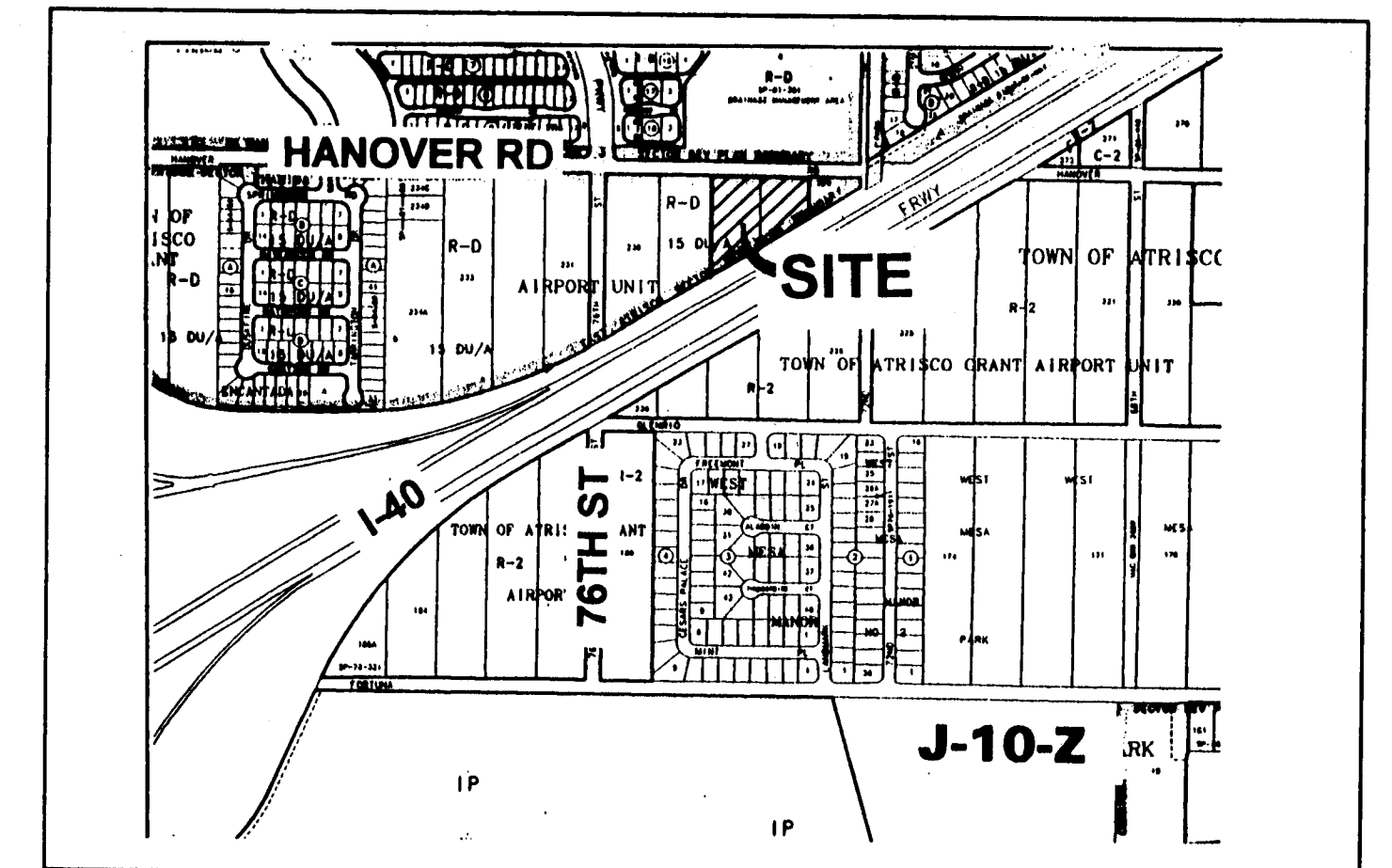


PUBLIC IMPROVEMENT PLANS
FOR THE
TIGERWOOD SUBDIVISION
TOWN OF ATRISCO GRANT, AIRPORT UNIT
MAY, 1997



VICINITY MAP
Scale : 1" = 750'

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 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 MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET AT NO ADDITIONAL COST TO THE OWNER.
- WHEN ADJUTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER, S/W PAVEMENT, W.C.RAMPS, ETC. NOT TO BE REMOVED UNDER THE CONTRACT WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENCE, AND PER CITY STANDARDS.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION, PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING: EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH ALL 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 "NEW MEXICO ONE CALL SYSTEM" PROCEDURES, OR OTHERWISE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

PREPARED FOR:

ADIL RIZVI
7049 LUELLA ANNE, NE
ALBUQUERQUE, NEW MEXICO 87109

PREPARED BY:

PROTEC CONSULTING
P.O. BOX 27007
ALBUQUERQUE, NEW MEXICO 87125

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING AND DRAINAGE PLAN
<u>PAVING PLAN & PROFILE SHEETS</u>	
4	MASTER PAVING PLAN
5	HANOVER ROAD, NW
6	TIGERWOOD PLACE, NW
<u>UTILITY PLAN & PROFILE SHEETS</u>	
7	MASTER UTILITY PLAN
8	HANOVER ROAD, NW
9	TIGERWOOD PLACE, NW

RECORD DRAWING

These Record Drawings are intended to show significant changes made during construction of this Project. These Record Drawings are based on information provided by other parties which are assumed to be reliable. PROTEC Consulting shall not be responsible for the accuracy of information provided by other parties.

R.W. Macy
PROTEC Consulting

4/23/98
Date

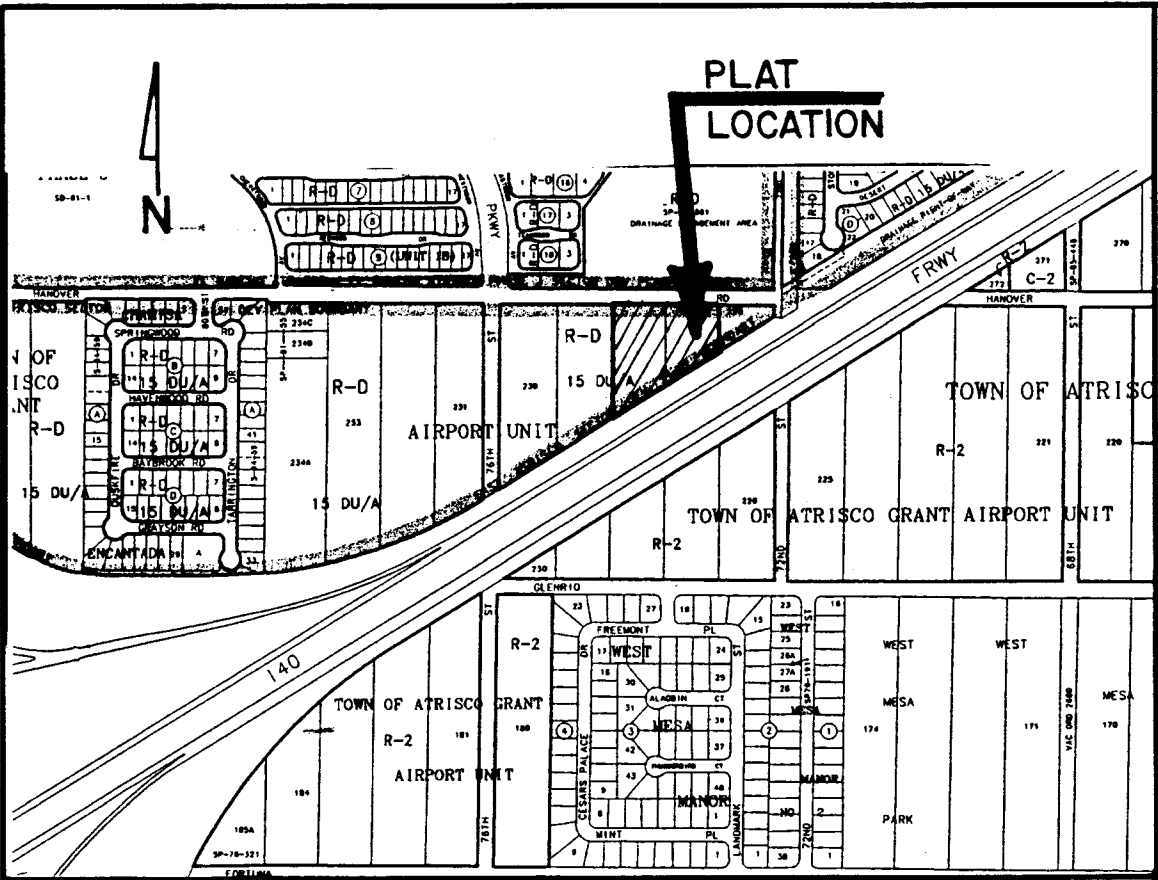
AS-BUILT

DRB CASE NO. 96-415

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	56	83	81	98	51	12								
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE							
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	* * * * *										
	DRC Chairman	Silly A. Anthony	5-27-97	APPROVED FOR CONSTRUCTION										
	Transportation	R.W. Macy	5-27-97											
	Water/Wastewater	R.W. Macy	5-27-97											
	Hydrology	R.W. Macy	5/27/97											
	C.I.P.													
	Constr. Mngmt.													
City Project No.				Sheet 1 of 9										

SCANNED BY
BY LASON

568381



LOCATION MAP 1" = 750' J-10-Z

PURPOSE OF PLAT

- To dedicate public pedestrian right-of-way & public drainage right-of-way as shown hereon.
- To grant public utility easement as shown hereon.
- To create 12 lots as shown hereon.
- To dedicate street right-of-way as shown hereon.
- To vacate street right-of-way as shown hereon (V-97-15).
- To eliminate tract line as shown hereon.

SUBDIVISION DATA

- DRB Case No.: 96-415
- Zone Atlas Index No.: J-10-Z
- Total Number of Existing Lots: 0
- Total Number of Existing Tracts: 2
- Total Number of Lots created: 12
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 1.9918
- Total Mileage of Full Width Streets Created: 0.0445
- Total Mileage of Half Width Streets Created: 0

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Base of boundary are the following plats (and documents) of record entitled:
"TOWN OF ATRISCO GRANT, AIRPORT UNIT", (12-05-44, D-118)
"ROSEWOOD II SUBDIVISION", (
"WARRANTY DEED, AMAFCA PARCEL", (02-03-97, BK. 97-3, PG. 7655)
"WARRANTY DEED, AMAFCA PARCEL", (08-19-96, BK. 96-22, PGS. 6726-6727)
"WARRANTY DEED, AMAFCA PARCEL", (08-19-96, BK. 96-22, PGS. 6728-6729)
AMAFCA PARCEL, "TOWN OF ATRISCO GRANT, AIRPORT UNIT", (12-05-44, D-118)
all being records of Bernalillo County, New Mexico.
- Field Survey performed April, 1997.
- Utility Council Location System Log No.: 9704111350246
- Title Report: Rio Grande Title Company
Commitment No.: 07-962298-r OP 32 0022 106 1410 (TRACT 227)
Commitment No.: 07-962813-r OP 32 0022 106 1411 (TRACT 228)
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline P.C.'s, P.T.'s, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
- City of Albuquerque water and sanitary sewer service to TIGERWOOD SUBDIVISION must be verified and coordinated with the Public Works Department, City of Albuquerque.
- 2400 Sq. Ft. of open useable space shall be provided on each lot.
- All lot corners shall be set 5/8" rebar with cap marked "ALS LS 7719".

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of TRACTS 227 and 228, TOWN OF ATRISCO GRANT, AIRPORT UNIT, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 together with a portion of VACATED HANOVER right-of-way (V-97-15) and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the south right-of-way line of Hanover Road N.W. from whence the Albuquerque Control Survey Monument "6-J10" bears N 87°22'19" E, 649.86 feet;

THENCE leaving said south right-of-way line S 00°36'35" W, 68.27 feet along a line common with the west line of an AMAFCA PARCEL, REMAINDER OF TRACT 226, TOWN OF ATRISCO GRANT, AIRPORT UNIT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County New Mexico on December 5, 1944 in Volume D, Page 118 to the southeast corner, said point being common with the northeast corner of an AMAFCA PARCEL as described in WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County on August 19, 1996 in Book 96-22, Pages 6728-6729;

THENCE S 58°49'04" W, 494.06 feet along a line common with the northerly line of said AMAFCA PARCEL, and an AMAFCA PARCEL as described in WARRANTY DEED filed in the office of the County Clerk of Bernalillo County, New Mexico on August 19, 1996 in Book 96-22, Pages 6726-6727 to the southwest corner, said point being common with the southeast corner of ROSEWOOD II SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on

THENCE N 00°35'24" E, 338.33 feet along a line common with the east line of LOTS 21 thru 26 of said ROSEWOOD II SUBDIVISION to the northwest corner, said point being common with the northeast corner of said ROSEWOOD II SUBDIVISION and further being on said south right-of-way line of Hanover Road N.W.;

THENCE along said south right-of-way line S 89°25'13" E, 331.36 feet to a point of curvature;

THENCE continuing 14.05 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 32°12'15" and whose chord bears S 73°19'05" E, 13.87 feet to a point of reverse curvature;

THENCE continuing 22.48 feet along a curve to the left, whose radius is 40.00 feet through a central angle of 32°12'15" and whose chord bears S 73°19'05" E, 22.19 feet to a point of tangency;

THENCE continuing S 89°25'13" E, 54.04 feet to the point of beginning and containing 1.9918 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services Division 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 services.

- PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

- U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

- Jones Interable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 (aboveground 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

US WEST COMMUNICATION QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: that US WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of one Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the office of Bernalillo County Clerk and recorded in Book 112, page 290 on May 17, 1930, AND a Modification of this Easement in Book Misc. 298, page 635, filed for record January 31, 1973, AND Assignment of this Easement in Book Misc. 575, page 925, filed for record December 19, 1977 unto the present owner or owners, as their representative interest may appear therein, in the following described property to wit:

A tract of land situated in the Town of Atrisco Grant, Projected Section 15, Township 10 North, Range 2 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico.

It is the intent of this Quitclaim Deed to vacate any portion of the above stated documents which may be located in the remaining portion of TRACTS 227 & 228, Town of Atrisco Grant, Airport Unit as recorded in Volume D, Folio 118 and recorded December 29, 1944, and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as above stated.

IN WITNESS WHEREOF, The Company has caused these presents to be executed by its duly authorized officer _____ 199__

US WEST COMMUNICATIONS, INC.

BY: _____
Manager - Network and Technology Services

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS.

This instrument was acknowledged before me on _____ 19__ by _____ as the Manager/Network and Technology Services of US WEST COMMUNICATIONS, INC., a Colorado Corporation, on behalf of the corporation.

My Commission Expires _____

Notary Public

FREE CONSENT AND DEDICATION

The subdivision herein described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owners and/or proprietor(s) do hereby consent to the granting of public utility easements, and the dedication of street right-of-way, public pedestrian right-of-way and public drainage right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s): Shaked Rizvi, Narjis Rizvi & Kathy Trujillo

SHAKEEL RIZVI _____ 5/11/97 DATE

NARJIS RIZVI _____ 5/21/97 DATE

KATHY TRUJILLO _____ 5/21/97 DATE

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

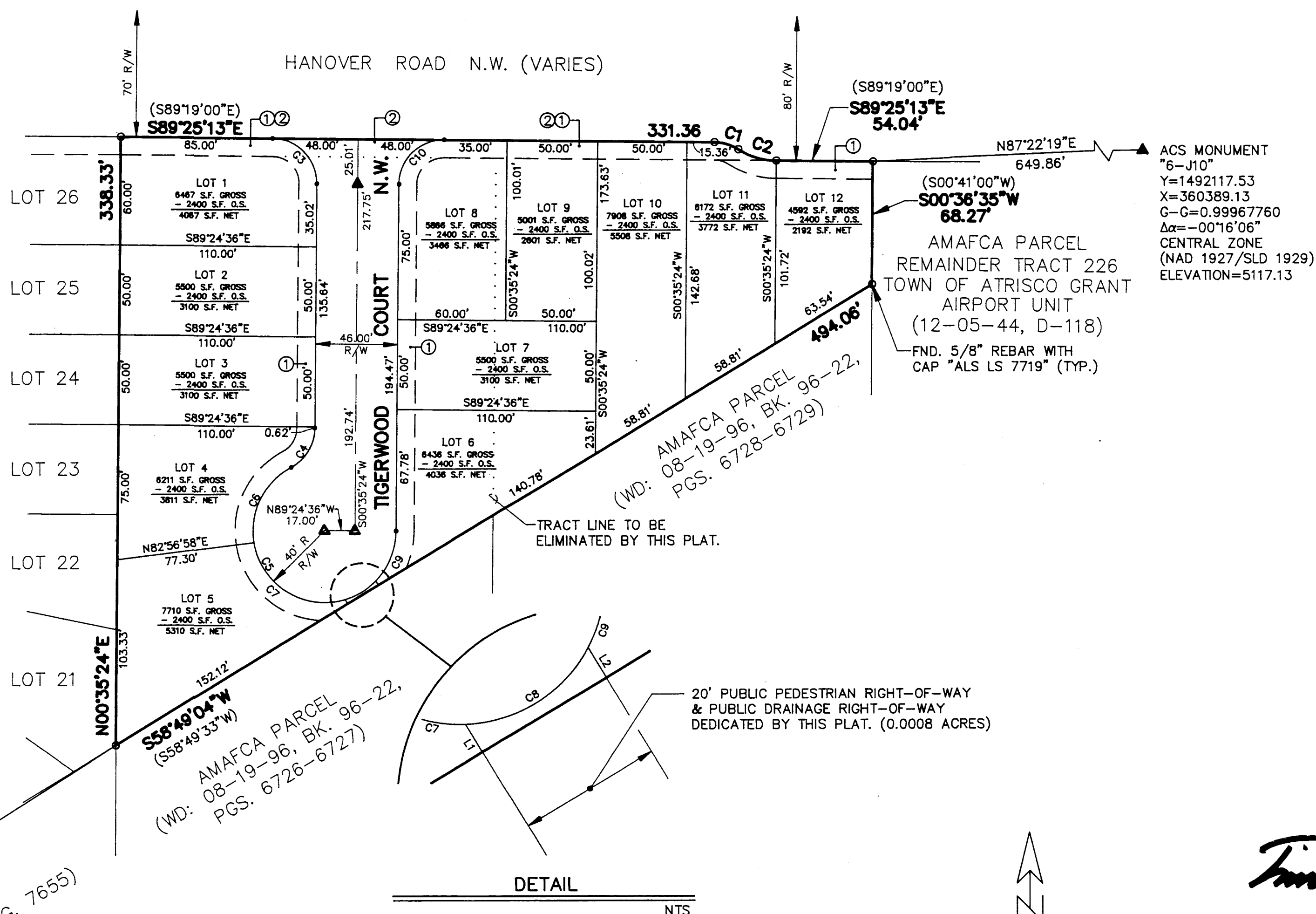
This instrument was acknowledged before me on _____, 1997, by Shaked Rizvi, Narjis Rizvi & Kathy Trujillo, owners.

Notary Public

My Commission Expires _____

CURVE DATA						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	14.05'	32°12'15"	25.00'	7.22'	S73°19'05"E	13.87'
C2	22.48'	32°12'15"	40.00'	11.55'	S73°19'05"E	22.19'
C3	39.27'	90°00'38"	25.00'	25.00'	S44°24'54"E	35.36'
C4	26.84'	61°30'55"	25.00'	14.88'	S31°20'52"W	25.57'
C5	168.59'	241°29'16"	40.00'	—	S58°38'09"E	68.76'
C6	49.98'	71°35'03"	40.00'	28.84'	S26°18'58"W	46.79'
C7	67.88'	97°13'43"	40.00'	45.39'	S58°05'25"E	60.02'
C8	20.21'	28°57'18"	40.00'	10.33'	N58°49'04"E	20.00'
C9	30.52'	43°43'12"	40.00'	16.05'	N22°28'49"E	29.79'
C10	39.27'	89°59'22"	25.00'	25.00'	N45°35'06"E	35.35'

LINE	DIRECTION	DISTANCE
L1	N31°10'56"W	2.72'
L2	S31°10'56"E	2.72'



EASEMENTS

- 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- 10' STREET RIGHT-OF-WAY VACATED BY (V-97-15)

Scale 1" = 50 ft

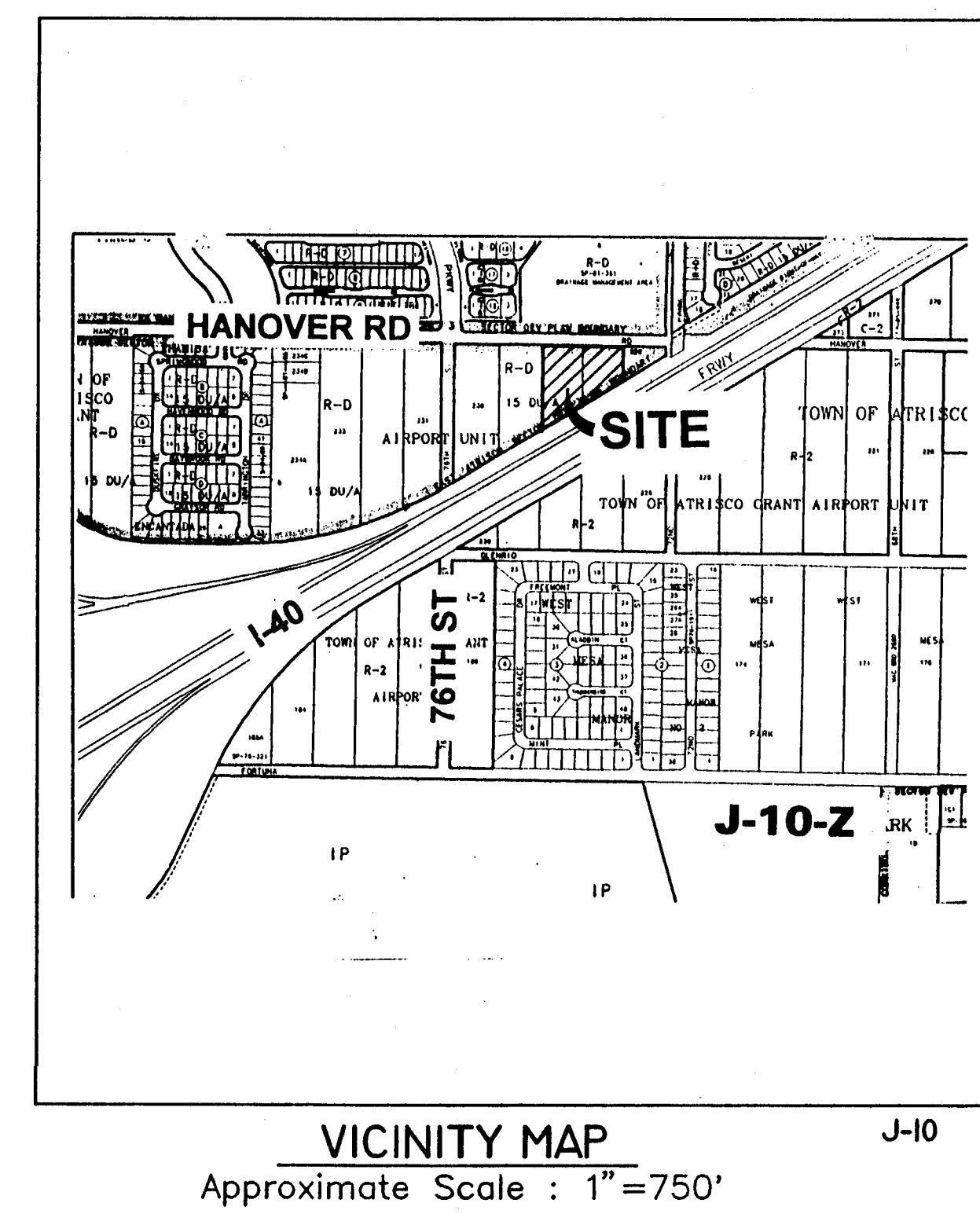
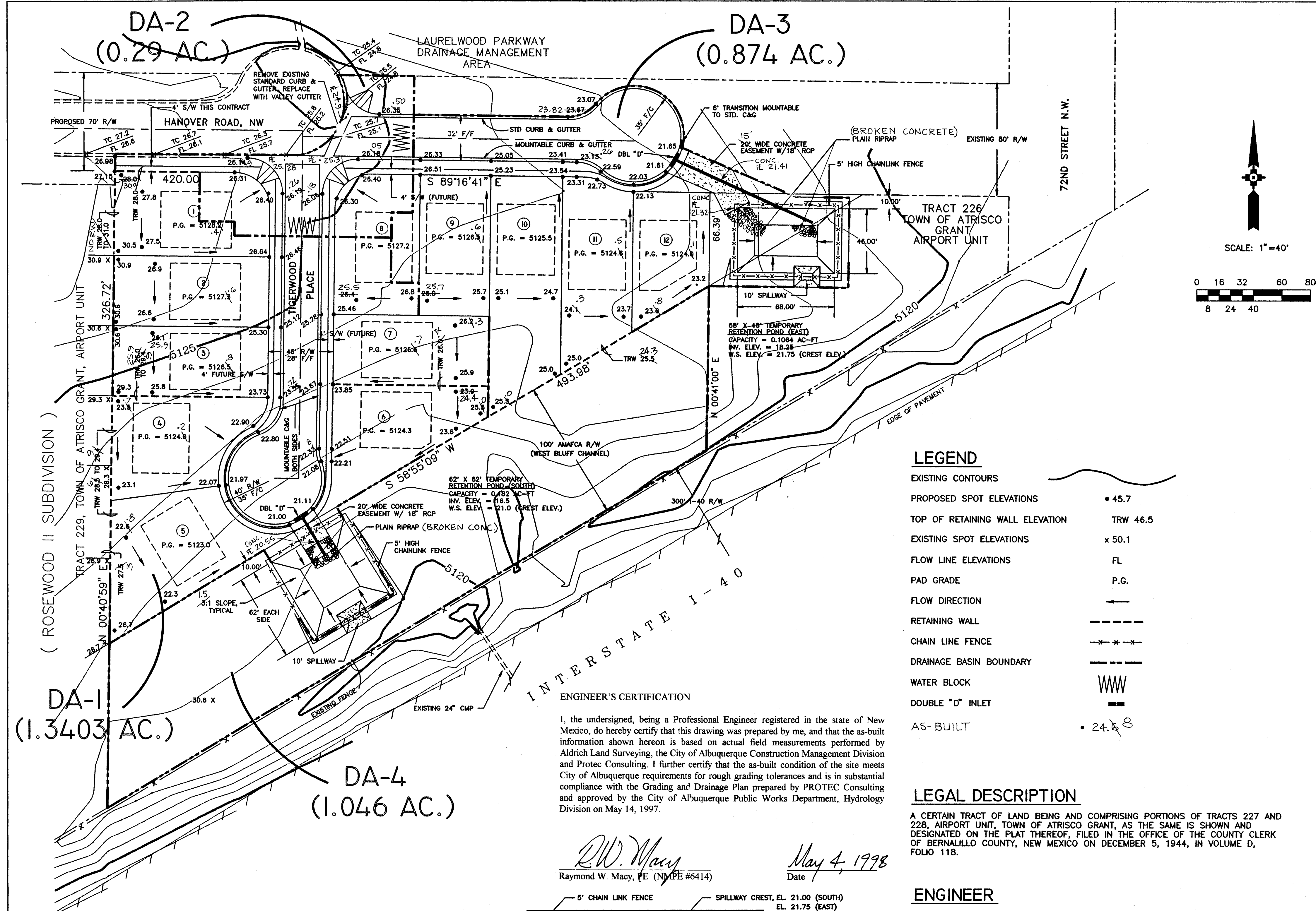
Drawn By: RJA Date: 04-25-97

Checked By: TA Drawing Name: 97010PL2.DWG

Job No.: 97-010 Sheet: 2 of 2

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990



LEGEND

EXISTING CONTOURS	
PROPOSED SPOT ELEVATIONS	• 45.7
TOP OF RETAINING WALL ELEVATION	TRW 46.5
EXISTING SPOT ELEVATIONS	x 50.1
FLOW LINE ELEVATIONS	FL
PAD GRADE	P.G.
FLOW DIRECTION	→
RETAINING WALL	---
CHAIN LINE FENCE	-*-*-
DRAINAGE BASIN BOUNDARY	---
WATER BLOCK	WWW
DOUBLE "D" INLET	—
AS-BUILT	• 24.8

FLOOD HAZARD

THE PROPOSED SITE IS LOCATED WITHIN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) AS DESIGNATED ON PANEL NO. 350002-0027 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION AND DESCRIPTION

THE 1.9744 ACRE SITE IS UNDEVELOPED AND UNDISTURBED LAND WITH TYPICAL WEST SIDE GROUND COVER OF SAGE AND NATIVE GRASSES. HANOVER ROAD N.W. BORDERING ON THE NORTH IS FULLY DEVELOPED WHILE THE WEST BLUFF DIVERSION CHANNEL TO THE SOUTH IS UNDEVELOPED. THE ADJACENT TRACT TO THE EAST IS UNDEVELOPED. THE ADJACENT TRACT TO THE WEST IS UNDEVELOPED.

EXISTING CONDITIONS

THE SITE CONSISTS OF A SINGLE DRAINAGE BASIN WITH NATURAL RUNOFF DRAINING FROM NORTHWEST TO SOUTHEAST OVER A 2% GRADE. HANOVER ROAD INTERCEPTS OFFSITE FLOWS ORIGINATING FROM THE NORTH AND NORTHWEST. THESE FLOWS ARE CONVEYED TO THE EAST AS STREET FLOW TO THE LAURELWOOD PARK DRAINAGE MANAGEMENT AREA LOCATED AT THE NORTHWEST QUADRANT OF HANOVER ROAD AND 72ND STREET.

RUNOFF ORIGINATING ON SITE IS CONVEYED AS OVERLAND FLOW INTO THE I-40 RIGHT OF WAY WHERE A PORTION OF THE RUNOFF IS COLLECTED AND DRAINED UNDER THE INTERSTATE TO THE SOUTH THROUGH A 24-INCH CMP CULVERT. THE REMAINDER CONTINUES EASTWARD APPROXIMATELY 1,500' ALONG THE NORTH EDGE OF THE INTERSTATE TO AN EXISTING DOUBLE 5' X 3' CBC WHICH DRAINS SOUTHWARD UNDER I-40.

PROPOSED IMPROVEMENTS

THE 12 LOT SUBDIVISION SHALL BE DESIGNED FOR STORM WATER RUNOFF TO DRAIN FROM EACH LOT ONTO THE PUBLIC STREETS. A PORTION OF LOTS 1 AND 8 WILL DRAIN NORTH ONTO EXISTING HANOVER ROAD AND THEN TO THE LAURELWOOD PARKWAY DRAINAGE MANAGEMENT AREA. ALL OTHER LOTS WILL DRAIN ONTO THE STREETS PROPOSED FOR DEVELOPMENT WITH THIS SUBDIVISION. STREET RUNOFF WILL BE CONVEYED TO CUL-DE-SACS AT THE SOUTH AND EAST ENDS OF THE SUBDIVISION AND INTERCEPTED BY 20' CONCRETE LINED DRAINAGE EASEMENTS. UNTIL THE WEST BLUFF DIVERSION CHANNEL IS BUILT, TEMPORARY 0.182 AND 0.1064 ACRE-FT RETENTION BASINS WILL BE CONSTRUCTED TO COLLECT RUNOFF FROM THE DRAINAGE EASEMENTS. THE RETENTION BASINS WILL BE EQUIPPED WITH 10' LONG EMERGENCY SPILLWAYS, CHAIN LINK FENCING, AND RIPRAP EROSION PROTECTION AT THE DRAINAGE EASEMENT INLETS. ULTIMATELY, THE 20' WIDE CONCRETE LINED DRAINAGE EASEMENTS AND PEDESTRIAN ACCESS WILL BE CONSTRUCTED TO THE NORTH EDGE OF THE WEST BLUFF DIVERSION CHANNEL AND THE TEMPORARY RETENTION PONDS WILL BE REMOVED. THE WEST BLUFF DIVERSION CHANNEL IS PROGRAMMED FOR CONSTRUCTION IN 1997 OR 1998.

ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer registered in the state of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by Aldrich Land Surveying, the City of Albuquerque Construction Management Division and Protec Consulting. I further certify that the as-built condition of the site meets City of Albuquerque requirements for rough grading tolerances and is in substantial compliance with the Grading and Drainage Plan prepared by PROTEC Consulting and approved by the City of Albuquerque Public Works Department, Hydrology Division on May 14, 1997.

Raymond W. Macy, P.E. (NMPE #6414)
Date *May 4, 1998*

ENGINEER

PROTEC CONSULTING
P.O. BOX 27007
ALBUQUERQUE, NEW MEXICO 87125

SURVEYOR

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87102

BENCHMARK

ACS MONUMENT "8-J10" LOCATED NORTH OF I-40 RIGHT-OF-WAY AT 76TH STREET, N.W.
ELEVATION : 5130.013

TBM

NONE

ZONING

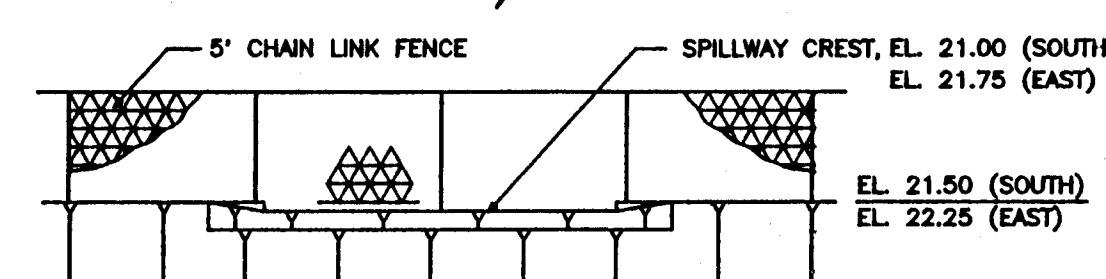
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PROPOSED

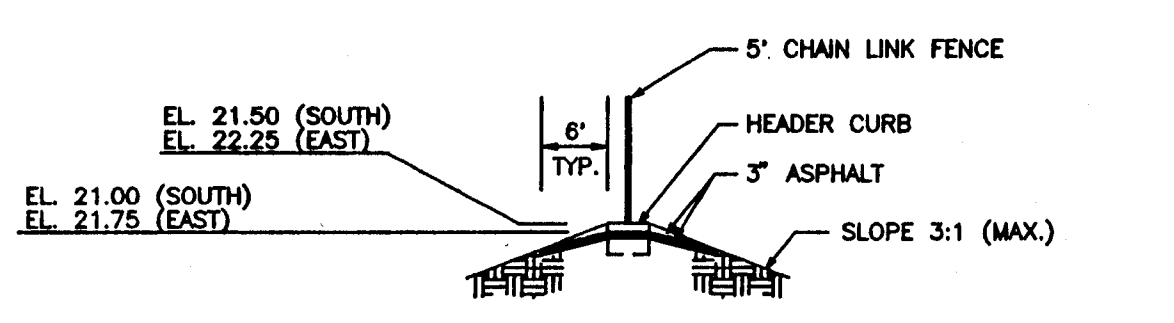
12 SINGLE FAMILY RESIDENTIAL LOTS.

AREA

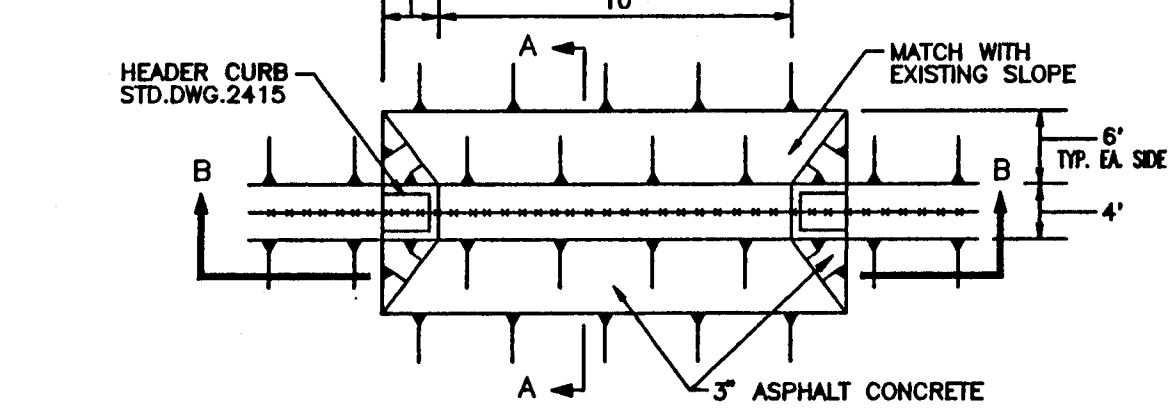
1.8952 ACRES FROM TRACTS 227 AND 228 (EXCLUDES AMAFCA R/W)
0.0792 ACRES TO BE ACQUIRED FROM HANOVER RD., N.W. RIGHT-OF-WAY.
1.9744 ACRES TOTAL SUBDIVISION AREA (EXCLUDES AMAFCA R/W)
1.1340 ACRES TO BE ACQUIRED BY AMAFCA
3.55 ACRES: DA-1 + DA-2 + DA-3 + DA-4.



SECTION B-B



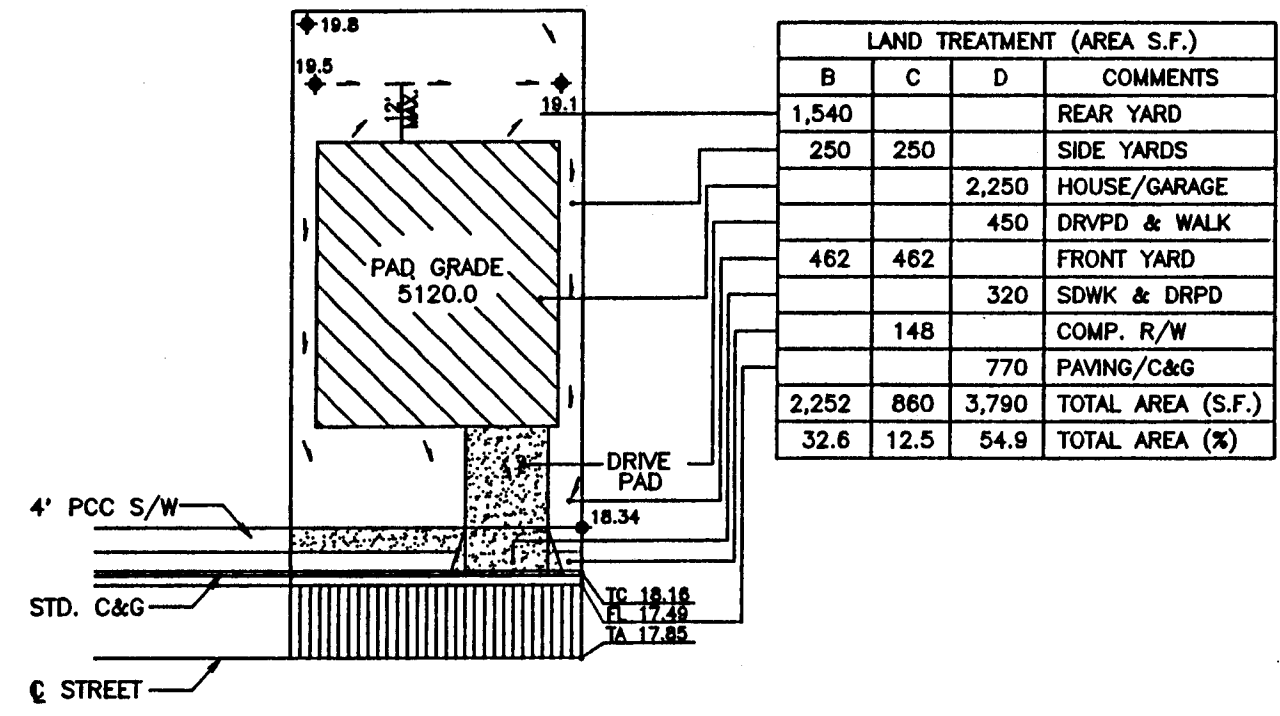
SECTION A-A



EMERGENCY SPILLWAY DETAILS

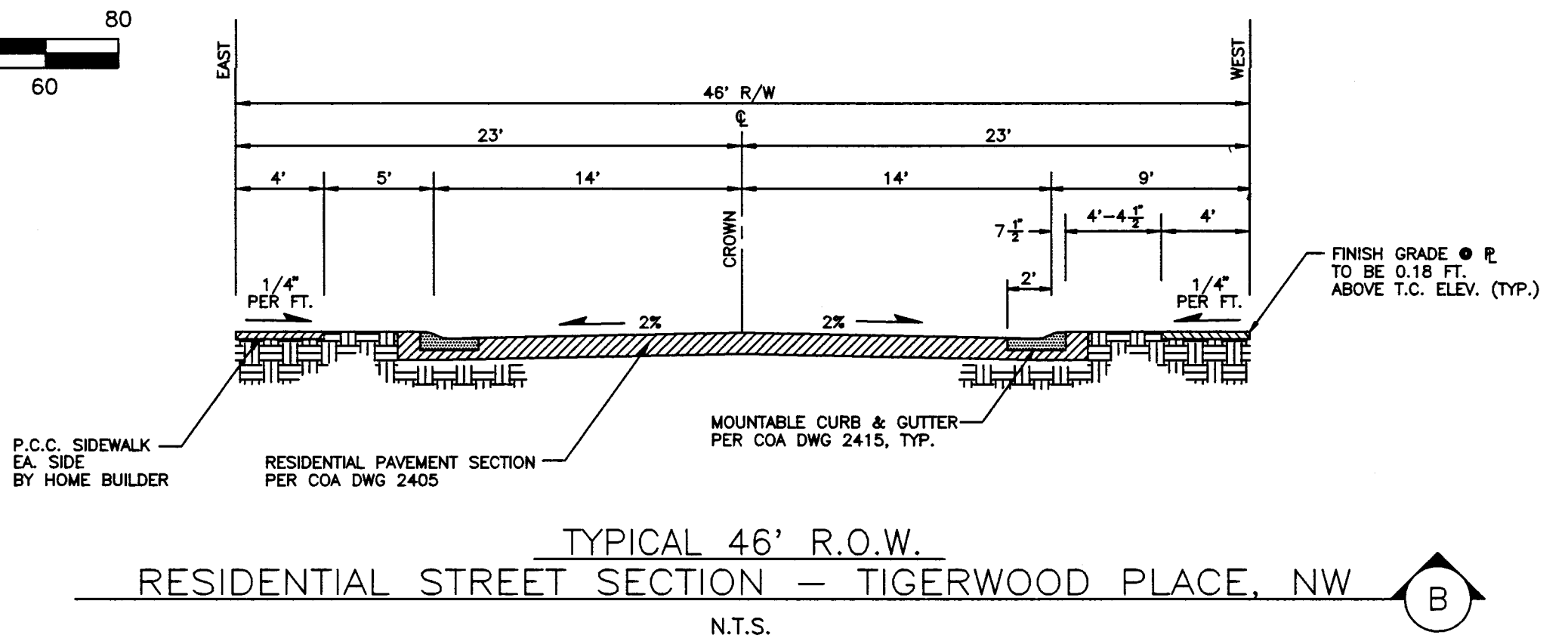
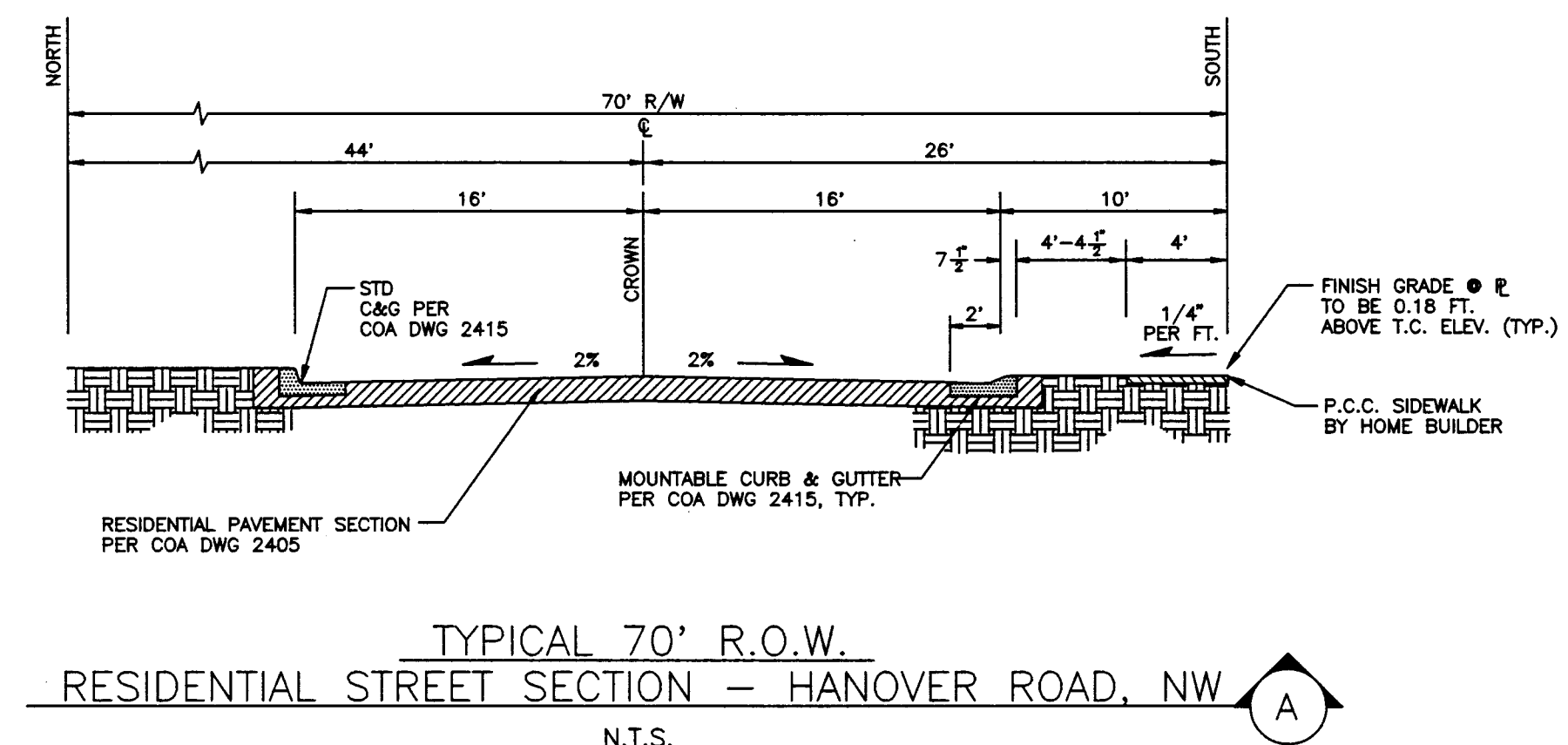
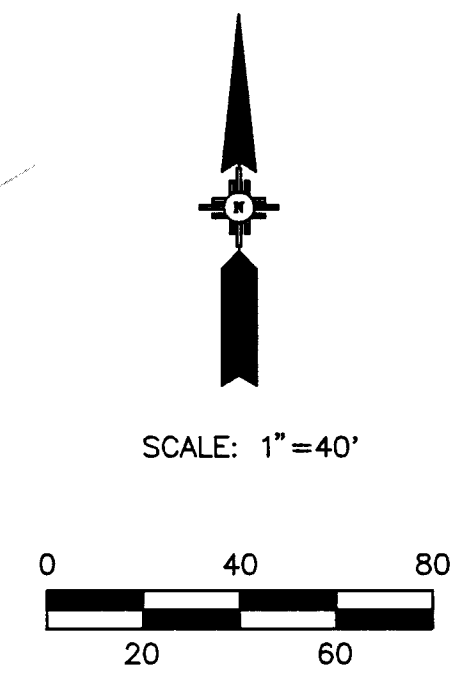
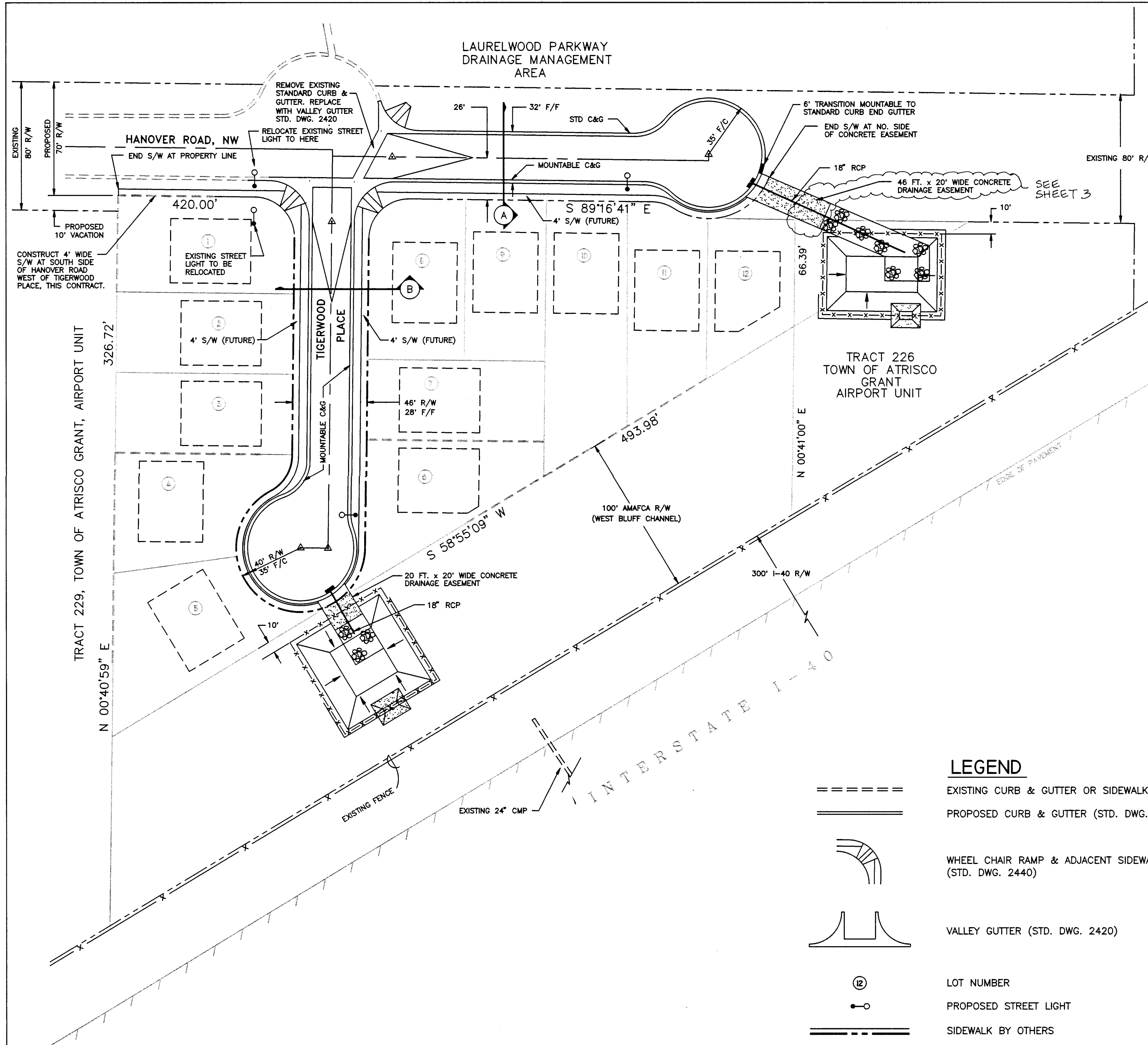
NOTES

- THERE IS A WATER BLOCK ON TIGERWOOD PLACE APPROXIMATELY 80' SOUTH OF HANOVER ROAD TO PREVENT STREET FLOW IN HANOVER ROAD FROM ENTERING TIGERWOOD PLACE.
- THERE IS A WATER BLOCK ON NEW (EXTENDED) HANOVER ROAD APPROXIMATELY 80' EAST OF TIGERWOOD PLACE TO DIRECT HANOVER STREET FLOW FROM WEST OF TIGERWOOD PLACE INTO THE LAURELWOOD PARKWAY DRAINAGE MANAGEMENT AREA.

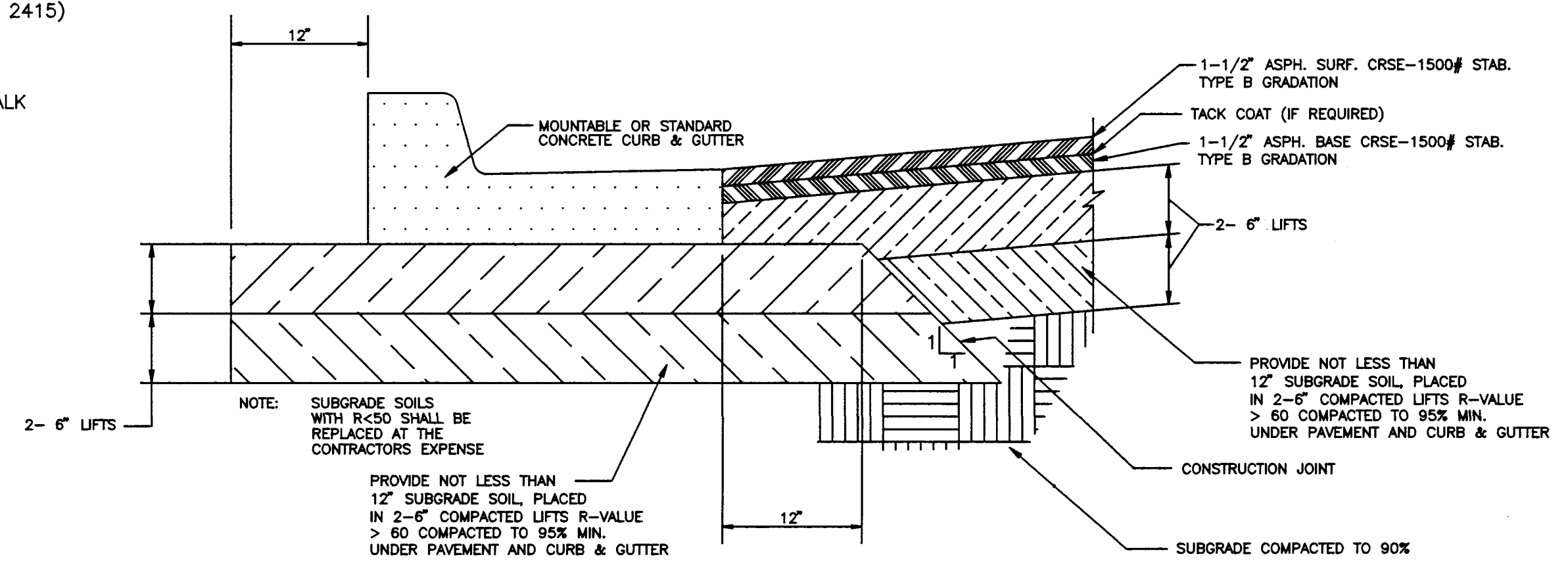


LAND TREATMENTS and TYPICAL LOT GRADING PLAN
N.T.S.

AS BUILT INFORMATION		CONTRACTOR: CONDORE CONST. CO.		DATE: 5/8/97	
SURVEY INFORMATION		FIELD NOTES		DATE: 5/2-97	
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- LEGEND**
- ===== EXISTING CURB & GUTTER OR SIDEWALK
 - ===== PROPOSED CURB & GUTTER (STD. DWG. 2415)
 - WHEEL CHAIR RAMP & ADJACENT SIDEWALK (STD. DWG. 2440)
 - VALLEY GUTTER (STD. DWG. 2420)
 - ⑫ LOT NUMBER
 - PROPOSED STREET LIGHT
 - △ SIDEWALK BY OTHERS
 - △ STREET @ MONUMENT
 - △ @ STREET
 - RETAINING WALL
 - == DOUBLE "D" INLET (STD. DWG. 2206)



AS-BUILT

AS BUILT INFORMATION			
CONTRACTOR	CONDOR CONSTRUCTION	DATE	
STAMPED BY	COA	DATE	
FIELD ACCEPTANCE BY		DATE	
DESIGNED BY	RUH	DATE	4/23/96
DRAWN BY	D & R ENTERPRISE	DATE	03/26/97
CHECKED BY	RM	DATE	

SURVEY INFORMATION			
FIELD NOTES	DATE	BY	
NO.			

ENGINEER'S SEAL			
ENGINEER'S SEAL	REVISIONS	DATE	
NO.	DATE	BY	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TIGERWOOD SUBDIVISION
MASTER PAVING PLAN

City Project No. **568381** Zone Map No. **J-10** Sheet **4** of **9**

Design Review Committee:

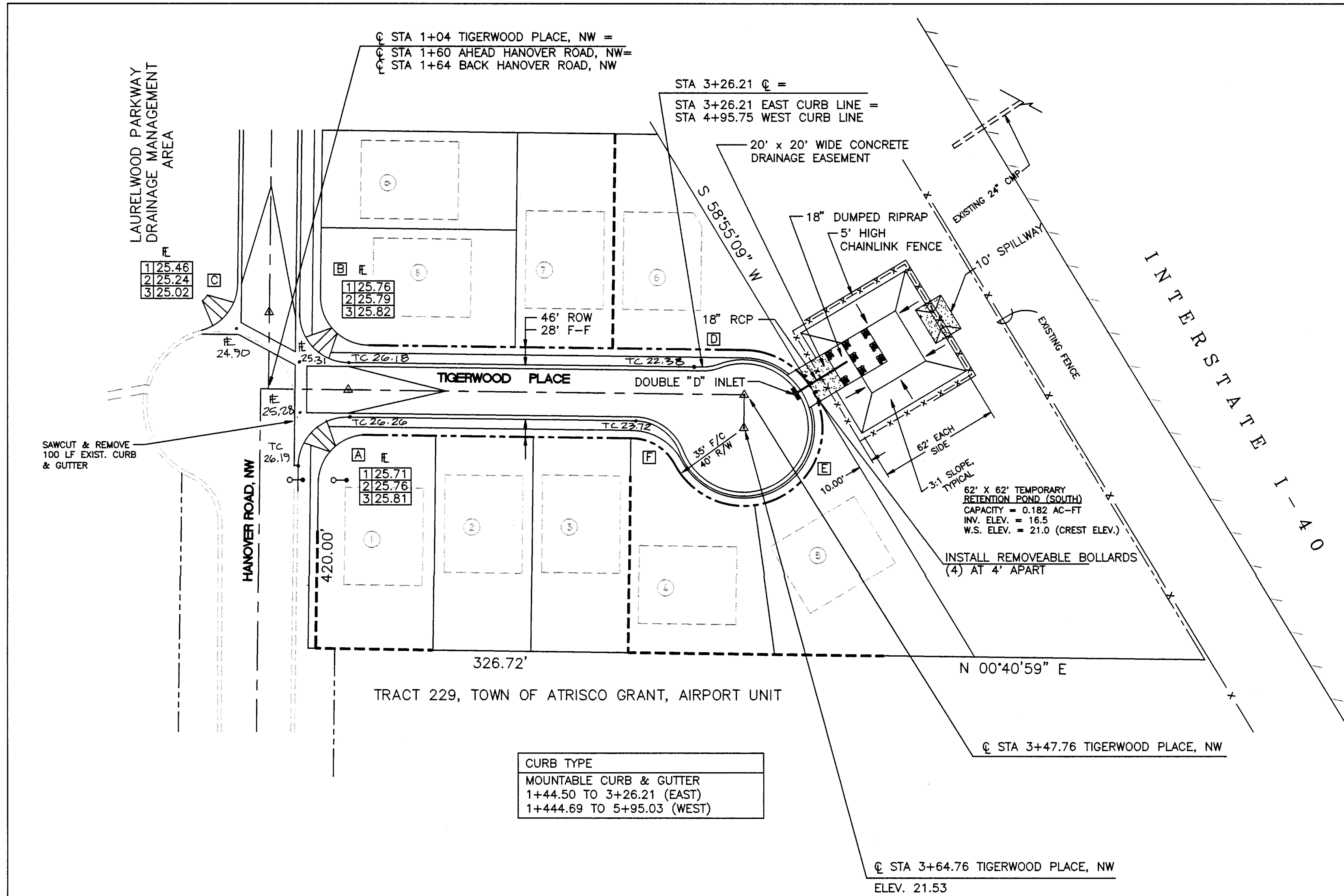
City Engineer Approval:

Last Design Update:

Mo./Day/Yr.

NOTE:
SIDEWALK CONSTRUCTION IS NOT PART OF THIS CONTRACT EXCEPT ON THE SOUTH SIDE OF HANOVER ROAD, NW, WEST OF TIGERWOOD PLACE AND AT WHEELCHAIR RAMPS.

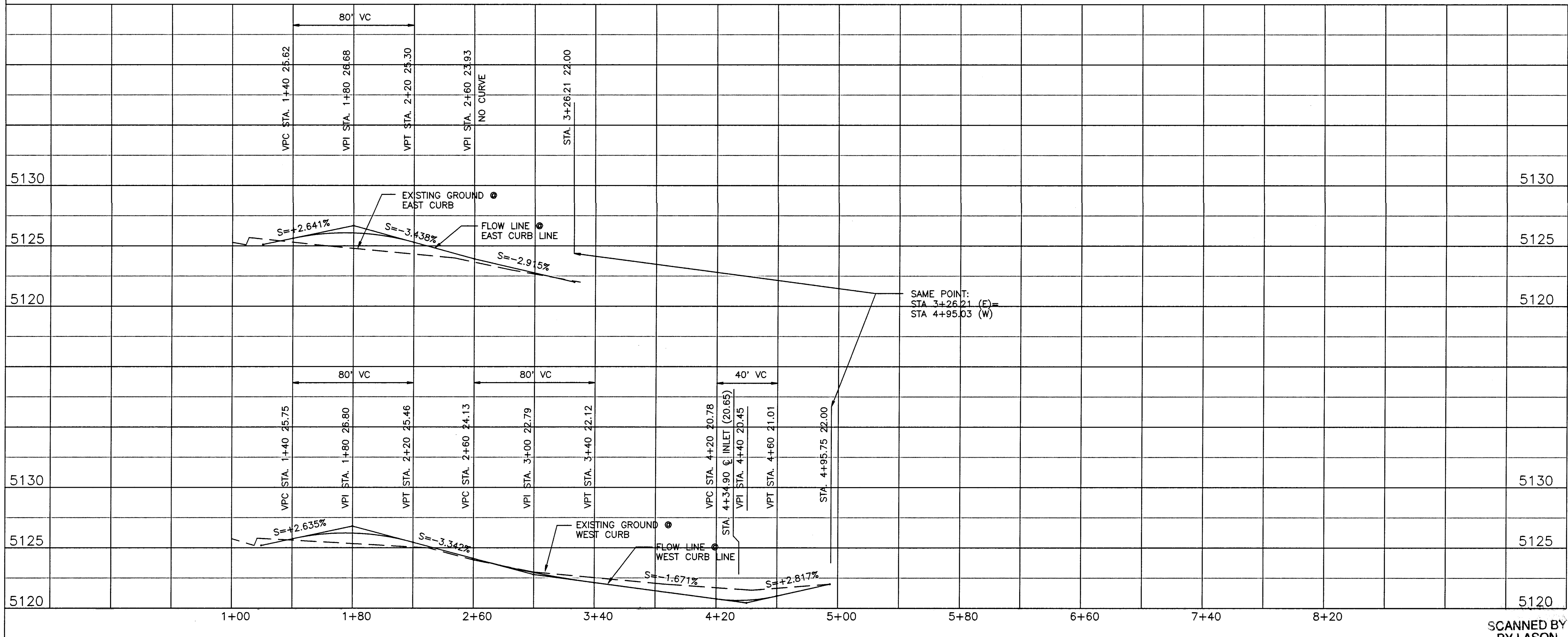
SCANNED BY LASCA



NOTE:
MATCH WEST CURB RETURN ON TIGERWOOD PLACE, N.W. TO EXISTING CURB ON HANOVER ROAD, N.W., CONSTRUCT VALLEY GUTTER.

WARNING
THERE IS OVERHEAD POWER, BURIED CABLE TV AND BURIED TELEPHONE ALONG THE SOUTH EDGE OF HANOVER ROAD. OTHER UTILITIES MAY BE IN THE AREA.

SCALES:
HORIZ.: 1"=40'
VERT.: 1"=5'



GENERAL NOTES:

1. CONSTRUCT WHEELCHAIR RAMPS PER COA STD. DWG #2441, CASE II
2. CONSTRUCT STANDARD OR MOUNTABLE CURB & GUTTER AS INDICATED PER COA STD. DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD. DWG #2420.
4. 50' MINIMUM TRANSITION LENGTH FROM CROWN TO NO-CROWN.
5. ALL C&G PROFILE STATIONING AND GRADES ARE TAKEN ALONG FACE OF CURB.
6. CONSTRUCT 20' WIDE CONCRETE DRAINAGE EASEMENT FOR A LENGTH OF 20', PER COA STD DWG 2260, AT 0.50 % GRADE
7. FOR TOP OF CURB ELEVATION, SEE SHEET 3 OF 9.

FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	90°05'03"	25.00'	39.31'
B	89°57'40"	25.00'	39.25'
C	74°36'59"	25.00'	32.56'
D	21°02'22"	25.00'	9.18'
E	268°32'49"	35.00'	164.04'
F	68°29'23"	25.00'	29.88'

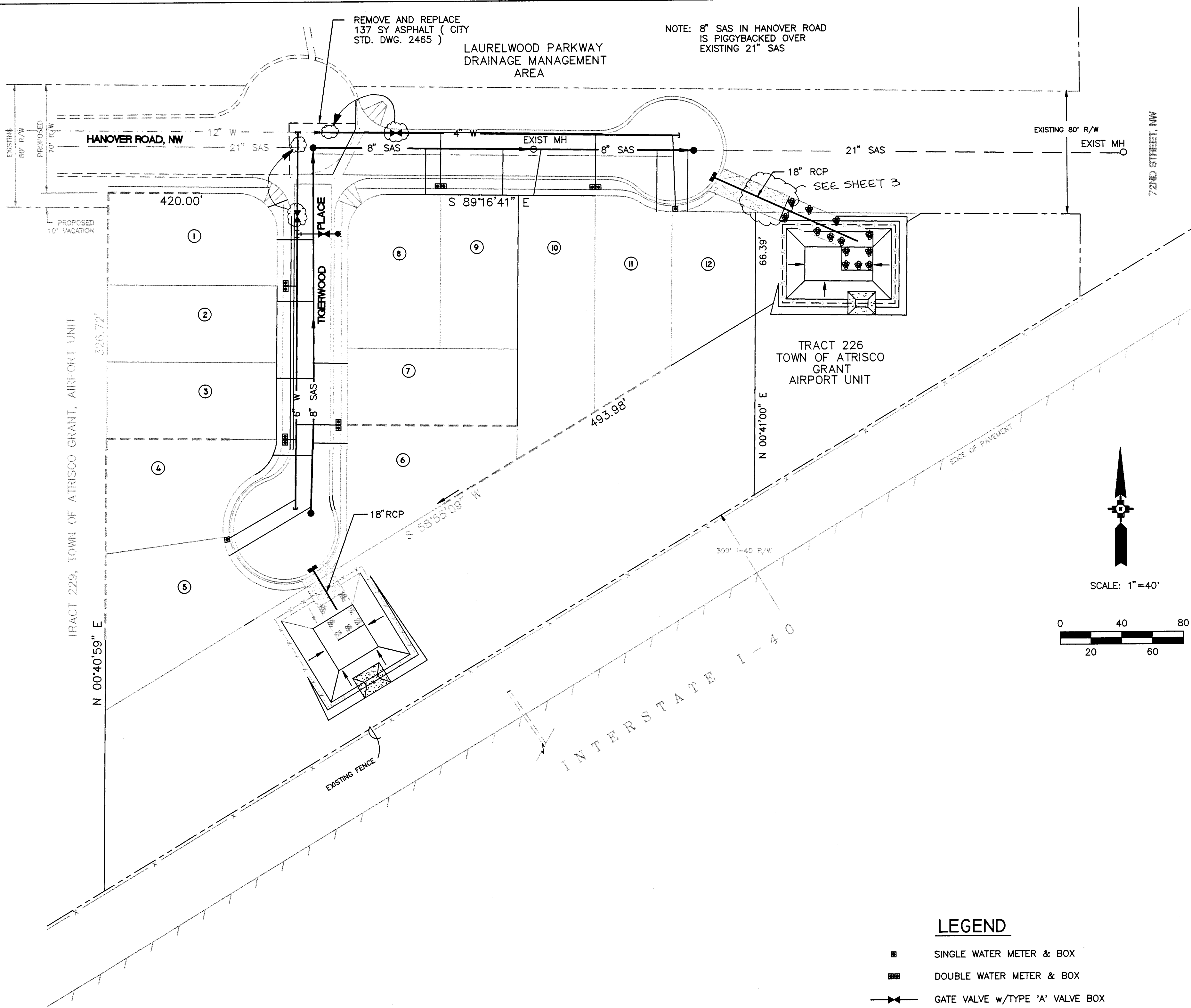
LEGEND

- EXISTING CURB & GUTTER OR SIDEWALK
- PROPOSED CURB & GUTTER
- WHEEL CHAIR RAMP & ADJACENT SIDEWALK
- VALLEY GUTTER
- LOT NUMBER
- PROPOSED STREET LIGHT
- SIDEWALK BY OTHERS
- STREET C MONUMENT
- C STREET
- DOUBLE "D" INLET
- RETAINING WALL

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
TIGERWOOD SUBDIVISION
TIGERWOOD PLACE, NW - PAVING

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 568381	Zone Map No. J-10	Sheet 6	of 9



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE w/TYPE 'A' VALVE BOX
- FIRE HYDRANT
- MANHOLE & FLOW DIRECTION
- WATER LINE w/FITTING
- DOUBLE "D" INLET

WARNING

THERE IS OVERHEAD POWER, BURIED CABLE TV
AND BURIED TELEPHONE ALONG THE SOUTH EDGE
OF HANOVER ROAD. OTHER UTILITIES MAY BE IN
THE AREA.

Restrained Joint Lengths, L,* for Horizontal Bends and Valves, (ft.)					
SIZE	HORIZ. BENDS				VALVES
	90°	45°	22.5°	11.25°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

Restrained Joint Lengths, L,* for Reducers, (ft.)					
Minimum, unobstructed, straight-run length: Restraining either large pipe, or small pipe.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

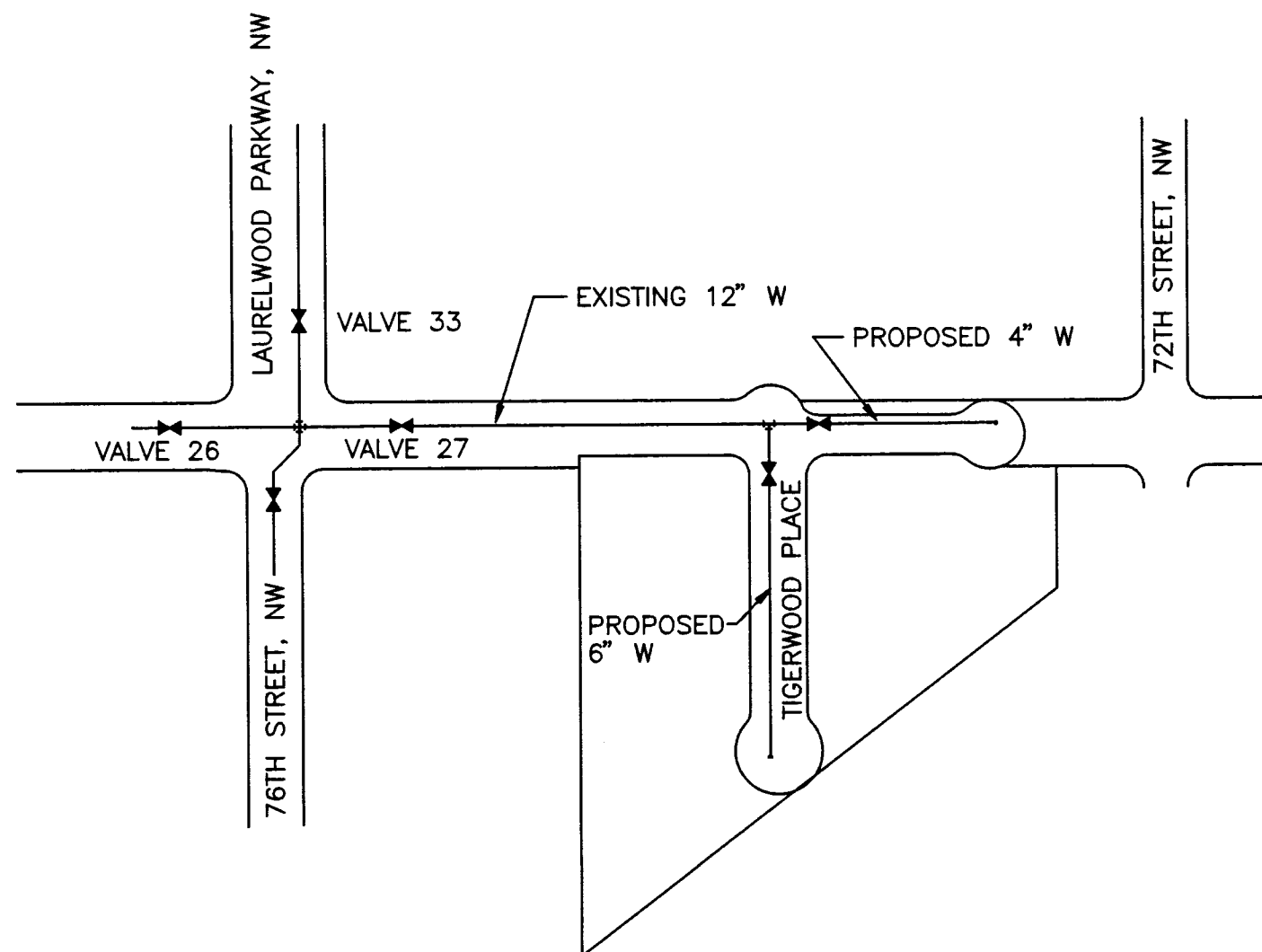
Note. These tables are based upon the following criteria:

Depth of Bury 3.0 ft. minimum
Factor of Safety 1.25
Material PVC Pipe
Soil Type GM/SM-Silty gravels and silty sands, gravel-sand-silt mixtures.
Test Pressure 150 psi
Trench Type 4: Pipe bedded in sand, gravel, or crushed stone to depth of 1/6
pipe diameter, 4 inch minimum, backfill compacted to top of pipe.

Different criteria, e.g. ductile iron pipe, greater depth of bury, etc., will require different
restrained lengths. These must be calculated by a qualified Professional Engineer and
approved by the Public Works Department.

* RESTRAINED JOINT LENGTHS REFER TO EACH WAY FROM FITTING

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS



WATER SHUT-OFF PLAN

CLOSE VALVE 27 IN HANOVER ROAD, NW BEFORE
CONNECTING 6" WATERLINE IN TIGERWOOD PLACE, NW
AND 4" WATERLINE IN HANOVER ROAD, NW TO
EXISTING 12" WATERLINE IN HANOVER ROAD, NW

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS
DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR
TO THE CLOSING OR OPENING OF WATER LINE VALVES.
ONLY CITY WATER SYSTEMS PERSONNEL ARE
AUTHORIZED TO OPERATE VALVES.

AS-BUILT

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TIGERWOOD SUBDIVISION
MASTER UTILITY PLAN

Design Review Committee

City Engineer Approval

Last Design Update

Mo./Day/Yr.

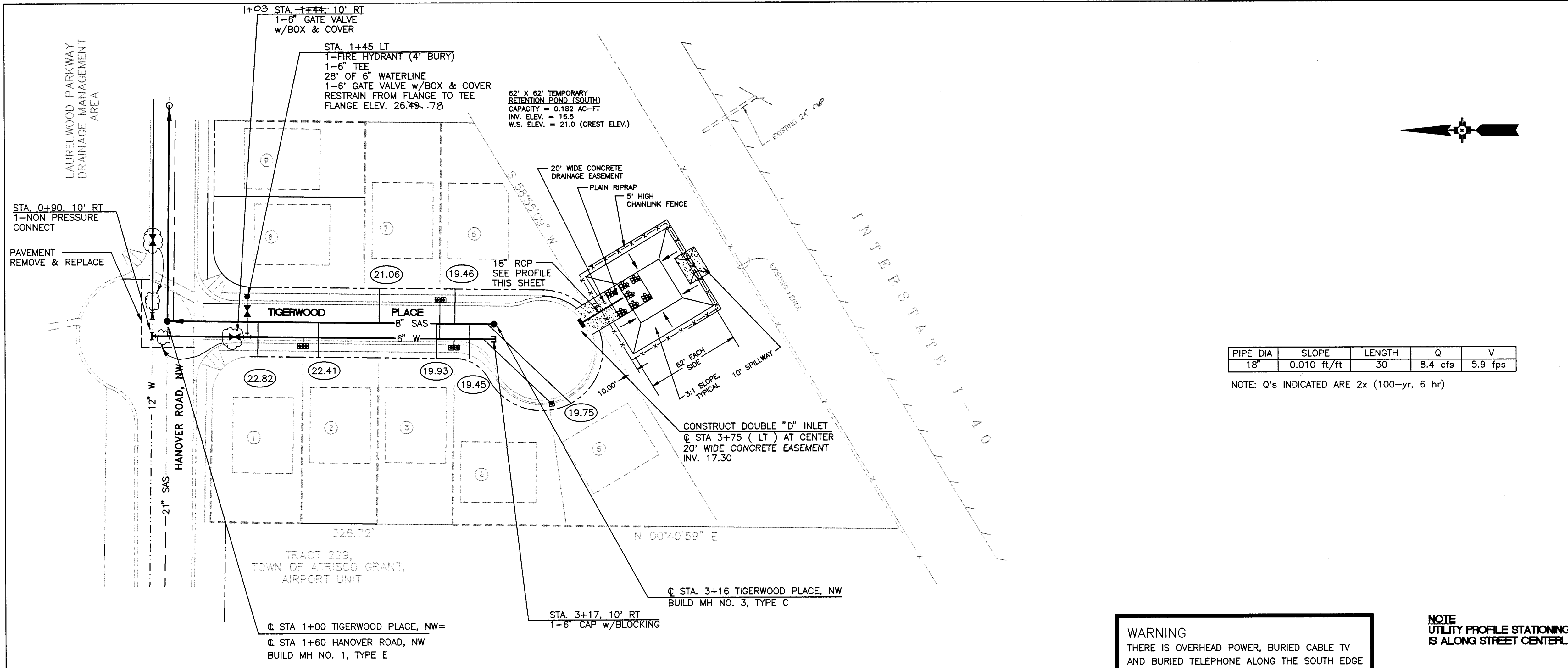
Mo./Day/Yr.

City Project No. 568381

Zone Map No. J-10

Sheet 7 of 9

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CONDOR CONSTRUCTION CO.	ASC MONUMENT "8-110" LOCATED NORTH OF	I-40	FIELD NOTES	DATE	REMARKS	BY
STATED BY	COA	RIGHT-OF-WAY AT 76TH STREET, NW.		NO.	DATE		
DATE	DATE	ELEVATION 5130.013				REVISIONS	DATE
DATE	DATE						
DATE	DATE					DESIGN	DATE
DATE	DATE						
DATE	DATE					D & R ENTERPRISE	DATE
DATE	DATE						
DATE	DATE					CHECKED BY	DATE
DATE	DATE						



PIPE DIA	SLOPE	LENGTH	Q	V
18"	0.010 ft/ft	30	8.4 cfs	5.9 fps

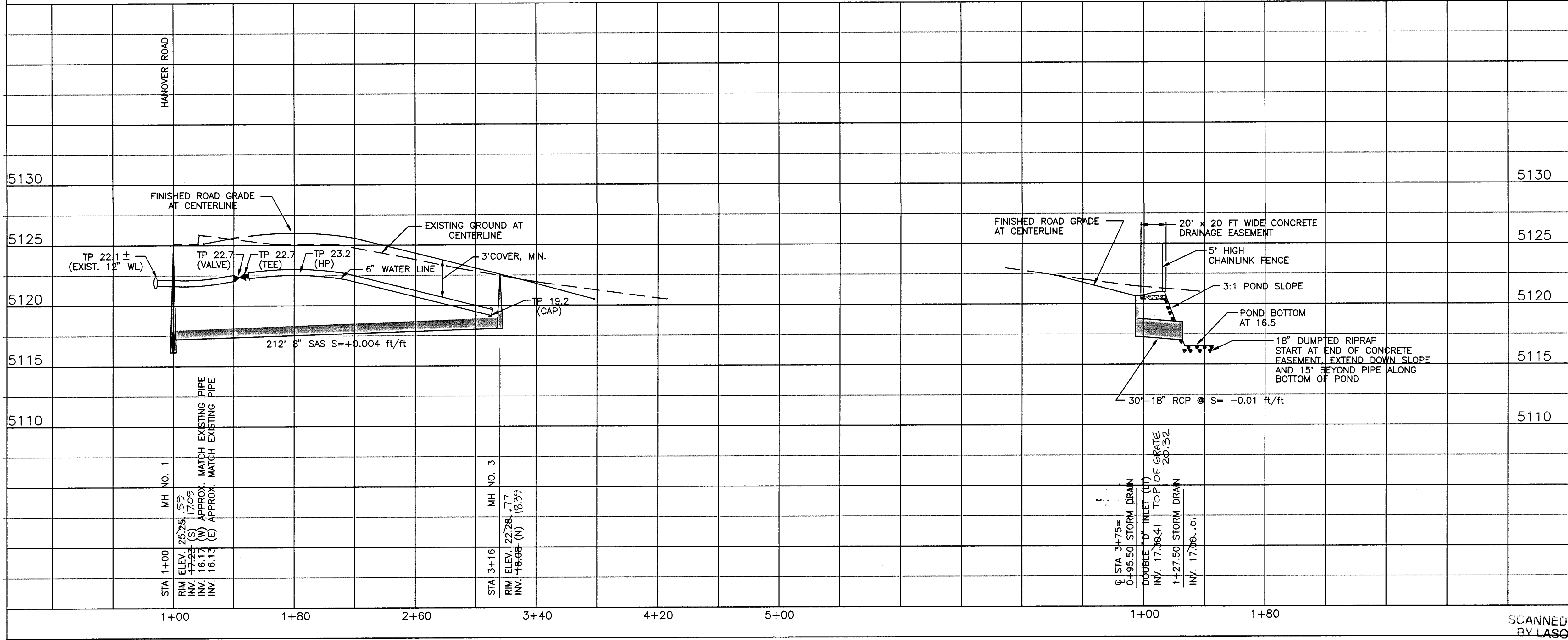
NOTE: Q's INDICATED ARE 2x (100-yr, 6 hr)

WARNING
THERE IS OVERHEAD POWER, BURIED CABLE TV
AND BURIED TELEPHONE ALONG THE SOUTH EDGE
OF HANOVER ROAD. OTHER UTILITIES MAY BE IN
THE AREA.

NOTE
UTILITY PROFILE STATIONING
IS ALONG STREET CENTERLINE.

TIGERWOOD PLACE, NW

SCALES:
HORIZ. : 1"=40'
VERT. : 1"=5'



SAS SERVICE TABLE

LOT NO.	Q STATION	INV. @ R/W
1	1+79.91	22.82
2	1+99.91	22.41
3	2+79.91	19.93
4	2+99.91	19.45
5	3+11.66	19.75
6	2+90.00	19.46
7	2+40.00	21.06

NOTE:

PROVIDE A PRESSURE REDUCING VALVE (PRV)
ON EACH WATER SERVICE LINE, SUCH AS WATTS
SERIES 223, OR OTHER PRV ACCEPTABLE TO THE
CITY OF ALBUQUERQUE. LOCATE PRV IN THE
WATER METER PIT AND SET FOR 115 PSI IN AND
60 PSI OUT.

LEGEND

- SAS SERVICE LINE INVERT ● R
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE w/TYPE 'A' VALVE BOX
- FIRE HYDRANT
- MANHOLE & FLOW DIRECTION
- WATER LINE w/FITTING
- DOUBLE "D" INLET

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TIGERWOOD SUBDIVISION TIGERWOOD PLACE, NW - UTILITIES	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 568381	Zone Map No. J-10
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