

SCANNED BY  
PLANNING

# PINON VERDE DRIVE EXTENSION

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

## INDEX TO DRAWINGS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	COVER SHEET, VICINITY MAP AND INDEX TO DRAWINGS
2	GENERAL NOTES
3	VILLAGE CENTER SITE OVERVIEW
4	BULK LAND PLAT
5	GRADING, PAVING AND UTILITY PLAN AND PROFILE

RECORD DRAWING

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

THOMAS W. PATRICK  
NEW MEXICO PROFESSIONAL SURVEYOR No. 12651

### ENGINEER'S CERTIFICATION

I, BRIAN L. SPEICHER, A DULY QUALIFIED REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'RECORD' INFORMATION SHOWN ON THESE DRAWINGS IS BASED UPON A COMBINATION OF MATERIAL CONSTRUCTION INSPECTIONS, VERIFICATIONS OF CONSTRUCTION METHODS AND FIELD SURVEY CHECKS PERFORMED AT MY DIRECTION OR UNDER MY SUPERVISION, AND THAT THIS 'RECORD' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN L. SPEICHER  
N.M.P.E. #7292

APPROVED FOR CONSTRUCTION

NEW MEXICO UTILITIES		DATE:
DATE:	June 21, 2006	<i>Community Sciences Corporation</i>
SCALE:	NO SCALE	
DESIGNED:	REH	
DRAWN:	JEG	
CHECKED BY:	RIS	
LAND PLANNING P.O. Box 1328		ENGINEERING Corrales, N.M. 87048

APPROVED AS RECORD DRAWING  
DESIGN REVIEW SECTION  
CITY CONSTRUCTION ENGINEER  
*Paul C. Isen*  
DATE: 09-16-2010

ATTN: ~~BOB GAY~~  
PHONE: (505) 898-2661  
FAX: (505) 898-6379  
NEW MEXICO UTILITIES INC.  
4700 IRVING BLVD. NW  
ALBUQUERQUE, NM 87114-4283

DRB # **1004676** 06-DRB-00746

[illegible]



GENERAL NOTES

1. ALL RADII OF CURB RETURNS ARE SHOWN TO FLOWLINE.
2. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FLOWLINE.
3. ALL FINISH GRADES AND PROFILES SHOWN ARE FLOWLINE GRADES, UNLESS OTHERWISE NOTED. MATCH FLOW LINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER TO EXISTING.
4. ALL UTILITY POLES ARE TO BE RELOCATED BY OTHERS.
5. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
6. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAW CUT EXISTING PAVEMENT TO A STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.
7. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST JOINT.
8. ALL GAS VALVE BOXES, GAS MANHOLES, ELECTRICAL MANHOLES, AND TELEPHONE MANHOLES WILL BE ADJUSTED TO GRADE BY OTHERS.
9. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE & CABLE LOCATING SERVICE, NM ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
10. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION.
11. EXACT LOCATION OF DRIVE PADS AND WHEELCHAIR RAMPS WILL BE DETERMINED IN THE FIELD BY THE FIELD ENGINEER. LOCATIONS SHOWN ON PLANS AND PROFILE SHEETS ARE APPROXIMATE.
12. THE APPLICABLE CITY OF ALBUQUERQUE STANDARD DETAILS ARE INCLUDED AT THE BACK OF THE SPECIFICATIONS.
13. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THIS CONTRACT, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
14. SUB GRADE PREPARATION UNDER CURB AND GUTTERS, DRIVE PADS AND SIDEWALK SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH AND SHALL BE INCLUDED IN THE BID PRICE FOR SUCH ITEMS.
15. A DISPOSAL SITE, COMPLYING WITH ALL CITY ORDINANCES, SHALL BE OBTAINED BY THE CONTRACTOR FOR THE DISPOSAL OF ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVEMENT (EXCEPT MILLED BITUMINOUS CONCRETE PAVEMENT) AND OTHER WASTE MATERIALS. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE OF THE LOCATION OF THE DISPOSAL SITE PRIOR TO THE REMOVAL AND ACTUAL DISPOSAL OF THE MATERIAL. ALL COSTS IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.
16. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR R.O.W. TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.
17. FIFTY (50) TON ROLLER OPERATION SHALL NOT BE USED IN THIS PROJECT WHERE UNDERGROUND UTILITIES ARE PRESENT. THE REQUIRED COMPACTING AT THESE LOCATIONS SHALL BE EFFECTED BY OTHER MEANS.
18. ALL EXCAVATIONS FOR STORM DRAINS, AND OTHER EXCAVATIONS AS NECESSARY, SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY AND HEALTH STANDARDS (TITLE 29, CFR, PART 1926 AND PART 1910 AS APPLICABLE TO CONSTRUCTION WORK - PUBLISHED IN THE FEDERAL REGISTER ON FEBRUARY 9, 1979).
19. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION 3 WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED OR REINSTALLED. (CALL 764-1599)
20. WHERE PULL BOXES ABUT BACK OF CURB OR ARE LOCATED IN CONCRETE PAVED AREA, PROVIDE ½" EXPANSION MATERIAL. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.
21. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTING NEW CONDUIT TO EXISTING OR NEW TRAFFIC CONTROL FACILITIES. THIS WORK WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.
22. PERMANENT SIGNING AND ALL STRIPING SHALL BE BY CITY FORCES. CONSTRUCTION SIGNING AND STRIPING SHALL BE BY CONTRACTOR.
23. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.
24. EXISTING MEDIAN CURB AND GUTTER AND STANDARD CURB AND GUTTER, NOT DISTURBED BY THE CONTRACTOR, AND THAT IS OUT OF ALIGNMENT OR DISPLACED VERTICALLY OR IS BADLY BROKEN OR DETERIORATED WILL BE REPLACED AS DIRECTED BY THE FIELD ENGINEER, AND WILL BE PAID FOR AT CONTRACT UNIT PRICES.
25. THE CONTRACTOR SHALL NOTIFY NMUI AT LEAST 5 WORKING DAYS IN ADVANCE OR WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.
26. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."
27. ALL TRAFFIC CONTROL SIGNS MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS FOR EACH PHASE OF THE WORK AS DIRECTED BY THE FIELD ENGINEER. ALL SIGN LOCATIONS WILL BE SELECTED IN THE FIELD AND APPROVED BY THE FIELD ENGINEER. SIGN HEIGHT SHALL BE 7 FT. ABOVE THE SIDEWALK LEVEL TO THE BOTTOM OF SIGN.
28. ALL DRUMS USED FOR TRAFFIC CONTROL MAY BE FILED WITH SAND OR WATER BALLAST LIMITED TO 100 LBS. MAXIMUM PER DRUM.
29. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELING PEDESTRIAN TRAFFIC AROUND ALL WORK AREAS THROUGHOUT THE CONSTRUCTION PERIOD.
30. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR AT LOCATION OF EXISTING OR AS INDICATED BY THIS PLAN SET.

31. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ALL PROPERTY EXCEPT DURING ACTUAL PAVING OPERATIONS. PRIOR TO ANY PAVING OPERATIONS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 3 DAYS IN ADVANCE.
32. THE CONCRETE PAVEMENT FOR WHEELCHAIR RAMPS IS INCLUDED IN THE BID ITEM, "4 INCH CONCRETE SIDEWALK INCLUDING 12 INCH SUB GRADE PREPARATION ."
33. ALL ADVANCE WARNING SIGNS AND ALL BARRICADES SHALL BE EQUIPPED WITH FLASHING WARNING LIGHTS, TYPE A, EXCEPT ALL CHANNELIZING BARRICADES SHALL HAVE STEADY BURNING WARNING LIGHTS, TYPE "C".
34. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS CONSTRUCTED ON THIS PROJECT AT LOCATION SHOWN ON THE PLANS, IN ACCORDANCE WITH CITY STANDARD DETAILS. WHEELCHAIR RAMPS SHALL BE MEASURED AND PAID AS CONCRETE SIDEWALK AND CONCRETE CURB AND GUTTER.
35. CONCRETE BLOCKING WILL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.
36. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY IN ACCORDANCE WITH FINISHED PAVEMENT ELEVATIONS.
37. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
38. MILLED BITUMINOUS CONCRETE PAVEMENT WILL BE STOCKPILED FOR THE CITY AS DIRECTED BY ENGINEER.
39. CONTRACTOR TO VERIFY ALL FLANGE, PAD, VALVE BOX, RIM AND TOP OF PIPE ELEVATIONS IN FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH REQUIREMENTS OF STANDARD CITY DETAILS.
40. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH NMUI 5 WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES.
41. THE CONTRACTOR SHALL COORDINATE WITH QWEST ON RELOCATION OF ANY TELEPHONE BOXES.
42. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
43. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW CREWS TO PERFORM THEIR REQUIRED WORK.
44. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COST INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
45. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE, NPDES).
46. 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.
47. 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.
48. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
49. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVE, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
50. 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.
51. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P AND CITY OF ALBUQUERQUE STANDARD DRAWING 2465.
52. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
53. THE CONTRACTOR SHALL COORDINATE WITH NMUI (898-2661) SEVEN (7) DAYS WORKING DAYS PRIOR TO ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING WATER VALVES TO BE OPERATED BY NMUI PERSONNEL ONLY. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
54. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
55. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
56. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE FILED ENGINEER.
57. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
58. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
59. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISHED GRADE AND WILL BE MEASURED AND PAID PER EACH.

Community Sciences Corporation

LAND PLANNINGENGINEERINGSURVEYING

P.O. Box 1328 Corrales, New Mexico 87048

JOB NO.: N760-02

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: PINON VERDE DRIVE EXTENSION  
GENERAL NOTES

Design/Review Committee

City Engineer Approval

Mo./Day/Yr

Mo./Day/Yr

APPROVED  
NOV 10 2006  
DESIGN  
REVIEW COMMITTEE

APPROVED  
APR 10 2007  
CITY ENGINEER

City Project No.

Zone Map No.

Sheet

of

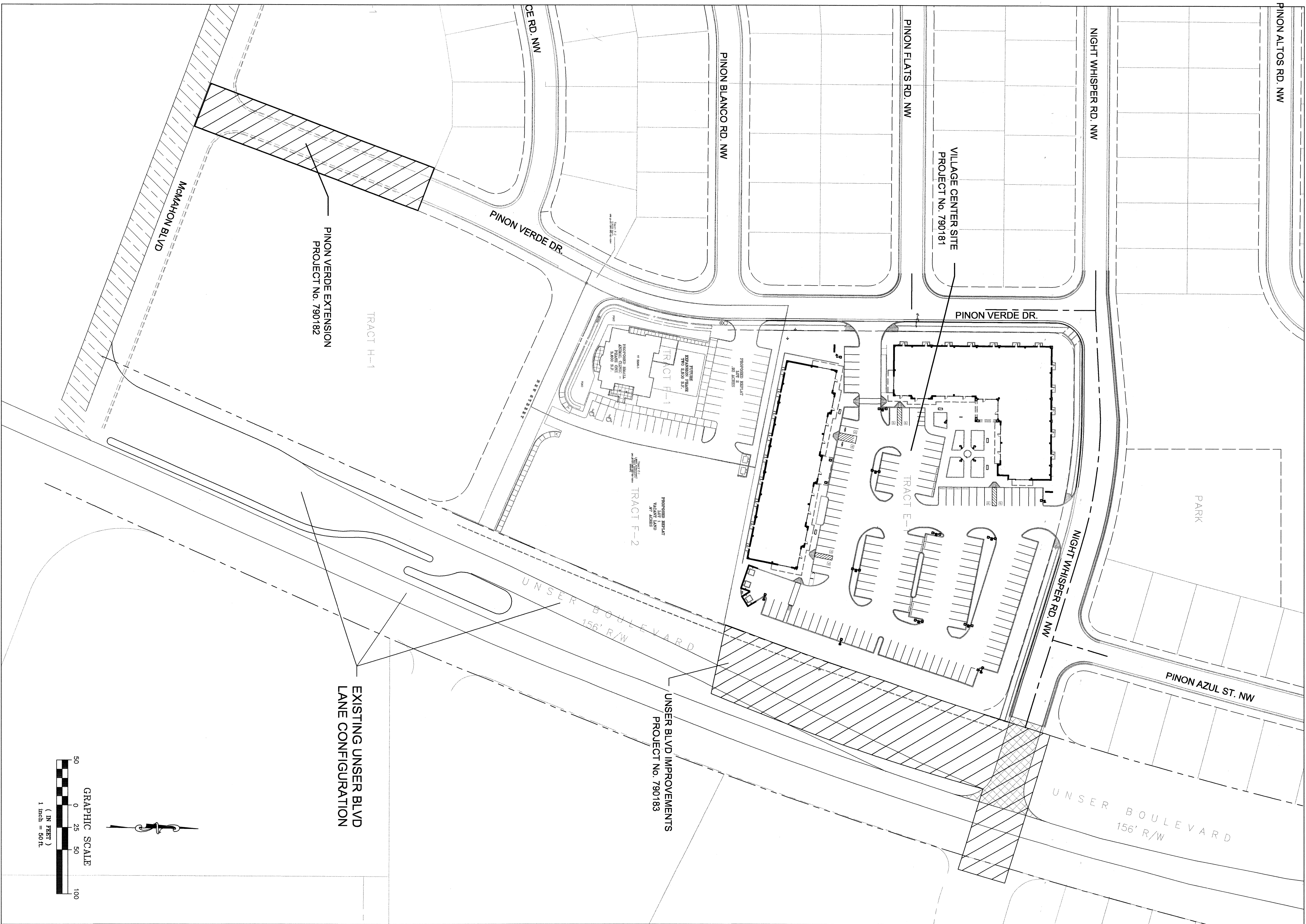
790182

A-11-Z

2

5

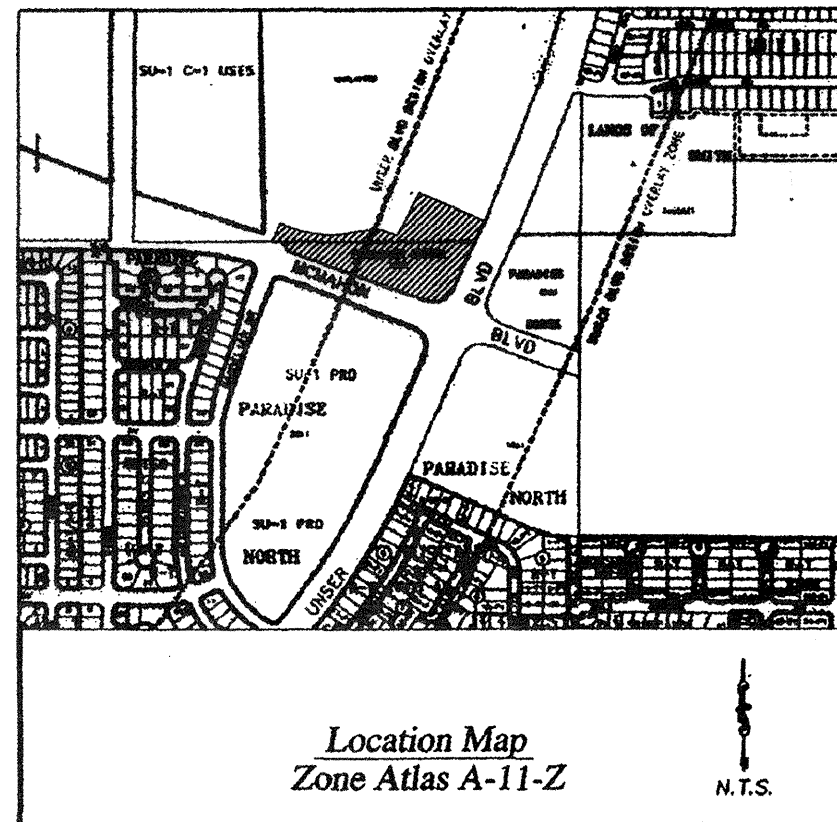




VILLAGE CENTER  
OVERVIEW

DATE:		SHEET
SCALE:		3 OF 5
DESIGNED:		
LAND PLANNING	ENGINEERING	
P.O. Box 1228	Corvallis, WA 97330	





**Legal Description**  
TRACTS LETTERED "C", "D", "H", "G-1" AND "G-2", LAND OF ZOLIN / KUNATH, TRES ESQUINAS, LLC AND CURB INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK 2001C PAGE 261, ON SEPTEMBER 18, 2001.

**Clerks Indexing Info.**

Projected Section 2, T11N, R2E, NMPM  
Subdivision-Lands of Zolin / Kunath,  
Tres Esquinas, LLC and Curb INC.

LINE	LENGTH	BEARING
L1	4.85 (4.87)	N 15°42'01" E (N 15°42'01" E)
L2	45.30 (45.57)	N 89°52'03" W (N 89°52'03" W)
L3	9.81 (9.81)	N 20°37'00" E (N 20°37'02" E)
L4	9.00 (9.00)	S 20°37'02" W (S 20°37'02" W)
L5	15.48 (15.48)	S 65°55'35" E (S 65°55'35" E)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.70 (31.70)	1200.00 (1200.00)	01°30'49"	S21°22'28" W	31.70
C2	121.74 (121.74)	1200.00 (1200.00)	05°48'46"	S25°02'15" W	121.69
C3	60.81 (60.81)	180.00 (180.00)	19°21'21"	N33°12'17" E	60.52
C4	16.61 (16.61)	65.00 (65.00)	14°38'29"	N50°42'11" E	16.56

**Documents**

1. PLAT ENTITLED "BULK LAND PLAT LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB INC.", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK 2001, PAGE 242.
2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE DATED SEPTEMBER 14, 2001, TITLE COMMITMENT NO. 01012584.

**Notes**

1. FIELD SURVEY PERFORMED ON DECEMBER 31, 2001.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACTS SHOWN HEREON ARE LOCATED IN PROJECTED S2, T11N, R2E.
5. BASIS OF BEARINGS BASED ON BEARING BETWEEN THE ACS MONUMENTS SHOWN HEREON AND REFERENCES GRID BEARINGS.
6. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE 5 EXISTING TRACTS INTO 2 TRACTS.
7. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES INC. FRANCHISE AREA, WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

**Legend**

- N 90°00'00" W RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (97C-108)
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES REFER TO DOCUMENTS-NUMBER 1
- FOUND REBAR WITH CAP "LS 4872" UNLESS OTHERWISE INDICATED
- SET BATTERY MARKER, LS 14271

# **Bulk Land Plat Tracts H-1 and D-1 Lands of Zolin / Kunath, Tres Esquinas, LLC and Curb INC.**

Comprised of  
Tracts C, D, G-1, G-2 and H  
Projected Section 2, T11N, R2E, N.M.P.M.  
Town of Alameda Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2002

**Subdivision Data**

1. PROJECT NO. 1000893
2. DNR APPLICATION NO. 02DNR-00246
3. ZONE ATLAS INDEX NO. A-11-Z
4. GROSS SUBDIVISION ACRES 4.5243 ACRES
5. DATE OF SURVEY DECEMBER 31, 2001
6. TALOS LOG NO. 2001S02023
7. SUBDIVISION DATA

**Approved and Accepted By:**

*[Signatures]*  
6/11/02  
1/3/02  
6-06-02  
6-6-02  
2-28-02  
4/3/02  
4/3/02

**Utility Signatures**

*[Signatures]*  
5-22-02  
5-01-02  
5-1-02  
5-30-02

**County Treasurer's Certificate**

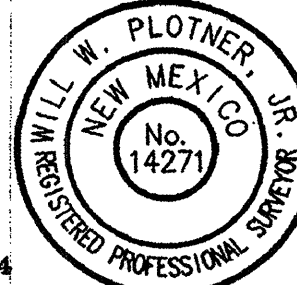
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPGH NOT AVAILABLE  
*[Signature]*  
ALEXANDER SAMUEL HEALY  
BERNALILLO COUNTY TREASURER'S OFFICE

**Surveyor's Certificate**

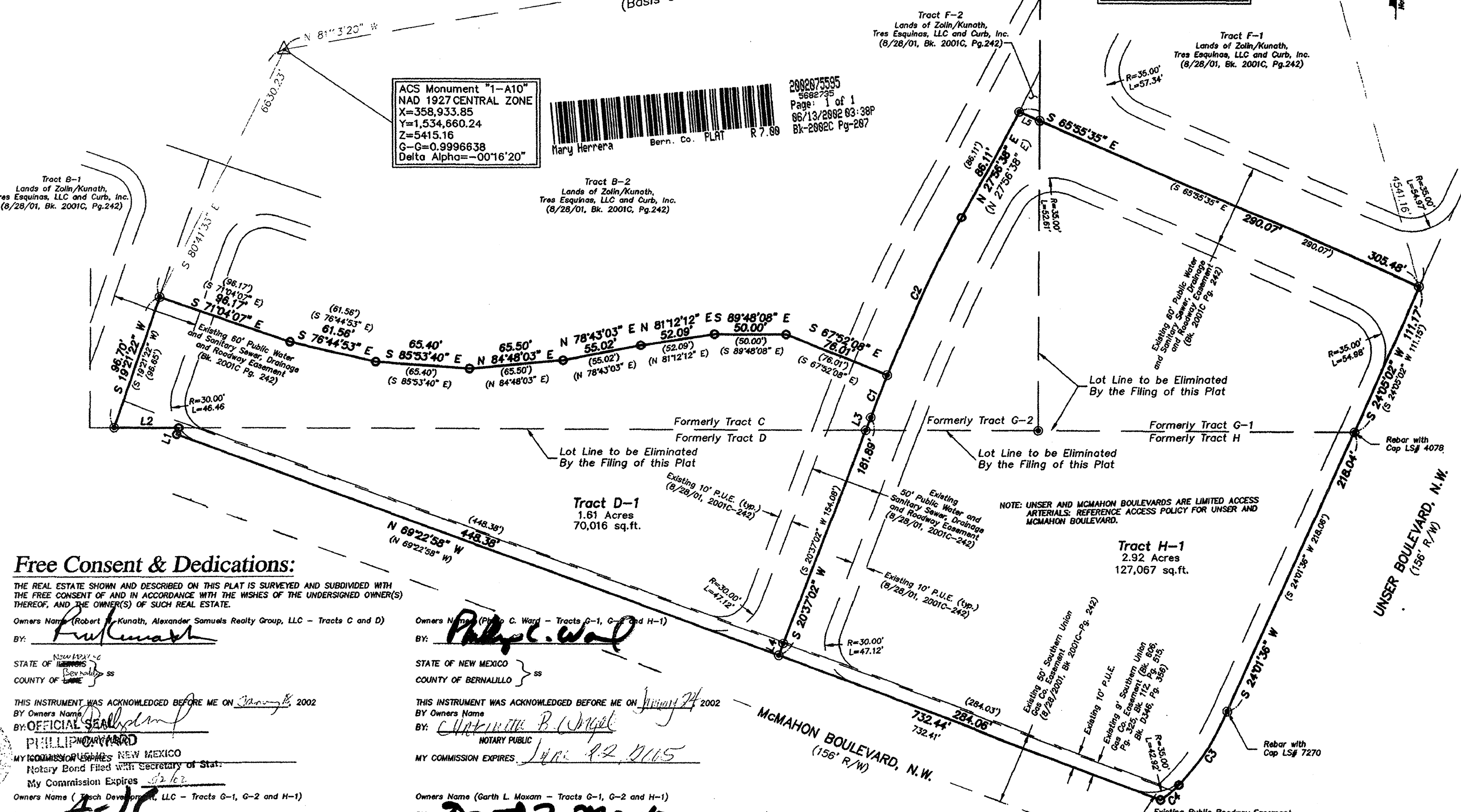
I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.  
*[Signature]*  
WILL PLOTNER JR.  
N.M.P.S. No. 14271

**CARTESIAN SURVEYS**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244



Sheet 1 of 1  
01375



**Bulk Land Variance**

A variance of waiver from certain subdivision requirements has been granted by the City of Albuquerque and the Albuquerque Metropolitan Arroyo Flood Control Authority with this plat, zoning 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 AMAPCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved. By its approval the City makes no representation or warranties as to availability of utilities, or this approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person standing development of lands within this subdivision is cautioned to investigate the status of these items.

**Free Consent & Dedications:**

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, AND THE OWNER(S) OF SUCH REAL ESTATE.

Owners Name (Robert / Kunath, Alexander Samuels Realty Group, LLC - Tracts C and D)  
BY: *[Signature]*

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 8, 2002  
BY: *[Signature]*  
OFFICIAL SEAL

PHILIP MONTEFARDE  
MY COMMISSION EXPIRES NEW MEXICO  
NOTARY PUBLIC

My Commission Expires 12/6/05  
My Commission Expires 12/6/05

Owners Name (Tres Esquinas, LLC - Tracts G-1, G-2 and H-1)  
BY: *[Signature]*

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 24, 2002  
BY: *[Signature]*  
OFFICIAL SEAL

PHILIP MONTEFARDE  
MY COMMISSION EXPIRES NEW MEXICO  
NOTARY PUBLIC

My Commission Expires 12/6/05  
My Commission Expires 12/6/05

Owners Name (Tres Esquinas, LLC - Tracts G-1, G-2 and H-1)  
BY: *[Signature]*

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 24, 2002  
BY: *[Signature]*  
OFFICIAL SEAL

PHILIP MONTEFARDE  
MY COMMISSION EXPIRES NEW MEXICO  
NOTARY PUBLIC

My Commission Expires 12/6/05  
My Commission Expires 12/6/05

**AS BUILT INFORMATION**

CONTRACTOR: *[Signature]*  
WORK: *[Signature]*  
DATE: *[Signature]*  
DATE: *[Signature]*  
DATE: *[Signature]*  
DATE: *[Signature]*  
DATE: *[Signature]*  
DATE: *[Signature]*

ACS STATION "SANDBERG"  
NAD 1927 NM CENTRAL ZONE  
X=361,854.29  
Y=1,534,209.29  
GND TO GRID S.F. = 0.99966079  
DELTA ALPHA = -00°16'00"  
ELEV. (NGVD 1929) 5456.92

**ENGINEER'S SEAL**

FILE

REMARKS

REVISIONS

DESIGN

DATE 9/13/2006

DATE 9/13/2006

DATE 9/13/2006

**Community Sciences Corporation**  
LAND PLANNING ENGINEERING SURVEYING  
P.O. Box 1328 Corrales, New Mexico 87048  
JOB NO.: N760-02  
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
TITLE: PINON VERDE DRIVE EXTENSION  
BULK LAND PLAT  
Design Review Committee City Engineer Approval Mo./Day/Yr Mo./Day/Yr  
City Project No. 790182 Zone Map No. A-11-Z Sheet 4 of 5



SCANNED BY  
PLANNING

CENTERLINE TANGENT DATA TABLE	
BEARING	LENGTH
T1 S 20°37'02" W	9.81'
T2 S 20°37'02" W	172.08'
T3 S 20°37'02" W	78.00'

CENTERLINE CURVE DATA TABLE			
#	RADIUS	LENGTH	DELTA
C1	1200.00	31.70'	15.85°
			01°30'49"

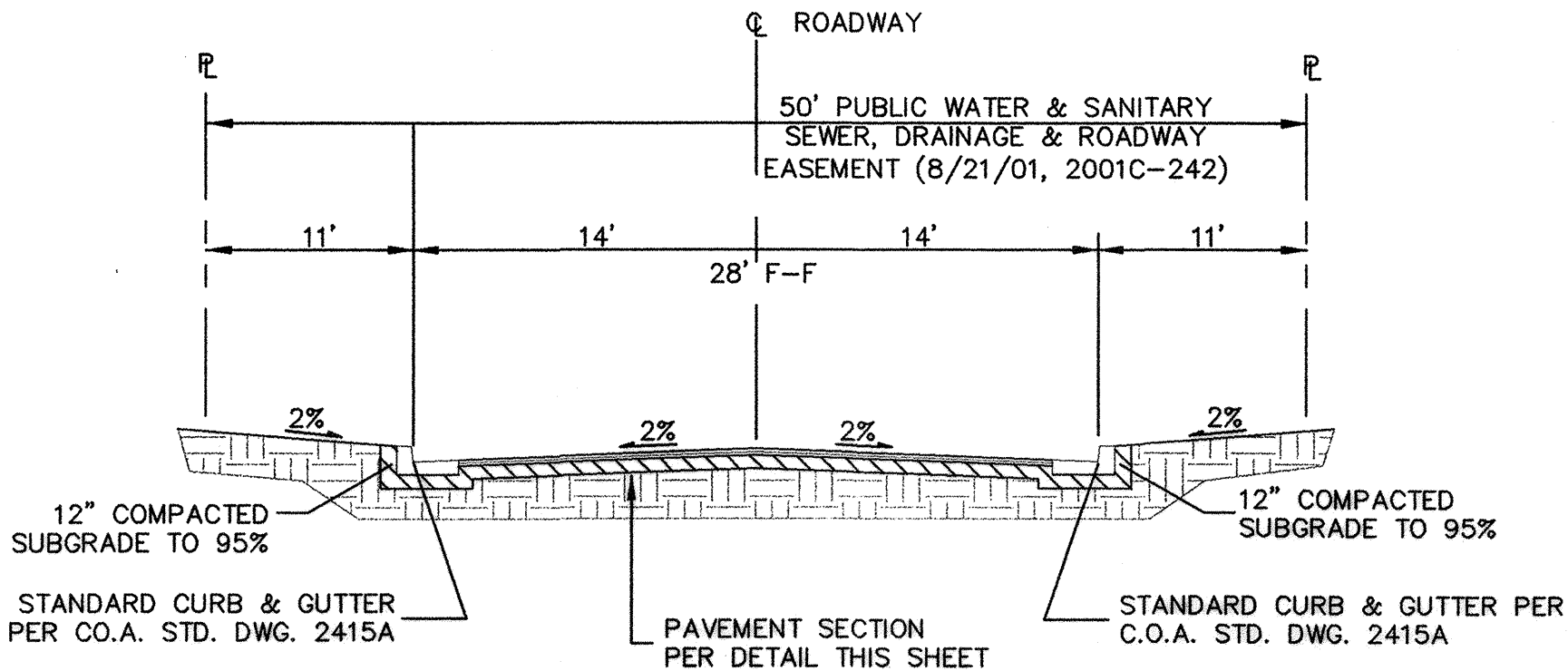
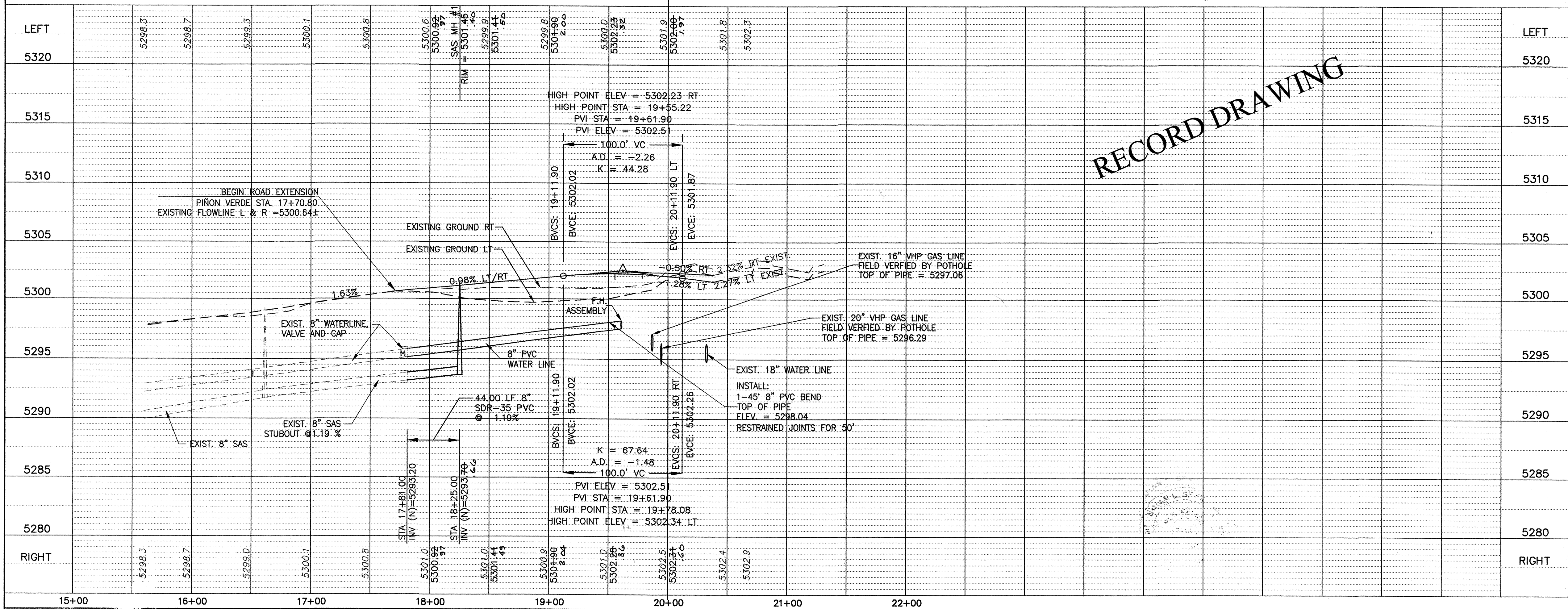
BEGIN CURB RETURN	
STA. 20+37.42 44.00 L	
PT. ELEV.	
1 RET 5301.65	A = 89°59'27"
2 5301.18	R = 30.00
3 5301.38	Δ = 47.12
4 5301.64	T = 30.00
RET 5301.66	97
END CURB RETURN	
STA. 20+07.42 14.00 L	

BEGIN CURB RETURN	
STA. 20+07.33 14.00 R	
PT. ELEV.	
1 RET 5302.48	A = 90°04'52"
2 5302.38	R = 30.00
3 5302.45	Δ = 47.17
4 5302.60	T = 30.04
RET 5302.66	98
END CURB RETURN	
STA. 20+37.33 44.04 R	

PINON VERDE DR. SANITARY SEWER SERVICES					
TRACT	SAS	STATION & OFFSET	SAS	INVERT	TOP OF PIPE
D	18+20.00	25.00 LT	25.00	5293.61	5294.11
H	18+19.00	25.00 RT	25.00	5293.61	5294.11

PINON VERDE DR. WATER SERVICES					
TRACT	WL	STATION & OFFSET	WL	TYPE	SIZE
D	18+06.00	25.00 LT	SINGLE	1-1/2	
D	18+10.00	25.00 RT	SINGLE	3/4	
H	18+05.00	25.00 RT	SINGLE	1-1/2	
H	18+09.00	25.00 RT	SINGLE	3/4	

### PINON VERDE EXTENSION



### TYPICAL PAVEMENT SECTION

N.T.S.

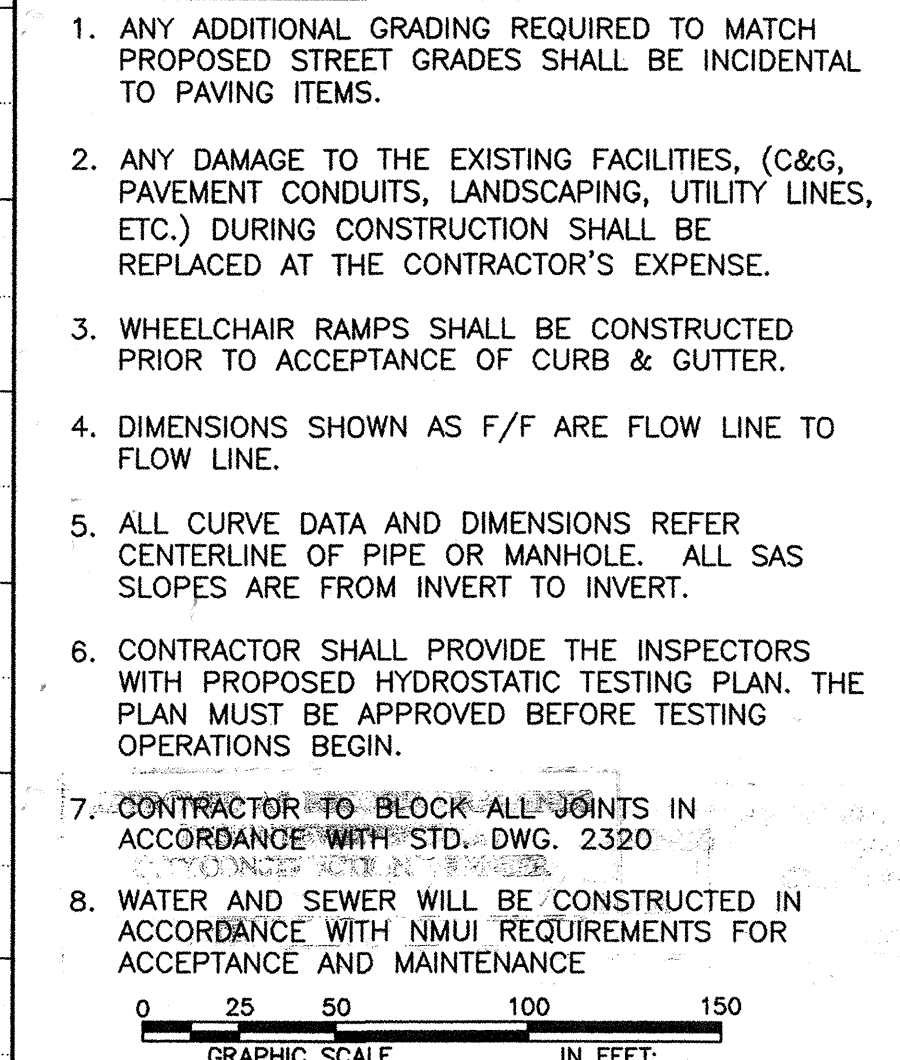
APPROVED BY:   
NEW MEXICO UTILITIES INC. DATE: 10.4.06

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

LEGEND:	
ROW LINE	STREET LIGHT
LOT LINE	PUBLIC UTILITY EASEMENT
PROPOSED	EXISTING
ROW CENTER LINE	EDGE OF PAVEMENT
SUBDIVISION BOUNDARY	STANDARD CURB & GUTTER
TEMPORARY ASPHALT	ASPHALT TRANSITION
SIDEWALK & HANDICAP RAMPS	FL SPOT ELEVATIONS

CONSTRUCTION NOTES:	
1	CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG 2415A
2	CONSTRUCT 3" ASPHALT CONCRETE PAVEMENT PER COA STD DWG 2405A, SEE THIS SHEET
3	BUILD FIRE HYDRANT ASSEMBLY WITH APPURTENANCES PER COA STD DWG 2340 & 2347
4	CONSTRUCT CURB RETURNS AND 6" VALLEY GUTTER PER COA STD DWG 2420
5	CONSTRUCT CROWN TRANSITION PER COA STD DWG 2401
6	BUILD HANDICAP RAMP PER COA STD DWG 2441 CASE II INCLUDING DETECTABLE WARNING SURFACE PER ADA GUIDELINES & SUBMIT SPECIFICATIONS TO CITY CONSTRUCTION FOR EVALUATION PRIOR TO CONSTRUCTION
7	INSTALL VALVE BOX PER NMUI REQUIREMENTS
8	INSTALL 1-1/2" WATER SERVICE LATERALS AND TYPICAL UTILITY LAYOUT AND INSTALL A SEPARATE 3/4" LATERAL WITH SERVICE BOX FOR IRRIGATION USE PER NMUI REQUIREMENTS
9	INSTALL 8" PVC GATE VALVE PER COA STD DWG 2326
10	INSTALL SANITARY SEWER MANHOLE PER COA STD DWG 2101
11	INSTALL 6" SANITARY SEWER SERVICE LINES PER NMUI REQUIREMENTS
12	REMOVE AND REPLACE PER COA STD DWG 2415B 10' WIDE ASPHALT TRAIL

- GENERAL NOTES:
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
  - ANY DAMAGE TO THE EXISTING FACILITIES, (C&G, PAVEMENT CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  - WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
  - DIMENSIONS SHOWN AS F/F ARE FLOW LINE TO FLOW LINE.
  - ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
  - CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
  - CONTRACTOR TO BLOCK ALL JOINTS IN ACCORDANCE WITH STD. DWG. 2320
  - WATER AND SEWER WILL BE CONSTRUCTED IN ACCORDANCE WITH NMUI REQUIREMENTS FOR ACCEPTANCE AND MAINTENANCE



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

JOB NO.: N760-02

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
TITLE: PINON VERDE DRIVE EXTENSION  
STA. 17+70.80 TO MCMAHON BLVD.

APPROVED:   
NOV 10 2006  
DESIGN REVIEW COMMITTEE  
APR 10 2006  
CITY ENGINEER