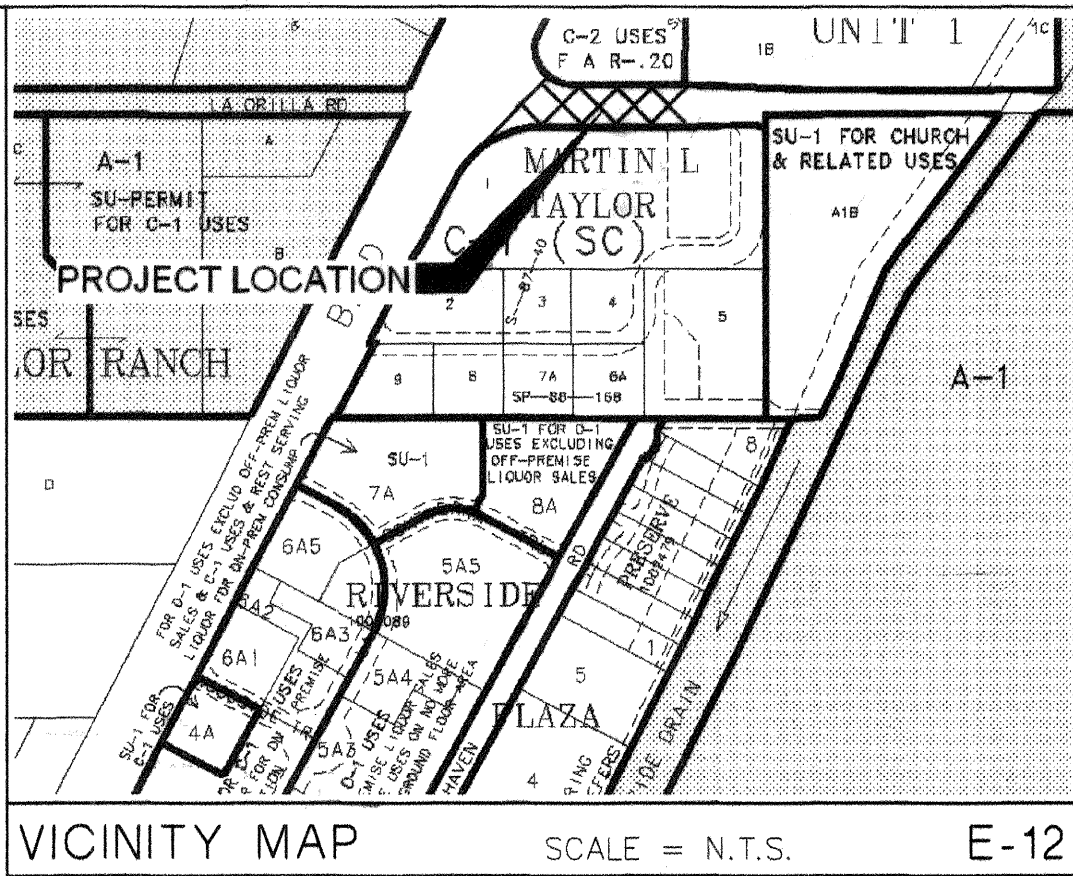


SCANNED
BY *PLN*

LA ORILLA ROAD AND COORS BOULEVARD IMPROVEMENTS

GRADING, PAVING AND UTILITY
IMPROVEMENTS - PHASE I
ALBUQUERQUE, NEW MEXICO

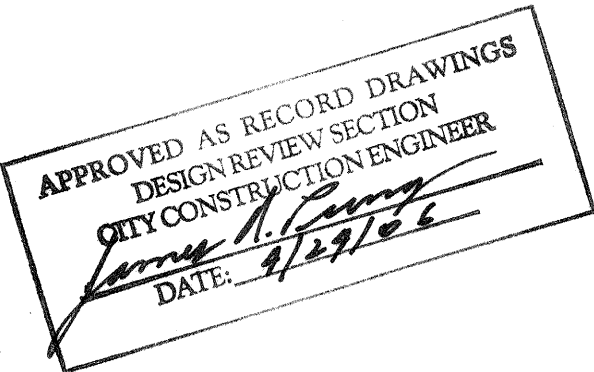


2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 17 9 30 8 11 06

MAY 6, 2005

INDEX OF DRAWINGS

- | | |
|---|--|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | PLAT |
| 4 | MASTER PAVING AND UTILITY PLAN |
| 5 | ROADWAY AND UTILITY PLAN AND PROFILE |
| 6 | COORS/LA ORILLA INTERSECTION LAYOUT PLAN |
| 7 | CONSTRUCTION SECTIONS AND DETAILS |

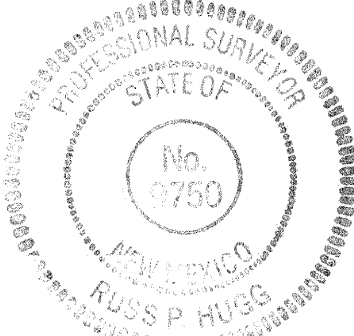


I, MARTIN J. GARCIA, OF THE FIRM OF ABQ ENGINEERING, INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, WHILE SOMEONE FROM ABQ ENGINEERING, INC. WAS ON SITE, APPROVED BY THE CITY ENGINEER, AND THAT THE ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET, EXCEPT AS NOTED BY ME ON THE AS-BUILT CONSTRUCTION DRAWINGS. THE CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY Russ P. Hugg, (surveyor name) NMPS NUMBER 9750 (PS#).

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Heraby 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
FEBRUARY 20, 2006



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Inc.

Engineers • Planners
Construction Services
8739 Academy Rd NE, Suite 130
Albuquerque, NM 87109
505-255-7802 FAX 505-255-7902
ABQ NO. 25057

DRB 1002371

DRB # 1002371

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



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	7-8-05	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 8-15-05 CITY ENGINEER DATE		
		Transportation	<i>[Signature]</i>	6/13/05			
		Water/Wastewater	<i>[Signature]</i>	6/7/05			
		Hydrology	<i>[Signature]</i>	5/16/05			
		Parks	<i>[Signature]</i>	7-8-05			
		Constr. Coord.	<i>[Signature]</i>	7-8-05			
		Envir. Health	<i>[Signature]</i>				
		City Project No.		7530.81		Sheet	Of
						1	7

General Notes

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
2. 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
3. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
4. 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 UPDATE NO. 7.
5. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES A TWENTY-FOUR HOUR CONSTRUCTION TIME.
6. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY TRAFFIC ENGINEER AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. PLANS SHALL BE PREPARED IN ACCORDANCE WITH MUTCD REQUIREMENTS AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT.
7. SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC ON ALL AFFECTED ROADS. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL PRIVATE AND PUBLIC PROPERTY AT ALL TIMES, EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE CITY.
8. TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE REASONABLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
9. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE CITY CONSTRUCTION COORDINATION DIVISION. TWO (2) DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF SPECIFICATIONS.
10. THE SPECIFICATIONS USED FOR THIS PROJECT ARE THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1994 EDITION, UPDATE NO. 7.
11. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

12. ALL WATER VALVE BOXES MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
13. SUBGRADE PREPARATIONS UNDER SIDEWALKS AND DRIVE PADS, AND SUBGRADE AND SUBBASE PREPARATION UNDER CURB AND GUTTER IS CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH, AND NO DIRECT PAYMENT SHALL BE MADE FOR THOSE ITEMS OF WORK.
14. ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
15. ALL SIGNS AND CODING WILL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS" CURRENT EDITION PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
16. WHEN ABUTTING NEW PAVEMENT TO EXISTING INTERSECTING STREETS, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AND AT RIGHT ANGLES AND REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
17. CONTRACTOR WILL MAKE ALL WATER VALVES AND MANHOLES ACCESSIBLE TO NEW MEXICO UTILITIES INC. AT ALL TIMES.
18. CONTRACTOR WILL CONFINE HIS WORK WITHIN THE CONSTRUCTION EASEMENT LIMITS AND/OR RIGHT-OF-WAY, OR PROVIDE COPIES OF AGREEMENTS WITH ADJACENT LANDOWNERS TO THE CITY OF ALBUQUERQUE.
19. THE CONTRACTOR AGREES TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALKS AND BRIDGES.
21. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FIELD ENGINEER.
22. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
23. ALL ASPHALTIC CONCRETE SHALL BE MINIMUM 1800 LB. STABILITY AND COMPACTED TO 93%-97% MODIFIED MARSHALL DENSITY UNLESS OTHERWISE NOTED ON THE PLANS.
24. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
25. CONTRACTOR SHALL COORDINATE WITH CITY OF ALBUQUERQUE UTILITY DIVISION (857-8200) THREE (3) WORKING DAYS PRIOR TO UTILITY EXCAVATION OR ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING VALVES TO BE OPERATED BY NMUI PERSONNEL ONLY.
26. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
27. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS 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 REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDE-WALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

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ABQ NO. 25057

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LA ORILLA ROAD AND COORS BOULEVARD IMPROVEMENTS - PHASE I
TITLE: GENERAL NOTES

Design Review Committee
APPROVED
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
AUG 15 2005
CITY ENGINEER

Lost Design Update

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

City Project No.
7530.81

Zone Map No.
E-12

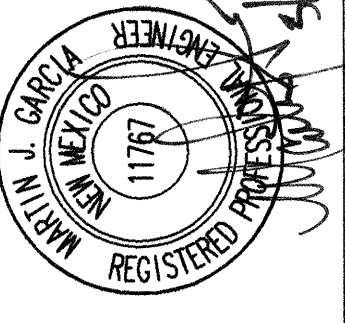
SHEET
2

OF
7

AS BUILT INFORMATION
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WORK ORDER BY *Shale*
REVISIONS
DATE *5/6/2005*
FIELD ACCEPTANCE BY *Shale*
DATE *5/6/2005*
DRAWINGS
CORRECTED BY *Shale*
DATE *5/6/2005*
MICRO-FILM INFORMATION
RECORDED BY
NO.

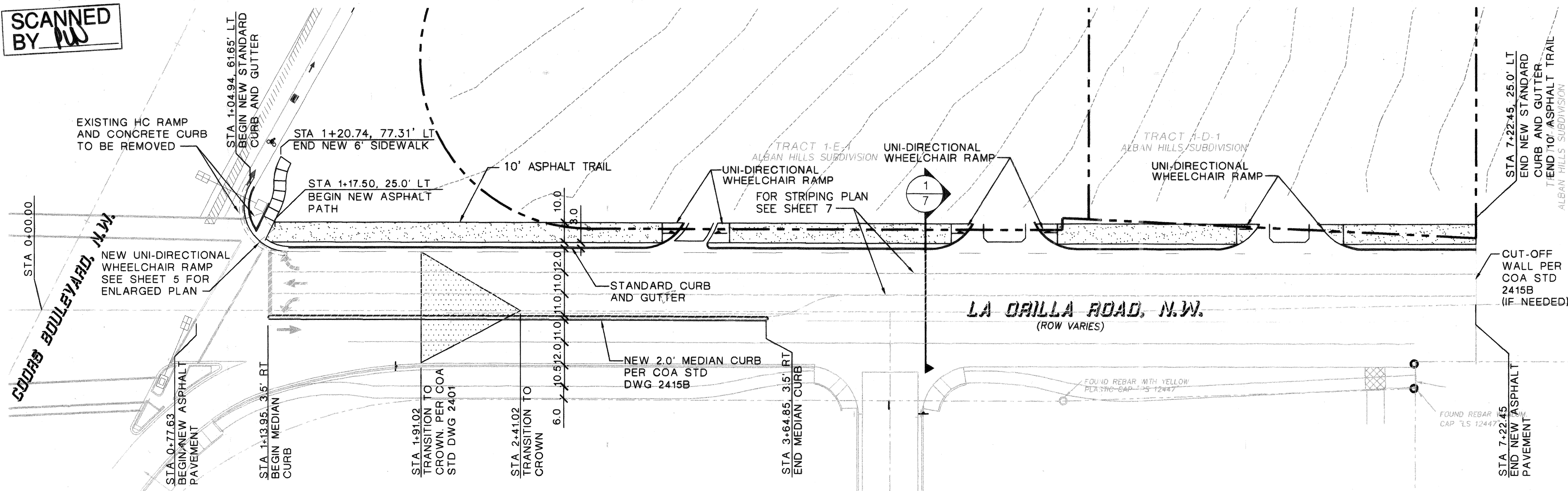
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Y=1514838.11
G-G=0.99967854
Da=-0014'44"
ELEV=5018.922 (NAD 29)

SURVEY INFORMATION
FIELD NOTES
NO.
BY
DATE

ENGINEER'S SEAL


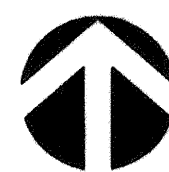
REMARKS
REVISIONS
DESIGN
NO. DATE
BY
DATE
DESIGNED BY F. PHILLIPS
DATE 5/6/2005
DRAWN BY F. PHILLIPS
DATE 5/6/2005
CHECKED BY M. GARCIA
DATE 5/6/2005

SCANNED BY *PLW*

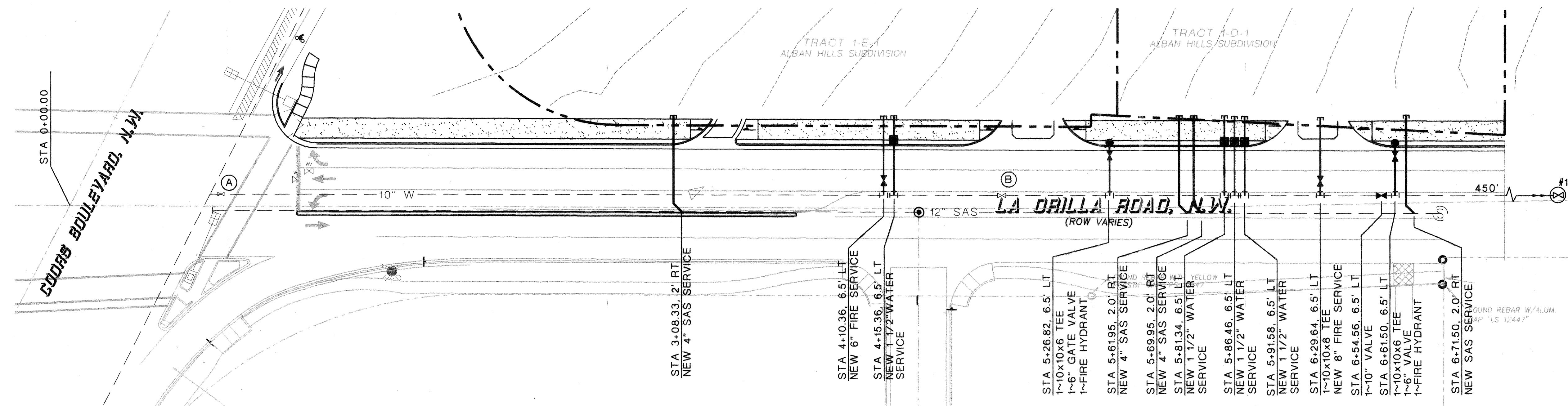


MASTER PAVING PLAN

SCALE: 1" = 30'

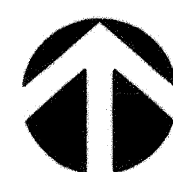


NORTH



MASTER UTILITY PLAN

SCALE: 1" = 30'



NORTH

Legend

- LOT LINE
- PUBLIC UTILITY EASEMENT
- R.O.W. CENTERLINE
- STANDARD CURB & GUTTER
- LIMITS OF NEW ASPHALT
- HANDICAP RAMPS

Construction Notes

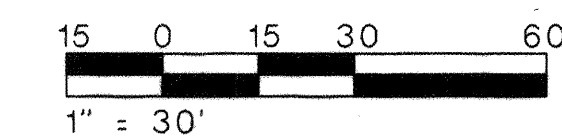
- 1 CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A.
- 2 CONSTRUCT ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405B.
- 3 CONSTRUCT 6' CONCRETE SIDEWALK PER COA STD DWG 2430.
- 4 CONSTRUCT ENTRANCES PER COA STD DWG 2426.
- 5 CONSTRUCT CROWN TRANSITION PER COA STD DWG 2401.
- 6 BUILD HANDICAP RAMP PER COA STD DWG 2426.

Water Shut Off Plan

- CLOSE VALVE "A" AND VALVE "B" FOR SERVICE TO LOT 1-E-1.
- CLOSE VALVE "B" AND #1191 FOR SERVICE TO LOT 1-D-1.

SANITARY SEWER SERVICE

LOT #	STATION	LENGTH	OFFSET
1-D-1(1)	5+61.95	38.00'	14.43' RT
1-D-1(2)	5+69.95	42.00'	14.40' RT
1-D-1(3)	6+71.50	42.40'	5.43' RT
1-E-1	3+08.33	48.79	2.00 RT



1" = 30'

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ABQ NO. 25057

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

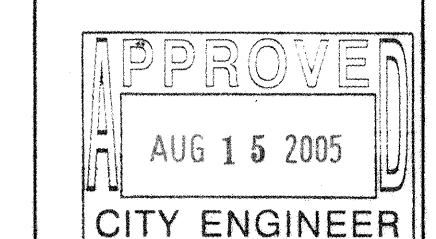
LA ORILLA ROAD AND COORS BOULEVARD IMPROVEMENTS - PHASE I
TITLE: MASTER PAVING AND UTILITY PLAN

Design Review Committee

City Engineer Approval

Mo./Day/Yr.

Mo./Day/Yr.



Last Design Update

City Project No.

7530.81

Zone Map No.

E-12

SHEET

OF

4

7

BENCH MARKS

ACS "NM-448-IN"

CENTRAL STATION DATA

NM STATE PLANE COORDINATES

Central Zone (NAD 29)

X=372524.25

Y=1514838.11

G-G=0.99967854

Dg=-0014.4"

ELEV=5018.922 (NAD 29)

SURVEY INFORMATION

FIELD NOTES

BY

DATE

NO.

REMARKS

REVISIONS

DESIGN

DATE 5/6/2005

DATE 5/6/2005

DATE 5/6/2005

DESIGNED BY M GARCIA

DRAWN BY F PHILLIPS

CHECKED BY M GARCIA

NO. DATE

BY

REMARKS

REVISIONS

DATE 5/6/2005

DATE 5/6/2005

DATE 5/6/2005

DESIGNED BY M GARCIA

DRAWN BY F PHILLIPS

CHECKED BY M GARCIA

NO. DATE

BY

REMARKS

REVISIONS

DATE 5/6/2005

DATE 5/6/2005

DATE 5/6/2005

DESIGNED BY M GARCIA

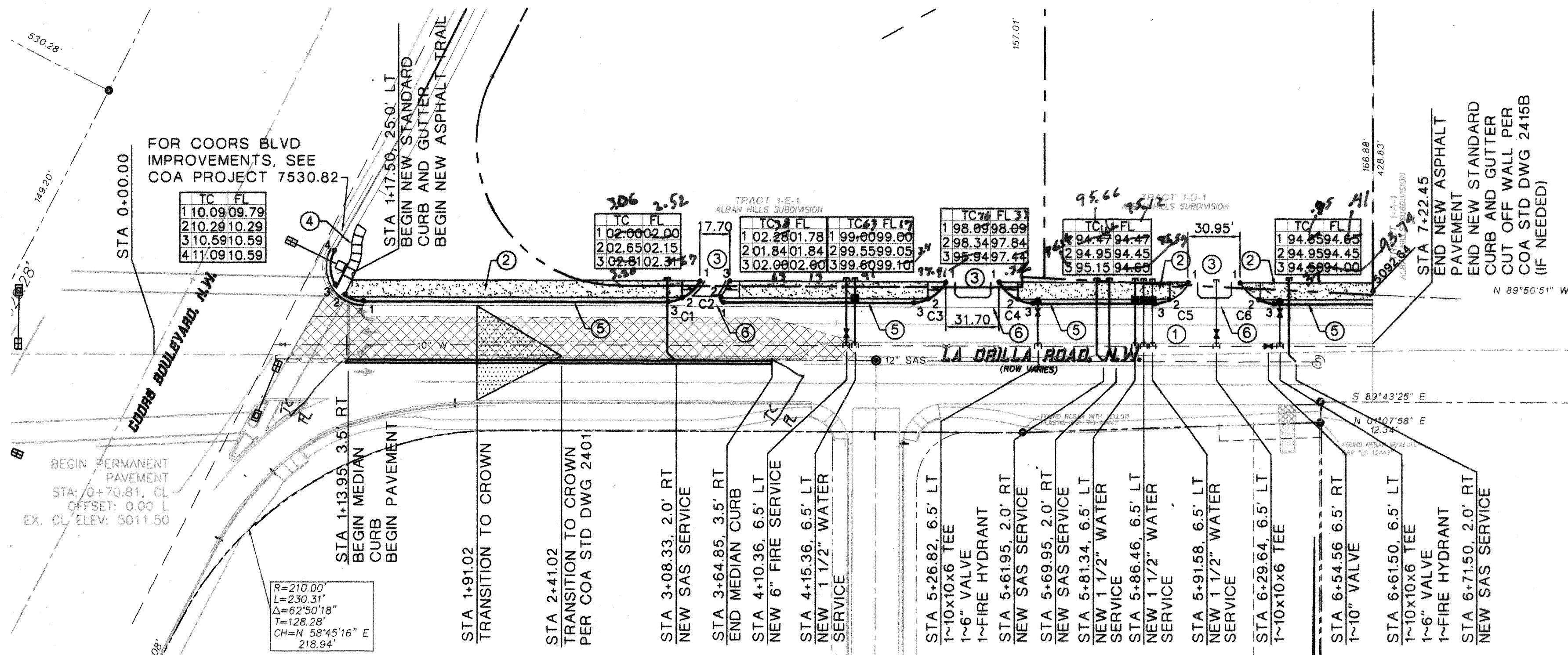
DRAWN BY F PHILLIPS

CHECKED BY M GARCIA

FIELD NOTES		AS BUILT INFORMATION		CENTRAL STATION DATA		WORK ORDER INFORMATION	
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			Y=1514838.11	PREPARED BY	DATE	PREPARED BY	DATE
			G-G=0.99967854	DRAWINGS	DATE	DRAWINGS	DATE
			D _s = -0°14'44"	CORRECTED BY	DATE	CORRECTED BY	DATE
			ELEV=5018.922 (NAD 29)	MICRO-FILM INFORMATION			
				RECORDED BY	DATE	RECORDED BY	DATE
				NO.	DATE	NO.	DATE

SCANNED BY PW

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00



Curve Data Table					
CURVE	RADIUS	DISTANCE	DELTA	LENGTH	BEARING
C1	21.25	23.85	64°26'25"	22.58	N 56°56'32" E
C2	2.00	5.00	155°30'43"	3.60	N 24°02'29" W
C3	25.00	26.75	61°19'03"	25.50	N 59°34'19" E
C4	25.00	26.75	61°19'03"	25.50	N 59°20'04" W
C5	25.50	26.99	60°38'48"	25.75	N 59°51'02" E
C6	25.50	27.26	61°14'38"	25.98	S 59°48'11" E

Construction Notes

1. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405B, SEE SHEET 5
2. CONSTRUCT 10' ASPHALT TRAIL
3. CONSTRUCT ENTRANCES PER COA STD DWG 2426
4. CONSTRUCT 6' CONCRETE SIDEWALK PER COA STD DWG 2430
5. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A
6. CONSTRUCT 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420

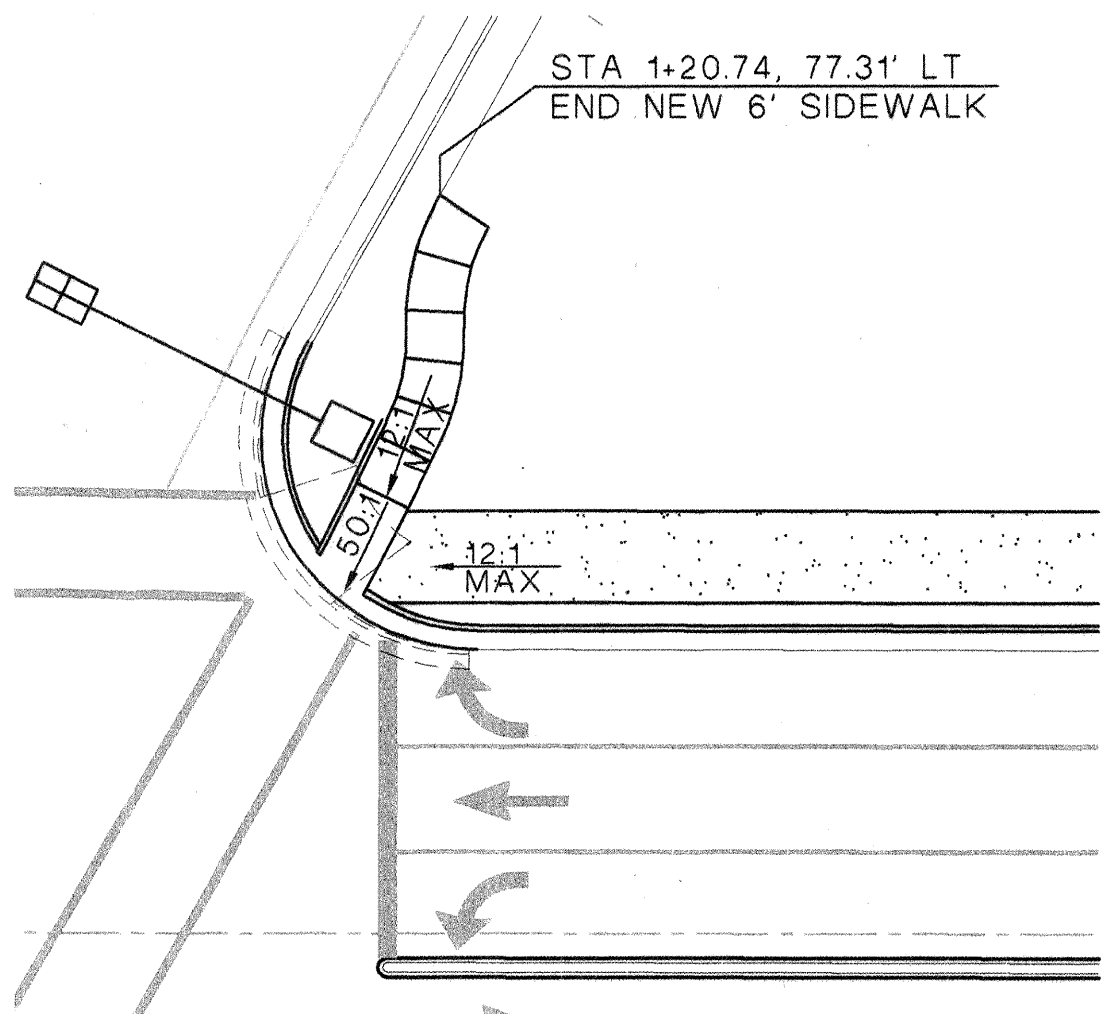
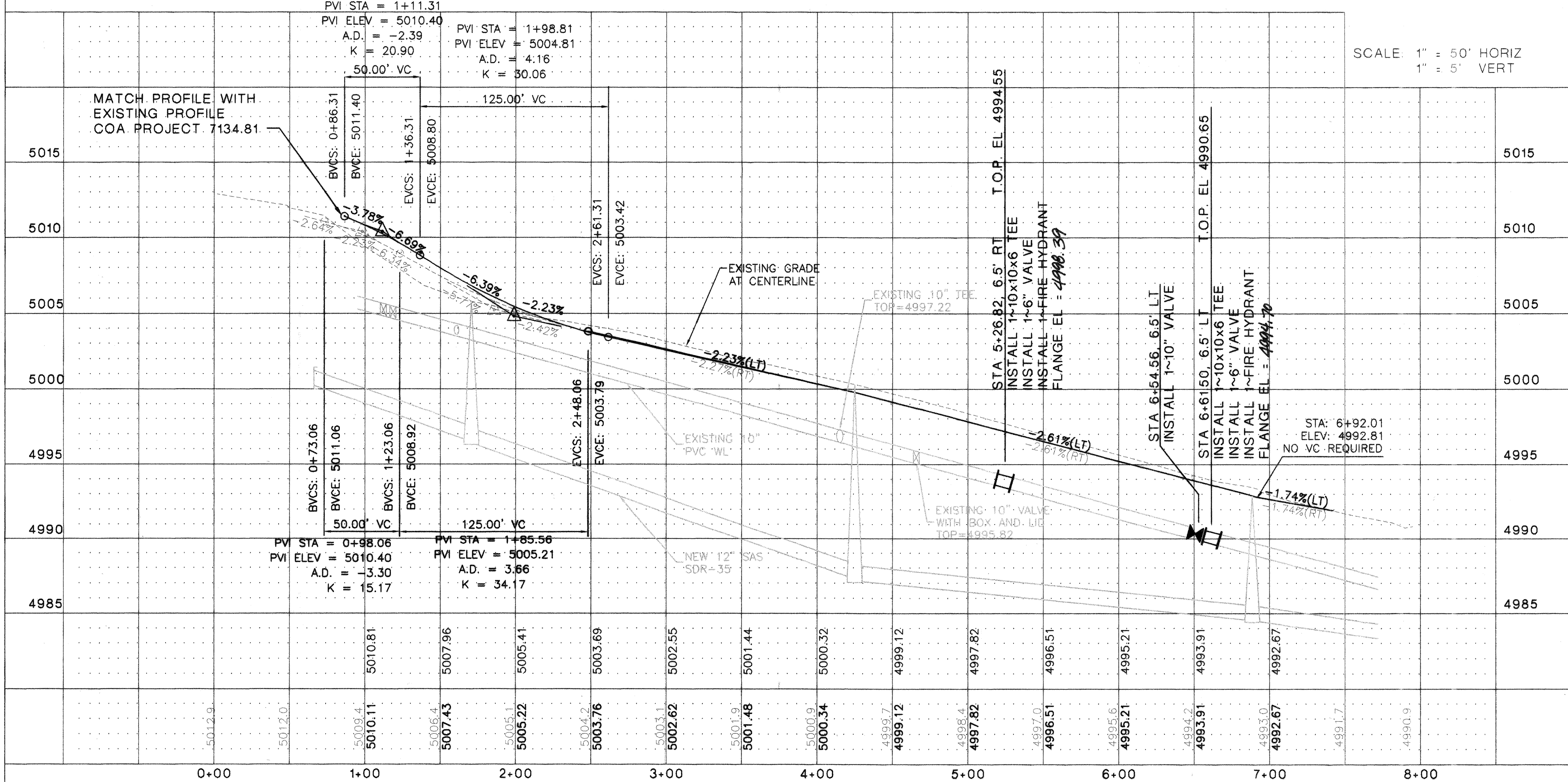
General Notes

1. SOUTH 2 LANES OF LA ORILLA ROAD N.W. BUILT BY OTHERS UNDER COA PROJECT 7134.81. COORS/LA ORILLA IMPROVEMENTS WITH 8" SAS PER INFRASTRUCTURE LIST.
2. FOR COORS BLVD IMPEOVEMENTS, SEE COA PROJECT 7530.82 "LA ORILLA/COORS PHASE II.
3. FOR CURB AND GUTTER, SIDEWALK, WHEELCHAIR RAMP DETAILS, SEE SHEET 6 OF 6

ITEM	STD DWG
SAS SVC	2125
WATER SVC	2361, 2363, 2467
GATE VALVE	2326, 2328
FIRE HYDRANT	2340
WHEELCHAIR RAMP	2426

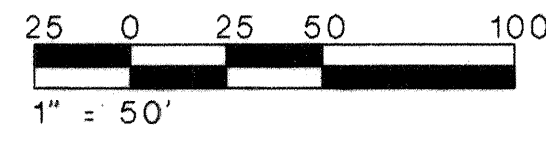
Legend

- LOT LINE
- - - - - PUBLIC UTILITY EASEMENT
- - - - - R.O.W. CENTERLINE
- ==== STANDARD CURB & GUTTER
- [Hatched Box] EXISTING TEMPORARY ASPHALT TO BE REMOVED
- [Handicap Ramp Symbol] HANDICAP RAMPS



ENLARGED PLAN

SCALE: 1" = 20'-0"



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ABQ NO. 25057

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LA ORILLA ROAD AND COORS BOULEVARD IMPROVEMENTS - PHASE I
TITLE: LA ORILLA IMPROVEMENTS
PLAN AND PROFILE

Design Review Committee
APPROVED
JUL - 3 2005
DESIGN REVIEW COMMITTEE

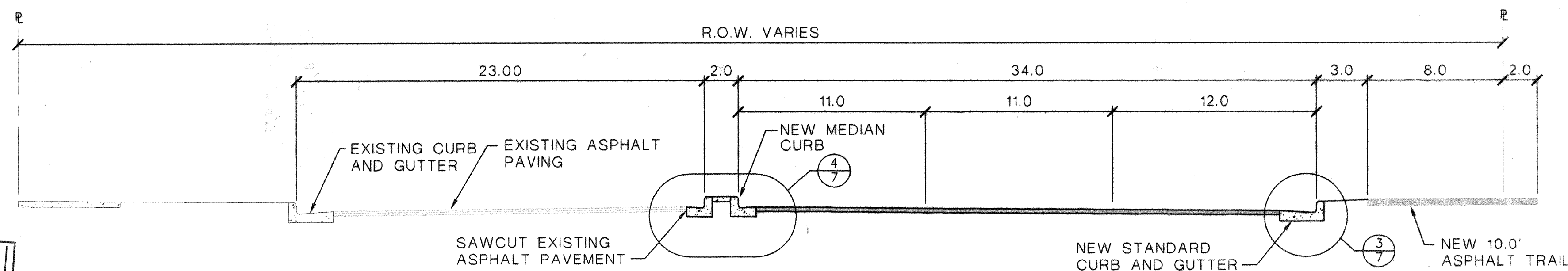
City Engineer Approval
APPROVE
AUG 15 2005
CITY ENGINEER

City Project No. 7530.81

Zone Map No. E-12

SHEET 5 OF 7

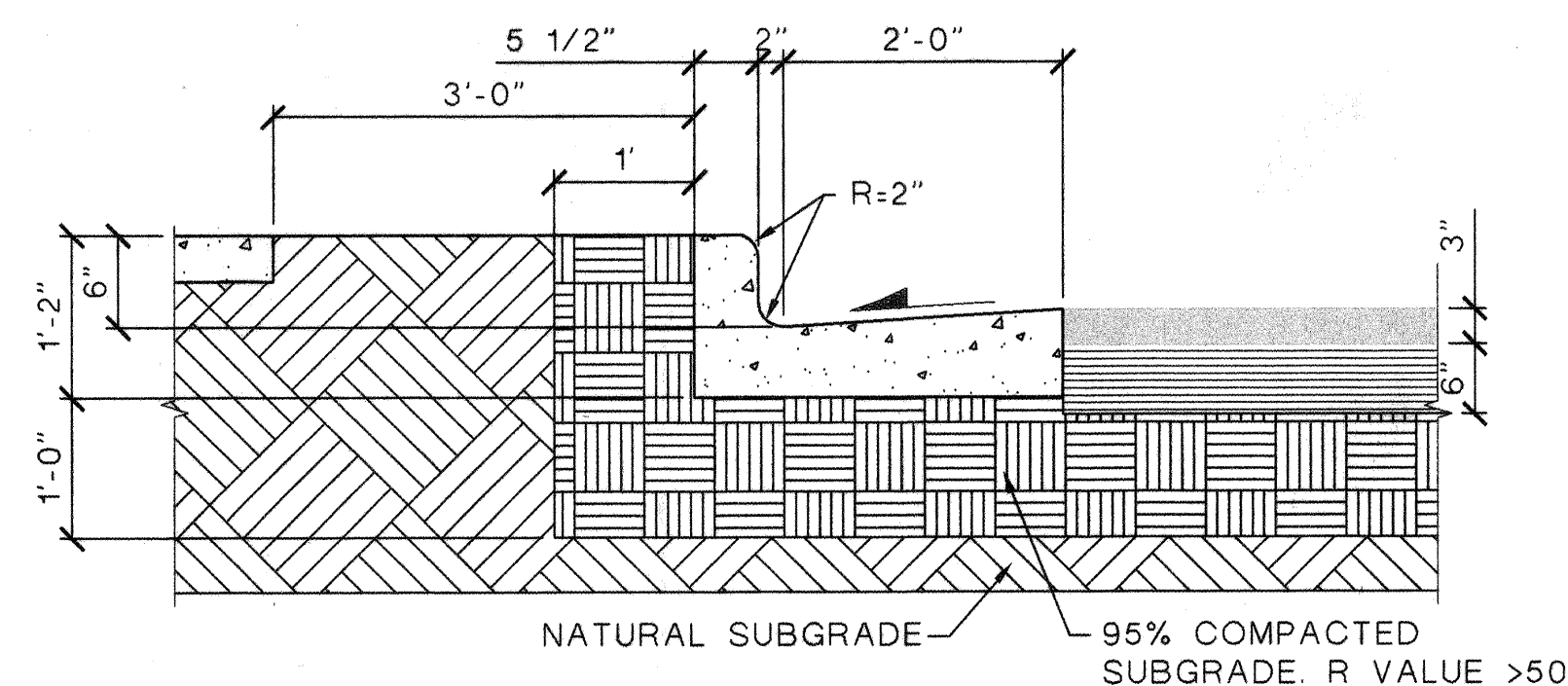
SCANNED
BY PLAN



NOTE: MATCH EXISTING ASPHALT EDGE BEYOND END OF MEDIAN CURB AND GUTTER

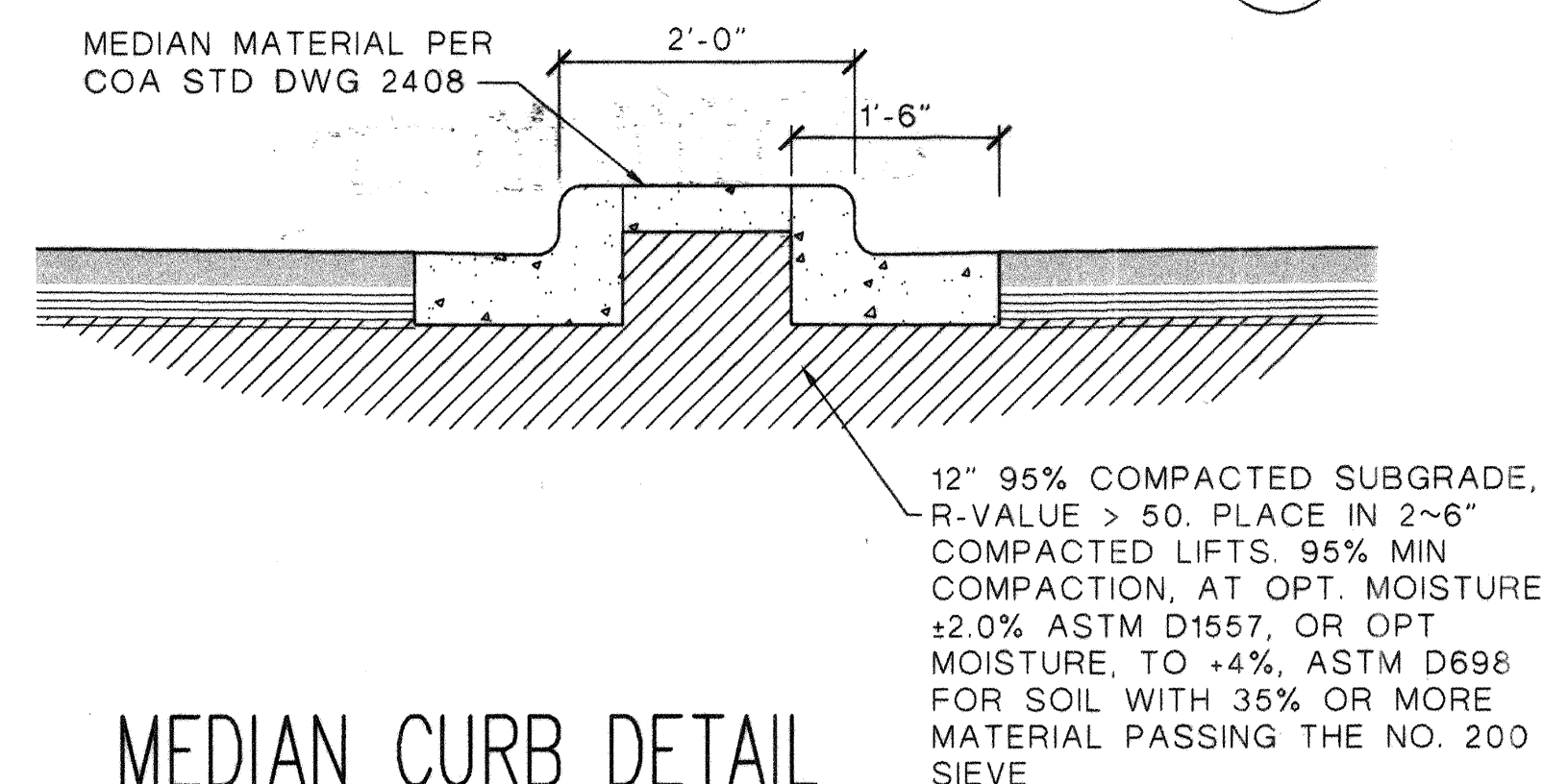
LA ORILLA ROAD SECTION

SCALE: 1" = 5'



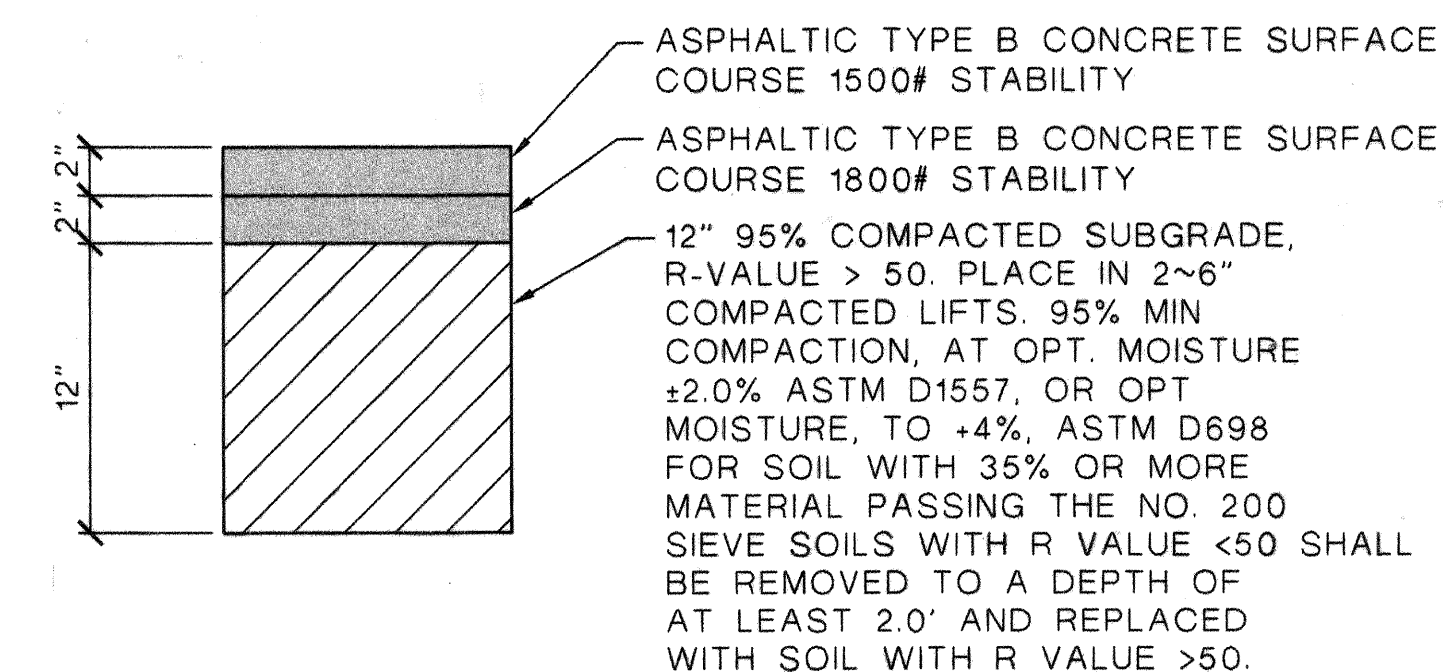
STANDARD CURB DETAIL (REV 2415A)

SCALE: 3/4" = 1'-0"



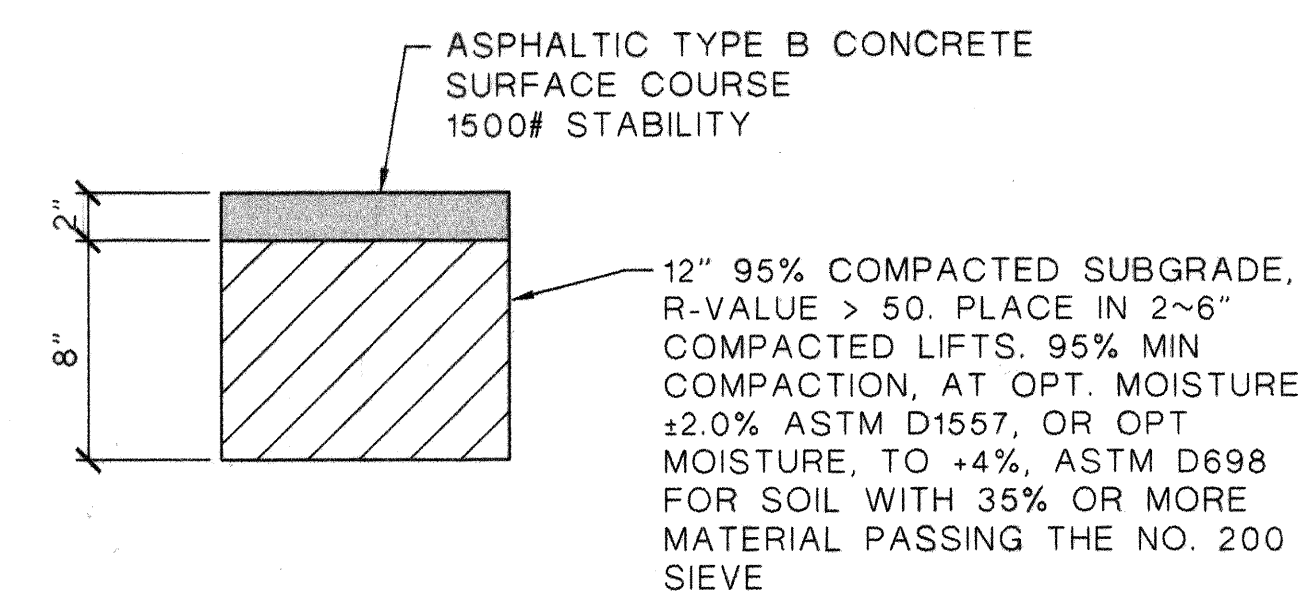
MEDIAN CURB DETAIL (COA STD DWG 2415B)

SCALE: 3/4" = 1'-0"



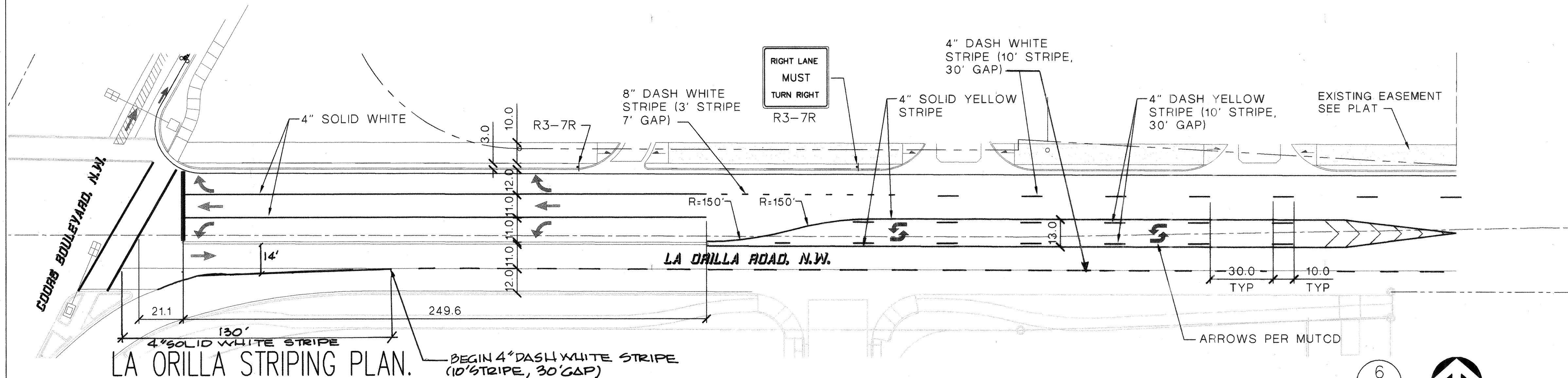
ASPHALT PAVING SECTION (COA STD DWG 2405B)

SCALE: 1 1/2" = 1'-0"



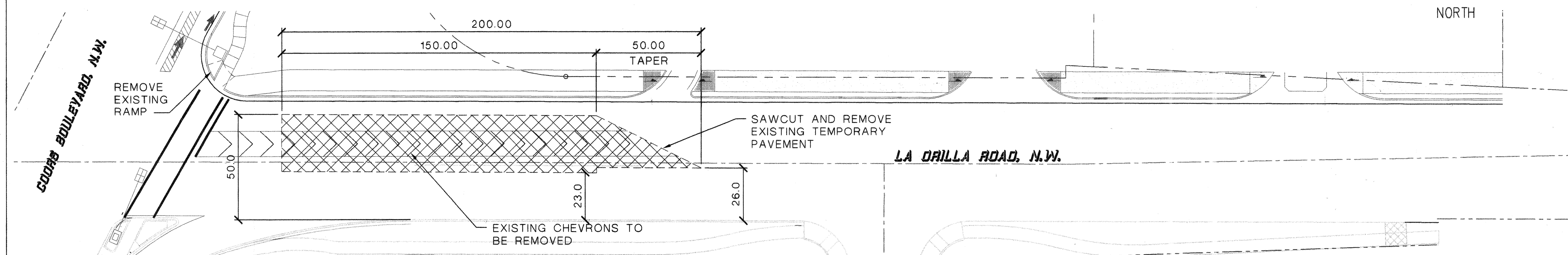
ASPHALT TRAIL PAVING SECTION

SCALE: 1 1/2" = 1'-0"



LA ORILLA STRIPING PLAN

SCALE: 1" = 30'



LA ORILLA REMOVAL PLAN

SCALE: 1" = 30'

General Notes

- CONTRACTOR TO COORDINATE STRIPING WITH TRAFFIC OPERATIONS PRIOR TO INSTALLATION OF STRIPING AND SIGNING. (857-8260)
- CONTRACTOR TO ERADICATE EXISTING/CONFLICTING STRIPING PRIOR TO INSTALLATION OF NEW STRIPING.
- CONTRACTOR TO PAINT MEDIAN NOSES YELLOW.
- CONTRACTOR TO REMOVE EXISTING TEMPORARY STRIPING PRIOR TO INSTALLATION OF NEW STRIPING. COORDINATE LIMITS WITH ENGINEER.
- STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY TO A MINIMUM OF 0.25 INCHES AND A WIDTH TO EQUAL 2 TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.

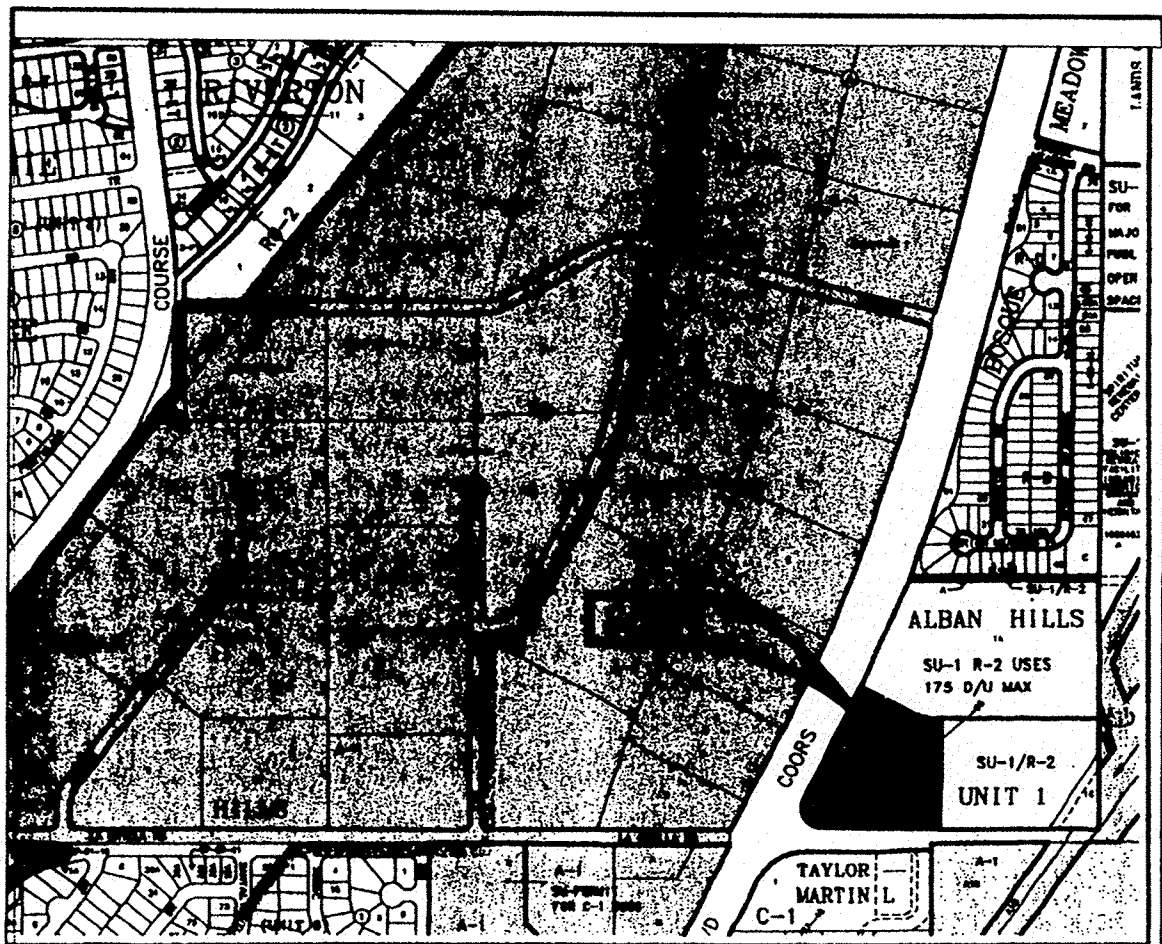
ABQ
Engineering, Inc.

Engineers Planners
Construction Services
6739 Academy Rd., N.E., Suite 130
Albuquerque, NM 87109
505-255-7802 FAX 505-255-7902
ABQ No. 25057

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LA ORILLA ROAD AND COORS BOULEVARD IMPROVEMENTS - PHASE I
TITLE: CONSTRUCTION SECTIONS AND DETAILS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 15 2005 DESIGN REVIEW COMMITTEE	APPROVED AUG 15 2005 CITY ENGINEER		
City Project No.	Zone Map No.	SHEET	OF
7530.81	E-12	7	7



Location Map
Zone Atlas Map No. D-12-Z

Subdivision Data:

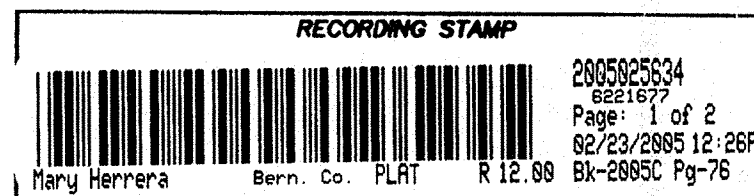
GROSS SUBDIVISION ACREAGE: 4.9540 ACRES±
ZONE ATLAS INDEX NO: D-12-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: SEPTEMBER 17-19, 1997, FIELD VERIFIED NOVEMBER 2004.

Disclosure Statement:

THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING THREE TRACTS INTO TWO NEW TRACTS AND TO GRANT EASEMENTS.

Notes:

- MISC. DATA: ZONING TRACT 1-E: SU-1 C-2 USES F.A.R. - .20
TRACT 1-B-1: SU-1 FOR C-2 USES
TRACT 1-D: SU-1 C-2 USES F.A.R. - .25
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004332016
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.



Legal Description

TRACTS 1-E, AND 1-D, BLOCK 15 OF ALBAN HILLS SUBDIVISION UNIT NO. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 17, 1991 IN MAP BOOK 91C, FOLIO 233, AND TRACT LETTERED 1-B-1, BLOCK 15 OF ALBAN HILLS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 2004 IN MAP BOOK 2004C, FOLIO 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W., FROM WHENCE A TIE TO NATIONAL GEODETIC SURVEY MONUMENT "HUGHES" BEARS S 88°24'14" W, A DISTANCE OF 620.40 FEET;

THENCE FROM SAID BEGINNING POINT, LEAVING SAID EAST RIGHT OF WAY LINE, S 60°39'13" E, A DISTANCE OF 184.17 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 259.41 FEET, AN ARC LENGTH OF 132.10 FEET, A DELTA ANGLE OF 29°10'37", AND A CHORD OF S 75°14'20" E, A DISTANCE OF 130.68 FEET TO A POINT OF TANGENCY MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°49'26" E, A DISTANCE OF 19.57 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°10'34" W, A DISTANCE OF 428.83 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF LA ORILLA ROAD, N.W., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE COURSES, N 87°08'46" W, A DISTANCE OF 208.63 FEET TO AN ANGLE POINT, MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°10'34" W, A DISTANCE OF 6.02 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP "LS 6544";

THENCE N 89°49'30" W, A DISTANCE OF 238.72 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH CAP "LS 6544";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 173.89 FEET, A DELTA ANGLE OF 117°12'46", AND A CHORD OF N 31°16'13" W, A DISTANCE OF 145.11 FEET TO A POINT OF TANGENCY LYING ON SAID EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W., MARKED BY A FOUND REBAR WITH CAP "LS 6544";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 27°19'19" E, A DISTANCE OF 358.45 FEET TO A POINT OF CURVATURE MARKED BY A FOUND T-RAIL (STA. ILLIGIBLE);

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5829.65 FEET, AN ARC LENGTH OF 117.26 FEET, A DELTA ANGLE OF 01°09'09", AND A CHORD OF N 26°43'56" E, A DISTANCE OF 117.26 FEET TO THE POINT OF BEGINNING, CONTAINING 4.9540 ACRES MORE OR LESS, NOW COMPRISING TRACTS 1-D-1 AND 1-E-1, BLOCK 15, ALBAN HILLS UNIT 1.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENTS FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Ronald Nelson
RONALD NELSON
GENERAL PARTNER
COORS EIGHT PACK LP, A NEW MEXICO LIMITED PARTNERSHIP

11-30-04
DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November, 2004
BY RONALD NELSON, GENERAL PARTNER, COORS EIGHT PACK, LP, A NEW MEXICO LIMITED PARTNERSHIP.

BY [Signature] MY COMMISSION EXPIRES: 4-25-06
NOTARY PUBLIC

Plat of
Tracts 1-D-1 and 1-E-1, Block 15
Alban Hills Unit 1
Albuquerque, Bernalillo County, New Mexico
November 2004

Project No. 100 2871

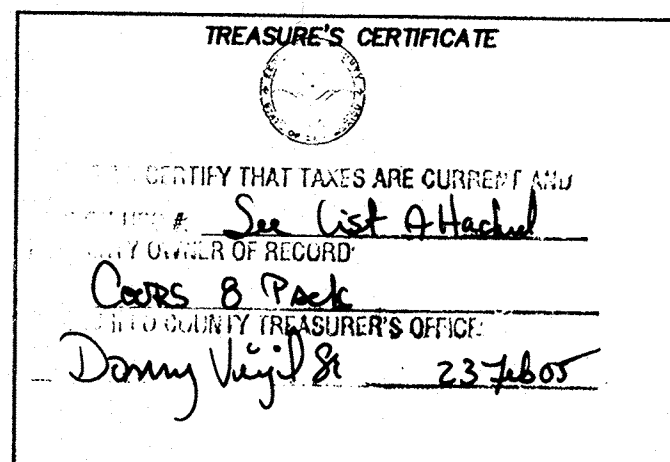
Application No. 04-01816

Utility Approvals

[Signature] 12-7-04
PNM ELECTRIC SERVICES DATE
[Signature] 12-7-04
PNM GAS SERVICES DATE
[Signature] 12-08-04
QWEST TELECOMMUNICATIONS DATE
[Signature] 12-7-04
COMCAST DATE

City Approvals

[Signature] 11-30-04
CITY SURVEYOR DATE
[Signature] 2-18-05
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION DATE
[Signature] 12-8-04
UTILITY DEVELOPMENT DATE
[Signature] 12/8/04
PARKS AND RECREATION DEPARTMENT DATE
[Signature] 12/8/04
AMAFCA DATE
[Signature] 12/8/04
CITY ENGINEER DATE
[Signature] 12/08/04
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

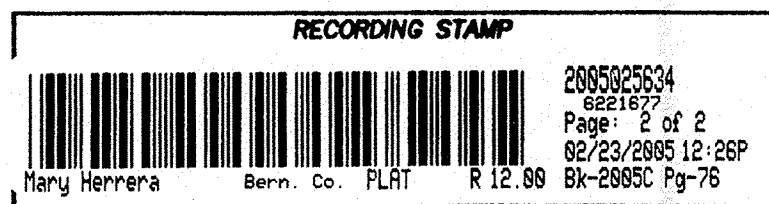
[Signature] 11/29/04
LARRY W. MEDRANO
N.M.P.S. No. 11993 DATE



PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

CAN# 753081

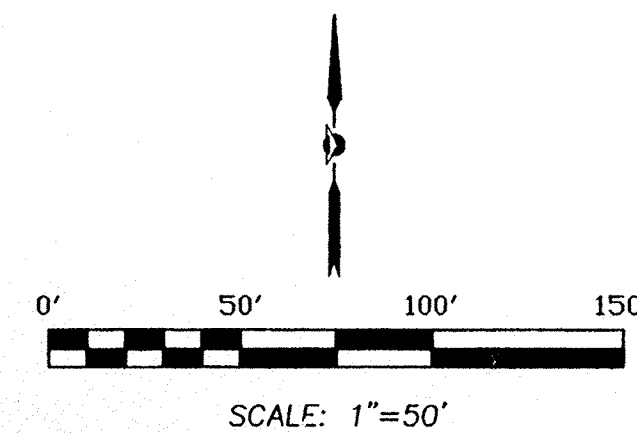
Sheet 1 of 2



Plat of
Tracts 1-D-1 and 1-E-1, Block 15
Alban Hills Unit 1
Albuquerque, Bernalillo County, New Mexico
November 2004

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY.



Existing Easements (03/17/2004, 2004C-89)

RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THIS PLAT. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS.

EXISTING FLOATING DRAINAGE EASEMENTS FOR SURFACE RUNOFF ACROSS TRACT 1-B-1 FOR THE BENEFIT OF TRACTS 1-D AND 1-E. THESE EASEMENTS WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

THE DETAILS OF THESE EASEMENTS SHALL BE MORE FULLY SET OUT IN A CROSS EASEMENT DOCUMENT TO BE ENTERED INTO BY THE OWNERS OF THE PROPERTY AND RECORDED IN THE BERNALILLO COUNTY, NM, REAL ESTATE RECORDS.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

Sheet 2 of 2
046311p

