RECORD DRAWINGS

SCANNED BY PLANNING

2 3 4 5 6 7 8 9 10 11 12 13 14 15
AG-117554.178-120110

CONSTRUCTION PLANS FOR
TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
ALBUQUERQUE, NEW MEXICO

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

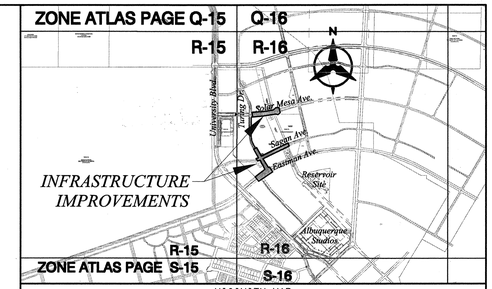
I, Steven K. Morrow, of the firm Brasher and Lorenz, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Will Plotner, Jr. NMPS 14271.

Steven K. Morrow, NMPE 13679

1-15-10
Date

STEVEN K. MORROW NEW MEXICO 13679 PROFESSIONAL ENGINEER

1-15-10



VICINITY MAP
R-15, R-16

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2A - 2D	FINAL PLAT (FOR INFORMATION ONLY)
3A - 3C	OVERALL GRADING PLAN (FOR INFORMATION ONLY)
4	OVERALL PAVING PLAN/ SIGNAGE PLAN
5 - 7	PAVING PLAN AND PROFILE SHEETS
8	OVERALL UTILITY PLAN
9 - 11	UTILITY PLAN AND PROFILE SHEETS
12	MISCELLANEOUS PAVING DETAILS AND STREET CROSS-SECTIONS SHEET
13	POND GRADING DETAILS

PAVING PLANS

SHEET NO.	DESCRIPTION
5	EASTMAN AVENUE
6	TURING DRIVE
7	SOLAR MESA AVENUE

UTILITY PLANS

SHEET NO.	DESCRIPTION
9	TURING DRIVE
10	SAGAN AVENUE
11	SOLAR MESA AVENUE

ROUGH GRADING OF EASTMAN AVENUE, TURING DRIVE AND SOLAR MESA AVENUE DONE BY SEPARATE PROJECT AND HAS BEEN GRADED TO FINISHED PAVEMENT GRADE.

SURVEYOR'S CERTIFICATION

I, WILL PLOTNER JR, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT ' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWNINGS WAS ADDED BY ME OR UNDER MY SUPERVISION , AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

WILL PLOTNER JR, NMPS 14271

1/14/10

WILL PLOTNER NEW MEXICO 14271 PROFESSIONAL SURVEYOR

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

3. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

4. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE. LOCATION OF DISPOSAL SITE WILL BE IDENTIFIED BY MESA DEL SOL.

5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

6. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.

7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ANY STAGING AREA WITH MESA DEL SOL.

8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).

9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED BY THE CONTRACTOR PER PLAN.

11. THE CONTRACTOR SHALL FOLLOW THE COA STANDARD CONSTRUCTION, TRAFFIC CONTROL AND SIGNING PLAN PROVIDED IN THE COA STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. 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 AS PER STANDARD SPECIFICATIONS.

14. ALL SAW CUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

15. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAW CUT, REMOVED, AND REPLACED AS PER THE COA STANDARD SPECIFICATIONS.

16. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.

17. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.

18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

20. DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL PAVEMENT MARKING AND SIGNING WITH PRIVATE STREETS AND DEVELOPMENT.

21. CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION. CONTRACTOR SHALL COORDINATE SWPPP WITH ALL EXISTING SWPPP's INCLUDING THE MASTER OVERALL SWPPP. (CONTACT GRANT MORRISON, AT INSPECTION PLUS: 505-242-9609).

22. THE SURFACE AND SUBSURFACE SOILS WITHIN THE BOUNDARIES OF THIS PROJECT MAY BE USED ONLY FOR PURPOSES OF BEDDING OF UNDERGROUND UTILITIES, FOUNDATION, AND BACKFILL. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR, OR ANY OF ITS SUBCONTRACTORS, BE ALLOWED TO USE ANY SOIL FROM WITHIN THE PROJECT BOUNDARIES AS AN ADMIXTURE TO ANY CONSTRUCTION MATERIAL, SUCH AS, BUT NOT LIMITED TO, THE BATCHING OF ASPHALT, CONCRETE, MASONRY, OR GROUT. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS BE ALLOWED TO REMOVE ANY SOIL FROM THE PROPERTY WITHIN THE BOUNDARIES OF THIS PROJECT, IN ANY AMOUNT WHATEVER, FOR TRANSPORT BY ANY MEANS TO ANY LOCATION OUTSIDE THOSE PROPERTY BOUNDARIES.

23. CONTRACTOR SHALL RECYCLE ALL EXISTING ASPHALT PAVEMENT REMOVED AS PART OF THIS PROJECT. CONTRACTOR SHALL PROVIDE TO MESA DEL SOL THE NAME AND ADDRESS OF THE ENTITY WHICH THE CONTRACTOR HAS CHOSEN TO PROCESS AND RECYCLE EXISTING ASPHALT PAVEMENT.

24. EXISTING DRY UTILITIES ARE PRESENT ON THE EAST & WEST SIDE OF TURING DRIVE. CONTRACTOR TO HAVE ALL EXISTING UTILITIES, WITHIN THE PROJECT LIMITS, SPOTTED THROUGH NEW MEXICO ONE-CALL (SEE NOTICE TO CONTRACTOR NOTE #3).

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7. INCLUDING ADMENDMENT 1 TO UPDATE #7.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (505-924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

6. ALL WORK EFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.

7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.

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

9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

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

11. CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY (505-768-2500) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY WATER AUTHORITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER AUTHORITY SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 03/18/10

DRB #1006000

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
4	13R.2	R Dourte	10-29-09	Curtis A. Chew	10-29-09		
3	7	N/A-FIELD CHANGE	9-10-09				
2	6.11	N/A-FIELD CHANGE	8-13-09				
1	13R	N/A - FIELD CHANGE	8-10-09				

Mesa del Sol

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

ENGINEERS STAMP & SIGNATURE
CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER
6-10-09
6-17-09

APPROVALS	ENGINEER	DATE
DRC Chairman		7/1/09
Transportation		6/18/09
Water/Wastewater		6-18-09
Hydrology	Curtis A. Chew	6-23-09
Parks		
Const. Coord.		

APPROVED FOR CONSTRUCTION
City Engineer — Date 7-21-09

City Project No. 775478
Sheet 1 Of 13

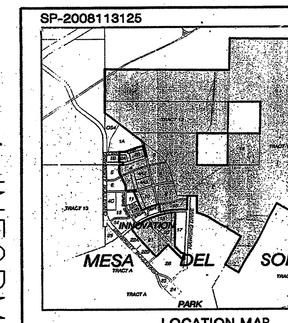
P:\090453\cdp\general\Title sheet.dwg
June 10, 2009 - 10:13am

BHI JOB NO. 090453

JUNE 2009

SCANNED BY PLANNING

SP-2008113125



LOCATION MAP
ZONE ATLAS INDEX MAP Nos. Q-15, Q-16, Q-17, Q-18, R-16, R-17 & R-18
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Nos. Q-15, Q-16, Q-17, Q-18, R-16, R-17 & R-18
3. Junior; PC.
3. Gross Subdivision Acreage: 1597.5357 Acres.
4. Total number of tracts created: Twenty-five (25) Tracts.
5. Total Area of dedicated public street right-of-way: 21.3557 acres.
6. Total Area of vacated public street right-of-way: 15.4383 acres.
6. Date of Survey: January, 2008.
7. Plat is located within Sections 14, 15, 22 and 23 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.
8. Total mileage of full width street created: 1.72 miles.

NOTICE OF SUBDIVISION PLAT CONDITIONS

Future subdivision of lands within this plat, zonig Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.
The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved. By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and, excavation, filing or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of Utility Service Providers (city utilities only), including but not limited to:

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, 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.

E. tw telecom inc. for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities and cable and other related equipment and facilities reasonably necessary to provide communication services and cable TV service including but not limited to above ground pedestals and closures.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, 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 Electric 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 feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION - SOUTH BOUNDARY

A certain parcel of land situate within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 16, 19, 20, 21 and OS-1 of the Bulkplat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551.

Parcel contains 52.6355 acres, more or less.

DESCRIPTION - NORTH BOUNDARY

SEE SHEET 7 OF 7

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tracts 1, 12 and 15 of the Bulk Land Plat of Mesa Del Sol Tracts 1-15, Albuquerque, New Mexico 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 June 21, 2006 in Book 2006C, page 195 as Document No. 2006091342 together with all of Tracts 4A-2, 4A-3 and 4A-4 of the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico 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 April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330 together with all of Tracts 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2 and OS-3 of the Bulkplat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551, together with all of Tracts 2-A, 2-B, and OS-6 of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 and OS-6, Mesa Del Sol Innovation Park Albuquerque, New Mexico 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 April 11, 2008 in Book 2008C, page 69 as Document No. 2008041561 into twenty-five new tracts, to vacate public street right-of-way, to vacate easements, to dedicate public street right-of-way to the City of Albuquerque, and to grant easements.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and the basis of bearings is the Bulk Land Plat for Mesa Del Sol, Innovation Park, Albuquerque, New Mexico, filed on September 13, 2007 in Book 2007C, Page 259 as Document No. 2007131551.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat of Mesa Del Sol Tracts 1-15, Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, page 195 as Document No. 2006091342; the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330; the Bulkplat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551, and the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 and OS-6, Mesa Del Sol Innovation Park Albuquerque, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 11, 2008 in Book 2008C, page 69 as Document No. 2008041561.
3. Distances are ground distances.
4. All easements of record are as shown on the Plat of record or made known to me by the owner, utility companies, or other interested parties.
5. The location of pipeline, powerline, and communication line easements and/or rights-of-way shown hereon were plotted from the grantor documents in conjunction with field ties of existing infrastructure.
6. Centerline monumentation to be installed at installed at centerline PCs, PTs, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER, "DO NOT DISTURB", "PLS 16469".
7. All interior test corners to be monumented by a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469".
8. All streets are public, to be dedicated to the City of Albuquerque with the filing of this plat.
9. Tracts OS-1 thru OS-6 are private open space, owned and maintained by Mesa Del Sol, LLC or its assignees and are subject to a public drainage easement and public drainage easement granted with the filing of this plat.
10. Tract OS-7 is private open space, owned and maintained by Mesa Del sol, LLC or its assignees and is subject to an existing public pedestrian access and public drainage easement filed September 13, 2007 in Book 2007C, page 259.
11. Pursuant to section 14-14-4-5-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of property of this plat. The foregoing requirement shall be a condition to approval of this plat."
12. All parcels not served by dedicated rights of way are the beneficiaries of floating access and utility easements pursuant to the Easement Agreement filed in the Bernalillo County, N.M. real estate records on June 21, 2006, in Book A119 Page 1092, as amended by Partial Release of and Amendment to Easement Agreement filed in the Bernalillo County, N.M. real estate records on February 26, 2008 as Document Number 2008008973.
13. Provide path within future 90' wide meandering easement between Tract OS-1 and Tract OS-2. Final configuration and alignment to be determined at time of development plan approval.
14. Provide path within future 90' wide meandering easement between future linear park and Tract OS-6. Final configuration and alignment to be determined at time of development plan approval.

JURISDICTIONAL AFFIDAVIT

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: May 19, 2008

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Sections 15 and 22 Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 1, 12 and 15 of the Bulk Land Plat of Mesa Del Sol Tracts 1-15, Albuquerque, New Mexico 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 June 21, 2006 in Book 2006C, page 195 as Document No. 2006091342 together with all of Tracts 4A-2, 4A-3 and 4A-4 of the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico 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 April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330 together with all of Tracts 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2 and OS-3 of the Bulkplat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as Document No. 2007131551, together with all of Tracts 2-A, 2-B, and OS-6 of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 and OS-6, Mesa Del Sol Innovation Park Albuquerque, New Mexico 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 April 11, 2008 in Book 2008C, page 69 as Document No. 2008041561 into twenty-five new tracts, to vacate public street right-of-way, to vacate easements, to dedicate public street right-of-way to the City of Albuquerque, and to grant easements.

The State of New Mexico, acting by and through its Commissioner of Public Lands, owns the minerals on all lands acquired by the State pursuant to the Act of June 20, 1910, Pub. L. No. 61-219, 36 stat. 557, ch. 310 (the "Enabling Act"), including the lands depicted on this plat. The minerals estate in all such lands is reserved to the State, including without limit the City could minerals estate in the lands depicted hereon which are being or have been dedicated to the City of Albuquerque by this plat or by prior plats or which the Commissioner conveyed to the City certain patents filed in the real estate records of the County of Bernalillo on June 21, 2006 in Book A119, Pages 1045 and in Book A119, Page 1049. As owner of the mineral estate, the State of New Mexico shall not exercise its rights thereto in a manner that would unreasonably interfere with the use of the surface estate in the land dedicated to the City of Albuquerque by this and prior plats for public rights of way and thoroughfares.

MESA DEL SOL, LLC, a New Mexico Limited Liability Company
By: FC Covington Manager, LLC, a New Mexico Limited Liability Company, Member
By: Forest City NM, LLC, a New Mexico Limited Liability Company, Member
By: Forest City Commercial Group, Inc., an Ohio Corporation, Member

By: [signature]
Harry Relkin, Vice President
Forest City Commercial Group, Inc.

State of New Mexico)
ss
County of Bernalillo)

This instrument was acknowledged before me on 19th day of May, 2008, by Harry Relkin, Vice President of Forest City Commercial Group, Inc., an Ohio Corporation, as Member of Forest City NM, LLC, a New Mexico Limited Liability Company, as Member of FC Covington Manager, LLC, a New Mexico Limited Liability Company, as Member of Mesa Del Sol, LLC, a New Mexico Limited Liability Company.

My Commission Expires: [illegible] Karen Lee Arfman
Notary Public

OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11-13-2009

COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO

Trustee for the Enabling Act Trust, Act of June 29, 1910 36 stat. 557, ch. 310

By: Patrick H. Lyons, Commissioner Date: May 27, 2008

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that title plat was prepared by me or under my supervision, shows all existing easements shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: May 19, 2008

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR

BULK LAND PLAT FOR
MESA DEL SOL INNOVATION PARK II

(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20 , 21, OS-1, OS-2, OS-3, & OS-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008

PROJECT NUMBER 1006539
APPLICATION NUMBER 08DRB-70249

PLAT APPROVAL

UTILITY APPROVALS:		
PNM ELECTRIC SERVICES	[signature]	6/16/08 DATE
QWEST CORPORATION	[signature]	6-19-08 DATE
COMCAST CABLE	[signature]	6-26-08 DATE
PNM ELECTRIC SERVICES	[signature]	6-26-08 DATE
PNM GAS SERVICES	[signature]	7-8-08 DATE
tw telecom inc.		DATE
CITY APPROVALS:		
CITY ENGINEER	[signature]	5-29-08 DATE
CITY SURVEYOR	[signature]	6-25-08 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	[signature]	6-25-08 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	[signature]	DATE
PARKS & RECREATION DEPARTMENT	[signature]	6/25/08 DATE
AMAFCA	[signature]	6/25/08 DATE
CITY ENGINEER	[signature]	8/7/08 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	[signature]	7-7-08 DATE
REAL PROPERTY DIVISION		DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
101105206706730105

PROPERTY OWNER OF RECORD STATE OF NEW MEXICO
BERNALILLO COUNTY TREASURER'S OFFICE 8-7-08 DATE

DOC# 2008089615
09/07/2008 02:10 PM Page: 1 of 7
typPLAT R:$37.00 B: 20080 P: 0175 R. Toulous Olivere, Bernalillo Cour

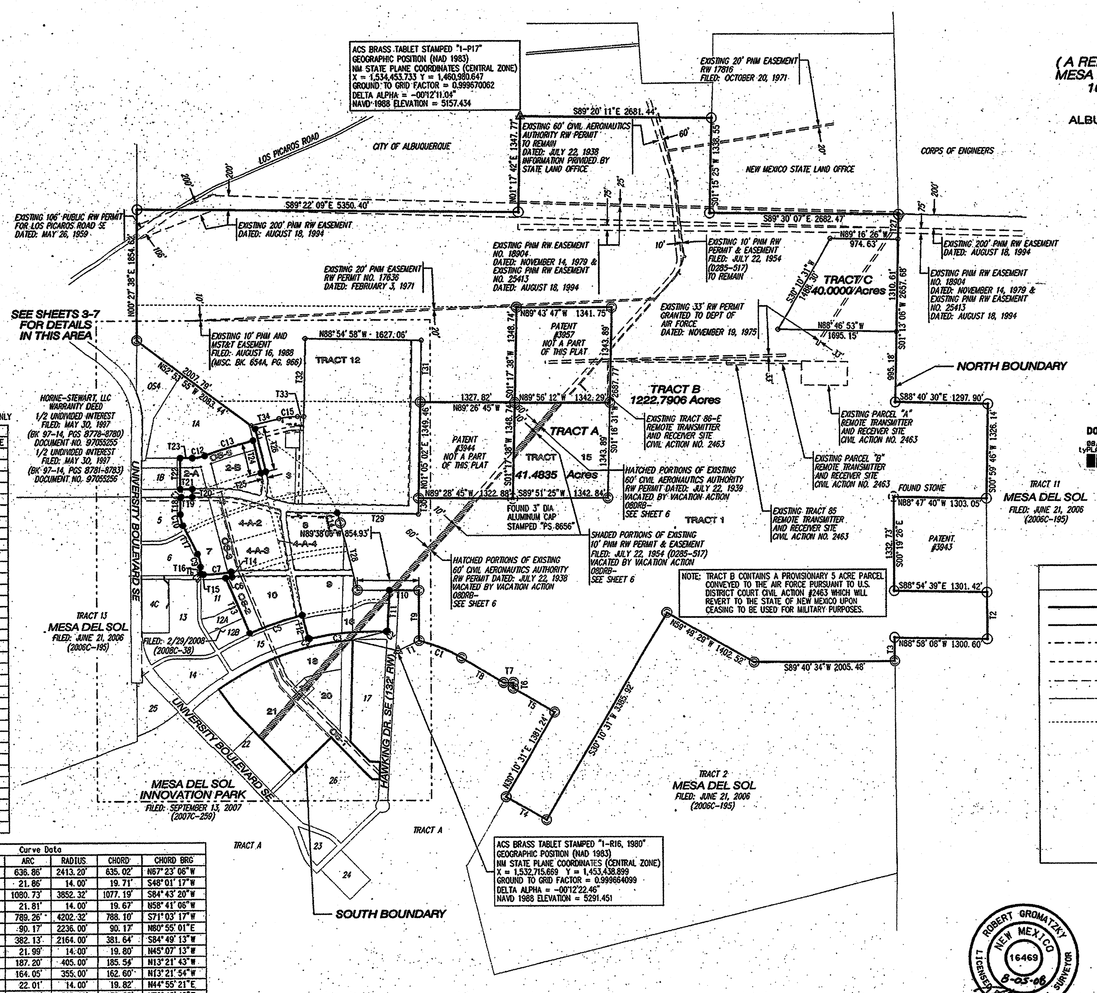
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 1 OF 7

JOB NO. 080344

BULK LAND PLAT FOR
MESA DEL SOL INNOVATION PARK II
(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20 , 21, OS-1, OS-2, OS-3, & OS-6 MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008



NOTE: TABLES ARE FOR THIS SHEET ONLY

Tangent Data		
ID	BEARING	DISTANCE
T1	S64° 05' 21" W	328.32'
T2	S00° 15' 24" E	665.02'
T3	S00° 19' 26" E	329.86'
T4	N59° 49' 29" W	659.90'
T5	N59° 49' 29" W	680.37'
T6	N00° 00' 22" W	78.25'
T7	N89° 17' 27" E	135.42'
T8	N59° 49' 29" W	694.35'
T9	N00° 02' 06" W	716.21'
T10	N89° 38' 06" W	411.78'
T11	S00° 17' 02" E	329.86'
T12	N14° 03' 20" W	336.17'
T13	N22° 57' 44" W	858.79'
T14	N10° 11' 19" W	72.00'
T15	S89° 52' 45" W	28.14'
T16	N00° 07' 12" W	92.83'
T17	N05° 36' 13" W	454.05'
T18	N00° 07' 34" W	228.42'
T19	N89° 58' 16" E	154.50'
T20	N00° 01' 44" W	114.00'
T21	S89° 58' 16" W	168.72'
T22	N00° 07' 34" W	433.00'
T23	N89° 58' 16" E	169.45'
T24	S14° 03' 20" E	468.47'
T25	N75° 58' 40" E	72.00'
T26	N14° 03' 20" W	620.42'
T27	S01° 13' 06" W	351.89'
T28	N14° 03' 53" E	982.93'
T29	N88° 54' 58" W	1132.14'
T30	S01° 05' 02" W	225.15'
T31	S01° 05' 02" W	873.39'
T32	S01° 05' 02" W	1100.49'
T33	N88° 54' 58" W	85.05'
T34	S75° 55' 40" W	409.35'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	15° 07' 15"	320.29'	636.86'	2413.20'	635.02'	N67° 23' 06" W
C2	69° 28' 31"	13.87'	21.86'	14.00'	19.71'	S48° 01' 17" W
C3	16° 04' 25"	543.94'	1080.73'	3852.32'	1077.19'	S84° 43' 20" W
C4	89° 15' 32"	13.98'	21.81'	14.00'	19.67'	N58° 41' 06" W
C5	10° 45' 40"	395.79'	789.26'	4202.32'	788.10'	S71° 03' 17" W
C6	02° 18' 38"	45.09'	90.17'	2236.00'	90.17'	N60° 55' 01" E
C7	10° 07' 04"	191.56'	382.13'	2164.00'	381.64'	S84° 49' 13" W
C8	90° 00' 00"	14.00'	21.99'	14.00'	19.80'	N45° 07' 13" W
C9	26° 29' 01"	95.30'	187.20'	405.00'	185.54'	N13° 21' 43" W
C10	26° 28' 39"	83.52'	164.05'	355.00'	162.60'	N13° 21' 54" W
C11	90° 05' 50"	14.02'	22.01'	14.00'	19.82'	N44° 55' 21" E
C12	20° 12' 05"	90.82'	179.79'	507.00'	178.85'	N79° 48' 43" E
C13	05° 59' 11"	353.75'	706.86'	6765.32'	706.54'	N72° 38' 47" E
C14	05° 36' 52"	74.53'	148.95'	1520.00'	148.89'	N19° 52' 19" W
C15	15° 08' 22"	132.89'	264.25'	1000.00'	263.46'	S83° 30' 51" W

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) PROPERTY LINE VACATED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- FOUND #5 REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM LS 15700"
- FOUND #6 REBAR WITH RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND AS NOTED

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR 8-05-08

SHEET 2 OF 7

DOC# 2008089615
09/07/2008 02:10 PM Page: 2 of 7
typPLAT R:$37.00 B: 20080 P: 0175 R. Toulous Olivere, Bernalillo Cour

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

JOB NO. 080344

SCANNED BY PLANNING

INFORMATIONAL PURPOSES ONLY

BULK LAND PLAT FOR
MESA DEL SOL INNOVATION PARK II

(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008

NOTE: SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) PROPERTY LINE VACATED WITH THE FILING OF THIS PLAT
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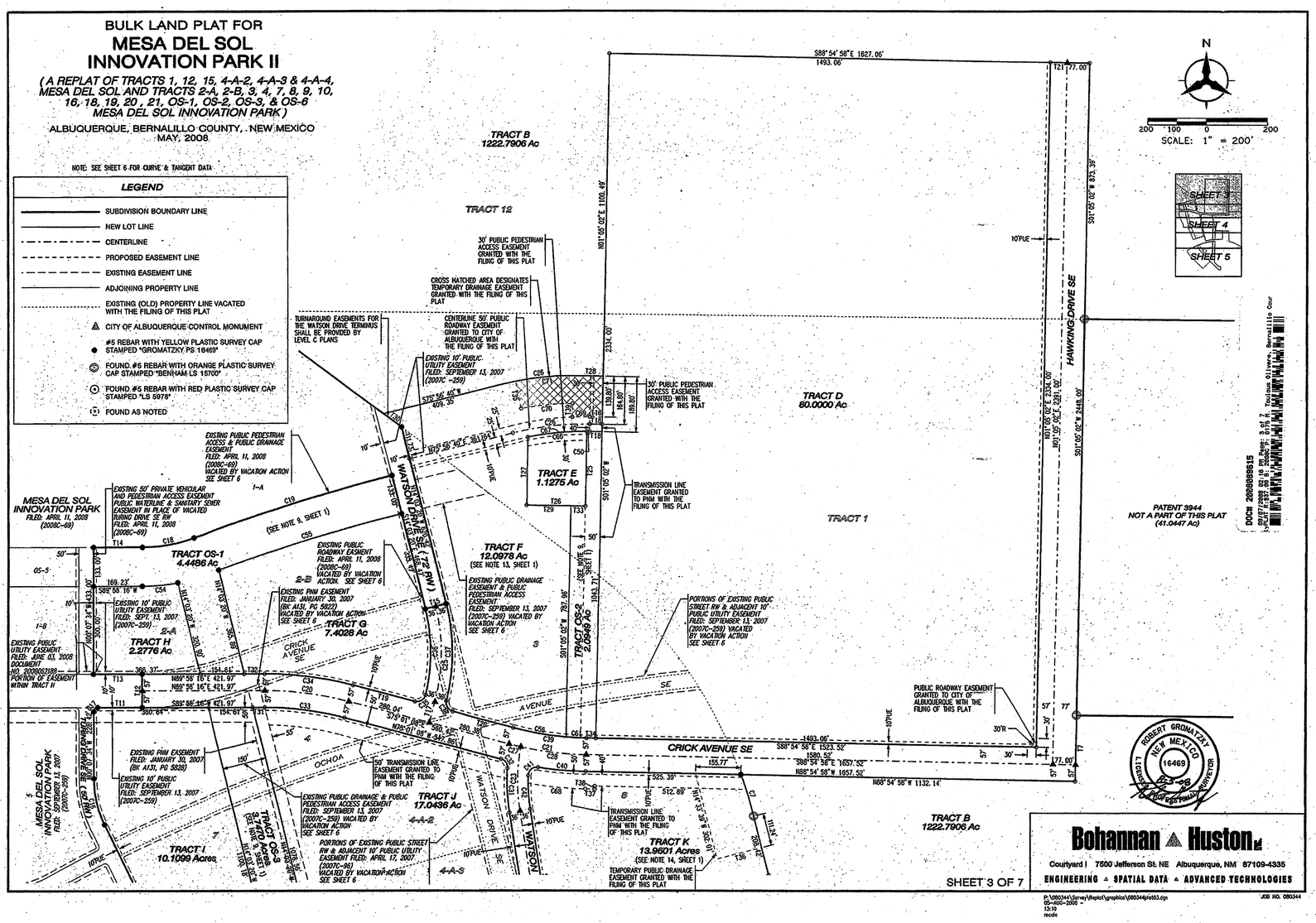
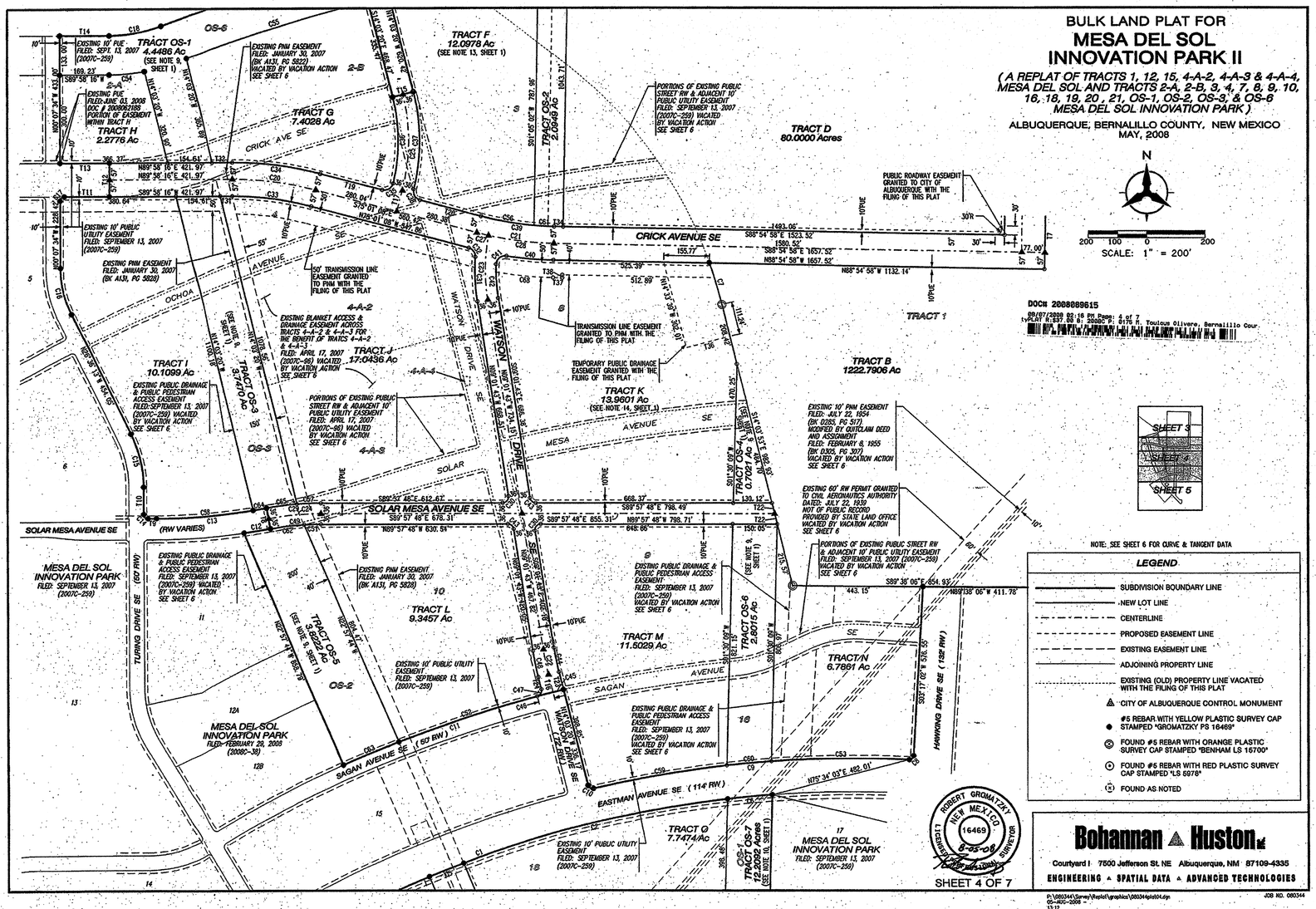
- FOUND AS NOTED

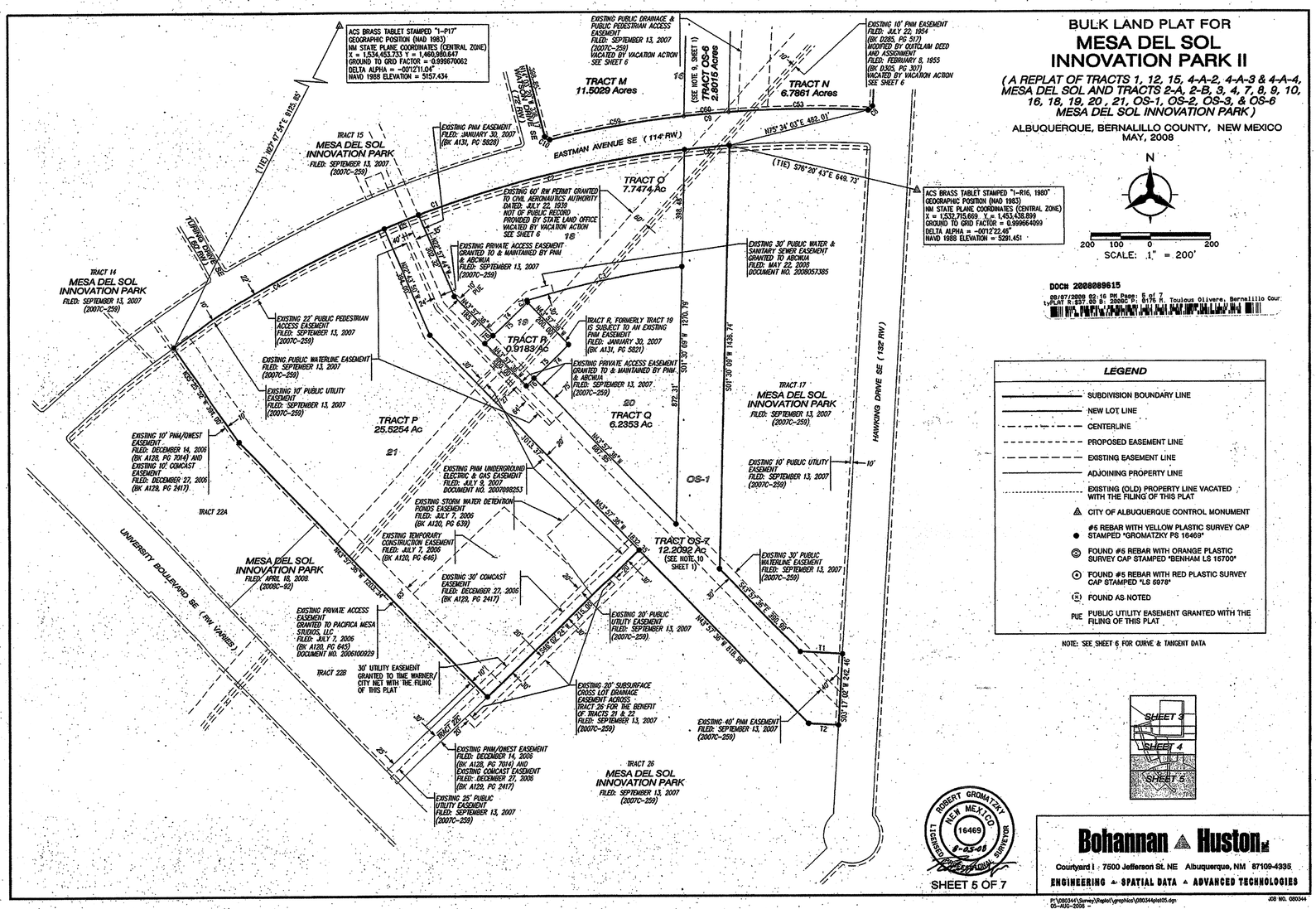


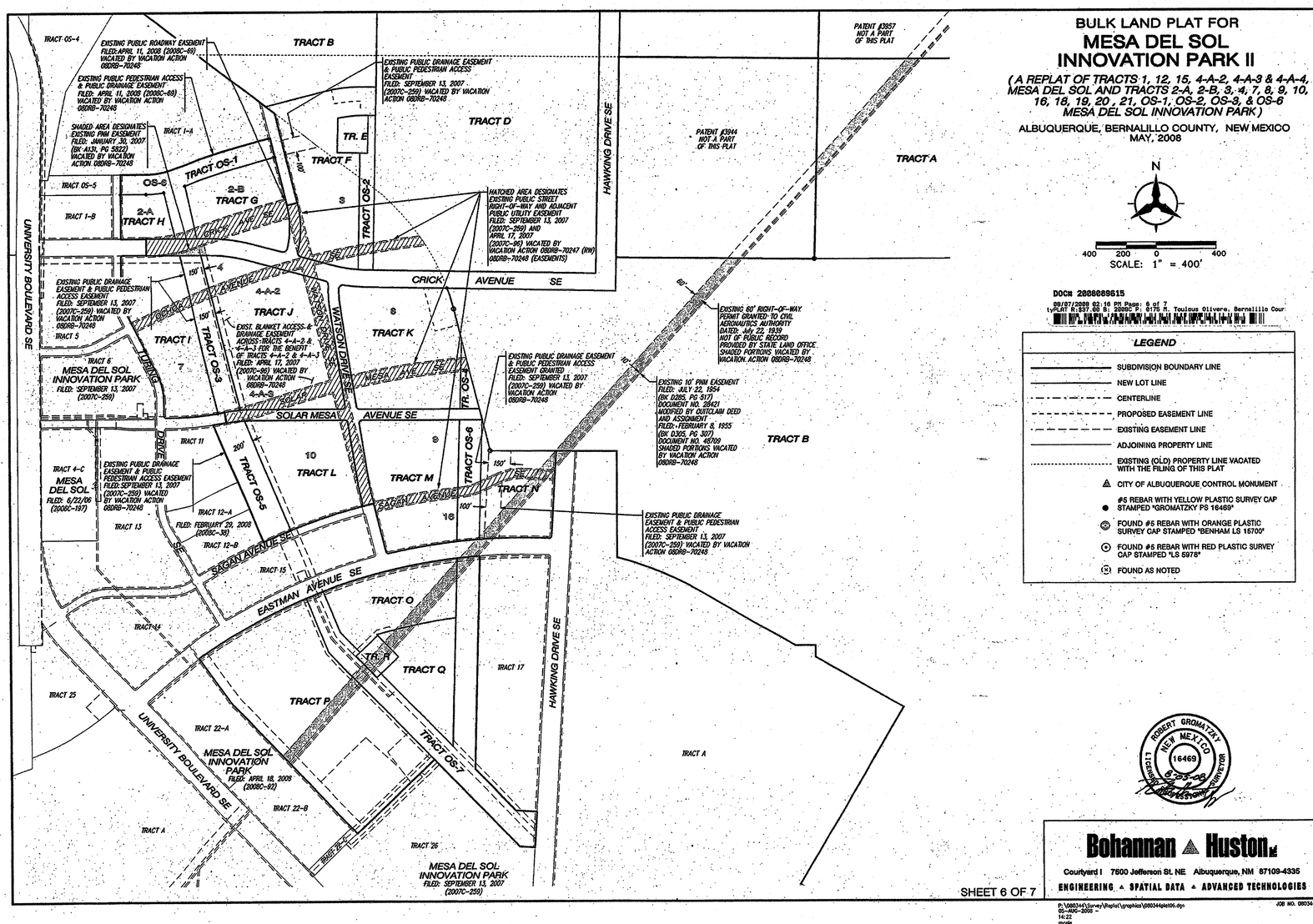
INFORMATIONAL PURPOSES ONLY

BULK LAND PLAT FOR
MESA DEL SOL INNOVATION PARK II
(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6 MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008



RECORD DRAWINGS





SCANNED BY PLANNING

DESCRIPTION - NORTH BOUNDARY

A certain parcel of land situate within Sections 14, 15, 22 and 23, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 1, 12 and 15 of the Bulk Land Plat of Mesa Del Sol Tracts 1-16, Albuquerque, New Mexico 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 June 21, 2006 in Book 2006C, page 195 as Document No. 2006091342 together with all of Tracts 4A-2, 4A-3 and 4A-4 of the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico as the same as shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 66 as Document No. 2007068330 together with all of Tracts 3, 4, 7, 8, 9, 10, 16, OS-2 and OS-3 of the Buildplat for Mesa Del Sol Innovation Park, Albuquerque, New Mexico 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 September 13, 2007 in Book 2007C, page 259 as Document No. 2007191551, together with all of Tracts 2-A-1, 2-B-1 and OS-6 of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 and OS-6, Mesa Del Sol Innovation Park Albuquerque, New Mexico 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 April 11, 2008 in Book 2008C, page 69 as Document No. 2008041551 together with a portion of vacated public street right-of-way, and being more particularly described by New Mexico State Plane Grid Bearings 1983 (Central Zone) and ground distances as follows:

BEGINNING at the City of Albuquerque survey monument "1-P17", a brass disc set in a concrete post, the most northerly corner of said Tract 1, identical to the most northerly corner of the tract herein described, having New Mexico State Plane Grid Coordinates NAD83 (Central Zone) X = 1,534,453.733 and Y = 1,460,980.647;

THENCE coincident with said northerly boundary of Tract 1, the northerly boundary of the tract herein described, the following three (3) courses;

S89°20'11"E a distance of 2681.44 feet;
S01°15'25"W a distance of 1338.55 feet;
S89°30'07"E a distance of 2665.47 feet to the northeast corner of said Tract 1, identical to the northeast corner of the tract herein described;

THENCE along the easterly boundary of said Tract 1, coincident with the easterly boundary of the tract herein described, the following seven (7) courses;

S01°13'06"W a distance of 2657.68 feet;
S88°40'30"E a distance of 1297.90 feet;
S00°59'46"W a distance of 1326.14 feet;
N89°47'40"W a distance of 1303.05 feet;
S00°19'26"E a distance of 1332.73 feet;
S89°54'39"E a distance of 1301.48 feet;
S00°19'24"E a distance of 660.02 feet to the southeast corner of said Tract 1, identical to the southeast corner of the tract herein described;

THENCE along the southerly boundary of Tract 1, coincident with the southerly boundary of the tract herein described, the following fourteen (14) courses;

N89°58'05"W a distance of 3300.60 feet;
S00°19'26"E a distance of 329.86 feet;
S89°49'34"W a distance of 2005.48 feet;
N59°49'25"W a distance of 1402.53 feet;
S30°10'31"W a distance of 3386.93 feet;
N59°49'25"W a distance of 659.90 feet;
N30°10'31"E a distance of 1381.94 feet;
N59°49'25"W a distance of 690.37 feet;
N00°00'22"W a distance of 76.25 feet;
N89°42'27"W a distance of 135.42 feet;
N59°49'25"W a distance of 694.35 feet to a point of curvature;
636.86 feet along the arc of a curve to the left having a radius of 2413.20 feet, a central angle of 15°07'16" and a chord bearing N67°23'06"W a distance of 635.03 feet to a point (non-tangent);
N00°02'06"W a distance of 716.21 feet;
N89°38'06"W a distance of 411.78 feet to a point on the westerly right-of-way of Hawking Drive SE;

THENCE leaving said southerly boundary of Tract 1 along said westerly right-of-way of Hawking Drive SE, S00°17'02"W a distance of 576.55 feet to a point of curvature, at the north northwest point of return at the intersection of Hawking Drive SE and Eastman Avenue SE;

THENCE along said return 21.86 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 89°28'31" and a chord bearing S46°01'17"W a distance of 19.71 feet to a point of reverse curvature on the northerly right-of-way of said Eastman Avenue SE, identical to the southeast corner of said Tract 16;

THENCE along said northerly right-of-way of Eastman Avenue SE, coincident with the southerly boundary of said Tract 16, 1060.73 feet along the arc of a curve to the left having a radius of 3652.32 feet, a central angle of 16°04'25" and a chord bearing S84°52'20"W a distance of 1077.19 feet to a point of compound curvature at the southwest corner of said Tract 16; coincident with the east northeast point of return at the intersection of said Eastman Avenue SE and Watson Drive SE;

THENCE along said return, 21.81 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 89°16'32" and a chord bearing N59°41'06"W a distance of 19.67 feet to a point of tangency on the westerly boundary of said Tract 16;

THENCE along said westerly boundary of Tract 16, coincident with the easterly right-of-way of Watson Drive SE, N14°03'20"W a distance of 336.17 feet to a point on curve on the northerly right-of-way of Sagan Avenue SE;

THENCE along said northerly right-of-way of Sagan Avenue SE and also along the southerly boundary of said Tract 10 and said Tract OS-2, 789.35 feet along the arc of a curve to the left having a radius of 4202.32 feet, a central angle of 10°45'60" and a chord bearing S71°03'17"W a distance of 788.10 feet to the southwest corner of said Tract OS-2;

THENCE leaving said northerly right-of-way of Sagan Avenue SE along the westerly boundary of said Tract OS-2, N25°37'44"W a distance of 858.79 feet to the northwest corner of said Tract OS-2, coincident with a non-tangent point of curvature on the southerly right-of-way of Solar Mesa Avenue SE;

THENCE along said southerly right-of-way of Solar Mesa Avenue SE, 90.17 feet along the arc of a curve to the left having a radius of 2235.00 feet, a central angle of 2°18'38" and a chord bearing N80°55'01"E a distance of 90.17 feet to a non-tangent point;

THENCE crossing Solar Mesa Avenue SE, N10°14'19"W a distance of 72.00 feet to a non-tangent point of curvature on the northerly right-of-way of Solar Mesa Avenue SE, coincident with a point on the southerly boundary of said Tract OS-3;

THENCE along the southerly boundary of said Tract OS-3 and said Tract 7, coincident with said northerly right-of-way of Solar Mesa Avenue SE, 352.13 feet along the arc of a curve to the right having a radius of 2164.00 feet, a central angle of 10°07'04" and a chord bearing S84°49'13"W a distance of 351.64 feet;

THENCE S89°52'46"W a distance of 28.14 feet to a point of curvature at the southwest corner of said Tract 7, identical to the east northeast point of return at the intersection of Solar Mesa Avenue SE and Turing Drive SE;

THENCE along said return, 21.99 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 90°00'00" and a chord bearing N45°07'13"W a distance of 19.80 feet to a point of tangency on the westerly boundary of said Tract 7;

THENCE along said westerly boundary of Tract 7, coincident with the easterly right-of-way of Turing Drive SE, the following five (5) courses;

N00°07'12"W a distance of 92.83 feet to a point of curvature;
187.20 feet along the arc of a curve to the left having a radius of 405.00 feet, a central angle of 26°29'01" and a chord bearing N13°21'43"W a distance of 185.54 feet to a point of tangency;
N26°36'16"W a distance of 454.05 feet to a point of curvature;
184.05 feet along the arc of a curve to the right having a radius of 355.00 feet, a central angle of 29°39'39" and a chord bearing N13°27'54"W a distance of 182.00 feet to a point of tangency;
N00°07'34"W a distance of 228.42 feet to a point of curvature at the south southeast point of return at the intersection of Turing Drive SE and Crick Avenue SE, identical to the northwest corner of said Tract 7;

THENCE along said return, 22.01 feet along the arc of a curve to the right having a radius of 14.00 feet, a central angle of 90°05'50" and a chord bearing N44°55'21"E a distance of 19.82 feet to a point of tangency on the northerly boundary of said Tract 7, identical to a point on the southerly right-of-way of Crick Avenue SE;

THENCE along said northerly boundary of Tract 7, coincident with the southerly right-of-way of Crick Avenue SE, N89°58'16"E a distance of 154.50 feet to a point;

THENCE leaving said northerly boundary of Tract 7 and crossing Crick Avenue SE right-of-way, N00°01'44"W a distance of 114.00 feet to a point on the northerly right-of-way of Crick Avenue SE, identical to a point on the southerly boundary of said Tract 2-A;

THENCE along said northerly right-of-way of Crick Avenue SE, coincident with said southerly boundary of Tract 2-A, S89°58'16"W a distance of 168.72 feet to the southwest corner of said Tract 2-A;

THENCE leaving said northerly right-of-way of Crick Avenue SE along the westerly boundary of Tract 2-A and Tract OS-6, N00°07'34"W a distance of 439.00 feet to the northwest corner of said Tract OS-6;

THENCE along the northerly boundary of said Tract OS-6 the following three (3) courses;

N89°58'16"E a distance of 169.46 feet to a point of curvature;
179.79 feet along the arc of a curve to the left having a radius of 507.00 feet, a central angle of 20°19'00" and a chord bearing N79°48'43"E a distance of 178.85 feet to a point of reverse curvature;
706.86 feet along the arc of a curve to the right having a radius of 6765.32 feet, a central angle of 6°29'11" and a chord bearing N72°38'47"E a distance of 706.54 feet to a non-tangent point at the northeast corner of said Tract OS-6, identical to a point on the westerly right-of-way of Watson Drive SE;

THENCE along said westerly right-of-way of Watson Drive SE, coincident with the easterly boundary of said Tract OS-6 and Tract 2-B, S14°03'20"E a distance of 469.47 feet to a point on the easterly boundary of said Tract 2-B;

THENCE leaving said easterly boundary of Tract 2-B, crossing Watson Drive SE right-of-way, N75°56'40"E a distance of 72.00 feet to a point on the westerly boundary of said Tract 3, coincident with a point on the easterly right-of-way of Watson Drive SE;

THENCE along said westerly boundary of Tract 3, coincident with said easterly right-of-way of Watson Drive SE, N14°03'20"W a distance of 620.42 feet to the most northerly corner of said Tract 3, coincident with a point on the westerly boundary of said Tract 1;

THENCE along said westerly boundary of Tract 1 and said Tract 12, N52°57'55"W a distance of 2083.44 feet to the southwest corner of the tract herein described;

THENCE along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Tract 12 and said Tract 1, N00°27'38"E a distance of 1654.62 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract 1;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract 1 the following two (2) courses;

S89°22'09"E a distance of 5350.40 feet;
N01°17'42"E a distance of 1347.77 feet to the POINT OF BEGINNING.
The gross area of this parcel contains 1,527.4149 acres, more or less.

EXCEPTING Patent #3944, the southeast one-quarter of the southeast one-quarter of said Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a 3" dia. Alum. survey cap stamped "PS 8656" at the southeast corner of said Patent #3944, whence the City of Albuquerque survey monument "1-P17", a brass disc set in a concrete post bears N01°17'40"E a distance of 5333.01 feet;

THENCE along the southerly boundary of said Patent #3944, N89°28'45"W a distance of 1322.88 feet to the southwest corner of said Patent;

THENCE N01°05'02"E a distance of 1349.46 feet to the northwest corner of said Patent;

THENCE S89°26'45"E a distance of 1327.82 feet to the northeast corner of said Patent;

THENCE along the easterly boundary of said Patent, S01°17'38"W a distance of 1348.74 feet to the POINT OF BEGINNING of this exception.

This EXCEPTION contains 41.0447 acres, more or less.

And EXCEPTING Patent #3957, the northwest one-quarter of the southwest one-quarter of said Section 14, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the southwest corner of said Patent, WHENCE the City of Albuquerque survey monument "1-P17", a brass disc set in a concrete post bears N01°17'41"E a distance of 4044.27 feet;

THENCE along the westerly boundary of said Patent #3957, N01°17'38"E a distance of 1348.74 feet to the northwest corner of said Patent;

THENCE along the northerly boundary of said Patent #3957, S89°43'47"E a distance of 1341.75 feet to the northeast corner of said Patent;

THENCE along the easterly boundary of said Patent, S01°16'31"W a distance of 1343.89 feet to the southeast corner of said Patent;

THENCE along the southerly boundary of said Patent #3957, N89°56'12"W a distance of 1342.29 feet to POINT OF BEGINNING of this exception.

This EXCEPTION contains 41.4700 acres, more or less.

The net area of this parcel of land contains 1514.9002 acres, more or less.

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	31°06' 53"	1040. 76'	2030. 11'	3738. 32'	2005. 26'	N70°07' 35" E
C2	14°11' 03"	465. 08'	925. 41'	3738. 32'	923. 04'	N76° 16' 32" E
C3	09° 11' 35"	268. 85'	536. 54'	3343. 97'	535. 97'	S77° 48' 18" W
C4	12° 42' 02"	416. 03'	828. 66'	3738. 32'	826. 96'	N60°55' 09" E
C5	01°54' 52"	62. 48'	124. 92'	3738. 32'	124. 91'	N85°13' 36" E
C6	02° 18' 59"	75. 57'	151. 13'	3738. 32'	151. 12'	N84° 31' 32" E
C7	05°36' 52"	74. 53'	148. 85'	1520. 00'	148. 89'	S16°52' 19" E
C8	89°28' 31"	13. 87'	21. 86'	14. 00'	19. 71'	S46°01' 17" W
C9	16°04' 25"	543. 94'	1060. 73'	3652. 32'	1077. 19'	S84°43' 20" W
C10	89°15' 32"	13. 82'	21. 81'	14. 00'	19. 67'	N59°41' 06" W
C11	10°45' 40"	395. 79'	789. 26'	4202. 32'	788. 10'	S71°03' 17" W
C12	02°18' 38"	45. 09'	90. 17'	2235. 00'	90. 17'	N80°55' 01" E
C13	10°07' 04"	191. 58'	352. 13'	2164. 00'	351. 64'	S84°49' 13" W
C14	90°00' 02"	14. 00'	21. 99'	14. 00'	19. 80'	N45°07' 13" W
C15	26°29' 01"	95. 30'	187. 20'	405. 00'	185. 54'	N13°21' 43" W
C16	26°28' 39"	83. 52'	164. 05'	355. 00'	162. 69'	N13°21' 54" W
C17	90°05' 50"	14. 02'	22. 01'	14. 00'	19. 82'	N44°55' 21" E
C18	20°19' 65"	90. 65'	179. 79'	507. 00'	178. 85'	N79°48' 43" E
C19	05°59' 11"	353. 75'	706. 86'	6765. 32'	706. 54'	N72°38' 47" E
C20	15°00' 36"	144. 92'	288. 17'	1100. 00'	287. 35'	S82°31' 26" E
C21	13°53' 50"	134. 06'	266. 81'	1100. 00'	266. 15'	S81°56' 03" E
C22	05°01' 37"	43. 90'	87. 74'	1000. 00'	87. 71'	N11°32' 31" W
C23	19°25' 35"	111. 26'	220. 39'	650. 00'	219. 33'	N00°41' 05" E
C24	10°16' 31"	89. 91'	179. 34'	1000. 00'	179. 10'	N84°53' 57" E
C25	29°02' 12"	168. 32'	329. 41'	650. 00'	325. 90'	N00°27' 46" E
C26	15°08' 22"	132. 89'	264. 23'	1000. 00'	263. 46'	N83°30' 51" E
C27	02°10' 30"	20. 88'	41. 76'	1100. 00'	41. 75'	S76°06' 23" E
C28	11°43' 20"	112. 92'	225. 05'	1100. 00'	224. 66'	S83°03' 18" E
C29	10°16' 31"	93. 15'	185. 79'	1036. 00'	185. 54'	N84°53' 57" E
C30	99°03' 55"	23. 44'	34. 58'	20. 00'	30. 43'	N40°30' 15" E
C31	12°45' 21"	76. 68'	152. 73'	686. 00'	152. 41'	N02°39' 02" W
C32	76°44' 46"	24. 62'	41. 23'	30. 00'	38. 06'	N35°38' 45" W
C33	15°00' 36"	137. 41'	273. 24'	1043. 00'	272. 46'	N82°31' 26" W
C34	15°00' 36"	152. 42'	303. 10'	1157. 00'	302. 24'	S82°31' 26" E
C35	91°23' 26"	30. 74'	47. 85'	30. 00'	42. 94'	N59°17' 09" E
C36	27°38' 46"	151. 07'	296. 26'	614. 00'	293. 40'	N00°13' 57" W
C37	27°54' 09"	170. 42'	334. 07'	686. 00'	330. 78'	S00°06' 16" E
C38	88°51' 57"	29. 41'	46. 53'	30. 00'	42. 00'	S30°35' 10" E
C39	13°53' 50"	127. 11'	252. 98'	1043. 00'	252. 36'	S81°58' 03" E
C40	08°02' 23"	81. 31'	162. 35'	1157. 00'	162. 22'	N84°53' 47" W
C41	97°21' 37"	34. 12'	50. 98'	30. 00'	45. 09'	S50°26' 36" W
C42	10°47' 31"	58. 00'	115. 65'	614. 00'	115. 48'	S03°37' 58" E
C43	80°56' 05"	17. 06'	28. 25'	20. 00'	25. 96'	S49°29' 45" E
C44	05°01' 37"	42. 32'	84. 58'	964. 00'	84. 55'	S11°32' 31" E
C45	00°29' 27"	18. 00'	36. 00'	4202. 32'	36. 00'	S76°11' 24" W
C46	00°45' 36"	27. 87'	55. 74'	4202. 32'	55. 74'	S75°33' 52" W
C47	89°14' 24"	19. 74'	31. 15'	20. 00'	28. 10'	N30°33' 52" E
C48	05°01' 37"	45. 48'	90. 90'	1036. 00'	90. 87'	N11°32' 31" W
C49	10°01' 31"	86. 67'	172. 88'	1036. 00'	172. 65'	S84°53' 57" W
C50	00°32' 44"	4. 64'	9. 28'	975. 00'	9. 28'	S89°11' 20" E
C51	03°18' 36"	27. 85'	55. 69'	964. 00'	55. 68'	S88°22' 54" W
C52	06°46' 59"	249. 04'	497. 50'	4202. 32'	497. 21'	N71°47' 35" E
C53	06°58' 50"	234. 95'	469. 33'	3852. 32'	469. 04'	S89°16' 08" W
C54	10°47' 45"	60. 47'	120. 59'	640. 00'	120. 41'	S84°34' 23" W
C55	05°35' 59"	324. 36'	648. 21'	6632. 32'	647. 95'	S72°50' 01" W
C56	10°06' 07"	92. 18'	183. 89'	1043. 00'	183. 65'	N80°04' 12" W
C57	04°26' 57"	40. 24'	80. 45'	1036. 00'	80. 43'	N87°48' 43" E
C58	08°54' 41"	168. 62'	336. 57'	2164. 00'	336. 23'	S85°25' 25" W
C59	06°50' 46"	230. 43'	460. 31'	3852. 32'	460. 03'	N80°06' 31" E
C60	02°14' 50"	75. 55'	151. 09'	3852. 32'	151. 08'	N84°39' 19" E
C61	03°47' 43"	34. 56'	69. 09'	1043. 00'	69. 08'	S87°01' 07" E
C62	06°57' 55"	58. 67'	117. 19'	964. 00'	117. 12'	S83°14' 39" W
C63	02°43' 38"	100. 03'	200. 02'	4202. 32'	200. 00'	N67°02' 16" E
C64	01°12' 23"	22. 78'	45. 56'	2164. 00'	45. 56'	N80°21' 53" E
C65	05°49' 33"	52. 72'	105. 34'	1036. 00'	105. 30'	N82°40' 28" E
C66	11°50' 58"	101. 18'	201. 64'	975. 00'	201. 28'	N84°35' 49" E
C67	12°23' 42"	105. 87'	210. 92'	975. 00'	210. 51'	N84°53' 11" E
C68	09°15' 24"	98. 52'	196. 62'	1217. 00'	196. 40'	S84°17' 16" E
C69	03°18' 36"	29. 67'	59. 31'	1025. 00'	59. 31'	S89°25' 34" W
C70	11°11' 01"	88. 60'	176. 65'	905. 00'	176. 37'	S84°32' 43" W
C71	12°07' 49"	105. 25'	211. 71'	1000. 00'	211. 32'	N85°01' 07" E

Tangent Data		
ID	BEARING	DISTANCE
T1	S86°42' 55" E	141. 28'
T2	N86°42' 55" W	100. 00'
T3	N16°47' 30" W	5. 76'
T4	S46°02' 24" W	163. 00'
T5	S46°02' 24" W	200. 00'
T6	S46°02' 24" W	37. 00'
T7	S01°05' 02" W	225. 15'
T8	N10°14' 19" W	72. 00'
T9	S89°52' 45" W	28. 14'
T10	N00°07' 12" W	92. 83'
T11	N89°58' 16" E	154. 50'
T12	N00°01' 44" W	114. 00'
T13	S89°58' 16" W	168. 72'
T14	N89°58' 16" E	169. 45'
T15	N75°56' 40" E	72. 00'
T16	N14°03' 20" W	62. 52'
T17	N14°58' 52" E	72. 83'
T18	S88°54' 58" E	40. 72'
T19	S75°01' 08" E	213. 87'
T20	S75°01' 08" E	214. 52'
T21	S88°54' 58" E	57. 00'
T22	S14°03' 53" E	37. 12'
T23	S14°03' 20" E	62. 68'
T24	N14°03' 20" W	42. 90'
T25	S01°05' 02" W	253. 42'
T26	N88°54' 58" W	200. 00'
T27	S01°05' 02" W	230. 74'
T28	N88°54' 58" W	85. 05'
T29	N88°54' 58" W	150. 50'
T30	N52°53' 55" W	75. 66'
T31	S89°58' 16" W	41. 23'
T32	S89°58' 16" W	69. 71'
T33	N88°54' 58" W	49. 50'
T34	N88°54' 58" W	30. 46'
T35	N11°02' 47" W	95. 00'
T36	S75°26' 21" W	155. 04'
T37	S88°54' 58" E	30. 46'
T38	N01°05' 02" E	10. 00'
T39	N01°05' 02" E	46. 39'

SHEET 7 OF 7

BULK LAND PLAT FOR

MESA DEL SOL INNOVATION PARK II

(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20 , 21, OS-1, OS-2, OS-3, & OS-6 MESA DEL SOL INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008

DOC# 2008069615
09/07/2008 02:16 PM Page: 2 of 2
tmPLAT R $37.00 B: 2008C P: 0175 A. Toulous Olivere, Bernalillo Cour

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR
8-22-08

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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02-AUG-2008 13:15
mcole

JOB NO. 080344

RECORD DRAWINGS

INFORMATIONAL PURPOSES ONLY

2D of 13

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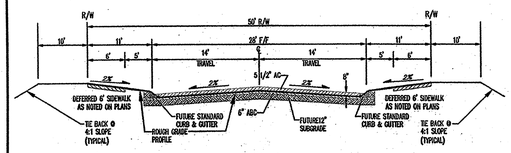
RECORD DRAWINGS

POND SUMMARY TABLE

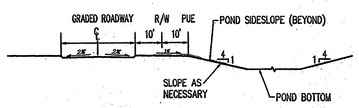
BASIN ID	AREA (ac)	WSL ELV	POND TOP ELEV	POND BOTTOM ELEV	POND VOLUME acre-ft
B	9.2	5296.0	5300.0	5292.0	0.5
C	9.3	5296.0	5298.1	5292.0	0.5
D	9.84	5296.0	5300.0	5292.0	0.5
E	20.14	5295.5	5298.0	5295.0	1.0
J	55.8	5294.0	5296.0	5293.0	8.2
G	4.34	5295.0	5297.5	5291.0	0.5
I	5.47	5292.0	5294.0	5288.0	0.3
K	25.59	5291.0	5293.0	5285.5	1.9
L	15.71	5293.0	5295.5	5288.5	0.8
M	1.33	5299.0	5302.0	5296.0	0.2
N	8.95	5297.0	5301.0	5291.0	0.9
O	5.74	5293.0	5296.0	5289.0	0.3
P	21.06	5297.0	5300.0	5293.0	1.2
Q	3.22	5296.0	5299.0	5293.0	0.2
S	3.19	5291.0	5293.5	5287.0	0.2
T	16.95	5294.0	5294.5	5292.5	0.8



TYPICAL STREET SECTION 28' F-F

N.T.S.

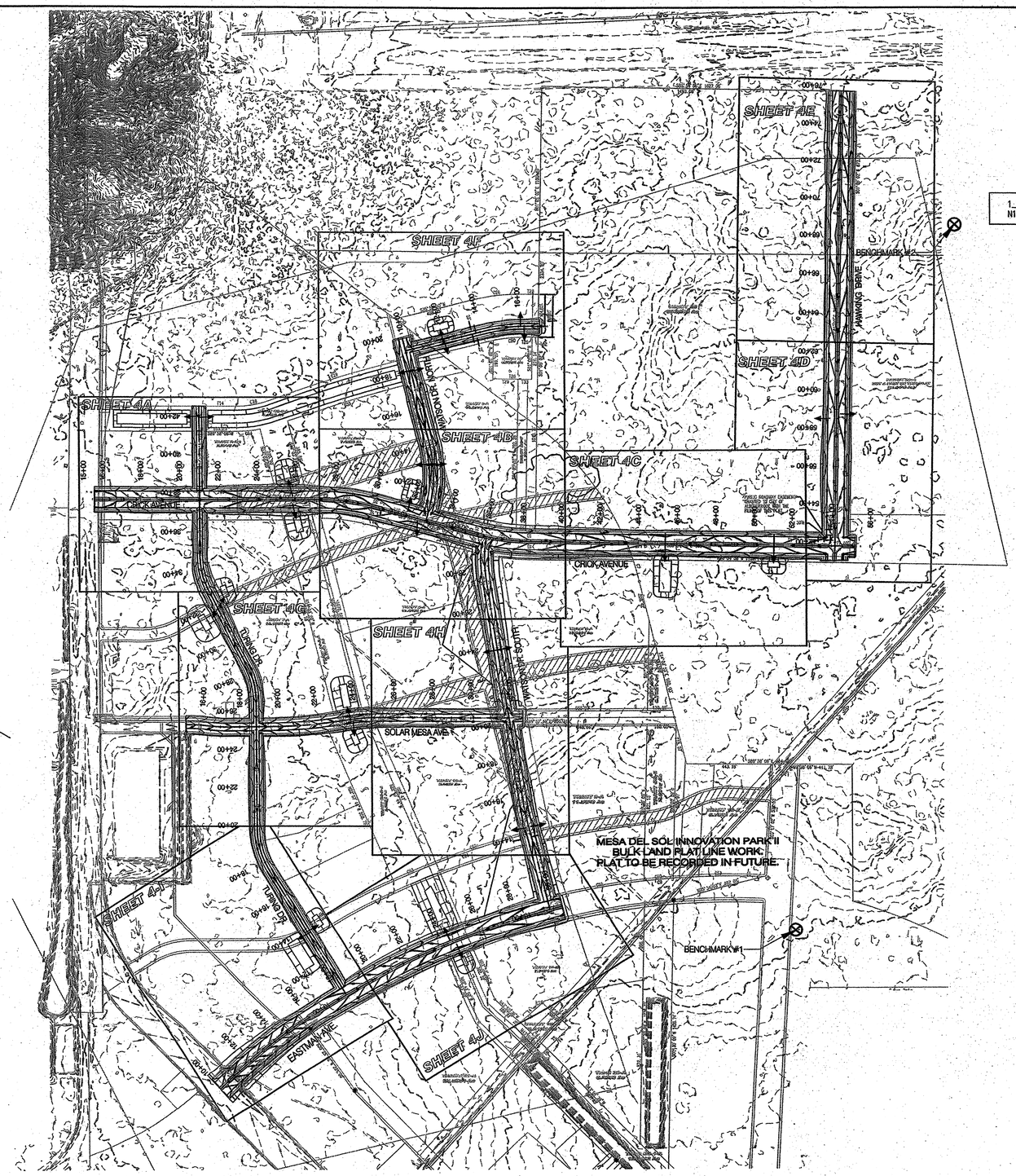
*CONTRACTOR TO GRADE 8" BELOW TOP OF PAVEMENT ELEVATION AND TIE BACK TO PROPOSED GRADE AT BACK OF CURB.



TYPICAL POND CROSS-SECTION

N.T.S

*NOTE: SECTION TAKEN AT "GRADE TO DAYLIGHT" AREAS OF ROAD AND POND.



*NOTE:
SEE POND SUMMARY TABLE, THIS SHEET FOR POND ELEVATIONS.

PROJECT BENCH MARKS:

BENCHMARK #1	BENCHMARK #2
1_R16 N1453939.35 E1533242.614 5291.48	3_Q16 N1457546.798 E1534025.978 5310.42

N

300 150 0 300

1" = 300'

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- 5470 PROPOSED CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED SLOPE
- GRADE TO DAYLIGHT

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE 8/21/08
SIGNS/STRIPING BY Cartesian Surveys Inc. DATE 8/28/08
INSPECTOR'S ACCEPTANCE BY Bohannan Huston Inc. DATE 11/10
VERIFICATION BY Cartesian Surveys Inc. DATE 2/02
COMMENTS BY Cartesian DATE 11/10

MICROFILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
BENCHMARK #1 1_R16 N1453939.35 E1533242.614 5291.48
BENCHMARK #2 3_Q16 N1457546.798 E1534025.978 5310.42

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHULTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: RJL DATE: 04/17/08
Drawn By: LSM DATE: 04/17/08
Checked By: CJS DATE: 04/17/08

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL
INNOVATION PARK
OVERALL ROADWAY ROUGH GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
For Information only X	X			

City Project No.	Zone Map No.	Sheet	Of
775478	R-15, R-16	3	4

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April 29, 2008 – 11:07am

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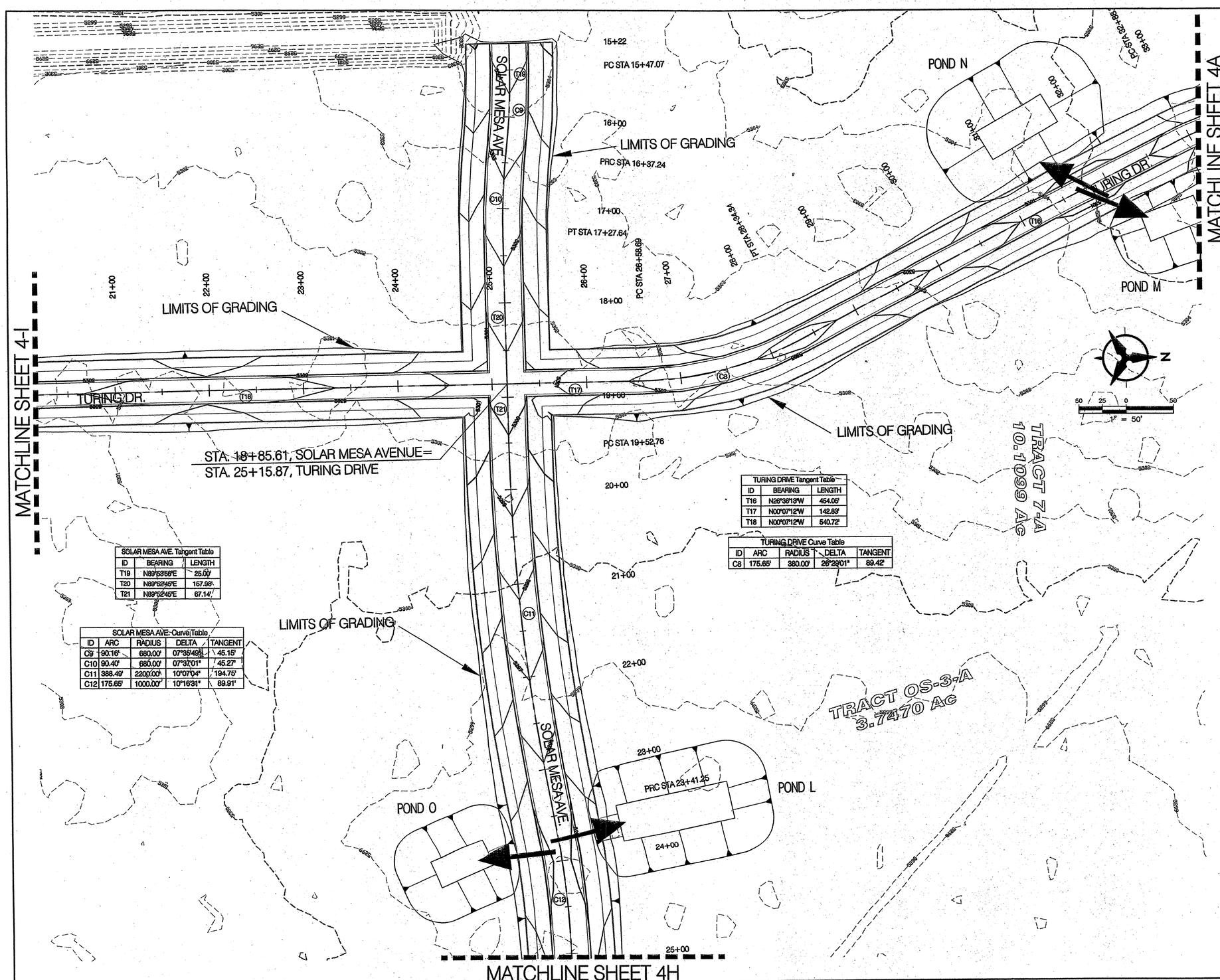
RECORD DRAWINGS



TURING DRIVE Tangent Table		
ID	BEARING	LENGTH
T16	N26°38'13"W	454.05'
T17	N00°07'12"W	142.83'
T18	N00°07'12"W	540.72'

TURING DRIVE Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C8	175.65'	380.00'	26°29'01"	89.42'

SOLAR MESA AVE. Tangent Table		
ID	BEARING	LENGTH
T19	N89°53'58"E	25.00'
T20	N89°52'45"E	157.98'
T21	N89°52'45"E	67.14'

SOLAR MESA AVE. Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C9	90.16'	680.00'	07°35'49"	45.15'
C10	90.40'	680.00'	07°37'01"	45.27'
C11	388.49'	2200.00'	10°07'04"	194.75'
C12	175.65'	1000.00'	10°16'31"	89.91'

*NOTE:
SEE POND SUMMARY TABLE, SHEET 3
FOR POND ELEVATIONS.

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- 5470 PROPOSED CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED SLOPE
- GRADE TO DAYLIGHT

AS-BUILT INFORMATION

CONTRACTOR Franklin's DATE 9/20/16
REVIEWED BY: Cartesian Surveys Inc. DATE 9/27/16
INSPECTOR'S AS-BUILT NAME BY Gardner Lewis DATE 09/29/16
VERIFICATION BY Cartesian Surveys Inc. DATE 10/04
VERIFICATION REQUIRED DATE 10
CORRECTED BY Cartesian

BENCH MARKS

BENCHMARK #1 1_R16 N1453939.35 E1533242.614 5291.48
BENCHMARK #2 3_Q16 N1457546.798 E1534025.978 5310.42

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

MICROFILM INFORMATION
RECORDED BY
DATE
NO.

ENGINEER'S SEAL
CHRISTIAN J. SHULTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BJL DATE: 04/17/08
Drawn By: LeM DATE: 04/17/08
Checked By: CJS DATE: 04/17/08

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL
INNOVATION PARK
ROADWAY ROUGH GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
For Information only X	X			

City Project No.	Zone Map No.	Sheet	Of
775478	R-15, R-16	4G	4

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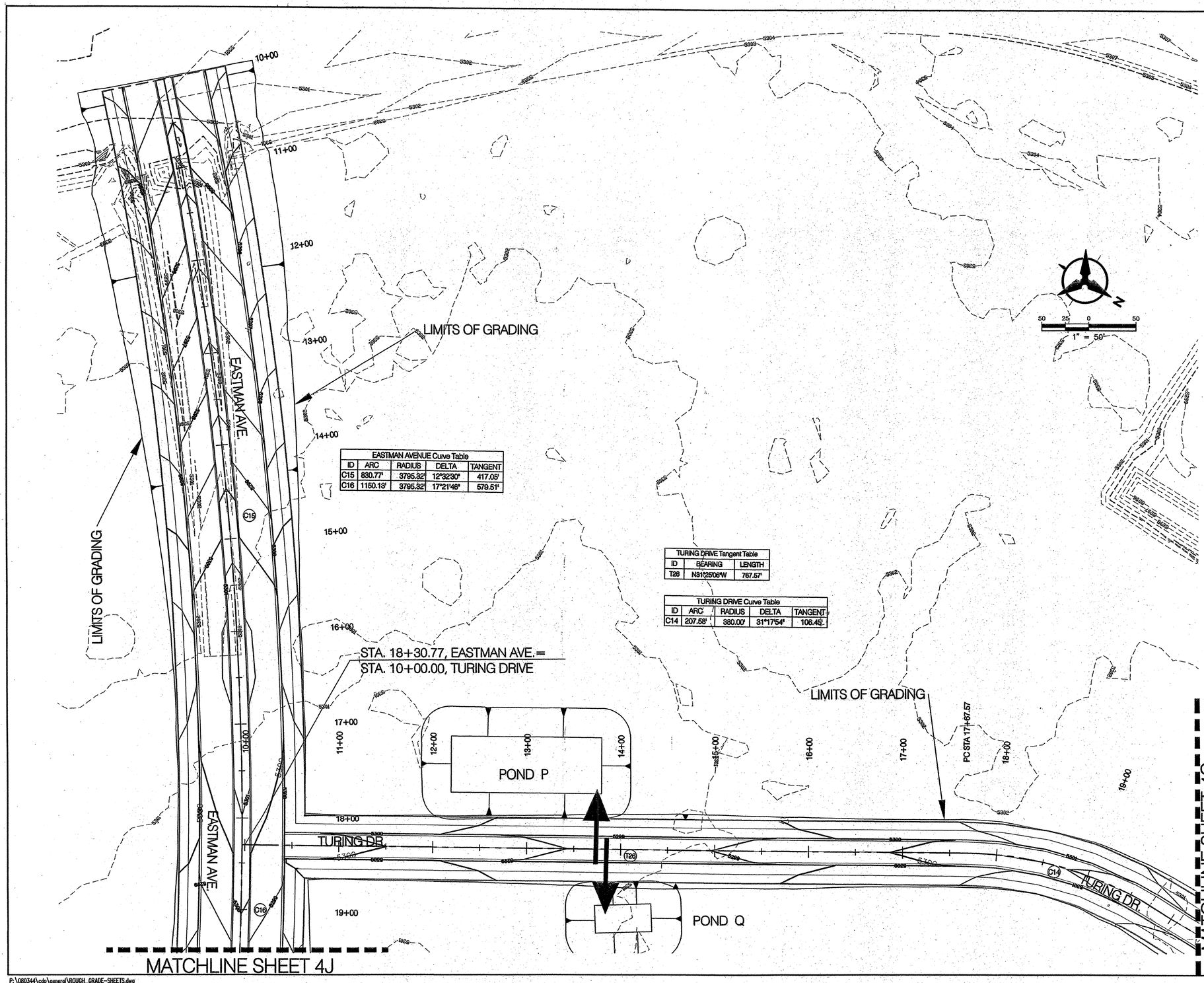
SCANNED BY PLANNING

RECORD DRAWINGS



EASTMAN AVENUE Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C15	830.77'	3795.32'	12°32'30"	417.05'
C16	1150.13'	3795.32'	17°21'46"	579.51'

TURING DRIVE Tangent Table		
ID	BEARING	LENGTH
T26	N31°25'06"W	767.57'

TURING DRIVE Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C14	207.58'	380.00'	31°17'54"	106.45'

*NOTE:
SEE POND SUMMARY TABLE, SHEET 3
FOR POND ELEVATIONS.

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- 5470 PROPOSED CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED SLOPE
- GRADE TO DAYLIGHT

AS-BUILT INFORMATION

CONTRACTOR Frank Sisk DATE 8/20/08
WORK STAKED BY Cartesian Surveys Inc. DATE 8/20/08
WORK ACCEPTANCE BY Bohannan Huston DATE 8/20/08
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 12/08
DRAWINGS CORRECTED BY Carlson DATE 11/08

MICROFILM INFORMATION

RECORDED BY DATE

NO.	

BENCH MARKS

BENCHMARK #1 1_R16 N1453939.35 E1533242.614 5291.48
BENCHMARK #2 3_Q16 N1457546.798 E1534025.978 5310.42

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SHULTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By

REVISIONS

DESIGN

Designed By: BJL DATE:04/17/08
Drawn By: LsM DATE:04/17/08
Checked By: CJS DATE:04/17/08

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL
INNOVATION PARK
ROADWAY ROUGH GRADING PLAN

Design Review Committee: For Information only
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

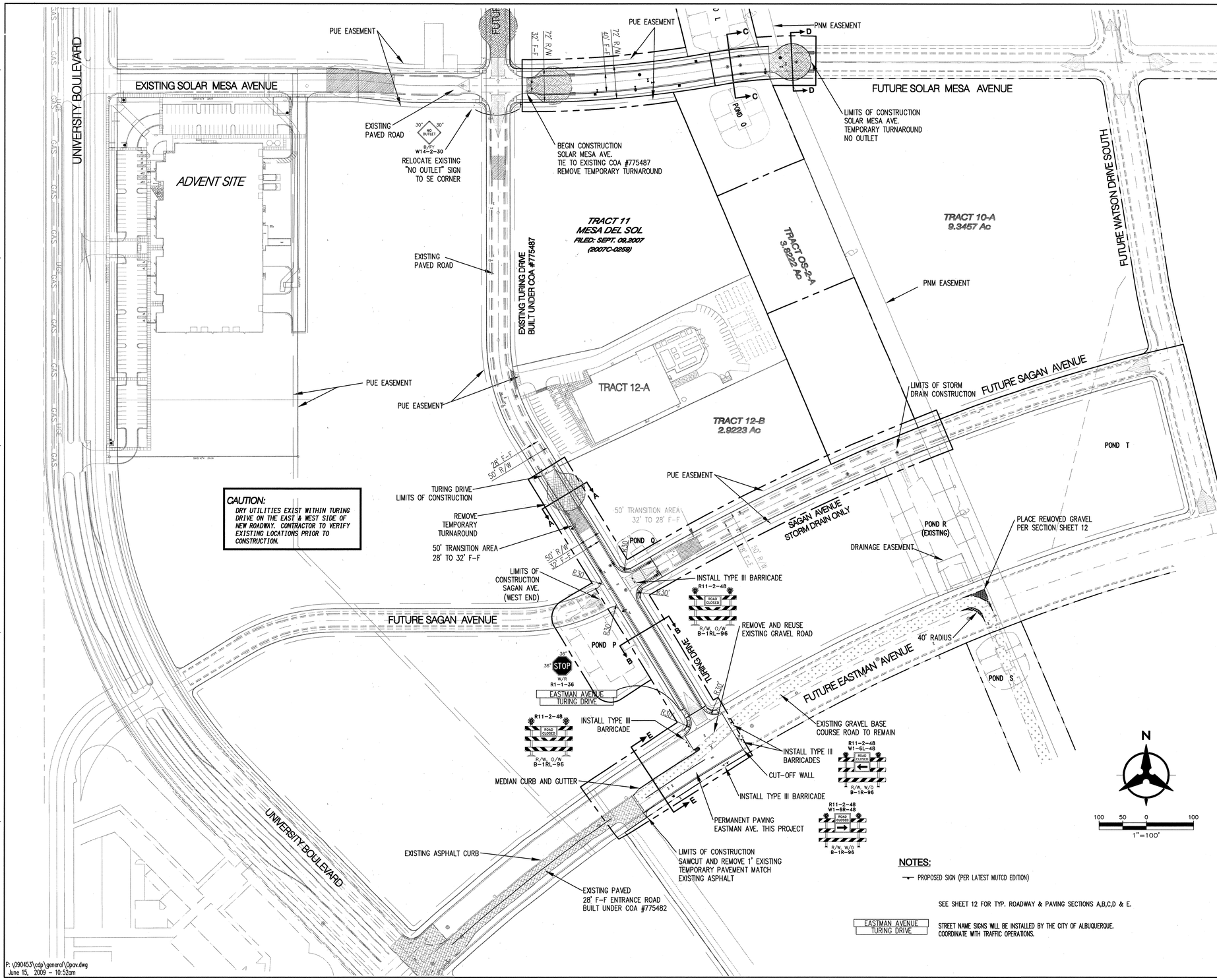
City Project No. 175478
Zone Map No. R-15, R-16
Sheet 4I Of 4

P:\080344\cdp\general\ROUGH_GRADE-SHEETS.dwg
April 29, 2008 - 11:12am

3c of 13

SCANNED BY
PLANNING

RECORD DRAWINGS



CAUTION:
DRY UTILITIES EXIST WITHIN TURING DRIVE ON THE EAST & WEST SIDE OF NEW ROADWAY. CONTRACTOR TO VERIFY EXISTING LOCATIONS PRIOR TO CONSTRUCTION.

GENERAL NOTES

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

LEGEND

- PROPOSED R/W LINE
- PROPERTY LINE
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- EASEMENT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MAIN VALVE
- PROPOSED SAS MANHOLE
- PROPOSED CURB RAMP
- DENOTES CROWN TRANSITION
- DENOTES ROADWAY WIDTH TRANSITION
- DENOTES EXISTING BASE COURSE ROAD

NOTES:

PROPOSED SIGN (PER LATEST MUTCD EDITION)

SEE SHEET 12 FOR TYP. ROADWAY & PAVING SECTIONS A,B,C,D & E.

EASTMAN AVENUE / TURING DRIVE — STREET NAME SIGNS WILL BE INSTALLED BY THE CITY OF ALBUQUERQUE. COORDINATE WITH TRAFFIC OPERATIONS.

P:\090453\cdp\general\Opav.dwg
June 15, 2009 - 10:52am

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE 4-1-10
WORK STAKED BY Cartesian Surveys Inc. DATE 3-1-10
INSPECTOR'S ACCEPTANCE BY Bradley Lerma DATE 4-1-10
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 4/09
DRAWINGS CORRECTED BY Cartesian DATE 1/10
GROUND-TO-GRID FACTOR = 0.999664099
MICROFILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
6-17-09

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE:06/03/09
Drawn By: LsM DATE:06/03/09
Checked By: CJS DATE:06/03/09

Mesa del Sol

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

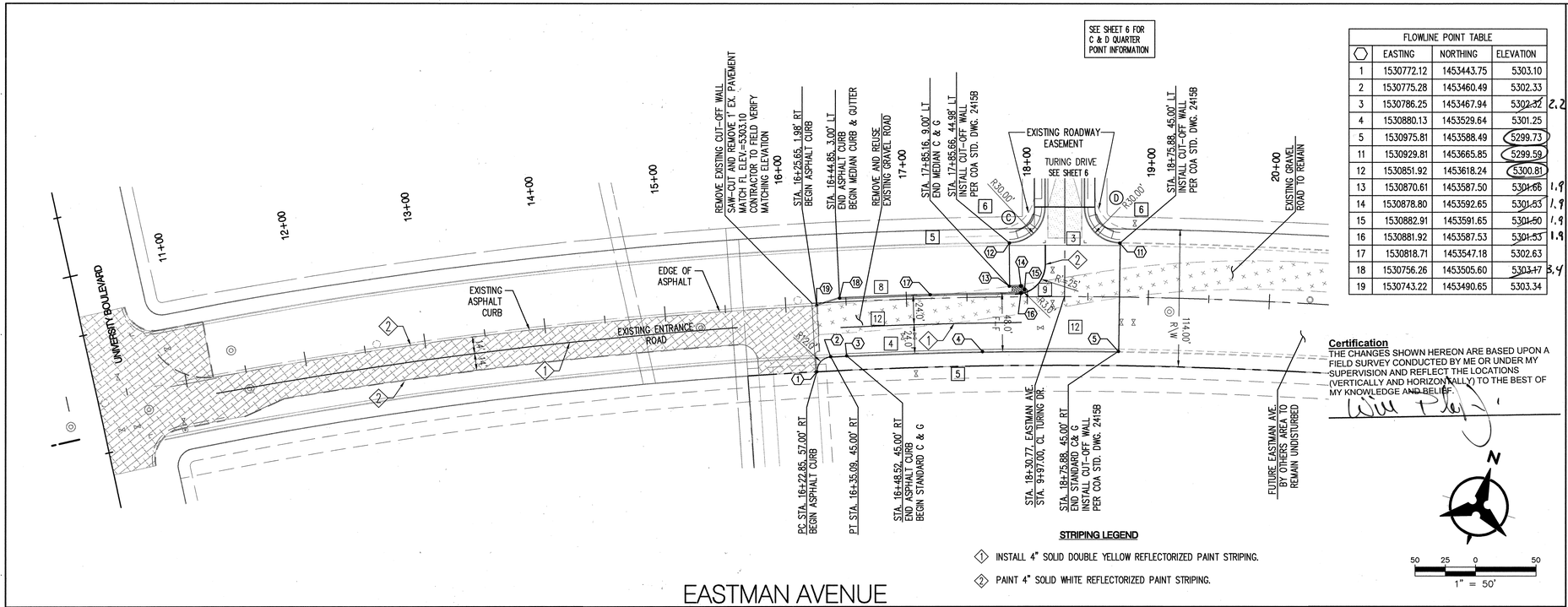
TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
OVERALL PAVING PLAN AND SIGNAGE PLAN

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 13 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 775478 | Zone Map No. R-15, R-16 | Sheet 4 Of 13

SCANNED BY PLANNING

RECORD DRAWINGS



FLOWLINE POINT TABLE				
⬡	EASTING	NORTHING	ELEVATION	
1	1530772.12	1453443.75	5303.10	
2	1530775.28	1453460.49	5302.33	
3	1530786.25	1453467.94	~~5302.37~~	2.2
4	1530880.13	1453529.64	5301.25	
5	1530975.81	1453588.49	5299.73	
11	1530929.81	1453665.85	5299.59	
12	1530851.92	1453618.24	5300.81	
13	1530870.61	1453587.50	~~5301.68~~	1.9
14	1530878.80	1453592.65	~~5301.63~~	1.9
15	1530882.91	1453591.65	~~5301.60~~	1.9
16	1530881.92	1453587.53	~~5301.53~~	1.9
17	1530818.71	1453547.18	5302.63	
18	1530756.26	1453505.60	~~5303.17~~	3.4
19	1530743.22	1453490.65	5303.34	

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STRIPING LEGEND

1. INSTALL 4" SOLID DOUBLE YELLOW REFLECTORIZED PAINT STRIPING.
2. PAINT 4" SOLID WHITE REFLECTORIZED PAINT STRIPING.

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
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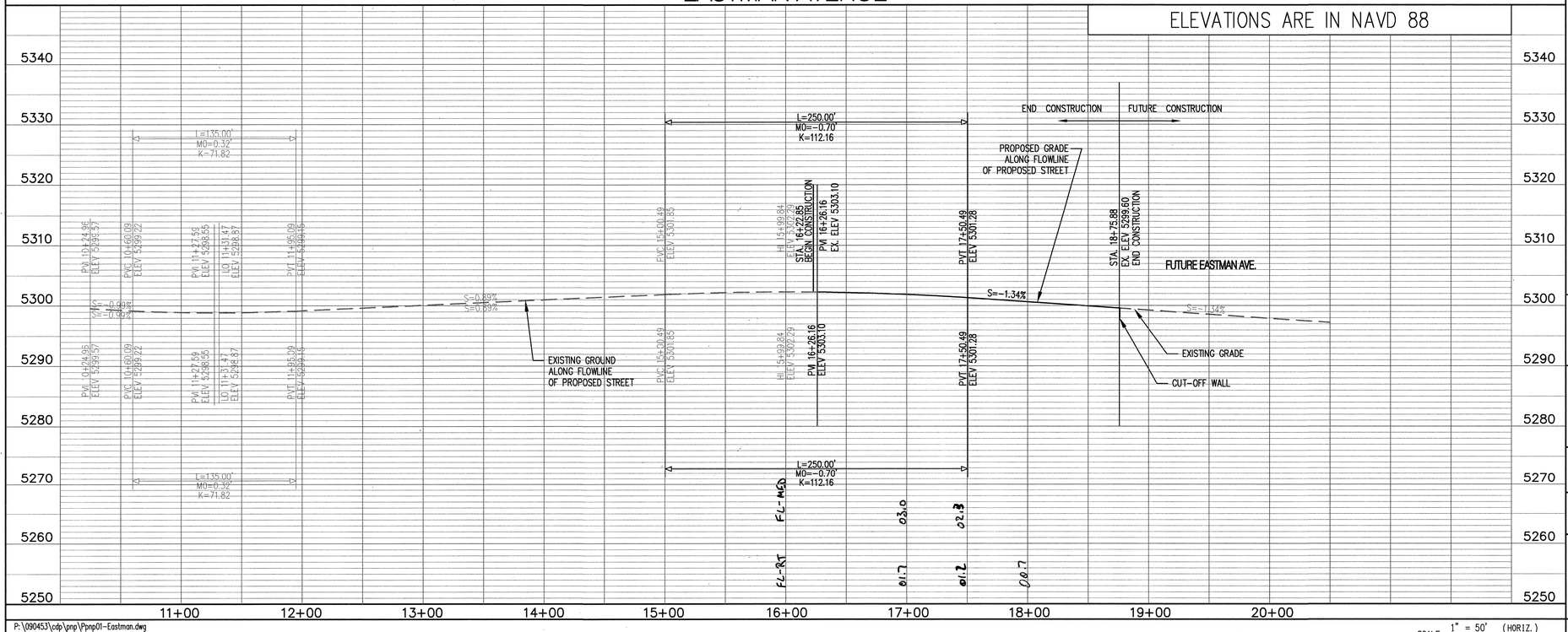
10. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415 (SAWCUT ONLY).
11. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

* [1] BUILD PAVEMENT PER SECTION A–A SEE SHEET 12.
* [2] BUILD PAVEMENT PER SECTION B–B SEE SHEET 12.
[3] INSTALL 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420.
[4] BUILD STD CURB & GUTTER PER COA STD DWG 2415A.
[5] 6' SIDEWALK, DEFERRED.
[6] INSTALL CURB RAMP PER COA STD DWG 2441, SHEET 12.
* [7] BUILD TEMPORARY PAVEMENT PER COA STD. DWG. 2415B (MAJOR LOCAL).
[8] BUILD MEDIAN CURB & GUTTER PER COA STD DWG 2415B.
[9] INSTALL MEDIAN NOSE PAVEMENT PER COA STD. DWG. 2502 & 2408. PAINT ALL MEDIAN NOSES YELLOW.
* [10] BUILD PAVEMENT PER SECTION C–C SEE SHEET 12.
* [11] BUILD PAVEMENT PER SECTION D–D SEE SHEET 12.
[12] BUILD PAVEMENT PER SECTION E–E SEE SHEET 12.

* NOT USED THIS SHEET.



P:\090453\cdp\pnp\Pnp01-Eastman.dwg
June 17, 2009 – 10:30am

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

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE 9-21-10
WORK STAKED BY Cartesian Surveys Inc. DATE 9-21-10
INSPECTOR'S ACCEPTANCE BY Bradley Burns DATE 9-21-10
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 12/09
DRAWINGS MARKED BY Gorkisian DATE 1/10
MICROFILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = –00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER
6-17-09

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 04/07/09
Drawn By: LsM DATE: 04/07/09
Checked By: CJS DATE: 04/07/09

Mesa del Sol

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

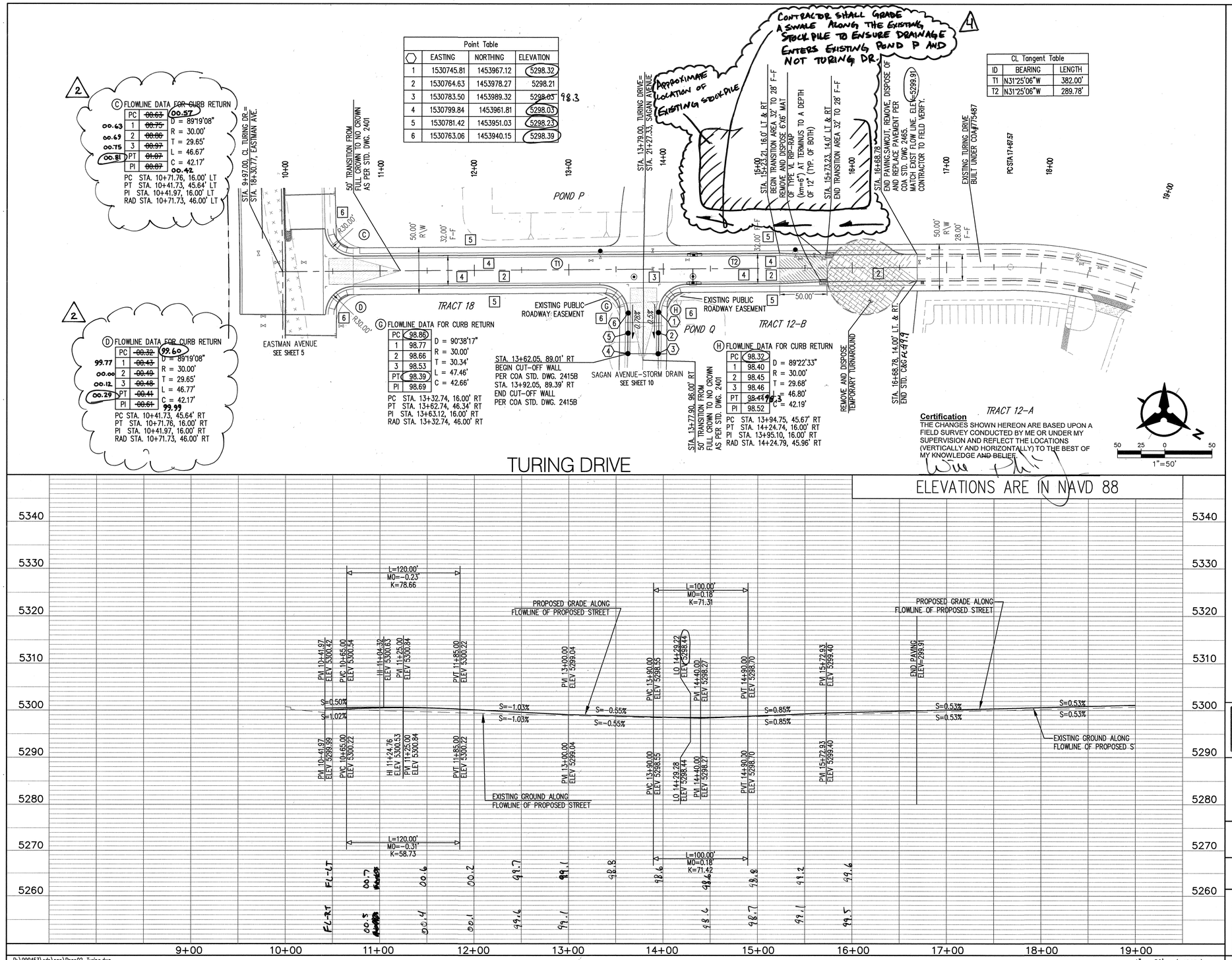
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
EASTMAN AVENUE
PAVING PLAN AND PROFILE

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 31 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
775478	R15 – R16	5	13

RECORD DRAWINGS



Point Table			
	EASTING	NORTHING	ELEVATION
1	1530745.81	1453967.12	5298.32
2	1530764.63	1453978.27	5298.21
3	1530783.50	1453989.32	5298.05
4	1530799.84	1453961.81	5298.03
5	1530781.42	1453951.03	5298.23
6	1530763.06	1453940.15	5298.39

CL Tangent Table		
ID	BEARING	LENGTH
T1	N31°25'06"W	382.00'
T2	N31°25'06"W	289.78'

2 — Ⓒ FLOWLINE DATA FOR CURB RETURN

	PC	~~00.63~~ 00.57
00.63	1	~~00.75~~
00.69	2	~~00.86~~
00.75	3	~~00.97~~
00.81	PT	~~01.07~~
	PI	~~00.87~~ 00.42

D = 89°19'08"
R = 30.00'
T = 29.65'
L = 46.67'
C = 42.17'

PC STA. 10+71.76, 16.00' LT
PT STA. 10+41.73, 45.64' LT
PI STA. 10+41.97, 16.00' LT
RAD STA. 10+71.73, 46.00' LT

2 — Ⓓ FLOWLINE DATA FOR CURB RETURN

	PC	~~00.32~~ 99.60
99.77	1	~~00.43~~
00.00	2	~~00.49~~
00.12	3	~~00.48~~
00.29	PT	~~00.41~~
	PI	~~00.61~~ 99.99

D = 89°19'08"
R = 30.00'
T = 29.65'
L = 46.77'
C = 42.17'

PC STA. 10+41.73, 45.64' RT
PT STA. 10+71.76, 16.00' RT
PI STA. 10+41.97, 16.00' RT
RAD STA. 10+71.73, 46.00' RT

Ⓖ FLOWLINE DATA FOR CURB RETURN

PC	98.86
1	98.77
2	98.66
3	98.53
PT	98.39
PI	98.69

D = 90°38'17"
R = 30.00'
T = 30.34'
L = 47.46'
C = 42.66'

PC STA. 13+32.74, 16.00' RT
PT STA. 13+62.74, 46.34' RT
PI STA. 13+63.12, 16.00' RT
RAD STA. 13+32.74, 46.00' RT

Ⓗ FLOWLINE DATA FOR CURB RETURN

PC	98.32
1	98.40
2	98.45
3	98.46
PT	98.44 ~~98.43~~
PI	98.52

D = 89°22'33"
R = 30.00'
T = 29.68'
L = 46.80'
C = 42.19'

PC STA. 13+94.75, 45.67' RT
PT STA. 14+24.74, 16.00' RT
PI STA. 13+95.10, 16.00' RT
RAD STA. 14+24.79, 45.96' RT

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTES

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10. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415 (SAWCUT ONLY).
11. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

* [1] BUILD PAVEMENT PER SECTION A-A SEE SHEET 12.
[2] BUILD PAVEMENT PER SECTION B-B SEE SHEET 12.
[3] INSTALL 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420.
[4] BUILD STD CURB & GUTTER PER COA STD DWG 2415A.
[5] 6' SIDEWALK, DEFERRED.
[6] INSTALL CURB RAMP PER COA STD DWG 2441, SHEET 12.
* [7] BUILD TEMPORARY PAVEMENT PER COA STD. DWG. 2415B (MAJOR LOCAL).
* [8] BUILD MEDIAN CURB & GUTTER PER COA STD DWG 2415B.
* [9] INSTALL MEDIAN NOSE PAVEMENT PER COA STD. DWG. 2502 & 2408. PAINT ALL MEDIAN NOSES YELLOW.
* [10] BUILD PAVEMENT PER SECTION C-C SEE SHEET 12.
* [11] BUILD PAVEMENT PER SECTION D-D SEE SHEET 12.
* [12] BUILD PAVEMENT PER SECTION E-E SEE SHEET 12.

* NOT USED THIS SHEET.

AS-BUILT INFORMATION
CONTRACTOR From Wilx DATE 8/21-1/10
WORK STAKED BY Cartesian Surveys Inc. DATE 8/21-1/10
INSPECTOR'S ACCEPTANCE BY Brasher + Lorenz DATE 8/21-1/10
CERTIFICATION BY Brasher + Lorenz DATE 1/29
DRAWINGS REVISED BY Cartesian DATE 1/10
WICROFILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER
6-17-09

No.	Date	REMARKS	By
4	6/24/09	Pond Grading Revisions	MJB
3	8/19/09	Revision To 1/4 Points	CJS

REVISIONS
DESIGN
Designed By: CJS DATE: 06/03/09
Drawn By: LSM DATE: 06/03/09
Checked By: CJS DATE: 06/03/09

Mesa del Sol

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
TURING DRIVE
PAVING PLAN AND PROFILE STA. 9+97 TO STA. 16+69

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 21 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
775478	R15 - R16	6	13

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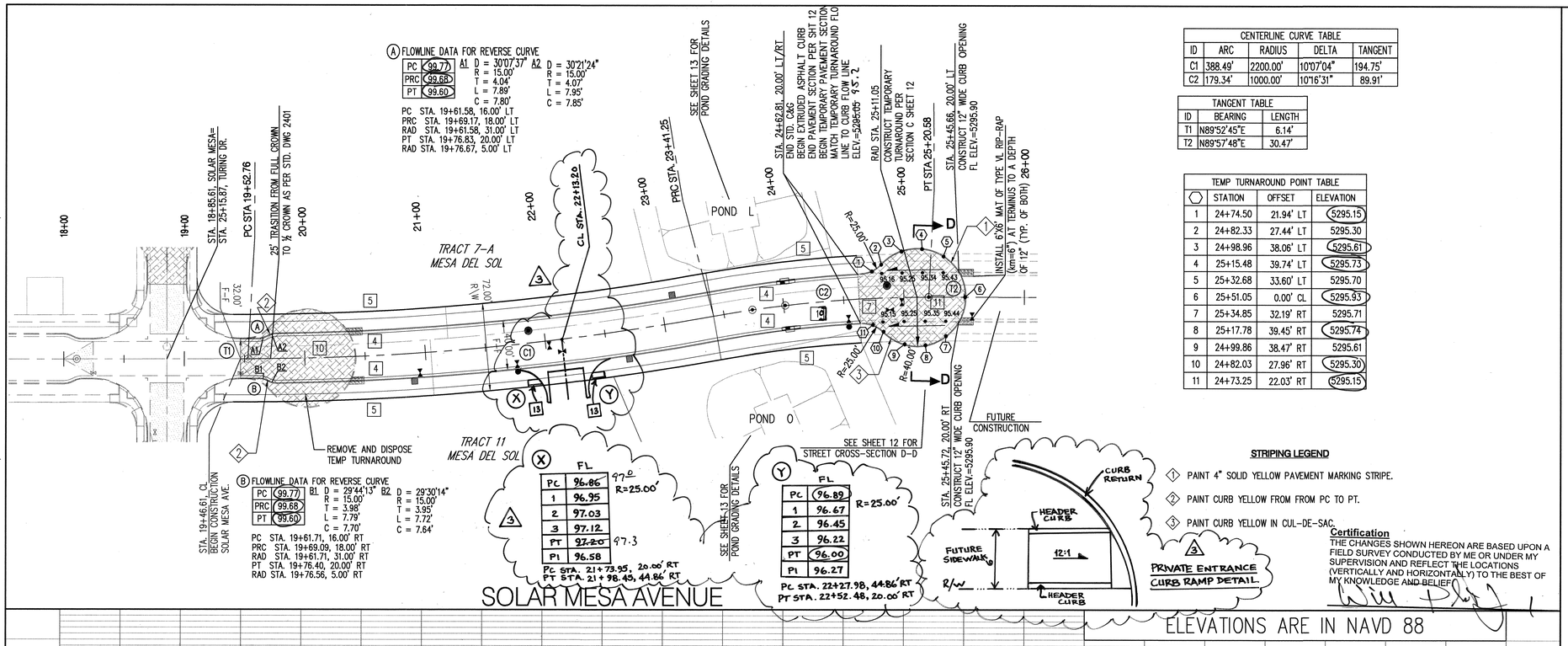
June 15, 2009 - 1:01pm

SCANNED BY PLANNING

RECORD DRAWINGS



CENTERLINE CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	388.49'	2200.00'	10°07'04"	194.75'
C2	179.34'	1000.00'	10°16'31"	89.91'

TANGENT TABLE		
ID	BEARING	LENGTH
T1	N89°52'45"E	6.14'
T2	N89°57'48"E	30.47'

TEMP TURNAROUND POINT TABLE			
⬡	STATION	OFFSET	ELEVATION
1	24+74.50	21.94' LT	5295.15
2	24+82.33	27.44' LT	5295.30
3	24+98.96	38.06' LT	5295.61
4	25+15.48	39.74' LT	5295.73
5	25+32.68	33.60' LT	5295.70
6	25+51.05	0.00' CL	5295.93
7	25+34.85	32.19' RT	5295.71
8	25+17.78	39.45' RT	5295.74
9	24+99.86	38.47' RT	5295.61
10	24+82.03	27.96' RT	5295.30
11	24+73.25	22.03' RT	5295.15

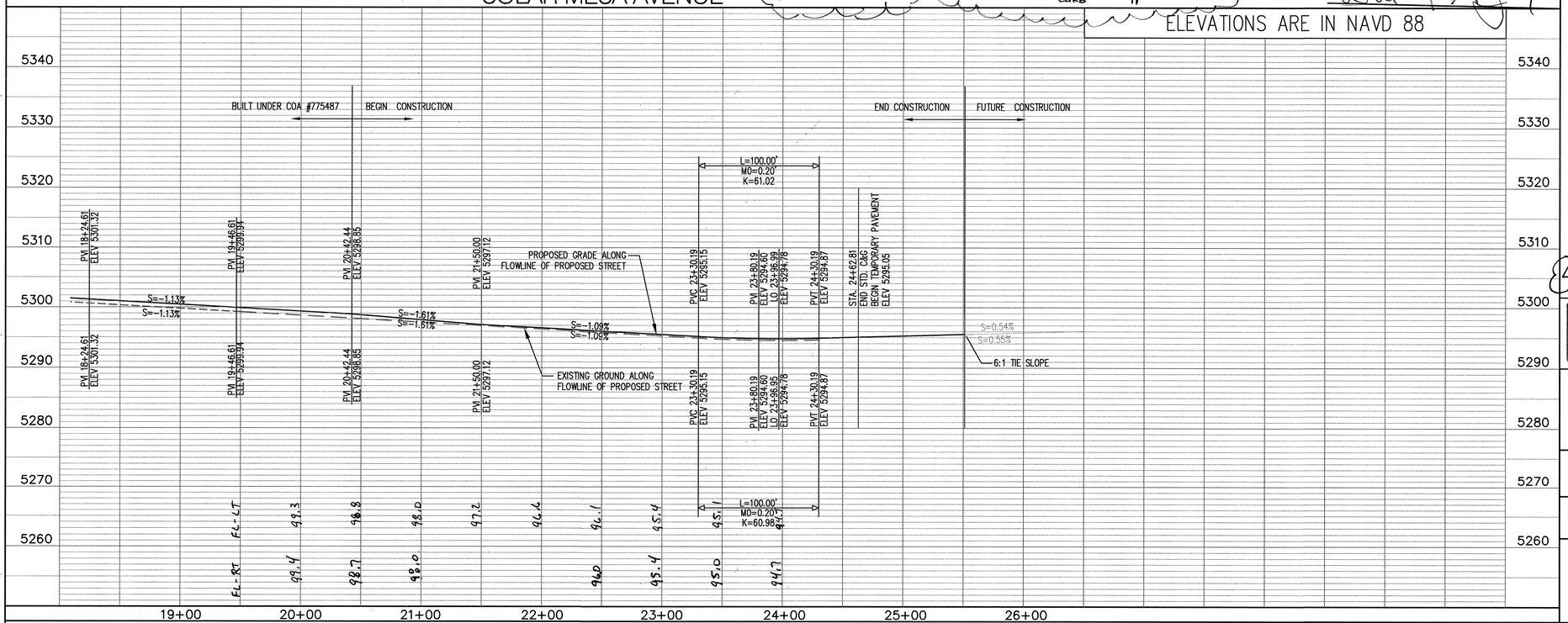
STRIPING LEGEND

1. PAINT 4" SOLID YELLOW PAVEMENT MARKING STRIPE.
2. PAINT CURB YELLOW FROM FROM PC TO PT.
3. PAINT CURB YELLOW IN CUL-DE-SAC.

Certification

THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ELEVATIONS ARE IN NAVD 88



P:\090453\cdp\pnp\Pnp03-Solar Mesa.dwg
June 10, 2009 – 10:27am

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

NOTES

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

KEYED NOTES

1. BUILD PAVEMENT PER SECTION A–A SEE SHEET 12.
* 2. BUILD PAVEMENT PER SECTION B–B SEE SHEET 12.
* 3. INSTALL 6' CONCRETE VALLEY GUTTER PER COA STD DWG 2420.
4. BUILD STD CURB & GUTTER PER COA STD DWG 2415A.
5. 6' SIDEWALK, DEFERRED.
* 6. INSTALL CURB RAMP PER COA STD DWG 2441, SHEET 12.
7. BUILD TEMPORARY PAVEMENT PER COA STD. DWG. 2415B (MAJOR LOCAL).
* 8. BUILD MEDIAN CURB & GUTTER PER COA STD DWG 2415B.
* 9. INSTALL MEDIAN NOSE PAVEMENT PER COA STD. DWG. 2502 & 2408. PAINT ALL MEDIAN NOSES YELLOW.
* 10. BUILD PAVEMENT PER SECTION C–C SEE SHEET 12.
* 11. BUILD PAVEMENT PER SECTION D–D SEE SHEET 12.
* 12. BUILD PAVEMENT PER SECTION E–E SEE SHEET 12.
13. BUILD PRIVATE ENTRANCE CURB RAMP. NOT USED THIS SHEET. (PER DETAIL THIS SHEET)

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE 5/21-10
WORK INSPECTED BY Cartesian Surveys Inc. DATE 6/07-09
INSPECTOR'S ACCEPTANCE BY Bohannan Huston DATE 6/21-10
CERTIFICATION BY Cartesian Surveys Inc. DATE 6/09
DRAWINGS APPROVED BY Carlson DATE 1/10
MICROFILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1–R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS NEW MEXICO 16244 LICENSED PROFESSIONAL ENGINEER
6-17-09

No.	Date	REVISIONS	By
3	9-09	ADD GSA ENTRANCE	CJS

DESIGN
Designed By: CJS DATE: 06/03/09
Drawn By: LsM DATE: 06/03/09
Checked By: CJS DATE: 06/03/09

Mesa del Sol

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

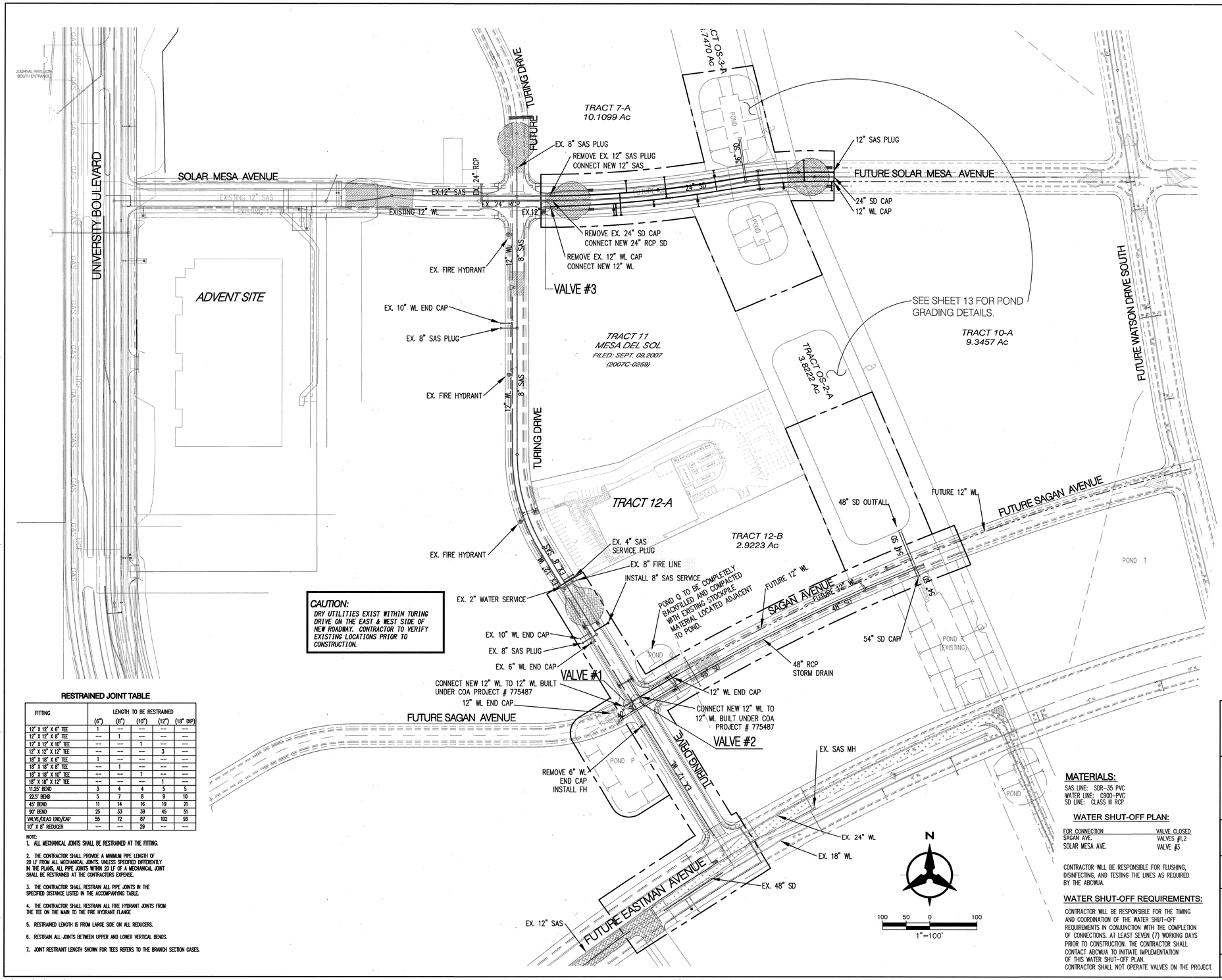
TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
SOLAR MESA AVENUE
PAVING PLAN AND PROFILE STA. 19+50 TO STA. 25+50

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 21 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 775478 | Zone Map No. R15 – R16 | Sheet 7 Of 13

SCANNED BY PLANNING

RECORD DRAWINGS



CAUTION:
DRY UTILITIES EXIST WITHIN TURING DRIVE ON THE EAST & WEST SIDE OF NEW ROADWAY. CONTRACTOR TO VERIFY EXISTING LOCATIONS PRIOR TO CONSTRUCTION.

GENERAL NOTES

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

LEGEND

	PROPERTY LINE
	NEW EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING WATER METER
	EXISTING CAP
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN
SAS	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN

RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED				
	(6")	(8")	(10")	(12")	(18" DIP)
12" X 12" X 6" TEE	1	---	---	---	---
12" X 12" X 8" TEE	---	1	---	---	---
12" X 12" X 10" TEE	---	---	1	---	---
12" X 12" X 12" TEE	---	---	---	3	---
18" X 18" X 6" TEE	1	---	---	---	---
18" X 18" X 8" TEE	---	1	---	---	---
18" X 18" X 10" TEE	---	---	1	---	---
18" X 18" X 12" TEE	---	---	---	1	---
11.25° BEND	3	4	4	5	5
22.5° BEND	5	7	8	9	10
45° BEND	11	14	16	19	21
90° BEND	25	33	39	45	51
VALVE/DEAD END/CAP	55	72	87	102	93
10" X 8" REDUCER	---	---	29	---	---

NOTE:
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. UNLESS SPECIFIED DIFFERENTLY IN THE PLANS, ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE ACCOMPANYING TABLE.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE
5. RESTRAINED LENGTH IS FROM LARGE SIDE ON ALL REDUCERS.
6. RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.
7. JOINT RESTRAINT LENGTH SHOWN FOR TEES REFERS TO THE BRANCH SECTION CASES.

MATERIALS:

SAS LINE: SDR-35 PVC
WATER LINE: C900-PVC
SD LINE: CLASS III RCP

WATER SHUT-OFF PLAN:

FOR CONNECTION	VALVE CLOSED
SAGAN AVE.	VALVES #1,2
SOLAR MESA AVE.	VALVE #3

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

WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF CONNECTIONS. AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ABCWUA TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.
CONTRACTOR SHALL NOT OPERATE VALVES ON THE PROJECT.

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE 9-24-10
WORK STAKED BY Cartesian Surveys Inc. DATE 8/27/10
INSPECTOR'S ACCEPTANCE BY Brad Lee Lemons DATE 10-1-10
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 12/09
DRAWINGS CORRECTED BY Lee Nelson DATE 1/10
MICROFILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
6-17-09

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE:06/03/09
Drawn By: LsM DATE:06/03/09
Checked By: CJS DATE:06/03/09

Mesa del Sol

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
OVERALL UTILITY PLAN

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 01 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 775478 | Zone Map No. R-15, R16 | Sheet 8 Of 13

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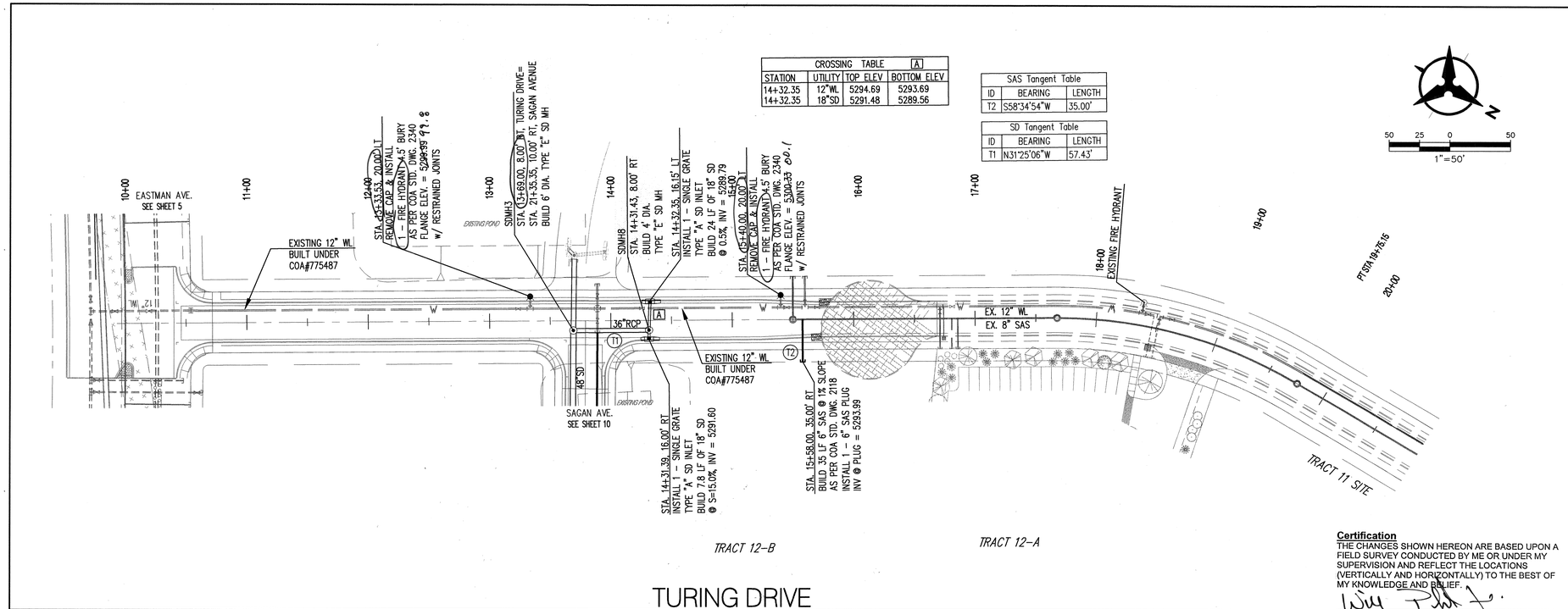
June 15, 2009 - 1:10pm

SCANNED BY PLANNING

RECORD DRAWINGS



CROSSING TABLE A			
STATION	UTILITY	TOP ELEV	BOTTOM ELEV
14+32.35	12"WL	5294.69	5293.69
14+32.35	18"SD	5291.48	5289.56

SAS Tangent Table		
ID	BEARING	LENGTH
T2	S58°34'54"W	35.00'

SD Tangent Table		
ID	BEARING	LENGTH
T1	N31°25'06"W	57.43'

N

50 25 0 50

1" = 50'

Certification

THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)

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4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.

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9. MH RIMS & CATCH BASIN INLET ELEVATIONS, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.

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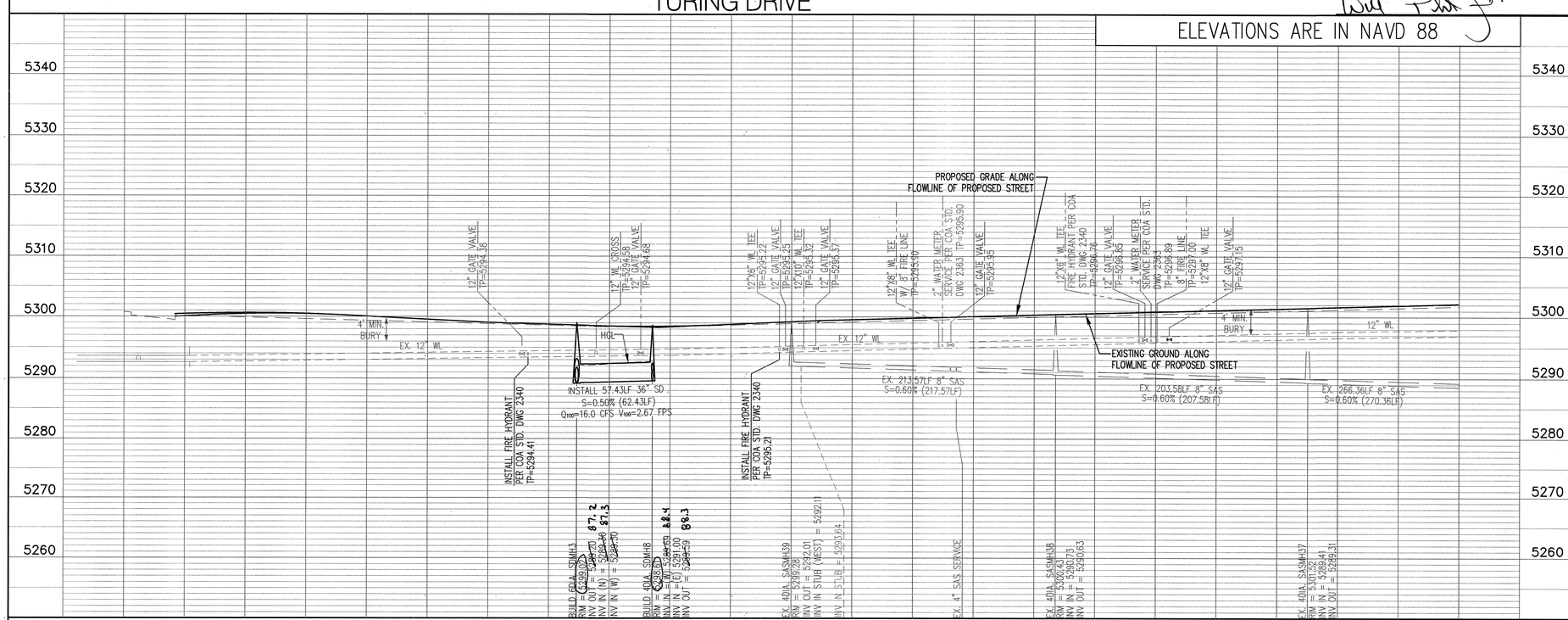
12. FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.

13. ALL WATERLINE APPURTENANCES SHALL USE RESTRAINED JOINTS.

14. AT UTILITY CROSSING WHERE LESS THAN 1 FOOT OF CLEARANCE TO STORM DRAIN PIPE IS PRESENT LEAN FILL IS TO BE USED FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD ℄ FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE.

15. SEE TYPICAL TRENCH COMPACTION DETAIL ON SHEET 12.



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

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June 10, 2009 - 10:30am

LEGEND

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

AS-BUILT INFORMATION

CONTRACTOR Franklin's DATE 7/15/11
WORK STAKED BY Cartesian Surveys Inc. DATE 8/27/08
INSPECTOR'S ACCEPTANCE BY Bohannan Huston DATE 6/15/10
VERIFICATION BY Cartesian Surveys Inc. DATE 6/15/10
DRAWINGS REVISED BY Cartesian DATE 11/10
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

CHRISTIAN J. SHOLTIS NEW MEXICO 16244 REGISTERED PROFESSIONAL ENGINEER

6-17-09

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: CJS DATE: 06/03/09
Drawn By: LSM DATE: 06/03/09
Checked By: CJS DATE: 06/03/09

Mesa del Sol

Bohannan ▲ Huston INC

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
TURING DRIVE
UTILITY PLAN AND PROFILE STA. 10+00 TO STA. 21+00

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED JUL 01 2009 CITY ENGINEER

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 775478 | Zone Map No. R15 - R16 | Sheet 9 Of 13

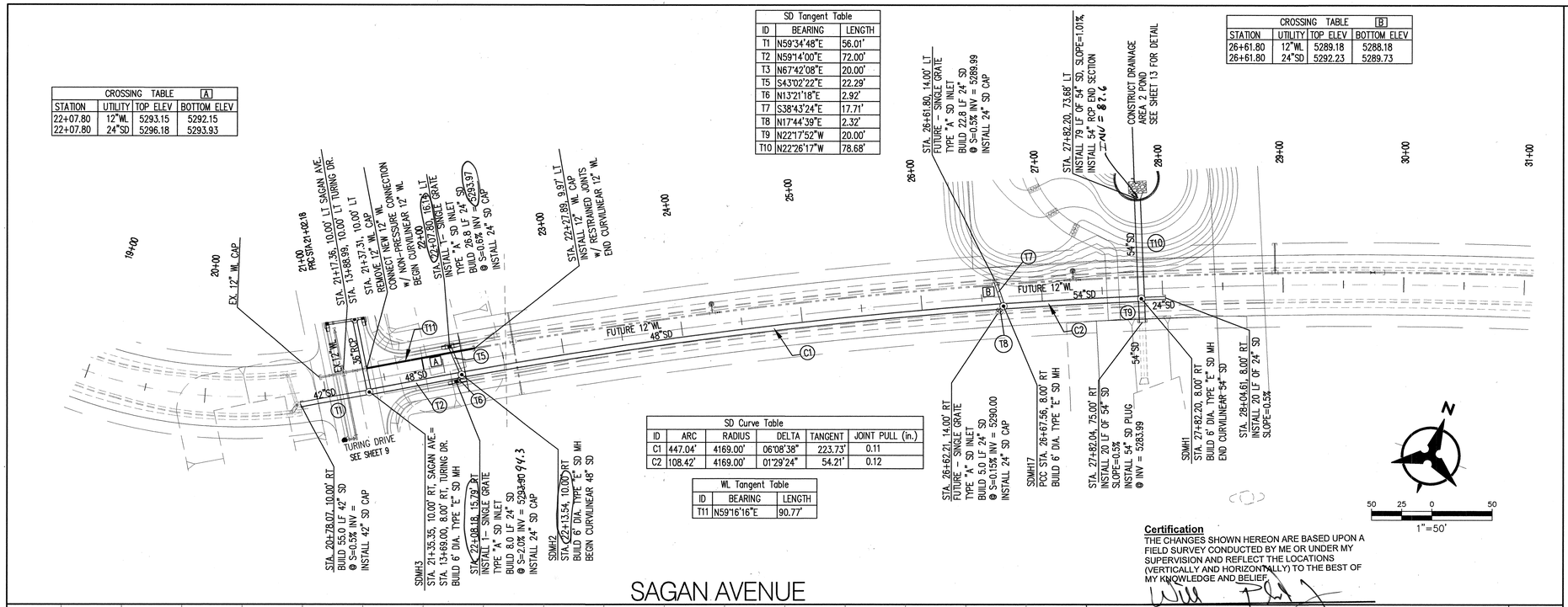
SCANNED BY PLANNING

RECORD DRAWINGS

CROSSING TABLE [A]			
STATION	UTILITY	TOP ELEV	BOTTOM ELEV
22+07.80	12"WL	5293.15	5292.15
22+07.80	24"SD	5296.18	5293.93

SD Tangent Table		
ID	BEARING	LENGTH
T1	N59°34'48"E	56.01'
T2	N59°14'00"E	72.00'
T3	N67°42'08"E	20.00'
T5	S43°02'22"E	22.29'
T6	N13°21'18"E	2.92'
T7	S38°43'24"E	17.71'
T8	N17°44'39"E	2.32'
T9	N22°17'52"W	20.00'
T10	N22°26'17"W	78.68'

CROSSING TABLE [B]			
STATION	UTILITY	TOP ELEV	BOTTOM ELEV
26+61.80	12"WL	5289.18	5288.18
26+61.80	24"SD	5292.23	5289.73



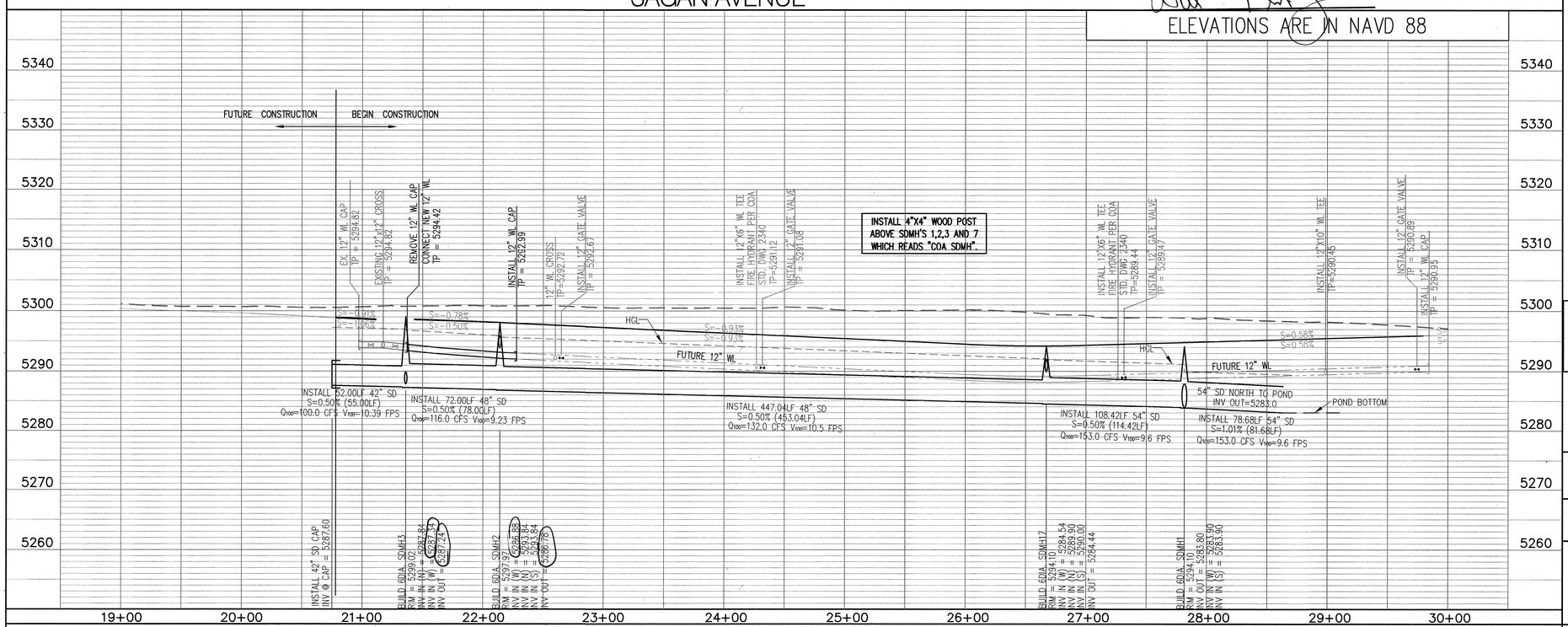
SD Curve Table					
ID	ARC	RADIUS	DELTA	TANGENT	JOINT PULL (in.)
C1	447.04'	4169.00'	06°08'38"	223.73'	0.11
C2	108.42'	4169.00'	01°29'24"	54.21'	0.12

WL Tangent Table		
ID	BEARING	LENGTH
T11	N59°16'16"E	90.77'

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SAGAN AVENUE

ELEVATIONS ARE IN NAVD 88



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July 01, 2009 - 10:36am

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

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15. SEE TYPICAL TRENCH COMPACTION DETAIL ON SHEET 12.

LEGEND

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

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE 9-11-09
STAKED BY Cartesian Surveys Inc. DATE 8-27-09
INSPECTOR'S ACCEPTANCE BY Baker Lucas DATE 9-11-09
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 10-6-09
DRAWINGS CORRECTED BY Carlson DATE 1-10
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
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NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS
NEW MEXICO
16244
LICENSED PROFESSIONAL ENGINEER
6-17-09

No.	Date	REMARKS	By

REVISIONS

DESIGN
Designed By: CJS DATE: 06/03/09
Drawn By: LSM DATE: 06/03/09
Checked By: CJS DATE: 06/03/09

Mesa del Sol

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

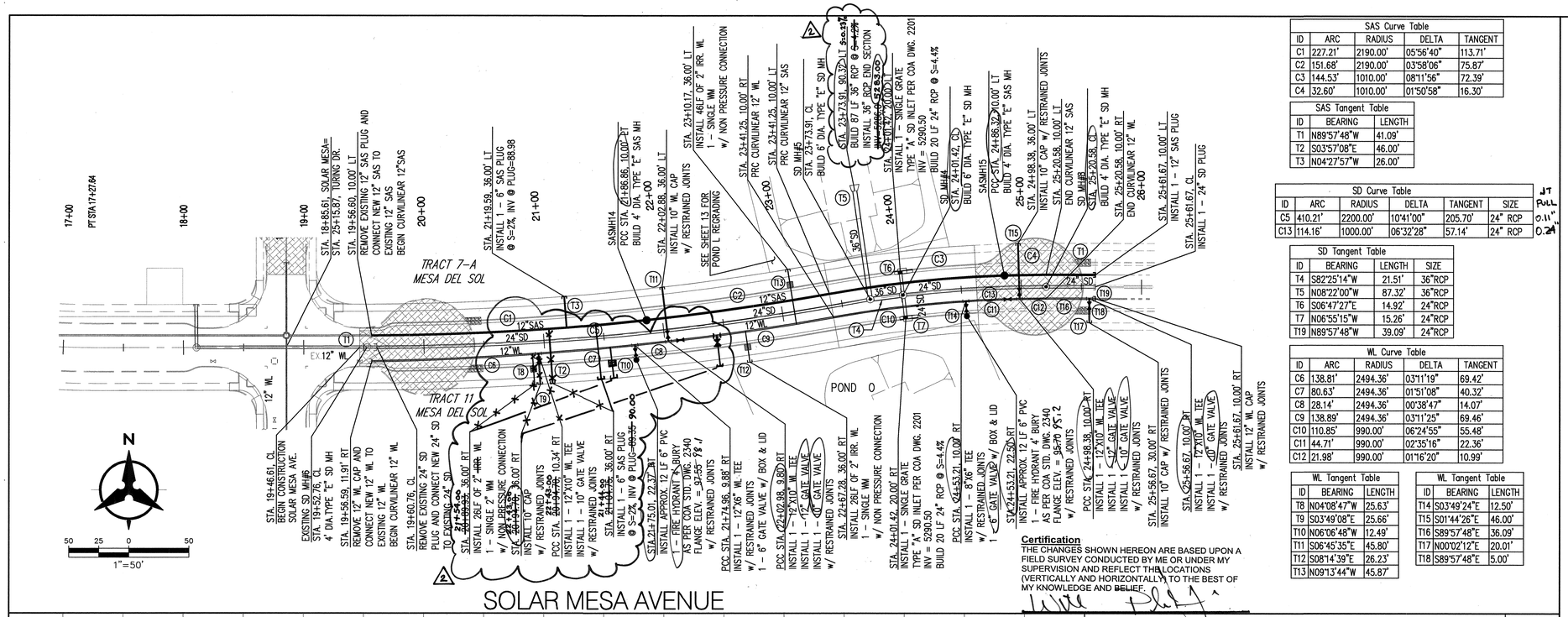
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
SAGAN AVENUE
UTILITY PLAN AND PROFILE

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 01 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 775478 | Zone Map No. R15 - R16 | Sheet 10 Of 13

RECORD DRAWINGS



SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	227.21'	2190.00'	05°56'40"	113.71'
C2	151.68'	2190.00'	03°58'06"	75.87'
C3	144.53'	1010.00'	08°11'56"	72.39'
C4	32.60'	1010.00'	01°50'58"	16.30'

SAS Tangent Table		
ID	BEARING	LENGTH
T1	N89°57'48"W	41.09'
T2	S03°57'08"E	46.00'
T3	N04°27'57"W	26.00'

SD Curve Table					
ID	ARC	RADIUS	DELTA	TANGENT	SIZE
C5	410.21'	2200.00'	10°41'00"	205.70'	24" RCP
C13	114.16'	1000.00'	06°32'28"	57.14'	24" RCP

JT PULL 0.11" 0.24"

SD Tangent Table			
ID	BEARING	LENGTH	SIZE
T4	S82°25'14"W	21.51'	36"RCP
T5	N08°22'00"W	87.32'	36"RCP
T6	S06°47'27"E	14.92'	24"RCP
T7	N06°55'15"W	15.26'	24"RCP
T19	N89°57'48"W	39.09'	24"RCP

WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C6	138.81'	2494.36'	03°11'19"	69.42'
C7	80.63'	2494.36'	01°51'08"	40.32'
C8	28.14'	2494.36'	00°38'47"	14.07'
C9	138.89'	2494.36'	03°11'25"	69.46'
C10	110.85'	990.00'	06°24'55"	55.48'
C11	44.71'	990.00'	02°35'16"	22.36'
C12	21.98'	990.00'	01°16'20"	10.99'

WL Tangent Table		
ID	BEARING	LENGTH
T8	N04°08'47"W	25.63'
T9	S03°49'08"E	25.66'
T10	N06°06'48"W	12.49'
T11	S06°45'35"E	45.80'
T12	S08°14'39"E	26.23'
T13	N09°13'44"W	45.87'

WL Tangent Table		
ID	BEARING	LENGTH
T14	S03°49'24"E	12.50'
T15	S01°44'26"E	46.00'
T16	S89°57'48"E	36.09'
T17	N00°02'12"E	20.01'
T18	S89°57'48"E	5.00'

Certification

THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)

3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.

4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.

5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.

6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.

7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.

8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.

9. MH RIMS & CATCH BASIN INLET ELEVATIONS, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.

10. SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.

11. STATIONING OF DROP INLET IS TO MIDDLE OF DOWN HILL GRATE AT FACE OF CURB.

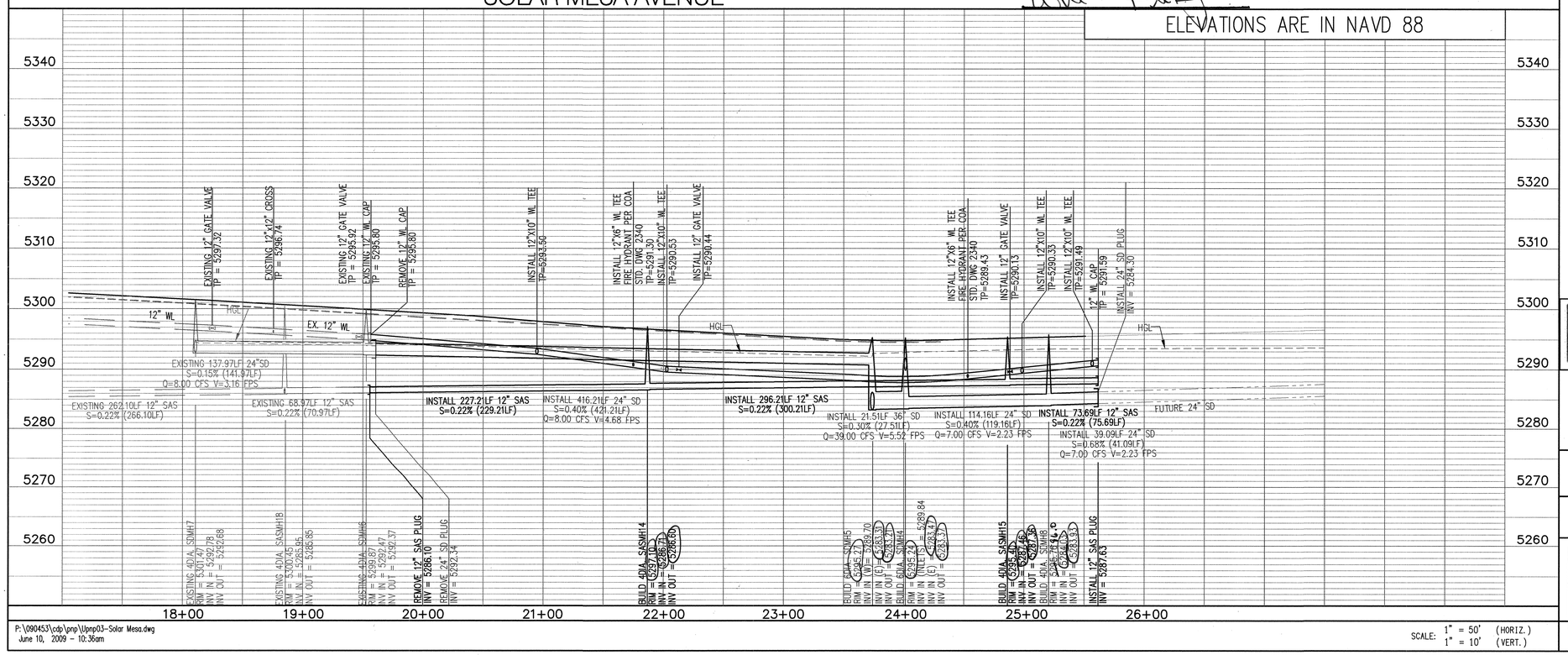
12. FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.

13. ALL WATERLINE APPURTENANCES SHALL USE RESTRAINED JOINTS.

14. AT UTILITY CROSSING WHERE LESS THAN 1 FOOT OF CLEARANCE TO STORM DRAIN PIPE IS PRESENT LEAN FILL IS TO BE USED FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD ℄ FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE.

15. SEE TYPICAL TRENCH COMPACTION DETAIL ON SHEET 12.

ELEVATIONS ARE IN NAVD 88



P:\090453\cdp\pnp\Upnp03-Solar Mesa.dwg
June 10, 2009 - 10:36am

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

LEGEND

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

Mesa del Sol

Bohannan ▲ Huston INC

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
SOLAR MESA AVENUE
UTILITY PLAN AND PROFILE STA. 19+50 TO STA. 26+00

Design Review Committee: APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 21 2009 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
775478	R15 - R16	11	13

AS-BUILT INFORMATION
CONTRACTOR Frontier DATE 8/14/09
WORK STAKED BY Cartesian Surveys Inc. DATE 8/5-7/09
INSPECTOR'S ACCEPTANCE BY Bohannan + Huston DATE 8/14/09
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 8/07
DRAWINGS BY Cartesian DATE 8/10
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTIS NEW MEXICO 16244 PROFESSIONAL ENGINEER 6-17-09

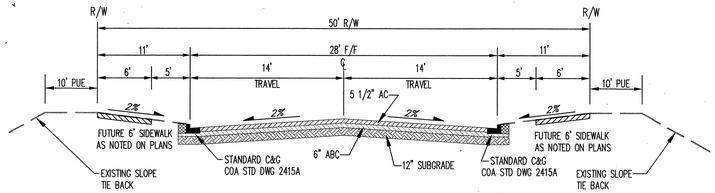
No.	Date	REVISIONS	By
1	8/13/09	REVISION TO WTR/SAS SVC. LOCATIONS	CJS

REMARKS
REVISIONS
DESIGN

Designed By: CJS DATE: 06/03/09
Drawn By: LSM DATE: 06/03/09
Checked By: CJS DATE: 06/03/09

SCANNED BY PLANNING

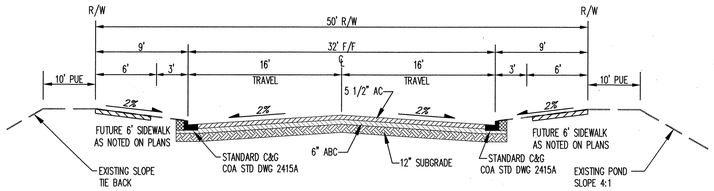
RECORD DRAWINGS



A TYPICAL STREET SECTION "A-A" TURING DR.

N.T.S.
**SEE TYPICAL PAVEMENT SECTION (THIS SHEET)

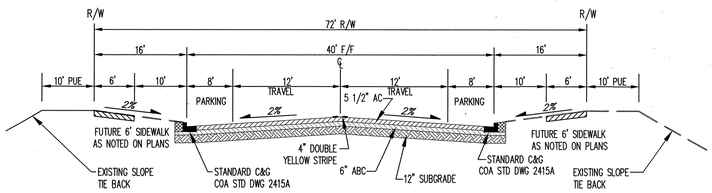
SUBGRADE SOIL: R-VALUE>50.
PLACED IN 2-6" LIFTS.
95% MIN. COMPACTION, PER ASTM D-1557
AT OPT. MOISTURE ±2%



B TYPICAL STREET SECTION "B-B" TURING DR.

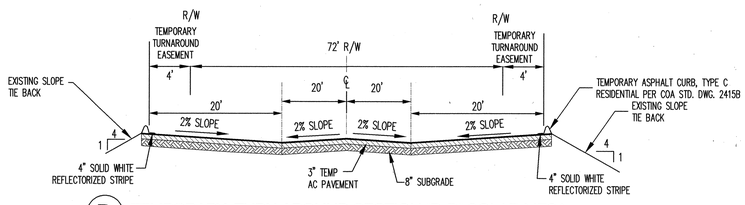
N.T.S.
**SEE TYPICAL PAVEMENT SECTION (THIS SHEET)

SUBGRADE SOIL: R-VALUE>50.
PLACED IN 2-6" LIFTS.
95% MIN. COMPACTION, PER ASTM D-1557
AT OPT. MOISTURE ±2%



C TYPICAL STREET SECTION "C-C" SOLAR MESA

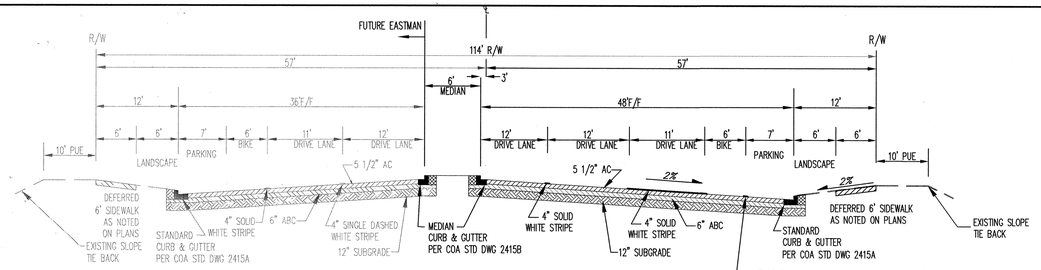
N.T.S.
**SEE TYPICAL PAVEMENT SECTION (THIS SHEET)



D TEMPORARY TURN AROUND SECTION "D-D" SOLAR MESA

N.T.S.

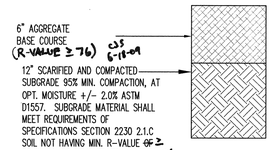
USE 4" ASPHALT CONCRETE PAVEMENT (TYPE SP-III) (PER COA STD. DWG. 2415B.) ON 8" SCARIFIED AND COMPACTED SUBGRADE. 95% MINIMUM COMPACTION PER SECTION 301.



E TYPICAL STREET SECTION "E-E" (EASTMAN AVE) PARTIAL BUILD

N.T.S.
**SEE TYPICAL PAVEMENT SECTION (THIS SHEET)

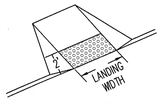
SUBGRADE SOIL: R-VALUE>50.
PLACED IN 2-6" LIFTS.
95% MIN. COMPACTION, PER ASTM D-1557
AT OPT. MOISTURE ±2%



6" AGGREGATE BASE COURSE (R-VALUE ≥ 76) CJS 6-18-09

12" SCARIFIED AND COMPACTED SUBGRADE 95% MIN. COMPACTION, AT OPT. MOISTURE +/- 2.0% ASTM D1557. SUBGRADE MATERIAL SHALL MEET REQUIREMENTS OF SPECIFICATIONS SECTION 2230 2.1.C SOIL NOT HAVING MIN. R-VALUE OF ≥ 50 SHALL BE REMOVED TO A DEPTH OF 2' AND REPLACE BY THE CONTRACTOR WITH SUITABLE MATERIAL. CJS 6-18-09

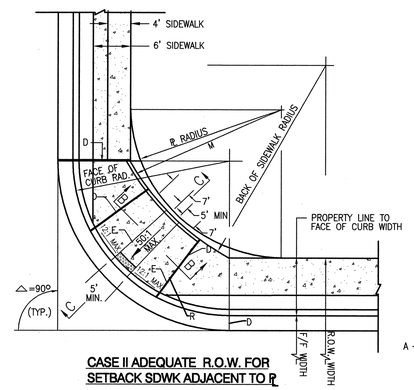
TYPICAL BASE COURSE SECTION



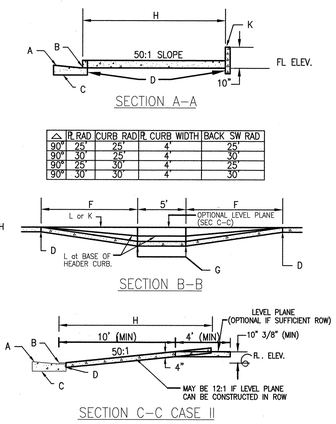
ADA TACTILE WARNING DEVICES

NOT TO SCALE

CONTRACTOR SHALL INSTALL ADA TACTILE WARNING DEVICES ON NEW CURB RAMPS. THE WARNING DEVICES SHALL BE CAST-IN-PLACE WITH TRUNCATED DOME TACTILE CUES. THE COLOR MUST BE COLONIAL RED. CONTACT THE CITY OF ALBUQUERQUE ENGINEER FOR AN APPROVED LIST OF VENDORS AND PRODUCTS. DESIGN PER ADA GUIDELINES. SUBMIT SPECIFICATIONS TO COA CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



CASE II ADEQUATE R.O.W. FOR SETBACK SDWK ADJACENT TO R



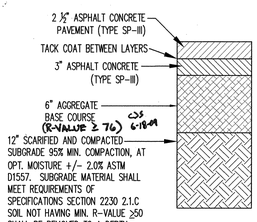
△	R RAD	CURB RAD	R CURB WIDTH	BACK SW RAD
90°	25'	25'	4'	25'
90°	30'	25'	4'	30'
90°	25'	30'	4'	25'
90°	30'	30'	4'	30'

GENERAL NOTES:

1. CURB ACCESS RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
2. SURFACE TEXTURE OF CURB ACCESS RAMPS SHALL BE OBTAINED BY HEAVY BROOMING, (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
3. GUTTER FLOW-LINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS.
4. WIDTH OF SIDEWALK AND RAMP MUST BE MAINTAINED AT A MINIMUM OF 5'-0" THROUGH ENTIRE RAMP LENGTH.

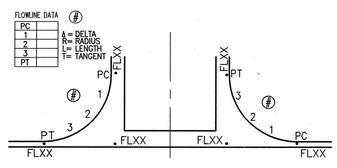
CONSTRUCTION NOTES:

A. SLOPE OF GUTTER DEPENDENT ON REQUIREMENTS FOR VALLEY GUTTER.
B. 1/4" LIP ABOVE FLOW LINE (VERTICAL). SEE STD. DWG 2415
C. CURB & GUTTER. (SEE STD. DWG 2415 – GUTTER AT THE CURB ACCESS RAMP).
D. 1/2" EXPANSION JOINT.
E. PARALLEL LINES – TOP AND BOTTOM OF RAMP.
F. 12:1 SLOPE AT FACE OF CURB. (SEE STD. DWG 2418)
G. CONTRACTION (DUMMY) JOINT.
H. VARIES WITH AVAILABLE R.O.W.
J. VARIABLE.
K. HEADER CURB, SEE DWG. 2415.
L. BACK OF SIDEWALK.
M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5'-0" RAMP WIDTH (MINIMUM) OR MORE THROUGHOUT. SEE STD. DWG 2440 (NOTE 5) IF LESS THAN 5'-0" IS AVAILABLE DUE TO UNTIMELY UNRESOLVABLE CONSTRAINTS.
N. 4 1/2" MAX.
P. ANY PRIVATE LANDSCAPING AND OR IRRIGATION SHALL BE RESTORED TO ORIGINAL CONDITION. SHOULD ANY PRIVATE IMPROVEMENT NEED TO BE REMOVED, OWNER MUST BE NOTIFIED.
R. 12:1 SLOPE MAXIMUM ON RAMP.



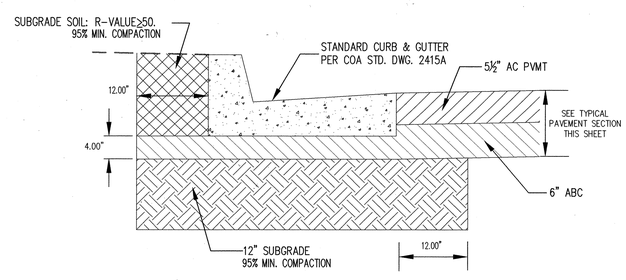
TYPICAL PAVEMENT SECTION

(PAVEMENT SECTION TAKEN FROM CPN 775489 FOR CRICK AVE.)

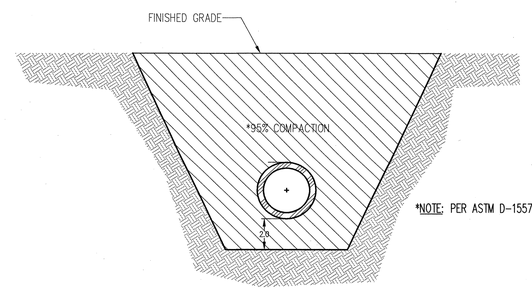


TYPICAL INTERSECTION RETURNS DETAIL

NOT TO SCALE



TYPICAL PAVEMENT DETAIL @ CURB & GUTTER



*NOTE: PER ASTM D-1557

TYPICAL TRENCH COMPACTION DETAIL

NOT TO SCALE

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June 15, 2009 – 1:42pm

AS-BUILT INFORMATION
CONTRACTOR Franklin's DATE Nov-06
WORK STAKED BY Cartesian Surveys Inc. DATE Dec-06
INSPECTOR'S ACCEPTANCE BY Bradley + Lewis DATE Nov 06
FIELD VERIFICATION BY Cartesian Surveys Inc. DATE 7/08
DRAWINGS CORRECTED BY Cochran DATE 1/10

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.9996664099
Δα = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

MICROFILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
CHRISTIAN J. SHOLTS
NEW MEXICO
LICENSED
16244
PROFESSIONAL ENGINEER
6-17-09

No.	Date	REMARKS	By

REVISIONS
DESIGN
Designed By: CJS DATE:06/03/09
Drawn By: LSM DATE:06/03/09
Checked By: CJS DATE:06/03/09

Mesa del Sol

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

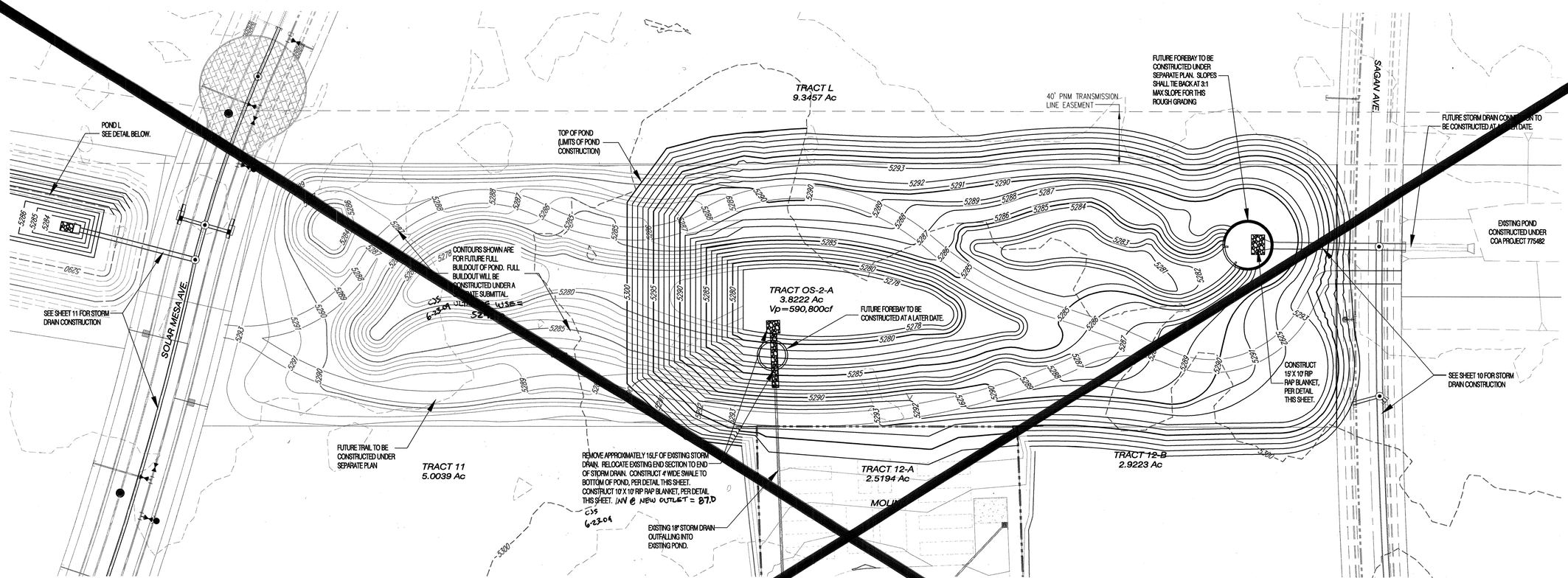
TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
MISCELLANEOUS PAVING DETAILS AND
STREET CROSS-SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE	APPROVED JUL 21 2009 CITY ENGINEER			

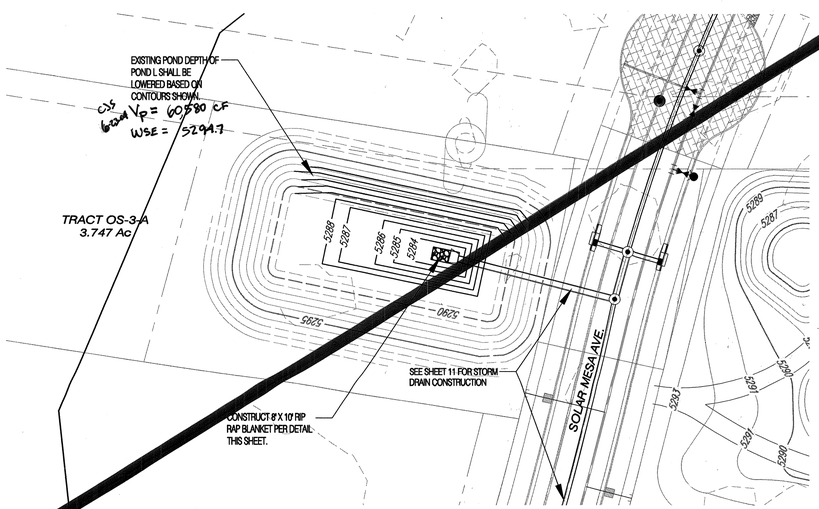
City Project No.	Zone Map No.	Sheet	Of
775478	R-15, R-16	12	13

SCANNED BY PLANNING

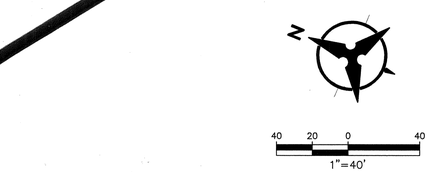
RECORD DRAWINGS

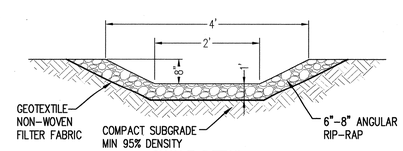


DRAINAGE AREA 2 POND ROUGH GRADING

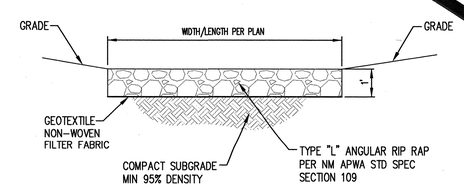


POND L REGRADING





SWALE DETAIL
N.T.S.



RIP RAP BLANKET DETAIL
N.T.S.

NOTE: POND GRADING SHOWN HEREON IS FOR ROUGH GRADING PURPOSES ONLY. FINAL POND DESIGN AND DETAILS WILL BE PROVIDED WITH A FUTURE PLAN SET.

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED by Cartesian Surveys — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION by Cartesian Surveys Inc. — DATE
DRAWINGS CORRECTED BY — DATE
MICROFILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1--R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
MICHAEL BALASOVITS NEW MEXICO 18187 LICENSED PROFESSIONAL ENGINEER 6-17-09

No.	Date	REMARKS	By
1	6/16/09	DELETE THIS SHEET, SEE SHEET 13R.	MJB

REVISIONS
DESIGN
Designed By: MJB DATE: 05/20/09
Drawn By: MJB DATE: 05/20/09
Checked By: CJS DATE: 05/20/09

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL GSA INFRASTRUCTURE
POND GRADING DETAILS

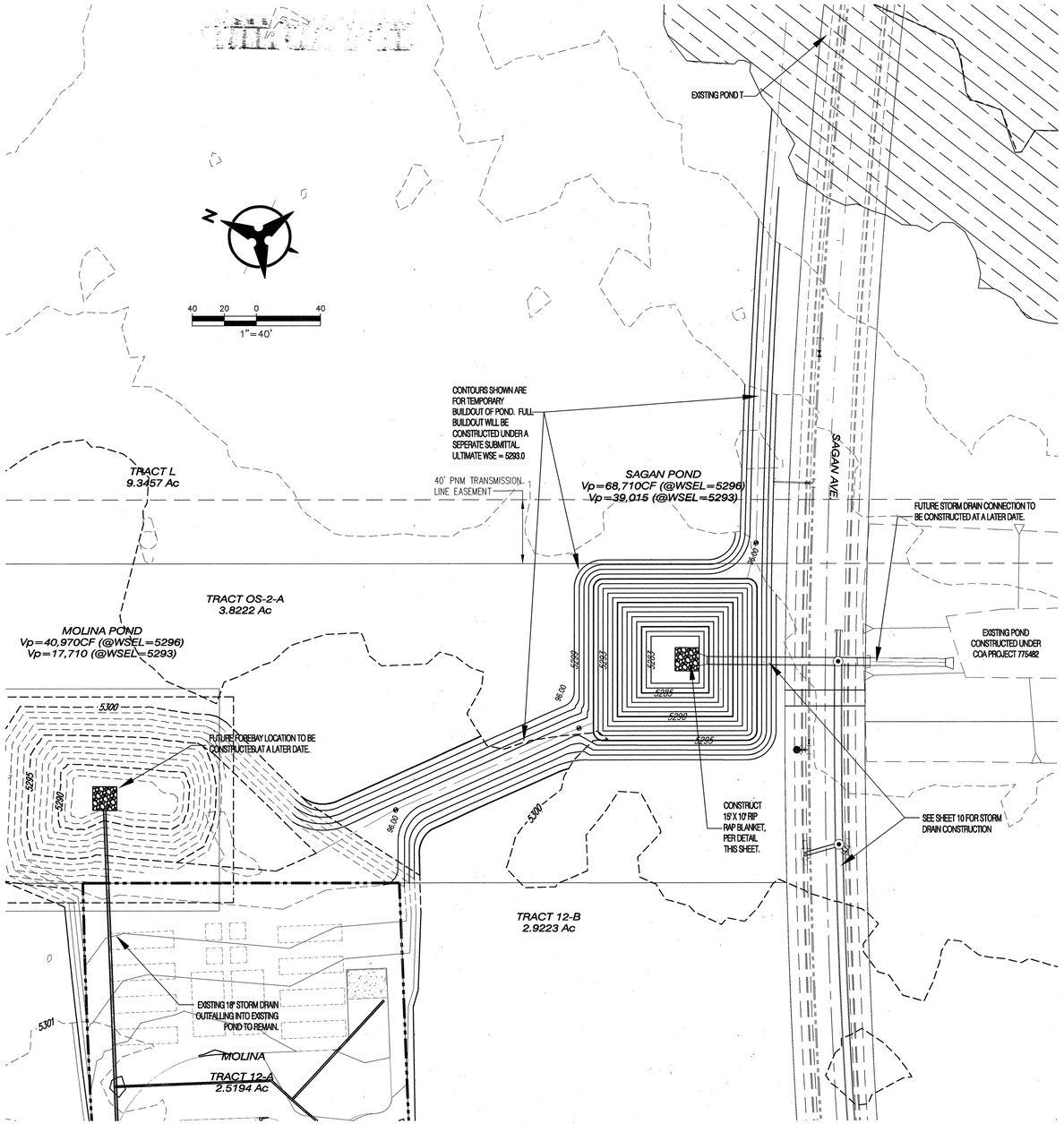
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 01 2009 DESIGN REVIEW COMMITTEE	APPROVED JUL 01 2009 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
775478	R-15, R-16	13	13

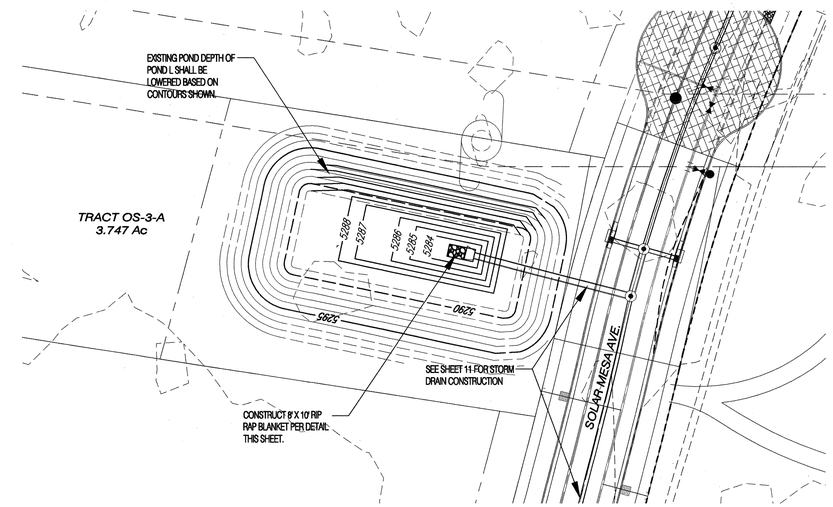
Rev. 4453\cdp\general\Pond grading.dwg
June 16, 2009 - 5:22pm

SCANNED BY PLANNING

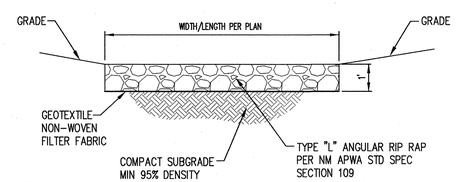
RECORD DRAWINGS



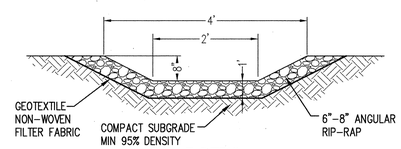
SAGAN POND GRADING DETAILS



POND L REGRADING

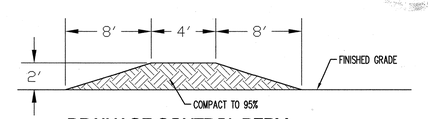


RIP RAP BLANKET DETAIL
N.T.S.

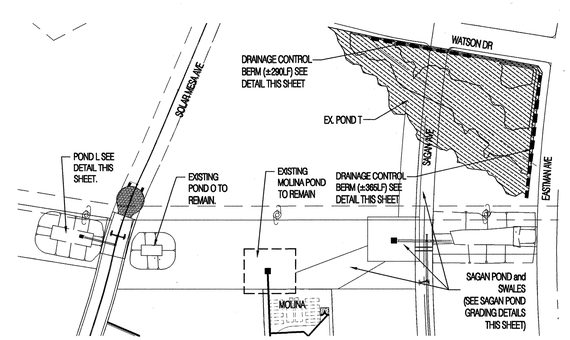


SWALE DETAIL
N.T.S.

NOTE: POND GRADING SHOWN HEREON IS FOR ROUGH GRADING PURPOSES ONLY. FINAL POND DESIGN AND DETAILS WILL BE PROVIDED WITH A FUTURE PLAN SET.



DRAINAGE CONTROL BERM
N.T.S.



VICINITY MAP

AS-BUILT INFORMATION	
CONTRACTOR Franklin	DATE 9-16
WORK STAKED BY Cartesian Surveys Inc.	DATE 8-17
INSPECTOR'S ACCEPTANCE BY Stacker + Lewis	DATE 9-16
FIELD VERIFICATION BY Cartesian Surveys Inc.	DATE 7-01
DRAWINGS CORRECTED BY Cartesian	DATE 1/10
MICROFILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS
ACS BRASS TABLET STAMPED "1-R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND-TO-GRID FACTOR = 0.999664099
$\Delta\alpha$ = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

SURVEY INFORMATION FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL: MICHAEL BALASKOVITS, NEW MEXICO, 18187, 9-11-09, LICENSED PROFESSIONAL ENGINEER

No.	Date	REVISIONS	By
A	9/11/09	POND GRADING REVISIONS	MJB

REMARKS

DESIGN

Designed By: MJB DATE: 05/20/09
Drawn By: MJB DATE: 05/20/09
Checked By: CJS DATE: 05/20/09

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TRACT 11 AT MESA DEL SOL, GSA INFRASTRUCTURE
POND GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 29 2009 DESIGN REVIEW COMMITTEE	APPROVED OCT 29 2009 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
775478	R-15, R-16	13R2	13

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September 11, 2009 - 11:13am