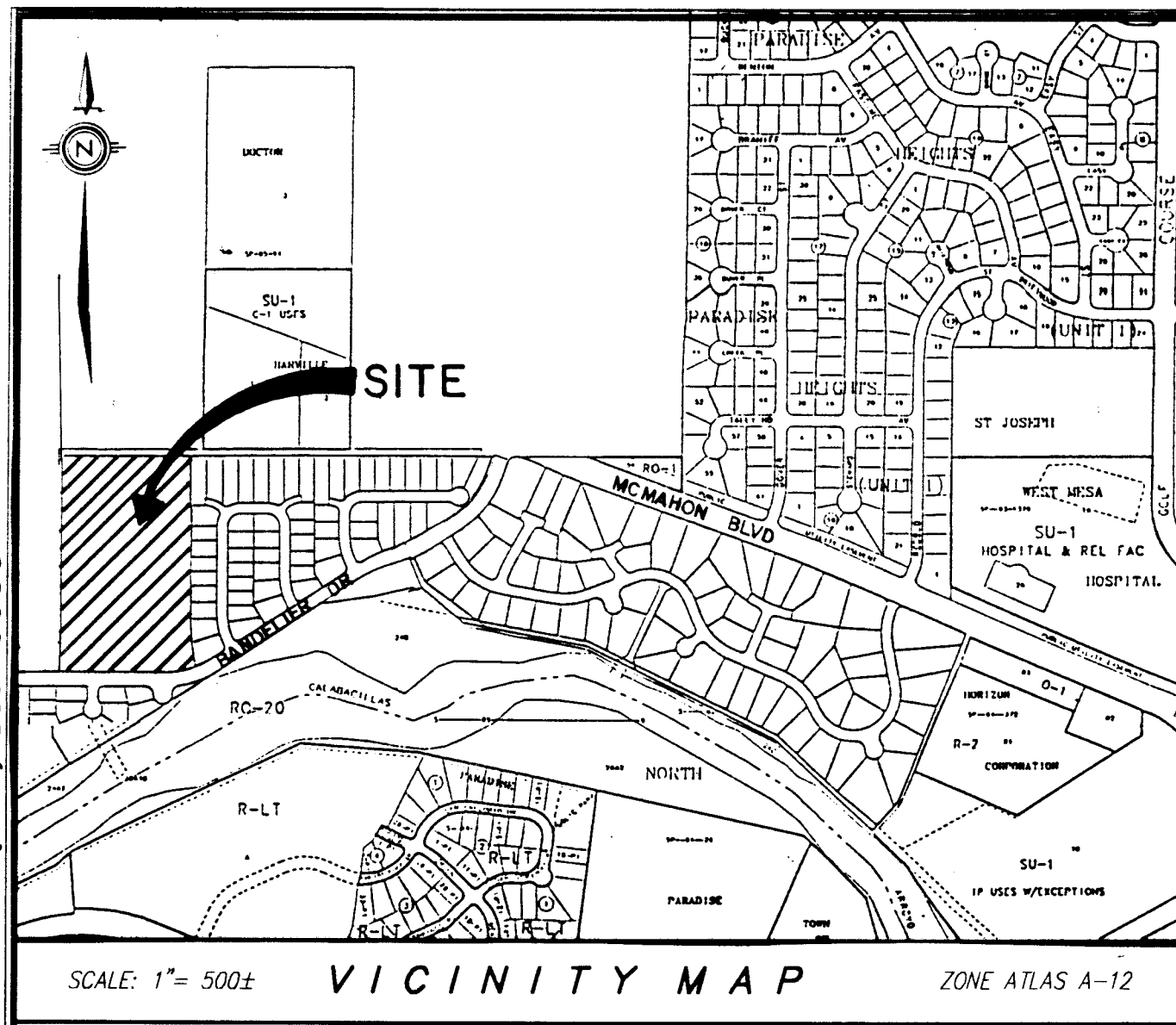




SUBDIVISION DATA:

CASE NO. DRB-97-419, V-97-104, SV-97-64
GROSS SUBDIVISION ACREAGE 11.4329AC
ZONE ATLAS INDEX NO. A-12-2
NO. OF EXISTING LOTS 46
NO. OF LOTS CREATED 50
MILES OF FULL-WIDTH STREETS CREATED 0.4 MILES
DATE OF SURVEY November, 1994
S.R. TALOS LOG NO. 97-0904-1359-0448

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s:

TRACT C, TUSCANY UNIT 1

PROPERTY OWNER OF RECORD: CURB WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: DATE:

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF LOTS 39-P1 THRU 55-P1, BLOCK 8, LOTS 1-P1 THRU 20-P1, BLOCK 9, LOTS 1-P1 THRU 9-P1, BLOCK 10, PORTOFINO DRIVE N.W., PALAZZO ROAD N.W., AND TUSCANY DRIVE N.W., TUSCANY SUBDIVISION UNIT 3 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 28, 1997 IN VOLUME 97C, FOLIO 26, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE, AT THE NGS "BLACK 2" (ALUMINUM CAP HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X= 372,920.43 AND Y= 1,530,241.52); THENCE N83°15'30"W, 4,325.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BANDELIER DRIVE NW (60' R/W), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 38-P1, BLOCK 8 OF TUSCANY UNIT 1, AND THE SOUTHEAST CORNER AND TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTHWESTERLY 128.68 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 21°03'52", AND A CHORD THAT BEARS S79°43'03"W, 127.95 FEET) TO A POINT OF TANGENCY (PT); THENCE N89°44'34"W, 444.81 FEET TO AN ANGLE POINT BEING THE SOUTHEAST CORNER OF LOT 72-P1 OF TUSCANY RIDGE SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO ON 8-12-97, 1997 IN VOLUME 97C, FOLIO 273, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°13'07"E, 907.86 FEET TO AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSCANY DRIVE N.W. (52' R/W), SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S89°40'03"E, 543.18 FEET TO THE NORTHWEST CORNER OF LOT 29-P1, BLOCK 8, TUSCANY UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 22, 1996 IN VOLUME 96C, FOLIO 168, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S00°10'57"W, 210.13 FEET TO THE SOUTHWEST CORNER OF LOT 20-P1, BLOCK 8, TUSCANY SUBDIVISION UNIT 2; THENCE S09°02'39"E, 101.53 FEET TO AN ANGLE POINT BEING THE NORTHWEST CORNER OF LOT 30-P1, BLOCK 8, TUSCANY SUBDIVISION UNIT 2; THENCE S00°13'07"W, 477.79 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 36-P1 AND 37-P1, BLOCK 8, TUSCANY SUBDIVISION UNIT 2; THENCE S03°28'45"E, 97.33 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 37-P1 AND 38-P1, BLOCK 8, TUSCANY SUBDIVISION UNIT 2; THENCE S09°02'39"E, 101.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BANDELIER DRIVE NW, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 38-P1, BLOCK 8, TUSCANY SUBDIVISION UNIT 2 AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.4329 ACRES OR (498.018 S.F.) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES 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 (SEE NOTE 8). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

CURB WEST INC.
A NEW MEXICO CORPORATIONBY: Charles A. Haegelin
CHARLES A. HAEGELIN, PRESIDENTSTATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SSTHIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 3, 1997
BY CHARLES A. HAEGELIN, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: Notary Public

MY COMMISSION EXPIRES: 11-29-99

APPROVALS:

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION DATE

PARKS AND GENERAL SERVICES DEPARTMENT DATE

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

CITY ENGINEER, ENGINEERING DIVISION DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

UTILITY DEVELOPMENT DATE

CITY SURVEYOR, ENGINEERING DIVISION 090492 DATE

PROPERTY MANAGEMENT DATE

PNM GAS SERVICES 10-15-97 DATE

U.S. WEST COMMUNICATIONS, INC. 10-15-97 DATE

PNM ELECTRIC SERVICES 10-15-97 DATE

NEW MEXICO UTILITIES, INC. 10-15-97 DATE

SURVEYOR'S CERTIFICATION:

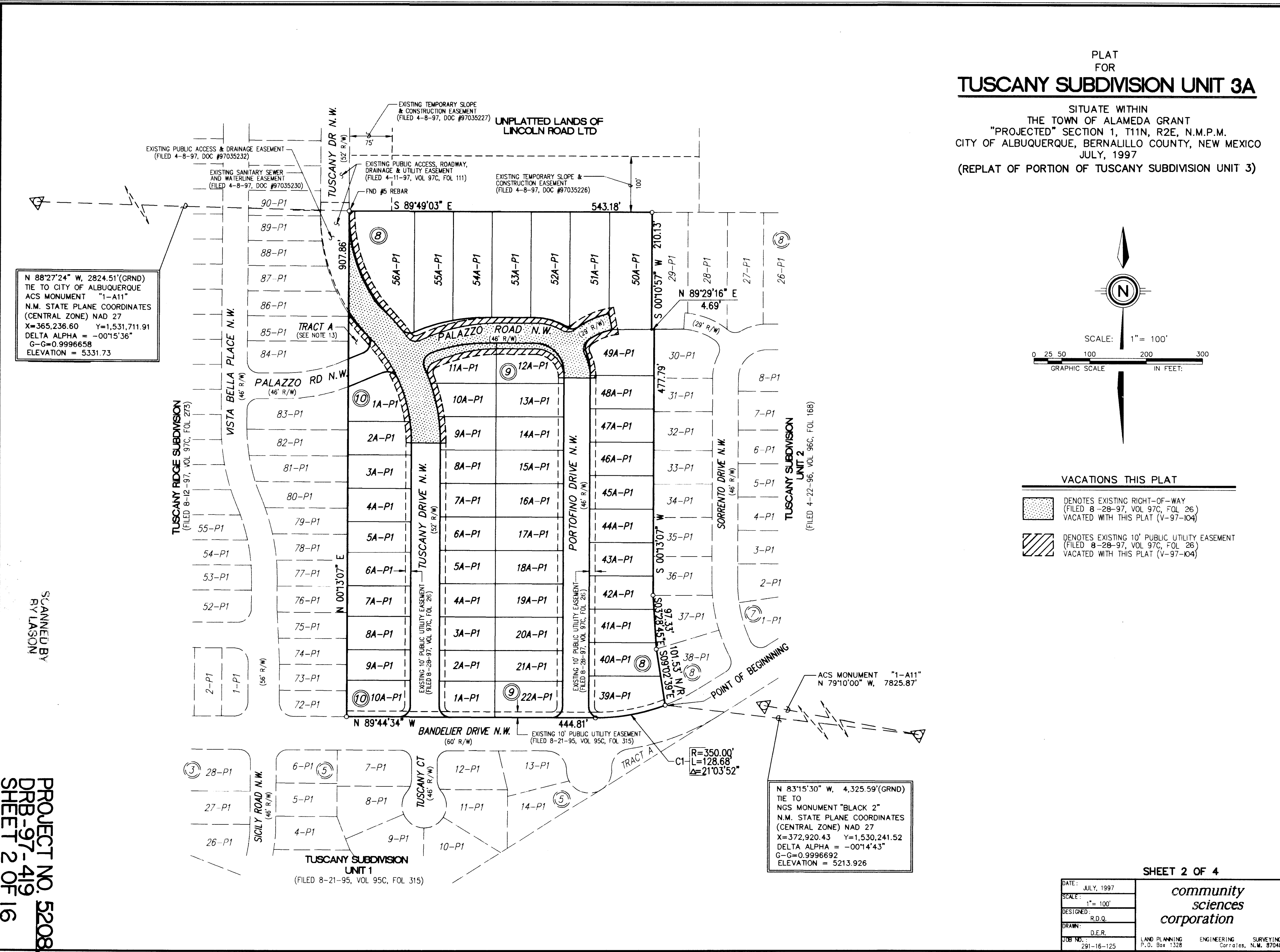
I, KEVIN C. DAGGETT, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KEVIN C. DAGGETT 9/4/97
KEVIN C. DAGGETT, N.M.R.P. # 411000 DATE

approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the proposed plat. PNM does not warrant or assume any responsibility for easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

SHEET 1 OF 4

DATE: JULY, 1997	community sciences corporation	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING Corrales, N.M. 87048
SCALE: N/A				
DESIGNED: R.D.Q.				
DRAWN: D.E.R.				
CASE NO.: 219-16-125				



SHEET 2 OF 4

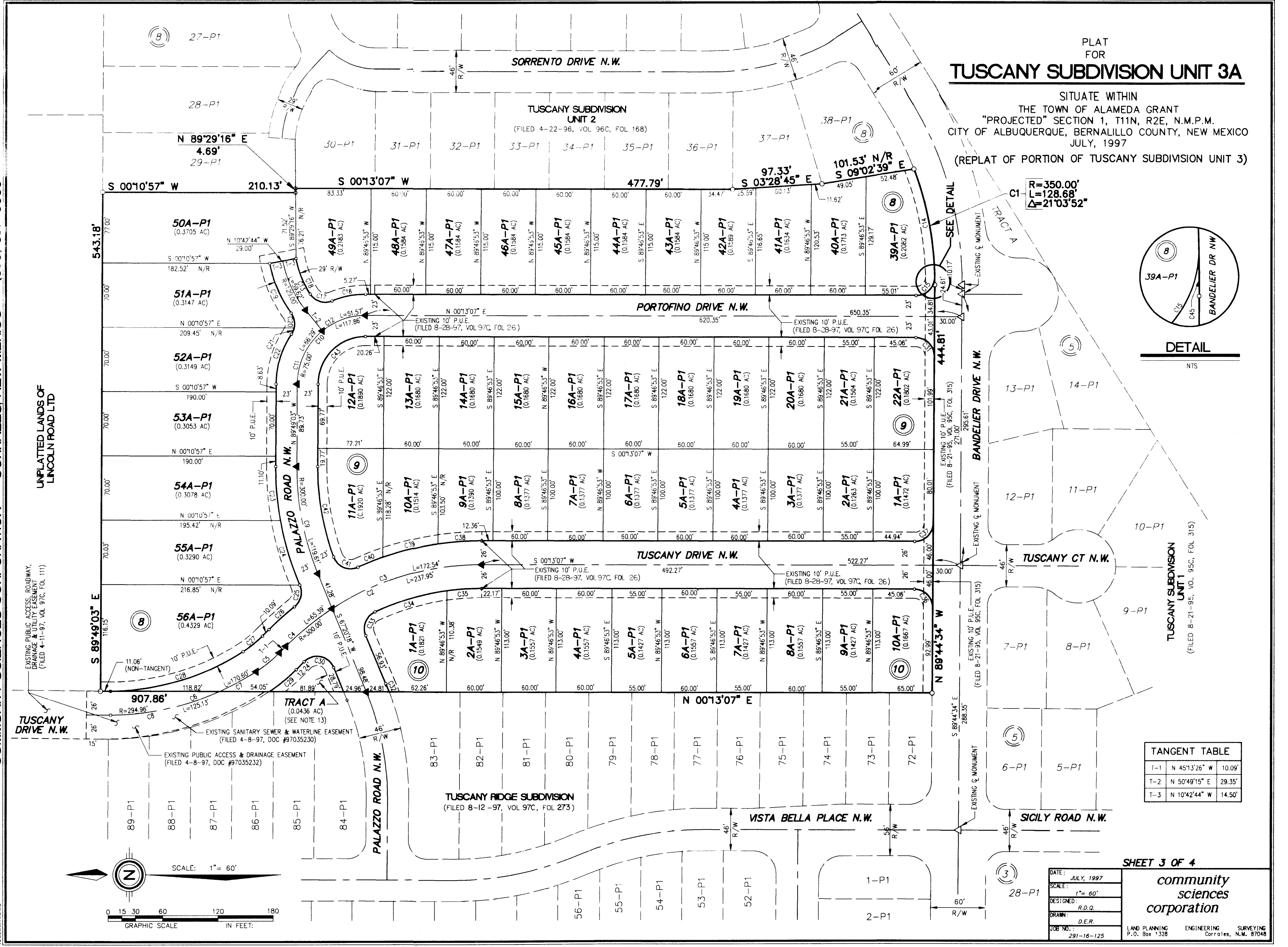
DATE: JULY, 1997	community sciences corporation	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING Corrales, N.M. 87048
SCALE: 1" = 100'				
DESIGNED: R.D.Q.				
DRAWN: D.E.R.				
CASE NO.: 291-16-125				

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

PROJECT NO. 5208.94

DRB-97-419
SHEET 3 OF 16

PROJECT NO. 5208.94



NOTES:

- THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING EASEMENTS (V-97-104) NO LONGER REQUIRED OR TO BE RELOCATED WITH THIS PLAT, AND TO SUBDIVIDE 11.4329 ACRES INTO 50 SINGLE FAMILY LOTS, 1 TRACT AND ADJOINING STREETS.
 - ALL BEARINGS SHOWN HEREON ARE GRID BEARING BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA -0° 15' 10". ALL DISTANCES ARE GROUND DISTANCES.
 - BEARINGS AND DISTANCES SHOWN ARE BOTH RECORDED AND MEASURED.
 - ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
 - BENCHMARK FOR THIS PLAT IS THE NGS BRASS CAP "BLACK-2" LOCATED NORTH AT THE SOUTHWEST QUADRANT OF GOLF COURSE ROAD AND MCMAHON BOULEVARD ELEVATION = 5213.926.
 - UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #11000".
 - CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY) CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 11000". DENOTES CENTERLINE MONUMENT.
 - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - U S WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 - NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN) AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE 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 SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- THE "P-1" SUFFIX ON LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIES THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOM DWELLINGS. ALL DWELLINGS WILL HAVE 2 CAR ATTACHED GARAGES WITH 2 CAR WIDTH DRIVEWAYS.
 - THIS PROPERTY IS WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU, INC.'S FACILITIES. NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY THE CITY OF ALBUQUERQUE AND NMU, INC.
 - NO DRIVEWAY ACCESS FROM BANDELIER DRIVE WILL BE ALLOWED FROM ANY LOT ADJACENT TO BANDELIER DRIVE.
 - BUILDING SETBACKS FOR ALL LOTS ARE AS SPECIFIED FOR THE ZONING CODE FOR R-1.
 - TRACT A IS OWNED AND RESERVED FOR USE BY THE TUSCANY LANDSCAPE ASSOCIATION AND ITS ASSIGNS FOR SUCH PURPOSES ALLOWED BY ITS BY-LAWS AND COVENANTS (NO RESIDENTIAL USES) AND SHALL BE MAINTAINED BY SAID ASSOCIATION.

PLAT FOR
TUSCANY SUBDIVISION UNIT 3A

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 1, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 1997
(REPLAT OF PORTION OF TUSCANY SUBDIVISION UNIT 3)

CURVE DATA

ID	Radius	Arc	Delta	Tangent	Chord	Chord Brg
C1	350.00	128.68	021-03-52	65.07	127.95	S79-43-30W
C2	300.00	227.94	043-31-58	119.79	222.49	S21-32-52E
C3	300.00	172.54	032-57-12	88.73	170.18	S16-15-29E
C4	300.00	55.39	010-34-45	27.78	55.31	S38-01-28E
C5	150.45	32.47	012-22-03	16.30	32.41	N39-02-25W
C6	294.96	170.60	033-08-22	87.76	168.24	N16-17-12W
C7	294.96	45.47	008-49-59	22.78	45.43	N28-26-24W
C8	294.96	125.13	024-18-23	63.52	124.19	N11-52-13W
C9	300.00	119.61	022-50-39	60.61	118.82	N78-45-37E
C10	75.00	117.86	090-02-10	75.05	106.10	S44-47-58E
C11	75.00	66.29	050-38-18	35.48	64.15	S64-29-54E
C12	75.00	51.37	039-23-52	26.85	50.56	S19-28-49E
C13	120.00	59.62	028-28-02	30.44	59.01	N65-03-15E
C14	350.00	120.00	019-38-39	60.59	119.41	S79-00-54W
C15	20.00	31.90	091-22-53	20.49	28.62	N45-28-20W
C16	98.00	37.95	022-11-21	19.22	37.72	S10-52-34E
C17	20.00	27.37	078-24-32	16.31	25.28	N17-14-02E
C18	105.50	42.07	022-50-58	21.32	41.80	N67-51-47E
C19	134.50	59.36	025-17-17	30.17	58.88	N66-38-38E
C20	20.00	16.87	048-20-04	8.97	16.38	S78-10-02W
C21	20.00	7.54	021-36-25	3.82	7.50	N66-51-44W
C22	98.00	57.74	033-45-32	29.74	56.91	S72-56-17E
C23	323.00	59.24	010-30-28	29.70	59.15	N84-55-43E
C24	323.00	73.39	013-01-06	36.85	73.23	N73-09-56E
C25	20.00	26.06	074-40-08	15.25	24.26	N76-00-33W
C26	326.00	37.26	006-32-57	18.65	37.24	S41-56-58E
C27	124.45	26.86	012-22-03	13.48	26.81	N39-02-25W
C28	268.96	152.98	032-35-19	78.62	150.92	N16-33-44W
C29	176.45	38.09	012-22-03	19.12	38.01	N39-02-25W
C30	20.00	39.29	112-33-44	29.97	33.27	S11-03-26W
C31	20.00	31.43	090-02-19	20.01	28.29	S45-14-17W
C32	323.00	9.65	001-42-40	4.82	9.65	S68-11-38W
C33	20.00	30.67	087-51-47	19.27	27.75	S68-43-49E
C34	274.00	81.69	017-04-54	41.15	81.39	S16-15-28E
C35	274.00	37.95	007-56-08	19.01	37.92	S03-44-57E
C36	20.00	31.43	090-02-19	20.01	28.29	S45-14-17W
C37	20.00	31.40	089-57-41	19.99	28.27	N44-45-43W
C38	326.00	47.81	008-24-12	23.95	47.77	S03-58-59E
C39	326.00	61.89	010-52-37	31.04	61.79	S13-37-23E
C40	326.00	29.25	005-08-29	14.64	29.24	S21-37-56E
C41	20.00	32.67	093-35-48	21.30	28.16	N22-35-44E
C42	277.00	100.50	020-47-19	50.81	99.95	N79-47-17E
C43	52.00	81.71	090-02-10	52.03	73.56	S44-47-58E

SHEET 3 OF 4

community sciences corporation

DATE:	JULY, 1997
SCALE:	1" = 60'
DESIGNED:	R.D.Q.
DRAWN:	D.E.R.
CHECKED:	
DATE:	291-16-125

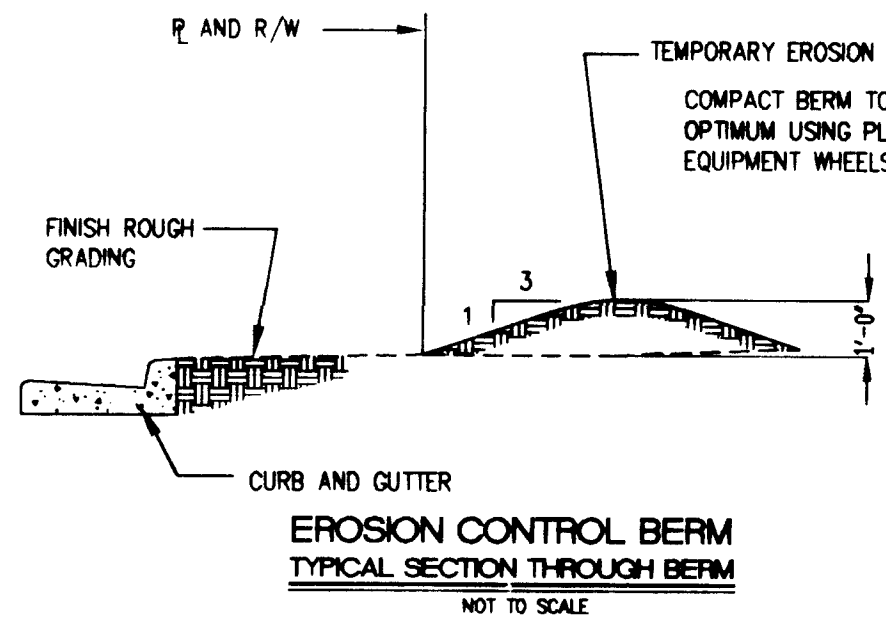
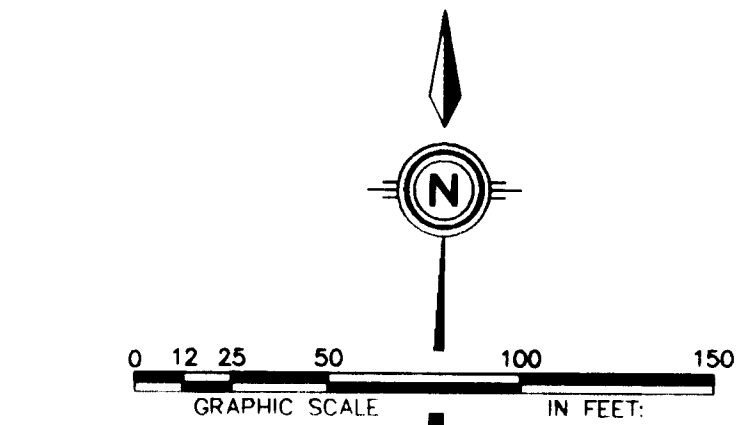
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328

SHEET 4 OF 4

community sciences corporation

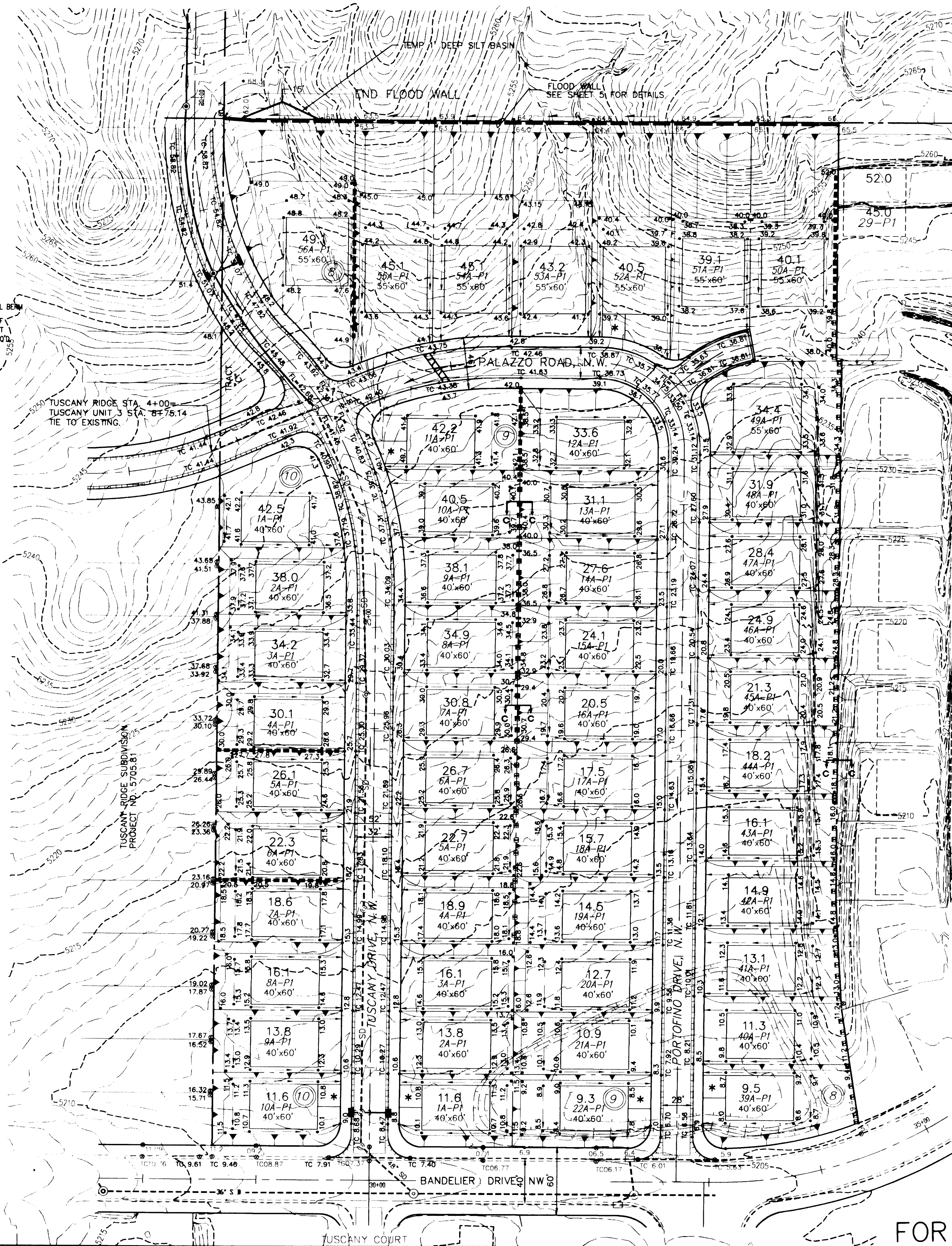
DATE:	JULY, 1997
SCALE:	N/A
DESIGNED:	R.D.Q.
DRAWN:	D.E.R.
CHECKED:	
DATE:	

LAND PLANNING ENGINEERING SURVEYING



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
2. DISTURBED AREAS WILL BE SEEDED PER C.O.A. DPM SECTION 1012, WHERE INDICATED BY GRADING, THIS PLAN.
3. PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT, WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.

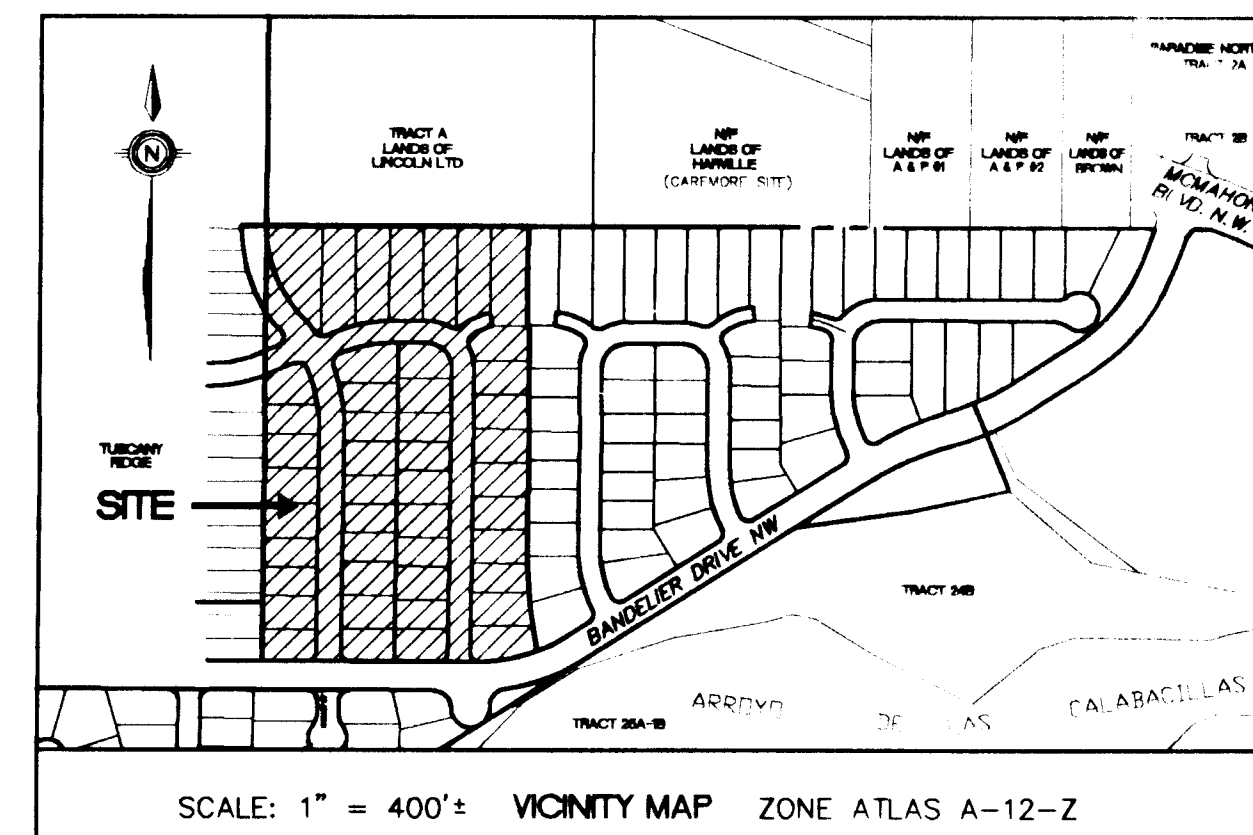


LEGEND

- | | | | |
|---|---------------------------------|----------------|-----------------------------|
| • TC=98.43 | PROPOSED TOP OF CURB ELEV. | —————→ | SWALE |
| • 99.0 | PROPOSED SPOT ELEV. | ▲ | FLOW ARROW |
| ⊙09.0 | EXISTING SPOT ELEV. (GRND & TC) | ⊙ | PROPOSED STORM DRAIN MH |
|  | PROPOSED CONCRETE VALLEY GUTTER | ⊕ | EXISTING STORM DRAIN MH |
|  | EXISTING C & G | - - 30" SD - - | EXISTING STORM DRAIN |
|  | PROPOSED MOUNTABLE C & G | — 30" SD — | PROPOSED STORM DRAIN |
|  | PROPOSED STANDARD C & G | ■■■■■■ | PROPOSED RETAINING WALL |
| — 4973 — | EXISTING CONTOUR W/ INDEX ELEV. | ■■■■ | PROPOSED FLOOD WALL |
|  | EXISTING SLOPE | ■■■■■■ | PROPOSED GARDEN WALL |
|  | PROPOSED 3:1 SLOPE | —————* | MANDATORY DRIVEWAY LOCATION |
|  | WATER BLOCK | | |

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE PLACEMENTS MUST BE DEDICATED ON THE PLAT.
 2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3% HORIZONTAL TO 1 VERTICAL.
 - B. BUILDING PADS SHALL BE SET AT LEAST 0.25' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. LONGITUDINAL GRADIENT OF GRADIENT OF DRIVEWAY SHALL NOT BE LESS THAN ONE PERCENT (1%) NOT STEEPER THAN TEN PERCENT (10%). IF DRIVEWAY ALSO USED AS A REQUIRED WALK, IF USED ONLY AS A DRIVEWAY, THE LONGITUDINAL GRADIENT SHALL NOT EXCEED 14% (1 IN 7).
 - D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 3' BY 10'. SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4%.
 3. WHERE YARD GRIDS OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.
 4. ALL CARRYING WALLS SHALL BE CONSTRUCTED OF MASSCURE.
- NOTE: CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.



LEGAL DESCRIPTION
TUSCANY SUBDIVISION UNIT 3
SITUATE WITHIN
TOWN OF ALAMEDA GRANT
TENTH SECTIONS 11 AND 12, T11N, R2E, N4MP.M.
JOUERQUE, BERNALILLO COUNTY, NEW MEXICO

DRB - 97 - 419

EARTHWORK

=	18,732 CY
=	79,431 CY
SHRINKAGE =	27,769 CY
RT REQUIRED =	88,378 CY

SCANNED BY
BY LASON

DATE: 9/97	community sciences corporation
SCALE: HORIZ: 1" = 50'	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY SUBDIVISION UNIT 3A
GRADING & EROSION CONTROL PLAN

APPROXIMATE ROUGH GRADING (± 1' ± 1')

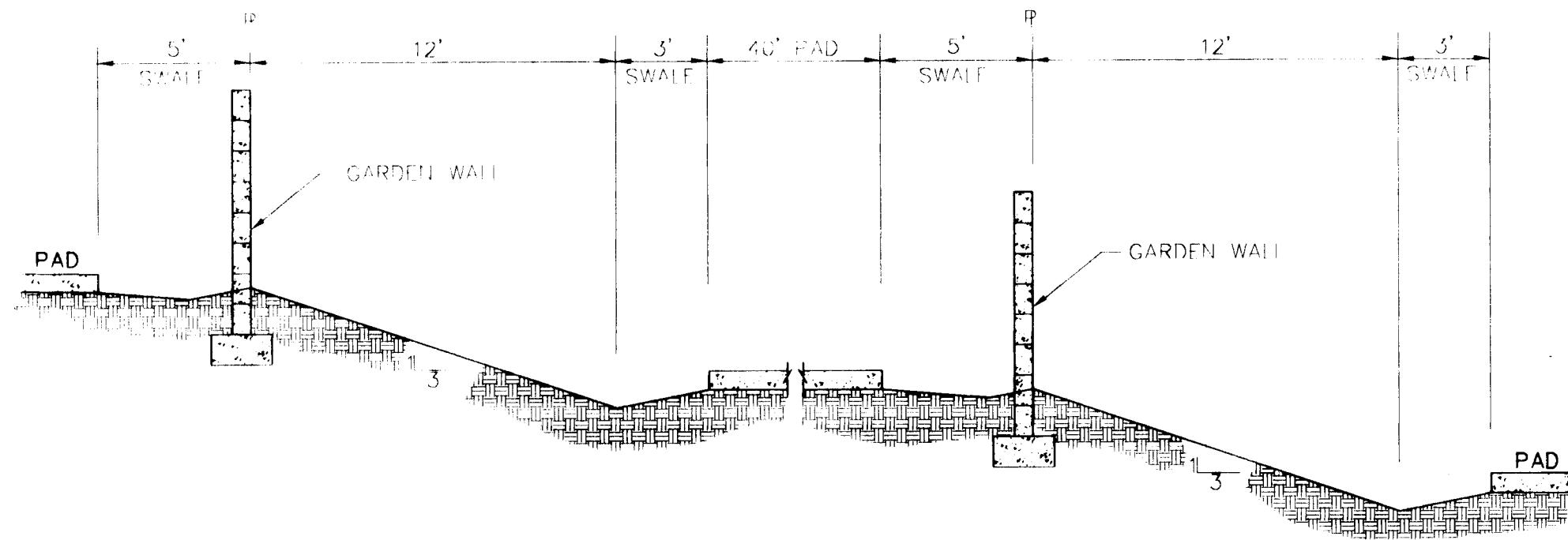
Sura Calongre
CITY HYDROLOGIST

PROJECT NO.	5208.94	MAP NO.	A-12
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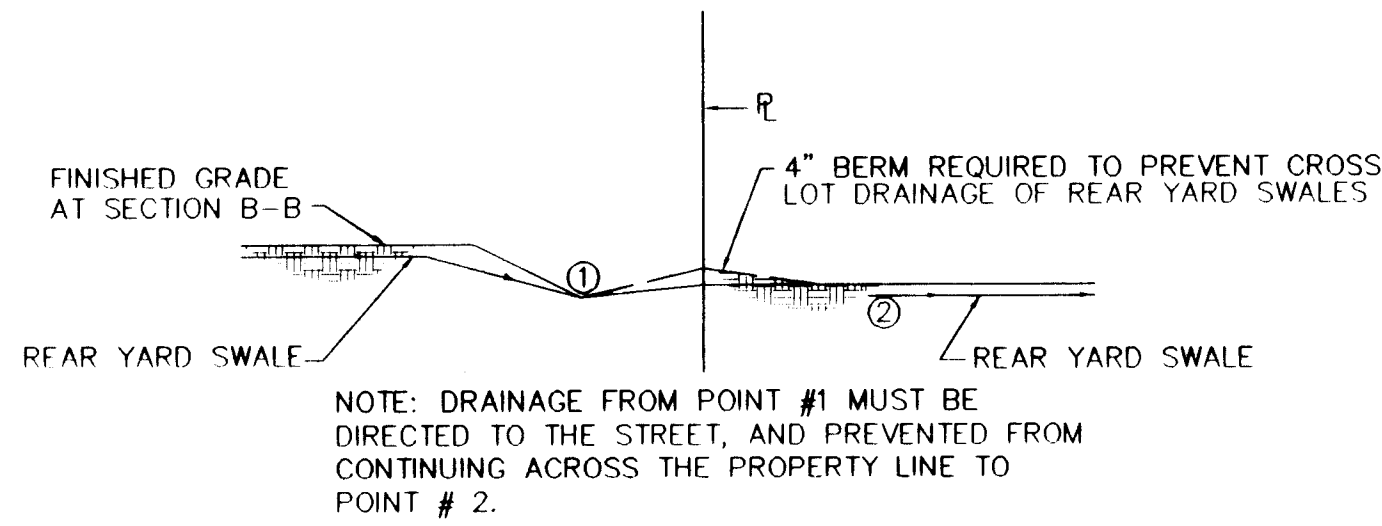
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FOR REFERENCE ONLY.

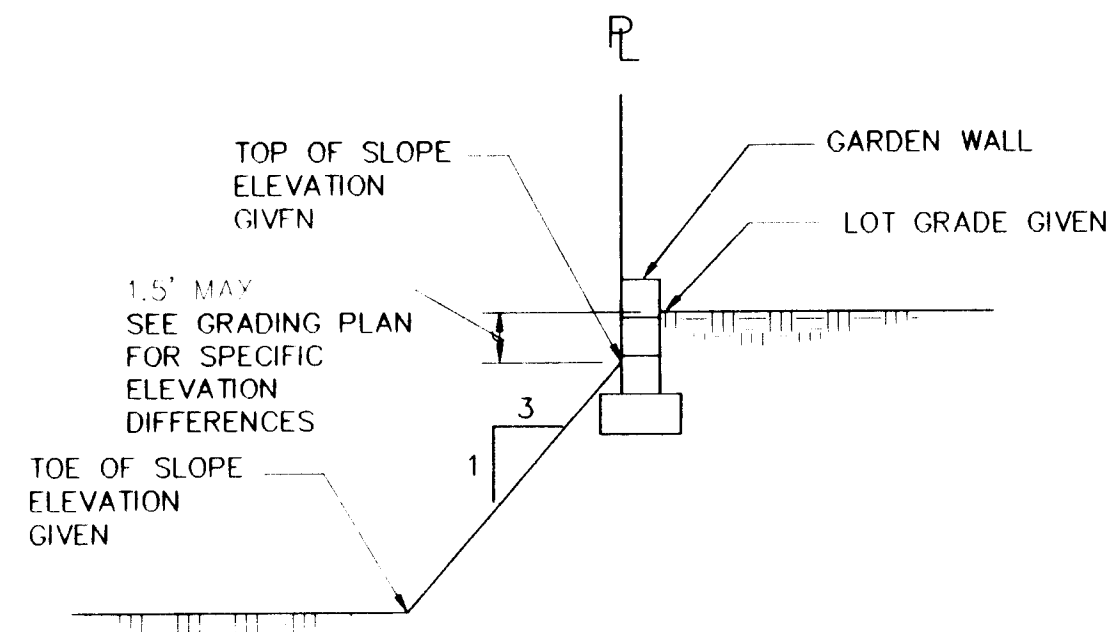
NO SURVEY VERIFICATION THIS SHEET



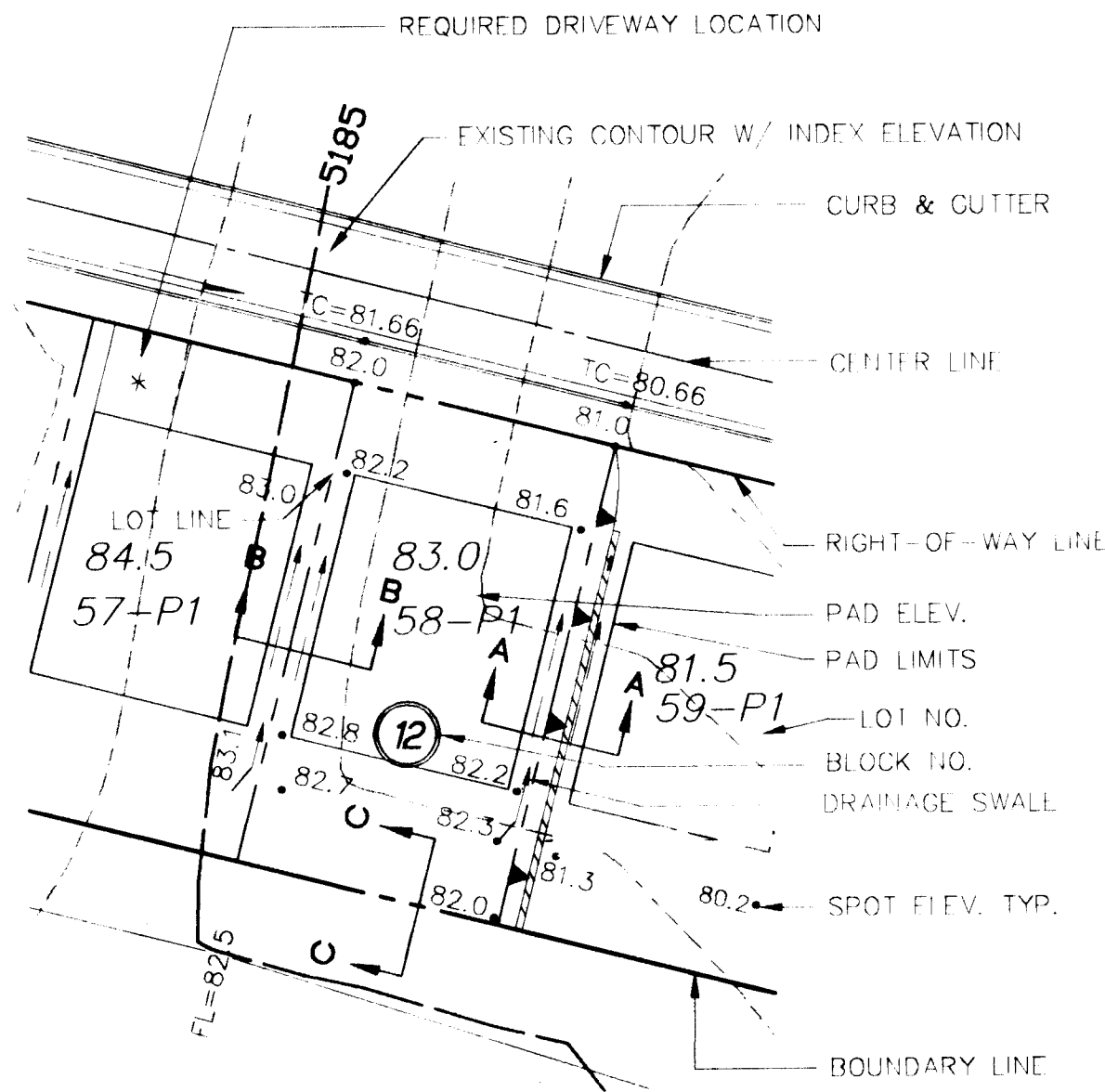
TYPICAL SECTION A - A
N.T.S.



TYPICAL SECTION B - B
N.T.S.

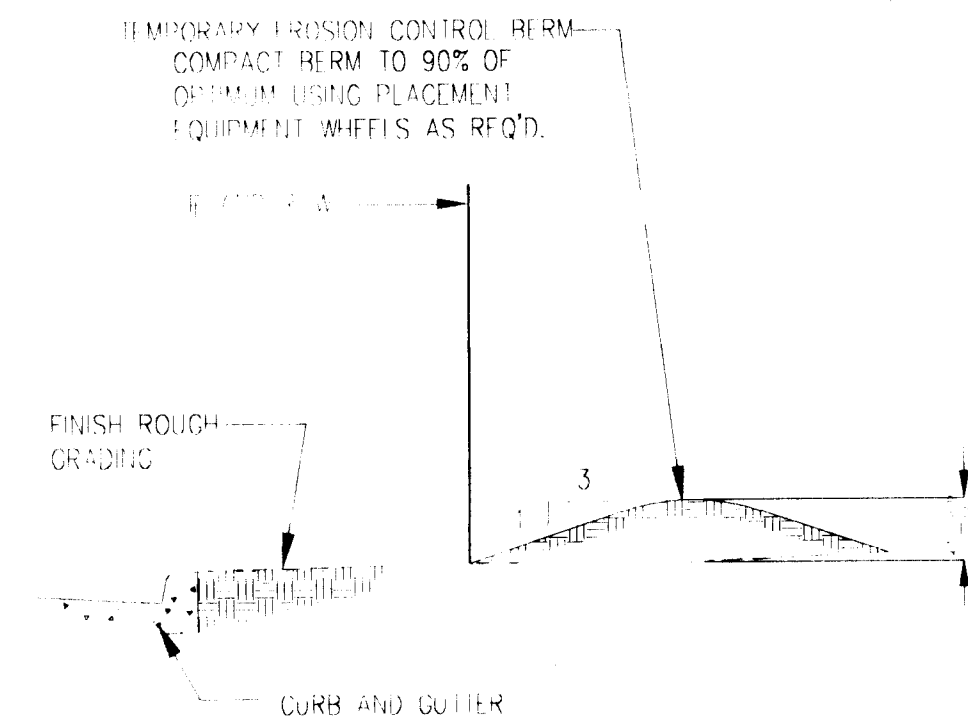


TYPICAL SECTION C - C
REAR YARD DETAIL
N.T.S.



TYPICAL LOT DETAIL
N.T.S.

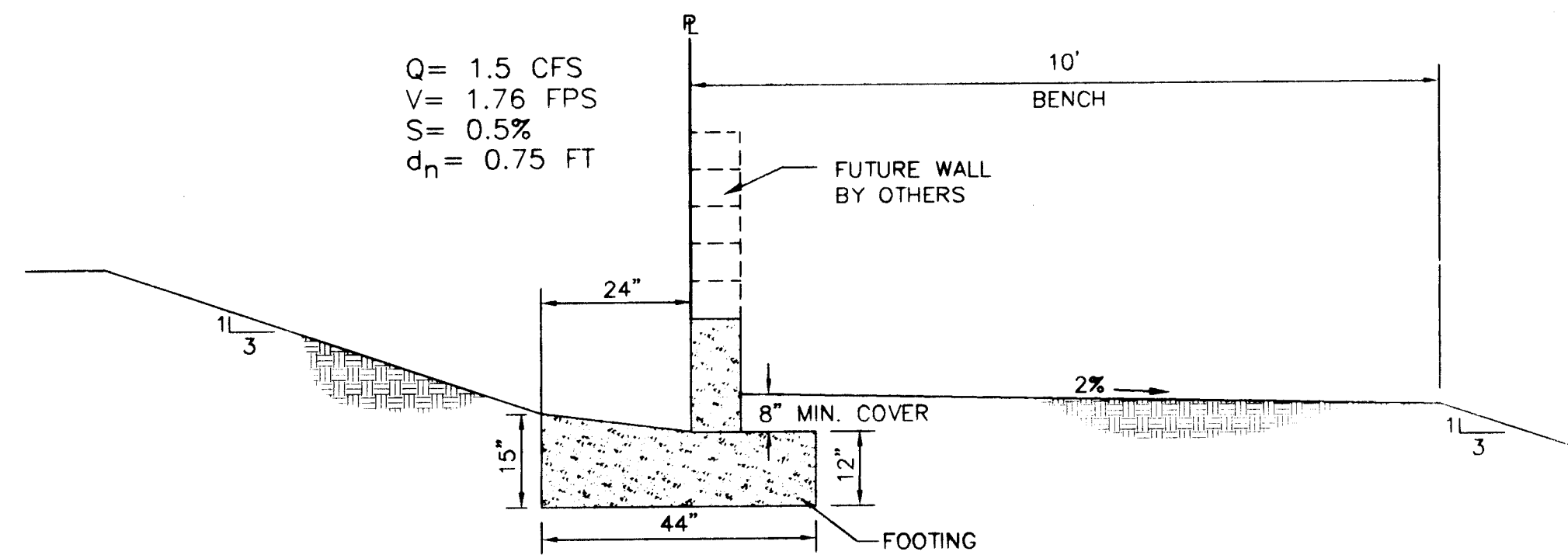
- FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 6" BELOW TOP OF CONCRETE SLAB.



EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM
N.T.S.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
- DISTURBED AREAS WILL BE SEEDED PER C.O.A. DPM SECTION 1012, WHERE INDICATED BY GRADING, THIS PLAN.
- PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT, WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.



FLOOD WALL DETAIL
N.T.S.

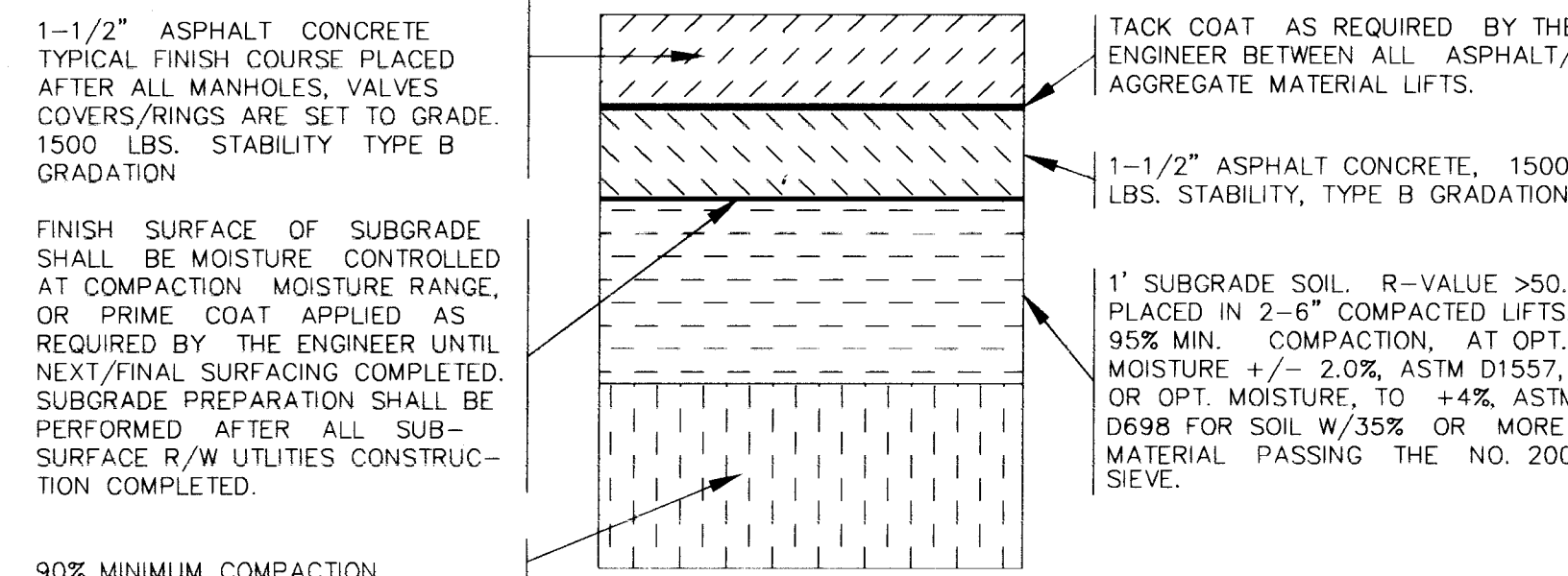
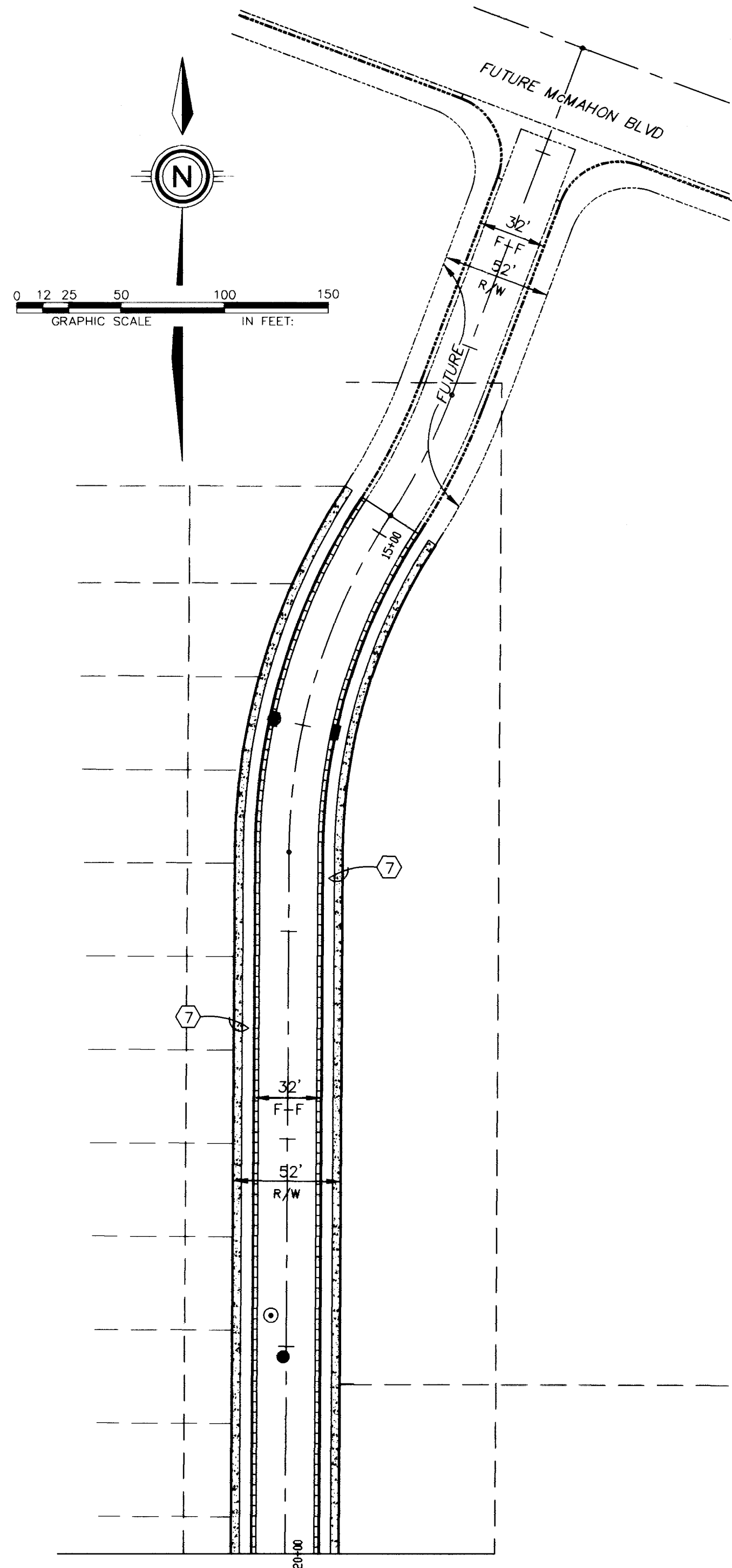
LEGAL DESCRIPTION
TUSCANY SUBDIVISION UNIT 3
SITUATE WITHIN
TOWN OF ALAMEDA GRANT
"PROJECTED" SECTIONS 11 AND 12, T11N, R2E, NMPM.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DRB-97-419

DATE: 9/97	community sciences corporation	LAND PLANNING: ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000
SCALE: AS SHOWN		
JOB NO. 281-16-043	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: TUSCANY SUBDIVISION - UNIT 3A GRADING & DRAINAGE DETAILS		
APPROVED FOR GRADING: 10/19/97		
DESIGNED BY: MNS DATE: 9/97		
DRAWN BY: S.E.R. DATE: 9/97		
CHECKED BY: K.W.A. DATE: 9/97		
PROJECT NO. 5208.94	MAP NO. A-12	SHEET 5 OF 16

FOR REFERENCE ONLY

NO SURVEY VERIFICATION THIS SHEET

SCANNED BY
BY LASON

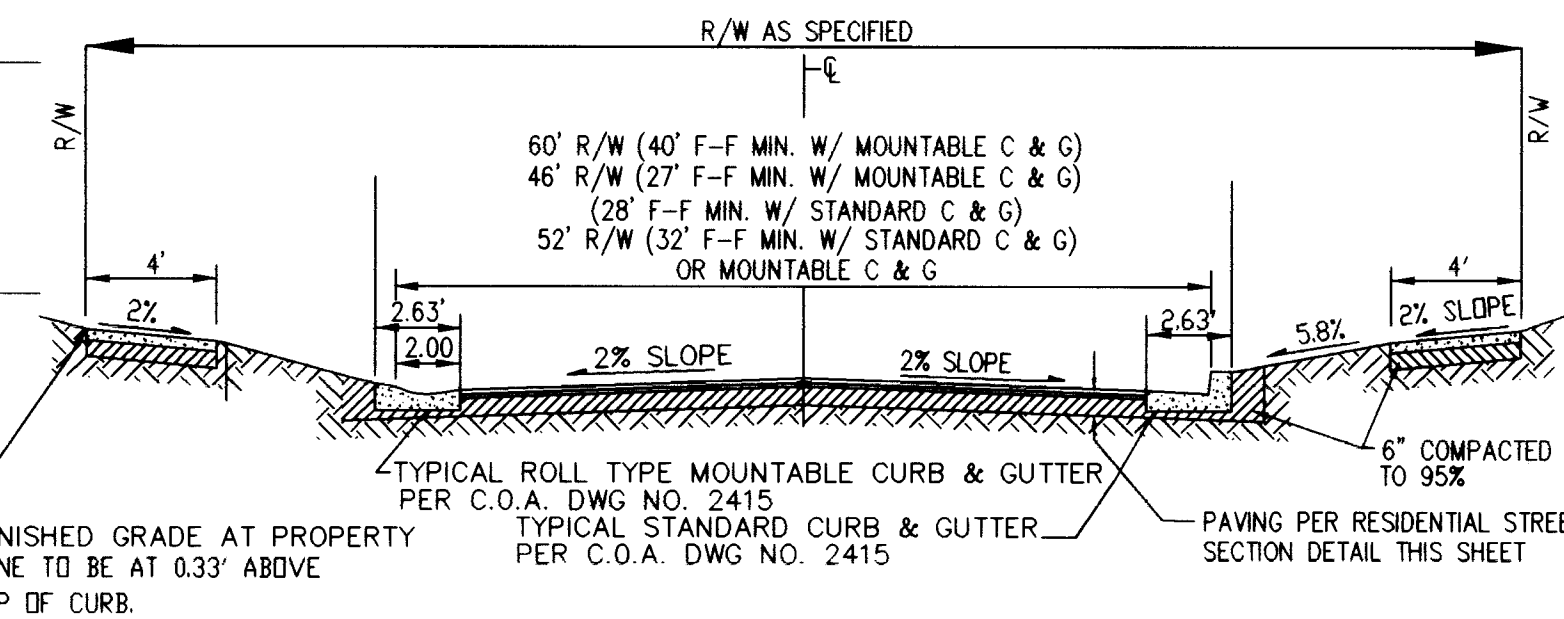


RESIDENTIAL STREET PAVING SECTION COMPONENTS
PER C.O.A. DWG NO. 2405

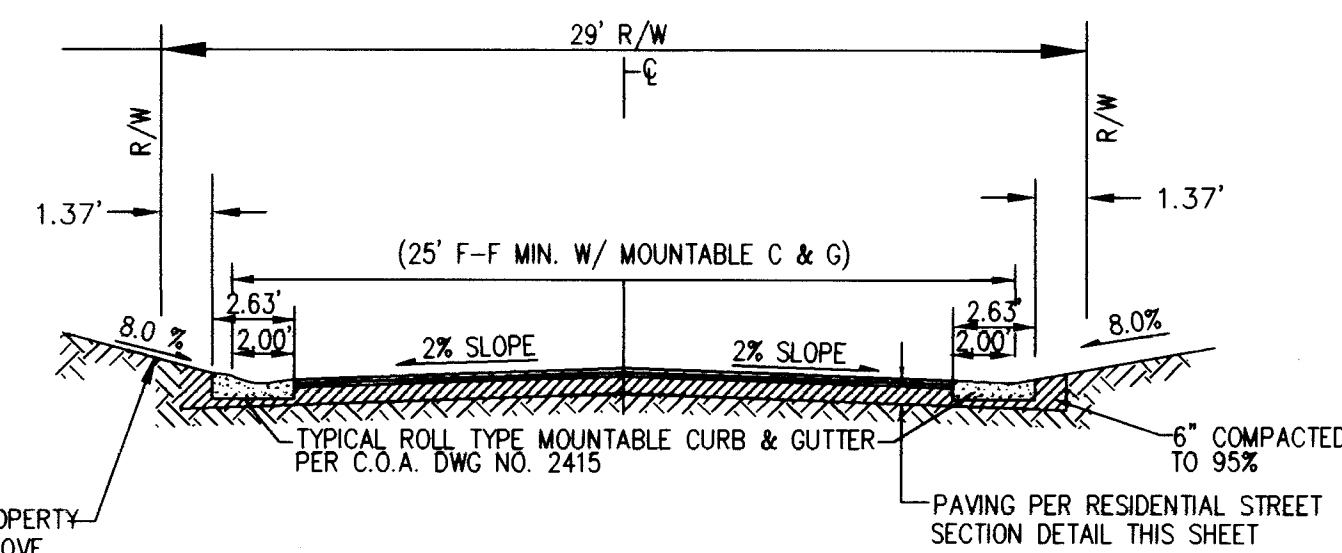
KEY NOTES

- WHEELCHAIR RAMP PER COA STD. DWG. 2441. CASE II, UNLESS OTHERWISE NOTED.
- WHEELCHAIR RAMP PER COA STANDARD DWG. #2426.
- MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418.
- CONC. VALLEY GUTTER PER COA STD. DWG. 2420.
- 10' TRANSITION FROM MOUNTABLE TO STANDARD CURB AND GUTTER AND 27' F-F TO 28' F-F.
- FUTURE 4' SIDEWALK, BY OTHERS.
- PROPOSED 4' SIDEWALK, THIS CONTRACT.
- 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401.
- CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY LINES BY OTHERS SEE DETAILS SHEET 5.
- CUTOFF WALL FULL STREET WIDTH, 24" DEEP x 8" THICK PER COA STD DWG. 2415.
- PROPOSED TYPE III BARRICADE, SEE M.U.T.C.D. FIG. 6-14 FOR DETAILS.
- FLOOD WALL PER DETAIL SHEET 5.

NOTE: REMOVE EXISTING A.C. CURB BETWEEN STA. 29+63.98 AND STA. 30+35.98; AND BETWEEN STA. 32+36.98 AND STA. 33+04.93. ALSO REMOVE APPROX. 3 FT. OF A.C. PAVING (MEASURED FROM CF) BETWEEN THE SAME ABOVE STATIONS; AFTER PLACEMENT OF CONC. VG, REPLACE 1"± STRIP OF A.C. PAVING, IN BANDELIER, TO SPECIFICATIONS OF TUSCANY UNIT #1, CPN 5208.91.



TYPICAL STREET SECTION
NOT TO SCALE



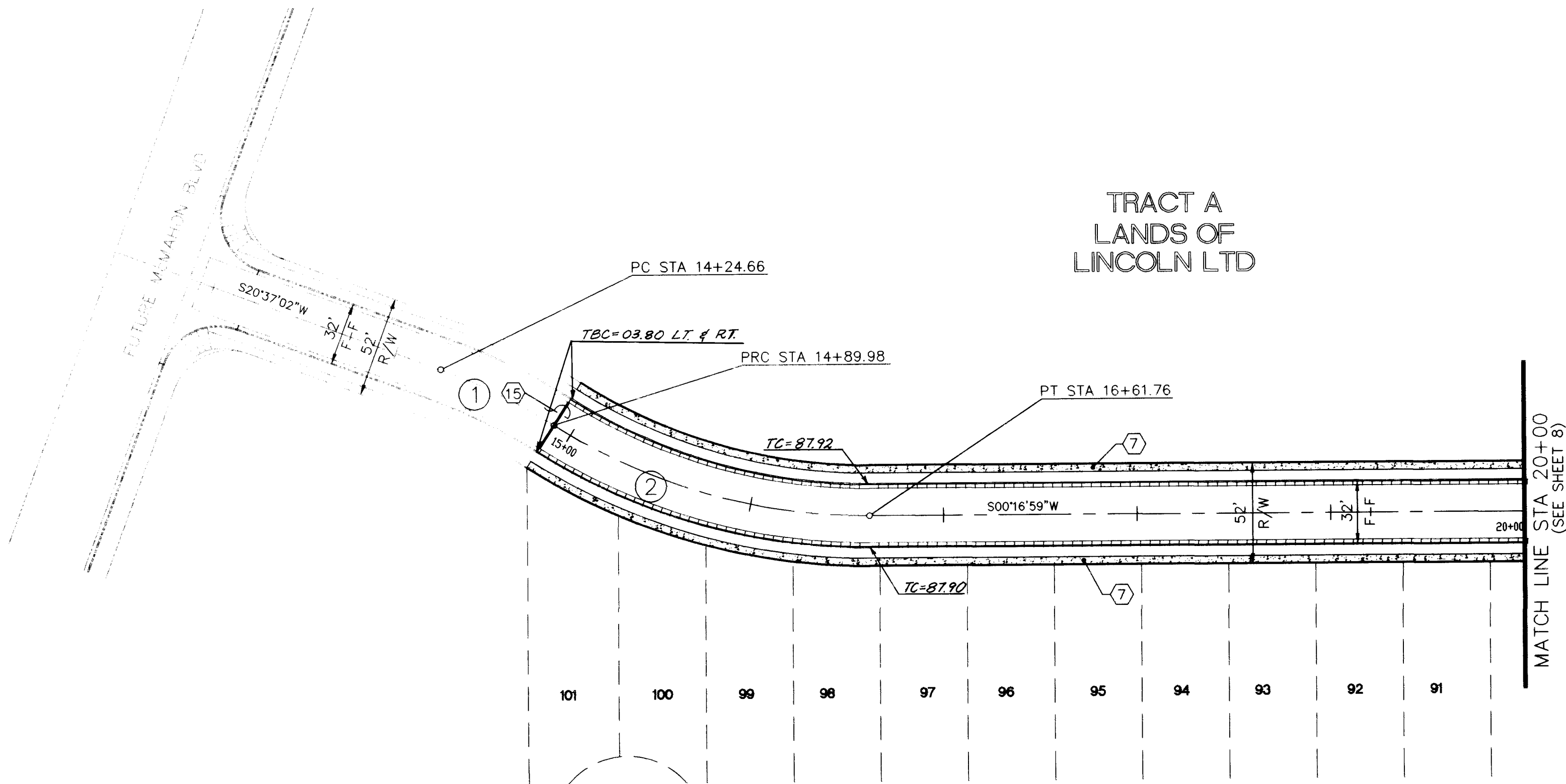
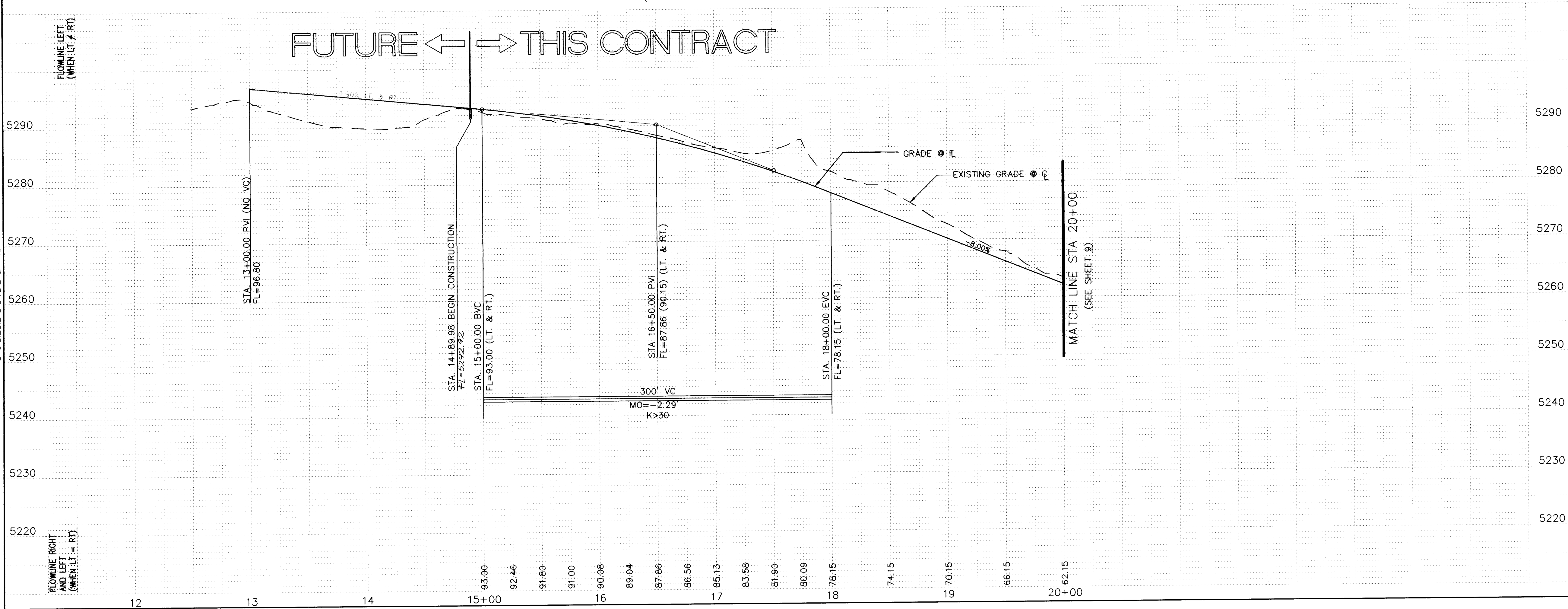
TYPICAL STUB STREET SECTION
NTS

DATE: 9/97 SCALE: HORIZ: 1"=50'		community sciences corporation	
JOB NO.: 29116		LAND PLANNING, ENGINEERING, SURVEYING P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TUSCANY SUBDIVISION - UNIT 3A COMPOSITE PAVING PLAN			
DESIGNED BY: MWS DRAWN BY: SPS CHECKED BY: RMW		DATE: 9/97 DATE: 9/97 DATE: 10/97	
PROJECT NO. 5208.94		MAP NO. A-12	
SHEET 6 OF 16		RECORD DRAWING	

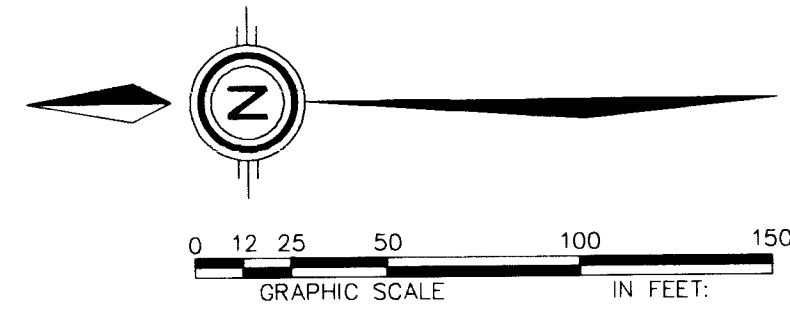
SCANNED BY
BY LASON

RECORD DRAWING

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: CCM/Now Concepts		BENCHMARK: STATION IS ACS MONUMENT "1-A 11" LOCATED AT THE S/W QUADRANT OF BANDELIER DR. AND UNDER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELIER DR. AND 178' WEST OF THE CENTERLINE OF UNDER BLVD. ELEVATION=5331.73		DATE: 9/97 BY: COMMUNITY SCIENCES		12/1/97	
WORK: CCM/COA		DATE: 11/97		NO. 1		ENGINEER'S SEAL	
STAKE BY: CCM/COA		DATE: 11/97		REMARKS		DESIGN	
ACCEPTANCE BY: CCM/COA		DATE: 5/98		NO. DATE		NO. DATE	
FIELD LAYOUT BY: CCM/COA		DATE: 5/98		DESIGNED BY: MWS		DATE: 9/97	
DRAWINGS: CCM/COA		DATE: 5/98		DRAWN BY: SPS		DATE: 9/97	
CORRECTED BY: CCM/COA		DATE: 5/98		CHECKED BY: RMW		DATE: 10/97	
MICRO-FILM INFORMATION		RECORDED BY: CCM/COA		DATE: 5/98		DATE: 10/97	
DATE: 5/98		DATE: 5/98		DATE: 10/97		DATE: 10/97	



TUSCANY DRIVE N.W.
STANDARD CURB AND GUTTER W/ RESIDENTIAL PAVING
(SEE SHEET 7 FOR STREET SECTIONS)



LEGEND	
-----	PROPOSED STANDARD CURB & GUTTER
-----	FUTURE STANDARD CURB & GUTTER

KEY NOTES:	
⑦	PROPOSED 4' SIDEWALK, THIS CONTRACT.
⑮	CUTOFF WALL FULL STREET WIDTH, 24" DEEP X 8" THICK PER COA STD DWG 2415.

AS BUILT INFORMATION	
CONTRACTOR	CCM
DATE	12/11/97
STATE BY	CSC/COA
DESIGNED BY	CCM
VERIFIED BY	CSC
CORRECTED BY	CSC
RECORDED BY	CSC

SURVEY INFORMATION	
NO.	1
DATE	9/97
BY	COMMUNITY SCIENCES

ENGINEER'S SEAL	

REVISIONS	
NO.	DATE
1	9/97
2	9/97
3	9/97

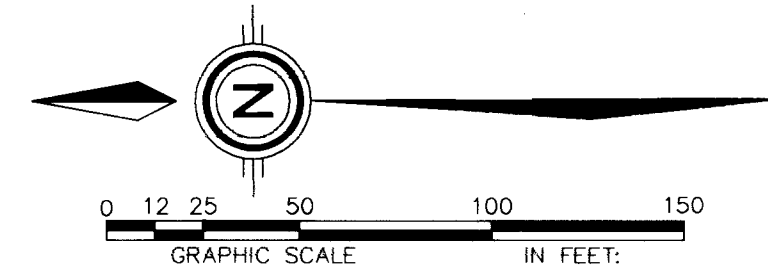
DESIGN	
DESIGNED BY	KWM
DRAWN BY	SPS
CHECKED BY	

CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING DEVELOPMENT GROUP	
TITLE: TUSCANY SUBDIVISION - UNIT 3A	
PAVING PLAN AND PROFILE	
TUSCANY DRIVE N.W.	
DESIGN DATE	DEC - 9 1997
CITY ENGINEER APPROVAL	

PROJECT NO.	
5208.94	

MAP NO.	
A-12	

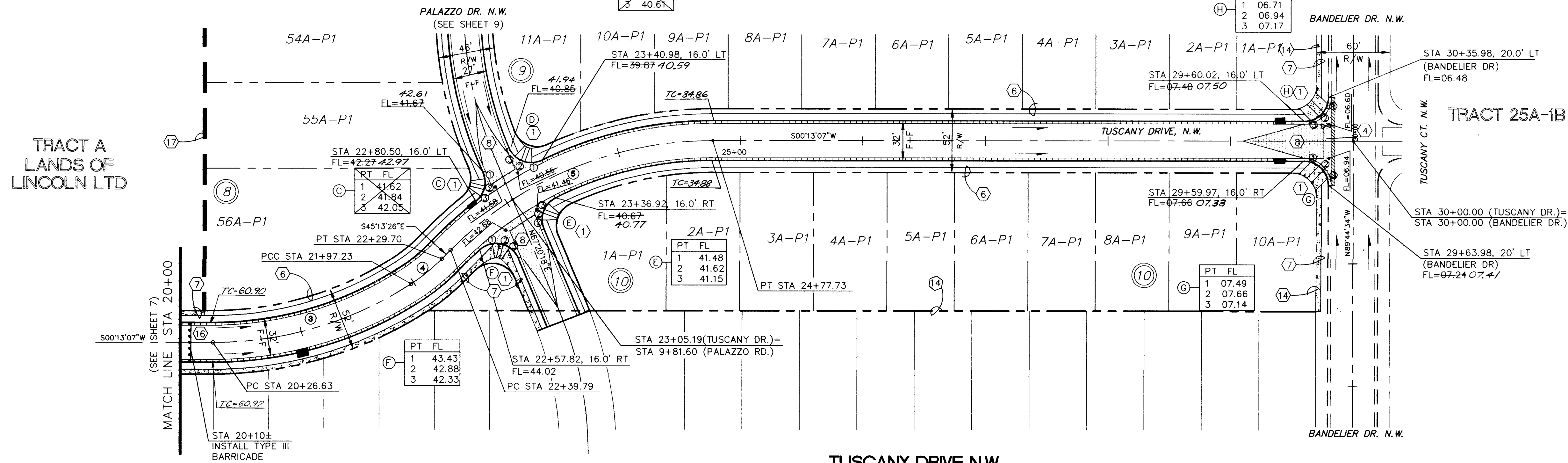
SHEET	
7 OF 16	



③ CURVE DATA
R = 294.96
A = 170.63
Δ = 033-08-22
T = 87.76
CH = 168.24
CH BEARING = S16-17-12E

④ CURVE DATA
R = 150.45
A = 32.47
Δ = 012-22-03
T = 16.30
CH = 32.41
CH BEARING = S39-02-25E

⑤ CURVE DATA
R = 300.00
A = 237.94
Δ = 045-26-33
T = 125.62
CH = 231.75
CH BEARING = S22-30-10E



TUSCANY DRIVE N.W.
STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING
(SEE SHEET 7 FOR STREET SECTIONS)

NOTE: DUE TO DEPTH OF COVER ON THE STORM DRAIN, THE CONTRACTOR IS CAUTIONED TO PROTECT THE PIPE DURING ROAD CONSTRUCTION. ANY DAMAGE WILL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S COST.

LEGEND	
• FL=74.11	PROPOSED CURB FLOWLINE ELEVATION
⊙ 73.6	EXISTING SPOT ELEVATION (GRND & TC)
---	PROPOSED VALLEY GUTTER/ SIDEWALK
---	EXISTING CURB & GUTTER
---	PROPOSED MOUNTABLE CURB & GUTTER
---	PROPOSED STANDARD CURB & GUTTER
→	FLOW ARROW
↔	CROWN TRANSITION
---	SAW-CUT 3' AC PAVEMENT AND REMOVE AND DISPOSE EXISTING AC CURB

- KEY NOTES**
- WHEELCHAIR RAMP PER COA STD. DWG. 2441. CASE II, UNLESS OTHERWISE NOTED.
 - WHEELCHAIR RAMP PER COA STANDARD DWG. #2426.
 - MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418.
 - CONC. VALLEY GUTTER PER COA STD. DWG. 2420.
 - 10' TRANSITION FROM MOUNTABLE TO STANDARD CURB AND GUTTER AND 27' F-F TO 28' F-F.
 - FUTURE 4' SIDEWALK, BY OTHERS.
 - PROPOSED 4' SIDEWALK, THIS CONTRACT.
 - 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401.
 - CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY LINES BY OTHERS SEE DETAILS SHEET 5.
 - CUTOFF WALL FULL STREET WIDTH, 24" DEEP X 8" THICK PER COA STD DWG 2415.
 - PROPOSED TYPE III BARRICADE, SEE M.U.T.C.D. FIG. 6-14 FOR DETAILS.
 - FLOOD WALL PER DETAIL SHEET 5.

NOTE: REMOVE EXISTING A.C. CURB BETWEEN STA. 29+63.98 AND STA. 30+35.98; AND BETWEEN STA. 32+36.98 AND STA. 33+04.93. ALSO REMOVE APPROX. 3 FT. OF A.C. PAVING (MEASURED FROM CF) BETWEEN THE SAME ABOVE STATIONS; AFTER PLACEMENT OF CONC. VG, REPLACE 1'± STRIP OF A.C. PAVING, IN BANDELIER, TO SPECIFICATIONS OF TUSCANY UNIT #1, CPN 5208.91.

CURB CURVE TABLE (FACE OF CURB)			
CURVE ID	RADIUS	ARC	DELTA
C	20.00'	26.96'	077°14'14"
D	20.00'	32.46'	092°58'48"
E	20.00'	30.02'	085°59'16"
F	20.00'	38.09'	109°07'11"
G	20.00'	31.43'	090°02'19"
H	20.00'	31.40'	089°57'41"

DATE: 9/97
SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'
community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 870485051897-0000

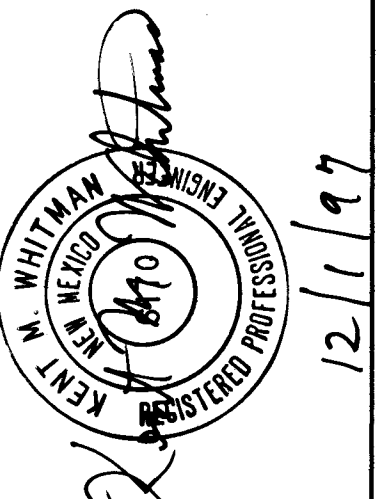
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY SUBDIVISION - UNIT 3A
PAVING PLAN AND PROFILE
TUSCANY DRIVE N.W.

DESIGNED BY: [Signature]
CITY ENGINEER APPROVAL
DESIGN REVIEW COMMITTEE
DEC - 9 1997

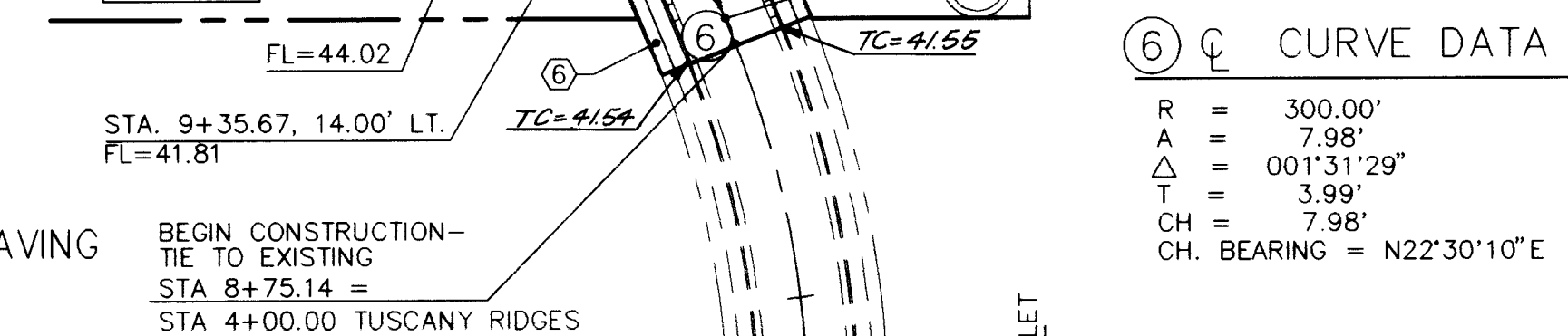
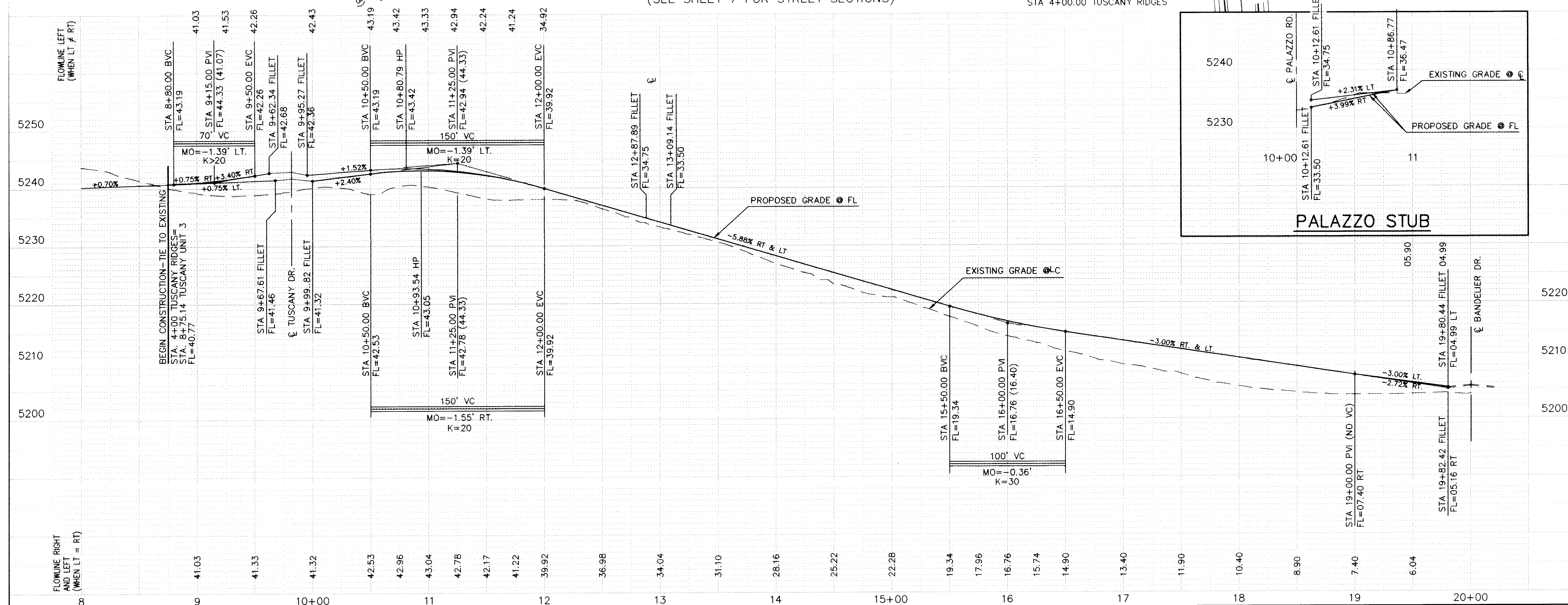
PROJECT NO. 5208.94
MAP NO. A-12

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CCM	BENCHMARK: STATION IS ACS MONUMENT "1-A 11" LOCATED AT THE S/W QUADRANT OF BANDELIER DR. AND UNSER BLVD.	DATE 11/97	NO.	DATE 9/97	BY	DATE 9/97
WORK BY	CSC/COA	DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELIER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.	DATE 5/98	1	COMMUNITY SCIENCES	REMARKS	DATE 9/97
SUPERVISOR'S ACCEPTANCE BY	COA	ELEVATION=5331.73	DATE 5/98			DESIGN	DATE 9/97
DESIGNED BY	CSC	TBM CHISEL • IN TOP CURB AT SOUTHEAST RETURN OF TH	DATE 5/98			NO. DATE	DATE 9/97
DRAWN BY	CSC	INTERSECTION OF BANDELIER DR. & NAPOLI PLACE • WEST	DATE 5/98			DESIGNED BY	DATE 9/97
CHECKED BY	CSC	EDGE OF EXISTING STORM DRAIN INLET. ELEVATION=5222.27	DATE 5/98			DRAWN BY	DATE 9/97
RECORDED BY						CHECKED BY	DATE 9/97

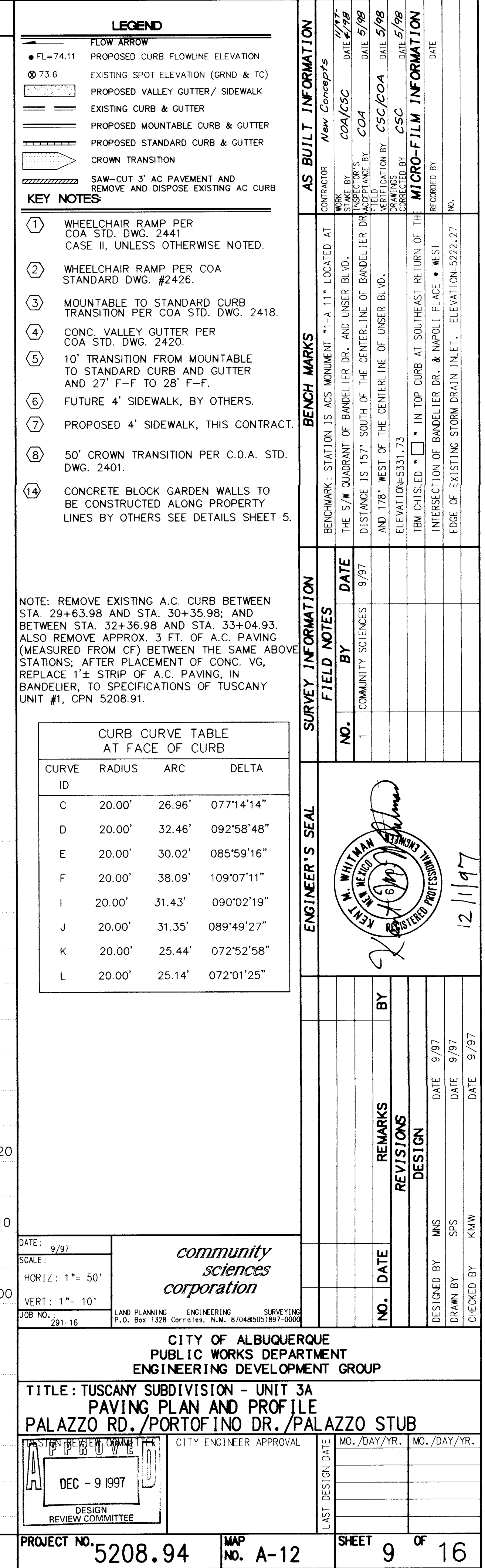


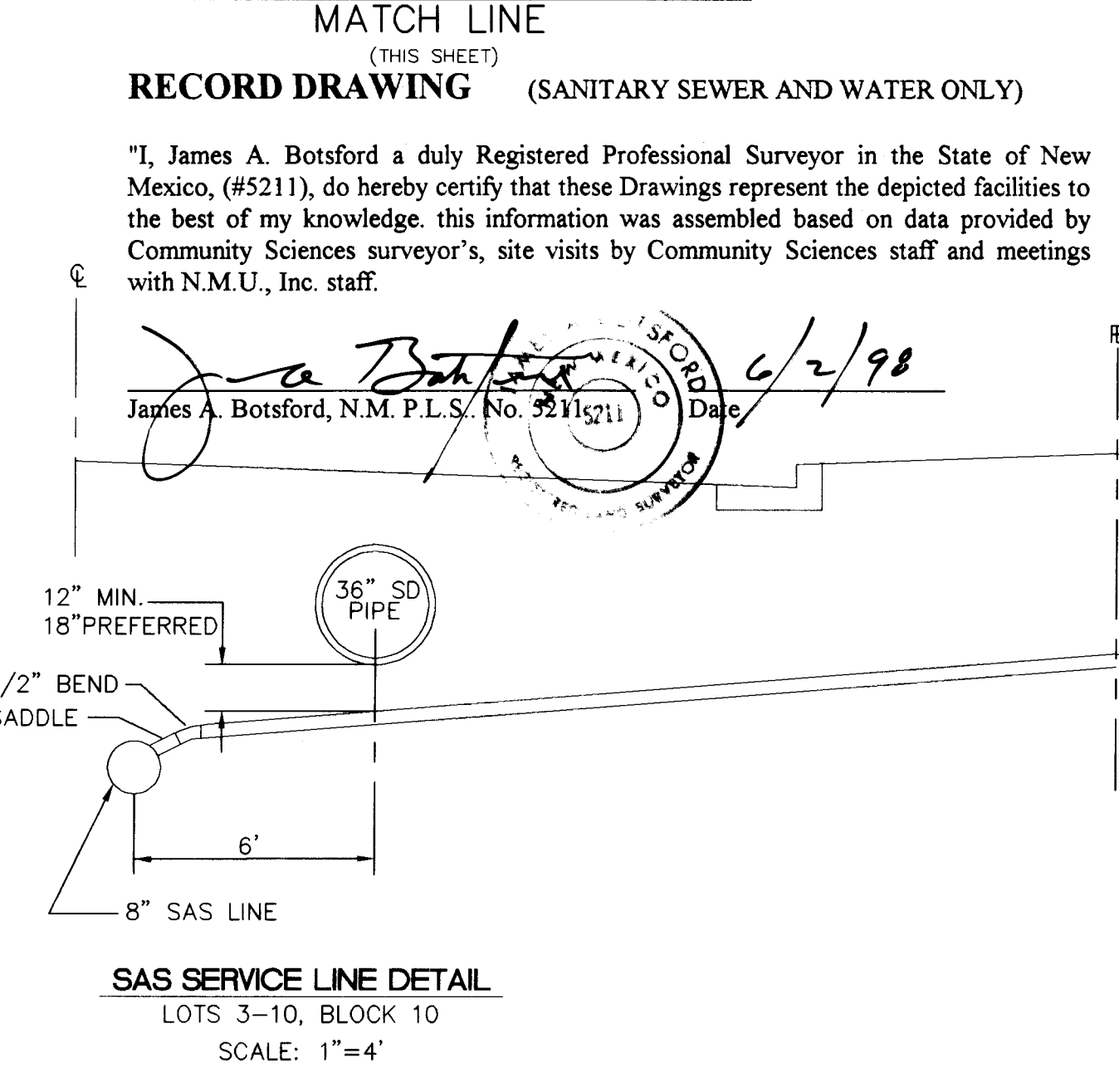
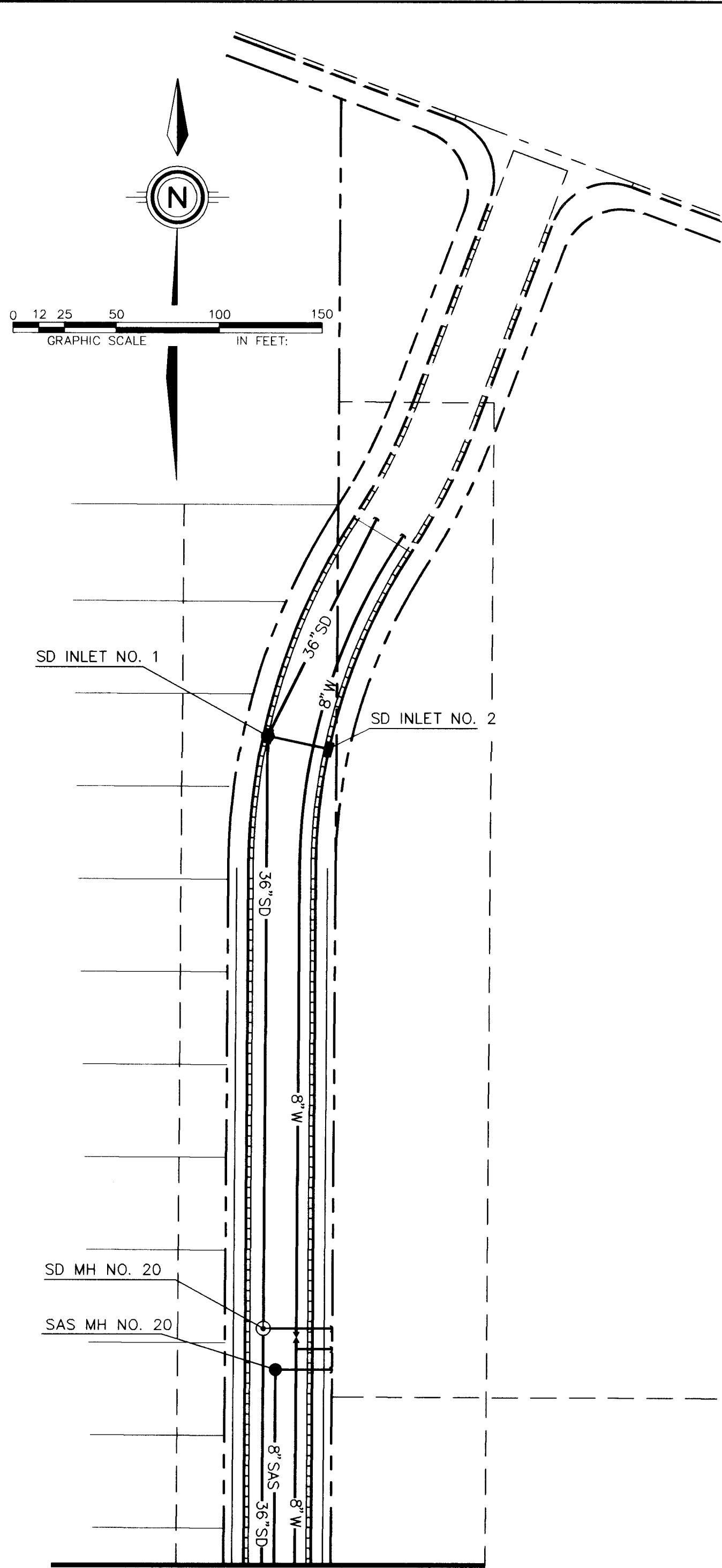
SCANNED BY LASON

RECORD DRAWING



CURB CURVE TABLE AT FACE OF CURB			
CURVE ID	RADIUS	ARC	DELTA
C	20.00'	26.96'	077°14'14"
D	20.00'	32.46'	092°58'48"
E	20.00'	30.02'	085°59'16"
F	20.00'	38.09'	109°07'11"
I	20.00'	31.43'	090°02'19"
J	20.00'	31.35'	089°49'27"
K	20.00'	25.44'	072°52'58"
L	20.00'	25.14'	072°01'25"

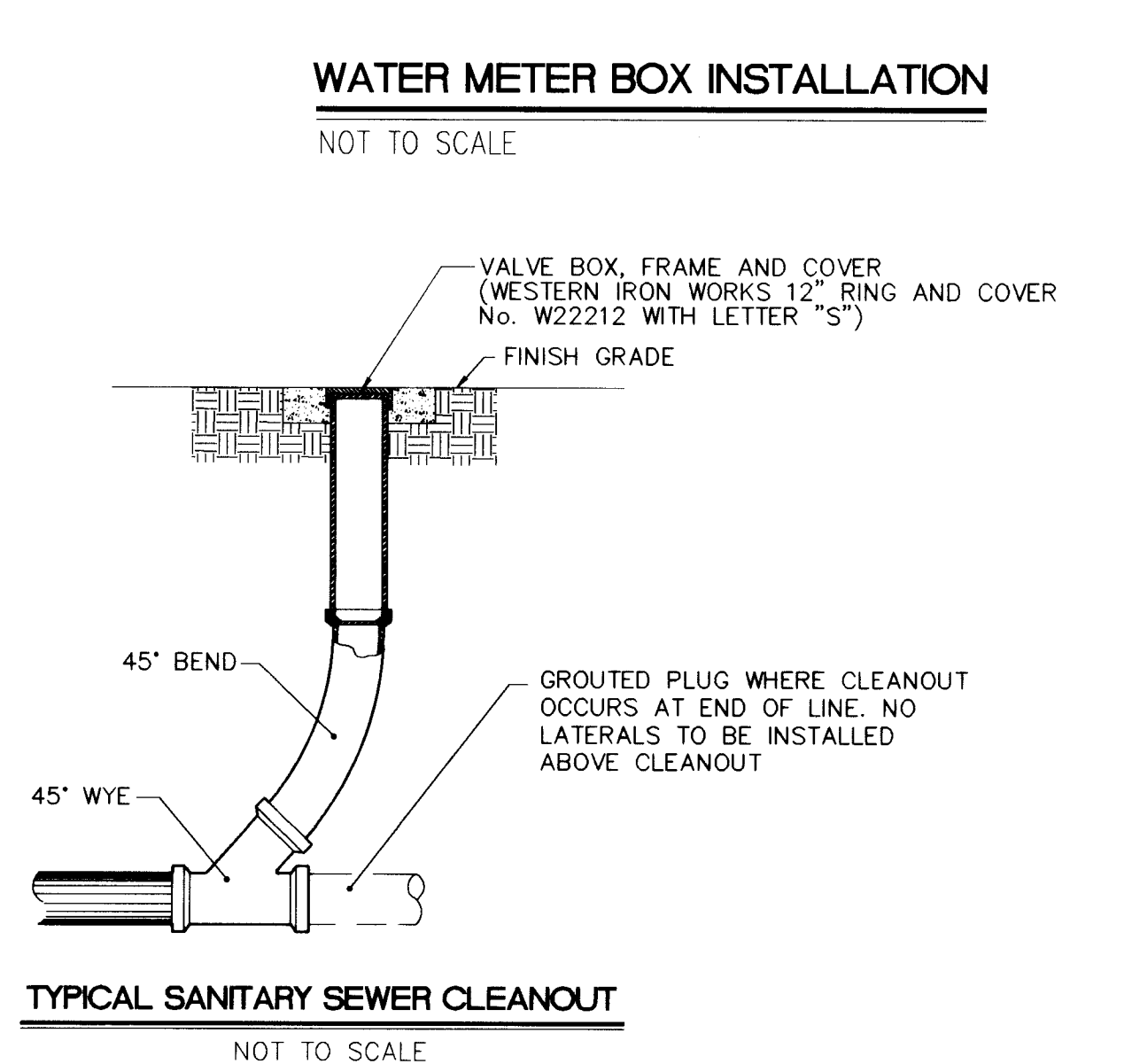
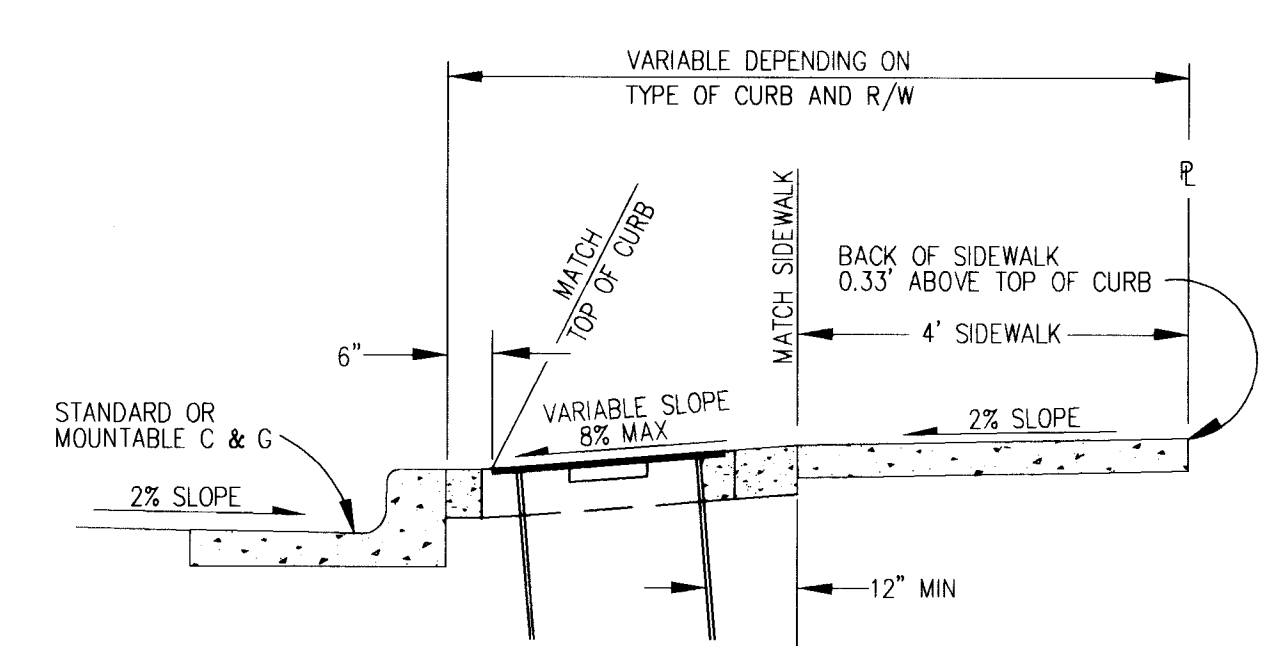
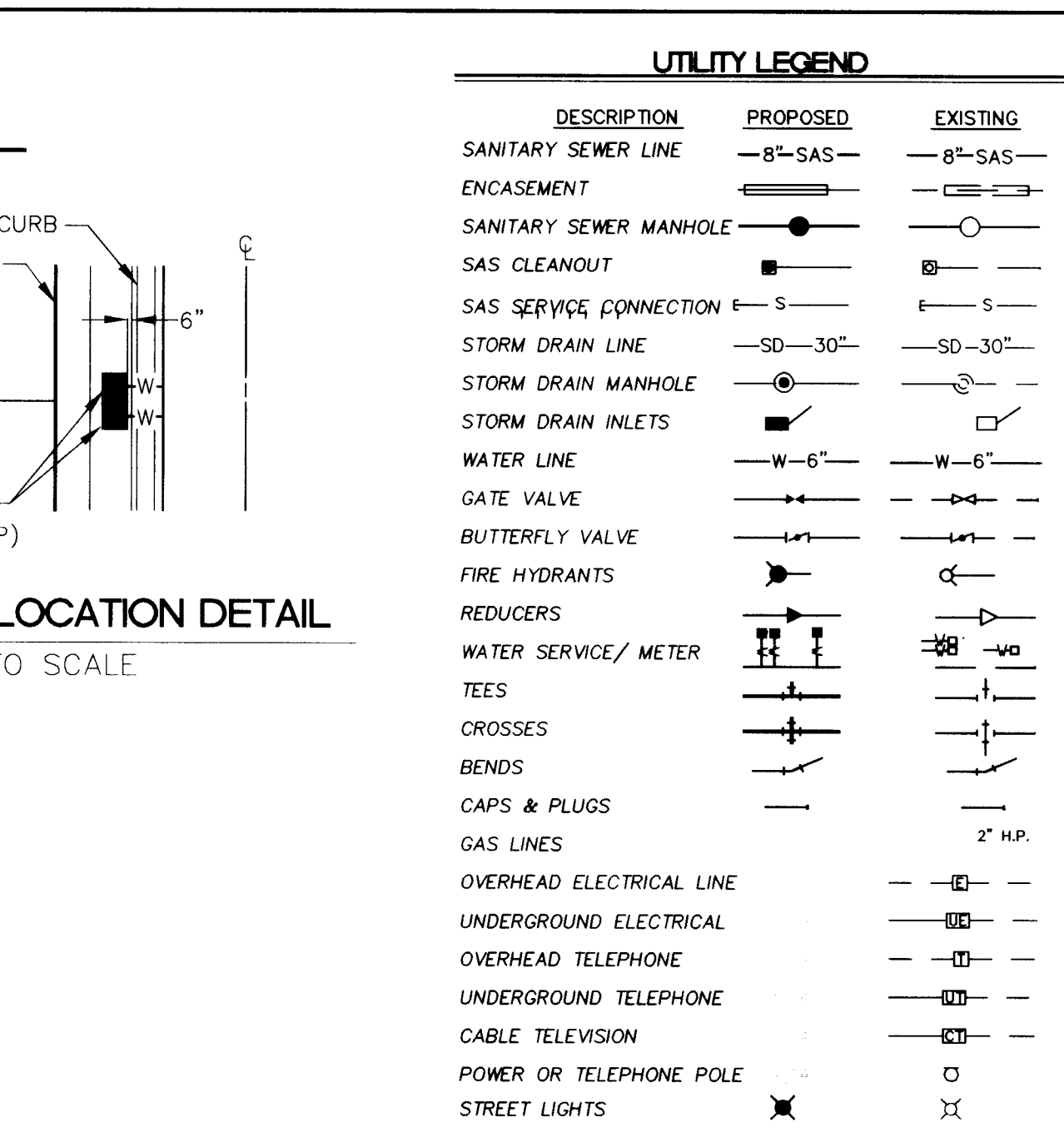




RECORD DRAWING (SANITARY SEWER AND WATER ONLY)

"I, James A. Botsford a duly Registered Professional Surveyor in the State of New Mexico, (#5211), do hereby certify that these Drawings represent the depicted facilities to the best of my knowledge. this information was assembled based on data provided by Community Sciences surveyor's, site visits by Community Sciences staff and meetings with N.M.U., Inc. staff.

James A. Botsford, N.M. P.L.S. No. 5211 Date 6/2/98



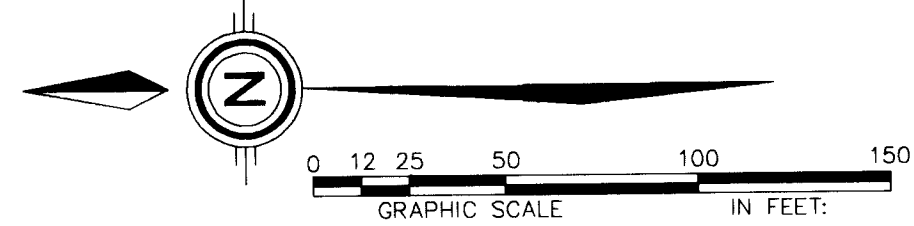
DATE: 9/97	SCALE: HORIZ: 1"=50'	community sciences corporation
JOB NO.: 291-16	LAND PLANNING: P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		
TITLE: TUSCANY SUBDIVISION - UNIT 3A COMPOSITE UTILITY PLAN		
DESIGN: [Signature]	CITY ENGINEER APPROVAL: [Signature]	MO./DAY/YR. []/[]/[]
DEC - 9 1997		
PROJECT NO. 5208.94	MAP NO. A-12	SHEET 10 OF 16

RECORD DRAWING

SCANNED BY LASON

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: CCM/NEW CONCEPTS	DATE: 9/97	BENCHMARK: STATION 15 AS MONUMENT "1-A 11" LOCATED AT THE S/W QUADRANT OF BANDELLER DR. AND UNDER BLVD.	DATE: 9/97	FIELD NO. 1	DATE: 9/97	[Signature]	10/30/97
INSPECTOR'S NAME: CCM	DATE: 5/98	DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF UNDER BLVD.	DATE: 5/98	NO. 1	DATE: 9/97		
FIELD NO. 1	DATE: 5/98	ELEVATION: 5331.73	DATE: 5/98		DATE: 9/97		
VERIFICATION BY: CCM	DATE: 5/98	TBM CHISELED "1" IN TOP CURB AT SOUTHEAST CORNER OF THE INTERSECTION OF BANDELLER DR. & NAPOLI PLACE - WEST	DATE: 5/98		DATE: 9/97		
RECORDED BY: CCM	DATE: 5/98	EDGE OF EXISTING STORM DRAIN INLET. ELEVATION: 5222.27	DATE: 5/98		DATE: 9/97		

TRACT A
LANDS OF
LINCOLN LTD



③ C CURVE DATA
R = 294.96
A = 170.60
Δ = 033-08-22
T = 87.76
CH = 168.24
CH. BEARING = S16-17-12E

④ C CURVE DATA
R = 150.78
A = 42.64
Δ = 016-12-16
T = 21.47
CH = 42.50
CH. BEARING = S40-57-31E

⑤ C CURVE DATA
R = 300.00
A = 237.94
Δ = 045-26-33
T = 125.62
CH = 231.75
CH. BEARING = S22-30-10E

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	— 8" SAS —	— 8" SAS —
ENCASEMENT	— 8" SAS —	— 8" SAS —
SANITARY SEWER MANHOLE	— 8" SAS —	— 8" SAS —
SAS SERVICE CONNECTION	— 8" SAS —	— 8" SAS —
STORM DRAIN LINE	— SD —	— SD —
STORM DRAIN MANHOLE	— SD —	— SD —
STORM DRAIN INLETS	— SD —	— SD —
WATER LINE	— W —	— W —
GATE VALVE	— G —	— G —
BUTTERFLY VALVE	— B —	— B —
FIRE HYDRANTS	— F —	— F —
REDUCERS	— R —	— R —
WATER SERVICE/ METER	— W —	— W —
TEES	— T —	— T —
CROSSES	— C —	— C —
BENDS	— B —	— B —
CAPS & PLUGS	— C —	— C —
GAS LINES	— G —	— G —
OVERHEAD ELECTRICAL LINE	N/A	— E —
UNDERGROUND ELECTRICAL	N/A	— E —
OVERHEAD TELEPHONE	N/A	— T —
UNDERGROUND TELEPHONE	N/A	— T —
CABLE TELEVISION	N/A	— C —
POWER OR TELEPHONE POLE	N/A	— P —
STREET LIGHTS	N/A	— L —

AS BUILT INFORMATION

CONTRACTOR: CCM
DATE: 4-78
INSPECTOR'S: CSC
DATE: 5/98
PREPARED BY: ANH/UL
DATE: 5/98
VERIFIED BY: CSC
DATE: 5/98
DRAWN BY: CSC
DATE: 5/98

MICRO-FILM INFORMATION

RECORDED BY: [Signature]
DATE: [Blank]
NO.: [Blank]

BENCH MARKS

BENCHMARK: STATION IS ACS MONUMENT "1-A 11" LOCATED AT THE S/W QUADRANT OF BANDELIER DR. AND UNSER BLVD.
DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELIER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.
ELEVATION=5331.73
FBM CHISELED "1" IN TOP CURB AT SOUTHEAST CORNER OF THE INTERSECTION OF BANDELIER DR. & INAPOLI PLACE • WEST EDGE OF EXISTING STORM DRAIN INLET. ELEVATION=5222.27

ENGINEER'S SEAL



REVISIONS

NO.	DATE	REMARKS
1	9/97	DESIGN

DESIGNED BY: MWS
DRAWN BY: SPS
CHECKED BY: KMW

DATE: 9/97
DATE: 9/97
DATE: 9/97

APPROVED
[Signature]
DATE: 11-3-97

DATE: 9/97
SCALE: HORIZ: 1" = 50'
VERT: 1" = 10'
JOB NO. 291-16
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048/855/897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY SUBDIVISION - UNIT 3A
UTILITY PLAN AND PROFILE (SAS & WATER)
TUSCANY DRIVE N.W.

APPROVED
DEC - 9 1997
DESIGN REVIEW COMMITTEE

PROJECT NO. 5208.94
MAP NO. A-12

SHEET 11 OF 16

RECORD DRAWING

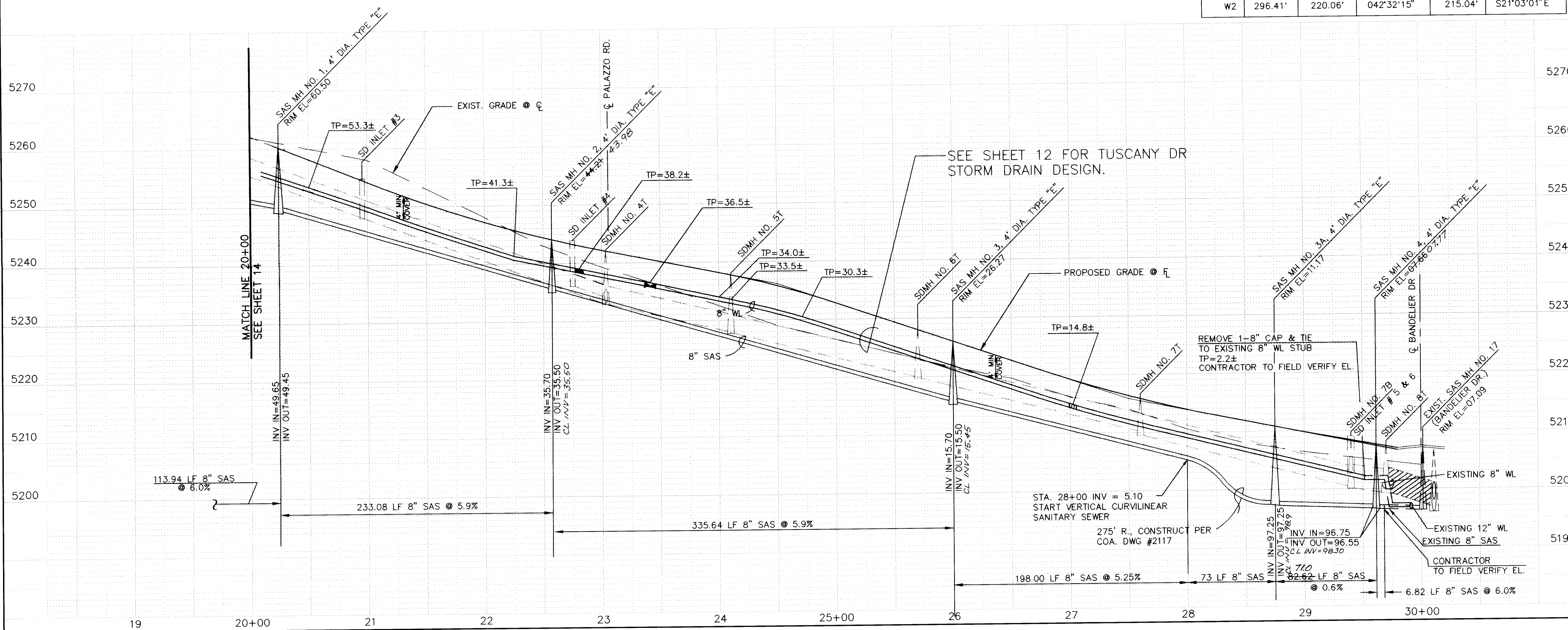
UTILITY CURVE DATA

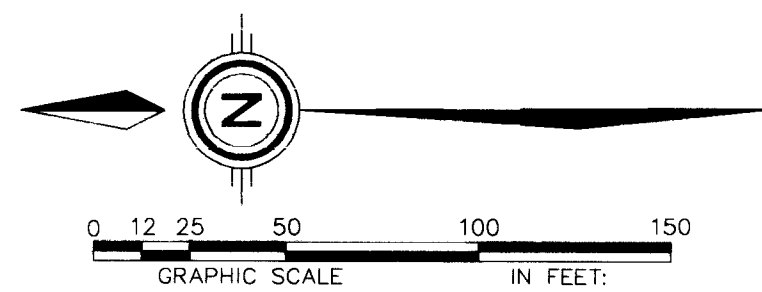
ID	RADIUS	ARC	DELTA	CHORD	CHORD BRG
S1	290.00'	216.63'	042°48'02"	211.63'	N20°47'47"W
S2	286.41'	212.57'	042°31'30"	207.73'	S21°03'23"E
W1	280.00'	209.16'	042°48'01"	204.33'	N20°47'48"W
W2	296.41'	220.06'	042°32'15"	215.04'	S21°03'01"E

NOTE:
USE FLATTENED WYE FOR
SAS HOOKUP. (SEE SHEET 10
FOR SERVICE LINE DETAIL)

TUSCANY DRIVE N.W.

SAS & WATER (SEE SHEET 12 FOR STORM DRAIN)

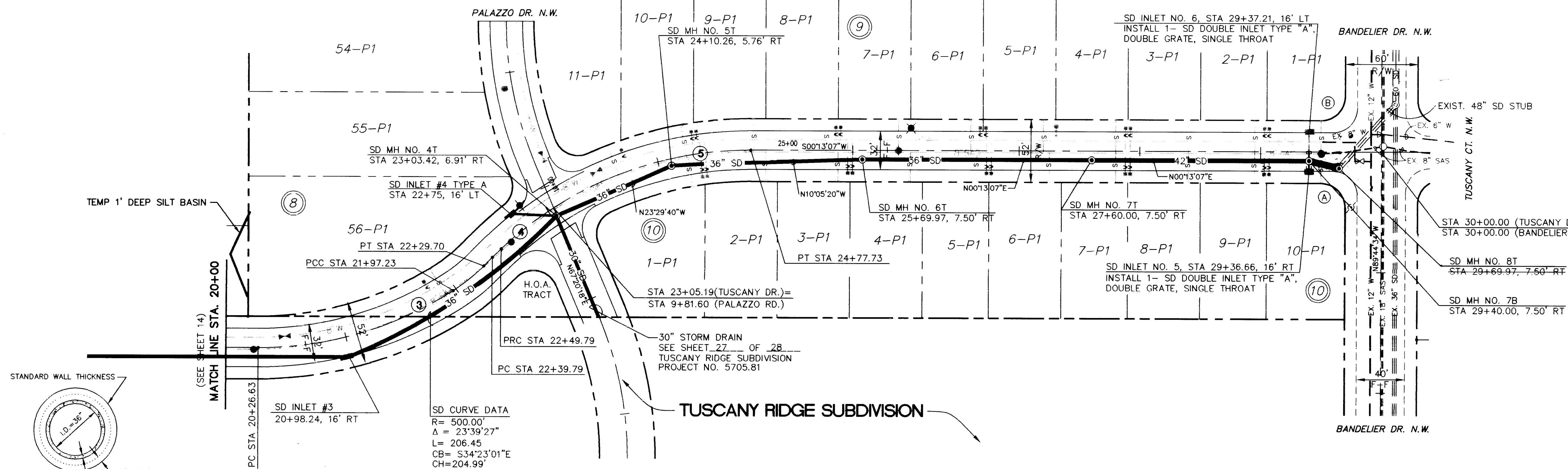




③ C CURVE DATA
R = 294.96
A = 170.60
Δ = 033-08-22
T = 87.76
CH = 168.24
CH BEARING = S16-17-12E

④ C CURVE DATA
R = 150.45
A = 32.47
Δ = 012-22-03
T = 16.30
CH = 32.41
CH BEARING = S39-02-25E

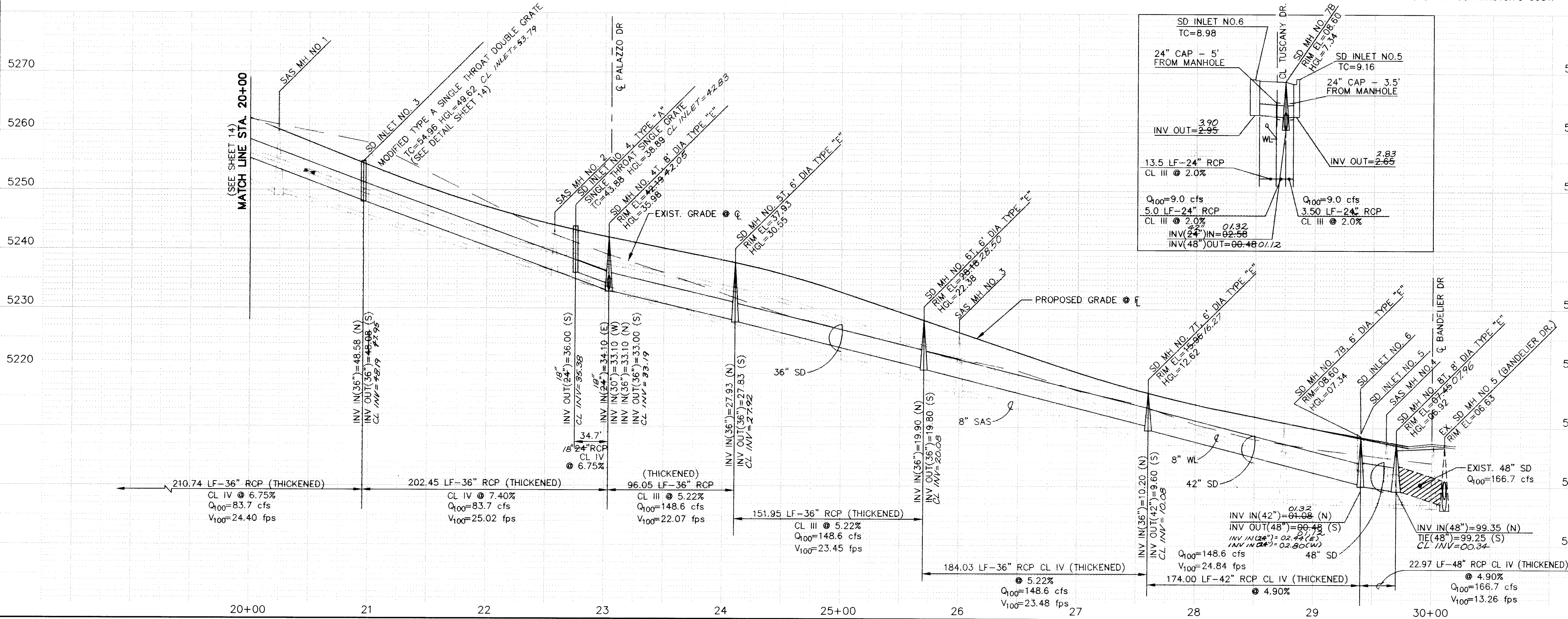
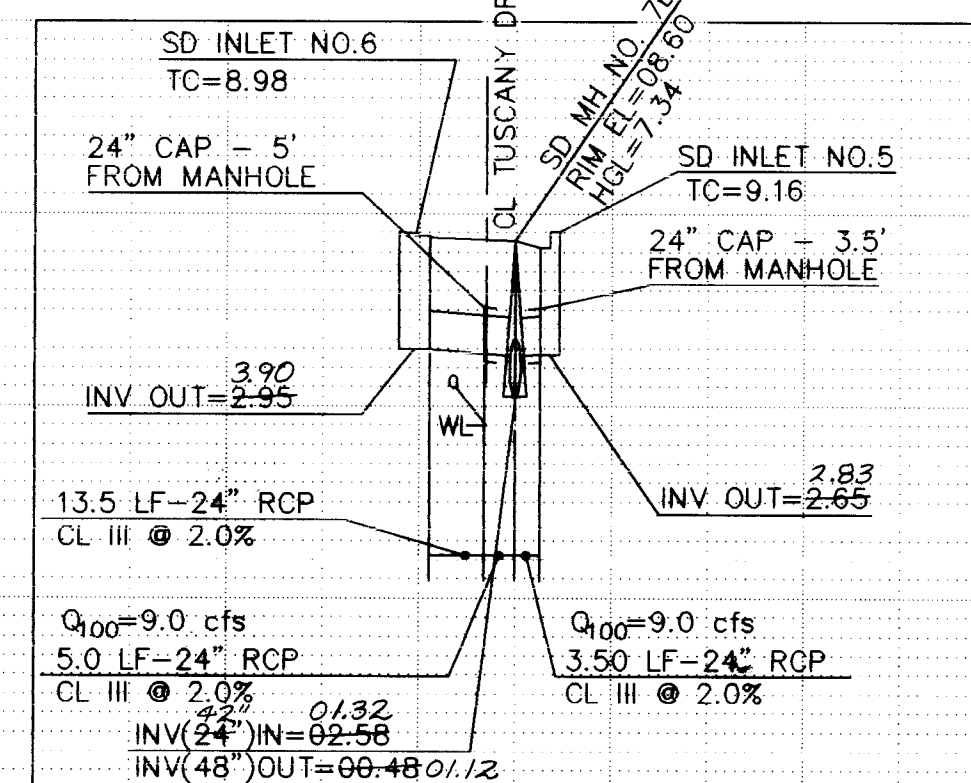
⑤ C CURVE DATA
R = 300.00
A = 237.94
Δ = 045-26-33
T = 125.62
CH = 231.75
CH BEARING = S22-30-10E



TUSCANY DRIVE N.W. - STORM DRAIN

(SEE SHEET 11 FOR SAS AND WATER)

NOTE: DUE TO DEPTH OF COVER ON THE STORM DRAIN, THE CONTRACTOR IS CAUTIONED TO PROTECT THE PIPE DURING ROAD CONSTRUCTION. ANY DAMAGE WILL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S COST.



UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	8" SAS	8" SAS
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION		
STORM DRAIN LINE	SD-30"	SD-30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W-6"	W-6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	N/A
OVERHEAD ELECTRICAL LINE	N/A	N/A
UNDERGROUND ELECTRICAL	N/A	N/A
OVERHEAD TELEPHONE	N/A	N/A
UNDERGROUND TELEPHONE	N/A	N/A
CABLE TELEVISION	N/A	N/A
POWER OR TELEPHONE POLE	N/A	N/A
STREET LIGHT		

AS BUILT INFORMATION	
CONTRACTOR	CCM
DATE	4/98
INSPECTOR'S	CSC
DATE	5/98
FIELD BY	COA
DATE	5/98
CERTIFICATION BY	CSC/COA
DATE	5/98
MICRO-FILM INFORMATION	
TBM CHISLED	IN TOP CURB AT SOUTHEAST RETURN OF THE
INTERSECTION OF BANDELLER DR. & MAPOLI PLACE	WEST
RECORDED BY	CCM
DATE	10/97

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	1
BY	COMMUNITY SCIENCES
DATE	9/97

ENGINEER'S SEAL	
DATE	12/1/97

NOTE: SANITARY SEWER AND WATER LINES ARE SHOWN FOR INFORMATION ONLY.

REVISIONS	
NO.	DATE
1	9/97
2	9/97
3	10/97

community sciences corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY SUBDIVISION UNIT 3A
STORM DRAIN PLAN AND PROFILE
TUSCANY DRIVE N.W.

PROJECT NO. 5208.94
MAP NO. A-12

SHEET 12 OF 16

SCANNED BY LASON

RECORD DRAWING

CURVE DATA

= 300.00'
= 150.65'
= 028°46'17"
= 76.95'
= 149.07'
BEARING = N75°47'48"E

CURVE DATA

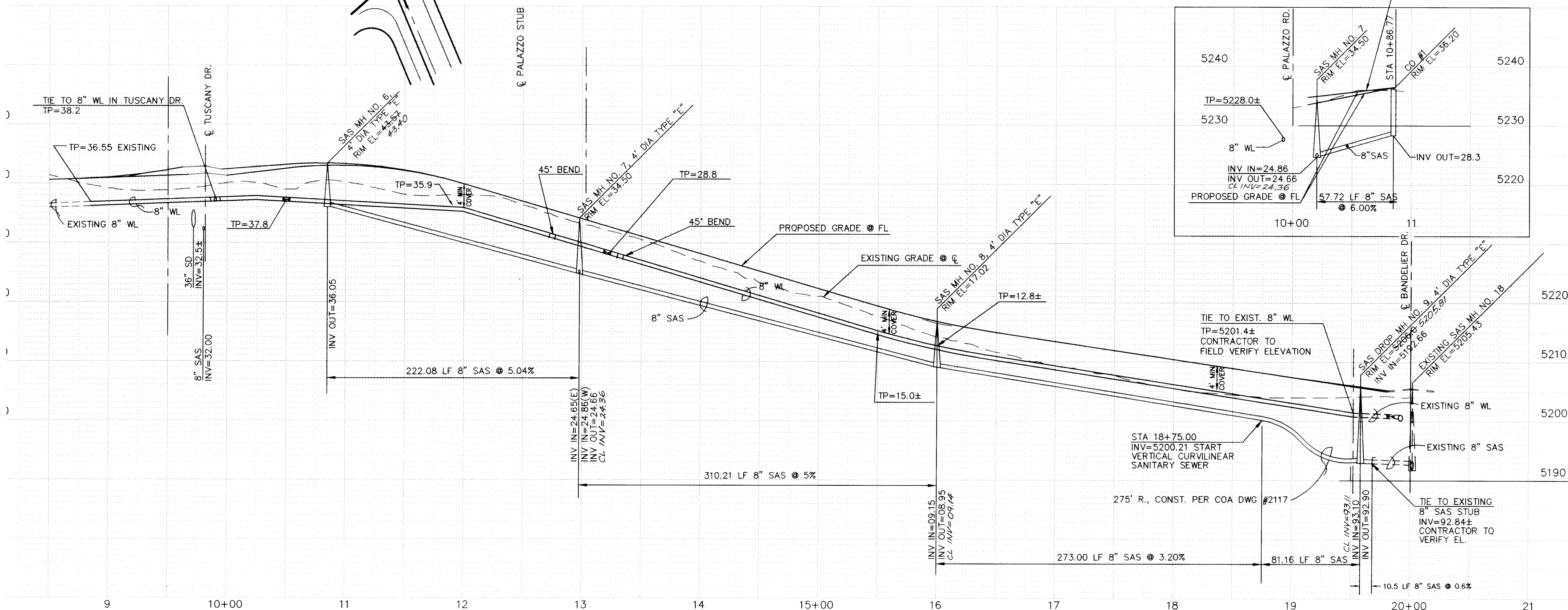
= 75.00'
= 60.84'
= 046°28'55"
= 32.21'
= 59.19'
BEARING = S66°34'36"E

CURVE DATA

= 75.00'
= 57.01'
= 043°33'15"
= 29.96'
= 55.65'
BEARING = S21°33'30"E

CURVE DATA

= 120.00'
= 68.33'
= 032°37'24"
= 35.12'
= 67.41'
BEARING = N62°58'34"E



ID	RADIUS	ARC	DELTA	CHORD	CHORD BRG
S3	275.00'	73.11'	015°13'55"	72.89'	S82°12'06"E
S4	275.00'	67.86'	014°08'21"	67.69'	S06°51'03"E
S5	275.00'	71.01'	014°47'44"	70.82'	N54°03'44"E
W3	300.00'	119.61'	022°50'39"	118.82'	N78°45'37"E
W5	265.00'	35.08'	007°35'07"	35.06'	S86°01'30"E
W6	265.00'	28.75'	006°12'55"	28.73'	S02°53'20"E

PALAZZO RD. / PORTOFINO DR. / PALAZZO STUB

WL DETAIL (PALAZZO STUB)

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	8" SAS	8" SAS
ENCASEMENT		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SAS SERVICE CONNECTION		
STORM DRAIN LINE	SD-30"	SD-30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W-6"	W-6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES		
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	
STREET LIGHTS		

AS BUILT INFORMATION

CONTRACTOR: *New Concepts*
DATE: *4/98*
BY: *CSC*
CHECKED BY: *COA/CSC*
DATE: *5/98*
REVISIONS: *CSC*
DATE: *6/98*
CORRECTED BY: *CSC*
DATE: *6/98*
MICRO-FILM INFORMATION: *CSC*
DATE: *6/98*
RECORDED BY: *CSC*
DATE: *6/98*
NO.

BENCH MARKS

BENCHMARK: STATION IS MONUMENT "A-11" LOCATED AT THE S/W QUADRANT OF BANDELIER DR. AND UNDER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELIER DR. AND 178' WEST OF THE CENTERLINE OF UNDER BLVD. ELEVATION=5331.73
IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANDELIER DR. & NAPOLI PLACE • WEST EDGE OF EXISTING STORM DRAIN INLET, ELEVATION=5222.27

SURVEY INFORMATION

FIELD NOTES	DATE
1. COMMUNITY SCIENCES	9/97

ENGINEER'S SEAL

W. WHITMAN
REGISTERED PROFESSIONAL ENGINEER
10/30/97

REVISIONS

NO.	DATE	REMARKS
1	9/97	DESIGN
2	9/97	DESIGN
3	9/97	DESIGN
4	9/97	DESIGN
5	9/97	DESIGN
6	9/97	DESIGN
7	9/97	DESIGN
8	9/97	DESIGN
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100	9/97	DESIGN

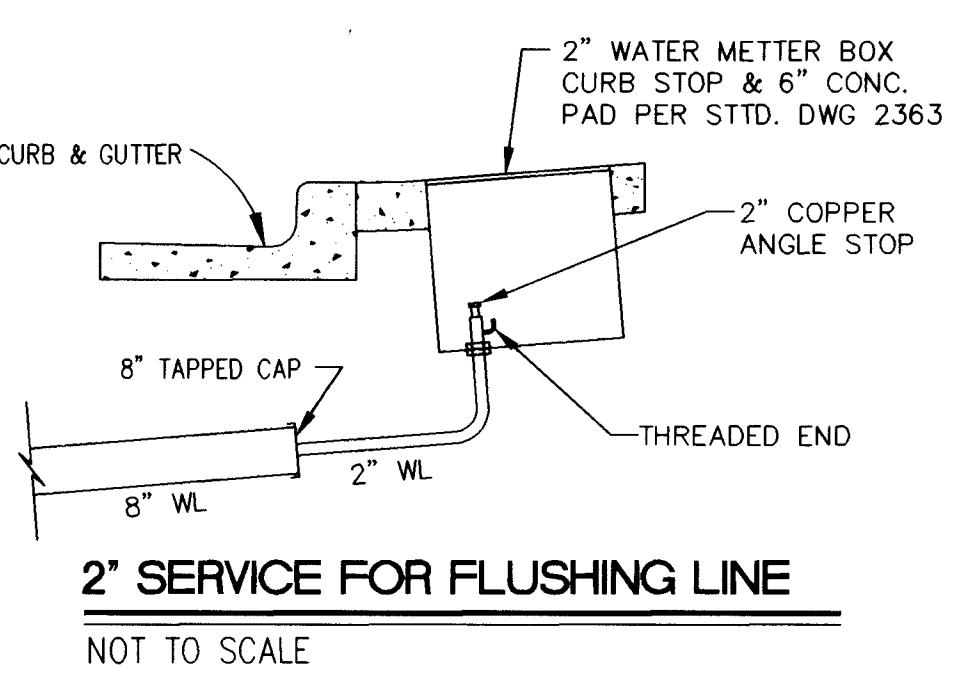
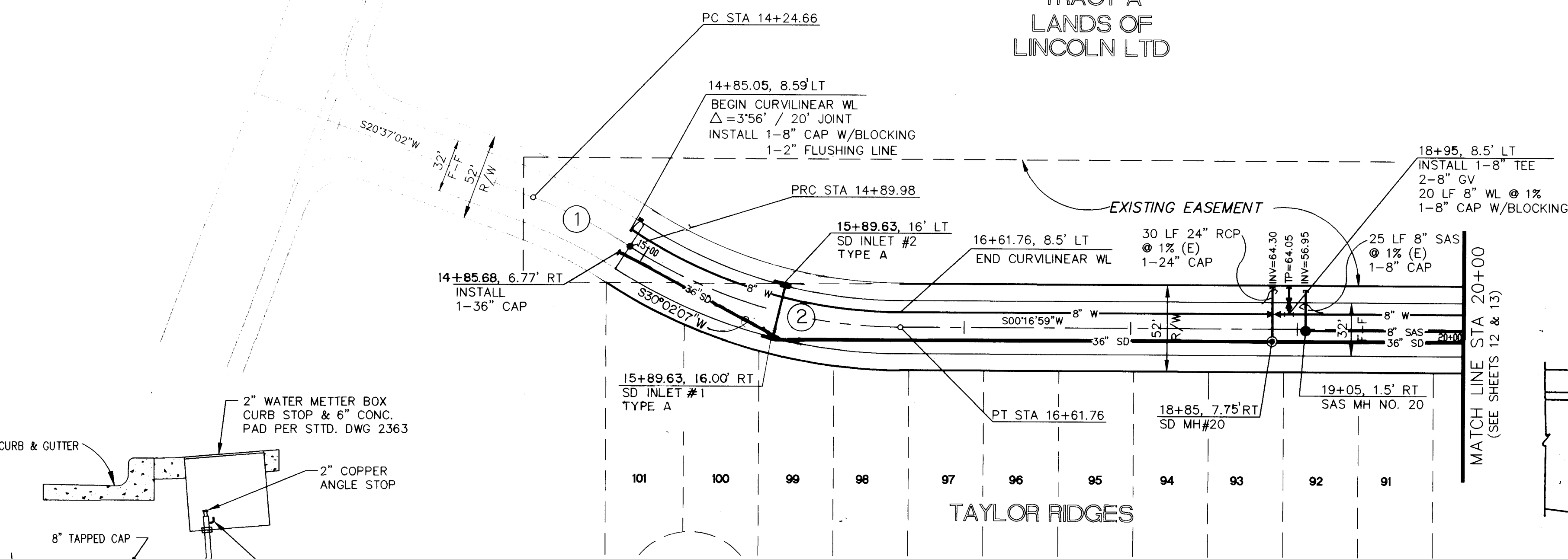
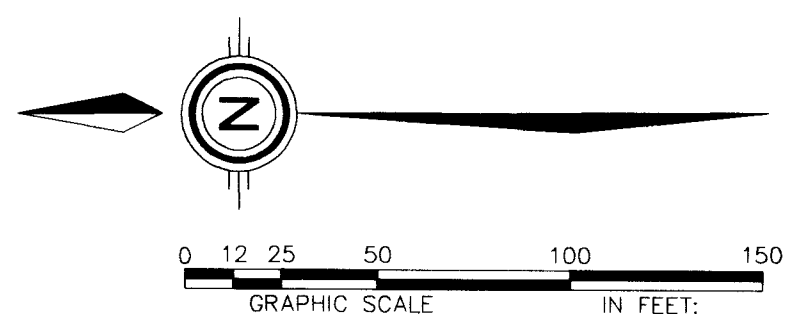
APPROVED

DATE: 9/97
SCALE: HORIZ: 1"= 50'
VERT: 1"= 10'
JOB NO. 291-16
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: TUSCANY SUBDIVISION - UNIT 3A
UTILITY PLAN AND PROFILE
PALAZZO RD./PORTOFINO DR./PALAZZO STUB
DESIGNED BY: MNS
DRAWN BY: SPS
CHECKED BY: MNS, TUB
DATE: 9/97
DATE: 9/97
DATE: 4/96
PROJECT NO. 5208.94
MAP NO. A-12
SHEET 13 OF 16
RECORD DRAWING
SCANNED BY LASON

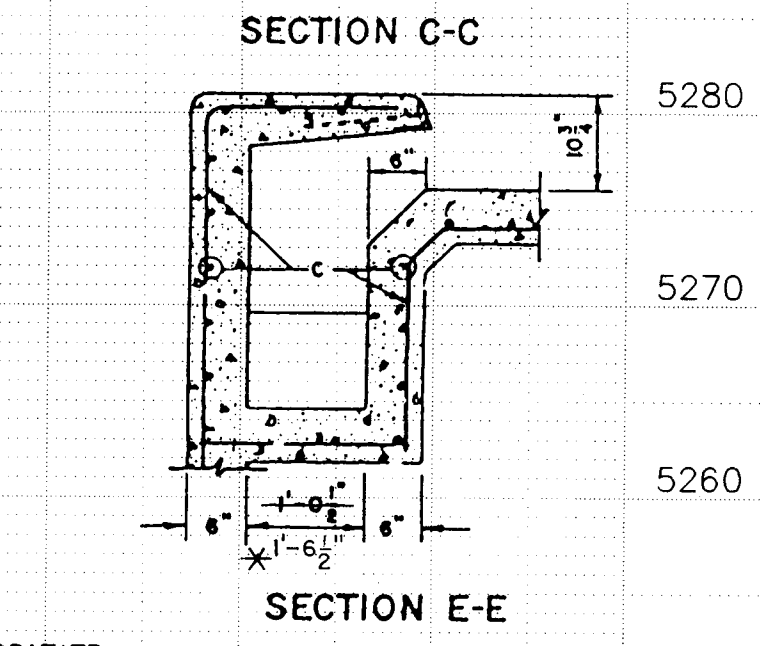
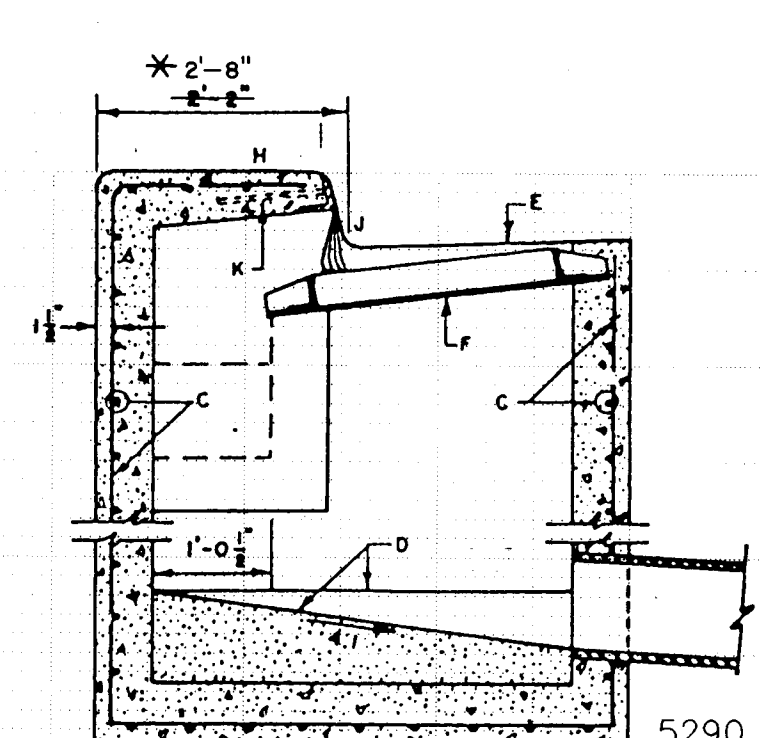
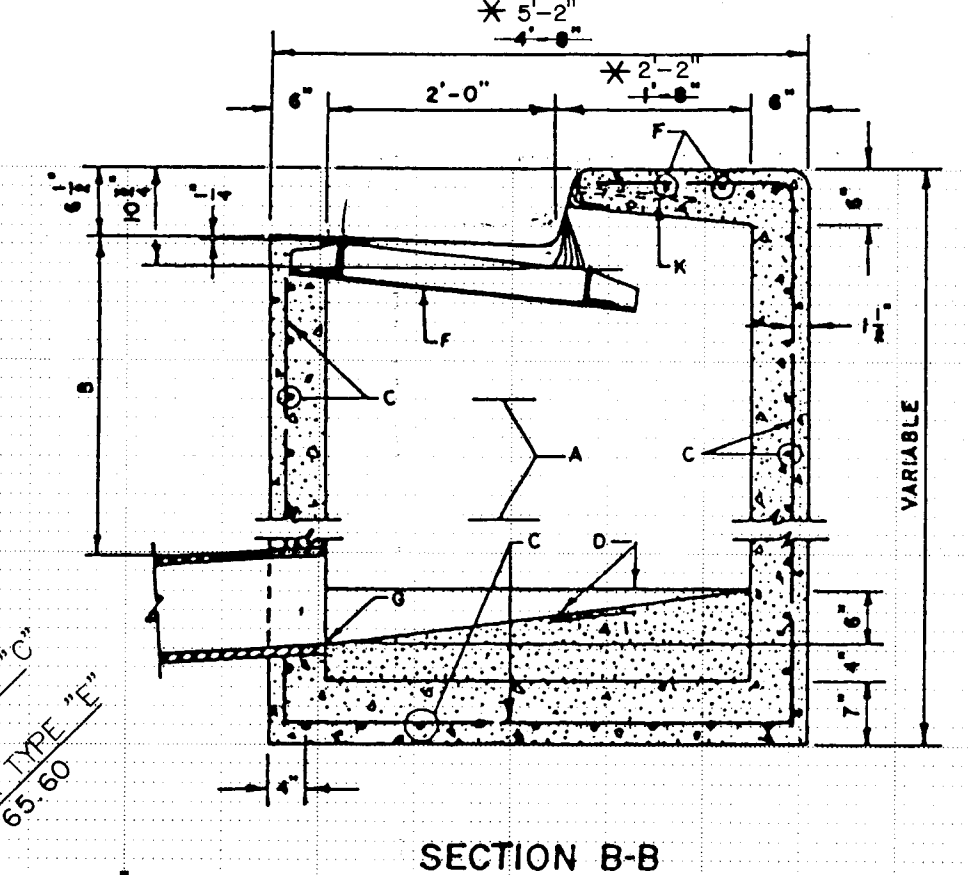
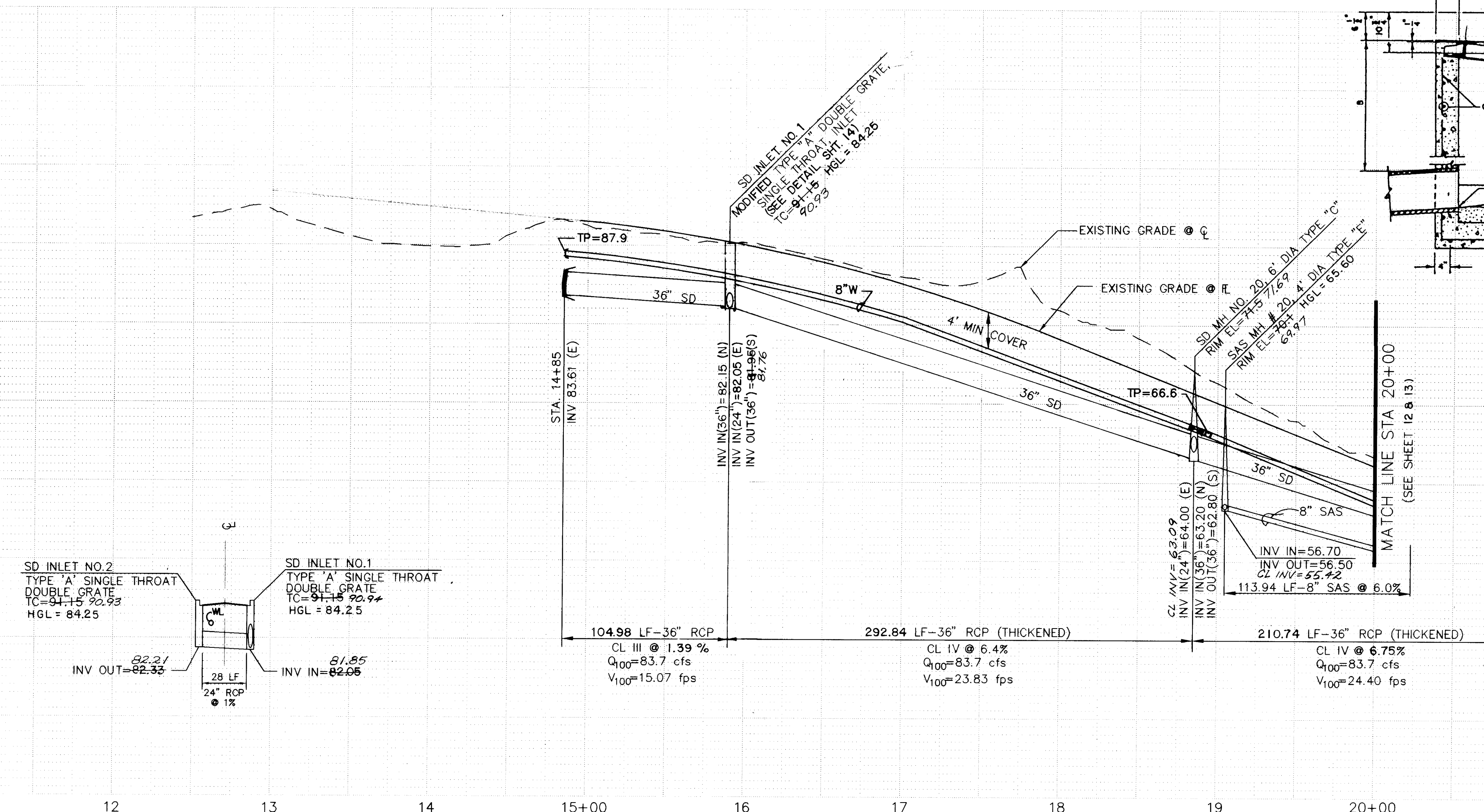
SCANNED BY LASON

① CURVE DATA	② CURVE DATA
R = 300.00'	R = 300.00'
A = 65.31'	A = 171.78'
	Δ = 032°48'28"
	T = 88.32'
	CH = 169.44'
	CH BEARING = S16°41'13"W

TRACT A
LANDS OF
LINCOLN LTD

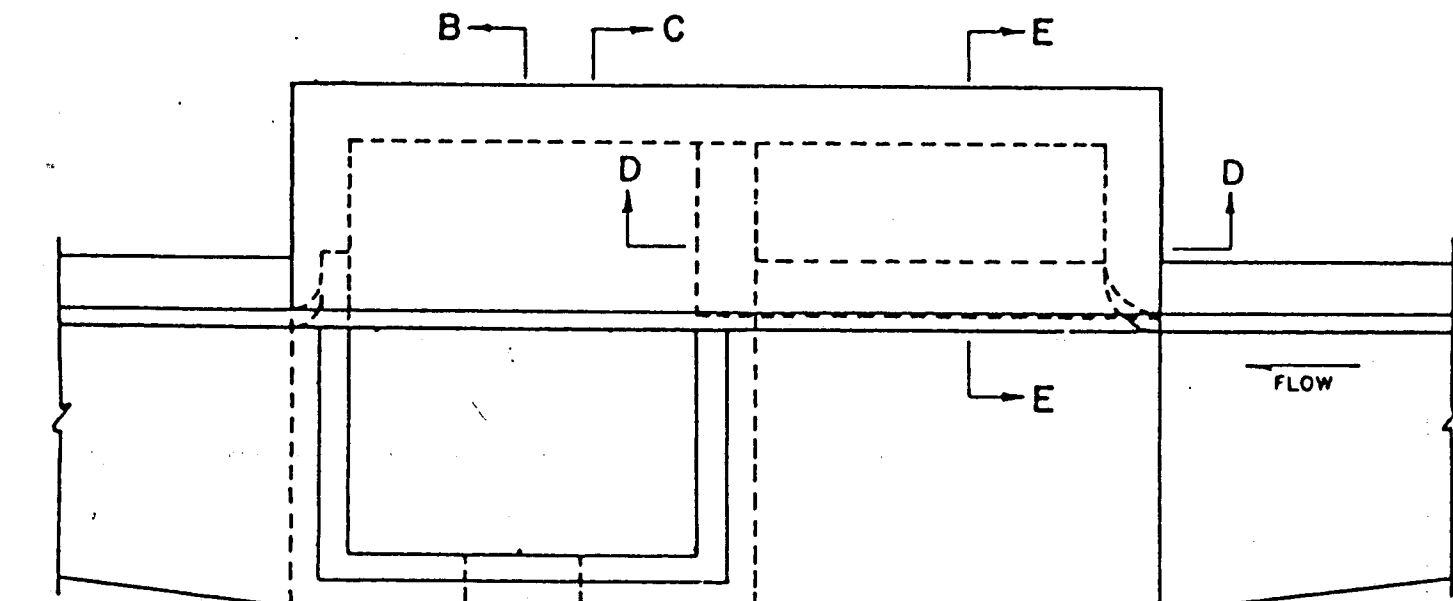


2" SERVICE FOR FLUSHING LINE
NOT TO SCALE



* INDICATES DIMENSION MODIFIED

UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	8" SAS	8" SAS
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD-30"	SD-30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W-6"	W-6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES		
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	
STREET LIGHT		



PLAN

APPROVED
NMU INC. 11-3-97
DATE

DATE: 9/97
SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

DESIGNED BY: MMS
DRAWN BY: SPS
CHECKED BY: KMW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY SUBDIVISION - UNIT 3A
UTILITY PLAN AND PROFILE
TUSCANY DRIVE N.W.

DESIGN REVIEW COMMITTEE
DEC - 9 1997

CITY ENGINEER APPROVAL

PROJECT NO. 5208.94
MAP NO. A-12
SHEET 14 OF 16

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	STATION	MARK	CONTRACTOR	DATE
1	9/97	THE S/W QUADRANT OF BANDELLER DR. AND UNSER BLVD.	CSC	CSC	11/97
		DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR.	CSC	CSC	5/98
		AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.	CSC	CSC	5/98
		ELEVATION=5331.73	CSC	CSC	5/98
		IN TOP CURB AT SOUTHEAST CORNER OF BANDELLER DR. & NAPOLI PLACE	CSC	CSC	5/98
		INTERSECTION OF BANDELLER DR. & NAPOLI PLACE	CSC	CSC	5/98
		EDGE OF EXISTING STORM DRAIN INLET	CSC	CSC	5/98

ENGINEER'S SEAL
M. WHITNEY
REGISTERED PROFESSIONAL ENGINEER
10/30/97

NO.	DATE	REVISIONS
1	9/97	DESIGN

STCS-TMD1 DWG

- STCS-TMD1 DWG

- STCS-TMD1 DWG



STCS-TMD1 DWG

- STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

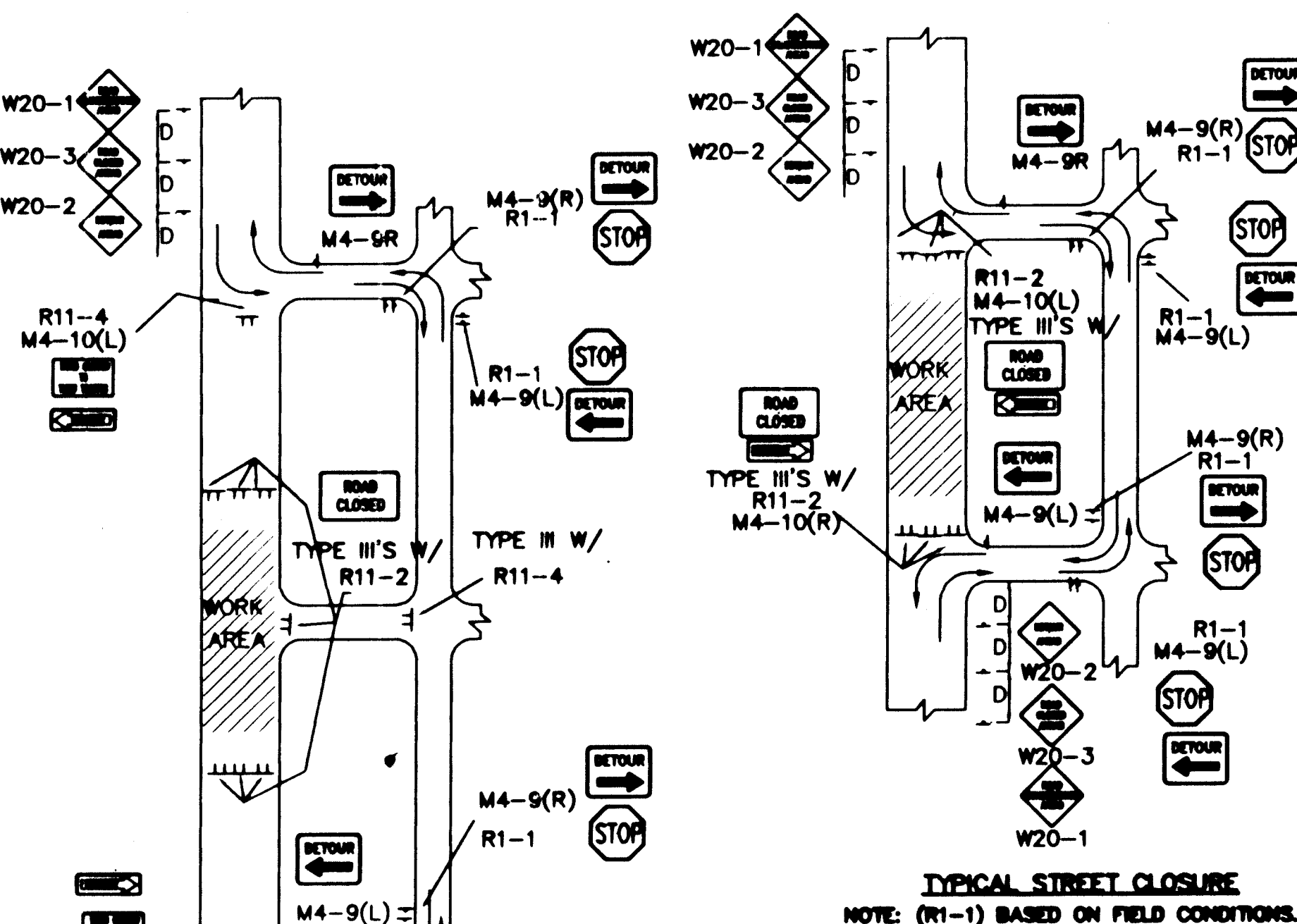
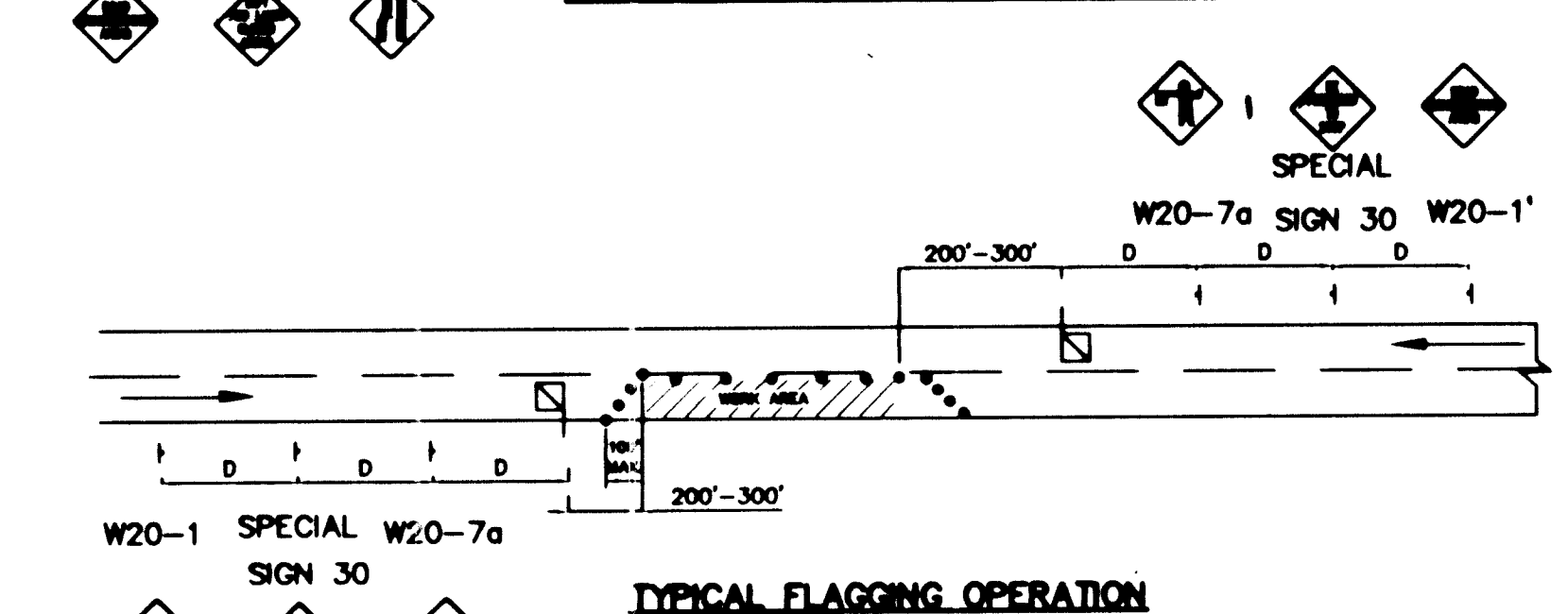
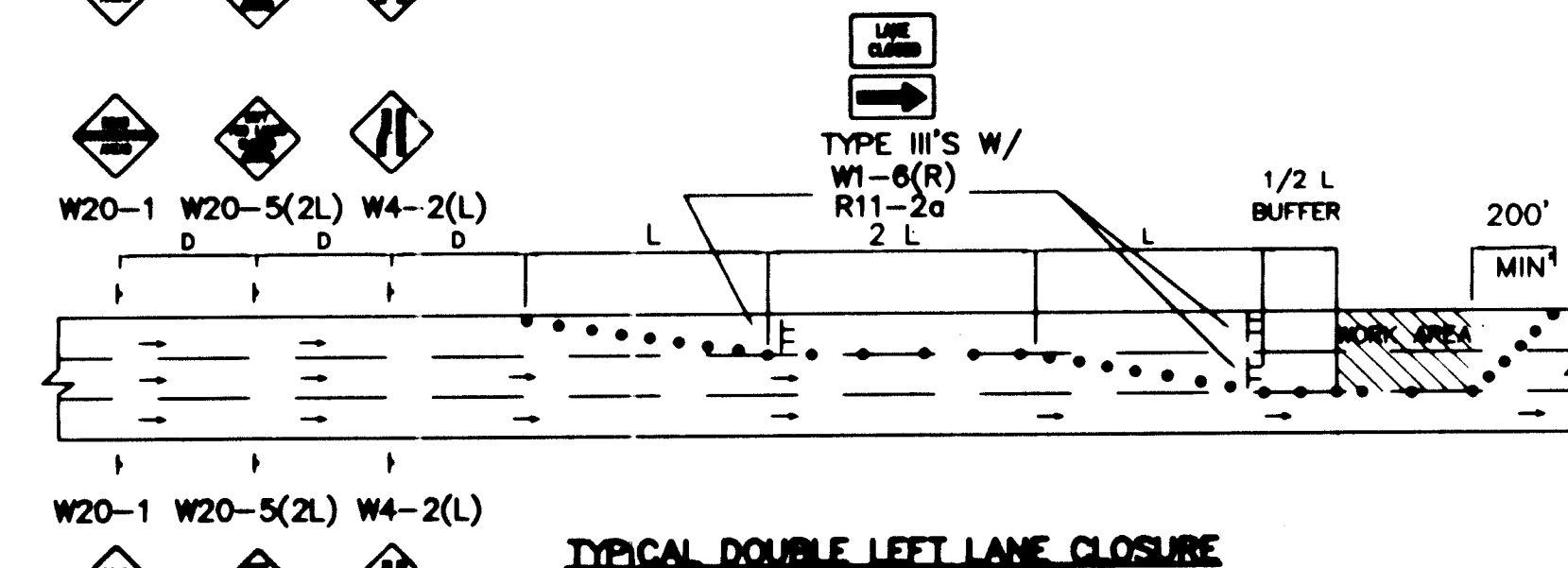
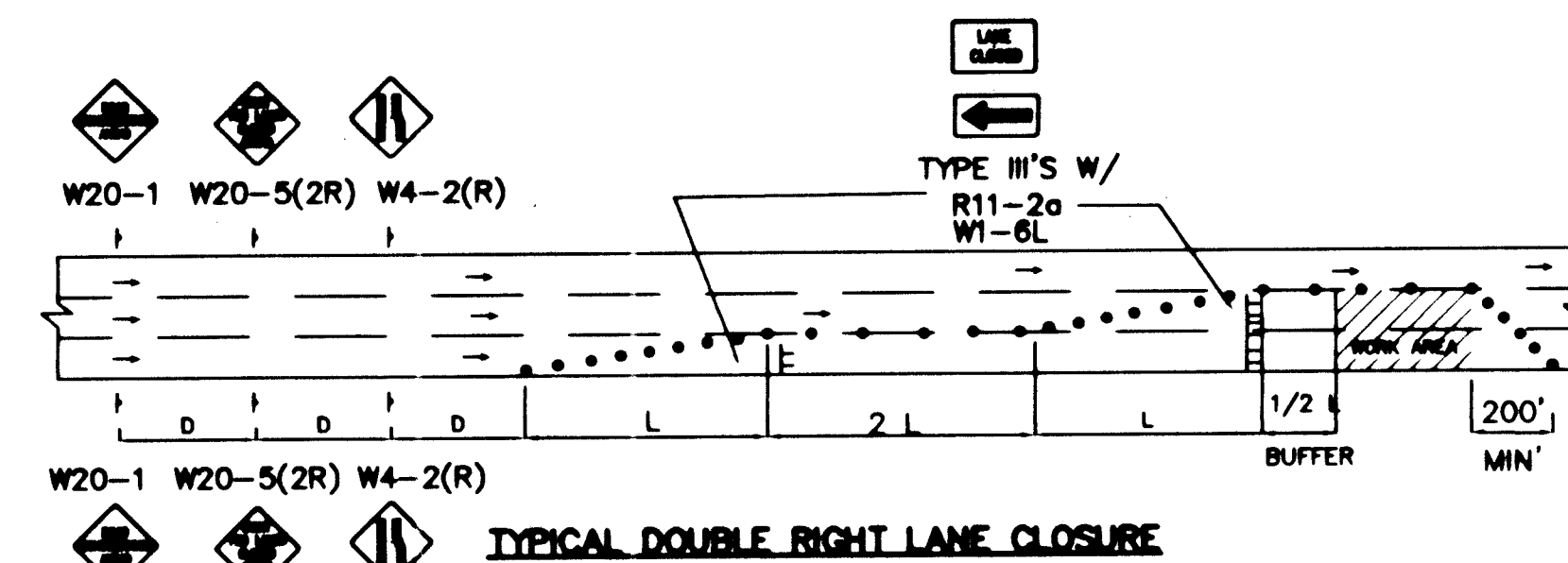
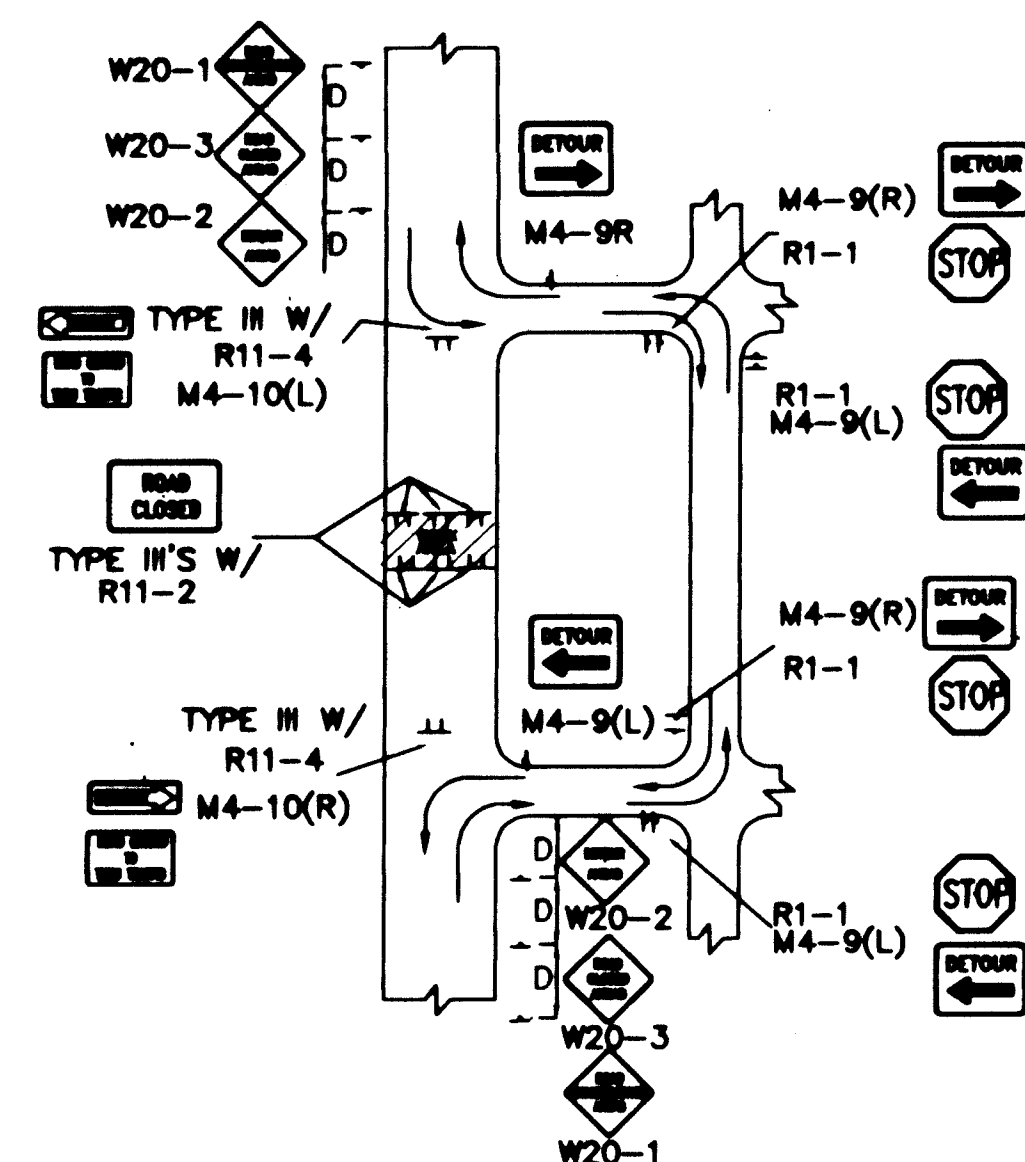
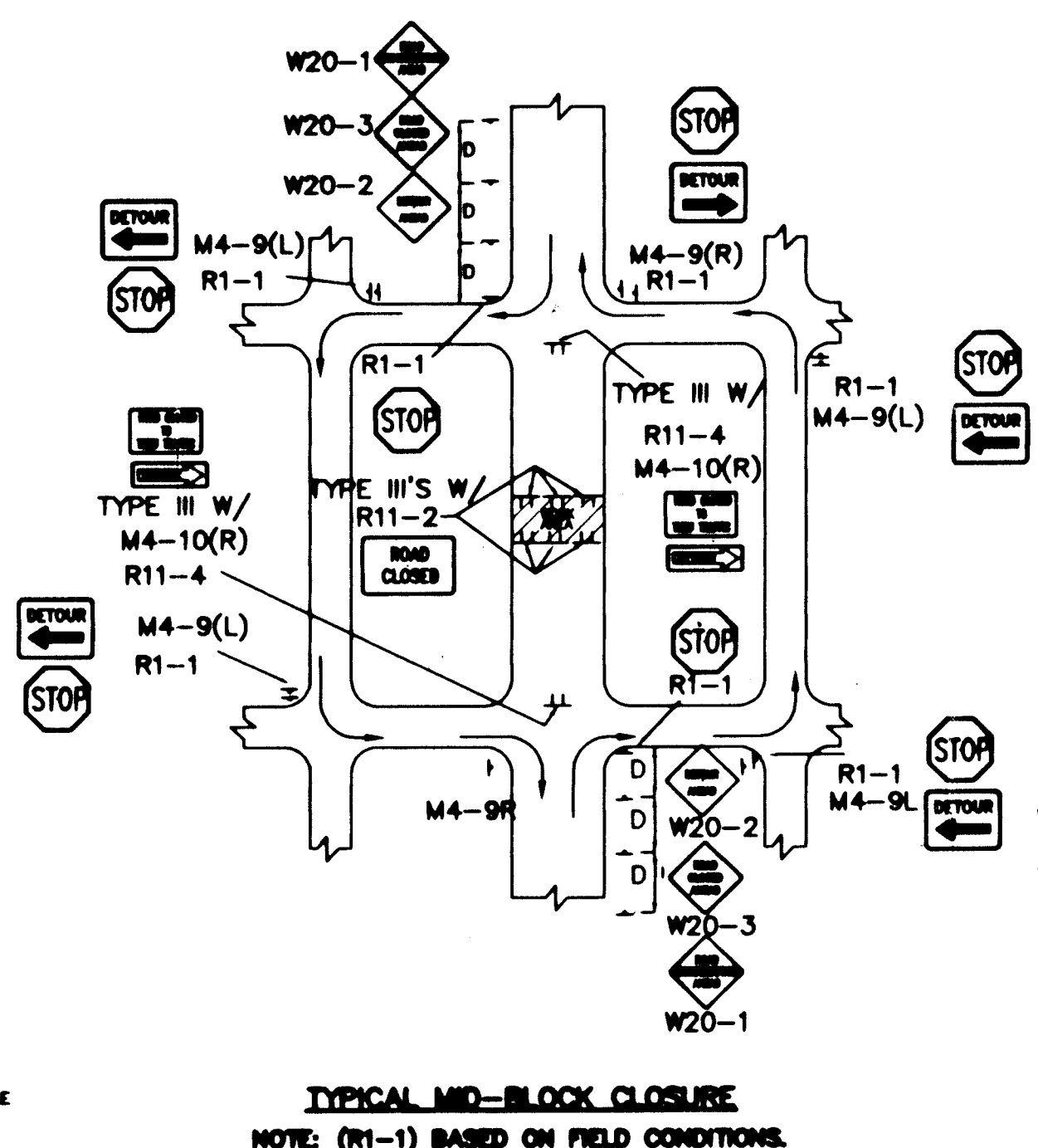
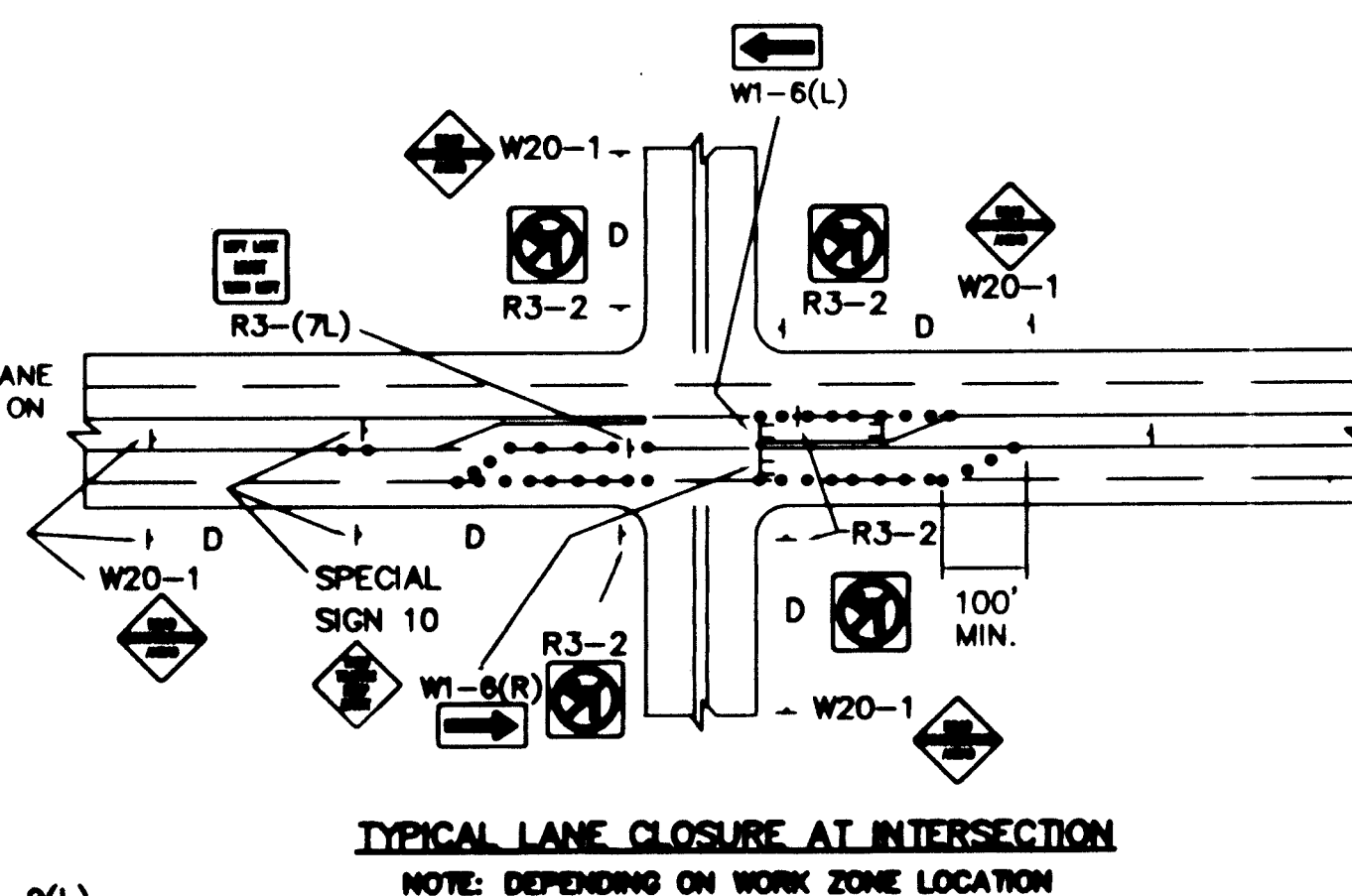
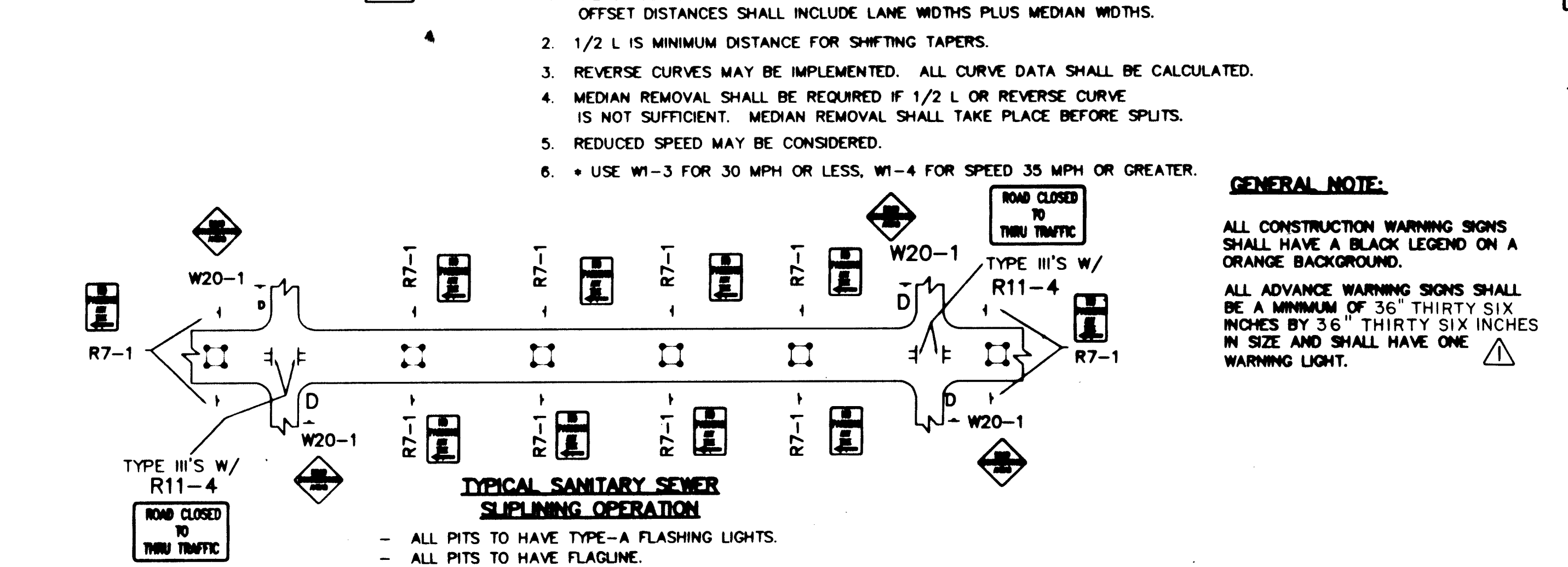


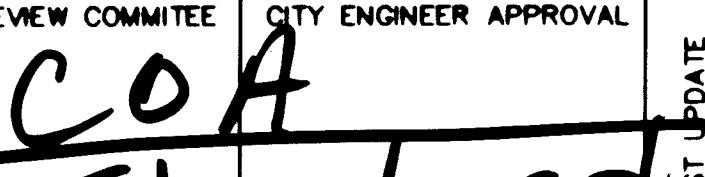
STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG

STCS-TMD1 DWG



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)				
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR	MO./DAY/YR
				
PROJECT NO.	MAP NO.	SHEET 16 OF 16		