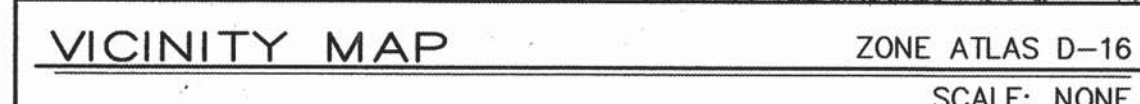


SCANNED BY
MESA REPRO



NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT A OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE.
6. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPANCY JAIL INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
7. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
8. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING BEFORE THIS PROJECT.
9. CONTRACTOR SHALL NOTIFY THE 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 NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. IN THE EVENT OF A CHANGE IN THE LOCATION OF THE POINTS OF THE PAYMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
10. 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 HAVE BEEN RECORDED.
11. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
12. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) 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 (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.
13. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE BY CITY.
14. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART 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 CITY ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED FOR A DRIVEPAV, THE DRIVEPAV SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

SHEET NO.	SHEET
1	TITLE SHEET
2-4	PLAN
5	GRADING AND DRAINAGE PLAN
6	MASTER PAVING PLAN
7	CALLE COMODO
8	CALLE ARMONIA
9	CALLE OTONO
10	MASTER UTILITY PLAN
11	CALLE ARMONIA
12	CALLE COMODO
13	CALLE OTONO & CALLE FUERTE
14	WATER DETAIL
15-16	TRAFFIC CONTROL

I, Diane Hoeltz
Engineer in the
infrastructure in
supervision, and
Engineer and the
built construction
and survey infor

Diane Hoeltz

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, PA, 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 ALS, Inc. NMPS number 7719.

Diane Hecker 10-29-03



SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my direct supervision. The 'as-built' information shown on these drawings was added 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, Timothy Aldrich Land Surveying is not responsible for the design, design details, concepts, calculations, engineering or intent of the record drawings.

Timothy Aldrich. S. No. 7719



Date _____

DRB NO.

1001396

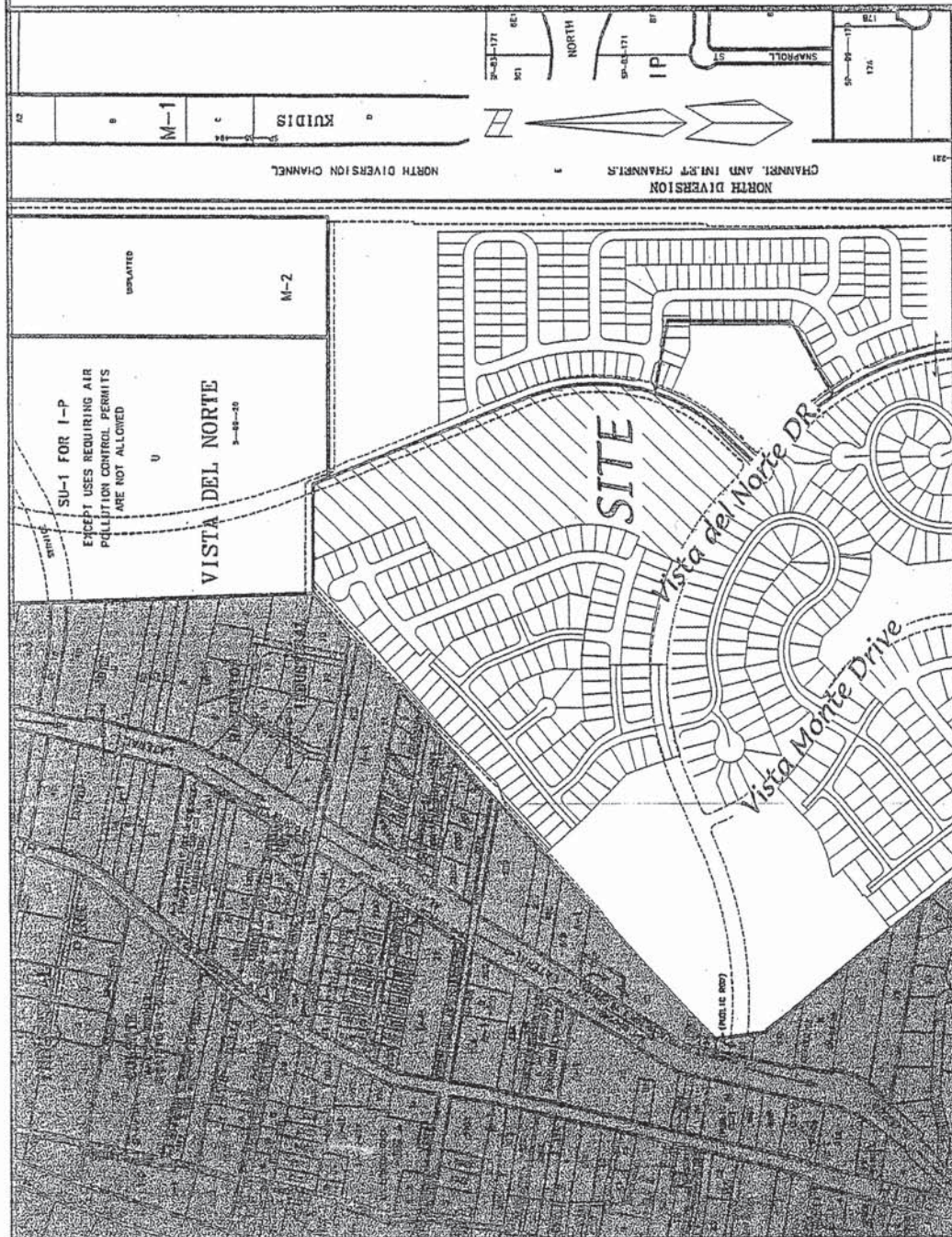
CAUTION:

NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200. FAX (505) 797-9531

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC CHAIRMAN TRANSPORTATION	Jesse E. [Signature]	2-7-03 01/23/03	APPROVED FOR CONSTRUCTION		
		WATER/WASTEWATER	Kenny Musgrave	1/23/2003			
		HYDROLOGY	Bruce L. Bigham	1/23/03			
		CIP					
		CONSTR. MGMT.			CITY ENGINEER DATE		
		CONSTR. COORD.	[Signature]	2-7-2003			
		CITY PROJECT NO.	682687		SHEET OF 1 16		

A1005VDN/UNIT 5B/A1005COVER-5B/01-09-03/ACH



LOCATION MAP
SCALE: NONE
ZONE: ATLAS D-16-Z

SUBDIVISION DATA

Plat Case No's: Project # 1001396
Case #
Gross acreage: 20.8620 AC
Zone Atlas No.: D-16-Z
No. of existing Tracts/Lots: 1 TRACTS
No. of Tracts/Lots created: 1 TRACT/64 LOTS
No. of Tracts/Lots eliminated: 1 TRACT
Miles of full width streets created: 0.54
Area dedicated to the City of Albuquerque: 3.3331 AC
Date of Survey: NOVEMBER, 1998
Utility Control Location System Log Number: 99092908100192

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon, including the right to construct, operate, inspect and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

VISTA DEL NORTE DEVELOPMENT, LLC:
BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Jan. 7 2003
By John A. Myers, Assistant Manager, pro tem Vista Del Norte Development, LLC A New Mexico company on behalf of said company.

Notary Public
Karen Lee Arfman
MY COMMISSION EXPIRES 11-11-2005

LEGAL DESCRIPTION

A Tract of land situate within the Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract T-2-A-1-A-1-A, Vista Del Norte Subdivision as the same is shown and designated on said plat filed for record in Book 2003C, Page 1 and containing 20.8620 Acres.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats (and documents) of record entitled:
PLAT FOR "MESETA DEL NORTE SUBDIVISION UNIT 2" (05-16-02, 2002C-173)
BULK PLAT FOR "MESETA DEL NORTE SUBDIVISION" (05-16-02, 2002C-173)
VISTA DEL NORTE SUBDIVISION (01-10-02, 2002C-331)
PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION", (06-19-01, 2001C-171)
PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION", (02-22-01, 2001C-59)
PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57) PLAT FOR "VILLA DEL NORTE SUBDIVISION" (07-23-99, 99C-205)
PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION" (08-18-99, 99C-233)
PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
all being records of Bernalillo County, New Mexico.
- Field Survey performed November, 1998.
- Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP).

The City has the right to enter upon the grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("work") it deems appropriate without liability to the city. If the work effects any improvements or encroachments made by the grantor, the city will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the city, the work to be performed by the city could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.

PURPOSE OF PLAT

- Subdivide T-2-A-1-A-1-A, Vista Del Norte Subdivision into 1 Tract and 64 Lots.
- Grant easements as shown.
- Dedicate right-of-way as shown.



OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 11-11-2005

LINE	BEARING	DISTANCE
L1	S22°31'09"E	66.48
L2	S89°48'21"E	36.86
L3	N67°28'51"E	68.00
L4	S23°26'10"W	23.40
L5	S22°31'09"E	6.03

CURVE	LENGTH	RADIUS	DELTA	TANGENT BH-BEARING	CH-DIST
C1	623.09	716.00	65°51'55"	463.78 N107°24'48"E	778.57
C2	360.16	1066.00	19°21'28"	161.61 N56°19'58"W	358.45
C3	32.87	1300.00	1°28'55"	16.44 N65°17'18"W	32.87
C4	362.41	433.00	47°57'19"	192.58 N01°27'30"E	351.93
C5	531.68	566.00	53°49'19"	287.28 N04°23'30"E	512.35
C6	371.64	1100.00	19°21'28"	187.61 N56°20'01"W	368.89
C7	231.20	1100.00	12°02'33"	116.03 N52°40'34"W	230.77
C8	140.44	1100.00	7°16'55"	70.32 N62°21'18"W	140.35

TRACT T-1
VISTA DEL NORTE
FILED: 12/10/99 VOL. 99C FOLIO 331

ACS MONUMENT "MAA-9"
Y=1,518.711.30, X=394.134.18
G-C=0.99967037
DELTA=-00°12'15"
CENTRAL ZONE, (NAD 1927)
ELEVATION=5069.27(SLD 1929)

TRACT T-1
NISA BLK 1000
VOL. 99C

FILED: 12/10/99

FOLIO 331

SCANNED BY
MESA REPRO

TRACT C-1-A
BERNARD TRAILS UNIT
2. SUBDIVISION
(07/11/02, 2002C-232)

BRIDLE WOOD ROAD NE
(EXIST. 50' ROW)

14-P1 BLOCK G

344.34'

50.00'

DRIVE

OMITAS (ROW)

TOWN

FILED: 12/10/99 VOL. 99C FOLIO 331

TRACT U-6
FILED 09/19/02 BK. 2002C.

EXISTING 30' PUBLIC
SANITARY SEWER EASEMENT
AND 30' AMAFCA ACCESS
EASEMENT (FILED 12/10/99
BK. 99C, PG-331)

TRACT U-6
FILED 09/19/02 BK. 2002C,
PC 311

MATCH LINE SEE SHEET 4 OF 5

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE
SEE SHEET 2 OF 5 FOR LINE TABLE

ROW = RIGHT-OF-WAY
PUE = PUBLIC UTILITY EASEMENT

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 01/07/03	Job: A01005	

PLAT FOR
VALLE GRANDE DEL NORTE
SUBDIVISION UNIT 1
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
SHIP 11 NORTH, RANGE 3 EAST, N1MPW
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2003

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE
SEE SHEET 2 OF 5 FOR LINE TABLE

ROW = RIGHT-OF-WAY
PUE = PUBLIC UTILITY EASEMENT

ROW = RIGHT-OF-WAY
PUE = PUBLIC UTILITY EASEMENT

TRACT T-2-A-1-A-1-A-1
(8.7064 Ac.)

EXIST. 46' PUBLIC WATERLINE, SANITARY
SEWER & STORM DRAIN EASEMENT
(5/16/02 02C-173)

Valle Grande del Norte Unit 1 Plat (Proj No. 682687) Sht. 3 of 16

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet of 5
Scale: AS SHOWN	Date: 03/07/03	Job: 401005	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT CH-BEARING-CH-DIST=	
C1	623.09	716.00	65°51'55"	463.78 N10°24'48"E	778.51
C2	360.16	1066.00	19°21'28"	181.81 N56°19'58"W	358.45
C3	32.87	1300.00	1°26'55"	16.44 N65°17'18"W	32.87
C4	362.41	433.00	47°57'19"	192.58 N01°27'30"E	351.93
C5	531.68	566.00	53°49'19"	287.28 N04°23'30"E	512.35
C6	371.64	1100.00	19°21'28"	187.61 N56°20'01"W	369.88
C7	231.20	1100.00	12°02'33"	116.03 N52°40'34"W	230.77
C8	140.44	1100.00	7°18'55"	70.32 N62°21'18"W	140.35
C9	370.80	566.00	37°32'08"	192.33 N12°32'05"E	364.20
C10	161.75	566.00	16°22'25"	81.43 N14°19'57"W	161.20
C11	92.98	573.00	91°17'52"	46.59 N17°52'13"W	92.88
C12	39.27	25.00	90°00'00"	25.00 N67°31'09"W	35.36
C13	39.27	25.00	90°00'00"	25.00 S22°28'51"W	35.36
C14	39.27	25.00	90°00'00"	25.00 S67°31'09"E	35.36
C15	39.27	25.00	90°00'00"	25.00 N22°28'51"E	35.36
C16	39.27	25.00	90°00'00"	25.00 N22°28'51"E	35.36
C17	39.27	25.00	90°00'00"	25.00 N67°31'09"W	35.36
C18	39.27	25.00	90°00'00"	25.00 S22°28'51"W	35.36
C19	39.27	25.00	90°00'00"	25.00 S67°31'09"E	35.36
C20	39.27	25.00	90°00'00"	25.00 N67°31'09"W	35.36
C21	39.27	25.00	90°00'00"	25.00 N22°28'51"E	35.36
C22	32.76	543.00	3°27'25"	16.39 N20°47'27"W	32.76
C23	59.29	543.00	6°15'21"	29.67 N15°56'04"W	59.26
C24	62.30	543.00	6°34'24"	31.18 N09°31'11"W	62.26
C25	49.68	433.00	6°34'24"	24.87 N09°31'11"W	49.65
C26	47.28	433.00	6°15'21"	23.66 N15°56'04"W	47.25
C27	26.13	433.00	3°27'25"	13.07 N20°47'27"W	26.12
C28	57.99	589.00	5°38'29"	29.02 N16°55'35"W	57.97
C29	57.99	589.00	5°38'29"	29.02 N11°17'06"W	57.97
C30	57.99	589.00	5°38'29"	29.02 N05°38'37"W	57.97
C31	70.98	550.00	7°23'41"	35.54 N13°16'54"W	70.93
C32	34.92	550.00	3°38'14"	17.46 N11°24'10"W	34.91
C33	36.07	550.00	3°45'27"	18.04 N15°06'01"W	36.06
C34	53.18	550.00	5°32'25"	26.61 N19°44'57"W	53.16
C35	58.09	716.00	4°38'56"	29.06 N20°11'41"W	58.08
C36	58.09	716.00	4°38'56"	29.06 N15°32'46"W	58.08
C37	48.36	596.00	4°38'56"	24.19 N15°32'46"W	48.34
C38	48.36	596.00	4°38'56"	24.19 N20°11'41"W	48.34
C39	239.33	433.00	31°40'09"	122.81 N09°36'06"E	236.30
C40	35.06	589.00	3°24'37"	17.53 N04°31'40"W	35.05
C41	706.90	716.00	56°34'04"	385.27 N15°03'44"E	678.54
C42	28.50	589.00	2°46'19"	14.25 N21°08'00"W	28.49

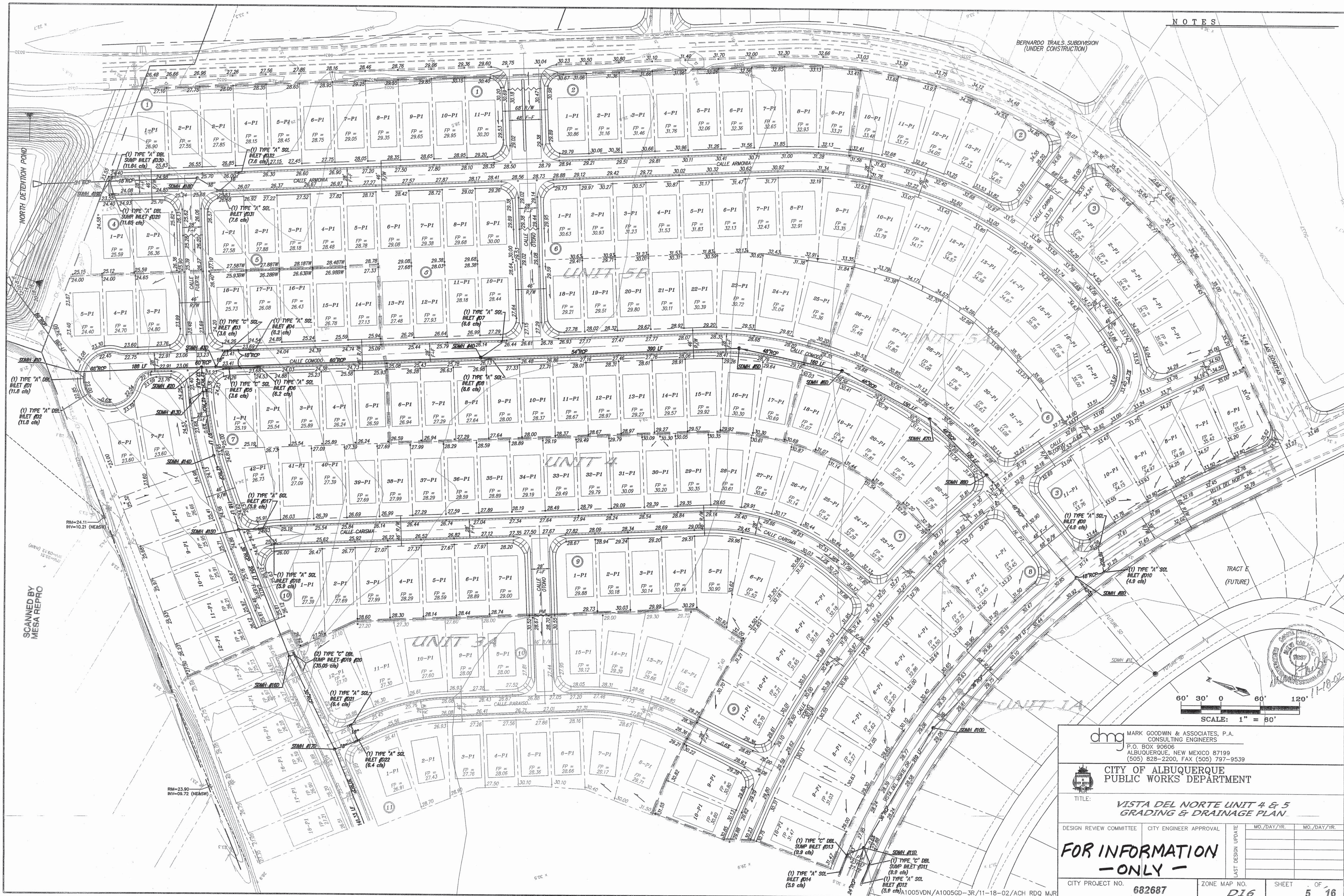
PLAT FOR
VALLE GRANDE DEL NORTE
SUBDIVISION UNIT 1
ELENA CALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2003

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Quest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

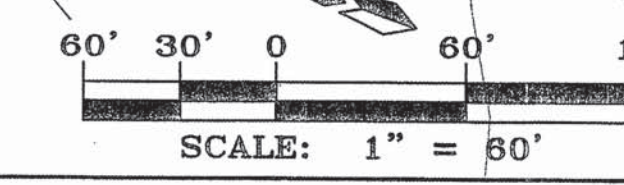
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



NOTES

BERNARDO TRAILS SUBDIVISION
(UNDER CONSTRUCTION)

TRACT E
(FUTURE)



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **VISTA DEL NORTE UNIT 4 & 5
GRADING & DRAINAGE PLAN**

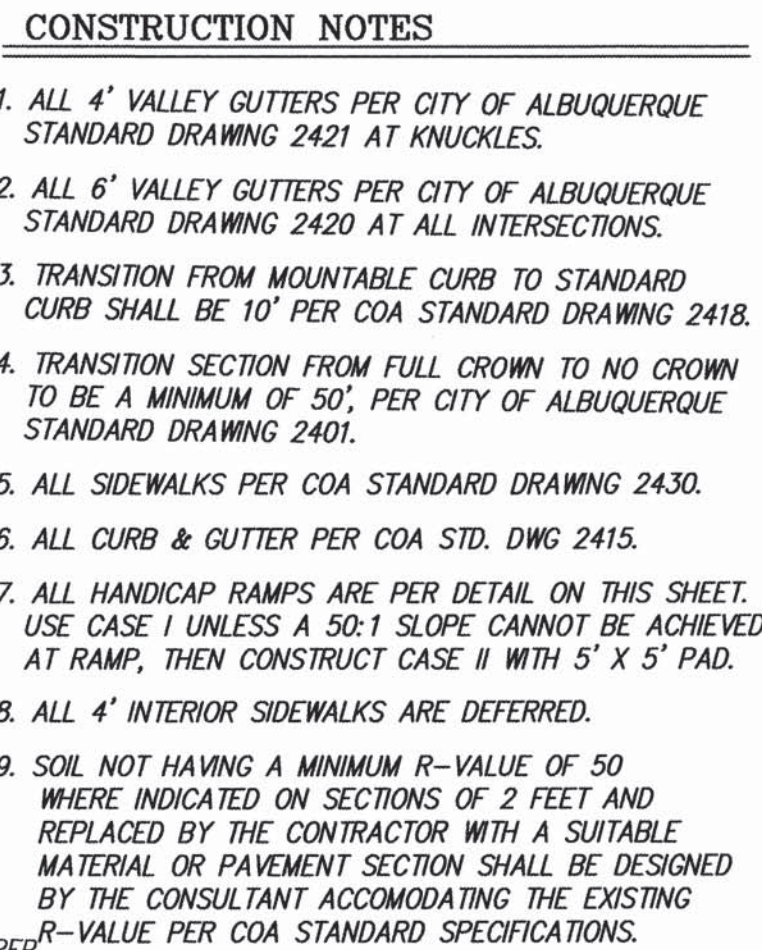
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

**FOR INFORMATION
- ONLY -**

CITY PROJECT NO. **682687**

ZONE MAP NO. **D16**

SHEET **5** OF **16**

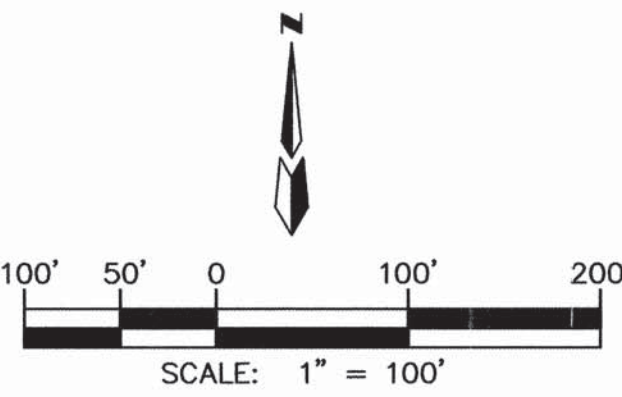


PASEO de ESTRELLA
EXISTING

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzel, a NPME 11967, of the firm Mark Goodwin & Associates, PA, 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 ALS, Inc., NMPS number 7719.

Meine Hebe 10-29-03



LEGEND	
	EXISTING RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING TOP OF CURB EXISTING FLOWLINE
	NEW RETAINING WALL
	NEW GARDEN WALL
	NEW PUBLIC EASEMENTS
	NEW STANDARD CURB & GUTTER
	NEW MOUNTABLE CURB & GUTTER
	NEW PROPERTY LINE
	NEW LOT LINE
	NEW RIGHT-OF-WAY
	NEW SIDEWALK THIS PROJECT
	NEW UNIT BOUNDARY
	NEW STREET LIGHTS
	NEW DRIVEWAY LOCATION

PROVIDE 1/2 CROWN TRANSITION
PER COA STD. DWG. 2401.

**BERNARDO TRAILS
SUBDIVISION**

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITL

**VISTA DEL NORTE - UNIT 5B
MASTER PAVING PLAN**

DESIGN REVIEW COMMITTEE

APPROVE

FEB - 7 2003

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
FEB 27 2003
CITY ENGINEER

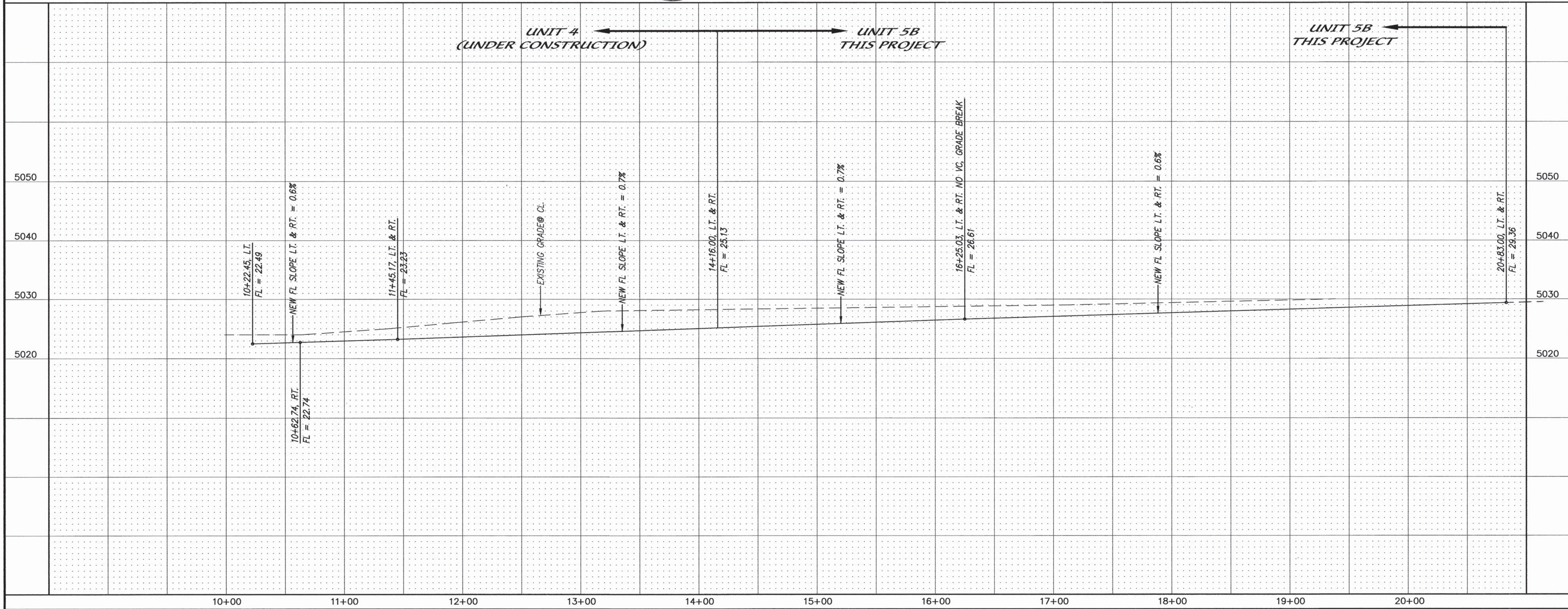
LAST DESIGN UPDATE

CITY PROJECT NO. **682687**

ZONE MAP NO.
D-16

SHEET OF
6 16

SCANNED BY
MESA REPRO



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, P.A., 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 ALS, Inc., NMPS number 7719.

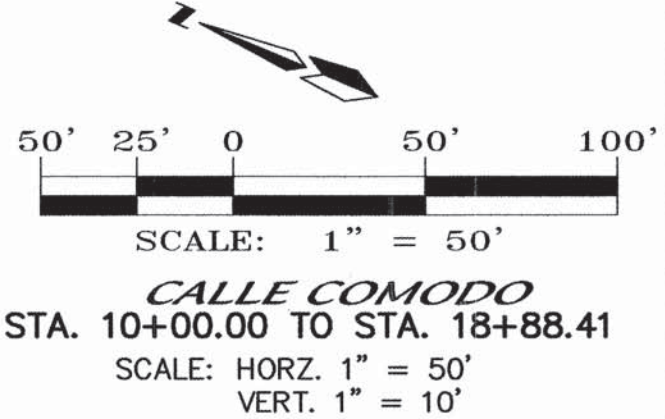


NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CURVE DATA - DESCRIBES FACE OF CURB

- | | |
|---|---|
| ① $\Delta = 275^{\circ}02'38''$
$R = 40.00'$
$L = 192.02'$
$T = N/A$ | ② $\Delta = 74^{\circ}50'19''$
$R = 25.00'$
$L = 32.65'$
$T = 19.13'$ |
| ③ $\Delta = 88^{\circ}50'14''$
$R = 25.00'$
$L = 38.76'$
$T = 24.50'$ | ④ $\Delta = 91^{\circ}21'35''$
$R = 25.00'$
$L = 39.86'$
$T = 25.60'$ |
| ⑤ $\Delta = 90^{\circ}00'00''$
$R = 25.00'$
$L = 39.27'$
$T = 25.00'$ | ⑥ $\Delta = 90^{\circ}00'00''$
$R = 25.00'$
$L = 39.27'$
$T = 25.00'$ |
| ⑦ $\Delta = 90^{\circ}00'00''$
$R = 25.00'$
$L = 39.27'$
$T = 25.00'$ | ⑧ $\Delta = 90^{\circ}00'00''$
$R = 25.00'$
$L = 39.27'$
$T = 25.00'$ |
| ⑨ $\Delta = 20^{\circ}12'19''$
$R = 25.00'$
$L = 8.82'$
$T = 4.45'$ | ⑩ $\Delta = 49^{\circ}33'35''$
$R = 552.00'$
$L = 503.33'$
$T = 268.75'$ |
| ⑪ $\Delta = 49^{\circ}43'18''$
$R = 580.00'$
$L = 503.33'$
$T = 268.75'$ | |



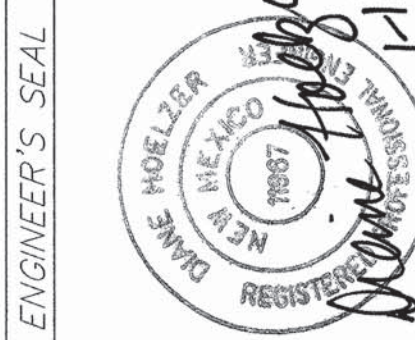
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **VISTA DEL NORTE - UNIT 5B
CALLE COMODO
PAVING IMPROVEMENTS**

DESIGN REVIEW COMMITTEE APPROVED FEB - 7 2003	CITY ENGINEER-APPROVAL APPROVED FEB 27 2003	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
DESIGN REVIEW COMMITTEE	CITY ENGINEER			

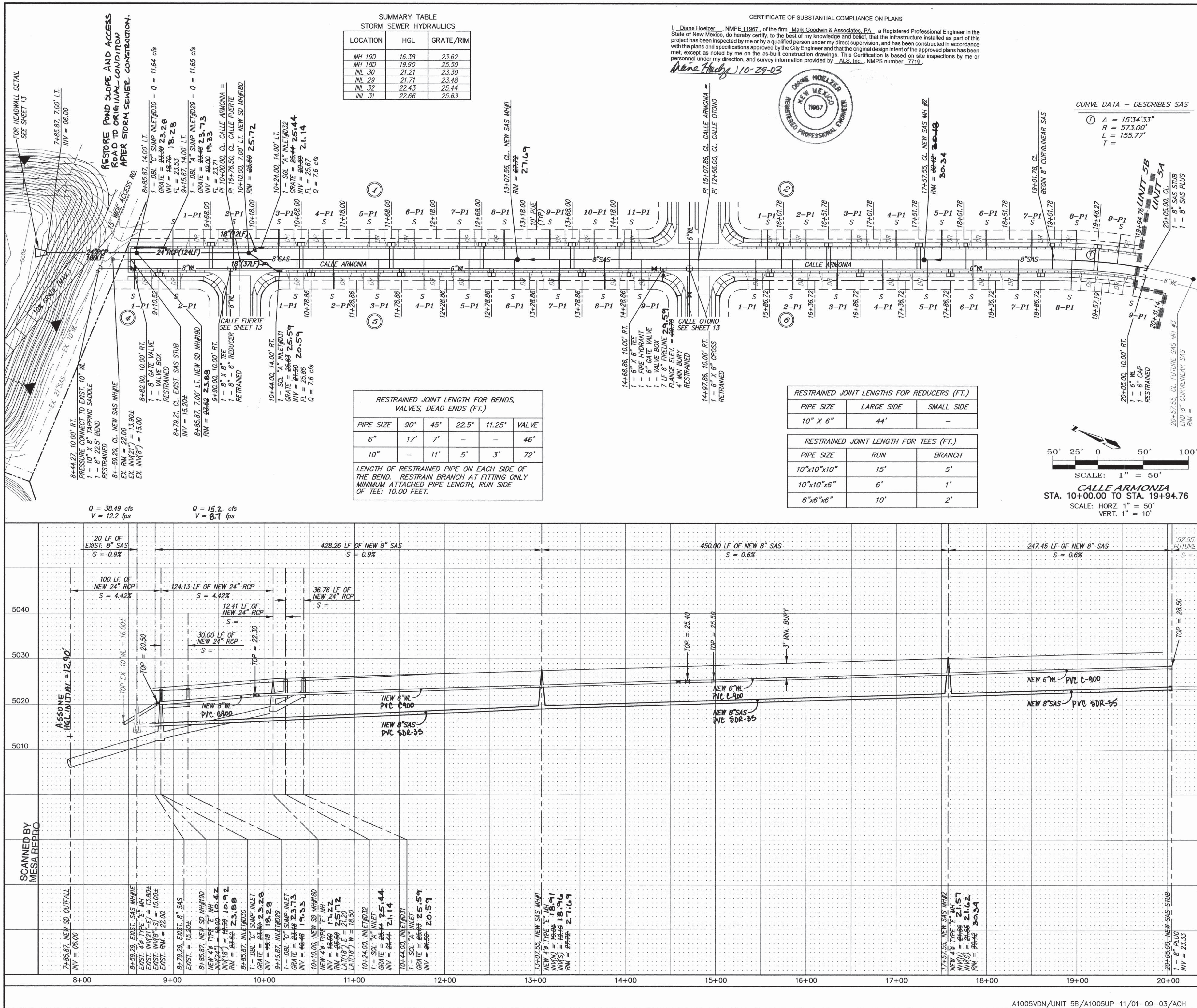
CITY PROJECT NO. **682687** ZONE MAP NO. **D-16** SHEET **7** OF **16**



NO.	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY	DATE		
DRAWN BY	DATE		
CHECKED BY	DATE		

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS BRASS CAP STAMPED	DATE	NO.	BY		
STANDARD	DATE	LOCATED IN	DATE				
INSPECTOR'S	DATE	NORTH DIVERSION CHANNEL INTERSECTION	DATE				
FIELD	DATE	GEOGRAPHIC POSITION (MAD 1927), IN FEET	DATE				
VERIFICATION BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE				
CORRECTED BY	DATE	X = 394,134.18 Y = 1,518,711.30	DATE				
MICRO-FILM INFORMATION	DATE	ELEVATION = 5669.27 (NGVD 1929), IN FEET	DATE				
RECORDED BY	DATE		DATE				
NO.							

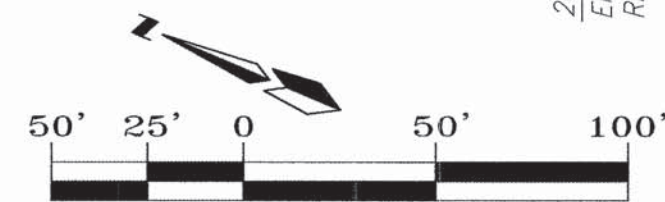




CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

CURVE DATA – DESCRIBES SAS

① $\Delta = 15^{\circ}34'33''$
 $R = 573.00'$
 $L = 155.77'$
 $T =$



CALLE ARMONIA
STA. 10+00.00 TO STA. 19+94.76
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. SEE GATE VALVE BOX DETAIL ON SHEET 15.

SANITARY SEWER SERVICES				
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
1	1	9+25.97	18.47'	33.00'
1	2	9+93.00	19.75'	33.00'
1	3	10+43.00	20.25'	33.00'
1	4	10+93.00	21.75'	33.00'
1	5	11+43.00	21.75'	33.00'
1	6	11+93.00	21.75'	33.00'
1	7	12+43.00	22.05'	33.00'
1	8	12+93.00	22.35'	33.00'
1	9	13+43.00	22.65'	33.00'
1	10	13+93.00	22.95'	33.00'
1	11	14+33.43	23.20'	33.00'
2	1	15+84.32	24.10'	33.00'
2	2	16+26.78	24.35'	33.00'
2	3	16+76.78	24.65'	33.00'
2	4	17+26.78	24.95'	33.00'
2	5	17+76.78	25.25'	33.00'
2	6	18+26.78	25.55'	33.00'
2	7	18+76.78	25.85'	33.00'
2	8	19+25.03	26.14'	33.00'
2	9	19+71.52	26.42'	33.00'
4	1	8+83.43	18.05'	33.00'
4	2	9+31.26	18.58'	33.00'
5	1	10+63.43	20.45'	33.00'
5	2	11+03.86	20.86'	33.00'
5	3	11+53.86	21.36'	33.00'
5	4	12+03.86	21.86'	33.00'
5	5	12+53.86	22.12'	33.00'
5	6	13+03.86	22.42'	33.00'
5	7	13+53.86	22.72'	33.00'
5	8	14+03.86	23.02'	33.00'
5	9	14+44.36	23.26'	33.00'
6	1	15+71.29	24.02'	33.00'
6	2	16+11.72	24.26'	33.00'
6	3	16+61.72	24.56'	33.00'
6	4	17+11.72	24.86'	33.00'
6	5	17+61.72	25.16'	33.00'
6	6	18+11.72	25.46'	33.00'
6	7	18+61.72	25.76'	33.00'
6	8	19+21.32	26.12'	33.00'
6	9	19+94.16	26.56'	33.00'

SURVEY INFORMATION			FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE					CONTRACTOR	DATE
			ACS BRASS CAP STAMPED "NA-9"		NORTH DIVERSION CHANNEL INTERSECTION.		WORKMAN STATED BY	DATE
			LOCATED IN SOUTHEAST QUADRANT OF PASEO DEL NORTE &				INSPECTOR'S FIELD MEASUREMENT BY	DATE
			GEOGRAPHIC POSITION (NAD 1927), IN FEET				VERIFICATION BY	DATE
			N.M. STATE PLANE COORDINATES (CENTRAL ZONE)				CONDUCTED BY	DATE
			X = 394,134.18 Y = 1,518,711.30				APPROVED BY	DATE
			ELEVATION = 5069.27 NGVD, IN FEET				MICRO-FILM INFORMATION	
							RECORDED BY	DATE
							NO.	



ENGINEER'S SEAL

[illegible]

5B

S

DAY/YR.	MO./DAY/YR.

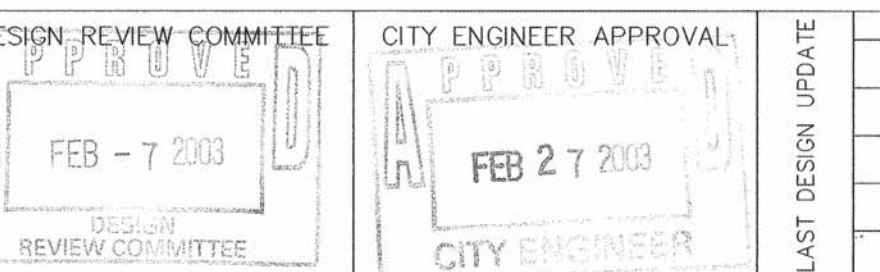
SHEET OF

11 10



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: *VISTA DEL NORTE - UNIT 5B
CALLE ARMONIA
UTILITY IMPROVEMENTS*



CITY PROJECT NO.	ZONE MAP NO.
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I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, PA, 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 ALS, Inc., NMPS number 7719.



N O T E S

1. ALL STATIONING IS CENTERLINE STATIONING.
2. SEE GATE VALVE BOX DETAIL ON SHEET 15.

SANITARY SEWER SERVICES				
BLOCK	LOT	STATION AT PUE	INV. ELEV. AT PUE	LENGTH AT PUE
5	10	15+75.53	21.26'	33.00'
5	11	15+35.03	20.98'	33.00'
5	12	14+85.03	20.63'	33.00'
5	13	14+35.03	20.28'	33.00'
6	18	17+02.46	22.07'	33.00'
6	19	17+42.89	22.24'	33.00'
6	20	21+82.89	22.62'	33.00'
6	21	18+42.89	22.92'	33.00'
6	22	19+92.40	23.21'	33.00'
6	23	19+43.66	23.52'	33.00'
6	24	19+99.39	23.86'	33.00'
6	25	20+55.05	24.19'	33.00'
7	6	14+41.98	20.33'	33.00'
7	7	14+91.07	20.67'	33.00'
7	8	15+41.07	21.02'	33.00'
7	9	15+91.07	21.37'	33.00'
7	10	16+41.07	21.71'	33.00'
7	11	16+91.07	22.01'	33.00'
7	12	17+41.07	22.31'	33.00'
7	13	17+91.07	22.61'	33.00'
7	14	18+41.07	22.91'	33.00'
7	15	18+93.62	23.22'	33.00'
7	16	19+53.46	23.58'	33.00'
7	17	20+16.83	23.96'	33.00'

SCALE: 1" = 50'
CALLE COMODO
10+00.00 TO STA. 19+10.41
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)

PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	—	—	46'
10"	—	11'	5'	3'	72'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY
MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
10" X 6"	44'	—

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
10"x10"x10"	15'	5'
10"x10"x6"	6'	1'
6"x6"x6"	10'	2'

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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(505) 828-2200, FAX (505) 797-9539

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **VISTA DEL NORTE - UTILITY IMPROVEMENT**

DESIGN REVIEW COMMITTEE APPROVE	CITY ENGINEER APPROVAL APPROVE FEB 27 2003	IGN UPDATE
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CITY PROJECT NO.	ZONE MAP NO.
682687	D-1

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION		
NO.	BY	DATE	FIELD NOTES	CONTRACTOR	WORK ACCEPTED BY INSPECTOR'S ACCEPTANCE BY	DATE	
			ACS BRASS CAP STAMPED "MA-9" LOCATED IN SOUTHEAST QUADRANT OF PASEO DEL NORTE & NORTH DIVERSION CHANNEL INTERSECTION. GEOGRAPHIC POSITION (MAD 1927), IN FEET N.M. STATE PLANE COORDINATES (CENTRAL ZONE) $X = 394,134.18$ $Y = 1,518,711.30$ ELEVATION = 5069.27 (NGVD 1928), IN FEET	Sundance ALIS ALIS ALIS MICRO-FILM INFORMATION	03 03 03 03	DATE DATE DATE DATE	
					RECORDED BY	NO.	

[illegible]

DATE	
DATE	
DATE	
DESIGN	
REVISIONS	
REMARKS	

[illegible]

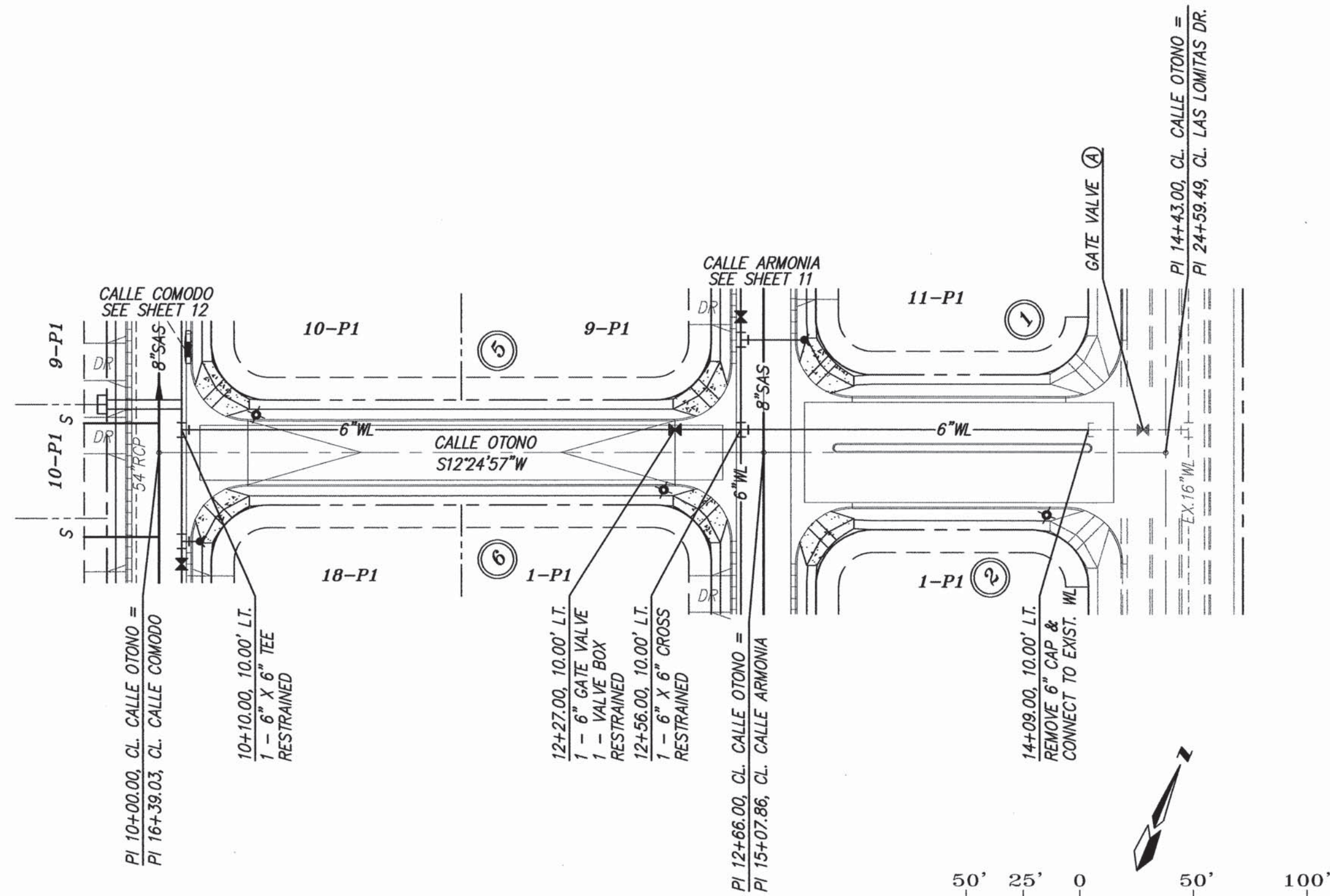
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UNIT 5B
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MENTS

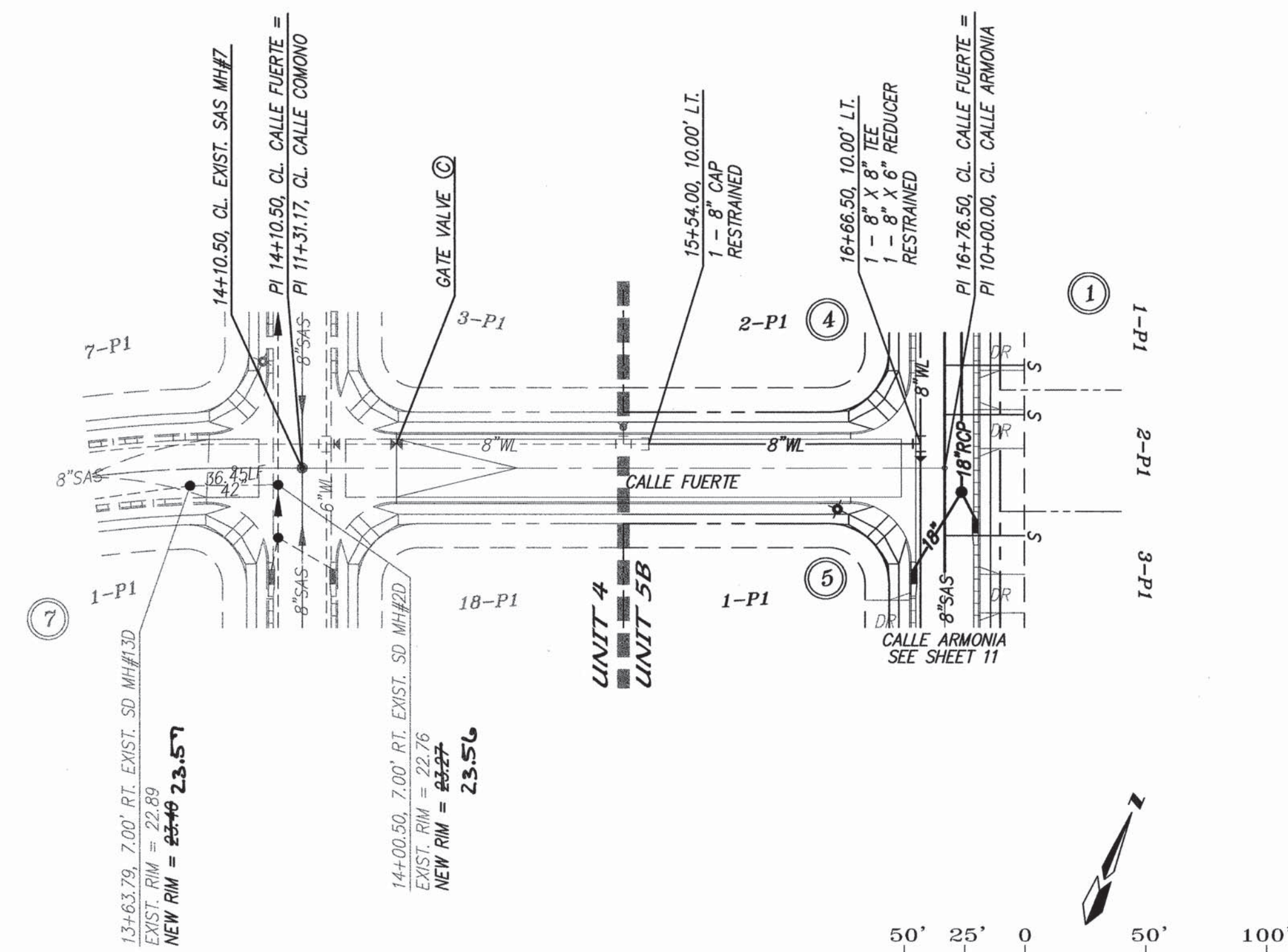
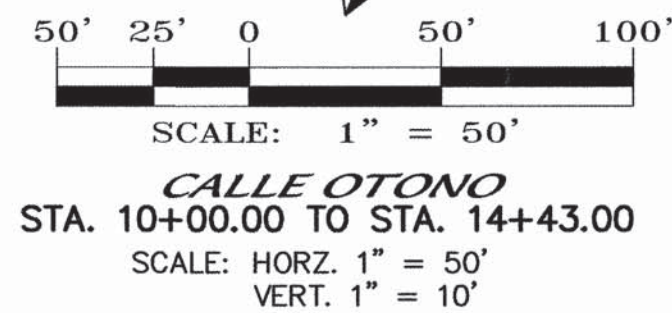
MO./DAY/YR.	MO./DAY/YR.

0.	SHEET	OF
16	12	16

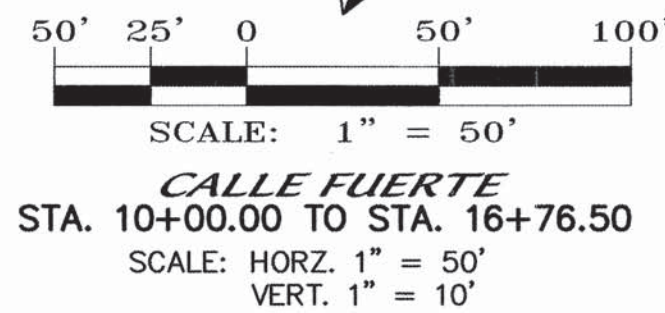
SCANNED BY
MESA REPRO



VISTA DEL NORTE - UNIT 5B



VISTA DEL NORTE - UNIT 4
(UNDER CONSTRUCTION)



NOTES

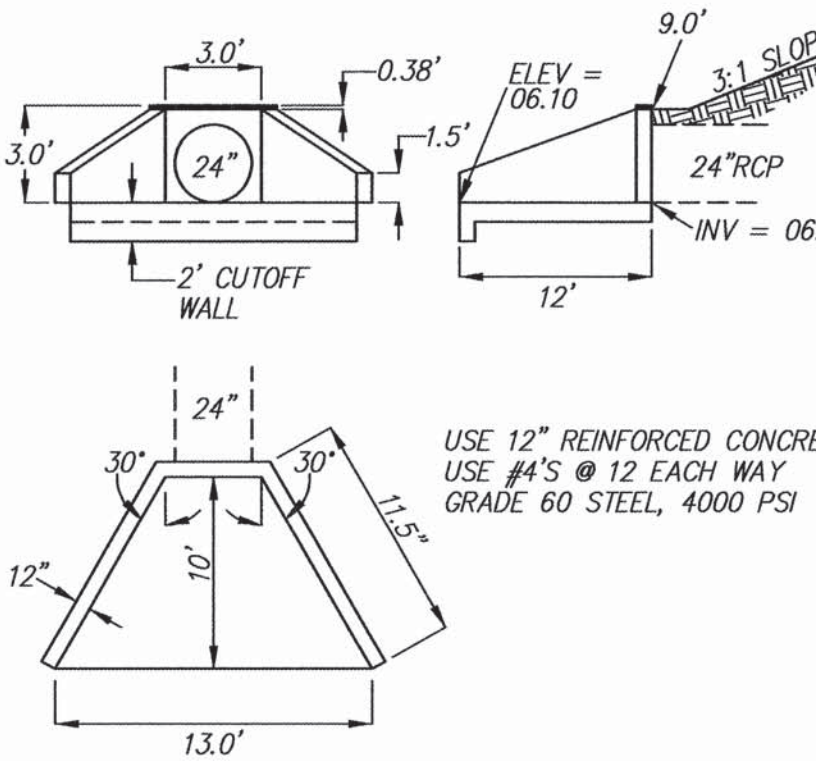
1. ALL STATIONING IS CENTERLINE STATIONING.

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)					
PIPE SIZE	90°	45°	22.5°	11.25°	VALVE
6"	17'	7'	-	-	46'
10"	-	11'	5'	3'	72'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

RESTRAINED JOINT LENGTHS FOR REDUCERS (FT.)		
PIPE SIZE	LARGE SIDE	SMALL SIDE
10" X 6"	44'	-

RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
10"x10"x10"	15'	5'
10"x10"x6"	6'	1'
6"x6"x6"	10'	2'



HEADWALL DETAIL (SEE SHEET 11)

SCALE: 1" = 100'

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, P.A., 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 A.S. Inc., NMPS number 7719.

Diane Hoelzer 10-25-03

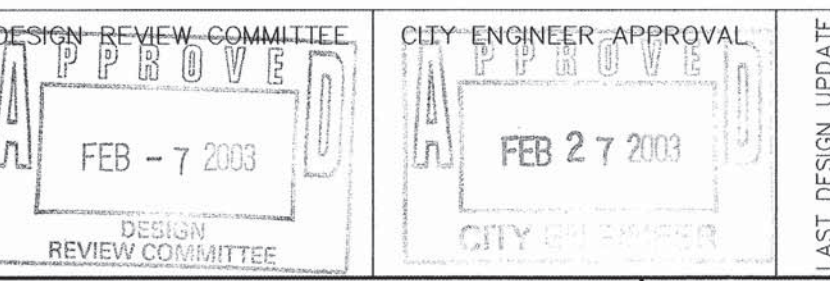


dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



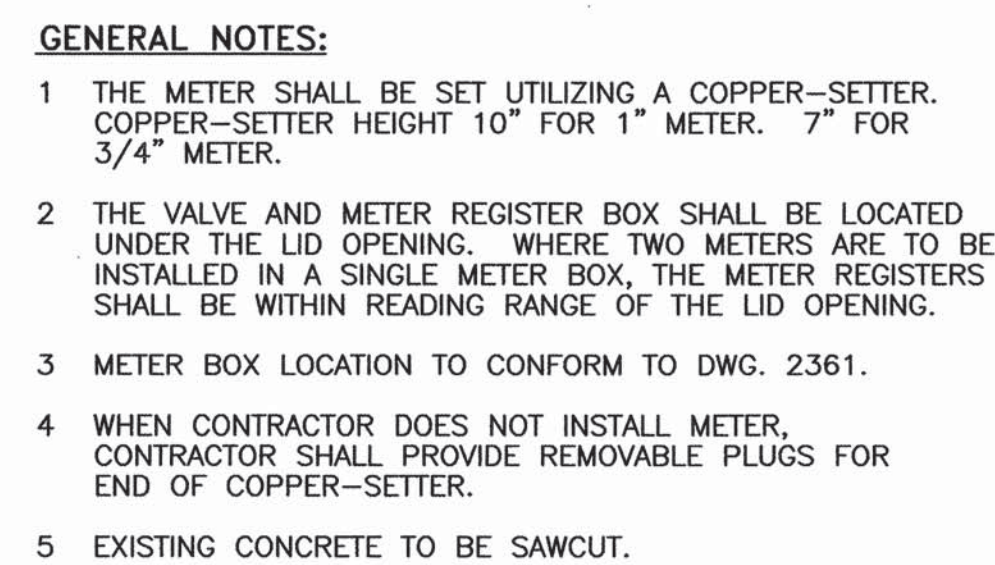
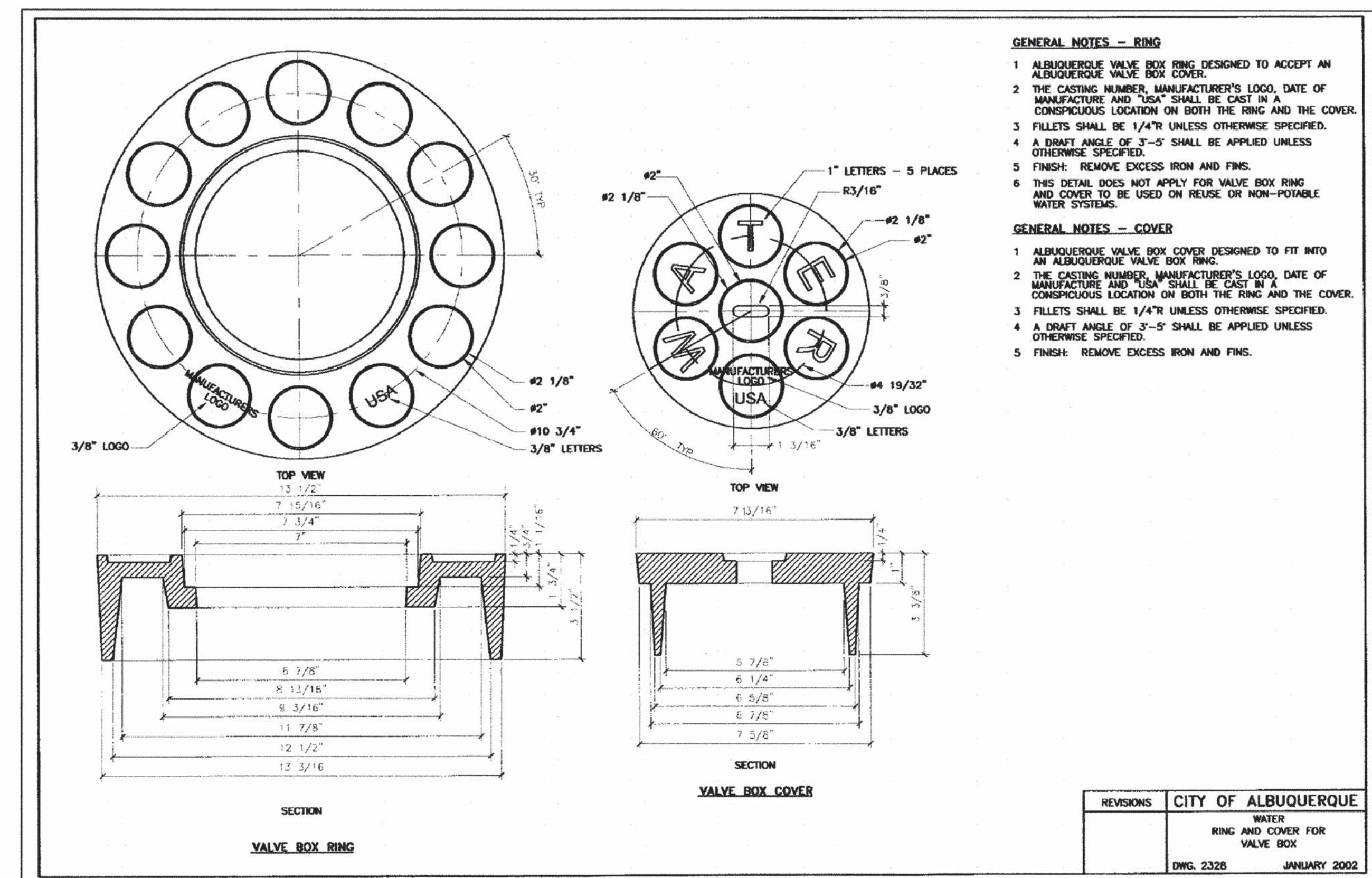
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **VISTA DEL NORTE - UNIT 5B
CALLE OTONO & CALLE FUERTE
UTILITY IMPROVEMENTS**



CITY PROJECT NO. **682687** ZONE MAP NO. **D-16** SHEET **13** OF **16**

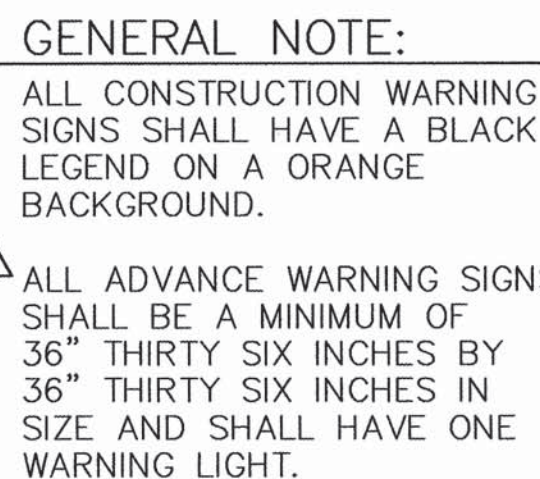
A1005VDN/UNIT 5B/A1005UP-12/01-09-03/ACH



CONSTRUCTION NOTES:

- A STREET SURFACE.
- B BACK OF CURB.
- C CAST IRON METER BOX, COVER AND LID.
SEE DWG. 2368 OR 2369.
- D 1/2" EXPANSION JOINT.
- E CURB STOP, LOCATE INSIDE METER BOX.
- F SIDEWALK OR DRIVEPAD.
- G METER. TOP OF METER TO BE 12"-18" BELOW COVER.
- H CORP STOP.
- J MAIN WATER LINE.
- K TAPPING SADDLE.
- L COPPER SERVICE LINE.
- M COPPER SETTER.
- N TAILPIECE TO PROPERTY LINE WITH INSTA-TITE I.P.T.
CAPPED FITTING.
- Q CONCRETE PAD REQUIRED IN ALL AREAS.
- R #4 REBAR CONTINUOUS ALL AROUND METER BOX.
- S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED
STEEL PIPE.
- T METER BOX LID SHALL BE FLUSH WITH SURROUNDING
SIDEWALK.

	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS			DESIGNED BY DRAWN BY CHECKED BY
	P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539			
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
TITLE: <i>VISTA DEL NORTE - UNIT 5B WATER DETAILS</i>				
DESIGN REVIEW COMMITTEE C.O.A. STANDARD	CITY ENGINEER APPROVAL C.O.A. STANDARD	LAST DATE UPDATE	MO./DAY/YR. MO./DAY/YR.	
DRAFT				
CITY PROJECT NO. <i>682687</i>		ZONE MAP NO. <i>D-16</i>	SHEET <i>14</i> OF <i>16</i>	

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