

LOS POBLANOS COURTYARD

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR GRADING, PAVING AND UTILITIES

INDEX TO DRAWINGS

SHEET NO	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2	PLAN OF GEOMETRY
3	GRADING AND EROSION CONTROL PLAN PAVING PLAN AND PROFILES
4	POBLANOS COURT - PAVING PLAN AND PROFILE UTILITY PLAN AND PROFILES
5	POBLANOS COURT - UTILITY PLAN AND PROFILE
6	MONTANO ROAD - UTILITY PLAN AND PROFILE

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.

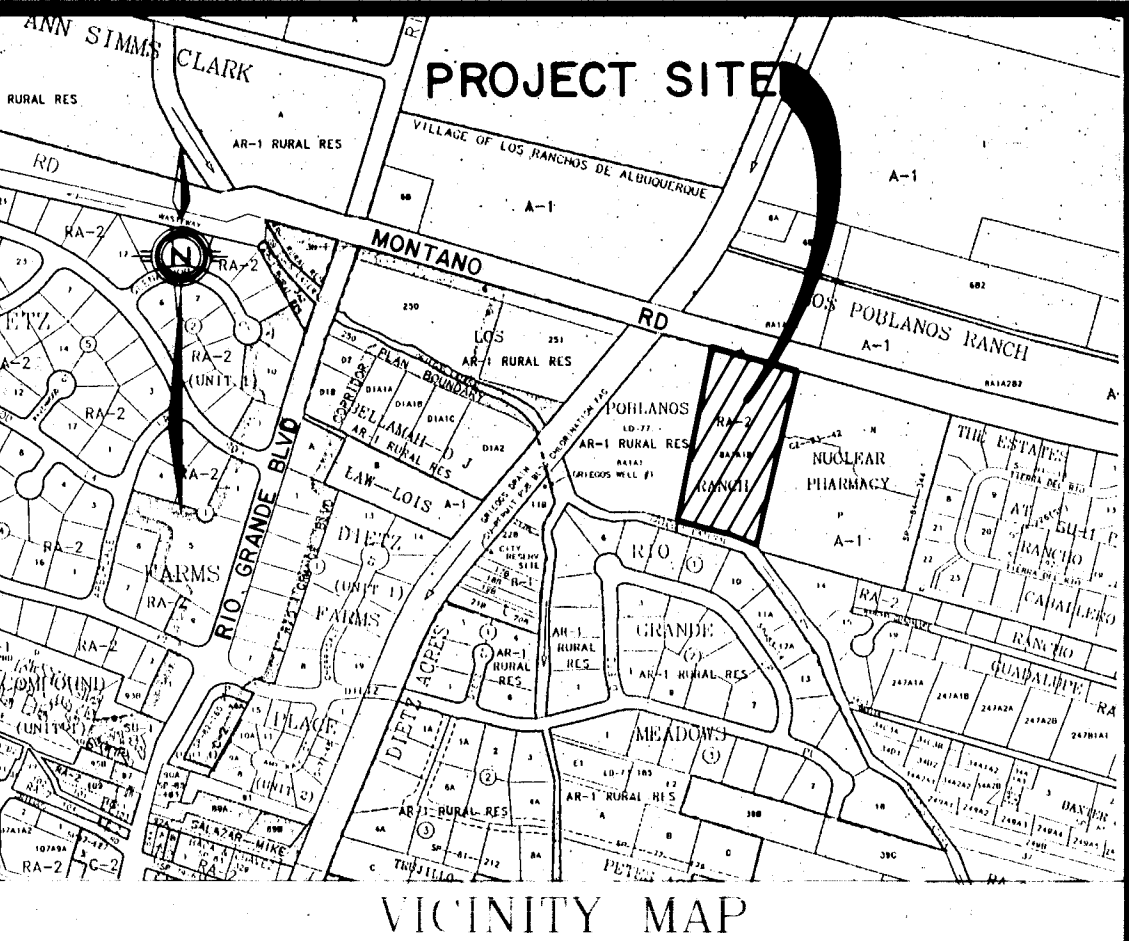
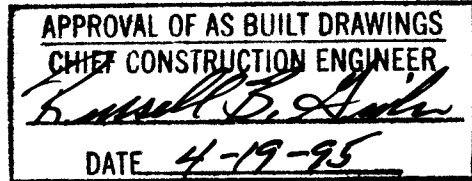
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN 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.

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.



Timothy Aldrich
Timothy Aldrich, P.S. No. 7719
3-20-95
Date



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED WITH UPDATE NO. 4.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR SHALL FURNISH EMD'S ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
- CONTRACTOR SHALL NOTIFY THE PROJECT 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 BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES.
- THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
- THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) THREE (3) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVE.
- THREE (3) 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 (788-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET. ALL NEW STRIPING SHALL BE PLASTIC AS PER CITY STANDARDS.

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26 5053.90 900195



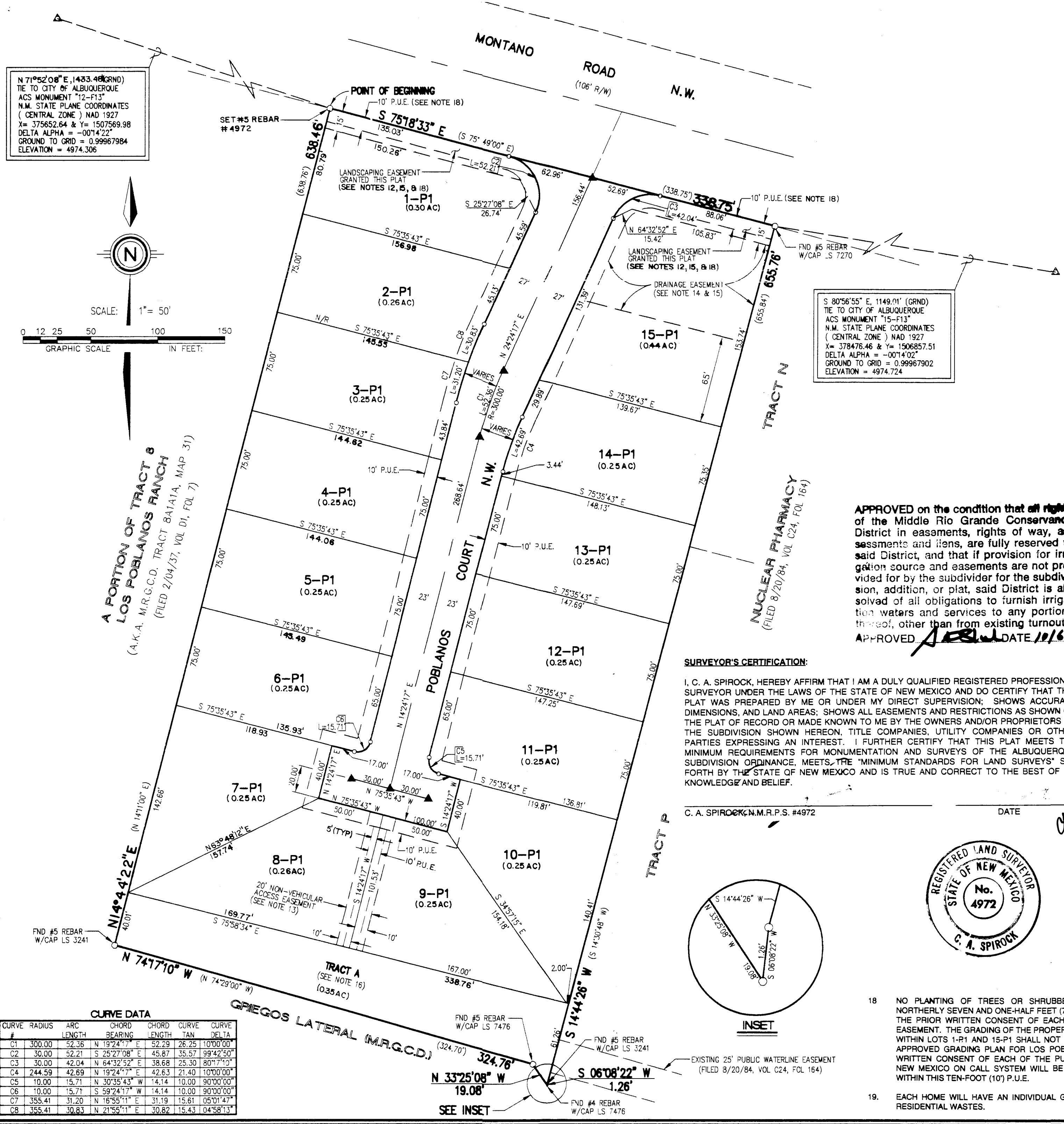
community
sciences
corporation

Randy B. [Signature]
1/23/95

5053.90

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

282-02 PLAT 12.DWG PROJ. NO. 5053.90 DRB 93-185 REVISED JAN 12, 1995



SUBDIVISION PLAT
FOR
LOS POBLANOS COURTYARD
COMPRISED OF
A PORTION OF TRACT 8 OF LOS POBLANOS RANCH
ALSO KNOWN AS TRACT 8A1A1B, M.R.G.C.D. MAP 31
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
'PROJECTED' SECTION 31, T1N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1994

(NOTES CONTINUED FROM SHEET 1)

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 EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE 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, CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

9. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

10. STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. ALL RESIDENTIAL LOTS SHALL HAVE A "P-1" SUFFIX ON THE FINAL PLAT (P-1 DENOTES INTERMITTENT PARKING FOR THE PURPOSE OF DETERMINING STREET WIDTH). THE P-1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY, THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOMS. ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR DRIVEWAYS.

11. THIS SITE WAS ANNEXED INTO THE CITY OF ALBUQUERQUE (CASE NO. AX-93-9) AND REZONED FROM COUNTY A-1 TO CITY RA-2 (CASE NO. Z-93-96).

12. THE 15' WIDE LANDSCAPING EASEMENT ON LOTS 1-P1 AND 15-P1 IS SUBJECT TO A LANDSCAPING AND MAINTENANCE AGREEMENT WITH THE HOMEOWNERS' ASSOCIATION.

13. THE 20' NON-VEHICULAR ACCESS EASEMENT BETWEEN LOT 8-P1 AND LOT 9-P1 IS SUBJECT TO A LANDSCAPING AND MAINTENANCE AGREEMENT WITH THE HOMEOWNERS' ASSOCIATION.

14. LOT 15-P1 IS ENCUMBERED BY A TEMPORARY DRAINAGE RETENTION POND AND EASEMENT. THIS DRAINAGE EASEMENT IS SUBJECT TO A LANDSCAPING AND MAINTENANCE AGREEMENT AND A DRAINAGE MAINTENANCE COVENANT WITH THE HOMEOWNERS' ASSOCIATION AND MAY BE VACATED AND LOT RECLAIMED FOR RESIDENTIAL USES WHEN THE MONTANO ROAD MASTER STORM DRAIN IMPROVEMENTS HAVE BEEN COMPLETED.

15. THE ASSOCIATION OF OWNERS OF LOTS WITHIN THE SUBDIVISION SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE AND REPAIR OF THE TEMPORARY POND AREAS AND LANDSCAPE EASEMENTS PURSUANT TO THE LOS POBLANOS COURTYARD RESTRICTIONS FILED FOR RECORD ON _____ IN BOOK _____ IN THE RECORDS OF THE BERNALILLO COUNTY CLERK. THESE RESTRICTIONS PROVIDE FOR THE CITY OF ALBUQUERQUE TO LIEN THE LOTS WITHIN THE SUBDIVISION UPON WHICH THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN THE EVENT OF DEFAULT OF THE MAINTENANCE OBLIGATIONS FOR THE TEMPORARY POND AREAS AND LANDSCAPE EASEMENTS.

16. TRACT "A" IS CREATED AS A TRACT FOR THE SOLE PURPOSE OF ACQUISITION BY, AND CONVEYANCE TO, THE CITY OF ALBUQUERQUE FOR RIGHT-OF-WAY FOR PUBLIC WATER TRANSMISSION LINES.

17. SETBACKS FOR THIS SUBDIVISION ARE AS FOLLOWS:
20' FRONT YARD
25' REAR YARD
5' SIDE YARD ON WEST SIDE OF LOT 8
10' SIDE YARD ON EAST SIDE OF LOT 8 AND WEST SIDE OF LOT 9
5' SIDE YARD ON NORTH SIDE OF LOTS 2 THRU 7 AND LOTS 9 THRU 14
10' SIDE YARD ON SOUTH SIDE OF LOTS 1 THRU 6 AND LOTS 11 THRU 15

18. NO PLANTING OF TREES OR SHRUBBERY SHALL BE PERMITTED WITHIN THE NORTHERLY SEVEN AND ONE-HALF FEET (7.5') OF THIS TEN-FOOT (10') P.U.E. WITHOUT THE PRIOR WRITTEN CONSENT OF EACH OF THE PUBLIC UTILITIES SHARING THIS EASEMENT. THE GRADING OF THE PROPERTY COVERED BY THIS TEN-FOOT (10') P.U.E. WITHIN LOTS 1-P1 AND 15-P1 SHALL NOT BE CHANGED FROM THAT SHOWN ON THE APPROVED GRADING PLAN FOR LOS POBLANOS COURTYARD WITHOUT THE PRIOR WRITTEN CONSENT OF EACH OF THE PUBLIC UTILITIES SHARING THIS EASEMENT. NEW MEXICO ON CALL SYSTEM WILL BE CONTACTED PRIOR TO ANY EXCAVATION WITHIN THIS TEN-FOOT (10') P.U.E.

19. EACH HOME WILL HAVE AN INDIVIDUAL GRINDER PUMP SYSTEM FOR PROCESSING RESIDENTIAL WASTES.

APPROVED ON THE condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivisor for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

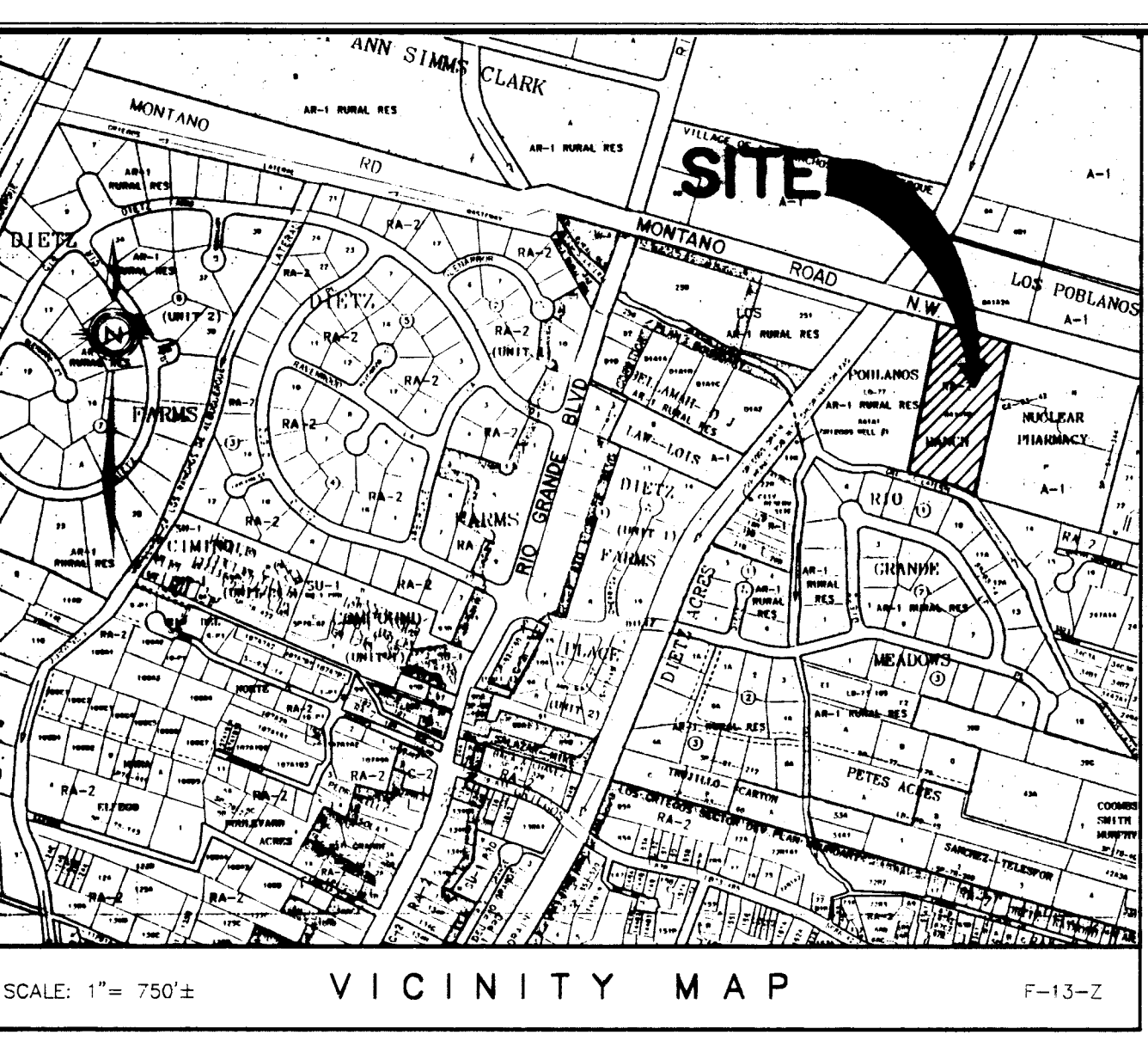
APPROVED *[Signature]* DATE 11/6/94

SURVEYOR'S CERTIFICATION:
I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. SHOWS ACCURATE DIMENSIONS, AND LAND AREAS. SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972

DATE

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
No. 4972
C. A. SPIROCK



LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT, WITHIN "PROJECTED" SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; KNOWN AS (1) TRACT 8A1A1B, M.R.G.C.D. MAP 31, AND (2) A PORTION OF TRACT 8 AS SHOWN ON THE PLAT OF LOS POBLANOS RANCH, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 4, 1937 IN VOLUME D1, FOLIO 7; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO ROAD NW WHICH IS COMMON TO THE NORTHEAST CORNER OF TRACT 8A1A1A, M.R.G.C.D. MAP 31, WHENCE FOR A TIE, A.C.S. STATION "12-F13" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, OF Y=1,507,506.98 AND X=375,652.64) BEARS N71°52'01"W, 1,433.48 FEET DISTANCE.

THENCE, S75°18'33"E, 338.75 FEET DISTANCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO ROAD NW TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED (FOUND #5 REBAR WITH CAP LS7270, A POINT IN COMMON WITH THE NORTHWEST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF NUCLEAR PHARMACY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 10, 1994, IN VOLUME C24, FOLIO 164, DOCUMENT NO. 84-63674 (FROM THIS POINT, A.C.S. STATION "15-F13", HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, OF Y=1,506,857.51 AND X=378,476.46 BEARS S80°56'55"E, 1,149.01 FEET DISTANCE);

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S14°44'26"W, 665.78 FEET DISTANCE TO THE SOUTHWEST CORNER OF TRACT "P" AS SHOWN ON THE AFOREMENTIONED PLAT OF NUCLEAR PHARMACY (FOUND #5 REBAR WITH CAP LS3241);

THENCE, S08°08'22"W, 1.26 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED (FOUND #4 REBAR WITH CAP LS7476), A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRIEGOS LATERAL;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRIEGOS LATERAL, N33°25'08"W, 19.08 FEET DISTANCE TO A POINT (FOUND #5 REBAR WITH CAP LS 7476); THENCE, N74°17'10"W, 324.76 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED (FOUND #5 REBAR WITH CAP LS3241), AND A POINT IN COMMON WITH THE SOUTHEAST CORNER OF TRACT 8A1A1A, M.R.G.C.D. MAP 31;

THENCE, N14°44'22"E, 638.46 FEET DISTANCE ALONG THE EASTERLY BOUNDARY Y OF SAID TRACT 8A1A1A, M.R.G.C.D. MAP 31, TO THE NORTHEAST CORNER THEREOF AND NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS (217,308 SQUARE FEET), 4.9905 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 8). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

WEST MONTANO LAND DEVELOPMENT
A NEW MEXICO PARTNERSHIP

BY: *[Signature]*
DR. KEITH HARVIE, GENERAL PARTNER

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *[Signature]* 1994
BY DR. KEITH HARVIE, GENERAL PARTNER OF WEST MONTANO LAND DEVELOPMENT, ON BEHALF OF SAID PARTNERSHIP.

BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: *[Signature]* June 16, 1996

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #S:

TRACT 8A1A1B, UPC #1-013-061-394360-41160

PROPERTY OWNER OF RECORD: WEST MONTANO LAND DEVELOPMENT, DR. KEITH HARVIE

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

SUBDIVISION PLAT
FOR
LOS POBLANOS COURTYARD
COMPRISED OF
A PORTION OF TRACT 8 OF LOS POBLANOS RANCH
ALSO KNOWN AS TRACT 8A1A1B, M.R.G.C.D. MAP 31
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
'PROJECTED' SECTION 31, T1N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1994

APPROVALS:

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION
[Signature] DATE 10-4-94
PARKS AND GENERAL SERVICE DEPARTMENT

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
DATE

CITY ENGINEER, ENGINEERING DIVISION
DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
DATE
UTILITY DEVELOPMENT
[Signature] DATE 10-4-94
CITY SURVEYOR/ENGINEERING DIVISION
[Signature] DATE 07-28-94
PROPERTY MANAGEMENT
[Signature] DATE 9-19-94
GAS COMPANY OF NEW MEXICO
[Signature] DATE 9-16-94
U.S. WEST
[Signature] DATE 9-19-94
PUBLIC SERVICE COMPANY OF NEW MEXICO
[Signature] DATE 9-16-94
MIDDLE RIO GRANDE CONSERVANCY DISTRICT
[Signature] DATE 9-16-94

In approving this plat, P.N.M/GAS CO OF NM do not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other document which are on record on this plat.

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. SHOWS ACCURATE DIMENSIONS, AND LAND AREAS. SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972

DATE

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
No. 4972
C. A. SPIROCK

SHEET 1 OF 2

DATE: SEPTEMBER, 1994

SCALE: AS SHOWN

DESIGNED: R.C.M.

DRAWN: D.E.R.

JOB NO.: 282-02-025

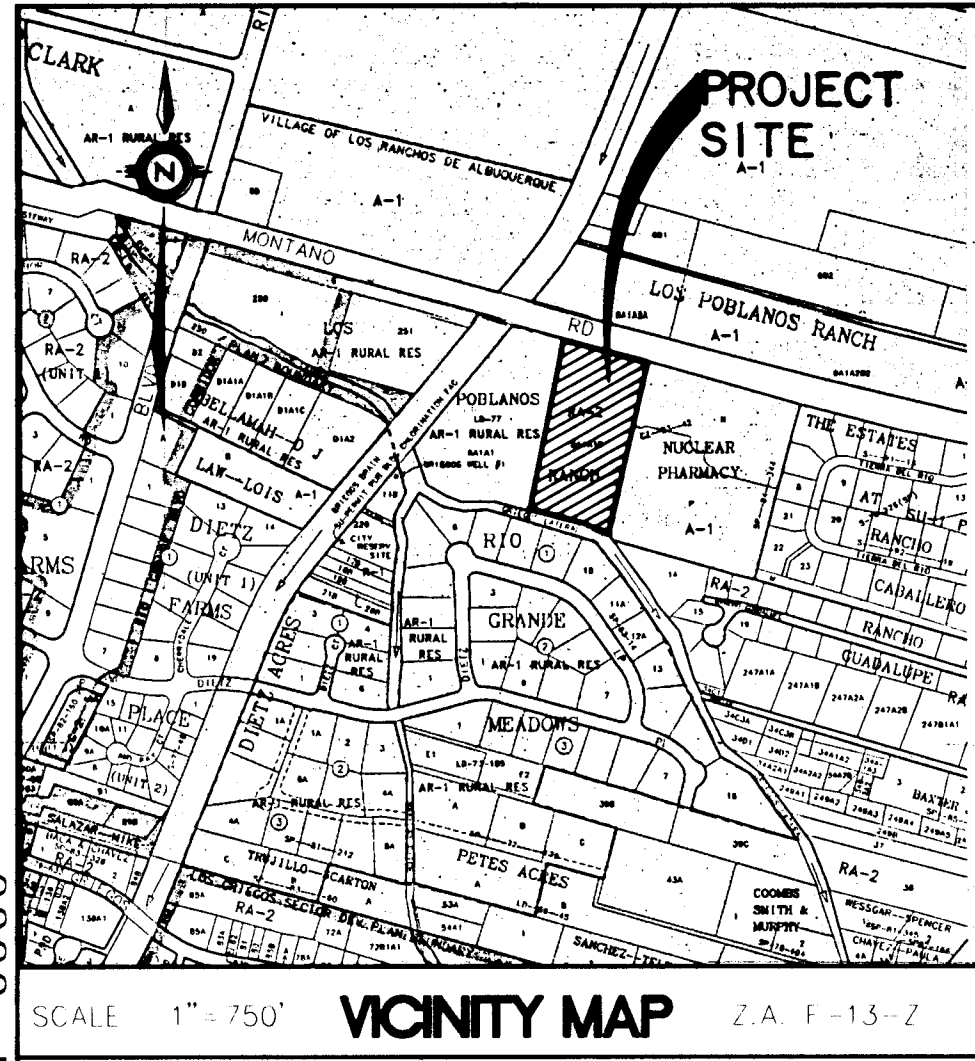
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ENGINEERING Corrales, N.M. 87046

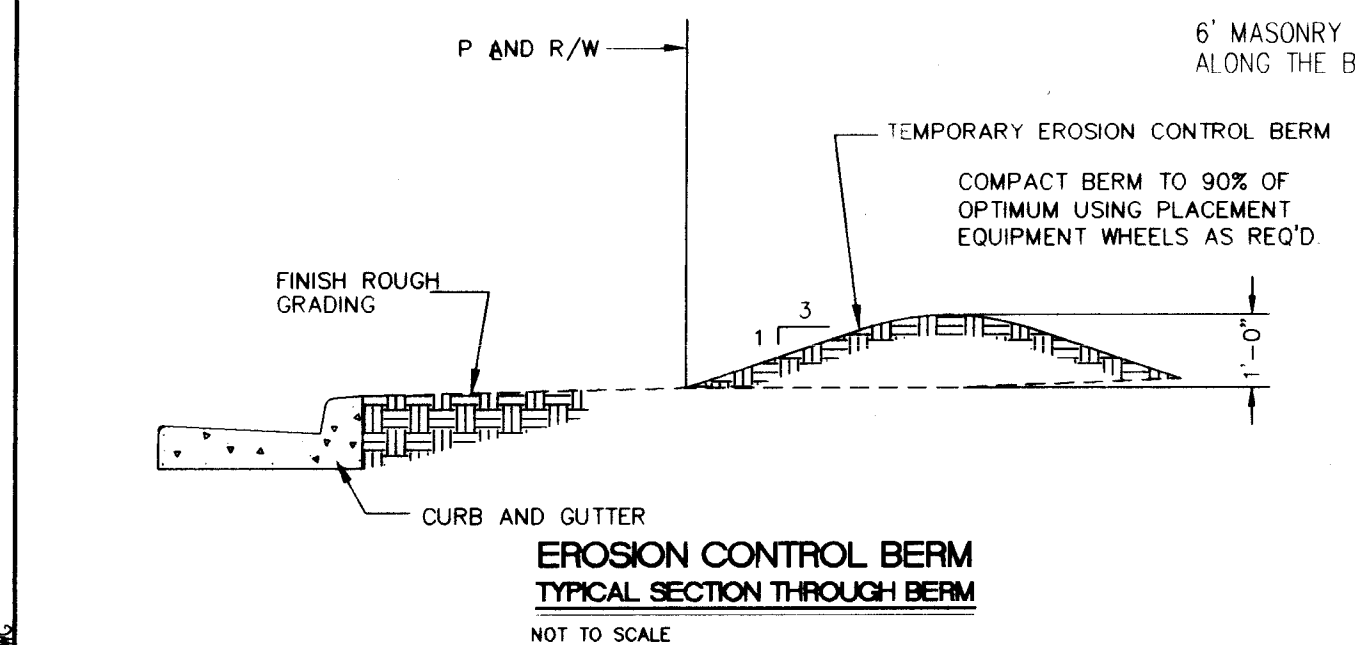
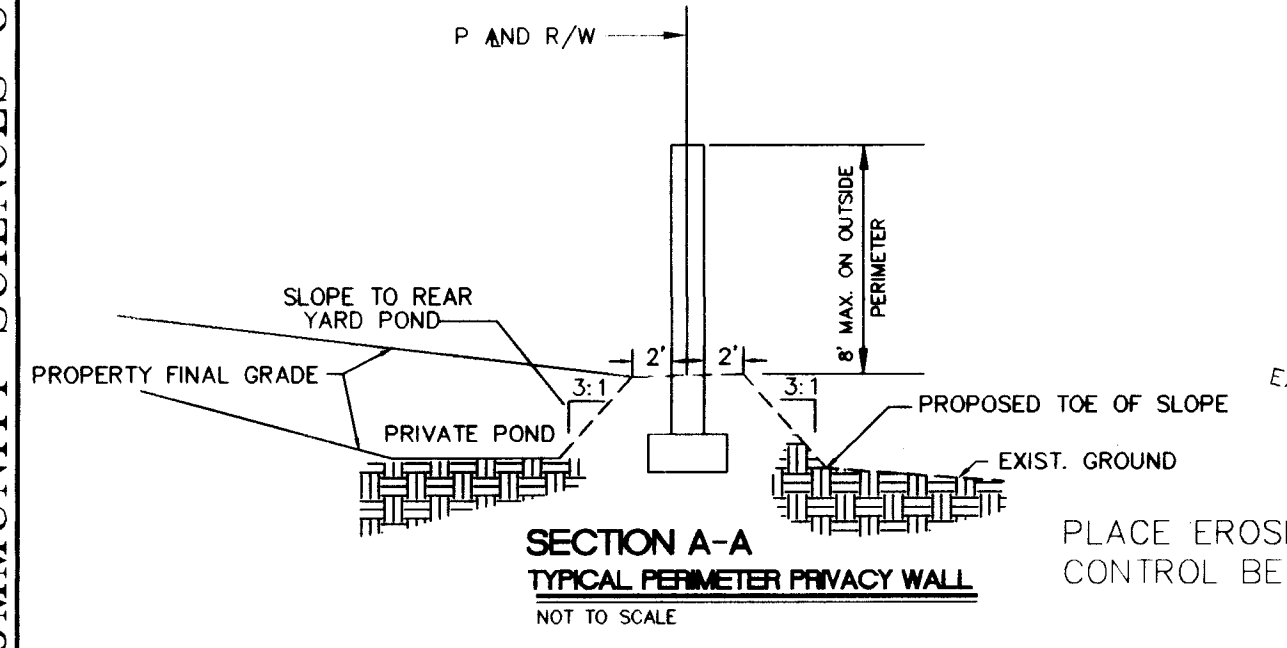
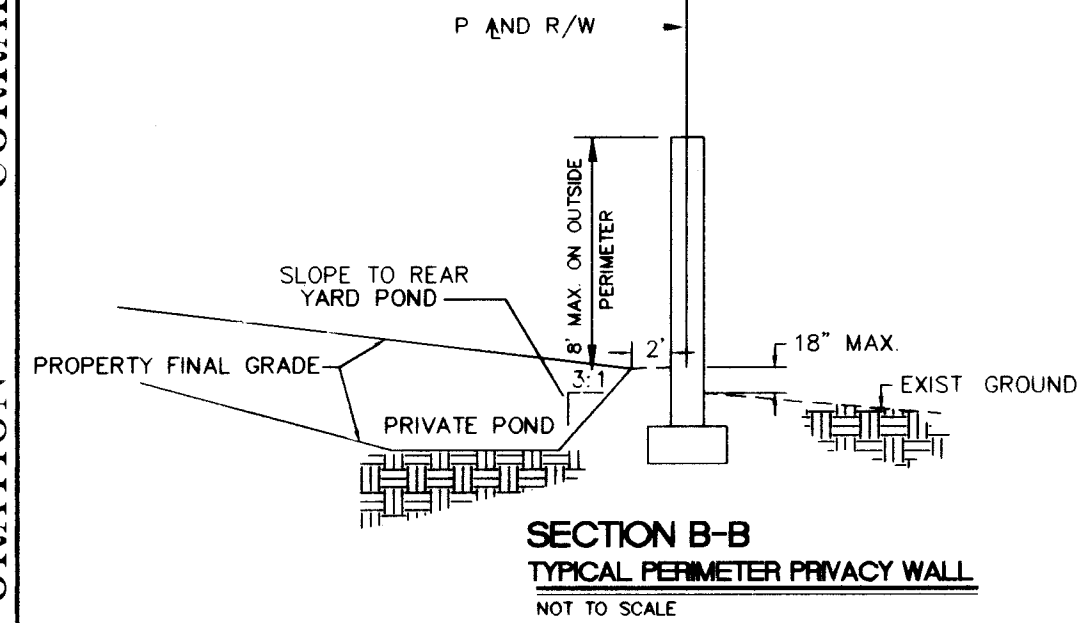
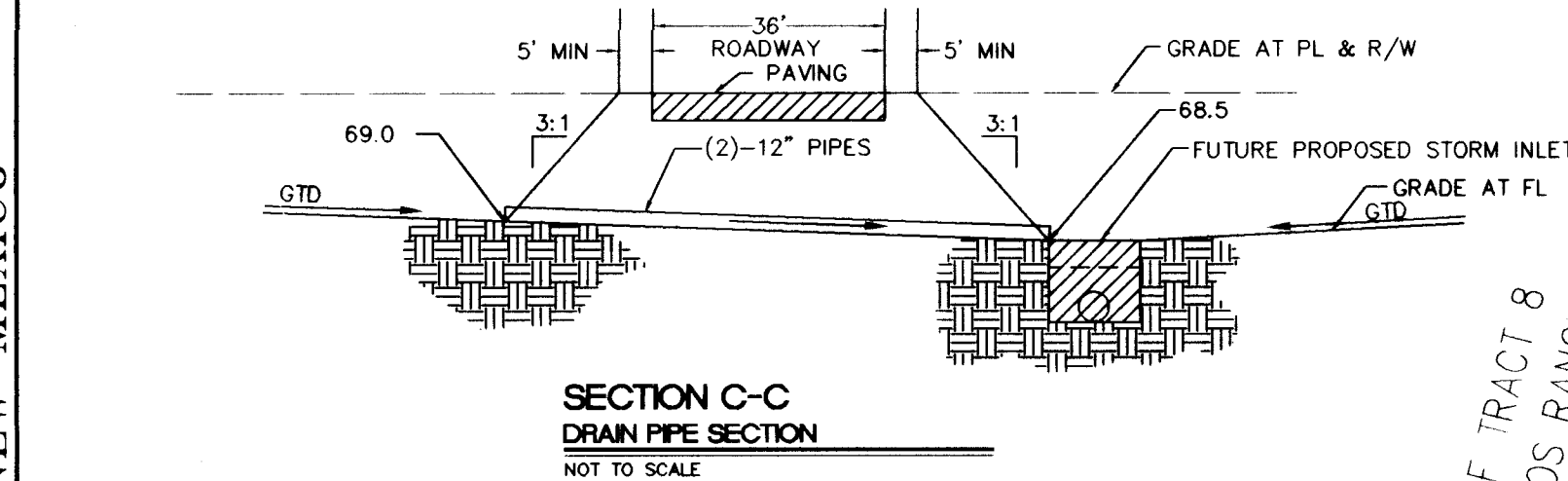
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community sciences corporation

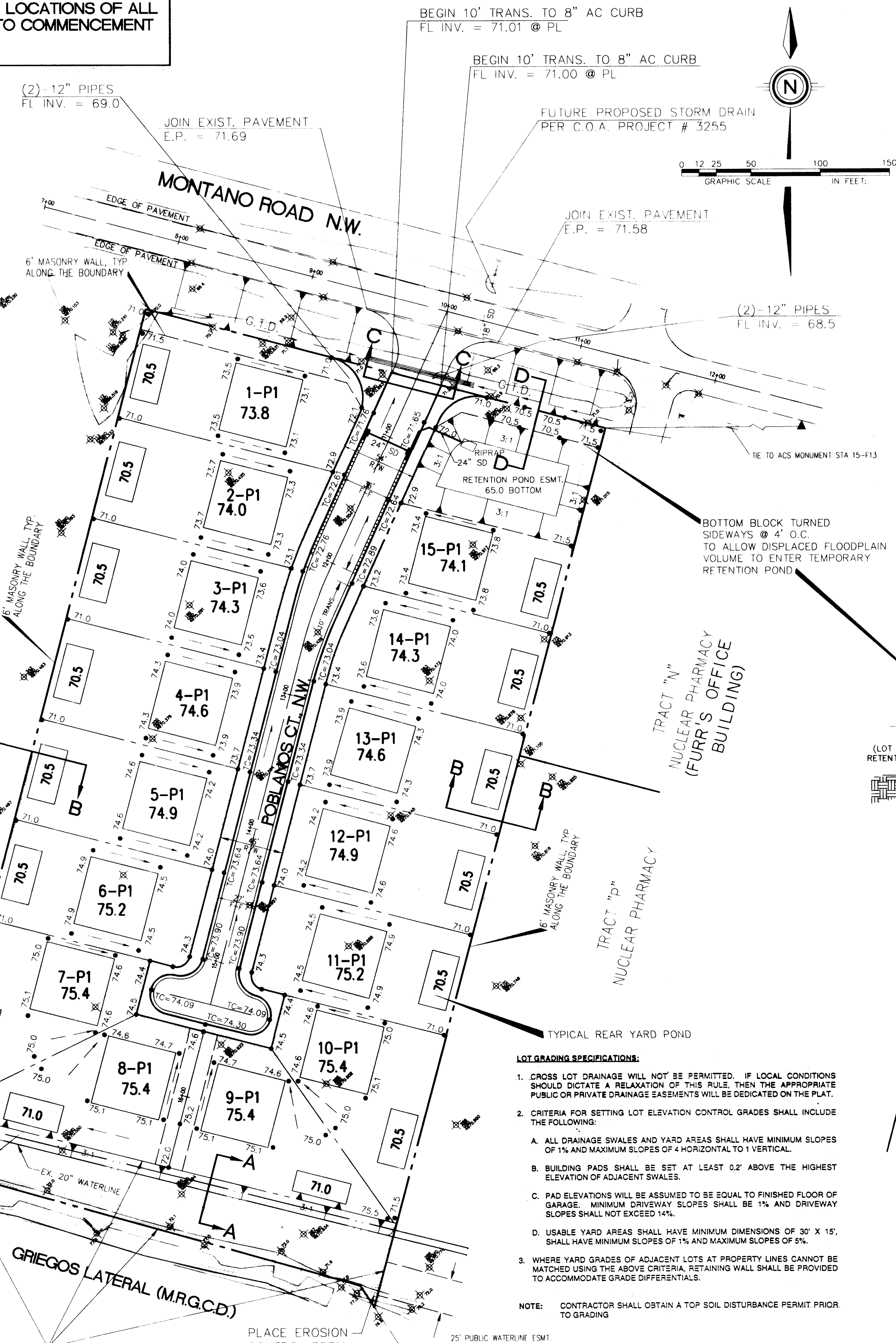
282-02 PLAT 12.DWG



NOTE: CONTRACTOR TO VERIFY LOCATIONS OF ALL SUBSURFACE UTILITIES PRIOR TO COMMENCEMENT OF GRADING.

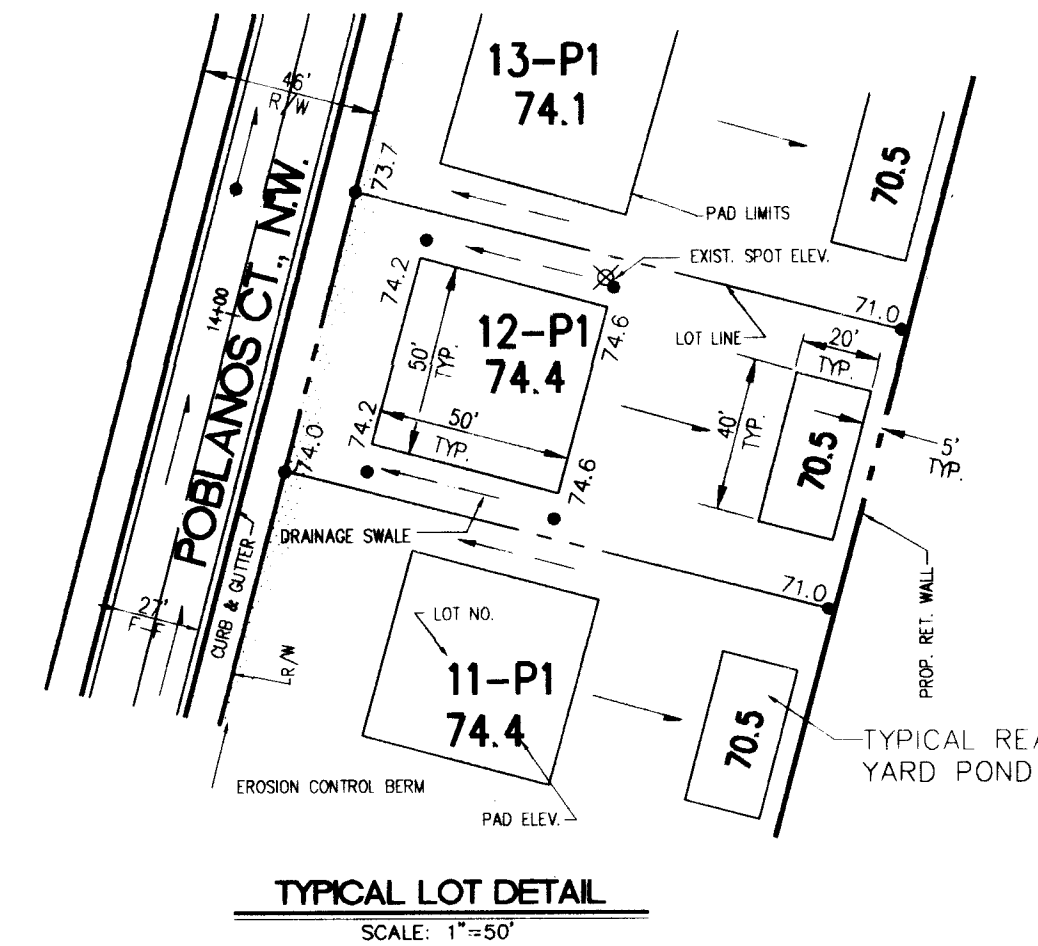
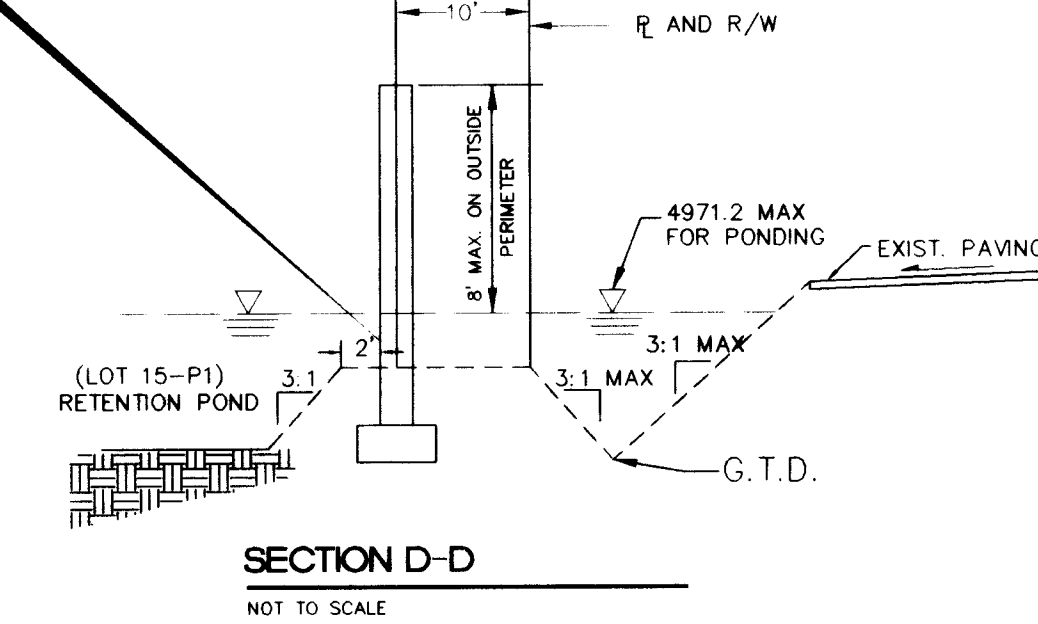


NOTE: CONTRACTOR TO TAKE CARE IN GRADING IN THIS AREA. SUGGEST THAT VERIFICATION OF LOCATION OF EXISTING WATERLINE BE DONE PRIOR TO COMMENCEMENT OF ANY GRADING OPERATION.



LEGEND	
● FL=74.11	PROPOSED CURB FLOWLINE ELEVATION
● 75.05	PROPOSED SPOT ELEVATION
73.6 X	EXISTING SPOT ELEVATION (GRND & TC)
4970	EXISTING CONTOUR W/ INDEX ELEVATION
[Symbol]	PROPOSED CONCRETE VALLEY GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	PROPOSED MOUNTABLE CURB & GUTTER
[Symbol]	PROPOSED STANDARD CURB & GUTTER
[Symbol]	SWALE
[Symbol]	FLOW ARROW
[Symbol]	FLMA 100 YR FLOODPLAIN (ELEV. = 71.2)
[Symbol]	EROSION CONTROL BERM @ FRONT OF LOT SEE DETAIL THIS SHEET
G.T.D.	GRADE TO DRAIN
[Symbol]	FUTURE PROPOSED STORM DRAIN

POND - CALCULATIONS
 BOTTOM @ 65.0 = 3,200 SF
 TOP @ 71.2 = 8,400 SF
 VOLUME = 35,960 CF
 (~ 0.83 Ac FT)



EARTHWORK

CUT	= 1,380 CY
FILL	= 22,580 CY
SHRINKAGE(25%)	= 5,645 CY
NET IMPORT	= 26,845 CY

APPROVED FOR ROUGH GRADING (± 1 FT.)	DATE
CITY HYDROLOGY	DATE

LEGAL DESCRIPTION

COMPRISE A PORTION OF TRACT 8 OF LOS POBLANOS RANCH ALSO KNOWN AS TRACT 8A1A1B, M.R.G.C.D. MAP 31 SITUATE WITHIN THE ELENA CALLEGOS GRANT "PROJECTED" SECTION 31, T11N, R3E, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

DRB-93-182

community sciences corporation

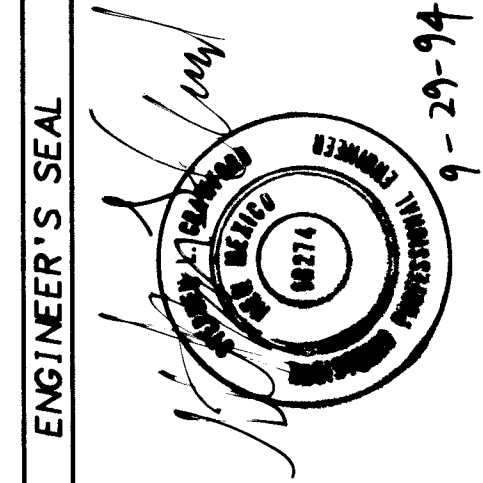
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: LOS POBLANOS COURTYARD GRADING & EROSION CONTROL PLAN

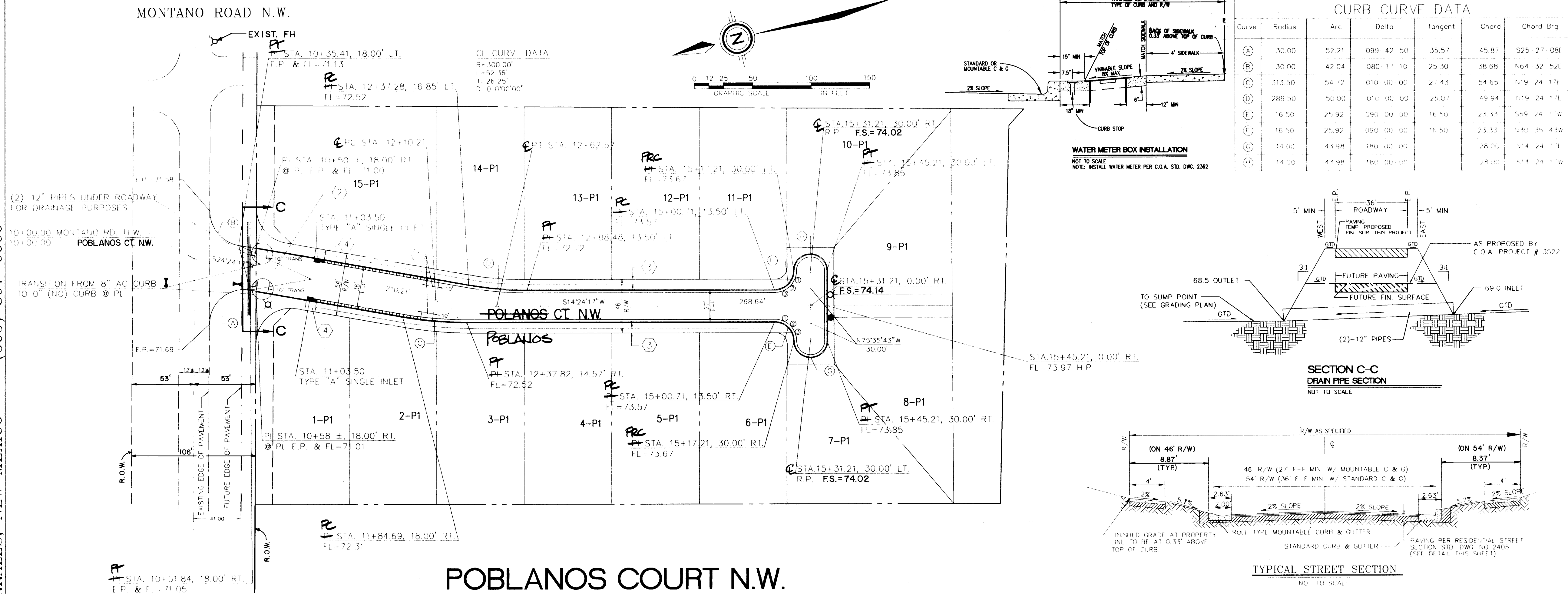
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	B. J. [Signature]	12/20/94	WATER	R. W. Kane	11-4-94
TRANSPORTATION	N.A. [Signature]	11/10/94	WASTE WATER	R. W. Kane	11-4-94
HYDROLOGY	[Signature]	11-4-94	A.M.A.F.C.A.		

PROJECT NO.	5053.90	MAP NO.	F-13	SHEET	3 OF 6
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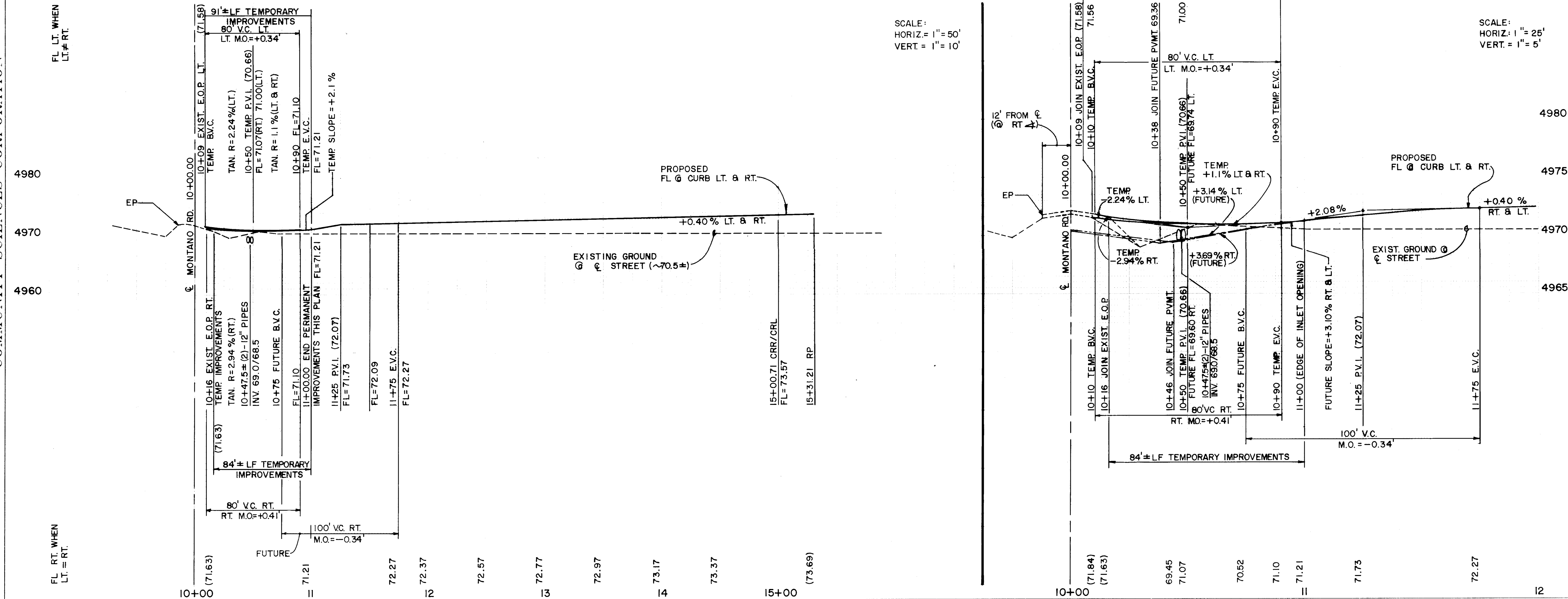
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE
1	04/93	1	04/93	1	04/93
COMMUNITY SCIENCES		ALBUQUERQUE		ALBUQUERQUE	
		STATION IS LOCATED 3.7 MILES NORTH WEST OF DOWNTOWN ALBUQUERQUE. STATION IS AN ACS BRASS CAP STAMPED 15-F13. 1991. TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND FOURTH ST., TRAVEL NORTH ON I-40. ST. 2.27 MILES TO THE MONTANO RD. THEN WEST ON MONTANO RD. C. 91 MILES TO THE STATION ON THE RIGHT. ELEVATION = 4974.72		ALBUQUERQUE	



NO.	DATE	REVISIONS	BY
1	11-4-94	DESIGN	
2	11-4-94	REVISIONS	
3	11-4-94	DESIGN	



POBLANOS COURT N.W.



LEGEND

x FL=74.11

1/3.6 @

PROPOSED CURB FLOWLINE ELEVATION

EXISTING SPOT ELEVATION (GRND & TC)

PROPOSED VALLEY GUTTER/ SIDEWALK

EXISTING CURB & GUTTER

PROPOSED MOUNTABLE CURB & GUTTER

PROPOSED STANDARD CURB & GUTTER

FLOW ARROW

EXISTING SANITARY SEWER MANHOLE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING GATE VALVE

PROPOSED GATE VALVE

CRITICAL TRANSITION

PROPOSED STORM SEWER CATCH BASIN

PROPOSED STREET LIGHT

PROPOSED RT ASPHALT CONCRETE CURB

FUTURE EDGE OF PAVEMENT

FUTURE GRADE

KEY NOTES:

(1) MOUNTABLE TO STANDARD CURB TRANSITION PER C.O.A. STD. DWG. 2418

(2) 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401

(3) FUTURE 4' SIDEWALK BY OTHERS

(4) PROPOSED FULL WIDTH 10' SIDEWALK THIS CONTRACT

1. 1/2" ASPHALTIC CONCRETE SURFACE COURSE (1500 LB STABILITY MIN)

TACK COAT

1. 1/2" ASPHALTIC CONC (1500 LB STABILITY)

PRIME COAT

12" SELECTED SUBBASE PLACED IN 2-6 LIFTS 98% COMPACTION

SUBGRADE PREPARATION 90% COMPACTION (6" DEPTH MIN)

POBLANOS CT. N.W.
RESIDENTIAL PAVING SECTION
C.O.A. DWG. NO. 2405

ENGINEER'S SEAL

FIELD NOTES

NO.

DATE

BY

COMMUNITY SCIENCES

04/94

REVISIONS

DESIGN

DATE

AUG/94

DATE

AUG/94

DATE

DATE

PROJECT NO.

5053.90

MAP NO.

F-13

SHEET

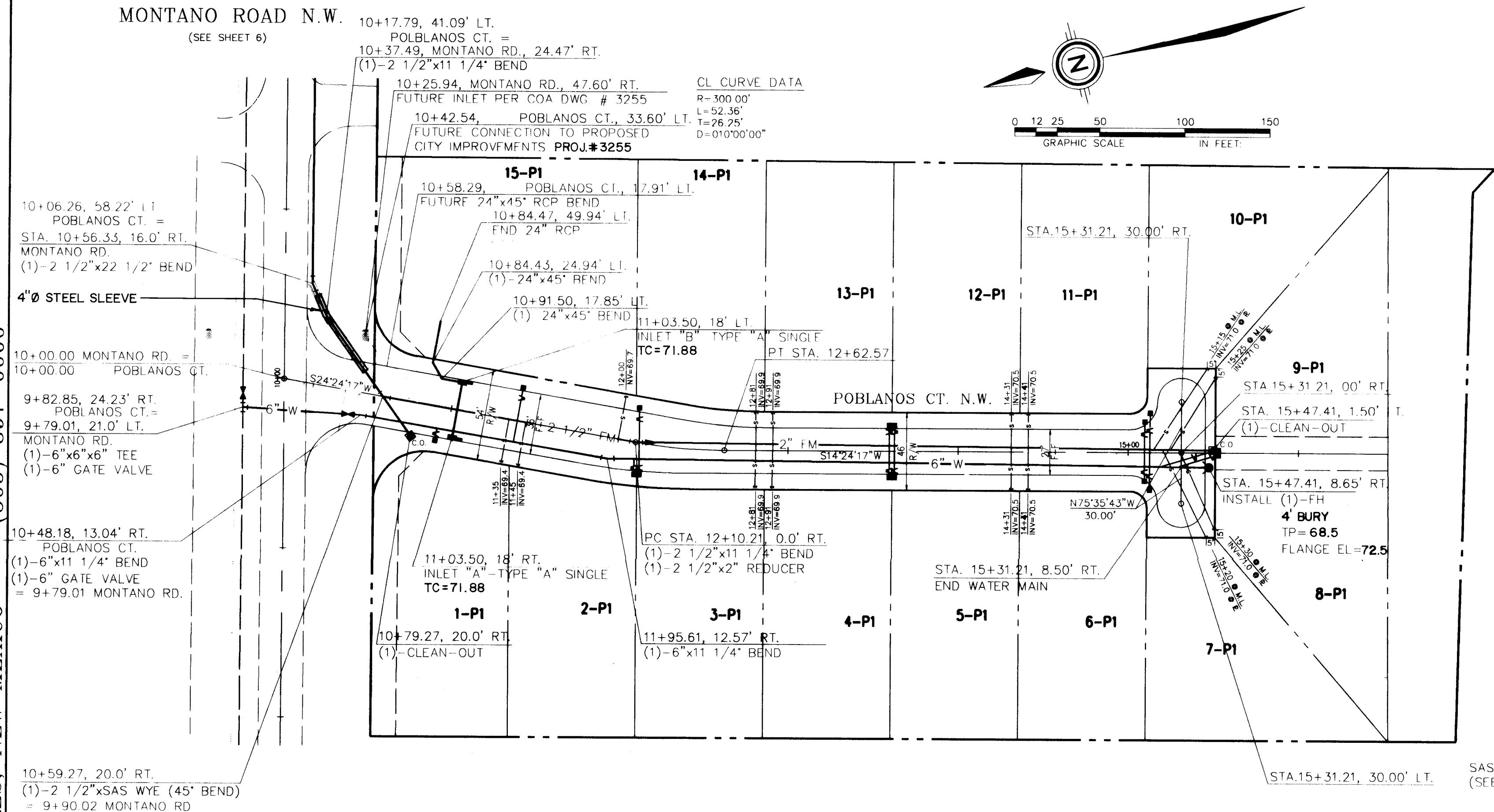
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OF

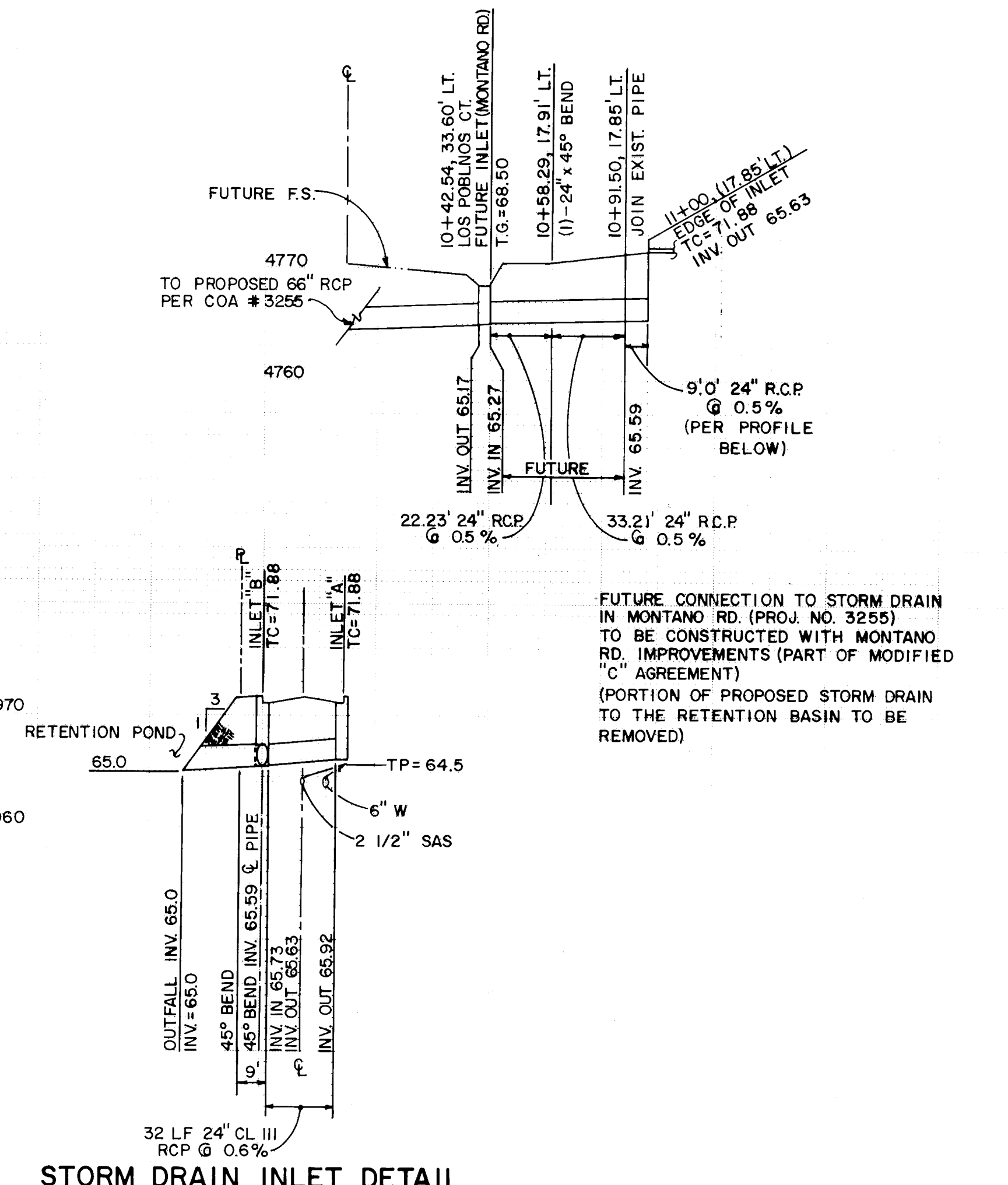
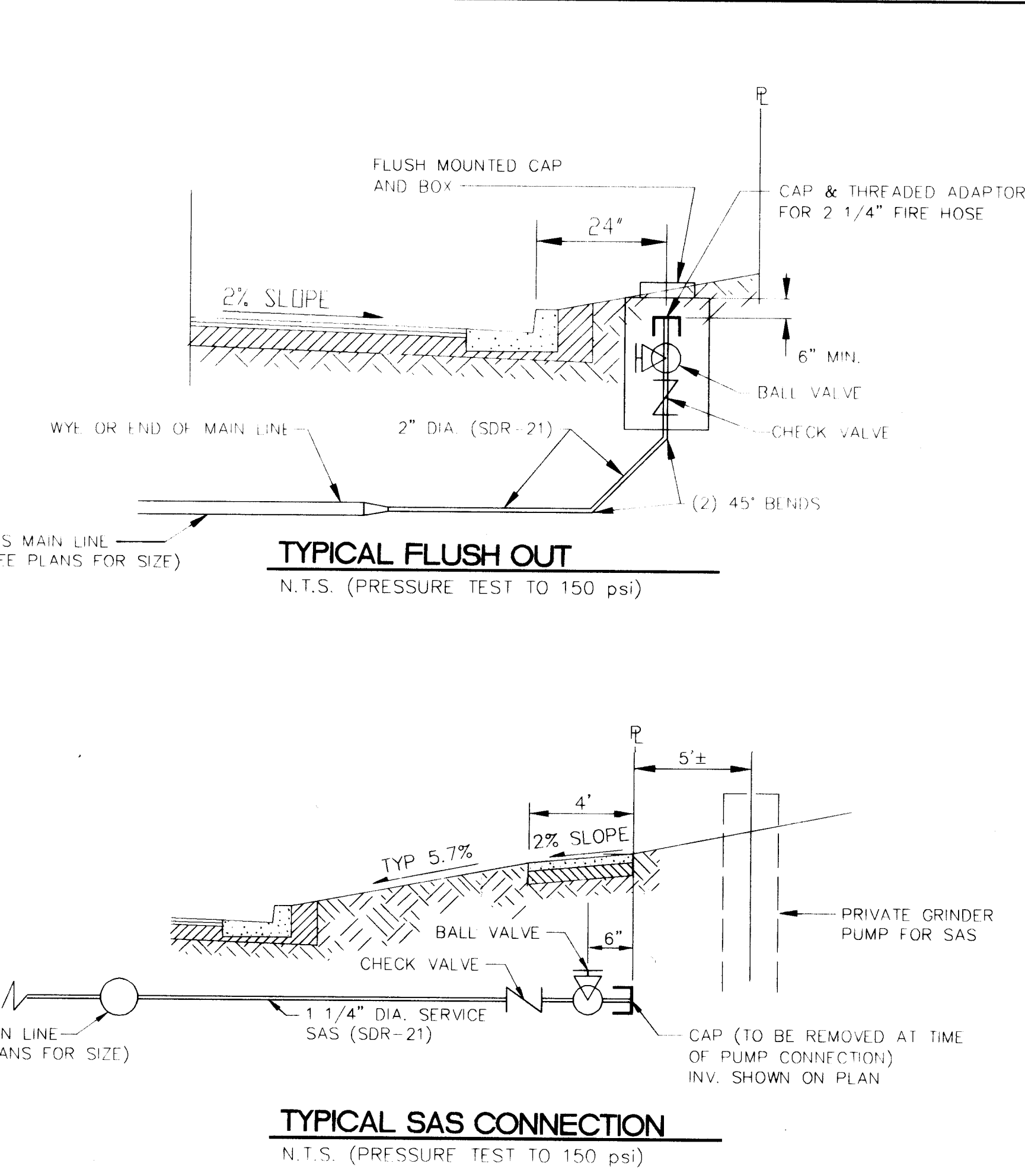
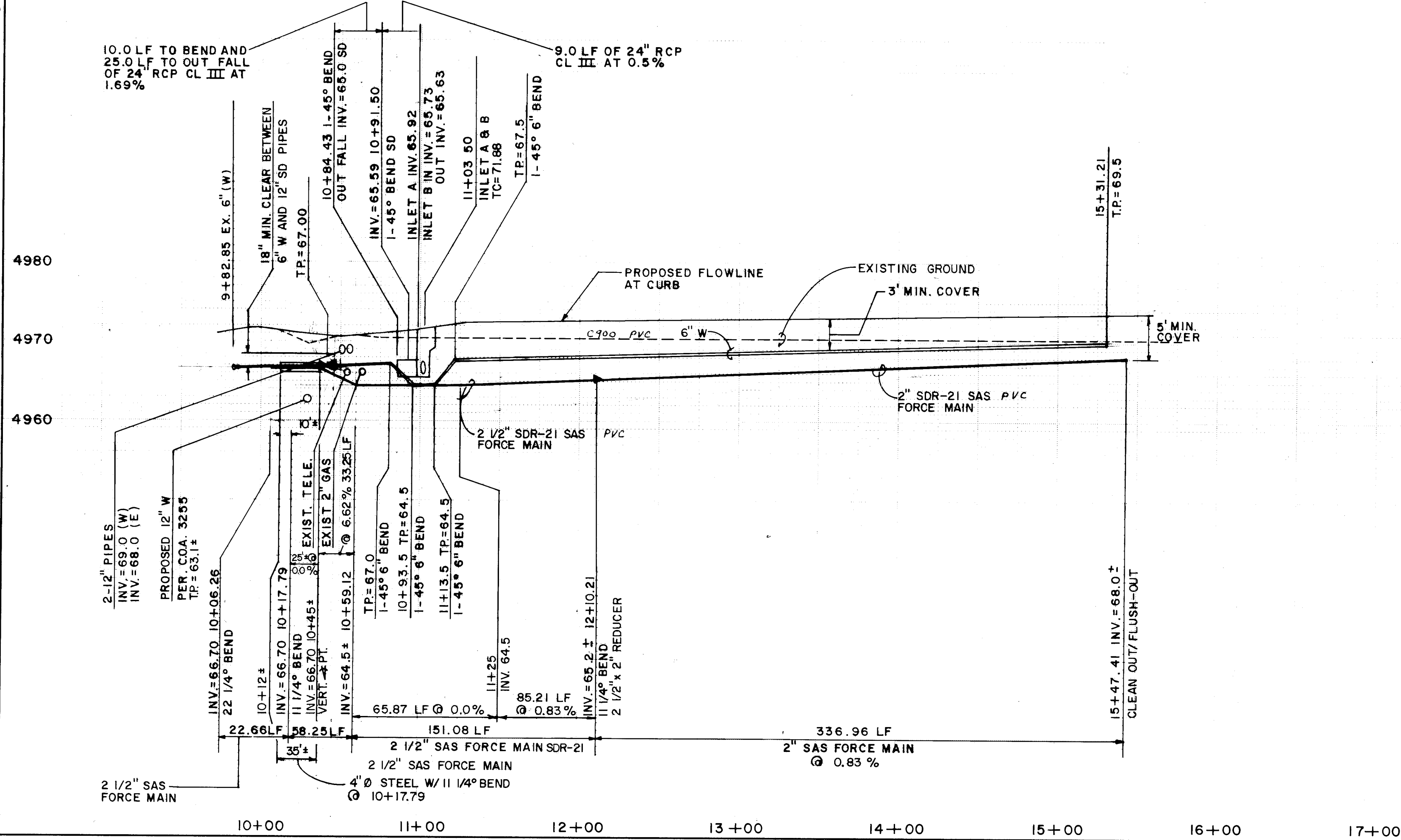
6

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

MONTANO ROAD N.W.
(SEE SHEET 6)



POBLANOS CT. N.W.



UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	SAS-8"	SAS-8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION		
SAS CLEAN OUT		
STORM DRAIN LINE	SD-30"	SD-30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE		
GATE VALVE		
BUZZER VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	N/A
OVERHEAD ELECTRICAL LINE	N/A	N/A
UNDERGROUND ELECTRICAL	N/A	N/A
OVERHEAD TELEPHONE	N/A	N/A
UNDERGROUND TELEPHONE	N/A	N/A
CABLE TELEVISION	N/A	N/A
POWER OR TELEPHONE POLE	N/A	N/A

AS BUILT INFORMATION	
CONTRACTOR	DATE
ALBUQUERQUE	1997

BENCH MARKS	
NO.	DATE
1	04/94

SURVEY INFORMATION	
NO.	DATE
1	04/94

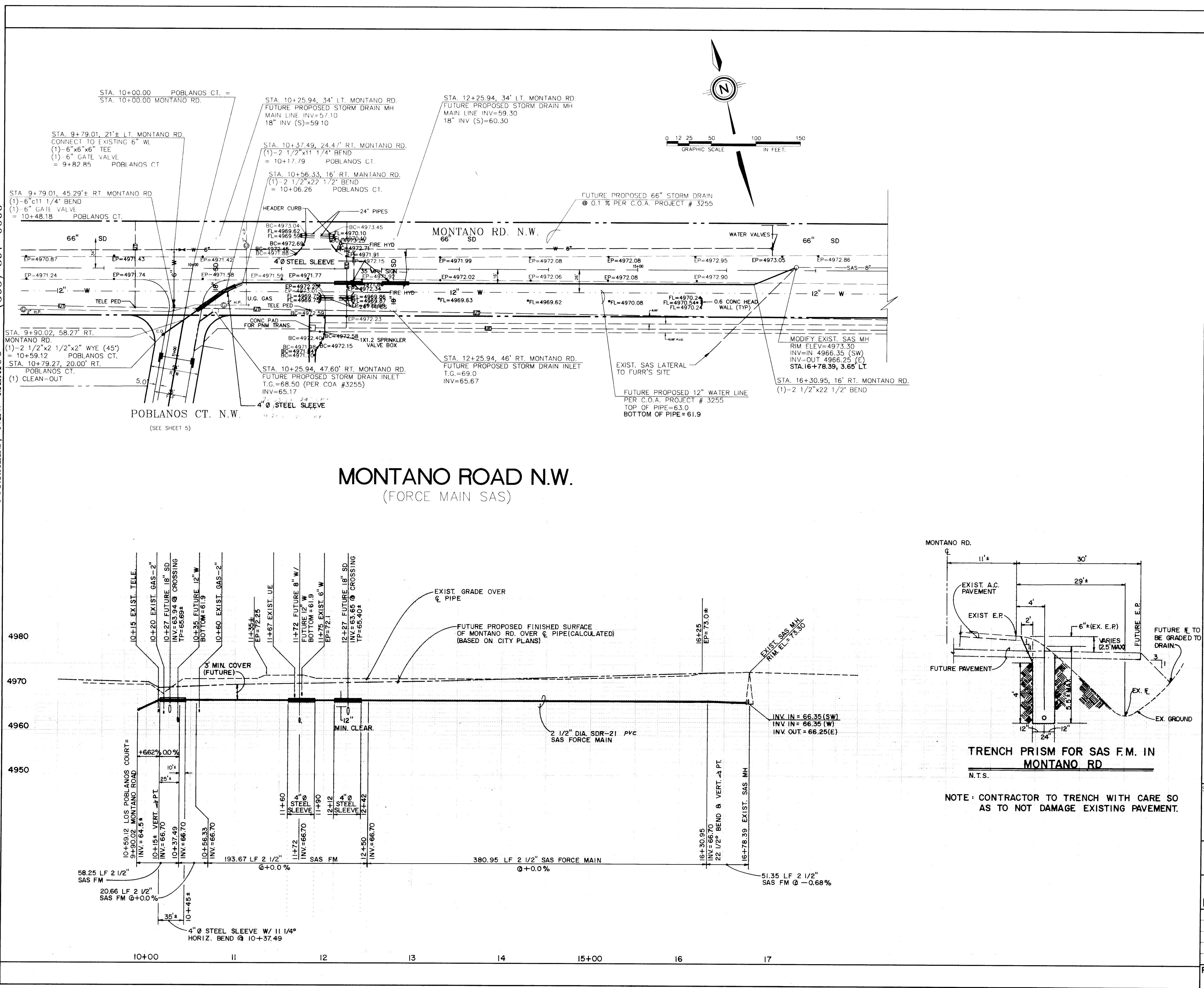
ENGINEER'S SEAL	
NO.	DATE
1	04/94

REVISIONS	
NO.	DATE
1	04/94

DESIGN	
NO.	DATE
1	04/94

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		
TITLE: LOS POBLANOS COURTYARD UTILITY PLAN & PROFILE POBLANOS COURT N.W.		
APPROVALS	ENGINEER	DATE
DR. CHAIRMAN	R. W. Kane	11-4-94
TRANSPORTATION	R. W. Kane	11-4-94
HYDROLOGY		

PROJECT NO.	
5053.90	
MAP NO.	
F-13	
SHEET	
5 OF 6	



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	SAS-8"	SAS-8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION		
SAS CLEAN OUT		
STORM DRAIN LINE	SD-30"	SD-30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE		
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE / METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	

AS BUILT INFORMATION

CONTRACTOR: **HYDRO-SYSTEM**

WORK BY: **ALS, INC.**

DATE: **11-10-99**

INSPECTOR'S DATE: **11-10-99**

ACCEPTANCE BY: **ALS, INC.**

DATE: **11-10-99**

REVISIONS: **ALS, INC.**

DATE: **11-10-99**

CHECKED BY: **ALS, INC.**

DATE: **11-10-99**

RECORDED BY: **ALS, INC.**

DATE: **11-10-99**

BENCH MARKS

THE STATION IS LOCATED 3.7 MILES NORTH WEST OF DOWNTOWN ALBUQUERQUE. STATION IS AN A.C. BRASS CAP STAMPED 15-F-13. 1991. TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND FOURTH ST., TRAVEL NORTH ON FOURTH ST. 2.27 MILES TO MONTANO RD. THEN WEST ON MONTANO RD. 0.91 MILES TO THE STATION ON THE RIGHT. ELEVATION = 4974.72

SURVEY INFORMATION

FIELD NOTES	DATE
1. COMMUNITY SCIENCES	04/94

ENGINEER'S SEAL

[Signature]

REVISIONS

NO.	DATE	REMARKS
1	04/94	DESIGN

SCALE:

HORIZ: 1" = 50'

VERT: 1" = 10'

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE: LOS POBLANOS COURTYARD

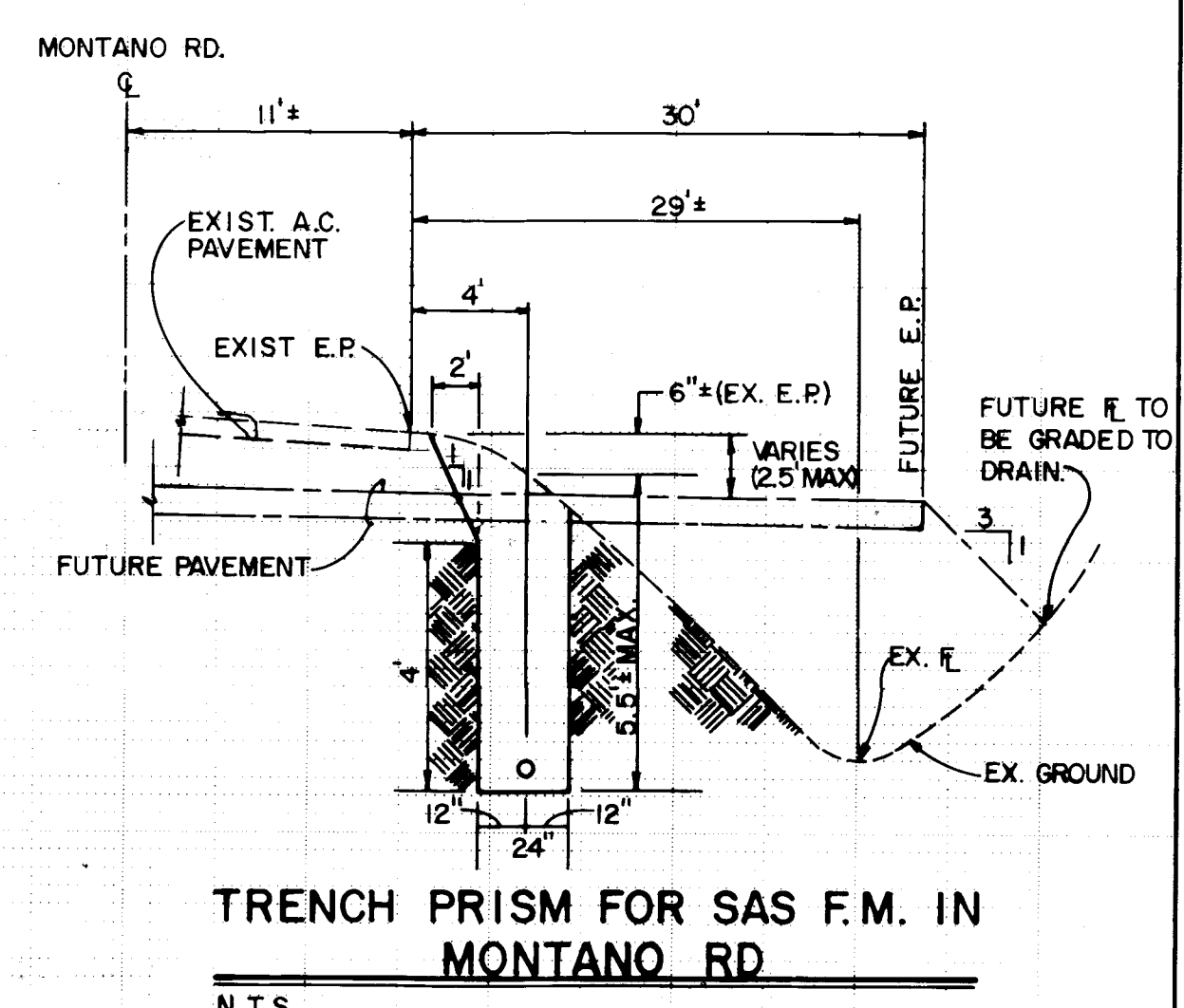
MONTANO RD. N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	12/10/99	WATER	<i>[Signature]</i>	11-10-99
TRANSPORTATION	<i>[Signature]</i>	11-10-99	WASTE WATER	<i>[Signature]</i>	11-10-99
HYDROLOGY	<i>[Signature]</i>	11-10-99	A.M.A.F.C.A.		

PROJECT NO. 5053.90

MAP NO. F-13

SHEET 6 OF 6



NOTE: CONTRACTOR TO TRENCH WITH CARE SO AS TO NOT DAMAGE EXISTING PAVEMENT.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	5	0	5	3	.	9	0	0	6	9	5		