

TUSCANY WEST - UNIT 2

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR

GRADING, PAVING AND UTILITIES

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX TO DRAWINGS
2 1 2A	PLATS OF GEOMETRY
3	GRADING AND EROSION CONTROL PLAN
4	GRADING DETAILS
PAVING PLAN & PROFILES	
5	COMPOSITE PAVING PLAN
6	FIGARO DRIVE NW/CARMEN ROAD NW
7	LA TRAVIATTA PLACE NW/TOSCA ROAD NW
8	BANDELIER DRIVE NW
UTILITY PLAN & PROFILES	
9	COMPOSITE UTILITY PLAN
10	FIGARO DRIVE NW/CARMEN ROAD NW
11	LA TRAVIATTA PLACE NW/TOSCA ROAD NW

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.

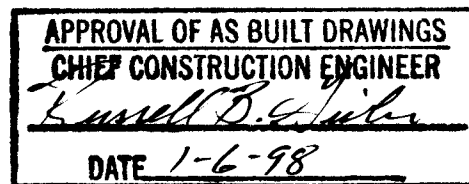
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN 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.



RECORD DRAWING (PAVING AND STORM DRAIN)

"I, Kent M. Whitman, a duly Registered Professional Engineer in the State of New Mexico, (#6170), do hereby certify that these Record Drawings are true and correct to the best of my knowledge. The information shown herein is based upon notes and field drawing mark-ups provided by the City of Albuquerque, not on inspection, observation or surveying services provided by me or under my supervision.

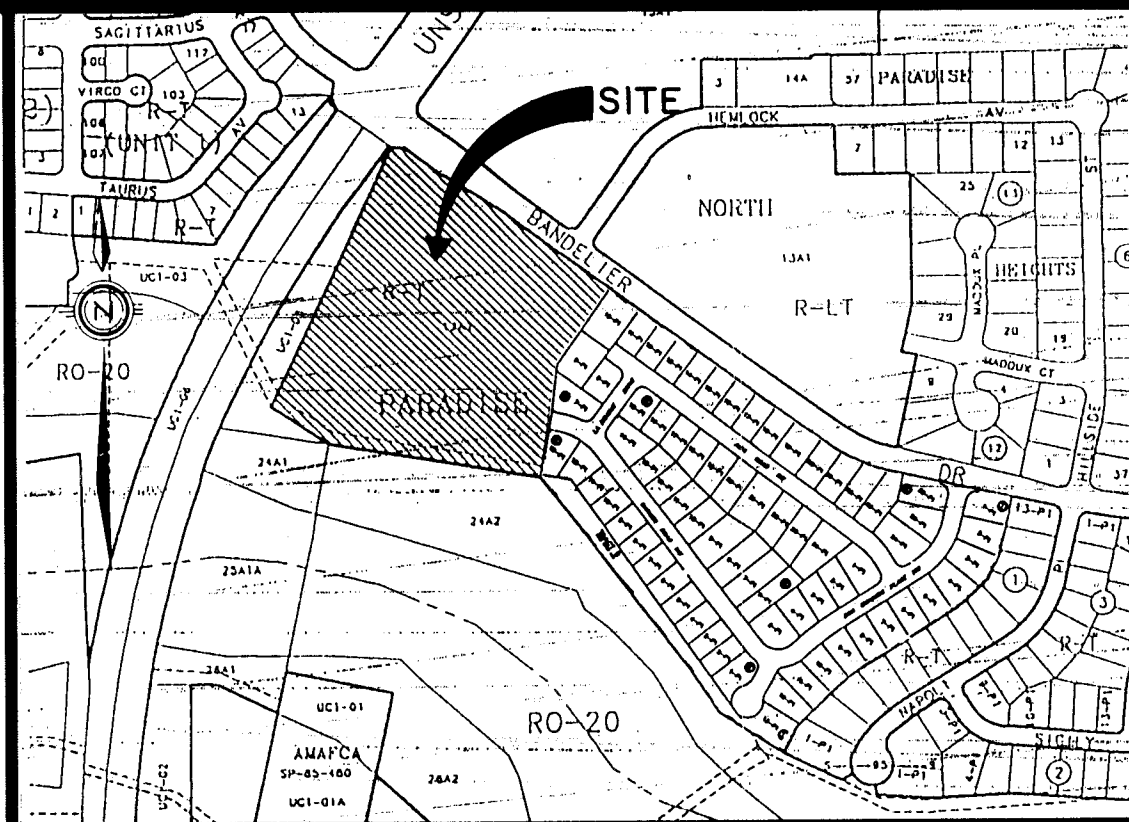
Kent M. Whitman
Kent M. Whitman, P.E. No. 6170
12/19/97
Date



DATE: MAR., 1997	community sciences corporation		
SCALE: AS SHOWN			
DESIGNED: MNS			
DRAWN: GWR			
SHEET NO. 291-22-PRI	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING



CITY OF
ALBUQUERQUE
DRB NO. 96-359

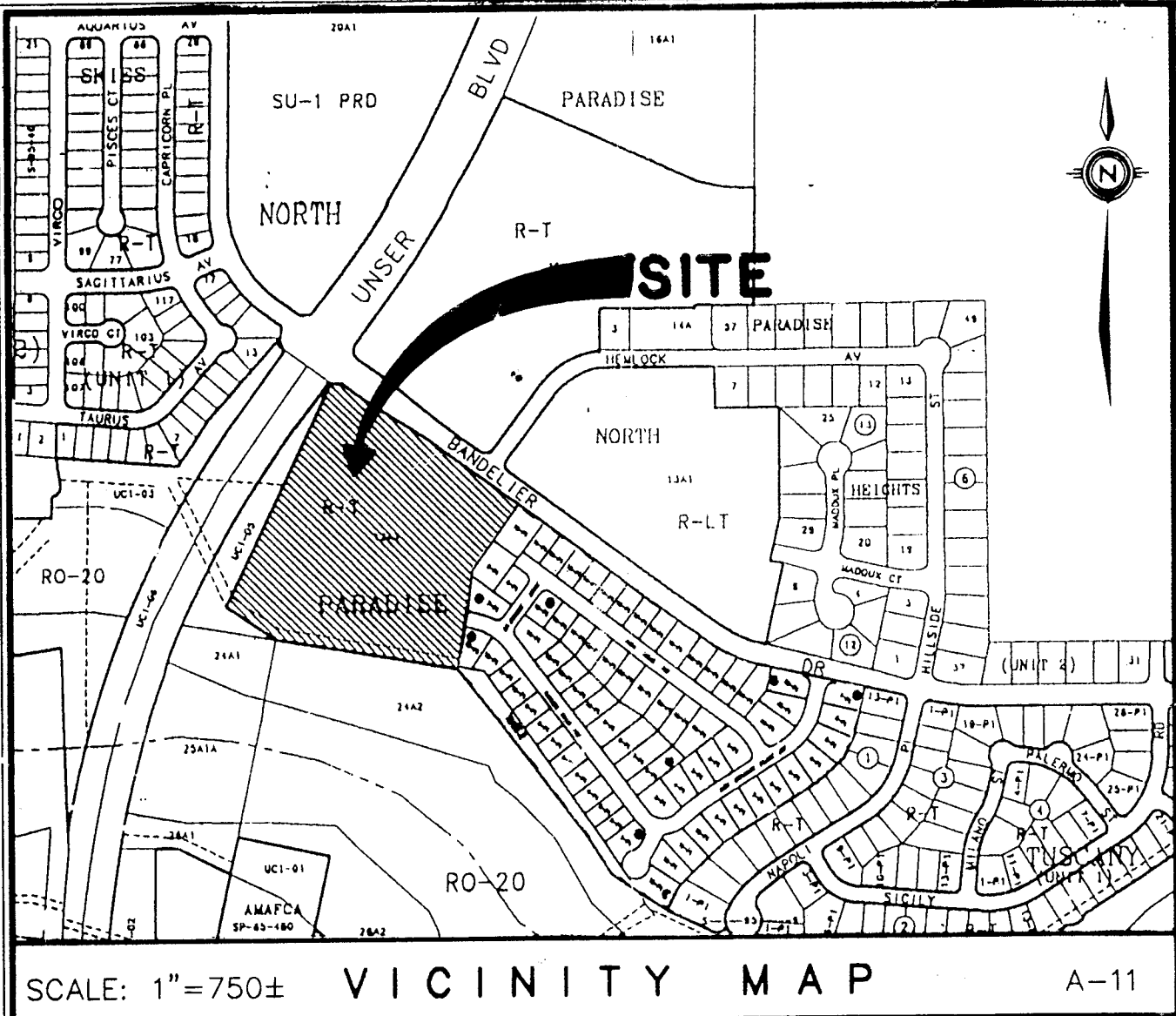


- SCALE: 1"=560' VICINITY MAP
- GENERAL NOTES:
- ALL ROADWAY AND DRAINAGE IMPROVEMENTS DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1987 EDITION AS AMENDED WITH UPDATE NO. 6.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
 - CONTRACTOR SHALL NOTIFY THE PROJECT 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 BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN 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 GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
 - THREE (3) WORKING DAYS PRIOR TO BEGINNING PAVING OR DRAINAGE CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION 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 BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET. ALL NEW STRIPING SHALL BE REFLECTIONIZED PLASTIC AS PER CITY STANDARDS.
 - ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING IN SERVICE ALL EXISTING UTILITIES. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES.
 - ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES. ALL TRAFFIC CONTROL DEVICES REQUIRED FOR UTILITIES CONSTRUCTION OR OTHER REASONS SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE INCIDENTAL TO OTHER ITEMS OF WORK AND NO SEPARATE PAYMENT WILL BE MADE.
 - CLASS "C" BEDDING (OR HIGHER) SHALL BE PROVIDED FOR ALL STORM SEWER PIPE.
 - THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONTRACTORS' EQUIPMENT SHALL NOT OBSTRUCT TRAFFIC. THE CONTRACTOR SHALL PROVIDE ACCESS TO PROPERTIES AT ALL TIMES.
 - HANDICAP ACCESS TO INDIVIDUAL UNITS SHALL BE ADDRESSED BY THE HOME BUILDER.

REV.	SHEET	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
1	1								
ENGINEER'S SEAL		APPROVALS		ENGINEER		DATE		APPROVED FOR CONSTRUCTION	
		DRG CHAIRMAN TRANSPORTATION WATER/WASTE WATER HYDROLOGY C.I.P. CONSTR. MGMT. NMUI AMATCA		<i>Silvia Sandoval</i> <i>R.W. Pore</i> <i>Anna Calogian</i> <i>Rafael...</i>		5-28-97 5-28-97 5-20-97 5-20-97		7/15/97	
PROJECT NO.		5613.82		SHEET		1		OF 11	

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

29122P1.DWG



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 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 AND/OR OVERHEAD 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 B). 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 CORPORATION

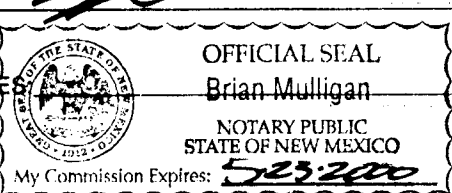
BY: Charles A. Haegelin
CHARLES A. HAEGELIN, PRESIDENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 27, 1997, BY CHARLES A. HAEGELIN, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: Brian Mulligan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/2000



LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT "PROJECTED" SECTION 2, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING COMPRISED OF TRACT A, OF TUSCANY WEST UNIT 1 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 May 16, 1997, IN VOLUME 97C, FOLIO 18, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BANDELIER DRIVE NW (60' RW), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 10-P1, BLOCK 5, TUSCANY WEST UNIT 1, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; WHENCE FOR A TIE THE NGS MONUMENT "BLACK 2" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927) OF X= 372,920.43 AND Y= 1,530,241.52) BEARS S81°27'23"E, 6952.53'; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF BANDELIER DRIVE NW, S34°59'00"W, 243.03 FEET TO AN ANGLE POINT; THENCE S05°38'42"W, 118.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CARMEN ROAD N.W. (48' RW); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S09°41'05"W, 160.45 FEET TO THE SOUTHWEST CORNER OF LOT 13-P1, BLOCK 2 OF TUSCANY WEST UNIT 1 AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N80°18'55"W, 530.83 FEET TO AN ANGLE POINT; THENCE N65°59'34"W, 175.00 FEET TO AN ANGLE POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N85°24'56"E, 713.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BANDELIER DRIVE NW AND THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N84°59'27"E, 33.30 FEET TO AN ANGLE POINT; THENCE S53°39'41"E, 100.00 FEET TO AN ANGLE POINT; THENCE S57°23'17"E, 200.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, S53°39'41"E, 321.65 FEET TO THE NORTHWEST CORNER OF LOT 10-P1, BLOCK 5 OF TUSCANY WEST UNIT 1 AND THE NORTHEAST CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 417,181 SQUARE FEET OR 9.5772 ACRES MORE OR LESS.

TREASURER'S CERTIFICATION

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

TRACT A, TUSCANY WEST, UNIT 1, UPC#
(FORMERLY TRACT 12A-1, PARADISE NORTH, UPC #1-011-06 1-289-170-40169)

PROPERTY OWNER OF RECORD: CURB WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DA"E: _____

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, 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.

C. A. SPIROCK, M.M.R.P.S. #4972

3/20/97
DATE



PLAT OF TUSCANY WEST UNIT 2

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 2, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1997

SUBDIVISION DATA:

CASE NO.DRB-96-359, SV-96-48
GROSS SUBDIVISION ACREAGE9.5772 AC
ZONE ATLAS INDEX NO.A-11
NO. OF EXISTING TRACTS1
NO. OF EXISTING LOTS0
NO. OF LOTS CREATED41
NO. OF TRACTS CREATED0
MILES OF FULL-WIDTH STREETS CREATED0.4 MILES
DATE OF SURVEYJULY, 1996
S.P. LOG NO.97-0310-1330-0500

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

APPROVALS:

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION _____ DATE _____

PARKS DESIGN AND DEVELOPMENT _____ 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 032247
DATE

PROPERTY MANAGEMENT _____ DATE _____

PNM GAS SERVICES 3-27-97
DATE

Norma G. Carrillo 3-27-97
U.S. WEST COMMUNICATIONS, INC. DATE

3-27-97
PNM ELECTRIC SERVICES DATE

3-27-97
NEW MEXICO UTILITIES, INC. DATE

SHEET 1 OF 3

DATE: JANUARY, 1997	community sciences corporation
SCALE: N/A	
DESIGNED: M.N.S.	
DRAWN: D.E.R.	
JOB NO.: 291-22-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1338 Corrales, N.M. 87048

CN 561382 SH. 2 of 2

26-5-13-02-0000

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

N 72°50'19" W, 282.29' (GRND)
TIE TO CITY OF ALBUQUERQUE
ACS MONUMENT "1-A11"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X=365,236.60 Y=1,531,711.91
DELTA ALPHA = -00°15'36"
G-G=0.9996658
ELEVATION = 5331.73

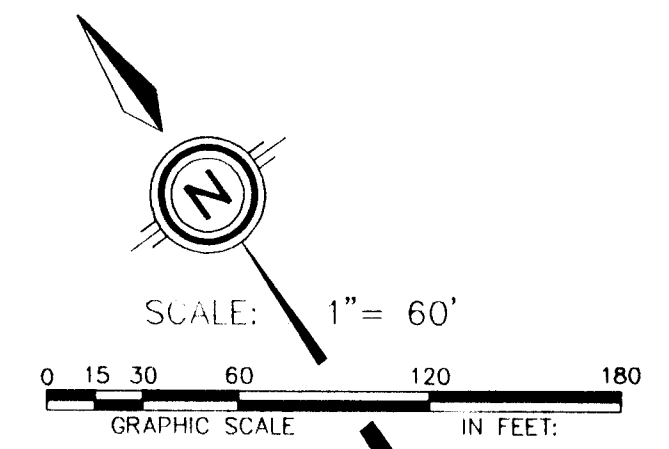
TRACT 15A-1
PARADISE NORTH
(FILED 8-8-90, VOL. 90C, FOL. 182)

TRACT 13A-1
PARADISE NORTH
(FILED 8-8-90, VOL. 90C, FOL. 182)

PLAT
OF
TUSCANY WEST UNIT 2

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 2, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1997

S 81°27'23" E, 6952.53' (GRND)
TIE TO
NGS MONUMENT "BLACK 2"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X=372,920.43 Y=1,530,241.52
DELTA ALPHA = -00°14'43"
G-G=0.9996692
ELEVATION = 5213.926



KEYED EASEMENT NOTES

- (A) EXISTING 30'x5' PNM ANCHOR EASEMENT (FILED 8-8-90, VOL. 90C, FOL. 182)
- (B) EXISTING 10' PUBLIC UTILITY EASEMENT (FILED 8-8-90, VOL. 90C, FOL. 182)
- (C) EXISTING 30' TEMPORARY WATERLINE & SANITARY SEWER EASEMENT (FILED 8-8-90, VOL. 90C, FOL. 182)
- (D) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (FILED - -97, VOL. 97C, FOL.)
- (E) EXISTING N.M.U.I. SANITARY SEWER EASEMENT (FILED 10-18-96, BK 96-28, PG 2504-2509)
- (F) EXISTING PUBLIC DRAINAGE, WATERLINE & SANITARY SEWER EASEMENT (FILED - -97, VOL. 97C, FOL.)
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT (FILED - -97, VOL. 97C, FOL.)
- (H) EXISTING N.M.U.I. SANITARY SEWER EASEMENT (FILED - -97, VOL. 97C, FOL.)

TANGENT TABLE			
T-1	S 46°46'56" W	21.21'	16.45'
T-2	N 32°30'07" E	16.45'	16.45'
T-3	S 29°24'56" W	14.95'	14.95'
T-4	S 80°36'36" E	14.50'	14.50'
T-5	S 80°36'36" E	14.50'	14.50'

LEGEND

- #5 REBAR W/CAP LS 4972
- A.M.A.F.C.A. BRASS CAP
- #5 REBAR W/CAP LS 7270
- ⊙ #4 REBAR W/CAP LS 3974

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, 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.

C. A. SPIROCK, N.M.P.S. #4972

3/20/97

DATE



SHEET 2 OF 3

DATE: JANUARY, 1997	community sciences corporation
SCALE: 1" = 60'	
DESIGNED: M.N.S.	
DRAWN: D.E.R.	
CHECKED: M.N.S.	LAND PLANNING P.O. Box 1328
DATE: 291-22-025	ENGINEERING CORRALES, N.M. 87048

NOTES:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 9.5772 ACRES INTO 41 SINGLE FAMILY LOTS AND ADJOINING STREETS.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA -00°15'31". ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD 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 ACS BRASS CAP "1-A11" LOCATED AT THE SOUTHWEST QUADRANT OF GOLF COURSE ROAD AND MONTEBOULEVARD, SET IN CONCRETE 0.8 FEET ABOVE GROUND, ELEVATION = 5331.73.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
- CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, 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. #4972".
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - A. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND/OR UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - B. THE PNM GAS SERVICES 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 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 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.
 - E. 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 WATER AND SEWER 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- 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.
- STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. THE P-1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED 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 GARAGE) FOR 3-4 BEDROOMS. ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR DRIVEWAYS.
- NO DRIVEWAY ACCESS FROM BANDELIER DRIVE WILL BE ALLOWED FROM ANY LOT ADJACENT TO BANDELIER DRIVE.
- BUILDING SETBACKS FOR ALL LOTS ARE AS SPECIFIED IN THE ZONING CODE FOR R-T ZONING.
- THE 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHOWN IN THE FRONT OF LOTS 14-P1 THRU 21-P1, BLOCK 2, IS GRANTED FOR PNM GAS SERVICES ONLY.

26.561318.82 2497

CURVE DATA

ID	Radius	Arc	Delta	Tangent	Chord	Chord Brg
C1	600.00	23.34	002-13-45	11.67	23.34	S79-12-02E
C2	600.00	11.67	001-06-52	5.84	11.67	S78-38-35E
C3	600.00	11.67	001-06-53	5.84	11.67	S79-45-28E
C4	75.00	138.40	105-43-51	99.04	119.58	N27-26-59W
C5	75.00	48.56	037-05-50	25.17	47.72	N61-45-59W
C6	75.00	89.84	068-38-00	51.19	84.57	N08-54-04W
C7	200.00	44.59	012-46-29	22.39	44.50	N40-23-41E
C8	75.00	132.11	100-55-23	90.86	115.68	N75-52-38E
C9	75.00	69.56	053-08-33	37.51	67.10	N51-59-12E
C10	75.00	62.54	047-46-50	33.22	60.75	S77-33-06E
C11	120.00	90.29	043-06-38	47.40	88.18	N07-50-05E
C12	300.00	132.46	025-17-55	67.33	131.39	N22-20-03E
C13	577.00	22.45	002-13-45	11.23	22.45	S79-12-02E
C14	98.00	27.25	015-55-53	13.71	27.16	N72-20-58W
C15	20.00	25.78	073-51-21	15.03	24.03	N78-41-17E
C16	178.00	24.09	007-45-10	12.06	24.07	N37-53-02E
C17	35.00	24.76	040-32-09	12.92	24.25	N13-44-22E
C18	40.00	60.22	086-15-56	37.47	54.70	S36-36-16W
C19	40.00	71.36	102-13-15	49.59	62.27	N23-25-58E
C20	35.00	24.76	040-32-09	12.92	24.25	S54-16-31W
C21	323.00	104.13	018-28-16	52.52	103.68	N18-55-13E
C22	222.00	36.44	009-24-20	18.26	36.40	N38-42-37E
C23	20.00	22.78	065-15-08	12.80	21.57	S10-47-13W
C24	20.00	20.00	000-00-00	0.00	0.00	S22-12-43E
C25	98.00	69.06	040-22-30	36.03	67.64	N02-23-49W
C26	98.00	13.04	007-37-30	6.53	13.03	N21-36-11E
C27	98.00	15.13	008-50-49	7.58	15.12	N29-50-20E
C28	98.00	49.91	029-10-41	25.51	49.37	N48-51-05E
C29	20.00	15.66	044-52-09	8.26	15.27	S41-00-21W
C30	20.00	6.02	017-14-43	3.03	6.00	S09-56-55W
C31	134.50	65.88	028-03-50	33.61	65.22	N15-21-29E
C32	105.50	35.85	019-28-18	18.10	35.68	N19-39-15E
C33	20.00	31.91	091-24-06	20.50	28.63	N35-46-57W
C34	98.00	47.18	027-34-51	24.05	46.72	S67-41-34E
C35	98.00	0.41	000-14-28	0.21	0.41	S53-46-55E
C36	20.00	31.89	091-21-20	20.48	28.62	S80-39-40W
C37	25.00	38.68	088-38-40	24.42	34.93	S09-20-20E
C38	25.00	39.86	091-21-20	25.60	35.77	N80-39-40E
C39	277.00	2.85	000-35-19	1.42	2.85	N34-41-21E
C40	277.00	91.81	018-59-22	46.33	91.39	N24-54-00E
C41	277.00	27.66	005-43-14	13.84	27.64	N12-32-42E
C42	20.00	30.64	087-46-15	19.24	27.73	N34-12-73W
C43	20.00	31.42	090-00-00	20.00	28.28	S54-41-05W
C44	52.00	95.96	105-43-51	68.67	82.91	N27-26-59W
C45	52.00	91.59	100-55-23	62.99	80.20	N75-52-38E
C46	20.00	30.94	088-38-40	19.53	27.95	S09-20-20E
C47	323.00	38.49	006-49-39	19.27	38.47	N31-34-11E

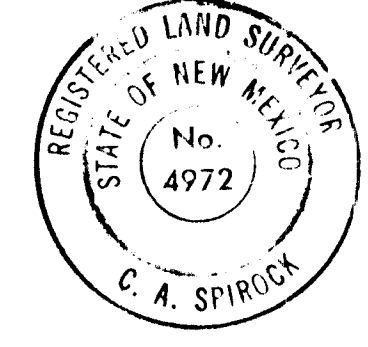
SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, 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.

C. A. SPIROCK, N.M.P.S. #4972

3/20/97

DATE

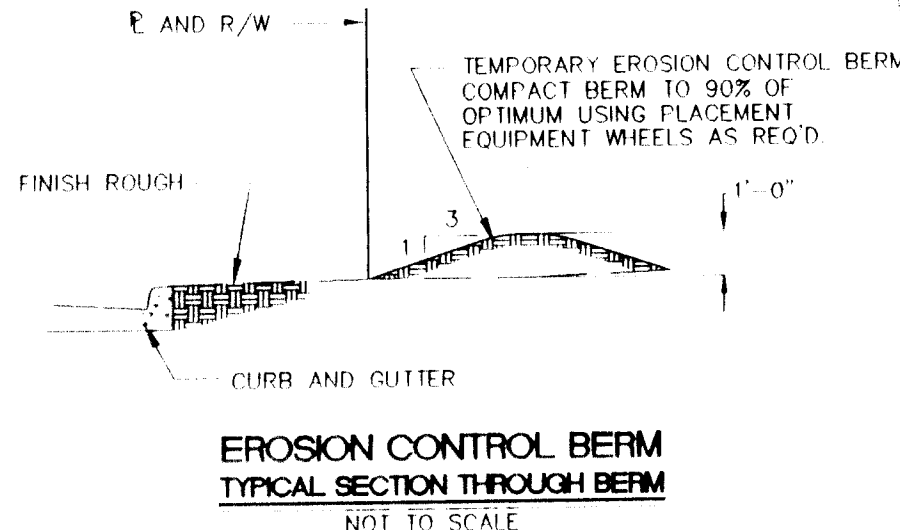
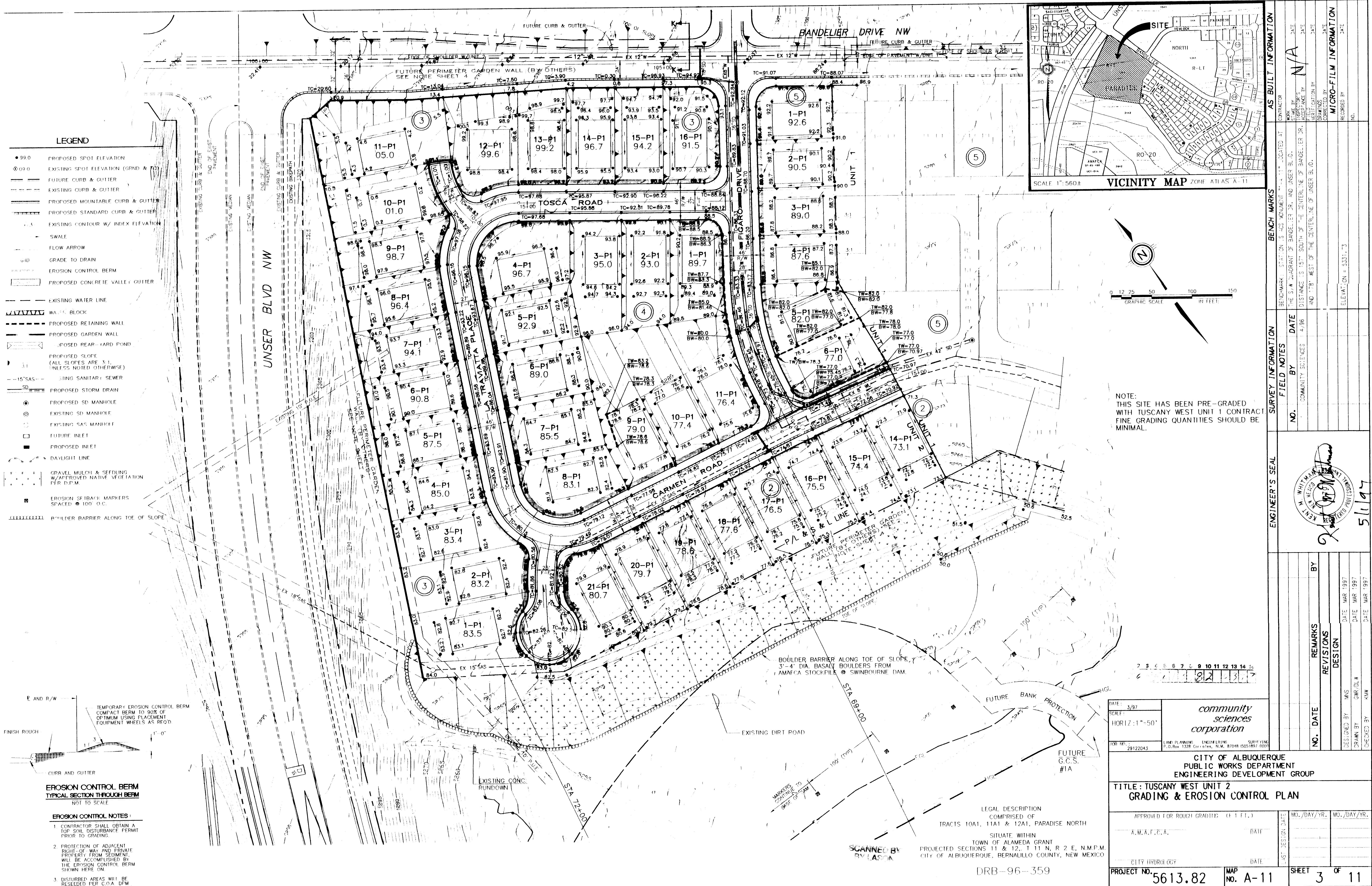


SHEET 3 OF 3

DATE: JANUARY, 1997	community sciences corporation
SCALE: N/A	
DESIGNED: M.N.S.	
DRAWN: D.E.R.	
CHECKED: M.N.S.	LAND PLANNING P.O. Box 1328
DATE: 291-22-025	ENGINEERING CORRALES, N.M. 87048

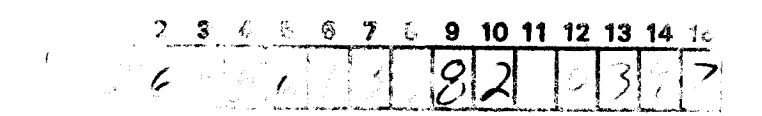
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

PROJECT NO. 5613.82
DRB 96-359
SHEET 2 OF 11



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

NOTE:
THIS SITE HAS BEEN PRE-GRADED WITH TUSCANY WEST UNIT 1 CONTRACT. FINE GRADING QUANTITIES SHOULD BE MINIMAL.



DATE: 3/97
SCALE: HORIZ: 1"=50'
PROJECT NO.: 5613.82

community sciences corporation
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 WEST UNIT 2
GRADING & EROSION CONTROL PLAN**

APPROVED FOR ROUGH GRADING (E.T.T.)	DATE	MO./DAY/YR.	MO./DAY/YR.
A.M.A.T.C.A.			
CITY HYDROLOGY	DATE	MO./DAY/YR.	MO./DAY/YR.
PROJECT NO. 5613.82	MAP NO. A-11	SHEET 3	OF 11

ENGINEER'S SEAL		AS BUILT INFORMATION	
		CONTRACTOR: [blank]	
REVISIONS		BENCHMARK: STATION 13+00 ADJACENT TO UNIT 1 LOCATED AT THE S.W. QUADRANT OF BANDELIAR DR. AND UNSER BLVD.	
NO.	DATE	BY	DATE
1	3/96	COMMUNITY SCIENCES	4/96
REMARKS		DISTANCE 15.15' SOUTH OF THE CENTERLINE OF BANDELIAR DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.	
DESIGN		DRAWINGS BY: [blank]	
DESIGNED BY: WMS	DATE: MAR 1997	VERIFICATION BY: [blank]	
DRAWN BY: GMR/DJA	DATE: MAR 1997	DATE: [blank]	
CHECKED BY: KMW	DATE: MAR 1997	DATE: [blank]	
MICRO-FILM INFORMATION		RECORDED BY: [blank]	
NO.		DATE	
[blank]		[blank]	

FOR REFERENCE ONLY



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 SHADING, 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.

[illegible]

2	3	4	5	6	7	8	9	10	11	12	13	14	
26	56				3		8	2			0	4	9

DATE : 3/95	<i>community sciences corporation</i>
SCALE :	
HORIZ : " = 50'	
JOB NO. : 013-001-000	
	LAND PLANNING ENGINEERING SURVEY 513-261-1818 27048-405

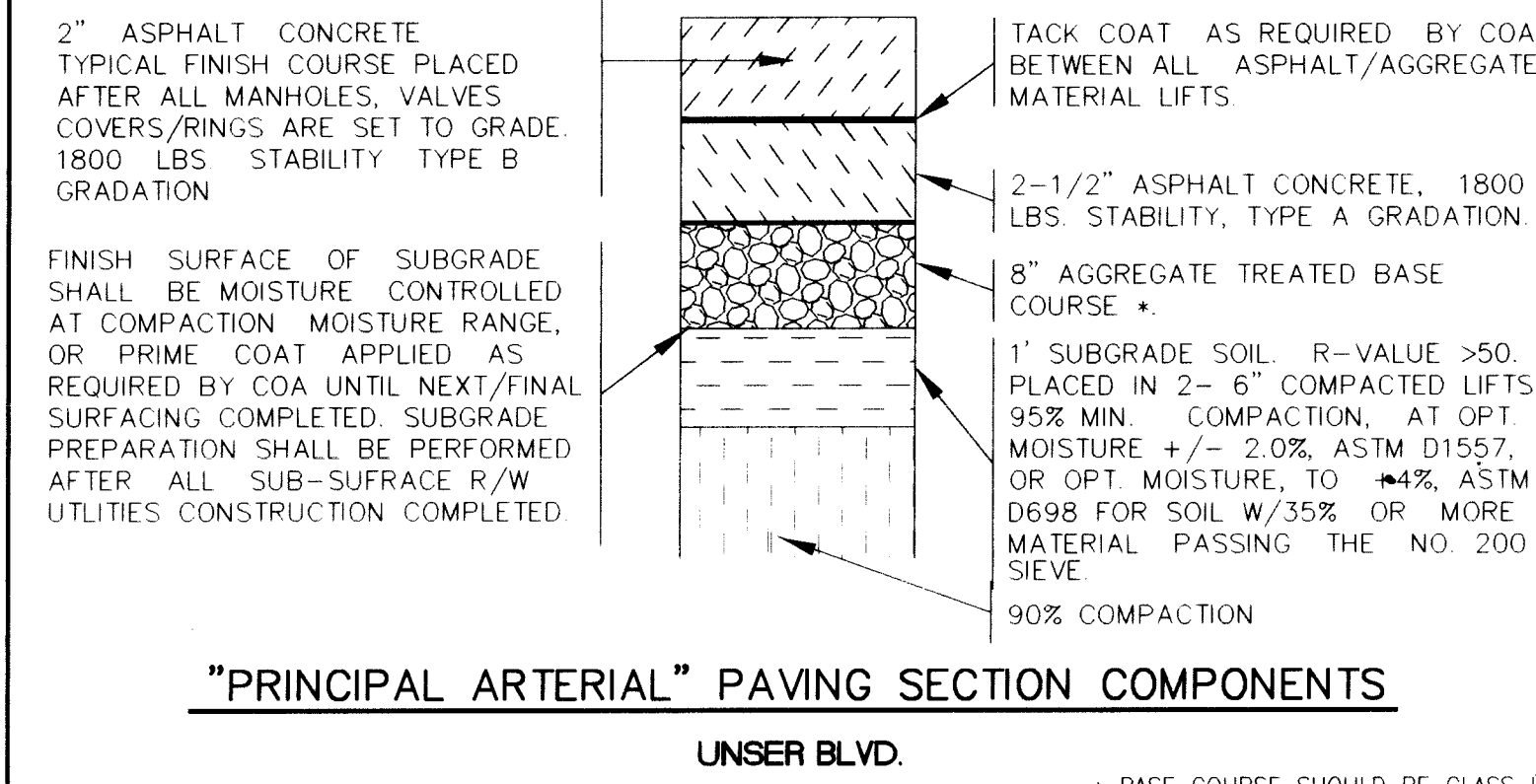
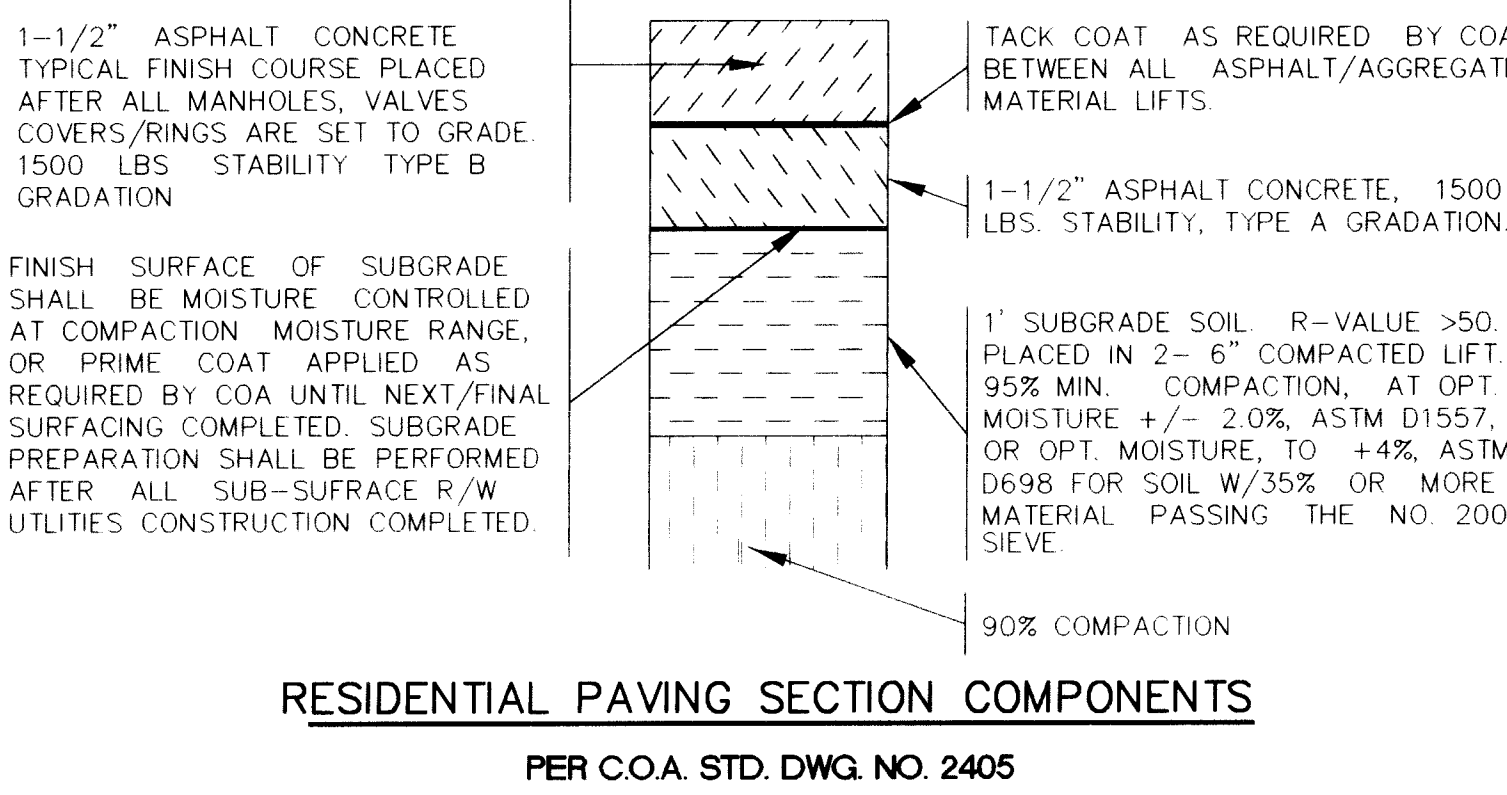
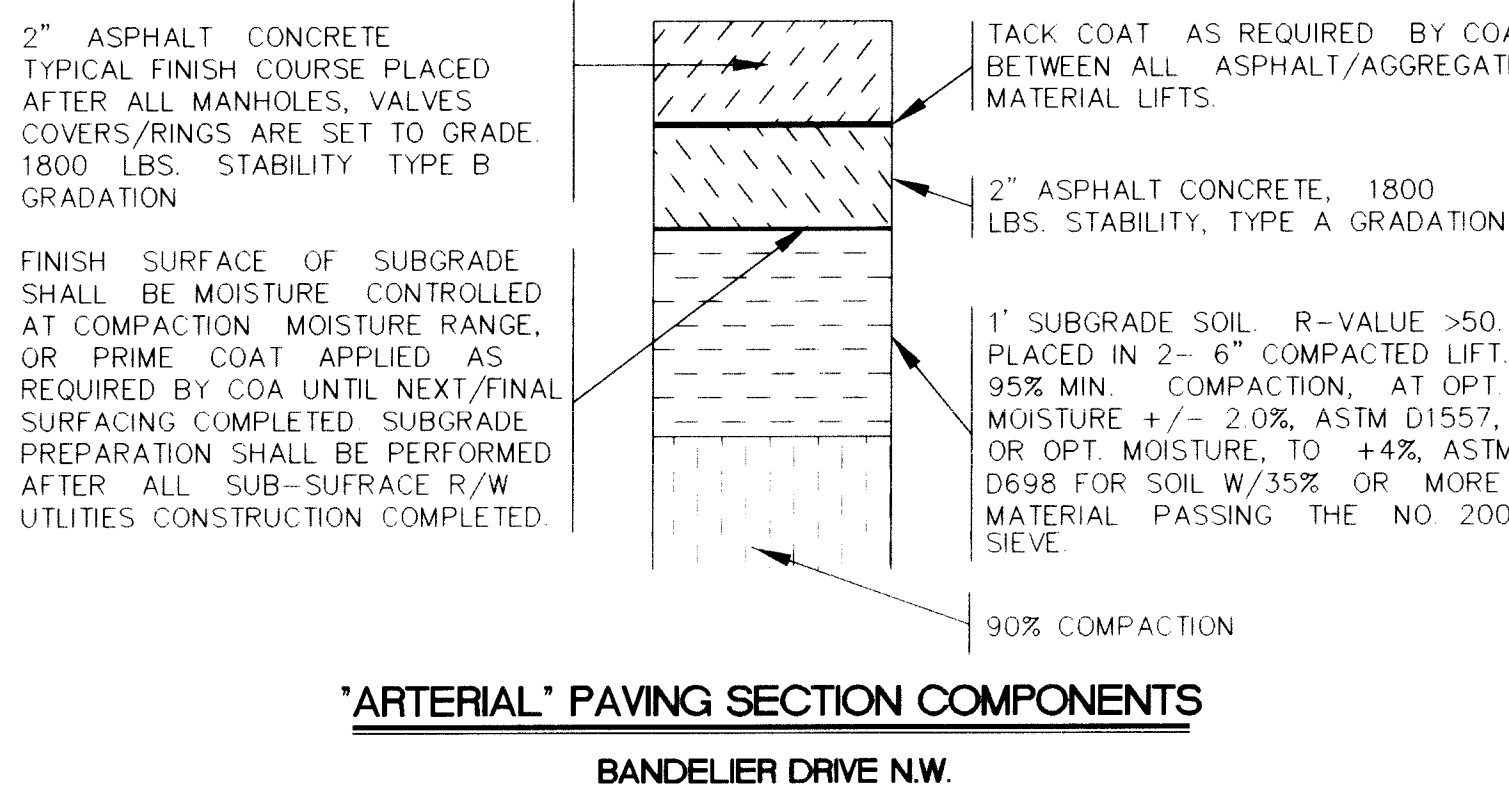
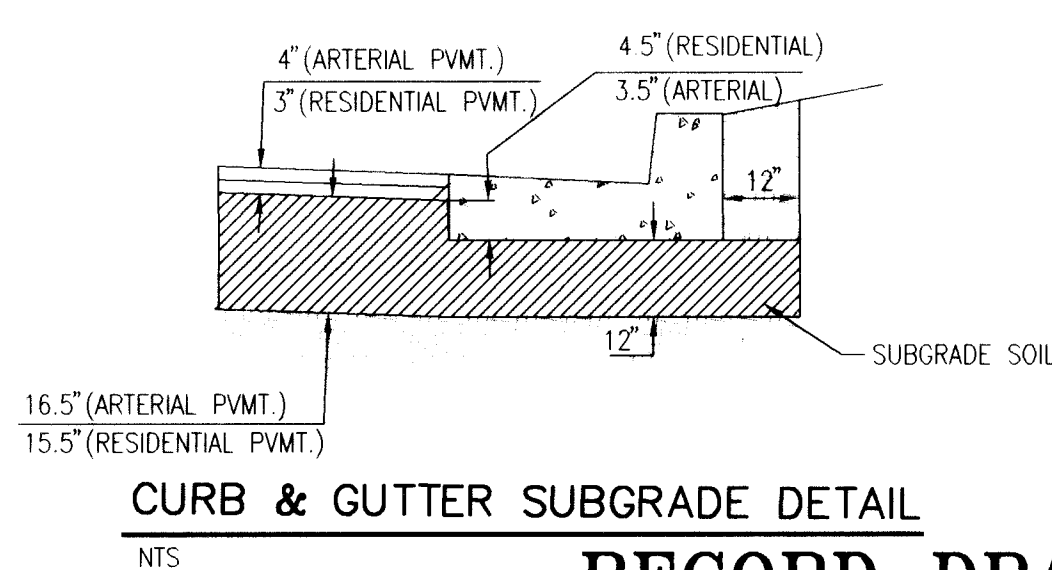
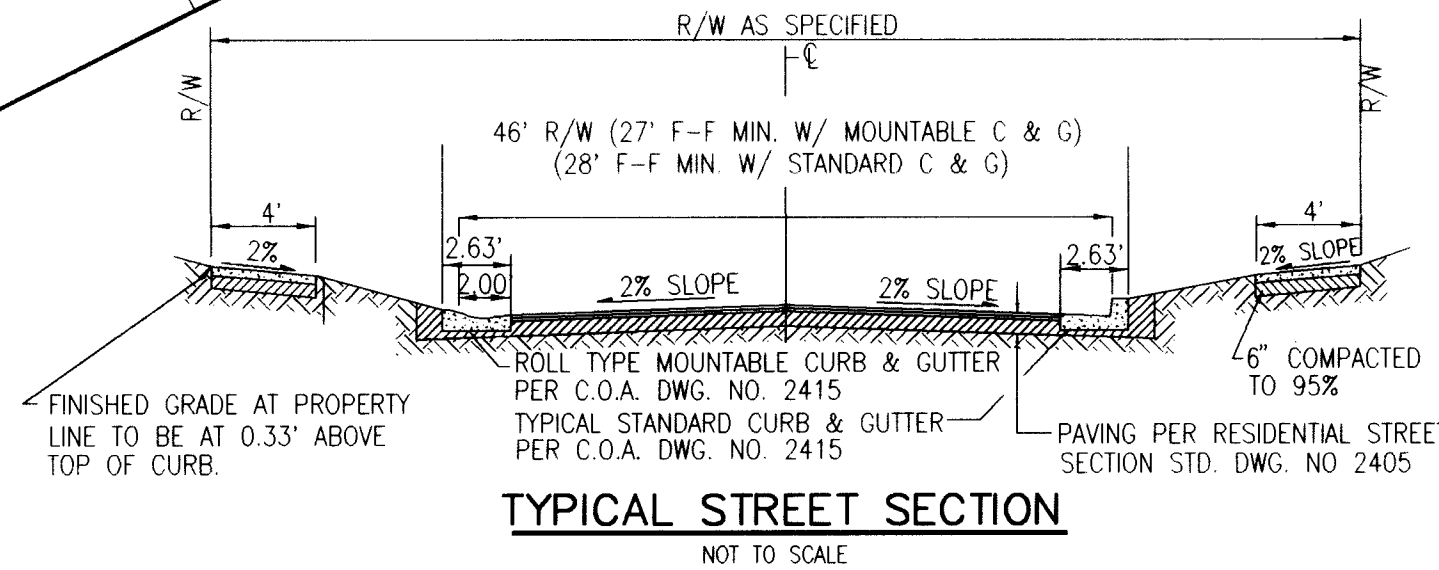
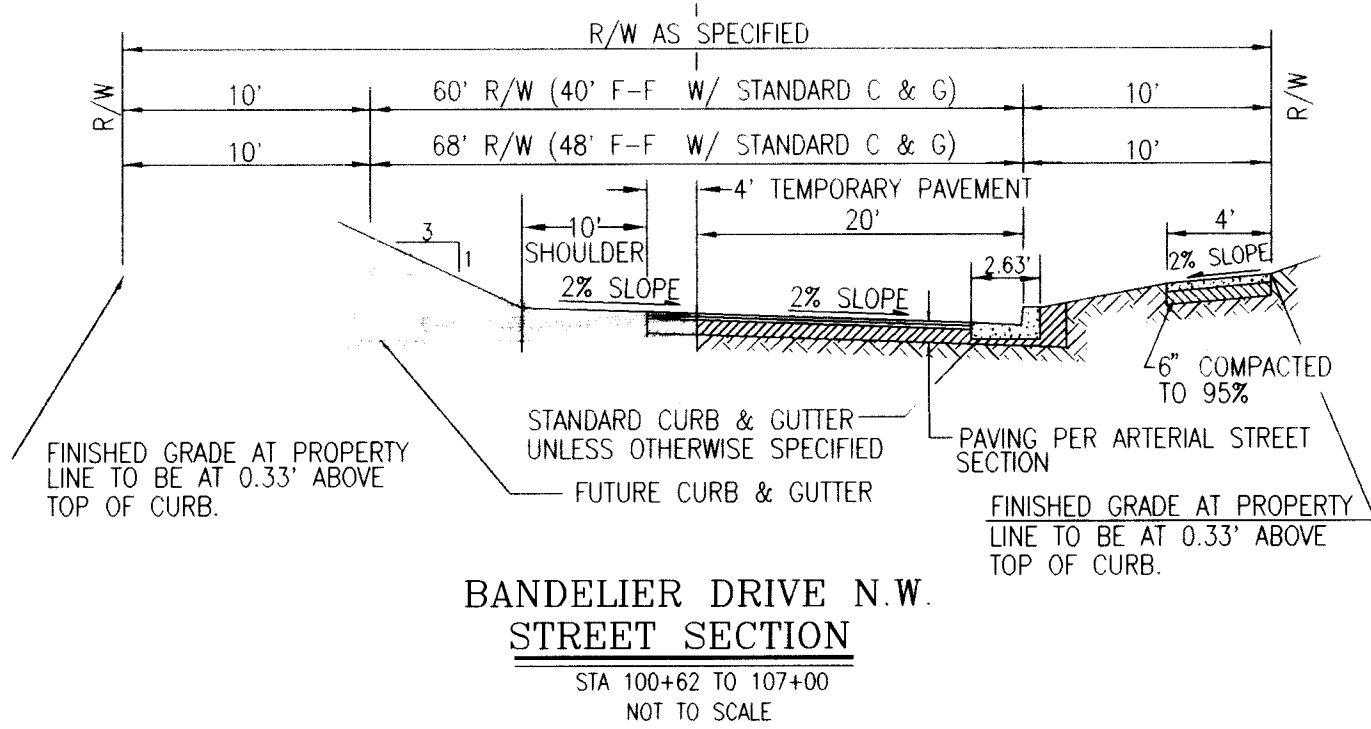
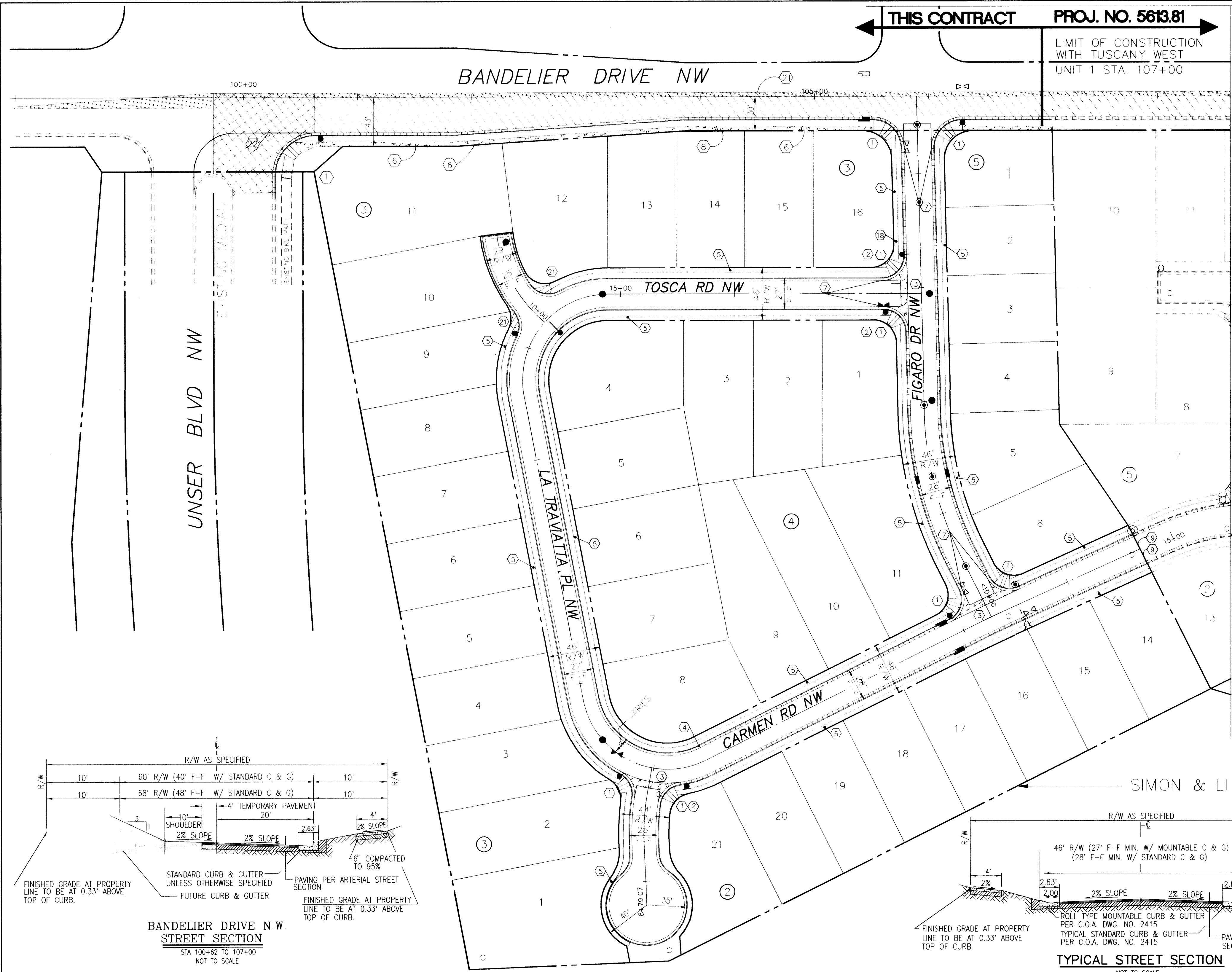
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
TITLE: TUSCANY WEST UNIT 2 GRADING DETAILS

APPROVED FOR ROUGH GRADING (± FT.)		LAST DESIGN DATE	MO., DAY/YR.	MO., DAY/YR.
A.M.A.P.C.A.	DATE			
CITY HYDROLOGY	DATE			

PROJECT NO.	5613.82	MAP NO.	A - 11	SHEET	4	OF	11
-------------	---------	---------	--------	-------	---	----	----

DRB NO 96-359

FOR REFERENCE ONLY



- 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
 - TEMPORARY PAVEMENT
 - CROWN TRANSITION
 - EXISTING ARTERIAL SECTION
 - PROPOSED ARTERIAL SECTION
 - PROPOSED PRINCIPAL ARTERIAL SECTION
 - PROPOSED STORM SEWER CATCH BASIN
 - FUTURE STORM SEWER CATCH BASIN
 - EXISTING GATE VALVE
 - PROPOSED GATE VALVE
 - PROPOSED STREET LIGHTS
 - PROPOSED STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - PROPOSED SANITARY SEWER
 - EXISTING SAS MANHOLE

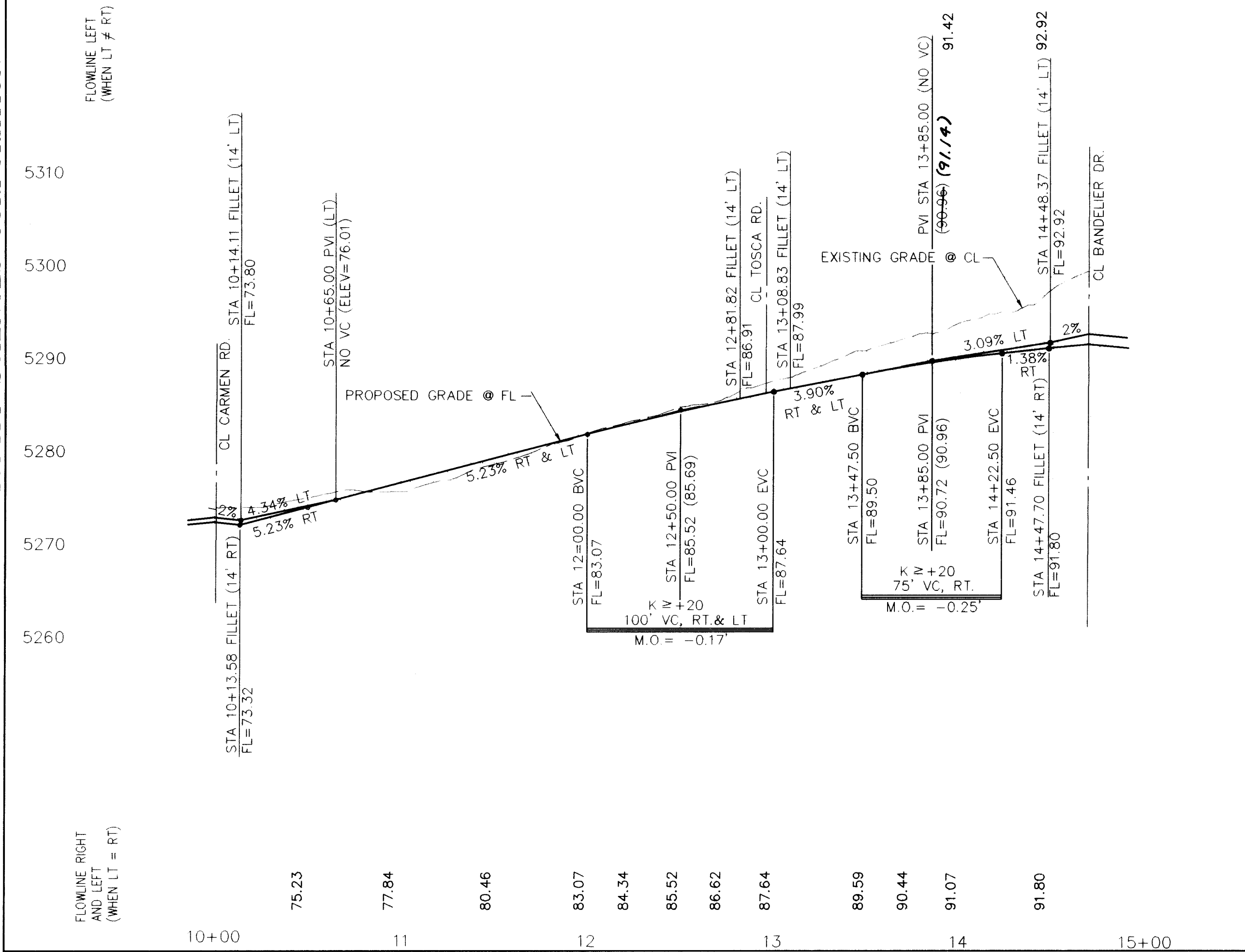
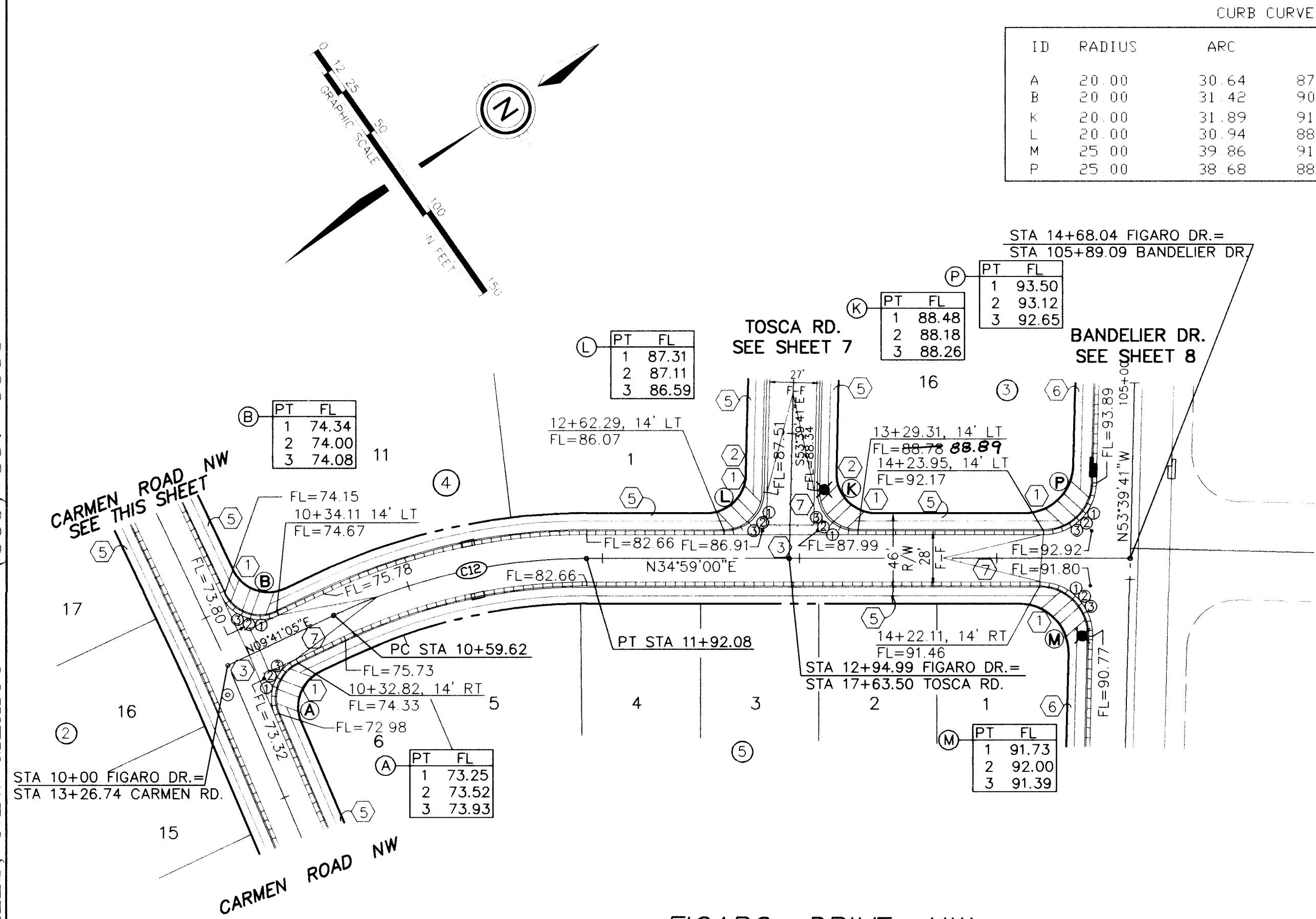
- KEY NOTES**
- WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED.
 - MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418.
 - CONC. VALLEY GUTTER PER COA STD. DWG. 2420.
 - 10' TRANSITION FROM MOUNTABLE TO STANDARD CURB AND GUTTER.
 - FUTURE 4' SIDEWALK, BY OTHERS.
 - PROPOSED 4' SIDEWALK, THIS CONTRACT.
 - 50' CROWN TRANSITION PER COA STD. DWG. 2401.
 - CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY LINES BY OTHERS (SEE NOTE SHEET 4).
 - REMOVE EXISTING BARRICADE "F" DISTANCE IN COA DWG. 2441=17'.
 - REMOVE EXISTING CUT OFF WALL.
 - WHEEL CHAIR RAMP PER COA DETAIL 2440 AND 2415.
 - 4' TEMPORARY PAVEMENT, USE RESIDENTIAL PAVEMENT SECTION SHEET 5.
 - TEMPORARY ASPHALT CURB PER COA DWG. 2415.

26-5613.82 0597

RECORD DRAWING

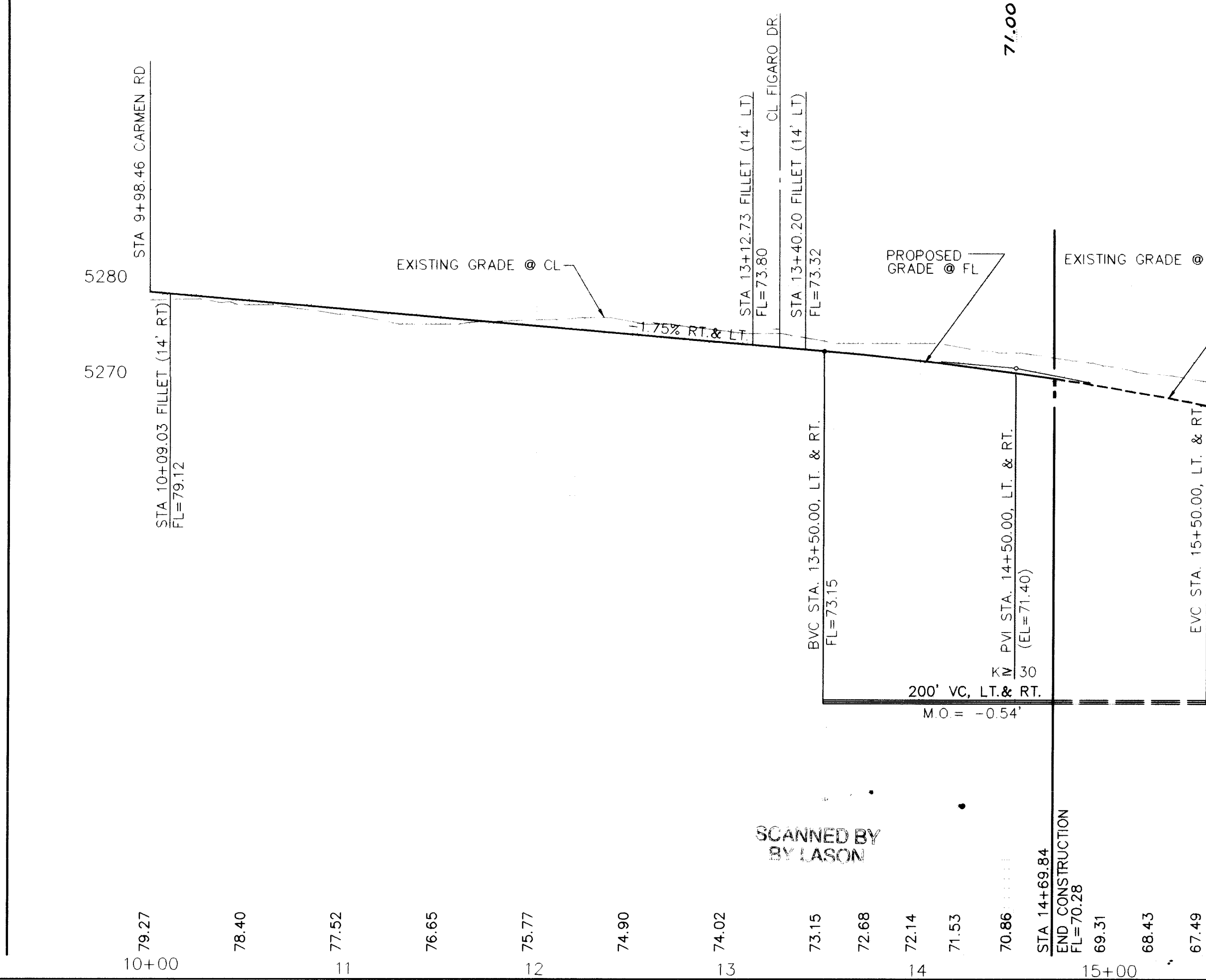
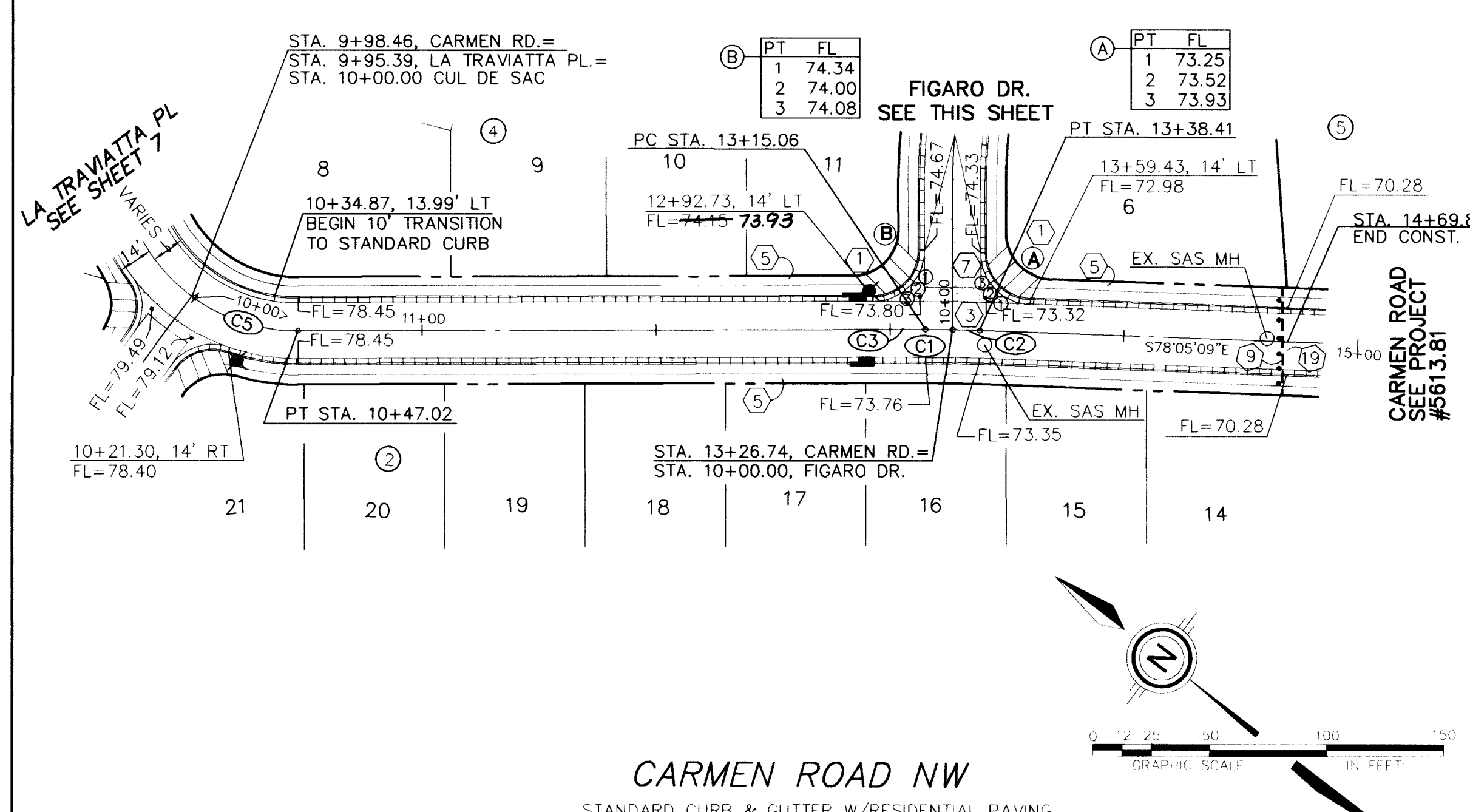
DATE: 3/97	community sciences corporation
SCALE: AS SHOWN	
JOB NO.: 29122-FRE	LAND PLANNING, ENGINEERING, SURVEYING P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: TUSCANY WEST UNIT 2 COMPOSITE PAVING PLAN	
APPROVED MAY 28 1997 DESIGN REVIEW PERMITTING	CITY ENGINEER APPROVAL
PROJECT NO. 5613.82	MAP NO. A-11
SHEET 5	OF 11

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REQUIREMENT GROUP	
CONTRACTOR	NEW CONCEPTS, INC.	BENCHMARK: STATION 15.000 MONUMENT "A" LOCATED AT THE SW QUADRANT OF BANDELLER DR. AND JENSEN BLVD.	FIELD NOTES	ENGINEER'S SEAL	REQUIREMENT GROUP				
STATE BY	C.O.A.	DATE 9/92	BY DATE						
APPROVED BY	R. BACA	DATE 12/92	COMMUNITY SCIENCES 4/96						
DESIGNED BY	R. BACA	DATE 12/92							
APPROVED BY	CSC	DATE 12/92							
MICRO-FILM INFORMATION									
RECORDED BY		ELEVATION = 5351.73							
DATE									
								5/1/97	



CURB CURVE DATA (FACE OF CURB)						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
A	20.00	30.64	87°46'15"	19.24	27.73	N34°12'02"W
B	20.00	31.42	90°00'00"	20.00	28.28	S54°41'05"W
K	20.00	31.89	91°21'20"	20.48	28.62	S80°39'40"W
L	20.00	30.94	88°38'40"	19.53	27.95	S09°20'20"E
M	25.00	39.86	91°21'20"	25.60	35.77	N80°39'40"E
P	25.00	38.68	88°38'40"	24.42	34.93	S09°20'20"E

CENTERLINE CURVE DATA						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C1	600.00	23.34	02°13'45"	11.67	23.34	S79°12'02"E
C2	600.00	11.67	01°06'52"	5.84	11.67	S78°38'35"E
C3	600.00	11.67	01°06'53"	5.84	11.67	S79°45'28"E
C5	75.00	48.56	37°05'50"	25.17	47.72	N61°45'59"W
C12	300.00	132.46	25°17'55"	67.33	131.39	N22°20'03"E



LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEVATION
- ⊗ 73.6 EXISTING SPOT ELEVATION (GRID & TC)
- PROPOSED VALLEY GUTTER/ SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED STORM DRAIN INLET
- CROWN TRANSITION
- ✱ PROPOSED STREET LIGHT

KEY NOTES

- WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED.
- 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
- REMOVE EXISTING BARRICADE
- "F" DISTANCE IN COA DWG. 2441 = 17'
- REMOVE EXISTING CUT OFF WALL

AS BUILT INFORMATION

CONTRACTOR: NEW CONCEPTS INC. DATE: 12/97

DESIGNED BY: R. BACA DATE: 12/97

DRAWN BY: R. BACA DATE: 12/97

CHECKED BY: C. BACA DATE: 12/97

RECORDED BY: DATE: 12/97

ENGINEER'S SEAL

NO. DATE REMARKS

REVISIONS

DESIGN

DESIGNED BY: WNS DATE: 3/97

DRAWN BY: GWR/DJW DATE: 3/97

CHECKED BY: DATE: 3/97

RECORD DRAWING

DATE: MAR. 1997

SCALE: HORIZ: 1" = 50'

VERT: 1" = 10'

PROJECT NO. 5613.82

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST - UNIT 2 PAVING PLAN AND PROFILE FIGARO DRIVE & CARMEN ROAD

APPROVED MAY 28 1997

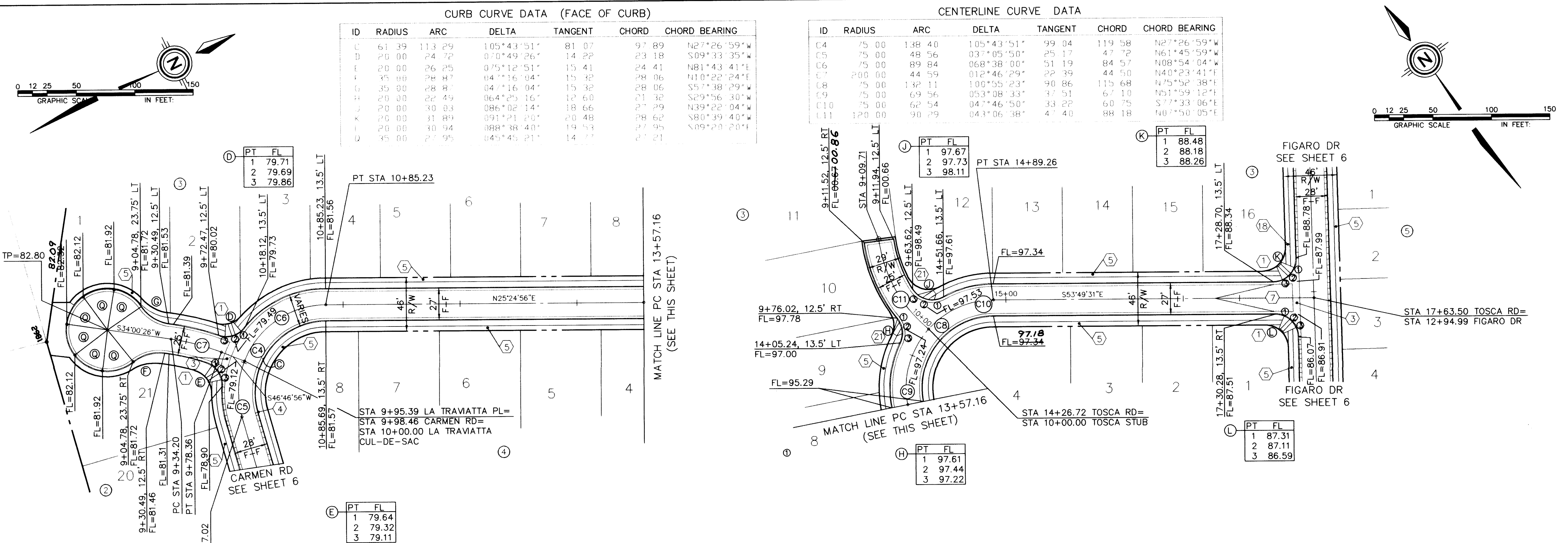
CITY ENGINEER APPROVAL

LAST REVISION DATE

MO./DAY/YR

MO./DAY/YR

SHEET 6 OF 11

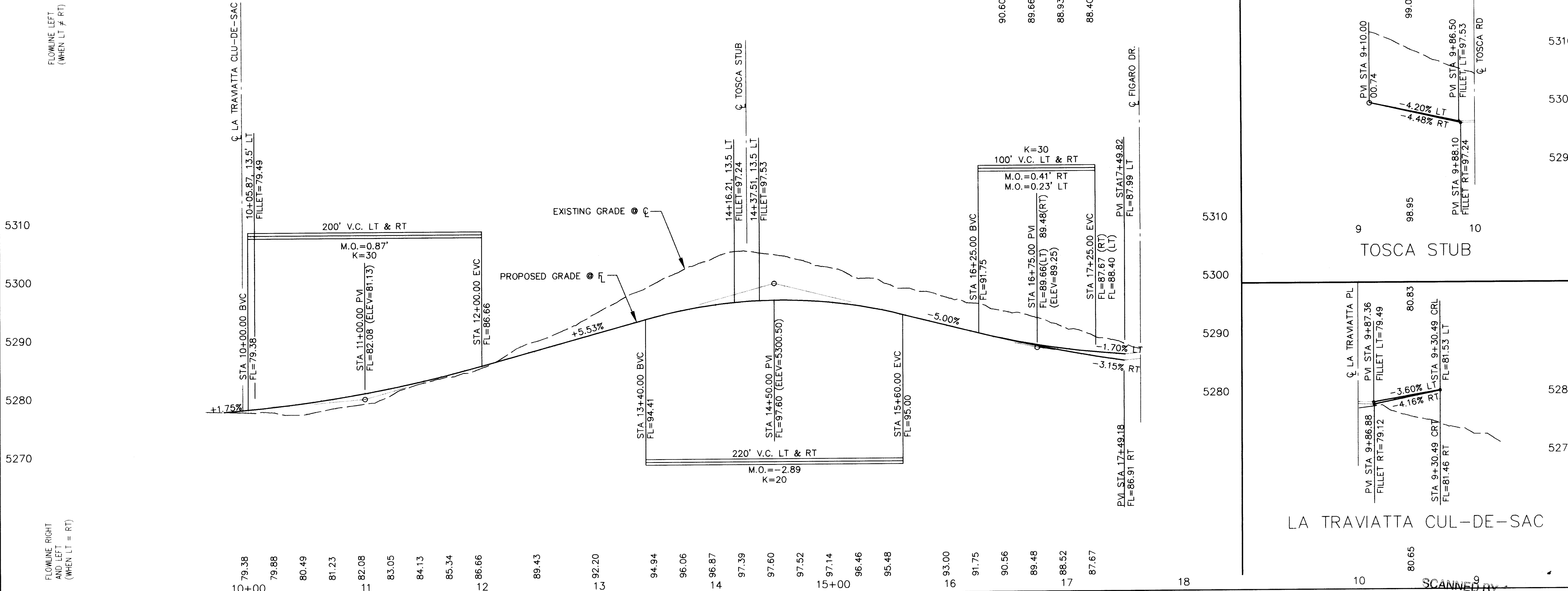


LA TRAVIATTA PLACE NW / CUL-DE-SAC

(STANDARD AND MOUNTABLE CURB & GUTTER W/ RESIDENTIAL PAVING)

TOSCA ROAD NW

(MOUNTABLE CURB & GUTTER W/ RESIDENTIAL PAVING)



LEGEND

● FL=74.11

○ 73.6

=====

=====

=====

=====

=====

PROPOSED CURB FLOWLINE ELEV.

EXISTING SPOT ELEV (GRND & TC)

PROPOSED VALLEY GUTTER/SIDEWALK

EXISTING CURB & GUTTER

PROPOSED MOUNTABLE C & G

PROPOSED STANDARD C & G

PROPOSED STORM DRAIN INLET

CROWN TRANSITION

KEY NOTES

1

2

3

4

5

6

7

8

18

20

WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED.

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

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 3.

"F" DISTANCE IN COA DWG. 2441=17'

WHEELCHAIR RAMP PER COA DWG. 2415 AND 2440.

AS BUILT INFORMATION

CONTRACTOR: **NEW CONCEPTS, INC.**

WORK SHEETS: **C.O.A.**

DATE: **12/97**

APPROVED BY: **R. BACA**

DATE: **12/97**

DESIGNED BY: **CSC**

DATE: **12/97**

CHECKED BY: **CSC**

DATE: **12/97**

RECORDED BY: **CSC**

DATE: **12/97**

BENCH MARKS

BENCHMARK: STATION 5 AS MONUMENT "A" 1" LOCATED AT THE S.W. QUADRANT OF BANDER DR. AND UNSER BLVD. DISTANCE IS 15' SOUTH OF THE CENTERLINE OF BANDER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD. ELEVATION = 5331.73

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

1

2

3

COMMUNITY SCIENCES

4/96

ENGINEER'S SEAL

BY: **Whitman**

REMARKS: **REVISIONS DESIGN**

DATE: **3/97**

DATE: **3/97**

DATE: **3/97**

RECORD DRAWING

DATE: **MAR. 1997**

SCALE: **HORIZ: 1" = 50'**

VERT: **1" = 10'**

JOB NO: **291.22.041**

DESIGNED BY: **MNS**

DRAWN BY: **DWA**

CHECKED BY: **KMW**

DATE: **3/97**

DATE: **3/97**

DATE: **3/97**

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEPARTMENT GROUP

TITLE: **TUSCANY - WEST UNIT 2**

PAVING PLAN AND PROFILE

LA TRAVIATTA PLACE/TOSCA ROAD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN DATE

MO./DAY/YR

MO./DAY/YR

APPROVE

MAY 28 1997

DESIGN REVIEW COMMITTEE

PROJECT NO. **5613.82**

MAP NO. **A - 11**

SHEET **7** OF **11**

8/22/97 LMS
5-2-97 DWG



CURB CURVE DATA (FACE OF CURB)						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
M	25.00	39.86	91°21'20"	25.60	35.77	N80°39'40"E
N	35.00	54.98	90°00'00"	35.00	49.50	N81°20'19"E
P	25.00	38.68	88°38'40"	24.42	34.93	S09°20'20"E

LEGEND

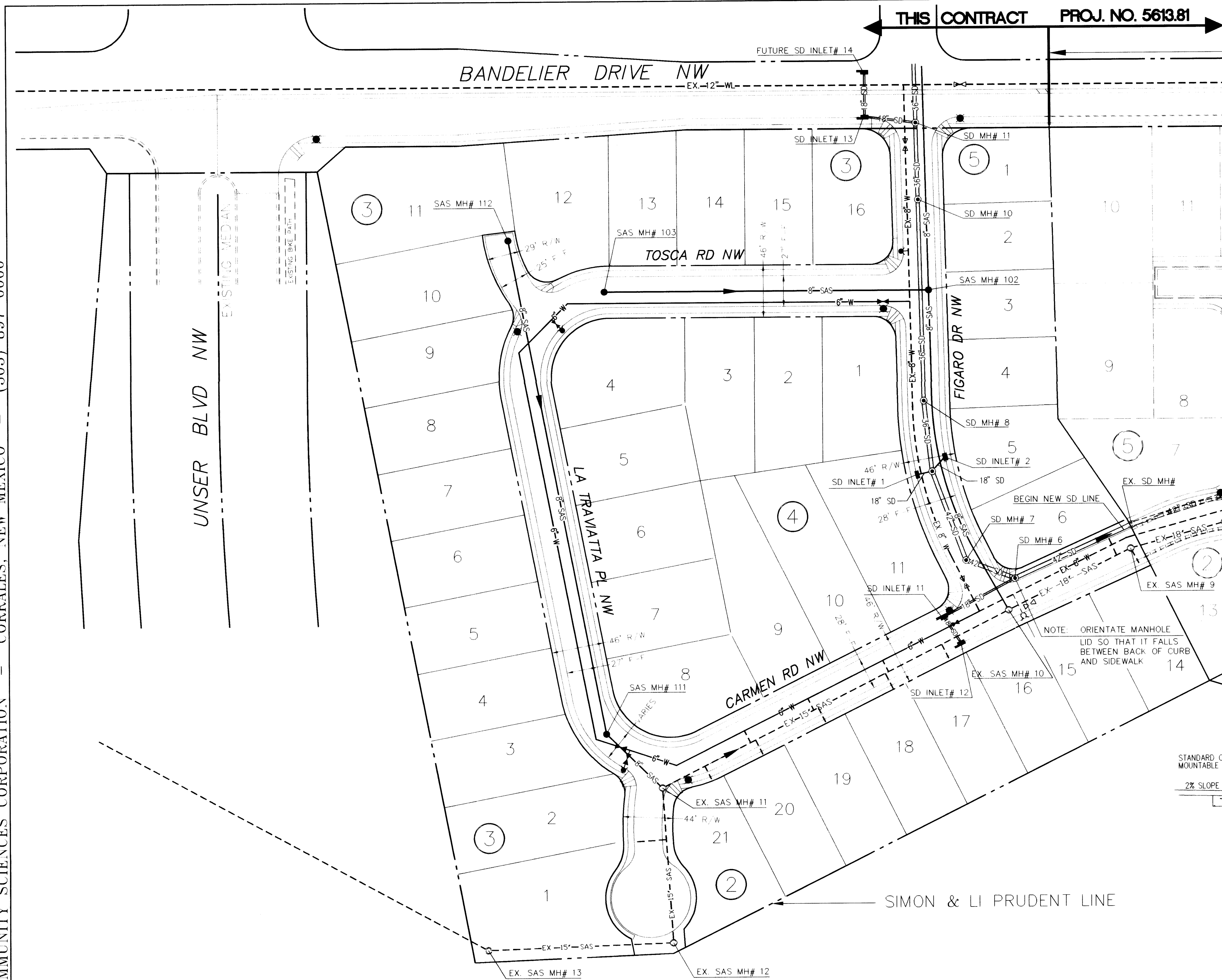
- | | |
|--|--------------------------------------|
| | EXISTING SPOT ELEVATION (GRND & TC) |
| | PROPOSED VALLEY GUTTER/ SIDEWALK |
| | EXISTING CURB & GUTTER |
| | PROPOSED MOUNTABLE CURB & GUTTER |
| | PROPOSED STANDARD CURB & GUTTER |
| | CROWN TRANSITION |
| | PROPOSED ARTERIAL PAVEMENT |
| | PROPOSED PRINCIPAL ARTERIAL PAVEMENT |
| | EXISTING ARTERIAL PAVEMENT |
| | TEMPORARY PAVEMENT |
| | STREET LIGHT |

KEY NOTES

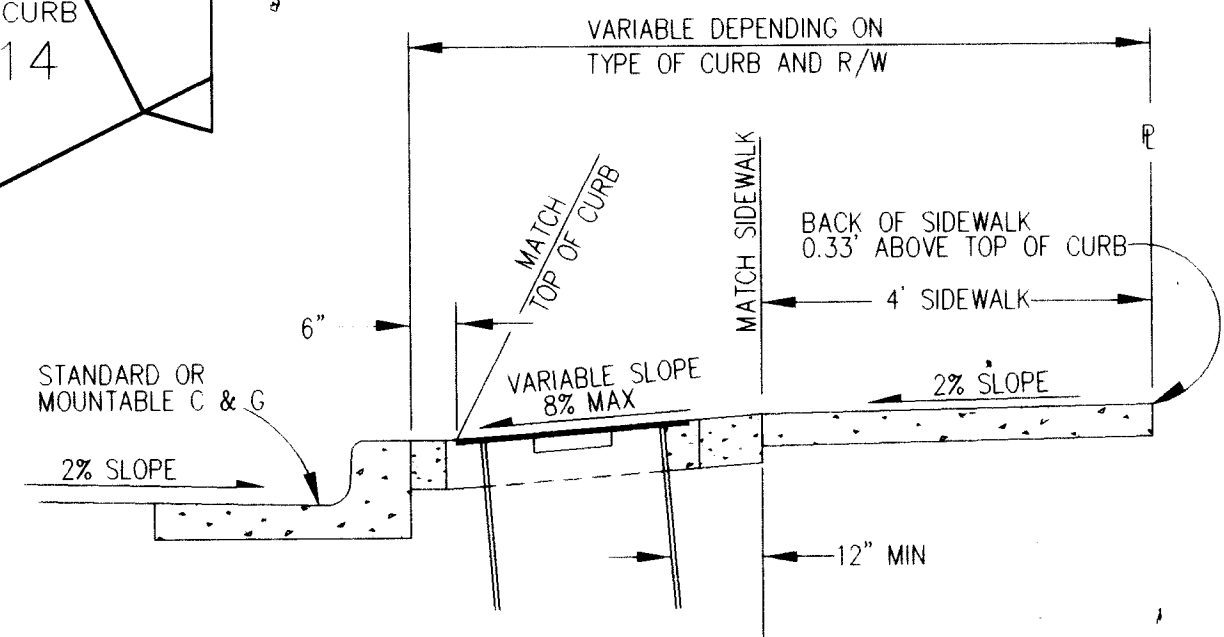
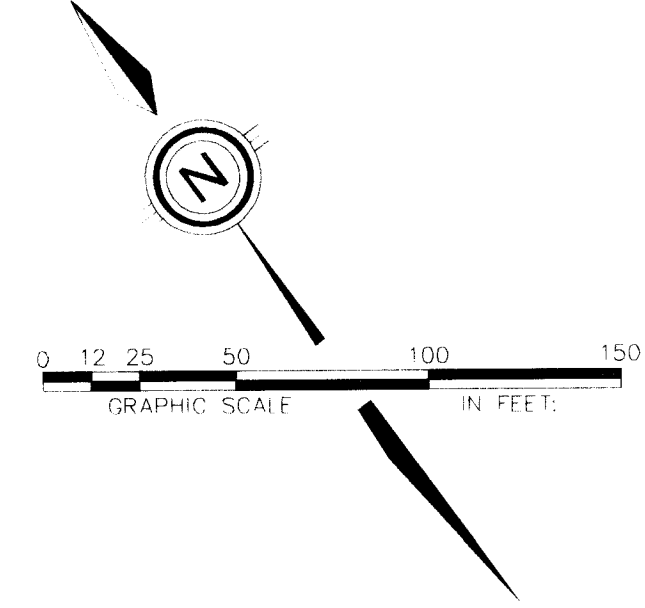
- (1) WHEEL RAMP PER
COA STD. DWG. 2441
CASE II, UNLESS OTHERWISE NOTED.
- (5) FUTURE 4' SIDEWALK, BY OTHERS.
- (6) PROPOSED 4' SIDEWALK, THIS CONTRACT
- (7) 50' CROWN TRANSITION PER C.O.A. STD.
DWG. 2401.
- (8) CONCRETE BLOCK GARDEN WALLS TO
BE CONSTRUCTED ALONG PROPERTY
LINES BY OTHERS SEE DETAILS SHEET 5
- (9) PROPOSED TYPE III BARRICADE, SEE
M.U.T.C.D. FIG. 6-14 FOR DETAILS.
- (10) SAWCUT & REMOVE TEMPORARY
ASPHALT CURB
- (11) TEMPORARY SOLID WHITE LINE
- (12) TEMPORARY STOP (R1-1) SIGN
AND ALL WAY SIGN (R1-4)
- (13) TEMPORARY STOP LINE PER M.U.T.C.D.
SECTION 3B-17
- (14) TEMPORARY LEFT TURN ARROW PER
M.U.T.C.D. 3B-20
- (15) PAVEMENT MARKING "ONLY" PER
M.U.T.C.D. SECTION 3B-20
- (16) TEMPORARY SOLID SINGLE YELLOW
LINE PER M.U.T.C.D. SECTION 3B-1
- (17) TEMPORARY SOLID DOUBLE YELLOW
LINE PER M.U.T.C.D. SECTION 3B-1
- (21) 4' TEMPORARY PAVEMENT USE
RESIDENTIAL PAVING SECTION
SHEET NO. 5.
- (22) TEMPORARY ASPHALT CURB
PER COA DWG. 2415.

RECORD DRAWING

DATE: 3/97	<i>community sciences corporation</i>		NO.	DATE	DESIGNED BY	DRAWN BY	CHECK BY
SCALE:							
HORIZ: 1" = 50' VERT: 1" = 10'							
JOB NO. 291.22	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING (505)897-0000				
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP							
TITLE: TUSCANY WEST – UNIT 2 PAVING PLAN AND PROFILE BANDELIER DRIVE NW							
		CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.		
DESIGN REVIEW COMMITTEE				LAST DESIGN DATE			
PROJECT NO. 5613.82		MAP NO. A – 11		SHEET 8 OF 11			

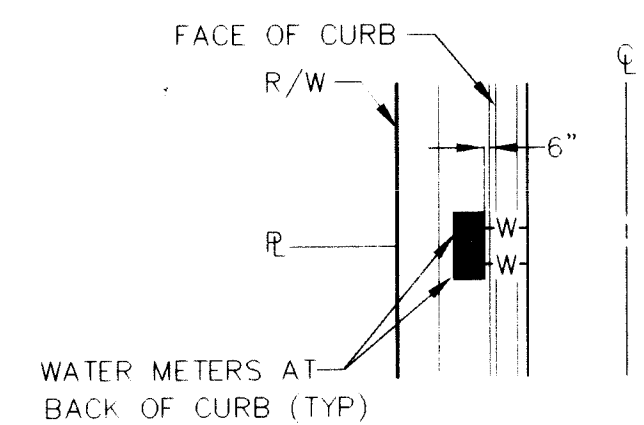


- LIMIT OF CONSTRUCTION
WITH TUSCANY WEST
UNIT 1



WATER METER BOX INSTALLATION

NOT TO SCALE



WATER METER LOCATION DETAIL

NOT TO SCALE

RECORD DRAWING (SANITARY SEWER AND WATER ONLY)

"I, Kent M. Whitman, a duly Registered Professional Engineer in the State of New Mexico, (#6170), 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.

Kent M. Whitman 12/19/97
Kent M. Whitman, P.E. No. 6170 Date

SCANNED BY
BY LASON

UTILITY LEGEND		AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
DESCRIPTION	PROPOSED	EXISTING	CONTRACTOR	NEW	CONCEPTS	DATE	BY	NO.	FIELD NOTES	DATE	BY	NO.	REMARKS
SANITARY SEWER LINE	—8" SAS—	—8" SAS—	WORK	CSC/COA	DATE 7/1/97	STATE BY	DATE 8/1/97	ACCEPTANCE BY NMUI/CSA	DATE 10/1/97	FIELD LOCATION BY NMUI/CSA	DATE 12/1/97	CRACKS	DATE 12/1/97
ENCASEMENT													
SANITARY SEWER MH													
SAS SERVICE CONNECT	—S—	—S—											
STORM DRAIN LINE	==SD==30==	==SD==30==											
STORM DRAIN MH													
STORM DRAIN INLETS													
WATER LINE	—W-6—	—W-6—											
GATE VALVE													
BUTTERFLY VALVE													
FIRE HYDRANTS													
REDUCERS													
3/4" WATER SERVICE													
TEES													
CROSSES													
BENDS													
CAPS & PLUGS													
GAS LINES	N/A	—G-2— HP											
OVERHEAD ELEC. LINE	N/A	—E—											
UNDERGROUND ELEC.	N/A	—E—											
OVERHEAD TELE	N/A	—T—											
UNDERGROUND TELE	N/A	—T—											
CABLE TELEVISION	N/A	—CT—											
POWER OR TELE POLE	N/A	—P—											
STREET LIGHTS													

NOTES:

- CLASS "C" BEDDING SHALL BE USED ON ALL UTILITY PIPING.
- 6" & 8" WATER LINES SHALL BE C-900 OR APPROVED EQUAL.
- ALL WATER LINE BENDS & TEES SHALL BE THRUST BLOCKED PER NMUI STANDARDS AND SPECIFICATIONS.

CONTRACTOR'S SEAL

BENCH-MARK STATION IS ACS MONUMENT "A" LOCATED AT THE SW QUADRANT OF BANDELLER DR. AND JASPER BLVD. DISTANCE IS 151' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF JASPER BLVD.

ELEVATION = 5331.73

RECORD DRAWING

APPROVED:

N.M.U., INC. DATE: 5-5-97

SCALE: 3/97

AS SHOWN

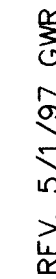
DESIGNED BY: MWS
DRAWN BY: DLW
CHECKED BY: KMW

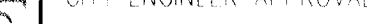
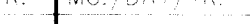
COMMUNITY SCIENCES CORPORATION

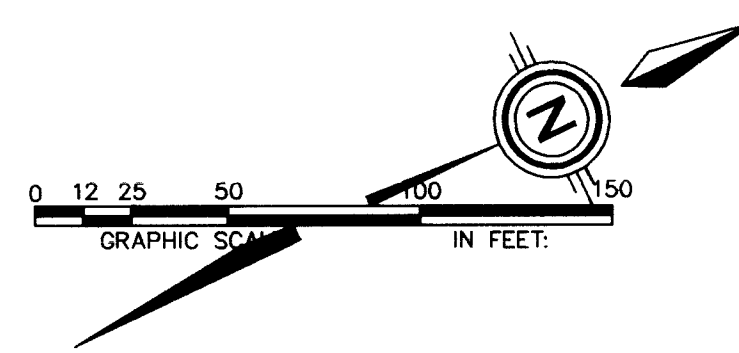
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST UNIT 2
COMPOSITE UTILITY PLAN

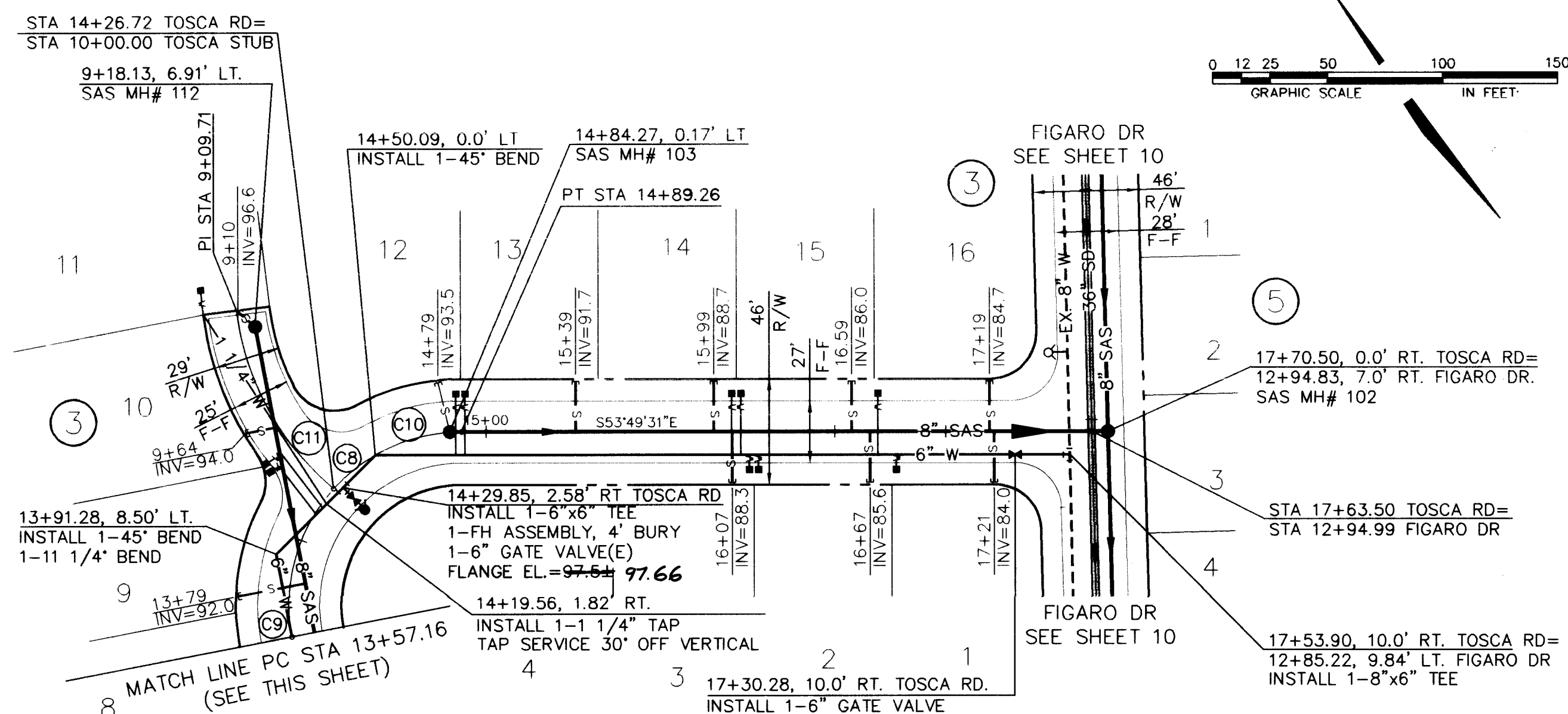
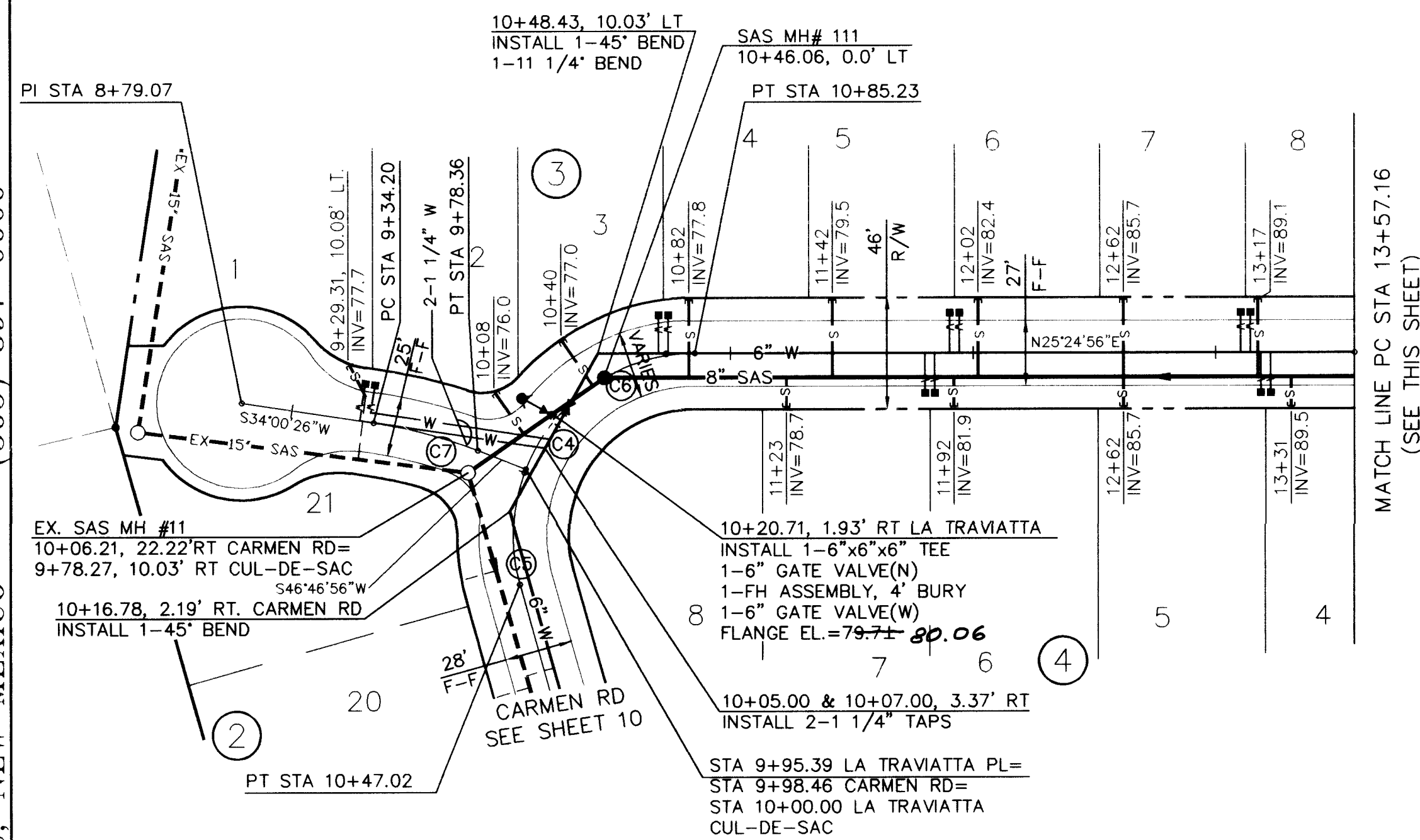
PROJECT NO. 5613.82
MAP NO. A-11
SHEET 9 OF 11



			
PROJECT NO. 6412-60	MAP	SHEET	OF

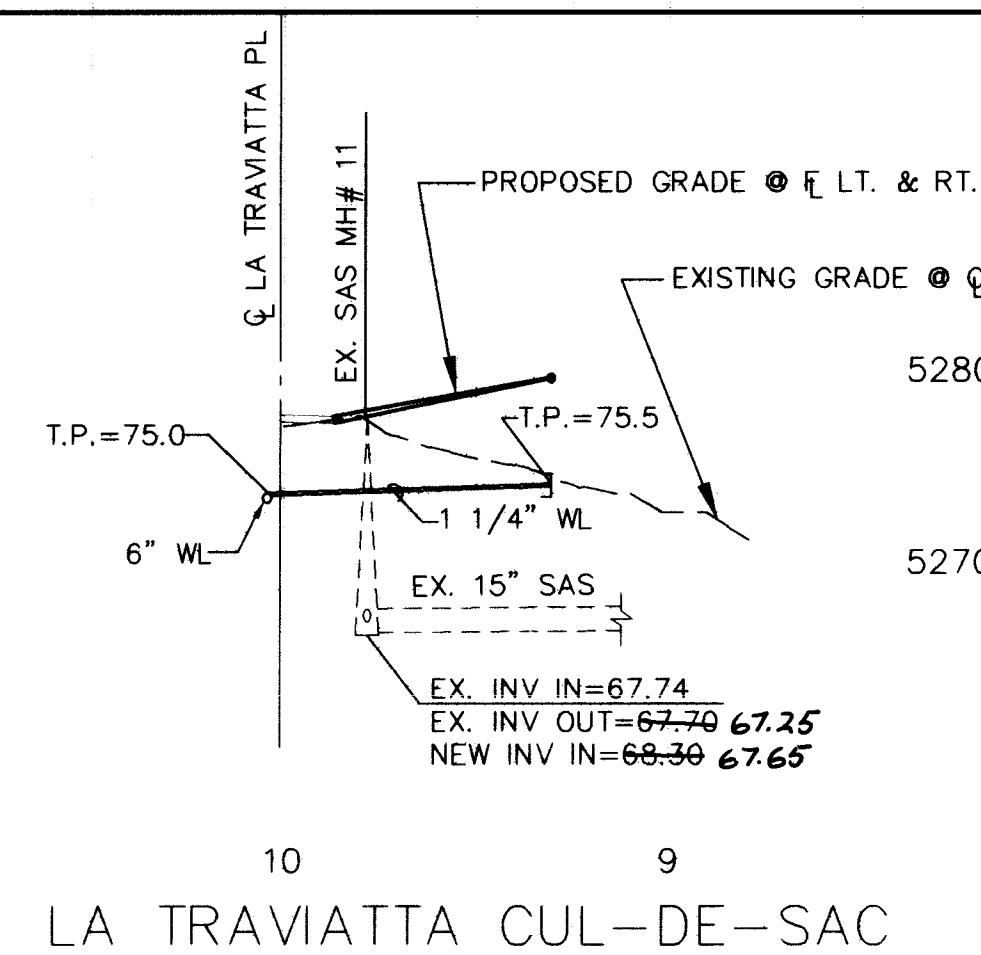
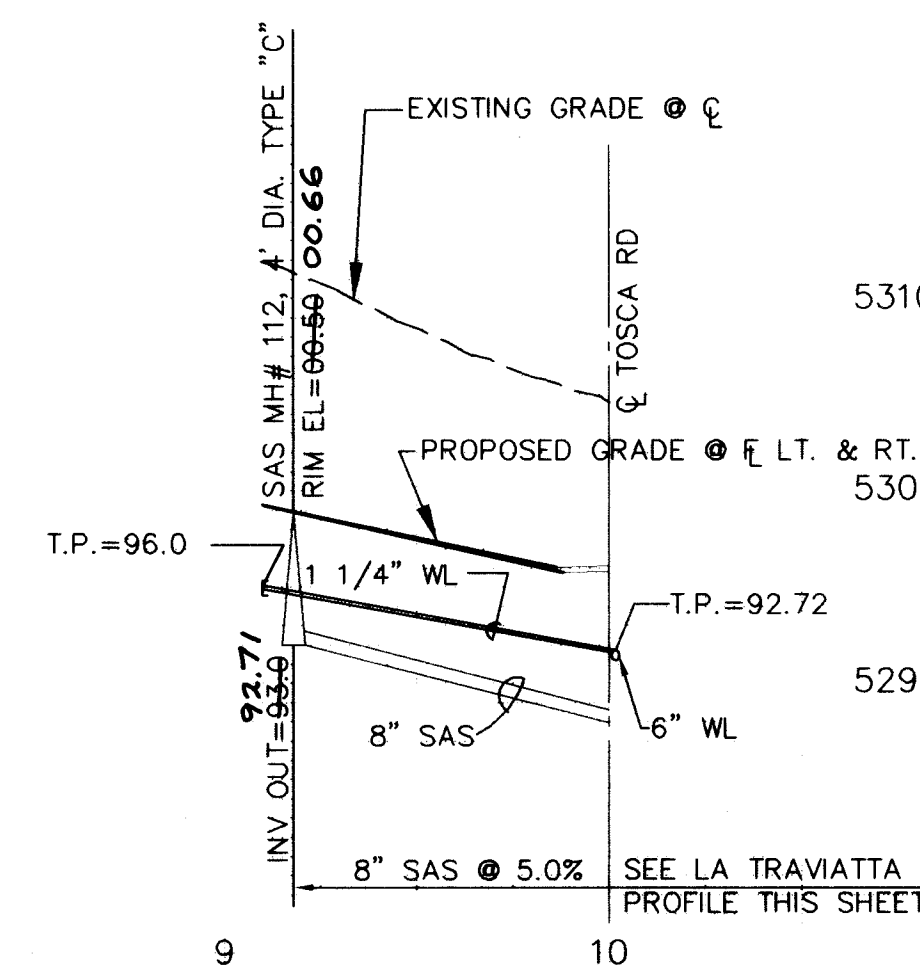
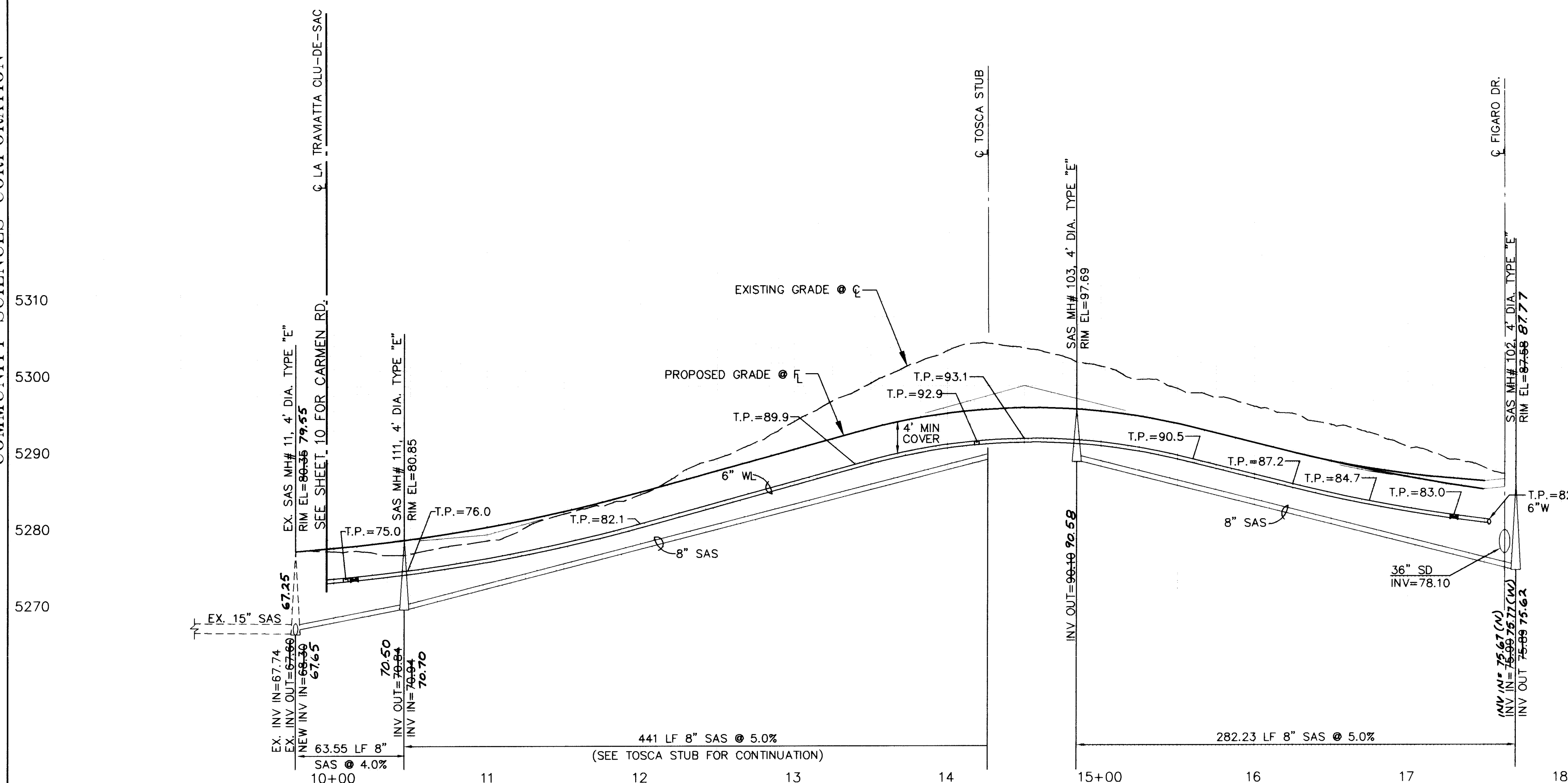


CENTERLINE CURVE DATA						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C4	75.00	138.40	105°43'51"	99.04	119.58	N27°26'59"W
C5	75.00	48.56	037°05'50"	25.17	47.72	N61°45'59"W
C6	75.00	89.84	068°38'00"	51.19	84.37	N08°54'04"W
C7	200.00	44.59	01°46'29"	22.39	44.50	N40°23'41"W
C8	75.00	132.31	130°48'23"	90.86	115.68	N75°56'38"E
C9	75.00	66.56	053°08'33"	37.51	67.10	N51°59'12"E
C10	75.00	62.54	047°46'50"	33.22	60.75	S77°33'06"E
C11	150.00	90.29	043°06'38"	47.40	88.18	N07°50'05"E



UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	--8" SAS--
ENCASEMENT		
SANITARY SEWER MH		
SAS SERVICE CONNECTION		
STORM DRAIN LINE	==SD=30"==	==SD=30"==
STORM DRAIN MH		
STORM DRAIN INLETS		
WATER LINE	—W-6"—	--W-6"--
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
3/4" WATER SERVICE		
TEES		
CROSSES		
RENDS		
CAPS & PLUGS		
GAS LINES	N/A	--G2"—H
OVERHEAD ELEC. LINE	N/A	--[E]--
UNDERGROUND ELEC.	N/A	--[UE]--
OVERHEAD TELE.	N/A	--[T]--
UNDERGROUND TELE.	N/A	--[UT]--
CABLE TELEVISION	N/A	--[CT]--
POWER OR TELE. POLE	N/A	⌞
STREET LIGHTS		⌞

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES		CONTRACTOR	
	COMMUNITY SCIENCES	4/96	BENCHMARK: STATION IS A/CIS MONUMENT. **A 1" DROPPED AT THE S/W QUADRANT OF BANDELLER DR. AND UNSER BLD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLD.		WORK BY CSC / C.O.A.	NEW CONCEPTS / INC
					STARTED BY MICHAEL B. AMMEL / E.S.B.	DATE 12/92
					VERIFICATION BY MICHAEL B. AMMEL / E.S.B.	DATE 12/92
					APPROVED BY CORRECTED BY	CSC
					MICRO-FILM INFORMATION	
			ELEVATION = 5337.73		RECORDED BY	DATE
					ADC	



RECORD DRAWING

N.M.U. INC.				5-5-9 DATE	
APPROVED BY					
DATE: MAR, 1997				<i>community sciences corporation</i>	
SCALE:					
HORIZ: 1" = 50'					
VERT: 1" = 10'					
JOB NO. 1001-00-000		LAND PLANNING P.O. Box 1708		1 JOE KERRING Corvallis, OR 97331 (509) 867-1234	
				SURVEY	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY - WEST UNIT 2
UTILITY PLAN AND PROFILE
LA TRAVIATTA PLACE/TOSCA ROAD

DESIGN REVIEW COMMITTEE

APPROVED

MAY 28 1997

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

PROJECT NO.	5613.82
-------------	---------

MAP NO.	A - 11
------------	--------

SHEET	11	OF	11
-------	----	----	----

29122C8.D\\WC