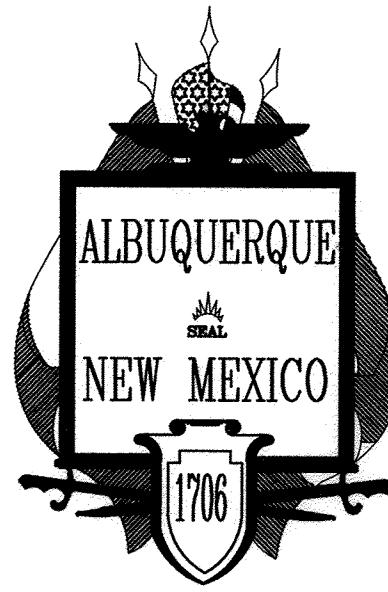
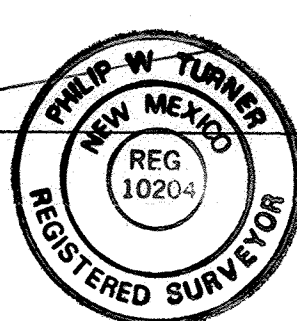


ABBREVIATIONS

A = AIR LINE
AD = AREA DRAIN
AIP = ABANDONED IN PLACE
BLDG = BUILDING
BM = BENCHMARK
CATV = CABLE TELEVISION LINE
CIP = CAST IRON PIPE
CMP = CORRUGATED METAL PIPE
CMPA = CORRUGATED METAL PIPE ARCH
CO = CLEANOUT
COA = CITY OF ALBUQUERQUE
CONC = CONCRETE
CL = CENTERLINE
DIA = DIAMETER
DIP = DUCTILE IRON PIPE
DTL = DETAIL
DWG = DRAWING
EG = EXISTING GRADE
ELEC. = ELECTRIC
EL = ELEVATION
EX = EXISTING
FF = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
G = GAS PIPE
GM = GAS METER
GV = GATE VALVE
HI PT = HIGH POINT
INV = INVERT ELEVATION
LF = LINEAL FEET
LP = LIGHT POLE
L/S = LANDSCAPING
MH = MANHOLE
NG = NATURAL GROUND
OE = OVERHEAD ELECTRIC LINE
OT = OVERHEAD TELEPHONE LINE
PB = ELECTRICAL PULL BOX
PCC = PORTLAND CEMENT CONCRETE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SLOPE
SAS = SANITARY SEWER
SD = STORM DRAIN
STA = STATION
STD = STANDARD
SW = SIDEWALK
T = TELEPHONE
TA = TOP OF ASPHALT PAVEMENT
TAC = TOP OF ASPHALT CURB
TC = TOP OF CONCRETE SLAB (PAVEMENT)
TCC = TOP OF CONCRETE CURB
TS = TOP OF SIDEWALK
TW = TOP OF WALL
TYP = TYPICAL
UE = UNDERGROUND ELECTRIC
UT = UNDERGROUND TELEPHONE
W = WATER
WM = WATER METER
WV = WATER VALVE

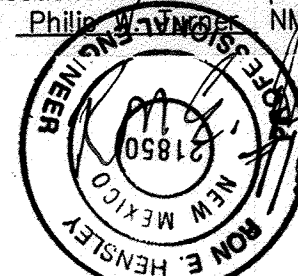
I, Philip W. Turner, a professional surveyor licensed in accordance with the laws of the state of New Mexico, do hereby certify that the "as-built" information shown on these documents was obtained from field construction layout and "as-built" surveys performed by me or under my direct supervision, that the "as-built" information shown on these drawings was annotated by me, or under my direct supervision, and that this "as-built" information is true and correct to the best of my knowledge and belief. I further state and affirm that I, Philip W. Turner, am not responsible for the design concepts, calculations engineering or intent of these record drawings.

Philip W. Turner, N.M.P.S. 10204
Date 4-18-16



ENGINEERS CERTIFICATION

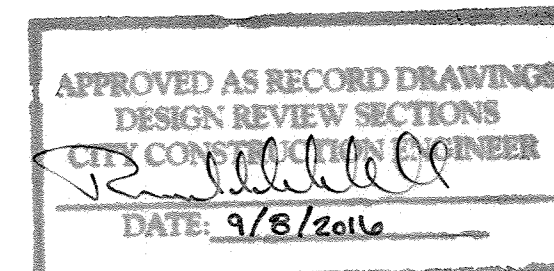
I, Ron E. Hensley, NMPE 21850, of the firm THE GROUP, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Philip W. Turner, NMPS number 102404.



CITY OF ALBUQUERQUE, NEW MEXICO

VISTA OAKLAND SUBDIVISION

PAVING, STORM DRAIN, SANITARY SEWER AND WATERLINE IMPROVEMENTS



INDEX TO DRAWINGS

SHEET No.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2	PRELIMINARY PLAT
3	GRADING AND DRAINAGE PLAN
4	VISTA OAKLAND COURT PAVING / STORM DRAIN PLAN AND PROFILE
5	VISTA OAKLAND COURT UTILITY PLAN AND PROFILE

LEGEND

NEW CURB AND GUTTER & SIDEWALK	EX SAS MANHOLE	8" SAS PROPOSED SANITARY SEWER LINE
EX CURB AND GUTTER & SIDEWALK	PROP SAS MANHOLE	SAS EX SANITARY SEWER LINE
PROP FIRE HYDRANT	PROP WATER METER	6" W PROPOSED WATER LINE
PROP WATER VALVE	PROPOSED SANITARY SEWER SERVICE	8" W EX WATER LINE
PROPERTY LINE	RECORD BEARING AND DISTANCES	N 00°07'27" W MEASURED BEARING AND DISTANCES

UTILITY COMPANY CONTACTS

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
KRISTOPHER CADENA
City/County Government Center
One Civic Plaza NW
Albuquerque, New Mexico, 87102
(505) 924-3988

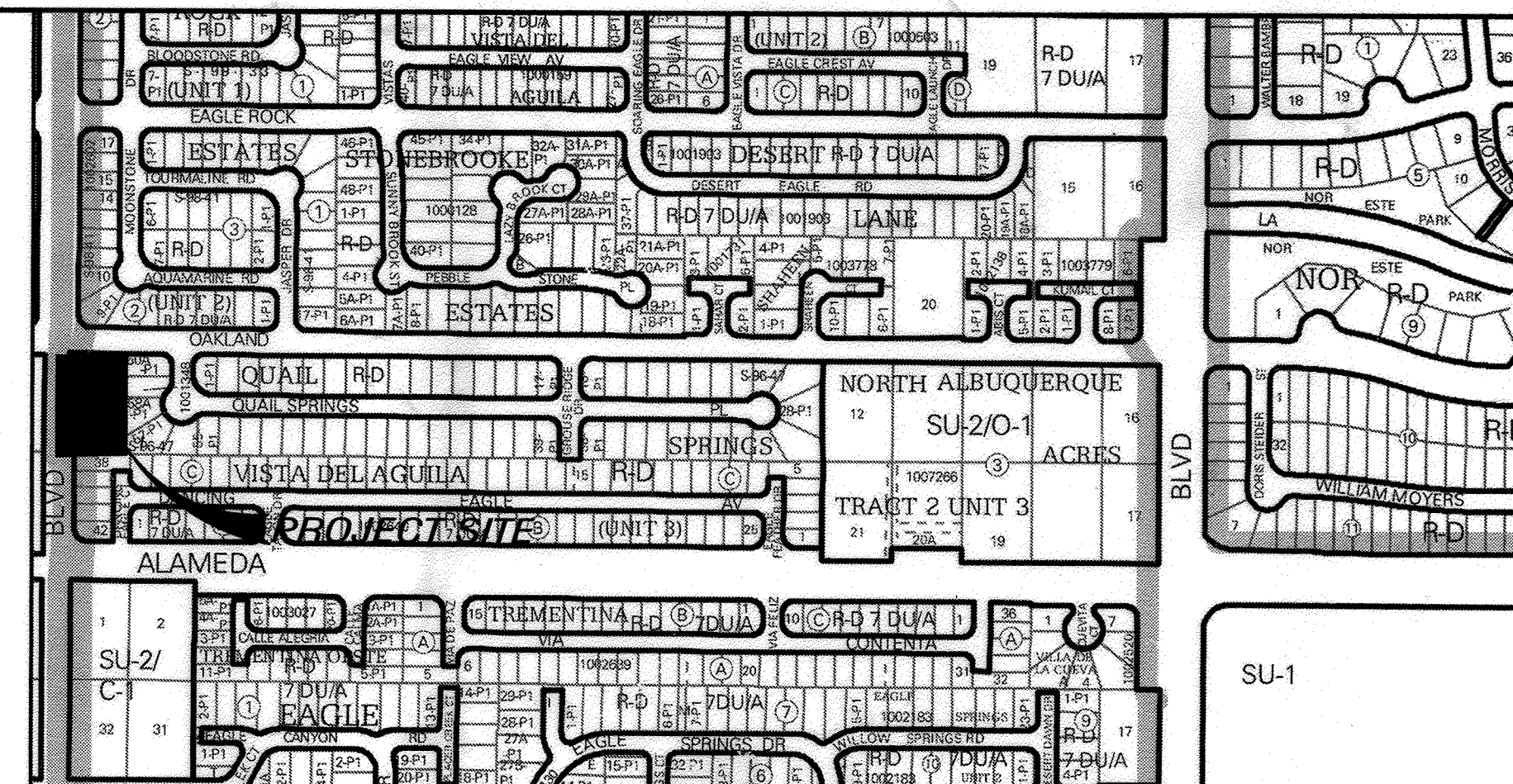
PNM
Sheri Compton
4201 Edith Blvd. NE
Mail Stop ES55
Albuquerque, New Mexico 87107
(505) 241-514

NEW MEXICO GAS CO.
Earl Hoskins
P.O. Box 97500
Albuquerque, New Mexico 87199
(505) 241-7759 / 401-7542
Earl.Hoskins@nmgeo.com

QWEST COMMUNICATIONS
Don Davalos
400 Tijeras Ave. NW, Suite 520
Albuquerque, New Mexico 87102
(505) 245-8967

AT&T
N.N.
111 Third ST., NW
Albuquerque, New Mexico 87103
(505) 842-2806

COMCAST CABLE
Robert Martinez
4811 Montbel Pl. NE
Albuquerque, NM 87107
(505) 761-6221
Robert.Martinez@cable.comcast.com



VICINITY MAP SCALE: NONE

GENERAL NOTES NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8 AMENDMENT 1.
- CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER /NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR, AND SHALL BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN 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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS/CONSTRUCTION.
- SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (280-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF DAMAGE TO EXISTING UTILITIES. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://www.abqwa.org/Water_Shut_off_and_Turn_on_Procedures.aspx.
- RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES RESTRAINED PER REQUIREMENTS ON UTILITY SHEETS. JOINTS SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- ALL PUBLIC WATER LINES MUST BE A MINIMUM OF 18" ABOVE SANITARY SEWER LINES AT ALL CROSSINGS.
- THE CONTRACTOR SHALL FURNISH ELECTRONIC MARKER DEVICES ON ALL WATER LINE AND SANITARY SEWER LINE SERVICE STUBS, VALVES, CAPS, BENDS AND PLUGS WITH A MAXIMUM SPACING OF 100' PER UPDATE 8 AMENDMENT #1.
- 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 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 DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS IN EXISTING STRIPING LOCATIONS UNLESS OTHERWISE INDICATED BY THIS PLAN SET.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR, OR REMOVAL AND REPLACEMENT, OF ANY PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, SIDEWALK, WHEELCHAIR RAMP, SIGNAGE OR ANY OTHER EXISTING IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUB-PART P.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

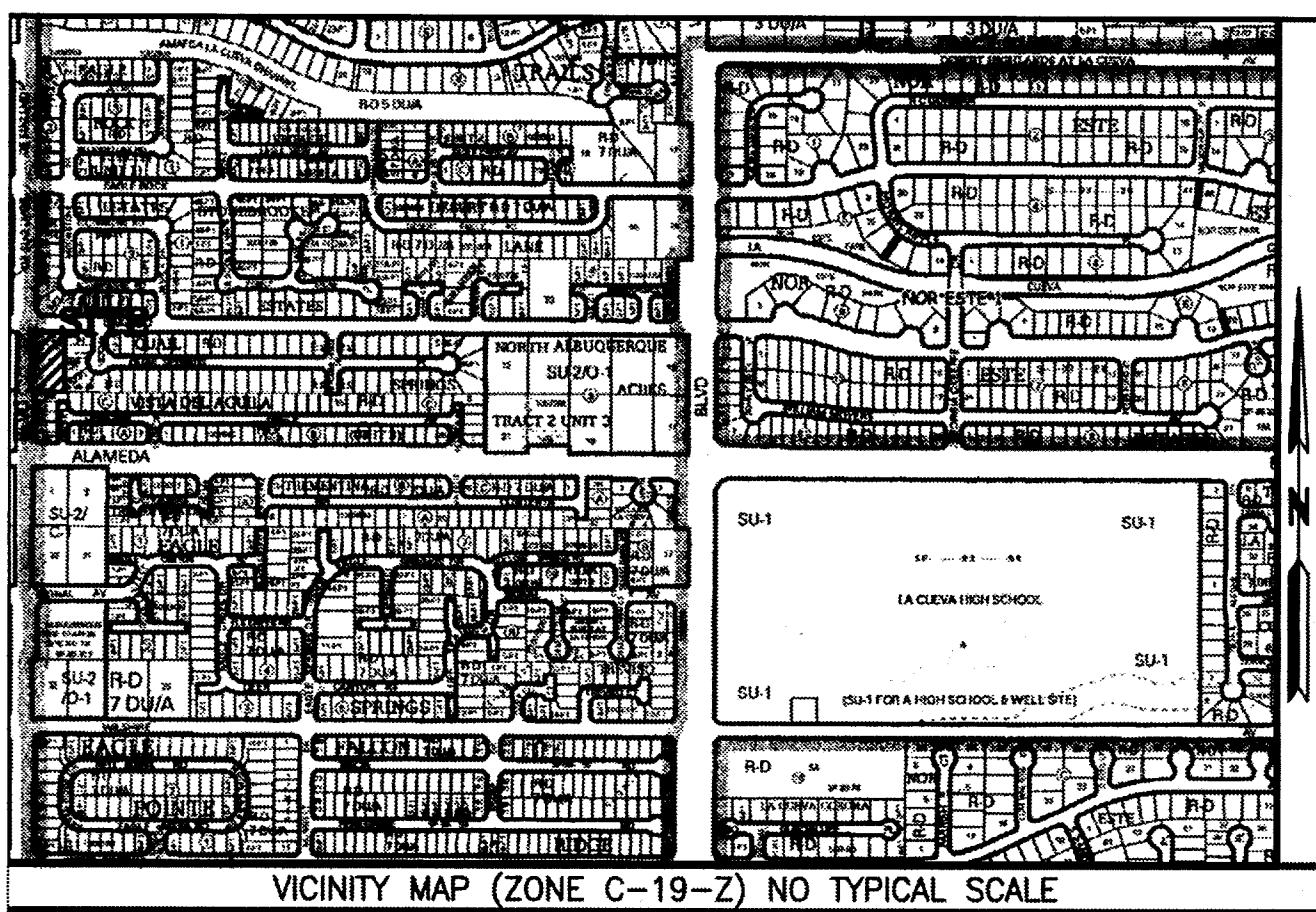
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A 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.



300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 514-0995

D.R.B. No. 1009730

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	APPROVED FOR CONSTRUCTION		
DRG CHAIRMAN			8/20/15				
TRANSPORTATION			6/12/15				
WATER/WASTEWATER			6/12/15				
HYDROLOGY			6/12/15				
AMAFCA							
CONSTR. MGMT.							
CONSTR. COORD.							
CITY PROJECT NO.	559083						
SHEET	1	OF					



THE PURPOSE OF THIS PLAT IS REPLAT THE REMAINING PORTION LOT 1 OF BLOCK 3 OF NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2 INTO 3 RESIDENTIAL LOTS AND TO GRANT EASEMENTS AS NECESSARY TO SERVE THE PARCELS CREATED.

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM AS DETERMINED BY GPS OBSERVATIONS OBTAINED UTILIZING THE CITY OF ALBUQUERQUE REAL TIME GNSS NETWORK (ARTGN); DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT, THE OWNER/DEVELOPER SHALL OBTAIN FROM THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY A LETTER OF WATER AVAILABILITY; CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
- 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.
- 7) THE BENEFICIARIES OF THE PRIVATE ACCESS EASEMENT CREATED HEREON SHALL BEAR ALL RESPONSIBILITIES FOR THE MAINTENANCE AND UPKEEP THEREOF.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH OUR EXPRESSED WISHES AND DESIRES AND THAT I AM GRANTING ALL EASEMENTS SHOWN HEREON. IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

ADIL RIZVI FOR NAZISH LLC

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2013, BY ADIL RIZVI FOR NAZISH LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES - / /

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	S89°40'52"E
L2	8.13'	S89°39'14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	47.15'	30.00'	90°02'36"	N45°20'18"E	42.44'
C2	28.73'	35.00'	42°07'39"	S40°48'14"E	25.16'
C3	59.68'	35.00'	97°41'59"	N69°16'57"E	52.71'
C4	31.40'	20.00'	89°57'32"	N44°39'38"W	28.27'
C5	25.13'	20.00'	71°59'44"	N36°19'00"E	23.51'
C6	56.23'	35.00'	92°03'18"	S26°17'13"W	50.38'

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. K-16.
- 3) GROSS SUBDIVISION AREA: 0.6173 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. 1009730
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.02

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING THE REMAINDER PORTION OF LOT 1 OF BLOCK 3 OF TRACT 2, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN BOOK D AT PAGE 121, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT OF TANGENCY ON THE SOUTH RIGHT OF WAY OF OAKLAND AVENUE, NORTHEAST, WHENCE THE AGRS CONTROL STATION 10.C19 BEARS N68°40'14"W AND 2688.62 FEET DISTANT; THENCE S89°38'24"E ALONG THE SOUTH LINE SAID OAKLAND AVENUE, NORTHEAST A DISTANCE OF 84.74 FEET TO THE NORTHEAST CORNER; THENCE S00°19'08"W ALONG A DISTANCE OF 236.14 FEET TO THE SOUTHEAST CORNER; THENCE N89°39'22"W A DISTANCE OF 114.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST; THENCE N00°15'58"W ALONG SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD, NORTHEAST A DISTANCE OF 206.15 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY A DISTANCE OF 47.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 90°02'36" AND A CHORD THAT BEARS N45°20'18"E A DISTANCE OF 42.44 FEET TO A POINT OF TANGENCY AND POINT OF BEGINNING, AND CONTAINING 26888 SQUARE FEET (0.6173 ACRES), MORE OR LESS.

UTILITY NOTE:

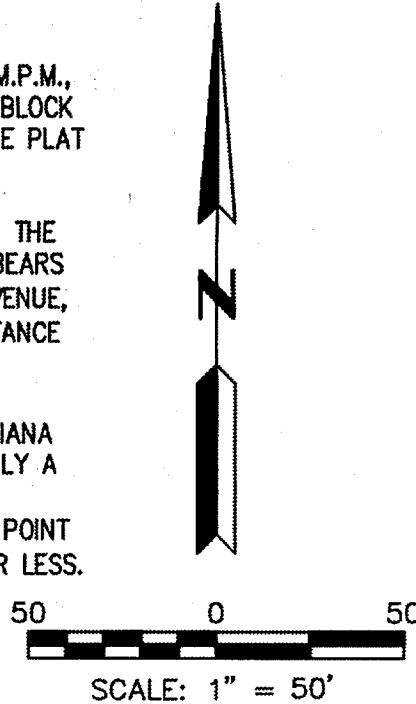
PUBLIC UTILITY EASEMENT SHOWN HEREON IS TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND VISTA OAKLAND COURT AND IS GRANTED FOR THE JOINT AND COMMON USE OF:
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
C) CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 101906401040920332

PROPERTY OWNER OF RECORD NAZISH, LLC

BERNALILLO COUNTY TREASURER'S OFFICE



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- #5 REBAR WITH CAP "PWT 10204"
- △ CITY CENTERLINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT

PLAT OF
VISTA OAKLAND
A REPLAT OF LOT 1, BLOCK 3
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
PROJECTED SECTION 18
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2013

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1009730 APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

CITY ENGINEER DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE DATE

PNM ELECTRIC SERVICES COMPANY DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION d/b/a CENTURYLINK QC DATE

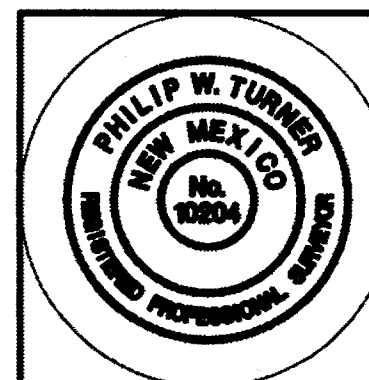
COMCAST CABLE DATE

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(B))

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON MARCH 29, 2013, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

PHILIP W. TURNER N.M.P.S. 10204 DATE



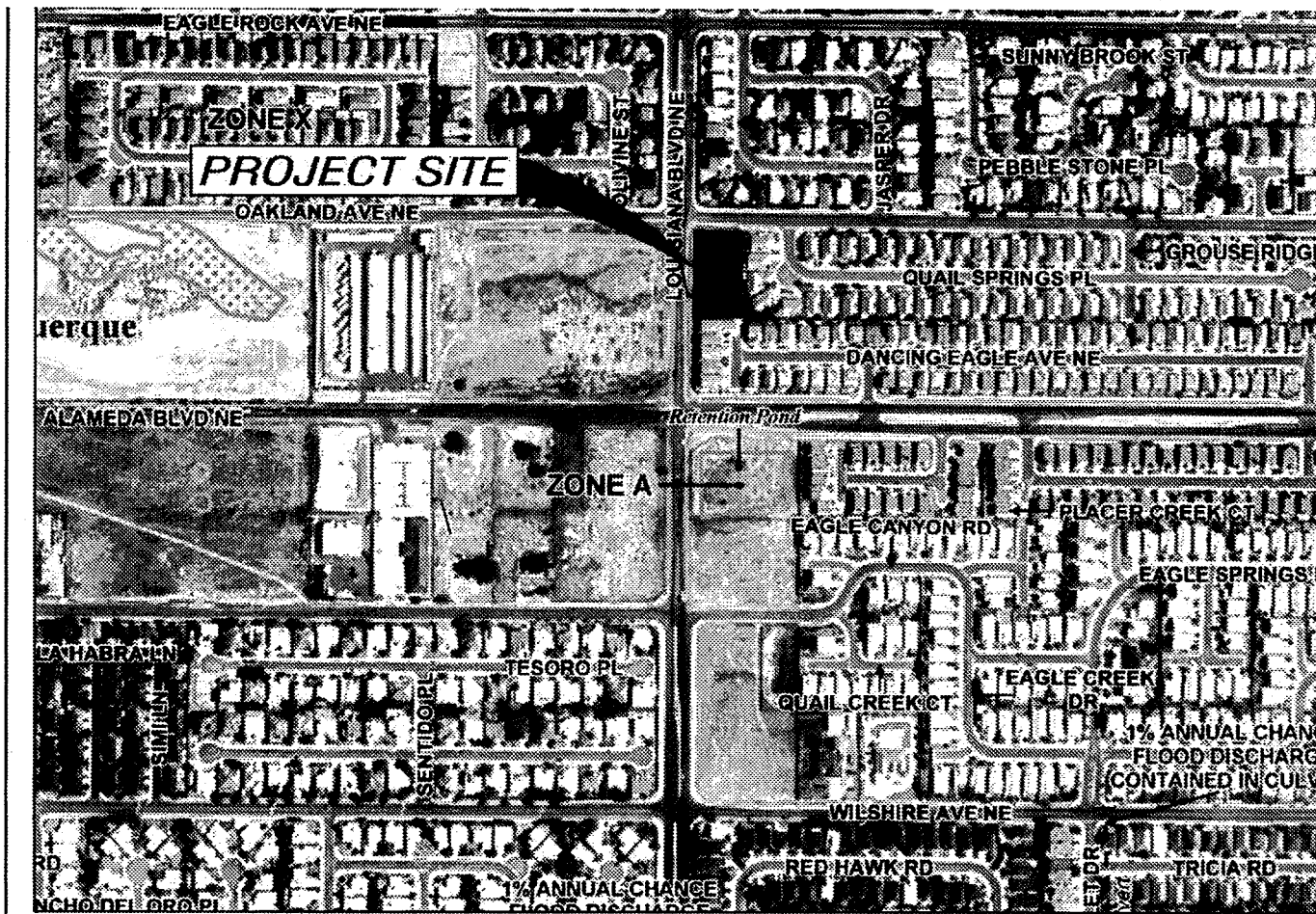
PLAT AND SURVEY BY:

TERRAMETRICS NM

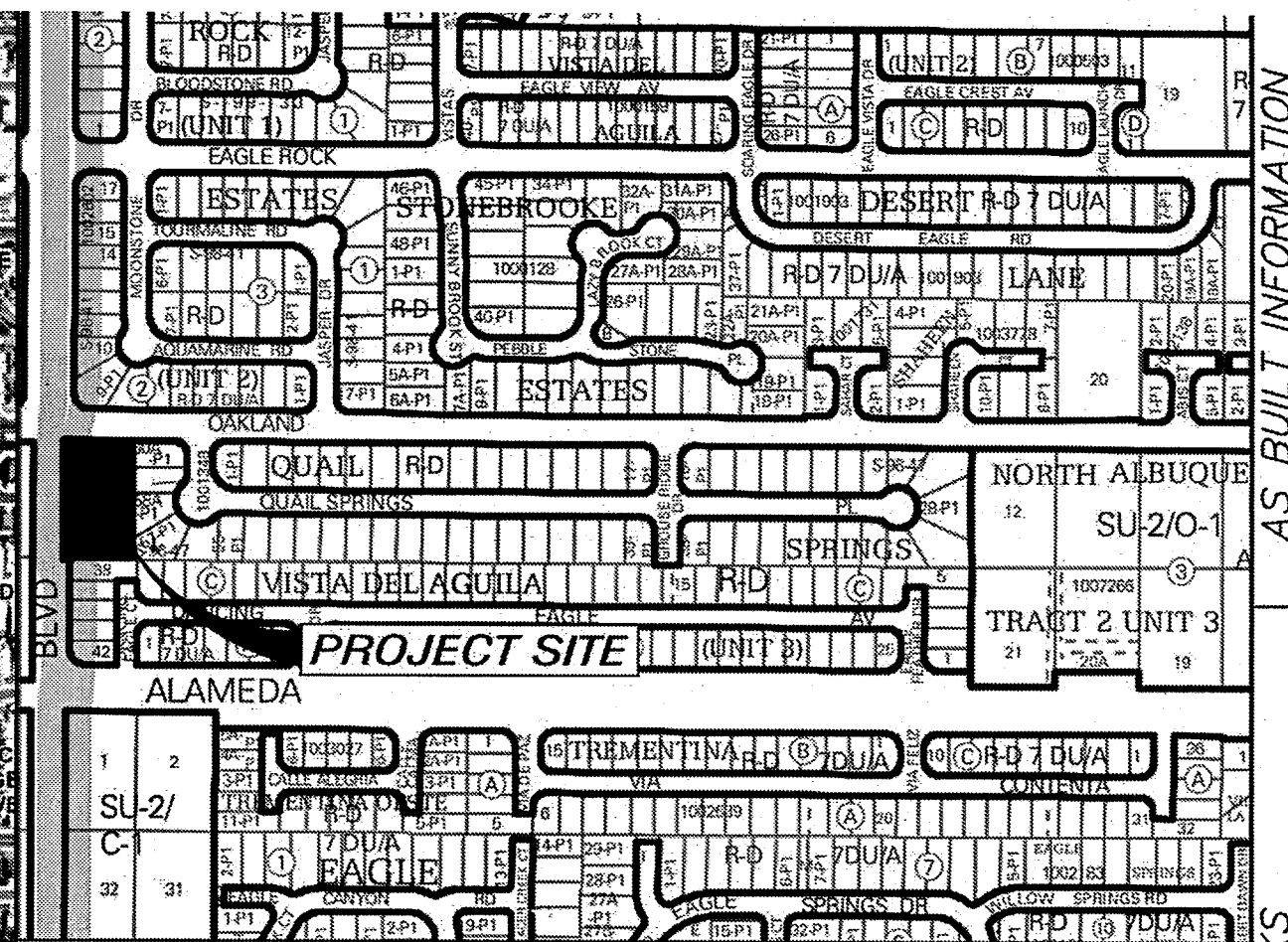
4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903

FOR INFORMATION ONLY

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP VISTA OAKLAND SUBDIVISION PRELIMINARY PLAT			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No. 559083	ZONE MAP No. C-19-Z	SHEET 2	OF 5



FIRM MAP NO. 35001C0137H



VICINITY MAP C-19-Z

I, Philip W. Turner, a professional surveyor licensed in accordance with the laws of the state of New Mexico, do hereby certify that the "as-built" information shown on these documents was obtained from field construction layout and "as-built" surveys performed by me or under my direct supervision, that the "as-built" information shown on these drawings was annotated by me, or under my direct supervision, and that this "as-built" information is true and correct to the best of my knowledge and belief. I further state and affirm that I, Philip W. Turner, am not responsible for the design concepts, calculations engineering or intent of these record drawings.

Philip W. Turner, N.M.P.S. 10204
Date 4-18-16

NOTE
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE, FEDERAL, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

GENERAL NOTES
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.

2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.

3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDING OR LANDSCAPED.

5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

NOTE
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

LEGAL DESCRIPTION
VISTA OAKLAND SUBDIVISION
LOTS 1-A, 1-B AND 1-C
(BEING A REPLAT OF LOT 1, BLOCK 3, UNIT 3, TRACT 2)
WITHIN
NORTH ALBUQUERQUE ACRES
IN
PROJECTED SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

THE Group

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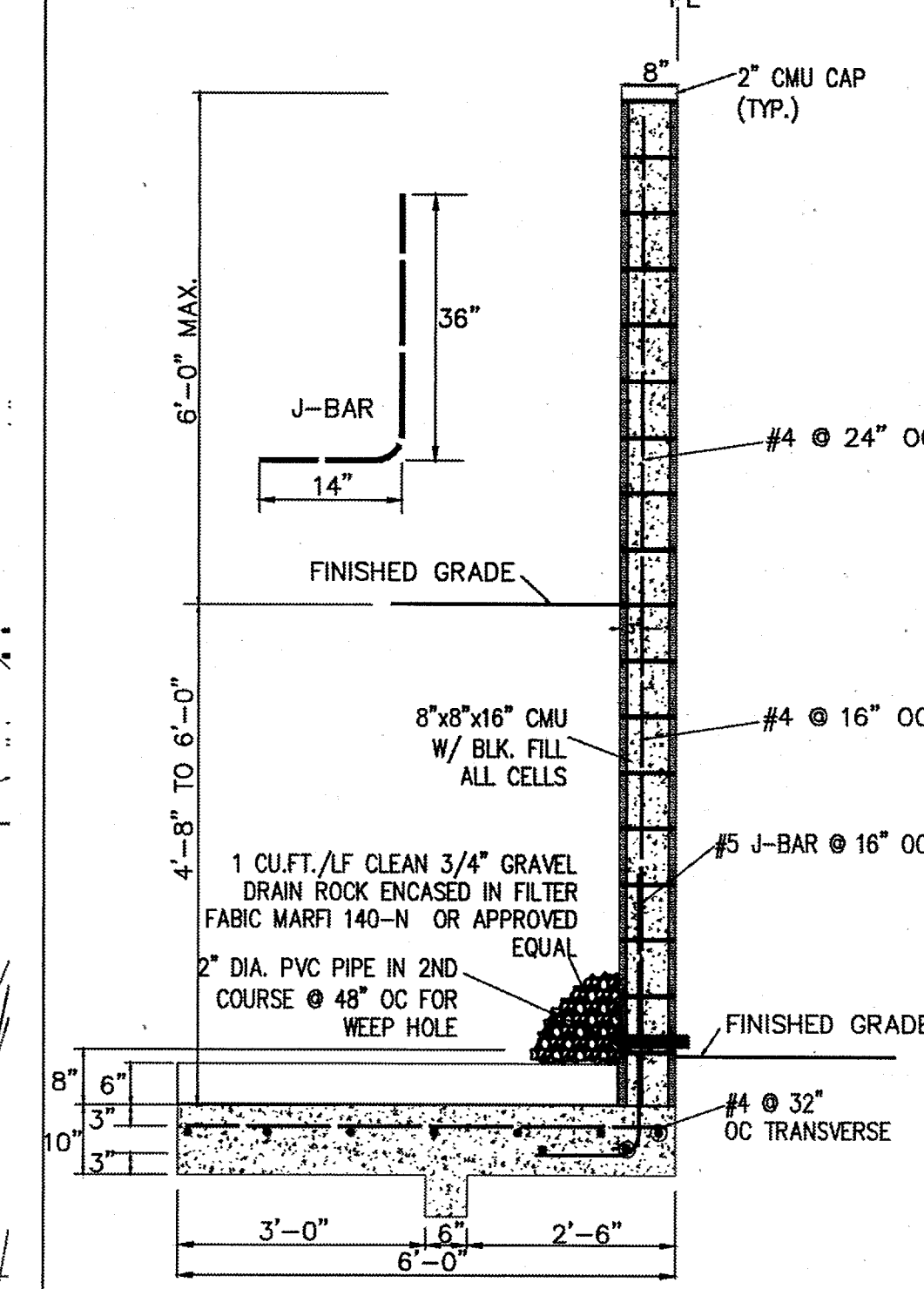
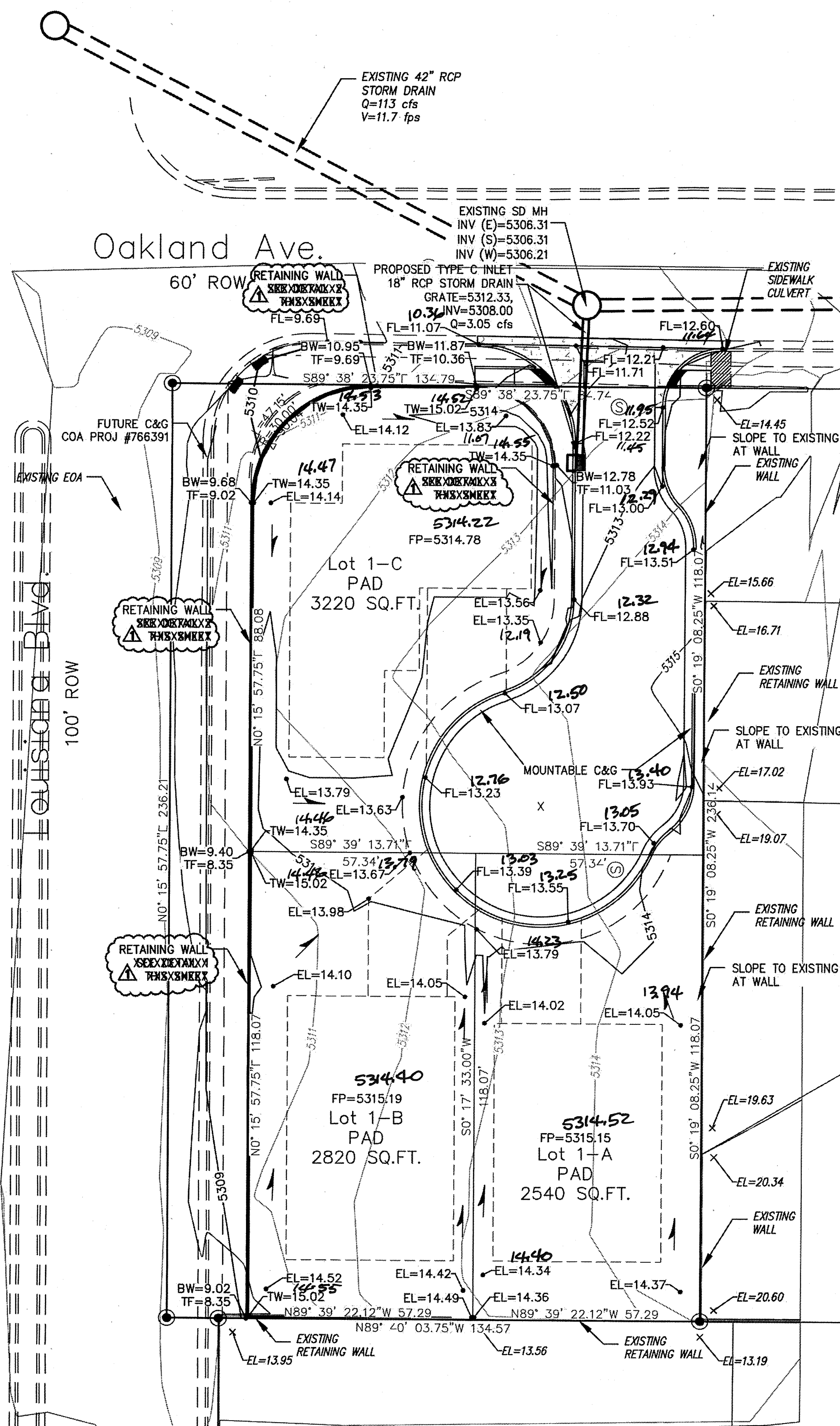
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VISTA OAKLAND SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 3, UNIT 3, TRACT 2, NAA
GRADING & DRAINAGE PLAN

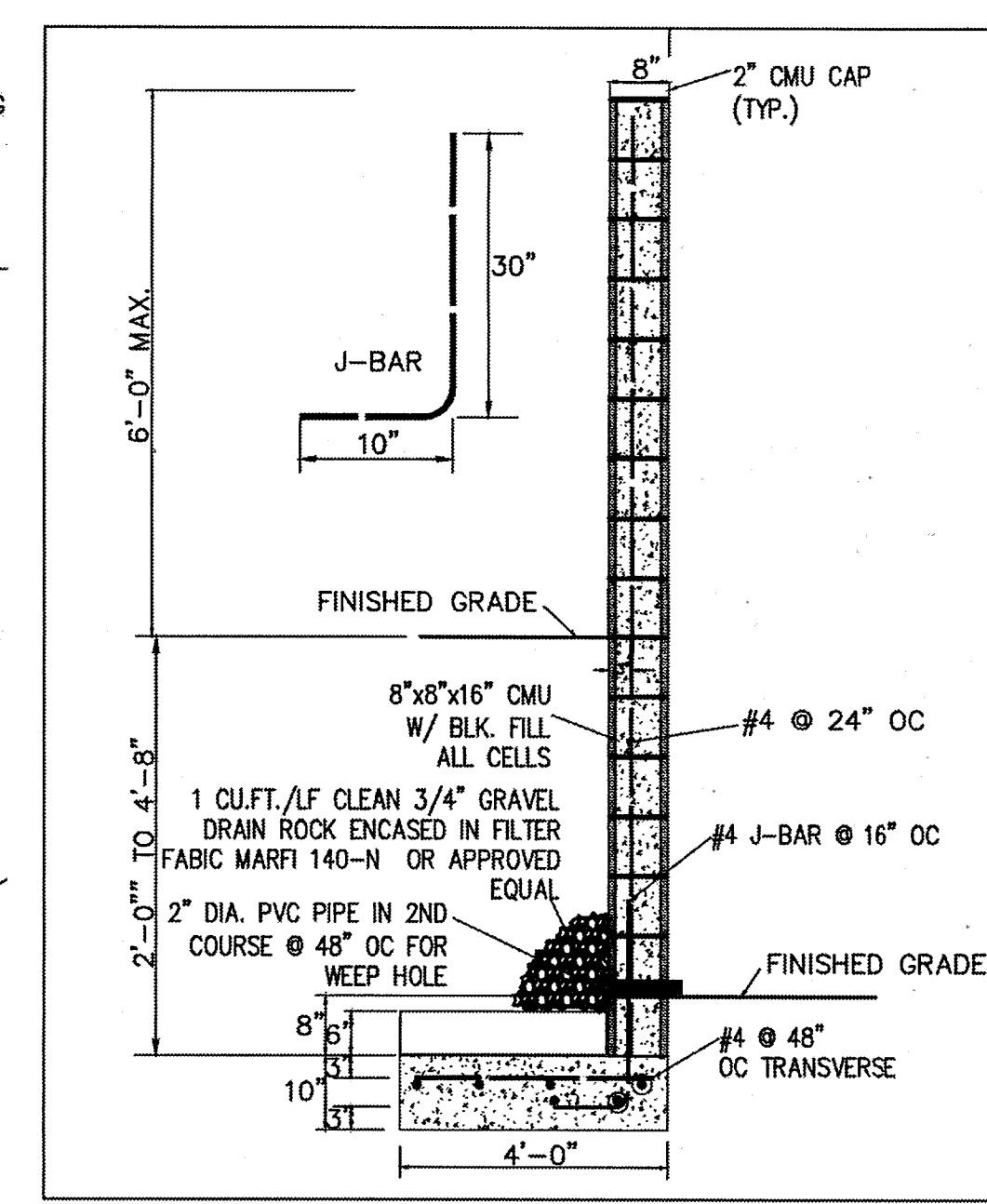
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

CITY PROJECT No. 559083
ZONE MAP No. C-19-Z
SHEET 3 OF 5

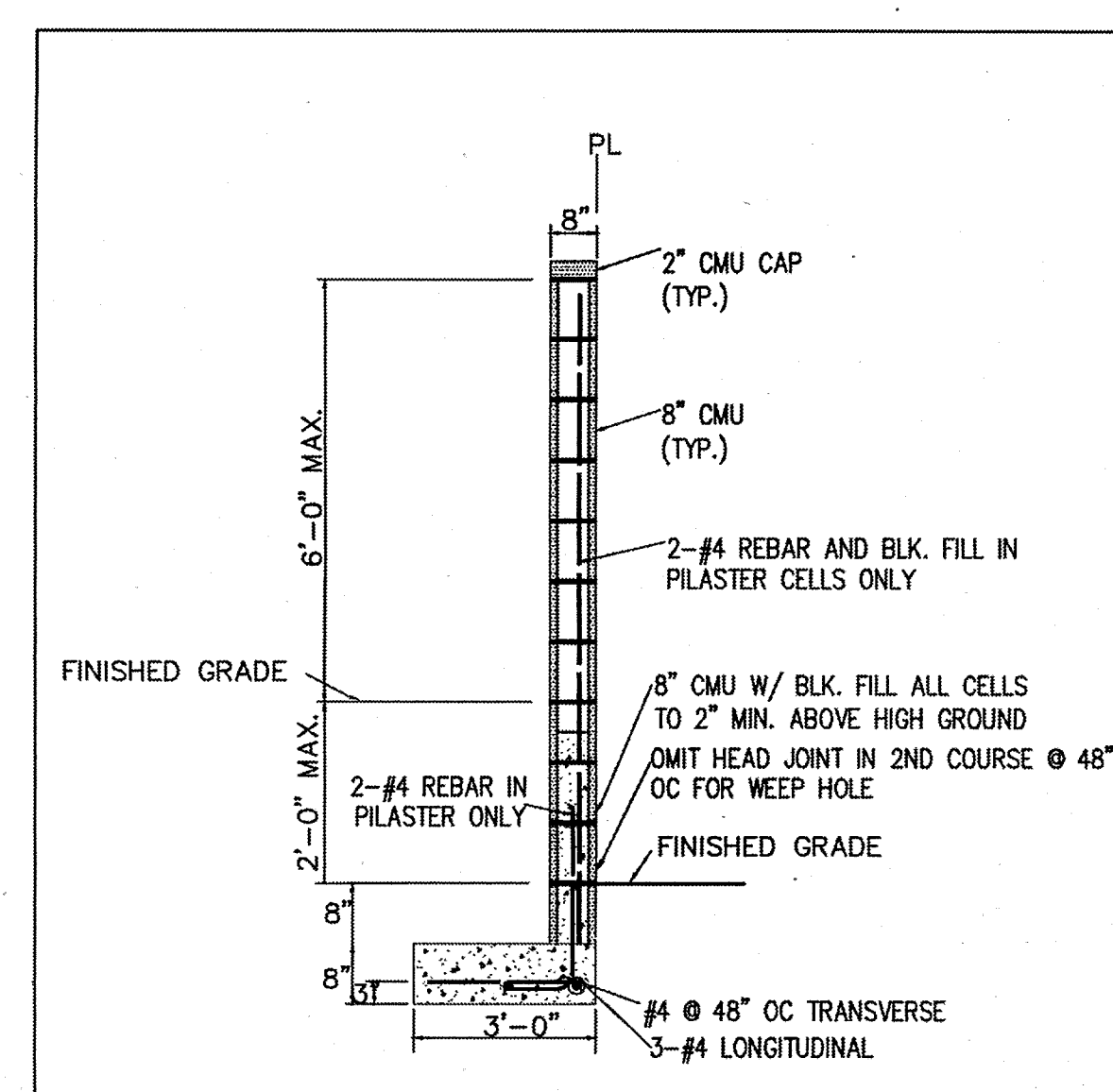
For Information Only



1 RETAINING WALL 4'-8" TO 6'-0" NTS



2 RETAINING WALL 2'-0" TO 4'-8" NTS



3 RETAINING WALL < 2'-0" NTS

EXISTING CONDITIONS

THE EXISTING SITE IS PART OF THE "NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN" (REPORT). THE REPORT WAS COMPLETED IN OCTOBER 1998 BY RTI. THE REPORT QUANTIFIED THE FLOWS FROM THE SITE WHICH IS WITHIN BASIN 116.1 AT 4.11 CFS/AC OF THE REPORT. AS SHOWN IN THE REPORT, THE SITE WAS PLANNED FOR DISCHARGE TO THE STORM DRAIN AND ROUTED TO THE LA CUEVA ARROYO VIA STORM DRAIN IN OAKLAND AND IN LOUISIANA. THE STORM DRAIN WAS COMPLETED WITH COA PROJECT #580182.

PROPOSED CONDITIONS

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE DEVELOPMENT OF THREE RESIDENTIAL LOTS. THE PROPOSED CONDITION WILL NOT SIGNIFICANTLY MODIFY THE CONDITIONS DESCRIBED IN THE PREVIOUS DRAINAGE REPORT. THE RUNOFF WILL INCREASE BY 0.07 CFS. THE DISCHARGE FROM THE SITE WILL FLOW INTO A NEW DROP INLET UNDER THE IMPROVED CONDITIONS.

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ₁₀₀ (cfs)	V ₁₀₀₋₂₄ (oct)
		A	B	C	D			
SITE	0.73	0	20	20	60	4.12	3.05	0.113

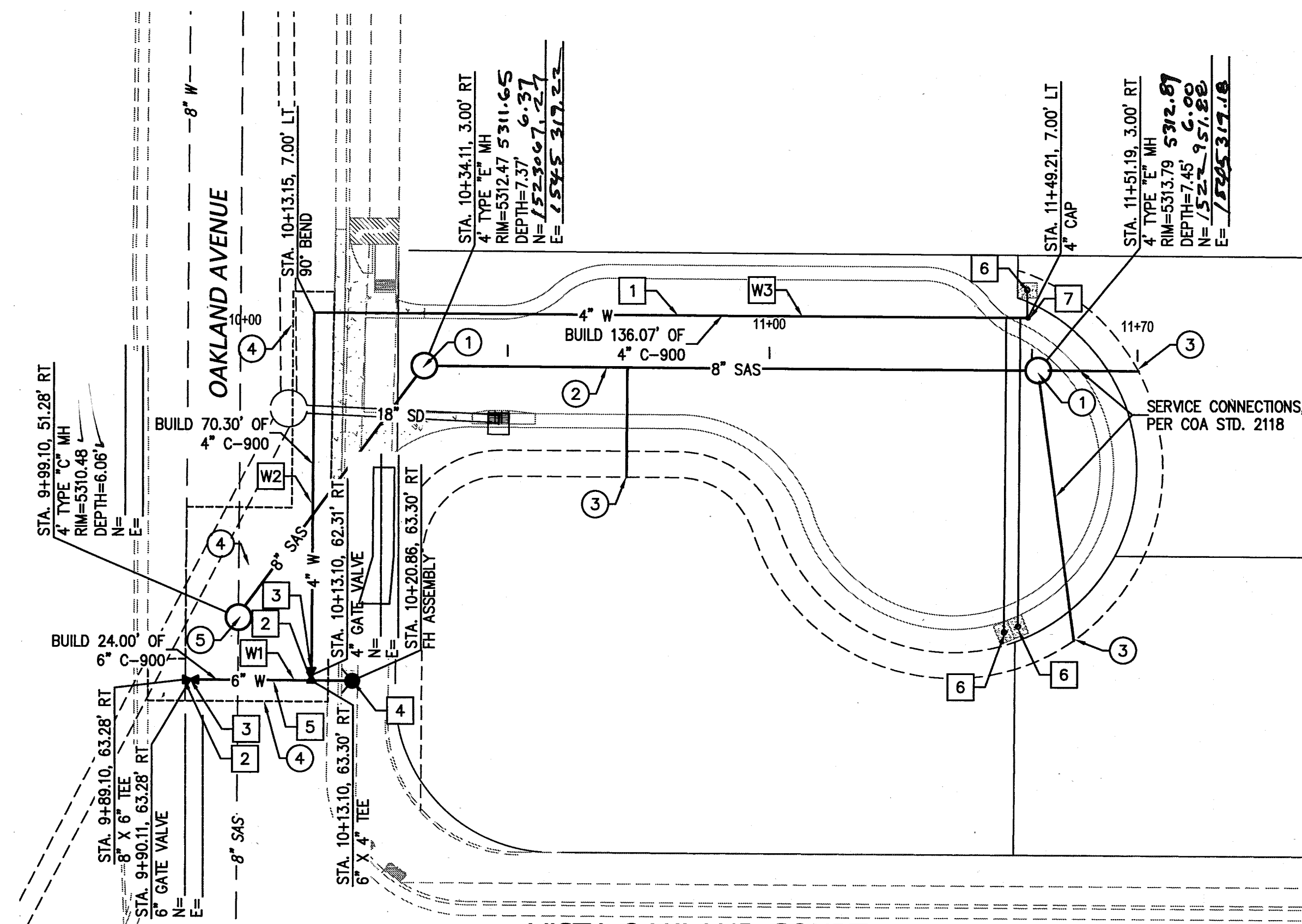
LEGEND

- FLOW ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- GRADE BREAK
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- PROPOSED GRADE

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.





VISTA OAKLAND COURT SANITARY SEWER SERVICES				
LOT	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT END
1	10+72.88 24.00' RT	21.00	5306.23	5310.37
2	11+58.41 54.57' RT	49.80	5306.65	5309.52
3	11+70.00 3.00' RT	17.07	5306.65	5309.65

SAS LINE TABLE		
LINE	LENGTH	BEARING
S1	55.76	S 27°00'00" W
S2	115.08	S 0°19'08" W

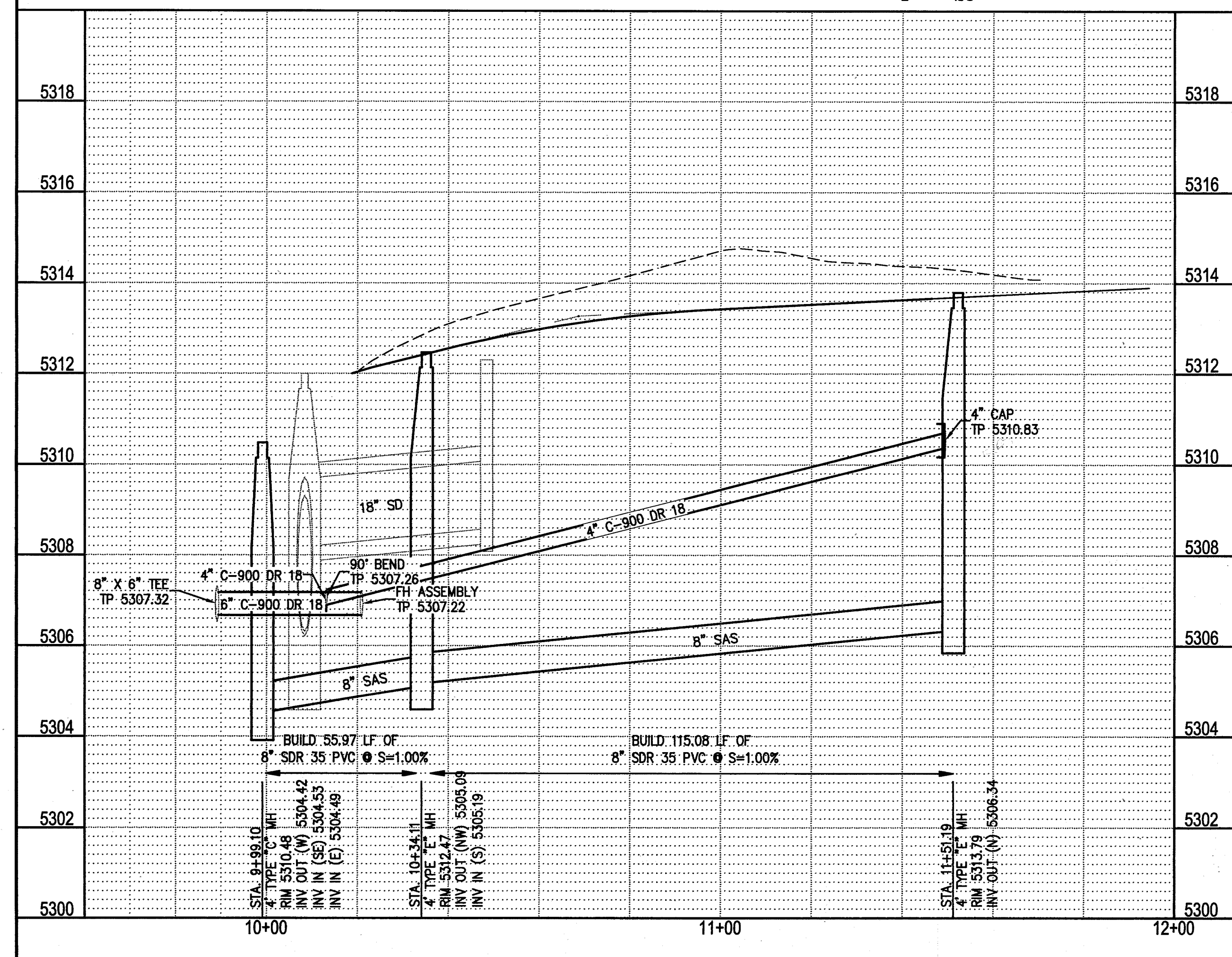
VISTA OAKLAND COURT WATER SERVICES		
LOT NO.	WL STATION & OFFSET	
1	11+45.09	53.06 RT
2	11+47.74	51.95 RT
3	11+49.07	12.31 LT

WATER LINE TABLE		
LINE	LENGTH	BEARING
W1	24.00	S 0°19'08" W
W2	70.30	S 89°40'52" W
W3	136.07	S 0°19'08" W

RESTRAINED JOINT TABLE			
MECHANICAL JOINT TYPE	LENGTH OF JOINTS RESTRAINED		
	PIPE SIZE	PIPE SIZE	PIPE SIZE
	8"	6"	4"
6"x8" TEE	1	35	
6"x4" TEE		20	1
90° HORIZ. BEND			12
GATE VALVE/CAP		45	32

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT FITTING.
2. ALL JOINTS WITHIN LENGTH FROM FITTING SHALL BE RESTRAINED.
3. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE AT LEFT (SEE NOTE 2 ABOVE).
5. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
6. ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
7. RESTRAINED LENGTH IS ON LARGE SIDE IN ALL REDUCERS.
8. RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



SEWER CONSTRUCTION NOTES	
I.D.#	DESCRIPTION
①	INSTALL 4" DIA. TYPE "E" MANHOLE PER COA STD. DTL. 2102
②	INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
③	INSTALL 4" SEWER SERVICE PER COA STD. DTL. 2125
④	SAW CUT REMOVE AND REPLACE ASPHALT, PER COA STD. DTL. 2465, MAJOR LOCAL TYPE B
⑤	INSTALL 4" DIA. TYPE "C" MANHOLE PER COA STD. DTL. 2101
WATER CONSTRUCTION NOTES	
I.D.#	DESCRIPTION
①	INSTALL WATERLINE PER STD. SPEC. SEC. 801
②	CONNECT NEW WATERLINE TO EXISTING WATERLINE PER COA STD. DTL. 2301
③	INSTALL GATE VALVE AND VALVE BOX PER COA STD. DTL. 2326, 2328
④	INSTALL FIRE HYDRANT PER COA STD. DTL. 2340, 2347
⑤	"MEG A LUG" ALL FITTINGS AND JOINTS FROM TEE TO FIRE HYDRANT
⑥	INSTALL 3/4" WATER SERVICE WITH METER BOX PER COA STD. DTL. 2361, 2362
⑦	INSTALL 4" CAP

[illegible]

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
<u>VISTA OAKLAND SUBDIVISION</u>			
VISTA OAKLAND COURT UTILITY PLAN AND PROFILE			
DESIGN REVIEW COMMITTEE APPROVE AUG 20 2013 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE SEP 20 2013 CITY ENGINEER	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No. 559083		LAST DESIGN UPDATE	SHEET 5 OF 5
ZONE MAP NO. C-19			