

OSO GRANDE SUBDIVISION UNIT 8

ALBUQUERQUE, NEW MEXICO

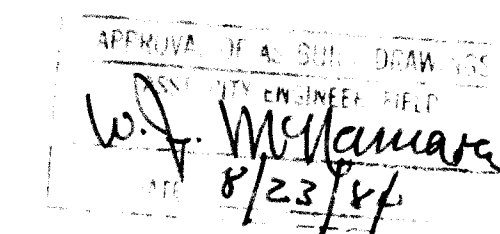
INDEX

DESCRIPTION

SHEET NO.

COVER SHEET	1
SUBDIVISION PLAT	2
GRADING PLANS	3 & 4
WATER & SEWER LAYOUT	5
PAVING PLAN & PROFILE	6 & 7
SEWER PLAN & PROFILE	8 & 9
WATER PLAN & PROFILE	10 & 12

APPROVED FOR CONSTRUCTION:	
<u><i>C. McLaughlin</i></u> CITY ENGINEER	DATE
SUBMITTED BY:	
<u><i>Robert P. Wilson</i></u> WILSON & CO.	DATE <u><i>2/26/84</i></u>



26. 2010 .0184

PROJECT NO. 2010

**WILSON
& COMPANY**
ENGINEERS
ARCHITECTS
ALBUQUERQUE, NEW MEXICO

83-506 B

0105

UNITS 3, 6, 7 & 8

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE EXTERIOR BOUNDARIES OF THE ELLENA GALLEGOS GRANT (PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN) AND BEING TRACT B-1, TRACT B-2, TRACT B-3, OSO GRANDE SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 23, 1981, IN VOLUME C19, FOLIO -53 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, N. 78°-40'-13" E., 348.07 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY
OF SPAIN ROAD TO A POINT OF CURVATURE;

THENCE, S. 17°-50'-08" E., 1253.01 FEET TO A POINT ON THE NORTHERLY
RIGHT-OF-WAY OF OSUNA ROAD AND BEING THE SOUTHEAST CORNER OF THE PARCEL;

THENCE, SOUTHWESTERLY 90.92 FEET ALONG THE ARC OF CURVE BEARING TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4294.94 FEET, A CENTRAL ANGLE OF 10°-12'-46" AND A CHORD WHICH BEARS S. 71°-22'-33" W., A DISTANCE OF 90.92 FEET TO THE SOUTHWEST CORNER OF THE PARCEL;

THENCE, N. 71°-58'-56" E., 453.79 FEET TO A POINT;

THENCE, N. 14°-53'-53" E., 320.76 FEET TO A POINT;

THENCE, N. 71°-58'-56" E., 477.03 FEET TO A POINT;

THENCE, N. 18°-01'-04" W.; 683.62 FEET TO A POINT;

THENCE, N. 11°-19'-47" W., 93.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SPAIN ROAD AND BEING THE NORTHWEST CORNER OF THE PARCEL;

THENCE, N. 78°-40'-13", E., 189.70 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY
OF SPAIN ROAD TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28.8719 ACRES MORE OR LESS.

CURVE #1	CURVE #2	CURVE #3	CURVE #4
A=90°/0°/0° R=75.00" L=117.81" T=75.00"	A=0°/30°/33° R=77.67" L=77.74" T=75.00"	A=20°/55°/31° R=230.00" L=82.66" T=74.79"	A=20°/35°/31° R=230.00" L=82.66" T=74.79"
A=90°/0°/0° R=75.00" L=117.81" T=75.00"	A=5°/70°/03° R=230.00" L=229.15" T=75.00"	A=5°/70°/03° R=230.00" L=229.15" T=75.00"	A=90°/0°/0° R=157.00" L=152.99" T=157.00"
A=0°/4°/17° R=104.03" L=121.29" T=60.72"	A=0°/4°/17° R=104.03" L=121.29" T=60.72"	A=0°/12°/44° R=190.90" L=190.90" T=140.00"	

UNIT 6
PROJ. 2008

CAMINO DEL OSO

LOT 4

LOT 58: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 59: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 60: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 61: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 62: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 63: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 64: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 65: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 66: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 67: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 68: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)
 LOT 69: 117.56' x 118.83' x 118.83' x 117.56' (0.10 AC.)

UNIT 6 - 41 LOTS

APPLICANT, OWNER & AGENT FOR OWNERSHIP INTERESTS:

PLANNER & AGENT FOR SUBMITTALS:

A graphic scale bar labeled "SCALE IN FEET" with markings at 0, 100, 200, 300, and 400 feet. The bar is divided into alternating black and white segments.

26 2010 0284

CITY OF ALBUQUERQUE

OSO GRANDE SUBDIVISION
UNIT 3 & UNITS 6, 7 & 8

PRELIMINARY PLAT

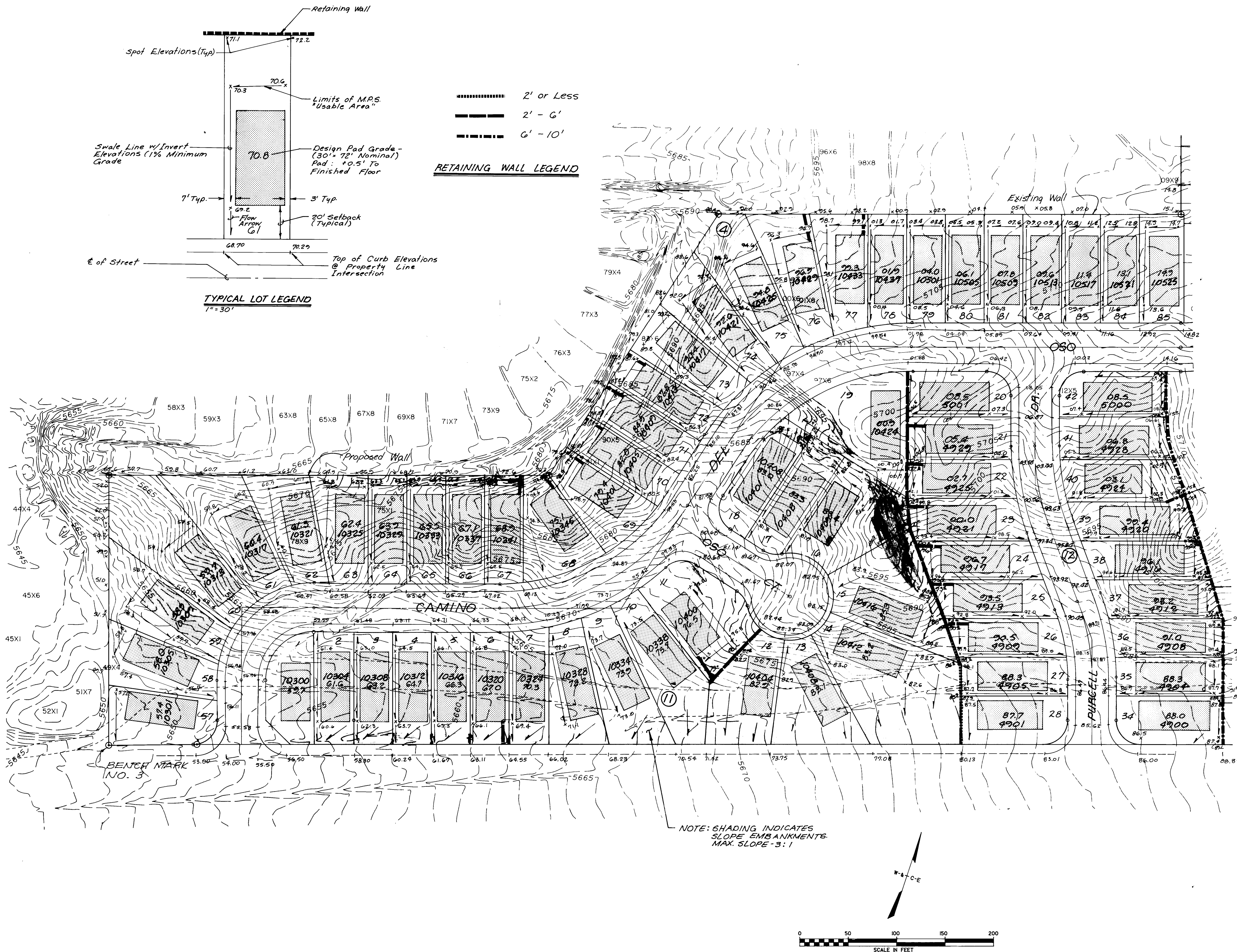
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City Engineer			Traffic		
Liquid Waste			Water		
A.C.E. - Design	<i>[Signature]</i>	<i>25 Jan 85</i>	2010	SHEET <u>2</u>	OF <u>12</u>
A.C.E. - Hydrology	<i>[Signature]</i>	<i>2/2/85</i>			

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE NEW MEXICO

3-506

BENCH MARKS					
		AS BUILT INFORMATION			
		CONTRACTOR			
		WORK STARTED BY		DATE	
		INSPECTOR'S ACCEPTANCE BY		DATE	
		FIELD VERIFICATION BY		DATE	
		DRAWINGS CONFORM TO		DATE	
		CHECKED BY		DATE	
MICRO-FILM INFORMATION					
		RECORDED BY		DATE	
		No.			

[illegible]



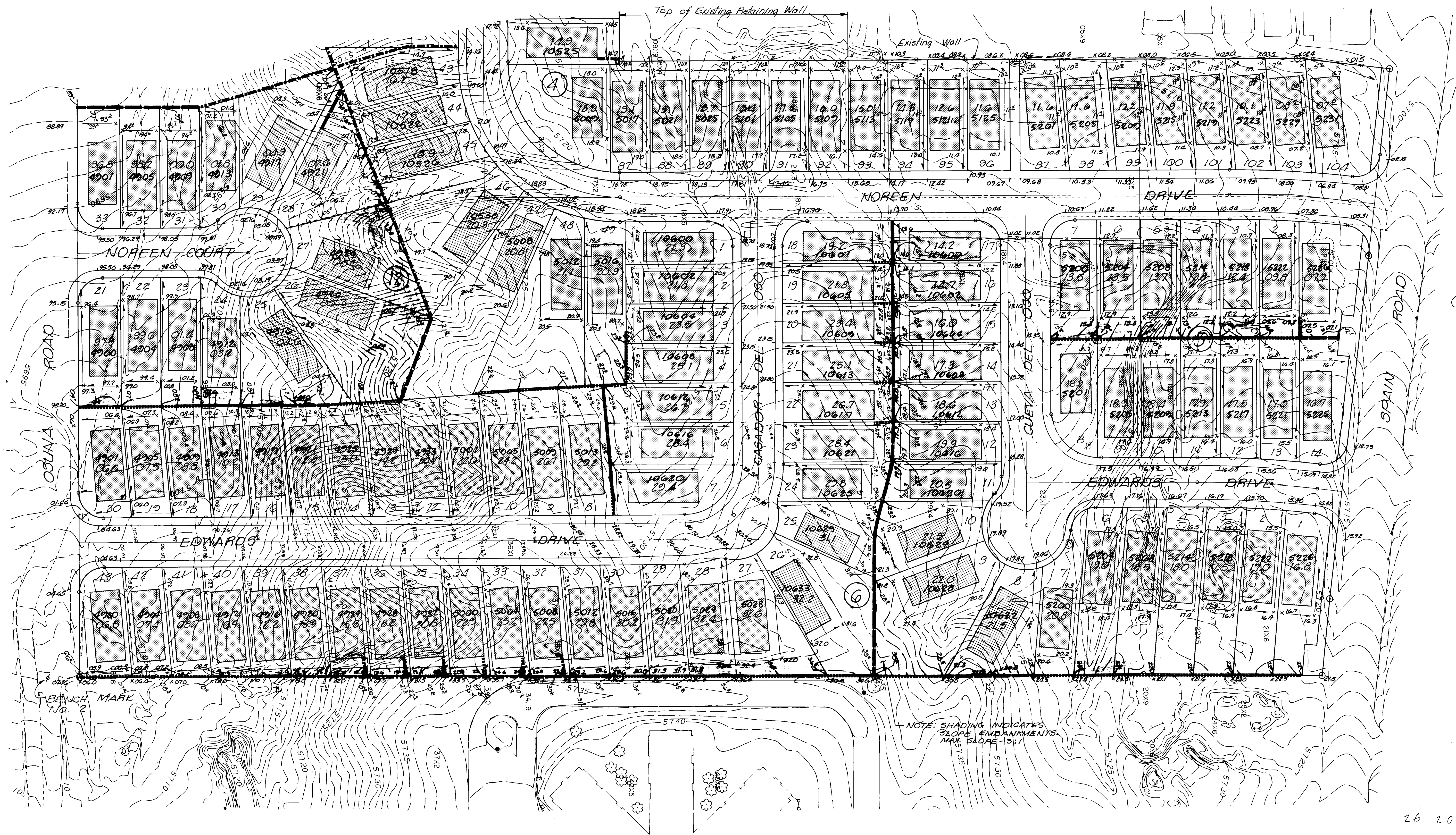
26 2010 0384

CITY OF ALBUQUERQUE					
OSO GRANDE SUBDIVISION UNITS 3, 6, 7, & 8					
GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. J. [Signature]</i>	7/2/04	Traffic	<i>NA</i>	1/25/04
Liquid Waste	<i>NA</i>	1-31-04	Water	<i>NA</i>	1-30-04
A.C.E. - Design	<i>Michael [Signature]</i>	25/1/04			
A.C.E. - Hydrology	<i>Michael [Signature]</i>	2/1/04			
DESIGNED BY: WILSON & CO., INC.			DATE: 2010		
DRAWN BY:			DATE:		
CHECKED BY:			DATE:		
REVISIONS			BY		
NO			DATE		
DESIGN			DATE		
SHEET 3			OF 12		
WILSON & COMPANY ENGINEERS & ARCHITECTS ALBUQUERQUE, NEW MEXICO 83-506 B					

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	BENCH MARK NO. 1 • ELEV = 5700.94 • Top of ACS Brass Cap marked 1/8" F-21 Reset 1980	
WORKED BY	DATE	BENCH MARK NO. 2 • ELEV = 5705.04 • Top of 3/4" Ø Rebar set on E of Osuna Road 30' South of SE Property Corner	
FIELD CHECKED BY	DATE	BENCH MARK NO. 3 • ELEV = 5698.32 • Top of Capped Rebar Set for SW Property Corner marked LS 7270	
VERIFIED BY	DATE		
DRAWINGS CORRECTED BY	DATE		
MICRO-FILM INFORMATION			
RECORDED BY	DATE		
NO.			

REFERENCES	MAP NO.	F - 21 - Z

REVISIONS	BY	DATE



26 2010 0484

CITY OF ALBUQUERQUE

OSO GRANDE SUBDIVISION
UNITS 3, 6, 7, & 8

GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	1/25/14	Traffic	<i>[Signature]</i>	1/25/14
Liquid Waste	<i>[Signature]</i>	1-30-14	Water	<i>[Signature]</i>	1-30-14
A.C.E. - Design	<i>[Signature]</i>	2-5-14	2010		
A.C.E. - Hydrology	<i>[Signature]</i>	2-5-14			

SHEET 4 OF 12

WILSON & COMPANY
ENGINEERS ARCHITECTS
ALBUQUERQUE NEW MEXICO

83-506 B

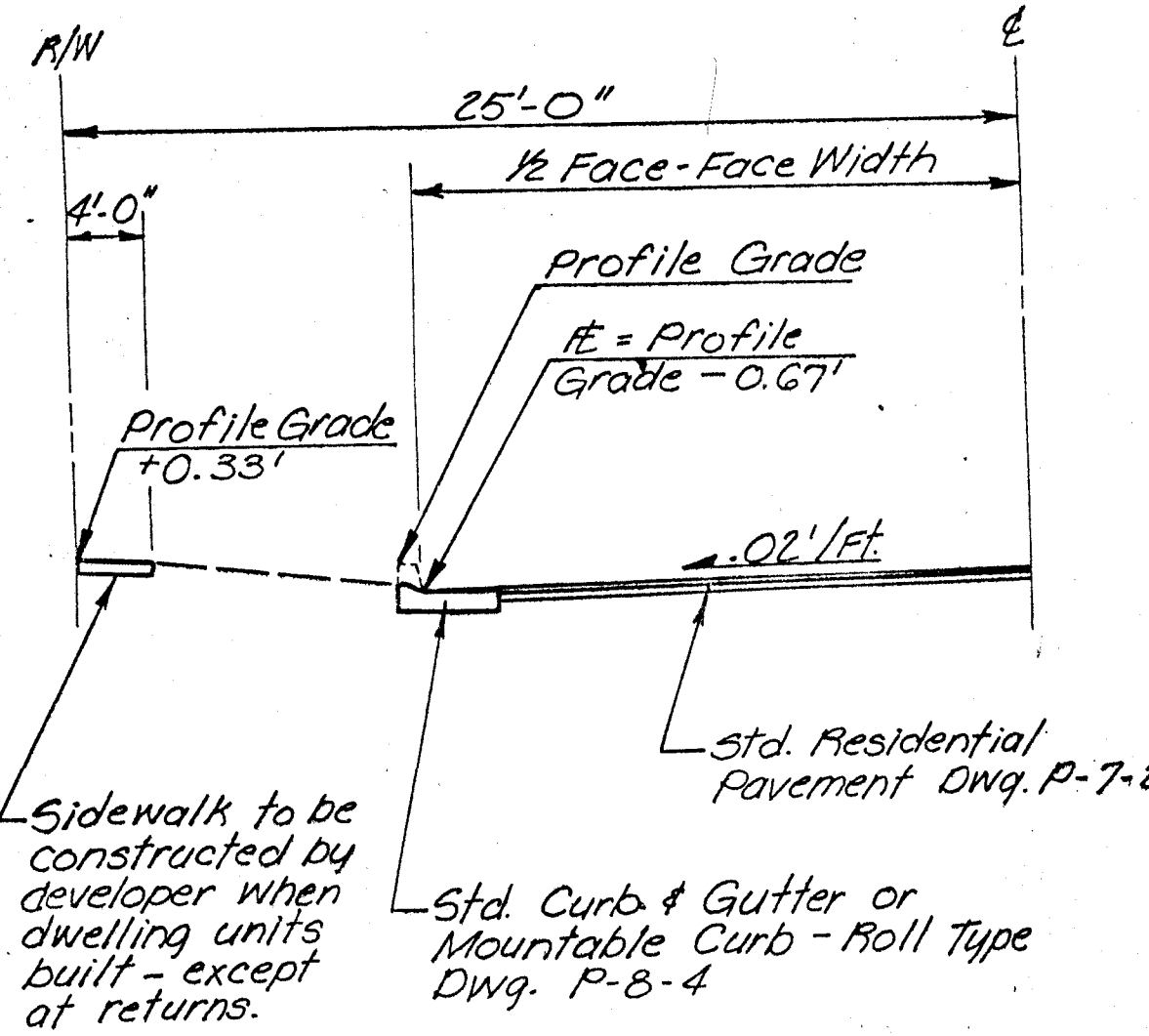
AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	WORK BY	BENCHMARK NO. 1	ELEV. = 5700.94
DATE	INSPECTOR'S	11/6 F-21 Reset 1980	Top of ACS Brass Cap marked
DATE	ACCEPTANCE BY		
DATE	VERIFICATION		
DATE	CONDUCTED BY		
DATE	RECORDED BY		
DATE	NO.		

REFERENCES	
MAP NO.	F-21-Z

REVISIONS	
NO.	DATE
DESIGN	
DESIGNED BY: WILSON & CO., ENG.	
DRAWN BY:	
CHECKED BY:	

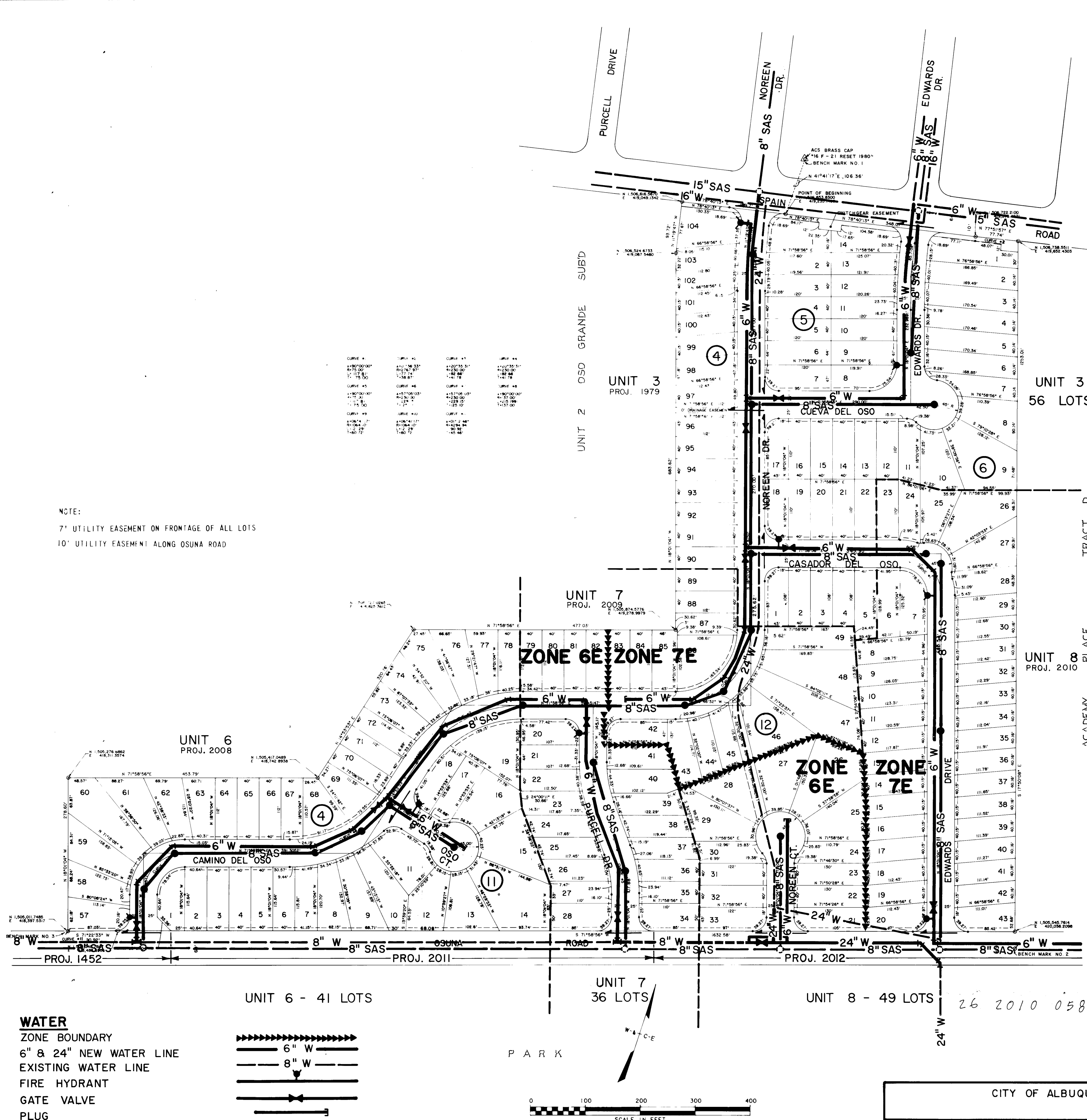
[Signature]

UNITS 3, 6, 7 & 8
OSO GRANDE SUBDIVISION



NOTE:
Std. Curb & Gutter w/ Wheel Chair Ramps will be
Constructed at all Curb Returns including
sidewalks around returns.

NOTE:
7' UTILITY EASEMENT ON FRONTAGE OF ALL LOTS
10' UTILITY EASEMENT ALONG OSUNA ROAD



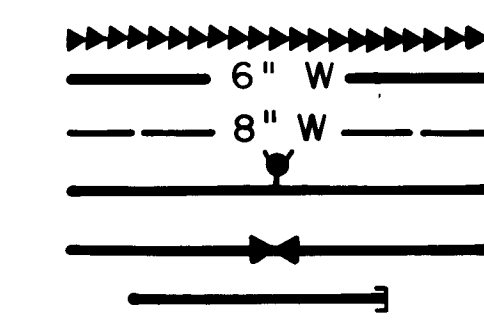
WATER PIPE MATERIALS
POLYVINYL CHLORIDE (MAIN)
ASBESTOS CEMENT (MAIN)
DUCTILE IRON (MAIN)

SEWER PIPE MATERIALS
EXTRA STRENGTH V.C.P. (MAIN)
POLYVINYL CHLORIDE PIPE (MAIN)
DUCTILE IRON PIPE (MAIN, SERVICES, & RISERS)
CAST IRON SOIL PIPE (SERVICES & RISERS)

WATER
ZONE BOUNDARY
6" & 24" NEW WATER LINE
EXISTING WATER LINE
FIRE HYDRANT
GATE VALVE
PLUG

SEWER
8" NEW SANITARY SEWER LINE
EXISTING SANITARY SEWER LINE
NEW MANHOLE
EXISTING MANHOLE

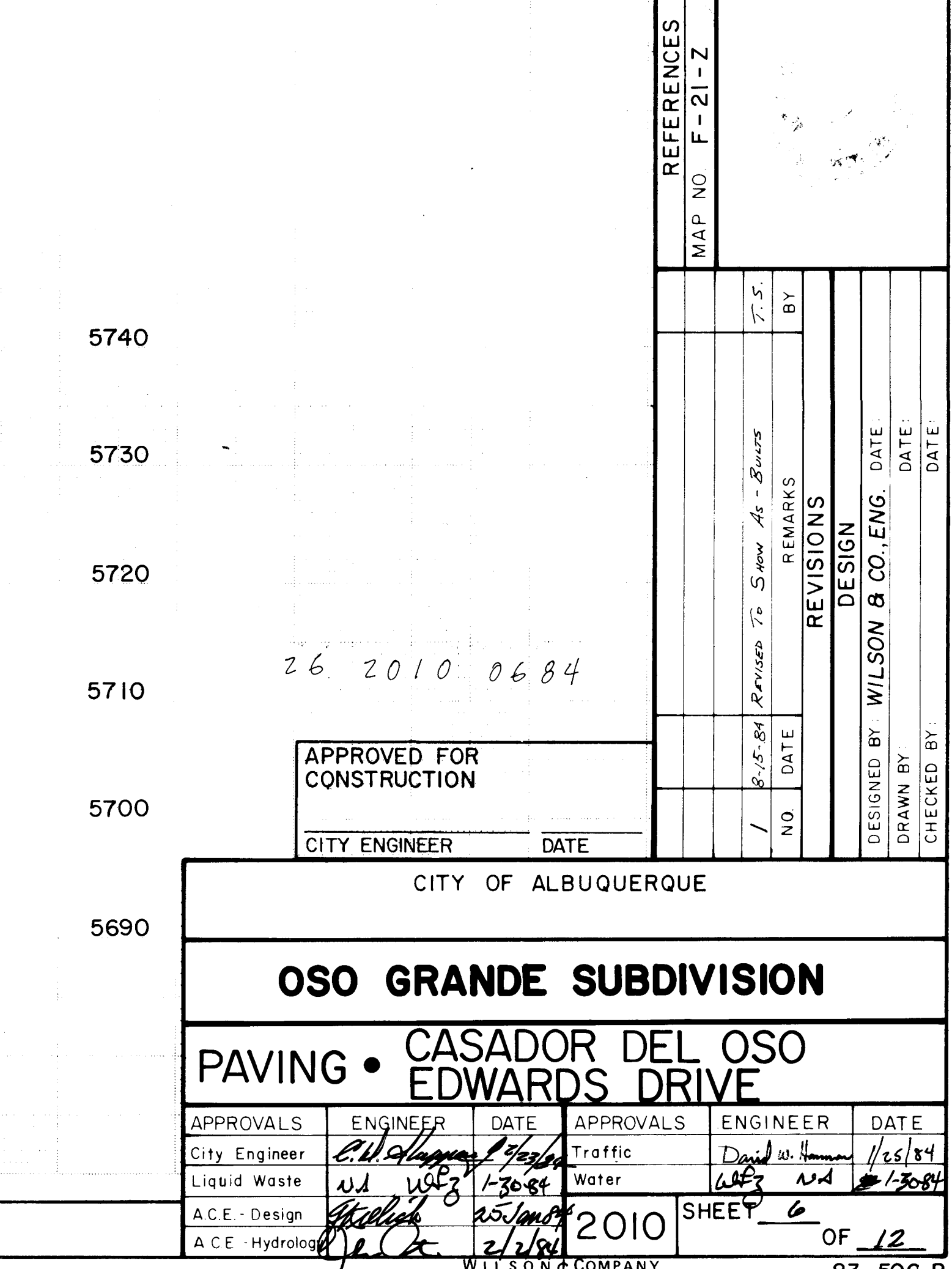
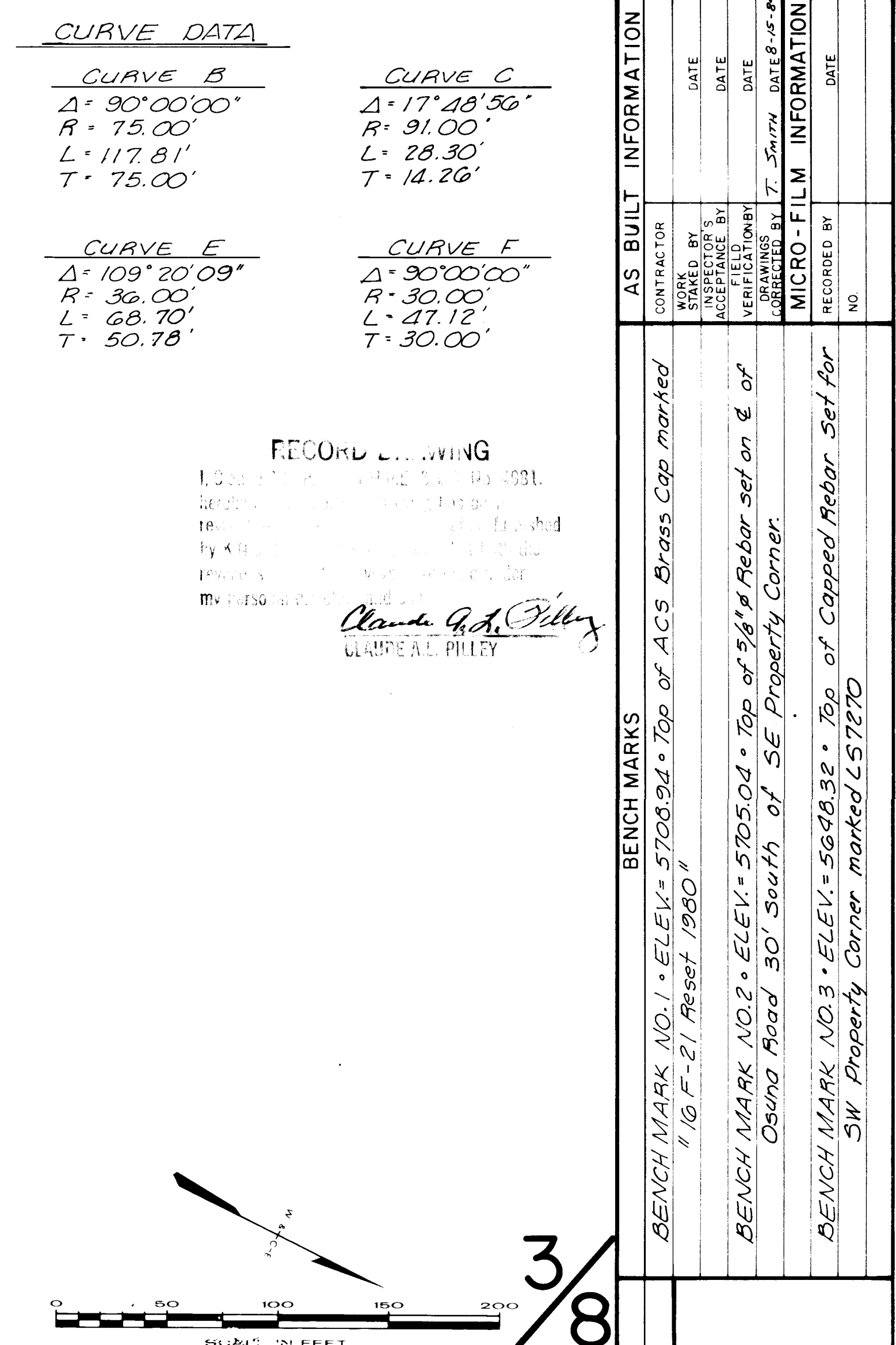
PAVING
VALLEY GUTTER FLOW DIRECTION



NOTE: 1) MATERIALS AND INSTALLATION FOR WATER & SEWER PIPE SHALL CONFORM TO THE CITY OF ALBUQUERQUE SPECIFICATIONS.
2) ALL APPROVED STREETS WITHIN THE SUBDIVISION ARE 32' FACE-TO-FACE WITH RESIDENTIAL PAVEMENT & MOUNTABLE ROLL TYPE CURB.
3) SIDEWALKS WILL BE CONSTRUCTED AT THE TIME OF BUILDING CONSTRUCTION EXCEPT THE WHEEL CHAIR RAMPS AND RETURNS WHICH WILL BE CONSTRUCTED UNDER THIS CONTRACT.

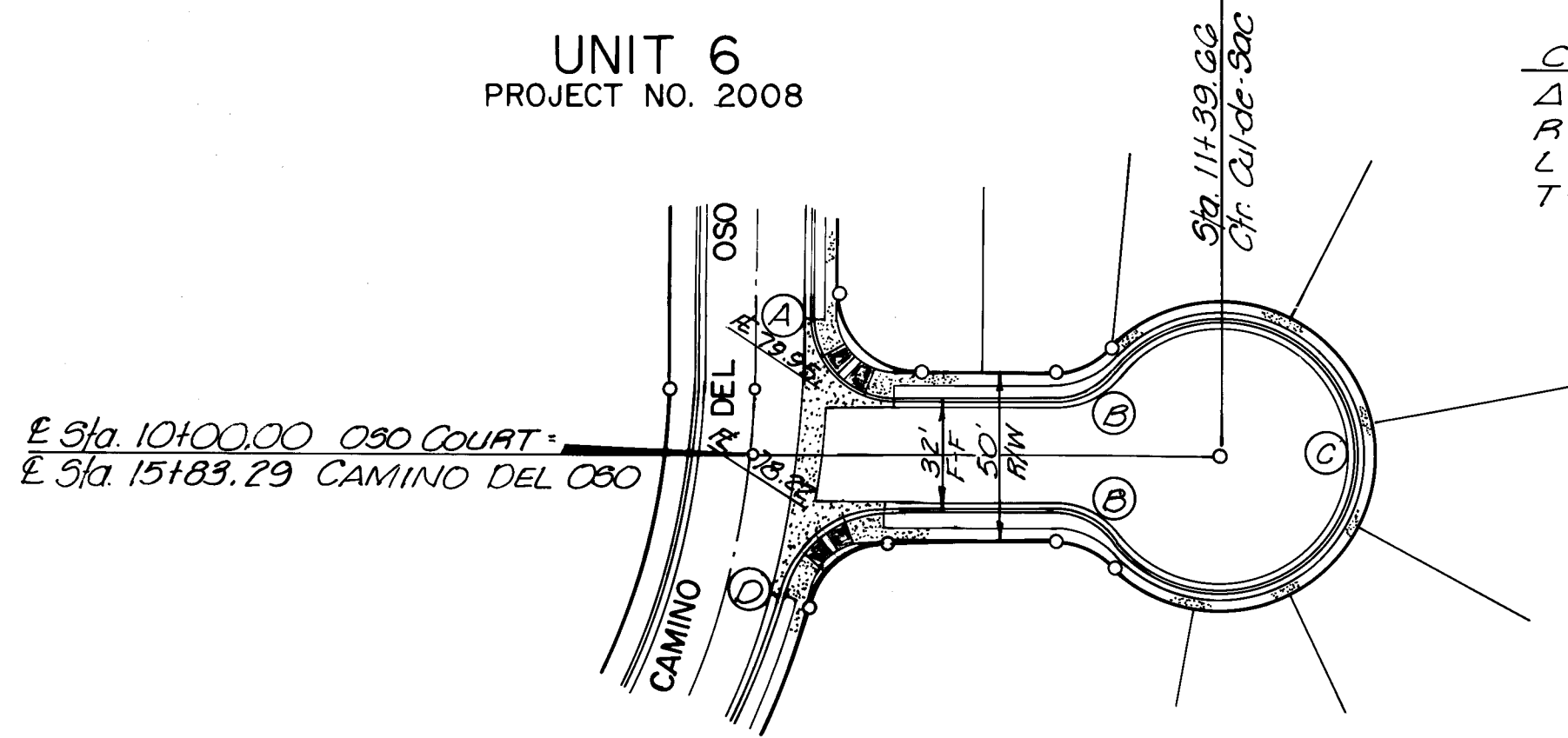
CITY OF ALBUQUERQUE					
OSO GRANDE SUBDIVISION UNIT 3 & UNITS 6, 7 & 8					
WATER & SEWER LAYOUT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	NA	1/25/24	Traffic	NA	1/25/24
Liquid Waste	NA	1/30/24	Water	NA	1/30/24
A.C.E. Design	NA	2/1/24	2010	SHEET 5	OF 12
A.C.E. Hydrology	NA	2/1/24			

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO



APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	4/26/84	Traffic	<i>[Signature]</i>	1/5/84
Liquid Waste	<i>[Signature]</i>	1-30-84	Water	<i>[Signature]</i>	1-30-84
A.C.E. - Design	<i>[Signature]</i>	2/25/84	2010	SHEET	6 OF 12
A.C.E. - Hydrology	<i>[Signature]</i>	2/25/84			
W.D. S. & S. COMPANY			07-566-0		

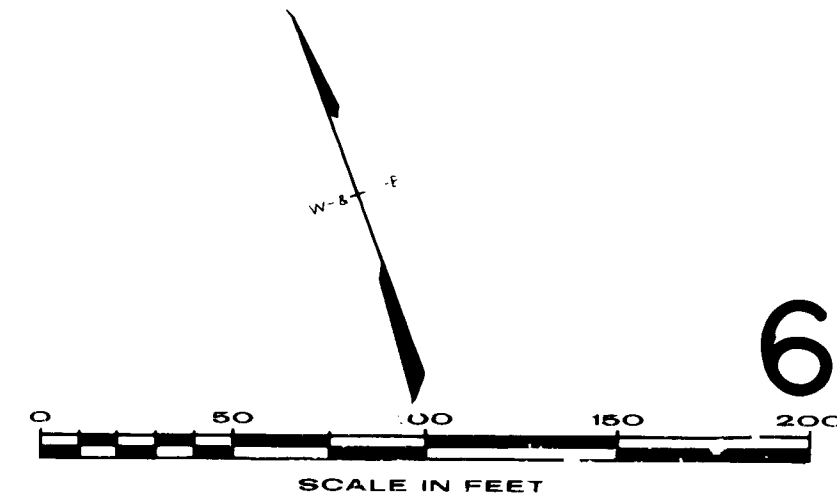
UNIT 6
PROJECT NO. 2008



OSO COURT

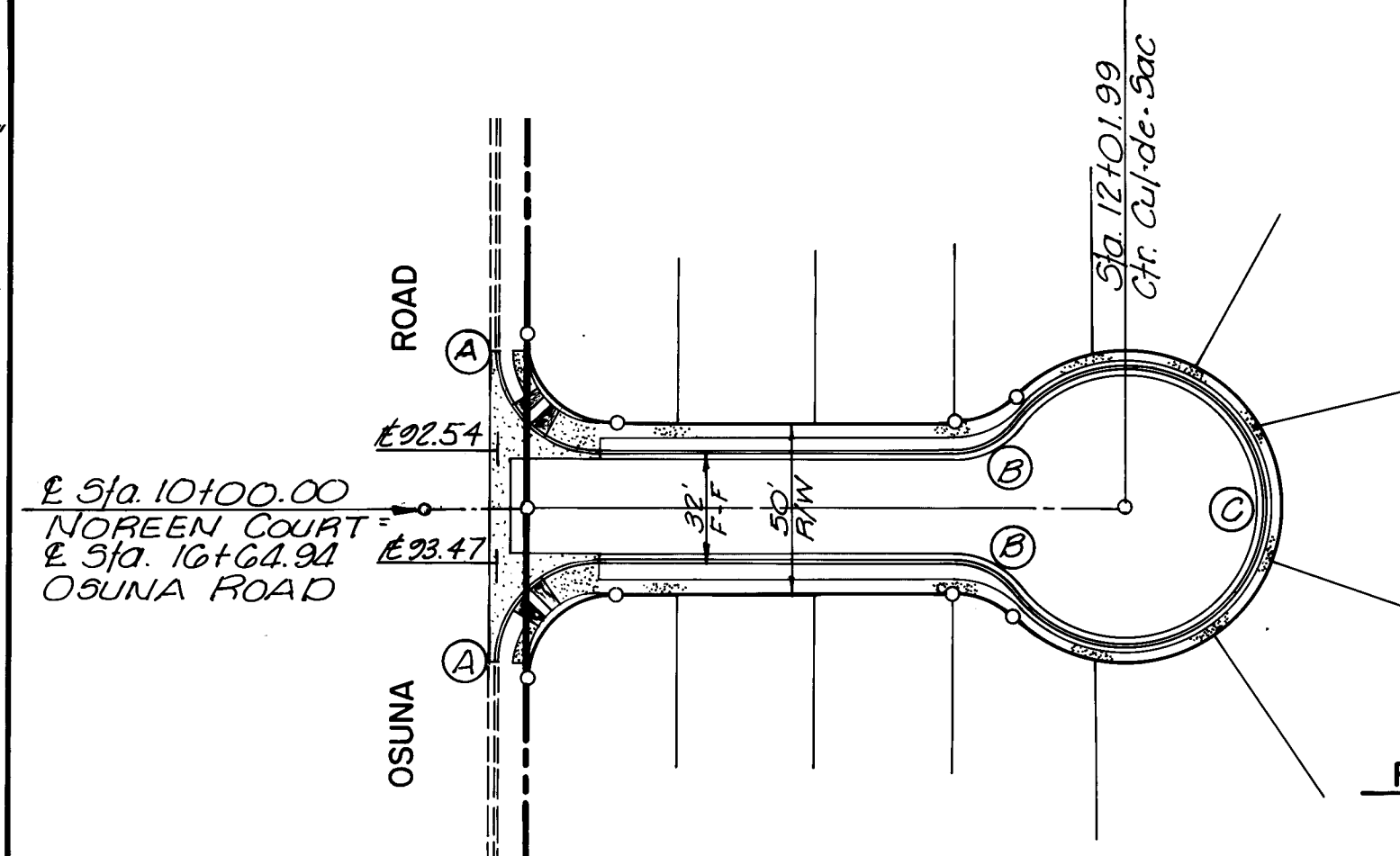
CURVE DATA		
CURVE A	CURVE B	CURVE C
$\Delta = 90^{\circ}00'00''$	$\Delta = 52^{\circ}12'01''$	$\Delta = 284^{\circ}24'02''$
$R = 25.00'$	$R = 22.00'$	$R = 40.00'$
$L = 39.27'$	$L = 20.04'$	$L = 198.55'$
$T = 25.00'$	$T = 10.78'$	

CURVE DATA		
CURVE D		
$\Delta = 76^{\circ}53'07''$		
$R = 25.00'$		
$L = 33.55'$		
$T = 19.85'$		



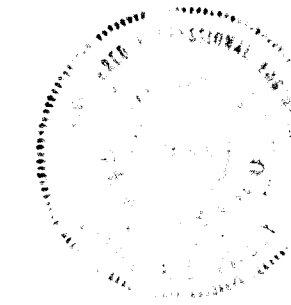
6

UNIT 8
PROJECT NO. 2010



NOREEN COURT

CURVE DATA		
CURVE A	CURVE B	CURVE C
$\Delta = 90^{\circ}00'00''$	$\Delta = 52^{\circ}12'01''$	$\Delta = 284^{\circ}24'02''$
$R = 30.00'$	$R = 22.00'$	$R = 40.00'$
$L = 47.12'$	$L = 20.04'$	$L = 198.55'$
$T = 30.00'$	$T = 10.78'$	

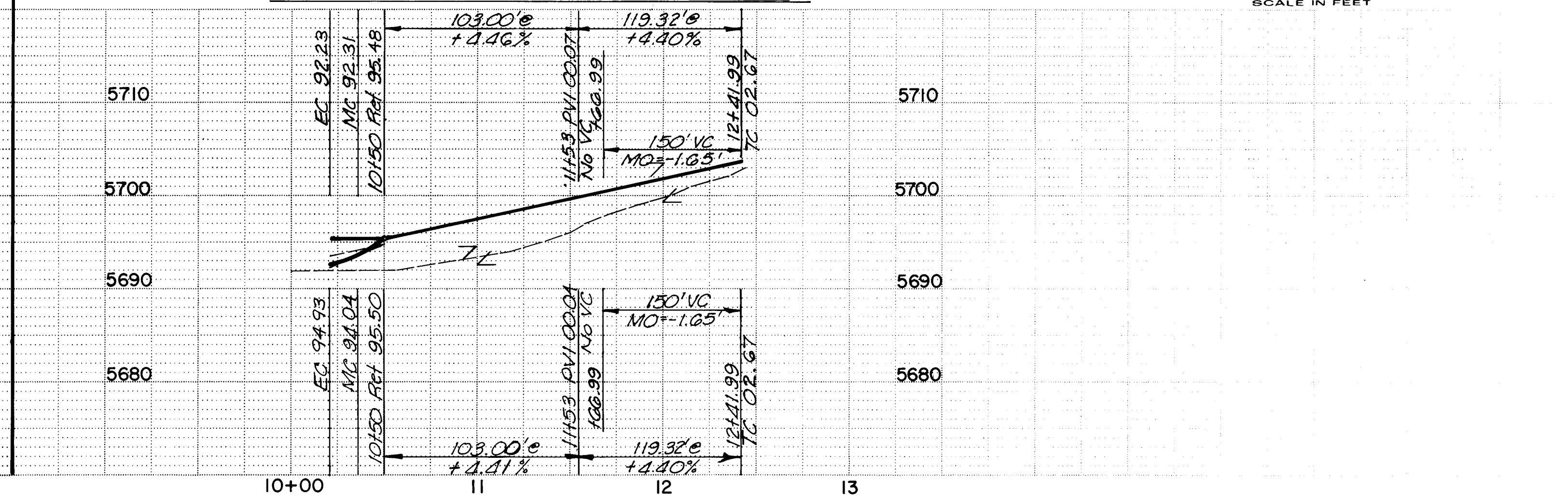
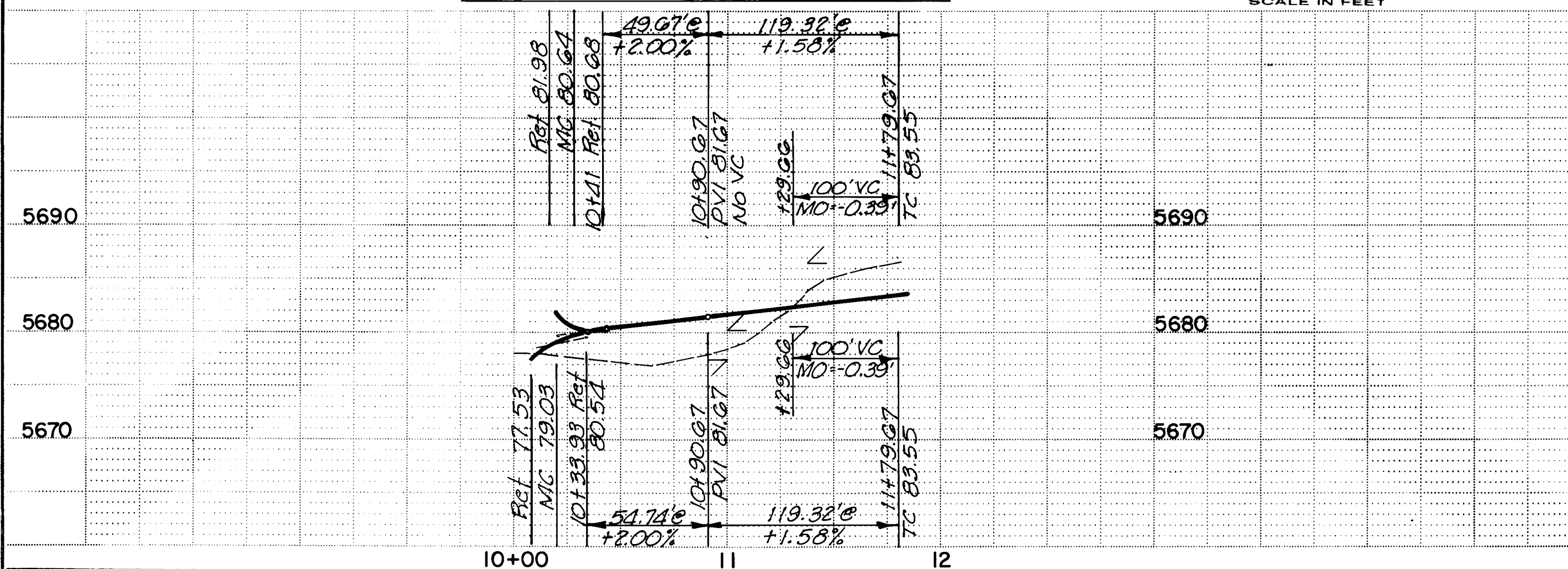


RECORD DRAWING
I, Claude A.L. Pilley, N.M.P.E. & L.S. No. 4981,
hereby certify that this drawing has been
revised in accordance with information furnished
by KNC, Inc. field surveys and that both the
revisions and field surveys were done under
my personal direction and control.

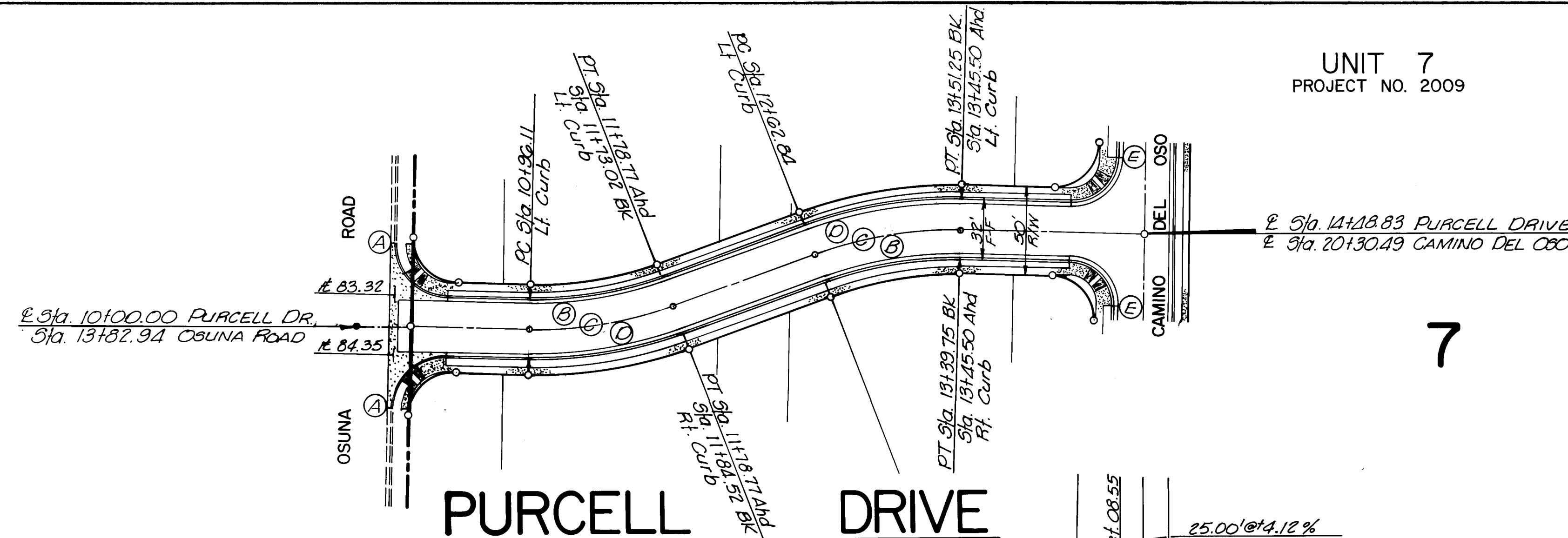
Claude A.L. Pilley
CLAUDE A.L. PILLEY



8



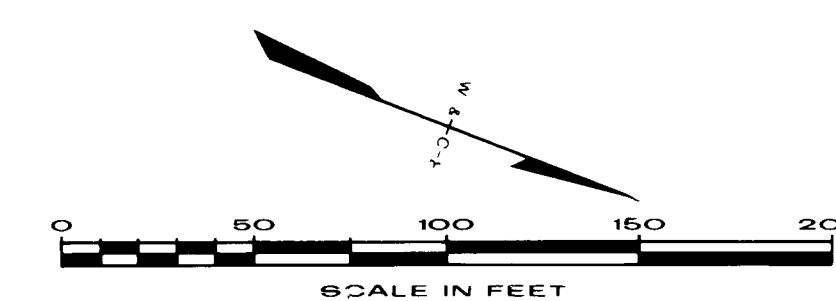
UNIT 7
PROJECT NO. 2009



PURCELL DRIVE

CURVE DATA		
CURVE A	CURVE B	CURVE C
$\Delta = 90^{\circ}00'00''$	$\Delta = 20^{\circ}35'31''$	$\Delta = 20^{\circ}35'31''$
$R = 30.00'$	$R = 214.00'$	$R = 230.00'$
$L = 47.12'$	$L = 76.91'$	$L = 82.66'$
$T = 30.00'$	$T = 38.87'$	$T = 41.78'$

CURVE DATA		
CURVE D	CURVE E	
$\Delta = 20^{\circ}35'31''$	$\Delta = 90^{\circ}00'00''$	
$R = 240.00'$	$R = 25.00'$	
$L = 88.41'$	$L = 39.27'$	
$T = 44.69'$	$T = 25.00'$	



26.10.10 10784

APPROVED FOR
CONSTRUCTION

CITY ENGINEER DATE

CITY OF ALBUQUERQUE

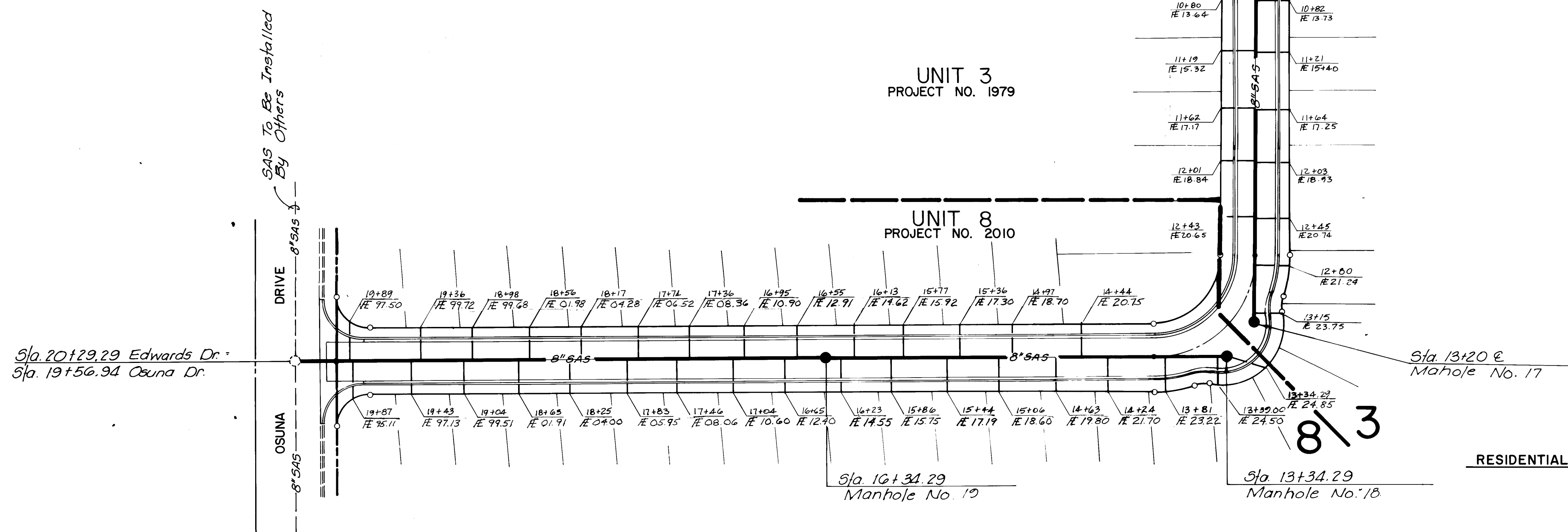
OSO GRANDE SUBDIVISION

PAVING • OSO COURT, NOREEN CT.
PURCELL DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/26/09	Public Works	<i>[Signature]</i>	11/18/09
Liquid Waste	<i>[Signature]</i>	1-20-09	Water	<i>[Signature]</i>	1-20-09
A.C.E. - Design	<i>[Signature]</i>	2/1/09			
A.C.E. - Hydrology	<i>[Signature]</i>	2/1/09			

2010 SHEET 7 OF 12

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO



NOTE

1. Locate all existing utilities both vertically and horizontally prior to starting the installation of water lines and sanitary sewer lines.
2. All service connection based on sanitary sewer manhole stationing.

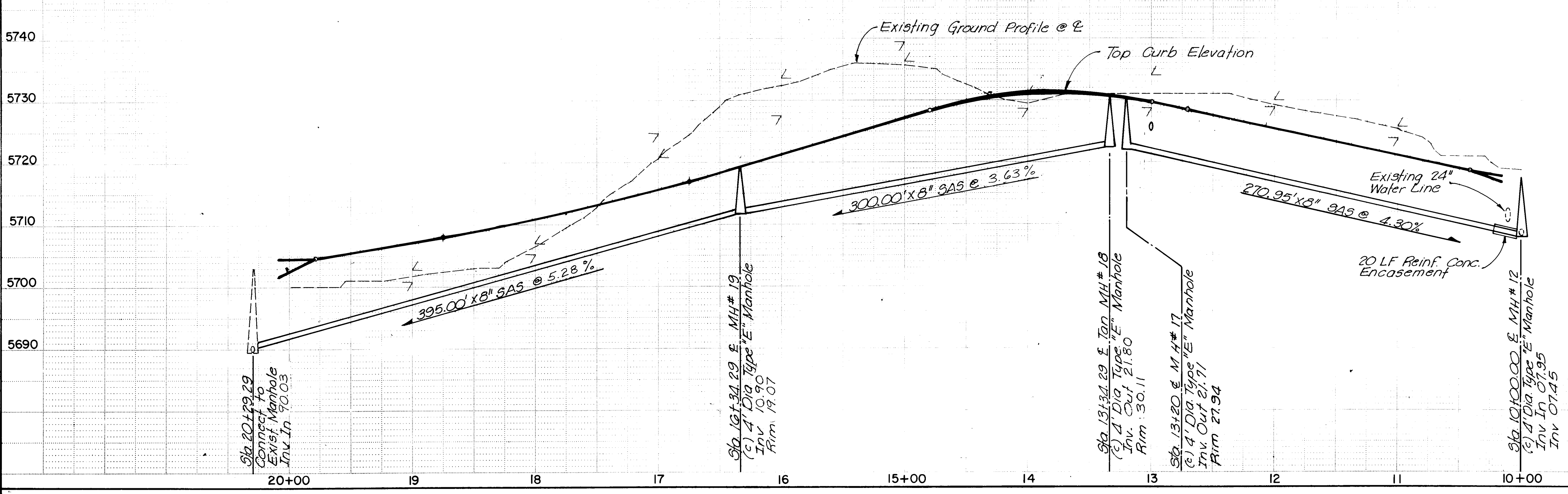
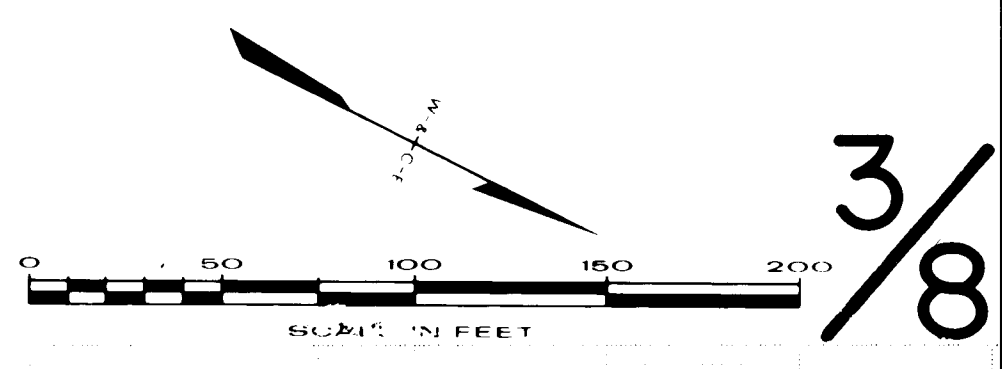
RECORD DRAWING

1. Check for all existing utilities both vertically and horizontally prior to starting the installation of water lines and sanitary sewer lines.

2. All service connection based on sanitary sewer manhole stationing.

CLAUDE A. PILLEY

EDWARDS DRIVE - CASADOR DEL OSO



REFERENCES		BENCH MARKS	
MAP NO. F-21-Z		BENCH MARK NO. 1 - ELEV. 5708.94 - Top of ACS Brass Cap marked 11/6 F-21 Refset 1980	
		BENCH MARK NO. 2 - ELEV. 5705.04 - Top of 3/4" Rebar set on E of Osuna Road 30' South of SE Property Corner	
		BENCH MARK NO. 3 - ELEV. 5648.32 - Top of Capped Rebar set for SW Property Corner marked LS 7270	

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

CITY OF ALBUQUERQUE

OSO GRANDE SUBDIVISION

SEWER • CASADOR DEL OSO EDWARDS DRIVE

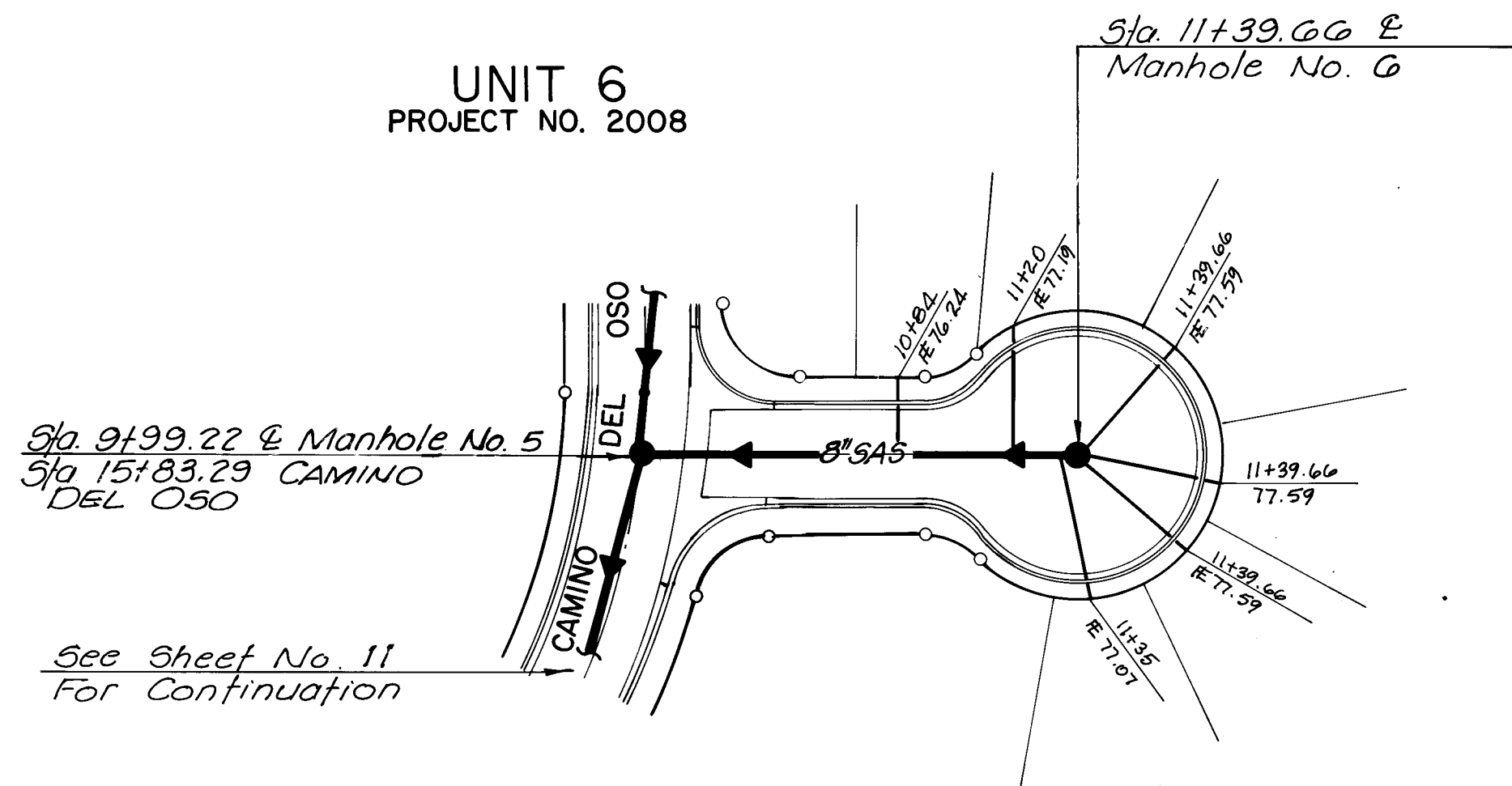
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	W. J. ...	3/15/84	Traffic	N. J. ...	1/25/84
Liquid Waste	W. J. ...	1-30-84	Water	W. J. ...	1-20-84
A.C.E. - Design	W. J. ...	25/Jan/84			
A.C.E. - Hydrology	W. J. ...	2/2/84			

2010 SHEET 8 OF 12

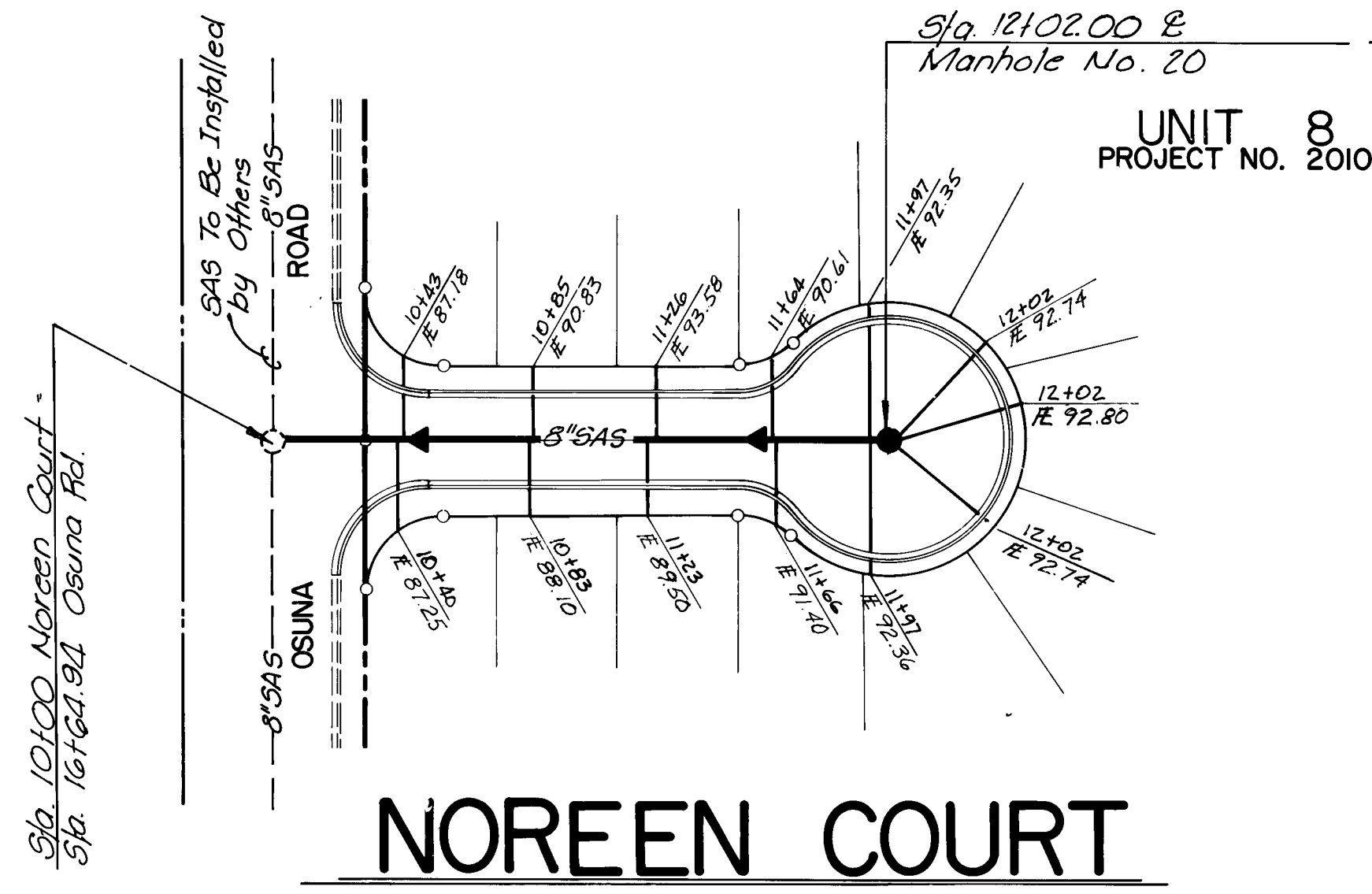
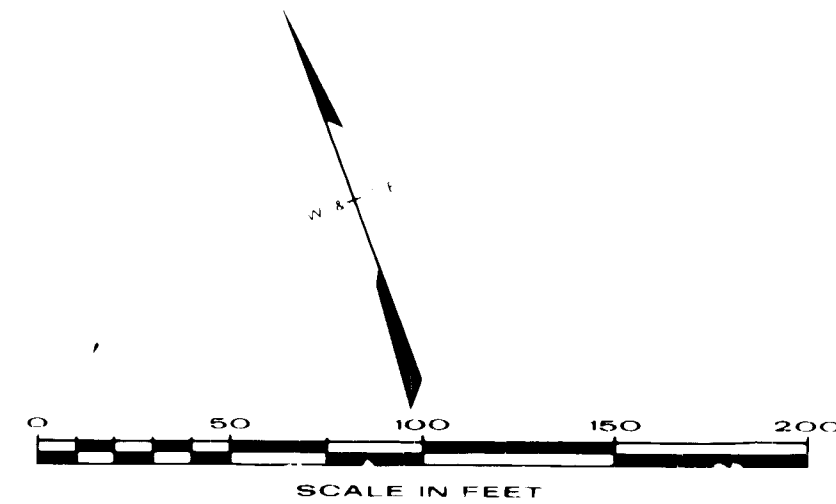
WILSON & COMPANY ENGINEERS ARCHITECTS

83-506 B

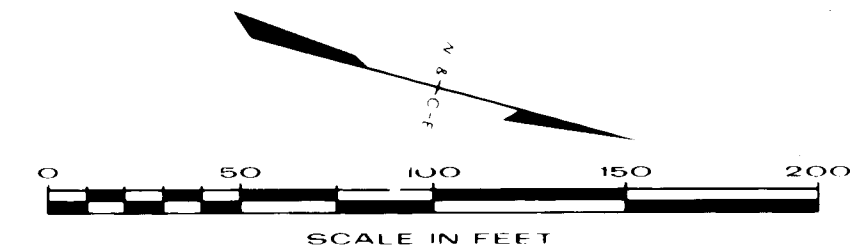
UNIT 6
PROJECT NO. 2008



OSO COURT



NOREEN COURT



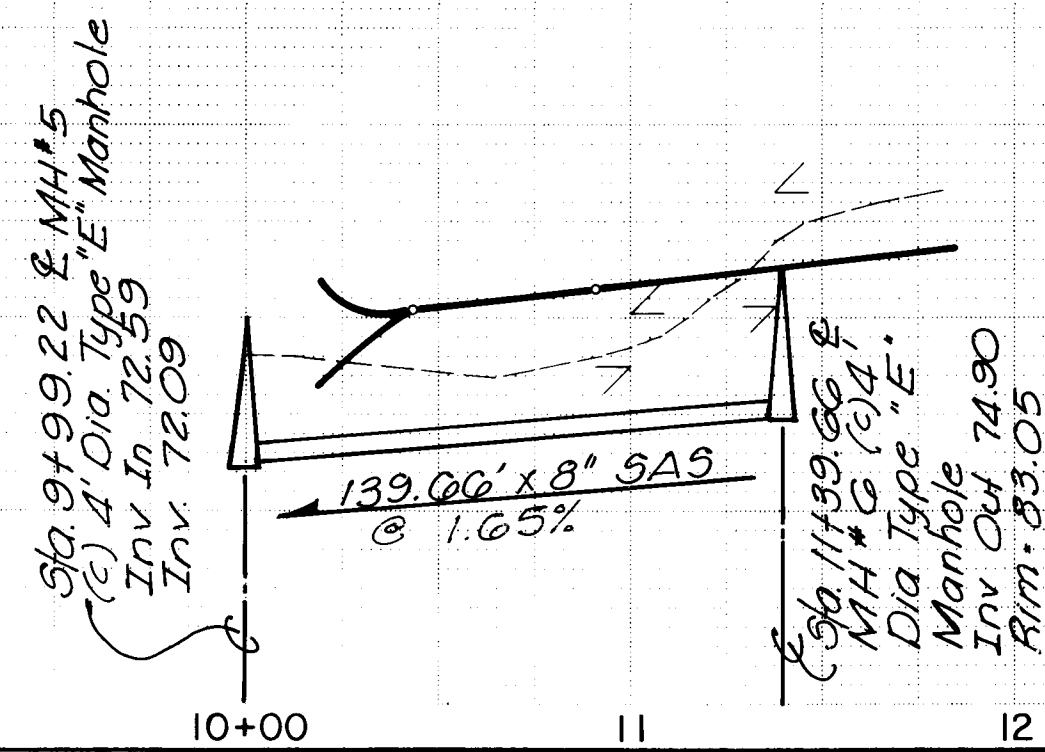
- NOTE**
1. Locate all existing utilities both vertically and horizontally prior to starting the installation of water lines and sanitary sewer lines.
 2. All service connection based on sanitary sewer manhole stationing.

RECORD DRAWING

I, Claude A.L. Pilley, N.M.P.E. & L.S. No. 4981, hereby certify that this drawing has been revised in accordance with information furnished by K.N.C. Inc. All surveys and that both the revisions and field surveys were done under my personal direction and control.

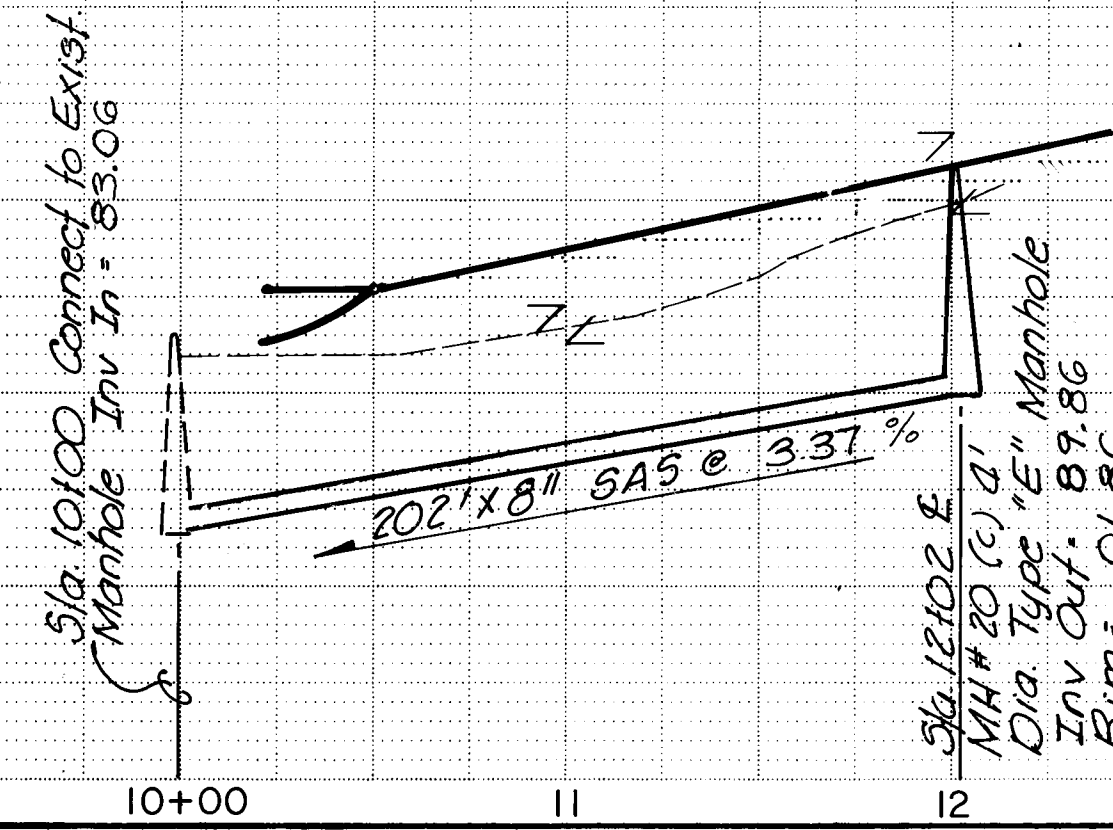
Claude A.L. Pilley
CLAUDE A.L. PILLEY

5690
5680
5670



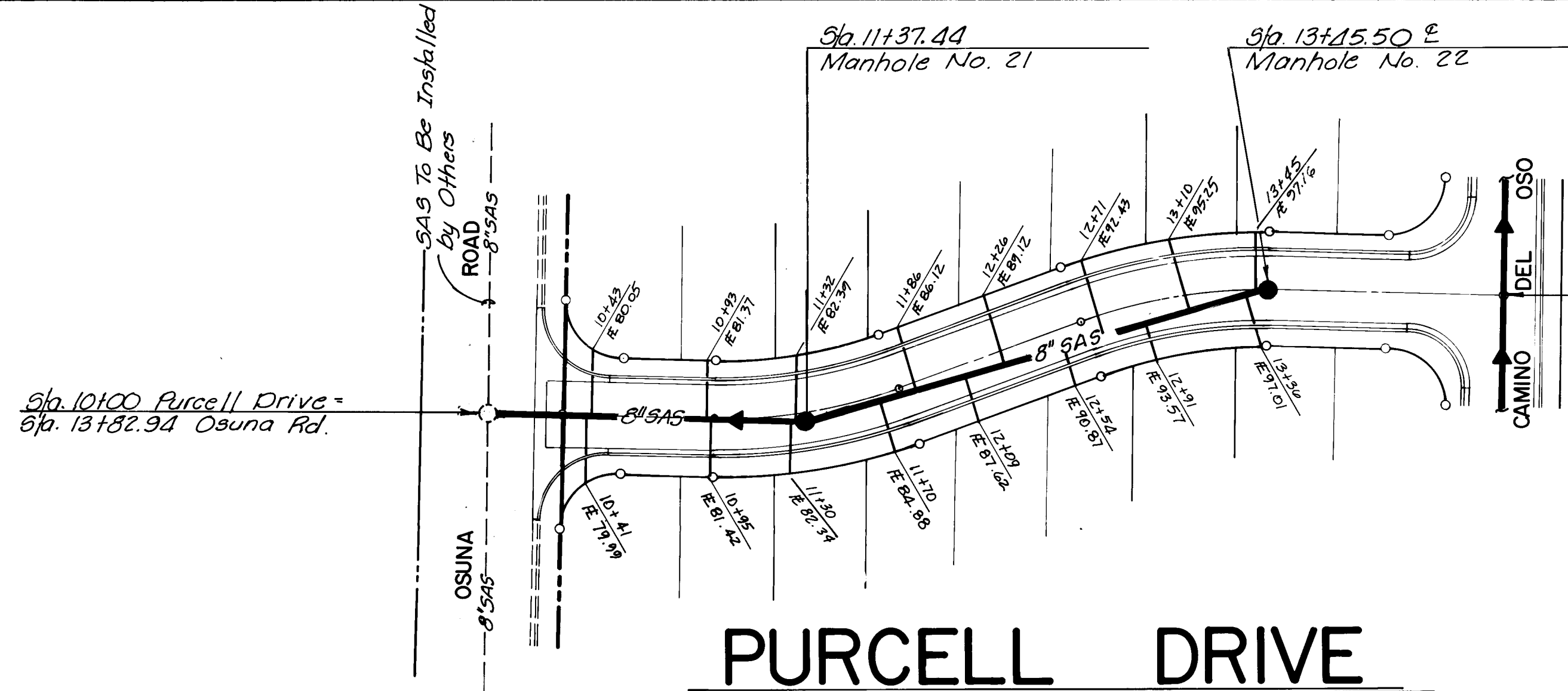
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5680
5670

5710
5700
5690
5680



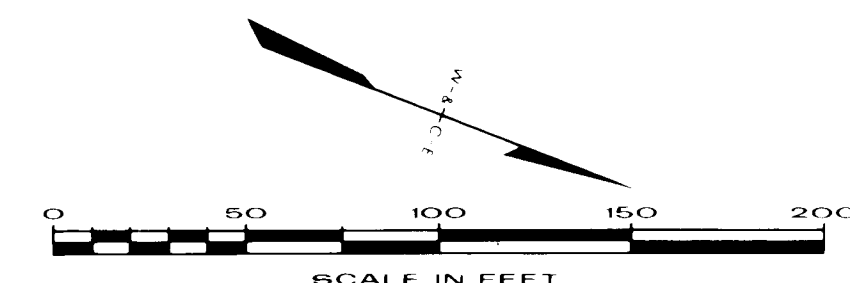
5710
5700
5690
5680

UNIT 7
PROJECT NO. 2009

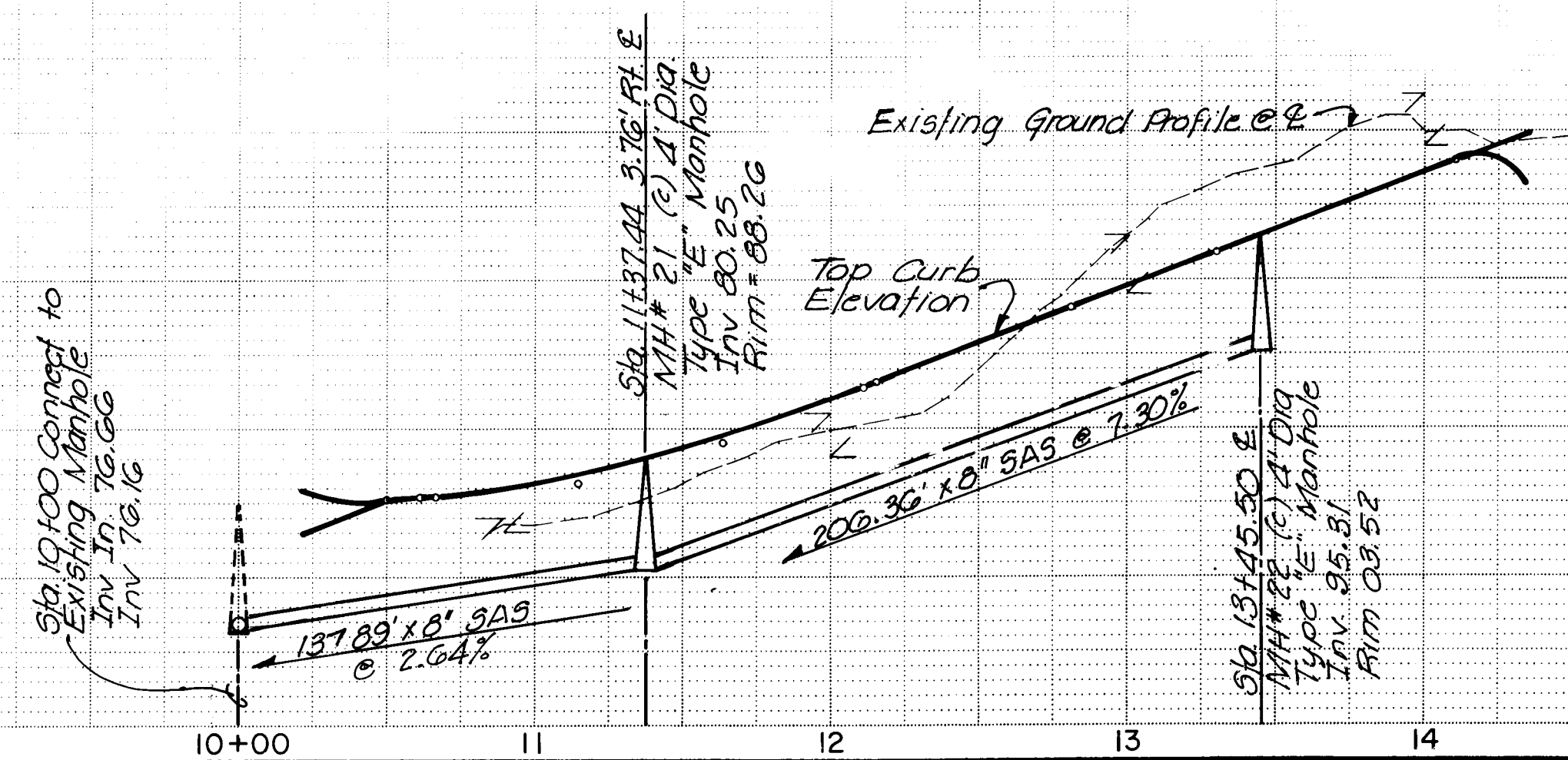


PURCELL DRIVE

See Sheet No. 11
For Continuation



5710
5700
5690
5680



5710
5700
5690
5680

26 2010 0984

APPROVED FOR
CONSTRUCTION

CITY ENGINEER DATE

CITY OF ALBUQUERQUE

OSO GRANDE SUBDIVISION

SEWER • ~~OSO CT.~~ NOREEN CT.
~~PURCELL DRIVE~~

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C.A. Pilley</i>	7/2/04	Traffic	<i>N.A. Dowd</i>	1/25/04
Liquid Waste	<i>W.F.</i>	1/30/04	Water	<i>W.F.</i>	1/30/04
A.C.E. Design	<i>W.F.</i>	25/04/04			
A.C.E. Hydrology	<i>W.F.</i>	25/04/04			

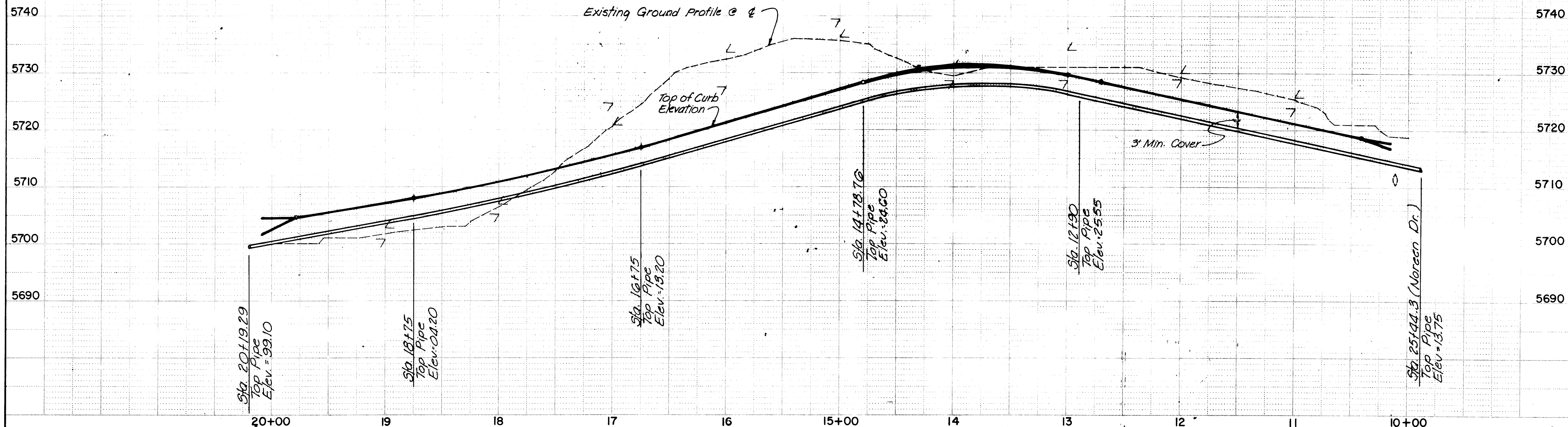
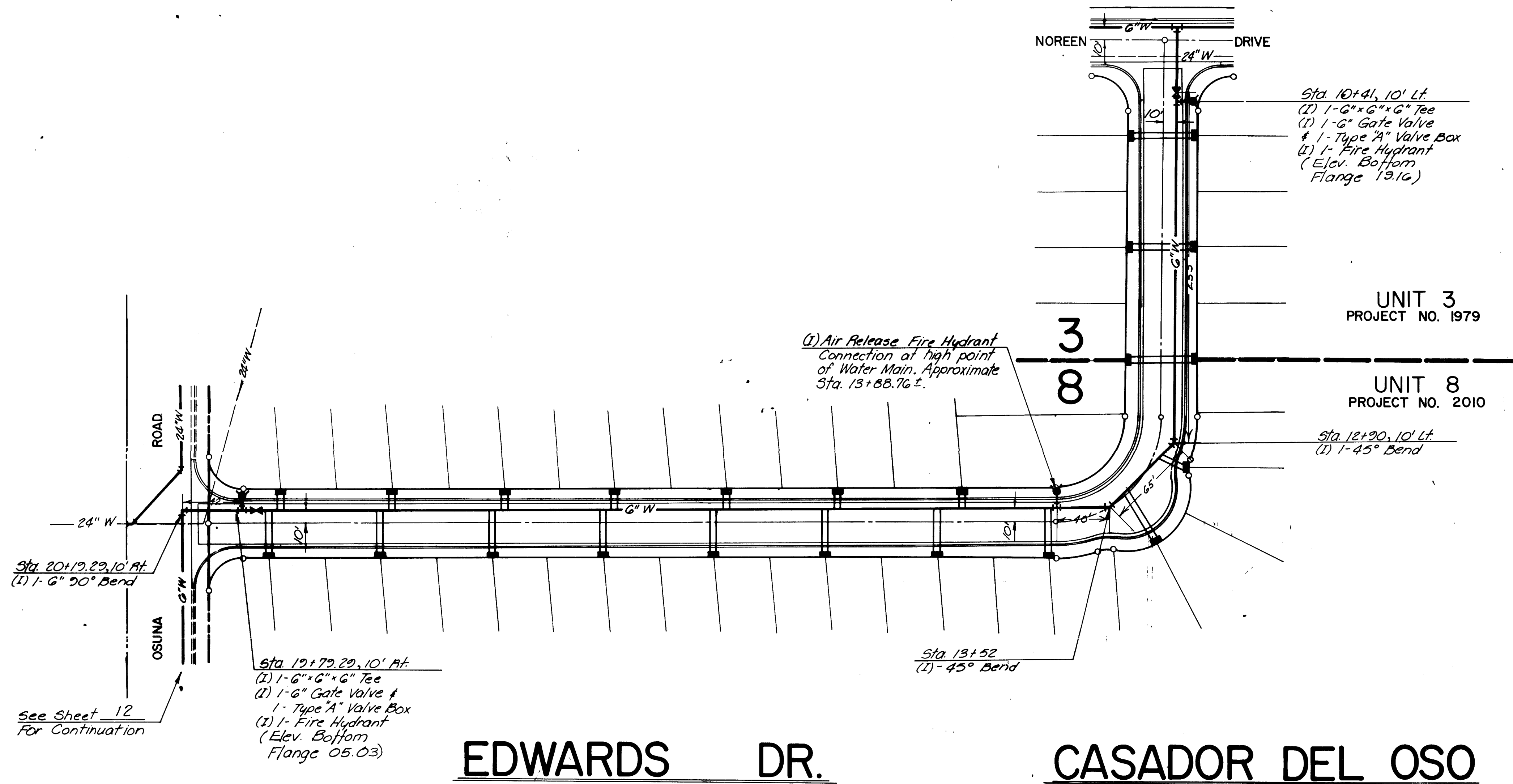
2010

SHEET 9

OF 12

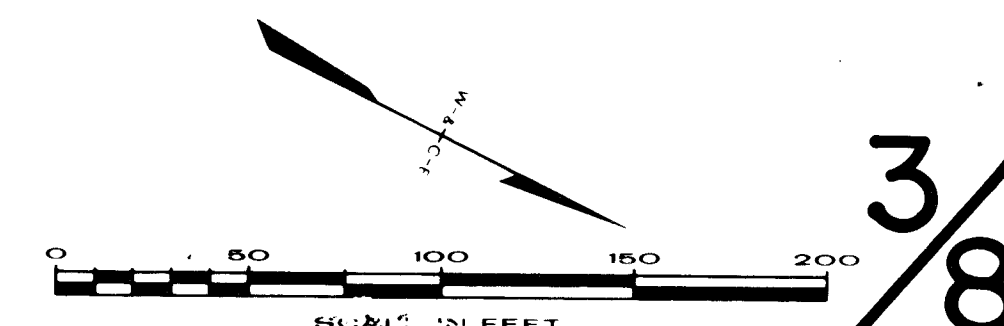
WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO

83-506 B



RECORD DRAWING
 I, Claude A.L. Pilley, N.M.P.E. & L.S. No. 4981, hereby certify that this drawing has been revised in accordance with information furnished by KNC, Inc. Field notes and all other revisions and alterations are made under my personal supervision and control.

Claude A.L. Pilley
 CLAUDE A.L. PILLEY



APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

CITY OF ALBUQUERQUE					
OSO GRANDE SUBDIVISION					
WATER • EDWARDS DRIVE & CASADOR DEL OSO					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C.A. Pilley</i>	12/25/84	Traffic	<i>N.H. Dault</i>	1/25/85
Liquid Waste	<i>W.B. 2</i>	1-30-84	Water	<i>W.B. 2</i>	1-30-84
A.C.E. - Design	<i>W.B. 2</i>	2-5-84	2010	SHEET 10	OF 12
A.C.E. - Hydrology	<i>W.B. 2</i>	2-23-84	83-506 B		

DESIGNED BY: WILSON & CO. ENG. DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

AS BUILT INFORMATION		BENCH MARKS		REFERENCES	
CONTRACTOR	DATE	BENCH MARK NO. 1 • ELEV. = 5708.94 • Top of ACS Brass Cap marked "10 F-21 Reel 1980"	MAP NO. F-21-Z	NO. 1	DATE
WORK STAMPED BY	DATE	BENCH MARK NO. 2 • ELEV. = 5705.04 • Top of 3/4" Rebar set on E. of Osuna Road 30' South of SE Property Corner		NO. 2	DATE
ACCEPTANCE BY	DATE	BENCH MARK NO. 3 • ELEV. = 5648.32 • Top of Capped Rebar set for SW Property Corner marked L5 7270		NO. 3	DATE
VERIFIED BY	DATE			NO. 4	DATE
DRAWINGS CORRECTED BY	DATE			NO. 5	DATE
MICRO-FILM INFORMATION				NO. 6	DATE
RECORDED BY	DATE			NO. 7	DATE
NO.				NO. 8	DATE

