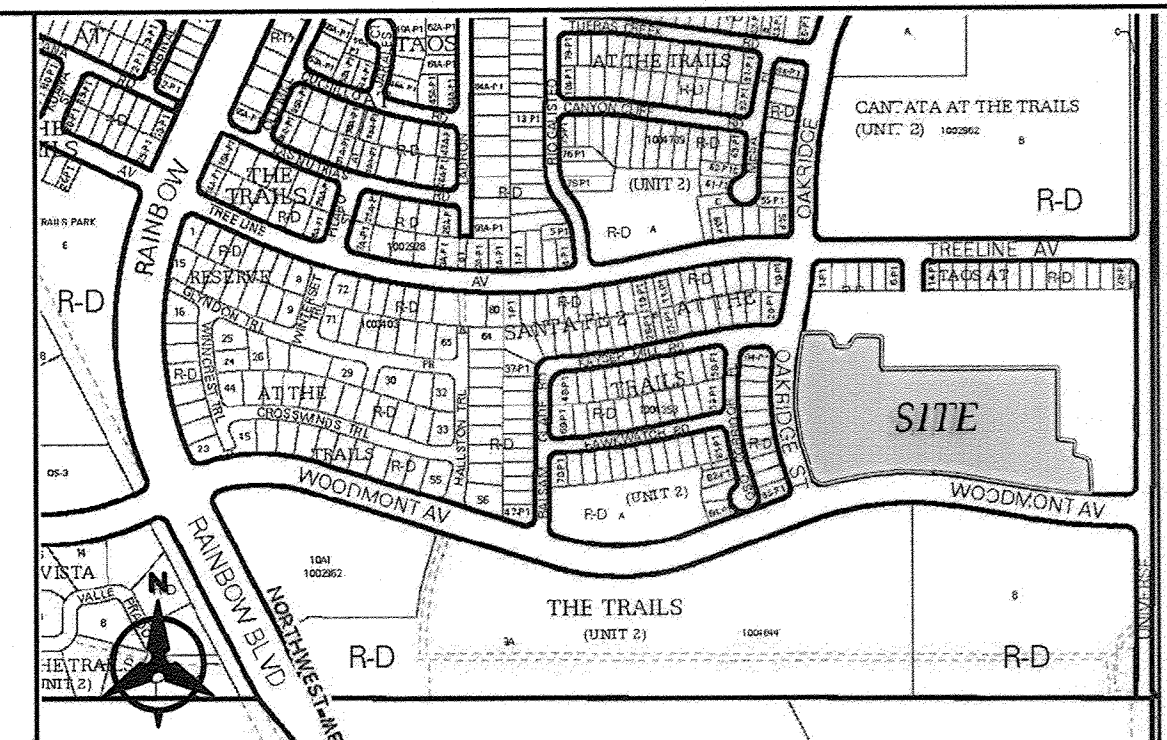


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-7300-76-2014

RECORD DRAWINGS

CONSTRUCTION PLANS FOR TAOS UNIT 2 at the TRAILS UNIT 2 ALBUQUERQUE, NEW MEXICO



VICINITY MAP
C-9

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/729/>.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

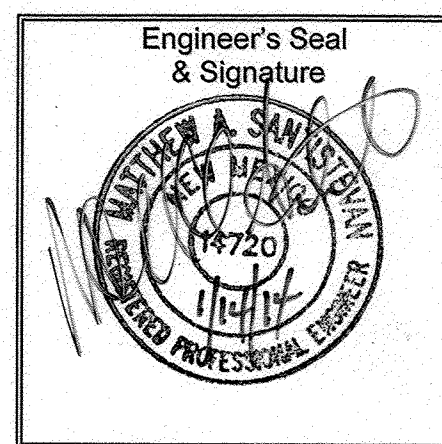
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ 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.

INDEX		PAVING PLANS		UTILITY PLANS	
SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
1	COVER SHEET	5	EAGLE HILLS DRIVE	9	EAGLE HILLS DRIVE AND EXISTING WATERLINE ALIGNMENT
2A-2B	FINAL PLAT	6	OASIS CANYON ROAD	10	OASIS CANYON ROAD
3	OVERALL GRADING PLAN	7	MISTY SAGE COURT AND SNOW CREEK COURT	11	MISTY SAGE COURT AND SNOW CREEK COURT
4	OVERALL PAVING PLAN			14	UNIVERSE STORM DRAIN
5 - 7	PAVING PLAN AND PROFILE SHEETS				
8	OVERALL UTILITY PLAN				
9 - 11	UTILITY PLAN AND PROFILE SHEETS				
12-13	MISCELLANEOUS PAVING AND UTILITY DETAIL SHEETS				
14	STORM DRAIN PLAN AND PROFILE SHEET				

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: Feb 7, 2014

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Matthew A. Santistevan, of the firm of Bohannon Huston, 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 shown on these drawings (Taos Unit 2 at the Trails Unit 2) 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 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 the contractor, Franklin's Earthmoving, Inc. and surveyor, Russ P. Hugg, NMPS 9750.



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
1/13/14, 2014



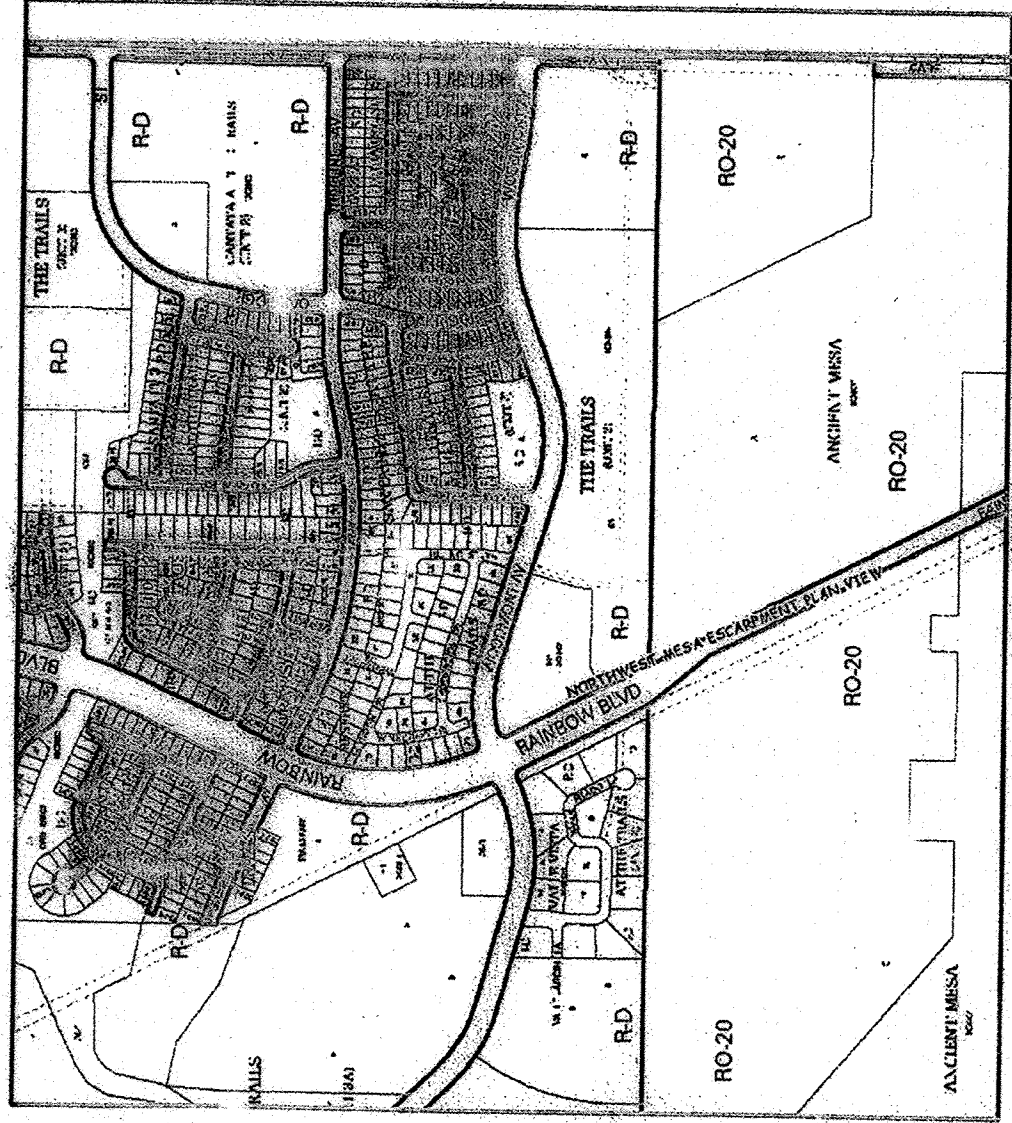
CONSTRUCTION NOTES:

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

DRB #1008798

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	7-17-13	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	6-25-13			
		Water/Wastewater	<i>[Signature]</i>	7-40-11			
		Hydrology	<i>[Signature]</i>	10-18-11			
		Parks	<i>[Signature]</i>				
City Project No.		730076		Sheet 1 Of 14		Date 8/9/2013	



GENERAL NOTES

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

SURVEY DATA

1. Total number of existing Tracts: 2
2. Total number of Lots created: 57
3. Total number of Tracts created: 3
4. Public Street right of way dedicated by this plat: 1,676.2 Acres
5. Gross Subdivision created: 7,691.5 acres.
6. Mileage of streets created: 0.27 mile

SHEET INDEX

- SHEET 1 Approvals, General Notes, Purpose of plot
SHEET 2 Legal Description, Free consent and dedication
SHEET 3 New Lots, Streets and easements created
SHEET 4 Curve and Line Tables

DDC# 2012133852

1110146 UNIT 2 PLAT

LEGAL DESCRIPTION

All that certain parcel of land situated 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, comprising and being Tract A, Taos Unit 1 At The Trails, as the same is shown and designated on the plat of said Tract A, Taos Unit 1 At The Trails, recorded in the Public Records of Bernalillo County, New Mexico, on October 19, 2007, and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane and bearings and ground distances as follows:

BEGINNING in the northerly corner of the parcel herein described, said point also being a point on the easterly boundary of said Tract A, Taos Unit 1 At The Trails, Thence, along the northerly boundary of said Tract A, Taos Unit 1 At The Trails, the following 7 courses,

- S 89°43'50" E, 68.78 feet to a point of curvature; Thence,
- Southeasterly, 42.53 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 97°29'47", and a chord that bears S 40°52'27" E, 37.59 feet) to a point of tangency; Thence,
- S 07°44'57" W, 9.67 feet to an angle point; Thence,
- S 82°15'03" E, 47.00 feet to an angle point; Thence,
- N 07°44'57" E, 13.33 feet to a point of curvature; Thence,
- Northeasterly, 36.01 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 82°31'12", and a chord that bears N 49°00'33" E, 32.97 feet) to a point of tangency; Thence,
- S 89°43'50" E, 77.09 feet to an angle point, said point also being a point on the southerly right of way line of Koyser Mill Road N.W., and also being a point on the easterly boundary of said Tract A, Taos Unit 1 At The Trails; Thence, along the northerly, easterly then northerly boundary of said Tract A, Taos Unit 1 At The Trails, the following 10 courses,
- S 00°16'10" W, 105.00 feet to an angle point; Thence,
- S 89°43'50" E, 571.00 feet to an angle point; Thence,
- S 00°16'10" W, 223.15 feet to an angle point; Thence,
- Easterly, 44.61 feet on the arc of a curve to the left (said curve having a radius of 1798.90 feet, a central angle of 01°25'15", and a chord that bears S 83°07'08" E, 44.60 feet) to an angle point; Thence,
- S 05°51'08" W, 47.00 feet to an angle point; Thence,
- Easterly, 41.45 feet on the arc of a curve to the left (said curve having a radius that bears S 42°22'36" E, 33.91 feet) to a point of tangency; Thence,
- Southeasterly, 37.26 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 85°23'36", and a chord that bears S 42°22'36" E, 33.91 feet) to a point of tangency; Thence,
- S 00°16'10" W, 44.81 feet to an angle point; Thence,
- S 89°43'50" E, 133.00 feet to an angle point, said point also being the eastern-most northerly corner of said Tract A, Taos Unit 1 At The Trails, and also being a point on the westerly boundary of said Tract A, Taos Unit 1 At The Trails; Thence, along the westerly boundary of said Tract B, Taos Unit 2, the following 2 courses,

TREASURERS CERTIFICATION

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

See Parcel Listed
Des Teas LLC
Bernalillo County Treasurer
Date 1/15/12

PUBLIC UTILITY EASEMENTS

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

- A. Public Service Company of New Mexico ("PSC"), a New Mexico corporation, for the installation, maintenance, and service of overhead and underground electrical lines and other equipment, and related facilities reasonably necessary to provide electrical service.
 - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines and related facilities reasonably necessary to provide natural gas service.
 - C. Quest Corporation d/b/a Centurion, LLC, for the installation, maintenance, and service of such underground communication facilities reasonably necessary to provide communication services.
 - D. Cable TV for the installation, maintenance, and service of such facilities reasonably necessary to provide cable television service.
- Included, is the right to build, rebuild, construct, reconstruct, relocate, change, remove, replace, modify, renew, operate, maintain, and use overhead and underground electrical lines and other equipment, and related facilities, together with free access to, from, and over said easement, with the right of going upon, over, and across adjoining lands of others, and the right to install, maintain, and use such facilities, to utilize the right of way and easement to extend service of electric transmission lines, including sufficient working area space for removal of trees, shrubs or bushes which interfere with the purposes herein. No building, sign, pool (aboveground or belowground), structure shall be erected or constructed on said easement, and no structure shall be operated thereon. Property owners shall be solely responsible for construction of pools, decks, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall be set in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

This plat, Public Service Company of New Mexico ("PSC") and New Mexico Gas Company ("NMG") have searched the properties shown hereon. Consequently, PSC and NMG warrant that they have no knowledge of any easement or right in the properties shown hereon which has not been shown on this plat.

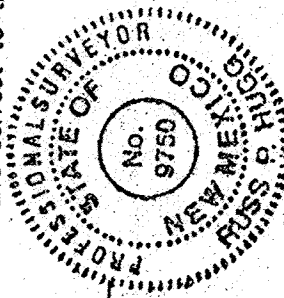
PURPOSE OF PLAT

- The purpose of this plat is to:
1. Create 57 New Lots, 3 New Tracts and dedicate the New Public Street right of way as shown hereon.
 2. Grant the New Public Utility Easements as shown hereon.
 3. Tracts A, B and C will be conveyed to the Trails Community Association by a separate document. Said tracts shall be indicated by said Trails Community Association.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat and the accompanying notes of an actual ground survey performed by me or under my supervision, in accordance with the laws of the State of New Mexico as adopted by the New Mexico State Board of Professional Engineers and Professional Surveyors; that it is a true and correct representation of the actual survey and that it is in accordance with the Albuquerque Subdivision Ordinance; that it shows monuments of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
New Mexico Professional Surveyor
January 10, 2012



DDC# 2012133852

1110146 UNIT 2 PLAT

SURVOTEK, INC.

SHEET 1 OF 4

FLAT OF TAOS UNIT 2 AT THE TRAILS

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, TAOS AT THE TRAILS, UNIT 2)

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

JANUARY, 2012

PROJECT NUMBER 1008798

Application Number: 12 DAB-70193

FLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico
Date 2-26-12
New Mexico Gas Company
Date 9-14-2012
Quest Corporation d/b/a Centurion, LLC
Date 02-28-12
Cable TV
Date 01-27-12

CITY APPROVALS

City of Albuquerque
Department of Municipal Development
Date 2-15-12
City of Albuquerque
Department of Planning
Date 8-9-12

Environmental Health Department

Environmental Health Department
Date 08-08-12
Traffic Engineering, Transportation Division
Date 08/08/12
Parks and Recreation Department
Date 8-8-12
Zoning
Date 12-3-12

City Engineer

City Engineer
Date 8-8-12
City Engineer
Date 12-18-12

DDC# 2012133852

1110146 UNIT 2 PLAT

SURVOTEK, INC.

SHEET 1 OF 4

FLAT OF TAOS UNIT 2 AT THE TRAILS

(BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, TAOS AT THE TRAILS, UNIT 2)

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

JANUARY, 2012

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising "PLAT OF TAOS UNIT 2 AT THE TRAILS (BEING A REPLAT OF TRACT A, TAOS UNIT 1 AT THE TRAILS, AND TRACT B, TAOS AT THE TRAILS, UNIT 2)" 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 the presence of the undersigned, the owners and proprietors of said public street right of way as shown hereon, do hereby dedicate the public street right of way as shown hereon, to the City of Albuquerque, New Mexico, and the City of Albuquerque, New Mexico, 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 warrant that they hold among them complete and indefeasible easements as shown hereon. Said owner(s) and proprietor(s) do hereby authorize to all of the foregoing and do hereby certify that they are so authorized to act.

OWNERS

RCS-Teas, LLC, a Colorado limited liability company

By: Sharon K. Eshima, Manager

The Trails Community Association, Inc.

By: Kelly Calton, President

ACKNOWLEDGMENT

STATE OF Colorado

COUNTY OF Boulder

The foregoing instrument was acknowledged before me this 13th day of January, 2012, by Sharon K. Eshima, Manager of RCS-Teas, LLC.

My commission expires 8/6/2012

Notary Public

ACKNOWLEDGMENT

STATE OF New Mexico

COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me this 14th day of January, 2012, by Kelly Calton, President of The Trails Community Association, Inc.

My commission expires 1/15/16

Notary Public



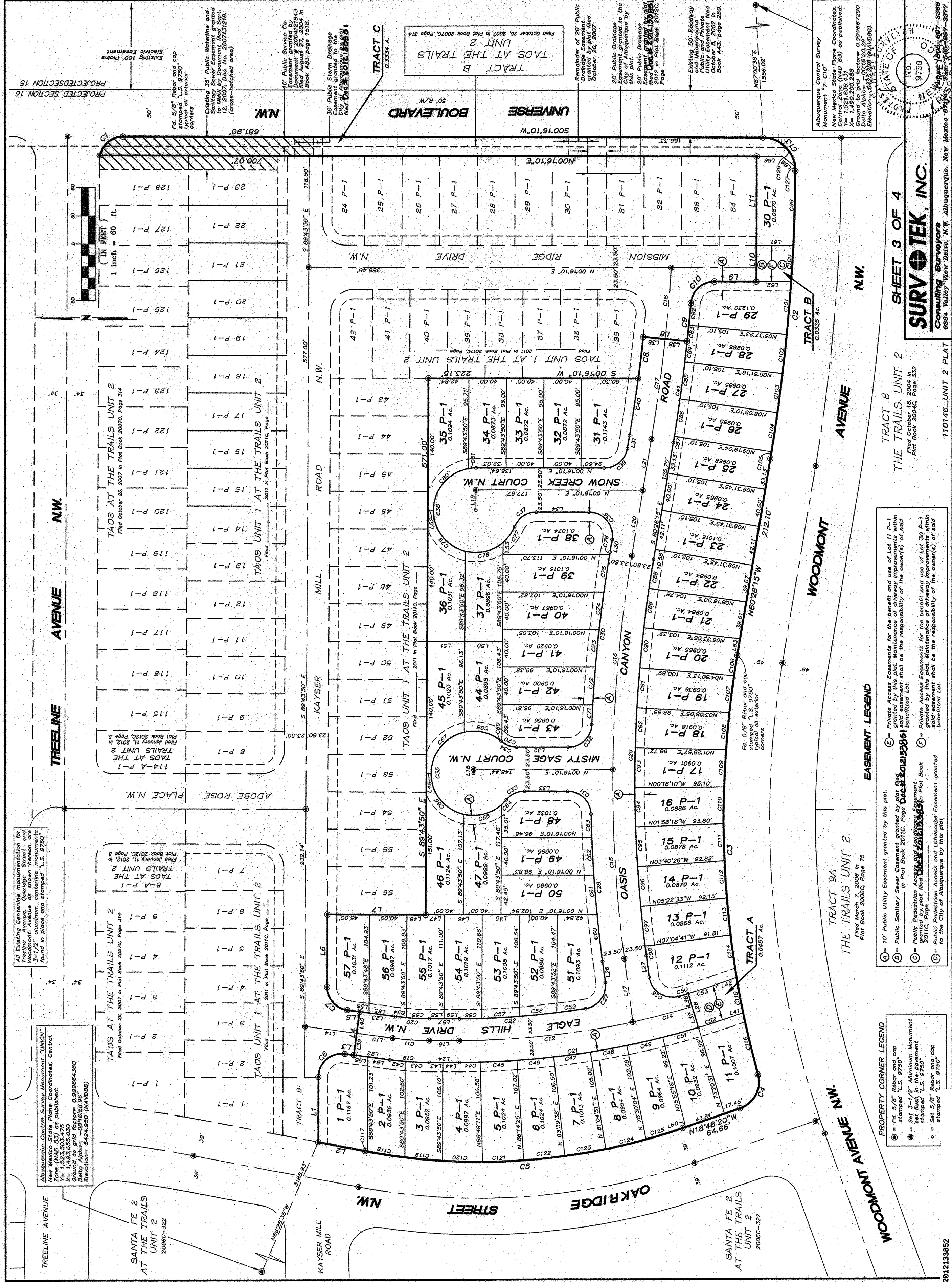
OFFICIAL STATE OF NEW MEXICO

SURVOTEK, INC.

Consulting Surveyors

110146 UNIT 2 PLAT

SHEET 2 OF 4

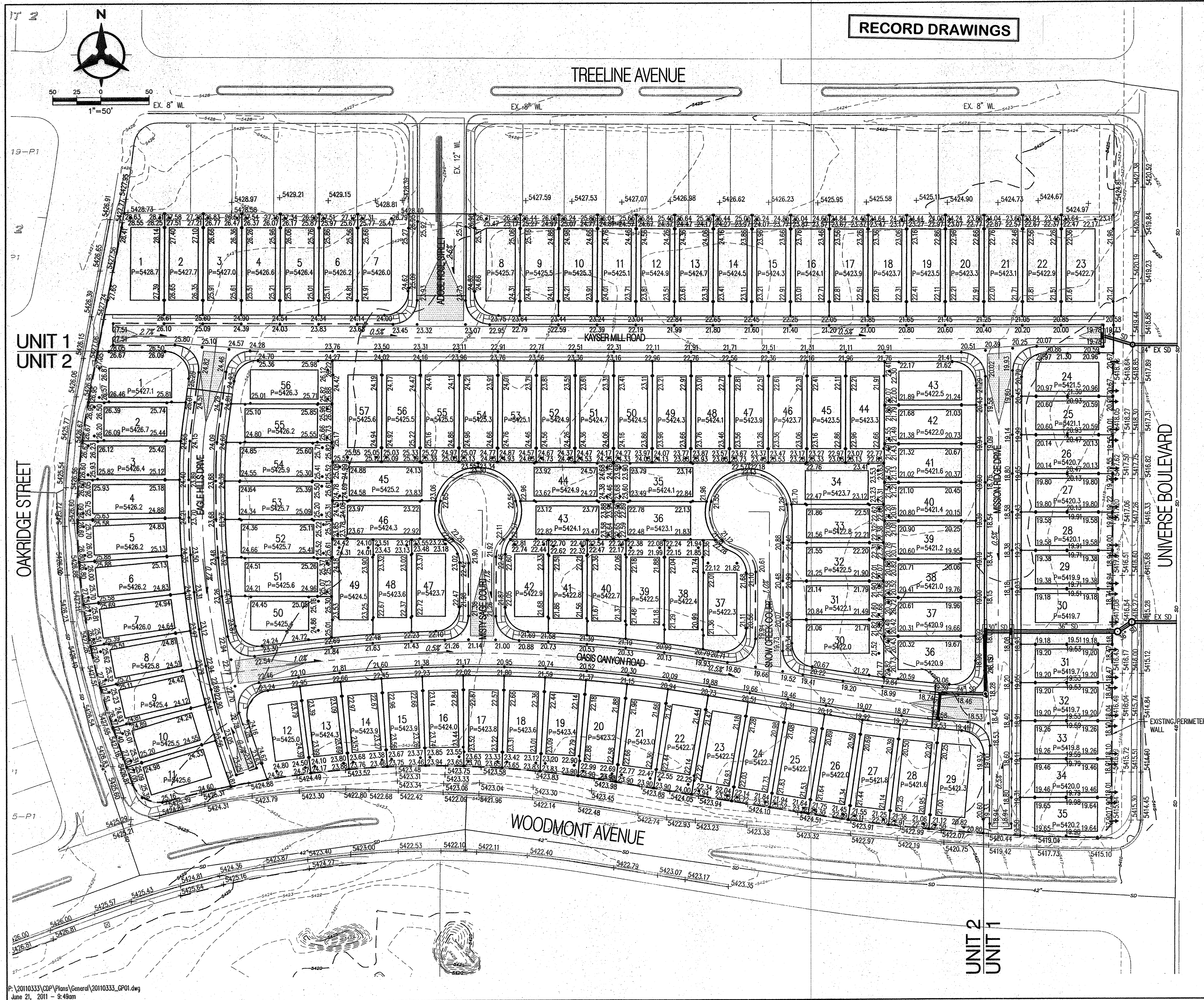


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12/19/2012 3:41 PM
110146-UNIT 2 PLAT
SHEET 3 OF 4
SURV-TEK, INC.
Consulting Surveyors
2000 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-5889
Fax: 505-897-5877

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	307.82	1851.00	154.28	307.82	N45°59'32"W	90°24'34"
C2	451.64	1048.00	229.37	448.16	S87°11'42"W	24°40'06"
C3	45.07	30.07	28.14	41.05	N67°55'20"W	86°20'01"
C4	45.07	30.07	28.14	41.05	N67°55'20"W	86°20'01"
C5	42.33	25.00	28.00	37.59	S40°59'27"E	7°28'47"
C6	36.01	25.00	21.93	32.97	N43°00'33"E	82°31'12"
C7	44.61	1798.90	22.97	44.60	S83°07'08"E	1°25'15"
C8	17.84	100.00	17.84	17.84	N70°33'11"E	90°00'00"
C9	39.16	300.00	18.61	39.14	S04°00'33"W	85°23'36"
C10	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C11	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C12	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C13	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C14	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C15	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C16	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C17	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C18	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C19	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C20	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C21	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C22	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C23	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C24	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C25	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C26	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C27	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C28	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C29	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C30	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C31	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C32	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C33	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C34	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C35	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C36	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C37	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C38	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C39	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C40	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C41	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C42	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C43	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C44	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C45	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C46	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C47	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C48	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C49	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C50	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C51	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C52	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C53	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C54	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C55	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C56	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C57	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C58	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C59	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C60	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C61	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C62	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C63	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C64	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C65	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C66	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C67	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C68	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C69	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"
C70	186.15	850.00	93.45	185.78	S04°00'16"E	12°32'53"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C71	20.93	1473.50	10.46	20.93	N86°03'17"W	14°55'0"
C72	40.08	1473.50	20.94	40.08	N86°03'17"W	14°55'0"
C73	40.17	1473.50	20.99	40.17	N84°29'40"W	133°43"
C74	40.17	1473.50	20.99	40.17	N84°29'40"W	133°43"
C75	46.12	1473.50	23.22	46.12	N81°33'45"W	131°56"
C76	2.68	1473.50	1.34	2.68	N80°31'22"W	0°06'15"
C77	21.10	450.00	10.75	21.09	S83°36°26"E	28°52'13"
C78	45.07	450.00	22.50	44.10	S13°00'08"E	28°52'13"
C79	55.69	450.00	27.82	54.49	N49°04'48"W	79°48'04"
C80	55.69	450.00	27.82	54.49	N49°04'48"W	79°48'04"
C81	87.01	450.00	43.02	87.01	S84°45'02"E	10°11'55"
C82	24.06	1625.00	12.03	24.06	S84°45'02"E	0°44'49"
C83	48.12	1625.00	24.06	48.12	S84°45'02"E	0°44'49"
C84	22.30	1845.90	11.15	22.30	S83°29'29"E	0°41'31"
C85	39.69	1845.90	19.84	39.69	S82°31'47"E	1°13'54"
C86	39.69	1845.90	19.84	39.69	S81°57'53"E	1°13'54"
C87	31.44	1426.50	15.72	31.43	N81°06'08"W	1°15'24"
C88	42.70	1426.50	21.35	42.69	N82°35'27"W	1°42'54"
C89	42.70	1426.50	21.35	42.69	N84°10'21"W	1°42'54"
C90	42.38	1426.50	21.19	42.38	N87°43'59"W	1°42'08"
C91	42.38	1426.50	21.19	42.38	N89°25'05"W	1°42'08"
C92	42.38	1426.50	21.19	42.38	S89°52'48"W	1°42'08"
C93	42.38	1426.50	21.19	42.38	S85°28'31"W	1°42'08"
C94	42.35	1426.50	21.19	42.35	S83°46'23"W	1°42'08"
C95	10.51	1426.50	5.26	10.51	S82°42'40"W	0°22'19"
C96	10.51	1426.50	5.26	10.51	S83°46'30"E	1°13'54"
C97	41.94	1251.00	20.97	41.94	S81°17'43"E	1°13'54"
C98	36.01	1251.00	18.01	36.01	S88°16'48"E	1°40'21"
C99	56.95	1251.00	28.48	56.95	S86°35'30"E	1°40'21"
C100	56.95	1251.00	28.48	56.95	S83°46'30"E	1°13'54"
C101	41.94	1251.00	20.97	41.94	S81°17'43"E	1°13'54"
C102	41.94	1251.00	20.97	41.94	S81°17'43"E	1°13'54"
C103	36.01	1251.00	18.01	36.01	S88°16'48"E	1°40'21"
C104	56.95	1251.00	28.48	56.95	S86°35'30"E	1°40'21"
C105	7.20	1251.00	3.60	7.20	S80°34'32"W	0°12'41"
C106	22.14	1251.00	11.07	22.14	N81°04'31"W	1°12'33"
C107	39.52	1251.00	19.76	39.52	N87°04'32"W	2°09'39"
C108	39.52	1251.00	19.76	39.52	N87°04'32"W	2°09'39"
C109	39.52	1251.00	19.76	39.52	N84°54'59"W	2°09'39"
C110	39.59	1248.00	19.80	39.59	N89°14'14"W	2°09'45"
C111	39.59	1248.00	19.80	39.59	S89°55'10"W	2°09'45"
C112	39.64	1248.00	19.82	39.63	S88°26'05"W	2°09'56"
C113	39.64	1248.00	19.82	39.63	S84°16'04"W	2°09'56"
C114	39.65	1248.00	19.83	39.65	S81°56'04"W	2°09'56"
C115	45.86	1248.00	22.93	45.86	S81°56'04"W	2°30'18"
C116	45.86	1248.00	22.93	45.86	S82°43'20"W	2°30'18"
C117	2.39	661.00	1.20	2.39	N10°46'38"E	0°12'27"
C118	40.47	661.00	20.24	40.46	S08°55'10"W	3°28'28"
C119	66.01	661.00	33.00	66.01	S05°32'52"E	3°28'28"
C120	42.34	661.00	21.18	42.35	S01°33'58"E	3°48'35"
C121	44.14	661.00	22.08	44.14	S01°33'58"E	3°48'35"
C122	44.14	661.00	22.08	44.14	S05°43'32"E	3°48'35"
C123	66.01	661.00	33.00	66.01	S09°53'03"E	3°48'27"
C124	66.01	661.00	33.00	66.01	S17°02'40"E	3°48'27"
C125	40.63	661.00	20.32	40.63	S10°20'40"E	3°31'20"
C126	51.02	350.00	31.45	46.62	S43°01'59"E	8°31'37"
C127	4.09	350.00	2.05	4.08	N87°00'23"E	6°41'24"



- 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 WESTERN TECHNOLOGIES, DATED XX-XX-XX.
 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 METTING 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.

NOTE: UNITS 1 & 2 TO BE GRADED AT THE SAME TIME

- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRID & IC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - ===== PROPOSED RETAINING WALL
 - ===== PROPOSED GARDEN WALL
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - ===== PROPOSED STORM DRAIN MANHOLE
 - ===== PROPOSED STORM DRAIN INLET
 - ===== WALL DRAIN PER DETAIL SHEET 2
 - ===== HIGH POINT

Bohannon & Huston	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TAOS UNITS 1 & 2 at the TRAILS GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
City Project No. XXXXXX	Zone Map No. C-09
Sheet 3	Of 14
FOR INFORMATION ONLY	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS BRASS TABLET STAMPED	7"-10"	FIELD NOTES	DATE		By
DATE	DATE	GEOGRAPHIC POSITION (NAD 83)		NO.	BY		
DATE	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)					
DATE	DATE	X = 1499200.29 Y = 1521838.43					
DATE	DATE	GROUND-TO-GRID FACTOR = 0.999667290					
DATE	DATE	Δm = -00'16"20"					
DATE	DATE	NAVD 1988 ELEVATION = 5425.21					

RECORD DRAWINGS

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 CONTRACTOR'S 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 12 FOR TYPICAL STREET SECTIONS

KEYED NOTES

A. SEE SHEET 12 FOR RESIDENTIAL PAVEMENT SECTION.

LEGEND

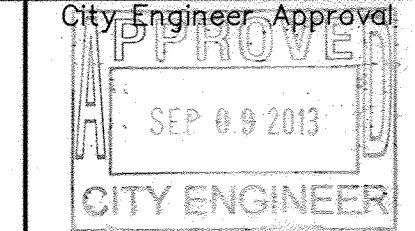
- PROPOSED R/W LINE
- PROPERTY LINE
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SUBDIVISION BOUNDARY
- EASEMENT
- PROPOSED STREET LIGHT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MAIN VALVE
- PROPOSED SAS MANHOLE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

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

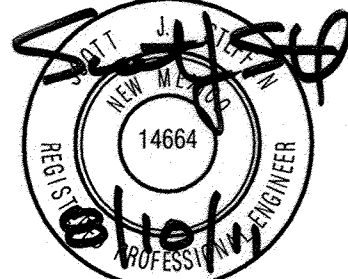
TAOS UNIT 2 at the TRAILS UNIT 2
OVERALL PAVING PLAN

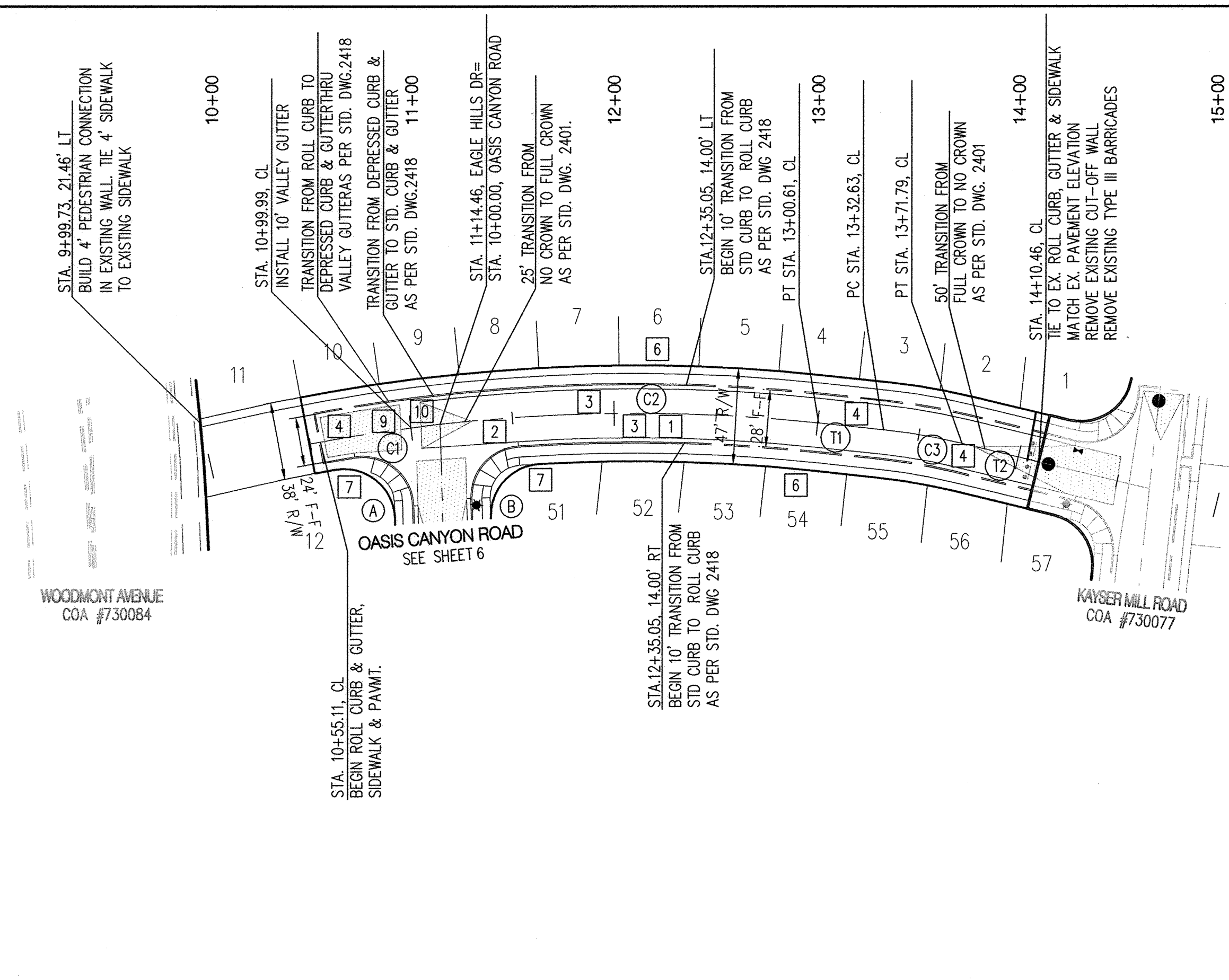


Last Design Update

City Project No.	Zone Map No.	Sheet	Of
730076	C-09-Z	4	14

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	REMARKS	By
DATE	DATE	DATE	DATE	DATE	DATE	REVISIONS	DESIGN
DATE	DATE	DATE	DATE	DATE	DATE	DESIGNED BY: SUS	DATE: 05/2011
DATE	DATE	DATE	DATE	DATE	DATE	DRAWN BY: DTH	DATE: 05/2011
DATE	DATE	DATE	DATE	DATE	DATE	CHECKED BY: SUS	DATE: 05/2011
MICROFILM INFORMATION		MICROFILM INFORMATION		MICROFILM INFORMATION		MICROFILM INFORMATION	
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.





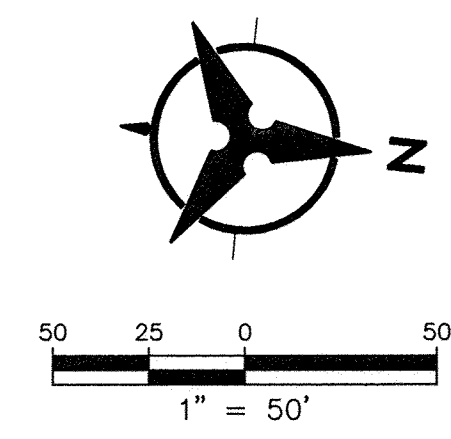
RECORD DRAWINGS

CL TANGENT TABLE		
ID	BEARING	LENGTH
T1	N00°16'10"E	32.02'
T2	N07°44'57"E	38.67'

CL CURVE TABLE			
ID	ARC	RADIUS	DELTA
C1	64.97'	850.00'	04°22'46"
C2	186.15'	850.00'	12°32'53"
C3	39.16'	300.00'	07°28'47"

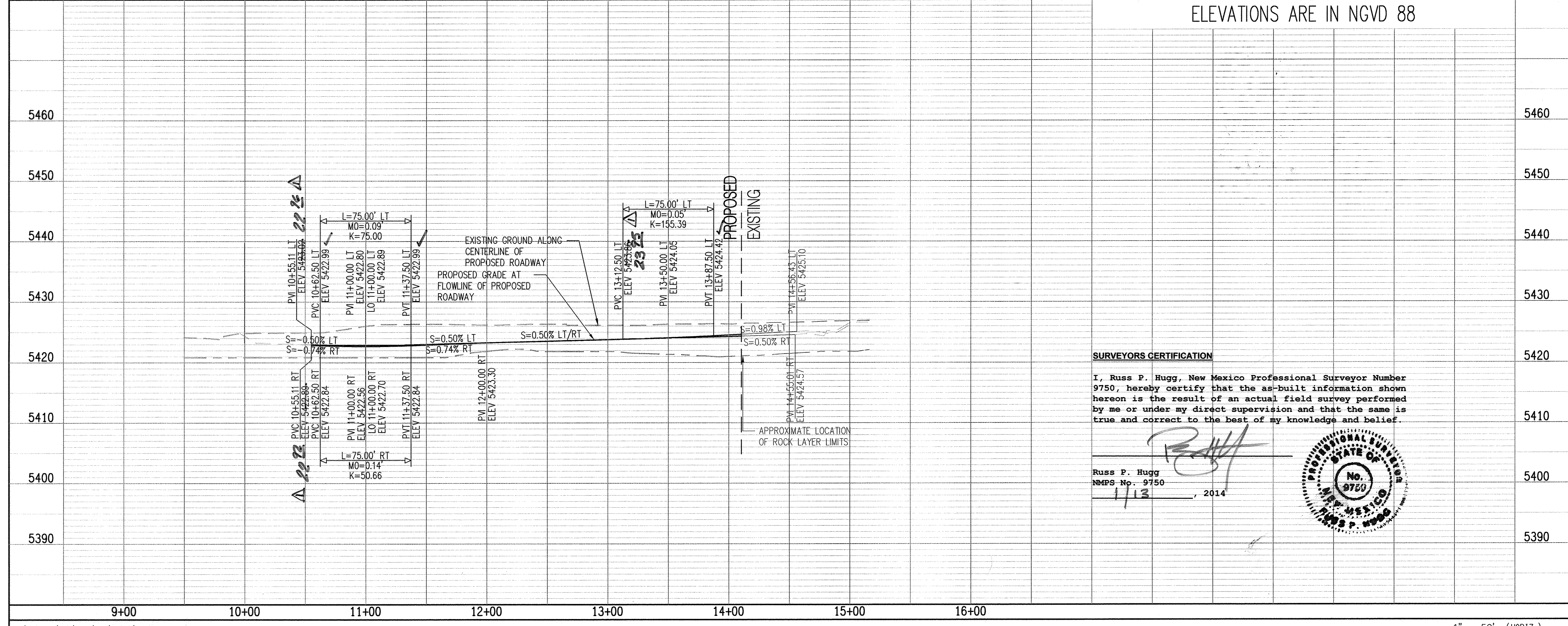
A FLOWLINE DATA FOR CURB RETURN			
PC	22+78	D = 97'43'27"	
1	22+78	R = 25.00'	
2	22+66	T = 28.62'	
3	22+57	L = 42.64'	
PT	22+40	C = 37.66'	
PI	22+70		
PC STA. 10+70.76, 8.00' RT			
PT STA. 10+96.63, 35.98' RT			
PI STA. 10+99.59, 8.00' RT			
RAD STA. 10+70.76, 33.00' RT			

B FLOWLINE DATA FOR CURB RETURN			
PC	22+54	D = 87'45'08"	
1	22+68	R = 25.00'	
2	22+82	T = 24.04'	
3	22+88	L = 38.29'	
PT	22+94	C = 34.66'	
PI	22+74		
PC STA. 11+25.86, 37.64' RT			
PT STA. 11+52.00, 14.00' RT			
PI STA. 11+27.54, 14.00' RT			
RAD STA. 11+52.00, 39.00' RT			



EAGLE HILLS DRIVE

ELEVATIONS ARE IN NGVD 88



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
1/13, 2014

PROFESSIONAL SURVEYOR
No. 9750
NEW MEXICO
RUSSELL P. HUGG

- 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.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x 4" 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 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 12.
 - 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 "B", SHEET 12.
 - * 8 INSTALL CURB RAMP PER DETAIL "C", SHEET 12.
 - 9 INSTALL 10' CONCRETE VALLEY GUTTER PER COA STD. DWG. 2422
 - 10 BUILD DEPRESSED CURB & GUTTER PER COA STD. DWG. 2415A.

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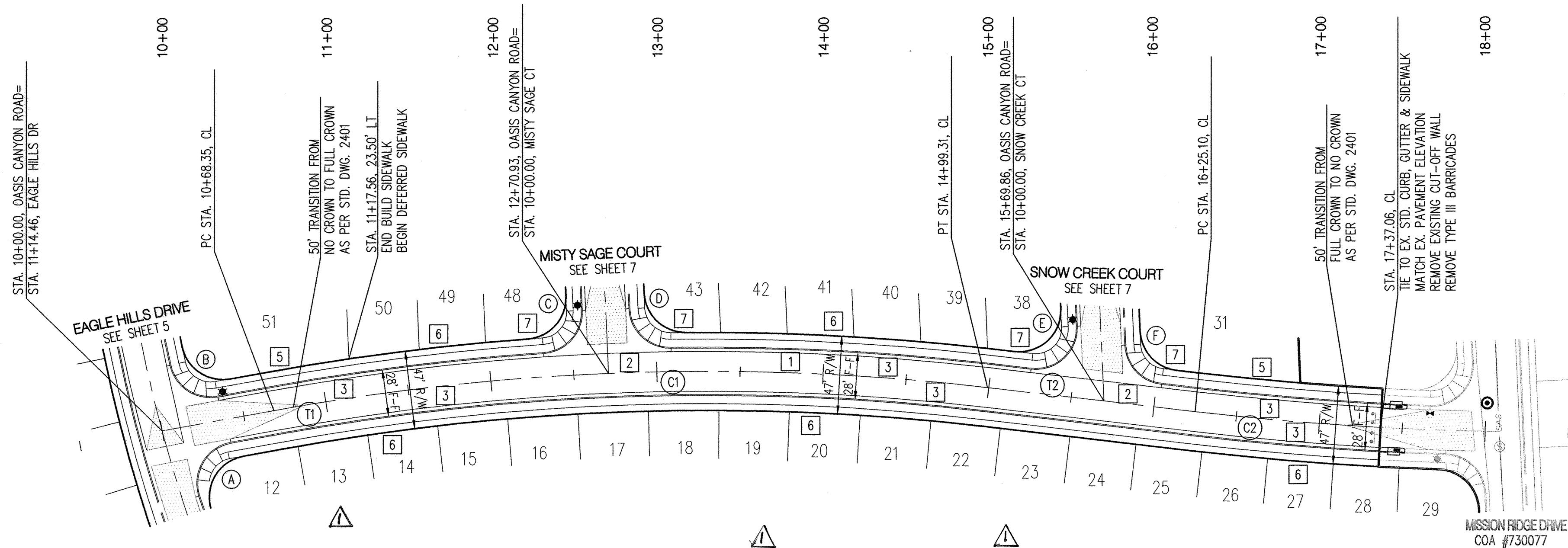
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
PAVING PLAN AND PROFILE
EAGLE HILL DRIVE

Design Review Committee		City Engineer Approval		Mo./Day/Yr.	
APPROVED JUL 17 2013 DESIGN REVIEW COMMITTEE		APPROVED SEP 09 2013 CITY ENGINEER			
Last Design Update					

City Project No. 730076 Zone Map No. C-09-Z Sheet 5 of 14

RECORD DRAWINGS



ID	BEARING	LENGTH
T1	N82°30'00"E	68.35'
T2	S80°28'15"E	125.79'

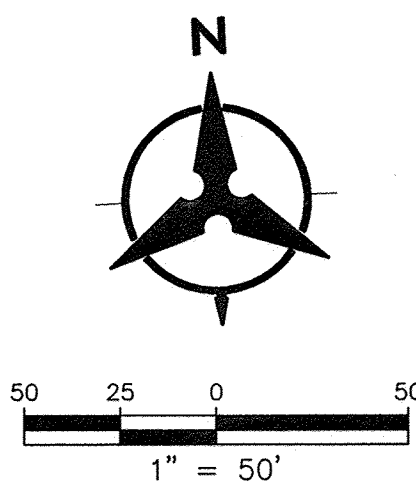
ID	ARC	RADIUS	DELTA	TANGENT
C1	430.96'	1450.00'	17°01'45"	217.08'
C2	130.69'	1822.40'	04°06'32"	65.37'

C FLOWLINE DATA FOR CURB RETURN			
PC	21.38	D = 88°43'42"	
1	21.32	R = 25.00'	
2	21.27	T = 24.45'	
3	21.21	L = 38.72'	
PT	21.26	C = 34.96'	
PI	21.14		
PC	STA. 12+57.14, 38.66' LT		
PT	STA. 12+32.79, 14.00' LT		
PI	STA. 12+57.00, 14.20' LT		
RAD	STA. 12+32.79, 39.00' LT		

D FLOWLINE DATA FOR CURB RETURN			
PC	20.88	D = 88°16'11"	
1	20.98	R = 25.00'	
2	21.07	T = 24.26'	
3	21.17	L = 38.51'	
PT	21.26	C = 34.82'	
PI	21.00		
PC	STA. 13+08.76, 14.00' LT		
PT	STA. 12+84.41, 38.45' LT		
PI	STA. 12+84.73, 14.20' LT		
RAD	STA. 13+08.76, 39.00' LT		

E FLOWLINE DATA FOR CURB RETURN			
PC	19.94	D = 99°15'35"	
1	19.88	R = 25.00'	
2	19.81	T = 29.41'	
3	19.76	L = 43.31'	
PT	19.80	C = 38.09'	
PI	19.66		
PC	STA. 15+48.67, 43.02' LT		
PT	STA. 15+23.99, 14.00' LT		
PI	STA. 15+53.40, 14.00' LT		
RAD	STA. 15+23.99, 39.00' LT		

F FLOWLINE DATA FOR CURB RETURN			
PC	19.44	D = 80°44'25"	
1	19.49	R = 25.00'	
2	19.57	T = 21.25'	
3	19.66	L = 35.23'	
PT	19.73	C = 32.39'	
PI	19.52		
PC	STA. 16+03.02, 14.00' LT		
PT	STA. 15+78.35, 34.98' LT		
PI	STA. 15+81.77, 14.00' LT		
RAD	STA. 16+03.02, 39.00' LT		



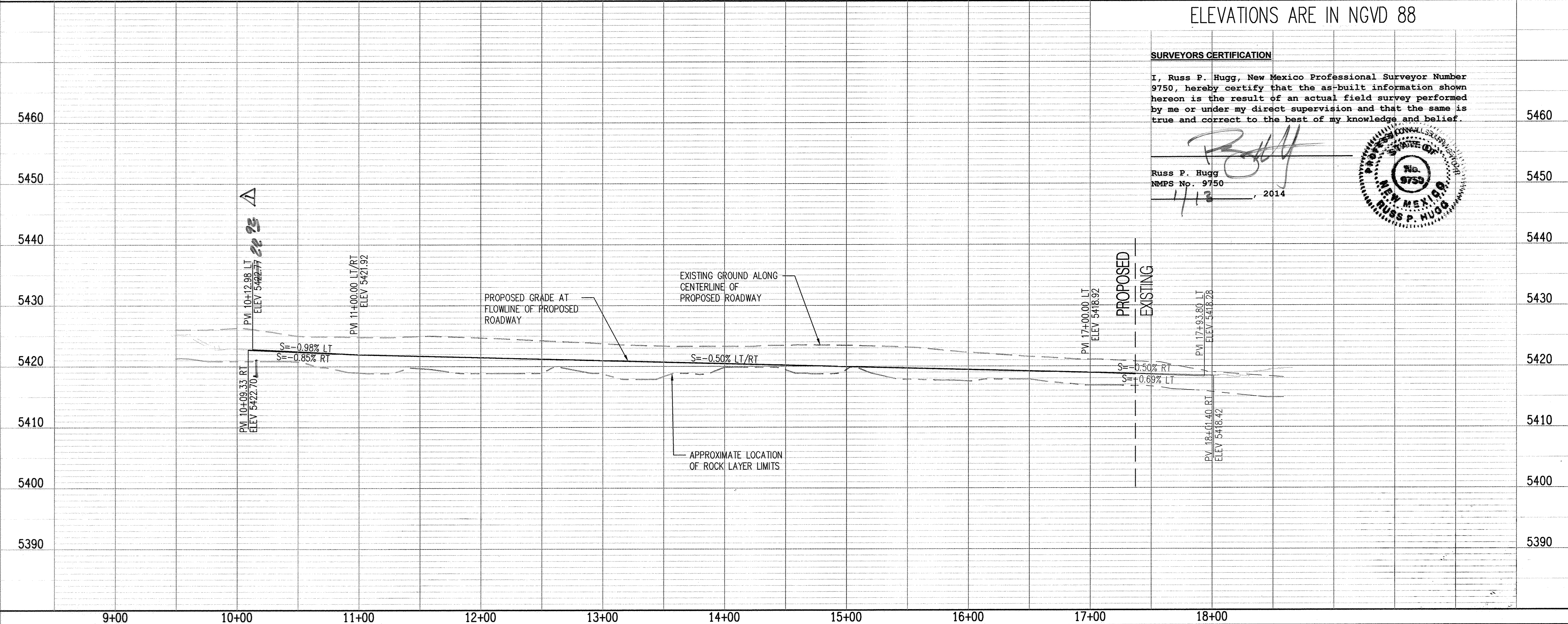
OASIS CANYON ROAD

ELEVATIONS ARE IN NGVD 88

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
1/13, 2014



NOTES

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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.

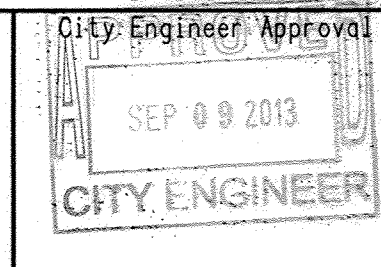
1. BUILD 3" RESIDENTIAL PAVEMENT PER DETAIL A, SEE SHEET 12.
2. INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
3. BUILD STANDARD CURB & GUTTER PER COA STD DWG 2415A
- * 4. BUILD ROLL TYPE CURB & GUTTER PER COA STD. DWG. 2415A.
5. BUILD 4' SIDEWALK PER COA STD. DWG. 2430.
6. 4' SIDEWALK, DEFERRED.
7. INSTALL CURB RAMP PER DETAIL "B", SHEET 12.
- * 8. INSTALL CURB RAMP PER DETAIL "C", SHEET 12.
- * 9. INSTALL 10" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2422
- * 10. BUILD DEPRESSED CURB & GUTTER PER COA STD. DWG. 2415A.

Bohannon & Huston



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
PAVING PLAN AND PROFILE
OASIS CANYON ROAD



Last Design Update

City Project No.

730076

Zone Map No.

C-09-Z

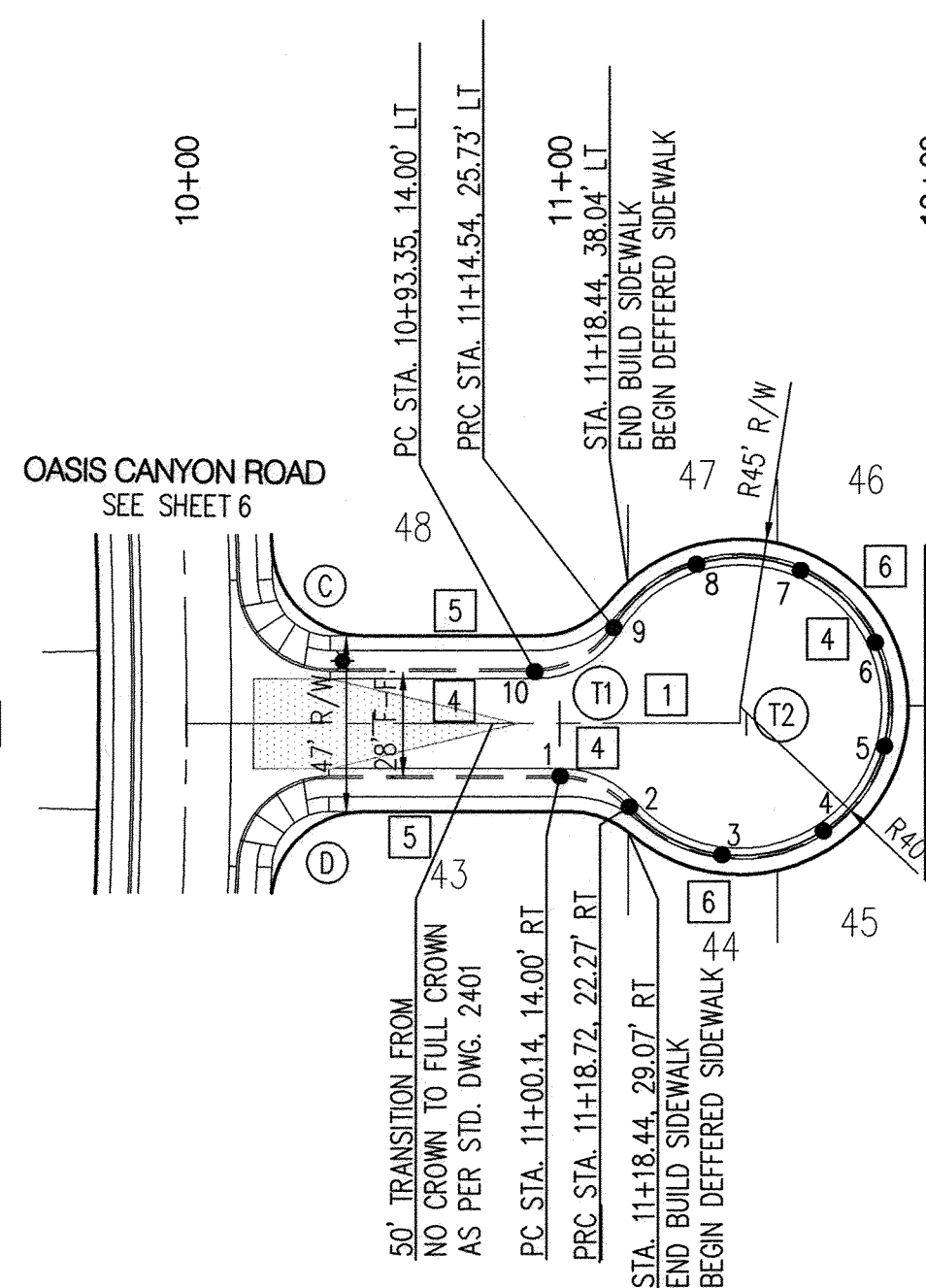
Sheet

6

Of

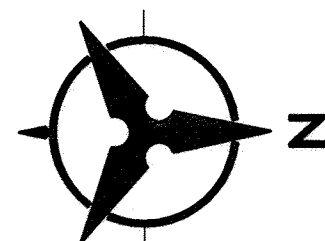
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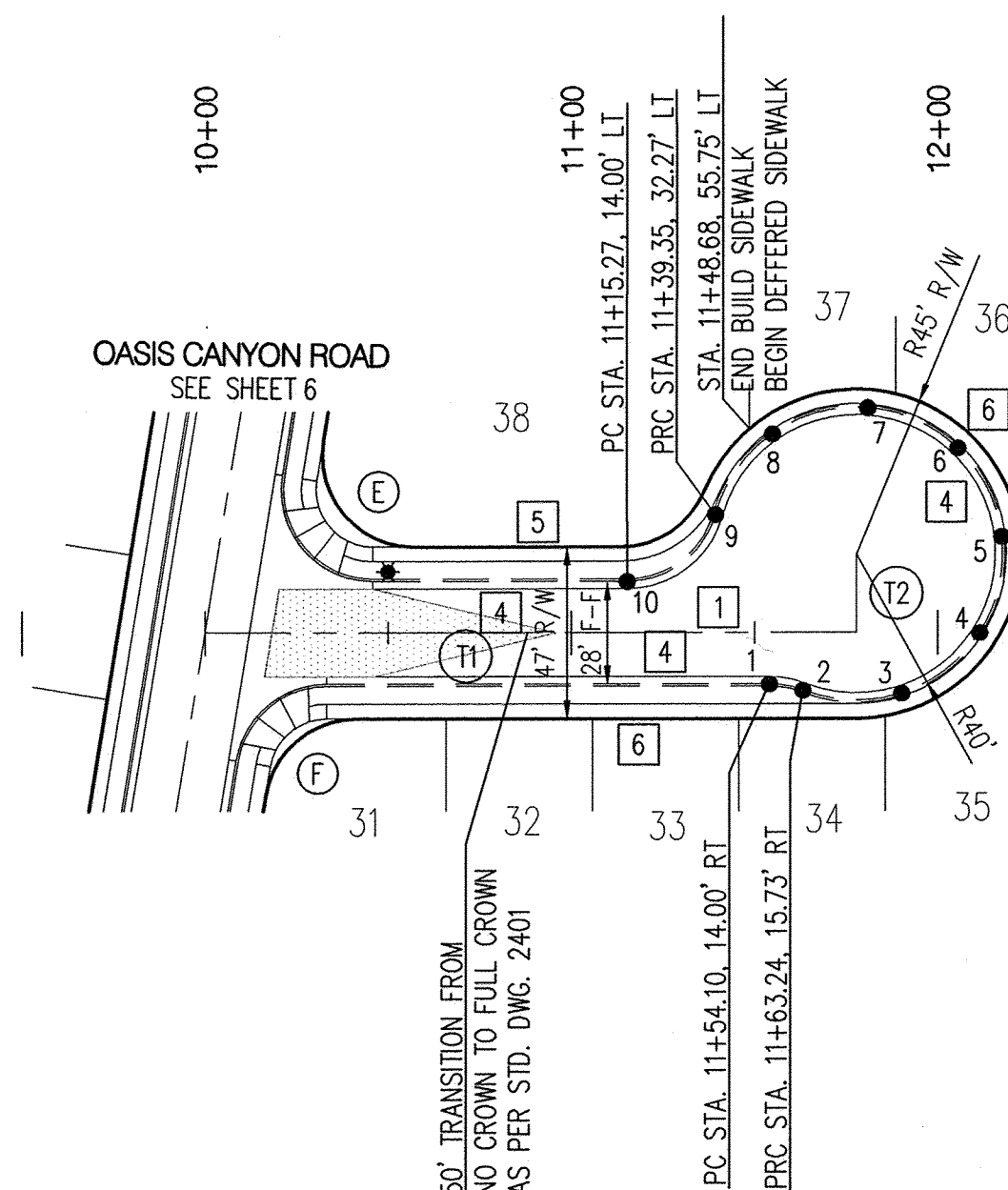
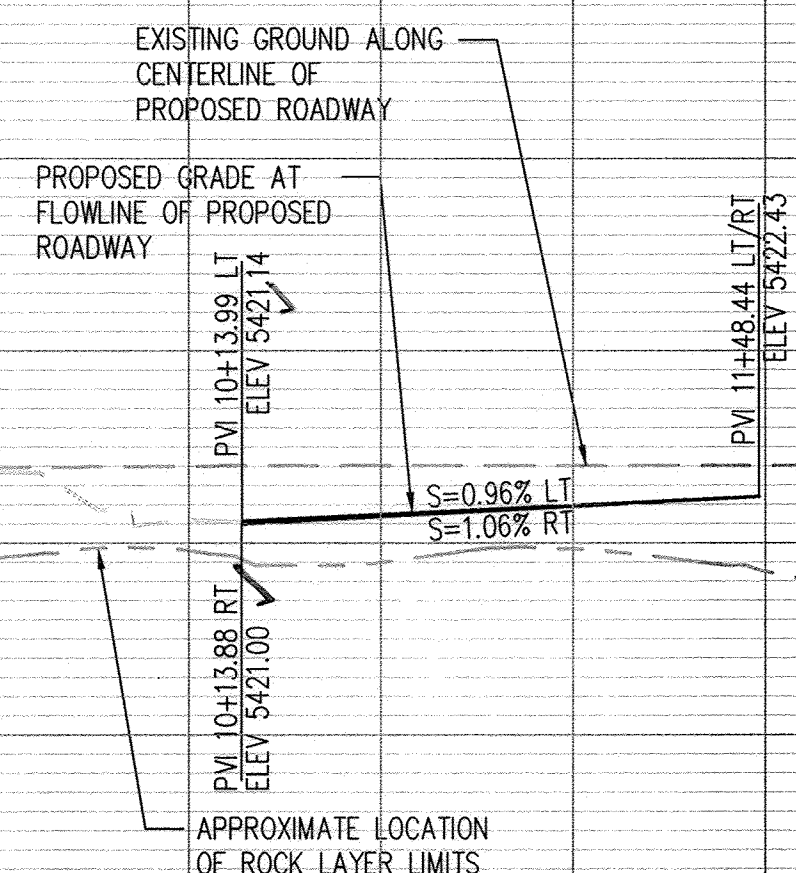
CL Tangent Table		
ID	BEARING	LENGTH
T1	N00°16'10"E	148.44'
T2	S89°43'50"E	4.50'

Point Table			
●	EASTING	NORTHING	ELEVATION
1	1497492.46	1522527.94	5421.94
2	1497500.82	1522546.48	5422.44
3	1497513.85	1522571.16	5422.40
4	1497507.57	1522598.36	5422.68
5	1497485.02	1522614.83	5422.85
6	1497457.20	1522612.54	5422.86
7	1497437.65	1522592.61	5422.71
8	1497435.90	1522564.75	5422.43
9	1497452.80	1522542.53	5422.14
10	1497464.43	1522521.28	5421.90



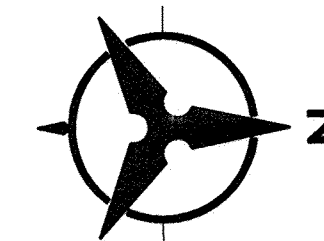
SEE SHEET 6 FOR
C & D QUARTER POINT
INFORMATION

MISTY SAGE COURT



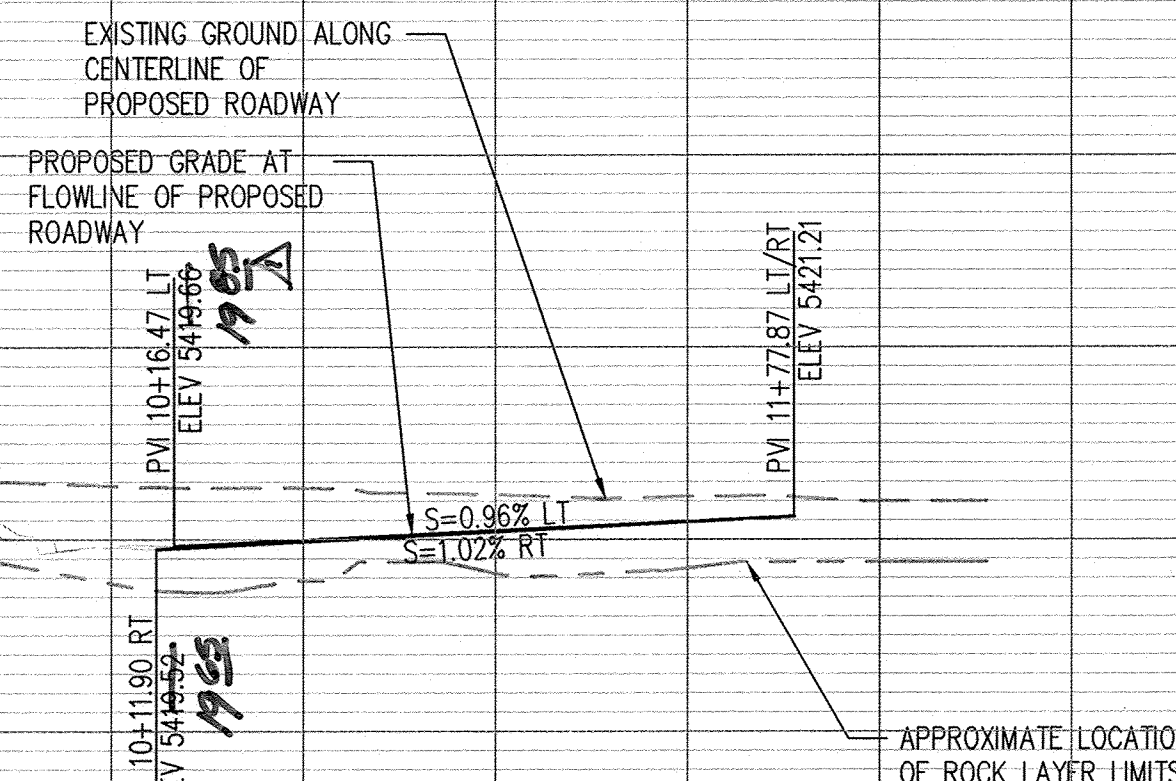
CL Tangent Table		
ID	BEARING	LENGTH
T1	N00°16'10"E	177.87'
T2	S89°43'50"E	21.50'

Point Table			
●	EASTING	NORTHING	ELEVATION
1	1497789.57	1522550.27	5420.97
2	1497791.92	1522559.17	5421.00
3	1497792.29	1522586.35	5421.34
4	1497775.91	1522607.78	5421.60
5	1497749.65	1522613.94	5421.71
6	1497725.46	1522602.04	5421.68
7	1497714.32	1522577.47	5421.48
8	1497721.30	1522551.42	5421.20
9	1497743.23	1522535.73	5420.92
10	1497761.39	1522511.56	5420.61



SEE SHEET 6 FOR
E & F QUARTER POINT
INFORMATION

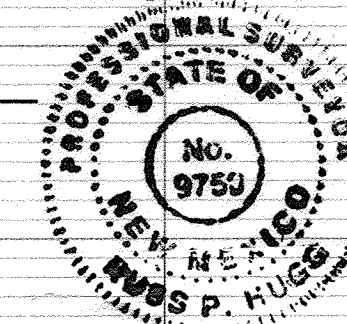
SNOW CREEK COURT



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NMPs No. 9750
13, 2014



RECORD DRAWINGS

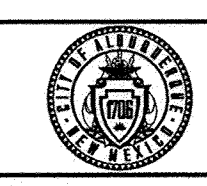
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KEYED NOTES

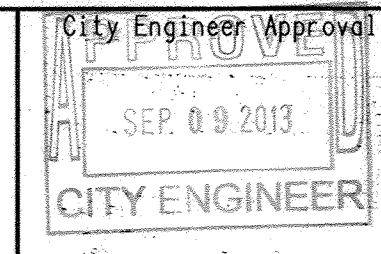
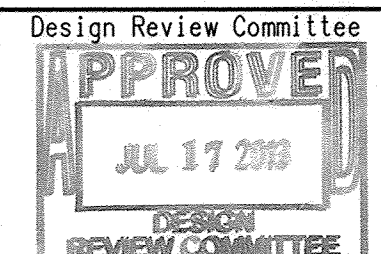
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Bohannon & Huston



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
PAVING PLAN AND PROFILE
MISTY SAGE COURT AND SNOW CREEK COURT



City Project No.

730076

Zone Map No.

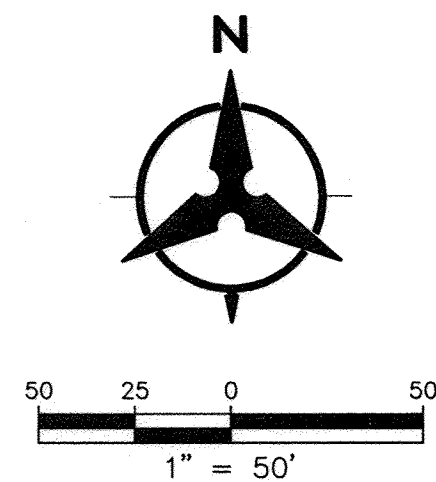
C-09-Z

Sheet

7

Of

14



MATERIALS:

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

WATER SHUT-OFF PLAN:

FOR CONNECTION VALVES CLOSED
EAGLE HILLS DRIVE VALVE #1
OASIS CANYON ROAD VALVE #2
MISSION RIDGE DRIVE VALVE #3
UNIVERSE BOULEVARD VALVE #4

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

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://abowia.org/content/view/full/463/129/>.

STANDARD DRAWINGS

MH TYPE 'C', STD DWG 2101
MH TYPE 'E', STD DWG 2102
VALVE BOXES, STD DWG 2326
SAS SERVICES, STD DWG 2125
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.

RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4')	(6')	(8')	(12')
4" x 6" x 8" TEE				
6" x 8" x 4" TEE	1'	1'		
8" x 8" x 8" TEE		1'		
12" x 12" x 12" TEE			1'	
12" x 12" x 8" TEE				15'
11.25" BEND	1'	1'	2'	2'
22.5" BEND	2'	3'	3'	5'
45" BEND	4'	5'	7'	10'
90" BEND	9'	13'	17'	24'
VALVE/HEAD END	21'	30'	39'	55'
6" x 4" REDUCER		15'		
8" x 6" REDUCER			16'	
12" x 6" REDUCER				40'
12" x 8" REDUCER				29'

JOINT RESTRAINT NOTES: RECORD DRAWINGS

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.

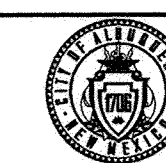
GENERAL NOTES

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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
WL	PROPOSED WATER LINE
—	PROPOSED VALVE
—	PROPOSED HYDRANT
—	PROPOSED CAP
■	PROPOSED WATER METER
●	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED STORM DRAIN

Bohannon & Huston

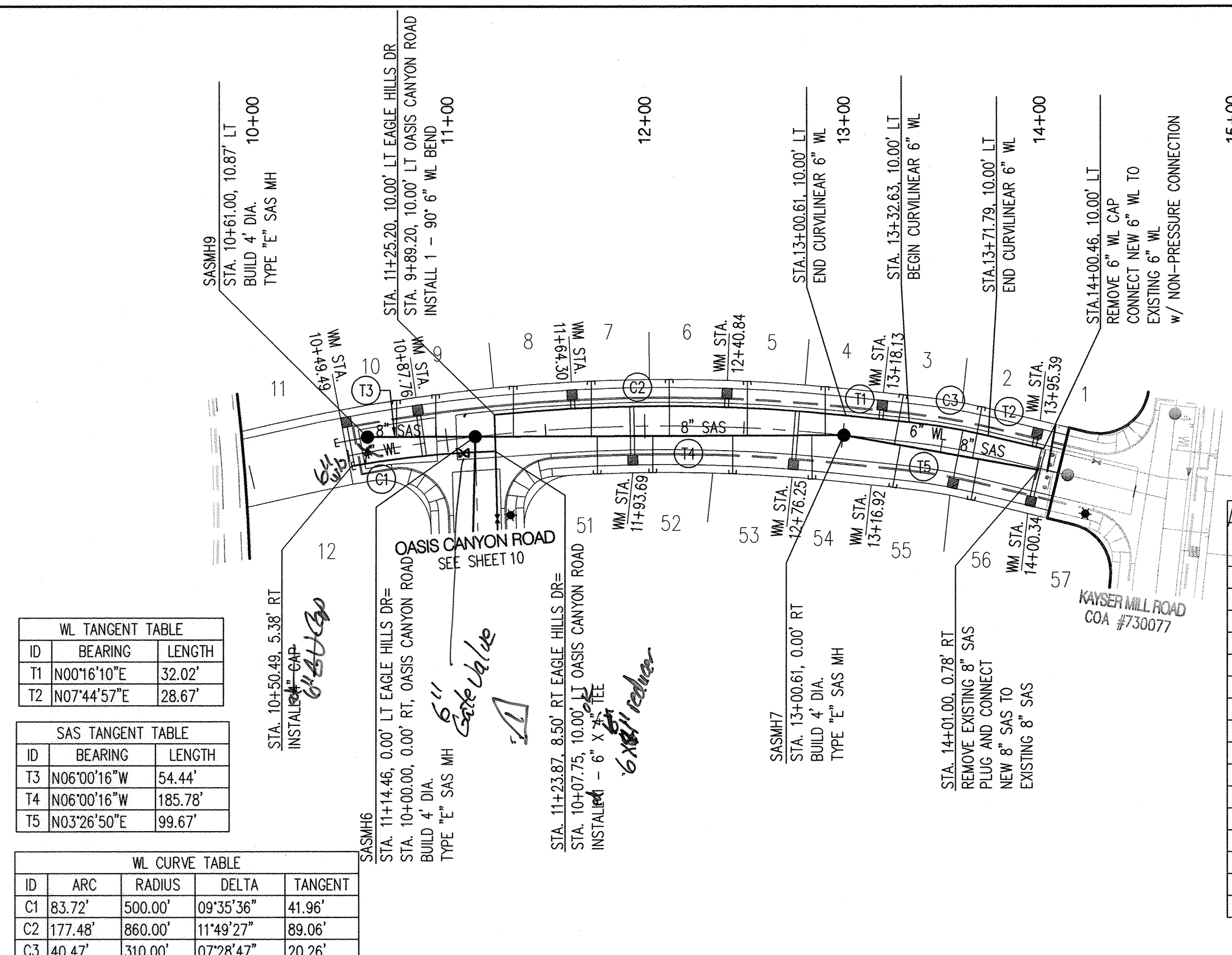


**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
OVERALL UTILITY PLAN

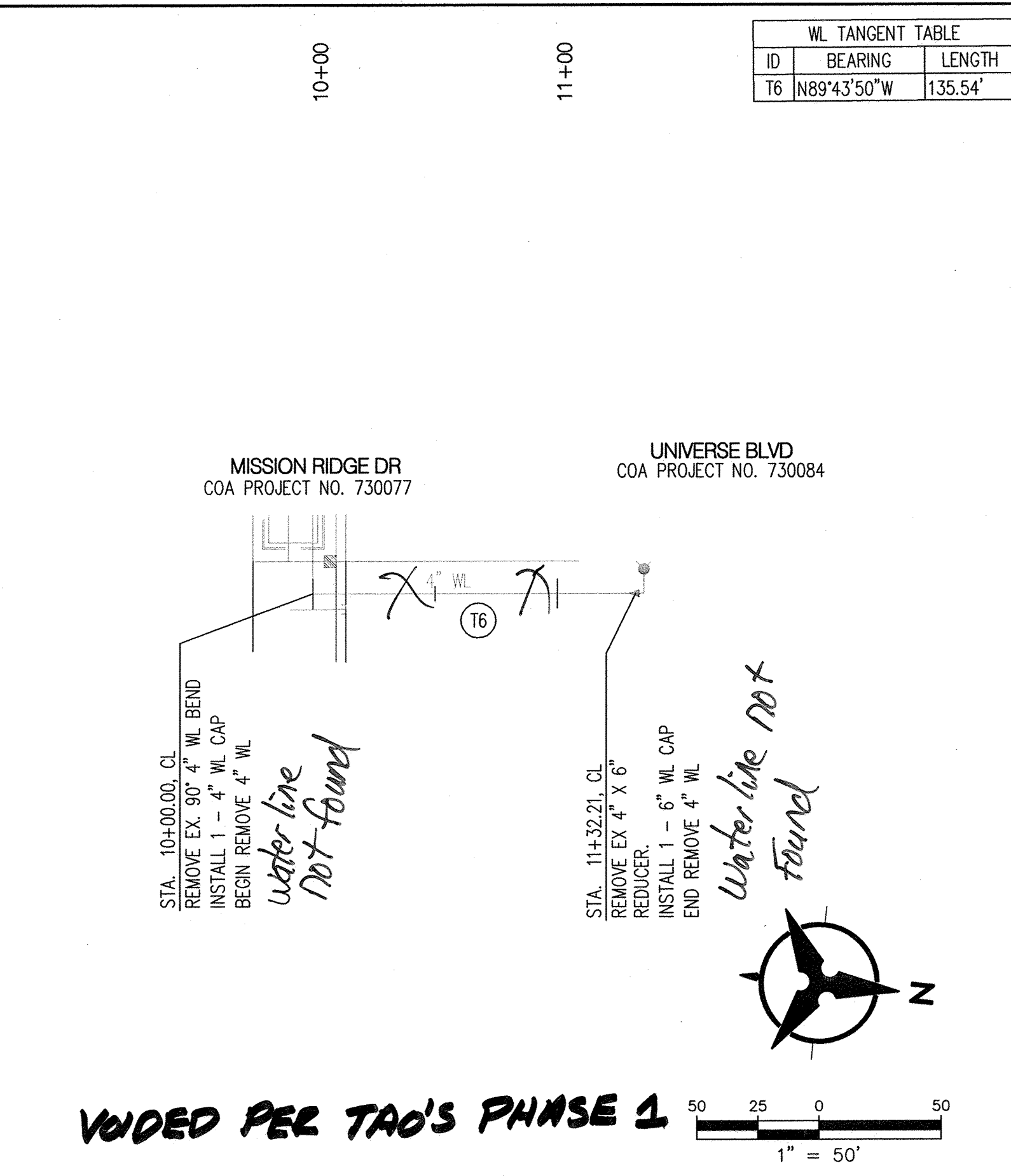
Design Review Committee APPROVE JUL 17 2013 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVE SEP 09 2013 CITY ENGINEER	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 730076	Zone Map No. C-9-Z	Sheet 8	Of 14	13

RECORD DRAWINGS



SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
2	13+66.61, 2.76'RT	26.26'	5419.77
3	13+26.33, 1.83'RT	25.39'	5419.51
4	12+91.19, 0.98'RT	24.60'	5419.21
5	12+51.96, 3.94'RT	27.47'	5419.03
6	12+12.46, 5.08'RT	28.58'	5418.81
7	11+72.92, 4.39'RT	27.91'	5418.57
8	11+33.60, 1.88'RT	25.48'	5418.28
9	10+94.75, 2.40'LT	21.28'	5418.24
10	10+75.24, 5.25'LT	18.47'	5418.34
11	10+60.91, 7.64'LT	16.52'	5418.42
51	11+75.93, 4.51'RT	19.01'	5418.41
52	12+04.05, 5.08'RT	18.42'	5418.56
53	12+44.47, 4.29'RT	19.23'	5418.82
54	12+84.49, 1.62'RT	21.98'	5419.11
55	13+29.33, 2.04'RT	21.51'	5419.45
56	13+69.65, 2.61'RT	20.92'	5419.68

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.



EXISTING WATERLINE ALIGNMENT

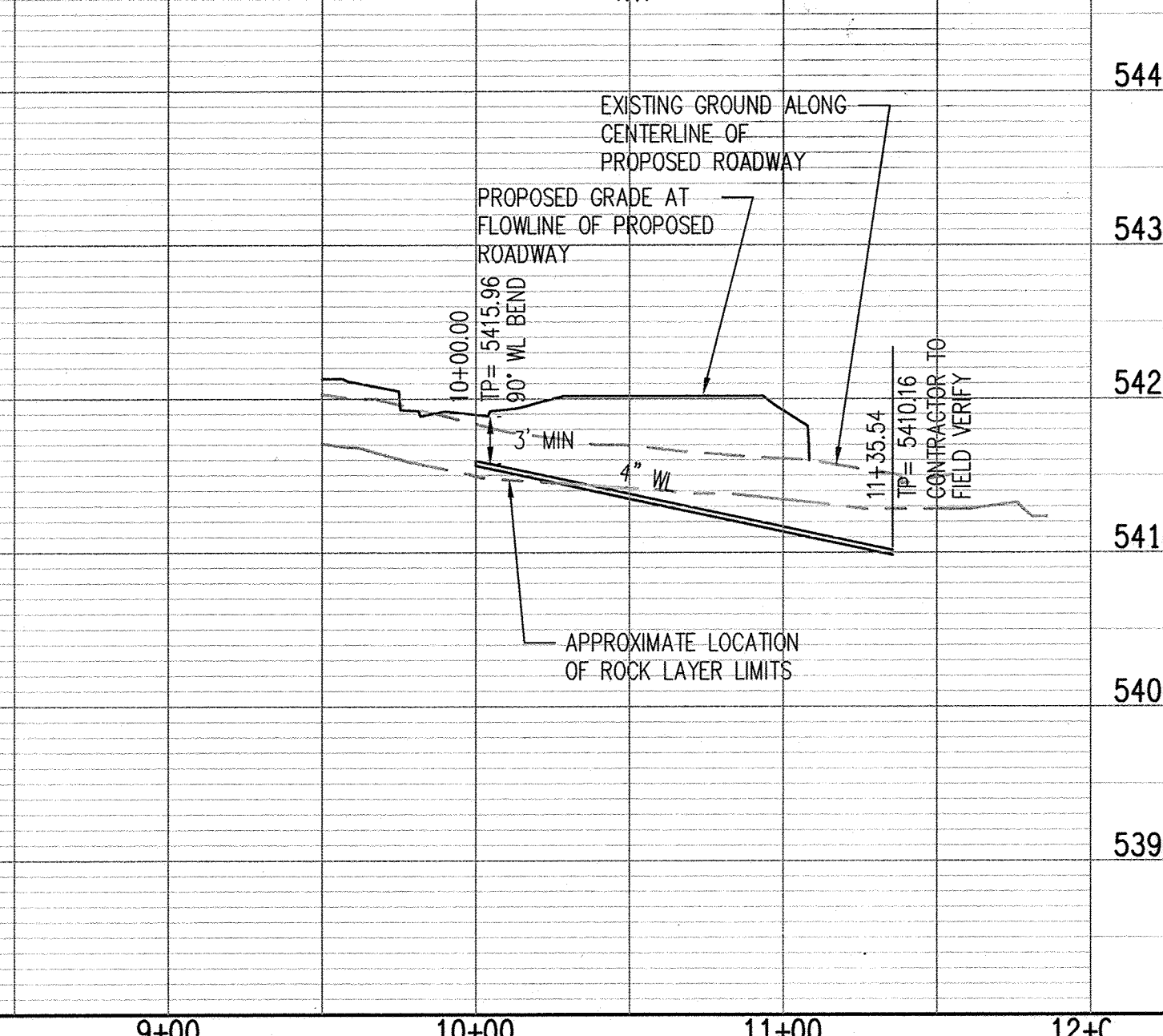
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Russ P. Hugg
NMPs No. 9750
1/13, 2014

STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG



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 - 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 CROSSINGS 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 C FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE.

- 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

"AS-BUILT" LOCATION OF MANHOLES & VALVES

VALVE / MH	NORTHING	EASTING
SASMH9	1522351.34	14971213.54
SASMH7	1522591.24	1497189.03
GU 5	1522442.284	1497464.321

NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE

Bohannon & Huston

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TAOS UNIT 2 at the TRAILS UNIT 2
UTILITY PLAN AND PROFILE
EAGLE HILL DRIVE AND EXISTING WATERLINE ALIGNMENT

APPROVE

JUL 17 2013

DESIGN REVIEW COMMITTEE

CITY ENGINEER

SEP 09 2013

City Project No. 730076

Zone Map No. C-09-Z

Sheet 9 of 14

AS-BUILT INFORMATION

CONTRACTOR: Frank Inc. DATE: 1/14

INSPECTOR: DATE: 1/14

ACCEPTANCE BY: DATE: 1/14

VERIFICATION BY: DATE: 1/14

DRAWN BY: DATE: 1/14

RECORDED BY: DATE: 1/14

NO. 5425.21

NAVD 1988 ELEVATION = 5425.21

ENGINEER'S SEAL

1/14/13 REF. #7 Change 8/14/13

REVISIONS

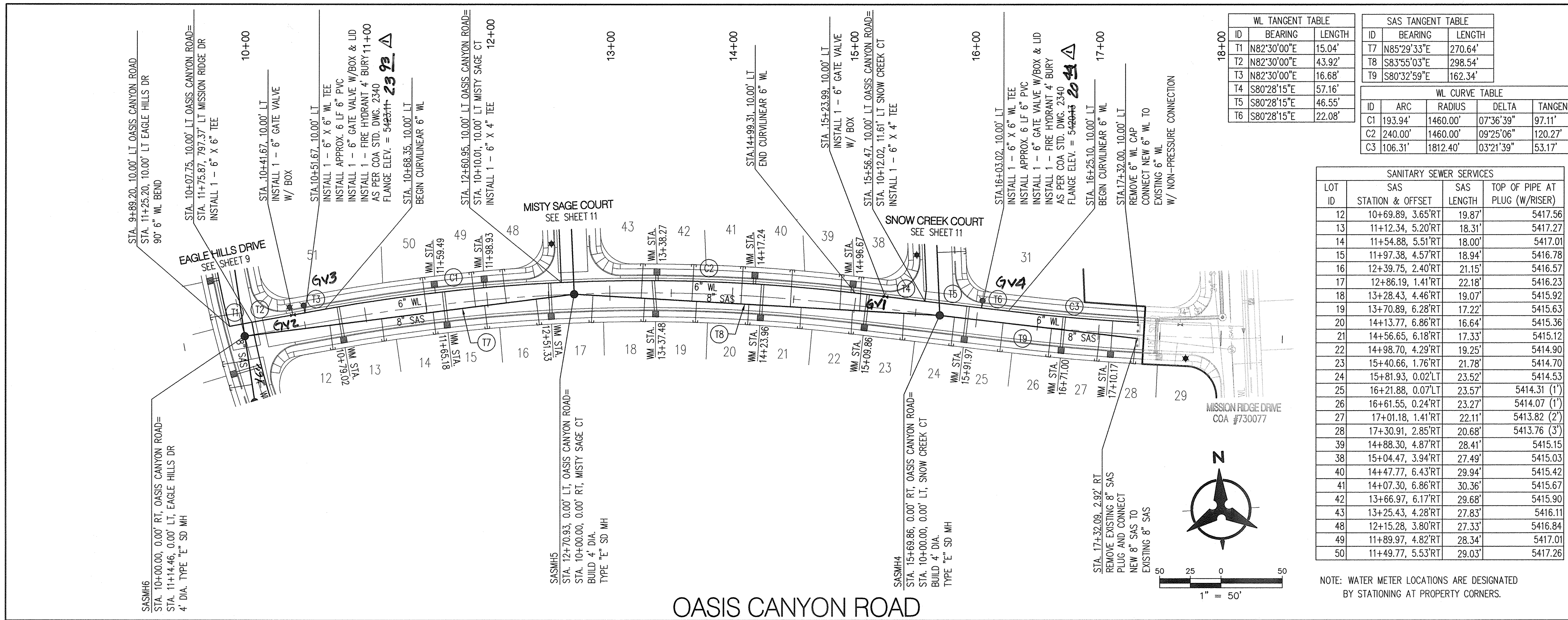
DESIGN

DATE: 05/2011

DATE: 05/2011

DATE: 05/2011

RECORD DRAWINGS

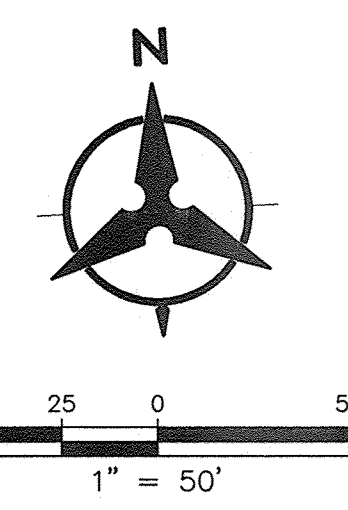


W/L TANGENT TABLE		
ID	BEARING	LENGTH
T1	N82°30'00"E	15.04'
T2	N82°30'00"E	43.92'
T3	N82°30'00"E	16.68'
T4	S80°28'15"E	57.16'
T5	S80°28'15"E	46.55'
T6	S80°28'15"E	22.08'

SAS TANGENT TABLE		
ID	BEARING	LENGTH
T7	N85°29'33"E	270.64'
T8	S83°55'03"E	298.54'
T9	S80°32'59"E	162.34'

W/L CURVE TABLE			
ID	ARC	RADIUS	DELTA
C1	193.94'	1460.00'	07°36'39"
C2	240.10'	1460.00'	09°25'06"
C3	106.31'	1812.40'	03°21'39"

SANITARY SEWER SERVICES			
LOT	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/ RISER)
12	10+69.89, 3.65'RT	19.87'	5417.56
13	11+12.34, 5.20'RT	18.31'	5417.27
14	11+54.88, 5.51'RT	18.00'	5417.01
15	11+97.38, 4.57'RT	18.94'	5416.78
16	12+39.75, 2.40'RT	21.15'	5416.57
17	12+86.19, 1.41'RT	22.18'	5416.23
18	13+28.43, 4.46'RT	19.07'	5415.92
19	13+70.89, 6.28'RT	17.22'	5415.63
20	14+13.77, 6.86'RT	16.64'	5415.36
21	14+56.65, 6.18'RT	17.33'	5415.12
22	14+98.70, 4.29'RT	19.25'	5414.90
23	15+40.66, 1.76'RT	21.78'	5414.70
24	15+81.93, 0.02'LT	23.52'	5414.53
25	16+21.88, 0.07'LT	23.57'	5414.31 (1')
26	16+61.55, 0.24'RT	23.27'	5414.07 (1')
27	17+01.18, 1.41'RT	22.11'	5413.82 (2')
28	17+30.91, 2.85'RT	20.68'	5413.76 (3')
29	14+88.30, 4.87'RT	28.41'	5415.15
30	15+04.47, 3.94'RT	27.49'	5415.03
31	14+47.77, 6.43'RT	29.94'	5415.42
32	14+07.30, 6.86'RT	30.36'	5415.67
33	13+66.97, 6.17'RT	29.68'	5415.90
34	13+25.43, 4.28'RT	27.83'	5416.11
35	12+15.28, 3.80'RT	27.33'	5416.84
36	11+89.97, 4.82'RT	28.34'	5417.01
37	11+49.77, 5.53'RT	29.03'	5417.26



NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

- ### 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)
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LEGEND

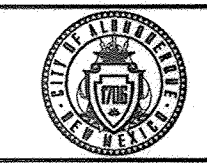
- DOUBLE WATER METER
- SINGLE WATER METER
- WATER LINE SHUTOFF VALVE
- WATER LINE TEE
- SAS LATERAL
- SAS MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE

"AS-BUILT" LOCATION OF MANHOLES & VALVES

VALVE / MH	NORTHING	EASTING
SASMH6	152 2407.34	149 7208.18
GVA	152 2413.44	149 7193.03
GVB	152 2421.73	149 7247.64
GVC	152 2425.26	149 7257.55
GVA	152 2403.24	149 7809.62

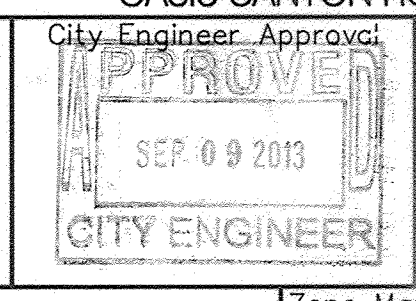
NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE

Bohannon & Huston

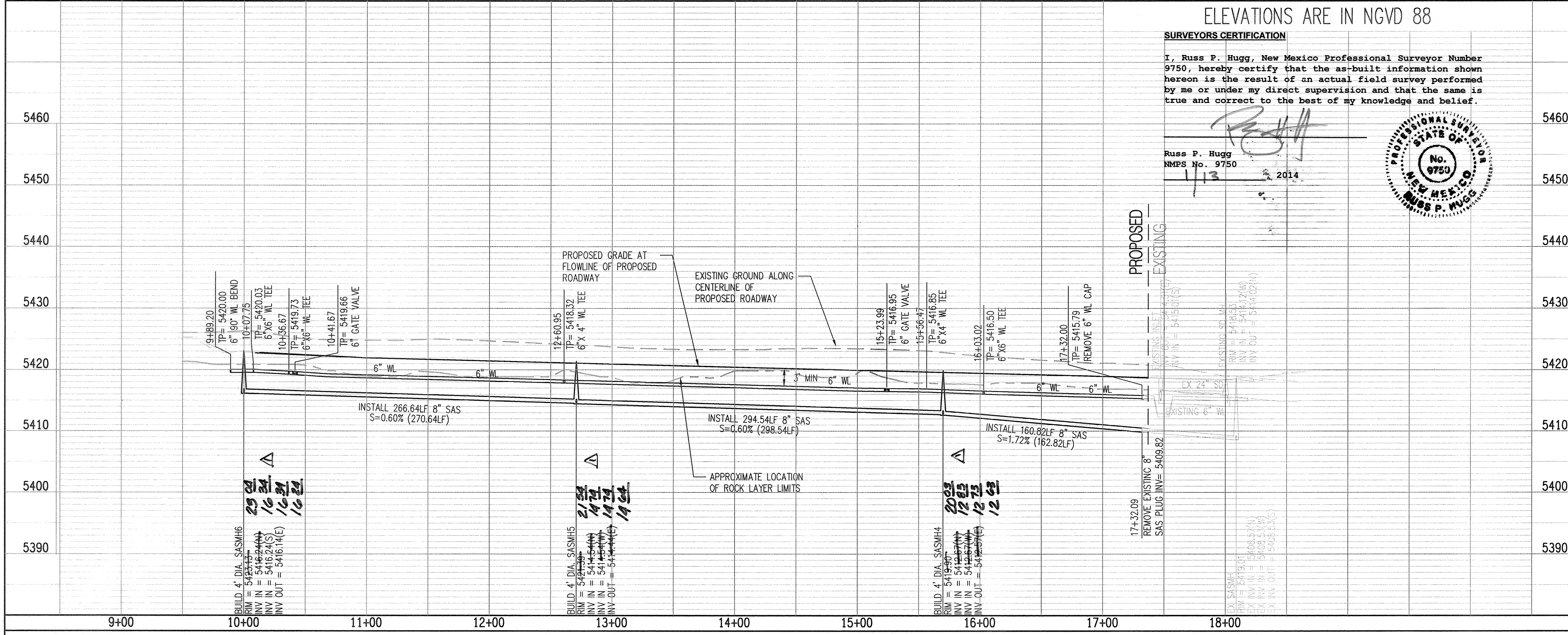


**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
UTILITY PLAN AND PROFILE
OASIS CANYON ROAD



City Project No.	Zone Map No.	Sheet	Of
730076	C-09-Z	10	14



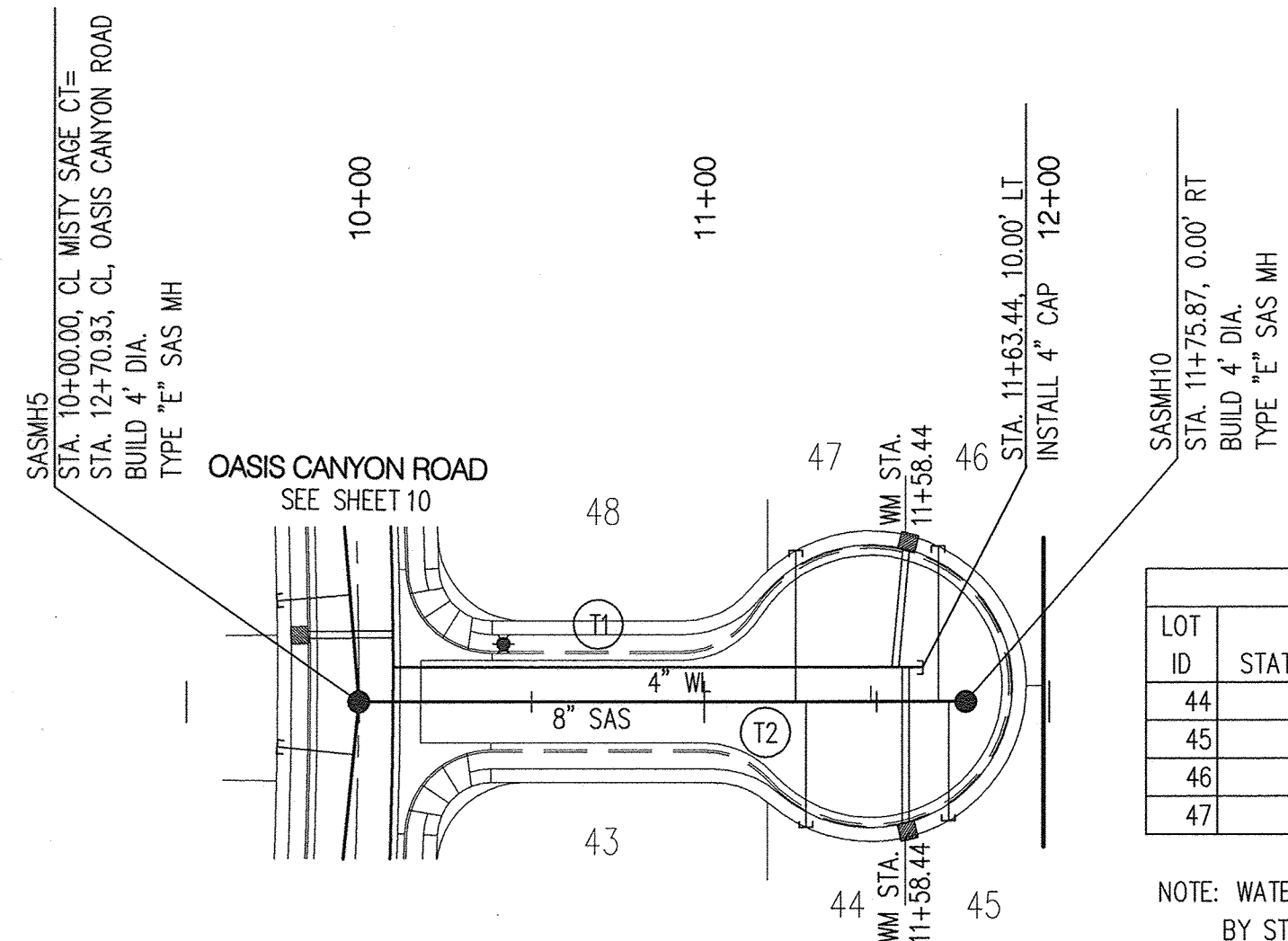
ELEVATIONS ARE IN NGVD 88

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
1/13 2014

RECORD DRAWINGS

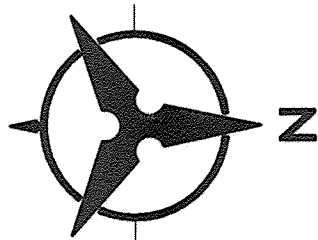


WL TANGENT TABLE		
ID	BEARING	LENGTH
T1	S00°16'10"W	153.44'

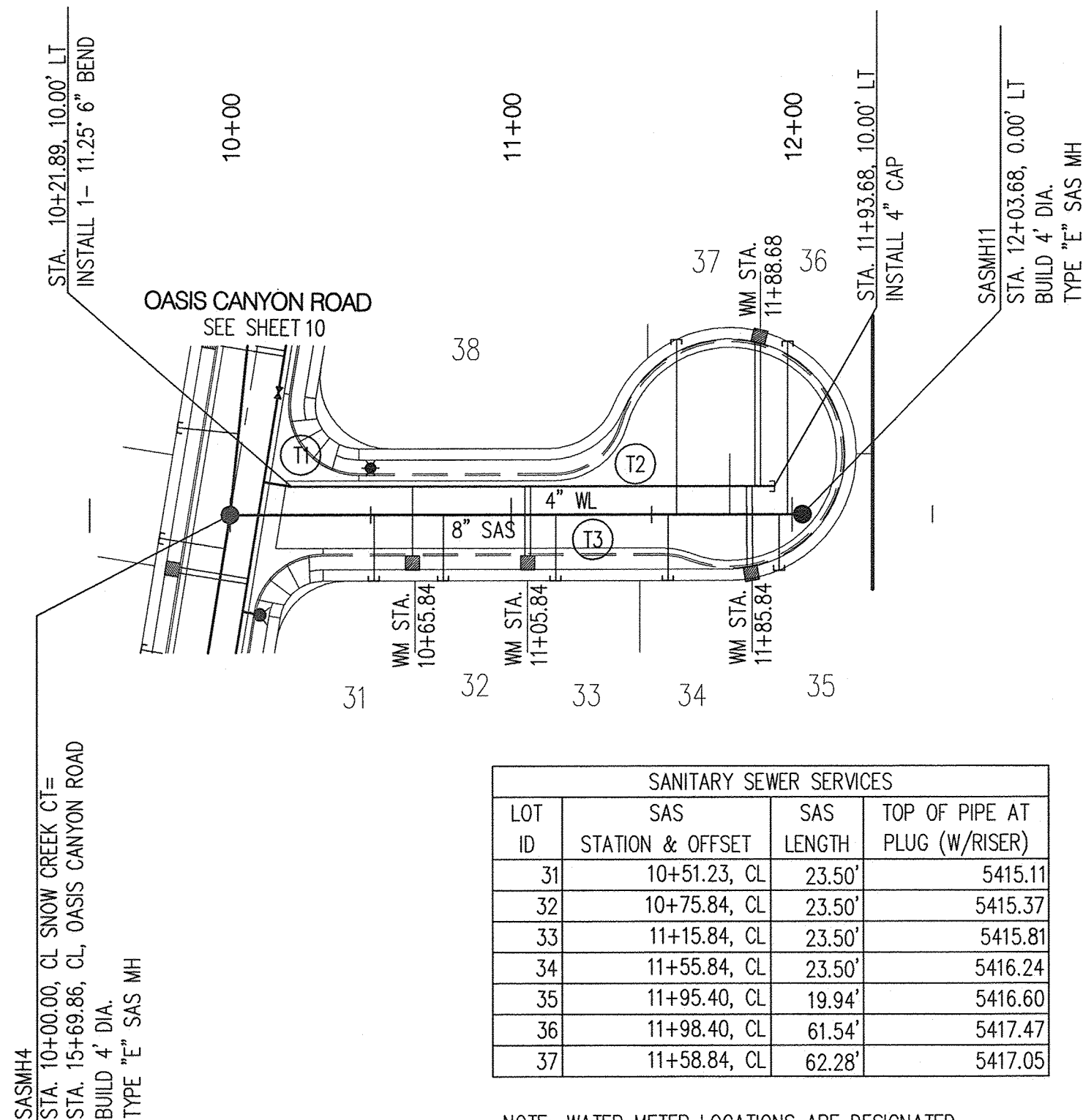
SAS TANGENT TABLE		
ID	BEARING	LENGTH
T2	S00°16'10"W	175.87'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
44	11+29.59, CL	36.36'	5417.83
45	11+70.87, CL	34.51'	5418.16
46	11+67.87, CL	45.09'	5418.35
47	11+26.57, CL	43.83'	5417.95

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.



MISTY SAGE COURT

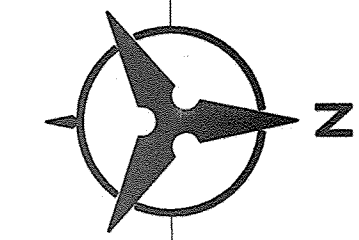


WL TANGENT TABLE		
ID	BEARING	LENGTH
T1	S09°31'45"W	10.00'
T2	N00°16'10"E	171.78'

SAS TANGENT TABLE		
ID	BEARING	LENGTH
T3	N00°16'10"E	203.68'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
31	10+51.23, CL	23.50'	5415.11
32	10+75.84, CL	23.50'	5415.37
33	11+15.84, CL	23.50'	5415.81
34	11+55.84, CL	23.50'	5416.24
35	11+95.40, CL	19.94'	5416.60
36	11+98.40, CL	61.54'	5417.47
37	11+58.84, CL	62.28'	5417.05

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.



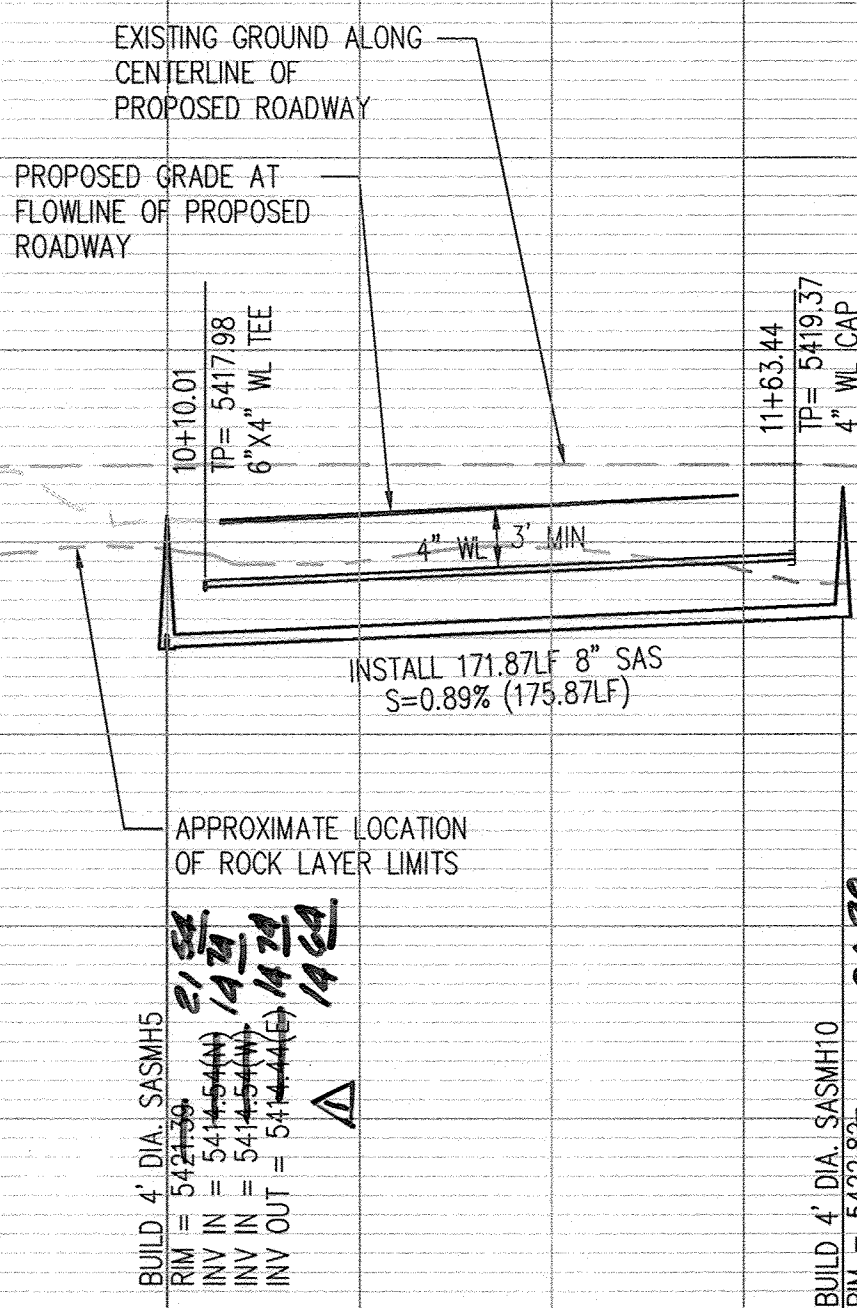
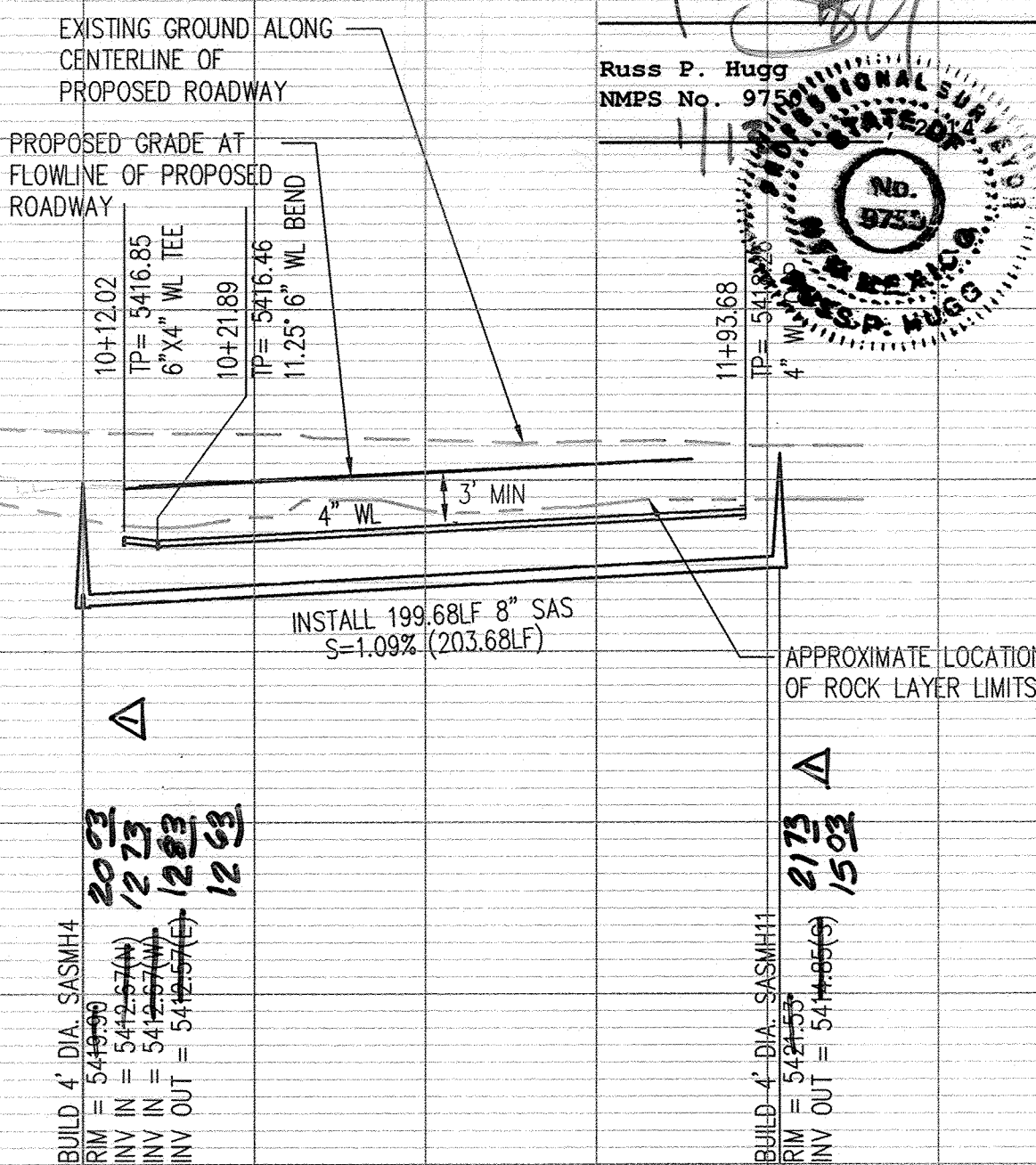
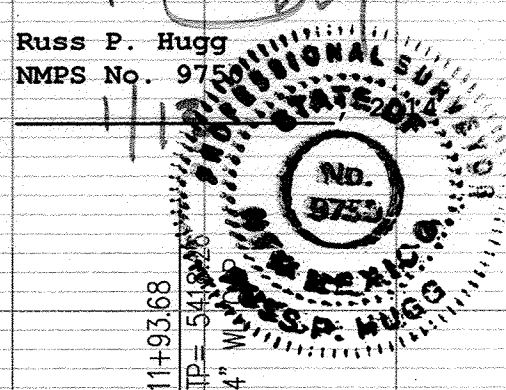
SNOW CREEK COURT

ELEVATIONS ARE IN NGVD 88

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Russ P. Hugg
NMPS No. 9750



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LEGEND

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- 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

"AS-BUILT" LOCATION OF MANHOLES & VALVES

VALVE / MH	NORTHING	EASTING
SASMH5	1522427.18	1497476.81
SASMH10	1522604.87	1497479.12
SASMH4	1522396.38	1497772.78
SASMH11	1522601.33	1497774.79

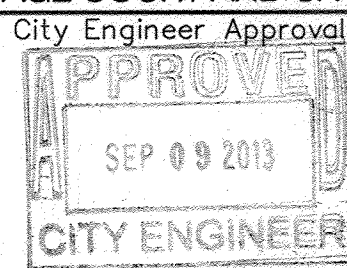
NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE

Bohannon & Huston



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
UTILITY PLAN AND PROFILE
MISTY SAGE COURT AND SNOW CREEK COURT



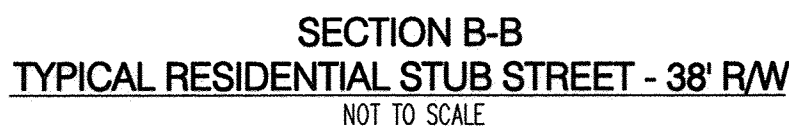
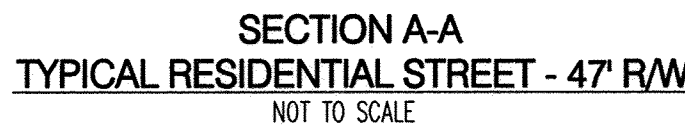
City Project No.

730076

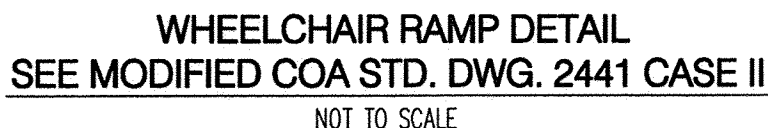
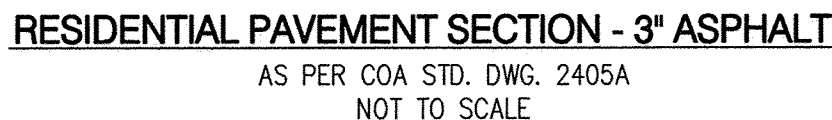
Zone Map No.
C-09-Z

Sheet

11 of 14

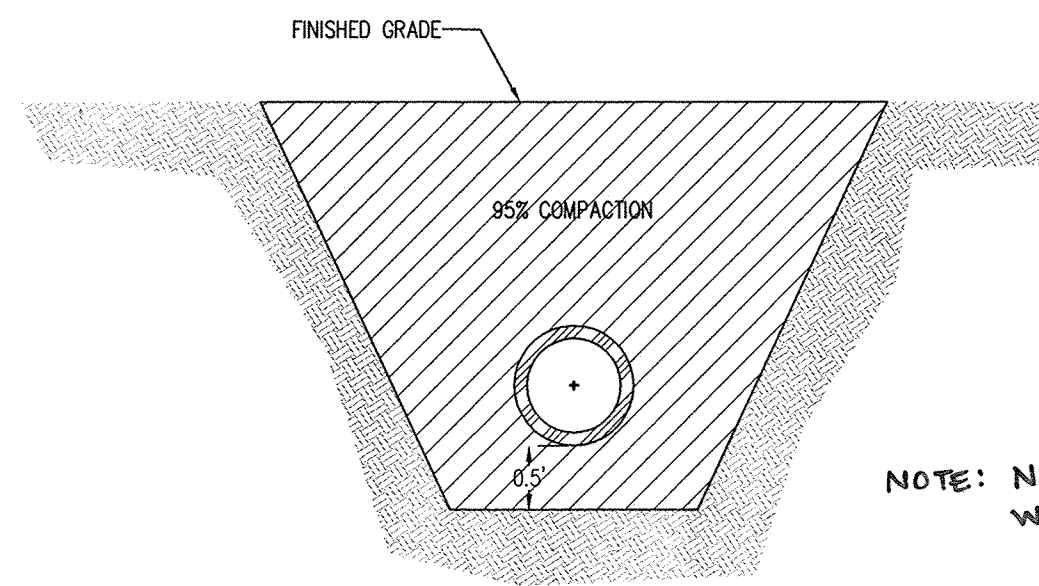


NOTE:
REFER TO INDIVIDUAL PAVING PLAN AND PROFILE SHEETS FOR LOCATION OF DEFERRED
SIDEWALKS AND TRANSITION LOCATIONS OF ROLL CURB TO STANDARD CURB & GUTTER.



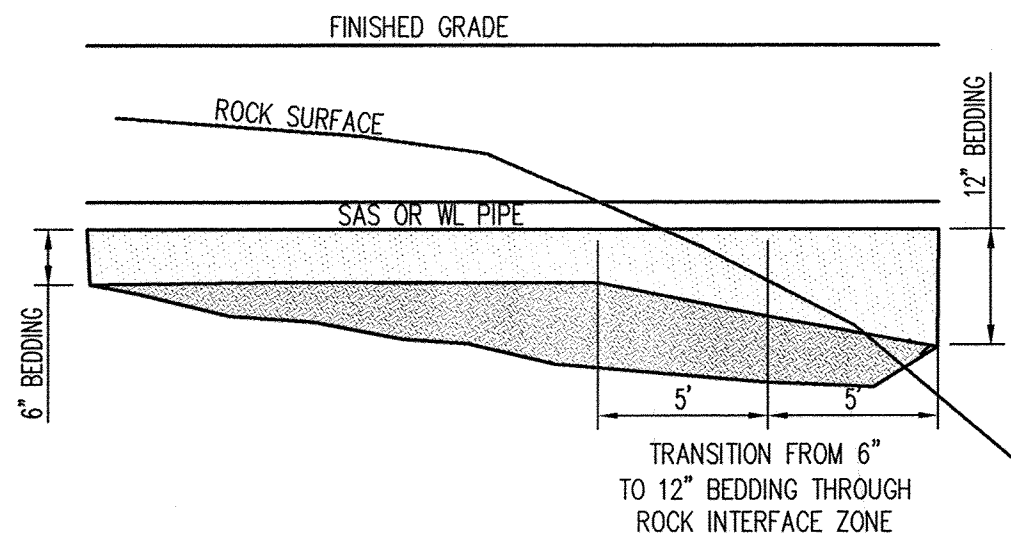
Bohannon Huston

RECORD DRAWINGS



ABCWUA TYPICAL TRENCH COMPACTION DETAIL
FOR PUBLIC WATER AND SANITARY SEWER LINES
NOT TO SCALE

NOTE: NO CRUSHED/BLASTED BASALT
WITHIN 1' OF SAS OR WL PIPE
EJS
8/10/11



ROCK TRENCH DETAIL
NOT TO SCALE

SUPPLEMENTAL SPECIFICATION

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		MICRO-FILM INFORMATION	
CONTRACTOR	DATE			FIELD NOTES	DATE			No.	Date			CONTRACTOR	DATE
INSPECTOR'S	DATE			BY								INSPECTOR'S	DATE
STAMPED BY	DATE											STAMPED BY	DATE
VERIFICATION BY	DATE											VERIFICATION BY	DATE
CONTRACTOR	DATE											CONTRACTOR	DATE
NO.												NO.	

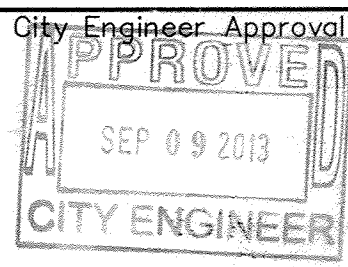


Bohannon & Huston



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TAOS UNIT 2 at the TRAILS UNIT 2
MISCELLANEOUS UTILITY DETAILS



Last Design Update

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

City Project No.

730076

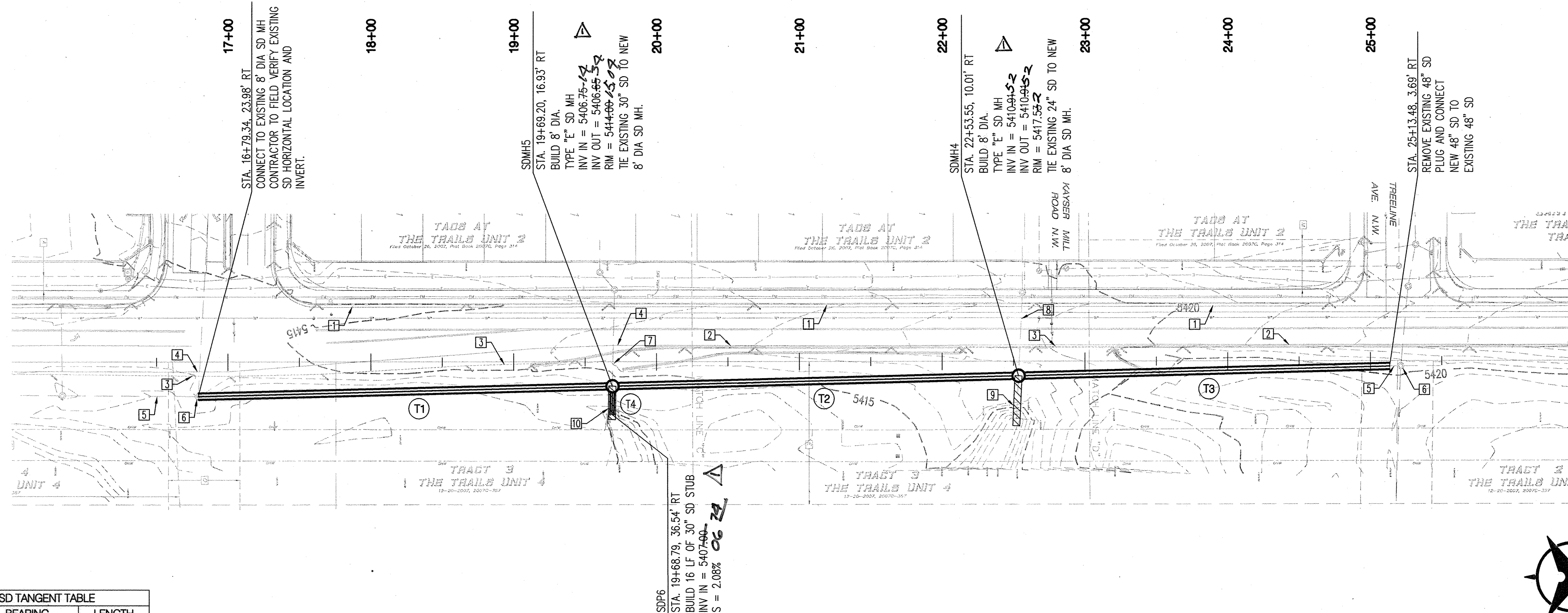
Zone Map No.
C-09-Z

Sheet

13

Of
14

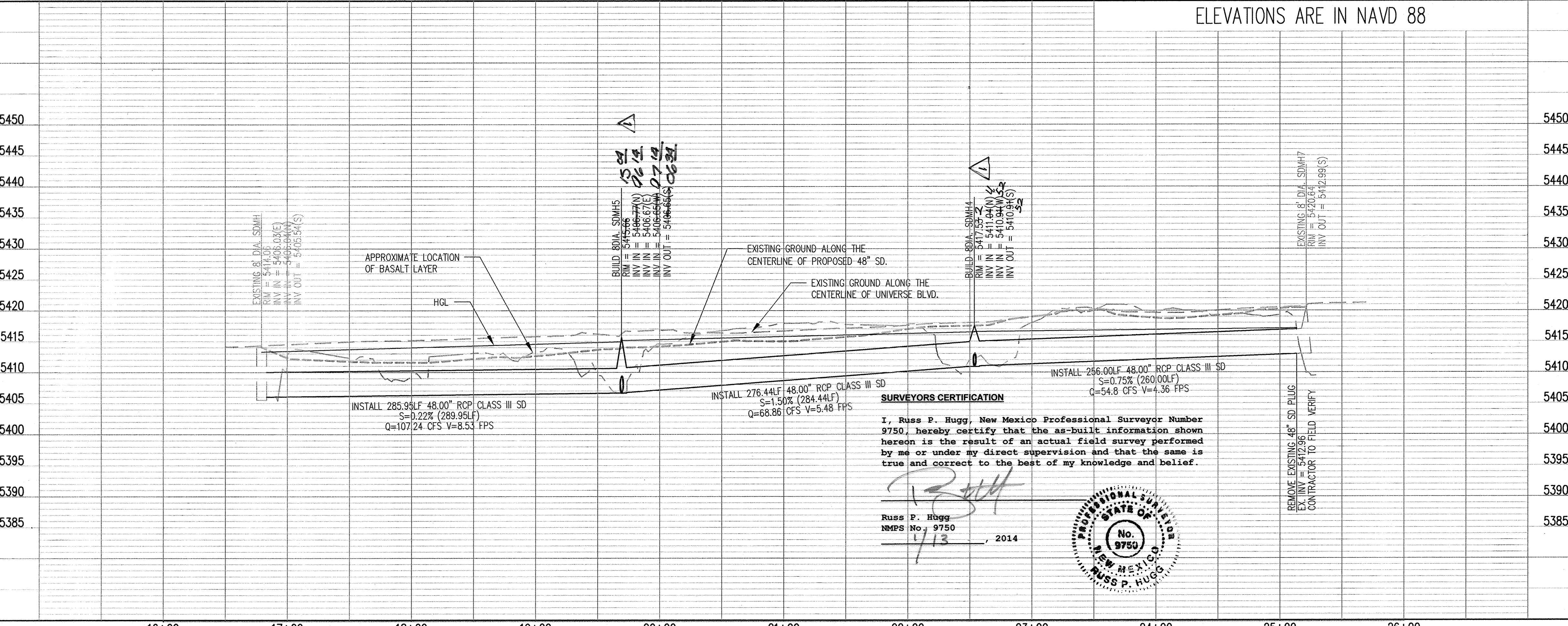
RECORD DRAWINGS



SD TANGENT TABLE		
ID	BEARING	LENGTH
T1	N01°07'24"W	289.95'
T2	N01°07'24"W	284.44'
T3	N01°07'24"W	260.00'
T4	S88°30'46"E	19.61'

UNIVERSE STORM DRAIN

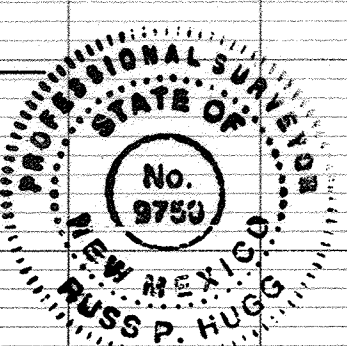
ELEVATIONS ARE IN NAVD 88



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Russ P. Hugg
NMPS No. 9750
1/13, 2014



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- 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 GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

KEYED NOTES

- EXISTING CURB & GUTTER
- EXISTING MEDIAN CURB & GUTTER
- EXISTING EDGE OF ASPHALT
- EXISTING EXTRUDED ASPHALT CURB
- EXISTING 48\"/>

NOTES:

- ALL SHOULDER WORK, CLEAR ZONE & SIDE SLOPE CRITERIA ROADSIDE DESIGN CRITERIA DURING WORK & NON WORK HOURS
- CONTRACTOR TO COORDINATE WITH THE CITY OF ALBUQUERQUE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR TO COORDINATE WITH SAD 228 CITY OF ALBUQUERQUE PM MANH TRAN (168.2791) PRIOR TO START OF CONSTRUCTION.
- THE DOWNSTREAM STORM DRAIN SHALL BE IN PLACE PRIOR TO THE REMOVAL OF THE 24\"/>

Bohannon & Huston
www.bhinc.com 800.877.5332



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TAOS UNIT 2 at the TRAILS UNIT 2
UTILITY PLAN AND PROFILE
UNIVERSE STORM DRAIN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 17 2013 DESIGN REVIEW COMMITTEE	APPROVED SEP 09 2013 CITY ENGINEER		
Last Design Update			

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