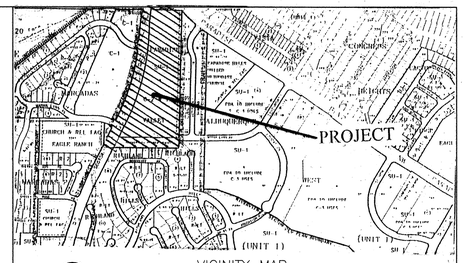
CONSTRUCTION PLANS FOR GOLF COURSE POINTE

PUBLIC PAVING, WATER LINE, SANITARY SEWER AND STORM DRAIN IMPROVEMENTS

GOLF COURSE ROAD N.W. ALBUQUERQUE, NEW MEXICO

INDEX



VICINITY MAP

NOT TO SCALE
MAP NO. C-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. AS AMENDED THROUGH UPDATE #6. ALSO, ALL UTILITIES SHALL BE CONSTRUCTED PER NMUI STD SPECS.
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. 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 MONUMENT THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. 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.
6. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY–FOUR (24) HOUR CONSTRUCTION.
7. CONTRACTOR SHALL NOTIFY NMUI 3 DAYS PRIOR TO CONSTRUCTION FOR COORDINATION OF WATER SHUTOFF, 898–2661.

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.
- [ ] 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 REQUESTER 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 6-15-00

SURVEYOR'S CERTIFICATION

"I, Philip W. Turner, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Philip W. Turner, N.M.P.S. 10204 — Date 3-27-00

BPLW
Architects & Engineers, Inc.
2400 Louisiana Blvd. NE
AFC #5 Suite 400
Albuquerque, New Mexico 87110
(505) 881-2759
63 East Main Street
Suite 602
Mesa, Arizona 85201
(602) 827-2759
Designing to Shape the Future

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

ARCHITECTS STAMP & SIGNATURE

APPROVALS	ENGINEER	DATE
DRC Chairman		11-23-99
Transportation		10-26-99
Water/Wastewater	N/A	
Hydrology		10-18-99
Parks		
Constr. Mngmt.		
NMUI		10-19-99
		10-20-99

City Project No. 622981

****
APPROVED FOR CONSTRUCTION
12/20/99
City Engineer Date

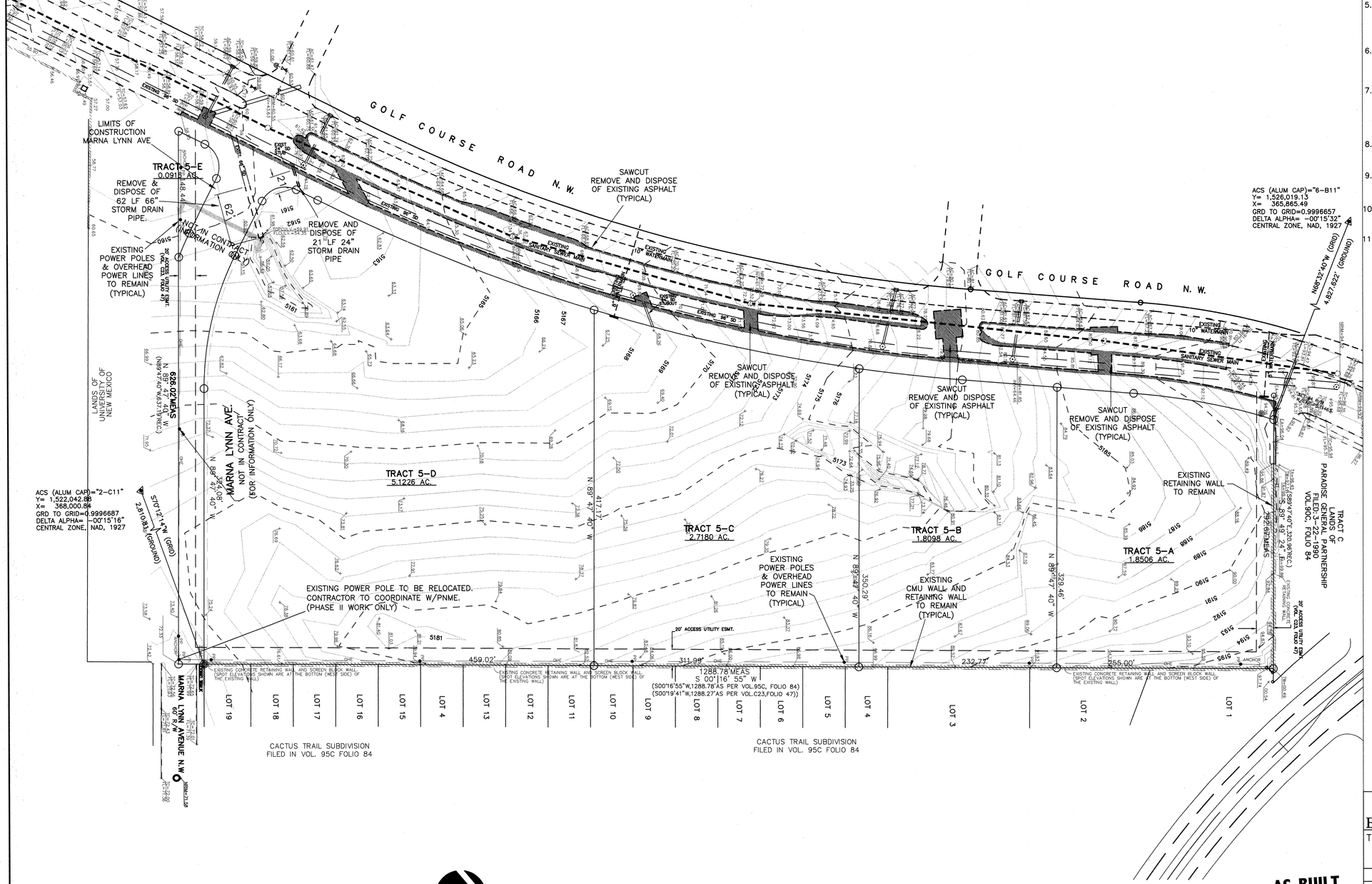
Sheet 1 Of 21

AS-BUILT

DRB #99-36

PAVEMENT REMOVALS

1. GOLF COURSE RD.
   A. SAWCUT, REMOVE & DISPOSE APPROXIMATELY 2,018 S.Y. ASPHALT
2. NORTH DRIVEWAY @ EXISTING GIANT STATION (PRIVATE)
   A. SAWCUT, REMOVE & DISPOSE APPROXIMATELY 13 S.Y. ASPHALT



OVERALL DEMOLITION PLAN

SCALE: 1"= 60'

AS-BUILT

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEY.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO-STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES TO REMAIN (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC..) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF CURB AND GUTTER.
10. ALL DEMOLITION AND EXCESS SITE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR TO A COA APPROVED DUMP SITE.
11. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PERMIT (SITE) CONTRACTOR FOR THE SEQUENCING OF ALL WORK (BOTH PRIVATE & PUBLIC).

LEGEND:

- EXISTING ASPHALT REMOVAL
- ASPHALT SAWCUT
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- 18" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT

AS BUILT INFORMATION

CONTRACTOR	CCM	
WORK STAKED BY	CSI	DATE 3/27/00
INSPECTOR'S CHANGES BY	CAG	DATE 3/27/00
FIELD VERIFICATIONS BY	CSI	DATE 3/27/00
DRAWINGS CORRECTED BY	CSI	DATE 3/27/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.	City Transcribe G Shade	

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 6823 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HBM DATE: 09/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BPLW

TITLE:

GOLF COURSE POINTE OVERALL DEMOLITION PLAN

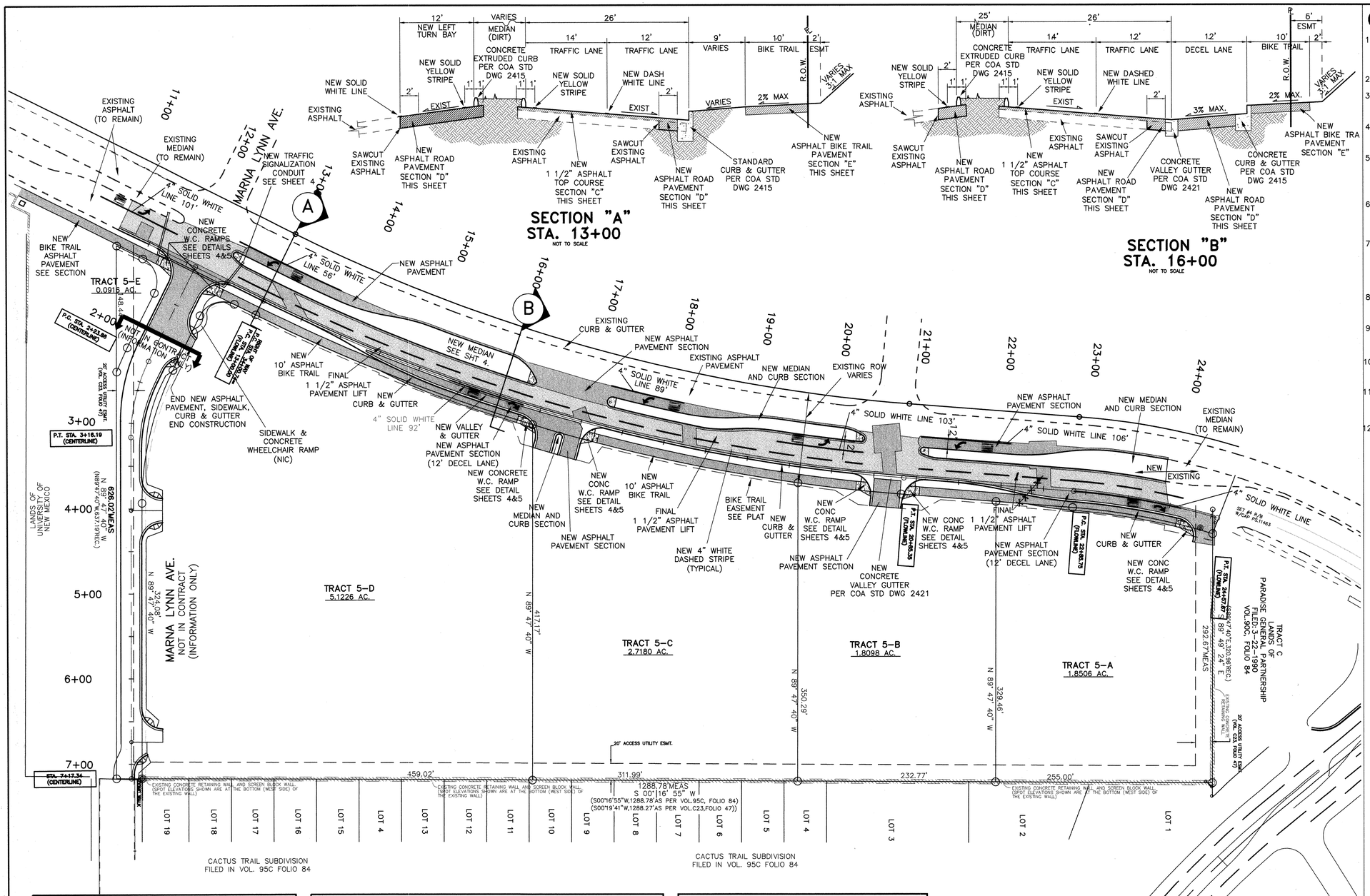
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology			CITY ENGINEER		
Parks & Rec.					

APPROVED NOV 23 1999 DESIGN REVIEW COMMITTEE

DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	2	21

SCANNED BY MESA DESIGN

13DRCD02.DWG



GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREP-ANCIES.
2. NOT USED
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
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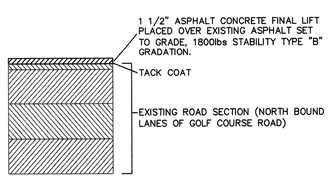
10. ALL DEMOLITION AND EXCESS SITE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR TO A COA APPROVED DUMP SITE.
11. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PERMIT (SITE) CONTRACTOR FOR THE SEQUENCING OF ALL WORK (BOTH PRIVATE & PUBLIC).
12. ALL PAVEMENT STRIPING SHALL BE REFLECTIVE PLASTIC TYPE MARKING.

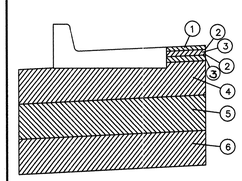
LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- 10" W — NEW WATER MAIN
- 8" SAS — NEW SANITARY SEWER
- 6" SD — NEW STORM DRAIN
- NEW UTILITY ESMT
- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- FUTURE SAS MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- 18" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT



* NOTE: SECTION PER COA PROJECT #590781 & 590881 BY BHI DEC, 1998

SECTION "C"
FINAL LIFT PAVEMENT SECTION
NOT TO SCALE



* NOTE: SECTION PER COA PROJECT #590781 & 590881 BY BHI DEC, 1998

1. 1 1/2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLES & VALVE COVERS/RINGS ARE SET TO GRADE, 1800lbs STABILITY TYPE "B" GRADATION.
2. TACK COAT BETWEEN ALL ASPHALT/ AGGREGATE MATERIAL LIFTS.
3. 2" ASPHALT CONCRETE, 1800lbs STABILITY, TYPE "A" GRADATION.
4. 12" SUB GRADE SOIL, R-VALUE 50, PLACED IN 2-6" LIFTS. 95% MIN. COMP ACTION AT OPT. MOISTURE ± 2% ASTM D698 FOR SOIL w/35% OR MORE PASSING THE 200 SIEVE.
5. FINISH SURFACES OF SUB GRADE SHALL BE MOISTURE CONTROLLED AT THE COMP ACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED SURGED PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACER/W UTILITIES CONSTRUCTION IS COMPLETED.
6. 95% MIN. COMPACTION.

SECTION "D"
ROAD PAVEMENT SECTION
NOT TO SCALE

SECTION "E"
BIKE TRAIL PAVEMENT SECTION
NOT TO SCALE

OVERALL PAVING AND STRIPING PLAN
SCALE: 1"= 60'

AS-BUILT

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE
	Harris Surveying Inc.	4/99

AS BUILT INFORMATION		
CONTRACTOR	CCM	
WORK STAKED BY	CSI	DATE: 3/21/00
ACCEPTANCE BY	CAG	DATE: 3/21/00
FIELD VERIFICATION BY	CSI	DATE: 3/21/00
DRAWINGS CORRECTED BY	CSI	DATE: 3/21/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS
THE STATION IS A ALUMINUM CAP AND IS STAMPED
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DELTA ALPHA= -00° 15' 32"
ELEVATION =

ENGINEER'S SEAL
GUY C. JACKSON
NEW MEXICO
8889
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HBM DATE: 09/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW — CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP — BPLW

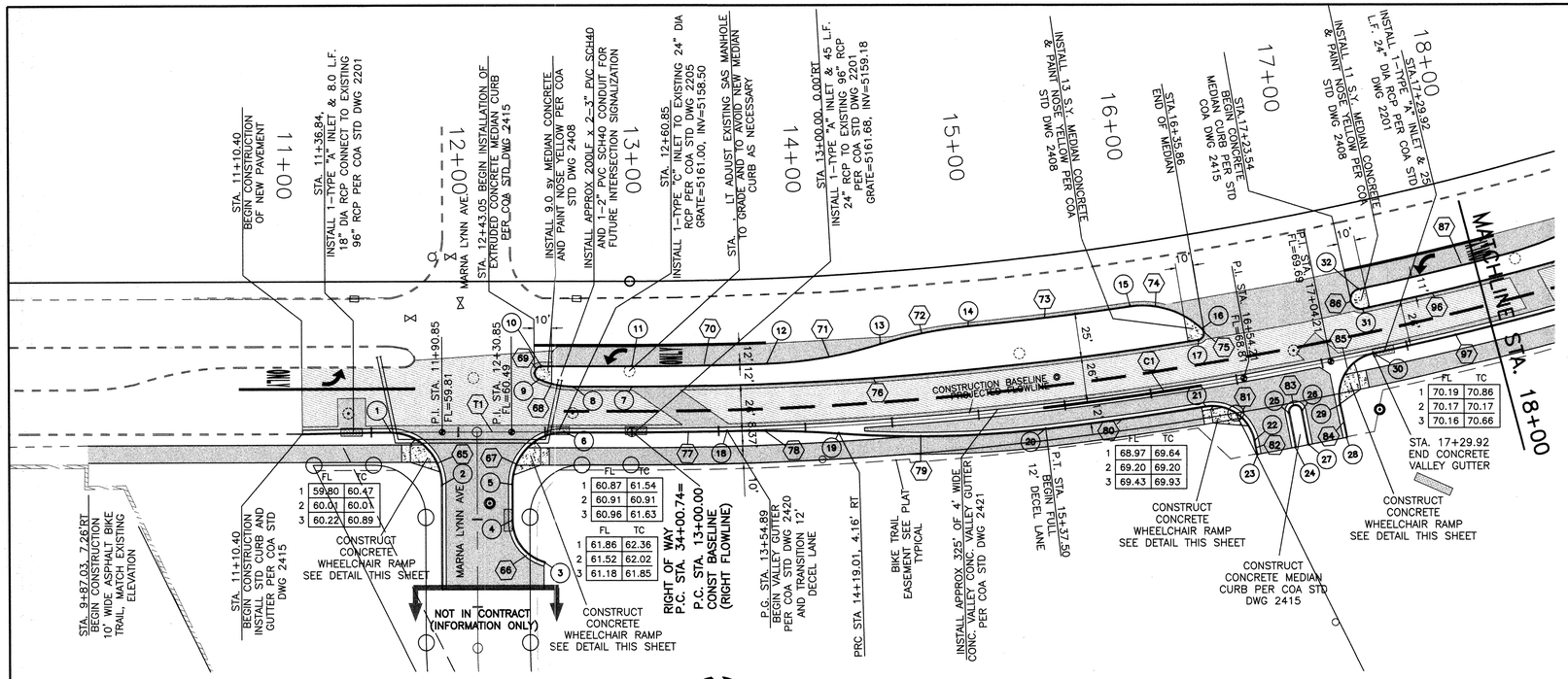
TITLE: GOLF COURSE POINTE
OVERALL PAVING
AND STRIPING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology					
Parks & Rec.					

RECEIVED NOV 23 1999 — DESIGN REVIEW COMMITTEE
RECEIVED DEC 20 1999 — CITY ENGINEER

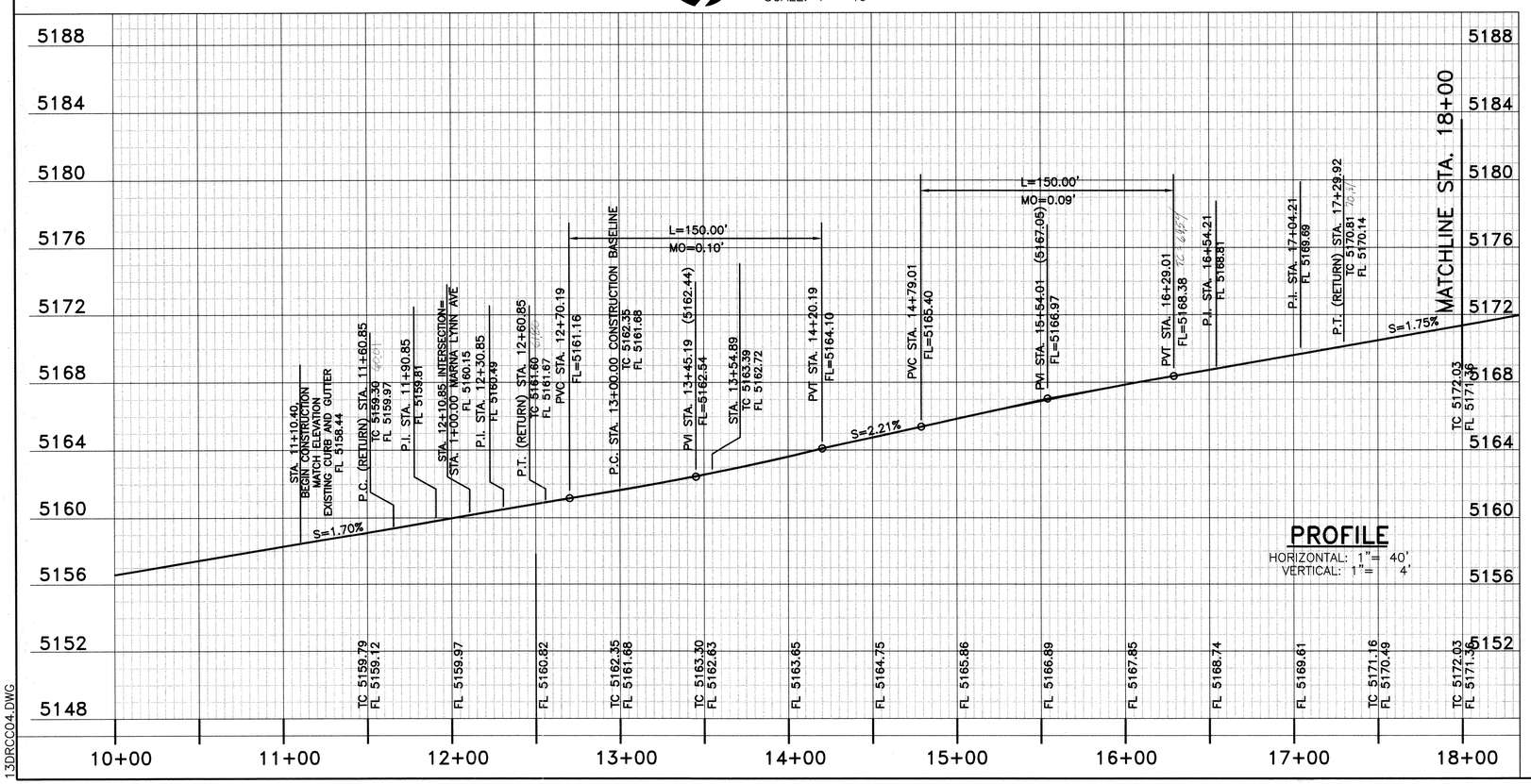
DRAWING NO. 622981 | MAP NO. C-12-Z | SHEET 3 OF 21

13DRC03.DWG



GOLF COURSE ROAD PLAN

SCALE: 1"= 40'



PROFILE

HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

CONSTRUCTION BASELINE @ FLOWLINE:

CURVE SCHEDULE

No.	DELTA	AL	T	R
C1	22°07'00"	785.32'	397.61'	2034.00'
C2	12°20'00"	171.92'	86.30'	799.00'

TANGENT SCHEDULE

No.	BEARING	DISTANCE
T1	N 26°35'19" E	200.00'
T2	N 04°29'30" E	200.39'

CURB & GUTTER

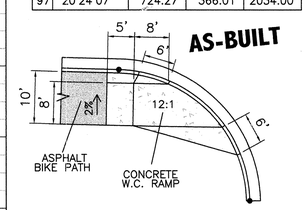
POINT SCHEDULE

No.	STATION/OFFSET	ELEVATION FLOWLINE	ELEVATION TOP CURB
1	P.C. STA. 11+60.85	5159.59	5160.26
* 2	P.T. STA. 1+30.05, 20.00' RT	5160.43	5161.10
* 3	P.C. STA. 1+74.78, 38.83' LT	5162.20	5162.70
* 4	P.T. STA. 1+50.55, 20.00' LT	5160.84	5161.51
* 5	P.C. STA. 1+30.05, 20.00' LT	5160.83	5161.50
6	P.T. STA. 12+60.85	5161.00	5161.67
7	P.C. STA. 13+00.00, 26.00' LT	5161.96	5162.46
8	P.T. STA. 12+66.77, 26.00' LT	5161.40	5161.90
9	PCC STA. 12+46.38, 33.35' LT	5161.09	5161.59
10	P.T. STA. 12+48.01, 38.00' LT	5161.37	5161.87
11	P.T. STA. 13+00.00, 38.00' LT	5162.49	5162.99
12	P.C. STA. 13+79.36, 38.00' LT	5164.11	5164.61
13	PRC STA. 14+46.57, 45.70' LT	5165.40	5165.90
14	PRC STA. 14+99.14, 51.70' LT	5166.43	5166.93
15	PRC STA. 15+95.51, 51.70' LT	5168.28	5168.78
16	PCC STA. 16+35.29, 32.43' LT	5169.04	5169.54
17	PCC STA. 16+32.06, 26.00' LT	5168.92	5169.42
18	PCC STA. 13+54.89	5162.72	5163.39
19	PRC STA. 14+19.01, 4.16' RT	5164.19	5164.86
20	PCC STA. 15+37.50, 12.00' RT	5167.00	5167.67
21	PRC STA. 16+29.70, 12.00' RT	5168.74	5169.41
22	P.T. STA. 16+54.24, 36.18' RT	5169.66	5170.16
23	STA. 16+54.39, 44.50' RT	5169.90	5170.40
24	STA. 16+75.89, 44.41' RT	5170.55	5171.05
25	P.C. STA. 16+75.83, 24.17' RT	5170.04	5170.54
26	P.T. STA. 16+83.74, 24.17' RT	5170.18	5170.68
27	STA. 16+83.72, 44.44' RT	5170.72	5171.22
28	STA. 17+05.28, 44.67' RT	5170.81	5171.31
29	STA. 17+05.23, 25.37' RT	5170.21	5170.71
30	STA. 17+29.92	5170.14	5170.81
31	P.C. STA. 17+29.60, 26.00' LT	5170.50	5171.00
32	P.T. STA. 17+29.60, 38.00' LT	5170.92	5171.42

* MARNA LYNN AVE.

CURVE SCHEDULE

No.	DELTA	AL	T	R
65	90°00'00"	47.12'	30.00'	30.00'
66	75°42'20"	33.03'	19.43'	25.00'
67	90°00'00"	47.12	30.00'	30.00'
68	24°04'00"	21.01'	10.66'	50.00'
69	155°56'00"	11.28'	18.76'	4.00'
70	02°15'45"	78.82'	39.41'	1996.02'
71	15°14'02"	66.47'	33.43'	250.00'
72	11°51'36"	51.71'	26.97'	250.00'
73	03°28'56"	93.96'	46.99'	1982.30'
74	51°31'09"	44.96'	24.13'	50.00'
75	127°27'04"	8.90'	8.10'	4.00'
76	09°21'08"	327.76'	164.24'	2008.00'
77	01°34'21"	55.82'	27.91'	2034.00'
78	05°51'45"	64.34'	32.20'	628.80'
79	10°52'41"	119.38'	59.87'	628.80'
80	02°35'50"	92.75'	46.38'	2046.00'
81	87°46'33"	38.30'	24.05'	25.00'
82	01°00'19"	8.32'	4.16'	474.00'
83	179°53'17"	12.56'	4095.14'	4.00'
84	02°06'10"	19.30'	9.65'	526.00'
85	90°29'54"	39.49'	25.22'	25.00'
86	180°00'00"	18.85'	–	6.00'
87	02°23'08"	83.11'	41.56'	1996.00'
96	03°11'58"	112.13'	56.08'	2008.00'
97	20°24'07"	724.27'	366.01'	2034.00'



WHEEL CHAIR RAMP DETAIL
NOT TO SCALE

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREP-ANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND [illegible]RIALS AS NOT TO INTERFER WITH [illegible]MAL ACTIVITIES OF OTHER [illegible]TRACTORS ON SITE.
7. [illegible] DAMAGE TO THE EXISTING FACILITIES [illegible]RB & GUTTER, PAVEMENT, CONDUITS, [illegible]DSCAPING, UTILITY LINES, ETC..) DURING [illegible]NSTRUCTION SHALL BE REPLACED AT THE [illegible]NTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

TC 69.49
TC 70.39
TC 70.41
TC 71.10

TC 71.25
TC 71.36
TC: 70.95
TC 70.91

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE

AS BUILT INFORMATION

CONTRACTOR	CLT		
WORK STAKED BY	CSI	DATE	3/27/00
INSPECTOR'S ACCEPTANCE BY	CORE	DATE	3/12/00
FIELD VERIFICATION BY	CSI	DATE	3/27/00
MAP CORRECTED BY	CSI	DATE	3/27/00

MICRO-FILM INFORMATION

RECORDED BY	
DATE	
NO.	

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11, GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 13289 PROFESSIONAL ENGINEER REGISTERED

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BPLW

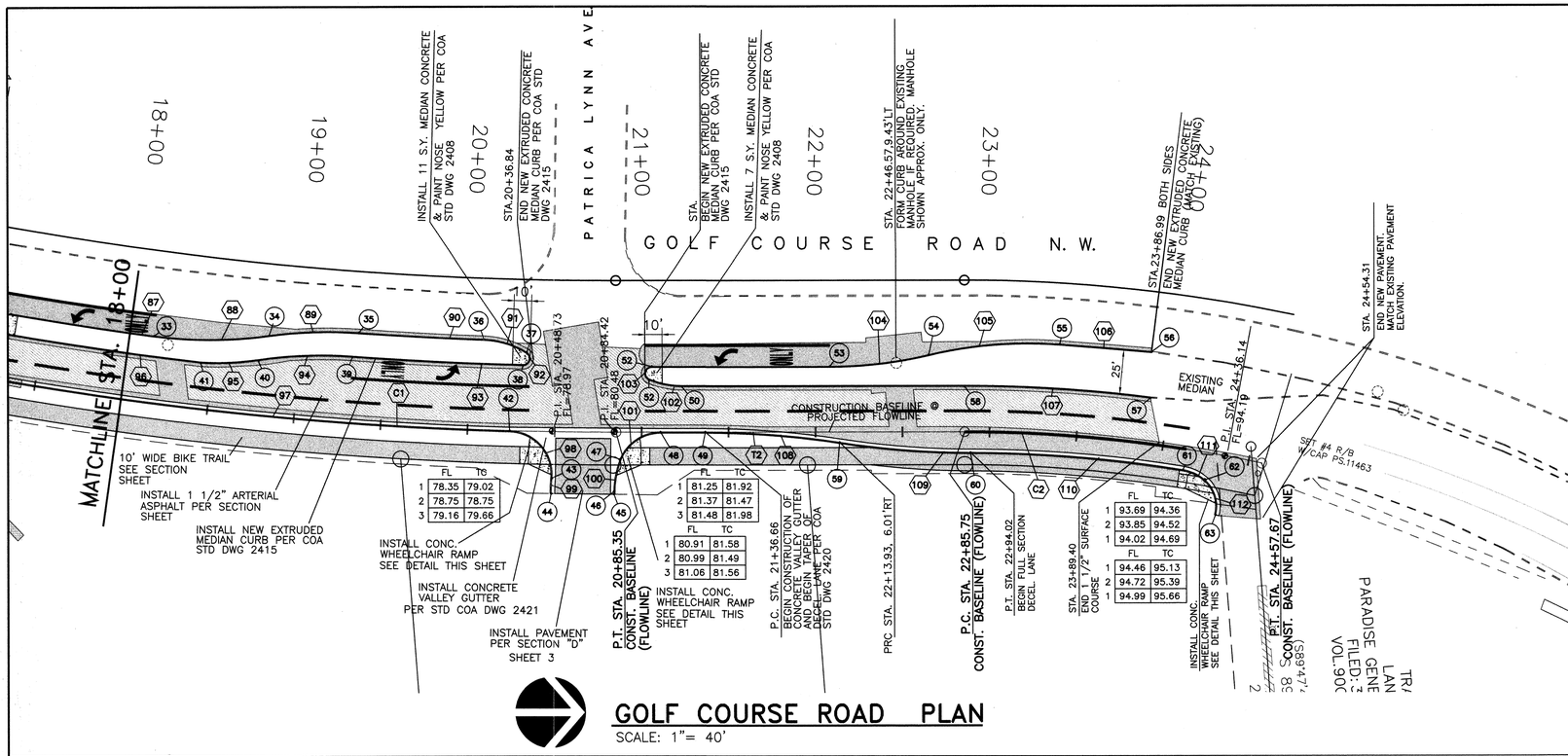
TITLE: GOLF COURSE POINTE
GOLF COURSE RD, CONTROL P & P
STA. 11+00.00 TO STA. 18+00.00

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology					
Parks & Rec.			CITY ENGINEER		

RECEIVED NOV 2 3 1999 DES REVIEW

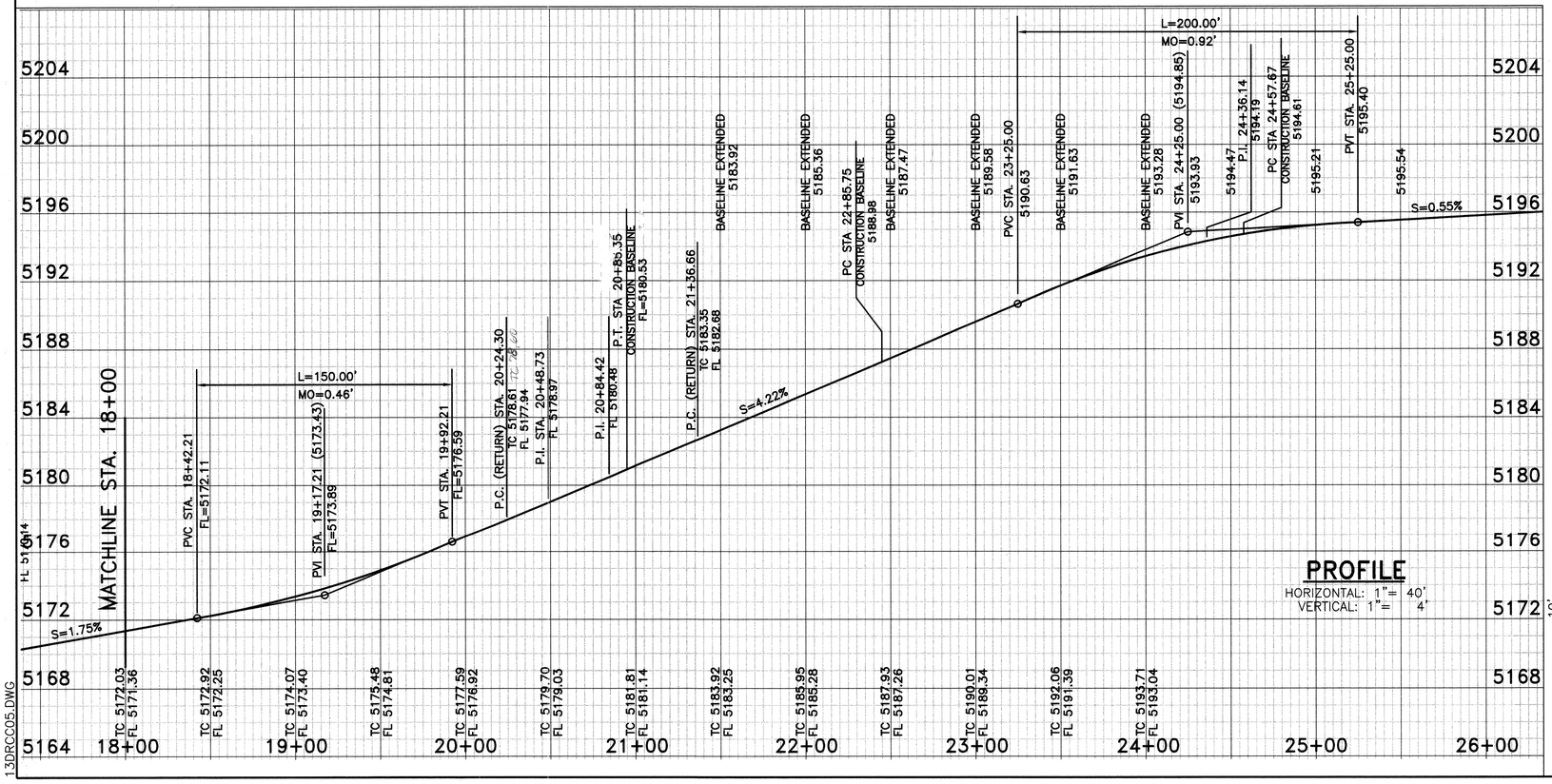
DRAWING NO. 622981 | MAP NO. C-12-Z | SHEET 4 OF 21

13DRCC04.DWG



GOLF COURSE ROAD PLAN

SCALE: 1"= 40'



PROFILE

HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

CONSTRUCTION BASELINE

CURVE SCHEDULE

No.	DELTA	AL	T	R
C1	22°07'00"	785.32'	397.61'	2034.00'
C2	12°20'00"	171.92'	86.30'	799.00'

TANGENT SCHEDULE

No.	BEARING	DISTANCE
T1	N 26°35'19" E	200.00'
T2	N 04°29'30" E	200.39'

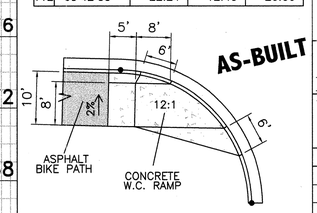
CURB & GUTTER

POINT SCHEDULE

No.	STATION/OFFSET	ELEVATION FLOWLINE	ELEVATION TOP CURB
33	PCC STA. 18+14.32, 38.00' LT	5172.61	5173.11
34	PRC STA. 18+81.29, 45.70' LT	5173.93	5174.43
35	PRC STA. 19+33.85, 51.70' LT	5175.29	5175.79
36	PRC STA. 20+09.68, 51.70' LT	5177.48	5177.98
37	PCC STA. 20+33.06, 44.95' LT	5178.22	5178.72
38	PCC STA. 20+30.99, 37.50' LT	5178.35	5178.85
39	PRC STA. 19+31.05, 37.50' LT	5174.93	5175.43
40	PRC STA. 18+76.46, 30.93' LT	5173.13	5173.63
41	PCC STA. 18+43.22, 26.00' LT	5172.62	5173.12
42	PRC STA. 20+24.30	5177.94	5178.61
43	P.T. STA. 20+48.92, 26.78' RT	5179.56	5180.06
44	STA. 20+48.73, 35.66' RT	5179.87	5180.37
45	STA. 20+84.08, 35.74' RT	5180.85	5181.35
46	P.C. STA. 20+84.07, 34.21' RT	5180.84	5181.34
47	PCC STA. 20+87.67, 15.81' RT	5181.13	5181.80
48	P.T. STA. 21+10.92	5181.60	5182.27
49	P.C. STA. 21+36.66	5182.68	5183.35
50	P.C. STA. 21+23.54, 26.00' LT	5182.67	5183.17
51	P.C. STA. 21+04.41, 29.80' LT	5181.54	5182.04
52	P.T. STA. 21+05.94, 37.50' LT	5180.75	5181.25
53	P.C. STA. 22+08.38, 37.50' LT	5184.84	5185.34
54	PRC STA. 22+65.20, 44.04' LT	5186.62	5187.12
55	PCC STA. 23+37.36, 51.66' LT	5189.06	5189.56
56	STA. 26+86.99, 52.42' LT	5191.09	5191.71
57	STA. 23+89.40, 26.10' LT	5192.88	5193.44
58	P.C. STA. 22+85.75, 26.00' LT	5189.26	5189.76
59	PRC STA. 22+13.93, 6.01' RT	5185.89	5186.56
60	PRC STA. 22+89.13, 12.00' RT	5189.07	5189.74
61	PCC STA. 24+13.62, 12.00' RT	5193.41	5194.08
62	PCC STA. 24+34.84, 23.65' RT	5194.19	5194.86
63	P.T. STA. 24+37.19, 34.39' RT	5195.26	5195.76

CURVE SCHEDULE

No.	DELTA	AL	T	R
87	02°23'08"	83.11'	41.56'	1996.00'
88	15°10'42"	66.23'	33.31'	250.00'
89	11°51'36"	51.75'	25.97'	250.00'
90	02°04'50"	71.98'	35.99'	1982.30'
91	29°45'57"	25.98'	13.29'	50.00'
92	149°34'39"	10.44'	14.71'	4.00'
93	29°33'37"	98.13'	44.62'	1996.50'
94	12°25'01"	54.18'	27.20'	250.00'
95	11°44'15"	33.20'	16.66'	162.08'
96	03°11'58"	39.27'	56.08'	2008.00'
97	20°24'07"	724.27'	366.01'	2034.00'
98	93°43'55"	40.90'	26.68'	25.00'
99	05°49'21"	8.89'	4.45'	87.47'
100	20°59'00"	18.86'	9.53'	51.49'
101	68°25'15"	29.85'	17.00'	25.00'
102	22°29'42"	19.36'	9.94'	50.00'
103	157°30'18"	11.00'	20.13'	4.00'
104	13°08'07"	57.31'	28.78'	250.00'
105	17°24'44"	75.98'	38.28'	250.00'
106	00°45'09"	52.86'	26.43'	4025.80'
107	07°12'24"	107.02'	53.58'	850.89'
108	08°53'22"	77.57'	38.87'	500.00'
109	08°38'49"	75.46'	37.80'	500.00'
110	08°55'38"	122.62'	61.44'	787.00'
111	31°56'01"	13.93'	7.15'	25.00'
112	63°42'55"	22.24'	12.43'	20.00'



WHEEL CHAIR RAMP DETAIL
NOT TO SCALE

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICALS AS NOT TO INTERFER WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC..) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE

AS BUILT INFORMATION

CONTRACTOR	CGM	DATE: 3/27/00
STAKED BY	CSI	DATE: 3/27/00
INSPECTOR'S ACCEPTANCE BY	CRS	DATE: 3/27/00
FIELD VERIFICATION BY	CSI	DATE: 3/27/00
DRAWINGS CORRECTED BY	CSI	DATE: 3/27/00
MICRO-FILM	INFORMATION	
RECORDED BY		DATE
NO.		

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 13089 PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BPLW

TITLE:
GOLF COURSE POINTE
GOLF COURSE RD CONTROL P & P
STA. 18+00.00 TO STA. 25+00.00

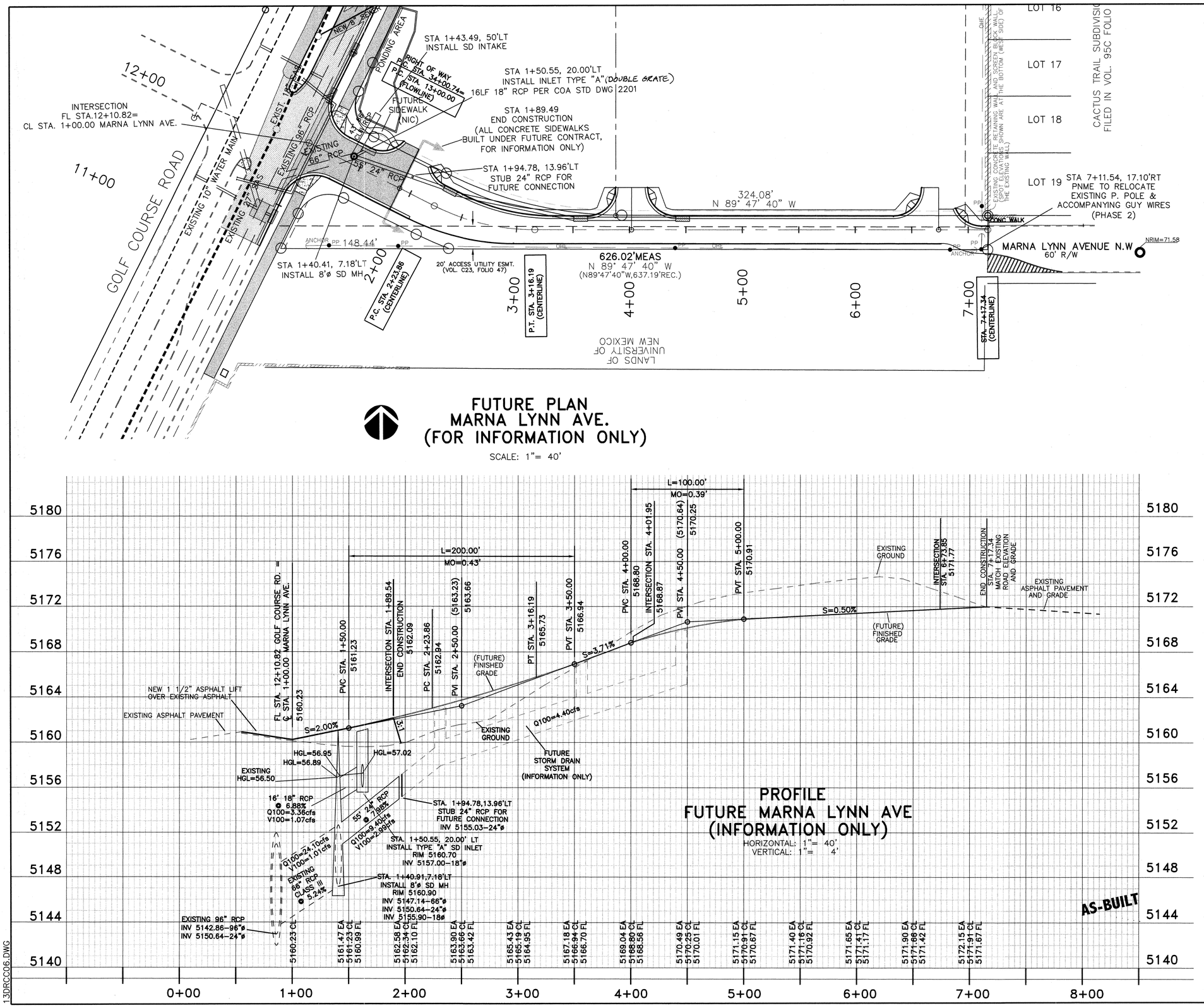
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology					
Parks & Rec.			CITY ENGINEER		

APPROVED NOV 2 3 1999 DESIGN REVIEW COMM.

DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	5	21

13DRCC05.DWG

SCANNED BY MESA REPRO



FUTURE PLAN
MARNA LYNN AVE.
(FOR INFORMATION ONLY)

SCALE: 1"= 40'

PROFILE
FUTURE MARNA LYNN AVE
(INFORMATION ONLY)

HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICALS AS NOT TO INTERFER WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC..) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE

AS BUILT INFORMATION

CONTRACTOR	CCM	DATE 3/27/00
WORK STAKED BY	CSI	
INSPECTOR'S ACCEPTANCE BY	COA	DATE 3/27/00
FIELD VERIFICATION BY	CSI	DATE 3/27/00
DRAWINGS CORRECTED BY	CSI	DATE 3/27/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 13289 PROFESSIONAL ENGINEER REGISTERED

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BPLW

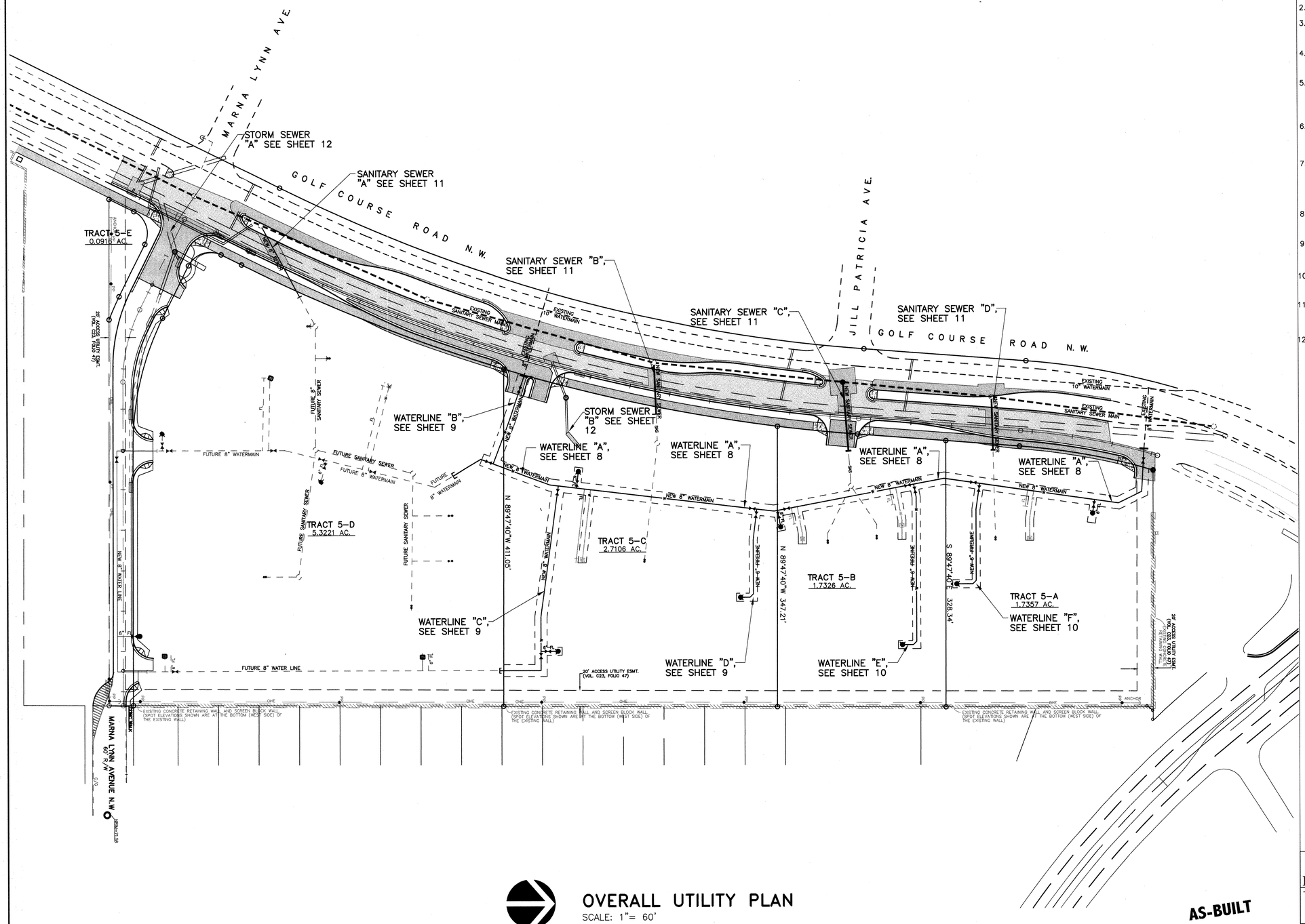
TITLE: GOLF COURSE POINTE
MARNA LYNN ROAD,CONTROL P & P
(FUTURE, FOR INFORMATION ONLY)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology					
Parks & Rec.					

NOV 23 1999 — DESIGN REVIEW COMMITTEE
NOV 20 1999 — CITY ENGINEER

DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	6	21

13DRCC06.DWG



OVERALL UTILITY PLAN

SCALE: 1"= 60'

AS-BUILT

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. NOT USED
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES TO REMAIN (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC..) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF CURB AND GUTTER.
10. ALL DEMOLITION AND EXCESS SITE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR TO A COA APPROVED DUMP SITE.
11. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PERMIT (SITE) CONTRACTOR FOR THE SEQUENCING OF ALL WORK (BOTH PRIVATE & PUBLIC).
12. ALL INDIVIDUAL BUILDING FIRELINES, DOMESTIC WATER SERVICE, IRRIGATION & SANITARY SEWER ARE BY SEPARATE BUILDING PERMIT & ARE NOT IN THIS CONTRACT. LOCATION OF BUILDING FIRELINES, DOMESTIC WATER METERS & SANITARY SEWER SERVICES & ON SITE MANHOLES ARE FOR INFORMATION ONLY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- 10" W — NEW WATER MAIN
- 8" SAS — NEW SANITARY SEWER
- 6" SD — NEW STORM DRAIN
- NEW UTILITY ESMT
- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- FUTURE SAS MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- 18" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT

AS BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
WORK STAKED BY	CSI	3/27/00
INSPECTOR'S ACCEPTANCE BY	CAG/Sandra	3/27/00
FIELD VERIFICATION BY	CSI	3/27/00
DRAWINGS CORRECTED BY	CSI	3/27/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 12393 PROFESSIONAL ENGINEER REGISTERED

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: HBM DATE: 09/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BPLW

TITLE: GOLF COURSE POINTE
OVERALL UTILITY PLAN
WATER, SANITARY SEWER & STORM DRAIN

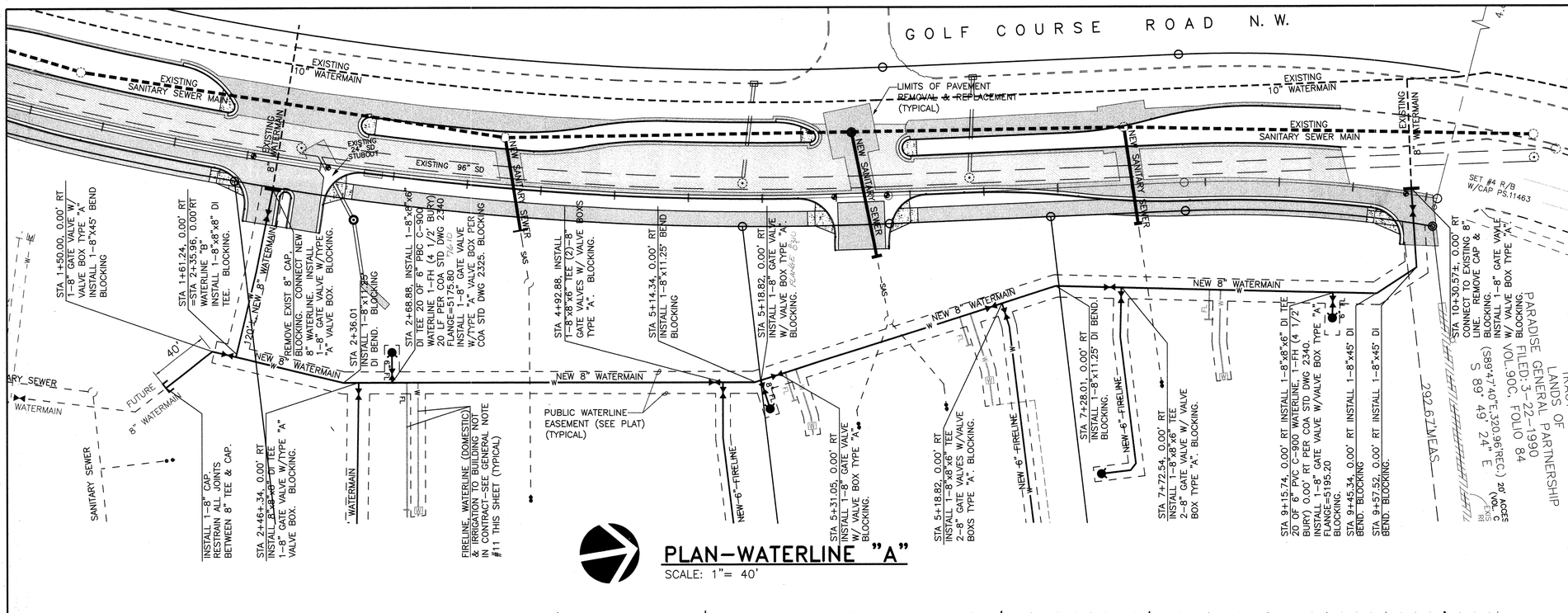
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology			NMUI		
Parks & Rec			CITY ENGINEER		

APPROVED NOV 23 1999 DESIGN REVIEW COMMITTEE

APPROVED NOV 23 1999 CITY ENGINEER

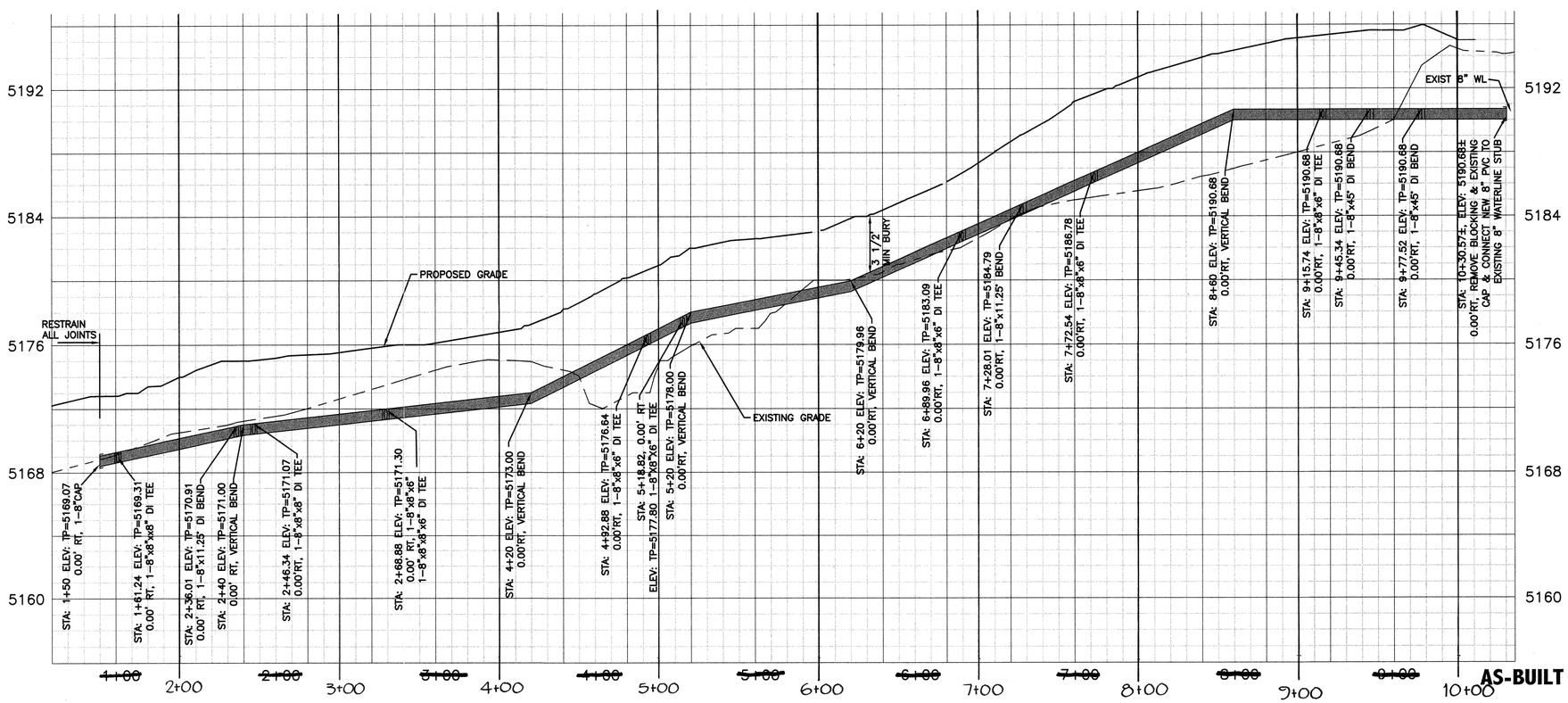
DRAWING NO. 622981 MAP NO. C-12-Z SHEET 7 OF 21

13DRCC07.DWG



PLAN-WATERLINE "A"

SCALE: 1"= 40'



PROFILE

HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICALS AS NOT TO INTERFER WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEYS.
11. ALL INDIVIDUAL BUILDING FIRELINES, DOMESTIC WATER SERVICE, IRRIGATION & SANITARY SEWER ARE BY SEPARATE BUILDING PERMIT & ARE NOT IN THIS CONTRACT. LOCATION OF BUILDING FIRELINES, DOMESTIC WATER METERS & SANITARY SEWER SERVICES & ON SITE MANHOLES ARE FOR INFORMATION ONLY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- 10" W — NEW WATER MAIN
- 8" SAS — NEW SANITARY SEWER
- 6" SD — NEW STORM DRAIN
- NEW UTILITY ESMT
- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- FUTURE SAS MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- 18" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT

AS BUILT INFORMATION

CONTRACTOR	CCM	
WORK STAKED BY	CSI	DATE 3/27/00
INSPECTOR'S ACCEPTANCE BY	COA	DATE 3/27/00
FIELD VERIFICATION BY	CSI	DATE 3/27/00
DRAWINGS CORRECTED BY	CSI	DATE 3/27/00
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED

ACS 6-B11, GEOGRAPHIC POSITION	(NAD 1927)	
N.M. STATE PLANE COORD.	(CENTRAL ZONE)	
X= 365,865.49	Y= 1,526,019.13	
GROUND TO GRID FACTOR = 0.9996657		
DELTA ALPHA= -00° 15' 32"		
ELEVATION =		

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 13289 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW — CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP — BPLW

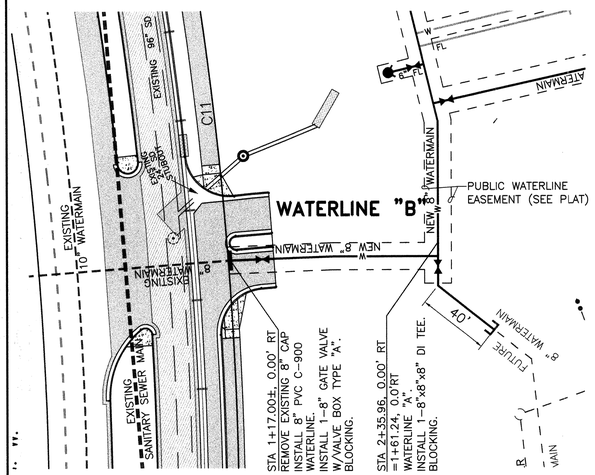
TITLE: GOLF COURSE POINTE WATERLINE "A" PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology			NMUI		
Parks & Rec.			CITY ENGINEER		

APPROVED NOV 23 1999 DESIGN REVIEW COMMITTEE

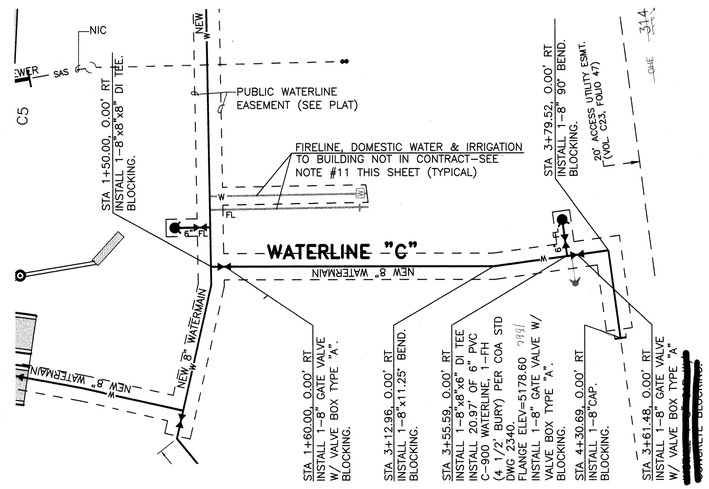
DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	8	21

13DRCC08



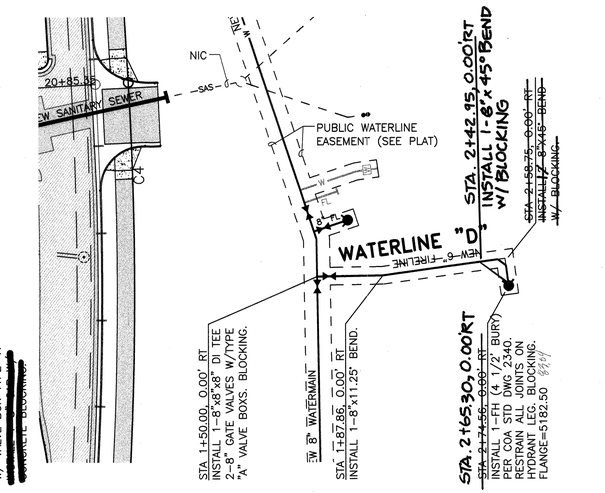
WATERLINE "B" PLAN

SCALE: 1"= 40'



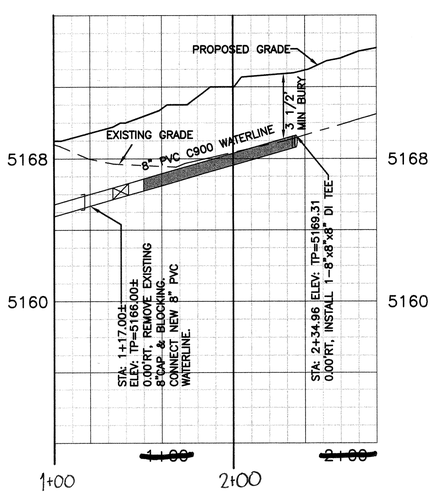
WATERLINE "C" PLAN

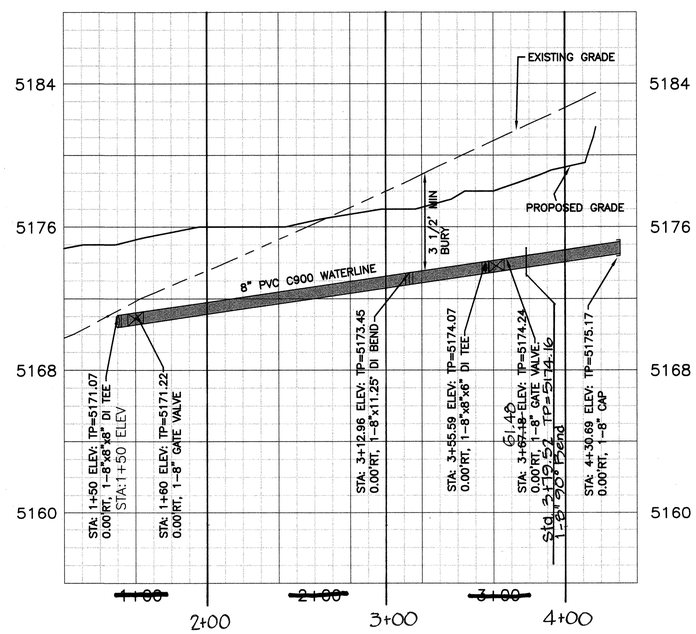
SCALE: 1"= 40'

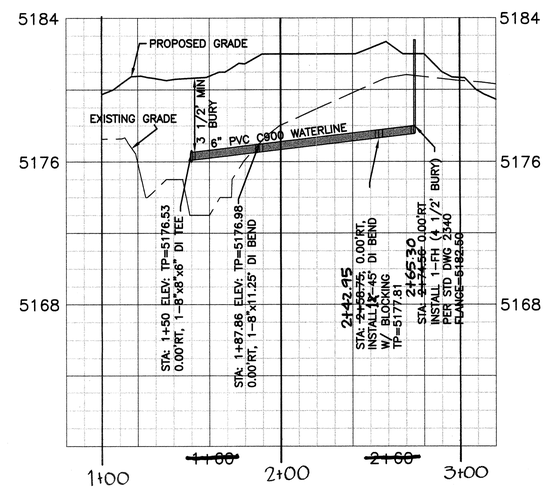


WATERLINE "D" PLAN

SCALE: 1"= 40'







AS-BUILT

PROFILE

HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICALS AS NOT TO INTERFER WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEYS.
11. ALL INDIVIDUAL BUILDING FIRELINES, DOMESTIC WATER SERVICE, IRRIGATION & SANITARY SEWER ARE BY SEPARATE BUILDING PERMIT & ARE NOT IN THIS CONTRACT. LOCATION OF BUILDING FIRELINES, DOMESTIC WATER METERS & SANITARY SEWER SERVICES & ON SITE MANHOLES ARE FOR INFORMATION ONLY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- 10" W — NEW WATER MAIN
- 8" SAS — NEW SANITARY SEWER
- 6" SD — NEW STORM DRAIN
- NEW UTILITY ESMT
- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- FUTURE SAS MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- 18" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT

AS BUILT INFORMATION

		DATE
CONTRACTOR	CCM	
WORK STAKED BY	CSI	3/27/00
INSPECTOR'S ACCEPTANCE BY	COA	3/12/00
FIELD VERIFICATION BY	CSI	3/27/00
DRAWINGS CORRECTED BY	CSI	3/27/00
RECORDED BY	MICRO-FILM INFORMATION	
DATE		
NO.		

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11, GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 13289 PROFESSIONAL ENGINEER REGISTERED

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW — CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP — BPLW

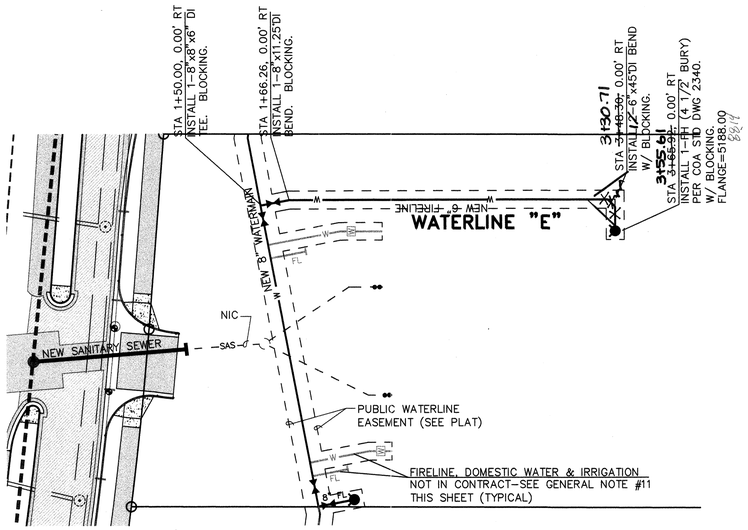
TITLE: GOLF COURSE POINTE
WATERLINE "B" "C" & "D"
PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman	APPROVED		Water		
Transportation	NOV 23 1999		Wastewater	DEC 20 1999	
Hydrology			NMUL		
Parks & Rec.	DESIGN REVIEW COMM.		CITY ENGINEER		

DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	9	21

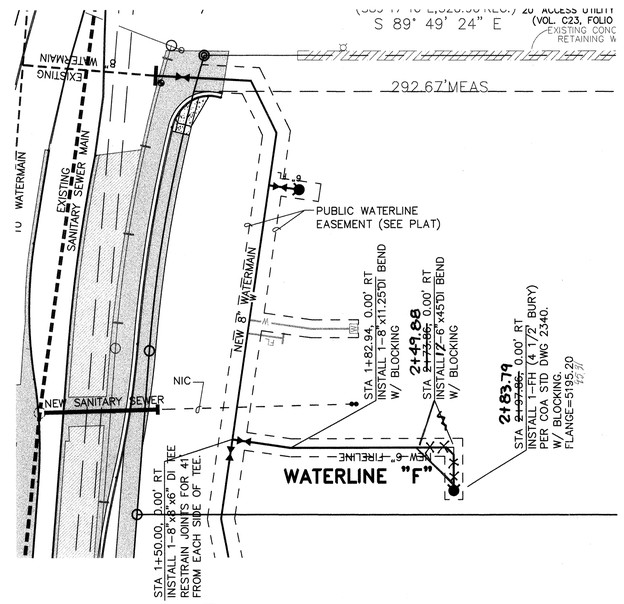
SCANNED BY MESA REPRO

13DRCC09



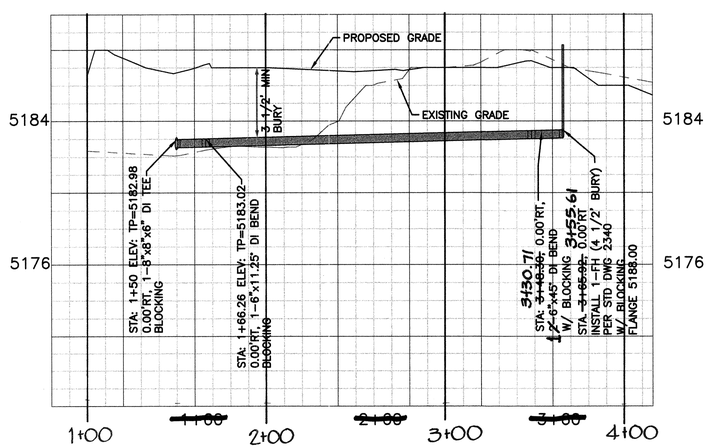
WATERLINE "E" PLAN

SCALE: 1"= 40'



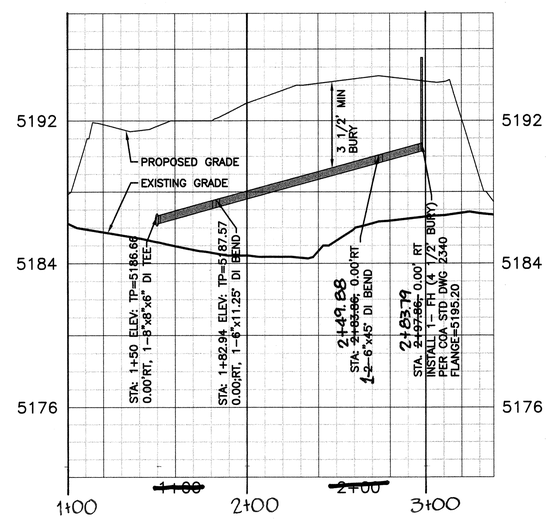
WATERLINE "F" PLAN

SCALE: 1"= 40'



WATERLINE "E" PROFILE

SCALE: HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'



WATERLINE "F" PROFILE

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VERTICAL: 1"= 4'

AS-BUILT

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- EXISTING UTILITY ESMT

AS BUILT INFORMATION

CONTRACTOR	GCM	DATE	3/27/00
WORK STAKED BY	CSI	DATE	3/27/00
INSPECTOR'S ACCEPTANCE BY	CDA	DATE	3/27/00
FIELD VERIFICATION BY	CSI	DATE	3/27/00
DRAWINGS CORRECTED BY	CSI	DATE	3/27/00
MICRO-FILM RECORDED BY		DATE	
NO.			

BENCH MARKS

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X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON — NEW MEXICO — 13289 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW — CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP — BPLW

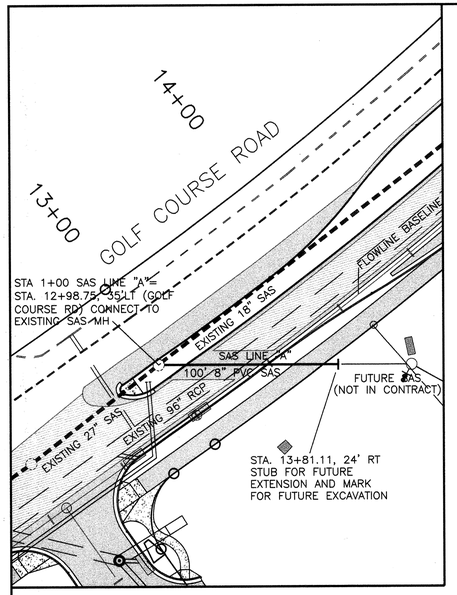
TITLE: GOLF COURSE POINTE
WATERLINE ~~"A"~~ & ~~"B"~~ "E" & "F"
PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman	APPROVED NOV 23 1999 DESIGN REVIEW COMMITTEE		Water	APPROVED NOV 23 1999 CITY ENGINEER	
Transportation			Waste Water		
Hydrology			NMUI		
Parks & Rec.					

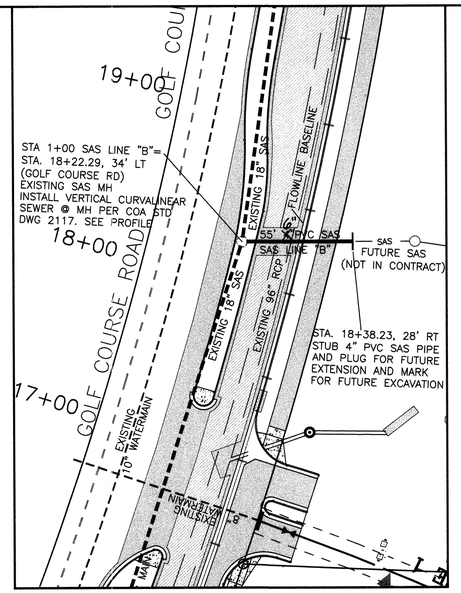
DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	10	21

SCANNED BY MESA

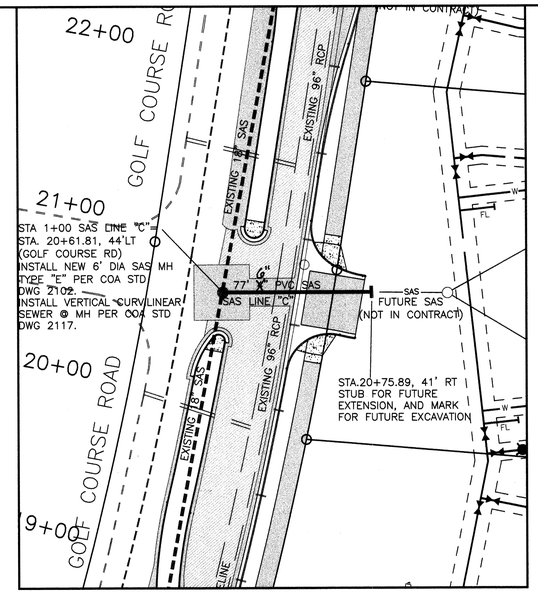
13DRCC10.DWG



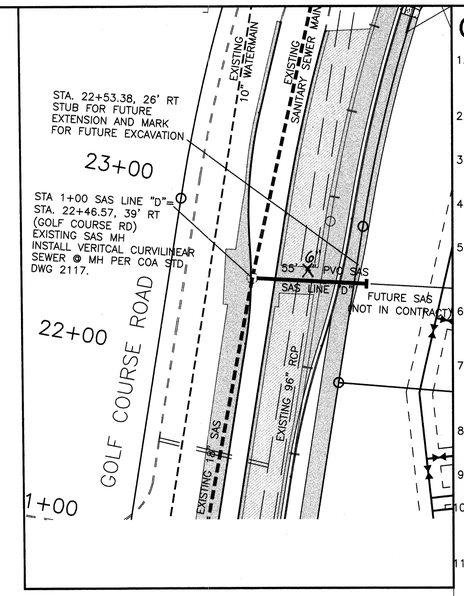
PLAN
SANITARY SEWER LINE "A"
SCALE: 1"= 40'



PLAN
SANITARY SEWER LINE "B"
SCALE: 1"= 40'



PLAN
SANITARY SEWER LINE "C"
SCALE: 1"= 40'



PLAN
SANITARY SEWER LINE "D"
SCALE: 1"= 40'

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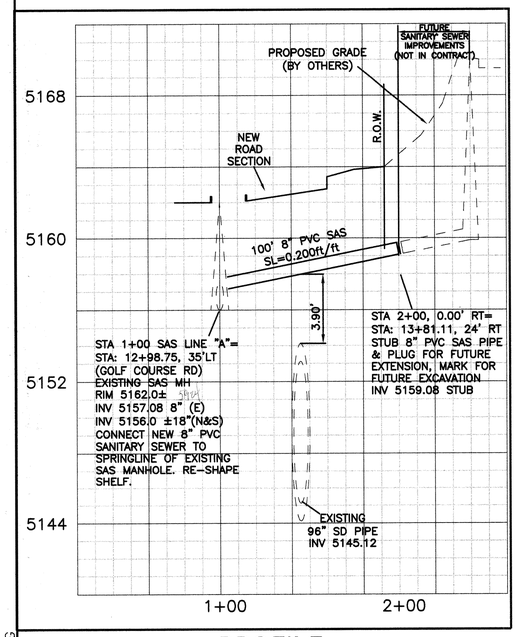
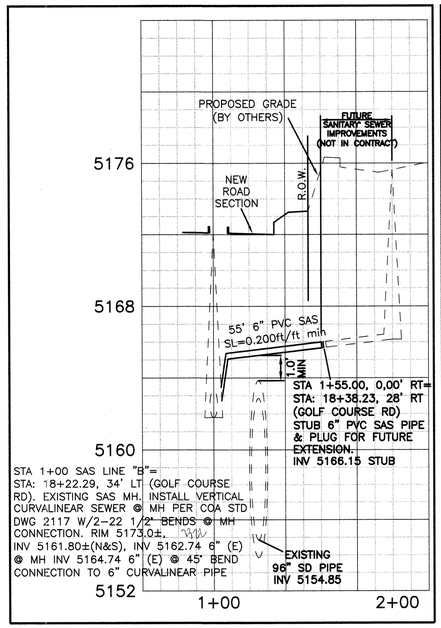
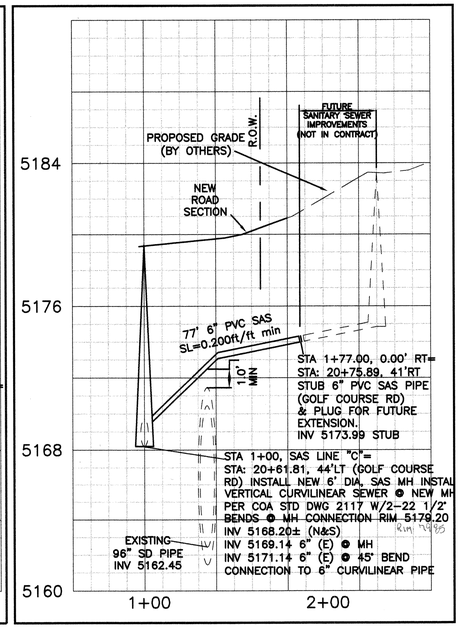


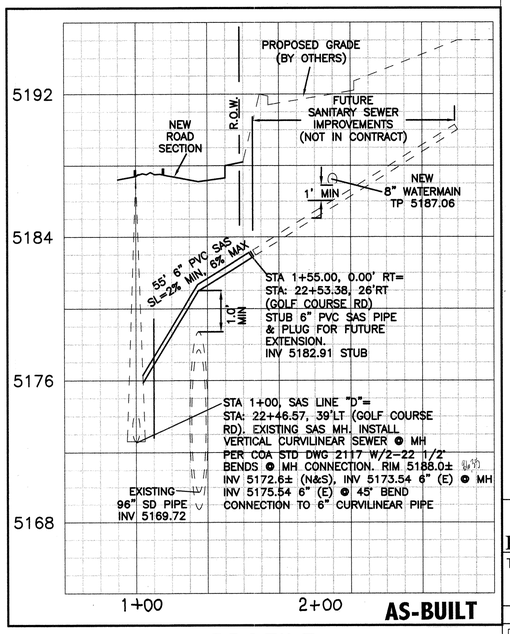
PROFILE
SANITARY SEWER LINE "A"
HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'



PROFILE
SANITARY SEWER LINE "B"
HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'



PROFILE
SANITARY SEWER LINE "C"
HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'



PROFILE
SANITARY SEWER LINE "D"
HORIZONTAL: 1"= 40'
VERTICAL: 1"= 4'

AS BUILT INFORMATION

CONTRACTOR	C.C.M	DATE	3/27/00
WORK STAKED BY	C.S.I	DATE	3/27/00
INSPECTOR'S ACCEPTANCE BY	C.O.A	DATE	3/27/00
FIELD VERIFICATION BY	C.S.I	DATE	3/27/00
DRAWINGS CORRECTED BY	C.S.I	DATE	3/27/00

MICRO-FILM INFORMATION

RECORDED BY: DATE:
NO.:

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
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DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 12269 REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW — CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP — BPLW

TITLE: GOLF COURSE POINTE
SANITARY SEWER LINE "A" "B" & "C"
PLAN AND PROFILE

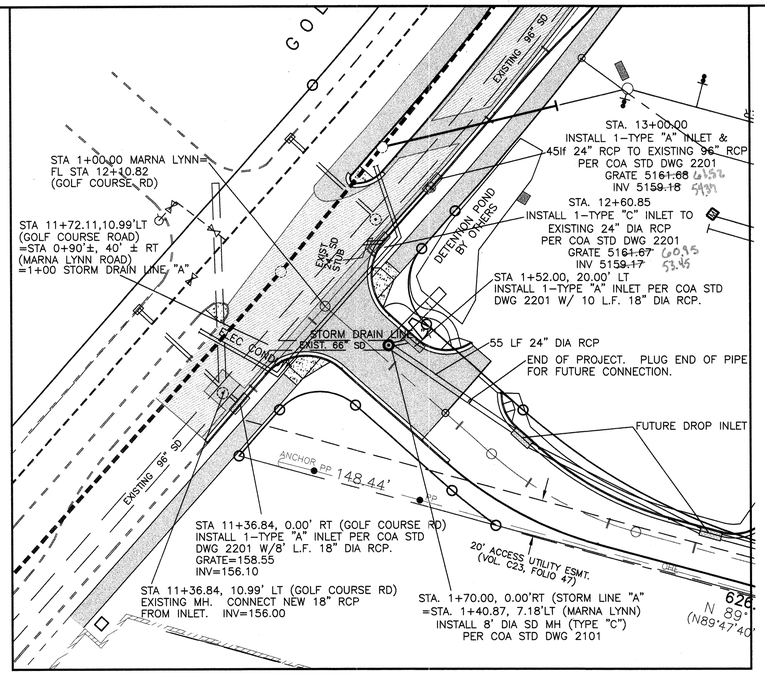
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology			NMUI		
Parks & Rec.					

APPROVED NOV 23 1999 DESIGN REVIEW COMMITTEE
APPROVED NOV 22 1999 CITY ENGINEER

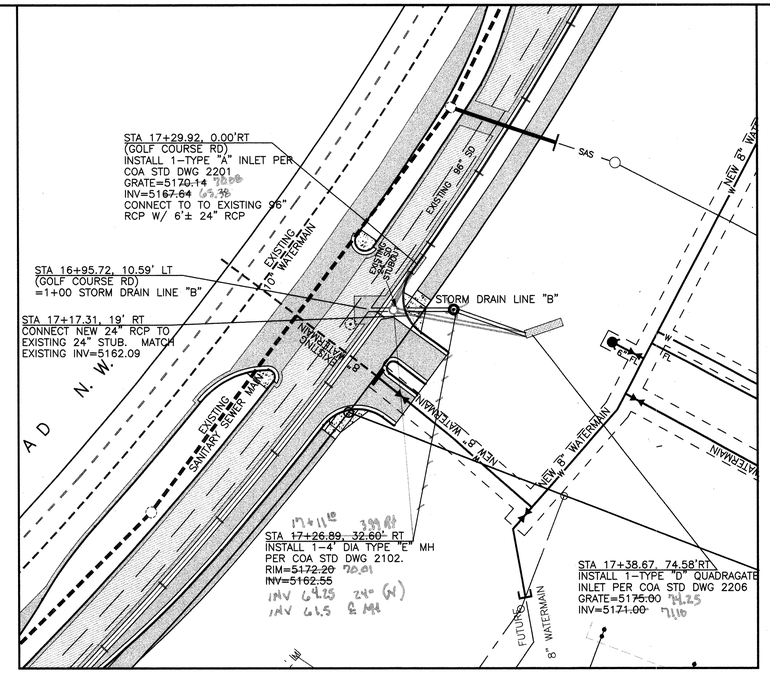
DRAWING NO. 622981 MAP NO. C-12-Z SHEET 11 OF 21

SCANNED BY MESA REPRO

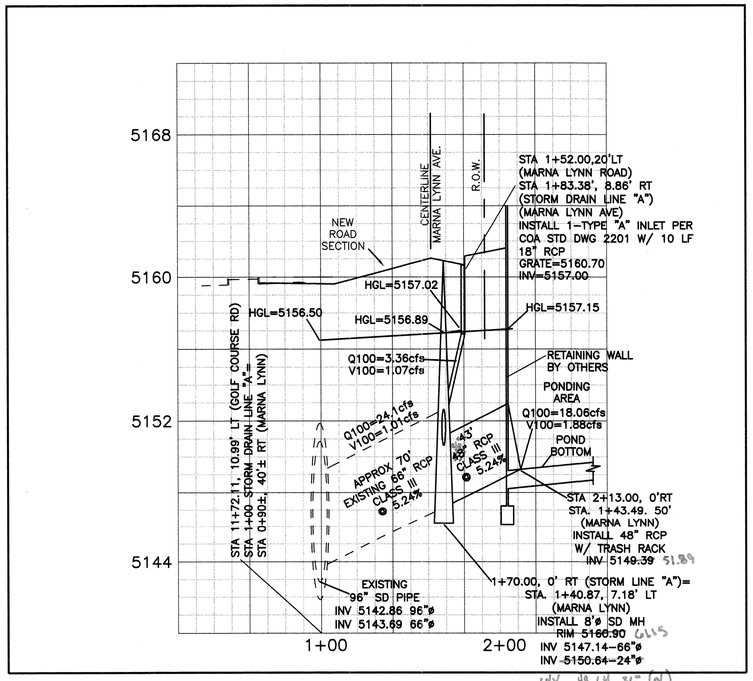
13DRCC11.DWG



PLAN
STORM DRAIN LINE "A"
SCALE: 1"= 40'



PLAN
STORM DRAIN LINE "B"
SCALE: 1"= 40'



PROFILE
STORM DRAIN LINE "A"
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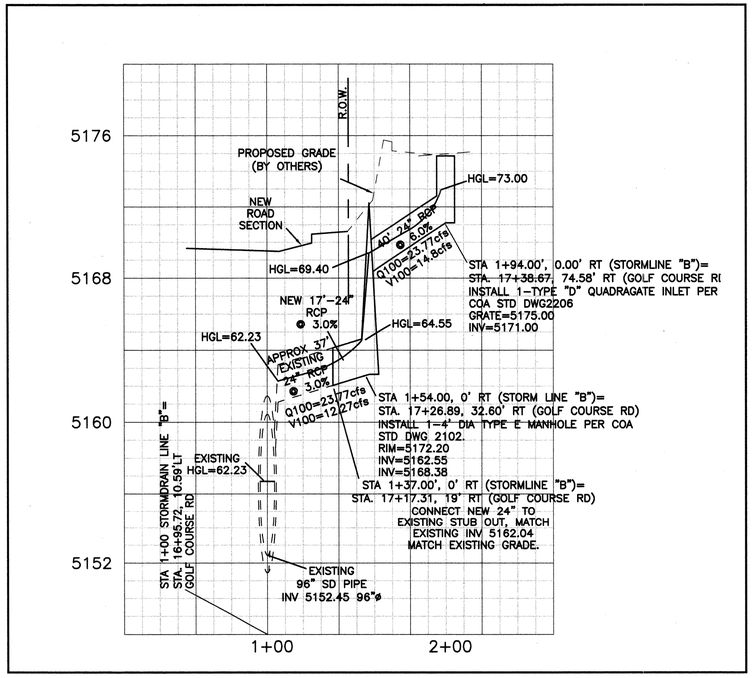
VERTICAL: 1"= 4'



PROFILE
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8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEYS.
11. ALL INDIVIDUAL BUILDING FIRELINES, DOMESTIC WATER SERVICE, IRRIGATION & SANITARY SEWER ARE BY SEPARATE BUILDING PERMIT & ARE NOT IN THIS CONTRACT. LOCATION OF BUILDING FIRELINES, DOMESTIC WATER METERS & SANITARY SEWER SERVICES & ON SITE MANHOLES ARE FOR INFORMATION ONLY.

LEGEND:

- NEW CONCRETE PAVEMENT
- NEW 1 1/2" ASPHALT FINAL LIFT
- NEW ASPHALT PAVEMENT
- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW WATER MAIN CAP
- NEW SD INLET
- NEW SAS MANHOLE
- NEW SD MANHOLE
- 10" W — NEW WATER MAIN
- 8" SAS — NEW SANITARY SEWER
- 6" SD — NEW STORM DRAIN
- NEW UTILITY ESMT
- FUTURE WATER METER
- FUTURE SEWER CLEANOUT
- FUTURE SAS MANHOLE
- EXISTING SD INLET
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- 18" W — EXISTING WATER MAIN
- 8" SAS — EXISTING SANITARY SEWER
- EXISTING UTILITY ESMT

AS BUILT INFORMATION

CONTRACTOR	CCM	
WORK STAKED BY	CSJ	DATE 3/27/00
INSPECTOR'S ACCEPTANCE BY	CDA	DATE 4/4/00
FIELD VERIFICATION BY	CSJ	DATE 3/27/00
DRAWINGS CORRECTED BY	CSJ	DATE 3/27/00
MICRO-FILM RECORDED BY		DATE
NO.		

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 8029 PROFESSIONAL ENGINEER REGISTERED

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY: HBM DATE: 9/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW — CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP — BPLW

TITLE: GOLF COURSE POINTE STORM DRAIN LINE "A" & "B" PLAN AND PROFILE

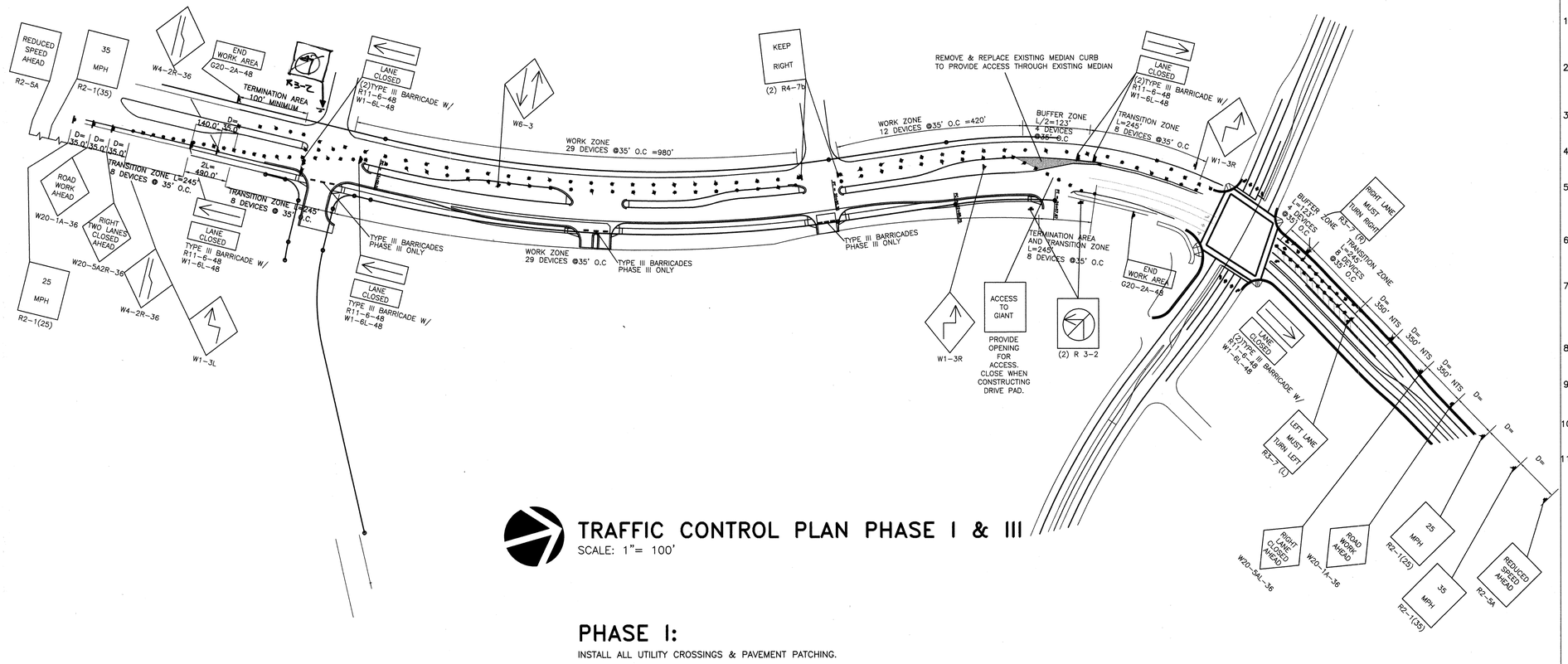
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology					
Parks & Rec.					

APPROVED — DEPUTY CITY ENGINEER

DRAWING NO. 622981 | MAP NO. C-12-Z | SHEET 12 OF 21

SCANNED BY MESA REPRO

13DRCC12.DWG



TRAFFIC CONTROL PLAN PHASE I & III

SCALE: 1"= 100'

PHASE I:

INSTALL ALL UTILITY CROSSINGS & PAVEMENT PATCHING.

PHASE II:

TYPICAL RIGHT LANE CLOSURE FOR INSTALLATION OF CURB, GUTTER, VALLEY GUTTER, INLETS, ENTRANCES & DECELERATION LANES.

PHASE III:

PAVING OF NORTH BOUND GOLF COURSE.

PHASE IV:

TYPICAL LEFT LANE CLOSURE IN BOTH DIRECTIONS FOR INSTALLATION OF MEDIAN CURB INSTALLATION. REMOVE TEMPORARY X-OVER ADJACENT TO THE GIANT STATION.

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DESCREPANCIES.
2. TOPOGRAPHICAL & BOUNDARY SURVEY PROVIDED BY HARRIS SURVEYING INC. BPLW IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN THE SURVEYS.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED UTILITY CONDUITS & EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO-STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT SO AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES TO REMAIN (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC..) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
9. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF CURB AND GUTTER.
10. ALL DEMOLITION AND EXCESS SITE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR TO A COA APPROVED DUMP SITE.
11. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING PERMIT (SITE) CONTRACTOR FOR THE SEQUENCING OF ALL WORK (BOTH PRIVATE & PUBLIC).

LEGEND

- TEMPORARY ASPHALT PAVEMENT
- TYPE III BARRICADES
- TRAFFIC CONTROL DEVICES
- TRAFFIC CONTROL SIGN

AS-BUILT

AS BUILT INFORMATION

CONTRACTOR	CCM	DATE: 3/17/00
STAKED BY	CSI	DATE: 3/12/00
INSPECTOR'S ACCEPTANCE BY	COA	DATE: 3/17/00
FIELD VERIFICATION BY	CSI	DATE: 3/27/00
DRAWINGS CORRECTED BY	CSI	DATE: 3/27/00

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

THE STATION IS A ALUMINUM CAP AND IS STAMPED ACS 6-B11. GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X= 365,865.49 Y= 1,526,019.13
GROUND TO GRID FACTOR = 0.9996657
DELTA ALPHA= -00° 15' 32"
ELEVATION =

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
	Harris Surveying Inc.	4/99

ENGINEER'S SEAL

GUY C. JACKSON NEW MEXICO 13289 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: HBM DATE: 09/10/99
DRAWN BY: HBM DATE:
CHECKED BY: GCJ DATE:

BPLW

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

BPLW

TITLE:

GOLF COURSE POINTE TRAFFIC CONTROL PLAN PHASE I

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman			Water		
Transportation			Waste Water		
Hydrology					
Parks & Rec					

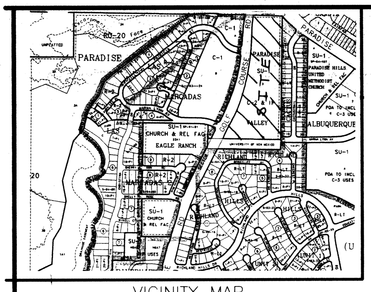
APPROVED NOV 23 2000 DESIGN REVIEW COMMITTEE

APPROVED CITY ENGINEER

DRAWING NO.	MAP NO.	SHEET	OF
622981	C-12-Z	14	21

SCANNED BY MESA REPRO

13DRCC14.DWG



VICINITY MAP
ZONE MAP NO. C-12-Z

PLAT OF
TRACTS 5-A THRU 5-E
PARADISE VALLEY
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 1999

FOR INFORMATION ONLY
AS-BUILT
622981
16 of 21

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT 5 OF THE PLAT OF PARADISE VALLEY, TRACTS 1-A, 2-A, 3-A, 3-B, 4 AND 5 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 9, 1984 (VOLUME C23, FOLIO 47) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EAST R/W LINE OF GOLF COURSE RD., N.W., FROM WHENCE A U.S.G.L.O. BRASS CAP AT THE CLOSING CORNER OF SECTIONS 13 AND 14 (T. 11 N. R. 2 E. N.M.P.M.) WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT BEARS S. 44° 50' 19" W. 2835.79 FEET;
THENCE ALONG SAID R/W LINE N 26° 36' 06" E 187.95 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 2043.00 FEET AND WHOSE CHORD BEARS N. 13° 08' 21" E., 951.25 FEET THROUGH A CENTRAL ANGLE OF 26° 55' 29"; THENCE CONTINUING 194.62 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 775.51 FEET AND WHOSE CHORD BEARS N. 06° 51' 58" E., 194.11 THROUGH A CENTRAL ANGLE OF 14° 22' 43" TO THE NORTHWEST CORNER; THENCE LEAVING SAID R/W LINE OF GOLF COURSE ROAD, N.W., S. 89° 47' 40" E., 320.96 FEET TO THE NORTHEAST CORNER; THENCE S. 00° 199' 41" W. 1288.27 FEET TO THE SOUTHEAST CORNER; THENCE N. 89° 47' 40" W. 637.19 FEET TO THE SOUTHWEST AND BEGINNING CORNER AND CONTAINING 12.5066 ACRES MORE OR LESS.

SITE DATA

CASE NO.	DRB. 99 - 36	V 99 - 30
GROSS ACREAGE		12.5066
ZONE ATLAS NO.		C-12-Z
NO. OF TRACTS/LOTS CREATED		5
NO. OF EXISTING TRACTS/LOTS		1
MILES OF FULL WIDTH STREETS CREATED		0.1156
AREA DEDICATED TO THE CITY OF ALBUQ.	0.9140 AC.	(39,811.9785 SQ. FT.)
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:		990603083101 75

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT FIVE (5) INTO FIVE (5) TRACTS, GRANT ALL EASEMENTS AS SHOWN AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY.

GENERAL NOTES:

1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY 12.5066 ACRES.
4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
6: DRB CASE NO. 99 - 36
7: BEARING AND DISTANCE SHOWN IN PARENTHESIS ARE PER RECORDED PLAT.
8: LEGAL DESCRIPTION AND EASEMENTS SHOWN ARE PER THE TITLE BINDER SUPPLIED BY LAWYERS TITLE, COMMITMENT NO. 983193 SD.
9: **THERE IS A RECIPROCAL DRAINAGE EASEMENT FOR SURFACE AND SUBSURFACE WATER ACROSS TRACTS 5-A THRU 5-D TO BENEFIT SAID TRACTS. (GRANTED BY THIS PLAT). THERE IS A RECIPROCAL ACCESS, PEDESTRIAN AND PARKING EASEMENT ACROSS TRACTS 5-A THRU 5-D FOR THE BENEFIT OF SAID TRACTS AND IS TO BE MAINTAINED EQUALLY BY SAID TRACTS.(Refer to Case No. Z49-59)**
10: THIS PROPERTY IS WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU, INC'S FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY THE CITY OF ALBUQUERQUE AND NMU, INC.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC#_____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE AND OVERHEAD
B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. THE U. S. WEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCABLE FOR 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 SUCH UNDERGROUND WATER AND SANITARY SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN) AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE SERVICE.

INCLUDE IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, MODIFY RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TRESS, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN.

NO BUILDING, SIGNS OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENT, 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 EASEMENT SHOWN ON THIS PLAT

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 owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the city of Albuquerque in fee simple with warranty covenants 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, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OVERHEAD AND

Chester F. Stewart — June 11, 1999
Chester F. Stewart — DATE

ACKNOWLEDGMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 11th DAY OF June 19 99
BY Chester F. Stewart
OWNER
MY COMMISSION EXPIRES Dec 26, 2001 BY _____ NOTARY PUBLIC

Name of Notary Public JOHN J. ROMERO, J.
OFFICIAL SEAL
NOTARY PUBLIC—STATE OF NEW MEXICO
My commission expires 12-26-2001

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 owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the city of Albuquerque in fee simple with warranty covenants 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, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OVERHEAD AND

Eugene W. Wasylenki — June 14 1999
Eugene Wasylenki — DATE

ACKNOWLEDGMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 14 DAY OF JUNE 19 1999
BY Sandra Perez
OWNER
MY COMMISSION EXPIRES 4/2/2003 BY _____ NOTARY PUBLIC

OFFICIAL SEAL
Sandra L. Perez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4/2/2003

APPROVALS:

City Engineer, City of Albuquerque, N.M.	9-28-99 Date
Albuquerque Metropolitan Arroyo Flood Control Authority	8-12-99 Date
Transportation Development, City of Albuquerque, N.M.	8-04-99 Date
Utility Development Division, City of Albuquerque, N.M.	8-4-99 Date
Design and Development, City of Albuquerque, N.M.	8-4-99 Date
City Surveyor, City of Albuquerque, N.M.	062999 Date
Property Management, City of Albuquerque, N.M.	8-3-99 Date
PNM Gas	8-3-99 Date
U.S. West Telecommunications	8-3-99 Date
PNM Electric	8/3/99 Date
Jones Intercable, Inc.	Date

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCE OF ALBUQUERQUE, NEW MEXICO

CITY PLANNER ALBUQUERQUE PLANNING DIVISION — Date

New Mexico Utilities Inc. — 7-4-99 Date

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.

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

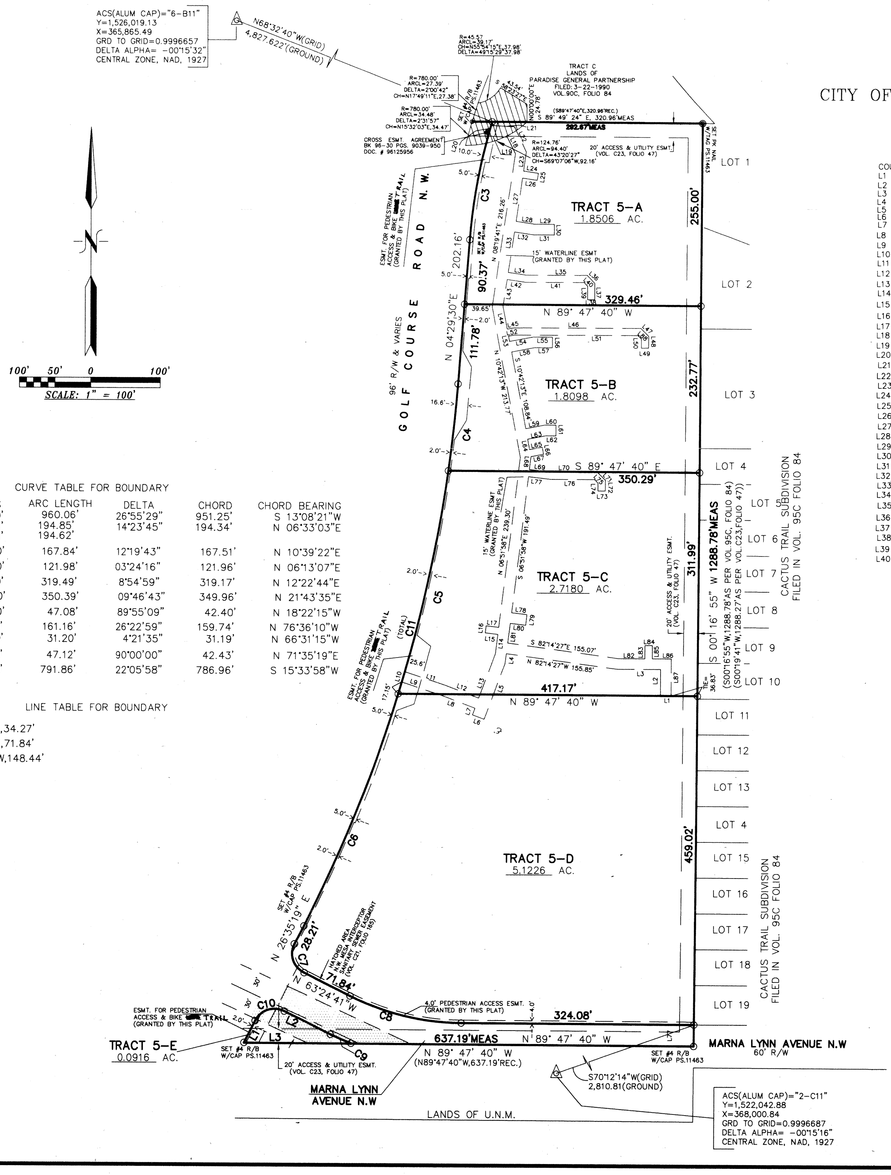
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 08 TH DAY OF JUNE, 1999

ANTHONY L. HARRIS P.S. # 11463

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

RE-TRACT5.DWG(6/7/99)

PLAT OF
TRACTS 5-A THRU 5-E
PARADISE VALLEY
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 1999



CURVE TABLE FOR BOUNDARY

COURSE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
C1	2043.00'	960.06'	26°55'29"	951.25'	S 13°08'21"W
C2 MEAS	775.51'	194.85'	14°23'45"	194.34'	N 06°33'03"E
C2 REC.	775.51'	194.62'			
C3	780.00'	167.84'	12°19'43"	167.51'	N 10°39'22"E
C4	2053.00'	121.98'	03°24'16"	121.96'	N 06°13'07"E
C5	2053.00'	319.49'	8°54'59"	319.17'	N 12°22'44"E
C6	2053.00'	350.39'	09°46'43"	349.96'	N 21°43'35"E
C7	30.00'	47.08'	89°55'09"	42.40'	N 18°22'15"W
C8	350.00'	161.16'	26°22'59"	159.74'	N 76°36'10"W
C9	410.00'	31.20'	4°21'35"	31.19'	N 66°31'15"W
C10	30.00'	47.12'	90°00'00"	42.43'	N 71°35'19"E
C11	2053.00'	791.86'	22°05'58"	786.96'	S 15°33'58"W

LINE TABLE FOR BOUNDARY

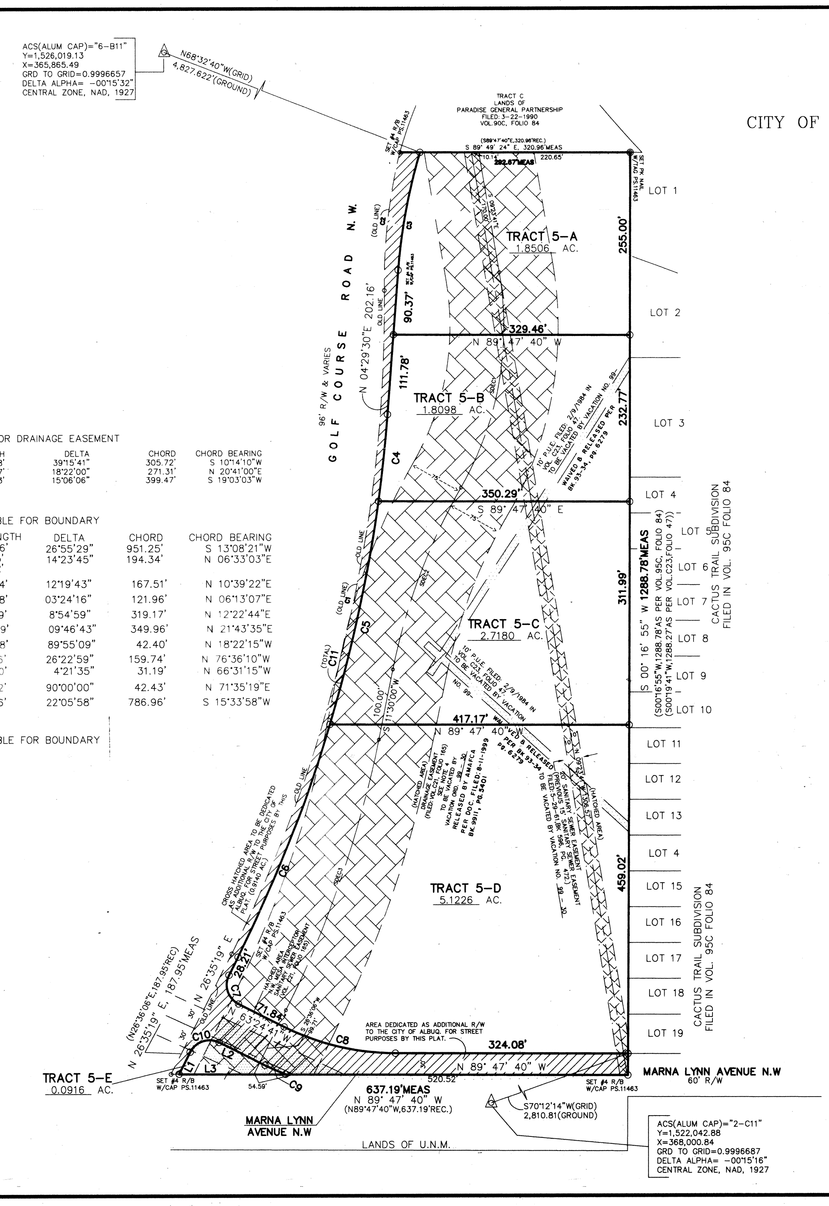
L1	N 26°35'19"E,34.27'
L2	S 63°24'41"E,71.84'
L3	N 89°47'40"W,148.44'

WATERLINE ESMT LINE TABLE

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	N 89°47'40"W	15.00'	L41	S 89°56'45"W	81.28'
L2	N 00°00'00"E	36.86'	L42	N 81°40'19"W	25.81'
L3	N 90°00'00"W	59.57'	L43	S 08°19'41"W	38.27'
L4	S 06°51'58"W	14.24'	L44	S 10°42'13"E	31.80'
L5	S 22°25'56"W	82.82'	L45	N 79°17'47"E	9.17'
L6	N 89°56'45"E	17.85'	L46	N 89°56'45"E	176.65'
L7	N 20°26'56"E	10.00'	L47	S 45°03'15"E	15.36'
L8	N 69°32'43"W	51.23'	L48	S 00°03'15"E	16.76'
L9	N 71°39'26"W	57.84'	L49	S 89°56'45"W	10.00'
L10	N 16°08'56"E	15.01'	L50	N 00°03'15"W	12.62'
L11	S 71°39'26"E	58.55'	L51	S 89°56'45"W	171.57'
L12	S 69°33'04"E	51.64'	L52	S 79°17'47"W	8.23'
L13	N 20°26'56"E	66.38'	L53	S 10°42'13"E	7.56'
L14	N 06°51'58"E	26.98'	L54	N 79°17'47"E	34.02'
L15	N 83°08'02"W	17.94'	L55	N 89°56'45"E	26.52'
L16	N 06°51'58"E	10.00'	L56	S 00°03'15"E	15.00'
L17	S 83°08'02"E	17.94'	L57	S 89°56'45"W	25.12'
L18	N 26°02'01"W	25.46'	L58	S 79°17'47"W	32.63'
L19	N 86°49'15"W	27.02'	L59	N 79°17'47"E	27.10'
L20	N 15°52'00"E	15.38'	L60	N 89°56'45"E	15.37'
L21	S 86°49'15"E	32.45'	L61	S 00°03'15"E	15.00'
L22	S 26°02'01"E	38.90'	L62	S 89°56'45"W	13.97'
L23	S 08°19'41"W	26.91'	L63	S 79°17'47"W	25.71'
L24	S 81°40'19"E	21.13'	L64	S 10°42'13"E	14.73'
L25	S 08°19'41"W	10.00'	L65	N 79°17'47"E	17.98'
L26	N 81°40'19"W	21.13'	L66	S 10°42'13"E	10.00'
L27	S 08°19'41"W	61.03'	L67	S 79°17'47"W	17.78'
L28	S 81°40'19"E	26.73'	L68	S 06°51'58"W	18.28'
L29	N 89°56'45"E	27.29'	L69	S 83°08'02"E	30.06'
L30	S 00°00'55"W	15.00'	L70	N 90°00'00"E	64.73'
L31	S 89°56'45"W	28.37'	L71	S 45°00'00"E	15.36'
L32	N 81°40'19"W	27.82'	L72	S 00°00'00"E	14.93'
L33	S 08°19'41"W	57.18'	L73	N 90°00'00"W	10.00'
L34	S 81°40'19"E	25.07'	L74	N 00°00'00"E	10.79'
L35	N 89°56'45"E	84.70'	L75	N 45°00'00"W	7.07'
L36	S 45°01'38"E	15.36'	L76	N 90°00'00"W	61.19'
L37	S 00°00'00"E	23.14'	L77	N 83°08'02"W	30.66'
L38	N 90°00'00"W	10.00'	L78	S 83°08'02"E	21.72'
L39	N 00°00'00"E	18.99'	L79	S 06°32'45"W	15.00'
L40	N 45°01'38"W	7.07'	L80	N 83°08'02"W	21.80'
			L81	S 06°51'58"W	27.67'
			L82	S 90°00'00"E	37.12'
			L83	N 00°00'00"E	18.47'
			L84	N 90°00'00"E	10.00'
			L85	S 00°00'00"E	18.47'
			L86	S 90°00'00"E	26.43'
			L87	S 00°00'00"W	51.92'
			L88	N 45°03'15"W	7.07'

RE-TRACT5.DWG(6/7/99)
REV: RE-TRACT5.DWG(6/29/99)
REV: RE-TRACT5.DWG(8/4/99)

PLAT OF
TRACTS 5-A THRU 5-E
PARADISE VALLEY
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 1999



CURVE TABLE FOR DRAINAGE EASEMENT

COURSE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
SDEC1	455.00'	311.78'	39°15'41"	305.72'	S 10°14'10"W
SDEC2	850.00'	272.47'	18°22'00"	271.31'	N 20°41'00"E
SDEC3	1520.00'	400.63'	15°06'06"	399.47'	S 19°03'03"W

CURVE TABLE FOR BOUNDARY

COURSE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING
C1	2043.00'	960.06'	26°55'29"	951.25'	S 13°08'21"W
C2 MEAS	775.51'	194.85'	14°23'45"	194.34'	N 06°33'03"E
C2 REC.	775.51'	194.62'			
C3	780.00'	167.84'	12°19'43"	167.51'	N 10°39'22"E
C4	2053.00'	121.98'	03°24'16"	121.96'	N 06°13'07"E
C5	2053.00'	319.49'	8°54'59"	319.17'	N 12°22'44"E
C6	2053.00'	350.39'	09°46'43"	349.96'	N 21°43'35"E
C7	30.00'	47.08'	89°55'09"	42.40'	N 18°22'15"W
C8	350.00'	161.16'	26°22'59"	159.74'	N 76°36'10"W
C9	410.00'	31.20'	4°21'35"	31.19'	N 66°31'15"W
C10	30.00'	47.12'	90°00'00"	42.43'	N 71°35'19"E
C11	2053.00'	791.86'	22°05'58"	786.96'	S 15°33'58"W

LINE TABLE FOR BOUNDARY

L1	N 26°35'19"E,34.27'
L2	S 63°29'19"E,71.84'
L3	N 89°47'40"W,148.44'

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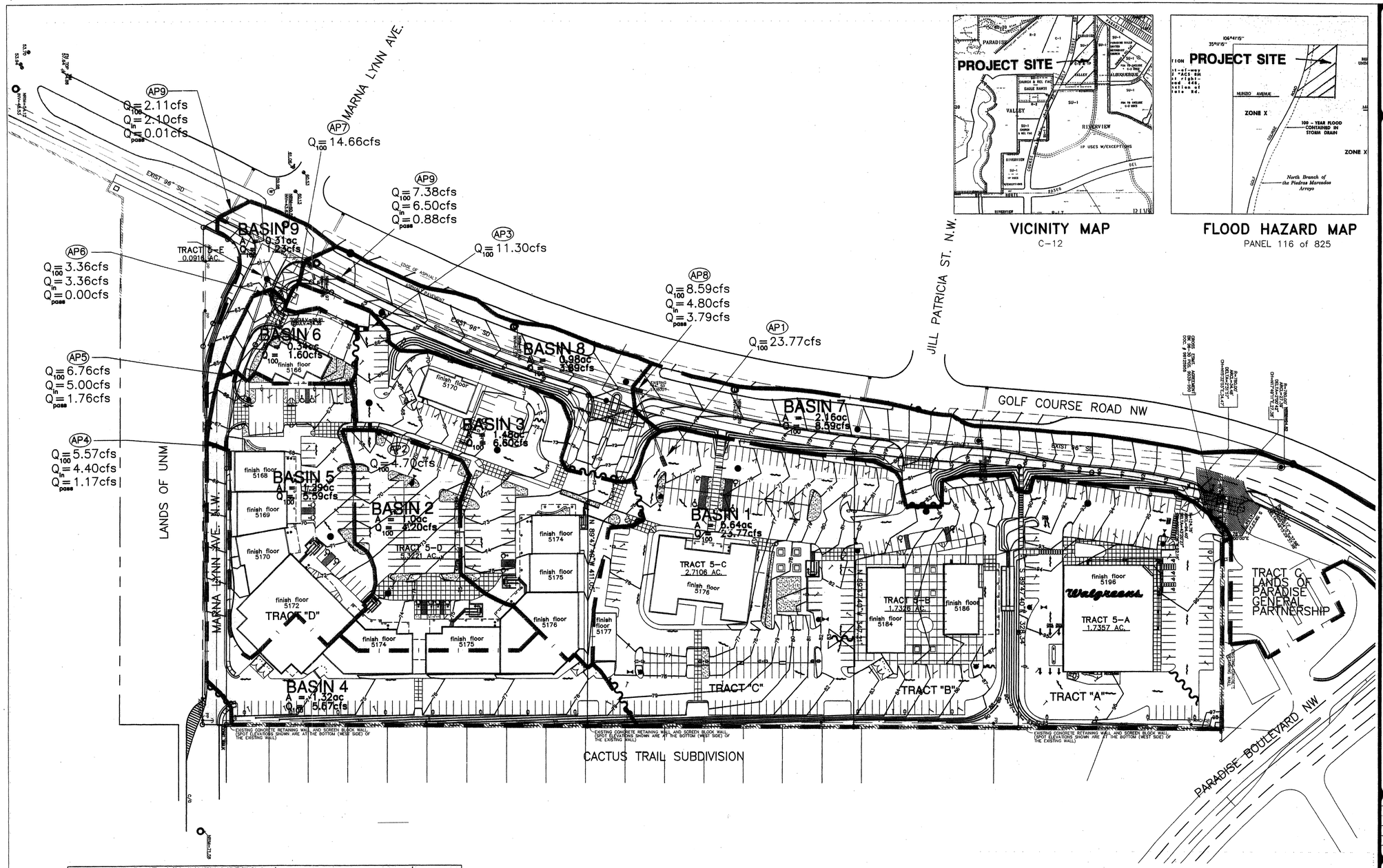
(06/09/99)DWG/TRACTS

REV: RE-TRACTS.DWG(7/7/99)

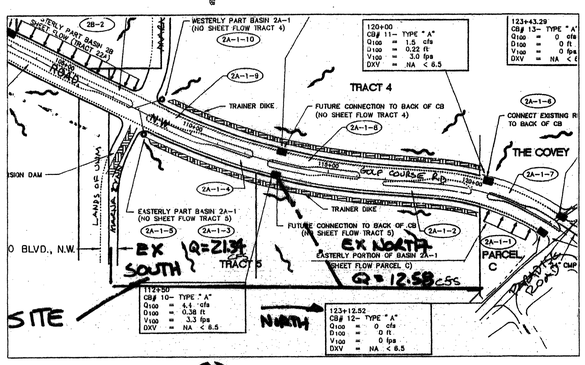
17 of 21

SHEET 3 OF 3



VICINITY MAP
C-12

FLOOD HAZARD MAP
PANEL 116 of 825



EXISTING BASIN MAP
(FROM GOLF COURSE RD DRAINAGE REPORT, JAN 1990)

MASTER DRAINAGE PLAN
SCALE: 1"=50'

TRACTS 5-A THRU 5-E

LEGAL DESCRIPTION:
A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT 5 OF THE PLAT OF PARADISE VALLEY, TRACTS 1-A, 2-A, 3-A, 3-B, 4 AND 5 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 9, 1984 (VOLUME C23, FOLIO 47) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EAST R/W LINE OF GOLF COURSE RD., N.W., FROM WHENCE A U.S.G.L.O. BRASS CAP AT THE CLOSING CORNER OF SECTIONS 13 AND 14 (T 11 N, R 2 E, N.M.P.M.) WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT BEARS S. 44° 50' 19" W. 2835.79 FEET;
THENCE ALONG SAID R/W LINE N. 26° 36' 06" E. 187.95 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 2043.00 FEET AND WHOSE CHORD BEARS N. 13° 08' 21" E., 951.25 FEET THROUGH A CENTRAL ANGLE OF 26° 55' 29"; THENCE CONTINUING 194.62 FEET ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 775.51 FEET AND WHOSE CHORD BEARS N. 06° 51' 58" E., 194.11 THROUGH A CENTRAL ANGLE OF 14° 22' 43" TO THE NORTHWEST CORNER; THENCE LEAVING SAID R/W LINE OF GOLF COURSE ROAD, N.W., S. 89° 47' 40" E., 320.96 FEET TO THE NORTHEAST CORNER; THENCE S. 00° 199' 41" W, 1288.27 FEET TO THE SOUTHEAST CORNER; THENCE N. 89° 47' 40" W. 637.19 FEET TO THE SOUTHWEST AND BEGINNING CORNER.

BENCH
ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "3-B12". HAVING AN ELEVATION OF 5277.26 FEET ABOVE SEA LEVEL.

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18 of 21

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Designing to Shape the Future

LEGEND
- BASIN BOUNDARIES
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM DRAIN MH
- PROPOSED STORM DRAIN MH
- PROPOSED WATER BLOCK
- PROPOSED DIRECTION OF FLOW

REV.	DESCRIPTION	DATE

GUY C. JACKSON
NEW MEXICO
13289
REGISTERED PROFESSIONAL ENGINEER
ENGINEER
ARCHITECT

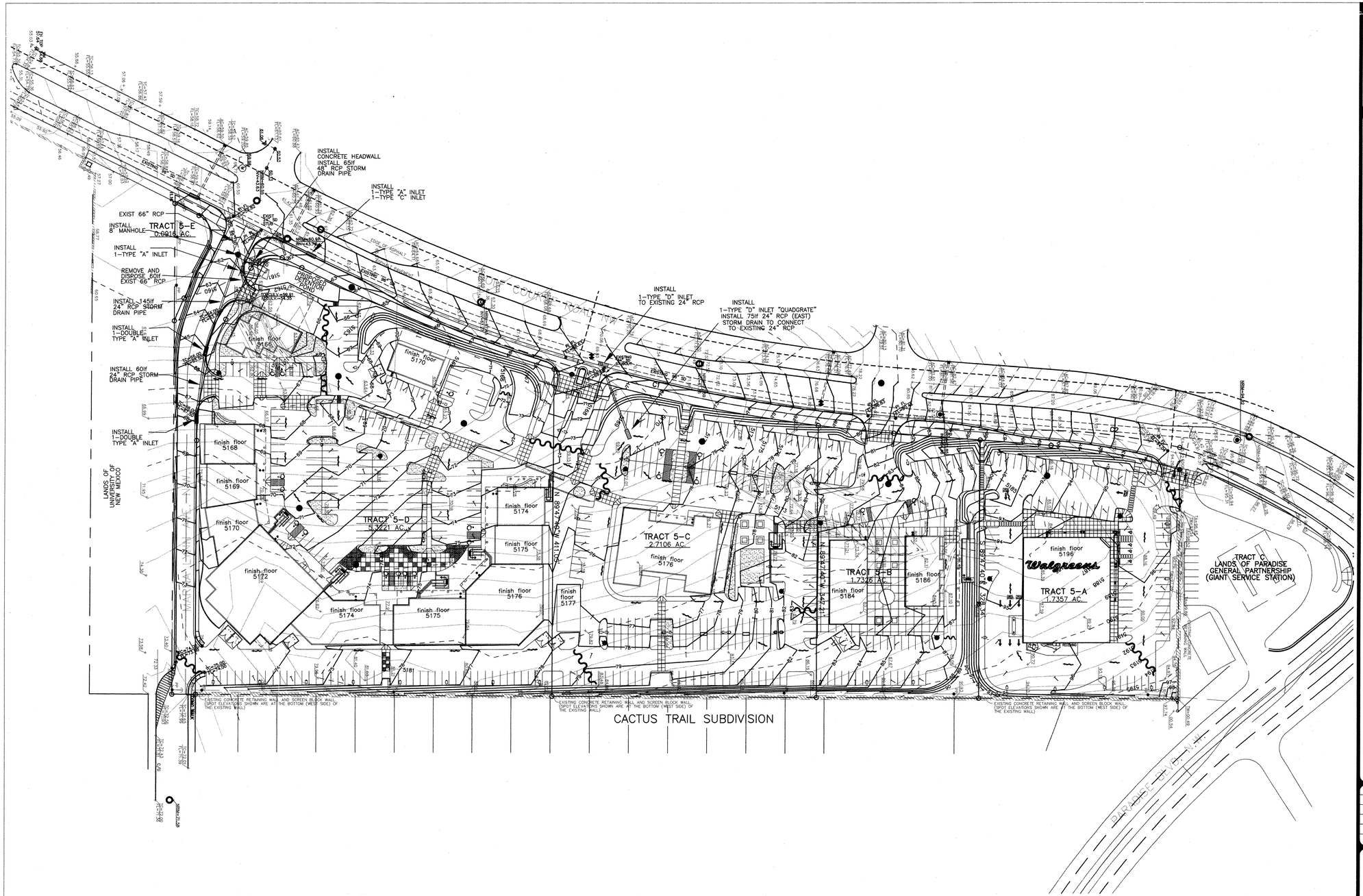
GOLF COURSE POINTE

PROJECT NO. 99013
DATE JUNE 14, 1999

MASTER DRAINAGE PLAN

DRAWING NO. C2.2
SHEET OF

JULY 1999



MASTER GRADING PLAN
SCALE: 1"=50'

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622981

19 of 21

JUNE 14, 1999

SCANNED BY MESA REPRO

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Designing To Shape the Future

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER BLOCK
- PROPOSED DIRECTION OF FLOW
- EXISTING INLET
- PROPOSED INLET
- EXISTING STORM DRAIN MH
- PROPOSED STORM DRAIN MH
- PROPOSED SANITARY SEWER MH
- EXISTING SANITARY SEWER MH
- 73.58 EXISTING SPOT ELEVATION
- TC79.00 FL77.50 PI= FLOWLINE POINT OF INTERSECTION ELEVATION. TC= TOP OF CURB ELEVATION. FL= FLOWLINE OF CURB ELEVATION.

REV.	DESCRIPTION	DATE

GUY C. JACKSON NEW MEXICO 13289 REGISTERED PROFESSIONAL ENGINEER

ENGINEER | ARCHITECT

GOLF COURSE POINTE

PROJECT NO. 99013 | DATE JULY 1999

MASTER GRADING PLAN

DRAWING NO. C2.1
SHEET OF

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. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 7:00 A.M. OR END WORK AFTER 7:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

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. 24 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.

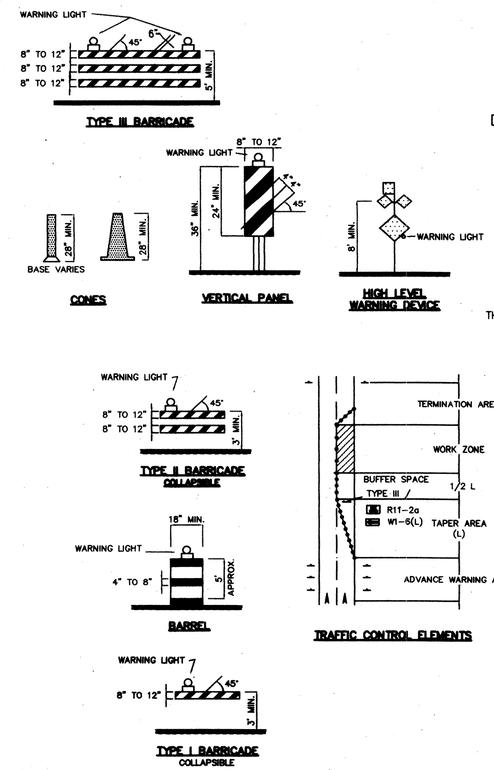
22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS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

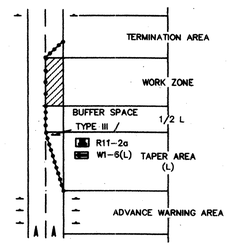
26. ADVANCE WARNING SIGNS SHALL BE 36"x36" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.



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	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

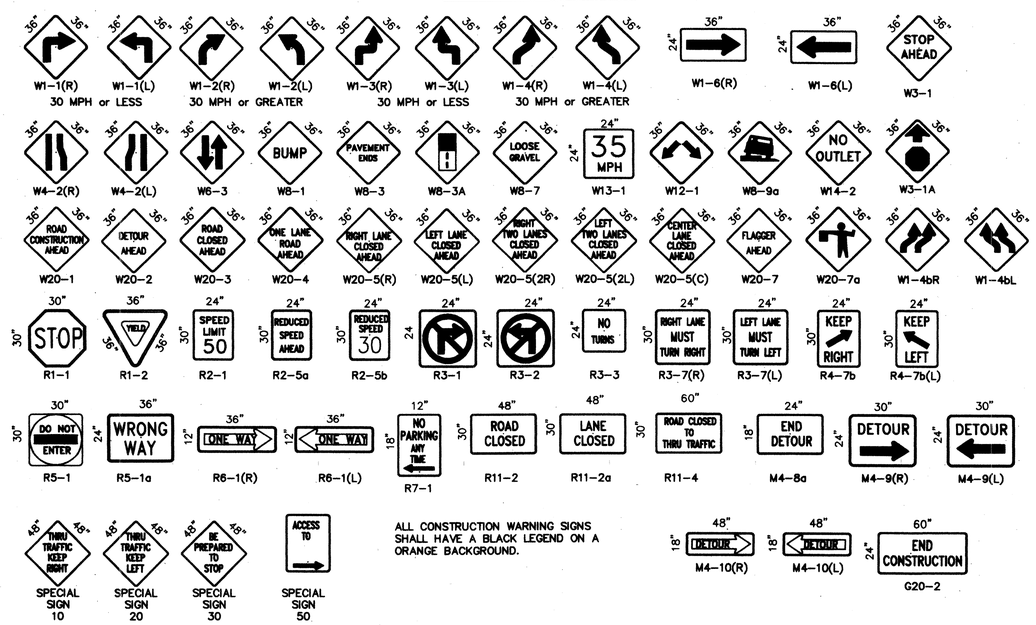
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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.

AS-BUILT

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

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

AS BUILT INFORMATION: CONTRACTOR — DATE; 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

SURVEY INFORMATION: FIELD NOTES — NO. — BY — DATE

ENGINEER'S SEAL

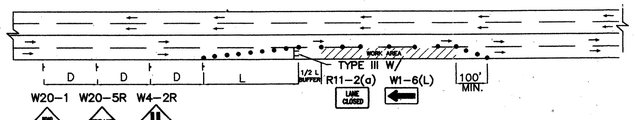
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **GOLF COURSE POINTE**
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

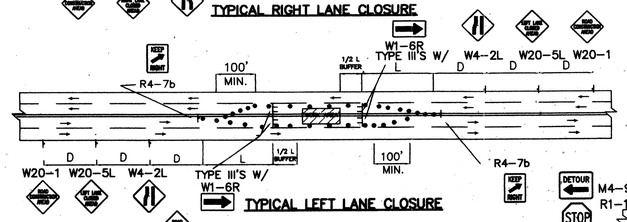
DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA	STP			

PROJECT NO. 622981 | MAP NO. C-12 | SHEET 20 OF 21

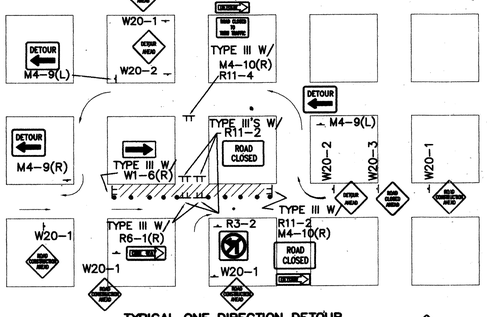
CTCSTN01.DWG



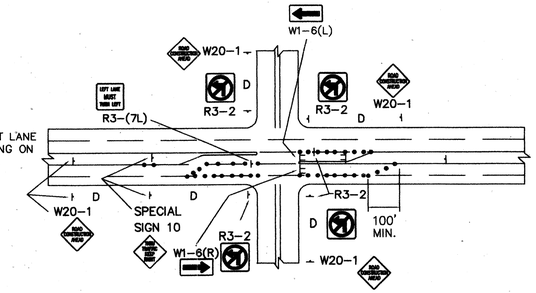
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

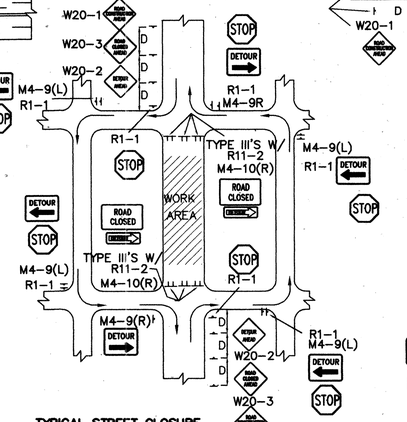


TYPICAL ONE DIRECTION DETOUR



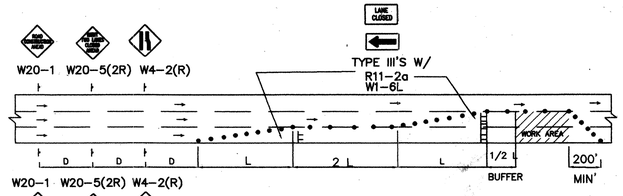
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION

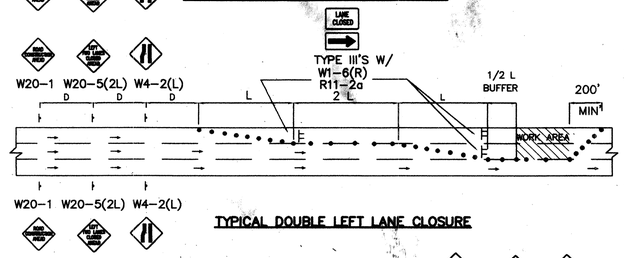


TYPICAL STREET CLOSURE

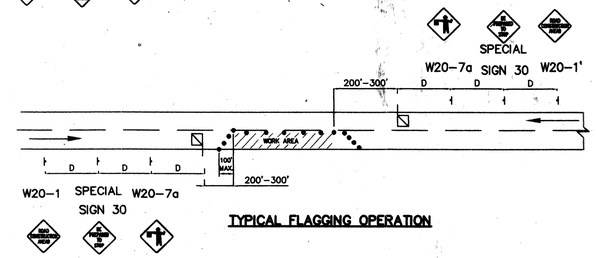
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



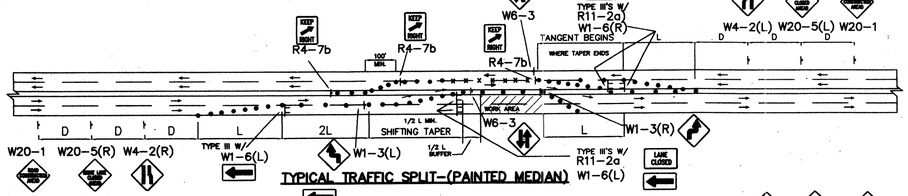
TYPICAL DOUBLE RIGHT LANE CLOSURE



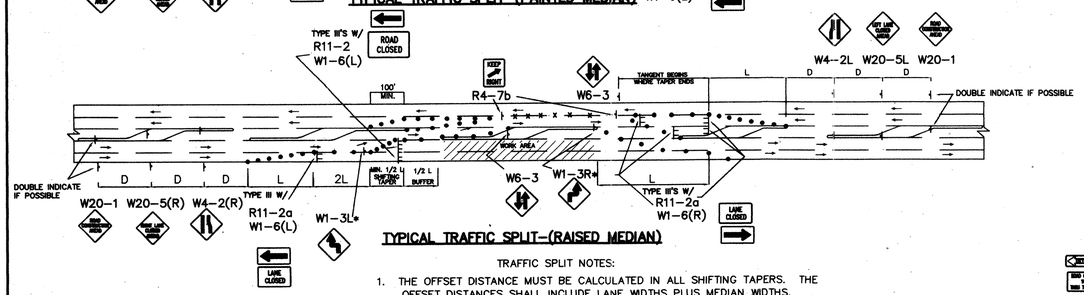
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



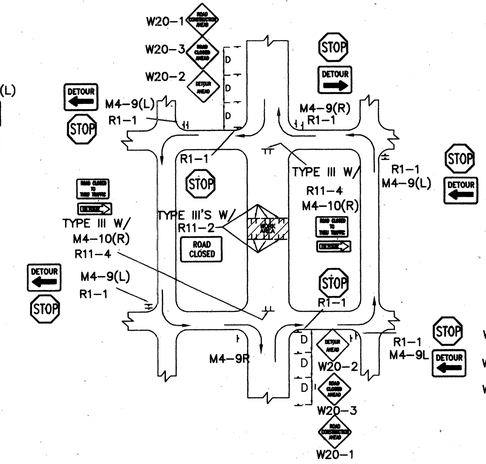
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

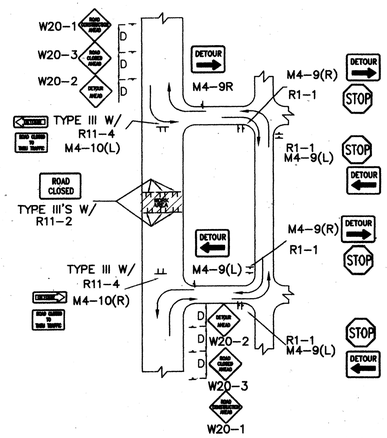
TRAFFIC SPLIT NOTES:

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.



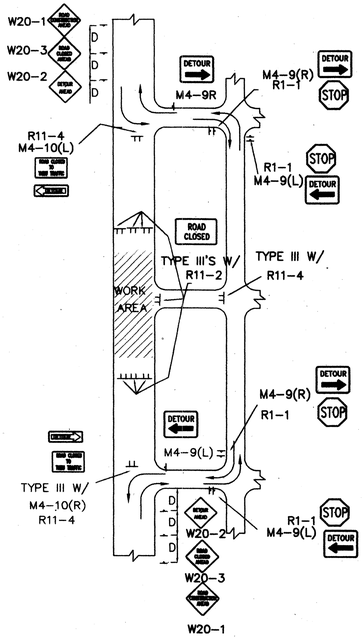
TYPICAL MID-BLOCK CLOSURE

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



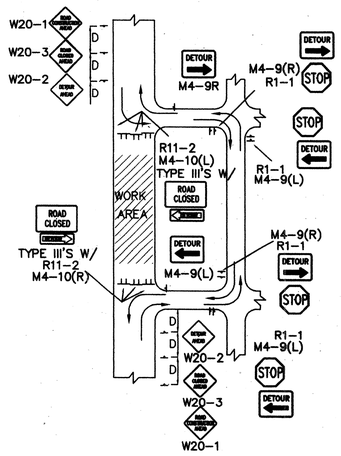
TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

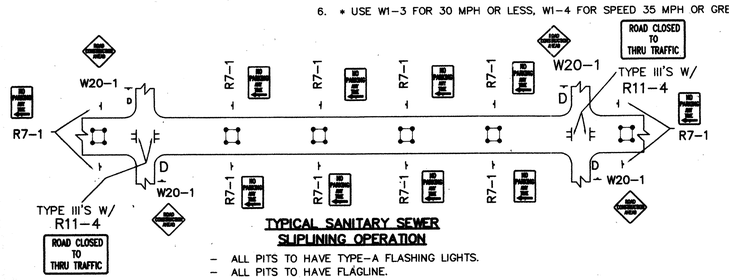
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

AS-BUILT

GENERAL NOTE:

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

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

AS BUILT INFORMATION
CONTRACTOR DATE
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

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REMARKS
REVISIONS
DESIGN

NO.	DATE	BY

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: GOLF COURSE POINTE
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

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

PROJECT NO. 622981 | MAP NO. C-12 | SHEET 21 OF 21

CTCSTN02.DWG