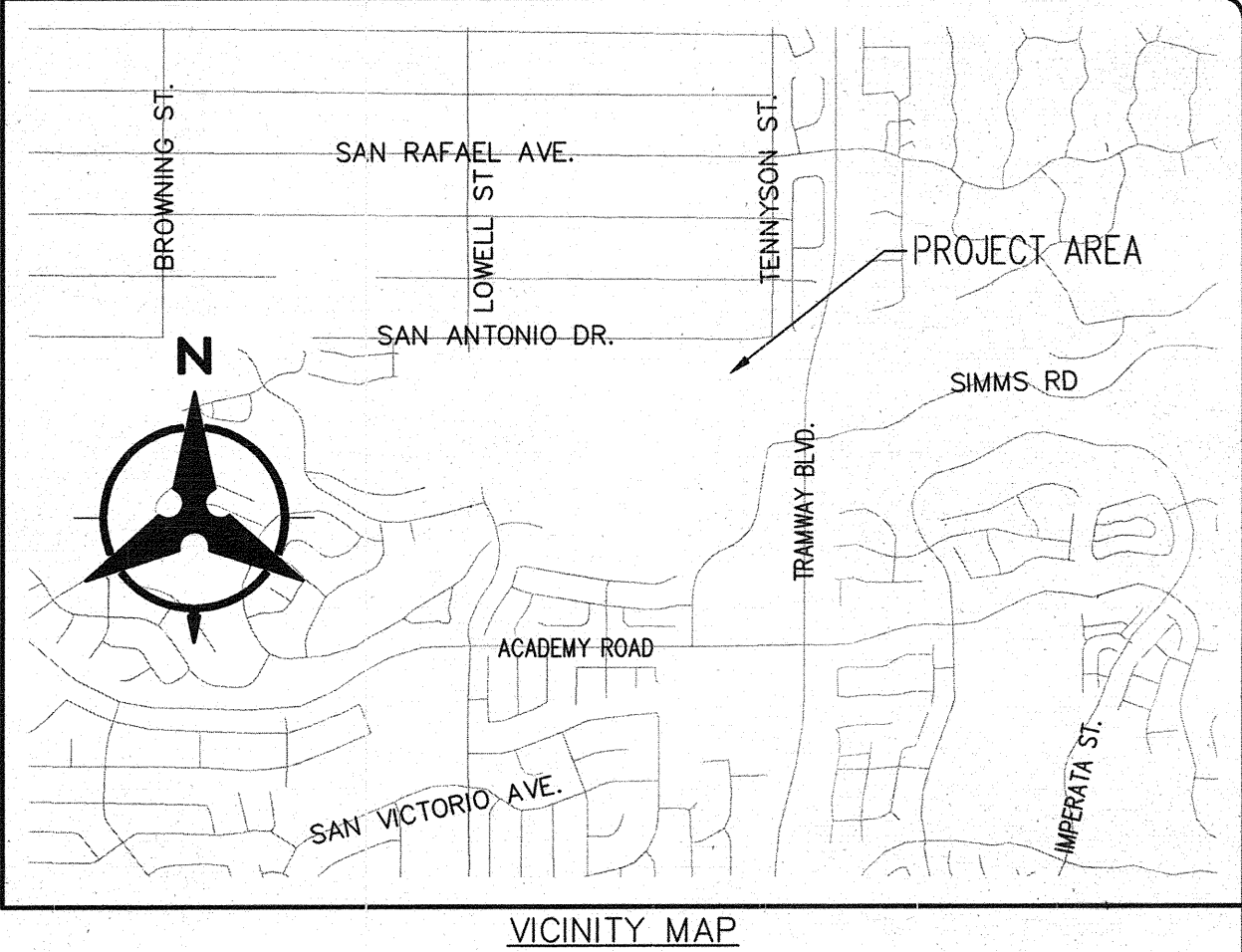


TUSCANY VILLAGE

CONSTRUCTION PLANS FOR

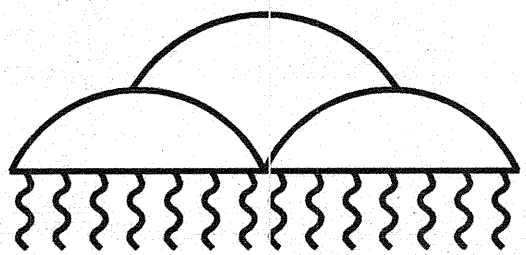
TUSCANY VILLAGE ROUGH GRADING

ALBUQUERQUE, NEW MEXICO



INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SURVEY CONTROL SHEET
3	GENERAL NOTES SHEET
4	GRADING PLAN (PHASE 1)



APPROVED FOR WORK IN AMFCA EASEMENT:

JERRY M. LOVATO P.E.
EXECUTIVE ENGINEER

DATE

ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY

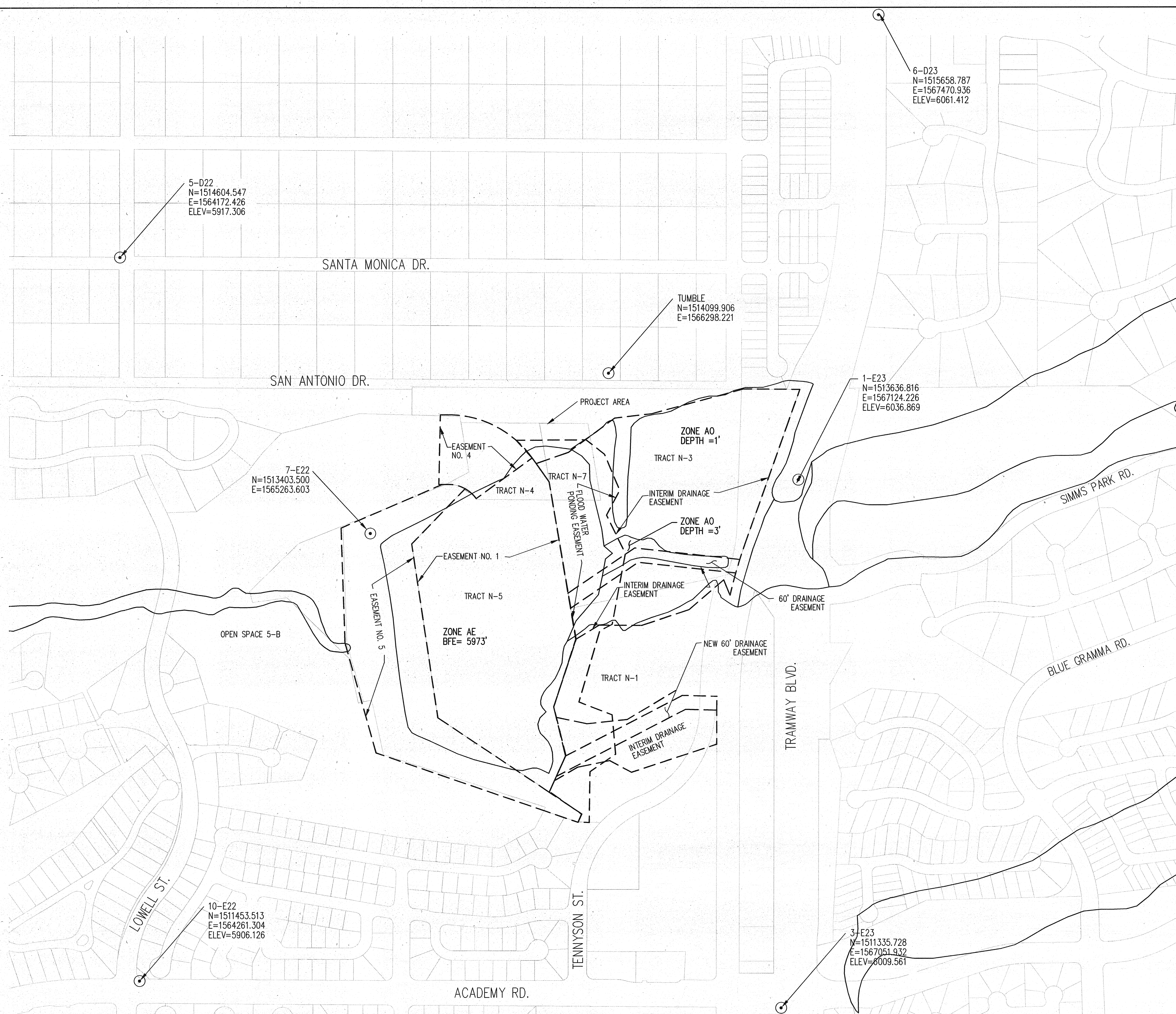


Bohannon **Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING **SPATIAL DATA** **ADVANCED TECHNOLOGIES**

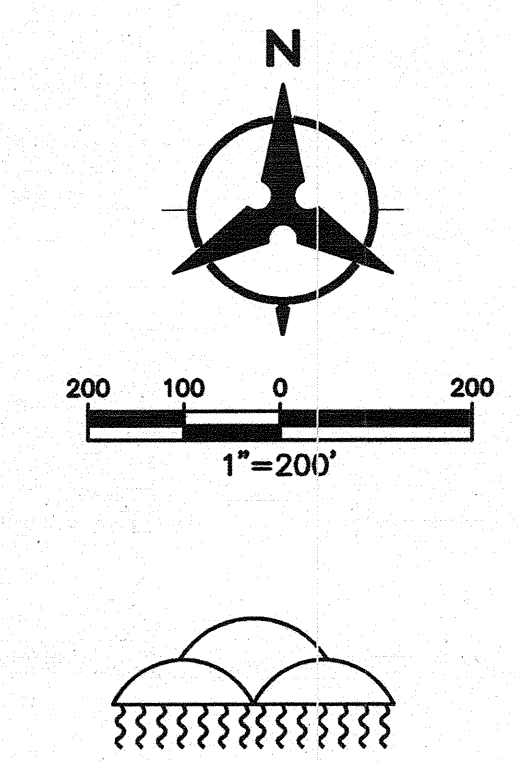
Zone Atlas No.	Sheet	Of
E-22-Z	1	4

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1. THE HORIZONTAL COORDINATE SYSTEM IS LOCAL, GROUND MODIFIED FROM NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED SCALE FACTOR FOR GROUND TO GRID TRANSFORMATION OF THE HORIZONTAL COORDINATES IS 0.999625278.
2. THIS CONTROL IS BASED UPON THE CITY OF ALBUQUERQUE CONTROL SYSTEM. CONTROL MONUMENTS USED INCLUDE: TUMBLE, 1-E23, 5-D22, 6-D23, 3-E23, 10-E22, 7-E22
3. THE OVERALL RELATIVE HORIZONTAL ERROR IN THE CALIBRATION TO ACS MONUMENTATION WAS 0.045 FEET. THE OVERALL RELATIVE VERTICAL ERROR IN THE CALIBRATION DOES NOT EXCEED 0.009 FEET.
4. A CONTROL REPORT CONFORMING TO THE 2007 MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO IS AVAILABLE FROM THE SURVEYOR OF RECORD, ANTHONY L. HARRIS.

LEGEND
— FLOODPLAIN
--- EXISTING EASEMENT



**ALBUQUERQUE METROPOLITAN
ARROYO FLOOD CONTROL AUTHORITY**

TUSCANY VILLAGE ROUGH
GRADING

SURVEY CONTROL PLAN

DESIGNED BY: AE	DATE: 06/11
DRAWN BY: AR	DATE: 06/11
CHECKED BY: CH	DATE: 06/11

DRAWING NO.	MAP NO. E-22-Z	SHEET 2 OF 4
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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 NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 2007 EDITION.
2. THE "NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION," 2007 EDITION, ARE INCORPORATED BY REFERENCE, THE SAME AS IF FULLY REWRITTEN THEREIN; IN THE CONTRACT, PROPOSAL, BOND, AND OTHER CONTRACT DOCUMENTS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT FOR OWNER. SAID "NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION," 2007 EDITION, ARE FOR THE PURPOSE OF THE CONTRACT, PROPOSAL, BOND, AND OTHER CONTRACT DOCUMENTS, SUPPLEMENTED, MODIFIED, AND AMENDED AS FOLLOWS, AND AS MAY BE HEREINBEFORE AND HERINAFTER PROVIDED. ALL ROADWAY AND UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1986 - UPDATE 7.
3. WHENEVER, IN THE SUPPLEMENTAL GENERAL PROVISIONS, SPECIAL CONDITIONS AND TECHNICAL SPECIFICATIONS THE WORD "SECTION" IS FOLLOWED BY A NUMBER AND A CAPTION (SUCH AS "SECTION 105.2 PLANS AND WORKING DRAWINGS") REFERENCE IS MADE TO THAT SPECIFIC SECTION OF THE "NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION," 2007 EDITION AND/OR THAT SPECIFIC SECTION OF "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1986 - UPDATE 7. THE SUPPLEMENTAL GENERAL PROVISIONS, SPECIAL CONDITIONS, SUPPLEMENTAL TECHNICAL SPECIFICATIONS, SPECIAL PROVISIONS, AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN OVER THE STANDARD SPECIFICATIONS AND ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
5. 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN TWO (2) DAYS PRIOR TO STARTING WORK.
7. RELOCATION OF DISTURBED MONUMENTS SHALL BE INCIDENTAL TO THE WORK. 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.
8. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND APPURTENANCES AS REQUIRED BY THE SPECIFICATIONS FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. FILL MATERIALS FROM EXCAVATION OR BORROW WHICH REQUIRE MORE THAN ONE HANDLING PRIOR TO FINAL PLACEMENT, INCLUDING STOCKPILING AND BLENDING TO MEET GRADATION REQUIREMENTS OR STOCKPILING FOR LATER DISPOSAL, WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE FOR "FILL CONSTRUCTION". NO SEPARATE PAYMENT SHALL BE MADE FOR MULTIPLE HANDLING AND FINAL PAYMENT SHALL BE MADE ON THE BASIS OF QUANTITIES REMOVED FROM THE ORIGINAL LOCATION.
3. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY BE IT PRIVATE OR CITY OWNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
4. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, UNSUITABLE MATERIAL AND ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAIL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE. BURIAL OF DEBRIS SHALL NOT BE ALLOWED WITHIN PROJECT LIMITS.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

SPECIAL NOTES FOR WORK IN AMAFCA R/W OR EASEMENT

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W OR EASEMENTS. TEL 884-2215.
2. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
3. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48-HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W OR EASEMENTS
4. CONTRACTOR SHALL RESTORE THE EMERGENCY SPILLWAY TO ORIGINAL DESIGN/AS-BUILT CONFIGURATION PER 2007 SURVEY (NAD83/NAVD88) COMPLETED BY BOHANNAN HUSTON INC. (GRADING SHOWN ON SHEET 4 TIES TO THIS 2007 SURVEY)
5. AMAFCA TO BE ADDITIONALLY INSURED.

EARTHWORK NOTES

1. CLEARING, GRUBBING AND STRIPPING WILL BE REQUIRED OVER ALL AREAS. STRIPINGS SHALL BE STOCKPILED AND THEN PLACED ON THE FINAL CUT SLOPES. STRIPPING AND PREPARATION OF FILL FOUNDATION AREAS SHALL EXTEND A MINIMUM OF 5 FEET HORIZONTALLY BEYOND LIMITS. STRIPPING SHOULD BE ACHIEVED ONLY BY CUTTING, I.E., GROUND DEPRESSIONS OR NARROW SECTIONS OF TRIBUTARY ARROYOS SHOULD NOT BE INADVERTENTLY FILLED DURING THE FOUNDATION PREPARATION. THE RESULTING FOUNDATION AREA SHALL BE CUT TO PROVIDE UNIFORM, RELATIVELY LEVEL SURFACE FOR COMPACTION EQUIPMENT.
2. THE BLENDED SITE SOILS ARE GENERALLY SUITABLE FOR USE AS FILL. EXPERIENCE DICTATES SHRINKAGE FACTORS GREATER THAN CALCULATED VALUES. STRIPPING, SUBGRADE PREPARATION, HAULING, WIND AND COMPACTION ARE ALL FACTORS IN LOSS OF GROUND. RECOMMENDED SHRINKAGE FACTOR IS 25%. ALL FILL OR BACKFILL MATERIAL SHOULD BE NON-EXPANSIVE, FREE OF VEGETATION AND DEBRIS AND CONTAIN NO ROCKS LARGER THAN 3 INCHES. GRADATION OF THE RANDOM FILL MATERIAL, AS DETERMINED IN ACCORDANCE WITH ASTM D-422, SHALL BE AS FOLLOWS:
- | SIEVE SIZE
(SQUARE OPENINGS) | PERCENT PASSING
BY WEIGHT |
|---------------------------------|------------------------------|
| 3 INCH | 100 |
| NO. 4 | 60-100 |
| NO. 200 | 15-50 |
3. THE PLASTICITY INDEX OF THE EMBANKMENT FILL SHALL BE NO GREATER THAN 15 WHEN TESTED IN ACCORDANCE WITH ASTM D-4318.
4. FILL OR BACKFILL, CONSISTING OF SOIL APPROVED BY THE GEOTECHNICAL ENGINEER, SHOULD BE PLACED IN CONTROLLED COMPACTED LAYERS WITH APPROVED COMPACTION EQUIPMENT. ALL FILL SHALL BE BLENDED AS NECESSARY TO PRODUCE A HOMOGENEOUS FILL. NO LIFTS OF HIGH PERMEABILITY MATERIAL OR MATERIAL DIFFERING SUBSTANTIALLY FROM THE LIFT BELOW WILL BE PERMITTED. SHEEPSFOOT OR VIBRATORY SHEEPSFOOT OR SEGMENTED STEEL WHEEL TYPE COMPACTORS SHALL BE USED. IF THE COMPACTORS WALK OUT DURING COMPACTION, OR IF IT IS DESIRED TO USE FLAT WHEEL COMPACTORS, THE UPPER 1 TO 2 INCHES OF THE LIFT SHALL BE SCARIFIED PRIOR TO PLACING A SUBSEQUENT LIFT. THE FILL SHALL BE RAISED UNIFORMLY. ALL COMPACTION OF FILL OR BACKFILL SHOULD BE TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557. THE MOISTURE CONTENT OF THE FILL OR BACKFILL, DURING COMPACTION, SHOULD BE WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT, WITH ANY VIBRATORY COMPACTOR, VIBRATIONS SHOULD BE CONTROLLED OR ELIMINATED TO AVOID DAMAGE TO ADJACENT STRUCTURES OR INFRASTRUCTURE.
5. TESTS FOR DEGREE OF COMPACTION SHALL BE DETERMINED BY THE ASTM D-1556 METHOD OR ASTM D-2922. OBSERVATION AND FIELD TESTS SHALL BE CONDUCTED DURING FILL AND BACKFILL PLACEMENT BY THE GEOTECHNICAL ENGINEER TO ASSIST THE CONTRACTOR IN EVALUATING THE REQUIRED DEGREE OF COMPACTION. IF LESS THAN THE REQUIRED COMPACTION IS OBTAINED, ADDITIONAL COMPACTION EFFORT SHOULD BE MADE WITH ADJUSTMENTS OF THE MOISTURE CONTENT AS NECESSARY UNTIL 95% COMPACTION IS OBTAINED.

EXISTING FACILITIES

- BUILDINGS & MISCELLANEOUS STRUCTURES
- BRIDGE
- COMMUNICATION FEATURES
- CURB & GUTTER
- DITCHES AND MISCELLANEOUS DRAINAGE
- DRIVEPAD
- EDGE OF ROAD
- ELECTRICAL FEATURES
- ELECTRICAL LINES (OVERHEAD)
- ELECTRICAL LINES (UNDERGROUND)
- FENCE
- GAS FEATURE
- GAS LINE
- MISCELLANEOUS UTILITIES
- RIVER
- SIDEWALK
- SANITARY SEWER FEATURES
- SANITARY SEWER LINES
- STORM DRAIN FEATURES
- STORM DRAIN LINE (SIZES VARY)
- TELEPHONE LINE
- TELEVISION LINE
- VEGETATION
- WATER FEATURE
- WATER LINE
- WALL
- TRENCH LIMITS

LEGEND

NEW FACILITIES

- WATERLINE
- FIRE HYDRANT
- SLOPE DIRECTION
- REMOVE AND DISPOSE
- FINISHED ELEVATION

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CONSTRUCTION OBSERVER.
- ☐ 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.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

Bohannon & Huston

7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**ALBUQUERQUE METROPOLITAN
ARROYO FLOOD CONTROL AUTHORITY**

TUSCANY VILLAGE ROUGH
GRADING

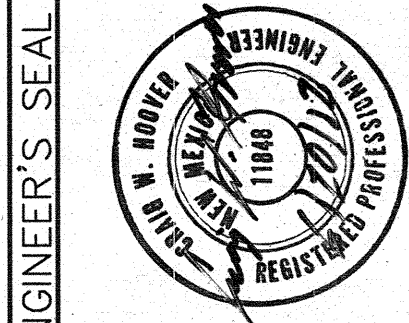
GENERAL NOTES

1			
2			
3			

DRAWING NO.

MAP NO.
E-22-Z

SHEET 3 OF 4



ENGINEER'S SEAL	REMARKS	By
	DESIGN	
	REVISIONS	
	No.	Date
	Designed By: AE	DATE: 06/11
	Drawn By: ARR	DATE: 06/11
	Checked By: CH	DATE: 06/11

NOTES:
RESEEDING:
STRAW MULCH SHALL BE USED ON 3:1 OR FLATTER SLOPES
GRAVEL MULCH SHALL BE USED ON SLOPES STEEPER THAN 3:1
ALSO RIP AND RESEED ANY HAUL ROADS USED FOR CONSTRUCTION
PER COA SPEC 1012

TRACT N-3

TRACT N-1

FLOOD WATER
PONDING
EASEMENT

60' DRAINAGE
EASEMENT

FLOOD WATER
PONDING EASEMENT

60' DRAINAGE
EASEMENT

TRACT N-7

TRACT N-5

EASEMENT #1

TRACT N-4

EASEMENT #4

OPEN SPACE
5-B

TRACT N-6
EASEMENT #5

REMOVE FILL MATERIAL WITHIN
SPILLWAY TO RESTORE GRADING
TO BHI 2007 SURVEY (GRADING
SHOWN IS FROM 2007 BHI SURVEY)

NO FILL SHALL OCCUR
WITHIN EASEMENT NO. 4, OTHER
THAN AS NECESSARY TO
RESTORE SPILLWAY TO BHI 2007
SURVEY

EXISTING BURIED
GABION STRUCTURE

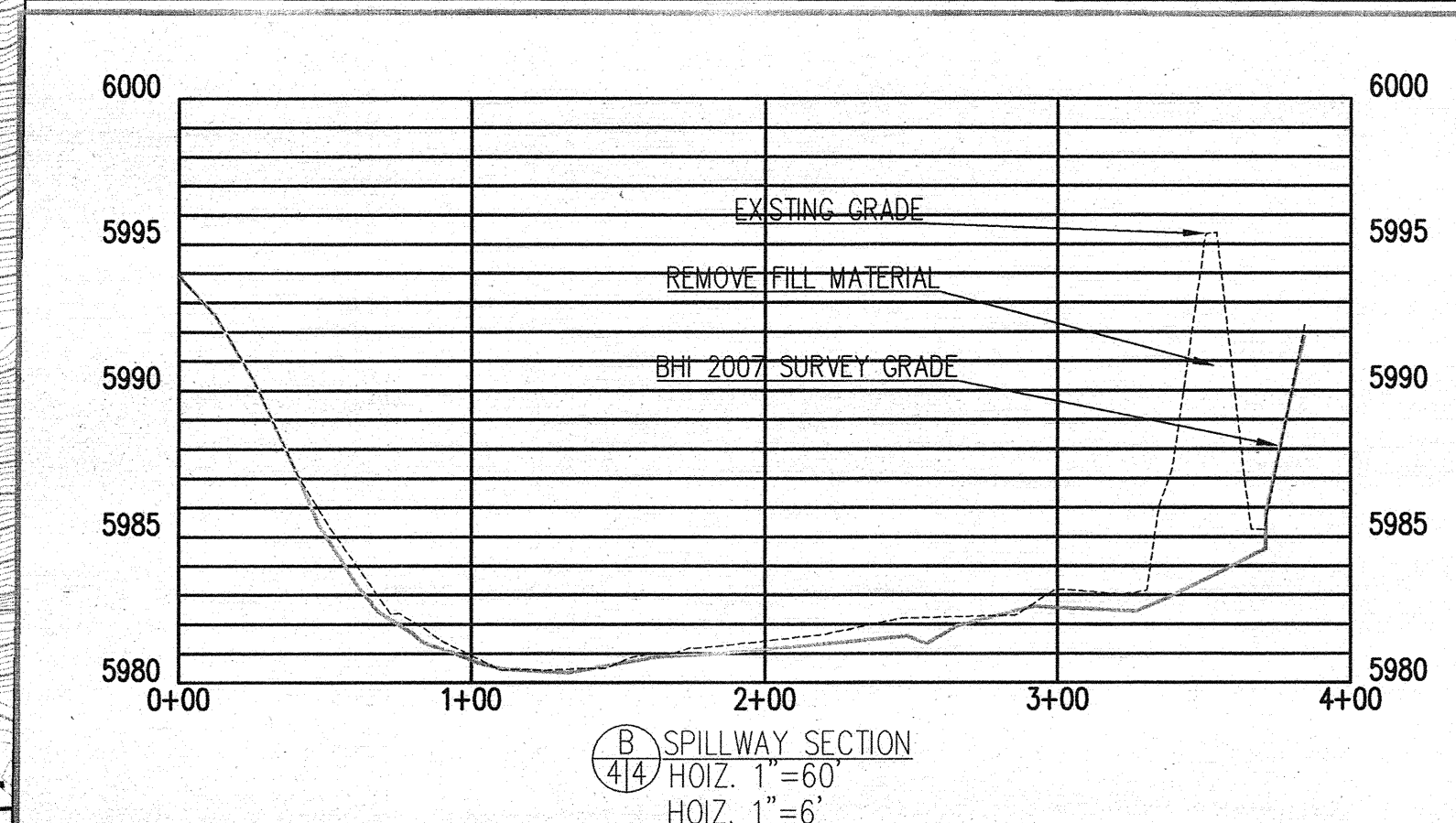
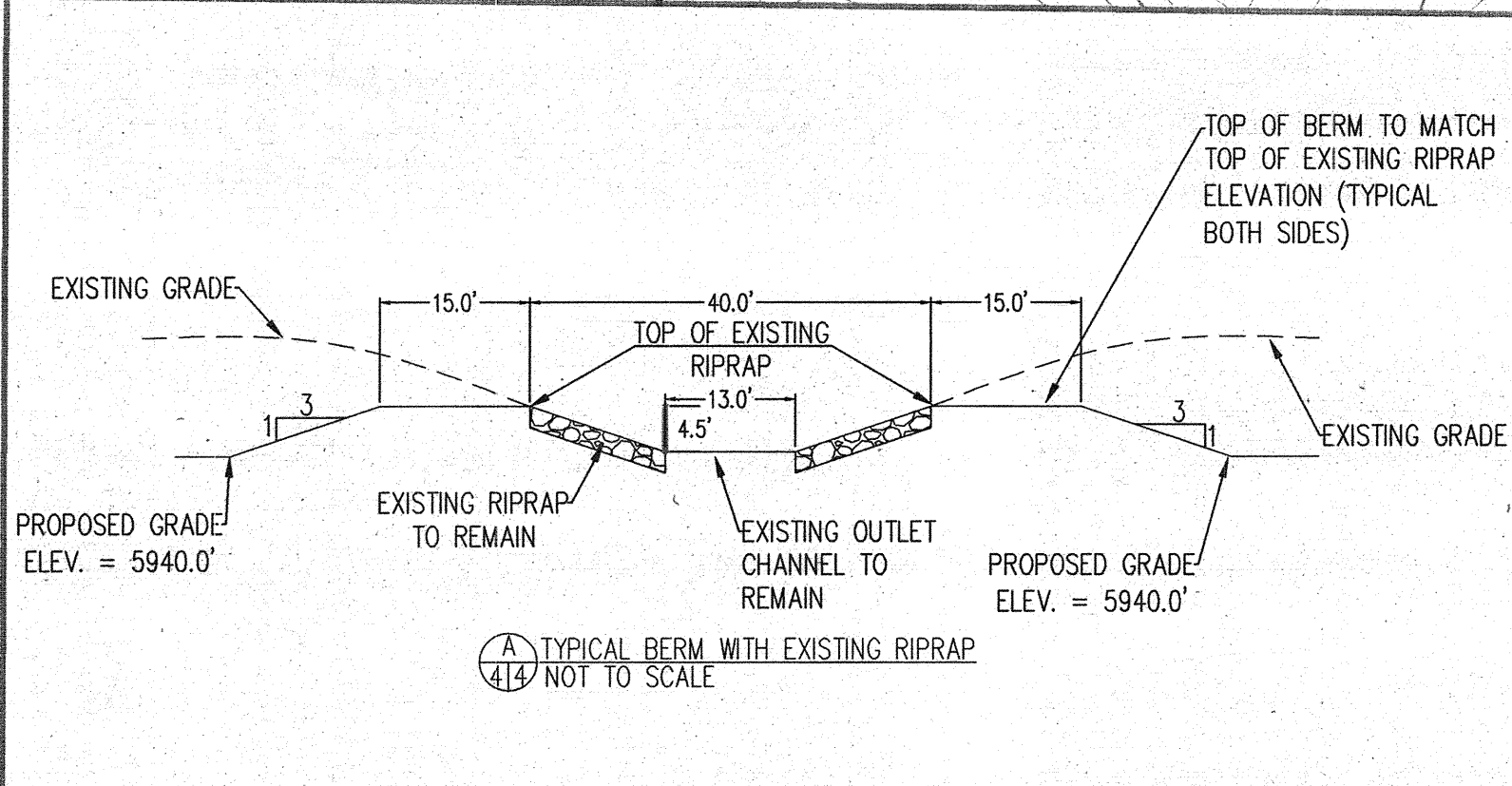
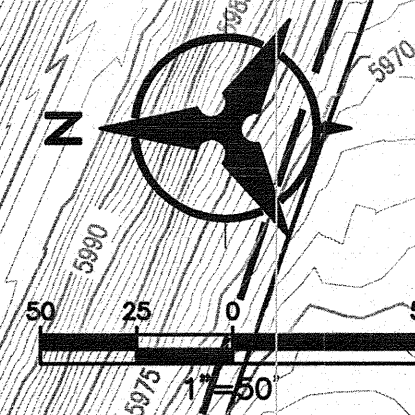
GRADING LIMITS

GRADING LIMITS

DRAINAGE EASEMENT

GRADING LIMITS

GRADING LIMITS



Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**ALBUQUERQUE METROPOLITAN
ARROYO FLOOD CONTROL AUTHORITY**

TUSCANY VILLAGE ROUGH
GRADING

GRADING PLAN
(PHASE 1)

DRAWING
NO.

MAP NO.
E-22-Z

SHEET

4

OF

4

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	DATE	DATE	No.	Date	By	By
INFO BY	DATE	CITY OF ALBUQUERQUE 1-E23	DATE	BY	DATE	DATE	DATE	REMARKS	REVISIONS	DESIGN	DESIGN
INSPECTED BY	DATE	GEOGRAPHIC POSITION (NAD 1983)	DATE		DATE						
ACCEPTANCE BY	DATE	MODIFIED NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE)	DATE		DATE						
REVISIONS	DATE	N = 1513636.816 E = 1567124.226	DATE		DATE						
REVISIONS	DATE	GROUND TO GRID FACTOR = 0.999821355	DATE		DATE						
REVISIONS	DATE	DELTA ALPHA = -0°08'32.41"	DATE		DATE						
REVISIONS	DATE	NAVD 1988 ELEVATION = 6036.869	DATE		DATE						

