CONSTRUCTION PLANS

FOR

DESERT HIGHLANDS AT HIGH DESERT

~~THE HIGHLANDS AT~~

~~HIGH DESERT - UNIT 4~~

ALBUQUERQUE, NEW MEXICO

INDEX

AS BUILT DRAWING

I hereby certify that the as-built [illegible] shown hereon is true and correct [illegible] of my knowledge and belief.

[illegible] 14 Oct 98
Date:

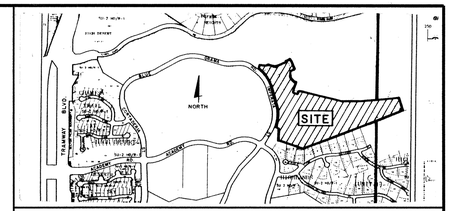
STEVE L. TROUTT NEW MEXICO 7248 REGISTERED LAND SURVEYOR

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 6-10-99

COA INSPECTOR: RON RUTLEDGE

DRB No. 97-535
BHI JOB NO. C97416A03

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



VICINITY MAP
NOT TO SCALE
E-23

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 THE 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. FIVE (5) 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 CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 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 CONSENT 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 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 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 HOUR CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITTI FROM ALL EQUIPMENT WHETHER PERMANENT OR TEMPORARY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] 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 DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [x] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- [x] 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.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
2	5A, 6A, 7, 11 & 17						
1	15						

ENGINEERS STAMP & APPROVAL

KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER

Kevin Patton 4/1/98

APPROVALS	ENGINEER	DATE
DRC Chairman	[illegible]	5-11-98
Transportation	[illegible]	4-14-98
Water/Wastewater	Roger A Shea	4-14-98
Hydrology	[illegible]	4-14-98
CIP	[illegible]	4/14/98
Constr. Mngmt.		
Constr. Coord.	[illegible]	4-17-98

APPROVED FOR CONSTRUCTION

Roger A Shea 6-3-98
City Engineer Date

CITY PROJECT NO. 571283

SHEET 1 OF 21

DATE: FEBRUARY, 1998

SP 00000000000000

SCANNED BY
MESA REPRO

LOCATION MAP

ZONE ATLAS INDEX MAP No. B-19-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. E-23-Z and E-24-Z.
3. Gross Subdivision Acreage: 34.2684 acres.
4. Total Number of Lots/Tracts created: Twenty Eight (28) Lots and One (1) Tract.
5. This Plat shows existing easements.
6. Date of Survey: March 1998
7. Total mileage of full width streets created: 0.5381 mile
8. Total mileage of partial width streets created: 0 mile.
9. Plat is located within the Elena Gallegos Grant, within Projected Sections 25 and 26, T11N, R4E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Tract 15D-1A of PLAT OF TRACTS 4C-1, 15D-1A & 15D-1B HIGH DESERT, 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 March 17, 1998 as Document No. 1998031488 in Volume 98C, folio 72, into One (1) Tract and Twenty Eight (28) Lots, to dedicate Public Street Right-of-Way to the City of Albuquerque, and to grant easements.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF TRACTS 4C-1, 15D-1A & 15D-1B HIGH DESERT, Albuquerque, New Mexico, recorded March 17, 1998 as Document No. 1998031488 in Volume 98C, folio 72.
2. Distances are ground distances.
3. Centerline (in lieu of B/W monumentation to be installed at all centerline PC's, PT's angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS# 6544.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat 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, communication lines 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. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant in Projected Sections 25 and 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract 15D-1A of PLAT OF TRACTS 4C-1, 15D-1A & 15D-1B HIGH DESERT, 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 March 17, 1998 as Document No. 1998031488 in Volume 98C, folio 72 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

BEGINNING at the northeast corner of said Tract 15D-1A, whence the Albuquerque City Survey (ACS) monument "1-024" a standard ACS brass tablet cemented in top of a Two (2) inch pipe, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=431,318.50 and Y=1,513,365.05 bears N13°28'40"W, a distance of 1421.19 feet and from said point of beginning running thence along the easterly boundary line of said Tract 15D-1A,
S22°39'59"E, a distance of 268.85 feet to the southeast corner of said Tract 15D-1A,
thence running along the southerly boundary line of said Tract 15D-1A,
S69°41'44"W, a distance of 1744.23 feet to a point; thence,
N71°49'54"W, a distance of 428.76 feet to the southwest corner of said Tract 15D-1A,
thence running along the westerly boundary line of said Tract 15D-1A,
N06°42'58"E, a distance of 205.98 feet to a point; thence,
N60°05'46"W, a distance of 79.54 feet to a point of curvature (non-tangent) on the easterly right-of-way line of Imperata Street, thence running along the westerly boundary line of said Tract 15D-1A and also along said right-of-way line,
349.58 feet along the arc of a curve to the left having a radius of 580.00 feet and a chord which bears N00°49'12"E, a distance of 344.32 feet to a point of tangency; thence,
N16°26'49"W, a distance of 1.47 feet to a point of curvature; thence,
631.90 feet along the arc of a curve to the left having a radius of 920.00 feet and a chord which bears N36°07'25"W, a distance of 619.55 feet to a point of non-tangency, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract 15D-1A,
N02°08'45"E, a distance of 66.15 feet to the northwest corner of said Tract 15D-1A, thence running along the northerly boundary line of said Tract 15D-1A,
N89°49'44"E, a distance of 124.83 feet to a point; thence,
N75°10'36"E, a distance of 51.96 feet to a point; thence,
N79°00'19"E, a distance of 68.54 feet to a point of curvature; thence,
42.72 feet along the arc of a curve to the right having a radius of 118.00 feet and a chord which bears N89°22'36"E, a distance of 42.49 feet to a point of tangency; thence,
S80°15'07"E, a distance of 36.16 feet to a point; thence,
N66°45'47"E, a distance of 221.87 feet to a point; thence,
N09°18'38"E, a distance of 17.79 feet to a point; thence,
N66°45'46"E, a distance of 38.73 feet to a point; thence,
S31°40'39"E, a distance of 154.97 feet to a point; thence,
S63°25'24"W, a distance of 54.35 feet to a point; thence,
S04°15'06"E, a distance of 73.60 feet to a point of curvature; thence,
82.03 feet along the arc of a curve to the left having a radius of 98.60 feet and a chord which bears S28°05'03"E, a distance of 79.68 feet to a point of tangency; thence,
S51°55'01"E, a distance of 71.98 feet to a point; thence,
S63°01'26"E, a distance of 12.09 feet to a point; thence,
S74°20'04"E, a distance of 64.38 feet to a point; thence,
S33°25'35"W, a distance of 125.36 feet to a point; thence,
S82°23'54"E, a distance of 1239.37 feet to a point; thence,
N85°29'22"E, a distance of 129.07 feet to a point; thence,
S88°51'42"E, a distance of 13.40 feet to a point; thence,
N80°07'06"E, a distance of 277.40 feet to the point and place of beginning.

Tract contains 34.2684 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Sections 25 and 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 15D-1A of PLAT OF TRACTS 4C-1, 15D-1A & 15D-1B HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of County Clerk of Bernalillo County, New Mexico on March 17, 1998 as Document No. 1998031488 in Volume 98C, folio 72, now comprising Lots 114 through 141, inclusive and Tract 15D-1A-1 UNIT 4 OF THE HIGHLANDS AT HIGH DESERT is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas Electrical Power and Communication Services for buried and/or above ground distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the 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 Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures 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 their free act and deed.

THE ALBUQUERQUE ACADEMY, INC.

BY: _____
Richard Elkins, Chief Business & Financial Officer

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on _____ day of _____, 1998 by Richard Elkins, Chief Business & Financial Officer for The Albuquerque Academy, Inc.

My Commission Expires: _____

_____
Notary Public

PLAT OF

UNIT 4 OF THE HIGHLANDS AT HIGH DESERT

(REPLAT OF TRACT 15D-1A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MARCH, 1998

APPROVALS

PLAT NUMBER _____

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PLANNING & POLICY SECTION, CIP	DATE
U.S. WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE

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

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE	DATE

PNM STAMP

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

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat 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.

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: _____

Bohannan Huston
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

JOB NO. 97-416A-05

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 1 OF 4

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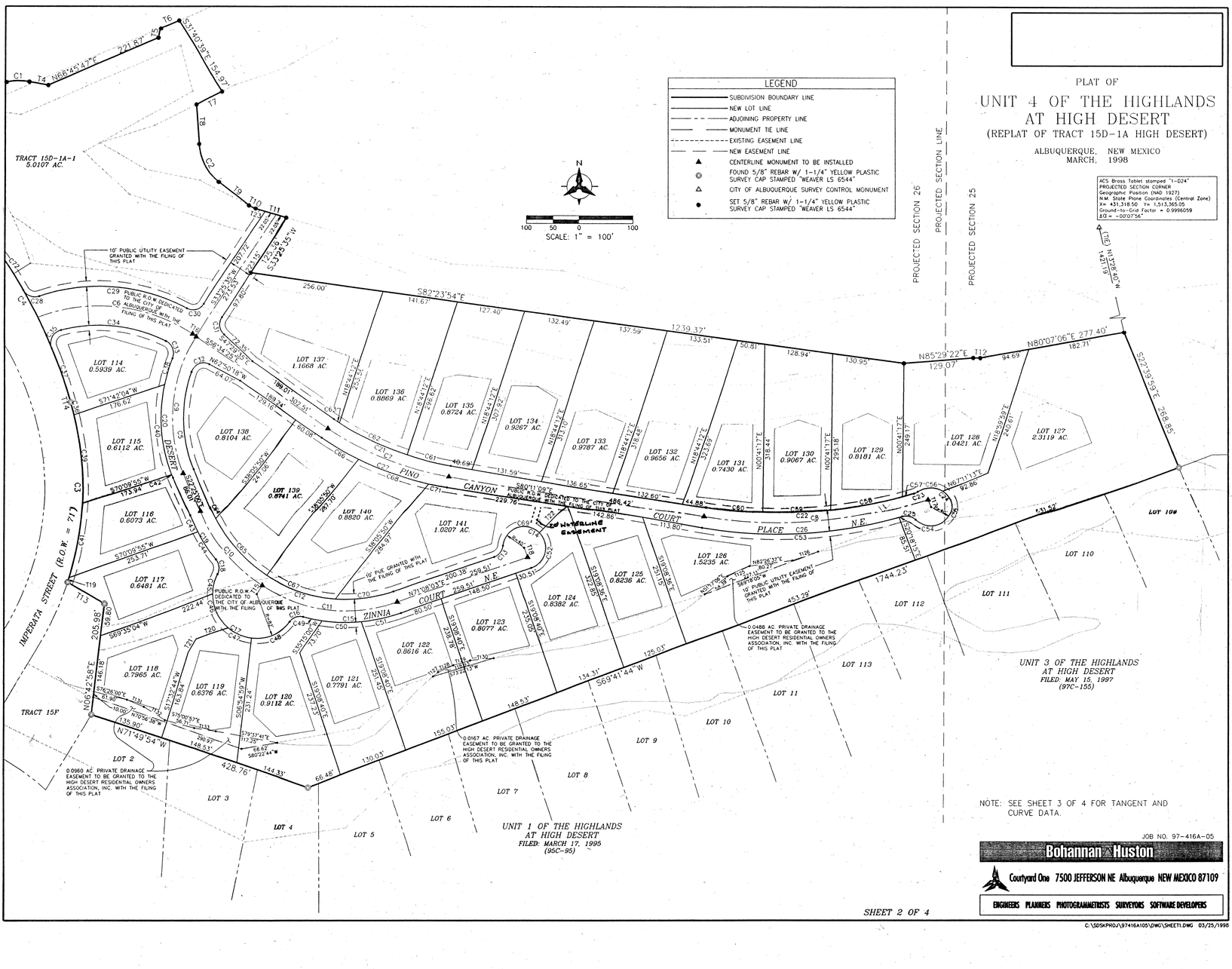
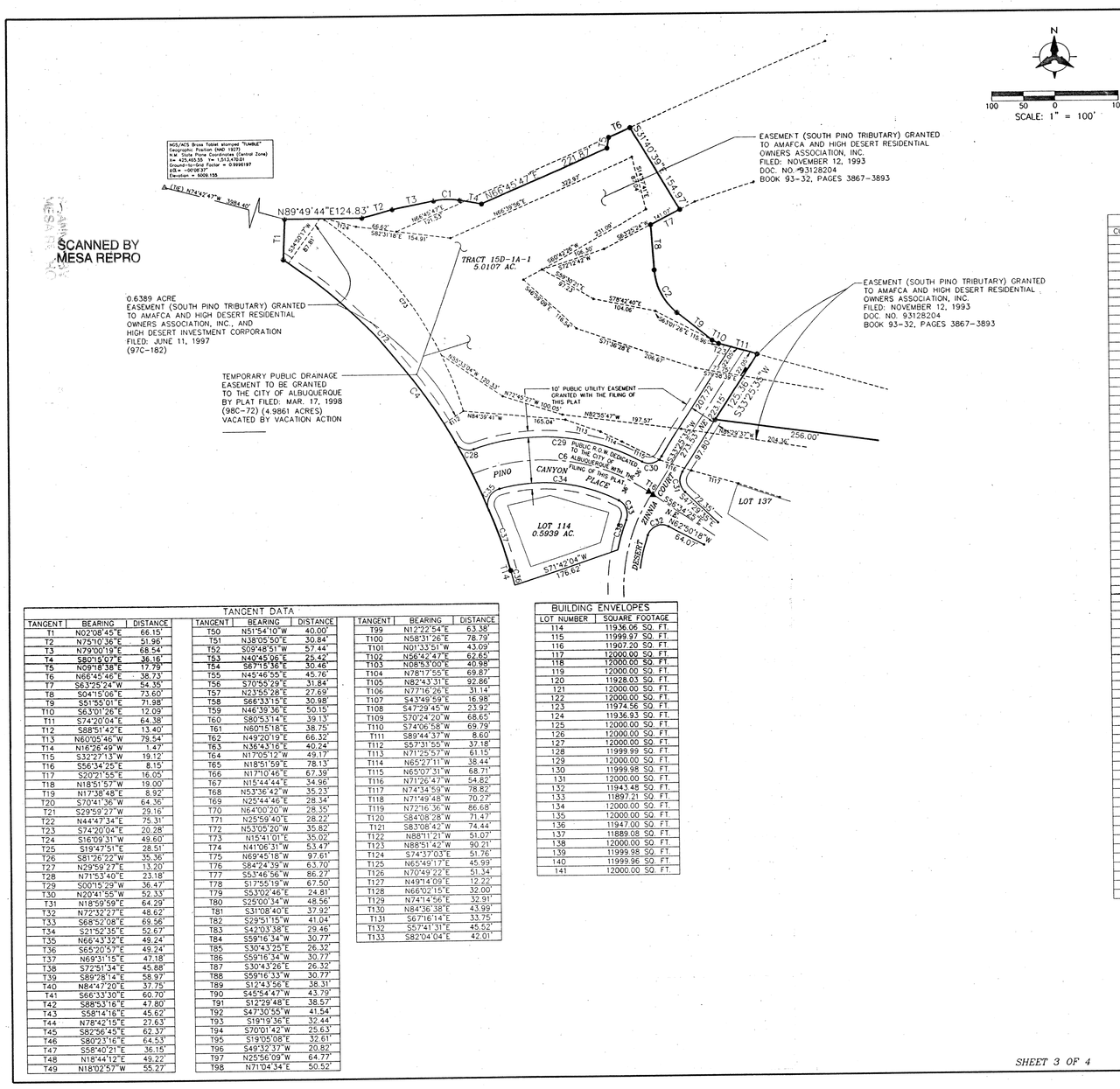


CPN 571283 SHEET 2 OF 21



PLAT OF
UNIT 4 OF THE HIGHLANDS AT HIGH DESERT
(REPLAT OF TRACT 15D-1A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MARCH, 1998

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	118.00'	42.72'	21.60'	42.49'	N89°22'36"E	20°44'34"
C2	98.60'	82.03'	43.55'	79.68'	S28°05'03"E	47°39'55"
C3	580.00'	349.58'	180.28'	344.32'	N00°49'12"E	34°32'02"
C4	920.00'	631.90'	328.99'	619.55'	N36°07'25"W	39°21'12"
C5	249.00'	183.39'	96.08'	179.22'	S01°19'03"E	42°11'54"
C6	314.00'	300.10'	162.62'	288.80'	S83°57'10"E	54°45'31"
C7	600.00'	247.22'	125.41'	245.52'	S68°22'47"E	23°36'45"
C8	800.00'	421.38'	215.70'	416.53'	N84°43'28"E	30°10'45"
C9	270.00'	263.15'	143.09'	252.86'	S05°30'18"W	55°50'35"
C10	300.00'	183.94'	94.96'	181.07'	S39°58'54"E	35°07'47"
C11	300.00'	268.71'	144.12'	259.81'	S83°12'22"E	51°19'09"
C12	279.00'	420.96'	262.22'	382.15'	S65°38'28"E	86°26'57"
C13	25.00'	28.56'	16.07'	27.03'	N38°24'22"E	65°27'23"
C14	40.00'	171.36'		67.30'	S51°35'38"E	245°27'23"
C15	321.00'	187.06'	96.27'	184.42'	S87°49'42"W	33°23'17"
C16	25.00'	29.09'	16.44'	27.47'	S71°11'25"W	66°39'52"
C17	82.00'	242.14'	866.75'	163.27'	N57°32'47"W	169°11'28"
C18	25.00'	29.09'	16.44'	27.47'	N06°16'59"W	66°39'52"
C19	321.00'	96.36'	48.54'	95.99'	N31°00'58"W	17°11'55"
C20	291.00'	225.24'	118.60'	219.66'	N00°14'32"W	44°20'55"
C21	579.00'	238.61'	121.02'	236.93'	S68°22'47"E	23°36'45"
C22	779.00'	391.10'	199.76'	387.01'	N85°25'53"E	28°45'56"
C23	25.00'	7.87'	3.97'	7.84'	N62°01'56"E	18°02'38"
C24	40.00'	182.35'		60.74'	S03°36'21"W	261°12'09"
C25	25.00'	26.44'	14.61'	25.22'	N76°05'23"W	60°35'36"
C26	821.00'	375.43'	191.06'	372.17'	S86°42'50"W	26°12'01"
C27	621.00'	255.92'	129.80'	254.12'	N68°22'47"W	23°36'45"
C28	25.00'	34.19'	20.37'	31.59'	S69°28'20"E	78°21'19"
C29	350.00'	282.73'	149.59'	275.10'	S85°30'30"E	46°16'58"
C30	25.00'	36.74'	22.59'	33.52'	N75°31'47"E	84°12'23"
C31	25.00'	35.31'	21.32'	32.45'	S07°02'00"E	80°55'10"
C32	25.00'	42.49'	28.45'	37.56'	S68°28'18"W	97°22'48"
C33	25.00'	37.38'	23.18'	33.99'	N20°53'55"W	85°39'41"
C34	278.00'	199.27'	104.13'	195.03'	N84°15'52"W	41°04'13"
C35	25.00'	42.75'	28.75'	37.73'	S26°12'25"W	97°59'13"
C36	580.00'	33.34'	11.67'	23.34'	N15°17'39"W	02°18'20"
C37	920.00'	101.80'	50.95'	101.74'	N19°37'00"W	06°20'23"
C38	291.00'	49.14'	24.63'	49.08'	S17°05'40"W	09°40'30"
C39	580.00'	171.42'	86.34'	170.80'	N05°40'28"W	16°56'02"
C40	291.00'	169.26'	87.10'	166.89'	S04°23'43"E	33°19'15"
C41	580.00'	145.91'	73.34'	145.52'	N09°53'07"E	14°24'49"
C42	291.00'	6.84'	3.42'	6.84'	S21°44'35"E	01°20'49"
C43	321.00'	33.65'	16.84'	33.63'	S22°25'12"E	06°00'23"
C44	321.00'	62.70'	31.45'	62.61'	S34°01'09"E	11°11'32"
C45	82.00'	38.26'	19.49'	37.92'	S13°40'52"W	26°44'10"
C46	82.00'	70.66'	37.69'	68.49'	S24°22'20"E	49°22'14"
C47	82.00'	49.10'	25.31'	48.37'	S66°12'45"E	34°18'37"
C48	82.00'	84.12'	46.18'	80.48'	N67°14'43"E	58°46'27"
C49	321.00'	36.89'	18.46'	36.87'	S78°46'10"E	06°35'01"
C50	321.00'	74.94'	37.64'	74.77'	S88°44'57"E	13°22'32"
C51	321.00'	75.24'	37.79'	75.06'	N77°50'55"E	13°25'44"
C52	40.00'	81.22'	64.44'	67.97'	N12°57'48"E	116°20'30"
C53	821.00'	369.32'	187.84'	366.21'	N86°55'38"E	25°46'26"
C54	821.00'	6.11'	3.06'	6.11'	N73°49'37"E	00°25'36"
C55	40.00'	132.77'		79.68'	N39°06'54"E	190°11'04"
C56	40.00'	49.58'	28.54'	46.47'	S88°30'49"W	71°01'05"
C57	779.00'	22.14'	11.07'	22.14'	S71°51'46"W	01°37'42"
C58	779.00'	133.64'	66.98'	133.47'	S77°35'29"W	09°49'44"
C59	779.00'	128.38'	64.34'	128.23'	S87°13'37"W	09°26'32"
C60	779.00'	106.94'	53.56'	106.86'	N84°07'08"W	07°51'57"
C61	579.00'	85.17'	42.66'	85.09'	N75°58'19"W	08°25'40"
C62	579.00'	140.23'	70.46'	139.88'	N66°49'12"W	13°52'35"
C63	579.00'	13.22'	6.61'	13.22'	N57°13'40"W	01°18'30"
C64	279.00'	24.61'	12.31'	24.60'	N24°56'37"W	05°03'14"
C65	279.00'	143.61'	73.43'	142.03'	N42°12'53"W	29°29'27"
C66	621.00'	81.05'	40.58'	80.99'	S60°16'45"E	07°28'41"
C67	279.00'	142.24'	72.70'	140.71'	N71°34'01"W	29°12'39"
C68	621.00'	140.11'	70.35'	139.81'	S70°30'54"E	12°55'37"
C69	40.00'	90.14'	84.08'	72.24'	S70°14'07"W	129°06'54"
C70	279.00'	110.51'	55.99'	109.78'	S82°28'52"W	22°41'37"
C71	621.00'	34.76'	17.39'	34.76'	S78°34'56"E	03°12'27"
C72	920.00'	409.55'	208.22'	406.17'	N43°02'51"W	25°30'20"
C73	920.00'	409.55'	208.22'	406.17'	N43°02'51"W	25°30'20"
C74	580.00'	390.95'	203.23'	383.59'	N35°45'25"W	38°37'12"

TANGENT DATA							
TANGENT	BEARING	DISTANCE	TANGENT	BEARING	DISTANCE	TANGENT	BEARING	DISTANCE
T1	N02°08'45"E	66.15'	T50	N51°54'10"W	40.00'	T99	N12°22'54"E	63.38'
T2	N75°10'36"E	51.96'	T51	N38°05'50"E	30.84'	T100	N58°31'26"E	78.79'
T3	N79°00'19"E	68.54'	T52	S09°48'51"W	57.44'	T101	N01°33'51"W	43.09'
T4	S80°15'07"E	36.16'	T53	N40°45'06"E	25.42'	T102	N56°42'47"E	62.65'
T5	N09°18'38"E	17.79'	T54	S87°15'36"E	30.46'	T103	N08°53'00"E	40.98'
T6	N66°45'46"E	38.73'	T55	N45°46'55"E	45.76'	T104	N78°17'55"E	69.87'
T7	S63°25'24"W	54.35'	T56	S70°55'29"E	31.84'	T105	N82°43'31"E	92.86'
T8	S04°15'06"E	73.60'	T57	N23°55'28"E	27.69'	T106	N77°16'26"E	31.14'
T9	S51°55'01"E	71.98'	T58	S66°33'15"E	30.98'	T107	S43°49'59"E	16.98'
T10	S63°01'26"E	12.09'	T59	N46°39'36"E	50.15'	T108	S47°29'45"W	23.92'
T11	S74°20'04"E	64.38'	T60	S80°53'14"E	39.13'	T109	S70°24'20"W	68.65'
T12	S88°51'42"E	13.40'	T61	N60°15'18"E	38.75'	T110	S74°06'58"W	69.79'
T13	N60°05'46"W	79.54'	T62	N49°20'19"E	66.32'	T111	S89°44'37"W	8.60'
T14	N16°26'49"W	1.47'	T63	N36°43'16"E	40.24'	T112	S57°31'55"W	37.18'
T15	S32°27'13"W	19.12'	T64	N17°05'13"W	49.17'	T113	N71°25'57"W	61.15'
T16	S56°34'25"E	8.15'	T65	N18°51'59"E	78.13'	T114	N65°27'11"W	38.44'
T17	S20°21'55"E	16.05'	T66	N17°10'46"E	67.39'	T115	N65°07'31"W	68.71'
T18	N18°51'57"W	19.00'	T67	N15°44'44"E	34.96'	T116	N71°26'47"W	54.82'
T19	N17°38'48"E	8.92'	T68	N53°36'42"W	35.23'	T117	N74°34'59"W	78.82'
T20	S70°41'36"W	64.36'	T69	N25°44'46"E	28.34'	T118	N71°49'48"W	70.27'
T21	S29°59'27"W	29.16'	T70	N64°00'20"W	28.35'	T119	N72°16'36"W	86.68'
T22	N44°47'34"E	75.31'	T71	N25°59'40"E	28.22'	T120	S84°08'28"W	71.47'
T23	S74°20'04"E	20.28'	T72	N53°05'20"W	35.82'	T121	S83°08'42"W	74.44'
T24	S16°09'31"W	49.60'	T73	N15°41'01"E	35.02'	T122	N88°11'21"W	51.07'
T25	S19°47'51"E	28.51'	T74	N41°06'31"W	53.47'	T123	N88°51'42"W	90.21'
T26	S81°26'22"W	35.36'	T75	N69°45'18"W	97.61'	T124	S74°37'03"E	51.76'
T27	N29°59'27"E	13.20'	T76	S84°24'39"W	63.70'	T125	N65°49'17"E	45.99'
T28	N71°53'40"E	23.18'	T77	S53°46'56"W	86.27'	T126	N70°49'22"E	51.34'
T29	S00°15'29"W	36.47'	T78	S17°55'19"W	67.50'	T127	N49°14'09"E	12.22'
T30	N20°41'55"W	52.33'	T79	S53°02'46"E	24.81'	T128	N66°02'15"E	32.00'
T31	N18°59'59"E	64.29'	T80	S25°00'34"W	48.56'	T129	N74°14'56"E	32.91'
T32	N72°32'27"E	48.62'	T81	S31°08'40"E	37.92'	T130	N84°36'38"E	43.99'
T33	S68°52'08"E	69.56'	T82	S29°51'15"W	41.04'	T131	S67°16'14"E	33.75'
T34	S21°52'35"E	52.67'	T83	S42°03'38"E	29.46'	T132	S57°41'31"E	45.50'
T35	N66°43'32"E	49.24'	T84	S59°16'34"W	30.77'	T133	S82°04'04"E	42.01'
T36	S65°20'57"E	49.24'	T85	S30°43'25"E	26.32'			
T37	N69°31'15"E	47.18'	T86	S59°16'34"W	30.77'			
T38	S72°51'34"E	45.88'	T87	S30°43'26"E	26.32'			
T39	S89°28'14"E	58.97'	T88	S59°16'33"W	30.77'			
T40	N84°47'20"E	37.75'	T89	S12°43'56"E	38.31'			
T41	S66°33'30"E	60.70'	T90	S45°54'47"W	43.79'			
T42	S88°53'16"E	47.80'	T91	S12°29'48"E	38.57'			
T43	S58°14'16"E	45.62'	T92	S47°30'55"W	41.54'			
T44	N78°42'15"E	27.63'	T93	S19°19'36"E	32.44'			
T45	S82°56'45"E	62.37'	T94	S70°01'42"W	25.63'			
T46	S80°23'16"E	64.53'	T95	S19°05'08"E	32.61'			
T47	S58°40'21"E	36.15'	T96	S49°32'37"W	20.82'			
T48	N18°44'12"E	49.22'	T97	N25°56'09"W	64.77'			
T49	N18°02'57"W	55.27'	T98	N71°04'34"E	50.52'			

BUILDING ENVELOPES	
LOT NUMBER	SQUARE FOOTAGE
114	11936.06 SQ. FT.
115	11999.97 SQ. FT.
116	11907.20 SQ. FT.
117	12000.00 SQ. FT.
118	12000.00 SQ. FT.
119	12000.00 SQ. FT.
120	11928.03 SQ. FT.
121	12000.00 SQ. FT.
122	12000.00 SQ. FT.
123	11974.56 SQ. FT.
124	11936.93 SQ. FT.
125	12000.00 SQ. FT.
126	12000.00 SQ. FT.
127	12000.00 SQ. FT.
128	11999.99 SQ. FT.
129	12000.00 SQ. FT.
130	11999.98 SQ. FT.
131	12000.00 SQ. FT.
132	11943.48 SQ. FT.
133	11897.21 SQ. FT.
134	12000.00 SQ. FT.
135	12000.00 SQ. FT.
136	11947.00 SQ. FT.
137	11889.08 SQ. FT.
138	12000.00 SQ. FT.
139	11999.98 SQ. FT.
140	11999.96 SQ. FT.
141	12000.00 SQ. FT.

JOB NO. 97-416A-05

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 3 OF 4

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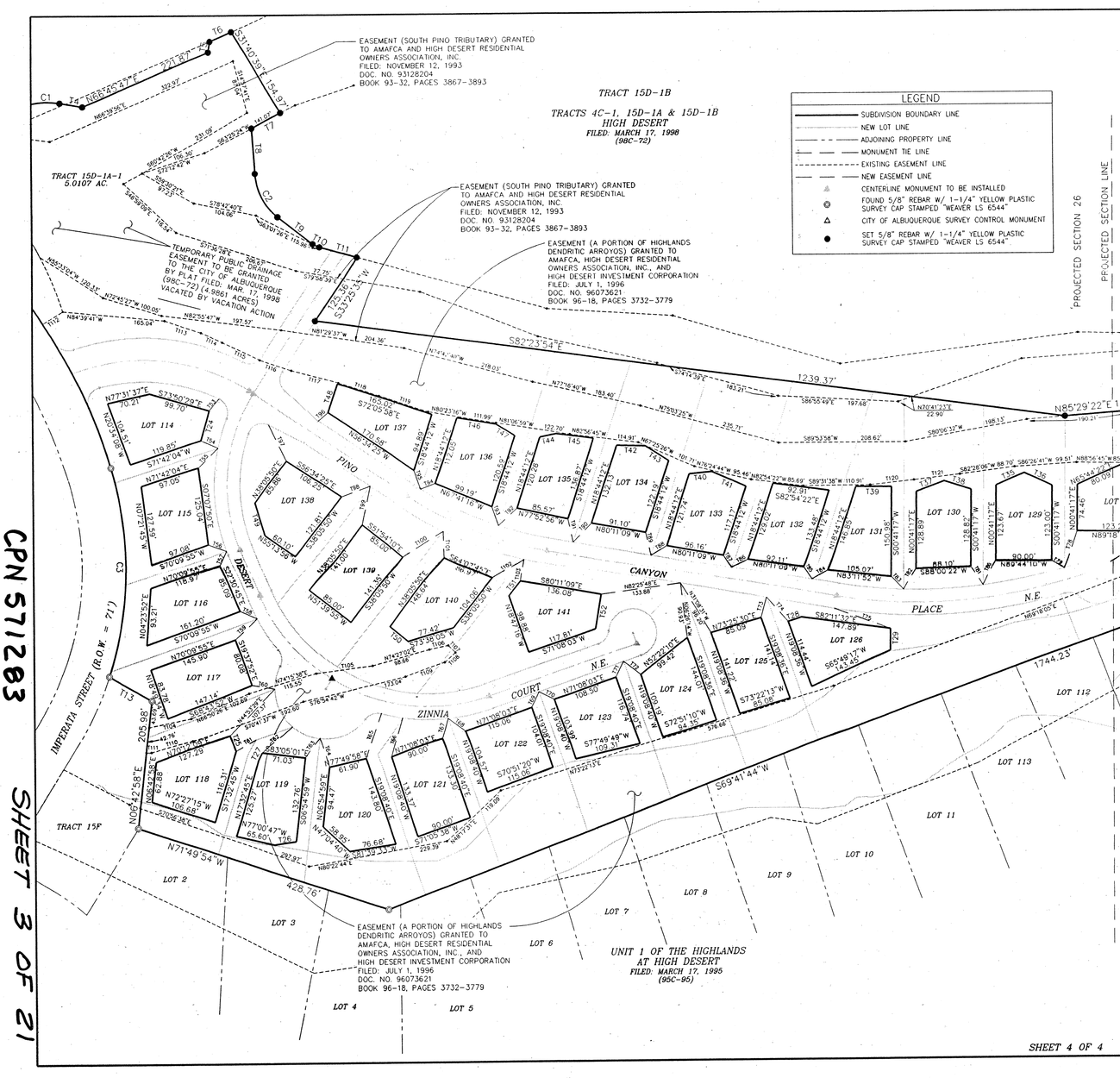

PLAT OF
UNIT 4 OF THE HIGHLANDS AT HIGH DESERT
(REPLAT OF TRACT 15D-1A HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MARCH, 1998

NOTE: SEE SHEET 3 OF 4 FOR TANGENT AND CURVE DATA.

JOB NO. 97-416A-05

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

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SHEET 4 OF 4

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CPN 571283

SHEET 3 OF 21

GENERAL NOTES:

1. WHEN CONFLICTS EXIST BETWEEN THE "STANDARD SPECIFICATIONS" AND THE "PLANS" ("PLANS" SHALL MEAN THE SHEETS NUMBERED 1 OF 21 THROUGH 21 OF 21 ENTITLED "CONSTRUCTION PLANS FOR THE HIGHLANDS AT HIGH DESERT, UNIT 4"), THE CONSTRUCTION OBSERVER SHALL BE NOTIFIED IMMEDIATELY FOR RESOLUTION. IN GENERAL, THE PLANS SHALL GOVERN.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS GOVERNING CONSTRUCTION SAFETY AND HEALTH.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. ALL ELECTRICAL, TELEPHONE, CABLE TV, AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.

6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE, ALL EXISTING UTILITIES.

7. THE CONTRACTOR SHALL BE REQUIRED TO CONFINE ITS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. THE CONTRACTOR SHALL AT ALL TIMES TRY TO MINIMIZE THE DISTURBANCE TO THE EXISTING VEGETATION. CONTRACTOR SHALL ERECT TEMPORARY FENCE AT 5' OFFSET FROM CONSTRUCTION LIMITS AS SHOWN USING 6-1/2' LONG 4' HIGH T-POST AT 40' ON CENTER. INSTALL ONE STRAND OF SMOOTH WIRE ON TOP OF POSTS WITH FLAGGING PLACED ALONG WIRE. CONTRACTOR SHALL CONFINE WORK AREA WITHIN LIMITS OF FENCING.

8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)

9. ALL TRENCHES AND EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED ACCORDING TO OSHA CONSTRUCTION SAFETY AND HEALTH STANDARDS. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. BLASTING USING EXPLOSIVES SHALL NOT BE PERMITTED. THE USE OF OTHER TECHNIQUES SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER AND THE CITY OF ALBUQUERQUE.

11. CONTRACTOR SHALL OBTAIN A COPY OF SOILS REPORT FROM THE CONSTRUCTION OBSERVER PRIOR TO BEGINNING CONSTRUCTION.

12. ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.

13. CONTRACTOR SHALL COORDINATE WITH PNM, ELECTRIC & GAS AND JONES INTERCABLE FOR THE INSTALLATION OF THEIR FACILITIES. CONTRACTOR SHALL SCHEDULE THOSE UTILITIES SO AS TO ALLOW WORK TO PROCEED IN A TIMELY MANNER BY THE CONTRACTOR AND THE UTILITY FIRMS.

14. IF THE CONTRACTOR DOES NOT CONFINE ITS WORK WITHIN THE CONSTRUCTION LIMITS, THE CONTRACTOR SHALL PROVIDE BARRICADING AND/OR LANDSCAPE ALL AREAS DISTURBED AT THE CONTRACTOR EXPENSE (SEE NOTE 7 ABOVE.)

WATERLINES REQUIREMENTS:

1. TEMPORARY WATERLINE CONNECTIONS FOR CONSTRUCTION PURPOSES SHALL BE INCIDENTAL TO THE PROJECT. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF ALBUQUERQUE FOR USE OF EXISTING FIRE HYDRANTS FOR CONSTRUCTION WATER. THE COST OF PERMITS, METERS, AND WATER USEAGE SHALL BE INCIDENTAL TO OTHER BID ITEMS. THE FIRE HYDRANTS WITHIN THE THE HIGHLANDS SUBDIVISION MAY NOT BE USED FOR CONSTRUCTION WATER. CONTRACTOR SHALL ADVISE HIGH DESERT INVESTMENT CORPORATION OF WHICH HYDRANTS THEY PREFER TO USE FOR CONSTRUCTION WATER PRIOR TO OBTAINING PERMITS FROM THE CITY OF ALBUQUERQUE.

CONSTRUCTION SIGNING: UNLESS GOVERNED BY A SPECIFIC PLAN, THE FOLLOWING NOTES APPLY:

A. ALL BARRICADES AND SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST DIVISION EDITION.

B. CONTRACTOR SHALL PREPARE A CONSTRUCTION SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC DIVISION, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

C. CONTRACTOR SHALL MAINTAIN ALL BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.

SPECIAL NOTES FOR CONTRACTOR - CORPS 404 PERMIT REQUIREMENTS:

THE FOLLOWING CONDITIONS WERE PLACED ON THE PROJECT BY THE CORP OF ENGINEERS, SECTION 404, NATIONWIDE PERMIT:

1. AVOID DISTURBANCE TO THE GRAMA GRASS CACTUS WHEREVER POSSIBLE.

2. PROTECT FISH AND WILDLIFE RESOURCES

   A. STORE FUELS, LUBRICANTS, HYDRAULIC FLUIDS AND OTHER PETROCHEMICALS OUTSIDE THE 100-YEAR FLOODPLAIN,
   B. INSPECT CONSTRUCTION EQUIPMENT DAILY TO ENSURE THAT NO LEAKS OR DISCHARGES OR LUBRICANTS, HYDRAULIC FLUIDS OR FUELS OCCUR IN THE AQUATIC OR RIPARIAN ECOSYSTEM, AND
   C. CONTAIN PETROCHEMICAL SPILLS, INCLUDING CONTAMINATED SOIL, AND DISPOSE AT AN UPLAND SITE.

3. CONSTRUCTION WITHIN 200 FEET OF ARCHEOLOGICAL SITES ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES (LA 86078, LA 86079, LA 99727) WILL NOT BEGIN UNTIL AFTER THE CROPS HAS NOTIFIED YOU THAT COORDINATION WITH THE NEW MEXICO STATE HISTORIC PRESERVATION OFFICER IS COMPLETE.

4. THE CORPS WILL BE NOTIFIED IMMEDIATELY IF ANY PREVIOUSLY UNDISCOVERED CULTURAL RESOURCES ARE ENCOUNTERED DURING ANY CONSTRUCTION OPERATIONS. CONSTRUCTION WILL CEASE IN THE IMMEDIATE VICINITY OF THE RESOURCE UNTIL THE SIGNIFICANCE AND DISPOSITION OF THE RESOURCE HAS BEEN EVALUATED IN ACCORDANCE WITH CODE OF FEDERAL REGULATIONS 36 (CFR) 800.11.

MISCELLANEOUS NOTES:

1. ALL BOULDERS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE PRESERVED AND STOCK PILED BY CONTRACTOR AT A LOCATION, ON SITE, DETERMINED BY OWNER.

2. CONTRACTOR SHALL MAINTAIN IN PLACE, AT ALL TIMES, ALL EXISTING AND TEMPORARY FENCES ON SITE.

RECLAMATION NOTES:

1. SEE SUPPLEMENT SPECIFICATION BOOKLET ENTITLED "HIGH DESERT COMMUNITY RESTORATION AND ENHANCEMENT PLAN" DATED NOVEMBER 1994 FOR RESTORATION AND ENHANCEMENT PLAN SPECIFICATIONS.

2. ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED IN THE ABOVE MENTIONED SPECIFICATION BOOKLET.

3. WORK AREAS SHALL BE LIMITED TO DESIGNATED ROAD RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THE PLANS. WORK OUTSIDE OF THE RIGHT-OF-WAY OR EASEMENTS IN HIGH DESERT PROPERTY IS NOT ALLOWED WITHOUT WRITTEN CONSENT FROM HIGH DESERT INVESTMENT CORPORATION.

4. COMMENTS OR QUESTIONS CONCERNING THE RESTORATION SPECIFICATIONS SHALL BE DIRECTED TO EITHER THE CONSTRUCTION OBSERVER OR THE LANDSCAPE ARCHITECT.

5. ANY SUBSTITUTION OF PLANT SEED MATERIAL MUST BE APPROVED IN WRITING BY THE CONSTRUCTION OBSERVER.

6. THE CONTRACTOR SHALL WARRANTY THE RELCAMATION WORK FOR A PERIOD OF TWO (2) GROWING SEASONS, CONTINGENT UPON ACCEPTANCE BY HIGH DESERT.

CONSTRUCTION ACCESS:

1. THE HIGHLANDS SUBDIVISION-UNIT 4 CONTRACTOR SHALL TAKE ACCESS ONLY FROM THE ACADEMY /TRAMWAY OR SPAIN /TRAMWAY INTERSECTIONS. ACCESS THROUGH THE HIGH DESERT DEVELOPMENT MUST BE COORDINATED AND APPROVED BY THE HIGH DESERT INVESTMENT CORP. DIRECT ACCESS INTO THE HIGHLANDS PROJECT MAY BE TAKEN ONLY FROM THE INTERSECTION OF HIGH DESERT ST. AND IMPERATA ST.

2. THE HIGHLANDS SUBDIVISION CONTRACTOR SHALL COOPERATE IN ALLOWING ACCESS FOR OTHER PROJECTS UNDER CONSTRUCTION NEAR THE HIGHLANDS DEVELOPMENT. ACCESS PROBLEMS SHALL BE COORDINATED WITH HIGH DESERT INVESTMENT CORP. BY ALL CONTRACTORS WORKING WITHIN THE HIGH DESERT COMMUNITY.

EXISTING UTILITIES:

THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE INSPECTION, DISCUSSIONS WITH LOCAL UTILITIES, ENGINEERING OFFICIALS, AND PREVIOUS CONSTRUCTION DRAWINGS PROVIDED TO OR OBTAINED BY THE ENGINEER. IT IS POSSIBLE THAT THE EXACT LOCATION OF LINES IN THE IMMEDIATE VICINITY OF THE PROJECT MAY BE SLIGHTLY DIFFERENT FROM THE LOCATION SHOWN ON THIS DRAWING. IF ADDITIONAL LINES ARE ENCOUNTERED, THEY SHALL BE EXPOSED AND IDENTIFIED BY THIS CONTRACTOR. WHERE ADDITIONAL LINES AND/OR DIFFERING LOCATIONS ARE ENCOUNTERED, THIS CONTRACTOR SHALL REQUEST THAT THE ENGINEER MAKE A RULING AS TO ANY NECESSARY CHANGE OF MATERIALS, RE-ROUTING, ABANDONING OR RELOCATING OF SUCH LINES. GAS COMPANY, PNM, US WEST AND/OR CABLE TV SHALL BE THE SOLE AUTHORITY IN RULING ON THE DISPOSITION OF THEIR EXISTING LINES. ALL LINES ENCOUNTERED THAT INTERFERE WITH CONSTRUCTION SHALL BE RELOCATED TO CLEAR CONSTRUCTION (IF ACTIVE) AND SHALL BE REMOVED (IF INACTIVE) BY THIS CONTRACTOR UNDER THIS CONTRACT. ALL BIDDERS ARE CAUTIONED TO INVESTIGATE SITE CONDITIONS BEFORE SUBMITTING THEIR BIDS. ALL EXISTING PIPING SHALL HAVE A MINIMUM EARTH COVERAGE AND DEPTHS SHALL BE ADJUSTED AS REQUIRED TO PROVIDE MINIMUM COVERAGE DUE TO NEW GRADES OR CONSTRUCTION. CONTRACTOR SHALL PAY FOR ANY AND ALL COSTS OF PERMITS, LINE EXTENSIONS, FIRELINES, METER INSTALLATION, ETC., AS REQUIRED BY LOCAL GOVERNING UTILITIES ENGINEERING OFFICIALS.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY. THIS MAY BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE CONSTRUCTION LIMITS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

2. 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.

3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. THE COST OF REQUIRED EROSION CONTROL MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT COST.

4. DURING THE MONTHS OF JULY, AUGUST, OR SEPTEMBER, ANY GRADING WITHIN OR ADJACENT OF A WATERCOURSE DEFINED AS A MAJOR FACILITY SHALL PROVIDE FOR EROSION CONTROL AND THE SAFE PASSAGE OF THE 10-YEAR DESIGN STORM RUNOFF DURING THE CONSTRUCTION PHASE.

SANITARY SEWER REQUIREMENTS:

1. THE CONTRACTOR SHALL EXCAVATE THE SANITARY SEWER SERVICES BY STARTING AT THE PLUG AND EXCAVATING BACK TO THE MAIN LINE SO AS TO MINIMIZE DISTURBANCE TO THE SURROUNDING VEGETATION.

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~THE HIGHLANDS AT HIGH DESERT UNIT 4~~

GENERAL NOTES

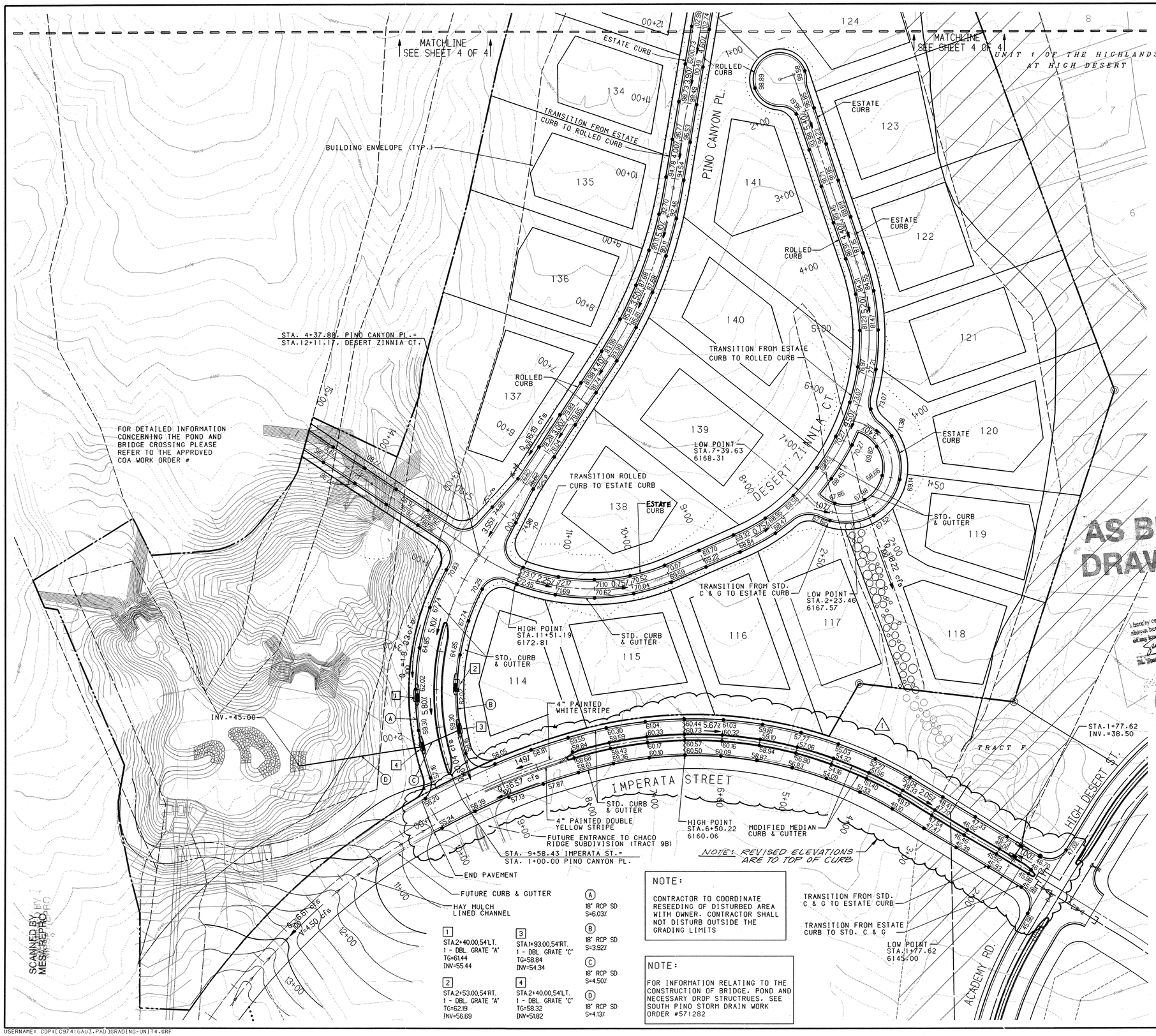
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE				

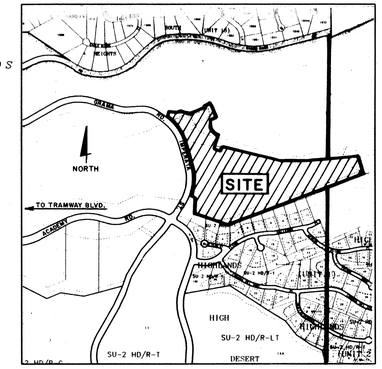
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E23	4	21

BHI JOB NO. C97416A03

DATE: FEBRUARY, 1998

USERNAME: CDP:CC97416A03.PADJGNOTES.GRF





LOCATION MAP

ZONE ATLAS MAP NO. E-23
NO SCALE

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. 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.
4. 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.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE ELEV. UNLESS OTHERWISE NOTED.

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR (2' INTERVAL)	
EXISTING INDEX CONTOUR (2'INTERVAL) ~~6080~~	
PROPOSED CONTOUR (1' INTERVAL)	
PROPOSED INDEX CONTOUR (1'INTERVAL) ~~6080~~	
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
GARDEN WALL	
PROPOSED RETAINING WALL	
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
BACKYARD POND SYMBOL	48.8
GRADING LIMITS	
PROPOSED STD. CURB AND GUTTER	
PROP. MOUNTABLE CURB ROLL TYPE	
BASIN BOUNDARY	

(A)	18" RCP SD S=6.03%
(B)	18" RCP SD S=3.92%
(C)	18" RCP SD S=4.50%
(D)	18" RCP SD S=4.13%

1	STA.2+40.00,54'LT. 1 - DBL. GRATE "A" TG=61.44 INV=55.44
2	STA.2+53.00,54'RT. 1 - DBL. GRATE "A" TG=62.19 INV=56.69
3	STA.1+93.00,54'RT. 1 - DBL. GRATE "C" TG=58.84 INV=54.34
4	STA.2+40.00,54'LT. 1 - DBL. GRATE "C" TG=58.32 INV=51.82

NOTE:

CONTRACTOR TO COORDINATE RESEEDING OF DISTURBED AREA WITH OWNER. CONTRACTOR SHALL NOT DISTURB OUTSIDE THE GRADING LIMITS

NOTE:

FOR INFORMATION RELATING TO THE CONSTRUCTION OF BRIDGE, POND AND NECESSARY DROP STRUCTRUES. SEE SOUTH PINO STORM DRAIN WORK ORDER #571282

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.
10/16/98
Date

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER — DATE 4-1-98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

~~DESERT HIGHLANDS AT HIGH DESERT~~
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

OVERALL GRADING PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
~~D.R.B.~~ 97-535 ~~XX-XXX~~	__/__/__			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283 ~~XXXXXX~~	E-23	5	21

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech.
WORK STAKED BY Alb. Engineering Inc. DATE 12/98
INSPECTOR'S ACCEPTANCE BY BH DATE 12/98
FIELD VERIFICATION BY AMCC DATE 2/98
DRAWINGS CORRECTED BY NMCI DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

BENCH MARKS
STATION IS A STANDARD UCC & GS BRASS
GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
2/3/98

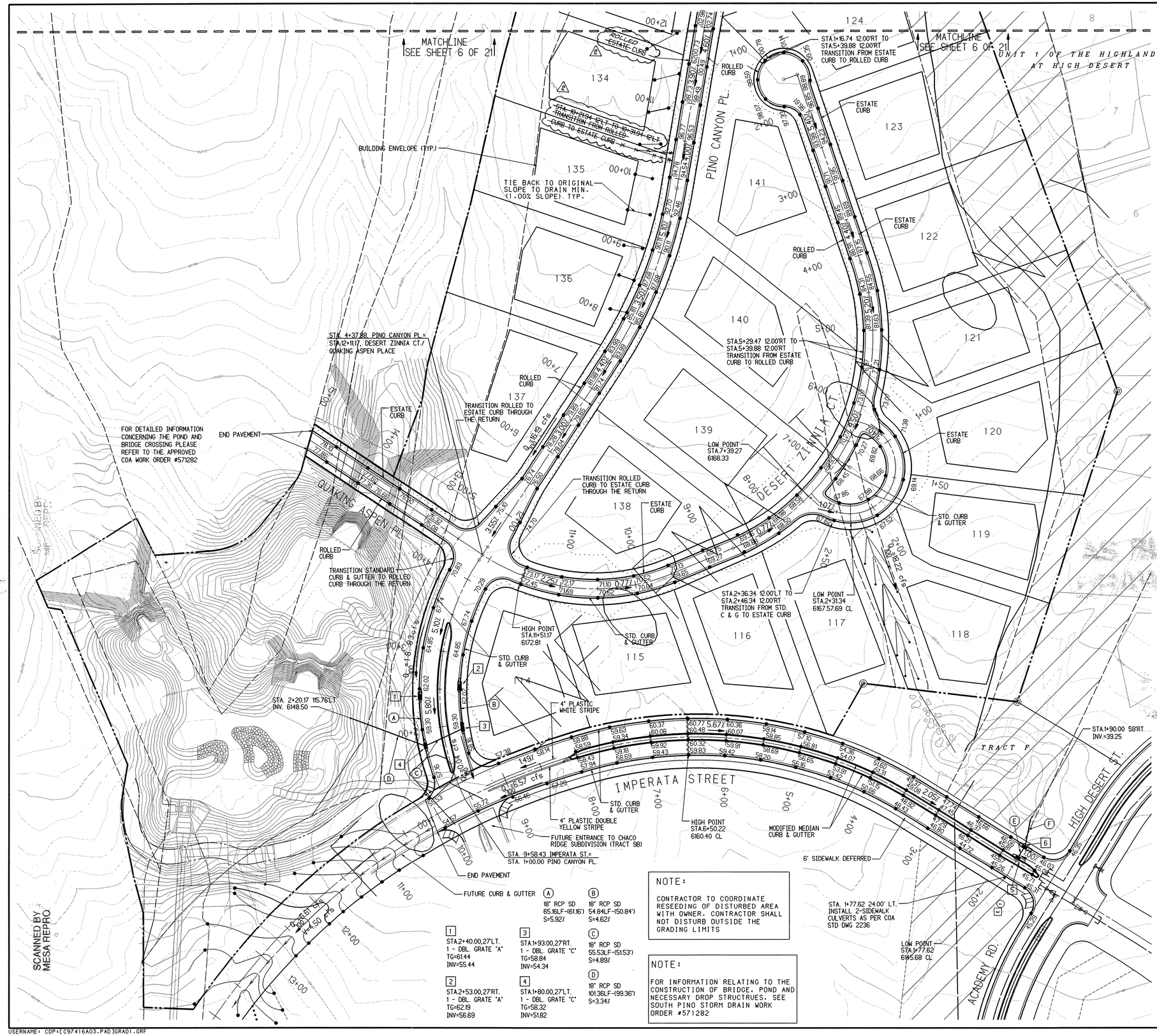
NO.	DATE	REMARKS
1	2-12-98	Revised elevations in Imperata St. KGP

REVISIONS

DESIGN		
DESIGNED BY	KGP, TSG	DATE 1/98
DRAWN BY	BS	DATE 1/98
CHECKED BY	KGP	DATE 1/98

BHI JOB NO. C97416A03

USERNAME: CDP:[CC9741GA03.PAD]GRADING-UNIT4.GRF



LOCATION MAP

ZONE ATLAS MAP NO. E-23
NO SCALE

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. 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.
4. ALL SPOT ELEVATIONS ARE TO FLOWLINE ELEV. UNLESS OTHERWISE NOTED.

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR (2' INTERVAL)	
EXISTING INDEX CONTOUR (2' INTERVAL) ~~6020~~	
PROPOSED CONTOUR (VARIES)	
PROPOSED INDEX CONTOUR (VARIES)	~~6020~~
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
GARDEN WALL	
PROPOSED RETAINING WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
BACKYARD POND SYMBOL	48.8
GRADING LIMITS	
PROPOSED CURB AND GUTTER	

NOTE:

CONTRACTOR TO COORDINATE RESEEDING OF DISTURBED AREA WITH OWNER. CONTRACTOR SHALL NOT DISTURB OUTSIDE THE GRADING LIMITS

NOTE:

FOR INFORMATION RELATING TO THE CONSTRUCTION OF BRIDGE, POND AND NECESSARY DROP STRUCTRUES. SEE SOUTH PINO STORM DRAIN WORK ORDER #571282

1. STA.2+40.00,27'LT. 1 - DBL. GRATE "A" TG=61.44 INV=55.44
2. STA.2+53.00,27'RT. 1 - DBL. GRATE "A" TG=62.19 INV=56.69
3. STA.1+93.00,27'RT. 1 - DBL. GRATE "C" TG=58.84 INV=54.34
4. STA.1+80.00,27'LT. 1 - DBL. GRATE "C" TG=58.32 INV=51.82
5. STA.1+77.62, 4'RT. 1-SINGLE GRATE "C" TG=45.74 INV=39.74
6. STA.1+77.62, 24 RT. 1-SINGLE GRATE "C" TG=46.06 INV=39.56

(A) 18" RCP SD 65.16LF-(61.16') S=5.92%
(B) 18" RCP SD 54.84LF-(50.84') S=4.62%
(C) 18" RCP SD 55.53LF-(51.53') S=4.89%
(D) 18" RCP SD 101.36LF-(99.36') S=3.34%
(E) 18" RCP SD 20.00LF-(16.00') S=1.00%
(F) 18" RCP SD 36.18LF-(34.18') S=0.97%

AS-BUILT INFORMATION

CONTRACTOR Sunscape Mech.
SURVEYED BY NM Survey Co. Inc.
INSPECTOR'S ACCEPTANCE BY EH DATE 12/98
FIELD VERIFICATION BY NMSCI DATE 9-24-98
CORRECTED BY NMSCI DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION IS A STANDARD DCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER 4/1/98

NO.	DATE	REMARKS	BY
2	7-16-98	REVISED CURBING DESIGN	KGP

REVISIONS

DESIGNED BY	KGP.TSG	DATE 1/98
DRAWN BY	BS	DATE 1/98
CHECKED BY	KGP	DATE 1/98

DESIGN

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

DESERT HIGHLANDS AT HIGH DESERT
UNIT 4 OF THE HIGHLANDS AT HIGH DESERT

(OVERALL GRADING PLAN FOR INFORMATION ONLY)

DEVELOPMENT REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
97-535	__/__/__			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	5A	21

BHI JOB NO. C97416A03

DATE: JANUARY, 1998

USERNAME: CDP:[C97416A03.PAD]GRAD1.GRF

NOTE:

CONTRACTOR TO COORDINATE RESEEDING OF DISTURBED AREA WITH OWNER. CONTRACTOR SHALL NOT DISTURB OUTSIDE THE GRADING LIMITS

SCALE: 1" = 60'

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. 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.
4. 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.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE ELEV. UNLESS OTHERWISE NOTED.

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR (2' INTERVAL)	
EXISTING INDEX CONTOUR (2'INTERVAL) ~~6020~~	
PROPOSED CONTOUR (1' INTERVAL)	
PROPOSED INDEX CONTOUR (1'INTERVAL) ~~6020~~	
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
GARDEN WALL	
PROPOSED RETAINING WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
BACKYARD POND SYMBOL	48.8
GRADING LIMITS	.....
PROPOSED STD. CURB AND GUTTER	
PROP. MOUNTABLE CURB ROLL TYPE	
BASIN BOUNDARY	

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER — DATE 4-1-98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

~~DESERT HIGHLANDS AT HIGH DESERT~~
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

OVERALL GRADING PLAN

REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
97-535	__/__/__			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	6	21

BHI JOB NO. C97416A03

AS-BUILT INFORMATION
CONTRACTOR Sunrance Mech.
WORK STAKED BY Allen Engineering Co. Inc.
ACCEPTANCE BY BH DATE 8/28/98
FIELD LOCATION BY MTC DATE 8/28/98
DRAWINGS CORRECTED BY NMSCT DATE 9/1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDARD UCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
10/16/98

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		
		DESIGN		

DESIGNED BY KGP.TSG DATE 1/98
DRAWN BY BS DATE 1/98
CHECKED BY KGP DATE 1/98

DATE: JANUARY, 1998

NOTE:

CONTRACTOR TO COORDINATE RESEEDING OF DISTURBED AREA WITH OWNER. CONTRACTOR SHALL NOT DISTURB OUTSIDE THE GRADING LIMITS

N

60 30 0 60

SCALE: 1" = 60'

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST. DATED FEBRUARY, 1998.
3. 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.
4. ALL SPOT ELEVATIONS ARE TO FLOWLINE ELEV. UNLESS OTHERWISE NOTED.

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR (2' INTERVAL)	
EXISTING INDEX CONTOUR (2'INTERVAL) ~~6080~~	
PROPOSED CONTOUR (2' INTERVAL)	
PROPOSED INDEX CONTOUR (2'INTERVAL) ~~6080~~	
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
GARDEN WALL	
PROPOSED RETAINING WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
BACKYARD POND SYMBOL	48.8
GRADING LIMITS	
PROPOSED CURB AND GUTTER	

AS-BUILT INFORMATION

CONTRACTOR Sundance Mech. Inc.
WORK STAKED BY N.M. Survey Co., Inc. DATE 8/98
INSPECTOR'S ACCEPTANCE BY BH DATE 8/98
FIELD VERIFICATION BY NWSCT DATE 9-24-98
DRAWINGS REVISED BY NWSCT DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION IS A STANDARD CCC & GS BRASS

GEOLOGICAL SURVEY BENCH MARK. TOP	
TABLET STAMPED "TUMBLE 1969" SET IN	
CONCRETE PROJECTING 0.2 FEET ABOVE	
GROUND. LOCATED 489 FEET WEST OF	
THE INTERSECTION OF SAN ANTONIO	
DRIVE AND TENNYSON STREET. AND 35	
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV.=6009.155	

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER
4/1/98

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

NO.	DATE	REVISED ELEVATIONS & CURBING	BY
2	7-16-98		KGP

REMARKS

REVISIONS

DESIGN

DESIGNED BY	KGP.TSG	DATE 1/98
DRAWN BY	BS	DATE 1/98
CHECKED BY	KGP	DATE 1/98

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

~~DESERT HIGHLANDS AT HIGH DESERT~~
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

(OVERALL GRADING PLAN FOR INFORMATION ONLY)

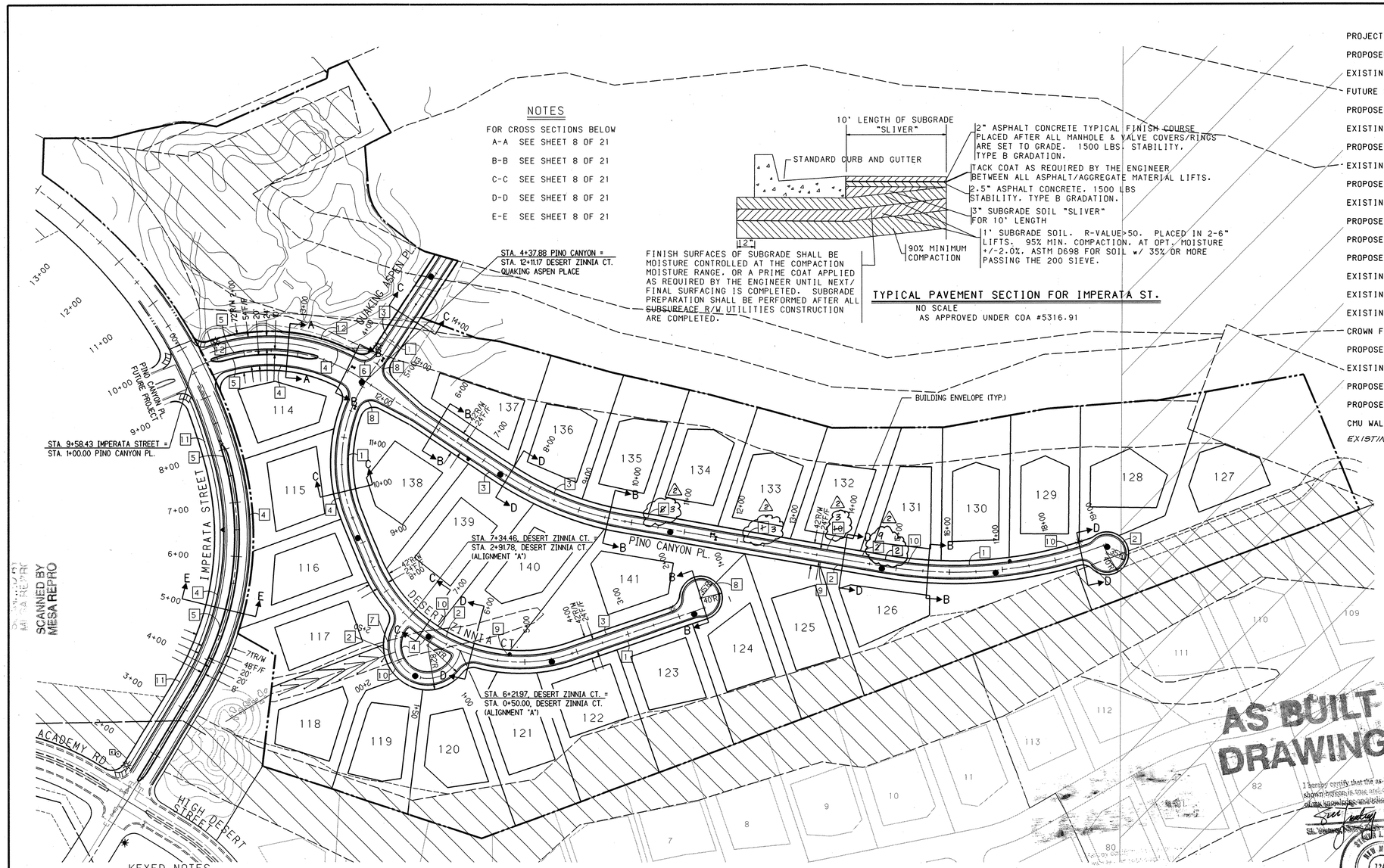
~~DESIGN~~ REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
97-535	__/__/__			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	6A	21

BHI JOB NO. C97416A03

DATE: JANUARY, 1998

USERNAME: CDP:[C97416A03.PADJGRAD2.GRF



NOTES

FOR CROSS SECTIONS BELOW

A-A SEE SHEET 8 OF 21

B-B SEE SHEET 8 OF 21

C-C SEE SHEET 8 OF 21

D-D SEE SHEET 8 OF 21

E-E SEE SHEET 8 OF 21

2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLE & VALVE COVERS/RINGS ARE SET TO GRADE. 1500 LBS. STABILITY. TYPE B GRADATION.

TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

2.5" ASPHALT CONCRETE. 1500 LBS STABILITY. TYPE B GRADATION.

3" SUBGRADE SOIL "SLIVER" FOR 10' LENGTH

1' SUBGRADE SOIL. R-VALUE>50. PLACED IN 2-6" LIFTS. 95% MIN. COMPACTION. AT OPT. MOISTURE +/-2.0%. ASTM D698 FOR SOIL w/ 35% OR MORE PASSING THE 200 SIEVE.

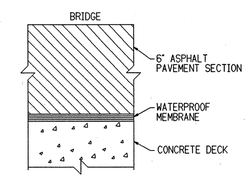
FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

TYPICAL PAVEMENT SECTION FOR IMPERATA ST.

NO SCALE
AS APPROVED UNDER COA #5316.91

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
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN LINE — SD
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- CROWN FLATTENING
- PROPOSED CONDUIT PIPE
- EXISTING CONDUIT PIPE
- PROPOSED STREET LIGHT
- PROPOSED RETAINING WALL
- CMU WALL
- *EXISTING STREET LIGHT*



TYPICAL BRIDGE PAVEMENT SECTION

NO SCALE
(REFER TO COA STD DWG 2406)

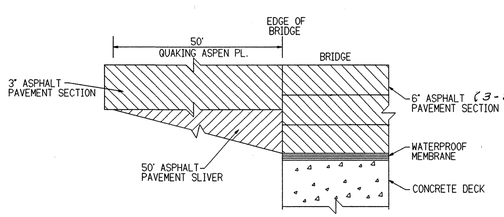
N

SCALE: 1" = 100'

KEYED NOTES

1. DEPRESSED GUTTER TYPE CURB (MODIFIED) SEE SHEET 8 OF 21
2. RUNDOWN CURB TYPE AS PER STD. DWG. 2415
3. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
4. STD. CURB AND GUTTER AS PER STD. DWG. 2415
5. MOUNTABLE MEDIAN CURB (MODIFIED) SEE SHEET 8 OF 21
6. TRANSITION FROM STD. CURB & GUTTER TO MOUNTABLE CURB ROLL TYPE THROUGH THE RETURN.
7. TRANSITION FROM STD. CURB & GUTTER TO RUNDOWN CURB TYPE IN 10 LF.
8. TRANSITION FROM MOUNTABLE CURB ROLL TYPE TO DEPRESSED GUTTER TYPE CURB (MODIFIED) IN 10 LF OR THROUGH THE RETURN
9. TRANSITION FROM MOUNTABLE CURB ROLL TYPE TO RUNDOWN CURB TYPE IN 10 LF.
10. CURB TRANSITION TO MATCH LENGTH OF ROADWAY TRANSITION SEE SHEET 8 OF 21
11. 6' SIDEWALK *TO BE BUILT WITH SEPARATE LANDSCAPE PLAN*
12. BUILD 4' MEANDERING SIDEWALK

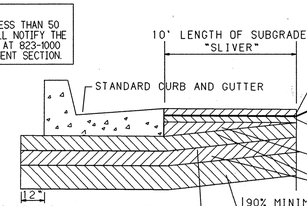
NOTE:
SEE PLAN AND PROFILE SHEETS FOR EXACT CURB TYPES & TRANSITIONS



TYPICAL BRIDGE / QUAKING ASPEN PL. PAVEMENT SECTION TRANSITION

NO SCALE
(REFER TO COA STD DWG 2406)

NOTE:
IF THE R-VALUE IS LESS THAN 50 THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMEDIATELY AT 823-1000 FOR A REVISED PAVEMENT SECTION.



1.5" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLE & VALVE COVERS/RINGS ARE SET TO GRADE. 1500 LBS. STABILITY. TYPE B GRADATION.

TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

1.5" ASPHALT CONCRETE. 1500 LBS STABILITY. TYPE B GRADATION.

4.5" SUBGRADE SOIL "SLIVER" FOR 10' LENGTH

1' SUBGRADE SOIL. R-VALUE>50. PLACED IN 2-6" LIFTS. 95% MIN. COMPACTION. AT OPT. MOISTURE +/-2.0%. ASTM D698 FOR SOIL w/ 35% OR MORE PASSING THE 200 SIEVE.

FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

TYPICAL PAVEMENT SECTION

NO SCALE (REFER TO COA STD DWG 2405)

BHI JOB NO. C97416A03

AS-BUILT INFORMATION

CONTRACTOR Sundance Mech.
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY BH DATE 12/98
FIELD VERIFICATION BY DATE 2/98
DRAWINGS CORRECTED BY NMSCT DATE 11/98

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION IS A STANDARD UCGS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUNBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 12685 REGISTERED PROFESSIONAL ENGINEER
4/1/98

NO.	DATE	REMARKS	BY
1	7-16-98	REVISED CURBING	KGP

REVISIONS

DESIGNED BY	KGP	DATE 2/98
DRAWN BY	BS. JAOG	DATE 2/98
HECKED BY	KGP	DATE 2/98

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.
10/16/98
DATE
STEVEN L. TOURKEY NEW MEXICO 7248 REGISTERED LAND SURVEYOR

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~
DESERT HIGHLANDS AT HIGH DESERT

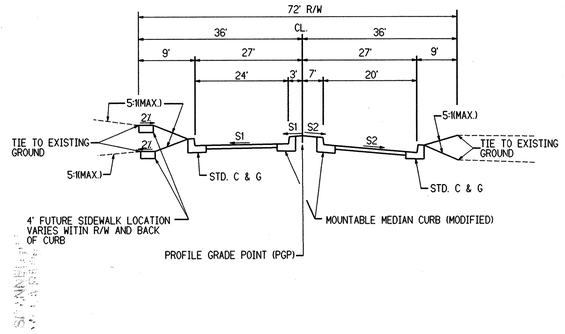
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	7	21

DATE: FEB. 1998

USERNAME: CDP:[C97416A03.PAD]U4-PAVING.GRF



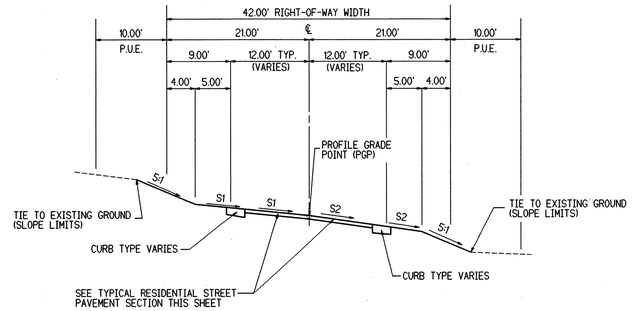
RESIDENTIAL STREET SECTION A - A

NOT TO SCALE

PINO CANYON PLACE

STA 1+30.00 TO 2+10.00	TRANSITION S1=S2=-1.49% TO S1=-2.00% & S2=2.00%
STA 2+10.00 TO 3+25.00	S1=-2.00% & S2=2.00%
STA 3+25.00 TO 3+50.00	TRANSITION FROM S1=-2.00% & S2=2.00% TO S1=-1.00% & S2=1.00% (FLATTEN MEDIAN)
STA 3+50.00 TO 3+75.00	S1=-1.00% & S2=1.00%
STA 3+75.00 TO 4+25.00	TRANSITION TO SECTION B-B

NOTE
CONTRACTOR SHALL COORDINATE AND VERIFY ALL DATA WITH PAVING PLAN AND PROFILE SHEETS.



RESIDENTIAL STREET SECTION B - B

NOT TO SCALE

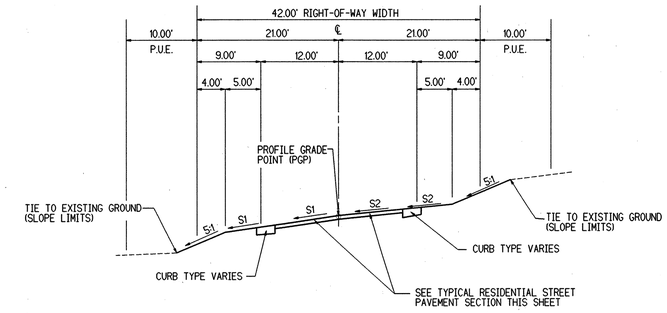
PINO CANYON PLACE

STA 4+00.00 TO 5+50.00	TRANSITION FROM 72.00' R/W TO 42.00' R/W
STA 4+25.00 TO 7+25.00	S1=S2=-1.00%
STA 7+25.00 TO 7+50.00	TRANSITION TO SECTION D-D
STA 9+50.00 TO 13+75.00	S1=S2=-1.00%
STA 13+75.00 TO 14+00.00	TRANSITION TO SECTION D-D
STA 15+50.00 TO 18+25.00	S1=S2=-1.00%
STA 18+25.00 TO 18+50.00	TRANSITION TO SECTION D-D

DESERT ZINNIA COURT

END CUL-DE-SAC TO STA. 5+75.00	S1=S2=-1.00%
STA 5+75.00 TO 6+00.00	TRANSITION TO SECTION D-D

NOTE
CONTRACTOR SHALL COORDINATE AND VERIFY ALL DATA WITH PAVING PLAN AND PROFILE SHEETS.



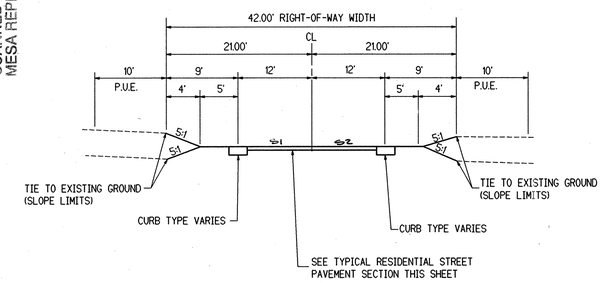
RESIDENTIAL STREET SECTION C - C

NOT TO SCALE

DESERT ZINNIA COURT

STA 7+00.00 TO 11+25.00	S1=S2=2.00%
STA 11+25.00 TO 11+85.00	TRANSITION S1 & S2 FROM 2.00% TO 4.40%
STA 11+85.00 TO 12+40.00	S1=S2=4.40%
STA 12+40.00 TO 13+25.00	TRANSITION S1 & S2 FROM 4.40% TO 1.00%
QUAKING ASPEN PLACE	
STA 13+25.00 TO END OF PAVEMENT	S1=S2=1.00%

NOTE
CONTRACTOR SHALL COORDINATE AND VERIFY ALL DATA WITH PAVING PLAN AND PROFILE SHEETS.



RESIDENTIAL STREET SECTION D - D

NOT TO SCALE

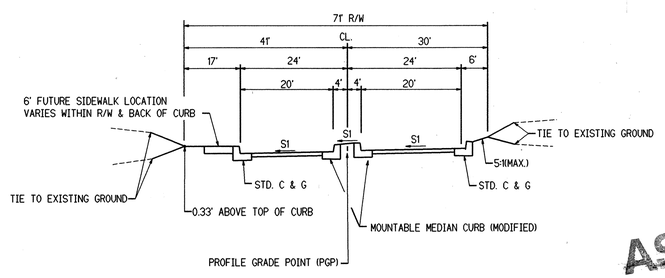
PINO CANYON PLACE

STA 7+50.00 TO 9+25.00	S1=S2=0.00%
STA 9+25.00 TO 9+50.00	TRANSITION TO SECTION B-B
STA 14+00.00 TO 15+25.00	S1=S2=0.00%
STA 15+25.00 TO 15+50.00	TRANSITION TO SECTION B-B
STA 18+50.00 TO END CUL-DE SAC	S1=S2=0.00%

DESERT ZINNIA COURT

STA 6+00.00 TO 6+50.00	S1=S2=0.00%
STA. 6+50.00 TO 7+00.00	TRANSITION TO SECTION C-C

NOTE
CONTRACTOR SHALL COORDINATE AND VERIFY ALL DATA WITH PAVING PLAN AND PROFILE SHEETS.



TYPICAL STREET SECTION E - E

NOT TO SCALE

IMPERATA STREET - DIVIDED LOCAL

STA 1+24.00 TO 2+50.00	TRANSITION S1 FROM 1.50% TO 2.00%
STA 2+50.00 TO 10+11.69	S1=2.00%

NOTE
CONTRACTOR SHALL COORDINATE AND VERIFY ALL DATA WITH PAVING PLAN AND PROFILE SHEETS.

* NOTE: Curbing on Bridge Deck only to have this lip dimension. (Dimension X = 0 and S = 1.0%)

S=SLOPE (VARIES TO MATCH CROSS SLOPE OF PAVEMENT)
NOTE: X-DIMESION VARIES WITH SLOPE

DEPRESSED GUTTER (MODIFIED)

NOTE:
FOR EXACT CURB TYPES AND TRANSITIONING SEE PAVING PLAN & PROFILE SHEETS

AS BUILT DRAWING

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

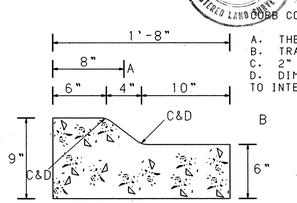
10/16/98

N.M. License No. 7248

STEVEN L. YOUTSEY NEW MEXICO 7248 REGISTERED LAND SURVEYOR

CURB CONSTRUCTION NOTES

A. THEORETICAL FACE OF CURB
B. TRAFFIC SIDE
C. 2" RADIUS
D. DIMENSION AT ROUNDED CORNERS MEASURED TO INTERSECT OF STRAIGHT LINES



MODIFIED MEDIAN CURB & GUTTER

NO SCALE

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE N.Mex.
WORK STAKED BY M. Sorensen
INSPECTOR'S ACCEPTANCE BY BH DATE 12/98
VERIFICATION BY NMSU DATE 9/24/98
DRAWINGS CORRECTED BY NMSCI DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDARD UCC&GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
4/1/98

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	KGP	DATE 2/98
DRAWN BY	BS, JAOG	DATE 2/98
CHECKED BY	KGP	DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

ROADWAY CROSS SECTIONS

APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	8	21

USERNAME: CDP:[C9414640.PADJSECT2.GRF

STA. 82+72.13, 24'LT. ACADEMY RD. (COA) PROJECT #4809.90 TO STA.1+48.97, 24'LT. HIGH DESERT ST. (COA) PROJECT #4809.90
NEATLEY SAWCUT 12" WIDE STRIP AROUND EXISTING CURB & GUTTER. REMOVE AND DISPOSE APPROXIMATELY 98.00LF OF TEMPORARY ASPHALT CURB AND 98.00LF OF PCC CUT-OFF WALL. REMOVE AND REPLACE EXISTING ASPHALT AS PER THE IMPERATA ST. PAVEMENT SECTION ON SHEET 7 OF 21

CENTERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	5+80.20	47°54'6.6"	244.31'	459.82'	550.00'
C2	9+04.40	13°27'08.9"	104.96'	208.96'	890.00'

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N31°27'18"E	211.89'
T2	N16°26'47"W	3.72'

	TC	FL
1	45.98	45.31
2	45.35	45.30
3	45.97	45.30

D=90°02'19.75"
L=39.29'
R=25.00'

	TC	FL
1	57.11	56.44
2	56.52	56.47
3	57.16	56.49

D=84°1'34.3"
L=36.66'
R=25.00'

	TC	FL
1	55.27	54.60
2	54.93	54.88
3	55.82	55.15

D=97°16'55.8"
L=42.45'
R=25.00'

	TC	FL
1	58.34	57.67
2	58.59	57.92
3	58.84	58.17

D=96°58'38.5"
L=42.31'
R=25.00'

	TC	FL
1	56.61	55.94
2	55.82	55.77
3	56.26	55.59

D=79°30'53.8"
L=34.69'
R=25.00'

STA. 1+00.00, CL. IMPERATA STREET. (THIS PROJECT)=
STA. 83+21.06, CL. ACADEMY RD.=
STA. 1+00.00, CL. HIGH DESERT ST. (COA PROJECT#4809.90)

STA. 1+77.62, 24'LT
BUILD 2-12" SIDEWALK CULVERTS AS PER COA STD. DWG. #2236

STA. 1+77.62, 4'RT.
BUILD 1-TYPE 'C' SINGLE GRATE INLET.
TG 45.74
INV. 39.62

STA. 9+04.24 23.53'LT TO STA 10+11.69 20.66'LT
INSTALL TEMP. ASPHALT CURB AS PER COA STD. DWG. 2415

STA 10+04.85 23.48'RT
STA 10+11.69 20.66'LT
END CONSTRUCTION THIS PHASE
INSTALL 3-TYPE III BARRICADES AS PER MUTCED
BUILD 1-8"x24" PCC CUT-OFF WALL AS PER COA STD DWG 2415

STA. 9+53.20 IMPERATA STREET=
STA. 2+72.10 PINO CANYON PL. (FUTURE PROJECT)

SCANNED BY MESA REPRO

ACADEMY ROAD
SEE COA PROJECT #4809.90

FUTURE IMPERATA ST.

HIGH DESERT STREET
SEE COA PROJECT #4809.90

PINO CANYON PL.
FUTURE PROJECT

FUTURE IMPERATA ST.

PINO CANYON PL.
SEE SHEET 10 OF 21

TRACT 15F

BICYCLE PAVEMENT MARKING

PAVE MEDIAN NOSE w/4" BOMANITE CONCRETE. 10LF FROM NOSE COORDINATE PATTERN w/HIGH DESERT INVESTMENT CORP.

NOTE: MEDIAN NOSES SHALL BE PAINTED REFLECTIVE YELLOW

STA.8+07.10, 5'LT TO STA. 9+26.33, 5'LT. INSTALL 4" DOUBLE SOLID YELLOW REFLECTIVE PLASTIC STRIPE

STA.8+27.17, 5'RT TO STA. 9+25.28, 5'RT. INSTALL 4" SOLID WHITE REFLECTIVE PLASTIC STRIPE

STA. 9+58.43 IMPERATA STREET=
STA. 1+00.00 PINO CANYON PL.

STA. 1+77.62, 24'RT.
BUILD 1-TYPE 'C' SINGLE GRATE INLET.
TG 46.06
INV. 39.46

STA. 1+90.00, 58'RT
BUILD RCP FLARED END SECTION AS PER MANUFACTURERS SPEC.
INV. 39.13

	TC	FL
1	46.86	46.53
2	46.87	46.37
3	46.87	46.20

D=89° 57' 40.47"
L=39.25'
R=25.00'

18" RCP SD
20.00LF-(16.00')
S=1.00%
Q100=9.74 cfs
V=6.74 fps
HGL=14.43'

18" RCP SD
36.18LF-(34.18')
S=0.97%
Q100=9.74 cfs
V=6.65 fps
HGL=13.90'

INSTALL 4" SOLID WHITE REFLECTIVE PLASTIC STRIPE

IMPERATA STREET

SCALE: 1" = 50' (HORIZ.)

KEYED NOTES

1. NEW 12" SOLID WHITE REFLECTIVE PLASTIC STRIPE CROSSWALK. 10' WIDE TYP.
2. NEW 24" SOLID WHITE REFLECTIVE PLASTIC STRIPE STOP BAR. 5' BEHIND CROSSWALK.
3. NEW BICYCLE PAVEMENT MARKINGS. SEE DIAGRAMS.
4. EXISTING PAVEMENT MARKINGS TO REMAIN.

CONTRACTOR SHALL INSTALL NEW SIGNS, SIGN POST AND BASE POST AT LOCATIONS SHOWN ABOVE.

SIGN No.	SIGN TYPE
1	R1-1-30 & R1-3-20
2	R3-11

LEGEND

- NEW REFLECTIVE PLASTIC STRAIGHT ARROW.
- NEW REFLECTIVE PLSTIC LEFT ARROW.
- NEW REFLECTIVE PLASTIC STRAIGHT AND RIGHT ARROW.
- NEW REFLECTIVE PLASTIC STRAIGHT AND LEFT ARROW.
- NEW SIGN, SIGN POST AND BASE POST.

R1-1-30
W/R, RL-RB

R1-3-20
B/W, RB

R3-11

BICYCLE PAVEMENT MARKING

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.
Date: 9/28/98

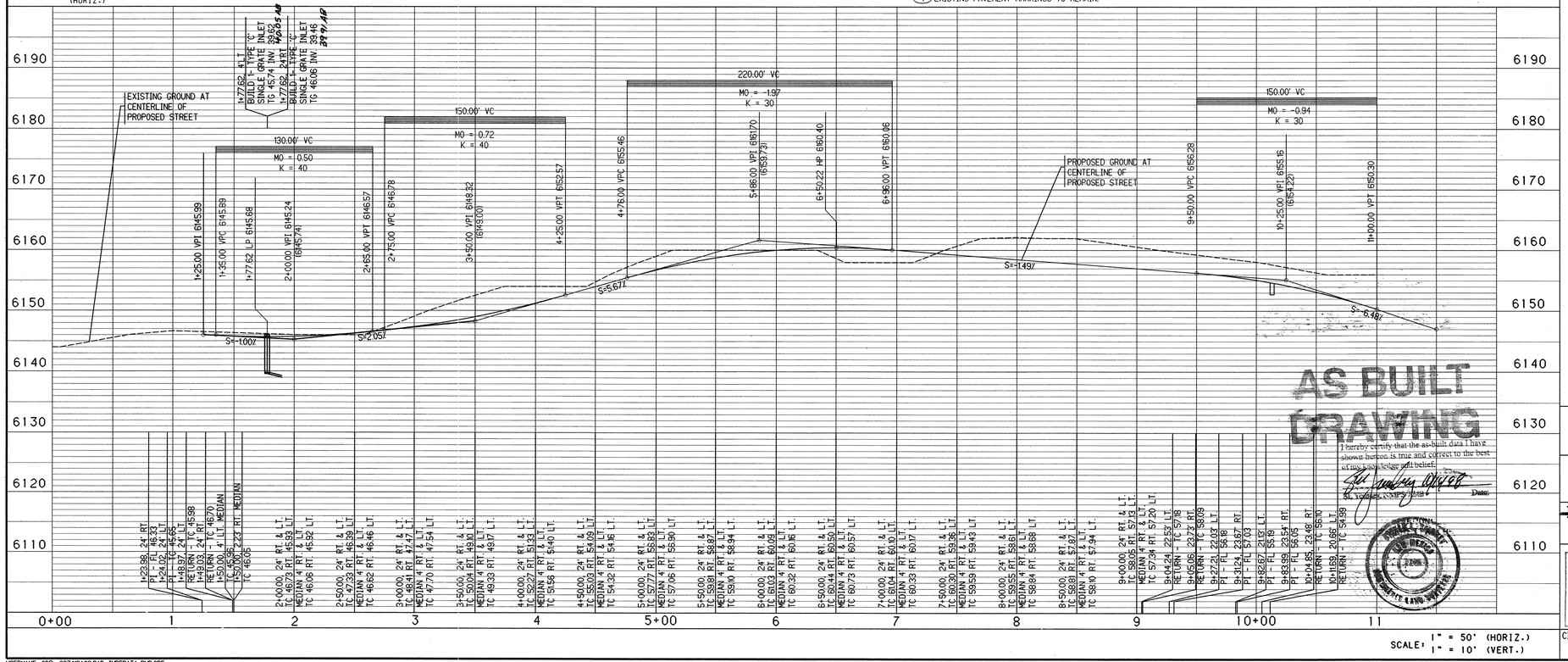
NOTES

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 FLOWLINE UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD 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, (CITY AND PRIVATE) 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.

KEYED GENERAL NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I.
3. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
4. STD. CURB & GUTTER AS PER STD. DWG. 2415
5. MOUNTABLE MEDIAN CURB (MODIFIED) SEE SHEET 8 OF 21
6. • MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. • DEFERRED 4' SIDEWALK
8. • BUILD 4' SIDEWALK
9. 6' SIDEWALK TO BE BUILT WITH SEPARATE LANDSCAPE PLAN
10. • INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421

• NOT APPLICABLE THIS SHEET



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

AS BUILT DRAWING

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.
Date:

BHI JOB NO. C97416A03

USERNAME: CDP: C97416A03.PAD IMPERATA-PNP.GRF

AS-BUILT INFORMATION			
CONTRACTOR	SUNCAST CONC.		
WORK STAKED BY	KEVIN GRAYSON	DATE	8/98
INSPECTOR'S ACCEPTANCE BY	BH	DATE	8/98
VERIFICATION BY	AMCI	DATE	9/98
DRAWINGS REVISED BY	NWSCI	DATE	9/98
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO.			

BENCH MARKS

STATION IS A STANDARD UC&GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
13005
REGISTERED PROFESSIONAL ENGINEER
4/1/98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	KGP.TG	DATE	2/98
DRAWN BY	BS. JAOG	DATE	2/98
CHECKED BY	KGP	DATE	2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
~~IMPERATA STREET EXTENSION AT HIGH DESERT~~
~~DESERT HIGHLANDS AT HIGH DESERT~~
PAVING PLAN & PROFILE
IMPERATA STREET

DESIGN REVIEW COMMITTEE: APPROVED MAY 14 1998 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	9	21

DATE: FEB., 1998

CENTERLINE CURVE DATA TABLE

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	2+81.90	60°10'3.2"	181.90'	329.74'	314.00'
C2	8+65.81	23°36'44.7"	125.41'	247.27'	600.00'

CENTERLINE TANGENT DATA

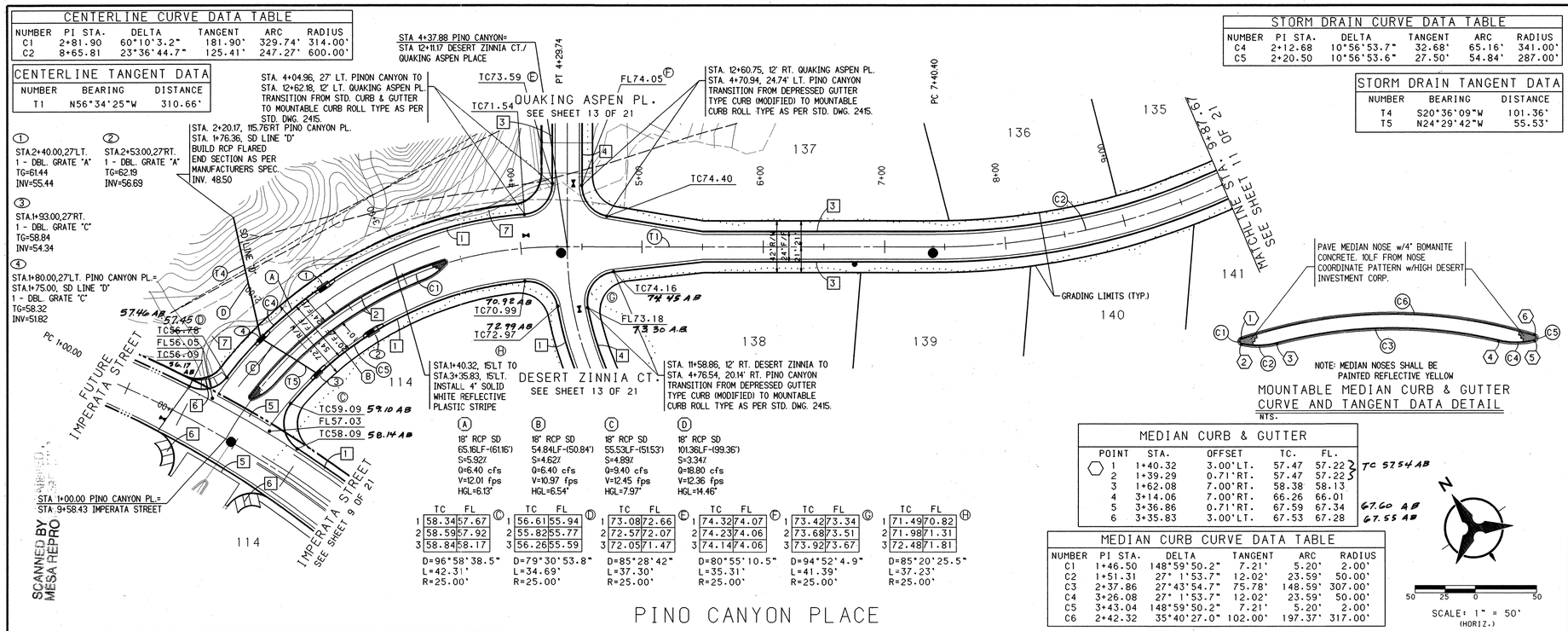
NUMBER	BEARING	DISTANCE
T1	N56°34'25"W	310.66'

STORM DRAIN CURVE DATA TABLE

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C4	2+12.68	10°56'53.7"	32.68'	65.16'	341.00'
C5	2+20.50	10°56'53.6"	27.50'	54.84'	287.00'

STORM DRAIN TANGENT DATA

NUMBER	BEARING	DISTANCE
T4	S20°36'09"W	101.36'
T5	N24°29'42"W	55.53'

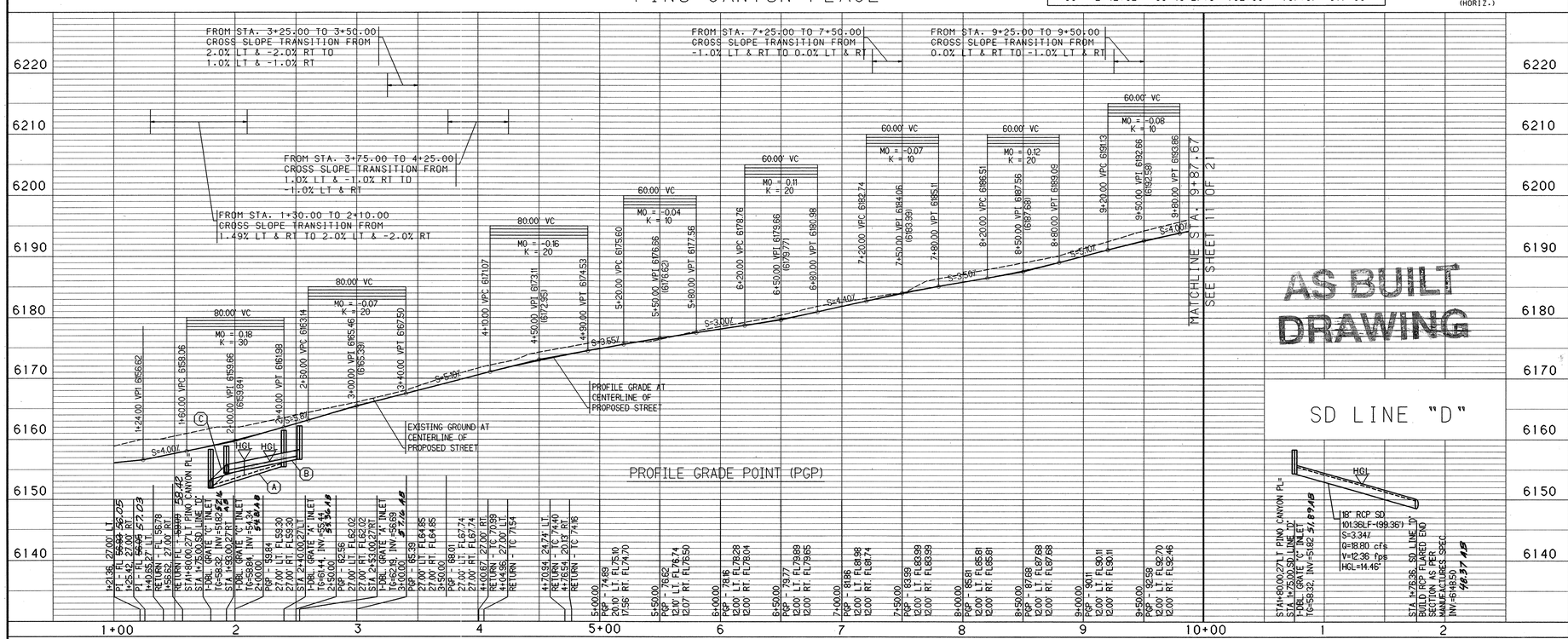


MEDIAN CURB & GUTTER

POINT	STA.	OFFSET	TC.	FL.	
1	1+40.32	3.00'LT.	57.47	57.22	TC 57.54 AB
2	1+39.29	0.71'RT.	57.47	57.22	
3	1+62.08	7.00'RT.	58.38	58.13	
4	3+14.06	7.00'RT.	66.26	66.01	
5	3+36.86	0.71'RT.	67.59	67.34	67.60 AB
6	3+35.83	3.00'LT.	67.53	67.28	67.55 AB

MEDIAN CURB CURVE DATA TABLE

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	1+46.50	148°59'50.2"	7.21'	5.20'	2.00'
C2	1+51.31	27° 1'53.7"	12.02'	23.59'	50.00'
C3	2+37.86	27°43'54.7"	75.78'	148.59'	307.00'
C4	3+26.08	27° 1'53.7"	12.02'	23.59'	50.00'
C5	3+43.04	148°59'50.2"	7.21'	5.20'	2.00'
C6	2+42.32	35°40'27.0"	102.00'	197.37'	317.00'



AS BUILT DRAWING

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 FLOWLINE UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD 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, (CITY AND PRIVATE) 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.

KEYED GENERAL NOTES

1. STANDARD CURB & GUTTER AS PER STD. DWG. 2415
2. MOUNTABLE MEDIAN CURB (MODIFIED) SEE DETAIL SHEET 8 OF 21
3. MOUNTABLE CURB ROLL TYPE STD. DWG. 2415
4. DEPRESSED GUTTER TYPE CURB (MODIFIED) SEE SHEET 8 OF 21
5. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG 2420
6. INSTALL WHEELCHAIR RAMP AS PER STD. DWG 2441, CASE II
7. BUILD 4' MEANDERING SIDEWALK

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

St Louis, NMPS 7548 — Date 9/21/98

STEVEN L. YOUNGER NEW MEXICO 7548 REGISTERED LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech.
WORK STAKED BY KW Barnes & Ass
INSPECTOR'S ACCEPTANCE BY BH DATE 12/98
FIELD VERIFICATION BY MWSCI DATE 12/98
DRAWINGS CORRECTED BY MWSCI DATE 1/98
MICRO-FILM INFORMATION
DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155
RECORDED BY
DATE
NO.

BENCH MARKS
STATION IS A STANDARD UCC&GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13609 REGISTERED PROFESSIONAL ENGINEER 4/1/98

NO.	DATE	REMARKS	BY
		REVISIONS- DESIGN	

DESIGNED BY KGP,TSG DATE 2/98
DRAWN BY BS DATE 2/98
CHECKED BY KGP DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~
DESERT HIGHLANDS AT HIGH DESERT
PAVING PLAN & PROFILE
PINO CANYON PLACE STA.1+00.00 - 9+87.67

DESIGN REVIEW COMMITTEE — APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
MO./DAY/YR. MO./DAY/YR.
LAST DESIGN UPDATE

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	10	21

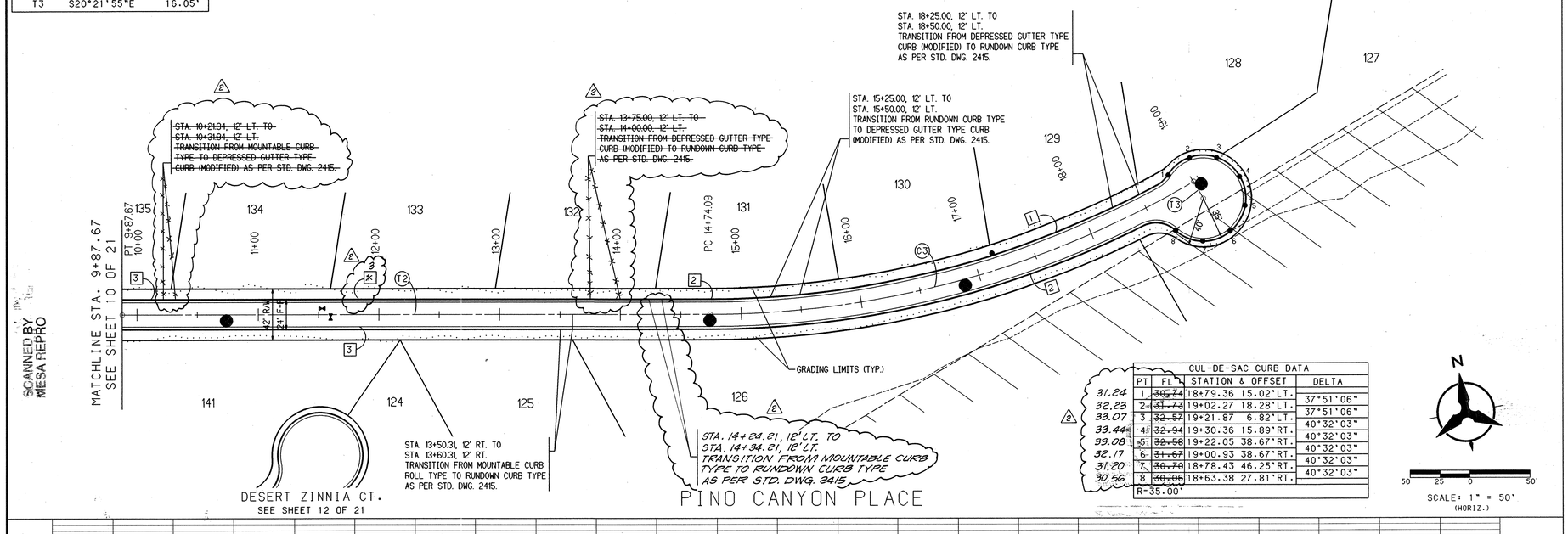
DATE: FEBRUARY, 1998

BHI JOB NO. C97416A03

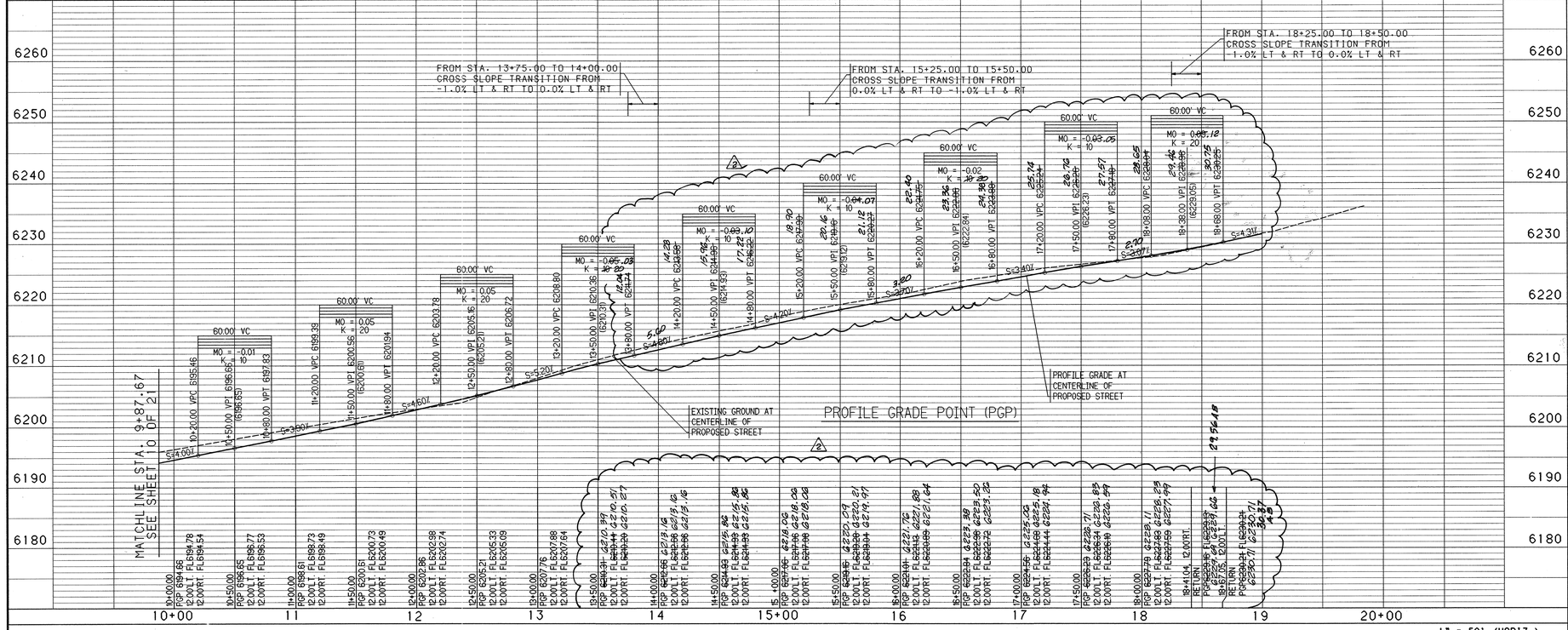
USERNAME: CDP:(C97416A03.PNPJPIN01.GRF

CENTERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C3	16+89.79	30°10'45.4"	215.70'	421.38'	800.00'

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T2	S80°11'09"E	486.42'
T3	S20°21'55"E	16.05'



CUL-DE-SAC CURB DATA				
	PT	FL	STATION & OFFSET	DELTA
31.24	1	30.74	18+79.36 15.02'LT.	37°51'06"
32.23	2	31.73	19+02.27 18.28'LT.	37°51'06"
33.07	3	32.57	19+21.87 6.82'LT.	40°32'03"
33.44	4	32.94	19+30.36 15.89'RT.	40°32'03"
33.08	5	32.58	19+22.05 38.67'RT.	40°32'03"
32.17	6	31.67	19+00.93 38.67'RT.	40°32'03"
31.20	7	30.70	18+78.43 46.25'RT.	40°32'03"
30.56	8	30.06	18+63.38 27.81'RT.	
	R=35.00'			



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 FLOWLINE UNLESS OTHERWISE SPECIFIED.

5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD 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, (CITY AND PRIVATE) 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.

KEYED GENERAL NOTES

1. DEPRESSED GUTTER TYPE CURB (MODIFIED) SEE SHEET 8 OF 21
2. RUNDOWN CURB TYPE AS PER STD. DWG. 2415
3. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

St. Surveyor, NMPS 7249 Date: 9/28/98

STEVEN L. TOURSEE NEW MEX. 7249 REGISTERED LAND SURVEYOR

AS BUILT DRAWING

AS-BUILT INFORMATION
CONTRACTOR SUNCREST MECH.
STAKED BY MA Construction Co. Inc. DATE 1/98
INSPECTOR'S FIELD CHANGE BY BH DATE 1/98
FIELD VERIFICATION BY MWEC DATE 1/98
DRAWING CORRECTED BY MWSCI DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDARD UCC&GS BRASS STAKE
GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL
KEVIN G. PARTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
4/1/98

NO.	DATE	REMARKS	BY
2	7-16-98	REVISED CURBING & ELEVATIONS	KGP

REVISIONS

DESIGN		
DESIGNED BY	KGP.TSG	DATE 2/98
DRAWN BY	BS	DATE 2/98
CHECKED BY	KGP	DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~
PAVING PLAN & PROFILE
PINO CANYON PLACE STA. 9+87.67 - 20+00.00

DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	11	21

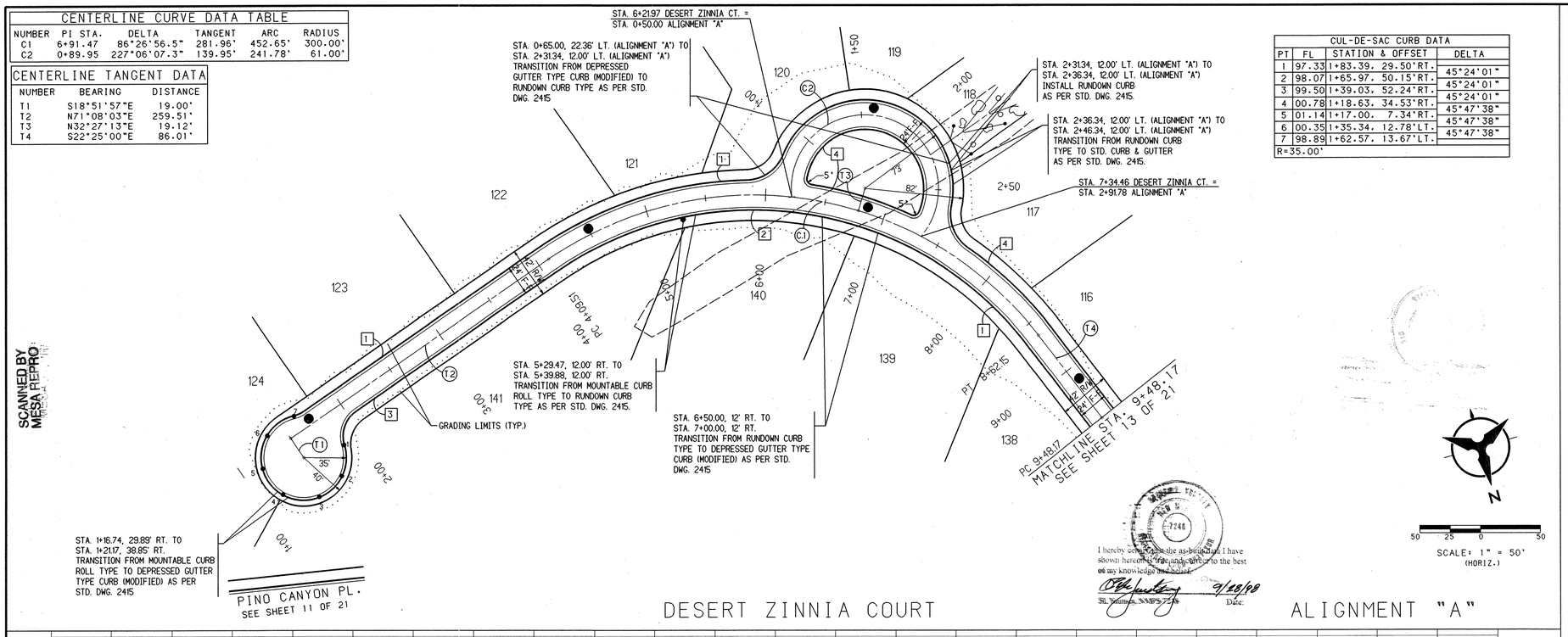
DATE: FEBRUARY, 1998

BHI JOB NO. C97416A03

USERNAME: CDP:EC97416A03.PNPJPIN02.GRF

CENTERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	6+91.47	86°26'56.5"	281.96'	452.65'	300.00'
C2	0+89.95	227°06'07.3"	139.95'	241.78'	61.00'

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S18°51'57"E	19.00'
T2	N71°08'03"E	259.51'
T3	N32°27'13"E	19.12'
T4	S22°25'00"E	86.01'



CUL-DE-SAC CURB DATA			
PT	FL	STATION & OFFSET	DELTA
1	97.33	1+83.39, 29.50'RT.	45°24'01"
2	98.07	1+65.97, 50.15'RT.	45°24'01"
3	99.50	1+39.03, 52.24'RT.	45°24'01"
4	00.78	1+18.63, 34.53'RT.	45°47'38"
5	01.14	1+17.00, 7.34'RT.	45°47'38"
6	00.35	1+35.34, 12.78'LT.	45°47'38"
7	98.89	1+62.57, 13.67'LT.	
R=35.00'			

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

SL Number, NMPS 7248 — Date: 9/28/98

DESERT ZINNIA COURT — ALIGNMENT "A"

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 FLOWLINE UNLESS OTHERWISE SPECIFIED.

5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD 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, (CITY AND PRIVATE) 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.

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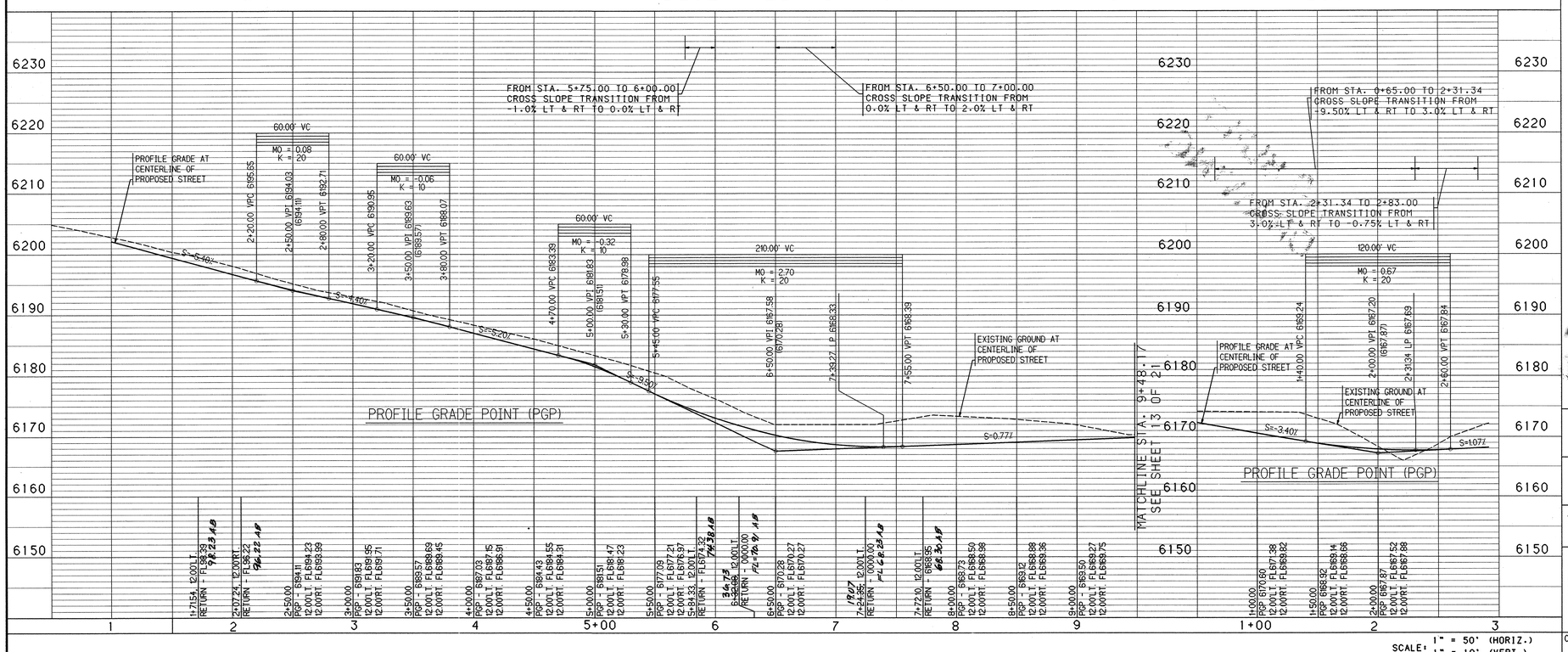
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).

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

KEYED GENERAL NOTES

1. DEPRESSED GUTTER TYPE CURB (MODIFIED) SEE SHEET 8 OF 21
2. RUNDOWN CURB TYPE AS PER STD. DWG. 2415
3. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
4. STD. CURB & GUTTER AS PER STD. DWG. 2415



AS BUILT DRAWING

AS-BUILT INFORMATION	
CONTRACTOR	SUNCOAST MECH.
WORK STAKED BY	W.H. STARKING CO. INC. DATE 10/98
INSPECTOR'S ACCEPTANCE BY	BH DATE 11/98
VERIFICATION BY	[illegible] DATE 11/98
CORRECTED BY	NWSCI DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
STATION IS A STANDARD UCCAGS BRASS	
GEOLOGICAL SURVEY BENCH MARK. TOP	
TABLET STAMPED "TUMBLE 1969" SET IN	
CONCRETE PROJECTING 0.2 FEET ABOVE	
GROUND. LOCATED 489 FEET WEST OF	
THE INTERSECTION OF SAN ANTONIO	
DRIVE AND TENNYSON STREET, AND 35	
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV.=6009.155	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13685, REGISTERED PROFESSIONAL ENGINEER — 4/11/98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	KGP.TSG	2/98
DRAWN BY	BS	2/98
CHECKED BY	KGP	2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

DESERT HIGHLANDS AT HIGH DESERT
UNIT 4 OF THE HIGHLANDS AT HIGH DESERT
PAVING PLAN & PROFILE
DESERT ZINNIA COURT STA.1+00.00 - 9+48.17

DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 — DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	12	21

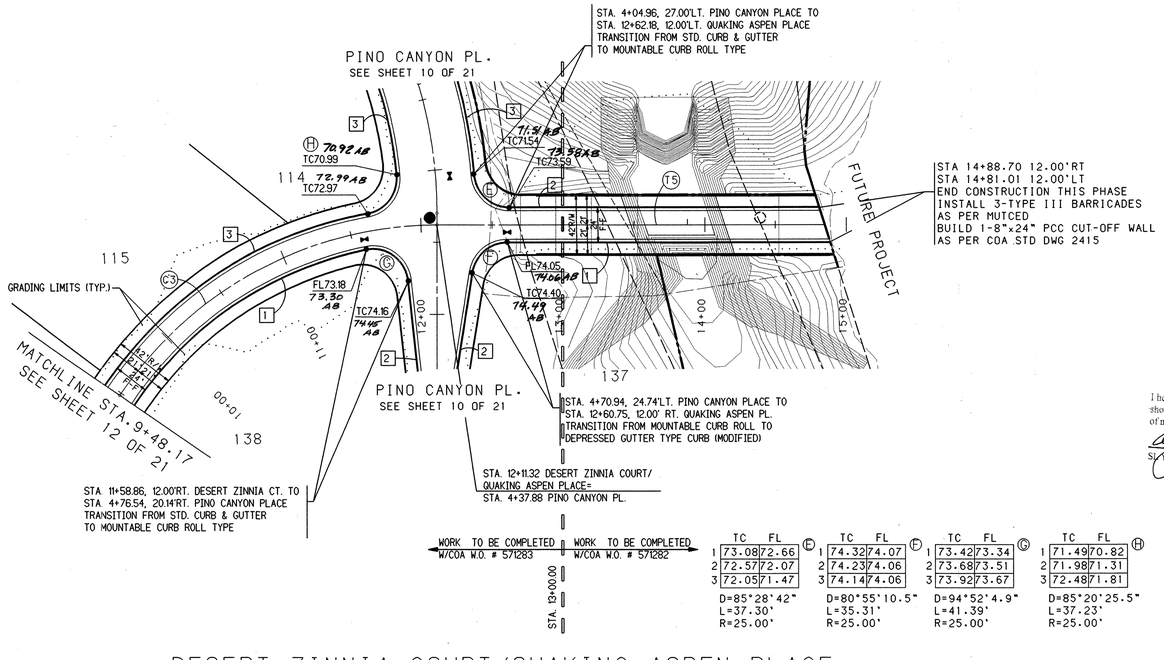
DATE: FEBRUARY, 1998

BHI JOB NO. C97416A03

USERNAME: CDP:[C97416A03.PNP]DESERT1.GRF

CENTERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C3	10+91.25	55°50'35.5"	143.09'	263.15'	270.00'

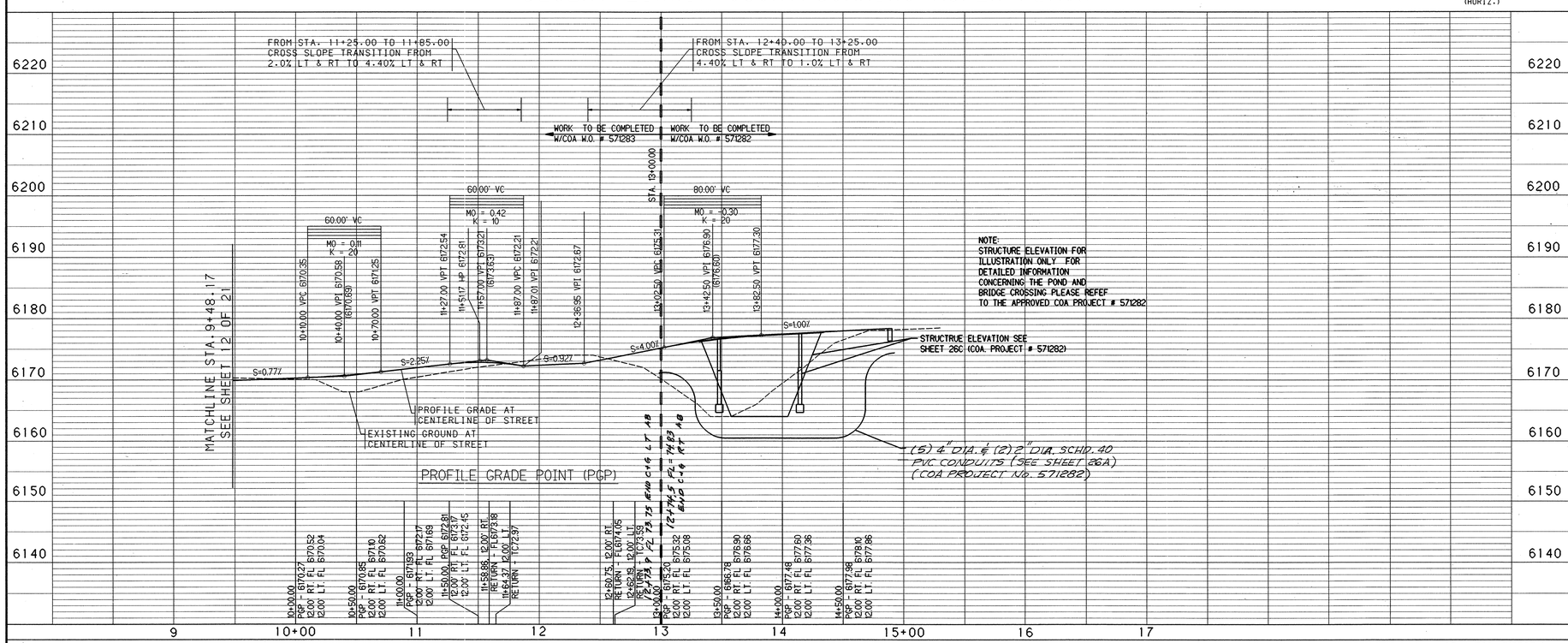
CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T5	S33°25'35"W	320.05'



I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

SL Young, NMPS 7248 Date: 9/28/98

DESERT ZINNIA COURT/QUAKING ASPEN PLACE



NOTES

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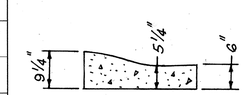
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

KEYED GENERAL NOTES

1. DEPRESSED GUTTER TYPE CURB (MODIFIED) SEE SHEET 8 OF 21
2. MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415 (See Detail Below)
3. STD. CURB & GUTTER AS PER STD. DWG. 2415



STD. DWG. 2415 (Modified)
NTS
Curbing on Bridge Deck only to have these dimensions.

AS BUILT DRAWING

AS-BUILT INFORMATION	
CONTRACTOR	SUNDANCE MECH.
STAKED BY	KIM Sandoval & Assoc
INSPECTOR'S ACCEPTANCE BY	BH DATE 12/98
FIELD LOCATION BY	NMSCI DATE 9/29/98
REVISED & CORRECTED BY	NMSCI DATE 11/98
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
STATION IS A STANDARD UC&GS BRASS TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND, LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155	GEOLOGICAL SURVEY BENCH MARK. TOP

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13685, REGISTERED PROFESSIONAL ENGINEER — 9/1/1998

REVISIONS		
NO.	DATE	REMARKS
		BY
DESIGNED BY	KGP, TSG	DATE 2/98
DRAWN BY	BS	DATE 2/98
CHECKED BY	KGP	DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

PAVING PLAN & PROFILE
DESERT ZINNIA CT./QUAKING ASPEN PL. STA. 9+48.17-15+00.00

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE				

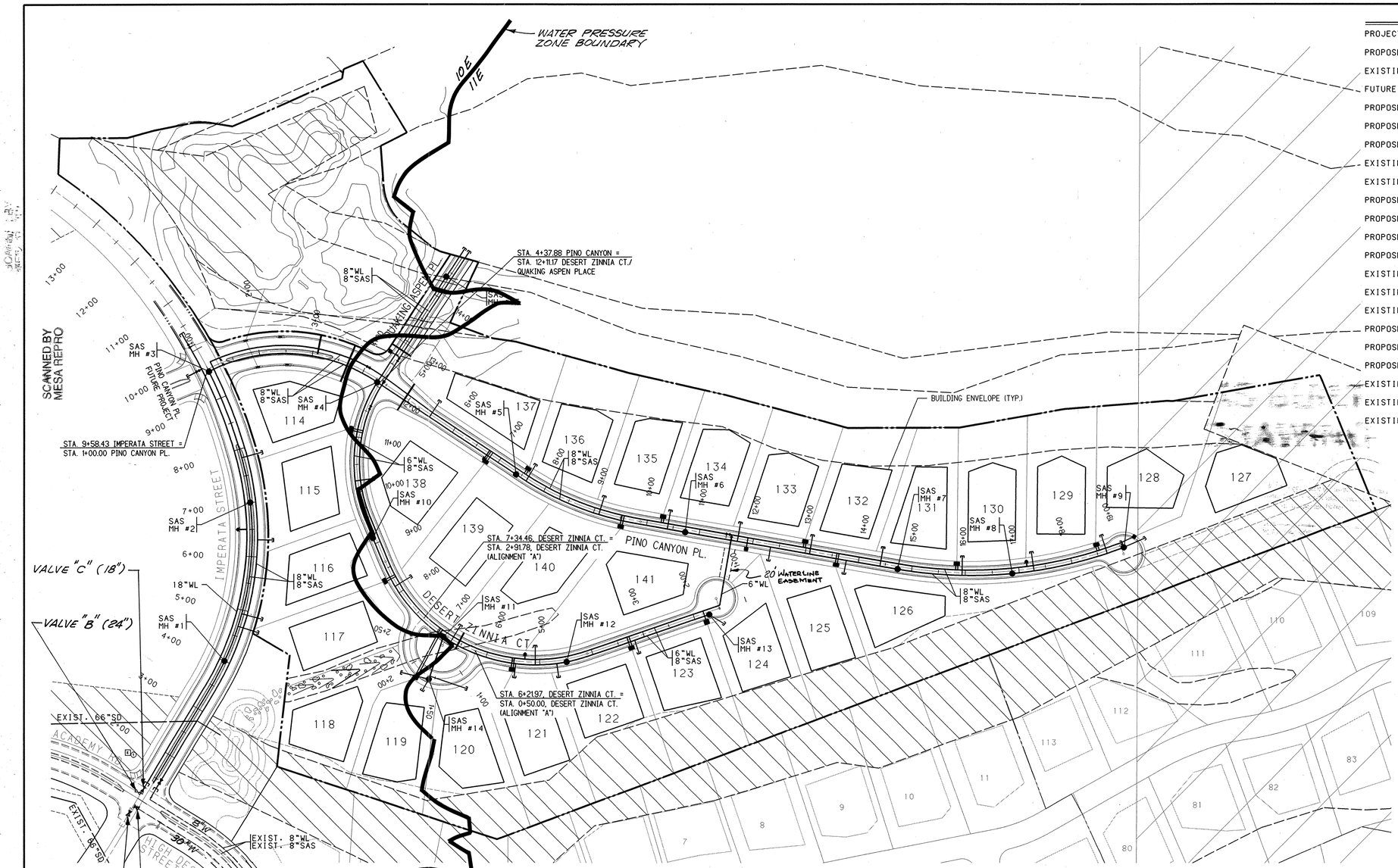
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	13	21

SCANNED BY MESA REPRO

USERNAME: CDP:EC97416A03.PNP JNEW-DESERT2.GRF

BHI JOB NO. C97416A03

DATE: FEBRUARY, 1998



LEGEND

- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- FUTURE SIDEWALK
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER SERVICE
- EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET

WATER VALVE SHUT-OFF REQUIREMENTS:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT.

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN. THE CONTRACTOR SHALL NOT OPERATE CITY VALVES.

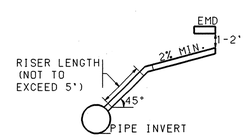
FOR THE CONNECTION TO THE 18" WATERLINE - NON PRESSURE CONNECTION

WATER SHUT-OFF FOR PROPOSED CONNECTION AT:	CLOSE VALVE(S):
A. INTERSECTION OF ACADEMY ROAD AND IMPERATA STREET, NORTHERN STUB-OUT	"C" - 18" BTRFLY VLV
B. INTERSECTION OF ACADEMY ROAD AND IMPERATA STREET. (ACADEMY ROAD)	"B" - 24" BTRFLY VLV
C. INTERSECTION OF ACADEMY ROAD AND IMPERATA STREET. (HIGH DESERT STREET)	"A" - 30" BTRFLY VLV

FOR THE CONNECTION TO THE 8" WATERLINE - NON PRESSURE CONNECTION

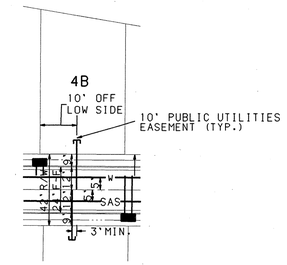
WATER SHUT-OFF FOR PROPOSED CONNECTION AT:	CLOSE VALVE(S):
A. INTERSECTION OF HIGH DESERT STREET AND ELENA GALLEGOS PLACE. (HIGHLANDS UNIT 1)	"D" - 8" GATE VLV

WATER SHUT-OFF PLAN



SERVICE RISER DETAIL

(SERVICE CONNECTION & INSTALLATION TO CONFORM TO COA STD. DWG. 2134, USE CI SOIL PIPE ONLY)



TYPICAL UTILITY SERVICE LOCATION

NO SCALE

BHI JOB NO. C97416A03

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

St. Kennedy, NMPS 7248 Date: 10/15/98

AS BUILT DRAWING

N

SCALE: 1" = 100'

AS-BUILT INFORMATION	
CONTRACTOR	SUNDANCE N/TECH.
WORKED BY	TIM SANTANA
INSPECTOR'S ACCEPTANCE BY	BH DATE 12/98
FIELD VERIFICATION BY	JMLT DATE 8/97
DRAWINGS CORRECTED BY	NWSCT DATE 11/98

MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS
STATION IS A STANDARD UCCAGS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13685, REGISTERED PROFESSIONAL ENGINEER — 4/1/98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY KGP DATE 2/98
DRAWN BY BS, JAQG DATE 2/98
HECKED BY KGP DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	14	21

DATE: FEB. 1998

USERNAME: CDP:[C97416A03.PAD]U4-UTILITY.GRF

SAS CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C3	3+67.98	6°40'42.0"	32.09'	64.11'	550.00'
C4	5+53.83	31°15'8.1"	153.83'	300.00'	550.00'
C5	7+48.82	10° 8'39.0"	48.82'	97.38'	550.00'
C6	8+75.58	10° 2'59.5"	78.26'	156.11'	890.00'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T2	N31°27'18"E	196.89'

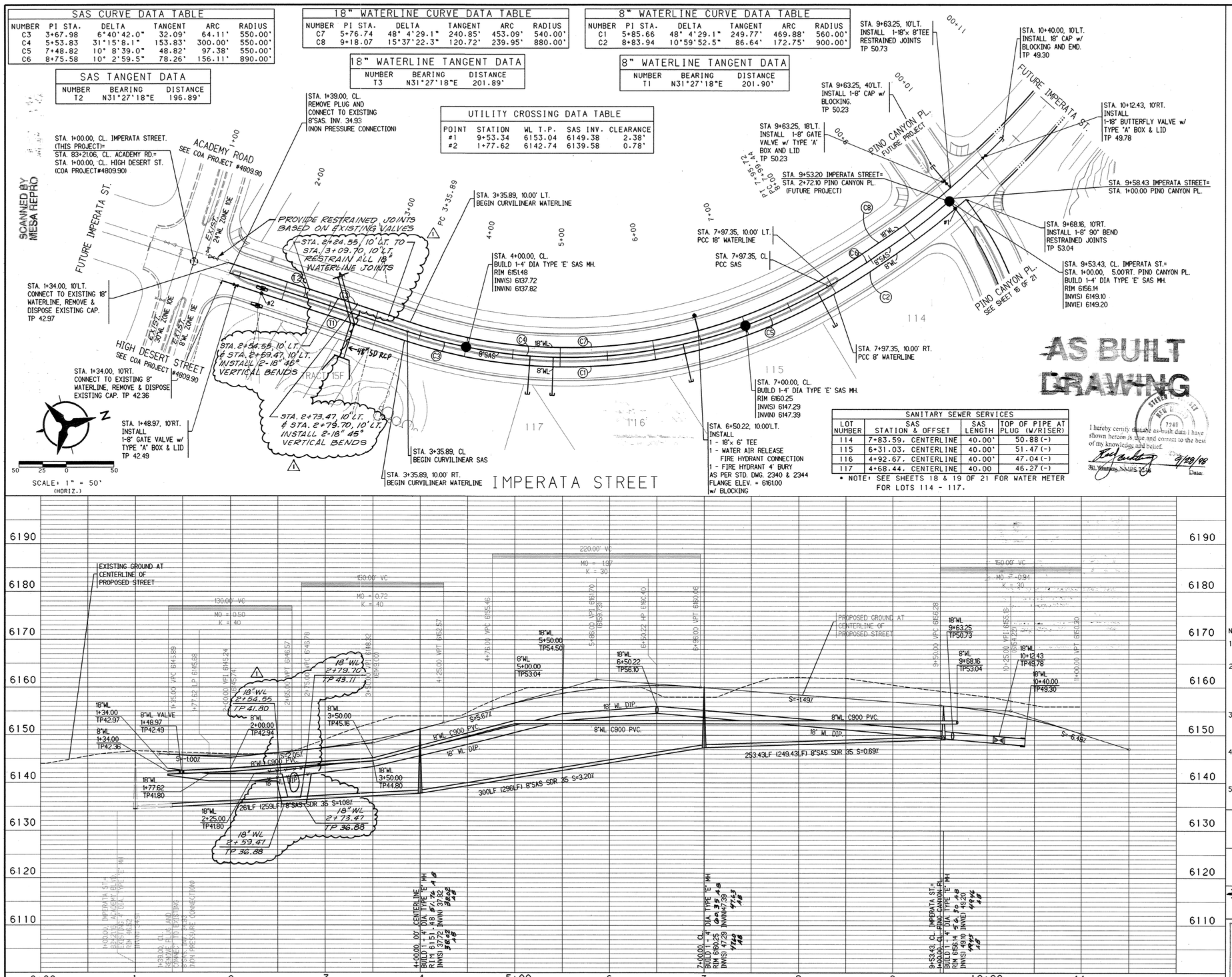
18" WATERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C7	5+76.74	48° 4'29.1"	240.85'	453.09'	540.00'
C8	9+18.07	15°37'22.3"	120.72'	239.95'	880.00'

18" WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T3	N31°27'18"E	201.89'

8" WATERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	5+85.66	48° 4'29.1"	249.77'	469.88'	560.00'
C2	8+83.94	10°59'52.5"	86.64'	172.75'	900.00'

8" WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N31°27'18"E	201.90'

UTILITY CROSSING DATA TABLE				
POINT	STATION	WL T.P.	SAS INV.	CLEARANCE
#1	9+53.34	6153.04	6149.38	2.38'
#2	1+77.62	6142.74	6139.58	0.78'



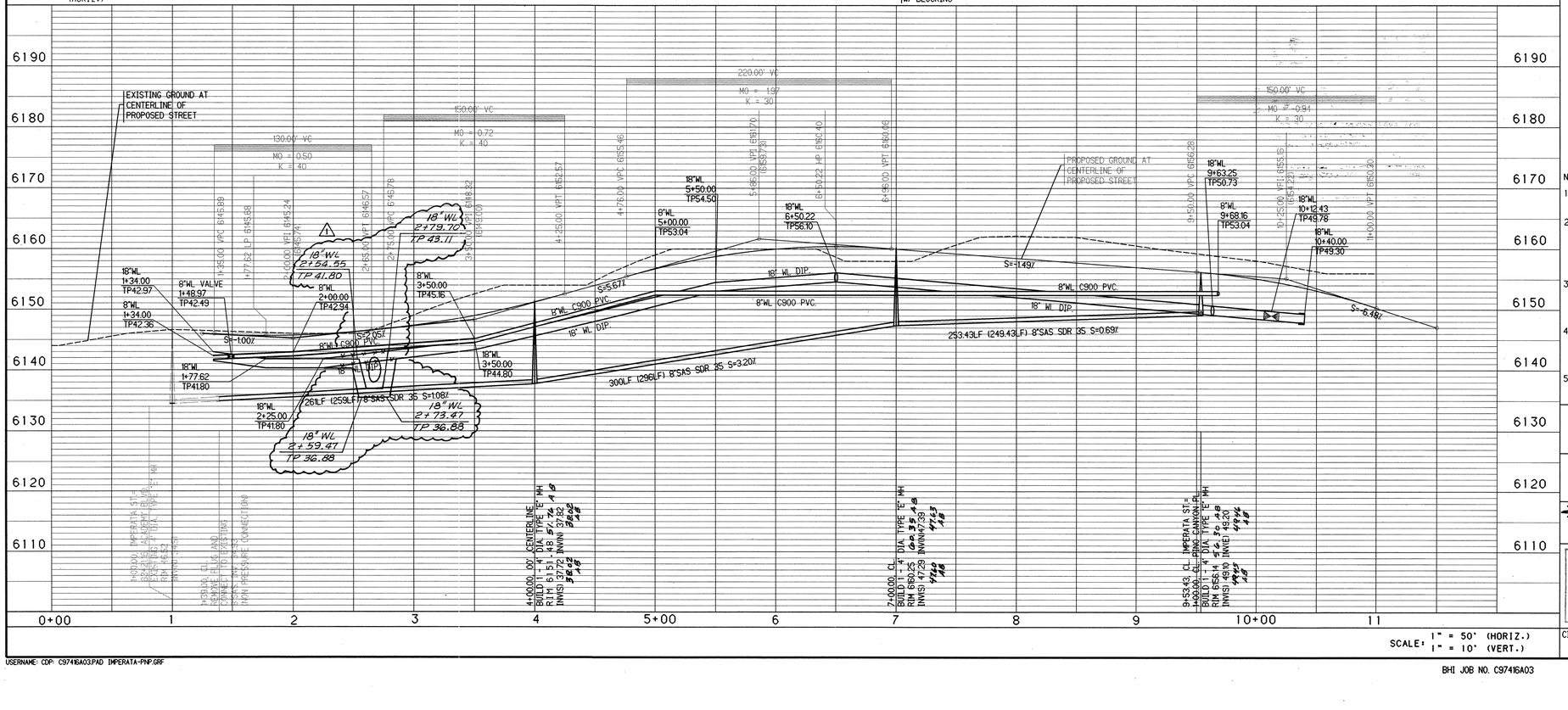
SANITARY SEWER SERVICES			
LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
114	7+83.59, CENTERLINE	40.00'	50.88(-)
115	6+31.03, CENTERLINE	40.00'	51.47(-)
116	4+92.67, CENTERLINE	40.00'	47.04(-)
117	4+68.44, CENTERLINE	40.00'	46.27(-)

• NOTE: SEE SHEETS 18 & 19 OF 21 FOR WATER METER FOR LOTS 114 - 117.

AS BUILT DRAWING

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

Rel Williams NMPS 7240 — Date: 4/28/98



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 FLOWLINE UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD 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. (CITY AND PRIVATE) 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.

RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM EACH SIDE OF MJ LISTED (6")	(8")	(18")
11.25° H BEND	2'	3'	N/A
22.50° H BEND	4'	5'	N/A
45° H BEND	8'	11'	N/A
90° H BEND	20'	26'	N/A
GATE VALVE	55'	72'	N/A
BTRFLY VALVE	---	---	18" 72'
REDUCER (8"x6")	30'	30'	N/A

NOTE:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE)
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. ALL CAPS SHALL UTILIZE PCC BLOCKING

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MECH.
WORKED BY JW Simpson Co. Inc. DATE 12/98
INSPECTOR'S ACCEPTANCE BY BSI DATE 12/98
VERIFICATION BY NMSCI DATE 4/28/98
CORRECTED BY NMSCI DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION IS A STANDARD UCC&GS BRASS	GEOLOGICAL SURVEY BENCH MARK. TOP	TABLET STAMPED "TUMBLE 1969" SET IN	CONCRETE PROJECTING 0.2 FEET ABOVE	GROUND. LOCATED 489 FEET WEST OF	THE INTERSECTION OF SAN ANTONIO	DRIVE AND TENNYSON STREET, AND 35	FEET NORTH OF RIGHT-OF-WAY LINE	OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
4/1/98

NO.	DATE	REMARKS	BY
1	6-17-98	RELOCATED 18" WATERLINE	TG

REVISIONS

DESIGN		
DESIGNED BY	KGP, TG	DATE 2/98
DRAWN BY	BS, JAOG	DATE 2/98
CHECKED BY	KGP	DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~IMPERATA STREET EXTENSION AT HIGH DESERT~~
UTILITY PLAN & PROFILE
IMPERATA STREET

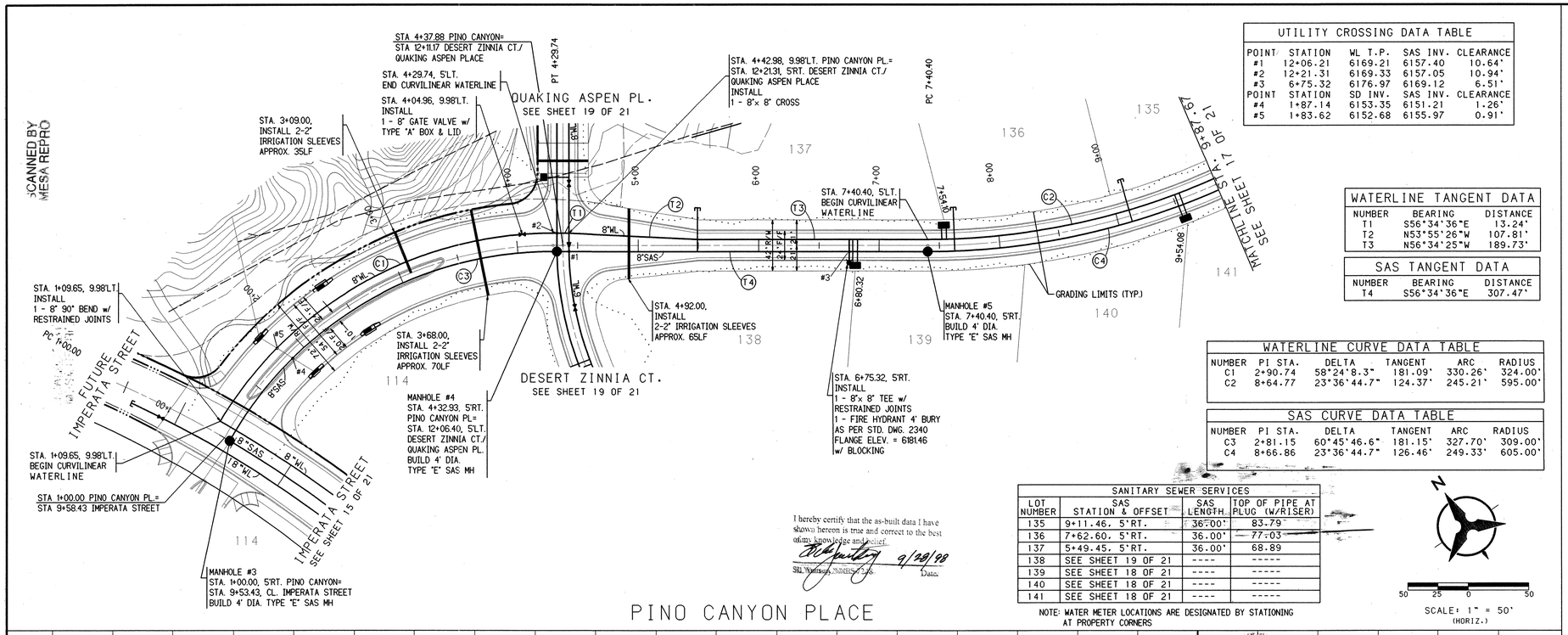
DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	15	21

DATE: FEB., 1998

BHI JOB NO. C97416A03

USERNAME: CDP: C97416A03.PAD IMPERATA-PNP.GRF



PINO CANYON PLACE

UTILITY CROSSING DATA TABLE				
POINT	STATION	WL T.P.	SAS INV.	CLEARANCE
#1	12+06.21	6169.21	6157.40	10.64'
#2	12+21.31	6169.33	6157.05	10.94'
#3	6+75.32	6176.97	6169.12	6.51'
POINT	STATION	SD INV.	SAS INV.	CLEARANCE
#4	1+87.14	6153.35	6151.21	1.26'
#5	1+83.62	6152.68	6155.97	0.91'

WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S56°34'36"E	13.24'
T2	N53°55'26"W	107.81'
T3	N56°34'25"W	189.73'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T4	S56°34'36"E	307.47'

WATERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	2+90.74	58°24'8.3"	181.09'	330.26'	324.00'
C2	8+64.77	23°36'44.7"	124.37'	245.21'	595.00'

SAS CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C3	2+81.15	60°45'46.6"	181.15'	327.70'	309.00'
C4	8+66.86	23°36'44.7"	126.46'	249.33'	605.00'

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

9/28/98

SIGN. Registered Land Surveyor Date

SANITARY SEWER SERVICES			
LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
135	9+11.46, 5'RT.	36.00'	83.79
136	7+62.60, 5'RT.	36.00'	77.03
137	5+49.45, 5'RT.	36.00'	68.89
138	SEE SHEET 19 OF 21	----	-----
139	SEE SHEET 18 OF 21	----	-----
140	SEE SHEET 18 OF 21	----	-----
141	SEE SHEET 18 OF 21	----	-----

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS

SCALE: 1" = 50' (HORIZ.)

NOTES

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

RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM EACH SIDE OF MJ LISTED (6")	(8")
11.25° H BEND	2'	3'
22.50° H BEND	4'	5'
45° H BEND	8'	11'
90° H BEND	20'	26'
GATE VALVE	55'	72'
BTRFLY VALVE	---	---
REDUCER (8"x6")	30'	30'

NOTE:
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
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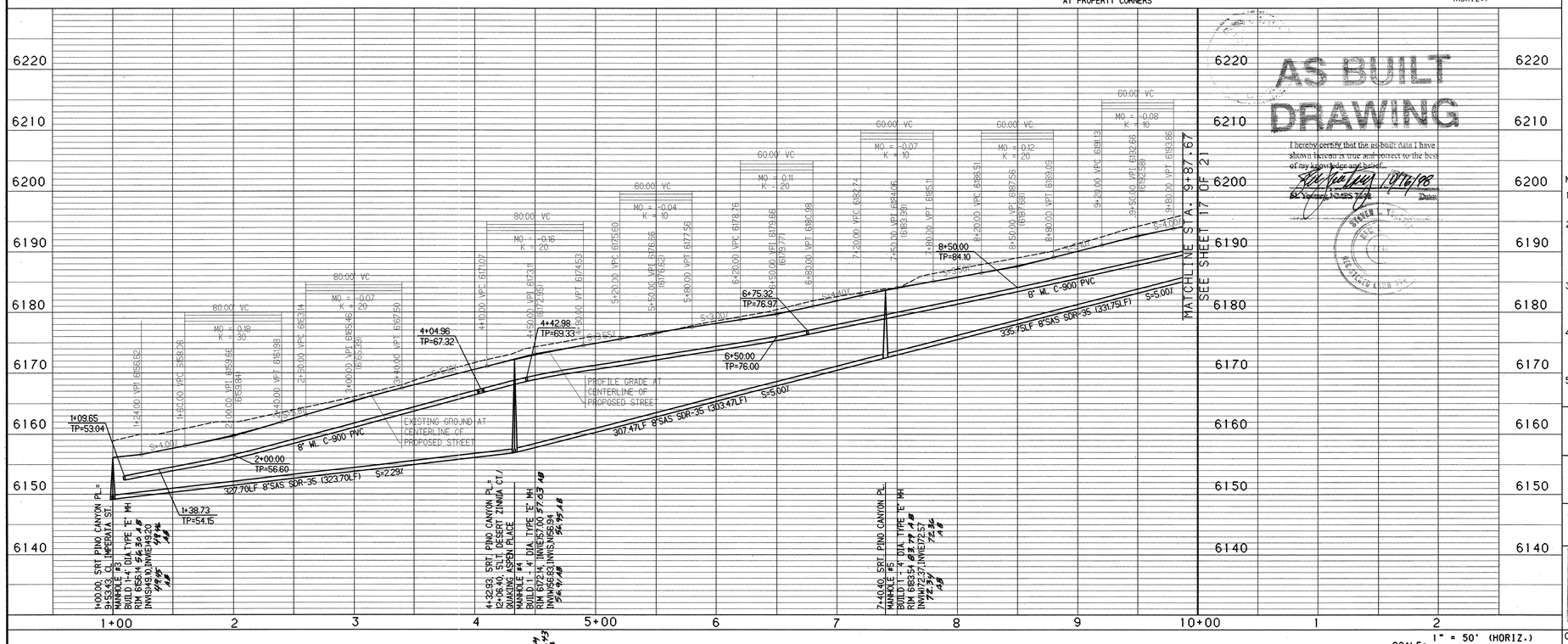
5. ALL CAPS SHALL UTILIZE PCC BLOCKING



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

BHI JOB NO. C97416A03

AS-BUILT INFORMATION	
CONTRACTOR	SUNDANCE WASH.
WORK STAKED BY	AM Surveying & Inc
INSPECTOR'S ACCEPTANCE BY	RH DATE 12/98
FIELD VERIFICATION BY	AM SC DATE 9/28/98
DRAWINGS CORRECTED BY	AWSCT DATE 11/98
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
STATION IS A STANDARD UCGGS BRASS	
GEOLOGICAL SURVEY BENCH MARK. TOP	
TABLET STAMPED "TUMBLE 1969" SET IN	
CONCRETE PROJECTING 0.2 FEET ABOVE	
GROUND. LOCATED 489 FEET WEST OF	
THE INTERSECTION OF SAN ANTONIO	
DRIVE AND TENNYSON STREET, AND 35	
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV.=6009.155	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER 4/1/98

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGNED BY	KGP.TSG	DATE 2/98
DRAWN BY	BS	DATE 2/98
CHECKED BY	KGP	DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~

UTILITY PLAN & PROFILE
PINO CANYON PLACE STA.1+00.00 - 9+87.67

DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	16	21

DATE: FEBRUARY, 1998

USERNAME: CDP:[C97416A03.PNP]PINO1.GRF

SAS CURVE DATA TABLE

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C5	15+81.87	15°15'07.0"	107.78'	214.29'	805.00'
C6	17+94.82	15°15'07.0"	107.78'	214.29'	805.00'

SAS TANGENT DATA

NUMBER	BEARING	DISTANCE
T5	S80°11'09"E	86.42'
T6	S80°11'09"E	400.00'

UTILITY CROSSING DATA TABLE

POINT	STATION	WL T.P.	SAS INV.	CLEARANCE
#3	11+60.00	6197.63	6193.50	2.79'

SANITARY SEWER SERVICES

LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
125	12+34.39. 5.00'RT.	26.00'	98.94(-)
126	13+77.25. 5.00'RT.	26.00'	05.51(-)
127	19+00.00. 5.00'RT.	43.55'	25.09(-)
128	18+67.36. 5.00'RT.	36.00'	23.98(-)
129	17+27.77. 5.00'RT.	36.00'	19.77(-)
130	15+94.09. 5.00'RT.	36.00'	14.92(-)
131	14+40.90. 5.00'RT.	36.00'	08.74(-)
132	13+08.30. 5.00'RT.	36.00'	02.64(-)
133	11+71.64. 5.00'RT.	36.00'	96.36(-)
134	10+40.05. 5.00'RT.	36.00'	90.33(-)

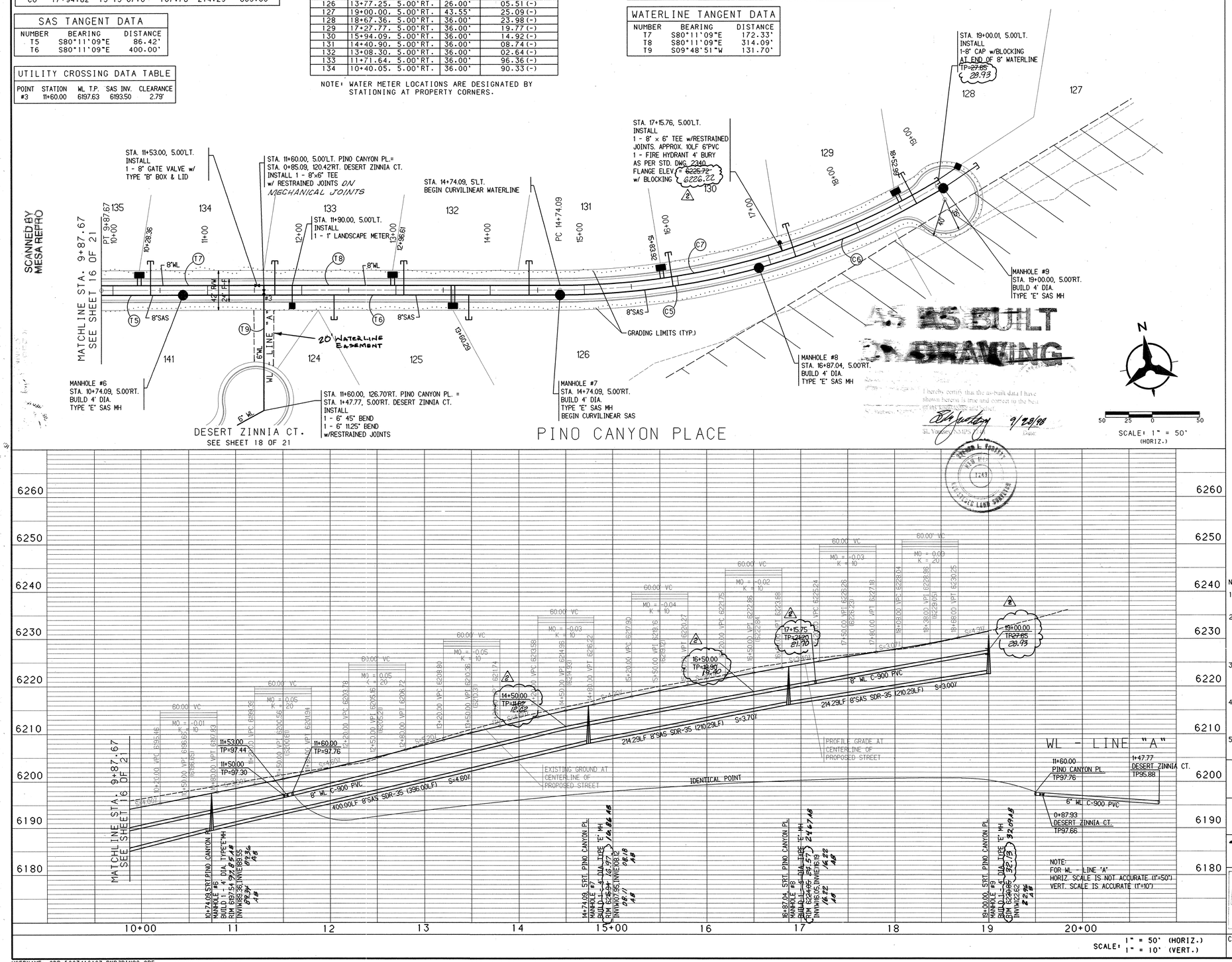
NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

WATERLINE CURVE DATA TABLE

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C7	16+90.86	30°30'14.0"	216.77'	423.25'	795.00'

WATERLINE TANGENT DATA

NUMBER	BEARING	DISTANCE
T7	S80°11'09"E	172.33'
T8	S80°11'09"E	314.09'
T9	S09°48'51"W	131.70'



NOTES

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RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM EACH SIDE OF MJ LISTED (6")	(8")
11.25° H BEND	2'	3'
22.50° H BEND	4'	5'
45° H BEND	8'	11'
90° H BEND	20'	26'
GATE VALVE	55'	72'
BTRFLY VALVE	---	---
REDUCER (8"x6")	30'	30'

NOTE:
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5. ALL CAPS SHALL UTILIZE PCC BLOCKING

AS-BUILT INFORMATION
CONTRACTOR SUNCROSS MECH.
STAKED BY VM SURVEYING CO. INC
INSPECTOR'S ACCEPTANCE BY BH DATE 12/98
FIELD VERIFICATION BY JM SEC. DATE 9/28/98
DRAWINGS CORRECTED BY KMSCI DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
STATION IS A STANDARD UCCAGS BRASS TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
4/1/98

NO.	DATE	REMARKS	BY
2	7-16-98	REVISED ELEVATIONS	KGP

REVISIONS
DESIGN

		DATE
DESIGNED BY	KGP.TSG	2/98
DRAWN BY	BS	2/98
CHECKED BY	KGP	2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~
UTILITY PLAN & PROFILE
PINO CANYON PLACE STA. 9+87.67 - 20+00.00

DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	17	21

DATE: FEBRUARY, 1998

USERNAME: CDP:[C97416A03.PNP]PINO2.GRF
BHI JOB NO. C97416A03

SAS CURVE DATA TABLE

NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	4+30.12	7°44'00.1"	20.61'	41.17'	305.00'
C2	5+75.97	44°52'54.1"	125.97'	238.92'	305.00'
C3	7+77.76	33°50'02.3"	92.76'	180.11'	305.00'

WATERLINE CURVE DATA TABLE

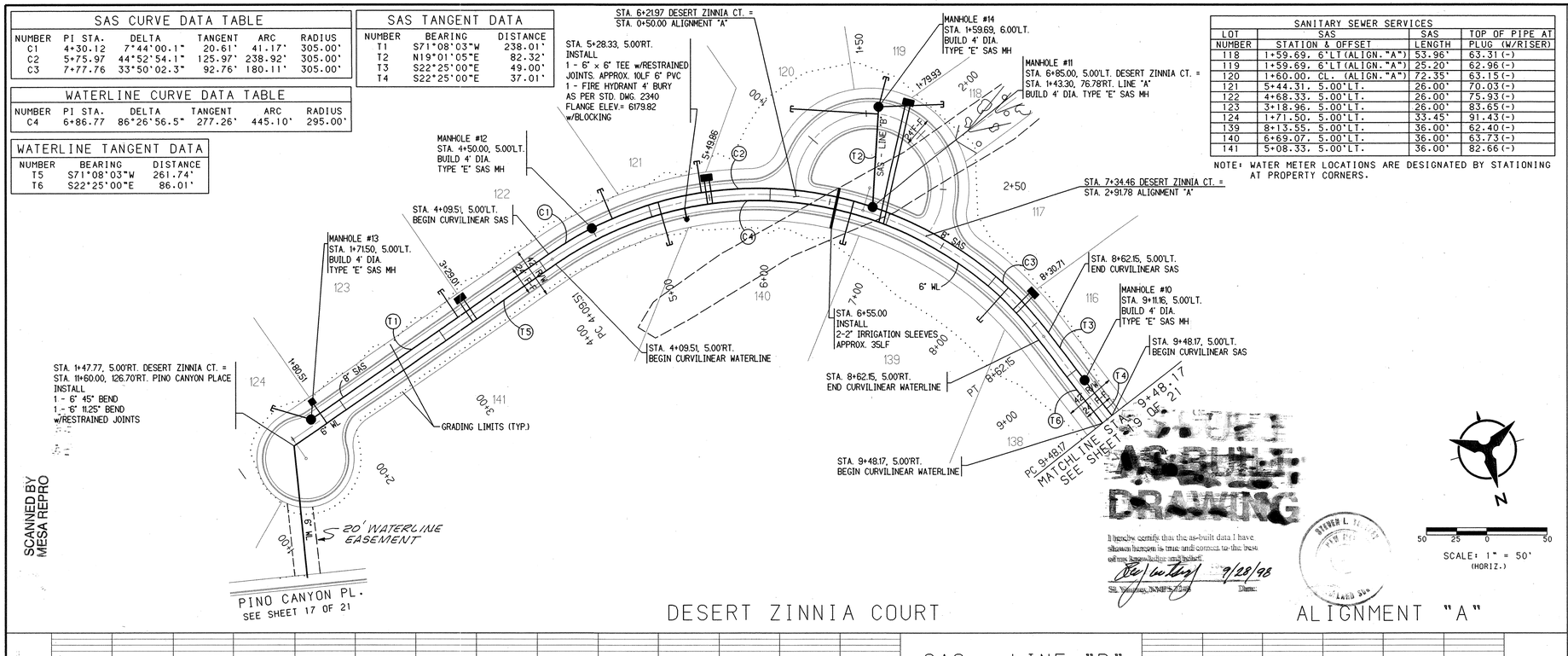
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C4	6+86.77	86°26'56.5"	277.26'	445.10'	295.00'

WATERLINE TANGENT DATA

NUMBER	BEARING	DISTANCE
T5	S71°08'03"W	261.74'
T6	S22°25'00"E	86.01'

SAS TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S71°08'03"W	238.01'
T2	N19°01'05"E	82.32'
T3	S22°25'00"E	49.00'
T4	S22°25'00"E	37.01'



SANITARY SEWER SERVICES

LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
118	1+59.69, 6'LT(ALIGN."A")	53.96'	63.31(-)
119	1+59.69, 6'LT(ALIGN."A")	25.20'	62.96(-)
120	1+60.00, CL. (ALIGN."A")	72.35'	63.15(-)
121	5+44.31, 5.00'LT.	26.00'	70.03(-)
122	4+68.33, 5.00'LT.	26.00'	75.93(-)
123	3+18.96, 5.00'LT.	26.00'	83.65(-)
124	1+71.50, 5.00'LT.	33.45'	91.43(-)
139	8+13.55, 5.00'LT.	36.00'	62.40(-)
140	6+69.07, 5.00'LT.	36.00'	63.73(-)
141	5+08.33, 5.00'LT.	36.00'	82.66(-)

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NOTES

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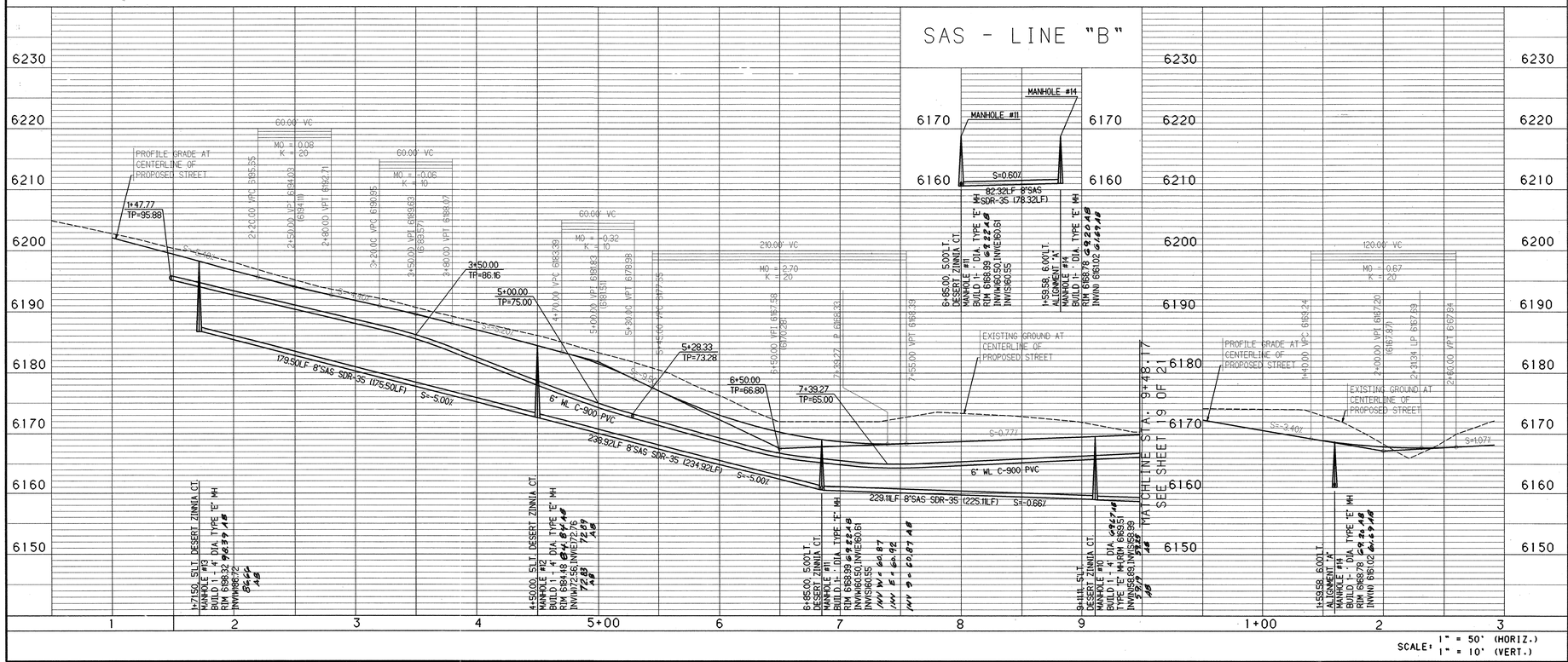
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. 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.

RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM EACH SIDE OF MJ LISTED (6")	(8")
11.25° H BEND	2'	3'
22.50° H BEND	4'	5'
45° H BEND	8'	11'
90° H BEND	20'	26'
GATE VALVE	55'	72'
BTRFLY VALVE	---	---
REDUCER (8"x6")	30'	30'

NOTE:
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE)
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. ALL CAPS SHALL UTILIZE PCC BLOCKING



SCANNED BY MESA REPRO

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

9/28/98

Date:

AS-BUILT DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY KGP.TSG DATE 2/98
DRAWN BY BS DATE 2/98
CHECKED BY KGP DATE 2/98

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13685, REGISTERED PROFESSIONAL ENGINEER — 4/1/98

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE MECH.
WORK STAKED BY JW Simmons Co Inc. DATE 12/98
INSPECTOR'S ACCEPTANCE BY BH DATE 9/28/98
FIELD VERIFICATION BY MWS DATE 9/28/98
DRAWINGS CORRECTED BY WWSCI DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDARD UCCAGS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
UNIT 4 OF THE HIGHLANDS AT HIGH DESERT
UTILITY PLAN & PROFILE
DESERT ZINNIA COURT STA.1+00.00 - 9+48.17

DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 571283 | ZONE MAP NO. E-23 | SHEET 18 OF 21

DATE: FEBRUARY, 1998

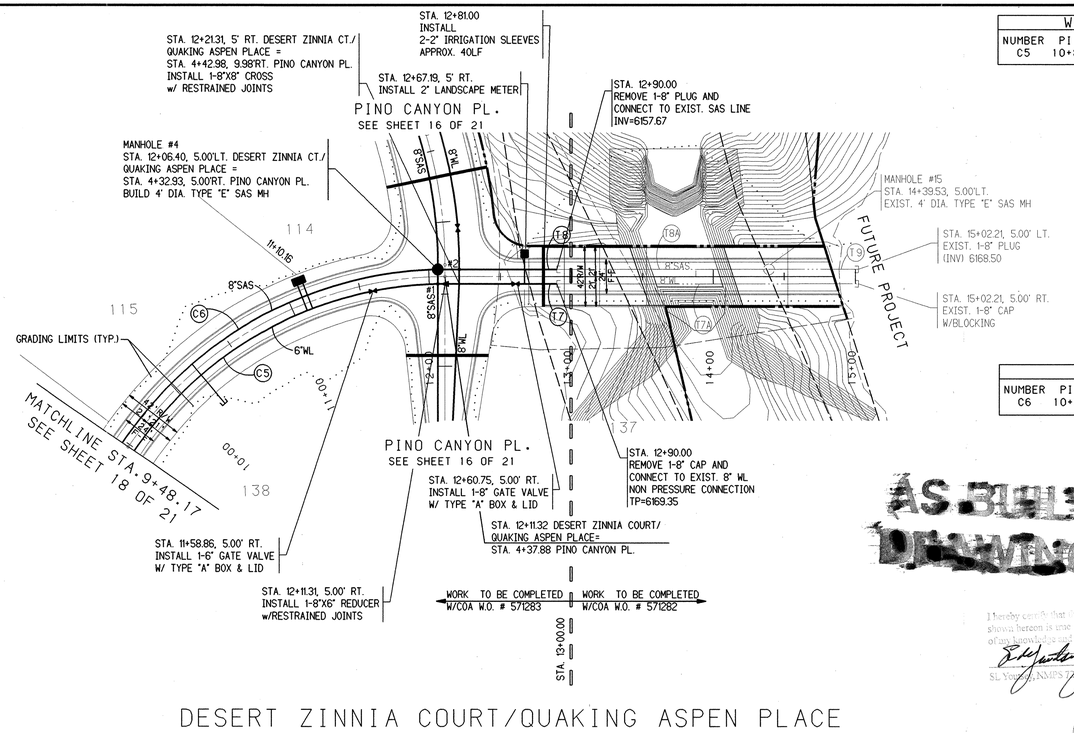
USERNAME: CDP:EC97416A03.PNP DESERT1.GRF
BHI JOB NO. C97416A03

SANITARY SEWER SERVICES				
LOT NUMBER	SAS STATION & OFFSET		SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
138	10+16.84	5'LT.	36.00'	6162.95

NOTE: FOR SAS SERVICE INFORMATION ON LOTS 114&115 SEE SHEET 15 OF 21.

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

UTILITY CROSSING DATA TABLE				
POINT	STATION	WL T.P.	SAS INV.	CLEARANCE
#1	12+06.21	6169.21	6157.40	10.64'
#2	12+21.31	6169.33	6157.05	10.94'



WATERLINE CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C5	10+88.58	55°50'07.4"	140.42'	258.25'	265.00'

WATERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T7	N33°24'35"E	73.70'
T7A	N33°24'35"E	212.20'

SAS CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C6	10+90.71	54°47'52.7"	142.54'	263.01'	275.00'

SAS TANGENT DATA		
NUMBER	BEARING	DISTANCE
T8	N33°25'06"W	83.69'
T8A	N33°25'06"E	149.53'
T9	N33°25'06"E	62.67'

AS BUILT DRAWING

I hereby certify that the as-built data I have shown hereon is true and correct to the best of my knowledge and belief.

SL Young, NMPS 7749 — Date: 9/28/98

STEVEN L. YOUNG NEW MEXICO 7749 PROFESSIONAL SURVEYOR

SCALE: 1" = 50' (HORIZ.)

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 FLOWLINE UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD 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, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
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RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM EACH SIDE OF MJ LISTED (6")	(8")
11.25° H BEND	2'	3'
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GATE VALVE	55'	72'
BTRFLY VALVE	---	---
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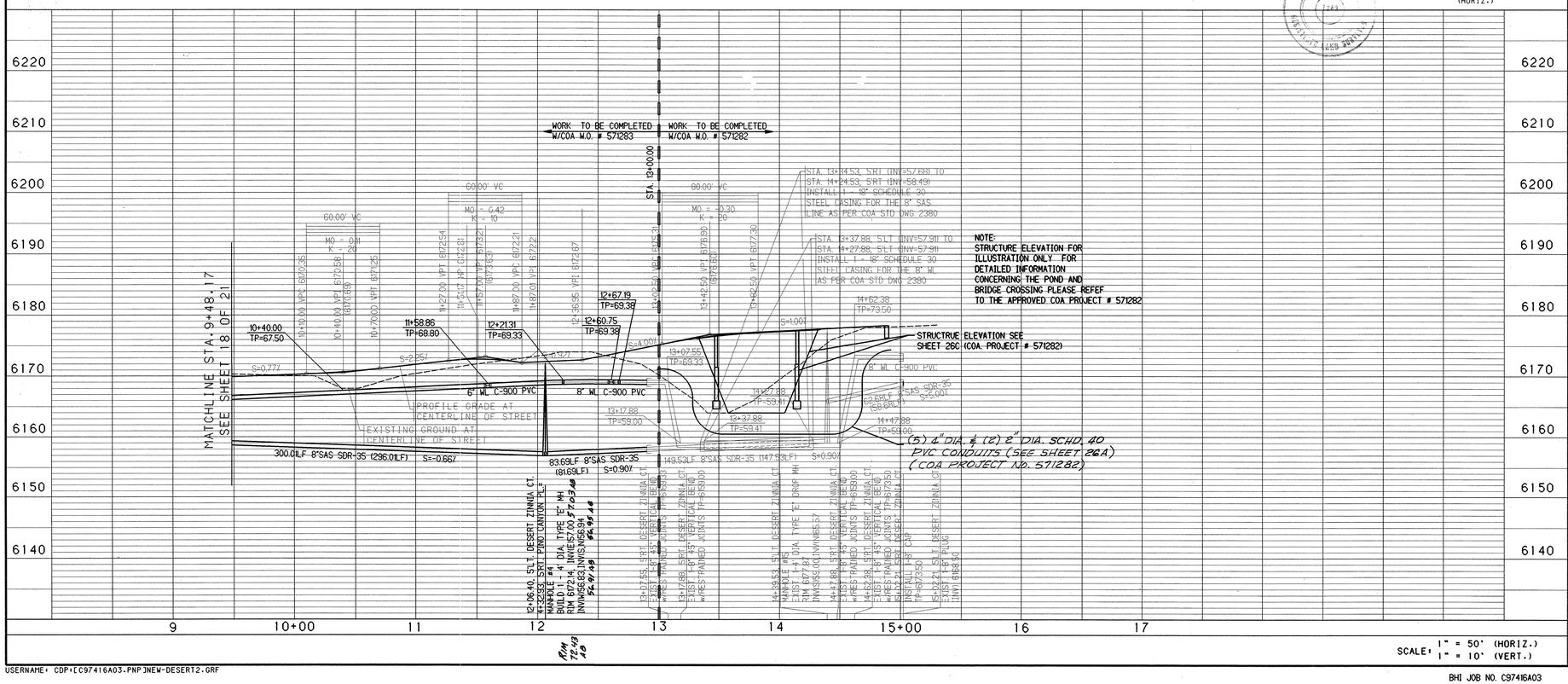


AS-BUILT INFORMATION	
CONTRACTOR	SUNDANCE MECH.
WORK STAKED BY	W. SANDOVAL
INSPECTOR'S ACCEPTANCE BY	BH — DATE 12/98
FIELD VERIFICATION BY	NMSCT — DATE 9/28/98
DRAWINGS CORRECTED BY	NMSCT — DATE 11/98
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
STATION IS A STANDARD UCC&GS BRASS	
GEOLOGICAL SURVEY BENCH MARK. TOP	
TABLET STAMPED "TUMBLE 1969" SET IN	
CONCRETE PROJECTING 0.2 FEET ABOVE	
GROUND. LOCATED 489 FEET WEST OF	
THE INTERSECTION OF SAN ANTONIO	
DRIVE AND TENNYSON STREET. AND 35	
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV.=6009.155	

FIELD SURVEY INFORMATION		
NO.	BY	DATE

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13685, REGISTERED PROFESSIONAL ENGINEER — 4/1/98

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN		
DESIGNED BY	KGP,TSG	DATE 2/98
DRAWN BY	BS	DATE 2/98
CHECKED BY	KGP	DATE 2/98

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

DESERT HIGHLANDS AT HIGH DESERT
UNIT 4 OF THE HIGHLANDS AT HIGH DESERT
UTILITY PLAN & PROFILE
DESERT ZINNIA CT./QUAKING ASPEN PL. STA. 9+48.17-15+00.00

DESIGN REVIEW COMMITTEE — APPROVED MAY 1 1998 — DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

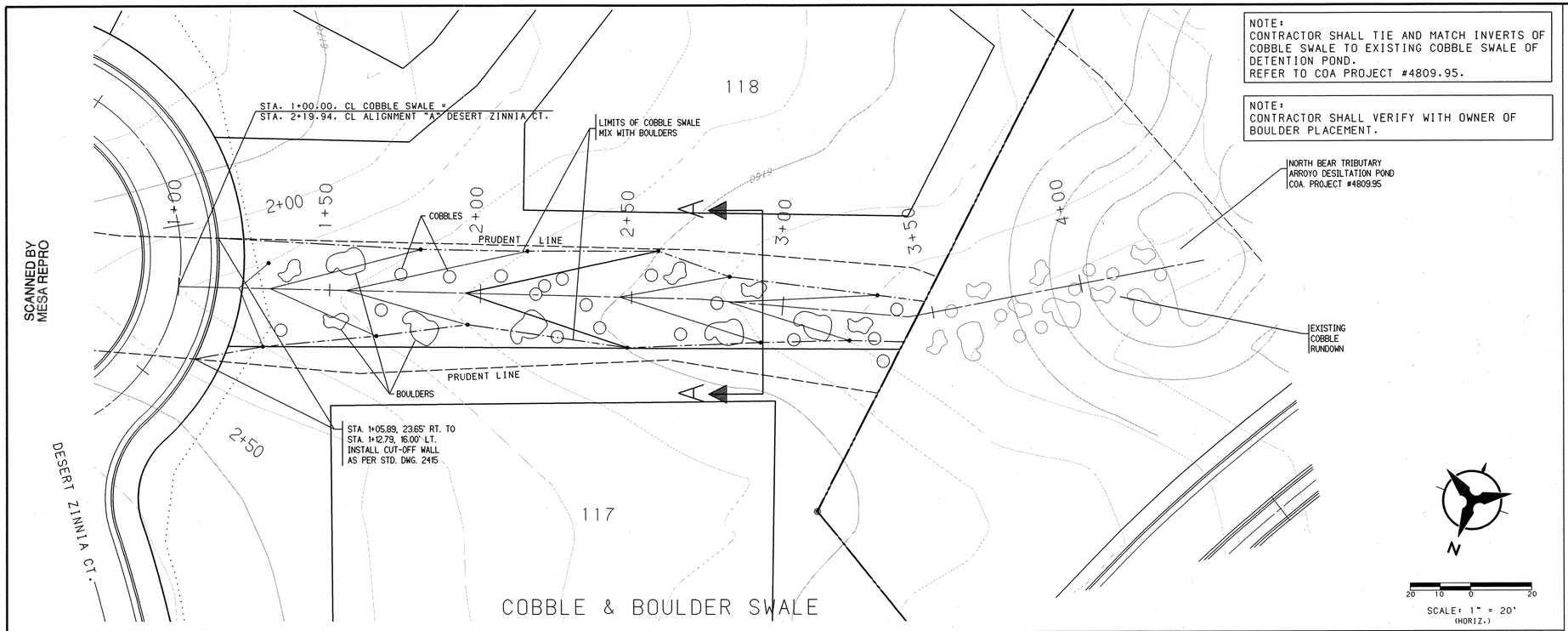
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	19	21

BHI JOB NO. C97416A03

DATE: FEBRUARY, 1998

USERNAME: CDP:EC97416A03.PNP]NEW-DESERT2.GRF



NOTE:
CONTRACTOR SHALL TIE AND MATCH INVERTS OF COBBLE SWALE TO EXISTING COBBLE SWALE OF DETENTION POND.
REFER TO COA PROJECT #4809.95.

NOTE:
CONTRACTOR SHALL VERIFY WITH OWNER OF BOULDER PLACEMENT.

SCANNED BY
MESA REPRO

NOTES

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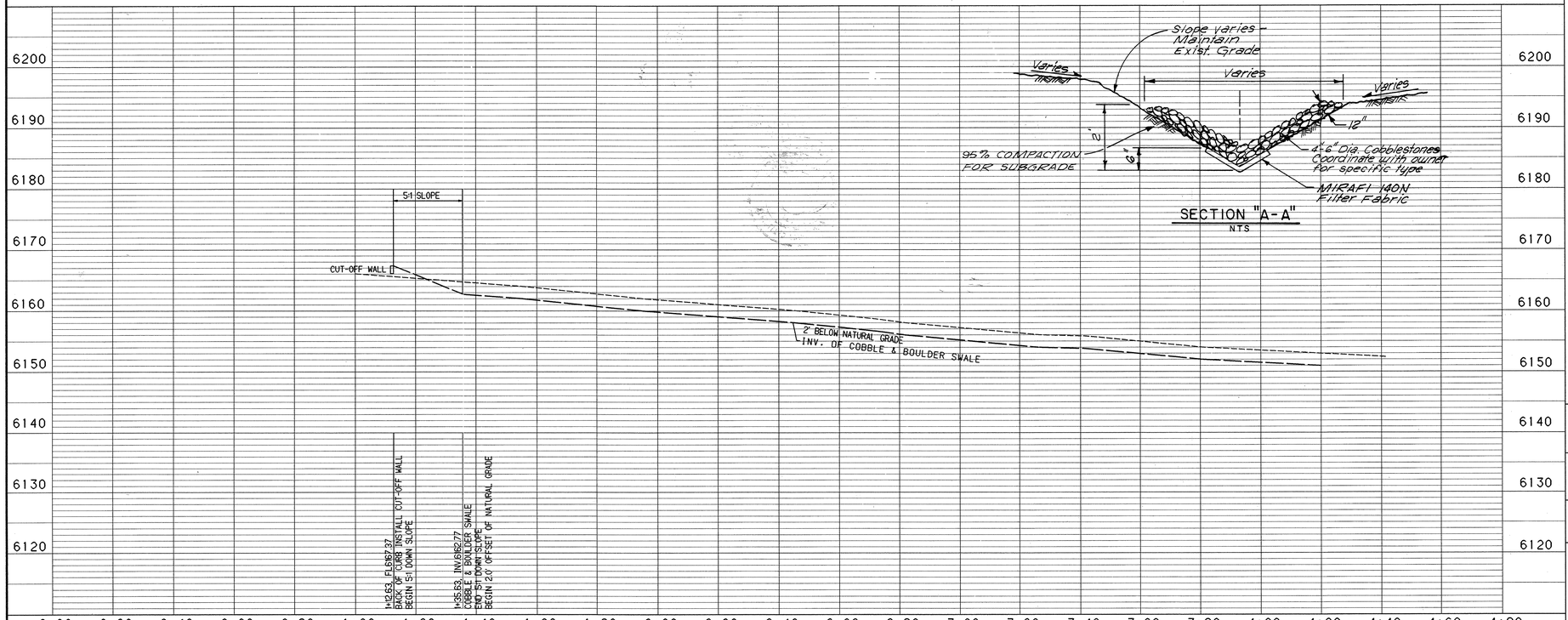


SECTION "A-A"
NTS

I hereby certify that the information and data I have shown hereon is true and correct to the best of my knowledge and belief.

M. Youtsey, NMPS 7248 Date: 10/1/98

AS BUILT DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	KGP, TSG	DATE 2/98
DRAWN BY	BS	DATE 2/98
CHECKED BY	KGP	DATE 2/98

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER
4/1/98

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

BENCH MARKS

STATION IS A STANDARD UCC&GS BRASS TABLET STAMPED "TUMBLE 1969" SET IN GEOLOGICAL SURVEY BENCH MARK. TOP OF CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

AS-BUILT INFORMATION

CONTRACTOR	Sundance Mech.	
STAKED BY	JW Surveying	DATE 12/98
INSPECTOR'S ACCEPTANCE BY	BH	DATE 8/98
FIELD VERIFICATION BY	DMC	DATE 8/98
DRAWINGS CORRECTED BY	JWSCZ	DATE 11/98
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
DESERT HIGHLANDS AT HIGH DESERT
~~UNIT 4 OF THE HIGHLANDS AT HIGH DESERT~~
COBBLE SWALE PLAN & PROFILE
COBBLE & BOULDER SWALE

DESIGN REVIEW COMMITTEE: APPROVED MAY 11 1998 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

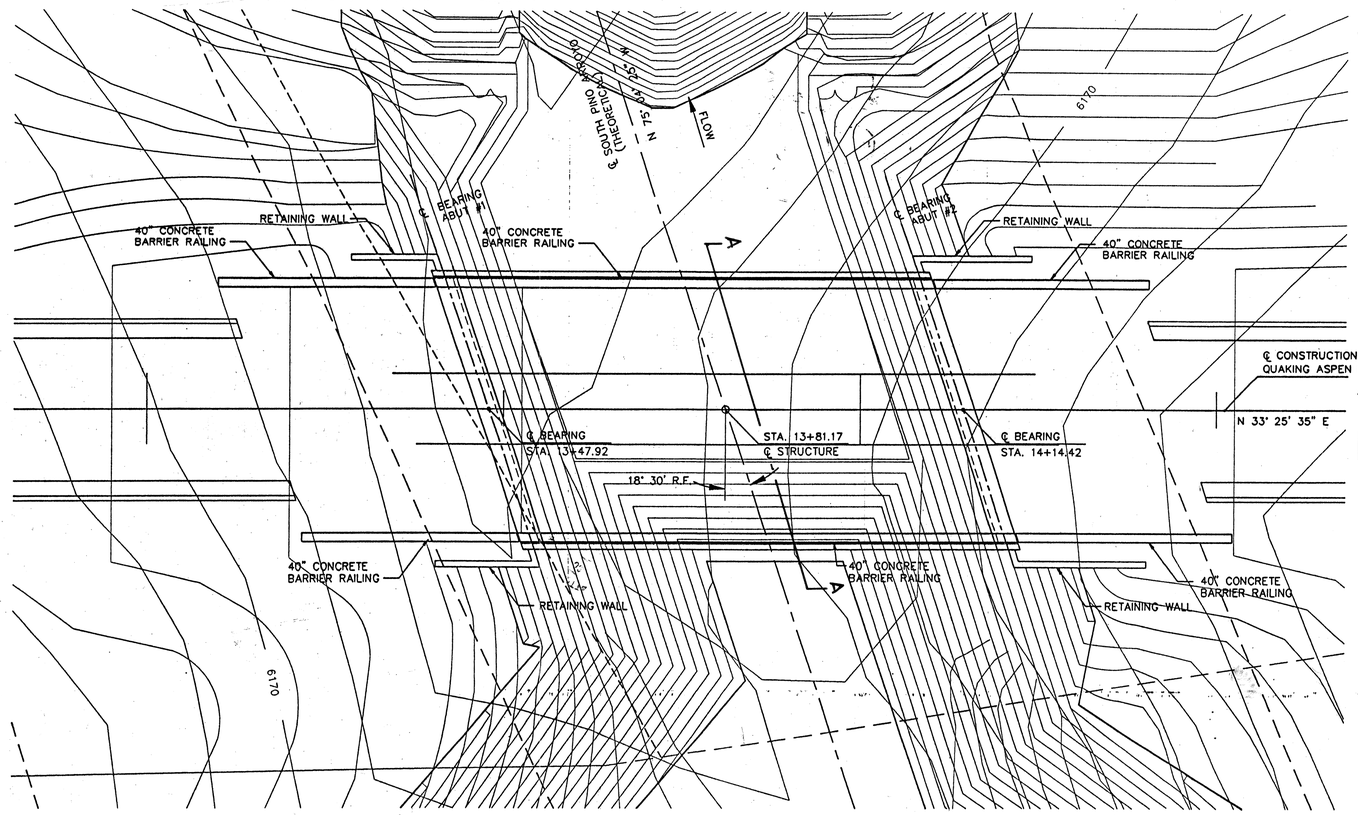
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
571283	E-23	20	21

USERNAME: CDP:[C97416A03.PNP]SWALE.GRF

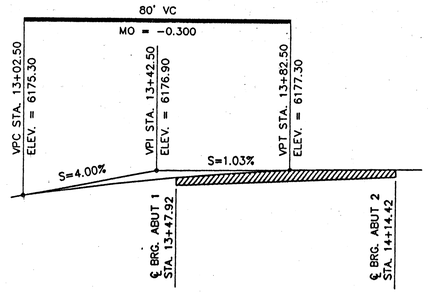
BHI JOB NO. C97416A03

DATE: FEBRUARY, 1998



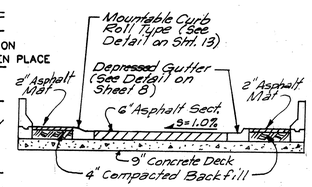
STRUCTURE LOCATION PLAN – QUAKING ASPEN PLACE

SCALE: 1" = 10'-0"



QUAKING ASPEN PLACE PROFILE GRADE @ ℄ CONSTRUCTION

NO SCALE



SECTION A-A

NTS

LIMITS OF 40" BRIDGE BARRIER RAILING

OFFSET	BEGIN	END
A	X+	Y+
B	X+	Y+

NOTES

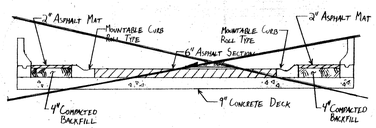
1. CONSTRUCT 40" CONCRETE WALL BARRIER. SEE DETAIL SHEET 26L

EXCAVATION AND BACKFILL NOTES

1. SHALLOW SOILS BELOW THE ABUTMENT FOOTINGS SHALL BE OVEREXCAVATED A MINIMUM OF 3 FEET.
2. THE OVEREXCAVATED AREA TO RECIEVE FILL SHALL BE MOISTURE CONDITIONED TO OPTIMUM MOISTURE CONTENT ± 2% FOR A MINIMUM DEPTH OF 5 FEET AND COMPACTED TO ACHIEVE 95% OF THE ASTM D-1557 MAXIMUM DRY DENSITY WITH A MINIMUM OF 20 PASSES WITH A HEAVY (20 TON MIN.) VIBRATORY ROLLER.
3. ALL BACKFILL SOILS AND STRUCTURAL FILL FOR ROADWAY EMBANKMENT SHALL BE NON-EXPANSIVE, FREE OF VEGATATION AND DEBRIS AND CONTAIN ROCKS NO LARGER THAN 1 1/2" GRADATION SHALL BE ACCORDING TO ASTM D-422 AS FOLLOWS:

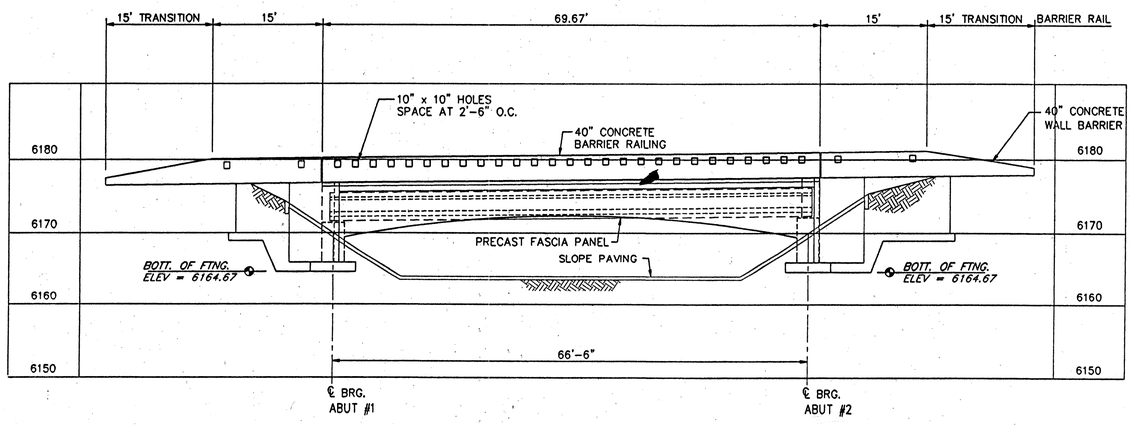
SIEVE SIZE	PERCENT PASSING
3 INCH	0
NO 4	60-100
NO 200	5-50

4. THE OVEREXCAVATION AREA SHALL EXTEND A MINIMUM OF 5 FEET FROM EACH END OF THE FOOTING.



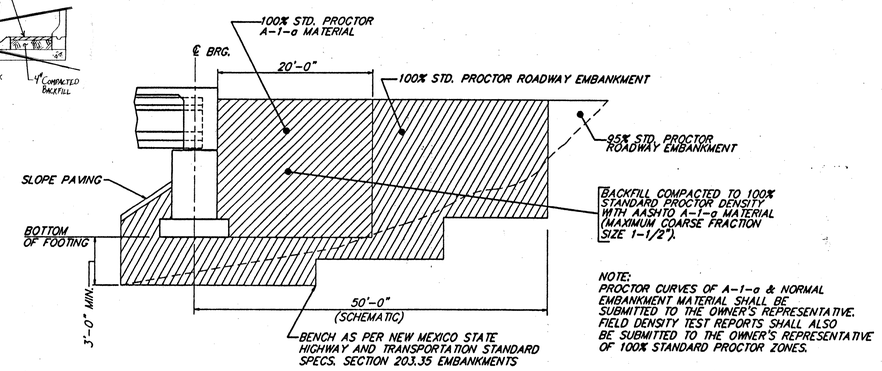
CROSS SECTION A-A

NTS



STRUCTURE ELEVATION

SCALE: 1" = 10'-0" HORIZ. & VERT.



NOTE:
PROCTOR CURVES OF A-1-a & NORMAL EMBANKMENT MATERIAL SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE. FIELD DENSITY TEST REPORTS SHALL ALSO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE OF 100% STANDARD PROCTOR ZONES.

BACKFILL COMPACTION DETAIL

NO SCALE

ESTIMATED QUANTITIES – QUAKING ASPEN PLACE

	ITEM	UNIT	TOTAL
.	40" BRIDGE BARRIER RAILING	LF	X
.	40" CONCRETE WALL BARRIER	LF	X
	6'-0" PRECAST CULVERTS	LF	X
.	PRECAST FACIA PANEL	SF	X
0510.11	STR. CONC. 4000 RPCC, FORM	CY	X
.	.	.	.

FOR INFORMATION ONLY

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech DATE
WORK STAKED BY N.M. Survey Co., Inc. DATE
INSPECTOR'S ACCEPTANCE BY BH DATE 12/98
FIELD VERIFICATION BY N.M.S.C.I. DATE 9-24-98
DRAWINGS CORRECTED BY N.M.S.C.I. DATE 11/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
THE BENCH MARK IS A STANDARD USC&G BRASS TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE LOCATED APPROXIMATELY 35 FEET NORTH AND 489 FEET WEST OF THE INTERSECTION OF TENNYSON STREET AND SAN ANTONIO DRIVE.
PLANE COORDINATES: X=425,465.55 Y=1,513,470.01
GROUND-TO-GRID FACTOR 0.99961970
ELEVATION = 6009.155 FEET

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REVISIONS	BY
1		ADDED CROSSING STRUCTURE	G.E.L.

REMARKS
DESIGN
Designed By: G.E.L. DATE: 2/98
Drawn By: K.C.T. DATE: 2/98
Checked By: DATE:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ~~DESERT HIGHLANDS AT HIGH DESERT~~
~~SOUTH PINO TRIBUTARY STORM DRAIN~~
PLAN & ELEVATION

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
571283	E-23	21	21

SCANNED BY MESA REPRO

BHI-MAIN\97416\STRUCT\ACAD\PLANELEV.DWG
2/24/98

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED. (1)

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

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

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

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

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

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

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION. (2)

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

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

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

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

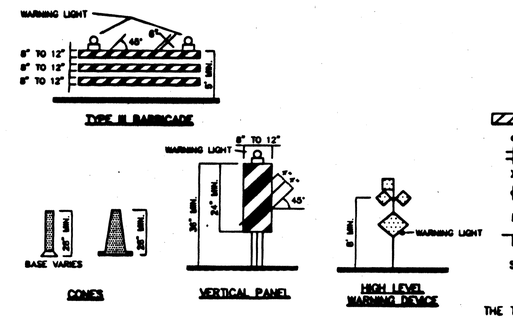
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

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

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. (3)

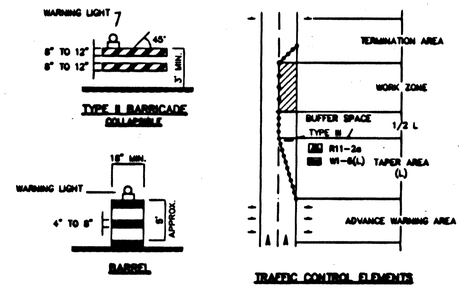
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. (4)



LEGEND

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

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.



TAPER REQUIREMENTS

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

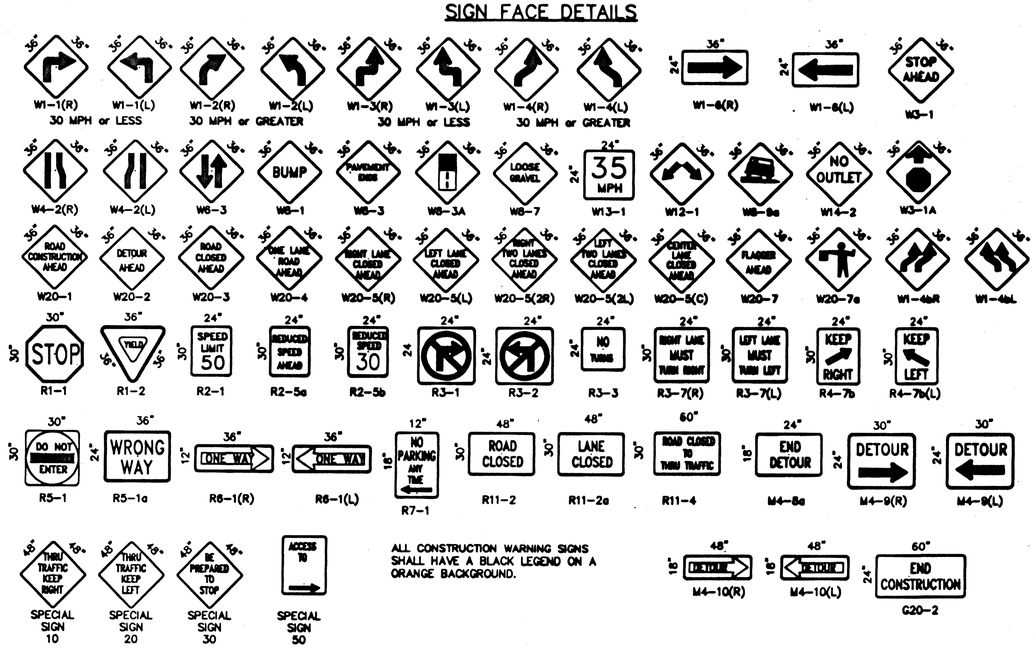
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

SCANNED BY
MESA REPRO

CTSTND1.DWG

AS BUILT INFORMATION — BENCH MARKS — SURVEY INFORMATION — FIELD NOTES — NO. — BY — DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
4	9/25/97	ADD NOTE NO. 27	J.D.L.
3	9/24/97	REVISED NOTE NO. 26	J.D.L.
2	9/24/97	REVISED NOTE NO. 19	J.D.L.
1	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS

DESIGNED BY — DATE
DRAWN BY C.O.A. STANDARDS — DATE
CHECKED BY — DATE

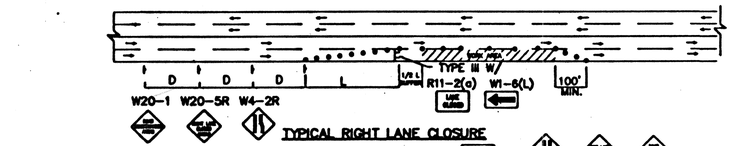
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: DESERT HIGHLANDS AT HIGH DESERT
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

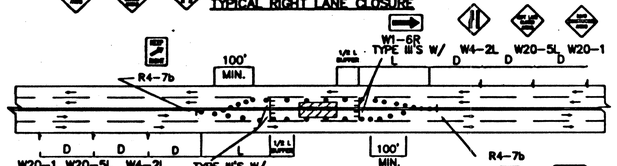
DESIGN REVIEW COMMITEE | CITY ENGINEER APPROVAL | LAST UPDATE | MO./DAY/YR. | MO./DAY/YR.

C O A Standard

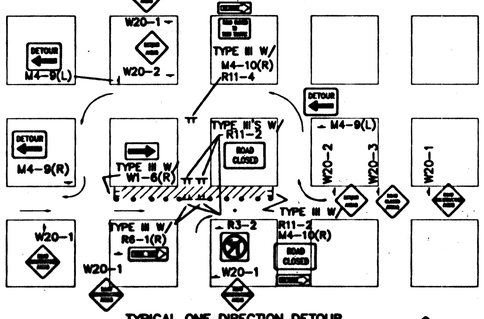
PROJECT NO. 571283 | MAP NO. E-23 | SHEET 21A OF 21



TYPICAL RIGHT LANE CLOSURE

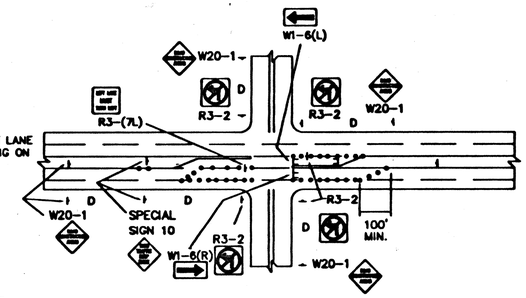


TYPICAL LEFT LANE CLOSURE



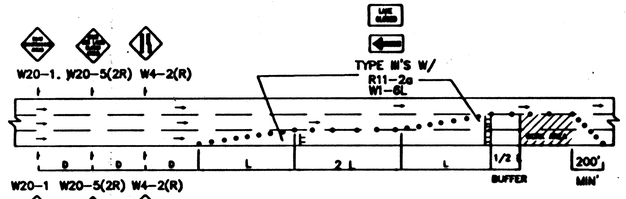
TYPICAL ONE DIRECTION DETOUR

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

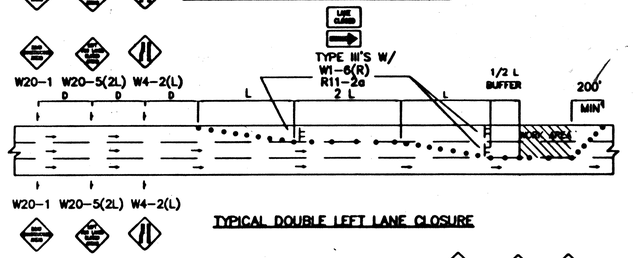


TYPICAL LANE CLOSURE AT INTERSECTION

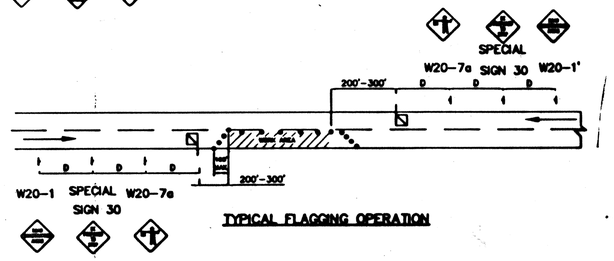
NOTE: DEPENDING ON WORK ZONE LOCATION



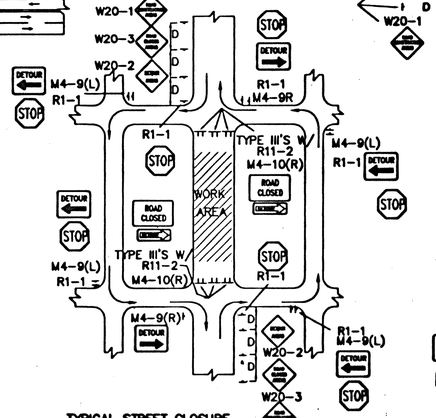
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

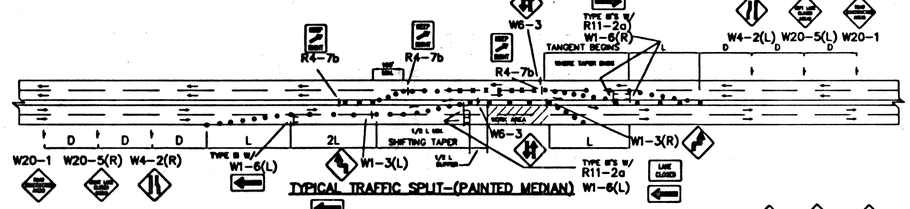


TYPICAL FLAGGING OPERATION

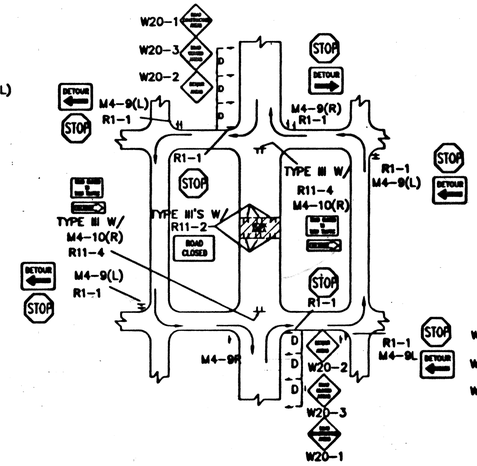


TYPICAL STREET CLOSURE

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

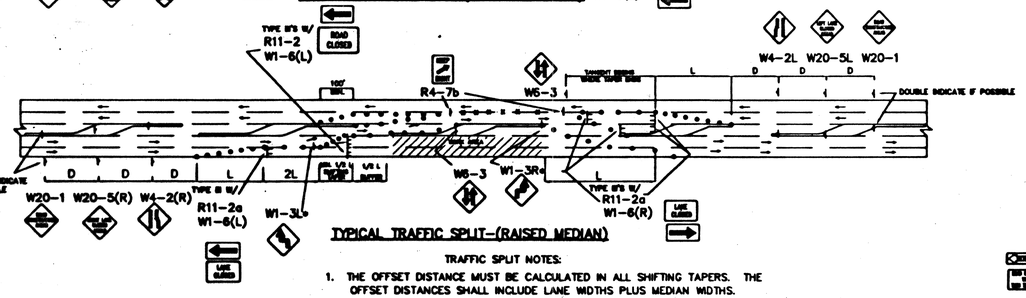


TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL MID-BLOCK CLOSURE

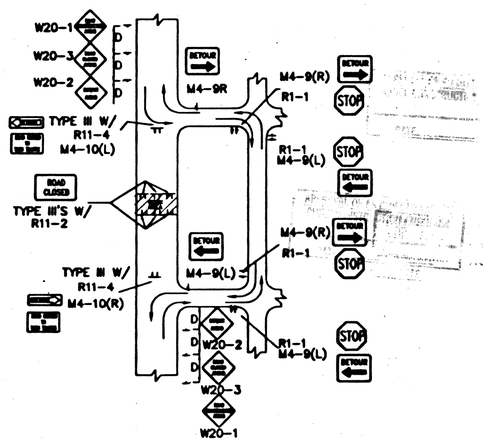
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

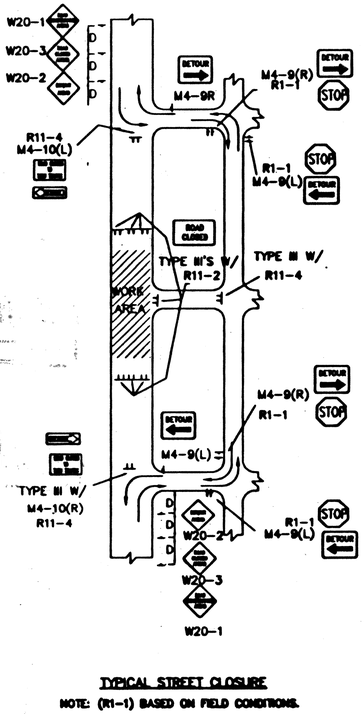
TRAFFIC SPLIT NOTES:

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



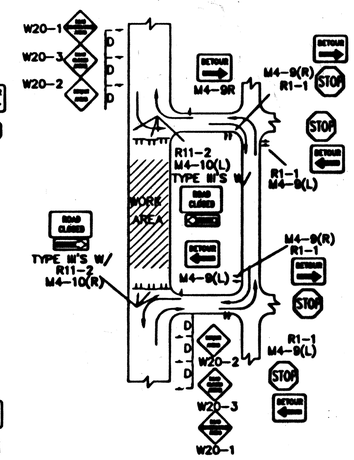
TYPICAL STREET CLOSURE

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



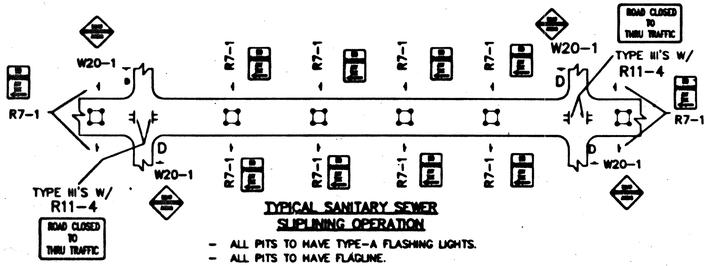
TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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



TYPICAL SANITARY SEWER SUPLINING OPERATION

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

GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. △

SCANNED BY MESA REPRO

AS BUILT INFORMATION
CONTRACTOR Sundance Mech DATE
WORK Nm Survey Co. Inc. DATE
FIELD VERIFY BY BH DATE 7/98
DRAWINGS BY NMSCT DATE 7-24-98
POST PROCESS BY NMSCT DATE 7/98
CHECKED BY NMSCT DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
△	9/24/98	REVISED GENERAL NOTE	J.D.L.

REVISIONS

DESIGN
DESIGNED BY C.O.A. STANDARDS DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: DESERT HIGHLANDS AT HIGH DESERT
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

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

C O A Standard

PROJECT NO. 571283 | MAP NO. E-23 | SHEET 21B OF 21