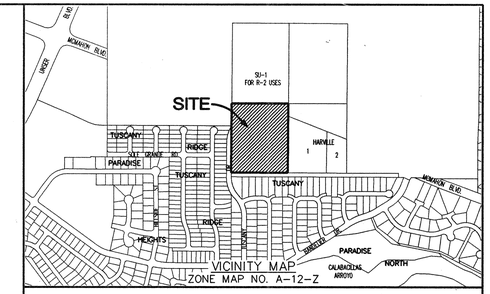
CONSTRUCTION PLANS
FOR
TUSCANY RIDGE UNIT 2
ALBUQUERQUE, NEW MEXICO

INDEX



VICINITY MAP
ZONE MAP NO. A-12-Z

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.6
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY 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.
7. ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
8. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
9. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI - FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI 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.
- [X] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [ ] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [X] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [X] 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.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 12-9-99
COA INSP. RAY BACA

JAMES P. WHEELER NEW MEXICO 12807 REGISTERED PROFESSIONAL SURVEYOR

"RECORD DRAWINGS"

I CERTIFY THAT THE INFORMATION CONTAINED ON THESE DRAWINGS HAS BEEN REVISED IN ACCORDANCE WITH THE INFORMATION FURNISHED BY THE CONTRACTOR CCM CONSTRUCTION,BOHANNON-HUSTON, INC. PROVIDED THE CONSTRUCTION STAKING FOR THE PROJECT AND THIS SURVEY INFORMATION REFLECTS THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED WHILE A CONSTRUCTION OBSERVER FROM SMITH ENGINEERING WAS PRESENT. THESE PLAN DRAWINGS, AS CONSTRUCTED, ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DRAWINGS.

11/01/99

PATRICK J. CONLEY, PE 10141 DATE

RECORD DRAWING
DATE: 8-6-99

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

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

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	**********
RICHARD LYNN BELTZ NEW MEXICO 15698 REGISTERED PROFESSIONAL ENGINEER 2/A/99	DRC Chairman		3/1/99	APPROVED FOR CONSTRUCTION
	Transportation		1/19/99	
	Water/Wastewater		2/4/99	
	Hydrology		2-18-99	
	CIP			City Engineer Date
	Const. Mngmt.			
	NMUI		1-27-99	
	CONSTR. COORD		2-3-99	Sheet 1 Of 15
	City Project No.	603481		

99363TITLE.dwg

BH JOB NO. 99363

DATE: 1/11/99

SP 99010811280223

PLAT OF
TUSCANY RIDGE UNIT 2
ALBUQUERQUE, NEW MEXICO
JANUARY, 1999

LOCATION MAP
ZONE ATLAS INDEX MAP NO. A-12
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 98-363.
2. Zone Atlas Index Map No. A-12-Z.
3. Gross Subdivision Acreage: 10.0016 Acres.
4. Total Number of Lots created: Forty-Four (44) Lots and Two (2) Tracts.
5. This Plat shows existing easements.
6. Date of last survey: December, 1998.
7. Total acreage of public streets created: 3.2228 Acres.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Parcel 18 as the same is shown and designated in the document recorded in the Office of the County Clerk of Bernalillo County, New Mexico on December 14, 1984 in Book 227A, page 848 into Lots 1 P-1 thru 44 P-1 inclusive and Tracts A & B, TUSCANY RIDGE UNIT 2, to vacate existing easements, to grant new easements, and to dedicate Public Street Right-of-Way to the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

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

C. U.S. West for the installation, maintenance, and service of all buried 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.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within).

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, 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 Town of Alameda Grant, in projected Section 1, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being Parcel 18 as the same is described in the document recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 14, 1984 in Book 227A, page 848. Said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a PK nail on top of a wall with a survey washer stamped "CSC LS 4972" at the southeast corner of said Parcel 18, whence the City of Albuquerque/USGS brass tablet survey monument "Black-2 1977", having New Mexico State Plane Grid Coordinates for the Central Zone: X=372,920.43, Y=1,530,241.52, bears S71°47'45"E a distance of 4458.61 feet, thence from said point of beginning along the southerly boundary line of said Parcel 18,
N89°49'25"W a distance of 627.47 feet to a 5/8" rebar with a survey cap stamped "LS 7474" at the southwest corner of said Parcel 18 and a point on the easterly boundary line of TUSCANY RIDGE SUBDIVISION as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on April 12, 1997 in Book 97c, folio 273; thence along said easterly boundary line of TUSCANY RIDGE SUBDIVISION and the westerly boundary line of said Parcel 18,
N000°16'59"W a distance of 533.03 feet to a 5/8" rebar at the northeast corner of said TUSCANY RIDGE SUBDIVISION; thence continuing along the said westerly boundary line of Parcel 18,
N000°21'33"E a distance of 161.21 feet to a 2" aluminum survey cap stamped "CSC LS 4972" at the northwest corner of said Parcel 18; thence along the northerly boundary line of said Parcel 18,
S89°49'04"E a distance of 627.51 feet to a 2" aluminum survey cap stamped "CSC LS 4972" at the northeast corner of said Parcel 18; thence along the easterly boundary line of said Parcel 18,
S000°18'14"W a distance of 694.18 feet to the point and place of beginning.

Parcel 18 contains 10.0016 acres, more or less.

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. Record bearings and distances are shown in parenthesis ().
5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area, not the City of Albuquerque.
6. All lots are P-1 and shall conform to intermittent parking design criteria.
7. Centerline (in lieu of R/W) monumentation to be installed at designed 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 5978".

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Parcel 18 as the same is described in the document recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 14, 1984 in Book 227A, page 848 now comprising Lots 1-P1 thru 44-P1 inclusive, and Tracts A & B TUSCANY RIDGE UNIT 2, Albuquerque, New Mexico is with 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 additional public 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 shown 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 distribution lines, conduits, pipes for underground Utilities where shown or indicated, and in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance, and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

By: _____
Tom Houser, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on _____ day of _____, 1999, by Tom Houser, President of Centex Homes, a Nevada General Partnership, on behalf of said Corporation.

My Commission Expires: _____ Notary Public

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
NEW MEXICO UTILITIES, INC.	DATE

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

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

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, Thomas G. Klingenhagen, 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.

Bohannan Huston
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

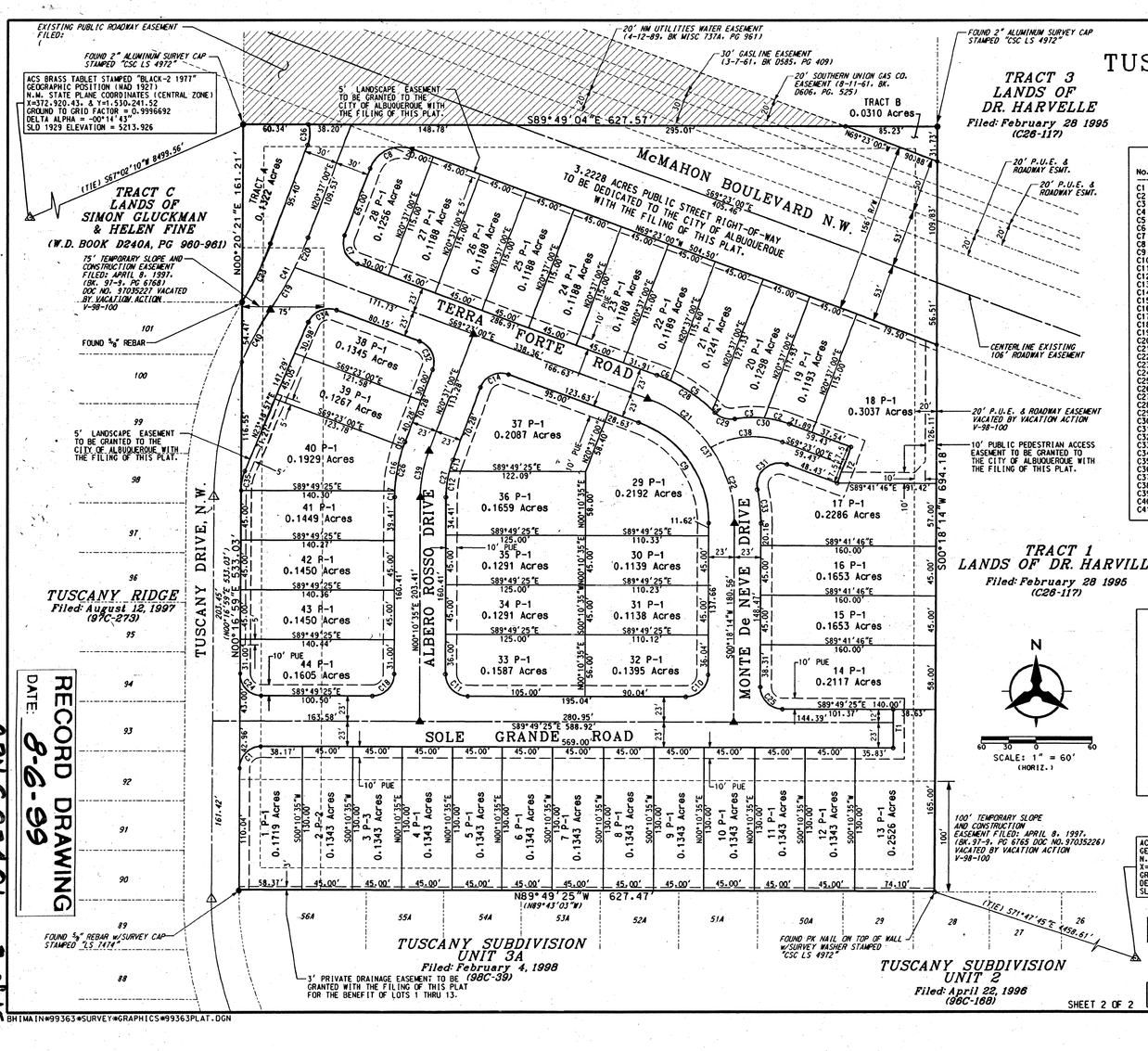
Thomas G. Klingenhagen
N.M.P.S. No. 5978
Date: _____

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

SHEET 1 OF 2

BHIMAIN#99363#SURVEY#GRAPHICS#99363PLAT.DGN JOB NO. 99363A06

PLAT OF
TUSCANY RIDGE UNIT 2
ALBUQUERQUE, NEW MEXICO
JANUARY, 1999



CURVE DATA					
No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°53'36"	19.96	31.38	20.00	28.26	N 45°13'47" E
C2	14°23'56"	11.74	23.16	92.50	23.09	N 56°36'59" W
C3	15°55'33"	12.94	25.71	92.50	25.63	S 88°11'17" W
C4	01°11'01"	1.48	2.96	143.00	2.96	N 44°49'15" W
C5	18°42'57"	23.57	46.71	143.00	46.50	N 54°46'18" W
C6	05°15'14"	6.56	13.11	143.00	13.11	N 66°45'23" W
C7	90°00'00"	20.00	31.42	20.00	28.28	N 24°23'00" W
C8	89°00'00"	30.00	31.12	20.00	42.43	N 65°23'00" W
C9	89°41'14"	67.53	117.98	91.00	110.84	S 34°32'23" E
C10	89°52'21"	19.96	31.37	20.00	28.25	S 45°14'25" W
C11	90°00'00"	20.00	31.42	20.00	28.28	N 44°49'25" W
C12	14°04'21"	11.97	23.82	97.00	23.76	N 07°12'46" E
C13	06°22'03"	5.40	10.78	97.00	10.77	N 17°25'58" E
C14	90°00'00"	20.00	31.42	20.00	28.28	N 65°37'00" E
C15	01°53'28"	2.36	4.72	143.00	4.72	S 66°41'16" E
C16	16°18'37"	20.49	40.71	143.00	40.57	S 10°34'13" W
C17	02°14'18"	2.79	5.59	143.00	5.59	S 01°11'45" W
C18	90°00'00"	20.00	31.42	20.00	28.28	S 45°10'35" W
C19	08°29'08"	22.26	44.43	300.00	44.39	N 30°30'25" E
C20	05°38'50"	14.80	29.57	300.00	29.56	N 23°26'26" E
C21	34°50'37"	37.66	72.98	120.00	71.86	S 51°57'41" E
C22	34°50'37"	37.66	72.98	120.00	71.86	S 17°07'04" E
C23	12°28'22"	29.94	59.65	274.00	59.53	S 26°51'11" W
C24	90°00'00"	20.00	31.42	20.00	28.28	S 44°49'25" E
C25	90°00'00"	20.00	31.42	20.00	28.28	S 44°41'46" E
C26	20°26'24"	25.78	51.01	143.00	50.74	N 10°23'48" E
C27	20°26'24"	17.49	34.60	97.00	34.42	S 10°23'48" W
C28	25°09'18"	31.91	62.78	143.00	62.28	S 05°48'21" E
C29	55°12'47"	10.53	19.39	20.00	18.64	S 72°00'06" E
C30	30°23'29"	25.12	49.06	92.50	48.49	S 84°34'45" E
C31	102°00'17"	36.59	42.82	20.00	37.40	S 39°18'13" E
C32	90°00'00"	20.00	31.42	20.00	28.28	N 23°23'00" W
C33	12°21'45"	15.49	30.85	143.00	30.79	S 05°52'38" E
C34	81°18'03"	19.08	30.47	20.00	27.61	S 66°51'59" E
C35	23°01'58"	9.17	18.09	45.00	17.97	S 11°41'58" W
C36	36°12'06"	9.81	18.96	30.00	18.64	N 02°30'57" E
C37	69°41'14"	83.54	145.95	120.00	137.12	S 34°32'23" E
C38	60°13'26"	35.15	65.34	62.00	62.36	N 60°30'20" E
C39	20°26'25"	21.64	42.81	120.00	42.58	N 10°23'48" E
C40	10°26'20"	27.40	54.66	300.00	54.58	N 29°31'48" E
C41	14°01'57"	37.19	74.00	300.00	73.81	N 27°41'00" E

TANGENT DATA		
No.	BEARING	DISTANCE
T1	N 00°10'35" E	35.00
T2	N 20°37'00" E	35.00

LEGEND
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- CENTERLINE
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- ▲ CENTERLINE CONTROL MONUMENT
- △ FOUND CENTERLINE MONUMENT
- 10' PUE — 10' PUBLIC UTILITY EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

ACS BRASS TABLET STAMPED "BLACK-2 1977" GEOGRAPHIC POSITION (NAD 1927) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=372,920.43, & Y=1,530,241.52 GROUND TO GRID FACTOR = 0.9996692 DELTA ALPHA = -00°14'43" SLD 1929 ELEVATION = 5213.926

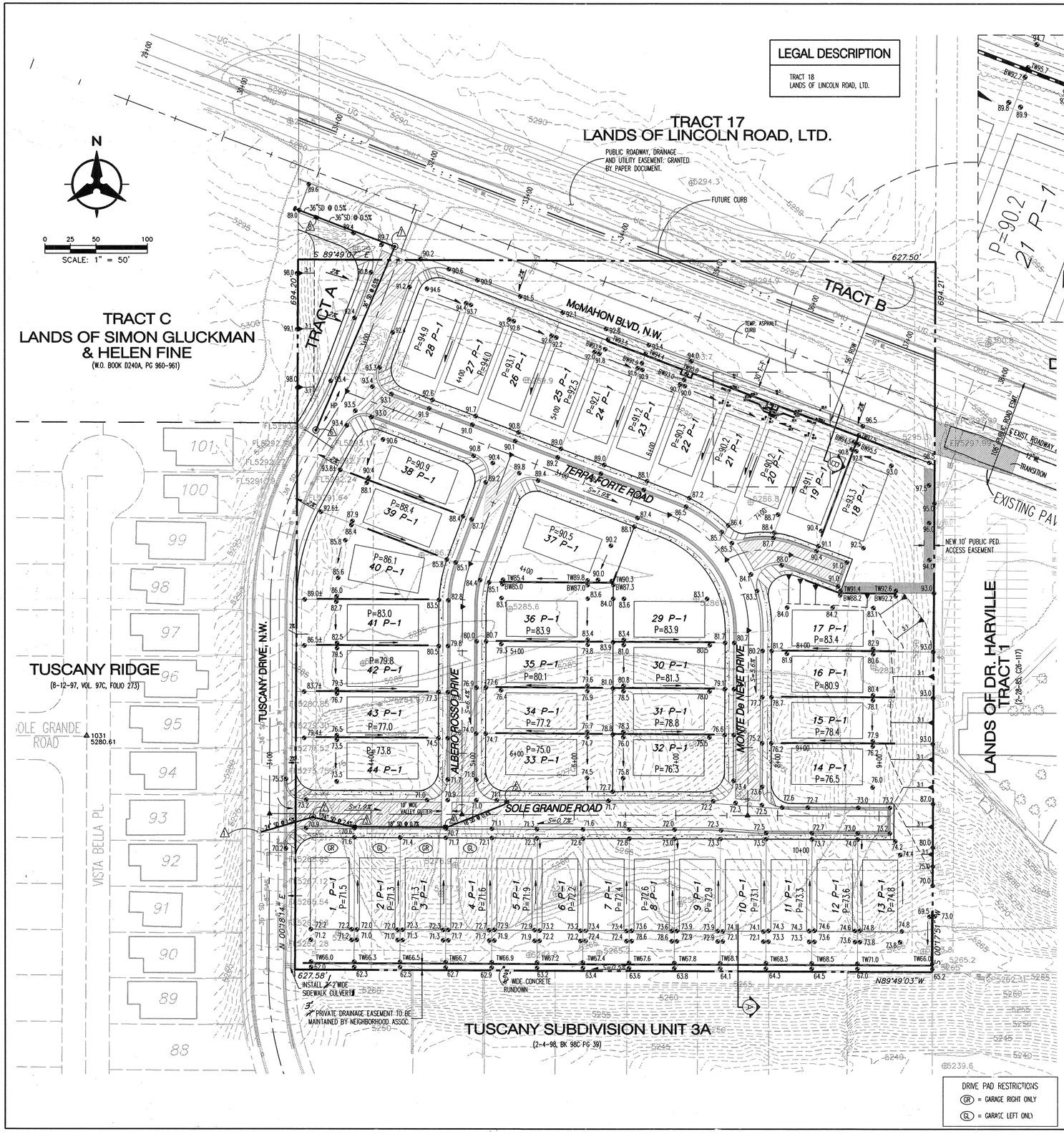
RECORD DRAWING
DATE: 8-6-99

CPN 603481

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS LANDSCAPE ARCHITECTS

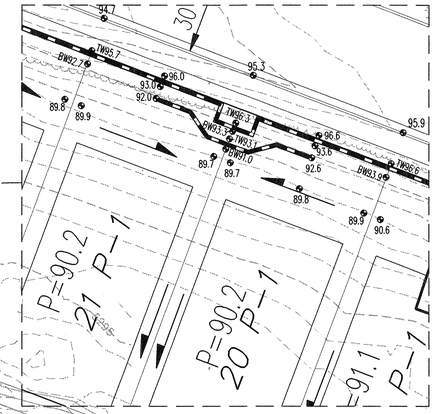
SHEET 2 OF 2

BHIMAIN#99363#SURVEY#GRAPHICS#99363PLAT.DGN JOB NO. 99363A06

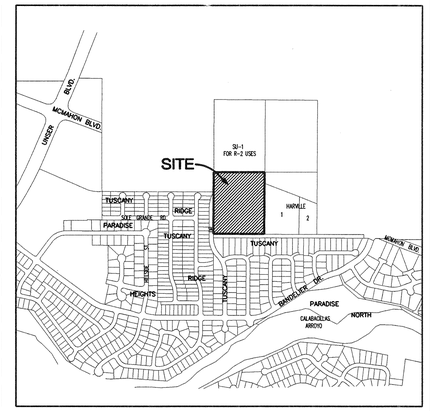


LEGAL DESCRIPTION

TRACT 18
LANDS OF LINCOLN ROAD, LTD.



SCALE: 1"=20'



LOCATION MAP

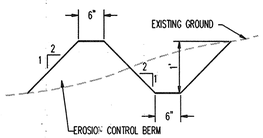
ZONE ATLAS MAP No. A-12-Z
NO SCALE

LEGEND

- PROPOSED BOUNDARY
- 5285 EXISTING INDEX CONTOUR
- 5286.4 EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING WALL
- RETAINING WALL
- PROPOSED FLOW
- 732 PROPOSED ELEVATION
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED ROLLED CURB & GUTTER
- FUTURE SIDEWALK
- FUTURE CURB & GUTTER

STORM DRAIN KEYED NOTES

1. EXISTING MANHOLE
   INV. = 64.0
2. 4' DIA. TYPE "C" MANHOLE
   RIM = 71.12
   INV.(IN) = 64.93
   INV.(OUT) = 64.83
3. INLET #3 TYPE DOUBLE "A"
   GRATE = 70.6 TC=71.1
   INV.(IN) = 66.00
   INV.(OUT) = 65.90
4. INLET #2 TYPE SINGLE "A"
   GRATE = 70.74 TC=71.41
   INV.(IN) = 66.92
   INV.(OUT) = 66.60
5. INLET #1 TYPE SINGLE "A"
   GRATE = 71.16 TC=
   INV. = 67.16
6. 6' DIA. TYPE "A" MANHOLE
   RIM = 93.5
   INV.(IN) = 83.70
   INV.(OUT) = 83.60±
7. 6' DIA. TYPE "C" MANHOLE
   RIM = 90.0
   INV.(IN) = 84.73
   INV.(OUT) = 84.63
8. INLET #4 TYPE SINGLE "C"
   GRATE = 89.2 TC=89.9



TYPICAL EROSION CONTROL SECTION

NO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT. SEE TYPICAL LOT GRADING PLAN THIS SHEET FOR LOCATION

GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. ALL SPOT ELEVATIONS SHOWN AT THE FACE OF CURB ARE FLOWLINE UNLESS OTHERWISE NOTED.

JAMES P. WHEELER NEW MEXICO 12607 REGISTERED PROFESSIONAL SURVEYOR

RECORD DRAWING
DATE: 8-6-99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
OVERALL GRADING PLAN

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

City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	3	15

AS-BUILT INFORMATION	
CONTRACTOR	CCM DATE
WORK STAKED BY	BH DATE 7/99
ACCEPTANCE BY	Smith Enoch DATE 7/99
FIELD VERIFICATION BY	Bel/Ray Bert DATE 7/99
DRAWINGS CORRECTED BY	BH DATE 8/99
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

NO.	BY	DATE	
			ACS Brass Tablet stamped "Block-2 1977"
			Geographic Position (NAD 1927)
			N.M. State Plane Coordinates (Central Zone)
			X= 372,920.43 Y= 1,530,241.52
			Ground-to-Grid Factor= 0.9996692
			∅A = -00°14'43"
			SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

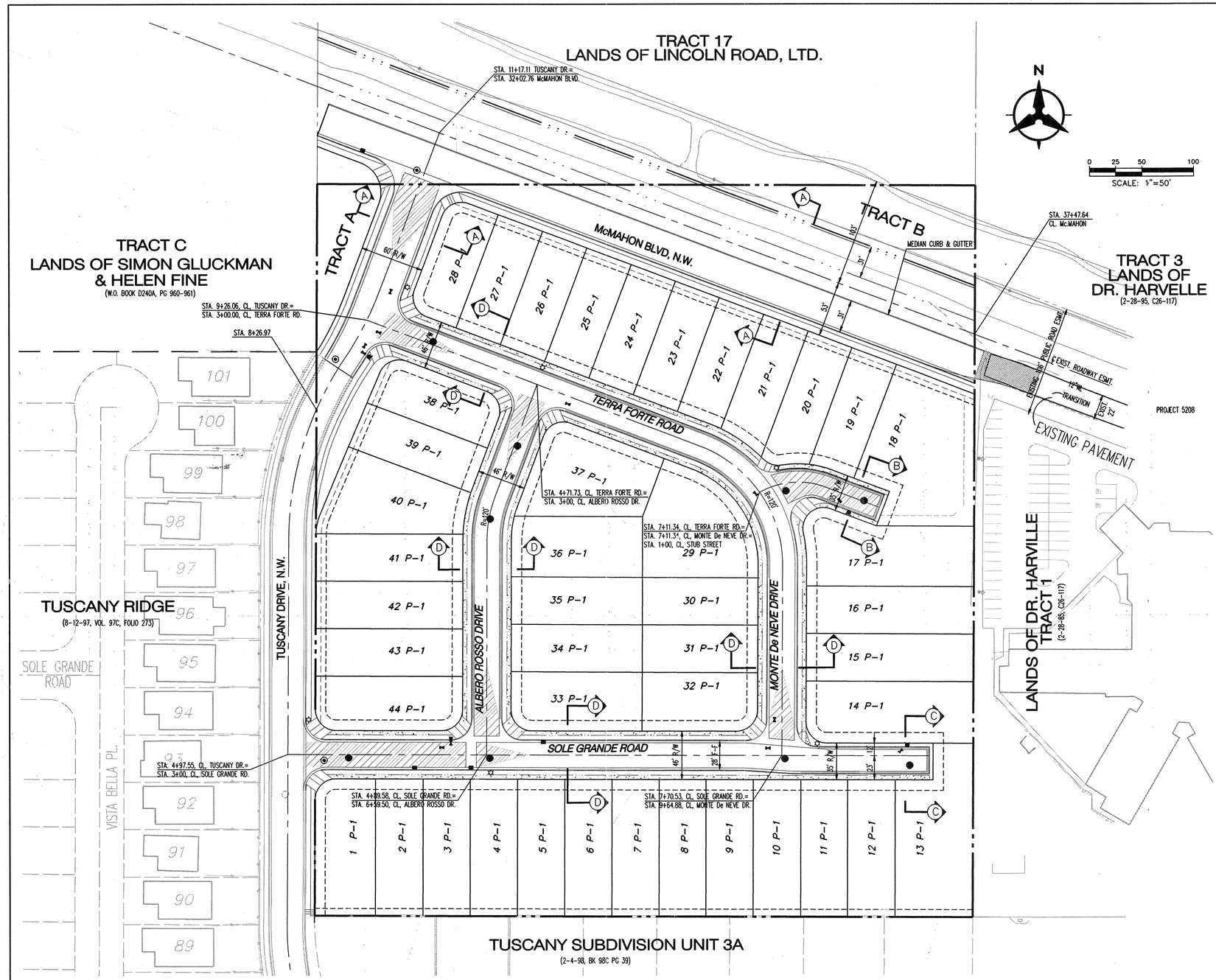
ENGINEER'S SEAL
RICHARD LYNN BERNARD NEW MEXICO 10698 REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 11/98
Drawn By: JA DATE: 11/98
Checked By: BS, RB DATE: 11/98

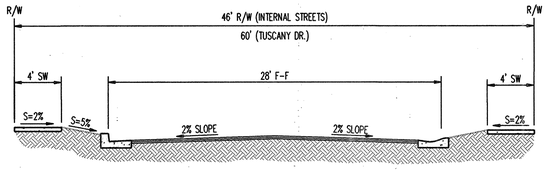
99363GP01.dwg

BHI JOB NO 99363

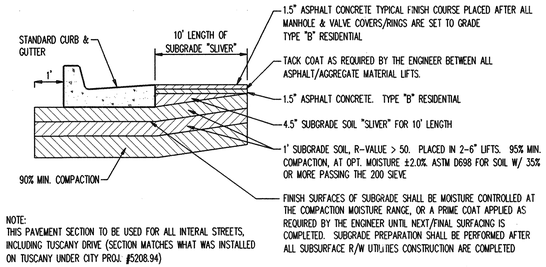


LEGEND:

- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED ROLL CURB & GUTTER
- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED SAS MH
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- CROWN FLAITENING
- PROPOSED STREET LIGHTS

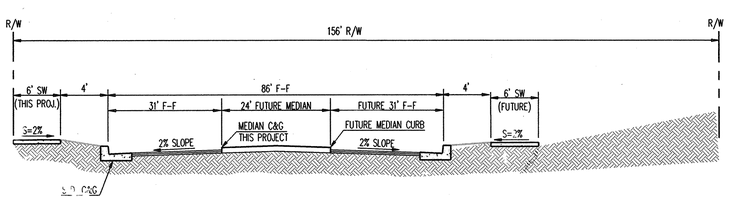


TYPICAL STREET SECTION D-D
N.T.S.

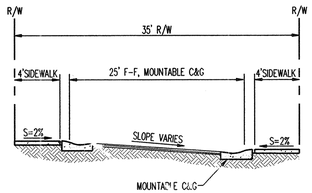


NOTE:
THIS PAVEMENT SECTION TO BE USED FOR ALL INTERAL STREETS, INCLUDING TUSCANY DRIVE (SECTION MATCHES WHAT WAS INSTALLED ON TUSCANY UNDER CITY PROJ. #5208.94)

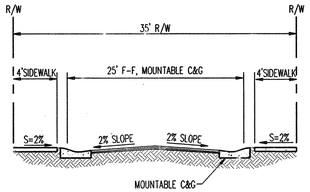
TYPICAL SUBDIVISION PAVEMENT SECTION
REFER TO SSPWC SECT. 301 & COA STD. DWG. 2405 EXCEPT THAT TYPE "B" GRADATION SHALL BE USED)
N.T.S.



McMAHON BLVD TYPICAL STREET SECTION A-A
N.T.S.



TYPICAL 35' STUB STREET SECTION B-B
(NO SIDEWALKS)
N.T.S.



TYPICAL 35' STUB STREET SECTION C-C
(NO SIDEWALKS)
N.T.S.

RECORD DRAWING
DATE: 8-6-99

AS-BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
WORK STAKED BY	BJ	
INSPECTIONS BY	Smith Enapp	DATE 7/99
FIELD VERIFICATION BY	BJ	DATE 7/99
FIELD ENGINEERING BY		DATE 7/99
DRAWINGS CORRECTED BY	BJ	DATE 8/99

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS Brass Tablet stamped "Block-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996692
α∆= -00°14'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

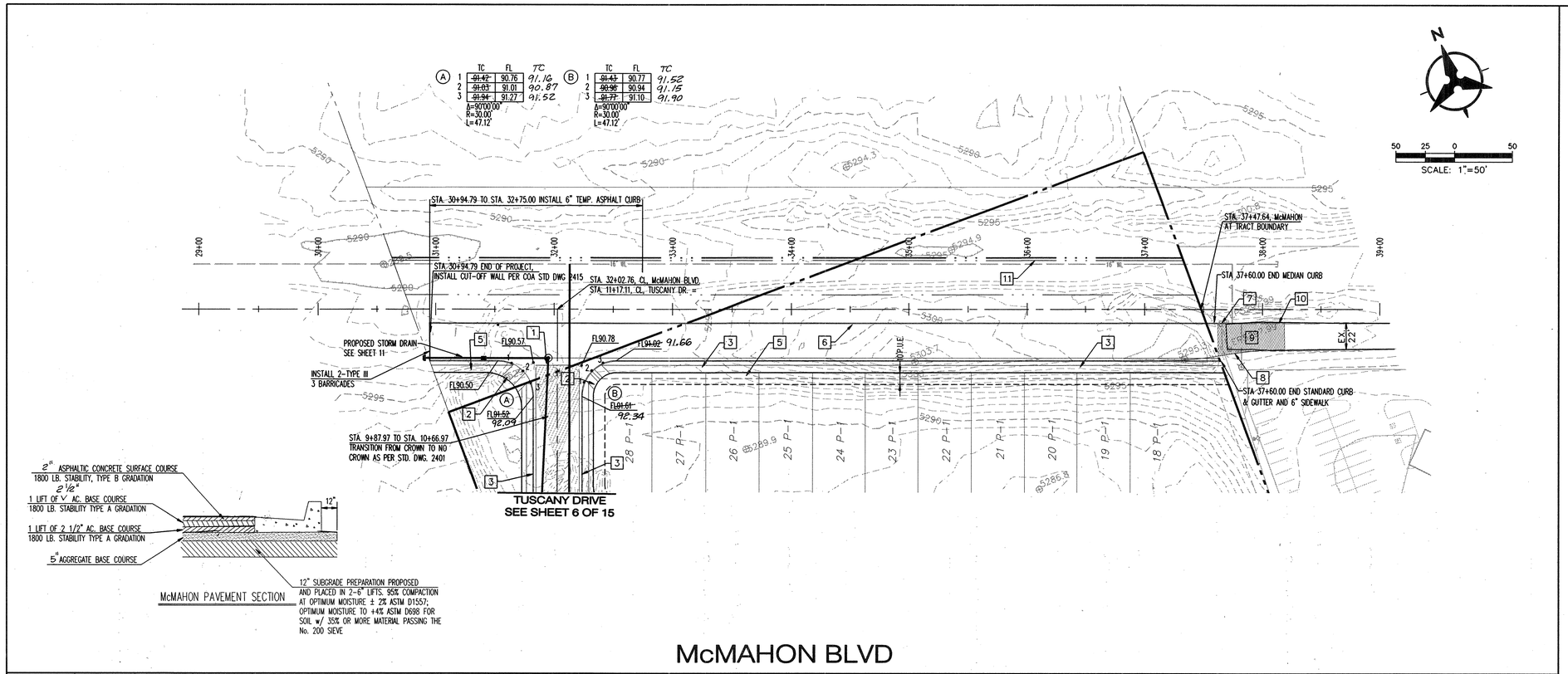
TUSCANY RIDGE UNIT 2
OVERALL PAVING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED AUG - 1 98 DESIGN REVIEW COMMITTEE				

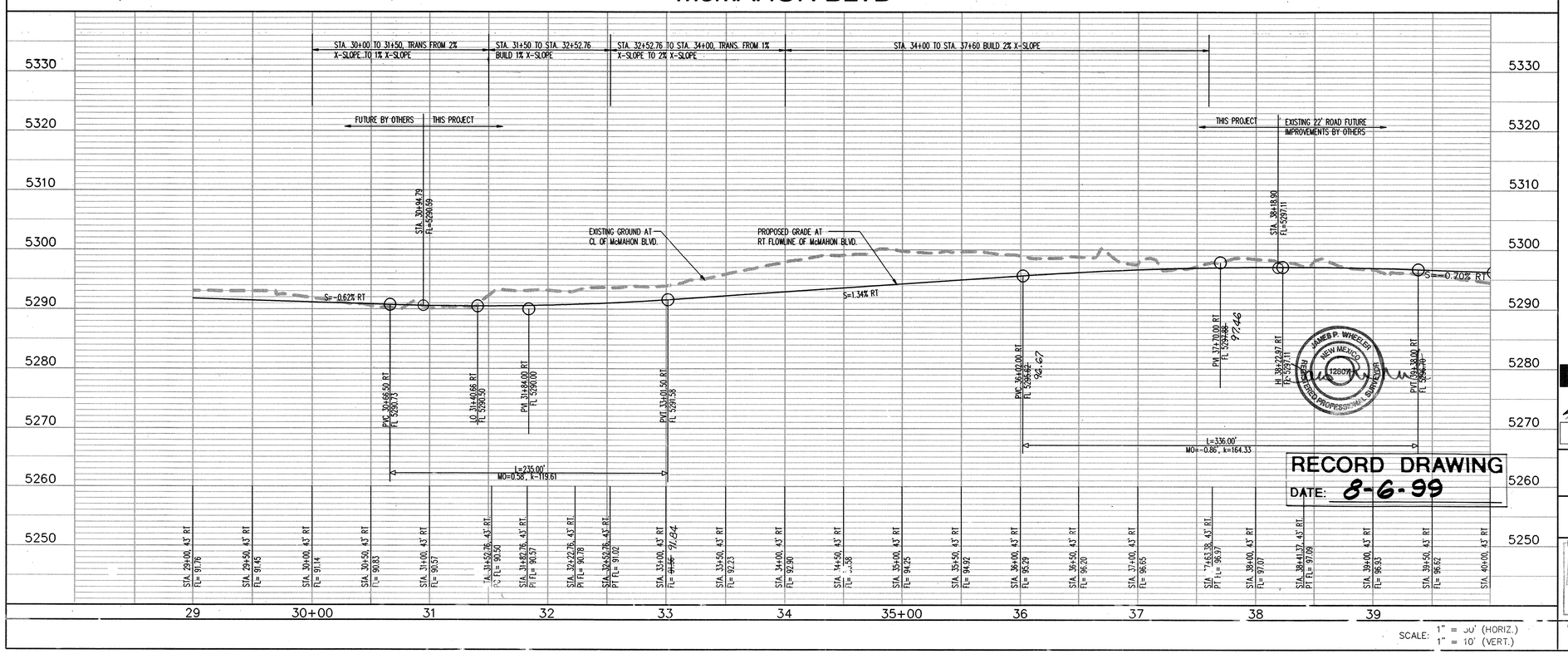
City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	4	15

99363OPAV01.dwg

BHI JOB NO. 9363



McMAHON BLVD



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

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' 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 & 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. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL, SHEET 15
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. ROLL CURB & GUTTER AS PER STD. DWG. 2415
5. BUILD 6' SIDEWALK
6. STA. 32+75 TO 37+60 MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. INSTALL 6" TEMP. ASPHALT CURB STA 37+60 TO STA 38+18.90
8. INSTALL TEMP. ASPHALT CURB ALONG 300' RADIUS REVERSE CURVES STA 37+15.05 TO STA 38+18.90, TO TRANSITION ROADWAY WIDTH FROM 31' TO 22'.
9. SHADED AREA, INSTALL TEMP. PVMT (3" ARTERIAL "B" OVER 12" PREPARED SUBGRADE) TO TRANSITION FROM PERMANENT IMPROVEMENTS CONSTRUCTED WITH THIS PROJECT TO THE EXISTING MCMAHON IMPROVEMENTS. ADJUST EXIST. VALVE CANS TO NEW GRADE.
10. TAPER OUT ASPHALT CURB FROM STA 38+08.90 TO STA. 38+18.90 BOTH SIDES.
11. FUTURE CURB & GUTTER

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

AS-BUILT INFORMATION
CONTRACTOR CCM DATE 7/99
WORK STAKED BY BH DATE 7/99
INSPECTOR'S ACCEPTANCE BY Smith Engrg. DATE 7/99
FIELD VERIFICATION BY BH DATE 7/99
DRAWINGS CORRECTED BY BH DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Brass Tablet stamped "Block-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996692
α,β= -0°14'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 2/99
Drawn By: LR,RB DATE: 2/99
Checked By: RB DATE: 2/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

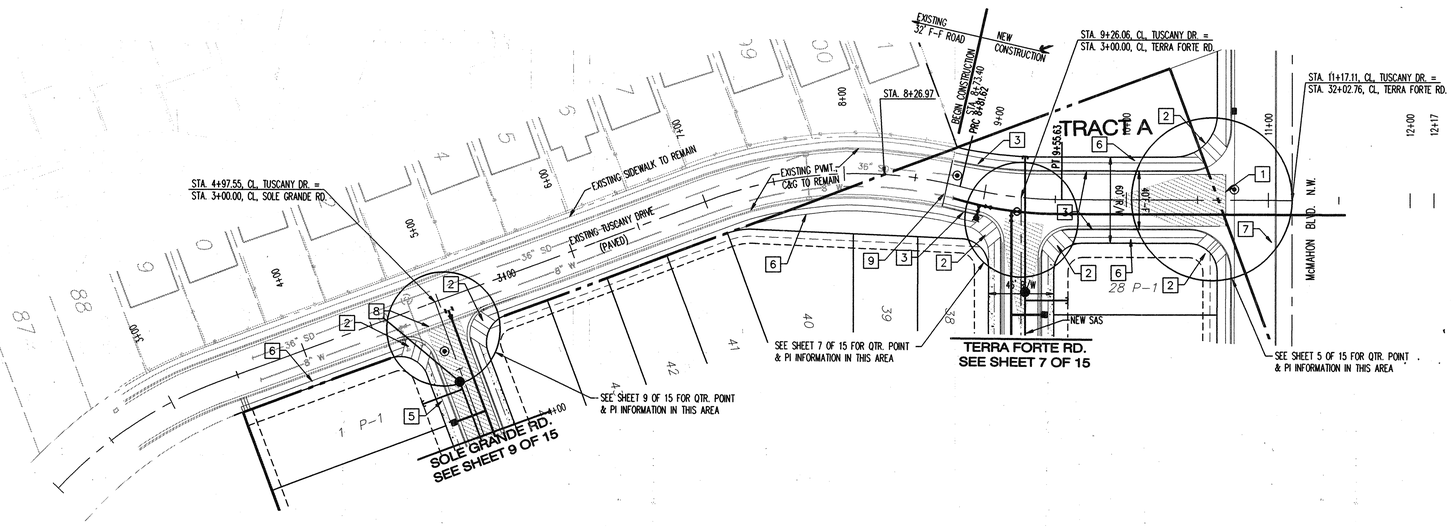
TUSCANY RIDGE UNIT 2
PAVING PLAN & PROFILE
McMAHON BLVD. STA. 31+50 TO STA. 38+50

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

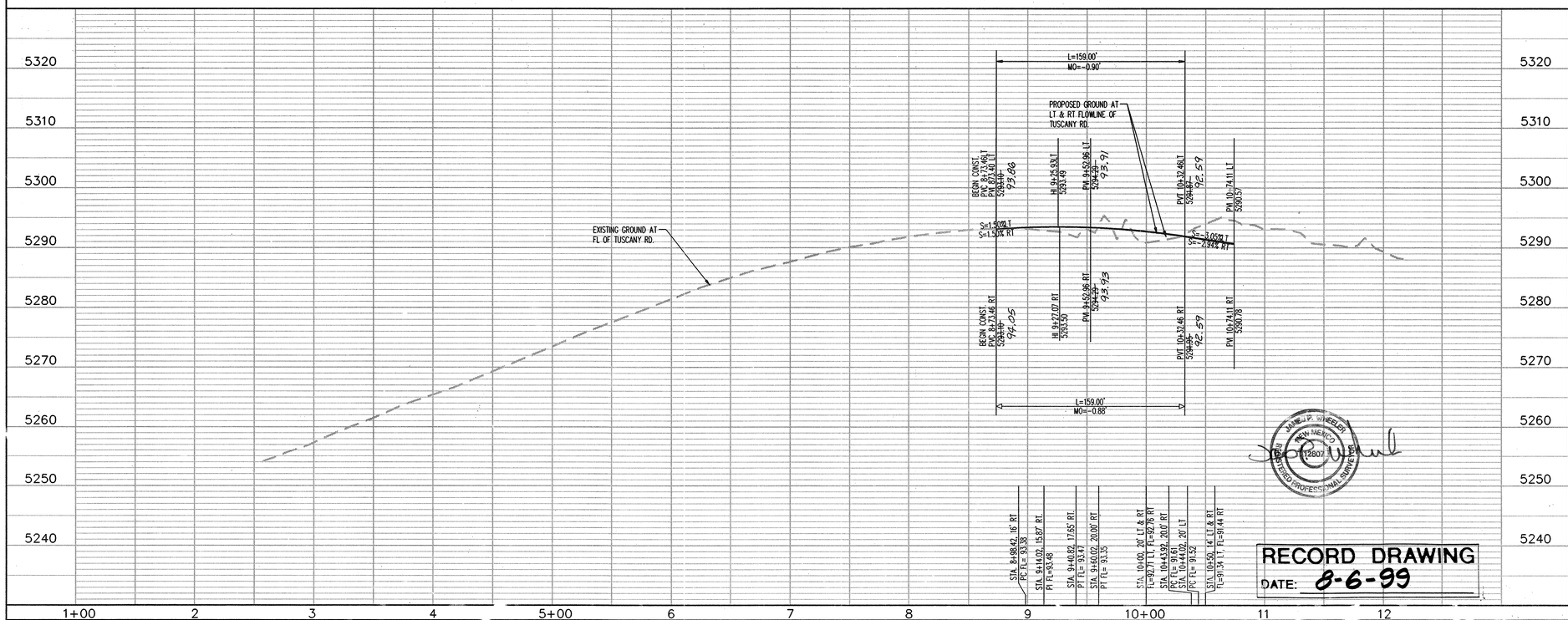
City Project No. 603481 | Zone Map No. A-12-Z | Sheet 5 Of 15

99363PPNP01.dwg

BHI JOB NO. 99363



TUSCANY DRIVE



RECORD DRAWING
DATE: 8-6-99

NOTES

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

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL, SHEET 15
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. ROLL CURB & GUTTER AS PER STD. DWG. 2415
5. FUTURE 4' SIDEWALK
6. BUILD 4' SIDEWALK
7. 6" ASPHALT CURB AS PER STD. DWG. 2415
8. EXISTING CURB & GUTTER TO BE REMOVED STA. 4+64.19 TO STA. 5+31.06, TUSCANY DR.
9. REMOVE EXIST. CUTOFF WALL FULL STREET WIDTH.

AS-BUILT INFORMATION
CONTRACTOR CCM DATE
WORK STAKED BY BH DATE 7/99
INSPECTOR'S ACCEPTANCE BY Smith Engrg DATE 7/99
FIELD VERIFICATION BY Butler Rees DATE 7/99
DRAWINGS CORRECTED BY BH DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Brass Tablet stamped "Block-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996692
α& = -00°14'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

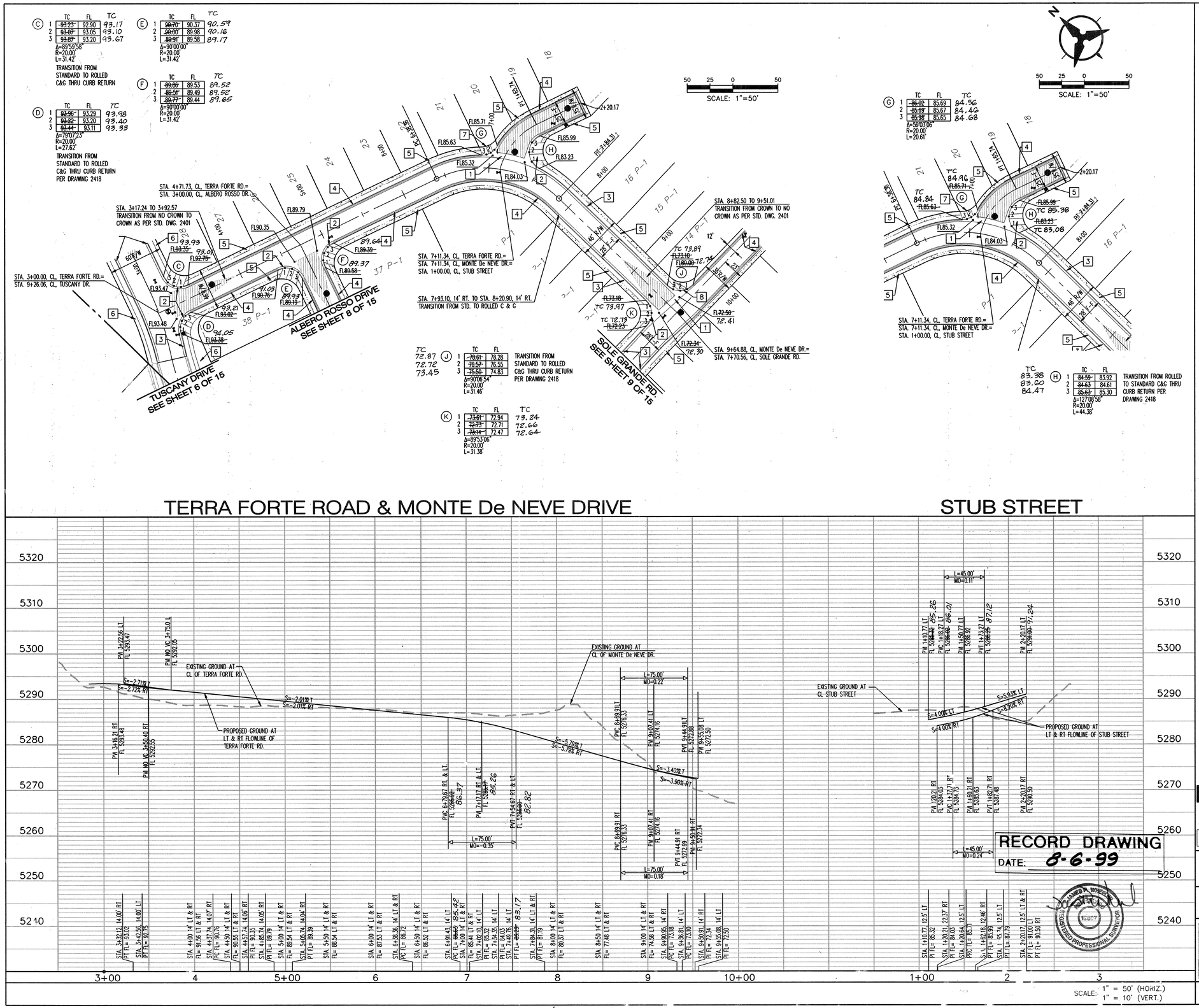
TUSCANY RIDGE UNIT 2
PAVING PLAN & PROFILE
TUSCANY DRIVE STA. 8+75 TO STA. 11+16.97

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

City Project No. 603481 | Zone Map No. A-12-Z | Sheet 6 Of 15

99363PPNP02.dwg

BHI JOB NO. 99363



NOTES

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KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL, SHEET 15
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. ROLL CURB & GUTTER AS PER STD. DWG. 2415
5. FUTURE 4' SIDEWALK
6. BUILD 4' SIDEWALK
7. INSTALL WHEELCHAIR RAMP AS PER STD. DWG 2441 CASE I.
8. INSTALL SINGLE DIRECTION HC RAMP. PROVIDE 5'X 5' LANDING AT BOTTOM (MAX SLOPE = 2%) RAMP MAX = 12:1.

AS-BUILT INFORMATION
CONTRACTOR CCM DATE
STAKED BY BH DATE 7/99
INSPECTORS ACCEPTANCE BY Smith Evans DATE 7/99
FIELD VERIFICATION BY BH/Ray Baca DATE 7/99
DRAWINGS CORRECTED BY BH DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Brass Tablet stamped "Block-2 1977"
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SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS,CG DATE: 1/99
Drawn By: LR,RB DATE: 1/99
Checked By: RB DATE: 1/99

RECORD DRAWING
DATE: 8-6-99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
PAVING PLAN & PROFILE
TERRA FORTE ROAD, MONTF De NEVE DRIVE, & STUB STREET

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

City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	7	15

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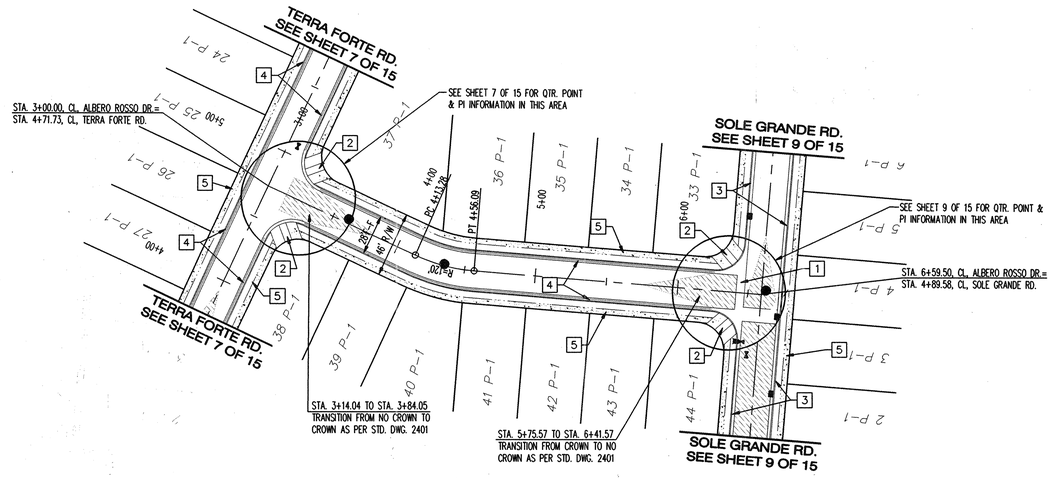
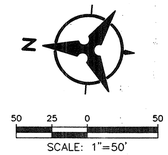
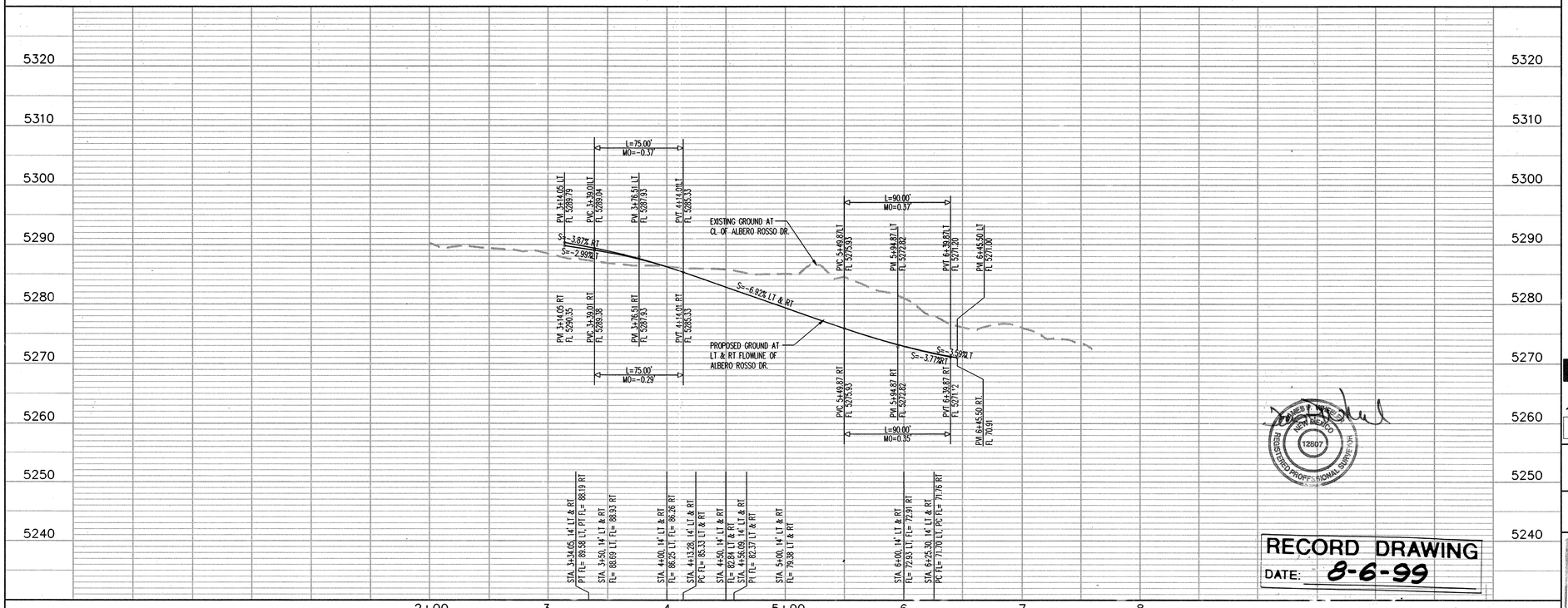
BHI JOB NO. 99363





ALBERO ROSSO DRIVE



RECORD DRAWING
DATE: 8-6-99

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

NOTES

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3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. ROLL CURB & GUTTER AS PER STD. DWG. 2415
5. FUTURE 4' SIDEWALK

AS-BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
WORK STAKED BY	BH	DATE 7/99
INSPECTOR'S NOTES REVIEWED BY	Smith Engrg.	DATE 7/99
FIELD VERIFICATION BY	BH/Joe Bass	DATE 7/99
DRAWINGS CORRECTED BY	BH	DATE 8/99

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

	DATE
ACS Brass Tablet stamped "Block-2 1977"	
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
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α= -00°14'43"	
SLD 1929 Elevation= 5213.926	

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

ALBERT M. BUSTOS
NEW MEXICO
12607
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
PAVING PLAN & PROFILE
ALBERO ROSSO DRIVE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY 1 1999				

City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	8	15

99363PPNP04.dwg

BHI JOB NO. 99363

(N)	TC	FL	TC
1	~~74.40~~	73.73	74.10
2	~~74.27~~	74.25	74.37
3	~~75.45~~	74.78	75.38

Δ=89°59'25"
R=20.00'
L=31.41'

(O)	TC	FL	TC
1	~~71.05~~	70.38	71.03
2	~~70.59~~	70.57	71.01
3	~~71.42~~	70.75	71.43

Δ=89°56'15"
R=20.00'
L=31.39'

(L)	TC	FL	TC
1	~~71.93~~	71.26	71.47
2	~~71.43~~	71.41	71.18
3	~~71.88~~	71.55	71.53

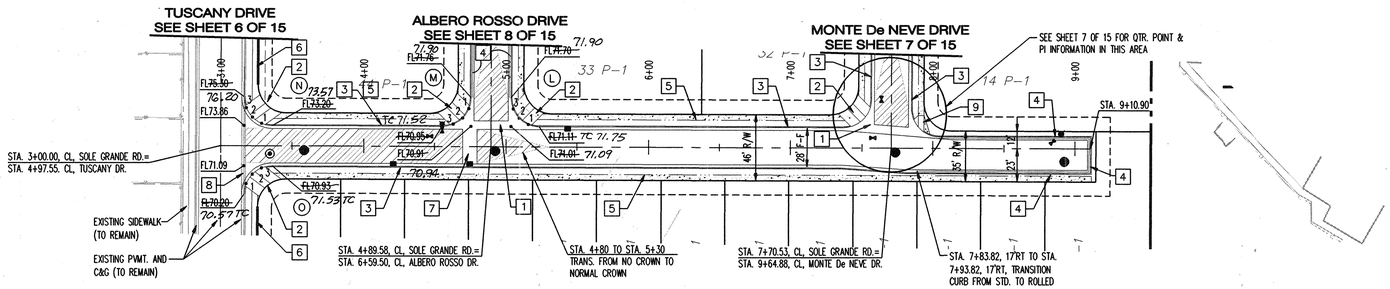
Δ=90°00'00"
R=20.00'
L=31.42'

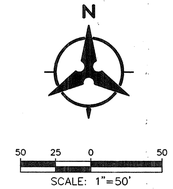
TRANSITION FROM STANDARD TO ROLLED C&G THRU CURB RETURN

(M)	TC	FL	TC
1	~~71.89~~	71.56	71.63
2	~~71.38~~	71.36	71.20
3	~~71.82~~	71.15	71.49

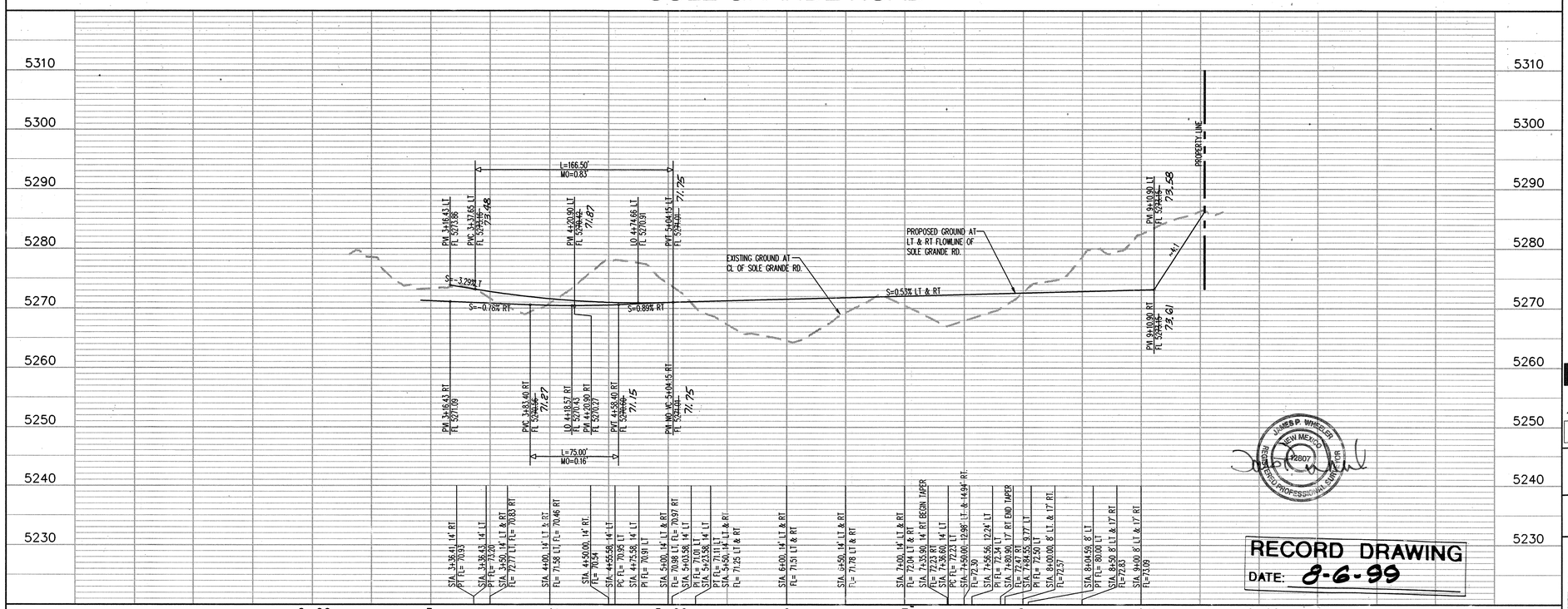
Δ=90°00'00"
R=20.00'
L=31.42'

TRANSITION FROM STANDARD TO ROLLED C&G THRU CURB RETURN





SOLE GRANDE ROAD



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

RECORD DRAWING
DATE: 8-6-99

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12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL, SHEET 15
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. ROLL CURB & GUTTER AS PER STD. DWG. 2415
5. FUTURE 4' SIDEWALK
6. BUILD 4' SIDEWALK
7. STA. 4+74.66, INSTALL 10' WIDE BY 3/4" DEEP VALLEY GUTTER PER STD. DWG. 2422:
   FL 14'LT = 70.91
   FL 14'RT = 70.74
8. EXISTING CURB & GUTTER TO BE REMOVED SEE SHEET 6 OF 15
9. INSTALL SINGLE DIRECTION HC RAMP. PROVIDE 5' X 5' LANDING AT BOTTOM (MAX SLOPE=2%). RAMP MAX = 12:1.

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

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

AS-BUILT INFORMATION
CONTRACTOR CCM DATE
WORK STAKED BY BH DATE 7/99
INSPECTOR'S ACCEPTANCE BY Smith Engrg. DATE 7/99
FIELD VERIFICATION BY BH/Ray Baca DATE 7/99
DRAWINGS CORRECTED BY BH DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS Brass Tablet stamped "Block-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996692
α∆= -0014'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
RICHARD M. BRUMMETT
NEW MEXICO
12207
REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

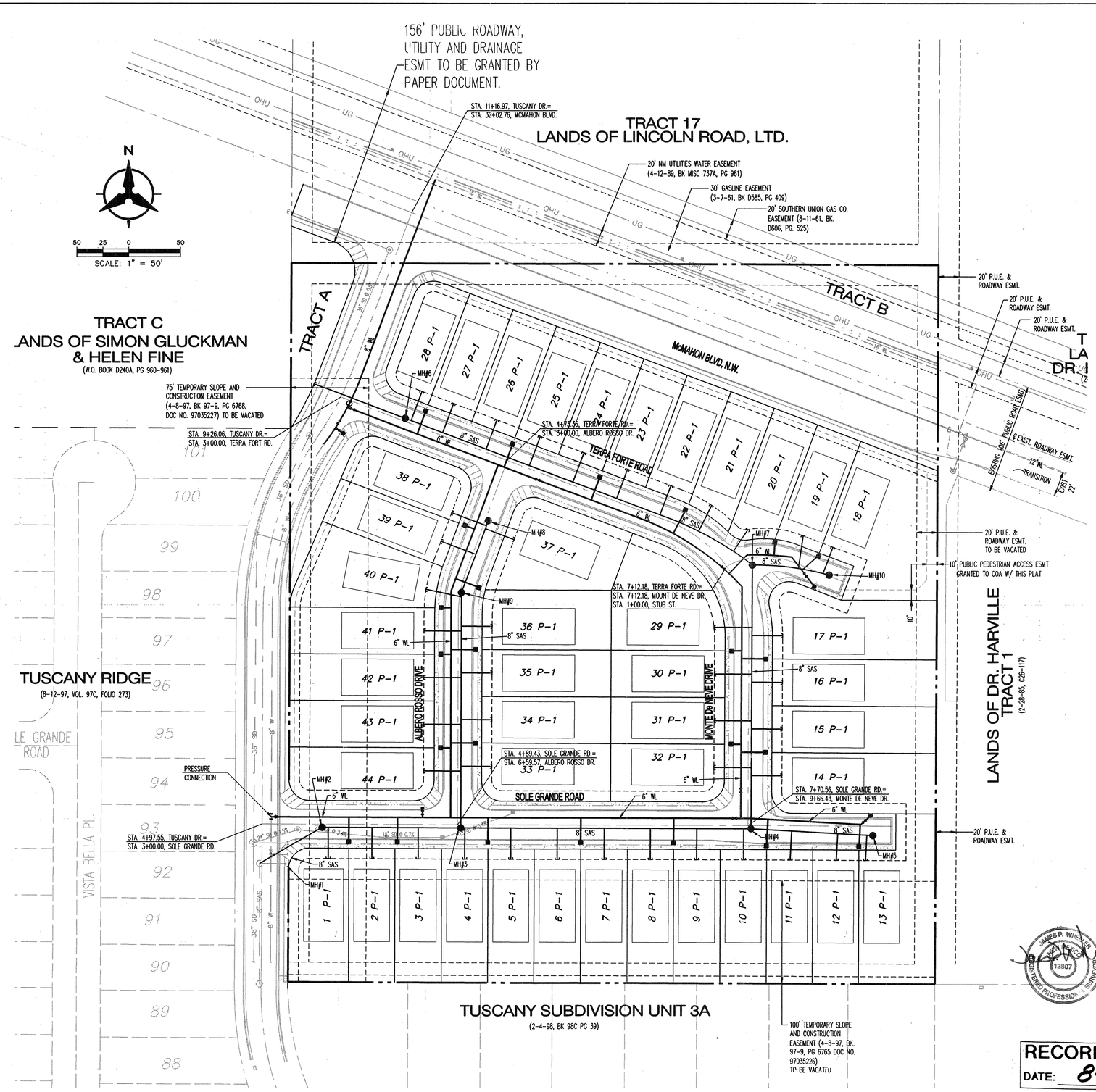
TUSCANY RIDGE UNIT 2
PAVING PLAN & PROFILE
SOLE GRANDE ROAD

Design Review Committee: PROVED NOV 1 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	9	15

99363PPNP05.dwg

BHI JOB NO. 99363



WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUCTION WITH THE COMPLETION

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT NMUINC. (898-2661) TO COORDINATE SHUT-OFF OF WATER LINE.

LEGEND

- PROPOSED BOUNDARY
- SAS — EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- WL — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- SD — EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING INLET
- OHU — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING STREET LIGHT
- UG — EXISTING GAS LINE
- EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING HV CONTROL POINT
- PROPOSED WATER
- PROPOSED SANITARY SEWER

RECORD DRAWING
DATE: 8-6-99

AS-BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
STAKED BY	BH	7/99
INSPECTOR'S ACCEPTANCE BY	Smith Engrg	7/99
FIELD VERIFICATION BY	BH	7/99
DRAWINGS CORRECTED BY	BH	8/99

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

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FIELD NOTES

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No.	Date	REMARKS	By
		REVISIONS	

DESIGN
Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

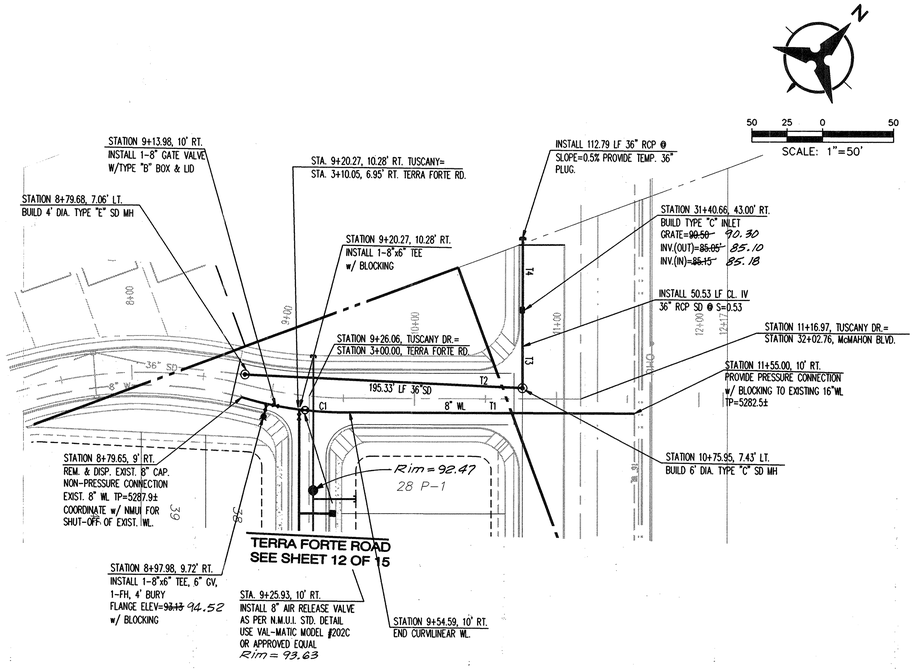
TUSCANY RIDGE UNIT 2
OVERALL UTILITY PLAN

Design Review Committee: APPROVED MAR 1 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	10	15

993630UTIL01.dwg

BHI JOB NO. 99363

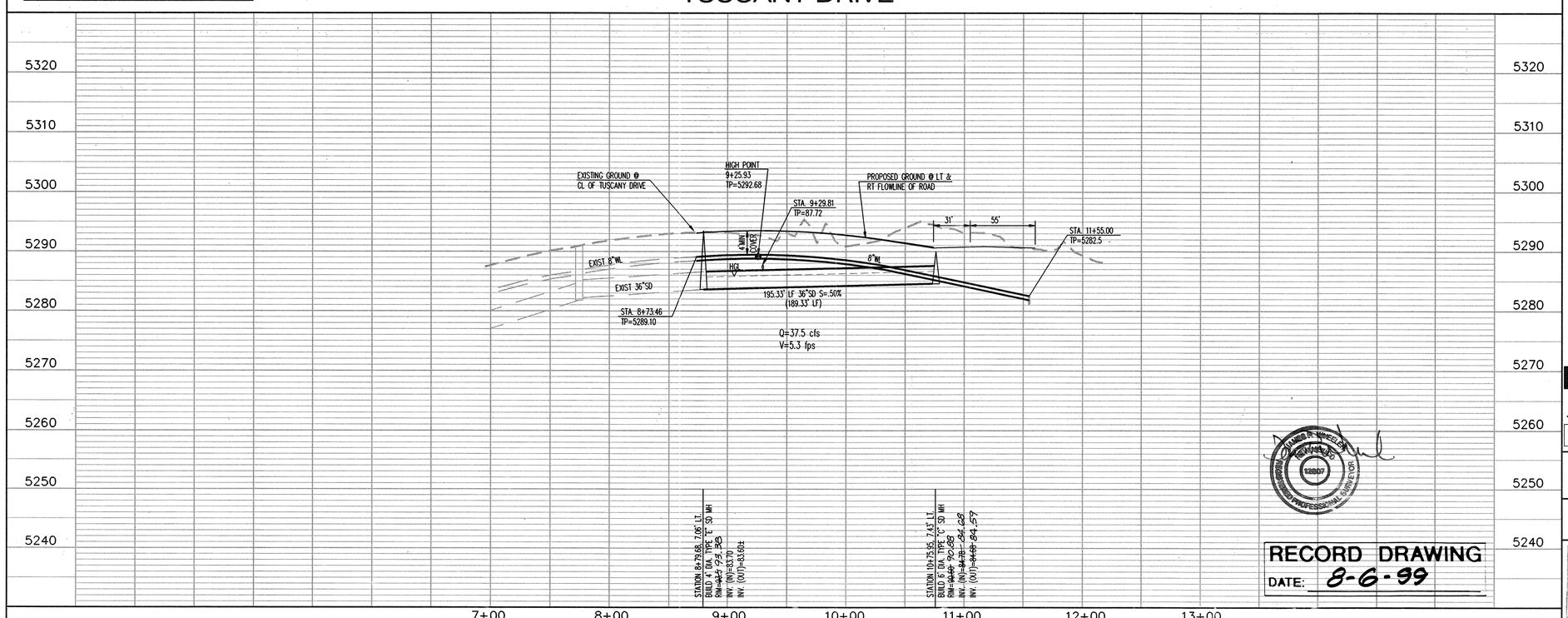


8" WATER TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N 20°46'19" E	200.41'

36" SD TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T2	N 23°21'03" E	195.33'
T3	N 69°19'47"W	54.53'
T4	N 69°19'47"W	50.83'

8" WATER CURVE DATA TABLE					
NUMBER	PI STATION	RADIUS	ARC	TANGENT	DELTA
C1	9+17.18	258.82'	77.25'	38.91'	17°06'03"

TUSCANY DRIVE



RECORD DRAWING
DATE: 8-6-99

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

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AS-BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
WORK STAKED BY	BH	DATE 7-99
INSPECTOR'S ACCEPTANCE BY	Smith Engineering	DATE 7-99
FIELD VERIFICATION BY	BH	DATE 7-99
DRAWINGS CORRECTED BY	BH	DATE 8-99

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS Brass Tablet stamped "Black-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996692
$\alpha\Delta$= -00°14'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NICHOLAS WAYNE BOHANNAN
STATE OF NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By

REVISIONS

DESIGN

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
UTILITY & STORM DRAIN PLAN & PROFILE
TUSCANY DRIVE STA. 2+00 TO STA. 12+00

Design Review Committee: APPROVED MAY 1 1999 DRC CHAIRPERSON
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
603481	A-12-Z	11	15

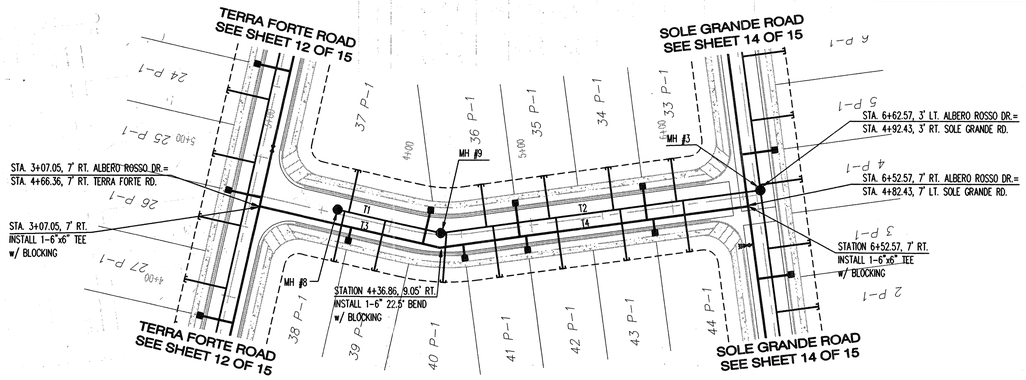
99363UPPNP01.dwg

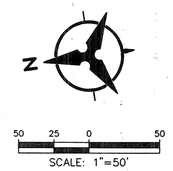
BHI JOB NO. 99363

8" SAS TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S 20°37'20" W	74.14'
T2	S 00°10'57" W	226'89'

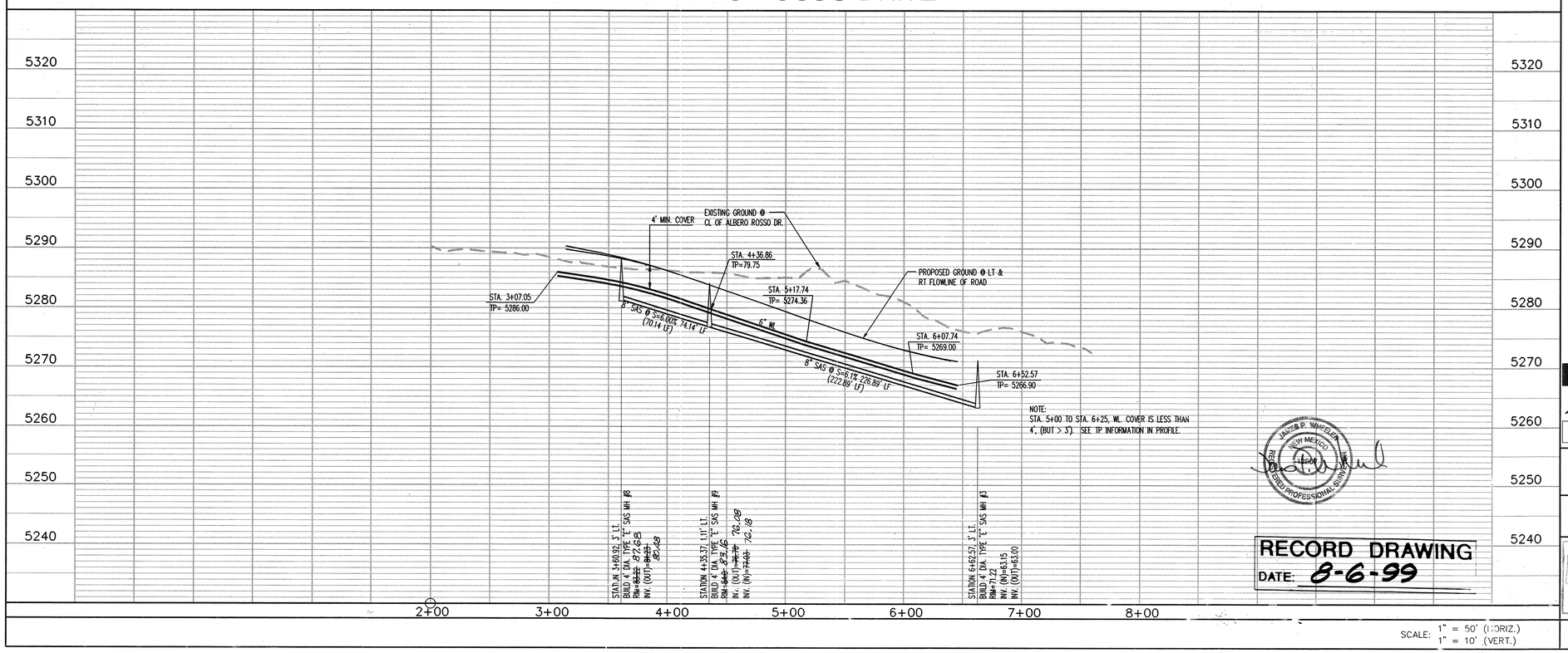
6" WATER TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T3	S 20°37'20" W	129.81'
T4	S 00°10'57" W	218.69'

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
33	5+80.65, 7.00' RT.	DOUBLE	6+03.09, 3.00' LT.	30.00'	5268.74
34			5+58.19, 3.00' LT.	30.00'	5271.44
35	4+90.65, 7.00' RT.	DOUBLE	5+13.19, 3.00' LT.	30.00'	5274.16
36			4+68.19, 3.00' LT.	30.00'	5276.84
37	4+23.83, 7.43' RT.	SINGLE	3+69.05, 3.00' LT.	28.10'	5283.51
38	3+73.05, 7.00' RT.	DOUBLE	3+66.05, 3.00' LT.	37.90'	5283.94
39			3+95.55, 3.00' LT.	36.00'	5281.56
40	4+50.61, 7.17' RT.	SINGLE	4+35.37, 1.11' LT.	34.10'	5278.78
41	4+95.24, 7.00' RT.	DOUBLE	4+72.74, 3.00' LT.	36.00'	5276.69
42			5+17.74, 3.00' LT.	36.00'	5273.99
43	5+85.24, 7.00' RT.	DOUBLE	5+62.74, 3.00' LT.	36.00'	5271.29
44			6+07.74, 3.00' LT.	36.00'	5268.59





ALBERO ROSSO DRIVE



JAMES P. WHEELER NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR

RECORD DRAWING
DATE: 8-6-99

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

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AS-BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
WORK STAKED BY	BH	DATE 7/99
INSPECTOR'S ACCEPTANCE BY	Smith Engrg.	DATE 7/99
FIELD VERIFICATION BY	BH	DATE 7/99
DRAWINGS CORRECTED BY	BH	DATE 8/99
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

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X= 372,920.43 Y= 1,530,241.52
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α∆ = -00°14'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
UTILITY PLAN & PROFILE
ALBERO ROSSO DRIVE STA. 3+00 TO STA. 6+59.57

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

City Project No.	Zone Map No.	Sheet	OF
603481	A-12-Z	13	15

99363UPPNP03.dwg

BH: JOB NO. 99363

N

50 25 0 50

SCALE: 1"=50'

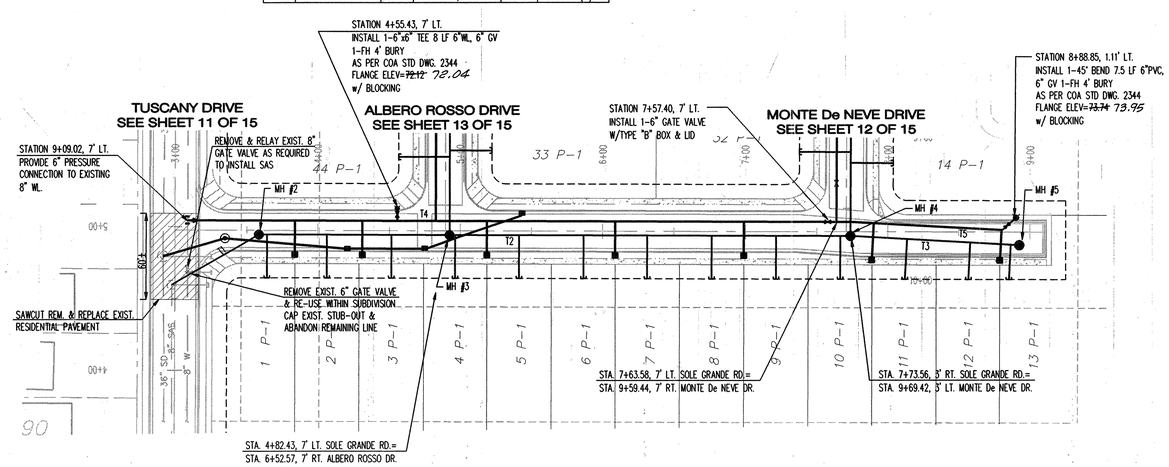
WATER & SANITARY SEWER SERVICES					
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
1	3+83.82, 7.00' LT.	DOUBLE	3+64.06, 3.00' RT.	30.00'	5264.00 (-)
2			4+06.32, 3.00' RT.	30.00'	5264.50 (-)
3	4+31.20, 7.00' LT.	SINGLE	4+51.32, 3.00' RT.	30.00'	5264.00 (-)
4	5+18.82, 7.00' LT.	DOUBLE	4+96.32, 3.00' RT.	30.00'	5265.45 (-)
5			5+41.32, 3.00' RT.	30.00'	5265.72 (-)
6	6+08.82, 7.00' LT.	DOUBLE	5+86.32, 3.00' RT.	30.00'	5265.99 (-)
7			6+31.32, 3.00' RT.	30.00'	5266.26 (-)
8	6+98.82, 7.00' LT.	DOUBLE	6+76.32, 3.00' RT.	30.00'	5266.53 (-)
9			7+21.32, 3.00' RT.	30.00'	5266.80 (-)
10	7+90.04, 7.00' LT.	DOUBLE	7+66.32, 3.00' RT.	30.00'	5267.07 (-)
11			8+13.26, 5.03' RT.	28.00'	5266.98 (-)
12	8+80.08, 7.00' LT.	DOUBLE	8+58.15, 7.33' RT.	25.70'	5267.38 (-)
13			8+86.59, 8.96' RT.	24.08'	5267.42 (-)

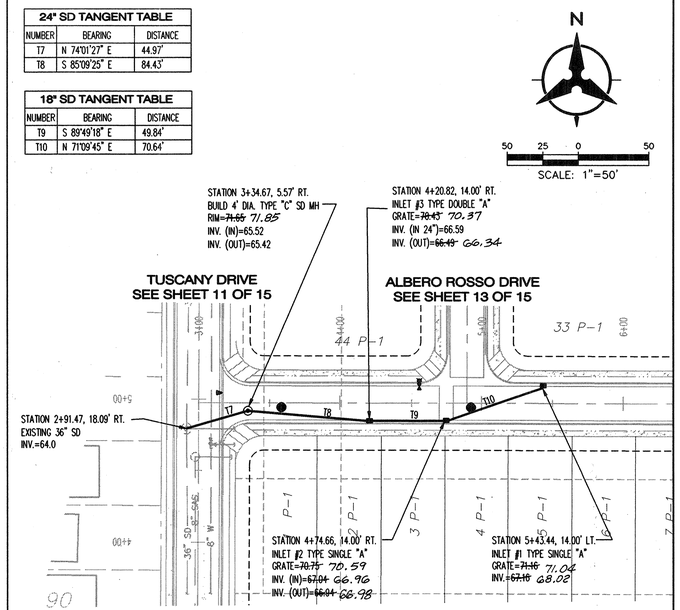
8" SAS TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S 60°18'09" W	70.18'
T2	S 89°49'03" E	415.11'
T3	S 86°53'03" E	119.19'

6" WATER TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T4	N 89°49'03" W	464.81'
T5	S 86°53'03" E	107.05

24" SD TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T7	N 74°01'27" E	44.97'
T8	S 85°09'25" E	84.43'

18" SD TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T9	S 89°49'18" E	49.84'
T10	N 71°09'45" E	70.64'





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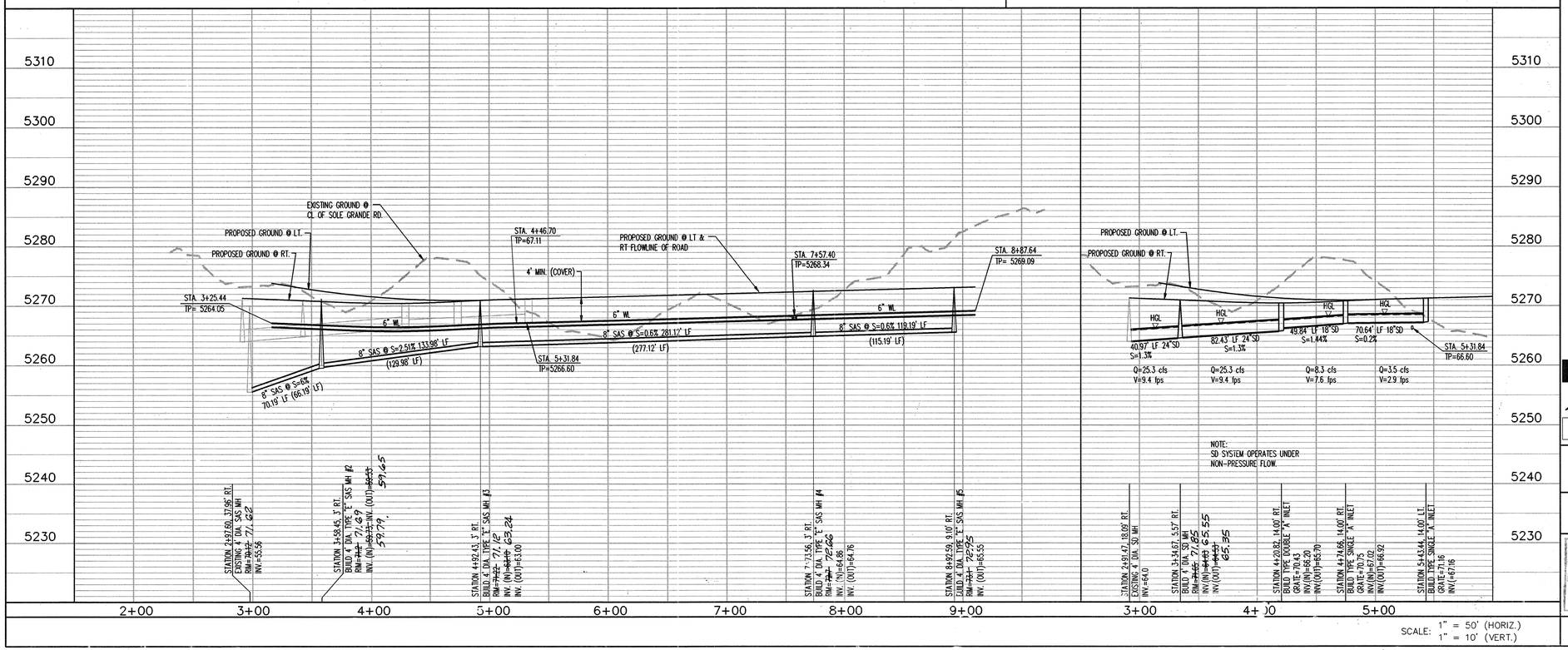
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

SOLE GRANDE ROAD



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

AS-BUILT INFORMATION

CONTRACTOR OCM DATE
STAKED BY BH DATE 7/99
INSPECTOR'S ACCEPTANCE BY Smith Engrs DATE 7/99
FIELD VERIFICATION BY BH DATE 7/99
DRAWINGS CORRECTED BY BH DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS Brass Tablet stamped "Block-2 1977"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 372,920.43 Y= 1,530,241.52
Ground-to-Grid Factor= 0.9996692
ωA= -00°14'43"
SLD 1929 Elevation= 5213.926

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RICHARD BELLMAR NEW MEXICO 6869 REGISTERED PROFESSIONAL ENGINEER

JAMES P. WHEELER NEW MEXICO 12307 REGISTERED PROFESSIONAL SURVEYOR

RECORD DRAWING
DATE: 8-6-99

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BS, CG DATE: 1/99
Drawn By: RB, LR DATE: 1/99
Checked By: RB DATE: 1/99

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
UTILITY & STORM DRAIN PLAN & PROFILE
SOLE GRANDE ROAD STA. 3+00 TO STA. 9+50

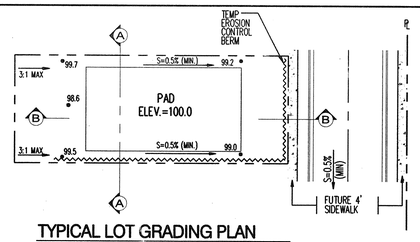
Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 603481 | Zone Map No. A-12-Z | Sheet 14 Of 15

99363UPPNP04.dwg

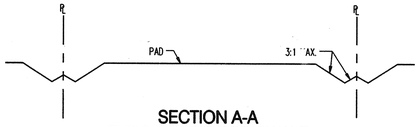
BHI JOB NO. 99363

DATE: 1/29/99



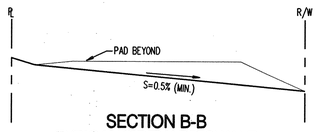
TYPICAL LOT GRADING PLAN

(SEE GRADING PLAN FOR SPOT ELEVATIONS)



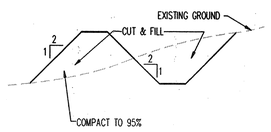
SECTION A-A
TYPICAL SIDEYARD SWALE

NO SCALE



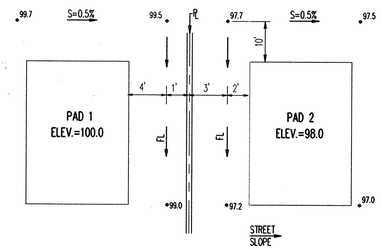
SECTION B-B
TYPICAL SIDEYARD SWALE

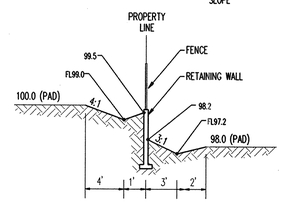
NO SCALE



TEMPORARY EROSION CONTROL BERM

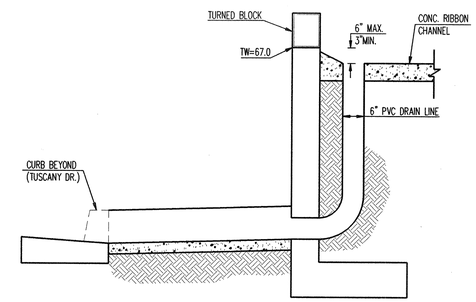
BERM SHALL BE CONSTRUCTED IN LOCATION SHOWN ON TYPICAL LOT GRADING PLAN ALONG SOUTH EDGE OF SUBDIVISION





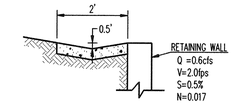
SIDE LOT GRADING

(TYPICAL FOR 5' SIDE YARDS W/ RETAINING WALLS)



SECTION AT SIDEWALK CORNER OF LOT 1

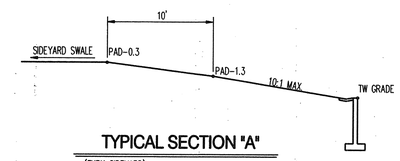
(THRU SIDEYARD)



NOTE:
PROVIDE EXP. JTS & CONTROL JTS AS REQUIRED FOR SIDEWALK

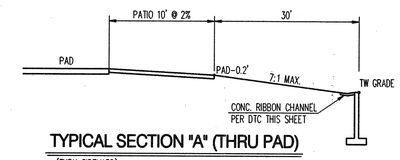
CONC. RIBBON CHANNEL DETAIL

(THRU SIDEYARD)



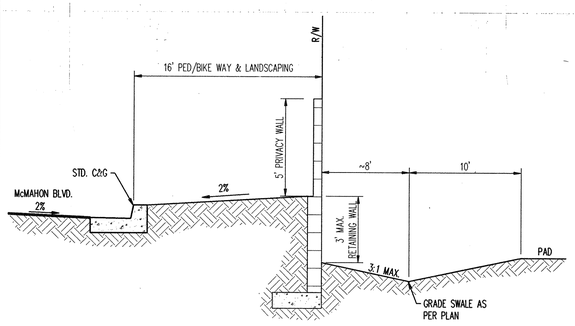
TYPICAL SECTION "A"

(THRU SIDEYARD)



TYPICAL SECTION "A" (THRU PAD)

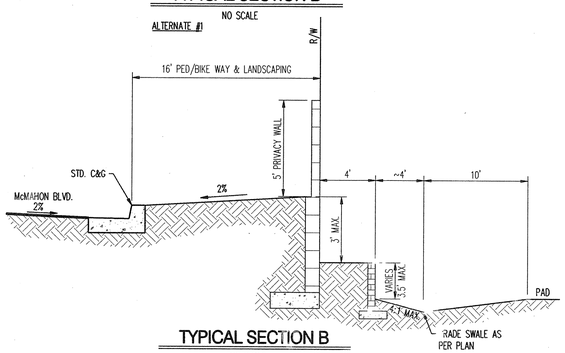
(THRU SIDEYARD)



TYPICAL SECTION B

NO SCALE

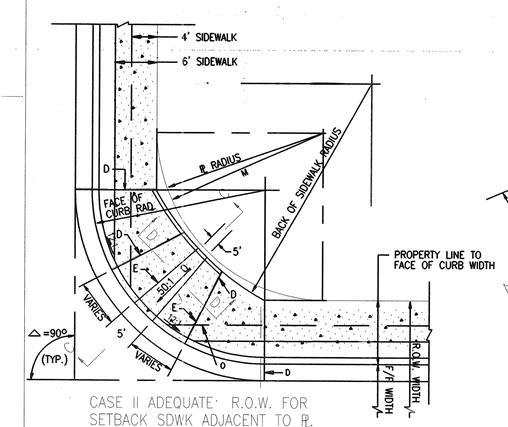
ALTERNATE #1



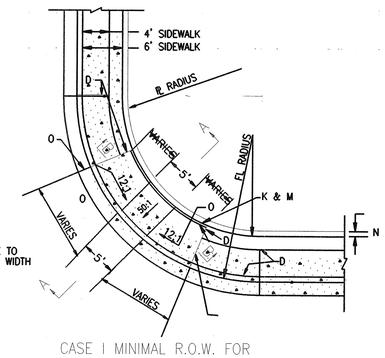
TYPICAL SECTION B

NO SCALE

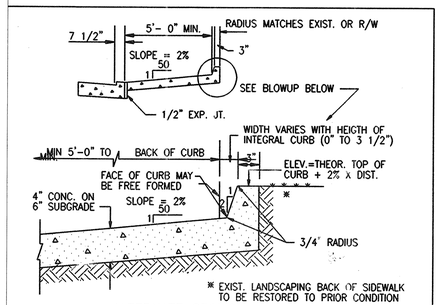
ALTERNATE #2



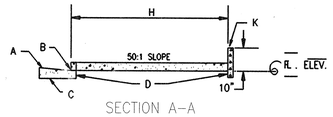
CASE II ADEQUATE R.O.W. FOR SETBACK SDWK ADJACENT TO ℄



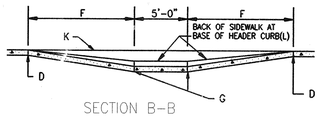
CASE I MINIMAL R.O.W. FOR SIDEWALK AT BACK OF CURB



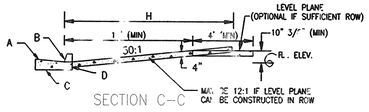
ALTERNATE SECTION A-A



SECTION A-A



SECTION B-B



SECTION C-C

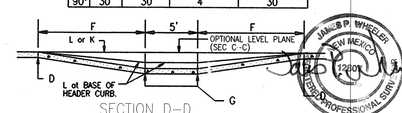
GENERAL NOTES:

1. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
2. SURFACE TEXTURE OF CURB ASSESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING. (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
3. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
4. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

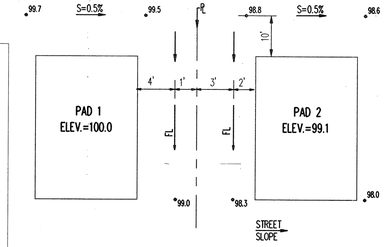
CONSTRUCTION NOTES:

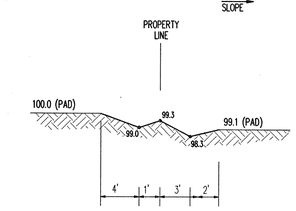
A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
B. 1/4" LIP ABOVE FLOW LINE (VERTICAL). SEE STD. DWG 2415
C. CURB & GUTTER. (SEE STD. DWG 2415 – GUTTER AT THE CURB ACCESS RAMP).
D. 1/2" EXPANSION JOINT.
E. PARALLEL LINES – TOP AND BOTTOM OF RAMP.
F. 12:1 SLOPE AT FACE OF CURB. (SEE STD. DWG 2418)
G. CONTRACTION (DUMMY) JOINT.
H. VARIES WITH AVAILABLE R.O.W.
J. VARIABLE.
K. HEADER CURB, SEE DWG. 2415.
L. BACK OF SIDEWALK.
M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR MORE THROUGHOUT. SEE STD. DWG 2440 (NOTE 5) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY UNRESOLVABLE CONSTRAINTS.
N. 4 1/2" MAX.
O. 12:1 SLOPE MAXIMUM ON RAMP.
P. ANY PRIVATE LANDSCAPING AND OR IRRIGATION SHALL BE RESTORED TO ORIGIAL CONDITION. SHOULD ANY RPRIVATE. IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.

Δ	R. RAD	CURB RAD	R. CURB WIDTH	BACK SW RAD
90°	25'	25'	4'	25'
90°	30'	25'	4'	30'
90°	25'	30'	4'	25'
90°	30'	30'	4'	30'



SECTION D-D





SIDE LOT GRADING

(TYPICAL FOR 5' SIDE YARDS W/O RETAINING WALLS)

CITY OF ALBUQUERQUE

REVISIONS 11/14/91 — PARKING RAMP

DATE: 8-6-99

DWG. 2441 — AUG. 1986

AS-BUILT INFORMATION

CONTRACTOR CCM — DATE

WORK STAKED BY BH — DATE 7/99

WORK INSPECTED & ACCEPTANCE BY Smith Espana — DATE 7/99

FIELD VERIFICATION BY BH — DATE 7/99

DRAWINGS CORRECTED BY BH — DATE 8/99

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

ACS Brass Tablet stamped "Block-2 1977"

Geographic Position (NAD 1927)

N.M. State Plane Coordinates (Central Zone)

X= 372,920.43 Y= 1,530,241.52

Ground-to-Grid Factor= 0.9996692

ωΔ= -00°14'43"

S.D. 1929 Elevation= 5213.926

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REMARKS

REVISIONS

DESIGN

No.	Date	By

Designed By: BS, CG — DATE: 2/99

Drawn By: RB, LR — DATE: 2/99

Checked By: RB — DATE: 2/99

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TUSCANY RIDGE UNIT 2
MISCELLANEOUS DETAILS

Design Review Committee — APPROVED 1999 — REVIEW

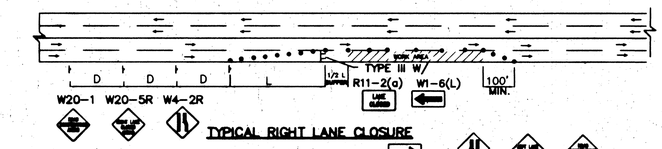
City Engineer Approval

Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

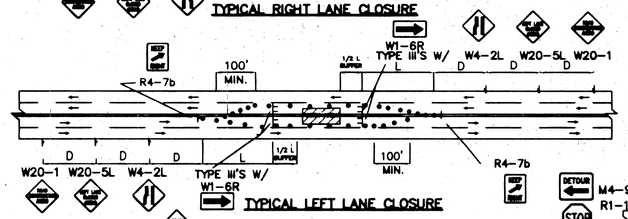
City Project No. 603481 — Zone Map No. A-12-Z — Sheet 15 Of 15

99367MD01.dwg

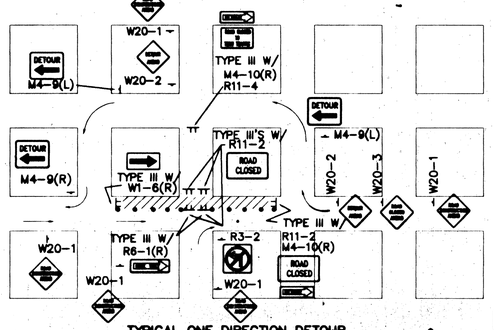
BHI JOB NO. 99367



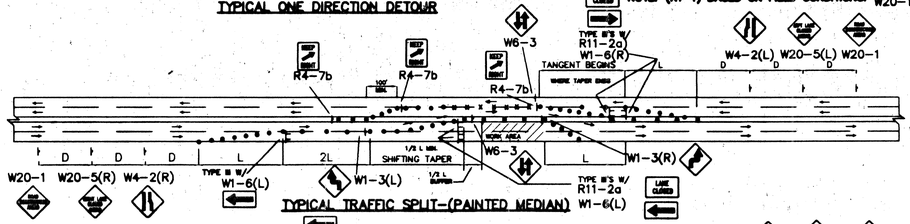
TYPICAL RIGHT LANE CLOSURE



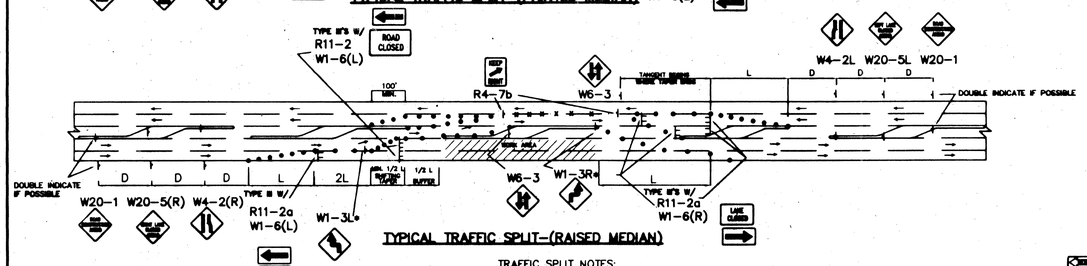
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



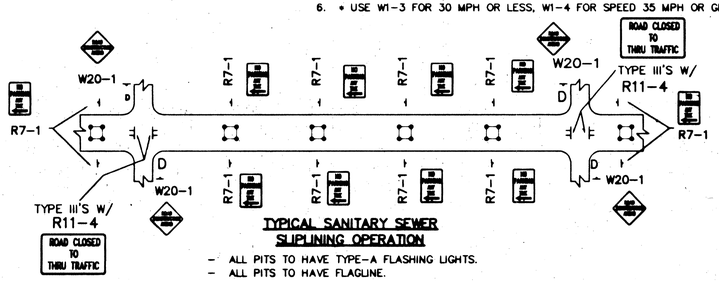
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

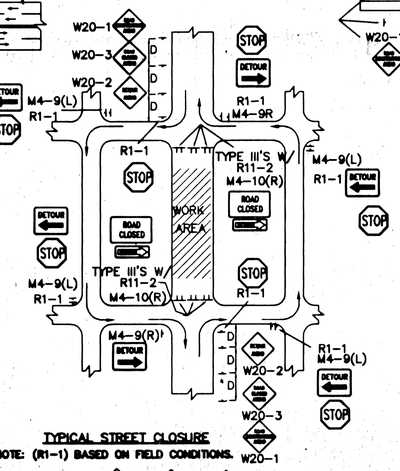
TRAFFIC SPLIT NOTES:

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



TYPICAL SANITARY SEWER SLIPLINING OPERATION

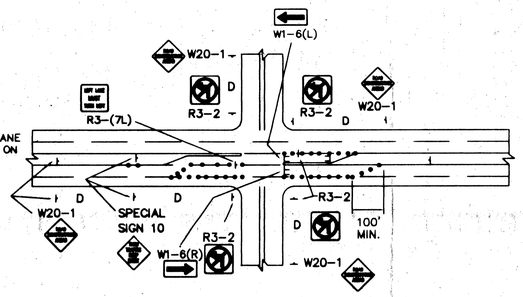
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.



TYPICAL STREET CLOSURE

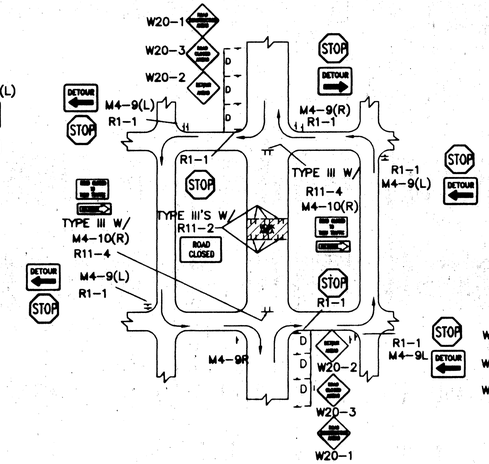
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



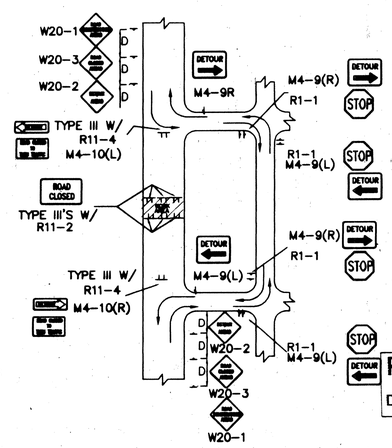
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION



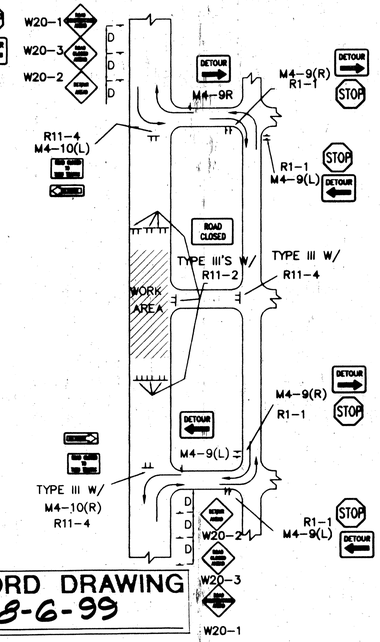
TYPICAL MID-BLOCK CLOSURE

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



TYPICAL STREET CLOSURE

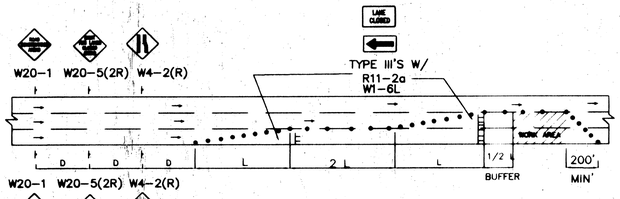
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



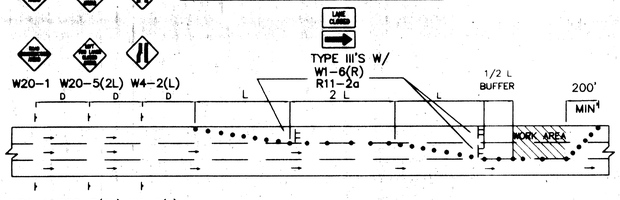
TYPICAL STREET CLOSURE

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

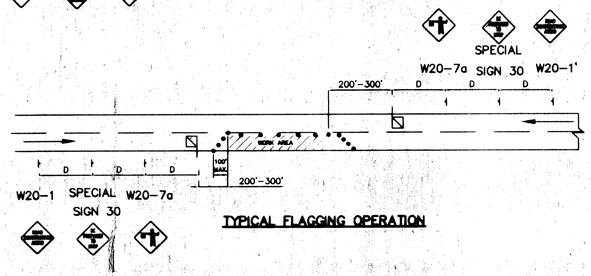
RECORD DRAWING
DATE: 8-6-99



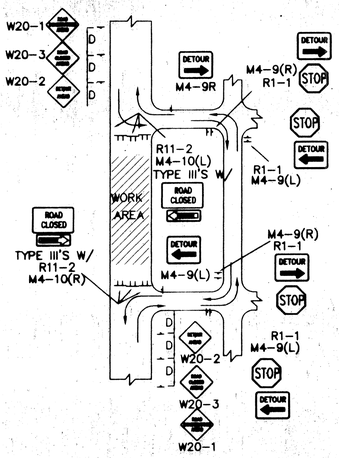
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

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. △1

AS BUILT INFORMATION
CONTRACTOR CCM DATE
WORK STAKED BY DATE 7/99
INSPECTOR'S INITIALS BY Smith Engrs DATE 7/99
FIELD DETAILS BY BH DATE 7/99
DRAWINGS CORRECTED BY BH DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
△1	9/24/97	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: TUSCANY RIDGE UNIT 2
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE | CITY ENGINEER APPROVAL
COA Standard

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

PROJECT NO. 603481 | MAP NO. A-12-Z | SHEET 15A OF 15

CTCSTND2.DWG

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.

19. (2) 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.

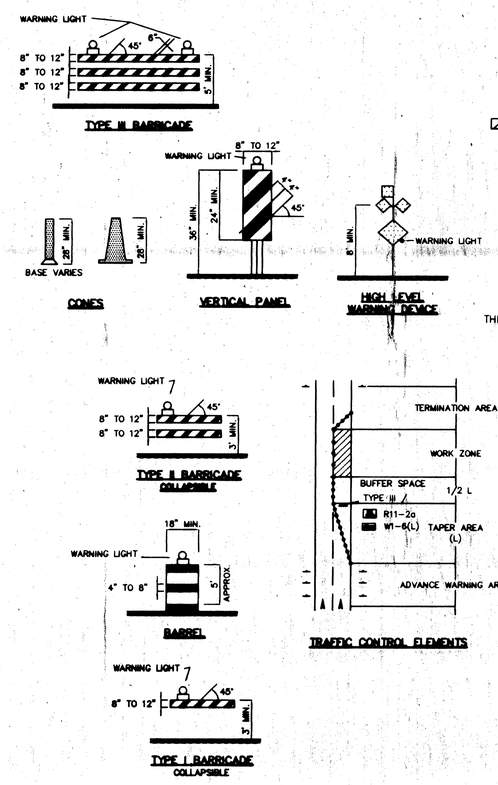
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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)

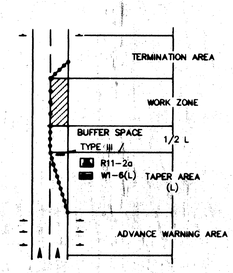
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. (4)



LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- X 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.



TRAFFIC CONTROL ELEMENTS

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

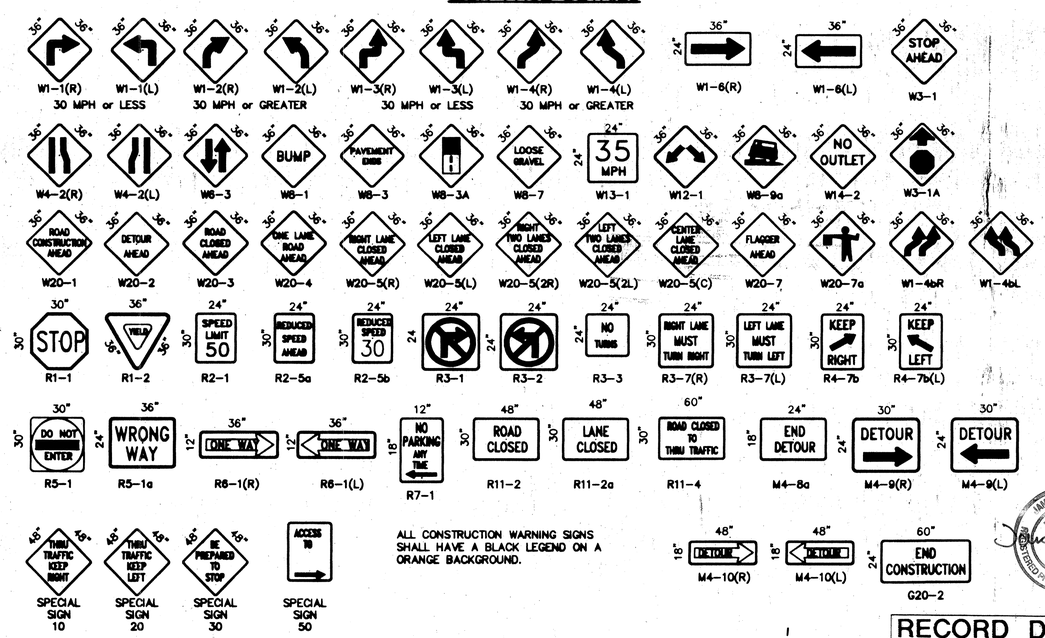
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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.

RECORD DRAWING
DATE: 8-6-99

AS BUILT INFORMATION

CONTRACTOR	CCM	DATE
WORK STAKED BY	BH	DATE 7/99
INSPECTOR'S ACCEPTANCE BY	Smith Engrg	DATE 7/99
FIELD VERIFICATION BY	BH	DATE 7/99
DRAWINGS CORRECTED BY	BH	DATE 8/99
MICRO-FILM INFORMATION RECORDED BY		DATE
NO.		

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
4	8/25/93	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

DESIGN

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TUSCANY RIDGE UNIT 2

SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

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

PROJECT NO.	MAP NO.	SHEET	OF
603481	A-12-Z	15B	15

CTCSTN01.DWG