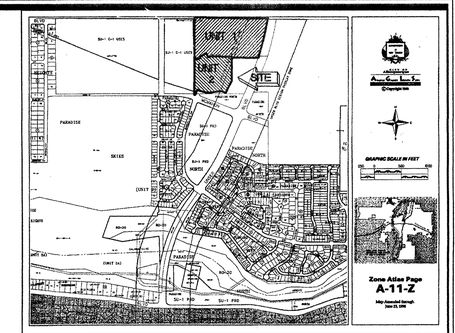
RIDGEVIEW VILLAGE

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
IMPROVEMENTS FOR
GRADING, PAVING AND UTILITIES

UNIT II

AS-BUILT DRAWING

INDEX TO DRAWINGS



VICINITY MAP A-11-Z

CONSTRUCTION NOTES

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – 1986 EDITION AS AMENDED THROUGH UPDATE #6 (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS).

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990, FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO ANY 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 WITHOUT DELAY.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

BACKFILL COMPACTION WILL BE IN ACCORDANCE WITH SPECIFIED STREET USE.

ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).

THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898–2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

CONTRACTOR SHALL MAINTAIN A GRAFFITI – FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OF TEMPORARY.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 2-25-03

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Lyle C. Losack of the firm of QuikDraw Engineering 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 THOMAS W. PATRICK NMPS number 12651.

LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER
7/9/03

APPROVED FOR CONSTRUCTION
NEW MEXICO UTILITIES DATE: 10-21-02

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

DATE:	09/2002
SCALE:	N/A
DESIGNED:	REH
DRAWN:	RLS
CHECKED BY:	LCL

Community Sciences Corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING | SURVEYING Corrales, N.M. 87048

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE: LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER 12/9/02

APPPROVALS	ENGINEER	DATE
DRC Chairman		12-17-02
Transportation		12.20.02
Water/Wastewater		11/20/02
Hydrology	Bradley L. Bytron	11/20/02
C.I.P.		
Constr. Mngmt.		
Constr. Coord.		12-17-02

****
APPROVED FOR CONSTRUCTION
12-27-02
City Engineer Date

DRB 1000893 | City Project No. 683082 | Sheet 1 Of 24

GENERAL NOTES

1. ALL RADII OF CURB RETURNS ARE SHOWN TO FLOWLINE.

2. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FLOWLINE.

3. ALL FINISH GRADES AND PROFILES SHOWN ARE FLOWLINE GRADES, UNLESS OTHERWISE NOTED. MATCH FLOW LINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER TO EXISTING.

4. ALL UTILITY POLES ARE TO BE RELOCATED BY OTHERS.

5. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

6. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT EXITING PAVEMENT TO A STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.

7. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST JOINT.

8. ALL GAS VALVE BOXES, GAS MANHOLES, ELECTRICAL MANHOLES, AND TELEPHONE MANHOLES WILL BE ADJUSTED TO GRADE BY OTHERS.

9. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE & CABLE LOCATING SERVICE, NM ONE CALL, 260–1990, FOR LOCATION OF EXISTING UTILITIES.

10. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION.

11. EXACT LOCATION OF DRIVE PADS AND WHEELCHAIR RAMPS WILL BE DETERMINED IN THE FIELD BY THE FIELD ENGINEER. LOCATIONS SHOWN ON PLANS AND PROFILE SHEETS ARE APPROXIMATE.

12. THE APPLICABLE CITY OF ALBUQUERQUE STANDARD DETAILS ARE INCLUDED AT THE BACK OF THE SPECIFICATIONS.

13. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THIS CONTRACT, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.

14. SUB GRADE PREPARATION UNDER CURB AND GUTTERS, DRIVE PADS AND SIDEWALK SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH AND SHALL BE INCLUDED IN THE BID PRICE FOR SUCH ITEMS.

15. A DISPOSAL SITE, COMPLYING WITH ALL CITY ORDINANCES, SHALL BE OBTAINED BY THE CONTRACTOR FOR THE DISPOSAL OF ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVEMENT (EXCEPT MILLED BITUMINOUS CONCRETE PAVEMENT) AND OTHER WASTE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OF THE LOCATION OF THE DISPOSAL SITE PRIOR TO THE REMOVAL AND ACTUAL DISPOSAL OF THE MATERIAL. ALL COSTS IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.

16. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR R.O.W. TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.

17. FIFTY (50) TON ROLLER OPERATION SHALL NOT BE USED IN THIS PROJECT WHERE UNDERGROUND UTILITIES ARE PRESENT. THE REQUIRED COMPACTION AT THESE LOCATIONS SHALL BE EFFECTED BY OTHER MEANS.

18. ALL EXCAVATIONS FOR STORM DRAINS, AND OTHER EXCAVATIONS AS NECESSARY, SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY AND HEALTH STANDARDS (TITLE 29, CFR, PART 1926 AND PART 1910 AS APPLICABLE TO CONSTRUCTION WORK – PUBLISHED IN THE FEDERAL REGISTER ON FEBRUARY 9, 1979).

19. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION 3 WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED OR REINSTALLED. (CALL 764–1599)

20. WHERE PULL BOXES ABUT BACK OF CURB OR ARE LOCATED IN CONCRETE PAVED AREA, PROVIDE ½" EXPANSION MATERIAL. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.

21. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING NEW CONDUIT TO EXISTING OR NEW TRAFFIC CONTROL FACILITIES. THIS WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.

22. PERMANENT SIGNING AND ALL STRIPING SHALL BE BY CITY FORCES. CONSTRUCTION SIGNING AND STRIPING SHALL BE BY CONTRACTOR.

23. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.

24. EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY THE CONTRACTOR, AND THAT IS OUT OF ALIGNMENT OR DISPLACED VERTICALLY OR IS BADLY BROKEN OR DETERIORATED WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.

25. THE CONTRACTOR SHALL NOTIFY WATER SYSTEMS DIVISION AT LEAST 5 WORKING DAYS IN ADVANCE OR WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.

26. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."

27. ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS FOR EACH PHASE OF THE WORK AS DIRECTED BY THE FIELD ENGINEER. ALL SIGN LOCATIONS WILL BE SELECTED IN THE FIELD AND APPROVED BY THE FIELD ENGINEER. SIGN HEIGHT SHALL BE 7 FT. ABOVE THE SIDEWALK LEVEL TO THE BOTTOM OF SIGN.

28. ALL DRUMS USED FOR TRAFFIC CONTROL MAY BE FILED WITH SAND OR WATER BALLAST LIMITED TO 100 LBS. MAXIMUM PER DRUM.

29. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELING PEDESTRIAN TRAFFIC AROUND ALL WORK AREAS THROUGHOUT THE CONSTRUCTION PERIOD.

30. FIVE (5) 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. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

31. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ALL PROPERTY EXCEPT DURING ACTUAL PAVING OPERATIONS. PRIOR TO ANY PAVING OPERATIONS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 3 DAYS IN ADVANCE.

32. THE CONCRETE PAVEMENT FOR WHEELCHAIR RAMPS IS INCLUDED IN THE BID ITEM, "4 INCH CONCRETE SIDEWALK INCLUDING 6 INCH SUB GRADE PREPARATION ."

33. ALL ADVANCE WARNING SIGNS AND ALL BARRICADES SHALL BE EQUIPPED WITH FLASHING WARNING LIGHTS, TYPE A, EXCEPT ALL CHANNELIZING BARRICADES SHALL HAVE STEADY BURNING WARNING LIGHTS, TYPE "C".

34. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS CONSTRUCTED ON THIS PROJECT AT LOCATION SHOWN ON THE PLANS, IN ACCORDANCE WITH CITY STANDARD DETAILS. WHEELCHAIR RAMPS SHALL BE MEASURED AND PAID AS CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER.

35. CONCRETE BLOCKING WILL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.

36. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY IN ACCORDANCE WITH FINISHED PAVEMENT ELEVATIONS.

37. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.

38. MILLED BITUMINOUS CONCRETE PAVEMENT WILL BE STOCKPILED FOR THE CITY AS DIRECTED BY ENGINEER.

39. CONTRACTOR TO VERIFY ALL FLANGE, PAD, VALVE BOX, RIM AND TOP OF PIPE ELEVATIONS IN FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH REQUIREMENTS OF STANDARD CITY DETAILS.

40. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT–OFF PLAN WITH N.M. UTILITIES (898–2661) 5 WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

41. THE CONTRACTOR SHALL COORDINATE WITH QWEST ON RELOCATION OF ANY TELEPHONE BOXES.

42. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

43. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW CREWS TO PERFORM THEIR REQUIRED WORK.

44. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COST INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.

45. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).

46. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

47. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OR ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

48. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

49. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1" WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVE, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.

50. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.

NO AS-BUILT DATA ON THIS SHEET

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	KCL DATE 7/9/03
FIELD VERIFICATION BY	N/A DATE
DRAWINGS CORRECTED BY	KCL DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK,	
STAMPED "ACS BM, 1–$11" EPOXIED	
TO TOP OF CONCRETE CURB, EAST	
SIDE OF UNSER BLVD. NW, 24 FT.	
+/– NORTH OF THE BERNALILLO /	
SANDOVAL COUNTY FENCE LINE, 210.1	
FT. SOUTH OF "SPEED LIMIT 45" SIGN,	
50.7 FT. NORTH OF THE SOUTH END OF CURB	
AND GUTTER. ELEV. = 5279.75, (NGVD 1929)	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP	02/02

ENGINEER'S SEAL

LYLE C. LOSACK, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14925 — 7/9/03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09\2002
DRAWN BY	RLS	09\2002
CHECKED BY	LCL	09\2002

JOB NO.: N291–33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
GENERAL NOTES

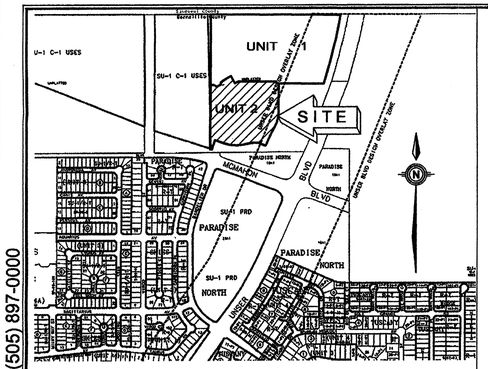
Design Review Committee: APPROVED — DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED — CITY ENGINEER
Mo./Day/Yr | Mo./Day/Yr

City Project No.: 683082 | Zone Map No.: A–11 | Sheet 2 of 24

City Inspector: A. Estrada

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048



VICINITY MAP A-11-Z
N.T.S.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS A-1-A, B-1-A, AND B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE, UNIT 1, AND TRACT B-3 OF THE CORRECTION PLAT No.1, BULK LAND PLAT, LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB, INC., INTO 61 SINGLE FAMILY LOTS AND 1 TRACT. THIS PLAT ALSO DEDICATES PUBLIC RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANTS PUBLIC EASEMENTS AS SHOWN.

SUBDIVISION DATA:

CASE NO	
GROSS SUBDIVISION ACREAGE	9.4372 AC
ZONE ATLAS INDEX NO	A-11-Z
NO. OF EXISTING BLOCKS	0
NO. OF EXISTING TRACTS	4
NO. OF LOTS CREATED	61
NO. OF BLOCKS CREATED	1
NO. OF TRACTS CREATED	0
MILES OF FULL-WIDTH STREETS CREATED	0.57 MILES
DATE OF SURVEY	NOVEMBER, 2001
S.P. TALOS LOG	NO. 2001441706

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCELS: TRACTS A-1-A, B-1-A, B-2-A AND B-3 WITH UPC NUMBERS 101106632949710550, 101106629742910540 AND 101106635142910510.

PROPERTY OWNER OF RECORD: CURB, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY:_____ DATE:_____

INDEX OF SHEETS

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND CONSISTING OF TRACTS A-1-A, B-1-A, B-2-A OF THE PLAT FOR RIDGEVIEW VILLAGE, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON (UNRECORDED AT THIS TIME), AND TRACT B-3 OF THE CORRECTION PLAT No.1, BULK LAND PLAT, LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 18, 2001 IN BOOK 2001C, PAGE 261 AS DOCUMENT No. 2001109527.

NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. ACS MONUMENTS "SANDBERN" AND "3-B10" WERE HELD AS CONTROL FOR THE BASIS LINE. BEARINGS ARE GRID BEARINGS, AND DISTANCES ARE GROUND DISTANCES.
2. THE PLAT WAS CREATED USING AN ACTUAL FIELD SURVEY AND EXISTING RECORD DATA.
3. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 12651").
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR BOUNDARY CORNERS AND INTERIOR LOT CORNERS SHALL BE MARKED BY A #5 REBAR WITH CAP STAMPED "PS #12651" UNLESS SET AT MASONRY WALL INTERSECTION, IN WHICH CASE A CONCRETE NAIL WITH BRASS TAG STAMPED "CSC PS 12651" WILL BE SET.
5. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QWEST 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
D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV
E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALELL WITHIN) AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE WATER AND SEWER 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 EASEMENTS, 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET FROM THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR, AS INSTALLED.

6. BERNALILLO COUNTY RECORDS HAVE NOT BEEN UPDATED TO ASSIGN NEW UPC NUMBERS TO THE TRACTS SHOWN ON THE BULK LAND PLAT (2001C-261).
7. THE PROPERTY IS WITHIN THE NEW MEXICO UTILITIES INC., (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU, INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE.

8. DOCUMENTS USED:
CORRECTION PLAT No.1, BULK LAND PLAT, LANDS OF ZOLIN / KUNATH, TRES ESQUINAS, LLC, AND CURB, INC., RECORDED 9/18/2001, BK. 2001C, PG. 261. BEARINGS AND DISTANCES SHOWN ON THIS PLAT FOR RIDGEVIEW VILLAGE ARE IDENTICAL TO THOSE SHOWN ON SAID BULK LAND PLAT (2001C, 261).

9. ALL LOTS ARE DESIGNATED "P-1" AND WILL MEET THE OFF-STREET PARKING REGULATIONS CONTAINED IN THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-1-A-24C.

10. THERE IS A 10' PRIVATE DRAINAGE EASEMENT CENTERED ON THE SIDE LOT LINES BETWEEN EACH LOT CREATED FOR THE JOINT USE BY EITHER OR BOTH PARTIES TO CONVEY LOCAL LOT DRAINAGE TO THE STREET FRONTING SAID LOTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON 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 AND PUBLIC RIGHTS-OF-WAY 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 AND/OR OVERHEAD DISTRIBUTION LINES, 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.

CURB, INC.

BY: Charles G Haegelin DATE: 12-19-01
CHARLES HAEGELIN

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19TH DAY OF DECEMBER, 2001
BY CHARLES HAEGELIN

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/21/2003

OFFICIAL SEAL
Cliff F. Spirock
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/21/2003

PLAT
FOR
RIDGEVIEW VILLAGE UNIT 2

BEING A REPLAT OF TRACTS A-1-A, B-1-A, AND B-2-A
OF THE PLAT FOR RIDGEVIEW VILLAGE, UNIT 1
AND
TRACT B-3 OF THE CORRECTION PLAT No.1,
BULK LAND PLAT, LANDS OF
ZOLIN/KUNATH, TRES ESQUINAS, LLC., AND CURB INC.

SITUATE WITHIN
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2001

APPROVALS:

SUBDIVISION CASE NUMBER: PROJECT # 1000893

S.P. TALOS LOG NUMBER: 2001441706

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
PARKS DESIGN AND DEVELOPMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT	DATE
CITY SURVEYOR, ENGINEERING DIVISION	12-19-01 DATE
PROPERTY MANAGEMENT	DATE
COMCAST CABLE	Rita Erickson 6-21-02 DATE
QWEST COMMUNICATIONS, INC.	DATE
PNM ELECTRIC AND GAS SERVICES	6-20-02 DATE
NEW MEXICO UTILITIES, INC.	12-20-01 DATE

By approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATION:

I, THOMAS W. PATRICK, A PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS DETERMINED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 12-19-2001
THOMAS W. PATRICK, DATE
NEW MEXICO PROFESSIONAL SURVEYOR No. 12651

THOMAS W. PATRICK NEW MEXICO 12651 REGISTERED PROFESSIONAL SURVEYOR

SHEET 1 OF 3

DATE:	DECEMBER 2001
SCALE:	N/A
DESIGNED:	CAS / JTS
DRAWN:	MS
JOB NO.	N291-33-120

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SCANNED BY MESA REPRO

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
FIELD INSPECTION ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE

NO.

City Inspector: A. Espinoza

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK. STAMPED "ACS BM, 1-B11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)	

ENGINEER'S SEAL

NO.	DATE	REMARKS / REVISIONS	BY

DESIGNED BY	REH	DATE	09\2002
DRAWN BY	RLS	DATE	09\2002
CHECKED BY	LCL	DATE	09\2002

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

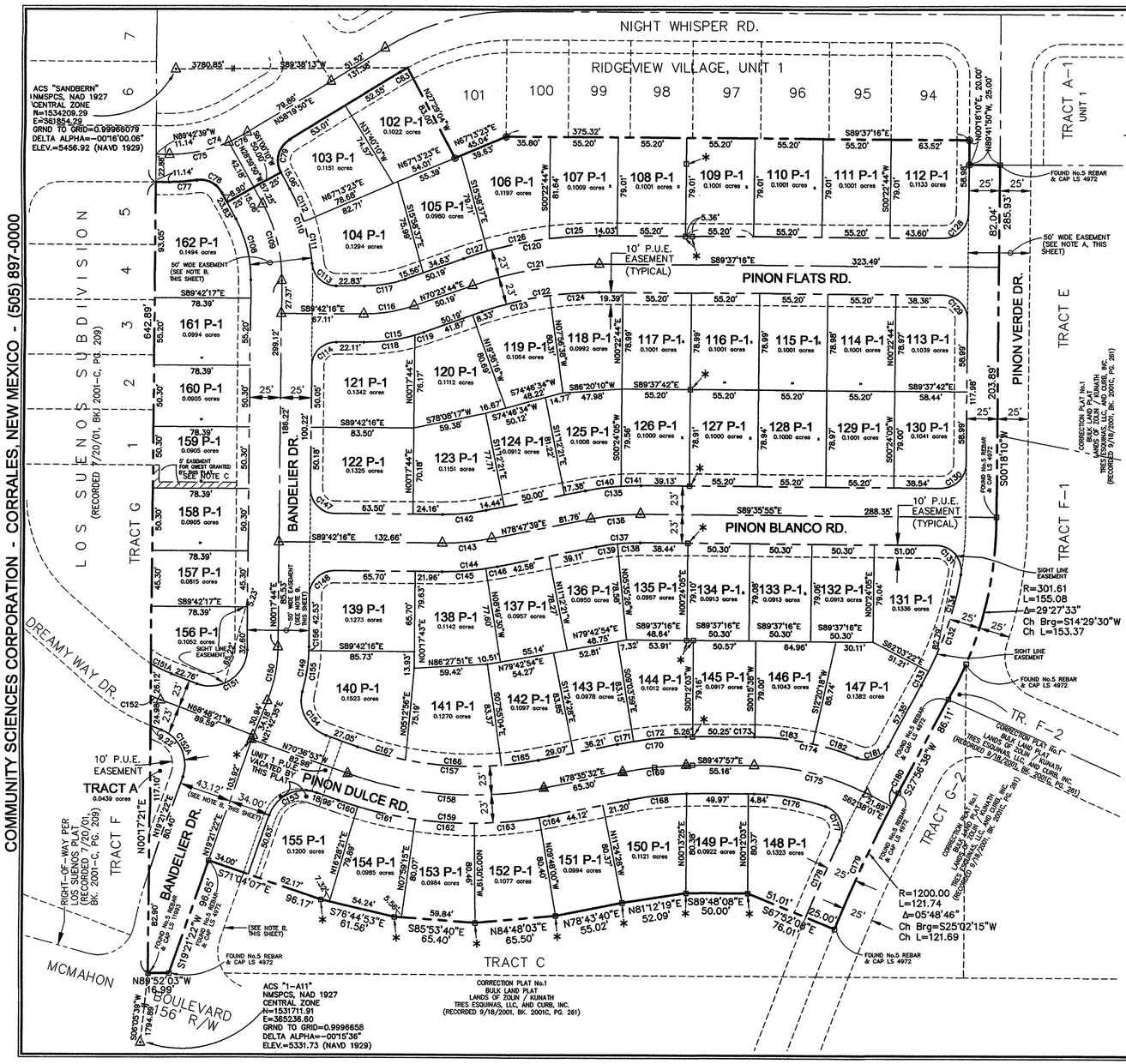
TITLE: RIDGEVIEW VILLAGE UNIT II
PLATS OF GEOMETRY

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
For Information Only			

City Project No.	Zone Map No.	Sheet	of
683082	A-11	3	24

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0388 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048



PLAT
FOR
RIDGEVIEW VILLAGE UNIT 2

BEING A REPLAT OF TRACTS A-1-A, B-1-A, AND B-2-A
OF THE PLAT FOR RIDGEVIEW VILLAGE, UNIT 1
AND
TRACT B-3 OF THE CORRECTION PLAT No.1,
BULK LAND PLAT, LANDS OF
ZOLIN/KUNATH, TRES ESQUINAS, LLC., AND CURB INC.

SITUATE WITHIN
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2001

N

0 12 25 50 100 150
GRAPHIC SCALE IN FEET:

SCALE 1"=50'

MONUMENTATION LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND No.5 REBAR(S) WITH ALUMINUM CAP STAMPED "CSC PLS 12651"
- SET CENTERLINE MONUMENT : FOUR INCH ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 12651".
- SET NO.5 REBAR WITH 2" ALUM. CAP STAMPED "CSC PLS 12651". INDIVIDUAL LOT CORNERS SET BUT NOT SHOWN HEREON.
- INTERIOR R/W AND EASEMENT CORNERS NOT MONUMENTED.

NOTES:

A. PUBLIC WATER, SANITARY SEWER, DRAINAGE AND ROADWAY EASEMENTS GRANTED BY CORRECTION PLAT No.1, BULK LAND PLAT, LANDS OF ZOLIN / KUNATH, TRES ESQUINAS, LLC, AND CURB, INC., RECORDED 9/18/2001, BK. 2001C, PG. 261.

B. PUBLIC WATER, SANITARY SEWER, DRAINAGE AND ROADWAY EASEMENTS PER PLAT FOR RIDGEVIEW VILLAGE, UNIT 1, RECORDED ON 05-20-02, BK. 2002C, PG. 180

C. QUEST COMMUNICATION EASEMENT GRANTED BY THIS PLAT ACROSS LOT 159 P-1

VERTICAL BENCHMARK:
ACS STATION 1-$11
ELEV.= 5279.75 (NAVD 1929):

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11", EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER.

SHEET 2 OF 3

DATE:	AUG. 2002
SCALE:	N/A
DESIGNED:	CAS / JTS
DRAWN:	MS
JOB NO.:	N291-33-120

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

SCANNED BY MESA REPRO

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE
	COMMUNITY SCIENCES CORP	02/02

BENCH MARKS	
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)	

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	
Cty Inspector: A. Estpack	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	REH	DATE 09\2002
DRAWN BY	RLS	DATE 09\2002
CHECKED BY	LCL	DATE 09\2002

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PLATS OF GEOMETRY

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SCANNED BY MESA REPRO

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

PLAT
FOR
RIDGEVIEW VILLAGE UNIT 2

BEING A REPLAT OF TRACTS A-1-A, B-1-A, AND B-2-A
OF THE PLAT FOR RIDGEVIEW VILLAGE, UNIT 1
AND
TRACT B-3 OF THE CORRECTION PLAT No.1,
BULK LAND PLAT, LANDS OF
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SITUATE WITHIN
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2001

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C63	177.00'	6.87'	2°13'31"	3.44'	S59°26'35"W	6.87'
C74	120.00'	66.93'	31°57'31"	34.36'	N74°18'35"E	66.07'
C75	120.00'	49.70'	23°43'55"	25.21'	N78°25'24"E	49.35'
C76	120.00'	17.23'	8°13'36"	8.63'	N62°26'38"E	17.22'
C77	143.00'	22.37'	8°57'44"	11.21'	N85°48'29"E	22.35'
C78	20.00'	24.32'	69°40'33"	13.92'	N63°50'06"W	22.85'
C79	20.00'	30.48'	87°19'40"	19.09'	S14°40'00"W	27.62'
C108	100.00'	51.13'	29°17'34"	26.13'	N14°21'03"W	50.57'
C109	125.00'	63.91'	29°17'34"	32.67'	N14°21'03"W	63.21'
C110	150.00'	62.88'	24°01'06"	31.91'	N16°59'17"W	62.42'
C111	150.00'	34.26'	13°05'10"	17.20'	N11°31'19"W	34.19'
C112	150.00'	28.62'	10°55'56"	14.35'	N23°31'52"W	28.58'
C113	20.00'	29.57'	84°43'32"	18.24'	S47°20'30"E	26.95'
C114	20.00'	31.42'	90°00'00"	20.00'	S45°17'44"W	28.28'
C115	143.00'	49.67'	19°53'59"	25.09'	N80°20'44"E	49.42'
C116	120.00'	41.88'	19°53'59"	21.05'	N80°20'44"E	41.47'
C117	97.00'	33.69'	19°53'59"	17.02'	N80°20'44"E	33.52'
C118	143.00'	41.99'	16°49'33"	21.15'	N81°52'57"E	41.84'
C119	143.00'	7.67'	3°04'26"	3.84'	N71°55'58"E	7.67'
C120	323.00'	112.65'	19°59'00"	56.90'	S80°23'14"W	112.08'
C121	300.00'	104.63'	19°59'00"	52.85'	S80°23'14"W	104.10'
C122	277.00'	96.61'	19°59'00"	48.80'	S80°23'14"W	96.12'
C123	277.00'	56.37'	11°39'37"	28.28'	S76°13'33"W	56.28'
C124	277.00'	40.24'	8°19'22"	20.15'	S86°13'03"W	40.20'
C125	323.00'	41.28'	7°19'20"	20.67'	S86°43'04"W	41.25'
C126	323.00'	50.93'	9°02'01"	25.52'	S78°32'24"W	50.87'
C127	323.00'	20.45'	3°37'38"	10.23'	S72°12'34"W	20.45'
C128	20.00'	31.44'	90°04'34"	20.03'	N45°20'27"E	28.30'
C129	20.00'	31.39'	89°55'26"	19.97'	N44°39'33"W	28.27'
C130	20.00'	31.45'	90°05'55"	20.03'	N45°21'07"E	28.31'
C131	20.00'	34.53'	98°55'05"	23.38'	N40°08'23"W	30.40'
C132	275.46'	96.11'	19°59'27"	48.55'	N19°18'53"E	95.62'
C133	275.46'	12.22'	2°32'31"	6.11'	N28°02'22"E	12.22'
C134	275.46'	83.89'	17°26'57"	42.27'	N18°02'38"E	83.57'
C135	223.00'	45.09'	11°35'05"	22.62'	S84°35'11"W	45.01'
C136	200.00'	40.44'	11°35'05"	20.28'	S84°35'11"W	40.37'
C137	177.00'	35.78'	11°35'00"	17.95'	S84°35'09"W	35.72'
C138	176.07'	17.94'	5°50'12"	8.98'	S87°19'15"W	17.93'
C139	177.00'	17.35'	5°36'56"	8.68'	S81°36'06"W	17.34'
C140	223.00'	29.01'	7°27'13"	14.53'	S82°31'15"W	28.99'
C141	223.00'	16.08'	4°07'53"	8.04'	S88°18'48"W	16.08'
C142	171.64'	35.48'	11°50'36"	17.80'	N84°22'26"E	35.42'
C143	194.64'	40.16'	11°49'21"	20.15'	N84°23'03"E	40.09'
C144	217.64'	44.84'	11°48'16"	22.50'	N84°23'35"E	44.76'
C145	217.64'	35.51'	9°20'56"	17.80'	N85°37'16"E	35.47'
C146	217.64'	9.33'	2°27'22"	4.67'	N79°43'07"E	9.33'
C147	20.00'	31.42'	90°00'00"	20.00'	S44°42'16"E	28.28'
C148	20.00'	31.42'	90°00'01"	20.00'	S45°17'44"W	28.28'
C149	146.50'	37.24'	14°33'56"	18.72'	N07°34'42"E	37.14'
C150	121.50'	45.41'	21°24'51"	22.97'	N11°00'09"E	45.15'
C151	30.00'	58.07'	110°53'55"	43.57'	S55°44'42"W	49.42'
C151A	97.00'	18.34'	10°49'58"	9.20'	N63°23'22"W	18.31'
C152	120.00'	8.92'	4°15'32"	4.46'	N66°40'35"W	8.92'
C152A	30.00'	46.16'	88°09'43"	29.05'	S24°43'30"E	41.74'
C153	30.00'	47.14'	90°01'45"	30.02'	S64°22'14"W	42.44'
C154	30.00'	44.76'	85°28'33"	27.72'	S27°52'36"E	40.72'
C155	146.50'	34.07'	13°19'29"	17.11'	N08°11'56"E	33.99'
C156	146.50'	3.17'	1°14'27"	1.59'	N00°54'58"E	3.17'
C157	277.79'	148.88'	30°42'31"	76.28'	S85°58'09"E	147.11'
C158	300.79'	161.23'	30°42'43"	82.60'	S85°58'15"E	159.31'
C159	323.79'	173.57'	30°42'54"	88.93'	S85°58'20"E	171.50'
C160	323.79'	16.46'	2°54'46"	8.23'	S72°04'16"E	16.46'
C161	323.79'	47.95'	8°29'06"	24.02'	S77°46'12"E	47.91'
C162	323.79'	47.99'	8°29'34"	24.04'	S86°15'32"E	47.95'
C163	323.79'	52.53'	9°17'41"	26.32'	N84°50'51"E	52.47'
C164	323.79'	8.64'	1°31'47"	4.32'	N79°25'07"E	8.64'
C165	277.79'	30.32'	6°15'14"	15.18'	N81°48'13"E	30.31'
C166	277.79'	77.99'	16°05'08"	39.25'	S87°01'36"E	77.73'
C167	277.79'	40.58'	8°22'09"	20.32'	S74°47'58"E	40.54'
C168	277.00'	47.27'	9°46'38"	23.69'	S83°28'51"W	47.21'
C169	300.00'	51.57'	9°50'56"	25.85'	S83°31'00"W	51.51'
C170	323.00'	55.88'	9°54'46"	28.01'	S83°32'55"W	55.81'
C171	323.00'	13.20'	2°20'29"	6.60'	S79°45'47"W	13.20'
C172	323.00'	42.68'	7°34'16"	21.37'	S84°43'10"W	42.65'
C173	224.71'	0.23'	0°03'35"	0.12'	N89°46'10"W	0.23'
C174	224.71'	85.25'	21°44'09"	43.14'	N78°55'53"W	84.74'
C175	201.71'	95.23'	27°02'57"	48.52'	N78°16'29"W	94.35'
C176	178.71'	59.07'	18°56'13"	29.81'	N80°19'51"W	58.80'
C177	20.00'	33.57'	96°10'26"	22.28'	N22°46'31"W	29.77'
C178	1225.00'	68.00'	3°10'50"	34.01'	S23°43'17"W	68.00'
C179	1200.00'	109.65'	5°14'07"	54.86'	S24°44'55"W	109.61'
C180	1200.00'	12.10'	0°34'39"	6.05'	S27°39'18"W	12.10'
C181	20.00'	29.32'	83°59'33"	18.01'	N69°56'24"E	26.78'
C182	224.71'	37.84'	9°35'53"	18.87'	N72°51'45"W	37.80'
C183	224.71'	47.60'	12°08'16"	23.89'	N83°43'50"W	47.51'

SHEET 3 OF 3

DATE: DECEMBER 2001	community sciences corporation
SCALE: N/A	
DESIGNED: CAS / JTS	
DRAWN: MS	
JOB NO.: N291-33-120	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

P:\DESIGN\2-SUBDIV\RIDGEVIEW\FLAT\RIDGE FLAT.DWG
PLOTTED:
REVISED:

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	N/A DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
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NO.	

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	REH	DATE 09\2002
DRAWN BY	RLS	DATE 09\2002
CHECKED BY	LCL	DATE 09\2002

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
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Office (505) 898-0389 Fax (505) 897-0389

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P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

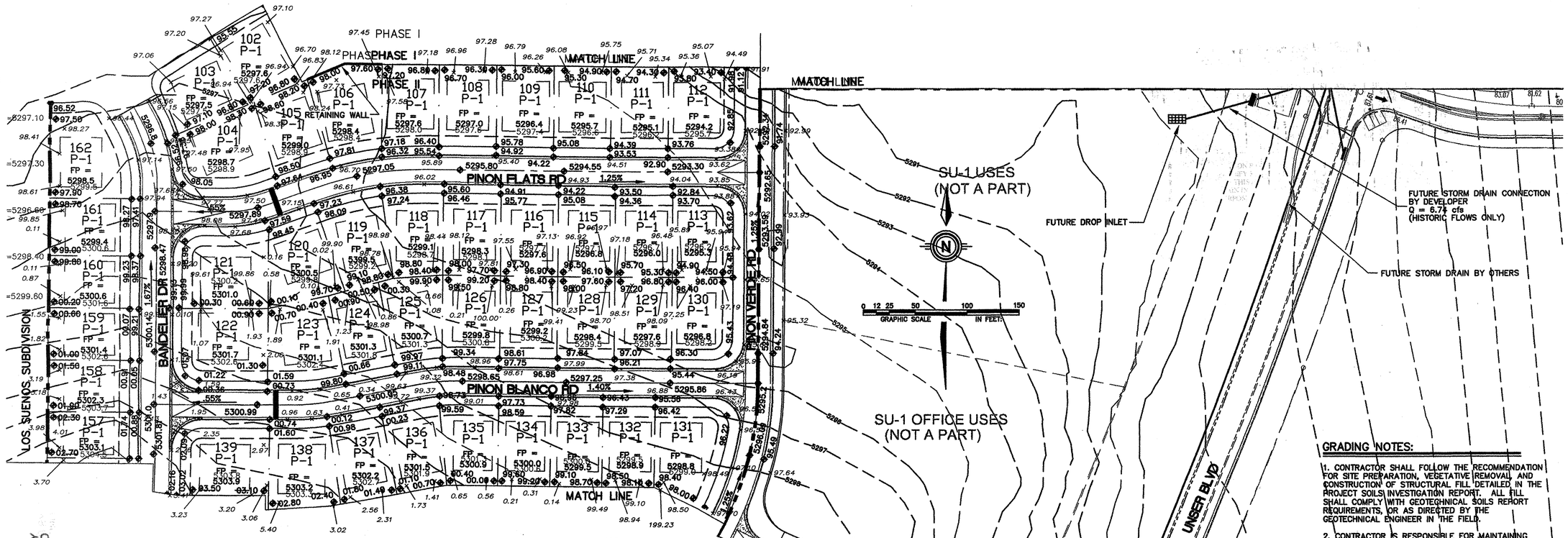
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PLATS OF GEOMETRY

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
For Information Only			

City Project No.	Zone Map No.	Sheet	of
683082	A-11	5	24

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



SCANNED BY MESA REPRO

0 25 50 100 200
GRAPHIC SCALE IN FEET

DRAINAGE CERT W/ VERIFICATION BY ENGINEER OF RECORD
12/28/01

DRAINAGE CERTIFICATION

I, LYLE L. LOSACK, NMPE 14925 OF THE FIRM QUIKDRAW ENGINEERING L.L.C., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/17/01. THE RECORD INFORMATION ENTED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RIDGEVIEW VILLAGE - UNIT II, DRB #1000893.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Lyle C. Losack PE
LYLE C. LOSACK, NMPE #14925
7/9/03
DATE

LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER

EXISTING TOPO SHOT NOV. 01

GRADING NOTES:

1. CONTRACTOR SHALL FOLLOW THE RECOMMENDATION FOR SITE PREPARATION, VEGETATIVE REMOVAL, AND CONSTRUCTION OF STRUCTURAL FILL DETAILED IN THE PROJECT SOILS INVESTIGATION REPORT. ALL FILL SHALL COMPLY WITH GEOTECHNICAL SOILS REPORT REQUIREMENTS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER IN THE FIELD.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE WIND-BORN DUST CONTROL PER BERNALILLO COUNTY REGULATIONS.

3. CONTRACTOR MUST OBTAIN TOP SOIL DISTURBANCE PERMIT PRIOR TO MASS GRADING OPERATION.

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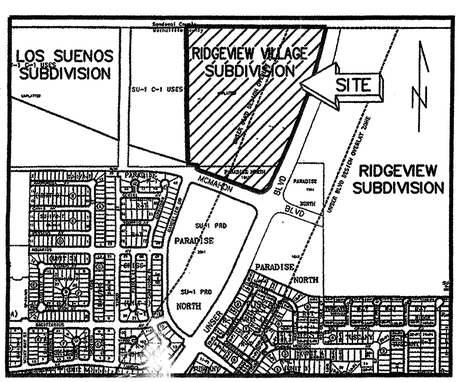
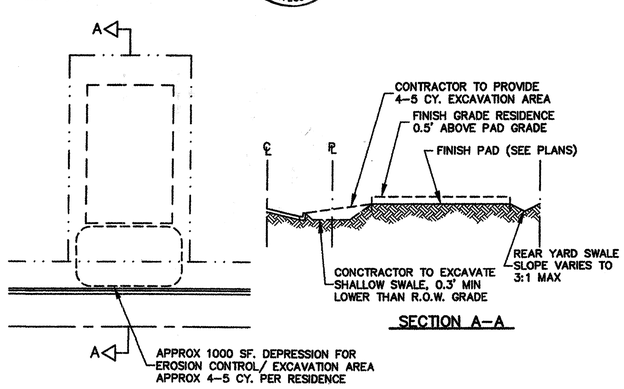
5. ALL SIDE AND REAR YARDS MUST BE GRADED IN ACCORDANCE WITH SECTION TYPICAL LOT DETAILS.

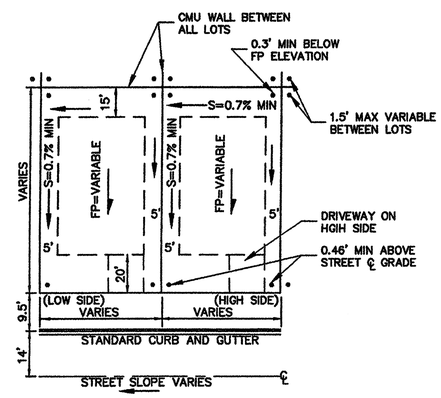
6. EROSION CONTROL BERMS ARE TO REMAIN IN PLACE ON INDIVIDUAL LOTS UNTIL FINAL GRADING FOR HOUSE CONSTRUCTION.



VICINTY MAP
NTS



ROUGH GRADING - CONTRACTOR SPECIFICATION
FOR EROSION CONTROL AND FRONT-YARD EXCAVATION AREA
NTS



TYPICAL LOT DETAIL
FOR SINGLE FAMILY DETACHED DWELLINGS
NTS

LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 99.0 EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED CONCRETE VALLEY GUTTER
- TEMPORARY PAVING
- PROPOSED CURB & GUTTER
- FUTURE UNSER BLVD (BY OTHERS)
- 4973 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- 42" SD STORM DRAIN WITH MANHOLE & INLETS
- 30" SD PROPOSED STORM DRAIN
- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED WATER BLOCK
- BASIN BOUNDARY
- SUB BASIN BOUNDARY
- PHASE LINE
- RETAINING WALL

AS BUILT INFORMATION
CONTRACTOR VREJ CONCEPTS
WORK STAKED BY CSC DATE
AS-BUILTS BY KCL DATE 7/9/03
ACCEPTANCE BY
FIELD VERIFICATION BY KPL DATE
DRAWINGS CORRECTED BY N/A DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS STATION "SANDBERN"
NAD 1927 NMSP C
X=361854.29 Y=1534209.29
NAD 1983 NMSP C CORPSCON
X=1502101.6571 Y=1534274.4482
CONVERGENCE 16' 01.4" (1983)
COMB SCALE FACTOR = 0.99966079
ELEV. (NAVD 1929) 5456.92 (2ND ORD.)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
1 COMMUNITY SCIENCES

ENGINEER'S SEAL
LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER
12/17/01

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		12/2001
DESIGNED BY	LCL	12/2001
DRAWN BY	REH	12/2001
CHECKED BY	LCL	12/2001

DATE: 11/2001
SCALE: 1" = 50'
JOB NO.: N291-33-130

Community Sciences Corporation
LAND PLANNING P.O. Box 1309 ENGINEERING SURVEYING Corrales, N.M. 87048

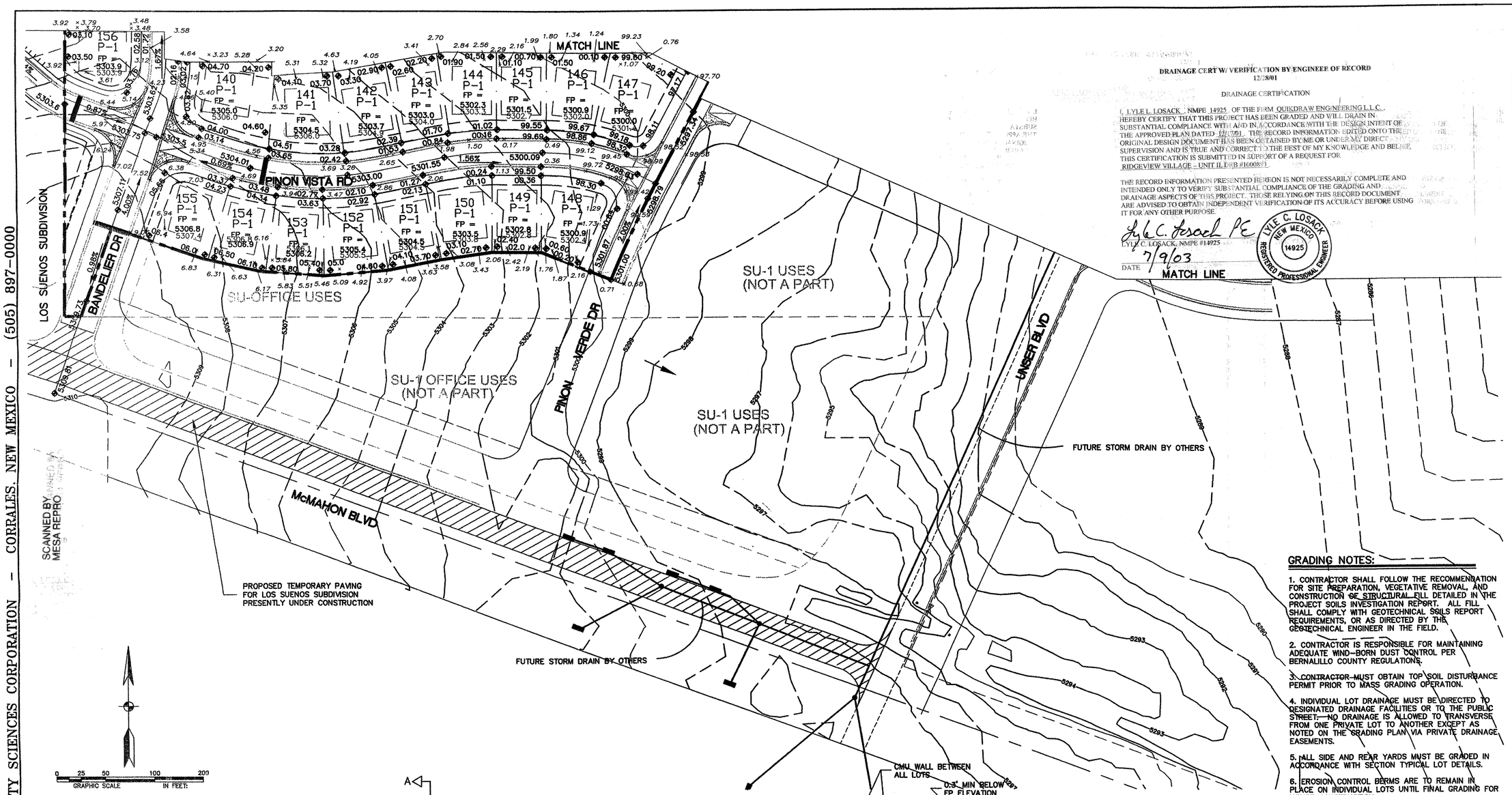
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RIDGEVIEW VILLAGE SUBDIVISION
ULTIMATE GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
For Information Only			

PROJECT NO. N291-33-130
MAP NO.
Sheet 6 of 24

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



SCANNED BY MESA REPRO

DRAINAGE CERT W/ VERIFICATION BY ENGINEER OF RECORD
12/28/01

DRAINAGE CERTIFICATION

I, LYLE L. LOSACK, NMPE 14925, OF THE FIRM, QUIKDRAW ENGINEERING L.L.C., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/1/01. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RIDGEVIEW VILLAGE – UNIT IL DRB #1000893.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Lyle C. Losack PE
LYLE C. LOSACK, NMPE #14925
DATE 7/9/03

LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER

GRADING NOTES:

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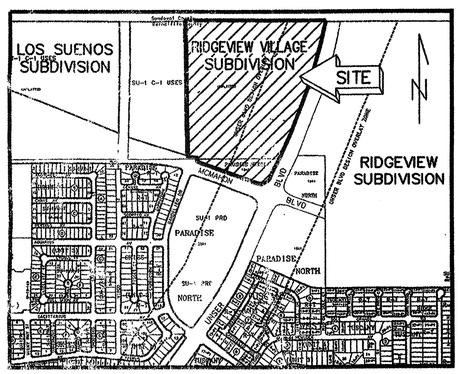
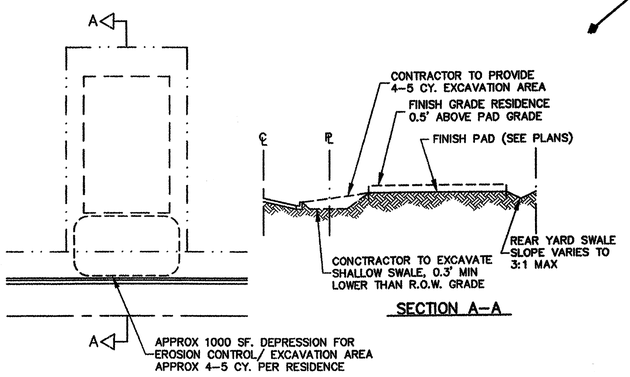


VICINITY MAP
NTS



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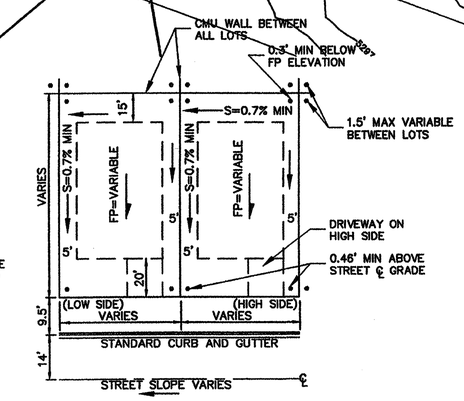

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WORK STAKED BY: CSC DATE
FIELD TIES VERIFIED BY: RCL DATE 7/9/03
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SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	

ENGINEER'S SEAL
LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER
12/28/01

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN	DATE	12/2001
DESIGNED BY	LCL	
DRAWN BY	REH	DATE 12/2001
CHECKED BY	LCL	DATE 12/2001

DATE: 11/2001
SCALE: 1" = 50'
JOB NO.: N291–33–130

Community Sciences Corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING Corrales, N.M. 87048 | SURVEYING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RIDGEVIEW VILLAGE SUBDIVISION
ULTIMATE GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
For Information Only			

PROJECT NO. N291–33–130 | MAP NO. | SHEET 7 of 24

RIDGEVIEW VILLAGE

PHASE II

BEING A REPLAT OF TRACTS A-1, A-2, B-1 AND B-2
OF THE CORRECTION PLAT No.1, BULK LAND PLAT
LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., AND CURB INC.
SITUATE WITHIN
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2002

NO AS-BUILT DATA ON THIS SHEET

EROSION CONTROL / ENVIRONMENTAL PROTECTION / STORM WATER POLLUTION PLAN

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING HAY BALES IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT APPROPRIATE INTERVALS.

5. WATERING AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. THIS SHALL NOT INCLUDE RESIDENTIAL LOTS WHICH ARE TO BE OCCUPIED WITHIN 12 MONTHS.

7. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.

8. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 505-822-1558 OR 800-219-6157.

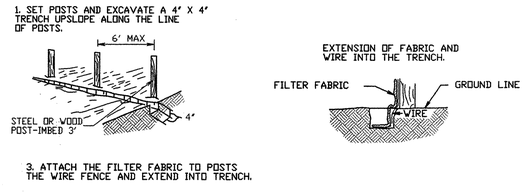
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

12. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN ON SITE AT ALL TIMES.

LEGEND

LOT LINES
ROW
SEDIMENT FENCE



TEMPORARY SEDIMENT FENCE
NTS

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	DATE 7/9/03
WORK STAKED BY	CSC	
INSPECTOR'S ACCEPTANCE BY	KCL	DATE
FIELD VERIFICATION BY	NA	DATE
DRAWINGS CORRECTED BY	NA	DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09\2002
DRAWN BY	RLS	09\2002
CHECKED BY	LCL	09\2002

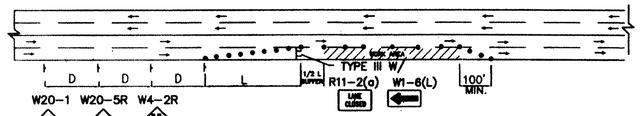
JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

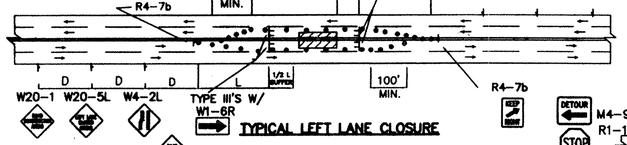
TITLE: RIDGEVIEW VILLAGE UNIT II
EROSION CONTROL PLAN / ENVIRONMENTAL PROTECTION PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
X	X		

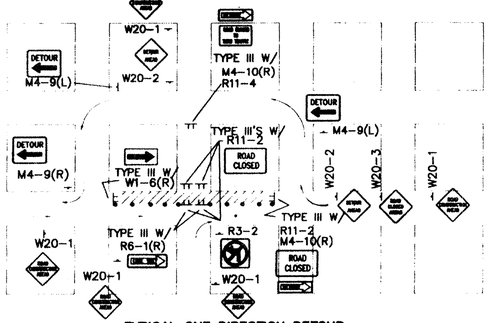
City Project No.	Zone Map No.	Sheet	of
683082	A-11	8	24



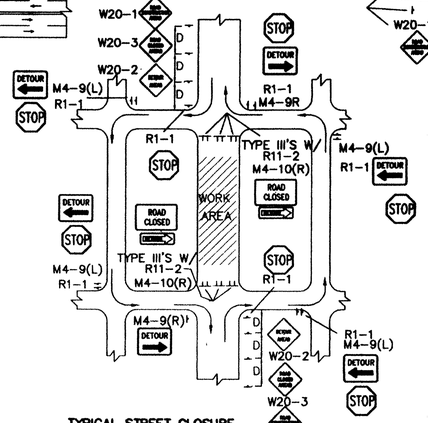
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



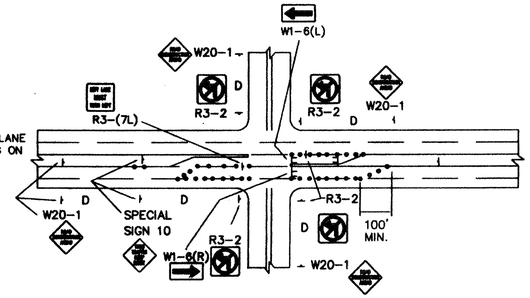
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

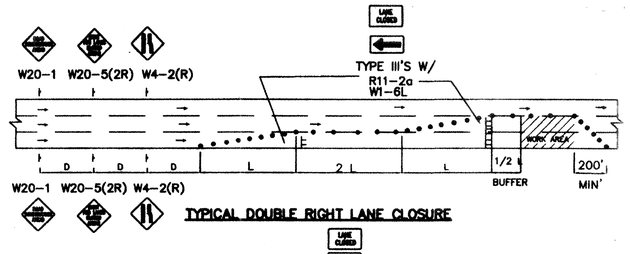
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

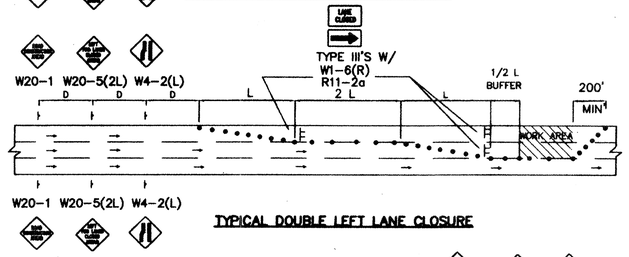


TYPICAL LANE CLOSURE AT INTERSECTION

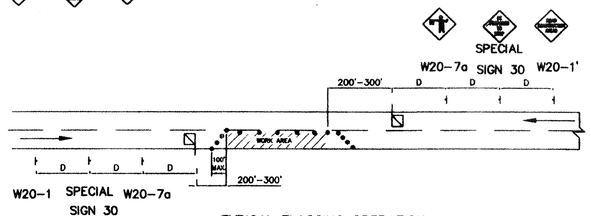
NOTE: DEPENDING ON WORK ZONE LOCATION



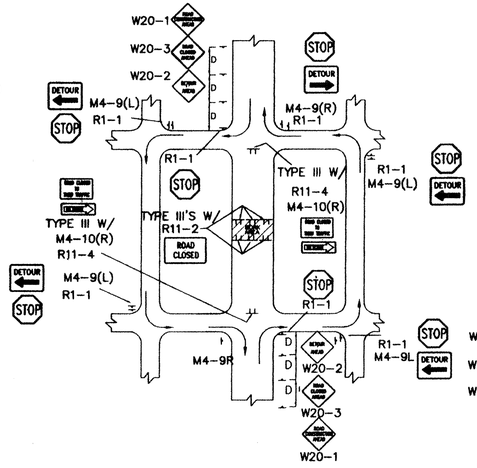
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

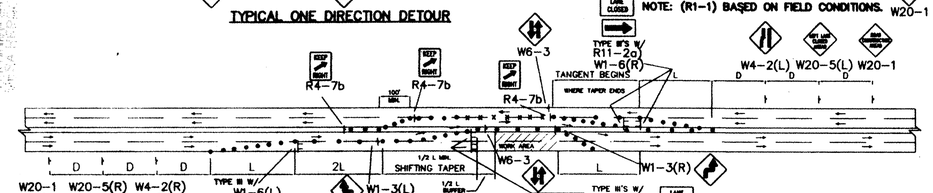


TYPICAL FLAGGING OPERATION

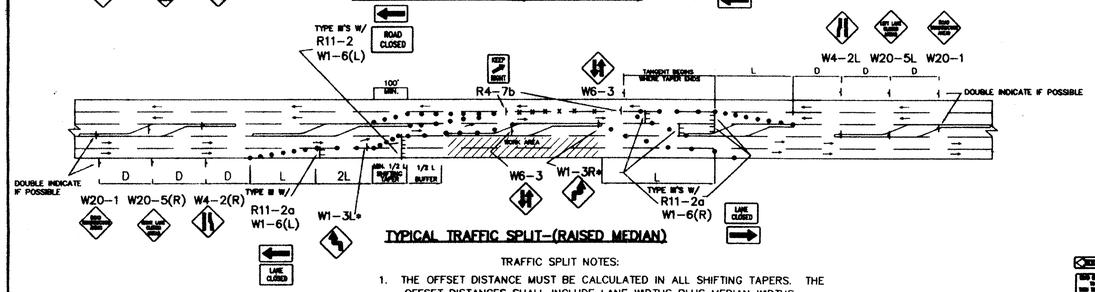


TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



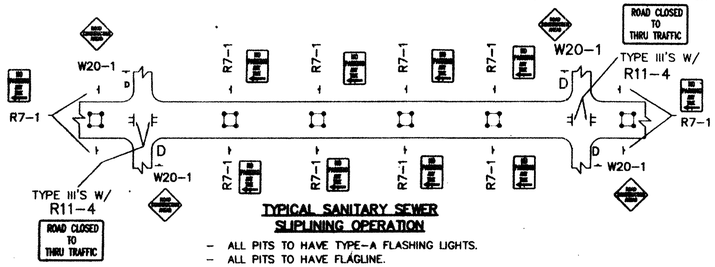
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



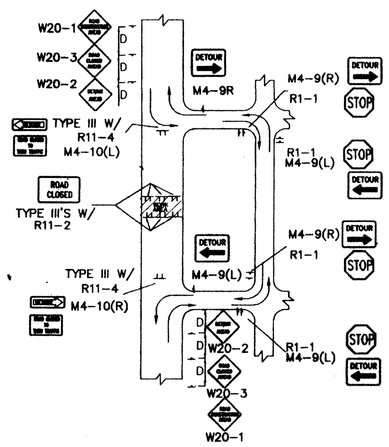
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

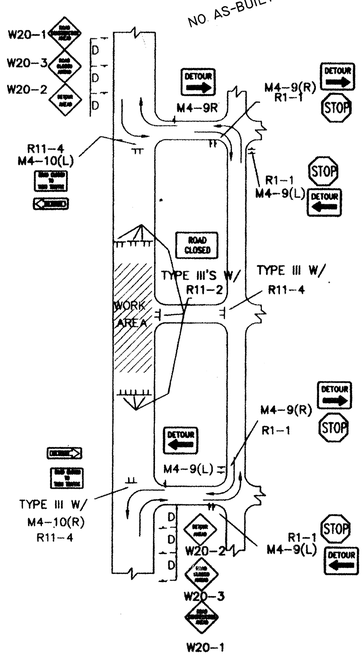
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. ⚠



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

NO AS-BUILT DATA ON THIS SHEET



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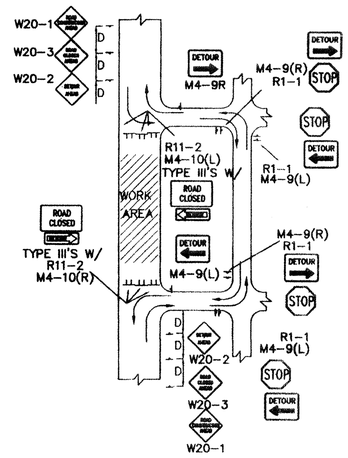
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

SCANNED BY MESA REPRO

CTCSTND2.DWG

AS BUILT INFORMATION
CONTRACTOR JEW Concepts
WORK STAKED BY C.S.C. DATE
INSPECTOR'S ACCEPTANCE BY J.C.L. DATE 9/8/03
VERIFICATION BY N/A DATE
DRAWING CORRECTED BY N/A DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

COA STD

NO.	DATE	REMARKS	BY
1	9/24/97	REVISED GENERAL NOTE	J.D.L.

REVISIONS

DESIGN
DESIGNED BY DATE
C.O.A. STANDARDS DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE: COA
CITY ENGINEER APPROVAL: STD
LAST UPDATE MO./DAY/YR. MO./DAY/YR.

PROJECT NO. 81.XXXXX
MAP NO. A-11-Z
SHEET 9 OF 24

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED. 1

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. 2 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

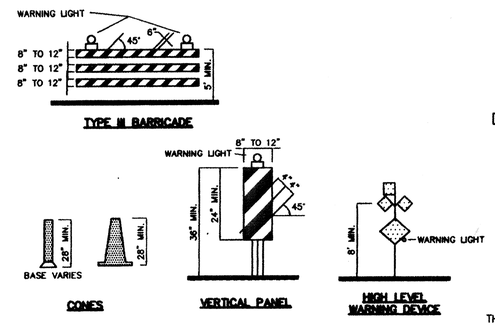
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. 3

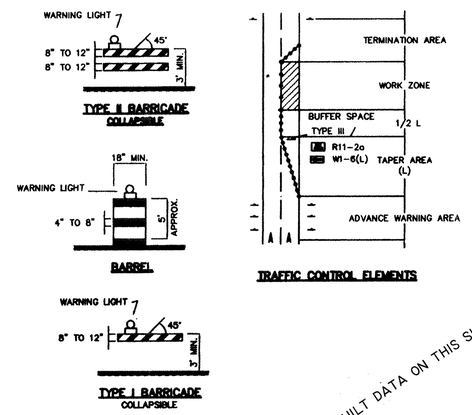
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. 4



LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- X VERTICAL PANEL
- WARNING SIGN
- D DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S SPACING BETWEEN BARRICADES– A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- L TAPER LENGTH – SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.



NO AS-BUILT DATA ON THIS SHEET

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0–20	10 X SPEED LIMIT	10 X SPEED LIMIT
25–30	10 X SPEED LIMIT	10 X SPEED LIMIT
30–35	10 X SPEED LIMIT	10 X SPEED LIMIT
40–45	10 X SPEED LIMIT	10 X SPEED LIMIT
50–60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

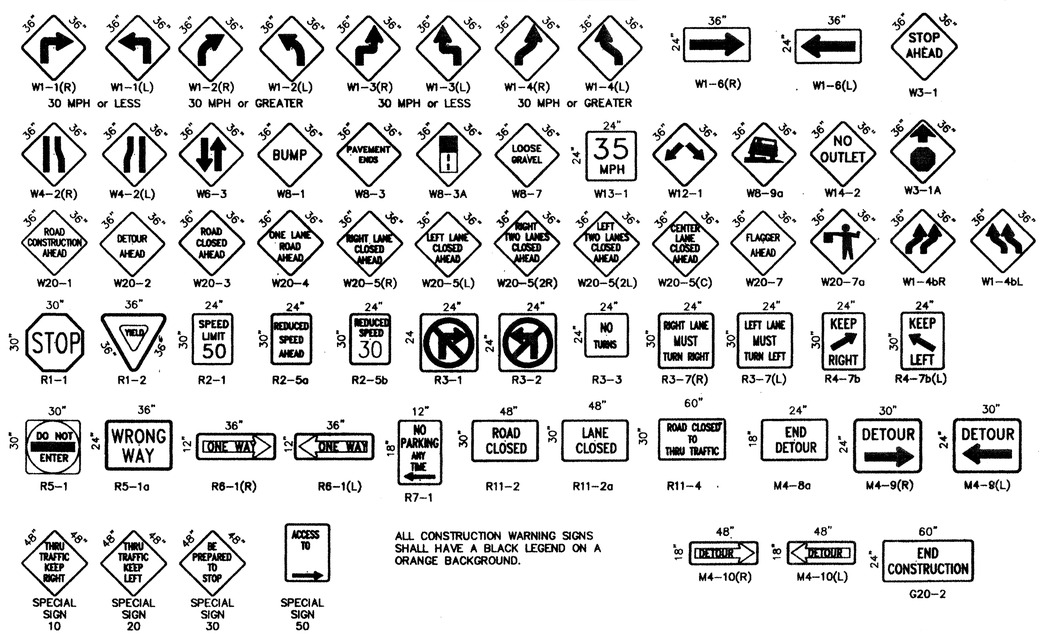
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY J.C.L. 2/19/03 DATE
VERIFICATION BY J.D.L. DATE
DRAWINGS CORRECTED BY J.D.L. DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

COA STD

NO.	DATE	REMARKS	BY
4	9/25/97	ADD NOTE NO. 27	J.D.L.
3	9/24/97	REVISED NOTE NO. 26	J.D.L.
2	9/24/97	REVISED NOTE NO. 19	J.D.L.
1	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS

DESIGN
DESIGNED BY DATE
DRAWN BY C.O.A. STANDARDS DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

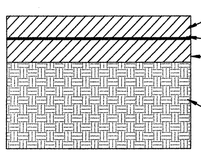
TITLE: RIDGEVIEW VILLAGE UNIT II
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA	STD			

PROJECT NO. 81.XXXXX | MAP NO. A-11-Z | SHEET 10 OF 24

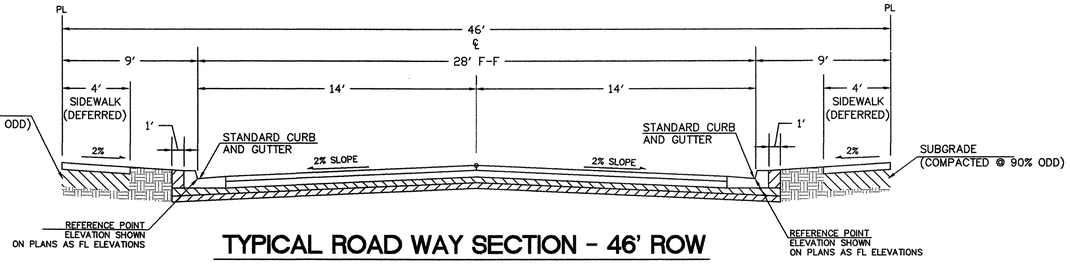
SCANNED BY MESA REPRO

CTCSTND1.DWG



TYPICAL ROAD WAY PAVEMENT SECTION

NOT TO SCALE



TYPICAL ROAD WAY SECTION - 46' ROW

NOT TO SCALE

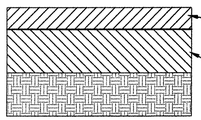
GRADING NOTES:

1. CONTRACTOR SHALL FOLLOW THE RECOMMENDATION FOR SITE PREPARATION, VEGETATIVE REMOVAL, AND CONSTRUCTION OF STRUCTURAL FILL DETAILED IN THE PROJECT SOILS INVESTIGATION REPORT. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% O.D.D. (MODIFIED), OR AS DIRECTED BY THE GEOTECHINAL ENGINEER IN THE FIELD.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE WIND-BORN DUST CONTROL PER C.O.A AND COUNTY REGULATIONS.

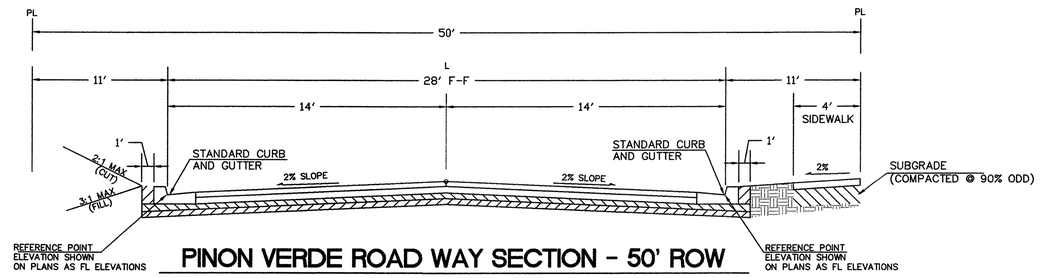
3. CONTRACTOR MUST OBTAIN TOP SOIL DISTURBANCE PERMIT PRIOR TO MASS GRADING OPERATION.

4. INDIVIDUAL LOT DRAINAGE MUST BE DIRECTED TO DESIGNATED DRAINAGE FACILITIES OR TO THE PUBLIC STREET. NO DRAINAGE IS ALLOWED TO TRANSVERSE FROM ONE PRIVATE LOT TO ANOTHER EXCEPT AS NOTED ON THE GRADING PLAN VIA PRIVATE DRAINAGE EASEMENTS.



TEMPORARY PAVING SECTION

NOT TO SCALE

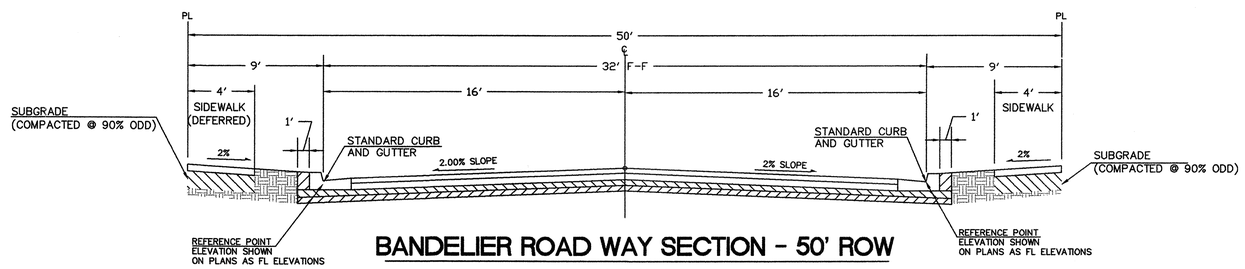


PINON VERDE ROAD WAY SECTION - 50' ROW

NOT TO SCALE

SPECIAL NOTE:

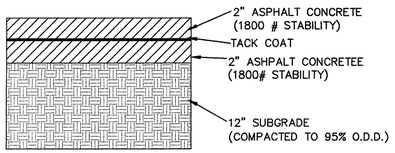
THIS GRADING PLAN IS INTENDED TO DESCRIBE THE CONDITION OF THE SITE FOLLOWING MASS GRADING OPERATIONS. PAD ELEVATIONS HAVE BEEN SET SUCH THAT THEY WILL ALLOW FOR PROPER DRAINAGE OF EACH LOT TO STREET AND/OR PUBLIC DRAINAGE FACILITIES. HOWEVER, THE DETAILS OF HOW LOTS WILL BE FINE GRADED TO ACCOMPLISH THIS OBJECTIVE CANNOT BE ESTABLISHED UNTIL SPECIFIC HOMES ARE SITED TO SPECIFIC LOTS. HOME BUILDERS ARE ADVISED TO PAY PARTICULAR NOTICE TO THE FINAL GRADING OF THEIR LOT(S) TO ENSURE THAT PROPER LOT DRAINAGE IS PROVIDED WHICH WILL MAINTAIN THE INTENDED DRAINAGE PATTERNS AND ALSO PROTECT THE INTEGRITY OF THE HOMES THEY BUILD. DRAINAGE FROM EACH LOT MUST BE DIRECTED TO STREETS AND/OR PUBLIC DRAINAGE FACILITIES WITHOUT ENTERING OR THREATENING ADJACENT PRIVATE PROPERTIES.



BANDELIER ROAD WAY SECTION - 50' ROW

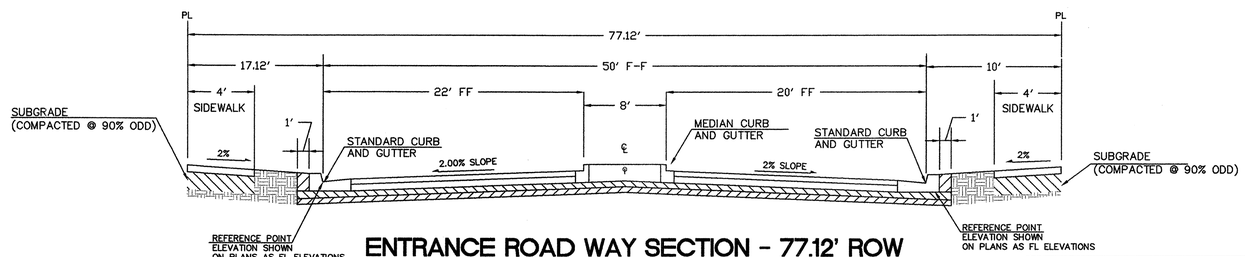
NOT TO SCALE

NO AS-BUILT DATA ON THIS SHEET



BANDELIER PAVEMENT SECTION

NOT TO SCALE



ENTRANCE ROAD WAY SECTION - 77.12' ROW

NOT TO SCALE

SCANNED BY MESA REPRO

AS BUILT INFORMATION

CONTRACTOR: NBW CONCEPTS

WORK STAKED BY: DATE

INSPECTOR'S ACCEPTANCE BY: LCL DATE 7/9/03

FIELD VERIFICATION BY: NA DATE

DRAWINGS CORRECTED BY: NA DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE

NO.

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

ENGINEER'S SEAL

LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER

09/12/02

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	REH	09\2002
DRAWN BY	RLS	09\2002
CHECKED BY	LCL	09\2002

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PAVING DETAILS

Design Review Committee: APPROVED SEP 17 2002 DESIGN REVIEW COMMITTEE

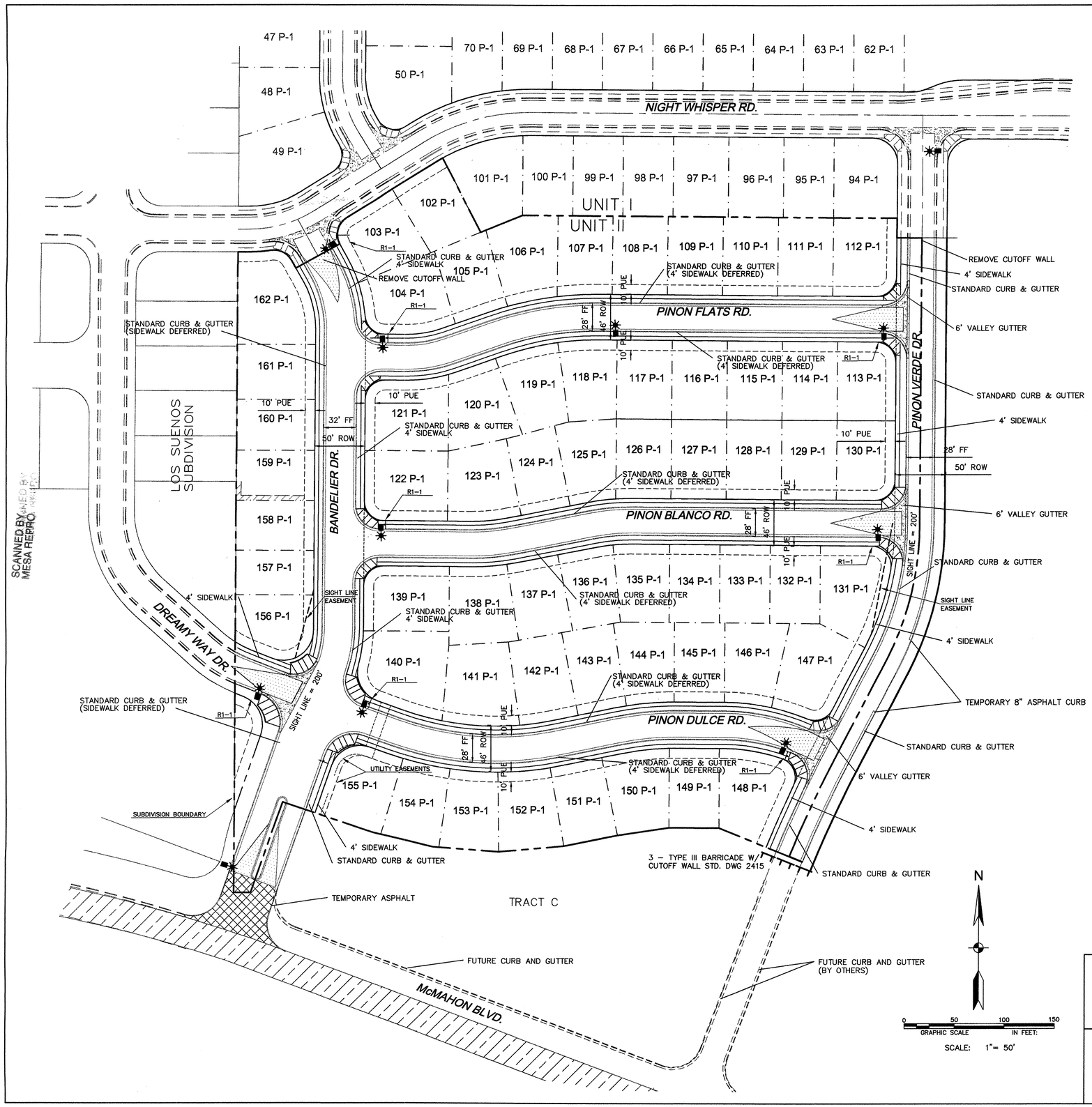
City Engineer Approval: APPROVED DEC 24 2002 CITY ENGINEER

Mo./Day/Yr | Mo./Day/Yr

City Project No. 683082 | Zone Map No. A-11 | Sheet 11 of 24

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048



LEGEND:

ROW LINE	
LOT LINE	
PUBLIC UTILITY EASEMENT	
PROPOSED	EXISTING
	ROW CENTER LINE
	EDGE OF PAVEMENT
	SUBDIVISION BOUNDARY
	STANDARD CURB & GUTTER
	TEMPORARY ASPHALT
	CROWN TRANSITION
	SIDEWALK & HANDICAP RAMPS
X50.50	X50.50 FL SPOT ELEVATIONS
	DROP INLET
	16 - STREET LIGHTS

NO AS-BUILT DATA ON THIS SHEET

SCANNED BY MESA REPRO, INC.

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	
WORK STAKED BY	CSC	DATE
INSPECTOR ACCEPTANCE BY	NCK	DATE 7/9/03
FIELD VERIFICATION BY	NA	DATE
DRAWINGS CORRECTED BY	NA	DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE

NO.

BENCH MARKS

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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

ENGINEER'S SEAL

LYLE C. LOSACK NEW MEXICO (4925) REGISTERED PROFESSIONAL ENGINEER 10/21/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09\2002
DRAWN BY	RLS	09\2002
CHECKED BY	LCL	09\2002

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
COMPOSITE PAVING PLAN / SIDEWALK VARIANCE

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 24 2002 CITY ENGINEER		

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

City Project No.	Zone Map No.	Sheet	of
683082	A-11	12	24

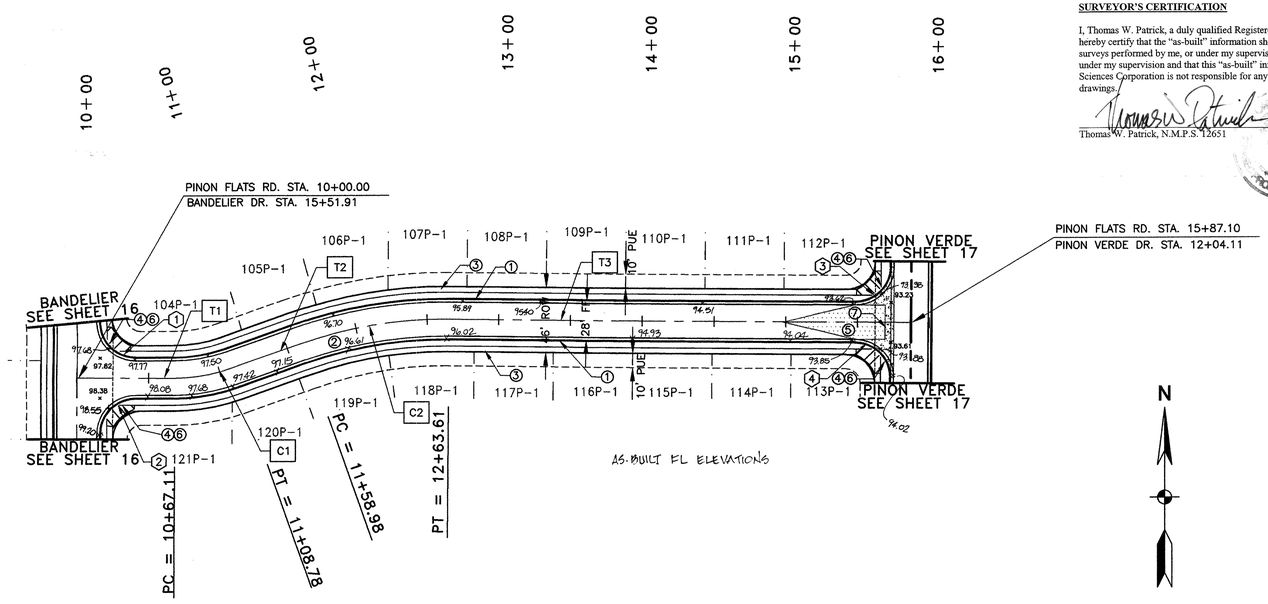
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SCANNED BY MESA REPRO

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651 — Date 6-18-2003



AS-BUILT DRAWING

N

BEGIN CURB RETURN
STA. 10+40.59 14.00 L

	PT.	℄ ELEV.	
1	RET	97.70	Δ = 84°22'55"
	1	97.73	R = 25.00
	2	97.65	L = 37.52
	3	97.55	T = 23.31
	RET	97.37	

END CURB RETURN
STA. 10+15.65 37.25 L

BEGIN CURB RETURN
STA. 10+16.00 39.00 R

	PT.	℄ ELEV.	
2	RET	98.89	Δ = 90°00'00"
	1	98.68	R = 25.00
	2	98.44	L = 39.27
	3	98.21	T = 25.00
	RET	98.07	

END CURB RETURN
STA. 10+41.00 14.00 R

BEGIN CURB RETURN
STA. 15+73.05 39.03 L

	PT.	℄ ELEV.	
3	RET	92.85	Δ = 90°04'34"
	1	93.01	R = 25.00
	2	93.19	L = 39.30
	3	93.37	T = 25.03
	RET	93.48	

END CURB RETURN
STA. 15+48.05 14.00 L

BEGIN CURB RETURN
STA. 15+48.15 14.00 R

	PT.	℄ ELEV.	
4	RET	93.74	Δ = 89°55'26"
	1	93.70	R = 25.00
	2	93.74	L = 39.24
	3	93.80	T = 24.97
	RET	93.92	

END CURB RETURN
STA. 15+73.15 38.97 R

PINON FLATS RD.

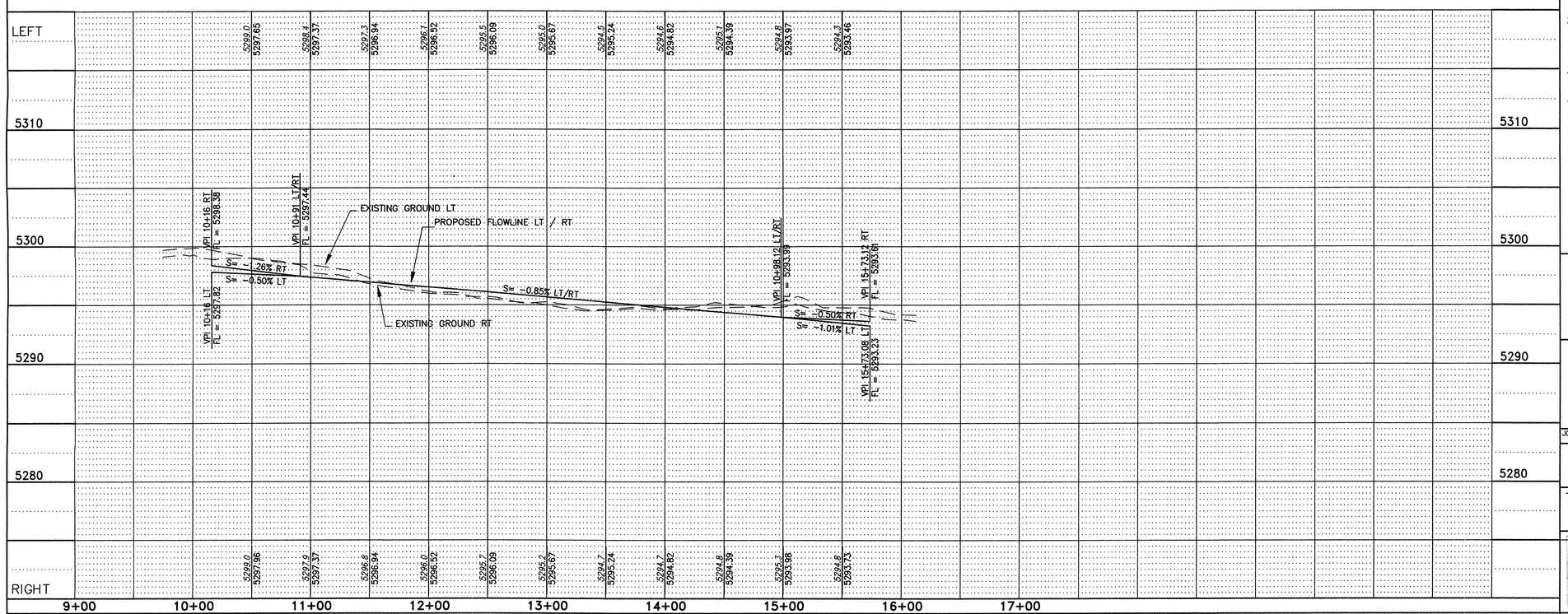
HORZ. 1"=50'
VERT. 1"=5'

PINON FLATS RD.
CENTERLINE TANGENT DATA TABLE

#	BEARING	LENGTH
T1	S 89°42'16" E	67.11
T2	N 70°23'44" E	50.19
T3	S 89°37'16" E	323.49

PINON FLATS RD.
CENTERLINE CURVE DATA TABLE

#	RADIUS	LENGTH	TAN	DELTA
C1	120.00	41.68	21.05	19°53'59"
C2	300.00	104.63	52.85	19°59'00"



LEGEND:

	ROW LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		TEMPORARY ASPHALT
		ASPHALT TRANSITION
		SIDEWALK & HANDICAP RAMPS
×50.50	×50.50	FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

1. CONSTRUCT 8" CURB & GUTTER PER COA STANDARD #2415
2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STANDARD #2405, SEE SHT 11
3. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STANDARD #2430 (DEFERRED)
4. CONSTRUCT CURB RETURNS PER COA STANDARD #2420
5. CONSTRUCT CROWN TRANSITION PER COA STANDARD #2401
6. BUILD HANDICAP RAMP PER COA STANDARD #2441 CASE #2
7. VALLEY GUTTER PER COA STANDARD #2420

GENERAL NOTES:

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3. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
4. DIMENSIONS SHOWN AS FF ARE FLOW LINE TO FLOW.

0 25 50 100 150
GRAPHIC SCALE IN FEET:

AS BUILT INFORMATION

		DATE
CONTRACTOR	field corrections	
WORK STAKED BY	CSC	
INSPECTOR'S ACCEPTANCE BY	KLL	6-26-03
FIELD VERIFICATION BY	KLL	6-26-03
COMPUTER CORRECTED BY	TWP	6-18-03

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75. (NGVD 1929)

SURVEY INFORMATION

NO.	BY	DATE
	FIELD NOTES	
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL

LYLE C. LOSACK — NEW MEXICO — 14925 — REGISTERED PROFESSIONAL ENGINEER — 10/21/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09/2002
DRAWN BY	RLS	09/2002
CHECKED BY	LCL	09/2002

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PAVING PLAN & PROFILES
PINON FLATS RD.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED — DESIGN REVIEW COMMITTEE	APPROVED — CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	of
683082	A-11	13	24

CORRALES, NEW MEXICO - (505) 897-0000

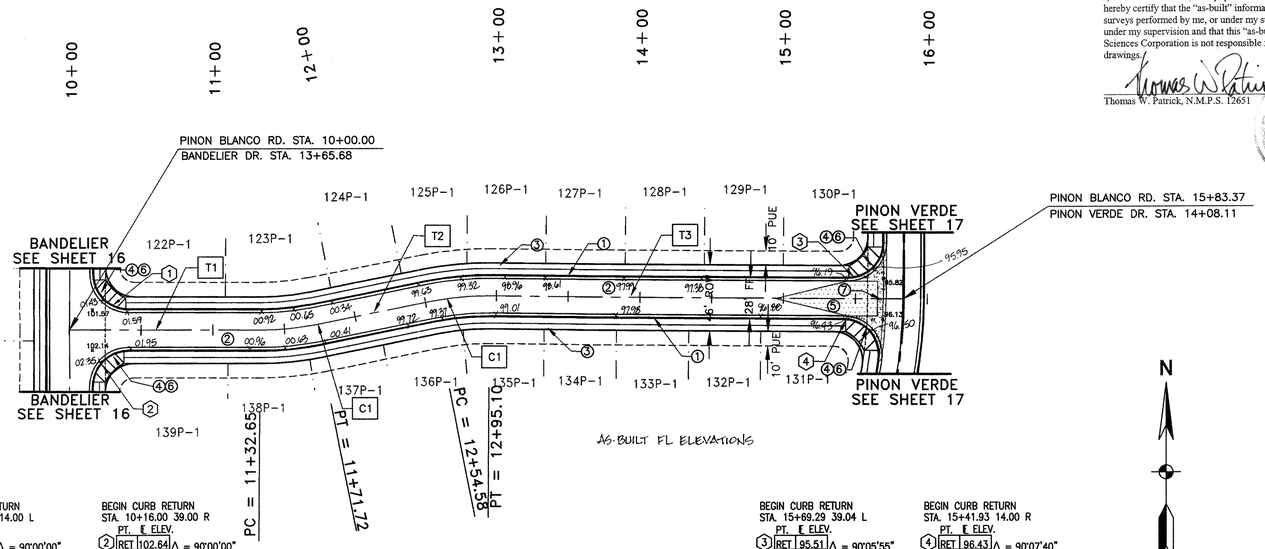
COMMUNITY SCIENCES CORPORATION

SCANNED BY MESA REPRO

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651 — Date 6-18-2003



AS-BUILT DRAWING

BEGIN CURB RETURN
STA. 10+41.00 14.00 L

	PT.	℄ ELEV.	
1	RET	101.45	Δ = 90°00'00"
	1	101.48	R = 25.00
	2	101.38	L = 39.27
	3	101.25	T = 25.00
	RET	101.07	

END CURB RETURN
STA. 10+16.00 39.00 L

BEGIN CURB RETURN
STA. 10+16.00 39.00 R

	PT.	℄ ELEV.	
2	RET	102.64	Δ = 90°00'00"
	1	102.44	R = 25
	2	102.19	L = 39.27
	3	101.95	T = 25
	RET	101.82	

END CURB RETURN
STA. 10+41.00 14.00 R

BEGIN CURB RETURN
STA. 15+69.29 39.04 L

	PT.	℄ ELEV.	
3	RET	95.51	Δ = 90°05'55"
	1	95.63	R = 25.00
	2	95.83	L = 39.31
	3	96.05	T = 25.04
	RET	96.20	

END CURB RETURN
STA. 15+44.29 14.00 L

BEGIN CURB RETURN
STA. 15+41.93 14.00 R

	PT.	℄ ELEV.	
4	RET	96.43	Δ = 90°07'40"
	1	96.33	R = 25.00
	2	96.35	L = 42.68
	3	96.39	T = 28.67
	RET	96.52	

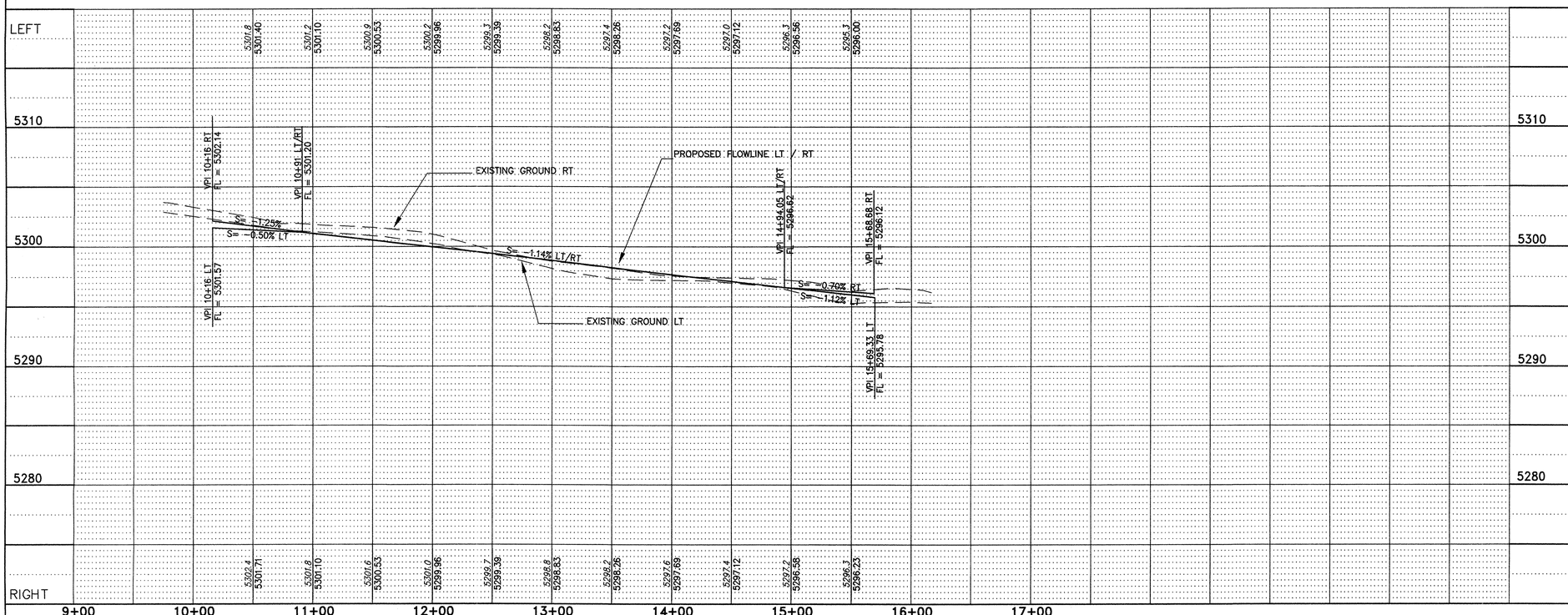
END CURB RETURN
STA. 15+66.08 42.32 R

PINON BLANCO RD. CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	S 89°42'16" E	132.66
T2	N 78°47'39" E	81.76
T3	S 89°35'55" E	288.35

PINON BLANCO RD. CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	194.64	40.16	20.15	11°49'21"
C2	200.00	40.44	20.29	11°35'05"

PINON BLANCO RD.

HORZ. 1"=50'
VERT. 1"=5'



LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		TEMPORARY ASPHALT
		ASPHALT TRANSITION
		SIDEWALK & HANDICAP RAMPS
×50.50	×50.50	FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

1. CONSTRUCT 8" CURB & GUTTER PER COA STANDARD #2415
2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STANDARD #2405, SEE SHT 11
3. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STANDARD #2430 (DEFERRED)
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5. CONSTRUCT CROWN TRANSITION PER COA STANDARD #2401
6. BUILD HANDICAP RAMP PER COA STANDARD #2441 CASE #2
7. VALLEY GUTTER PER COA STANDARD #2420

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4. DIMENSIONS SHOWN AS FF ARE FLOW LINE TO FLOW.

0 25 50 100 150
GRAPHIC SCALE IN FEET:

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
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Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	
WORK STAKED BY	CSC	DATE 1/8/03
INSPECTOR'S ACCEPTANCE BY	KCL	DATE 1/9/03
FIELD VERIFICATION BY	SDS	DATE 6-18-03
DRAWINGS CORRECTED BY	TWP	DATE 6-18-03
MICRO-FILM INFORMATION		DATE
RECORDED BY:		DATE
NO.		

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL

LYLE C. LOSACK — NEW MEXICO — 14925 — REGISTERED PROFESSIONAL ENGINEER — 10/21/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09/2002
DRAWN BY	RLS	09/2002
CHECKED BY	LCL	09/2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PAVING PLAN & PROFILES
PINON BLANCO RD.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED NOV 17 2002 DESIGN REVIEW COMMITTEE	APPROVED JAN 24 2002 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	of
683082	A-11	14	24

CORRALES, NEW MEXICO - (505) 897-0000

COMMUNITY SCIENCES CORPORATION - (505) 897-0000

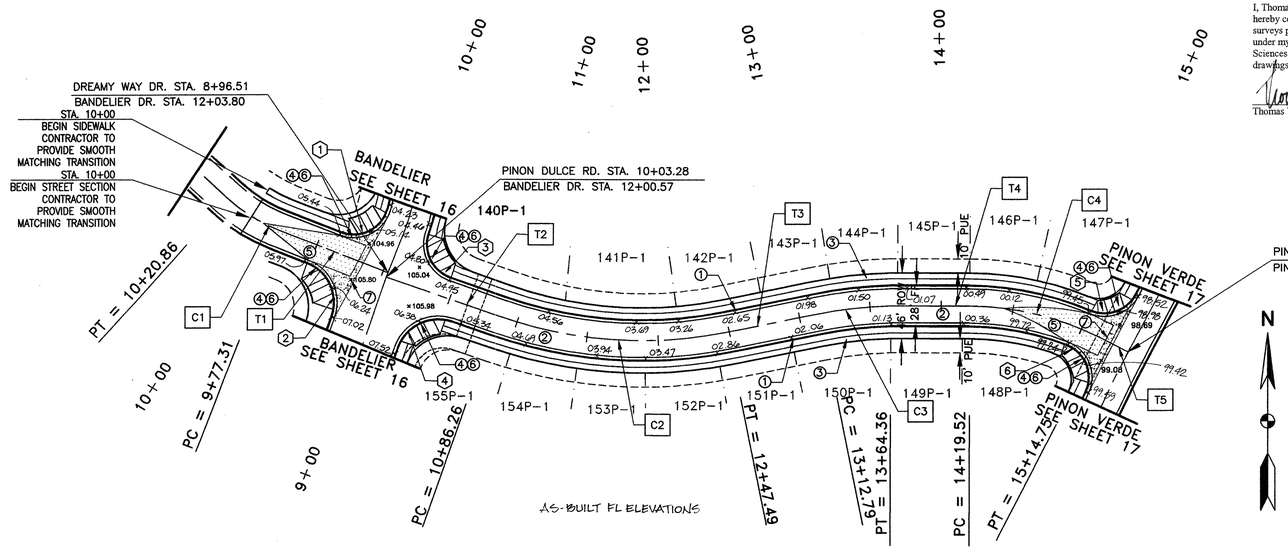
SCANNED BY MESA REPRO

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651

6-18-2003
Date



AS-BUILT DRAWING

BEGIN CURB RETURN
STA. 9+12.71 35.99 R

	PT.	℄ ELEV.	
1	RET 104.39		Δ = 83°04'55"
	1 104.62		R = 25.00
	2 104.98		L = 36.25
	3 105.33		T = 22.15
	RET 105.48		

END CURB RETURN
STA. 9+37.53 14.00 R

BEGIN CURB RETURN
STA. 9+52.26 14.00 L

	PT.	℄ ELEV.	
2	RET 105.95		Δ = 88°09'43"
	1 105.94		R = 30.00
	2 106.20		L = 46.16
	3 106.53		T = 29.05
	RET 106.98		

END CURB RETURN
STA. 9+22.28 43.04 L

BEGIN CURB RETURN
STA. 10+45.76 14.00 L

	PT.	℄ ELEV.	
3	RET 104.92		Δ = 90°01'39"
	1 104.94		R = 25.00
	2 104.80		L = 39.28
	3 104.63		T = 25.01
	RET 104.41		

END CURB RETURN
STA. 10+20.76 39.01 L

BEGIN CURB RETURN
STA. 10+27.30 44.02 R

	PT.	℄ ELEV.	
4	RET 107.14		Δ = 90°01'45"
	1 106.64		R = 30.00
	2 106.14		L = 47.14
	3 105.67		T = 30.02
	RET 105.43		

END CURB RETURN
STA. 10+57.30 14.00 R

BEGIN CURB RETURN
STA. 15+22.97 38.13 L

	PT.	℄ ELEV.	
5	RET 98.47		Δ = 85°19'30"
	1 98.58		R = 25.00
	2 98.81		L = 37.23
	3 98.94		T = 23.04
	RET 99.04		

END CURB RETURN
STA. 15+00.74 14.00 L

BEGIN CURB RETURN
STA. 14+94.21 14.00 R

	PT.	℄ ELEV.	
6	RET 99.38		Δ = 94°06'39"
	1 99.29		R = 25.00
	2 99.29		L = 41.06
	3 99.33		T = 26.86
	RET 99.48		

END CURB RETURN
STA. 15+23.28 39.07 R

DREAMY WAY DR. CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	N 68°48'21" W	80.80

PINON DULCE RD. CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T2	S 70°36'53" E	82.98
T3	N 78°35'32" E	65.30
T4	S 89°47'57" E	55.16
T5	S 62°38'01" E	21.89

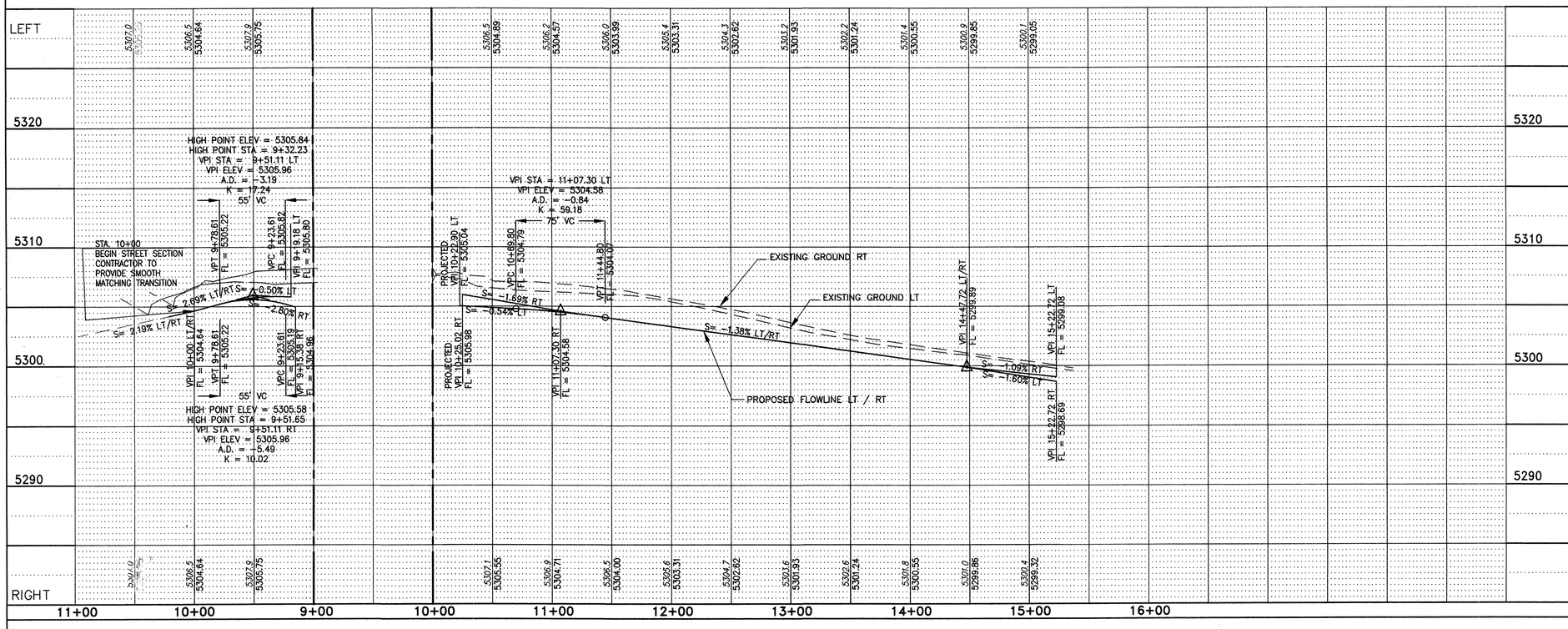
DREAMY WAY DR. CENTERLINE CURVE DATA TABLE			
#	RADIUS	LENGTH	TAN	DELTA
C1	120.00	43.55	22.02	20°47'35"

PINON DULCE RD. CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C2	300.79	161.23	82.60	30°42'43"
C3	300.00	51.57	25.85	09°50'56"
C4	201.71	95.23	48.52	27°02'57"

DREAMY WAY DR.

PINON DULCE RD.

HORZ. 1"=50'
VERT. 1"=5'



LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		TEMPORARY ASPHALT
		ASPHALT TRANSITION
		SIDEWALK & HANDICAP RAMPS
×50.50	×50.50	FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

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4. DIMENSIONS SHOWN AS FF ARE FLOW LINE TO FLOW.

0 25 50 100 150
GRAPHIC SCALE IN FEET:

QuikDraw
ENGINEERING, L.L.C.
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Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PAVING PLAN & PROFILES
DREAMY WAY DR. AND PINON DULCE RD.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 24 2002 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	of
683082	A-11	15	24

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	
WORK STAKED BY	CSC	DATE 7/9/03
INSPECTOR'S ACCEPTANCE BY	KLL	DATE 7/16/03
FIELD VERIFICATION BY	JOG	DATE 7/16/03
DOCUMENTS RECEIVED BY	TWP	DATE 7/19/03
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK,	
STAMPED "ACS BM, 1-$11" EPOXIED	
TO TOP OF CONCRETE CURB, EAST	
SIDE OF UNSER BLVD. NW, 24 FT.	
+/- NORTH OF THE BERNALILLO /	
SANDOVAL COUNTY FENCE LINE, 210.1	
FT. SOUTH OF "SPEED LIMIT 45" SIGN,	
50.7 FT. NORTH OF THE SOUTH END OF CURB	
AND GUTTER. ELEV. = 5279.75, (NGVD 1929)	

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL

LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER, 11/27/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	REH	DATE	09/2002
DRAWN BY	RLS	DATE	09/2002
CHECKED BY	LCL	DATE	09/2002

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

SCANNED BY MESA REPRO

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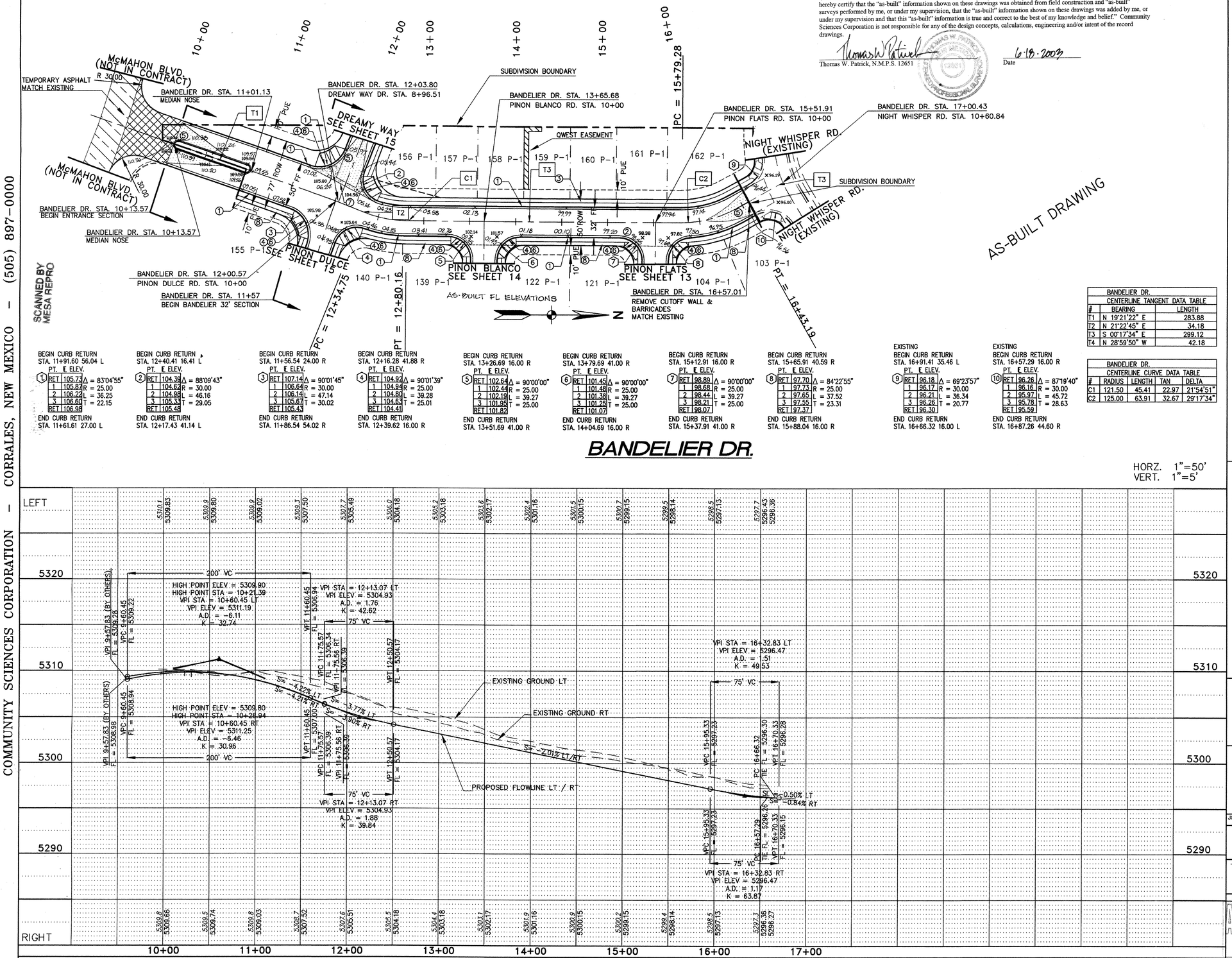
6-18-2003
Date



BEGIN CURB RETURN STA. 11+91.60 56.04 L

PT.	℄ ELEV.	
1 RET	105.73	Δ = 83°04'55"
1	105.87	R = 25.00
2	106.22	L = 36.25
3	106.60	T = 22.15
RET	106.98	

END CURB RETURN STA. 11+61.61 27.00 L

BEGIN CURB RETURN STA. 12+40.41 16.41 L

PT.	℄ ELEV.	
2 RET	104.39	Δ = 88°09'43"
1	104.62	R = 30.00
2	104.98	L = 46.16
3	105.33	T = 29.05
RET	105.48	

END CURB RETURN STA. 12+17.43 41.14 L

BEGIN CURB RETURN STA. 11+56.54 24.00 R

PT.	℄ ELEV.	
3 RET	107.14	Δ = 90°01'45"
1	106.64	R = 30.00
2	106.14	L = 47.14
3	105.67	T = 30.02
RET	105.43	

END CURB RETURN STA. 11+86.54 54.02 R

BEGIN CURB RETURN STA. 12+16.28 41.88 R

PT.	℄ ELEV.	
4 RET	104.92	Δ = 90°01'39"
1	104.94	R = 25.00
2	104.80	L = 39.28
3	104.63	T = 25.01
RET	104.41	

END CURB RETURN STA. 12+39.62 16.00 R

BEGIN CURB RETURN STA. 13+26.69 16.00 R

PT.	℄ ELEV.	
5 RET	102.64	Δ = 90°00'00"
1	102.44	R = 25.00
2	102.19	L = 39.27
3	101.95	T = 25.00
RET	101.82	

END CURB RETURN STA. 13+51.69 41.00 R

BEGIN CURB RETURN STA. 13+79.69 41.00 R

PT.	℄ ELEV.	
6 RET	101.45	Δ = 90°00'00"
1	101.48	R = 25.00
2	101.38	L = 39.27
3	101.25	T = 25.00
RET	101.07	

END CURB RETURN STA. 14+04.69 16.00 R

BEGIN CURB RETURN STA. 15+12.91 16.00 R

PT.	℄ ELEV.	
7 RET	98.89	Δ = 90°00'00"
1	98.68	R = 25.00
2	98.44	L = 39.27
3	98.21	T = 25.00
RET	98.07	

END CURB RETURN STA. 15+37.91 41.00 R

BEGIN CURB RETURN STA. 15+65.91 40.59 R

PT.	℄ ELEV.	
8 RET	97.70	Δ = 84°22'55"
1	97.73	R = 25.00
2	97.65	L = 37.52
3	97.55	T = 23.31
RET	97.37	

END CURB RETURN STA. 15+88.04 16.00 R

EXISTING BEGIN CURB RETURN STA. 16+91.41 35.46 L

PT.	℄ ELEV.	
9 RET	96.18	Δ = 69°23'57"
1	96.17	R = 30.00
2	96.21	L = 36.34
3	96.26	T = 20.77
RET	96.30	

END CURB RETURN STA. 16+66.32 16.00 L

EXISTING BEGIN CURB RETURN STA. 16+57.29 16.00 R

PT.	℄ ELEV.	
10 RET	96.26	Δ = 87°19'40"
1	96.16	R = 30.00
2	95.97	L = 45.72
3	95.78	T = 28.63
RET	95.59	

END CURB RETURN STA. 16+87.26 44.60 R

BANDELIER DR.

HORZ. 1"=50'
VERT. 1"=5'

BANDELIER DR. CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	N 19°21'22" E	283.88
T2	N 21°22'45" E	34.18
T3	S 00°17'34" E	299.12
T4	N 28°59'50" W	42.18

BANDELIER DR. CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	121.50	45.41	22.97	21°54'51"
C2	125.00	63.91	32.67	29°17'34"

LEGEND:

- ROW LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		TEMPORARY ASPHALT
		ASPHALT TRANSITION
		SIDEWALK & HANDICAP RAMPS
×50.50	×50.50	FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

1. CONSTRUCT 8" CURB & GUTTER PER COA STANDARD #2415
2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STANDARD #2405, SEE SHT 11
3. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STANDARD #2430 (DEFERRED)
4. CONSTRUCT CURB RETURNS PER COA STANDARD #2420
5. CONSTRUCT CROWN TRANSITION PER COA STANDARD #2401
6. BUILD HANDICAP RAMP PER COA STANDARD #2441 CASE #2
7. VALLEY GUTTER PER COA STANDARD #2420
8. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STANDARD #2430

GENERAL NOTES:

1. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
2. ANY DAMAGE TO THE EXISTING FACILITIES, (C&G, PAVEMENT CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
4. DIMENSIONS SHOWN AS FF ARE FLOW LINE TO FLOW.

0 25 50 100 150
GRAPHIC SCALE IN FEET:

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PAVING PLAN & PROFILES
BANDELIER DR.

Design Review Committee: APPROVED — DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED — CITY ENGINEER

Mo./Day/Yr	Mo./Day/Yr

City Project No. 683082 | Zone Map No. A-11 | Sheet 16 of 24

AS BUILT INFORMATION

		DATE
CONTRACTOR	NEW CONCEPTS	
STAKED BY	CSC	8/9/03
INSPECTOR'S ACCEPTANCE BY	KCL	8/9/03
FIELD VERIFICATION BY	JTS	6-18-03
DRAWINGS CORRECTED BY	TWP	6-18-03

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION

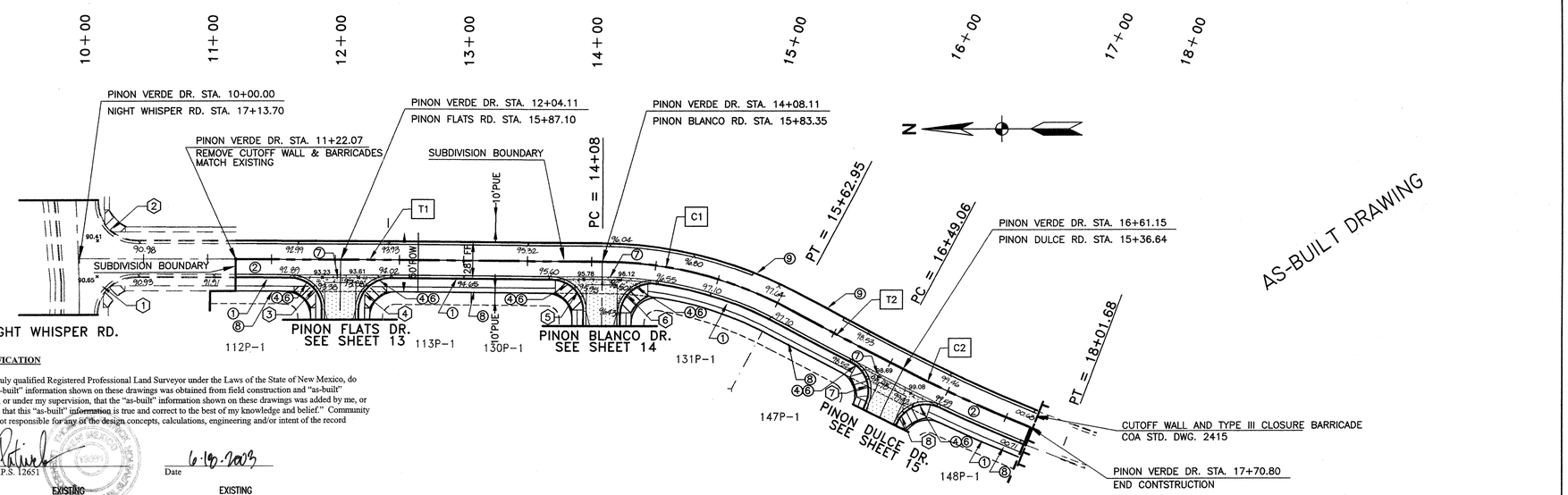
NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

FIELD NOTES

ENGINEER'S SEAL
LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER
10/21/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09/2002
DRAWN BY	RLS	09/2002
CHECKED BY	LCL	09/2002



SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651

6-19-2003
Date

EXISTING
BEGIN CURB RETURN
STA. 10+13.94 43.96 R

	PT.	℄ ELEV.	
1	RET	90.68	Δ = 89°55'26"
	1	90.78	R = 30.00
	2	90.73	L = 47.08
	3	90.71	T = 29.96
	RET	90.79	

END CURB RETURN
STA. 10+43.94 14.00 R

EXISTING
BEGIN CURB RETURN
STA. 10+44.06 14.00L

	PT.	℄ ELEV.	
2	RET	90.70	Δ = 90°04'34"
	1	90.55	R = 30.00
	2	90.40	L = 47.16
	3	90.26	T = 30.04
	RET	90.15	

END CURB RETURN
STA. 10+14.06 44.04 L

BEGIN CURB RETURN
STA. 11+66.06 14.00 R

	PT.	℄ ELEV.	
3	RET	92.85	Δ = 90°04'34"
	1	93.01	R = 25.00
	2	93.17	L = 39.30
	3	93.37	T = 25.03
	RET	93.48	

END CURB RETURN
STA. 11+90.06 39.03 R

BEGIN CURB RETURN
STA. 12+18.69 38.97 R

	PT.	℄ ELEV.	
4	RET	93.74	Δ = 89°55'26"
	1	93.70	R = 25.00
	2	93.74	L = 39.24
	3	93.80	T = 24.97
	RET	93.92	

END CURB RETURN
STA. 12+43.06 14.62 R

BEGIN CURB RETURN
STA. 13+69.05 14.00 R

	PT.	℄ ELEV.	
5	RET	95.51	Δ = 90°05'55"
	1	95.63	R = 25.00
	2	95.83	L = 39.31
	3	96.05	T = 25.04
	RET	96.20	

END CURB RETURN
STA. 13+94.05 39.04 R

BEGIN CURB RETURN
STA. 14+24.89 41.06 R

	PT.	℄ ELEV.	
6	RET	96.43	Δ = 90°07'40"
	1	96.33	R = 25.00
	2	96.35	L = 42.68
	3	96.39	T = 28.67
	RET	96.52	

END CURB RETURN
STA. 14+52.59 14.32 R

BEGIN CURB RETURN
STA. 16+23.16 14.00 R

	PT.	℄ ELEV.	
7	RET	98.47	Δ = 85°19'30"
	1	98.58	R = 25.00
	2	98.81	L = 37.23
	3	98.94	T = 23.04
	RET	99.04	

END CURB RETURN
STA. 16+48.08 36.96 R

BEGIN CURB RETURN
STA. 16+75.67 41.03 R

	PT.	℄ ELEV.	
8	RET	99.38	Δ = 94°06'39"
	1	99.29	R = 25.00
	2	99.29	L = 41.06
	3	99.53	T = 26.86
	RET	99.48	

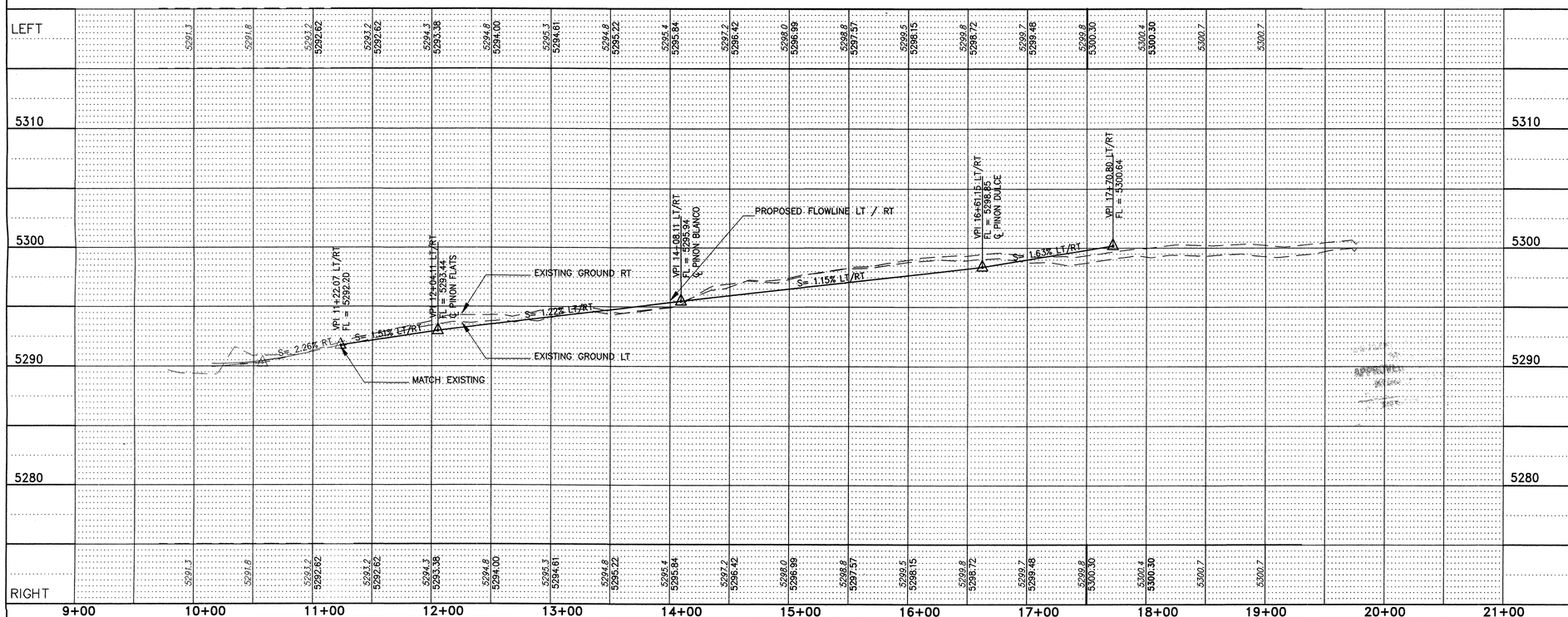
END CURB RETURN
STA. 16+99.78 13.99 R

PINON VERDE DR. CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	S 00°18'10" E	408.00
T2	S 27°56'38" W	86.11

PINON VERDE DR. CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	301.61	155.08	79.29	29°28'33"
C2	1200.00	121.74	60.92	05°48'46"

PINON VERDE DR.

HORZ. 1"=50'
VERT. 1"=5'



LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		TEMPORARY ASPHALT
		ASPHALT TRANSITION
		SIDEWALK & HANDICAP RAMPS
×50.50	×50.50	FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

1. CONSTRUCT 8" CURB & GUTTER PER COA STANDARD #2415
2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STANDARD #2405, SEE SHT 11
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7. VALLEY GUTTER PER COA STANDARD #2420
8. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STANDARD #2430
9. CONSTRUCT 8' TEMPORARY ASPHALT CURB PER COA STD #2415

GENERAL NOTES:

1. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
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4. DIMENSIONS SHOWN AS FF ARE FLOW LINE TO FLOW.

0 25 50 100 150
GRAPHIC SCALE IN FEET:

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
PAVING PLAN & PROFILES
PINON VERDE DR.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 24 2002 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	of
683082	A-11	17	24

AS BUILT INFORMATION
CONTRACTOR / WORK STAKED BY: NEW CONCEPTS DATE
INSPECTOR'S ACCEPTANCE BY: DATE 12/16/02
FIELD VERIFICATION BY: DATE 12-16-02
DRAWINGS CORRECTED BY: DATE 12-19-02
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

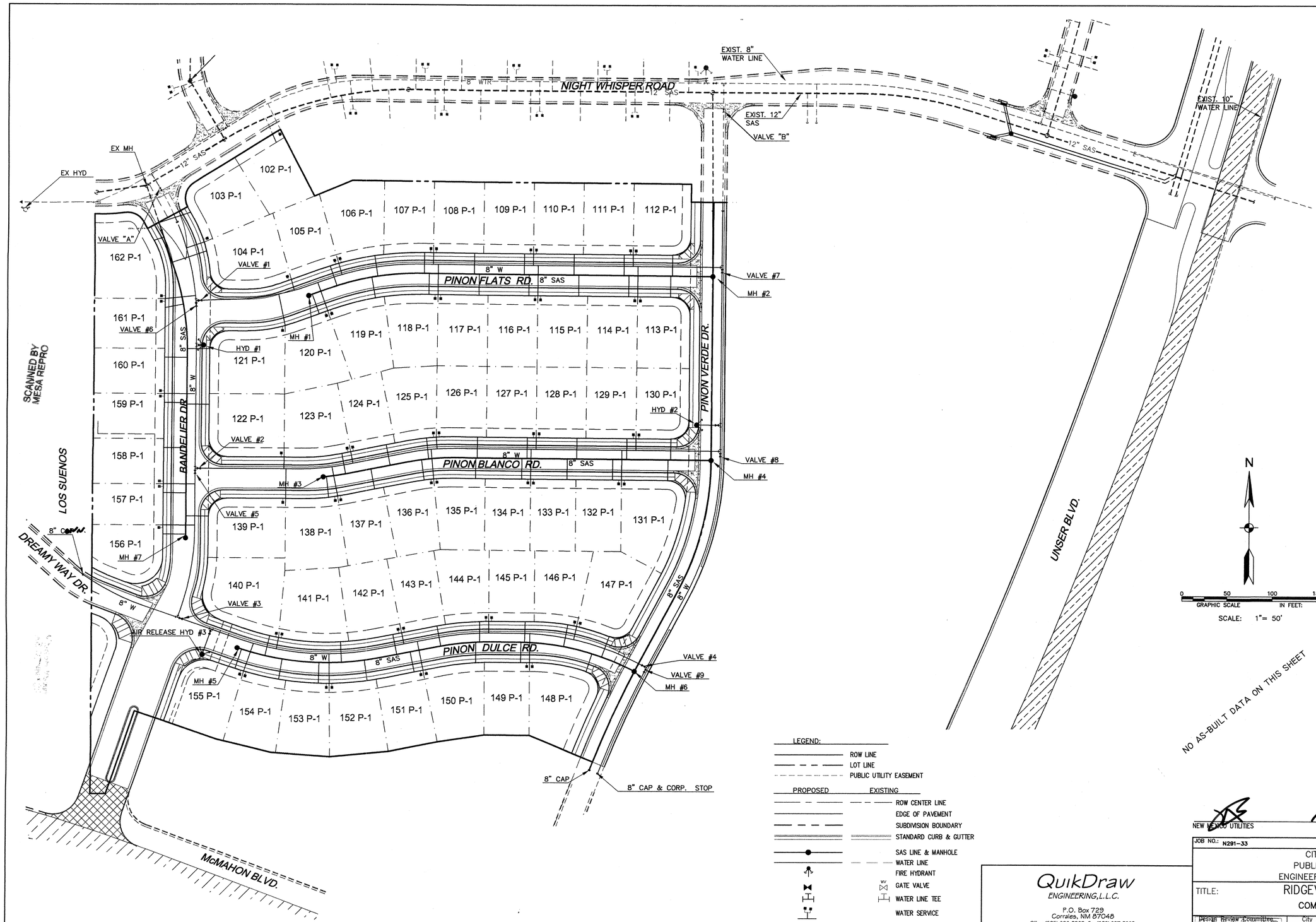
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL
LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER
10/21/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09/2002
DRAWN BY	RLS	09/2002
CHECKED BY	LCL	09/2002



SCANNED BY MESA REPRO

AS BUILT INFORMATION

CONTRACTOR NEW CONCEPTS
WORK STAKED BY CSC DATE
INSPECTOR'S ACCEPTANCE BY KCL DATE 5/9/03
FIELD VERIFICATION BY NA DATE
DRAWINGS CORRECTED BY NA DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

ENGINEER'S SEAL

LYLE C. LOSACK NEW MEXICO 14325 REGISTERED PROFESSIONAL ENGINEER
10/8/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09\2002
DRAWN BY	RLS	09\2002
CHECKED BY	LCL	09\2002

NEW MEXICO UTILITIES 10-21-02 DATE:

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
COMPOSITE UTILITY PLAN

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE

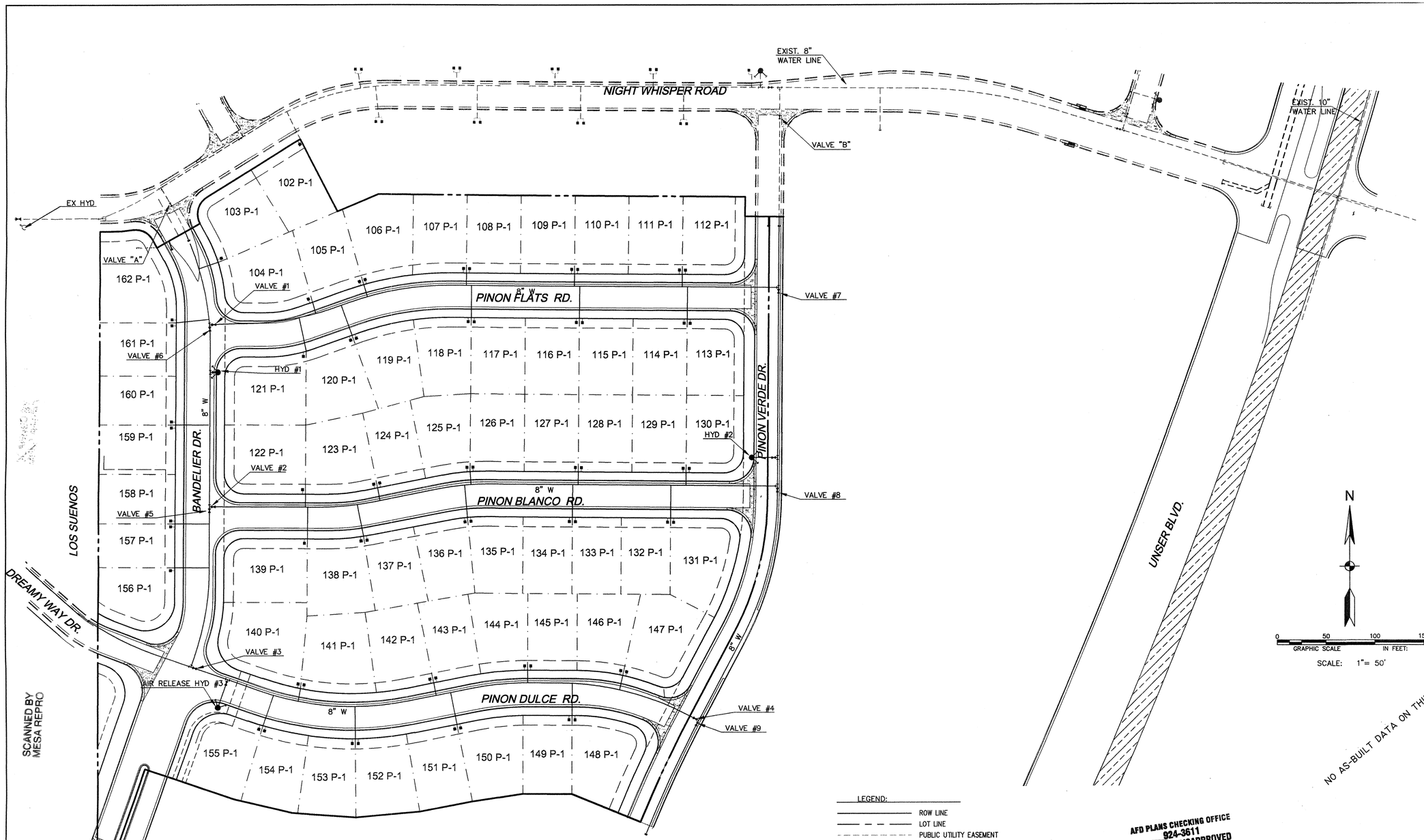
City Engineer Approval: APPROVED DEC 24 2002 CITY ENGINEER

Mo./Day/Yr | Mo./Day/Yr

City Project No. 683082 | Zone Map No. A-11 | Sheet 18 of 24

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048



NO AS-BUILT DATA ON THIS SHEET

SCANNED BY MESA REPRO

LEGEND:

	ROW LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT
PROPOSED	EXISTING
	ROW CENTER LINE
	EDGE OF PAVEMENT
	SUBDIVISION BOUNDARY
	STANDARD CURB & GUTTER
	SAS LINE & MANHOLE
	WATER LINE
	FIRE HYDRANT
	GATE VALVE
	WATER LINE TEE
	WATER SERVICE
	CAP OR PLUG

FLUSHING SCHEDULE

1. CLOSE ALL VALVES "A" through #12.
2. OPEN HYD. #2 AND VALVES "B", #7.
3. OPEN END LINE CORP. STOP AND VALVES #8 AND #9, CLOSE HYD. #2.
4. OPEN HYD. #1 AND VALVES #1 AND #6, CLOSE CORP. STOP.
5. OPEN HYD. #3 AND VALVES "A", #3 AND #5, CLOSE HYD #1, VALVE #1.
6. OPEN VALVE #2, CLOSE VALVES "A" AND #6
7. OPEN VALVE #4, CLOSE VALVES #2, #3 AND #5
8. CLOSE HYD. #3 AND OPEN ALL VALVES.

NOTES:

1. FLUSHING TO CONTINUE UNTIL ENTIRE VOLUME OF PIPE HAS BEEN REPLACED AND IS FREE OF CHLORINE ODOR.
2. ALL VALVES TO BE IN CLOSED POSITION PRIOR TO FLUSHING.
3. DEAD END VALVES TO BE FLUSHED VIA MOST REMOTE SERVICE TAP.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE
11/7/02

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

NEW MEXICO UTILITIES DATE: 10-21-02

JOB NO.: N291-33

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
WATER SHUTOFF / FLUSHING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 24 2002 CITY ENGINEER		

City Project No. 683082 | Zone Map No. A-11 | Sheet 19 of 24

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	02/02

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	
WORK STAKED BY	CSC	DATE
INSPECTOR'S FIELD VERIFICATION BY	RCL	DATE 7/9/03
VERIFICATION BY	NA	DATE
WORK CORRECTED BY	NA	DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE

ENGINEER'S SEAL

LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER
10/8/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09\2002
DRAWN BY	RLS	09\2002
CHECKED BY	LCL	09\2002

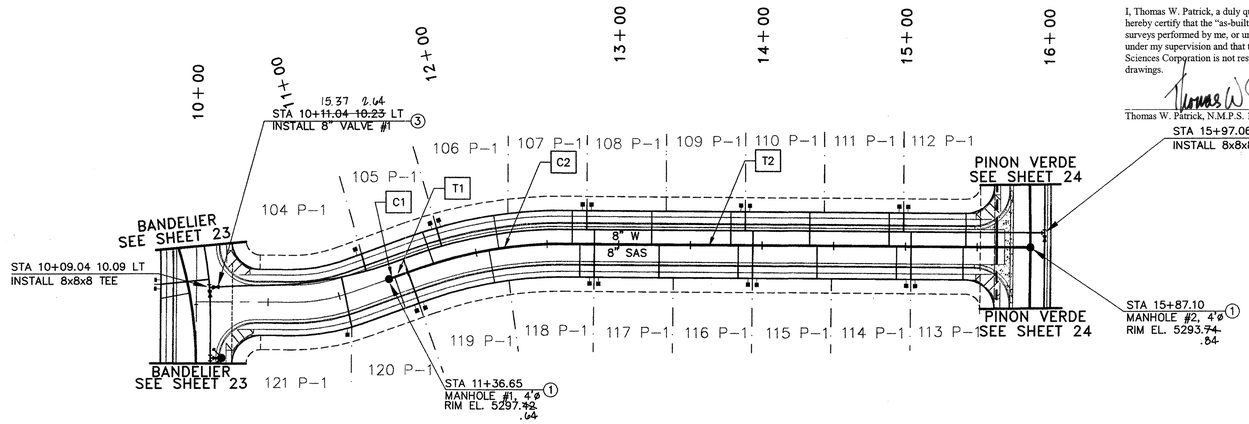
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

SCANNED BY MESA REPRO

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651 — Date 6-18-2003



N

AS-BUILT DRAWING

②

SANITARY SEWER SERVICES – PINON FLATS RD.				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
105	11+68.68 23.00 L	23.00	5289.56	5291.62
106	12+15.99 23.00 L	23.15	5288.65	5291.22
107	12+67.65 23.00 L	23.00	5287.71	5290.78
108	13+22.85 23.00 L	23.00	5286.66	5290.31
109	13+78.05 23.00 L	23.00	5285.62	5289.84
110	14+33.25 23.00 L	23.00	5284.58	5289.37
111	14+88.45 23.00 L	23.00	5283.54	5288.90
112	15+42.04 23.00 L	23.00	5282.53	5288.38

NOTE: STATIONING IS AT PROPERTY LINE

⑤

WATER SERVICES – PINON FLATS ROAD		
LOT NO.	WL STATION & OFFSET	WL TYPE
104	11+24.35 23.00L	SINGLE
105	11+77.97 23.00L	DOUBLE
106		
107	12+77.65 23.00L	DOUBLE
108		
109	13+88.05 23.00L	DOUBLE
110		
111	14+98.45 23.00L	DOUBLE
112		

NOTE: STATIONING IS AT PROPERTY LINE

②

SANITARY SEWER SERVICES – PINON FLATS RD.				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
120	11+40.65 23.00 R	23.00	5290.10	5291.85
119	12+09.20 23.00 R	23.00	5288.81	5291.27
118	12+73.00 23.00 R	23.00	5287.61	5290.73
117	13+28.20 23.00 R	23.00	5286.56	5290.26
116	13+83.40 23.00 R	23.00	5285.52	5289.79
115	14+38.60 23.00 R	23.00	5284.48	5289.32
114	14+93.80 23.00 R	23.00	5283.44	5288.86
113	15+40.16 23.00 R	23.00	5282.56	5288.61

NOTE: STATIONING IS AT PROPERTY LINE

⑤

WATER SERVICES – PINON FLATS RD.		
LOT NO.	WL STATION & OFFSET	WL TYPE
121	11+02.35 23.00R	SINGLE
120	11+50.65 23.00R	DOUBLE
119		
118	12+83.00 23.00R	DOUBLE
117		
116	13+93.40 23.00R	DOUBLE
115		
114	15+03.80 23.00R	DOUBLE
113		

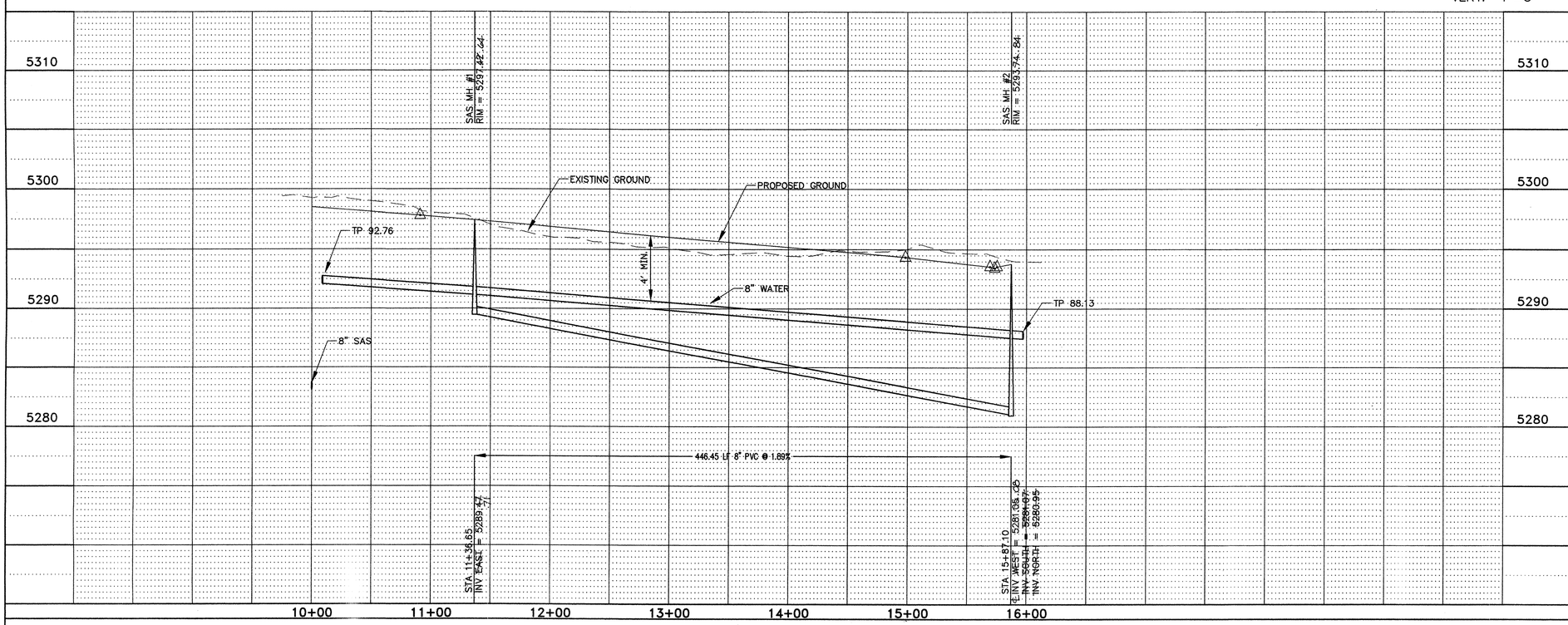
NOTE: STATIONING IS AT PROPERTY LINE

PINON FLATS RD. CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	N 70°23'44" E	21.25
T2	S 89°37'16" E	323.49

PINON FLATS RD. CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	285.00	1.08	0.54	00°13'01"
C2	300.00	104.63	52.85	19°59'00"

PINON FLATS RD.

HORZ. 1"=50'
VERT. 1"=5'



LEGEND:

- ROW LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		SAS LINE & MANHOLE
		WATER LINE
		FIRE HYDRANT
		GATE VALVE
		WATER LINE TEE
		WATER SERVICE
		SAS SERVICE
		STORM DRAIN
		DROP INLET

CONSTRUCTION NOTES:

① BUILD SANITARY SEWER MANHOLE PER COA STANDARD #2101

② BUILD SANITARY SEWER SERVICE PER NMUI REQUIREMENTS

③ BUILD 8" PVC GATE VALVE PER COA STANDARD #SERIES 2326

④ BUILD FIRE HYDRANT ASSEMBLY PER COA STANDARD #2340 & 2347

⑤ BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER NMUI REQUIREMENTS

GENERAL NOTES:

1. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
3. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
4. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
5. CONTRACTOR TO BLOCK ALL JOINTS IN ACCORDANCE WITH STD. DWG. 2320
6. WATER AND SEWER WILL BE CONSTRUCTED IN ACCORDANCE WITH NMUI REQUIREMENTS FOR ACCEPTANCE AND MAINTENANCE

0 25 50 100 150
GRAPHIC SCALE IN FEET:

NEW MEXICO UTILITIES 10-21-02

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	
WORK STAKED BY	CSC	DATE 1/98
INSPECTOR'S ACCEPTANCE BY	KLR	DATE 2/4/03
FIELD VERIFICATION BY	JCG	DATE 6-04-03
DRAWINGS CORRECTED BY	TWP	DATE 6-18-03
MICRO-FILM INFORMATION		
		DATE
RECORDED BY		
NO.		

BENCH MARKS

ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL

LYLE C. LOSACK — NEW MEXICO — 14925 — REGISTERED PROFESSIONAL ENGINEER — 10/18/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

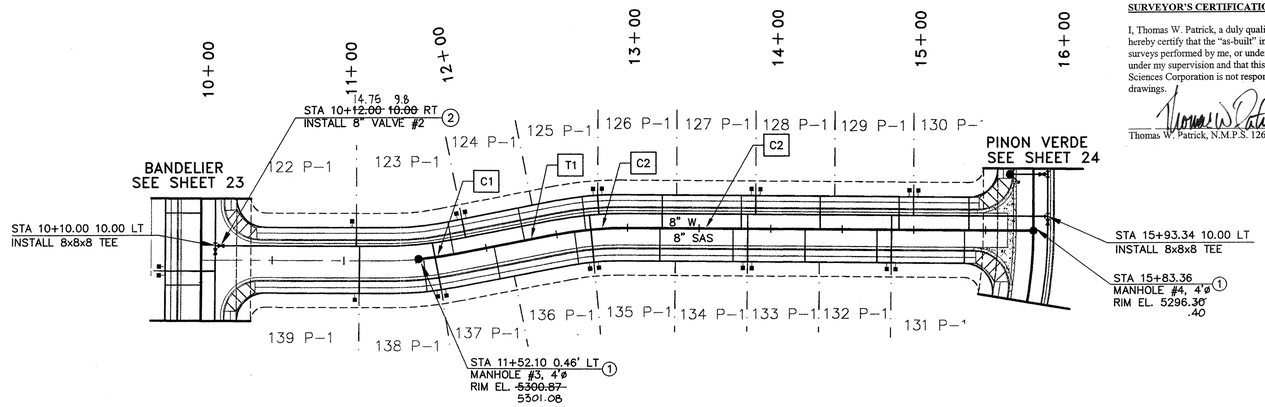
DESIGNED BY REH	DATE 09/2002	
DRAWN BY RLS	DATE 09/2002	
CHECKED BY LCL	DATE 09/2002	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
UTILITY IMPROVEMENTS
PINON FLATS RD.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 1 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 2 4 2002 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	of
683082	A-11	20	24



SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651

6-18-2003
Date

N

AS-BUILT DRAWING

SANITARY SEWER SERVICES - PINON BLANCO DR.				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
123	11+77.21 23.00 L	22.98	5293.17	5295.05
124	12+27.21 23.00 L	23.00	5292.52	5294.49
125	12+70.74 23.00 L	23.37	5291.96	5293.99
126	13+24.15 23.00 L	23.00	5291.27	5293.39
127	13+79.35 23.00 L	23.00	5290.55	5292.76
128	14+34.55 23.00 L	23.00	5289.84	5292.13
129	14+89.75 23.00 L	23.00	5289.13	5291.51
130	15+38.28 23.00 L	23.00	5288.50	5290.90

NOTE: STATIONING IS AT PROPERTY LINE

WATER SERVICES - PINON BLANCO RD.		
LOT NO.	WL STATION & OFFSET	WL TYPE
122	11+08.50 23.00L	SINGLE
123	11+87.20 23.00L	DOUBLE
124		
125	12+80.60 23.00L	DOUBLE
126		
127	13+89.35 23.00L	DOUBLE
128		
129	14+99.75 23.00L	DOUBLE
130		

NOTE: STATIONING IS AT PROPERTY LINE

SANITARY SEWER SERVICES - PINOON BLANCO DR.				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
138	11+57.87 23.00 R	23.68	5293.44	5295.28
137	12+05.48 23.00 R	23.00	5292.80	5294.73
136	12+62.22 23.00 R	22.73	5292.06	5294.09
135	13+22.65 23.00 R	23.00	5291.27	5293.38
134	13+73.74 23.00 R	23.00	5290.63	5292.82
133	14+24.04 23.00 R	23.00	5289.98	5292.25
132	14+74.34 23.00 R	23.00	5289.33	5291.68
131	15+35.37 23.00 R	23.00	5288.54	5291.17

NOTE: STATIONING IS AT PROPERTY LINE

PINON BLANCO RD.			
LOT NO.	WL STATION & OFFSET	WL TYPE
139	11+10.70 23.00R	SINGLE
138	11+64.42 23.00R	DOUBLE
137		
136	12+74.18 23.00R	DOUBLE
135		
134	13+83.77 23.00R	DOUBLE
133		
132	14+84.37 23.00R	DOUBLE
131		

NOTE: STATIONING IS AT PROPERTY LINE

PINON BLANCO RD. PIPE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	N 78°47'02" E	66.03
T2	N 89°35'55" E	280.69

PINON BLANCO RD. PIPE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	285.00	28.69	14.63	5°46'04"
C2	275.00	55.76	27.98	11°37'03"

LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		SAS LINE & MANHOLE
		WATER LINE
		FIRE HYDRANT
		GATE VALVE
		WATER LINE TEE
		WATER SERVICE
		SAS SERVICE
		STORM DRAIN
		DROP INLET

CONSTRUCTION NOTES:

1. BUILD SANITARY SEWER MANHOLE PER COA STANDARD #2101
2. BUILD SANITARY SEWER SERVICE PER NMUI REQUIREMENTS
3. BUILD 8" PVC GATE VALVE PER COA STANDARD #SERIES 2326
4. BUILD FIRE HYDRANT ASSEMBLY PER COA STANDARD #2340 & 2347
5. BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER NMUI REQUIREMENTS

GENERAL NOTES:

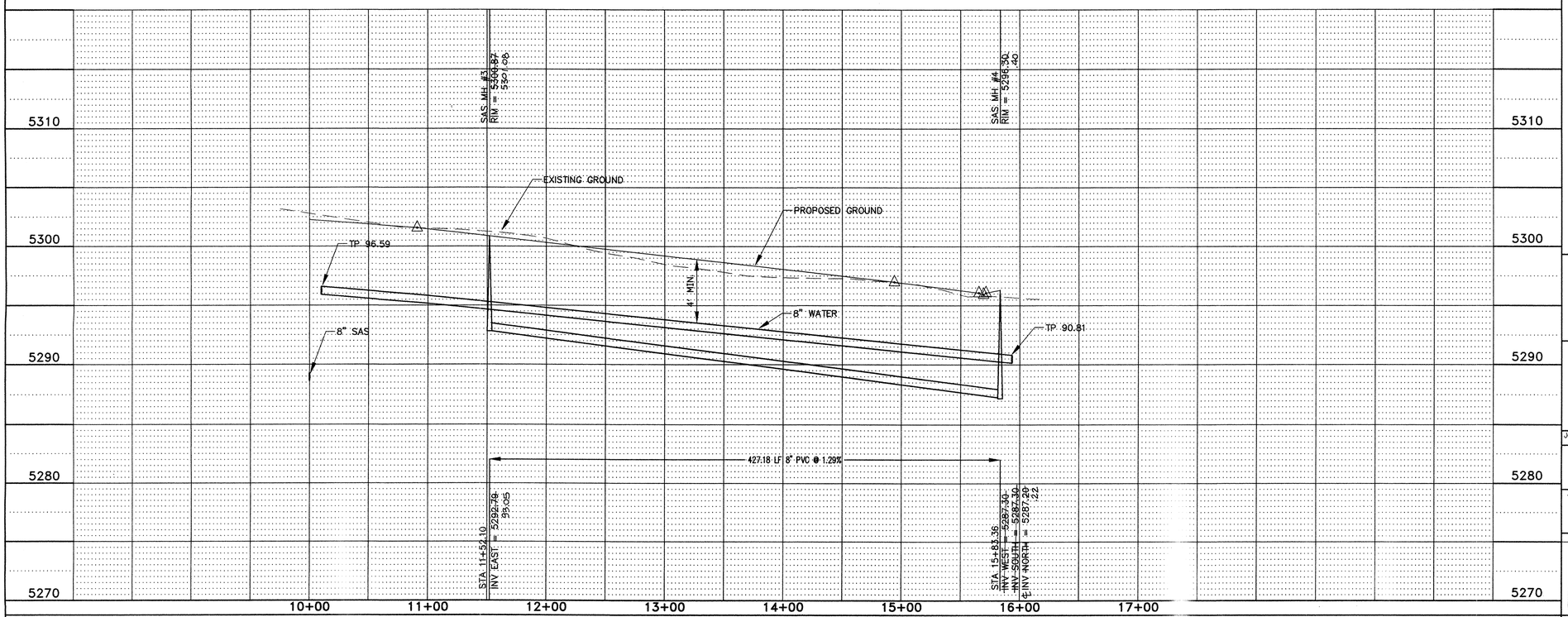
1. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
3. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
4. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
5. CONTRACTOR TO BLOCK ALL JOINTS IN ACCORDANCE WITH STD. DWG. 2320
6. WATER AND SEWER WILL BE CONSTRUCTED IN ACCORDANCE WITH NMUI REQUIREMENTS FOR ACCEPTANCE AND MAINTENANCE

0 25 50 100 150
GRAPHIC SCALE IN FEET:

NEW MEXICO UTILITIES 10-21-02

PINON BLANCO RD.

HORZ. 1"=50'
VERT. 1"=5'



AS BUILT INFORMATION
CONTRACTOR: NEW CONCEPTS
WORK STAKED BY: CSC DATE: 7/9/03
SURVEYED BY: KLL DATE: 06/23/03
ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: JDG DATE: 06/23/03
DRAWINGS CORRECTED BY: DATE: 6.18.03
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL
LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER
10/18/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY REH DATE 09/2002
DRAWN BY RLS DATE 09/2002
CHECKED BY LCL DATE 09/2002

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

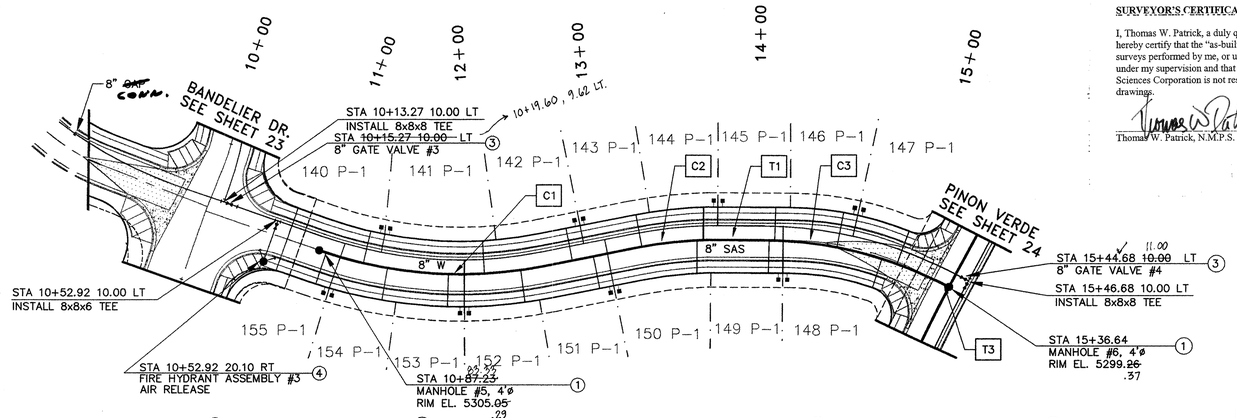
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
UTILITY IMPROVEMENTS
PINON BLANCO RD.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 24 2002 CITY ENGINEER		

City Project No. 683082 | Zone Map No. A-11 | Sheet 21 of 24

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



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Thomas W. Patrick, N.M.P.S. 12651 — Date: 6-18-2003

AS-BUILT DRAWING

SANITARY SEWER SERVICES – NIGHT WHISPER ROAD				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
140	11+19.36 23.00 L	23.00	5297.47	5299.22
141	12+04.48 23.00 L	23.00	5296.44	5298.08
142	12+66.58 23.00 L	23.00	5295.68	5297.22
143	13+16.14 23.00 L	23.00	5295.08	5296.54
144	13+60.29 23.00 L	23.00	5294.56	5295.93
145	14+09.52 23.00 L	23.10	5293.98	5295.25
146	14+53.27 23.00 L	24.97	5293.46	5294.63
147	14+96.04 23.00 L	24.54	5292.92	5293.95

NOTE: STATIONING IS AT PROPERTY LINE

WATER SERVICES – NIGHT WHISPER ROAD		
LOT NO.	WL STATION & OFFSET	WL TYPE
140	11+30.19 23.00L	DOUBLE
141		
142	12+76.58 23.00L	DOUBLE
143		
144	13+69.27 23.00L	DOUBLE
145		
146	14+62.25 23.00L	DOUBLE
147		

NOTE: STATIONING IS AT PROPERTY LINE

SANITARY SEWER SERVICES – NIGHT WHISPER ROAD				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
155	10+92.25 23.00 R	23.00	5297.79	5299.66
154	11+36.30 23.00 R	23.00	5297.26	5299.02
153	11+79.58 23.00 R	23.00	5296.47	5298.42
152	12+29.92 23.00 R	23.00	5296.13	5297.73
151	12+81.59 23.00 R	23.00	5295.50	5297.01
150	13+53.50 23.00 R	23.00	5294.61	5296.02
149	14+86.19 23.00 R	22.98	5294.03	5295.32
148	14+76.55 23.00 R	21.12	5293.06	5294.31

NOTE: STATIONING IS AT PROPERTY LINE

WATER SERVICES – NIGHT WHISPER ROAD		
LOT NO.	WL STATION & OFFSET	WL TYPE
155	11+01.55 23.00R	DOUBLE
154		
153	11+90.68 23.00R	DOUBLE
152		
151	12+91.59 23.00R	DOUBLE
150		
149	14+14.68 23.00R	DOUBLE
148		

NOTE: STATIONING IS AT PROPERTY LINE

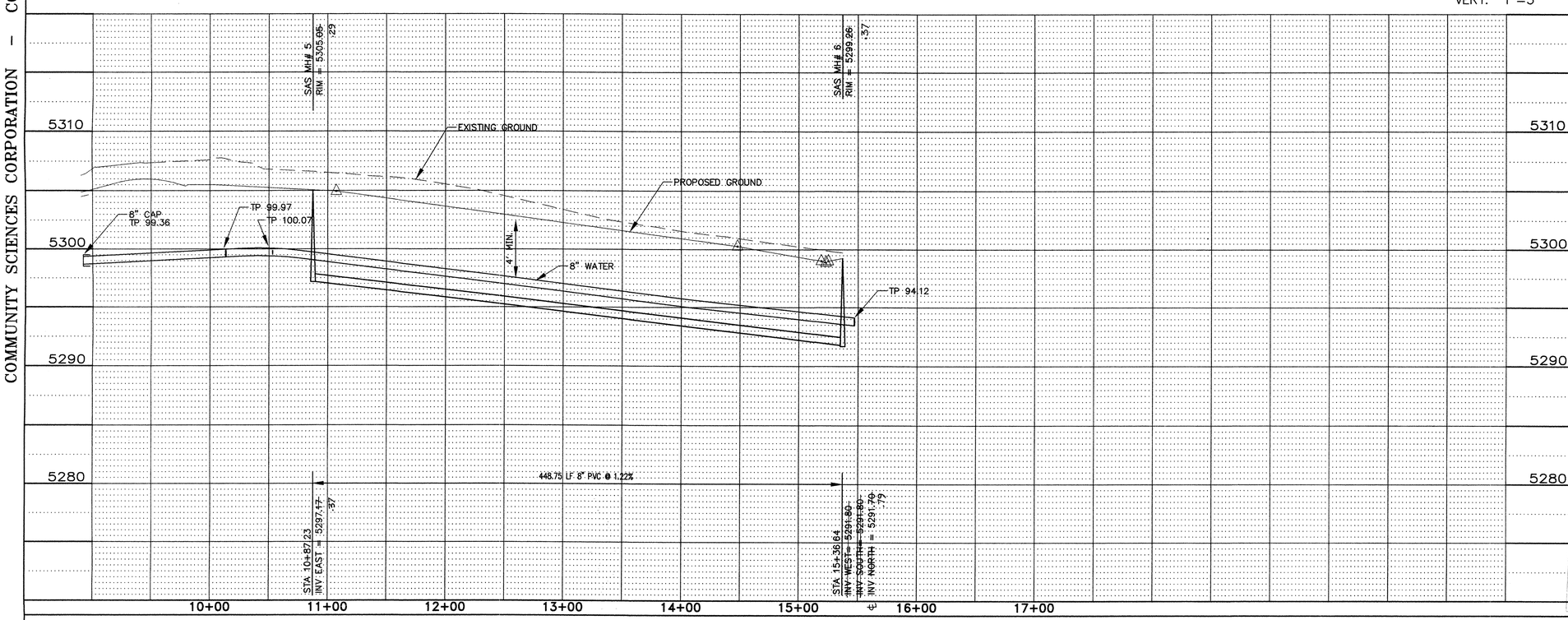
PINON DULCE RD. PIPE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	S 89°47'57" E	37.46
T3	S 62°38'01" E	3.78

PINON FULCE RD. PIPE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	300.79	158.26	81.01	30°08'48"
C2	300.00	51.57	25.85	9°50'56"
C3	275.00	130.39	66.44	27°09'56"

DREAMY WAY DR.

PINON DULCE RD.

HORZ. 1"=50'
VERT. 1"=5'



LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		SAS LINE & MANHOLE
		WATER LINE
		FIRE HYDRANT
		GATE VALVE
		WATER LINE TEE
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0 25 50 100 150
GRAPHIC SCALE IN FEET:

NEW MEXICO ~~LINES~~ 10-21-02

QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0369 Fax (505) 897-0369

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

AS BUILT INFORMATION
CONTRACTOR: NEW CONCEPTS
WORK STAKED BY: CSC DATE 7/9/03
INSPECTOR'S ACCEPTANCE BY: KCL DATE 7/9/03
FIELD VERIFICATION BY: JDG DATE 6/26/03
DRAWINGS CORRECTED BY: TWP DATE 10-03
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER. ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL
LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER
10/18/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

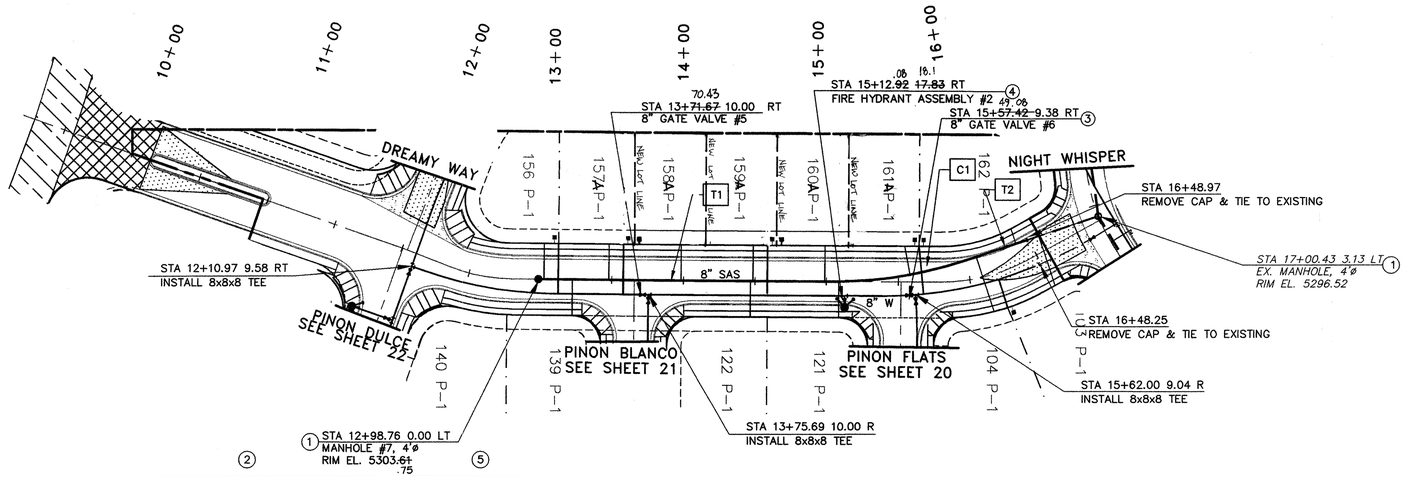
		DATE
DESIGNED BY	REH	09/2002
DRAWN BY	RLS	09/2002
CHECKED BY	LCL	09/2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
UTILITY IMPROVEMENTS
PINON DULCE RD.

Design Review Committee: APPROVED DEC 17 2002 — DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED DEC 24 2002 — CITY ENGINEER
Mo./Day/Yr | Mo./Day/Yr

City Project No.	Zone Map No.	Sheet	of
683082	A-11	22	24



AS-BUILT DRAWING

SANITARY SEWER SERVICES – BANDELIER DR.				
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
156	13+02.76 25.00 L	25.00	5294.19	5297.96
157	13+48.06 25.00 L	25.00	5292.38	5297.04
158	13+98.36 25.00 L	25.00	5290.37	5296.03
159	14+48.66 25.00 L	25.00	5288.36	5295.02
160	14+98.96 25.00 L	25.00	5286.35	5294.00
161	16+43.19 25.00 L	20.48	5283.98	5292.89
162	15+74.16 25.00 L	11.18	5981.13	5291.33
139	13+22.69 25.00 R	25.00	5993.40	5297.55
122	14+46.86 25.00 R	25.00	5988.36	5295.01
121	15+08.91 25.00 R	25.00	5985.96	5293.80
104	16+11.00 25.00 R	39.74	5282.11	5291.76
103	16+51.13 25.00 R	36.54	5280.63	5291.18

NOTE: STATIONING IS AT PROPERTY LINE

WATER SERVICES – BANDELIER DR.		
LOT NO.	WL STATION & OFFSET	WL TYPE
156	13+12.76 25.00L	SINGLE
157	13+~~58.06~~ 63.06 25.00L	DOUBLE
158		
159	14+~~58.06~~ 63.06 25.00L	DOUBLE
160		
161	15+64.16 25.00L	DOUBLE
162		
103	16+19.34 25.00R	SINGLE

NOTE: STATIONING IS AT PROPERTY LINE

SURVEYOR'S CERTIFICATION

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Thomas W. Patrick, N.M.P.S. 12651

6-18-2003
Date

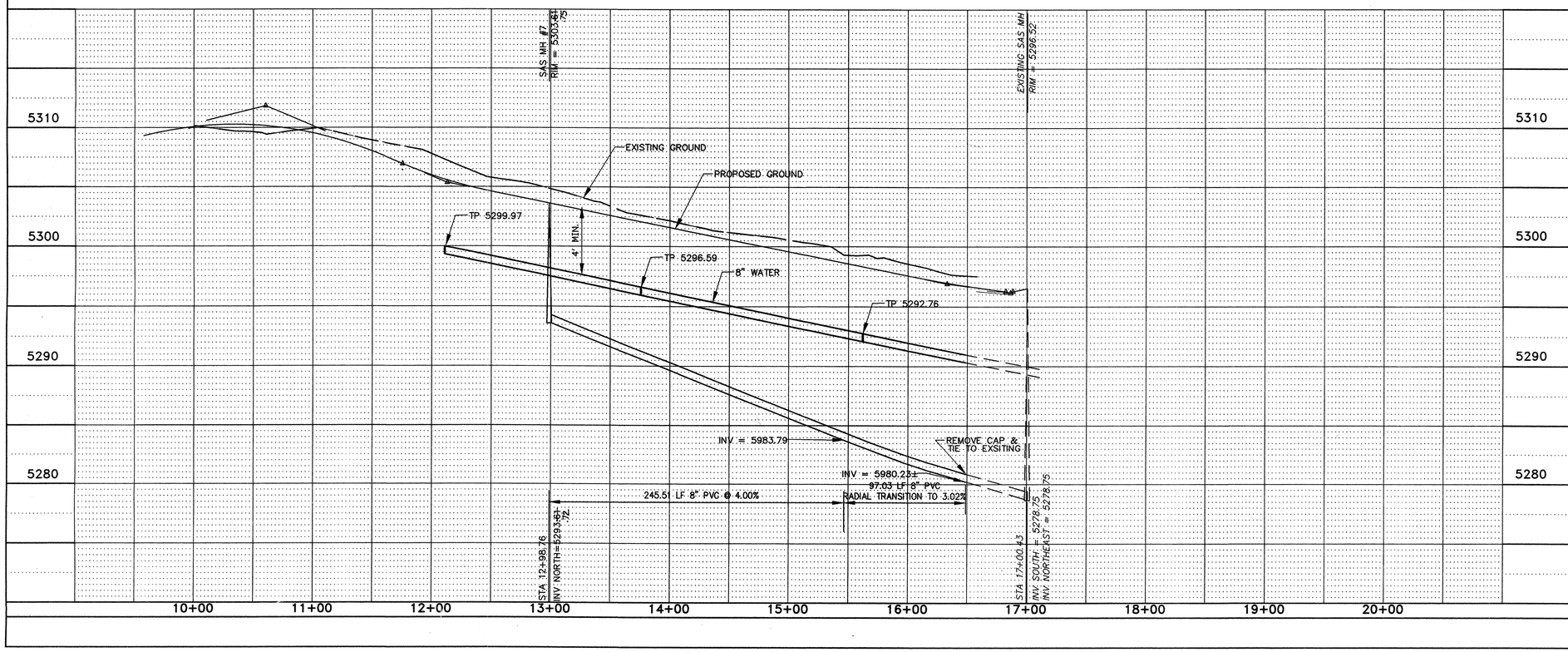
THOMAS W. PATRICK NEW MEXICO 12651 PROFESSIONAL SURVEYOR

BANDELIER DR. PIPE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	N 00°17'44" E	270.65
T2	N 18°21'36" W	46.56

BANDELIER DR. PIPE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	275.00	90.33	45.57	18°49'11"

BANDELIER DR..

HORZ. 1"=50'
VERT. 1"=5'



LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING	
		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER
		SAS LINE & MANHOLE
		WATER LINE
		FIRE HYDRANT
		GATE VALVE
		WATER LINE TEE
		WATER SERVICE
		SAS SERVICE
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0 25 50 100 150
GRAPHIC SCALE IN FEET:

NEW MEXICO UTILITIES 10-21-02

QuikDraw
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JOB NO.: N291-33

AS BUILT INFORMATION
CONTRACTOR: NEW CONCEPTS
WORK STAKED BY: CSC DATE 7/9/03
INSPECTOR'S ACCEPTANCE BY: HLL DATE 6-06-03
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ENGINEER'S SEAL
LYLE C. LOSACK NEW MEXICO 14925 REGISTERED PROFESSIONAL ENGINEER
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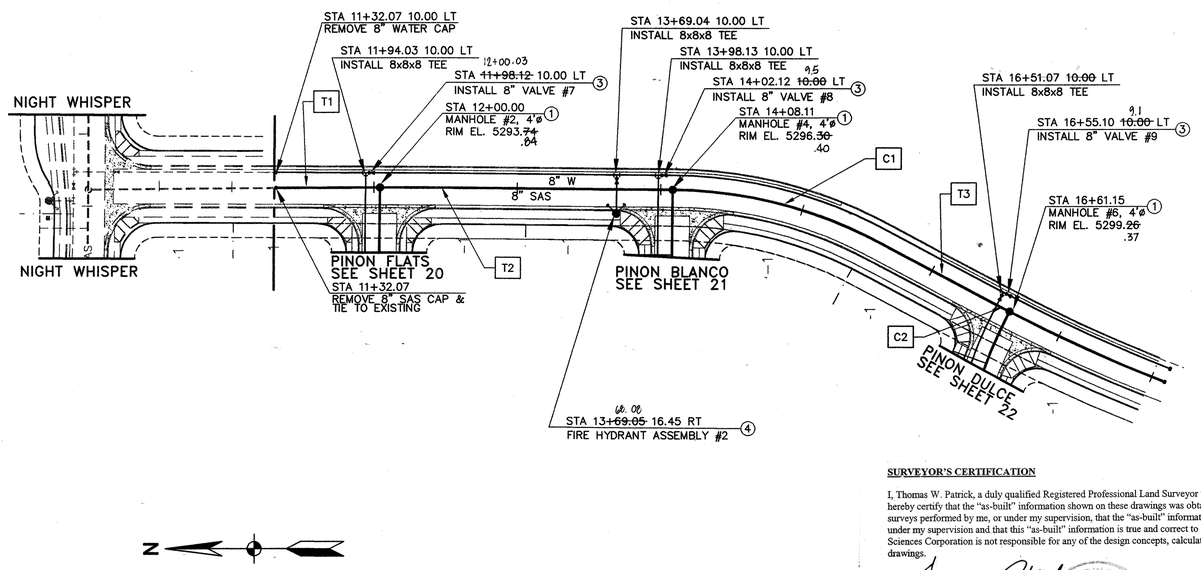
City E 3082 Zone Map No. A-11 Sheet 23 of 24

SCANNED BY MESA REPRO



AS-BUILT DRAWING

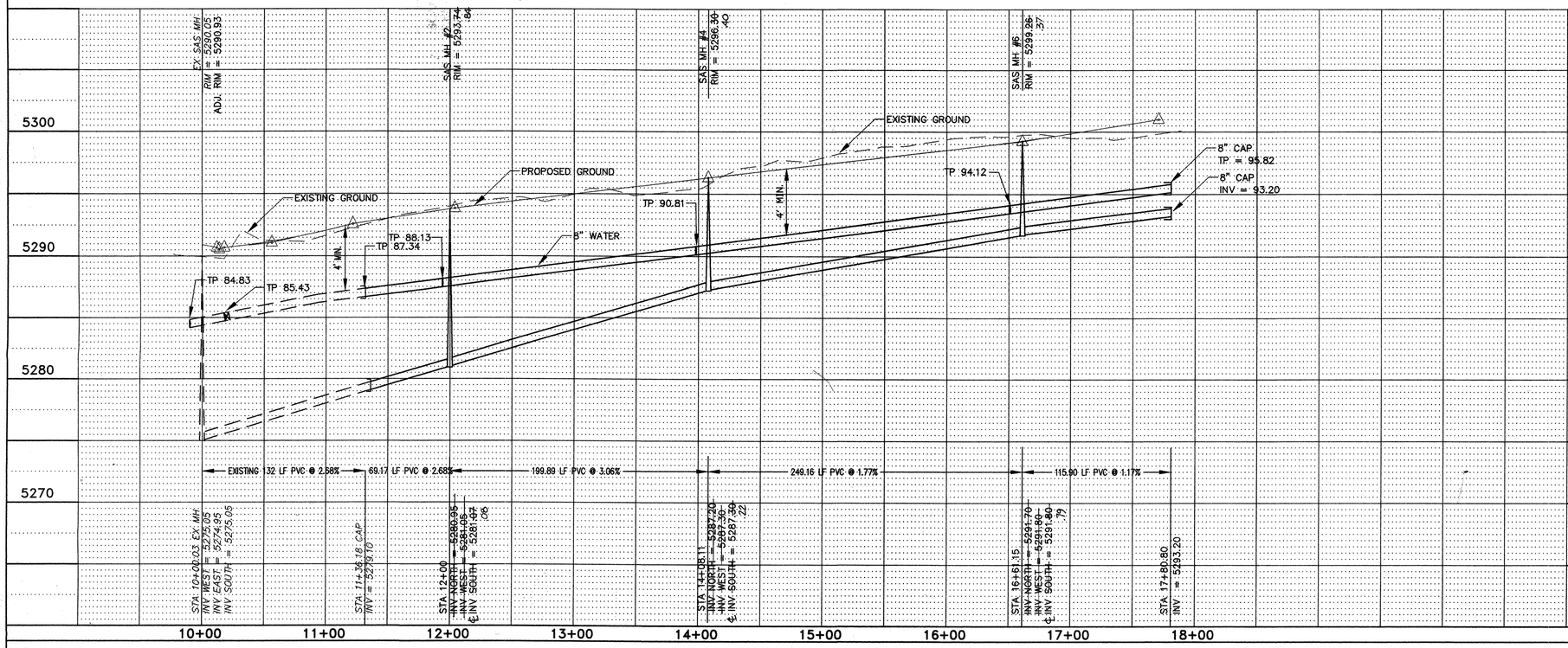
SCANNED BY
MESA REPRO

CORRALES, NEW MEXICO - (505) 897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

PINON VERDE DR.

HORZ. 1"=50'
VERT. 1"=5'



SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, 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 supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Community Sciences Corporation is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Thomas W. Patrick, N.M.P.S. 12651

6-18-2003
Date

BANDELIER DR. PIPE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	S 00°20'08" E	71.97
T2	S 00°18'10" W	203.89
T3	S 27°56'38" W	86.11

BANDELIER DR. PIPE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	312.85	154.95	79.10	28°22'41"
C2	1200.00	12.10	6.05	0°34'39"

LEGEND:

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING
	ROW CENTER LINE
	EDGE OF PAVEMENT
	SUBDIVISION BOUNDARY
	STANDARD CURB & GUTTER
	SAS LINE & MANHOLE
	WATER LINE
	FIRE HYDRANT
	GATE VALVE
	WATER LINE TEE
	WATER SERVICE
	SAS SERVICE
	STORM DRAIN
	DROP INLET

CONSTRUCTION NOTES:

1. BUILD SANITARY SEWER MANHOLE PER COA STANDARD #2101
2. BUILD SANITARY SEWER SERVICE PER NMUI REQUIREMENTS
3. BUILD 8" PVC GATE VALVE PER COA STANDARD #SERIES 2326
4. BUILD FIRE HYDRANT ASSEMBLY PER COA STANDARD #2340 & 2347
5. BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER NMUI REQUIREMENTS

GENERAL NOTES:

1. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
3. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
4. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
5. CONTRACTOR TO BLOCK ALL JOINTS IN ACCORDANCE WITH STD. DWG. 2320
6. WATER AND SEWER WILL BE CONSTRUCTED IN ACCORDANCE WITH NMUI REQUIREMENTS FOR ACCEPTANCE AND MAINTENANCE

0 25 50 100 150
GRAPHIC SCALE IN FEET:

NEW MEXICO UTILITIES, 10-21-02

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0389 Fax (505) 897-0389

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N291-33

AS BUILT INFORMATION

CONTRACTOR	NEW CONCEPTS	
WORK STAKED BY	CSC	DATE VAR.
FIELD INSPECTED & ACCEPTANCE BY	KL	DATE 7/9/03
FIELD INSPECTION BY	JBG/CSC	DATE 6-26-03
DRAWINGS CORRECTED BY	TWP	DATE 6-18-03
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 1-$11" EPOXIED TO TOP OF CONCRETE CURB, EAST SIDE OF UNSER BLVD. NW, 24 FT. +/- NORTH OF THE BERNALILLO / SANDOVAL COUNTY FENCE LINE, 210.1 FT. SOUTH OF "SPEED LIMIT 45" SIGN, 50.7 FT. NORTH OF THE SOUTH END OF CURB AND GUTTER, ELEV. = 5279.75, (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
	COMMUNITY SCIENCES CORP.	10/2001

ENGINEER'S SEAL
LYLE C. LOSACK, NEW MEXICO, 14925, REGISTERED PROFESSIONAL ENGINEER
10/18/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	REH	09/2002
DRAWN BY	RLS	09/2002
CHECKED BY	LCL	09/2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RIDGEVIEW VILLAGE UNIT II
UTILITY PLAN & PROFILE
PINON VERDE DR.

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED DEC 24 2002 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	of
683082	A-11	24	24