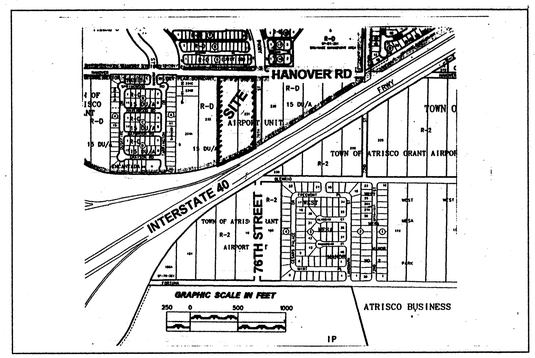
PUBLIC IMPROVEMENT PLANS
FOR THE
TANGLEWOOD SUBDIVISION
TOWN OF ATRISCO GRANT, AIRPORT UNIT
SEPTEMBER, 1997



VICINITY MAP J-10
Scale ; 1"=750'

PREPARED FOR:

ARGUS DEVELOPMENT COMPANY
6400 UPTOWN BLVD., NE SUITE 200-W
ALBUQUERQUE, NEW MEXICO 87110

PREPARED BY:

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

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING AND DRAINAGE PLAN
	PAVING DRAWINGS
4	MASTER PAVING PLAN
5	TANGLEWOOD ROAD, NW
6	TANBARK COURT & BRENDAN COURT, NW
	UTILITY DRAWINGS
7	MASTER UTILITY PLAN
8	TANGLEWOOD ROAD, NW
9	TANGLEWOOD ROAD, NW
10	TANBARK COURT & BRENDAN COURT, NW

GENERAL NOTES

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 AS AMENDED WITH UPDATE NO. 6.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VARIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMANDED WITH UPDATE NO. 6.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAIL CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET AT NO ADDITIONAL COST TO THE OWNER.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER, S/W, PAVEMENT, W.C.PAMPS, ETC. NOT TO BE REMOVED UNDER THE CONTRACT WHICH ARE DAMAGED OR REPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENCE, AND PER CITY STANDARDS.
10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
11. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PLUBLIC RIGHT OF WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
13. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
14. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
15. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
16. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION, PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
17. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
19. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
20. WARNING: EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWEN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVINED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
21. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NEW MEXICO ONE CALL SYSTEM" PROCEDURES, OR OTHERWISE.
22. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
23. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

RECORD DRAWING

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

R.W. Macy
PROTEC Consulting

3/4/98
Date

AS-BUILT

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 6-8-98

DRB CASE NO. 96-544

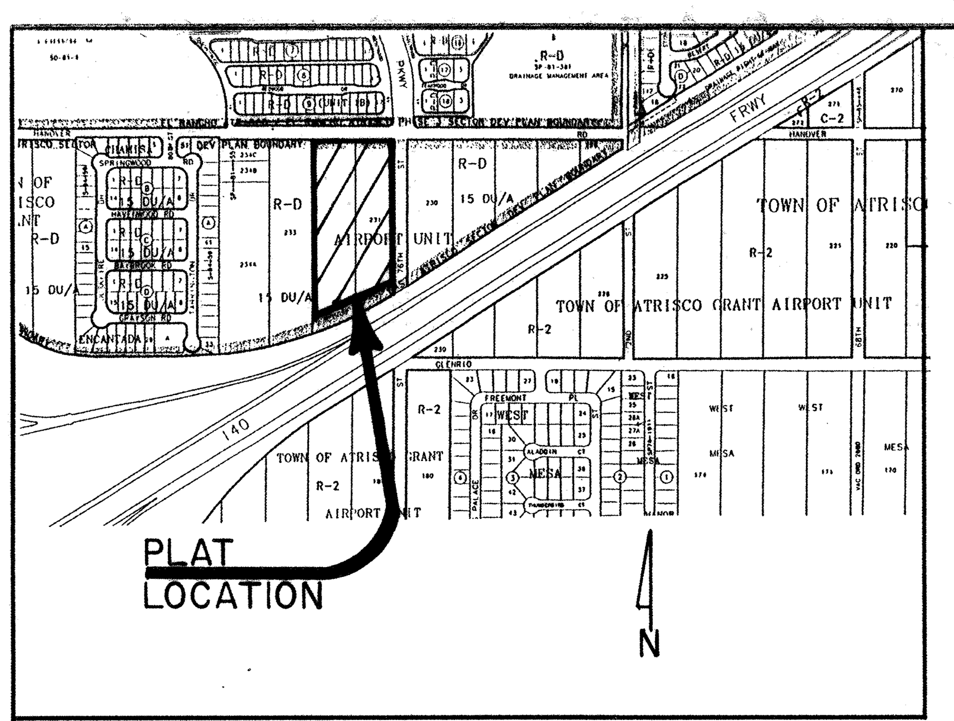
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	* * * * * * * * * *
RAYMOND W. MACY NEW MEXICO 9414 9/3/97 REGISTERED PROFESSIONAL ENGINEER	DRC Chairman	Billy J. Gordon	9-26-97	APPROVED FOR CONSTRUCTION
	Transportation		9-25-97	
	Water/Wastewater	R.W. Kane	9-16-97	
	Hydrology	B.J. Mongan	9/25/97	
	CIP			10/7/97
	Constr. Mngmt.		09/16/97	City Engineer Date

City Project No. 576081

Sheet 1 Of 10

SCANNED BY MESA REPRO



LOCATION MAP 1" = 750' J–10–Z

PURPOSE OF PLAT

1. To dedicate public pedestrian right–of–way & public drainage right–of–way as shown hereon.
2. To grant public utility easements as shown hereon.
3. To create 43 lots as shown hereon.
4. To dedicate street right–of–way as shown hereon.
5. To vacate street right–of–way as shown hereon (V–97–62).
6. To eliminate tract line as shown hereon.

SUBDIVISION DATA

1. Case No.: DRB 96–544, SV–97–37, V–97–62
2. Zone Atlas Index No.: J–10–Z
3. Total Number of Existing Lots: 0
4. Total Number of Existing Tracts: 2
5. Total Number of Lots created: 43
6. Total Number of Tracts created: 0
7. Gross Subdivision Acreage: 7.3691 Ac.
8. Total Mileage of Full Width Streets Created: 0.2360
9. Total Mileage of Half Width Streets Created: 0

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats (and documents) of record entitled:
"TOWN OF ATRISCO GRANT, AIRPORT UNIT", (12–05–44, D–118)
"WARRANTY DEED, AMAFCA PARCEL", (01–03–97, BK. 97–1, PGS. 1997–1998)
"WARRANTY DEED, AMAFCA PARCEL", (10–23–96, BK. 96–28, PGS. 6129–6130)
"ROSEWOOD SUBDIVISION", (04–03–97, 97C–100)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed March, 1997.
6. Utility Council Location System Log No.:97061913350426
7. Title Report: Rio Grande Title Company
Commitment No.: 07–964061–J OP 32 0022 102 6901 (TRACT 231)
Commitment No.: 07–964060–t OP 32 0022 106 1714 (TRACT 232)
8. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
9. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
10. City of Albuquerque water and sanitary sewer service to TANGLEWOOD SUBDIVISION must be verified and coordinated with the Public Works Department, City of Albuquerque.
11. 2400 Sq. Ft. of open useable space shall be provided on each lot.
12. All lot corners shall be set 5/8" rebar with cap marked "ALS LS 7719".

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of TRACTS 231 and 232, TOWN OF ATRISCO GRANT, AIRPORT UNIT, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 together with a portion of VACATED HANOVER ROAD right–of–way (V–97–62) and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the south right–of–way line of Hanover Road N.W. and further being on the west right–of–way line of 76th Street N.W. from whence the Albuquerque Control Survey Monument "6–J10" bears N 89°36'17" E, 1549.28 feet;

THENCE leaving said south right–of–way line S 00°35'26" W, 635.64 feet along said west right–of–way line to the southeast corner, said point being common with the northeast corner of an AMAFCA PARCEL as described in WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 23, 1996 in Bk. 96–28, Pgs. 6129–6130;

THENCE leaving said west right–of–way line S 58°49'04" W, 493.21 feet along a line common with the northerly line of said AMAFCA PARCEL and an AMAFCA PARCEL as described in WARRANTY DEED filed in the office of the County Clerk of Bernalillo County, New Mexico on January 3, 1997 in Bk. 97–1, Pgs. 1997–1998 to the southwest corner, said point being common with the northwest corner of said AMAFCA PARCEL and further being common with the southeast corner of ROSEWOOD SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 3, 1997 in Volume 97C, Folio 100;

THENCE N 00°35'04" E, 895.26 feet along a line common with the east line of said ROSEWOOD SUBDIVISION to the northwest corner, said point being common with the northeast corner of said ROSEWOOD SUBDIVISION and further being on said south right–of–way line of Hanover Road N.W.;

THENCE along said south right–of–way line S 89°25'13" E, 419.40 feet to the point of beginning and containing 7.3691 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services Division for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

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

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

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

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

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

US WEST COMMUNICATION QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: that US WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called " Company" for and in consideration of one Dollar ($1.00) and other good and valuable considerations in hand paid, the reciept whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its assignors under that certain right of way grant, recorded in the office of Bernalillo County Clerk and recorded in Book 112, page 290 on May 17, 1930, AND a Modification of this Easement in Book Misc. 298, page 635, filed for record January 31, 1973, AND Assignment of this Easement in Book Misc. 575, page 928, filed for record December 19, 1977 unto the present owner or owners, as their representative interest may appear therein, in the following described property to wit:

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

It is the intent of this Quitclaim Deed to vacate any portion of the above stated documents which may be located in the remaining portion of TRACTS 231 & 232, Town of Atrisco Grant, Airport Unit as recorded in Volume D, Folio 118 and recorded December 29, 1944.

and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as above stated.

IN WITNESS WHEREOF, The Company has caused these presents to be executed by its duly authorized officer SEPT. 9 1997

US WEST COMMUNICATIONS, INC.
BY [signature]
Manager – Network and Technology Services

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

OFFICIAL SEAL
NORMA G. CARRILLO
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 2-6-99

This instrument was acknowledged before me on SEPTEMBER 9 1997 by
R. OLESEN as the Manager/Network and Technology Services of US WEST COMMUNICATIONS, INC., a Colorado Corporation, on behalf of the corporation.

2-6-99
My Commission Expires

Norma G Carrillo
Notary Public

FREE CONSENT AND DEDICATION

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

Owner: Kaufman & Broad of New Mexico
[signature] 2 Sept 97
Jeff Dorwart, Land Acquisition/Forward Planning Manager DATE

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

This instrument was acknowledged before me on , 1997, by Jeff Dorwart, Land Acquisition/Forward Planning Manager, for Kaufman & Broad of New Mexico.
Mardee McCleskey 5/31/99
Notary Public My Comission Expires

OFFICIAL SEAL
Mardee McCleskey
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/31/99

PLAT FOR TANGLEWOOD SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1997

APPROVED AND ACCEPTED BY:

Subdivision Case No. ______

Planning Director, City of Albuquerque, N.M. Date

City Engineering Div., City of Albuquerque, N.M. Date

Albuquerque Metropolitan Arroyo Flood Control Authority Date

Traffic Div., City of Albuquerque, N.M. Date

Water Utilities Dept., City of Albuquerque, N.M. Date

Design and Development, CIP, City of Albuquerque, N.M. Date

[signature] 0.20.97
City Surveyor, City of Albuquerque, N.M. Date

Property Management, City of Albuquerque, N.M. Date

[signature] 8-22-97
County Treasurer, Bernalillo County, N.M. Date

[signature] 8-22-97
PNM Gas Services Division Date

Norma G Carrillo 9-9-97
PNM Electric Services Division Date

Violet Watson 8/25/97
U.S. West Telecommunications Date

Jones Intercable, Inc. Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

[signature] 07-21-97
Timothy Aldrich, P.S. No. 7719 Date

TIMOTHY ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

Drawn By:	RJA	Date:	06–23–97
Checked By:	TA	Drawing Name:	97013PL1.DWG
Job No.:	97–013	Sheet:	1 of 2

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

PLAT FOR TANGLEWOOD SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 15
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1997

ALL PUBLIC STREET RIGHT–OF–WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	75.22'	58°13'39"	75.00'	41.77'	S29°42'15"W	72.98'
C2	39.27'	89°53'21"	25.00'	25.00'	S45°35'06"W	35.35'
C3	99.59'	58°13'39"	98.00'	54.58'	S29°42'15"W	95.36'
C4	27.91'	16°18'56"	98.00'	14.05'	S08°44'54"W	27.81'
C5	37.67'	22°01'50"	98.00'	19.08'	S27°55'17"W	37.45'
C6	23.18'	13°33'04"	98.00'	11.64'	S45°42'44"W	23.12'
C7	10.83'	06°19'49"	98.00'	5.42'	S55°39'10"W	10.82'
C8	18.50'	42°23'58"	25.00'	9.70'	S37°37'05"W	18.08'
C9	184.86'	264°47'56"	40.00'	----	N31°10'56"W	59.08'
C10	18.63'	26°39'56"	40.00'	9.48'	S29°45'04"W	18.45'
C11	33.16'	47°30'01"	40.00'	17.60'	S66°50'03"W	32.22'
C12	62.84'	90°00'22"	40.00'	40.00'	N44°24'45"W	56.57'
C13	70.25'	100°37'37"	40.00'	48.20'	N50°54'14"E	61.56'
C14	18.50'	42°23'58"	25.00'	9.70'	N80°01'03"E	18.08'
C15	0.96'	02°11'53"	25.00'	0.48'	S79°52'54"E	0.96'
C16	17.54'	40°12'05"	25.00'	9.15'	N78°55'08"E	17.18'
C17	52.85'	58°13'39"	52.00'	28.96'	N29°42'15"E	50.60'
C18	39.27'	90°00'00"	25.00'	25.00'	N44°24'34"W	35.36'
C19	26.84'	61°30'55"	25.00'	14.88'	S59°49'58"W	25.57'
C20	168.61'	241°30'55"	40.00'	----	N30°10'02"W	68.75'
C21	34.53'	49°27'18"	40.00'	18.42'	S53°48'10"W	33.46'
C22	71.25'	102°03'37"	40.00'	49.45'	N50°26'23"W	62.20'
C23	62.83'	90°00'03"	40.00'	40.00'	N45°35'26"E	56.57'
C24	39.27'	90°00'00"	25.00'	25.00'	N45°35'26"E	35.36'
C25	39.27'	90°00'00"	25.00'	25.00'	N44°24'34"W	35.36'
C26	18.50'	42°23'58"	25.00'	9.70'	S69°23'27"W	18.08'
C27	184.86'	264°47'56"	40.00'	----	N00°35'26"E	59.08'
C28	21.15'	30°18'03"	40.00'	10.83'	S63°20'30"W	20.91'
C29	71.28'	102°05'55"	40.00'	49.48'	N50°27'31"W	62.21'
C30	67.22'	96°17'30"	40.00'	44.65'	N48°44'11"E	59.59'
C31	25.21'	36°06'28"	40.00'	13.04'	S65°03'50"E	24.79'
C32	18.50'	42°23'58"	25.00'	9.70'	S68°12'35"E	18.08'
C33	39.27'	90°00'00"	25.00'	25.00'	N45°35'26"E	35.36'
C34	39.27'	90°00'39"	25.00'	25.00'	N44°24'54"W	35.36'
C35	39.26'	89°59'04"	25.00'	24.99'	S44°24'06"E	35.35'

EASEMENTS

① 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

② 10' STREET RIGHT–OF–WAY VACATED BY (V–97–62)

LINE	DIRECTION	DISTANCE
L1	S89°24'34"E	10.00'
L2	S89°24'34"E	10.00'
L3	S89°24'34"E	10.00'

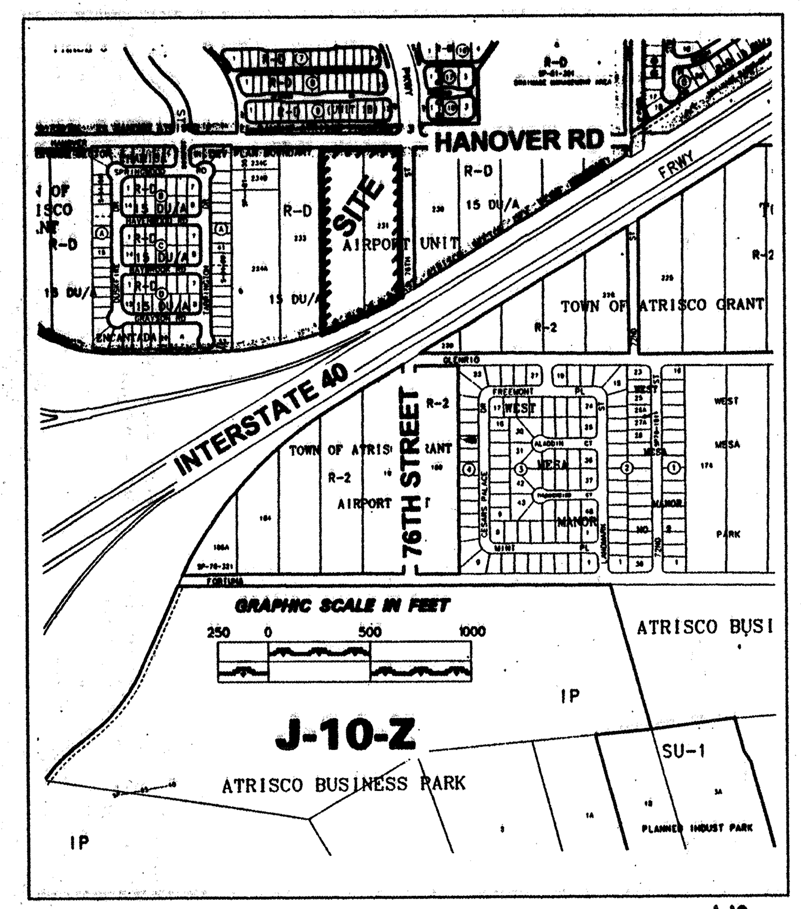
[signature] 07-21-97
TIMOTHY ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

50 0 50 150
Scale 1" = 50 ft

Drawn By:	RJA	Date:	06–23–97
Checked By:	TA	Drawing Name:	97013PL2.DWG
Job No.:	97–013	Sheet:	2 of 2

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

SCANNED BY MESA REPRO

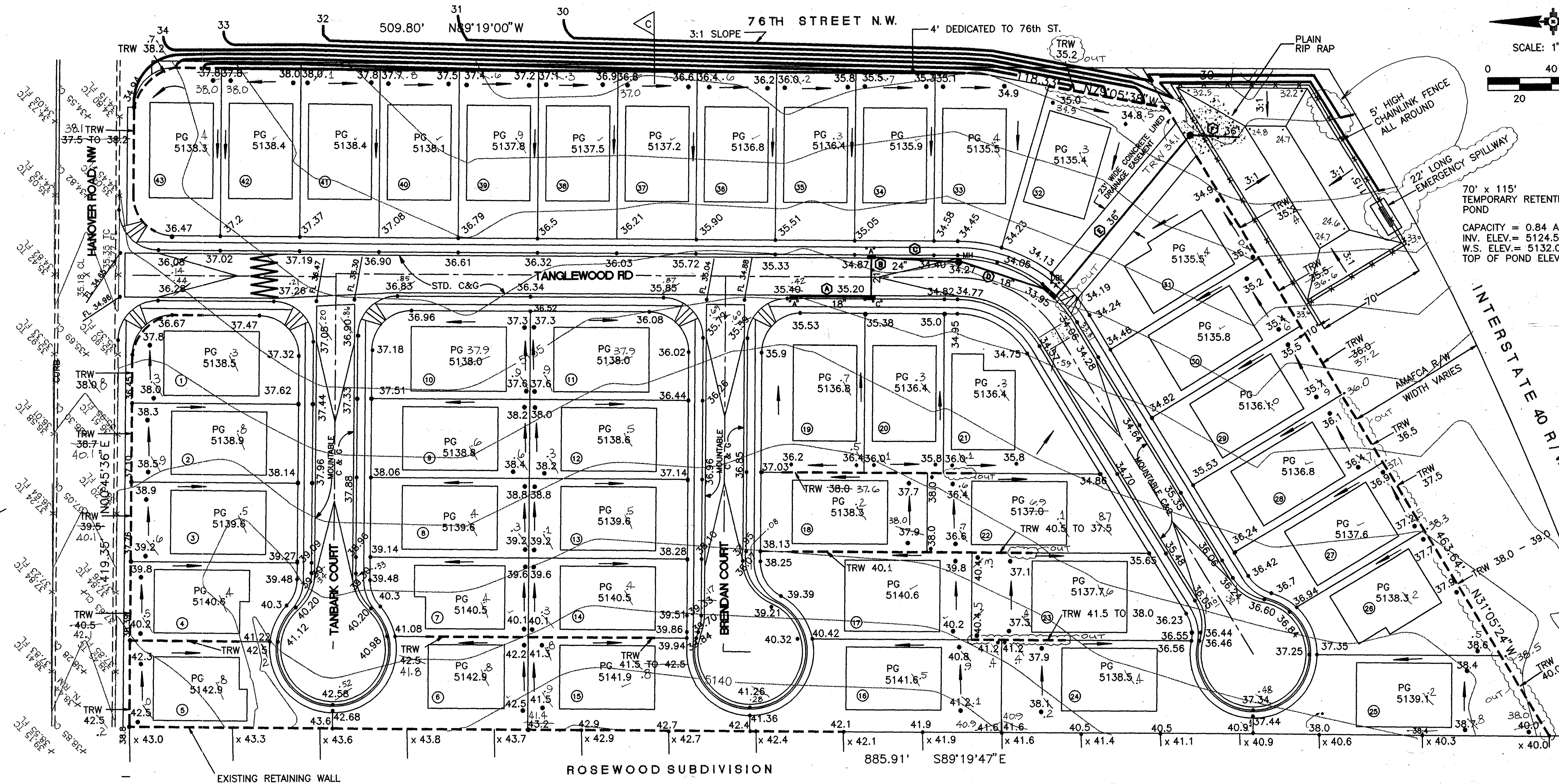


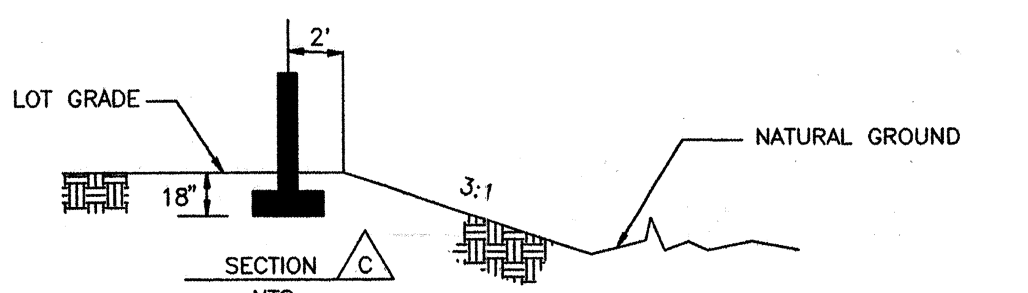
VICINITY MAP

Approximate Scale : 1"=750'

LEGEND

EXISTING CONTOURS	
PROPOSED SPOT ELEVATIONS	• 45.7
TOP OF RETAINING WALL ELEVATION	TRW 46.5
EXISTING SPOT ELEVATIONS	x 50.1
FLOW LINE ELEVATIONS	FL
PAD GRADE	PG
FLOW DIRECTION	
RETAINING WALL	
EXISTING RETAINING WALL	
CHAIN LINE FENCE	
LOT NO.	③
WATER BLOCK	
DOUBLE INLET	
SINGLE INLET	
STORM DRAIN MH	•
STORM PIPE WITH SIZE AND LABEL	Ⓑ 21"

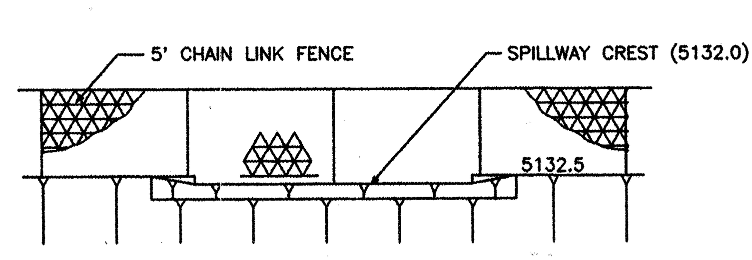




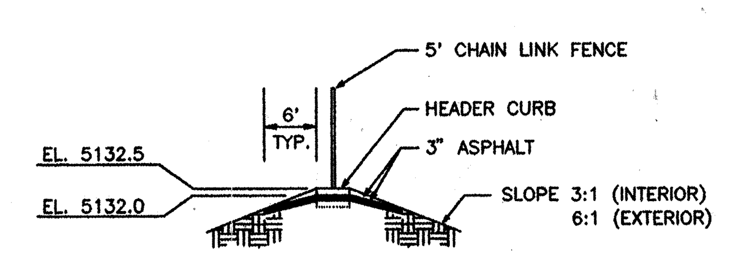
SECTION C
NTS

NOTES

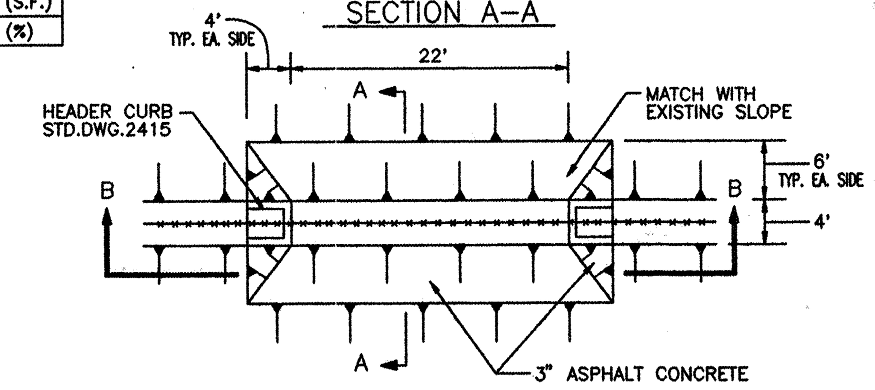
1. THERE IS A WATER BLOCK ON TANGLEWOOD RD APPROXIMATELY 90' SOUTH OF HANOVER ROAD TO PREVENT STREET FLOW IN HANOVER ROAD FROM ENTERING TANGLEWOOD RD.
2. LOCATE HOUSE PADS ON LOTS 6, 15 & 16, NOT LESS THAN 12' FROM THE WEST LOT LINE.
3. SPOT ELEVATIONS ALONG THE CURB LINE ARE TOP OF CURB. FLOW LINE ELEVATIONS ARE 0.33' BELOW TOP OF CURB FOR MOUNTABLE CURB AND 0.67' BELOW TOP OF CURB FOR STANDARD CURB.



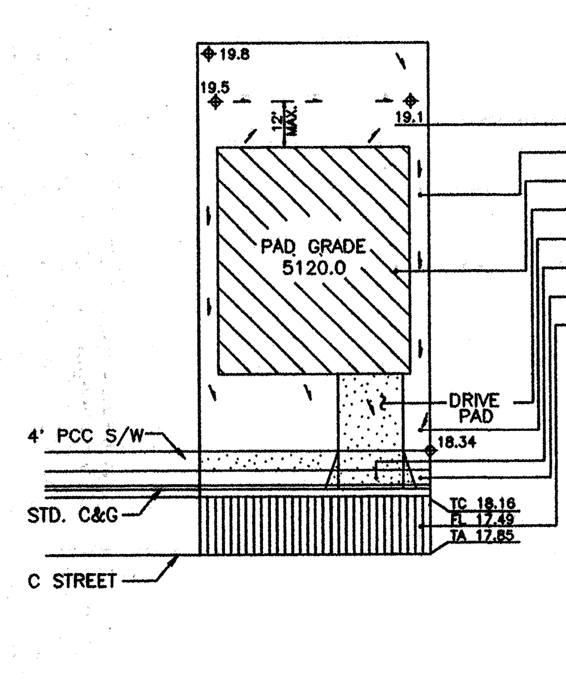
SECTION B–B



SECTION A–A



EMERGENCY SPILLWAY DETAILS
N.T.S.



LAND TREATMENT (AREA S.F.)			
B	C	D	COMMENTS
1610			REAR YARD
300	300		SIDE YARDS
		2,400	HOUSE/GARAGE
		400	DRVWAY & WALK
420	420		FRONT YARD
		370	SDWK & DRPD
	200		COMP. R/W
		1010	PAVING/C&G
2,330	920	4180	TOTAL AREA (S.F.)
31.3	12.4	56.3	TOTAL AREA (%)

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

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND, BEING AND COMPRISING A PORTION OF TRACT 231, AIRPORT UNIT, TOWN OF ATRISCO GRANT, TOGETHER WITH A PORTION OF TRACT 232, AIRPORT UNIT, TOWN OF ATRISCO GRANT, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN A MAP BOOK D, FOLIO 117, LESS AND EXCEPTING THAT PORTION OF SAID TRACTS TAKEN FOR THE RIGHT–OF–WAY OF I–40 AS THE SAME IS SHOWN ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT–OF–WAY MAP I–040–03(28) AND AS SET FORTH IN THAT CERTAIN DECREE ENTERED IN DISTRICT COURT CAUSE NO A–38229 AND RECORDED MARCH 26, 1973 IN BOOK MISC., PAGE 346, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND LESS AND EXCEPTING THAT PORTION CONVEYED TO THE ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY BY THAT CERTAIN DOCUMENT RECORDED IN THE BOOK BCR96–28, PAGE 6129 AS DOCUMENT NUMBER 96–116539, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

ENGINEER

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

(505) 833–0177

SURVEYOR

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87102
(505) 247–4444

ENGINEER'S CERTIFICATION

I, the undersigned, being a Professional Engineer registered in the state of New Mexico, do hereby certify that this drawing was prepared by me, and that the as-built information shown hereon is based on actual field measurements performed by Aldrich Land Surveying and the City of Albuquerque Survey Division. I further certify that the as-built condition of the site meets City of Albuquerque requirements for rough grading tolerances and is in substantial conformance with the Grading and Drainage Plan prepared by PROTEC Consulting and approved by the City of Albuquerque Public Works Department, Hydrology Division on August 26, 1997.

R.W. Macy (signature) — Raymond W. Macy, PE (NMPE #6414) — Date 3/4/98

BENCHMARK

8–J10 AN N.M.S.H.C. BRASS CAP STAMPED "HWY.R.W. STA. 1206+46.93, 8–J10" SET IN CONCRETE POST FLUSH WITH THE GROUND. ELEVATION 5130.013.

TBM

SOUTH SIDE OF POWER POLE AT THE SOUTHEAST CORNER OF HANOVER ROAD AND 76TH STREET, NW. ELEVATION 5135.31

ZONING

R–D (15 DU/AC MAX.)

PROPOSED

43 SINGLE FAMILY RESIDENTIAL LOTS.

AREA

7.2749 ACRES MORE OR LESS (316,894.64 SQUARE FEET, MORE OR LESS)

FLOOD HAZARD

THE PROPOSED SITE (TRACT 231 AND 232, AIRPORT UNIT, TOWN OF ATRISCO GRANT) IS LOCATED WITHIN THE FLOOD HAZARD ZONE C (AREA OF MINIMAL FLOODING) AS DESIGNATED ON THE FEDRAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY–PANEL NO. 350002 0027C (OCTOBER 14, 1983)

LOCATION AND DESCRIPTION

THE PROPOSED 7.2749 ACRE SITE IS UNDEVELOPED AND MOSTLY UNDISTRUBED AT THE WRITING OF THIS DRAINAGE REPORT. EXISTING GROUND COVER ACROSS THE SITE IS COMPRISED OF SAGE BRUSH AND VARIOUS NATIVE GRASSES. THE PROPOSED SITE IS BOUNDED ON THE NORTH BY HANOVER ROAD, NW, ON THE SOUTH BY INTERSTATE 40, ON THE WEST BY THE ROSEWOOD SUBDIVISION, AND ON THE EAST BY 76TH STREET RIGHT–OF–WAY, WHICH IS PRESENTLY UNDEVELOPED.

EXISTING CONDITIONS

HANOVER ROAD, NW INTERCEPTS OFFSITE FLOWS ORIGINATING FROM NORTH OF THE PROPOSED TANGLEWOOD SUBDIVISION AND DIVERTS THEM EASTWARD TO THE LAURELWOOD PARK DRAINAGE MANAGEMENT AREA AT THE NORTHWEST CORNER OF HANOVER ROAD, NW AND 72ND STREET, NW. THE ROSEWOOD SUBDIVISION IS IMMEDIATELY WEST OF THE PROPOSED SITE AND UPON ITS COMPLETION WILL INTERCEPT ALL OVERLAND RUNOFF THAT PREVIOUSLY DRAINED ONTO THE PROPOSED TANGLEWOOD SUBDIVISION. PRESENTLY, RUNOFF ORIGINATING ON THE PROPOSED TANGLEWOOD SUBDIVISION DRAINS EASTWARD PRIMARILY AS SHEET FLOW WITH A GRADIENT OF APPROXIMATELY 2%. THE RUNOFF ENTERS THE NORTH EDGE OF THE I–40 RIGHT–OF–WAY AND DRAINS TO A 24–INCH DIAMETER CMP UNDER I–40 AT THE SOUTH END OF TRACT 227. APPROXIMATELY 1500' FARTHER EAST, A DOUBLE 5' X 3' CONCRETE BOX CULVERT UNDER THE INTERSTATE COLLECTS ANY RUNOFF THAT ESCAPES THE 24–INCH CULVERT.

PROPOSED IMPROVEMENTS

EXCEPT FOR A SMALL AREA AT THE ENTRANCE TO THE SITE AT HANOVER ROAD, THE DEVELOPED RUNOFF WILL BE COLLECTED FROM EACH LOT AND DRAINED TO THE INTERIOR STREETS. THE INTERIOR RUNOFF WILL DRAIN VIA THE PROPOSED STREETS TO A LOW POINT IN TANGLEWOOD ROAD NEAR WHERE IT CURVES TO THE SOUTHWEST. FROM HERE THE RUNOFF WILL BE COLLECTED IN A STORM DRAIN PIPE SYSTEM WITH A CAPACITY TO CARRY RUNOFF FROM TWO TIMES THE 100 YEAR AMOUNT AND BE DIRECTED INTO A TEMPORARY RETENTION BASIN AT THE SOUTH END OF THE SUBDIVISION WITHIN THE ADJACENT AMAFCA RIGHT–OF–WAY. THE TEMPORARY RETENTION POND WILL BE EQUIPPED WITH A 22' LONG EMERGENCY SPILLWAY CAPABLE OF DISCHARGING A FLOW RATE EQUAL TO THE 100–YEAR, 6–HOUR RUNOFF FROM THE TANGLEWOOD SUBDIVISION INTO THE I–40 RIGHT–OF–WAY. WHEN THE WEST BLUFF OUTFALL CHANNEL IS CONSTRUCTED, THE TEMPORARY RETENTION POND WILL BE REMOVED. THE 36–INCH STORM PIPE WILL BE EXTENDED AND CONNECTED TO THE NORTH SIDE OF THE CHANNEL, AND SO WILL THE 23' WIDE CONCRETE LINED SURFACE DRAINAGE EASEMENT THAT ALSO SERVES AS A PEDESTRIAN ACCESS TO THE FUTURE TRAIL SYSTEM PLANNED AT THE NORTH EDGE OF THE CHANNEL.

EROSION CONTROL MEASURES: THE CONTRACTOR SHALL PREVENT SOIL EROSION FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. CONSTRUCTION OF TEMPORARY BERMS OR EROSION FENCING AT PROPERTY LINES AND WETTING THE SOIL MAY BE REQUIRED TO PREVENT SOIL EROSION DUE TO WIND OR WATER RUNOFF.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN PUBLIC RIGHT-OF-WAY TO PREVENT IT FROM BEING WASHED DOWN THE STREET.

THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO STARTING CONSTRUCTION.

(signature) — APPROVED FOR ROUGH GRADING — DATE 8/27/97

(signature) — AMAFCA APPROVAL — DATE 9/3/97

AS-BUILT

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO–FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

8–J10 AN N.M.S.H.C. BRASS CAP STAMPED "HWY.R.W. STA. 1206+46.93, 8–J10" SET IN CONCRETE POST FLUSH WITH THE GROUND ELEVATION 5130.013.

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

RAYMOND W. MACY — NEW MEXICO — 6414 — REGISTERED PROFESSIONAL ENGINEER — 3/10/97

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

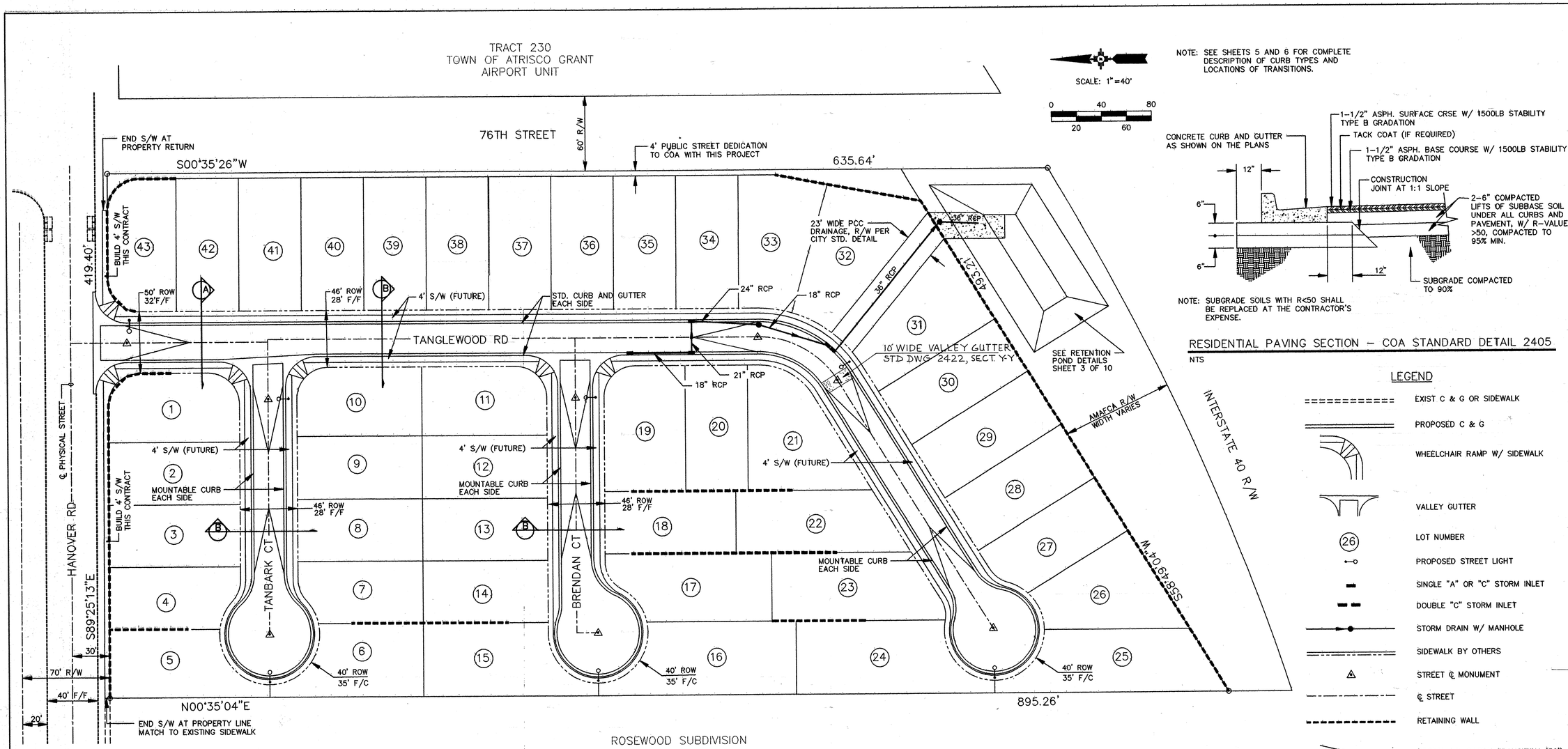
TITLE: TANGLEWOOD SUBDIVISION
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Approval Granted @ DRB			

Last Design Update

City Project No.	Zone Map No.	Sheet	of
576081	J–10	3	10

SCANNED BY MESA REPRO



SCALE: 1"=40'

0 40 80
20 60

NOTE: SEE SHEETS 5 AND 6 FOR COMPLETE DESCRIPTION OF CURB TYPES AND LOCATIONS OF TRANSITIONS.

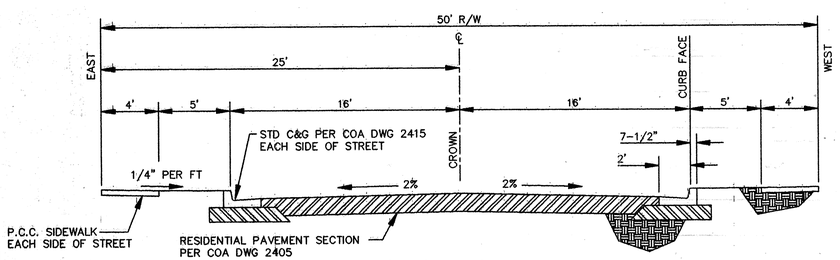
NOTE: SUBGRADE SOILS WITH R<50 SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

RESIDENTIAL PAVING SECTION – COA STANDARD DETAIL 2405

NTS

LEGEND

- EXIST C & G OR SIDEWALK
- PROPOSED C & G
- WHEELCHAIR RAMP W/ SIDEWALK
- VALLEY GUTTER
- (26) LOT NUMBER
- PROPOSED STREET LIGHT
- SINGLE "A" OR "C" STORM INLET
- DOUBLE "C" STORM INLET
- STORM DRAIN W/ MANHOLE
- SIDEWALK BY OTHERS
- STREET ℄ MONUMENT
- ℄ STREET
- RETAINING WALL
- CROWN-NO-CROWN TRANSITION (50')

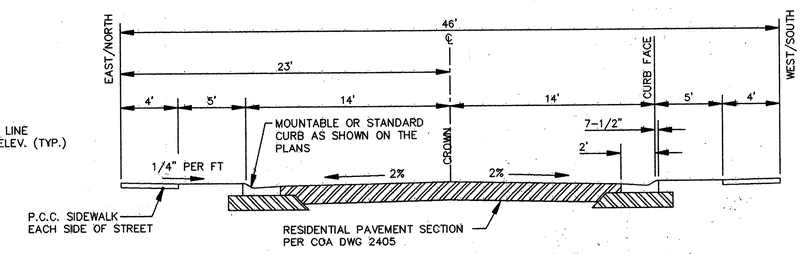


FINISH GRADE AT PROPERTY LINE TO BE 0.18 FT ABOVE T.C. ELEV. (TYP.)

RESIDENTIAL STREET SECTION

SECTION A TYPICAL 50' R.O.W. – TANGLEWOOD RD

NTS



FINISH GRADE AT PROPERTY LINE TO BE 0.18 FT ABOVE T.C. ELEV. (TYP.)

RESIDENTIAL STREET SECTION

SECTION B TYPICAL 46' R.O.W. – TANGLEWOOD RD, TANBARK CT, & BRENDAN CT

NTS

NOTE: SIDEWALK CONSTRUCTION IS NOT PART OF THIS CONTRACT EXCEPT ALONG THE SOUTH SIDE OF HANOVER ROAD.

AS-BUILT

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

ALBERT W. MARCY 6614 REGISTERED PROFESSIONAL ENGINEER 9/29/97

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	RM	DATE 06/01/97
DRAWN BY	TIERRA CAD SERVICES	DATE 08/29/97
CHECKED BY	RM	DATE

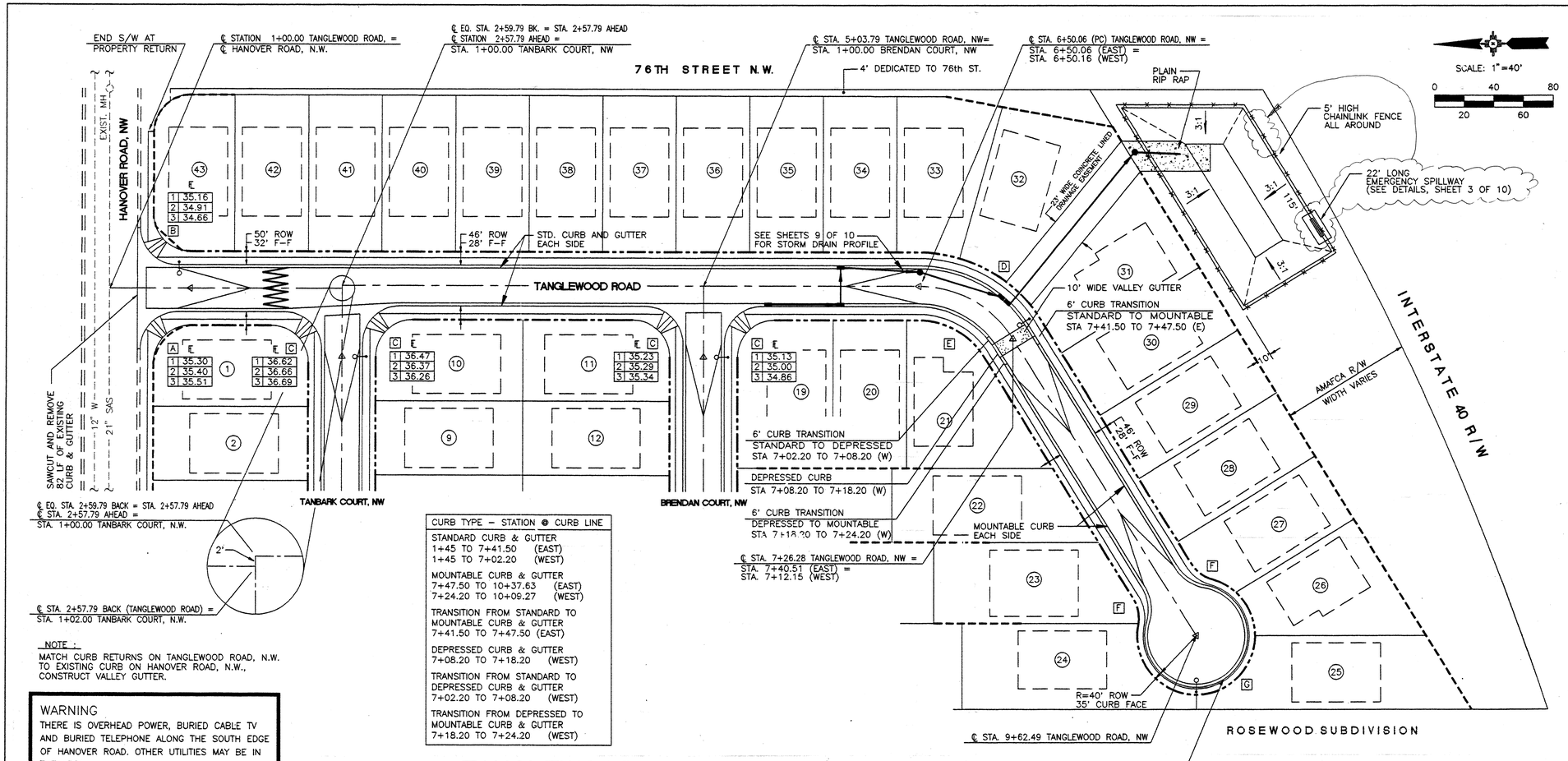
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TANGLEWOOD SUBDIVISION
MASTER PAVING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED SEP 26 1997 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	of
576081	J-10	4	10

SCANNED BY MESA REPRO



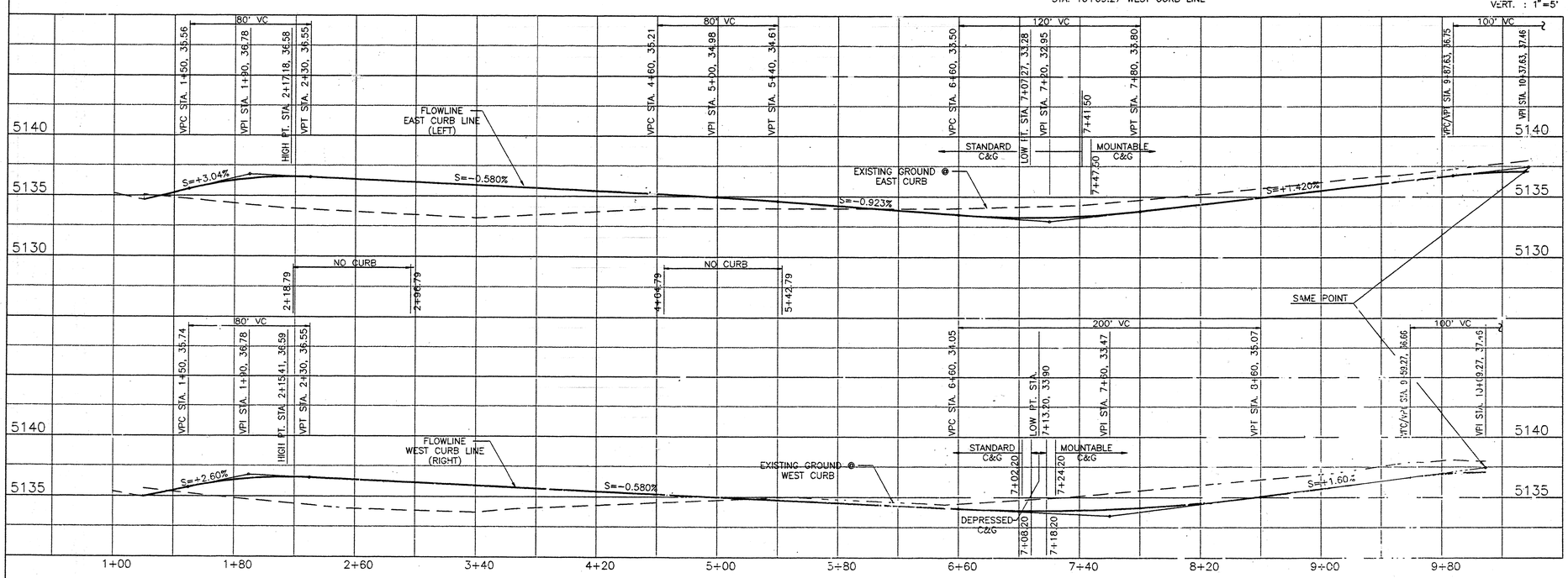
NOTE :
MATCH CURB RETURNS ON TANGLEWOOD ROAD, N.W. TO EXISTING CURB ON HANOVER ROAD, N.W., CONSTRUCT VALLEY GUTTER.

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

CURB TYPE – STATION @ CURB LINE
STANDARD CURB & GUTTER 1+45 TO 7+41.50 (EAST) 1+45 TO 7+02.20 (WEST)
MOUNTABLE CURB & GUTTER 7+47.50 TO 10+37.63 (EAST) 7+24.20 TO 10+09.27 (WEST)
TRANSITION FROM STANDARD TO MOUNTABLE CURB & GUTTER 7+41.50 TO 7+47.50 (EAST)
DEPRESSED CURB & GUTTER 7+08.20 TO 7+18.20 (WEST)
TRANSITION FROM STANDARD TO DEPRESSED CURB & GUTTER 7+02.20 TO 7+08.20 (WEST)
TRANSITION FROM DEPRESSED TO MOUNTABLE CURB & GUTTER 7+18.20 TO 7+24.20 (WEST)

TANGLEWOOD ROAD, NW

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



1. CONSTRUCT WHEELCHAIR RAMPS PER COA STD. DWG #2441, CASE II
2. CONSTRUCT STANDARD, MOUNTABLE OR DEPRESSED CURB & GUTTER AS INDICATED PER COA STD. DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD. DWG #2420.
4. 50' MINIMUM TRANSITION LENGTH FROM CROWN TO NO-CROWN.
5. ALL C&G PROFILE STATIONING AND GRADES ARE TAKEN ALONG FACE OF CURB.
6. CONSTRUCT WALL AT NE CORNER OF LOT 1 AND NW CORNER OF LOT 43 TO PROVIDE CLEAR SITE TRIANGLE PER DPM, SECTION 23.3, PARAGRAPH D.5a, CONDITION 2.

FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	90°00'39"	25.00'	39.27'
B	89°59'21"	25.00'	39.27'
C	90°00'00"	25.00'	39.27'
D	58°13'39"	89.00'	90.45'
E	58°13'39"	61.00'	61.99'
F	47°23'47"	30.00'	24.82'
G	274°47'34"	35.00'	167.86'
H	65°27'23"	30.00'	34.27'
I	265°39'42"	35.00'	162.28'
J	20°12'19"	30.00'	10.58'

AS-BUILT

LEGEND
- EXISTING CURB & GUTTER OR SIDEWALK
- PROPOSED CURB & GUTTER
- WHEEL CHAIR RAMP & ADJACENT SIDEWALK
- VALLEY GUTTER
- LOT NUMBER
- PROPOSED STREET LIGHT
- SIDEWALK BY OTHERS
- STREET ℄ MONUMENT
- ℄ STREET
- RETAINING WALL
- STORM INLET
- STORM DRAIN W/MANHOLE
- WATER BLOCK
- CROWN-NO-CROWN TRANSITION (50')

AS BUILT INFORMATION
CONTRACTOR / DATE
STAKED BY / DATE
INSPECTOR ACCEPTANCE / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS
ASC MONUMENT "8-J10" LOCATED NORTH OF I-40
RIGHT-OF-WAY AT 76th STREET, N.W.
ELEVATION 5130.013

SURVEY INFORMATION
FIELD NOTES
NO. / BY / DATE

ENGINEER'S SEAL
RICHARD W. MACK
NEW MEXICO
6811
REGISTERED PROFESSIONAL ENGINEER
9/25/97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RM DATE 06/..97
DRAWN BY TIERRA CAD SERVICES DATE 08/..97
CHECKED BY DATE

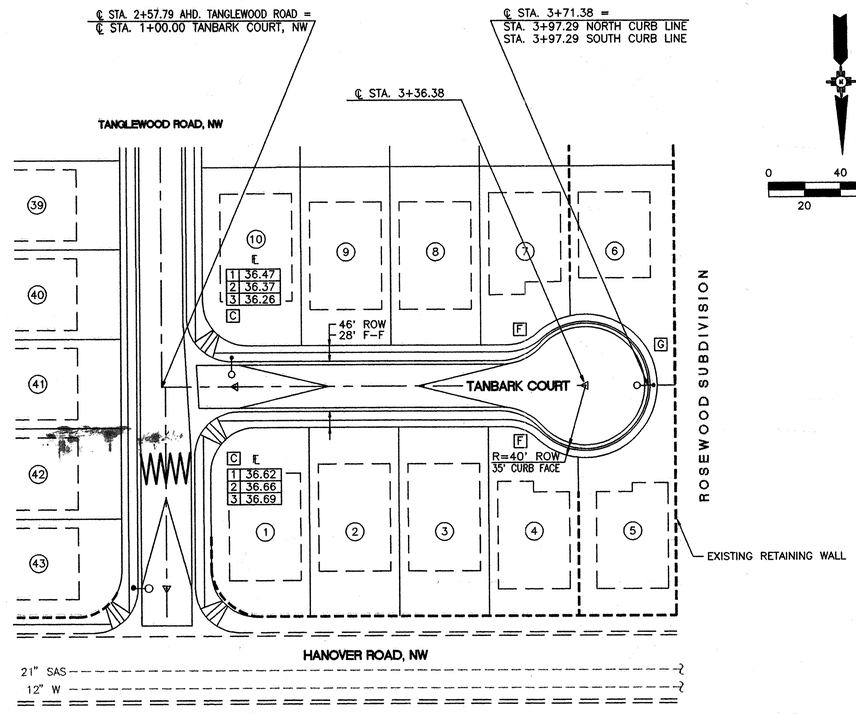
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

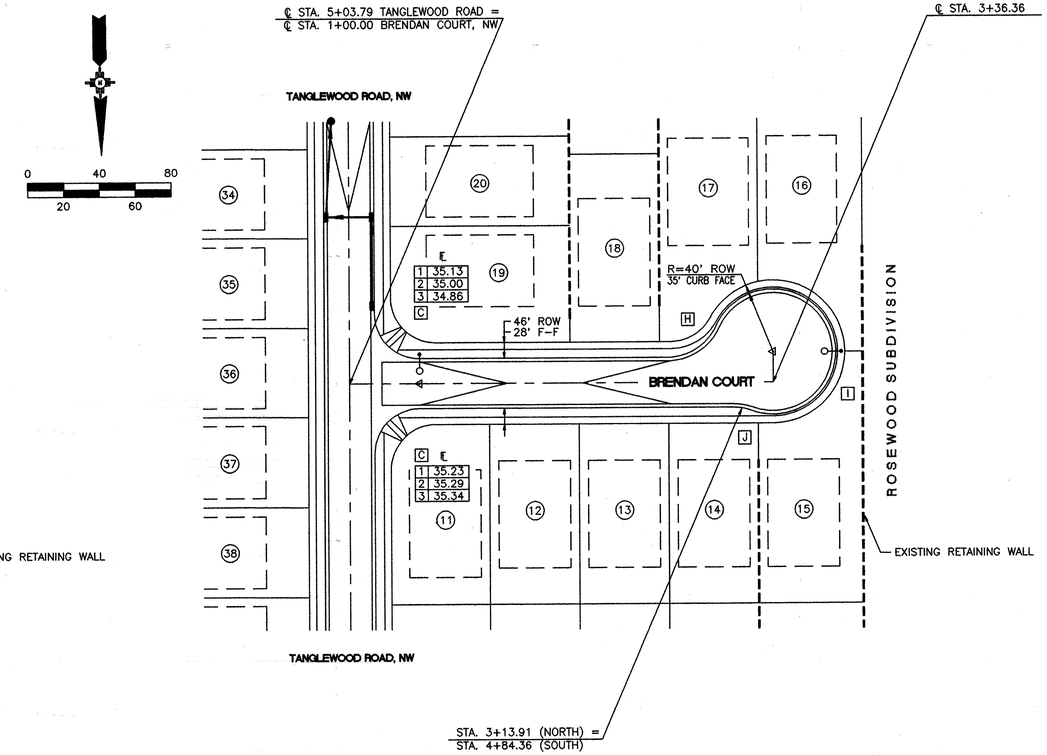
TITLE: TANGLEWOOD SUBDIVISION
TANGLEWOOD ROAD, NW - PAVING

Design Review Committee / City Engineer Approval
APPROVED SEP 26 1997 DESIGN REVIEW COMMITTEE
Mo./Day/Yr. Mo./Day/Yr.

City Project No. 576081 | Zone Map No. J-10 | Sheet 5 of 10

SCANNED BY MESA REPRO





1. CONSTRUCT WHEELCHAIR RAMPS PER COA STD. DWG #2441, CASE II
2. CONSTRUCT STANDARD OR MOUNTABLE CURB & GUTTER AS INDICATED PER COA STD. DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD. DWG #2420.
4. 50' MINIMUM TRANSITION LENGTH FROM CROWN TO NO-CROWN.
5. ALL C&G PROFILE STATIONING AND GRADES ARE TAKEN ALONG FACE OF CURB.
6. ALL C&G ON TANBARK COURT AND BRENDAN COURT TO BE MOUNTABLE TYPE.

FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	90°00'39"	25.00'	39.27'
B	89°59'21"	25.00'	39.27'
C	90°00'00"	25.00'	39.27'
D	58°13'39"	89.00'	90.45'
E	58°13'39"	61.00'	61.99'
F	47°23'47"	30.00'	24.82'
G	274°47'34"	35.00'	167.86'
H	65°27'23"	30.00'	34.27'
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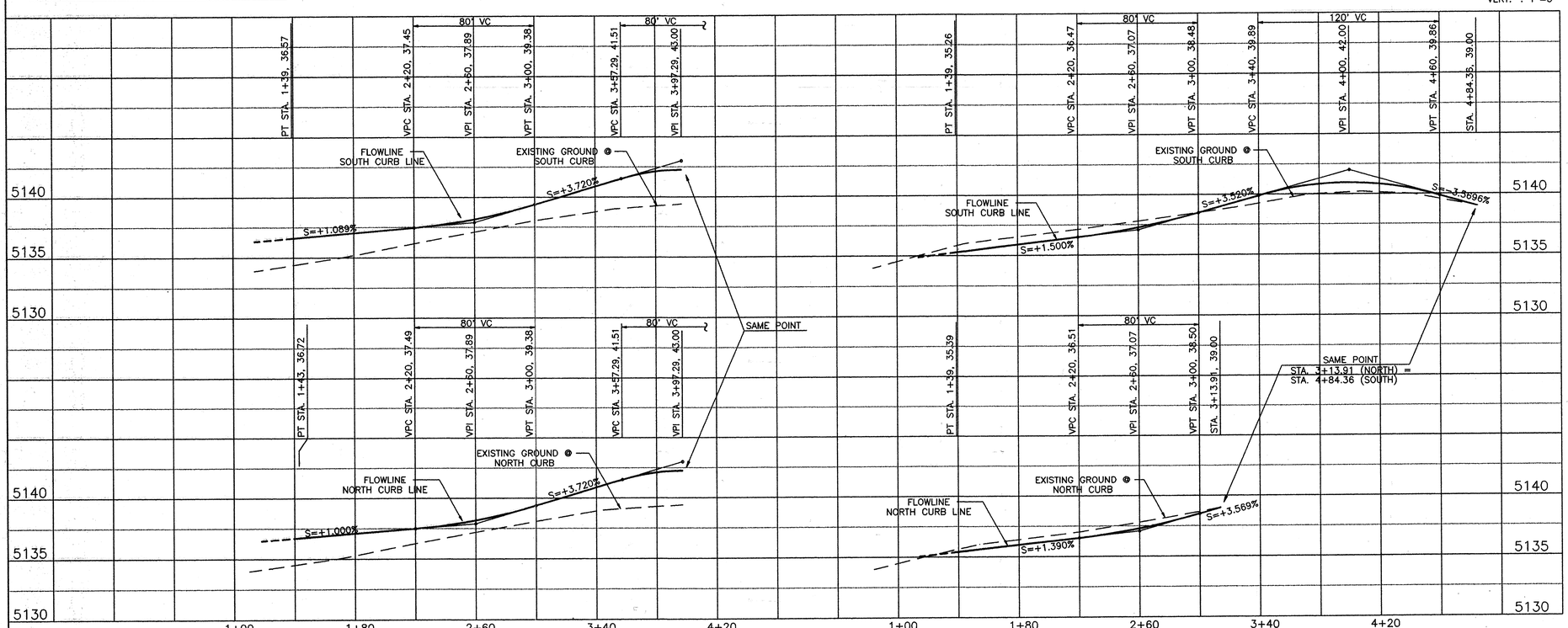
WARNING
THERE IS OVERHEAD POWER, BURIED CABLE TV AND BURIED TELEPHONE ALONG THE SOUTH EDGE OF HANOVER ROAD. OTHER UTILITIES MAY BE IN THE AREA.

TANBARK COURT, NW



BRENDAN COURT, NW

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

AS-BUILT

LEGEND

- EXISTING CURB & GUTTER OR SIDEWALK
- PROPOSED CURB & GUTTER
- WHEEL CHAIR RAMP & ADJACENT SIDEWALK
- VALLEY GUTTER
- LOT NUMBER
- PROPOSED STREET LIGHT
- SIDEWALK BY OTHERS
- STREET ℄ MONUMENT
- ℄ STREET
- RETAINING WALL
- STORM INLET
- STORM DRAIN W/MANHOLE
- WATER BLOCK
- CROWN-NO-CROWN TRANSITION (50')

AS BUILT INFORMATION
CONTRACTOR STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ASC MONUMENT "8-J10" LOCATED NORTH OF I-40
RIGHT-OF-WAY AT 76th STREET, N.W.
ELEVATION 5130.013

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
DENNIS W. MAES
NEW MEXICO
9414
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY RM DATE 06/01/97
DRAWN BY TIERRA CAD SERVICES DATE 08/29/97
CHECKED BY DATE

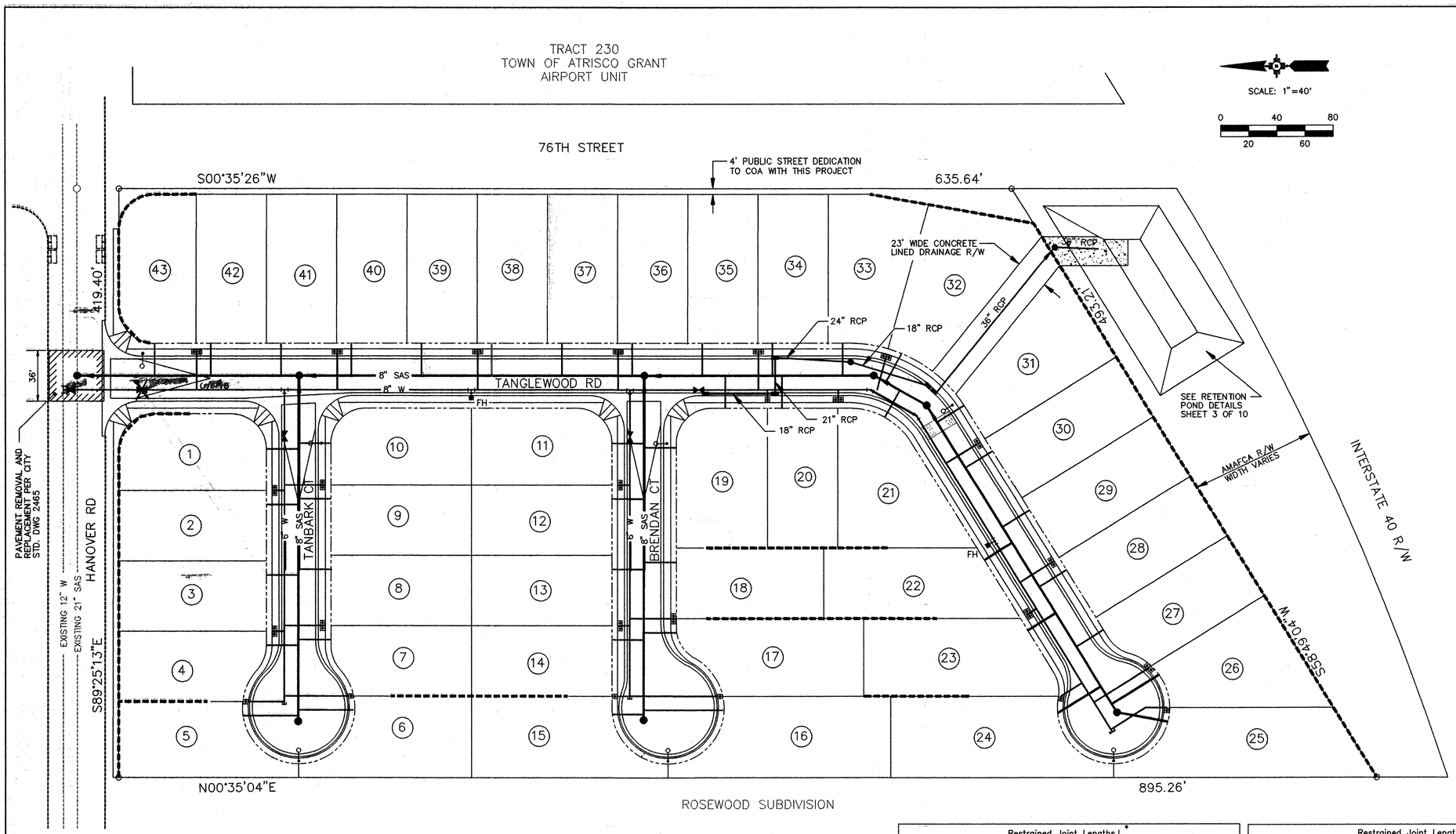
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TANGLEWOOD SUBDIVISION
TANBARK COURT & BRENDAN COURT - PAVING

Design Review Committee — APPROVED SEP 28 1997 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

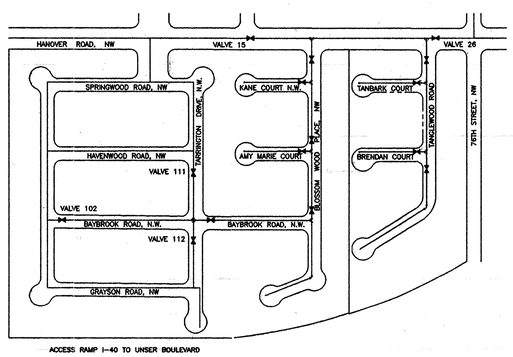
City Project No. 576081 | Zone Map No. J-10 | Sheet 6 of 10

SCANNED BY MICSA 1994



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE w/TYPE 'A' VALVE BOX
- FIRE HYDRANT
- MANHOLE & FLOW DIRECTION
- WATER LINE w/FITTING
- RETAINING WALL
- STORM INLET
- STORM DRAIN W/MANHOLE



WATER SHUT-OFF PLAN

CLOSE MAIN LINE VALVE NOS. 15 & 26 IN HANOVER ROAD, NW AND THE 8-INCH VALVE IN BLOSSOM WOOD PLACE, NW JUST SOUTH OF HANOVER ROAD, NW BEFORE CONNECTING THE 8-INCH WATERLINE IN TANGLEWOOD PLACE, NW TO THE EXISTING 12-INCH WATERLINE IN HANOVER ROAD.

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

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

Restrained Joint Lengths,L,* for Horizontal Bends and Valves. (ft.)

SIZE	HORIZ. BENDS 90°	45°	22.5°	11.25°	VALVES
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

Restrained Joint Lengths,L,* for Reducers, (ft.)
Minimum, unobstructed, straight-run length: Restrain either large pipe, or small pipe.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

Restrained Joint Lengths,L,* for TEES, (ft.)
All Joints at the Tee must be restrained.

SIZE	MINIMUM RUN LENGTH Run	Branch	MINIMUM BRANCH LENGTH Run	Branch
12x12x12	15	17	18	3
12x12x10	10	18	13	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
12x12x4	1	19	2	6
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1
10x10x4	2	4	3	1
8x8x8	9	20	13	3
8x8x6	5	17	7	5
8x8x4	2	15	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

Note. These tables are based upon the following criteria:

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

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

* RESTRAINED JOINT LENGTHS REFER TO EACH WAY FROM FITTING

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

AS-BUILT

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ASC MONUMENT "8-110" LOCATED NORTH OF I-40
RIGHT-OF-WAY AT 76th STREET, N.W.
ELEVATION 5130.013

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
RICHARD W. MACY — NEW MEXICO — 6011 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RM DATE 06/01/97
DRAWN BY TIERRA CAD SERVICES DATE 08/29/97
CHECKED BY RM DATE

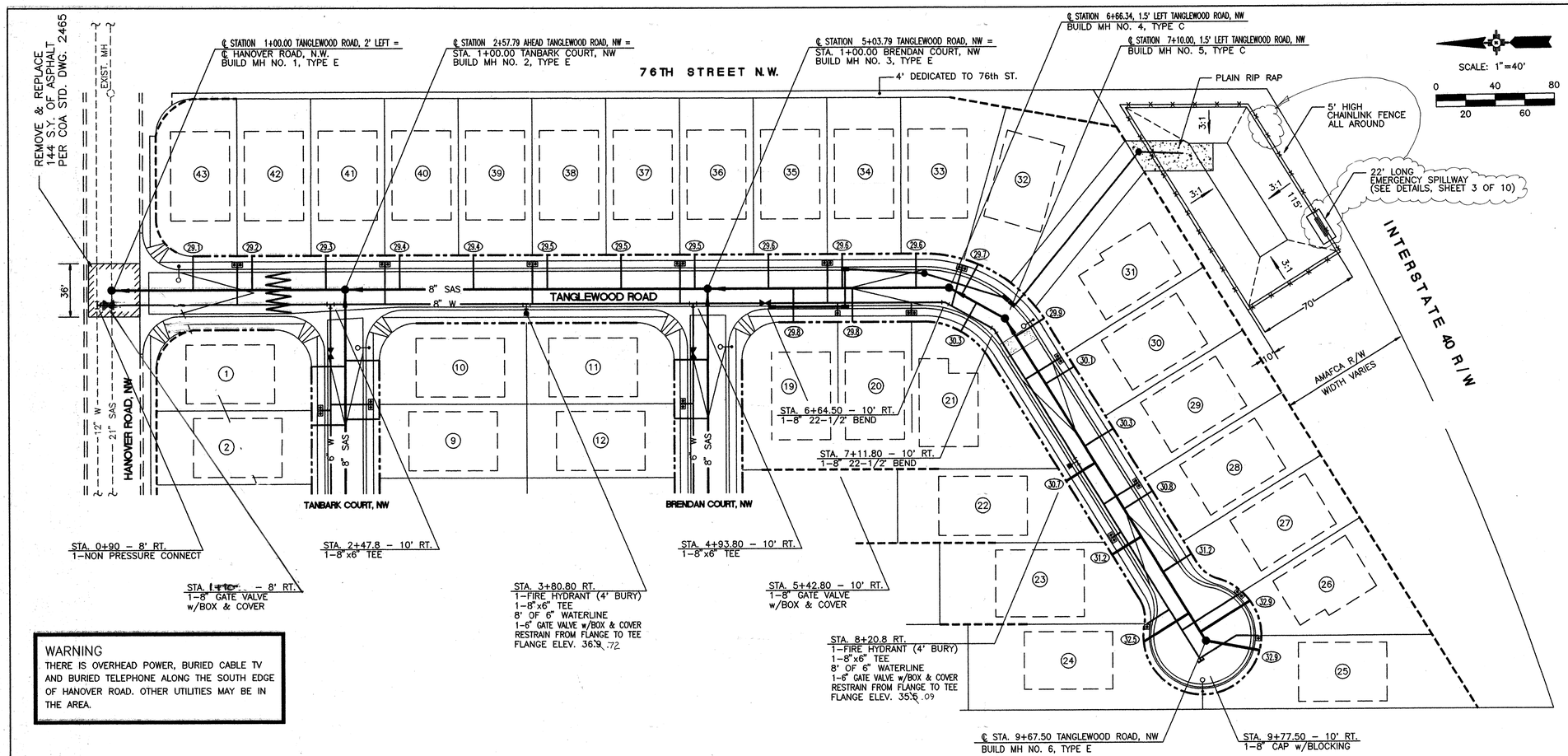
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TANGLEWOOD SUBDIVISION
MASTER UTILITY PLAN

Design Review Committee — APPROVED — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 576081 | Zone Map No. J-10 | Sheet 7 of 10

SCANNED BY MESA REPRO



GENERAL NOTES:

1. CONSTRUCT SAS SERVICES PER COA STD. DWG #2125
2. CONSTRUCT FIRE HYDRANT AT DESIGNATED DEPTHS & LENGTHS PER COA STD. DWG #2340
3. CONSTRUCT ALL SINGLE AND DOUBLE WATER SERVICES PER COA STD. DWG'S #2361, #2362, #2363.
4. SEE THE MASTER UTILITY PLAN DWG FOR RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS.
5. THE LENGTH AND SLOPE OF SAS SHOWN IN THE PROFILE IS BASED ON THE DISTANCE BETWEEN MANHOLE CENTERS LESS THE MANHOLE DIAMETER.
6. UNLESS SHOWN OTHERWISE, MH'S SHALL BE LOCATED ALONG STREET CENTERLINE.
7. PROVIDE PRESSURE REGULATION VALVE ON EACH WATER SERVICE LINE EXCEPT FOR LOTS 4, 5, 6, 7, 14, 15, 16 & 17.

SAS SERVICE TABLE

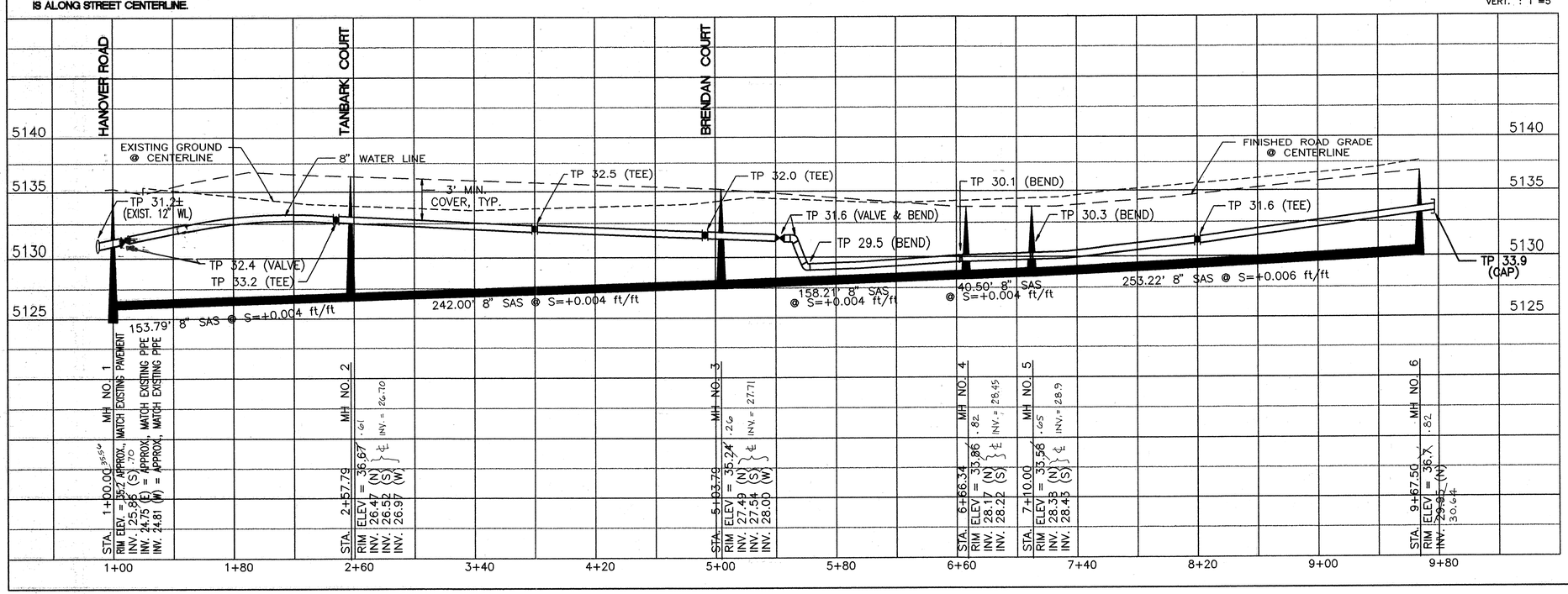
LOT NO.	℄ STATION	INV. @ R/W
19	5+60	29.8
20	6+02	29.8
21	7+00	30.3
22	8+24	30.7
23	8+84	31.2
24	9+45.5	32.5
25	9+63	32.9
26	9+60	32.9
27	9+12	31.2
28	8+62	30.8
29	8+12	30.3
30	7+62	30.1
31	7+24	29.9
32	6+83	29.7
33	6+44	29.6
34	5+94	29.6
35	5+44	29.6
36	4+94	29.5
37	4+44	29.5
38	3+94	29.5
39	3+44	29.4
40	2+94	29.4
41	2+44	29.3
42	1+94	29.2
43	1+54	29.1

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

NOTE
UTILITY PROFILE STATIONING IS ALONG STREET CENTERLINE.

TANGLEWOOD ROAD, NW

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



LEGEND

- SAS SERVICE LINE INVERT @ ℄
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE w/TYPE 'A' VALVE BOX
- FIRE HYDRANT
- MANHOLE & FLOW DIRECTION
- WATER LINE w/FITTING
- STORM INLET

AS-BUILT

AS BUILT INFORMATION
CONTRACTOR — DATE
STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ASC MONUMENT "8-J10" LOCATED NORTH OF I-40
RIGHT-OF-WAY AT 76th STREET, N.W.
ELEVATION 5130.013

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
BRADLEY D. MACY NEW MEXICO 9414 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY RM DATE 06/01/97
DRAWN BY TIERRA CAD SERVICES DATE 08/29/97
CHECKED BY DATE

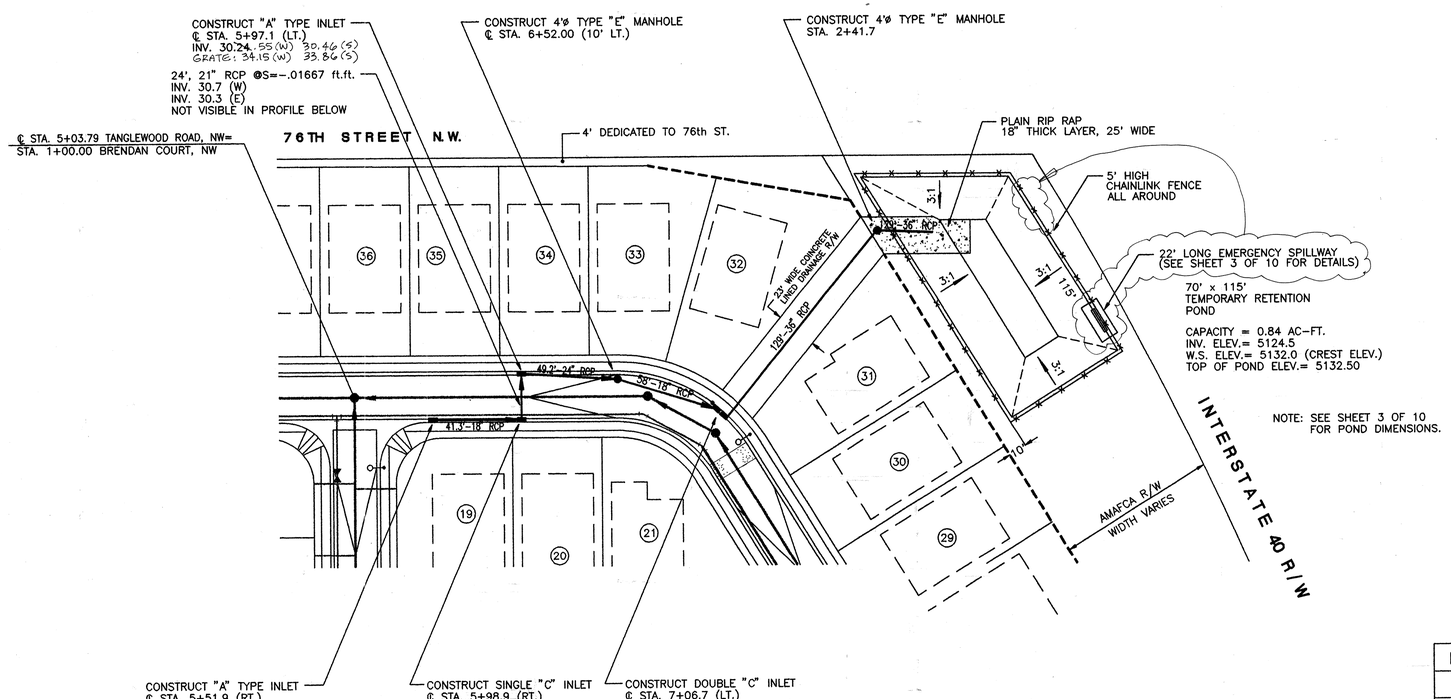
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TANGLEWOOD SUBDIVISION
TANGLEWOOD ROAD, NW - UTILITIES

Design Review Committee — APPROVED — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 576081 | Zone Map No. J-10 | Sheet 8 of 10

SCANNED BY MESA REPRO



SCALE: 1"=40'

0 40 80
20 60

GENERAL NOTES:

1. CONSTRUCT INLETS PER CITY STD. DWGS. 2201, 2202, 2205, 2207, 2215, 2216, 2220.
2. PROVIDE STEPS PER CITY STD. DWG. 2229 ON INLETS DEEPER THAN 4'.
3. CONSTRUCT STORM DRAIN MH PER CITY STD. DWG. 2102.
4. CONSTRUCT PCC LINED DRAINAGE EASEMENT PER CITY STD. DWG. 2260, TYPE B, WITH 1'-0" HIGH SIDE WALL. BEGIN AT BACK OF SIDEWALK.
5. LENGTH OF STORM DRAIN PIPE AND SLOPE ARE BASED ON DISTANCE FROM INSIDE FACE TO INSIDE FACE OF CONNECTED STRUCTURES.
6. CHAIN LINK FENCE AROUND POND SHALL BE 2' OUTSIDE OF POND SIDE SLOPE, AND NOT CLOSER THAN 10' FROM THE SUBDIVISION PERIMETER WALL.

PIPE DIA.	SLOPE	LENGTH	Q **	V
18"	.01212 ft./ft.	41.3'	9	11.0
21"	.01667 ft./ft.	24'	18	7.8
24"	.01707 ft./ft.	49.2'	25.6	8.5
18"	.05690 ft./ft.	58'	25.6	14.5
36"	.00527 ft./ft.	129'	47.7	6.8
36"	.00556 ft./ft.	36'	47.7	6.8

** 2 TIMES THE 100 YEAR RUNOFF RATE

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

LEGEND

- MANHOLE & FLOW DIRECTION
- WATER LINE w/FITTING
- SINGLE STORM INLET
- DOUBLE STORM INLET
- CHAINLINK FENCE
- RETAINING WALL
- HYDRAULIC GRADE LINE

WARNING
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NOTE
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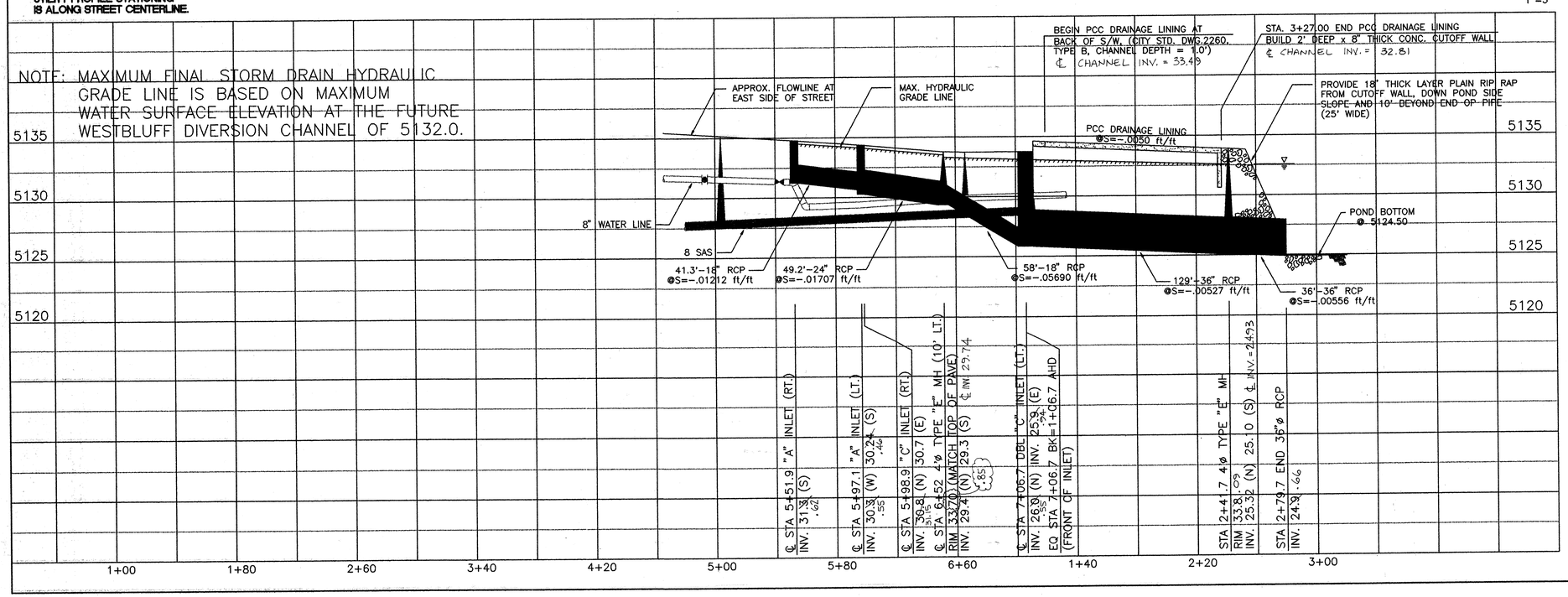
TANGLEWOOD ROAD, NW



AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
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BENCH MARKS
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RIGHT-OF-WAY AT 76th STREET, N.W.
ELEVATION 5130.013

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DONALD W. MACY
NEW MEXICO
14674
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RM DATE 06/01/97
DRAWN BY TIERRA CAD SERVICES DATE 08/29/97
CHECKED BY DATE

AS-BUILT

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TANGLEWOOD SUBDIVISION
TANGLEWOOD ROAD, NW - UTILITIES

Design Review Committee: APPROVED DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 576081 | Zone Map No. J-10 | Sheet 9 of 10

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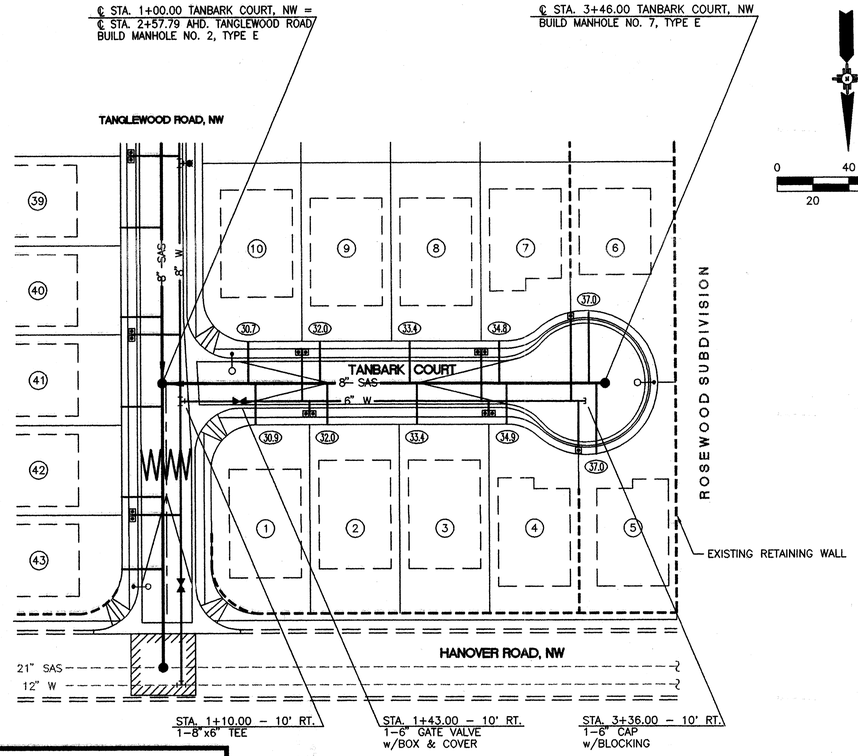

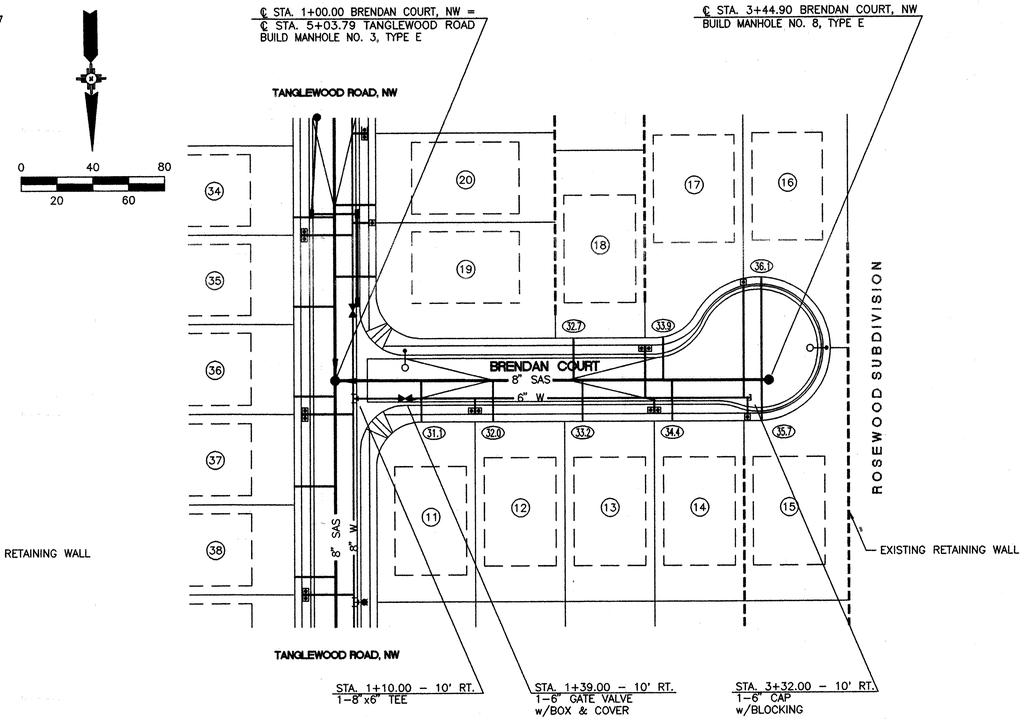

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2	1+92	32.0
3	2+42	33.4
4	2+92	34.9
5	3+42	37.0
6	3+38	37.0
7	2+88	34.8
8	2+38	33.4
9	1+88	32.0
10	1+48	30.7
11	1+48	31.1
12	1+88	32.0
13	2+38	33.2
14	2+88	34.4
15	3+40.9	35.7
16	3+37.9	36.1
17	2+83	33.9
18	2+33	32.7

WARNING
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TANBARK COURT, NW

NOTE
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BRENDAN COURT, NW

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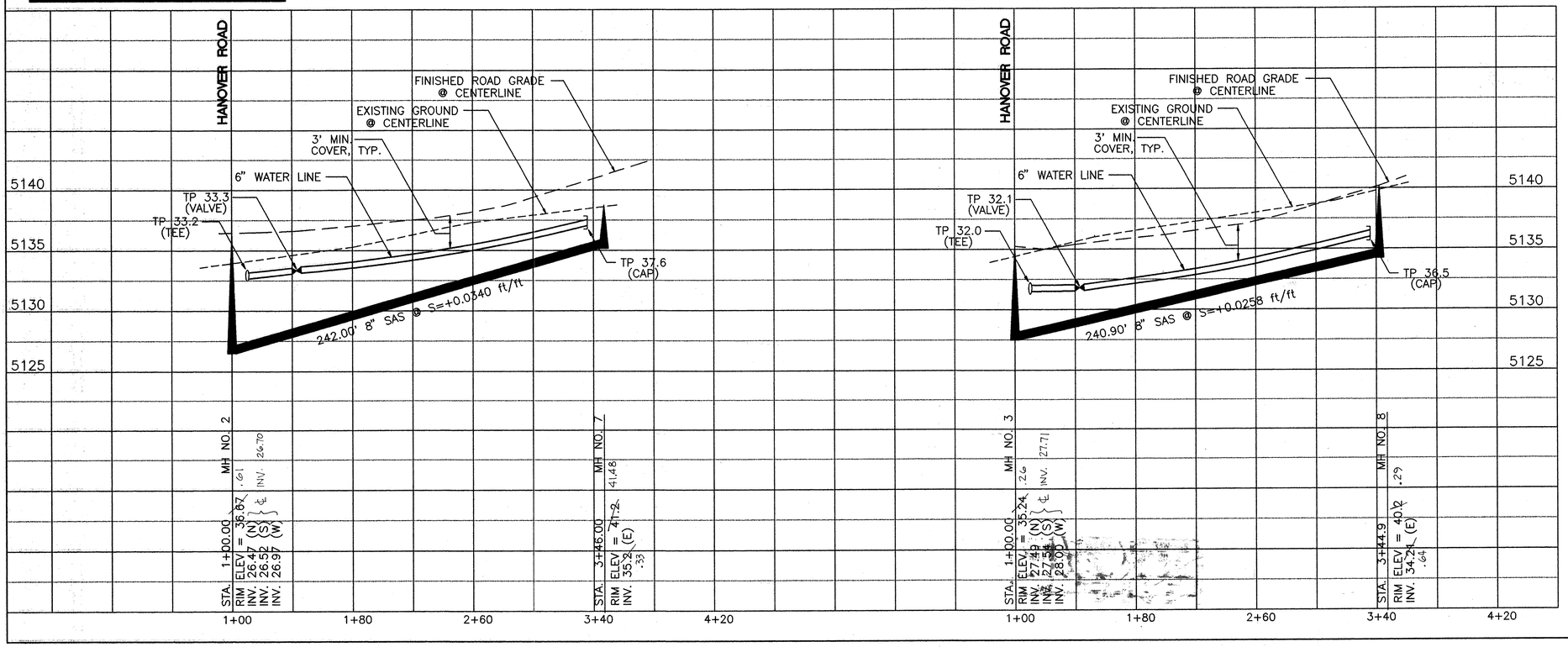

LEGEND

- SAS SERVICE LINE INVERT @ ℄
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CONTRACTOR / WORK STAKED BY / INSPECTOR'S FIELD CHANGE BY / VERIFICATION BY / DRAWINGS CORRECTED BY — DATE
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ELEVATION 5130.013

SURVEY INFORMATION
FIELD NOTES — NO. — BY — DATE

ENGINEER'S SEAL
DAVID W. MACY — NEW MEXICO — 5137 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REMARKS	BY

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DESIGNED BY RM DATE 06/01/97
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TANGLEWOOD SUBDIVISION
TANBARK COURT & BRENDAN COURT - UTILITIES

Design Review Committee — APPROVED — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 576081 | Zone Map No. J-10 | Sheet 10 of 10

SCANNED BY MESA REPRO