

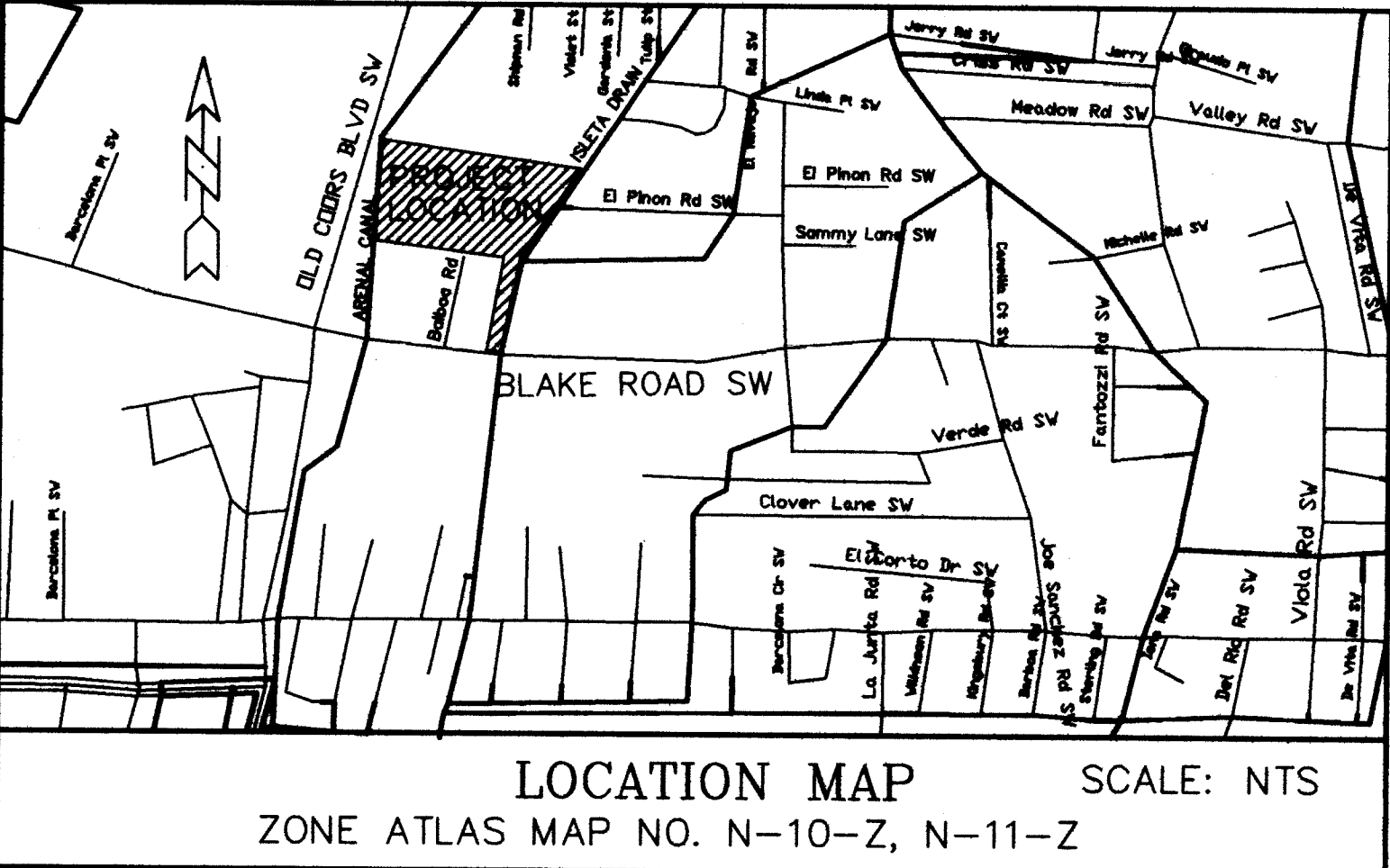
GENERAL NOTES:

1. 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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986. (UPDATE NO. 6) - OR BERNALILLO COUNTY STANDARDS, WHICHEVER ARE MORE STRINGENT.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE, THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINES, AND UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTION EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. BACK FILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
9. TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
10. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
11. IF CURB IS DEPRESSED FOR A DRIVE PAD OR A HANDICAP ROMP, THE DRIVE PAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
12. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETE PRIOR TO FINAL ACCEPTANCE.
13. CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES, REFER TO SECTION 18 OF THE SPECIFICATIONS.
14. CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION, REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF 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 THE SPECIFICATIONS.
15. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES AND SCHEDULES WITH THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT. (NMSHTD) AND THE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT (BCPDW).
16. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AN AS EXISTING AS INDICATED BY THIS PLAN SET.
17. CONTRACTOR SHALL SECURE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
18. ALL BACK FILL AND COMPACTION WITHIN COUNTY RIGHT-OF-WAY AND/OR EASEMENT SHALL BE 95% ASTM D-1557 FOR THE FULL DEPTH OF TRENCH PER COUNTY STANDARD DRAWING 2465.
19. THIS PROJECT IS TO BE CONSTRUCTED UNDER, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER UTILITY EASEMENT AND RIGHT-OF-WAY AGREEMENT ENTERED INTO THE BETWEEN THE COUNTY OF BERNALILLO AND THE CITY OF ALBUQUERQUE, EFFECTIVE DATE 00/00/96.
20. CAUTION, THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
21. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY FOUR HOUR CONSTRUCTION.
22. ALL MATERIAL TO BE USED WITHIN 2 FEET OF THE BASECOURSE SUBGRADE OF ROADWAY SHALL HAVE A MINUMUM "R" VALUE OF 55.

CONSTRUCTION PLANS
FOR
THE STABLES
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
DECEMBER, 1996

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17	TRAFFIC CONTROL AND SIGNING



Edmund J. Garcia 3-19-97
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT

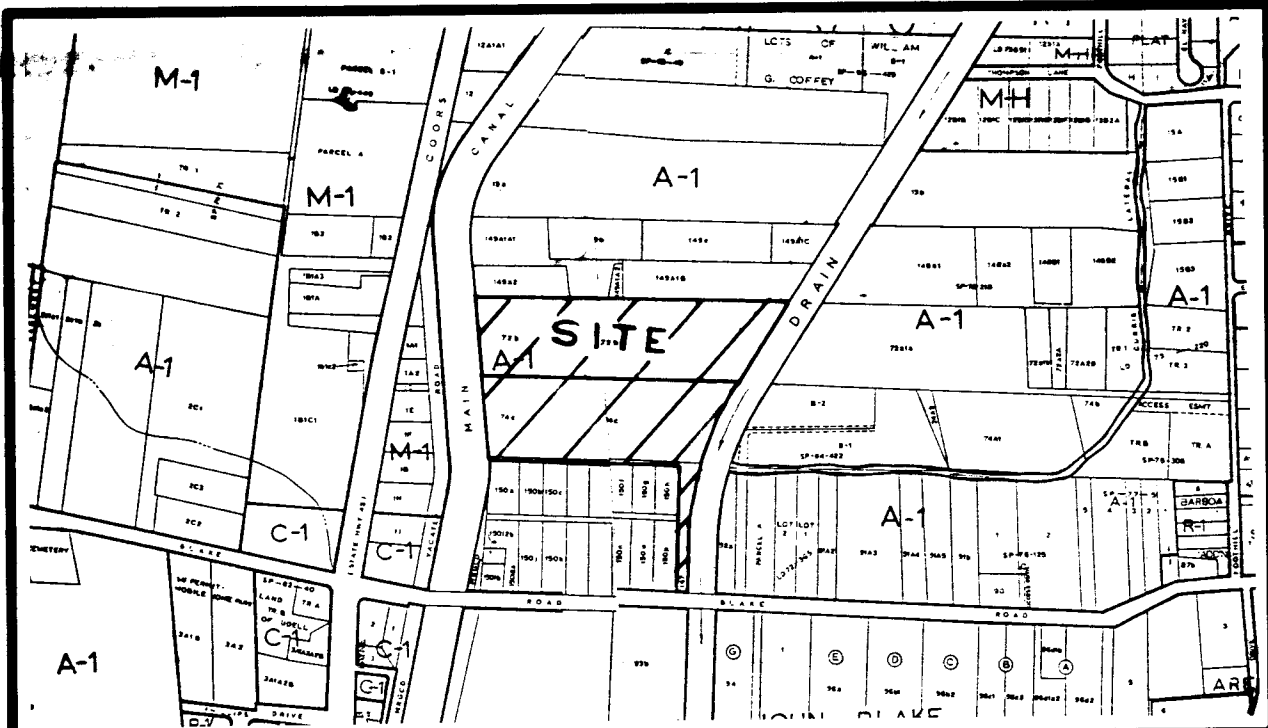
MARK H. BURAK, P.E.
1912 SAGEBRUSH TR. S.E. ALBUQUERQUE, NEW MEXICO 87123
PHONE (505) 286-0461

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 564781 8198110

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Smith
DATE 3-30-98

REV.	SHEETS	QTY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
A	6, 7, 10, 11						
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
<i>Mark Burak</i> 2/25/97		DRC Chairman	<i>Billing Anshley</i>	3-18-97	APPROVED FOR CONSTRUCTION		
		Transportation	<i>W.B. S.</i>	3-12-97			
		Water/Wastewater	<i>R.W. Rame</i>	3-10-97			
		Hydrology	<i>Don Cabaza</i>	3-12-97			
		C.E.P.			<i>Mark Burak</i> 3/21/97 City Engineer Date		
		Constr. Mngmt.					
CITY PROJECT No.					Sheet	Of	
564781					1	OF 17	

SCANNED BY
BY LASON



LOCATION MAP

SUBDIVISION DATA

PLAT CASE NOS. DRB. 96 - 349
GROSS ACREAGE 15.1799
ZONE ATLAS NO. N 10 & 11
NO. OF EXISTING TRACTS/LOTS 3 TRACTS
NO. OF TRACTS/LOTS CREATED 33 LOTS
NO. OF TRACTS/LOTS ELIMINATED 4 LOTS / 1 TRACT
MILES OF FULL WIDTH STREETS CREATED 0.4307 MI.
DATE OF SURVEY 2/96
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 960710100090159

GENERAL NOTES:

1. UNLESS NOTED, # 4 REBAR WITH CAP WERE SET AT ALL PROPERTY CORNERS. (P.S. #11463)
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY, 15.2836 ACRES.
4. CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO THE ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION SURVEY MARKER, P.S. NO. 11463, DO NOT DISTURB".

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMER, 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. THE U. S. WEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
- D. JONES INTERCABLE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

FREE CONSENT AND DEDICATION

The subdivision hereon described 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 right-of-ways shown hereon to the Bernalillo County 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. 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.

BERNARD MARTIN
LEE MARTIN, OWNER
THERESA M. MARTIN
AGNES S. MOUNKES
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO
PROPERTY OWNER OF RECORD:
BERNALILLO CO. TREASURER'S OFFICE:

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION TWO (2), TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., BEING COMPRISED OF TRACT 728, TRACT 74C AND TRACT 147 OF THE MIDDLE RIO GRANDE CONSERVANCY MAP NO. 40, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 728, AND ALSO BEING A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE ARENAL CANAL, THE P.C. STA. 288+21.10 IN THE EASTERLY RIGHT OF WAY LINE OF SAID ARENAL CANAL BEARS S 02° 34' 00" W AND IS 4.38 FEET DISTANT;
THENCE FROM THE ABOVE SAID POINT OF BEGINNING, N 02° 34' 00" W ALONG THE EASTERLY LINE OF SAID ARENAL CANAL A DISTANCE OF 998.72 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 728;
THENCE S 87° 18' 00" E ALONG THE NORTHERLY LINE OF SAID TRACT 728 A DISTANCE OF 1222.76 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE ISLETA DRAIN;
THENCE S 53° 52' 00" W ALONG SAID WESTERLY RIGHT OF WAY LINE OF ISLETA DRAIN A DISTANCE OF 367.07 TO A POINT OF CURVE;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ISLETA DRAIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1213.00 FEET AN ARC LENGTH OF 639.95 FEET THRU A CENTRAL ANGLE OF 30° 50' 18"; SAID CURVE HAVING A CHORD BEARING OF S 18° 26' 51" W, 646.09 FEET TO A POINT;
THENCE S 03° 01' 42" W ALONG SAID WESTERLY RIGHT OF WAY LINE OF ISLETA DRAIN A DISTANCE OF 200.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BLAKE ROAD S.W. FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 87° 35' 57" W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BLAKE ROAD S.W. A DISTANCE OF 84.43 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 04° 24' 24" E ALONG THE WESTERLY LINE OF SAID TRACT 147 A DISTANCE OF 529.68 FEET; THENCE N 86° 27' 00" W A DISTANCE OF 732.99 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING AN AREA OF (15.1799 AC), MORE OR LESS.

BOARD OF COUNTY COMMISSIONERS

THE BOARD OF COUNTY COMMISSIONERS OF BERNALILLO COUNTY, NEW MEXICO
APPROVED THIS SUBDIVISION FILED NO. _____ AT ITS MEETING ON _____ 1996

CHAIRMAN DATE

BERNALILLO COUNTY PLANNING COMMISSION

THE BERNALILLO COUNTY PLANNING COMMISSION OF APPROVED THIS SUBDIVISION.
FILED NO. _____ AT ITS MEETING ON _____ 1996.

CHAIRMAN DATE

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Bearings and distances in parenthesis are record.
3. Field Survey performed OCTOBER, 1995.
4. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to THE STABLES must be verified and coordinated with the Public Works Department, City of Albuquerque.
5. Bearings are grid, distances are ground.

LICENSURE STATEMENT

1. TO SUBDIVIDE THE EXISTING 3 TRACTS INTO 33 RESIDENTIAL LOTS.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }
This instrument was acknowledged before me on _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }
This instrument was acknowledged before me on _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }
This instrument was acknowledged before me on _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

PLAT OF
THE STABLES
A SUBDIVISION WITHIN
PROJECTED SECTIONS 2 & 3, T 9 N, R 2 E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
JULY, 1996

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Planning Director, City of Albuquerque, N.M. Date

City Engineer, City of Albuquerque, N.M. Date

Albuquerque Metropolitan Flood Control Authority Date

Transportation Development, City of Albuquerque, N.M. Date

Utility Development Division, City of Albuquerque, N.M. Date

Parks and General Services, City of Albuquerque, N.M. Date

City Surveyor, City of Albuquerque, N.M. Date

Property Management, City of Albuquerque, N.M. Date

PNM Gas Date

U.S. West Telecommunications Date

PNM Electric Date

Jones Interable, Inc. Date

BERNALILLO COUNTY PARKS DEPARTMENT Date

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT Date

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT Date

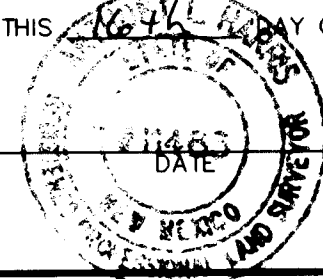
BERNALILLO COUNTY ZONING DEPARTMENT Date

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 11th DAY OF OCTOBER, 1996.

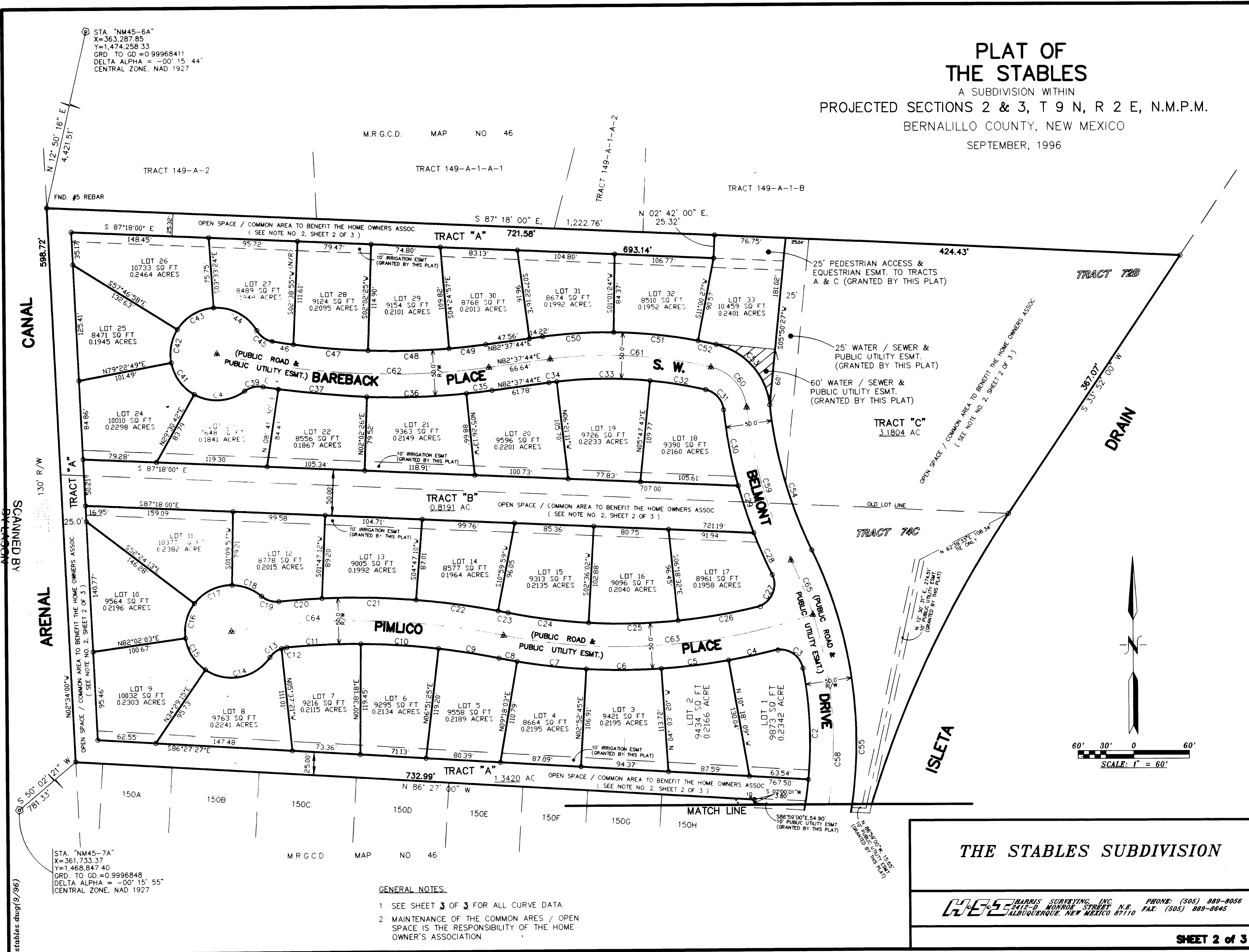
ANTHONY L. HARRIS, P.S. #11463



THE STABLES SUBDIVISION

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
4412-D MONROE STREET N.E. FAX: (505) 889-8045
ALBUQUERQUE, NEW MEXICO 87110

SHEET 1 of 3

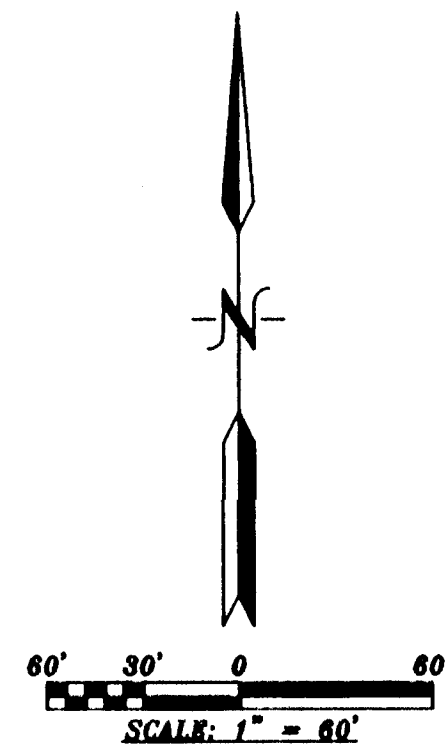


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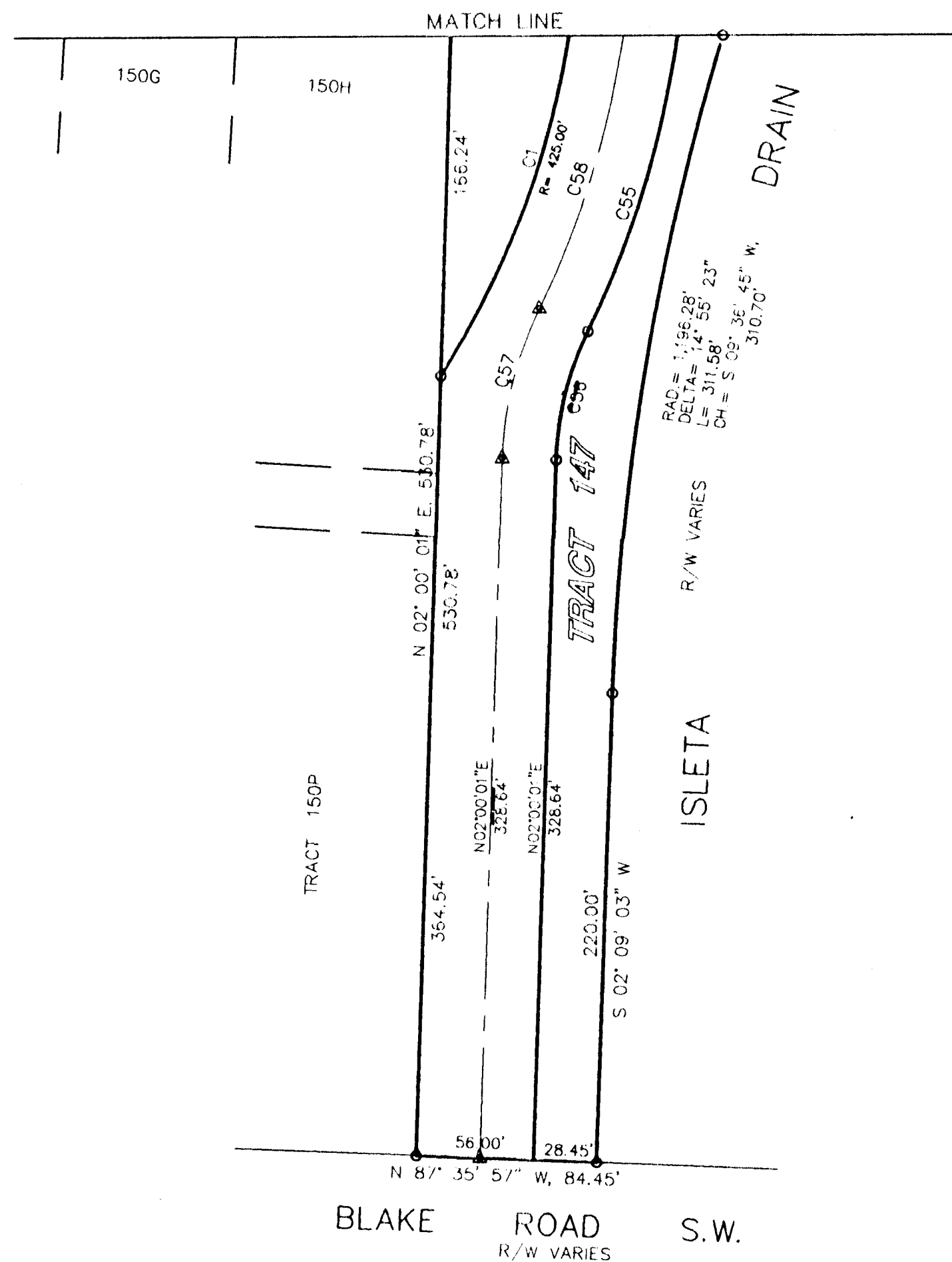
SHEET 2 of 3

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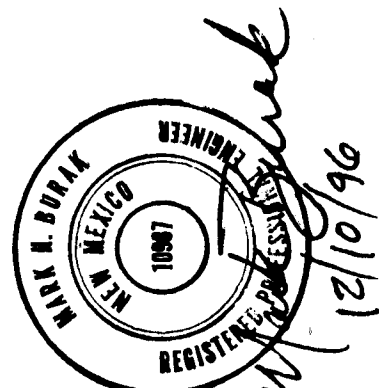


CURVE TABLE										CURVE TABLE FOR CENTER LINE ROAD									
NUMBER	R=	DELTA=	L=	CH. BRG. & DIST.=	NUMBER	R=	DELTA=	L=	CH. BRG. & DIST.=	NUMBER	R=	DELTA=	L=	CH. BRG. & DIST.=	NUMBER	R=	DELTA=	L=	CH. BRG. & DIST.=
C1	425.00'	26° 59' 21"	200.20'	S 19° 12' 08" W, 198.35'	C34	475.00'	01° 01' 05"	8.44'	S 83° 08' 17" W, 8.44'	C57	175.59'	23° 52' 46"	73.18'	N 13° 56' 24" E, 72.65'	C58	450.00'	51° 29' 49"	404.46'	N 00° 07' 53" E, 390.98'
C2	425.00'	16° 44' 11"	124.15'	S 02° 39' 38" E, 123.70'	C35	825.00'	01° 56' 03"	21.02'	S 83° 35' 45" W, 27.85'	C59	475.00'	51° 29' 49"	404.46'	N 00° 07' 53" E, 390.98'	C60	500.00'	71° 00' 32"	61.97'	N 41° 20' 51" W, 58.08'
C3	25.00'	93° 40' 24"	40.87'	S 57° 51' 55" E, 36.47'	C36	825.00'	07° 28' 39"	107.67'	S 88° 18' 06" W, 107.59'	C61	500.00'	20° 31' 09"	179.06'	N 87° 06' 42" W, 178.11'	C62	800.00'	21° 09' 41"	295.47'	N 86° 47' 26" W, 293.79'
C4	667.84'	04° 23' 58"	51.28'	N 77° 29' 52" E, 51.27'	C37	825.00'	06° 39' 04"	95.77'	N 84° 38' 02" W, 95.72'	C63	642.84'	30° 32' 04"	342.59'	S 66° 05' 59" W, 338.55'	C64	800.00'	20° 45' 45"	289.90'	N 89° 00' 49" W, 288.32'
C5	667.84'	06° 14' 49"	72.82'	N 82° 49' 16" E, 72.78'	C38	825.00'	01° 07' 43"	16.25'	N 80° 44' 39" W, 16.25'	C65	450.00'	07° 33' 41"	59.39'	N 21° 50' 11" W, 59.35'	C66	450.00'	43° 56' 08"	345.07'	N 03° 54' 43" E, 336.68'
C6	667.84'	06° 56' 05"	80.83'	N 88° 24' 43" E, 80.78'	C39	28.00'	45° 14' 37"	22.11'	S 77° 25' 23" E, 21.54'										
C7	775.00'	84.09'	84.09'	N03°49'38"E	C40	50.00'	64° 56' 05"	56.67'	S 87° 02' 40" W, 53.68'										
C8	667.84'	02° 03' 58"	24.08'	S 79° 39' 58" E, 24.08'	C41	50.00'	49° 52' 07"	43.52'	N 35° 33' 15" E, 42.16'										
C9	775.00'	04° 30' 36"	61.00'	S 80° 53' 17" E, 60.99'	C42	50.00'	42° 50' 13"	37.38'	N 10° 47' 56" E, 36.52'										
C10	775.00'	06° 13' 07"	84.12'	S 86° 15' 09" E, 84.07'	C43	50.00'	54° 13' 34"	47.32'	N 59° 19' 49" E, 45.58'										
C11	775.00'	05° 53' 53"	79.78'	N 87° 41' 21" E, 79.74'	C44	50.00'	62° 27' 31"	54.51'	S 62° 18' 39" E, 51.85'										
C12	25.00'	13° 29' 47"	5.89'	N 77° 59' 31" E, 5.88'	C45	775.00'	49° 21' 15"	24.12'	N 55° 46' 31" W, 23.38'										
C13	25.00'	36° 47' 29"	16.05'	N 52° 50' 53" E, 15.78'	C46	775.00'	01° 32' 03"	20.75'	N 81° 13' 10" W, 20.75'										
C14	25.00'	40.84'	40.84'	N32°40'10"E	C47	775.00'	05° 58' 24"	80.80'	N 84° 58' 23" W, 80.76'										
C15	50.00'	47° 32' 37"	41.49'	S 31° 44' 26" E, 40.31'	C48	775.00'	06° 27' 22"	87.33'	S 88° 48' 44" W, 87.28'										
C16	50.00'	45° 33' 42"	39.76'	S 14° 48' 43" W, 38.72'	C49	775.00'	02° 57' 19"	39.97'	S 84° 06' 23" W, 39.97'										
C17	50.00'	53° 34' 23"	46.75'	S 64° 22' 46" W, 45.07'	C50	525.00'	08° 23' 40"	76.92'	S 86° 49' 34" W, 76.85'										
C18	50.00'	38° 36' 12"	34.56'	N 69° 01' 57" W, 33.88'	C51	525.00'	09° 59' 03"	91.49'	N 83° 59' 04" W, 91.37'										
C19	25.00'	48° 16' 47"	20.19'	N 72° 22' 14" W, 19.63'	C52	525.00'	02° 08' 26"	19.61'	N 77° 55' 20" W, 19.61'										
C20	825.00'	03° 43' 26"	53.62'	S 86° 21' 05" W, 53.61'	C53	525.00'	53.44'	53.44'	N72°06'30"E										
C21	825.00'	06° 34' 21"	94.64'	N 88° 30' 01" W, 94.59'	C54	475.00'	19° 46' 27"	163.93'	N 15° 43' 49" W, 163.12'										
C22	825.00'	06° 12' 50"	89.47'	N 82° 06' 26" W, 89.43'	C55	475.00'	51° 29' 49"	426.93'	N 00° 07' 53" E, 412.70'										
C23	25.00'	21.01'	21.01'	N12°17'32"W	C56	150.59'	23° 52' 46"	62.76'	N 13° 56' 24" E, 62.31'										
C24	617.84'	08° 45' 59"	94.53'	N 83° 00' 59" W, 94.44'															
C25	617.84'	08° 54' 34"	96.07'	S 88° 08' 45" W, 95.98'															
C26	617.84'	07° 47' 54"	84.09'	S 79° 47' 31" W, 84.03'															
C27	25.00'	101° 39' 07"	44.35'	S 25° 04' 01" W, 38.76'															
C28	525.00'	04° 56' 09"	45.23'	S 23° 17' 28" E, 45.21'															
C29	525.00'	05° 49' 55"	53.44'	S 17° 54' 26" E, 53.42'															
C30	525.00'	08° 08' 53"	83.82'	N 10° 25' 02" W, 83.74'															
C31	25.00'	71° 00' 32"	30.98'	N 41° 20' 51" W, 29.04'															
C32	475.00'	07° 21' 10"	60.96'	N 80° 31' 42" W, 60.92'															
C33	475.00'	12° 08' 54"	100.71'	S 89° 43' 16" W, 100.52'															

HBS HARRIS SURVEYING, INC. 1415-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 PHONE: (505) 889-8056 FAX: (505) 889-8645 SHEET 2 of 3



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Redgeal, Inc.	DATE	2/10/96	FIELD NOTES	DATE	NO.	BY
WORK	BY 2302 Links	DATE	2/10/96				
DESIGNED BY	2302 Links	DATE	2/10/96				
APPROVED BY	2302 Links	DATE	2/10/96				
CHECKED BY	2302 Links	DATE	2/10/96				
RECORDED BY	2302 Links	DATE	2/10/96				
MICRO-FILM INFORMATION							
RECORDED BY							
DATE							
NO.							



MARK H. BURAK, P.E.
1512 SAGEBRUSH TR. S.E. ALBUQUERQUE, NEW MEXICO 87123
PHONE (505) 296-0461

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SUBDIVISION PLAT
THE STABLES

Design Review Committee City Engineer Approval

Approved by
DRB Action

City Project No.

564781

Zone Map No.

N-10611

Sheet

Of

2A OF 18

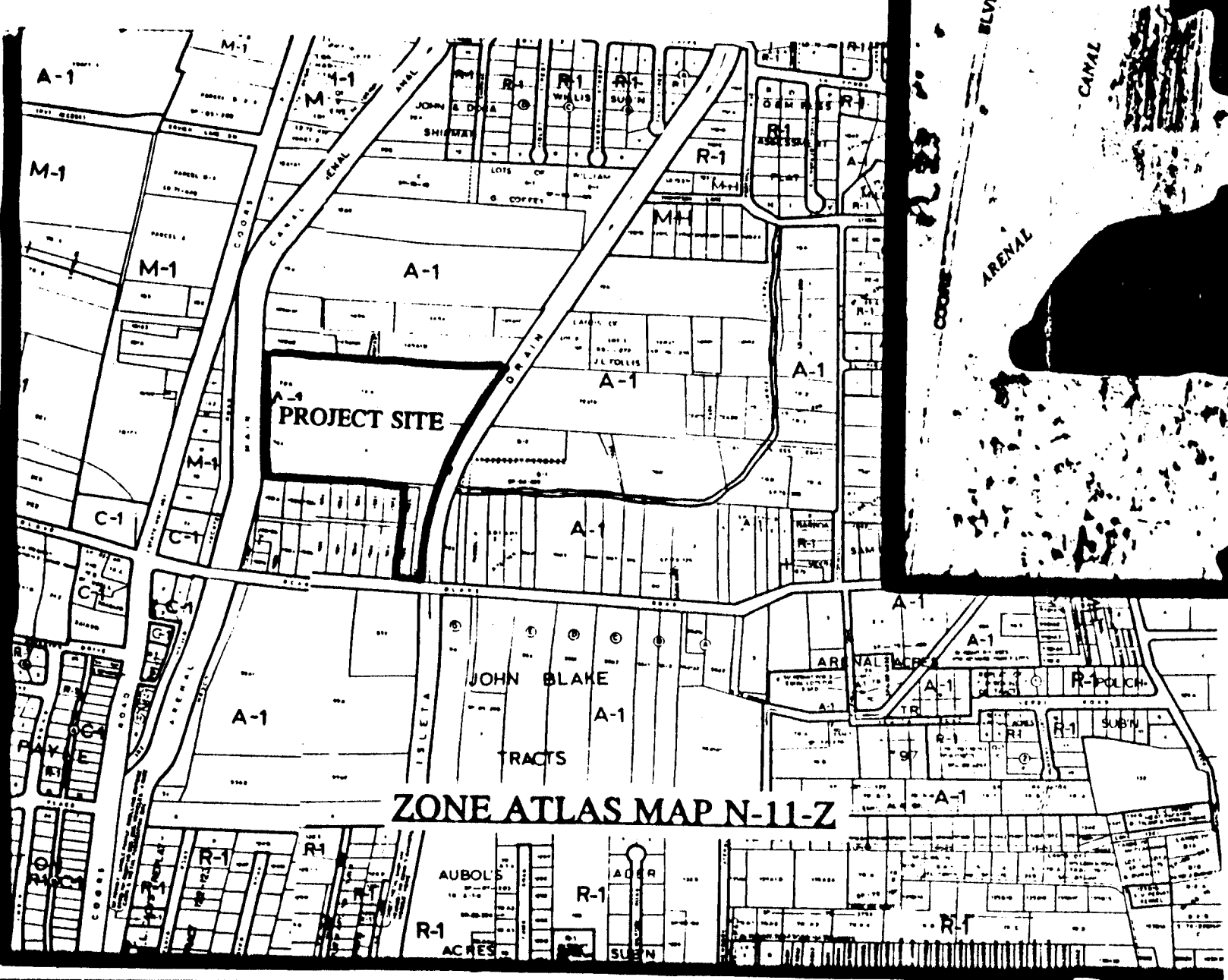
SCANNED BY
BY LASON



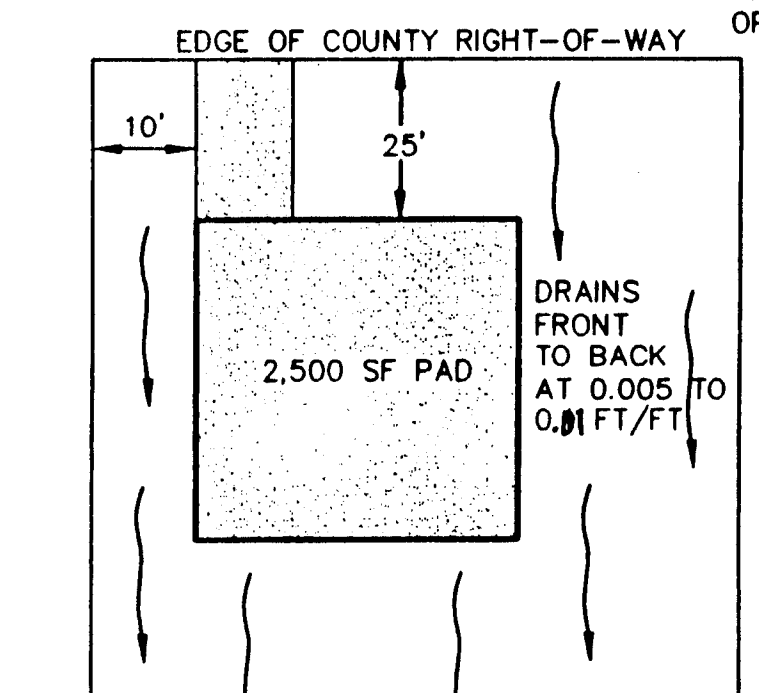
Scale 1" = 60 ft

On December 5, 1995, Mark H. Burak, P.E. conducted an on-site field inspection of this property. Since this time, no grading has occurred.

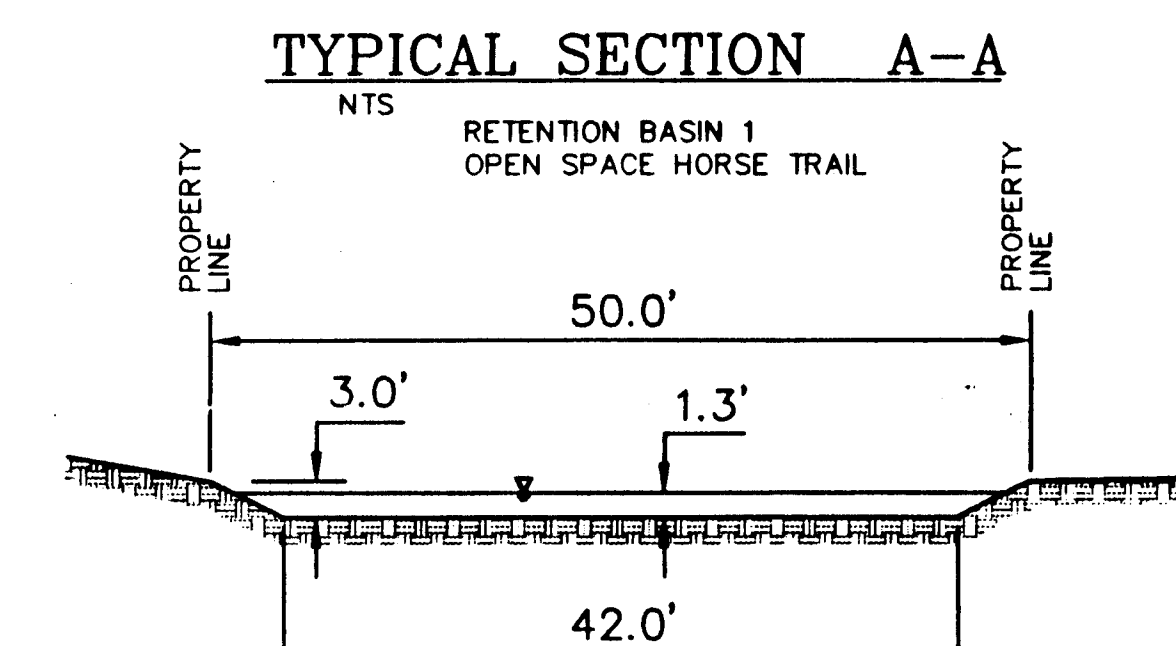
Signed *Mark Burak* 5/10/96



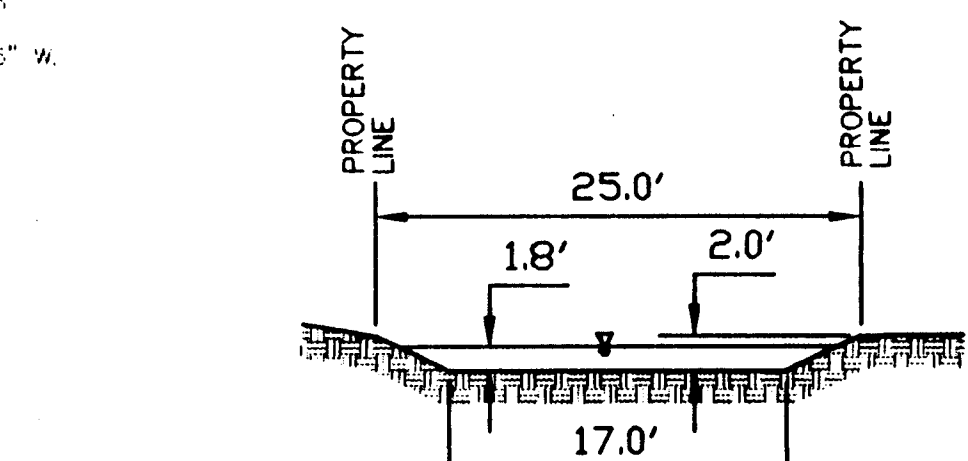
Note: All lots within the existing 100-year floodplain boundary will be subject to flood insurance requirements until the Letter of Map Revision (LOMR) from FEMA is granted. These lots include 1, 2, 3, 4, 5, 15, 16, 17, 18, 19, 20, 30, 31, 32, and 33.



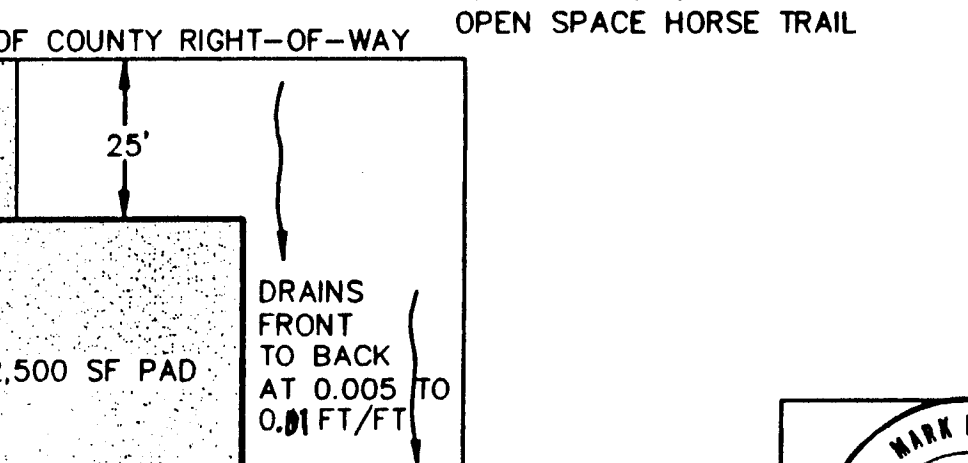
TYPICAL LOT LAYOUT
NTS



TYPICAL SECTION A-A
NTS



TYPICAL SECTION B-B
NTS



TYPICAL SECTION C-C
NTS

PURPOSE AND SCOPE:
Pursuant to Bernalillo County Ordinance No. 96-5, Section 11.E, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A 33 lot subdivision, open space landscaped trails, and a horse boarding and riding facility is proposed on this property with associated access, landscaping, drainage, and utility improvements.

EXISTING CONDITIONS:
The project site is described as "Tracts 147, 72B and 74C, MRCGD Map 46, located north of 3401 Blake Road SW". The property contains approximately fifteen acres and has historically been utilized as agricultural fields. The horse boarding area currently has two twelve stall barns, a mobile home and associated fenced pens. Primary access is from Blake Road along the Isleta Drain easement. Site topography slopes from west to east at about one third percent (0.003 ft/ft) to a natural sump located in the far northeast corner of the property. This sump has very limited capacity and therefore will spread out and spill to the Isleta Drain when the ponding level approaches about one foot of depth. The eastern portion of the property is very flat. As shown on Floodway Panel 39, the majority of the eastern portion of the property is located within the 100-year flood zone with maximum elevation of 4931 feet. No offsite flows enter the property due to the elevated irrigation ditches separating the property along the north and south property boundaries. All onsite runoff either ponds in the natural sump or discharges to the Isleta Drain to the east through two existing 12-inch CMP culverts.

PROPOSED CONDITIONS:
As shown on the plan, a paved roadway with two cul-de-sac turnarounds; 33 residential lots; almost 3,000 feet of landscaped riding trails; and a three acre horse facility is proposed for the property. The lots will be separated by the open space horse trails that surround and bisect the property. All lots will drain from front to back between one-half percent (0.005 ft/ft) and one percent (0.01 ft/ft) slope. All lots will drain into the horse trail retention basins. Including the horse facility and trail system, the open space is estimated at about 45 percent of the total area. The open space will be utilized for the retention of all runoff generated on the property during the 10-day duration, 100-year return period design storm. The paved roadway sections will act as emergency spillway structures to control potential erosion. Retention Basin 1 will overflow a grass berm located north of Lot 33 and will discharge into Retention Basin 5. The overflow from Retention Basin 5 will discharge directly into the Isleta Drain.

- Topographic survey performed by Harris Surveying, December 1995.
- Add 4,900 spot elevations to show true elevation.
- Contour interval is one foot.
- Elevations shown are based on a standard A.C.S. brass tablet stamped "NM 45 - 7A", elevation of 4953.487.
- A portion of this site does lie within a 100-year flood zone, elevation 4931 feet.
- All proposed finish floor elevations will be above elevation 4931 feet.
- All runoff volume will be retained on site. MATCHED RETENTION AREAS SHOW DRAINAGE EASEMENTS.
- A LOMR from FEMA will be requested to remove the building pads from the floodplain utilizing engineered fill material and establishing dedicated retention ponding areas.
- Minimal grading is proposed for the existing horse boarding area.
- Drainage covenants will ensure the perpetual high quality maintenance of the open space landscaping and drainage facilities, and horse boarding area.
- A home owner's association will be established to ensure maintenance of the drainage covenants and retention areas.
- Water and sewer services are to be provided by the City of Albuquerque from Blake Road.
- This plan is prepared to establish on-site drainage and grading criteria only. Engineer assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- Earthwork contractor shall be responsible for applying for and obtaining all pertinent permits prior to commencement of earthwork.

Hydrologic Calculations - COA DPM 22.2 The Stables Subdivision									
Precipitation	(inches)				(inches)				
Zone 1	1.87	2.2	2.66	3.12	3.67				
Excess Precipitation	0.44	0.67	0.99	1.97		0.44	0.67	0.99	1.97
Peak Discharge	1.29	2.03	2.87	4.37		1.29	2.03	2.87	4.37

Onsite Areas		Land Treatments - Existing Conditions				Land Treatments - Developed Conditions			
Subbasin	Area (sq ft)	A	B	C	D	A	B	C	D
Subbasin 1	113,400	113,400				22,780	22,780	68,540	113,400
Subbasin 2	109,080	109,080				21,816	21,816	65,448	109,080
Subbasin 3	124,920	124,920				24,984	24,984	74,952	124,920
Subbasin 4	152,280	152,280				30,456	30,456	91,368	152,280
Subbasin 5	146,160	146,160				29,232	29,232	87,696	146,160
Subbasin 6	31,680	31,680				6,336	6,336	19,008	31,680
	677,520					20%	20%	60%	677,520

Onsite Discharge		Peak Flow Rate - Existing Conditions				Peak Flow Rate - Developed Conditions			
Subbasin	Q (cfs)	A	B	C	D	A	B	C	D
Subbasin 1	0.00	0.00	7.47	0.00	7.47	0.00	1.06	1.49	6.83
Subbasin 2	0.00	0.00	7.19	0.00	7.19	0.00	1.02	1.44	6.57
Subbasin 3	0.00	0.00	8.23	0.00	8.23	0.00	1.16	1.65	7.52
Subbasin 4	0.00	0.00	10.03	0.00	10.03	0.00	1.42	2.01	9.17
Subbasin 5	0.00	0.00	9.63	0.00	9.63	0.00	1.36	1.93	8.80
Subbasin 6	0.00	0.00	2.09	0.00	2.09	0.00	0.30	0.42	1.81

Volume Six Hour		Runoff Volume - Existing Conditions				Runoff Volume - Developed Conditions			
Subbasin	V (cu-ft)	A	B	C	D	A	B	C	D
Subbasin 1	0	0	9,358	0	9,358	0	1,286	1,871	11,170
Subbasin 2	0	0	8,999	0	8,999	0	1,218	1,800	10,744
Subbasin 3	0	0	10,306	0	10,306	0	1,395	2,061	12,305
Subbasin 4	0	0	12,563	0	12,563	0	1,700	2,513	15,000
Subbasin 5	0	0	12,058	0	12,058	0	1,632	2,412	14,397
Subbasin 6	0	0	2,614	0	2,614	0	354	523	3,120

Volume Ten Day		Runoff Volume - Existing Conditions				Runoff Volume - Developed Conditions			
Subbasin	V (cu-ft)	A	B	C	D	A	B	C	D
Subbasin 1	9,358					22,842			
Subbasin 2	8,999					21,780			
Subbasin 3	10,306					24,942			
Subbasin 4	12,563					30,405			
Subbasin 5	12,058					29,183			
Subbasin 6	2,614					6,325			

Retention Basin 1	22,842 cu.ft.	Basin Size (700x25)	17500 sq.ft.	1.29 ft. average depth
Retention Basin 2-3	46,722 cu.ft.	Basin Size (700x50)	35000 sq.ft.	1.33 ft. average depth
Retention Basin 4	30,405 cu.ft.	Basin Size (700x25)	17500 sq.ft.	1.74 ft. average depth
Retention Basin 5	29,183 cu.ft.	Basin Size (200x100)	20000 sq.ft.	1.46 ft. average depth

MARK H. BURAK, P.E.
1512 SAGEBUSH TR. SE. ALBUQUERQUE, NEW MEXICO 87123
PHONE: (505) 256-0461

DESIGNED BY: DAS

DRAWN BY: DAS

APPROVED BY: MB

GRADING, DRAINAGE AND TERRAIN MANAGEMENT PLAN

THE STABLES

PWD 96-57

NO. DATE BY REVISION

#1 05/10/96 MHB Fixed 31 contour at southern boundary; realigned floodplain limits to 31 contour;

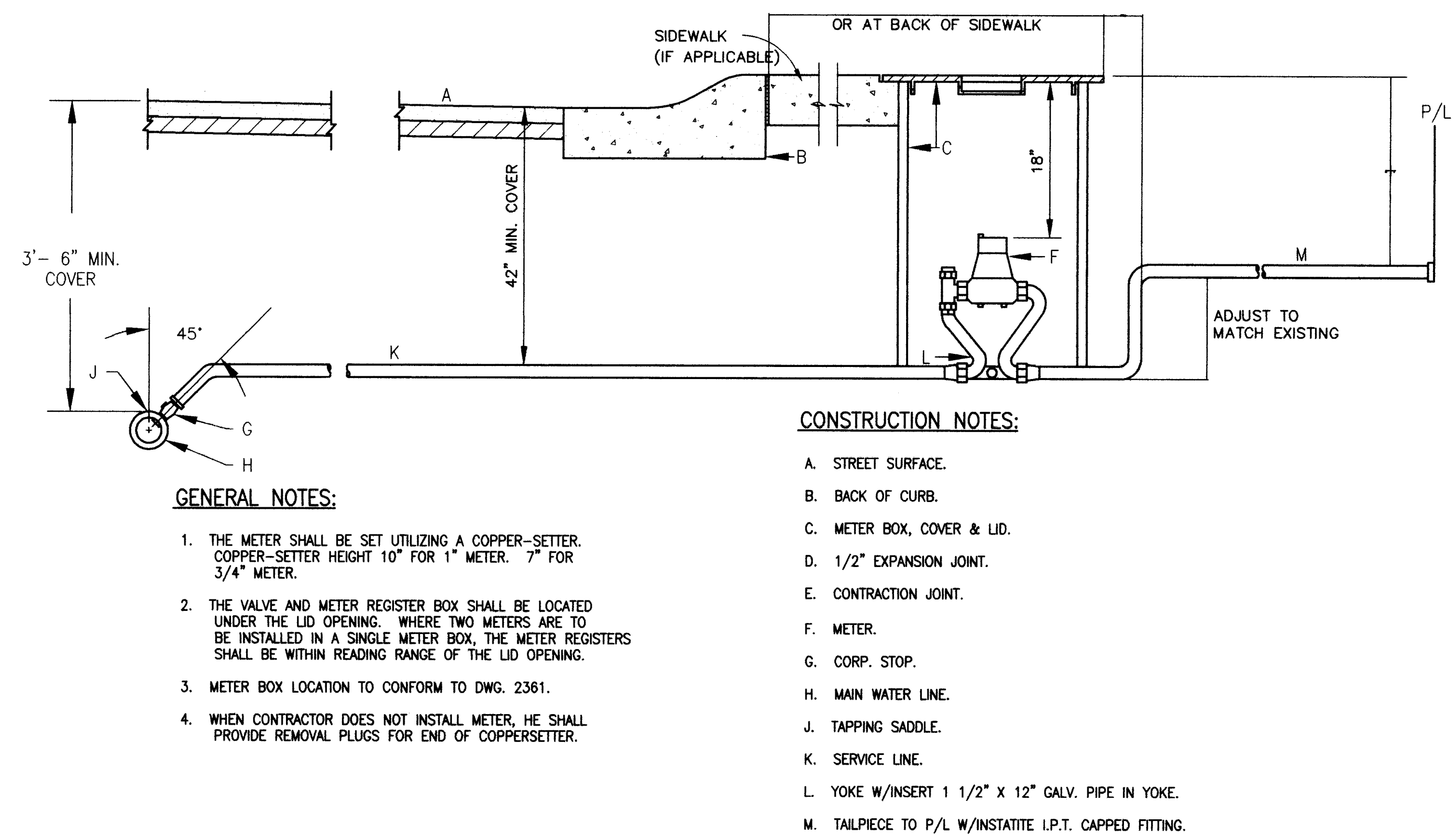
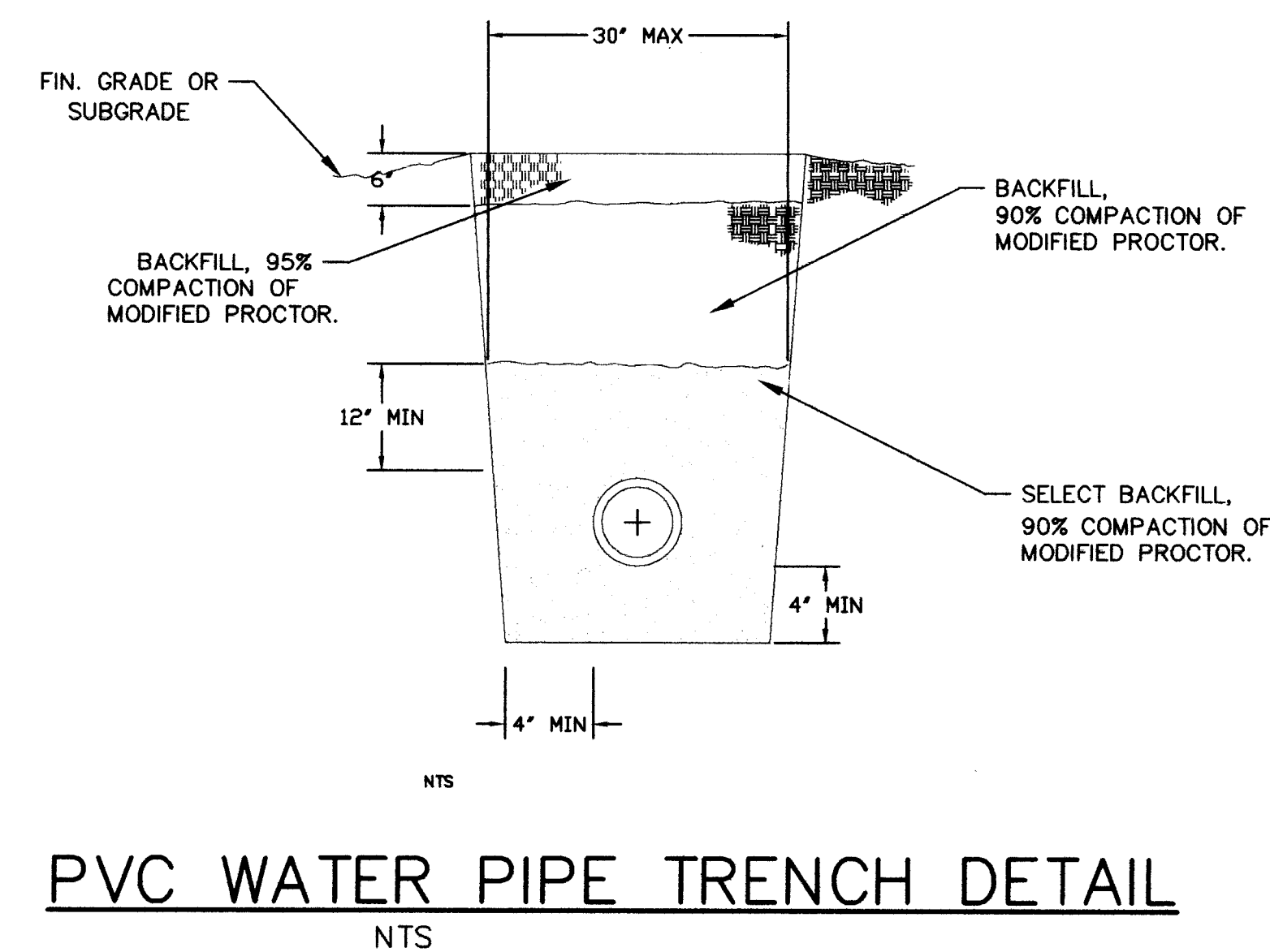
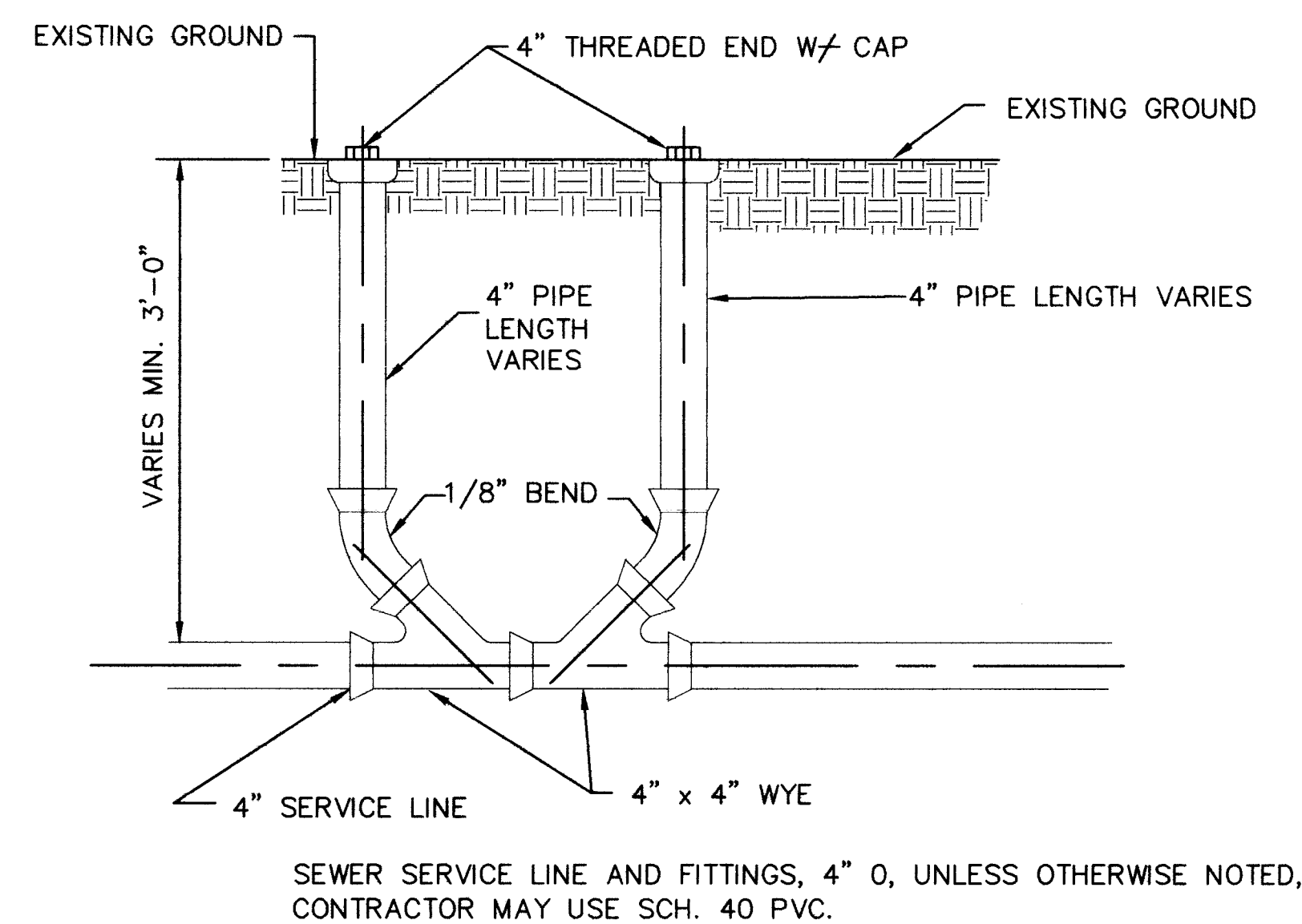
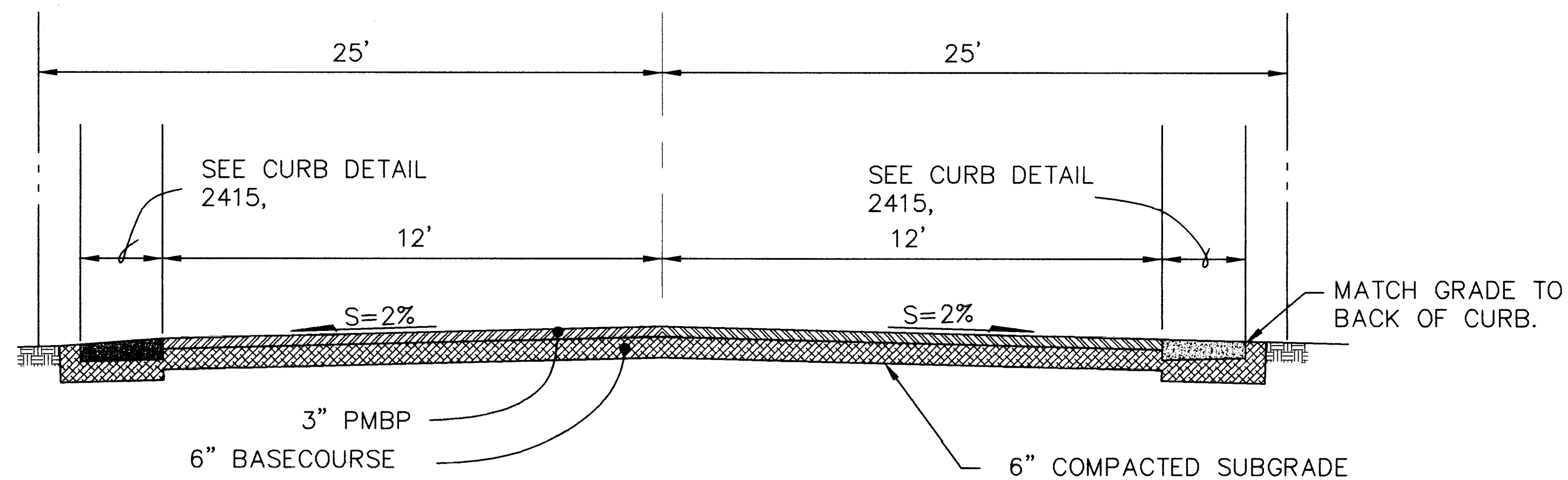
#2 9/13/96 MHB Raised Pond 4 overflow contour; LABELED EASEMENTS; INCREASED RETENTION CAPACITIES; UPDATED LOMR LOTS.



D2-1

R1-1
30"

SCANNED BY
BY LASON



MARK H. BURAK, P.E.
1512 SAGEBRUSH TR S.E. ALBUQUERQUE, NEW MEXICO 87123
PHONE (505) 296-0461

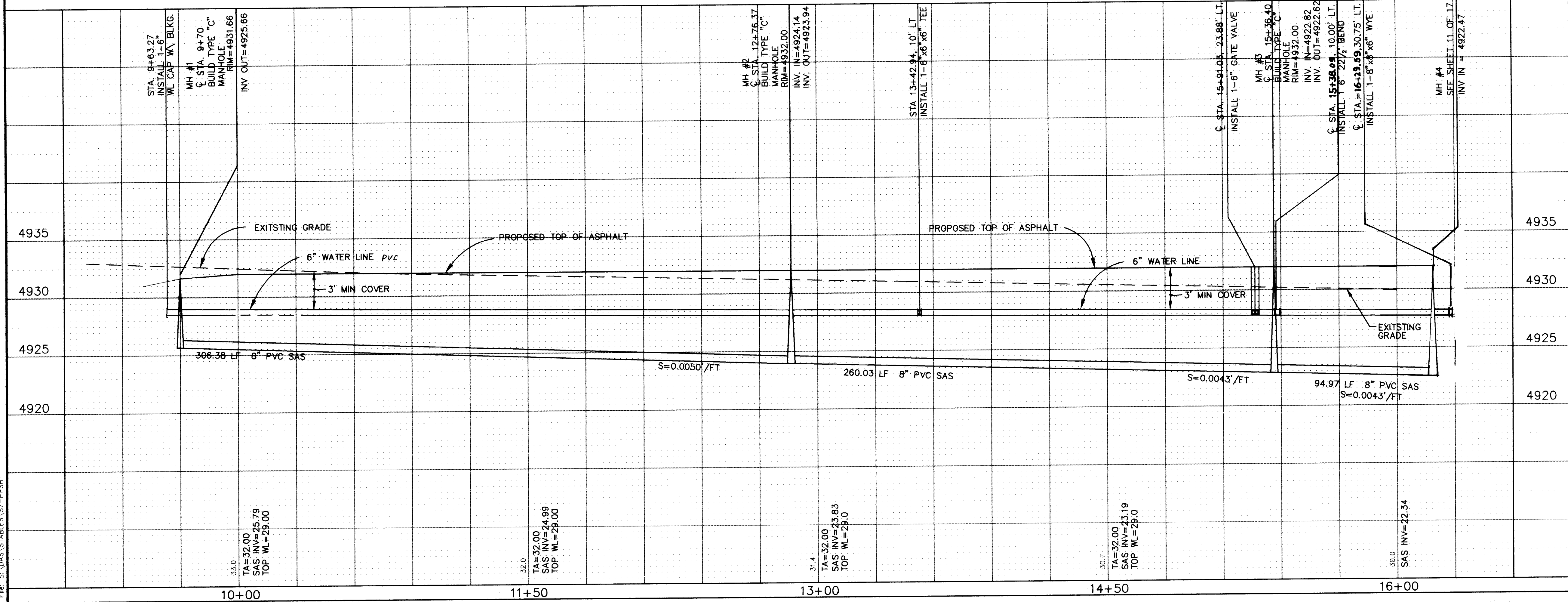
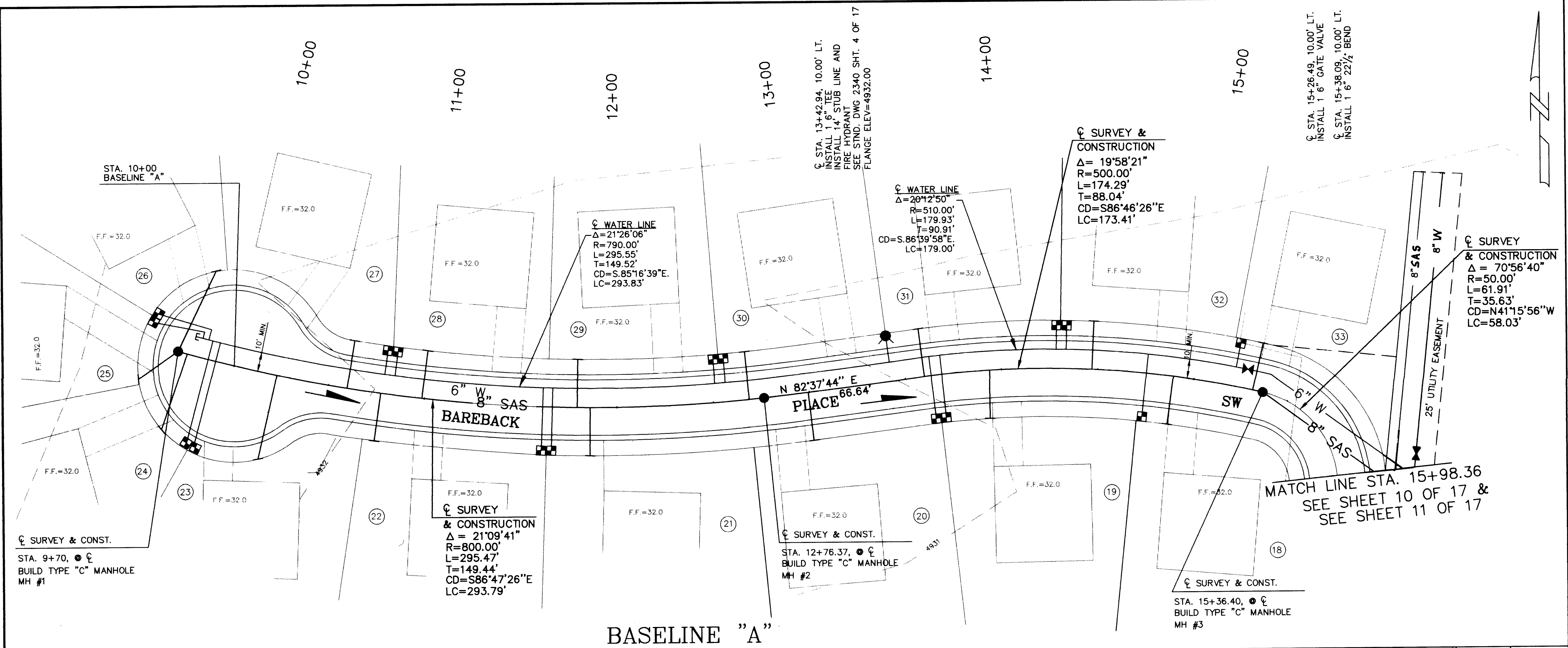
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: THE STABLES
PAVING SECTIONS AND DETAILS

Design Review Committee 		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
		Last Design Update					
							
							
							
City Project No.		Zone Map No.		Sheet		Of	
564781		N-10, N-11		5		17	

Water Service Details Only

Time: 8/26/99
Drawing File: S:\DAS\STABLES\ST-PPSH"



SANITARY SEWER SERVICE						
ADDRESS	STATION / OFFSET	LENGTH	SIZE	INVERT	PL	
9+52.34	18.22' RT	25.0'	4"	26.3'		
9+58.57	41.43' RT	41.3'	4"	26.3'		
9+50.84	41.43' RT	44.6'	4"	26.3'		
10+22.10	44.58' RT	44.6'	4"	26.3'		
10+58.68	26.00' LT	25.0'	4"	26.3'		
10+72.30	26.00' RT	25.0'	4"	26.3'		
10+98.17	26.00' RT	25.0'	4"	26.3'		
11+78.37	26.00' LT	25.0'	4"	26.3'		
11+86.09	26.00' RT	25.0'	4"	26.3'		
12+74.03	26.00' RT	25.0'	4"	26.3'		
13+05.00	26.00' LT	25.0'	4"	26.3'		
13+60.14	26.00' LT	25.0'	4"	26.3'		
13+92.89	26.00' RT	25.0'	4"	26.3'		
14+48.36	26.00' RT	25.0'	4"	26.3'		
14+89.36	26.00' RT	25.0'	4"	26.3'		
15+29.59	26.00' LT	25.0'	4"	26.3'		

WATER SERVICE						
ADDRESS	STATION / OFFSET	LENGTH	SIZE	TYPE		
9+53.19	14.44' LT	11'	1"	DBL		
9+85.00	48.29' RT	11'	1"	DBL		
10+80.65	26.00' LT	11'	1"	DBL		
11+84.05	26.00' RT	11'	1"	DBL		
12+54.20	26.00' LT	11'	1"	DBL		
13+66.31	26.00' RT	11'	1"	DBL		
14+30.42	26.00' LT	11'	1"	DBL		
14+74.20	26.00' RT	11'	1"	DBL		
15+19.93	26.00' LT	11'	1"	SNG		

NOTE:
ALL SERVICE CONNECTIONS SHALL BE INSPECTED
AND APPROVED BY CODE ADMINISTRATION PRIOR
TO BACKFILLING.

ALL WATER SERVICES SHALL HAVE DOUBLE
CHECK VALVES.

*TEE BRANCH
EACH RUN OF PIPE SHALL BE MIN. 10'
WITHOUT JOINTS.

PVC Pipe Joint Restraint Lengths				
	6"	8"	10"	12"
90.0 Bend	21'	27'	33'	39'
45.0 Bend	9'	11'	13'	16'
22.5 Bend	4'	5'	6'	8'
11.25 Bend	2'	3'	3'	4'
Valve	46'	60'	72'	88'
Tee	46'	60'	72'	88'
8x8x6 Wye	8A, L84			33'
12x12x8 Tee	8A, L84			44'

(FH legs to be fully restrained from tee through flange)

300 0 30 60

Scale 1" = 30 ft

MARK H. BURAK, P.E.

1512 SAGEBRUSH TR. S.E. ALBUQUERQUE, NEW MEXICO 87123

PHONE (505) 296-0461

BERNALILLO COUNTY

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

TITLE:

WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE

BASELINE "A", BAREBACK PLACE, STA. 10+00 TO 15+98.31

Design Review Committee

Engineer Approval

APPROVE

DESIGN REVIEW COMMITTEE

Project No.

564781

Zone Map No.

N-10, N-11

Sheet

7

Of

17

AS-BUILT

NO. DATE

REMARKS

REVISIONS

DESIGN

DESIGNED BY

DAS

DATE

DRAWN BY

DAS

DATE

CHECKED BY

MHB

DATE

AS BUILT INFORMATION

CONTRACTOR

Loggess, Inc.

DATE

2/99

BENCH MARKS

9-N12, CITY OF ALBUQUERQUE BENCH MARK STATION

IS A 3/4" BRASS TABLET STAMPED "9-N12". SET

FLUSH WITH THE PAVEMENT. THE STATION IS LOCATED

2.4 MILES SOUTH OF THE INTERSECTION OF OLD COORS

BLVD. AND CENTRAL SOUTH TO ARENAL RD. EAST ON

ARENAL ROAD TO ISLETA BLVD. SOUTH ON ISLETA 0.7

MILES TO FERRIS AVE. AND THE STATION ON THE RIGHT

X=371636.38, Y=1471457.23 ELEVATION = 4937.86

SURVEY INFORMATION

FIELD NOTES

NO.

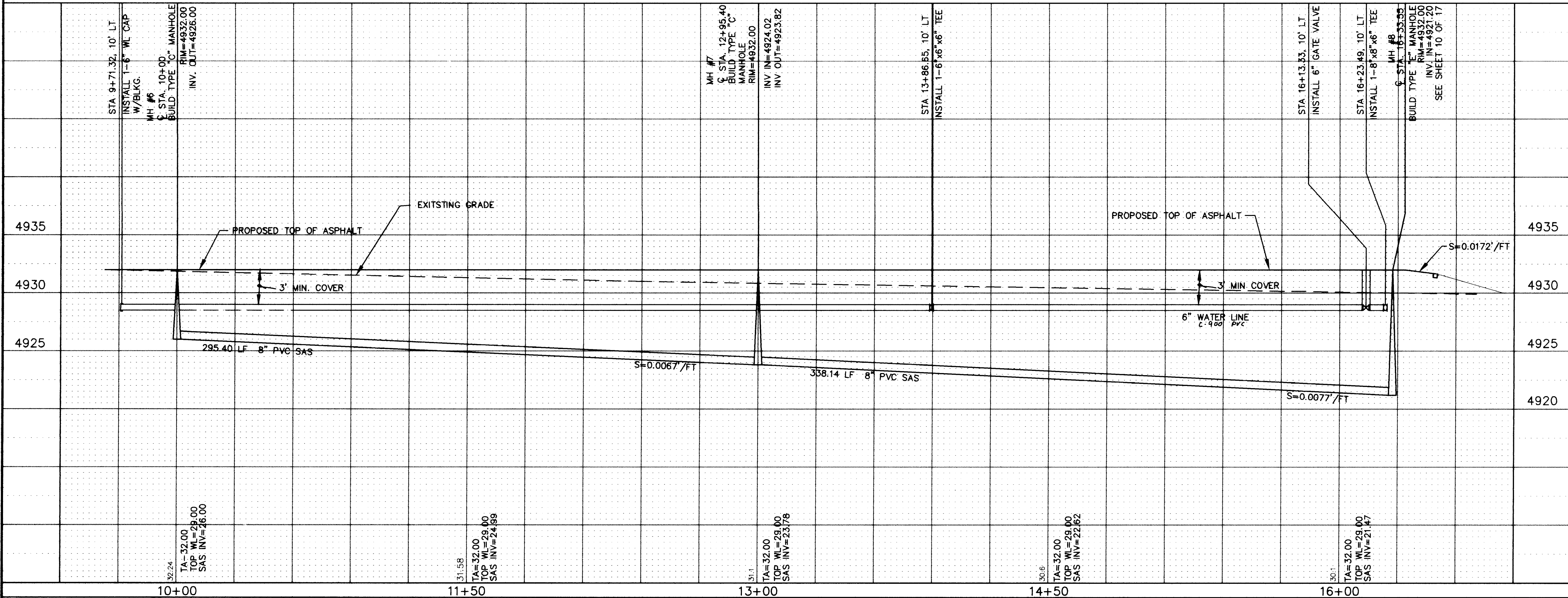
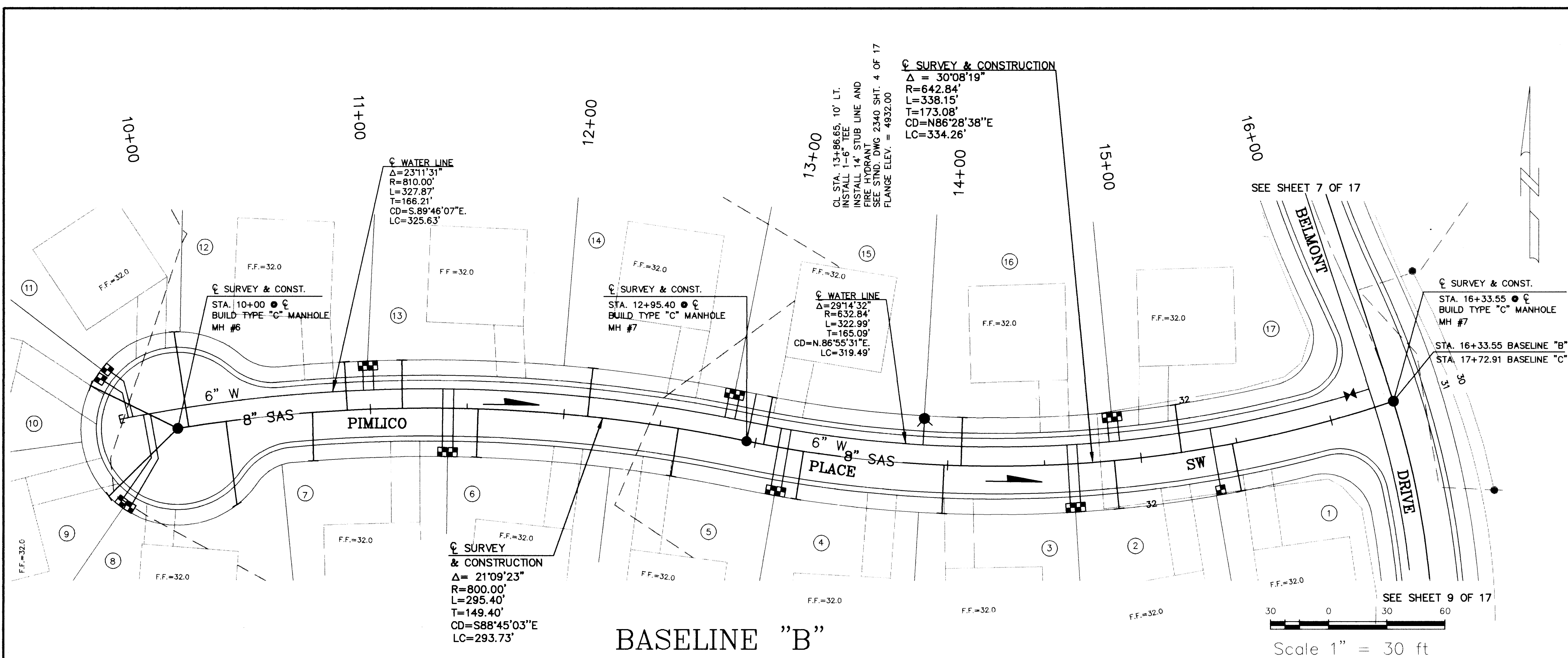
DATE

BY

ENGINEER'S SEAL

MARK H. BURAK, P.E.

3/5/97



SANITARY SEWER SERVICE						
ADDRESS	STATION / OFFSET	LENGTH	SIZE	INVERT	PI	
9+57.75	27.92 RT	50.0'	4"	27.0'		
9+51.32	30.08 LT	50.0'	4"	27.0'		
10+05.71	49.69 RT	49.7'	4"	26.8'		
10+25.25	43.58 RT	23.5'	4"	26.7'		
10+59.61	25.00 RT	23.0'	4"	26.0'		
10+57.82	25.00 RT	23.0'	4"	25.9'		
11+16.82	25.00 RT	23.0'	4"	25.9'		
11+55.75	25.00 RT	23.0'	4"	25.5'		
12+12.22	25.00 RT	23.0'	4"	25.0'		
12+12.22	25.00 RT	23.0'	4"	25.0'		
13+04.37	25.00 RT	23.0'	4"	24.7'		
13+25.26	25.00 RT	23.0'	4"	24.1'		
13+58.13	25.00 RT	23.0'	4"	23.5'		
14+09.95	25.00 RT	23.0'	4"	23.5'		
14+56.18	25.00 RT	23.0'	4"	23.6'		
15+00.00	25.00 RT	23.0'	4"	23.6'		
15+47.61	25.00 RT	23.0'	4"	23.7'		

WATER SERVICE				
ADDRESS	STATION / OFFSET	SIZE	TYPE	
9+57.42	28.0' RT	1"	DBL	
9+70.25	33.6' LT	1"	DBL	
10+59.41	22.7' LT	1"	DBL	
11+40.30	22.5' RT	1"	DBL	
12+84.60	22.5' LT	1"	DBL	
13+14.26	22.5' RT	1"	DBL	
14+54.43	22.5' RT	1"	DBL	
14+56.92	22.5' LT	1"	DBL	
15+37.63	22.5' RT	1"	SNG	

NOTE:
ALL SERVICE CONNECTIONS SHALL BE INSPECTED
AND APPROVED BY CODE ADMINISTRATION PRIOR
TO BACKFILLING.
ALL WATER SERVICES SHALL HAVE DOUBLE
CHECK VALVES.

*TEE BRANCH
EACH RUN OF PIPE SHALL BE MIN. 10'
WITHOUT JOINTS.

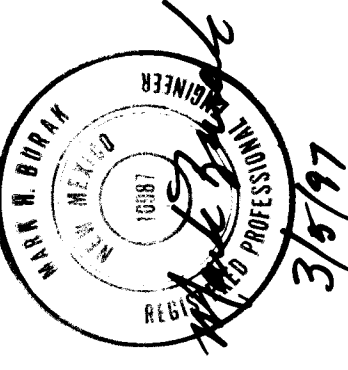
PVC Pipe Joint Restraint Lengths				
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12x12x8 Tee	E.A. L&L			44'

(FH legs to be fully restrained from tee through flange)

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PHONE (505) 296-0461

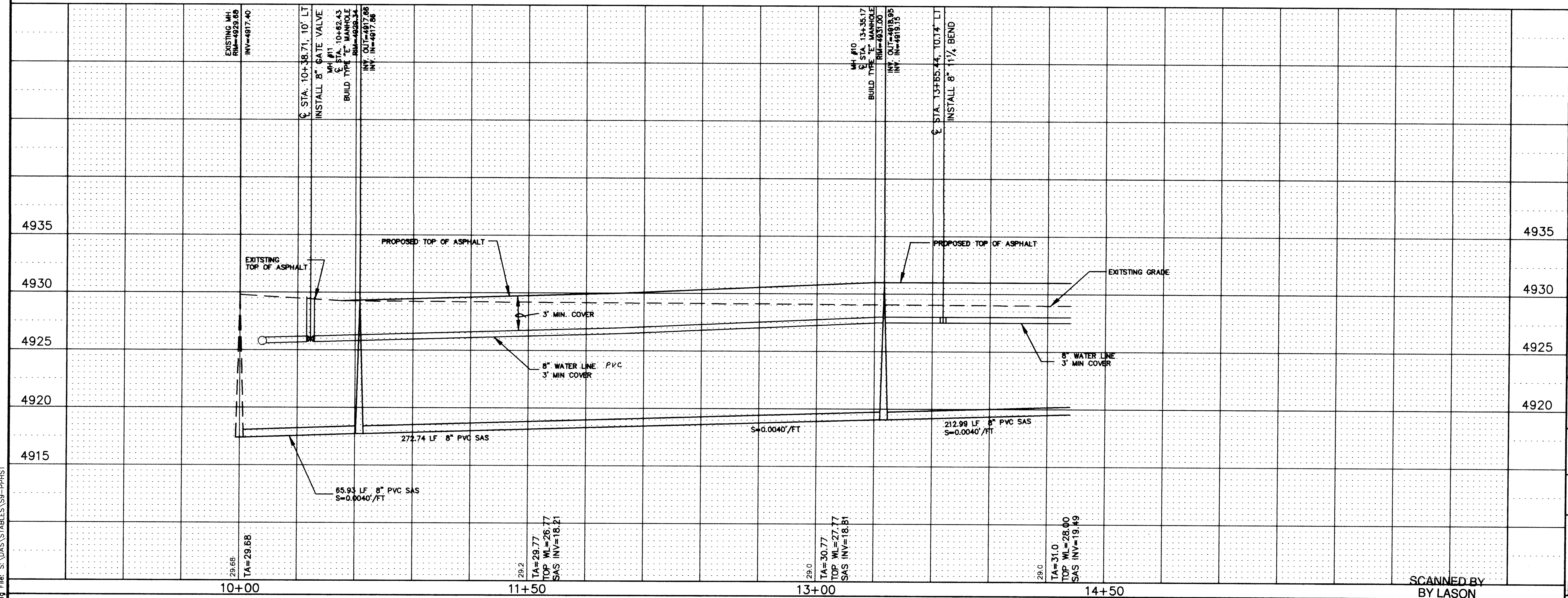
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE BASELINE "B", PIMLICO PLACE, STA. 10+00 TO 16+00:54	
Design Review Committee	Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
Project No. 564781	Zone Map No. N-10, N-11
Sheet 8	Of 17

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Radgett Hwy. DATE 2/12/97	CITY	ALBUQUERQUE	FIELD NOTES	DATE	NO.	BY
INSPECTOR	By Land Links CO DATE 2/12/97	FLUSH WITH THE PAVEMENT. THE STATION IS LOCATED					
VERIFIER	BY L. Ramirez DATE 2/12/97	2.4 MILES SOUTH OF THE INTERSECTION OF OLD COORS					
CORRECTOR	BY Land Links DATE 2/12/97	BLVD. AND CENTRAL SOUTH TO ARENAL RD. EAST ON					
RECORDED BY		ARENAL ROAD TO SILETA BLVD. SOUTH ON SILETA 0.7					
DATE		MILES TO FERRIS AVE. AND THE STATION ON THE RIGHT					
		X=371636.38, Y=1471457.23 ELEVATION = 4937.86					



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DATE	
		DATE	
		DATE	

Time: 9:14:46
Date: 2/24/1997 DAS
Drawing File: S:\DAS\STABLES\59-PHIST



BASELINE "C"

BLAKE ROAD S.W.
ASPHALT PAVEMENT

STATION 10+11.1±, 10' LT
CONNECT 8" WTR. LINE
TO EXISTING WTR. LINE
PRESSURE CONNECTION
10+00

11+00

12+00

13+00

14+00

Δ SURVEY
& CONSTRUCTION
Δ=23°52'46"
R=175.59'
L=73.18'
T=37.13'
CD=N13°56'23"E
LC=72.65'

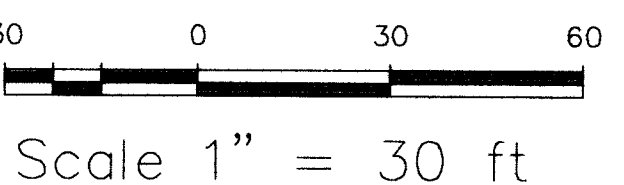
Δ SURVEY & CONST.
STA. 10+62.43, ● Δ
BUILD TYPE "E" MANHOLE
MH #11

Δ SURVEY & CONST.
STA. 13+35.17, ● Δ
BUILD TYPE "E" MANHOLE
MH #10

MATCH LINE Δ STA. 14+31.84
SEE SHEET 10 OF 17

PVC Pipe Joint Restraint Lengths				
	6"	8"	10"	12"
90.0 Bend	21'	27'	33'	39'
45.0 Bend	9'	11'	13'	16'
22.5 Bend	4'	5'	6'	8'
11.25 Bend	2'	3'	3'	4'
Valve	46'	60'	72'	88'
Tee	46'	60'	72'	88'
8x8x6 Wye				33'
12x12x8 Tee				44'

(FH legs to be fully restrained from tee through flange)



MARK H. BURAK, P.E.
1512 SAGEBRUSH TR. S.E. ALBUQUERQUE, NEW MEXICO 87123
PHONE (505) 296-0461

BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE
BASELINE "C", PIMILCO PLACE, STA. 10+00 TO 14+31.82

Design Review Committee APPROVED MAR 18 1997 DESIGN REVIEW COMMITTEE	Engineer Approval Mark H. Burak 3/5/97	NO. DATE REMARKS REVISIONS DESIGN DESIGNED BY DRAWN BY CHECKED BY
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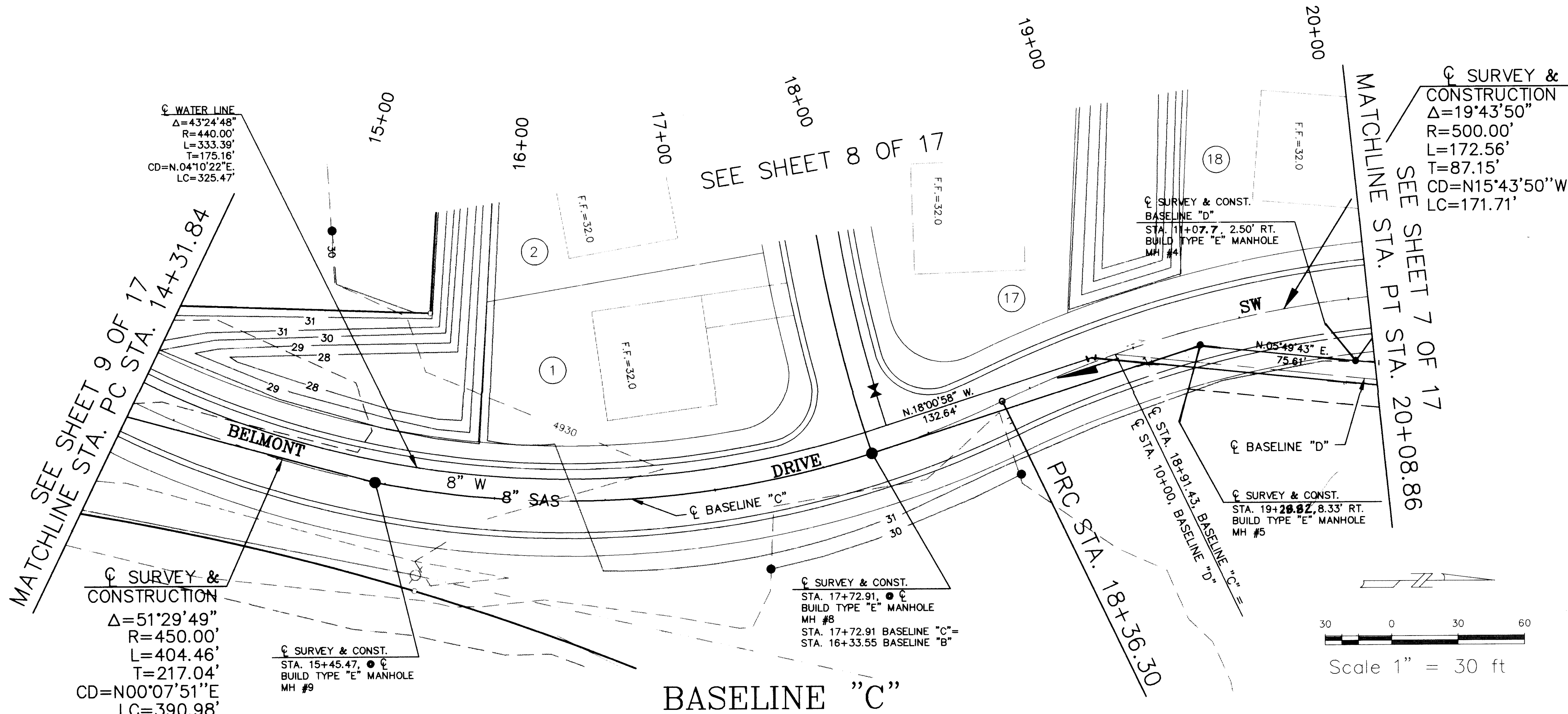
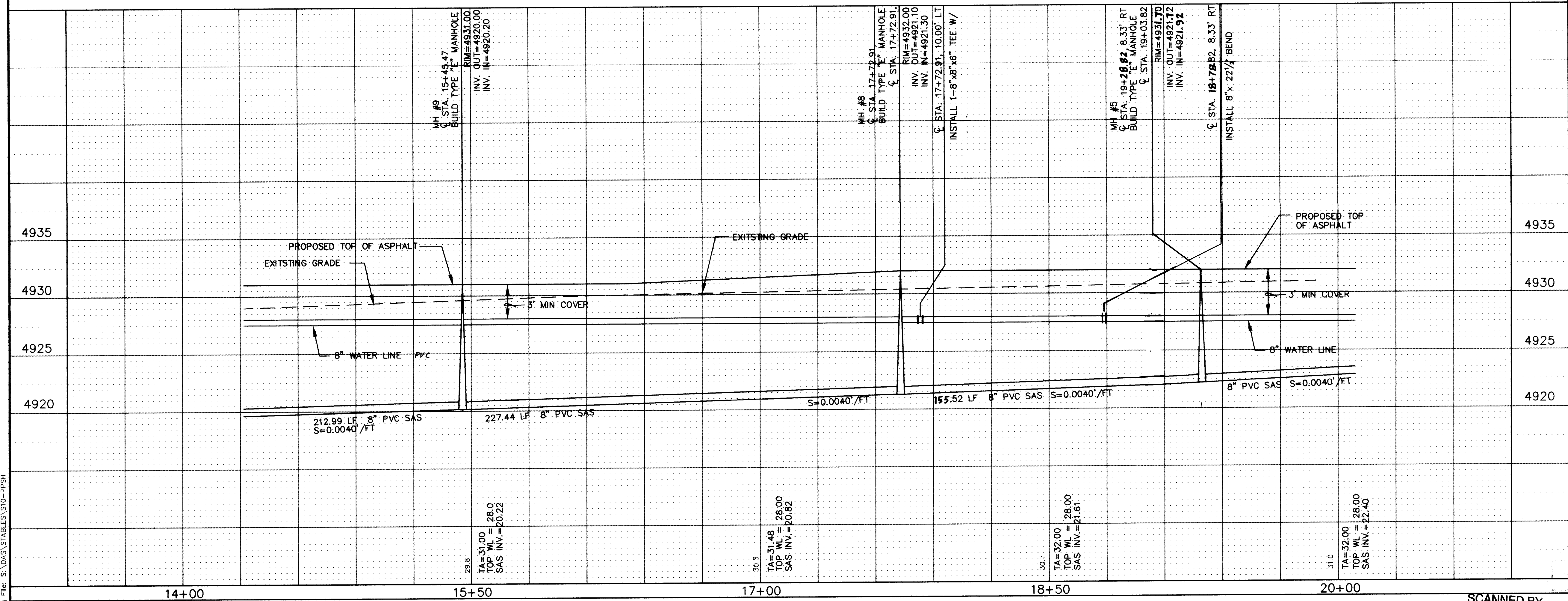
Project No. 564781 Zone Map No. N-10, N-11 Sheet 9 Of 17

NOTES:
EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN
ARE APPROXIMATE AND SHALL BE FIELD VERIFIED
PRIOR TO EXCAVATION.

ALL SERVICE CONNECTIONS SHALL BE INSPECTED
AND APPROVED BY CODE ADMINISTRATION PRIOR
TO BACKFILLING.

*TEE BRANCH
EACH RUN OF PIPE SHALL BE MIN. 10'
WITHOUT JOINTS.

SURVEY INFORMATION			BENCH MARKS			AS BUILT INFORMATION		
NO.	BY	DATE	NO.	BY	DATE	NO.	BY	DATE
			9-N12, CITY OF ALBUQUERQUE BENCH MARK STATION					
			IS A 3/4" BRASS TABLET STAMPED "9-N12", SET					
			FLUSH WITH THE PAVEMENT. THE STATION IS LOCATED					
			2.4 MILES SOUTH OF THE INTERSECTION OF OLD COOKS					
			BLVD. AND CENTRAL SOUTH TO ARENAL RD. EAST ON					
			ARENAL ROAD TO ISLETA BLVD. SOUTH ON ISLETA 0.7					
			MILES TO FERRIS AVE. AND THE STATION ON THE RIGHT					
			X=371636.36, Y=1471457.23 ELEVATION = 4937.86					



NOTE:
ALL SERVICE CONNECTIONS SHALL BE INSPECTED
AND APPROVED BY CODE ADMINISTRATION PRIOR
TO BACKFILLING.

*TEE BRANCH
EACH RUN OF PIPE SHALL BE MIN. 10'
WITHOUT JOINTS.

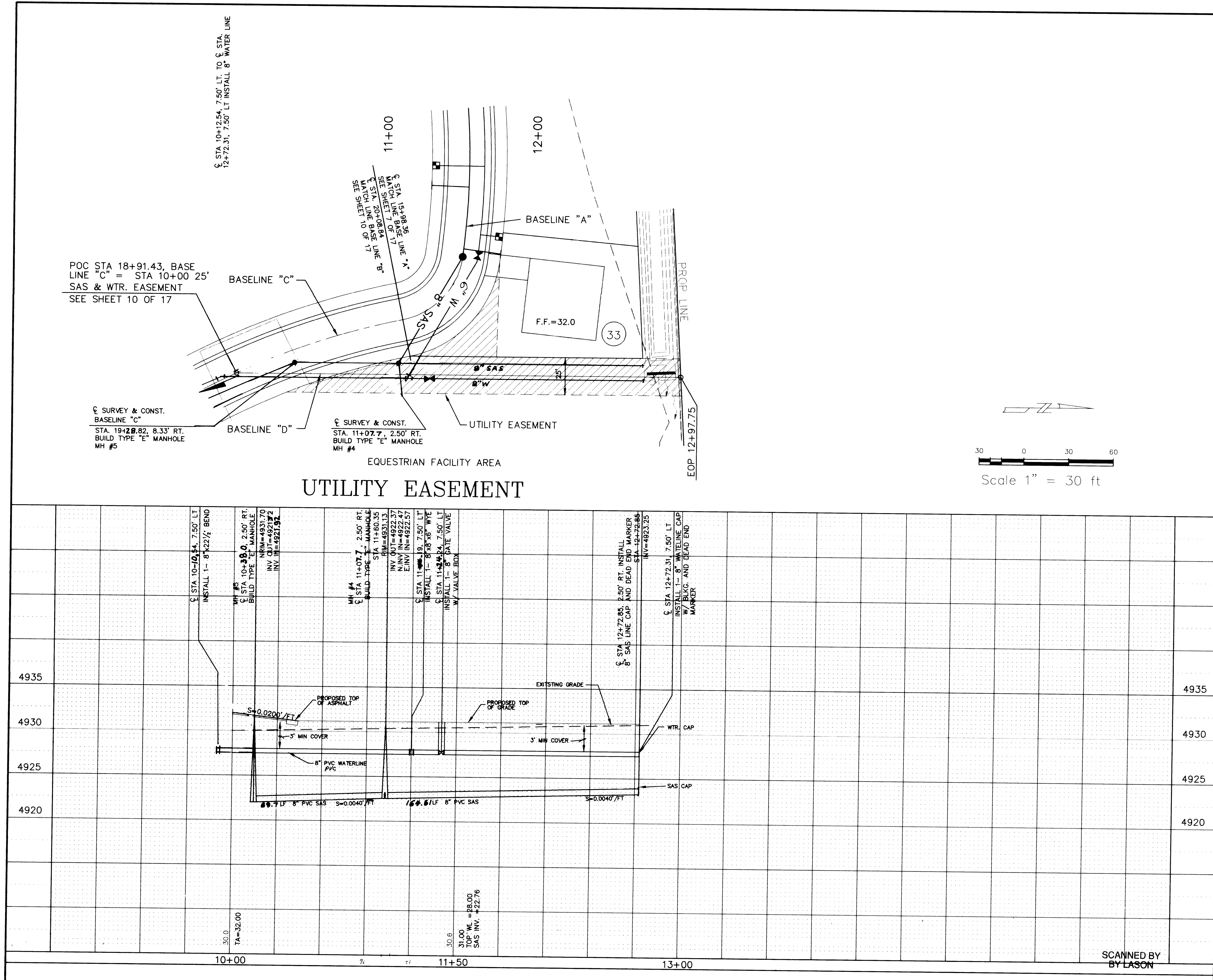
PVC Pipe Joint Restraint Lengths				
	6"	8"	10"	12"
90.0 Bend	21'	27'	33'	39'
45.0 Bend	9'	11'	13'	16'
22.5 Bend	4'	5'	6'	8'
11.25 Bend	2'	3'	3'	4'
Valve	46'	60'	72'	88'
Tee	46'	60'	72'	88'

(FH legs to be fully restrained from tee through flange)

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BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE BASELINE "C", BELMONT DRIVE, STA. 14+31.84 TO 20+06.86	
APPROVED 12/18/1997 DESIGN REVIEW COMMITTEE	Engineer Approval
Project No. 564781	Zone Map No. N-10, N-11
Sheet 10	Of 17

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Rodgers	DATE	12/9/96	FIELD NOTES	DATE	NO.	BY
STATION	14+31.84	DATE	12/9/96	NO.	BY	NO.	BY
FIELD	14+31.84	DATE	12/9/96	NO.	BY	NO.	BY
CORRECTED	14+31.84	DATE	12/9/96	NO.	BY	NO.	BY
MICRO-FILM INFORMATION		RECORDING		DESIGNED BY		DRAWN BY	
NO.		NO.		DATE		DATE	
DATE		DATE		DATE		DATE	



NOTE:
ALL SERVICE CONNECTIONS SHALL BE INSPECTED
AND APPROVED BY CODE ADMINISTRATION PRIOR
TO BACKFILLING.

*TEE BRANCH
EACH RUN OF PIPE SHALL BE MIN. 10'
WITHOUT JOINTS.

PVC Pipe Joint Restraint Lengths				
	6"	8"	10"	12"
90.0 Bend	21"	27"	33"	39"
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Valve	46"	60"	72"	88"
Tee	46"	60"	72"	88"
8x8x6 Wye	S.A. LEG			
12x12x8 Tee	S.A. LEG			

(FH legs to be fully restrained from tee through flange)

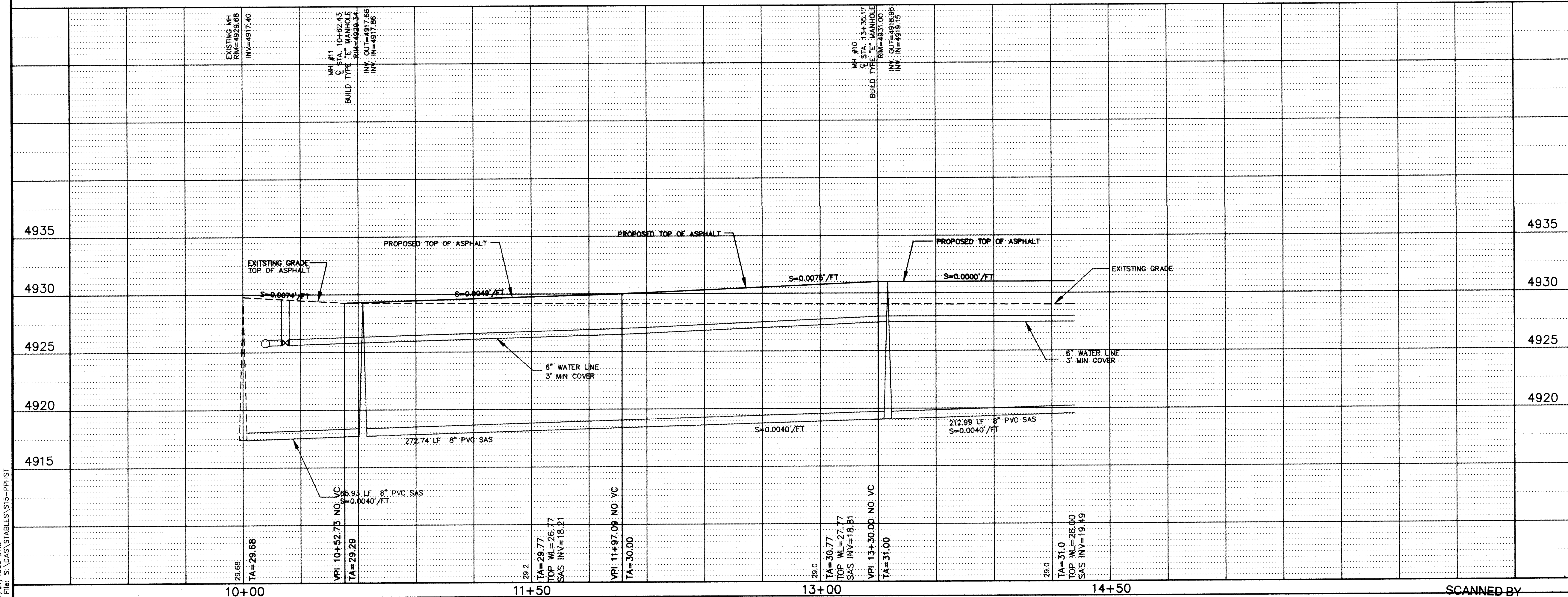
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
		NO.	BY	DATE	9-N12, CITY OF ALBUQUERQUE BENCH MARK STATION IS A 3/4" BRASS TABLET STAMPED "9-N12", SET FLUSH WITH THE PAVEMENT. THE STATION IS LOCATED 2.4 MILES SOUTH OF THE INTERSECTION OF OLD COORS BLVD. AND CENTRAL SOUTH TO ARENAL RD. EAST ON ARENAL ROAD TO ISLETA BLVD. SOUTH ON ISLETA 0.7 MILES TO FERRIS AVE. AND THE STATION ON THE RIGHT X=371636.38, Y=1471457.23 ELEVATION = 4937.86	CONTRACTOR	DATE	
NO. DATE		REVISIONS		BY	DATE	DESIGNED BY	DATE	
DESIGNED BY		DRAWN BY		CHECKED BY	DATE	MICRO-FILM INFORMATION	DATE	

BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

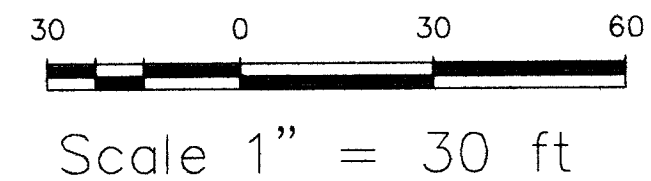
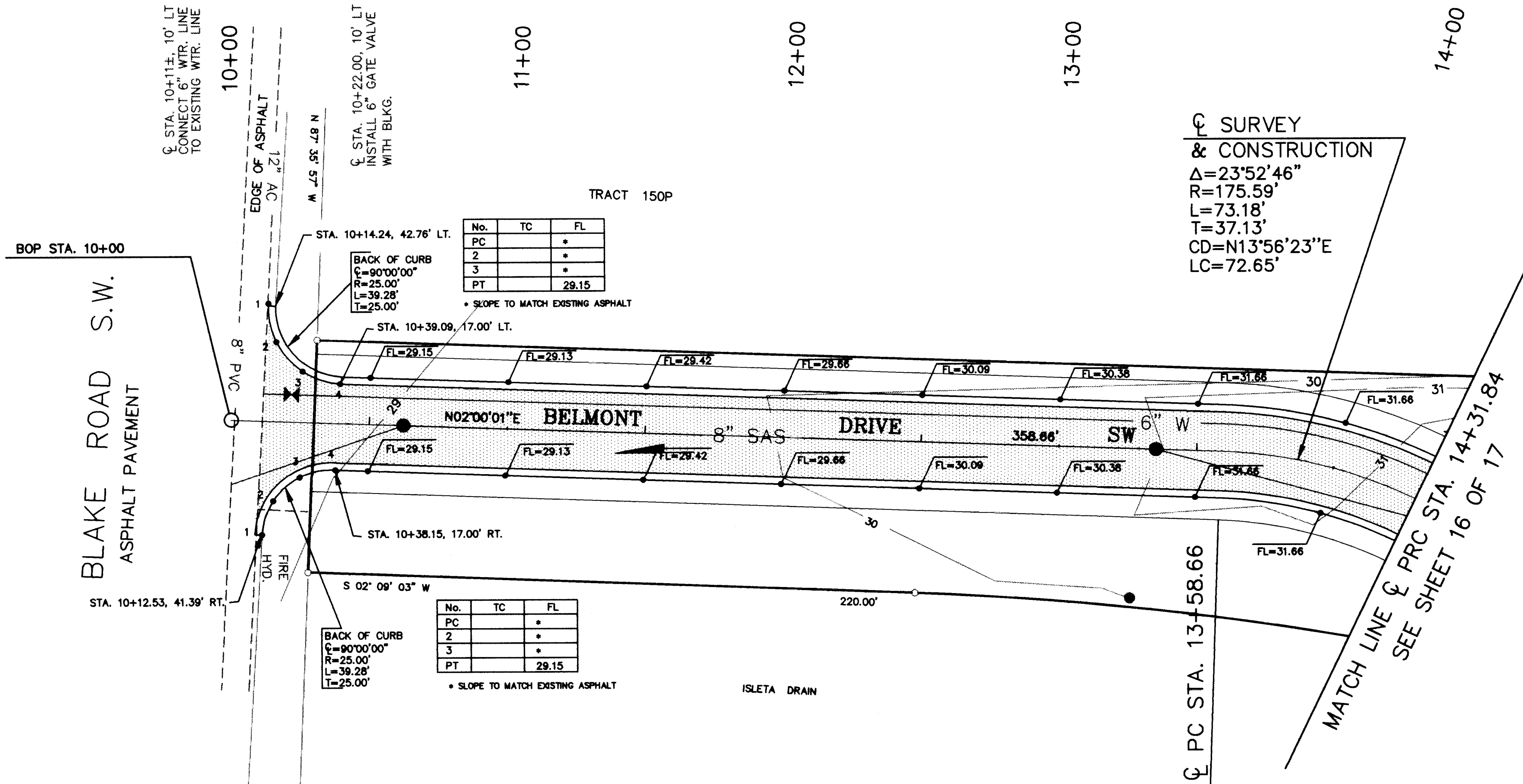
TITLE: **THE STABLES**
WATER AND SEWER IMPROVEMENTS PLAN AND PROFILE
UTILITY EASEMENT - STA 10+00 TO 13+00

Design Review Committee	Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Project No.	Zone Map No.	Sheet	Of
564781		11	17

Time: 18:44:40
Date: 10/17/1996 DAS
Drawing File: S:\DAS\STABLES\S15-PPHST



BASELINE "C"



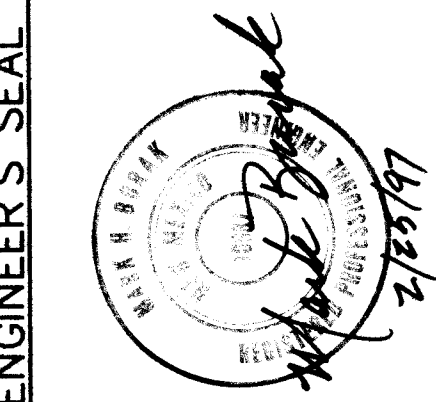
MARK H. BURAK, P.E.
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BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: THE STABLES
PAVING IMPROVEMENTS PLAN AND PROFILE
BASELINE "C" BELMONT DRIVE, STA. 10+00 TO 14+31.82

Design Review Committee: [] Engineer Approval: []
Last Design Update: []

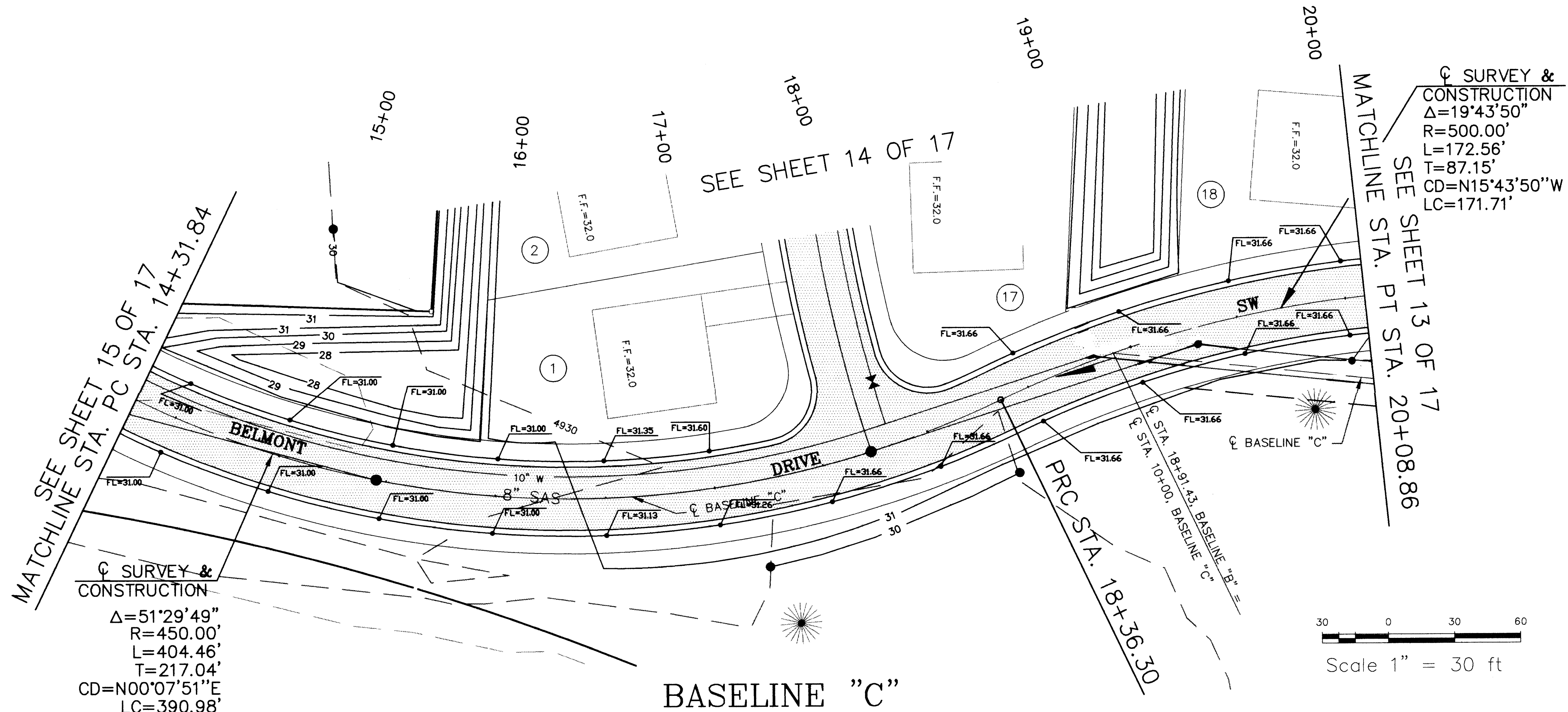
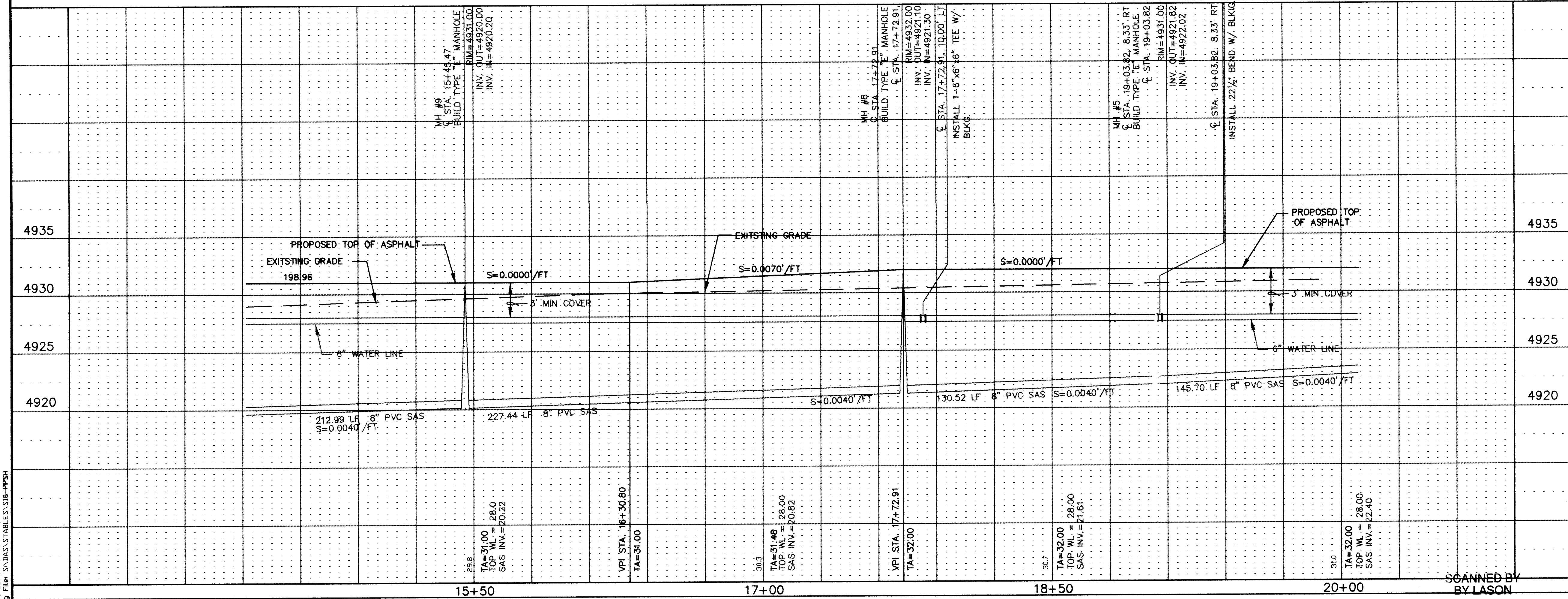
Project No. 564781 Zone Map No. N-10, N-11 Sheet 15 of 17



REMARKS BY []
DESIGN []
NO. DATE []
DESIGNED BY DAS [] DATE []
DRAWN BY DAS [] DATE []
CHECKED BY MHB [] DATE []

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES	CONTRACTOR	DATE
				9-N12, CITY OF ALBUQUERQUE BENCH MARK STATION	DATE 2/92
				IS A 3 1/2" BRASS TABLET STAMPED "9-N12", SET	DATE 2/92
				FLUSH WITH THE PAVEMENT. THE STATION IS LOCATED	DATE 2/92
				2.4 MILES SOUTH OF THE INTERSECTION OF OLD COORS	DATE 2/92
				BLVD. AND CENTRAL SOUTH TO ARENAL RD. EAST ON	DATE 2/92
				ARENAL ROAD TO ISLETA BLVD. SOUTH ON ISLETA 0.7	DATE 2/92
				MILES TO FERRIS AVE. AND THE STATION ON THE RIGHT	DATE 2/92
				X=371636.38, Y=1471457.23 ELEVATION = 4937.86	DATE 2/92

Time: 16:36:12
Drawing File: S:\JAS\STABLES\S16-PPSH

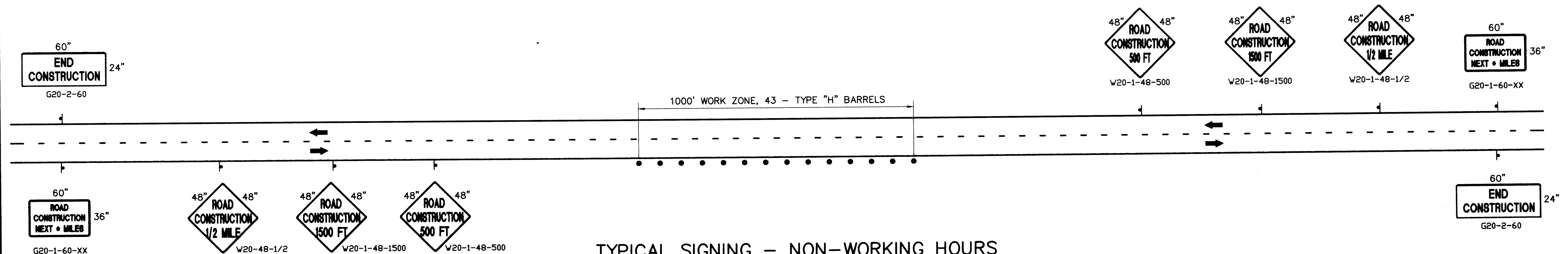
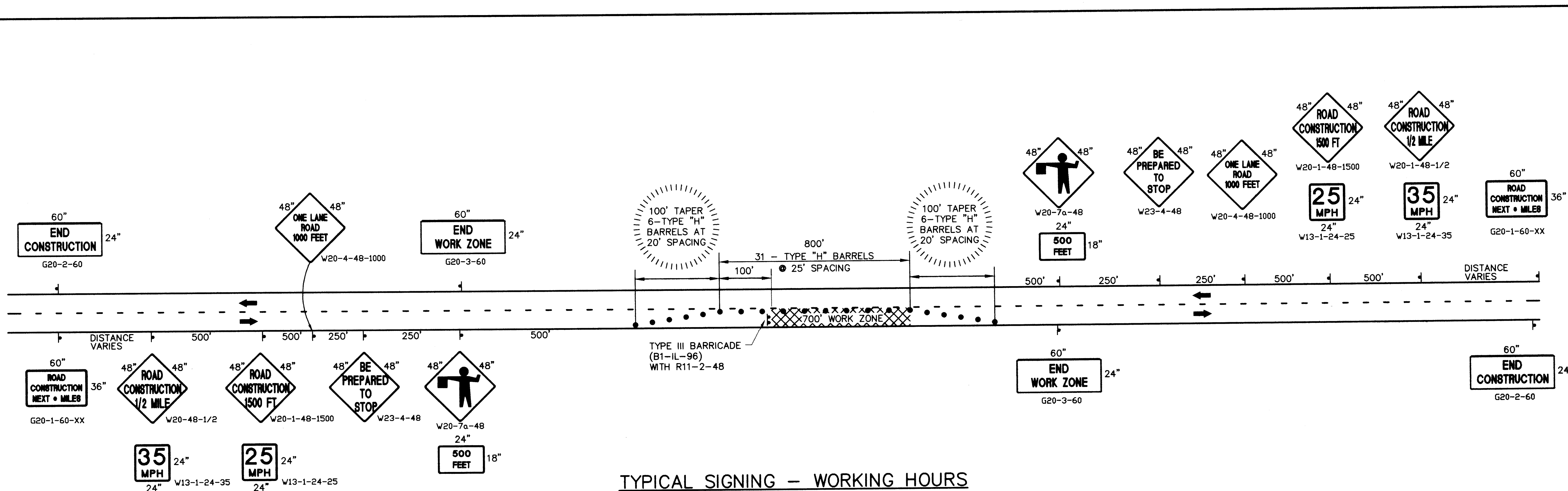


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PHONE (505) 296-0461

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: THE STABLES PAVING IMPROVEMENTS PLAN AND PROFILE BASELINE "C", BELMONT DRIVE, STA. 14+31.84 TO 20+06.86	
Design Review Committee	Engineer Approval
Last Design Update	
Project No. 564781	
Zone Map No. N-10, N-11	Sheet 16 Of 17

ENGINEER'S SEAL	
AS-BUILT	
NO. DATE	REMARKS
BY MHB	
DESIGN	
DESIGNED BY DAS	DATE
DRAWN BY DAS	DATE
CHECKED BY MHB	DATE

SURVEY INFORMATION	
FIELD NOTES	NO. BY DATE
BENCH MARKS	
9-N12, CITY OF ALBUQUERQUE BENCH MARK STATION IS A 3/4" BRASS TABLET STAMPED "9-N12", SET FLUSH WITH THE PAVEMENT. THE STATION IS LOCATED 2.4 MILES SOUTH OF THE INTERSECTION OF OLD COORS BLVD. AND CENTRAL SOUTH TO ARENAL RD. EAST ON ARENAL ROAD TO ISLETA BLVD. SOUTH ON ISLETA 0.7 MILES TO FERRIS AVE. AND THE STATION ON THE RIGHT Y=371636.38, Y=1471457.23 ELEVATION = 4937.86	
AS-BUILT INFORMATION	
CONTRACTOR Rodriguez, Pkg DATE 2/19/21	
DRAWN BY Land Linski CO DATE 2/19/21	
CHECKED BY Land Linski DATE 2/19/21	
RECORDED BY DATE	
MICRO-FILM INFORMATION	
RECORDED BY DATE	



4. IF SITE DISTANCE IS GREATER THAN 1000 FEET AS SHOWN, THEN DURING CONSTRUCTION OPERATION TRAFFIC SHALL BE MOVED THROUGH THE WORK ZONE USING PILOT CARS. ALL PILOT CARS SHALL BE EQUIPPED WITH THE FOLLOWING SIGN.

36"
18" PILOT-CAR
FOLLOW ME
G20-4-36

THE PILOT CAR, APPLICABLE SIGN, AND OTHER ITEMS RELATED TO THE USE OF THE PILOT CAR SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. NO PAYMENT OR MEASUREMENT WILL BE MADE THEREFORE. PILOT VEHICLE NOT REQUIRED IF FLAGMEN CAN SEE EACH OTHER WITHOUT USING ELECTRONIC DEVICES.

5. SIGNS G20-1 & G20-2 SHALL BE PLACED AT THE PROJECT LIMITS, AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
6. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AND BARRICADING APPLICATION TO THE BERNALILLO COUNTY TRAFFIC CONTROL MANAGER 3 WORKING DAYS PRIOR TO START OF PROJECT. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH THE ORDINANCE 95-6.

SCANNED BY
BY LASON

[illegible]