



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2013

Project# 1001970

13DRB-70408 EXT OF SIA FOR TEMP DEFR SDWK CONST

VIRGIL GIL request(s) the above action(s) for all or a portion of **VILLA SENDEROS**, zoned RLT, located on TALLADO CT NW BETWEEN ST JOSEPHS AND UNSER BLVD (G-10)[*Deferred from 1/23/13*]

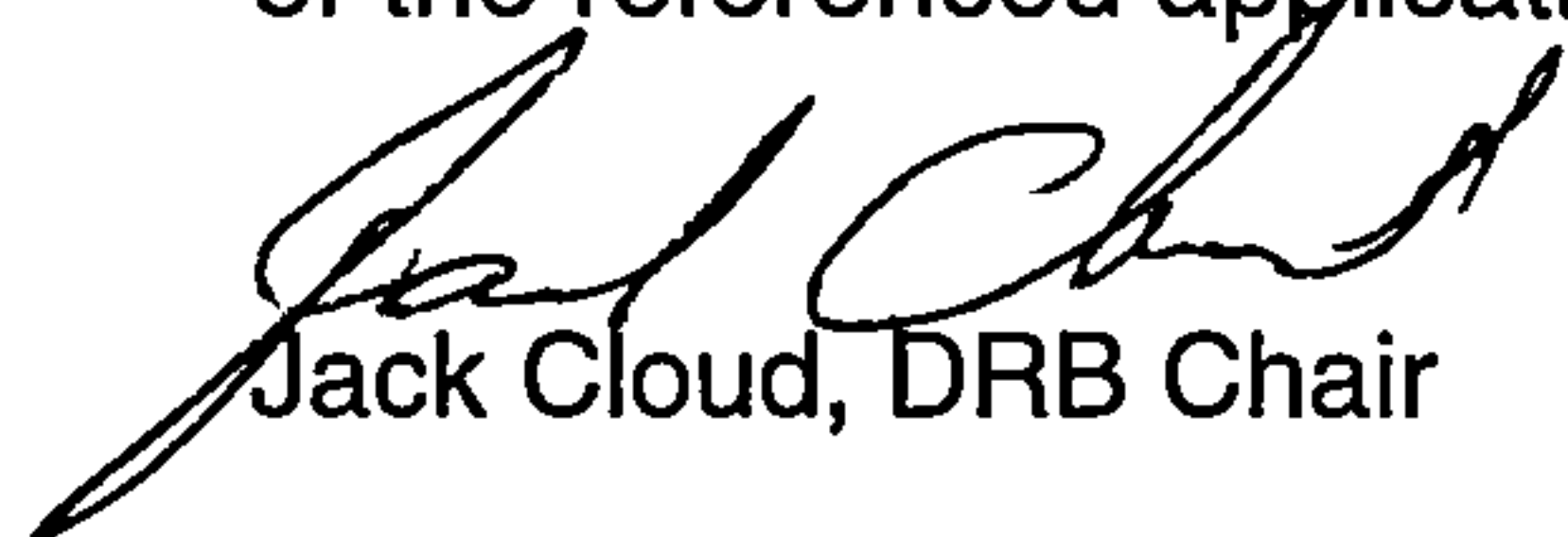
At the January 30, 2013 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 14, 2013, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: VIRGIL GIL
Marilyn Maldonado
File



**DEVELOPMENT REVIEW BOARD
AGENDA**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 23, 2013 9:00 AM

MEMBERS:

Jack Cloud, DRB Chair

Angela Gomez, Administrative Assistant

**Kristal Metro, Transportation Development
Curtis Cherne, City Engineer**

**Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation**

**SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND
MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)**

- 1. **Project# 1006761**
12DRB-70379 EPC APPROVED SDP FOR BUILD PERMIT
12DRB-70377 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

12DRB-70384 SIDEWALK WAIVER
12DRB-70385 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
- CONSENSUS PLANNING AND ISAACSON & ARFMAN PA agent(s) for LORD CONSTRUCTORS, INC request(s) the above action(s) for all or a portion of Lot(s) 183, 184, 185-A, 185-A-1, Block(s) AIRPORT UNIT, **TOWN OF ATRISCO GRANT Unit(s) 8**, zoned SU-1 FOR IP, located on FORTUNA RD NW BETWEEN 76TH ST NW AND I-40 containing approximately 6.9 acre(s). (J-10)[*Deferred from 12/19/12, 1/2/13, 1/9/13*]**INDEFINITELY DEFERRED.**
- ISAACSON AND ARFMAN PA agent(s) for LORD CONSTRUCTION, INC request(s) the above action(s) for all or a portion of Tract(s) 185A-1 AND PORTIONS OF TRACTS 182, 183, & 184, **TOWN OF ATRISCO GRANT (TBKA TRACTS A & B, INLAND KENWORTH) Unit(s) AIRPORT**, zoned SU-1 FOR IP, located on FORTUNA BETWEEN 76TH AND I-40 containing approximately 8.86 acre(s). (J-10) [*Deferred from 1/2/13, 1/9/13*]**INDEFINITELY DEFERRED.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

- 2. **Project# 1001970**
13DRB-70408 EXT OF SIA FOR TEMP DEFR SDWK CONST
- VIRGIL GIL request(s) the above action(s) for all or a portion of **VILLA SENDEROS**, zoned RLT, located on TALLADO CT NW BETWEEN ST JOSEPHS AND UNSER BLVD (G-10)**DEFERRED TO 1/30/13 AT THE AGENT'S REQUEST.**

Gomez, Angela J.

From: Virgil Gil Jr [virgiljr@virgilgil.com]
Sent: Wednesday, January 23, 2013 8:46 AM
To: Gomez, Angela J.
Subject: DRB Meeting

Hello Angela, I am requesting to move my DRB Hearing (Project # 1001970) to January 30, 2013. Thank You for your help in this matter.

Thanks again for your help.
Virgil Jr



**VIRGIL GIL
CONSTRUCTION**

Virgil Gil Jr
6506 Calle Redonda NW
Albuquerque, NM 87120
505-249-0486
virgiljr@virgilgil.com



**CASA VIRGILIOS IS NOW OPEN !!!
CHECK US OUT @
www.casavirgilios.com**



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Virgil Gil PHONE: 249-0486

ADDRESS: 6506 Calle Redonda NW FAX: 792-6046

CITY: Albuq. STATE NM ZIP 87120 E-MAIL: virgiljr@virgilgil.com

Proprietary interest in site: owner/developer List all owners: _____

DESCRIPTION OF REQUEST: Side walk Extension

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____

Subdiv/Addn/TBKA: Villa Senderos

Existing Zoning: RLT Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): G-10-2 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____

LOCATION OF PROPERTY BY STREETS: On or Near: Tallado Ct NW

Between: St. Josephs and Unser Blvd.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Virgil Gil DATE 1-11-13

(Print Name) Virgil Gil Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70408</u>	<u>ESIA</u>	_____	<u>\$50.00</u>
_____	<u>CME</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$70.00</u>

Hearing date January 23 2013

Virgil Gil
Staff signature & Date 1-13-13

Project # 1001970

Revised: 4/2012

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- ~~TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)~~
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
 - ✓ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Virgil G. I
Applicant name (print)

Virgil G. I 1-11-13
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13DRB - - - - - 70408

Virgil G. I 1-11-13
Planner signature / date

Project # 1001970



VIRGIL GIL

INCORPORATED

January 11, 2013

Mr. Jack Cloud
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: SUBMITTAL OF REQUEST FOR EXTENSION OF THE SUBDIVISION
IMPROVEMENTS AGREEMENT FOR VILLA SENDEROS SUBDIVISION
(DRB 1001970)**

Dear Mr. Cloud:

Enclosed please find an application and all required enclosures to request an extension of the Subdivision Improvements Agreement for the Villa Senderos Subdivision. Although the infrastructure is essentially complete, the extension is due to market conditions and corresponding lack of sales.

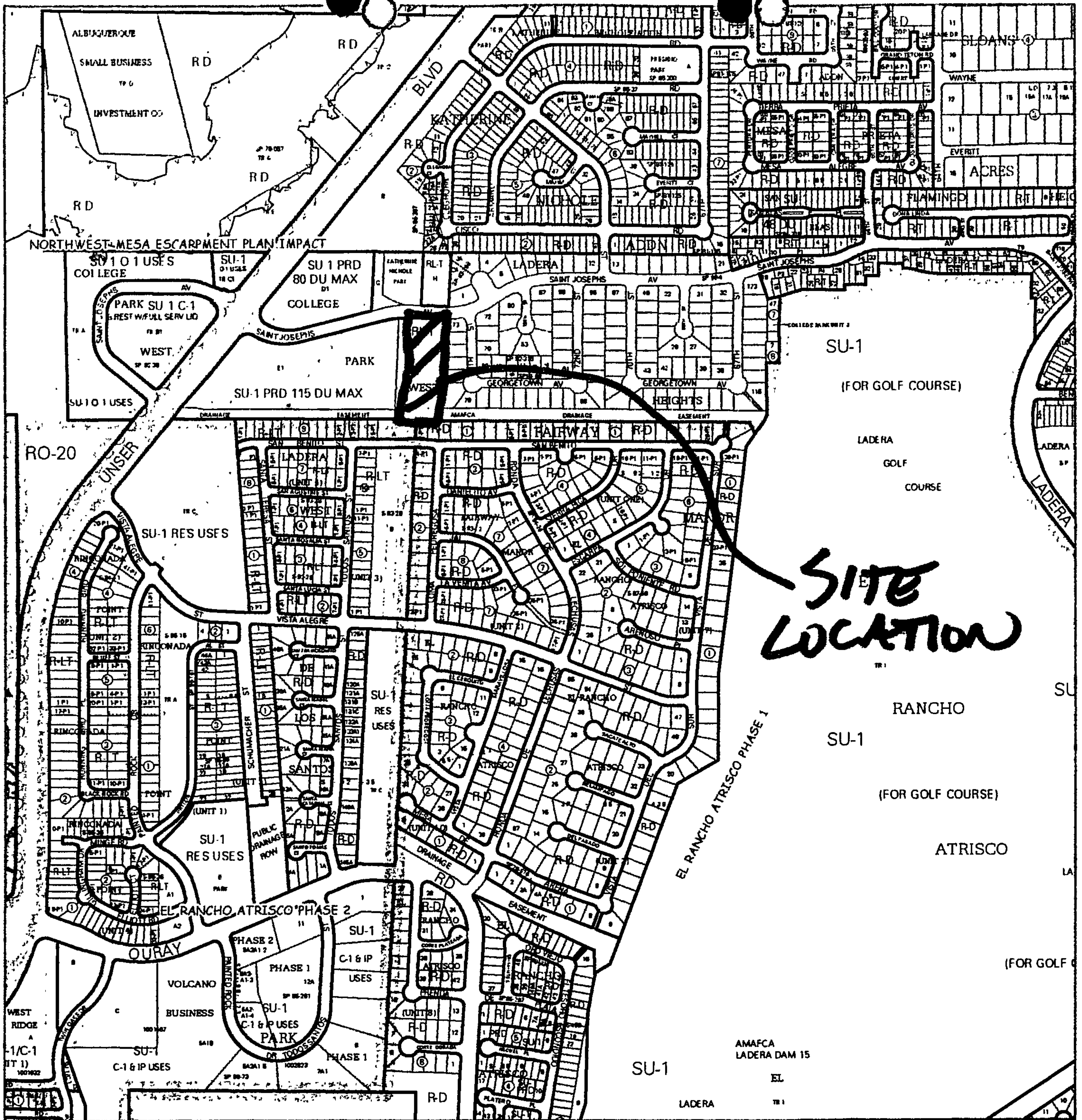
If you should have any questions, please call me at 249-0486.

Sincerely,

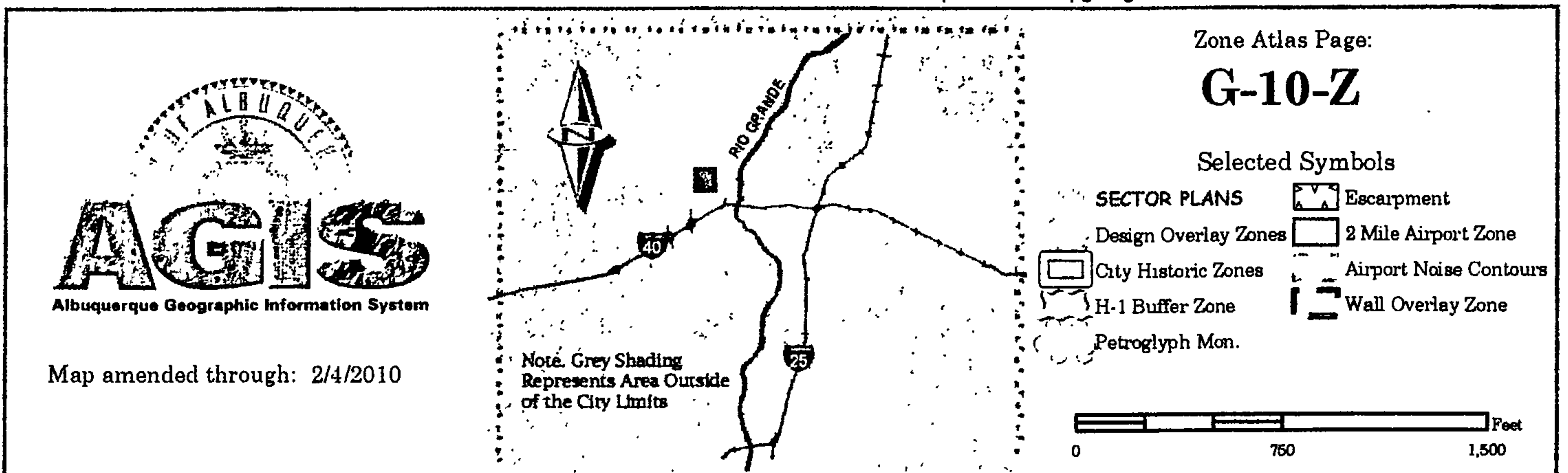
Virgil Gil

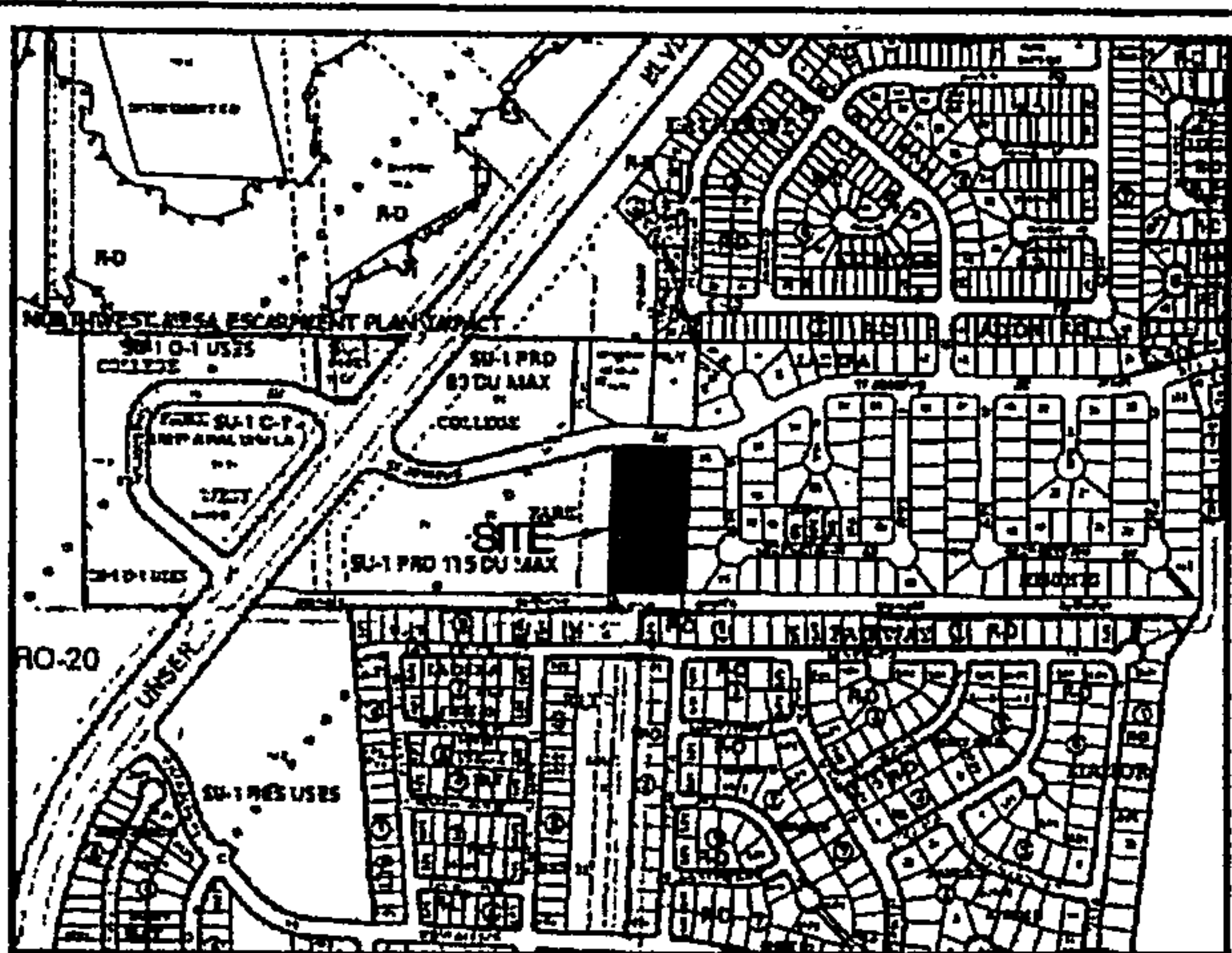
VILLA SENDEROS SUBDIVISION UPC CODES

<u>LOT</u>	<u>UPC CODE</u>
1	101006021337320705
2	101006021336920706
3	101006021336520707
4	101006021336120708
5	101006021335720709
6	101006021335320710
7	101006021334920711
8	101006021334520712
9	101006021334120713
10	101006021333720714
11	101006021033220715
TRACT A	101006020035520704



For more current information and more details visit: <http://www.cabq.gov/gis>





Vicinity Map Zone Atlas G-10-Z

Purpose of Plat

- 1.) CREATE ONE TRACT, AND 11 LOTS.
- 2.) DEDICATE RIGHT OF WAY.
- 3.) GRANT EASEMENTS.
- 4.) VACATE EASEMENT(S).

Subdivision Data

GROSS ACREAGE.....	2.7022 ACRES
ZONE ATLAS PAGE NO.....	G-10-Z
NUMBER OF EXISTING LOTS	1 TRACT
NUMBER OF LOTS CREATED	3 TRACTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0.5093 ACRES
NUMBER OF TRACTS CREATED	1
MILES OF FULL WIDTH STREETS.....	0.075
MILES OF HALF WIDTH STREETS.....	0.00
DATE OF SURVEY.....	JANUARY 2010
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER.....	2009521036
ZONING.....	R-LT

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

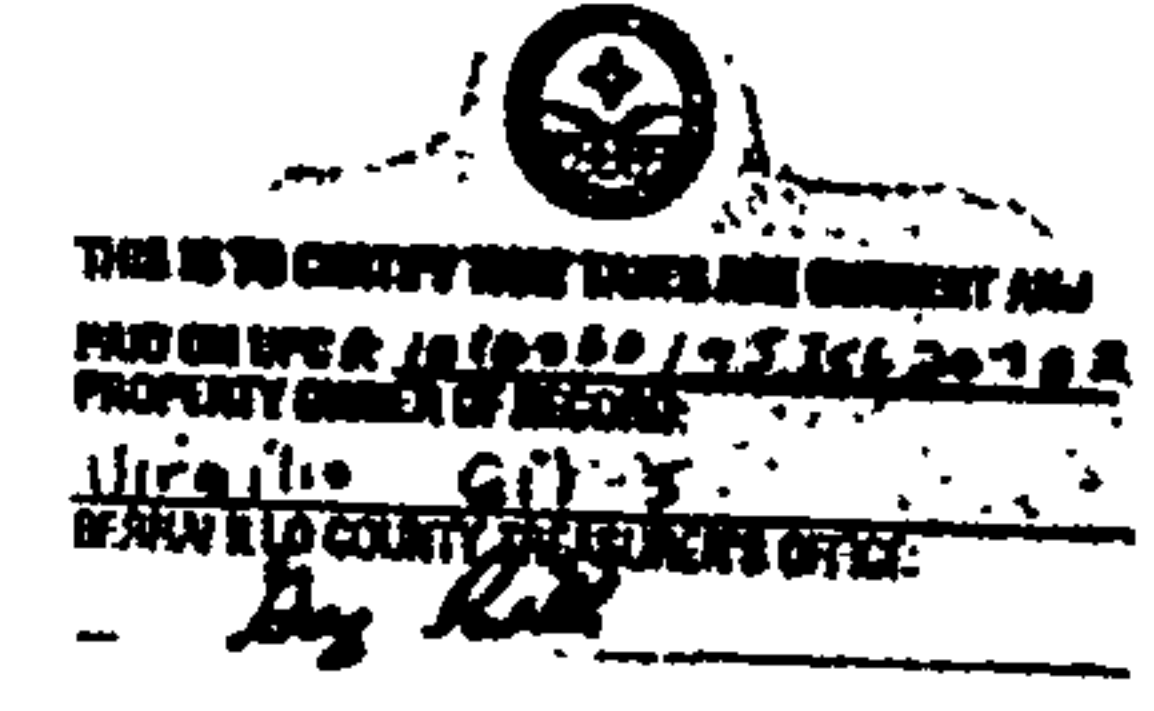
Virgil Gil 2/26/2010
 VIRGIL GIL, OWNER
 VIRGIL GIL, OWNER INC.
 /DATE

Acknowledgment

STATE OF }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/26/2010
 BY VIRGIL GIL
 OFFICIAL SEAL
 STATE OF NEW MEXICO
 MY COMMISSION EXPIRES 1-4-12
 NOTARY PUBLIC MY COMMISSION EXPIRES 1-4-12

Indexing Information

Projected Section 3, Township 10 North,
 Range 3 East, Town of Atrisco Grant
 Subdivision: College Park West
 Owner: Virgil Gil
 UPC #101006019535620702



Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2008.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 1983-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 2 EAST, AS PROJECTED IN THE TOWN OF ATRISCO GRANT.

Legal Description

TRACT LETTERED "F" OF COLLEGE PARK WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK C24, PAGE 30, ON MAY 30, 1984 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST JOSEPH'S AVENUE NW, MARKED WITH A REBAR WITH CAP, ILLEGIBLE, WHENCE A TIE TO ACS MONUMENT "7_G10" BEARS, N 84°17'24" W, A DISTANCE OF 856.97 FEET;
 THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES, 33.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.62 FEET, A DELTA OF 5°37'43", AND A CHORD BEARING N 89°48'12" E, A DISTANCE OF 33.94 FEET TO A POINT OF TANGENCY;
 THENCE, S 87°24'57" E, A DISTANCE OF 218.72 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE, LEAVING SAID RIGHT OF WAY, S 02°49'17" W, A DISTANCE OF 484.45 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE AMAFCA RICONADA CHANNEL, MARKED WITH A 1/2" REBAR;
 THENCE, COINCIDING WITH THE RIGHT OF WAY OF SAID CHANNEL, S 89°39'06" W, A DISTANCE OF 250.51 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, MARKED WITH A 1/2" REBAR;
 THENCE, LEAVING SAID RIGHT OF WAY, N 02°46'23" E, A DISTANCE OF 474.14 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.7022 ACRES, (117,706 SQ. FT.) MORE OR LESS.

Public Utility Easement

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER.
 IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Plat of Villa Senderos Subdivision

comprising of
 Tract F, College Park West
 Situate within Section 3, Township 10 North, Range 2 East, NMPM as Projected in the Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1001970

Application Number _____

City approvals:

<i>[Signature]</i> City Surveyor	3-2-10 Date
<i>[Signature]</i> Traffic Engineer, Transportation Division	6-30-10 Date
<i>[Signature]</i> ABCWA	6-30-10 Date
<i>[Signature]</i> Christine Dandora Parks and Recreation Department	6/30/10 Date
<i>[Signature]</i> Lynn M. Mayan AMAFCA	7-22-10 Date
<i>[Signature]</i> Bradley J. Biffin City Engineer	7/22/10 Date
<i>[Signature]</i> Jed Claus DRB Chairperson, Planning Department	7/22/10 Date

Utility approvals:

<i>[Signature]</i> Charles F. Brown PNM Electric Services	3-11-2010 Date
<i>[Signature]</i> New Mexico Gas Company	3-11-2010 Date
<i>[Signature]</i> Crest Telecommunications	03-11-10 Date
<i>[Signature]</i> Comcast	3-11-10 Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 2/24/10
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

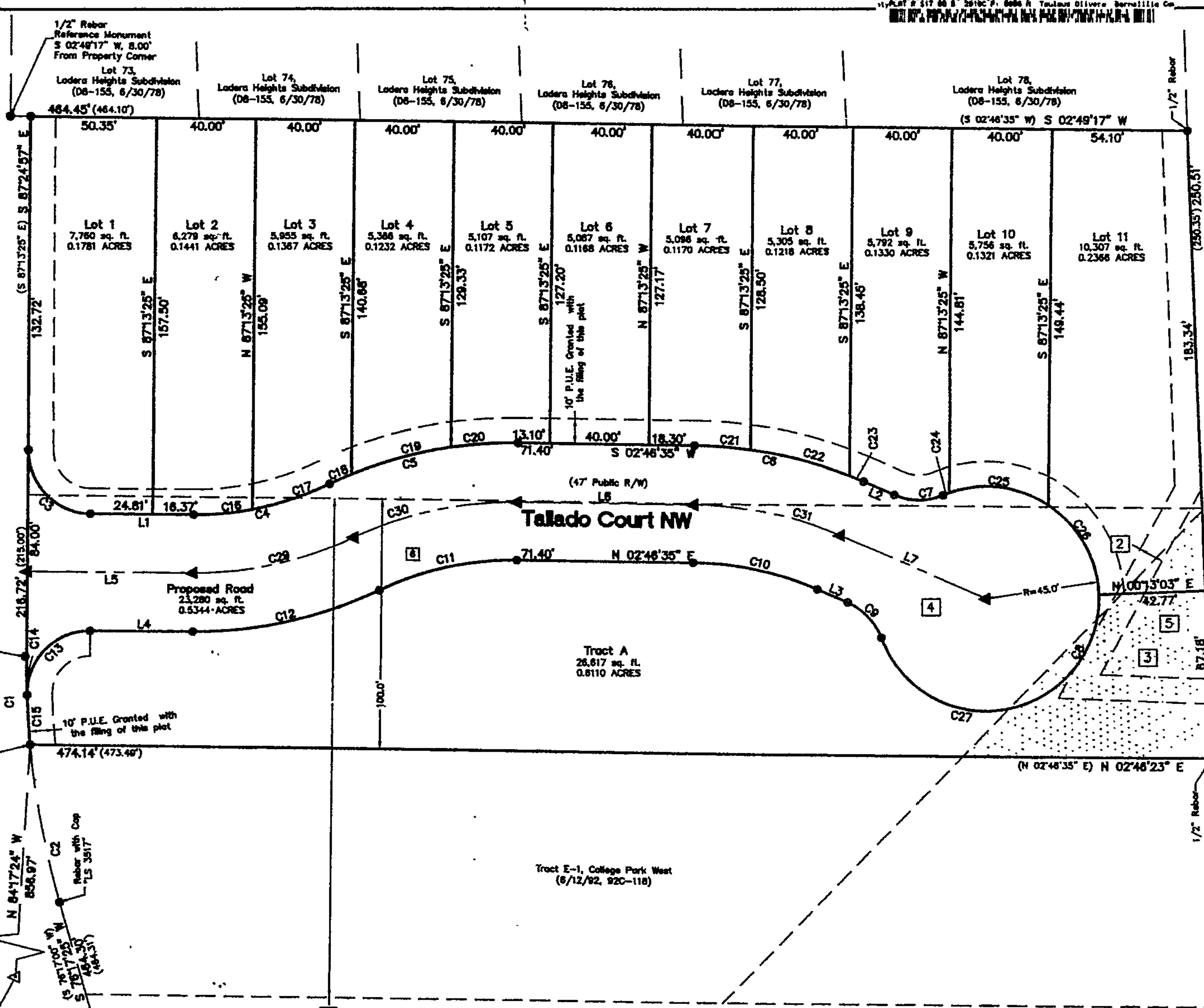
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



Plat of
Villa Senderos Subdivision
 comprising of
 Tract F, College Park West
 Situate within Section 3, Township 10
 North, Range 2 East, NMPM as
 Projected in the Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2010

St Joseph's Avenue N.W.
 (65' R/W)

AMAFCA Rinconada Channel
 (30' R/W)

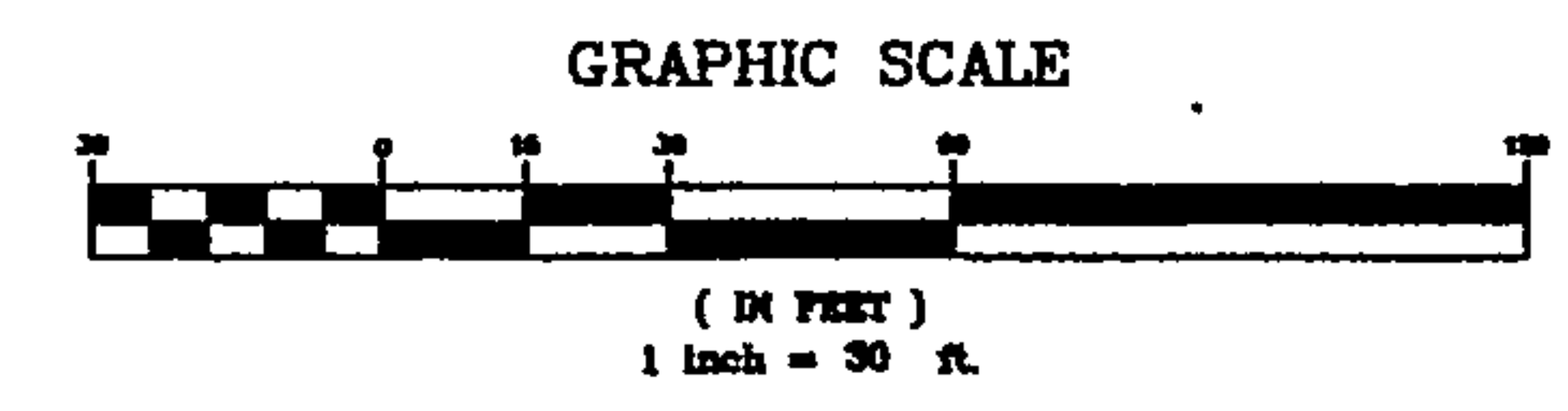


Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND MONUMENT AS INDICATED
- AMAFCA DRAINAGE EASEMENT (12/21/76, Misc. 511, Page 533)
 To be vacated with the filing of this plat, and Via Quitclaim Deed filed on 7/9/10 as Doc. No. 2010068212
- ▲ SET CENTERLINE MONUMENT

ACS Monument "8_G10"
 NAD 1983 CENTRAL ZONE
 X=1497506.497
 Y=1500192.246
 Z=5182.437 (NAVD 1988)
 G-G=0.999679436
 Mapping Angle=-0°16'29.87"

ACS Monument "7_G10"
 NAD 1983 CENTRAL ZONE
 X=1498606.697
 Y=1501787.741
 Z=5159.487 (NAVD 1988)
 G-G=0.999680173
 Mapping Angle=-0°16'22.41"



- Easement Notes**
- 1] 200' PNM EASEMENT (BOOK R/W 143, PAGE 540-541, 9/28/66)
 -Easement Encroachment Agreement (10/2/09, Doc. No. 2009110870)
 - 2] 10' UNDERGROUND ESMT. (12/27/84, MISC. 196A, PG. 755)
 - 3] AMAFCA DRAINAGE EASEMENT (12/21/76, Misc. 511, PAGE 533)
 - 4] ENCROACHMENT AGREEMENT FOR PROPOSED IMPROVEMENTS-NEVER BUILT (MISC. 285A, PG. 104-106) BLANKET
 - 5] ENCROACHMENT AGREEMENT FOR AMAFCA EASEMENT INTO THE PNM EASEMENT (MISC. 252A, PG. 186-190)
 - 6] ENCROACHMENT AGREEMENT FOR PUBLIC ROADWAY INTO PNM EASEMENT (10/02/09), DOC. NO. 2009110870)

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

GENERAL NOTES:

1. 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 WITH UPDATE NO. 7 INCLUDING AMENDMENT #1.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

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

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC. @ 280-1890 FOR LOCATION OF EXISTING UTILITIES.

5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 18 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.

6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

7. TRAFFIC CONTROL: SEVEN (7) 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 18 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.

8. WHEN ADJUTING EXISTING PAVEMENT TO NEW SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER, REMOVAL OF BROKEN OR CRACKED PAVEMENT SHALL ALSO BE REQUIRED.

9. EXISTING CURBS AND BUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% PER COA STD DWG 7485 MAXIMUM DENSITY PER ASTM D-1557.

11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

12. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR18 REQUIREMENTS (8'-12").

13. ALL SANITARY BEER LINE STATIONING REFERS TO CENTERLINE STATIONING.

14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

15. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.

16. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

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

18. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

19. WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.

21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART F.

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

23. FOR STORM DRAIN CONSTRUCTION, COP PIPE JOINTS SHALL NOT BE GROUDED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUDED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

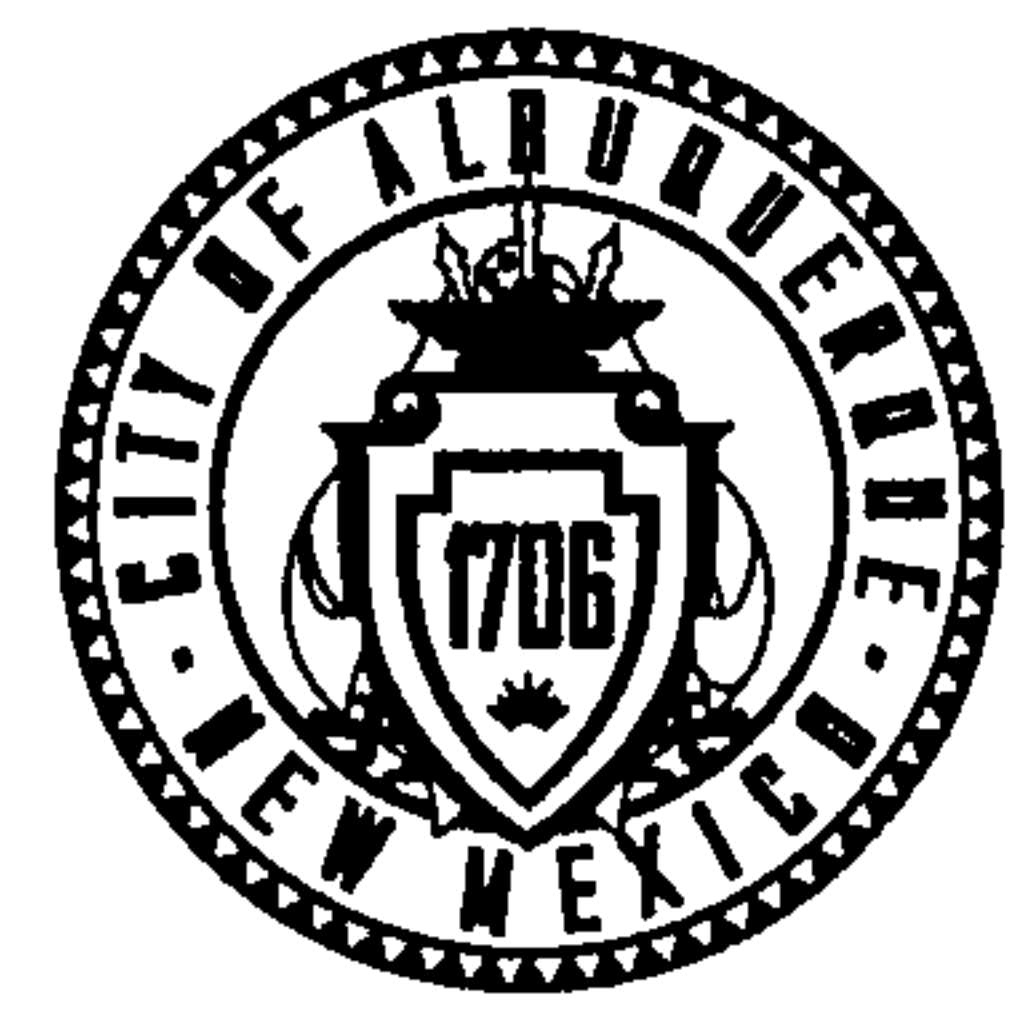
24. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING & MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

25. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 SECTION 170.

26. 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.

27. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE AND/OR PAVEMENT MARKINGS TO BE REMOVED.

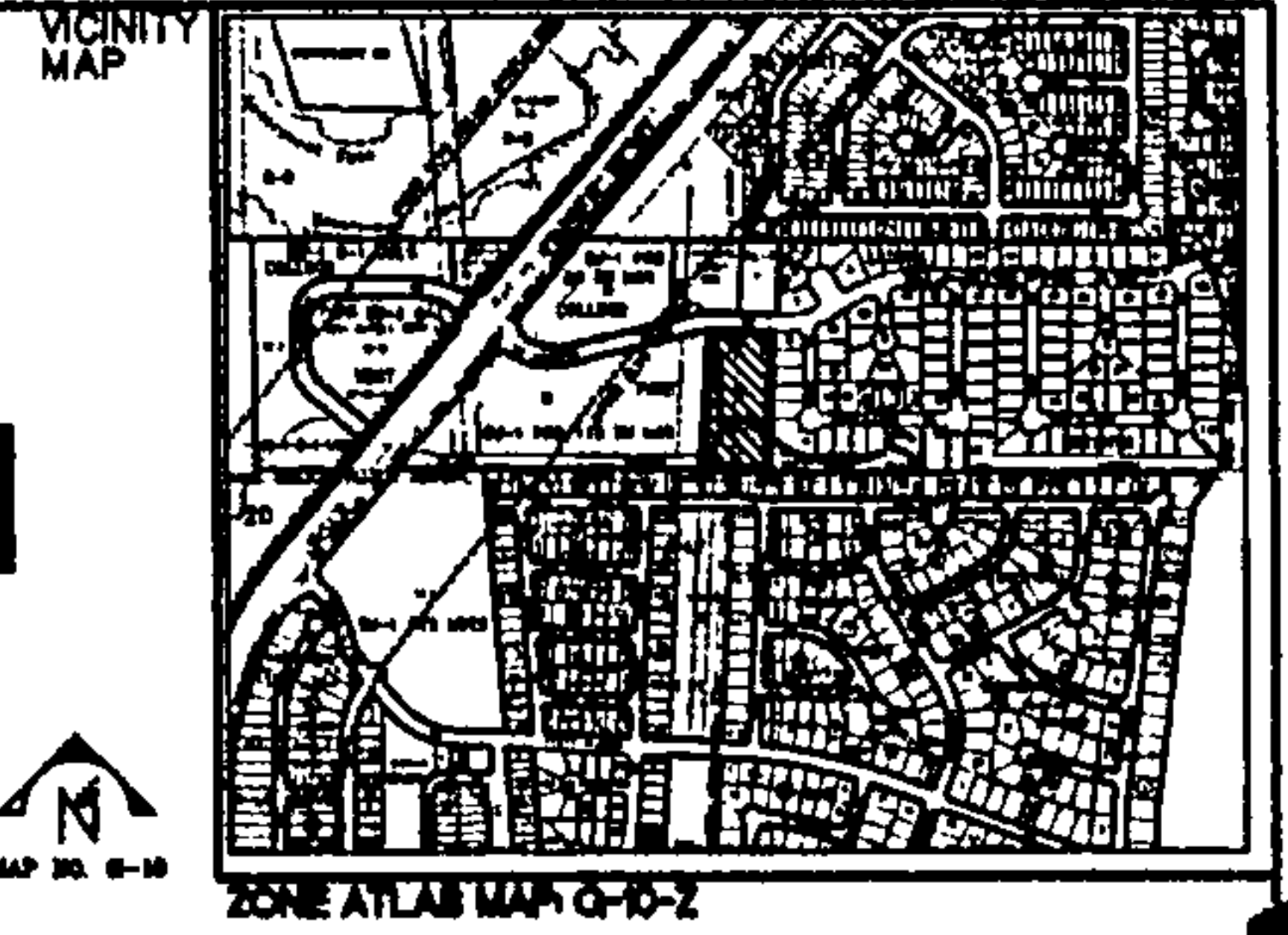
CITY OF ALBUQUERQUE PLANS FOR CONSTRUCTION



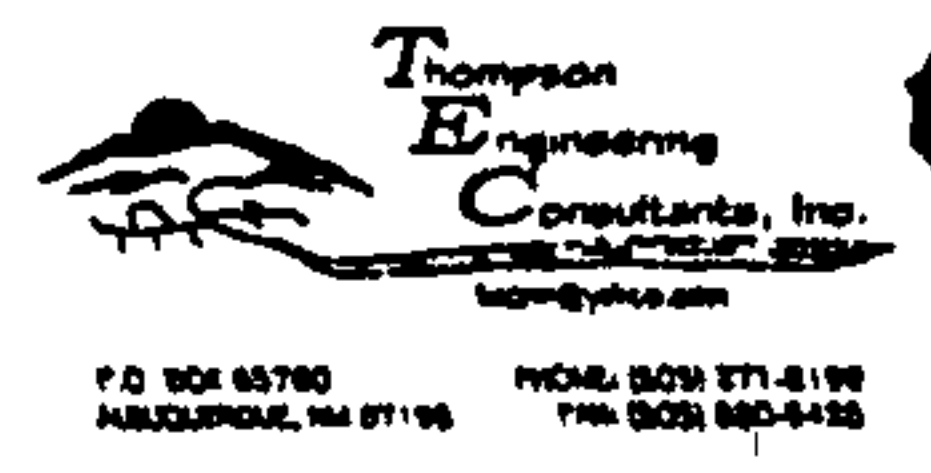
VILLA SENDEROS SUBDIVISION

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 PLAT
- 3 GRADING PLAN
- 4 PAVING PLAN AND PROFILE
- 5 UTILITY PLAN AND PROFILE
- 6 DETAILS



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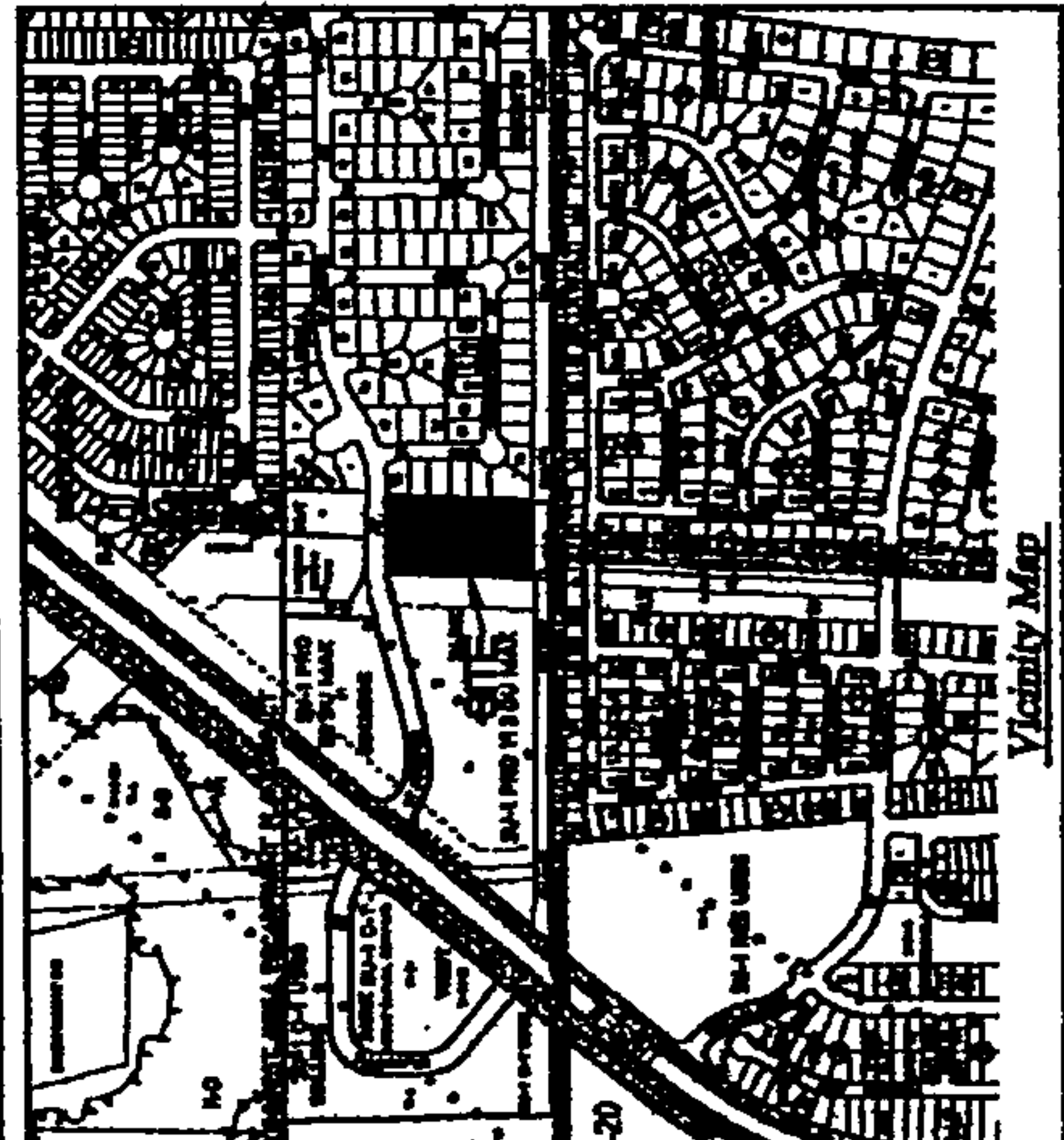
REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVED		ENGINEER	DATE	APPROVED FOR CONSTRUCTION	
		DRG	Drishman				
		Preparation					
		Plot/Revised					
		Hydrating					
		DATE					
		CITY ENGINEER			DATE		
		PROJECT NUMBER					
		775683				DRAWING NO. 1 of 6	

DRS NO. 1001870

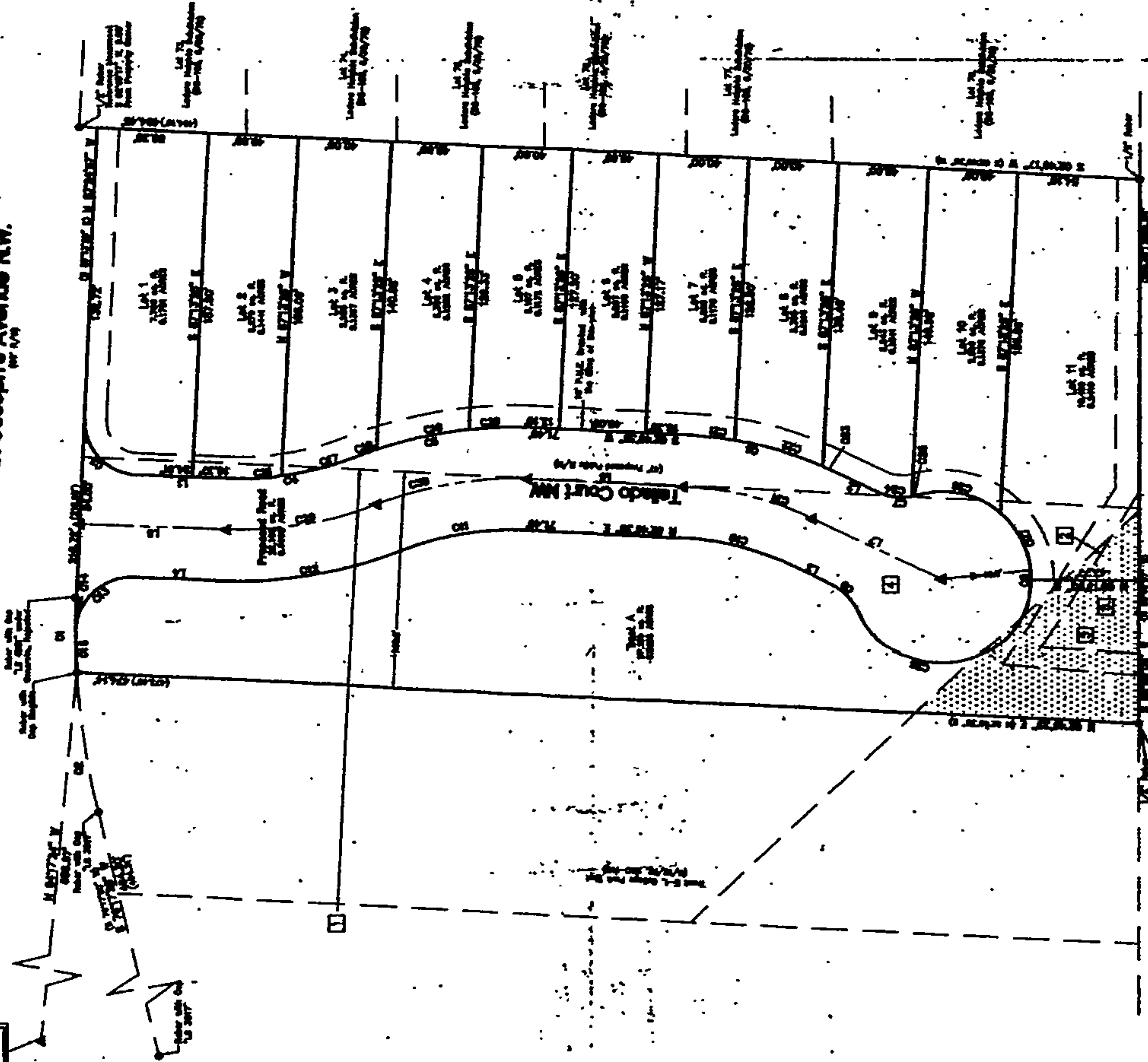
Preliminary Plat Villa Senderos Subdivision

(Tract F, College Park West)
with
Proposed Section 8, Township 10 North, Range 2 East, NMPM
Town of Aliso Creek
City of Albuquerque, Bernalillo County, New Mexico
May 2008

ACS Monument 7_G10
NAD 1983 CENTRAL ZONE
X=1499008.697
Y=1501787.741 (NAD 1983)
Z=5159.487 (NAD 1983)
G=0-0.999860173
Mapping Angle=076°21'41"



St Joseph's Avenue NW
per M-1



Legend

H 8070707' E	UNDEVELOPED AREAS AND UNDEVELOPED
□	PROPOSED EASEMENTS AND EASEMENTS
□	EXISTING EASEMENTS
□	SET BACKS
□	SET BACKS

Legal

THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND RECORDS OF THE PUBLIC RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND THE CITY OF ALBUQUERQUE, NEW MEXICO.

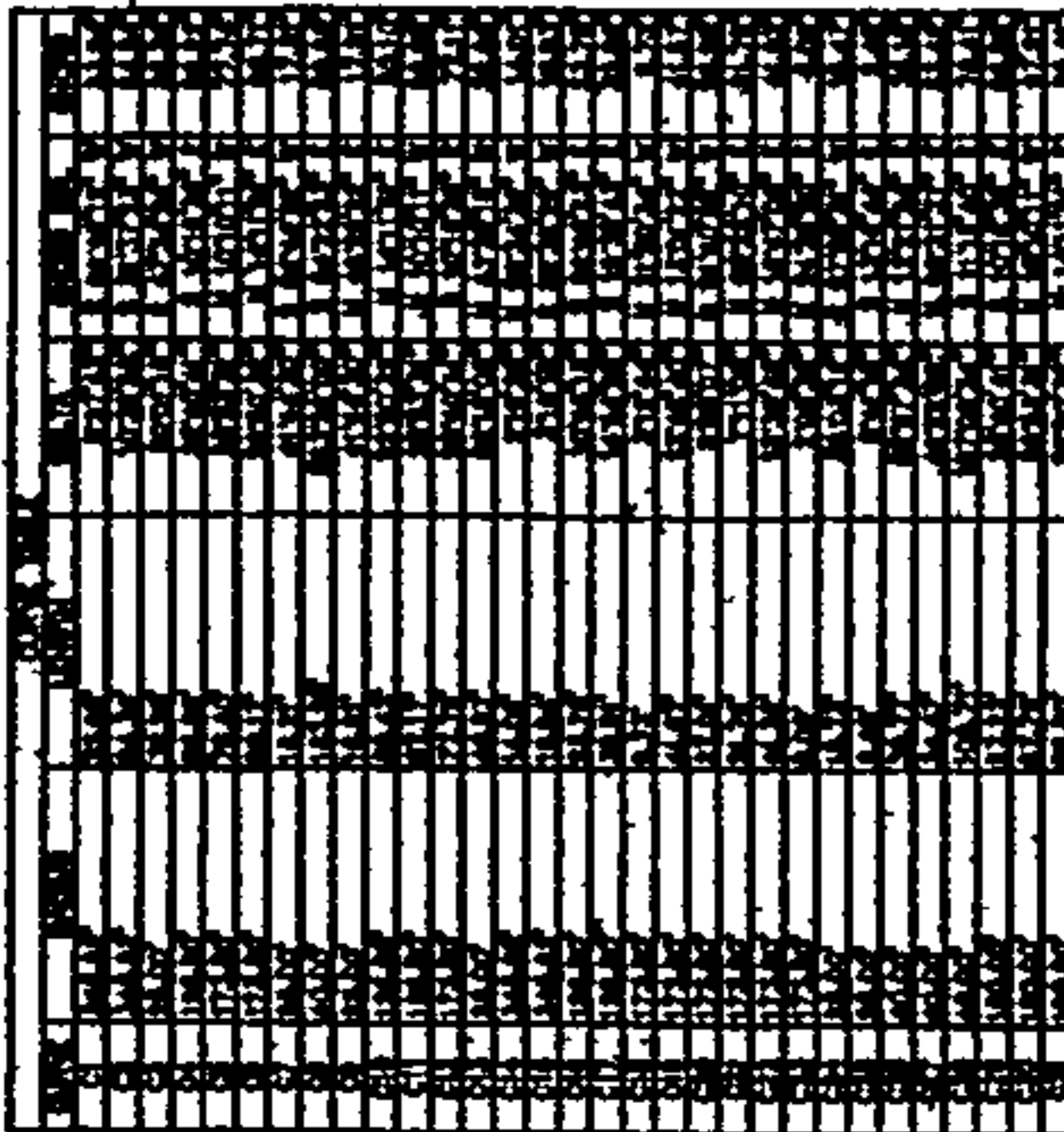
Easement Notes

- 1. SEE THE DEEDS AND RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, FOR THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND RECORDS OF THE PUBLIC RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND THE CITY OF ALBUQUERQUE, NEW MEXICO.
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Benchmark

ALL BENCHMARKS ARE LOCATED AS SHOWN ON THIS PLAT.

BM 1	BM 2	BM 3	BM 4	BM 5	BM 6	BM 7	BM 8	BM 9	BM 10	BM 11	BM 12	BM 13	BM 14	BM 15	BM 16	BM 17	BM 18	BM 19	BM 20	BM 21	BM 22	BM 23	BM 24	BM 25	BM 26	BM 27	BM 28	BM 29	BM 30	BM 31	BM 32	BM 33	BM 34	BM 35	BM 36	BM 37	BM 38	BM 39	BM 40	BM 41	BM 42	BM 43	BM 44	BM 45	BM 46	BM 47	BM 48	BM 49	BM 50	BM 51	BM 52	BM 53	BM 54	BM 55	BM 56	BM 57	BM 58	BM 59	BM 60	BM 61	BM 62	BM 63	BM 64	BM 65	BM 66	BM 67	BM 68	BM 69	BM 70	BM 71	BM 72	BM 73	BM 74	BM 75	BM 76	BM 77	BM 78	BM 79	BM 80	BM 81	BM 82	BM 83	BM 84	BM 85	BM 86	BM 87	BM 88	BM 89	BM 90	BM 91	BM 92	BM 93	BM 94	BM 95	BM 96	BM 97	BM 98	BM 99	BM 100
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GRAPHIC SCALE



CARTESIAN SURVEYS INC.

P.O. BOX 46416 NW BUREAU, S.W. 87116
Phoenix (602) 968-8888 Fax: (602) 961-8884

Disclosure Statement

- 1. THE PURPOSE OF THIS PLAT IS TO:
- 2. TO SHOW THE LOTS AND EASEMENTS.
- 3. TO SHOW THE EASEMENTS.
- 4. TO SHOW THE EASEMENTS.

Notes

- 1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND THE CITY OF ALBUQUERQUE, NEW MEXICO.
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6-2-2008
6-4-08

AS BUILT INFORMATION

NO. BY DATE
 FIELD NOTES
 ACTS NOMINATED BY G10
 HAD 1983 CENTRAL ZONE
 K=1487508.487
 Y=1900182.248
 Z=5182457 (ROAD 1983)
 G=0-98988
 HAPTING AND 1/8 29 87

DESIGNER'S SEAL

DESIGNED BY
 CHECKED BY
 DATE

LEGEND

- PROPOSED STREET LIGHT LOCATION
- CONVEYANCE OF STREET
- PROPOSED PROPERTY BOUNDARY
- PROPOSED MOUNTABLE CURB & GUTTER SEE COA STD DWS 2418A
- SEE COA STD DWS 2418
- EXISTING MOUNTABLE CURB & GUTTER SEE COA STD DWS 2418
- PROPOSED CURB TO EXISTING MOUNTABLE CURB SEE COA STD DWS 2418
- EXISTING CURB & GUTTER

VERTICAL CURVE DATA TABLE

STATION	GRADE	VERTICAL CURVE DATA
10+00	1.00	10+00
10+20	1.00	10+20
10+40	1.00	10+40
10+60	1.00	10+60
10+80	1.00	10+80
11+00	1.00	11+00
11+20	1.00	11+20
11+40	1.00	11+40
11+60	1.00	11+60
11+80	1.00	11+80
12+00	1.00	12+00
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13+20	1.00	13+20
13+40	1.00	13+40
13+60	1.00	13+60
13+80	1.00	13+80
14+00	1.00	14+00
14+20	1.00	14+20
14+40	1.00	14+40
14+60	1.00	14+60
14+80	1.00	14+80
15+00	1.00	15+00
15+20	1.00	15+20
15+40	1.00	15+40
15+60	1.00	15+60
15+80	1.00	15+80
16+00	1.00	16+00

NOTE:

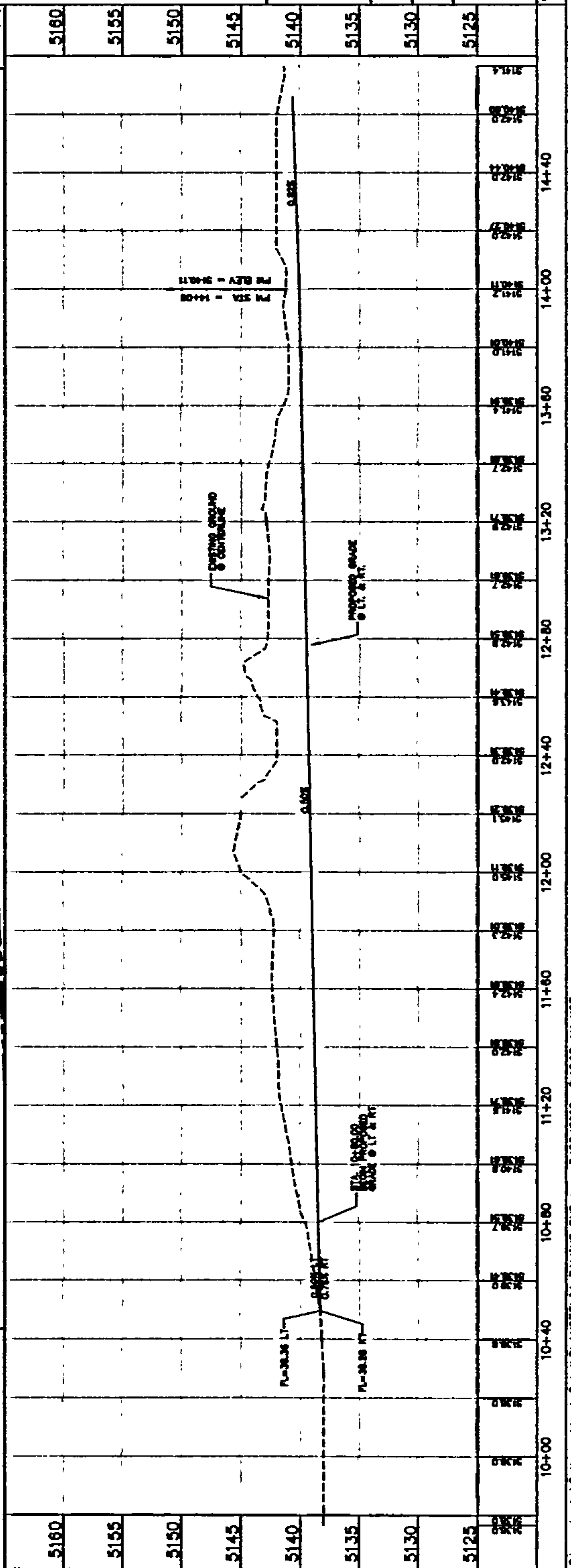
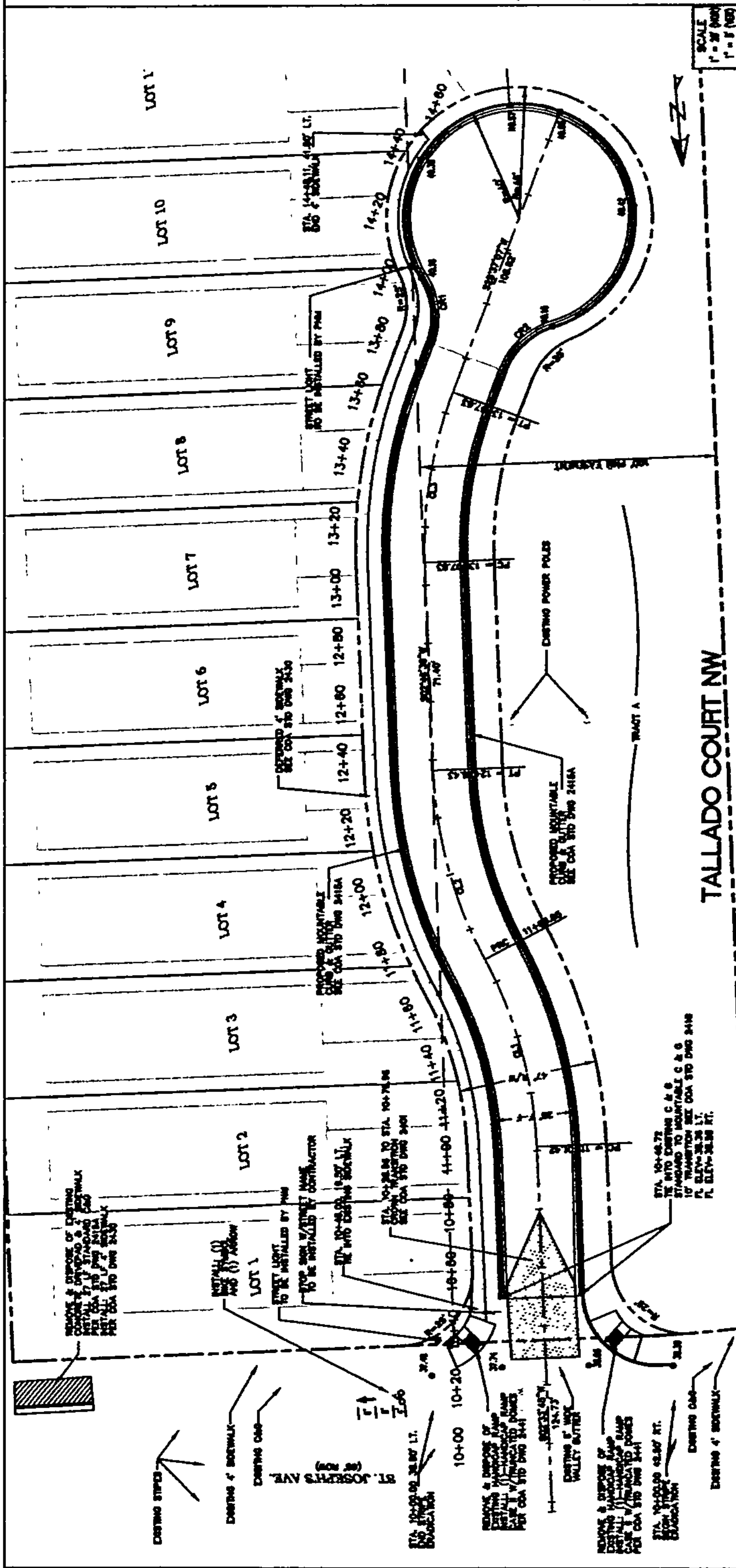
- ALL MOUNTABLE CURBS SHALL BE ACCORDING TO THE CITY STANDARD SPECIFICATIONS FOR MOUNTABLE CURBS AND GUTTERS. THE CURBS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 0.30 METERS AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE CURB AND/OR MOUNTABLE CURB TO BE REMOVED.
- ALL MOUNTABLE CURBS SHALL BE DESIGNED PER THE CITY STANDARD SPECIFICATIONS FOR MOUNTABLE CURBS AND GUTTERS. THE CURBS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 0.30 METERS AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE CURB AND/OR MOUNTABLE CURB TO BE REMOVED.

ENGINEER'S SEAL

DESIGNED BY
 CHECKED BY
 DATE

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT
 TALLADO COURT NW, VILLA SENDROS SUBDIVISION
 PAVING PLAN AND PROFILE

City Project No. 775883
 Zone Map No. 0-10-Z
 Sheet 4 of 6



SY PLAN INFORMATION

NO.	DATE	BY	DESCRIPTION
1	10/20/20	...	...
2	11/20/20	...	...
3	12/20/20	...	...
4	1/20/21	...	...
5	2/20/21	...	...
6	3/20/21	...	...
7	4/20/21	...	...
8	5/20/21	...	...
9	6/20/21	...	...
10	7/20/21	...	...
11	8/20/21	...	...
12	9/20/21	...	...

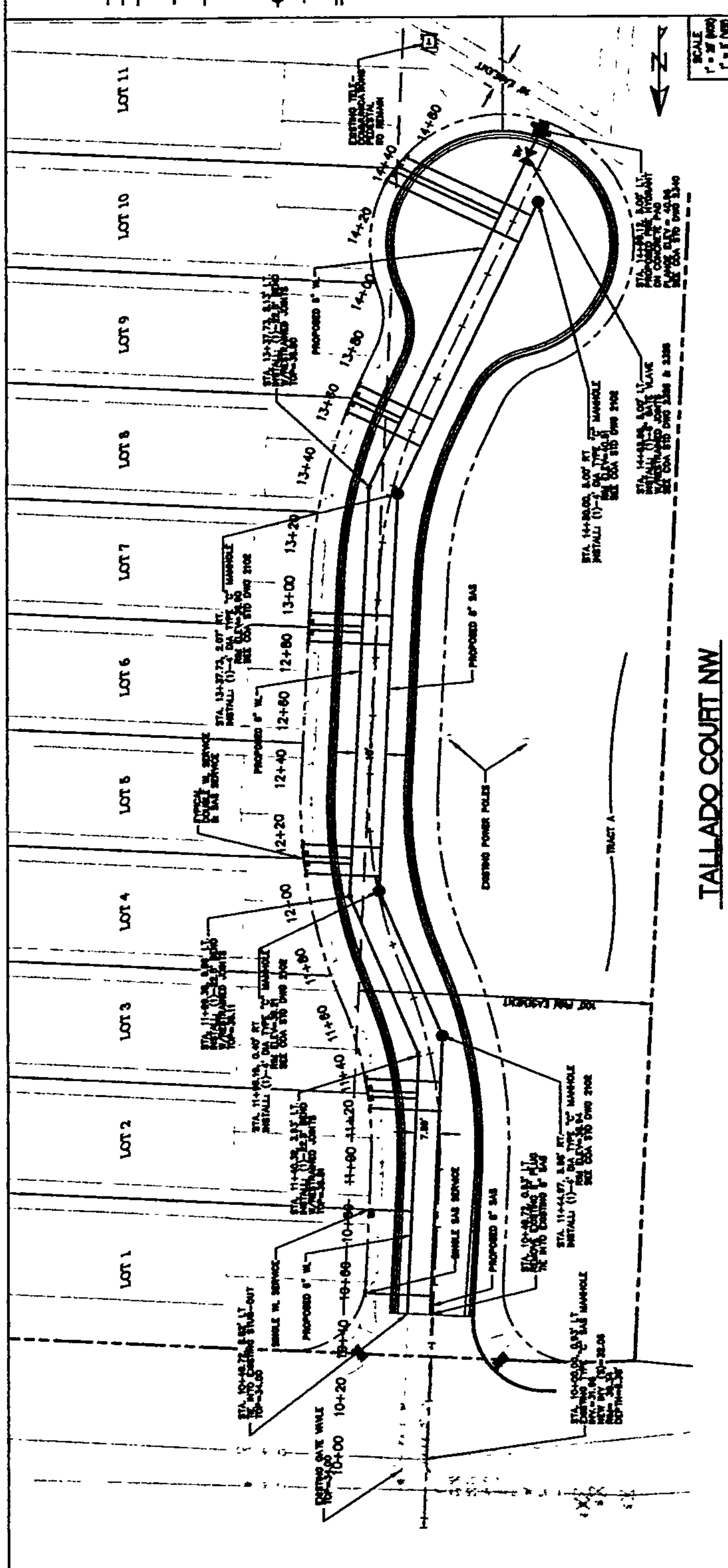
ENGINEER'S SEAL

Professional Engineer License No. 10000

City of Tallahassee, Florida

LEGEND

- EXISTING GAS MAINHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MAINHOLE
- EXISTING WATER LINE
- EXISTING GAS LINE
- PROPOSED 8" W. SANITARY SEWER
- PROPOSED 12" W. SANITARY SEWER
- PROPOSED 18" W. SANITARY SEWER
- PROPOSED 24" W. SANITARY SEWER
- PROPOSED 30" W. SANITARY SEWER
- PROPOSED 36" W. SANITARY SEWER
- PROPOSED 42" W. SANITARY SEWER
- PROPOSED 48" W. SANITARY SEWER
- PROPOSED 54" W. SANITARY SEWER
- PROPOSED 60" W. SANITARY SEWER
- PROPOSED 66" W. SANITARY SEWER
- PROPOSED 72" W. SANITARY SEWER
- PROPOSED 78" W. SANITARY SEWER
- PROPOSED 84" W. SANITARY SEWER
- PROPOSED 90" W. SANITARY SEWER
- PROPOSED 96" W. SANITARY SEWER
- PROPOSED 102" W. SANITARY SEWER
- PROPOSED 108" W. SANITARY SEWER
- PROPOSED 114" W. SANITARY SEWER
- PROPOSED 120" W. SANITARY SEWER
- PROPOSED 126" W. SANITARY SEWER
- PROPOSED 132" W. SANITARY SEWER
- PROPOSED 138" W. SANITARY SEWER
- PROPOSED 144" W. SANITARY SEWER
- PROPOSED 150" W. SANITARY SEWER
- PROPOSED 156" W. SANITARY SEWER
- PROPOSED 162" W. SANITARY SEWER
- PROPOSED 168" W. SANITARY SEWER
- PROPOSED 174" W. SANITARY SEWER
- PROPOSED 180" W. SANITARY SEWER
- PROPOSED 186" W. SANITARY SEWER
- PROPOSED 192" W. SANITARY SEWER
- PROPOSED 198" W. SANITARY SEWER
- PROPOSED 204" W. SANITARY SEWER
- PROPOSED 210" W. SANITARY SEWER
- PROPOSED 216" W. SANITARY SEWER
- PROPOSED 222" W. SANITARY SEWER
- PROPOSED 228" W. SANITARY SEWER
- PROPOSED 234" W. SANITARY SEWER
- PROPOSED 240" W. SANITARY SEWER
- PROPOSED 246" W. SANITARY SEWER
- PROPOSED 252" W. SANITARY SEWER
- PROPOSED 258" W. SANITARY SEWER
- PROPOSED 264" W. SANITARY SEWER
- PROPOSED 270" W. SANITARY SEWER
- PROPOSED 276" W. SANITARY SEWER
- PROPOSED 282" W. SANITARY SEWER
- PROPOSED 288" W. SANITARY SEWER
- PROPOSED 294" W. SANITARY SEWER
- PROPOSED 300" W. SANITARY SEWER



STATION	TYPE	SIZE	DEPTH	ELEVATION	REMARKS
10+00	MANHOLE	36"	3'-0"	5125.00	EXISTING
10+20	MANHOLE	36"	3'-0"	5125.00	EXISTING
10+40	MANHOLE	36"	3'-0"	5125.00	EXISTING
10+60	MANHOLE	36"	3'-0"	5125.00	EXISTING
10+80	MANHOLE	36"	3'-0"	5125.00	EXISTING
11+00	MANHOLE	36"	3'-0"	5125.00	EXISTING
11+20	MANHOLE	36"	3'-0"	5125.00	EXISTING
11+40	MANHOLE	36"	3'-0"	5125.00	EXISTING
11+60	MANHOLE	36"	3'-0"	5125.00	EXISTING
11+80	MANHOLE	36"	3'-0"	5125.00	EXISTING
12+00	MANHOLE	36"	3'-0"	5125.00	EXISTING
12+20	MANHOLE	36"	3'-0"	5125.00	EXISTING
12+40	MANHOLE	36"	3'-0"	5125.00	EXISTING
12+60	MANHOLE	36"	3'-0"	5125.00	EXISTING
12+80	MANHOLE	36"	3'-0"	5125.00	EXISTING
13+00	MANHOLE	36"	3'-0"	5125.00	EXISTING
13+20	MANHOLE	36"	3'-0"	5125.00	EXISTING
13+40	MANHOLE	36"	3'-0"	5125.00	EXISTING
13+60	MANHOLE	36"	3'-0"	5125.00	EXISTING
13+80	MANHOLE	36"	3'-0"	5125.00	EXISTING
14+00	MANHOLE	36"	3'-0"	5125.00	EXISTING
14+20	MANHOLE	36"	3'-0"	5125.00	EXISTING
14+40	MANHOLE	36"	3'-0"	5125.00	EXISTING

PROJECT INFORMATION

City Project No. 778683

Zone Map No. 0-10-2

Sheet 5 of 6

CLIENT INFORMATION

CITY OF TALLAHASSEE

PUBLIC WORKS DEPARTMENT

TRANSPORTATION DIVISION

UTILITY PLAN AND PROFILE

TALLADO COURT NW, TALLAHASSEE SUBDIVISION

DESIGN INFORMATION

DESIGNED BY: [Name]

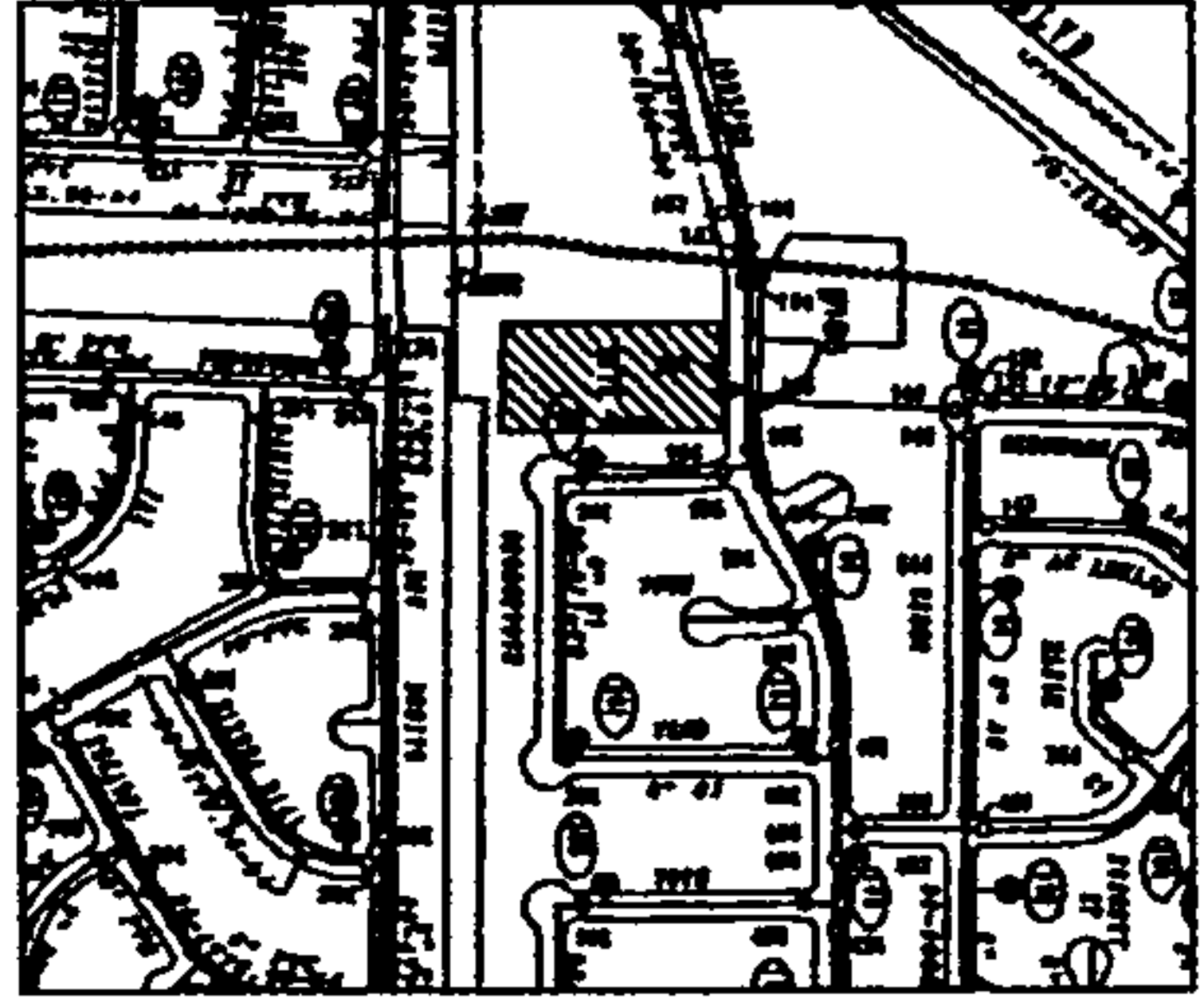
CHECKED BY: [Name]

DATE: [Date]

REVISIONS

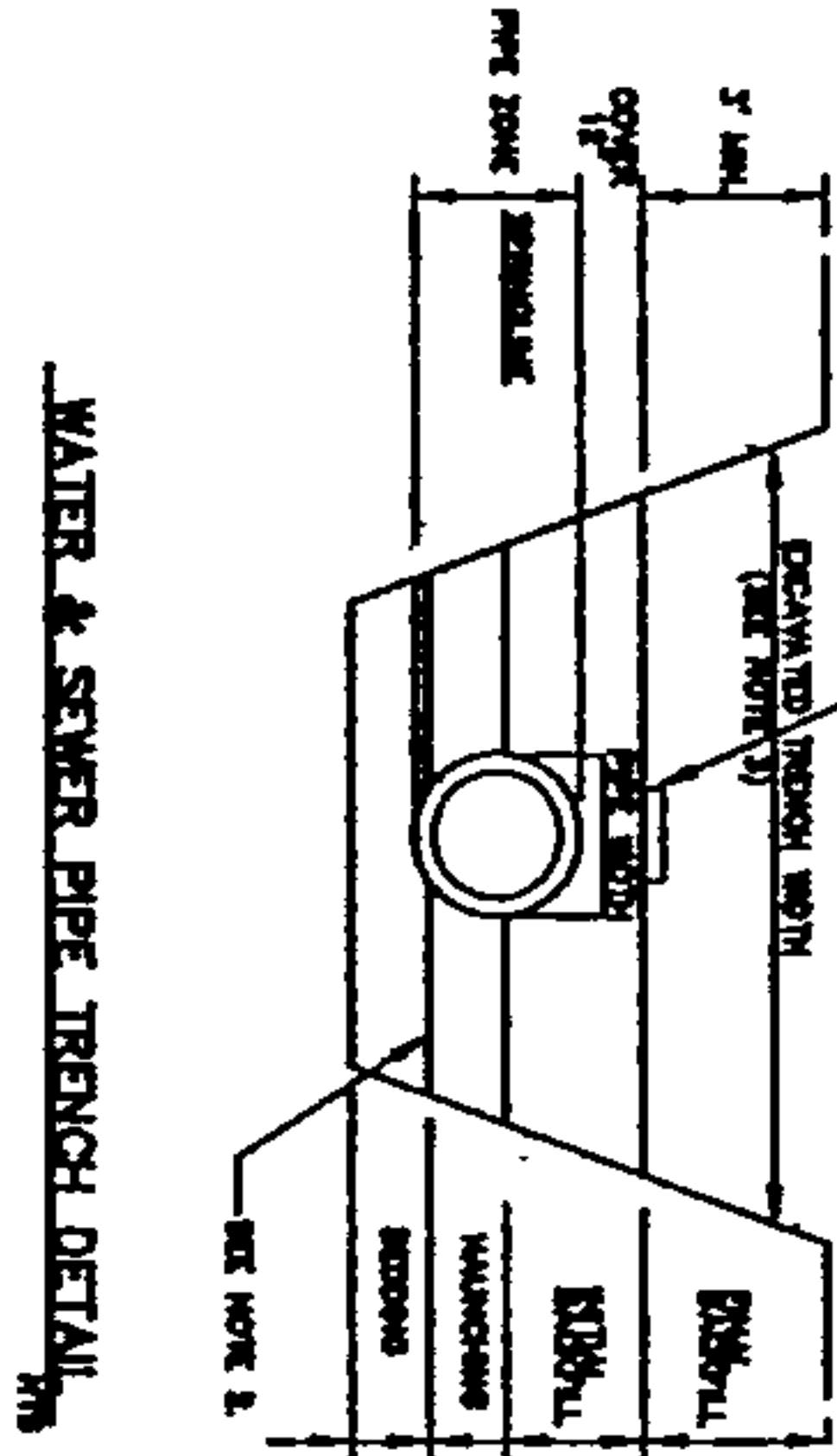
NO.	DATE	REVISIONS

D:\projects\College West Sub\PLANSET\05-UTILITY-PWP.dwg 7/22/2009 9:41:07 AM HST



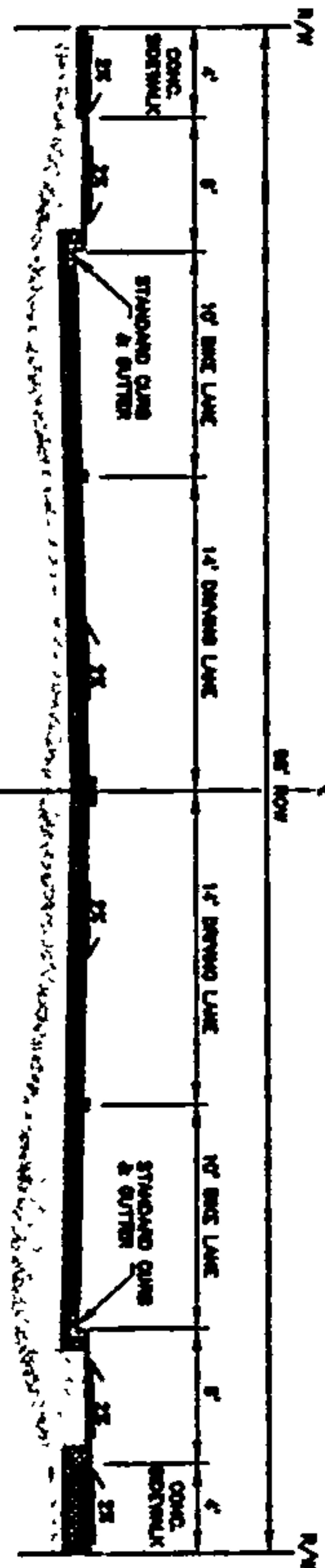
- WATER SHUT OFF POINT**
1. SHUT OFF POINT SHALL BE LOCATED AT THE POINT OF ENTRY OF THE WATER MAIN INTO THE PROPERTY.
 2. VALVES SHALL BE OPERATED BY WATER AUTHORITY EMPLOYEES ONLY.
 3. THIS SHUT OFF POINT SHALL BE MAINTAINED AT ALL TIMES.

- GENERAL NOTES**
1. DIMENSIONS UNLESS NOTED TO THE CONTRARY.
 2. MATERIALS SHALL BE AS SHOWN IN THE SPECIFICATIONS.
 3. TRENCHES SHALL BE BACKFILLED WITH COMPACTED SOIL.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

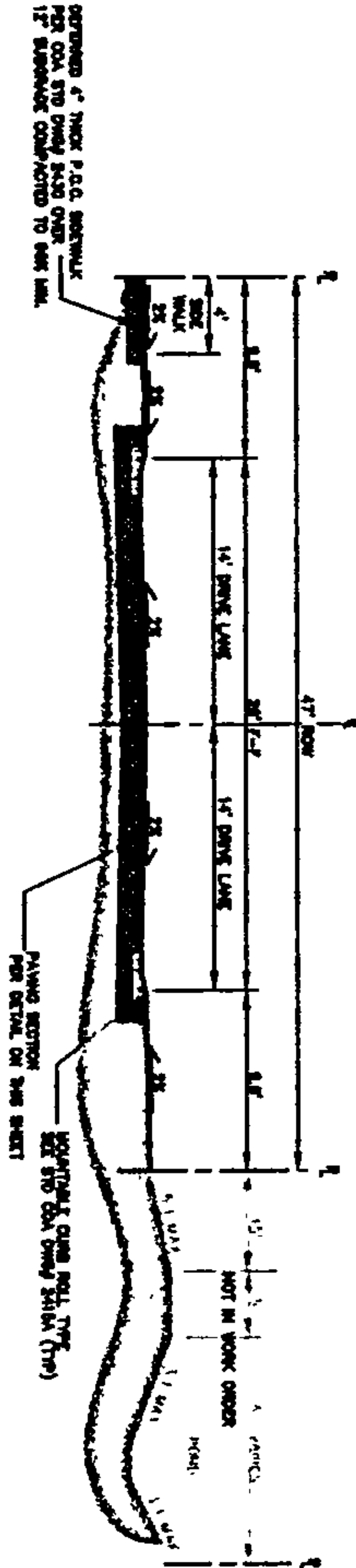


WATER & SEWER PIPE TRENCH DETAIL

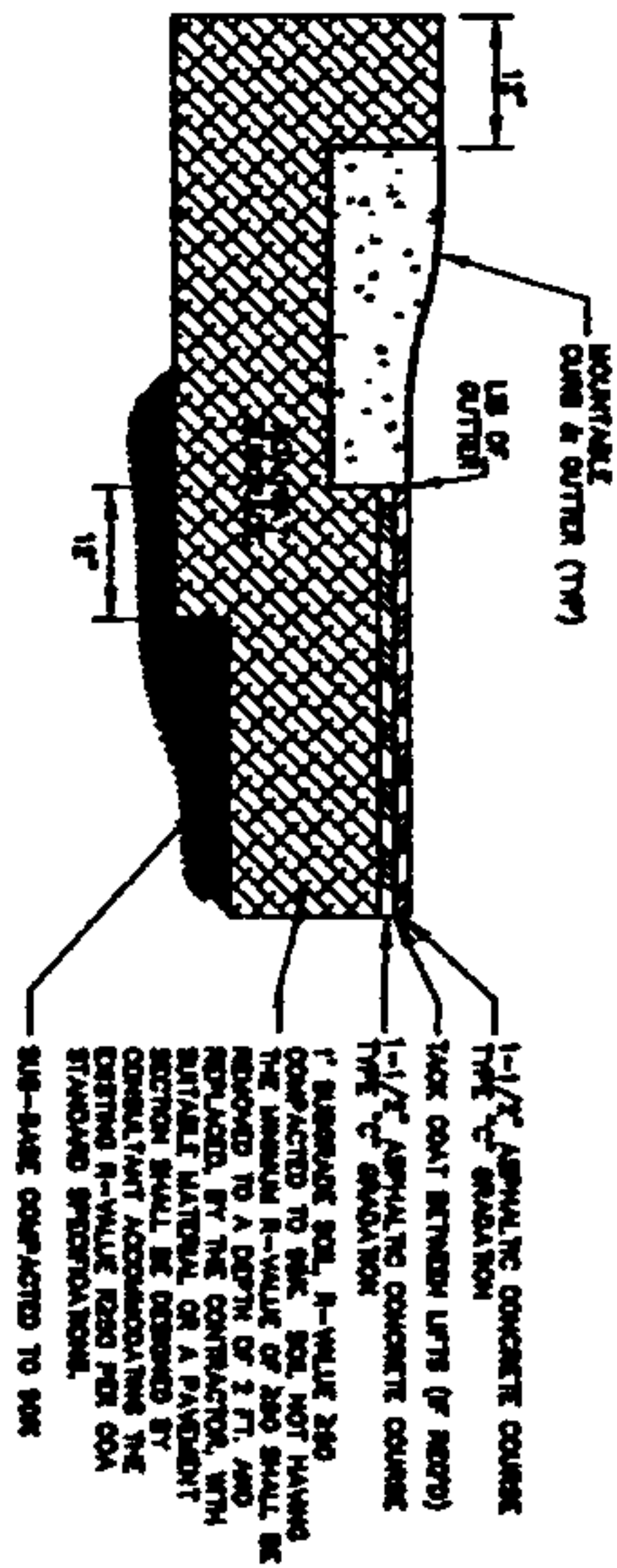
68' ROW TYPICAL SECTION FOR ST. JOSEPH'S AVE.



28' TALLADO COURT TYPICAL SECTION



RESIDENTIAL PAVING SECTION - ROLLED CURB & GUTTER



City of Albuquerque
PUBLIC WORKS DEPARTMENT
TRANSFORMATIONAL DEVELOPMENT
VILLA SENDROS SUBDIVISION

DETAILS

DESIGNER: [Signature]
 DATE: [Date]

NO. DATE REMARKS BY

DESIGNED BY: [Name] DATE: [Date]
 DRAWN BY: [Name] DATE: [Date]
 CHECKED BY: [Name] DATE: [Date]

PROJECT No. 778883 Zone Map No. 0-10-2 Sheet 8 of 8

ENGINEER'S SEAL



SURVEY INFORMATION

NO.	BY	DATE

BENCH MARK

NO.	DESCRIPTION
1	ACS MONUMENT 'S 610'
2	NAD 1983 CENTRAL ZONE
3	X=1487508.487
4	Y=1500182.248
5	Z=5182.437 (NAD 1983)
6	G-C-0.999878436
7	MAPPING ANGLE= 001629.67

AS BUILT INFORMATION

NO.	DESCRIPTION

January 23, 2013