW. ELEVATION: 5006.41				FIELD NOTES: 1/97							
WORKED BY: ALS, INC DATE: 9/7/97 INSPECTED BY: ALS, INC DATE: 4/98 ACCEPTANCE BY: ALS, INC DATE: 4/98 VERIFICATION BY: ALS, INC DATE: 4/98															
MICRO-FILM INFORMATION								REVISIONS				DESIGN			
RECORDED BY: ALS, INC DATE: 4/98								NO. DATE				BY			
								DESIGNED BY: SNM DATE: 01/17/97				DRAWN BY: EMS DATE: 01/17/97			
								CHECKED BY: SNM DATE: 01/17/97							

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128 Monroe Street N.E.
Albuquerque, New Mexico 87102
925PV1.DWGems VIEW: 2 04/29/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TAYLOR RIDGE TRACT D-1 COORS BOULEVARD NW PAVING PLAN & PROFILE**

Design Review Committee

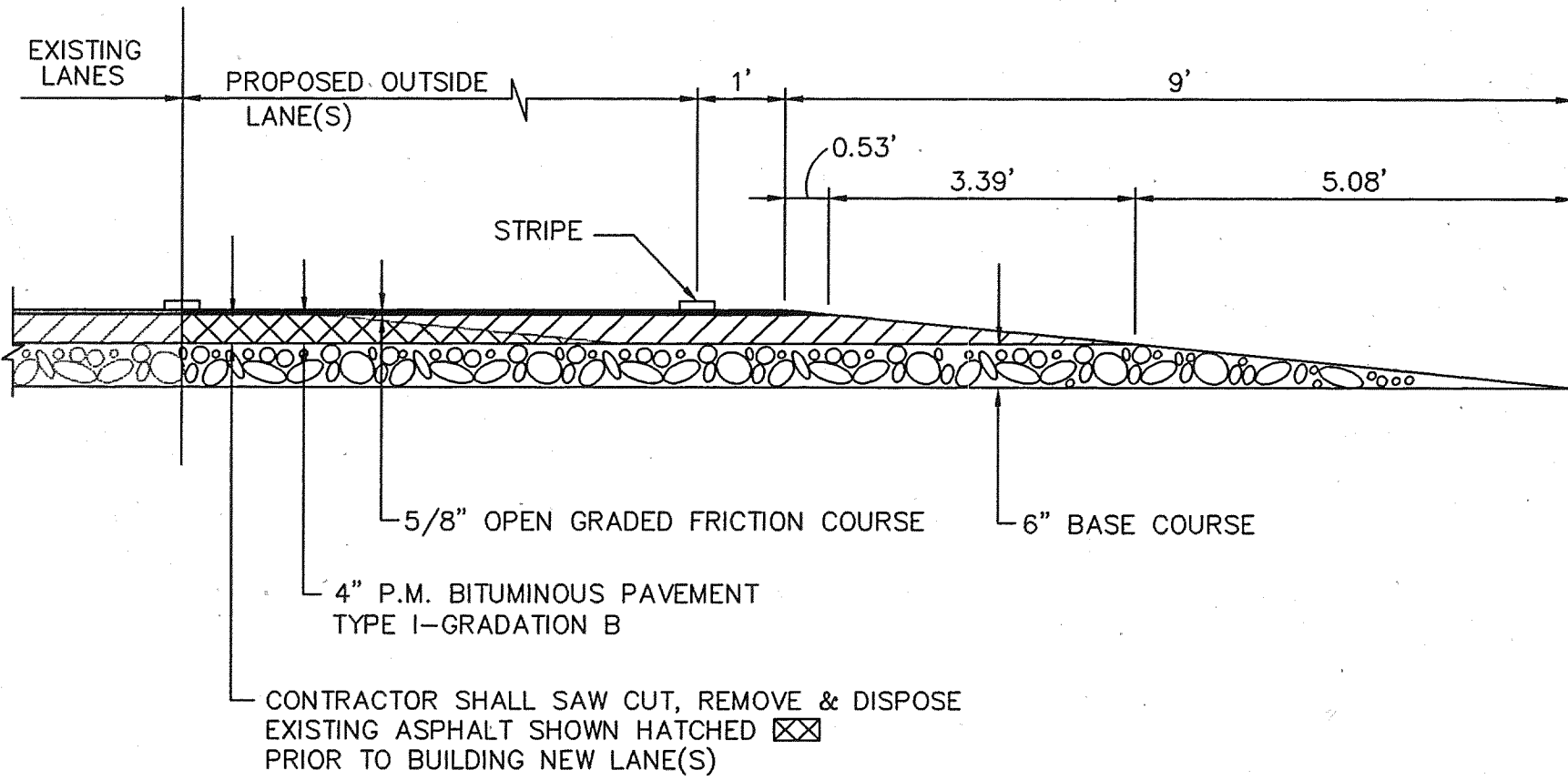
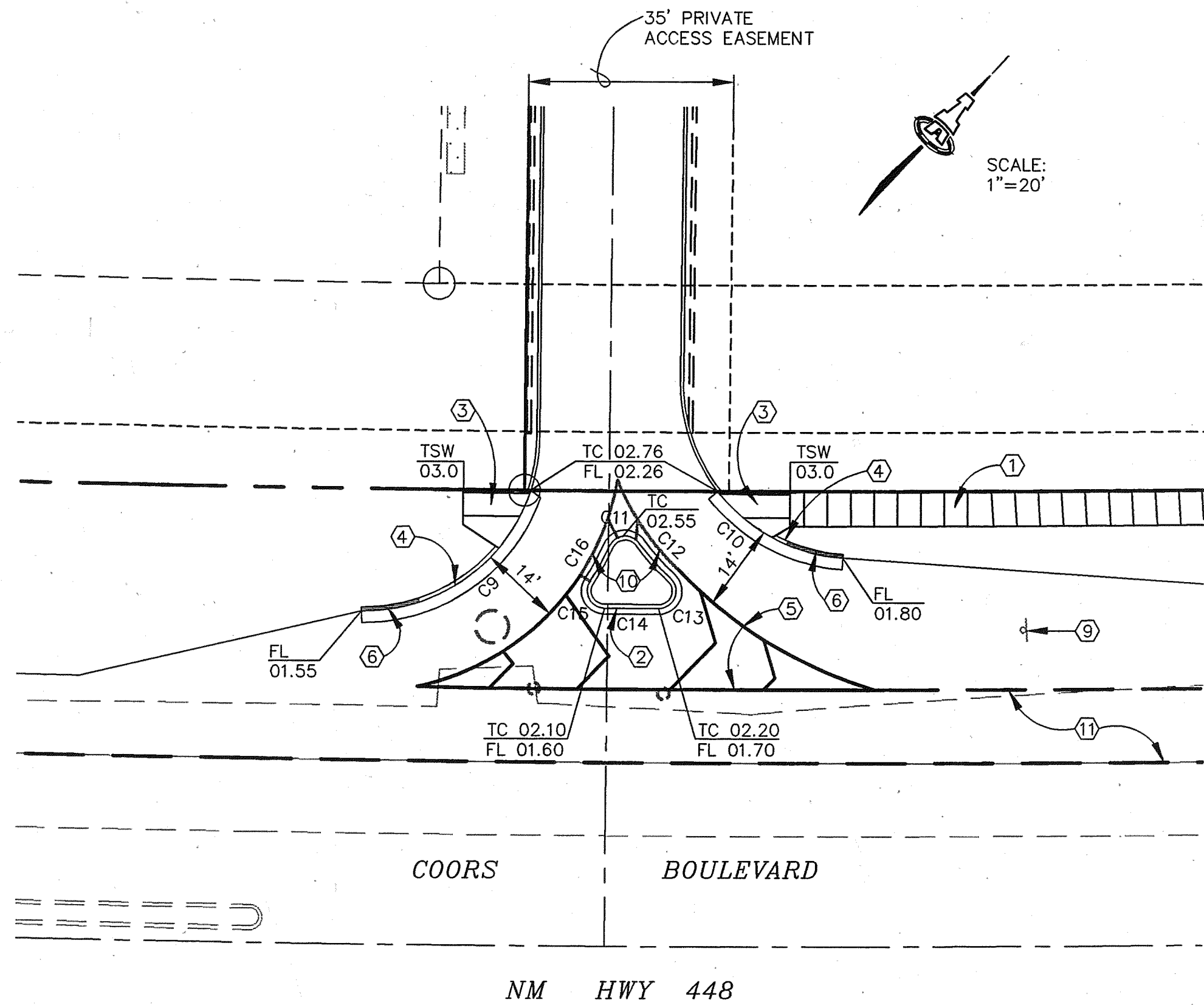
City Engineer Approval

Last Design Update
 Mo./Day/Yr.

City Project No. **4918.94**

Zone Map No. **E-12**

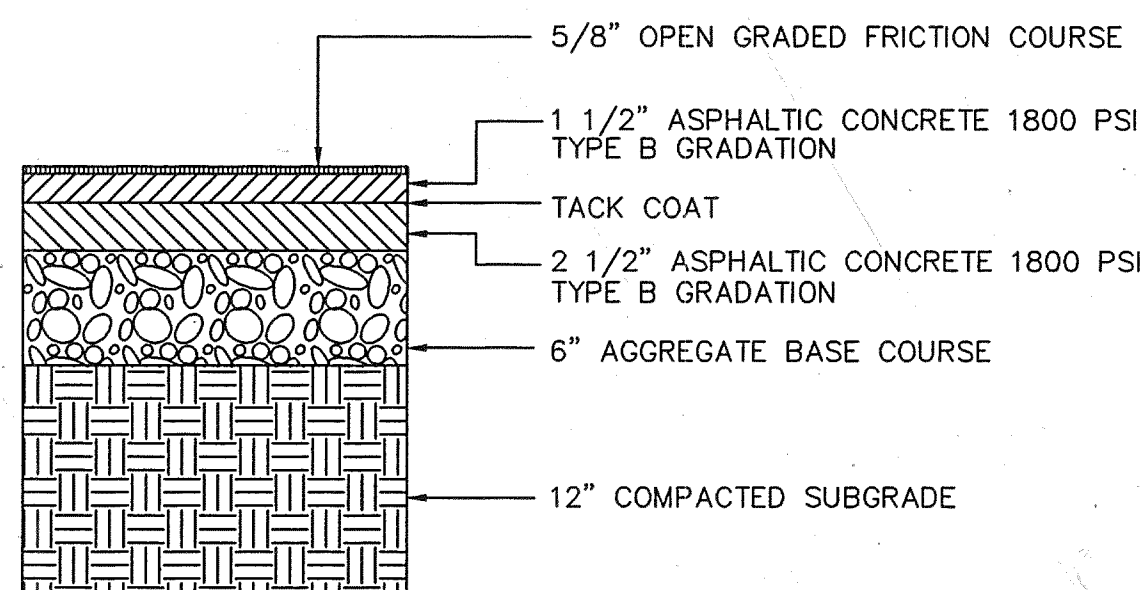
Sheet **6** Of **13**



SURFACING TAPER DETAIL

1"=2'

COORS BOULEVARD



NOTE: SECTION FROM NMST&TD PROJECT SP(M)-4054(201).

ARTERIAL PAVEMENT SECTION

1"=1'

COORS BOULEVARD

KEYED NOTES

- 6' SW PER STD DWG NO 2430.
- MEDIAN CURB & GUTTER PER STD DWG NO 2415
- WHEEL CHAIR RAMPS PER STD DWG NO 2426.
- STANDARD CURB & GUTTER PER STD DWG NO 2415.
- SOLID WHITE TRAFFIC STRIPING (12" WIDE) WITH 45° DIAGONAL STRIPES/CHEVRONS AT 16' O.C. PER MUTCD.
- TRANSITION CURB HEIGHT TO 0" OVER 10'.
- INSTALL 35 LF 2" CONDUIT WITH TWO PULL BOES.
- INSTALL 35 LF 3" CONDUIT.
- REMOVE AND REPLACE TRAFFIC SIGN.
- SOLID YELLOW TRAFFIC STRIPING 12" WIDE.
- WHITE LANE STRIPING WITH 10"x4" STRIPES AND 30' GAPS.

CURVE AND LINE DATA TABLES

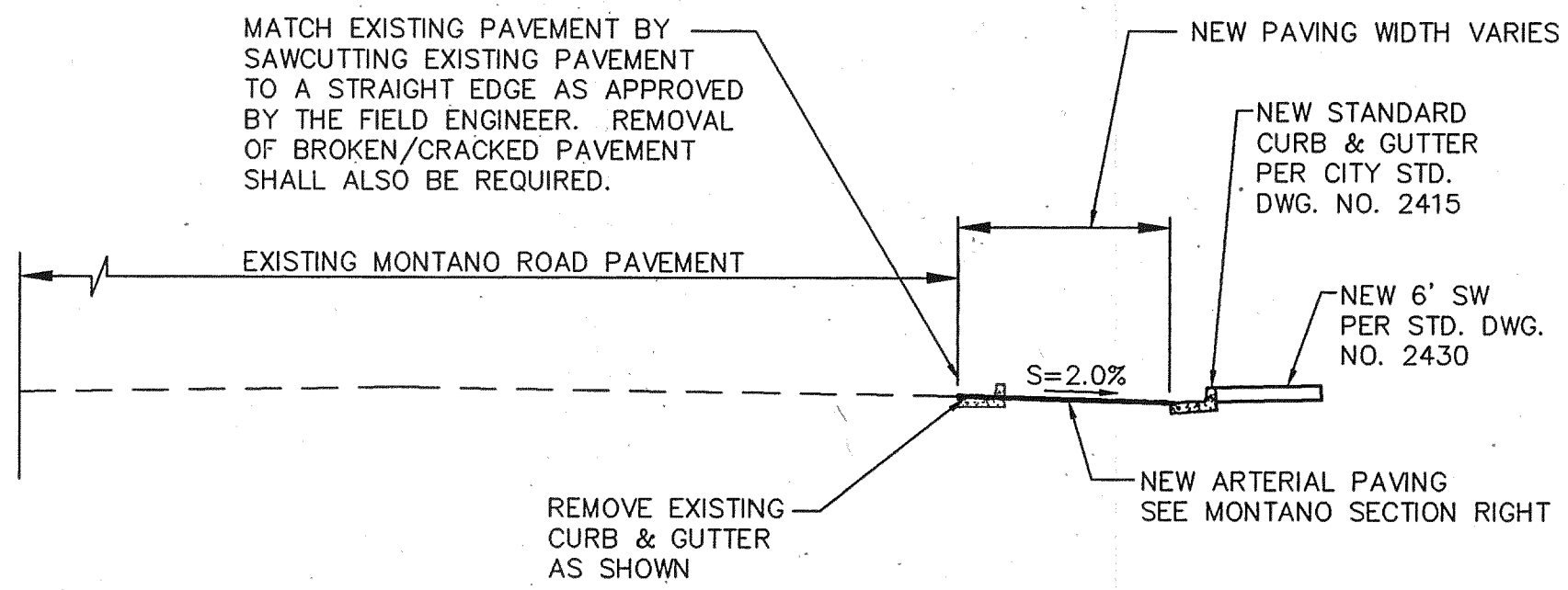
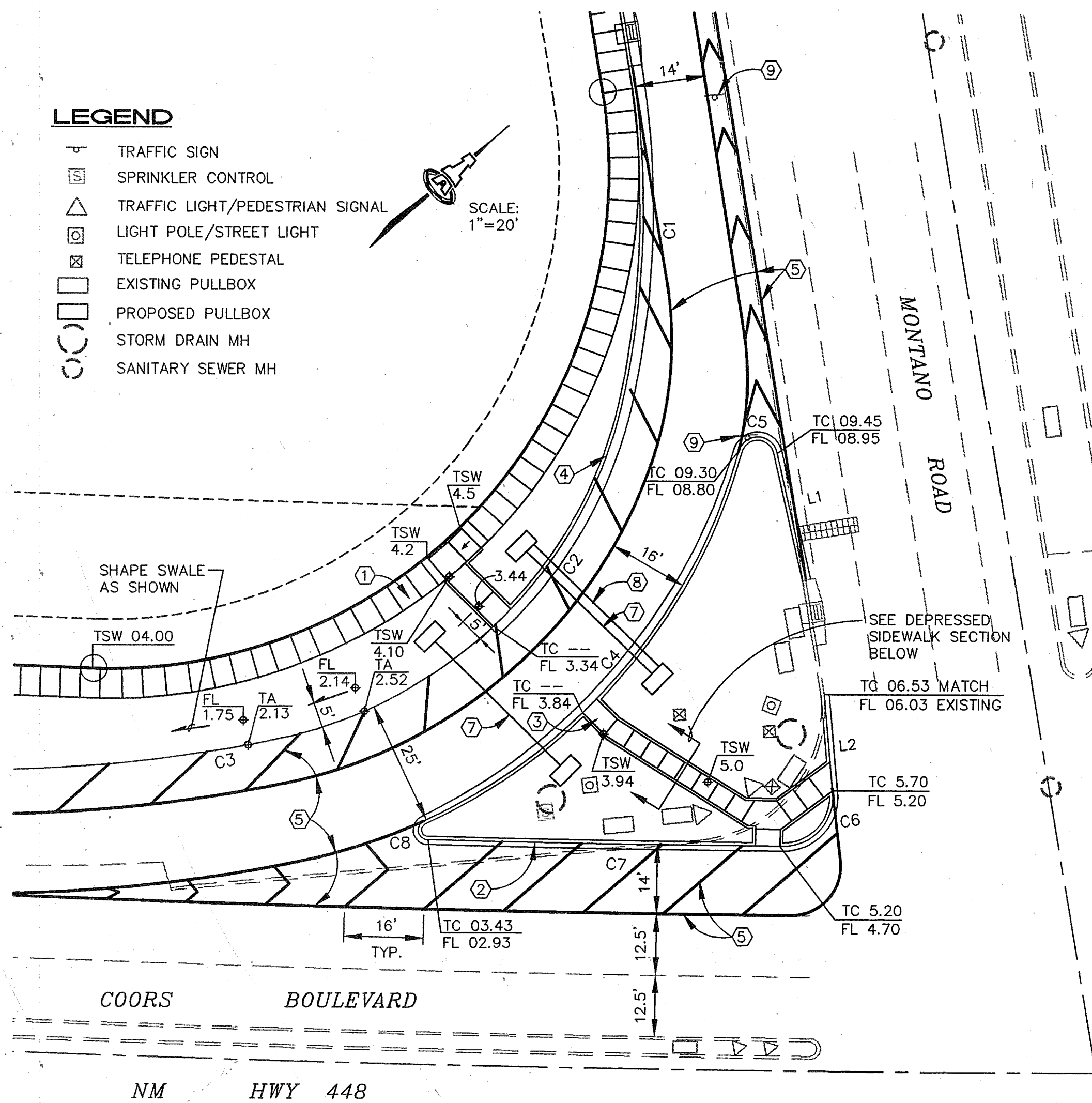
ALL DATA IS FACE OF CURB

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	180.00'	21°02'22"	66.10'	33.43'
C2	90.00'	66°43'18"	104.81'	59.26'
C3	300.00'	13°59'34"	73.27'	36.82'
C4	115.00'	50°16'35"	100.91'	53.96'
C5	4.00'	155°33'16"	10.86'	18.47'
C6	10.00'	99°56'11"	17.44'	11.90'
C7	4992.00'	00°49'06"	71.31'	35.66'
C8	2.00'	153°58'01"	5.37'	8.65'
C9	30.00'	90°16'38"	47.27'	30.15'
C10	30.00'	86°26'45"	45.26'	28.19'
C11	3.00'	119°17'50"	6.25'	5.12'
C12	46.00'	10°08'32"	8.14'	4.08'
C13	3.00'	136°57'53"	7.17'	7.61'
C14	5349.33'	00°05'56"	9.24'	4.62'
C15	3.00'	122°19'49"	6.41'	5.45'
C16	46.00'	08°32'56"	6.86'	3.44'

LINE	DIRECTION	DISTANCE
L1	S 61°38'38" E	26.21'
L2	N 53°47'12" W	18.98'

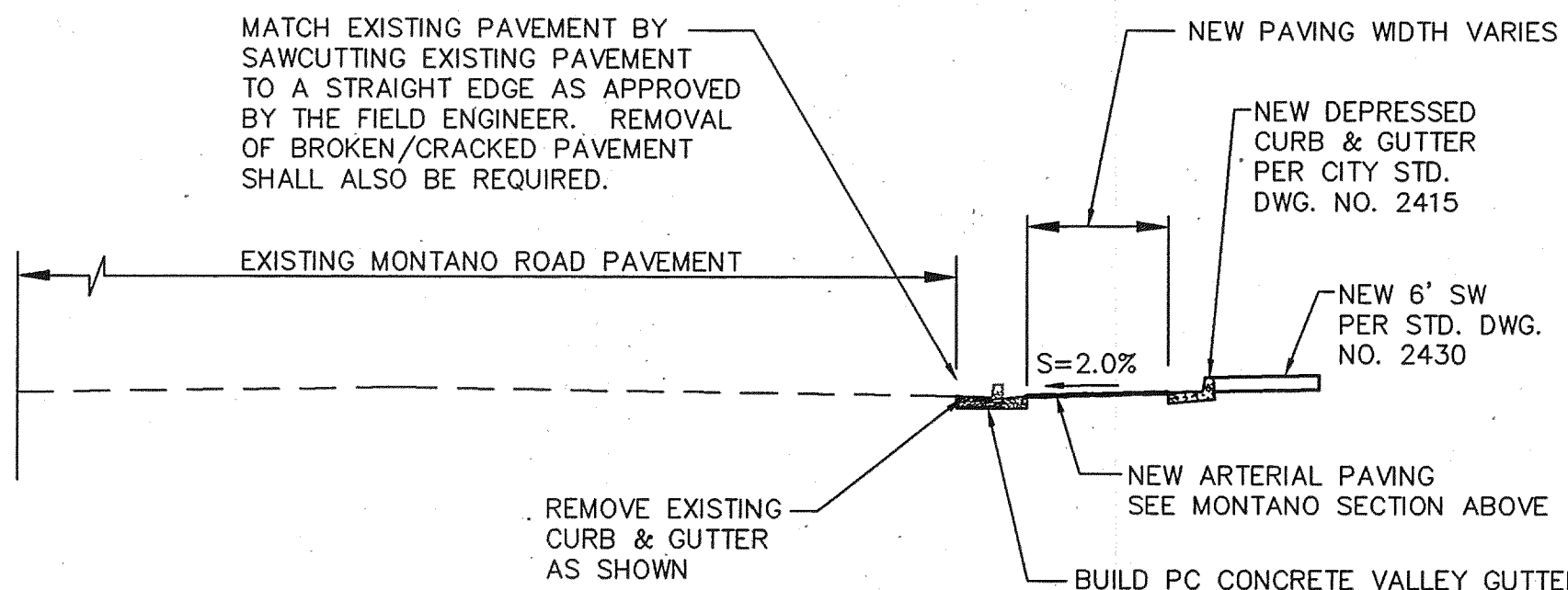
LEGEND

- TRAFFIC SIGN
- SPRINKLER CONTROL
- TRAFFIC LIGHT/PEDESTRIAN SIGNAL
- LIGHT POLE/STREET LIGHT
- TELEPHONE PEDESTAL
- EXISTING PULLBOX
- PROPOSED PULLBOX
- STORM DRAIN MH
- SANITARY SEWER MH



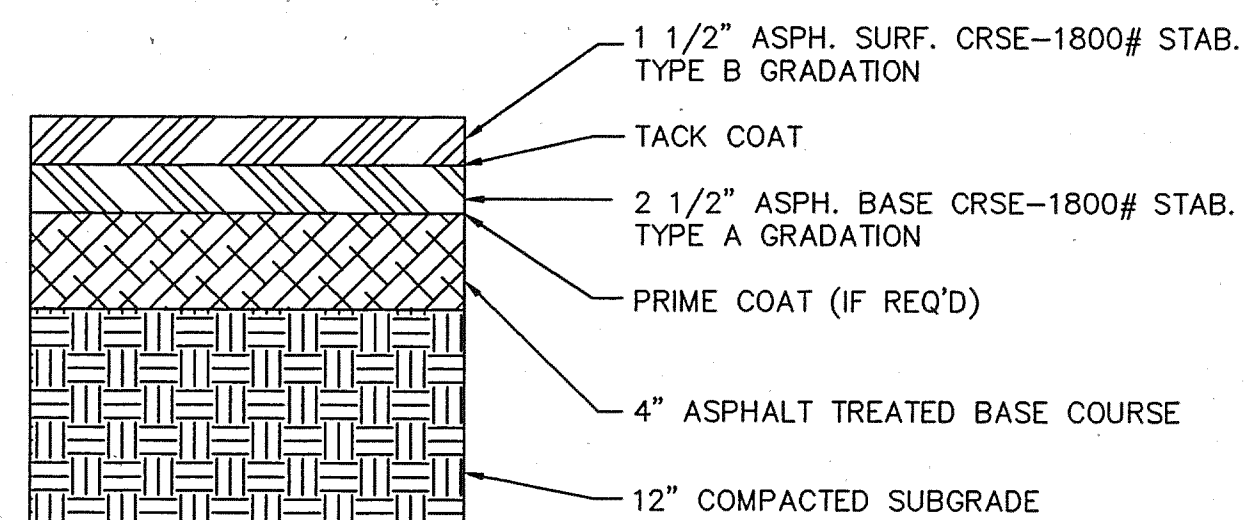
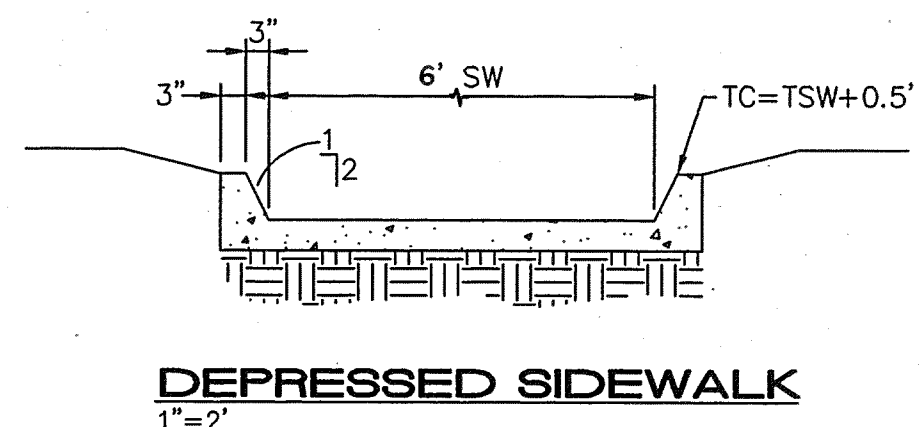
RIGHT TURN LANE - E.B. MONTANO STREET SECTION

1"=10'



PRIVATE ENTRANCE STREET SECTION

1"=10'



NOTE: SECTION FROM SAD NO 197, CITY PROJECT NO 1635.

ARTERIAL PAVEMENT SECTION

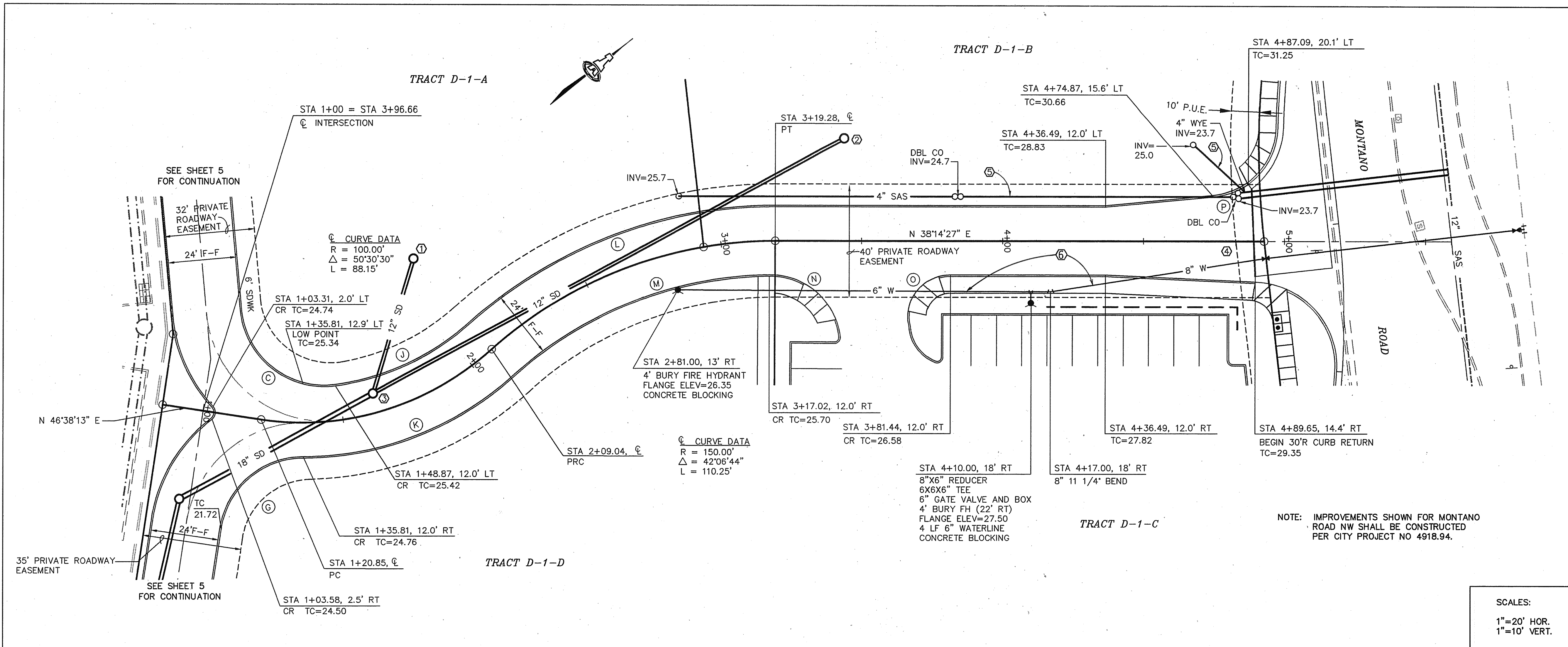
MONTANO ROAD

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
925DT1.DWGems 04/29/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TAYLOR RIDGE TRACT D-1 PAVING DETAILS**

Design Review Committee	City Engineer Approval	Ms./Dsg/Tr.	Ms./Dsg/Tr.
City Project No. 4918.94	Zone Map No. E-12	Sheet 8	Of 13

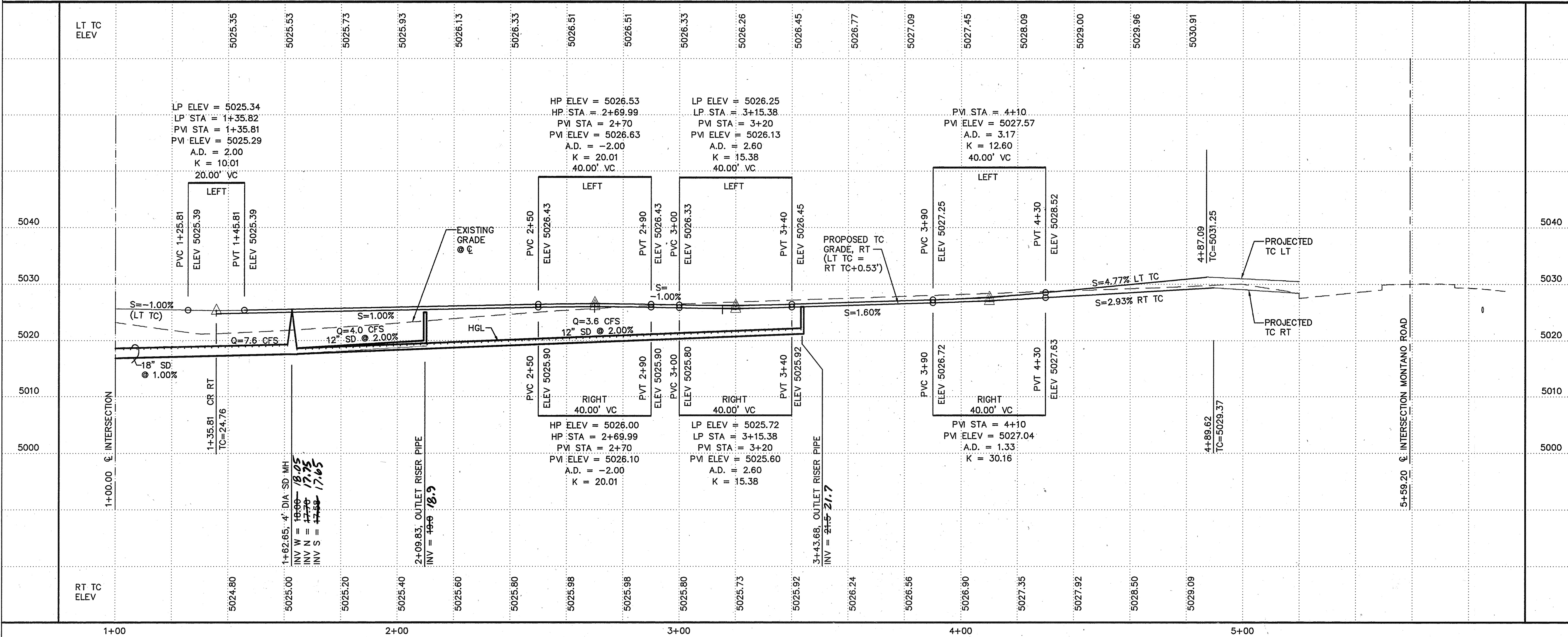


KEYED CONSTRUCTION NOTES

- BUILD INTERIM DETENTION POND OUTLET RISER PIPE AT STA 2+09.83, 42.7' LT TOP OF STANDPIPE = ~~25.0~~ **21.7** INVERT = ~~18.0~~ **18.9**
- BUILD INTERIM DETENTION POND OUTLET RISER PIPE AT STA 3+43.68, 36.1' LT TOP OF STANDPIPE = ~~26.0~~ **24.7** INVERT = ~~21.5~~ **21.7**
- BUILD 4' DIA SD MH AT STA 1+62.65, 6.8' LT RIM = ~~25.16~~ **25.22** INV W = ~~18.00~~ **18.05** INV N = ~~17.70~~ **17.75** INV S = ~~17.68~~ **17.65**
- REMOVE AND DISPOSE OF EXISTING SIGN. WORK CONSIDERED INCIDENTAL TO ROAD CONSTRUCTION.
- INSTALL SANITARY SEWER SERVICE LINES AS SHOWN WITH CLEANOUTS (CO) PER THE CURRENT UNIFORM PLUMBING CODE.
- INSTALL WATERLINE WITH 3' MINIMUM COVER.

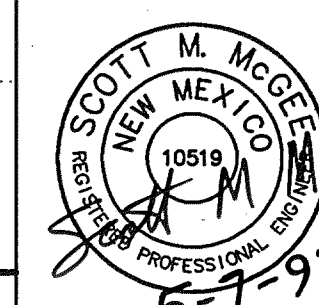
FACE OF CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C	30.00'	48.39'	92°24'45"
G	30.00'	42.65'	81°26'50"
J	88.00'	52.94'	34°28'13"
K	112.00'	82.01'	41°57'20"
L	162.00'	119.07'	42°08'44"
M	138.00'	99.35'	41°14'51"
N	25.00'	36.94'	84°39'16"
O	15.00'	25.87'	98°49'03"
P	25.00'	13.19'	30°14'17"



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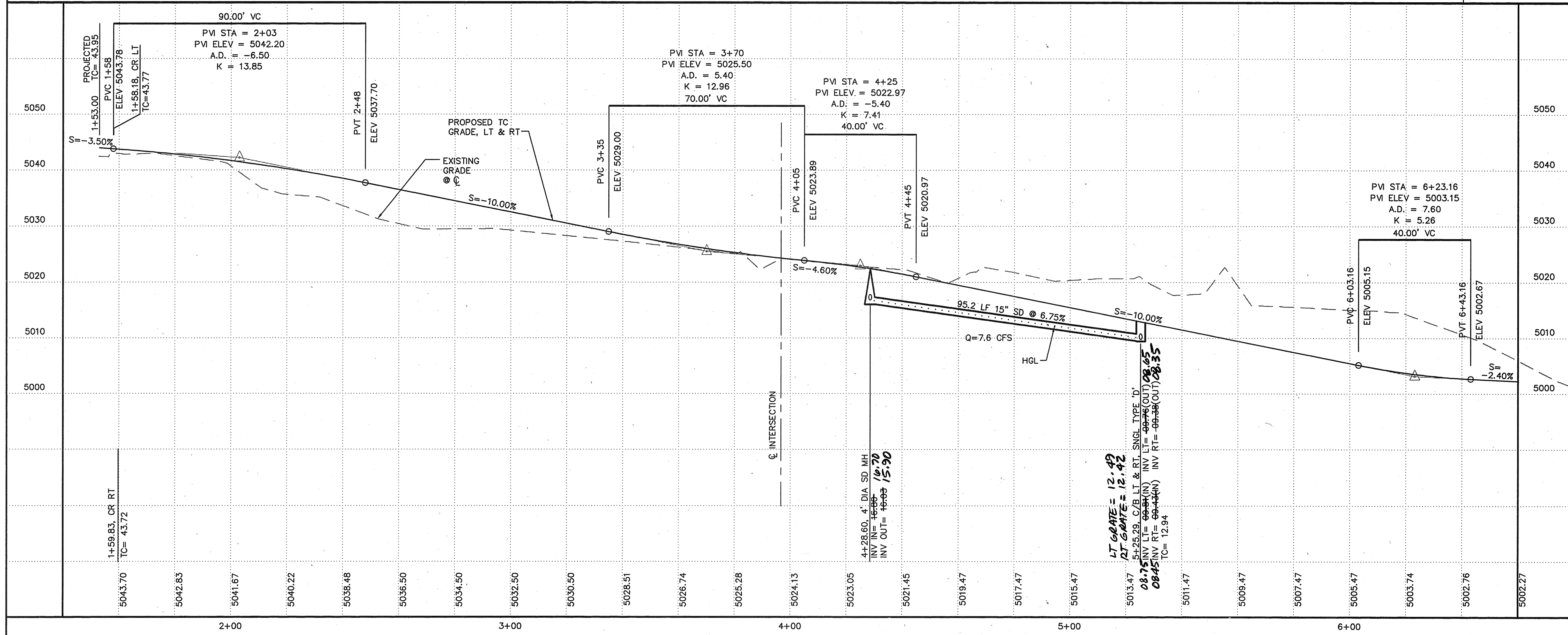
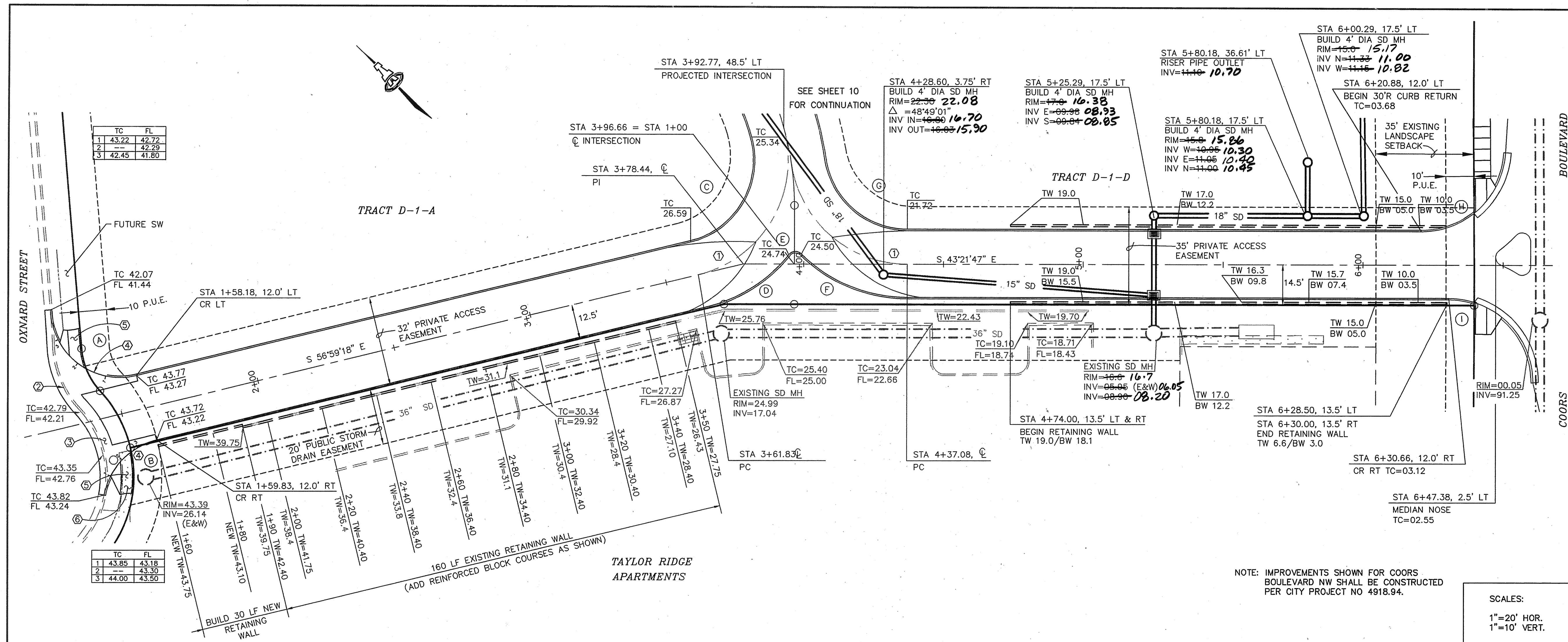
TAYLOR RIDGE, TRACT D-1
PLAN & PROFILE
NORTH/SOUTH INTERIOR ROAD
(NON WORK-ORDER)



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SHEET 10 OF 13



KEYED CONSTRUCTION NOTES

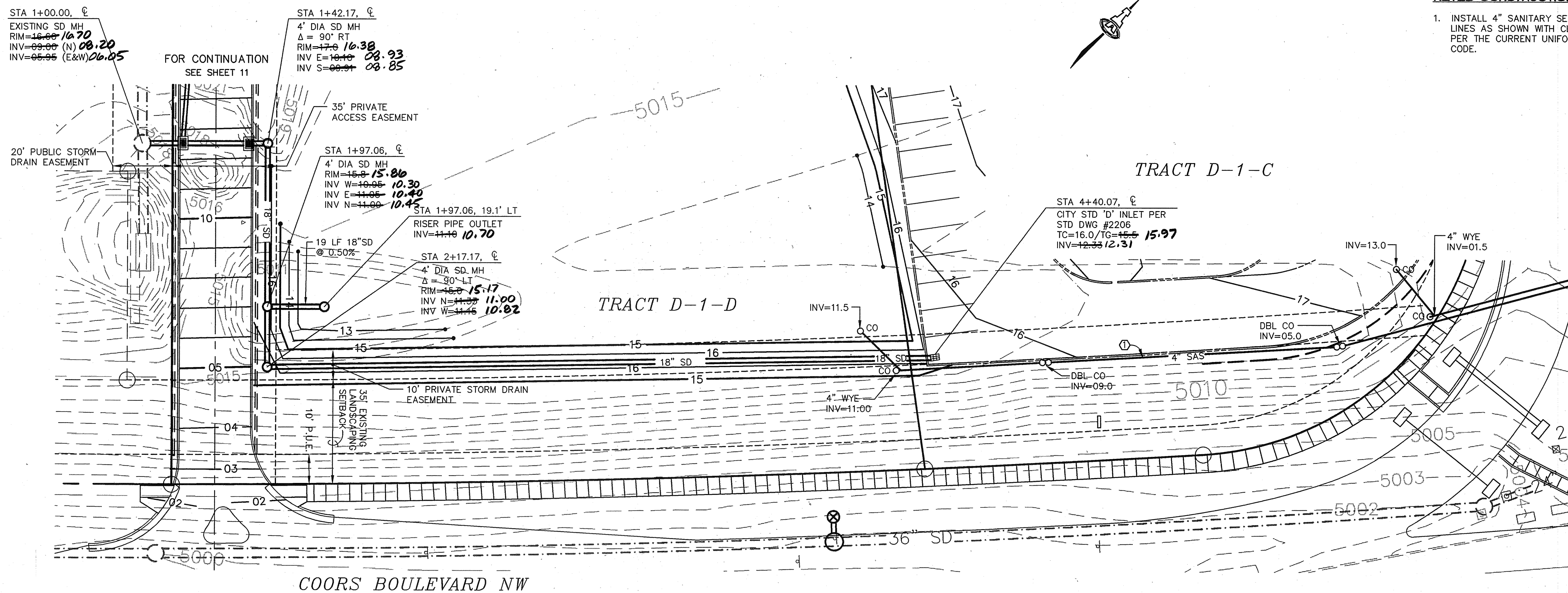
1. INSTALL 4" SANITARY SEWER SERVICE LINES AS SHOWN WITH CLEANOUTS (CO) PER THE CURRENT UNIFORM PLUMBING CODE.

NOTE: CONNECTION TO EXISTING STORM DRAIN MH SHALL BE MADE WATER TIGHT BY FILLING ANNULAR SPACE WITH NON-SHRINK GROUT.

PUBLIC R.O.W. CONSTRUCTION NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1986."
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
4. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (RESIDENTIAL).
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

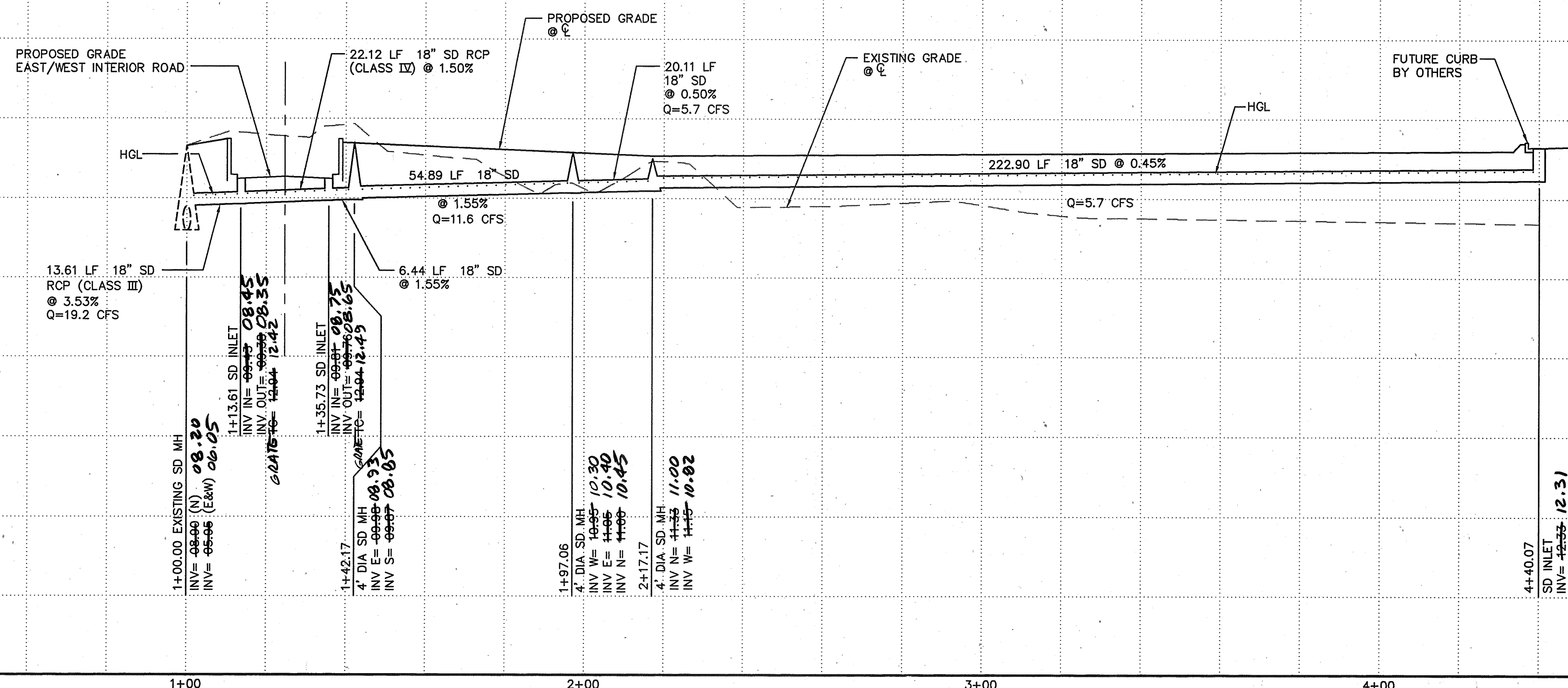
APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO.	E-12



PRIVATE STORM DRAIN & SAS SERVICES

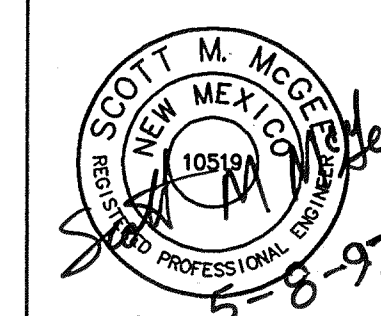
NOTE: IMPROVEMENTS SHOWN FOR COORS BOULEVARD NW SHALL BE CONSTRUCTED PER CITY PROJECT NO 4918.94.

SCALES:
1"=20' HOR.
1"=10' VERT.



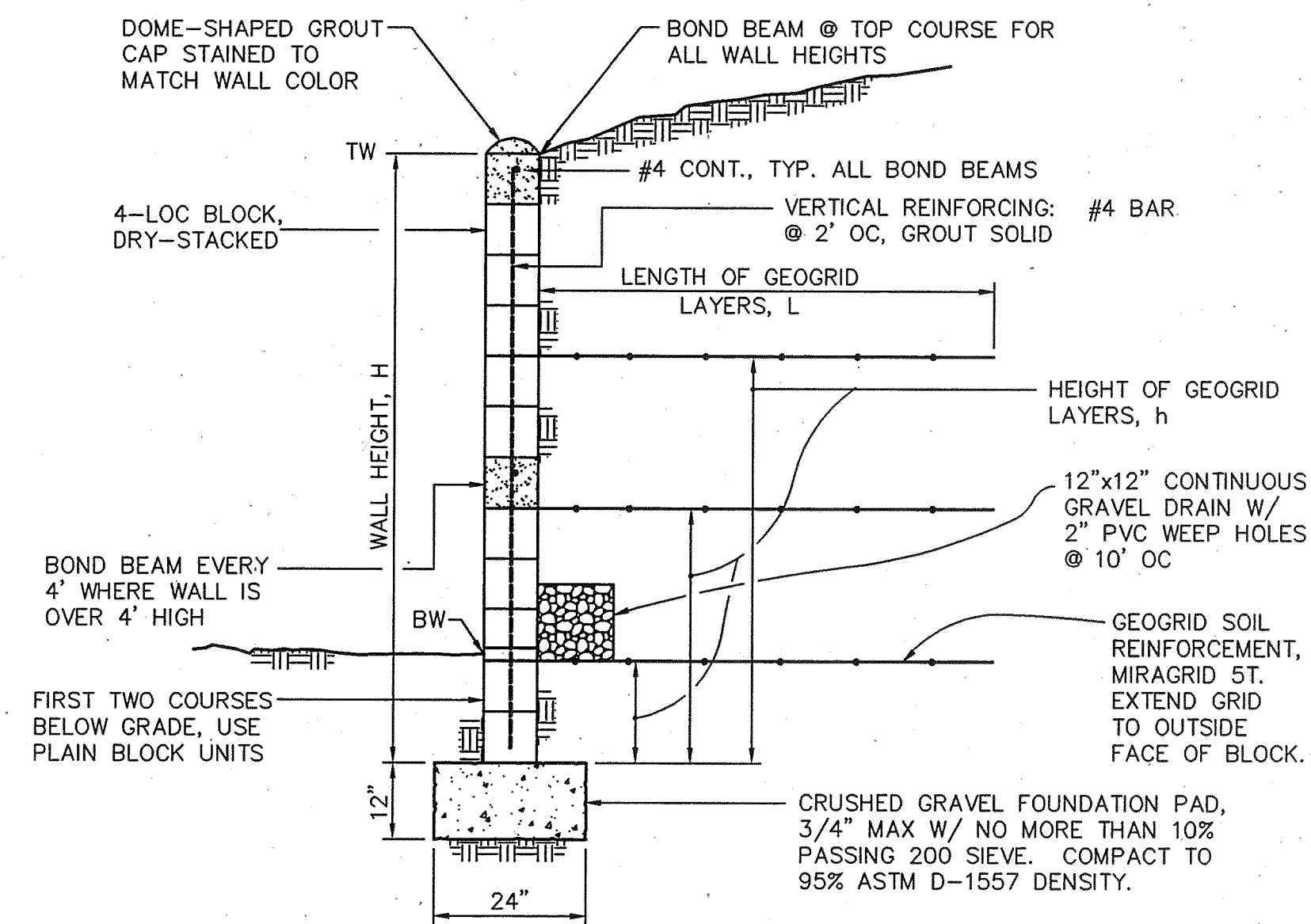
AS-BUILT - ALS, INC 4/98

TAYLOR RIDGE, TRACT D-1 PAVING PLAN & PROFILE PRIVATE STORM DRAIN & SAS SERVICES



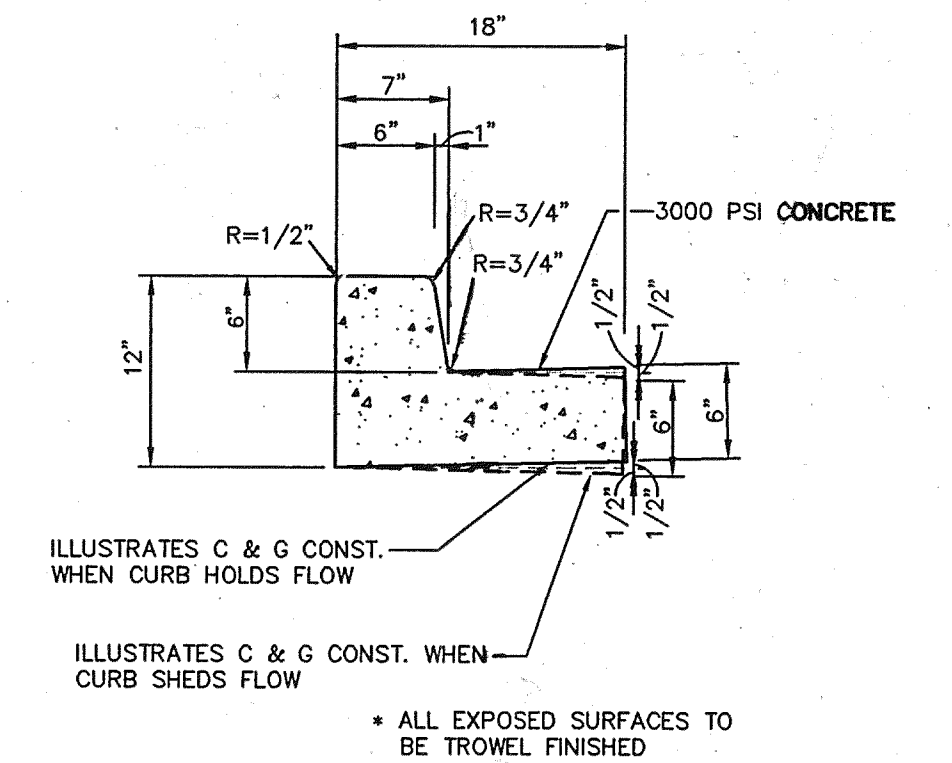
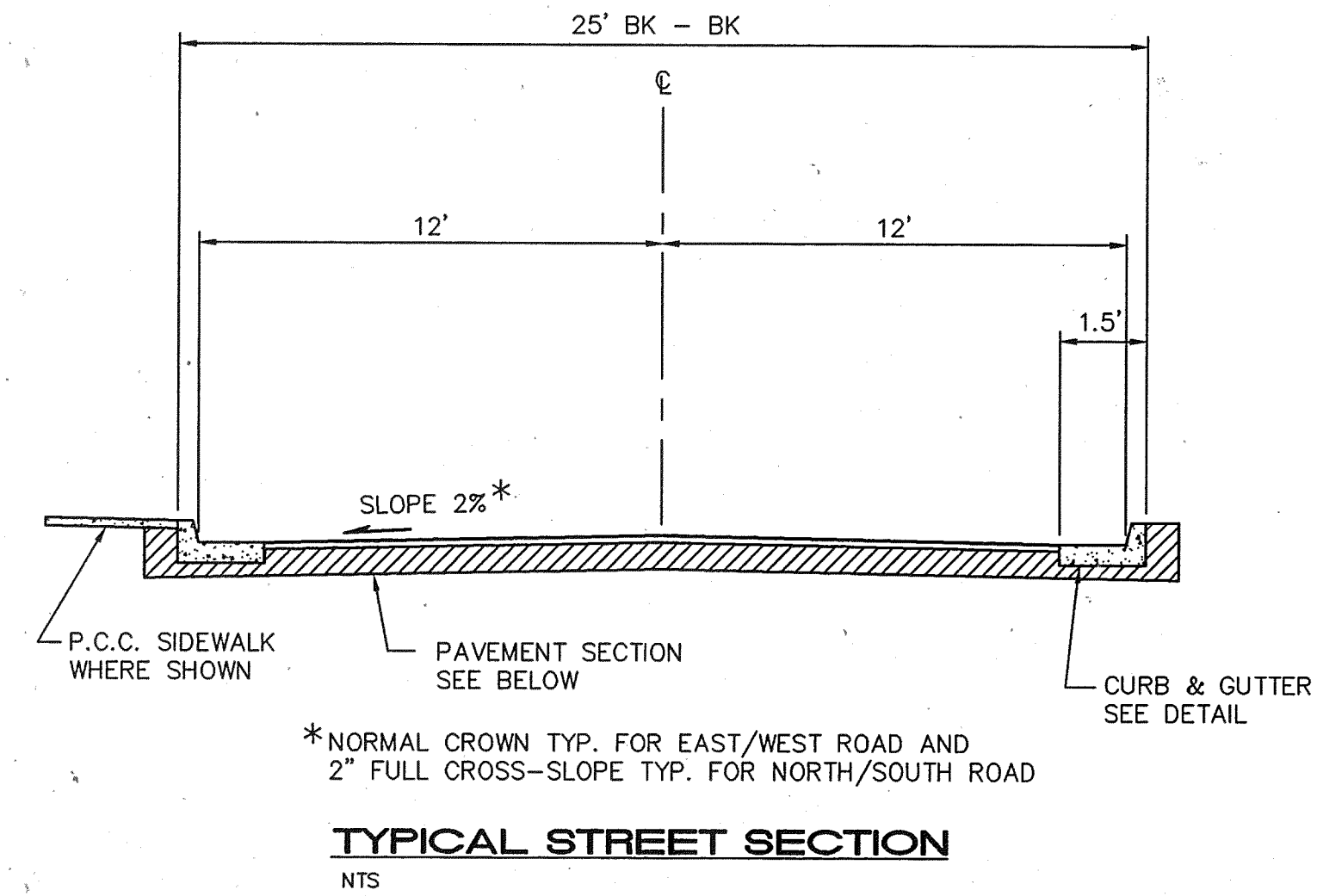
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Albuquerque New Mexico

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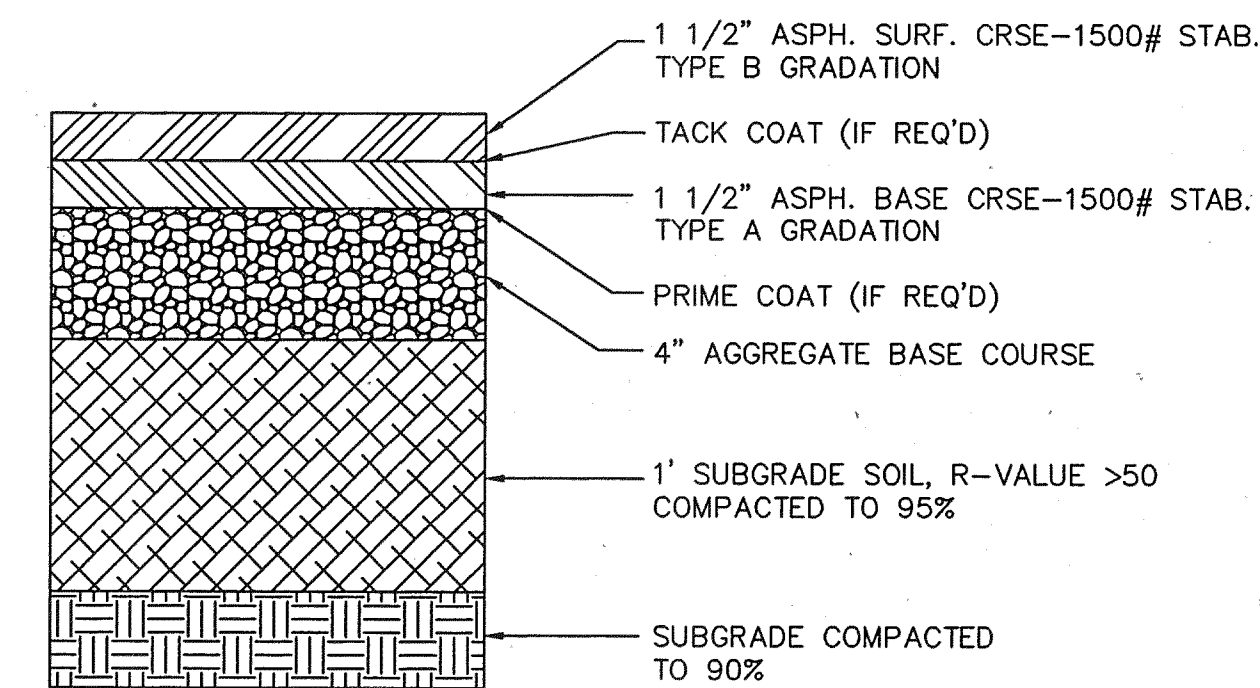


SOIL ANCHORED RETAINING WALL
SCALE: 1/2"=1'-0"

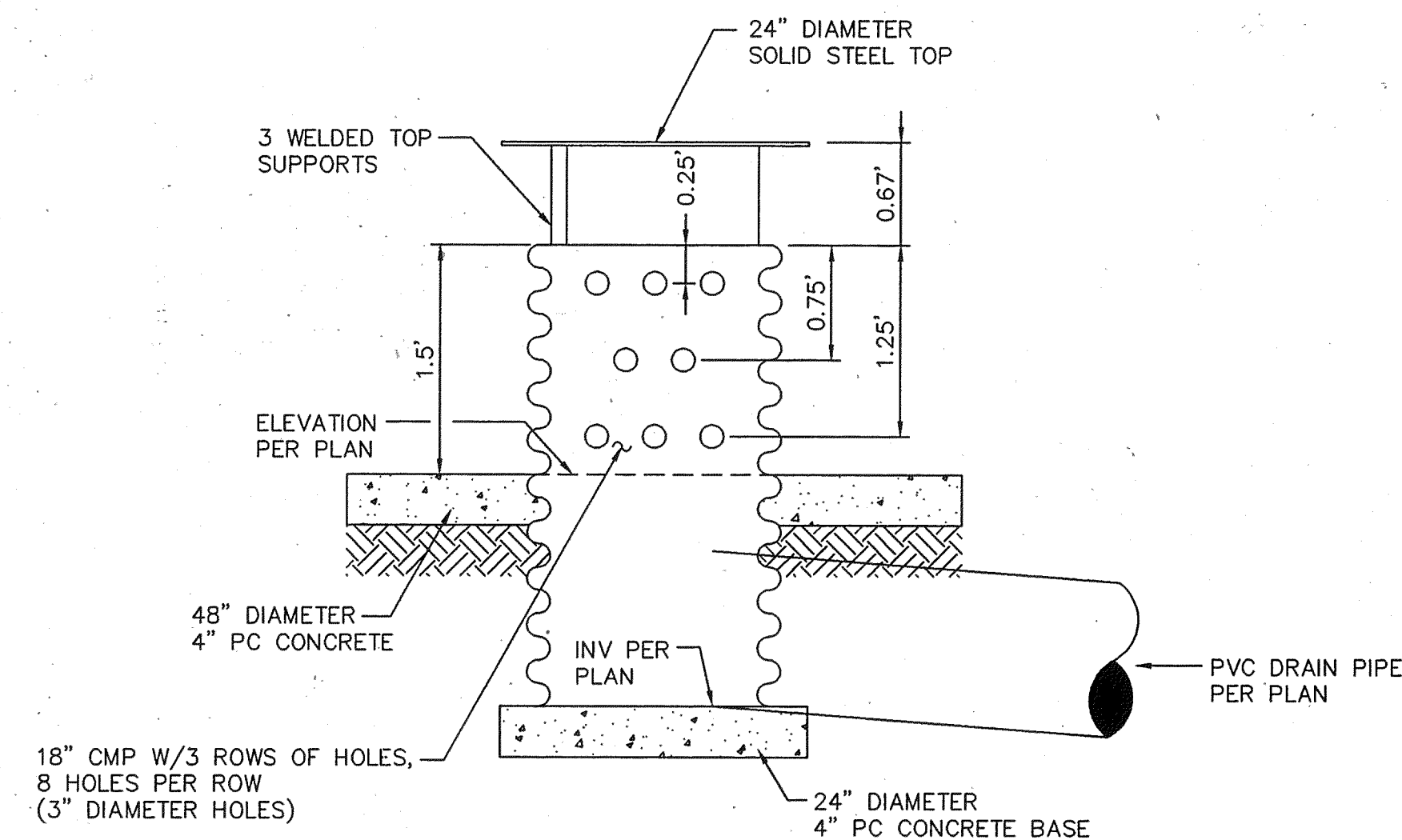
GEOGRID REINFORCEMENT TABLE									
EXPOSED HEIGHT (FT)	TOTAL HEIGHT H (FT)	NO. OF GRID LAYERS	GRID LENGTH L (FT)	GEOGRID LAYER HEIGHTS h (FT) ABOVE BASE ELEV					
2.7	4.0	1	3.0	1.3	2.7				
4.0	5.3	2	4.0	1.3	3.3				
5.3	6.7	2	4.5	1.3	3.3				
6.0	7.3	3	4.5	1.3	2.7	4.0			
7.3	8.7	4	5.5	0.7	2.0	4.0	6.0		
8.7	10.0	5	6.5	0.7	2.0	3.3	5.3	7.3	
10.0	11.3	6	7.5	0.7	1.3	2.7	4.0	6.0	8.7



CURB & GUTTER
1"=1'



PAVING SECTION
NTS



SEDIMENT POND RISER DETAIL
SCALE: 1"=1'

OUTLET CAPACITY BASED ON:
 $Q = (0.60)(3.14)(0.125)^2 (8) [(2g)(0.25)^2 + (2g)(0.75)^2 + (2g)(1.25)^2]$
 ORIFICE EQUATION: $Q = CA(2gH)^{1/2}$
 $Q = 4.7 \text{ CFS}$

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TAYLOR RIDGE, TRACT D-1
PRIVATE ONSITE DETAILS



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SHEET 13 OF 13