

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-6873.82-2011

SCANNED BY
PLANNING

DEVELOPMENT PLANS FOR TIERRA VERDE SUBDIVISION PHASE 2

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Paul J. [Signature]
DATE: 3-24-2011

* Field Verified
NOT as-built drawings

UTILITY COMPANY CONTACTS

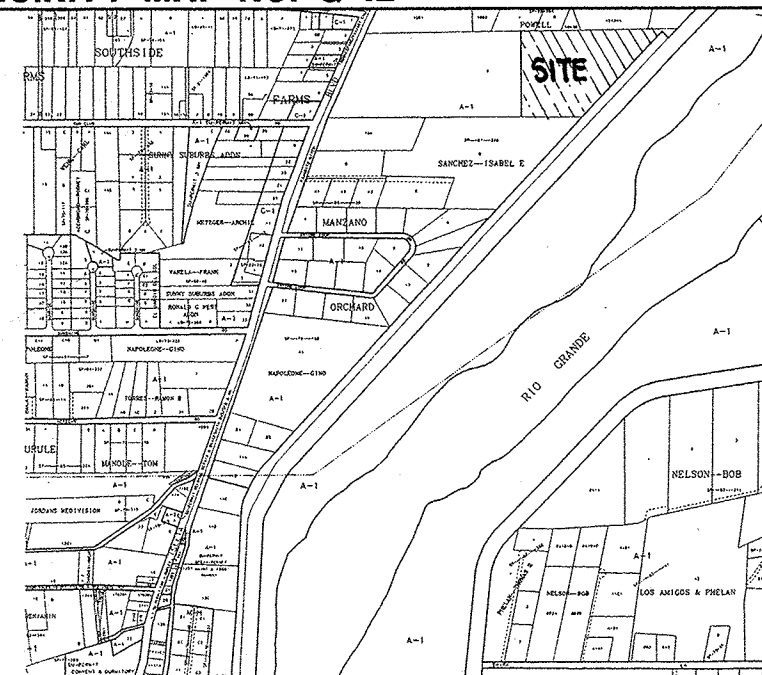
BUSINESS	PHONE/E-MAIL	PERSON
AT&T 111 3rd Street NW Alb., NM 87103	Office phone: (505)842-2911 Office fax: (505)842-2890 dcrowl@att.com	David Crowell Resource Supervisor
Comcast 4611 Montbel NE Alb., NM 87107	Office phone: (505)761-6235 Office fax: (505)761-0599 rita_erickson@cable.comcast.com	Rita Erickson Planning and Design Supervisor
E.Spire 505 Marquette NW, Suite 1605 Alb., NM 87102	Office phone: (505)998-2274 Office fax: (505)998-9161 john.mares@espire.net	John Mares
Genuity 5221 N. O'Connor MC-HQL1A22 Irving, TX 75039	Office phone: (972)791-3277 Office fax: (972)791-3178 Cell phone: (214)912-3412 dennis.paulsen@genuity.com	Dennis Paulsen OSP Engineering
MCI Worldcom 3700 Singer NE, Suite A Alb., NM 87109	Office phone: (505)346-4476 Office fax: (505)346-4481 andy.dornell@wcom.com	Andy Dornell Operations Manager
McLeodUSA 505 Marquette NW, Suite 1600 Alb., NM 87102	Office phone: (505)244-3161 Office fax: (505)244-0094 Cell Phone: (505)228-3329	Rick Mueller Supervisor of Outside Techs.
New Mexico Utilities 4700 Irving NW, Suite 201 Alb., NM 87114	Office phone: (505)898-2661 Office fax: (505)898-6379 bobgay@flash.net	Bob Gay Operations Superintendent
PNM-Electric 4201 Edith NE Alb., NM 87107	Office phone: (505)241-3490 Office fax: (505)241-3620 Cell phone: (505)934-8818 warthur@pnm.com	Warren Arthur Engineering Representative III
PNM-Gas 4625 Edith NE Alb., NM 87107	Office phone: (505)241-7752 Office fax: (505)241-7753 Pager: (505)790-5575 kbousko@pnm.com	Kelly Bousko District Engineer
Qwest 210 3rd Street NW, Suite 700 Alb., NM 87102	Office phone: (505)245-8706 Office fax: (505)245-6831 dmuller@uswest.com	David Muller Capacity Provisioning Specialist
Time-Warner Telecom 3830 Singer NE, Suite 1000 Alb., NM 87109	Office phone: (505)938-7339 Office fax: (505)938-7380 Royal.Harrison@twlwtcom.com	Royal Harrison Plant Manager

GENERAL NOTES

- All work detailed on these plans to be performed under this contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the details and specifications of "City of Albuquerque Standard Specifications for Public Works Construction, 1986 Edition" as amended through update No. 7 and Bernalillo County Street Standards, Ordinance 88-42.
- An Excavation Permit and Grading and Paving Permit will be required before beginning any work within County Right-of-way.
- Two working days prior to any excavation, the Contractor shall contact the New Mexico One Call System, 260-1990, for location of existing lines.
- Five working days prior to beginning construction the Contractor shall submit to Bernalillo County Traffic Engineering a detailed construction schedule. Two working days prior to construction the Contractor shall obtain a barricading permit from Bernalillo County Traffic Engineering.
- All street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by the Contractor. Striping shall be placed in the pre-construction location or as indicated by this plan set.
- Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location of all obstructions including existing utilities. Should a conflict exist, the Contractor shall notify the Engineer or Surveyor so that the conflict can be resolved with a minimum amount of delay.
- Contractor shall coordinate with Water Systems Division (857-8200) seven working days in advance of any work that may affect existing public water or sewer utilities. Existing valves to be operated by city personnel only. Contractor shall contact the Water Systems Division seven working days prior to needing valves turned on or off.
- All sewer lines to be SDR21 or Schedule 40 PVC pipe.
- The Contractor will not be allowed to use Class IV or V soils for embedment of flexible pipe. The Contractor will not be allowed to deflect joints in flexible pipe. Any deflections required to meet horizontal or vertical alignment will be achieved between joints.
- Back fill compaction requirements shall be according to residential street use and County Std. Dwg. BCW10..
- The Contractor shall assume responsibility for any damage to existing pavement, pavement markings, curb and gutter, driveways, wheel chair ramps and sidewalk during construction, apart from those sections indicated for removal on the plans; and shall repair or replace damaged items per City of Albuquerque standards at the Contractor's own expense.
- Contractor shall record data on all utility lines and accessories as required by the City of Albuquerque for the preparation of "As Constructed" drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- All existing signs, markers, delineators, etc., within the construction limits shall be removed, stored and reset by the Contractor.
- The Contractor shall notify the Engineer not less than seven (7) days prior to starting work in order that the Engineer may take necessary measures to insure the preservation of survey monuments. Contractor shall not disturb permanent survey monuments without the consent of the Engineer and shall notify the Engineer and bear the expense of replacing any that may be disturbed without permission. Replacement shall be done only by the City Surveyor.
- The Contractor will be responsible for disposing of all debris, including but not limited to hazardous waste at disposal sites approved by governmental agencies regulating the disposal of such materials.
- All excavation will be governed by Federal State and Local laws, rules and regulations concerning construction safety and health.
- All signs and coding will be in accordance with the "Manual of Uniform Traffic Control Devices" 2003 Edition.
- When abutting new pavement to existing intersection streets, saw cut existing pavement to a straight line and at right angles and removed any broken or cracked pavement. No direct payment will be made for saw cutting. A Bernalillo County Public Works Inspector must verify pavement thickness (contact at 848-1500).
- Contractor will make all water valves and manholes accessible to the City at all times.
- Contractor will confine his work within the construction easement limits and/or right-of-way or provide copies of agreements with adjacent landowners to the City of Albuquerque and Bernalillo County.
- The Contractor agrees to take necessary safety precautions as required by Federal, State and Local Authorities to protect pedestrian and vehicular traffic in the construction area, which includes but is not limited to: maintaining adequate warning signs, barricades, lights, guard fences, walks and bridges.
- All asphaltic concrete shall be minimum 1800 lb. stability and compacted to 93%-97% Modified Marshall Density.
- All excavating, trenching and shoring activities must be carried out in accordance with OSHA 29CFR 1926.650, Subpart P.
- The Contractor shall provide and install all required street signs, which shall meet the County Inspector's approval. If the County Traffic Engineer deems, during the time of construction, that additional traffic signs are required, they shall be installed at the unit price stated in the Bidding Documents and shall meet the County Inspector's approval. All signs and coding shall be in accordance with the "Manual of Uniform Traffic Control Devices for Streets and Highways" current edition as published by the US Department of Transportation.
- The Contractor shall perform all work in accordance with the National Pollutant Discharge Elimination System (NPDES) and site specific Storm Water Pollution Prevention Plan (SWPPP) requirements.
- The Contractor shall maintain a graffiti-free work site. The Contractor shall promptly remove any and all graffiti from equipment, whether permanent or temporary. This graffiti removal shall be considered incidental, therefore, no separate payment will be made.

COUNTY PROJECT NO. PWCO 40036
Roxanne Bebe Blot
BERNALILLO COUNTY PUBLIC WORKS DIVISION
DATE 12/10/04

VICINITY MAP NO. Q-12



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PLAT
3-4	GRADING AND DRAINAGE PLAN
5	STREET LAYOUT AND SECTION
6	STREET PLAN AND PROFILE
7	SEWER LAYOUT
8	SEWER PLAN AND PROFILE
9	TRAFFIC CONTROL AND SIGNING EXAMPLES

For Information Only

NOTE:
THIS SEWER WAS DESIGNED BASED
ON THE USE OF ENVIRONMENT ONE
LPSS GRINDER PUMP SYSTEM.

ENVIRONMENT ONE CORP.
2773 BALLTOWN ROAD
NISKAYUNA, NY 12309-1090
PH (518) 346-6161, FAX (518) 346-6188

LOCAL ENVIRONMENT ONE REPRESENTATIVE
JAMES, COOKE AND HOBSON, INC.
3810 ACADEMY PARKWAY SOUTH NE
ALBUQUERQUE, NM 87109
PH (505) 344-7100, FAX (505) 345-1487

B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505) 823-1344 FAX (505) 821-9105

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
		APPROVAL	ENGINEER	DATE		APPROVED FOR CONSTRUCTION	
		Transportation (COW)	<i>Michael N/A</i>	12/16/04			
		BERNALILLO COUNTY PWD					
		Hydrology	<i>Brad Bitt N/A</i>	12/22/04			
		CITY DRC CHAIRMAN	<i>James Cooke</i>	01-18-05			
		CITY WATER/WASTEWATER	<i>James Cooke</i>	12/16/04			
		COUNTY PROJECT NO. PWCO 40036					
		CITY PROJECT NO. 687382					
		SHEET				OF	
						1	9

PLAT OF
LOTS 7-A THRU 7-E AND LOTS 8-A THRU 8-D OF TIERRA VERDE SUBDIVISION
TRACT 9, M.R.G.C.D. MAP NUMBER 51, TOWNSHIP 9 NORTH, RANGE 2 EAST
PROJECTED SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

BERNALILLO COUNTY CASE NUMBER
SC-30005

PUBLIC UTILITY EASEMENTS:

1. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:
A. POWER, ELECTRIC AND GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE
OF UNDERGROUND AND OVERHEAD ELECTRICAL LINES, TRANSFORMERS AND OTHER
EQUIPMENT, AND NECESSARY ACCESS THEREFOR, AND FOR THE INSTALLATION, MAINTENANCE AND
SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES
NECESSARY TO PROVIDE NATURAL GAS SERVICE TO THE SUBDIVISION;
B. GASET FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURNED
COMMUNICATIONS LINES AND OTHER RELATED EQUIPMENT AND FACILITIES
NECESSARY TO PROVIDE COMMUNICATIONS SERVICE TO THE SUBDIVISION, INCLUDING BUT
NOT LIMITED TO ABOVE GROUND PRELAYS AND CLOSURES;
C. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE;
D. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
TELEPHONE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE TELEPHONE SERVICE TO THE SUBDIVISION;
E. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
TELEVISION LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE TELEVISION SERVICE TO THE SUBDIVISION;
F. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
G. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
H. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
I. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
J. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
K. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
L. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
M. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
N. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
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O. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
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P. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
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Q. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
R. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
S. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;
T. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
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W. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
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CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
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Z. EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF
CABLE LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES
REASONABLY NECESSARY TO PROVIDE CABLE SERVICE TO THE SUBDIVISION;

LEGAL DESCRIPTION
PLAT OF LOTS 7-A THRU 7-E AND LOTS 8-A THRU 8-D BEING A REPEAT OF LOTS 7-A AND 8 OF
TRACT 9, M.R.G.C.D. MAP NUMBER 51, TOWNSHIP 9 NORTH, RANGE 2 EAST
PROJECTED SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

NO SCALE
VICINITY MAP 0-12-Z

DOCUMENT LIST:
WARRANTY DEED RECORDED 09/20/48, BK 0 88, PAGE 77
TITLE COMMITMENT NO. 99-8000159-9-10L ISSUED BY FIDELITY NATIONAL
TITLE INSURANCE COMPANY ON 11/16/99
PLAT OF PROPERTY RECORDED 04/10/2000, VOLUME 2000-S, FOLIO 46
DOCUMENTS LISTED ON THE GEOMETRY PAGES OF THIS PLAT

DISCLOSURE STATEMENT

1. THE SUBDIVISION DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE
WITH THE DESIRES OF THE UNDERSIGNED OWNERS (AND/OR PROPRIETORS) THEREOF,
TO BE DIVIDED INTO LOTS 7-A THRU 7-E AND LOTS 8-A THRU 8-D AND TO BE DEDICATED
TO THE PUBLIC UTILITY USE OF THE CITY OF ALBUQUERQUE, NEW MEXICO, IN THE
TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, IN THE
TOWNSHIP 9 NORTH, RANGE 2 EAST, PROJECTED SECTION 13, TOWNSHIP 9 NORTH,
RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT,
BERNALILLO COUNTY, NEW MEXICO, IN THE TOWNSHIP 9 NORTH, RANGE 2 EAST,
PROJECTED SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO,
NOVEMBER, 2003.

TALOS LOG NUMBER:
CASE #

FREE CONSENT AND DEDICATION

THE SUBDIVISION DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE
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TOWNSHIP 9 NORTH, RANGE 2 EAST, PROJECTED SECTION 13, TOWNSHIP 9 NORTH,
RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT,
BERNALILLO COUNTY, NEW MEXICO, IN THE TOWNSHIP 9 NORTH, RANGE 2 EAST,
PROJECTED SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO,
NOVEMBER, 2003.

DOUGLAS CLIFTON, AGENT
TIERRA VERDE DEVELOPMENT, LLC

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
DAY OF _____, 2003.

NOTARY PUBLIC

COMMISSION EXPIRES

PAGE 1 OF 2

SURVEY NOV 2003	SCALE 1"=100'	DRAWN BY: EWO	PROJ # 02-102-A
DATE: 11/24/2003			
ABIQUEU LAND SURVEYING COMPANY			
BOARD CERTIFIED PROFESSIONAL SURVEYOR FOR NEW MEXICO AND ARIZONA			
SPECIALIZING IN PROBLEMS UNIQUE TO NEW MEXICO AND ARIZONA			
SINCE 1982			
OFFICE: 2001 ALBUQUERQUE, NEW MEXICO 87102			
TELEPHONE: 505-685-9484 FAX: 505-685-9484 CELLULAR: 505-289-5393			

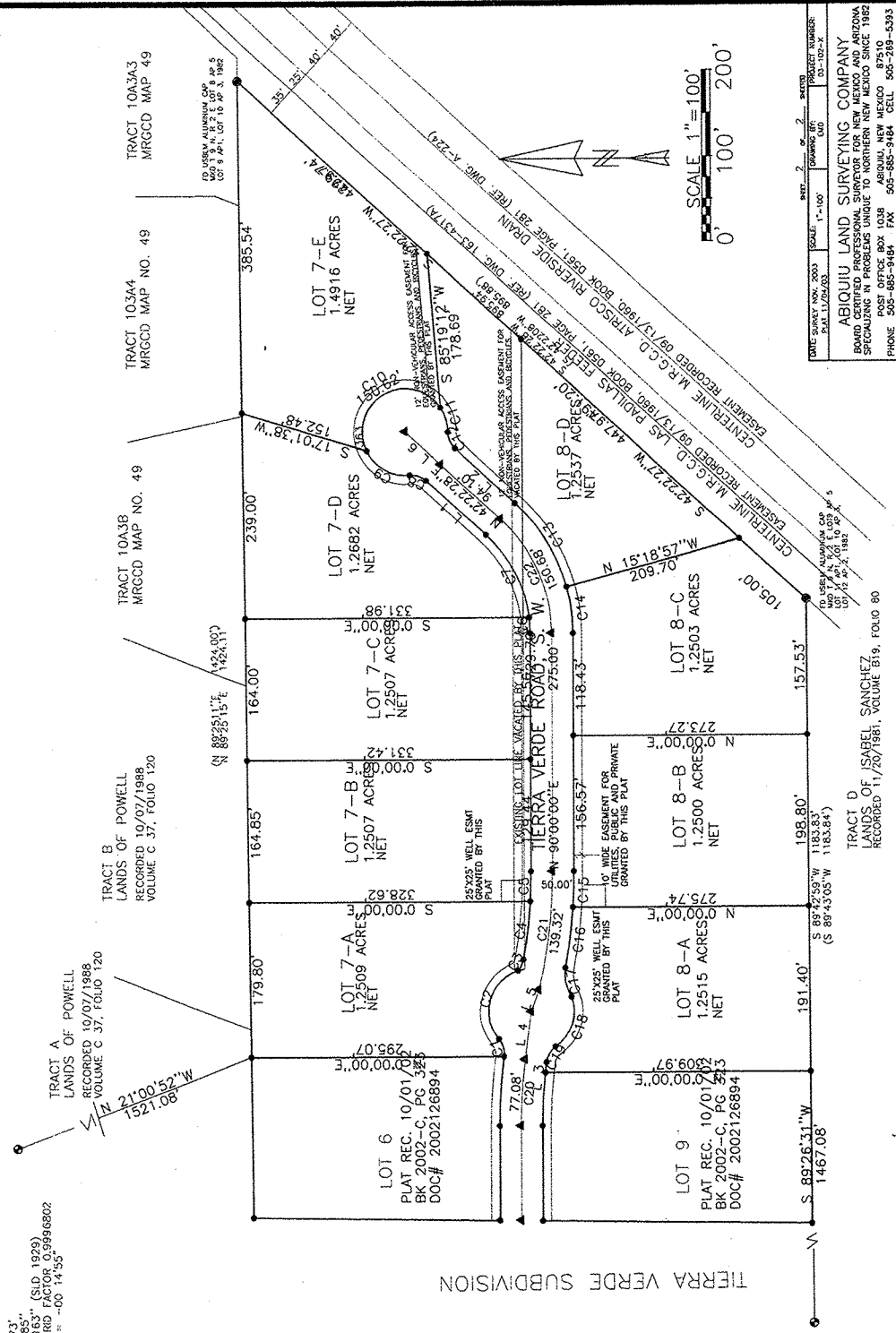
U.P.C. # 01-012-052-371-484-20292
U.P.C. # 01-012-052-371-484-20293

PLAT OF
LOTS 7-A THRU 7-E AND LOTS 8-A THRU 8-D OF TIERRA VERDE SUBDIVISION
TRACT 9, M.R.G.C.D. MAP NUMBER 51,
PROJECTED SECTION 13, TOWNSHIP 9 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

ACS 9-P12
FOUND 1.25" ALUMINUM CAP
MARKED 9-P12, 1988
CENTRAL ZONE
(NAD 1983)
E = 370.232285"
Z = 4926.163" (SLD 1929)
GROUND TO GRID FACTOR 0.9996802
DELTA ALPHA = -00 14.50

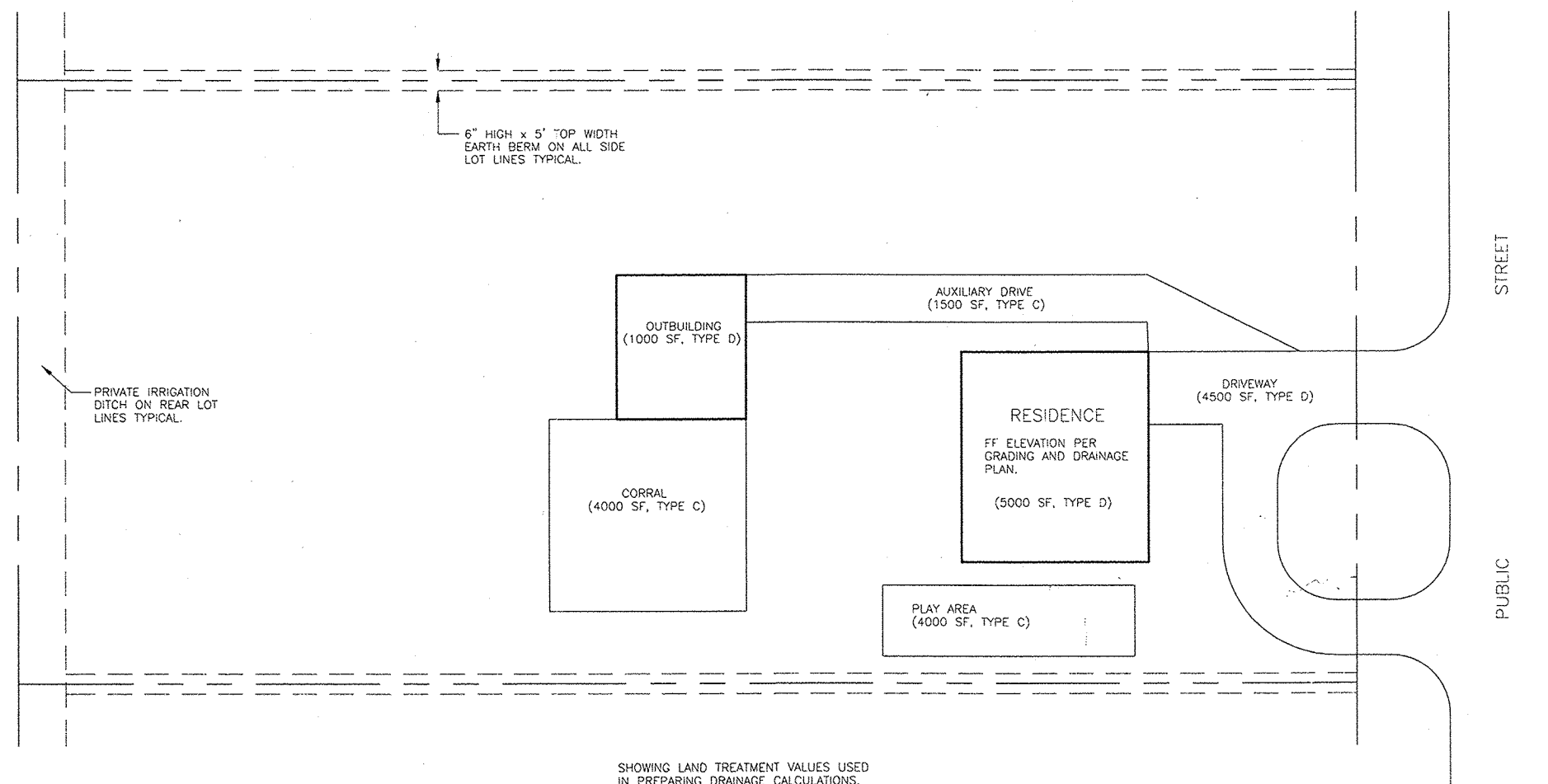
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E = 370.232285"
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GROUND TO GRID FACTOR 0.9996802
DELTA ALPHA = -00 14.50



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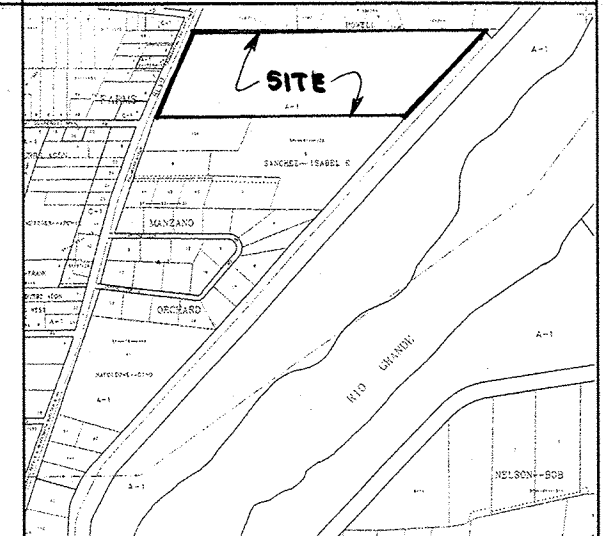
SCHEMATIC LOT PLAN



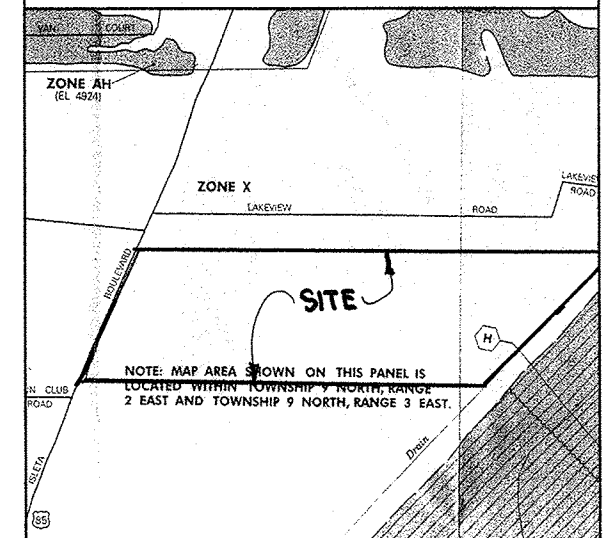
SHOWING LAND TREATMENT VALUES USED IN PREPARING DRAINAGE CALCULATIONS. SEE "GRADING AND DRAINAGE PLAN FOR MINIMUM FINISH FLOOR ELEVATIONS. SEE GENERAL NOTES FOR DRAINAGE SCHEME.

GENERAL NOTES

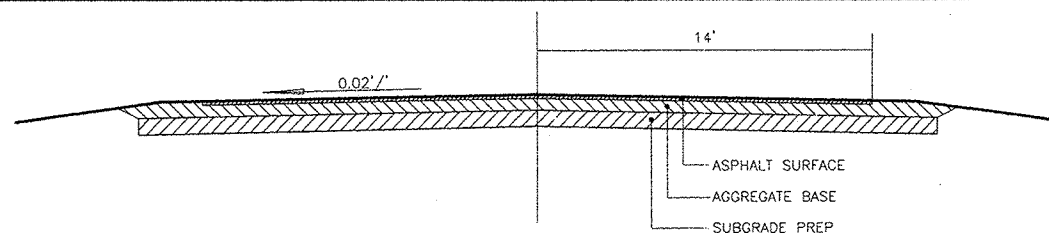
VICINITY MAP NO. Q-12



FEMA FIRM PANEL NO. 343



STREET - TYPICAL SECTION



LEGAL DESCRIPTION

TIERRA VERDE SUBDIVISION

PERMANENT BENCHMARK

ACS 7-Q12,1988 ELEVATION 49220354

GRADING CERTIFICATION

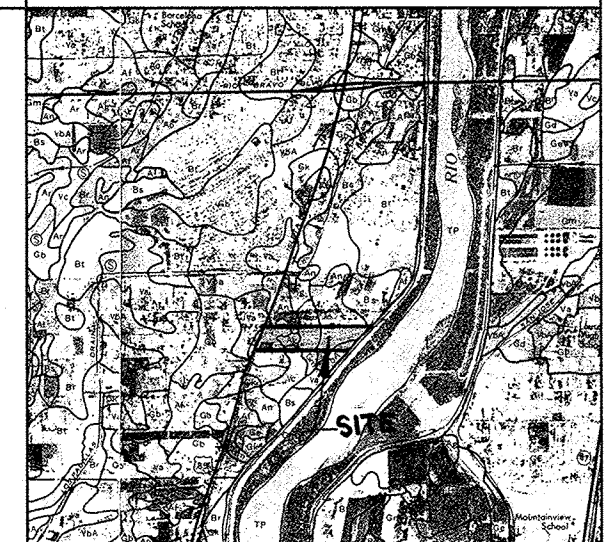
I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

Jean J. Bordenave, NM PE & PS No. 5110

LEGEND

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TCP TOP OF CONCRETE
- TC TOP OF CURB
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- MH MANHOLE
- CB CATCH BASIN GRATE
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GW GUY WIRE
- PED ELEC. OR TEL. PEDESTAL
- RD ROOF DRAINAGE POINT

SCS SOILS MAP NO. 40



DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	10	A	0	0.08	0.24	0	0.00
		B	1369848	0.22	0.76	25114	23.90
		C	0	0.44	1.49	0	0.00
		D	0	1.24	2.89	0	0.00
		TOTAL	1369848			25114	23.90
	100	A	0	0.44	1.29	0	0.00
		B	1369848	0.67	2.03	76483	63.84
		C	0	0.99	2.87	0	0.00
		D	0	1.97	4.37	0	0.00
		TOTAL	1369848			76483	63.84
DEVELOPED	10	A	0	0.08	0.24	0	0.00
		B	780128	0.22	0.76	14302	13.61
		C	257100	0.44	1.49	9427	8.79
		D	332620	1.24	2.89	34371	22.07
		TOTAL	1369848			58100	44.47
	100	A	0	0.44	1.29	0	0.00
		B	780128	0.67	2.03	43557	36.36
		C	257100	0.99	2.87	21211	16.94
		D	332620	1.97	4.37	54605	33.37
		TOTAL	1369848			119373	86.66
TYPICAL	10	A	0	0.08	0.24	0	0.00
		B	32660	0.22	0.76	599	0.57
		C	10540	0.44	1.49	396	0.36
		D	13320	1.24	2.89	1376	0.88
		TOTAL	56520			2362	1.81
LOCAL	100	A	0	0.44	1.29	0	0.00
		B	32660	0.67	2.03	1824	1.52
		C	10540	0.99	2.87	870	0.69
		D	13320	1.97	4.37	2187	1.34
		TOTAL	56520			4880	3.55

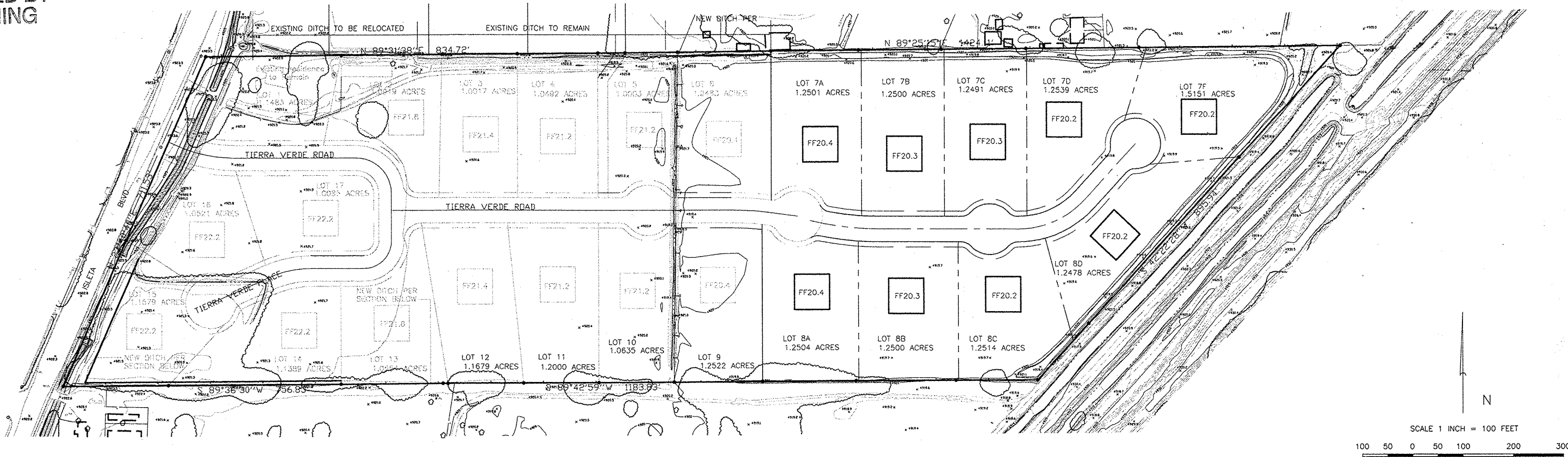
AREA TOPOGRAPHIC MAP SCALE 1" = 200'



no. date			remarks		by
REVISIONS					
project title TIERRA VERDE SUBDIVISION BERNALILLO COUNTY, NM					
sheet title GRADING & DRAINAGE PLAN					
sheet date 01/14/01		design by JJB		project no. 0020	
sheet		of		3	
BORDENAVE DESIGNS		P.O. BOX 91194, ALBUQUERQUE, NM 87199		FAX (505)821-9105	

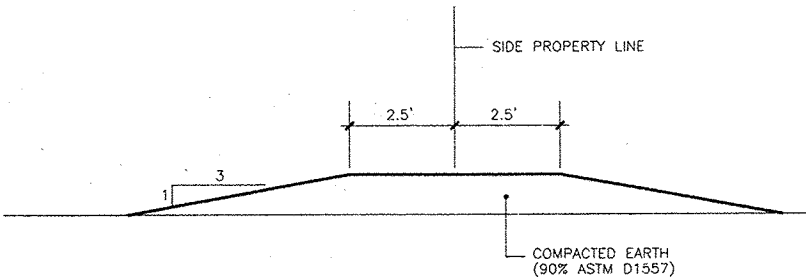
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PLANNING



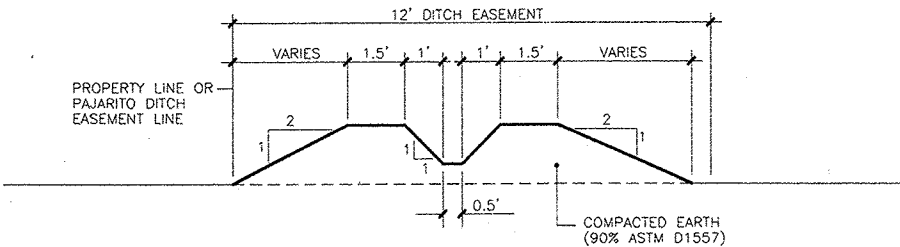
GENERAL NOTES

1. NO STORM WATER SHALL BE DISCHARGED FROM THE SUBDIVISION.
2. DEVELOPMENT OF INDIVIDUAL LOTS, WHICH EXCEEDS THE VOLUME OF STORM WATER SHOWN HEREIN, MAY REQUIRE THE PREPARATION OF A REVISED GRADING AND DRAINAGE PLAN FOR THE LOT IN QUESTION. APPROVAL OF THE REVISED PLAN, BY THE COUNTY, WILL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.
3. LOTS ARE REQUIRED TO ACCEPT RUNOFF FROM ADJACENT ROADWAY SECTIONS.
4. SIDE LOT LINES SHALL HAVE A 6" HIGH x 5' TOP WIDTH EARTH BERM CENTERED ON THE LOT LINE. SEE DETAIL BELOW.



TYPICAL SIDE LOT BERM

NOTE: EARTH USED TO FORM BERM SHALL BE OBTAINED ONSITE FROM ROADWAY RIGHT-OF-WAY AND SHALL BE FREE OF ORGANIC MATERIAL, STONE, CONCRETE OR OTHER ITEMS THAT SIGNIFICANTLY CONTRIBUTE TO WATER LEAKAGE.



TYPICAL PRIVATE DITCH SECTION

NOTE: EARTH USED TO FORM DITCH SHALL BE OBTAINED ONSITE FROM ROADWAY RIGHT-OF-WAY AND SHALL BE FREE OF ORGANIC MATERIAL, STONE, CONCRETE OR OTHER ITEMS THAT SIGNIFICANTLY CONTRIBUTE TO WATER LEAKAGE.

LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT

	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	RECORD SPOT ELEVATION

GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL NOTES

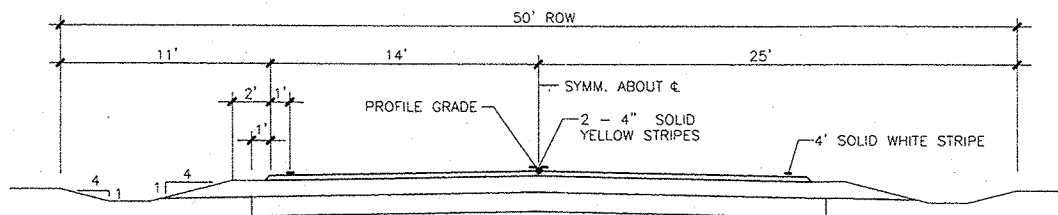
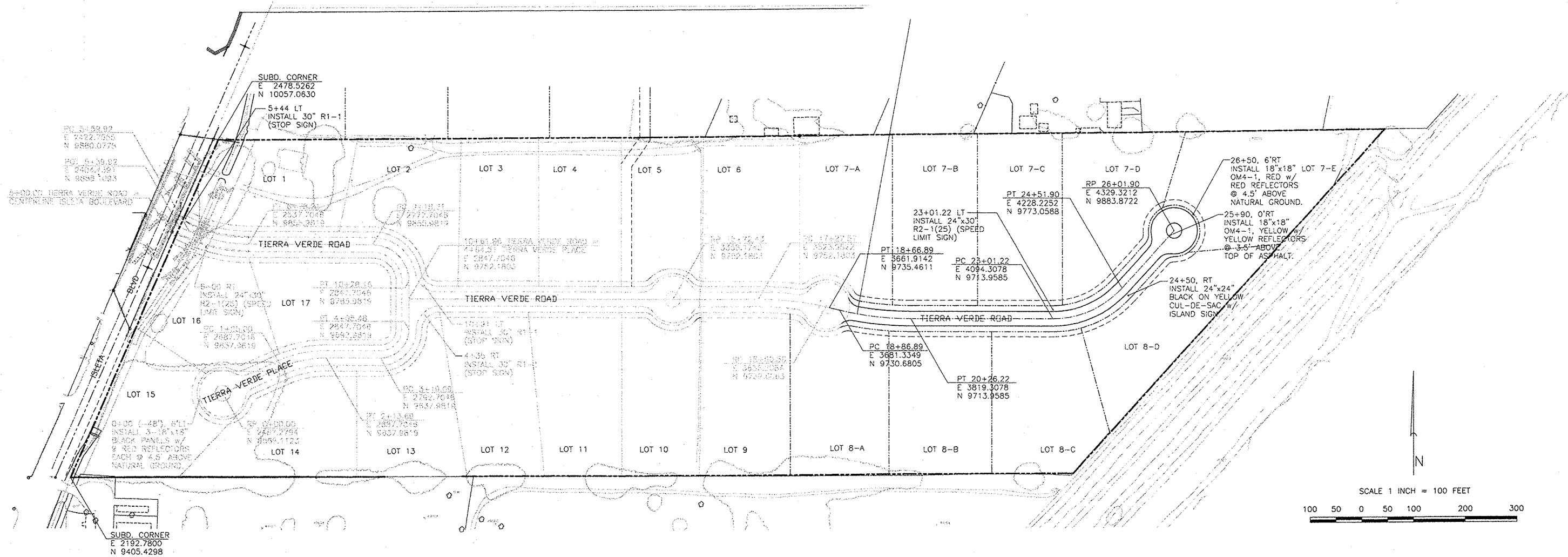
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.



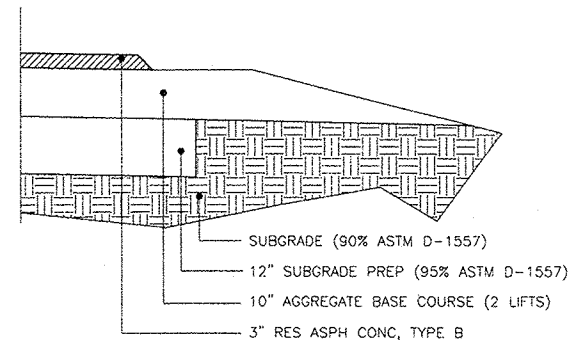
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TIERRA VERDE BERNALILLO COUNTY, NM		
sheet title		
GRADING & DRAINAGE PLAN		
sheet date	design by	project no.
01/15/01	JJB	0020
BORDENAVE DESIGNS		sheet
P.O. BOX 91194, ALBUQUERQUE, NM 87199		4
(505)823-1344 FAX (505)821-9105		of 9

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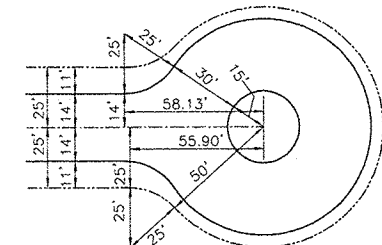
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PLANNING



ROADWAY SECTION
STATION 19+22 AHEAD



PAVING SECTION

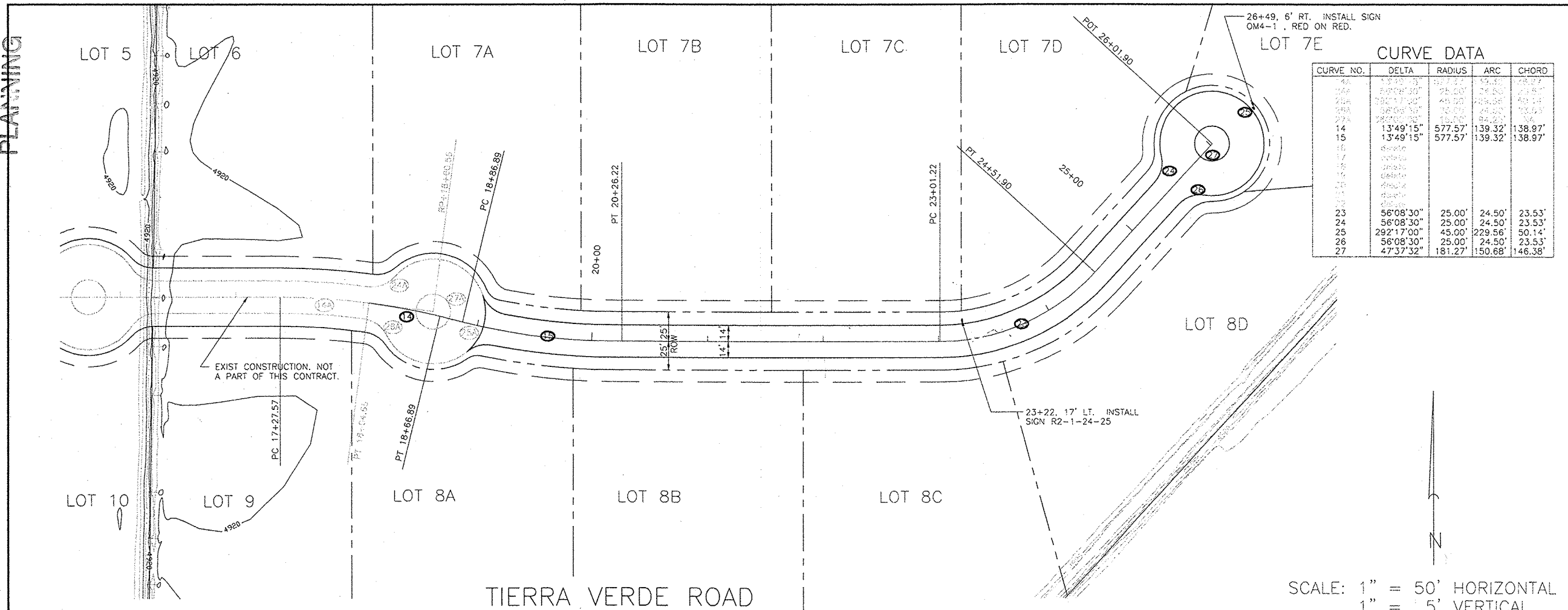


TYPICAL CUL DE SAC

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		DATE	
CONTRACTOR	DATE	ACCS 7-012	ELEV. 4922.354 (NGVD 1929)	FIELD NOTES	DATE	NO.	BY	NO.	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
STAMPED BY	DATE	STANDARD ACS 3 1/4" ALUMINUM DISC FLUSH WITH CURB AT NORTHWEST CORNER OF INTERSECTION OF ISLETA BLVD AND GUN CLUB RD. STAMPED "7-012, 1988"		BASELINE FIELD SERV. 11/01									
INSPECTOR'S FIELD	DATE												
VERIFIED BY	DATE												
CORRECTED BY	DATE												
MICRO-FILM INFORMATION	DATE												
RECORDED BY	NO.												

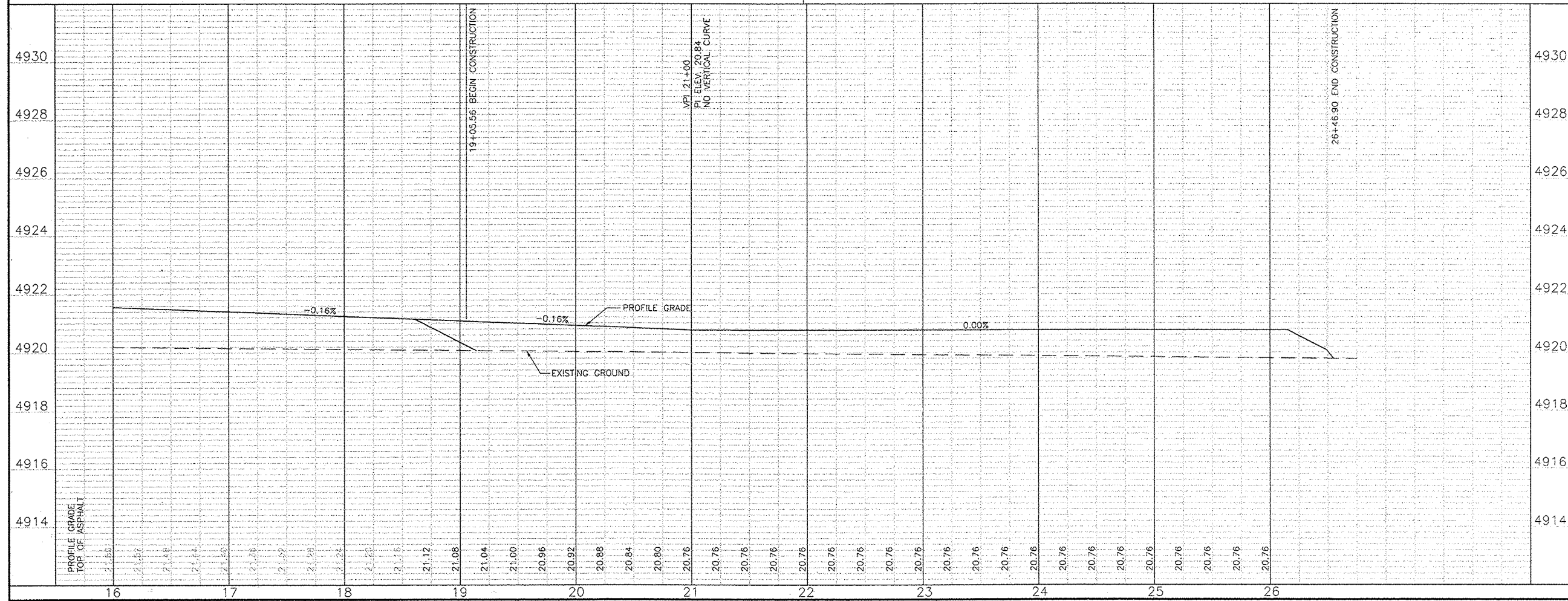
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE PAVING LAYOUT, PAVING SECTIONS, SIGNING TIERRA VERDE SUBDIVISION			
DESIGN-REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
APPROVED DESIGN REVIEW COMMITTEE	APPROVED CITY ENGINEER		
CNTY PROJECT NO. PWCO-40036	ZONE MAP NO. Q-12	SHEET 5	OF 9

SCANNED BY
PLANNING



NOTES:

- SEE SHEET 2 FOR PLAT DIMENSIONS.
- STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
- ALL PAVING DIMENSIONS ARE MEASURED TO EDGE OF ASPHALT.
- SEE SHEETS 3 & 5 FOR TYPICAL STREET SECTION INCLUDING RELATIONSHIP TO RIGHT OF WAY LINES, CONSTRUCTION CENTERLINE AND STRIPING.
- SEE SHEET 3 FOR PAVING LAYOUT PLAN (OVERALL STREET LAYOUT) AND CUL-DE-SAC TRAFFIC CIRCLE DIMENSIONS.



AS BUILT INFORMATION			
CONTRACTOR	WORK	DATE	DATE
ACS 7-012	ELEVATION 4922.354 (NGVD 1929)	DATE	DATE
STANDARD ACS 3 1/4" ALUMINUM DISK STAMPED	DATE	DATE	DATE
"7-012, 1988" SET FLUSH WITH THE CURB, LOCATED	DATE	DATE	DATE
IN THE NORTHWEST CORNER OF GUN CLUB ROAD AND	DATE	DATE	DATE
ISLETA BOULEVARD.	DATE	DATE	DATE
MICRO-FILM INFORMATION			
RECORDED BY	DATE	DATE	DATE
NO.	NO.	NO.	NO.

SURVEY INFORMATION			
FIELD NOTES	BY	DATE	DATE
BASELINE FIELD SERV	11/01	DATE	DATE
NO.	NO.	NO.	NO.

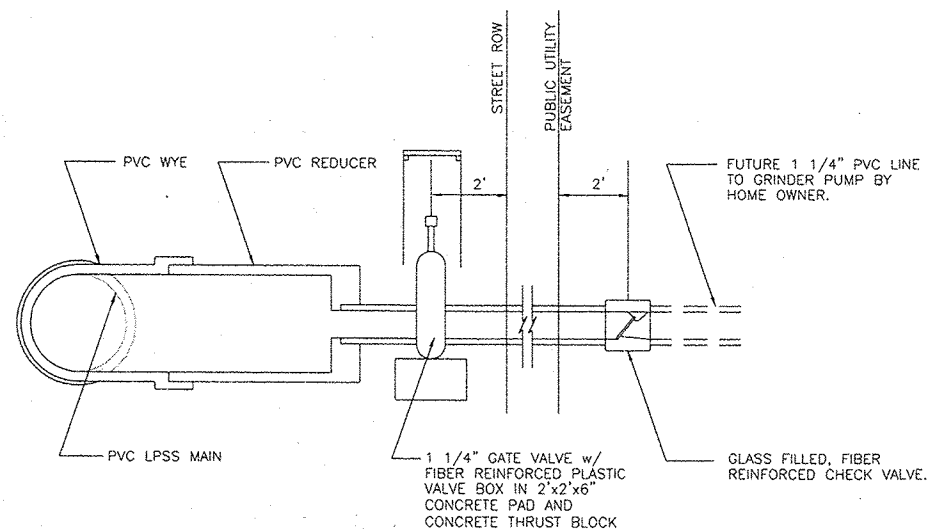
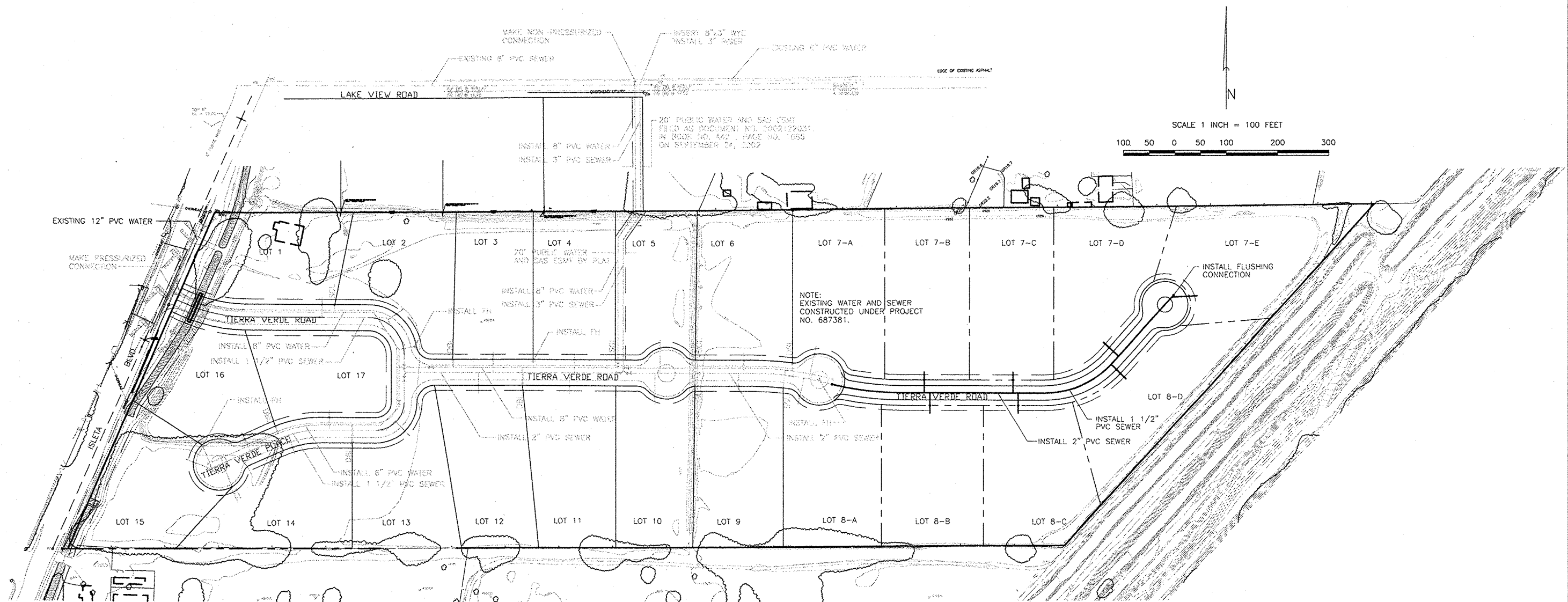
ENGINEER'S SEAL			
REVISIONS	REMARKS	DATE	DATE
DESIGNED BY BORDENAVE DESIGNS	DATE 01/02	DATE 01/02	DATE 02/02
CHECKED BY JEB	DATE 01/02	DATE 01/02	DATE 02/02

BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT

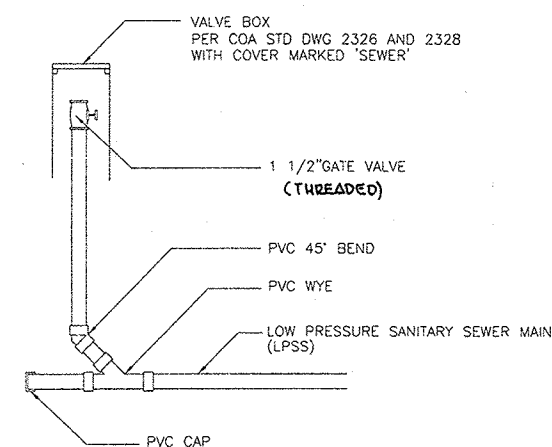
TITLE
PAVING PLAN AND PROFILE
TIERRA VERDE ROAD

DESIGN REVIEW COMMITTEE	ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
APPROVED	APPROVED		
CITY ENGINEER			

SCANNED BY
PLANNING



SEWER SERVICE LATERAL
N.T.S.

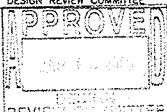
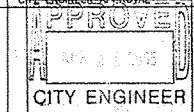


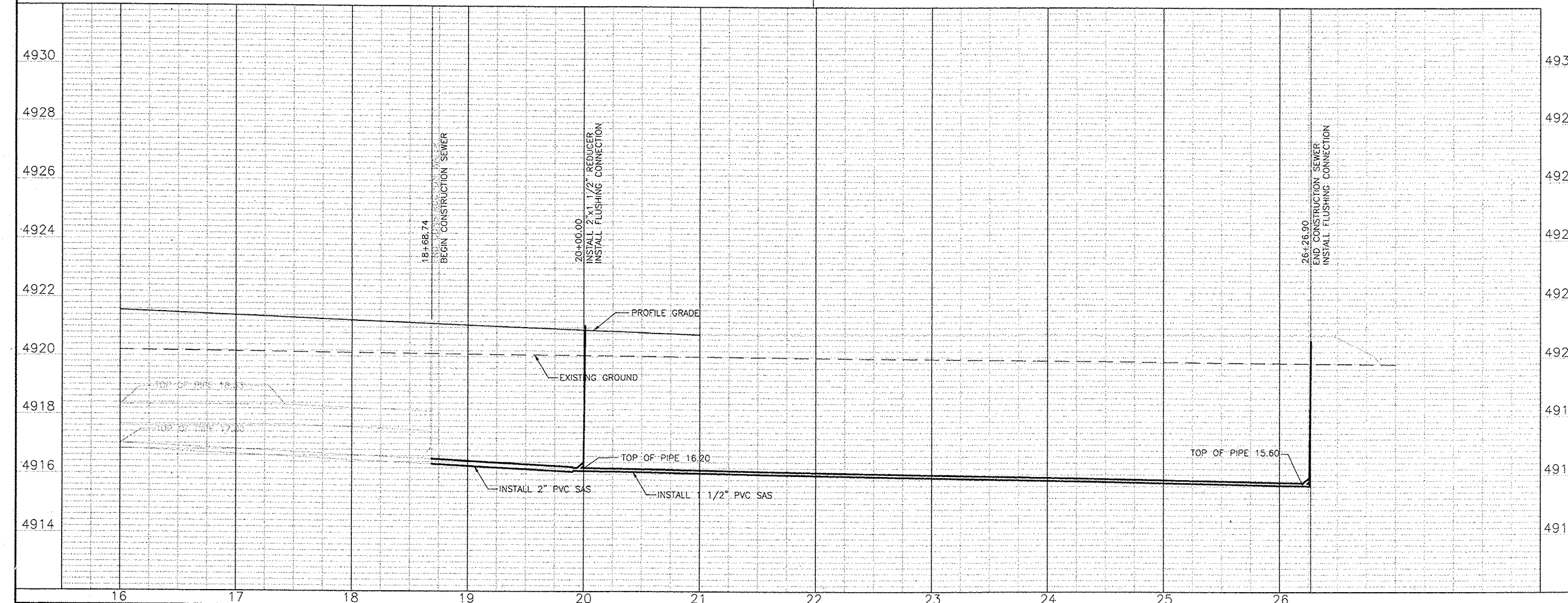
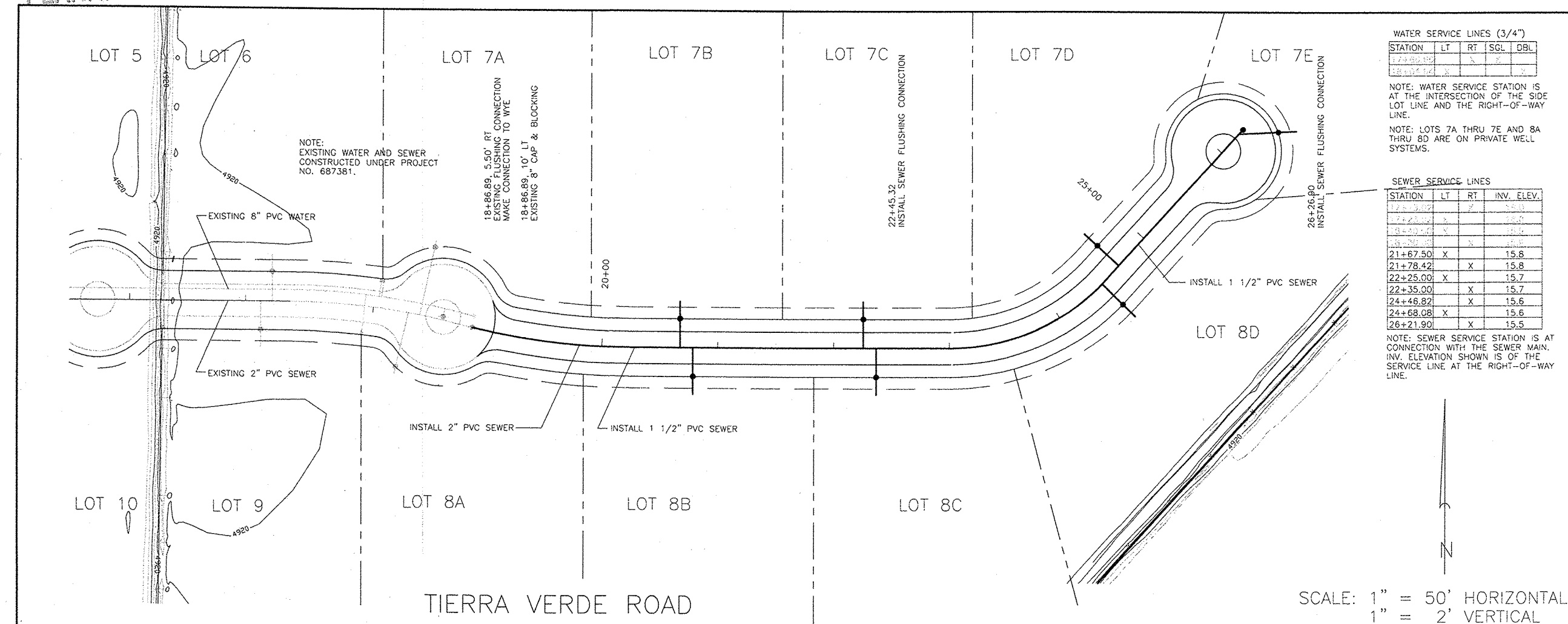
FLUSHING CONNECTION
N.T.S.

- ### INSTALLATION LEGEND
- | | |
|---|-------------------------------------|
|  | INSTALL 1 1/4" SAS SERVICE |
| SQL  | INSTALL 1" SINGLE WATER SERVICE |
| DBL  | INSTALL 1" DOUBLE WATER SERVICE |
|  | INSTALL FIRE HYDRANT |
|  | INSTALL SAS SERVICE |
|  | INSTALL FLUSHING CONNECTION |
|  | INSTALL GATE VALVE (WATER OR SEWER) |

NOTE: ALL SANITARY SEWER PIPE SHALL BE
SDR 21 OR SCHEDULE 40.

ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
REVISIONS		DESIGN		FIELD NOTES		ELEV. 4922.354 (NOVD. 1979)		CONTRACTOR	
NO.	DATE	REMARKS	BY	NO.	DATE	ELEV. 4922.354 (NOVD. 1979)		WORKED BY	DATE
					BASELINE FIELD SERV. 11/01			INSPECTOR'S	DATE
								ACCEPTANCE BY	DATE
								VERIFICATION BY	DATE
								DRAWINGS	DATE
								CORRECTED BY	DATE
								MICRO-FILM INFORMATION	
								RECORDED BY	DATE
								NO.	DATE

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING GROUP																							
TITLE SEWER LAYOUT AND DETAILS TIERRA VERDE SUBDIVISION																							
DESIGN REVIEW COMMITTEE  DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL  CITY ENGINEER	MO/DAY/YEAR <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											MO/DAY/YEAR <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>										
CITY PROJECT NO. 687382	ZONE MAP NO. Q-12	SHEET 7	OF 9																				



NOTES:

1. SEE SHEET 2 FOR PLAT DIMENSIONS.
2. STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED LEFT AND RIGHT FROM THE CONSTRUCTION CENTERLINE.
3. ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND TO TOP OF PIPE OR PIPE INVERT VERTICALLY.
4. SEE SHEET 7 FOR TYPICAL SANITARY SEWER SERVICE DETAILS AND SANITARY SEWER MAIN FLUSHING CONNECTIONS.
5. SEE SHEET 7 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY LAYOUT).

[illegible]

BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT

TITLE	SEWER PLAN AND PROFILE TIERRA VERDE ROAD
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[illegible]

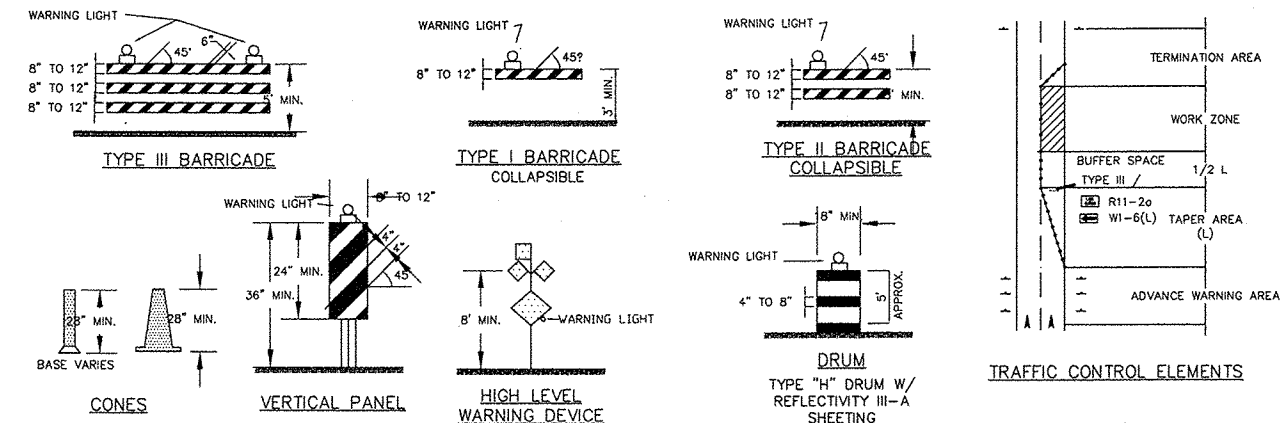
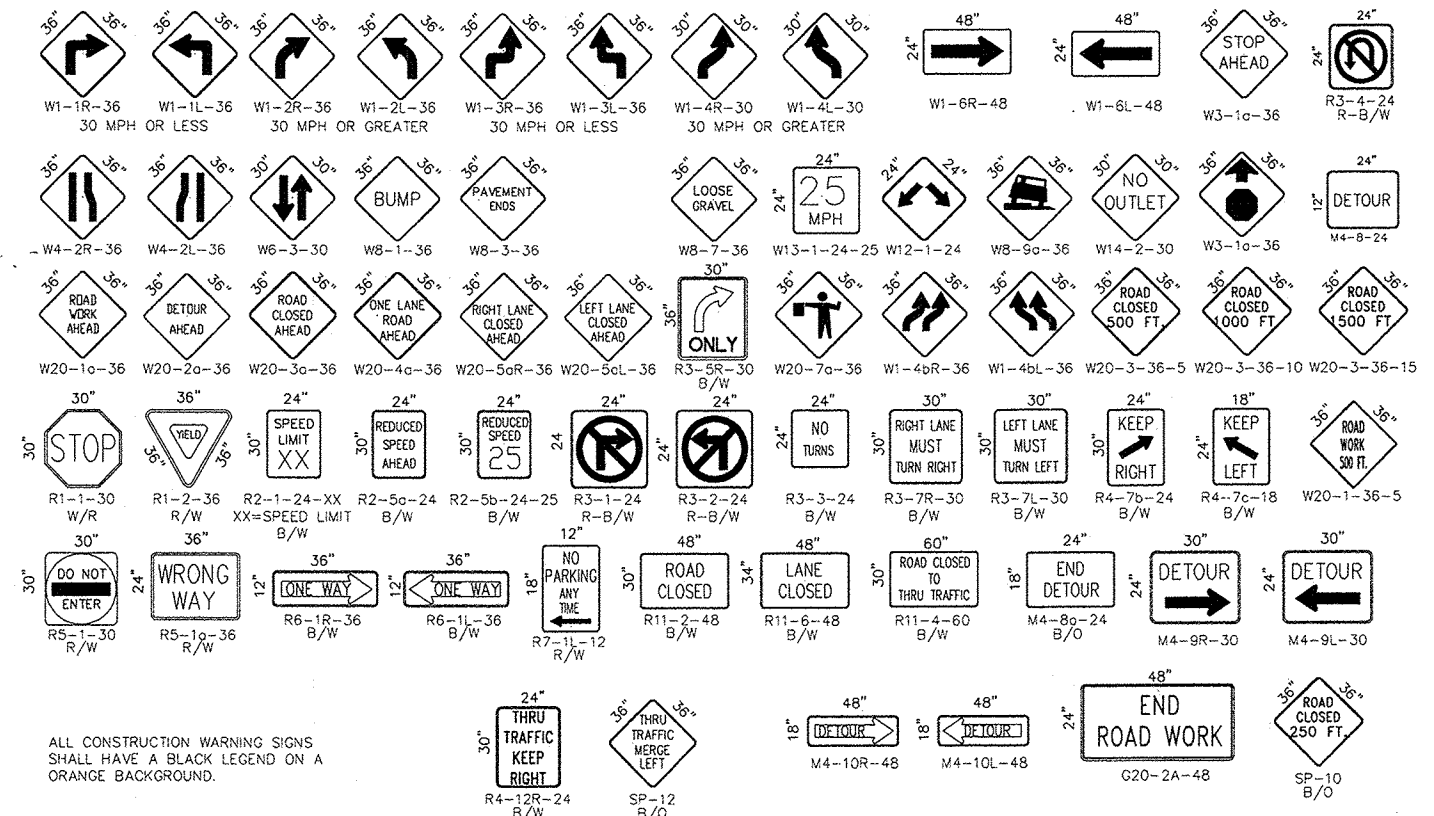
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
687382	Q-12	8	9

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- PROJECT IS SUBJECT TO THE REQUIREMENTS OF COUNTY ORDINANCE NO. 95-12 AND COUNTY ORDINANCE NO. 96-3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY. CONTRACTOR SHALL CALL 848-1504 FOR MORE INFORMATION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE COUNTY TRAFFIC CONTROL ADMINISTRATOR AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. TRAFFIC CONTROL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT. CALL 848-1504 FOR FURTHER INFORMATION.
- A DAILY TRAFFIC CONTROL LOG SHALL BE MAINTAINED BY THE CONTRACTOR REFLECTING THE TYPES AND LOCATIONS OF ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, ETC. BEING USED ON THE PROJECT IN COMPLIANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. THIS LOG SHALL BE SUBMITTED TO THE BERNALILLO COUNTY TRAFFIC CONTROL ADMINISTRATOR UPON COMPLETION OF THE PROJECT CONSTRUCTION OR WHEN SO REQUESTED BY THE PROJECT MANAGER OR THE BERNALILLO COUNTY TRAFFIC CONTROL ADMINISTRATOR.
- CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION ACTIVITY SCHEDULE TO BERNALILLO COUNTY PUBLIC WORKS DIVISION ATTN: PROJECT MANAGER
- THE CONTRACTOR SHALL FILE A WEEKLY WRITTEN REPORT TO THE TRAFFIC CONTROL ADMINISTRATOR DESCRIBING THE TRAFFIC CONTROL PLAN THAT WILL BE IN EFFECT FOR THE FOLLOWING WEEK.
- SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC AT ALL TIMES, EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE COUNTY.
- TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE REASONABLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
- 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.
- CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY BERNALILLO COUNTY TRAFFIC ENGINEERING.
- ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH 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 THE COUNTY TRAFFIC CONTROL ADMINISTRATOR, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
- THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP FOR EACH PHASE 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.
- 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.
- 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.

- 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 BERNALILLO COUNTY TRAFFIC ENGINEERING PER MUTCD SECTION 6A-4.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF BERNALILLO COUNTY TRAFFIC ENGINEERING.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF BERNALILLO COUNTY TRAFFIC ENGINEERING. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE LETTERING ON BLUE BACKGROUND. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
- 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.
- ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY BERNALILLO COUNTY TRAFFIC ENGINEERING.
- 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.

SIGN FACE DETAILS



LEGEND

- WORK AREA
 - BARRICADE - TYPE I, TYPE II, OR TYPE "H" DRUM W/ REFLECTIVITY III-A SHEETING
 - BARRICADE - TYPE III
 - VERTICAL PANEL
 - WARNING SIGN
 - DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
 - FLAGMAN POSITION
 - SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
 - TAPER LENGTH - SEE CHART BELOW
- THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

NO.	DESCRIPTION	DATE	BY
REVISIONS			
COUNTY OF BERNALILLO			
TIERRA VERDE SUBDIVISION SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS			
PROJECT NO. 40036	DRAWN: XXX CHECKED: XXX	DATE: XX-XX-XX SCALE:	