

SCANNED BY  
MESA REPRO

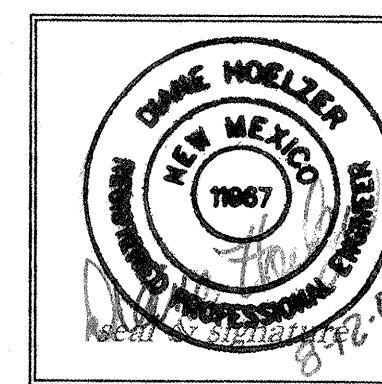
**SURVEYOR'S CERTIFICATION**

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

Timothy Aldrich, P.S. No. 7719

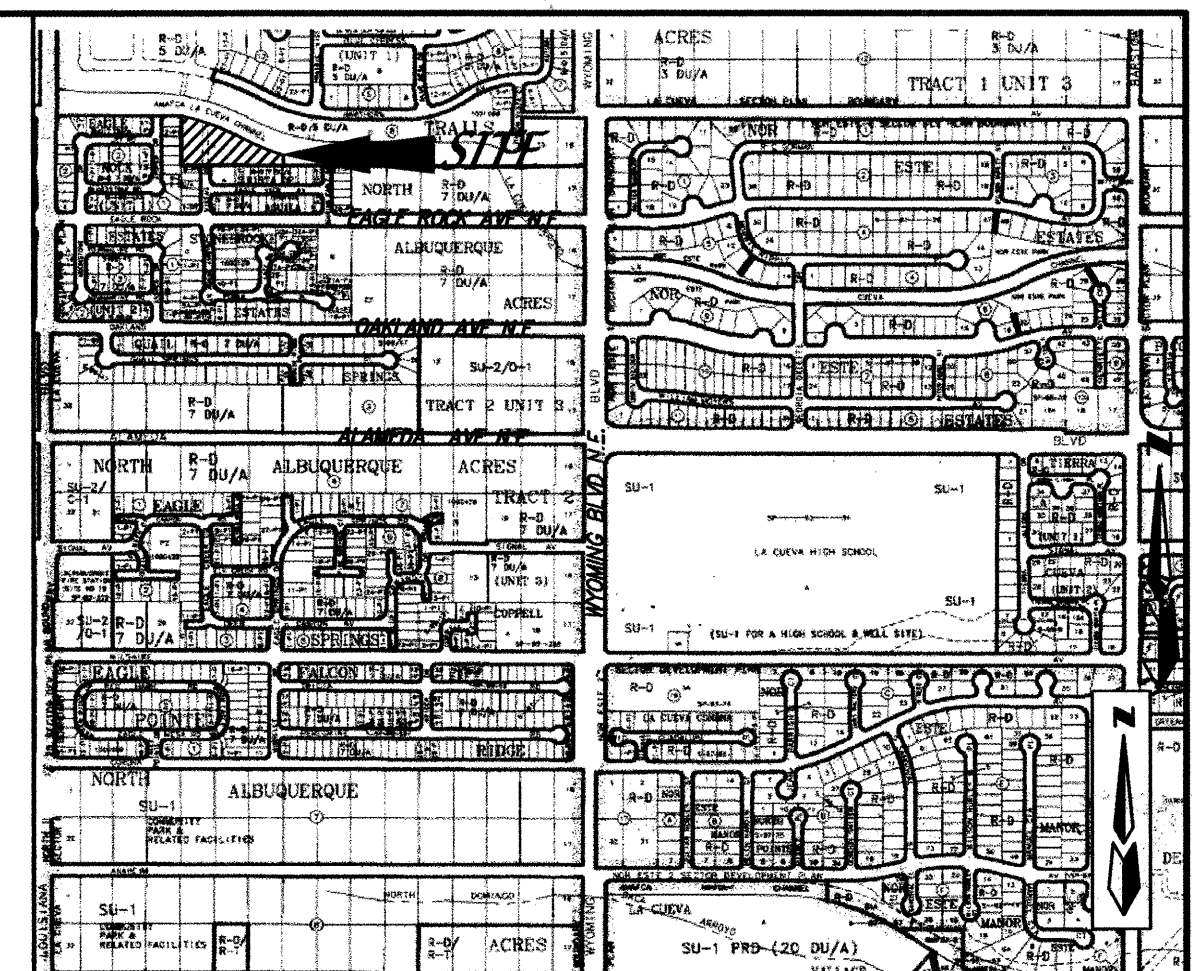


I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, PA, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by ALS, Inc., NMPS number 7719.



DRB NO.

1001068



VICINITY MAP ZONE ATLAS: C-19-Z  
SCALE: NONE

## GENERAL NOTES

## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
  6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
  7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
  8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR, 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 MONUMENTS TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
  9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
  11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING ON OR OFF.
  12. FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE BY CITY.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.

☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.

☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.

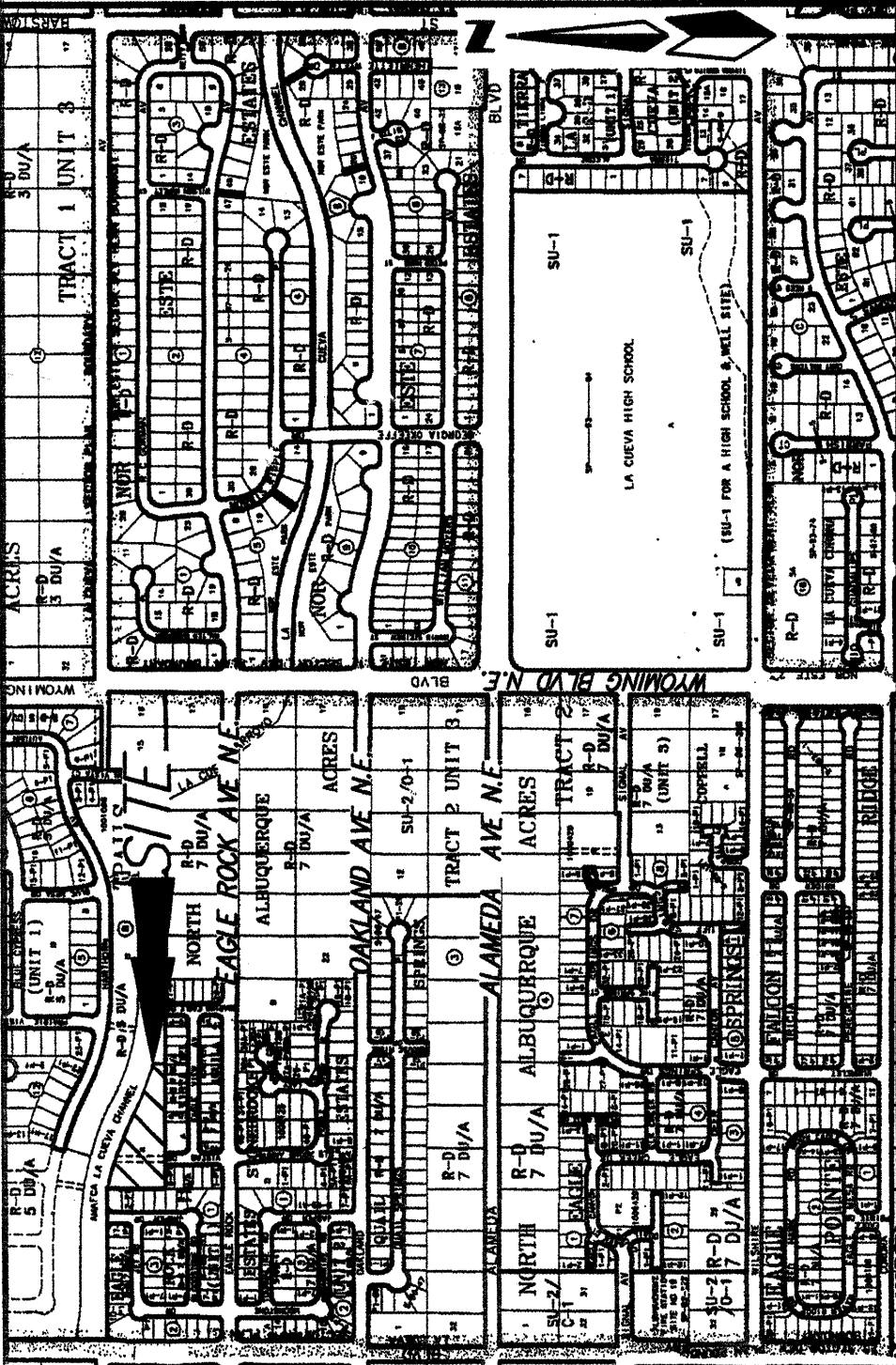
☒ IF CURB IS DERESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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

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

[illegible]



LOCATION MAP  
ZONE ATLAS C-19-Z  
SCALE: NONE

SUBDIVISION DATA

Plat Case No.'s .....  
Gross acreage .....  
Zone Atlas No. ....  
No. of existing Tracts/Lots .....  
No. of Tracts/Lots created .....  
No. of Tracts/Lots eliminated .....  
Miles of full width streets created .....  
Area dedicated to the City of Albuquerque .....  
Date of Survey .....  
Utility Control Location System Log Number .....

FREE CONSENT AND DEDICATION:

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

OWNER, Mesa Verde Development Corp.  
By: Scott Schiabor, President  
SCOTT SCHIABOR  
12-4-02  
DATE

OWNER'S ACKNOWLEDGMENT  
STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO  
This instrument was acknowledged before me on:  
By Scott Schiabor, President of Mesa Verde Development Corp., A New Mexico Corporation on behalf of said corporation

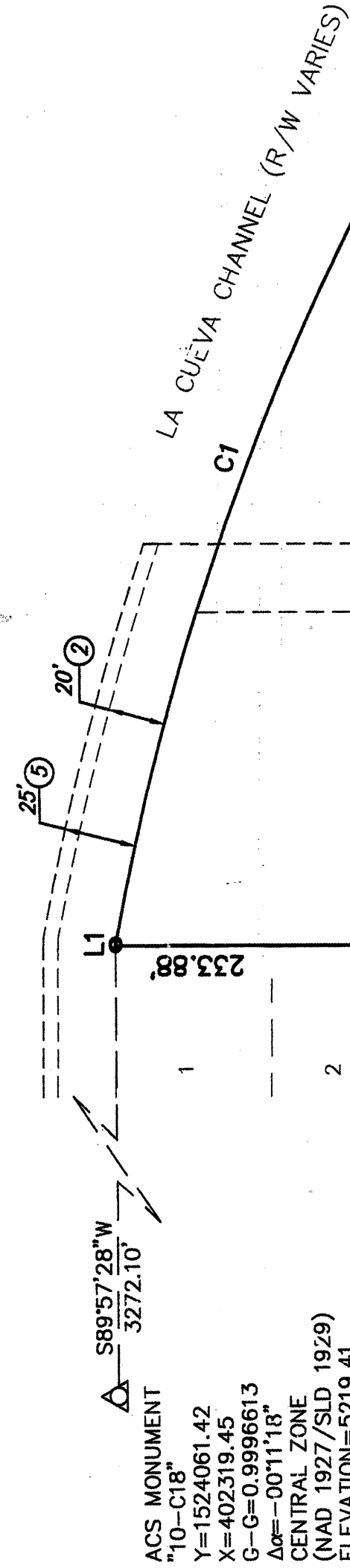
NOTARY PUBLIC  
MY COMMISSION EXPIRES

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

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

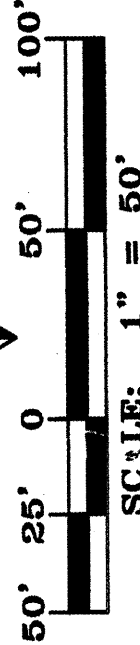
renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes, which interfere with the purposes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

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



Desert Ridge Trails South Plat (Proj. No. 698281) Sht. 2 of 11

26 6982.81 0203



- EASEMENTS
- EXISTING 24' PUBLIC DRAINAGE EASEMENT (DOCUMENT NO. 1999157340)
  - EXISTING 20' PUBLIC WATERLINE EASEMENT (02-08-02, 02C-46)
  - 25' PUBLIC WATERLINE AND GAS EASEMENT GRANTED TO C.O.A. BY A.M.A.F.C.A. BY SEPARATE DOCUMENT

| CURVE | RADIUS  | LENGTH | DELTA    | TANGENT | CH-BEARING    | CHORD  |
|-------|---------|--------|----------|---------|---------------|--------|
| C1    | 350.00  | 297.34 | 1755.59° | 145.90  | N 0724 57° W  | 298.13 |
| C2    | 1050.00 | 231.62 | 1238 20° | 116.28  | S 87 46 07° E | 231.15 |

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S 89° 37' 03" E | 0.95"    |

CURVE TABLE

| CURVE | RADIUS  | LENGTH | DELTA    | TANGENT | CH-BEARING    | CHORD  |
|-------|---------|--------|----------|---------|---------------|--------|
| C1    | 350.00  | 297.34 | 1755.59° | 145.90  | N 0724 57° W  | 298.13 |
| C2    | 1050.00 | 231.62 | 1238 20° | 116.28  | S 87 46 07° E | 231.15 |

ACS MONUMENT  
"1-B19"  
Y=1524110.18  
X=-07598.16  
G-G=0.99965183  
AZ=001°10'42"  
CENTRAL ZONE  
(NAD 1927)

VISTA DEL AGUILA  
(02-01-00, 2000C-35)

TR.A

(46' F/W)

S00°12'15"W  
50.49

N 81°15'03" E  
1532.39

SCANNED BY  
MESA REPRO

LEGAL DESCRIPTION  
A tract of land situated within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, DESERT RIDGE TRAILS as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 1, 2002, in Book 2082C, Page 46 and containing 1.6830 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances are field and record.
- Basis of boundary are the following plat of record entitled: "DESERT RIDGE TRAILS, UNIT 1", (02-08-02, 02C-46) "EAGLE ROCK ESTATES, UNIT 1", (04-07-99, 99C-74) "VISTA DEL AGUILA", (02-01-00, 2000C-35) records of Bernalillo County, New Mexico.
- Date of survey July, 2002
- City of Albuquerque, New Mexico Zone: R-D
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP.)
- Utility Council, System Log Number: 01020808580155
- Tract A is deeded to the Homeowners Association and to be maintained by said owners for landscaping purposes.

PURPOSE OF PLAT

- Subdivide a single Tract into 9 residential Lots and 1 Tract.
- Grant easements shown as shown hereon
- Dedicate Right-of-way as shown hereon

PLAT FOR  
DESERT RIDGE TRAILS SOUTH  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 18  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMMP  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. \_\_\_\_\_

Planning Director, City of Albuquerque, N.M.

City Engineer, City of Albuquerque, N.M.

Albuquerque Metropolitan Arroyo Flood Control Authority

Transportation Development, City of Albuquerque, N.M.

Utility Development Division, City of Albuquerque, N.M.

Parks and Recreation

City Surveyor, City of Albuquerque, N.M.

Property Management, City of Albuquerque, N.M.

PNM Gas

PNM Electric

Qwest Telecommunications

Comcast Cable

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich P.S. No. 7719

|                    |                |              |       |    |
|--------------------|----------------|--------------|-------|----|
| Dwg: platcover.dwg | Drawn: STEPHEN | Checked: ALS | Sheet | of |
| Scale: AS SHOWN    | Date: 12/03/02 | Job: A01144  | 1     | 3  |

DESERT RIDGE TRAILS SOUTH

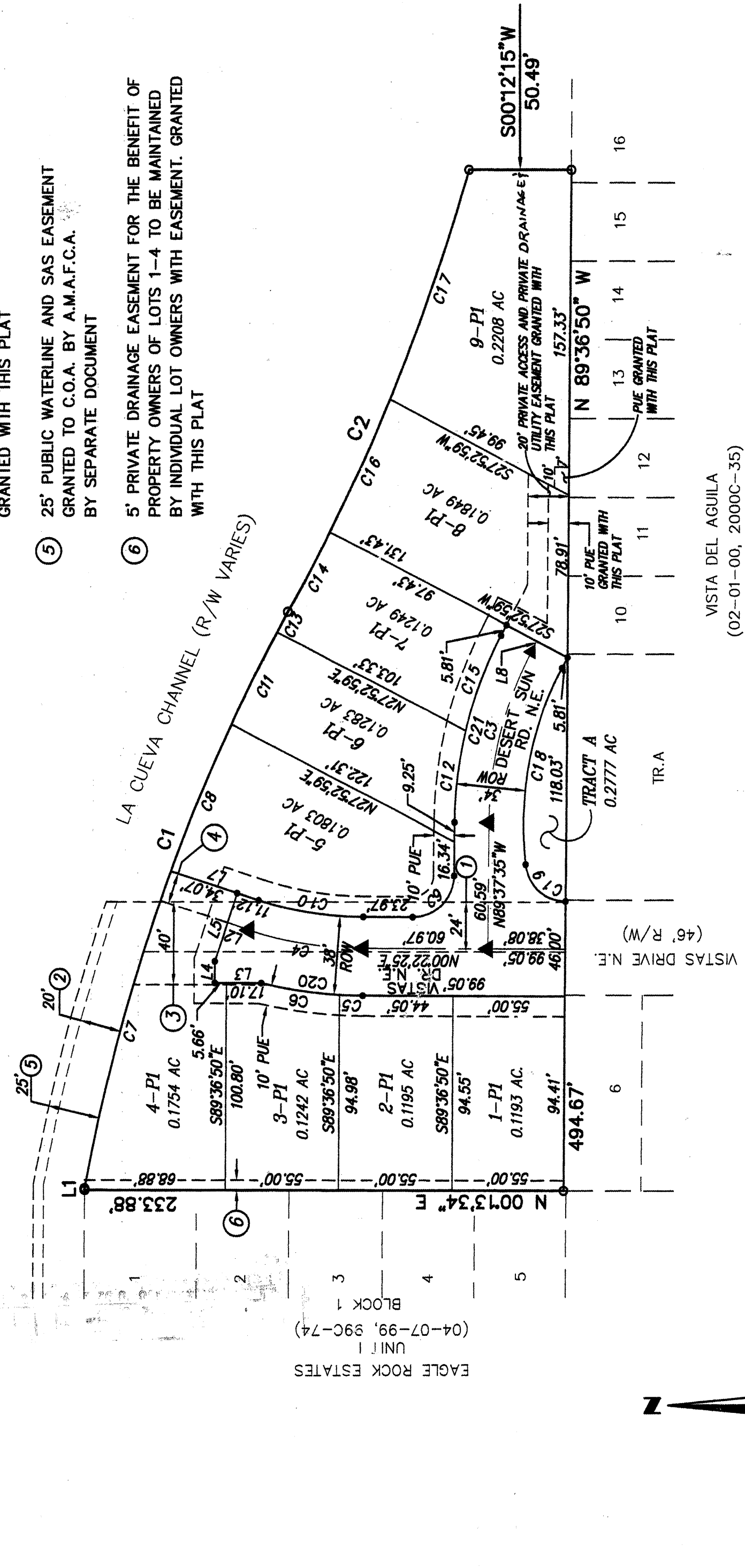
PLAT FOR  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 18  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMMP  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002

| CURVE TABLE |         |        |           |         |
|-------------|---------|--------|-----------|---------|
| CURVE       | RADIUS  | LENGTH | DELTA     | TANGENT |
| C1          | 950.00  | 297.34 | 17°55'59" | 146.80  |
| C2          | 1050.00 | 231.62 | 12°38'20" | 116.28  |
| C3          | 180.00  | 88.42  | 27°30'34" | 44.06   |
| C4          | 180.00  | 55.95  | 17°48'33" | 28.20   |
| C5          | 203.00  | 10.96  | 3°05'35"  | 5.48    |
| C6          | 203.00  | 38.37  | 10°49'52" | 19.24   |
| C7          | 950.00  | 159.44 | 9°36'57"  | 76.91   |
| C8          | 950.00  | 76.81  | 4°37'57"  | 38.43   |
| C9          | 20.00   | 31.42  | 90°00'00" | 20.00   |
| C10         | 165.00  | 51.29  | 17°48'33" | 25.65   |
| C11         | 950.00  | 50.02  | 3°01'01"  | 25.02   |
| C12         | 157.00  | 44.87  | 13°02'56" | 22.53   |
| C13         | 950.00  | 11.07  | 0°40'04"  | 5.54    |
| C14         | 1050.00 | 43.93  | 2°23'50"  | 21.97   |
| C15         | 197.00  | 49.72  | 14°27'38" | 24.99   |
| C16         | 1050.00 | 70.15  | 3°48'41"  | 35.09   |
| C17         | 1050.00 | 117.33 | 6°24'48"  | 56.83   |
| C18         | 163.00  | 98.36  | 34°34'29" | 50.73   |
| C19         | 20.00   | 28.95  | 82°56'06" | 17.67   |
| C20         | 203.00  | 46.33  | 13°55'27" | 24.79   |
| C21         | 197.00  | 94.39  | 27°30'34" | 48.22   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S89°37'03"E | 0.95"    |
| L2         | N18°10'57"E | 29.06'   |
| L3         | N00°23'17"E | 22.76'   |
| L4         | S89°36'50"E | 10.50'   |
| L5         | S71°49'03"E | 34.50'   |
| L6         | N18°10'57"E | 16.14'   |
| L7         | S18°10'57"W | 45.20'   |
| L8         | S62°07'01"E | 5.81'    |

PLAT FOR  
**DESERT RIDGE TRAILS SOUTH**  
WITHIN THE  
ELENA CALLEGOS GRANT  
PROJECTED SECTION 18  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002

- EASEMENTS**
- EXISTING 24' PUBLIC DRAINAGE EASEMENT  
(DOCUMENT NO. 1999157340)
  - EXISTING 20' PUBLIC WATERLINE EASEMENT  
(02-08-02, 02C-46)
  - 40' PUBLIC WATERLINE, SAS & STORM DRAIN EASEMENT  
GRANTED WITH THIS PLAT
  - 15' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT  
GRANTED WITH THIS PLAT
  - 25' PUBLIC WATERLINE AND SAS EASEMENT  
GRANTED TO C.O.A. BY A.M.A.F.C.A.  
BY SEPARATE DOCUMENT
  - 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF  
PROPERTY OWNERS OF LOTS 1-4 TO BE MAINTAINED  
BY INDIVIDUAL LOT OWNERS WITH EASEMENT. GRANTED  
WITH THIS PLAT



26 6982.81 0303

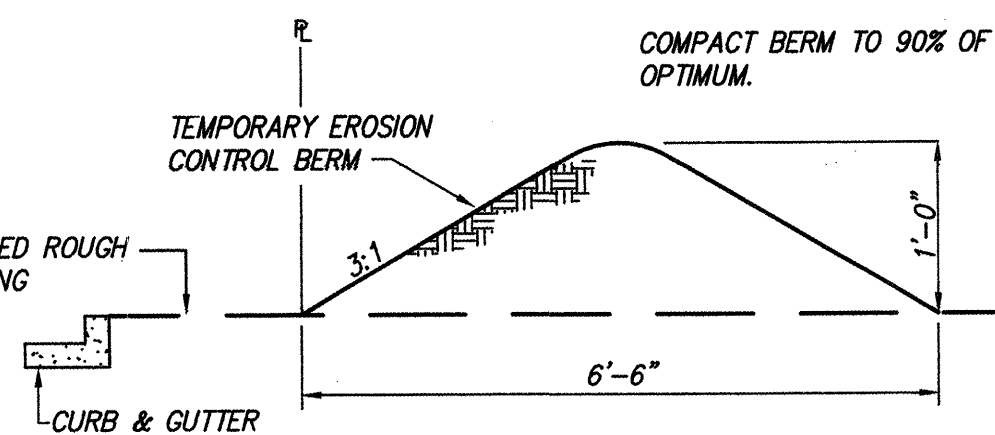
SCANNED BY  
MESA REPRO

#### NOTES

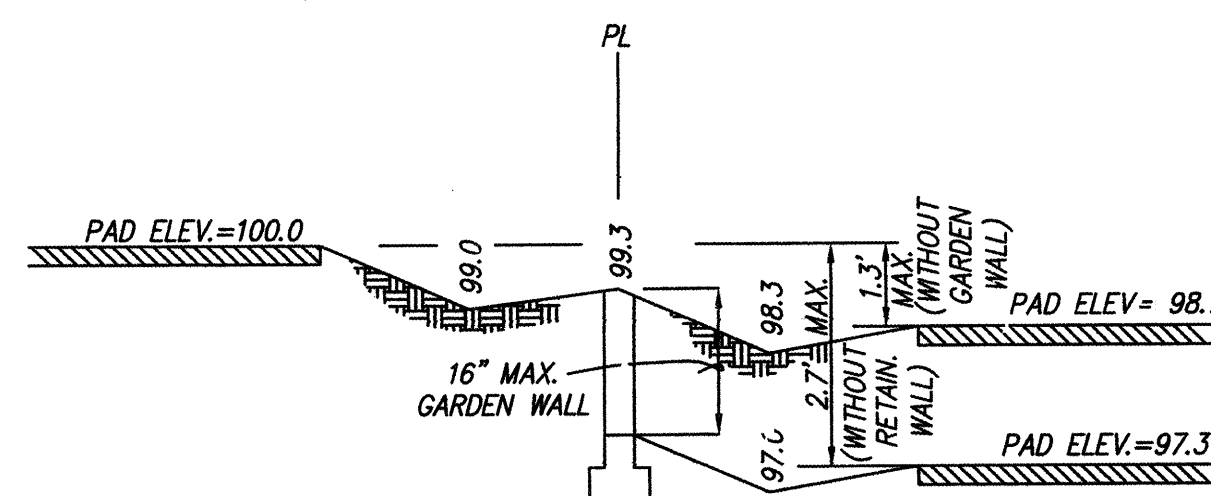
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE ENTIRE PROJECT.

#### EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
- ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



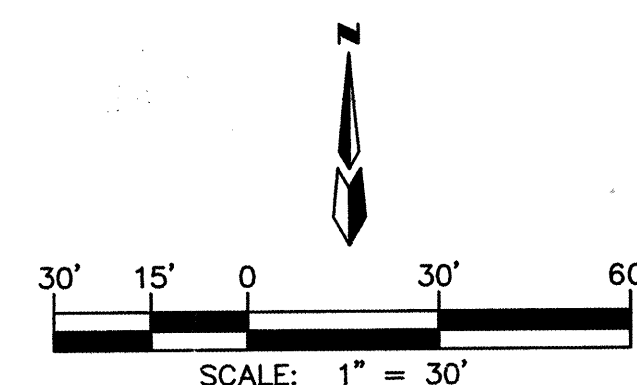
VISTA DEL AGUILA  
(02-01-00, 2000C-35)



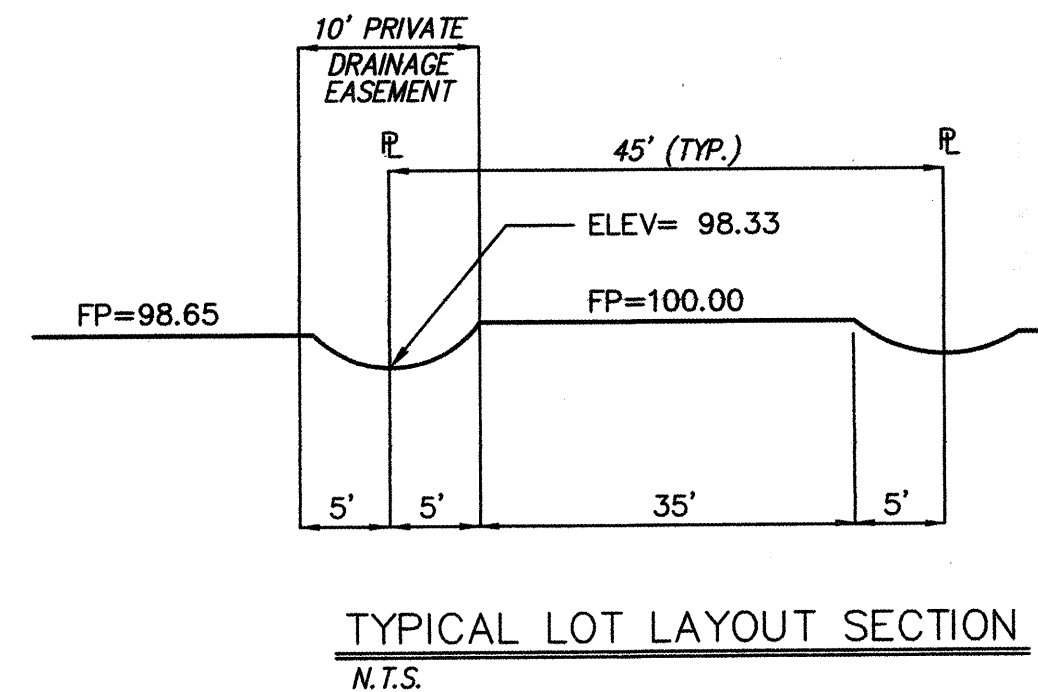
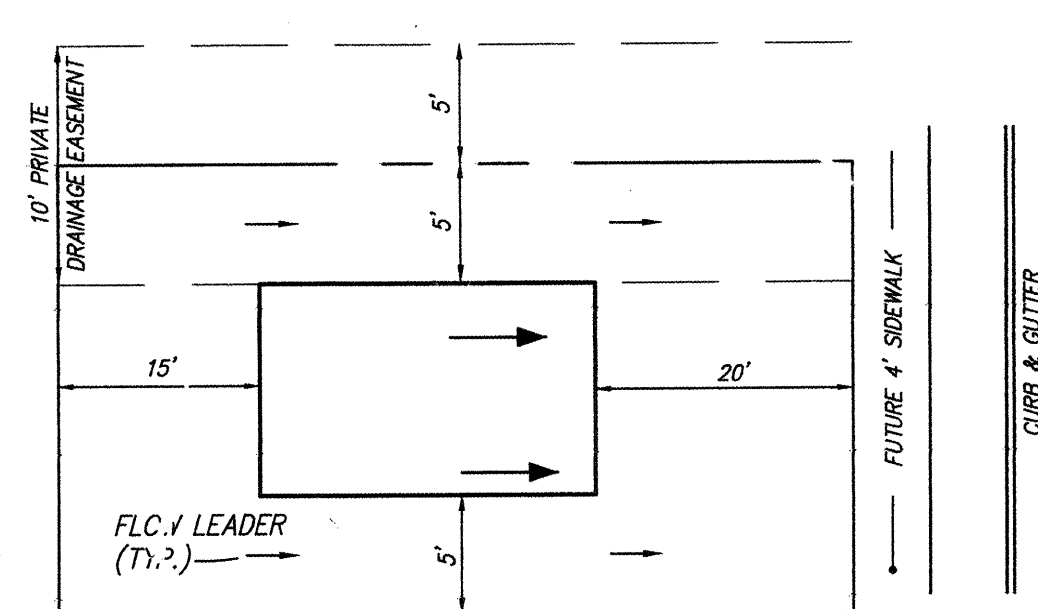
ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.7' WILL REQUIRE RETAINING WALLS

TYPICAL WEST WALL DETAIL  
N.T.S.

26 6982.81 0403



A1144DRTS/A1144GD30/08-13-02 KJS

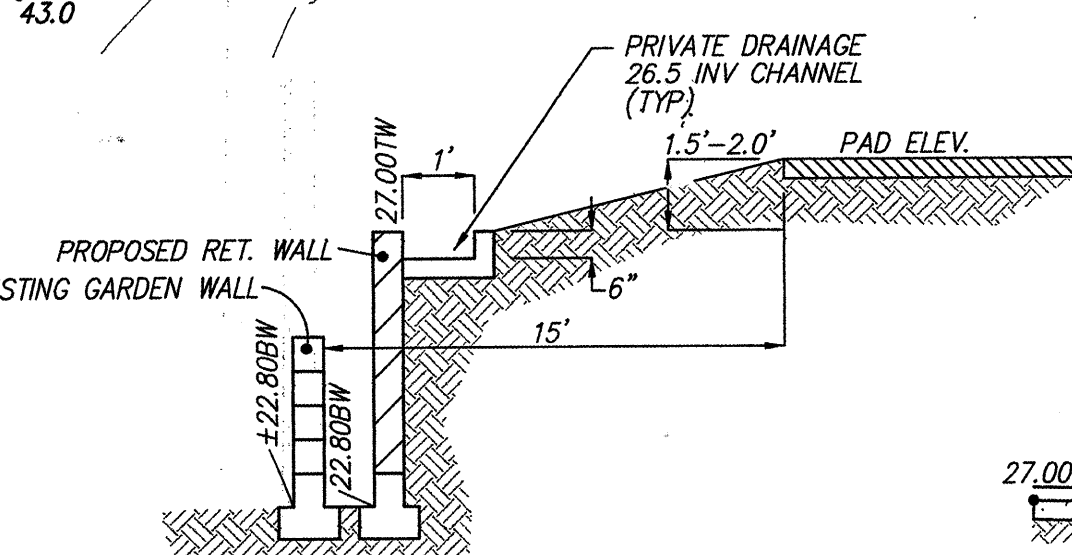


#### LOCATION MAP

ZONE ATLAS C-19  
SCALE: NONE

#### LEGEND

- 5615 EXISTING CONTOUR (MAJOR)
- 5616 EXISTING CONTOUR (MINOR)
- 40.20± x 00.0 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD ELECTRIC LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW SPOT ELEVATIONS
- NEW FLOW
- NEW SLOPE
- NEW STORM DRAIN MANHOLE



TYPICAL PROFILE PRIVATE DRAINAGE CHANNEL  
N.T.S.

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

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: **DESERT RIDGE TRAILS SOUTH  
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

**FOR INFORMATION  
- ONLY -**

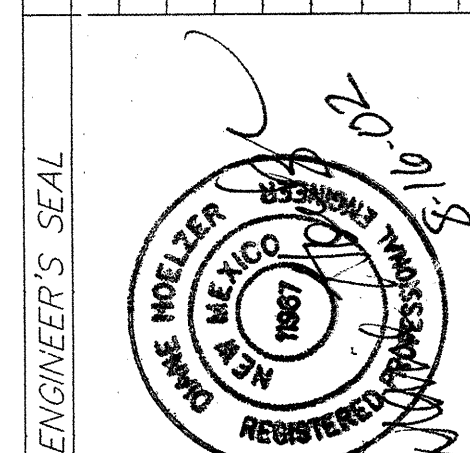
CITY PROJECT NO. **698281**

ZONE MAP NO. **C-19-Z**

SHEET **4** OF **11**

| AS BUILT INFORMATION                                 |             |
|------------------------------------------------------|-------------|
| CONTRACTOR                                           | SUNDANCE    |
| WORK                                                 | DATE 3/03   |
| STAKED BY                                            | DATE 3/03   |
| FIELD                                                | DATE 3/03   |
| ACCEPTANCE BY                                        | DATE 3/03   |
| REVISIONS                                            | DATE 3/03   |
| NO.                                                  | DATE 3/03   |
| MICRO-FILM INFORMATION                               |             |
| STATION MARK IS A STANDARD ACS BRASS TABLET, STAMPED | RECORDED BY |
| DATE 6/02                                            | NO.         |
| DELTA ALPHA = 070237, CENTRAL ZONE (MAD 1927)        |             |
| ELEVATION = 5474.510' (SLD 1929)                     |             |

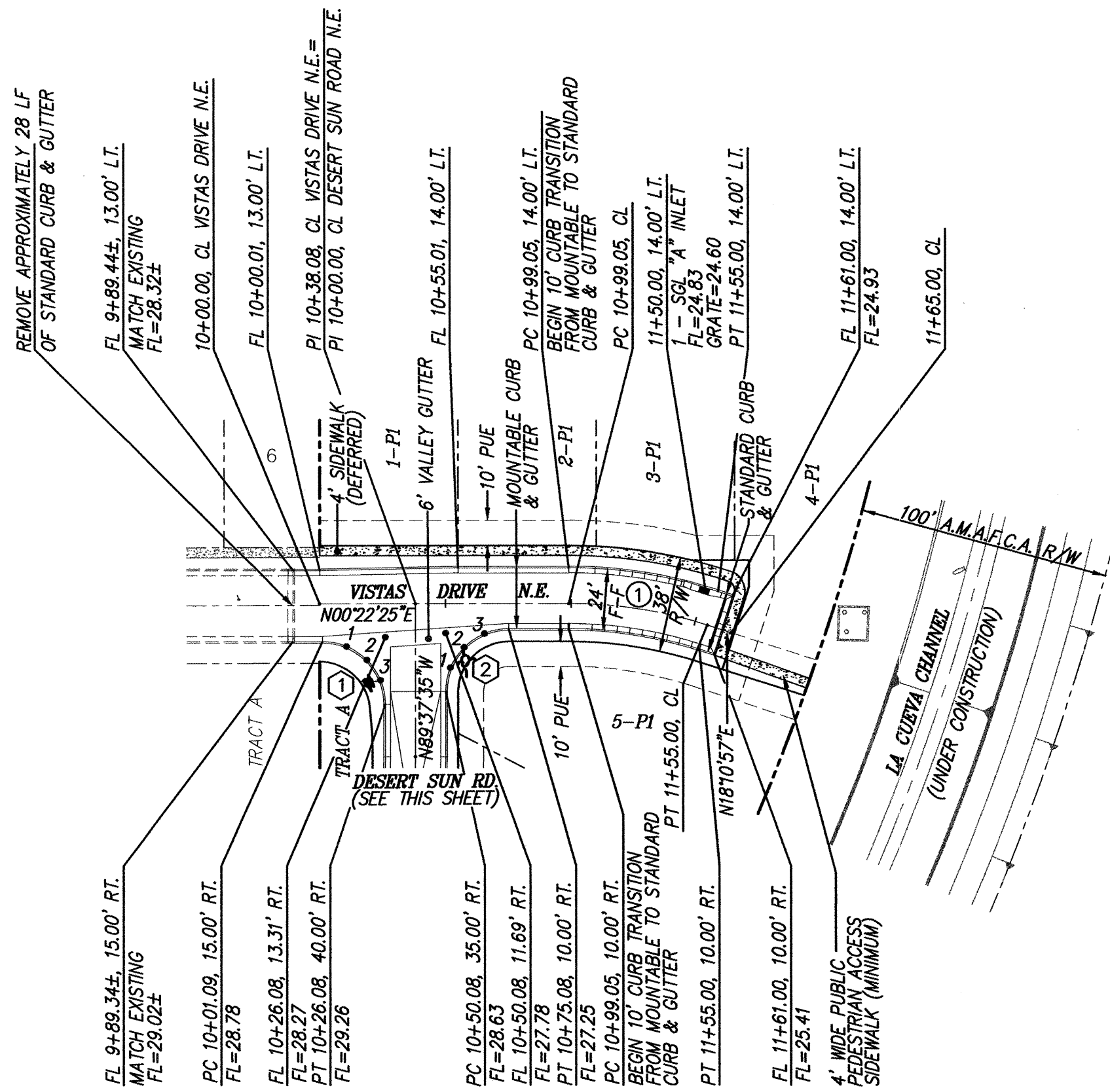
| FIELD NOTES |      |
|-------------|------|
| NO.         | DATE |
| BY          |      |



| ENGINEER'S SEAL |      |
|-----------------|------|
| NO.             | DATE |
| BY              |      |
| REMARKS         |      |
| DESIGN          |      |
| DATE 08/02      |      |
| DRAWN BY KJS    |      |
| DATE 08/02      |      |
| CHECKED BY DMG  |      |
| DATE 08/02      |      |



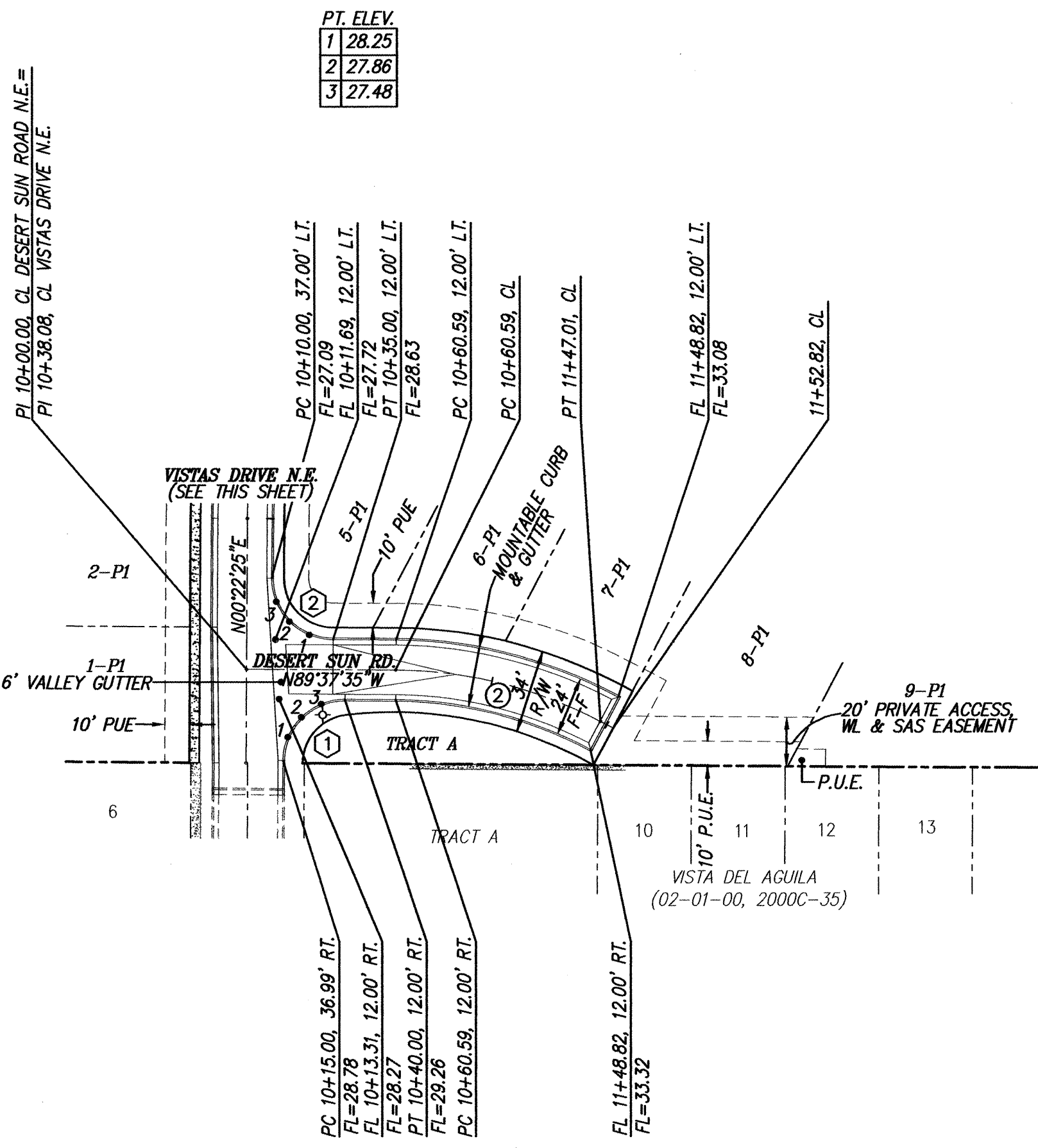
SCANNED BY  
MESA REPRO



| PT. ELEV. |
|-----------|
| 1 28.74   |
| 2 28.69   |
| 3 28.98   |

| PT. ELEV. |
|-----------|
| 1 28.25   |
| 2 27.86   |
| 3 27.48   |

SCALE: 1" = 50'  
VISTAS DRIVE N.E.  
STA. 10+00.00 TO STA. 11+65.00  
SCALE: HORZ. 1" = 50'  
VERT. 1" = 10'



| PT. ELEV. |
|-----------|
| 1 28.74   |
| 2 28.69   |
| 3 27.48   |

SCALE: 1" = 50'  
DESERT SUN ROAD N.E.  
STA. 10+00.00 TO STA. 11+52.82  
SCALE: HORZ. 1" = 50'  
VERT. 1" = 10'

## NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

## CURVE DATA - DESCRIBES CENTERLINE

①  $\Delta = 17'48.33"$   
 $R = 180.00'$   
 $L = 55.95'$   
 $T = 28.20'$

②  $\Delta = 27'30.34"$   
 $R = 180.00'$   
 $L = 86.42'$   
 $T = 44.06'$

## CURVE DATA - DESCRIBES FACE OF NEW CURB

①  $\Delta = 89'59.15"$   
 $R = 25.00'$   
 $L = 39.26'$   
 $T = 24.99'$

②  $\Delta = 90'00.00"$   
 $R = 25.00'$   
 $L = 39.27'$   
 $T = 25.00'$

## CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by ALS, Inc., NMP's number 7719.

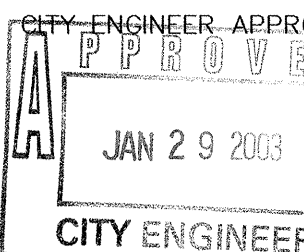
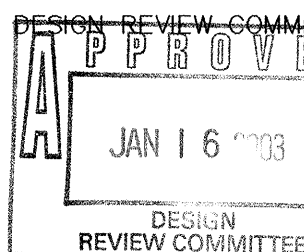


MARK GOODWIN & ASSOCIATES, P.A.  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: **DESERT RIDGE TRAILS SOUTH  
VISTAS DRIVE NE/DESERT SUN ROAD NE  
PAVING IMPROVEMENTS**



CITY PROJECT NO.

ZONE MAP NO.

SHEET OF

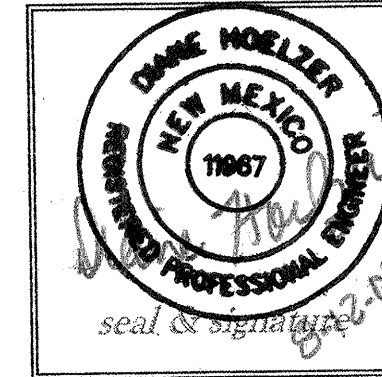
698281

C-19-Z

6 11

A01\jobs\A1144\drts\PLANS\A1144pp1.dwg\12-09-02\DER ACH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 6982.81 0603



1. CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200 7 DAYS PRIOR TO NECESSARY SHUT-OFF.
2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES. SEE THIS SHEET FOR VALVE NUMBERS AND LOCATIONS.
3. NON-PRESSURE CONNECTION BY SHUTTING OFF GATE VALVE (A)(B) AND (C) AS SHOWN ON THIS SHEET.

- ① EXISTING 24" PUBLIC DRAINAGE EASEMENT  
(DOCUMENT NO. 1999157340)
- ② EXISTING 20" PUBLIC WATERLINE EASEMENT  
(02--08--02, 02C--46)
- ③ PROPOSED 20' PRIVATE ACCESS EASEMENT  
& PRIVATE SAS/WATERLINE EASEMENT
- ④ PROPOSED 40' PUBLIC WATERLINE, SAS &  
STORM DRAIN EASEMENT
- ⑤ PROPOSED 25' PUBLIC WL/SAS EASEMENT  
GRANTED BY AMAFCA 20021702046 BkA47 Pg 2200
- ⑥ PROPOSED 15' PUBLIC PEDESTRIAN ACCESS  
EASEMENT

|  |                                  |
|--|----------------------------------|
|  | EXISTING CURB & GUTTER           |
|  | EXISTING CONCRETE/SIDEWALK       |
|  | EXISTING/PROPOSED EASEMENT LINE  |
|  | EXISTING STORM DRAIN LINE        |
|  | EXISTING STORM DRAIN MAN HOLE    |
|  | EXISTING SANITARY SEWER LINE     |
|  | EXISTING SANITARY SEWER MAN HOLE |
|  | EXISTING WATER LINE              |
|  | EXISTING WATER GATE VALVE        |
|  | EXISTING FIRE HYDRANT            |
|  | EXISTING CAP                     |
|  | PROPOSED PROPERTY LINE           |
|  | PROPOSED ROW LINE                |
|  | PROPOSED SANITARY SEWER LINE     |
|  | PROPOSED SANITARY SEWER MAN HOLE |
|  | PROPOSED WATER LINE              |
|  | PROPOSED WATER METER             |
|  | PROPOSED WATER GATE VALVE        |
|  | PROPOSED FIRE HYDRANT            |
|  | PROPOSED CAP                     |
|  | PROPOSED STORM DRAIN INLET       |
|  | PROPOSED STORM DRAIN MANHOLE     |
|  | PROPOSED STORM DRAIN LINE        |
|  | PROPOSED STREET ADDRESS          |
|  | PROPOSED STREET LIGHTS           |

SCANNED BY  
MESA REPRO

EAGLE ROCK ESTATES  
UNIT 1  
(04-07-99, 99C-74)  
BLOCK 1

VISTA DEL AGUILA  
(02-01-00, 2000C-35)

|    |   |   |   |   |   |   |   |   |    |    |    |    |    |    |
|----|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| 1  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 26 |   | 6 | 9 | 8 | 2 | . | 8 | 1 |    | 0  | 7  | 0  | 3  |    |



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

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

**DESERT RIDGE TRAILS SOUTH  
MASTER UTILITY PLAN**

DESIGN REVIEW COMMITTEE

**APPROVED**

JAN 16 2003

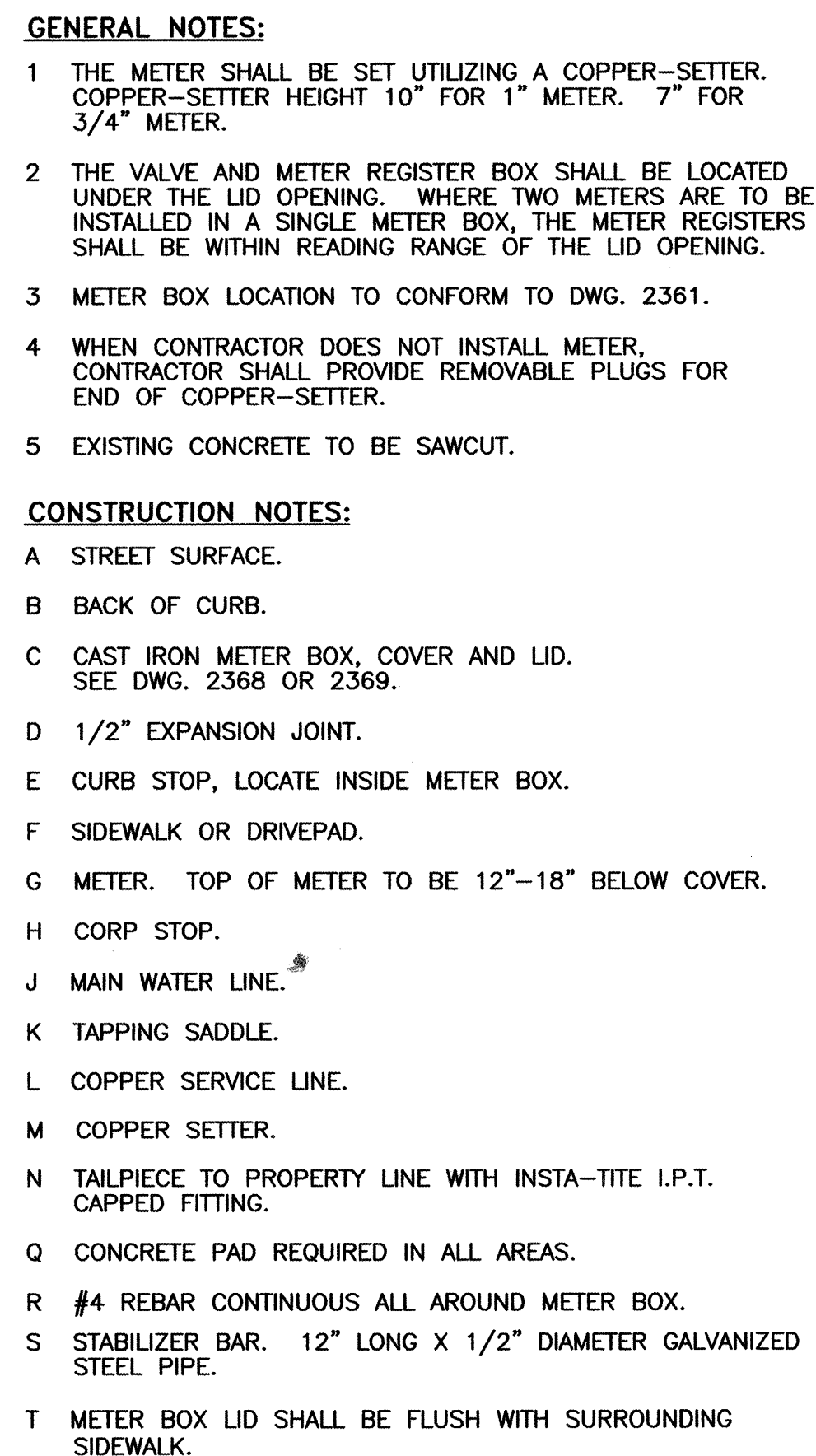
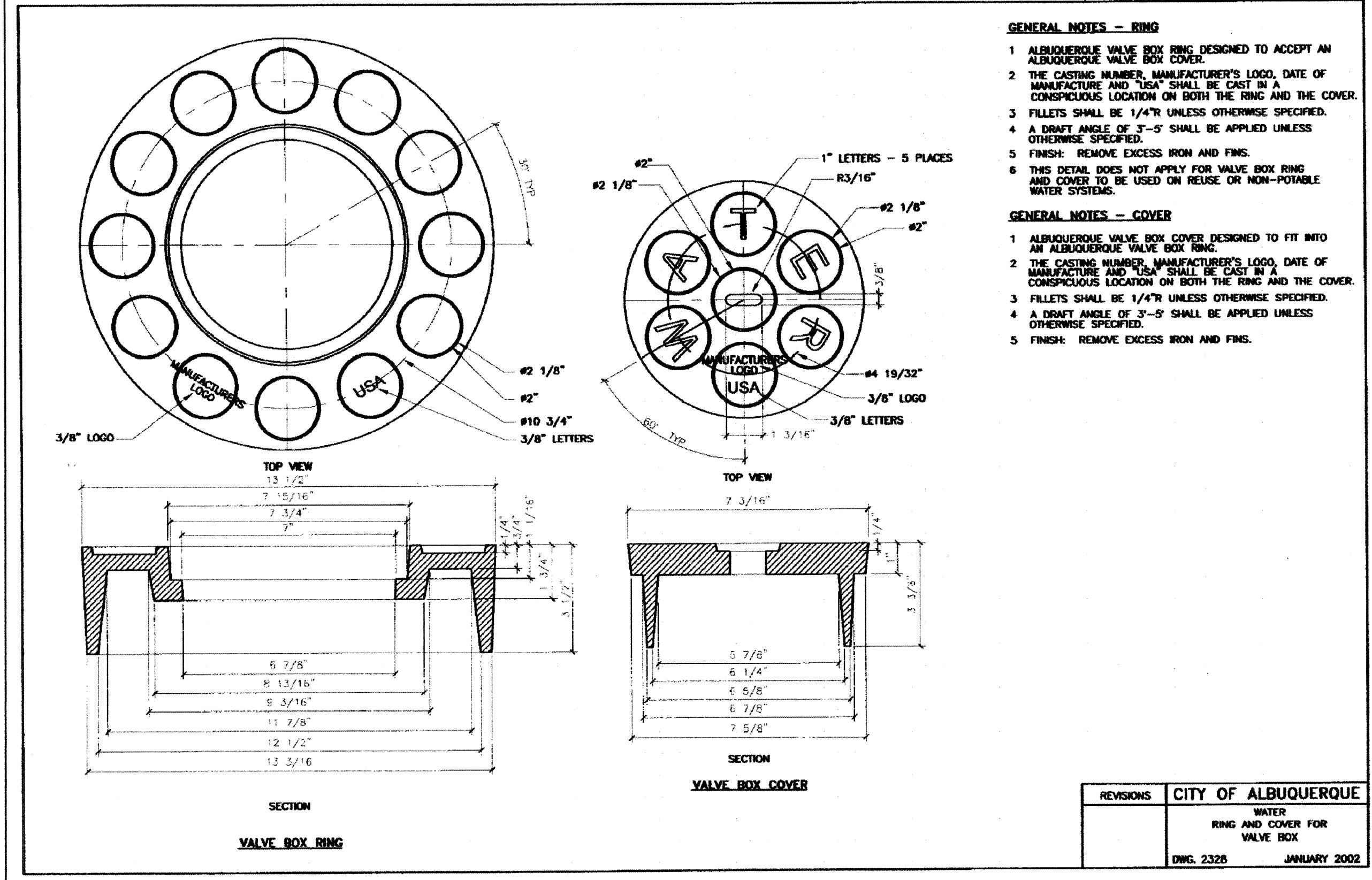
DESIGN  
REVIEW COMMITTEE

CITY ENGINEER APPROVA  
APPROVE  
JAN 29 2003  
CITY ENGINEER

| AL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR. |
|----|--------------------|-------------|-------------|
|    |                    |             |             |

|                  |              |       |    |
|------------------|--------------|-------|----|
| CITY PROJECT NO. | ZONE MAP NO. | SHEET | OF |
| 698281           | C-19-Z       | 7     | 11 |





**CONSTRUCTION NOTES:**

- A STREET SURFACE.
- B BACK OF CURB.
- C CAST IRON METER BOX  
SEE DWG. 2368 OR 2.
- D 1/2" EXPANSION JOINT
- E CURB STOP, LOCATE IN
- F SIDEWALK OR DRIVEPAV
- G METER. TOP OF METER
- H CORP STOP.
- J MAIN WATER LINE.
- K TAPPING SADDLE.
- L COPPER SERVICE LINE.
- M COPPER SETTER.

Q CONCRETE PAD REQUIRED IN ALL AREAS.

R #4 REBAR CONTINUOUS ALL AROUND METER BOX.

S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED STEEL PIPE.

T METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.

### GENERAL NOTES - RING

1. ALBUQUERQUE VALVE BOX RING DESIGNED TO ACCEPT AN ALBUQUERQUE VALVE BOX COVER.
2. THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND YEAR SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
4. A DRAWT ANGLE OF 3"-5" SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINIS.
6. THIS DETAIL DOES NOT APPLY FOR VALVE BOX COVER AND COVER TO BE USED ON REUSE OR NON-PORTABLE WATER SYSTEMS.

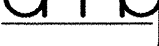
### GENERAL NOTES - COVER

1. ALBUQUERQUE VALVE BOX COVER DESIGNED TO FIT INTO AN ALBUQUERQUE VALVE BOX RING.
2. THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND YEAR SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4" UNLESS OTHERWISE SPECIFIED.
4. A DRAWT ANGLE OF 3"-5" SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINIS.

|           |                                          |
|-----------|------------------------------------------|
| REVISIONS | CITY OF ALBUQUERQUE                      |
|           | WATER<br>RING AND COVER FOR<br>VALVE BOX |
|           | DWG. 2328 JANUARY 2002                   |

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 6982.81 0903

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ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: **DESERT RIDGE TRAILS SOUTH  
WATER DETAILS**

|                         |                               |                    |             |             |
|-------------------------|-------------------------------|--------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL        | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR. |
| C.O.A.<br>STANDARD      | C.O.A.<br>STANDARD<br>(DRAFT) |                    |             |             |
|                         |                               |                    |             |             |
|                         |                               |                    |             |             |
|                         |                               |                    |             |             |
| CITY PROJECT NO.        | ZONE MAP NO.                  | SHEET              | OF          |             |
| 698281                  | C-19-Z                        | 9                  | 11          |             |

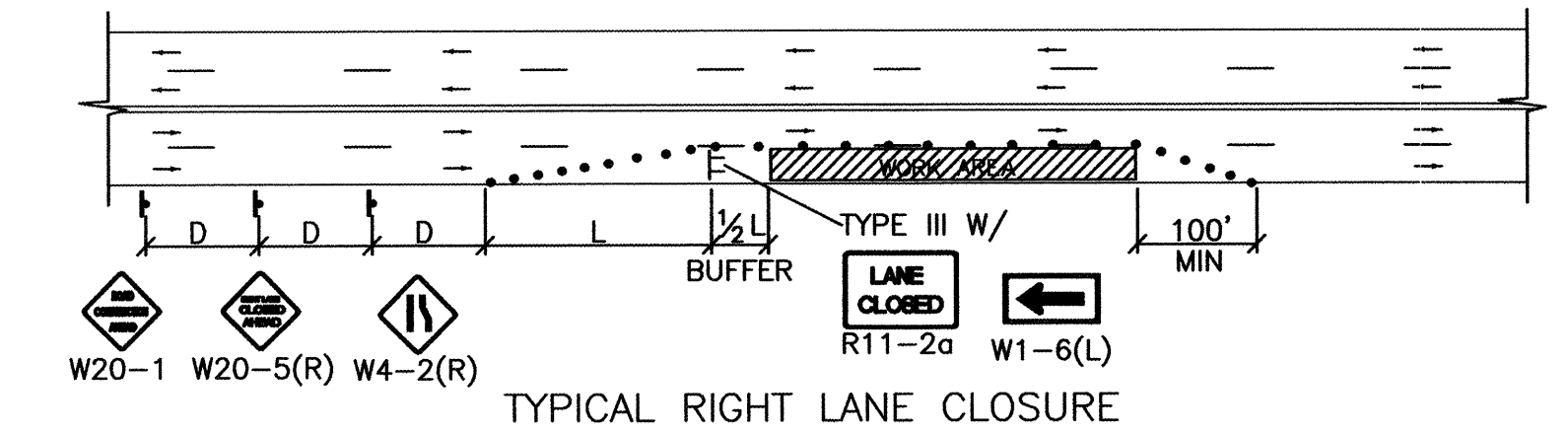
| SURVEY INFORMATION |                        | BENCH MARKS | AS BUILT INFORMATION       |                    |
|--------------------|------------------------|-------------|----------------------------|--------------------|
| NO.                | FIELD NOTES<br>BY DATE |             | CONTRACTOR                 | DATE               |
|                    |                        |             | WORK STARTED BY <u>ALS</u> | DATE <u>3/6/83</u> |
|                    |                        |             | INSPECTED BY               | DATE               |
|                    |                        |             | FIELD ACCEPTANCE BY        | DATE               |
|                    |                        |             | FIELD DRAWINGS             | DATE <u>3/6/83</u> |
|                    |                        |             | REVISIONS BY <u>ALS</u>    | DATE <u>6/6/83</u> |
|                    |                        |             | MICRO-FILM INFORMATION     |                    |
|                    |                        |             | RECORDED BY                | DATE               |
|                    |                        |             | NO.                        |                    |

ENGINEER'S SEAL

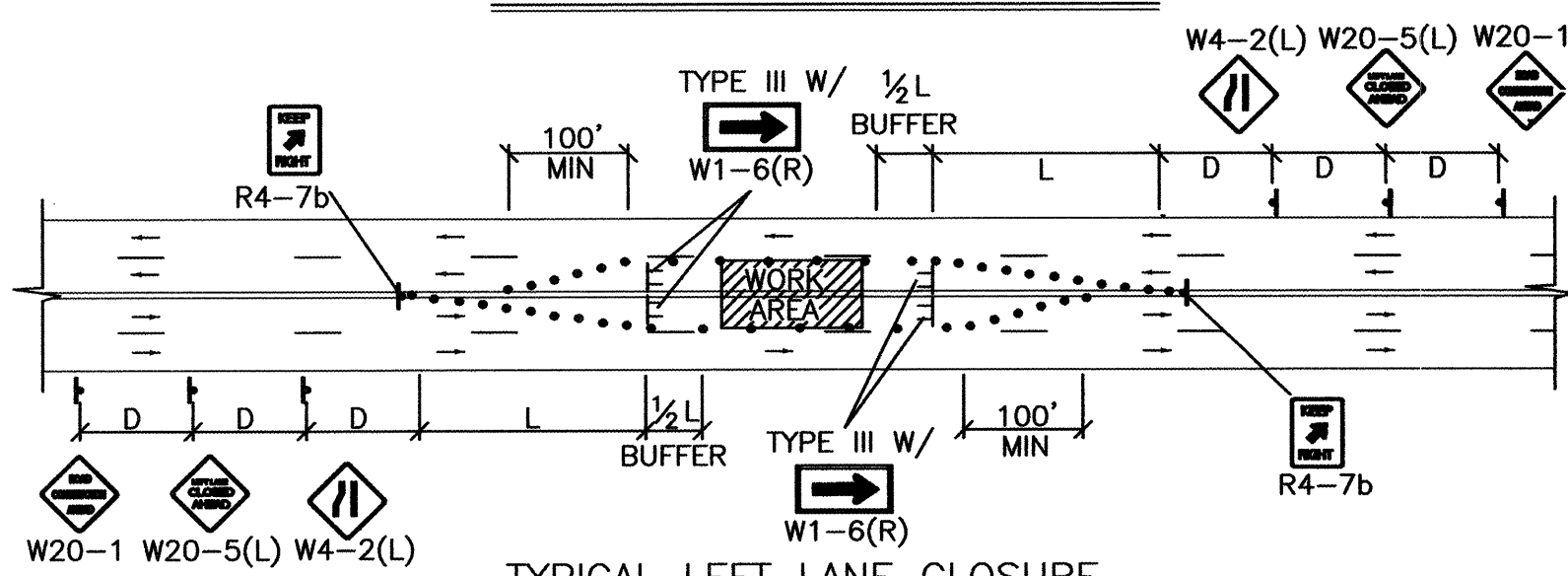
C.O.A. STANDARD  
(DRAFT)

| REVISIONS   |            | REMARKS | BY           |
|-------------|------------|---------|--------------|
| DESIGN      |            |         |              |
| DESIGNED BY | <b>DLH</b> | DATE    | <b>10/02</b> |
| DRAWN BY    | <b>DER</b> | DATE    | <b>10/02</b> |
| CHECKED BY  | <b>DMG</b> | DATE    | <b>10/02</b> |

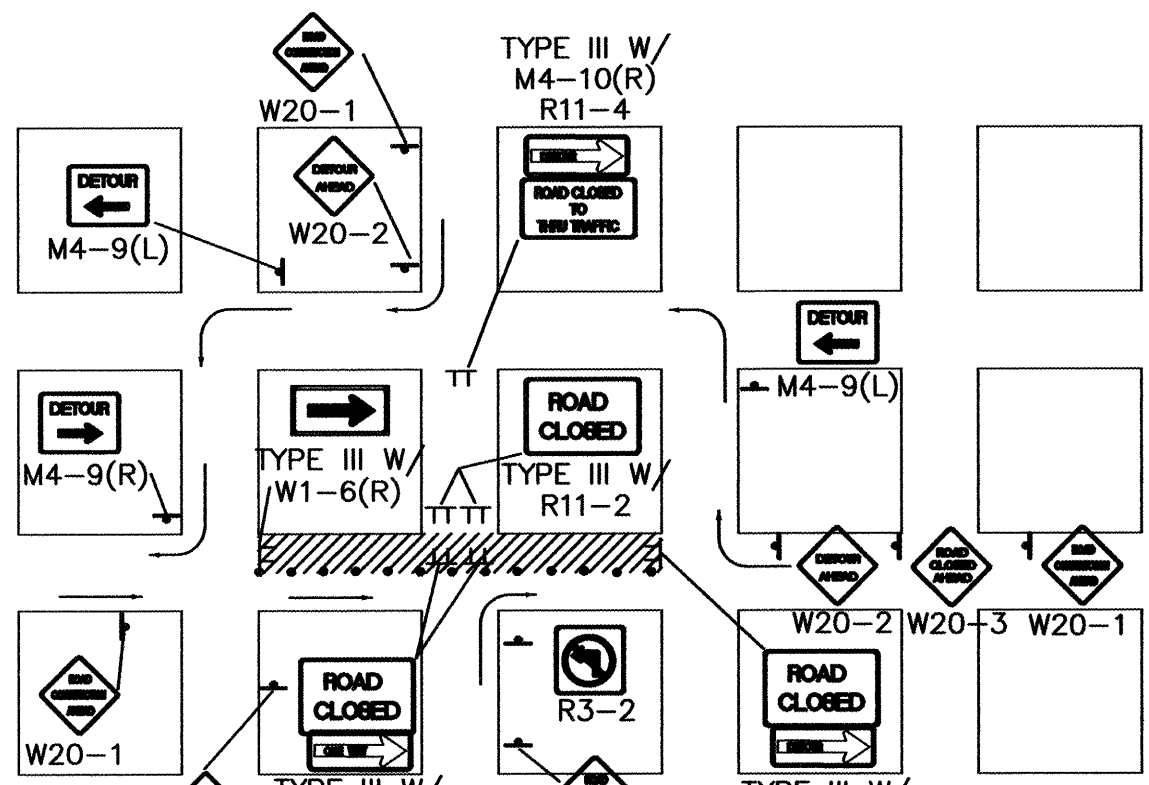




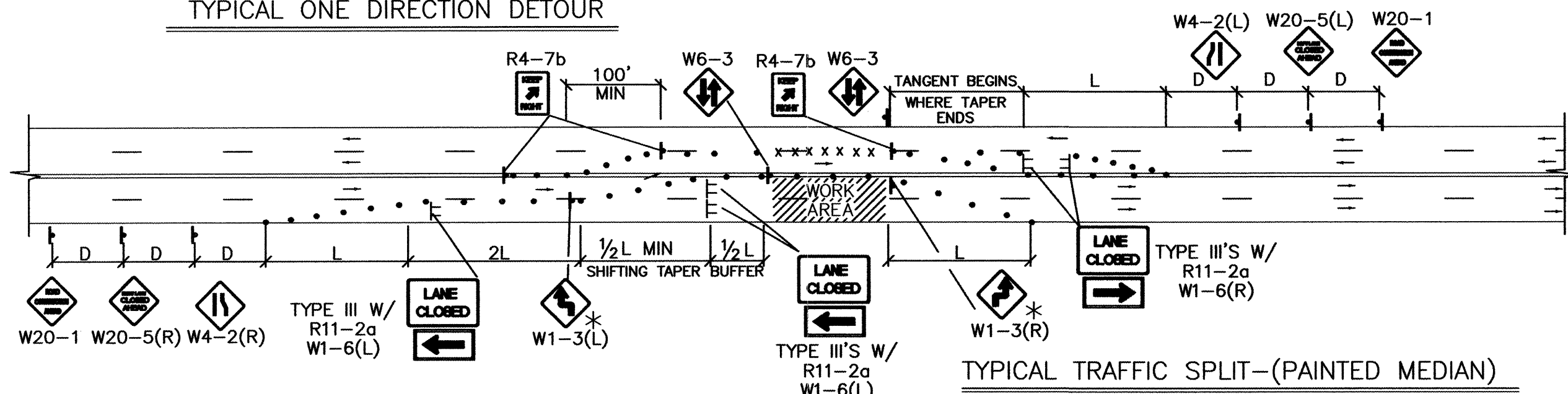
TYPICAL RIGHT LANE CLOSURE



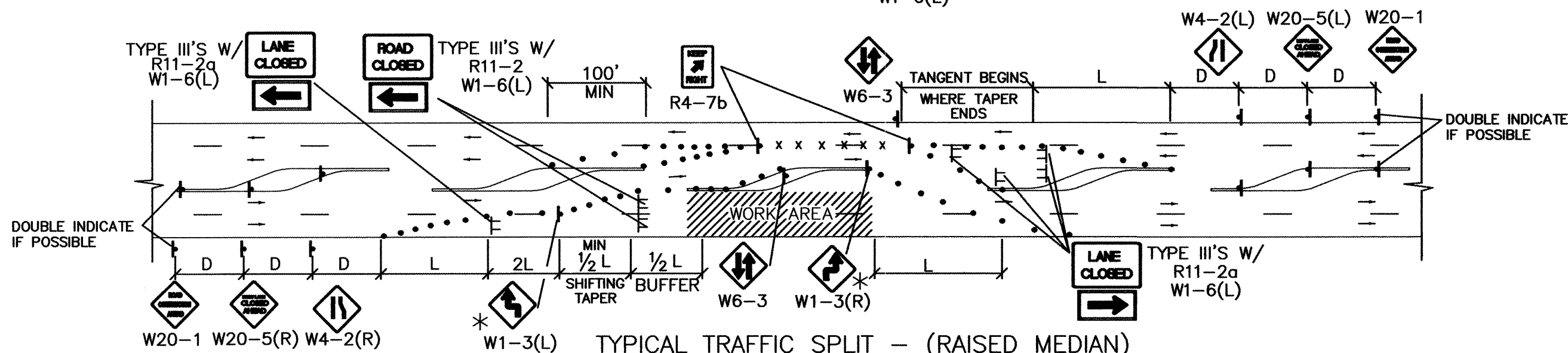
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



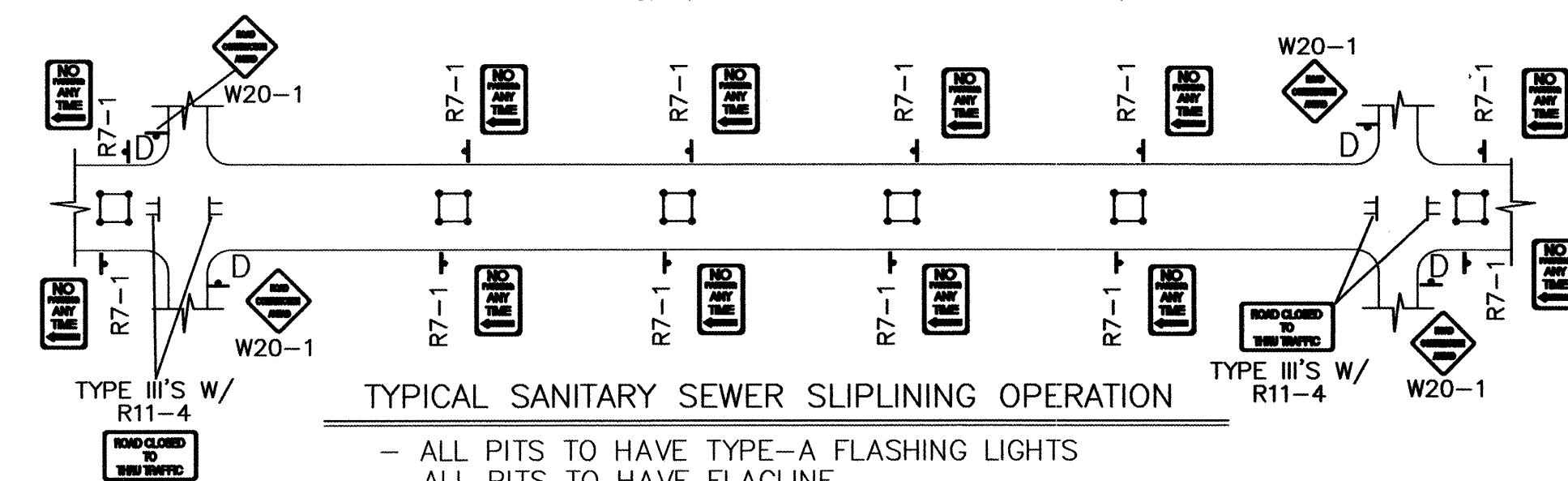
TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

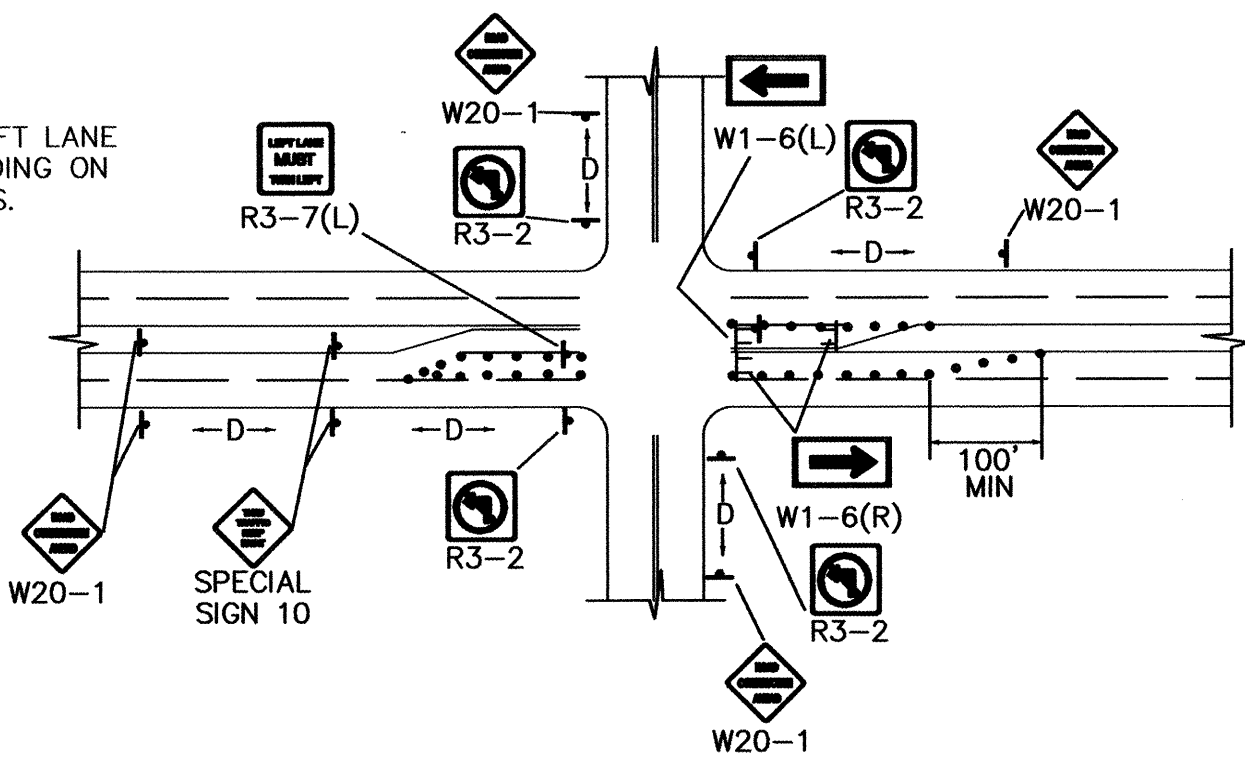
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 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

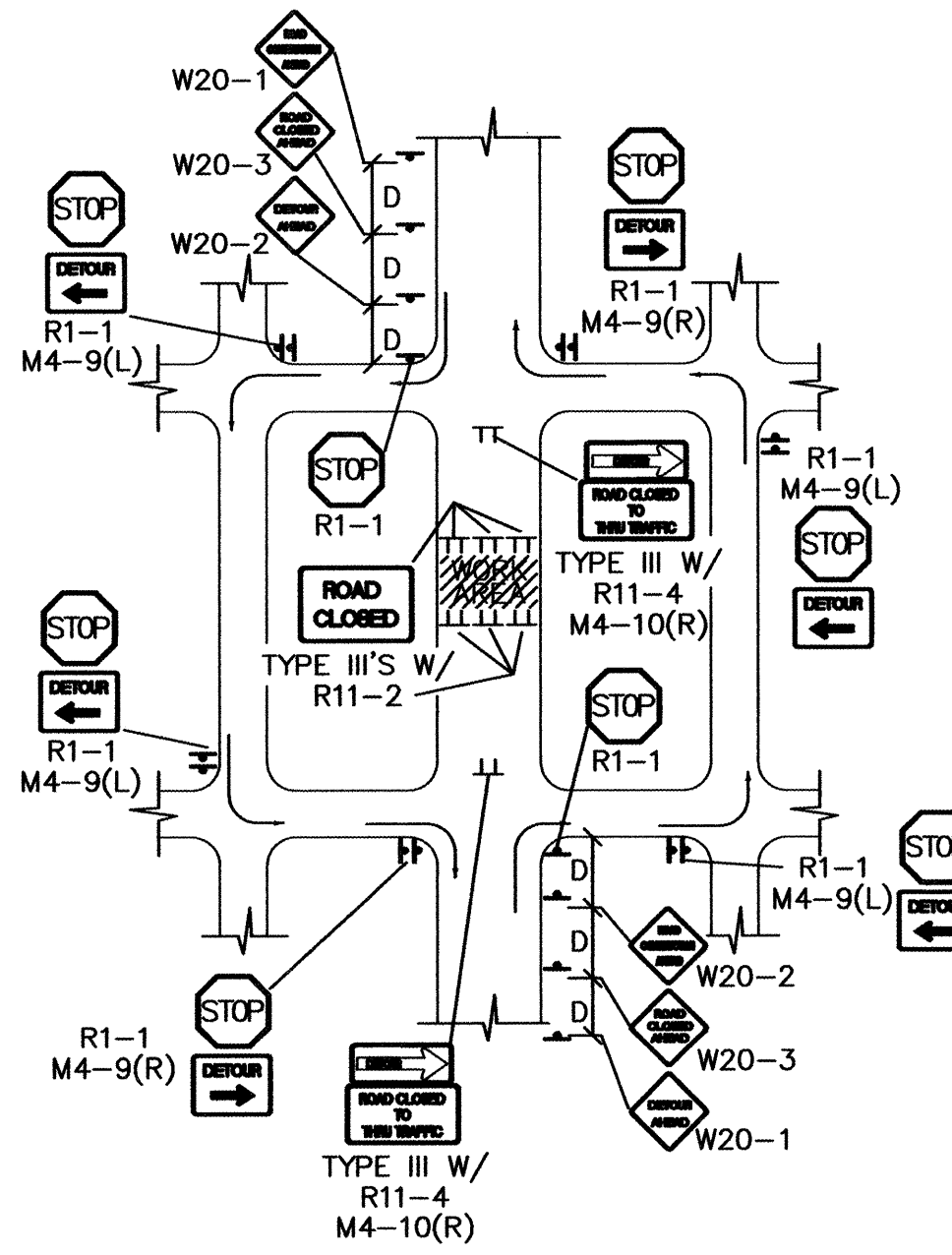
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

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



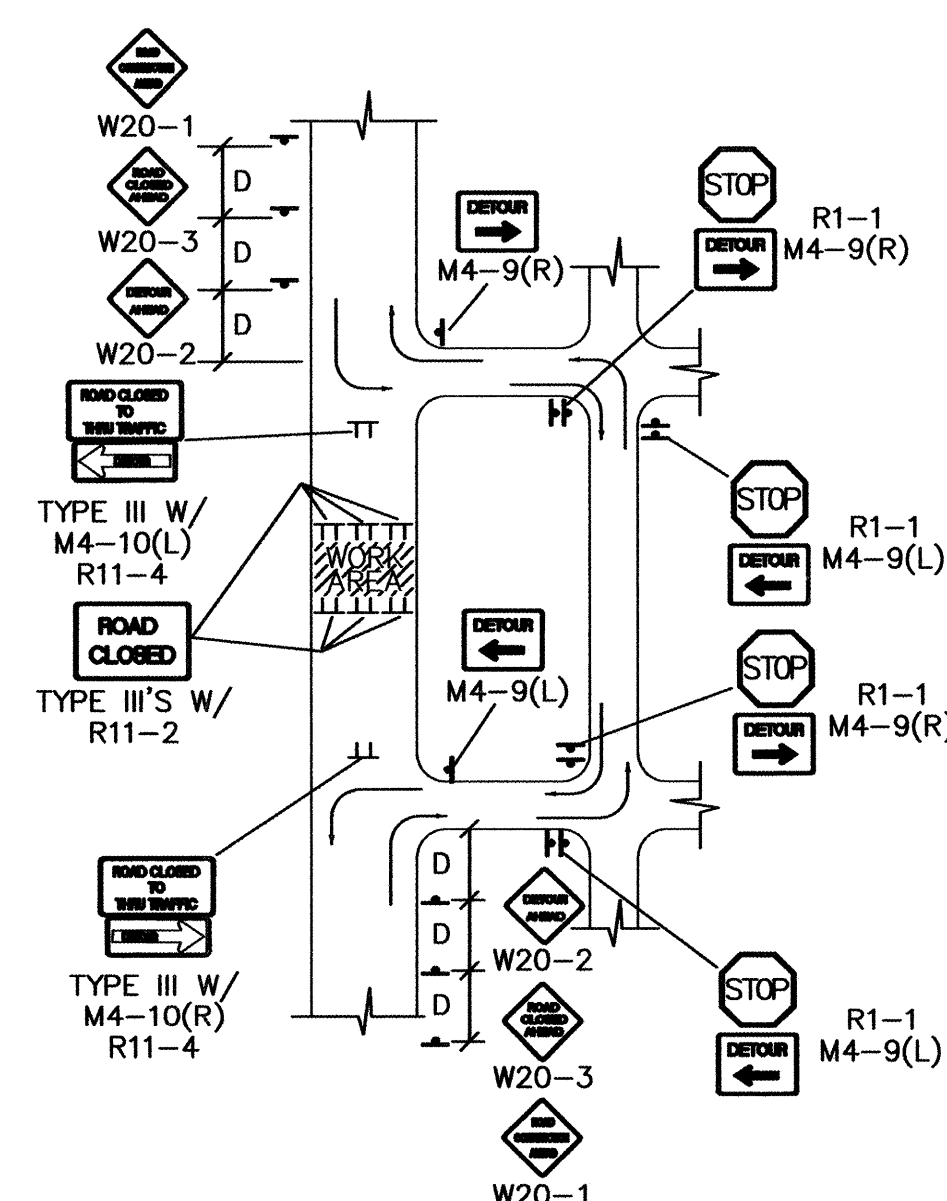
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



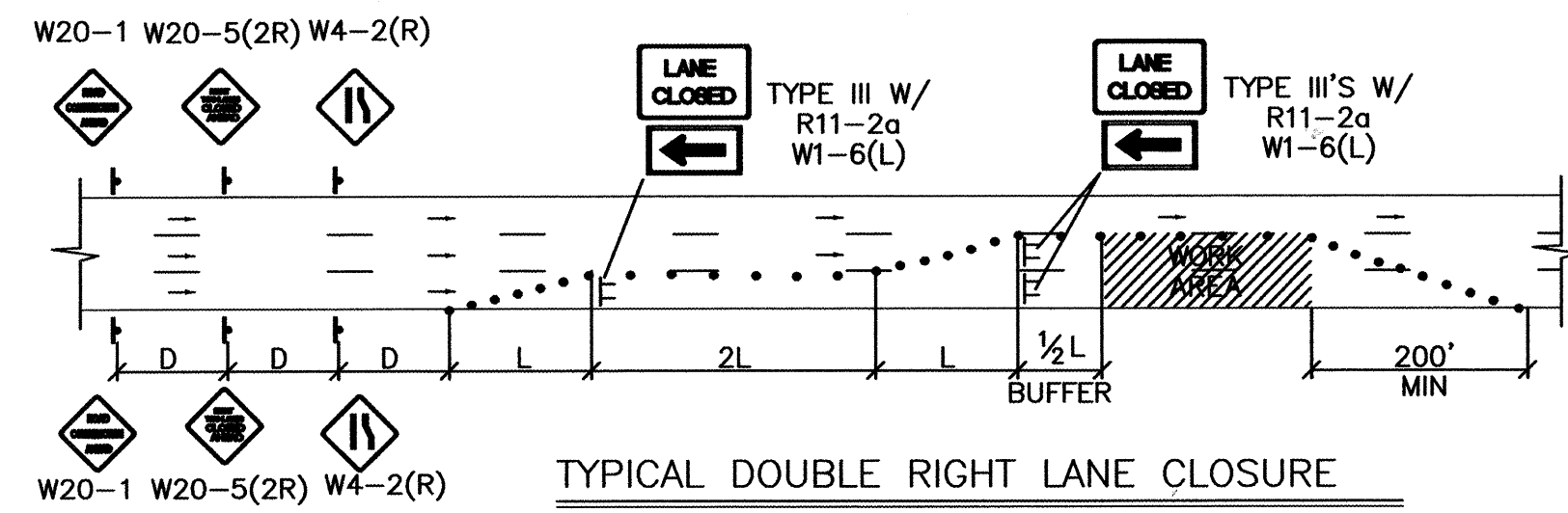
TYPICAL MID-BLOCK CLOSURE

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

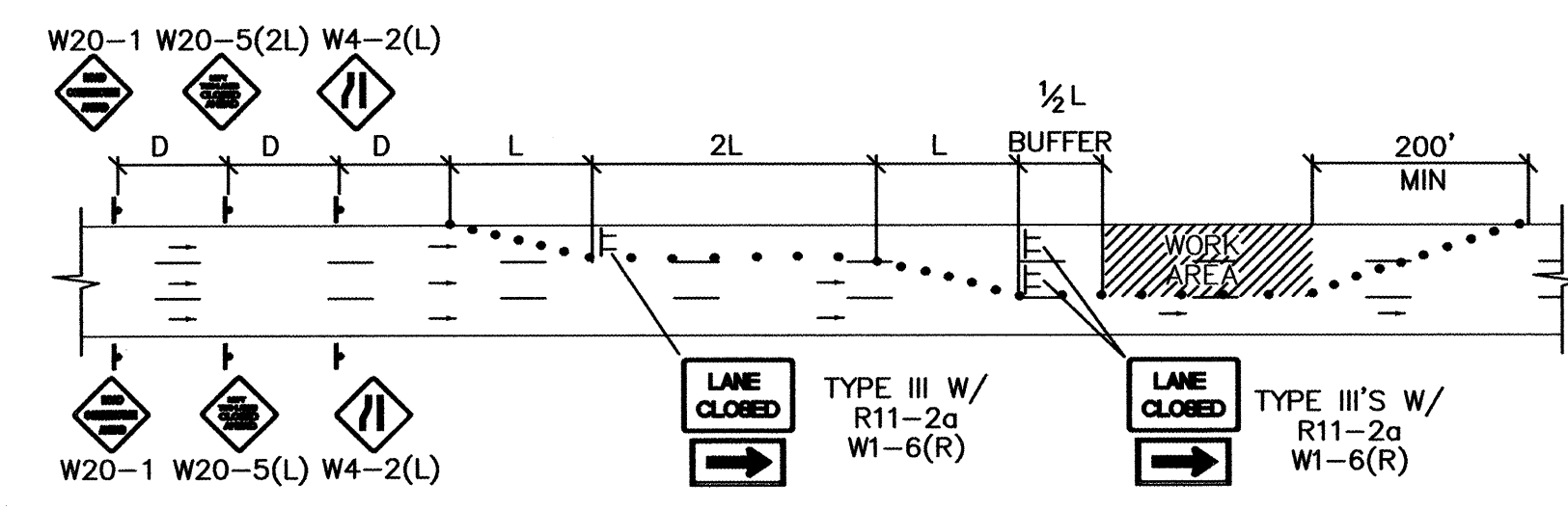


TYPICAL STREET CLOSURE

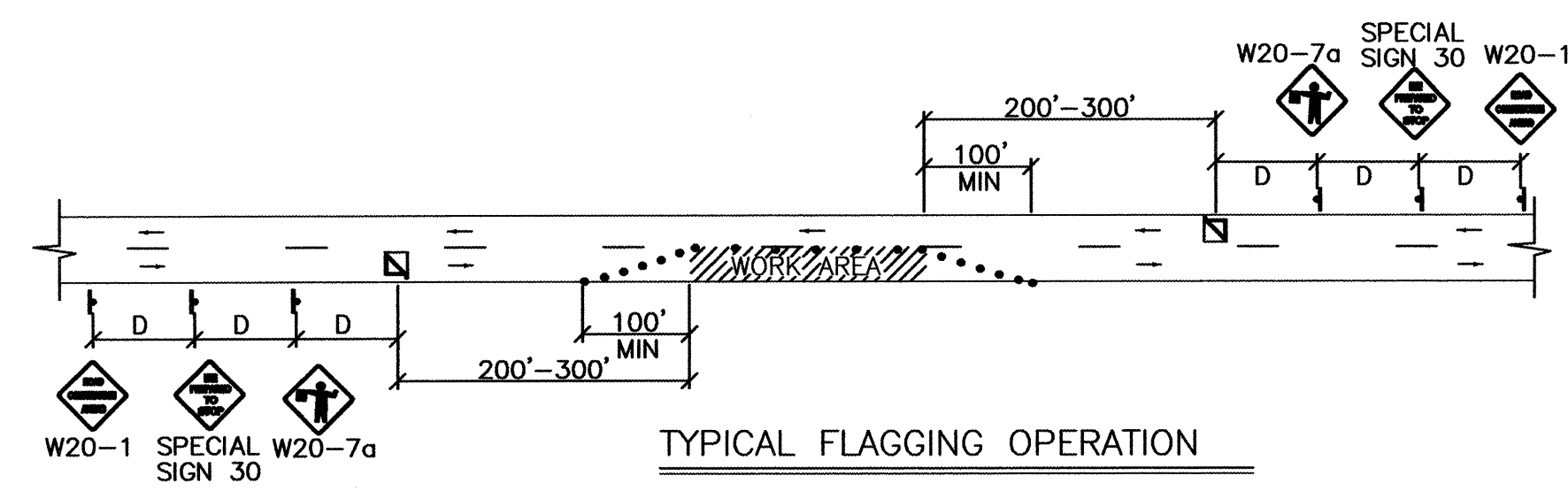
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



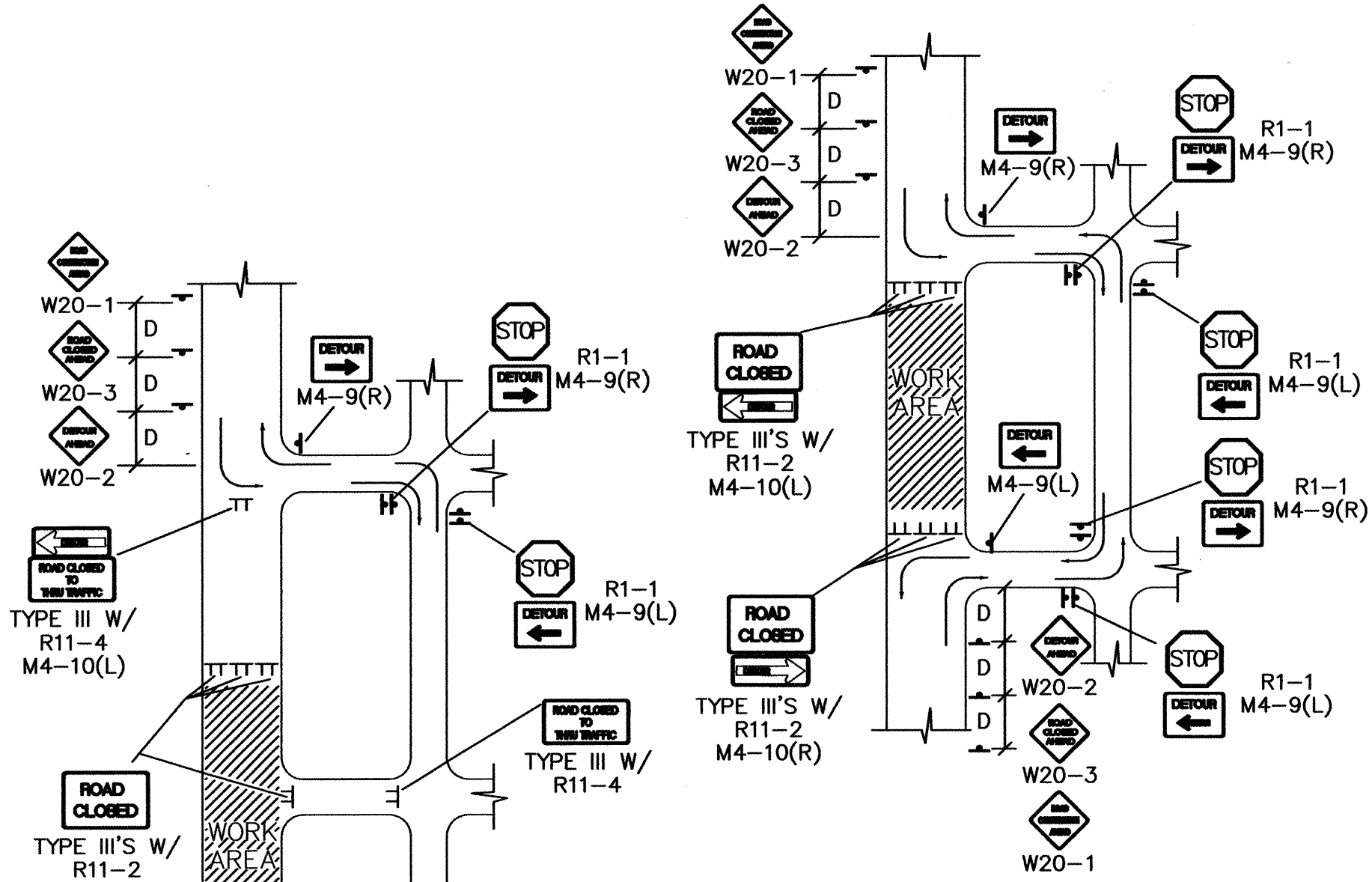
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

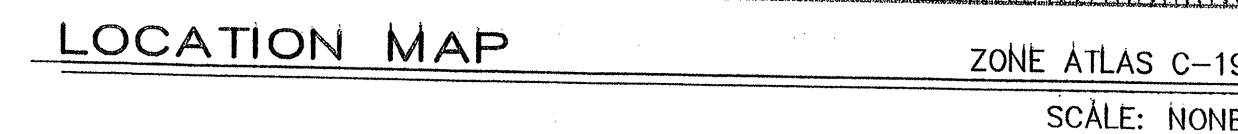
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

26 6982.81 11/03

|                                                                                                                |                            |
|----------------------------------------------------------------------------------------------------------------|----------------------------|
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING DEVELOPMENT GROUP                                |                            |
| TITLE: <b>DESERT RIDGE TRAILS SOUTH<br/>TYPICAL TRAFFIC CONTROL AND<br/>SIGNING EXAMPLES (REF. M.U.T.C.D.)</b> |                            |
| DESIGN REVIEW COMMITTEE                                                                                        | CITY ENGINEER APPROVAL     |
| C.O.A. STANDARD                                                                                                | C.O.A. STANDARD            |
| CITY PROJECT NO. <b>698281</b>                                                                                 | ZONE MAP NO. <b>C-19-Z</b> |
| SHEET <b>11</b> OF <b>11</b>                                                                                   |                            |

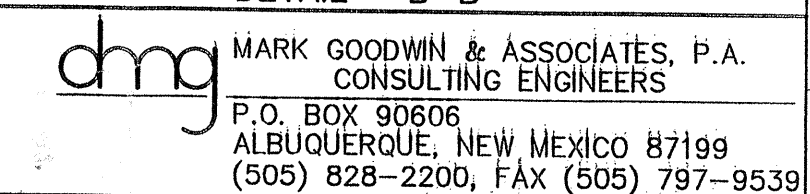
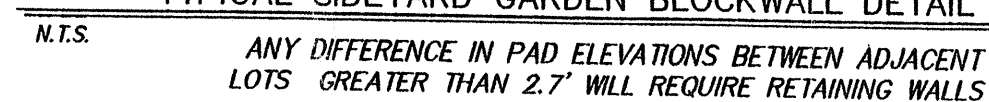
| AS-BUILT INFORMATION   |      | BENCH MARKS |      | SURVEY INFORMATION |      | ENGINEER'S SEAL |      |
|------------------------|------|-------------|------|--------------------|------|-----------------|------|
| CONTRACTOR             | DATE | NO.         | DATE | NO.                | DATE | NO.             | DATE |
| DATE                   | DATE | DATE        | DATE | DATE               | DATE | DATE            | DATE |
| MICRO-FILM INFORMATION |      | RECORDED BY |      | NO.                |      | NO.             |      |
| DATE                   |      | DATE        |      | DATE               |      | DATE            |      |

C.O.A. STANDARD



|                                                                                     |         |                                 |
|-------------------------------------------------------------------------------------|---------|---------------------------------|
|  | 5615    | EXISTING CONTOUR (MAJOR)        |
|  | 5616    | EXISTING CONTOUR (MINOR)        |
|  | 40.20±  | EXISTING SPOT ELEVATION         |
|  | x 0.0.0 | EXISTING CONCRETE CURB          |
|  |         | EXISTING WALL OR HEAD WALL      |
|  |         | EXISTING SANITARY SEWER MANHOLE |
|  |         | EXISTING FIRE HYDRANT           |
|  |         | EXISTING ELECTRIC TRANSFORMER   |
|  |         | EXISTING OVERHEAD ELECTRIC LINE |
|  |         | NEW MOUNTABLE CURB & GUTTER     |
|  |         | NEW STANDARD CURB & GUTTER      |
|  |         | NEW SIDEWALK                    |
|  |         | NEW RIGHT-OF-WAY                |
|  |         | NEW CENTERLINE                  |
|  |         | NEW LOT LINES                   |
|  |         | NEW EASEMENTS                   |
|  |         | NEW RETAINING WALL              |
|  | 20.00   | NEW SPOT ELEVATIONS             |
|  |         | NEW FLOW                        |
|  |         | NEW SLOPE                       |
|  |         | NEW STORM DRAIN MANHOLE         |

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE BUILDING PERMIT RELEASE.



|                         |                        |                     |             |             |
|-------------------------|------------------------|---------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE  | MO./DAY/YR. | MO./DAY/YR. |
|                         |                        |                     |             |             |
|                         |                        |                     |             |             |
|                         |                        |                     |             |             |
|                         |                        |                     |             |             |
| CITY PROJECT NO. 698281 |                        | ZONE MAP NO. C-19-Z | SHEET 1     | OF 1        |