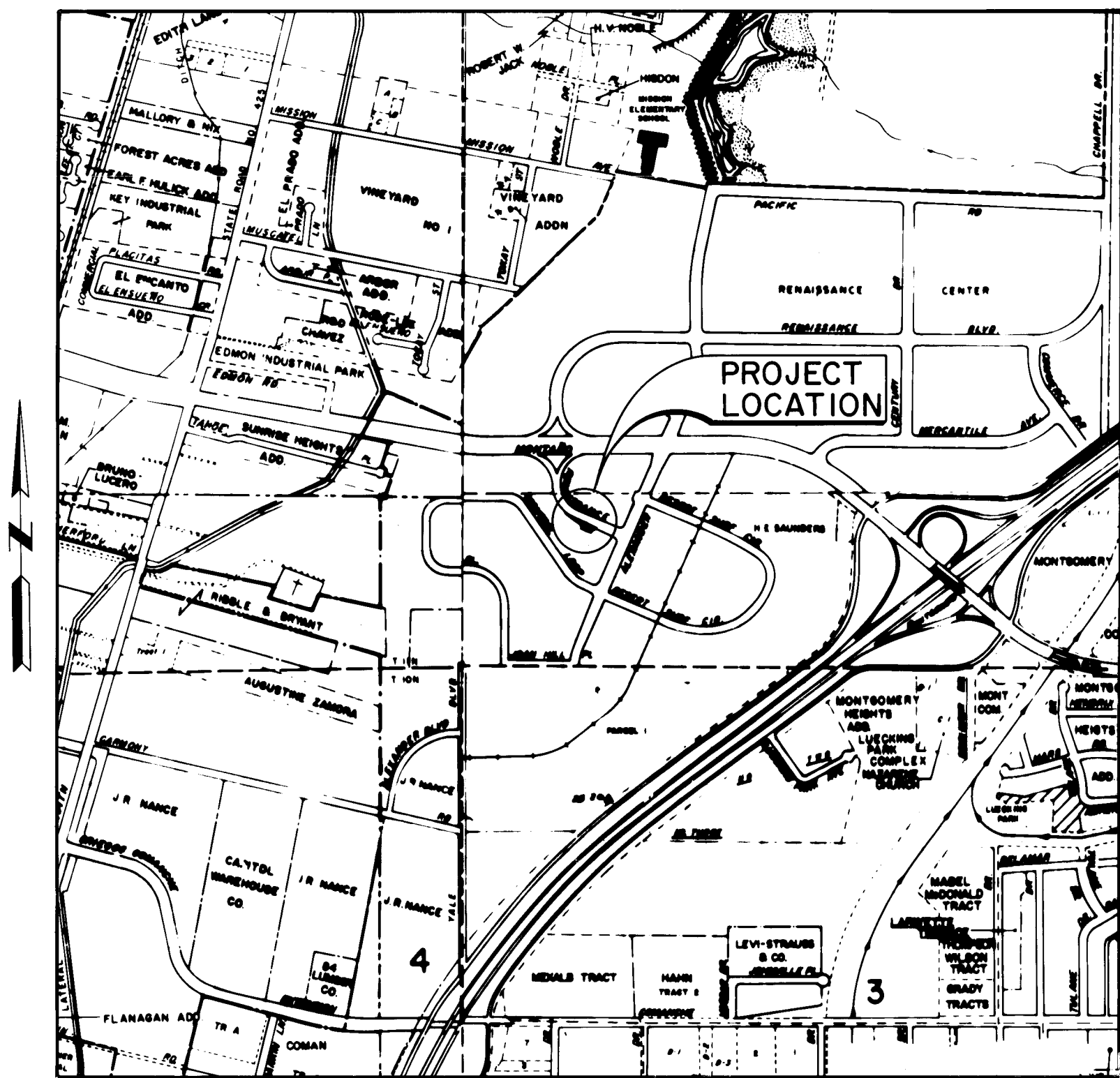


SOUTH RENAISSANCE BLVD. NE. DECELERATION LANE & TURNOUT



LOCATION MAP

ZONE ATLAS MAP F-16
SCALE: 1" = 1000'

INDEX

DESCRIPTION

SHEET NO.

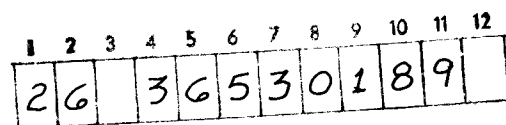
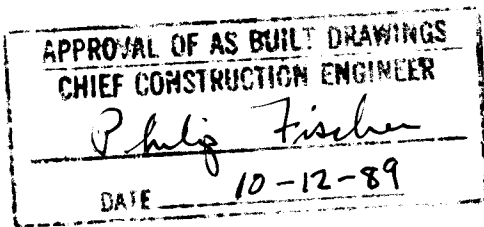
TITLE SHEET, INDEX & GENERAL NOTES.	1
SUBDIVISION PLAT.	2
PLAN & PROFILE.	3
MISCELLANEOUS DETAILS.	4

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
2. REFERENCES MADE TO STANDARD DRAWINGS REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.
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 WILL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
6. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY ENGINEER.
7. CONTRACTOR SHALL PROVIDE 12" SUBGRADE PREPARATION UNDER ALL NEW PAVEMENT, CURBS & GUTTERS, VALLEY GUTTERS, AND CONCRETE FILLETS.
8. WHEN ABUTTING NEW PAVEMENT TO EXISTING, CUT BACK EXISTING PAVEMENT TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT SHALL BE MADE FOR SUCH CUTTING OF EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CUTTING OF PAVEMENT SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS.
9. CURB & GUTTER SHOWN AS EXISTING AND 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. WHEN PAVEMENT CONSTRUCTION UNDER THIS PROJECT CONNECTS TO EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL PROVIDE AN EASY RIDING CONNECTION.
11. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL OBJECTIONABLE MATERIAL FROM THE CONSTRUCTION SITE. A DISPOSAL SITE FOR ALL REMOVAL ITEMS SHALL BE OBTAINED BY THE CONTRACTOR. THE SITE SHALL BE IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CITY ENGINEERING DEPARTMENT. ALL COSTS INCURRED IN OBTAINING AN ACCEPTABLE SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.

(GENERAL NOTES CONTINUED ON SHEET 3)

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



SET NUMBER

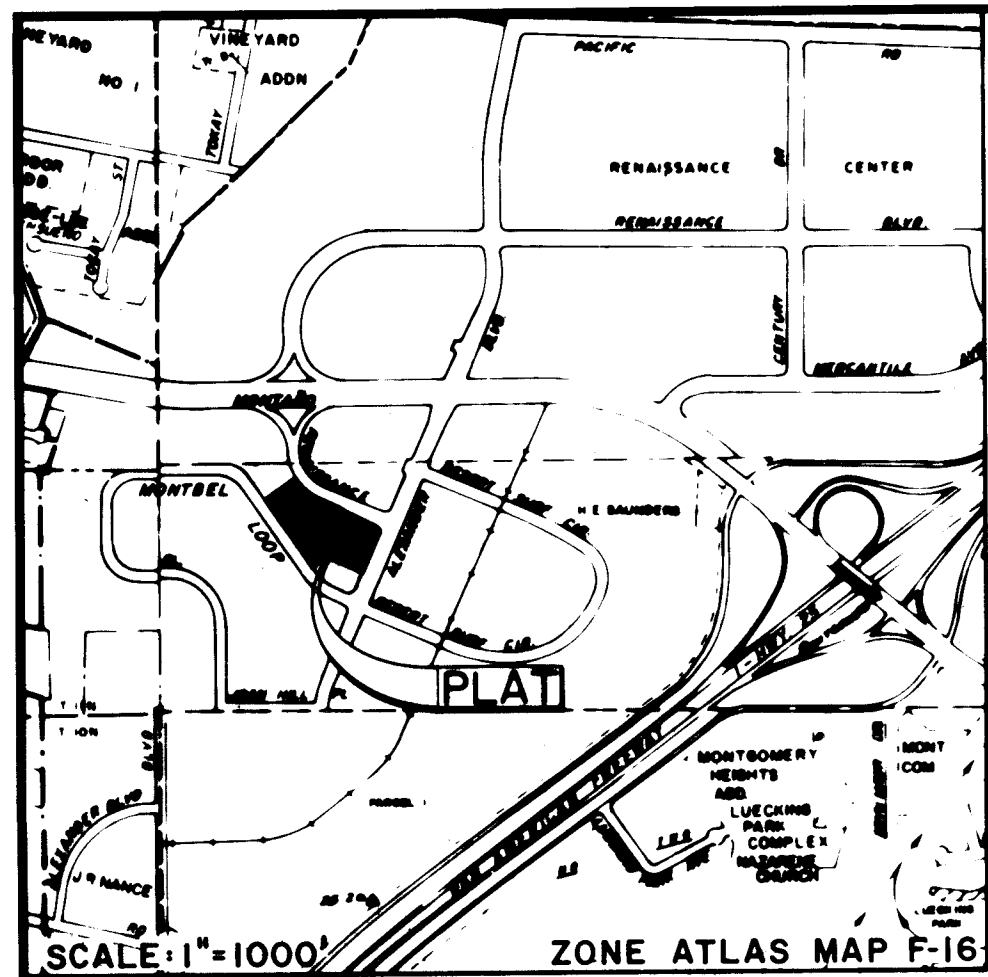


ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 88-533 NEW MEXICO

APPROVED FOR
CONSTRUCTION
CITY ENGINEER

3653

SHEET 1 OF 4



TALOS LOG No. SP-09-13-999

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO DIVIDE TRACT 14-A INTO TRACTS 14-A-1 AND 14-A-2.
2. BEARINGS AND DISTANCES ARE AS SHOWN ON THE PREVIOUSLY RECORDED REPLAT OF TRACT 14, RENAISSANCE CENTER II.
3. BEARINGS ARE BASED ON THE NEW MEXICO STATE PLANE GRID.
4. NO FIELD SURVEY WAS MADE AND NO CORNERS WERE SET FOR THIS REPLAT.
5. THE COSTS FOR INSTALLING AND MAINTAINING INFRASTRUCTURE FACILITIES WITHIN THE COMMON ACCESS AND DRAINAGE EASEMENT ARE TO BE SHARED BY AGREEMENT BETWEEN THE OWNERS OF THE PROPERTIES SERVED BY THE FACILITIES. THE CONSTRUCTION AND MAINTENANCE OF SAID FACILITIES SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE.

FREE CONSENT AND DEDICATION STATEMENT

THE PLAT AS SHOWN HEREON IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. THE UNDERSIGNED OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE THE ADDITIONAL PUBLIC RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON (FOR THE PURPOSES SHOWN) INCLUDING POWER AND COMMUNICATION EASEMENTS, WITH THE RIGHTS OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES; DO HEREBY GRANT THE PRIVATE, COMMON ACCESS AND DRAINAGE EASEMENT SHOWN HEREON TO BE USED INDIVISIBLY AND PRIVATELY AND COLLECTIVELY BY THE OWNERS OF THE INDIVIDUAL PROPERTIES WHICH THE EASEMENT SERVES; DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

OWNER: UNION PENSION TRANSACTION TRUST NUMBER 88-1 N.M. UNITED NEW MEXICO TRUST COMPANY, TRUSTEE

BY: *[Signature]*, TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF SEPTEMBER, 1988 BY *[Signature]* TRUST OFFICER, UNITED NEW MEXICO TRUST COMPANY, TRUSTEE OF UNION PENSION TRUST NUMBER 88-1 N.M. ON BEHALF OF SAID TRUST.

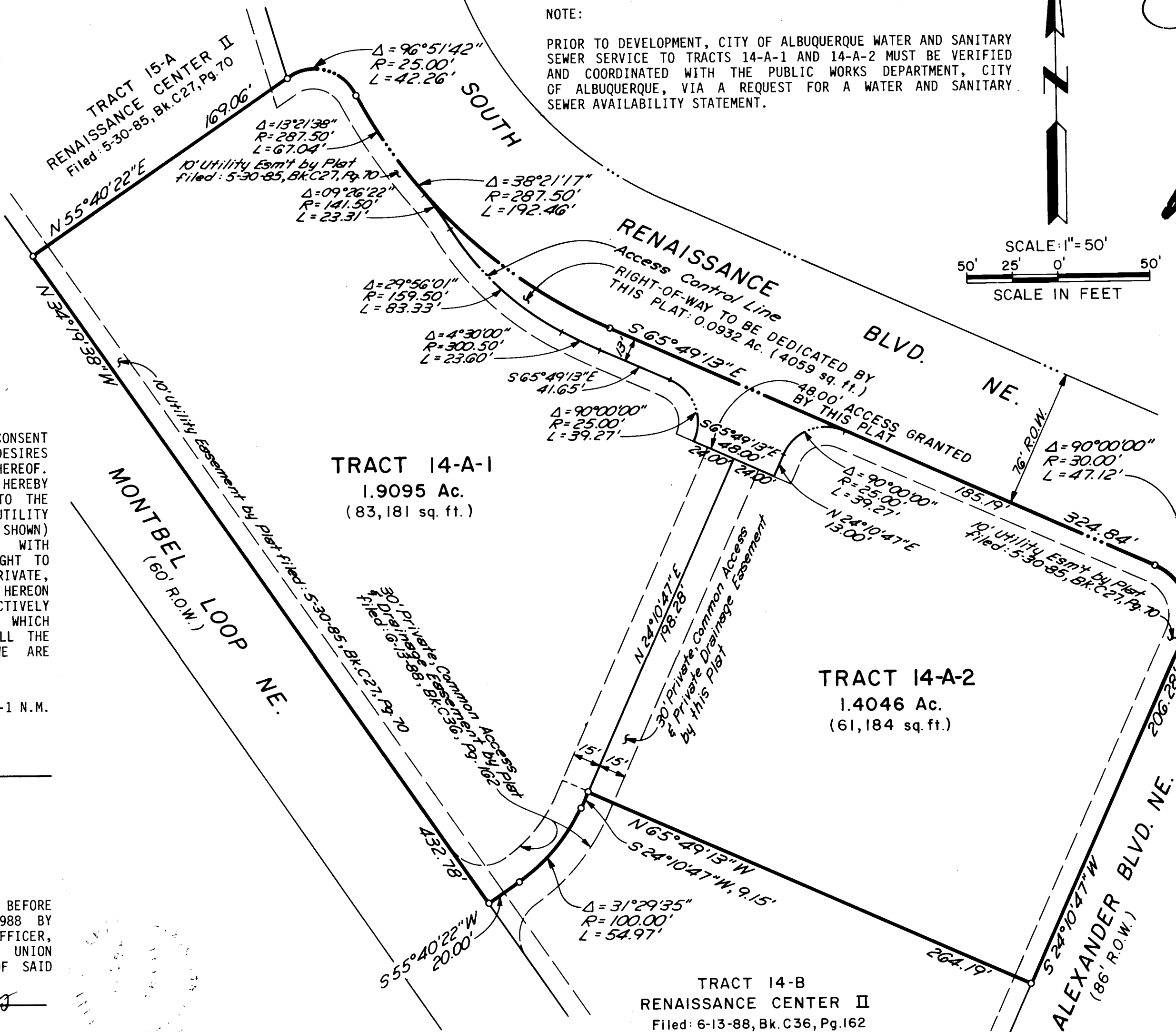
MY COMMISSION EXPIRES 9-23-91

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT "14-A" OF RENAISSANCE CENTER II AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT 14, RENAISSANCE CENTER II FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 13, 1988 IN MAP BOOK C36, PAGE 162, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 14-A, A POINT ON THE WESTERLY LINE OF ALEXANDER BOULEVARD NE, FROM WHENCE THE A.C.S. MONUMENT "2-F16" BEARS N 46°16'29" E, 1,045.21 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,
S 24°10'47" W, 206.28 FEET ALONG THE SAID WESTERLY LINE OF ALEXANDER BOULEVARD NE TO A POINT COMMON TO THE SOUTHEASTERLY CORNER OF SAID TRACT "14-A" AND THE NORTHEASTERLY CORNER OF TRACT "14-B"; THENCE,
N 65°49'13" W, 264.19 FEET ALONG THE LINE COMMON TO TRACTS "14-A" AND "14-B"; THENCE,
S 24°10'47" W, 9.15 FEET ALONG THE LINE COMMON TO TRACTS "14-A" AND "14-B" TO A POINT OF CURVATURE; THENCE,
SOUTHWESTERLY, 54.97 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 31°29'35" TO A POINT OF TANGENCY; THENCE,
S 55°40'22" W, 20.00 FEET CONTINUING ALONG THE LINE COMMON TO TRACTS "14-A" AND "14-B" TO A POINT COMMON TO THE SOUTHWEST CORNER OF TRACT "14-B" ON THE NORTHERLY LINE OF MONTBEL LOOP NE; THENCE,
N 34°19'38" W, 432.78 FEET ALONG THE SAID NORTHERLY LINE OF MONTBEL LOOP NE TO THE SOUTHWESTERLY CORNER OF TRACT "14-A"; THENCE,
N 55°40'22" E, 169.06 FEET TO A POINT OF CURVATURE; THENCE,
EASTERLY, 42.26 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°51'42" TO A POINT OF REVERSE CURVATURE ON THE SOUTHERLY LINE OF SOUTH RENAISSANCE BOULEVARD; THENCE,
SOUTHEASTERLY, 192.46 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, HAVING A RADIUS OF 287.50 FEET AND A CENTRAL ANGLE OF 38°21'17" TO A POINT OF TANGENCY; CONTINUING ALONG THE SAID SOUTHERLY LINE OF SOUTH RENAISSANCE BOULEVARD; THENCE,
S 65°49'13" E, 324.84 FEET TO A POINT OF CURVATURE; THENCE,
SOUTHEASTERLY, 47.12 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 3.4073 ACRES (148,424 SQUARE FEET), MORE OR LESS.

NOTE:

PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS 14-A-1 AND 14-A-2 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.



8326607
REPLAT OF
TRACT 14-A
RENAISSANCE CENTER II
NOW TRACTS 14-A-1 & 14-A-2
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1988

APPROVALS
CHIEF CITY SURVEYOR
PROPERTY MANAGEMENT
TRAFFIC ENGINEER
PARKS AND RECREATION DIRECTOR
WATER RESOURCES DEPARTMENT
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
CITY ENGINEER, ENGINEERING DIVISION
PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION
CASE No. DRB-88-541
PLAT No. SP-89-96
SURVEYOR'S CERTIFICATE
I, GAYLE JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GAYLE JEWELL, L.S. NO. 4071
DATE 09-14-88

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

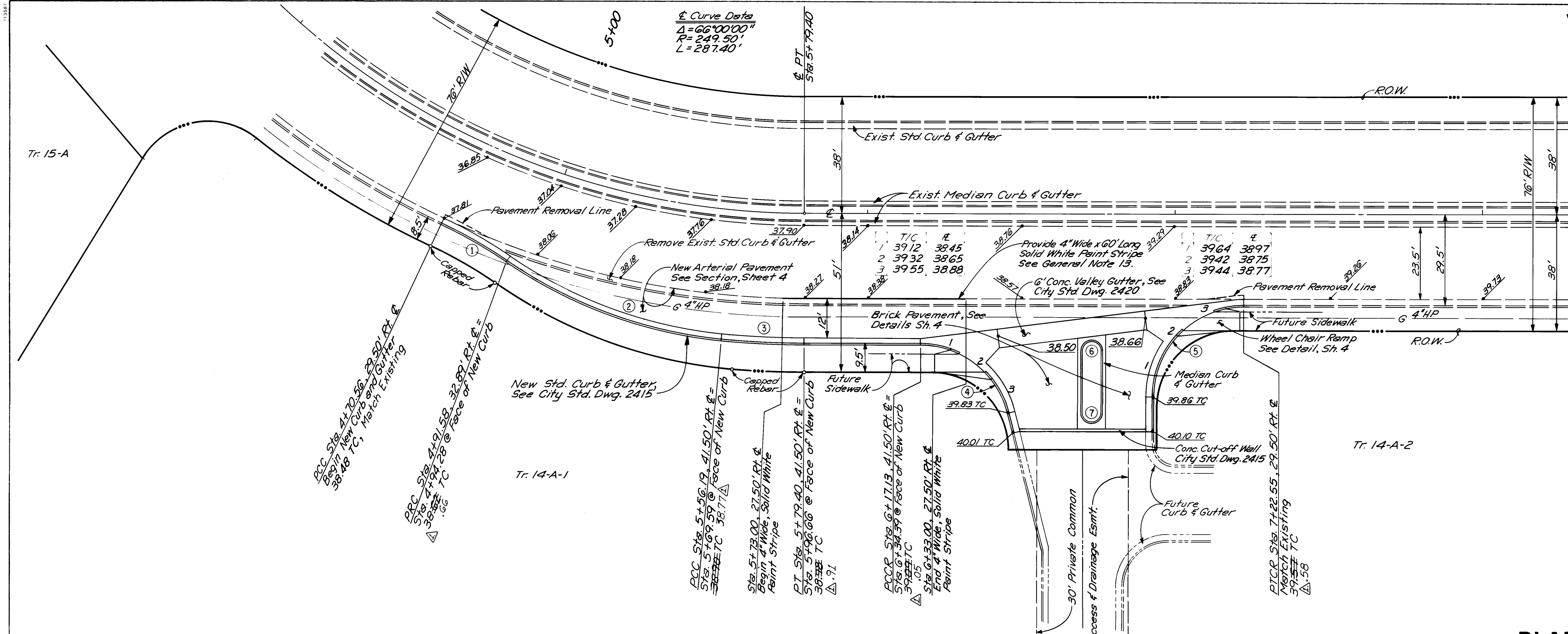
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF SEPTEMBER, 1988 BY GAYLE JEWELL, L.S. NO. 4071, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO.

MY COMMISSION EXPIRES 7/14/92

ANDREWS, ASBURY & ROBERT, INC.
ALBUQUERQUE CONSULTING ENGINEERS
88-533 NEW MEXICO

1 2 3 4 5 6 7 8 9 10 11 12
26 36 53 02 89

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
SOUTH RENAISSANCE BLVD. NE. DECELERATION LANE & TURNOUT SUBDIVISION PLAT			
APPROVALS	ENGINEER	DATE	APPROVALS
D.R.C. Chair	<i>[Signature]</i>	6/3/89	
Trans. Dev.			
Utility Dev.	N/A		
DRAWING NO.	3653	MAP NO.	F-16
		SHEET	2 OF 4

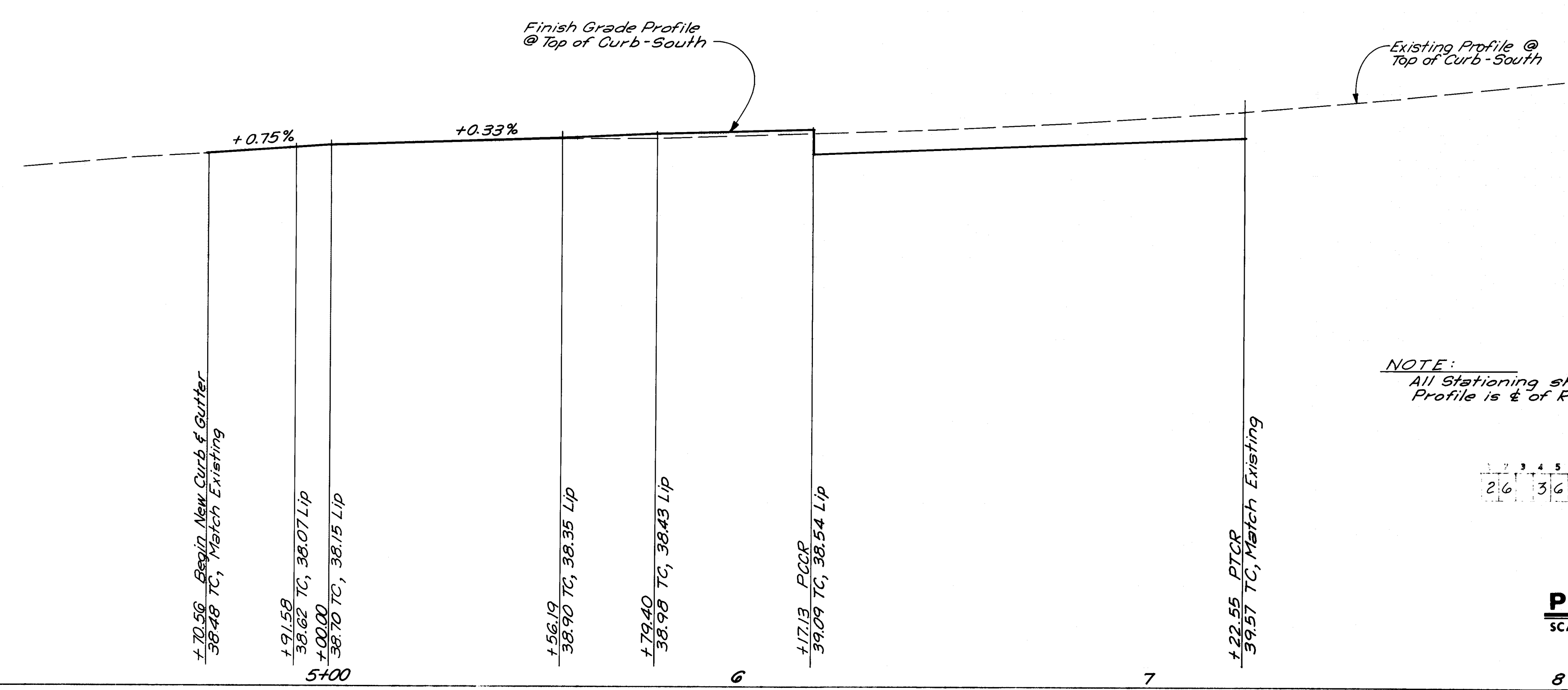


SOUTH RENAISSANCE BLVD. NE.

PLAN
SCALE: 1" = 20'

5044
5042
5040
5038
5036
5034
5032
5030
5028
5026

5044
5042
5040
5038
5036
5034
5032
5030
5028
5026



PROFILE
SCALE: 1" = 20' Vert.
1" = 2' Horiz.

NOTE:
All Stationing shown in
Profile is $\frac{1}{2}$ of Roadway.

CURVE DATA			AS BUILT INFORMATION	
	Δ	R	DATE	BY
1	9°26'01"	150.00'	23.72'	
2	28°45'55"	150.00'	75.31'	
3	5°19'45"	291.00'	27.07'	
4	75°57'50"	30.00'	39.77'	
5	90°00'00"	30.00'	47.12'	
6	180°00'00"	3.67'	11.53'	
7	180°00'00"	3.67'	11.53'	
Radii & Curve Lengths are to Face of Curb.				
GENERAL NOTES (CONT.)				
12. ALL PERMANENT TRAFFIC SIGNING WILL BE PERFORMED BY THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT.				
13. ALL PERMANENT PAVEMENT MARKING WILL BE PERFORMED BY THE CONTRACTOR. NO SEPARATE PAYMENT WILL BE MADE FOR PAINT STRIPING AND WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.				
14. CONSTRUCTION SIGNING:				
A. ALL BARRICADES AND SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.				
B. CONTRACTOR SHALL PREPARE A CONSTRUCTION SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.				
C. ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A MOUNTED HEIGHT OF SEVEN (7) FEET.				
D. CONTRACTOR SHALL MAINTAIN ALL BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.				
15. MEASUREMENT FOR PAYMENT OF SUBGRADE PREPARATION FOR ROADWAY PAVEMENT WILL BE MADE ALONG THE PLANE OF THE WORK AND FROM LIP OF GUTTER TO LIP OF GUTTER OR EDGE OF PAYMENT AS APPLICABLE. (SEE NOTE 16 FOR PAYMENT OF OTHER SUBGRADE PREPARATION).				
16. SUBGRADE PREPARATION UNDER CURB & GUTTER INCLUDING ONE FOOT BEHIND BACK OF CURB, SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF SUCH AND SHALL BE INCLUDED IN THE BID PRICE FOR CURB AND GUTTER.				
17. MEASUREMENT AND PAYMENT FOR GRADING AREAS TO BE PAVED SHALL BE FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE OR TO EDGE OF EXISTING PAVEMENT TO REMAIN, WHICHEVER IS LESS.				
18. CTB SHALL BE PLACED FROM LIP OF GUTTER TO LIP OF GUTTER OR EDGE OF EXISTING PAVEMENT TO REMAIN WHICHEVER IS LESS.				
19. ALL BRICK USED FOR STREET OR MEDIAN SURFACING SHALL BE ENDICOTT CLAY - MEDIUM IRON SPORT NO. 77 AND SHALL BE 8 INCHES LONG, 4 INCHES WIDE AND 2 1/4 INCH DEPTH.				
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
SOUTH RENAISSANCE BLVD. NE. DECELERATION LANE & TURNOUT PLAN & PROFILE				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
DRG. CHAIR	TRANS. DIV.	6/9/89		
UTILITY DIV.	N/A	"		
DESIGNED BY: GJ DRAWN BY: TL, JCS CHECKED BY: JA				
DATE: Feb. 1989 DATE: Feb. 1989 DATE: Feb. 1989				
REVISIONS				
NO.	DATE	REMARKS	BY	DATE
1	10/9/89	Revised from "As-Built" Information	ELI	
DRAWING NO. 3653				
MAP NO. F-16				
SHEET 3 OF 4				

