

TUSCANY WEST UNIT 4

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
HCL	=	HANDICAP
HCL	=	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
RCF	=	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 HEADWALL
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
UE	=	UNDERGROUND ELECTRICAL LINE
UN	=	UNKNOWN
VC	=	VERTICAL CURVE
W	=	WATER
WM	=	WATERMETER
WV	=	WATER VALVE
W/	=	WITH

INDEX TO DRAWINGS

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1	COVER SHEET, VICINITY MAP AND INDEX TO DRAWINGS
2-3	PLATS OF GEOMETRY
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5	GRADING DETAILS
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7	BANDELIER
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9	COUNTESS ROAD/MARITCA DRIVE
10	ARABELLA DRIVE
11	CAPRICCIO ROAD
12	RIGOLETTO DRIVE
13	RIO DEL SOLE DRIVE
	<u>UTILITY PLAN & PROFILES</u>
14	COMPOSITE UTILITY PLAN
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16	COUNTESS ROAD/MARITCA DRIVE
17	ARABELLA DRIVE
18	CAPRICCIO ROAD
19	RIGOLETTO DRIVE
20	RIO DEL SOLE DRIVE
21-22	SIGNING AND TRAFFIC CONTROL STANDARDS AND EXAMPLES

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.

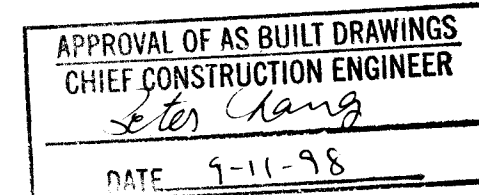
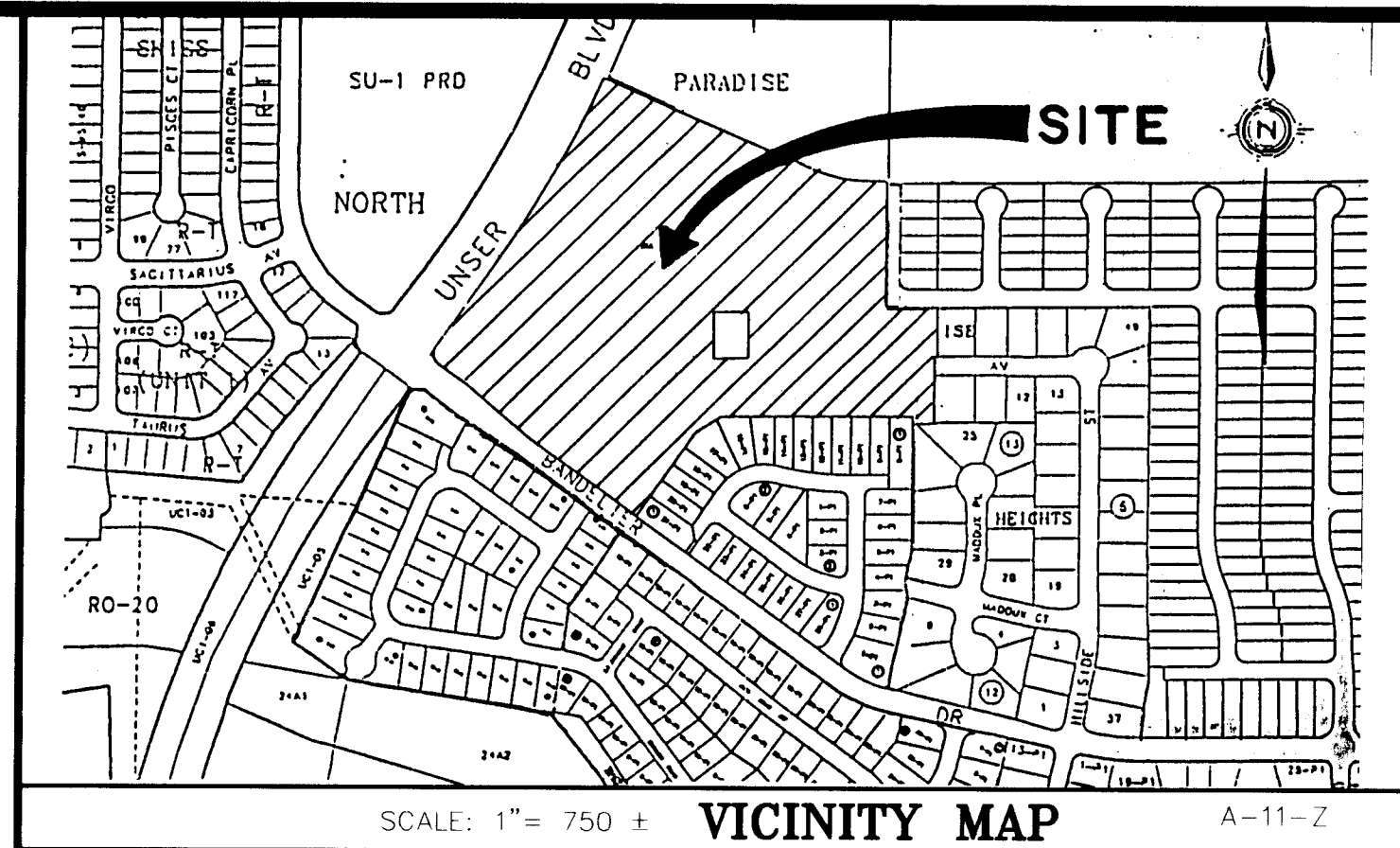
N.M.U., INC. GENERAL NOTES

- 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.

RECORD DRAWING

"I, C.A. Spirock, a duly Registered Professional Surveyor in the State of New Mexico, (#4972), 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 NMU, Inc. staff."

C.A. Spirock, P.L.S. No. 4972

7/29/98
DateCITY OF
ALBUQUERQUE

SCALE: 1" = 750' ± VICINITY MAP A-11-2

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 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. 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 (788-2551) 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.

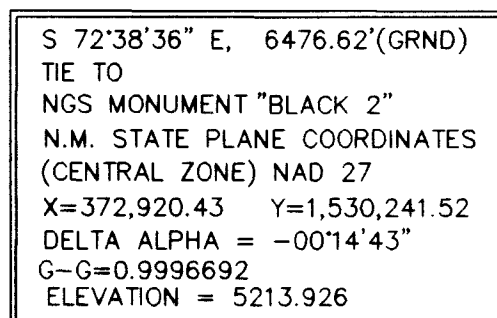
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 56 13 84 98 11 11

DRB-97-246

DATE: SEPT. 1, 1997	community sciences corporation	SURVEYING P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000
SCALE: AS SHOWN		
DESIGNED: MNS		
DRAWN: GWR		
JOB NO. 291-23-PRE		

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1							
ENGINEER'S SEAL		APPROVALS		ENGINEER		DATE	
		DRC CHAIRMAN		Sally G. Lashley		4-14-98	
		TRANSPORTATION		Sally G. Lashley		3-25-98	
		WATER/WASTEWATER		R. J. Lopez		1-26-98	
		HYDROLOGY		R. J. Lopez		1-26-98	
		PARKS		R. J. Lopez		1-26-98	
		CONSTR. MGMT.		See SH's 14-20		4-8-98	
		NMUI		R. J. Lopez		4-8-98	
		CONSTR. COORD.		R. J. Lopez		4-8-98	
		PROJECT NO.		5613.84			
		NO.					
		11/2/98					
		APPROVED FOR CONSTRUCTION		R. J. Lopez		4/14/98	
		CITY ENGINEER		DATE			
		SHEET 1 OF 22					

SCANNED BY
BY LASON



LEGEND

- FND #5 REBAR
W/CAP LS 11000
- FND #5 REBAR
W/CAP LS 7270

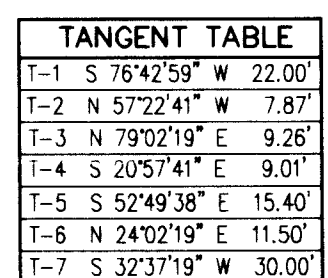
KEYED NOTES

- (A) EXISTING PUBLIC ACCESS, ROADWAY,
DRAINAGE & UTILITY EASEMENT
(FILED 7-14-97, DOC. NO. 97071414)
VACATED WITH THIS PLAT (V-97-86)
- (B) EXISTING TEMPORARY DRAINAGE EASEMENT
(FILED 7-11-97, DOC. NO. 97070889)
VACATED WITH THIS PLAT (V-97-86)
- (C) EXISTING 46' PUBLIC ACCESS, ROADWAY,
DRAINAGE & UTILITY EASEMENT
(FILED 7-8-97, DOC. NO. 97069116)
- (D) EXISTING PUBLIC ACCESS, ROADWAY,
DRAINAGE & UTILITY EASEMENT
(FILED _____, DOC. NO. _____)
- (E) EXISTING 15' TEMPORARY SLOPE EASEMENT
(FILED _____, DOC. NO. _____)
- (F) EXISTING 10' PUBLIC UTILITY EASEMENT
(FILED 8-8-90, VOL. 9002, FOL. 182)
- (G) EXISTING 10' PUBLIC UTILITY EASEMENT
(FILED _____ - 97, VOL. 9712, FOL. _____)
- (H) EXISTING PUBLIC ACCESS, DRAINAGE
& UTILITY EASEMENT
(FILED _____, DOC. NO. _____)

SHEET 2 OF 5

community
sciences
corporation

DATE:	OCTOBER, 1997			
SCALE:	1" = 100'			
DESIGNED:	R.D.Q.			
DRAWN:	D.E.R.			
JOB NO.:	291-23-025			
		LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING Corrales, N.M. 87048



LEGEND

- FND #5 REBAR
W/CAP LS 11000
- FND #5 REBAR
W/CAP LS 7270

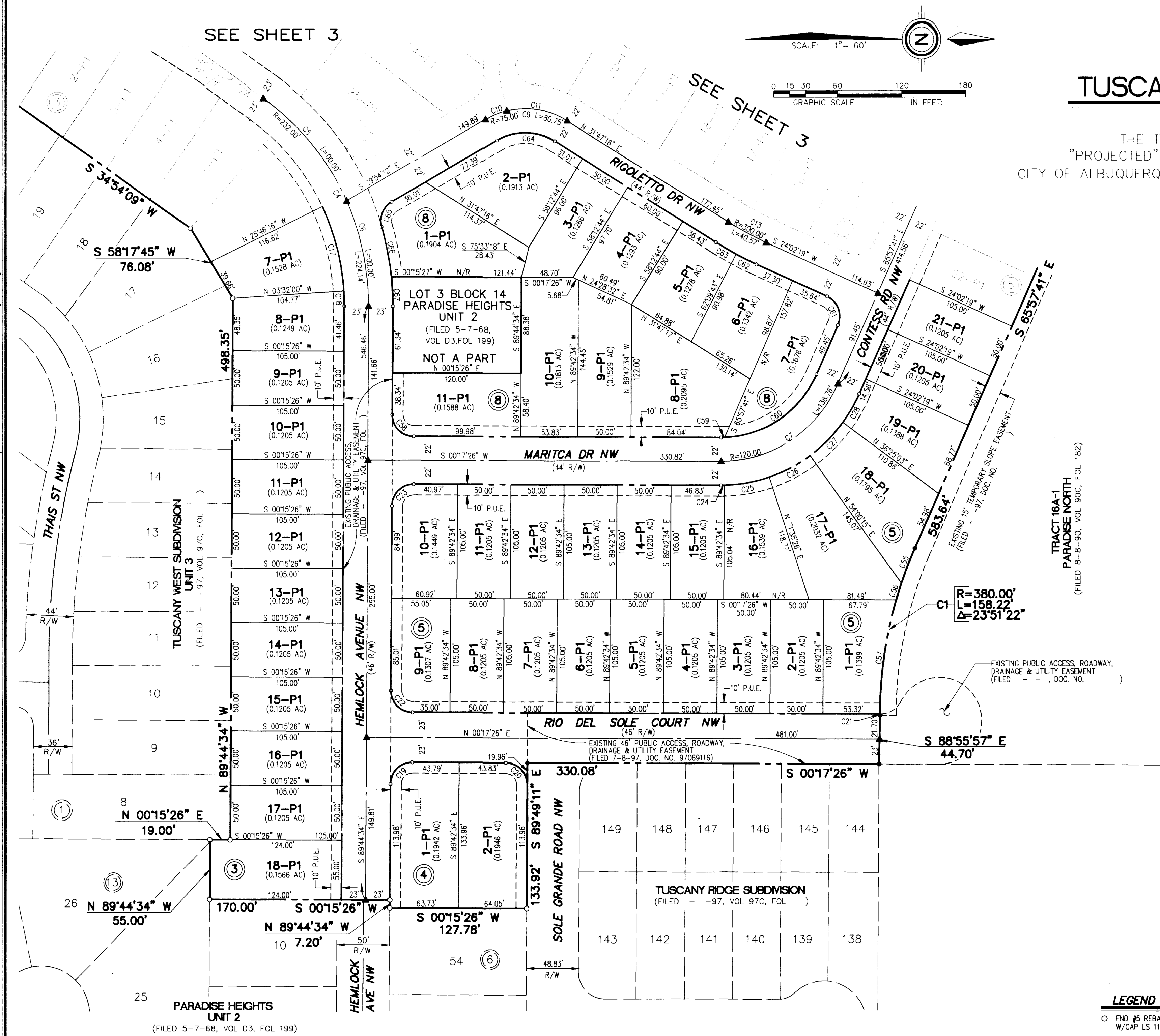
TRACT 16A-1
PARADISE NORTH
8-8-90, VOL 90C, FOL 182)

SHEET 3 OF 5

	<i>communit</i>
	<i>science</i>
	<i>corporation</i>

DATE:	OCTOBER, 1997	<i>community sciences corporation</i>
SCALE:	1"= 60'	
DESIGNED:	R.D.Q.	
DRAWN:	D.E.R.	
JOB NO.:		
		LAND PLANNING ENGINEERING SURVEYING

SEE SHEET 3

PLAT
OF
TUSCANY WEST UNIT 4SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 2, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1997**LEGEND**

- FND #5 REBAR
W/CAP LS 11000
- FND #5 REBAR
W/CAP LS 7270

DATE: OCTOBER, 1997
SCALE: 1" = 60'
DESIGNED: R.D.G.
DRAWN: D.E.R.
JOB NO.: 291-23-025

SHEET 4 OF 5

**community
sciences
corporation**LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A, TUSCANY WEST UNIT 3, CONTAINING 18.8310 ACRES INTO 104 SINGLE FAMILY LOTS, 1 TRACT, ADJOINING STREETS, AND TO VACATE EASEMENTS NO LONGER REQUIRED AND/OR RELOCATE WITH THIS PLAT.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA - 00°15'29". 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 NGS BRASS TABLET "SANDBERN". ELEVATION = 5456.92.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #11000".
- CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, 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. 11000" AND NOTES CENTERLINE MONUMENT.
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - U S WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 - NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN) AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL 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 5.4-6 BEDROOMS. ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR DRIVEWAYS.
- NO DRIVEWAY ACCESS FROM BANDELIER DRIVE OR UNSER BOULEVARD WILL BE ALLOWED FROM ANY LOT ADJACENT TO BANDELIER DRIVE OR UNSER BOULEVARD.
- THIS FINAL PLAT ENCOMPASSES 3 DIFFERENT ZONING CLASSIFICATIONS. THEY ARE AS FOLLOWS:

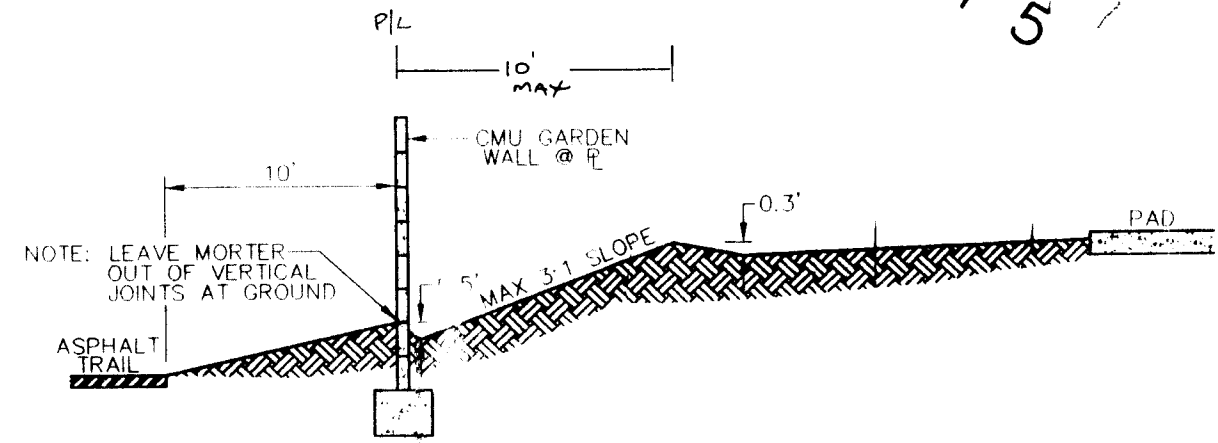
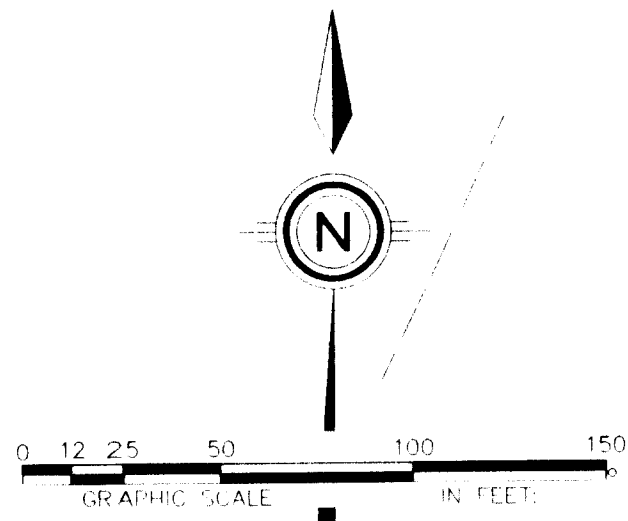
P-1	B-LT	R-T
BLOCK 3, LOTS 14-18	BLOCK 3, LOTS 1-13	BLOCK 5, LOTS 1-7, 12-28
BLOCK 4, LOTS 1-2		BLOCK 6, LOTS 1-20
BLOCK 5, LOTS 8-11		BLOCK 7, LOTS 1-25
BLOCK 8, LOT 11		BLOCK 8, LOTS 1-11
- NON-VEHICULAR RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE SUBJECT TO AN ENCROACHMENT AGREEMENT BETWEEN THE CITY AND THE TUSCANY LANDSCAPE ASSOCIATION AND ITS ASSIGNS FOR WALL, LANDSCAPING AND MAINTENANCE.
- THERE WILL BE A MINIMUM OF 1200 SF OF OPEN SPACE ON ALL LOTS WITHIN TUSCANY WEST UNIT 4.

PLAT
OF
TUSCANY WEST UNIT 4SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 2, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1997**CURVE DATA**

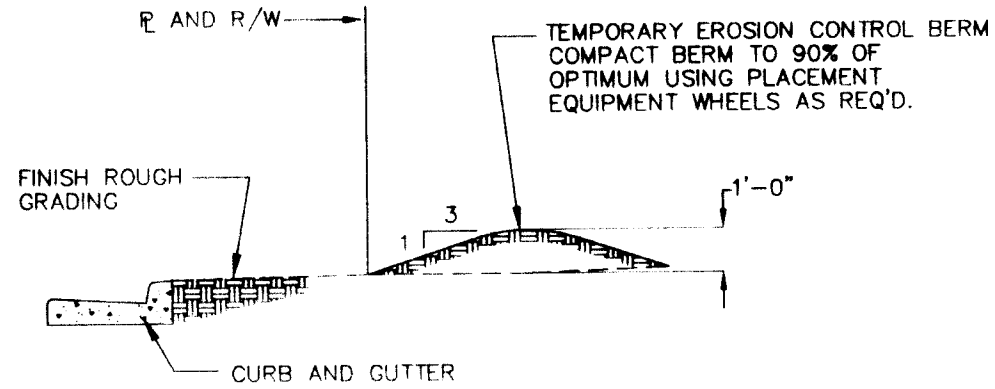
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C2	35.00	48.98	090-00-00	35.70	49.50	N08-39-41W
C3	2942.79	631.74	012-18-00	317.09	630.53	N30-11-19E
C4	242.00	224.14	055-21-18	121.69	215.52	N62-34-48E
C5	242.00	124.05	030-38-08	63.55	122.7	N50-13-15E
C6	232.00	100.09	024-43-09	50.84	99.32	N77-53-55E
C7	120.00	53.76	068-15-07	28.30	53.16	S32-50-07E
C8	3075.79	538.26	009-56-01	267.30	532.59	N71-22-19W
C9	75.00	80.78	061-41-28	44.79	76.91	N00-56-33E
C10	75.00	59.00	016-04-11	10.95	21.68	N21-35-36W
C11	75.00	59.00	045-54-20	31.42	51.34	N09-15-07E
C12	75.00	60.09	007-44-57	20.35	56.50	N80-19-51W
C13	242.00	124.05	007-44-57	20.35	40.54	S27-54-48W
C14	25.00	38.64	089-33-49	24.38	34.91	N02-22-46W
C15	209.00	25.86	007-05-18	12.94	25.84	N38-26-48E
C16	209.00	25.86	022-14-17	41.08	80.61	N53-06-36E
C17	209.00	81.12	022-14-16	41.08	80.61	N75-30-52E
C18	209.00	13.83	003-47-26	6.92	13.82	N88-21-43E
C19	20.00	31.38	000-57-49	20.01	29.26	N45-14-03W
C20	20.00	31.38	089-53-23	19.96	29.26	N45-14-03W
C21	20.00	31.38	000-11-48	0.65	29.30	N89-58-33W
C22	20.00	31.38	000-57-49	19.99	35.72	S45-16-25W
C23	20.00	31.43	090-02-00	20.01	28.29	N44-43-56W
C24	20.00	31.43	001-16-44	1.58	31.17	S00-20-56E
C25	142.00	43.18	017-23-16	21.75	43.01	S09-41-50E
C26	142.00	43.59	017-35-11	21.97	43.41	S27-12-09E
C27	142.00	43.59	017-35-12	21.97	43.42	S44-47-21E
C28	142.00	30.68	012-22-44	15.40	30.42	N39-16-19E
C29	20.00	32.48	093-03-43	21.10	29.03	S19-25-48E
C30	3052.79	631.74	000-57-49	25.67	630.53	S27-51-48W
C31	3052.79	51.34	000-57-49	25.67	51.34	S29-24-17W
C32	3052.79	51.34	000-57-49	25.67	51.34	S30-22-07W
C33	3052.79	51.34	000-57-49	25.67	51.34	S32-17-45W
C34	3052.79	51.34	000-57-49	25.67	51.34	S34-13-23W
C35	3052.79	51.34	000-57-49	25.67	51.34	S35-11-11W
C36	3052.79	51.34	000-57-49	25.67	51.34	S36-00-13W
C37	3052.79	51.34	000-57-49	25.67	51.34	S37-00-13W
C38	3052.79	51.34	000-57-49	25.67	51.34	S38-00-13W
C39	3052.79	51.34	000-57-49	25.67	51.34	S39-00-13W
C40	20.00	31.42	090-00-00	20.00	28.28	S81-20-13W
C41	20.00	31.42	090-00-00	20.00	27.93	S09-22-46E
C42	20.00	31.42	090-00-00	20.00	28.28	S68-37-14W
C43	2942.79	34.43	000-40-13	17.22	34.43	S36-00-13W
C44	2942.79	34.43	000-40-13	17.22	34.43	S35-11-11W
C45	2942.79	49.49	000-57-49	24.75	49.49	S34-13-23W
C46	2942.79	49.49	000-57-49	24.75	49.49	S33-15-33W
C47	2942.79	49.49	000-57-49	24.75	49.49	S32-17-45W
C48	2942.79	49.49	000-57-49	24.75	49.49	S31-19-53W
C49	2942.79	49.49	000-57-49	24.75	49.49	S30-22-07W
C50	2942.79	49.49	000-57-49	24.75	49.49	S29-24-17W
C51	2942.79	49.49	000-57-49	24.75	49.49	S28-26-27W
C52	2942.79	49.49	000-57-49	24.75	49.49	S27-28-27W
C53	2942.79	49.49	000-57-49	24.75	49.49	S26-30-26W
C54	2942.79	49.49	000-57-49	24.75	49.49	S25-12-46W
C55	2942.79	49.49	000-57-49	24.75	49.49	S24-04-46E
C56	380.00	16.53	002-20-58	17.14	54.24	N68-47-59W
C57	380.00	16.53	002-20-58	17.14	54.24	N76-36-06E
C58	380.00	16.53	002-20-58	17.14	54.24	N84-16-26W
C59	380.00	16.53	002-20-58	17.14	54.24	N92-05-19E
C60	380.00	16.53	002-20-58	17.14	54.24	N00-38-31E
C61	380.00	16.53	002-20-58	17.14	54.24	N08-39-41W
C62	380.00	16.53	002-20-58	17.14	54.24	N16-30-52E
C63	380.00	16.53	002-20-58	17.14	54.24	N24-23-58E
C64	380.00	16.53	002-20-58	17.14	54.24	N32-17-45W
C65	380.00	16.53	002-20-58	17.14	54.24	N40-10-42E
C66	380.00	16.53	002-20-58	17.14	54.24	N48-03-47E
C67	380.00	16.53	002-20-58	17.14	54.24	N56-00-13W
C68	380.00	16.53	002-20-58	17.14	54.24	N64-00-13W
C69	380.00	16.53	002-20-58	17.14	54.24	N72-00-13W
C70	380.00	16.53	002-20-58	17.14	54.24	N80-00-13W
C71	380.00	16.53	002-20-58	17.14	54.24	N88-00-13W
C72	380.00	16.53	002-20-58	17.14	54.24	N96-00-13W
C73	380.00	16.53	002-20-58	17.14	54.24	S04-00-28W
C74	380.00	16.53	002-20-58	17.14	54.24	S12-00-28W
C75	380.00	16.53	002-20-58	17.14	54.24	S20-00-28W
C76	380.00	16.53	002-20-58	17.14	54.24	S28-00-28W
C77	380.00	16.53	002-20-58	17.14	54.24	S36-00-28W
C78	380.00	16.53	002-20-58	17.14	54.24	S44-00-28W
C79	380.00	16.53	002-20-58	17.14	54.24	S52-00-28W
C80	380.00	16.53	002-20-58	17.14	54.24	S60-00-28W
C81	380.00	16.53	002-20-58	17.14	54.24	S68-00-28W
C82	380.00	16.53	002-20-58	17.14	54.24	S76-00-28W
C83	380.00	16.53	002-20-58	17.14	54.24	S84-00-28W
C84	380.00	16.53	002-20-58	17.14	54.24	S92-00-28W
C85	380.00	16.53	002-20-58	17.14	54.24	S00-00-28W
C86	380.00	16.53	002-20-58	17.14	54.24	S08-00-28W
C87	380.00	16.53	002-20-58	17.14	54.24	S16-00-28W
C88	380.00	16.53	002-20-58	17.14	54.24	S24-00-28W
C89	380.00	16.53	002-20-58	17.14	54.24	S32-00-28W
C90	380.00	16.53	002-20-58	17.14	54.24	S40-00-28W
C91	380.00	16.53	002-20-58	17.14	54.24	S48-00-28W
C92	380.00	16.53	002-20-58	17.14	54.24	S56-00-28W
C93	380.00	16.53	002-20-58	17.14	54.24	S64-00-28W

SHEET 5 OF 5

DATE: OCTOBER, 1997
SCALE: 1" = 60'
DESIGNED: R.D.G.
DRAWN: D.E.R.
JOB NO.: 291-23-025**community
sciences
corporation**LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048



SECTION O-O
NOT TO SCALE

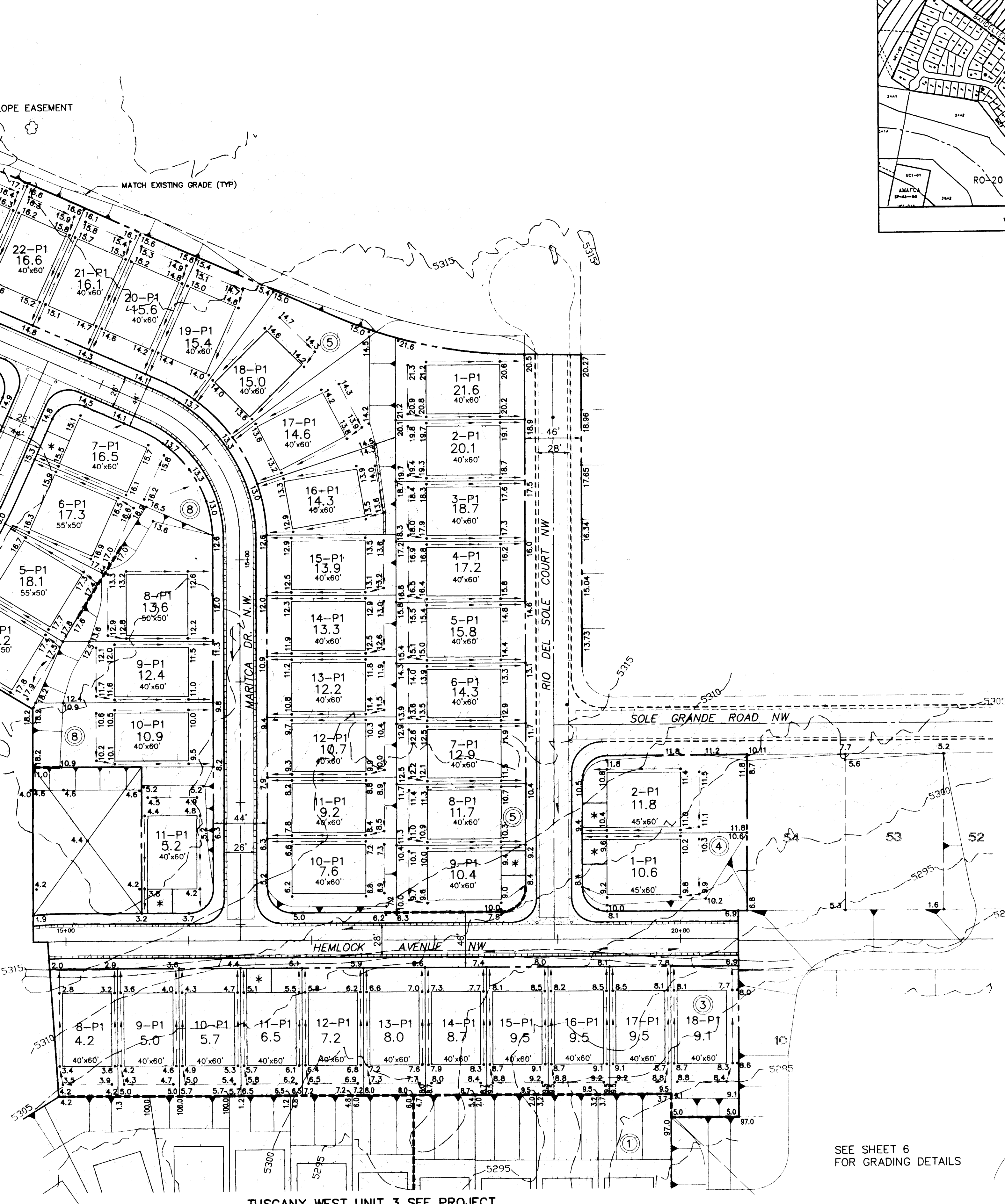


EROSION CONTROL BERM
TYPICAL SECTION THROUGH BERM
NOT TO SCALE

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 RESEED 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.

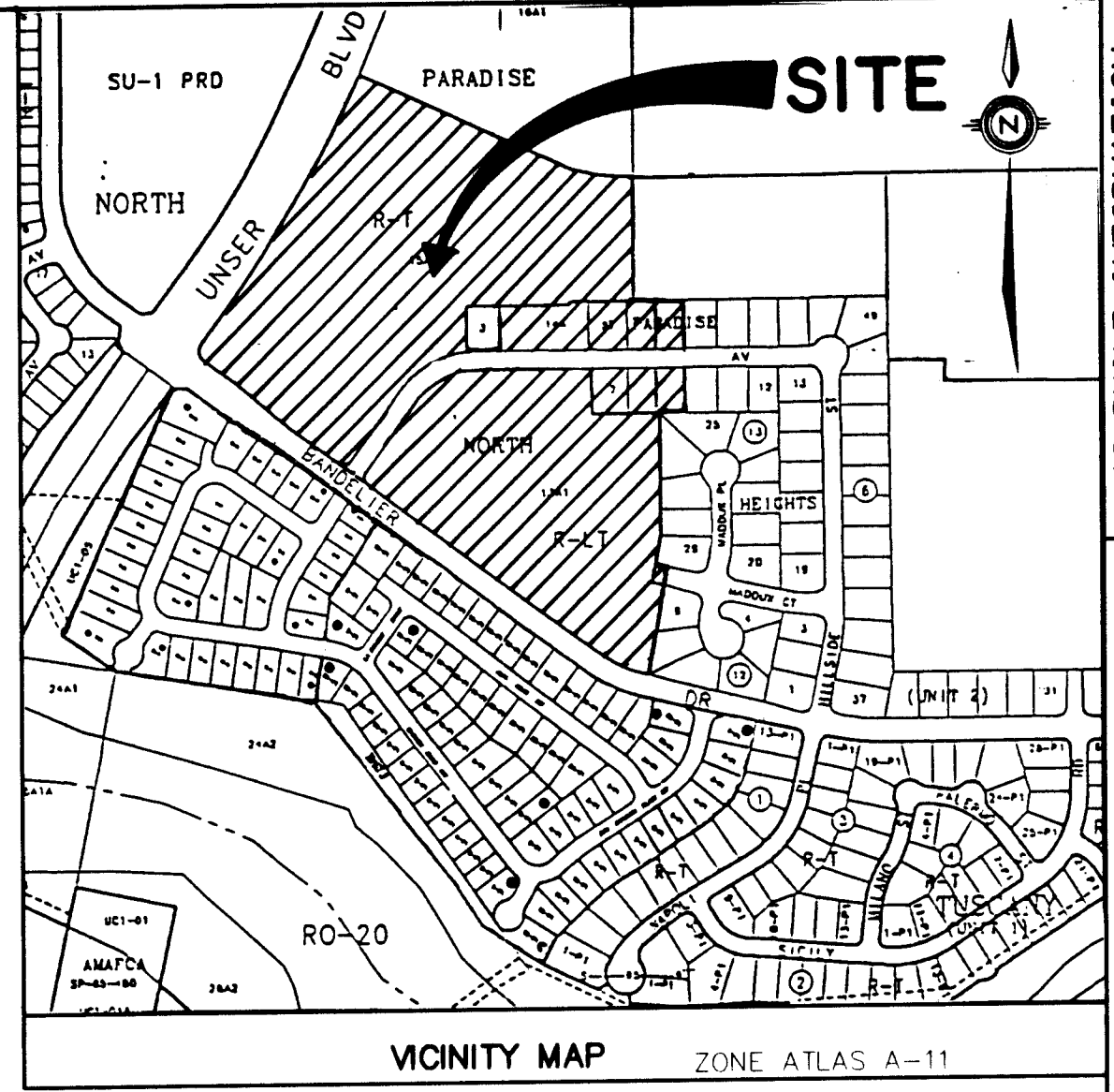
MATCH LINE SEE SHEET 5



TUSCANY WEST UNIT 3 SEE PROJECT

SEE SHEET 6
FOR GRADING DETAILS

SCANNED BY
LASON



LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEV.
- 99.0 PROPOSED SPOT ELEV.
- 09.0 EXISTING SPOT ELEV. (GRND & TC)
- EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING C & G
- PROPOSED MOUNTABLE C & G
- PROPOSED STANDARD C & G
- 4973 EXISTING CONTOUR W/ INDEX ELEV.
- PROPOSED DRAINAGE BASIN
- SWALE
- FLOW ARROW
- BASIN BOUNDARY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

LEGAL DESCRIPTION

TRACT A, TUSCANY WEST UNIT 3

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

community
sciences
corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST UNIT 4
GRADING & EROSION CONTROL PLAN
SHEET 2 OF 2

D.R.B. NO.
DRB 97-246

APPROVAL DATE

APPROVED FOR RECORD GRADING (+1 FT.)
CITY ENGINEER
11-14-97

PROJECT NO.

MAP
NO. A-11

SHEET 4 OF 22

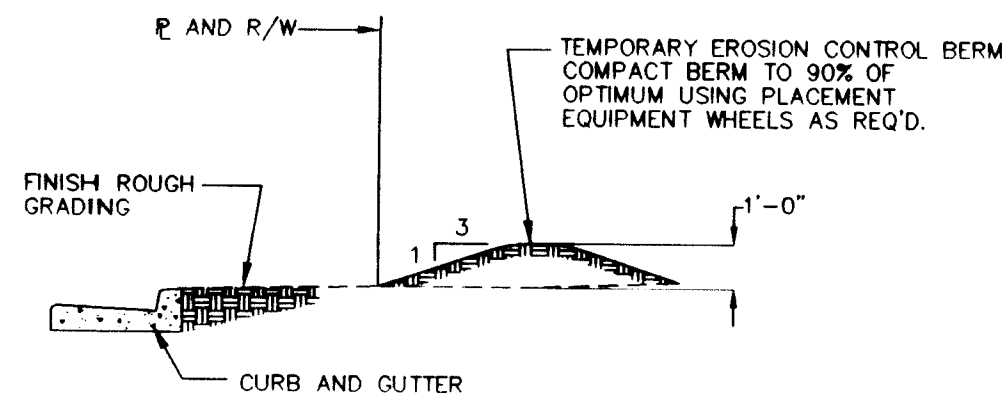
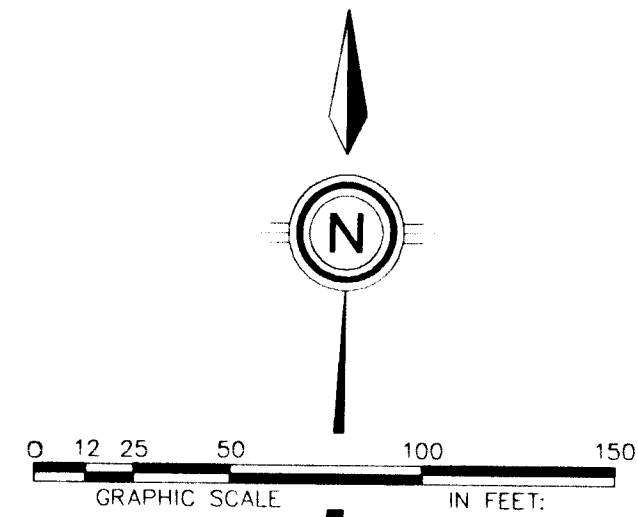
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK IN CHARGE	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VEGETATION BY	DATE
COMPLETED BY	DATE
RECORDED BY	DATE
MICRO-FILM INFORMATION	
ELEVATION = 5331.73	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY
1	COMMUNITY SCIENCES
10/97	

ENGINEER'S SEAL
Kathy M. Whitman
Professional Engineer
10/2/97

REVISIONS	
NO.	DATE
1	1/98 ADJ. GRADE PED. PATH LOT 28/BLK 5
BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

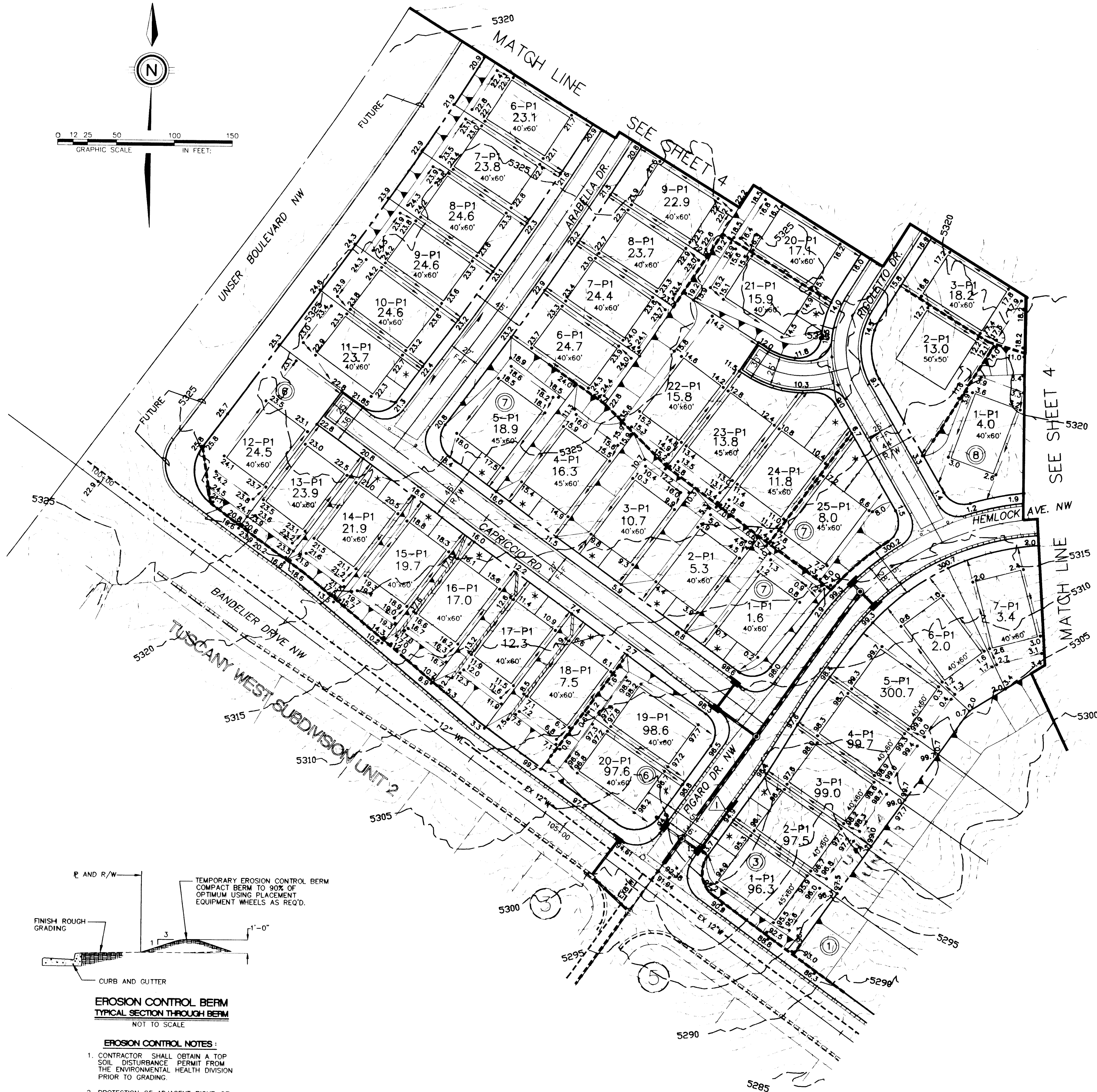
FOR INFORMATION ONLY



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 RESEED 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.



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
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- * MANDATORY DRIVEWAY LOCATION
- PROPOSED RETAINING WALL
- PROPOSED RAILROAD TIE WALL
- PROPOSED SLOPE 3:1 UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION
TRACT A, TUSCANY WEST UNIT 3

DATE: 6/97
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 4
GRADING & EROSION CONTROL PLAN
SHEET 1 OF 2

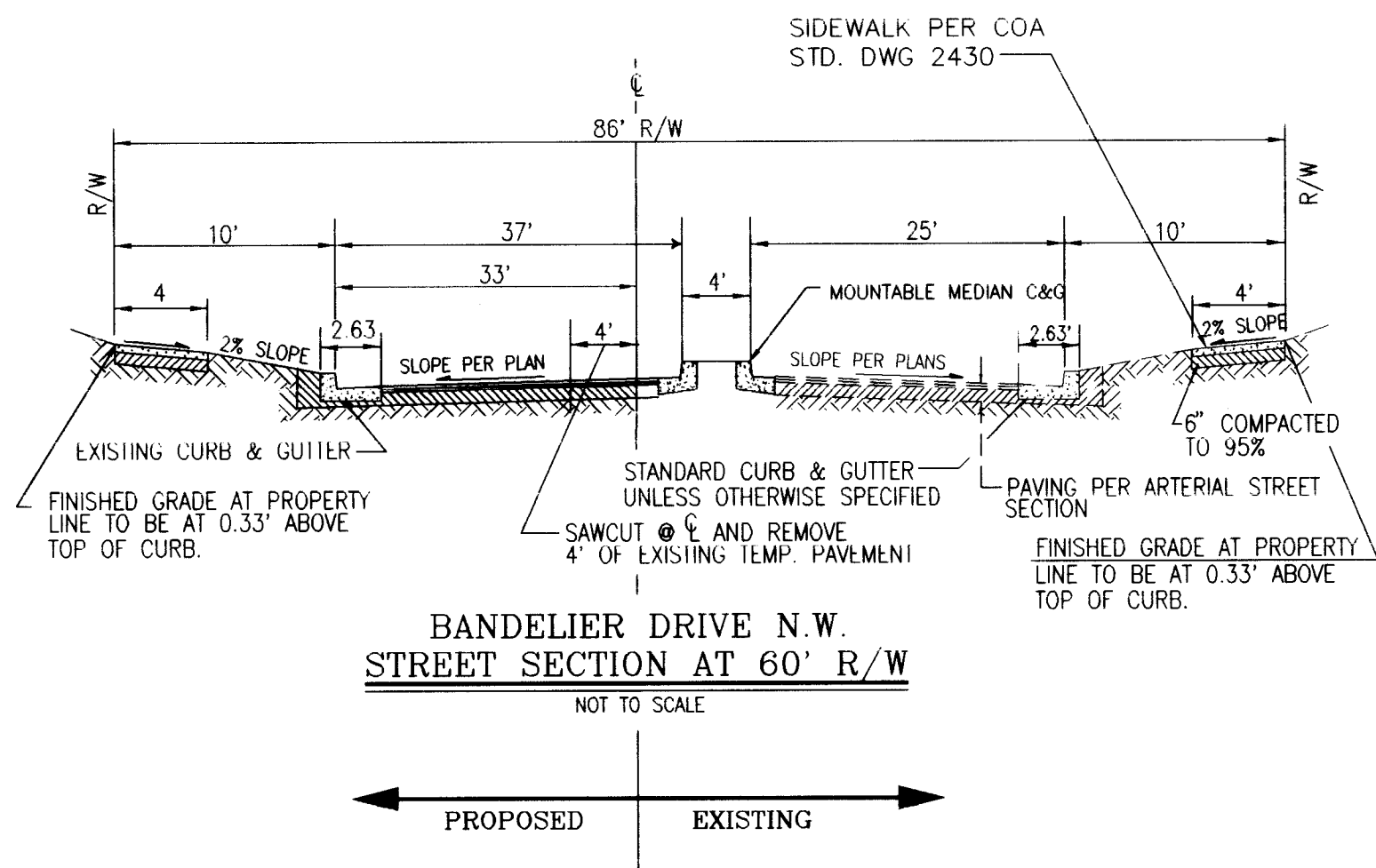
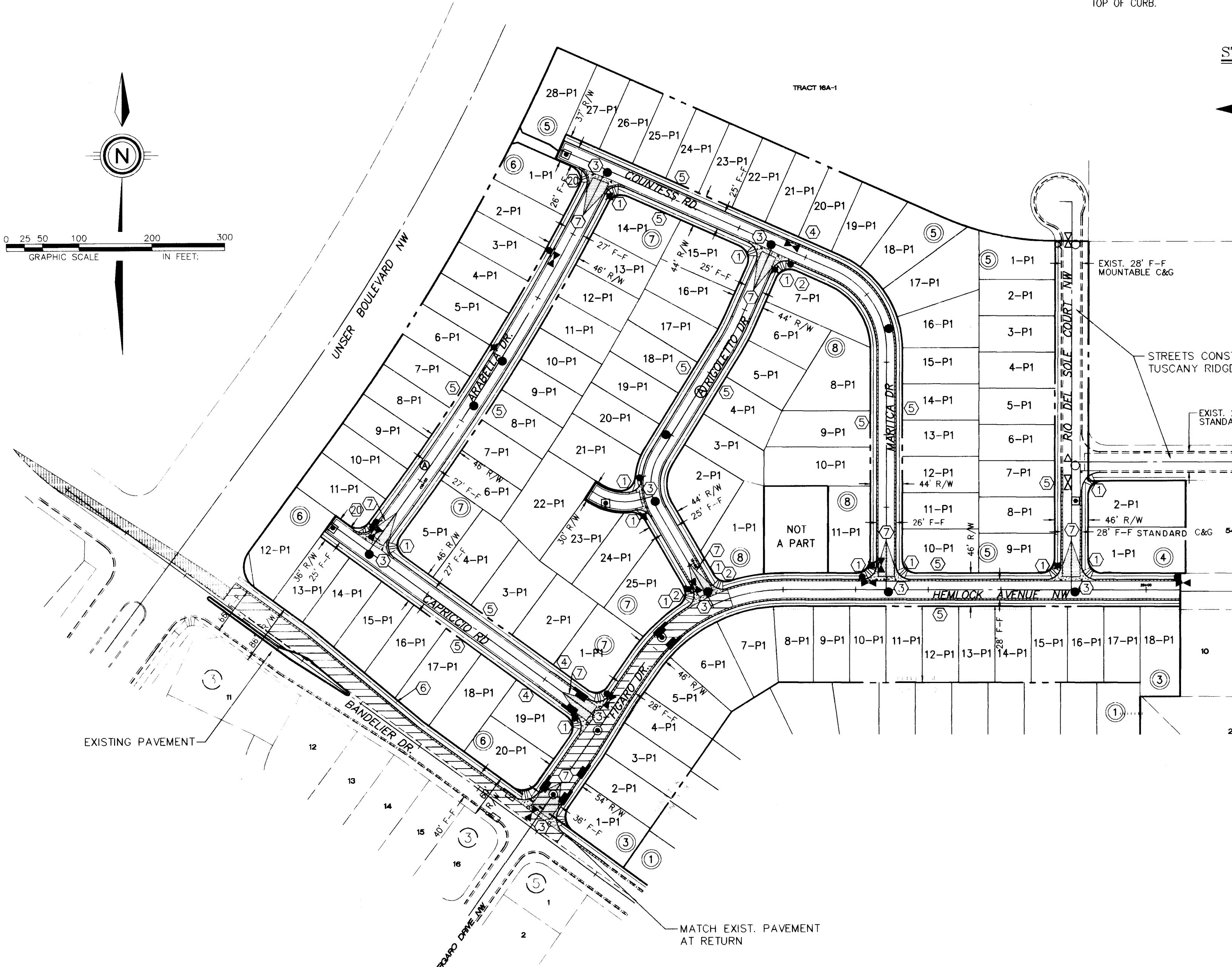
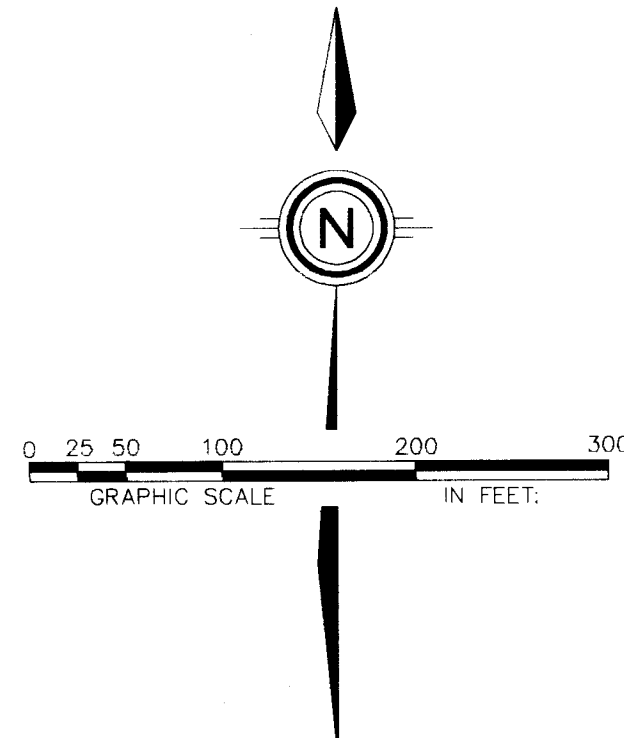
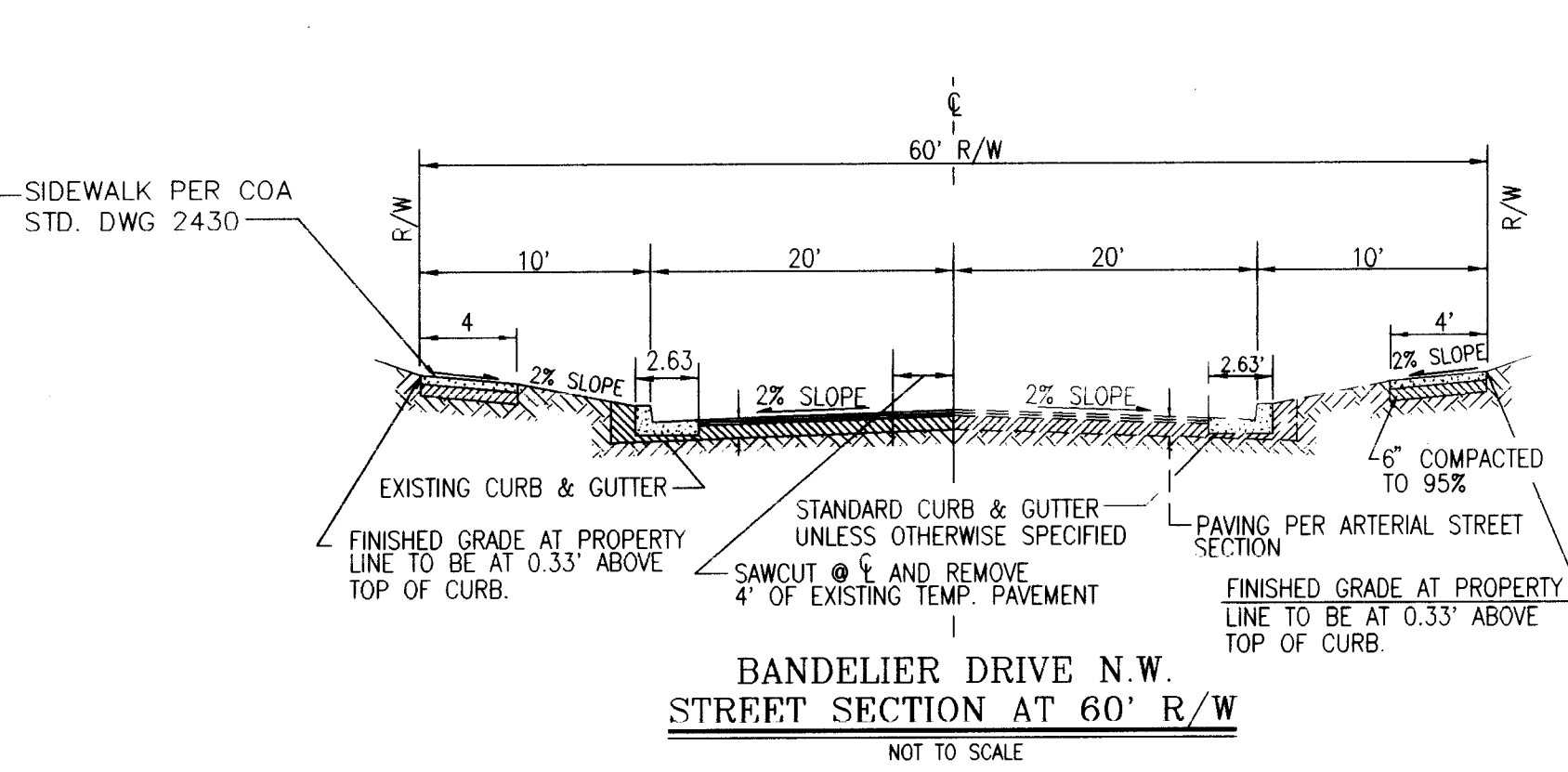
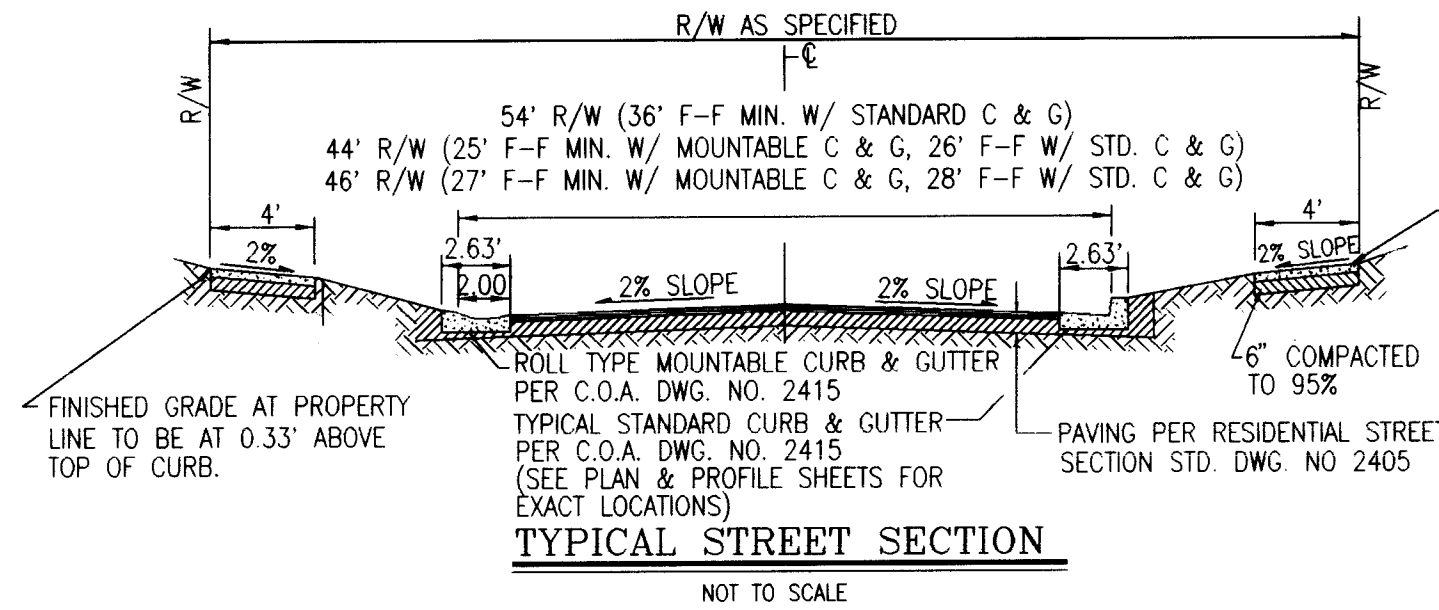
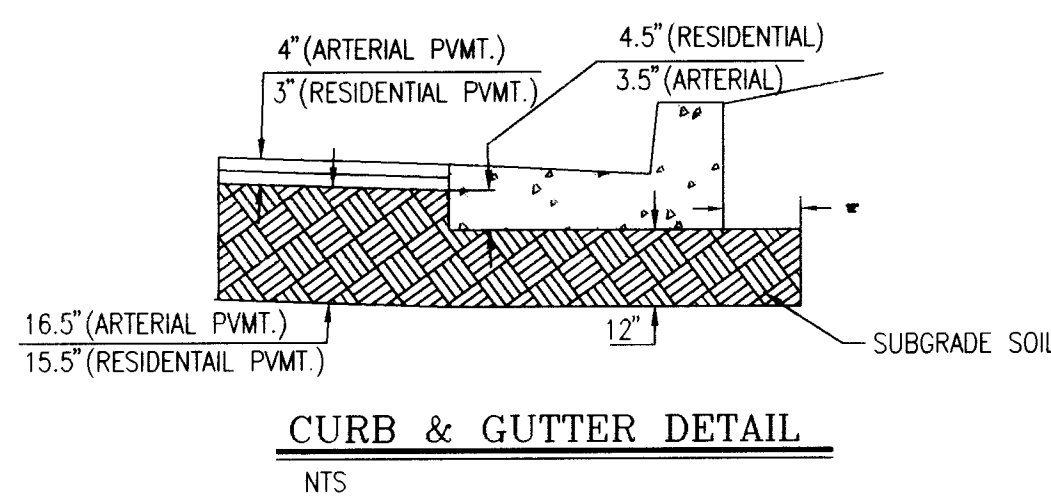
DRB 97-246
APPROVED FOR ROUGH GRADING (± 1 FT.)
DATE: 11-14-97
PROJECT NO. MAP NO. A-11 SHEET 5 OF 22

SCANNED BY
BY LASOR

FOR INFORMATION ONLY

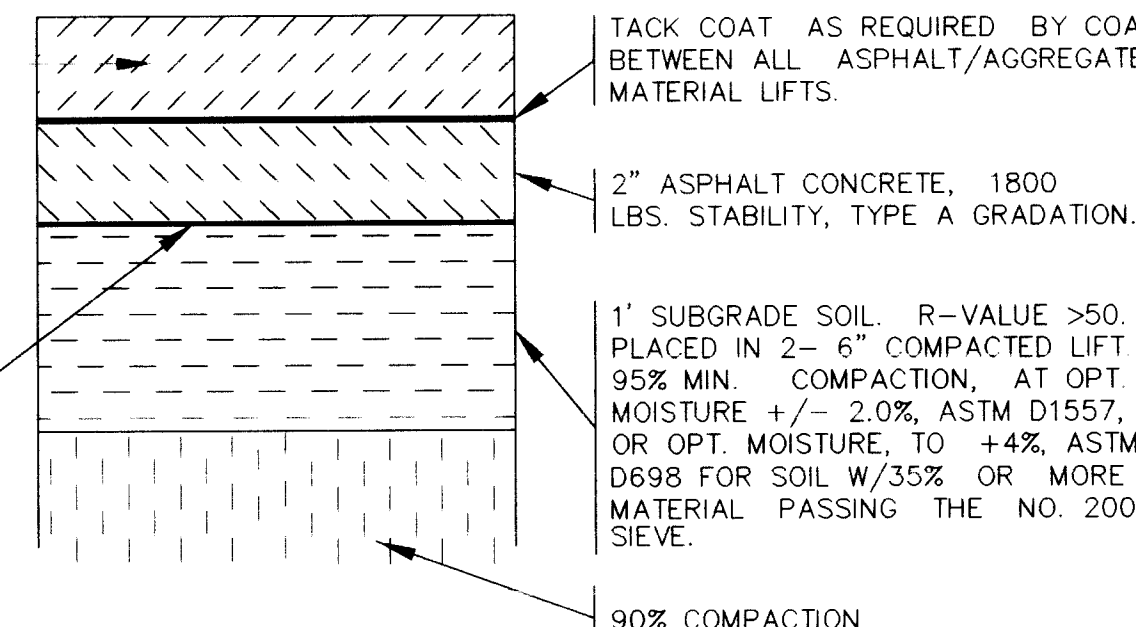
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	DATE	CONTRACTOR	DATE
1	COMMUNITY SCIENCES			THE S.W. QUADRANT OF BANDELLER DR. AND UNSER BLVD.	
				DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR.	
				AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.	
				ELEVATION = 5331.73	
				TEM CHISELED * IN TOP CURB AT SOUTHEAST RETURN	
				OF THE INTERSECTION OF BANDELLER DR. & VAPOLI PL.	
				AT WEST EDGE OF EXISTING STORM DRAIN INLET.	
				ELEVATION = 5222.27	

REVISIONS
DESIGN
DATE 9/97
DRAWN BY GMR
CHECKED BY KWW
DATE 9/97



2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLES, VALVES COVERS/RINGS ARE SET TO GRADE. 1800 LBS. STABILITY TYPE B GRADATION

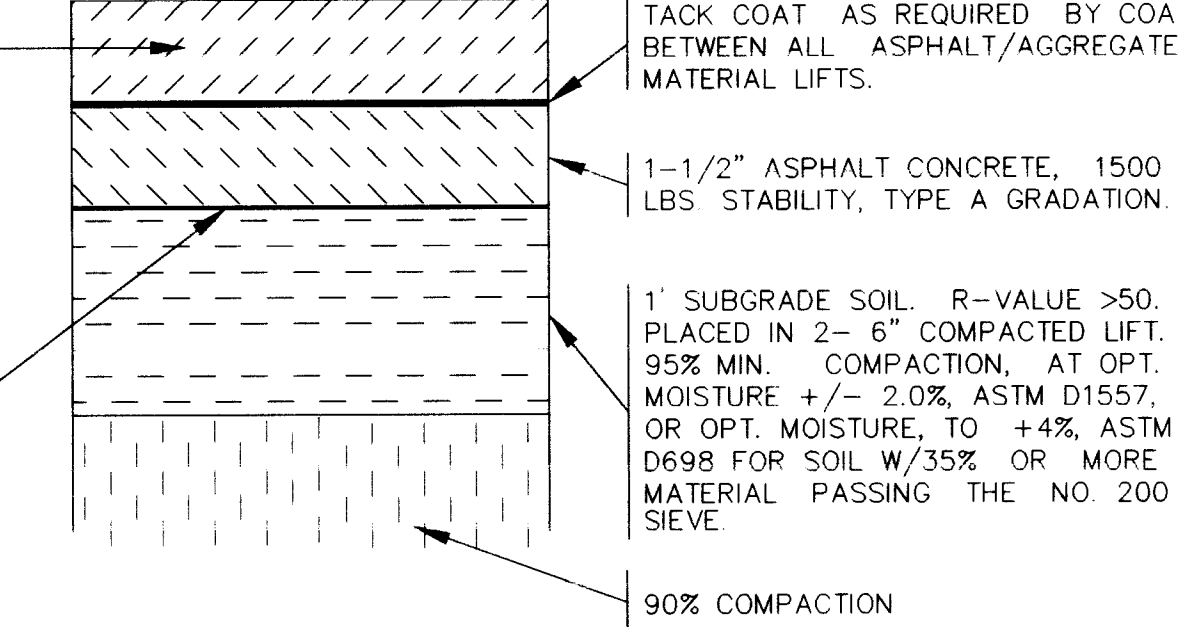
FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION. MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY COA UNTIL NEXT/FINAL SURFACING COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUB-SURFACE R/W UTILITIES CONSTRUCTION COMPLETED.



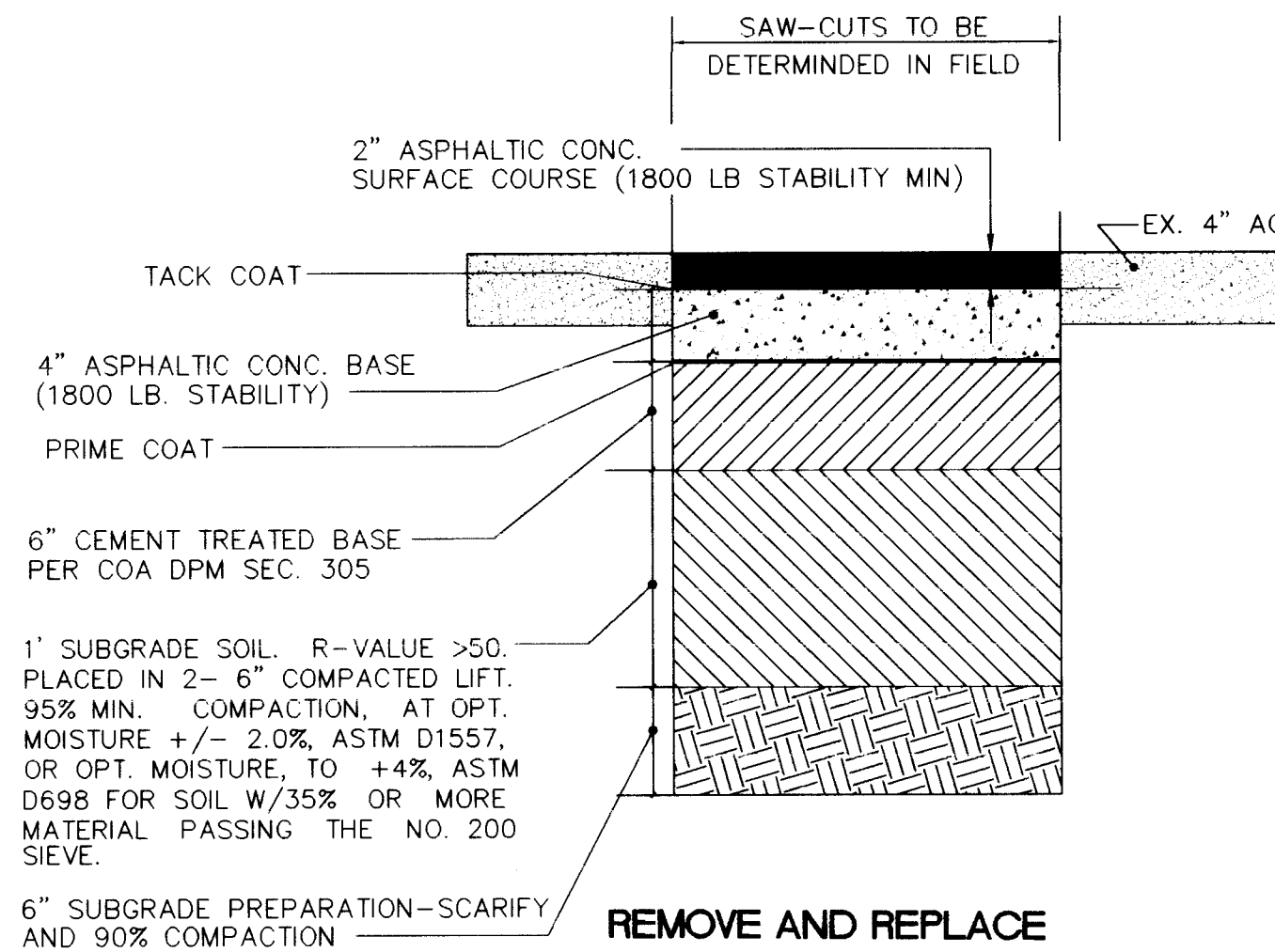
'ARTERIAL' PAVING SECTION COMPONENTS
BANDELIER DRIVE N.W./ PIAPO DRIVE N.W.
PER COA PROJECT NO. 5208.91

1-1/2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLES, VALVES COVERS/RINGS ARE SET TO GRADE. 1500 LBS. STABILITY TYPE B GRADATION

FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION. MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY COA UNTIL NEXT/FINAL SURFACING COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUB-SURFACE R/W UTILITIES CONSTRUCTION COMPLETED.



RESIDENTIAL PAVING SECTION COMPONENTS
PER COA. STD. DWG. NO. 2405



REMOVE AND REPLACE PAVING SECTION (BANDELIER DRIVE N.W.)
N.T.S.
(C.O.A. DWG. NO. 2465)

- 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 TEMPORARY PAVEMENT (CONSTRUCT PER RESIDENTIAL SECTION)
 - PROPOSED SANITARY SEWER OF MANHOLE
 - PROPOSED STORM SEWER CATCH BASIN
 - EXISTING STORM SEWER CATCH BASIN
 - PROPOSED GATE VALVE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAIN MANHOLE
 - EXISTING SAS MANHOLE
 - PROPOSED STREET LIGHT
 - PROPOSED AIR RELEASE VALVE

- 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 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 PER COA STD. DWG. 2441, CASE I

DATE: 10/24/97
SCALE: HORIZ: 1"=100'

community sciences corporation

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST SUBDIVISION- UNIT 4
COMPOSITE PAVING PLAN

DESIGN REVIEW COMMITTEE
APR 16 1998

CITY ENGINEER APPROVAL

PROJECT NO. 5613.84

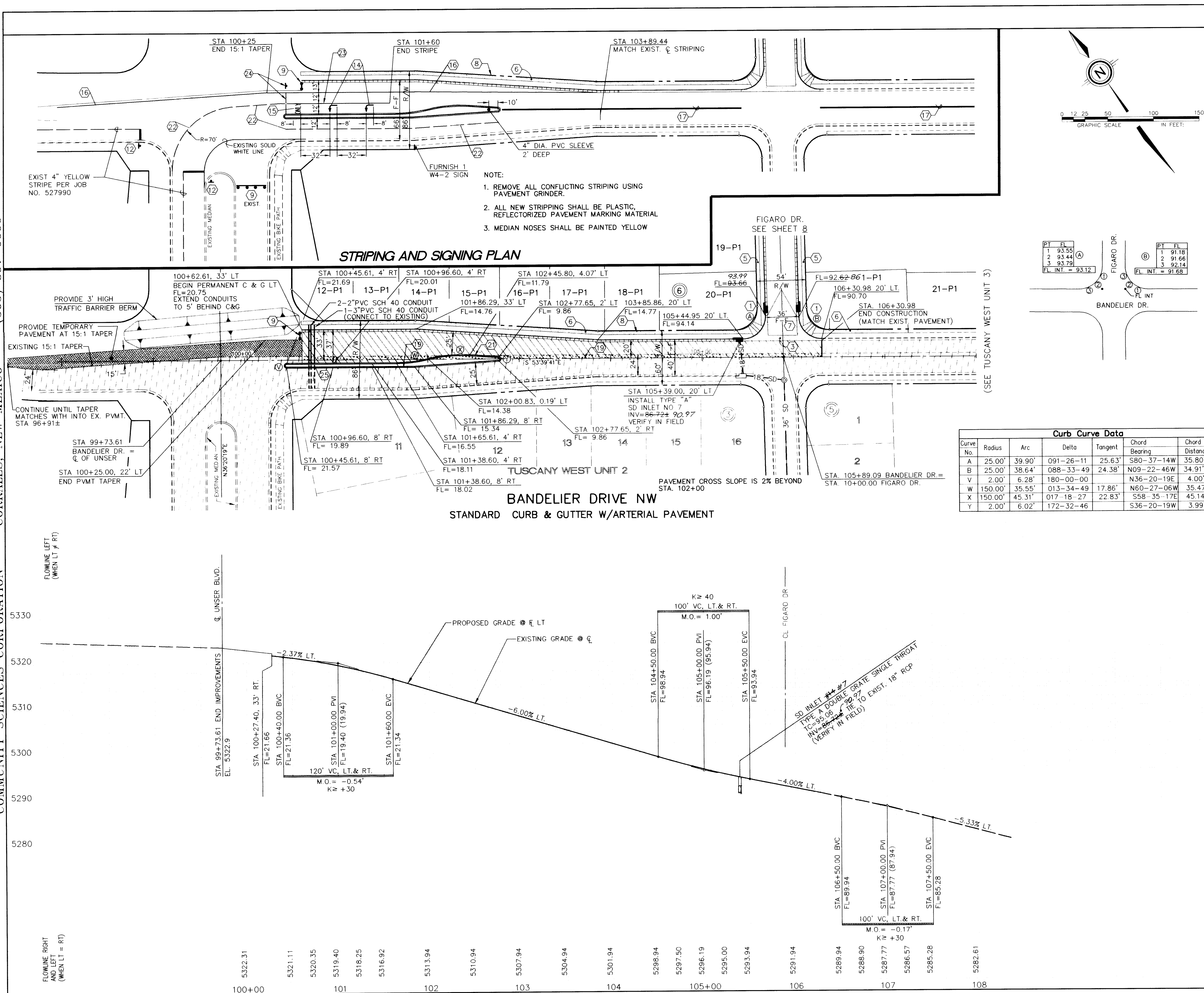
MAP NO. A11

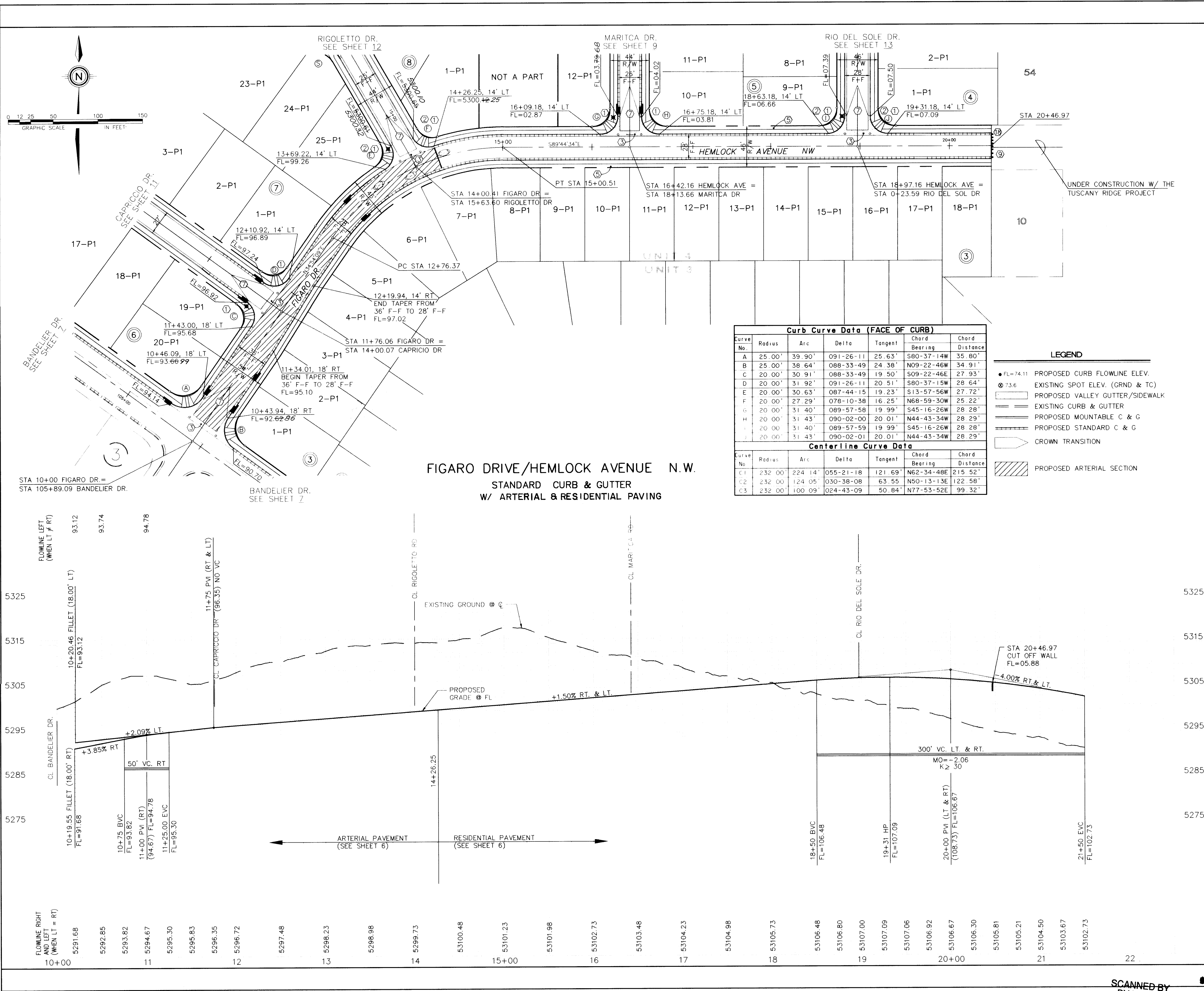
SHEET 6 OF 22

SCANNED BY LASON

RECORD DRAWING

LAST DESIGN DATE		MO. / DAY / YR.		MO. / DAY / YR.	
SHEET		6		OF 22	
UNIT 4					
IN					
PROJECT GROUP					
REQUIREMENT					
NO. DATE REMARKS					
BY					
REVISIONS					
DESIGN					
DESIGNED BY MMS DATE 11/96					
DRAWN BY SPS DATE 11/96					
CHECKED BY KWM DATE					
ENGINEER'S SEAL					
SURVEY INFORMATION					
FIELD NOTES					
NO. BY DATE					
1 COMMUNITY SC ENCS 10/97					
BENCH MARKS					
BENCHMARK: STATION IS ACS MONUMENT "1-A 11" LOCATED AT THE SW QUADRANT OF BANDELIER DR. AND JENSEN BLVD. DISTANCE S 157' SOUTH OF THE CENTERLINE OF BANDELIER DR. AND 178' WEST OF THE CENTERLINE OF JENSEN BLVD. ELEVATION = 5331.73					
AS BUILT INFORMATION					
CONTRACTOR New Concepts, Inc.					
DESIGNED BY CSC DATE 6/98					
DRAWN BY CSC DATE 7/98					
CHECKED BY CSC DATE 7/98					
MICRO-FILM INFORMATION					
TBM CH-SELECTED ☐ IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANDELIER DR. & NAPOLI PL. RECORDED BY DATE					
AT WEST EDGE OF EXISTING STORM DRAIN INLET					
ELEVATION = 5322.27					

[illegible]



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
- CROWN TRANSITION
- CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY LINES BY OTHERS SEE DETAILS SHEET 5
- CUT OFF WALL FULL STREET WIDTH 24" DEEP x8" THICK PER COA DWG 2415
- PROPOSED TYPE III BARRICADE SEE MUTCD FIG 6-14 FOR DETAILS

AS BUILT INFORMATION

CONTRACTOR	DATE	BY
New Concepts, Inc.	6/98	CSC
CSC	7/98	CSC
CSC	7/98	CSC
CSC	7/98	CSC

BENCH MARKS

STATION	MARK	ELEVATION
1	1	91.18
2	2	91.66
3	3	92.14

SURVEY INFORMATION

NO.	DATE	BY
1	10/97	CSC

ENGINEER'S SEAL

11/12/99

REVISIONS

NO.	DATE	REMARKS
1	10/97	DESIGN
2	10/97	DESIGN
3	1/98	DESIGN

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 4
PAVING PLAN AND PROFILE
FIGARO DRIVE/HEMLOCK AVENUE**

DESIGN REVIEW COMMITTEE

APR 16 1998

CITY ENGINEER APPROVAL

MO./DAY/YR.

MO./DAY/YR.

PROJECT NO. 5613.84

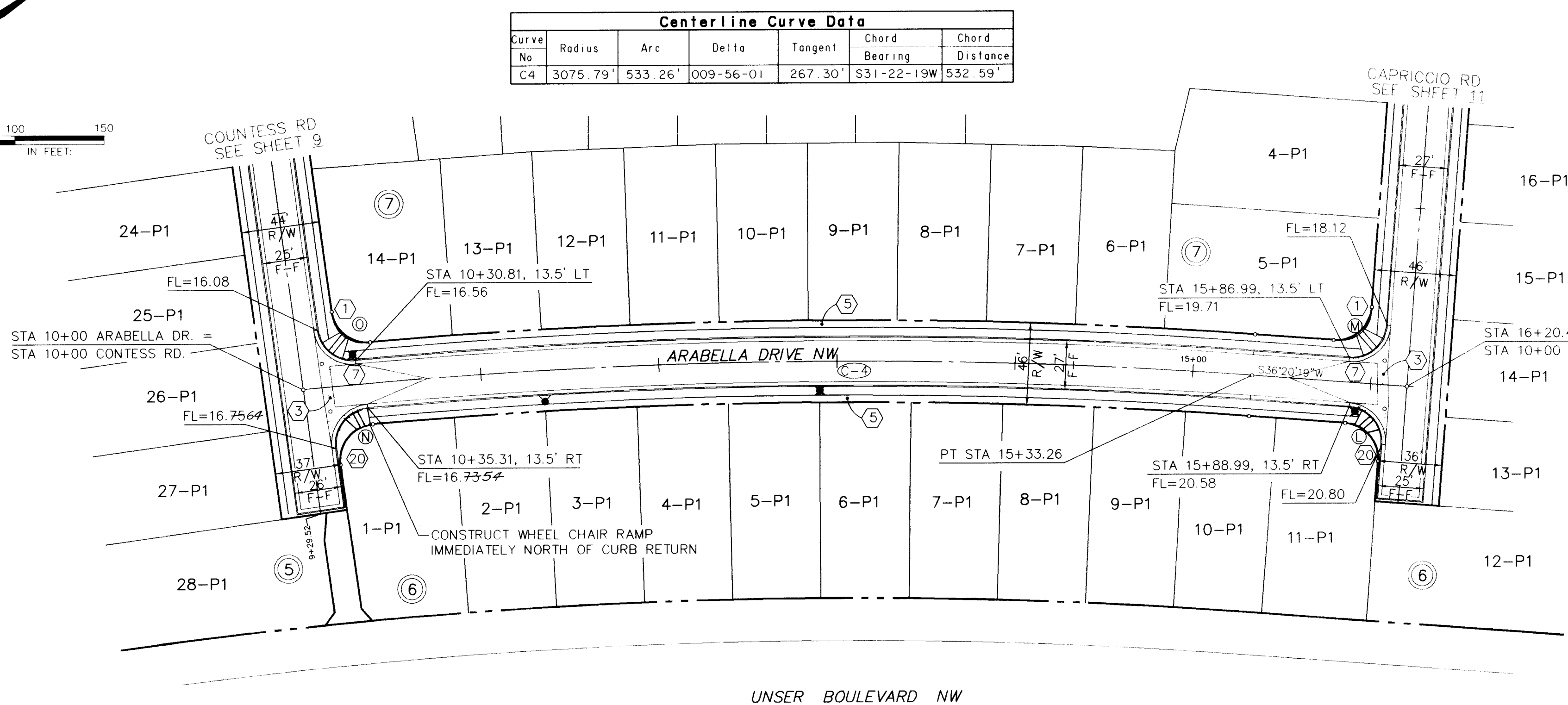
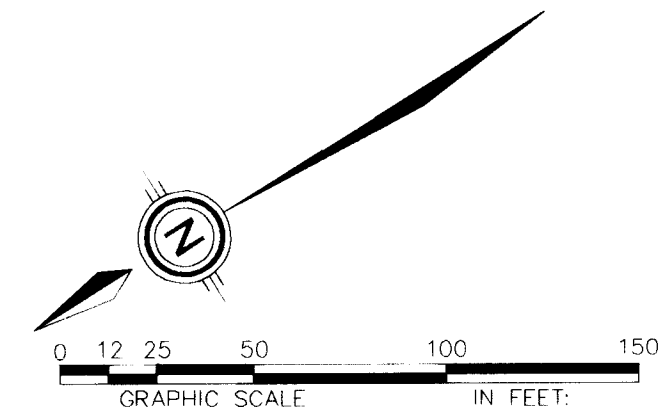
MAP NO. A - 11

SHEET 8 OF 22

RECORD DRAWING

FLOWLINE RIGHT AND LEFT (WHEN LT = RT)

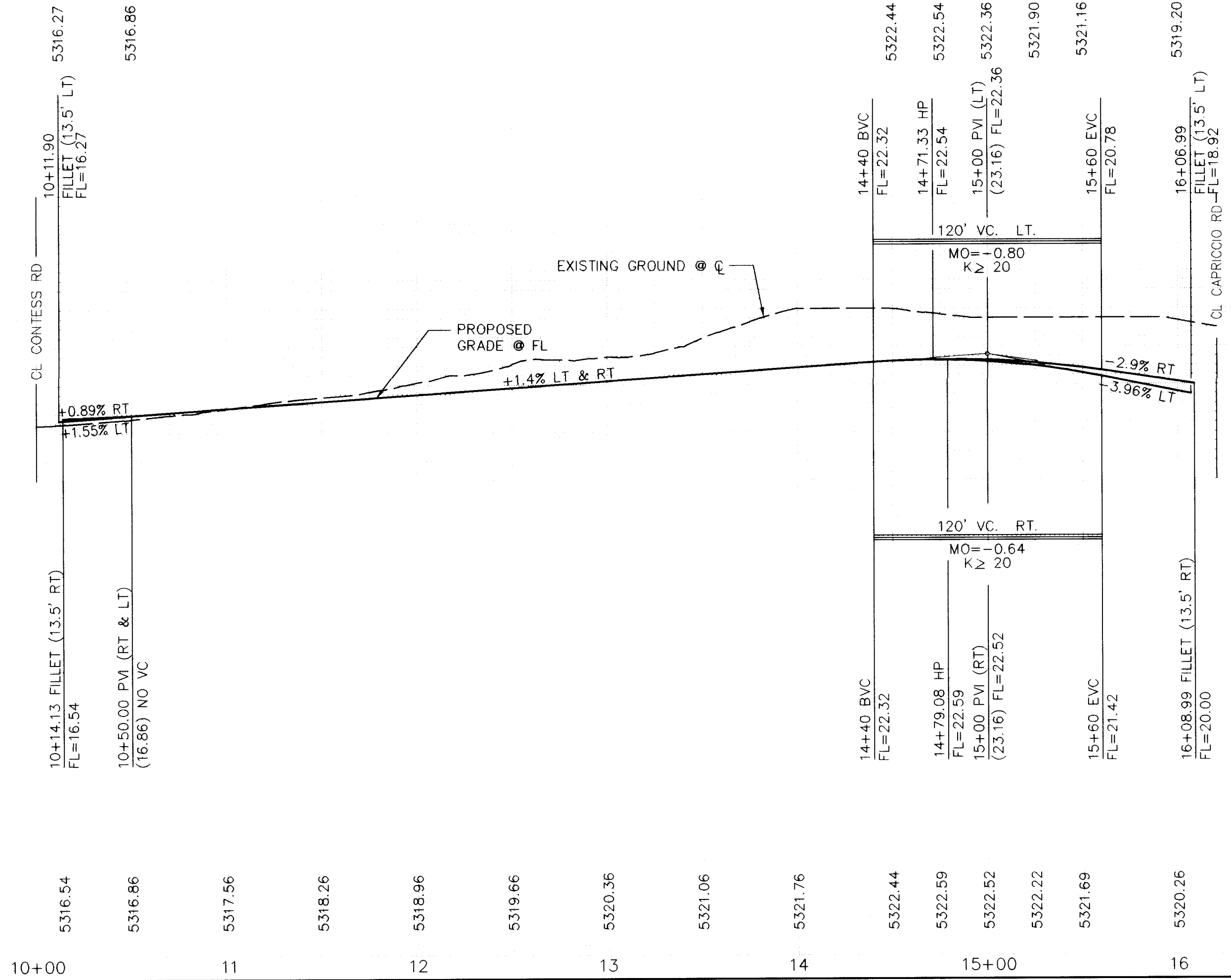
FLOWLINE LEFT (WHEN LT ≠ RT)



Centerline Curve Data					
Curve No	Radius	Arc	Delta	Tangent	Chord
C4	3075.79'	533.26'	009-56-01	267.30'	531-22-19W 532.59'

Curb Curve Data (Face of Curb)					
Curve No	Radius	Arc	Delta	Tangent	Chord
L	20.00'	31.42'	090-00-00	20.00'	S81-20-20W 28.28'
M	20.00'	31.42'	090-00-00	20.00'	N08-39-41W 28.28'
N	20.00'	32.47'	093-01-26	21.08'	S19-26-57E 29.02'
O	20.00'	30.39'	087-03-33	19.00'	N70-30-32E 27.55'

ARABELLA DRIVE N.W.
MOUNTABLE CURB & GUTTER
W/RESIDENTIAL PAVING



KEY NOTES:

- ① WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED.
- ② MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418.
- ③ CONC. VALLEY GUTTER PER COA STD. DWG. 2420.
- ④ 10' TRANSITION FROM MOUNTABLE TO STANDARD CURB AND GUTTER.
- ⑤ FUTURE 4' SIDEWALK, BY OTHERS.
- ⑥ PROPOSED 4' SIDEWALK, THIS CONTRACT.
- ⑦ 50' CROWN TRANSITION.
- ⑧ CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY.
- ⑨ CUT OFF WALL FULL STREET WIDTH 24" DEEP x8" THICK PER COA DWG 2415.
- ⑩ PROPOSED TYPE III BARRICADE SEE MUTCD FIG 6-14 FOR DETAILS.
- ⑪ WHEEL CHAIR RAMP PER COA STD DWG 2441, CASE I.

LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEV.
- ⊙ 73.6 EXISTING SPOT ELEV. (GRND & TO)
- ▬ PROPOSED VALLEY GUTTER/SIDEWALK
- ▬ EXISTING CURB & GUTTER
- ▬ PROPOSED MOUNTABLE C & G
- ▬ PROPOSED STANDARD C & G
- ▬ CROWN TRANSITION

AS BUILT INFORMATION

CONTRACTOR	DATE
New Concepts, Inc.	6/98

BENCH MARKS

STATION	DESCRIPTION	ELEVATION
1	AT THE SW QUADRANT OF BANDELLER DR. AND UNSER BLVD.	16.44
2	DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR.	16.32
3	AND 178' WEST OF THE CENTERLINE OF UNSER BLVD.	16.20

ENGINEER'S SEAL

1/12/98

REVISIONS

NO.	DATE	REMARKS
1	10/97	DESIGN

DESIGNED BY M/S
DRAWN BY SPS
CHECKED BY K/W

DATE 10/28/97
SCALE:
HORIZ: 1" = 50'
VERT: 1" = 10'

community sciences corporation

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

**TITLE: TUSCANY WEST - UNIT 4
PAVING PLAN AND PROFILE
ARABELLA DRIVE NW**

DESIGN REVIEW COMMITTEE
APR 16 1998

CITY ENGINEER APPROVAL

PROJECT NO. 5613.84
MAP NO. A - 11
SHEET 10 **OF** 22

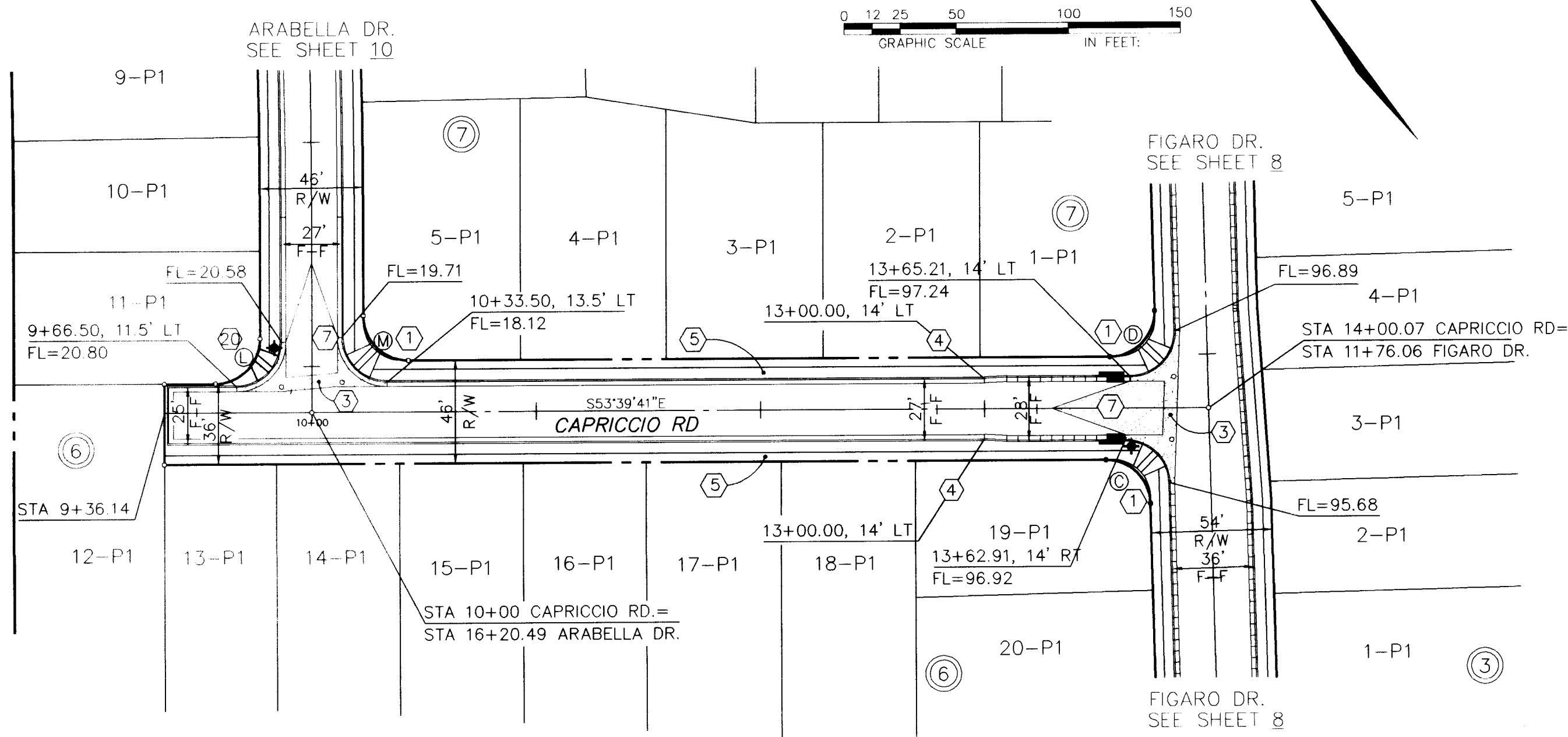
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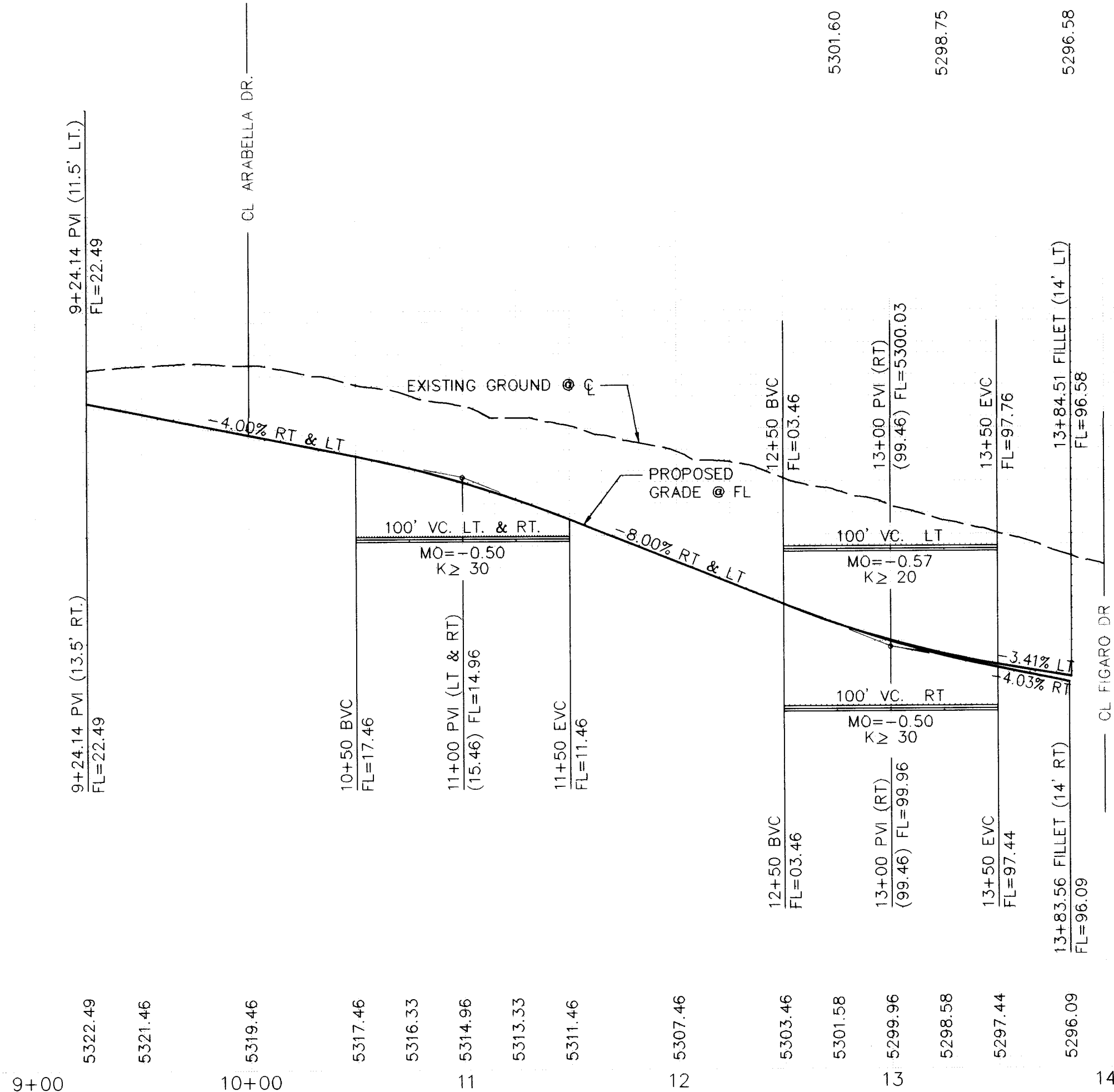
REV 2/6/98 DLW

FLOWLINE LEFT
(WHEN LT ≠ RT)

FLOWLINE RIGHT
AND LEFT
(WHEN LT = RT)



CAPRICCIO ROAD N.W.
MOUNTABLE/STANDARD CURB & GUTTER
W/RESIDENTIAL PAVING



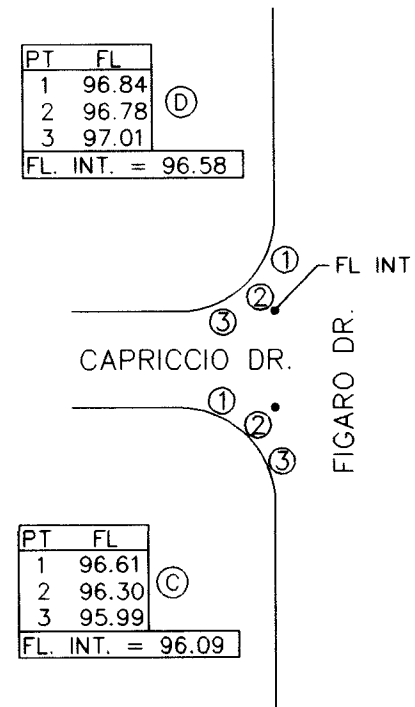
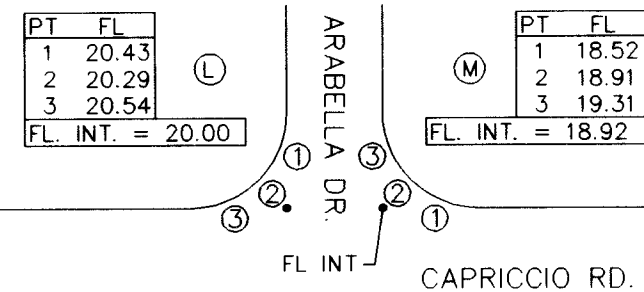
Curb Curve Data (Face of Curb)						
Curve No	Radius	Arc	Delta	Tangent	Chord Bearing	Chord Distance
C	20.00'	30.91'	088-33-49	19.50'	S09-22-46E	27.93'
D	20.00'	31.92'	091-26-11	20.51'	S80-37-15W	28.64'
L	20.00'	31.42'	090-00-00	20.00'	S81-20-20W	28.28'
M	20.00'	31.42'	090-00-00	20.00'	N08-39-41W	28.28'

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
- CROWN TRANSITION
- CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY
- CUT OFF WALL FULL STREET WIDTH 24" DEEP x8" THICK PER COA DWG 2415
- PROPOSED TYPE III BARRICADE SEE MUTCD FIG 6-14 FOR DETAILS
- WHEEL CHAIR RAMP PER COA STD DWG 2441, CASE I

LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEV.
- ⊙ 73.6 EXISTING SPOT ELEV. (GRND & TC)
- PROPOSED VALLEY GUTTER/SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE C & G
- PROPOSED STANDARD C & G
- CROWN TRANSITION



DATE: 10/28/97
SCALE: HORIZ: 1"= 50'
VERT: 1"= 10'

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 870485051897-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST - UNIT 4
PAVING PLAN AND PROFILE
CAPRICCIO ROAD N.W.

DESIGN REVIEW COMMITTEE
APR 16 1998

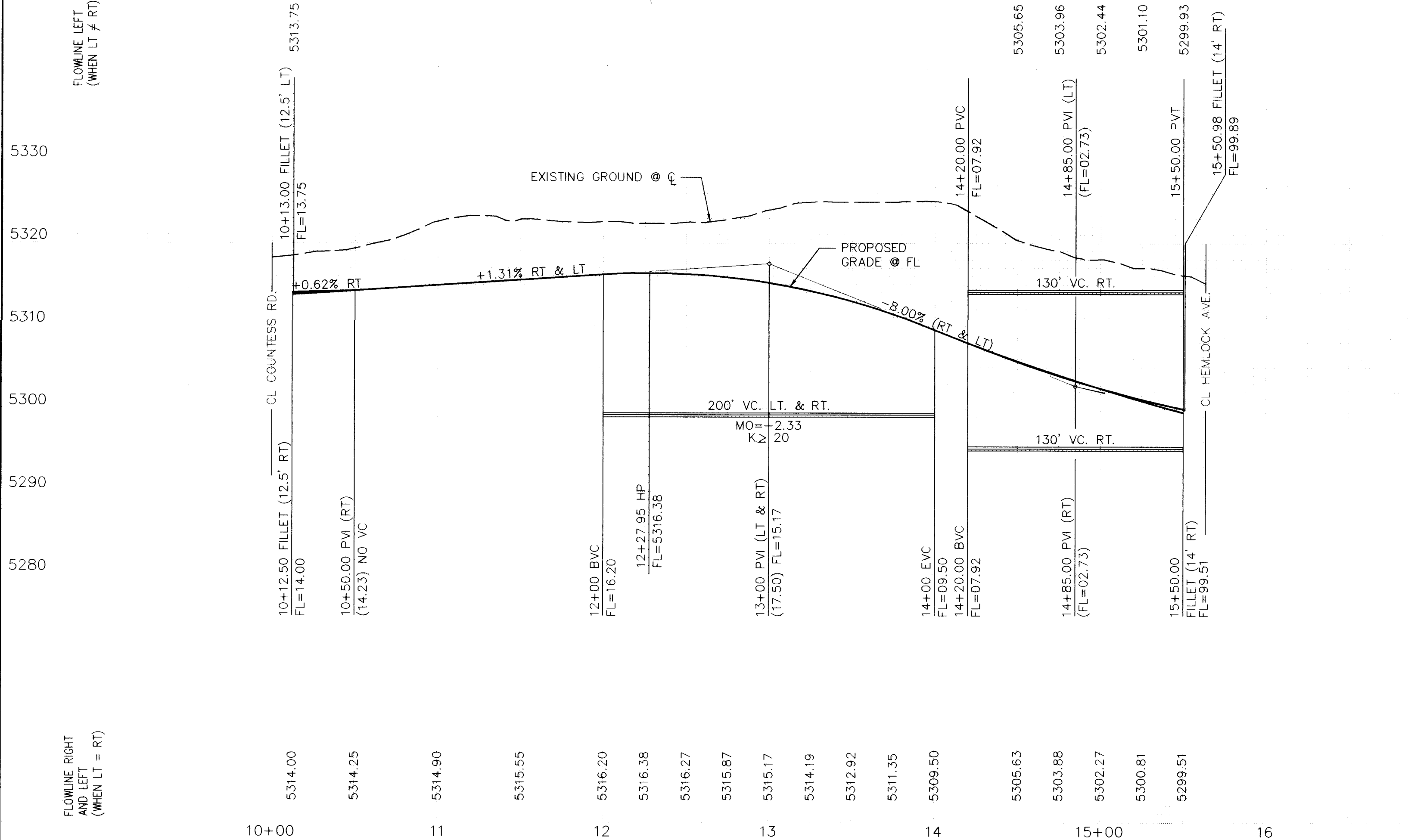
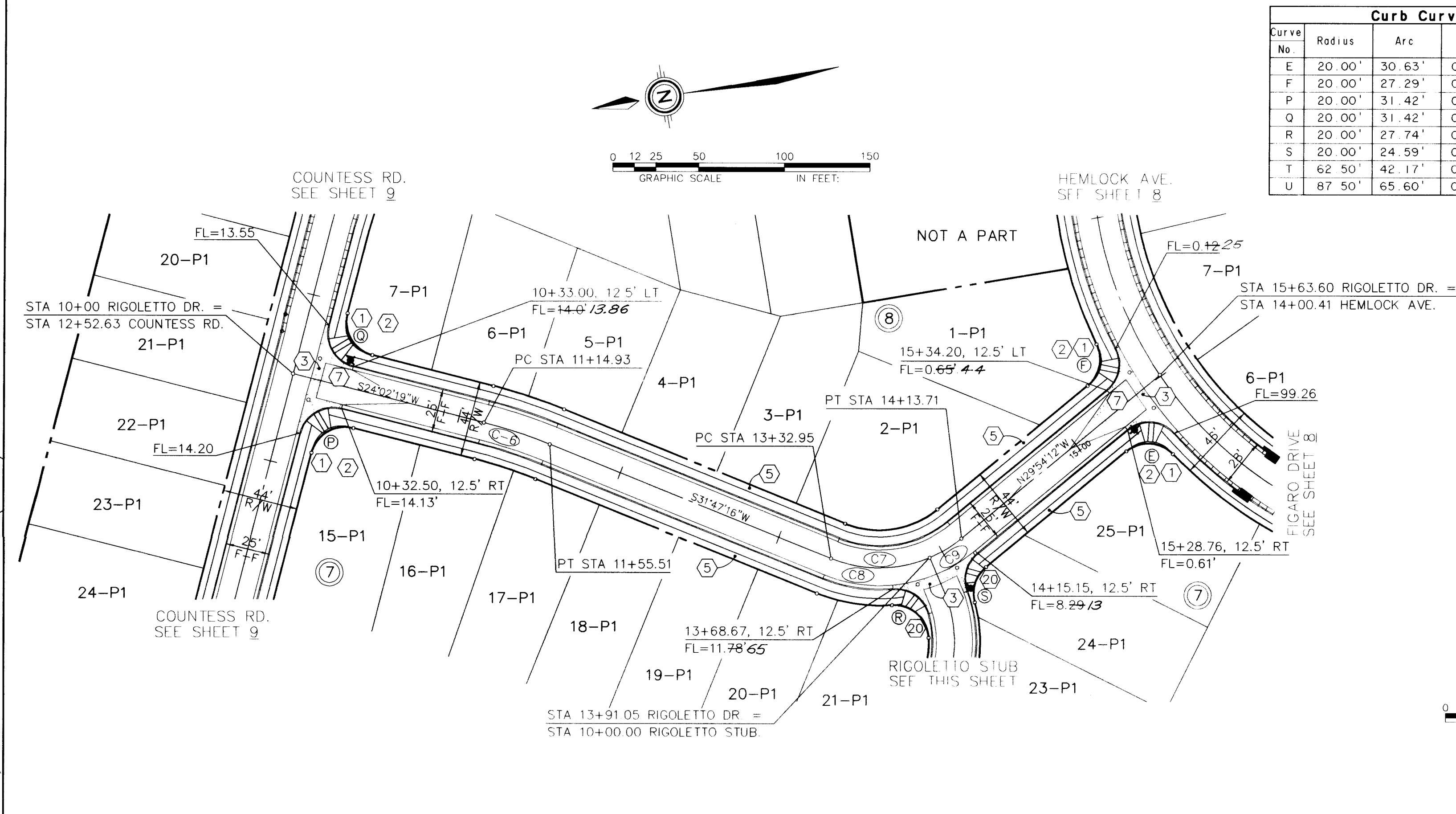
CITY ENGINEER APPROVAL

NO. DATE
REVISIONS
DESIGN
DATE 10/97
DATE 10/97
DATE 1/98

PROJECT NO. 5613.84 MAP NO. A - 11 SHEET 11 OF 22

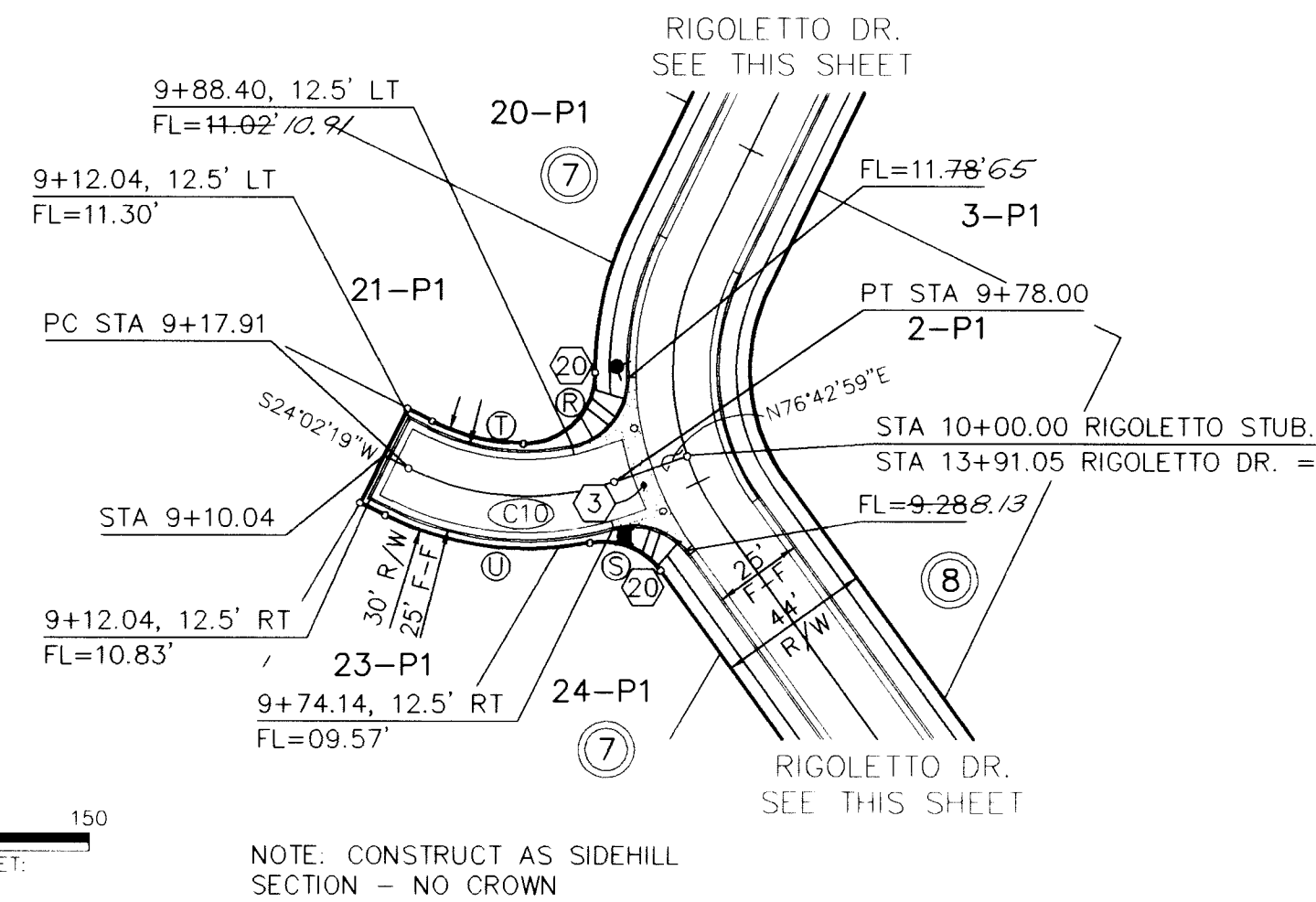
SCANNED BY
BY LASON

RECORD DRAWING

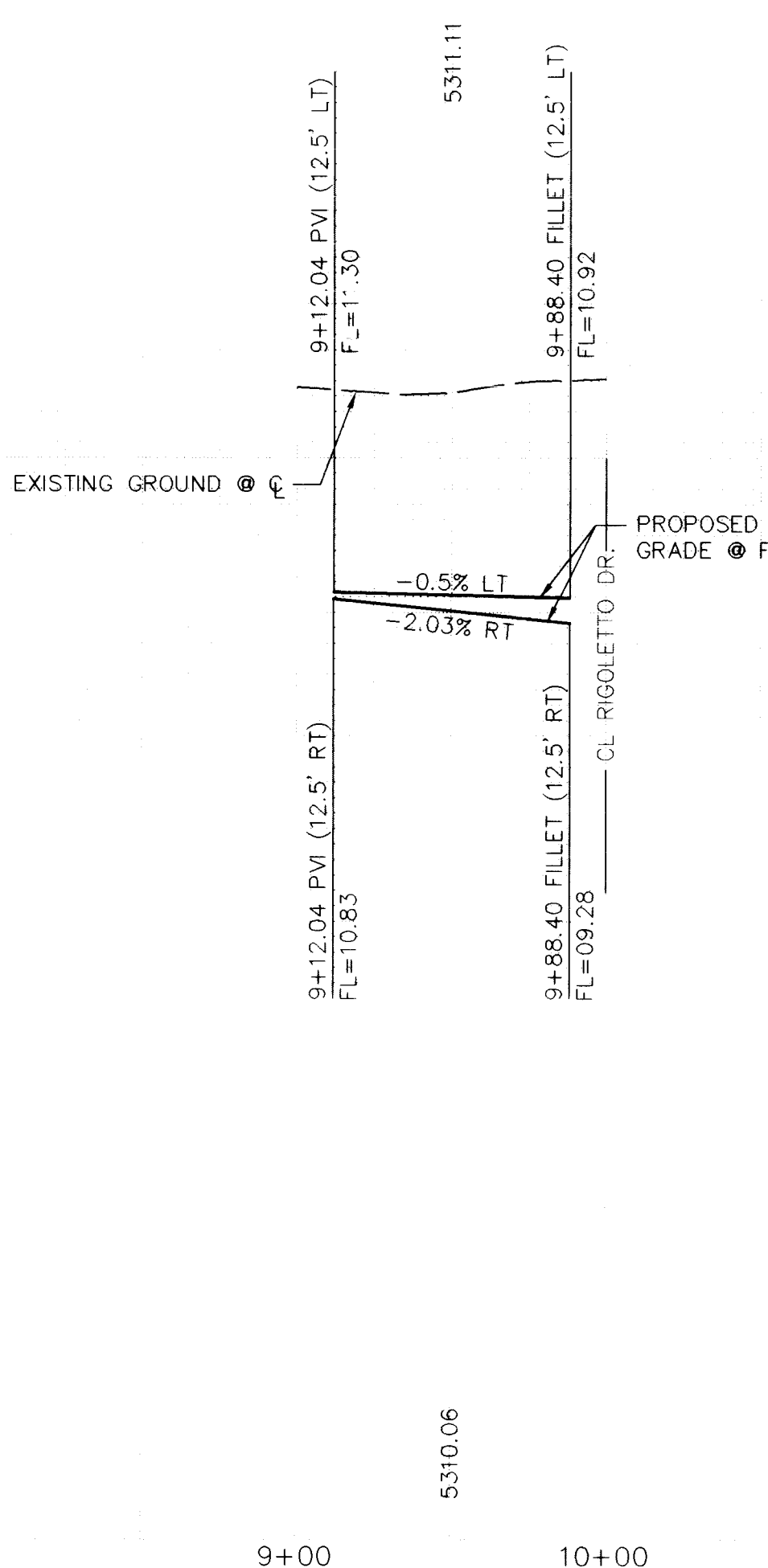


Curb Curve Data (Face of Curb)						
Curve No	Radius	Arc	Delta	Tangent	Chord Bearing	Chord Distance
E	20.00'	30.63'	087-44-15	19.23'	S13-57-56W	27.72'
F	20.00'	27.29'	078-10-38	16.25'	N68-59-30W	25.22'
P	20.00'	31.42'	090-00-00	20.00'	S20-57-40E	28.28'
Q	20.00'	31.42'	090-00-00	20.00'	N69-02-19E	28.28'
R	20.00'	27.74'	079-27-35	16.62'	S44-14-00W	25.57'
S	20.00'	24.59'	070-25-58	14.12'	S65-07-11E	23.07'
T	62.50'	42.17'	038-39-31	21.92'	N76-42-26W	41.37'
U	87.50'	65.60'	042-57-28	34.43'	N78-51-25W	64.08'

Centerline Curve Data						
Curve No	Radius	Arc	Delta	Tangent	Chord Bearing	Chord Distance
C6	300.00'	40.57'	007-44-57	20.32'	S27-54-48W	40.54'
C7	75.00'	80.75'	061-41-28	44.79'	N00-56-32E	76.91'
C8	75.00'	59.00'	045-04-17	31.12'	N09-15-08E	57.49'
C9	75.00'	21.76'	016-37-11	10.95'	N21-35-36W	21.68'
C10	75.00'	60.09'	045-54-20	31.76'	N80-19-51W	58.50'



RIGOLETTO "STUB" N.W.
MOUNTABLE CURB & GUTTER
W/RESIDENTIAL PAVING

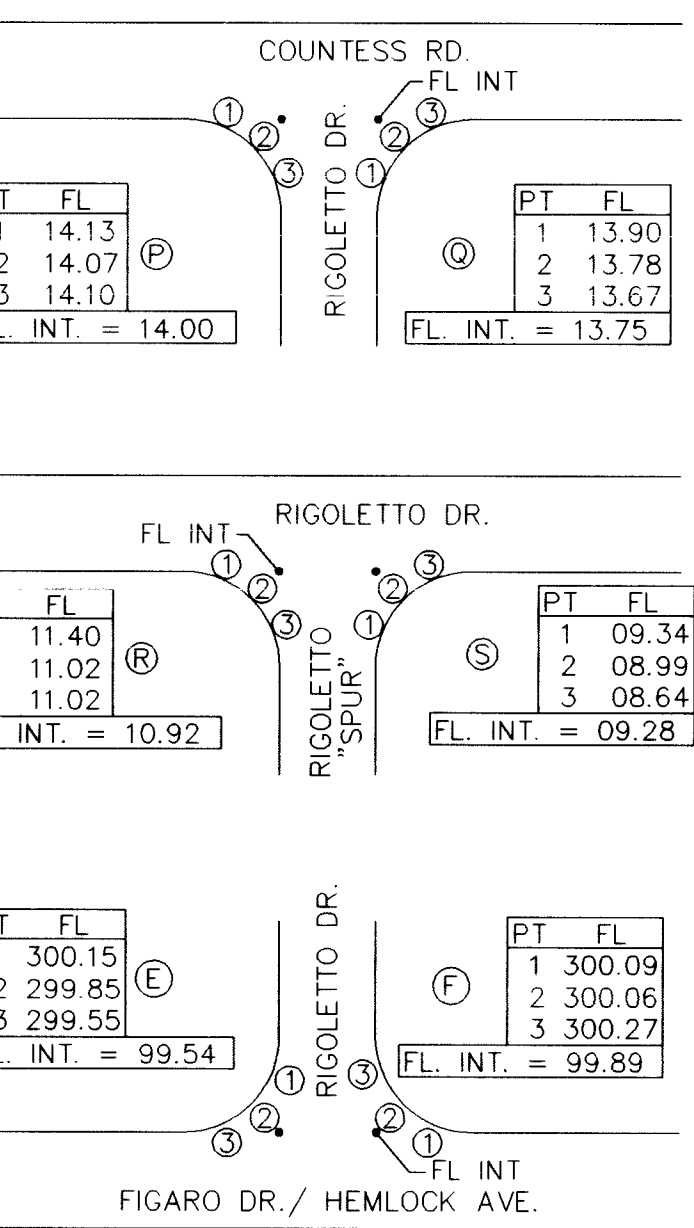


KEY NOTES

- 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
- CROWN TRANSITION
- CONCRETE BLOCK GARDEN WALLS TO BE CONSTRUCTED ALONG PROPERTY
- CUT OFF WALL FULL STREET WIDTH 24" DEEP x8" THICK PER COA DWG 2415
- PROPOSED TYPE III BARRICADE SEE MUTCD FIG 6-14 FOR DETAILS
- WHEEL CHAIR RAMP PER COA STD DWG 2441, CASE I

LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEV.
- 73.6 EXISTING SPOT ELEV. (GRND & TC)
- PROPOSED VALLEY GUTTER/SIDEWALK
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE C & G
- PROPOSED STANDARD C & G
- CROWN TRANSITION



DATE: 10/28/97	SCALE: HORIZ: 1" = 50' VERT: 1" = 10'	DESIGNED BY: WMS	DATE: 10/97
DRAWN BY: SPS	CHECKED BY: KMM	REVISIONS	DESIGN
community sciences corporation			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TUSCANY WEST - UNIT 4 PAVING PLAN AND PROFILE RIGOLETTO DRIVE N.W.			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APR 16 1998			

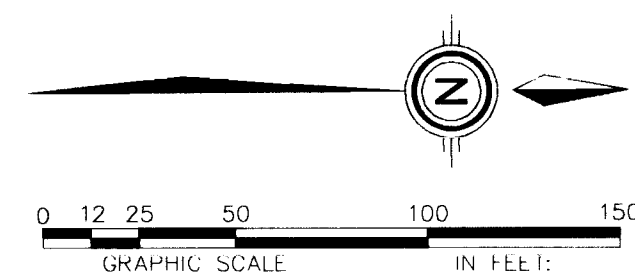
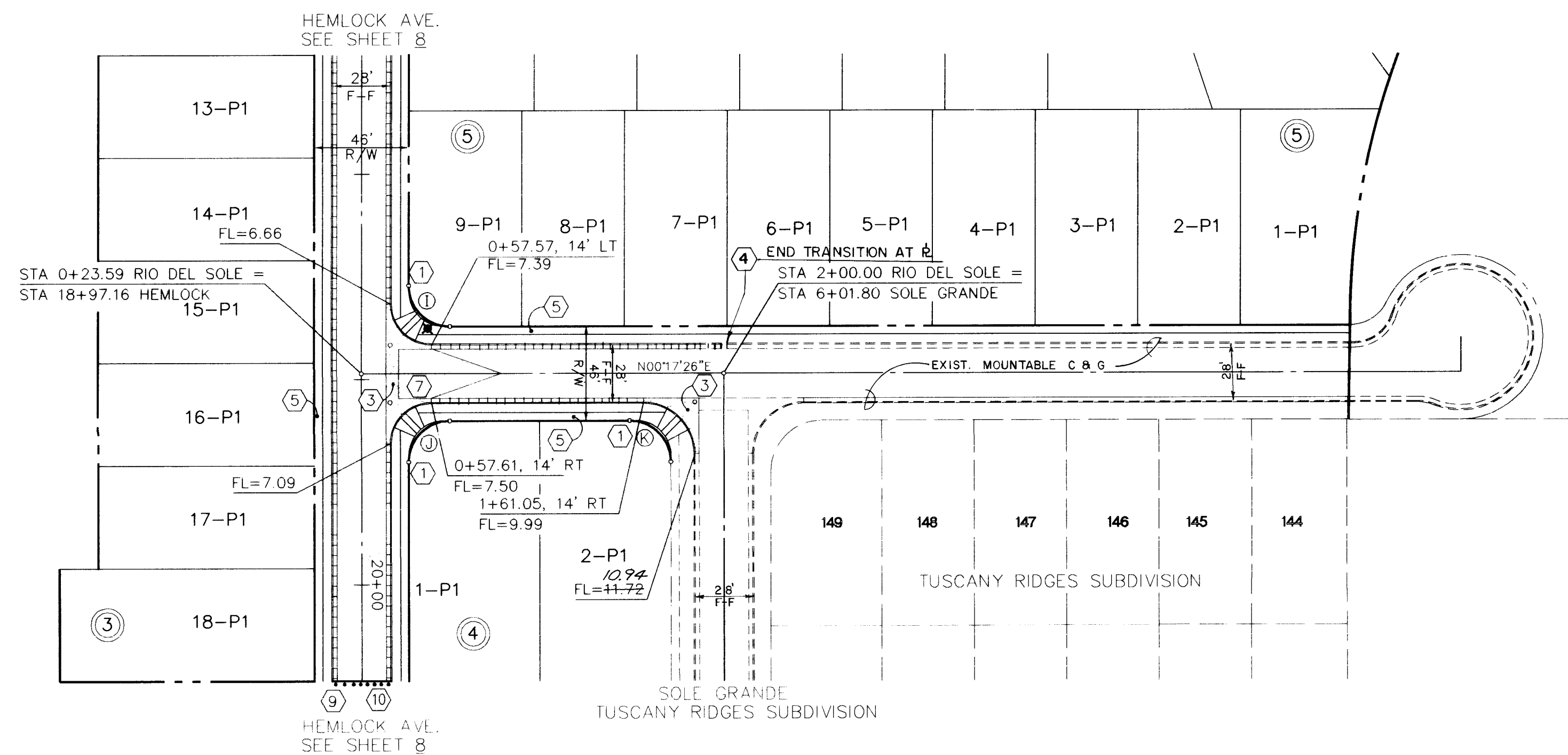
PROJECT NO. 5613.84	MAP NO. A - 11	SHEET 12 OF 22
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RECORD DRAWING

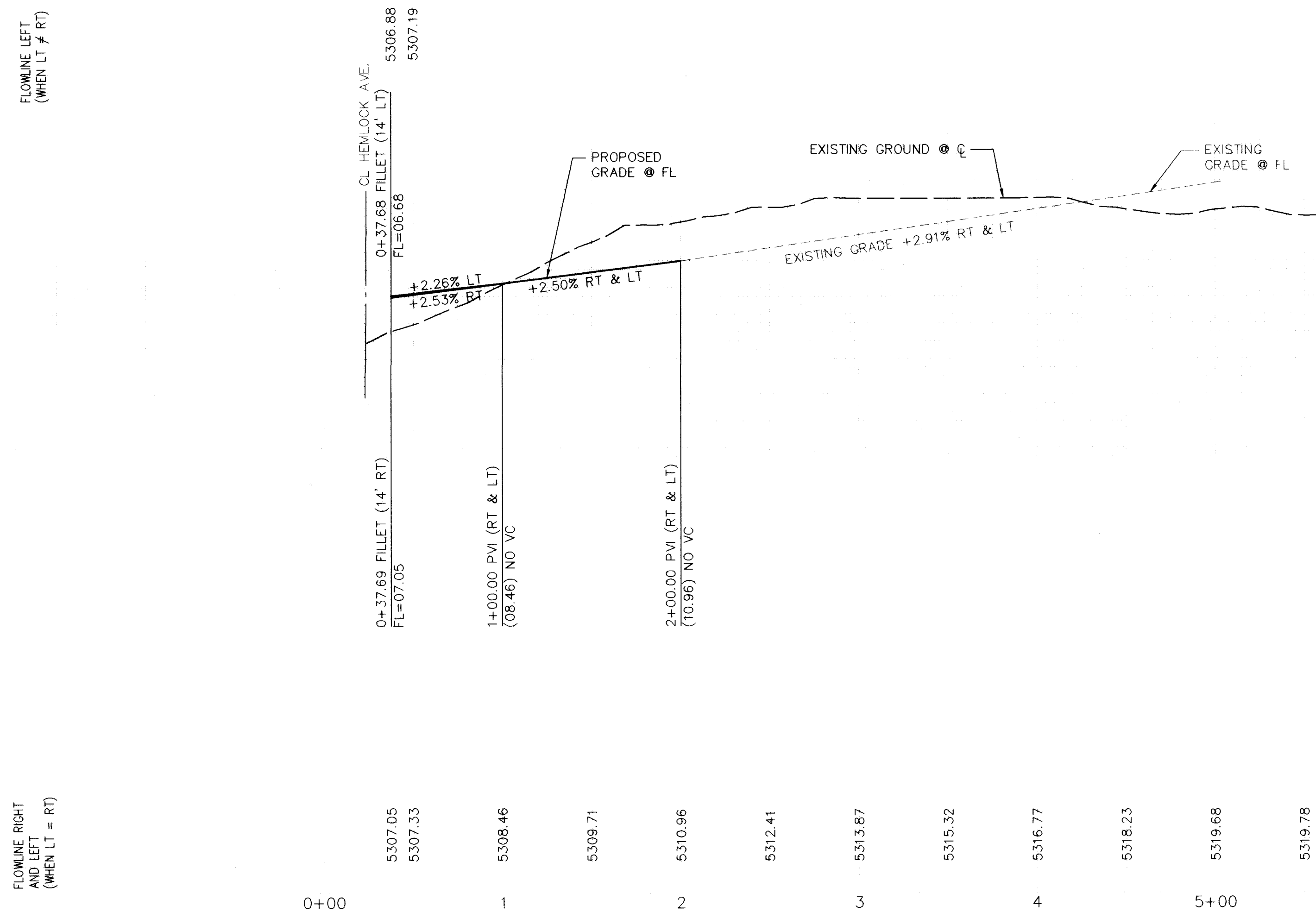
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AS BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACT: New Concepts, Inc. DATE: 6/98	BENCHMARK: STATION IS ADS MONUMENT "A" "C" "D" AT THE SW QUADRANT OF BANELLER DR. AND UNDER BLDG. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANELLER DR. AND 178' WEST OF THE CENTERLINE OF UNDER BLDG. ELEVATION = 5331.73 ITEM CHISELED " " IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANELLER DR. & MAPOL PL. AT WEST EDGE OF EXISTING STORM DRAIN INLET ELEVATION = 5222.27	NO. BY DATE 1. COMMUNITY SCIENCES 10/97	3/4/98
AS BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACT: New Concepts, Inc. DATE: 6/98	BENCHMARK: STATION IS ADS MONUMENT "A" "C" "D" AT THE SW QUADRANT OF BANELLER DR. AND UNDER BLDG. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANELLER DR. AND 178' WEST OF THE CENTERLINE OF UNDER BLDG. ELEVATION = 5331.73 ITEM CHISELED " " IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANELLER DR. & MAPOL PL. AT WEST EDGE OF EXISTING STORM DRAIN INLET ELEVATION = 5222.27	NO. BY DATE 1. COMMUNITY SCIENCES 10/97	3/4/98

Curb Curve Data (Face of Curb)						
Curve No	Radius	Arc	Delta	Tangent	Chord	Chord
					Bearing	Distance
I	20 00'	31 40'	089-57-59	19 99'	S45-16-26W	28 28'
J	20 00'	31 43'	090-02-01	20 01'	N44-43-34W	28 29'
K	25 00'	39 24'	089-55-32	24 97'	N45-15-12E	35 33'



RIO DEL SOLE DRIVE NW
MOUNTABLE CURB & GUTTER
W/RESIDENTIAL PAVING

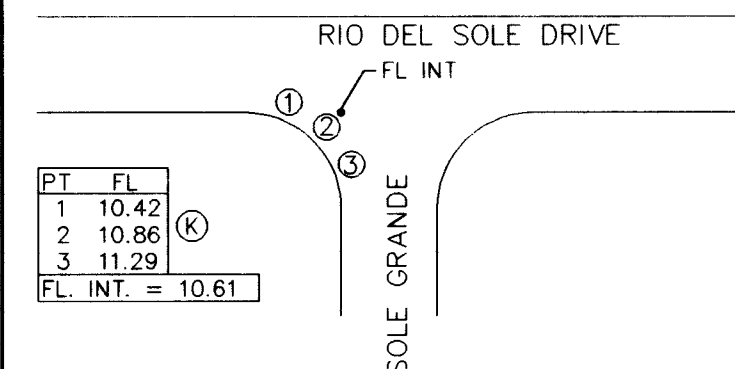
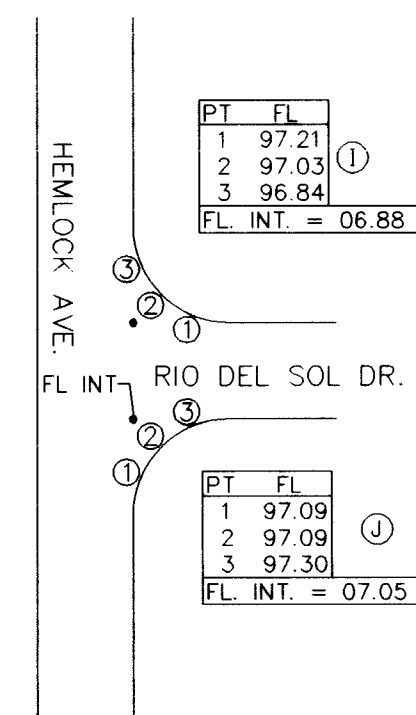


KEY NOTES:

- (1) WHEELCHAIR RAMP PER
COA STD. DWG. 2441.
CASE II, UNLESS OTHERWISE NOTED.
- (2) MOUNTABLE TO STANDARD CURB
TRANSITION PER COA STD. DWG. 2418
- (3) CONC. VALLEY GUTTER PER
COA STD. DWG. 2420.
- (4) 10' TRANSITION FROM MOUNTABLE
TO STANDARD CURB AND GUTTER
- (5) FUTURE 4' SIDEWALK, BY OTHERS.
- (6) PROPOSED 4' SIDEWALK, THIS CONTRACT
- (7) CROWN TRANSITION
- (8) CONCRETE BLOCK GARDEN WALLS TO
BE CONSTRUCTED ALONG PROPERTY
- (9) CUT OFF WALL FULL STREET
WIDTH 24" DEEP x8" THICK
PER COA DWG 2415
- (10) PROPOSED TYPE III BARRICADE
USE MUTCD FIG 6-14 FOR DETAILS

LEGEND

- FL=74.11 PROPOSED CURB FLOWLINE ELEV.
 ⊗ 73.6 EXISTING SPOT ELEV. (GRND & TC)
 PROPOSED VALLEY GUTTER/SIDEWALK
 ===== EXISTING CURB & GUTTER
 PROPOSED MOUNTABLE C & G
 PROPOSED STANDARD C & G
 CROWN TRANSITION



DATE : 10/28/97

SCALE :

HORIZ: 1"= 50

VERT: $1'' = 10'$

community
sciences
corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328, Gallup, N.M. 87301(505) 867-0001

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: TUSCANY WEST - UNIT 4
PAVING PLAN AND PROFILE
RIO DEL SOLE DRIVE N.W.

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO./DAY/YR.	MO./DAY/YR.
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PROJECT NO.	5613.84
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MAP NO. A - 11	
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1 SHEET 13 OF 22

SCANNED BY
BY LASON

PROJECT NO. 5613.84

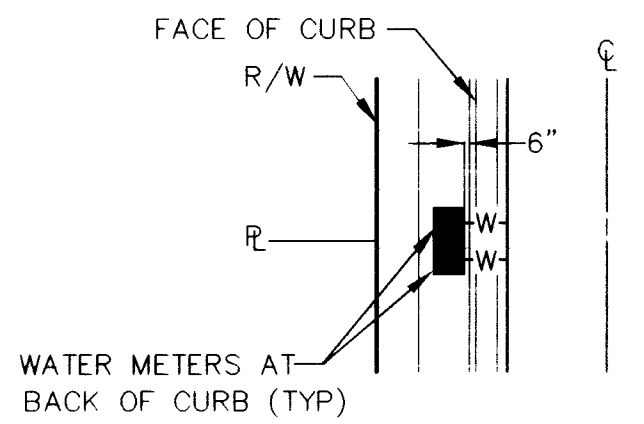
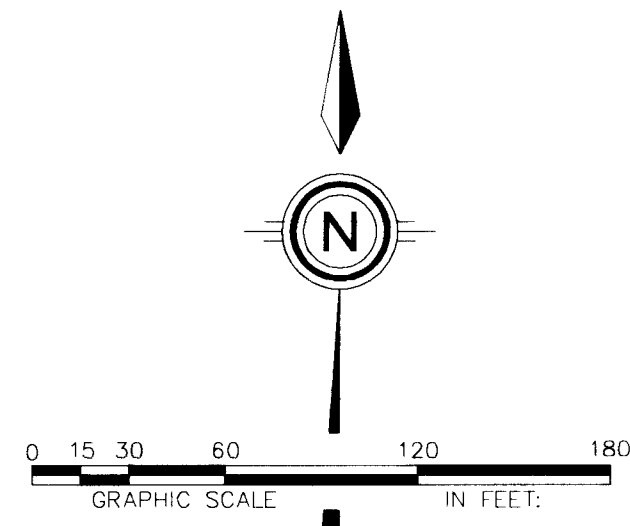
MAP
NO. A - 11

1 SHEET 13 OF 22

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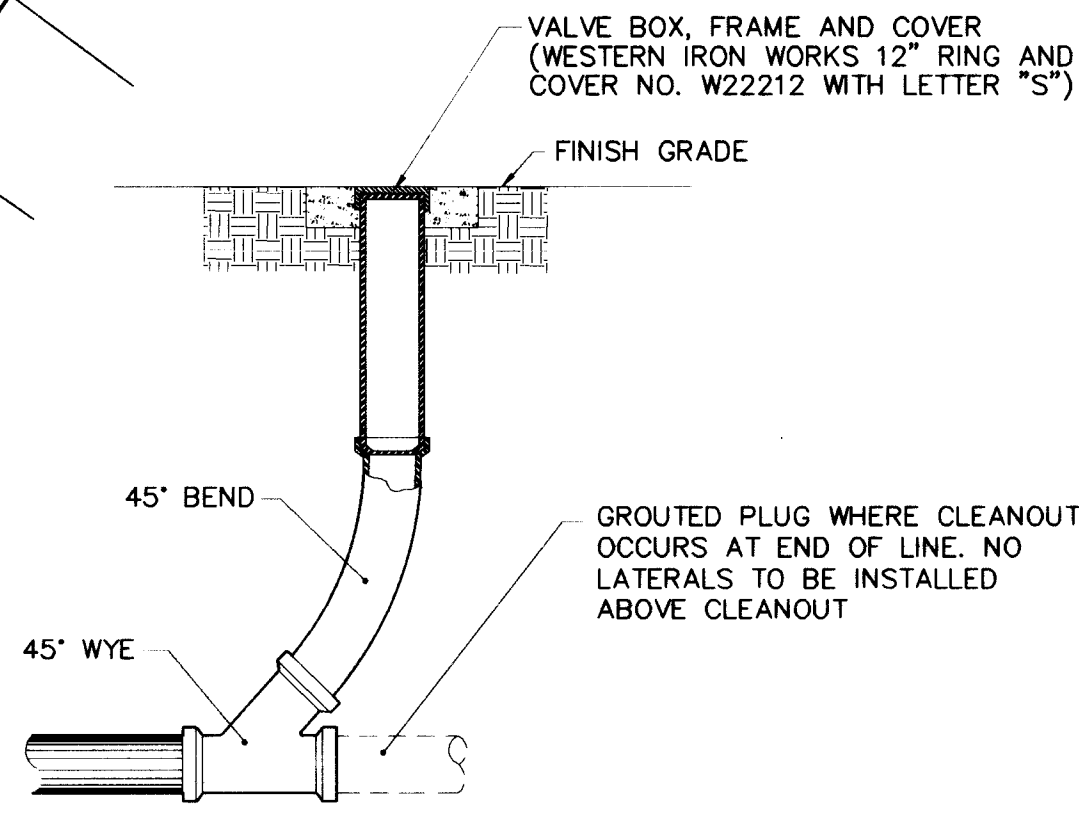
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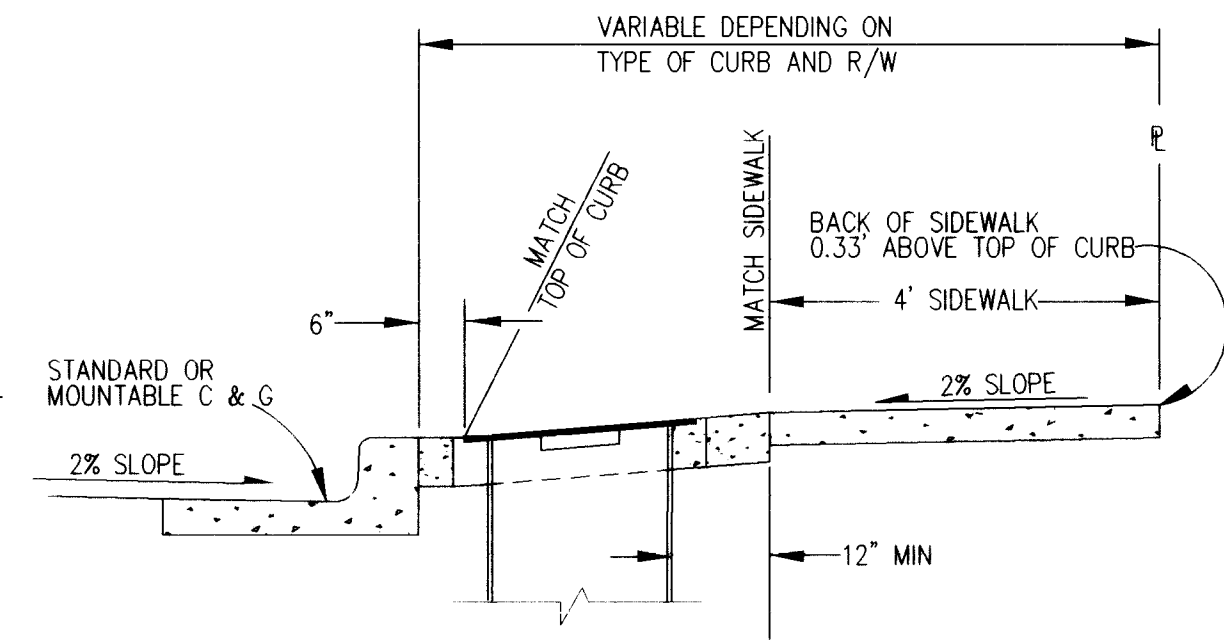
WATER METER LOCATION DETAIL

NOT TO SCALE



TYPICAL SANITARY SEWER CLEANOUT

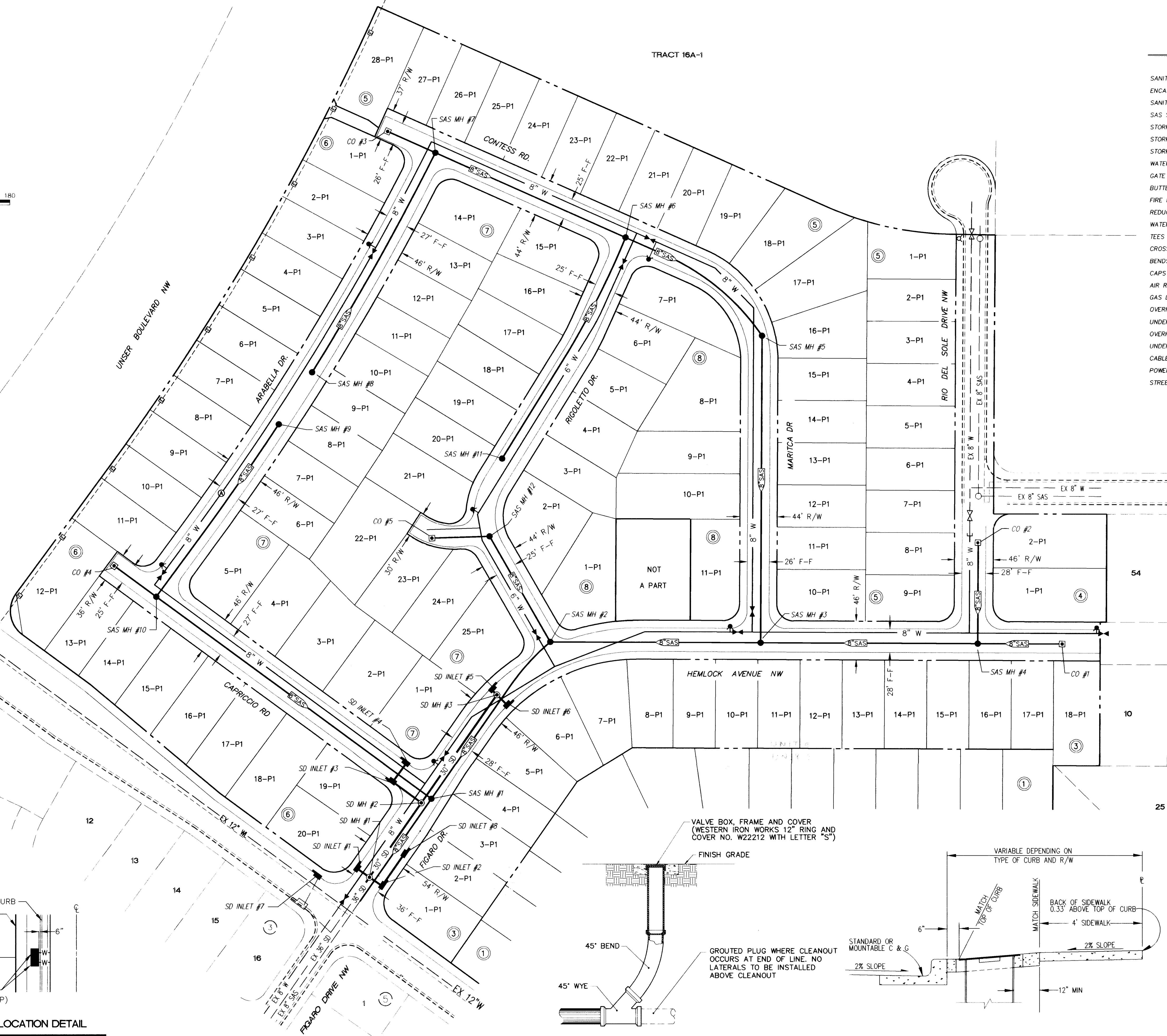
NOT TO SCALE



WATER METER BOX INSTALLATION

NOT TO SCALE

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



APPROVED
N.M.U., INC. 12-22-97
DATE
community sciences corporation
SCALE: HORIZ 1"=50'
JOB NO.: 29123
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 SUBDIVISION- UNIT 4
COMPOSITE UTILITY PLAN

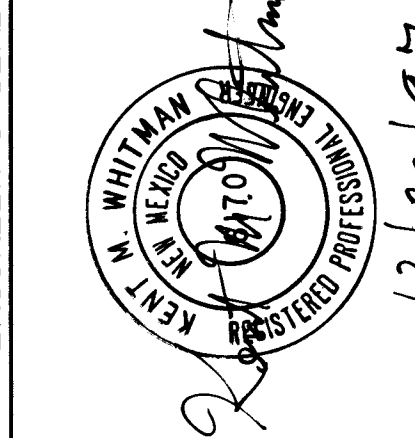
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.
APR 16 1998				

PROJECT NO. 5613.84 MAP NO. A-11 SHEET 14 OF 22

SURVEY INFORMATION

FIELD NOTES	DATE
1	10/97

ENGINEER'S SEAL



REVISIONS

NO.	DATE	REMARKS
1	11/97	DESIGN
2	11/97	DESIGN
3	12/97	DESIGN

AS BUILT INFORMATION

CONTRACTOR	DATE
New Concepts, Inc	4/98

DATE	7/98
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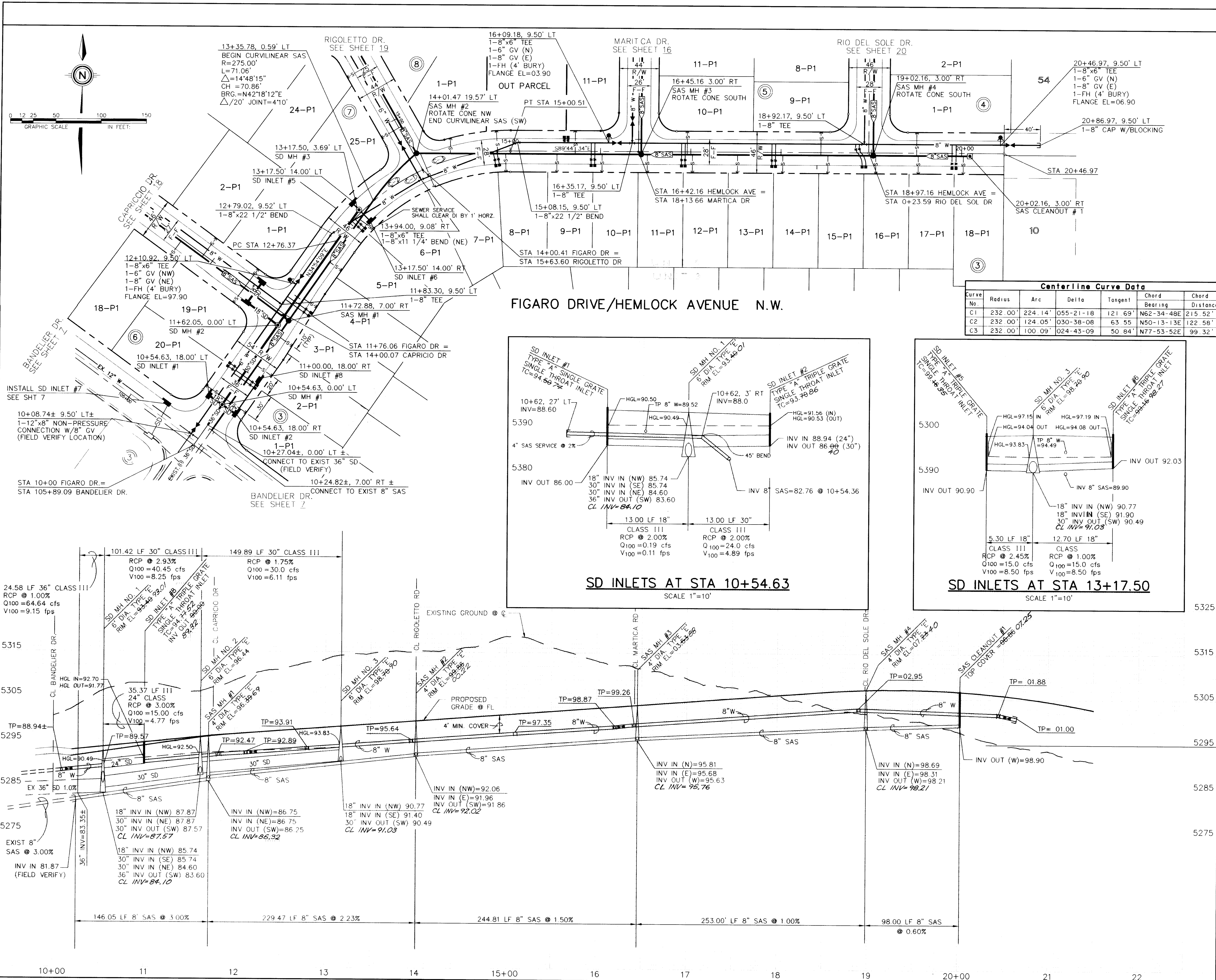
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BENCH MARKS

BENCHMARK STATION IS 405 MONUMENT 11" x 11" COATED AT THE SW QUADRANT OF BANDELLER DR. AND UNTER BLVD. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF UNTER BLVD. ELEVATION = 5331.73 TBM CHISELED IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANDELLER DR. & UNTER BLVD. AT WEST EDGE OF EXISTING STORM DRAIN INLET ELEVATION = 5222.27
--



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

Centerline Curve Data						
Curve No.	Radius	Arc	Delta	Tangent	Chord Bearing	Chord Distance
C1	232.00'	224.14'	055-21-18	121.69'	N62-34-48E	215.52'
C2	232.00'	124.05'	030-38-08	63.55'	N50-13-13E	122.58'
C3	232.00'	100.09'	024-43-09	50.84'	N77-53-52E	99.32'

SAS Services		
Lot/Block	Station	Inv. Elev
1 / 3	10+62	87.15
2 / 3	11+12	88.70
3 / 3	11+52	89.80
4 / 3	12+02	90.95
5 / 3	12+52	91.75
6 / 3	13+14	92.59
7 / 3	14+05	94.11
8 / 3	14+95	95.36
9 / 3	15+52	96.24
10 / 3	16+02	96.94
11 / 3	16+52	97.74
12 / 3	17+02	98.44
13 / 3	17+52	99.24
14 / 3	18+02	99.94
15 / 3	18+52	100.64
16 / 3	19+05	101.20
17 / 3	19+52	101.20
18 / 3	20+02	100.90
20 / 6*	10+62	88.60
1 / 8	14+33	94.55
11 / 8	15+72	96.53
9 / 5	18+44	100.60
10 / 5	16+94	98.36
1 / 4	19+50	101.20

* SEE SD INLETS AT STATION 10+54.63 FOR CONSTRUCTION OF THIS SERVICE. LAY SERVICE TEE AT 30" OFF HORZ. AND USE 22 1/2" BEND TO PROVIDE 1' CLEARANCE W/ SD.

APPROVED: *[Signature]* DATE: 12-22-97

N.M.U., INC.

community sciences corporation

SCALE: HORIZ: 1"= 50'

VERT: 1"= 10'

JOB NO. 291-23

LAND PLANNING: ENGINEERING: SURVEYING: P.O. Box 1328 Corrales, N.M. 87048(505)897-0000

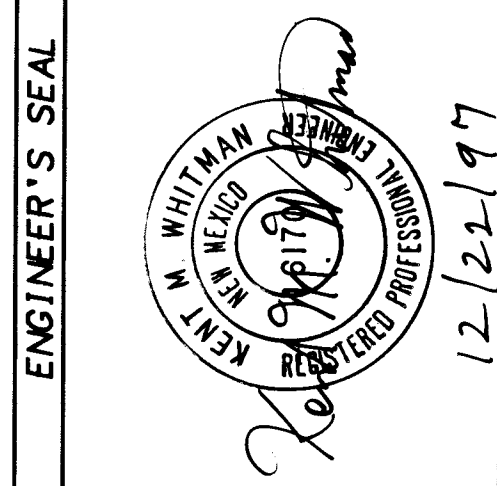
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST - UNIT 4
UTILITY PLAN AND PROFILE
FIGARO DRIVE/HEMLOCK AVENUE

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

DATE: APR 16 1998

PROJECT NO. 5613.84 MAP NO. A - 11 SHEET 15 OF 22

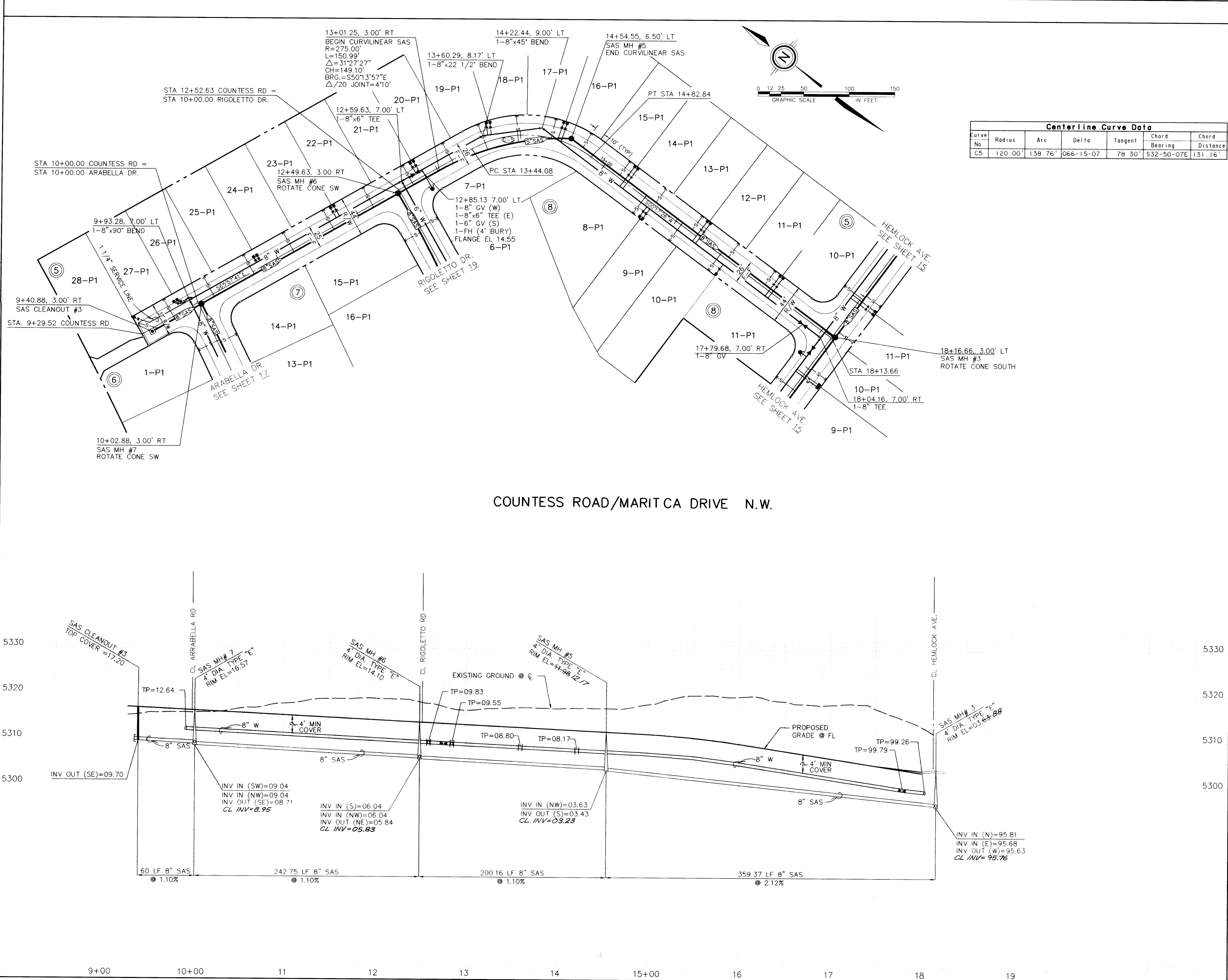


REVISIONS

NO.	DATE	REMARKS
1	10/97	DESIGN
2	11/97	DESIGN
3	12/97	DESIGN

SCANNED BY LASON

RECORD DRAWING



UTILITY LEGEND

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

SAS Services

Lot/Block	Station	Inv Elev
11 / 5	17+20	99.80
12 / 5	16+70	01.40
13 / 5	16+20	02+90
14 / 5	15+70	04.40
15 / 5	15+20	05.50
16 / 5	14+70	05.90
17 / 5	14+34	06.30
18 / 5	13+97	06.60
19 / 5	13+60	07.00
20 / 5	13+19	07.40
21 / 5	12+69	07.60
22 / 5	12+19	08.40
23 / 5	11+69	08.90
24 / 5	11+19	09.40
25 / 5	10+69	09.90
26 / 5	10+19	10.40
27 / 5	9+69	10.90
28 / 5	9+28	11.40
8 / 8	15+57	04.80
9 / 8	16+07	03.30
10 / 8	16+61	01.70

AS BUILT INFORMATION

CONTRACTOR: New Concepts, Inc.

DATE: 4/98

DATE: 7/98

DATE: 7/98

DATE: 7/98

BENCH MARKS

REMARK: STATION IS ACS MONUMENT 11-A 11" LOCATED AT THE SW QUADRANT OF BANDELLER DR. AND UNDER B.L.C. DISTANCE IS 157' SOUTH OF THE CENTERLINE OF BANDELLER DR. AND 178' WEST OF THE CENTERLINE OF UNSER BLVD. ELEVATION = 5331.73

ITEM CHISELED * IN TOP CURB AT SOUTHEAST RETURN OF THE INTERSECTION OF BANDELLER DR. & WAPOLI PL. AT WEST EDGE OF EXISTING STORM DRAIN INLET ELEVATION = 5222.27

ENGINEER'S SEAL

DATE: 12-22-97

APPROVED

N.M.U., INC. DATE: 12-22-97

DATE: 10/28/97

SCALE: HORIZ: 1" = 50' VERT: 1" = 10'

DESIGNED BY: BOM DATE: 10/97

DRAWN BY: SPS DATE: 11/97

CHECKED BY: KMM DATE: 12/97

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY WEST - UNIT 4

UTILITY PLAN AND PROFILE

COUNTRESS ROAD/MARITCA DRIVE N.W.

DESIGN REVIEW COMMITTEE: APR 16 1998

CITY ENGINEER APPROVAL: [Signature]

LAST DESIGN: [Signature]

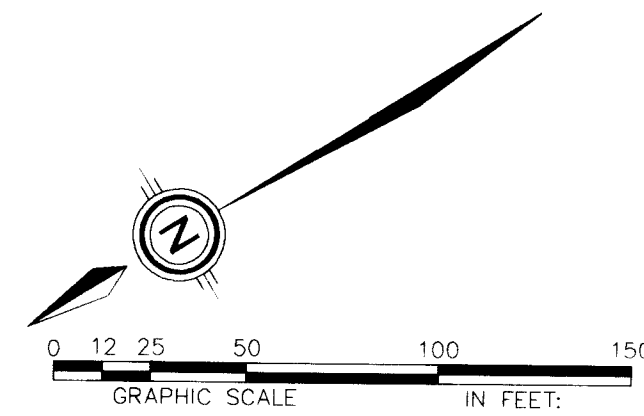
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PROJECT NO. 5613.84

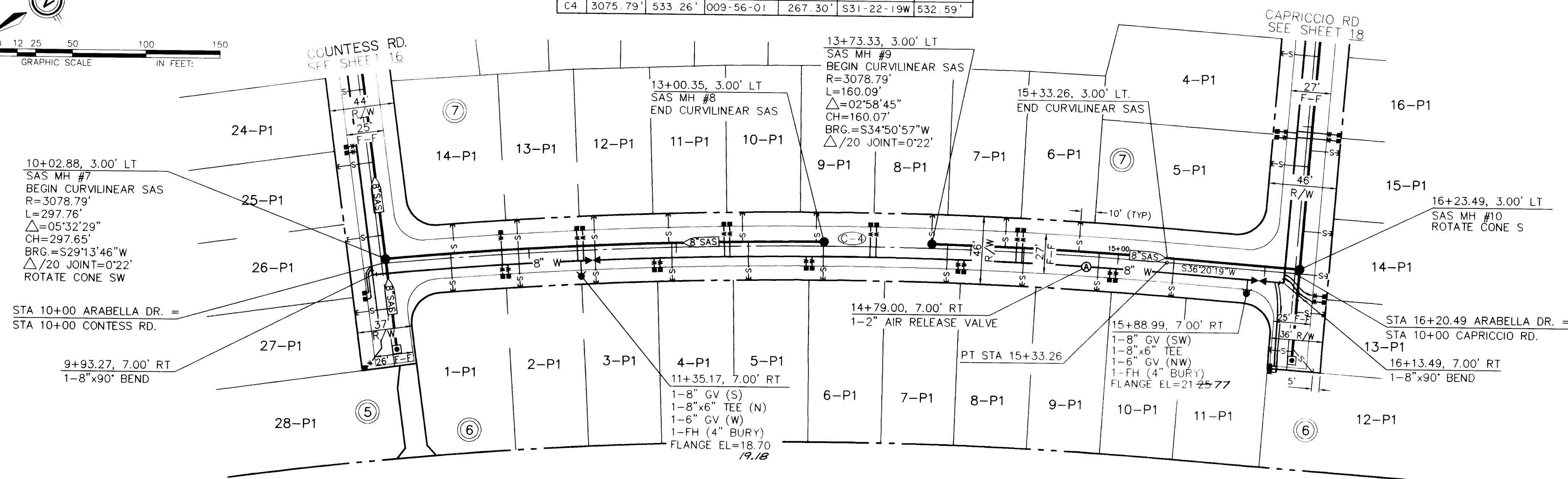
MAP NO. A - 11

SHEET 16 OF 22

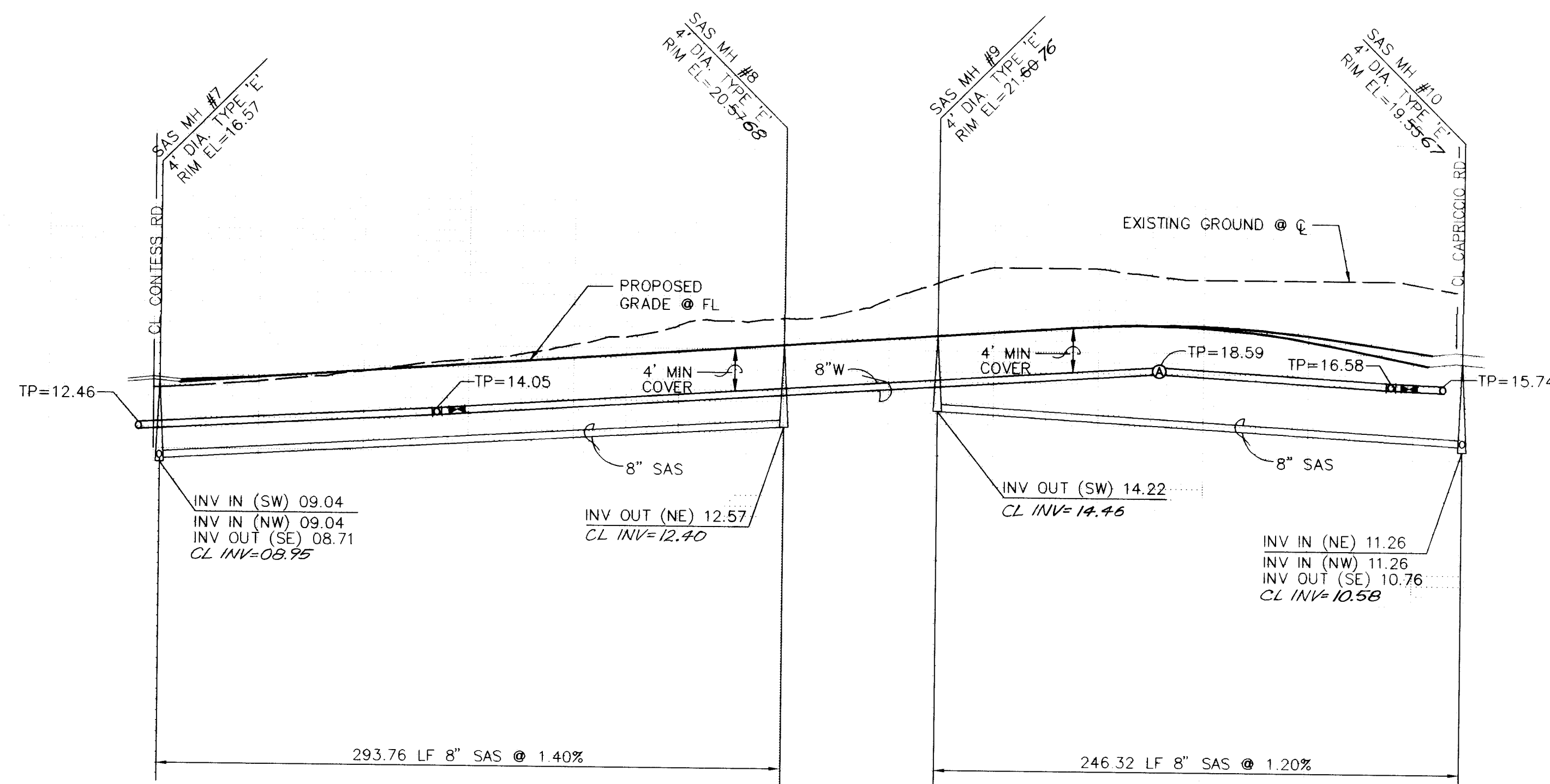
RECORD DRAWING



Centerline Curve Data						
Curve No	Radius	Arc	Delta	Tangent	Chord Bearing	Chord Distance
C4	3075.79'	533.26'	009°56'01"	267.30'	S31°22'19"W	532.59'



ARABELLA DRIVE N.W.



UTILITY LEGEND

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

SAS Services		
Lot/Block	Station	Inv. Elev.
1 / 6	10+47	11.04
2 / 6	10+93	11.64
3 / 6	11+45	12.34
4 / 6	11+97	13.04
5 / 6	12+49	13.84
6 / 6	13+00	14.54
7 / 6	13+84	15.94
8 / 6	14+36	16.60
9 / 6	14+87	16.60
10 / 6	15+38	16.06
6 / 7	14+73	16.64
7 / 7	14+23	16.26
8 / 7	13+73	15.56
9 / 7	12+95	14.44
10 / 7	12+45	13.74
11 / 7	11+95	13.04
12 / 7	11+45	12.34
13 / 7	10+95	11.64
14 / 7	10+50	11.04

APPROVED

N.M.U., INC.

12-22-97
DATE

DATE 10/28/97

SCALE 1" = 50'

HORIZ: 1" = 50'

VERT: 1" = 10'

JOB NO. 291-23

community
sciences
corporationLAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 870485051897-0000CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUPTITLE: TUSCANY WEST - UNIT 4
UTILITY PLAN AND PROFILE
ARABELLA DRIVE NW

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APR 16 1998

LAST DESIGN DATE

MO./DAY/YR.

MO./DAY/YR.

PROJECT NO. 5613.84

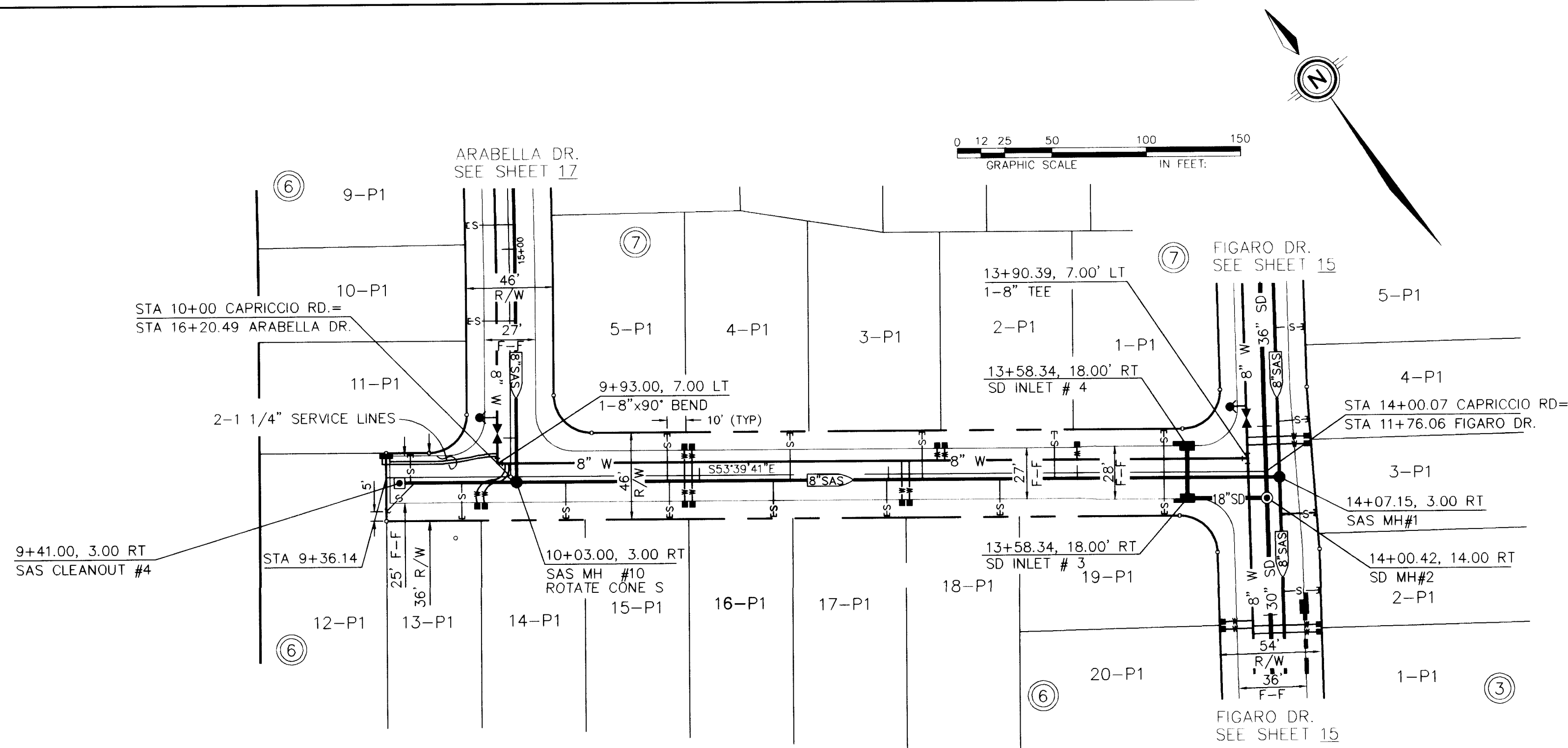
MAP NO. A - 11

SHEET 17 OF 22

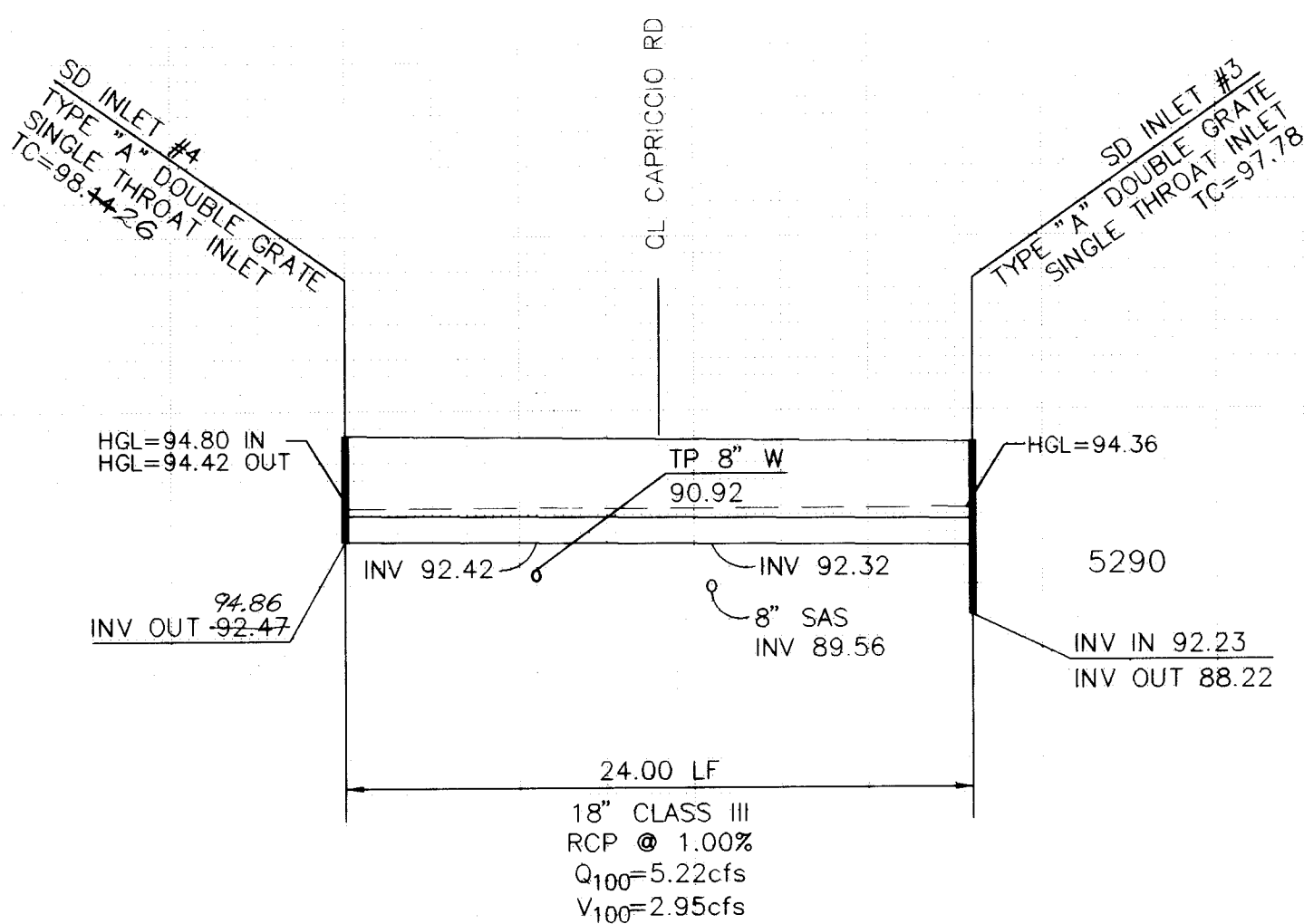
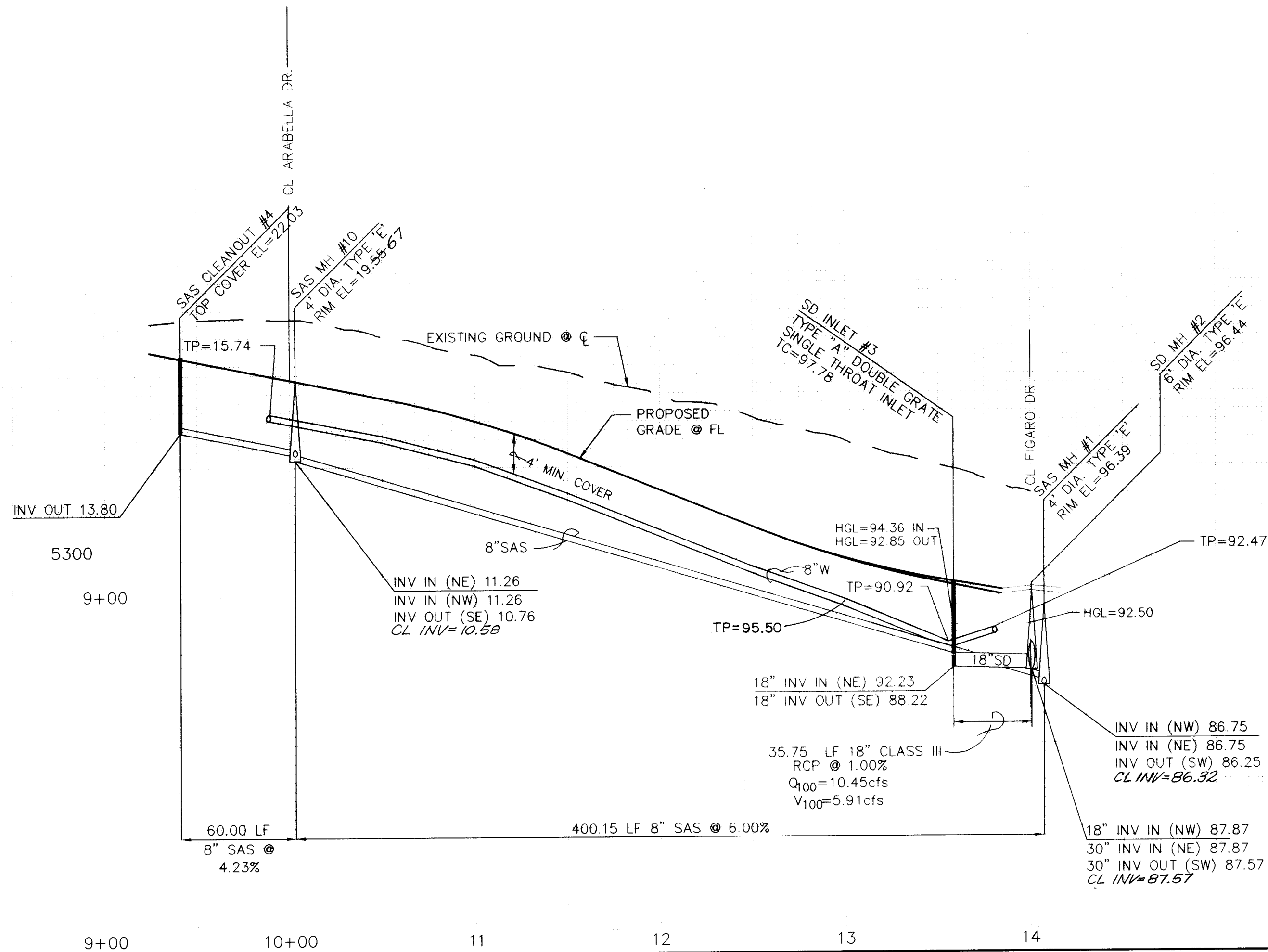
SCANNED BY
BY LASON

RECORD DRAWING

2012023.046 REV. 1/8/98 DLW



CAPRICCIO ROAD N.W.



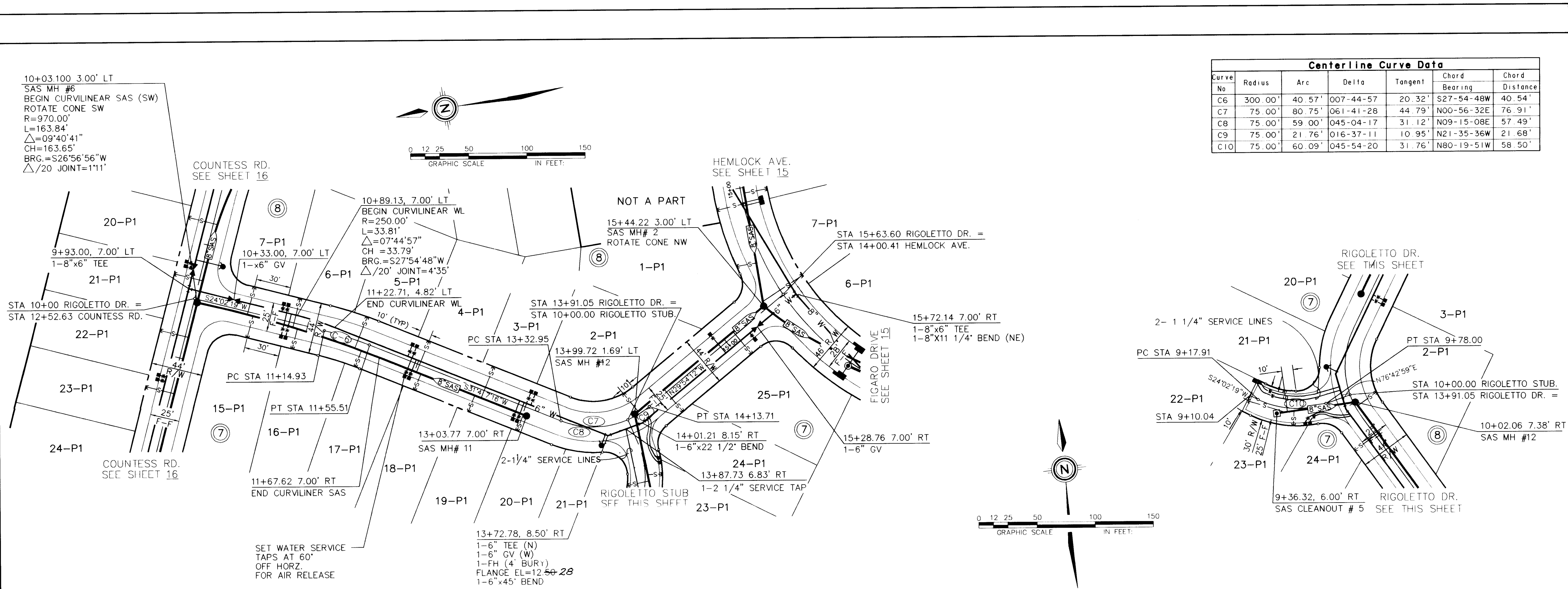
UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	8" SAS	8" SAS
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD 30"	SD 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W 6"	W 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER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

SAS Services		
Lot/ Block	Station	Inv. Elev
11 / 6	9+47	15.80
12 / 6	9+34	16.30
13 / 6	9+74	14.70
14 / 6	10+29	12.46
15 / 6	10+84	10.04
16 / 6	11+39	06.48
17 / 6	11+99	01.63
18 / 6	12+59	96.93
19 / 6	13+46	91.72
* 1 / 7	13+46	93.60
2 / 7	12+88	95.45
3 / 7	12+18	00.19
4 / 7	11+48	05.63
5 / 7	10+83	09.94

* THIS SERVICE SHALL CROSS OVER WM WITH 1' OF CLEARANCE

APPROVED
N.M.U., INC.
DATE: 10/28/97
SCALE: HORIZ: 1" = 50' VERT: 1" = 10'
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 4
UTILITY PLAN AND PROFILE
CAPRICCIO ROAD N.W.
DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL: MO./DAY/YR. MO./DAY/YR.
LAST DESIGN DATE: APR 16 1998
DESIGN REVIEW COMMITTEE: PROJECT NO. 5613.84 MAP NO. A - 11 SHEET 18 OF 22



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.

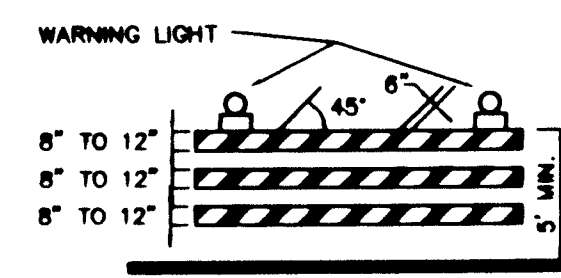
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

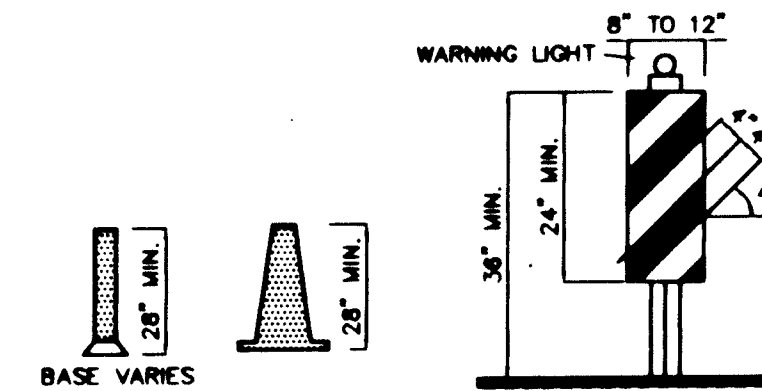
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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



VERTICAL PANEL

CONES

BASE VARIES

28" MIN.

28" MIN.

36" MIN.

24" MIN.

45°

WARNING LIGHT

8" TO 12"

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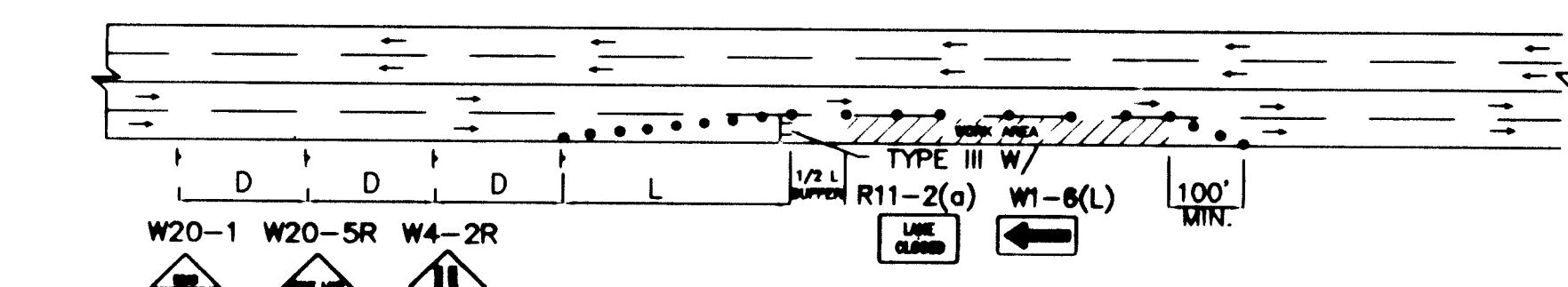
8" TO 12"

8" TO 12"

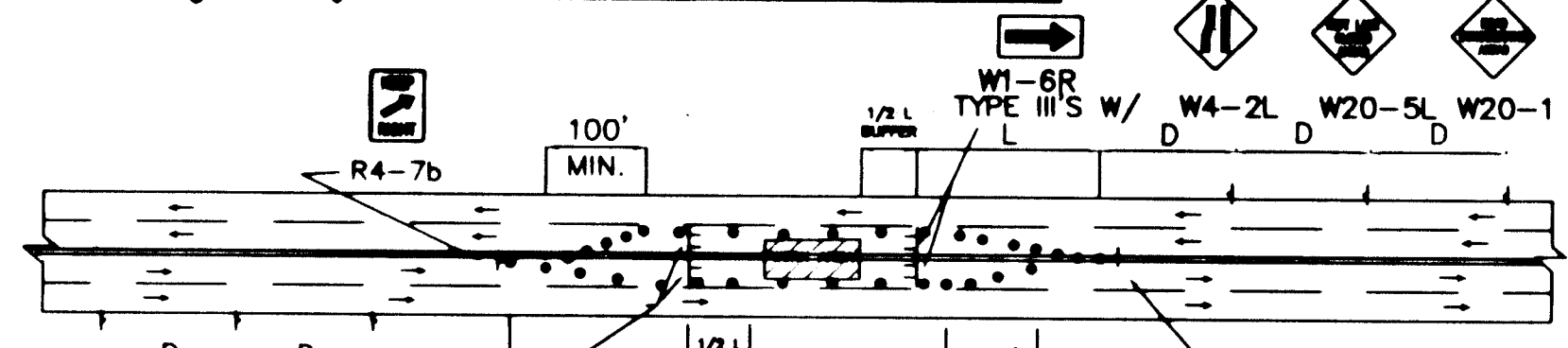
8" TO 12"

8" TO 12"

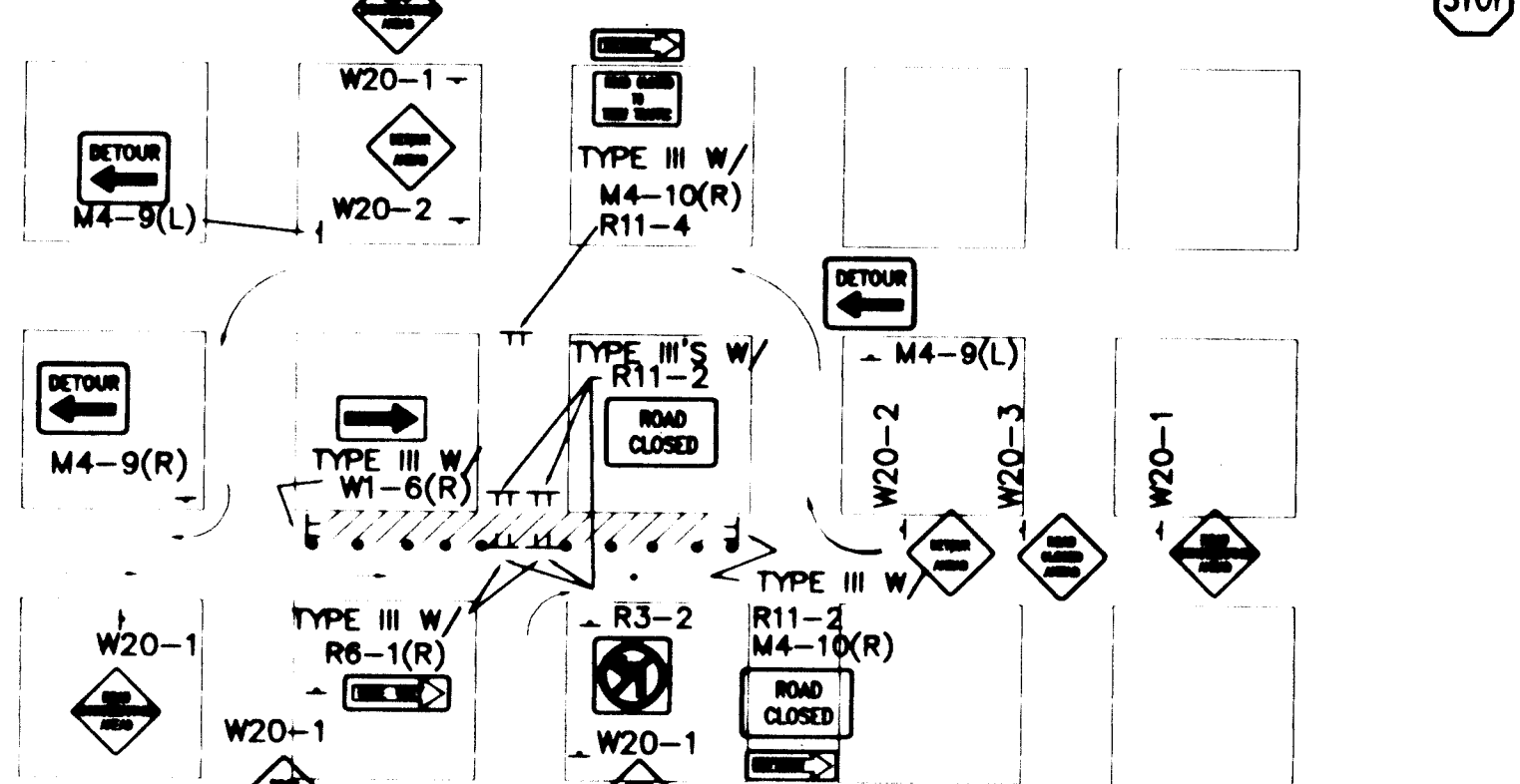
8" TO 12"



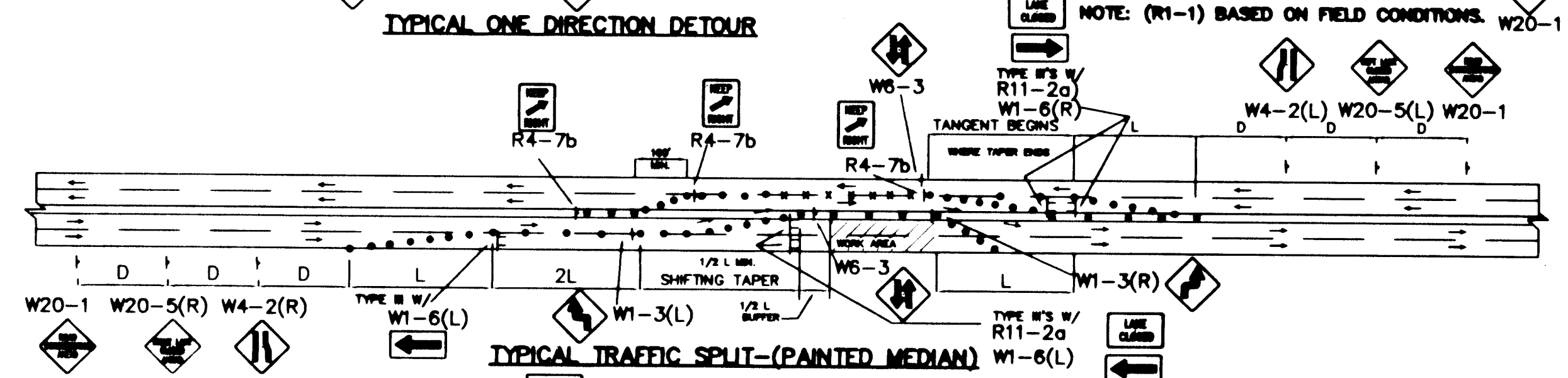
TYPICAL RIGHT LANE CLOSURE



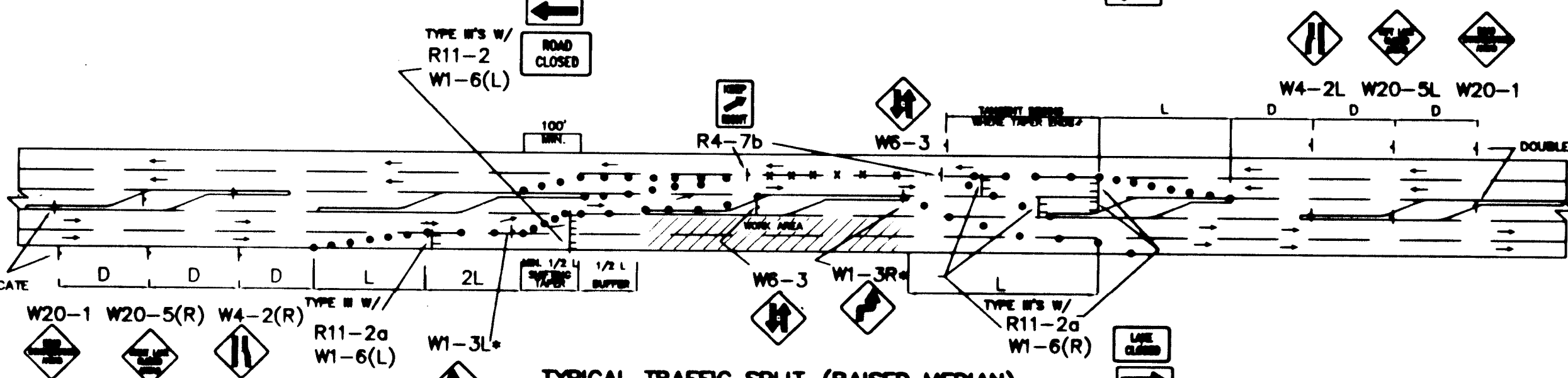
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



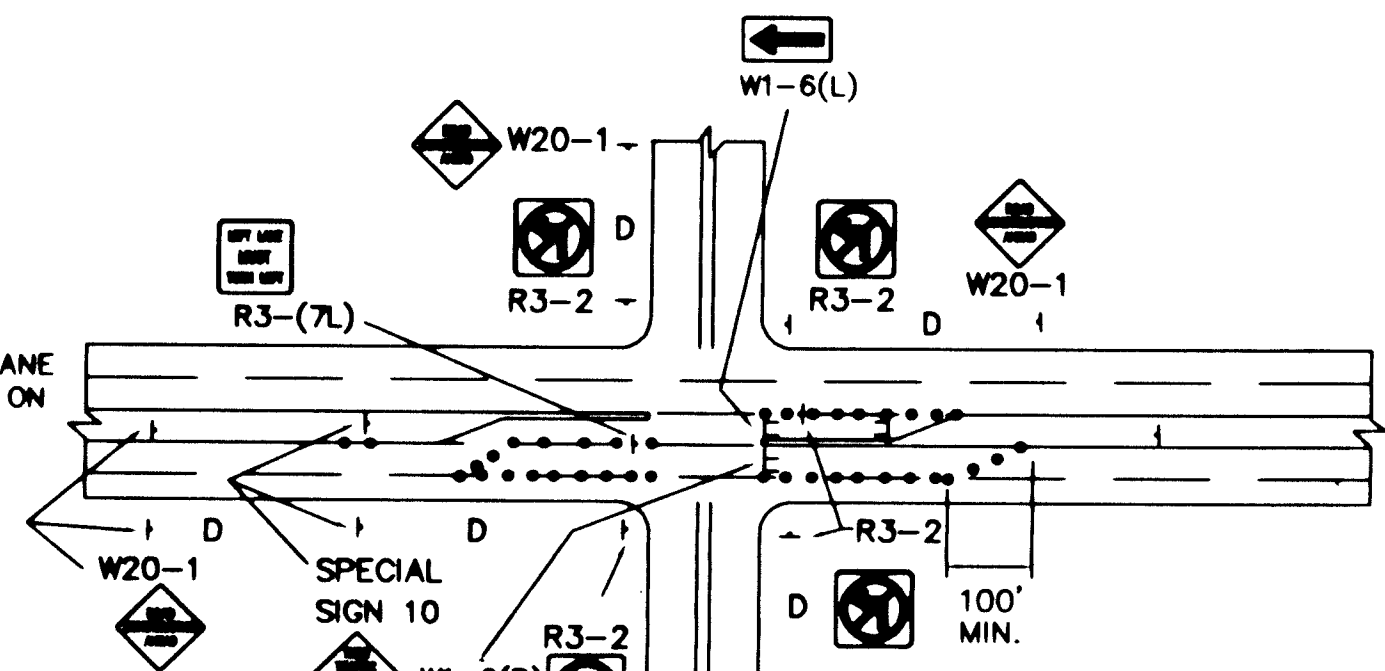
TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

- TRAFFIC SPLIT NOTES:
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
 5. REDUCED SPEED MAY BE CONSIDERED.
 6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.

GENERAL NOTE:

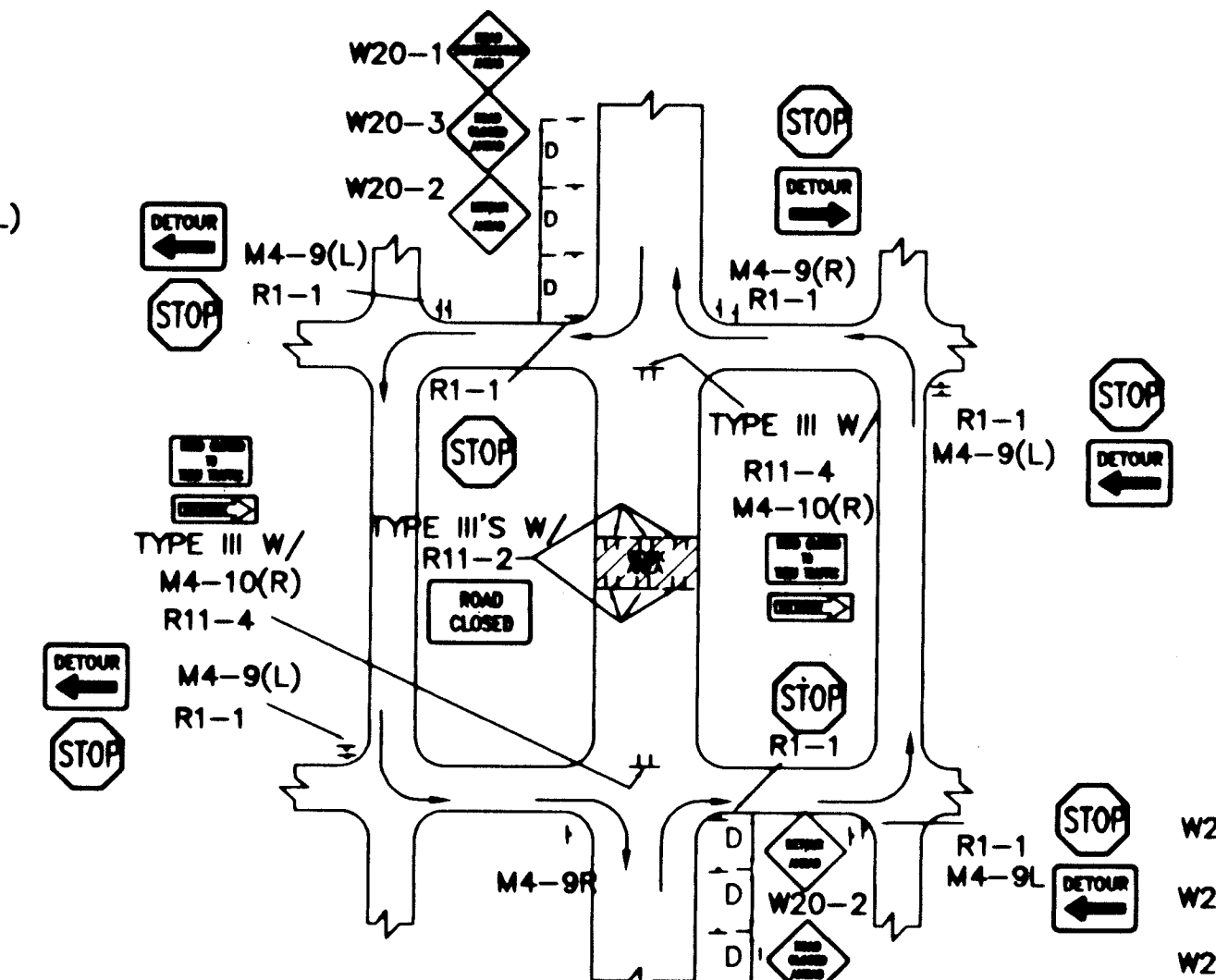
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

NOTE: MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



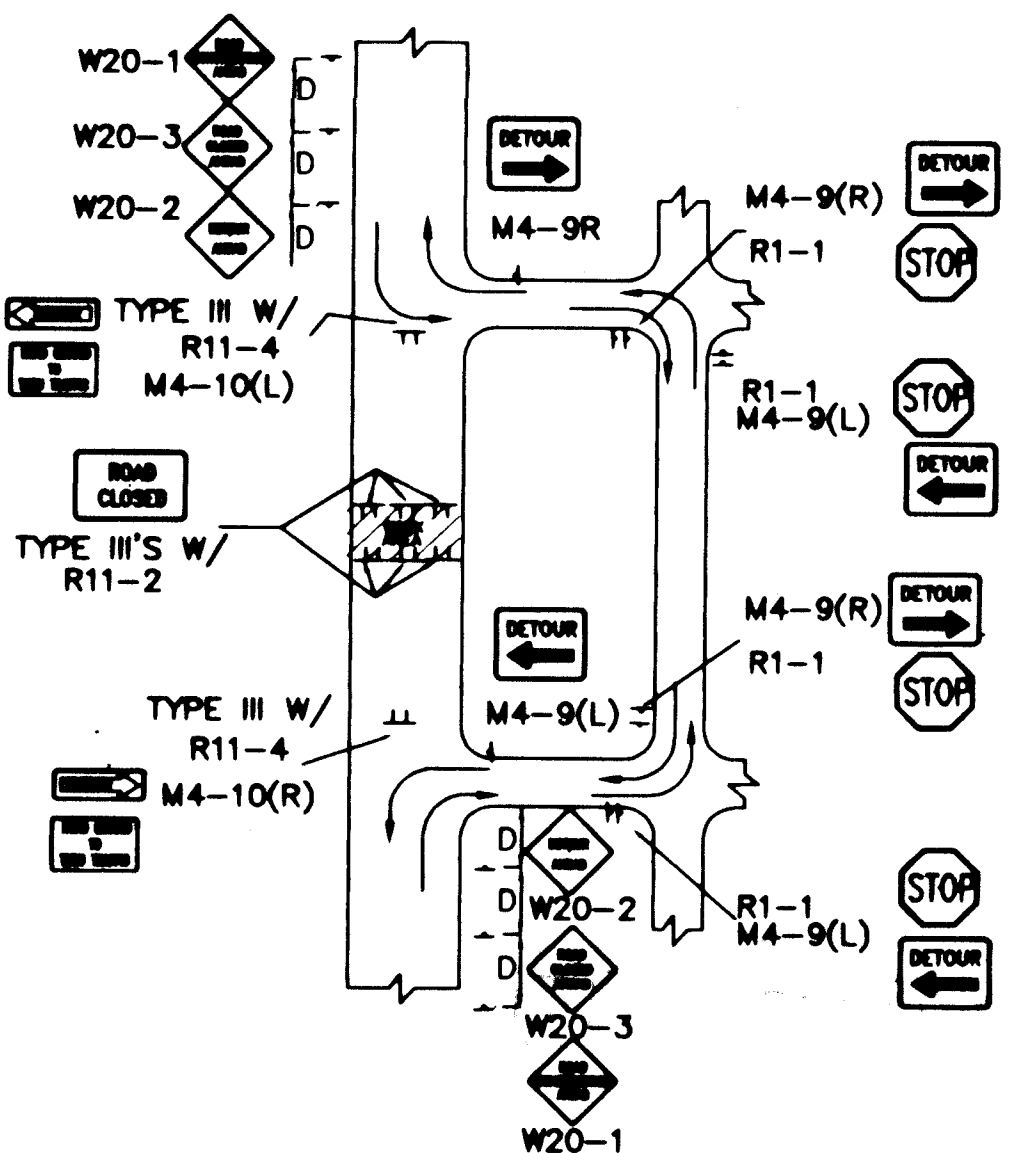
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION



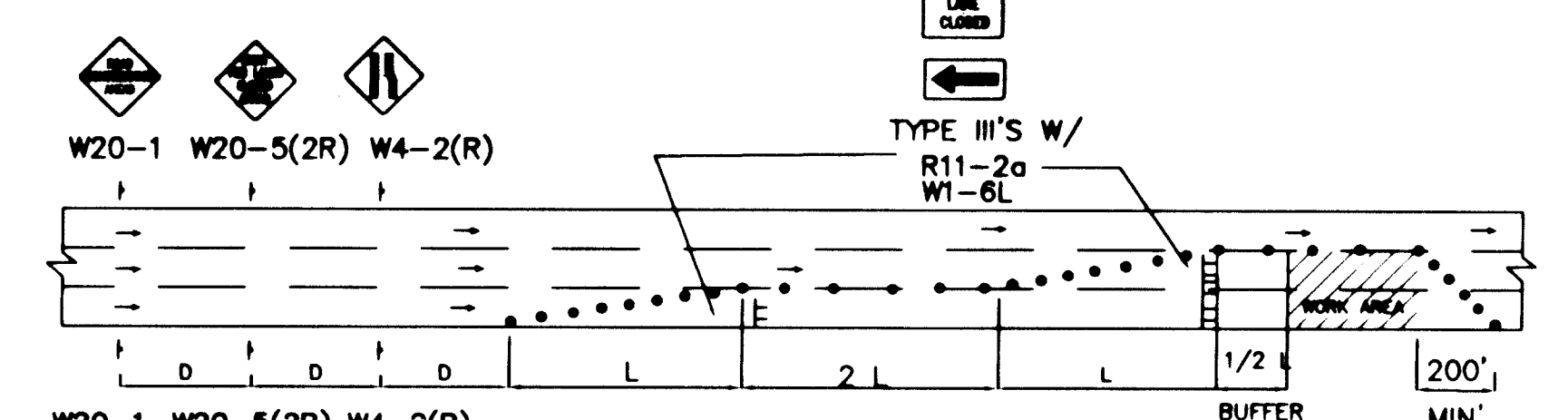
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

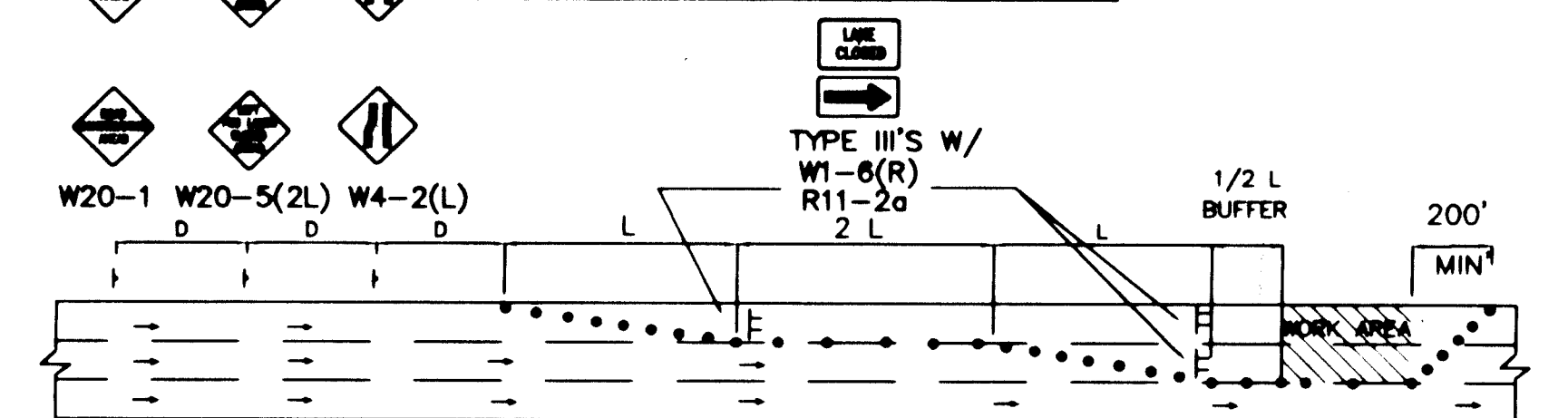


TYPICAL STREET CLOSURE

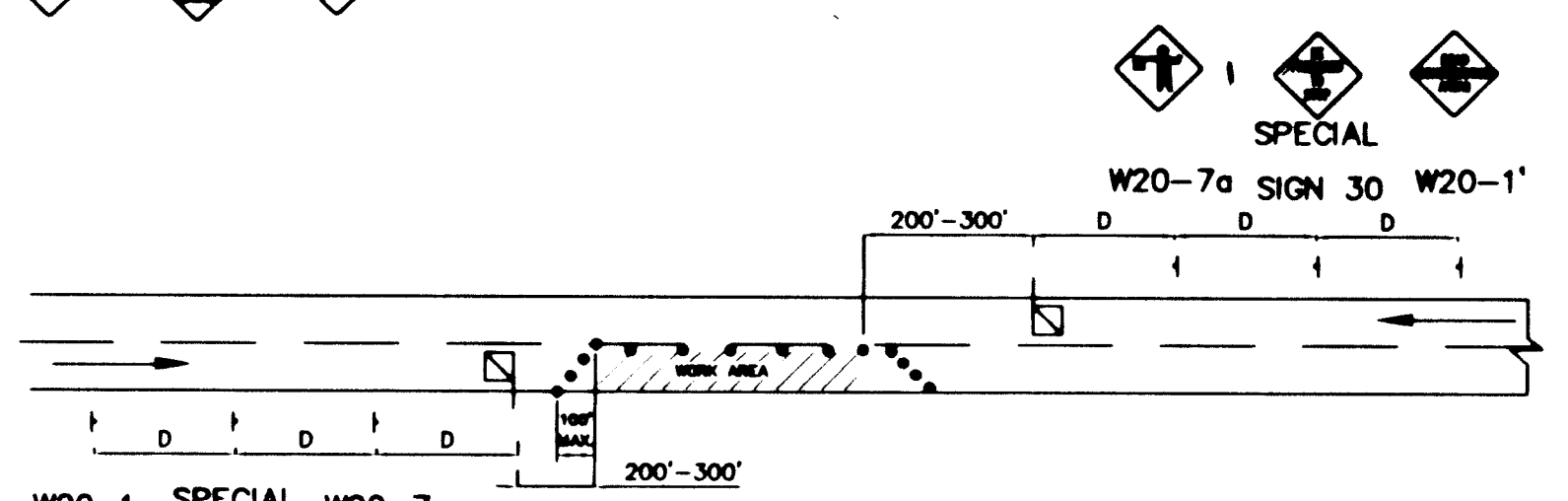
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



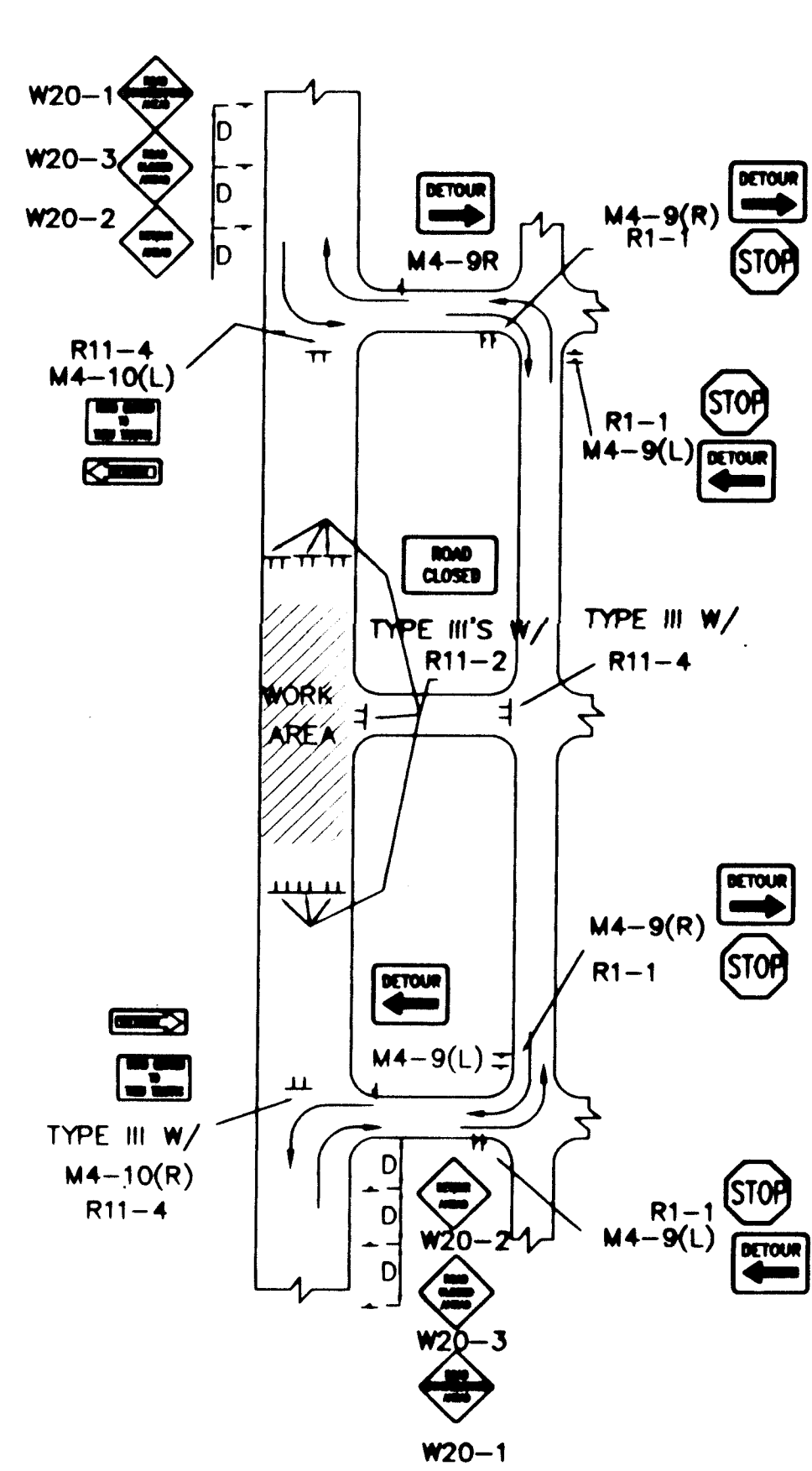
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

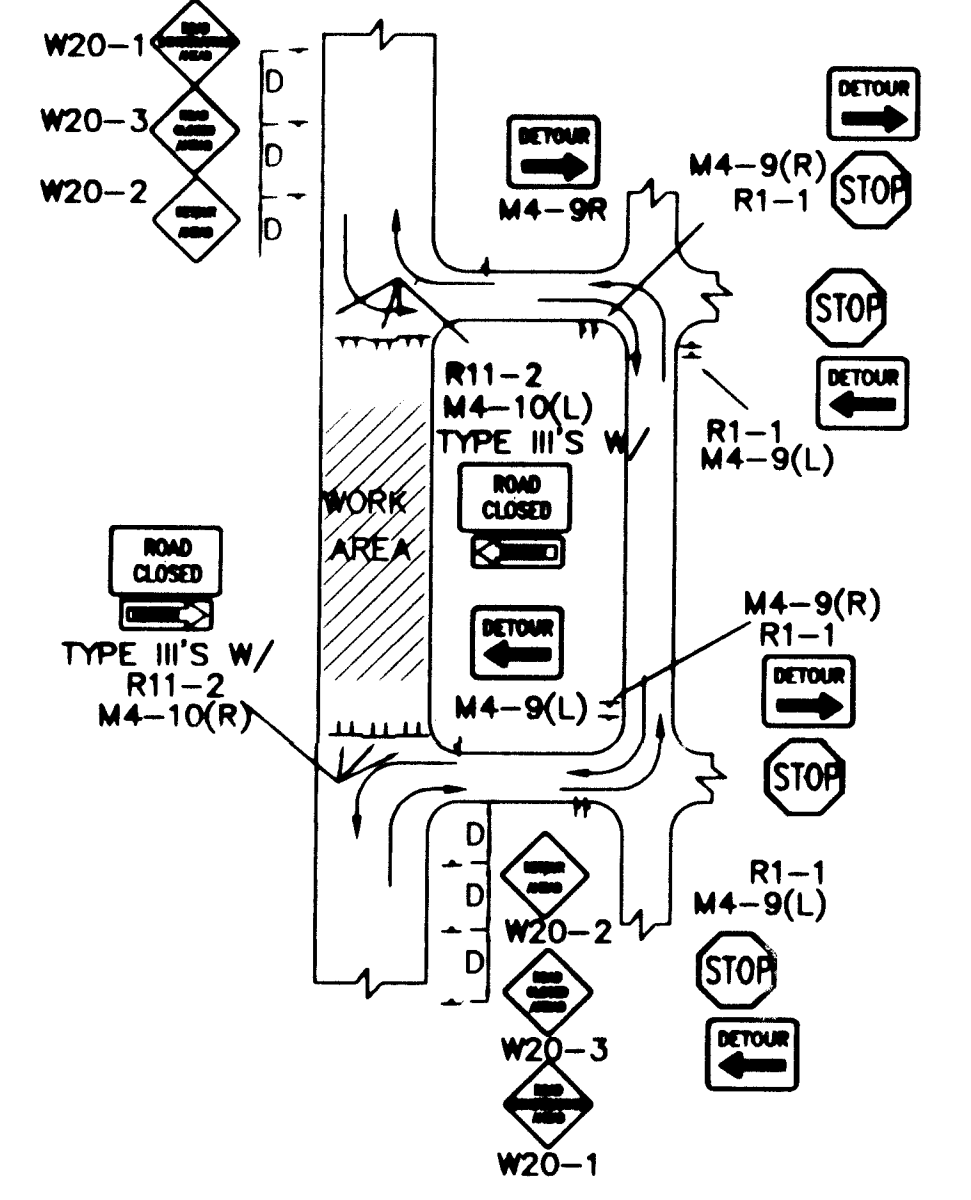


TYPICAL FLAGGING OPERATION



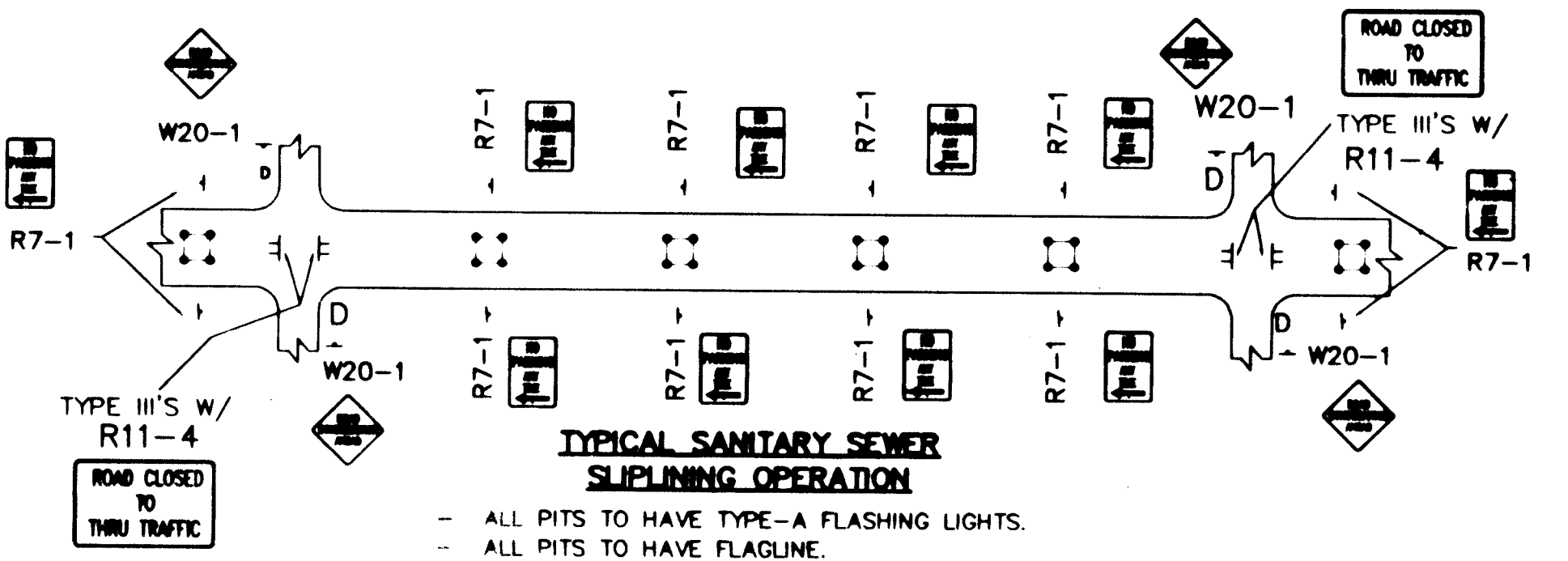
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

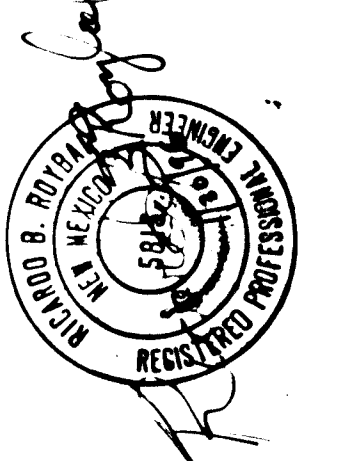
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL SANITARY SEWER SNUFFING OPERATION

ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
ALL PITS TO HAVE FLAGLINE.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STANDARD	DATE	NO.	BY	JDL	BY
N/A	N/A	N/A	N/A				
DESIGNED BY		CHECKED BY		REVISIONS		REVISIONS	
DATE		DATE		NO.		DATE	
DESIGNED BY		CHECKED BY		REVISIONS		REVISIONS	
DATE		DATE		NO.		DATE	
DESIGNED BY		CHECKED BY		REVISIONS		REVISIONS	
DATE		DATE		NO.		DATE	



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR
LAST UPDATE			
PROJECT NO. 5613.84		MAP NO. A-11	SHEET 22 OF 22