

RECORD DRAWING  
TUSCANY WEST UNIT 3

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
IMPROVEMENTS FOR  
GRADING, PAVING AND UTILITIES

ABBREVIATIONS

A	=	AIR
AIP	=	ABANDONED IN PLACE
AP	=	ANALYSIS POINT
BM	=	BENCHMARK
BW	=	BASE OF WALL
CATV	=	CABLE TV LINE
CB	=	CATCH BASIN
C&G	=	CURB AND GUTTER
CIP	=	CAST IRON PIPE
CMP	=	CORRUGATED METAL PIPE
CMU	=	CONCRETE MASONRY UNIT
CO	=	CLEANOUT
COA	=	CITY OF ALBUQUERQUE
CONC	=	CONCRETE
CL	=	CHAIN LINK
CT	=	COURT
CLR	=	CLEAR
C	=	CENTER LINE
DIA	=	DIAMETER
DI	=	DUCTILE IRON
DIP	=	DUCTILE IRON PIPE
E	=	ELECTRIC
ELEV	=	ELEVATION
ES	=	END SECTION
ESMT	=	EASEMENT
EXIST	=	EXISTING
EB	=	ELECTRIC BOX
FF	=	FINISHED FLOOR ELEVATION
F-F	=	FACE TO FACE
FG	=	FINISHED GRADE
FH	=	FIRE HYDRANT
FL	=	FLOW LINE
FM	=	FORCE MAIN
FTG.	=	FOOTING
FP	=	FINISHED PAD
G	=	GAS
GM	=	GAS METER
GV	=	GATE VALVE
HC	=	HANDICAP
HGL	=	100-YR HYDRAULIC GRADE LINE
HI PT	=	HIGH POINT
INV	=	INVERT ELEVATION
IP	=	IRON PIPE
LEN.	=	LENGTH
LF	=	LINEAR FEET
LP	=	LIGHT POLE
L/S	=	LANDSCAPING
LT	=	LEFT
MH	=	MANHOLE
MTBL	=	MOUNTABLE
NG	=	NATURAL GRADE
OAE	=	OR APPROVED EQUIVALENT
O.C.	=	ON CENTER
PB	=	PULL BOX
P	=	PROPERTY LINE
PC	=	POINT OF CURVE
PCC	=	PORTLAND CEMENT CONCRETE
PCC	=	POINT OF COMPOUND CURVE
P.I.	=	POINT OF INTERSECTION
PP	=	POWER POLE
PRC	=	POINT OF REVERSE CURVE
PSI	=	POUNDS PER SQUARE INCH
PT	=	POINT OF TANGENT
PVI	=	POINT OF VERTICAL INTERSECTION
PVC	=	POLYVINYL CHLORIDE PIPE
PVMT	=	PAVEMENT
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
RT	=	RIGHT
S	=	SLOPE
SAS	=	SANITARY SEWER LINE
SD	=	STORM DRAIN
SP	=	STEEL PIPE
STA	=	STATION
STD	=	STANDARD
T	=	TELEPHONE LINE
TA	=	TOP OF ASPHALT
TC	=	TOP OF CURB
TG	=	TOP OF GRATE
TH	=	TOP OF HEADWALK
TP	=	TOP OF PIPE
TS	=	TOP OF SIDEWALK
TW	=	TOP OF WALL
TYP	=	TYPICAL
TB	=	TELEPHONE BOX
TR	=	TELEPHONE RISER
TS	=	TRAFFIC SIGN
UT	=	UNDERGROUND TELEPHONE LINE
UN	=	UNKNOWN
VC	=	VERTICAL CURVE
W	=	WATER
WM	=	WATERMETER
WV	=	WATER VALVE
W/	=	WITH

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET, VICINITY MAP AND INDEX TO DRAWINGS
2 & 3	PLATS OF GEOMETRY
4	GRADING AND EROSION CONTROL PLAN
5	GRADING DETAILS
PAVING PLAN & PROFILES	
6	COMPOSITE PAVING PLAN
7	BANDELIER DRIVE N W
8	SALOME DRIVE N W
9	THAIS STREET N W/MARTA ROAD N W
UTILITY PLAN & PROFILES	
10	COMPOSITE UTILITY PLAN
11	SALOME DRIVE N W
12	THAIS STREET N W/MARTA ROAD N W
13	BANDELIER DRIVE N W
14 & 15	SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS & EXAMPLES

RECORD DRAWING (PAVING AND STORM DRAIN ONLY)

"I, James A. Botsford, a duly Registered Professional Surveyor in the State of New Mexico, (#5211), 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.

James A. Botsford, R.L.S. No. 5211 4/14/98 Date

APPROVAL OF AS BUILT DRAWINGS  
CHIEF CONSTRUCTION ENGINEER  
GEO. HARRIS  
DATE 11-9-98

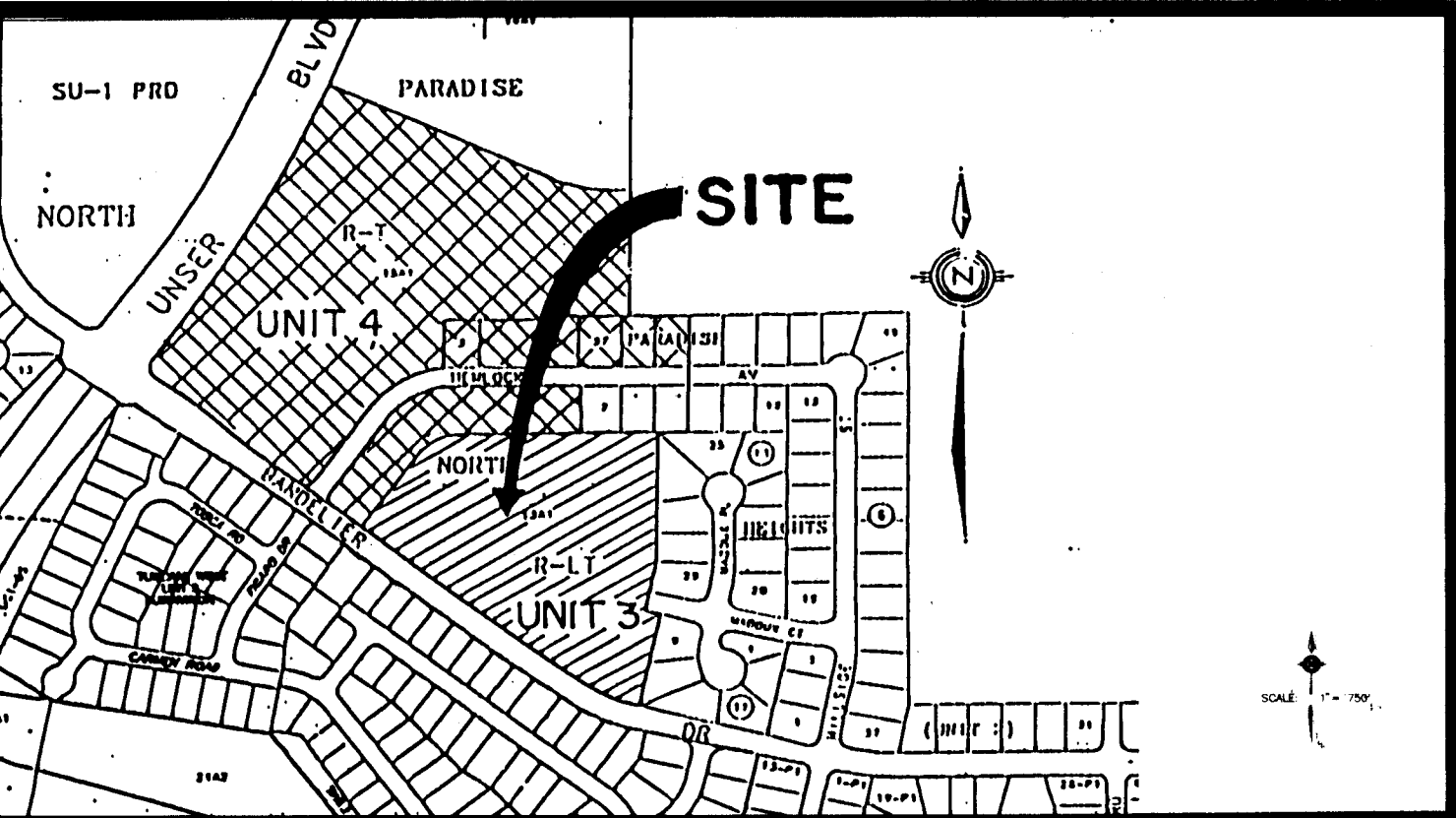


N.M.U. INC. GENERAL NOTES

- THE CONTRACTOR SHALL CONTACT NMUI AT 898-2661 AT LEAST THREE (3) DAYS PRIOR TO ANY UTILITY CONSTRUCTION (INCLUDING CONNECTIONS TO THE EXISTING SYSTEM) TO COORDINATE THE VARIOUS ITEMS OF WORK WITH NMUI OPERATIONS STAFF. THE CONTRACTOR SHALL CONTACT NMUI 2 WEEKS PRIOR TO WATER SHUT-OFF.
- ALL UTILITY WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED, BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. (NMUI) STANDARD SPECIFICATIONS, OR IN ABSENCE, NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, 1987. IF NMUI SPECIFICATIONS ARE IN CONFLICT WITH THE NEW MEXICO SPECIFICATIONS, NMUI SPECIFICATIONS SHALL TAKE PRIORITY.
- THE CONTRACTOR SHALL FURNISH EMD'S ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.

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 THEREFORE. 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.



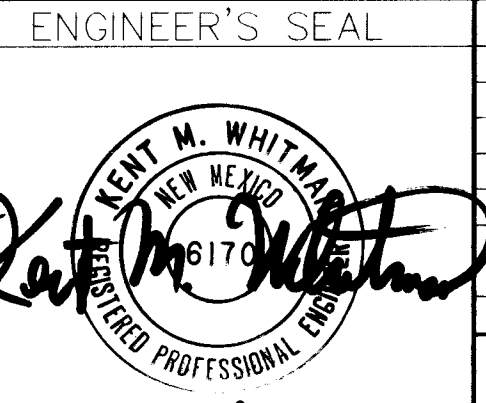
SCALE: 1" = 750 ± VICINITY MAP A-11

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 ENSURE 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 EXPENSES 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.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING PAVING OR DRAINAGE CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. STREET BARRICADES SHOWN (IF ANY) ARE PRE C.O.A. D.P.M. STANDARDS AND MAY BE ADDED OR ALTERED DURING CONSTRUCTION BY THE CITY INSPECTOR. 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 WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS. 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 WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONTRACTOR'S EQUIPMENT SHALL NOT OBSTRUCT TRAFFIC. THE CONTRACTOR SHALL PROVIDE ACCESS TO PROPERTIES AT ALL TIMES.
- ALL HANDICAP RAMPS WILL MEET ADA STANDARDS. HANDICAP ACCESS TO INDIVIDUAL UNITS SHALL BE ADDRESSED BY THE HOME BUILDER.
- PERMANENT SIGNAGE SHALL BE PROVIDED BY THE CITY OF ALBUQUERQUE AT SUCH LOCATIONS IT DEEMS NECESSARY.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

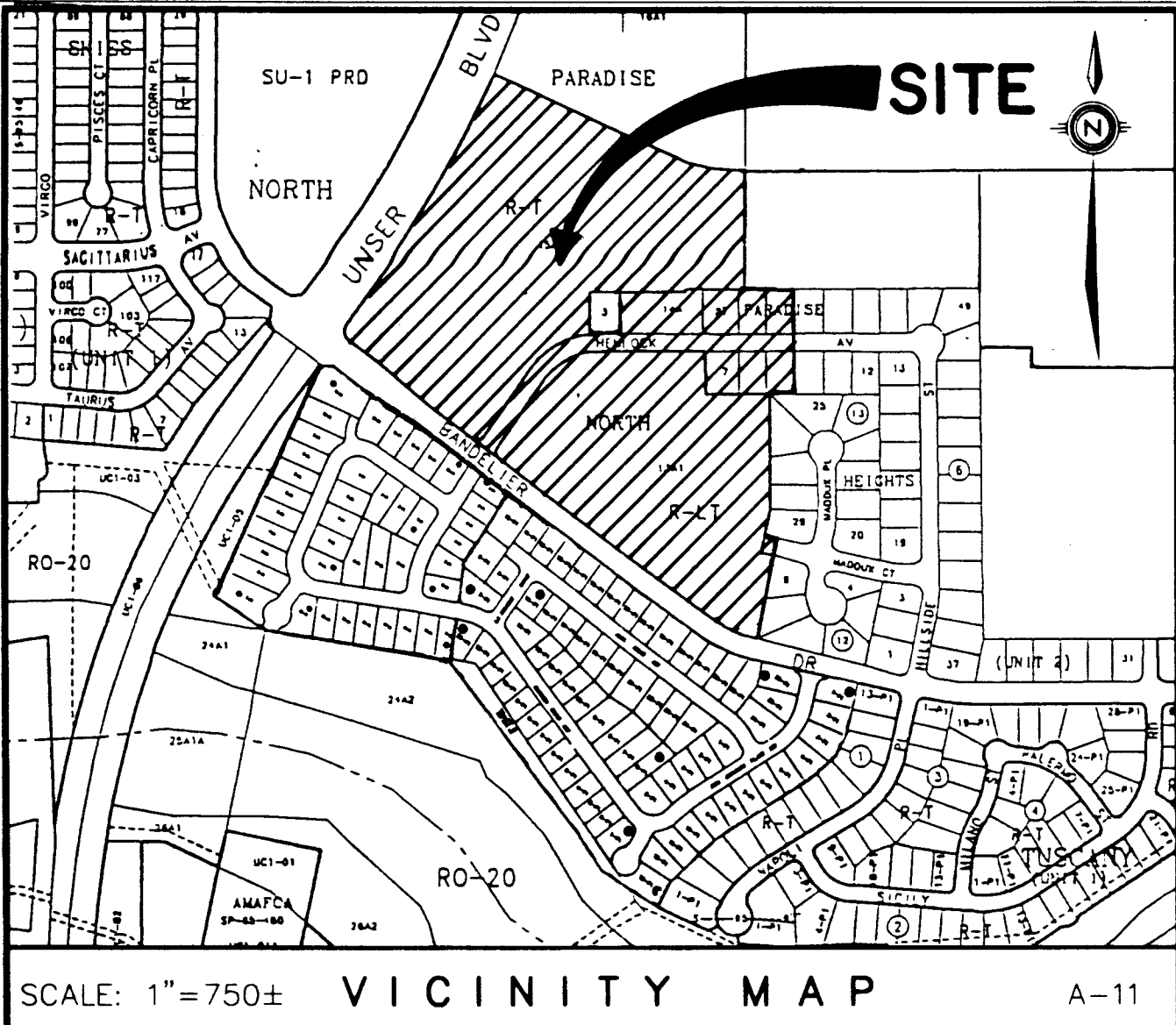
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 56 13 83 98 A 11

DATE: SEPT., 1997	community sciences corporation	LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048	ENGINEERING (505) 897-0000	SURVEYING (505) 897-0000
SCALE: AS SHOWN				
DESIGNED: MNS				
DRAWN: GWR				
DATE: 291-23				



ENGINEER'S SEAL	APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION
	DRC CHAIRMAN	Bill G. Whitman	12-28-97	
	TRANSPORTATION	Bill G. Whitman	12-2-97	
	WATER/WASTEWATER	Bill G. Whitman	12-2-97	
	HYDROLOGY	Bill G. Whitman	12-2-97	
	PARKS			
	CONSTR. MNGMT.			
	NMUI			
	CONSTR. COOR.		10-23-97	
	PROJECT NO.	5613 83	12-3-97	

SHEET 1 OF 15

**SUBDIVISION DATA:**

CASE NO. DRB-97-246, SV-97-50, V-97-86  
GROSS SUBDIVISION ACREAGE 26.3807 AC  
ZONE ATLAS INDEX NO. A-11  
NO. OF EXISTING TRACTS 3  
NO. OF EXISTING LOTS 7  
NO. OF LOTS CREATED 34  
NO. OF TRACTS CREATED 34  
MILES OF FULL-WIDTH STREETS CREATED 0.3 MILES  
DATE OF SURVEY JULY, 1997  
S.P. LOG NO. SP 97-1106-0915-0145

**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 AND/OR OVERHEAD DISTRIBUTION LINES, 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 CORPORATION

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

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 3, 1997  
BY CHARLES A. HAEGELIN, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-2-99

**LEGAL DESCRIPTION:**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF A PORTION OF HEMLOCK AVENUE NW (50' R/W) AND MADDOX STREET NW (50' R/W); TRACTS 14A AND 15A-1, PARADISE NORTH 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 6, 1990 IN VOLUME 90C, FOLIO 182; LOTS 7 THRU 9, BLOCK 13 AND LOTS 55 THRU 57, BLOCK 6, PARADISE HEIGHTS UNIT 2 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 7, 1968 IN VOLUME D3, FOLIO 199; TOGETHER WITH TRACT 13A-1A, PARADISE NORTH 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 NOVEMBER 13, 1997 IN VOLUME 97C, FOLIO 330, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD NW (156' R/W), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 16A-1, OF SAID PARADISE NORTH AND THE NORTHWEST CORNER AND TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; WHENCE FOR A TIE, THE NGS MONUMENT "SANDBERN" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927) OF X=361854.29 AND Y=1534209.29) BEARS S66°56'45"E, 4516.27 FEET; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD NW, AND ALONG THE COMMON PROPERTY LINE OF TRACT 16A-1 AND THE PARCEL HEREIN DESCRIBED, S65°57'41"E, 583.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 158.22 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 23°51'22", AND A CHORD THAT BEARS S78°08'44"E, 157.08 FEET) TO A POINT ON TANGENCY; THENCE S88°55'57"E, 44.70 FEET TO THE SOUTHEAST CORNER OF TRACT 16A-1, PARADISE NORTH AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID COMMON PROPERTY LINE: S00°17'26"W, 330.08 FEET TO AN ANGLE POINT; THENCE S89°49'11"E, 133.92 FEET TO THE NORTHWEST CORNER OF LOT 54, BLOCK 6 OF SAID PARADISE HEIGHTS UNIT 2; THENCE S00°15'26"W, 127.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HEMLOCK AVENUE NW (50' R/W), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 54, BLOCK 6, PARADISE HEIGHTS UNIT 2; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF HEMLOCK AVENUE NW, N88°44'34"W, 7.20 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, S00°15'26"W, 170.00 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 13, PARADISE HEIGHTS UNIT 2; THENCE N89°44'34"W, 55.00 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 25 AND 26, BLOCK 13, PARADISE HEIGHTS UNIT 2; THENCE S00°15'26"W, 325.87 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 28 AND 29, BLOCK 13, PARADISE HEIGHTS UNIT 2; THENCE S12°35'26"W, 74.98 FEET TO AN ANGLE POINT BEING THE SOUTHWEST CORNER OF LOT 29, BLOCK 13, PARADISE HEIGHTS UNIT 2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MADDOX STREET NW (50' R/W); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S03°28'33"E, 52.03 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MADDOX STREET NW; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S12°35'26"W, 238.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BANDELIER DRIVE NW (60' R/W); THENCE NORTHWESTERLY 119.12 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 347.76 FEET, A CENTRAL ANGLE OF 19°37'32", AND A CHORD THAT BEARS N67°22'27"W, 118.54 FEET) TO A POINT OF TANGENCY; THENCE N53°04'11"W, 1009.81 FEET TO AN ANGLE POINT; THENCE N49°56'04"W, 200.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BANDELIER DRIVE (86' R/W), N53°39'41"W, 100.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 54.98 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD THAT BEARS N08°58'41"W, 49.50 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD NW (156' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N68°20'19"E, 185.23 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 631.74 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 2942.79 FEET, A CENTRAL ANGLE OF 12°18'00", AND A CHORD THAT BEARS N30°11'19"E, 630.53 FEET) TO THE SOUTHWEST CORNER OF TRACT 16A-1, PARADISE NORTH AND THE NORTHWEST CORNER AND TRUE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED AND CONTAINING A GROSS ACREAGE OF 26.3807 ACRES OR 1.149,142 S.F. MORE OR LESS.

**LESS AND EXCEPTING THEREFROM:**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF LOT 3, BLOCK 14, PARADISE HEIGHTS UNIT 2 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 7, 1968 IN VOLUME D3, FOLIO 199, AND CONTAINING 0.2438 ACRES OR 10,619 S.F. MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET ACREAGE OF 26.1369 ACRES OR 1,138,523 S.F. MORE OR LESS.

**TREASURER'S CERTIFICATION**

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

TRACT 13A-1, PARADISE NORTH, UPC# 1-011-066-371-179-4-09-01  
TRACT 14A, PARADISE NORTH, UPC# 1-011-066-374-220-4-03-01  
TRACT 15A-1, PARADISE NORTH, UPC# 1-011-066-337-244-4-03-03  
LOT 55, BLOCK 6, PARADISE HEIGHTS, UPC# 1-011-066-402-219-4-03-45  
LOT 56, BLOCK 6, PARADISE HEIGHTS, UPC# 1-011-066-402-219-4-03-46  
LOT 57, BLOCK 6, PARADISE HEIGHTS, UPC# 1-011-066-393-219-4-03-47  
LOT 7, BLOCK 13, PARADISE HEIGHTS, UPC# 1-011-066-392-202-4-09-40  
LOT 8, BLOCK 13, PARADISE HEIGHTS, UPC# 1-011-066-400-202-4-09-39  
LOT 9, BLOCK 13, PARADISE HEIGHTS, UPC# 1-011-066-408-202-4-09-38

PROPERTY OWNER OF RECORD: CURB WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLAT  
OF  
TUSCANY WEST UNIT 3**

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

**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 <u>West</u>	DATE <u>11/26/97</u>
CITY SURVEYOR, ENGINEERING DIVISION	DATE
PROPERTY MANAGEMENT	DATE
PNM GAS SERVICES <u>Norma S Carrillo</u>	DATE <u>11-24-97</u>
PNM ELECTRIC SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE

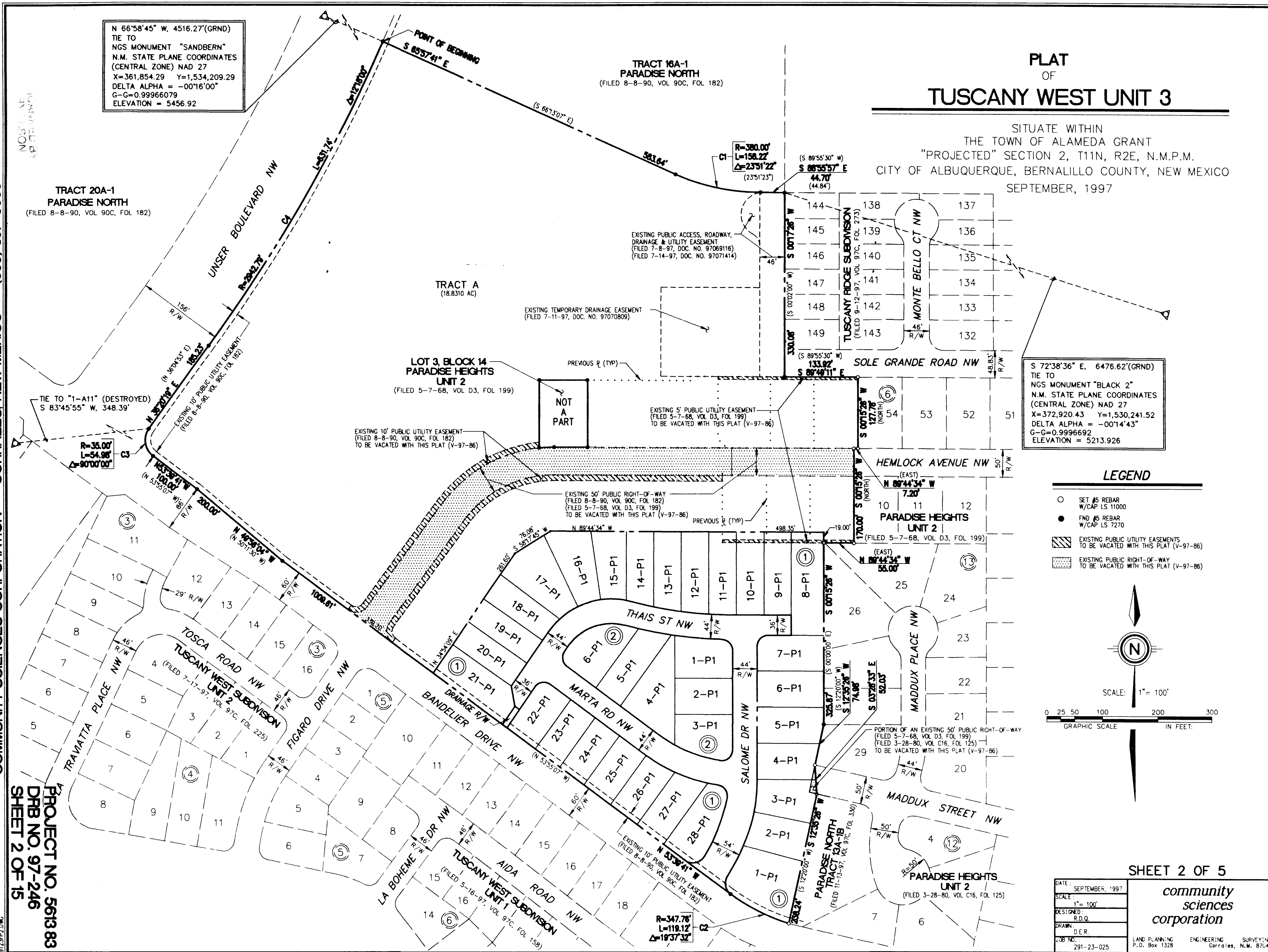
**SURVEYOR'S CERTIFICATION:**

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 10/28/97  
KEVIN C. DAGGETT, N.M.R.P.S. #17600 DATE

**SHEET 1 OF 5**

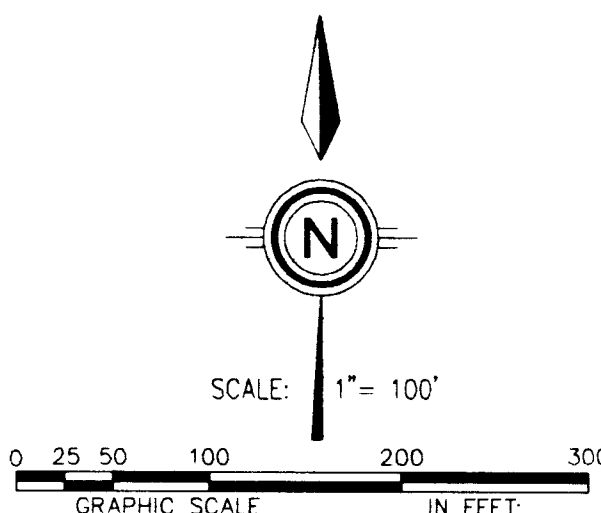
DATE: SEPTEMBER	<b>community sciences corporation</b>	LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87108 SURVEYING Corrales, N.M. 87108
SCALE: N/A		
DESIGNED: R.D.Q.		
DRAWN: D.E.R.		
JOB NO.: 291-23-025		

**PLAT  
OF  
TUSCANY WEST UNIT 3**

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

**LEGEND**

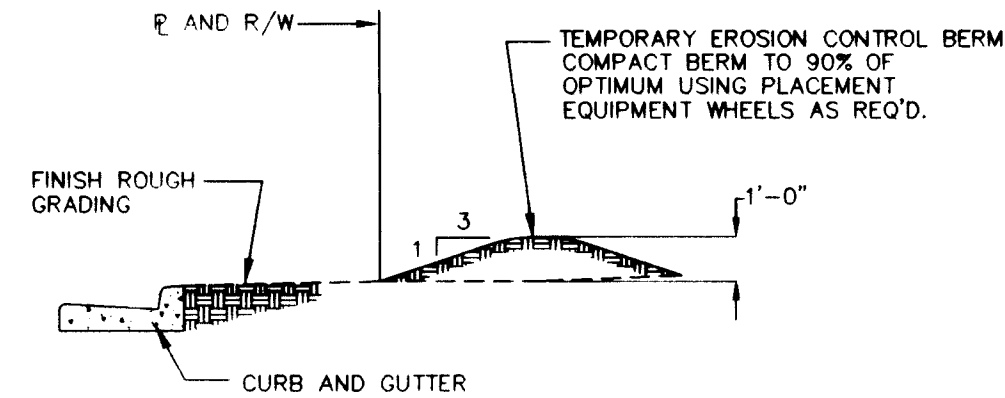
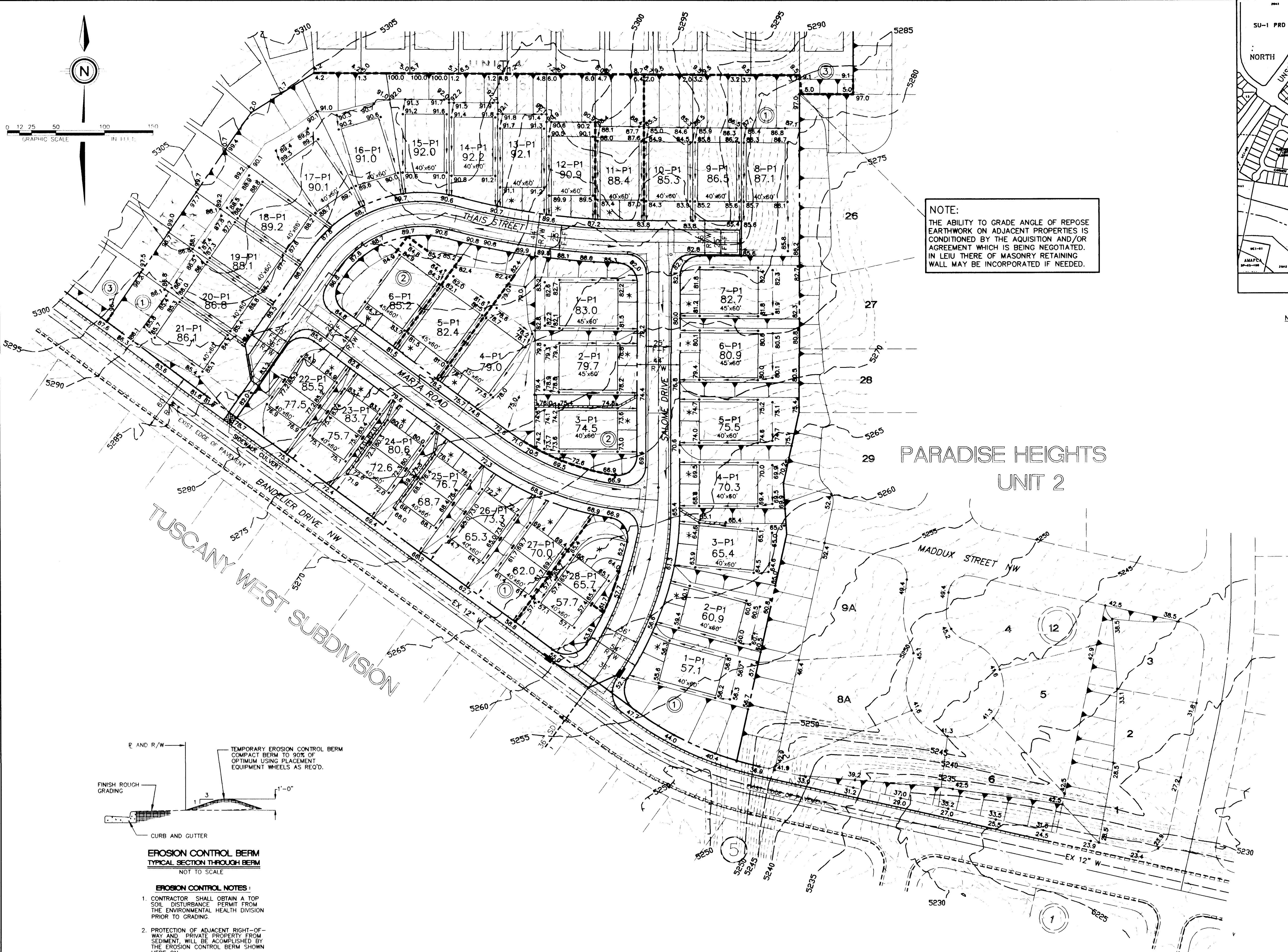
- SET #5 REBAR  
W/CAP LS 11000
- FIND #5 REBAR  
W/CAP LS 7270
- ▨ EXISTING PUBLIC UTILITY EASEMENTS  
TO BE VACATED WITH THIS PLAT (V-97-86)
- ▤ EXISTING PUBLIC RIGHT-OF-WAY  
TO BE VACATED WITH THIS PLAT (V-97-86)

**SHEET 2 OF 5**

DATE: SEPTEMBER, 1997	<b>community sciences corporation</b>	LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87108 SURVEYING Corrales, N.M. 87108
SCALE: 1" = 100'		
DESIGNED: R.D.Q.		
DRAWN: D.E.R.		
JOB NO.: 291-23-025		



END 1A

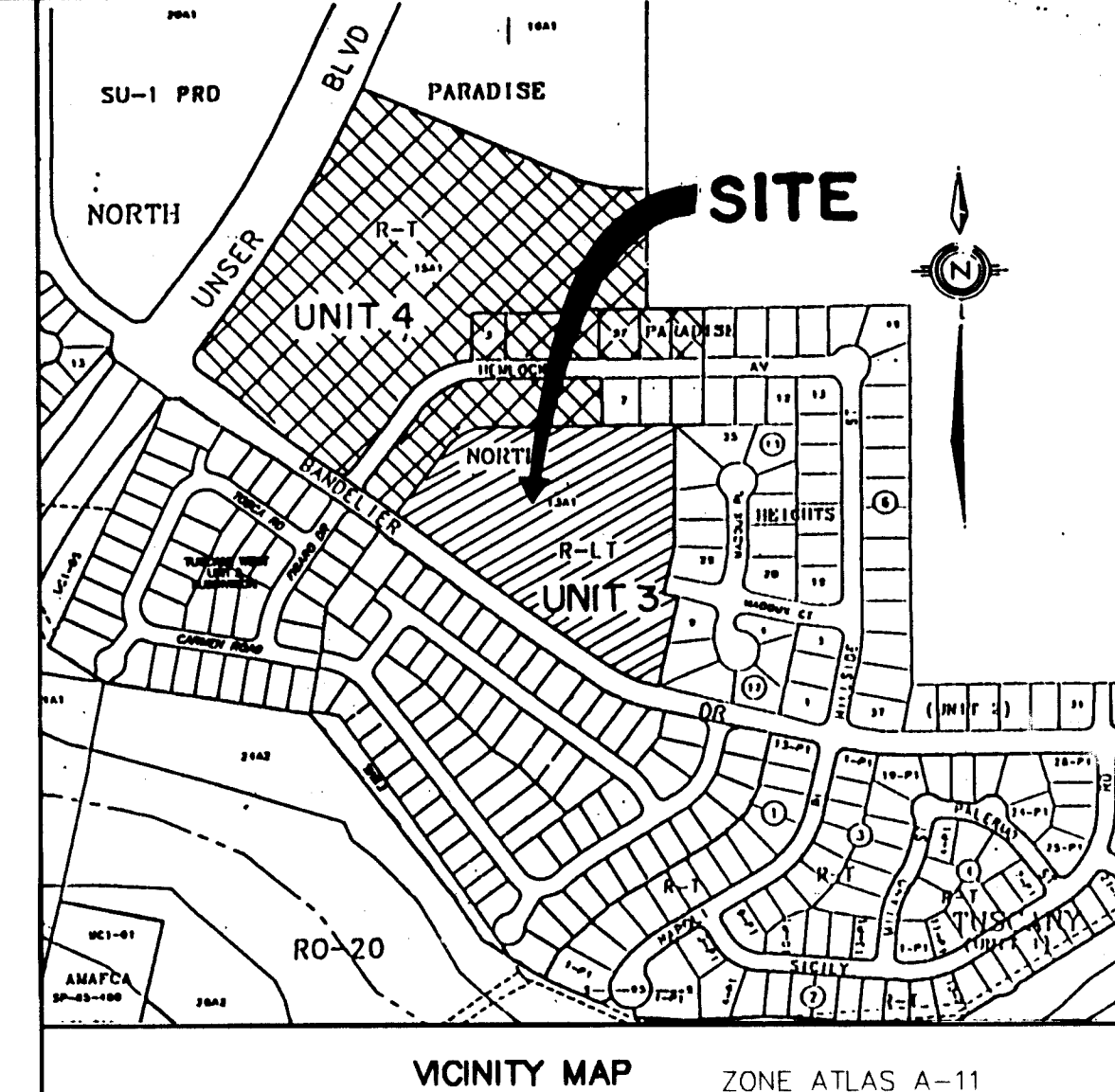


**EROSION CONTROL BERM**  
TYPICAL SECTION THROUGH BERM  
NOT TO SCALE

**EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO GRADING.
2. PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.
3. DISTURBED AREAS WILL BE RESEEDD PER C.O.A. DPM SECTION 1012, AS INDICATED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

NOTE:  
THE ABILITY TO GRADE ANGLE OF REPOSE EARTHWORK ON ADJACENT PROPERTIES IS CONDITIONED BY THE ACQUISITION AND/OR AGREEMENT WHICH IS BEING NEGOTIATED. IN LIEU THERE OF MASONRY RETAINING WALL MAY BE INCORPORATED IF NEEDED.



NOTE: ALL ROOF DRAINAGE MUST BE DIRECTED TO THE FRONT OF THE LOT TO BE PICKED UP AND CONVEYED IN THE STREET

- LEGEND**
- TC=98.43 PROPOSED TOP OF CURB ELEV.
  - 99.0 PROPOSED SPOT ELEV.
  - 09.0 EXISTING SPOT ELEV. (GRND & TC)
  - PROPOSED CONCRETE VALLEY GUTTER
  - EXISTING C & G
  - PROPOSED MOUNTABLE C & G
  - PROPOSED STANDARD C & G
  - 4973 EXISTING CONTOUR W/ INDEX ELEV.
  - SWALE
  - FLOW ARROW
  - 30" SD— EXISTING STORM DRAIN
  - 30" SD— PROPOSED STORM DRAIN
  - PROPOSED RETAINING WALL
  - PROPOSED SLOPE 3:1 UNLESS OTHERWISE NOTED
  - \* MANDATORY DRIVEWAY LOCATION
  - RAIL ROAD TIE WALL

**LEGAL DESCRIPTION**

TRACT A, TUSCANY WEST UNIT 3

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

**community sciences corporation**

JOB NO.: 291-23 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 3  
GRADING & EROSION CONTROL PLAN  
SHEET 1 OF 1**

D.R.B. NO. <b>DRB 97-246</b>	APPROVAL DATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED FOR ROUGH GRADING (+1 FT.)			
CITY HYDROLOGY	DATE	LAST DESIGN DATE	
PROJECT NO. <b>5613 83</b>	MAP NO. <b>A-11</b>	SHEET <b>4</b> OF <b>15</b>	

**FOR INFORMATION ONLY**

SCANNED BY  
JY LASON

NO SURVEY VERIFICATION THIS SHEET

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR New Concepts	DATE 2/98	BENCHMARK STATION IS ADS MONUMENT "1-A" 11" LOCATED AT THE S.W. QUADRANT OF BANDELLER DR. AND USER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF USER BLVD. ELEVATION = 5331.73	DATE 2/98	FIELD BY COMMUNITY SCIENCES	DATE 9/97	ENGINEER'S SEAL	DATE 10/18/97	REMARKS	DESIGN
STATE BY CAC/COA	DATE 2/98	FIELD BY CAC/COA	DATE 2/98						
ADJUSTED BY CAC/COA	DATE 2/98	ADJUSTED BY CAC/COA	DATE 2/98						
SW/AS	DATE 4/98	SW/AS	DATE 4/98						
CORRECTED BY CSC	DATE 4/98	CORRECTED BY CSC	DATE 4/98						
RECORDED BY	DATE	RECORDED BY	DATE						
AT WEST EDGE OF EXISTING STORM DRAIN TIE.	ELEVATION = 5222.27	AT WEST EDGE OF EXISTING STORM DRAIN TIE.	ELEVATION = 5222.27						

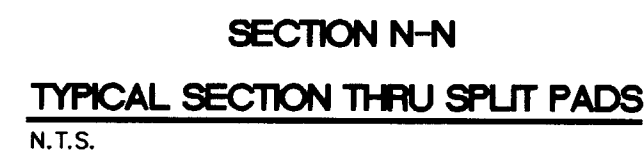
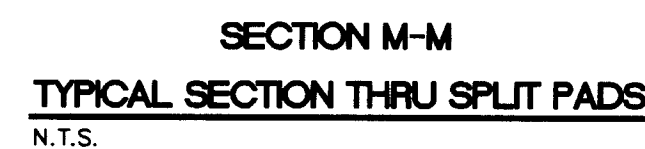


\* FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 6" BELOW TOP OF CONCRETE SLAB.



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.



LEGAL DESCRIPTION  
TUSCANY SUBDIVISION UNIT 3  
SITUATE WITHIN  
TRACT 13A-1, 14A AND 15-A1, PARADISE NORTH  
TOWN OF ALAMEDA GRANT  
"PROJECTED" SECTIONS 11 AND 12, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DATE: 4/96	community sciences corporation										
SCALE: AS SHOWN											
JOB NO.: 291-23-043	LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048	ENGINEERING (505) 869-0000	SURVEYING								
								NO.	DATE		
										DESIGNED BY	GW
										DRAWN BY	UN
										CHECKED BY	KW
<p align="center"><b>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP</b></p>											
<p align="center"><b>TITLE: TUSCANY WEST - UNIT 3 GRADING &amp; DRAINAGE DETAILS</b></p>											
APPROVED FOR ROUGH GRADING (± 1 FT.)						DATE	MO./DAY/YR.		MO./DAY/YR.		11/26/02 2:36 PM 10/28/97
CITY HYDROLOGY						DATE		LAST DESIGN DATE			
PROJECT NO. 5613.83			MAP NO. A-11			SHEET 5		OF 15			

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BENCHMARK:		CONTRACTOR	
1	COMMUNITY SCIENCES	6-18-96	STATION IS AUS MONUMENT "1-A 11" LOCATED AT THE S/W QUADRANT OF BANDELLER DR. AND UNSER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.		NEW CONCEPTS CONTRACTOR DATE 2/98 BY COA DATE 2/98 ACCEPTANCE BY COA DATE 2/98 VERIFICATION BY C56/CO4 DATE 2/98 DRAWINGS CORRECTED BY CSC DATE 4/98	
			ELEVATION = 5331.73		MICRO-FILM INFORMATION	
			TBM CHISELED " " IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANDELLER DR. & NAPOLI PL. AT WEST EDGE OF EXISTING STORM DRAIN INLET.		RECORDED BY DATE	
			ELEVATION = 5222.27		NO.	

11/20/97

97	
97	

DATE 9/9/20	DATE 9/9/20
-------------	-------------

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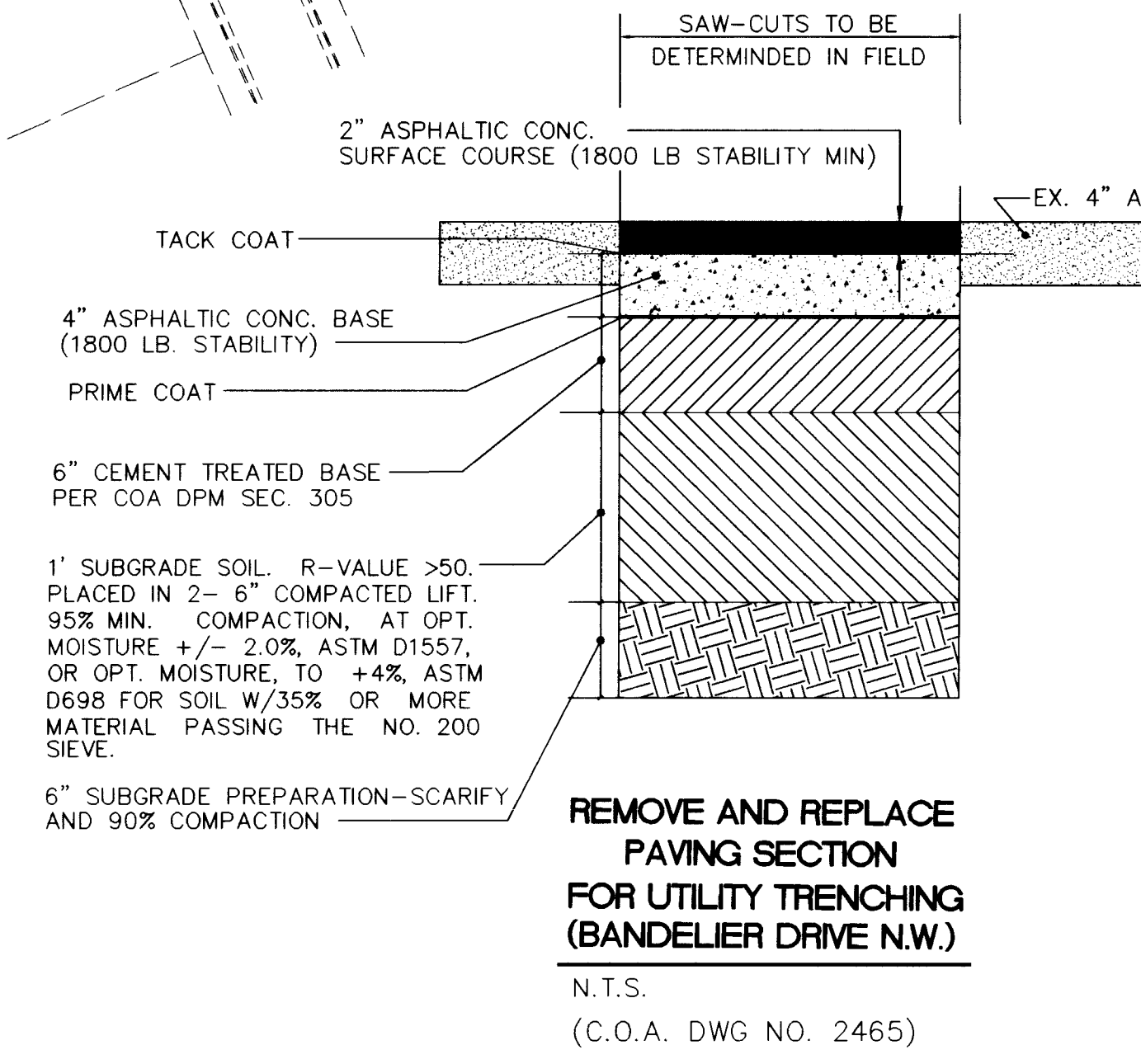
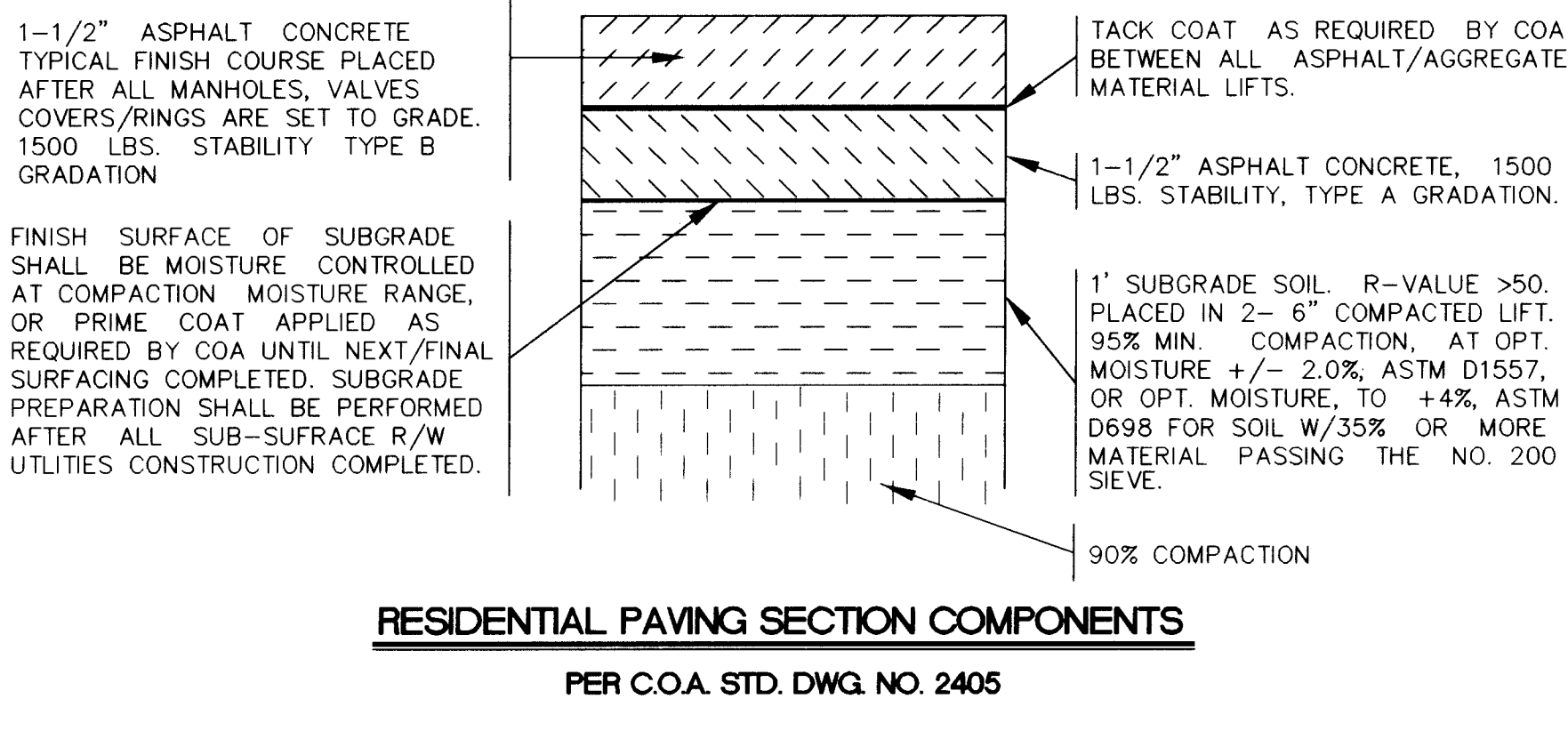
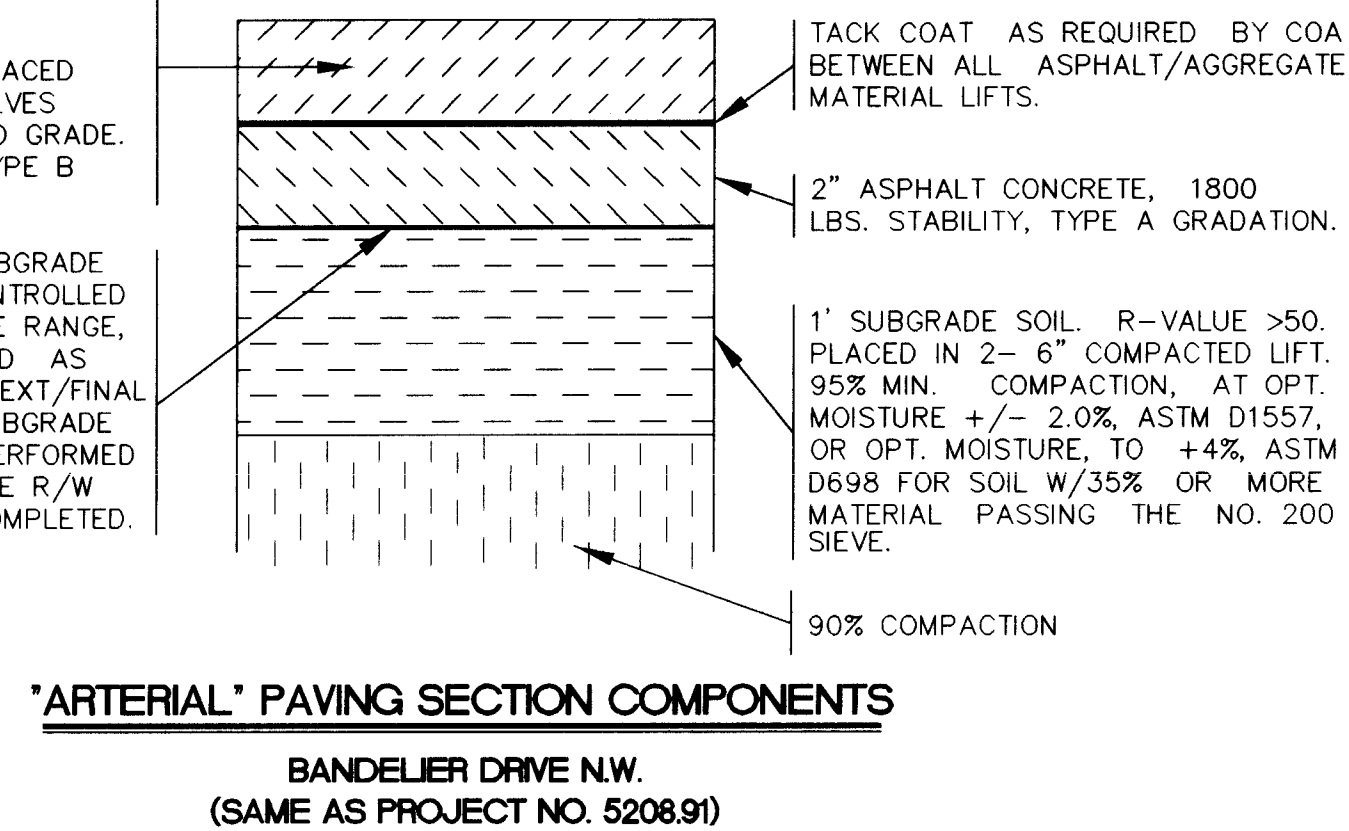
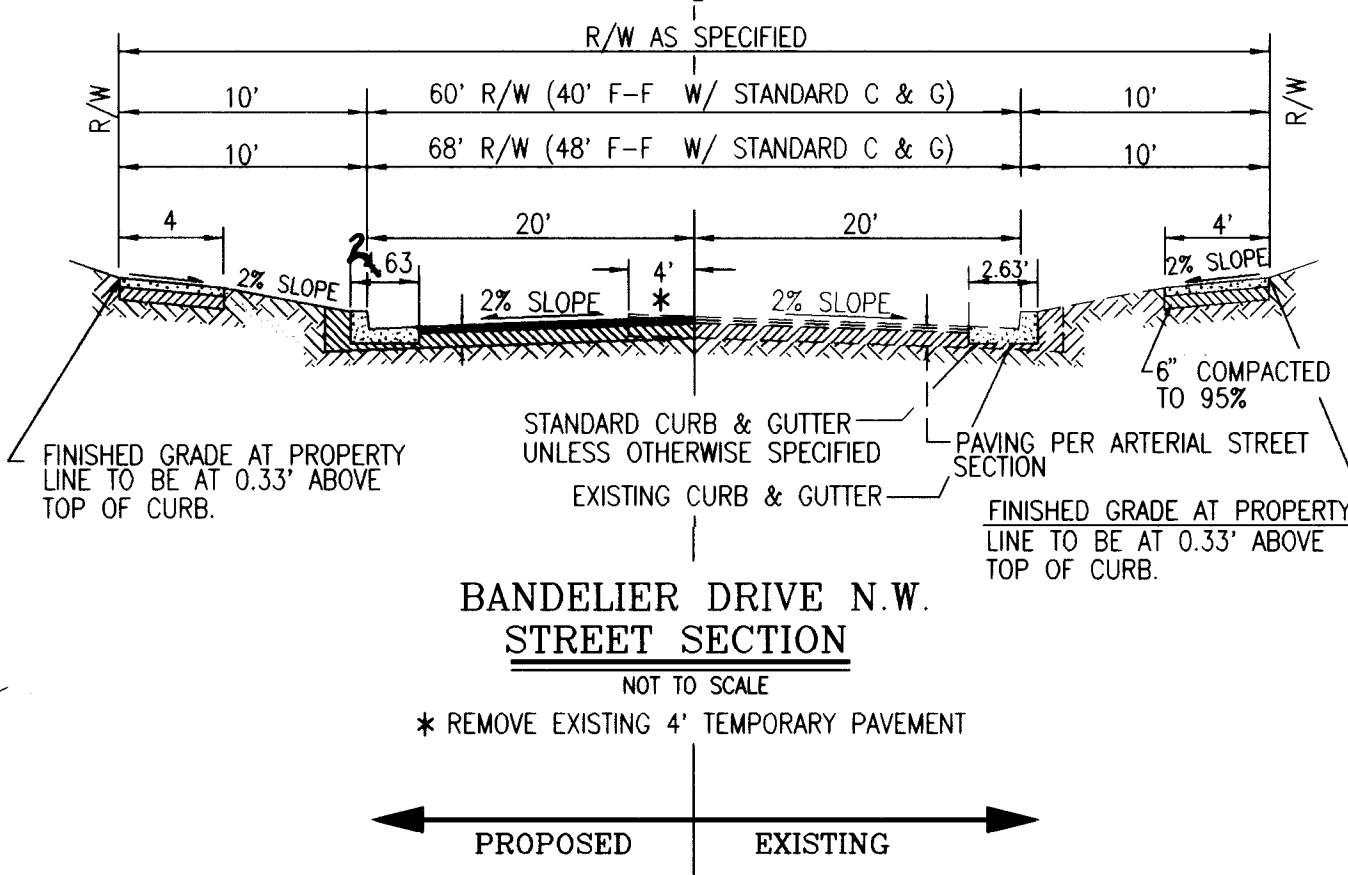
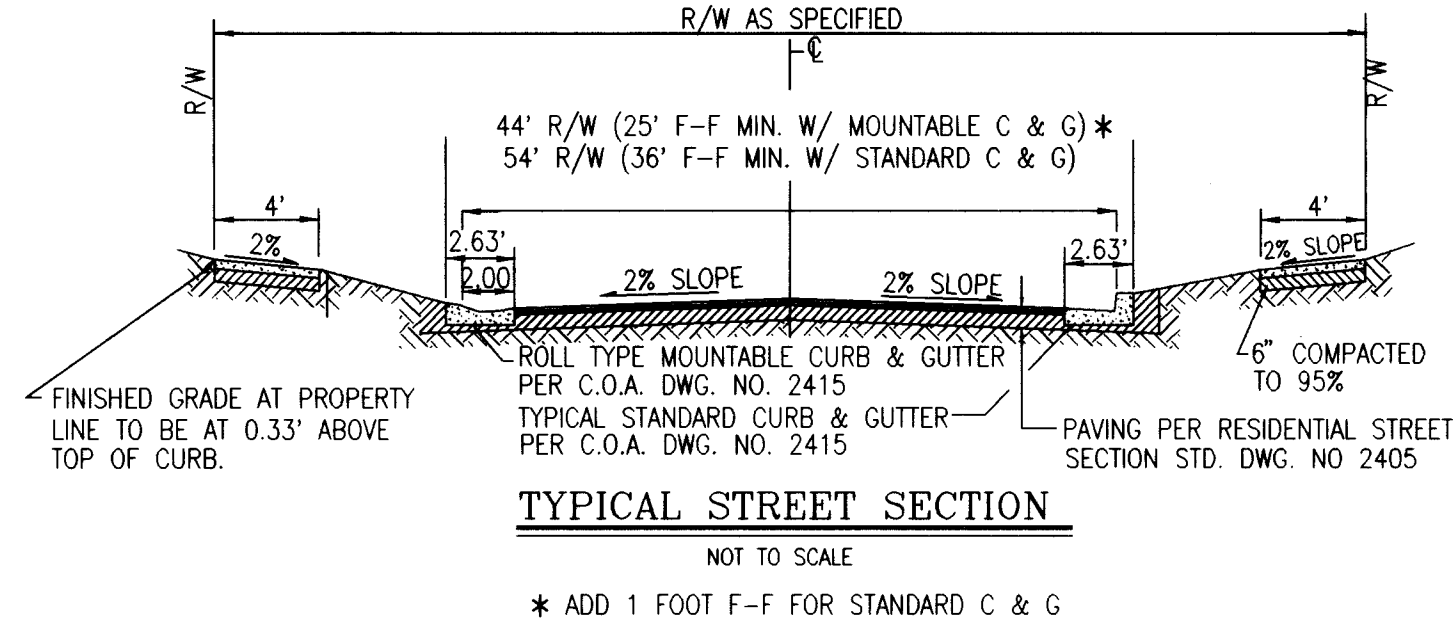
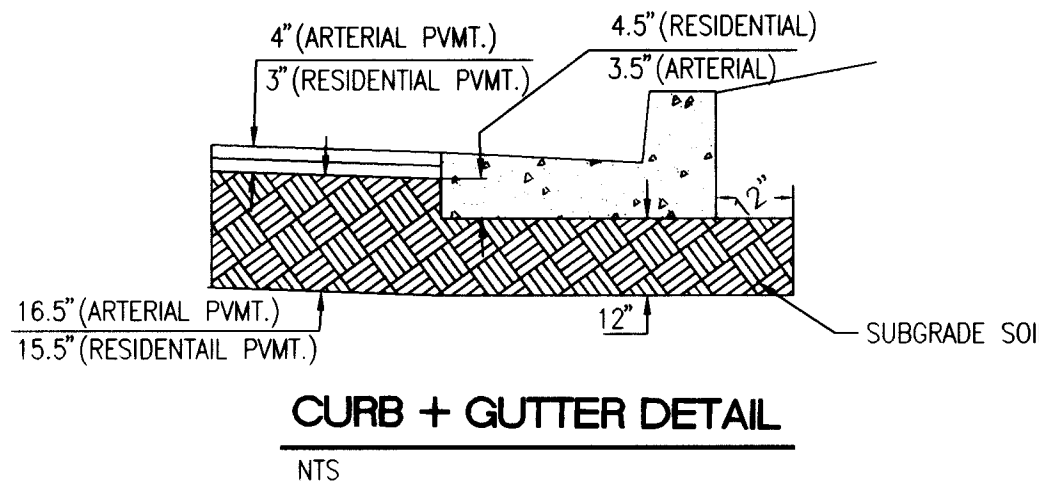
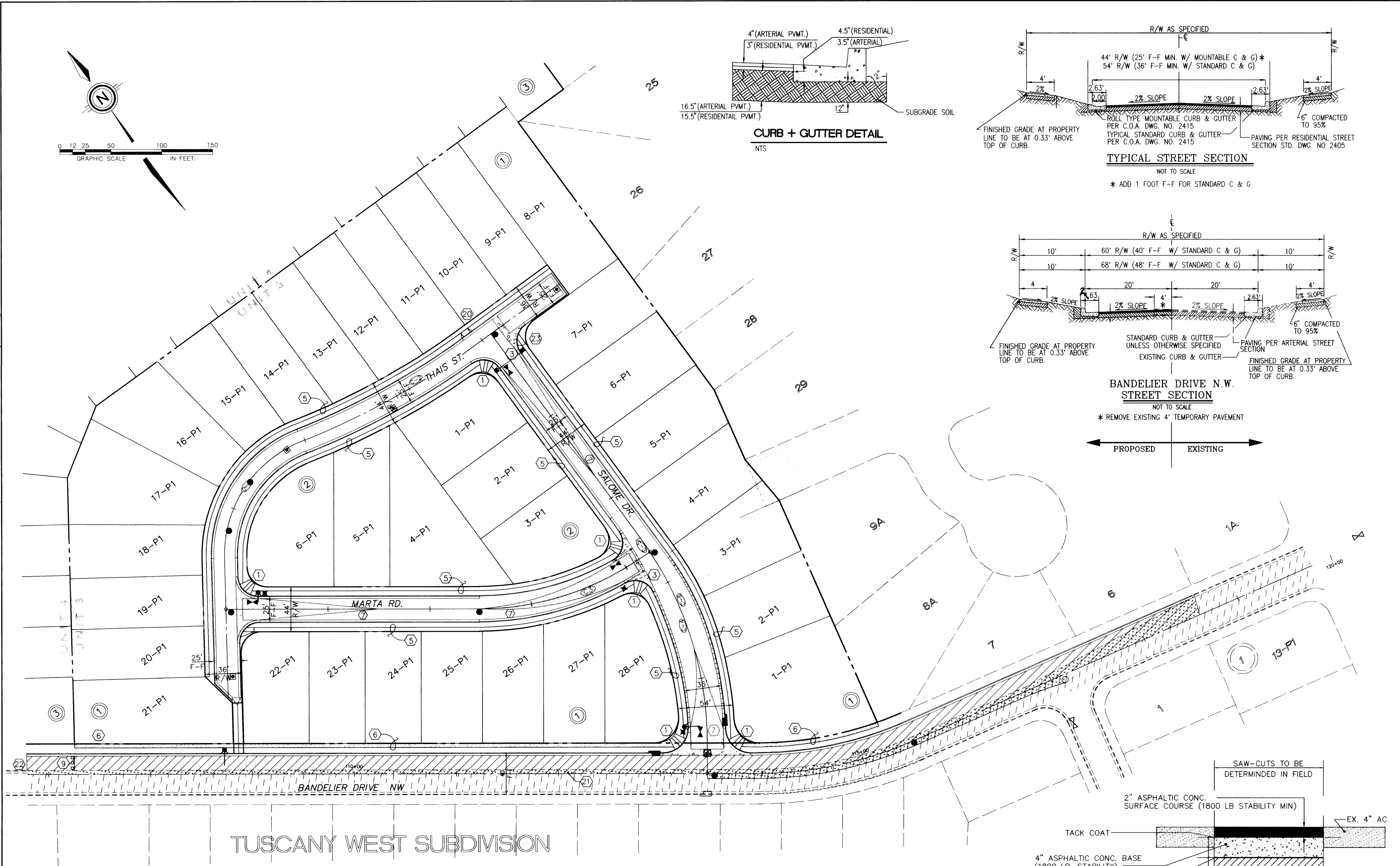
OWN BY	MNS
CKED BY	KMW

DRA	
CHE	

/ YR.

5

**NO SURVEY VERIFICATION THIS SHEET**



**PAVEMENT 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
- REMOVE AND REPLACE PAVEMENT
- CROWN TRANSITION
- EXISTING ARTERIAL SECTION
- PROPOSED ARTERIAL SECTION
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM SEWER CATCH BASIN
- EXISTING STORM SEWER CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SAS MANHOLE
- PROPOSED SD GRATE
- PROPOSED STREET LIGHT
- PROPOSED BARRICADE

**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.
- CROWN TRANSITION
- CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY LINES BY OTHERS SEE NOTE SHEET 5)
- PROPOSED TYPE III BARRICADE, SEE M.U.T.C.D. FIG. 6-14 FOR DETAILS.
- TEMPORARY ASPHALT CURB PER C.O.A. STD. DWG. 2415.
- WHEEL CHAIR RAMP, SEE COA DETAIL 2440 AND 2415
- SAWCUT AND REMOVE 4' PAVEMENT
- CUTOFF WALL, 1/2 STREET WIDTH, 24" DEEP x 8" THICK PER C.O.A. STD. DWG. 2415.
- WHEELCHAIR RAMP PER COA STD. DWG. 2426

**AS BUILT INFORMATION**

CONTRACTOR: *New Concepts*  
DATE: 2/98  
BY: *COA*  
CHECKED BY: *COA*  
DATE: 2/98  
DRAWING NO.: *CSC*  
DATE: 2/98  
RECORD BY: *CSC*  
DATE: 4/98  
MICRO-FILM INFORMATION  
RECORDED BY: *PL*  
DATE: *PL*

**BENCH MARKS**

BENCHMARK: STATION IS ADS MONUMENT "1-A 11" LOCATED AT THE SW QUADRANT OF BANDELIER DR. AND UNDER R.W.D. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELIER DR. AND 178' WEST OF THE CENTERLINE OF UNDER R.W.D. ELEVATION = 5331.73  
BENCH CHISELED "1" IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANDELIER DR. & NAPOLI PL. AT WEST EDGE OF EXISTING STORM DRAIN INLET  
ELEVATION = 5222.27

**SURVEY INFORMATION**

FIELD NOTES  
NO. 1  
DATE 4/96  
BY COMMUNITY SCIENCES

**ENGINEER'S SEAL**

REMARKS  
DESIGN  
NO. DATE  
BY  
DESIGNED BY: *KMS* DATE: 9/97  
DRAWN BY: *CMS* DATE: 9/97  
CHECKED BY: *KMS* DATE: 9/97

**RECORD DRAWING**

DATE: 3/97  
SCALE: 1"=50'  
JOB NO.: 291-23-041  
LAND PLANNING: ENGINEERING  
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000  
SURVEYING

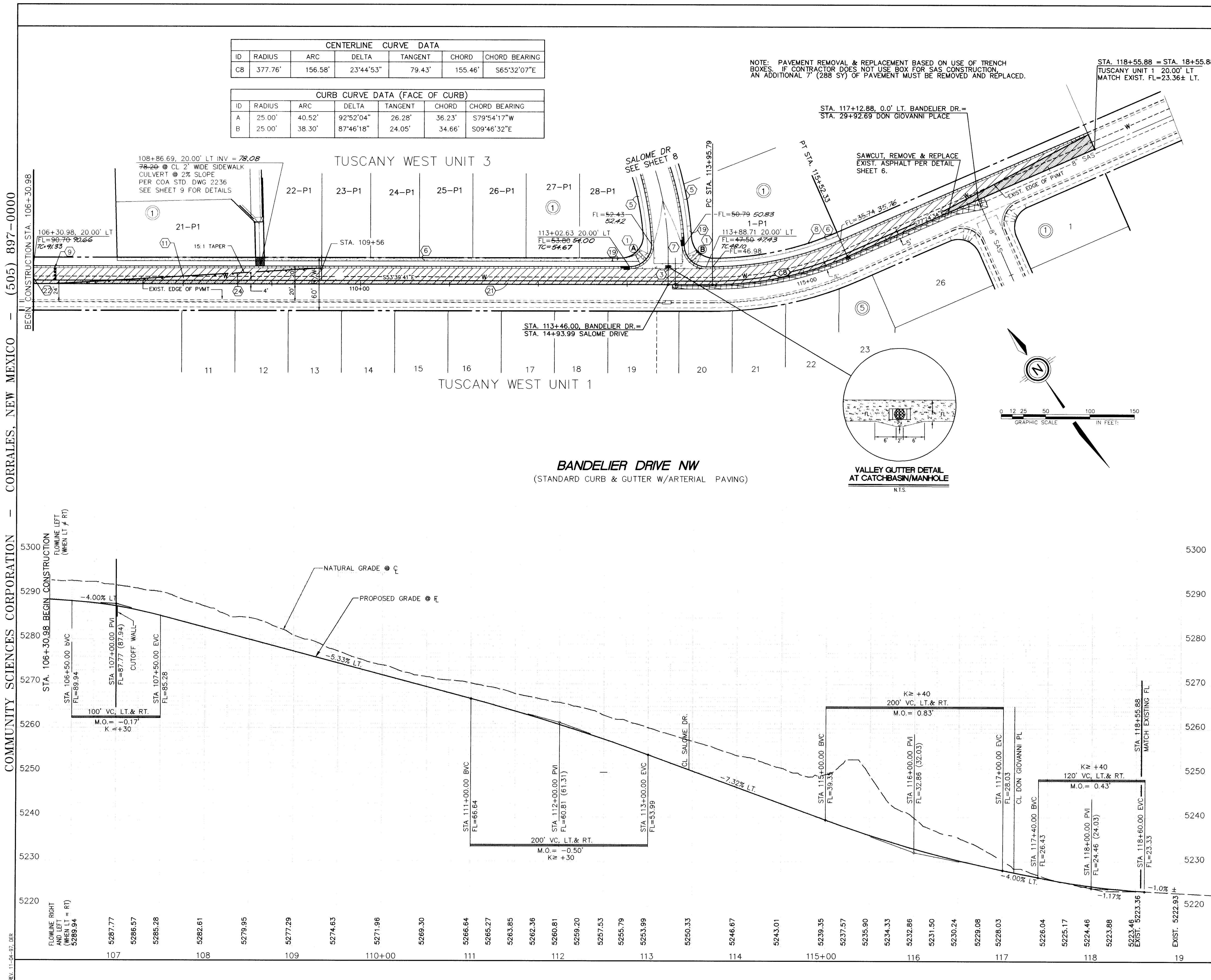
**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP**

**TITLE: TUSCANY WEST UNIT 3  
COMPOSITE PAVING PLAN**

**APPROVED**  
DEC 31 1997  
DESIGN  
REVIEW

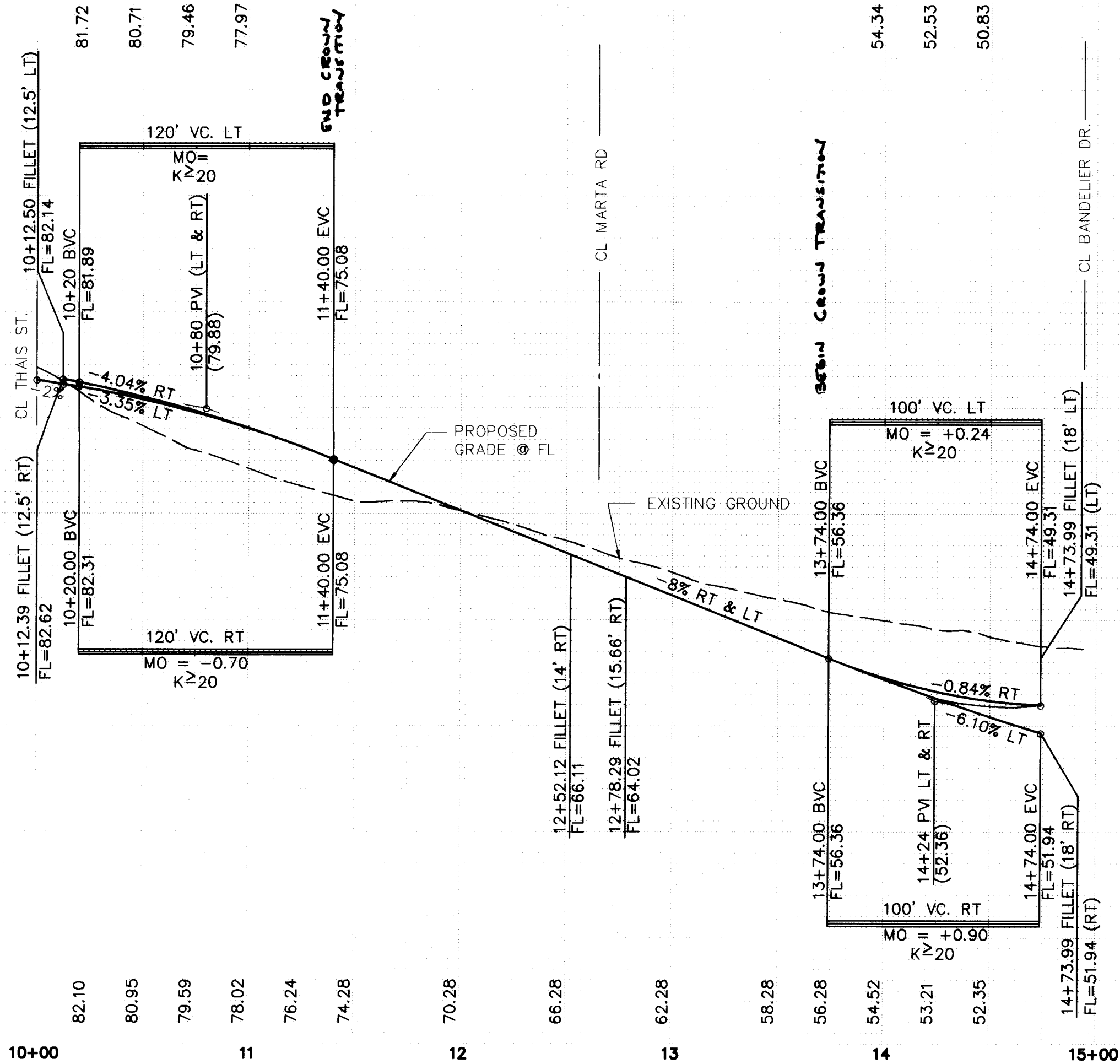
CITY ENGINEER APPROVAL  
LAST DESIGN DATE  
MO./DAY/YR.  
MO./DAY/YR.

PROJECT NO. **5613.83**  
MAP NO. **A-11**  
SHEET **6** OF **15**



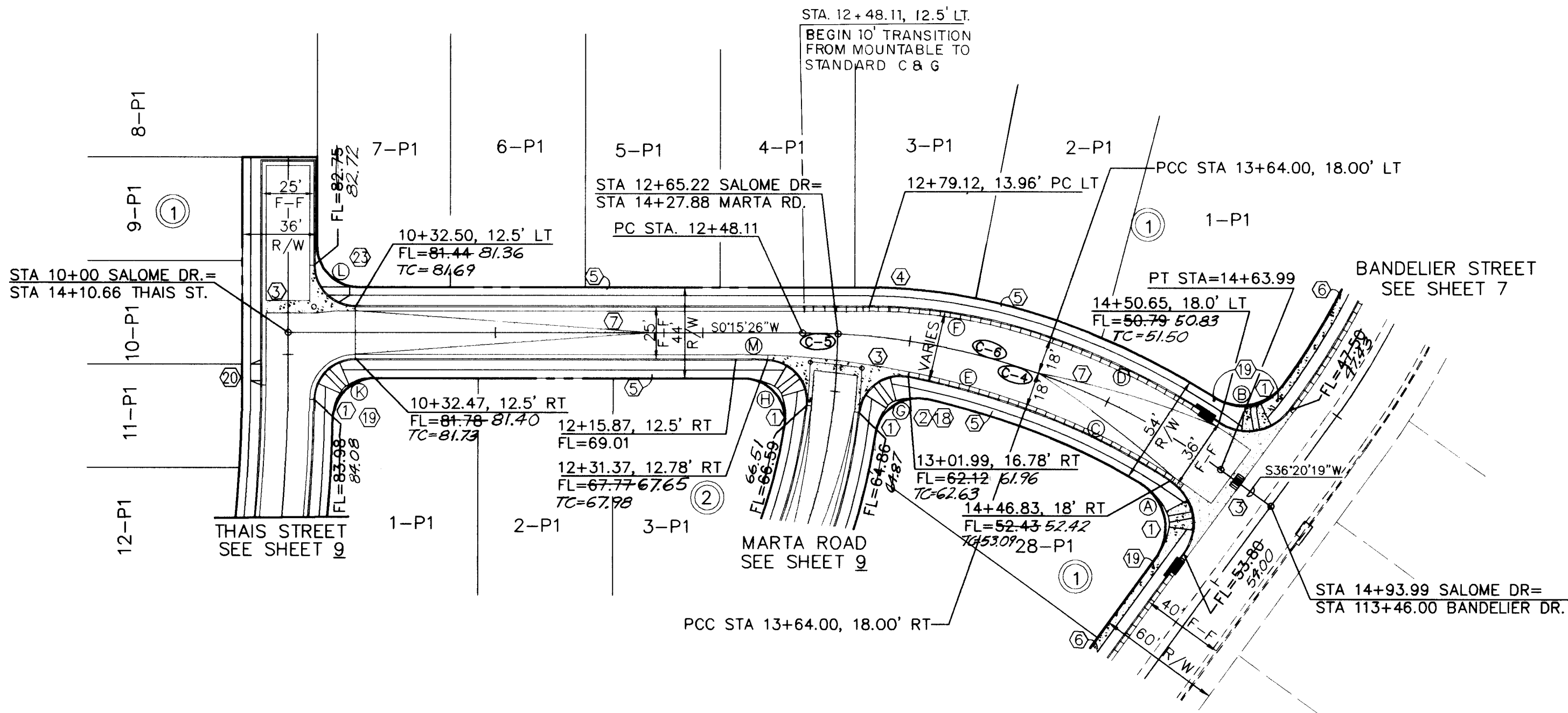
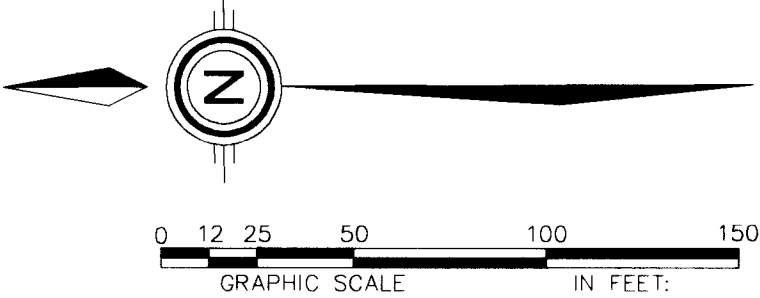
FLOWLINE LEFT  
(WHEN LT ≠ RT)

FLOWLINE RIGHT  
AND LEFT  
(WHEN LT = RT)



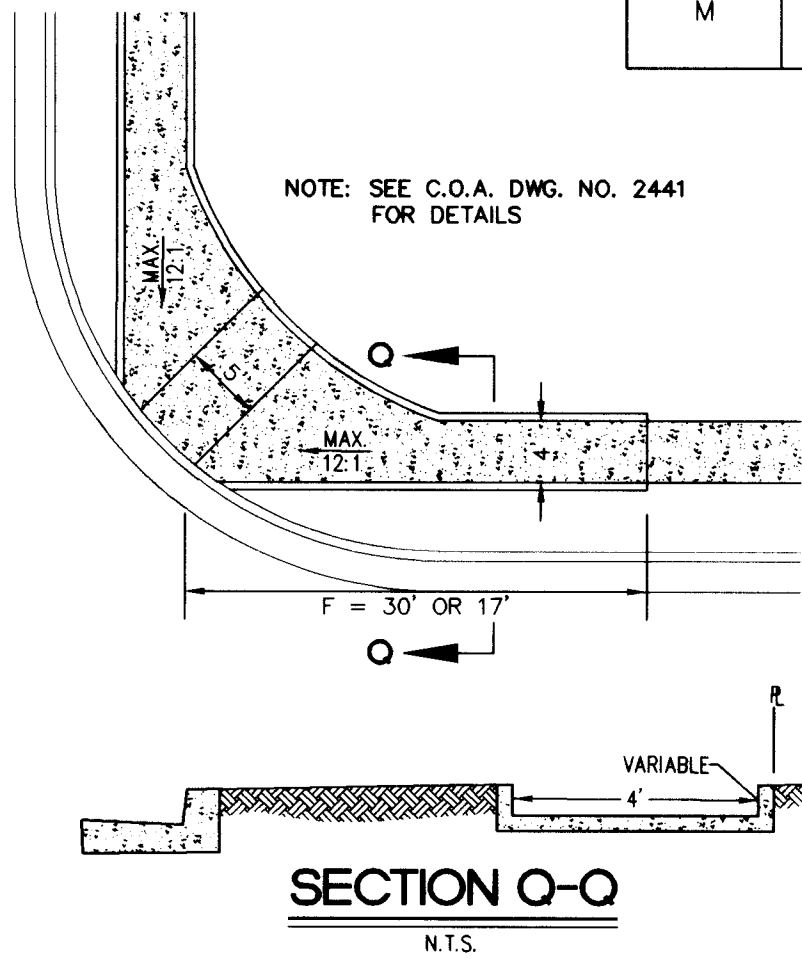
**SALOME DRIVE, N.W.**

MOUNTABLE AND STANDARD CURB & GUTTER  
W/RESIDENTIAL PAVING



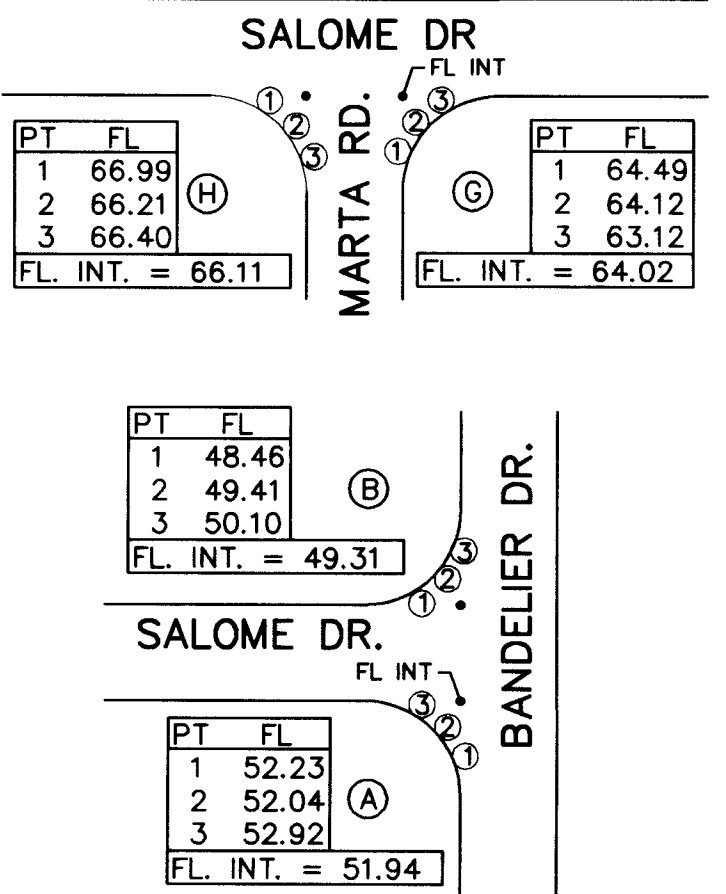
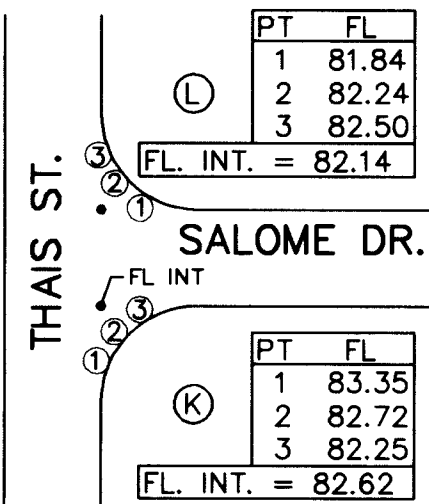
CENTERLINE CURVE DATA						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
C4	342.80'	198.76'	33°13'16"	102.26'	S19°43'41"W	195.99'
C5	342.80'	17.11'	02°51'37"	8.56'	S01°41'15"W	17.11'
C6	342.80'	215.88'	36°04'53"	111.65'	S18°17'53"W	212.33'

CURB CURVE DATA(FACE OF CURB)						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
A	25.00'	40.52'	92°52'04"	26.28'	S79°54'17"W	36.23'
B	25.00'	38.30'	87°46'18"	24.05'	N09°46'32"W	34.66'
C	324.80'	78.48'	13°50'40"	39.43'	S26°32'55"W	78.29'
D	360.80'	91.21'	14°29'03"	45.85'	S26°52'06"W	90.97'
E	421.98'	58.84'	07°59'23"	29.47'	S15°37'53"W	58.80'
F	263.62'	89.12'	19°22'09"	44.99'	S09°56'30"W	88.70'
G	20.00'	33.18'	95°03'09"	21.85'	S35°53'23"E	29.50'
H	20.00'	32.85'	94°06'41"	21.49'	S49°25'01"W	29.28'
K	20.00'	31.23'	89°28'13"	19.82'	S44°28'40"E	28.15'
L	20.00'	31.42'	90°00'00"	20.00'	N45°15'26"E	28.28'
M	421.98'	15.50'	02°06'15"	7.75'	S01°18'33"W	15.50'



**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
- CROWN TRANSITION
- CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY LINES BY OTHERS SEE DETAILS SHEET 5
- PROPOSED TYPE III BARRICADE, SEE M.U.T.C.D. FIG. 6-14 FOR DETAILS.
- "F" DISTANCE IN COA DWG. 2441 = 17'. FOR DETAILS SEE SHT 8
- "F" DISTANCE IN COA DWG 2441 = 30'. FOR DETAILS SEE SHT 8
- WHEEL CHAIR RAMP PER COA STD. DWG. 2426
- SAWCUT AND REMOVE 4' PAVEMENT
- CUTOFF WALL, 1/2 STREET WIDTH, 24" DEEP X 8" THICK PER C.O.A. STD. DWG. 2415.
- WHEELCHAIR RAMP PER COA STD. DWG. 2426



**RECORD DRAWING**

DATE: 9/97  
SCALE: HORIZ: 1" = 50'  
VERT: 1" = 10'  
JOB NO.: 291-23  
LAND PLANNING  
ENGINEERING  
SURVEYING  
P.O. Box 1328 Corrales, N.M. 870485051897-0004

community  
sciences  
corporation

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST - UNIT 3  
PAVING PLAN AND PROFILE  
SALOME DRIVE N W

DESIGN REVIEW COMMITTEE  
APPROVE  
DEC 31 1997  
DESIGN  
COMMITTEE

CITY ENGINEER APPROVAL

MO./DAY/YR.

PROJECT NO. 5613.83

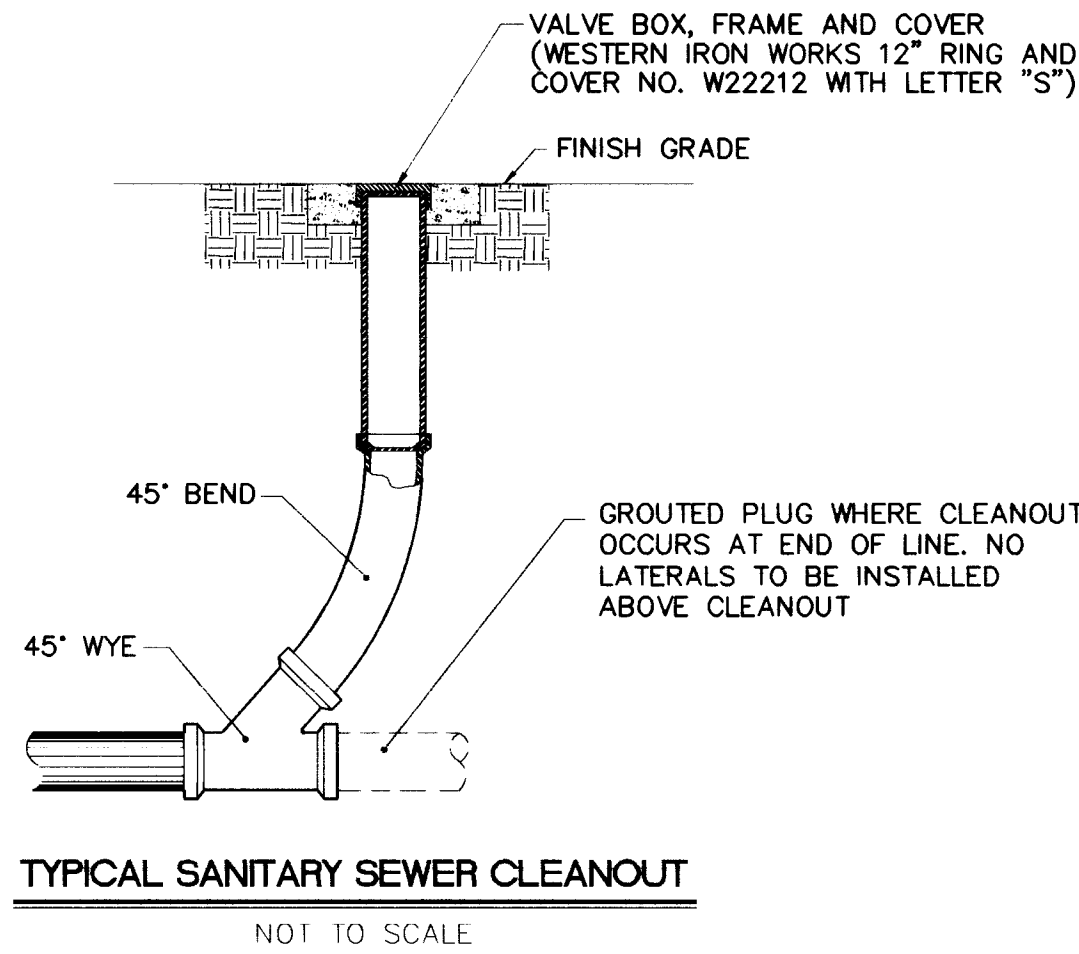
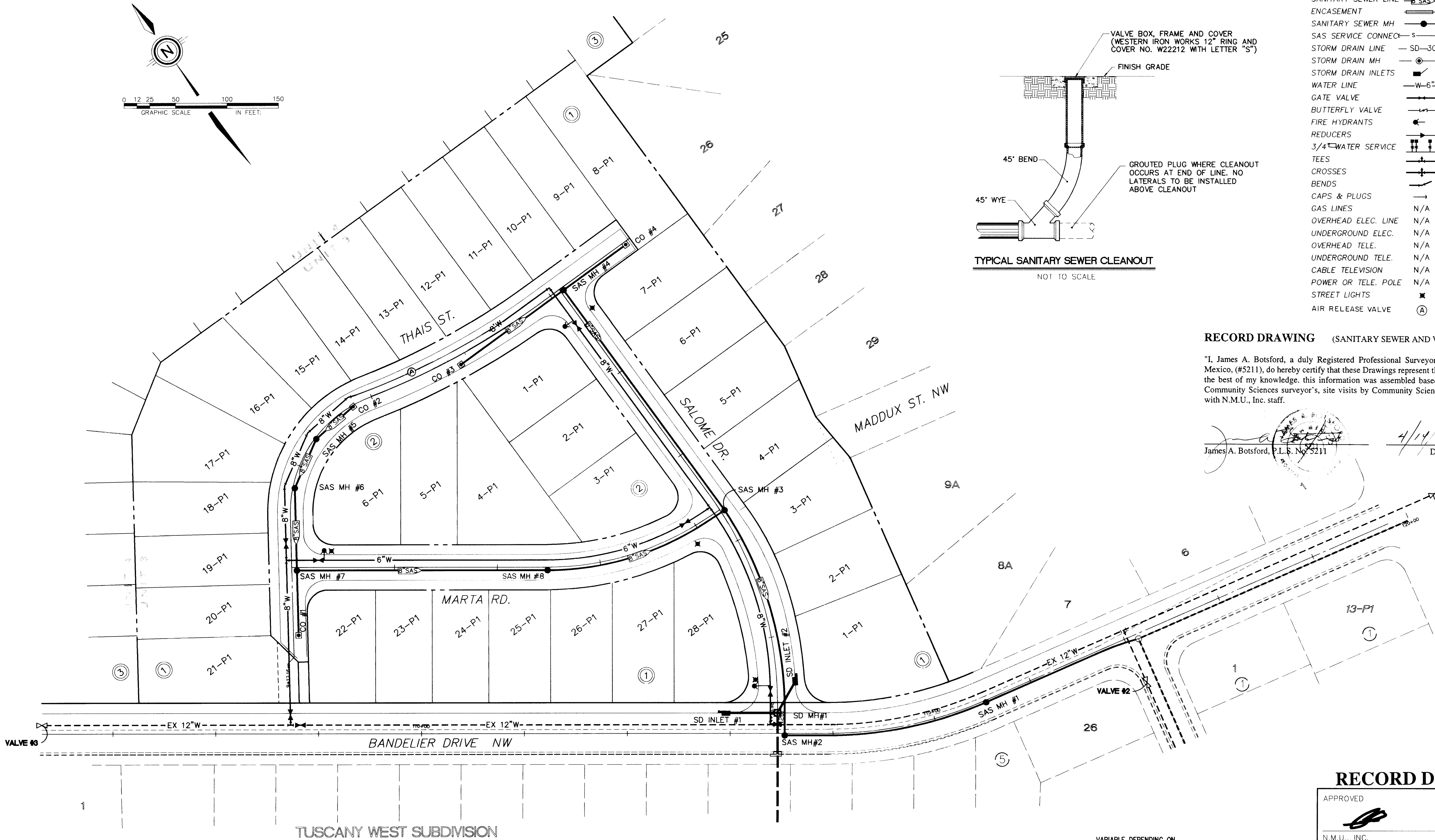
MAP NO. A - 11

SHEET 8 OF 15

ENGINEER'S SEAL  
KENT W. WHITMAN  
REGISTERED PROFESSIONAL ENGINEER  
11/20/97

REVISIONS  
NO. DATE BY  
DESIGN  
DATE 9/97  
DRAWN BY  
DATE 9/97  
CHECKED BY  
DATE 9/97





UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	8" SAS	8" SAS
ENCASEMENT		
SANITARY SEWER MH		
SAS SERVICE CONNEC	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	
OVERHEAD ELEC. LINE	N/A	
UNDERGROUND ELEC.	N/A	
OVERHEAD TELE.	N/A	
UNDERGROUND TELE.	N/A	
CABLE TELEVISION	N/A	
POWER OR TELE. POLE	N/A	
STREET LIGHTS		
AIR RELEASE VALVE	(A)	

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, P.L.S. No. 5211  
4/14/98  
Date

SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
NO.	DATE	BY	DATE	NO.	DATE
1	4/96	COMMUNITY SCIENCES			
FIELD NOTES		REMARKS		DESIGN	
				DESIGNED BY	DATE
				DRAWN BY	DATE
				CHECKED BY	DATE

ENGINEER'S SEAL  
10/23/97

RECORD DRAWING

APPROVED	10-23-97
N.M.U., INC.	DATE
DATE: 1/97	
SCALE: 1"=50'	
JOB NO.: 291-23-050	LAND PLANNING: ENGINEERING: SURVEYING: P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000

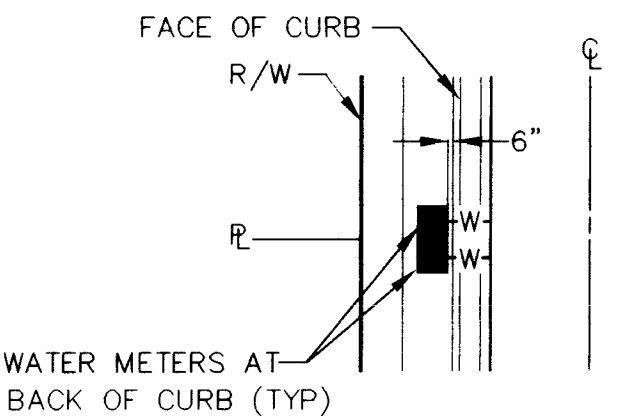
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST UNIT 3  
COMPOSITE UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED			
DESIGN REVIEW COMMITTEE			

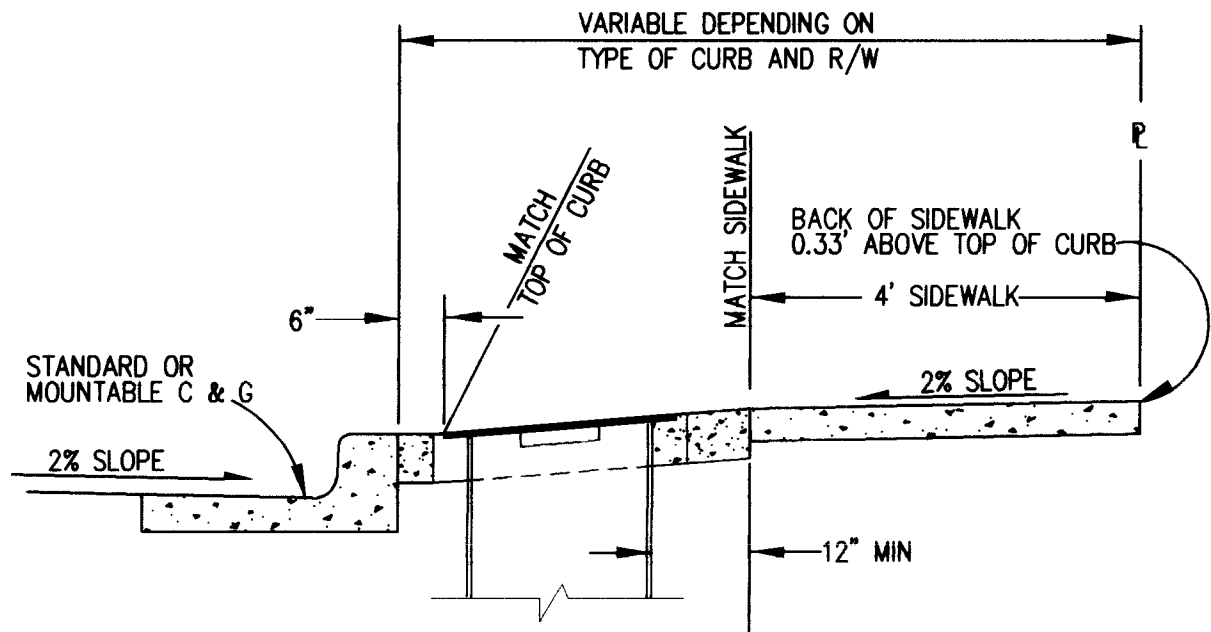
PROJECT NO. 5613.83  
MAP NO. A-11

SHEET 10 OF 15



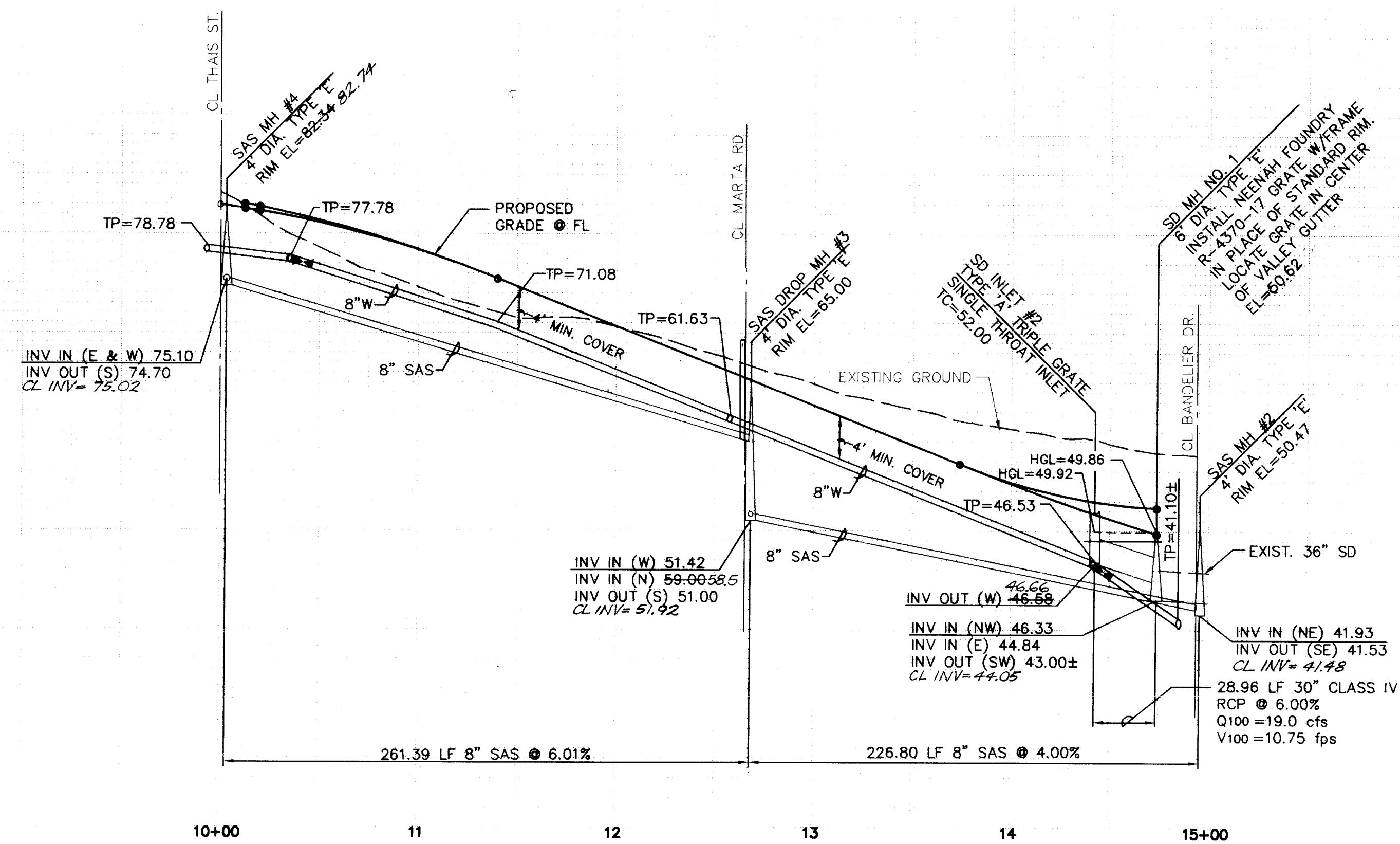
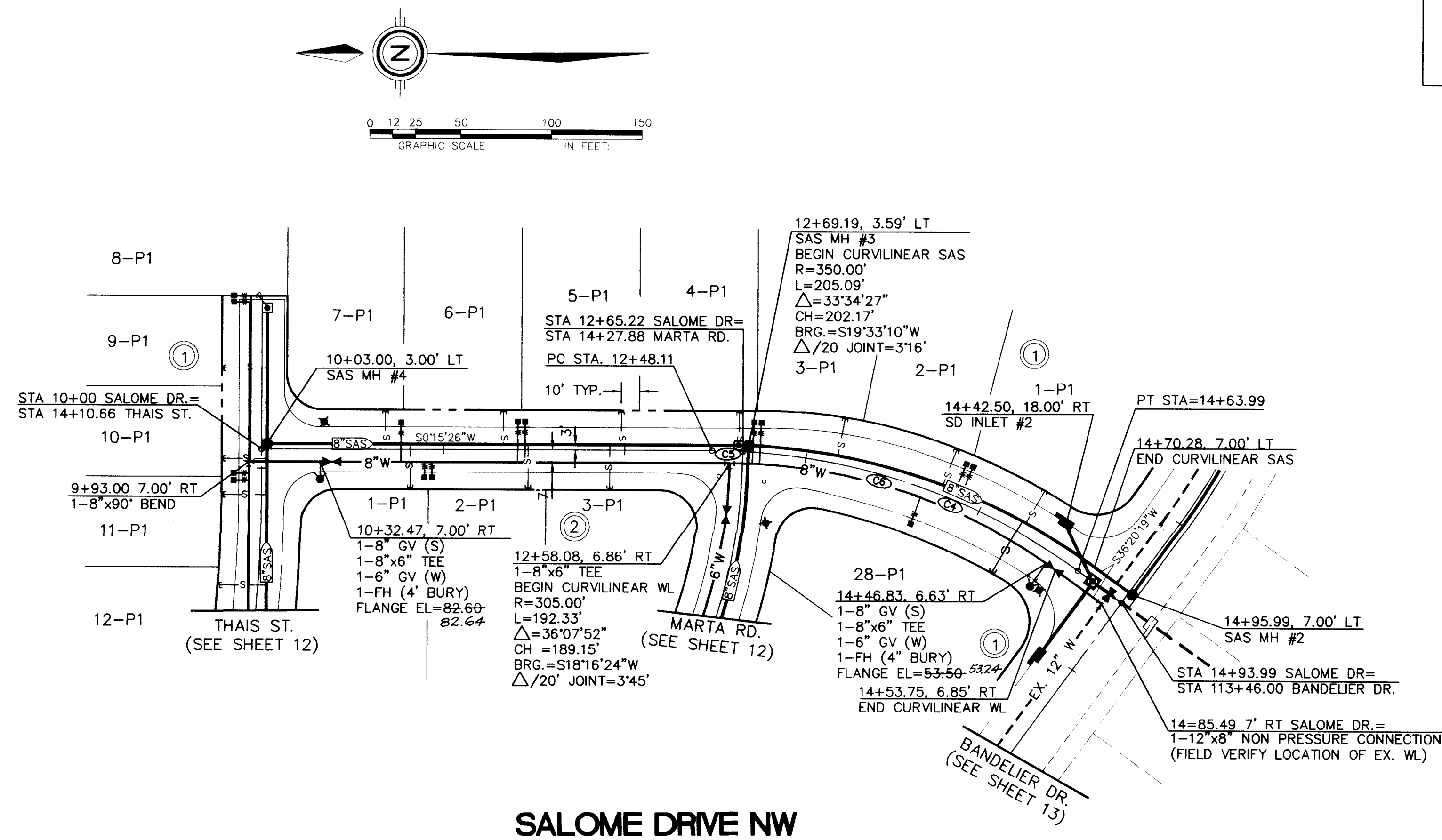
WATER METER LOCATION DETAIL

NOT TO SCALE



WATER METER BOX INSTALLATION

NOT TO SCALE



CENTERLINE CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BRG	CHORD
C4	342.80'	198.76'	033°13'16"	102.26'	S19°43'41"W	195.99'
C5	342.80'	17.11'	002°51'37"	8.56'	S01°41'15"W	17.11'
C6	342.80'	215.88'	036°04'53"	111.65'	S18°17'53"W	212.33'

SANITARY SEWER STUB DETAIL		
LOT/BLOCK	STATION	ELEVATION
1/1	14+26	49. 4
2/1	13+71	53. 6
3/1	13+15	58. 1
4/1	12+59	62. 2
5/1	11+97	67. 7
6/1	11+30	75. 5
7/1	10+68	76. 5
28/1	14+24	50. 2
1/2	10+82	72. 0
2/2	11+47	68. 0
3/2	11+90	66. 4

<b>AS BUILT INFORMATION</b>	
CONTRACT OR	<i>New Concepts</i>
WORK ORDER NO.	<i>CSC/COA</i>
DATE BY	<i>2/98</i>
ASSIGNOR'S NAME BY	<i>NMUI/COA</i>
DATE	<i>2/98</i>
FIELD NO.	<i>CSC/COA</i>
DATE	<i>2/98</i>
RATINGS	<i>CSC</i>
RECORDED BY	<i>CSC</i>
<b>MICRO-FILM INFORMATION</b>	
DATE	

**BENCH MARKS**

BENCHMARK: STATION IS ACS MONUMENT "1-A 11" LOCATED AT THE S/W QUADRANT OF BANDLEIER DR. AND UNSER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDLEIER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD. ELEVATION = 5331.73

TBM GHASELED ☐ \* IN TOP CURB AT SOUTHEAST CORNER OF THE INTERSECTION OF BANDLEIER DR. & NARPAI PLACE. \* WEST EDGE OF EXISTING STORM DRAIN IN FT. ELEVATION = 5222.27

[illegible]

ENGINEER'S SEAL


Kent W. Whitman  
6170  
REGISTERED PROFESSIONAL ENGINEER  
MASSACHUSETTS

10/23/97

NO.		DATE	REMARKS	BY
DESIGN				
DESIGNED BY		MNS	DATE	9/97
DRAWN BY		GWR	DATE	9/97
CHECKED BY		KAW	DATE	10/97

## RECORD DRAWING

APPROVED

  
\_\_\_\_\_  
N.M.U., INC.

**10-23-97**  
\_\_\_\_\_  
DATE

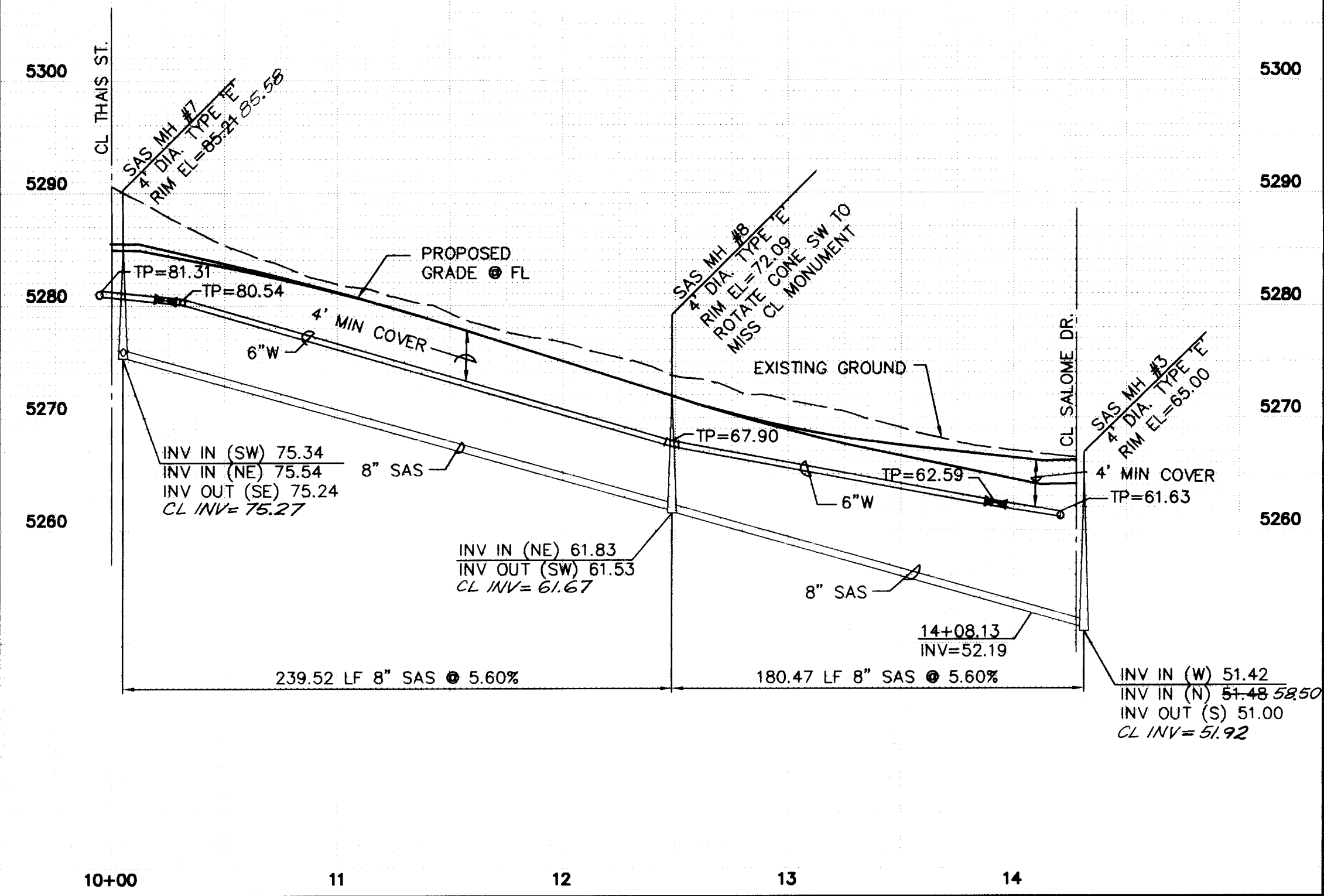
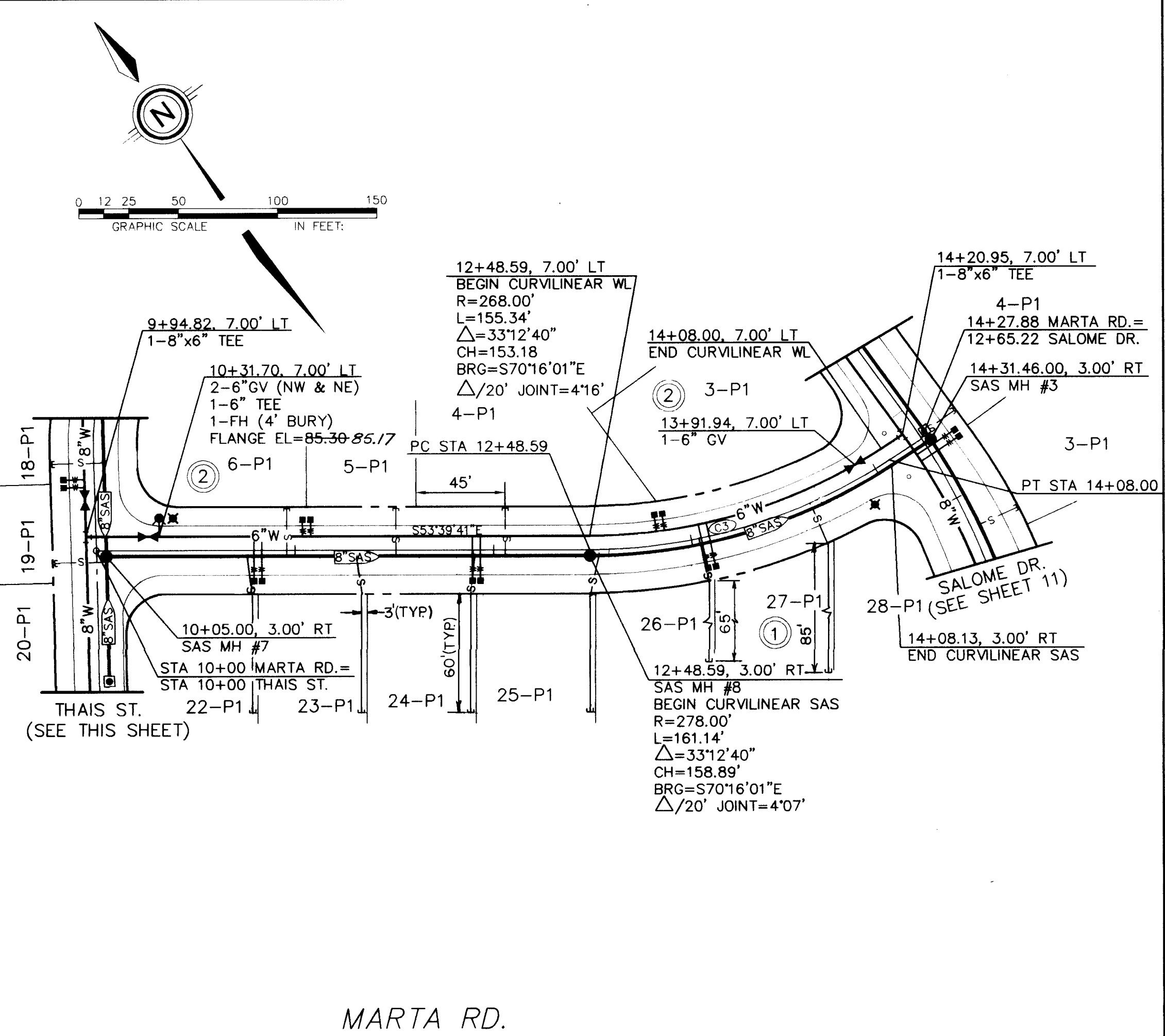
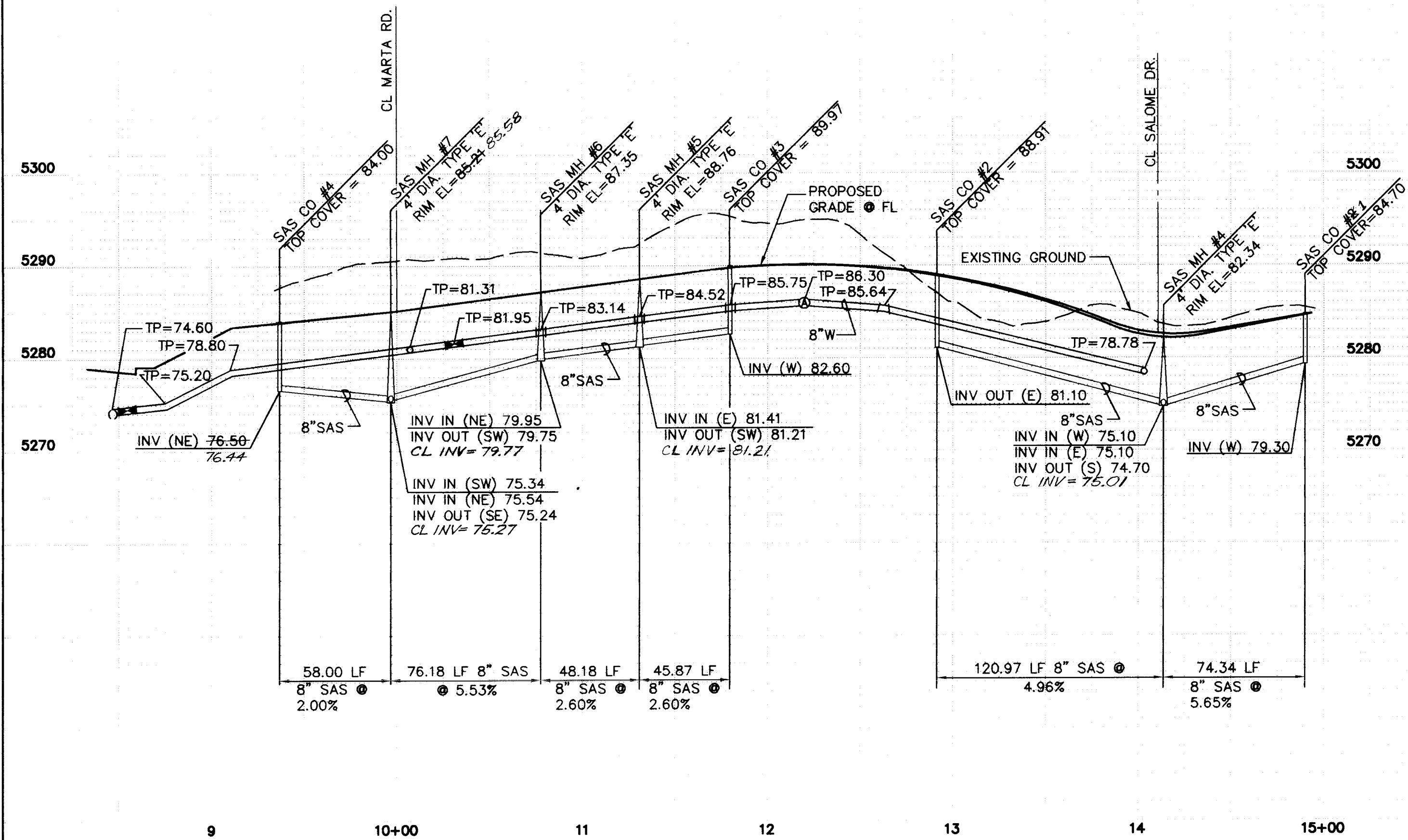
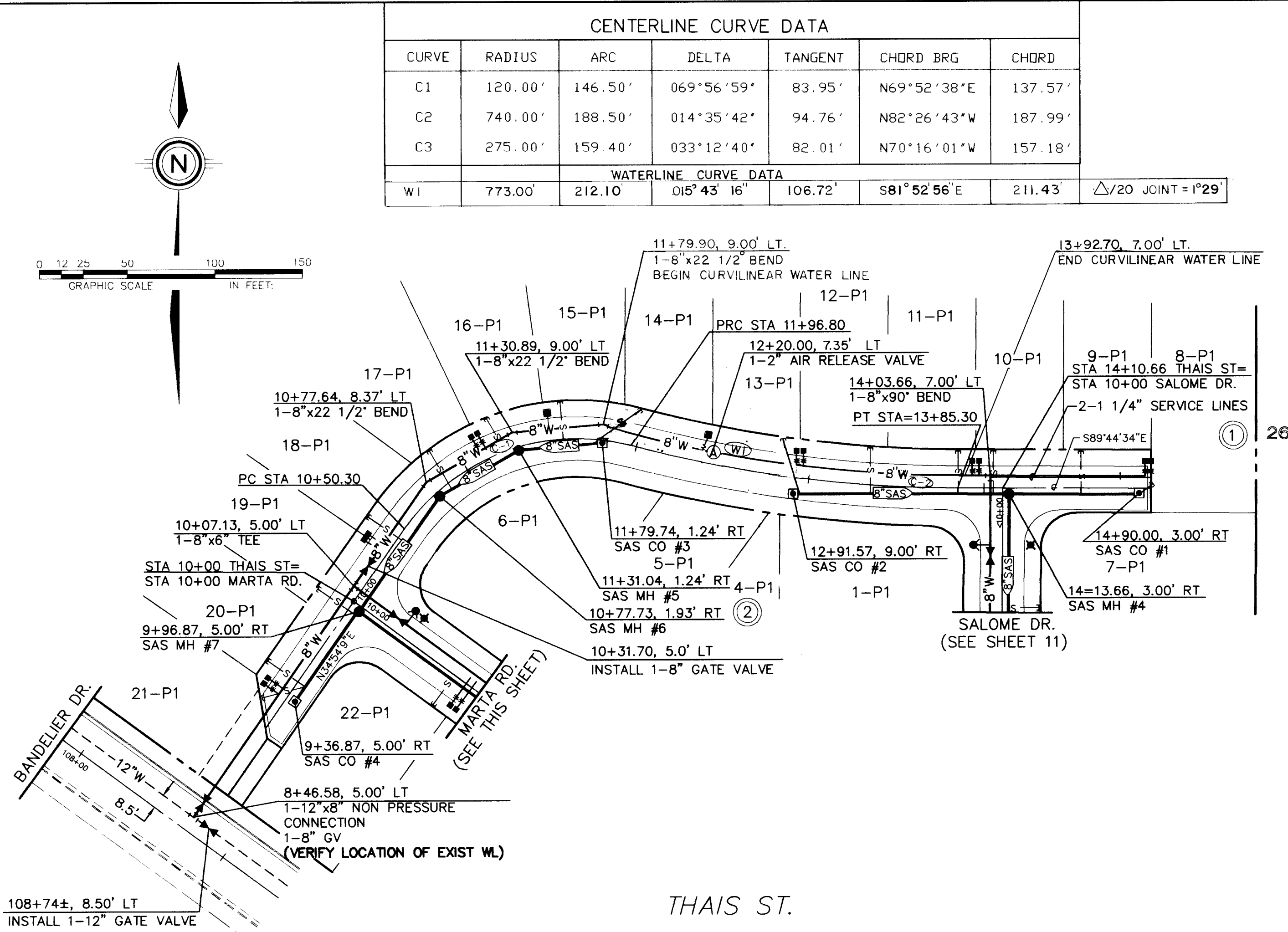
DATE : 9/97	<i>community sciences corporation</i>
SCALE :	
HORIZ : 1" = 50'	
VERT : 1" = 10'	
JOB NO. : 291-23-050	LAND PLANNING      ENGINEERING      SURVEYING P.O. Box 1328      Corrales, N.M. 87048-0505/897-0011

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST - UNIT 3  
UTILITY PLAN AND PROFILE  
SALOME DR. N W

DESIGN REVIEW COMMITTEE <b>APPROVE</b> DEC 31 1997 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN DATE	MO./DAY/YR.	MO./DAY/YR.

PROJECT NO.	5613.83	MAP NO.	A-11	SHEET	11	OF	15
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SANITARY SEWER STUB DETAIL		
LOT/BLOCK	STATION	ELEVATION
8/1	14+96	80.20
9/1	14+53	81.30
10/1	14+05	77.30
11/1	13+85	77.30
12/1	13+34	81.20
13/1	12+82	82.30
14/1	11+99	84.10
15/1	11+59	83.40
16/1	11+22	82.50
17/1	10+89	81.60
18/1	10+44	83.10
19/1	09+94	79.20
20/1	09+44	78.00
21/1	09+24	78.00
22/1	08+90	73.50
23/1	11+33	71.00
24/1	11+00	68.60
25/1	12+53	64.70
26/1	13+04	61.30
27/1	13+62	60.00
4/2	12+06	68.80
5/2	11+51	72.30
6/2	10+96	75.50

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES		BENCHMARK:	CONTRACTOR	DATE	DATE
	BY	DATE				
1.	COMMUNITY SITES	4-96	BENCHMARK: STATION IS ACS MONUMENT "1-A" LOCATED AT THE S/W QUADRANT OF BANDIELLER DR. AND UNSER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDIELLER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD. ELEVATION = 5331.73	CONTRACTOR: <i>New Concepts</i>	DATE <i>2/98</i>	DATE <i>2/98</i>
				INSPECTOR'S SIGNATURE BY: <i>NW/LZ</i>	DATE <i>2/98</i>	DATE <i>2/98</i>
				FIELD DATE BY: <i>CSC</i>	DATE <i>4/98</i>	DATE <i>4/98</i>
				VERIFICATION BY: <i>CSC</i>	DATE <i>4/98</i>	DATE <i>4/98</i>
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				DATE CORRECTED BY: <i>CSC</i>	DATE <i>4/98</i>	DATE <i>4/98</i>

**ENGINEER'S SEAL**

KENT N. WHITMAN  
KENTON COUNTY BOARD OF ENGINEERS  
REGISTERED PROFESSIONAL ENGINEER  
No. 9876  
*[Signature]*  
10/23/97

1					
NO.	DATE	REMARKS	BY		
<b>DESIGN</b>					
DESIGNED BY		M/S	DATE	9/97	
DRAWN BY		GMR	DATE	9/97	
CHECKED BY		KWW	DATE	KWW	

## RECORD DRAWING

APPROVED \_\_\_\_\_  
 \_\_\_\_\_  
 N. M. U. INC. \_\_\_\_\_  
 DATE 10-23-71

DATE : 8/97	<i>community sciences corporation</i>
SCALE :	
HORIZ : 1" = 50'	
VERT : 1" = 10'	
JOB NO. : 291-23	LAND PLANNING      ENGINEERING      SURVEY P.O. Box 1328      Corrales, N.M. 870485051897-

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

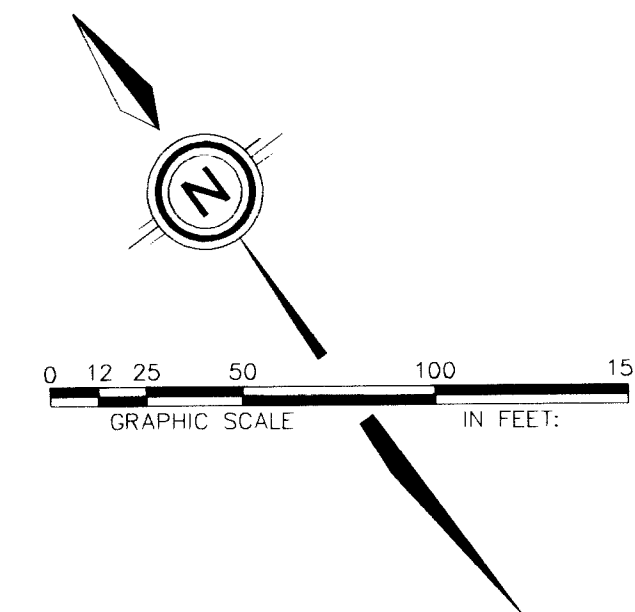
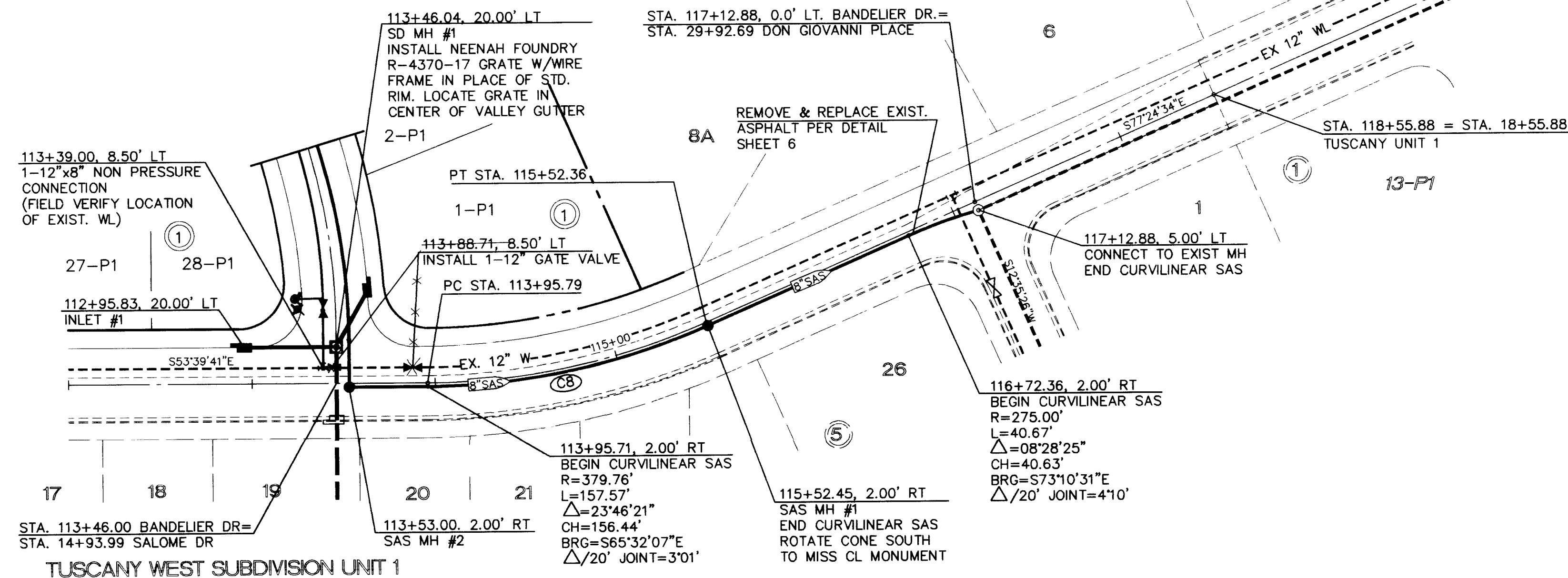
TITLE: TUSCANY WEST - UNIT 3  
UTILITY PLAN AND PROFILE  
THAIS STREET NW / MARTA ROAD NW

DESIGN REVIEW COMMITTEE <b>A P P R O V E D</b> DEC 31 1997 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN DATE	MO./DAY/YR.	MO./DAY/YR.

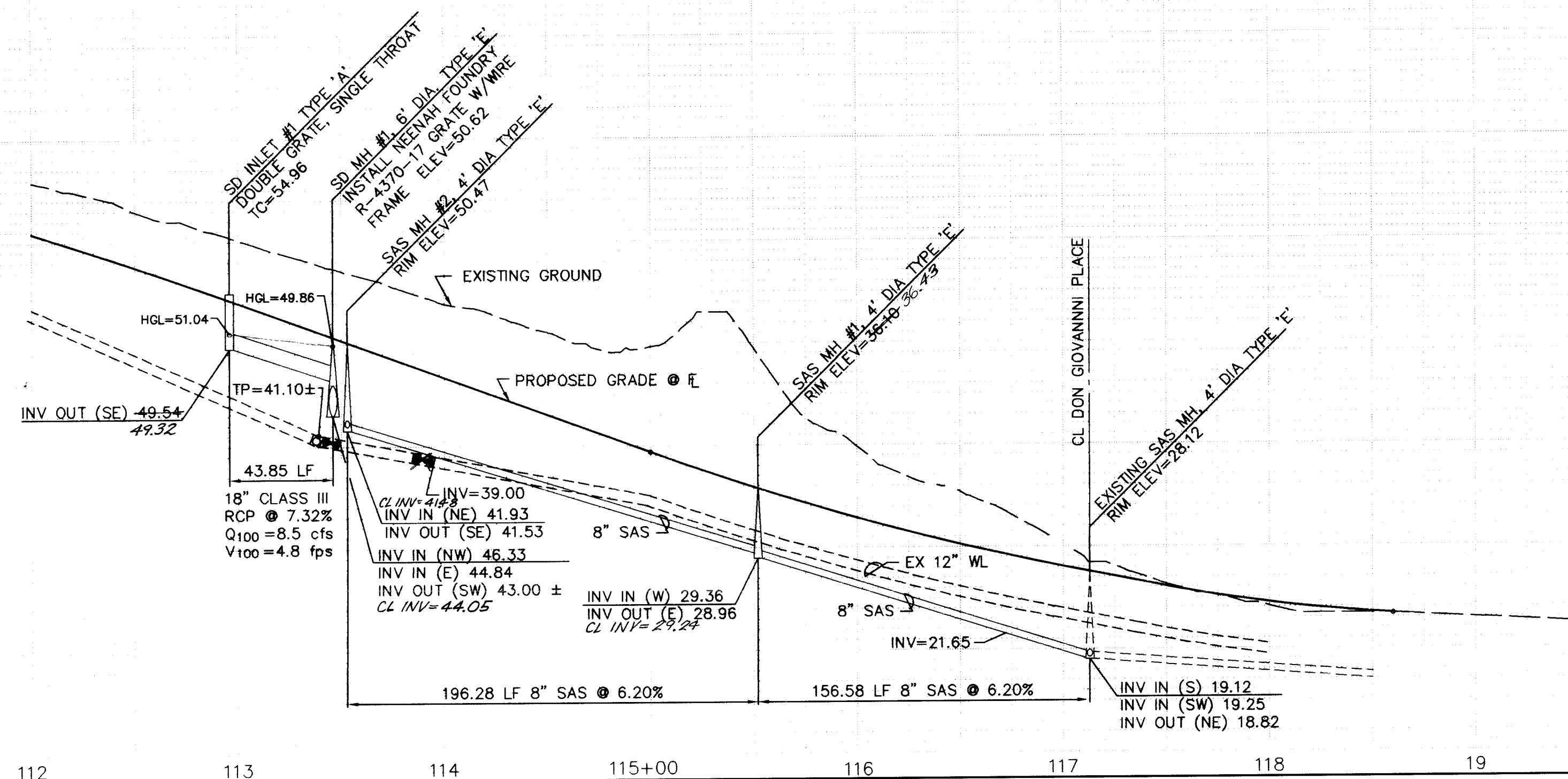
PROJECT NO.	5613.83	MAP NO.	A - 11	SHEET	12	OF	15
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CENTERLINE CURVE DATA						
ID	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C8	377.76	156.58	023°44'53"	79.43	155.46	N65°32'07"W

NOTE: PAVEMENT REMOVAL & REPLACEMENT BASED ON USE OF TRENCH BOXES. IF CONTRACTOR DOES NOT USE BOX FOR SAS CONSTRUCTION, AN ADDITIONAL 7' (288 SY) OF PAVEMENT MUST BE REMOVED AND REPLACED



## BANDELIER DRIVE NW



## RECORD DRAWING

APPROVED



N.M.U., INC.

10-22-77  
DATE

DATE: 9/97

SCALE:

HORIZ: 1"=

VERT: 1" =

JOB NO.: 291-23-

community  
sciences  
corporation

LAND PLANNING      ENGINEERING      SURVEYING  
200 Bay 1208      Cambridge, N.H. 03048      (603) 887-0000

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: TUSCANY WEST - UNIT 3  
UTILITY PLAN AND PROFIT  
BANDELIER DRIVE N W

DESIGN REVIEW COMMITTEE

**A P P R O V E**

DEC 31 1997

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN DATE
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MO	

./DAY

/ YR.

MO.

/ DAY /

/ YR.

REVISÉ 10-8-97  
REVISÉ 10-21-97

SCANNED BY  
BY LASON

## CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24-HOUR PER DAY BASIS UNTIL COMPLETED.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.


21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:  
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.  
2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.  
3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

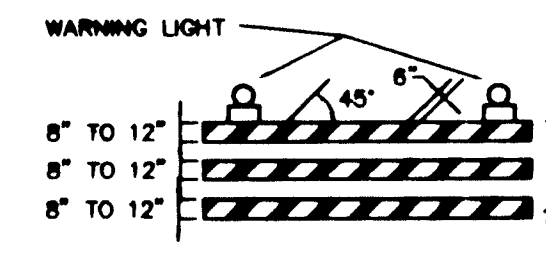
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

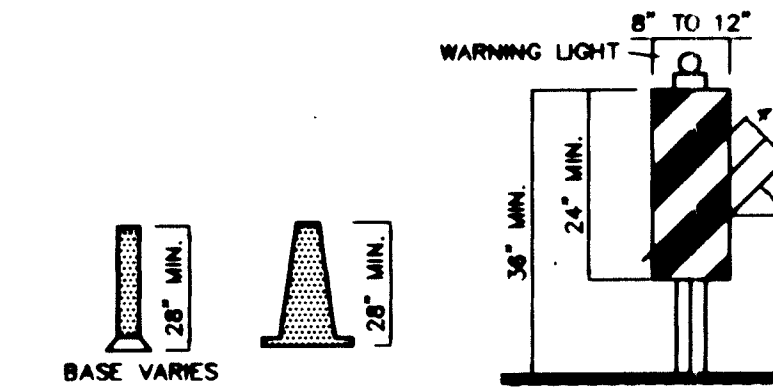
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. 

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. 



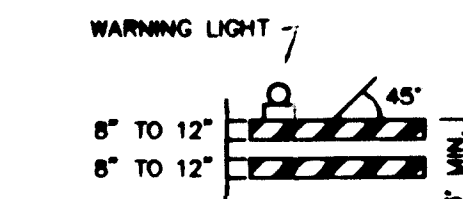
TYPE II BARRICADE



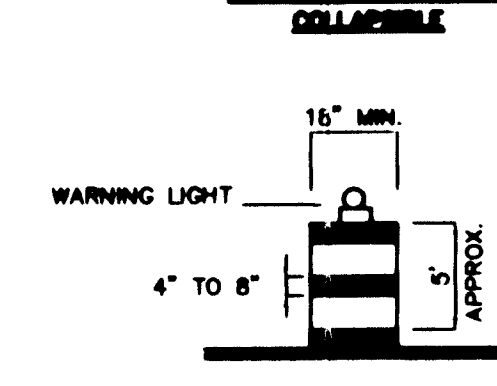
CONES

VERTICAL PANEL

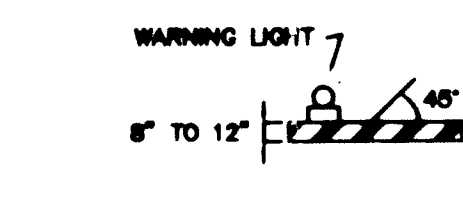
HIGH LEVEL WARNING DEVICE



TYPE I BARRICADE

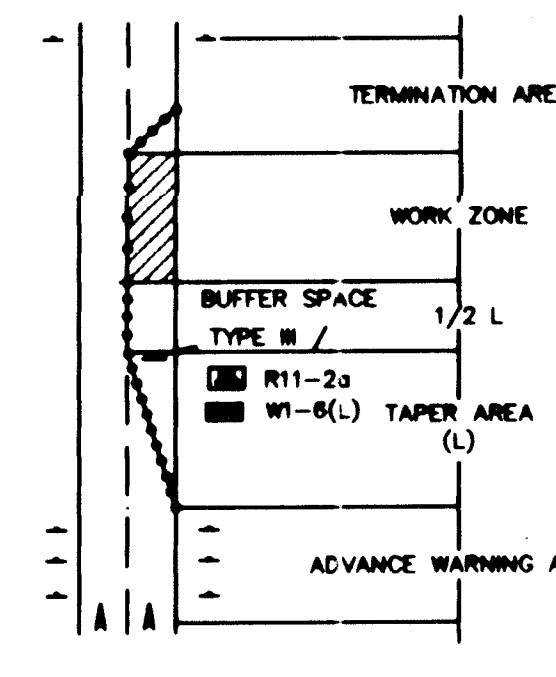


BARRICADE



TYPE I BARRICADE

COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

## LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR BARREL
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

## TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

## RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET	
	BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

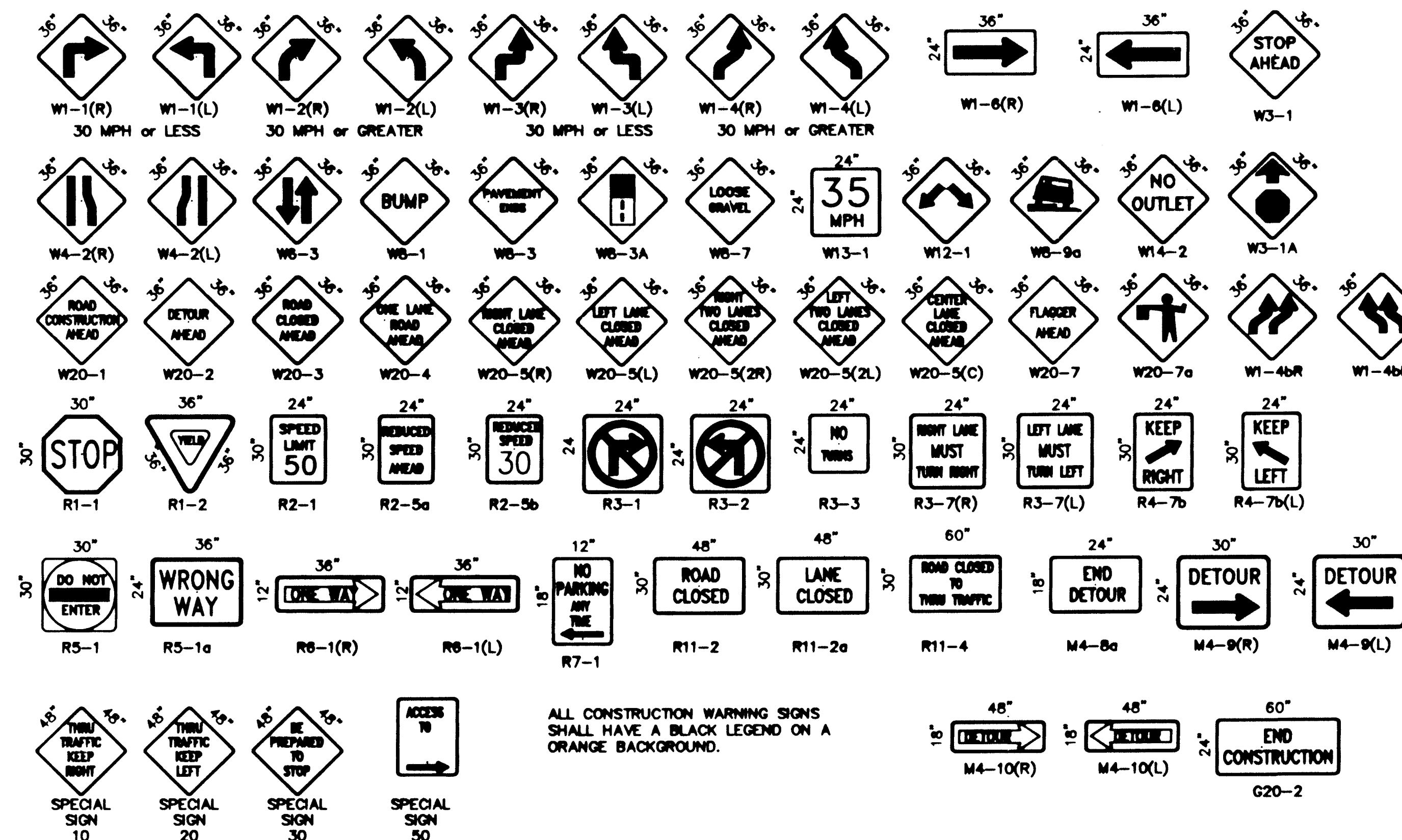
## TAPER CRITERIA

TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

## TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{W^2}{60}$
45 MPH OR GREATER	$L = W \times S$
L = TAPER LENGTH	
W = WIDTH OF OFFSET IN FEET	
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH	

## SIGN FACE DETAILS





## GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION" (COA STD.) AS AMENDED THROUGH ALL CURRENT UPDATES.
- ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THEREON, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALB. FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO AN EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE A 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF HIS CONSTRUCTION OPERATIONS, IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- STREET GRADES SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING GRADES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SMOOTH TRANSITIONS SHALL BE MADE BETWEEN EXISTING PAVEMENT WHICH REMAINS IN PLACE AND PAVEMENT WHICH IS REPLACED. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT BACK EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT.
- CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIAL.
- ALL STREET STRIPING ALTERED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS AT LOCATION EXISTING PRIOR TO CONSTRUCTION ACTIVITIES, OR AS SHOWN IN THIS PLANSET.
- BACKFILL, COMPACTION AND PAVEMENT SECTION SHALL BE RESTORED ACCORDING TO ARTERIAL STREET USE. SEE DETAIL #2407.
- NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN HEREON AND THAT ANY EXISTING UTILITIES THAT ARE SHOWN, ARE IN AN APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY OWNERS AND CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF THE WATER SHUT OFF. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN. IN ORDER TO COMPLETE THIS CONNECTION, THE VALVES SHOWN HEREON MUST BE CLOSED BY WATER SYSTEMS PERSONNEL.
- CONTRACTOR SHALL COMPLY WITH COUNCIL ORDINANCE 0-79 FOR WATER SYSTEM CROSS CONNECTION PREVENTION AND CONTROL.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

## PUBLIC FIRE HYDRANT INSTALLATION 2500 COMANCHE ROAD

### BENCH MARK

CITY OF ALBUQUERQUE CONTROL STATION  
"DC 16-16", A BRASS CAP LOCATED  
NORTH OF COMANCHE ROAD AND WEST  
OF THE NORTH DIVERSION CHANNEL  
ELEVATION = 5111.1

### C.O.A. STANDARD DETAILS

#2325 - VALVE BOX TYPE A  
#2340 - FIRE HYDRANT INSTALLATION  
#2415 - CURB AND GUTTER  
#2431 - SIDEWALK OBSTRUCTIONS  
#2465 - PAVEMENT CUTS FOR UTILITIES

### GENERAL LEGEND

EXISTING CONTOUR  
EXISTING WATERLINE  
EXISTING SPOT ELEVATION  
EXISTING CURB

### LEGAL DESCRIPTION

A PORTION OF PARCEL NUMBERED 10(2) IN BLOCK LETTERED "D" OF INDIAN ACRES SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS FILED AT THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO ON JUNE 8, 1972, BK. CB, FOLIO 145.

### CONSTRUCTION NOTES

- RESTRAIN ALL JOINTS FROM TEE TO FIRE HYDRANT FLANGE
- ALL EXISTING ELEVATIONS SHOWN ARE TOP OF CURB UNLESS OTHERWISE NOTED.

### TRAFFIC CONTROL

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT. THE CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) OF HIS FINAL PLAN AND SCHEDULE A MINIMUM OF 24-HOURS PRIOR TO BEGINNING WORK. SEE SECTION 19 OF THE STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

### RECORD DRAWING

The City of Albuquerque performed the construction field observation/inspection for this project. The Record Drawing information shown hereon was prepared from information supplied by the Contractor. Kemper-Vaughan Consulting Engineers makes no representation as to the accuracy of the record drawing information shown.

IN CASE OF EMERGENCY ISOLATE EXISTING WATERLINE AT VALVES NUMBERED 273, 902 & 903 AS SHOWN.

EXISTING 10 C.I. WATERLINE

EXISTING 12 C.I. WATERLINE

10' EAST OF EXISTING DRIVEPAD, INSTALL:  
1 - 12"x12"x6" TAPPING TEE - PRESSURE CONNECTION  
1 - 6" VALVE WITH BOX  
6±FT. 6" LINE  
1 - FIRE HYDRANT  
SEE C.O.A. STD. DETAIL #2340  
REMOVE & REPLACE CURB & GUTTER  
AND 4' SIDEWALK TO NEAREST JOINT.  
REPLACE CURB & GUTTER PER STD. DWG. 2415  
REPLACE SIDEWALL PER STD. DWG. 2431

COMANCHE ROAD N.E.

EXISTING 12 C.I. WATERLINE

SCALE: 1" = 30'

ONE FOOT CONTOUR INTERVAL  
ADD 5000 FEET TO ELEVATIONS SHOWN



EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

PRECASIT CONCRETE INDUSTRIAL BUILDING

2500 COMANCHE N.E.

FIN. FLR. ELEV. = 5084.9

## PROPOSED FIRE HYDRANT INSTALLATION

APPROVAL OF AS BUILT DRAWINGS  
CONSTRUCTION ENGINEER  
DATE 4-21-99

### WATER SHUT OFF PLAN

### ZONE MAP G-16

### PROJECT LOCATION

## KEMPER-VAUGHAN

CONSULTING ENGINEERS

3700 COORS RD. N.W. • ALBUQUERQUE, NEW MEXICO 87120 • (505) 831-4520

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	*****	*****	*****
DRG Chairman	Silly & Associates	6/6/97	APPROVED FOR CONSTRUCTION				
Transportation	N/A	9-25-97					
Water/Wastewater	R.W. Kane	9-18-97					
Hydrology	N/A	9-18-97					
C.I.P.							
Contr. Mgmt.							
City Project No.	577431	Sheet	1	of	1		

		JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD., NE ALBUQUERQUE, NM NEW MEXICO 87109 <input type="checkbox"/> ENGINEERS <input type="checkbox"/> SURVEYORS (505) 345-4250		<div style="border: 1px solid black; padding: 2px;">970533</div>	As Built													JGM.	Designed By	G.H.	Drawn By
																		M.O.			
<b>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP</b>		<b>CROSSLAND — ALBUQUERQUE PRIVATE FIRELINE</b>																			
APPROVALS		ENGINEER		DATE		*****															
DRC Chairman		<i>Billinggs, Appleby</i> N/A R/W <i>R.W. Kane</i> DRC Chairman		6/24/97		APPROVED FOR CONSTRUCTION  <i>Pearce &amp; Relf</i> 12/2/97 City Engineer Date															
Transportation				6-24-97																	
Water/Wastewater																					
Hydrology																					
C.I.P.																					
Const. Mngmt.																					
NMSHTD																					
City Project No.				Zone Map No.		Sheet		Of													
570981				E-17				1										1			