

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

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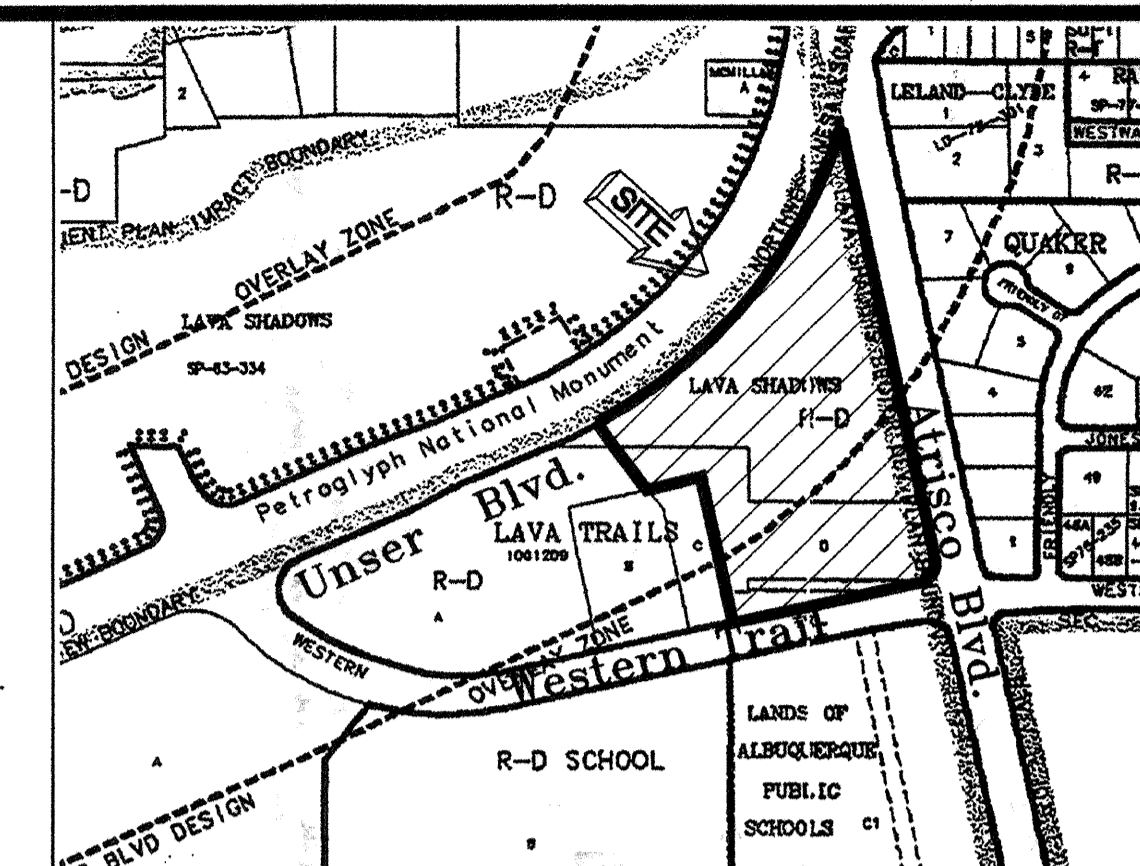
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*Community
Sciences
Corporation*

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 11-11-85



VICINITY MAP F-10,11

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION AS AMENDED THROUGH UPDATE #7 (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS).

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.

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

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

BACKFILL COMPACTION WILL BE IN ACCORDANCE WITH SPECIFIED STREET
USE.

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

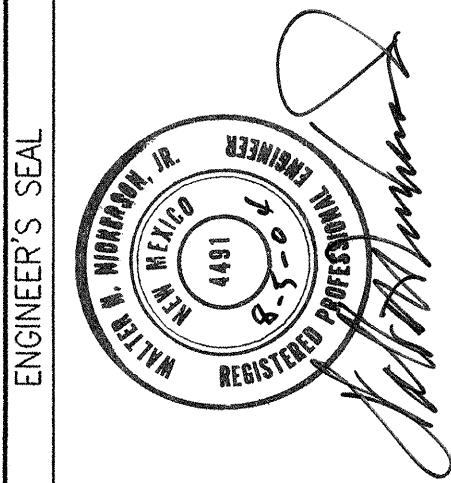
FOR STORM DRAIN CONSTRUCTION, RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF CONSTRUCTION.

[illegible]

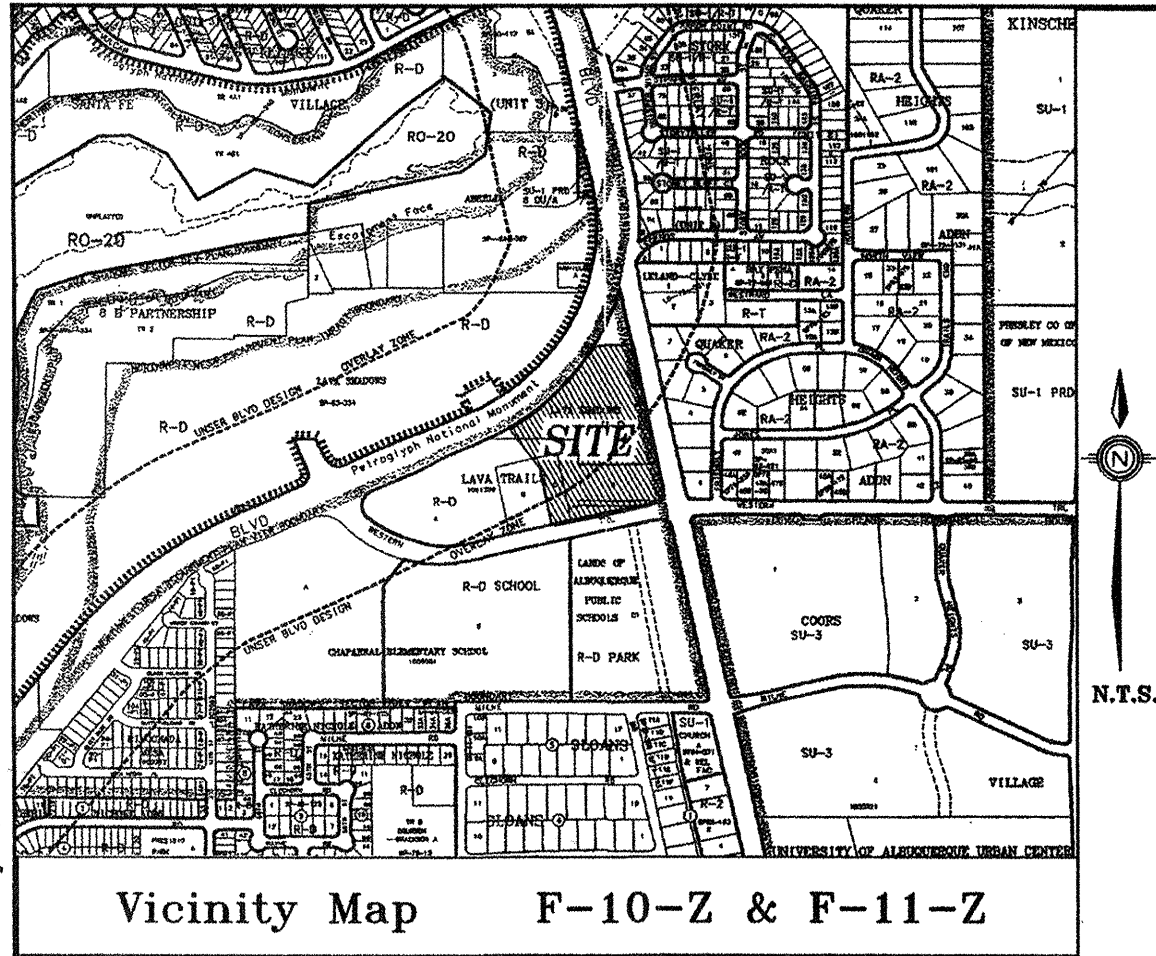
GENERAL NOTES

- ALL RADII OF CURB RETURNS ARE SHOWN TO FLOWLINE.
- UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FLOWLINE.
- ALL FINISH GRADES AND PROFILES SHOWN ARE FLOWLINE GRADES, UNLESS OTHERWISE NOTED. MATCH FLOW LINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER TO EXISTING.
- ALL UTILITY POLES ARE TO BE RELOCATED BY OTHERS.
- CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.
- WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST JOINT.
- ALL GAS VALVE BOXES, GAS MANHOLES, ELECTRICAL MANHOLES, AND TELEPHONE MANHOLES WILL BE ADJUSTED TO GRADE BY OTHERS.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE & CABLE LOCATING SERVICE, NM ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION.
- EXACT LOCATION OF DRIVE PADS AND WHEELCHAIR RAMPS WILL BE DETERMINED IN THE FIELD BY THE FIELD ENGINEER. LOCATIONS SHOWN ON PLANS AND PROFILE SHEETS ARE APPROXIMATE.
- THE APPLICABLE CITY OF ALBUQUERQUE STANDARD DETAILS ARE INCLUDED AT THE BACK OF THE SPECIFICATIONS.
- ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THIS CONTRACT, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
- SUB GRADE PREPARATION UNDER CURB AND GUTTERS, DRIVE PADS AND SIDEWALK SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH AND SHALL BE INCLUDED IN THE BID PRICE FOR SUCH ITEMS.
- A DISPOSAL SITE, COMPLYING WITH ALL CITY ORDINANCES, SHALL BE OBTAINED BY THE CONTRACTOR FOR THE DISPOSAL OF ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVEMENT (EXCEPT MILLED BITUMINOUS CONCRETE PAVEMENT) AND OTHER WASTE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OF THE LOCATION OF THE DISPOSAL SITE PRIOR TO THE REMOVAL AND ACTUAL DISPOSAL OF THE MATERIAL. ALL COSTS IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.
- THE CONTRACTOR WILL BE REQUIRED TO CONFINED HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR R.O.W. TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.
- FIFTY (50) TON ROLLER OPERATION SHALL NOT BE USED IN THIS PROJECT WHERE UNDERGROUND UTILITIES ARE PRESENT. THE REQUIRED COMP ACTING AT THESE LOCATIONS SHALL BE EFFECTED BY OTHER MEANS.
- ALL EXCAVATIONS FOR STORM DRAINS, AND OTHER EXCAVATIONS AS NECESSARY, SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY AND HEALTH STANDARDS (TITLE 29, CFR, PART 1926 AND PART 1910 AS APPLICABLE TO CONSTRUCTION WORK - PUBLISHED IN THE FEDERAL REGISTER ON FEBRUARY 9, 1979).
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION 3 WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED OR REINSTALLED. (CALL 764-1599)
- WHERE PULL BOXES ABUT BACK OF CURB OR ARE LOCATED IN CONCRETE PAVED AREA, PROVIDE 1/2" EXPANSION MATERIAL. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING NEW CONDUIT TO EXISTING OR NEW TRAFFIC CONTROL FACILITIES. THIS WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.
- PERMANENT SIGNING AND ALL STRIPING SHALL BE BY CITY FORCES. CONSTRUCTION SIGNING AND STRIPING SHALL BE BY CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.
- EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY THE CONTRACTOR, AND THAT IS OUT OF ALIGNMENT OR DISPLACED VERTICALLY OR IS BADLY BROKEN OR DETERIORATED WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
- THE CONTRACTOR SHALL NOTIFY WATER SYSTEMS DIVISION AT LEAST 5 WORKING DAYS IN ADVANCE OR WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.

- ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
- ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS FOR EACH PHASE OF THE WORK AS DIRECTED BY THE FIELD ENGINEER. ALL SIGN LOCATIONS WILL BE SELECTED IN THE FIELD AND APPROVED BY THE FIELD ENGINEER. SIGN HEIGHT SHALL BE 7 FT. ABOVE THE SIDEWALK LEVEL TO THE BOTTOM OF SIGN.
- ALL DRUMS USED FOR TRAFFIC CONTROL MAY BE FILED WITH SAND OR WATER BALLAST LIMITED TO 100 LBS. MAXIMUM PER DRUM.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELING PEDESTRIAN TRAFFIC AROUND ALL WORK AREAS THROUGHOUT THE CONSTRUCTION PERIOD.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR AT LOCATION OF EXISTING OR AS INDICATED BY THIS PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ALL PROPERTY EXCEPT DURING ACTUAL PAVING OPERATIONS. PRIOR TO ANY PAVING OPERATIONS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 3 DAYS IN ADVANCE.
- THE CONCRETE PAVEMENT FOR WHEELCHAIR RAMPS IS INCLUDED IN THE BID ITEM, "4 INCH CONCRETE SIDEWALK INCLUDING 6 INCH SUB GRADE PREPARATION."
- ALL ADVANCE WARNING SIGNS AND ALL BARRICADES SHALL BE EQUIPPED WITH FLASHING WARNING LIGHTS, TYPE A, EXCEPT ALL CHANNELIZING BARRICADES SHALL HAVE STEADY BURNING WARNING LIGHTS, TYPE "C".
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS CONSTRUCTED ON THIS PROJECT AT LOCATION SHOWN ON THE PLANS, IN ACCORDANCE WITH CITY STANDARD DETAILS. WHEELCHAIR RAMPS SHALL BE MEASURED AND PAID AS CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER.
- CONCRETE BLOCKING WILL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.
- MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY IN ACCORDANCE WITH FINISHED PAVEMENT ELEVATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
- MILLED BITUMINOUS CONCRETE PAVEMENT WILL BE STOCKPILED FOR THE CITY AS DIRECTED BY ENGINEER.
- CONTRACTOR TO VERIFY ALL FLANGE, PAD, VALVE BOX, RIM AND TOP OF PIPE ELEVATIONS IN FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH REQUIREMENTS OF STANDARD CITY DETAILS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE CITY OF ALBUQUERQUE 5 WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH QWEST ON RELOCATION OF ANY TELEPHONE BOXES.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW CREWS TO PERFORM THEIR REQUIRED WORK.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COST INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).
- 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.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
- WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1" WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVE, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
- 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.



Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048			
JOB NO.: N494-06			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: RINCONADA TRAILS SUBDIVISION GENERAL NOTES			
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
<i>For Information Only</i>			
City Project No.	Zone Map No.	Sheet	of
737481	F-10,11	2	21



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 55 LOTS FROM ONE PARCEL; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; VACATE RIGHT OF WAY; 3) AND GRANT EASEMENTS AS SHOWN HEREON.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UPC NUMBERS:
UPC# 101106101016630401
UPC# 101106102315030402
UPC# 101106102827530403
UPC# 101106102319130404
UPC# 101106101219230405
UPC# 10110610142030715
PROPERTY OWNER OF RECORD: COLLATZ, INC. AND CLIFFORD CAPITAL FUND INC.

BY: _____ DATE: _____

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: _____ TITLE: _____ DATE: _____
CLIFFORD CAPITAL FUND, INC.

BY: _____ TITLE: _____ DATE: _____
COLLATZ, INC. A NEW MEXICO CORPORATION

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2004,

BY: _____
TITLE: _____ COLLATZ, INC., A NEW MEXICO CORPORATION

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2004,

BY: _____
TITLE: _____ CLIFFORD CAPITAL FUND, INC.

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

TRACT "A", OF THE BULK LAND PLAT, LANDS OF COLLATZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 06/08/2004, IN VOLUME 2004C, PAGE 179.

NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, (NAD 27), CENTRAL ZONE, GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS MONUMENT "NW 448-NM4" AND ACS MONUMENT "3-E10" WHICH BEARS NORTH 26°11'35" WEST.
- THIS PLAT GRANTS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY ON ALL LOTS ADJOINING SUCH RIGHT OF WAY.
- CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 12651").
- WALL ENCROACHMENT EASEMENTS REPRESENT THE EXTENTS OF POTENTIAL CONSTRUCTION FOR PERMITTING WALLS AND LANDSCAPING AREAS INSTALLED BY THE DEVELOPER/OWNER (PLAT SIGNATORIES) WHEREIN CONTRUCTED WALL ELEMENTS, INCLUDING FOOTINGS, ARE PLACED. IT IS THE LOT OWNER'S RESPONSIBILITY TO MAINTAIN SAID WALLS AND APPURTENANCES TO THE SAME EXTENT AS ALL OTHER PROPERTY LINE WALLS.

**FINAL PLAT OF
RINCONADA TRAILS**

BEING A REPLAT OF
LANDS OF COLLATZ, INC. TRACT A
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

LOT DATA:

PROJECT NO. _____ 1003112
CASE NO. _____
GROSS SUBDIVISION ACREAGE _____ 9.0512 ACRES
ZONE ATLAS INDEX NO. _____ F-10 AND F-11
NO. OF EXISTING TRACTS _____ 1
NO. OF EXISTING LOTS _____ 0
NO. OF LOTS CREATED _____ 55
NO. OF TRACTS CREATED _____ 0
MILES OF FULL WIDTH STREETS CREATED _____ 0.529
S.P. TALOS LOG _____ 2004053522
EXISTING ZONING _____ SU-1, RESIDENTIAL

APPROVALS:

SUBDIVISION APPLICATION NUMBER: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

CITY SURVEYOR _____ DATE _____

PNM GAS AND ELECTRIC SERVICES _____ DATE _____

QWEST COMMUNICATIONS, INC. _____ DATE _____

COMCAST CABLE _____ DATE _____

SURVEYORS CERTIFICATION

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

THOMAS W. PATRICK _____ DATE _____
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

SHEET 1 OF 4

DATE: JUNE, 2004	community sciences corporation		
SCALE: NONE			
CREW: TWP/GRR			
DRAWN: MYH			
JOB NO.: N 494-D6	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING

Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048			
JOB NO.: N494-06			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: RINCONADA TRAILS SUBDIVISION SUBDIVISION PLAT SHEET 1 OF 4			
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
For Information Only			
City Project No. 737481	Zone Map No. F-10,11	Sheet 3	of 21

2000

FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PSI2651"
- NR NON RADIAL
- △ CENTERLINE MONUMENT
- △ ACS CONTROL MONUMENT
- NOT MONUMENTED

NOTE: 10' P.U.E.'s SHOWN HEREON ARE GRANTED BY THIS PLAT UNLESS OTHERWISE NOTED.

UNSER BLVD. NW
(156' PUBLICLY DEDICATED R/W)

ZALTANA ROAD N.W.
46.00' R/W

CHENOA ROAD N.W.
46.00' R/W

AIONA DRIVE N.W.
50.00' R/W

ATRISCO DRIVE N.W.
(100' PUBLICLY DEDICATED RIGHT-OF-WAY)

WESTERN TRAIL ROAD NW
(RIGHT-OF-WAY WIDTH VARIES)

CITY OF ALBUQUERQUE TRACT C LAVA TRAILS SUBDIVISION
PG. 172
5/16/2002 BK. 2002C, PG. 172

CITY OF ALBUQUERQUE TRACT B LAVA TRAILS SUBDIVISION
PG. 172
5/16/2002 BK. 2002C, PG. 172

USGLO CLOSING CORNER
N 27°33'41"E 75.93'
FROM SOUTHWEST PROPERTY CORNER, OBLITERATED BY CONSTRUCTION. SEE SHEET 4 FOR DETAIL.

ACS MONUMENT "NM 448-N4A"
NAD 27 N.M. CENTRAL ZONE
X=365125.21
Y=1499735.31
GND TO GRID S.F.=0.9996767
Δ ALPHA = -00°15'34"
ELEV. (NAVD 1929) 5104.408

LOT LIST:

- Lot 1: 0.1318 Acres
- Lot 2: 0.1073 Acres
- Lot 3: 0.1733 Acres
- Lot 4: 0.1295 Acres
- Lot 5: 0.1240 Acres
- Lot 6: 0.1033 Acres
- Lot 7: 0.1148 Acres
- Lot 8: 0.1033 Acres
- Lot 9: 0.1148 Acres
- Lot 10: 0.1240 Acres
- Lot 11: 0.1148 Acres
- Lot 12: 0.1150 Acres
- Lot 15: 0.1503 Acres
- Lot 16: 0.0930 Acres
- Lot 17: 0.0930 Acres
- Lot 18: 0.1198 Acres
- Lot 19: 0.1211 Acres
- Lot 20: 0.0835 Acres
- Lot 21: 0.0934 Acres
- Lot 22: 0.1391 Acres
- Lot 23: 0.1202 Acres
- Lot 24: 0.1595 Acres
- Lot 25: 0.0972 Acres
- Lot 26: 0.1170 Acres
- Lot 27: 0.1241 Acres
- Lot 28: 0.1272 Acres
- Lot 29: 0.1183 Acres
- Lot 30: 0.1336 Acres
- Lot 37: 0.1072 Acres
- Lot 38: 0.1171 Acres
- Lot 39: 0.1052 Acres
- Lot 40: 0.1183 Acres
- Lot 41: 0.1081 Acres
- Lot 42: 0.1181 Acres
- Lot 43: 0.0975 Acres
- Lot 44: 0.1410 Acres
- Lot 45: 0.2156 Acres
- Lot 46: 0.1505 Acres
- Lot 47: 0.1202 Acres
- Lot 48: 0.1152 Acres
- Lot 49: 0.1158 Acres
- Lot 50: 0.1358 Acres
- Lot 51: 0.1142 Acres
- Lot 52: 0.1023 Acres
- Lot 53: 0.1023 Acres
- Lot 54: 0.1148 Acres
- Lot 55: 0.1244 Acres

EASEMENTS:

- 5' PRIVATE WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT
- 15' X 15' PRIVATE WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT
- P.U.E. AND PUBLIC DRAINAGE WATER AND SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- EXISTING 30' WIDE PUBLIC STORM DRAIN EASEMENT PER BULK PLAT FOR TRACTS A, B, C AND D, LAVA TRAILS SUBD. (5/16/2002; BK. 2002C, PG. 172)
- EXISTING 20' WIDE PUBLIC WATER LINE EASEMENT PER BULK PLAT FOR TRACTS A, B, C AND D, LAVA TRAILS SUBD. (5/16/2002; BK. 2002C, PG. 172)
- P.U.E. AND PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT
- EXISTING 10' P.U.E. LANDS OF COLLATZ, INC. BULK LAND PLAT (FILED 06/08/2004, VOL. 2004C, FOLIO 179)
- PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- PRIVATE WALL ENCROACHMENT EASEMENT (TYP) GRANTED BY THIS PLAT
- EXISTING PUBLIC RIGHT OF WAY VACATED BY THIS PLAT (04BRC 00259)
- 5' X 10' PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT
- PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, WIDTH VARIES. SEE DETAIL, SHEET 4

SCALE: 1" = 50'

SHEET 2 OF 4

community sciences corporation

DATE: JUNE, 2004
SCALE: NONE
DRAWN: TWP/GRR
MVH
JOB NO.: N 494-06
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

BEING A REPLAT OF
LANDS OF COLLATZ, INC. TRACT A
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

	FOUND MONUMENT AS NOTED
	SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
NR	NON RADIAL
	CENTERLINE MONUMENT
	ACS CONTROL MONUMENT
o	NOT MONUMENTED

NOTE: 10' P.U.E.'s SHOWN HEREON
ARE GRANTED BY THIS PLAT UNLESS
OTHERWISE NOTED.

- 5' X 10' PRIVATE LANDSCAPE
AND WALL ENCROACHMENT EASEMENT
GRANTED BY THIS PLAT
EXISTING 10' P.U.E.
LANDS OF COLLATZ, INC.
BULK LAND PLAT
(FILED 06\08\2004, VOL. 2004C, FOLIO 179)

PUBLIC DRAINAGE, WATER AND
SANITARY SEWER EASEMENT
GRANTED TO THE CITY OF
ALBUQUERQUE BY THIS PLAT

— PRIVATE WALL ENCROACHMENT
EASEMENT (TYP) GRANTED BY THIS PLAT

— EXISTING PUBLIC RIGHT OF WAY
VACATED BY THIS PLAT
(04BRB 00259)

- 5' X 10' PRIVATE LANDSCAPE AND WALL ENCRoACHMENT EASEMENT GRANTED BY THIS PLAT
- PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, WIDTH VARIES. SEE DETAIL, SHEET 4

CITY OF ALBUQUERQUE
BY THIS PLAT, WIDTH VARIES.
SEE DETAIL, SHEET 4

50 0 25 50

SCALE: 1" = 50'

SHEET 2 OF 4

PATH:
F:\N494 COLLATZ\06 W TRAILS\Civil\020

DATE: JUNE, 2004

SCALE: NONE

CREW: TWP/GRR
DRAWN:

MVH
JOB NO.: 111111

community
sciences
corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1300 Columbia, N.M. 87010

P.O. Box 1326 Corrales, N.M. 87048

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

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:	RINCONADA TRAILS SUBDIVISION SUBDIVISION PLAT SHEET 2 OF 4
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Design Review Committee	City Engineer Approval	Mo./Day/Yr
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For T-Card's	
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For Information	
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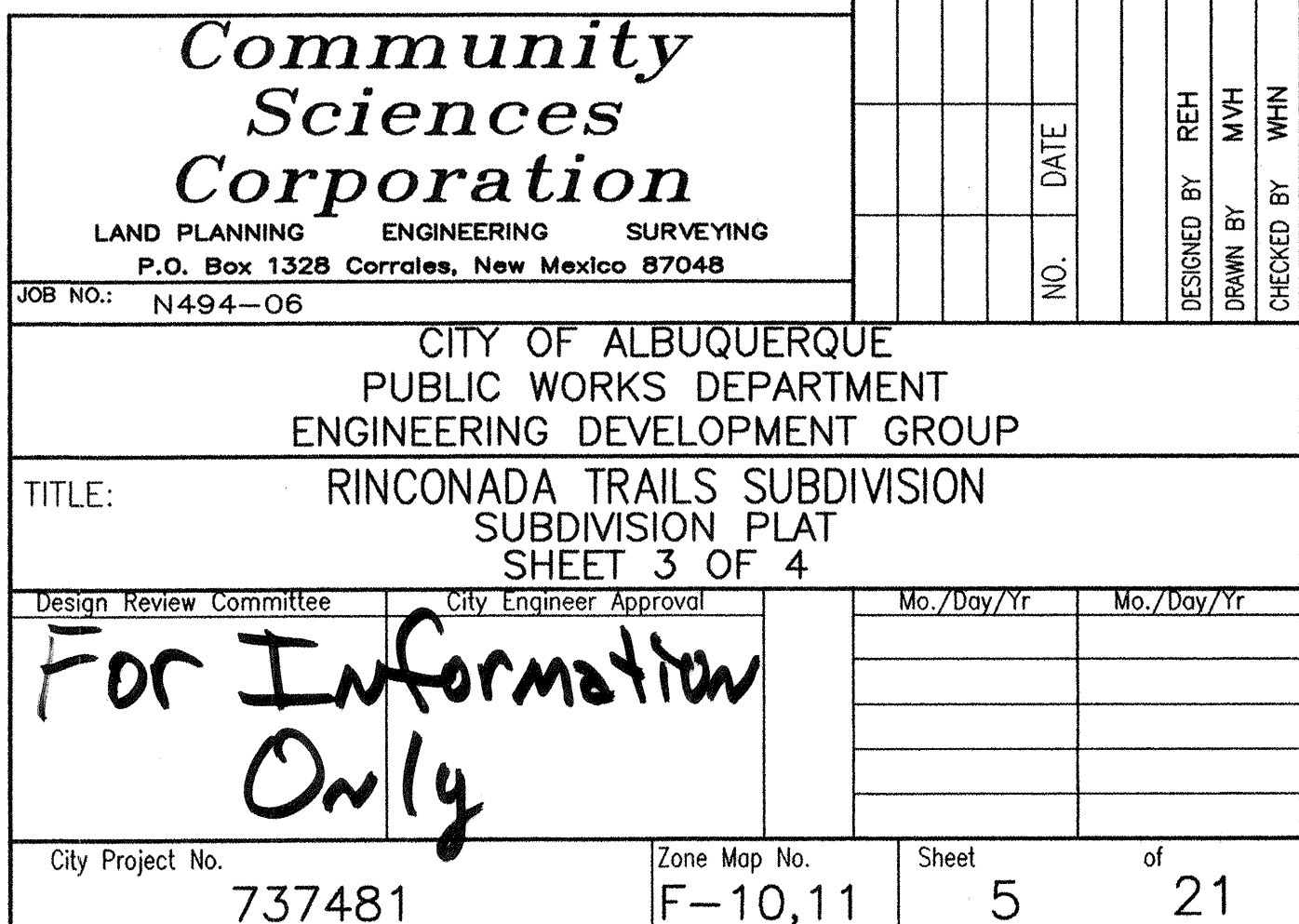
On 14		
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City District No.	Zone Map No.	Sheet
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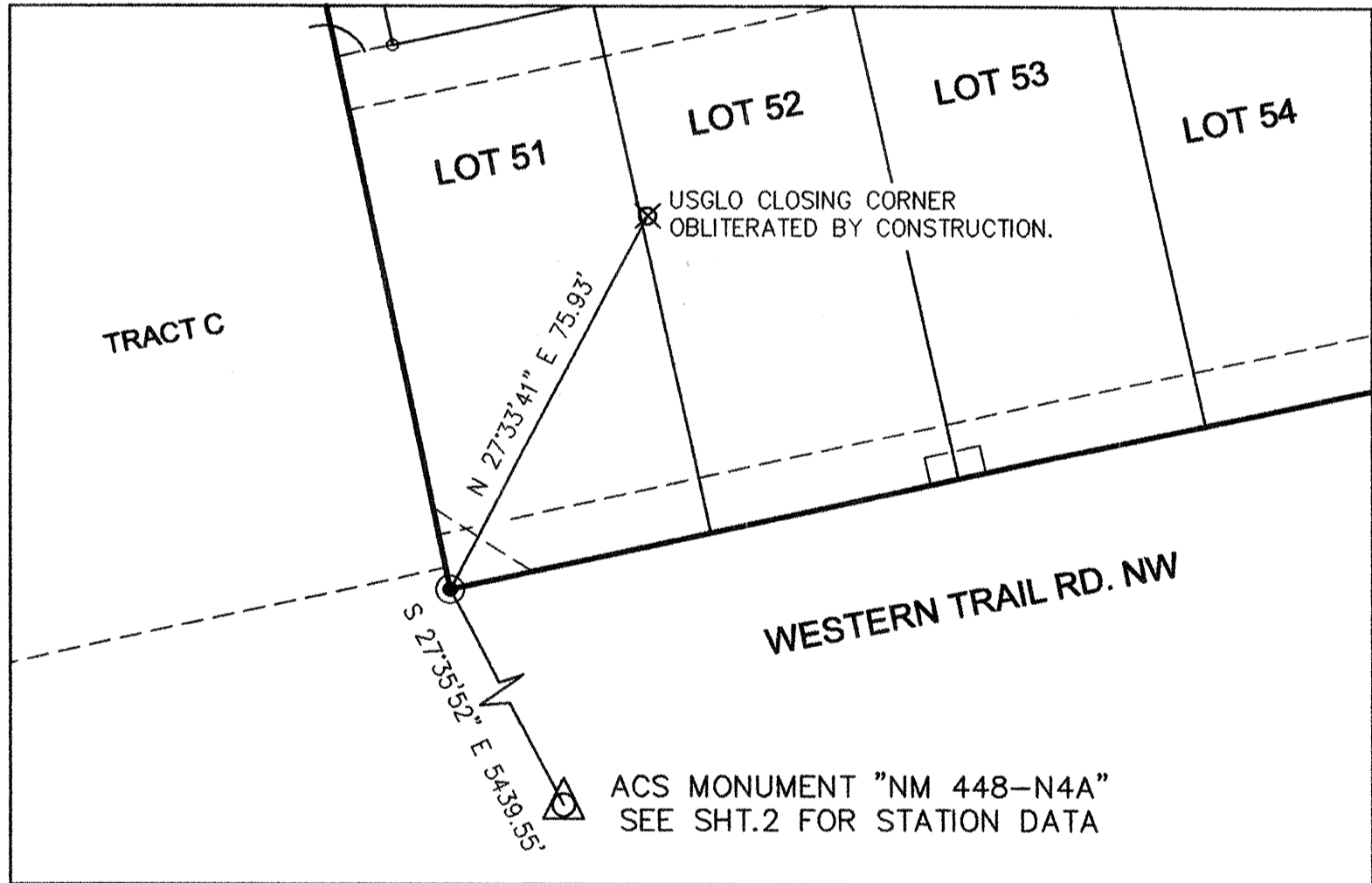
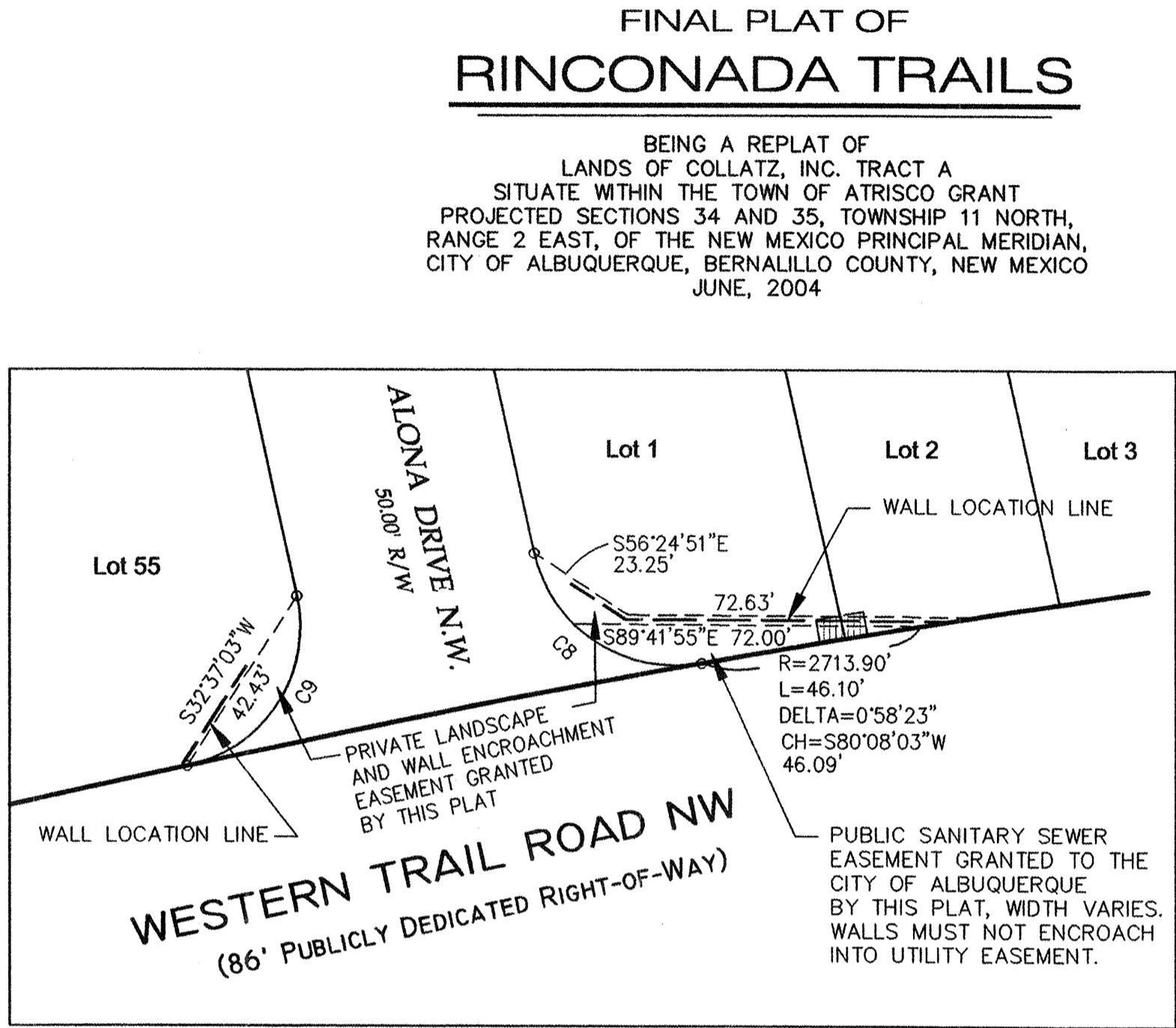
City Project No.	Zone Map No.	Sheet
737481	E-10.11	4

757481	10,11	+
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COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2689.31	188.69	4°01'12"	94.38	S79°37'40"W	188.65
C2	50.00	17.74	20°19'56"	8.97	N71°28'19"E	17.65
C3	50.00	46.02	52°44'05"	24.78	N34°56'18"E	44.41
C4	50.00	17.74	20°19'56"	8.97	N01°35'42"W	17.65
C5	1178.00	652.67	31°44'40"	334.95	N44°22'41"E	644.35
C6	2689.31	30.10	0°38'29"	15.05	S79°57'33"W	30.10
C7	2689.31	45.07	0°57'37"	22.53	S80°45'36"W	45.07
C8	30.00	46.07	87°58'43"	28.96	S56°22'19"E	41.67
C9	30.00	47.12	90°00'02"	30.00	N32°37'03"E	42.43
C10	20.00	31.42	90°00'00"	20.00	S32°37'02"W	28.28
C11	20.00	31.42	90°00'00"	20.00	N57°22'58"W	28.28
C12	2689.31	18.67	0°23'52"	9.34	S81°26'20"W	18.67
C14	20.00	31.42	90°00'00"	20.00	N32°37'02"E	28.28
C15	20.00	31.42	90°00'00"	20.00	S57°22'58"E	28.28
C16	20.00	31.20	89°23'33"	19.79	N32°55'16"E	28.13
C17	20.00	31.63	90°36'27"	20.21	S57°04'45"E	28.43
C21	20.00	28.31	81°05'40"	17.11	N81°21'40"W	26.00
C22	20.00	31.24	89°29'31"	19.82	S03°55'56"W	28.16
C23	1332.95	248.54	10°41'00"	124.63	N43°25'16"E	248.18
C24	1286.95	401.80	17°53'18"	202.55	N43°02'31"E	400.17
C25	20.00	39.27	112°30'38"	29.94	N85°39'55"W	33.26
C26	87.00	26.78	17°38'05"	13.50	N20°35'34"W	26.67
C27	110.00	81.06	42°13'27"	42.47	N32°53'14"W	79.24
C28	133.00	73.27	31°33'49"	37.59	N27°33'26"W	72.35
C29	20.00	25.92	74°14'29"	15.14	S06°13'06"E	24.14
C30	102.00	84.24	47°19'20"	44.69	S54°33'49"W	81.87
C31	148.00	113.98	44°07'37"	59.99	S56°09'41"W	111.19
C32	25.00	39.28	90°00'51"	25.01	N56°46'06"W	35.36
C33	133.00	23.52	10°07'52"	11.79	N38°16'25"W	23.49
C34	25.00	39.26	89°59'09"	24.99	N33°13'54"E	35.35
C35	125.00	96.27	44°07'37"	50.66	S56°09'41"W	93.91
C36	1309.95	43.50	1°54'10"	21.75	N35°02'57"E	43.50
C37	1309.95	332.46	14°32'30"	167.13	N43°16'17"E	331.57
C38	125.00	62.03	28°25'52"	31.67	N26°35'54"W	61.39
C39	133.00	33.83	14°34'26"	17.01	N25°55'16"W	33.74
C40	133.00	15.92	6°51'32"	7.97	N15°12'17"W	15.91
C41	179.00	19.07	6°06'20"	9.55	N55°02'20"E	19.07
C42	1309.95	12.45	0°32'41"	6.23	N50°48'53"E	12.45
C43	1332.95	90.58	3°53'36"	45.31	N40°04'27"E	90.56
C44	1332.95	71.95	3°05'34"	35.99	N43°34'03"E	71.95
C45	1332.95	48.45	2°04'58"	24.23	N46°09'19"E	48.45
C46	1332.95	34.47	1°28'53"	17.23	N47°56'14"E	34.47
C47	148.00	32.01	12°23'25"	16.07	S72°01'46"W	31.94
C48	148.00	46.74	18°05'47"	23.57	S56°47'11"W	46.55
C49	148.00	35.23	13°38'25"	17.70	S40°55'05"W	35.15
C50	1286.95	14.98	0°40'01"	7.49	N34°25'53"E	14.98
C51	1286.95	48.19	2°08'43"	24.10	N35°50'15"E	48.18
C52	1286.95	51.73	2°18'11"	25.87	N38°03'42"E	51.73
C53	1286.95	57.11	2°32'34"	28.56	N40°29'04"E	57.11
C54	1286.95	48.36	2°09'11"	24.18	N42°49'57"E	48.36
C55	1286.95	51.77	2°18'18"	25.89	N45°03'41"E	51.77
C56	1286.95	46.59	2°04'28"	23.30	N47°15'04"E	46.59
C57	1286.95	53.37	2°22'33"	26.69	N49°28'34"E	53.36
C58	1286.95	29.69	1°19'19"	14.85	N51°19'31"E	29.69
C59	102.00	44.66	2°50'51"	22.69	N28°16'13"W	44.31
C60	102.00	5.95	3°20'38"	2.98	N14°03'17"W	5.95
C61	148.00	28.78	11°08'34"	14.44	N35°14'32"W	28.74
C62	148.00	41.56	16°05'24"	20.92	N21°37'33"W	41.43
C63	148.00	3.10	1°11'54"	1.55	N12°58'55"W	3.10
C64	200.00	24.45	7°00'17"	12.24	N54°35'22"E	24.44
C65	1178.00	59.67	2°54'09"	29.84	N58°47'57"E	59.67
C66	1178.00	45.03	2°11'24"	22.52	N56°15'10"E	45.02
C67	1178.00	48.63	2°21'55"	24.32	N53°58'31"E	48.63
C68	1178.00	44.12	2°08'45"	22.06	N51°43'11"E	44.11
C69	1178.00	49.40	2°24'09"	24.70	N49°26'44"E	49.39
C70	1178.00	44.71	2°10'29"	22.36	N47°09'25"E	44.71
C71	1178.00	49.68	2°24'59"	24.84	N44°51'41"E	49.68
C72	1178.00	44.39	2°09'32"	22.20	N42°34'25"E	44.38
C73	1178.00	48.92	2°22'46"	24.46	N40°18'17"E	48.92
C74	1178.00	49.63	2°24'51"	24.82	N37°54'28"E	49.63
C75	1178.00	44.40	2°08'34"	22.20	N35°37'16"E	44.40
C76	1178.00	78.71	3°49'42"	39.37	N32°37'38"E	78.70
C77	1178.00	45.38	2°12'26"	22.69	N29°36'34"E	45.38
C78	50.00	81.51	93°23'57"	53.06	N34°56'18"E	72.78



SHEET 4 OF 4

DATE: JUNE, 2004
SCALE: 1"=30'
DRAWN: M/VH
JOB NO.: N 494-06

community sciences corporation

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

Community Sciences Corporation

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

JOB NO.: N494-06

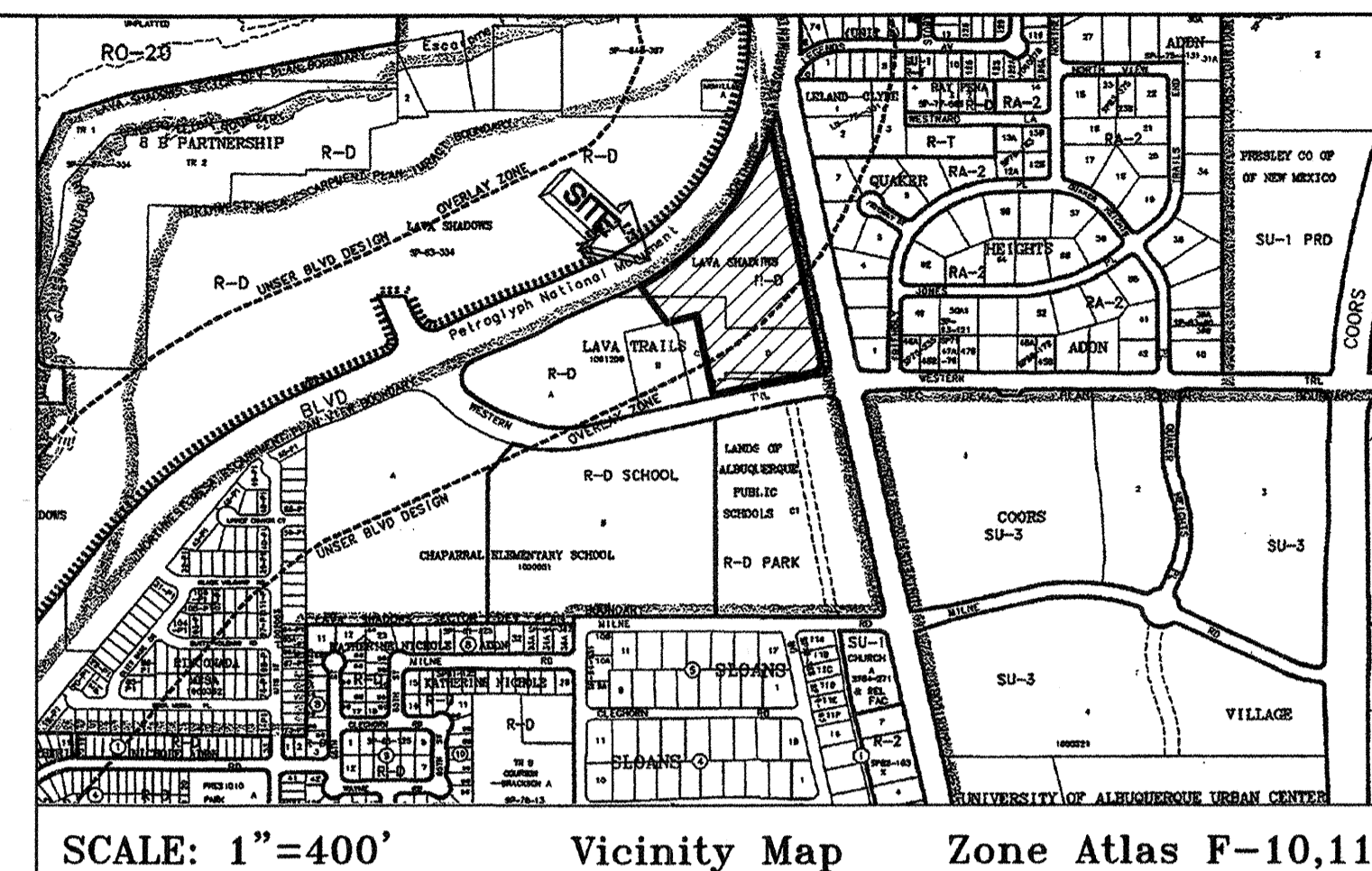
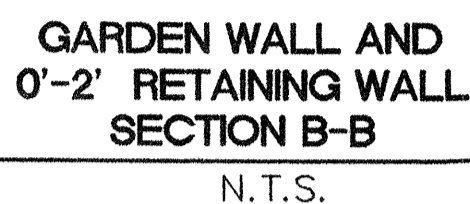
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RINCONADA TRAILS SUBDIVISION
SUBDIVISION PLAT
SHEET 4 OF 4

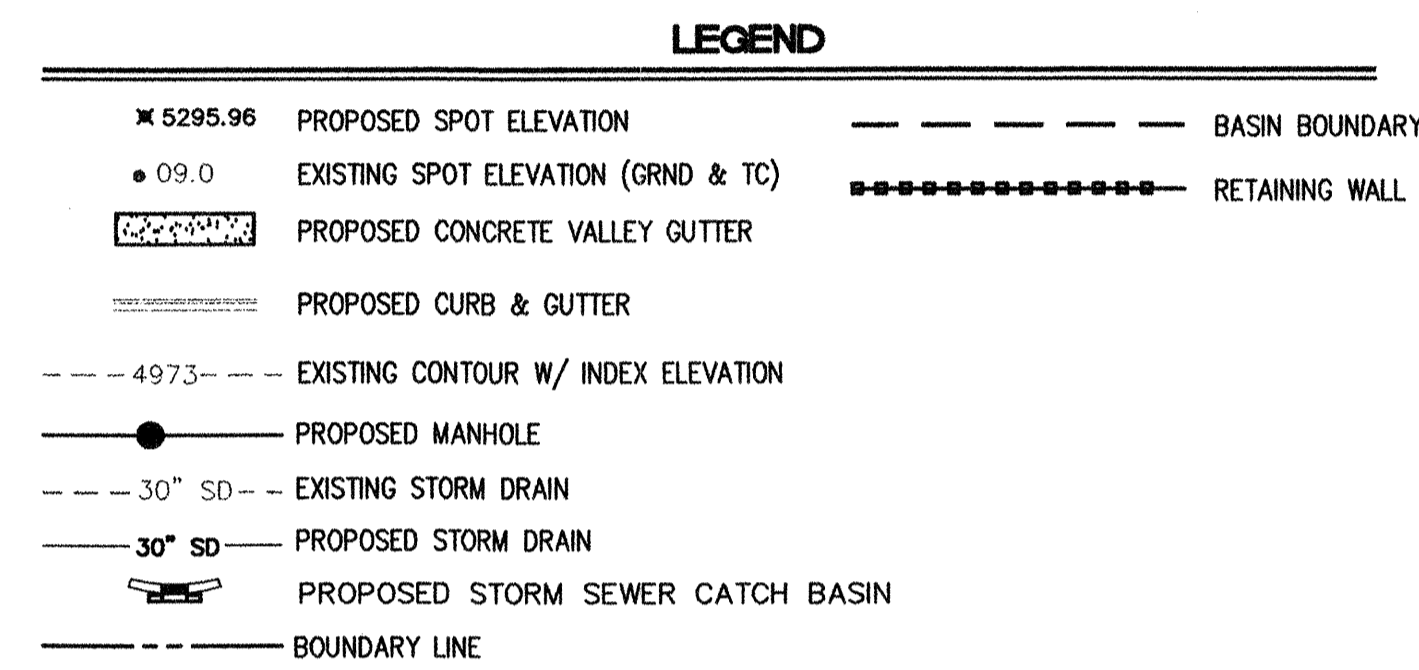
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
For Information Only			

City Project No.	Zone Map No.	Sheet	of
737481	F-10,11	6	21

SURVEY INFORMATION				BENCH MARKS				AS BUILT INFORMATION								
NO.	FIELD NOTES			DATE	ACS STATION "3-E10"			CONTRACTOR	DRAWN BY	DATE	NO.					
					NAD 1927 NM CENTRAL ZONE											
					X=3568813.84											
					Y=1512565.54											
NO.	REVISIONS			DATE	GND TO GRID S F = 0.99966844			INSPECTOR'S ACCEPTANCE BY	DATE	NO.	NO.					
					DELTA TO GRID S F = -00'16"19"											
					DELTA ALPHA =											
					ELEV. (NGVD 1929) 5216.12											
REMARKS				DESIGN				MICRO-FILM INFORMATION								
NO.				DATE				RECORDED BY								
DATE				DATE				NO.								
03/2004				03/2004				03/2004								
REH				M/VH				WHN								
DESIGNED BY				DATE				NO.								
03/2004				03/2004				03/2004								
DRAWN BY				DATE				NO.								
03/2004				03/2004				03/2004								
CHECKED BY				DATE				NO.								
03/2004				03/2004				03/2004								



AS BUILT INFORMATION	CONTRACTOR	INSPECTOR'S STAMPED BY	DATE
		INSPECTOR'S FIELD VERIFICATION BY	DATE
		CORRECTED BY	DATE
		MICRO-FILM INFORMATION	DATE
		RECORDED BY	DATE



SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS (UNLESS OTHERWISE NOTED) WAS MADE BY ME, OR BY UNDER THE SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

~~CONSTRUCTION OF THE PROJECT OR FOR ANY OTHER PURPOSES, INCLUDING, BUT NOT LIMITED TO, CONCEPTS, CALCULATIONS, ENGINEERING AND/OR PLACEMENT OF THE RECORD DRAWINGS.~~

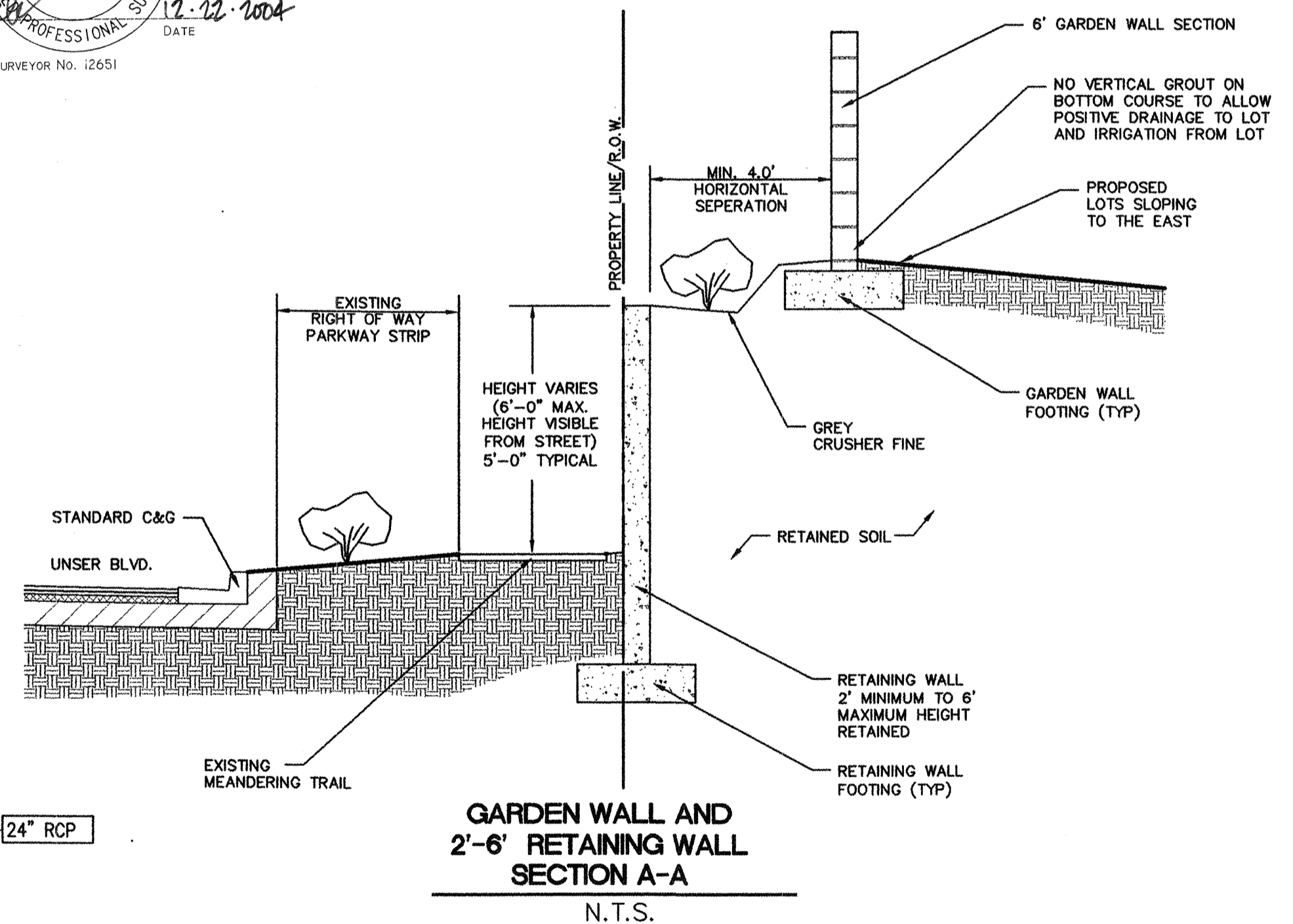
7-12

THOMAS W. PATRICK
NEW MEXICO
12651
LICENSED
SURVEYOR
PROFESSIONAL

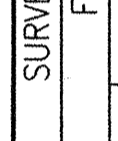
12-12-2001

THOMAS W. PATRICK DATE

NEW MEXICO PROFESSIONAL SURVEYOR No. 12651



LOCATION		BENCH
ES	DATE	ACS STATION "3-E"
		NAD 1927 NM CEN
		X=358813.84
		Y=1512565.54
		GND TO GRID S F
		DELTA ALPHA = -
		ELEV. (NGVD 1929)

	ENGINEER'S SEAL	SURVEY IF FIELD	
		No.	

[illegible]

***Community
Sciences
Corporation***
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048
JOB NO.: N494-O6

CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING DEVELOPMENT GROUP	
TITLE:	RINCONADA TRAILS SUBDIVISION OVERALL GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr	No./Day/Yr
<div style="font-size: 2em; font-weight: bold; text-align: center;"> For Information Only </div>			
City Project No.	Zone Map No.	Sheet	of
737481	F-10,11	7	21

DRAINAGE CERTIFICATION

I, BRIAN L. SPEICHER, NMPE #7292, OF THE FIRM COMMUNITY SCIENCES CORPORATION HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4-21-04. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PROJECT ACCEPTANCE.

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

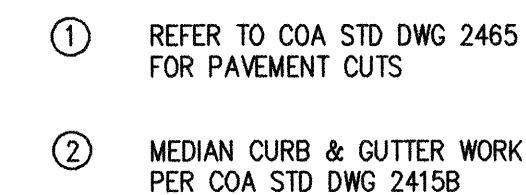
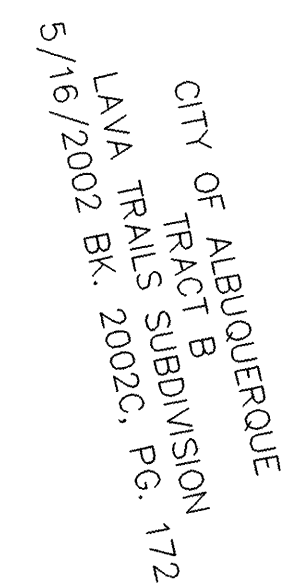
NPME #7292
9/1/05

DATE

OFFICE OF ALBUQUERQUE
TRACT B
TRAFFIC SUBMISSION
2002 BK 2002C, PG. 172

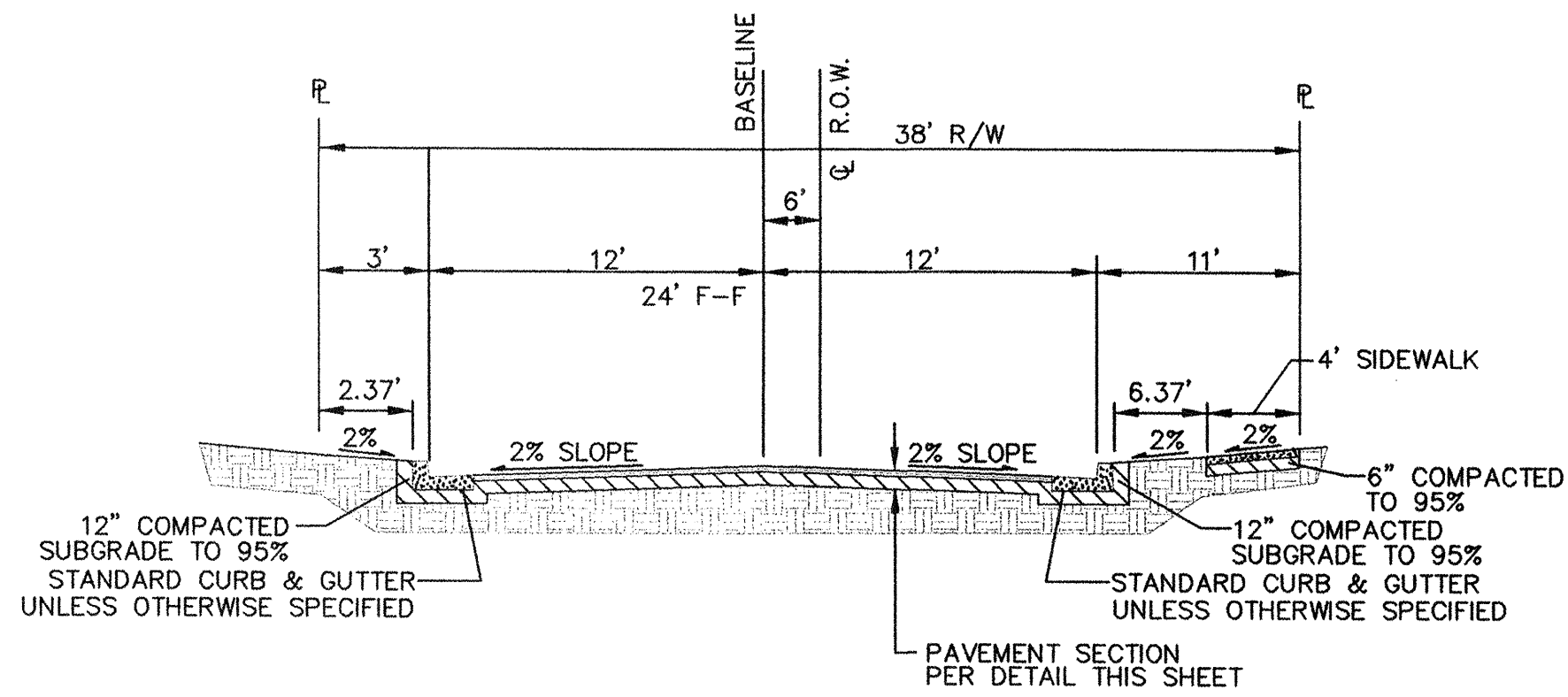
SE. S.D. M.H.

SEVERN TRAIL ROAD N
(ORTH VARIES)

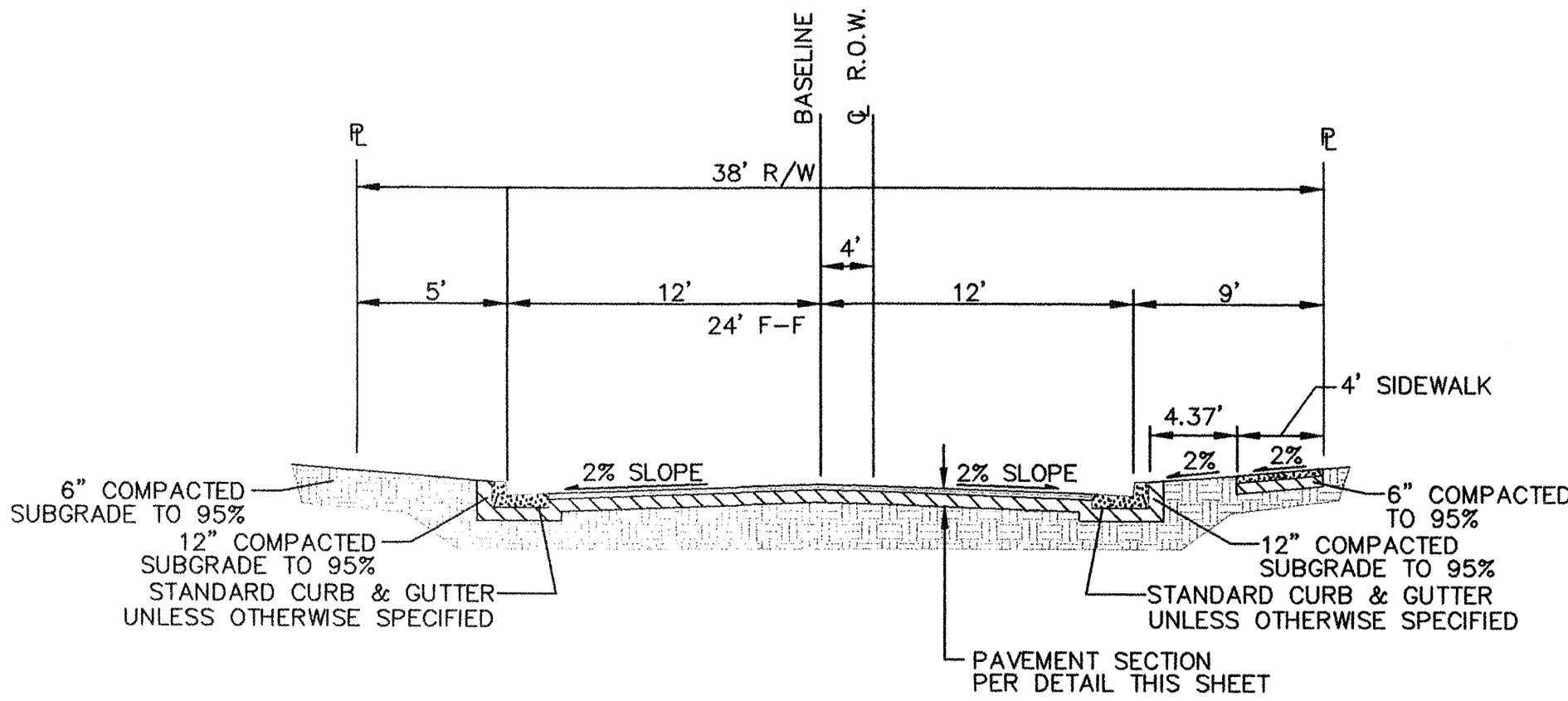


<i>Community Sciences Corporation</i> LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048											
JOB NO.: N494-06	NO.						DATE			DESIGNED BY REH	DRAWN BY MVH
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP											
TITLE:	RINCONADA TRAILS SUBDIVISION										
COMPOSITE PAVING PLAN											
Design Review Committee			City Engineer Approval			Mo./Day/Yr			Mo./Day/Yr		
APPROVED DESIGN REVIEW COMMITTEE											
City Project No. 737481					Zone Map No. F-10,11		Sheet 9		of 21		

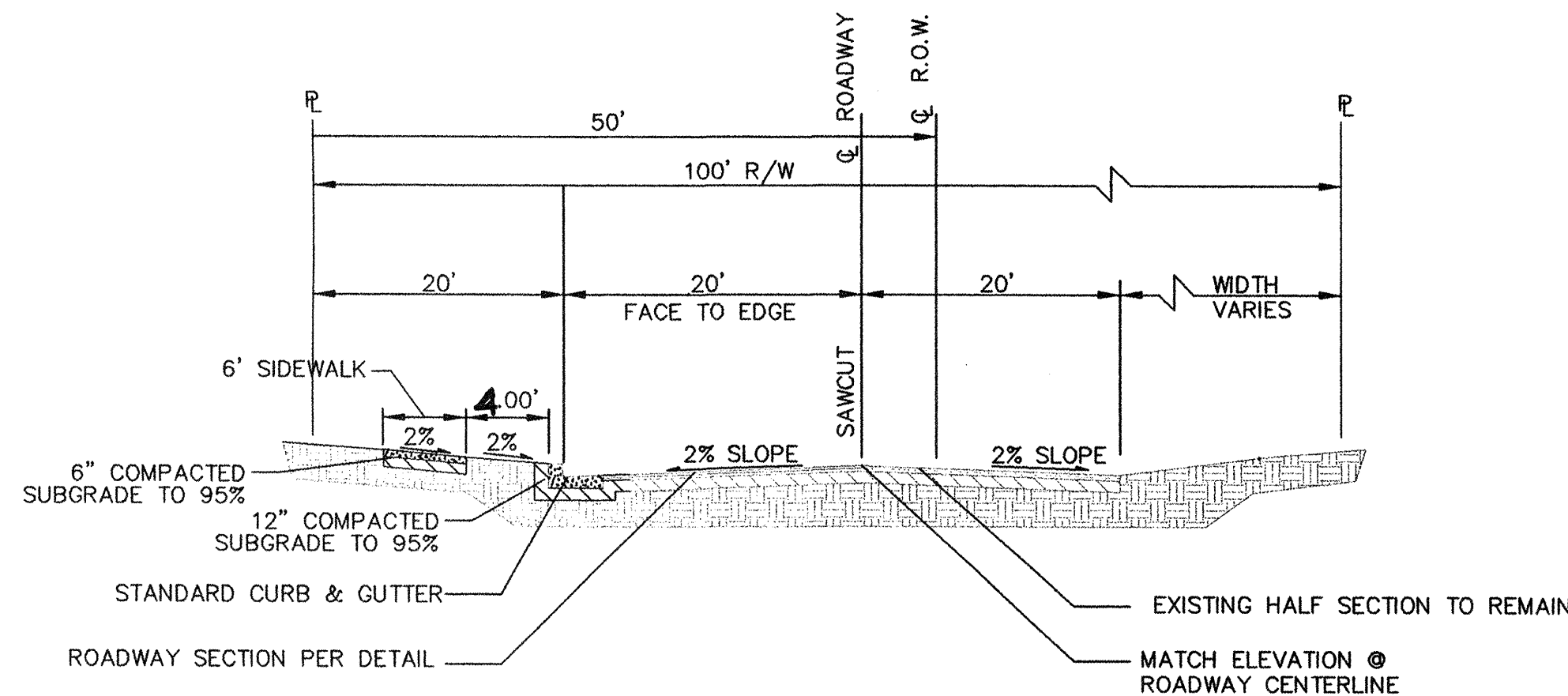
SCANNED BY
MESA REPRO



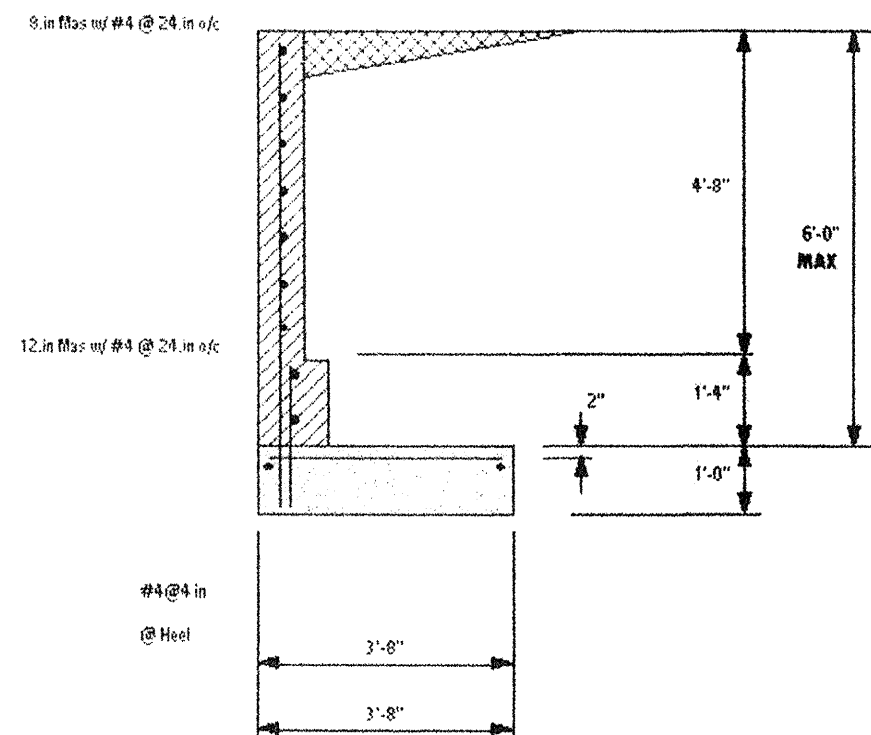
CHENOA ROAD WEST STUB STREET SECTION (38' TYP.)
N.T.S.



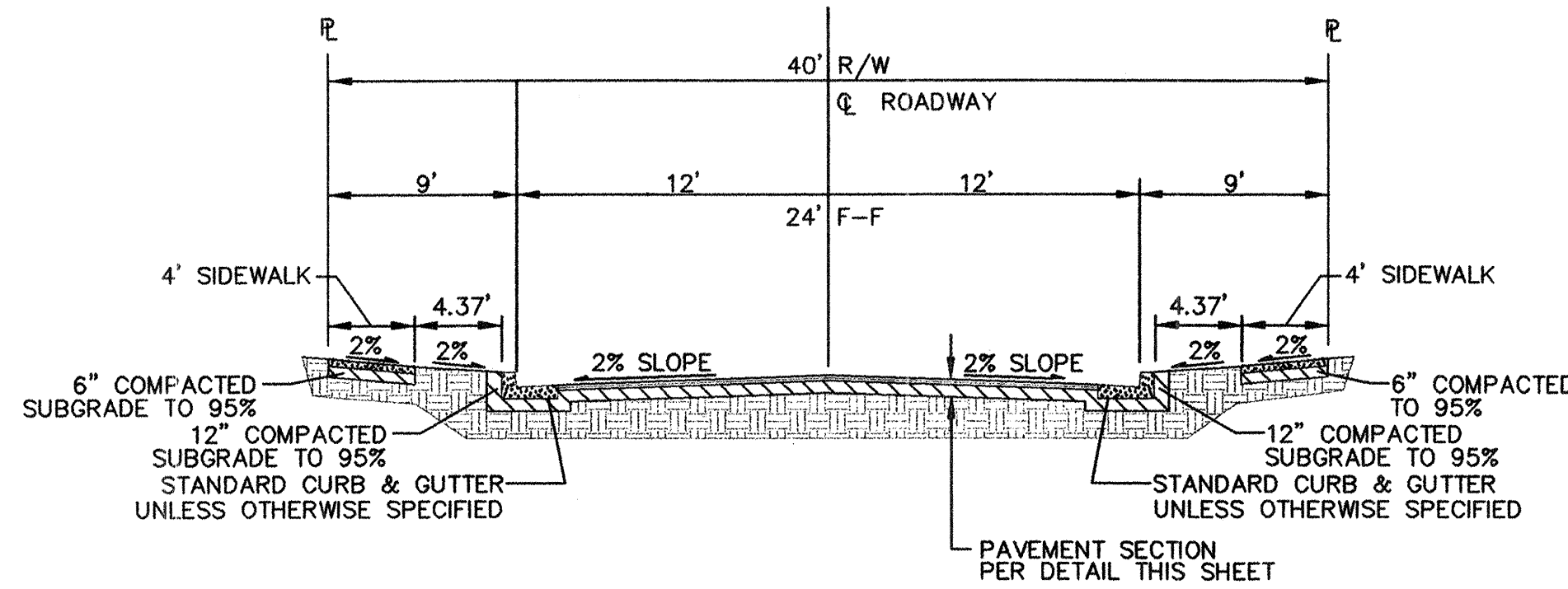
CHENOA ROAD EAST STUB STREET SECTION (38' TYP.)
N.T.S.



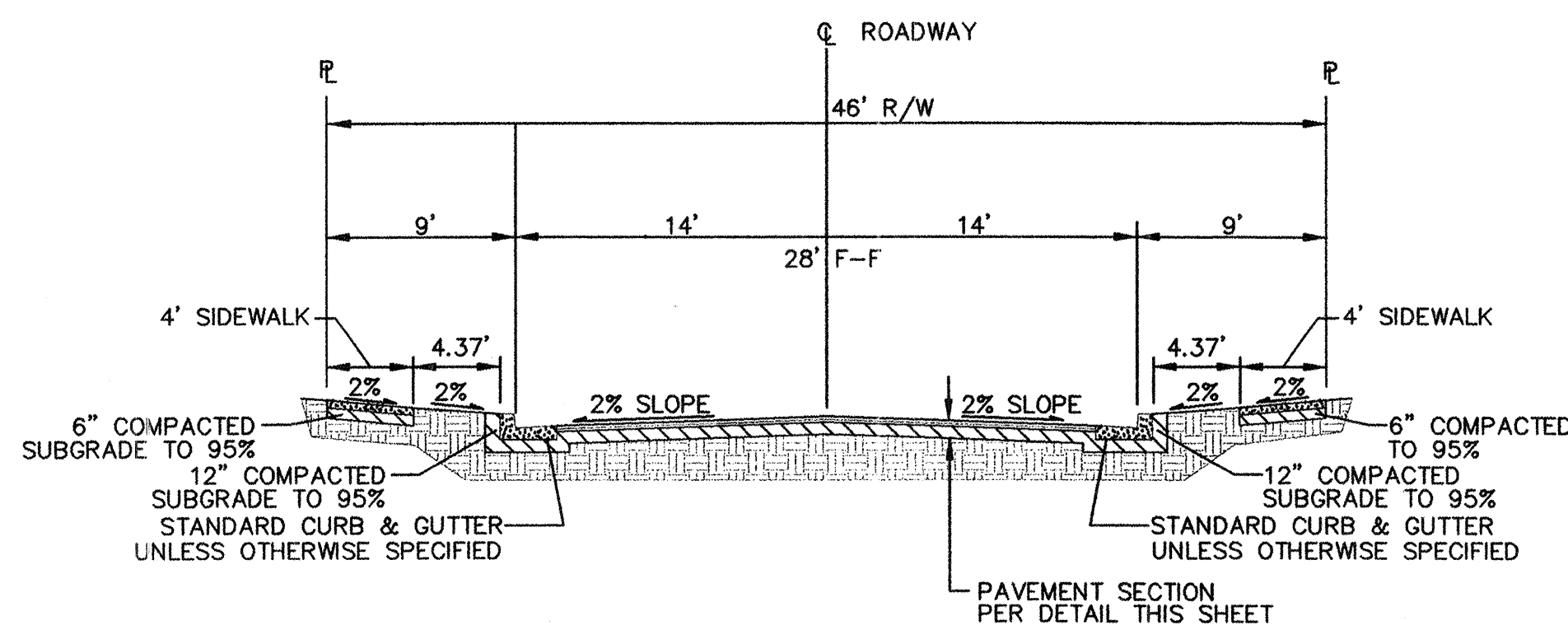
ATRISCO DRIVE SECTION (100' TYP.)
N.T.S.



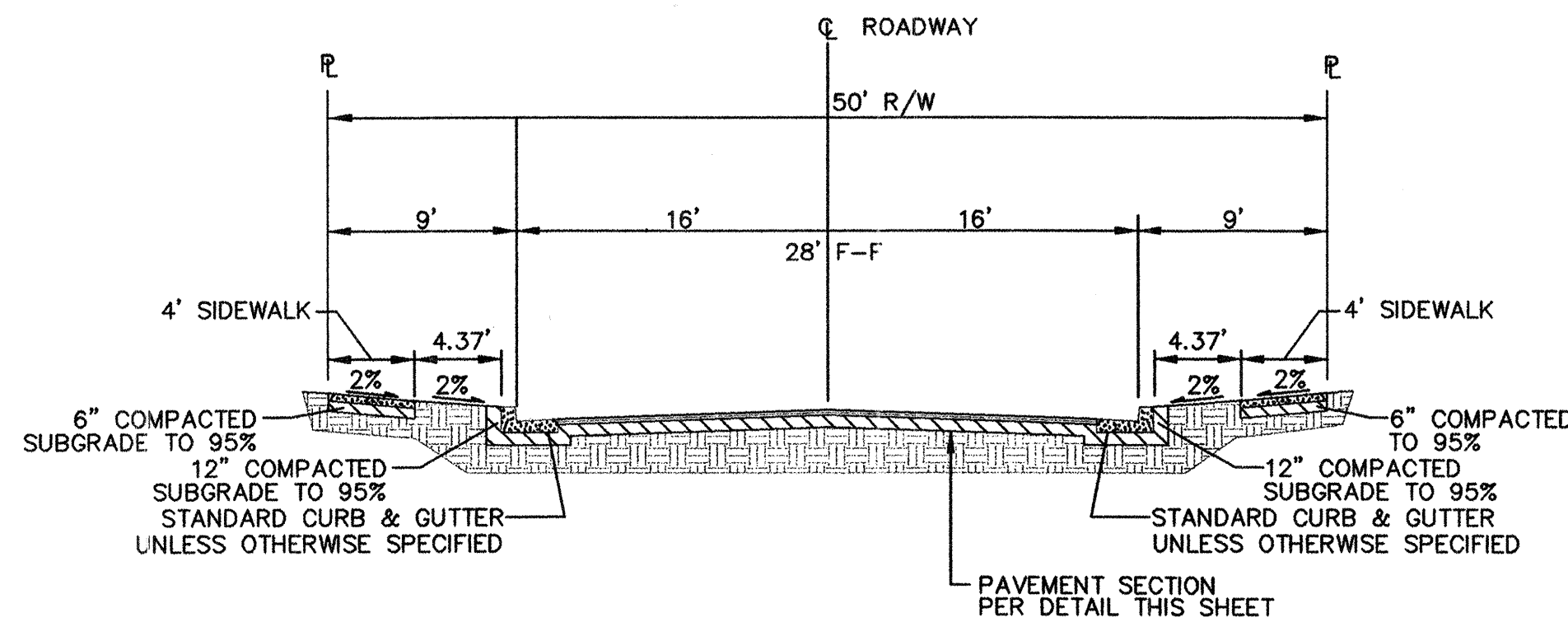
RETAINING WALL UNSEER BLVD. SECTION
N.T.S.



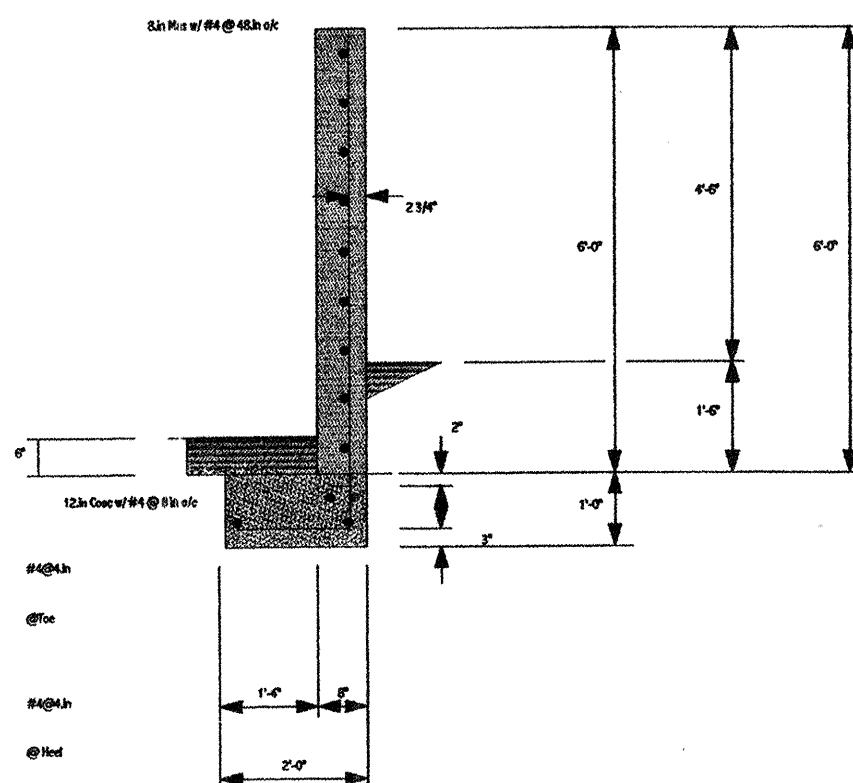
ZALTANA ROAD STUB STREET SECTION (42' TYP.)
N.T.S.



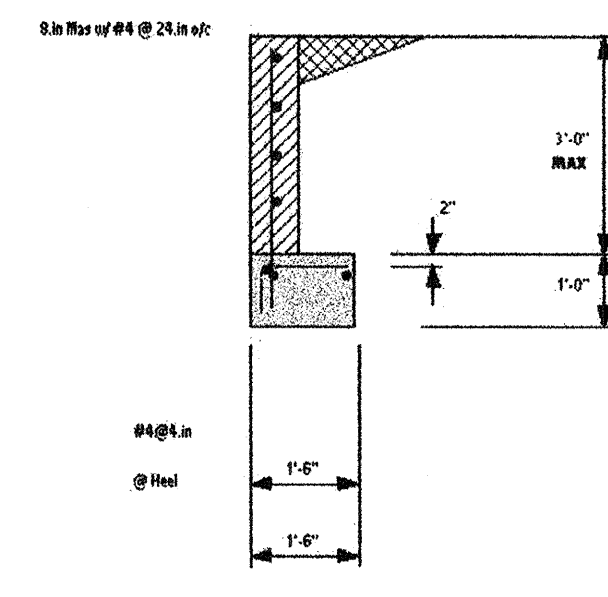
EYOTA DRIVE, HUYANA DRIVE, ZALTANA ROAD, AND CHENOA ROAD SECTION (46' TYP.)
N.T.S.



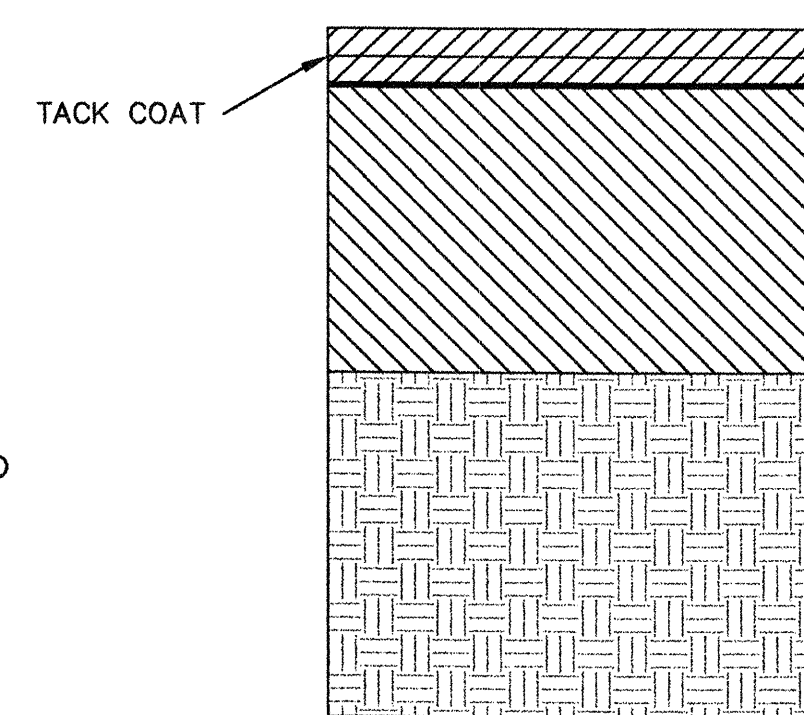
ALONA DRIVE SECTION (50' TYP.)
N.T.S.



RETAINING WALL SECTION
N.T.S.



RETAINING WALL UNSEER BLVD. SECTION
N.T.S.



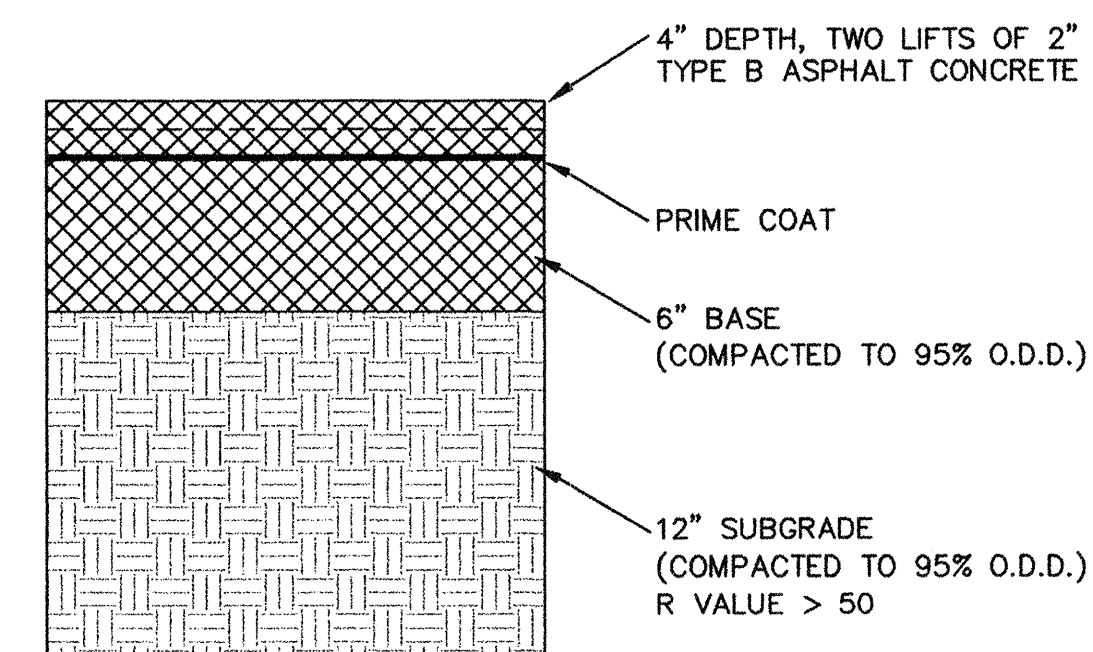
TYPICAL PAVEMENT SECTION
N.T.S.

TWO LIFTS OF 1-1/2" TYPE C ASPHALT CONCRETE (4" DEPTH, OF (2) 2" LIFTS OF TYPE B ASPHALT CONCRETE AT INTERSECTION OF ALONA DRIVE AND WESTERN TRAIL ROAD AND AT INTERSECTION OF ZALTANA ROAD AND ATRISCO DRIVE 25' FROM FLOWLINE OF INTERSECTION) (1800 # STABILITY)

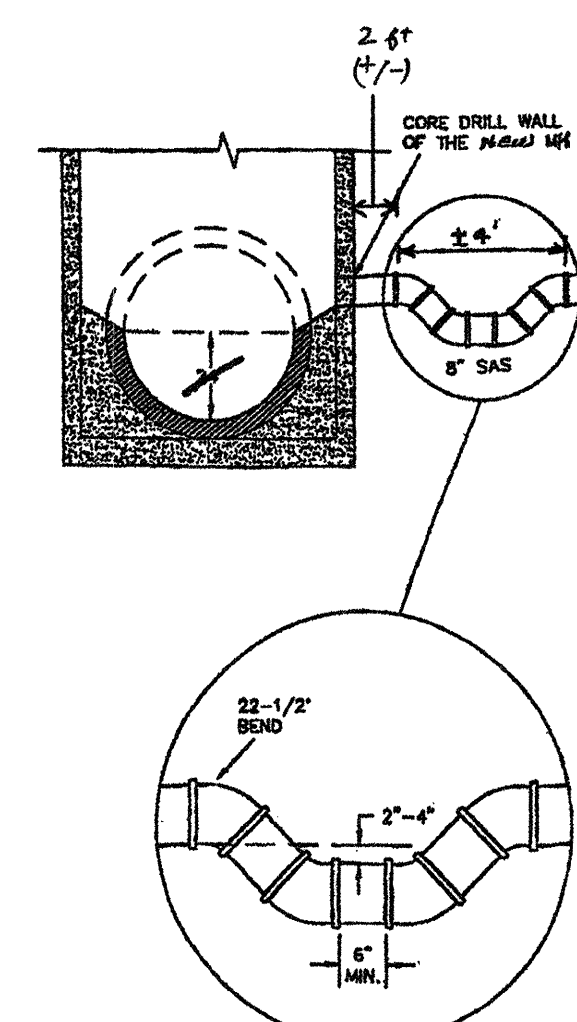
PRIME COAT

12" SUBGRADE (COMPACTED TO 95% O.D.D.) R VALUE > 50

CONTRACTOR NOTE:
STREET PAVEMENT SECTION MUST BE USED IN ALL AREAS WHERE EXISTING PAVEMENT IS REMOVED AND REPLACED. IF ACTUAL REMOVAL REVEALS AN EXISTING SECTION OTHER THAN SHOWN CONTRACTOR SHALL REPLACE W/PAVEMENT IN KIND. IN ALL OTHER AREAS, CONTRACTOR TO SEAL ALL CRACKS IN EXISTING PAVEMENT WITH ASPHALTIC RUBBER SEALING COMPOUND OR APPROVED SUBSTITUTE.

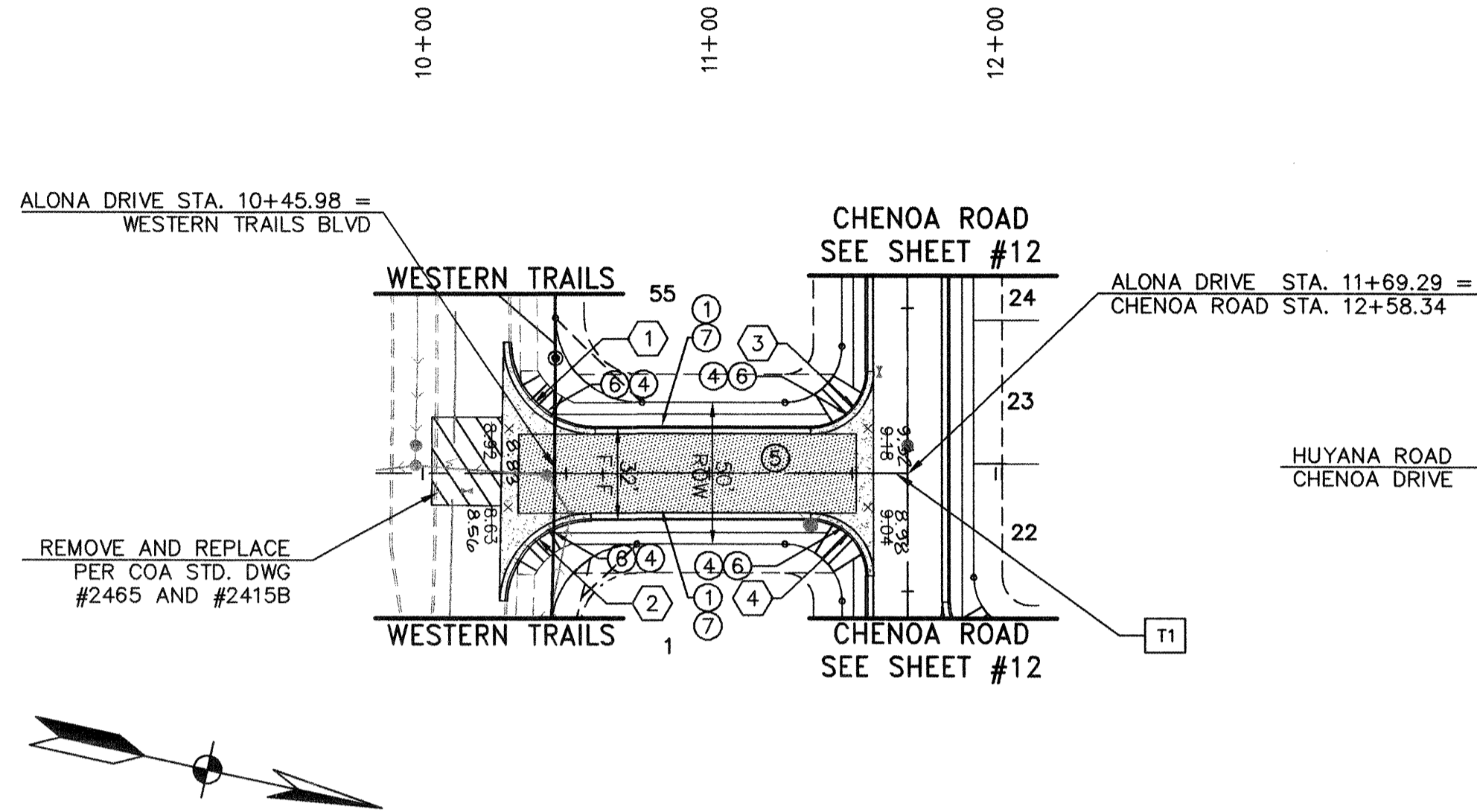


ATRISCO DRIVE PAVING SECTION
N.T.S.



TYPICAL INVERTED SIPHON
N.T.S. GAS TRAP OFF INTERSECTION

Community Sciences Corporation			
LAND PLANNING ENGINEERING SURVEYING			
P.O. Box 1328 Corrales, New Mexico 87048			
JOB NO.: N494-06			
CITY OF ALBUQUERQUE			
PUBLIC WORKS DEPARTMENT			
ENGINEERING DEVELOPMENT GROUP			
TITLE: RINCONADA TRAILS SUBDIVISION			
CONSTRUCTION DETAILS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	of
737481	F-10,11	10	21

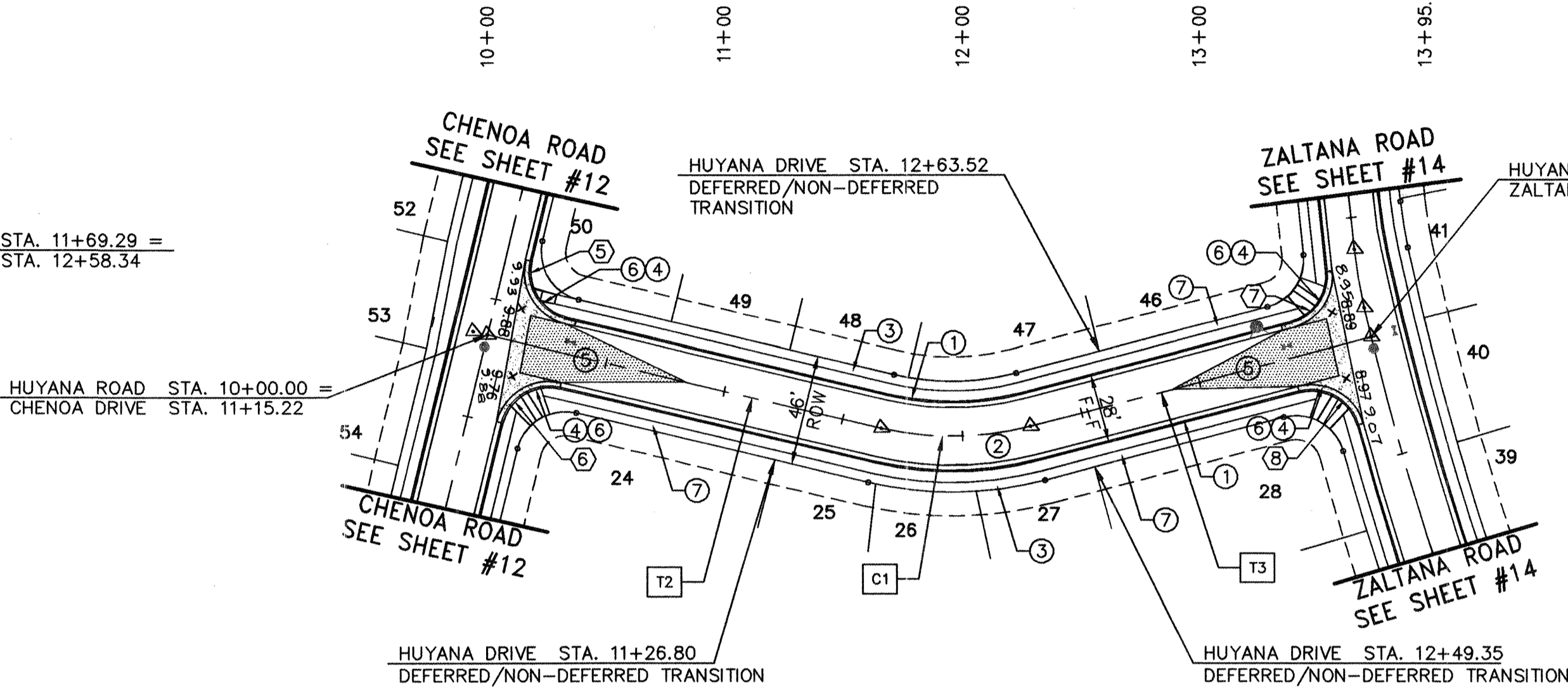


BEGIN CURB RETURN		BEGIN CURB RETURN		BEGIN CURB RETURN		BEGIN CURB RETURN	
STA. 10+60.00 16.00 L		STA. 10+28.51 45.02 R		STA. 11+55.29 36.00 R		STA. 11+35.29 16.00 R	
PT. ELEV.		PT. ELEV.		PT. ELEV.		PT. ELEV.	
1 RET 09.48 Δ = 90°44'39"		1 RET 08.22 Δ = 88°07'11"		1 RET 09.28 Δ = 90°00'00"		1 RET 09.51 Δ = 90°00'00"	
2 09.24 R = 30.00'		2 08.25 R = 30.00'		2 09.32 R = 20.00'		2 09.32 R = 20.00'	
3 09.09 L = 47.51'		3 08.54 L = 46.14'		3 09.34 L = 31.42'		3 09.15 L = 31.42'	
4 09.03 T = 30.39'		4 08.94 T = 29.03'		4 09.01 T = 20.00'		4 09.01 T = 20.00'	
END CURB RETURN		END CURB RETURN		END CURB RETURN		END CURB RETURN	
STA. 10+30.01 46.39 L		STA. 10+58.49 16.00 R		STA. 11+35.29 16.00 L		STA. 11+55.29 36.00 R	

ALONA DRIVE N.W.

CENTERLINE TANGENT DATA TABLE		
#	BEARING	LENGTH
T1	N 12°22'58" W	123.31'
T2	N 12°22'58" W	169.22
T3	N 39°29'17" W	148.39

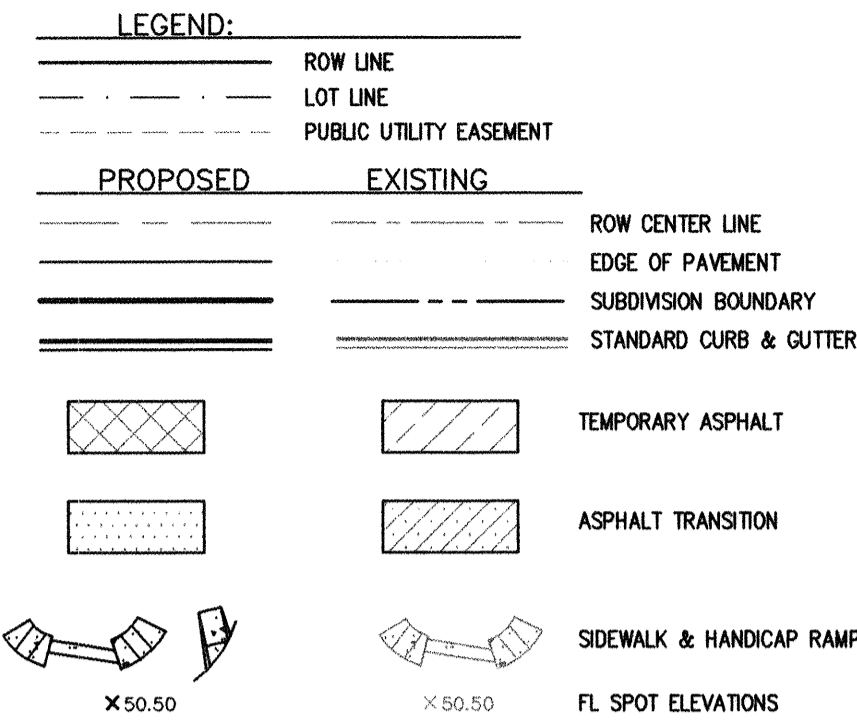
CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	125.00	62.03	31.67	28°25'52"



BEGIN CURB RETURN		BEGIN CURB RETURN		BEGIN CURB RETURN		BEGIN CURB RETURN	
STA. 10+30.00 14.00 L		STA. 10+14.00 34.00 R		STA. 13+62.51 30.90 L		STA. 13+38.55 14.00 R	
PT. ELEV.		PT. ELEV.		PT. ELEV.		PT. ELEV.	
5 RET 10.03 Δ = 90°00'00"		5 RET 09.66 Δ = 90°00'00"		6 RET 08.77 Δ = 81°05'40"		6 RET 09.09 Δ = 89°57'27"	
1 09.98 R = 20.00'		1 09.71 R = 20.00'		1 08.82 R = 20.00'		1 09.05 R = 20.00'	
2 09.96 L = 31.42'		2 09.79 L = 31.42'		2 08.88 L = 28.31'		2 09.04 L = 31.40'	
3 09.95 T = 20.00'		3 09.67 T = 20.00'		3 08.95 T = 17.11'		3 09.04 T = 19.99'	
END CURB RETURN		END CURB RETURN		END CURB RETURN		END CURB RETURN	
STA. 10+10.00 34.00 L		STA. 10+34.00 14.00 R		STA. 13+42.75 14.00 L		STA. 13+58.56 33.96 R	

HUYANA DRIVE N.W.

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

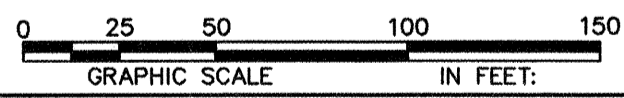


CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A
2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405A, SEE SHEET 10
3. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STD DWG 2430 (DEFERRED)
4. CONSTRUCT CURB RETURNS AND 6' VALLEY GUTTER PER COA STD DWG 2420
5. CONSTRUCT CROWN TRANSITION PER COA STD DWG 2401
6. BUILD HANDICAP RAMP PER COA STD DWG 2441 CASE #2 W/ HEADER CURB
7. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STD DWG 2430 (NON-DEFERRED)

GENERAL NOTES:

1. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
2. ANY DAMAGE TO THE EXISTING FACILITIES, (C&G, PAVEMENT CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
4. DIMENSIONS SHOWN AS F/F ARE FLOW LINE TO FLOW LINE.
5. ARTERIAL/COLLECTOR ROAD USAGE FEES OF \$0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY WILL BE ASSESSED ON ALL BARRICADE PERMITS.
6. TWO-WAY TRAFFIC MUST BE MAINTAINED ON WESTERN TRAIL AT ALL TIMES.



Community Sciences Corporation

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

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
RINCONADA TRAILS SUBDIVISION
ALONA AND HUYANA DRIVES N.W.
PAVING PLAN & PROFILE

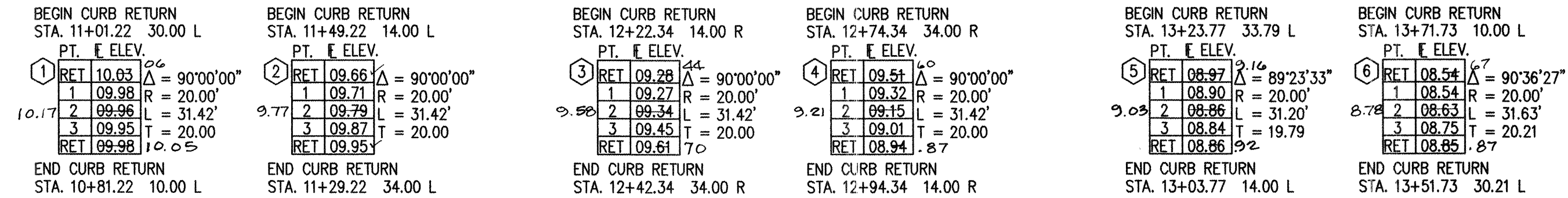
Design Review Committee		City Engineer Approval		Mo./Day/Yr	
APPROVED					
DESIGN REVIEW COMMITTEE					

City Project No. 737481

Zone Map No. F10,11

Sheet 11 of 21




AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION			
CONTRACTOR	DATE	WORK	BY	INSPECTOR'S	DATE	ACCEPTANCE	BY	NO.	DATE	BY	DATE
CSC	10/06/05										
MICRO-FILM INFORMATION				REVISIONS				DESIGN			
DRAWINGS				DATE				DATE			
CORRECTED BY				03/2004				03/2004			
RECORDED BY				03/2004				03/2004			
DATE				03/2004				03/2004			


















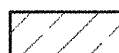
#	BEARING	LENGTH
T1	N 77°37'02" E	115.22'
T2	N 77°37'02" E	81.01'
T3	N 77°37'02" E	112.73'

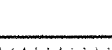
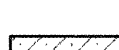
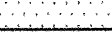
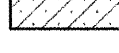
STORM DRAIN CATCH BASINS					
ID	STA & OFFSET	PIPE	INV OUT	GRATE EL.	INLET TYPE
SD1	14+47.92 2.00 RT	24" RCP	5101.66 .80	5107.93 -90	DOUBLE "A" DOUBLE WING



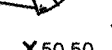
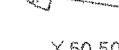
LEGEND:

	ROW LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT

PROPOSED	EXISTING
	
	
	
	

		ROW CENTER LINE
		EDGE OF PAVEMENT
		SUBDIVISION BOUNDARY
		STANDARD CURB & GUTTER

		TEMPORARY ASPHALT
		ASPHALT TRANSITION

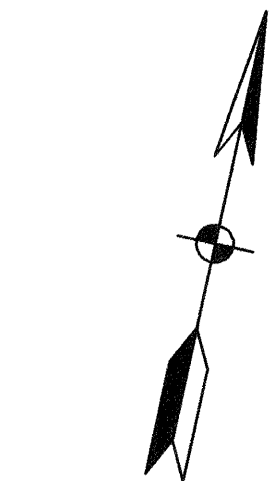
		SIDEWALK & HANDICAP RAMPS
		FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

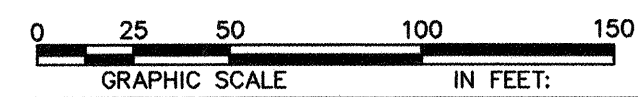
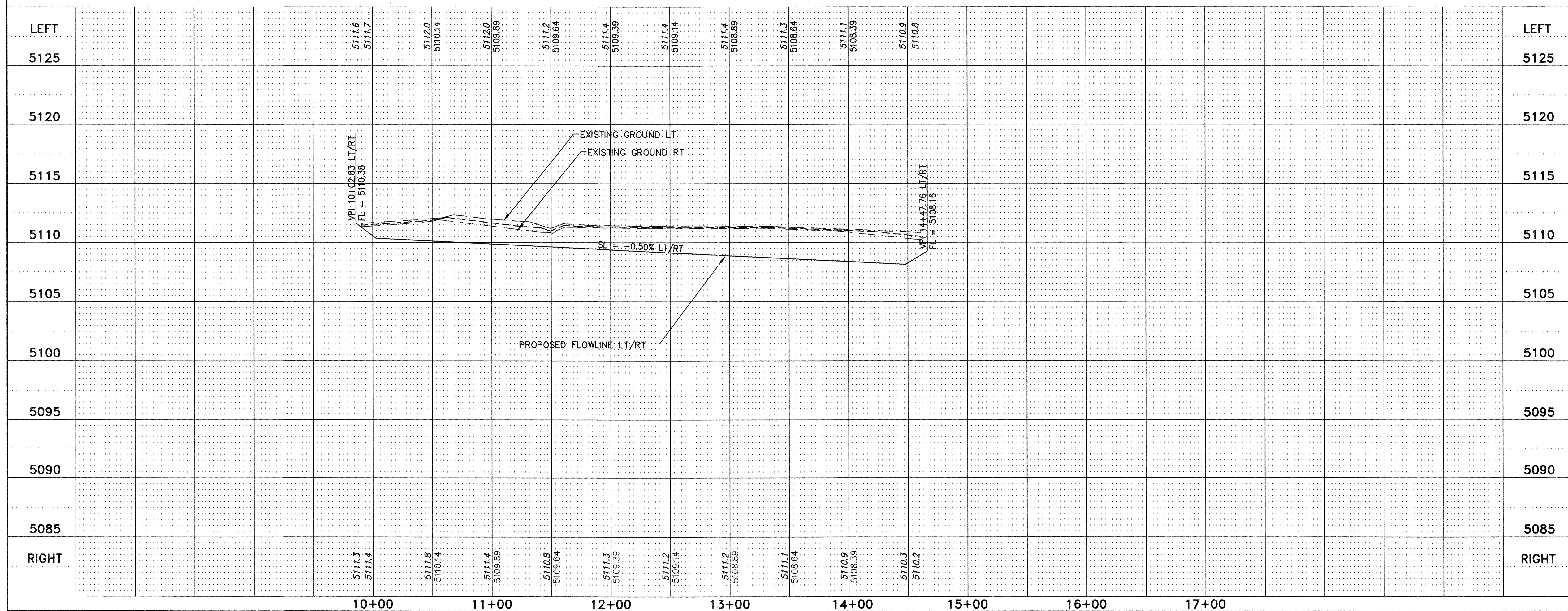
- ① CONSTRUCT STANDARD CURB & GUTTER PER
COA STD DWG 2415A
- ② CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT
PER COA STD DWG 2405A, SEE SHEET 10
- ③ CONSTRUCT 4' CONCRETE SIDEWALK
PER COA STD DWG 2430 (DEFERRED)
- ④ CONSTRUCT CURB RETURNS AND 6' VALLEY
GUTTER PER COA STD DWG 2420
- ⑤ CONSTRUCT CROWN TRANSITION PER
COA STD DWG 2401
- ⑥ BUILD HANDICAP RAMP PER COA STD
DWG 2441 CASE #2 W/ HEADER CURB
- ⑦ CONSTRUCT 4' CONCRETE SIDEWALK
PER COA STD DWG 2430 (NON-DEFERRED)
- ⑧ BUILD UNIDIRECTIONAL HANDICAP RAMP
PER COA STD DWG 2426

GENERAL NOTES:

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



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



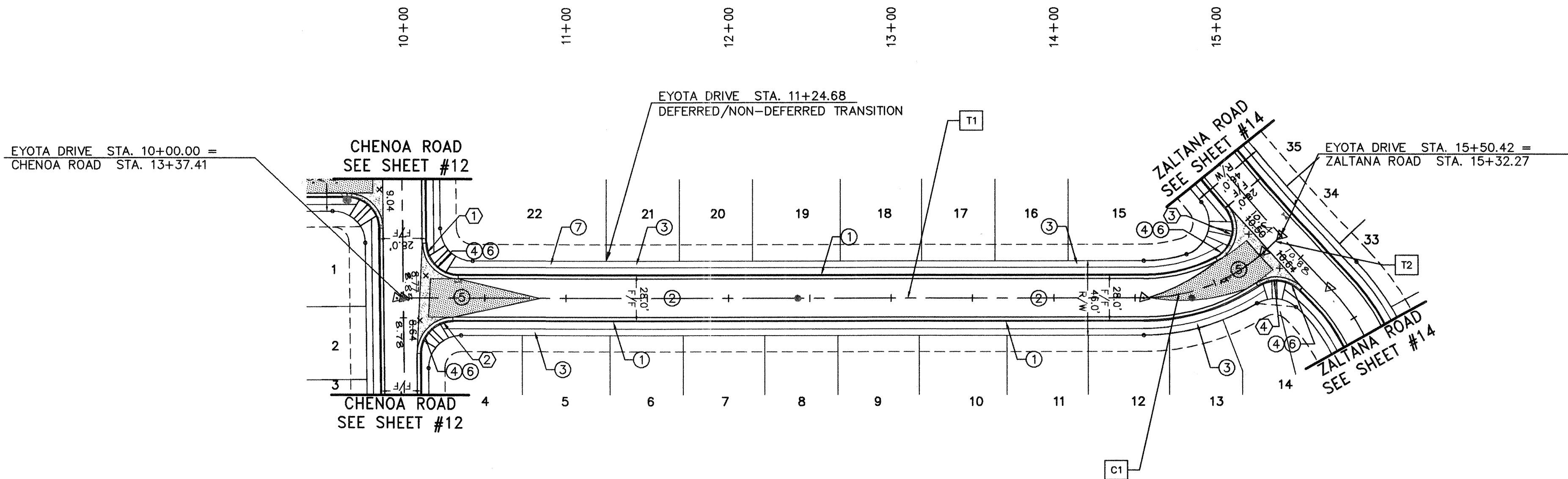
**Community
Sciences
Corporation**

JOB NO.: N494-06

CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING DEVELOPMENT GROUP	
TITLE:	RINCONADA TRAILS SUBDIVISION CHENOA ROAD N.W. PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED SEP 14 DESIGN REVIEW COMMITTEE			

City Project No.	Zone Map No.	Sheet	of
737481	F10,11	12	21



CENTERLINE TANGENT DATA TABLE			
#	BEARING	LENGTH	
T1	N 11°46'31" W	455.19	
T2	N 53°59'58" W	14.23	

CENTERLINE CURVE DATA TABLE			
#	RADIUS	LENGTH	DELTA
C1	110.00	81.06	42°13'27"

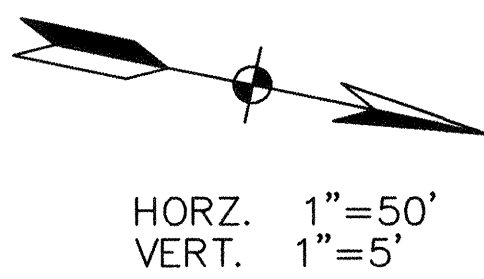
BEGIN CURB RETURN		
STA.	10+33.64	14.00 L
PT. E. ELEV.		
1 RET 08.97	Δ = 89°23'33"	
1 08.90	R = 20'	
2 08.86	L = 31.20'	
3 08.84	T = 19.79	
RET 08.86	Δ = 92	
END CURB RETURN		
STA.	10+13.64	33.79 L

BEGIN CURB RETURN		
STA.	10+10.36	34.21 R
PT. E. ELEV.		
1 RET 08.54	Δ = 90°36'27"	
1 08.54	R = 20'	
2 08.63	L = 31.63'	
3 08.75	T = 20.21	
RET 08.85	Δ = 87	
END CURB RETURN		
STA.	10+30.36	14.00 R

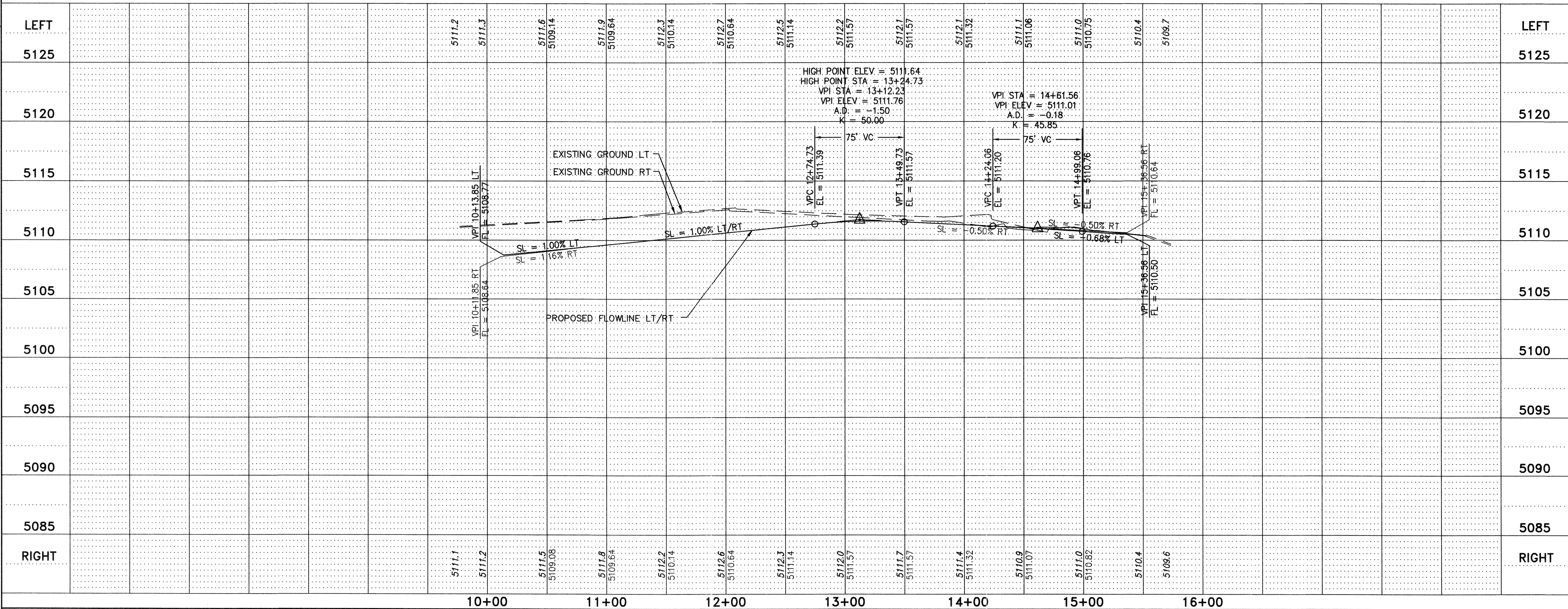
BEGIN CURB RETURN		
STA.	15+36.97	35.94 L
PT. E. ELEV.		
1 RET 10.39	Δ = 103°08'08"	
1 10.39	R = 20.00'	
2 10.47	L = 36.00'	
3 10.58	T = 25.20'	
RET 10.66	Δ = 72	
END CURB RETURN		
STA.	15+08.05	14.00 L

BEGIN CURB RETURN		
STA.	15+21.41	14.00 R
PT. E. ELEV.		
1 RET 10.71	Δ = 80°52'29"	
1 10.69	R = 20.00'	
2 10.69	L = 28.23'	
3 10.72	T = 17.04'	
RET 10.77	Δ = 86	
END CURB RETURN		
STA.	15+36.88	32.20 R

EYOTA DRIVE N.W.



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



LEGEND:

—	ROW LINE
- - -	LOT LINE
- - -	PUBLIC UTILITY EASEMENT
—	PROPOSED
- - -	EXISTING
—	ROW CENTER LINE
- - -	EDGE OF PAVEMENT
- - -	SUBDIVISION BOUNDARY
- - -	STANDARD CURB & GUTTER
▨	TEMPORARY ASPHALT
▨	ASPHALT TRANSITION
▨	SIDEWALK & HANDICAP RAMP
▨	FL SPOT ELEVATIONS

- CONSTRUCTION NOTES:
1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A
 2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405A, SEE SHEET 10
 3. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STD DWG 2430 (DEFERRED)
 4. CONSTRUCT CURB RETURNS AND 6' VALLEY GUTTER PER COA STD DWG 2420
 5. CONSTRUCT CROWN TRANSITION PER COA STD DWG 2401
 6. BUILD HANDICAP RAMP PER COA STD DWG 2441 CASE #2 W/ HEADER CURB
 7. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STD DWG 2430 (NON-DEFERRED)

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

0 25 50 100 150
GRAPHIC SCALE IN FEET

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

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RINCONADA TRAILS SUBDIVISION
EYOTA DRIVE N.W.
PAVING PLAN & PROFILE

Design Review Committee City Engineer Approval

City Project No. 737481 Zone Map No. F10,11 Sheet 13 of 21

AS BUILT INFORMATION

CONTRACTOR	DATE	1/10/05
WORK STAMPED BY	DATE	1/10/05
DESIGNED BY	DATE	1/10/05
DRAWN BY	DATE	1/10/05
CHECKED BY	DATE	1/10/05
RECORDED BY	DATE	1/10/05

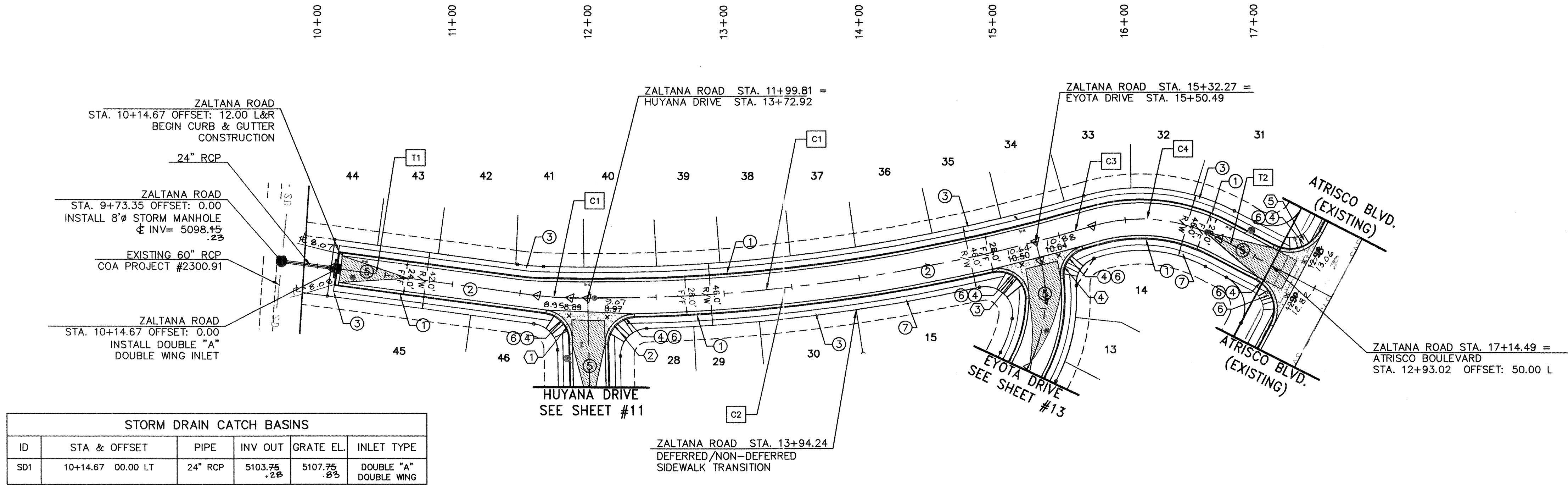
FIELD NOTES

NO.	DATE	BY
1	1/10/05	CS
2	1/10/05	CS
3	1/10/05	CS
4	1/10/05	CS
5	1/10/05	CS
6	1/10/05	CS
7	1/10/05	CS

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
No. 4801
Walter M. Mickelson, Inc.

DESIGNED BY: REH DATE: 03/2004
DRAWN BY: MWH DATE: 03/2004
CHECKED BY: WHN DATE: 03/2004



STORM DRAIN CATCH BASINS					
ID	STA & OFFSET	PIPE	INV OUT	GRATE EL.	INLET TYPE
SD1	10+14.67 00.00 LT	24" RCP	5103.75 .25	5107.75 .85	DOUBLE "A" DOUBLE WING

CENTERLINE TANGENT DATA TABLE			
#	BEARING	LENGTH	
T1	N 58°05'30" E	161.68	
T2	N 78°13'29" E	42.35	

CENTERLINE CURVE DATA TABLE				
#	RADIUS	LENGTH	TAN	DELTA
C1	75.00	8.78	4.39	06°42'18"
C2	1309.95	351.77	176.95	15°23'10"
C3	1309.95	43.50	21.75	01°54'10"
C4	125.00	96.27	50.66	44°07'37"

BEGIN CURB RETURN
STA. 11+70.28 12.14 R
PT. E. ELEV. 5108.77
1 RET 08.77 Δ = 81°05'40"
2 08.82 R = 20.00'
3 08.88 L = 28.31'
4 08.95 T = 17.11
RET 09.01
END CURB RETURN
STA. 11+86.88 30.56 R

BEGIN CURB RETURN
STA. 12+12.30 34.13 R
PT. E. ELEV. 5109.09
1 RET 09.09 Δ = 89°57'27"
2 09.05 R = 20.00'
3 09.04 L = 31.40'
4 09.04 T = 19.99
RET 09.07
END CURB RETURN
STA. 12+31.79 14.00 R

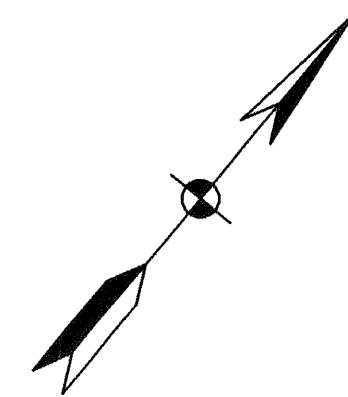
BEGIN CURB RETURN
STA. 14+96.71 14.00 R
PT. E. ELEV. 5109.31
1 RET 10.38 Δ = 103°08'08"
2 10.39 R = 20.00'
3 10.47 L = 36.00'
4 10.58 T = 25.20'
RET 10.66
END CURB RETURN
STA. 15+15.63 38.69 R

BEGIN CURB RETURN
STA. 15+44.85 30.97 R
PT. E. ELEV. 5109.71
1 RET 10.71 Δ = 50°52'29"
2 10.69 R = 20.00'
3 10.69 L = 28.23'
4 10.72 T = 17.04'
RET 10.77
END CURB RETURN
STA. 15+64.14 14.00 R

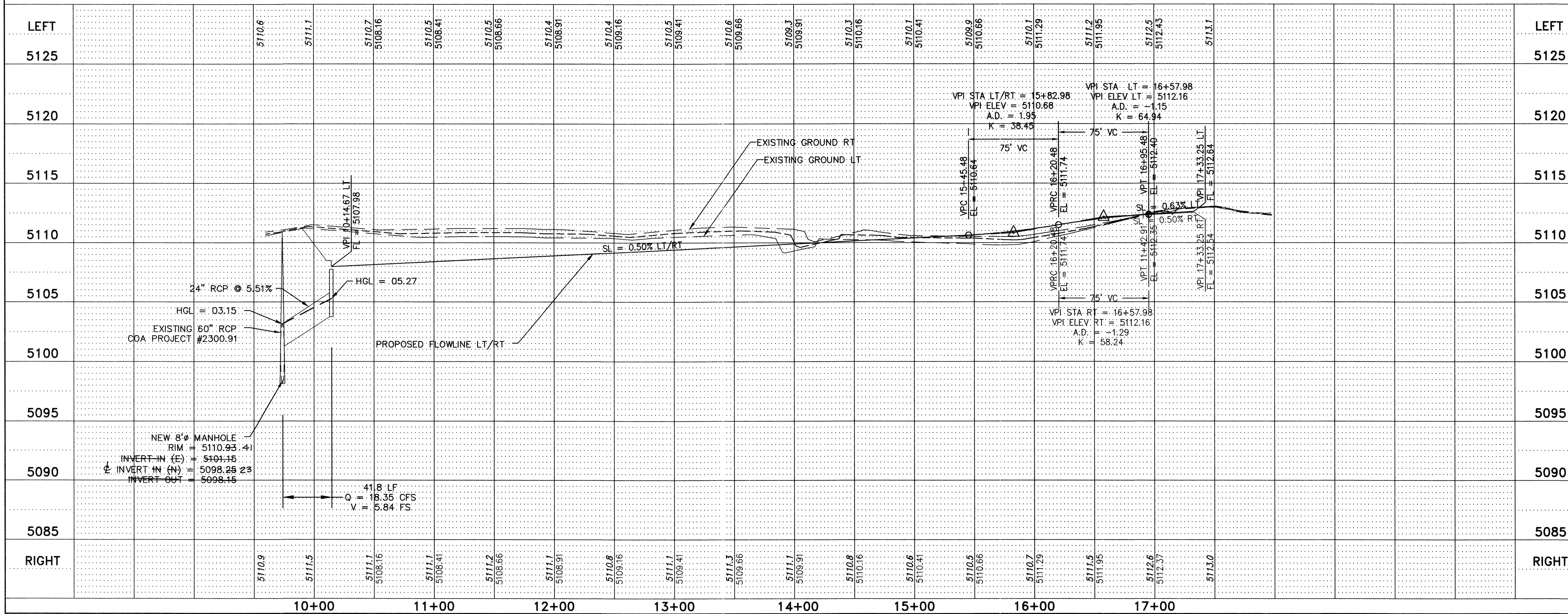
BEGIN CURB RETURN
STA. 17+34.50 38.99 L
PT. E. ELEV. 5112.42
1 RET 13.11 Δ = 89°59'09"
2 13.02 R = 25.00'
3 12.81 L = 39.26'
4 12.60 T = 24.99
RET 12.49
END CURB RETURN
STA. 17+09.50 14.00 L

BEGIN CURB RETURN
STA. 17+09.48 14.00 R
PT. E. ELEV. 5112.42
1 RET 12.42 Δ = 90°00'51"
2 12.51 R = 25.00'
3 12.67 L = 39.28'
4 12.81 T = 25.01'
RET 12.84
END CURB RETURN
STA. 17+34.48 39.01 R

ZALTANA ROAD N.W.



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



LEGEND:

PROPOSED EXISTING

ROW LINE
LOT LINE
PUBLIC UTILITY EASEMENT

ROW CENTER LINE
EDGE OF PAVEMENT
SUBDIVISION BOUNDARY
STANDARD CURB & GUTTER

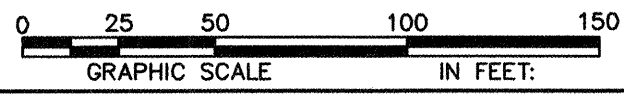
TEMPORARY ASPHALT
ASPHALT TRANSITION
SIDEWALK & HANDICAP RAMPS
FL SPOT ELEVATIONS

CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A
2. CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405A, SEE SHEET 10
3. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STD DWG 2430 (DEFERRED)
4. CONSTRUCT CURB RETURNS AND 6' VALLEY GUTTER PER COA STD DWG 2420
5. CONSTRUCT CROWN TRANSITION PER COA STD DWG 2401
6. BUILD HANDICAP RAMP PER COA STD DWG 2441 CASE #2 W/ HEADER CURB
7. CONSTRUCT 4' CONCRETE SIDEWALK PER COA STD DWG 2430 (NON-DEFERRED)

GENERAL NOTES:

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



Community Sciences Corporation

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

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

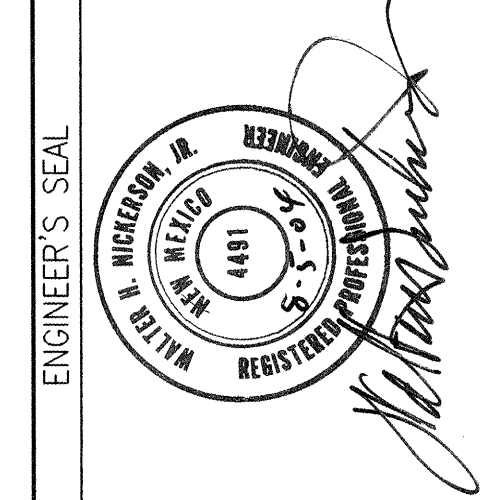
TITLE: RINCONADA TRAILS SUBDIVISION
ZALTANA ROAD N.W.
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
APPROVED SEP 10 2004 DESIGN REVIEW COMMITTEE			

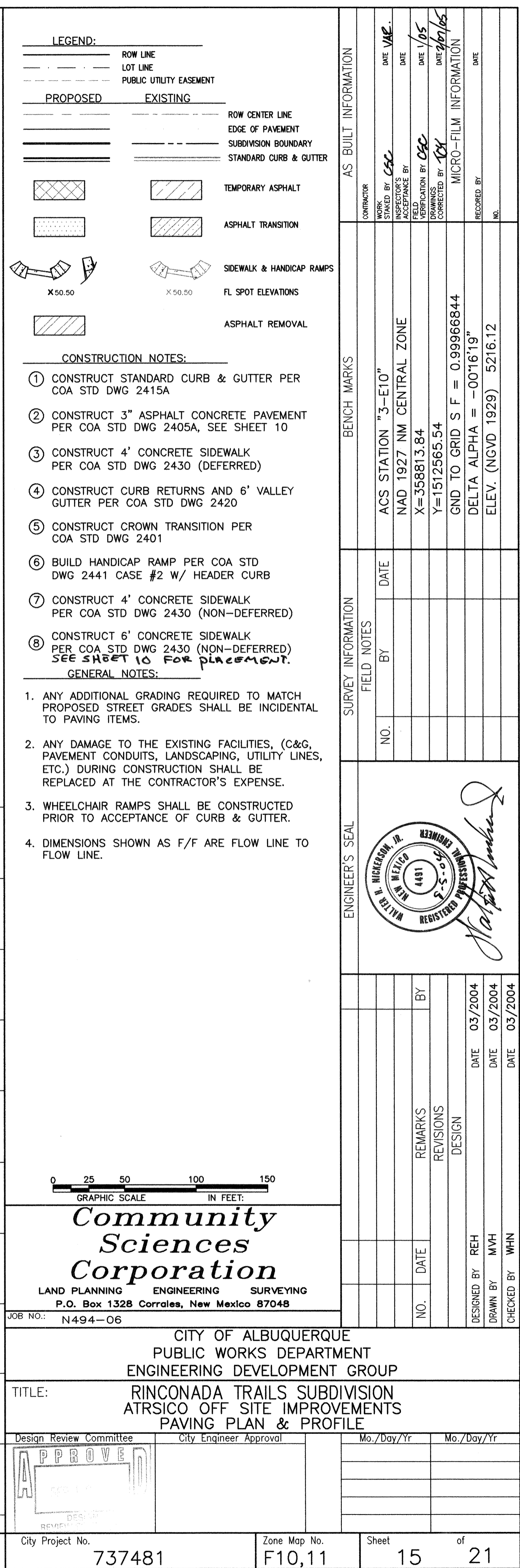
City Project No. 737481

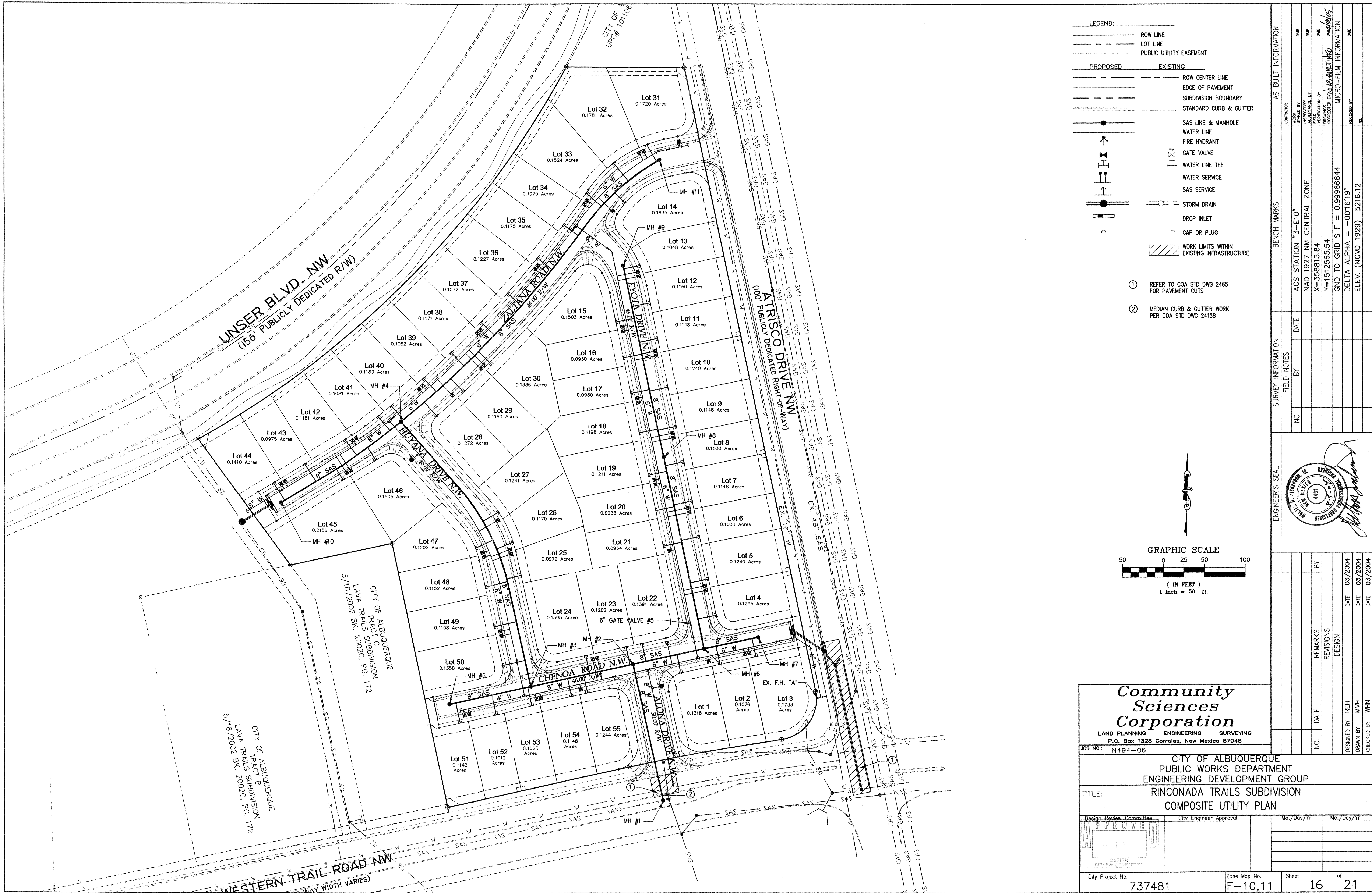
Zone Map No. F10,11

Sheet 14 of 21

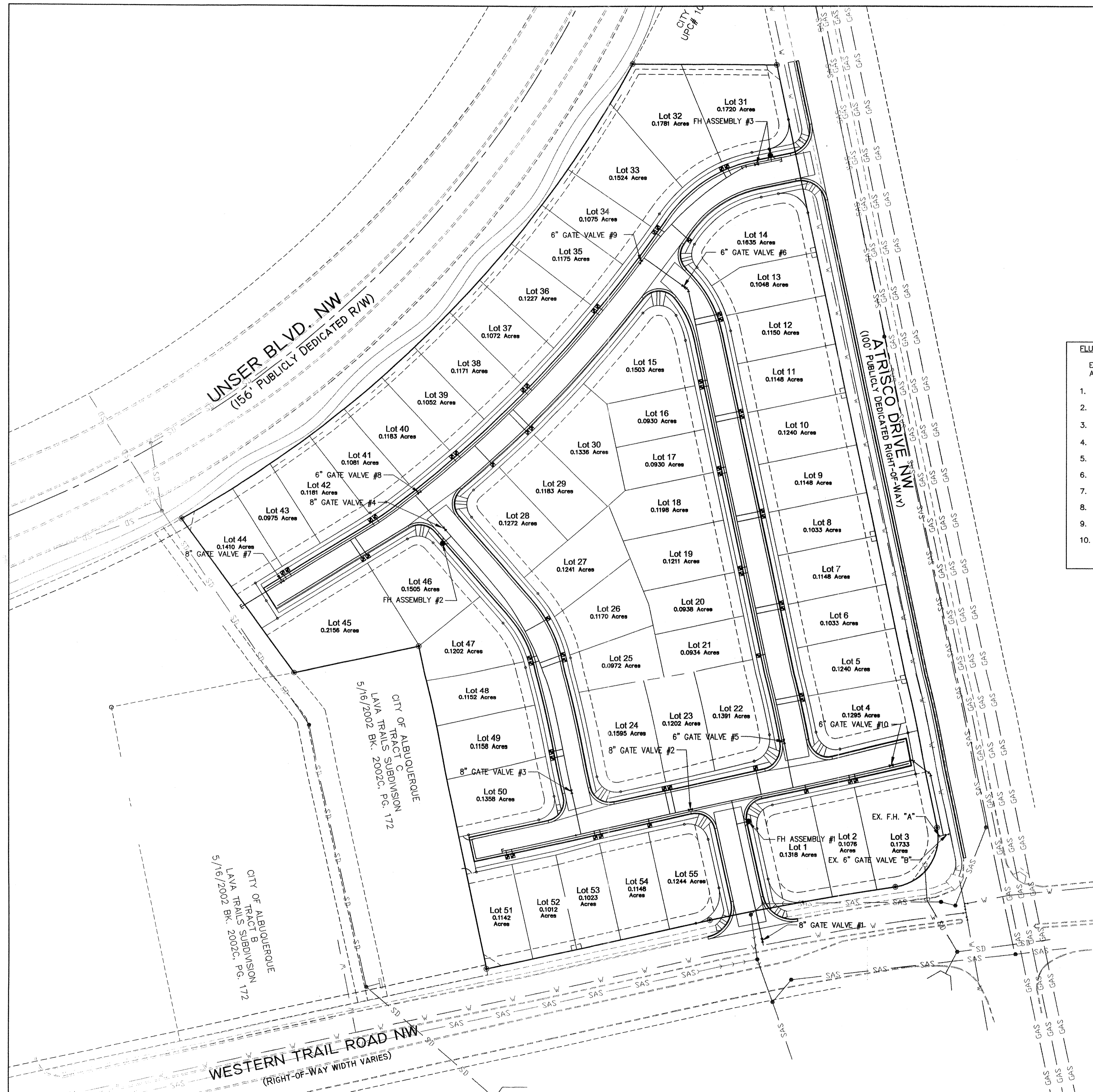


REVISIONS		DATE	BY
NO.	DATE	REMARKS	BY
DESIGNED BY	DATE	REH	03/2004
DRAWN BY	DATE	MWH	03/2004
CHECKED BY	DATE	WHN	03/2004





SCANNED BY
MESA REPRO



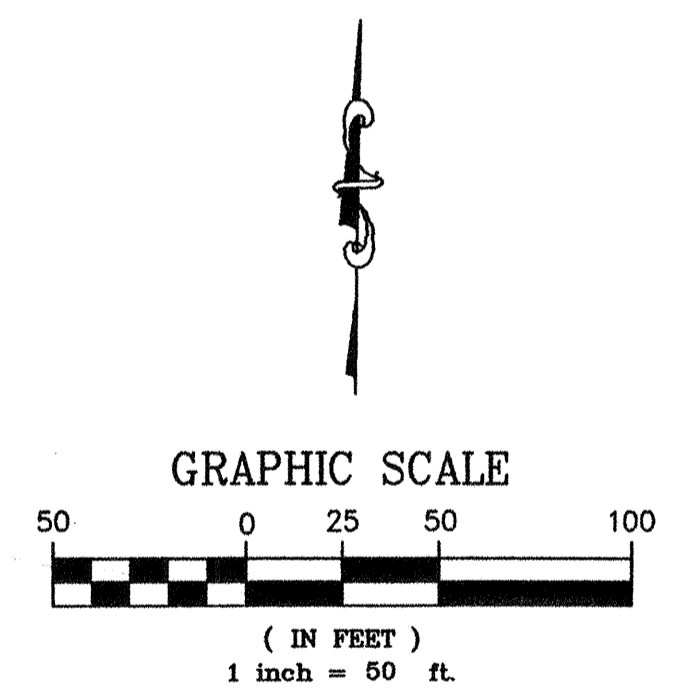
LEGEND:	
_____	ROW LINE
_____	LOT LINE
- - - - -	PUBLIC UTILITY EASEMENT
PROPOSED	EXISTING
_____	ROW CENTER LINE
_____	EDGE OF PAVEMENT
_____	SUBDIVISION BOUNDARY
=====	STANDARD CURB & GUTTER
_____●_____	SAS LINE & MANHOLE
_____	WATER LINE
_____	FIRE HYDRANT
_____	GATE VALVE
_____	WATER LINE TEE
_____	WATER SERVICE
_____	SAS SERVICE
=====●=====	STORM DRAIN
_____	DROP INLET
_____	CAP OR PLUG

FLUSHING SCHEDULE

FLUSHING SCHEDULE NOTE:

EACH INDIVIDUAL FIRE HYDRANT AND FIRE HYDRANT SHUT-OFF VALVE WILL EACH BE CONSIDERED AS A SINGLE UNIT ASSEMBLY.

1. CLOSE ALL VALVES "B", "#1-#10 AND FIRE HYDRANTS "A", "#1-#3.
2. OPEN VALVE #1 AND FIRE HYDRANT #1.
3. OPEN VALVE #10 AND FIRE HYDRANT "A". CLOSE FIRE HYDRANT #1. OPEN VALVE "B".
4. OPEN VALVE #2 AND LOT 51 SERVICE. CLOSE FIRE HYDRANT "A".
5. OPEN VALVE #3 AND FIRE HYDRANT #2. CLOSE LOT 51 SERVICE.
6. OPEN VALVE #4 AND LOT 44 SERVICE. CLOSE FIRE HYDRANT #2.
7. OPEN VALVES #8 & #9 AND FIRE HYDRANT #3. CLOSE LOT 44 SERVICE.
8. CLOSE VALVE #9, OPEN VALVES #5 & #6.
9. CLOSE FIRE HYDRANT #3. OPEN VALVE #9.
10. OPEN ALL VALVES. CLOSE ALL FIRE HYDRANTS & WATER LINE SERVICES.




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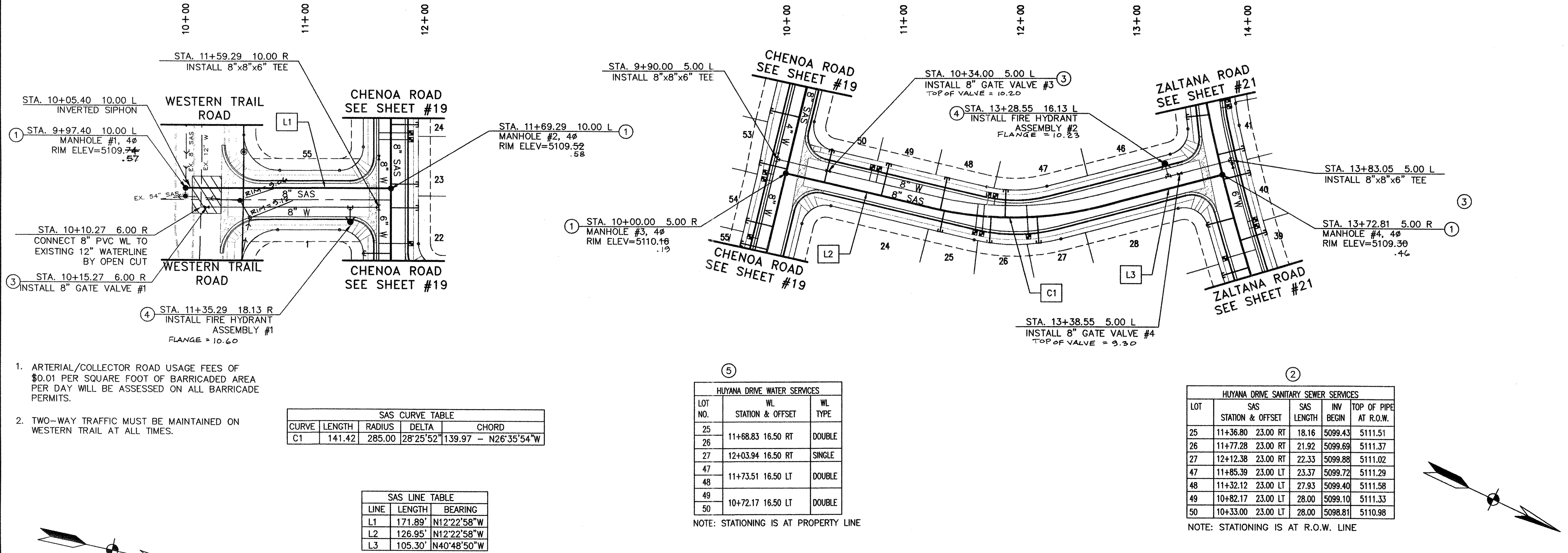
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RINCONADA TRAILS SUBDIVISION
WATER SHUT OFF / FLUSHING PLAN

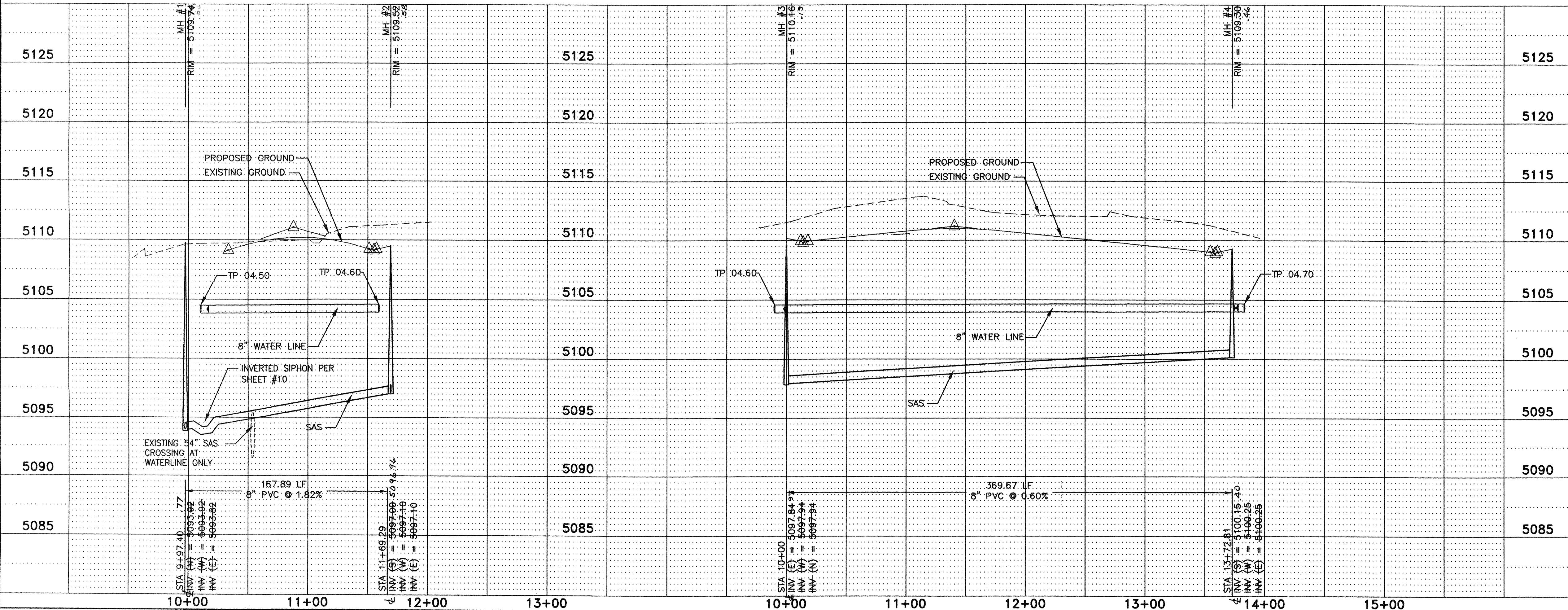
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
 <p>DESIGN REVIEW COMMITTEE</p>			

City Project No. 737481	Zone Map No. F-10,11	Sheet 17	of 21
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ALONA DRIVE N.W.

HUYANA DRIVE N.W.



LEGEND:

— ROW LINE
- - - LOT LINE
- - - PUBLIC UTILITY EASEMENT

PROPOSED **EXISTING**

— ROW CENTER LINE
- - - EDGE OF PAVEMENT
- - - SUBDIVISION BOUNDARY
- - - STANDARD CURB & GUTTER

— SAS LINE & MANHOLE
— WATER LINE
— FIRE HYDRANT
— GATE VALVE
— WATER LINE TEE
— WATER SERVICE
— SAS SERVICE
— STORM DRAIN
— DROP INLET
— CAP OR PLUG

CONSTRUCTION NOTES:

- BUILD SANITARY SEWER MANHOLE PER COA STD DWG #2102
- BUILD SANITARY SEWER SERVICE LINES PER COA STD DWG #2125
- BUILD PVC GATE VALVE PER COA STD DWG #2326 AND #2328
- BUILD FIRE HYDRANT ASSEMBLY W/APURTENANCES PER COA STD DWG 2340 & 2347
- BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER COA DWG #2361, 2362, AND 2368

GENERAL NOTES:

- ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- CONTRACTOR TO RESTRAIN ALL JOINTS WITHIN LENGTH OF RESTRAINT SPECIFICATIONS BY (EXAMPLE) LR=4.0'.

RESTRANT TABLE

	Length for 4"	Length for 6"	Length for 8"
Mechanical Joints	1	1	1
8" x 6" TEE	1	1	1
8" x 4" TEE	1	1	1
90 DEGREE BEND	14	20	26
45 DEGREE BEND	6	8	11
22.5 DEGREE BEND	3	4	5
11.25 DEGREE BEND	2	3	3
GATE VALVE	39	55	72
CAP	39	55	72

Notes:

- All mechanical joints shall be restrained at the fitting.
- The contractor shall provide a minimum pipe length of 20 LF from all mechanical joints. All pipe points within 20 LF of Mechanical Joints shall be restrained at the contractor's expense.
- The contractor shall restrain all pipe joints in the specified distance listed in the table above.
- The contractor shall restrain all fire hydrant joints from the tee on the main to the fire hydrant flange.

ENGINEER'S SEAL

DATE: 03/2004
DESIGNED BY: REH
DRAWN BY: MWH
CHECKED BY: WHN

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

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

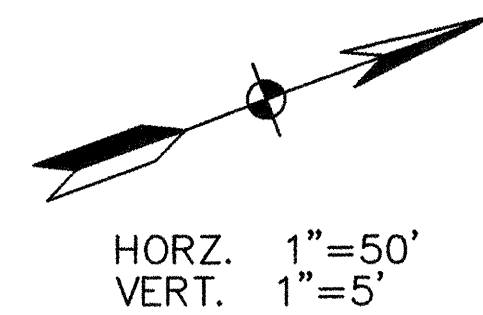
TITLE: RINCONADA TRAILS SUBDIVISION
ALONA DRIVE N.W. AND HUYANA DRIVE N.W.
UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE

City Engineer Approval

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

City Project No. 737481 Zone Map No. F10,11 Sheet 18 of 21



(5)

EYOTA DRIVE WATER SERVICES			
LOT NO.	WL STATION & OFFSET		WL TYPE
15	14+08.68	16.50 LT	DOUBLE
16			
17	13+18.68	16.50 LT	DOUBLE
18			
19	12+14.68	16.50 LT	DOUBLE
20			
21	11+24.68	16.50 LT	SINGLE

NOTE: STATIONING IS AT PROPERTY

EYOTA DRIVE SANITARY SEWER SERVICES					
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PUG	
4	10+37.46 23.00 RT	23.00	5100.35	5105.35	
5	10+38.08 23.00 RT	23.00	5100.84	5106.29	
6	11+37.08 23.00 RT	23.00	5101.43	5106.84	
7	11+82.08 23.00 RT	23.00	5101.70	5107.29	
8	12+32.08 23.00 RT	23.00	5102.00	5108.79	
9	12+77.08 23.00 RT	23.00	5102.25	5108.24	
10	13+27.08 23.00 RT	23.00	5102.49	5108.47	
11	13+88.46 23.00 RT	23.00	5103.02	5108.21	
12	14+33.46 23.00 RT	23.00	5103.29	5107.99	
13	14+76.63 23.00 RT	23.00	5103.55	5107.77	

EYOTA DRIVE SANITARY SEWER SERVICES						
LOT NO.	SAS STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PUMP		
15	14+18.68 23.00 LT	23.00	5103.20	5108.06		
16	13+73.68 23.00 LT	23.00	5102.93	5108.29		
17	13+28.68 23.00 LT	23.00	5102.66	5108.47		
18	12+78.68 23.00 LT	23.00	5102.36	5108.26		
19	12+24.68 23.00 LT	23.00	5101.96	5108.72		
20	11+29.68 23.00 LT	23.00	5101.69	5108.27		
21	11+34.68 23.00 LT	23.00	5101.42	5108.82		

CONSTRUCTION NOTES:

- ① BUILD SANITARY SEWER MANHOLE PER COA STD DWG #2102
- ② BUILD SANITARY SEWER SERVICE LINES PER COA STD DWG #2125
- ③ BUILD PVC GATE VALVE PER COA STD DWG #2326 AND #2328
- ④ BUILD FIRE HYDRANT ASSEMBLY W/APPROPRIATE PER COA STD DWG 2340 & 2347
- ⑤ BUILD WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT PER COA DWG #2361, 2362, AND 2368

GENERAL NOTES:

1. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
2. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
3. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
4. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
5. CONTRACTOR TO RESTRAIN ALL JOINTS WITHIN LENGTH OF RESTRAINT SPECIFICATIONS BY (EXAMPLE) LR=4.0'.

RESTRAINT TABLE			
	Length for 4"	Length for 6"	Length for 8"
Mechanical Joints	---	1	---
6"x6" TEE	---	1	---
8"x4" TEE	---	---	---
90 DEGREE BEND	14	20	26
45 DEGREE BEND	6	8	11
22.5 DEGREE BEND	3	4	5
11.25 DEGREE BEND	2	2	3
GATE VALVE	39	55	72
CAP	39	55	72

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 Mechanical Joints shall be restrained at the contractor's expense.
3. The contractor shall restrain all pipe joints in the specified distance listed in the table above.
4. The contractor shall restrain all fire hydrant joints from the tee on the main to the fire hydrant flange.



**Community
Sciences
Corporation**

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

JOB NO.: 1424-06

JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT

TITLE: RINCONADA TRAILS SUBD
EYOTA DRIVE N.W.
UTILITY PLAN & PROP

Design Review Committee	City Engineer Approval
-------------------------	------------------------

APPROVED

SP-10

DESIGN
REVIEW COMMITTEE

City Project No. 737481	Zone Map No. F10,11
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AS BUILT INFORMATION		MICRO-FILM INFORMATION	
CONTRACTOR	WORK	DATE	DATE
	STANDED BY <i>CSU</i>	DATE	DATE
	INSPECTOR'S	DATE	DATE
	ACCEPTANCE BY	DATE	DATE
	REVISION BY <i>CSU</i>	DATE	DATE
	RECORDED BY	DATE	DATE
	CORRECTED BY <i>TCU</i>	DATE	DATE
	NO.	DATE	DATE

SURVEY INFORMATION		BENCH MARKS	
FIELD NOTES			
NO.	BY	DATE	
			ACS STATION "3-E10"
			NAD 1927 NM CENTRAL
			X=358813.84
			Y=1512565.54
			GND TO GRID S F = 0.94
			DELTA ALPHA = -00°16'
			ELEV. (NGVD 1929) 521'

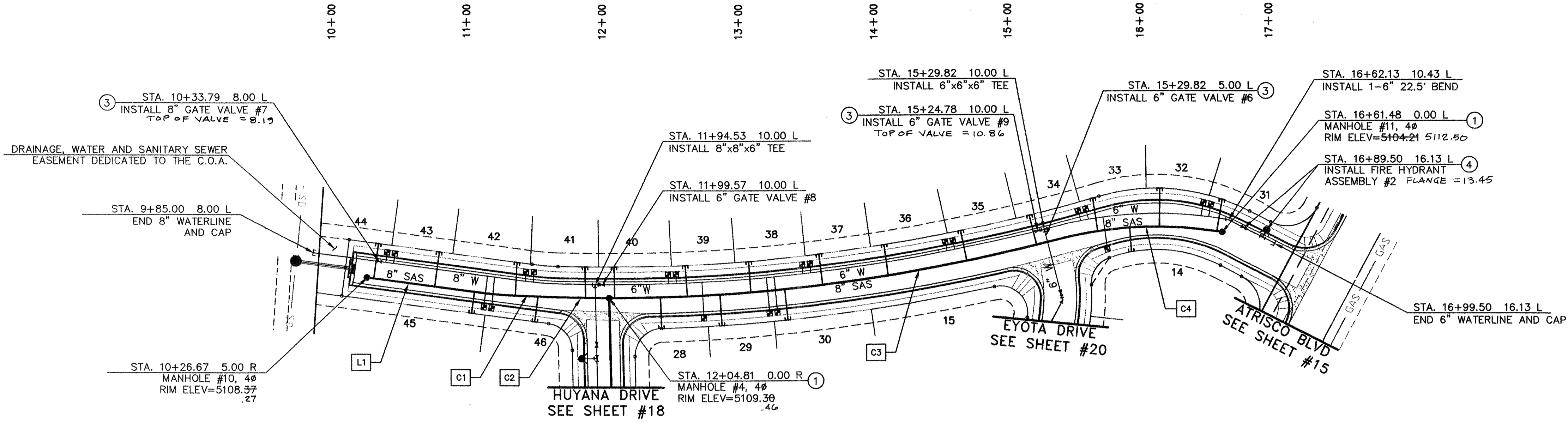
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MENT
GROUP

DIVISION
FILE

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

Sheet 20 of 21



LINE	LENGTH	BEARING
L1	82.85'	N58°05'30"E

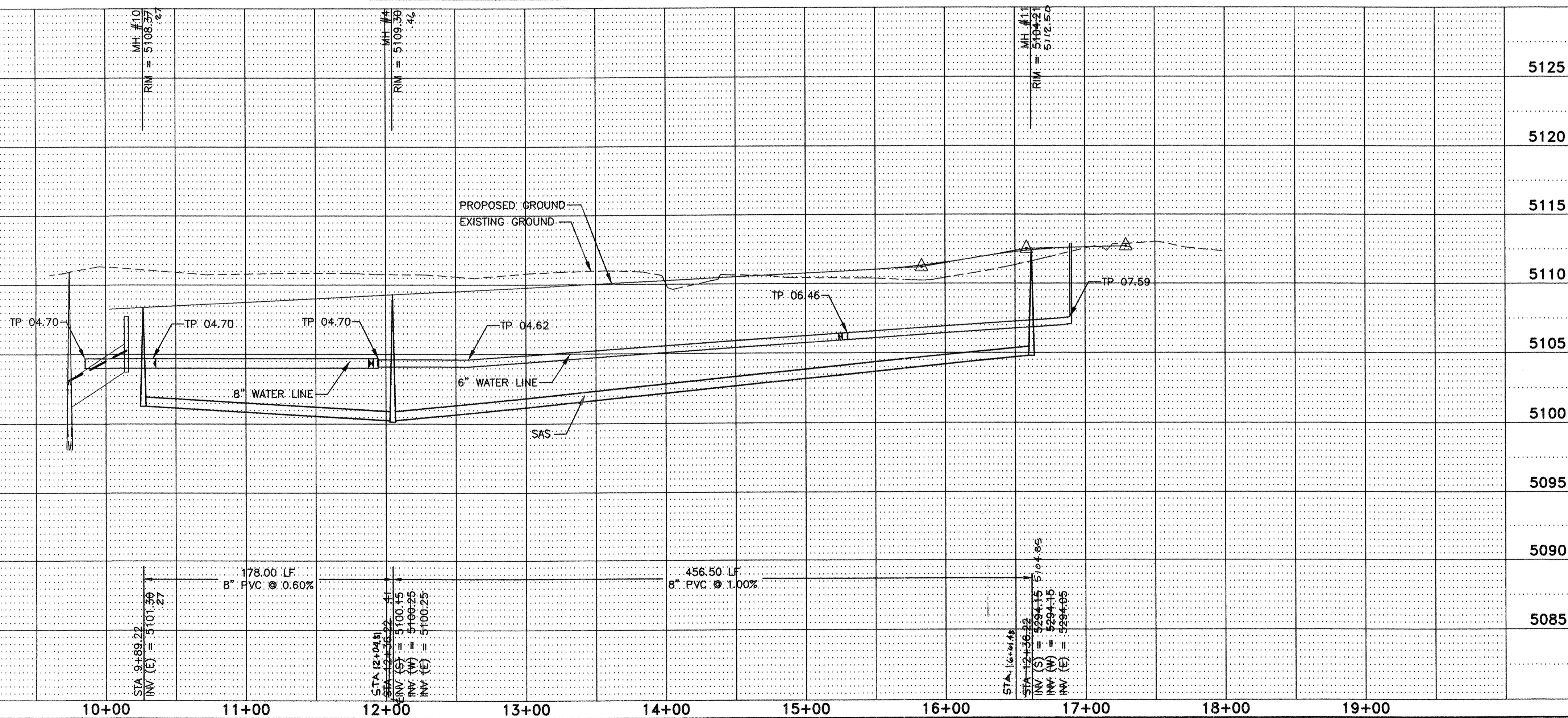
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	22.82'	285.00'	04°35'17"	22.82' - S55°47'51"W
C2	72.70'	1309.95'	3°10'48"	72.70' - S51°54'49"W
C3	342.67'	1309.95'	14°59'17"	341.70' - S42°49'46"W
C4	111.86'	285.00'	10°45'44"	111.16' - N48°58'48"E

LOT NO.	STATION & OFFSET	WL TYPE
14	15+70.19 16.50 RT	SINGLE
28	12+76.30 16.50 RT	SINGLE
29	13+23.92 16.50 RT	DOUBLE
31	16+45.02 16.50 LT	DOUBLE
33	15+60.53 16.50 LT	DOUBLE
34	14+58.83 16.50 LT	DOUBLE

LOT NO.	SAS	STATION & OFFSET	SAS LENGTH	INV BEGIN	TOP OF PIPE AT PLUG
14	15+89.23	23.00 RT	23.00	5104.61	5107.94
28	12+42.43	23.00 RT	23.00	5100.46	5105.95
29	12+86.13	23.00 RT	23.00	5100.13	5106.17
30	13+33.75	23.00 RT	23.00	5101.57	5106.41
31	16+53.46	23.00 LT	23.00	5105.38	5109.21
32	16+13.98	23.00 LT	23.00	5104.90	5108.42
33	15+70.72	23.00 LT	23.00	5103.90	5107.68
34	15+21.66	23.00 LT	23.00	5103.41	5107.35
35	14+89.01	23.00 LT	23.00	5102.88	5107.09
36	14+10.87	23.00 LT	23.00	5102.30	5106.80

NOTE: STATIONING IS AT R.O.W. LINE

ZALTANA ROAD N.W.



LEGEND:	
—	ROW LINE
---	LOT LINE
---	PUBLIC UTILITY EASEMENT
PROPOSED	
---	ROW CENTER LINE
---	EDGE OF PAVEMENT
---	SUBDIVISION BOUNDARY
---	STANDARD CURB & GUTTER
EXISTING	
---	SAS LINE & MANHOLE
---	FIRE HYDRANT
---	GATE VALVE
---	WATER LINE TEE
---	WATER SERVICE
---	SAS SERVICE
---	STORM DRAIN
---	DROP INLET
---	CAP OR PLUG

- CONSTRUCTION NOTES:
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22.5 DEGREE BEND	3	4	5
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GATE VALVE	39	55	72
CAP	39	55	72

- Notes:
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JOB NO.: N494-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RINCONADA TRAILS SUBDIVISION
ZALTANA DRIVE N.W.
UTILITY PLAN & PROFILE

Design Review Committee City Engineer Approval

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

DESIGNED BY REH DATE 03/2004
DRAWN BY MVH DATE 03/2004
CHECKED BY WHN DATE 03/2004

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK STATIONED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
INSPECTOR	DATE	DATE	DATE	DATE	DATE	DATE	DATE
FIELD CHECK BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DRIVER	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CORRECTED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION	DATE	DATE	DATE	DATE	DATE	DATE	DATE
RECORDED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE