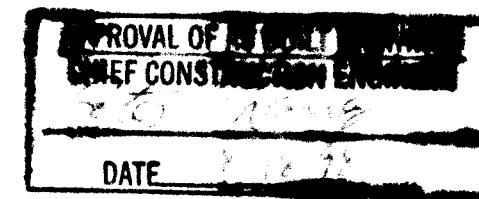


CONSTRUCTION PLANS
FOR
TUSCANY RIDGE
SUBDIVISION
ALBUQUERQUE, NEW MEXICO

INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2-3	PLAT
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6	POND DETAIL
7	OVERALL PAVING PLAN
	PAVING PLAN AND PROFILE SHEETS
8-9	VISTA BELLA PLACE
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27	MONTE ROSSO PLACE - PALAZZO ROAD
28	TUSCANY DRIVE



RECORD DRAWING

"I, Kent M. Whitman, a duly Registered Professional Engineer in the State of New Mexico, (#6170), do hereby certify that these record drawings were prepared under my supervision and are true and correct to the best of my knowledge.

Kent M. Whitman, P.E. No. 6170



SCANNED BY
BY LASON

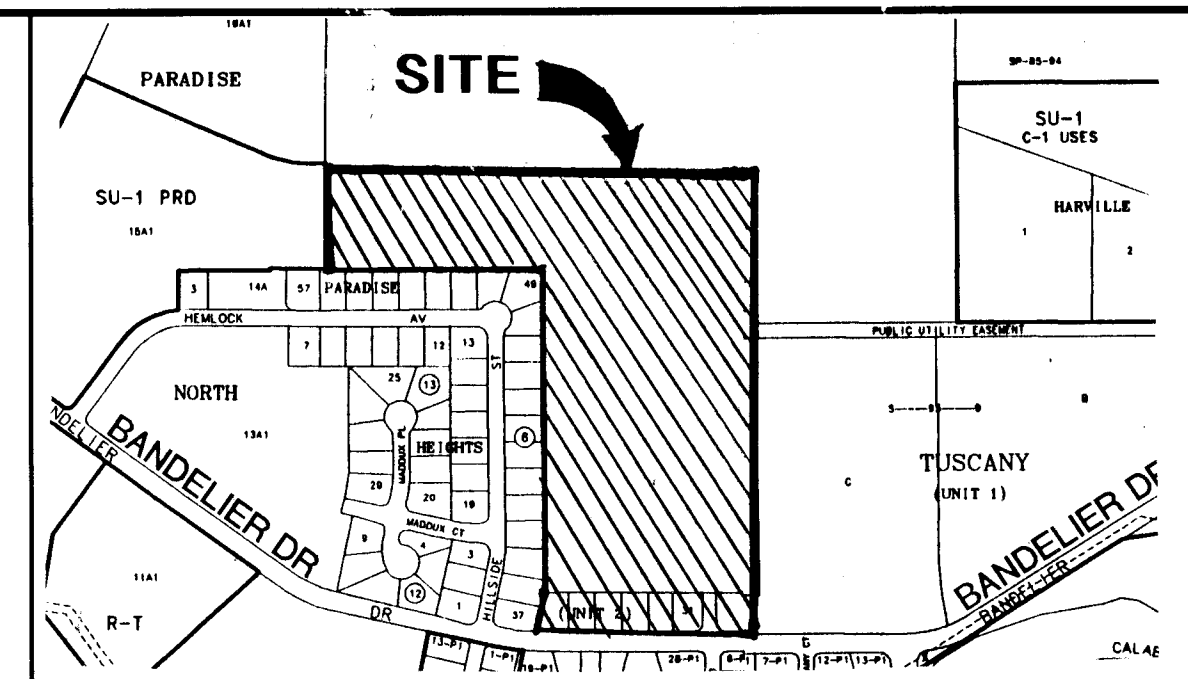
DRB #97-103

BHI JOB NO. 97196A06



BOHANNAN-HUSTON INC.

ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE



VICINITY MAP

NOT TO SCALE
A-11-Z

NOTICE TO CONTRACTORS

1. 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 AND SHALL INCLUDE UPDATE No.6
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO 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. THE CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19.0 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE COSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR 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 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 PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
7. ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
8. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
9. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES, (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

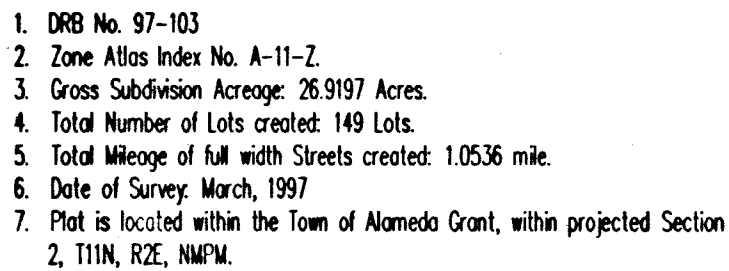
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DERESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

[illegible]

RECORD DRAWING

COPYRIGHT BOHANNAN-HUSTON, INC. 1997
 DATE: MAY 1, 1997



The purpose of this Plat is to subdivide Tracts One (1), Two (2), and Three (3) of PLAT of TOSCARA MILLS, Albuquerque, New Mexico as the same are shown and designated in the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1991 in Volume 970, Subdivision 111 as Document No. 97036734. The lot 10-Pl of VACATION AND REPAIR FOR TOSCARA SUBURBION UNIT 3, Albuquerque, New Mexico as the same is shown and designated in the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1991 in Volume 970, Subdivision 111 as Document No. 97036734.

1. 1991 in Volume 970, Folio 111 as Document No. 97036734.

2. Distances are ground distances.

3. All easements of record are shown.

4. Record Bearings and distances are shown in parentheses ().

5. These properties are within the service utilities, i.e. (NMS, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. facilities, not the City of Albuquerque.

6. All lots are to be P-1 and shall conform to international parking design criteria, Item 1.

7. Centerline (L) of R/R monumentation to be installed at all centerline P.C.s, P.T.s, and

PUBLIC UTILITY EASEMENTS shown on this plot are ten (10) feet wide and are for the common joint use of:

- A. **PNM Electric Services** for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- B. **PNM Gas Services** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. **U.S. West** for the installation, maintenance and service of all buried 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 closures.
- D. **James Interconnect** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. **New Mexico Utilities, Inc.** for the installation, maintenance and service of underground water and sanitary sewer lines across their easement (But not parallel within).

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, pole (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 on said easements. The owner hereby reserves the right of erecting any violations of National Electric Safety Code caused by construction of decking, or any structures adjacent to or near easements shown on this plat.

BEGINNING at the northwest corner of the tract herein described, said corner being the northwest corner of said Tract Three (3) and also being the northeast corner of said Tract 15A-1, PARADISE NORTH SUBDIVISION as the same is shown and designated on the Plat Entitled "VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH", recorded in the office of the County Clerk of Benaville County, Missouri, August 8, 1990 (see Record No. 90-182, as Document No. 90-01878, where the Albuquerque City Survey (ACS) Monument "3-B107", a brass label set in concrete, having New Mexico State Plane Coordinates, Central Zone (NAD 83) of X=360,239.942 and Y=1,529,014.85 bears S64°25'28"W, a distance of 72306.06 feet and from said point of beginning running along the northern boundary line of said Tract Three (3);

thence S00°00'00"W, a distance of 900.00 feet, said corner being the northeast corner of said Tract Two (2), thence running along the northern boundary line of said Tract Two (2).

S89°56'59"W, a distance of 661.62 feet to the northeast corner of said Tract Two (2) and Lot 10-P-1, hence running along the easterly boundary line of said Tracts Two (2) and One (1) and lot 10-P-1,
S00°16'59"W, a distance of 533.03 feet to a point; thence
N00°17'57"E, a distance of 18.85 feet to a point; hence running along the northerly right-of-way line of Bandwidth N.W. 1/4, thence running along the southerly boundary line of said Lot 10-P-1 and Tract One (1) and also along said right-of-way line,
N89°44'34"W, a distance of 662.35 feet to a point of curvature; thence,
26.12 feet along the arc of a circle to the right having a radius of 661.3 feet and a chord which bears N88°36'40"W, a distance of 26.12 feet to the southwest corner of said Tract One (1), thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract One (1),
N12°35'19"E, a distance of 122.28 feet to a point; thence,
N00°17'57"E, a distance of 988.12 feet to the southeast corner of said Tract Three (3), thence running along the southerly boundary line of said Tract Three (3).
N59°46'00"W, a distance of 660.00 feet to the southwest corner of said Tract Three (3), thence running along the westerly boundary line of said Tract Three (3),
N00°16'28"E, a distance of 330.00 feet to the point and place of beginning.

Tract contains 26.9197 acres, more or less.

The foregoing plot of that portion tract of land situate within the Town of Alameda Grant, within Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tracts One (1), Two (2), and Three (3) of PLAT OF TUSCANY VILLAS, Albuquerque, New Mexico as the same is shown and designated on the plot thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1991 in Volume 970, Folio 101 as Document No. 97036734 and Lot 10-P-1 of VACATION AND REPEAT FOR TUSCANY SUBDIVISION UNIT 3, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1991 in Volume 970, Folio 101 as Document No. 97036734 and

beginning with the double about right-angled (shaded) street,

Section 1, now comprising Lots 1-P1 thru 149-P1 inclusive, TUSCANY RODE SUBDIVISION is a free and clear interest in and ownership with the benefits of the underground owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee Simple with Warranty Covenants, do hereby grant all access, Utility, and Drainage Easements hereon including the right to construct, operate, install, and maintain facilities thereon; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical, Telephone, Cable, Sewer, Water, and Storm Drainage, and all other easements shown on a recorded plat of the underground and/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees or shrubs. The City has the right to enter upon the Granteees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal (Work) it deems appropriate without liability to the City. If Work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Granteees Property, the City may suspend or suspend the Work until its agents determine that the Granteees are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

Charles A
Charles A. Haegelin, President
CURB WEST INC.

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this 5-23-1997 day of June, 1997 by Charles A. Haegelin, President of Curb West Inc.

My Commission Expires:

SHEET 1 OF 4

PLAT NUMBER _____	
PLANNING DIRECTOR _____	DATE _____
CITY ENGINEER _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
TRAFFIC ENGINEER _____ <i>West Clark</i>	DATE _____ 060397
CITY SURVEYOR _____	DATE _____
PROPERTY MANAGEMENT _____	DATE _____
UTILITY DEVELOPMENT DEPARTMENT _____	DATE _____
DESIGN & DEVELOPMENT, CIP _____	DATE _____
U.S. WEST COMMUNICATIONS _____	DATE _____
PNM ELECTRIC SERVICES _____	DATE _____
PNM GAS SERVICES _____ <i>[Signature]</i>	DATE _____ C-377
NEW MEXICO UTILITIES, INC. _____	DATE _____
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____	
PROPERTY OWNER OF RECORD: _____	
BERNALILLO COUNTY TREASURER'S OFFICE _____	DATE _____

SURVEYOR'S CERTIFICATION

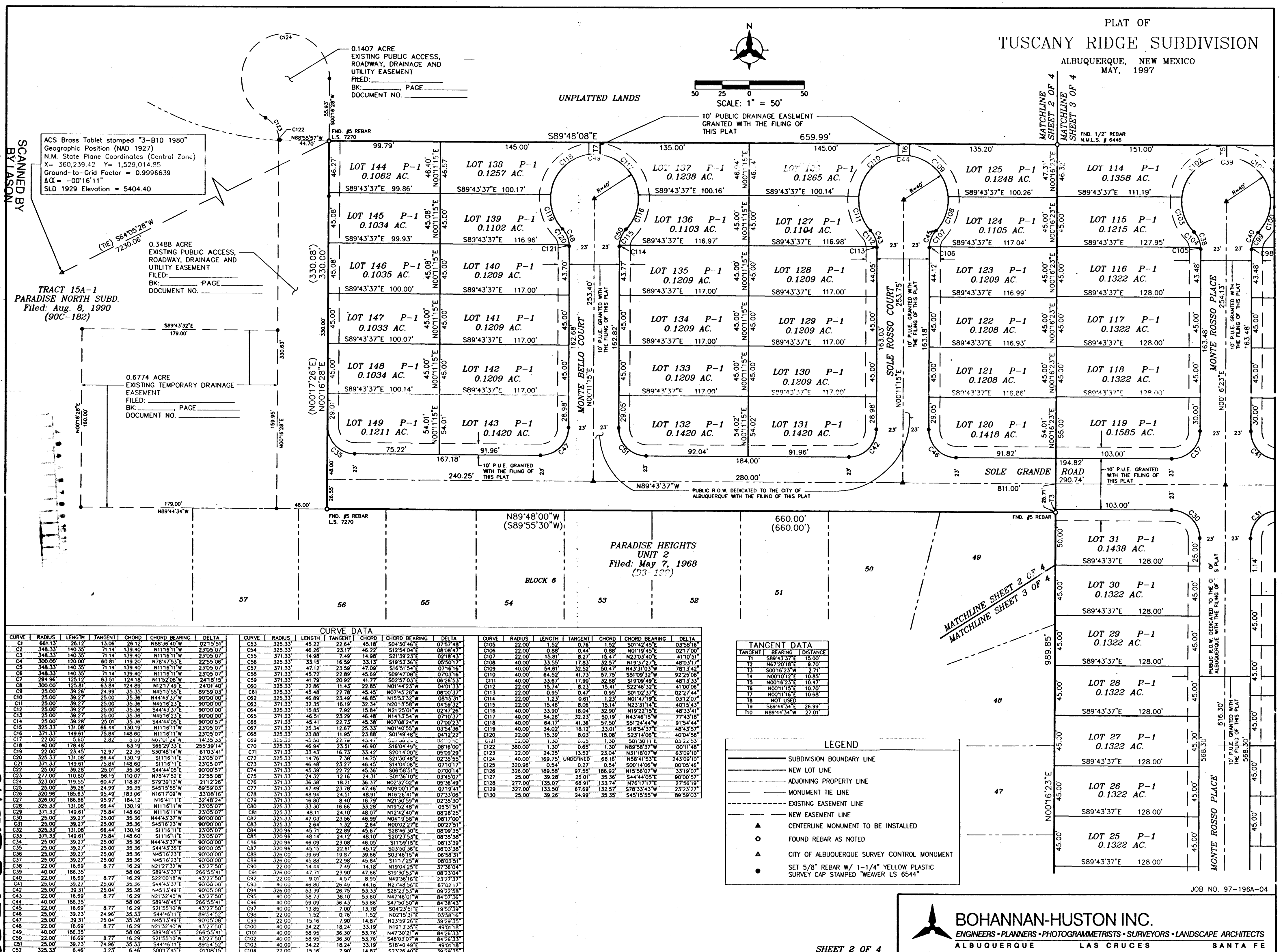
I, A. Dwan Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plan was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

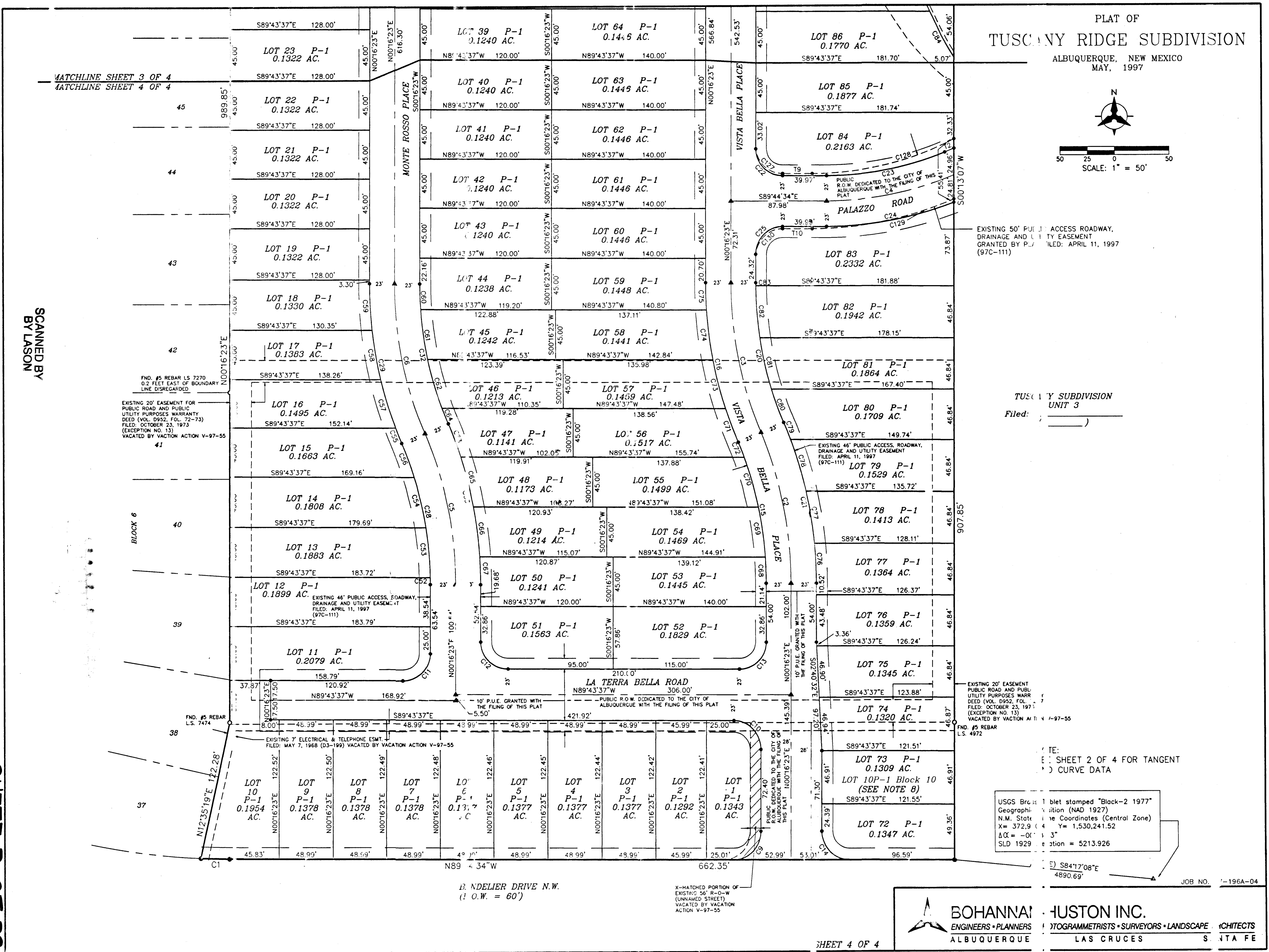
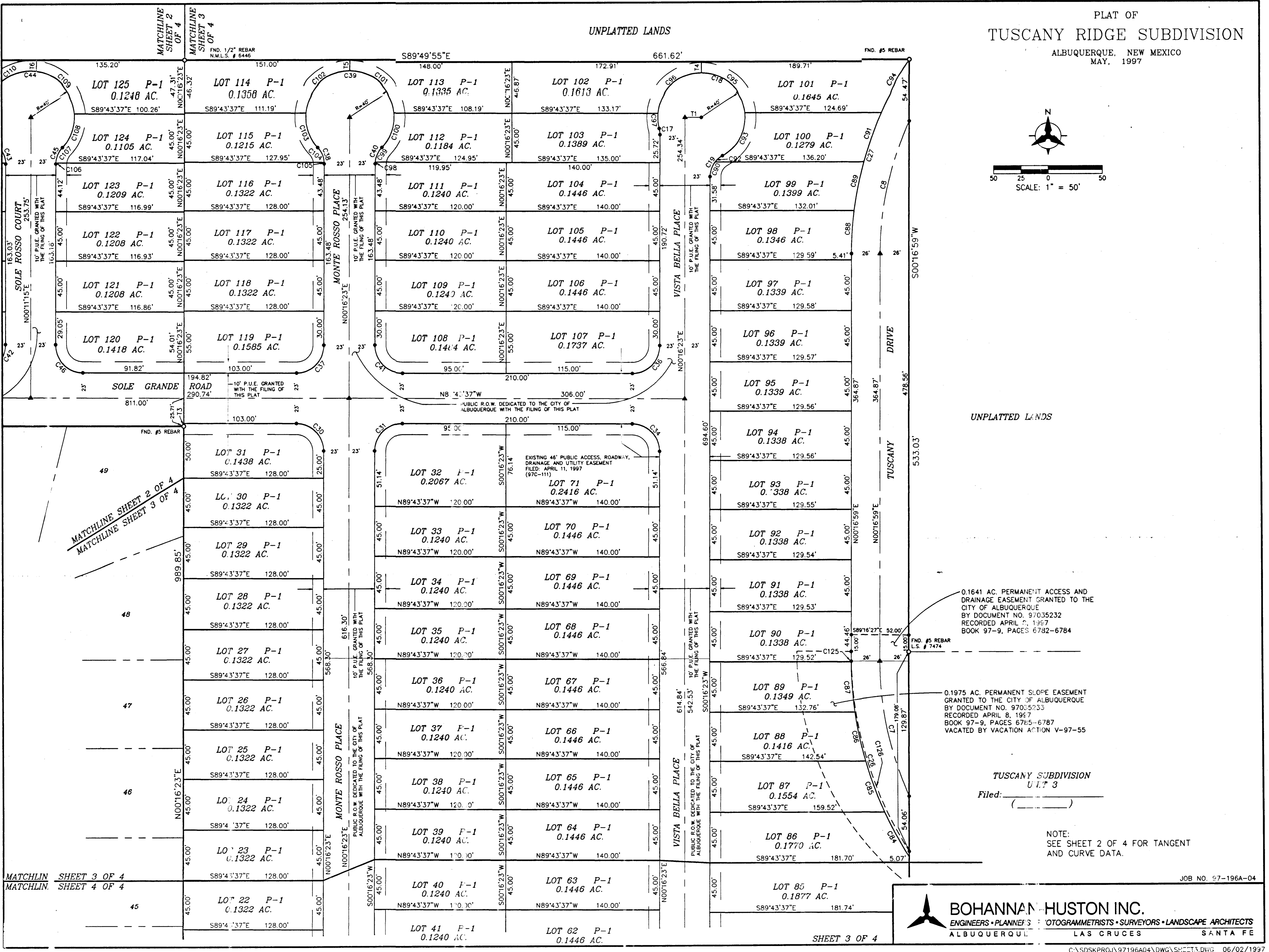
Bohannon-Huston Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87110

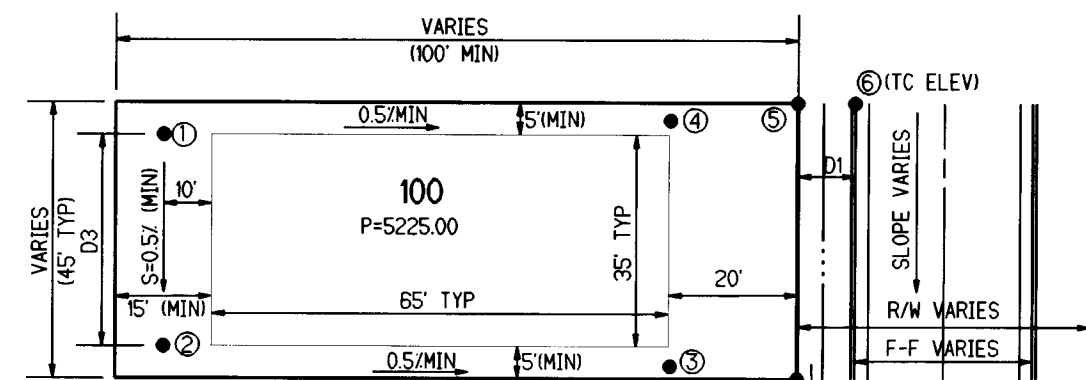
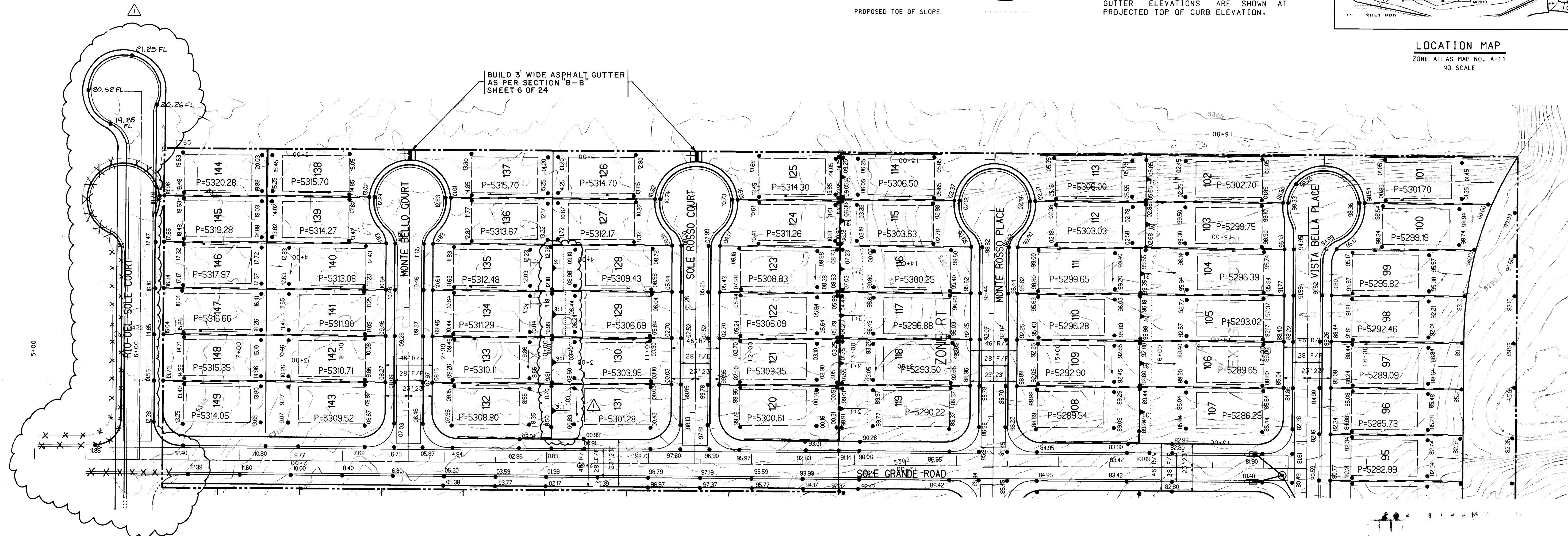


BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

C:\SDSKPROJ\97196A04\DWG\SHEET1.DWG 06/02/1997

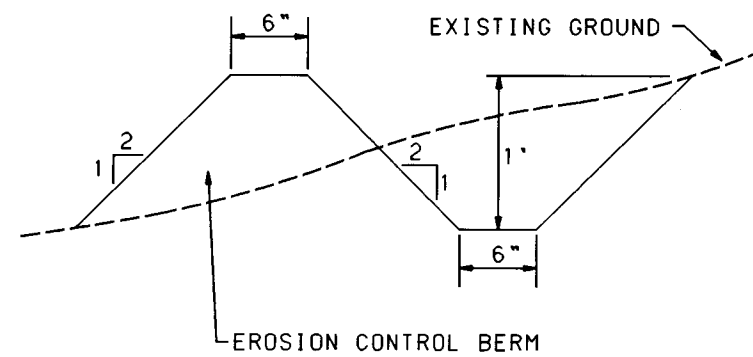






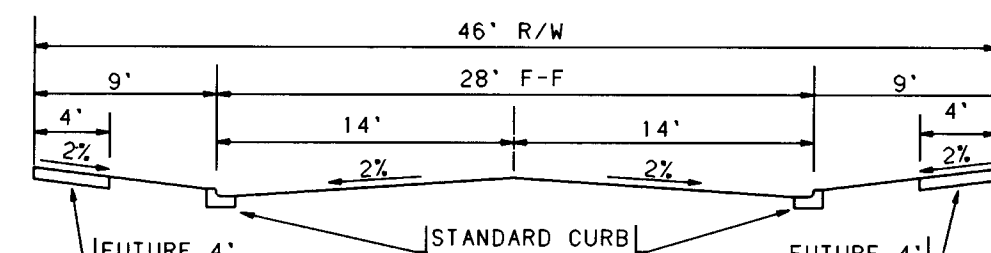
TYPICAL LOT GRADING PLAN

NO SCALE
TO SET SPOT ① - SUBTRACT 0.25' FROM THE PAD ELEV.
TO SET SPOT ② - SUBTRACT 0.2' FROM SPOT ①
TO SET SPOTS ③ & ④ - SUBTRACT 0.4' FROM SPOTS ② & ① RESPECTIVELY
TO SET SPOT ⑤ - MULTIPLY D1 BY 2.0% AND ADD TO SPOT ②
NOTE: FROM SPOTS ① AND ②, SLOPE AT 0.5% FOR 5' MIN TOWARDS THE BACK OF THE LOT.



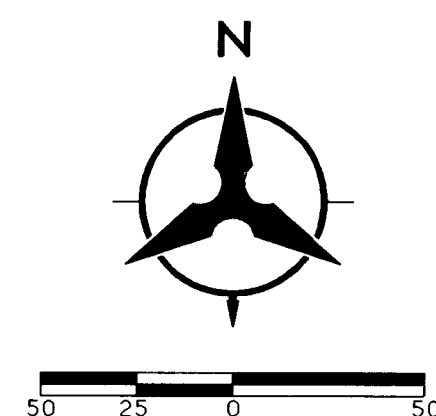
EROSION CONTROL PLAN

NO SCALE
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED ALONG SUB'D AND LOT PERIMETER DURING CONSTRUCTION, UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.



TYPICAL 46' STREET SECTION

NO SCALE

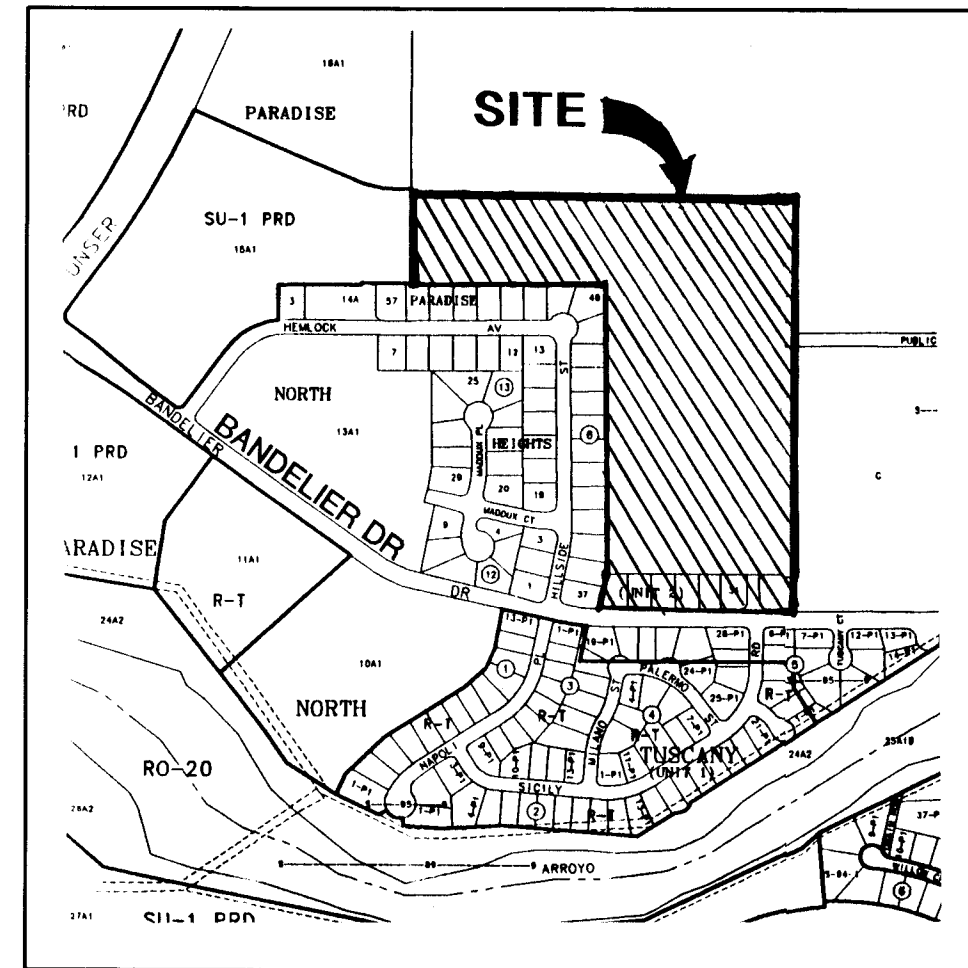


SCANNED BY
BY LASON

BHI JOB NO. 97196A02

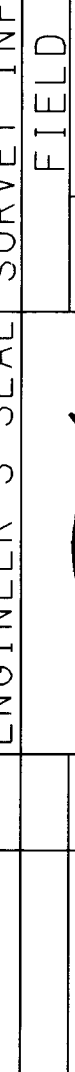
GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. 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.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT PROJECTED TOP OF CURB ELEVATION.



LOCATION MAP

ZONE ATLAS MAP NO. A-11
NO SCALE

ENGINEER'S SEAL										SURVEY INFORMATION										FIELD NOTES										BENCH MARKS										AS-BUILT INFORMATION																													
										NO.										BY										DATE										ACS BRASS TABLE STAMPED "1-B10"										CONTRACTOR																			
RECONFIGURE RIO DEL SOLE COURT, ADD TOES OF SLOPE FOR LOTS 128, 129, 130 AND 131.										BJS										DATE										NOV 1929 ELEVATION = 5404.40										RECORDED BY										NO.																			
										NO.										DATE										BY										NO.										DATE										NO.									
DESIGNED BY										BJS										DATE										04/97										GROUND-TO-CRID FACTOR = 0.9996639										MICRO-FILM INFORMATION																			
DRAWN BY										BJS										DATE										04/97										ΔOX = -00°16'11"										RECORDED BY										NO.									
CHECKED BY										TKM										DATE										04/97										NGVD 1929 ELEVATION = 5404.40										NO.																			

VISION OF 2

MO./DAY/YR.

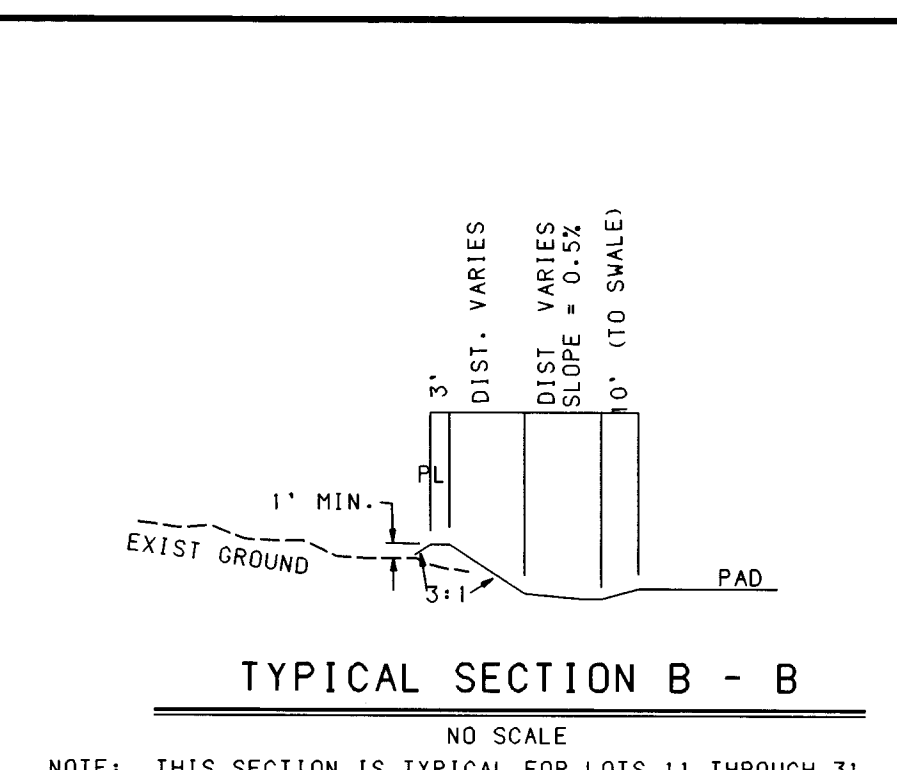
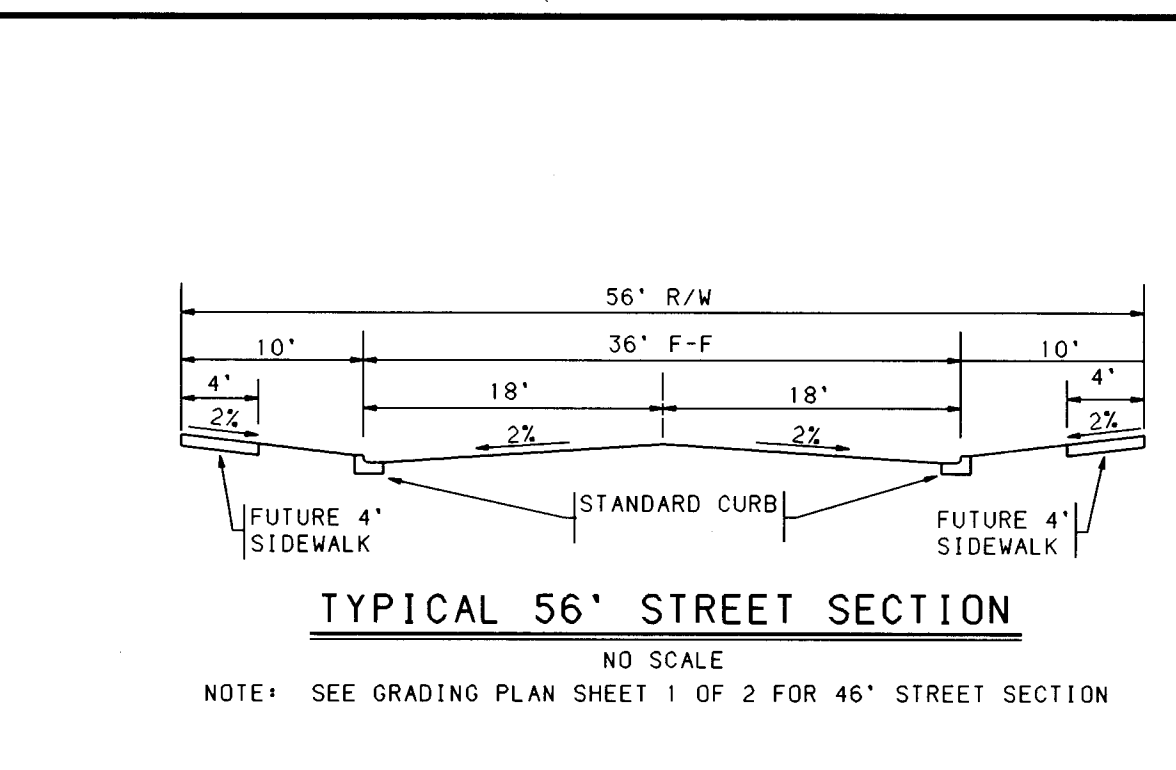
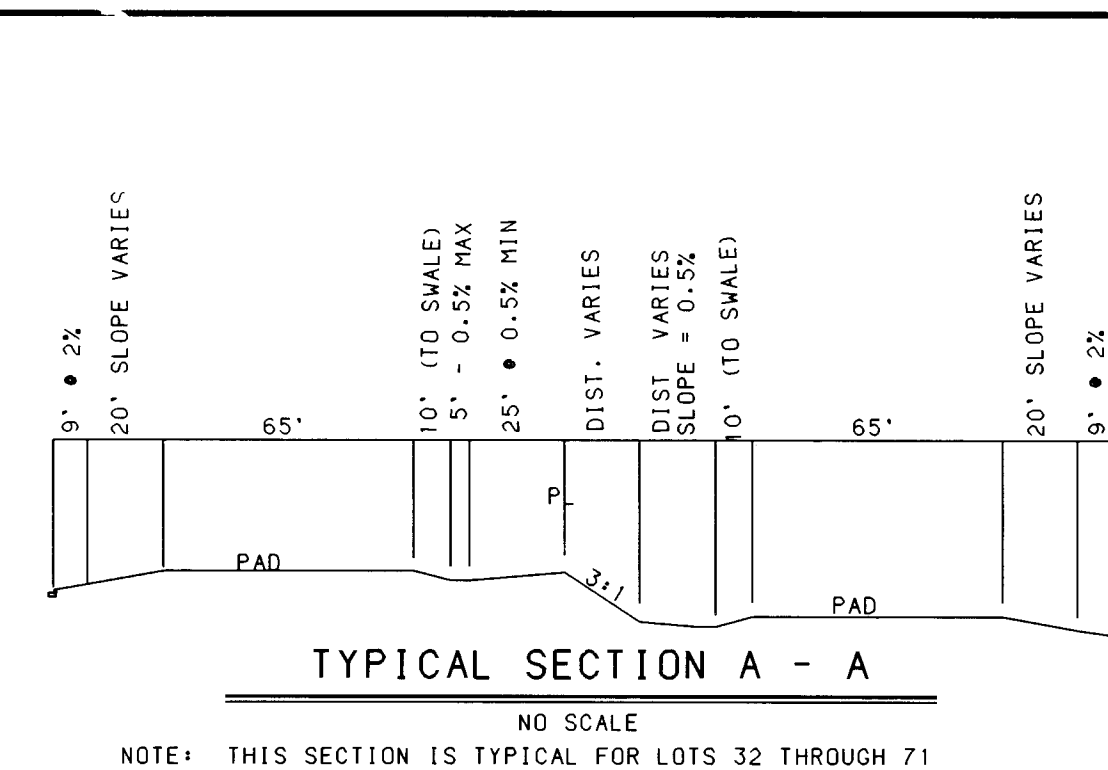
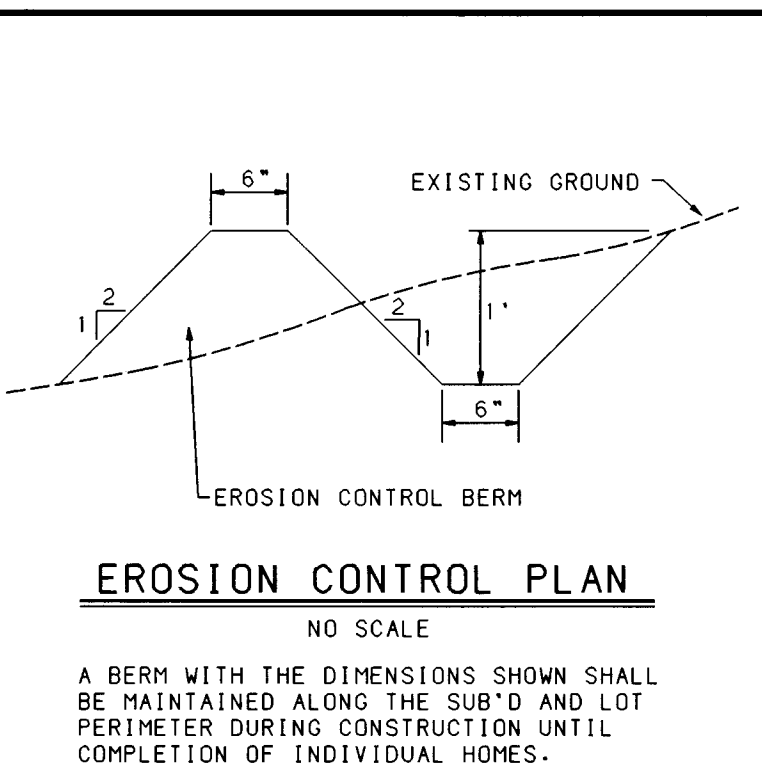
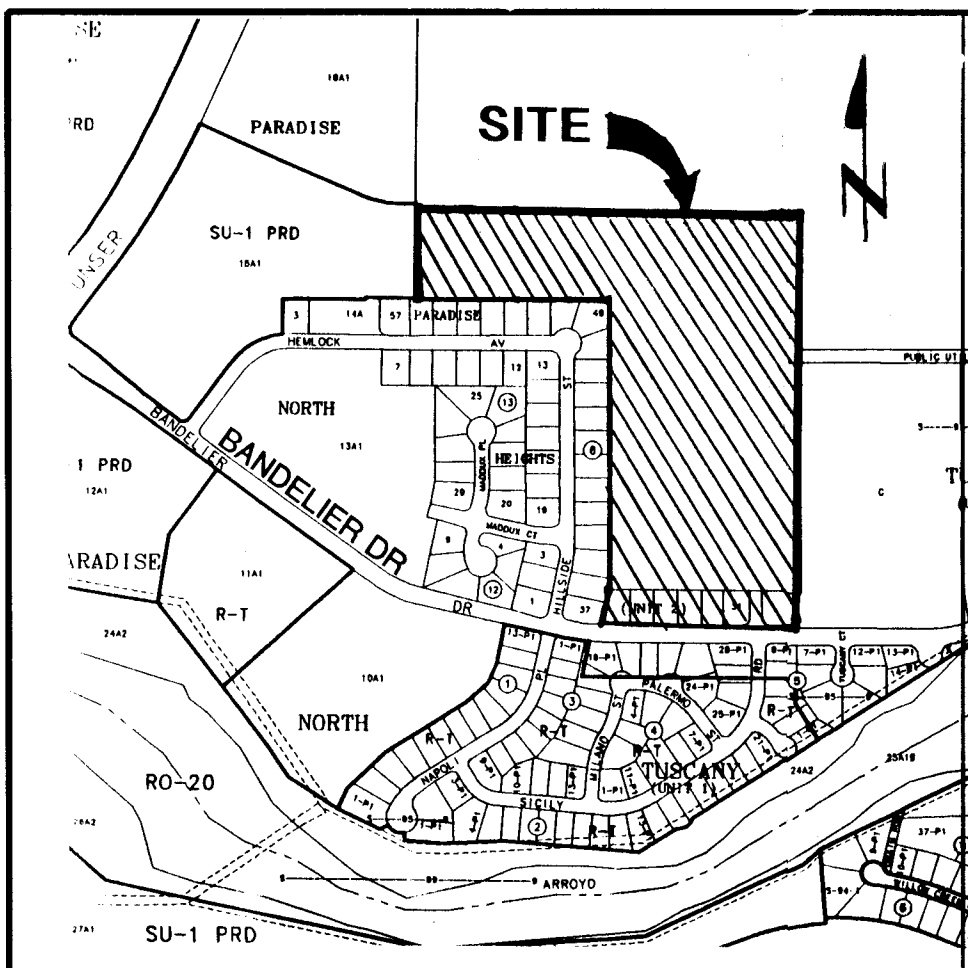
MO./DAY/YR.

SHEET 4 OF 28

LANDSCAPE ARCHITECTS

SANTA FE

DESIGN GROUP



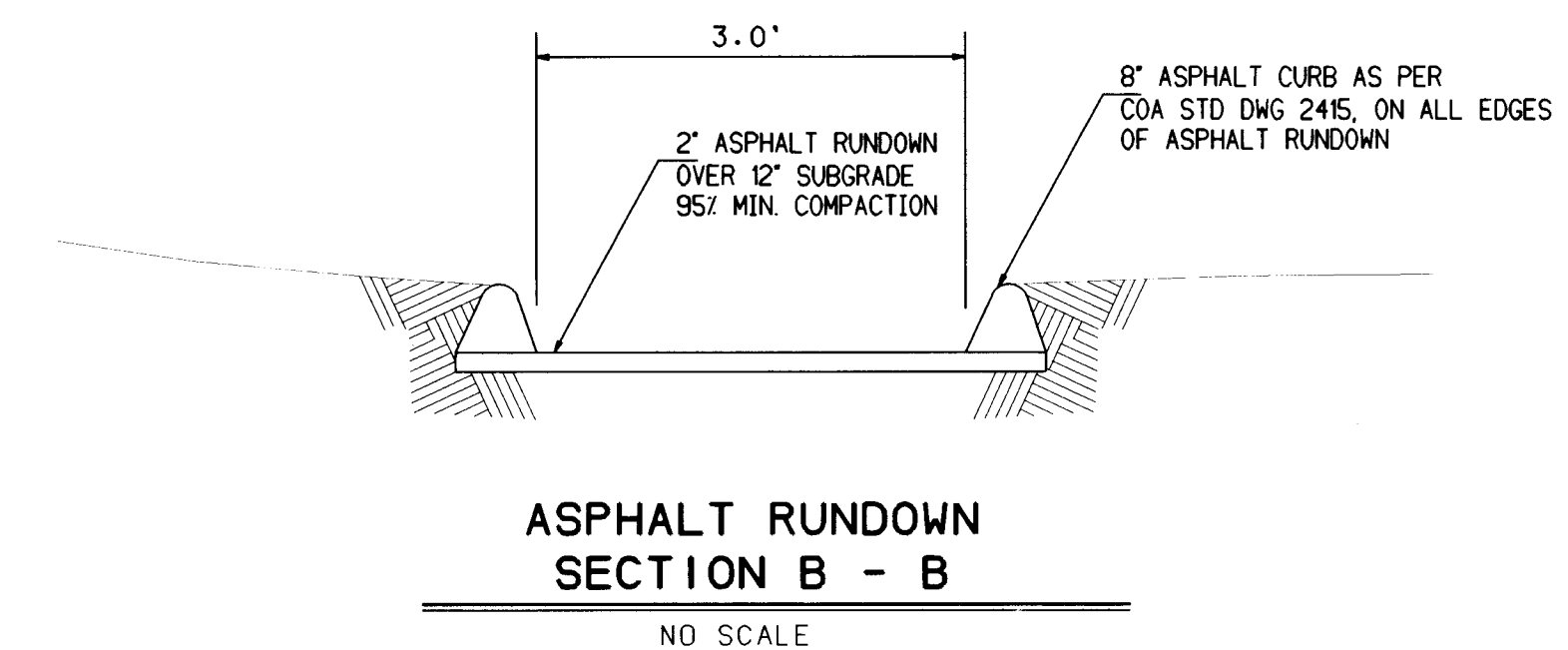
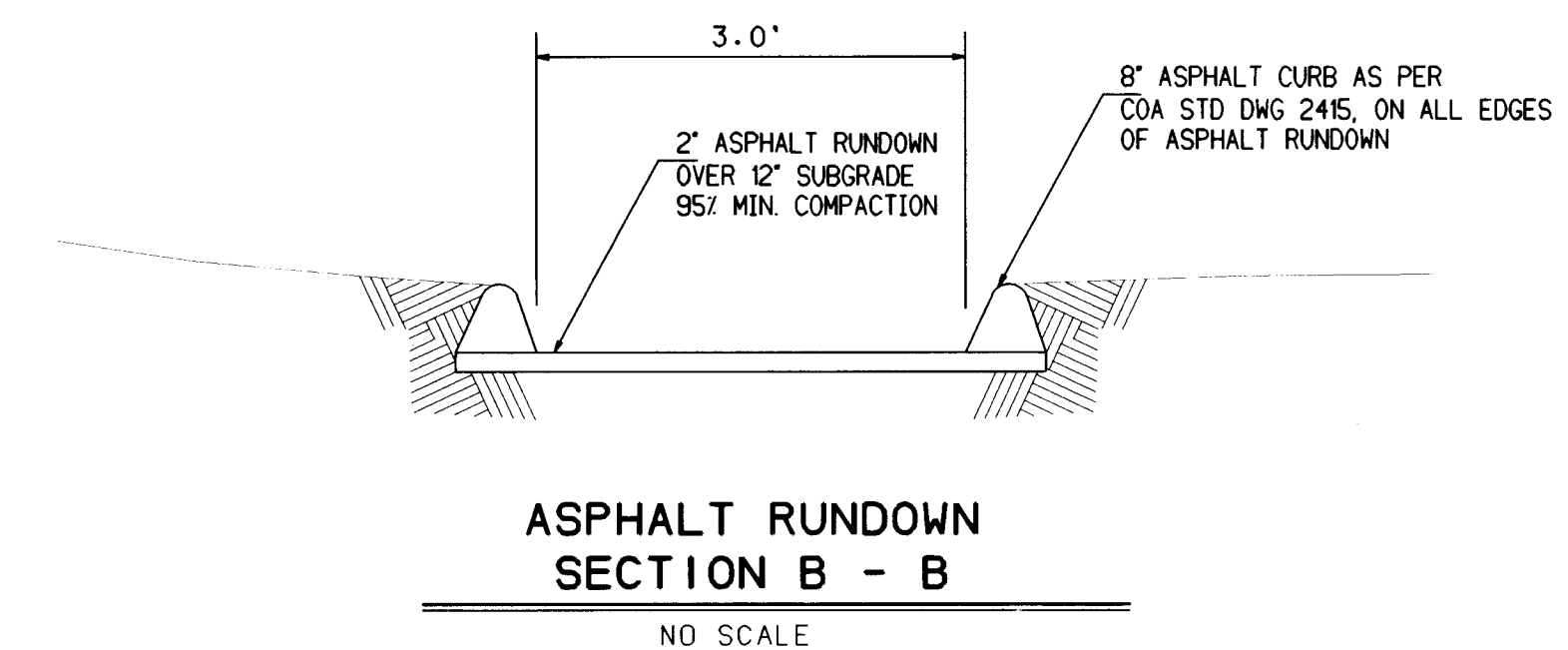
GENERAL NOTES	
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2.	THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3.	THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4.	ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT PROJECTED TOP OF CURB ELEVATION.



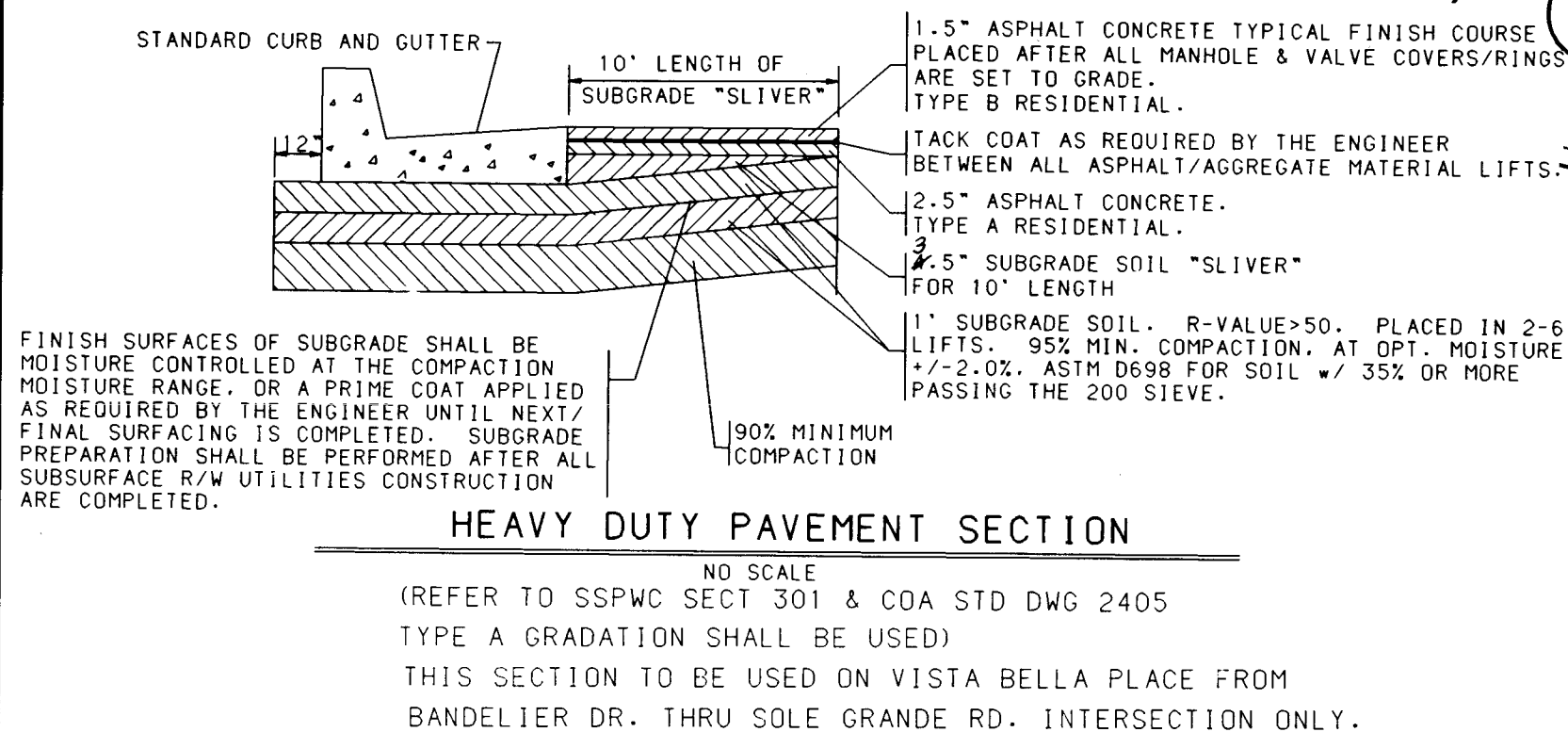
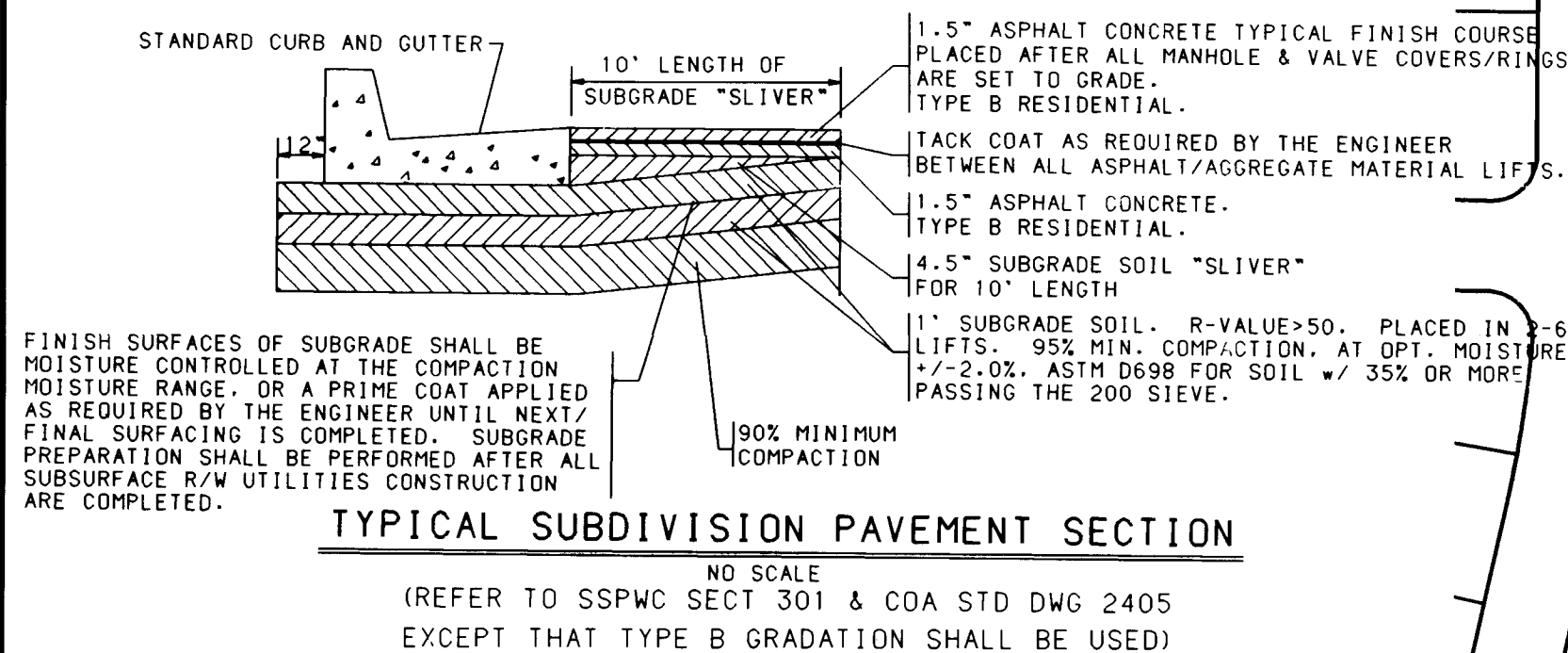
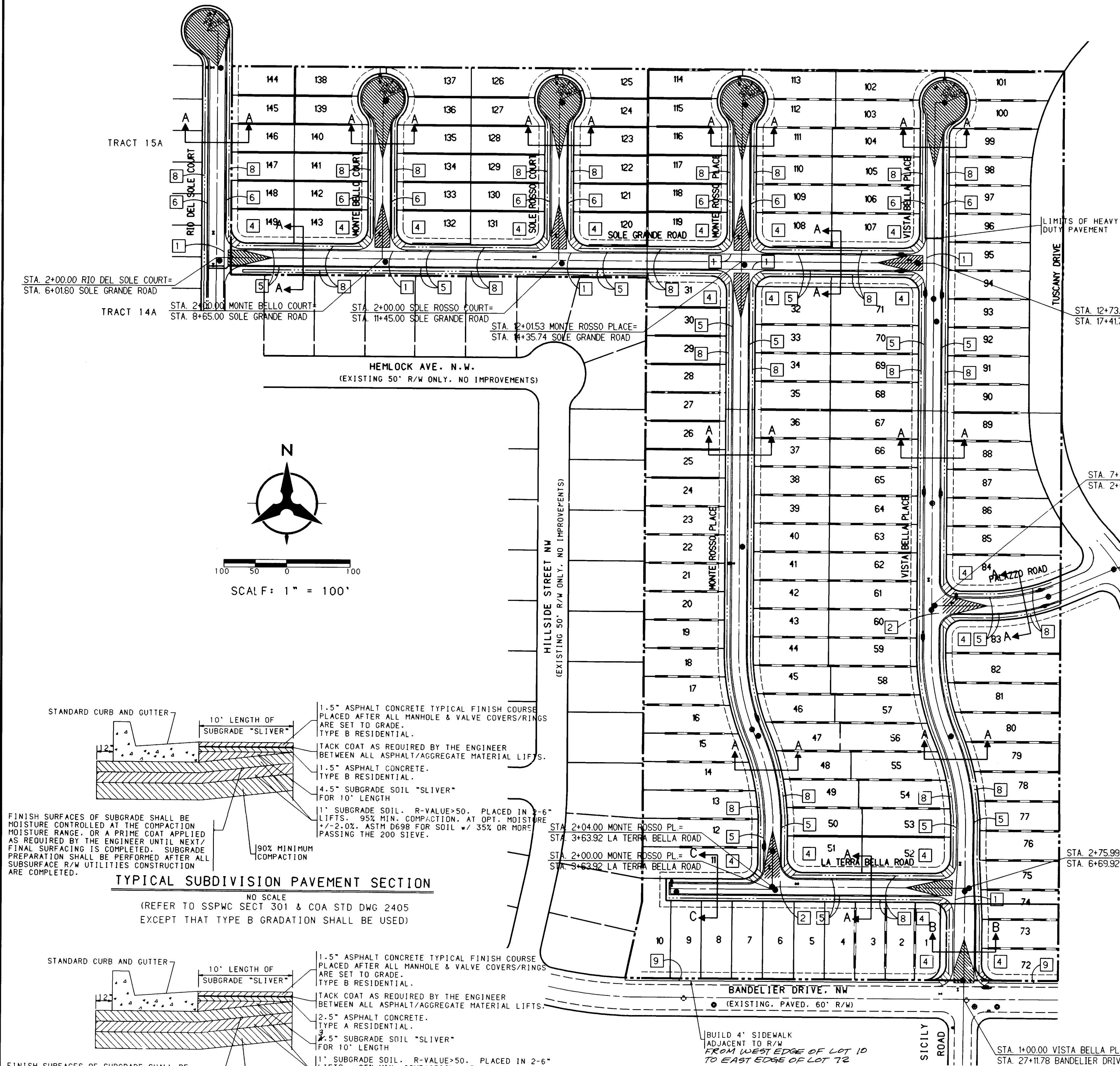
LEGAL DESCRIPTION:	
TRACTS 1, 2, & 3, TUSCANY VILLAS	
NOTE: SEE GRADING PLAN SHEET 1 OF 2 FOR ADDITIONAL APPLICABLE DETAILS.	

LEGEND	
PROJECT BOUNDARY	---
EXISTING CONTOUR	--- 255 ---
EXISTING SPOT ELEVATION	● 366
PROPOSED SPOT ELEVATION	● 366
DIRECTION OF FLOW	→ S+2.564%
PROPOSED STD CURB AND GUTTER	---
PROPOSED MTBL. ROLL TYPE C & G	---
PROPOSED RETAINING WALL	---
EXISTING GARDEN WALL	---
EXISTING STORM DRAIN LINE	---
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	⊙
PROPOSED STORM DRAIN LINE	---
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	⊙
PROPOSED TOE OF SLOPE	---

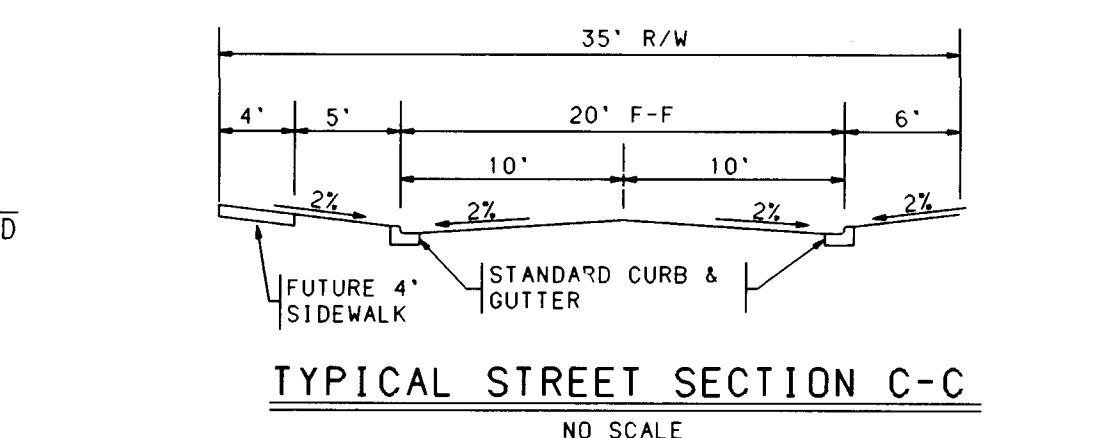
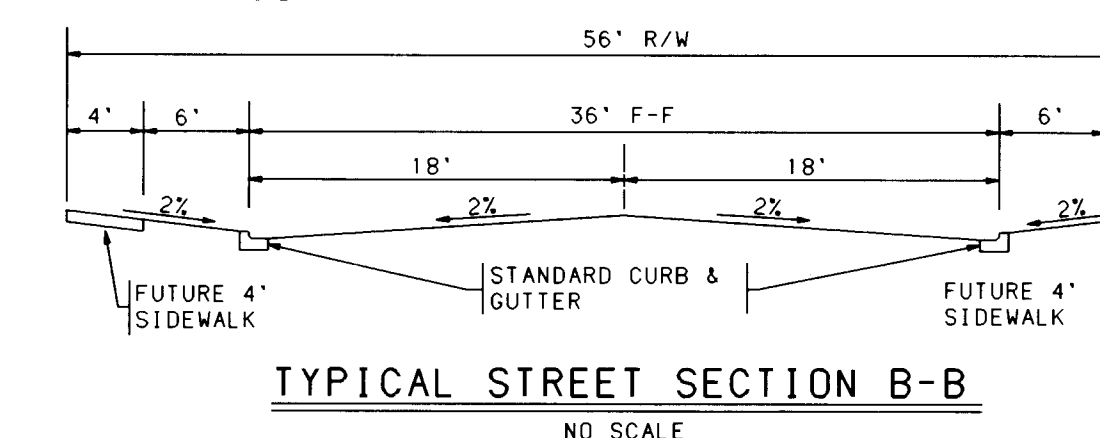
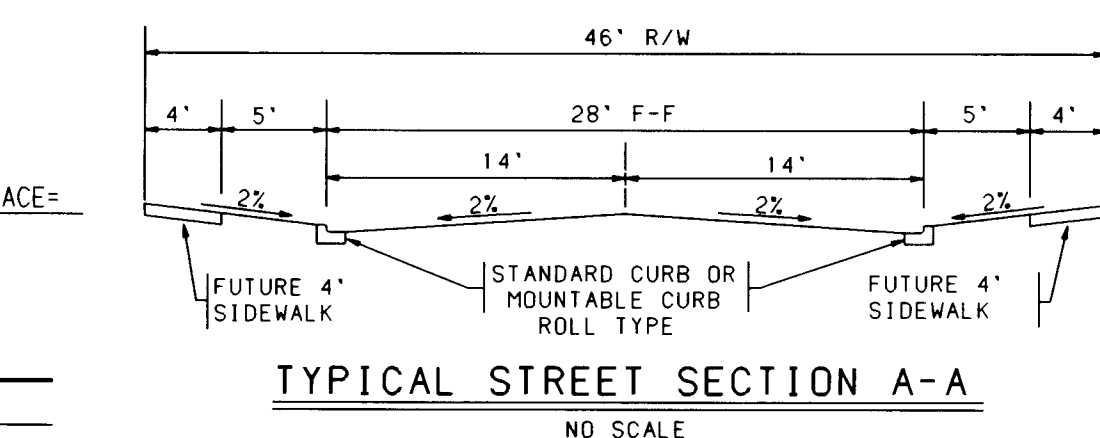
APPROVED FOR ROUGH GRADING (± 1")	
HYDROLOGY ENGINEER DATE	
BOHANNAN-HUSTON INC. ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS ALBUQUERQUE LAS CRUCES SANTA FE	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TUSCANY RIDGE SUBDIVISION GRADING PLAN SHEET 2 OF 2	
DEV. REVIEW BOARD NO.	APPROVAL DATE
97-103	6/11/97
CITY PROJECT NO.	5705.81
ZONE MAP NO.	All
SHEET	5 OF 28

[illegible]

 BOHANNAN-HUSTON INC. ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS ALBUQUERQUE LAS CRUCES SANTA FE															
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP															
TUSCANY RIDGE SUBDIVISION TEMPORARY POND & DETAILS PLAN															
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL 	LAST DESIGN UPDATE 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">MO./DAY/YR.</th> <th style="width: 50%;">MO./DAY/YR.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	MO./DAY/YR.	MO./DAY/YR.										
MO./DAY/YR.	MO./DAY/YR.														
CITY PROJECT NO.	ZONE MAP NO. 570581 A-11-Z	SHEET	OF 6 28												



LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	==
EXISTING CURB & GUTTER	---
FUTURE SIDEWALK	----
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	⊙
EXISTING FIRE HYDRANT	⊙
PROPOSED GATE VALVE	⊙
EXISTING GATE VALVE	⊙
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	⊙
CROWN FLATTENING	▨



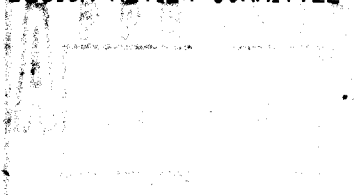
NOTE: IF DURING GRADING OR CONSTRUCTION OPERATIONS, IT IS DETERMINED THAT THE R-VALUE IS LESS THAN 50, MATERIAL WITH AN R-VALUE > 50 SHALL BE IMPORTED AND USED FOR ROADWAY SUBGRADE.

- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
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- KEYED GENERAL NOTES**
1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
 2. INSTALL CURB RETURN ONLY. NO FILLET OR VALLEY GUTTER
 3. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I
 4. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
 5. STD. CURB & GUTTER AS PER STD. DWG. 2415
 6. ROLL CURB & GUTTER AS PER STD. DWG. 2415
 7. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
 8. FUTURE 4' SIDEWALK
 9. BUILD 4' SIDEWALK
- NOT APPLICABLE THIS SHEET

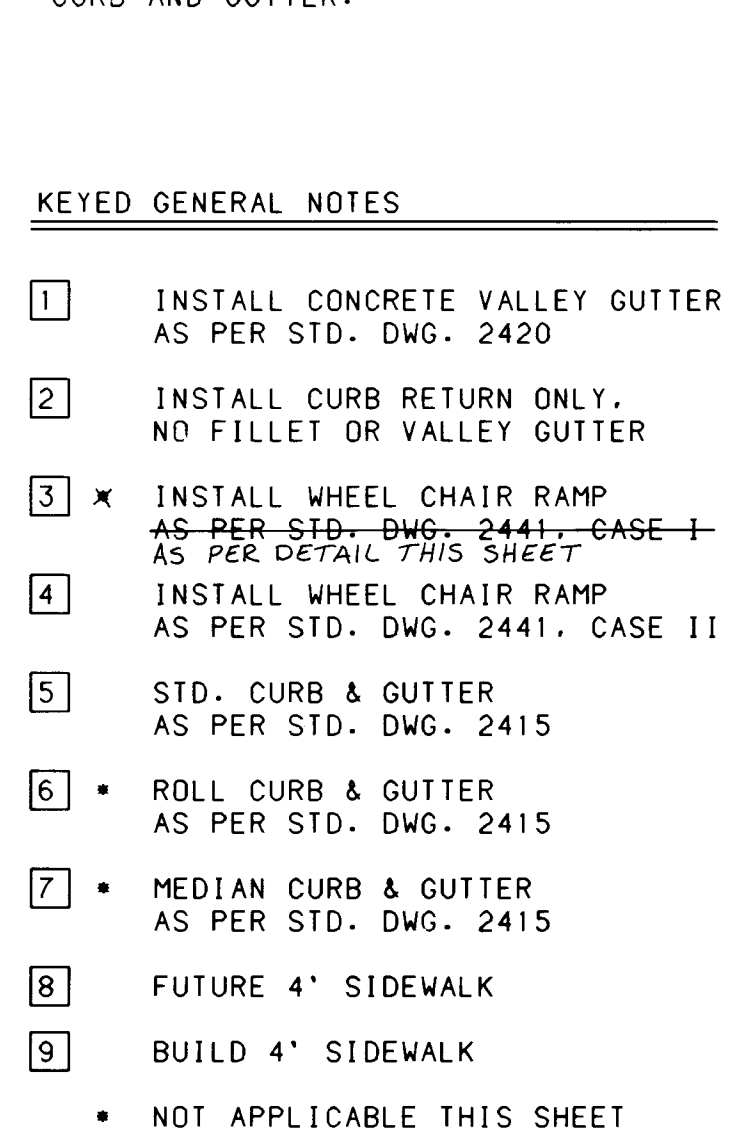
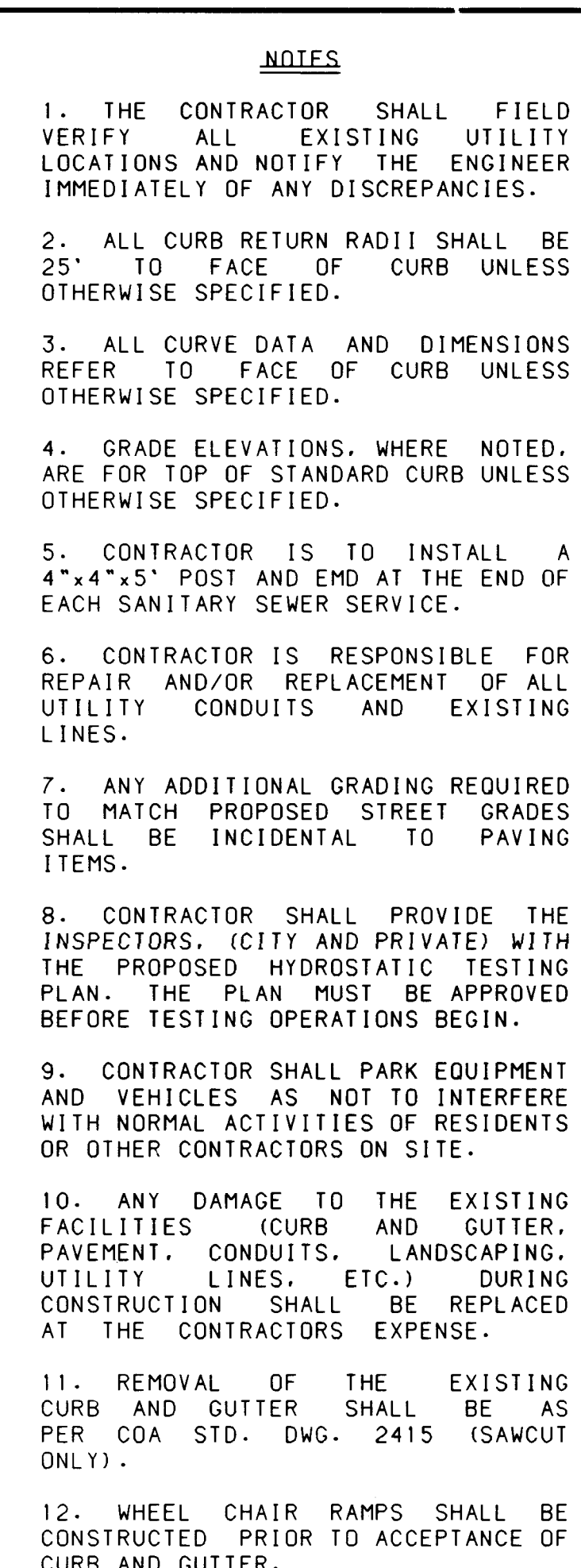
BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION						
OVERALL						
PAVING PLAN						
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO/DAY/YR	MO/DAY/YR
						
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF
570581		A-11-Z		7		28

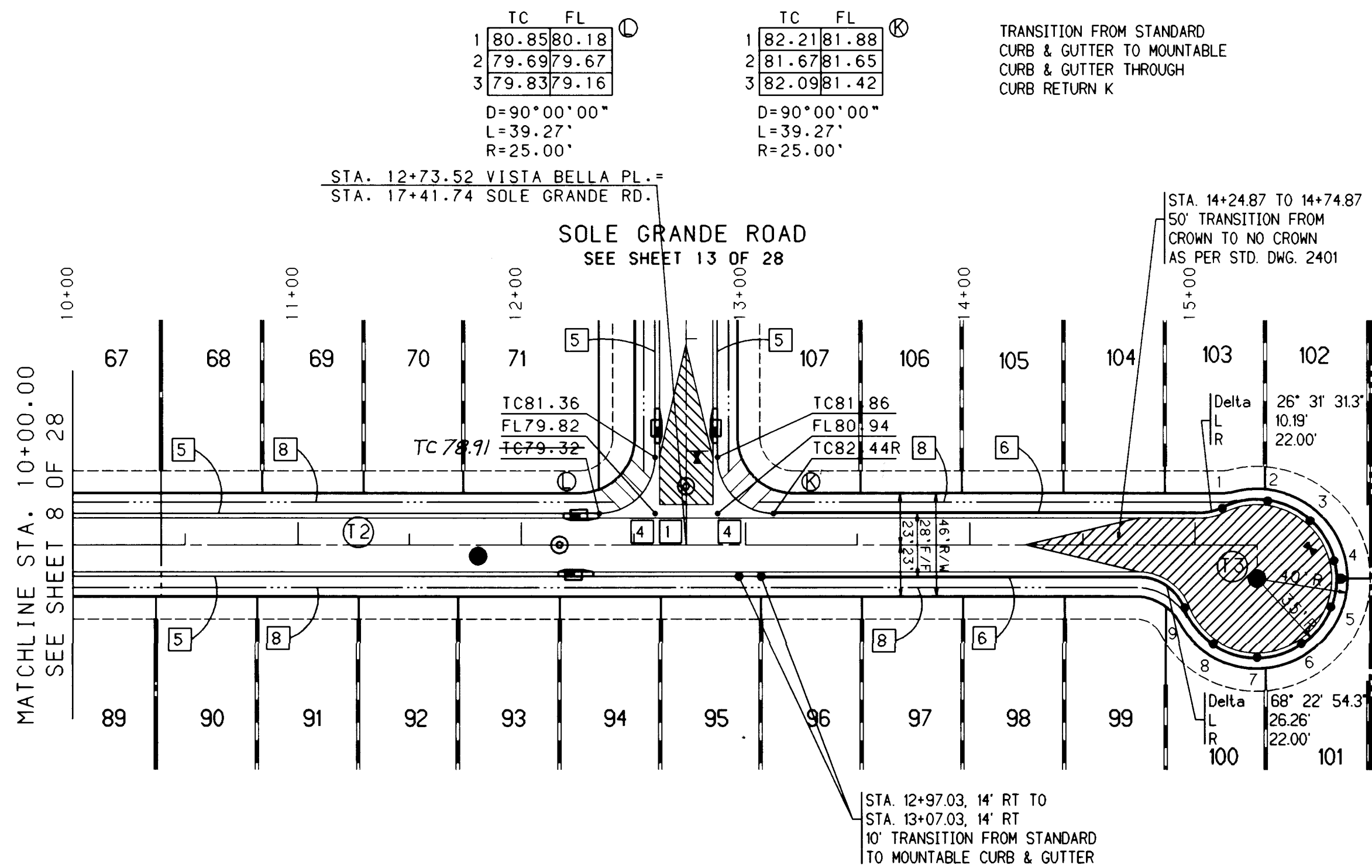
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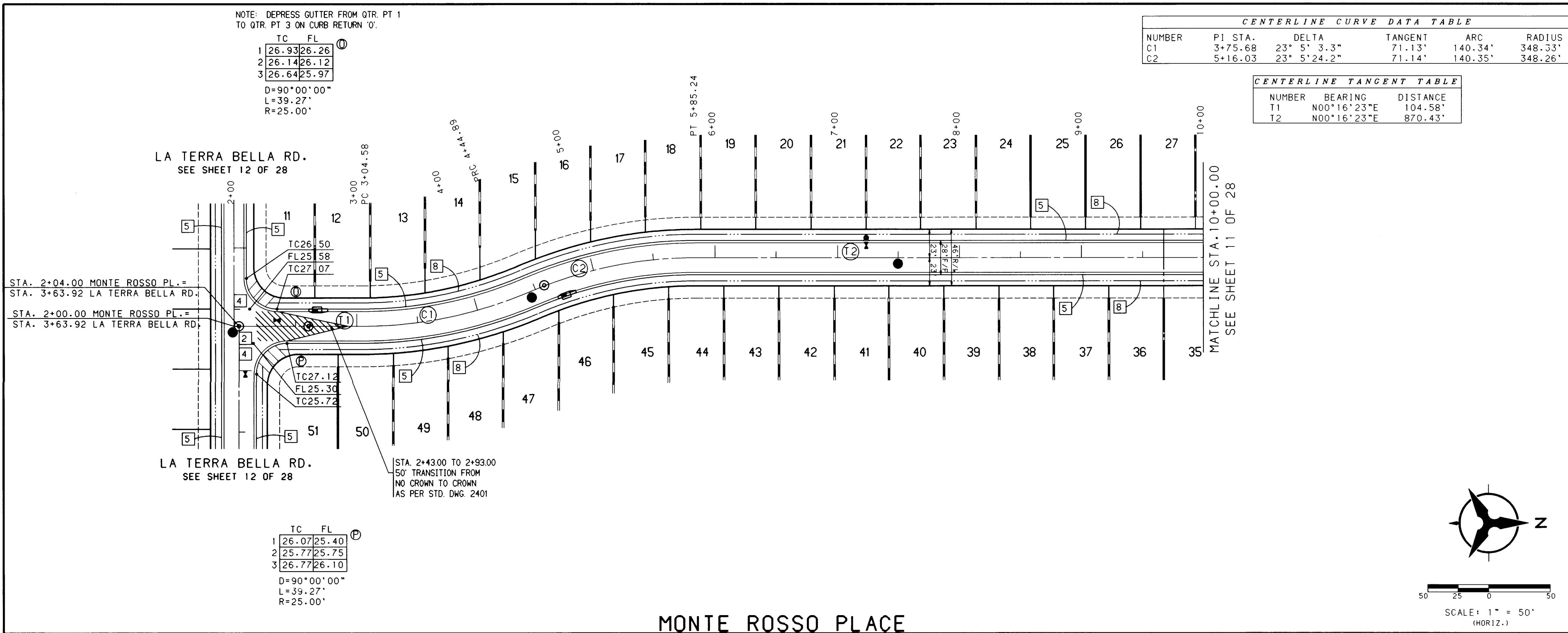
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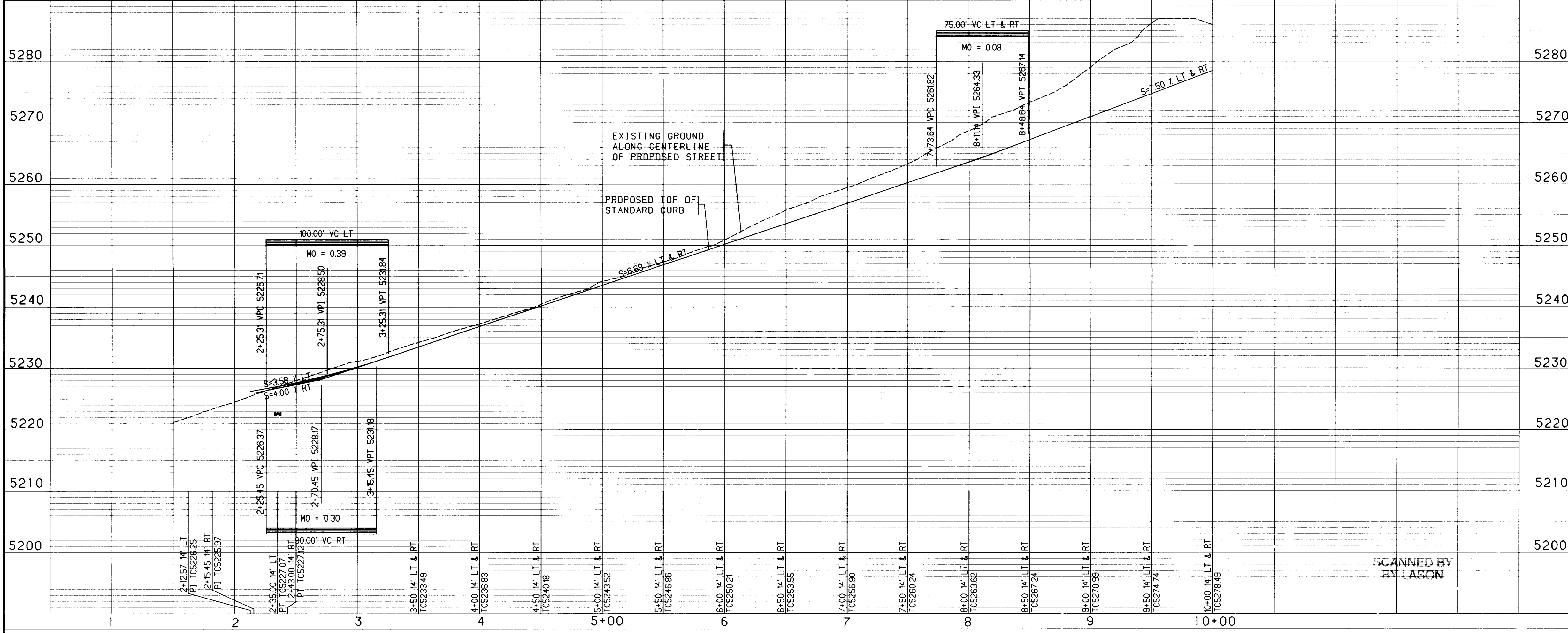
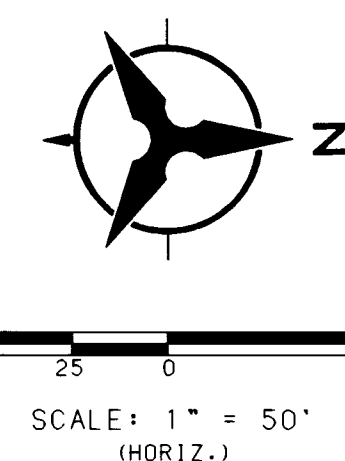
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 RECORD DRAWING
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CENTERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	3+75.68	23° 5' 3.3"	71.13'	140.34'	348.33'
C2	5+16.03	23° 5' 24.2"	71.14'	140.35'	348.26'

CENTERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N00°16'23"E	104.58'
T2	N00°16'23"E	870.43'



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KEYED GENERAL NOTES

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 9. BUILD 4' SIDEWALK
- NOT APPLICABLE THIS SHEET



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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

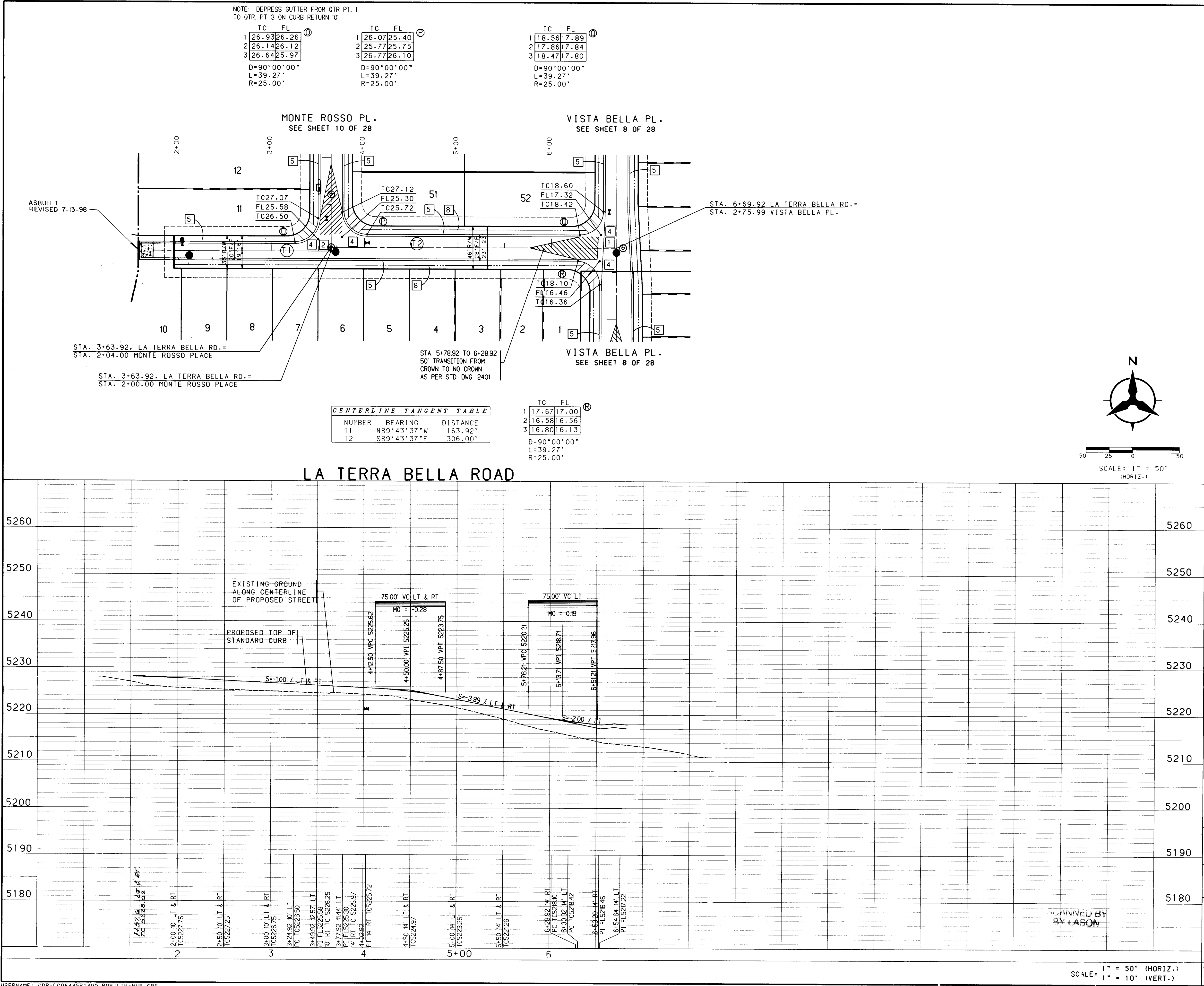
TUSCANY RIDGE SUBDIVISION
PAVING PLAN & PROFILE
MONTE ROSSO PLACE - STA. 2+00.00 TO 10+00.00

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

LAST DESIGN UPDATE

ZONE MAP NO. **570581** SHEET **10** OF **28**

CITY PROJECT NO. **570581**



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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION
PAVING PLAN & PROFILE
LA TERRA BELLA ROAD

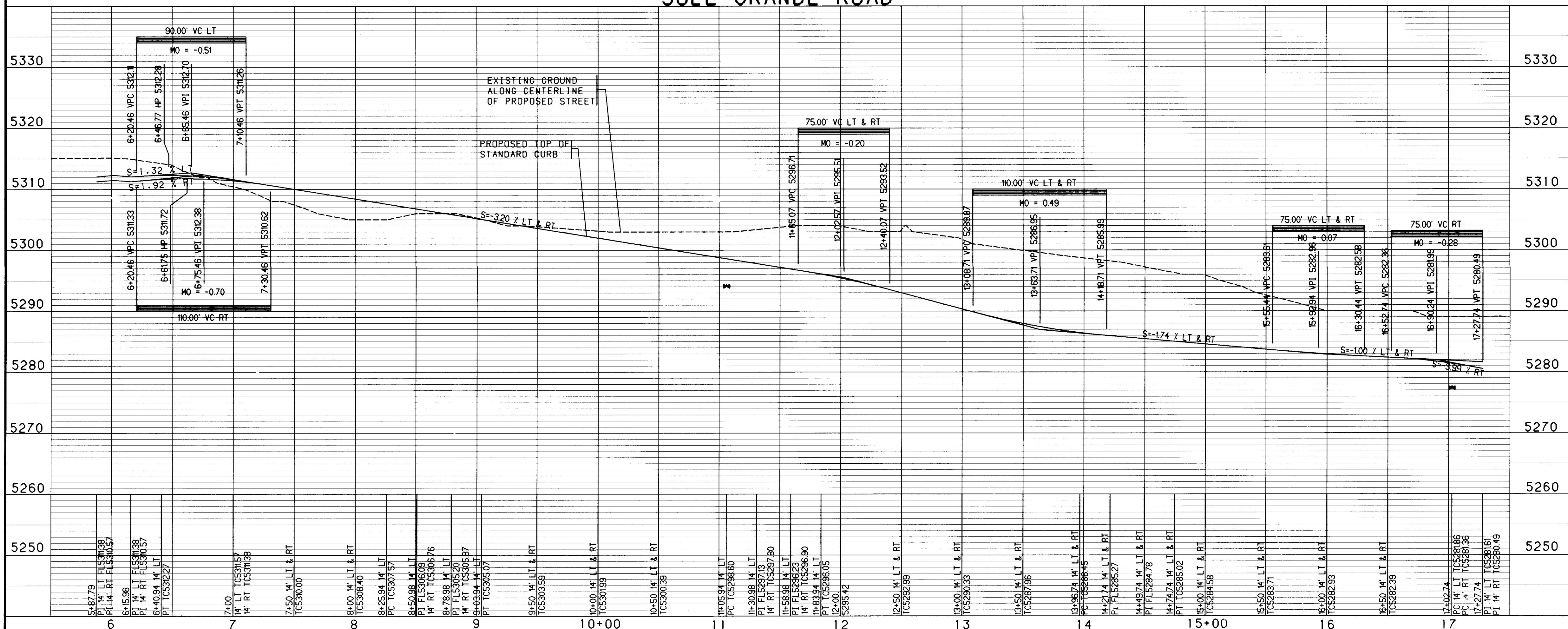
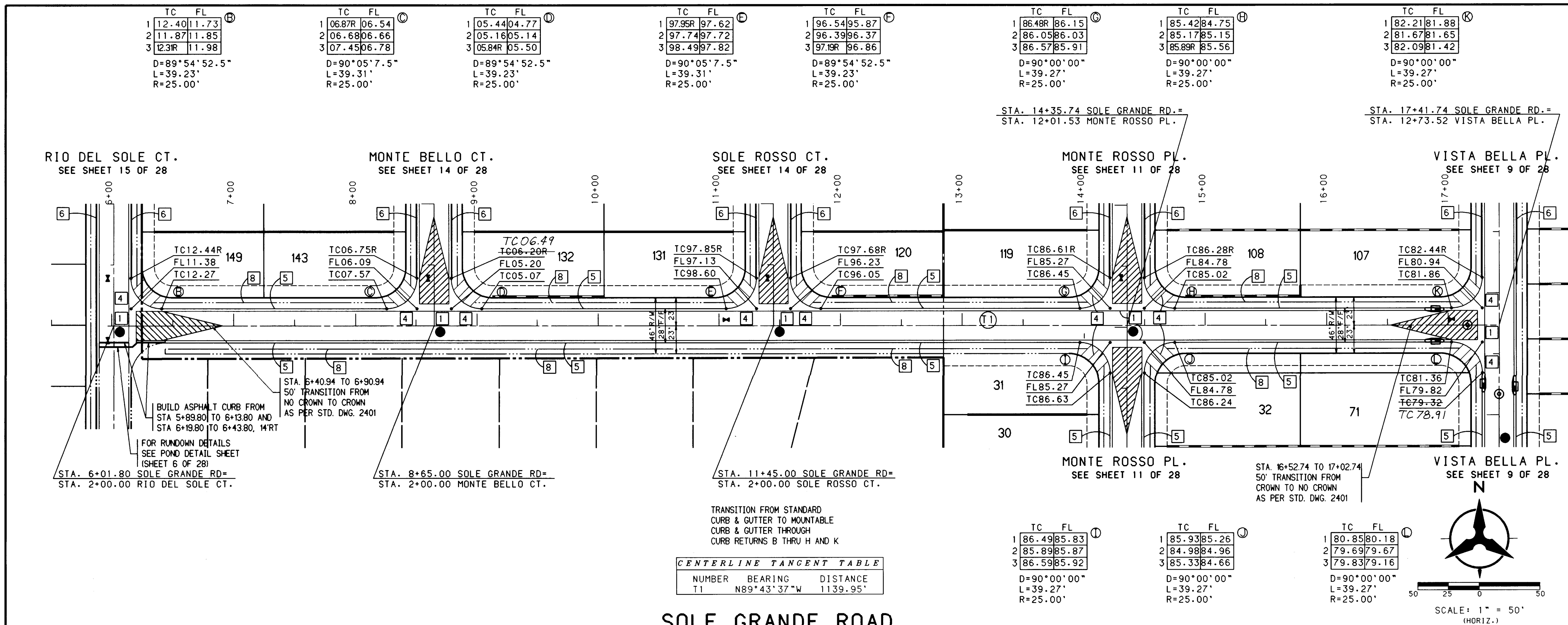
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

LAST DESIGN UPDATE

CITY PROJECT NO. **570581** SHEET **12** OF **28**

ZONE MAP NO. **A-11-Z**

DESIGNED BY **BUS** DATE **5/97**
DRAIN BY **SAR/JAO** DATE **5/97**
CHECKED BY **TKM** DATE **5/97**



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- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I
- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
- STD. CURB & GUTTER AS PER STD. DWG. 2415
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- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- FUTURE 4' SIDEWALK
- BUILD 4' SIDEWALK

NOT APPLICABLE THIS SHEET

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ALBUQUERQUE LAS CRUCES SANTA FE

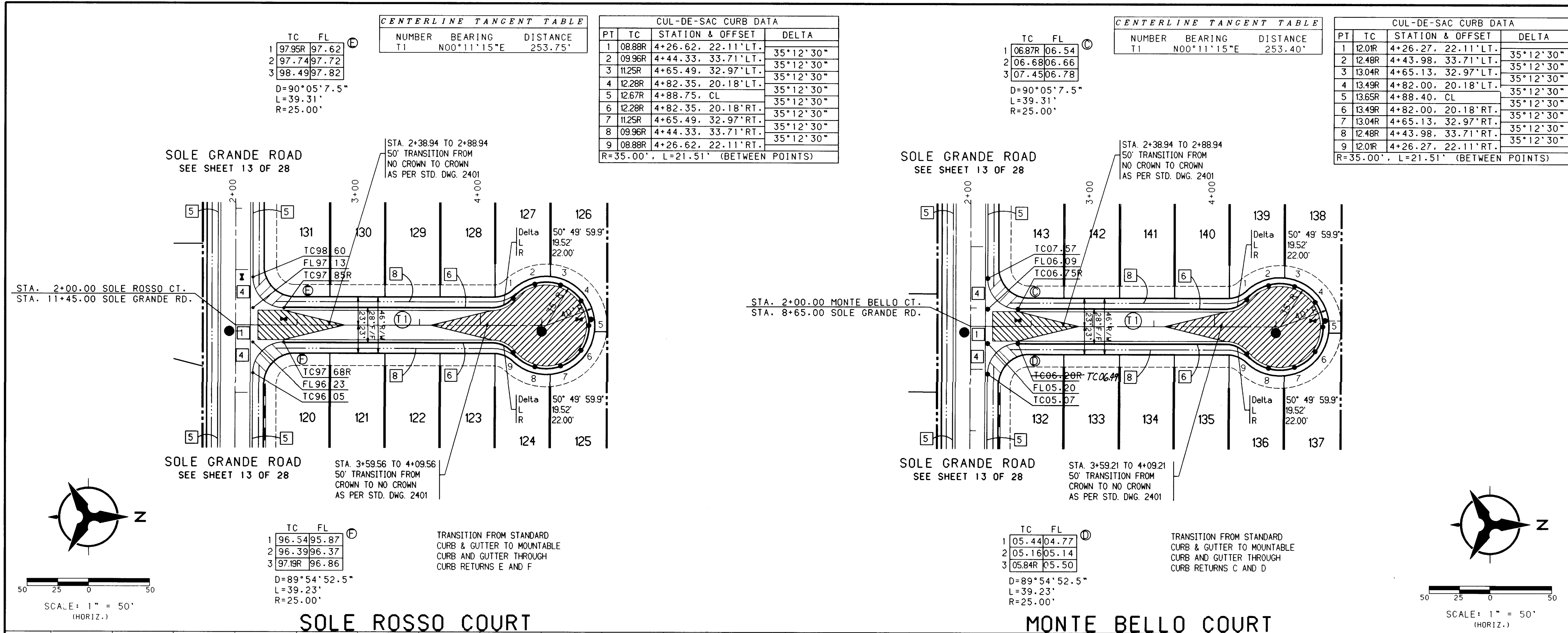
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION
PAVING PLAN & PROFILE
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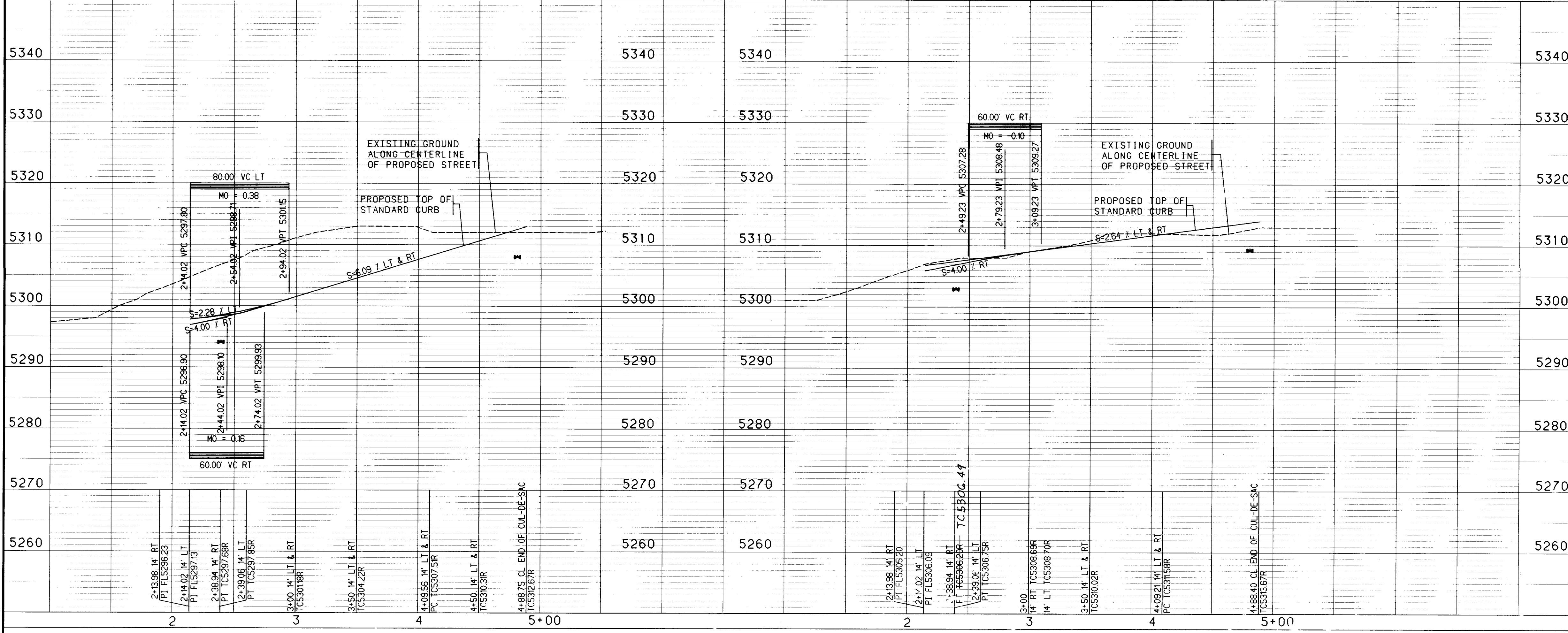
NO.	DATE	REMARKS	BY
1	5/97	DESIGN	BJS
2	5/97	REVISIONS	SAR/JAO
3	5/97	REVISIONS	TKM

DESIGNED BY: BJS
DRAWN BY: SAR/JAO
CHECKED BY: TKM

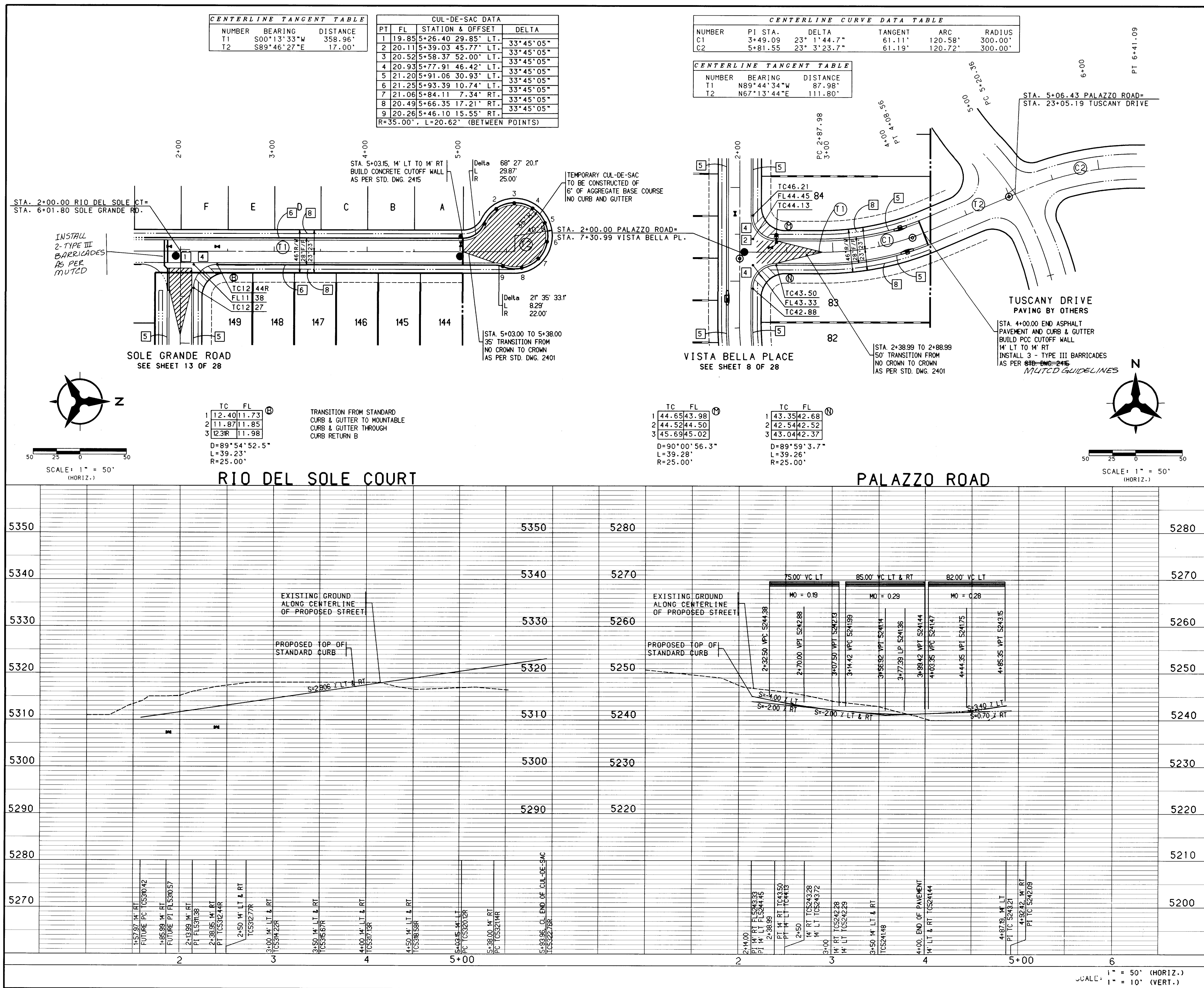
CITY PROJECT NO. 570581
ZONE MAP NO. A-11-Z
SHEET 13 OF 28



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BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION
PAVING PLAN & PROFILE
RIO DEL SOLE COURT - PALAZZO ROAD

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

APPROVE

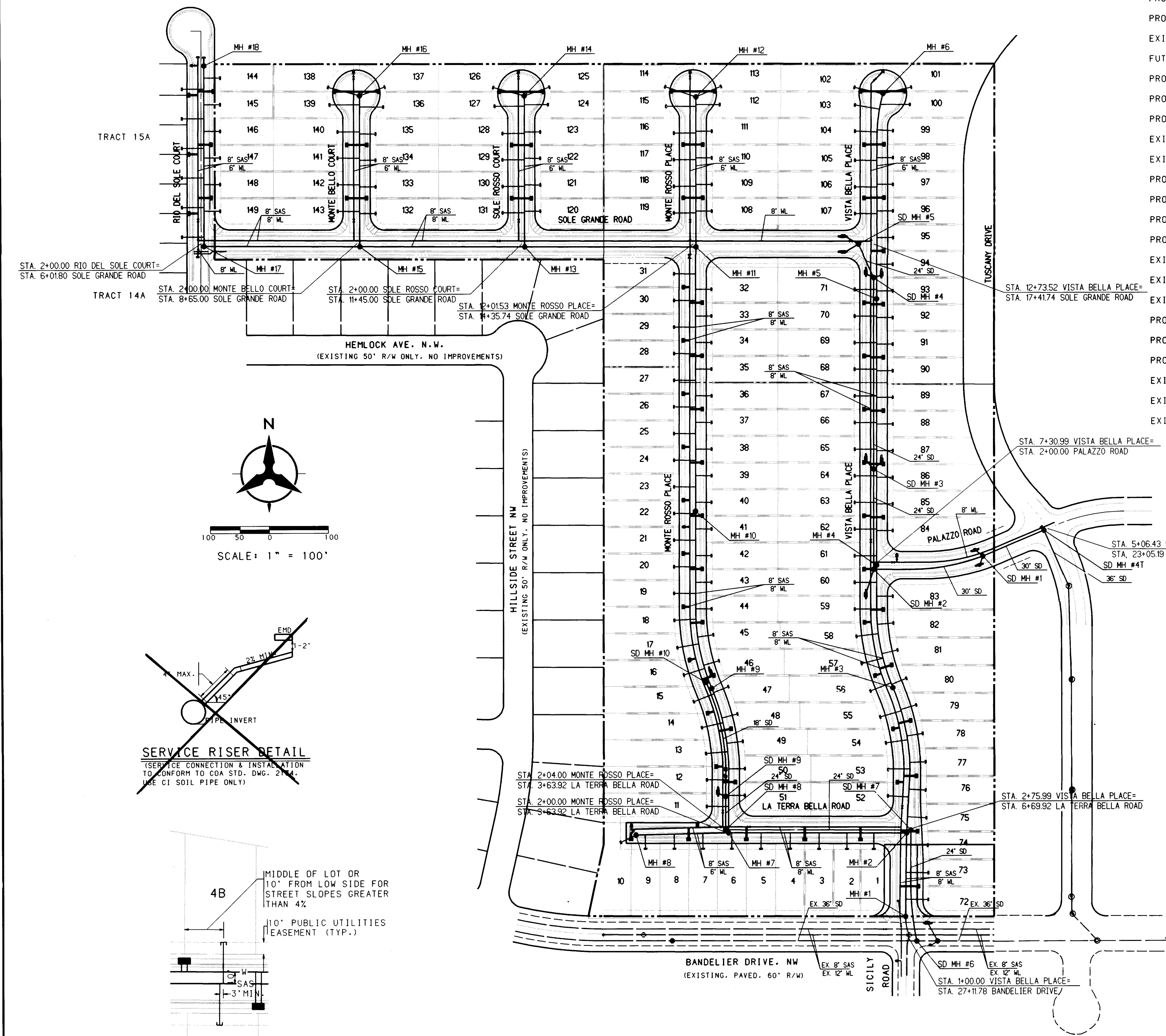
LAST DESIGN UPDATE

PNP-UTILITY/CITY PROJECT NO. 570581 SHEET 15 OF 28

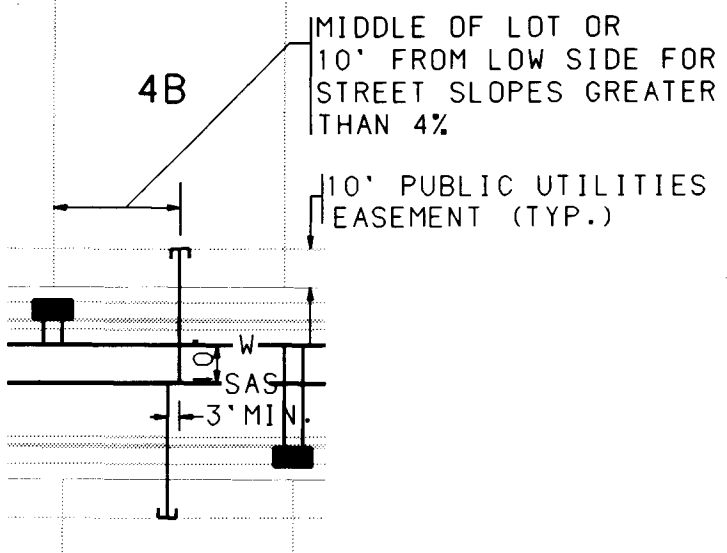
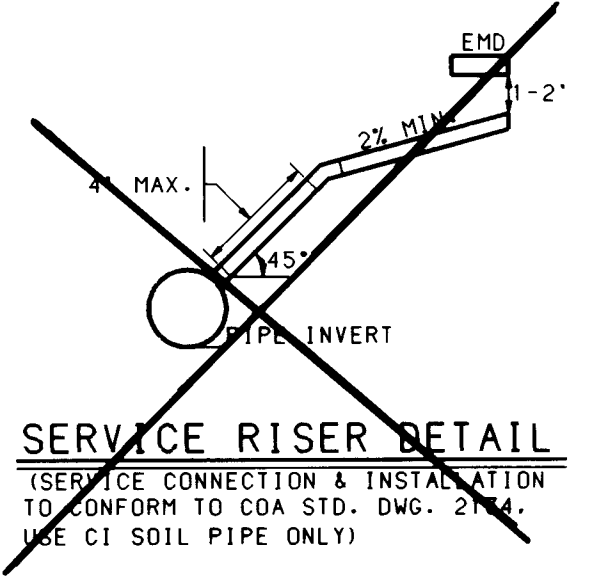
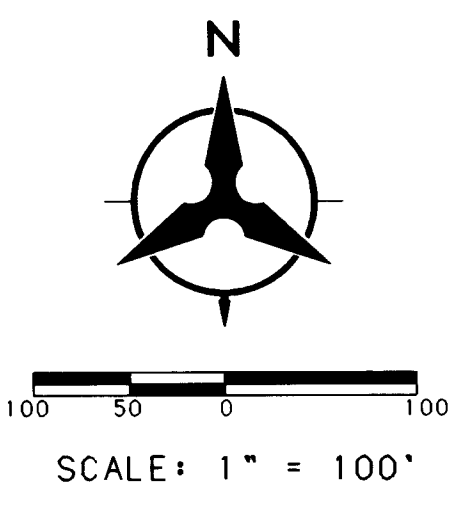
SCALE: 1" = 50' (HORIZ.) 1" = 10' (VERT.)

ZONE MAP NO. A-11-2

DATE: MAY 1, 1997



LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	---
EXISTING CURB & GUTTER	---
FUTURE SIDEWALK	---
PROPOSED SANITARY SEWER LINE	— SAS —
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EXISTING SANITARY SEWER LINE	— SAS —
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED WATER LINE	— W —
PROPOSED GATE VALVE	⋈
PROPOSED FIRE HYDRANT	■
PROPOSED WATER METER SERVICE	— W —
EXISTING WATER LINE	— W —
EXISTING GATE VALVE	⋈
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PROPOSED STORM DRAIN LINE	— SD —
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	■
EXISTING STORM DRAIN LINE	— SD —
EXISTING STORM DRAIN MANHOLE	⊙
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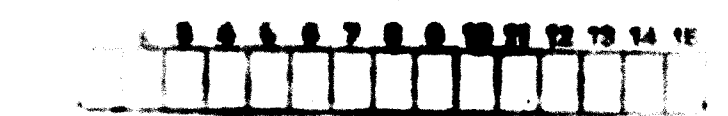


- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x4"x5" POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

NOTE: THE FOLLOWING LOTS WILL REQUIRE INDIVIDUAL RESIDENTIAL PRESSURE REDUCING VALVES ON THE WATER SERVICE LINES (PRIVATE PRV - NOT PART OF THIS CONTRACT) LOTS 1-24, 38-68, 72-90

NOTE: ALL PUBLIC WATER LINES SHALL HAVE 4.0' MIN COVER MEASURED FROM TOP OF PIPE TO TOP OF PAVEMENT ABOVE PIPE. (NOT TO TOP OF CURB).

NOTE: SHOULD THERE BE A CONFLICT BETWEEN HORIZONTAL CONTROL INFORMATION GIVEN ON THE PLAT AND THAT GIVEN ON THE CONSTRUCTION PLANS, THE PLAT SHALL CONTROL.



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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION
OVERALL
UTILITY PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
570581	A-11-Z	16	28

DATE: MAY 1, 1997

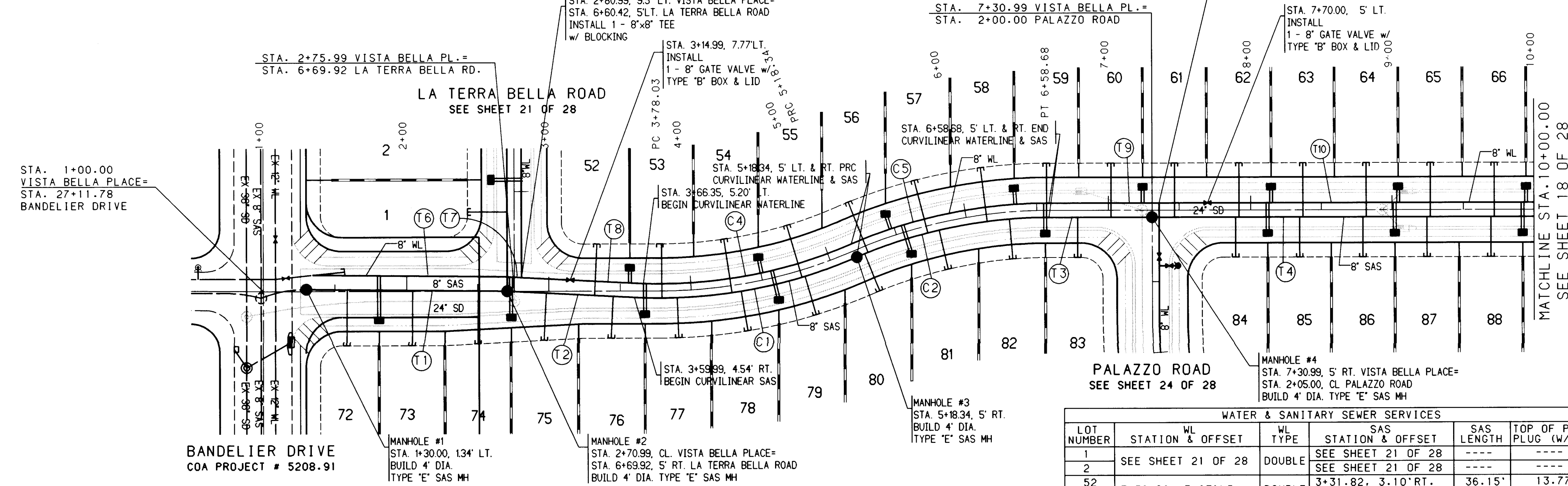
SAS CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	4+41.58	26° 0' 22.2"	81.59'	160.37'	353.33'
C2	5+88.45	23° 5' 6.4"	70.12'	138.33'	343.33'
C3	14+90.11	14° 50' 6.4"	39.06'	77.68'	300.00'

WATERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C4	4+42.55	25° 1' 44.3"	76.21'	149.98'	343.33'
C5	5+90.50	23° 5' 6.4"	72.16'	142.36'	353.33'

SAS TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N00°48'03"E	141.00'
T2	N03°11'38"E	89.11'
T3	S00°16'26"W	72.31'
T4	S00°16'22"W	450.00'
T5	N00°16'23"E	270.06'

WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T6	N00°48'03"E	135.81'
T7	N03°11'38"E	10.81'
T8	N03°11'38"E	85.47'
T9	S00°16'26"W	77.31'
T10	N00°16'23"E	542.53'
T11	N00°16'23"E	266.41'
T12	S45°00'00"W	28.33'

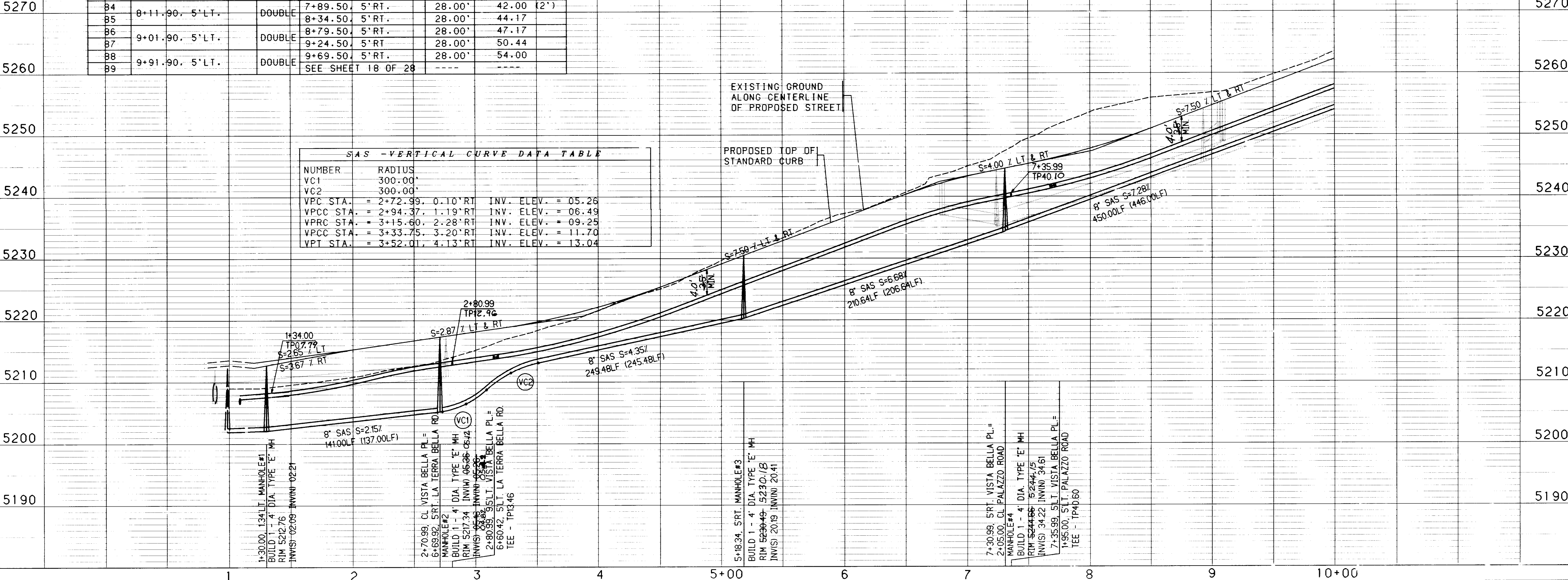
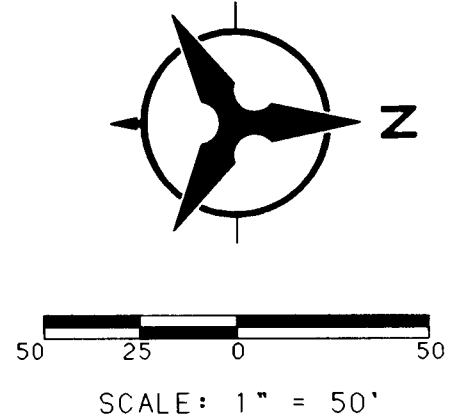
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WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
72	1+80.81, 10.88' LT.	DOUBLE	1+58.91, 1.08' LT.	39.08'	07.32 (3')
73			2+04.20, 0.66' LT.	38.66'	08.62 (3.5')
74	2+73.63, 9.88' LT.	DOUBLE	2+50.59, 0.23' LT.	37.05'	09.60 (3')
75			2+98.35, 1.40' RT.	33.07'	11.19 (3')
76	3+67.35, 5.16' LT.	DOUBLE	3+45.00, 3.78' RT.	29.26'	14.71
77			3+90.09, 5' RT.	28.00'	16.68
78	4+58.16, 5' LT.	DOUBLE	4+34.36, 5' RT.	28.00'	18.57
79			4+79.59, 5' RT.	28.00'	20.50
80	5+56.17, 5' LT.	DOUBLE	5+24.46, 5' RT.	28.00'	25.33 (4')
81			5+79.69, 5' RT.	28.00'	28.99 (4')
82	6+55.94, 5' LT.	DOUBLE	6+30.63, 5' RT.	28.00'	32.37 (4')
83			6+78.50, 5' RT.	28.00'	35.54 (4')
84	8+11.90, 5' LT.	DOUBLE	7+89.50, 5' RT.	28.00'	42.00 (2')
85			8+34.50, 5' RT.	28.00'	44.17
86	9+01.90, 5' LT.	DOUBLE	8+79.50, 5' RT.	28.00'	47.17
87			9+24.50, 5' RT.	28.00'	50.44
88	9+91.90, 5' LT.	DOUBLE	9+69.50, 5' RT.	28.00'	54.00
89			SEE SHEET 18 OF 28	---	---

ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL STORM DRAIN LINES SHALL BE RCP UNLESS OTHERWISE NOTED.

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
1	SEE SHEET 21 OF 28	DOUBLE	SEE SHEET 21 OF 28	---	---
2			3+31.82, 3.10' RT.	36.15'	13.77
52			3+79.45, 5' RT.	38.00'	16.43
53	3+56.89, 5.63' LT.	DOUBLE	4+27.92, 5' RT.	38.00'	18.50
54			4+77.41, 5' RT.	38.00'	20.61
55	4+50.80, 5' LT.	DOUBLE	5+27.09, 5' RT.	38.00'	24.33 (2')
56			5+71.49, 5' RT.	38.00'	27.96 (3')
57	5+47.55, 5' LT.	DOUBLE	6+14.58, 5' RT.	38.00'	30.81 (3')
58			6+56.99, 5' RT.	38.00'	33.97 (3.5')
59	6+35.28, 5' LT.	DOUBLE	7+01.88, 5' RT.	38.00'	35.47
60			7+46.89, 5' RT.	38.00'	40.55 (4')
61	7+24.43, 5' LT.	DOUBLE	7+91.89, 5' RT.	38.00'	42.83 (2.5')
62			8+36.89, 5' RT.	38.00'	45.45 (1.5')
63	8+14.43, 5' LT.	DOUBLE	8+81.89, 5' RT.	38.00'	48.27 (1')
64			9+26.89, 5' RT.	38.00'	51.58 (1')
65	9+04.43, 5' LT.	DOUBLE	9+71.89, 5' RT.	38.00'	54.47
66			SEE SHEET 18 OF 28	---	---
67				---	---



SAS - VERTICAL CURVE DATA TABLE		
NUMBER	RADIUS	
VC1	300.00'	
VC2	300.00'	
VPC STA.	2+72.99, 0.10' RT.	INV. ELEV. = 05.26
VPCC STA.	2+94.37, 1.19' RT.	INV. ELEV. = 06.49
VPRC STA.	3+15.60, 2.28' RT.	INV. ELEV. = 09.25
VPCC STA.	3+33.75, 3.20' RT.	INV. ELEV. = 11.70
VPI STA.	3+52.01, 4.13' RT.	INV. ELEV. = 13.04



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UTILITY PLAN & PROFILE
VISTA BELLA PLACE - STA. 1+00.00 TO 10+00.00

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. **570581** ZONE MAP NO. **A-11-Z** SHEET **17** OF **28**

DESIGNED BY BJS DATE 5/97
DRAWN BY SAR/JAG DATE 5/97
CHECKED BY TKM DATE 5/97

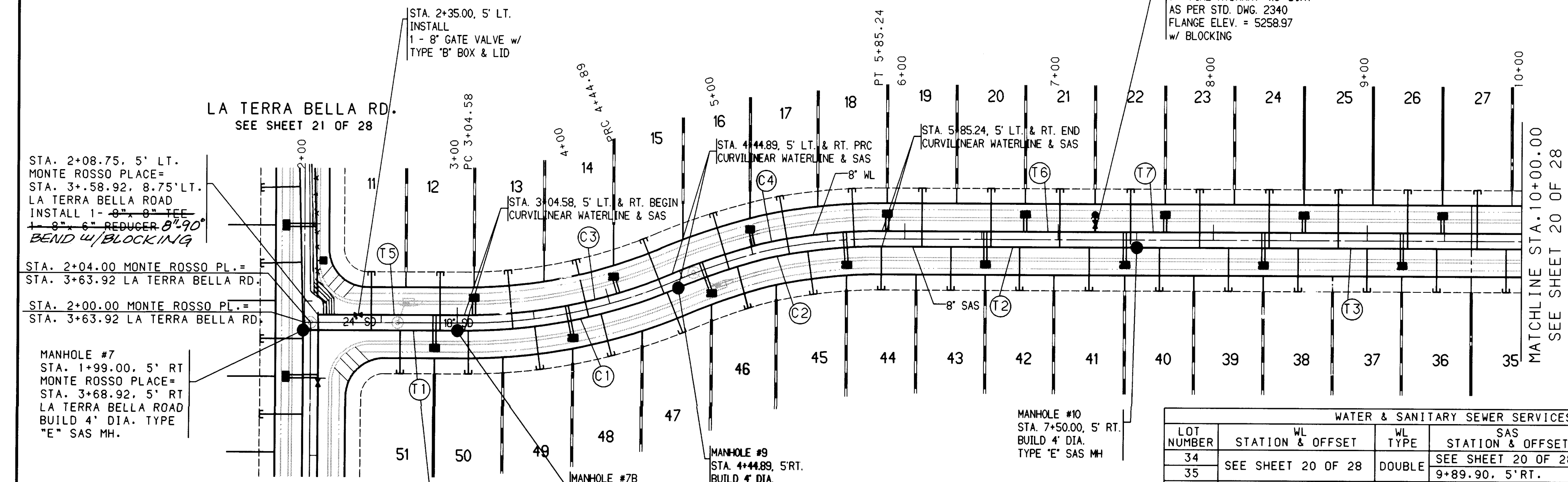
SAS CURVE DATA TABLE with columns: NUMBER, PI STA., DELTA, TANGENT, ARC, RADIUS. Includes data for C1 and C2.

WATERLINE CURVE DATA TABLE with columns: NUMBER, PI STA., DELTA, TANGENT, ARC, RADIUS. Includes data for C3 and C4.

SAS TANGENT TABLE with columns: NUMBER, BEARING, DISTANCE. Includes data for T1, T2, T3, T4.

WATERLINE TANGENT TABLE with columns: NUMBER, BEARING, DISTANCE. Includes data for T5, T6, T7, T8.

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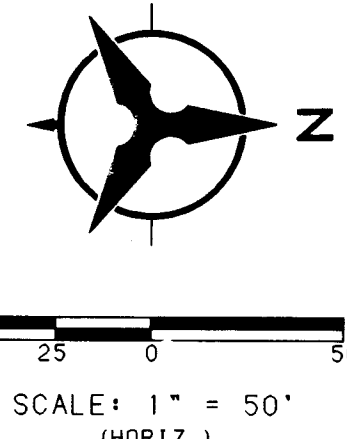
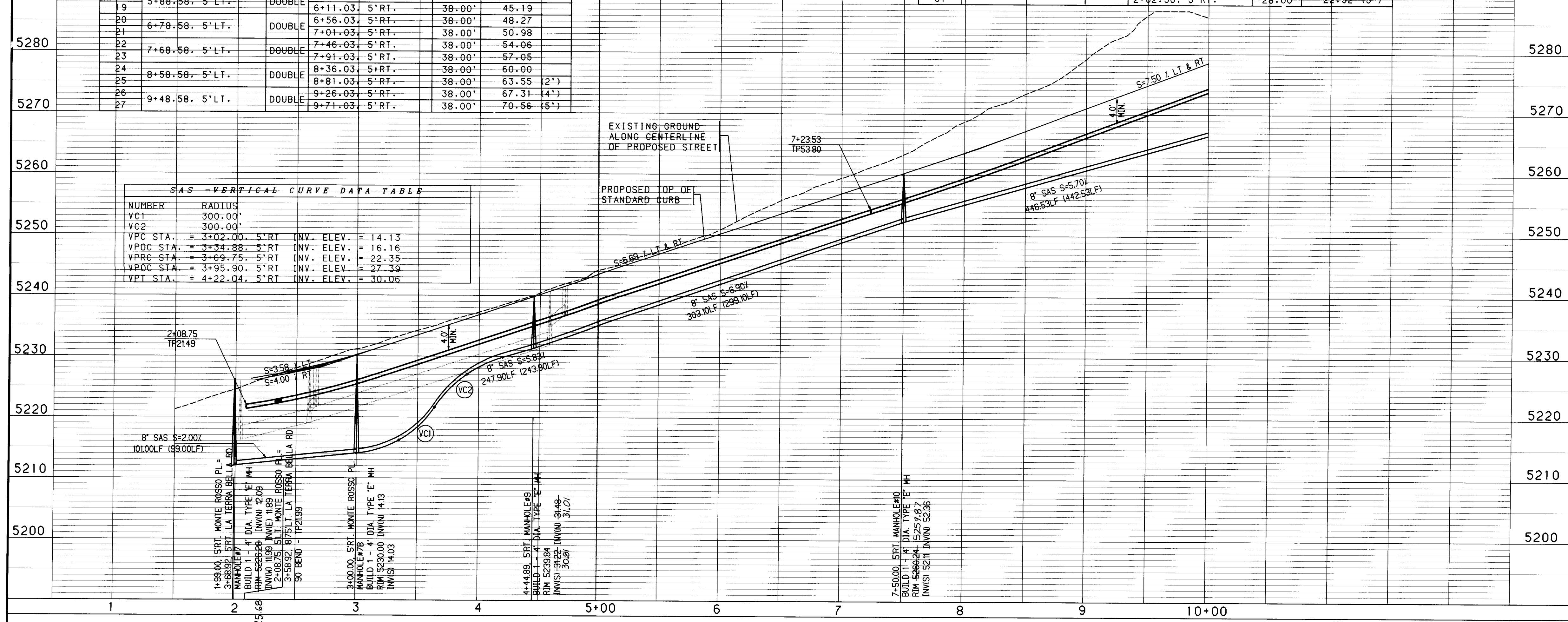
WATER & SANITARY SEWER SERVICES table with columns: LOT NUMBER, STATION & OFFSET, WL TYPE, SAS STATION & OFFSET, SAS LENGTH, TOP OF PIPE AT PLUG (W/RISER). Includes data for lots 11 through 51.

WATER & SANITARY SEWER SERVICES table with columns: LOT NUMBER, STATION & OFFSET, WL TYPE, SAS STATION & OFFSET, SAS LENGTH, TOP OF PIPE AT PLUG (W/RISER). Includes data for lots 34 through 51.

ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED. ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED. ALL STORM DRAIN LINES SHALL BE RCP UNLESS OTHERWISE NOTED.

MONTE ROSSO PLACE

SAS -VERTICAL CURVE DATA TABLE with columns: NUMBER, RADIUS, VPI STA., VPOC STA., VPRC STA., VPOC STA., VPT STA., INV. ELEV. Includes data for VC1, VC2, and VPI.



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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION UTILITY PLAN & PROFILE MONTE ROSSO PLACE - STA. 2+00.00 TO 10+00.00

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

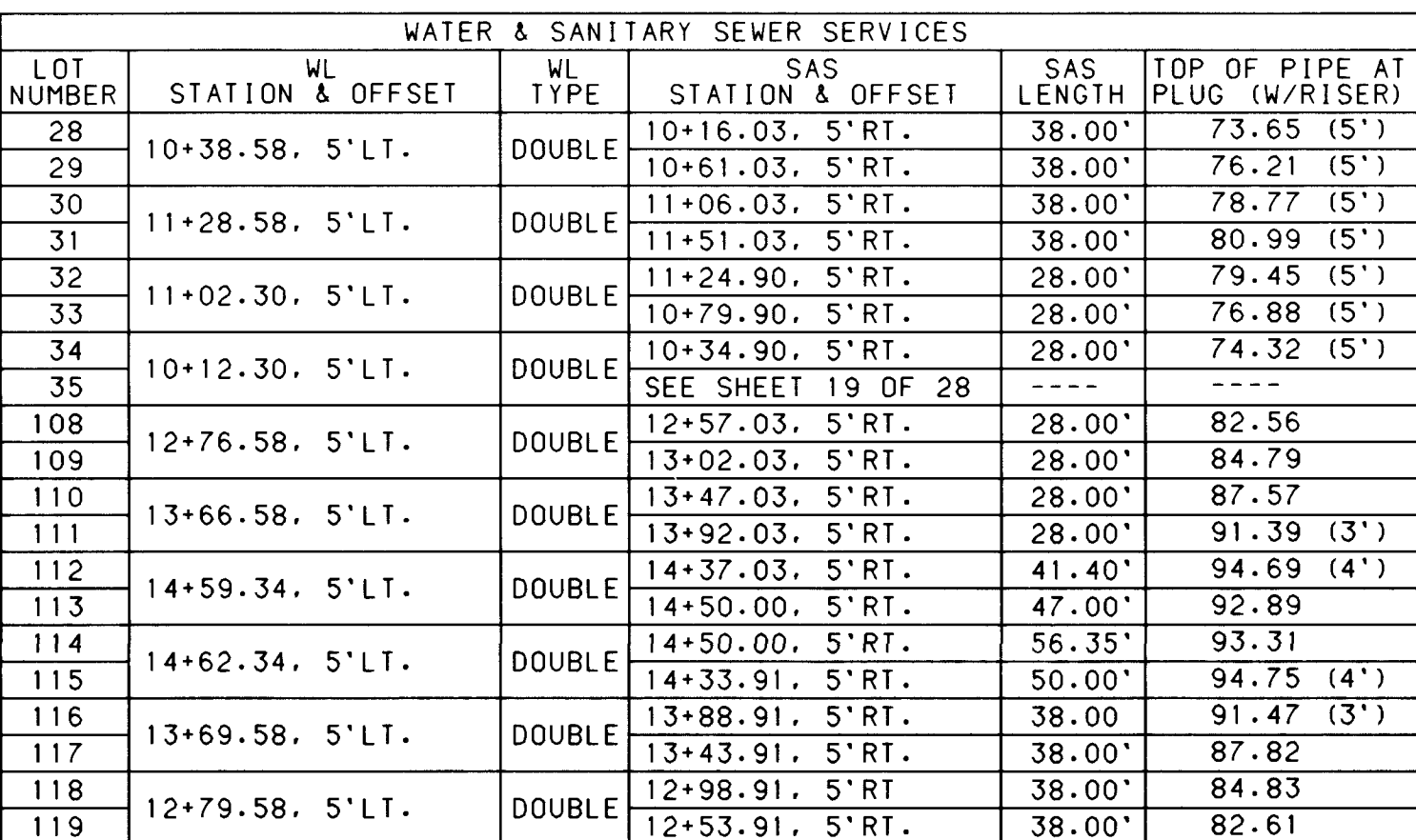
CITY PROJECT NO. 570581

ZONE MAP NO. A-11-Z

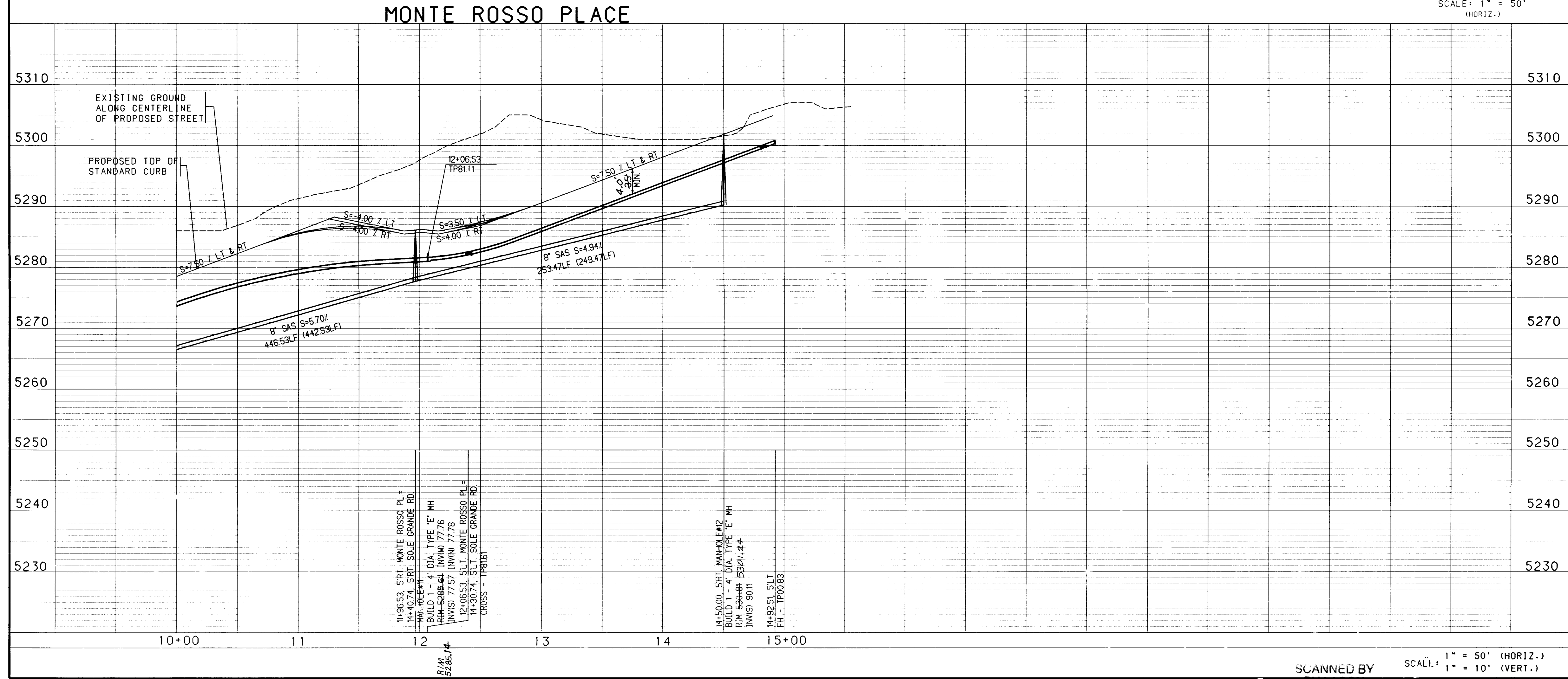
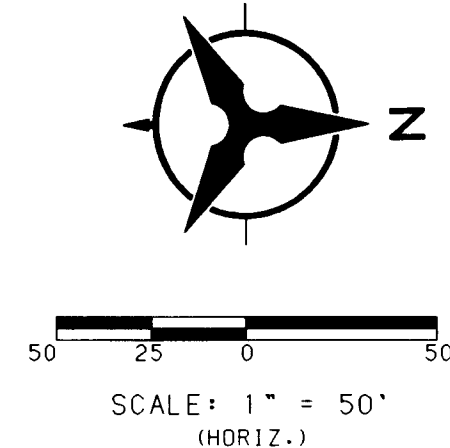
SHEET 19 OF 28

DATE: MAY 1, 1997

WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
17	S00°16'23"W	483.00'
18	S00°16'23"W	285.98'



ALL SANITARY SEWER LINES SHALL BE PVC
UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC
UNLESS OTHERWISE NOTED.
ALL STORM DRAIN LINES SHALL BE RCP
UNLESS OTHERWISE NOTED.



USERNAME: CDP:[C96445B2400.PNP]MR2-PNP.GRF

SCANNED BY
BY LASON

BHI JOB NO. 97196A06

	BOHANNON-HUSTON INC.	
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	CITY OF ALBUQUERQUE	
	PUBLIC WORKS DEPARTMENT	
ENGINEERING DEVELOPMENT GROUP		

TUSCANY RIDGE SUBDIVISION	
UTILITY PLAN & PROFILE	
MONTE ROSSO PLACE - STA. 10+00.00 TO 14+55.66	

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	10/DAY/YR	MO/DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	
570581	A-11-Z			20 28

RECORD DRAWING

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DATE: MAY 1, 1997

NUMBER	BEARING	DISTANCE
T3	S88°49'05"W	155.12'
T4	S88°49'05"W	9.88'
T5	S89°43'37"E	201.62'

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE & PLUG (W/RISER)	
1	5+91.83, 5'LT.	DOUBLE	6+14.42, 5'RT.	28.00'	11.48 (4')	
2			5+68.92, 5'RT.	28.00'	13.00 (4')	
3	4+96.85, 5'LT.	DOUBLE	5+21.43, 5'RT.	28.00'	14.36 (5')	
4			4+72.44, 5'RT.	28.00'	15.71 (5')	
5	3+98.87, 5'LT.	DOUBLE	4+23.45, 5'RT.	28.00'	16.80 (5')	
6			3+74.46, 5'RT.	28.00'	17.65 (5')	
7	3+00.90, 7.28'LT.	DOUBLE	3+25.05, 2.12'RT.	26.89'	20.19 (3')	
8			2+76.09, 3.36'RT.	25.65'	21.30	
9	2+07.63, 4.91'LT.	DOUBLE	2+27.13, 4.60'RT.	24.41'	21.77	
10			2+11.44, 5'RT.	29.39'	22.06	
11	3+24.92, 8'LT.	SINGLE	SEE SHEET 19 OF 28	----	----	
51	SEE SHEET 19 OF 28	----	SEE SHEET 19 OF 28	----	----	
52	SEE SHEET 17 OF 28	----	SEE SHEET 17 OF 28	----	----	

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7. ANY ADDITIONAL GRADING REQUIRED
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ITEMS.

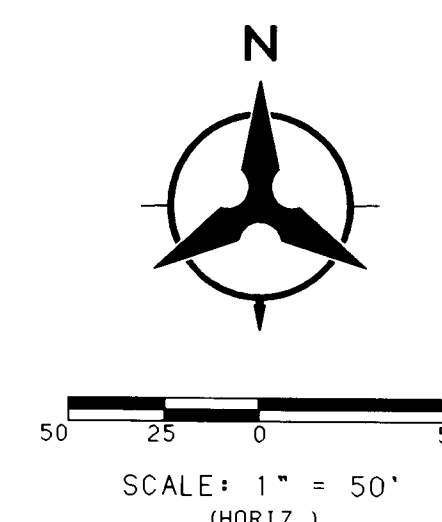
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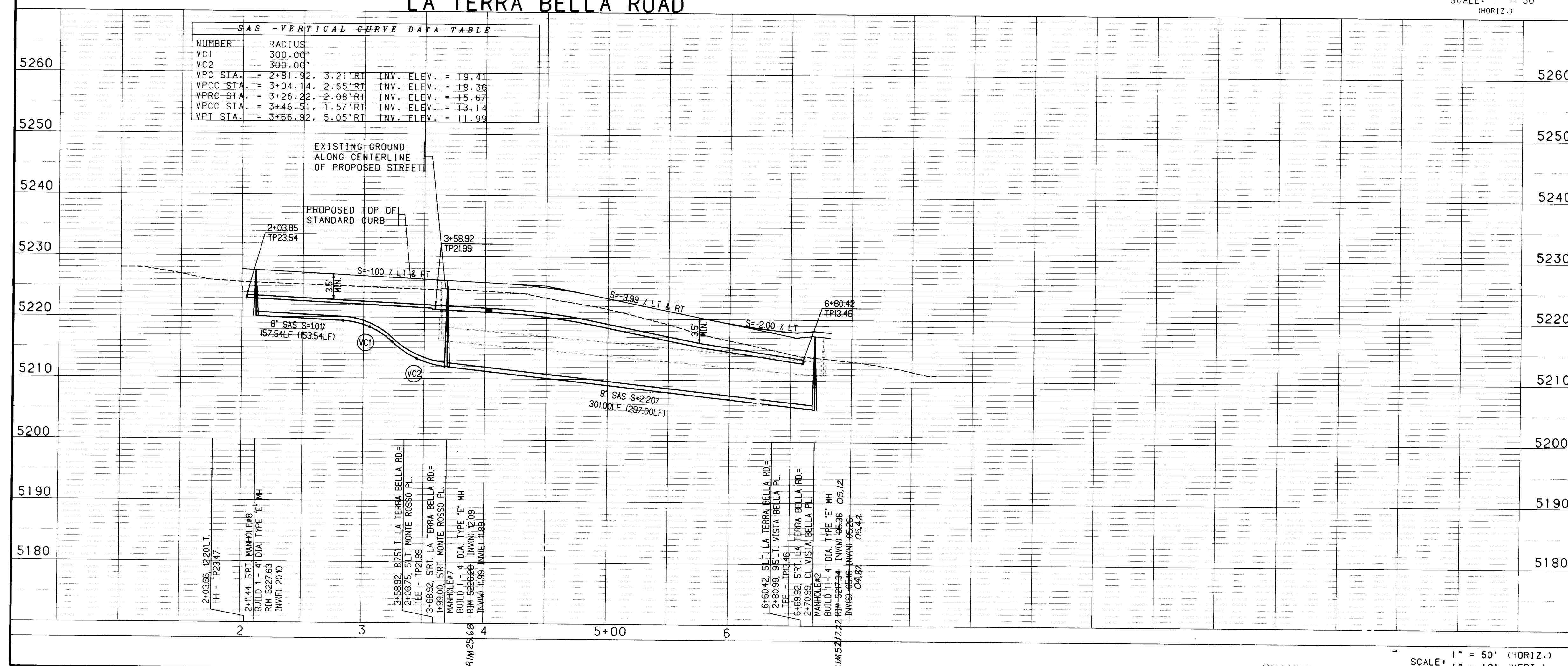
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LA TERRA BELLA ROAD

SAS - VERTICAL CURVE DATA TABLE			
NUMBER	RADIUS		
VC1	300.00'		
VC2	300.00'		
VPC STA.	= 2+81.92	3.21°RT	INV. ELEV. = 19.41
VPCC STA.	= 3+04.14	2.65°RT	INV. ELEV. = 18.36
VPRC STA.	= 3+26.22	2.08°RT	INV. ELEV. = 15.67
VPT STA.	= 3+46.31	1.57°RT	INV. ELEV. = 13.14
VPT STA.	= 3+66.92	5.05°RT	INV. ELEV. = 11.09



USERNAME: CDP:[C9644582400.PNP]LTB-PNP.GR

SCANNED BY
BY LASON

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

BHI JOB NO 97196A06

RECORD DRAWING

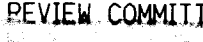
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DATE: MAY 1, 1997


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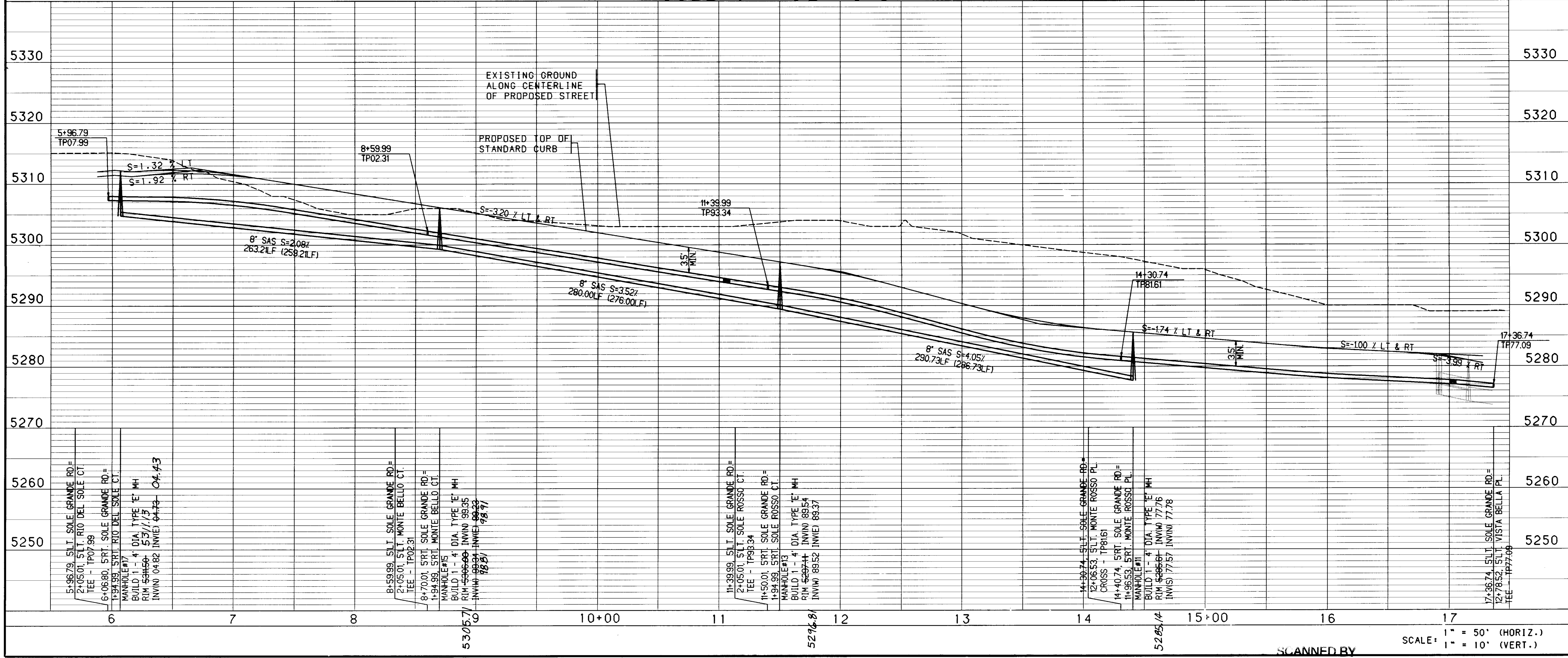
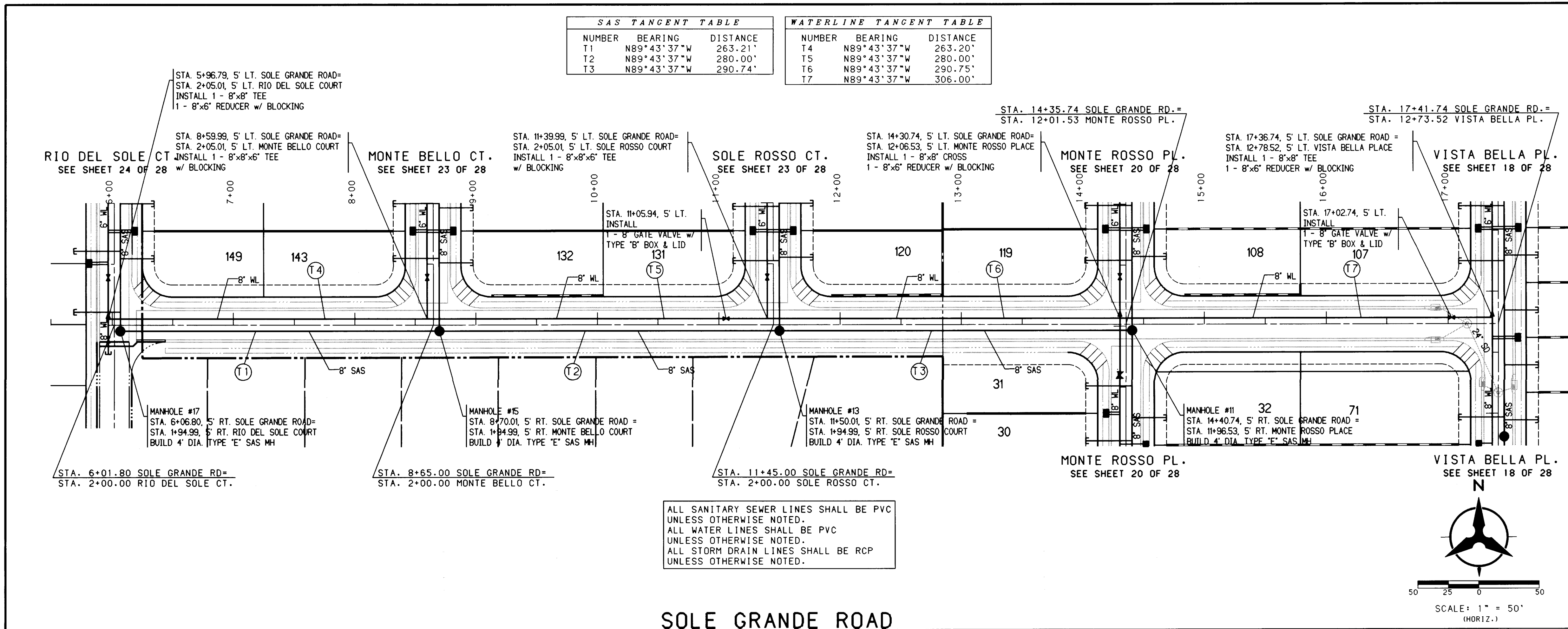


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION
UTILITY PLAN & PROFILE
LA TERRA BELLA ROAD

DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL 	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
570581	A-11-Z	21	28



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10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS
1	5/97	DESIGN

BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION
UTILITY PLAN & PROFILE
SOLE GRANDE ROAD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO/DAY/YR.

MO/DAY/YR.

ZONE MAP NO. A-11-Z

SHEET 22 OF 28

770581

570581

RECORD DRAWING

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DATE: MAY 1, 1997

SAS TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S00°11'15"W	255.01'

WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T2	S00°11'15"W	285.61'

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
126			4+50.00, 5' RT.	55.75'	03.44	
127	4+57.17, 5' LT.	DOUBLE	4+32.49, 5' RT.	50.00'	03.59	
128			3+86.51, 5' RT.	38.00'	00.32	
129	3+67.07, 5' LT.	DOUBLE	3+41.98, 5' RT.	38.00'	97.99	
130			2+96.99, 5' RT.	38.00'	96.02	
131	2+77.07, 5' LT.	DOUBLE	2+52.49, 5' RT.	38.00'	94.06	

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
138			4+50.00, 5' RT.	55.67'	07.78	
139	4+57.17, 5' LT.	DOUBLE	4+34.61, 5' RT.	51.33'	08.53	
140			3+88.90, 5' RT.	38.00'	06.52	
141	3+67.07, 5' LT.	DOUBLE	3+44.55, 5' RT.	38.00'	05.35	
142			2+99.55, 5' RT.	38.00'	04.16	
143	2+77.07, 5' LT.	DOUBLE	2+54.61, 5' RT.	38.00'	02.97	

SAS TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S00°11'15"W	255.01'

WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T2	S00°11'15"W	285.26'

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.

3. ALL CURVE DATA AND DIMENSIONS REFER TO TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.

6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.

7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.

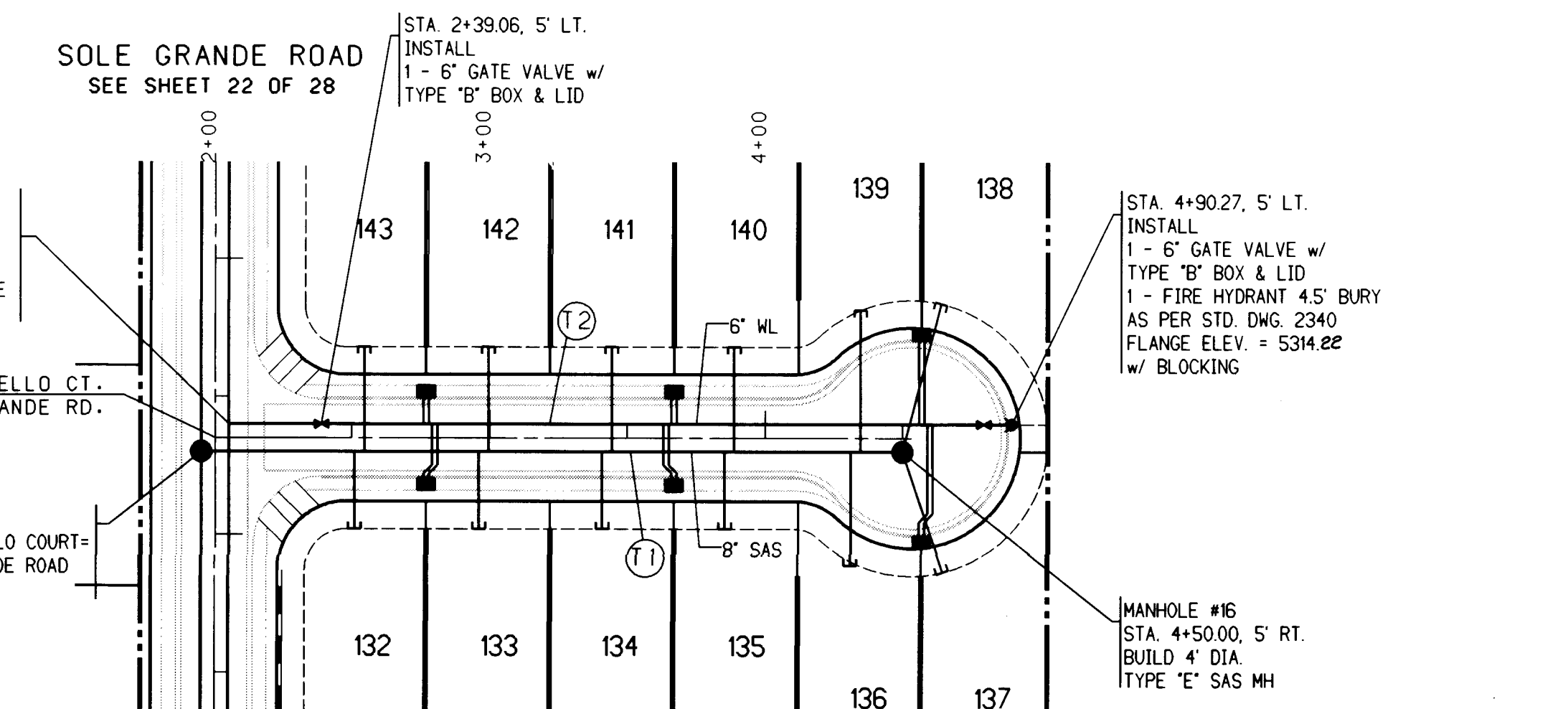
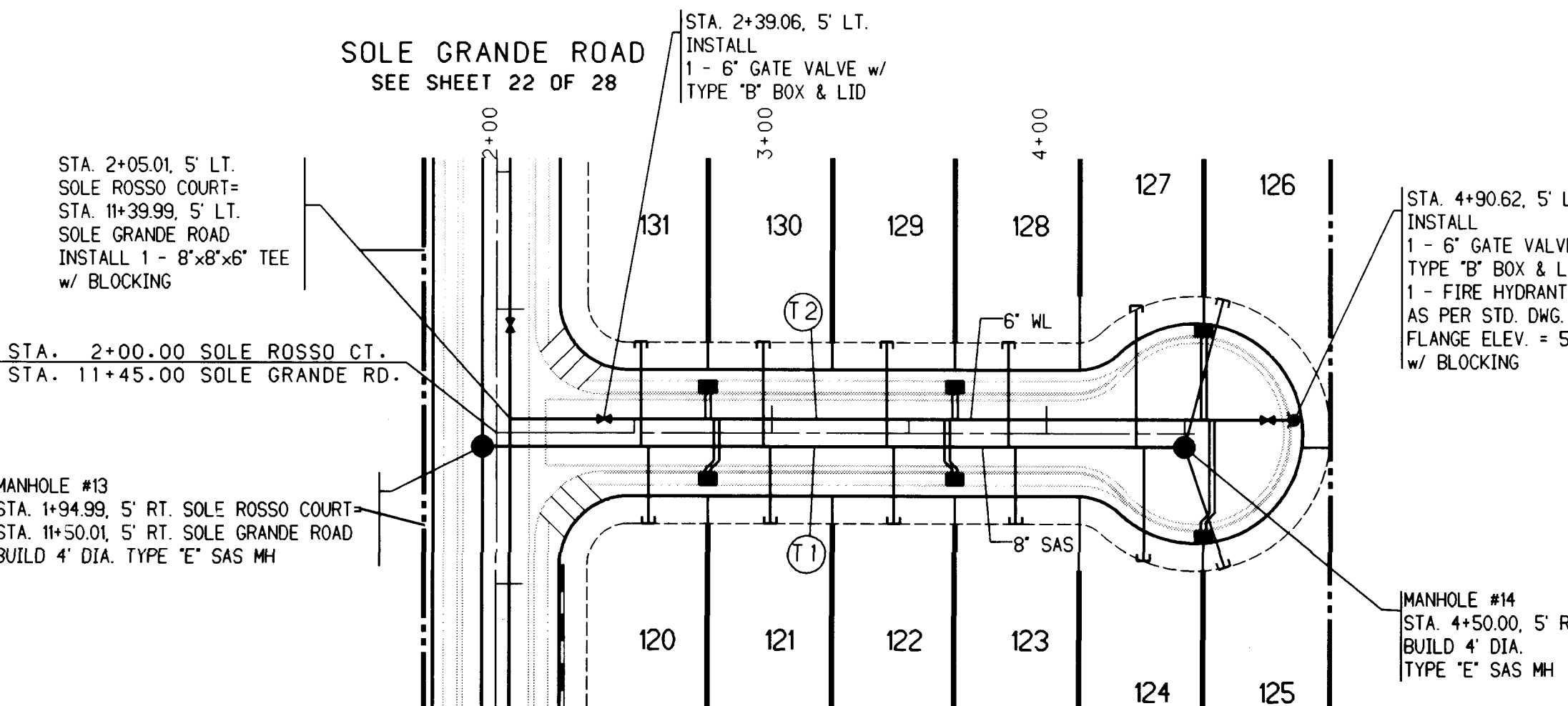
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9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.

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11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).

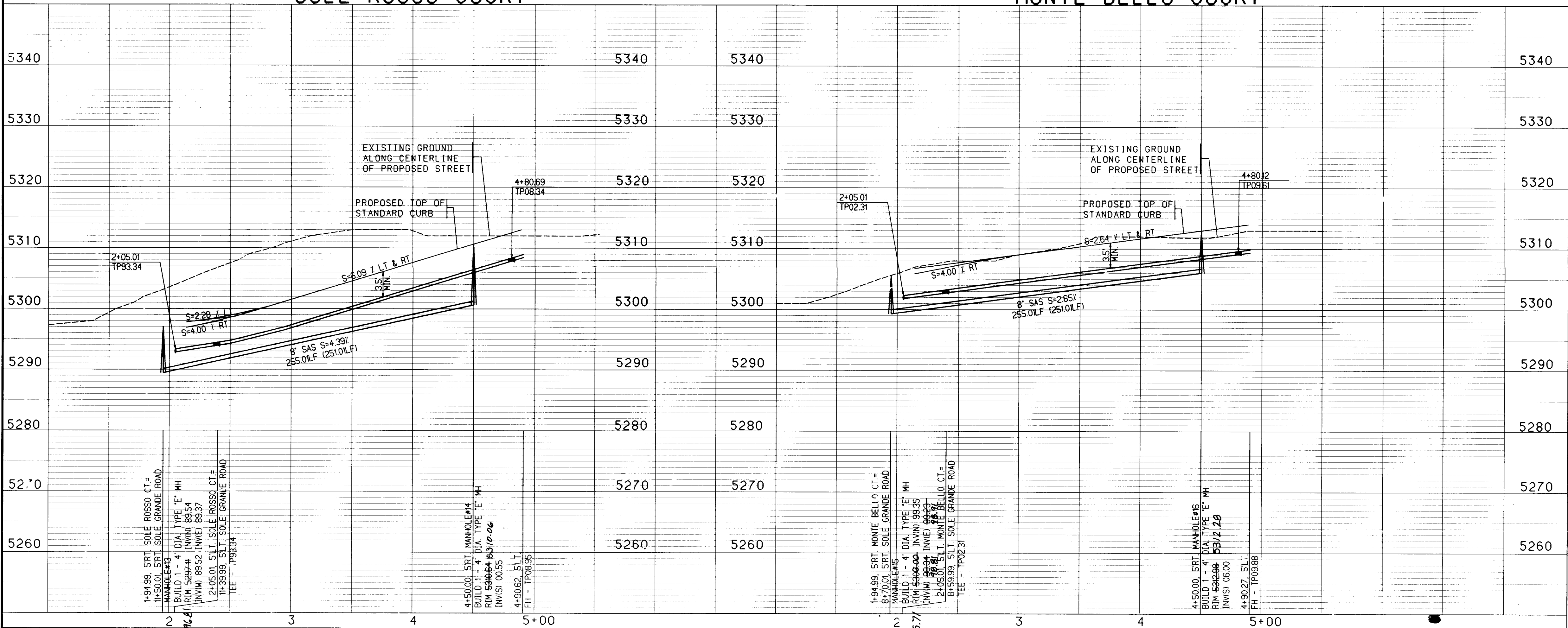
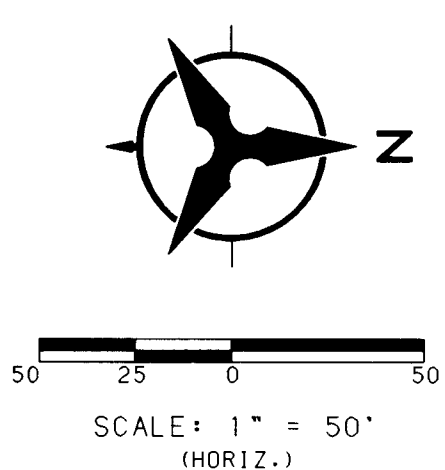
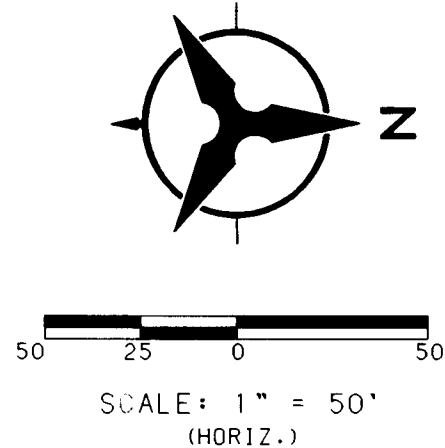
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.



WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
120			2+55.19, 5' RT.	28.00'	93.98	
121	2+80.07, 5' LT.	DOUBLE	2+99.48, 5' RT.	28.00'	95.93	
122			3+44.48, 5' RT.	28.00'	97.90	
123	3+64.07, 5' LT.	DOUBLE	3+89.04, 5' RT.	28.00'	99.85	
124			4+35.19, 5' RT.	41.42'	03.53 (2')	
125	4+60.17, 5' LT.	DOUBLE	4+50.00, 5' RT.	46.22'	03.06	

ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL STORM DRAIN LINES SHALL BE RCP UNLESS OTHERWISE NOTED.

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
132			2+50.95, 5' RT.	28.00'	02.67	
133	2+80.07, 5' LT.	DOUBLE	2+96.01, 5' RT.	28.00'	03.86	
134			3+41.01, 5' RT.	28.00'	05.06	
135	3+64.07, 5' LT.	DOUBLE	3+85.40, 5' RT.	28.00'	06.23	
136			4+30.95, 5' RT.	41.26'	07.70	
137	4+60.17, 5' LT.	DOUBLE	4+50.00, 5' RT.	46.14'	07.59	



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UTILITY PLAN & PROFILE
SOLE ROSSO COURT - MONTE BELLO COURT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR

LAST DESIGN UPDATE	MO/DAY/YR

CITY PROJECT NO. **570581**

ZONE MAP NO. **A-11-Z**

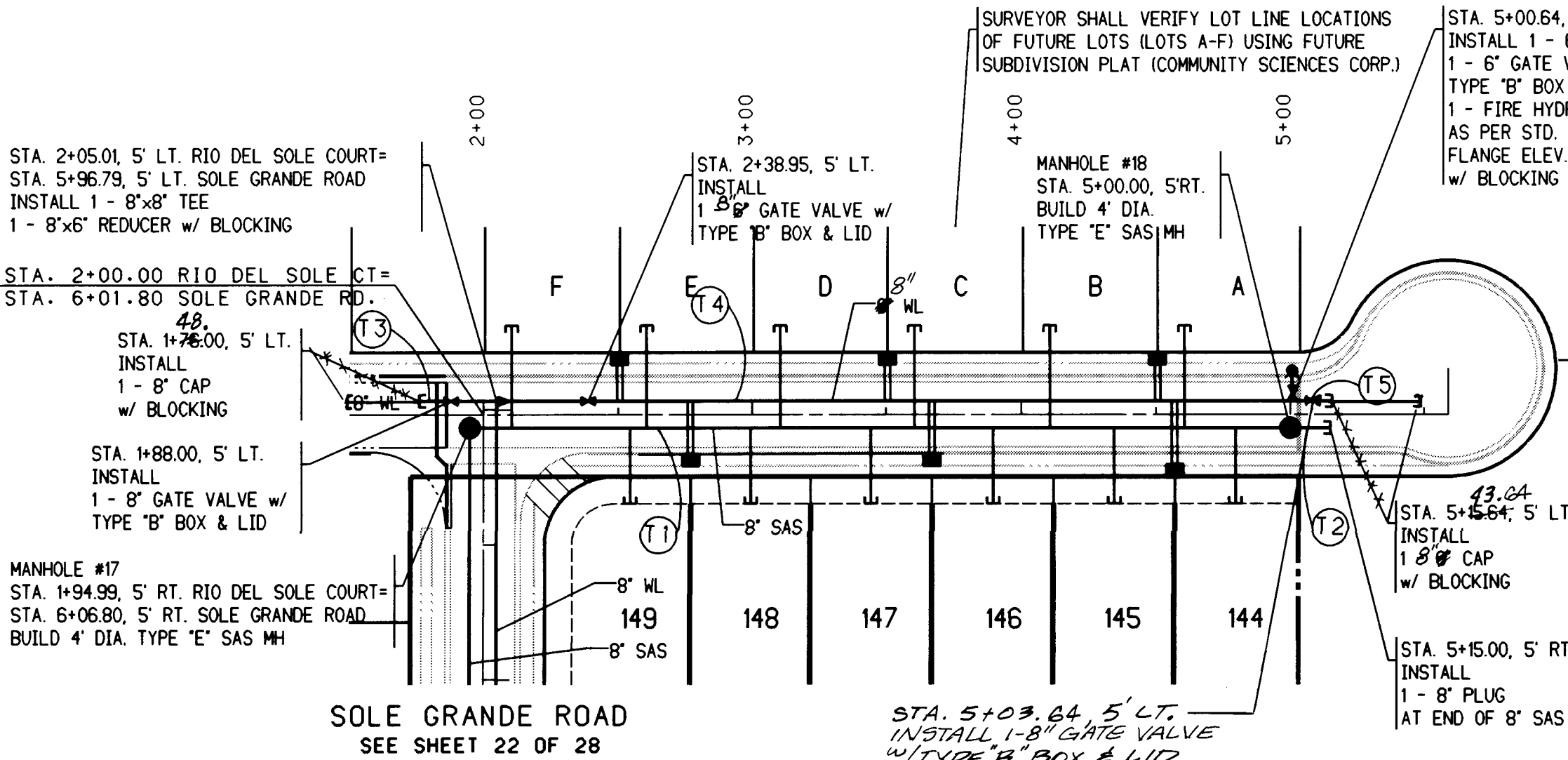
SHEET **23** OF **28**

DATE: MAY 1, 1997

NUMBER	BEARING	DISTANCE
T1	S00°13'33"W	305.01'
T2	S00°13'33"W	14.99'

NUMBER	BEARING	DISTANCE
T3	S00°13'33"W	29.00'
T4	S00°13'33"W	295.63'
T5	S00°13'33"W	15.00'

LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
A	4+50.64 5.00' LT.	DOUBLE	4+60.64 5.00' RT.	38.00'	12.68
B			4+10.64 5.00' RT.	38.00'	12.20
C	3+50.64 5.00' LT.	DOUBLE	3+60.64 5.00' RT.	38.00'	11.15
D			3+10.64 5.00' RT.	38.00'	09.50
E	2+50.64 5.00' LT.	DOUBLE	2+60.64 5.00' RT.	38.00'	08.10
F			2+10.64 5.00' RT.	38.00'	07.05

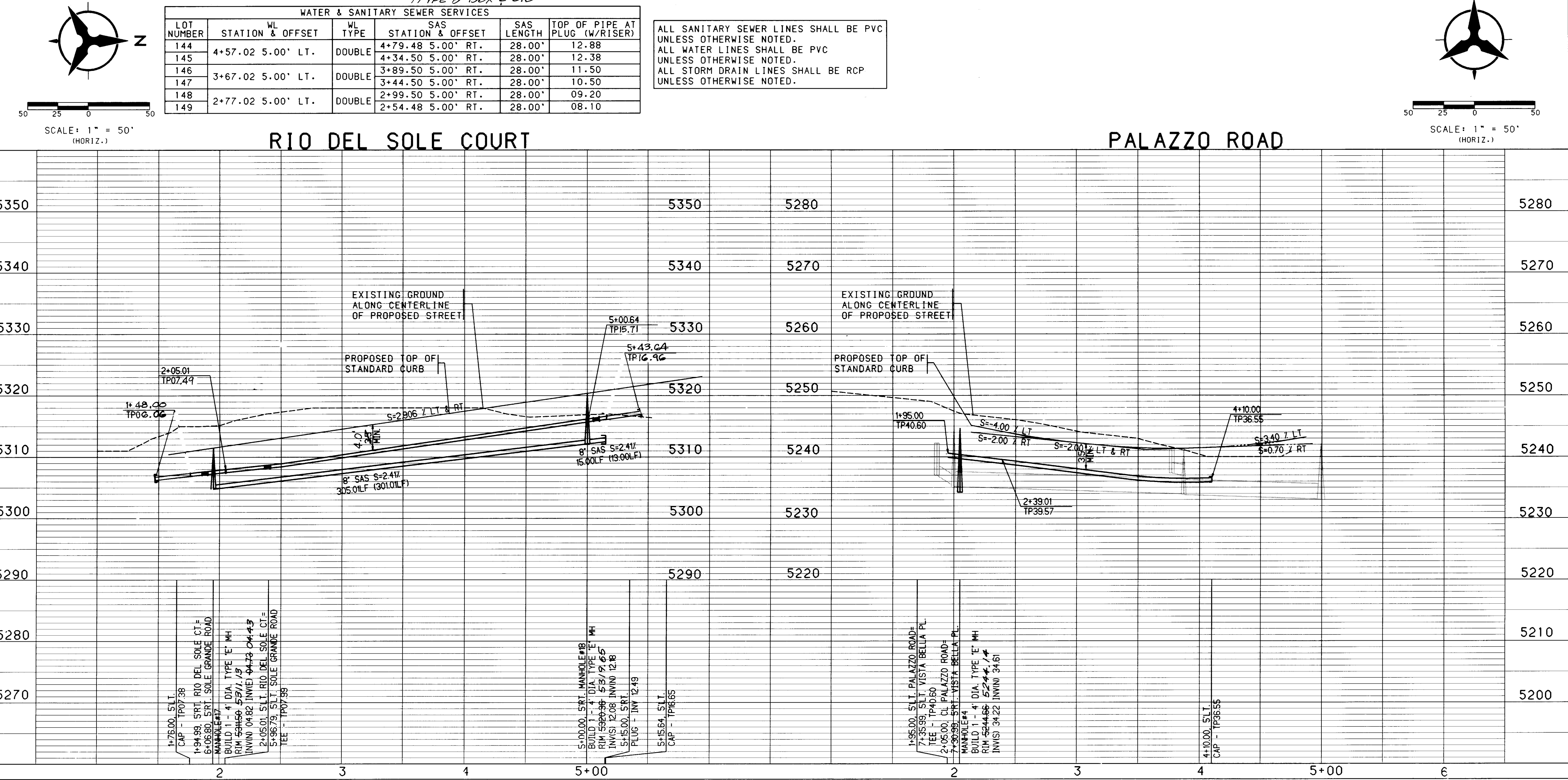
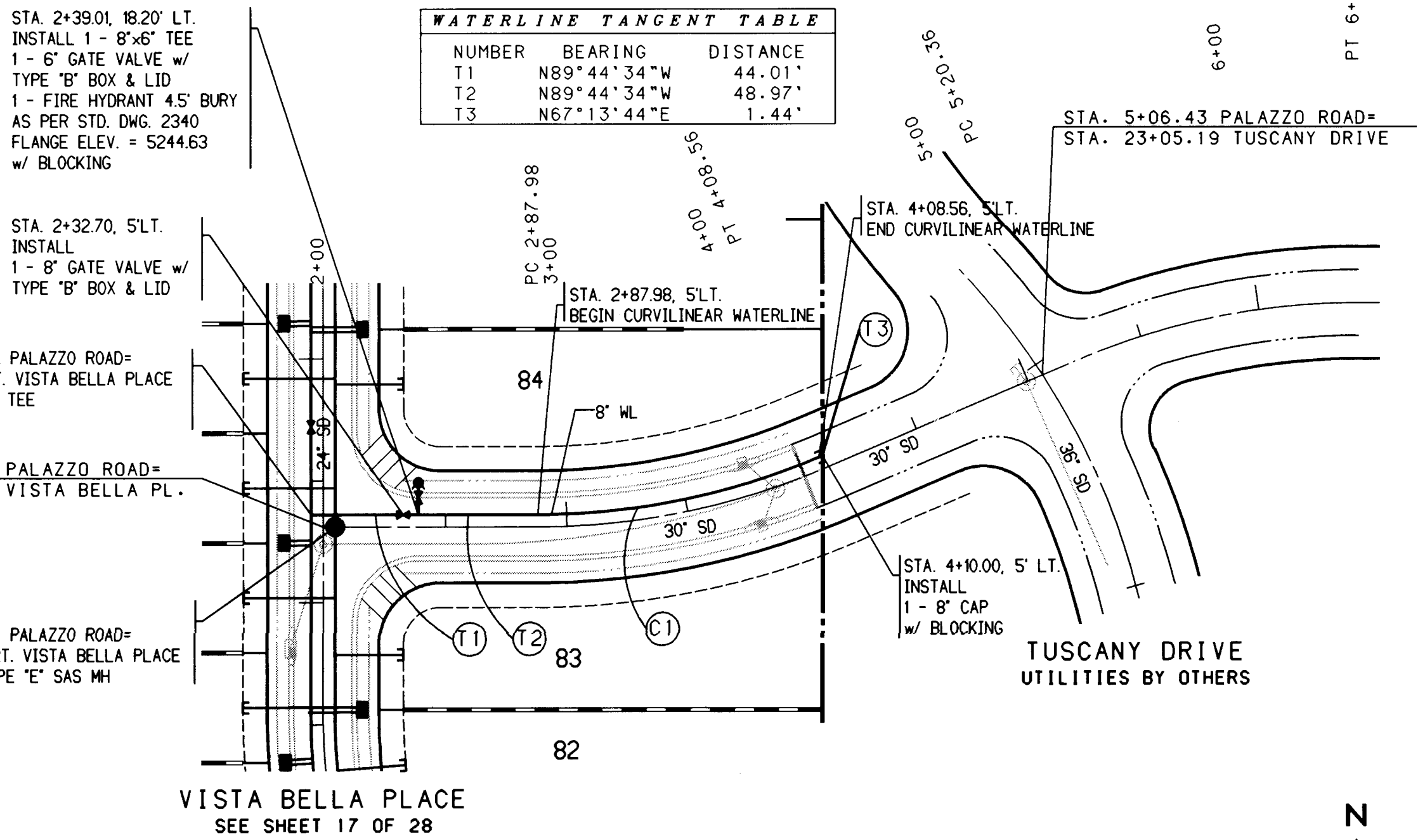


LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
144	4+57.02 5.00' LT.	DOUBLE	4+79.48 5.00' RT.	28.00'	12.88
145			4+34.50 5.00' RT.	28.00'	12.38
146	3+67.02 5.00' LT.	DOUBLE	3+89.50 5.00' RT.	28.00'	11.50
147			3+44.50 5.00' RT.	28.00'	10.50
148	2+77.02 5.00' LT.	DOUBLE	2+99.50 5.00' RT.	28.00'	09.20
149			2+54.48 5.00' RT.	28.00'	08.10

ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL STORM DRAIN LINES SHALL BE RCP UNLESS OTHERWISE NOTED.

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	3+48.08	23° 1' 44.7"	60.10'	118.57'	295.00'

NUMBER	BEARING	DISTANCE
T1	N89°44'34"W	44.01'
T2	N89°44'34"W	48.97'
T3	N67°13'44"E	1.44'



- NOTES**
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 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

ENGINEER'S SEAL

SEAL

NO.

DATE

REMARKS

DESIGNED BY

DRAWN BY

CHECKED BY

BOHANNAN-HUSTON INC.

ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS

ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION

UTILITY PLAN & PROFILE

RIO DEL SOLE COURT - PALAZZO ROAD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MO./DAY/YR.

MO./DAY/YR.

LAST DESIGN UPDATE

PNP-UTILITYCITY PROJECT NO.

750581

ZONE MAP NO.

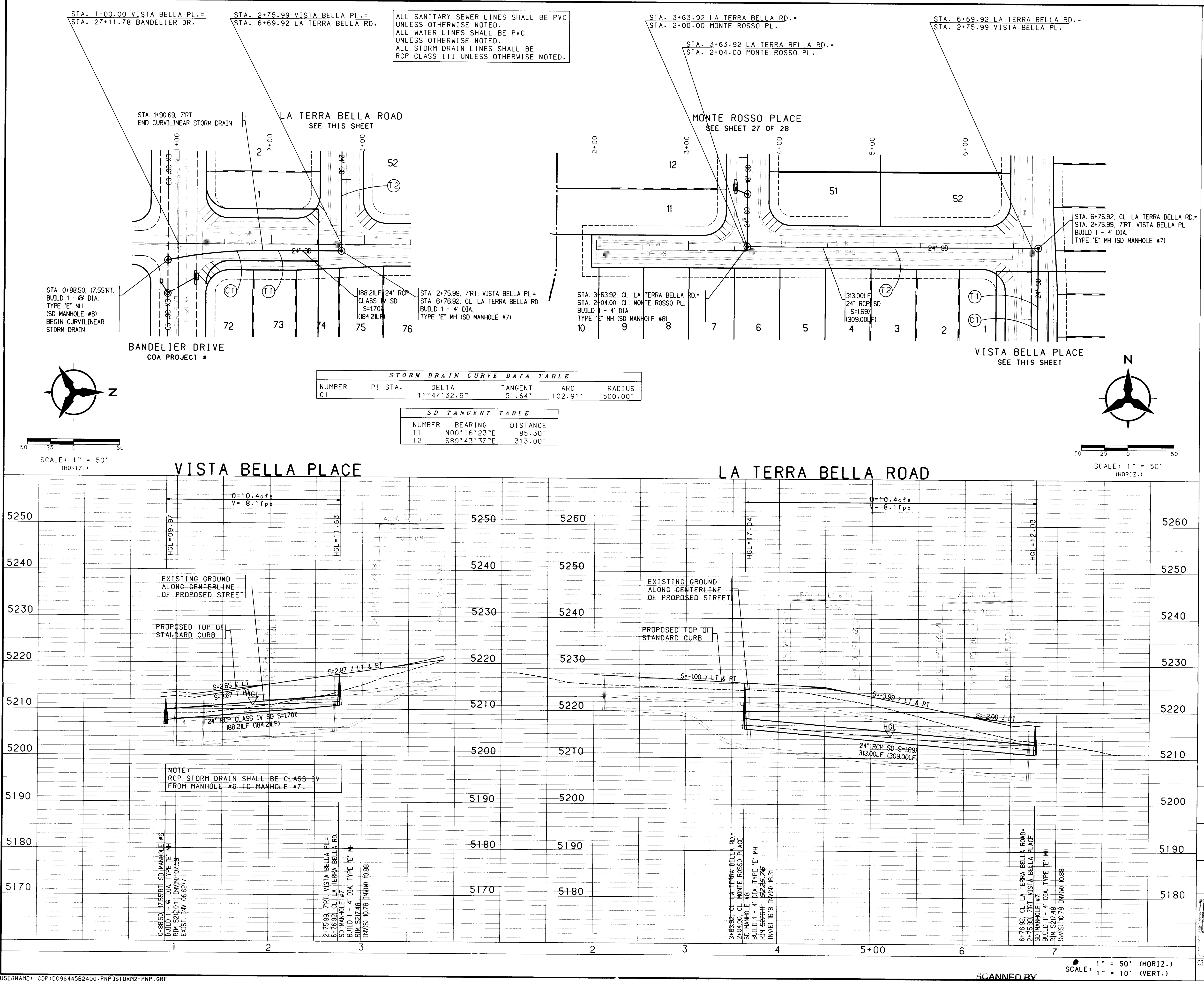
A-11-Z

SHEET

24

OF

28



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STORM DRAIN CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1		11°47'32.9"	51.64'	102.91'	500.00'

SD TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N00°16'23"E	85.30'
T2	S89°43'37"E	313.00'

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TUSCANY RIDGE SUBDIVISION
STORM DRAIN PLAN & PROFILE
VISTA BELLA PLACE - LA TERRA BELLA ROAD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO/DAY/YR

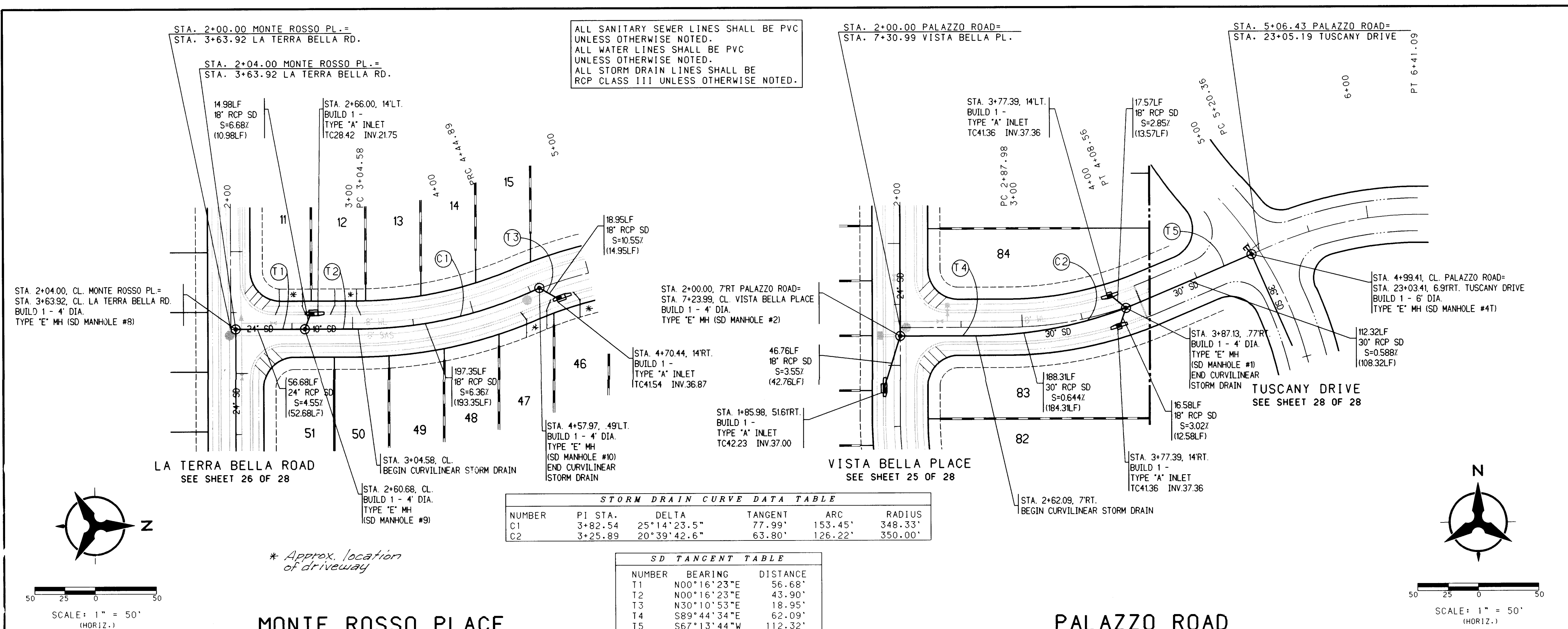
MO/DAY/YR

CITY PROJECT NO. **570581**

79% MAP NO. **A-11-Z**

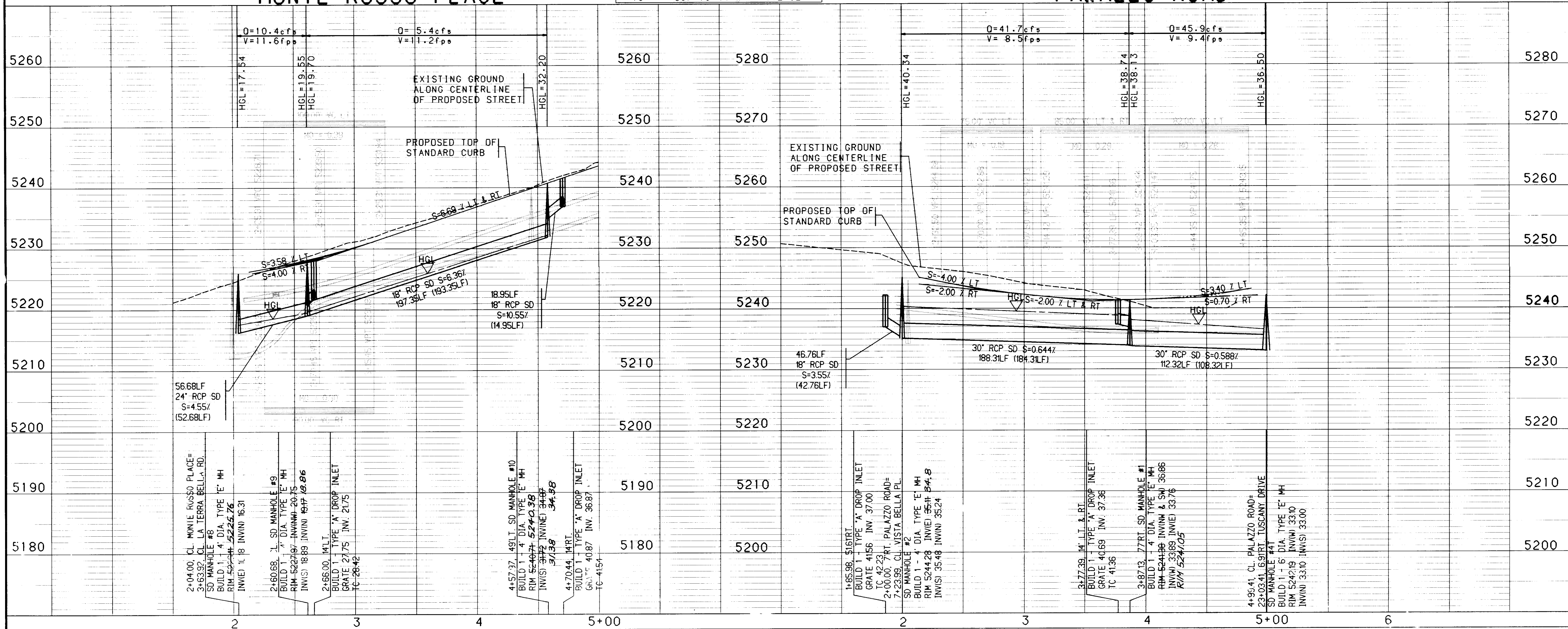
SHEET **26** OF **28**

DATE: MAY 1, 1997



STORM DRAIN CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	3+82.54	25°14'23.5"	77.99'	153.45'	348.33'
C2	3+25.89	20°39'42.6"	63.80'	126.22'	350.00'

SD TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N00°16'23"E	56.68'
T2	N00°16'23"E	43.90'
T3	N30°10'53"E	18.95'
T4	S89°44'34"E	62.09'
T5	S67°13'44"W	112.32'



NOTES

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ENGINEER'S SEAL

ALBUQUERQUE, N.M.

BOHANNAN-HUSTON INC.

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CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE SUBDIVISION

STORM DRAIN PLAN & PROFILE

MONTE ROSSO PLACE - PALAZZO ROAD

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

MO/DAY/YR. MO/DAY/YR.

LAST DESIGN UPDATE

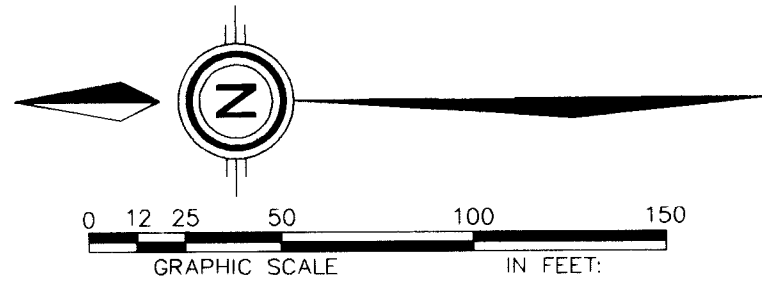
CITY PROJECT NO. 570581

ZONE MAP NO. A-11-2

SHEET 27 OF 28

RECORD DRAWING

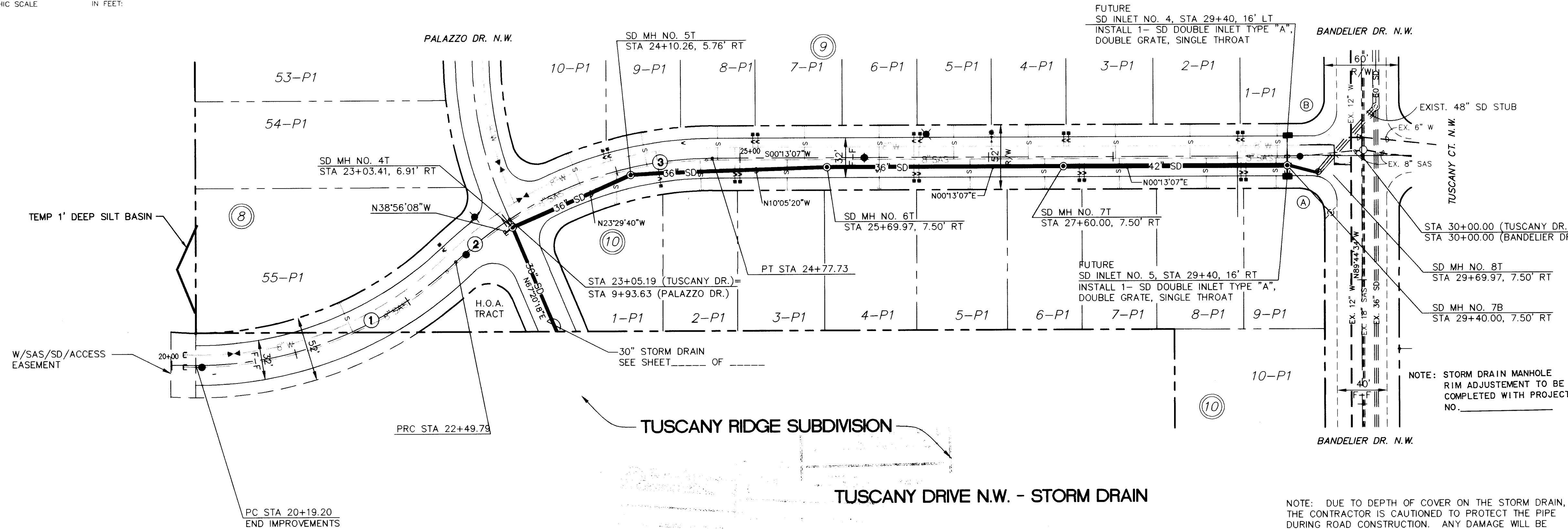
DATE: MAY 1, 1997



1 ϕ CURVE DATA
 R = 300.00'
 A = 230.59'
 Δ = 044°02'24"
 T = 121.33'
 CH = 224.96'
 CH BEARING = S21°17'39"E

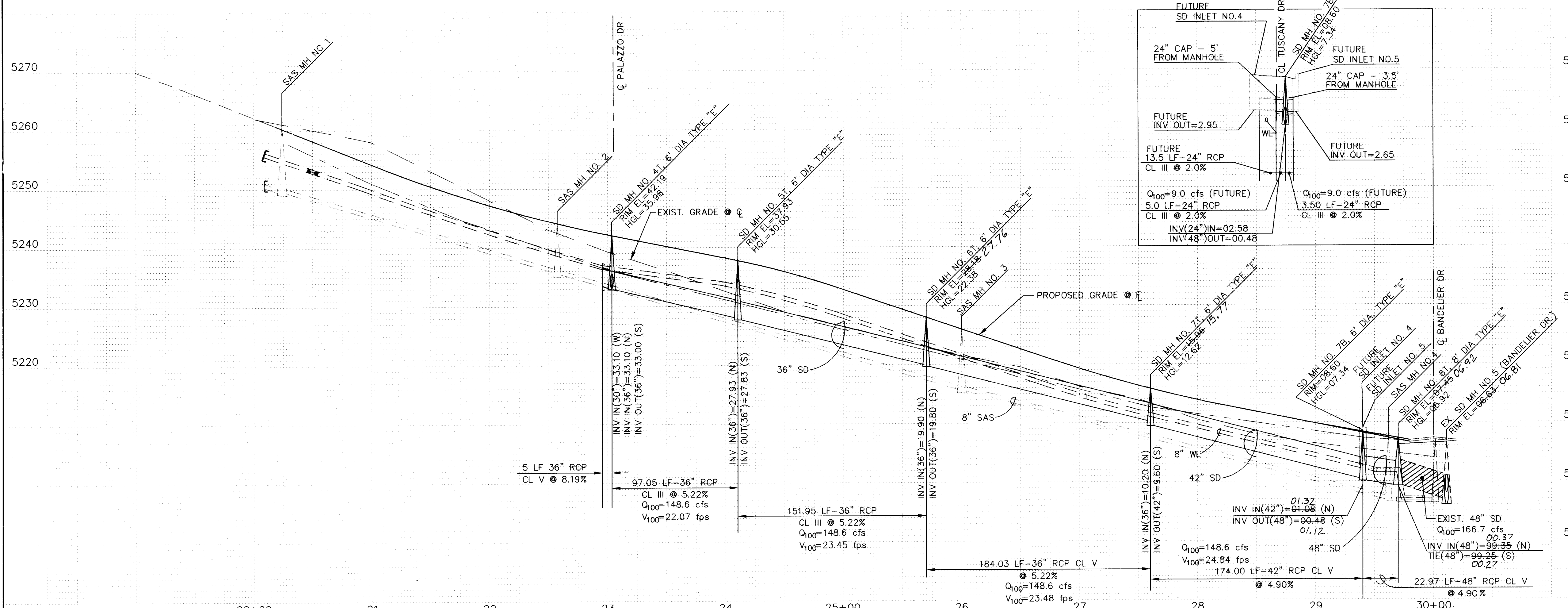
2 ϕ CURVE DATA
 R = 300.00'
 A = 55.39'
 Δ = 010°34'45"
 T = 27.78'
 CH = 55.31'
 CH BEARING = S38°01'28"E

3 ϕ CURVE DATA
 R = 300.00'
 A = 172.54'
 Δ = 032°57'12"
 T = 88.73'
 CH = 170.18'
 CH BEARING = S16°15'29"E



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		
GAS LINES	N/A	2" GAS
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	
STREET LIGHT		

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	CCM	STATION	STATION IS A USGS BRASS TABLET STAMPED	NO.	DATE	BY	DATE	NO.	DATE
WORK BY	CSC	DATE	12/97	1	10/95	COMMUNITY SCIENCES	10/95		
SUPERVISOR	CSC	DATE	2/98						
ACCEPTANCE BY	CSC	DATE	2/98						
VERIFY BY	CSC	DATE	2/98						
DRAWINGS	CSC	DATE	2/98						
CORRECTIONS	CSC	DATE	2/98						
RECORDED BY		DATE							
NO.		ELEVATION	5213.93						



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

DATE: 4/96
 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 RIDGE SUBDIVISION
 STORM DRAIN PLAN AND PROFILE
 FUTURE TUSCANY DRIVE N.W.

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL
 APPROVED JUL - 2 1997
 DESIGN REVIEW COMMITTEE

PROJECT NO. 5705.81
 MAP NO. A-12
 SHEET 28 OF 28

RECORD DRAWING