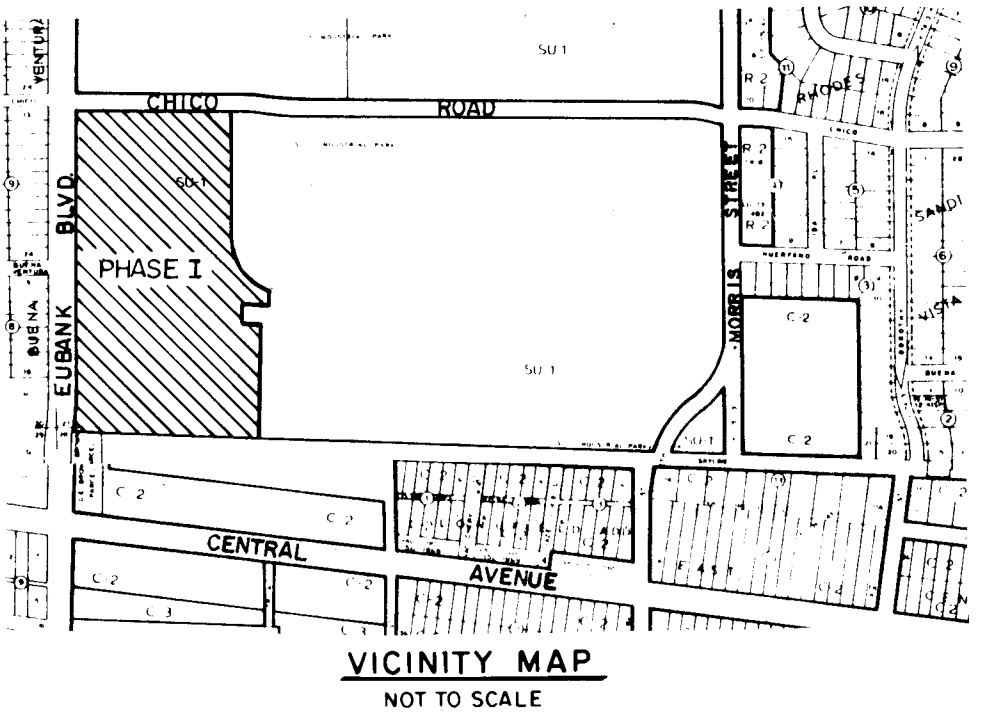


SIDEWALK, SANITARY SEWER
AND
MASTER PLAN WATERLINE
TOWNE PARK - PHASE I
ALBUQUERQUE, NEW MEXICO



GENERAL NOTES

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. 31 AND THE STANDARD SPECIFICATION"
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, 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 OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE
- ☒ THE 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

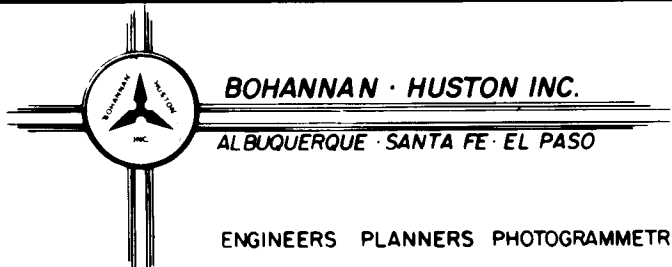
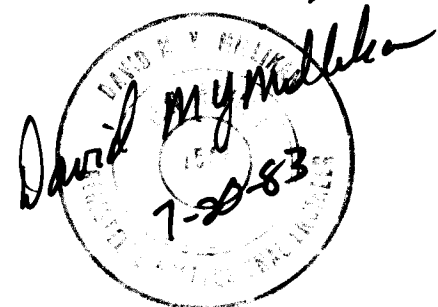
INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAT
3	SUBDIVISION PLAT
4	GRADING PLAN
5	WATER DESIGN
6	DRAINAGE & UTILITY EASEMENT & TOWNE PARK DRIVE INTERSECTION
7	ROCK CREEK PARK AVENUE
8	SCHENLY PARK DRIVE
9	TOWNE PARK DRIVE

246 1858 0184

W.F. Myrland
12/3/84

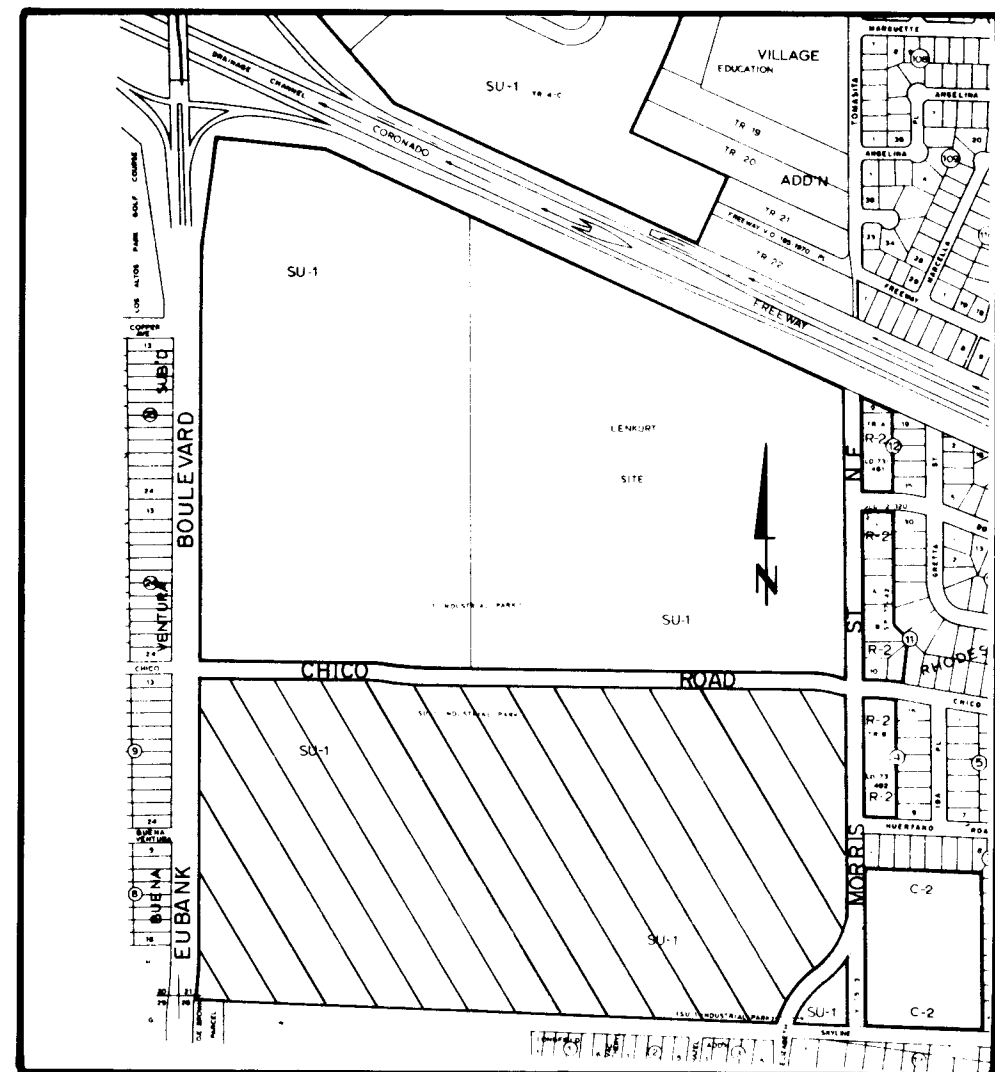
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS									



APPROVED FOR CONSTRUCTION
12/14/84
MH for G.R.O. 12/14/84 C.E.

PROJECT NUMBER
1858

SHEET 1 OF 9



LOCATION MAP
ZONE ATLAS MAP NO. K-21-Z

SUBDIVISION DATA

Zone Atlas Index No. K-21-Z
Gross subdivision acreage: 72.4647 Ac.
Total number of lots created: 2
Total number of lots created: 111 Lots
Total mileage of Private streets created: 0.763 Mi.
Total acreage of additional right-of-way created: 0.0444 Ac.
Date of survey: August, 1981

NOTES

1. Bearings are N.M. State Plane Grid bearings (Central Zone).
2. Distances are ground distances.
3. Elevations are field elevations (City of Albuquerque datum).
4. No. 5 rebar with plastic survey cap stamped PE 8 LS 2455 were set on corners designated by a small solid circle.
5. Record bearings and distances are shown in parenthesis.
6. Private ways shown herein are hereby granted as permanent access easements to be indivisible and privately and collectively owned by the owners of the individual properties which the easements serve and said private ways are also private drainage easements and serve water and sewer easements.
7. Any relocation of the Public Waterline and Public Sewer Easement shall be at the owner's expense and with City of Albuquerque Water Resources Department approval.

NOTE

1. The lot adjacent to the 3.5 side lot easement shall have exclusive use of the 3.5 side lot easement for landscaping and regular use. The lot upon which the side lot easement is located shall retain the rights for:
 - a) access over the easement for necessary construction and maintenance of the improvements on his lot;
 - b) for overhanging eaves and roofs of the improvements on his lot; and
 - c) for drainage runoff from the eaves and roofs of the improvements on his lot.

DESCRIPTION

A tract of land situated within the City of Albuquerque in the S 1/2 of Section 21, T10N, R4E, N.M.P.M., Bernalillo County, New Mexico and being more particularly described by New Mexico State Plane Grid bearing (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner, a point on the easterly right-of-way of Eubank Boulevard and also being the northwest corner of Dorothy E. Brown Parcel, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 7, 1966, being a point on the section line common to Sections 21 and 28, T10N, R4E, N.M.P.M., whence the southwest corner of said Section 21, bears N87°16'49"W, 64.52 feet and whence the ACS central station S-121 (R-47) bearing New Mexico State Plane Grid Coordinates, Central Zone, X = 415,713.74 Y = 1,481,483.70 bears S01°17'17"W, 383.49 feet and from beginning point running thence along said easterly right-of-way of Eubank Boulevard, 201.38 feet along the arc of a curve to the left having a radius of 2259.30 feet and a chord bearing N02°10'17"E, 201.31 feet to a point of tangency, thence, N00°37'05"E, 1060.50 feet to the northwest corner, a point on the southerly right-of-way of Chico Road, whence the NMHC Central Station 2-403 (New Mexico State Plane Grid Coordinates, Central Zone: X = 415,875.15 Y = 1,489,440.00) bears N01°43'43"W, 2313.98 feet, thence leaving said easterly right-of-way of Eubank Boulevard and continuing along said southerly right-of-way of Chico Road, S89°46'56"E, 573.14 feet to a point of curvature; thence, 146.51 feet along the arc of a curve to the right having a radius of 1106.20 feet and a chord bearing S89°59'17"E, 146.40 feet to a point of reverse curvature; thence, 154.45 feet along the arc of a curve to the left having a radius of 1106.20 feet and a chord bearing S89°59'17"E, 154.34 feet to a point of tangency; thence, S89°46'56"E, 1466.74 feet to a point of curvature; thence, 75.17 feet along the arc of a curve to the right having a radius of 215.34 feet and a chord bearing S79°46'56"E, 74.79 feet to a point of reverse curvature; thence, 66.05 feet along the arc of a curve to the left having a radius of 275.34 feet and a chord bearing S79°39'16"E, 65.89 feet to the northeast corner, a point on the westerly right-of-way of Morris Street; thence leaving said southerly right-of-way of Chico Road and continuing along said westerly right-of-way of Morris Street, S00°13'04"W, 790.07 feet to a point of curvature, a point on the westerly right-of-way of Elizabeth Street; thence leaving said westerly right-of-way of Morris Street and continuing along said westerly right-of-way of Elizabeth Street, S02°03'05"W, 302.83 feet along the arc of a curve to the right having a radius of 317.38 feet and a chord bearing S27°38'34"W, 292.36 feet to a point of reverse curvature; thence, 314.41 feet along the arc of a curve to the left having a radius of 388.67 feet and a chord bearing S31°57'10"W, 305.85 feet to the southeast corner, a point on said section line common to Sections 21 and 28, being also a point on the north-south right-of-way of Skyline Road; thence leaving said westerly right-of-way of Elizabeth Street and continuing along said section line and said north-south right-of-way of Skyline Road N87°16'49"W, 2202.08 feet to the point and place of beginning.

Tract contains 72.4647 acres, more or less.

SP-83-38

APPROVALS

Approval and conditional acceptance, as specified by Subsection 22, A 20, of the Albuquerque Subdivision Ordinance.

Eugene Ware 8-23-83
PLANNING DIRECTOR
Tom Flynn 8-23-83
CITY ENGINEER
Tom Flynn 8-23-83
A.M.A.C.A.
Robert J. Jorgensen 8-23-83
TRAFFIC ENGINEER
Tom Flynn 8-23-83
CITY SURVEYOR
Rene Elwell 8-23-83
PROPERTY MANAGEMENT
Tom Flynn 8-23-83
WATER RESOURCES DEPARTMENT
Tom Flynn 8-23-83
PARKS & RECREATION DEPARTMENT
Tom Flynn 8-23-83
PUBLIC SERVICE COMPANY OF NEW MEXICO
Tom Flynn 8-23-83
GAS COMPANY OF NEW MEXICO
Tom Flynn 8-23-83
MOUNTAIN BELL
Tom Flynn 8-23-83

83 55777
LAND IN
SOUTH 1/2 OF SECTION 21, T10N, R4E, N.M.P.M.
TOWNE PARK
ALBUQUERQUE, NEW MEXICO
APRIL 1983

DEDICATION

The subdivision of the land herein described is with free consent and in accordance with the desires of the undersigned owner(s) and proposer(s) thereof and do hereby dedicate the public utility easements as shown hereon that includes easements for underground and buried service ways for electric power and telephone lines to be installed, maintained and severed to provide electric and telephone service to the residents of the subdivision and including the right to ingress, egress and the right to trim or remove any interfering trees, shrubs or bushes.

Water Resources shall have the exclusive right to place underground utilities within four (4) feet of a public easement, except for perpendicular crossings or where written approval has been obtained from the Water Resources Department.

Township Development Company

Bill Hooten
Vice President, Town Development Company

(State of New Mexico)

County of Bernalillo

The foregoing instrument was acknowledged before me this 10th day of June, 1983, by Bill Hooten, Vice President, on behalf of Town Development Company.

Carol Kay Hailey
Notary Public
My commission expires: 6-12-85

Regents for the University of New Mexico
Henry Jaramila, Jr.
President

(State of New Mexico)

County of Bernalillo

John D. Paz
Secretary-Treasurer

(State of New Mexico)

County of Bernalillo

The foregoing instrument was acknowledged before me this 10th day of June, 1983, by Henry Jaramila, Jr., President, and John D. Paz, Secretary-Treasurer, on behalf of the Regents for the University of New Mexico.

Carol Kay Hailey
Notary Public
My commission expires: 6-12-85

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and survey contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

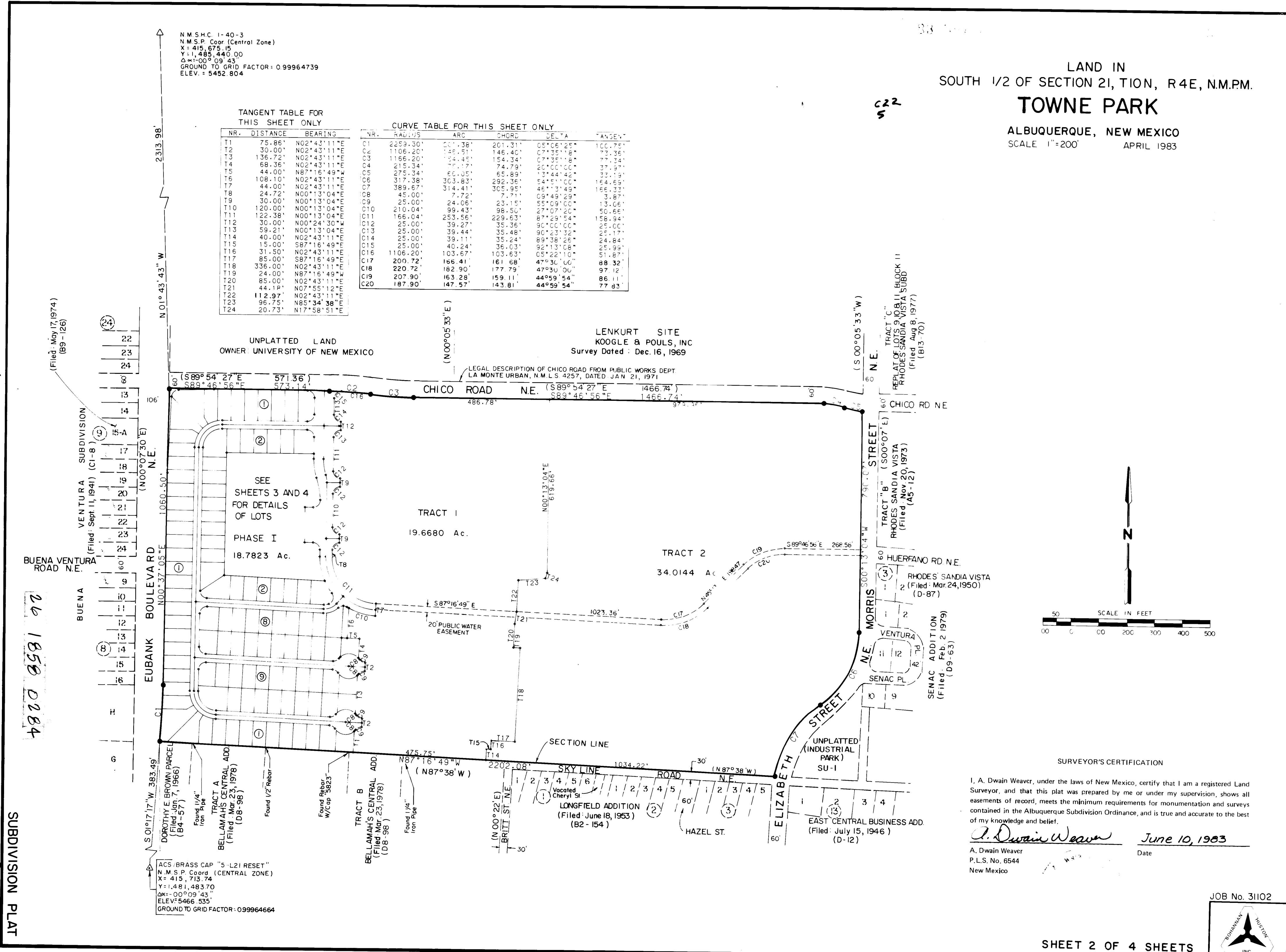
A. Dwain Weaver June 10, 1983
Date
P.L.S. No. 6544
New Mexico

JOB No. 31102

SHEET 1 OF 4 SHEETS

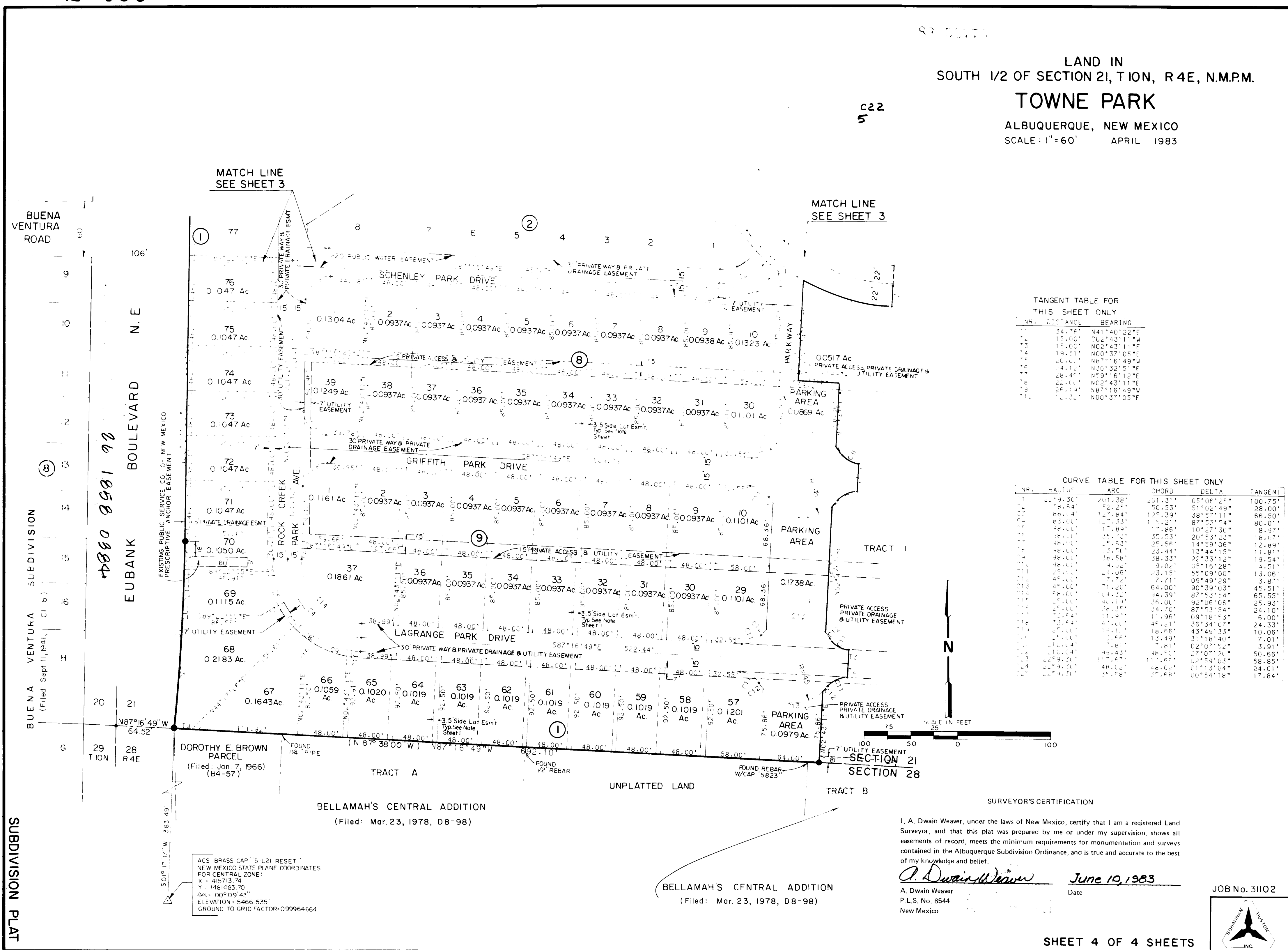
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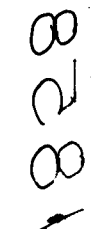
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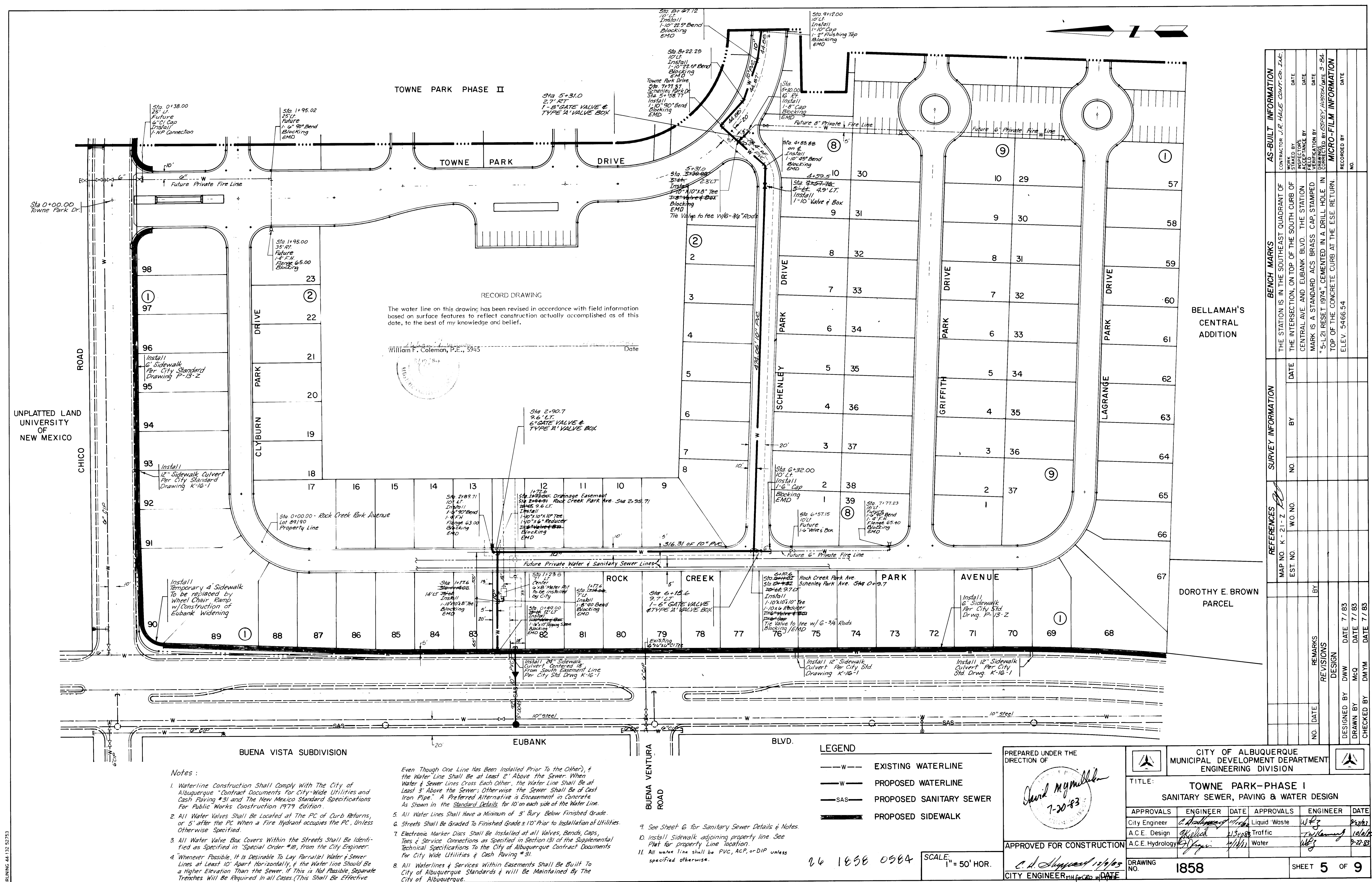


SHEET 2 OF 4 SHEETS

C22-5







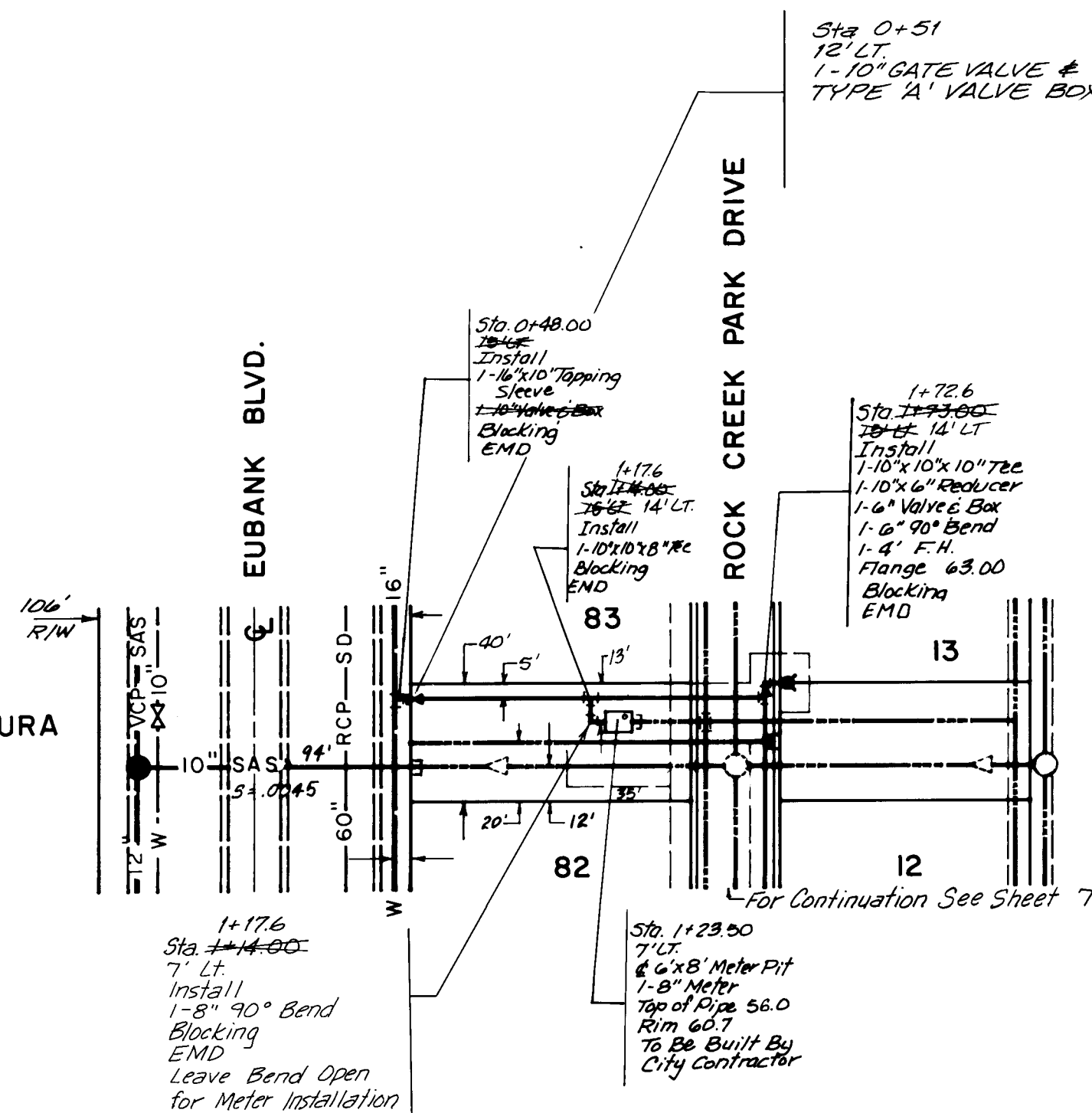
PLAN	SURVEYED _____		BY _____	DATE _____
	PLOTTED _____			
	ALIGNMENT CHECKED _____			
	RT OF WAY CHECKED _____			

NOTE BOOK				
NO _____				



Notes:

1. During Construction within the Eubank Right-of-way at least 2 North Bound Lanes of Eubank must remain open at all times and at least 1 South Bound Lane must remain open at all times. Also at least 2 south bound lanes must be open during the hours of 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
2. Contractor must submit Barricade Plan to Traffic Engineer for approval prior to cutting pavement in Eubank Blvd.
3. Many Utility Lines exist within the Eubank Blvd. Right-of-way coordinate with utility companies prior to digging.

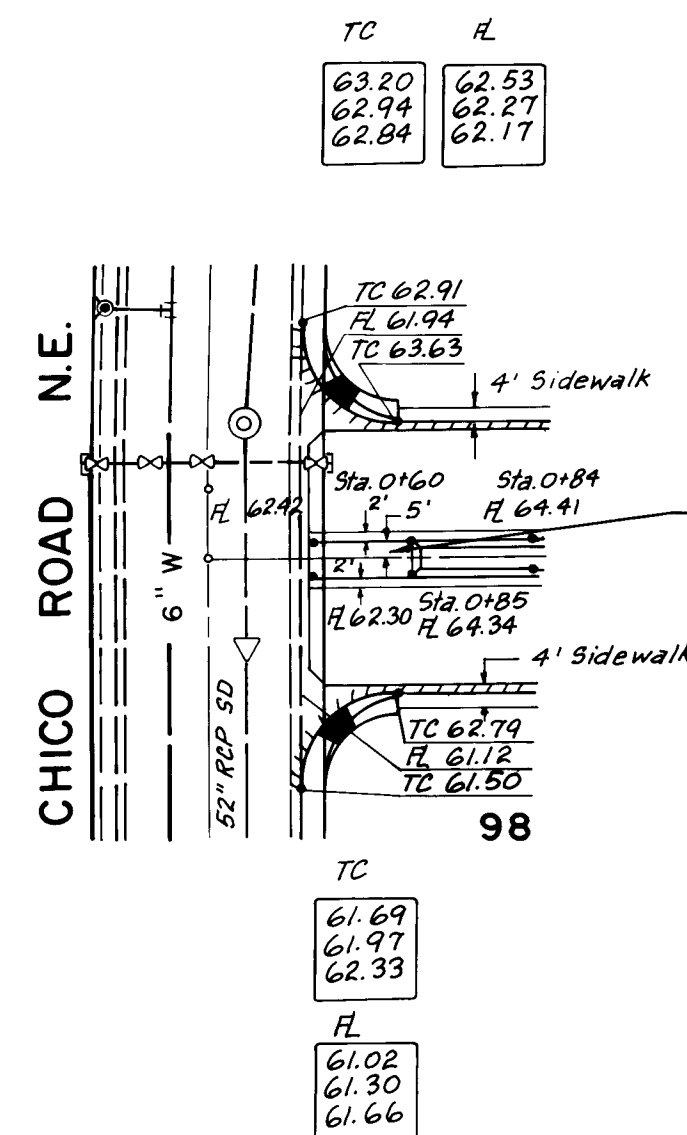


PARK AREA

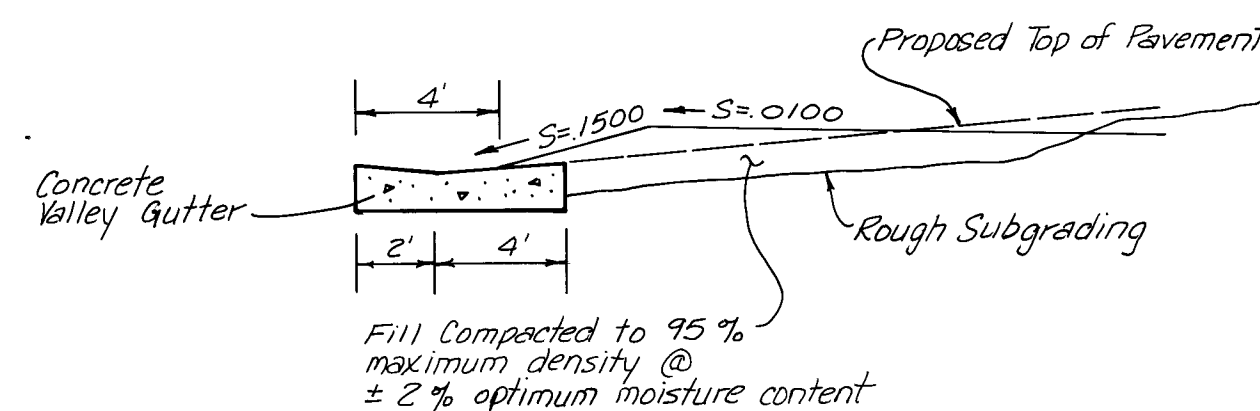
RECORD DRAWING

The water line on this drawing has been revised in accordance with field information based on surface features to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

William F. Coleman, P.E., 5945

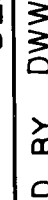


This Island will be constructed by private contractor. It will not be a raised section, and will be capable of sustaining traffic.

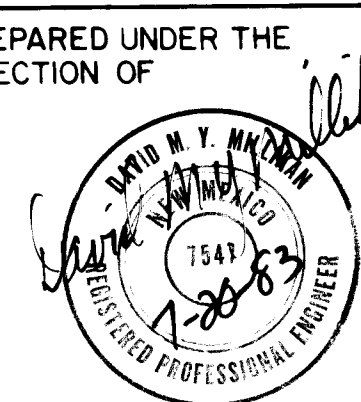


VALLEY GUTTER PROTECTION DETAIL
NO SCALE

- Notes:
1. Remove 120' existing curb & gutter.
2. Install Valley Gutter per City Std. Drwg. P-9-2.
3. Install 2'-25' radius curb returns w/wheel chair ramps per City Std. Drwg. P-17.
4. Residential pavement will be installed w/private Improvements.
5. No pavement shall be installed south of valley gutter w/this contract. Valley gutter will be protected as shown below.

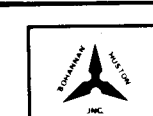
QUERQUE MENT DEPARTMENT DIVISION										BENCH MARKS										AS-BUILT INFORMATION									
-PHASE I INTERSECTION 8 LITY EASEMENT										SURVEY INFORMATION										THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. AND EUBANK BLVD. THE STATION MARK IS A STANDARD ACS BRASS CAP, STAMPED "5-L21 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE E.S.E. RETURN. ELEV. 5466.54									
										REFERENCES																			
										DESIGN										MICRO-FILM INFORMATION									
										DESIGNED BY DWV DATE 8 / 83										RECORDED BY NO.									
										DRAWN BY UK DATE 8 / 83										CORRECTED BY DATE									
										CHECKED BY UK DATE 8 / 83										VERIFICATION BY DATE									
APPROVALS										ENGINEER										DATE									
Liquid Waste <i>Wfz</i>										<i>Wfz</i>										9-22-83									
Traffic <i>Wfz</i>										<i>Wfz</i>										10/1/83									
Water <i>Wfz</i>										<i>Wfz</i>										9-27-83									
SHEET 6										OF 9																			

PREPARED UNDER THE
DIRECTION OF



APPROVED FOR CONSTRUCTION

C. L. Sheppard 12/9/83
CITY ENGINEER DATE



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:

TOWNE PARK- PHASE I
TOWNE PARK DRIVE INTERSECTION &
40' DRAINAGE & UTILITY EASEMENT

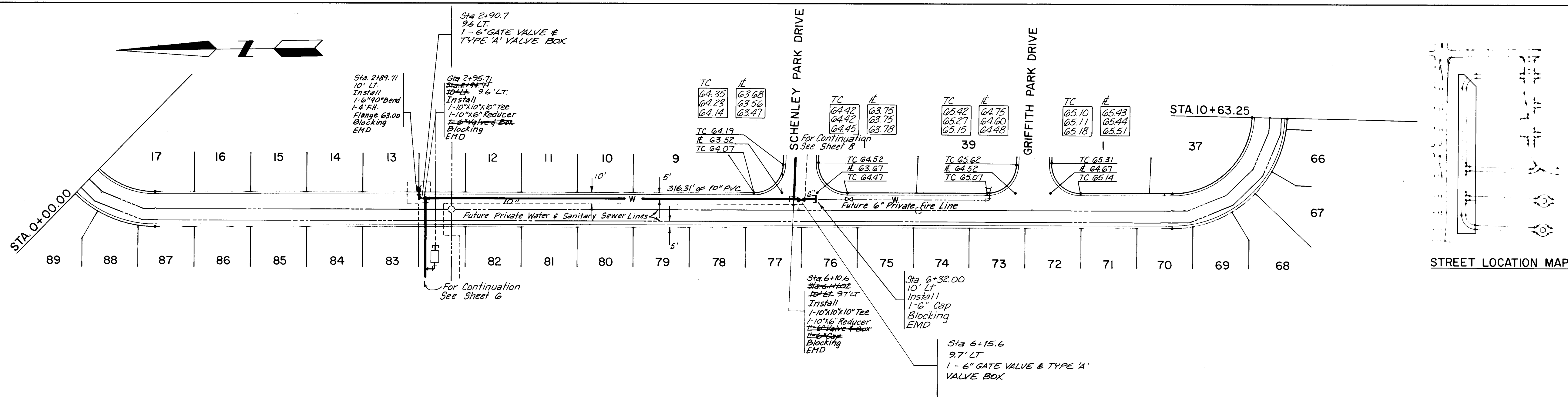
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A.C.E. Design	<i>[Signature]</i>	<i>2/1/2018</i>	Traffic	<i>T. J. [Signature]</i>	<i>10/10/17</i>
A.C.E. Hydrology	<i>[Signature]</i>	<i>10/15/17</i>	Water	<i>WLF</i>	<i>9-27</i>

DRAWING NO.	1858
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SHEET 6 OF 9

PLATE 1 SINGLE PLAN - PROFILE - DOTTED
CHARLES BRUNING COMPANY
MADE IN U.S.A.

SCALE:
1" = 50' HOR.
1" = 5' VERT.

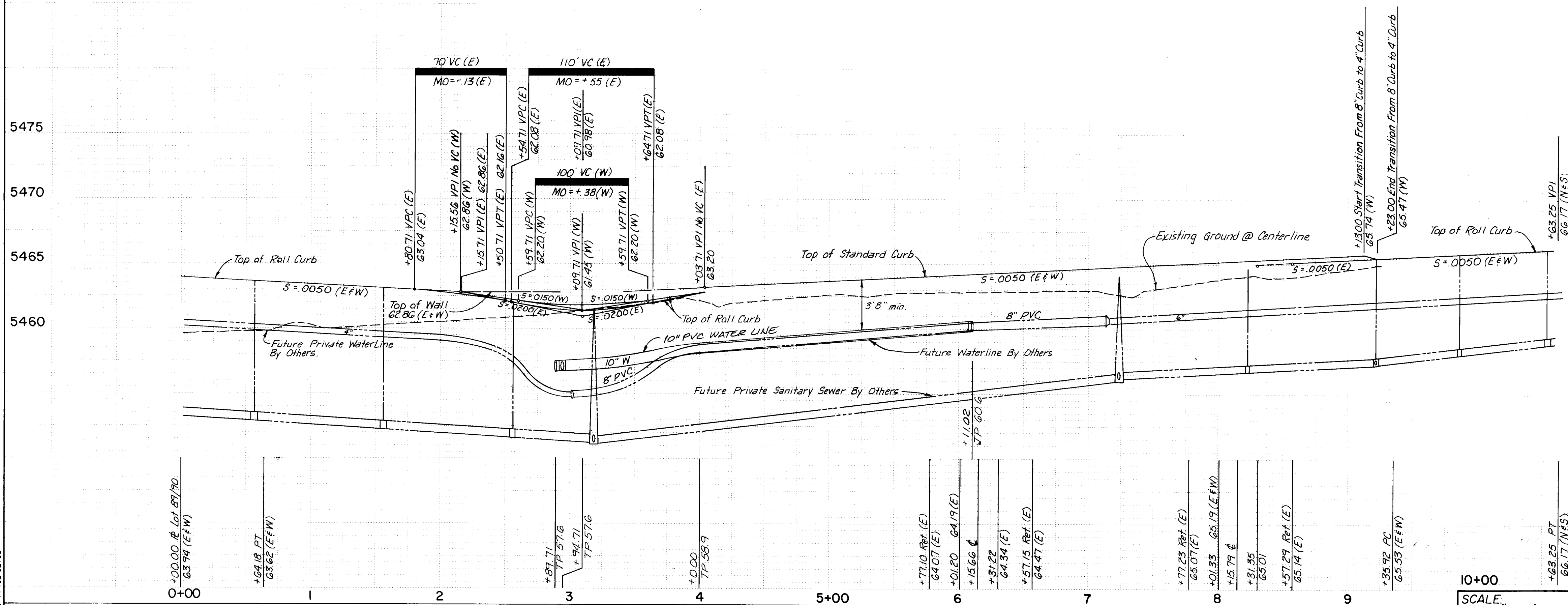


PUBLIC
WATERLINE CONSTRUCTION ONLY
ROCK CREEK PARK AVENUE
(PRIVATE ST.)

RECORD DRAWING

The water line on this drawing has been revised in accordance with field information based on surface features to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

William F. Coleman, P.E., 5945 _____ Date _____



26 1858 0784

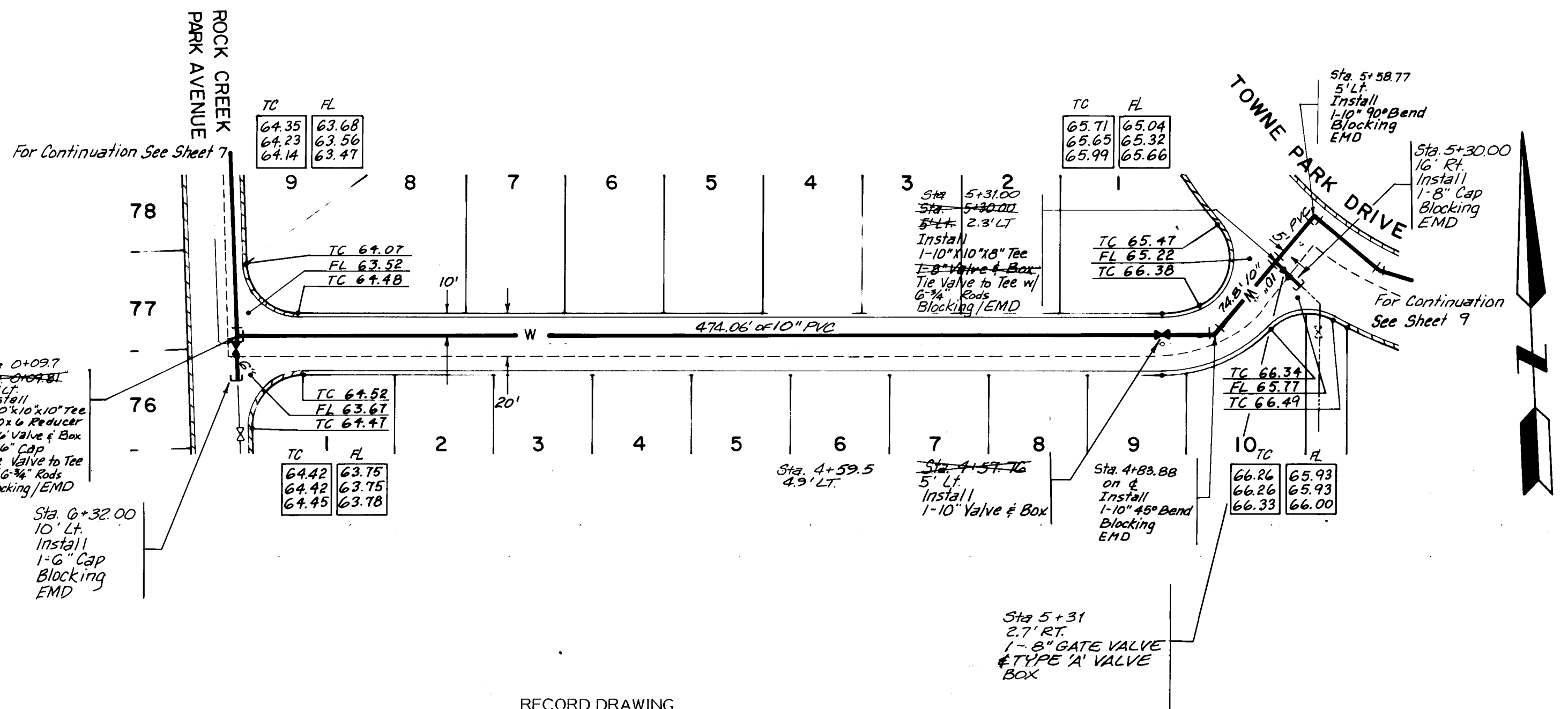
PREPARED UNDER THE DIRECTION OF 	CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION																								
TITLE: TOWNE PARK-PHASE I ROCK CREEK PARK AVENUE																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">APPROVALS</th> <th style="width: 20%;">ENGINEER</th> <th style="width: 10%;">DATE</th> <th style="width: 20%;">APPROVALS</th> <th style="width: 20%;">ENGINEER</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr> <td>City Engineer</td> <td><i>C.D. Shepard</i></td> <td>11/1/85</td> <td>Liquid Waste</td> <td><i>WFS</i></td> <td>9-27-85</td> </tr> <tr> <td>A.C.E. Design</td> <td><i>J. Kellen</i></td> <td>10/30/85</td> <td>Traffic</td> <td><i>WFS</i></td> <td>10/1/85</td> </tr> <tr> <td>A.C.E. Hydrology</td> <td><i>P. J. Ferguson</i></td> <td>10/1/85</td> <td>Water</td> <td><i>WFS</i></td> <td>9-27-85</td> </tr> </tbody> </table>		APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE	City Engineer	<i>C.D. Shepard</i>	11/1/85	Liquid Waste	<i>WFS</i>	9-27-85	A.C.E. Design	<i>J. Kellen</i>	10/30/85	Traffic	<i>WFS</i>	10/1/85	A.C.E. Hydrology	<i>P. J. Ferguson</i>	10/1/85	Water	<i>WFS</i>	9-27-85
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE																				
City Engineer	<i>C.D. Shepard</i>	11/1/85	Liquid Waste	<i>WFS</i>	9-27-85																				
A.C.E. Design	<i>J. Kellen</i>	10/30/85	Traffic	<i>WFS</i>	10/1/85																				
A.C.E. Hydrology	<i>P. J. Ferguson</i>	10/1/85	Water	<i>WFS</i>	9-27-85																				
APPROVED FOR CONSTRUCTION <i>C.D. Shepard 12/1/85</i> CITY ENGINEER - M & CRO. DATE	DRAWING NO. 1858																								
SHEET 7 OF 9																									

18281

PLAN	NO.	NOTE BOOK	SURVEYED	PLOTTED	CHECKED	BY	DATE

PROFILE	NO.	NOTE BOOK	SURVEYED	PLOTTED	CHECKED	BY	DATE

BRUNING 44 32 52793

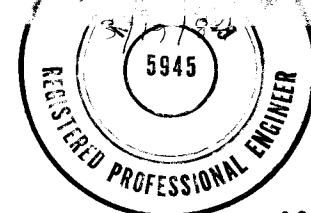


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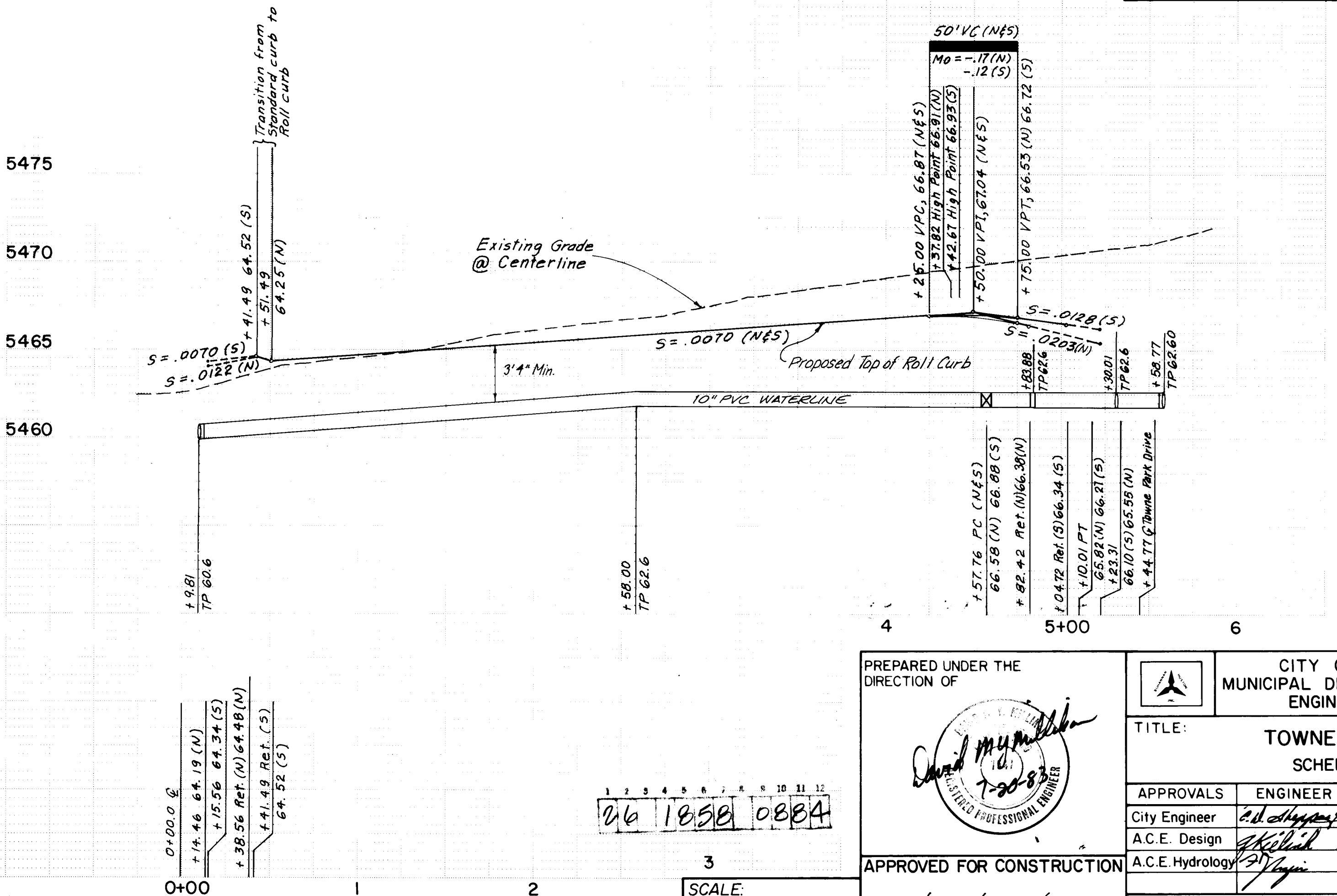
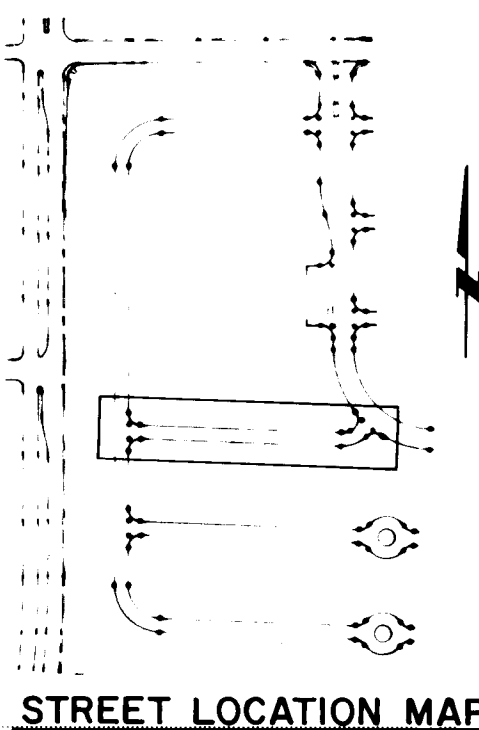
The water line on this drawing has been revised in accordance with field information based on surface features to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

William F. Coleman, R.E., 5945

11/14/17/84 Date



PUBLIC
WATERLINE CONSTRUCTION ONLY
SCHENLEY PARK DRIVE
(PRIVATE ST.)



26 1858 0884

SCALE: 1" = 50' HOR. 1" = 5' VERT.

PREPARED UNDER THE DIRECTION OF

APPROVED FOR CONSTRUCTION

CITY ENGINEER

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: TOWNE PARK-PHASE I
SCHENLEY PARK DRIVE

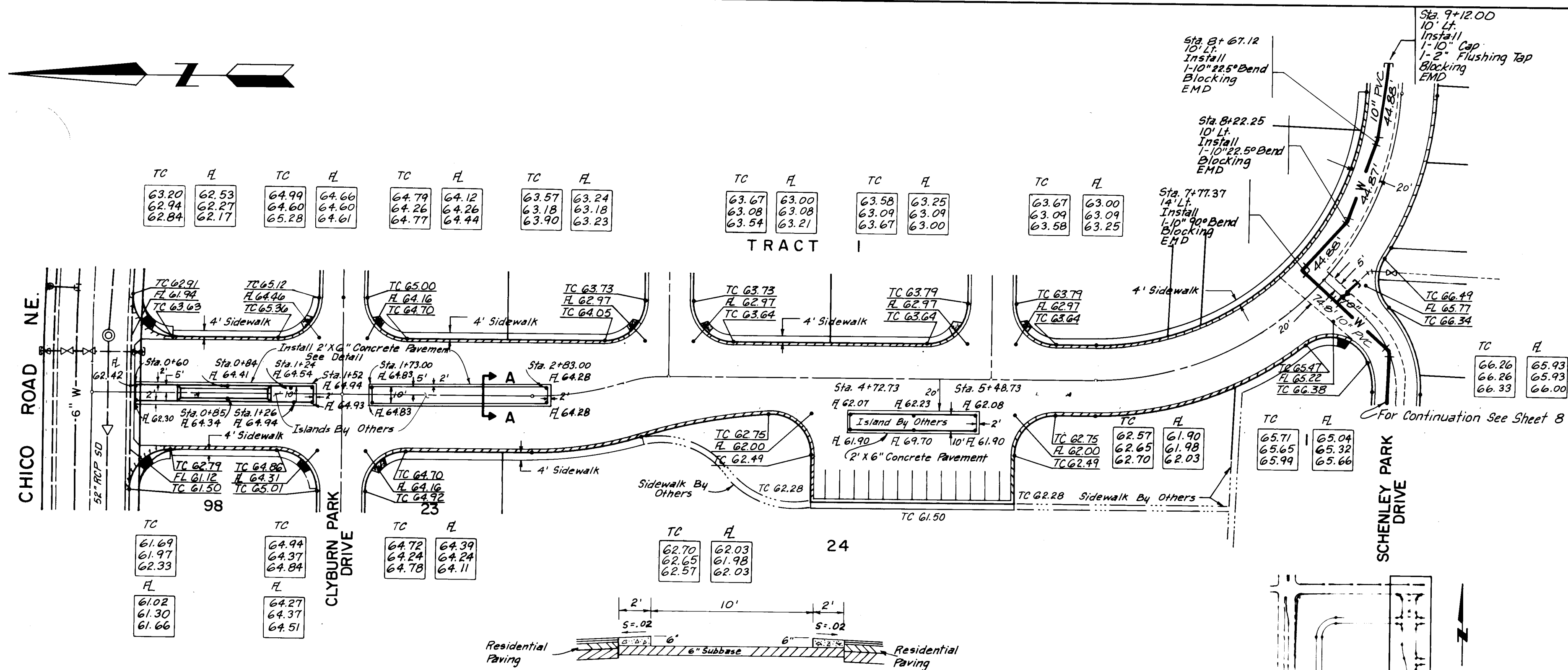
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	W. F. Coleman	11/14/84	Liquid Waste	J. H. [unclear]	7/83
A.C.E. Design	W. F. Coleman	11/14/84	Traffic	N. H. [unclear]	10/11/87
A.C.E. Hydrology	W. F. Coleman	11/14/84	Water	W. F. Coleman	7/83

DRAWING NO. 1858

SHEET 8 OF 9

PLAN	SURVEYED _____		BY _____	DATE _____
	PLOTTED _____			
NOTE BOOK NO _____	ALIGNMENT CHECKED _____			
	RT OF WAY CHECKED _____			

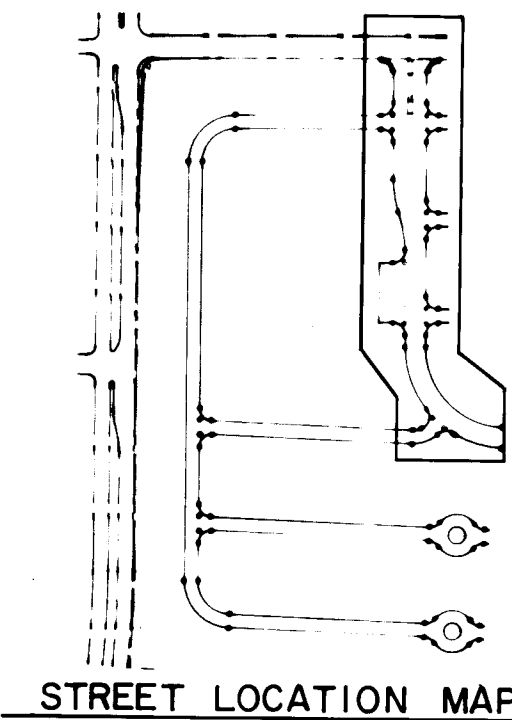
PROFILE		BY	DATE
SURVEYED			
PLOTTED			
NOTE BOOK			
GRADES CHECKED			
B. M. NOTED			
NO			
STRUCTURE NOTATIONS CH'ND			



SECTION A-A
TYPICAL MEDIAN OPENING
SCALE: 1" = 5'

Note: Paving Details are for information Only.

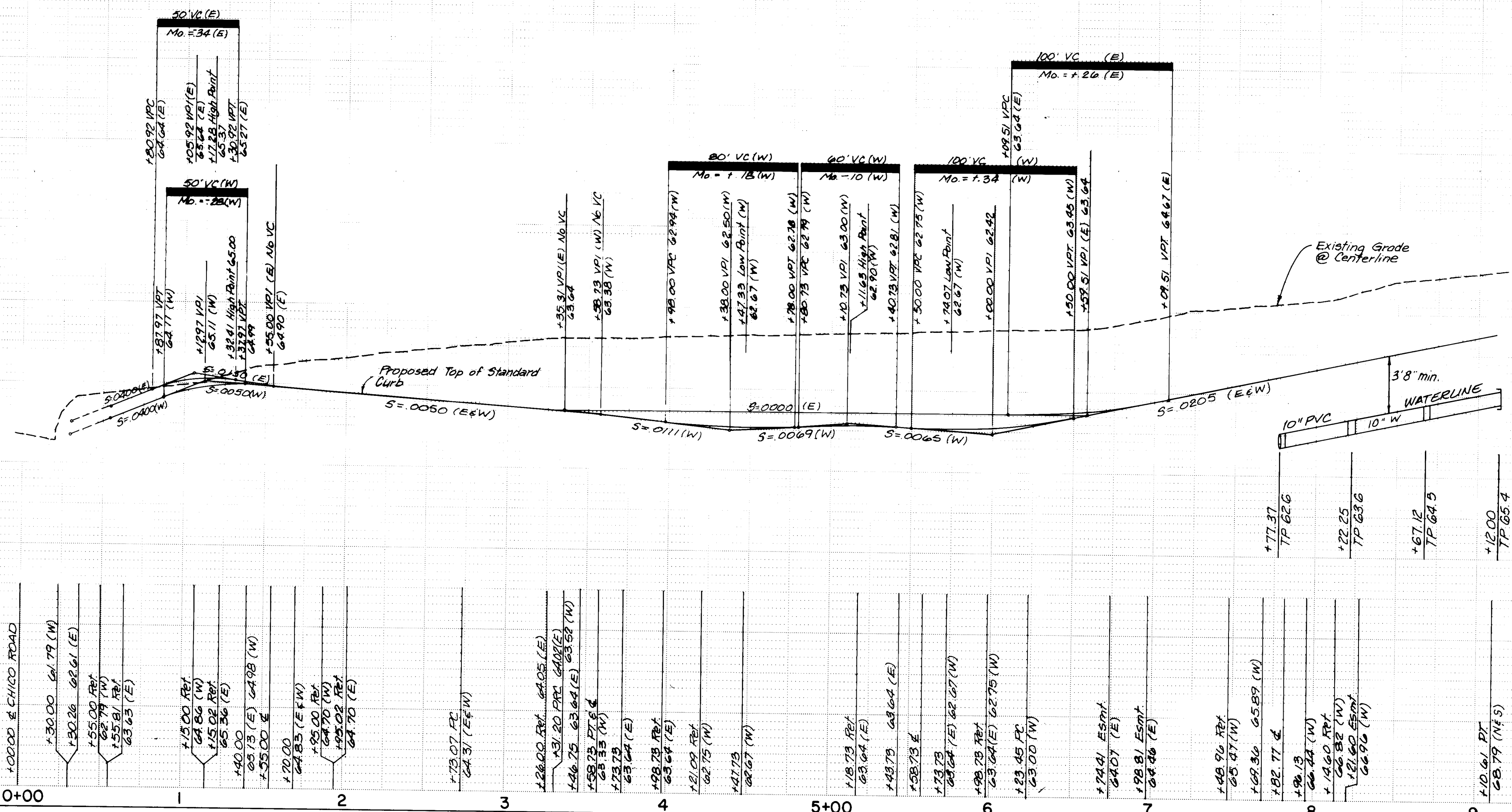
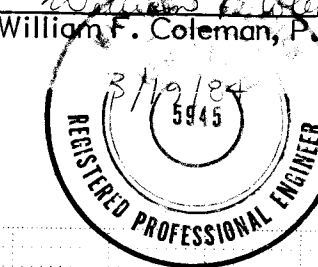
WATERLINE CONSTRUCTION ONLY
TOWNE PARK DRIVE
(PRIVATE ST.)



RECORD DRAWING

The water line on this drawing has been revised in accordance with field information based on surface features to reflect construction actually accomplished as of this date, to the best of my knowledge and belief.

William F. Coleman, P.E., 5945



SCALE:
1" = 50' HOR.
1" = 5' VERT.

PLATE 1 SINGLE PLAN - PROFILE - DOTTED
CHARLES BRUNING COMPANY
MADE IN U.S.A.

PREPARED UNDER THE DIRECTION OF 	CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION																														
APPROVED FOR CONSTRUCTION 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="6" style="text-align: center;"> TITLE: TOWNE PARK-PHASE I TOWNE PARK DRIVE </td> </tr> <tr> <td style="width: 16.6%;">APPROVALS</td> <td style="width: 16.6%;">ENGINEER</td> <td style="width: 16.6%;">DATE</td> <td style="width: 16.6%;">APPROVALS</td> <td style="width: 16.6%;">ENGINEER</td> <td style="width: 16.6%;">DATE</td> </tr> <tr> <td>City Engineer</td> <td><i>C. D. Chapman</i></td> <td>1/16/67</td> <td>Liquid Waste</td> <td><i>W. E. J.</i></td> <td>1/22/67</td> </tr> <tr> <td>A.C.E. Design</td> <td><i>W. E. J.</i></td> <td>1/16/67</td> <td>Traffic</td> <td><i>W. E. J.</i></td> <td>1/16/67</td> </tr> <tr> <td>A.C.E. Hydrology</td> <td><i>W. E. J.</i></td> <td>1/16/67</td> <td>Water</td> <td><i>W. E. J.</i></td> <td>1/22/67</td> </tr> </table>	TITLE: TOWNE PARK-PHASE I TOWNE PARK DRIVE						APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE	City Engineer	<i>C. D. Chapman</i>	1/16/67	Liquid Waste	<i>W. E. J.</i>	1/22/67	A.C.E. Design	<i>W. E. J.</i>	1/16/67	Traffic	<i>W. E. J.</i>	1/16/67	A.C.E. Hydrology	<i>W. E. J.</i>	1/16/67	Water	<i>W. E. J.</i>	1/22/67
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REFERENCES				SURVEY INFORMATION				BENCH MARKS				AS-BUILT INFORMATION											
MAP NO. K-21-Z				DATE				THE STATION IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, ON TOP OF THE SOUTH CURB OF CENTRAL AVE. AND EUBANK BLVD. THE STATION MARK IS A STANDARD ACS BRASS CAP STAMPED "5-121 RESET 1974", CEMENTED IN A DRILL HOLE IN TOP OF THE CONCRETE CURB AT THE E.S.E. RETURN ELEV. 5466.54				CONTRACTOR J.R. HALE CONSTRUCTION Co., INC.											
EST. NO.				BY				NO.				WORK ORDER NO.											
				REMARKS								INSPECTOR'S ACCEPTANCE BY											
NO.				DATE								VERIFICATION BY											
REVISIONS												CORRECTED BY				DATE							
DESIGN												MICRO-FILM INFORMATION											
DESIGNED BY				DW				DATE				7/83				RECORDED BY				DATE			
DRAWN BY				UK				DATE				7/83				NO.							
CHECKED BY				DMYM				DATE				7/83											