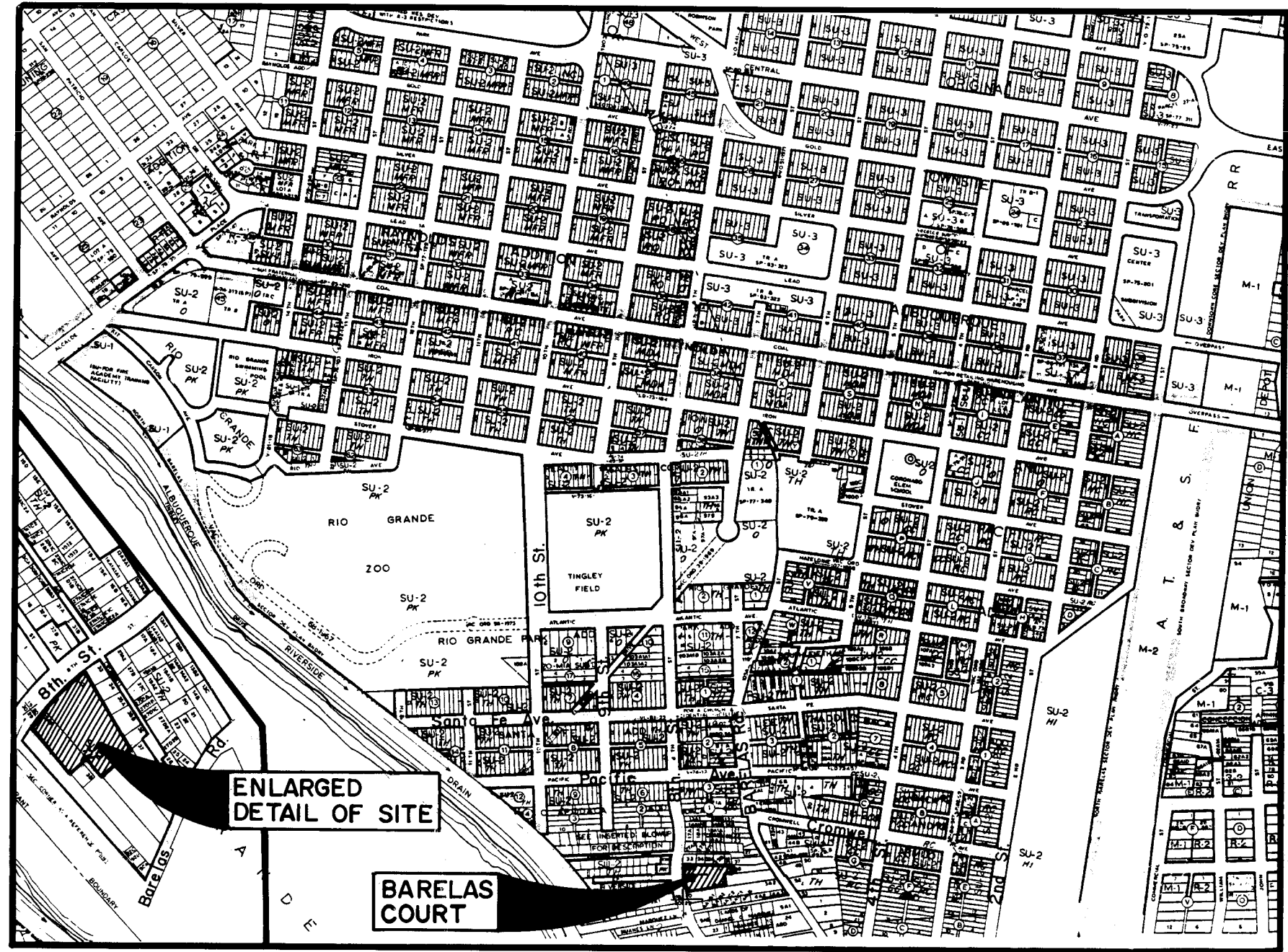


BARELAS COURT TOWNHOMES INFRASTRUCTURE IMPROVEMENTS



LOCATION MAP

ZONE ATLAS MAP K-14-Z
NOT TO SCALE

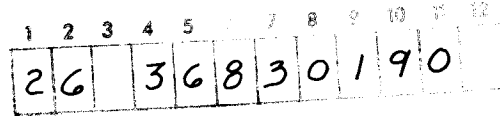
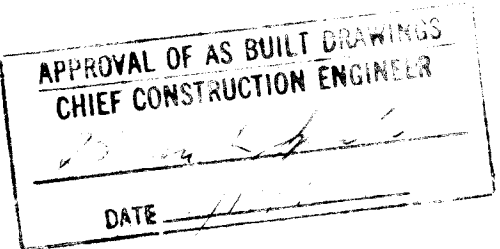
GENERAL NOTES

- 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. REFERENCES MADE TO STANDARD DRAWINGS REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- 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 ENGINEER.
- CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO TRAFFIC ENGINEERING TO RECEIVE A BARRICADING PERMIT 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE 12" SUBGRADE PREPARATION UNDER ALL NEW PAVEMENT, CURBS & GUTTERS, VALLEY GUTTERS, AND CONCRETE FILLETS.
- 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 PATCH NEW TO EXISTING. NO SEPARATE PAYMENT SHALL BE MADE FOR SUCH CUTTING OF EXISTING PAVEMENT BUT SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS.
- ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THE CONTRACT. SEE STD. DWG. 2460
- 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 THERE TO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.
- ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING WILL BE PERFORMED BY THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT.

(SEE SHEET 3 FOR CONTINUATION OF GENERAL NOTES)

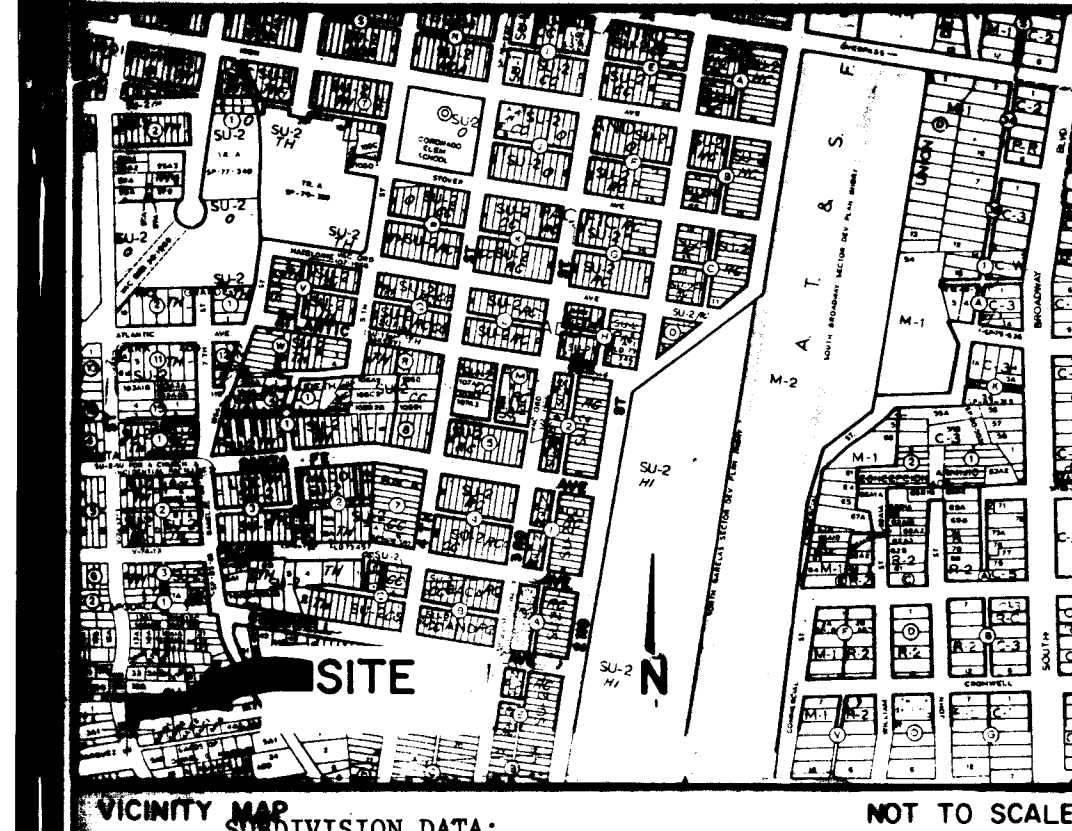
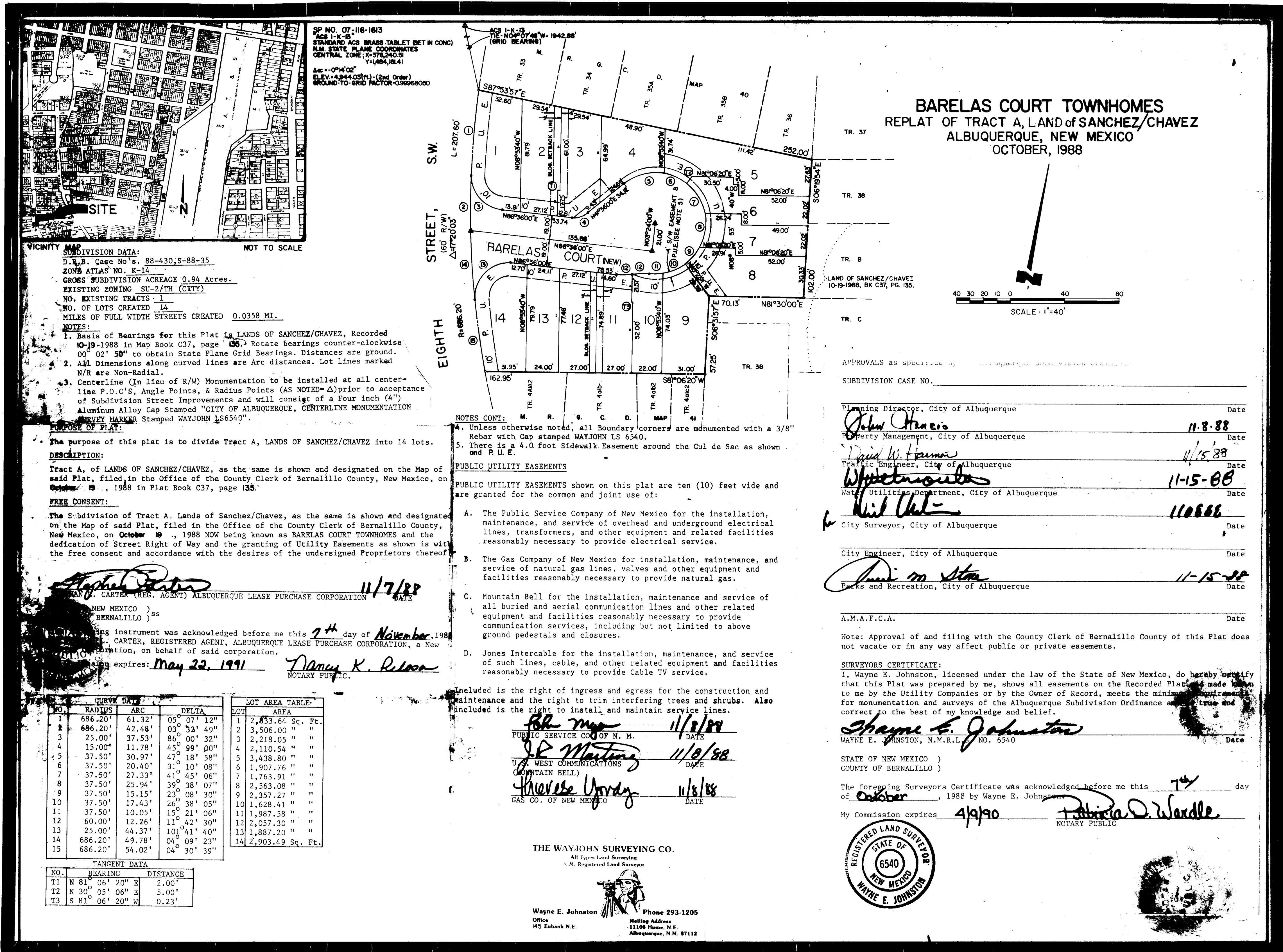
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	SUBDIVISION PLAT
3.	PAVING PLAN & GENERAL NOTES (CONT'D.)
4.	UTILITY LAYOUT PLAN
5.	GRADING PLAN
6.	STREET AND UTILITY PLAN & PROFILE
7.	UTILITY PLAN & PROFILE 8TH ST.



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

	AVID ENGINEERING, INC. Civil • Structural • Transportation 5801 Osuna Rd. NE • Suite 204 Albuquerque, NM 87109 • (505) 881-5357	APPROVED FOR CONSTRUCTION CITY ENGINEER DATE 10/1/2010
3683		SHEET 1 OF 67



VICINITY MAP DIVISION DATA:
D.R.S. Case No. 88-430, S-88-35
ZONE ATLAS NO. K-14
GROSS SUBDIVISION ACREAGE 0.94 Acres.
EXISTING ZONING SU-2/TH (CITY)
NO. EXISTING TRACTS 1
NO. OF LOTS CREATED 14
MILES OF FULL WIDTH STREETS CREATED 0.0358 MI.

NOTES:
1. Basis of Bearings for this Plat is LANDS OF SANCHEZ/CHAVEZ, Recorded 10-19-1988 in Map Book C37, page 135. Rotate bearings counter-clockwise 00° 02' 50" to obtain State Plane Grid Bearings. Distances are ground.
2. All Dimensions along curved lines are Arc distances. Lot lines marked N/R are Non-Radial.
3. Centerline (In lieu of R/W) Monumentation to be installed at all centerline P.O.C's, Angle Points, & Radius Points (AS NOTED=Δ) prior to acceptance of Subdivision Street Improvements and will consist of a Four inch (4") Aluminum Alloy Cap Stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION SURVEY MARKER STAMPED WAYJOHN LS6540".

PURPOSE OF PLAT:
The purpose of this plat is to divide Tract A, LANDS OF SANCHEZ/CHAVEZ into 14 lots.
DESCRIPTION:
Tract A, of LANDS OF SANCHEZ/CHAVEZ, as the same is shown and designated on the Map of said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 19, 1988 in Plat Book C37, page 135.

FREE CONSENT:
The Subdivision of Tract A, Lands of Sanchez/Chavez, as the same is shown and designated on the Map of said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 19, 1988 NOW being known as BARELAS COURT TOWNHOMES and the dedication of Street Right of Way and the granting of Utility Easements as shown is with the free consent and accordance with the desires of the undersigned Proprietors thereof.

NEW MEXICO
BERNALILLO
I, **ALBUQUERQUE LEASE PURCHASE CORPORATION**, a New Mexico corporation, do hereby certify that the foregoing instrument was acknowledged before me this **7th** day of **November**, 1988, by **ALBUQUERQUE LEASE PURCHASE CORPORATION**, a New Mexico corporation, on behalf of said corporation.
My commission expires: **May 22, 1991**
Nancy K. Ralston
NOTARY PUBLIC

CURVE DATA			
NO.	RADIUS	ARC	DELTA
1	686.20'	61.32'	05° 07' 12"
2	686.20'	42.48'	03° 32' 49"
3	25.00'	37.53'	86° 00' 32"
4	15.00'	11.78'	45° 09' 00"
5	37.50'	30.97'	47° 18' 58"
6	37.50'	20.40'	31° 10' 08"
7	37.50'	27.33'	41° 45' 06"
8	37.50'	25.94'	39° 38' 07"
9	37.50'	15.15'	23° 08' 30"
10	37.50'	17.43'	26° 38' 05"
11	37.50'	10.05'	15° 21' 06"
12	60.00'	12.26'	11° 42' 30"
13	25.00'	44.37'	100° 11' 40"
14	686.20'	49.78'	04° 01' 23"
15	686.20'	54.02'	04° 30' 39"

TANGENT DATA			
NO.	BEARING	DISTANCE	
T1	N 81° 06' 20" E	2.00'	
T2	N 30° 05' 06" E	5.00'	
T3	S 81° 06' 20" W	0.23'	

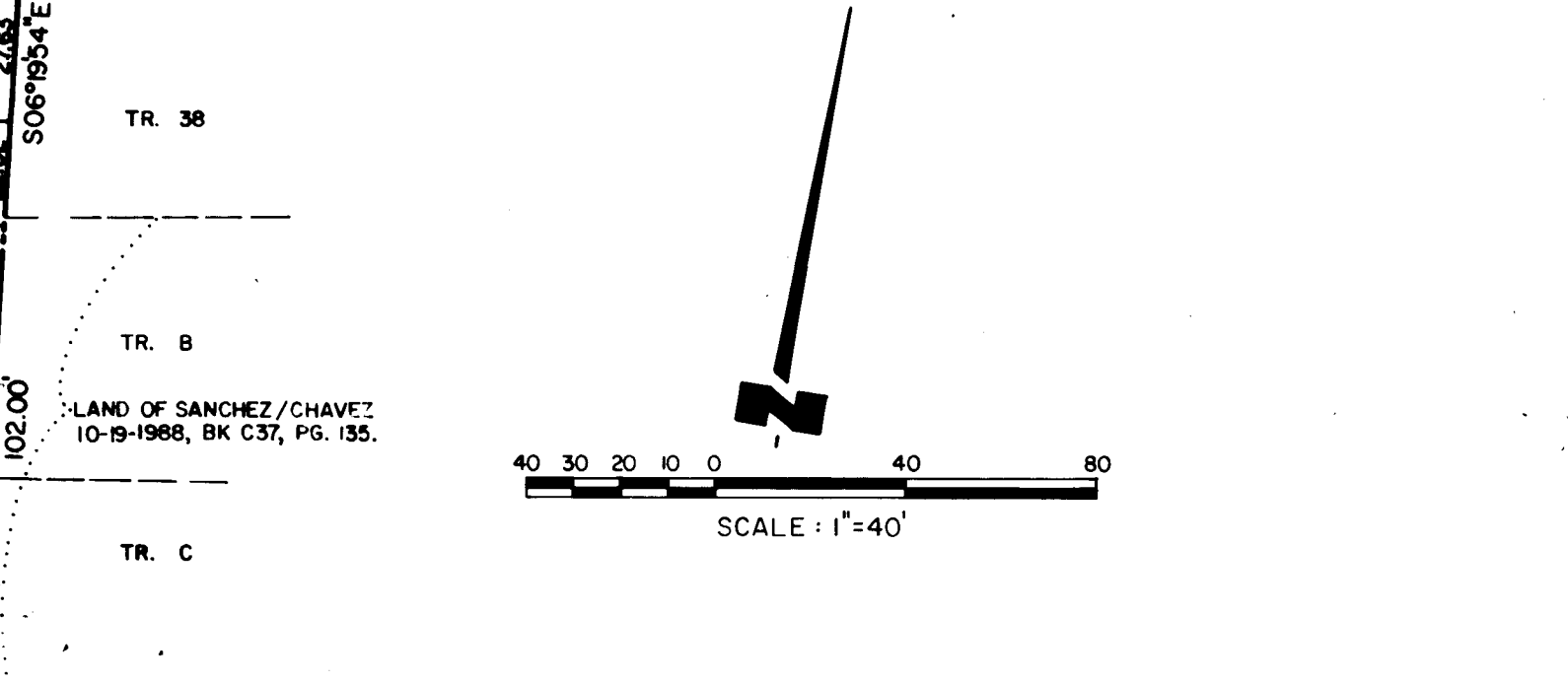
LOT AREA TABLE	
LOT	AREA
1	2,653.64 Sq. Ft.
2	3,506.00 " "
3	2,218.05 " "
4	2,110.54 " "
5	3,438.80 " "
6	1,907.76 " "
7	1,763.91 " "
8	2,563.08 " "
9	2,357.27 " "
10	1,628.41 " "
11	1,987.58 " "
12	2,057.30 " "
13	1,887.20 " "
14	2,903.49 Sq. Ft.

NOTES CONT:
4. Unless otherwise noted, all Boundary corners are monumented with a 3/8" Rebar with Cap stamped WAYJOHN LS 6540.
5. There is a 4.0 foot Sidewalk Easement around the Cul de Sac as shown and P.U.E.
PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common and joint use of:
A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. Mountain Bell for the 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.
D. Jones Interchange for the 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 of ingress and egress for the construction and maintenance and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines.
Public Service Co. of N. M. 11/8/88
Mountain Bell 11/8/88
Gas Co. of New Mexico 11/8/88

THE WAYJOHN SURVEYING CO.
All Types Land Surveying
N.M. Registered Land Surveyor
Wayne E. Johnston Phone 293-1205
Office 145 Eubank N.E.
Mailing Address: 11108 Hume, N.E. Albuquerque, N.M. 87112

BARELAS COURT TOWNHOMES REPLAT OF TRACT A, LANDS OF SANCHEZ/CHAVEZ ALBUQUERQUE, NEW MEXICO OCTOBER, 1988



APPROVALS as specified by the City of Albuquerque
SUBDIVISION CASE NO. _____

John Chavez 11-8-88
Planning Director, City of Albuquerque
Dana W. Harris 11-15-88
Traffic Engineer, City of Albuquerque
Wayne E. Johnston 11-15-88
Surveyor, City of Albuquerque
Paul M. Allen 11-15-88
City Engineer, City of Albuquerque
Paul M. Allen 11-15-88
Parks and Recreation, City of Albuquerque
A.M.A.F.C.A. _____ Date _____

Note: Approval of and filing with the County Clerk of Bernalillo County of this Plat does not vacate or in any way affect public or private easements.

SURVEYORS CERTIFICATE:
I, Wayne E. Johnston, licensed under the law of the State of New Mexico, do hereby certify that this Plat was prepared by me, shows all easements on the Recorded Plat, made known to me by the Utility Companies or by the Owner 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.
Wayne E. Johnston 11-15-88
Wayne E. Johnston, N.M.R.L.S. No. 6540

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
The foregoing Surveyors Certificate was acknowledged before me this **7th** day of **October**, 1988 by Wayne E. Johnston.
My Commission expires **4/1/90**
Patricia D. Wardle
NOTARY PUBLIC



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	ELEV. 4944.026	DATE	BRASS TABLET SET IN TOP OF CONCRETE	DATE	NO.	FIELD NOTES	BY	DATE	REMARKS	BY	DATE
INSPECTOR'S		DATE	POST 0.2' ABOVE GROUND. LOCATED APPROX.	DATE	1	Boundary & Existing	Wayne E. Johnston	11-15-88			
FIELD		DATE	225' SOUTH OF STOVER AVE. S.W. AND 0.4'	DATE		REVISIONS					
VERIFICATION BY		DATE	WEST OF EIGHTH ST. S.W.	DATE		DESIGN					
CORRECTED BY		DATE		DATE							
MICRO-FILM		DATE		DATE							
RECORDED BY		DATE		DATE							
NO.		DATE		DATE							

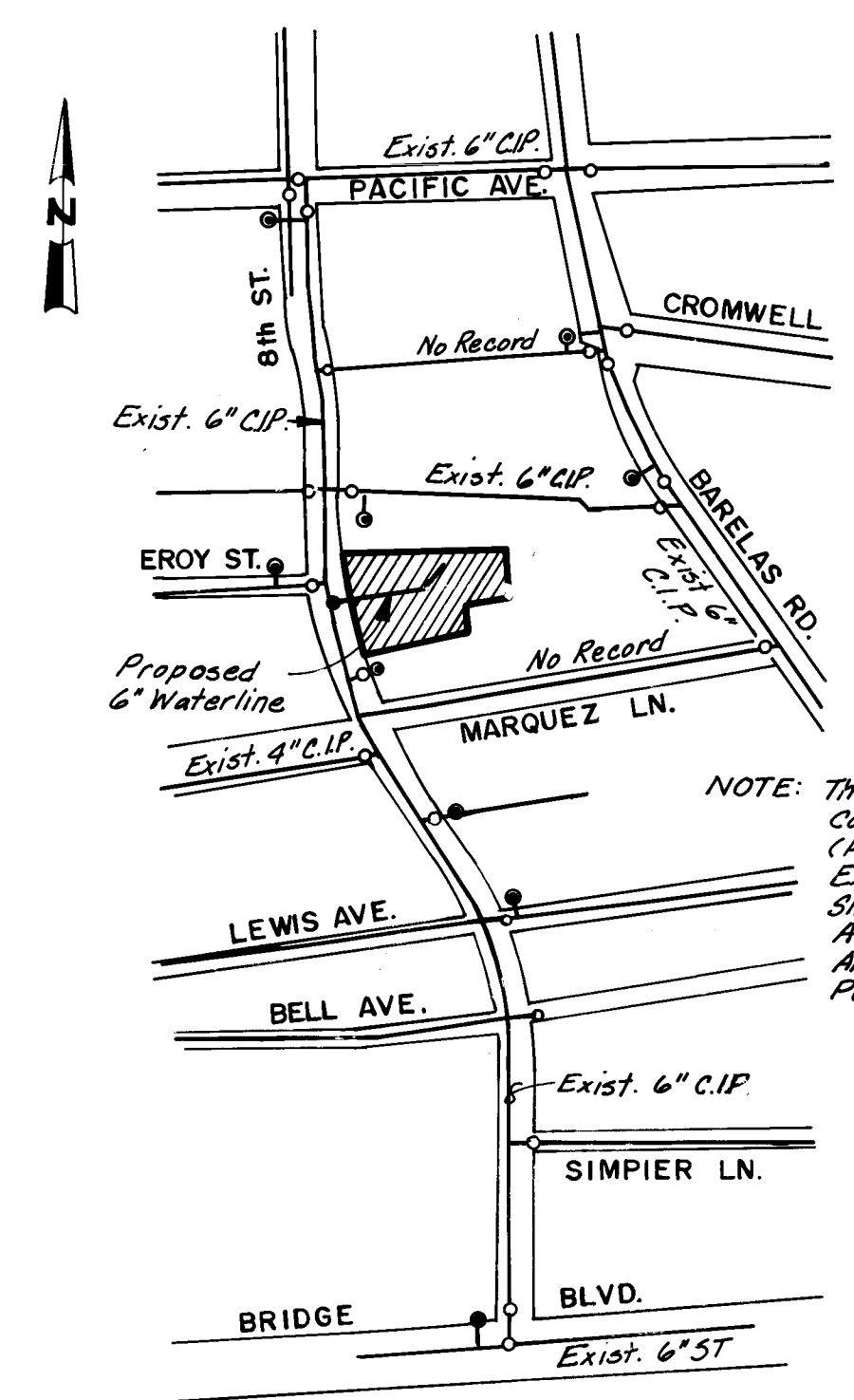
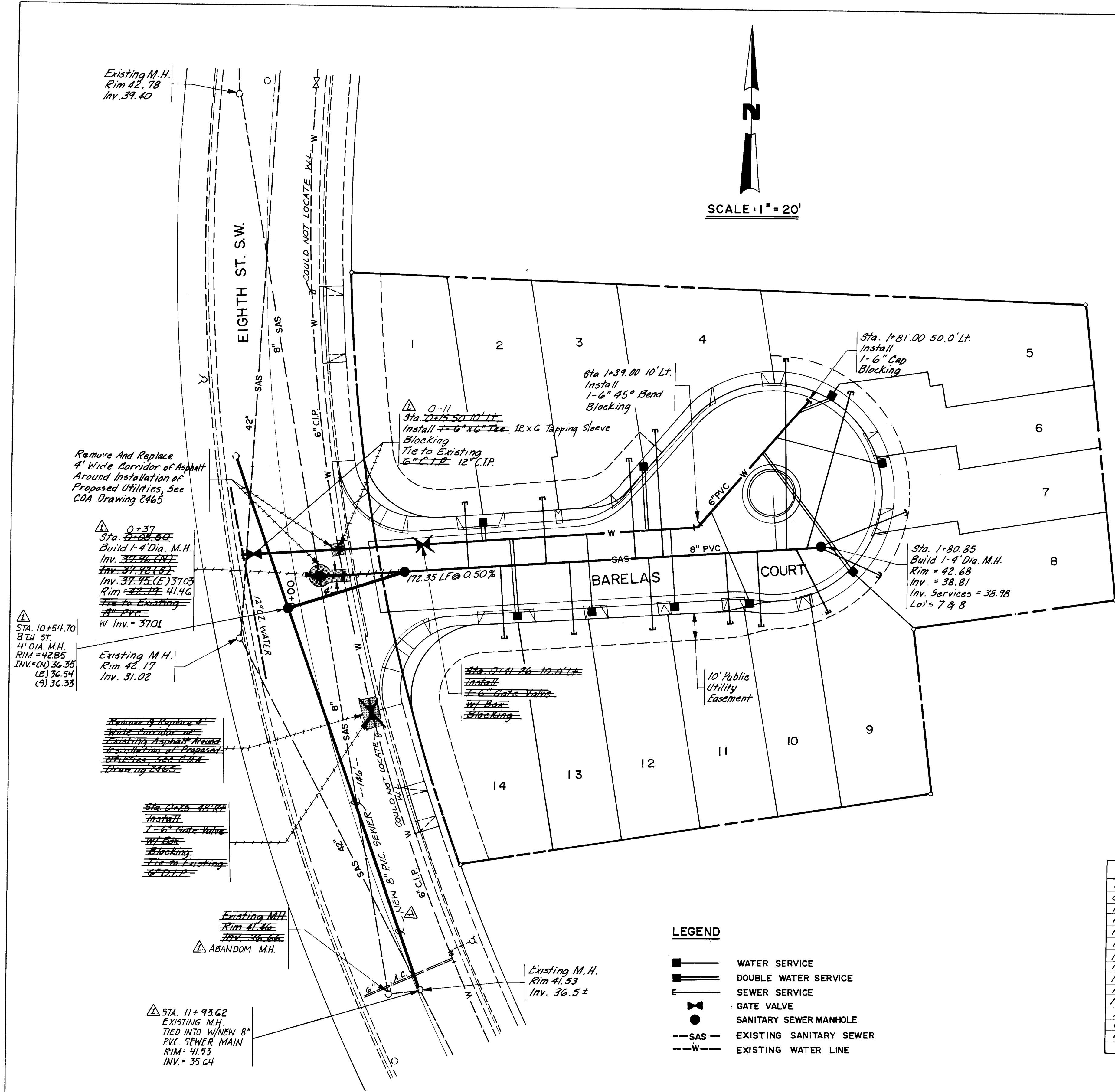
1 2 3 4 5 6 7 8 9 10 11 12
26 36830290

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BARELAS COURT TOWNHOMES
SUBDIVISION PLAT**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Wayne E. Johnston	11/15/88			
Trans. Dev.					
Utility Dev.	DEED	3/24/88			

DRAWING NO. **3683** MAP NO. **K-14** SHEET **2** OF **67**



SEWER LATERAL TABLE				
STATION	LOT No.	LENGTH	INV. @ P.L.	
0+59.73	1	23'	39.86	
0+86.86	2	23'	39.39	
1+16.93	3	34.5'	39.66	
1+26.93	4	44'	39.89	
1+69.50	5	66'	40.74	
1+76.50	6	56.5'	40.59	
1+80.85	7	32'	39.62	
1+80.85	8	22.5'	39.43	
1+72.50	9	25'	39.94	
1+58.76	10	26.25'	39.68	
1+48.76	11	23'	39.81	
1+21.78	12	23'	39.56	
0+94.84	13	23'	39.43	
0+70.75	14	23'	39.31	

WATER LATERAL TABLE		
STATION	LOT No.	TYPE
0+64.73	1/2	Double
1+21.93	3/4	Double
1+86.60	5/6	Double
2+02.18	7	Single
1+91.00	8/9	Double
1+53.76	10	Single
1+26.98	11	Single
0+99.86	12	Single
0+65.85	13/14	Double

- LEGEND**
- WATER SERVICE
 - DOUBLE WATER SERVICE
 - SEWER SERVICE
 - GATE VALVE
 - SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE

- UTILITY NOTES**
- WATERLINES MAY BE PVC OR DUCTILE IRON PIPE FOR 4" THROUGH 12" DIAMETER. WATERLINES 14" IN DIAMETER SHALL BE DUCTILE IRON OR CONCRETE CYLINDER WATER PIPE.
 - SANITARY SEWER LINES MAY BE PVC OR VCP. IF THE SEWER MAIN IS PVC, THEN THE SERVICE CONNECTION LINES MUST BE PVC. SERVICE CONNECTION INTO MAIN SHALL BE DIRECTIONAL TEES (WYES).
 - ALL WATERLINE FITTINGS SHALL HAVE CONCRETE BLOCKING. SEE STANDARD DRAWING 2320. NO SEPARATE PAYMENT FOR CONCRETE BLOCKING WILL BE MADE. ALL COSTS FOR CONCRETE BLOCKING SHALL BE INCLUDED IN THE UNIT PRICE FOR FITTINGS.
 - ALL NEW WATER VALVE BOXES, NEW SANITARY SEWER MANHOLES, AND STORM DRAIN MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISHED GRADE UNDER THIS CONTRACT. NO SEPARATE PAYMENT WILL BE MADE.
 - ALL VALVES IN PVC WATERLINES SHALL HAVE ANCHORAGE. SEE STANDARD DRAWING 2333.
 - 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 "RECORD DRAWINGS". CONTRACTOR SHALL NOT COVER UTILITY LINES UNTIL ALL DATA HAS BEEN RECORDED.
 - ALL GATE VALVES FURNISHED UNDER THIS CONTRACT SHALL BE RESILIENT SEAT GATE VALVES COMPLYING WITH AWWA C509, MJ, NRS.
 - ELECTRONIC MARKER DISKS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION. NO SEPARATE PAYMENT WILL BE MADE FOR ELECTRONIC MARKER DISKS AND SHALL BE CONSIDERED INCIDENTAL.

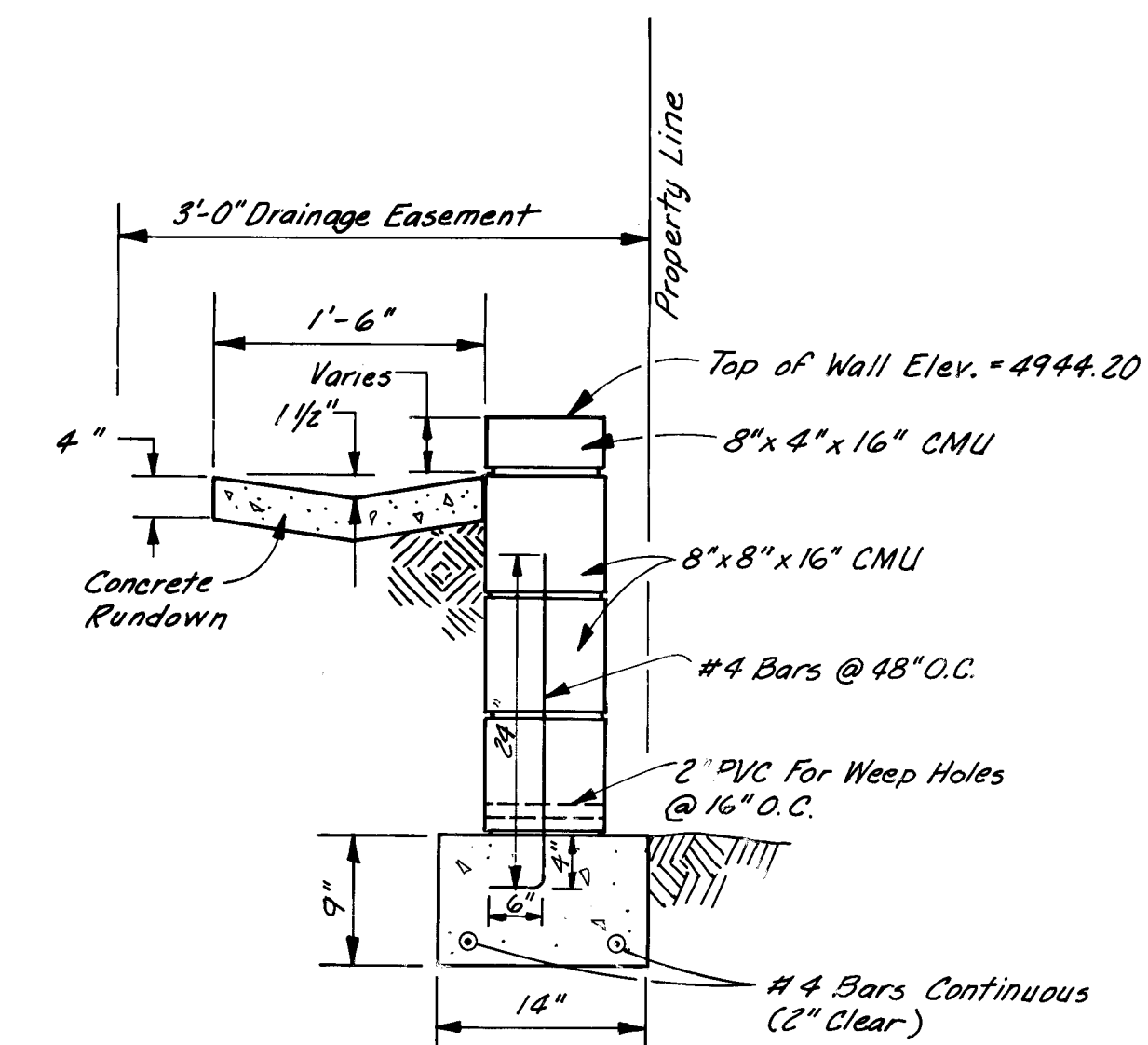
AVID ENGINEERING, INC.
Civil • Structural • Transportation
5801 Osuna Rd. NE • Suite 204
Albuquerque, NM 87109 • (505) 881-5357

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BARELAS COURT TOWNHOMES UTILITY LAYOUT**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Ronald Brown</i>	4/6/89			
Trans. Dev.					
Utility Dev.	<i>Albuquerque</i>	4/6/89			

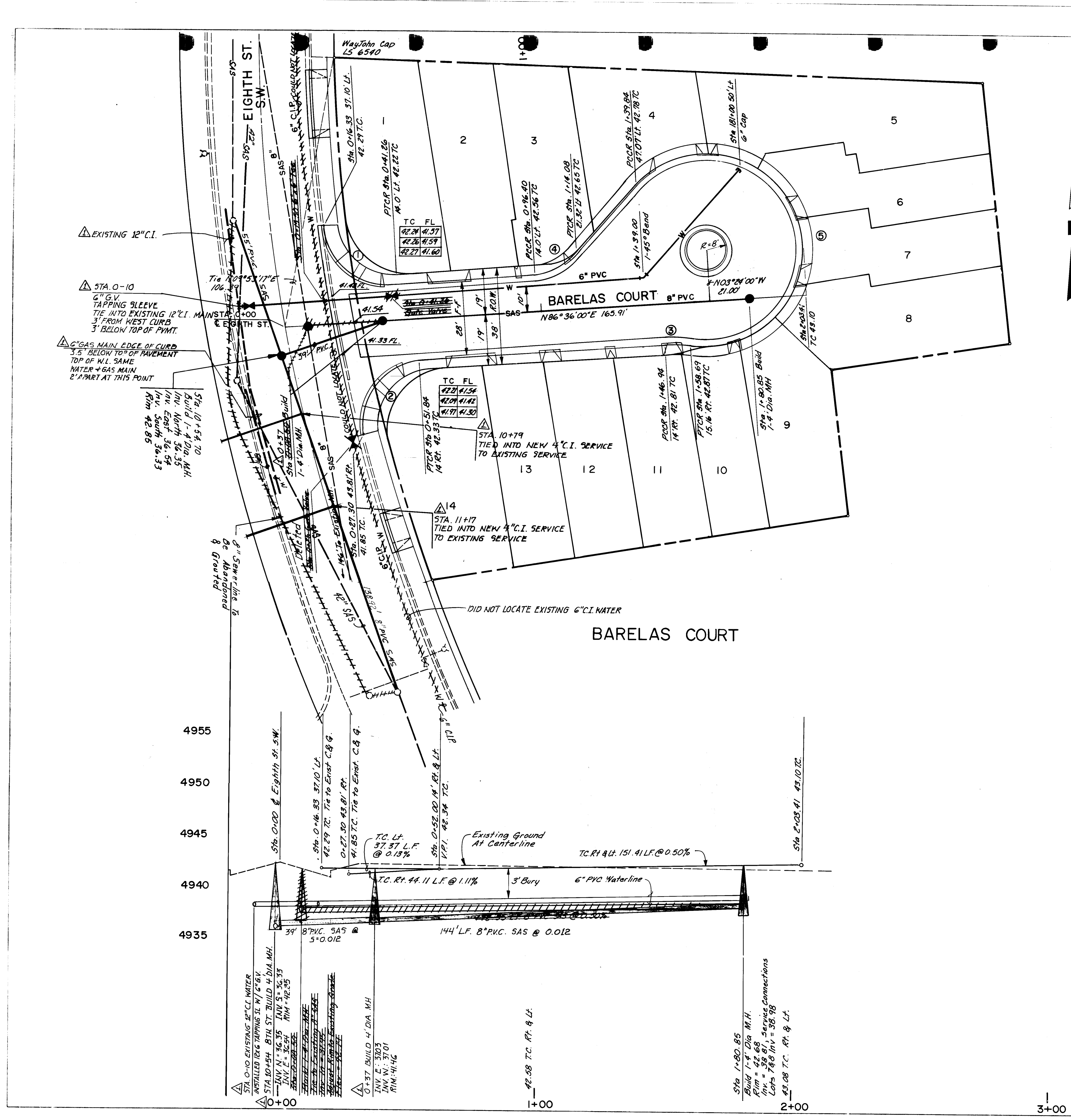
DRAWING NO. **3683** MAP NO. **K-14** SHEET **4** OF **67**



NOTE: WHERE THE RUNDOWN CONNECTS TO A
SIDEWALK CULVERT, FLATTEN THE
INVERT OF THE RUNDOWN TO MATCH
THE STANDARD SIDEWALK CULVERT
SECTION OVER 5'-0" OF LENGTH.
(STD. CULVERT INV. = 1/2")

1	2	3	4	5	6	7	8	9	10	11	12
2	6		3	6	8	3	0	5	9	0	

DRAWING NO.	3683	MAP NO.	K-14	SHEET	5	OF	67
----------------	------	---------	------	-------	---	----	----



SEWER LATERAL TABLE

STATION	LOT No.	LENGTH	INV. @ P.L.
0+59.73	1	23'	39.26
0+86.86	2	23'	39.39
1+16.93	3	34.5'	39.60
1+26.93	4	44'	39.89
1+69.50	5	66'	40.74
1+76.50	6	56.5'	41.59
1+80.85	7	32'	39.62
1+80.85	8	22.5'	39.43
1+78.50	9	25'	39.94
1+58.76	10	26.25'	39.68
1+48.76	11	23'	39.81
1+21.98	12	23'	39.56
0+94.86	13	23'	39.43
0+70.75	14	23'	39.31

CURVE DATA

No.	Radius	Delta	Length
1	25.00	85°38'26"	37.37'
2	25.00	101°04'57"	44.11'
3	60.00	11°17'28"	11.82'
4	25.00	45°00'00"	19.64'
5	36.88	236°17'28"	152.07'

WATER LATERAL TABLE

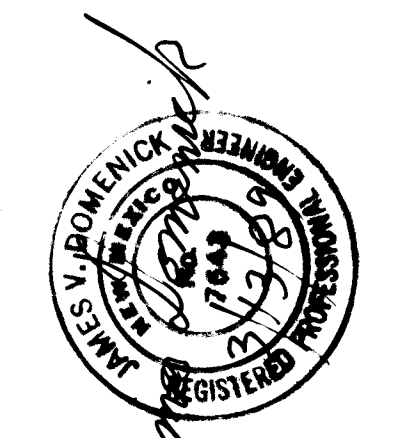
STATION	LOT No.	TYPE
0+64.73	1/2	Double
1+21.93	3/4	Double
1+86.60	5/6	Double
2+02.18	7	Single
1+91.00	8/9	Double
1+53.76	10	Single
1+26.98	11	Single
0+99.86	12	Single
0+65.85	13/14	Double

AVID ENGINEERING, INC.
 Civil • Structural • Transportation
 5801 Osuna Rd. NE • Suite 204
 Albuquerque, NM 87109 • (505) 881-5357

BARELAS COURT TOWNHOMES
 STREET AND UTILITY PLAN & PROFILE

Page 4 of 4
 4/6/89
 M. J. M. 234180

12/89
 Boundary & Existing
 Conditions Survey
 Performed By Wayne
 M. J. M. 234180
 SURVEYING CO.
 1988
 "I-K-13"
 BRASS TABLE SET IN TOP OF CONCRETE
 POST 0.2' ABOVE GROUND. LOCATED APPROX.
 225' SOUTH OF STOVER AVE. S.W. AND 0.4'
 WEST OF EIGHTH ST. S.W.
 ELEV. 4944.026
 SUNDANCE
 CITY
 R. OACA
 12/89
 DATE 12/89
 M. J. M. 234180



12/89 Revised from "As-Built" Information
 BY JVD
 DATE 9/88
 DATE 9/88
 JVD
 RB
 JVD

