

# — TRES PINOS ADDITION —

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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 herein, be constructed in accordance with the New Mexico Standard Specifications for Public Works Construction-1979 Edition (referred to herein as the Standard Specifications) and the Contract Documents for Public Works Contract 85-1.

2. Two (2) working days prior to any excavation, the contractor must contact Line Locating Service, 765-1234, 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 so that the conflict can be resolved with minimum amount of delay.

### 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. ARTERIAL
- ☒ Tack coat requirements shall be determined by the City Engineer.
- ☒ Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☒ If curb is depressed for a driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.
- ☐ All storm drainage facilities shall be completed prior to final acceptance.
- ☒ Contractor must submit a traffic control plan and obtain a barricading permit prior to construction on GREGOS RD. NW

26 238 0186

REV	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
1	3, 4	Adrian for C.E.	10/22/85	Marvin R Kortum	10/24/85	Trans. D.A. Parks	11/4/85

### APPROVAL OF REVISIONS

	Marvin R Kortum 1605 Speakman Dr. SE Albuquerque, NM 87123	APPROVED FOR CONSTRUCTION  H. L. Lina 1/7/86 SurCE
	PROJECT NUMBER 2382	SHEET 1 OF 4

**C29-16**

LOTS 1-5 , TRES PINOS ADDITION

BEING A REPLAT IN ALBUQUERQUE, N.M.  
OF

Lot 1, Block "D", Luke Subdivision, filed June 9, 1947, the Easterly 10.0 feet of the Griegos Drain lying West of and adjoining said Lot 1, and Tracts 145-b-1-a and 145-b-2 of the M.R.G.C.D. Property Map No. 31, all in Section 31, Township 11 North, Range 3 East, N.M.P.M., in Bernalillo County, New Mexico.

JUNE, 1984

### LEGAL DESCRIPTION

A certain tract of land being comprised of Lot numbered One (1), Block lettered "DM" of the LUKE SUBDIVISION, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 9, 1947, TOGETHER WITH Tracts 145-b-1-a and 145-b-2 of the M.R.C.C.D. Map No. 31, and the Easterly 10.00 feet of the Gregos Drain adjacent to said tracts, and being more particularly described as follows:

AS 101106a;  
 BEGINNING at the Northeast corner of said tract being the same corner as the Northeast corner of said LUKE SUBDIVISION, thence N 46° 37' 00" W, 128.19 feet along the South right-of-way of Griegos Road N.W. to the Northwest corner; thence leaving said right-of-way along a curve to the left having a radius of 1267.27 feet, a distance of 176.85 feet along the West right-of-way line of the Griegos Drain to a point of tangent; thence continuing along said right-of-way S 30° 59' 00" W, 259.07 feet to the Southwest corner; thence leaving said right-of-way S 61° 35' 00" E, 10.25 feet to a point; thence S 80° 24' 00" E, 631.2 feet to a point; thence S 69° 59' 00" E, 54.00 feet to the Southeast corner; thence N 20° 02' 41" E, 39.50 feet to a point; thence N 58° 29' 12" E, 53.50 feet to a point; thence N 15° 03' 42" E, 81.90 feet to a point; thence N 75° 56' 30" W, 121.00 feet to a point; thence N 32° 57' 00" E, 203.10 feet to a point; thence N 19° 19' 00" E, 65.12 feet to the point of beginning and containing 1.5248 acres, more or less.

NOTE :  
Corner(s) set are 1/2" rebar w/cap stamped "L.S. 6446"  
All bearings are grid, All distances are ground.

**FREE CONSENT**

The above plat is with the free consent of the undersigned owner(s). The undersigned have represented themselves to have title and acknowledge that this plat is within the covenants and restrictions on this property.

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss. DANIEL W. GRANEY  
NOTARY PUBLIC, STATE OF NEW MEXICO  
Notary Public filed with Secretary of State  
My Commission Expires 8-8-87  
The foregoing instrument was acknowledged before me this 6th

My Commission Expires: 8-6-87

Notary Public

**CITY/COUNTY APPROVALS:**

<i>Shirley D. Davis</i>	<i>7/7/85</i>
Public Works Department	Date
<i>Dick Miller</i>	<i>07/7/85</i>
City Supervisor	Date
<i>John E. Estepand</i>	<i>10-8-85</i>
City Water Resources	Date
<i>Fred J. Aguirre</i>	<i>10-21-85</i>
City Engineer	Date
<i>Fred J. Aguirre</i>	<i>10-21-85</i>
J.H.A.P.C.A.	Date
<i>Arnold A. Lamm</i>	<i>10-30-85</i>
Traffic Engineer	Date
<i>Joan Lachs</i>	<i>10-8-85</i>
Planning and Recreation	Date
<i>Richard D. McIn</i>	<i>10-30-85</i>
City Planning Director	S.F. No.
	Date

1. UTILITY EASEMENTS: Utility easements on the plat are granted for the common and joint use and benefit of;

A) The City of Albuquerque for installation, service and maintenance of water and sewer lines, valves, pumps and/or other related equipment and facilities reasonably necessary to deliver potable water to the residents of the subdivision and provide a liquid waste disposal system in accordance with the plans and procedures of the City of Albuquerque;

B) The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service to the residents of the subdivision;

C) The Gas Company of New Mexico for installation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas to the residents of the subdivision;

D) Mountain Bell for the installation, service and maintenance of all telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service to the residents of the subdivisions;

E) Albuquerque Cable Television, Inc., for the purpose of installation, service and maintenance of such line or cable as is reasonably necessary to provide Cable TV service to the residents of the subdivision.

2. DRAINAGE EASEMENTS IN TRES PINOS LN. - Drainage easements are granted to AMAPCA and the City of Albuquerque for the benefit of all owners of the subdivision or indicated on the Plat for the passage, containment or diversion of surface waters; and between individual property owners as indicated on the Plat by reference or notation.

3. **ACCESS EASEMENTS:** The City of Albuquerque is hereby granted access easements: WITHIN Lots 1,2,3,4,5,6 for the purpose of allowing its various operating departments to provide service to the residents of the subdivision in the same manner and to the same extent as though the referenced tract were dedicated public streets. "Operating departments" as referred to above shall include, but shall not be limited to, the departments of the City providing the following services:

- a) Police protection
- b) Fire protection
- c) Water resources
- d) Solid refuse and liquid disposal
- e) Animal control
- f) Planning functions

All owners of the subdivision are granted the right to access their property over and across the referenced tract.

4. On THIS PRIOR A.P., the City of Albuquerque shall have the exclusive right to place underground utility lines within six (6) feet of the centerline of a water or sewer line except for perpendicular crossings or where written approval has been obtained from the City of Albuquerque, Gas Company of New Mexico, New Service Company of New Mexico and Mountain States Telephone and Telegraph are exempted from compliance with the first sentence in this paragraph.

Owner of Lot 1 is responsible for maintenance of private easement adjacent to Lot 1.

Owner of Lot 2 is responsible for maintenance of private easement adjacent to Lot 2.

Owner of Lot 3 is responsible for maintenance of private easement adjacent to Lot 3.

Owner of Lot 4 is responsible for maintenance of private easement adjacent to Lot 4.

Owner of Lot 5 is responsible for maintenance of private easement adjacent to Lot 5.

Private customer only

**SURVEYOR'S CERTIFICATE**

I, Carl R. Harrington, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, shows all easements, <sup>rights and</sup> meets the requirements for monumentation and surveys of the Albuquerque <sup>Public</sup> Land <sup>Survey</sup> <sup>Office</sup>, and is true and correct to the best of my knowledge and belief.

Carl R. Harrington, W.M.L.S. No. 1005

JUNE 1965

SOUTHWEST SURVEYING CO., INC., 215 Harrison Ave., Albuquerque, N.M. 87102  
(505) 247-4444

JUNE 6, 1984

**DRB 84-429**

**C29-16**

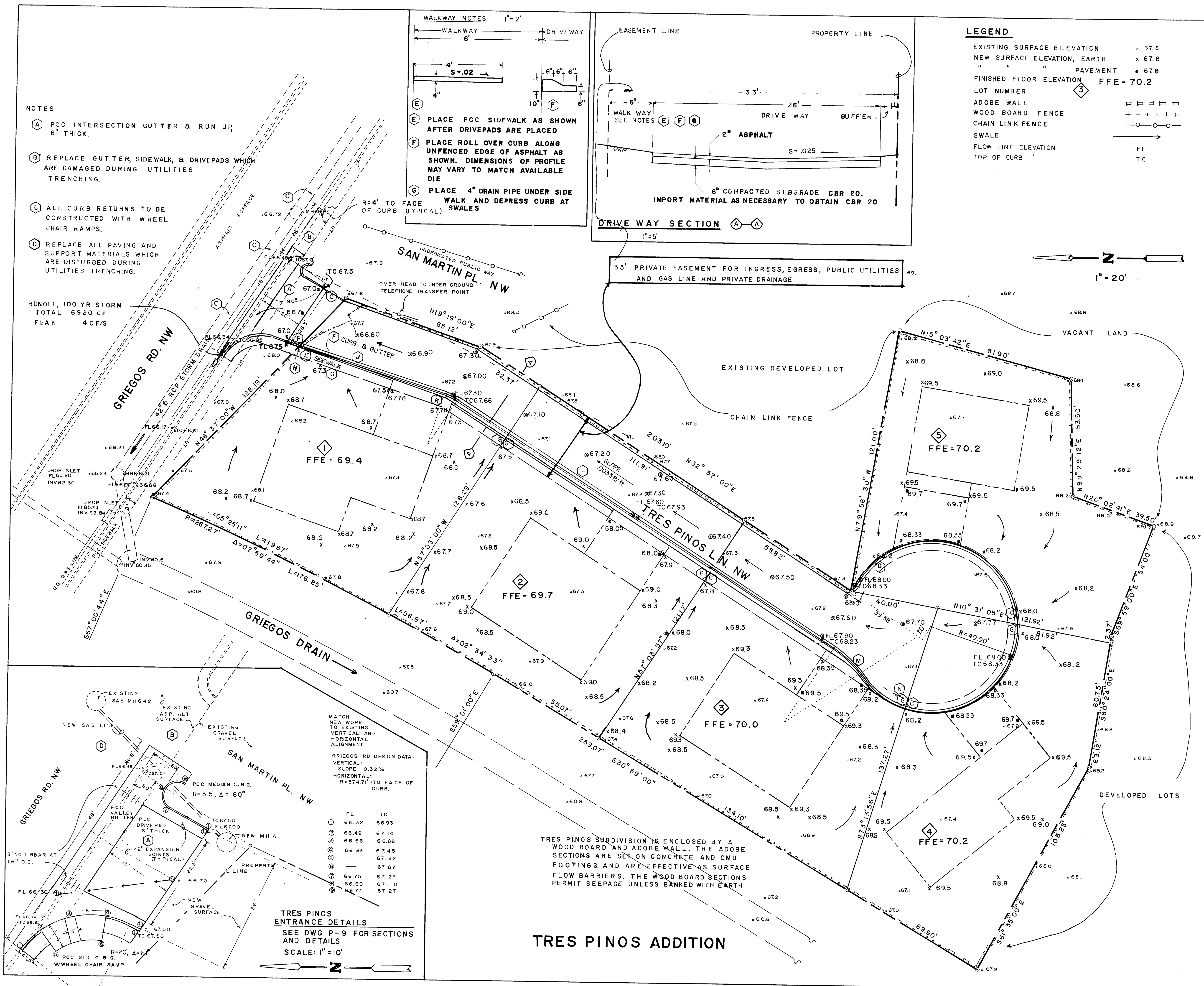
CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

TITLE: PLAT  
- TRES PINOS ADDITION -

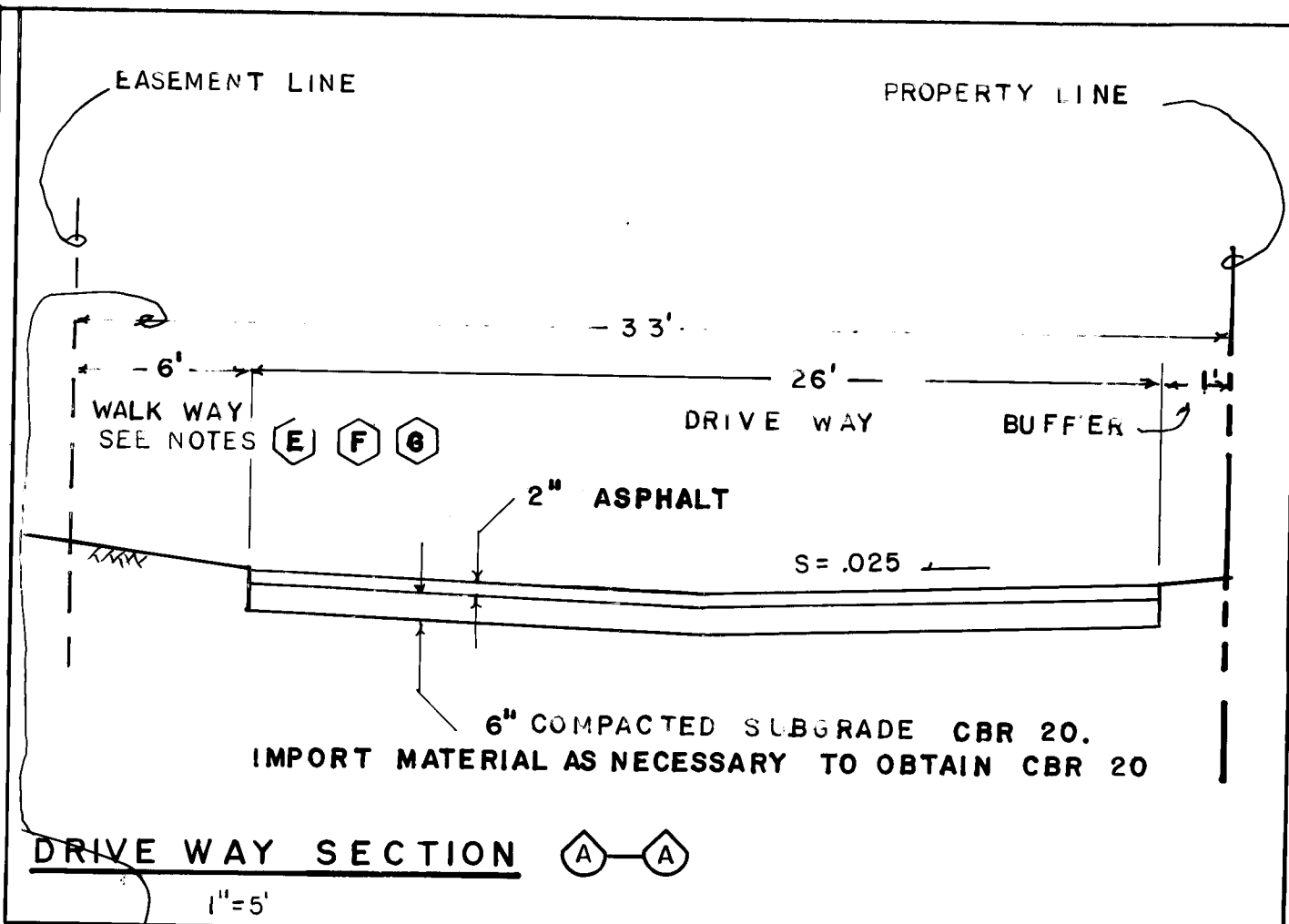
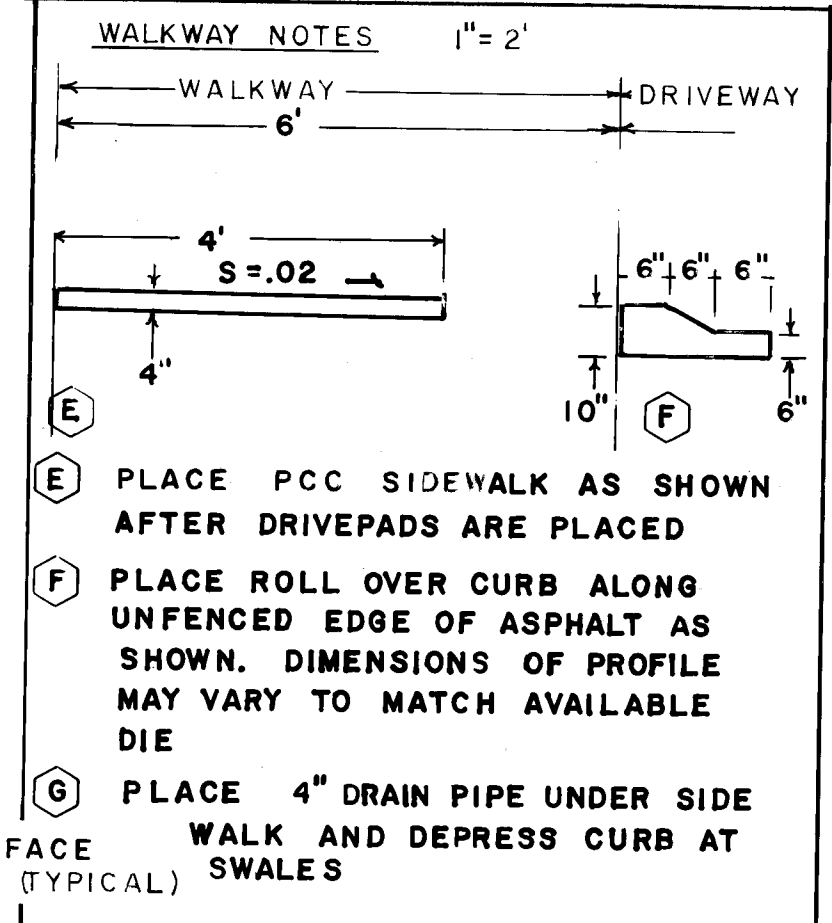
DRAWING NO. 2382	MAP NO. F-13	SHEET 2 OF 4
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- NOTES
- (A) PCC INTERSECTION GUTTER & RUN UP, 6" THICK.
  - (B) REPLACE GUTTER, SIDEWALK, & DRIVEPADS WHICH ARE DAMAGED DURING UTILITIES TRENCHING.
  - (C) ALL CURB RETURNS TO BE CONSTRUCTED WITH WHEEL CHAIR RAMPS.
  - (D) REPLACE ALL PAVING AND SUPPORT MATERIALS WHICH ARE DISTURBED DURING UTILITIES TRENCHING.



LEGEND

EXISTING SURFACE ELEVATION	• 67.8
NEW SURFACE ELEVATION, EARTH	x 67.8
" " " PAVEMENT	• 67.8
FINISHED FLOOR ELEVATION	FFE = 70.2
LOT NUMBER	3
ADOBE WALL	□ □ □ □ □
WOOD BOARD FENCE	+ + + + +
CHAIN LINK FENCE	○ ○ ○ ○ ○
SWALE	—
FLOW LINE ELEVATION	FL
TOP OF CURB	TC

**AS BUILT INFORMATION**

CONTRACTOR: *SHAWNEE MECHANICAL*

INSPECTOR: *DATE*

FIELD NOTES: *DATE*

VERIFICATION BY: *DATE*

CORRECTED BY: *DATE*

**MICRO-FILM INFORMATION**

RECORDED BY: *DATE*

NO. *1*

**ENGINEER'S SEAL**

*Marvin R Kortum*  
Professional Engineer  
No. 12345  
Exp. 12/31/95

**DESIGN REVISIONS**

NO.	DATE	REMARKS
1	NOV/5/85	ADD ASPHALT SURFACE, ROLL OVER CURB MARK

DESIGNED BY: *MARVIN R KORTUM* DATE: *APR 28, 1985*

DRAWN BY: *MARVIN R KORTUM* DATE: *APR 28, 1985*

CHECKED BY: *DATE*

**CITY OF ALBUQUERQUE**  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

**TITLE: DRAINAGE, GRADING, & STREET IMPROVEMENTS PLAN - TRES PINOS ADDITION -**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>John K. ...</i>	<i>6/2/85</i>	Liquid Waste	<i>NA</i>	<i>5/13/85</i>
A.C.E. - Design	<i>...</i>	<i>6/2/85</i>	Traffic	<i>...</i>	<i>5/21/85</i>
Hydrology	<i>...</i>	<i>5/13/85</i>	Water	<i>NA</i>	<i>5/13/85</i>

DRAWING NO. **2382** MAP NO. **F-13** SHEET **3** OF **4**

**DRAINAGE NOTES:**

Swales are designed along interior property lines to provide for runoff from adjacent lots to flow to the common access and drain. If property lines are fenced, the property to be fenced shall be enclosed in a footing along the fence line which will prevent flow across the property line.

House locations and outlines as shown are general. Actual houses to be constructed should be placed and designed to permit a drainage pattern similar to that shown. The house locations shown do not necessarily comply with covenant and code limitations for the area.

All roof drainage will be designed to drain into the existing drainage easement.

**PAVING**

REFER TO STD. DWG.

P-4 ART./COLL. ST. SECTION

P-8 CURB AND GUTTER

P-9 CONCRETE VALLEY GUTTER

P-13 SIDEWALK DETAILS

P-17 WHEEL CHAIR RAMPS

P-25 PAVEMENT CUTS FOR ALL UTILITIES

PCC CURB & GUTTER LOCATION: ALL MEASUREMENTS TO BACK OF CURB

(H) START POINT 30.67' N46°37'W FROM NW CORNER (ON PROPERTY LINE) 72.17' S18°33'22"W CURVE SEE TABLE BELOW 208.86' S 32°57'W

(M) CURVE CENTERED ON CUL-DE-SAC

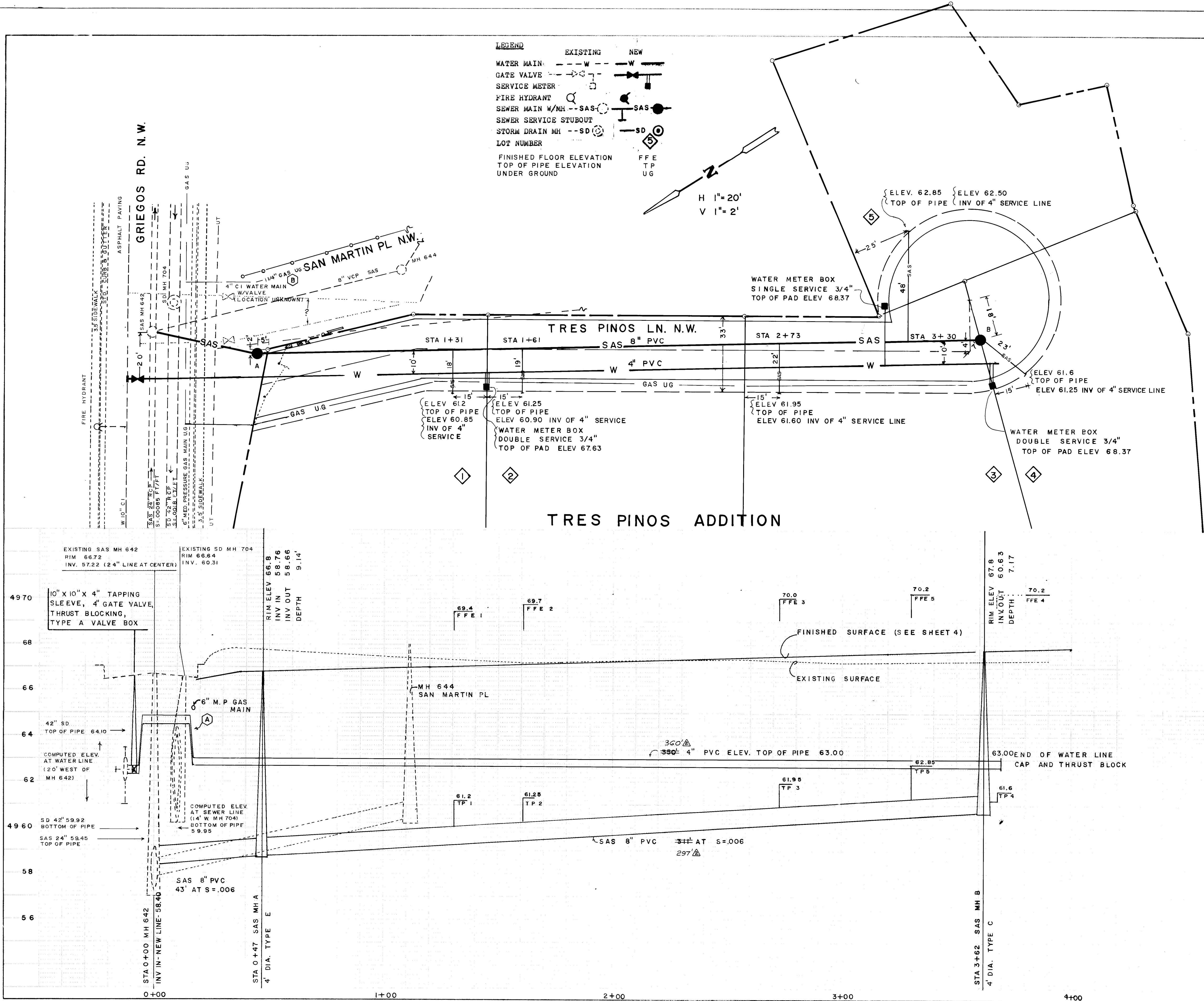
CURVE DATA

STATION	R	L	T
14° 23' 38"	25.00'	6.28'	3.16'
22° 15' 46"	40.00'	15.60'	7.90'
302° 20' 29"	40.00'	21.13'	

(P) TRANSITION FROM STANDARD C&G TO ROLL OVER C&G AT PROPERTY LINE

(Q) PLACE STANDARD C&G FROM PCC ENTRY PAD TO PROPERTY LINE

**TRES PINOS ADDITION**



**NOTES**

Horizontal and vertical locations of existing utilities as shown on the drawing are approximate as determined by surface checks and as-built documents. At the time of excavation, if significant differences are found, notify the Engineer.

A After placing the tapping sleeve and valve, fit 45° bends and DI pipe as shown to cross over the 42" storm drain. The first seven joints on the pipes and fittings shall be restrained joints. Provide thrust blocking at the fourth (southern) 45° bend (eighth joint) and continue the water main with PVC pipe as shown. At the location where the water line crosses over the storm drain, place a 1/2" thick rubber or neoprene material between the water line and the storm drain pipe. Also place the water line at least 4" above the storm drain pipe.

B The existing 4" CI water main and valve were not located. Either locate prior to excavation or use care in excavation. Other abandoned utilities piping may be in the excavated area.

Water service lines shall be routed so they are at least 18" above any sewer line.

**WATER**

Refer to Std. Dwg.

- W-1 Water Line Connection Details
- W-2 Valve Box Type A
- W-4 Ring and Cover for Valve Box
- W-7 Plastic Pipe Trench Terminology
- W-8 Water Valve Anchorage
- W-10 Meter Service Line Installation
- W-16 Meter Box Plan and Section
- W-19 Meter Box Cover and Lid
- W-22 Concrete Blocking Design

**SEWER**

Refer to Std. Dwg.

- S-1 Manhole Type C Place Rim to Elevation shown on the drawings and slope the PCC collar "X" to the finished street surface
- S-2 Manhole Type E Place Rim to Elevation shown on the drawings and slope the PCC collar "X" to the finished street surface
- S-3 Conc. MH Cover Type C
- S-5 Manhole Frames and Covers
- S-6 Service Line at Dead End Manhole
- S-8 Riser Details, Flexible Pipe Main
- S-12 Sewer Line Dead-end Marker

**AS BUILT INFORMATION**

CONTRACTOR	DATE	INSPECTOR	DATE	FIELD BY	DATE	FIELD BY	DATE
CONTRACTOR	DATE	INSPECTOR	DATE	FIELD BY	DATE	FIELD BY	DATE

**BENCH MARKS**

TBM	RIM	MH	ELEV
BENCH MARK 7-13			Elev. 4970.766

Located at the intersection of Rio Grande Blvd. and Gregos Rd., N.W. in the southeast quadrant of the intersection. The BM is a square chisled on top of the concrete curb at the SSP curb return.

**SURVEY INFORMATION**

NO.	BY	DATE
84-429 S W SURVEY	JUNE 6, 1984	

**ENGINEER'S SEAL**

Marvin R. Kortum  
1605 Spelman Dr. SE  
Albuquerque, NM 87123  
(505) 299-0774

**REVISIONS**

NO.	DATE	REMARKS
1	NOV 15, 85	ADD ASPHALT SURFACE, ROLL OVER C. MK

DESIGNED BY MARVIN R. KORTUM DATE APR 28, 1985  
DRAWN BY MARVIN R. KORTUM DATE APR 28, 1985  
CHECKED BY

**CITY OF ALBUQUERQUE**  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

**TITLE WATER & SEWER PLAN & PROFILE**  
—TRES PINOS ADDITION—

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	William R. Pugh	5/15/85	Liquid Waste	William R. Pugh	5/15/85
ACE Design	William R. Pugh	5/15/85	Traffic	William R. Pugh	5/15/85
Hydrology	William R. Pugh	5/15/85	Water	William R. Pugh	5/15/85

DRAWING NO. **2382** MAP NO. **F-13** SHEET **4** OF **4**