

SCANNED BY
PLANNING

BARELAS TOWNHOMES

ALBUQUERQUE, NEW MEXICO

JULY, 2007

INDEX TO DRAWINGS

SHEET	TITLE
1.	COVER SHEET
2.	SUBDIVISION PLAT
3.	GRADING AND DRAINAGE PLAN
4.	STREET AND STORM DRAINAGE LAYOUT
5.	WATER AND SEWER LAYOUT

STREET PAVING PLAN AND PROFILES

- BENICIA LANE S.W.
- BENICIA LANE S.W. SOUTH ONTO SIMPIER LANE S.W.

WATER AND SANITARY SEWER PLAN AND PROFILES

- BENICIA LANE S.W.
- BENICIA LANE S.W. SOUTH ONTO SIMPIER LANE S.W.

PROJECT DETAILS

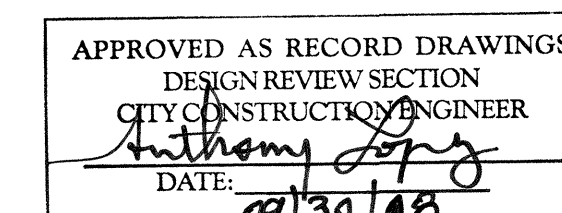
- STREET PAVING DETAILS
- WALL AND DRAINAGE DETAILS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Steven K. Morrow, of the firm Brasher and Lorenz, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and the County Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Leonard G. Martinez, NMPS 9801.

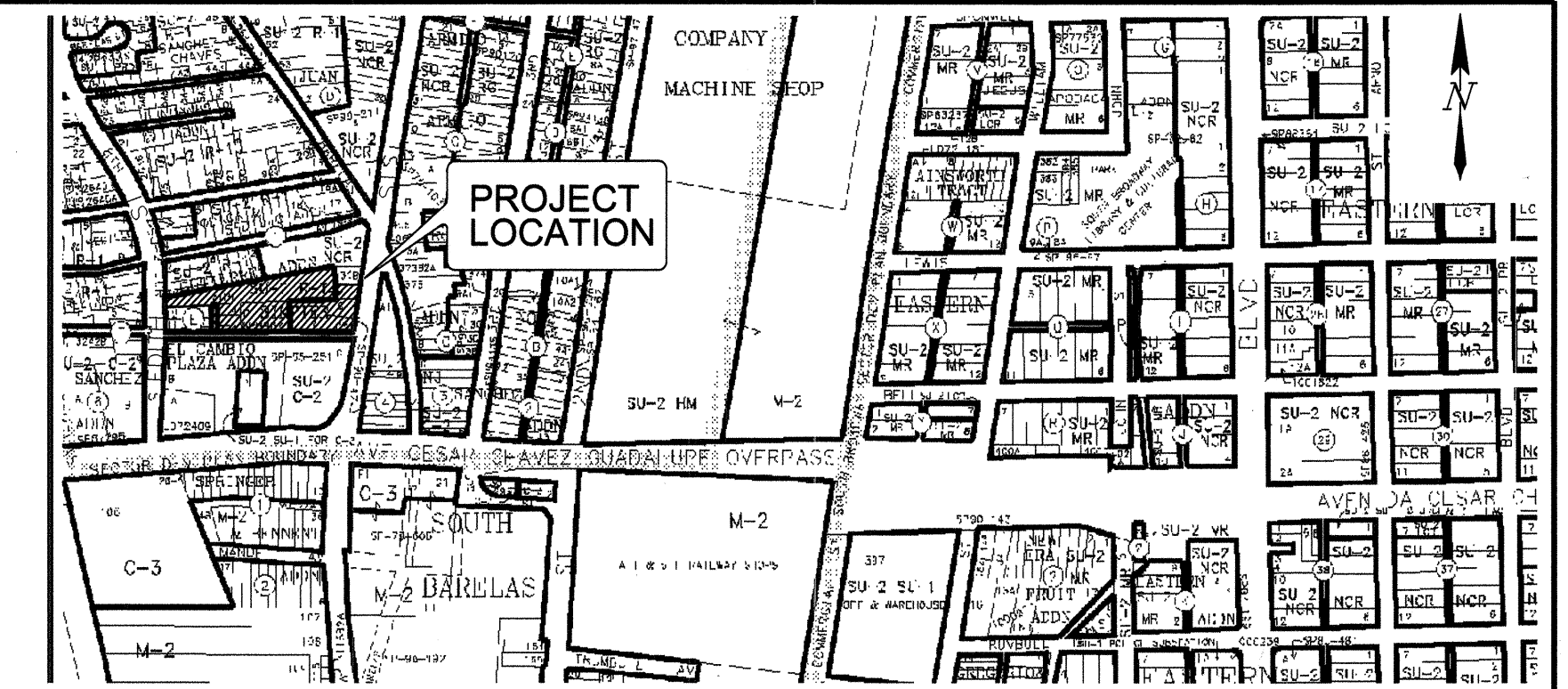
Steven K. Morrow, NMPE 13679

9/27/08
Date



07 DRB 70017
PROJECT 1003857

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

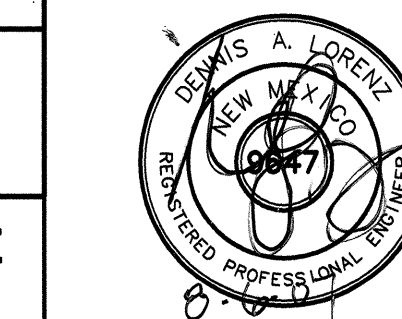


VICINITY MAP: L-14

SCALE: NTS

GENERAL NOTES:

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 7, INCLUDING AMENDMENT #1, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS." 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 STANDARD SPECIFICATIONS.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) WORKING DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE 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 SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MARKER 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 GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- FIVE (5) 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 BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR WITH HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING. ALL NEW STRIPING SHALL BE HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURBS AND GUTTER, DRIVEWAYS, RAMP AND SIDEWALKS DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED ON THE PLANS AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS AT HIS OWN EXPENSE.
- EXISTING UTILITY LINES AND PIPELINES SHOWN ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. UTILITIES MAY EXIST WHERE NONE ARE SHOWN. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES AND PIPELINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UTILITY LINES AND PIPELINES.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS." THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY AND PREPARED BY BRASHER AND LORENZ, INC.
- THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15 FEET (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- THE ABCWUA (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.
- PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS AND ANY NECESSARY STRIPING (DEVELOPERS RESPONSIBILITY).
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRG Chair	Woodall	9/24/07			
		Transportation	Prater	8-29-07			
		Water/Wastewater	William G. Brasher	8-6-07			
		Hydrology	Chumpp	8-29-07			
		CIP					
		Constr. Mgmt.					
		Constr. Coord.					
City Project No.					Zone Map No.	Sheet	of
623582					L-14	1	11

Preliminary Plat of
Lots 1 through 12 and Tract A
Barelas Town Homes
Albuquerque, Bernalillo County, New Mexico
May 2007

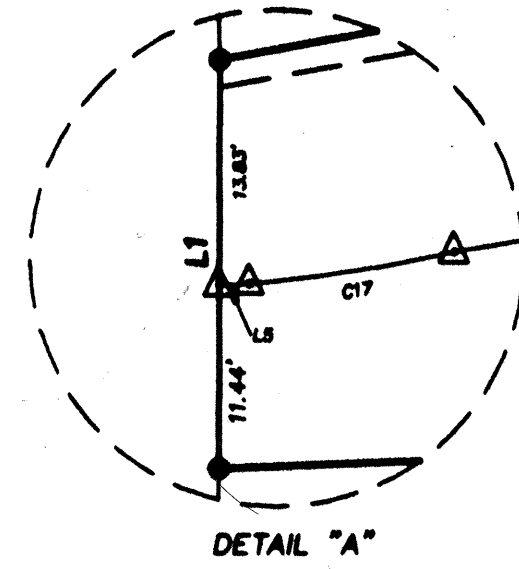
Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT LETTERED "B" BARELAS COFFEE HOUSE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 2007, IN BOOK 2007C, PAGE 1, CONTAINING 1.0818 ACRES, MORE OR LESS, NOW COMPRISING OF LOTS 1 THROUGH 12 AND TRACT A, BARELAS TOWN HOMES.

SCANNED BY
PLANNING

Legend

N 89°00'00" E
REMARKS: BEARING AND DISTANCE MATCH
RECORD BEARING AND DISTANCE
AS DESIGNATED
REMARKS: BEARING "N 89°00'00" E
TO BE SET ALONG OVERLINE NOTED



Location Map
Zone Atlas Map No. L-14-Z

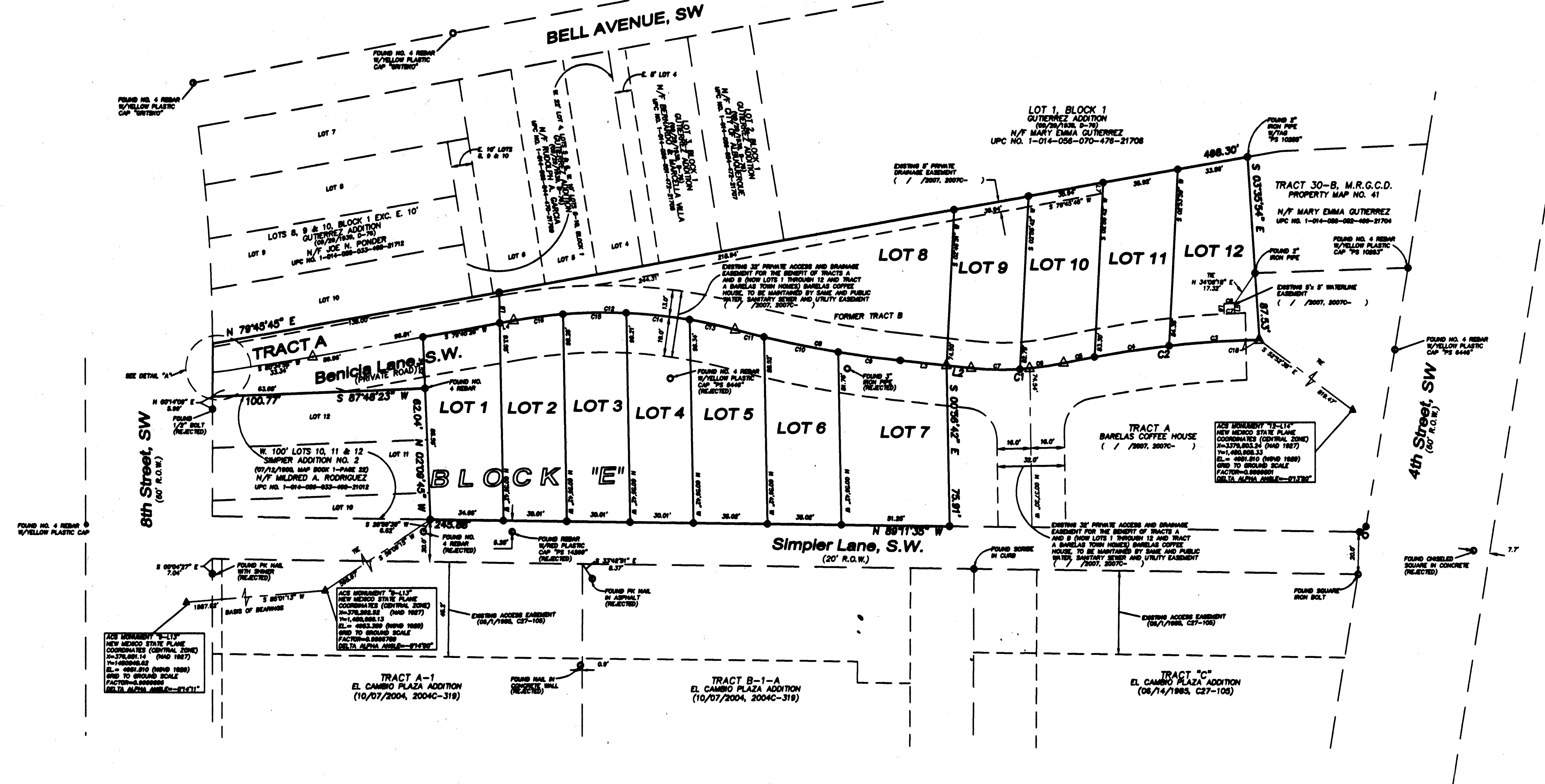
Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THIS SHALL BE MARKED BY A 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "11983".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS. (CENTRAL ZONE: NAD 1927)
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED: *[Signature]* 5-1-07
CITY SURVEYOR DATE

Owner's Signature:

[Signature]
MICHAEL A. GONZALES
OWNER

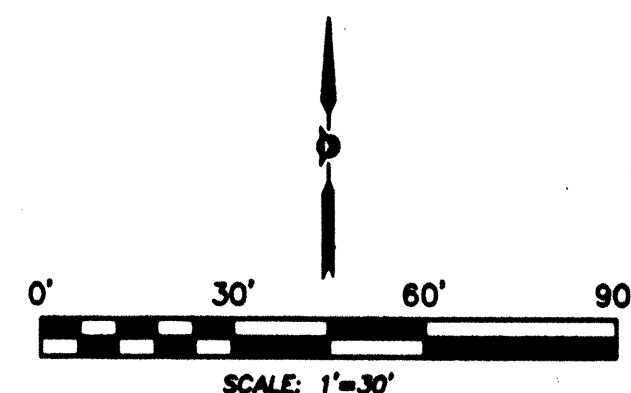


Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	134.89	44.11	18°25'45"	22.25	43.81	S 86°57'28" W
C2	487.38	83.45	10°58'10"	46.87	83.31	N 83°04'08" E
C3	487.37	43.80	05°02'34"	21.48	42.88	N 80°02'28" E
C4	487.37	14.81	01°44'28"	7.41	14.81	N 78°28'42" E
C5	134.89	21.08	08°57'30"	10.55	21.04	S 82°03'18" W
C6	134.89	23.05	09°48'15"	11.55	23.02	N 86°33'48" W
C7	512.82	78.57	08°53'38"	38.87	78.48	N 79°12'33" W
C8	512.82	28.73	03°19'21"	14.87	28.72	N 82°00'00" W
C9	512.82	33.87	04°00'54"	17.94	33.87	N 78°20'04" W
C10	512.82	13.88	01°33'24"	6.89	13.88	N 75°32'38" W
C11	237.53	105.83	25°31'45"	53.81	104.98	S 87°31'07" E
C12	237.53	22.15	05°20'35"	11.08	22.14	S 77°28'31" E
C13	237.53	30.28	07°17'57"	15.15	30.24	S 87°44'46" E
C14	237.53	23.02	07°14'28"	15.03	23.02	N 85°35'21" E
C15	237.53	21.40	06°48'28"	13.51	21.40	N 81°38'48" E
C16	104.88	19.88	08°08'38"	10.48	19.88	N 81°38'48" E
C17	487.38	8.38	02°42'38"	3.18	8.38	N 88°11'35" E

Area Table

LOT	GROSS AREA	NET AREA
LOT 1	0.0736 ACRES± 3,208 SQ. FT.±	0.0578 ACRES± 2,507 SQ. FT.±
LOT 2	0.0863 ACRES± 3,788 SQ. FT.±	0.0531 ACRES± 2,311 SQ. FT.±
LOT 3	0.0842 ACRES± 3,671 SQ. FT.±	0.0551 ACRES± 2,407 SQ. FT.±
LOT 4	0.0878 ACRES± 3,843 SQ. FT.±	0.0544 ACRES± 2,381 SQ. FT.±
LOT 5	0.0745 ACRES± 3,244 SQ. FT.±	0.0587 ACRES± 2,557 SQ. FT.±
LOT 6	0.0842 ACRES± 3,673 SQ. FT.±	0.0526 ACRES± 2,282 SQ. FT.±
LOT 7	0.0824 ACRES± 3,624 SQ. FT.±	0.0588 ACRES± 2,561 SQ. FT.±
LOT 8	0.1821 ACRES± 7,988 SQ. FT.±	0.1282 ACRES± 5,584 SQ. FT.±
LOT 9	0.0838 ACRES± 3,622 SQ. FT.±	0.0531 ACRES± 2,311 SQ. FT.±
LOT 10	0.0871 ACRES± 3,822 SQ. FT.±	0.0544 ACRES± 2,381 SQ. FT.±
LOT 11	0.0872 ACRES± 3,826 SQ. FT.±	0.0563 ACRES± 2,462 SQ. FT.±
LOT 12	0.0744 ACRES± 3,239 SQ. FT.±	0.0518 ACRES± 2,281 SQ. FT.±
TRACT A	0.0882 ACRES± 3,778 SQ. FT.±	N/A



PRECISION
SURVEYS, INC.

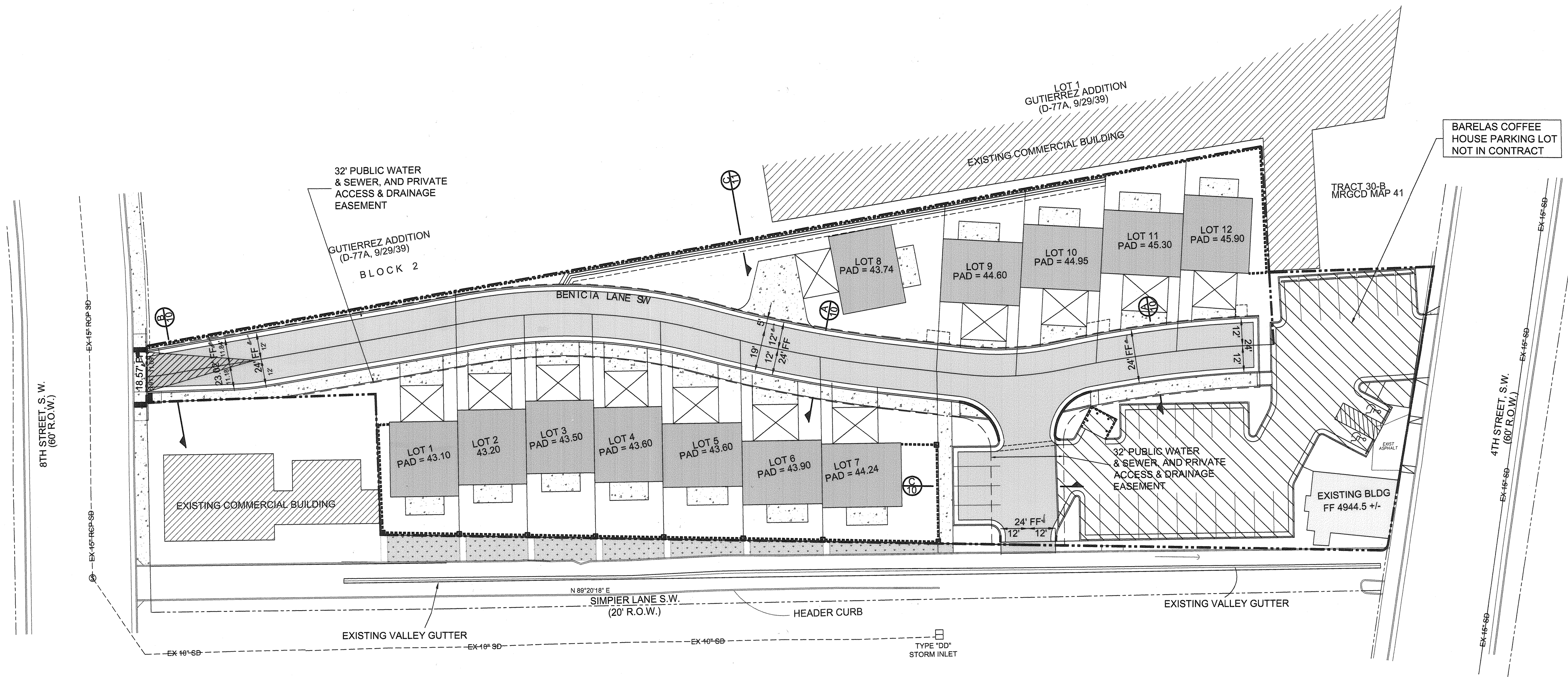
8500-A Jefferson Street, NE
Albuquerque, NM 87113

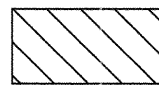
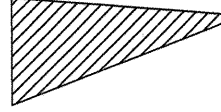
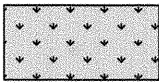
866.442.8071 TOLL FREE
505.854.8700 PHONE
505.854.7900 FAX

Sheet 1 of 1

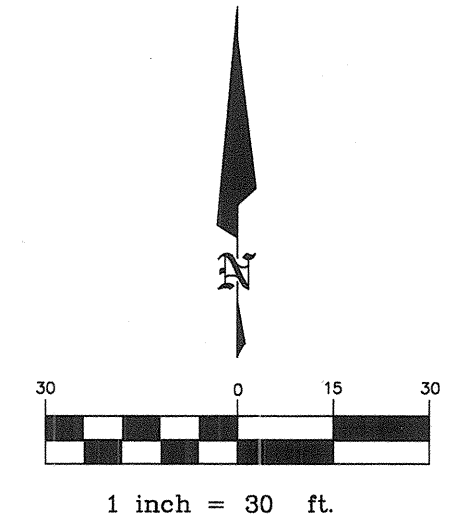
CPN 623582

sheet 2 of 11



LEGEND		
ITEM	EXISTING	PROPOSED
STORM SEWER	--EX-36"-SD-	
CURB AND GUTTER		
HEADER CURB		
DROP INLET	- - - - - □	- - - - - □
RIGHT OF WAY		- - - - -
EASEMENT		- - - - -
POWER POLE (GUYYED)	● → PP	○ → PP
CENTERLINE	- - - - -	- - - - -
BLOCK WALL	- - - - -	- - - - -
		
ASPHALT PAVING		
CHAIN LINK FENCE	- · - · - · - · -	- · - · - · - · -
DRAINAGE SWALE	→	→
CROWN TRANSITION		
CURB TRANSITION FROM 4" TO 6"		
LANDSCAPING		

STREET PLAN & PROFILE INDEX	
STREET	SHEET
BENICIA LN	6
BENICIA LN (S)	7

[illegible]

BRASHER & LORENZ
CONSULTING ENGINEERS

2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

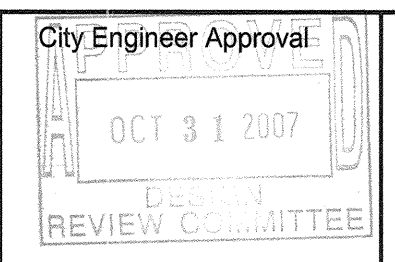
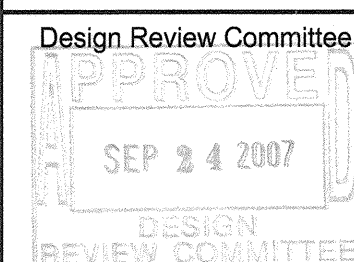


CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

BARELAS TOWNHOMES
STREET AND STORM DRAINAGE LAYOUT



City Project No.

Zone Map No.
L-14

Sheet 4 of 11

1. ALL VALVES HYDRANTS AND APPURTENANCES OF THE CITY WATER SYSTEM SHALL BE OPERATED BY CITY PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE THE CITY 7 WORKING DAYS PRIOR NOTICE OF THE NEED FOR SYSTEM SHUTDOWN. CALL 857-8200.
3. NON-PRESSURIZED CONNECTION TO THE 6 - INCH LINE SIMPLIER LANE S.W. REQUIRES CLOSING VALVE No's 57,61 AS SHOWN ON PLAN.
4. PRESSURIZED CONNECTION TO THE 12" LINE IN 8TH STREET REQUIRES NO SYSTEM SHUT DOWN.
5. ANTICIPATED SHUTDOWN DURATION IS 8 HOURS.

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" GAS	8" GAS
UNDERGROUND ELEC, GAS, TEL, TV	GAS	GAS
CENTERLINE		
RIGHT OF WAY	---	— · — · —
EASEMENT	----	----
BLOCK WALL	=====	=====
ASPHALT PAVING	 	
CHAIN LINK FENCE	— · — · — · — · —	— · — · — · — · —
DOUBLE WATER SERVICE		
SINGLE WATER SERVICE		
FIRE HYDRANT		
CROWN TRANSITION		
CURB TRANSITION FROM 4" TO 6"		
MANHOLE		
WATER VALVE		
LANDSCAPING		

WATER & SEWER PLAN & PROFILE INDEX	
STREET	SHEET
BENICIA LN	8
BENICIA LN (S)	9

1. ADDED WATER SERVICES.
2. DELETED WATER SERVICES.
3. ADD 10X10XBINCH TREE AND WATER VALVE.
4. INCORRECT LOCATION
5. ADDED SINGLE WATER SERVICE.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

**BARELAS TOWNHOMES
WATER AND SEWER LAYOUT**

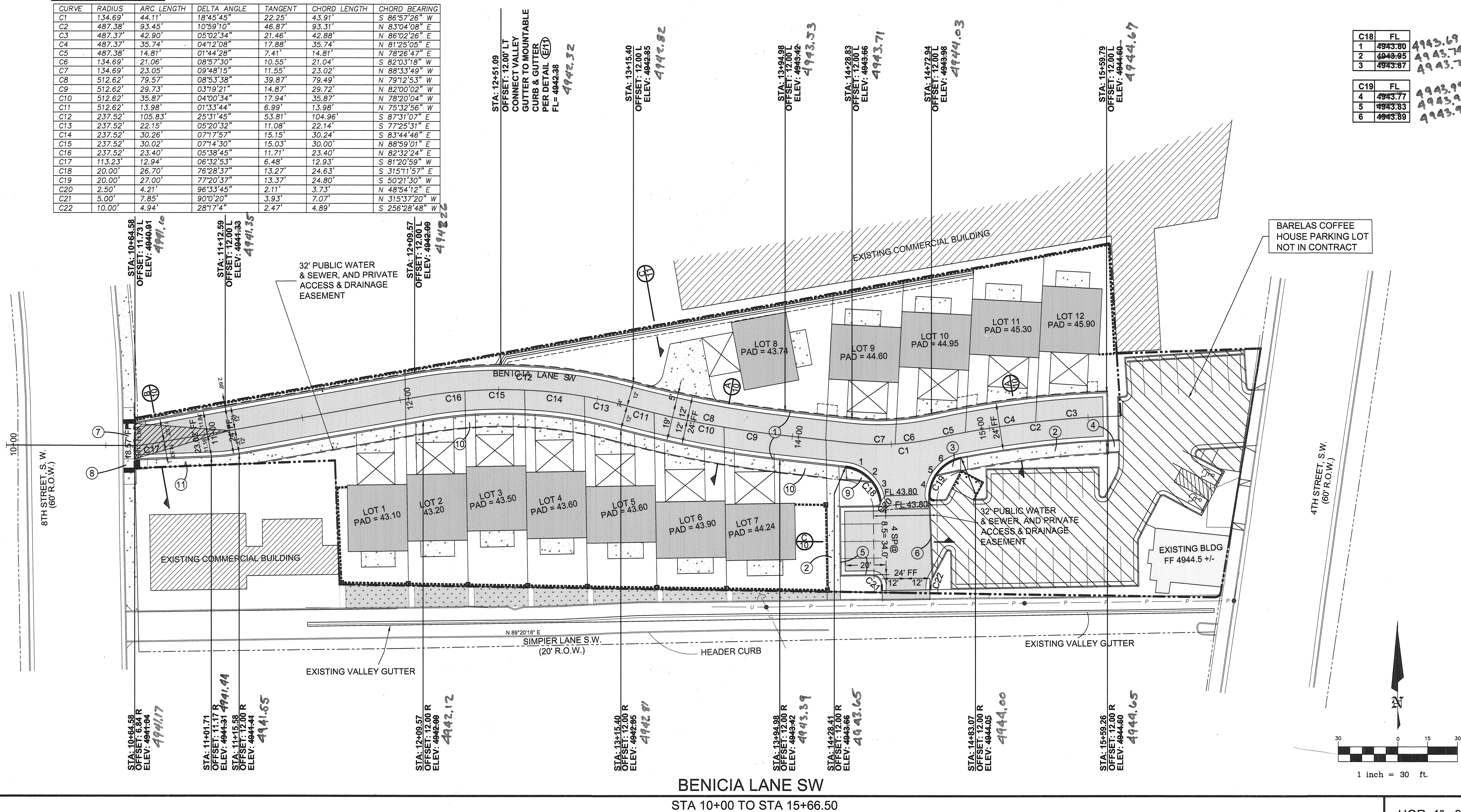
Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
APPROVED SEP 24 2007 DESIGN REVIEW COMMITTEE	APPROVED OCT 31 2007 DESIGN REVIEW COMMITTEE	Last Design Update		

City Project No. 623582

Zone Map No. L-14	Sheet of 5 11
----------------------	------------------

Curve Table

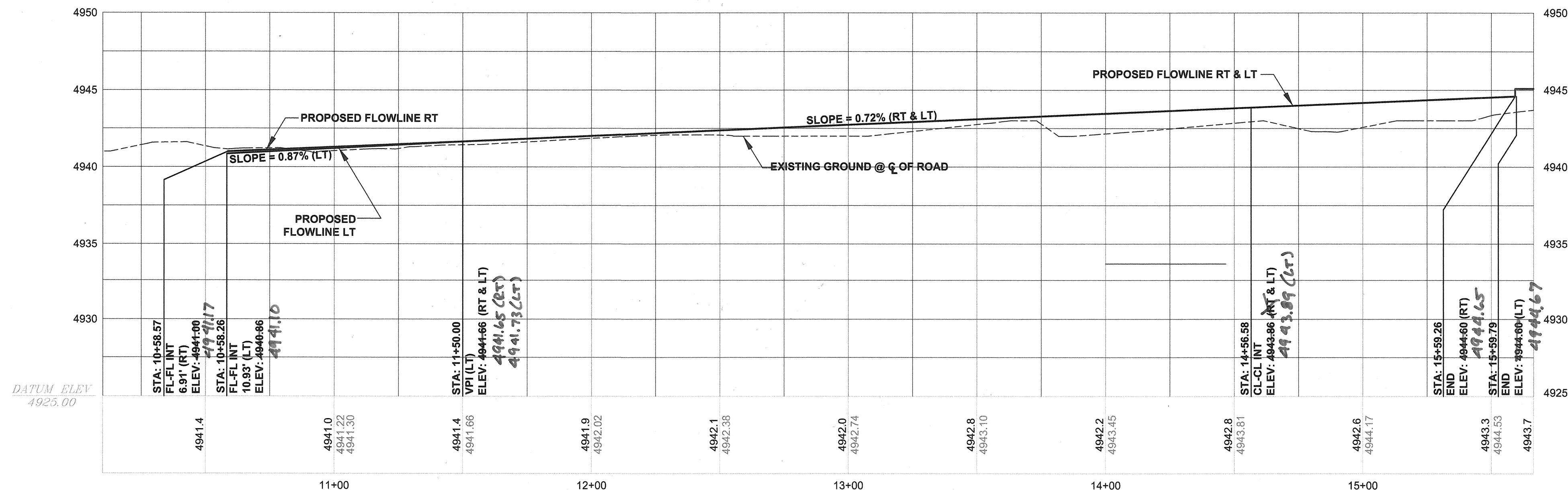
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	134.59'	44.11'	18°45'45"	22.25'	43.91'	S 86°57'28" W
C2	487.38'	93.45'	10°59'10"	46.87'	93.31'	N 83°04'08" E
C3	487.37'	42.90'	05°02'34"	21.46'	42.88'	N 86°02'26" E
C4	487.37'	35.74'	04°12'09"	17.88'	35.74'	N 81°25'05" E
C5	487.38'	14.81'	01°44'23"	7.41'	14.81'	N 78°26'47" E
C6	134.59'	21.06'	08°57'30"	10.55'	21.04'	S 82°03'18" W
C7	134.69'	23.05'	09°48'15"	11.55'	23.02'	N 88°33'49" W
C8	512.62'	79.57'	08°53'38"	39.87'	79.49'	N 79°12'53" W
C9	512.62'	29.73'	03°19'21"	14.87'	29.72'	N 82°00'02" W
C10	512.62'	35.87'	04°00'34"	17.94'	35.87'	N 78°20'04" W
C11	512.62'	13.98'	01°33'44"	6.99'	13.98'	N 75°32'58" W
C12	237.52'	105.83'	25°31'45"	53.81'	104.96'	S 87°31'07" E
C13	237.52'	22.15'	05°20'32"	11.08'	22.14'	S 77°25'31" E
C14	237.52'	30.26'	07°17'57"	15.15'	30.24'	S 83°44'46" E
C15	237.52'	30.02'	07°14'30"	15.03'	30.00'	N 88°59'01" E
C16	237.52'	23.40'	03°38'43"	11.71'	23.40'	N 82°32'24" E
C17	113.23'	12.34'	06°32'53"	6.48'	12.33'	S 81°20'59" W
C18	20.00'	26.70'	76°28'37"	13.27'	24.63'	S 31°51'57" E
C19	20.00'	27.00'	77°20'37"	13.37'	24.80'	S 50°21'30" W
C20	2.50'	4.21'	96°33'45"	2.11'	3.73'	N 48°54'12" E
C21	5.00'	7.85'	90°0'20"	3.93'	7.07'	N 31°53'20" W
C22	10.00'	4.94'	28°17'4"	2.47'	4.89'	S 28°28'48" W



BENICIA LANE SW

STA 10+00 TO STA 15+66.50

HOR: 1"= 30'
VERT: 1"= 5'



LEGEND		
ITEM	EXISTING	PROPOSED
RIGHT OF WAY	---	---
EASEMENT	---	---
BLOCK WALL	---	---
ASPHALT PAVING	---	---
CHAIN LINK FENCE	---	---
CROWN TRANSITION	---	---
CENTERLINE	---	---
CURB TRANSITION FROM 4" TO 6"	---	---
LANDSCAPING	---	---
CUT AND REMOVE	---	---

KEY NOTES

1. CONSTRUCT NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415A.
2. CONSTRUCT 6' SIDEWALK. PER COA STD DWG 2430.
3. NEW HANDICAP RAMP PER DETAIL (C10).
4. EXISTING CURB ACCESS RAMP.
5. NEW 6' MEDIAN CURB AND GUTTER. PER COA STD DWG 2415B.
6. REMOVE AND DISPOSE EXISTING TEMP 6" AC CURB.
7. NEW DRIVEWAY PAD. PER DETAIL (C10).
8. NEW HANDICAP RAMP PER DETAIL (C10).
9. NEW HANDICAP RAMP PER DETAIL (C10).
10. DEFERRED 6' SIDEWALK ALONG FRONTAGE OF LOTS 1 THRU 7.
11. CONSTRUCT SIDEWALK TRANSITION FROM 4' WIDE AT STA 10+64.58 TO 6' WIDE AT STA 11+12.00.

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BARELAS TOWNHOMES
BENICIA LANE SW PLAN AND PROFILE

Design Review Committee
APPROVED
SEP 24 2007
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
OCT 31 2007
DESIGN REVIEW COMMITTEE

Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 623582

Zone Map No. L-14 Sheet 6 of 11

AS-BUILT INFORMATION	
CONTRACTOR	SALLS Red. Const.
WORK	Survey - Tek
DATE	09/07/08
ACCEPTANCE	09/08/08
FIELD	09/08/08
DRAWINGS	09/08/08
CORRECTED BY	09/08/08
MICRO-FILM INFORMATION	
DATE	

BENCHMARKS	
ACS MONUMENT "14.11" EL. = 4956.507	
ACS MONUMENT "15.11" EL. = 4964.823	
BASIS OF BEARING: NM STATE PLANE GRID BEARING: NAD 1987	
BASIS OF ELEVATION DATA: NAVD 1929	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

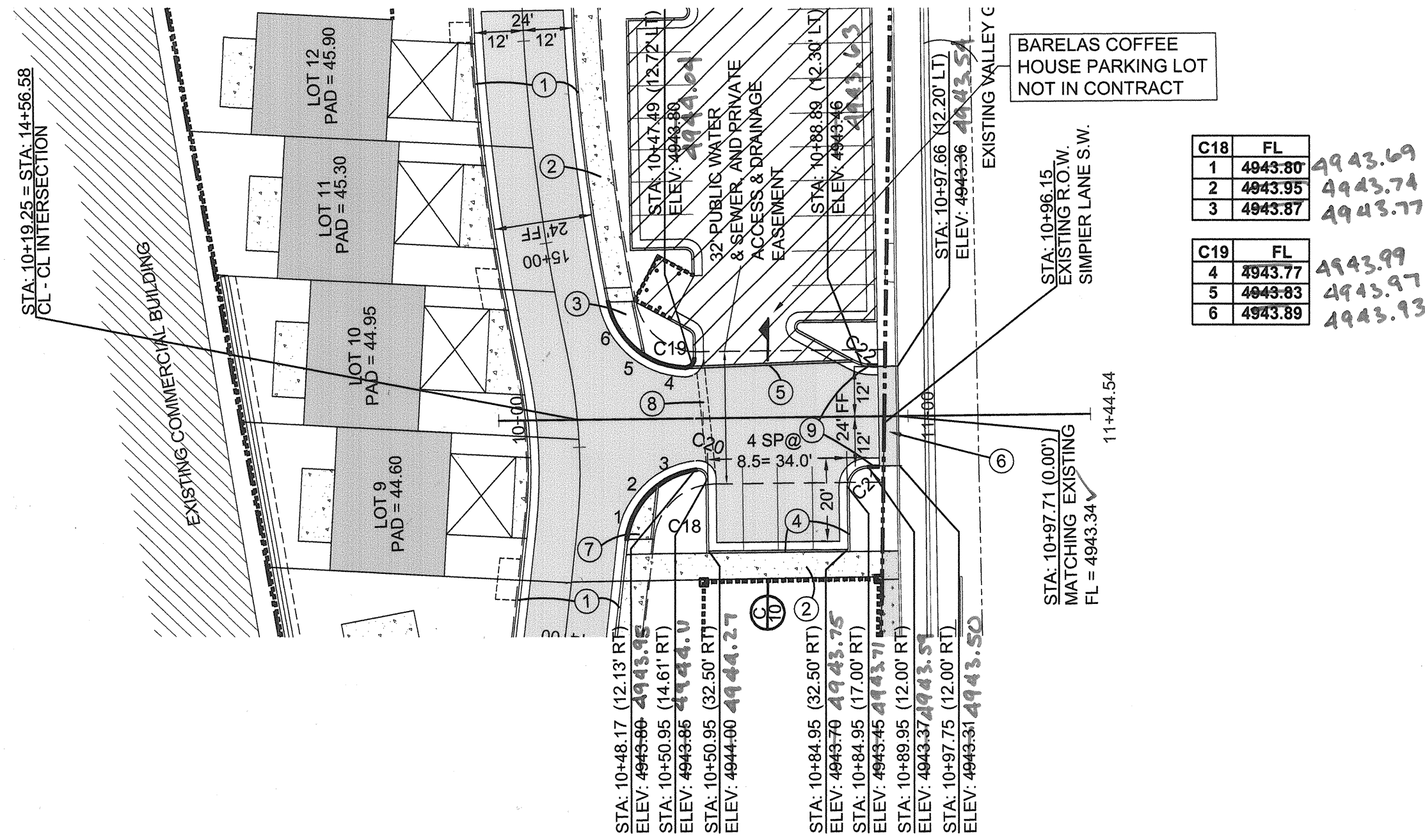
ENGINEER'S SEAL
8-12-08

REVISIONS	NO.	DATE	BY
DESIGN			

DESIGNED BY	D.A.L.	DATE	08-2006
DRAWN BY	KRH	DATE	08-2006
CHECKED BY	D.A.L.	DATE	08-2006

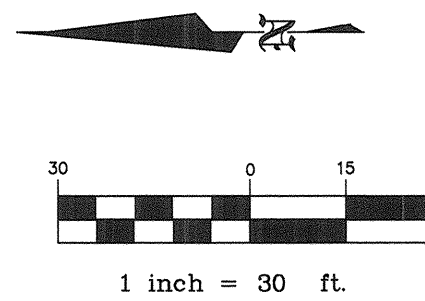
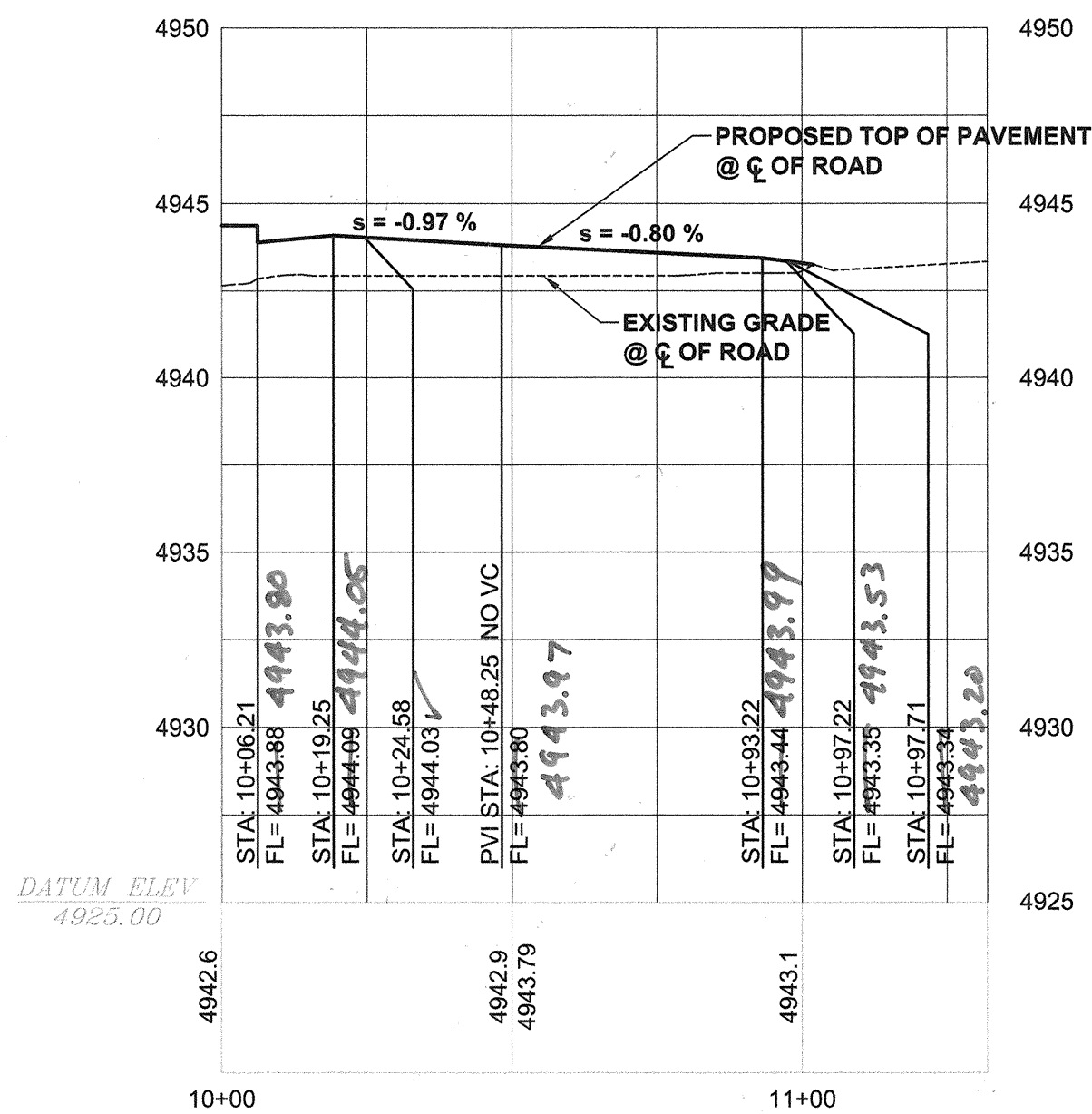
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C18	20.00'	26.70'	76°28'37"	13.27'	24.63'	S 315°11'57" E
C19	20.00'	27.00'	77°20'33"	13.37'	24.80'	S 50°21'30" W
C20	2.50'	4.21'	96°33'45"	2.11'	3.73'	N 48°54'12" E
C21	5.00'	7.85'	90°02'00"	3.93'	7.07'	N 315°37'20" W
C22	10.00'	4.94'	28°17'4"	2.47'	4.89'	S 256°28'48" W



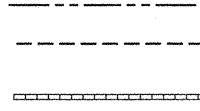
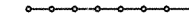
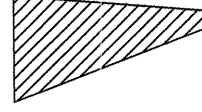
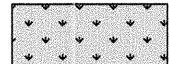
BENICIA LANE SW

STA 10+00 TO STA 11+44.54



HOR: 1"= 30'
VERT: 1"= 5'

LEGEND

ITEM	EXISTING	PROPOSED
RIGHT OF WAY EASEMENT BLOCK WALL		
ASPHALT PAVING	 	
CHAIN LINK FENCE		
CROWN TRANSITION		
CURB TRANSITION FROM 4" TO 6"		
CENTERLINE		
LANDSCAPING		

KEY NOTES

1. CONSTRUCT NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415A.
2. CONSTRUCT 6" SIDEWALK. PER COA STD DWG 2430.
3. NEW HANDICAP RAMP PER DETAIL (G10)
4. NEW 6" MEDIAN CURB AND GUTTER. PER COA STD DWG 2415B.
5. REMOVE AND DISPOSE EXISTING TEMP 6" AC CURB.
6. SAW CUT, REMOVE AND DISPOSE 24 LF EXISTING CONCRETE HEADER CURB
7. NEW HANDICAP RAMP PER DETAIL (H10)
8. REMOVE AND DISPOSE APPROX 24 LF EXISTING CONCRETE CUT OFF WALL.
9. PROVIDE 3 TRANSITION FROM 6" CURB TO NO CURB

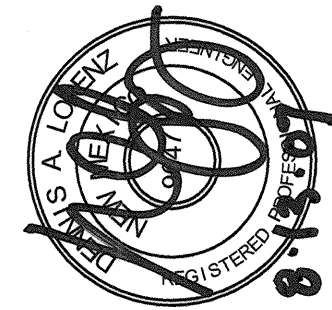
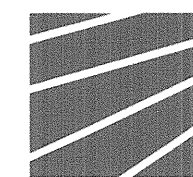
BENCHMARKS

BENCHMARKS	
ACS MONUMENT "14-14" EL= 4950.507	
ACS MONUMENT "15-14" EL= 4964.823	
BASIS OF BEARING: NMI STATE PLANE GRID BEARING; NAD 1927	
BASIS OF ELEVATION DATA: NGVD 1929	

REVIEW INFORMATION

[illegible]

ENGINEER'S SEAL

[illegible]

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188



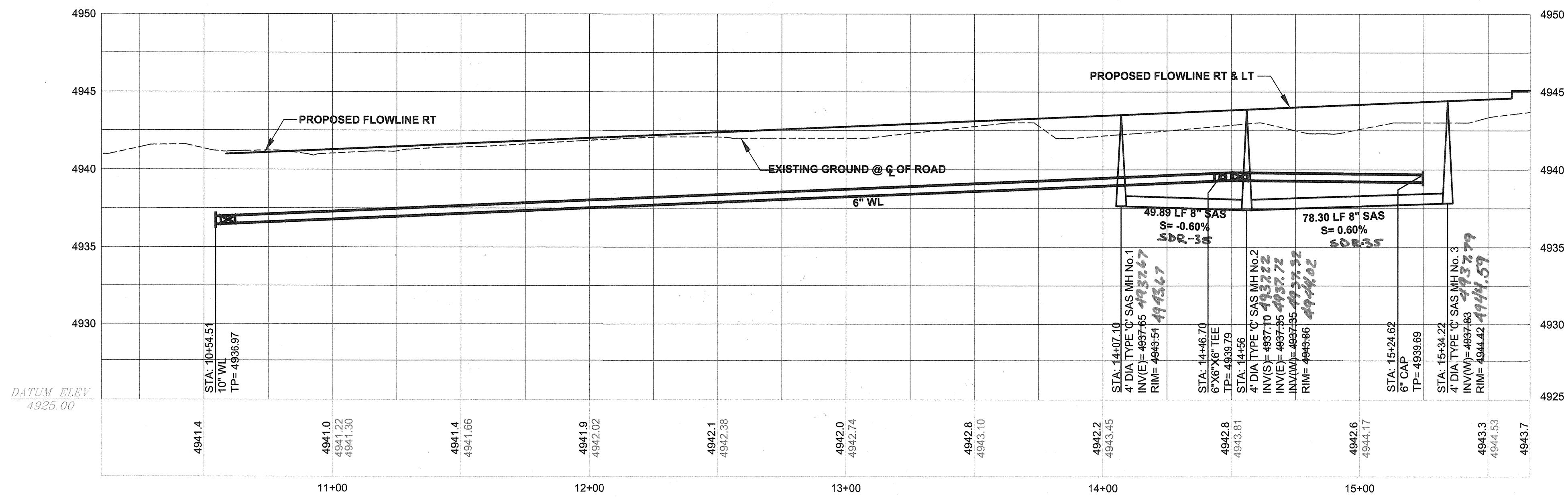
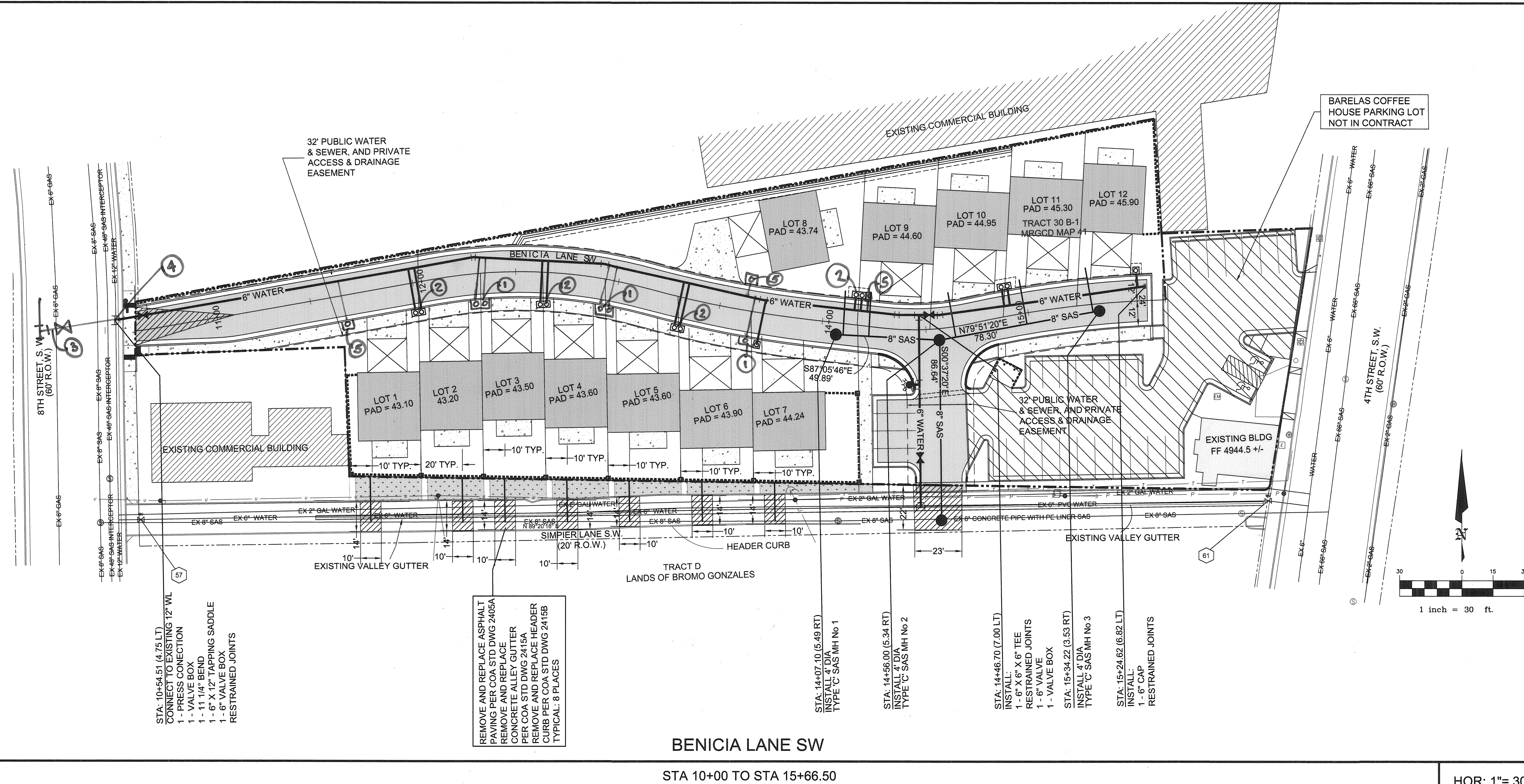
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

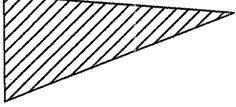
BARELAS TOWNHOMES
BENICIA LANE SW PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
				

City Project No. 623582

Zone Map No. L-14	Sheet 7	of 11
----------------------	------------	----------



ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W —	— 6" W —
SANITARY SEWER	— 8" SAS —	— 8" SAS —
RIGHT OF WAY EASEMENT	— — — — —	— ■ ■ ■ ■ ■ —
BLOCK WALL	— ■ ■ ■ ■ ■ —	— ■ ■ ■ ■ ■ —
ASPHALT PAVING		
CHAIN LINK FENCE		
DOUBLE WATER SERVICE		
SINGLE WATER SERVICE		
FIRE HYDRANT		
CROWN TRANSITION		
CURB TRANSITION FROM 4" TO 6"		
MANHOLE		
WATER VALVE		
LANDSCAPING		

NOTES

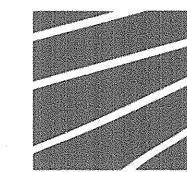
1. ALL WATER METER BOXES SHALL BE HEAVY DUTY PER COA STD DWG 2326
2. DUAL CHECK VALVES ON ALL WATER METER SERVICE LINES.

SANITARY SEWER SERVICE DATA			
LOT NO.	OFFSET OF LEFT PROPERTY LINE	INV @ PL	
1-P1	10.00' RT	37.30	
2-P1	20.00' RT	37.39	
3-P1	10.00' RT	37.46	
5-P1	10.00' RT	37.53	
6-P1	10.00' RT	37.60	
7-P1	10.00' RT	37.76	
LOT NO.	STATION	OFFSET	INV @ 5' OFFSETS FROM PUE
8-P1	14+09.13	18.00' LT	38.83
9-P1	14+21.49	18.00' LT	38.92
10-P1	14+62.88	18.00' LT	39.22
11-P1	14+98.16	18.00' LT	39.48
12-P1	15+29.36	18.00' LT	39.70

RESTRAINED JOINT LENGTH TABLE						
1. TEE-BRANCH - EACH PIPE RUN SHALL BE MINIMUM 1' TO MINIMUM JOINTS.						
2. DISTANCES SHOWN ARE IN EACH DIRECTION FOR VALVES AND BENDS.						
3. ALL DEAD END CAPS SHALL BE BLOCKED.						
SIZE	90°	45°	22-1/2°	11-1/4°	TEE	VALVE
4"	21'	9'	5'	3'	21'	52'
6"	26'	11'	6'	3'	37'	74'
8"	31'	13'	7'	4'	54'	94'
10"	34'	15'	7'	4'	69'	107'
12"	54'	23'	11'	6'	85'	120'

KEYED NOTES:

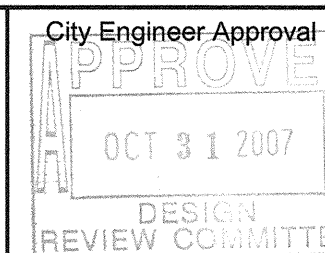
1. ADD WATER SERVICE (MOUNT)
2. DELETED WATER SERVICE
3. ADDED (1) 10"X10"X8" TEE
AND 8" WATER VALVE
4. INCORRECT LOCATION
5. ADDED WATER SERVICE (ANGLE)



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6068 Fax: (505) 888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BARELAS TOWNHOMES
BENICIA LANE SW
WATER & SANITARY SEWER PLAN AND PROFILE



Last Design Update

City Project No. 623582

Zone Map No. L-14	Sheet 8	of 11
----------------------	------------	----------

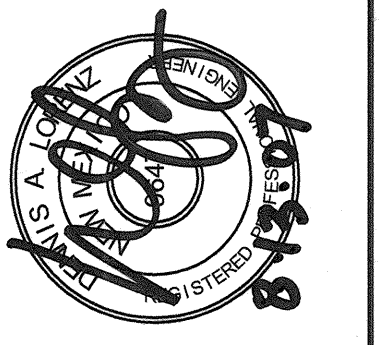
BENCHMARKS

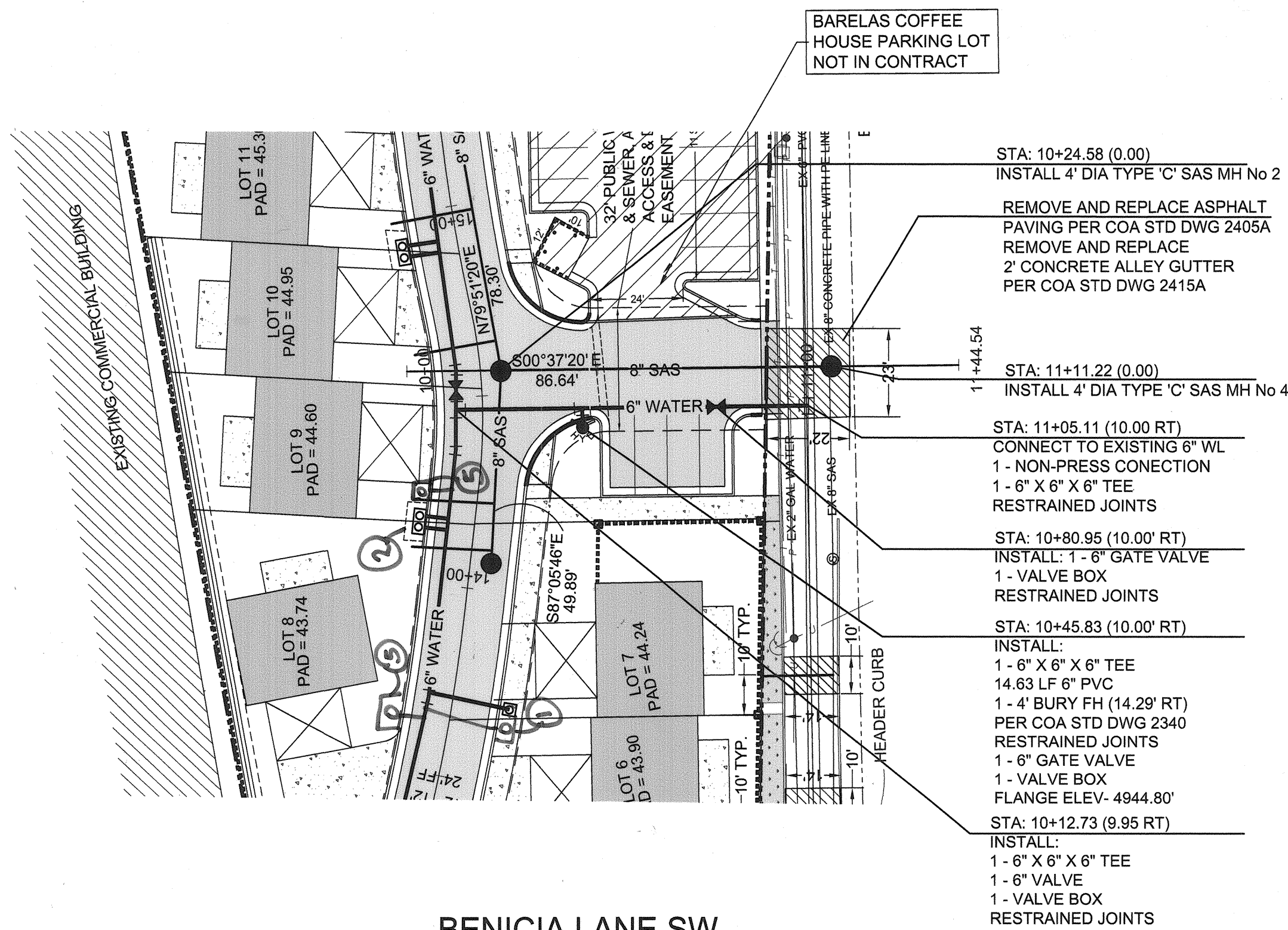
BEI
ACS MONUMENT "14-L-14" EL.= 4958.507
ACS MONUMENT "15-L-14" EL.= 4964.823
BASIS OF BEARING: NM STATE PLANE GRID
BASIS OF ELEVATION DATA: NGVD 1929

SURVEY INFORMATION

[illegible]

ENGINEER'S SEAL

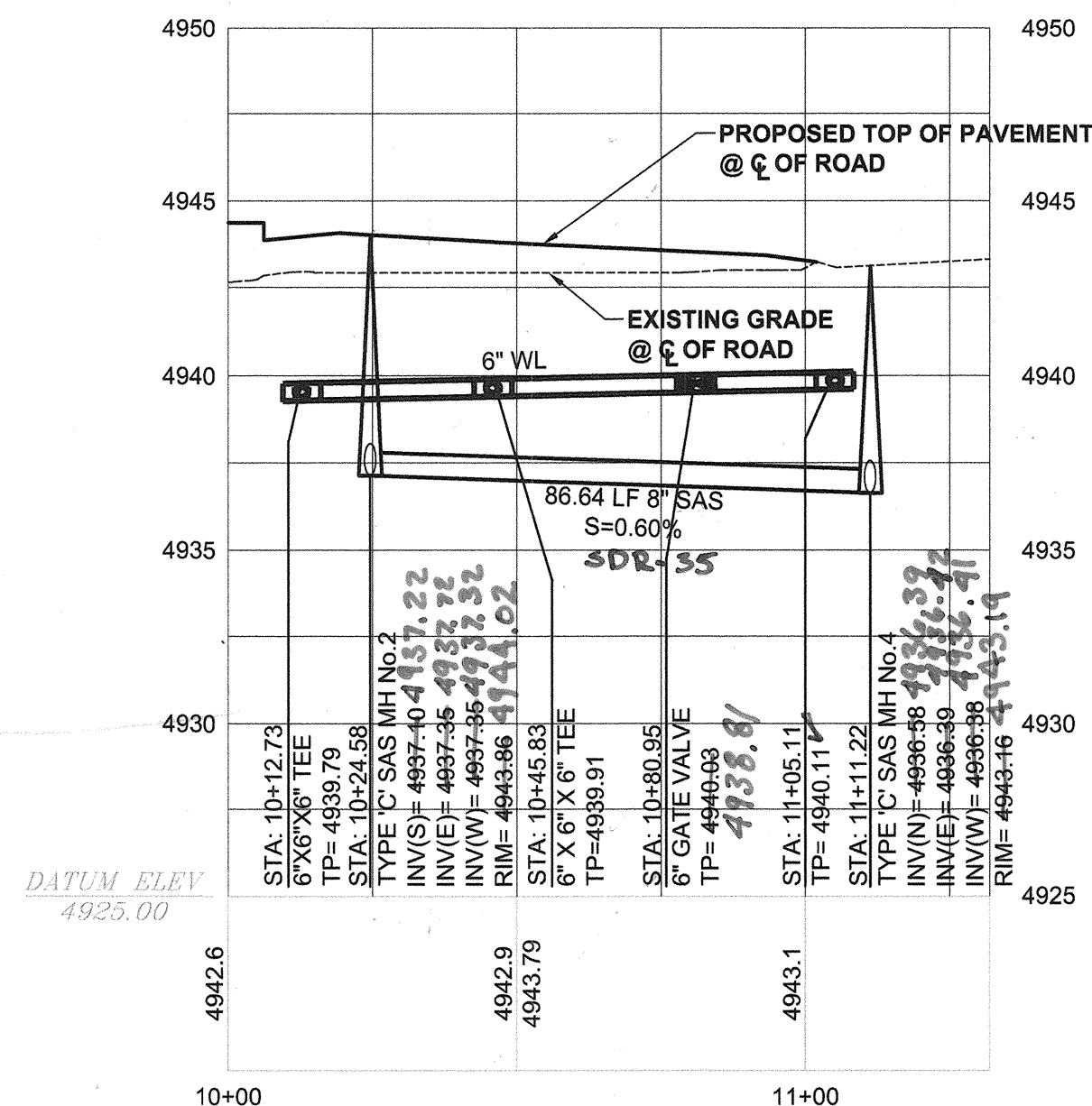
[illegible]



BENICIA LANE SW

STA 10+00 TO STA 11+44.54

HOR: 1"= 30'
VERT: 1"= 5'



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	8" W	8" W
SANITARY SEWER	8" S	8" S
RIGHT OF WAY	---	---
EASEMENT	---	---
BLOCK WALL	---	---
ASPHALT PAVING	---	---
CHAIN LINK FENCE	---	---
DOUBLE WATER SERVICE	---	---
SINGLE WATER SERVICE	---	---
FIRE HYDRANT	---	---
CROWN TRANSITION	---	---
CURB TRANSITION FROM 4" TO 6"	---	---
MANHOLE	---	---
WATER VALVE	---	---
LANDSCAPING	---	---

NOTES

1. ALL WATER METER BOXES SHALL BE HEAVY DUTY PER COA STD DWG 2326
2. DUAL CHECK VALVES ON ALL WATER METER SERVICE LINES.
3. FIRE HYDRANTS SHALL BE INSTALLED PER COA STD DWG 2340.

RESTRAINED JOINT LENGTH TABLE

1. TEE-BRANCH - EACH PIPE RUN SHALL BE MINIMUM 10' WITHOUT JOINTS.
2. DISTANCES SHOWN ARE IN EACH DIRECTION FOR VALVES AND BENDS.
3. ALL DEAD END CAPS SHALL BE BLOCKED.

SIZE	90°	45°	22-1/2°	11-1/4°	TEE	VALVE
4"	21'	9'	5'	3'	21'	52'
6"	26'	11'	6'	3'	37'	74'
8"	31'	13'	7'	4'	54'	94'
10"	34'	15'	7'	4'	69'	107'
12"	54'	23'	11'	6'	85'	120'

KEYED NOTES:

1. ADDED WATER SERVICE (ANGLE)
2. DELETED WATER SERVICE
5. ADDED WATER SERVICE (ANGLE)

DATUM NGVD 1929

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE, Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BARELAS TOWNHOMES
BENICIA LANE SW
WATER & SANITARY SEWER PLAN AND PROFILE

Design Review Committee
APPROVED
SEP 24 2007
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
OCT 31 2007
DESIGN REVIEW COMMITTEE

Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 623582

Zone Map No. L-14 Sheet 9 of 11

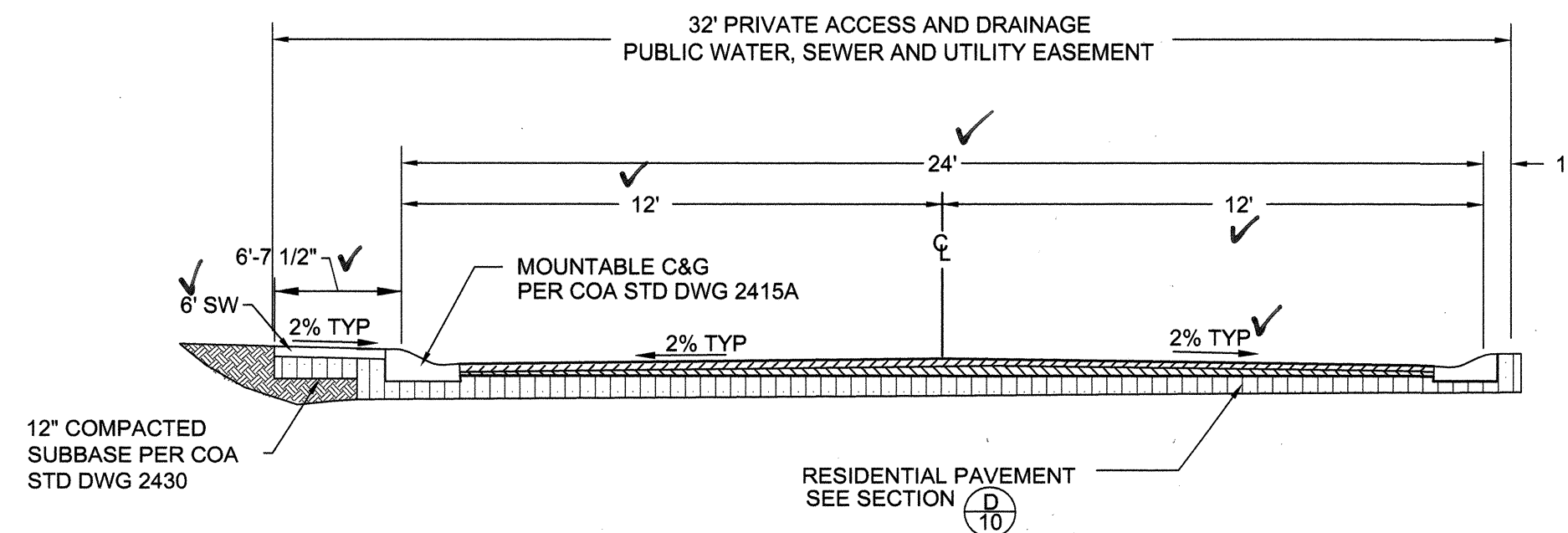
AS-BUILT INFORMATION	
CONTRACTOR	SALLS, BRO. CONST.
WORK STAGED BY	SALLS, BRO. CONST.
FIELD VERIFICATION BY	BRASHER
DRAWINGS CORRECTED BY	BRASHER
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

BENCHMARKS	
ACS MONUMENT 14-14" EL = 4956.507	
ACS MONUMENT 15-14" EL = 4964.823	
BASIS OF BEARING: NM STATE PLANE GRID BEARING: MAG 1927	
BASIS OF ELEVATION DATA: NGVD 1929	

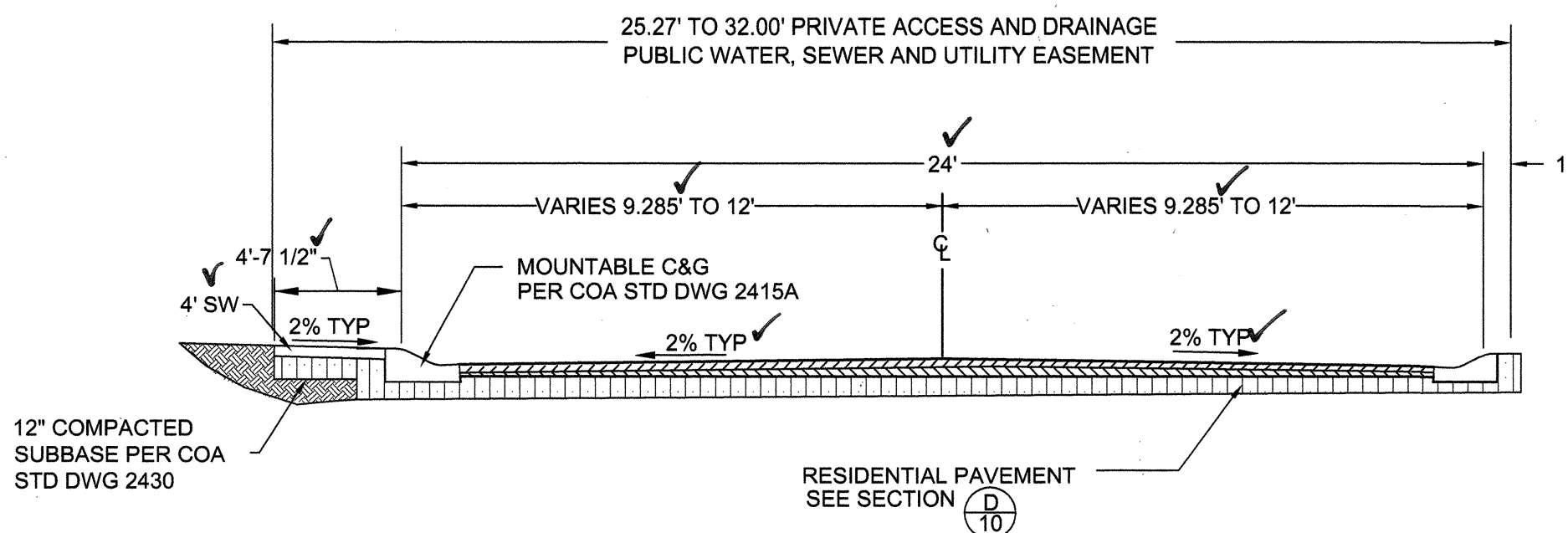
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL
BRASHER & LORENZ
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
EXPIRATION DATE 8-15-2010

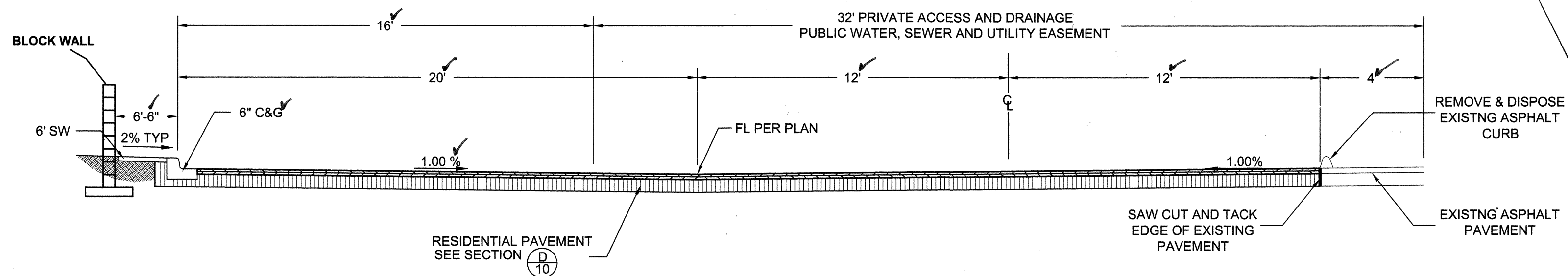
REVISIONS	BY	DATE
DESIGN	DAL	DATE 08-2006
	KRH	DATE 08-2006
	DAL	DATE 08-2006



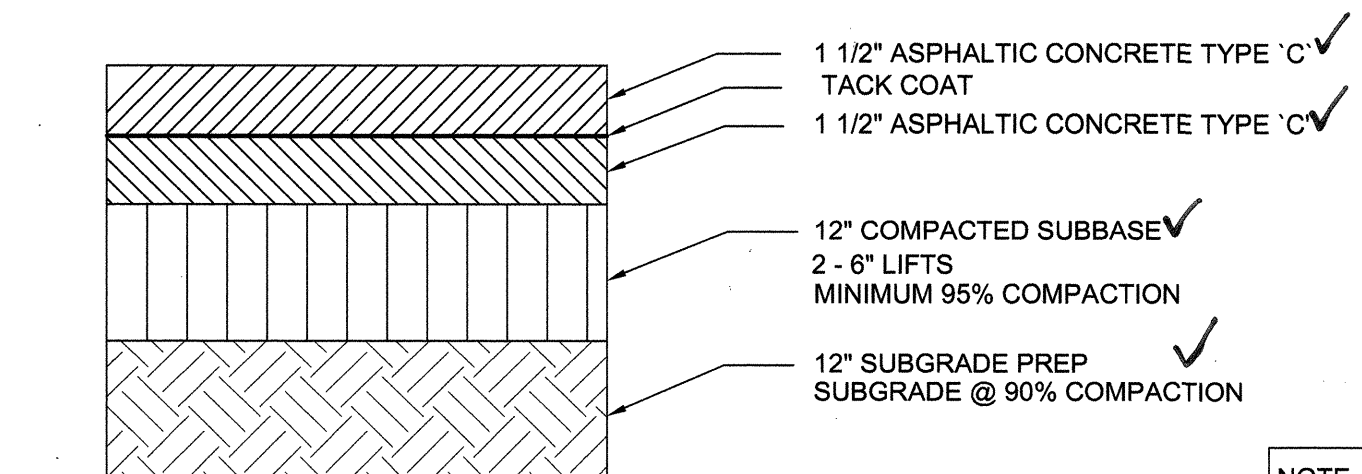
PRIVATE STREET SECTION
NTS
A
10



PRIVATE STREET SECTION
NTS
B
10

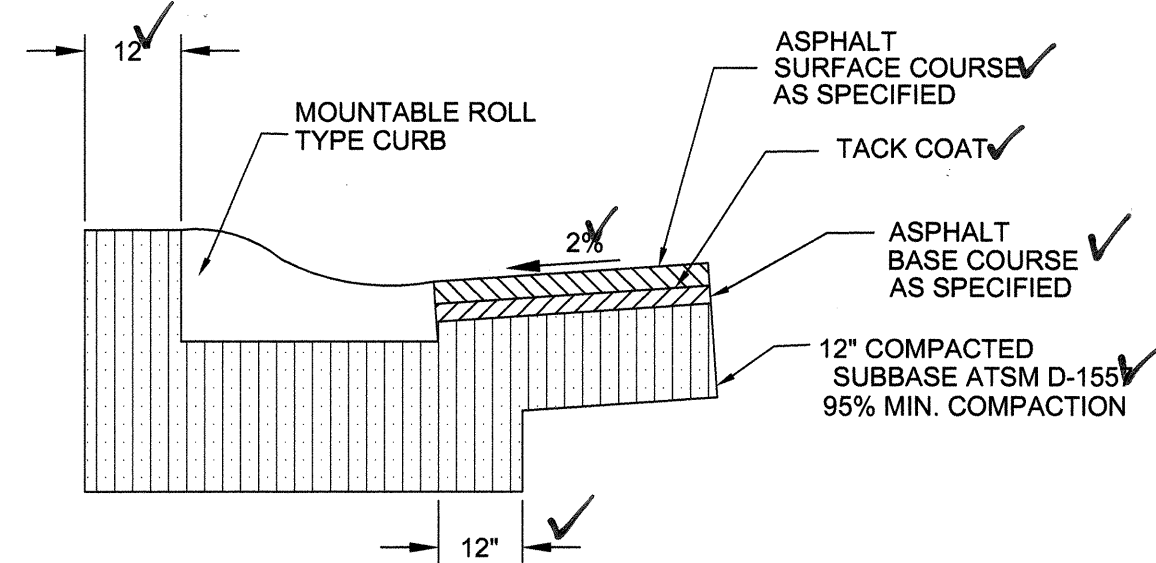


PRIVATE STREET SECTION
NTS
C
10

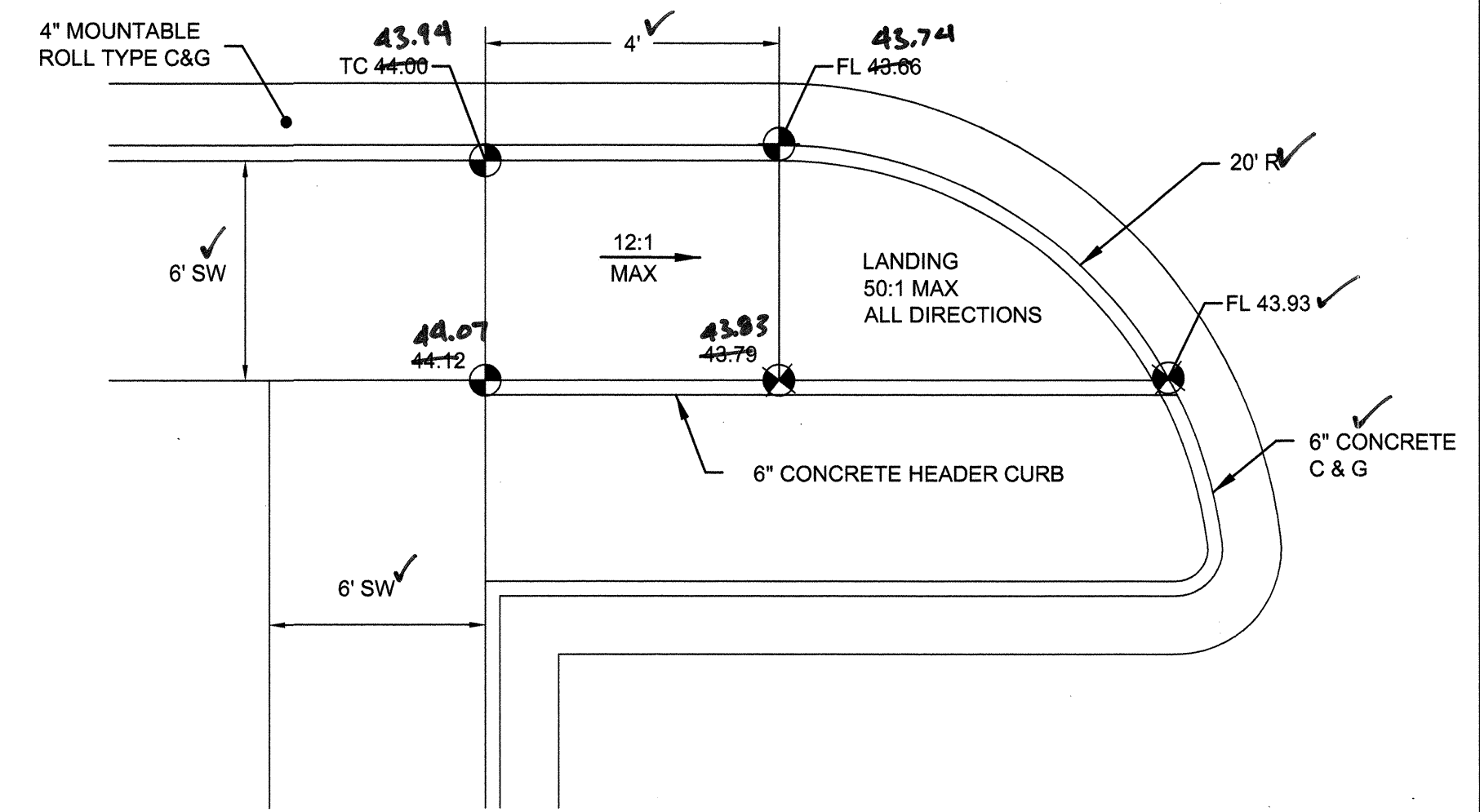


RESIDENTIAL PAVEMENT SECTION
NTS
D
10

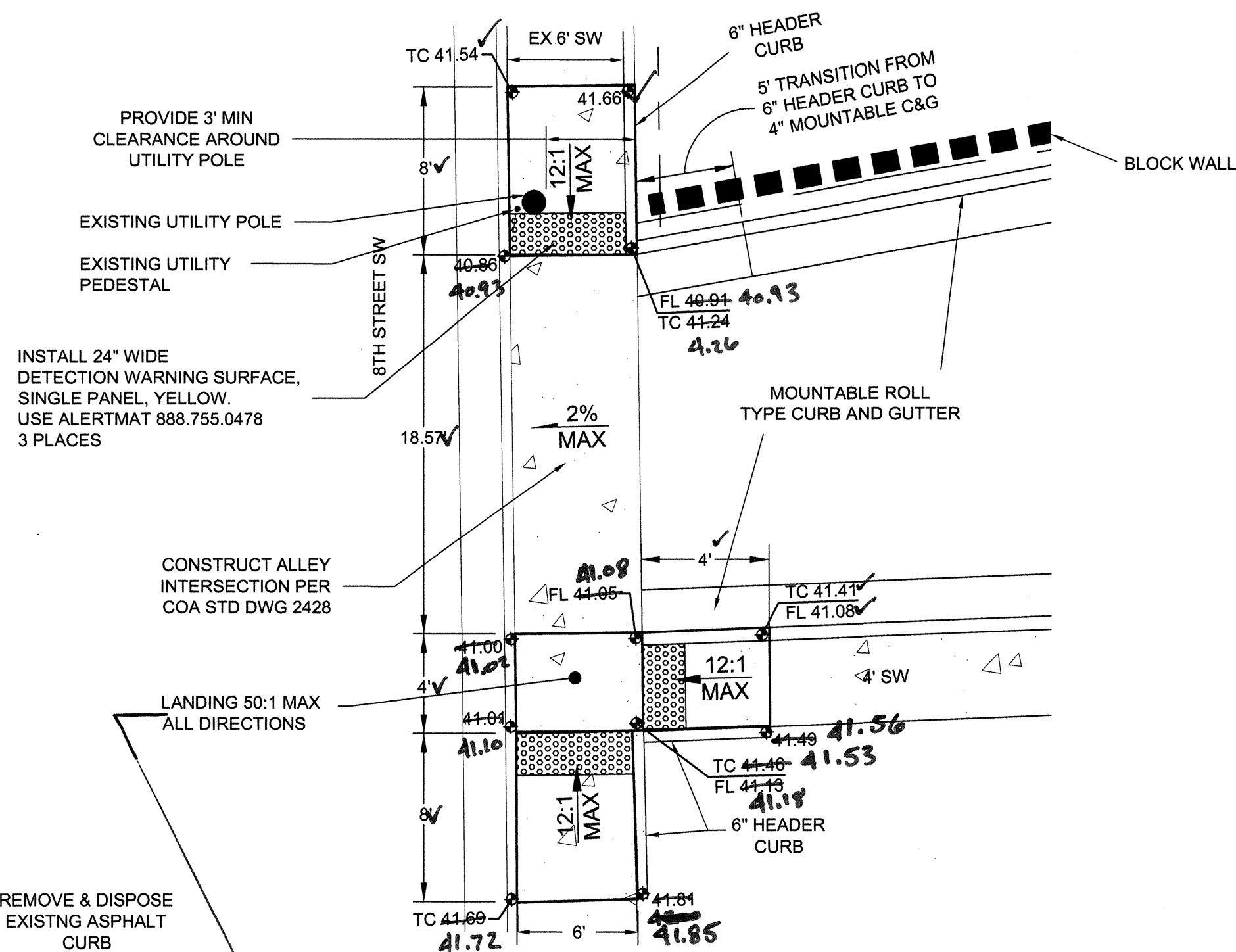
NOTE FOR ALL PAVING SECTIONS:
IF 'R' VALUE OF SUBBASE IS LESS THAN 50
CONTRACTOR SHALL REPLACE
SUBBASE WITH SUITABLE SOIL
TO A DEPTH OF 24-INCHES,
PER CITY STD SPECIFICATIONS.



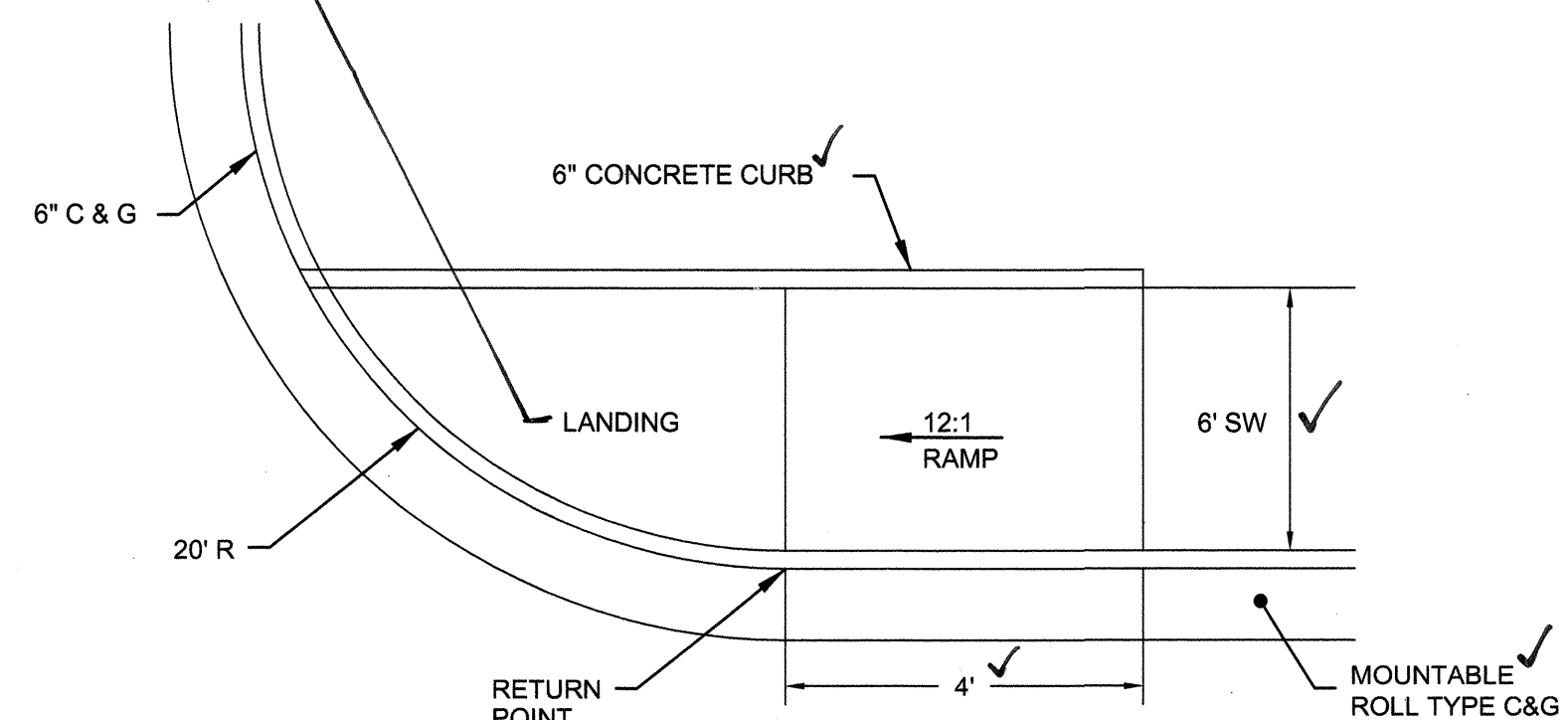
SUBGRADE JOINT AT CURB DETAIL
NTS
E
10



HANDICAP ACCESS RAMP
NTS
H
10

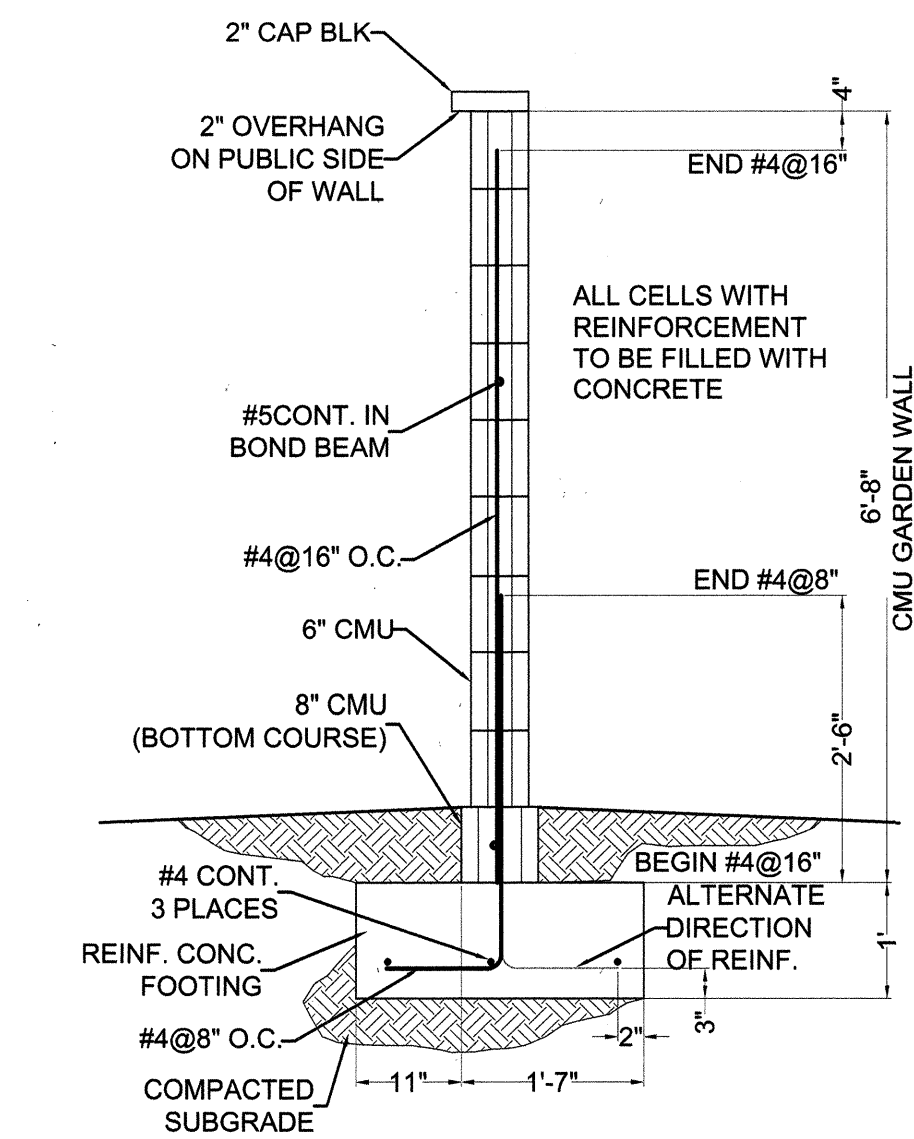


HANDICAP ACCESS RAMP
NTS
F
10



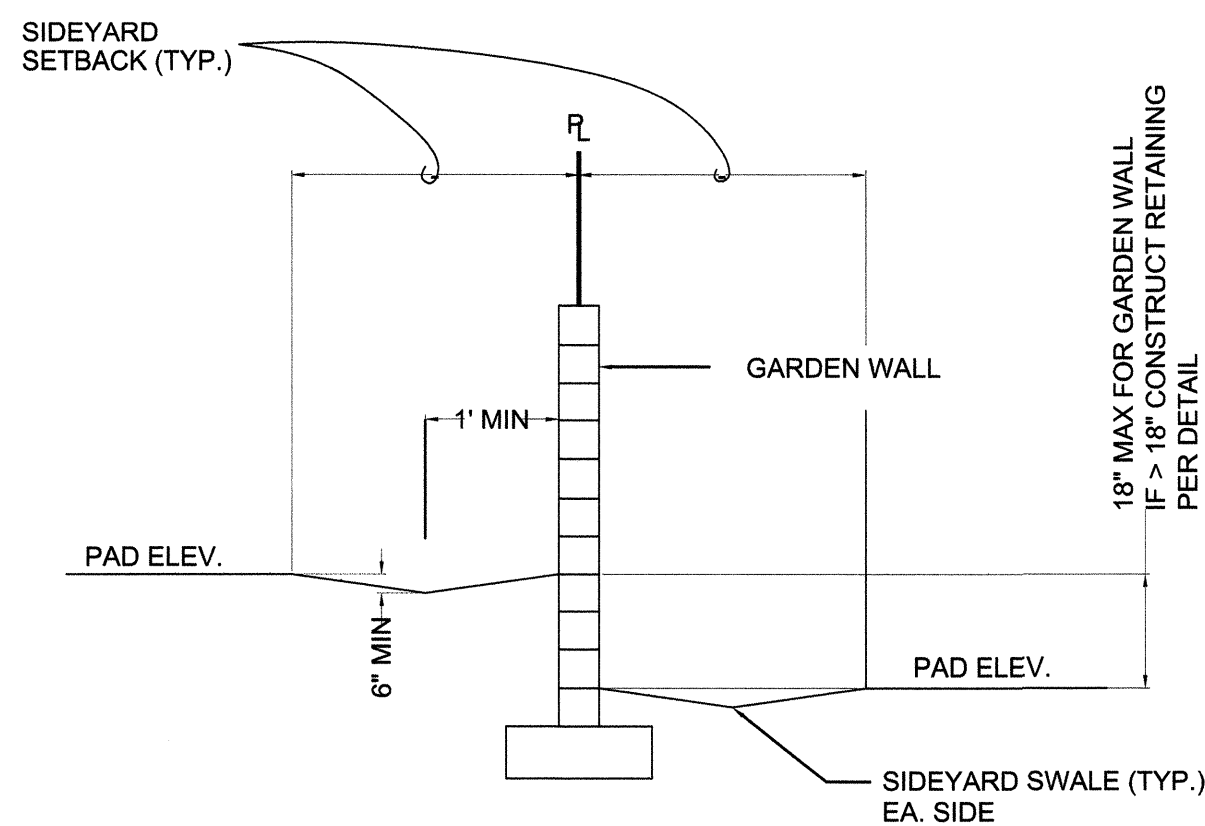
HANDICAP ACCESS RAMP
NTS
G
10

PROJECT INFORMATION										ENGINEER'S SEAL										SURVEY INFORMATION										BENCHMARKS										AS-BUILT INFORMATION																													
																																								CONTRACTOR <u>Salls Bros., Concord</u> WORK STAGED BY <u>Suey. Taf.</u> DATE <u>10/26/2008</u> INSPECTORS <u>Brasher & Lorenz</u> DATE <u>05/08</u> FIELD ACCEPTANCE BY <u>Brasher & Lorenz</u> DATE <u>05/08</u> FIELD DRAWINGS <u>Brasher & Lorenz</u> DATE <u>05/08</u> FIELD CORRECTIONS <u>Brasher & Lorenz</u> DATE <u>05/08</u> FIELD INFORMATION <u>Brasher & Lorenz</u> DATE <u>05/08</u>																													
NO. DATE										REMARKS										BY																																																	
DESIGNED BY										D.A.L										DATE 08-2006																																																	
DRAWN BY										KRH										DATE 08-2006																																																	
CHECKED BY										D.A.L										DATE 08-2006																																																	



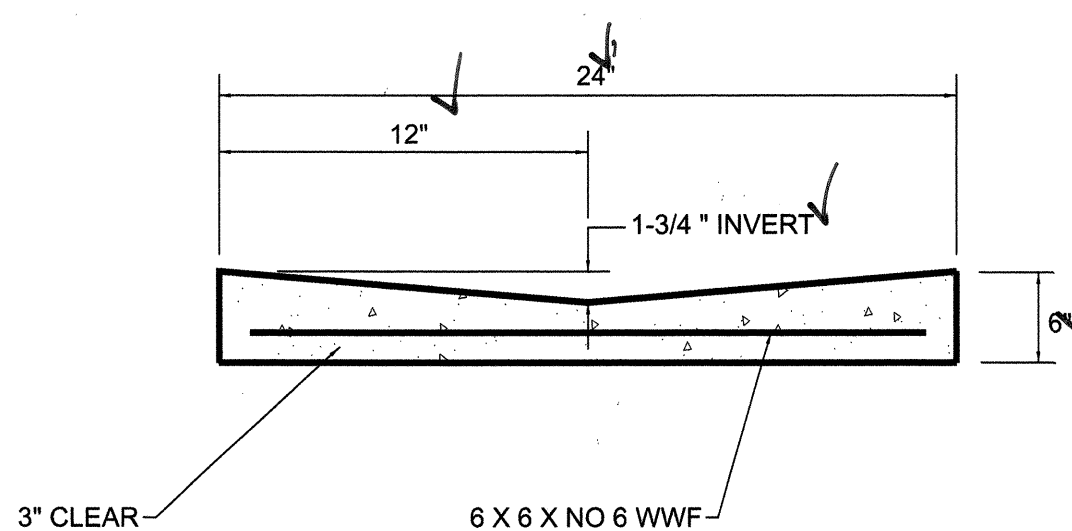
CMU GARDEN WALL DETAIL
NTS NOT PART OF WORK ORDER

A
11



SIDEYARD GRADING DETAIL
NTS NOT PART OF WORK ORDER

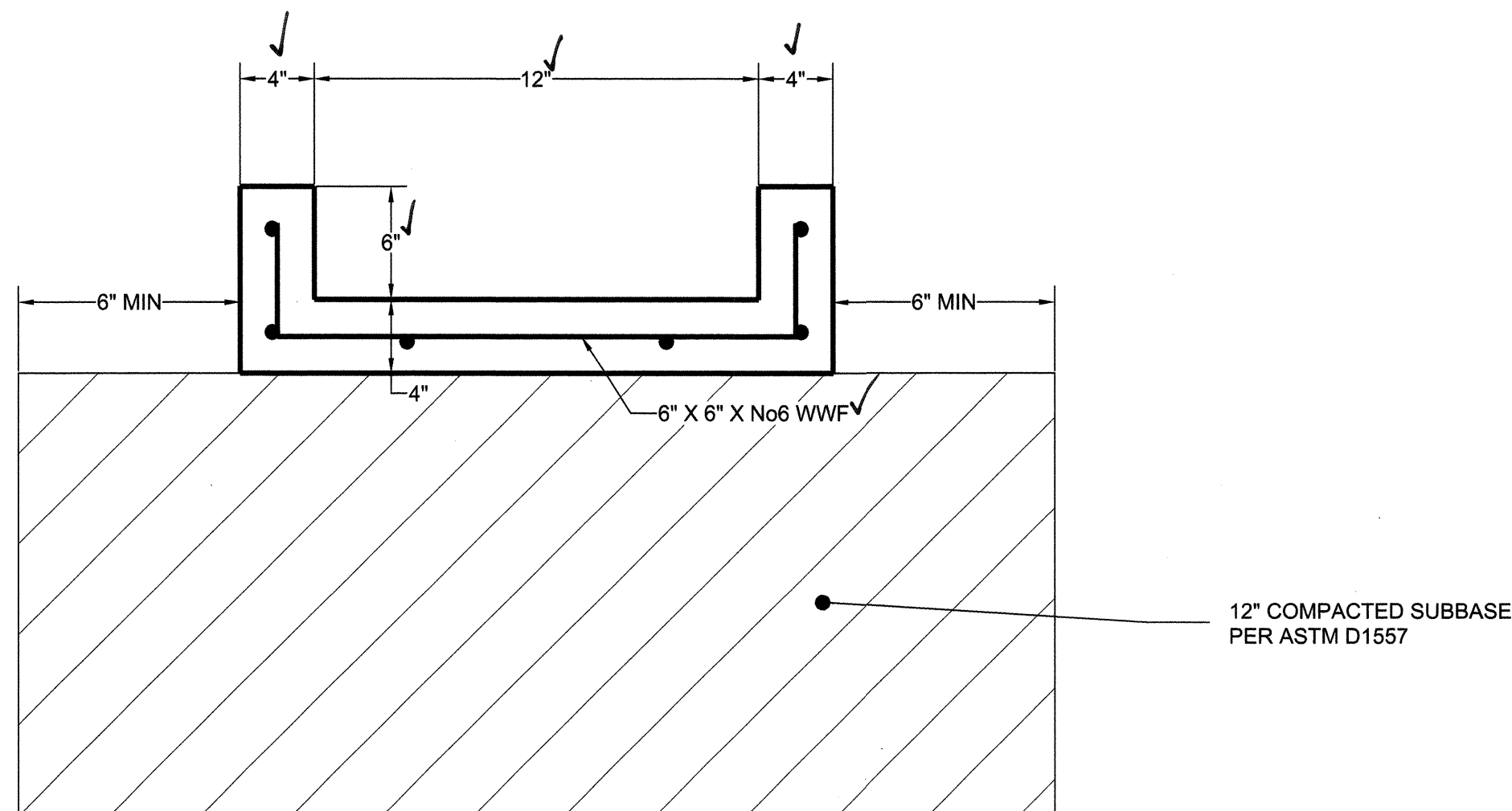
B
11



2' CONCRETE VALLEY GUTTER

NTS

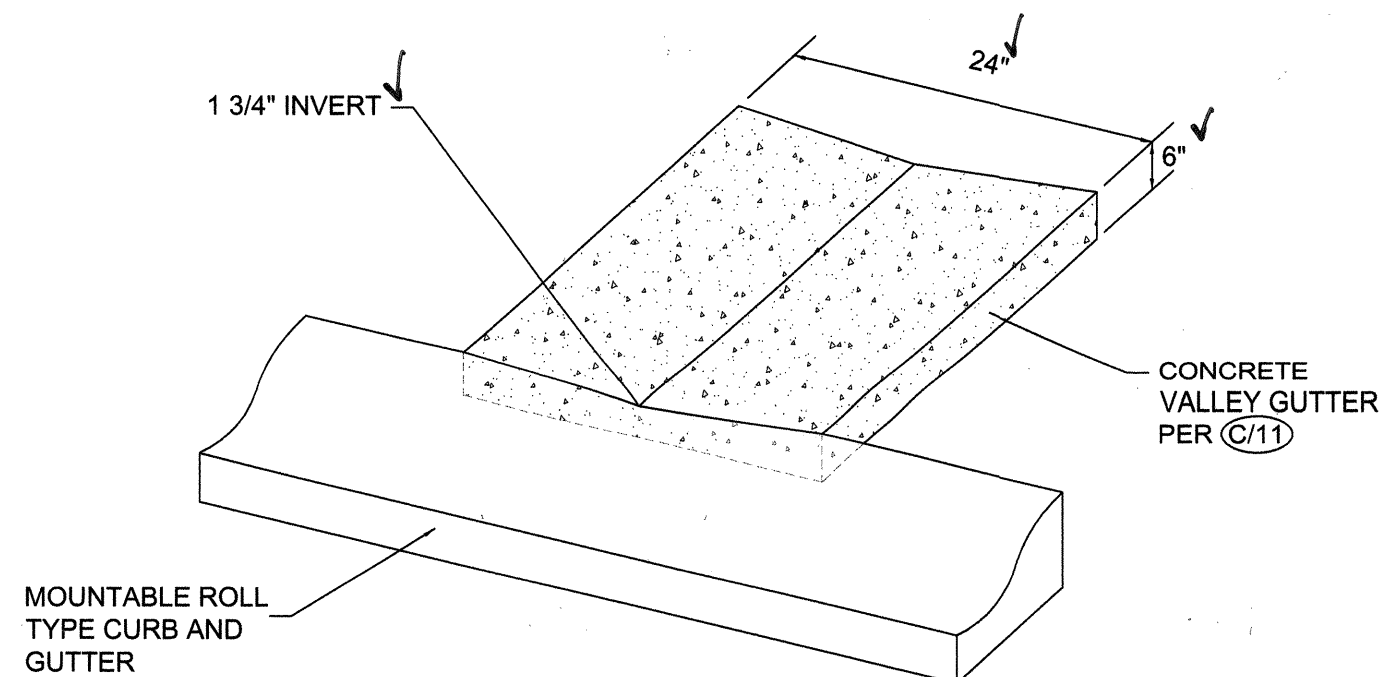
C
11



CONCRETE CHANNEL

NTS

D
11



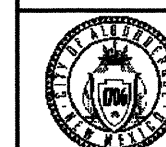
VALLEY GUTTER @ MOUNTABLE ROLL CURB

NTS

E
11

AS-BUILT INFORMATION				BENCHMARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	SNUS Bros. Const.	DATE	05/08	ACS MONUMENT "14-L-14" EL. = 4856.507	DATE			NO.	BY	DATE					
WORK STAGED BY	SNUS Bros. Const.	DATE	05/08	ACS MONUMENT "15-L-14" EL. = 4854.823											
ACCEPTANCE BY	SNUS Bros. Const.	DATE	05/08												
FIELD LOCATION BY	SNUS Bros. Const.	DATE	05/08												
DRAWINGS	SNUS Bros. Const.	DATE	05/08												
CORRECTIONS	SNUS Bros. Const.	DATE	05/08												
MICRO-FILM INFORMATION															

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1200
Albuquerque, New Mexico 87110
Phone: (505) 988-0088 Fax: (505) 988-6188



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BARELAS TOWNHOMES
WALL AND DRAINAGE DETAILS

Design Review Committee
APPROVED
SEP 24 2007
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
OCT 31 2007
CITY ENGINEER

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	623582	Zone Map No.	L-14	Sheet	11	of	11
------------------	--------	--------------	------	-------	----	----	----