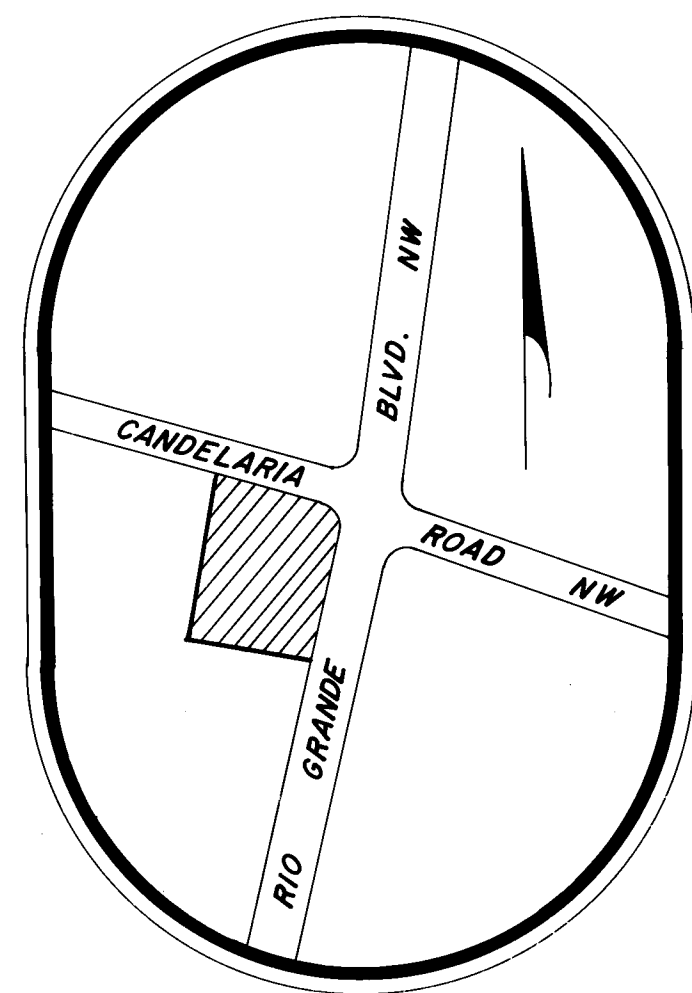


DEVELOPEMENT PLANS

THE COLONNADE



VICINITY MAP

ZONE ATLAS MAP NO. 6-13

NOTICE TO CONTRACTORS

1. New Mexico Standard Specifications for Public Works Construction--1979 Edition, will be referred to hereon as the "Standard Specification".
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 "Contract Documents for City-Wide Utilities and Cash Paving No. 30 and the Standard Specifications".
3. All utilities and utility service lines shall be installed prior to paving.
4. Where a water line passes beneath or less than 3' above an existing sewer line, the sewer line shall be encased in concrete 6" thick for at least 10' on each side of the water line, or the sewer line shall be replaced with ductile iron pipe with mechanical joints for 10' each side of the water line. This shall also apply where a parallel water line is less than 10' horizontally and less than 2' above the sewer.
5. Backfill compaction shall be according to specified street use.
6. Tack coat requirements shall be determined by the City Engineer.
7. If curb is depressed for a driveway, the driveway shall be constructed prior to acceptance of the curb and gutter.
8. All storm drainage facilities shall be completed prior to final acceptance.
9. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
10. 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 or surveyor so that the conflict can be resolved with a minimum amount of delay.

INDEX

SHEET	1	TITLE SHEET
SHEET	2	PLAT
SHEET	3	GRADING & DEVELOPEMENT PLAN
SHEET	4	STREET GRADING, WATER & SANITARY SEWER PLAN & PROFILES

201115 0181

SHEETS 2,3,4

AS - BUILT 12-4-81 DRAWING NO. 1115

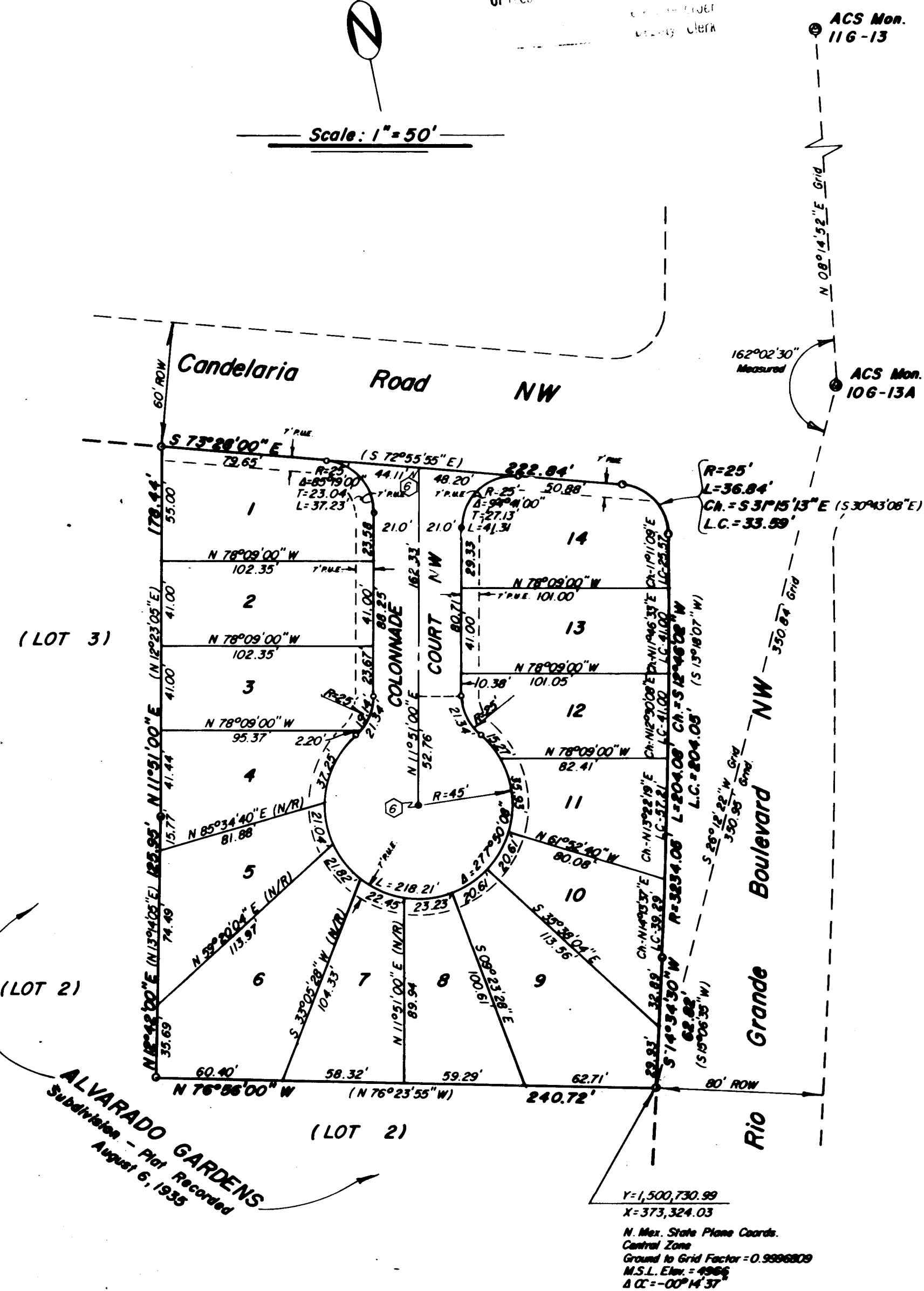
APPROVED FOR CONSTRUCTION	
<i>R. H. Lee</i>	8/12/81
CITY ENGINEER	DATE
Plans Prepared Under The Direction of	
<i>John G. Leverton</i>	
John G. Leverton, P.E. & L.S. No. 1874 New Mexico	

81 10880

THE COLONNADE

A REPLAT OF PORTIONS OF
LOTS 2 & 3, UNIT 3, ALVARADO GARDENSALBUQUERQUE, NEW MEXICO
ZONE ATLAS MAP No. G-13

Scale: 1" = 50'

VICINITY MAP
Zone Atlas Map No. G-13

NOTES

1. Easements are not drawn to scale.
2. All corners shown are #5 rebar found in place.
3. All distances are ground.
4. Bearings are from record plat and subsequent surveys.
5. Bearings shown in parenthesis are grid.
6. Set a 3/8" x 10" steel spike as survey control point.

DEDICATION

The Plat shown and described hereon is with the free consent and in accordance with the wishes and desires of the undersigned owner. Said owner does hereby dedicate the public right-of-way shown hereon, together with the 7' public utility easements shown and including the right of ingress and egress, and the right to trim interfering trees.

DESCRIPTION

A parcel of land comprised of portions of Lots 2 and 3, Unit 3, of ALVARADO GARDENS, a subdivision of the City of Albuquerque, Bernalillo County, New Mexico, and more particularly described as follows:

Beginning at the Northwest corner, a point on the south line of Candelaria Road NW, from which the NE corner of Lot 3, Unit 3, of ALVARADO GARDENS, a subdivision of a Tract of Land in Los Candelarias, Bernalillo County, New Mexico, filed in the records of Bernalillo County, New Mexico on August 6, 1935, bears S 73° 28' E a distance of 259.12'; and running thence S 73° 28' E along said south line of Candelaria Road NW 222.84'; thence along the arc of a curve to the right having a radius of 25' a distance of 36.84' to a point on the west line of Rio Grande Blvd. NW, thence along said west line of Rio Grande Blvd. NW in successive courses; along the arc of a curve to the right having a radius of 3234.05', a chord bearing S 12° 46' 02" W and length of 204.05', a distance along the arc of 204.08'; and thence S 14° 34' 30" W 62.82' to the SE corner; thence N 76° 56' W 240.72' to the SW corner, thence N 12° 42' E 125.95', thence N 11° 51' E 178.44' to the NW corner and point of beginning. Containing an area of 1.6664 acres, more or less.

NOTARY PUBLIC

State of New Mexico) SS
County of Bernalillo)

The foregoing instrument was acknowledged before me this 18th day of March, 1981, by H. L. Cleff, Jr.

Notary Public
My commission expires 2-29-84

SURVEYOR'S CERTIFICATION

This is to certify that this plat was prepared under my direct supervision and is true and correct to the best of my knowledge and belief, and that it meets City Detailed Design Standards for Surveying Boundary Information from plats of record and descriptions contained in purchase agreements. This plat also meets the minimum requirements for monumentation of the Albuquerque Subdivision Ordinance. All easements of record are shown.

John G. Leaverton
P.E. & L.S. No. 1874
New Mexico
Date: March 2, 1981

APPROVALS

S-80-57

APPROVALS	DATE
City Engineer, City of Albuquerque	3/20/81
City Engineer, City of Albuquerque	3/19/81
City Engineer, City of Albuquerque	3/18/81
City Engineer, City of Albuquerque	3/18/81
City Engineer, City of Albuquerque	1-29-81
City Engineer, City of Albuquerque	1-29-81
City Engineer, City of Albuquerque	2-18-81
City Engineer, City of Albuquerque	1/29/81
City Engineer, City of Albuquerque	3/05/81
City Engineer, City of Albuquerque	3/9/81
City Engineer, City of Albuquerque	1-29-81

DWG No. 1115 Sheet 2 of 4

AS-BUILT

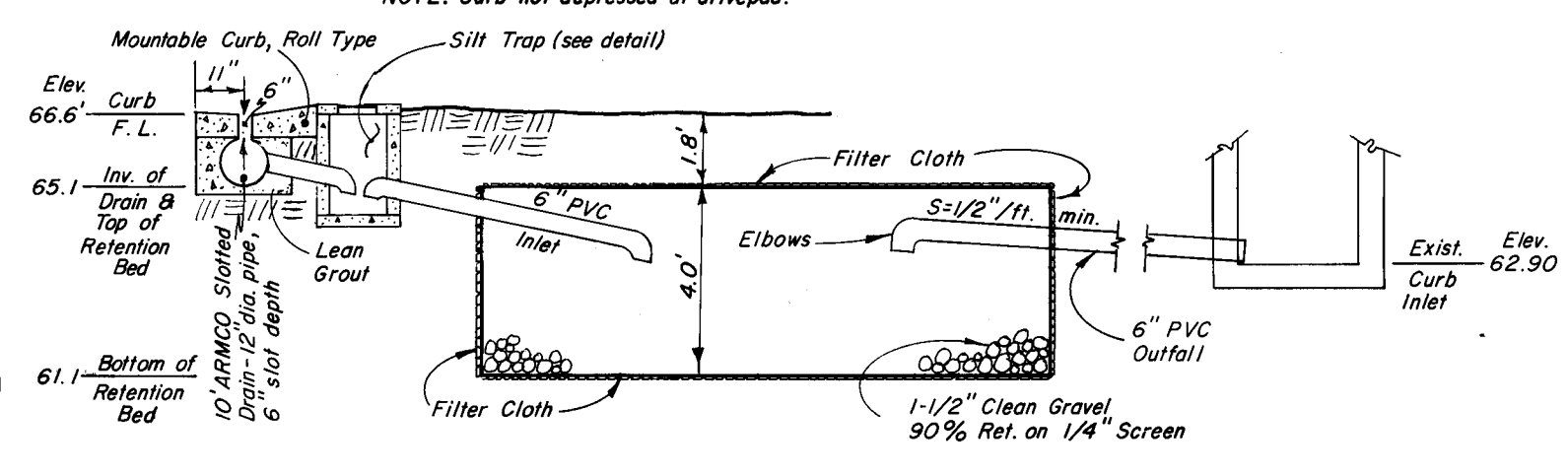
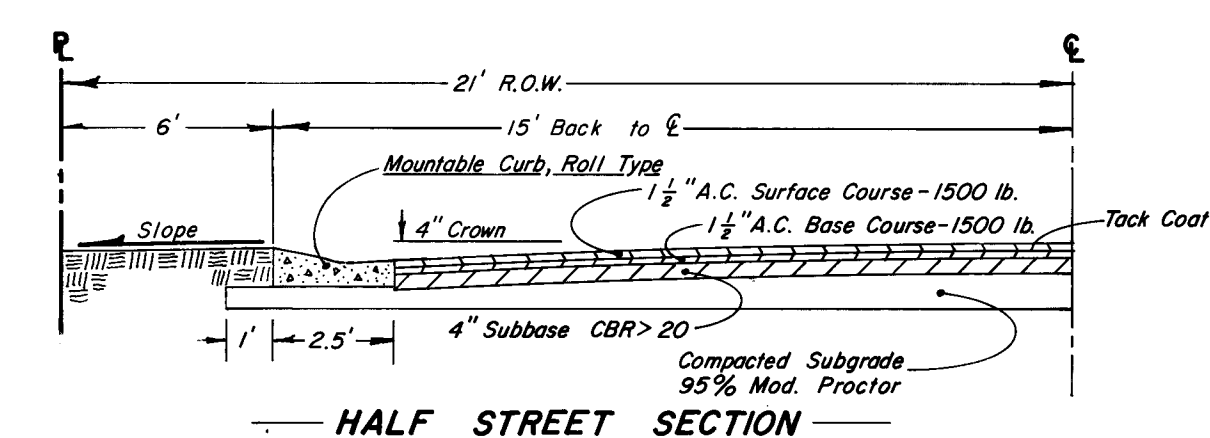
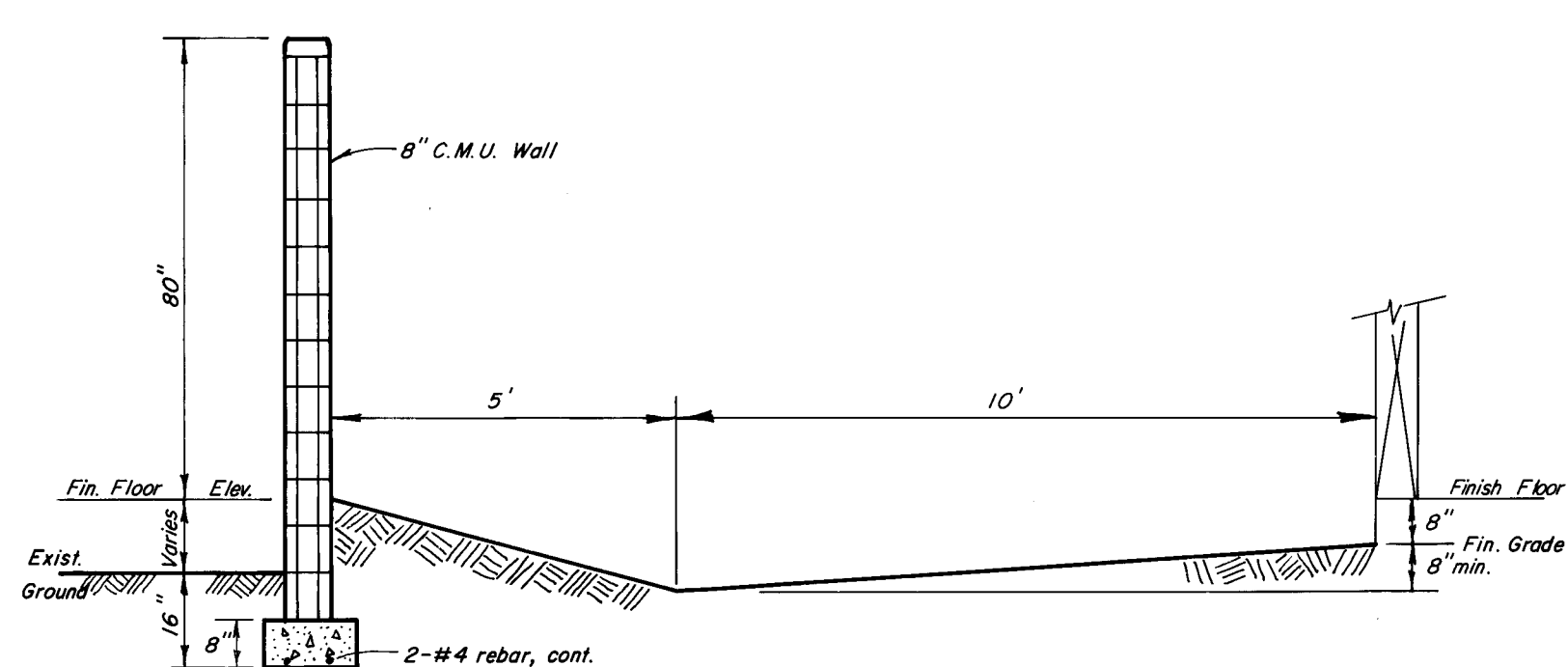
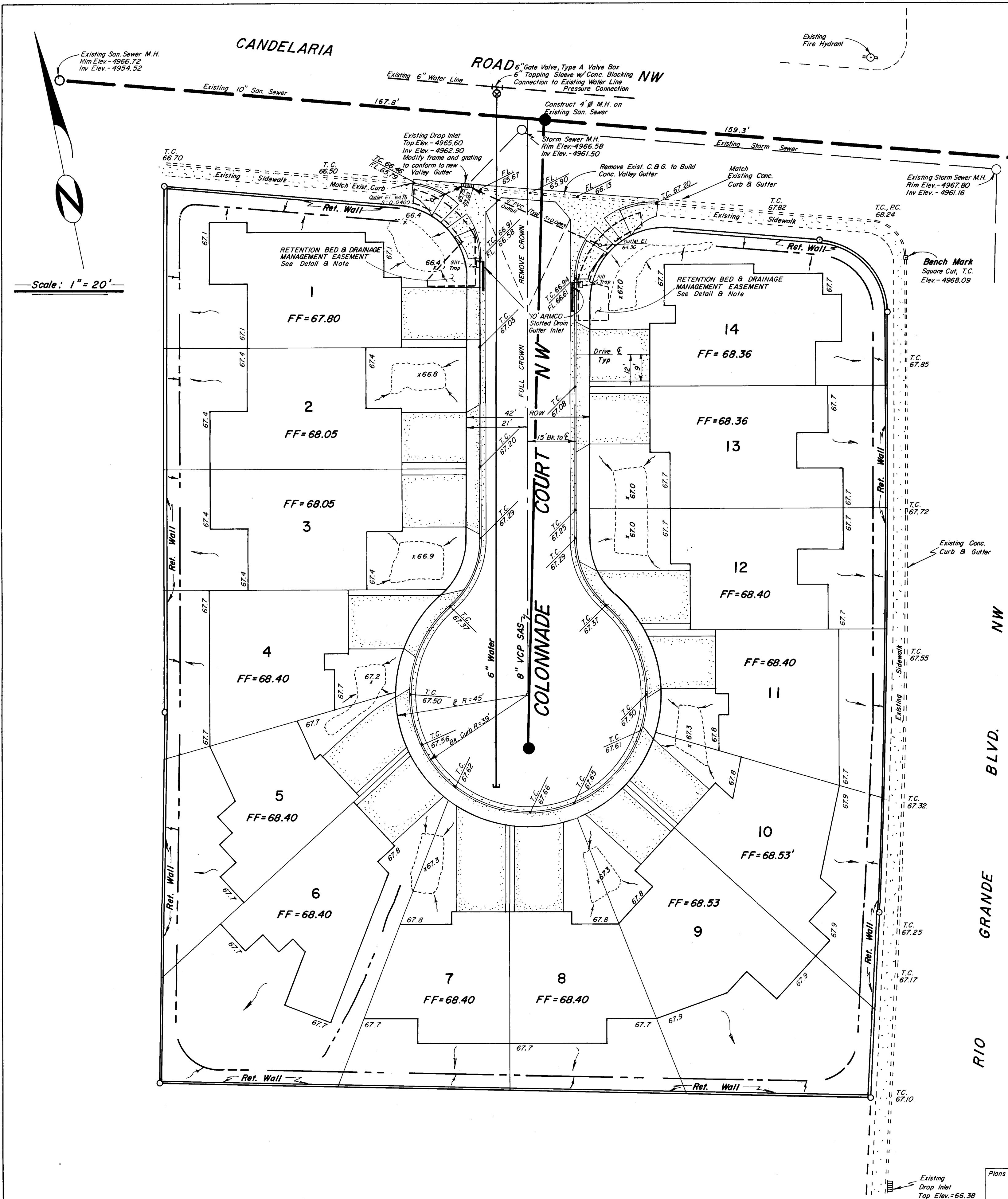
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISIONTITLE: Recorded Plat
THE COLONNADE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		

DRAWING NO. 1115 SHEET 2 OF 4

APPROVED FOR
CONSTRUCTION

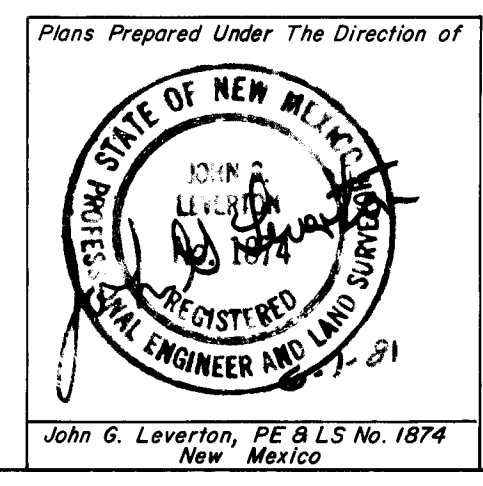
CITY ENGINEER DATE



NOTE

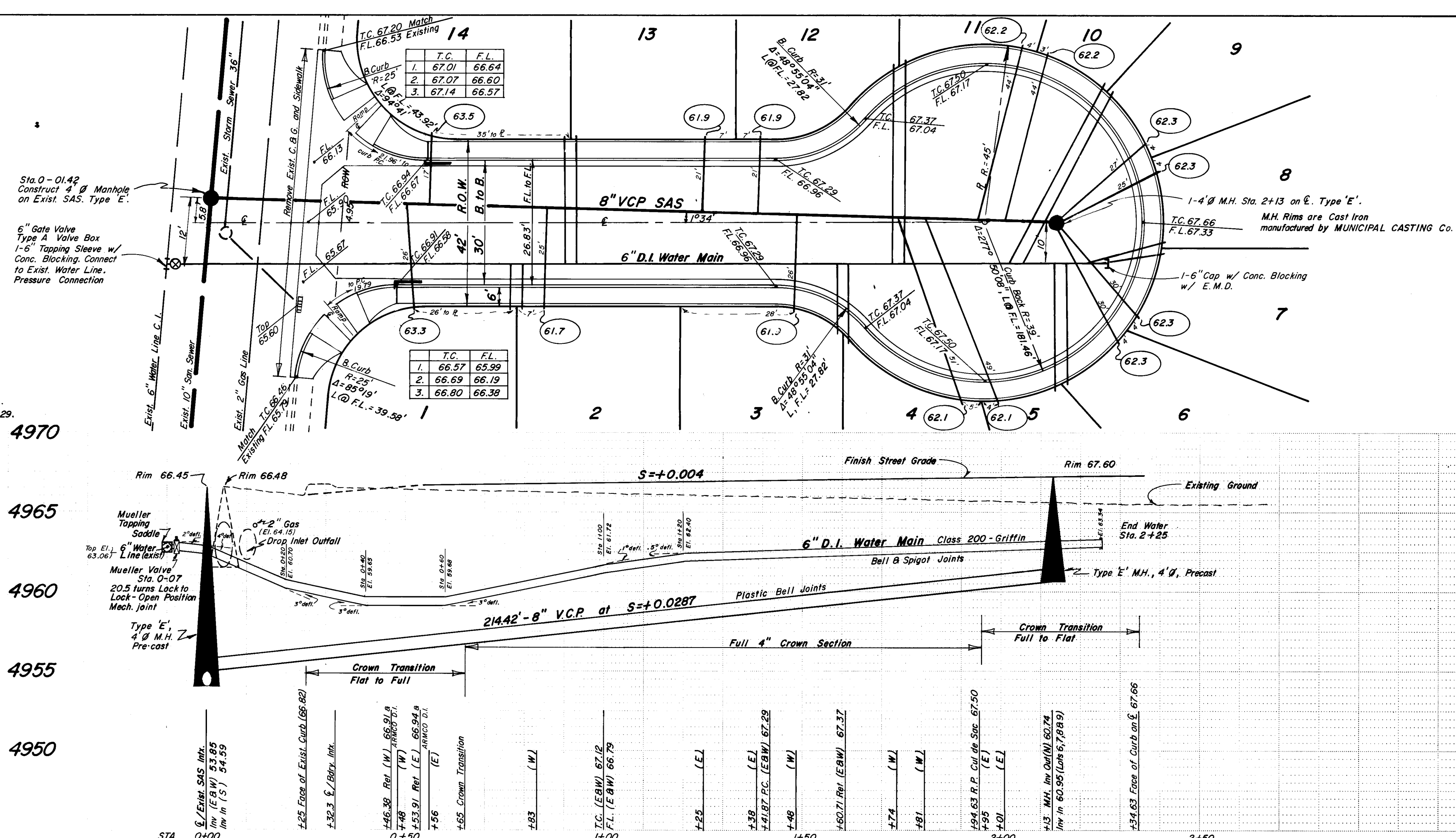
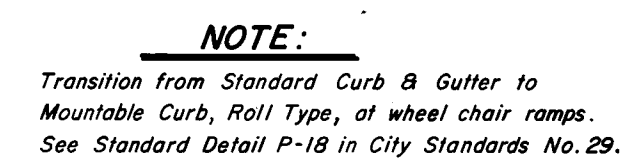
City Drainage Inspector must be notified 48 hrs. in advance of placement of gravel in filter cloth basins OR
Engineer may certify that filter cloth basins have been constructed as shown.

APPROVALS										ENGINEER										DATE									
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AS - BUILT

APPROVED FOR CONSTRUCTION
[Signature]
CITY ENGINEER DATE



NOTES FOR

WATER SERVICES & SAN. SEWER LATERALS

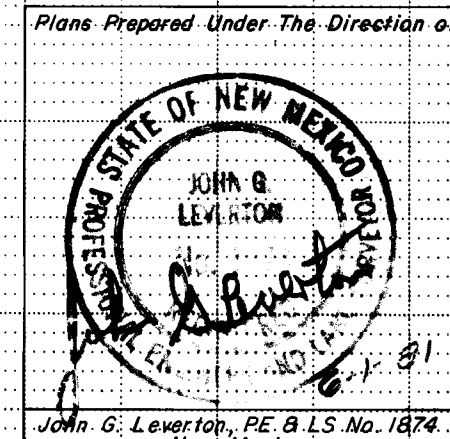
1. Utility services shall be installed as shown herein and are intended to be located, as far as practicable, out from under drives and drive-pads.
2. Water services are 3/4" polyethylene CI. (60. Corp. stops (J-1500) & Curb stops (J-1921) made by James Jones Co.
3. Sewer laterals are 4" cast iron. S&S main trunk Tees are manufacturer
4. E.M.D.'s to be placed according to specs.

61.1 Indicates SAS Inv.
Elev. at Property Line.
Stationed @ profile station

Scale: HORIZ: 1" = 20'
VERT: 1" = 5'

[illegible]

12-4-81 JRM
AS-BUILT



APPROVED FOR
CONSTRUCTION
Richard S. Hill 8/12/81
CITY ENGINEER DATE

CITY OF ALBUQUERQUE					
MUNICIPAL		DEVELOPMENT DEPARTMENT			
		ENGINEERING DIVISION			
TITLE:					
Street Grading, San Sewer, Storm Sewer, & Water Plan & Profile					
THE COLONNADE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/1/81	Liquid Waste	<i>[Signature]</i>	6/15/81
A.C.E. - Hydrology	<i>[Signature]</i>	6/10/81	Traffic	<i>[Signature]</i>	6/10/81
A.C.E. - Design	<i>[Signature]</i>	5/28/81	Water	<i>[Signature]</i>	6/15/81
DRAWING NO.			SHEET 4 OF 4		
1115					