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SCANNED BY
PLANNING

CONSTRUCTION PLANS FOR TIERRA VISTA UNIT 1 at the TRAILS ALBUQUERQUE, NEW MEXICO

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10	KINGMAN STREET / UNIVERSE STORM DRAIN
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Jeff M. Boyd, of the firm Western Technologies, Inc., 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 Russ P. Hugg NMPS#9750

Jeff M. Boyd, PE No. 12412

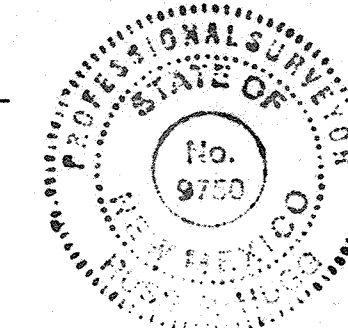
5/14/2012
Date



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
4/6, 2012



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 8-02-2013

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. 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 UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
4. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

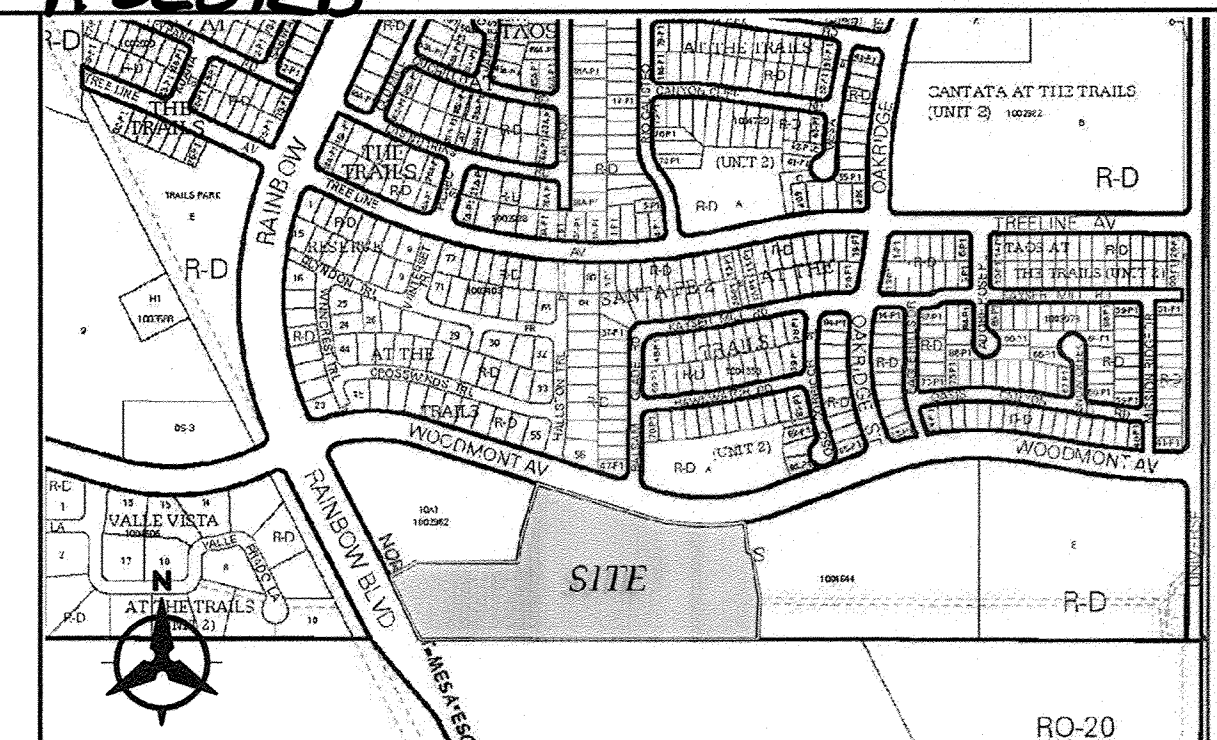
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
6. CONSTRUCTION ACTIVITY SHALL 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 COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).
9. 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.
10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND PLACED BY THE CONTRACTOR PER PLAN.

11. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, DMD CONSTRUCTION COORDINATION DIVISION, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
15. 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, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
16. 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.

17. AN SO 19 PERMIT IS REQUIRED TO PLACE ANY MATERIAL ON OR AROUND A STORM DRAIN INLET IN THE CITY RIGHT-OF-WAY THAT WOULD INTERFERE WITH THE INLET RECEIVING STORM WATER PER THE ENGINEER'S DESIGN. CITY PERSONNEL MAY REMOVE THIS MATERIAL AT ANY TIME WITHOUT NOTICE. THE PREFERRED BMP IS TO REMOVE SEDIMENT/POLLUTANTS ON THE PROPERTY WHERE CONSTRUCTION ACTIVITY IS OCCURRING.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

Bohannon & Huston

Record



VICINITY MAP
C-09-Z

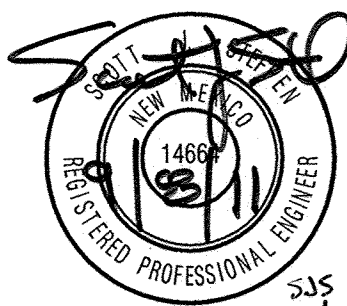
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMITS 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 #8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULED. 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 EFFECTING 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 MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY NEW MEXICO UTILITIES FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://abcwua.org/content/view/full/463/729/>.

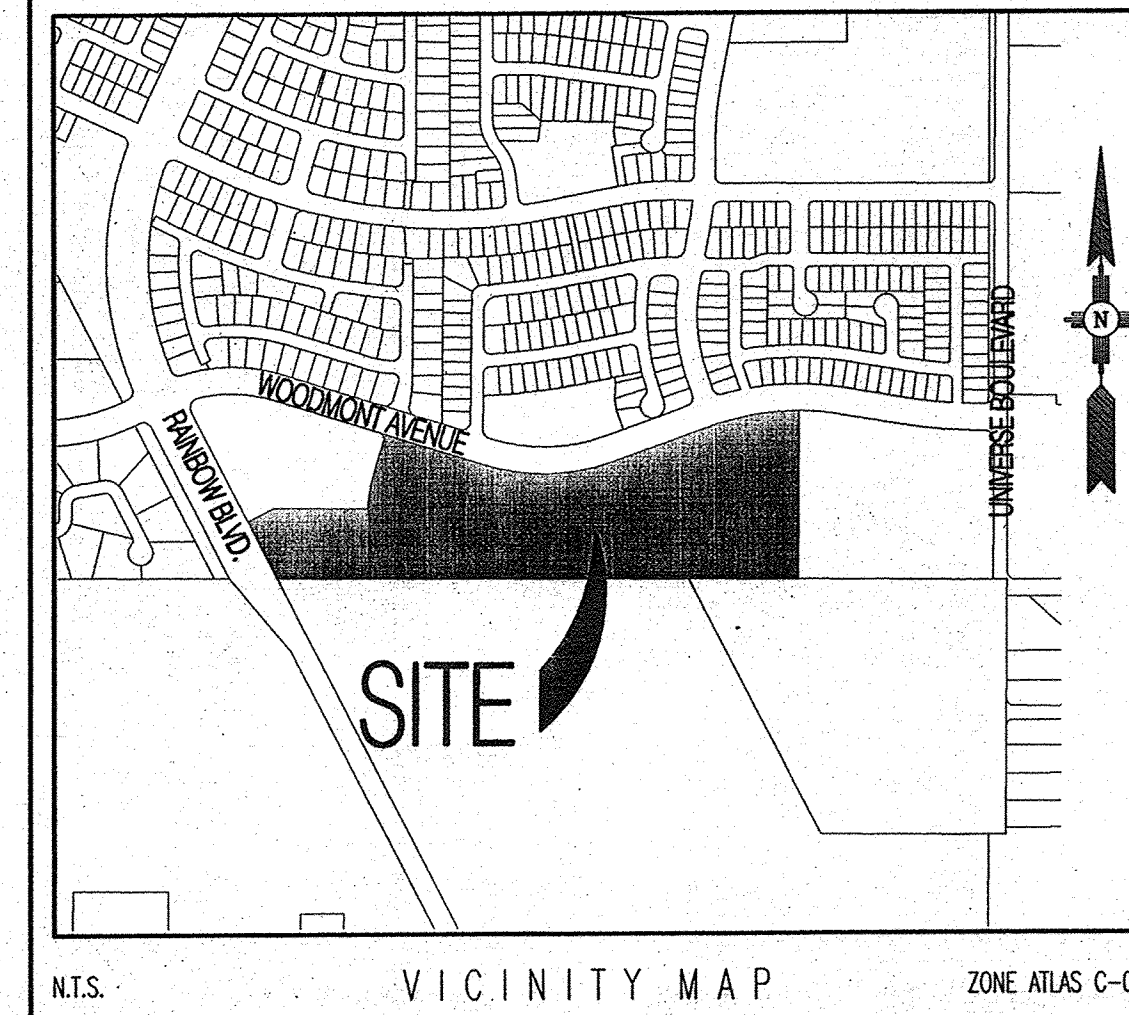
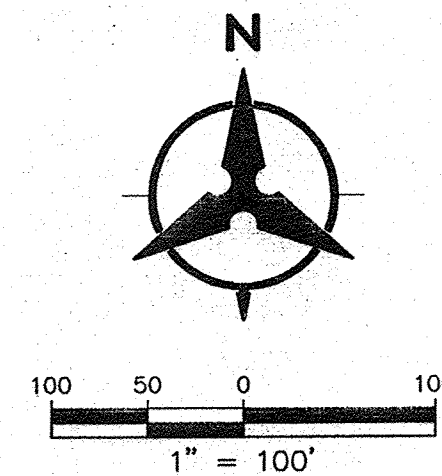
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEEPENED 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.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

DRB #1008799

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
 RPH 9/12/11		DRC Chairman	Woodall	9/15/11	APPROVED FOR CONSTRUCTION		
		Transportation		8/24/11			
		Water/Wastewater	Hugg	8-24-11			
		Hydrology	Hugg	8/24/11			
		Parks					
		Const. Coord.					
City Project No.					Sheet	Of	
730075					1	14	

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PLANNING



Record

**PRELIMINARY PLAT FOR
TIERRA VISTA UNIT 1
at the TRAILS**
(BEING A REPLAT OF TRACT 9-A, THE TRAILS,
UNIT 2) WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 16, TOWNSHIP 11 NORTH,
RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2011

LEGAL DESCRIPTION

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

GENERAL NOTES

- EXISTING ZONING: R-D
PROPOSED DEVELOPMENT: R-D
- PROPOSED ACREAGE: 7.95 AC
NUMBER OF LOTS: 50 D.U.
PROPOSED DENSITY: 6.29 DU/AC
- MIN. LOT DIMENSIONS: 45' X 90'
MINIMUM LOT AREA: 4,050 SQFT
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-D ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO WOODMONT AVENUE.
- THE PURPOSE OF TRACT A IS A PUBLIC PARK AND DRAINAGE POND

SITE DATA

ZONE ATLAS NO.	C-09
ZONING	R-D
MILES OF FULL WIDTH STREETS CREATED	0.42 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	50 + 2 TRACTS
DENSITY	6.29 DU/AC

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.O.S, P.TS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS (▲) AND WILL BE MARKED BY (1") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS. 9750.
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

[Signature] 7-25-11
CITY SURVEYOR DATE

[Signature] 7/22/11
KELLY CALHOUN DATE
VICE PRESIDENT, THE TRAILS, LLC

Bohannon & Huston

Albuquerque Control Survey Monument "UNION"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,523,503.48
X= 1,493,655.03
Ground to grid factor= 0.999664360 (HELD)
Delta Alpha= -00'16"59"
Elevation= 5424.95 (NGVD88)

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,521,838.43
X= 1,499,200.29
Ground to grid factor= 0.99967290
Delta Alpha= -00'16"29"
Elevation= 5425.21 (NGVD88)

TRACT 10-A
THE TRAILS UNIT 2
FILED MARCH 7, 2006
IN PLAT BK 2006C, PG 75

TRACT A

Public Drainage Easement
granted to the City of
Albuquerque by plat
filed March 7, 2006

SANTA FE 2
THE TRAILS UNIT 2
FILED OCTOBER 15, 2004
IN PLAT BK 2004C, PG 332

TRACT 7
THE TRAILS UNIT 2
FILED OCTOBER 15, 2004
IN PLAT BK 2004C, PG 332

TRACT 8
THE TRAILS UNIT 2
FILED OCTOBER 15, 2004
IN PLAT BK 2004C, PG 332

TRACTS A, B, AND C
ANCIENT MESA
FILED FEBRUARY 2, 2006
IN PLAT BK 2006C, PG 40

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

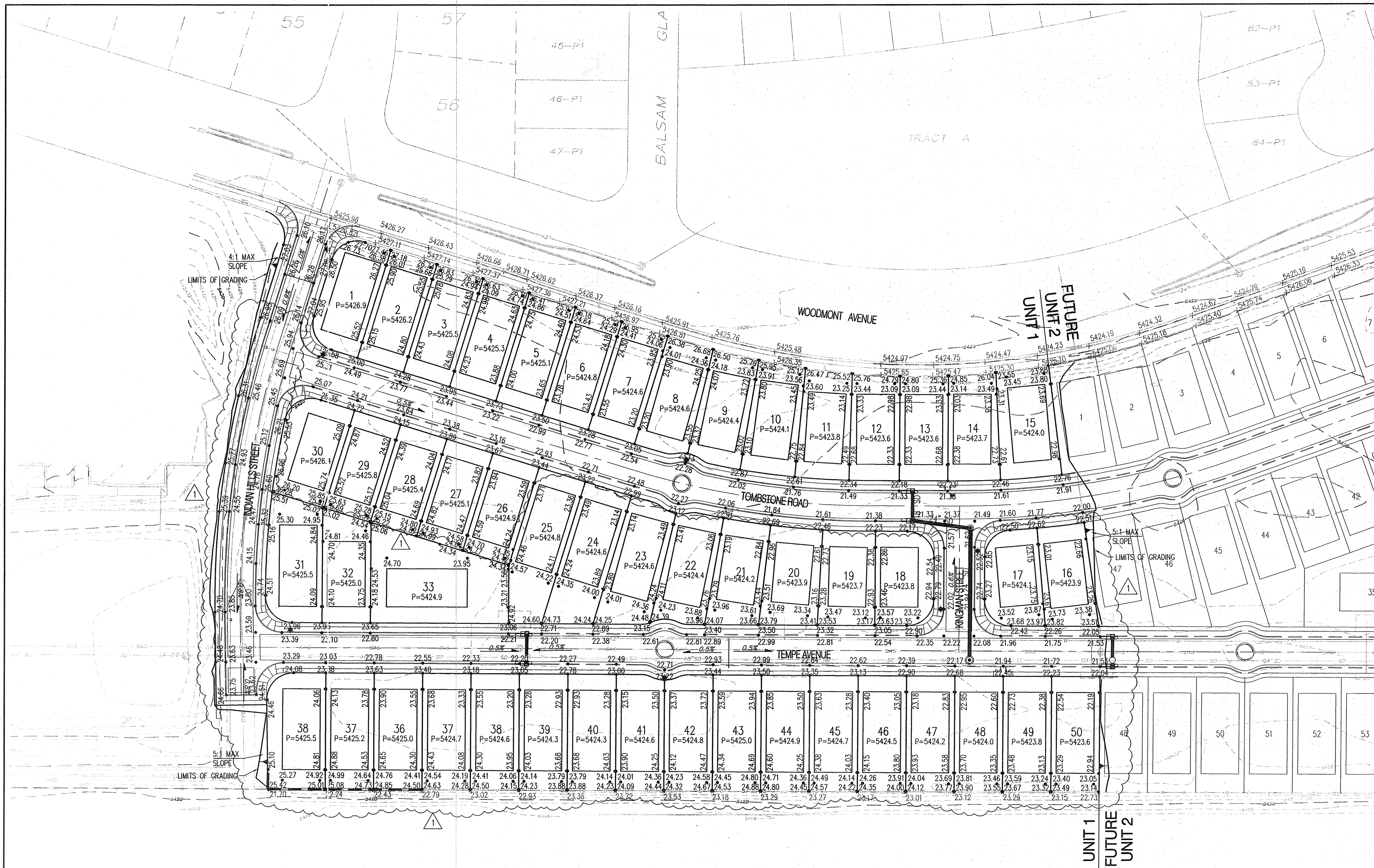
KEYED NOTES

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) EXISTING 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE BY PLAT FILED OCT. 18, 2004 (TO BE VACATED BY THIS PLAT)
- (C) EXISTING 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED MARCH 7, 2006 (TO BE VACATED BY THIS PLAT)
- (D) EXISTING 30' SANITARY SEWER AND WATERLINE EASEMENT
- (E) EXISTING SANITARY & SEWER AND WATERLINE EASEMENT (TO BE VACATED BY THIS PLAT)
- PORTION OF EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104) TO BE VACATED BY THIS PLAT.

ID	ARC	RADIUS	DELTA	TANGENT
C1	336.25'	951.00'	20'15"31"	169.90'
C2	184.07'	825.00'	12'47"02"	92.42'
C3	39.27'	25.00'	90'00"00"	25.00'
C4	482.36'	749.00'	36'53"54"	249.87'

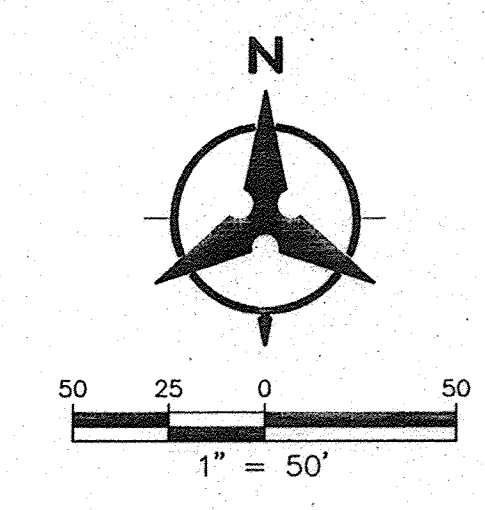
ID	BEARING	LENGTH
T1	N70°17'33"E	376.43'
T2	S00°19'17"W	617.40'
T3	N89°40'43"W	288.99'
T4	N89°44'42"W	1588.93'
T5	N89°44'33"W	27.77'
T6	N27°16'18"W	235.93'
T7	N62°43'42"E	106.00'
T8	S89°39'13"E	345.48'
T9	N17°11'27"E	71.18'
T10	S72°48'33"E	404.86'

Revised



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



LEGEND

- (91.62) FUTURE SPOT ELEVATION
- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL (TO BE BUILT BY HOMEOWNER)
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN PER DETAIL SHEET 3
- GRADING PHASE BOUNDARY
- HIGH POINT
- TEMPORARY BERM

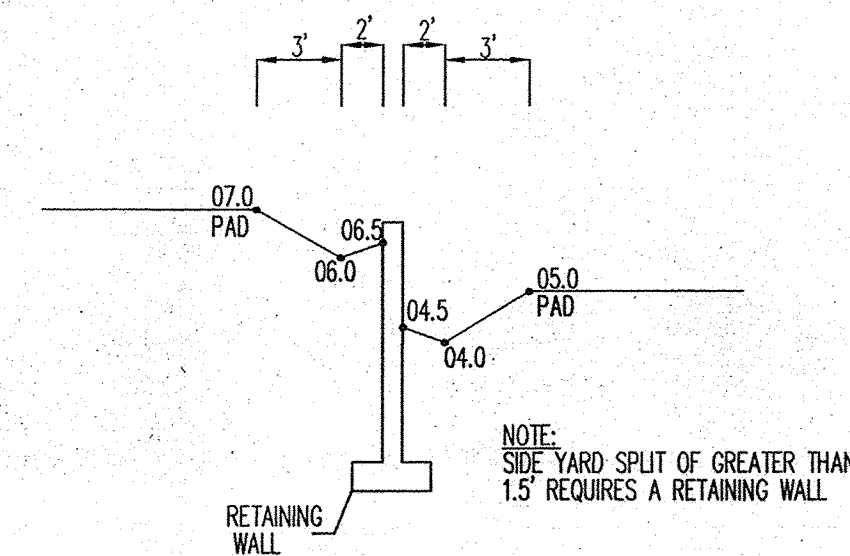
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	WORK	DATE	NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY
ACS BRASS TABLET STAMPED "7-C10"		GEOGRAPHIC POSITION (NAD 83)											
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		X = 1,499,200.29	Y = 1,521,838.43										
GROUND-TO-GRID FACTOR = 0.999667290		Δα = -00°16'20"											
RECORDED BY	NO.	NAVD 1988 ELEVATION = 5425.21											

Bohannon & Huston

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

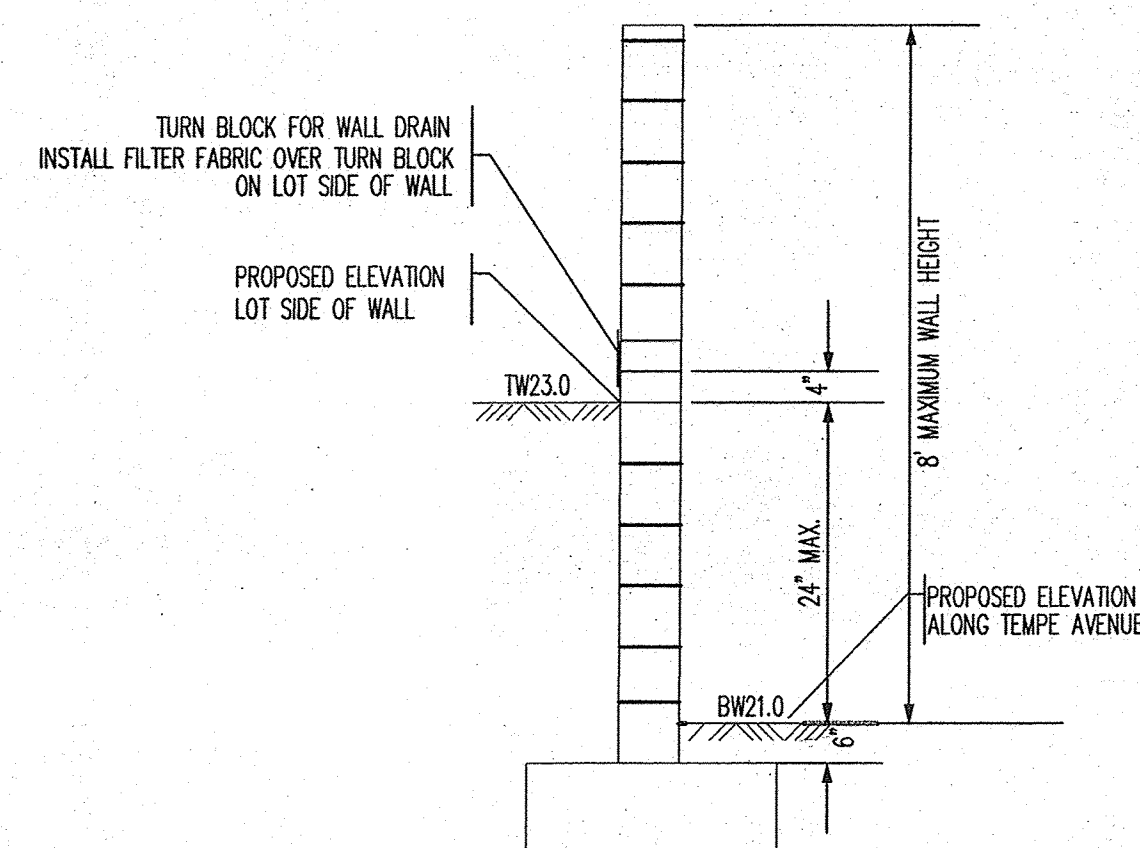
**TIERRA VISTA UNIT 1 at the TRAILS
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX	Zone Map No. C-09-Z	Sheet 8	Of 8



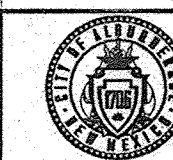
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE

SECTION C-C
NOT TO SCALE







WALL DRAIN DETAIL
NOT TO SCALE

Bohannon  Huston



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

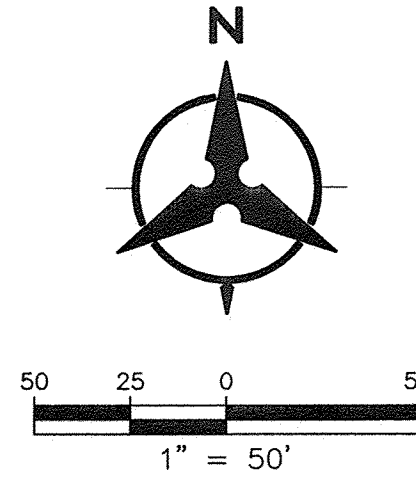
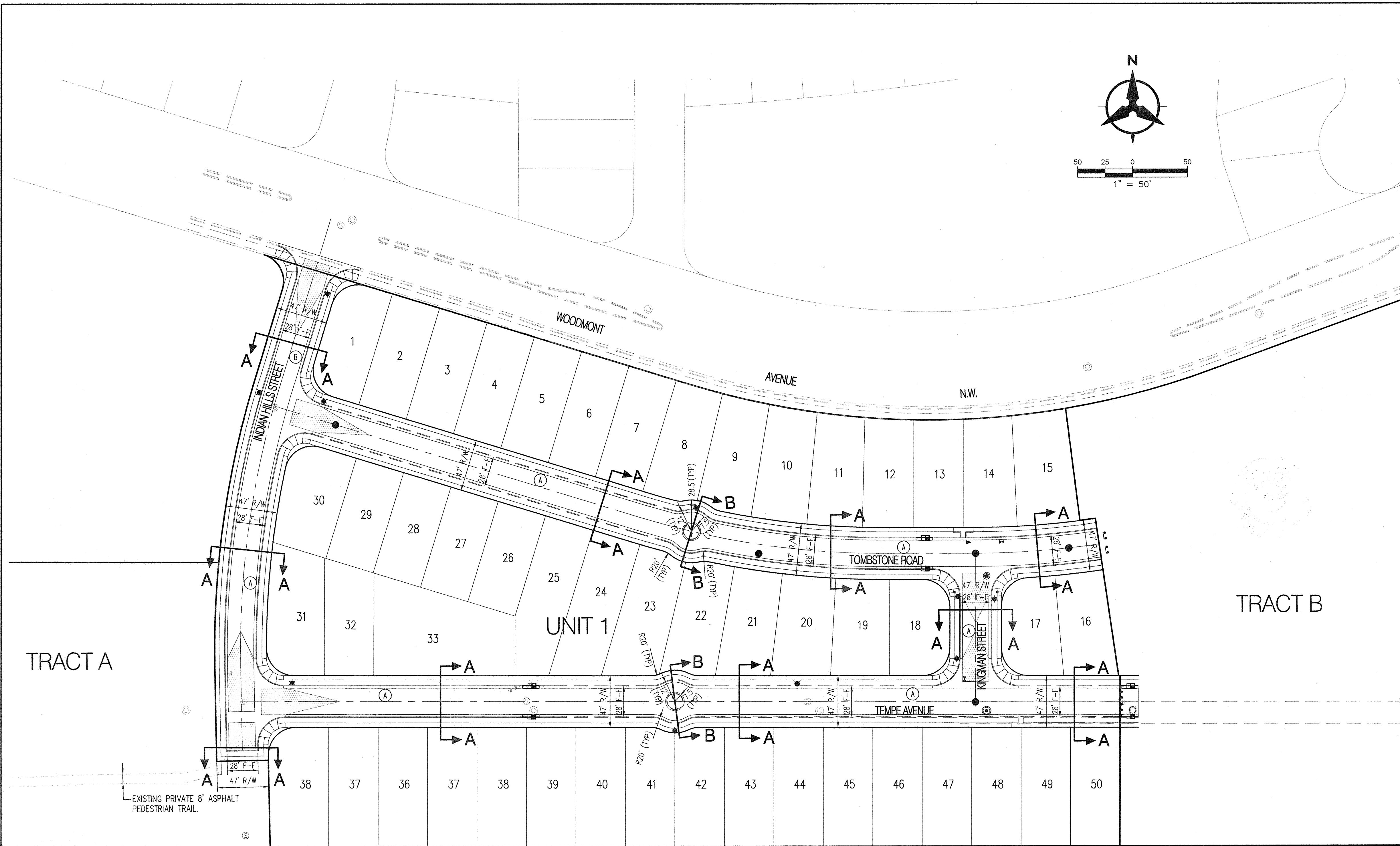
TIERRA VISTA UNITS 1 & 2 at the TRAILS

Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.		Mo./Day/Yr.	
								
City Project No.				Zone Map No.	Sheet	Of		
X				C-09-Z				

FOR INFORMATION ONLY

SHEET 4 OF 14

Revised



GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
5. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES, (C&G), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
8. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
9. DENOTES CROWN TRANSITION
10. FOR CURB RETURN & QUARTER POINT ELEV INFO REFER TO INDIVIDUAL PAVING SHEETS.
11. MH RIMS & CATCH BASIN INLET ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT ELEVATIONS.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND TRANSMISSION GAS LINES. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED.
13. SEE SHEET 13 FOR TYPICAL STREET SECTIONS

KEYED NOTES

- A. SEE SHEET 13 FOR RESIDENTIAL PAVEMENT SECTION.
B. SEE SHEET 13 FOR RESIDENTIAL PAVEMENT SECTION.
SEE SHEET 6 FOR LIMITS OF (A) AND (B) PAVEMENT SECTION.

LEGEND

- PROPOSED R/W LINE
- PROPERTY LINE
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SUBDIVISION BOUNDARY
- EASEMENT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MAIN VALVE
- PROPOSED SAS MANHOLE
- PROPOSED CURB RAMP
- PROPOSED STREET LIGHT
- PROPOSED TYPE III BARRICADES

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	DATE	DATE
INSPECTOR	DATE	INSPECTOR	DATE	NO.	BY	DATE	DATE
ACCEPTANCE BY	DATE	ACCEPTANCE BY	DATE	NO.	BY	DATE	DATE
VERIFICATION BY	DATE	VERIFICATION BY	DATE	NO.	BY	DATE	DATE
REVISIONS	DATE	REVISIONS	DATE	NO.	BY	DATE	DATE
MICROFILM INFORMATION		MICROFILM INFORMATION		MICROFILM INFORMATION		MICROFILM INFORMATION	
RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE
NO.		NO.		NO.		NO.	

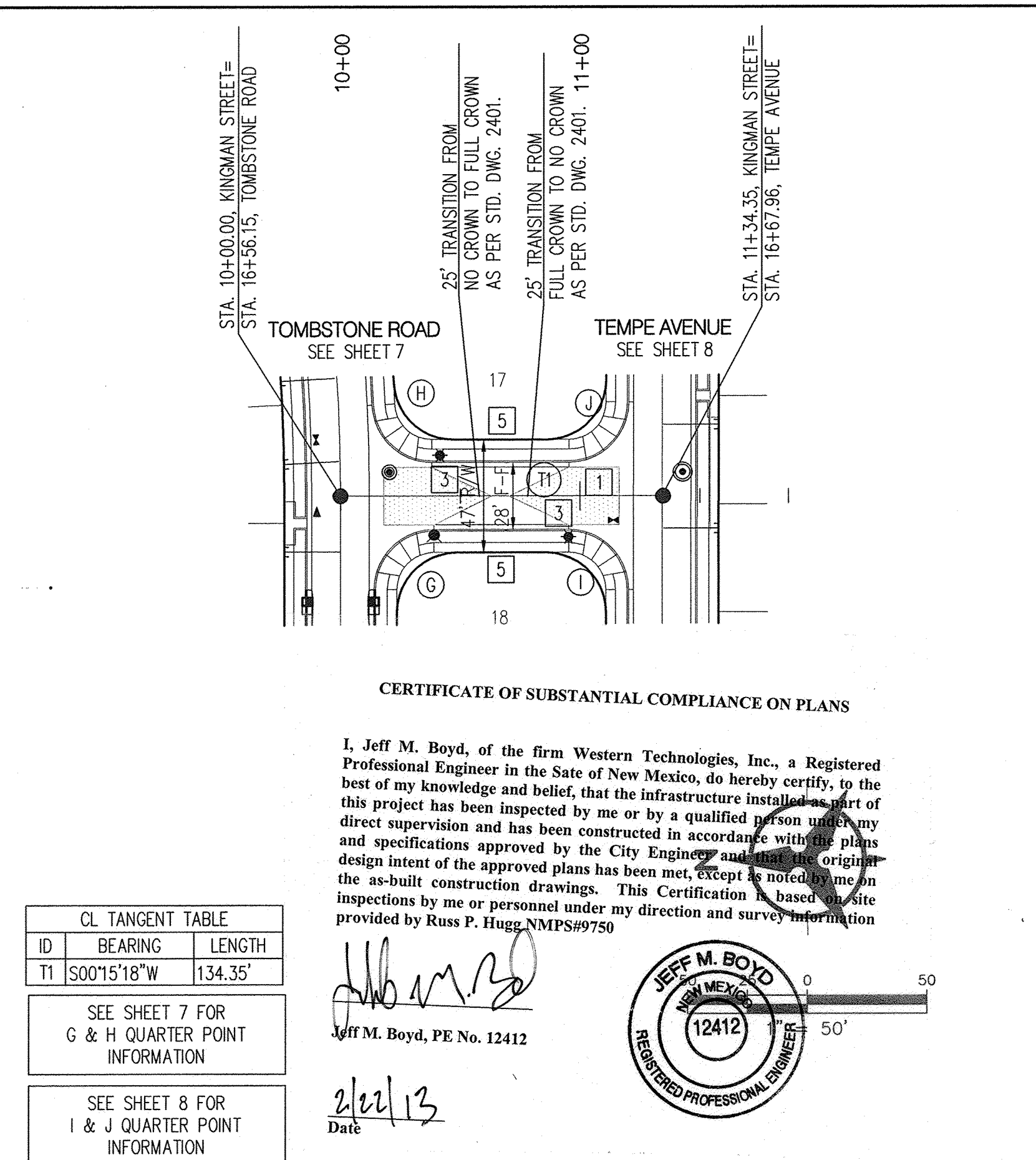
Bohannon & Huston

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TIERRA VISTA UNIT 1 at the TRAILS
OVERALL PAVING PLAN

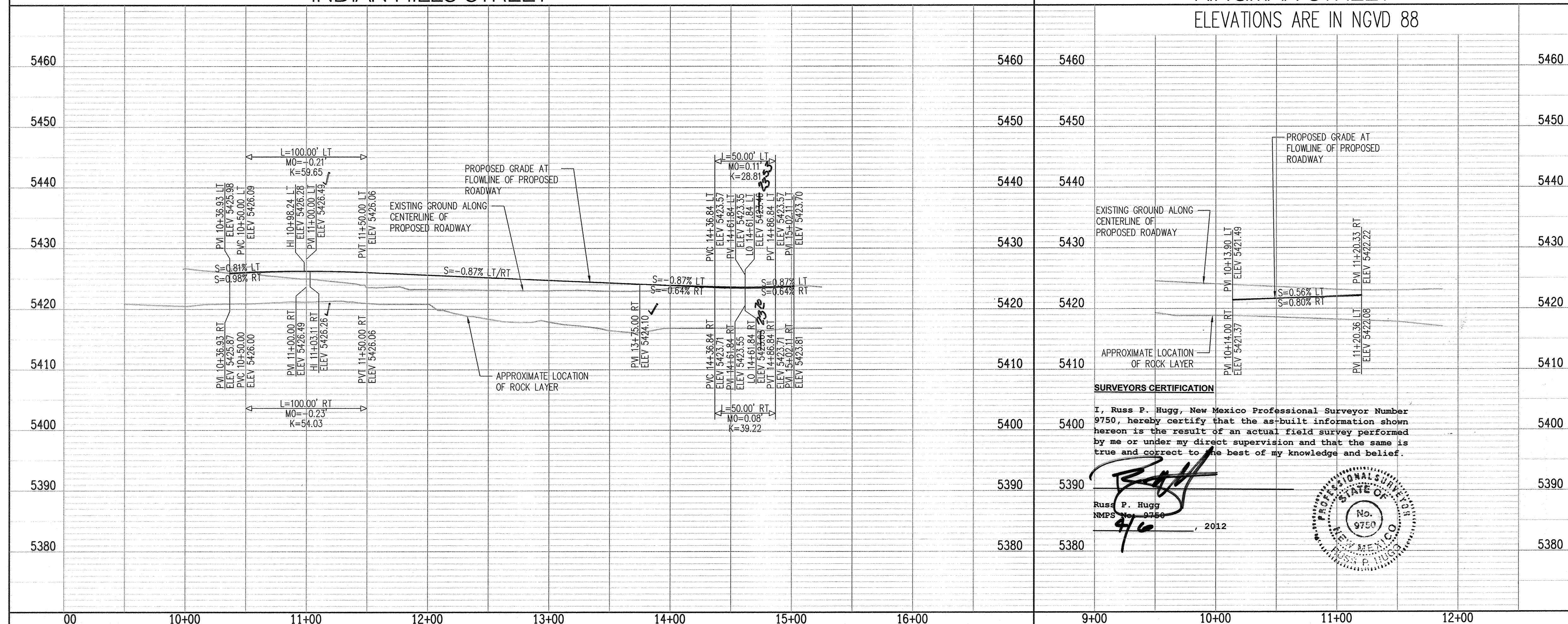
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED SEP 15 2011 DESIGN REVIEW COMMITTEE	APPROVED NOV 04 2011 CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of

730075 C-09-Z 5 14

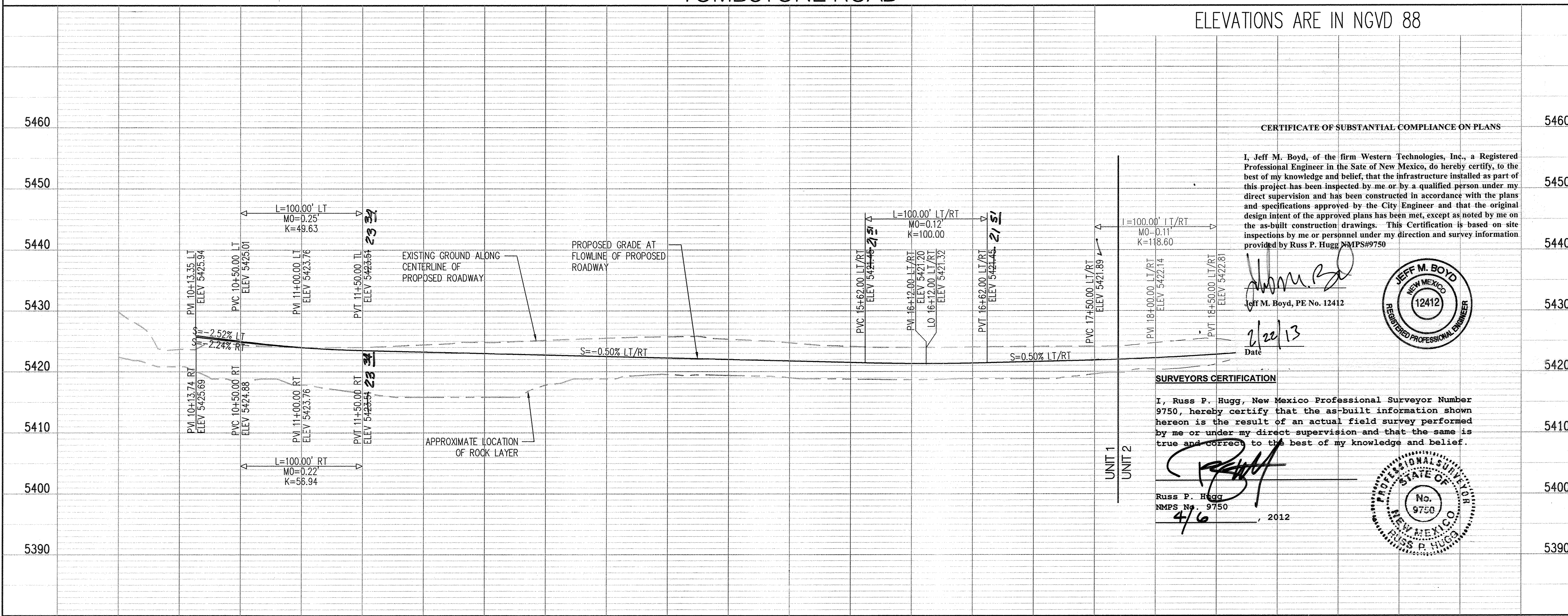
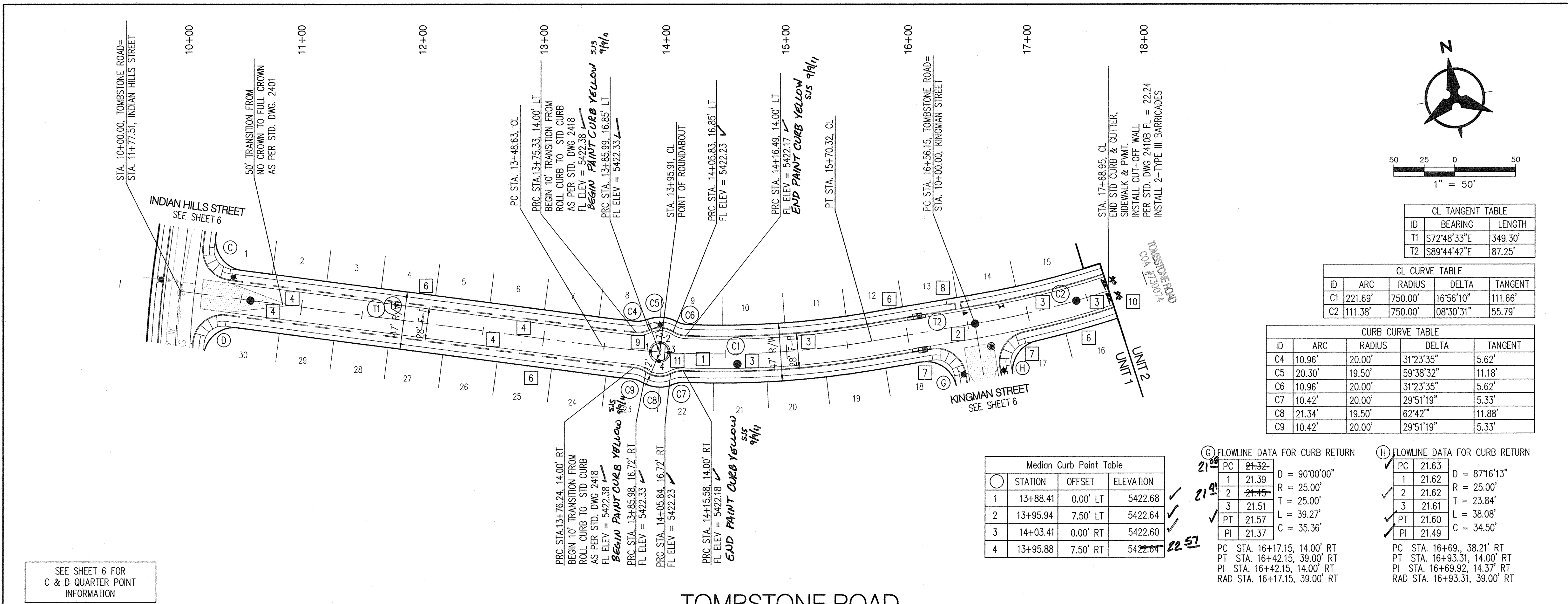


KEYED NOTES * NOT USED THIS SHEET.

- ① BUILD 3" RESIDENTIAL PAVEMENT
PER DETAIL A, SEE SHEET 13
- ② INSTALL 6' CONCRETE VALLEY GUTTER PER COA
STD. DWG. 2420.
- ③ BUILD STANDARD CURB & GUTTER PER COA STD
DWG 2415A
- * ④ BUILD ROLL TYPE CURB & GUTTER PER COA
STD. DWG. 2415A.
- ⑤ BUILD 4' SIDEWALK PER COA STD. DWG. 2430.
- * ⑥ 4' SIDEWALK, DEFERRED.
- ⑦ INSTALL CURB RAMP PER DETAIL C, SHEET 13.
- * ⑧ INSTALL CURB RAMP PER DETAIL D, SHEET 13.
- * ⑨ BUILD ROUNDABOUT PER DETAIL SEE SHEET 13.
- * ⑩ TYPE III BARRICADES
- * ⑪ BUILD MOUNTABLE MEDIAN CURB AND GUTTER
PER COA STD. DWG. 2415B. PAINT CURB YELLOW
- ⑫ INSTALL 10" CONCRETE VALLEY GUTTER PER COA
STD. DWG. 2422.
- ⑬ BUILD DEPRESSED GUTTER & GUTTER PER COA
STD. DWG. 2415A.
- ⑭ BUILD 4" RESIDENTIAL PAVEMENT
PER DETAIL B, SEE SHEET 13



Record



NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4"x 4"x 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415 (SAWOUT ONLY).
- CURB RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
- TRANSITION TO STANDARD CURB AT ALL WHEELCHAIR RAMPS PER COA STD. DWG. 2418.

KEYED NOTES * NOT USED THIS SHEET.

- BUILD 3" RESIDENTIAL PAVEMENT PER DETAIL A, SEE SHEET 13
- INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
- BUILD STANDARD CURB & GUTTER PER COA STD. DWG. 2415A
- BUILD ROLL TYPE CURB & GUTTER PER COA STD. DWG. 2415A.
- BUILD 4" SIDEWALK PER COA STD. DWG. 2430.
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- BUILD ROUNDABOUT PER DETAIL SEE SHEET 13.
- TYPE III BARRICADES
- BUILD MOUNTABLE MEDIAN CURB AND GUTTER PER COA STD. DWG. 2415B. PAINT CURB YELLOW
- INSTALL 10" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2422.
- BUILD DEPRESSED GUTTER & GUTTER PER COA STD. DWG. 2415A.
- BUILD 4" RESIDENTIAL PAVEMENT PER DETAIL B, SEE SHEET 13

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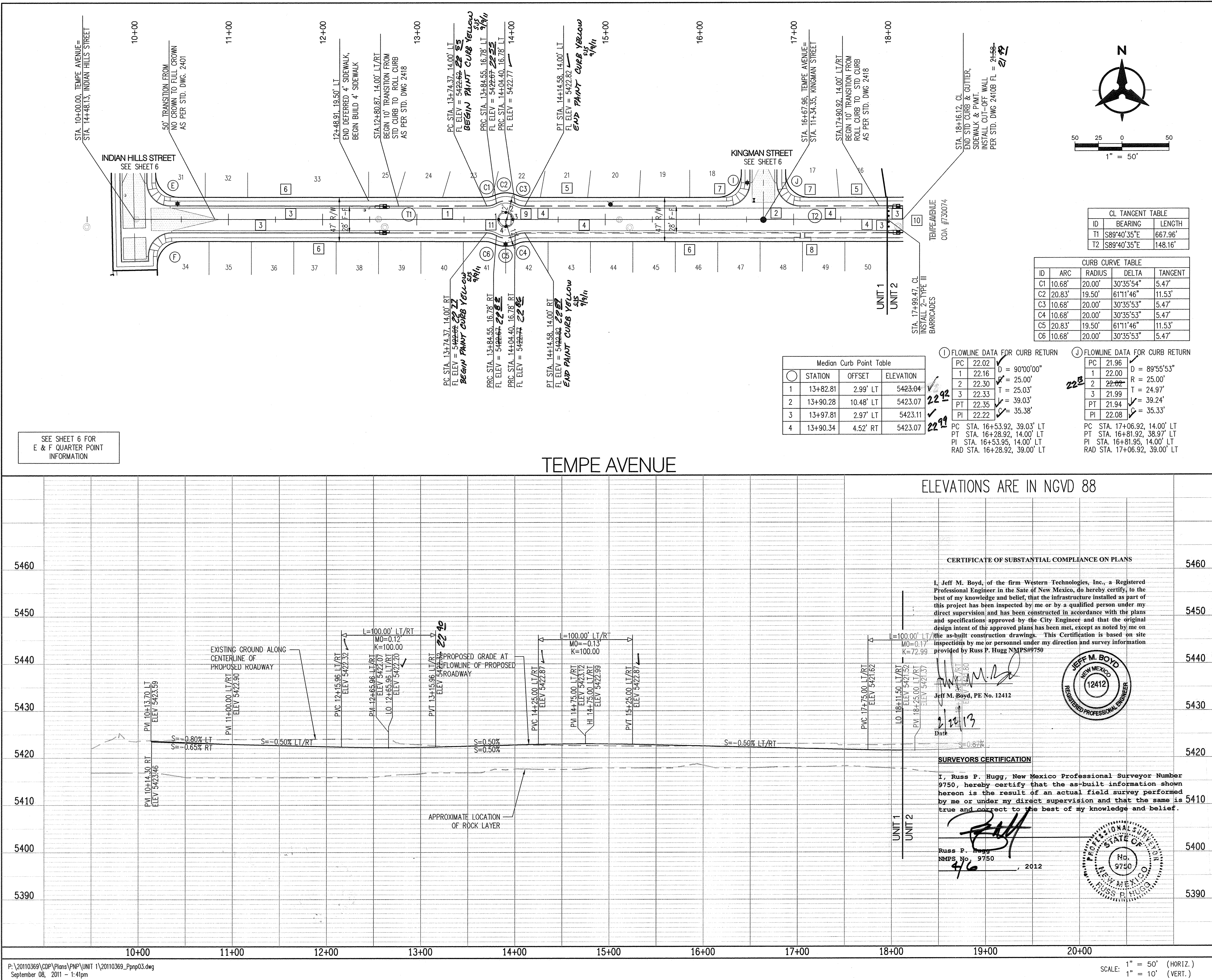
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TIERRA VISTA UNIT 1 at the TRAILS
PAVING PLAN AND PROFILE
TOMBSTONE ROAD

Design Review Committee: APPROVED SEP 16 2011
City Engineer Approval: APPROVED NOV 04 2011
Last Design Update: [Blank]

City Project No. 730075
Zone Map No. C-09-Z
Sheet 7 of 14

Record



- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
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 7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
 11. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. CURB RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
 13. TRANSITION TO STANDARD CURB AT ALL WHEELCHAIR RAMPS PER COA STD. DWG. 2418.

- KEYED NOTES** * NOT USED THIS SHEET.
- [1] BUILD 3" RESIDENTIAL PAVEMENT PER DETAIL A, SEE SHEET 13
 - [2] INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
 - [3] BUILD STANDARD CURB & GUTTER PER COA STD. DWG. 2415A
 - [4] BUILD ROLL TYPE CURB & GUTTER PER COA STD. DWG. 2415A.
 - [5] BUILD 4' SIDEWALK PER COA STD. DWG. 2430.
 - [6] 4' SIDEWALK, DEFERRED.
 - [7] INSTALL CURB RAMP PER DETAIL C, SHEET 13.
 - [8] INSTALL CURB RAMP PER DETAIL D, SHEET 13.
 - [9] BUILD ROUNDABOUT PER DETAIL SEE SHEET 13.
 - [10] TYPE III BARRICADES
 - [11] BUILD MOUNTABLE MEDIAN CURB AND GUTTER PER COA STD. DWG. 2415B. PAINT CURB YELLOW
 - * [12] INSTALL 10" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2422.
 - * [13] BUILD DEPRESSED GUTTER & GUTTER PER COA STD. DWG. 2415A.
 - * [14] BUILD 4" RESIDENTIAL PAVEMENT PER DETAIL B, SEE SHEET 13

Bohannon & Huston

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

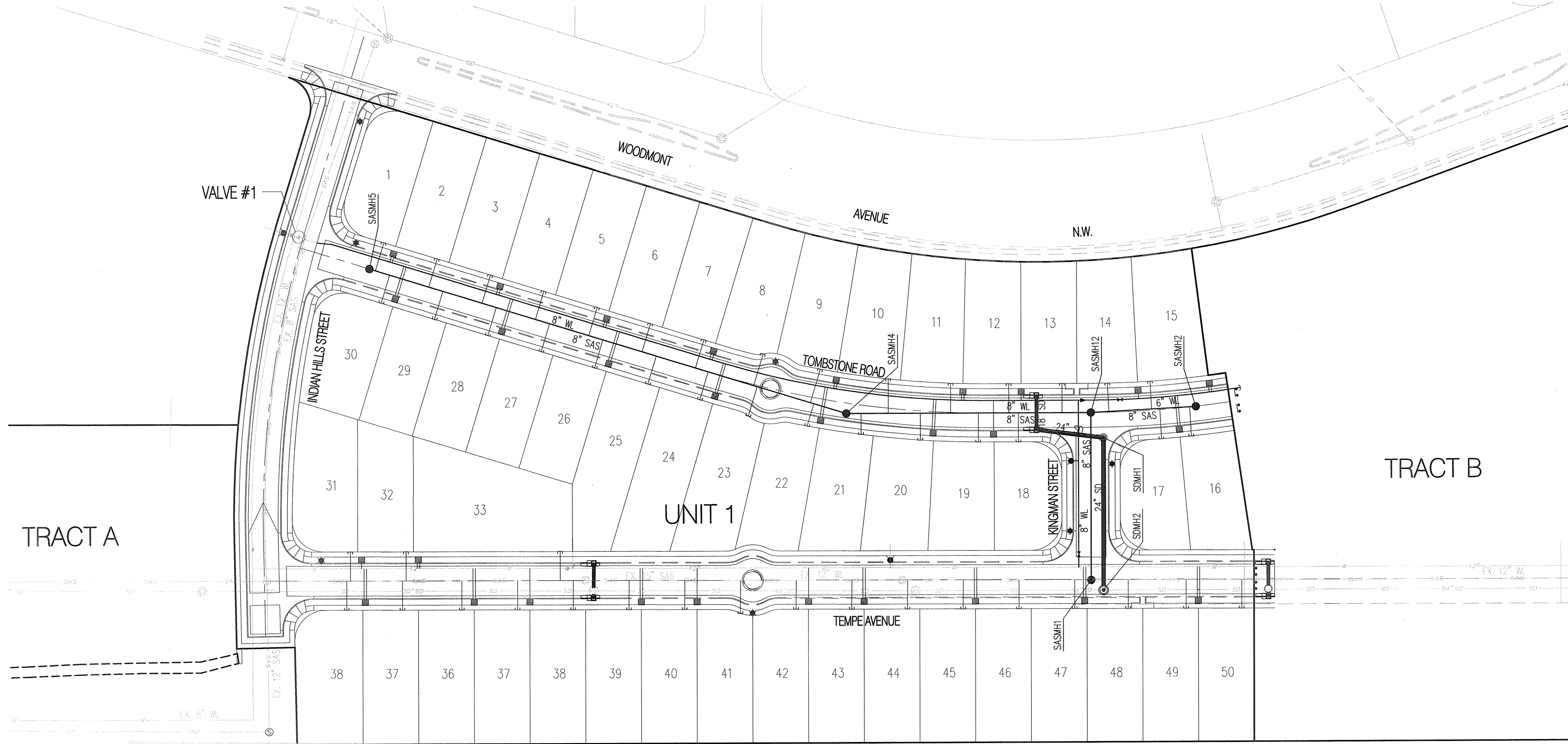
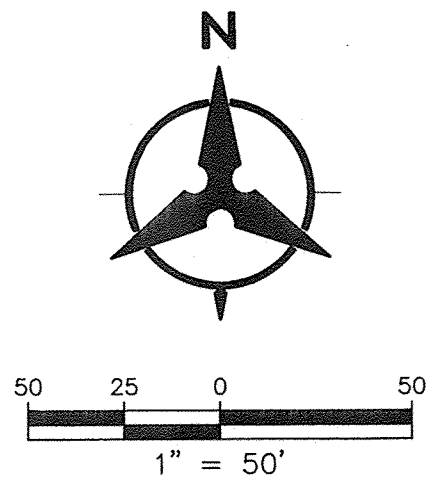
TIERRA VISTA UNIT 1 at the TRAILS
PAVING PLAN AND PROFILE
TEMPE AVENUE

Design Review Committee APPROVED SEP 15 2011 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED NOV 04 2011 CITY ENGINEER	Last Design Update
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City Project No. 730075 Zone Map No. C-09-Z Sheet 8 of 14

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: Russ Boyd	DATE: 9/16/12	ACCS BRASS TABLE STAMPED "7-C10"	DATE: 9/16/12	NO.	DATE	By	REMARKS
DESIGNED BY: SJS	DATE: 08/2011	GEOGRAPHIC POSITION (NAD 83)	DATE: 08/2011				REVISIONS
DRAWN BY: DH	DATE: 08/2011	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE: 08/2011				DESIGN
CHECKED BY: SJS	DATE: 08/2011	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE: 08/2011				
		GROUND-TO-GRID FACTOR = 0.999667290					
		Δa = -0.0016"20"					
		NAVD 1988 ELEVATION = 5425.21					

Record



GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
9. MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
10. SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
11. FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
12. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

LEGEND

---	PROPERTY LINE
---	NEW EASEMENT
---	SAS
---	EXISTING SANITARY SEWER
---	W
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN
---	EXISTING WATER METER
---	EXISTING CAP
---	EXISTING VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM DRAIN
---	SAS
---	PROPOSED SANITARY SEWER
---	W
---	PROPOSED WATER LINE
---	PROPOSED VALVE
---	PROPOSED HYDRANT
---	PROPOSED CAP
---	PROPOSED WATER METER
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM DRAIN
---	EXISTING WATERLINE VALVE
---	STREET LIGHT

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Jeff M. Boyd, of the firm Western Technologies, Inc., 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 Russ P. Hugg NMPS#99750

Jeff M. Boyd, PE No. 12412

5/14/2012



RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED		
	(4")	(6")	(8")
6" X 6" X 6" TEE		1'	
8" X 8" X 4" TEE		1'	
8" X 8" X 6" TEE		1'	
12" X 12" X 12" TEE			1'
12" X 12" X 6" TEE		1'	
11.25" BEND	1'	1'	2'
22.5" BEND	2'	3'	3'
45" BEND	4'	5'	7'
90" BEND	8'	13'	17'
VALVE/DEAD END	21'	30'	39'
6" X 4" REDUCER		15'	16'
12" X 6" REDUCER			
12" X 8" REDUCER			

JOINT RESTRAINT NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE. (SEE NOTE 2).
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. RESTRAINED LENGTH IS FROM LARGE SIDE ON ALL REDUCERS.
6. RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.
7. JOINT RESTRAINT LENGTH SHOWN FOR TEES REFERS TO THE BRANCH SECTION CASES.

MATERIALS:

SAS LINE: SDR-35 PVC (UNLESS OTHERWISE NOTED ON PLANS)
WATER LINE: C900-PVC (DR-18) (UNLESS OTHERWISE NOTED ON PLANS)
SD LINE: CLASS III RCP (UNLESS OTHERWISE NOTED ON PLANS)
ALL WATER METERS 3/4" (UNLESS OTHERWISE NOTED ON PLANS)

STANDARD DRAWINGS

MH TYPE 'C', STD DWG 2101
MH TYPE 'E', STD DWG 2102
VALVE BOXES, STD DWG 2326
SAS SERVICES, STD DWG 2325
WATER SERVICE, STD DWG 2362
FIRE HYDRANTS, STD DWG 2340

NOTE: ALL OF THE ABOVE ITEMS SHALL BE CONSTRUCTED PER THE STD DWG'S SHOWN UNLESS OTHERWISE NOTED.

WATER SHUT-OFF PLAN:

FOR CONNECTION VALVES CLOSED
INDIAN HILLS STREET VALVE #1

CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABOVE.

WATER SHUT-OFF REQUIREMENTS:

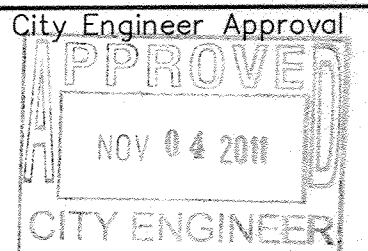
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://abcmwa.org/content/view/full/463/729/>.

Bohannon & Huston



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TIERRA VISTA UNIT 1 at the TRAILS
OVERALL UTILITY PLAN



Last Design Update

City Project No.

730075

Zone Map No.

C-09-Z

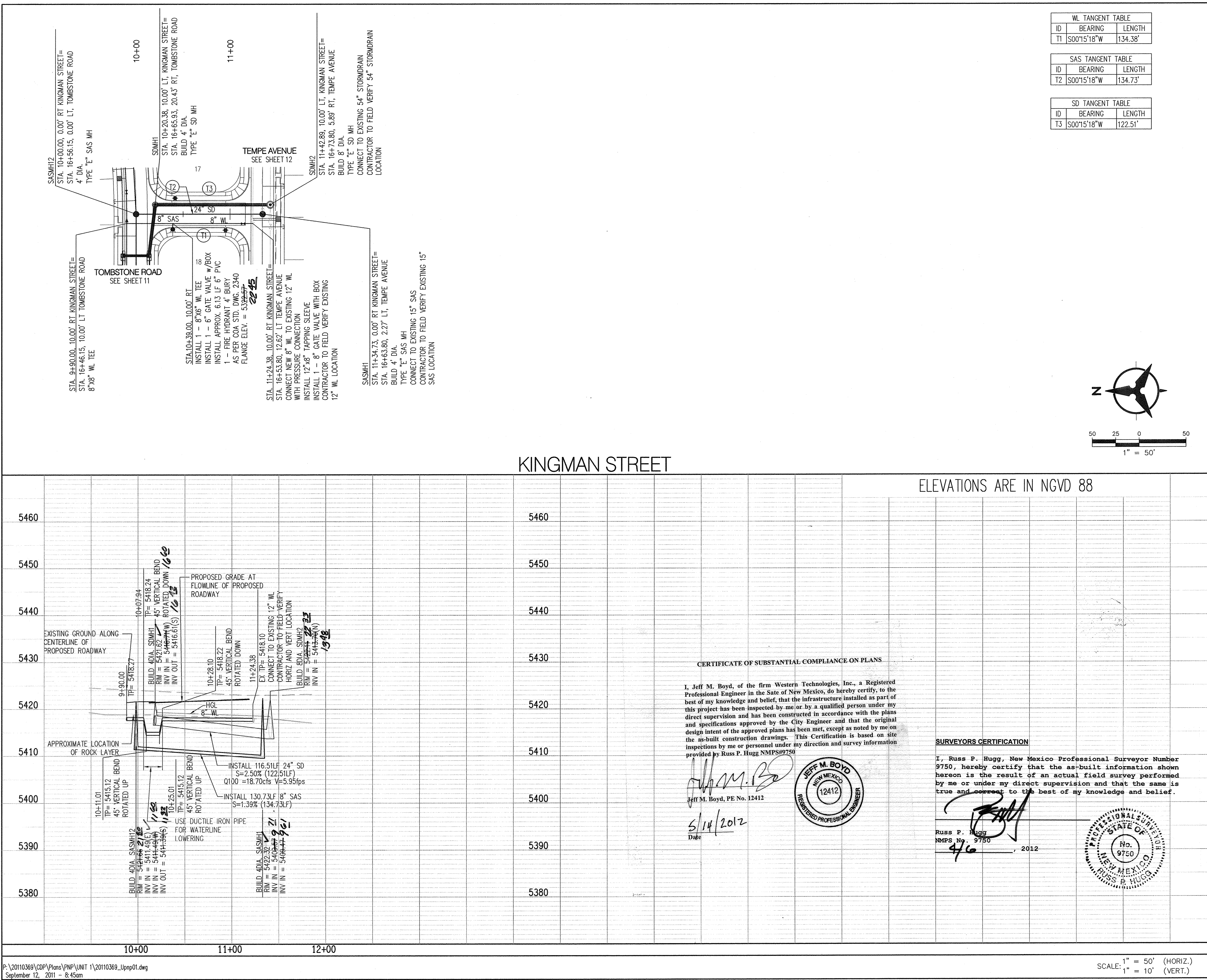
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Of

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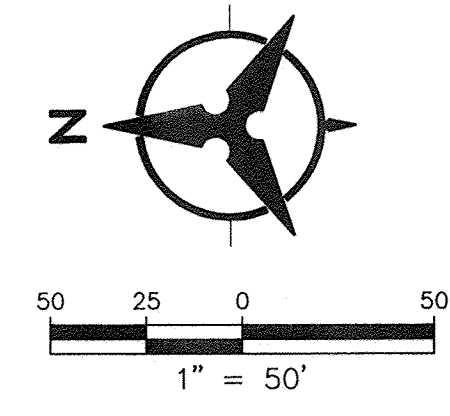
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WL TANGENT TABLE		
ID	BEARING	LENGTH
T1	S00°15'18"W	134.38'

SAS TANGENT TABLE		
ID	BEARING	LENGTH
T2	S00°15'18"W	134.73'

SD TANGENT TABLE		
ID	BEARING	LENGTH
T3	S00°15'18"W	122.51'



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- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED EXISTING UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED HYDRO-STATIC PRESSURE TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
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- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, LANDSCAPING, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- MH RIMS & CATCH BASIN INLET ELEVATIONS, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
- STATIONING OF DROP INLET IS TO MIDDLE OF DOWN HILL GRATE AT FACE OF CURB.
- FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL USE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS.
- AT UTILITY CROSSING WHERE LESS THAN 1 FOOT OF COVER OVER STORM DRAIN PIPE IS PRESENT LEAN FILL IS TO BE USED FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD & FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE.
- ADJUST EXISTING SAS MH RIMS, SD MH RIMS & VALVES TO FINISH GRADE ON INDIAN HILLS STREET AND TEMPE AVENUE.

LEGEND

- DOUBLE WATER METER
- SINGLE WATER METER
- WATER LINE SHUTOFF VALVE
- WATER LINE TEE
- SAS LATERAL
- SAS MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE

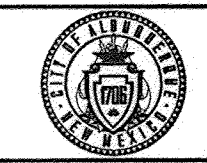
PROJECT SURFACE COORDINATES

"AS-BUILT" LOCATION OF MANHOLES & VALVES

VALVE / MH	NORTHING	EASTING
S0NMH1	1521844.1640	1496545.7220
S0NMH2	1521722.3620	1496546.5360
SASMH1	1621730.3020	1496532.8840
SASMH12	1521864.8810	1496535.8490
GV	1521741.5890	1496525.2650
FH	1521825.0210	1496519.2230

NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE

Bohannon & Huston



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

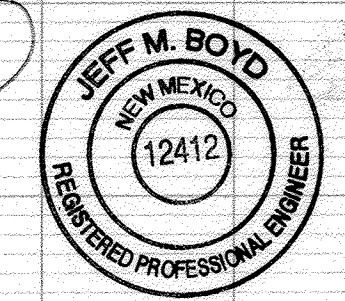
TIERRA VISTA UNIT 1 at the TRAILS
UTILITY PLAN AND PROFILE
KINGMAN STREET

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED SEP 15 2011 DESIGN REVIEW COMMITTEE	APPROVED NOV 04 2011 CITY ENGINEER			
City Project No. 730075	Zone Map No. C-09-Z	Sheet 10	Of 14	

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Jeff M. Boyd, of the firm Western Technologies, Inc., 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 Russ P. Hugg NMPS#9750

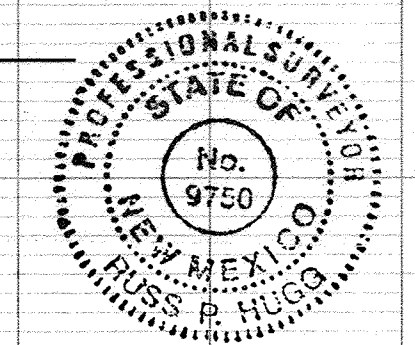
Jeff M. Boyd, PE No. 12412
5/14/2012
Date

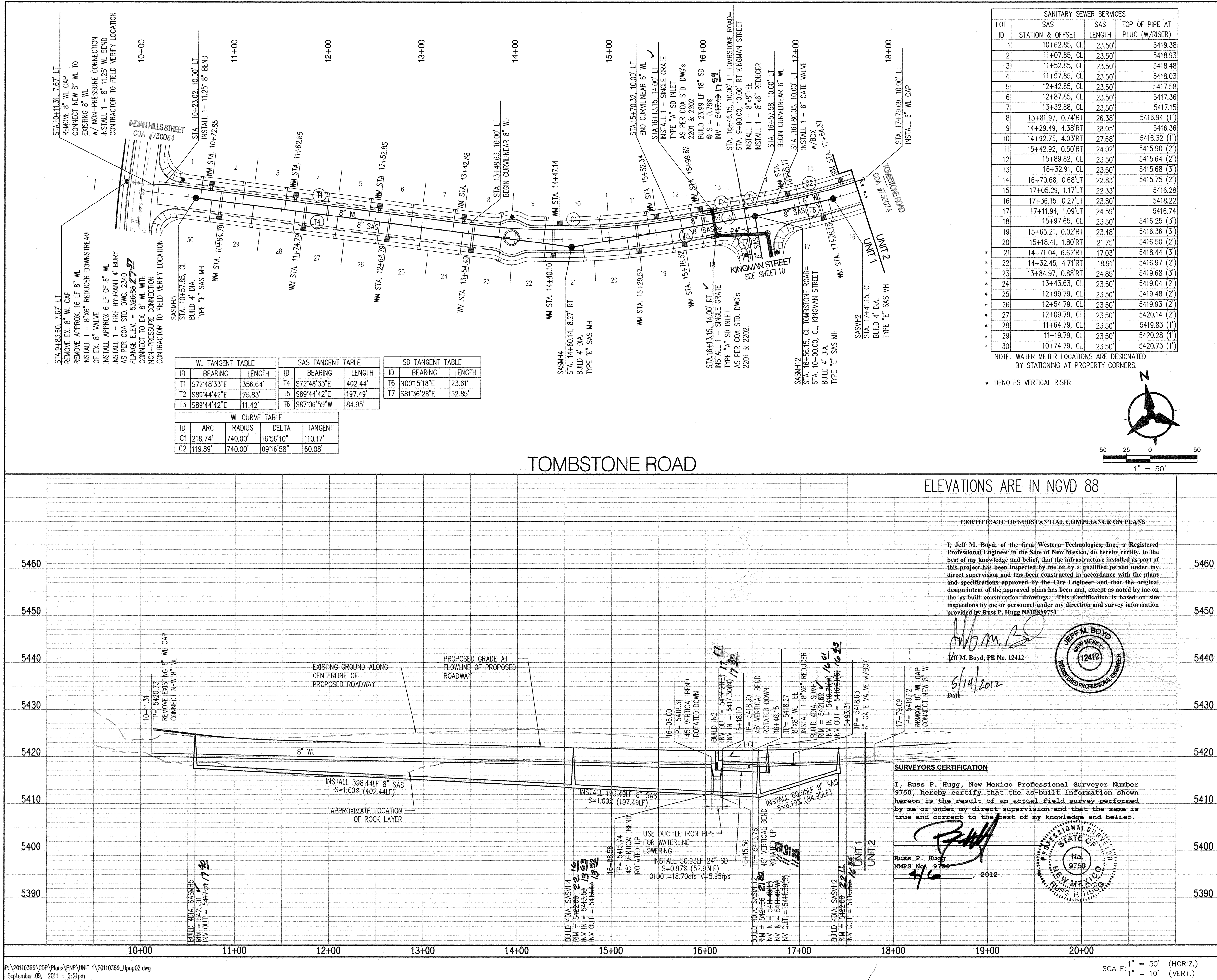


SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
4/6, 2012





GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED EXISTING UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED HYDRO-STATIC PRESSURE TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, LANDSCAPING, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- MH RIMS & CATCH BASIN INLET ELEVATIONS, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
- STATIONING OF DROP INLET IS TO MIDDLE OF DOWN HILL GRATE AT FACE OF CURB.
- FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL USE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS.
- AT UTILITY CROSSING WHERE LESS THAN 1 FOOT OF COVER OVER STORM DRAIN PIPE IS PRESENT LEAN FILL IS TO BE USED FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD & FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE.
- ADJUST EXISTING SAS MH RIMS, SD MH RIMS & VALVES TO FINISH GRADE ON INDIAN HILLS STREET AND TEMPE AVENUE.

LEGEND

- DOUBLE WATER METER
- SINGLE WATER METER
- WATER LINE SHUTOFF VALVE
- WATER LINE TEE
- SAS LATERAL
- SAS MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE

PROJECT SURVEY CORRIDOR

"AS-BUILT" LOCATION OF MANHOLES & VALVES

VALVE / MH	NORTHING	EASTING
SAS MH#1	1521868.4140	1496620.8980
SAS MH#2	1521864.8010	1496337.2430
SAS MH#3	1521984.4480	1495952.7920
GV	1521874.2370	1496359.1910
FH	1522012.9090	1495884.2050

NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE

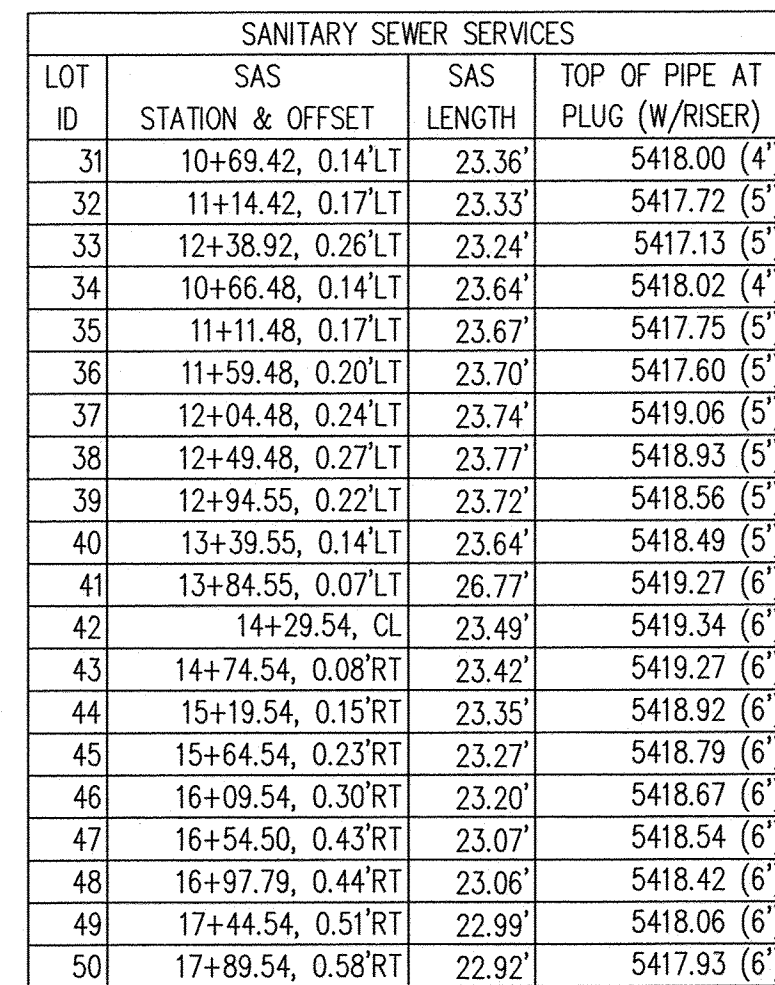
Bohannon & Huston



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**TIERRA VISTA UNIT 1 at the TRAILS
UTILITY PLAN AND PROFILE
TOMBSTONE ROAD**

Design Approval Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED SEP 15 2011 DESIGN REVIEW COMMITTEE	APPROVED NOV 04 2011 CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
730075	C-09-Z	11	14



TEMPE AVENUE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

Jeff M. Boyd, PE No. 12412

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hogg

A circular professional seal for a surveyor in the State of New Mexico. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "NEW MEXICO" at the bottom. Inside this ring, the words "STATE OF" are at the top and "NEW MEXICO" is at the bottom. In the center of the seal is a circle containing the number "No. 9750". Below the seal, the signature "RUSS P. HUGO" is written in capital letters.

A circular professional seal for the State of New Mexico. The outer ring contains the text "STATE OF NEW MEXICO" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the text "NEW MEXICO" at the top and the number "14664" in the center. The seal is signed with "Scott A. Jensen" in cursive across the top and "12/12" at the bottom.

[illegible]

NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TIERRA VISTA UNIT 1 at the TRAILS
UTILITY PLAN AND PROFILE
TEMPE AVENUE

City Engineer Approval

APPROVED

NOV 04 2011

CITY ENGINEER

City Project No.	
------------------	--

Zone Map No.

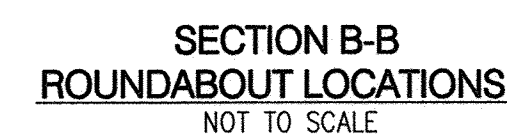
Sheet Of

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

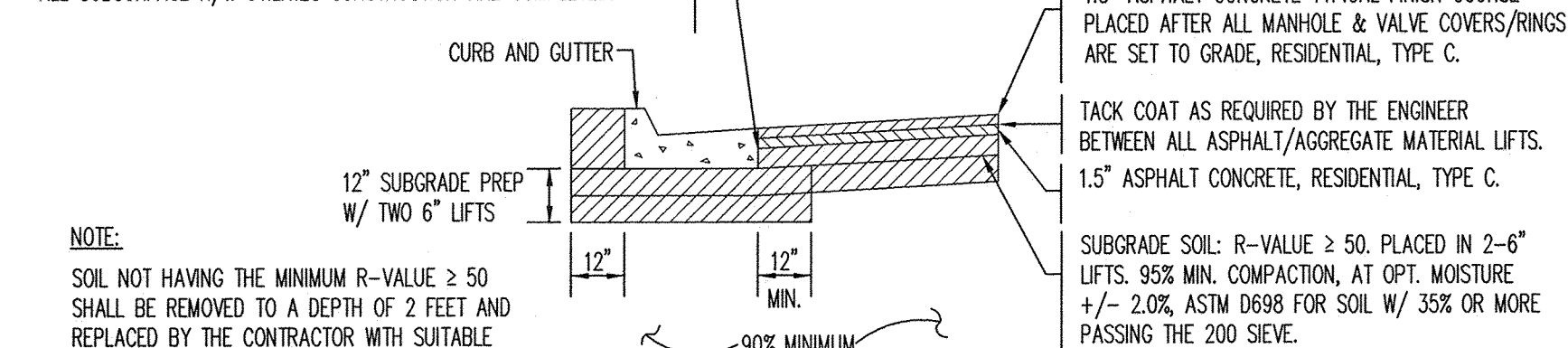
730075

Zone Map No. C-09-7

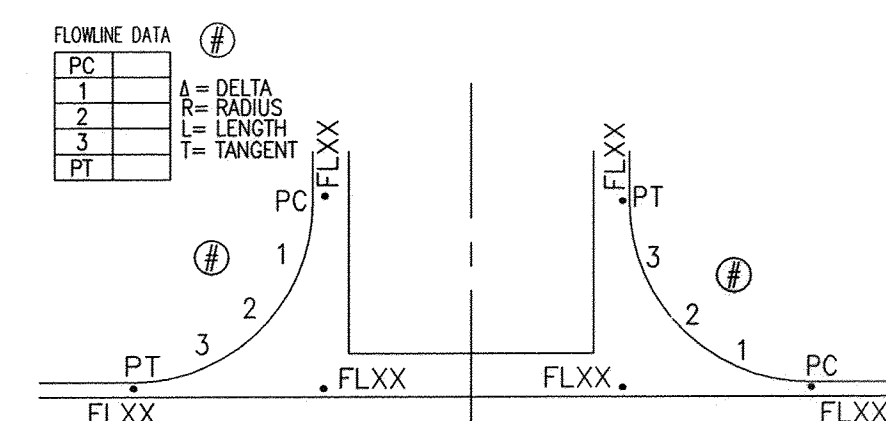
12 14



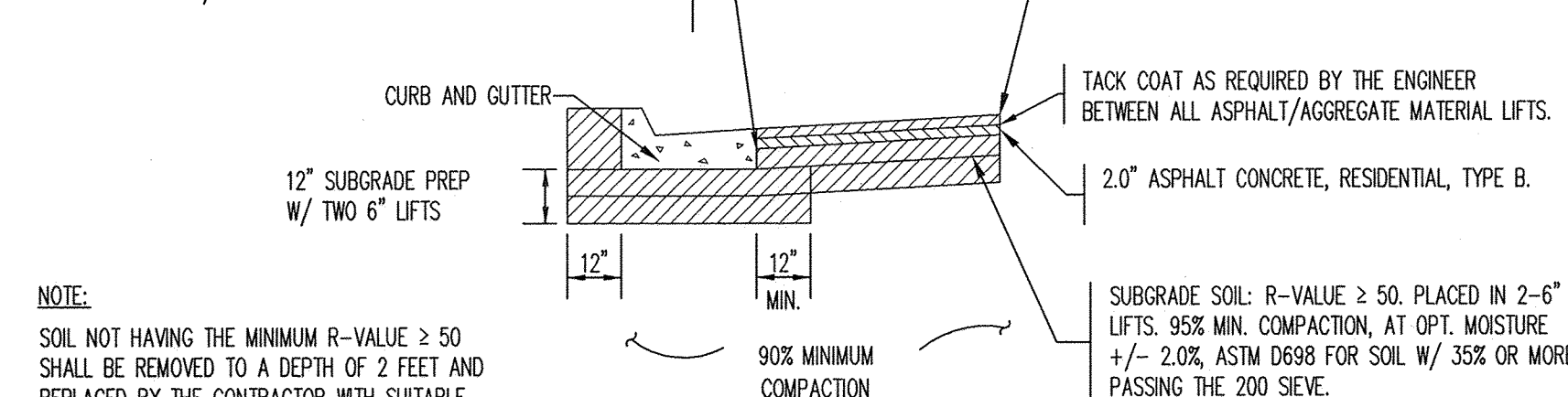
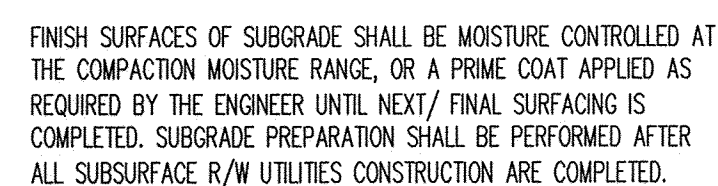
FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.



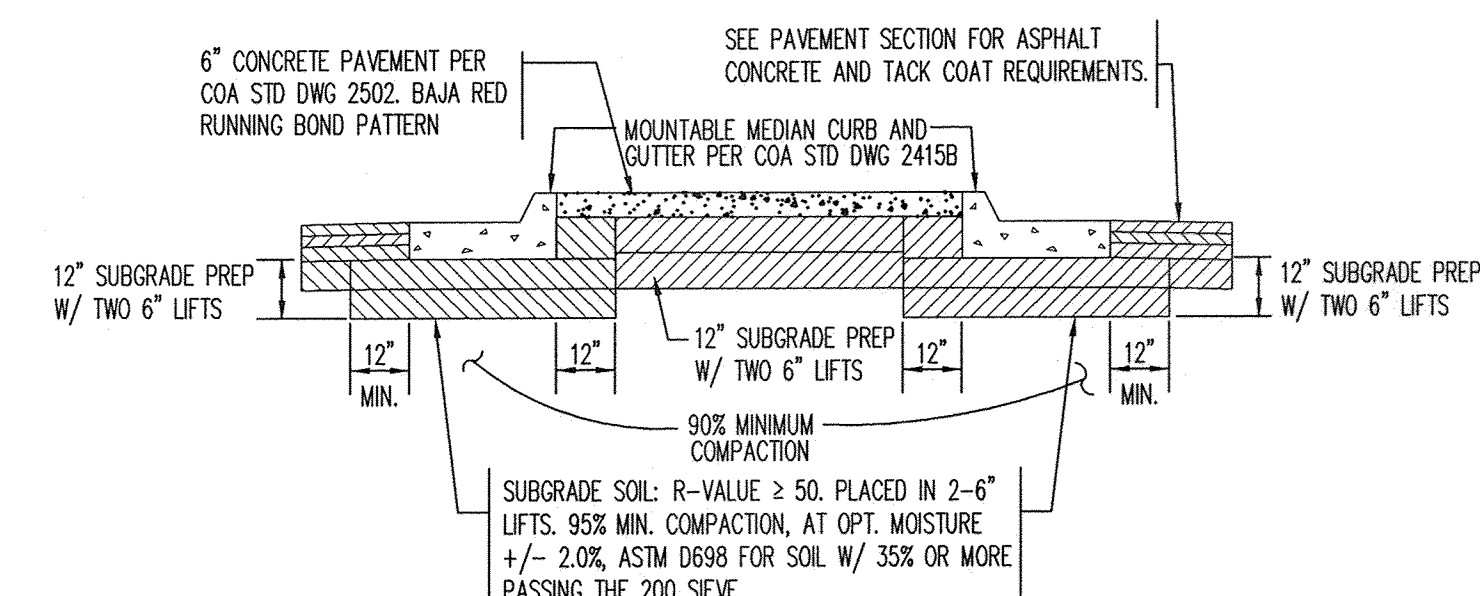
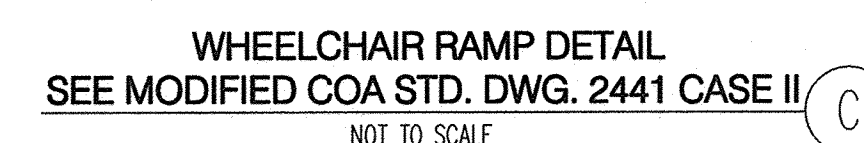
AS PER COA STD. DWG. 2405A
NOT TO SCALE



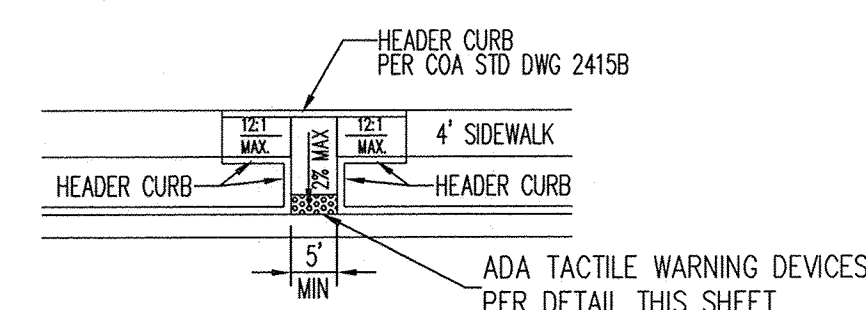
TYPICAL INTERSECTION RETURNS DETAIL
NOT TO SCALE



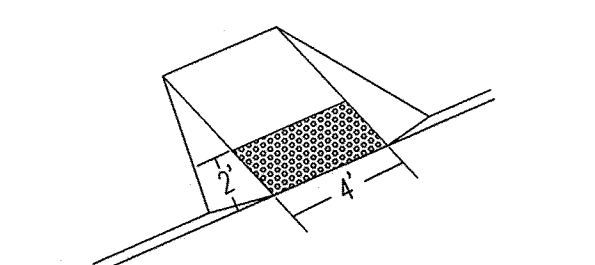
AS PER COA STD. DWG. 2405B
NOT TO SCALE



MEDIAN CURB AND GUTTER
NOT TO SCALE (PER COA STD DWG 2415B)

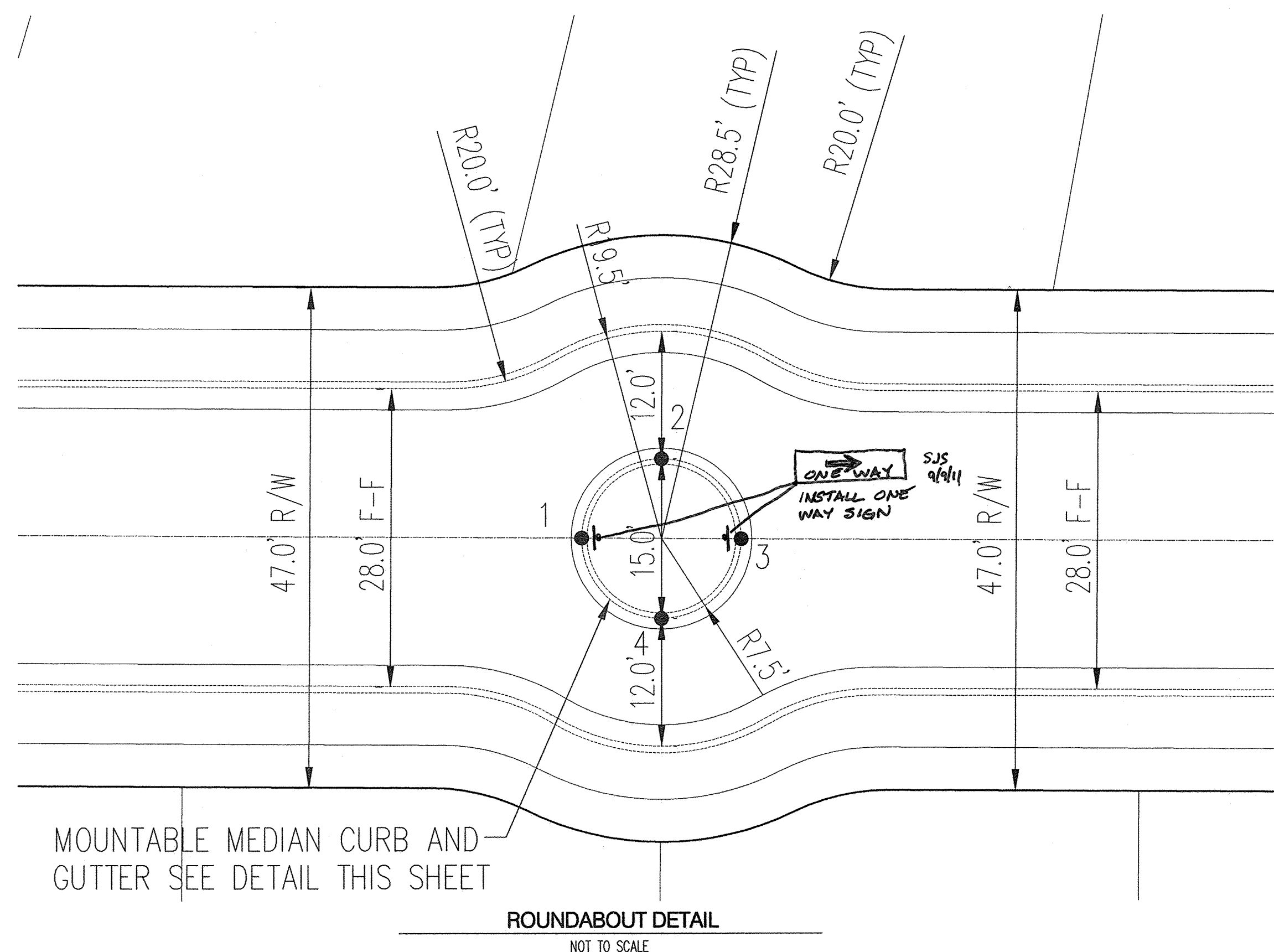


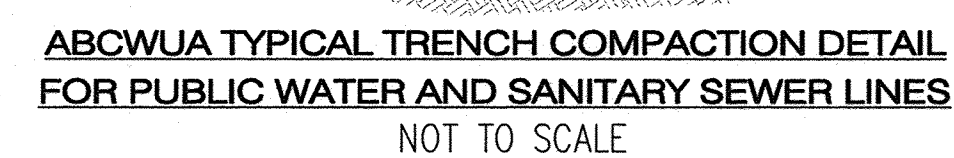
NOT TO SCALE



ADA TACTILE WARNING DEVICES
NOT TO SCALE

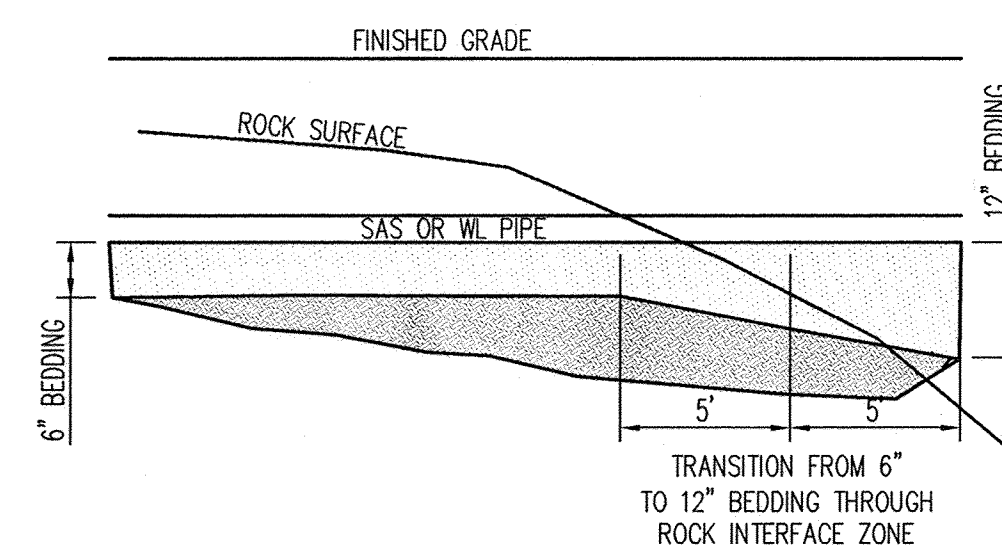
CONTRACTOR SHALL INSTALL ADA TACTILE WARNING DEVICES ON NEW CURB RAMPS. DESIGN PER ADA GUIDELINES. SUBMIT SPECIFICATIONS TO THE CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



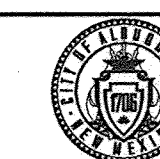


NOTE: NO CRUSHED/BLASTED BASALT WITHIN 1' OF SAS OR WL PIPE

SUPPLEMENTAL SPECIFICATION



ROCK TRENCH DETAIL
NOT TO SCALE

[illegible]Bohannon  Huston

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TIERRA VISTA UNIT 1 at the TRAILS
MISCELLANEOUS UTILITY DETAILS

[illegible]

City Project No.	Zone Map No.	Sheet	Of
730075	C-9-Z	14	14

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

JANUARY , 2012

All of Tract 9-A, The Trails Unit 2 Subdivision, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 9-A AND 10-A, THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS 9 AND 10, THE TRAILS, UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 2006, in Plat Book 2006C, Page 75, as Document No. 2006032746.

SURVEYED AND REPLATTED and now comprising "PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

By: Sharon K. Eshima
Sharon K. Eshima, Manager

Notary Public _____ My commission expires 8/6/2012

A circular professional seal for a surveyor in the State of New Mexico. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "NEW MEXICO" at the bottom. Inside this ring, the text "STATE OF" is at the top and "RUSS P. HUGG" is at the bottom. In the center of the seal, it says "No. 9750".

12/19/2012 09:44 AM Page: 2 of 6
 styPLAT R:\$25.00 B: 2012C P: 0144 M. Toulouse Olivere, Bernalillo Cou

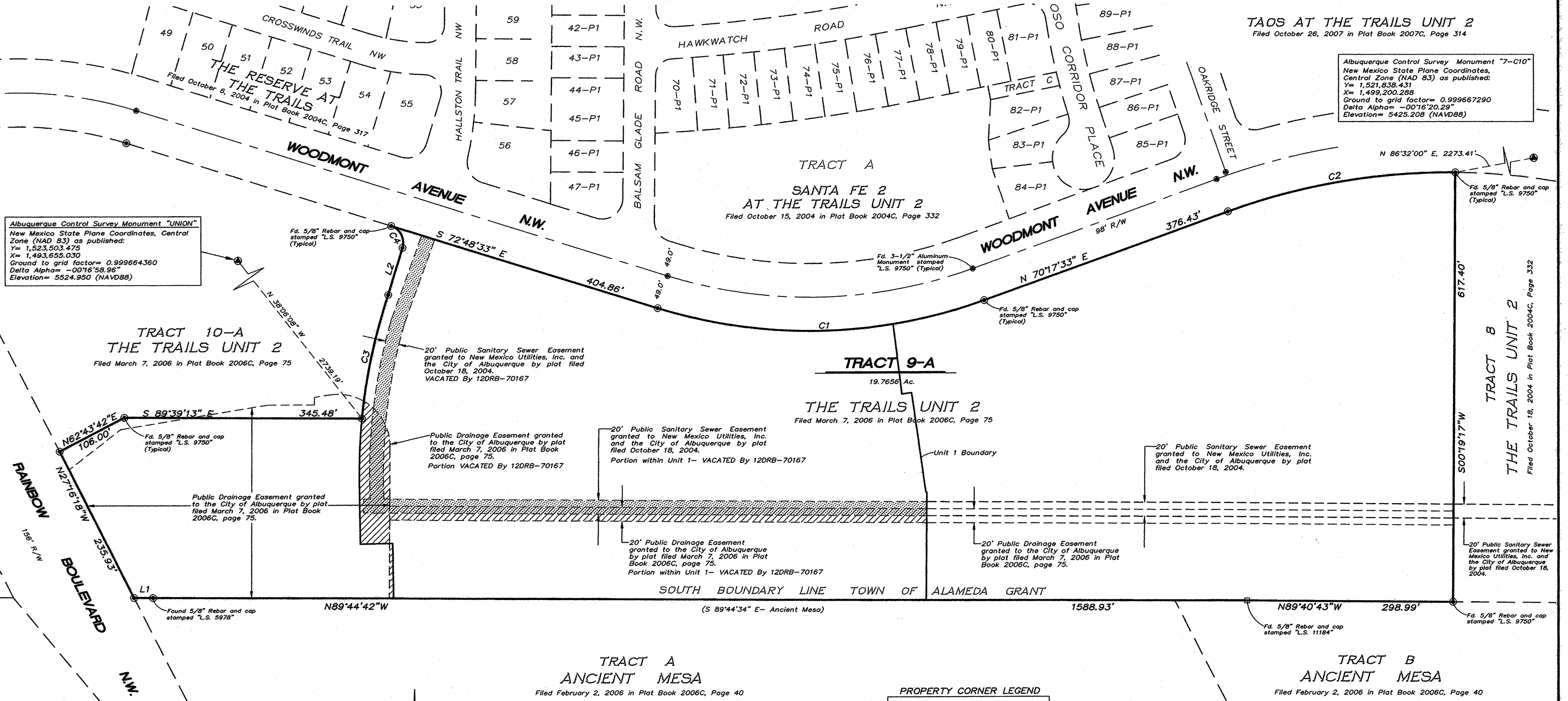
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2012

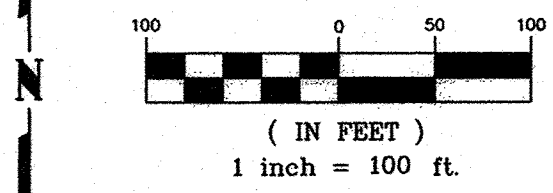
TAOS AT THE TRAILS UNIT 2
 Filed October 26, 2007 in Plat Book 2007C, Page 314

Albuquerque Control Survey Monument "7-C10"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,521,838.431
 X= 1,499,200.288
 Ground to grid factor= 0.999667290
 Delta Alpha= -00'16"20.29"
 Elevation= 5425.208 (NAVD88)

Albuquerque Control Survey Monument "UNION"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 Y= 1,523,503.475
 X= 1,493,655.030
 Ground to grid factor= 0.999664360
 Delta Alpha= -00'16"58.96"
 Elevation= 5524.950 (NAVD88)



PROPERTY CORNER LEGEND
 ● = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
 ● = Fd. 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
 ○ = Set 5/8" Rebar and cap stamped "L.S. 9750"



DOCH 2012133850
 12/19/2012 09:44 AM Page: 3 of 6
 City: PLAT R: \$25.00 B: 2012C P: 0144 M: Toulous Oliver, Bernalillo Cou

SHEET 3 OF 6

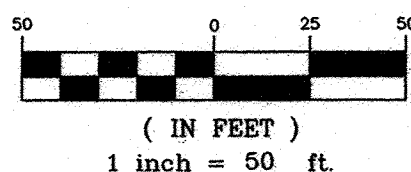
SURVOTEK, INC.
 Consulting Surveyors
 8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-8388
 Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2012



Albuquerque Central Survey Monument "UNION"
New Mexico State Plane Coordinates, Central
Zone (NAD 83) as published:
Y= 1,523,503.475
X= 1,493,655.030
Ground to grid factor= 0.999664360
Delta Alpha= -00'16"58.96"
Elevation= 5524.950 (NAVD88)

TRACT 10-A
THE TRAILS UNIT 2

Filed March 7, 2006 in Plat Book 2006C, Page 75

Existing Public Drainage Easement
granted to the City of Albuquerque
by plat filed March 7, 2006 in Plat
Book 2006C, page 75.

A Blanket Public Pedestrian Access
Easement over Tract A is hereby granted
to the City of Albuquerque by this plat.

TRACT A

2.3605 Ac.

30' Public Sanitary Sewer and Waterline
Easement granted to the ABCWUA by
this plat.

Found 5/8" Rebar and cap
stamped "L.S. 5978"

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

TRACT A
ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

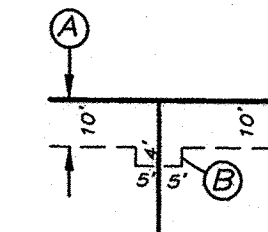
PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap
stamped "L.S. 9750"
- ⊙ = Set 3-1/2" Aluminum Monument
set flush in the pavement
stamped "L.S. 9750"
- = Set 5/8" Rebar and cap
stamped "L.S. 9750"

EASEMENT LEGEND

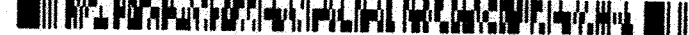
- Ⓐ = 10' Public Utility Easement granted by this plat.
- Ⓑ = 10' x 4' Public Utility Easement centered on the
lot line granted by this plat.

EASEMENT DETAIL



DOCH 2012133850

12/19/2012 09:44 AM Page: 4 of 6
City/PLAT: R-325, 00 3: 2012C P: 0144 M. Toulouse Olivere, Bernalillo Cou



SHEET 4 OF 6

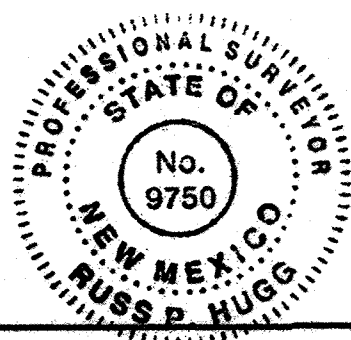
SURVOTEK, INC.

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377



PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS

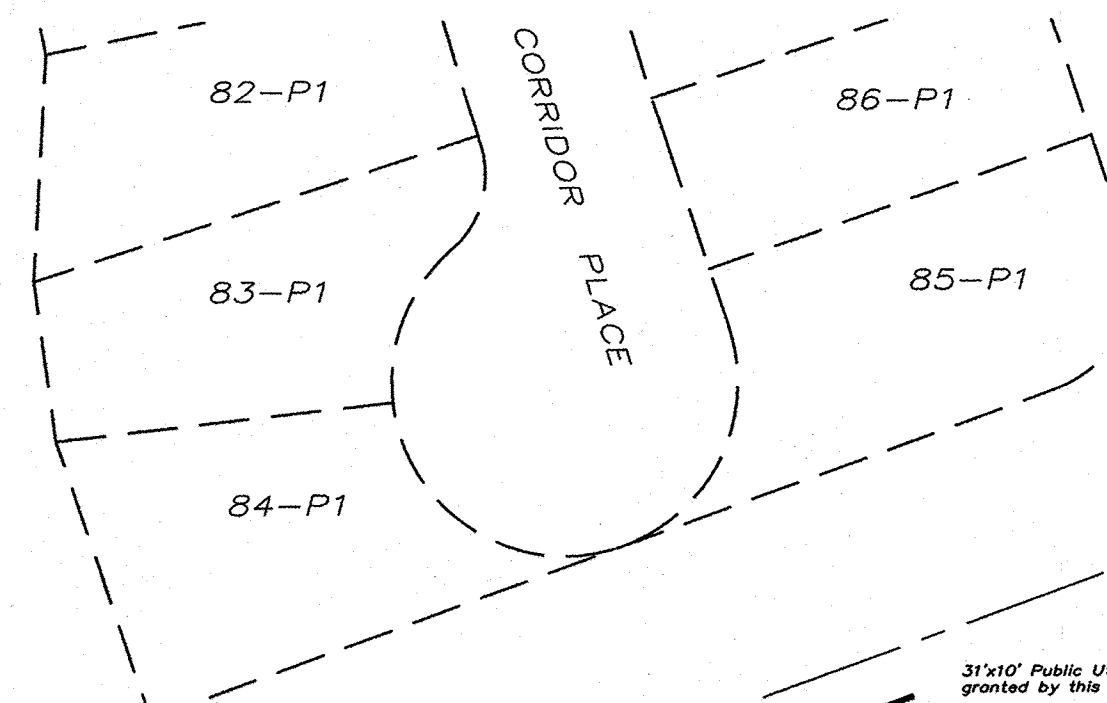
(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2012

TRACT A
SANTA FE 2
AT THE TRAILS UNIT 2

Filed October 15, 2004 in Plat Book 2004C, Page 332



PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- ⊙ = Set 3-1/2" Aluminum Monument set flush in the pavement stamped "L.S. 9750"
- = Set 5/8" Rebar and cap stamped "L.S. 9750"

Albuquerque Control Survey Monument "7-C10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
Y= 1,521,838.431
X= 1,499,200.288
Ground to grid factor= 0.999667290
Delta Alpha= -00'16"20.29"
Elevation= 5425.208 (NAVD88)

WOODMONT AVENUE
N 70°17'33" E

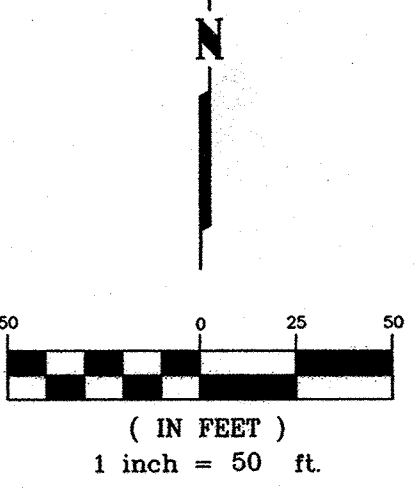
AVENUE
98° R/W

N.W.

TRACT B
9.4849 Ac.

TRACT B
THE TRAILS UNIT 2

Filed October 18, 2004 in Plat Book 2004C, Page 332



Existing 20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004. Said Easement is hereby granted to the ABCWUA by this plat.

20' Waterline Easement granted to the ABCWUA by this plat.

Existing 20' Public Sanitary Sewer Easement granted to New Mexico Utilities, Inc. and the City of Albuquerque by plat filed October 18, 2004. Said Easement is hereby granted to the ABCWUA by this plat.

Existing 20' Public Waterline Easement granted to the ABCWUA by document filed 2012 as Document Number 2012.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed March 7, 2006 in Plat Book 2006C, page 75.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by plat filed March 7, 2006 in Plat Book 2006C, page 75.

Existing 20' Public Drainage Easement granted to the City of Albuquerque by document filed 2012 as Document Number 2012.

DOCH 2012133850
12/19/2012 09:44 AM Page: 5 of 6
City/PLAT R: \$25.00 B: 2012C P: 0144 M. Toulouse Oliveira, Bernalillo Co

Fd. 5/8" rebar and cap stamped "L.S. 11184"

SOUTH BOUNDARY LINE TOWN OF ALAMEDA GRANT

TRACT A
ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

EASEMENT LEGEND
Ⓐ = 10' Public Utility Easement granted by this plat.

TRACT B
ANCIENT MESA

Filed February 2, 2006 in Plat Book 2006C, Page 40

SHEET 5 OF 6

SURV+TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3386
Fax: 505-897-3377

PLAT OF
TIERRA VISTA UNIT 1
AT THE TRAILS
 (BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

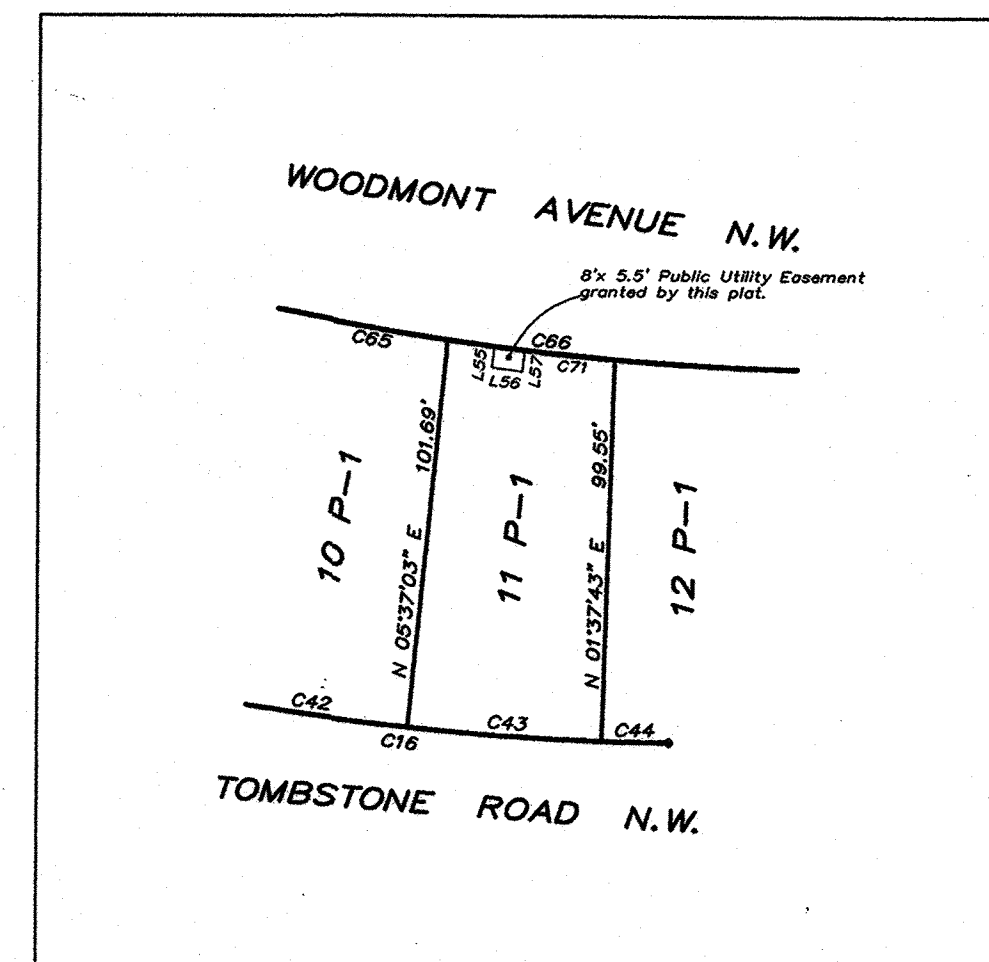
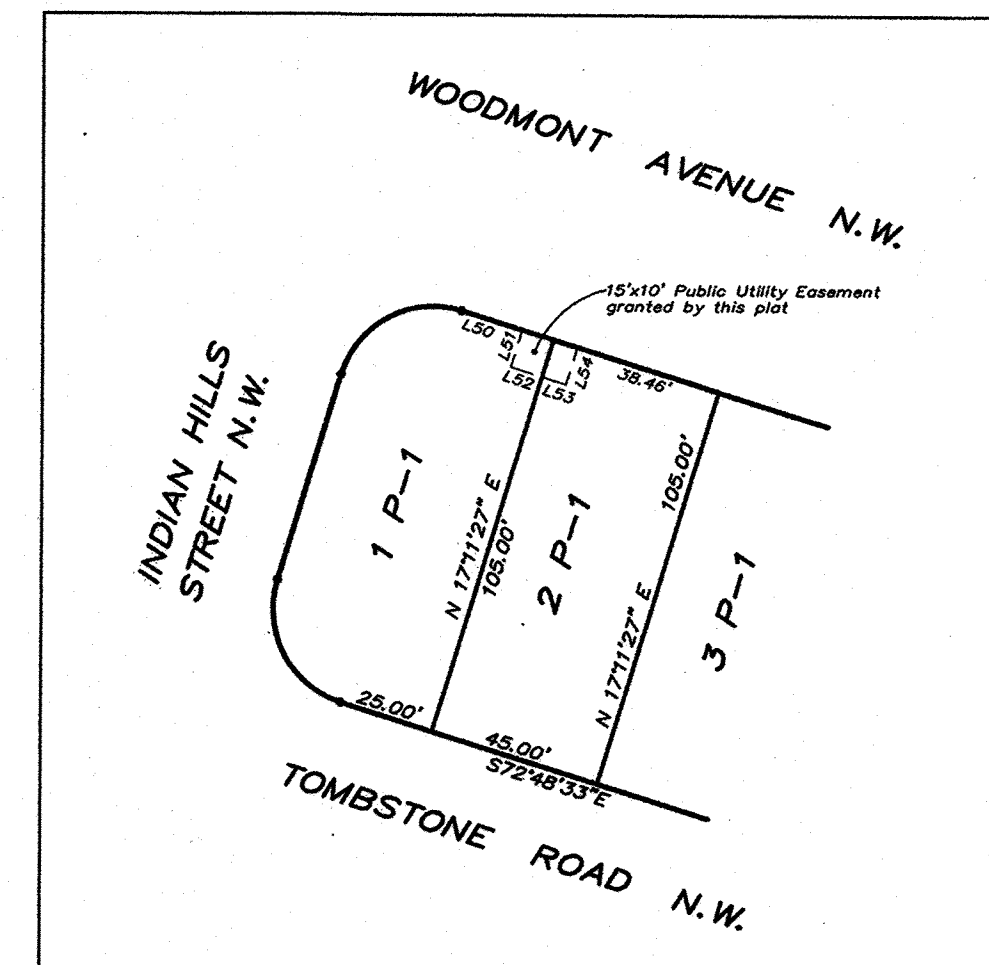
WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2012

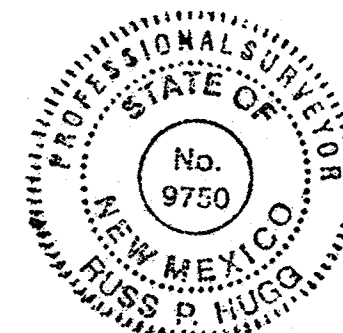
LINE TABLE		
LINE	LENGTH	BEARING
L1	27.77	N89°44'33"W
L2	71.18	N17°11'27"E
L5	1.27	N89°40'35"W
L6	1.42	S89°44'42"E
L7	32.08	N17°13'06"E
L8	53.98	N00°54'35"W
L9	33.08	N00°54'35"W
L10	55.00	N17°11'27"E
L11	47.00	N89°05'25"E
L12	4.42	N00°54'35"W
L13	78.48	N00°54'35"W
L14	37.29	N00°15'18"E
L15	38.79	N00°15'18"E
L16	50.45	S72°48'33"E
L17	45.00	S72°48'33"E
L18	45.00	S72°48'33"E
L19	45.00	S72°48'33"E
L20	45.00	S72°48'33"E
L21	53.93	N00°15'18"E
L22	49.22	S72°48'33"E
L23	47.02	S72°48'33"E
L24	134.20	S72°48'33"E
L25	23.50	S08°15'13"E
L26	23.50	S08°15'13"E
L27	23.50	S00°15'18"W
L28	23.50	S00°15'18"W
L29	23.50	N89°05'25"E
L30	23.50	N89°05'25"E
L31	5.78	N72°48'33"W
L32	37.33	S89°44'42"E
L33	7.59	S89°44'42"E
L34	12.75	S89°44'42"E
L35	12.86	S72°48'33"E
L46	12.11	S70°17'33"W
L47	10.00	S19°42'27"E
L48	31.00	S70°17'33"W
L49	10.00	N19°42'27"W
L50	16.54	S72°48'33"E
L51	10.00	S17°11'27"W
L52	8.46	S72°48'33"E
L53	6.54	S72°48'33"E
L54	10.00	N17°11'27"E
L55	5.50	S06°52'22"W
L56	8.00	S83°07'38"E
L57	5.50	N06°52'22"E
L58	17.89	S01°40'19"W
L59	11.25	S89°44'27"E
L60	26.74	S89°44'27"E
L61	18.03	N01°58'09"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	482.36'	749.00'	249.87'	474.06'	N88°44'30"E	36°53'54"
C2	336.25'	951.00'	169.90'	334.51'	N80°25'18"E	20°15'31"
C3	184.07'	825.00'	92.42'	183.69'	N11°57'23"E	12°47'02"
C4	39.27'	25.00'	25.00'	35.36'	N27°48'33"W	90°00'00"
C5	221.69'	750.00'	111.66'	220.89'	S81°16'37"E	16°56'10"
C6	111.38'	750.00'	55.79'	111.27'	N86°00'02"E	8°30'31"
C7	14.12'	726.50'	7.06'	14.12'	N82°18'12"E	1°06'50"
C8	136.74'	749.00'	68.56'	136.55'	N75°31'21"E	10°27'37"
C9	237.55'	801.50'	119.65'	236.68'	S07°34'52"W	16°58'52"
C10	39.27'	25.00'	25.00'	35.36'	S62°11'27"W	90°00'00"
C11	39.27'	25.00'	25.00'	35.36'	S27°48'33"E	90°00'00"
C12	24.39'	726.50'	12.20'	24.39'	S73°46'15"E	1°55'25"
C13	9.46'	20.00'	4.82'	9.37'	S88°17'02"E	27°06'08"
C14	25.28'	28.50'	13.54'	24.46'	N76°25'15"W	50°49'41"
C15	9.46'	20.00'	4.82'	9.37'	S64°33'29"E	27°06'08"
C16	147.54'	726.50'	74.03'	147.29'	S83°55'37"E	11°38'09"
C17	93.76'	726.50'	46.95'	93.70'	N86°33'28"E	7°23'40"
C18	69.24'	773.50'	34.64'	69.21'	N84°18'39"E	5°07'43"
C19	37.80'	25.00'	23.57'	34.30'	S43°33'54"W	86°37'12"
C20	39.24'	25.00'	24.97'	35.33'	S44°42'39"E	89°55'53"
C21	39.30'	25.00'	25.03'	35.38'	N45°17'21"E	90°04'07"
C22	39.27'	25.00'	25.00'	35.36'	N44°44'42"W	90°00'00"
C23	158.37'	773.50'	79.46'	158.10'	S83°52'46"E	11°43'52"
C24	8.89'	20.00'	4.52'	8.81'	S89°15'22"W	25°27'37"
C25	26.91'	28.50'	14.55'	25.92'	S76°25'15"E	54°06'23"
C26	8.89'	20.00'	4.52'	8.81'	N62°05'52"W	25°27'37"
C27	27.25'	773.50'	13.63'	27.25'	S73°49'07"E	2°01'08"
C28	41.40'	25.00'	27.23'	36.83'	S59°44'50"W	94°53'16"
C29	164.55'	778.00'	82.59'	164.25'	S06°14'38"W	12°07'07"
C30	39.21'	25.00'	24.94'	35.31'	S44°44'45"E	89°51'40"
C31	9.16'	20.00'	4.66'	9.08'	N77°12'03"E	26°14'44"
C32	26.11'	28.50'	14.05'	25.21'	N89°40'35"W	52°29'28"
C33	9.16'	20.00'	4.66'	9.08'	S76°33'13"E	26°14'44"
C34	9.16'	20.00'	4.66'	9.08'	S77°12'03"W	26°14'44"
C35	26.11'	28.50'	14.05'	25.21'	S89°40'35"E	52°29'28"
C36	9.16'	20.00'	4.66'	9.08'	N76°33'13"W	26°14'44"
C37	39.81'	25.00'	25.54'	35.73'	S44°42'25"W	91°14'00"
C38	93.22'	825.00'	46.66'	93.17'	S02°19'39"W	6°28'27"
C39	11.31'	28.50'	5.73'	11.23'	S89°31'51"W	22°43'53"
C40	13.98'	28.50'	7.13'	13.84'	N65°03'19"W	28°05'48"
C41	28.22'	726.50'	14.11'	28.22'	S79°13'19"E	2°13'33"
C42	51.32'	726.50'	25.67'	51.31'	S82°21'31"E	4°02'51"
C43	50.58'	726.50'	25.30'	50.57'	S86°22'37"E	3°59'20"
C44	17.42'	726.50'	8.71'	17.42'	S89°03'29"E	1°22'26"
C45	36.41'	726.50'	18.21'	36.41'	N88°49'09"E	2°52'18"
C46	57.35'	726.50'	28.69'	57.34'	N85°07'19"E	4°31'23"
C47	6.04'	773.50'	3.02'	6.04'	S73°01'58"E	0°26'51"
C48	21.21'	773.50'	10.61'	21.21'	S74°02'32"E	1°34'17"
C49	14.90'	28.50'	7.62'	14.73'	S64°20'30"E	29°56'53"
C50	12.02'	28.50'	6.10'	11.93'	N88°36'18"E	24°09'30"
C51	24.07'	773.50'	12.04'	24.07'	S78°54'20"E	1°47'00"
C52	44.15'	773.50'	22.08'	44.14'	S81°25'56"E	3°16'13"
C53	48.80'	773.50'	24.41'	48.79'	S84°52'29"E	3°36'53"
C54	41.35'	773.50'	20.68'	41.34'	S88°12'49"E	3°03'46"
C55	25.06'	773.50'	12.53'	25.06'	N85°56'48"E	1°51'24"
C56	44.17'	773.50'	22.09'	44.17'	N83°22'57"E	3°16'20"
C57	7.45'	20.00'	3.77'	7.41'	N79°38'47"E	21°21'15"
C58	1.71'	20.00'	0.85'	1.71'	N66°31'25"E	4°53'29"
C59	13.09'	28.50'	6.66'	12.97'	S76°35'04"E	26°18'25"
C60	13.02'	28.50'	6.63'	12.91'	N77°10'12"E	26°11'03"
C61	96.09'	778.00'	48.11'	96.03'	S03°43'23"W	7°04'36"
C62	68.46'	778.00'	34.25'	68.44'	S09°46'56"W	5°02'31"
C63	30.97'	749.00'	15.49'	30.96'	S73°59'36"E	2°22'08"
C64	43.69'	749.00'	21.85'	43.69'	S76°50'57"E	3°20'33"
C65	44.11'	749.00'	22.06'	44.10'	S80°12'26"E	3°22'26"
C66	43.62'	749.00'	21.82'	43.62'	S83°33'46"E	3°20'13"
C67	44.59'	749.00'	22.30'	44.58'	S86°56'13"E	3°24'40"
C68	45.01'	749.00'	22.51'	45.00'	N89°38'10"E	3°26'35"
C69	44.24'	749.00'	22.13'	44.23'	N86°13'21"E	3°23'03"
C70	49.39'	749.00'	24.70'	49.38'	N82°38'30"E	3°46'40"
C71	23.39'	749.00'	11.69'	23.39'	S84°20'12"E	1°47'20"
C72	27.26'	951.00'	13.63'	27.26'	S88°37'40"E	1°38'33"
C73	32.08'	801.50'	16.04'	32.08'	S17°13'06"W	21°7'37"
C74	321.94'	951.00'	162.53'	320.41'	S80°51'11"W	19°23'47"

EASEMENT DETAILS



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SHEET 6 OF 6

SURV TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

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TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

100906437421440102
RCS Trails 9-A LLC
[Signature] 12/19/12
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

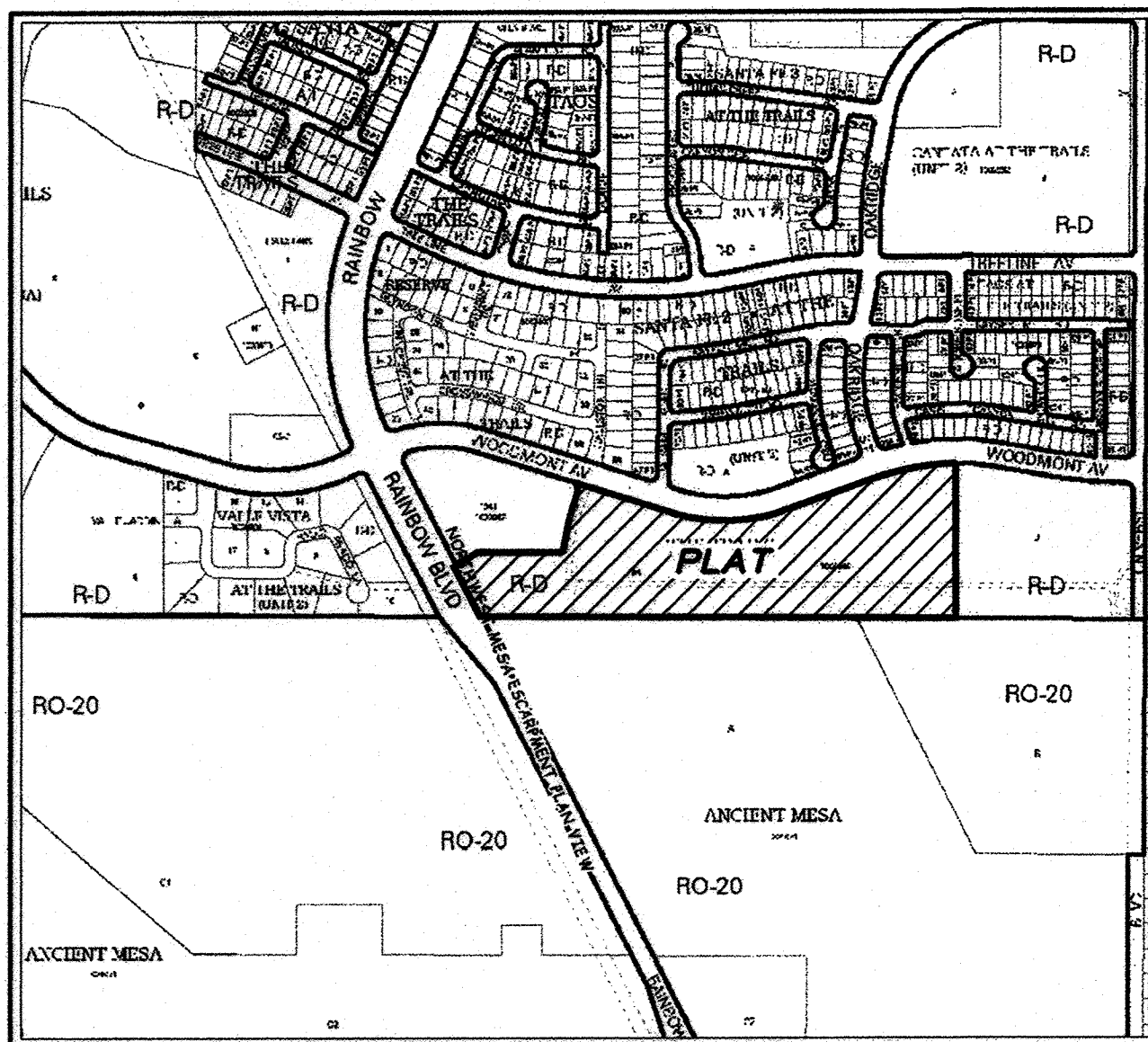
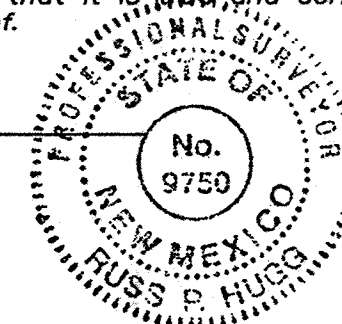
The purpose of this plat is to:

- Create 50 New Lots, 2 New Tracts and dedicate the New Public Street right of ways as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Public Drainage and Sanitary Easements Vacated by 12DRB-70167.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 10, 2012



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- City of Albuquerque Zone Atlas Page C-9.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 50
- Total number of Tracts created: 2
- Public Street right of way dedicated by this plat 2.2669 Ac.
- Gross Subdivision acreage: 19.7656 acres.
- Mileage of streets created: 0.38 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plat
SHEET 2 Legal Description, Free consent and dedication
SHEET 3 Existing Tract 9A boundary and Public Easements
SHEET 4 New Lots, Streets and easements created
SHEET 5 New Lots, Streets and easements created
SHEET 6 Curve and Line Tables

PLAT OF TIERRA VISTA UNIT 1 AT THE TRAILS

(BEING A REPLAT OF TRACT 9-A, THE TRAILS UNIT 2)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2012

PROJECT NUMBER: 1008799

Application Number: 12DRB-70194

PLAT APPROVAL

UTILITY APPROVALS

<i>[Signature]</i> Public Service Company of New Mexico	2-20-12 Date
<i>[Signature]</i> New Mexico Gas Company	2-21-2012 Date
<i>[Signature]</i> QWest Corporation d/b/a CenturyLink QC	02-20-12 Date
<i>[Signature]</i> Comcast	02-27-12 Date

CITY APPROVALS

<i>[Signature]</i> City Surveyor Department of Municipal Development	2-15-12 Date
<i>[Signature]</i> Real Property Division	8-8-12 Date
<i>[Signature]</i> Environmental Health Department	08-08-12 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	08/08/12 Date
<i>[Signature]</i> ABCWUA	8-8-12 Date
<i>[Signature]</i> Parks and Recreation Department	12-3-12 Date
<i>[Signature]</i> AMAFCA	8-8-12 Date
<i>[Signature]</i> City Engineer	12-18-12 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	

DOCH 2012133850

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SHEET 1 OF 6

SURV TEK, INC.

Consulting Surveyors
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Phone: 505-897-3366
Fax: 505-897-3377

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