

UTILITY COMPANY CONTACTS

BUSINESS	PHONE/E-MAIL	PERSON
Albuquerque Bernalillo County Water Utility Authority One Civic Plaza NW, Rm. 5072 Albuquerque, NM 87102	Office phone: (505)768-2729 Office fax: (505)768-3629	Nancy Muzinski Senior Utility Engineer
AT&T 111 3rd Street NW Alb., NM 87103	Office phone: (505)842-2911 Office fax: (505)842-2890 dcrowell@att.com	David Crowell Resource Supervisor
Comcast 4611 Montbel NE Alb., NM 87107	Office phone: (505)761-6235 Office fax: (505)761-0599 rita_erickson@cable.comcast.com	Rita Erickson Planning and Design Supervisor
E.Spire 505 Marquette NW, Suite 1605 Alb., NM 87102	Office phone: (505)998-2274 Office fax: (505)998-9161 john.mares@espire.net	John Mares
Genuity 5221 N. O'Connor MC:H011142C Irving, TX 75039	Office phone: (972)791-3277 Office fax: (972)791-3178 Cell phone: (214)912-3412 aennis.paulsen@genuity.com	Dennis Paulsen OSP Engineering
WCI Worldcom 3700 Singer NE, Suite A Alb., NM 87109	Office phone: (505)346-4476 Office fax: (505)346-4481 andy.darnell@wcom.com	Andy Darnell Operations Manager
McLeodUSA 505 Marquette NW, Suite 1600 Alb., NM 87102	Office phone: (505)244-3161 Office fax: (505)244-0094 Cell Phone: (505)228-3329	Rick Mueller Supervisor of Outside Techs.
PNM-Electric 4201 Edith NE Alb., NM 87107	Office phone: (505)241-3490 Office fax: (505)241-3620 Cell phone: (505)934-8818 warthur@pnm.com	Warren Arthur Engineering Representative III
PNM-Gas 4625 Edith NE Alb., NM 87107	Office phone: (505)241-7752 Office fax: (505)241-7753 Pager: (505)790-5575 kbouska@pnm.com	Kelly Bouska District Engineer
Qwest 210 3rd Street NW, Suite 700 Alb., NM 87102	Office phone: (505)245-8706 Office fax: (505)245-6831 dmuller@qwest.com	David Muller Capacity Provisioning Specialist
Time-Warner Telecom 3830 Singer NE, Suite 1000 Alb., NM 87109	Office phone: (505)938-7339 Office fax: (505)938-7380 Royal.Harrison@twtlwcom.com	Royal Harrison Plant Manager

1. All work detailed on these plans to be performed under this contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the details and specifications of "City of Albuquerque Standard Specifications for Public Works Construction, 1988 Edition" as amended through update No. 7.
2. An Excavation Permit and Grading and Paving Permit will be required before beginning any work within City right-of-way.
3. Five (5) working days prior to beginning construction, the Contractor shall submit to Construction Coordination Division a detailed Construction Schedule. Two (2) days prior to the start of construction, the Contractor shall obtain a Barricading Permit from the Construction Coordination Division. The Contractor shall notify The Construction Coordination Engineer (924-3400) prior to occupying an intersection. Refer to Section 19 of the General Conditions of the Standard Specifications
4. Two working days prior to any excavation, the Contractor shall contact the New Mexico One Call System, 260-1990, for location of existing lines.
5. All street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by the Contractor. Striping shall be placed in the pre-construction location or as indicated by this plan set.
6. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical location of all obstructions including existing utilities. Should a conflict exist, the Contractor shall notify the Engineer or Surveyor so that the conflict can be resolved with a minimum amount of
7. Contractor shall coordinate with Water Systems Division (857-8200) seven working days in advance of any work that may affect existing public water or sewer utilities. Existing valves to be operated by city personnel only. Contractor shall contact the Water Systems Division seven working days prior to needing valves turned on or off.
8. Water lines shall be PVC C900 and sanitary sewer lines shall be PVC SDR35 pipe.
9. The Contractor will not be allowed to use Class IV or V soils for embedment of flexible pipe. The Contractor will not be allowed to deflect joints in flexible pipe. Arc deflections required to meet horizontal or vertical alignment will be achieved between joints.
10. Back fill compaction requirements shall be according to residential street use.
11. The Contractor shall assume responsibility for any damage to existing pavement, pavement markings, curb and gutter, dropcups, wheel chair ramps and sidewalk during construction, apart from those sections indicated for removal on the plans; and shall repair or replace damaged items per City of Albuquerque standards at the Contractor's own expense.
12. Contractor shall record data on all utility lines and accessories as required by the City of Albuquerque for the preparation of "As Constructed" drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
13. All existing signs, markers, delineators, etc., within the construction limits shall be removed, stored and reset by the Contractor.
14. The Contractor shall notify the 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 shall notify 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 pavement of any roadway in which a permanent survey monument is located, the 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.
15. The Contractor will be responsible for disposing of all debris, including but not limited to hazardous waste at disposal sites approved by governmental agencies regulating the disposal of such materials.
16. All excavation will be governed by Federal State and Local laws, rules and regulations concerning construction safety and health.
17. All signs and counting will be in accordance with the "Manual of Uniform Traffic Control Devices" 2003 Edition.
18. When abutting new pavement to existing intersection streets, saw cut existing pavement to a straight line and at right angles and remove any broken or cracked pavement. No direct payment will be made for saw cutting.
19. Contractor will make all water valves and manholes accessible to the City at all times.
20. Contractor will confine his work, equipment, supplies and employee parking within the designated construction limits and/or public right-of-way.
21. The Contractor agrees to take necessary safety precautions as required by Federal, State and Local Authorities to protect pedestrian and vehicular traffic in the construction area, which includes but is not limited to: maintaining adequate warning signs, barricades, lights, guard fences, walks and bridges.
22. The Contractor will be responsible for providing and maintaining all construction signing until the project has been accepted by the City of Albuquerque.
23. All excavating, trenching and shoring activities must be carried out in accordance with OSHA 29CFR 1926.650, Subpart P.
24. The Contractor shall perform all work in accordance with the National Pollutant Discharge Elimination System (NPDES) and site specific Storm Water Pollution Prevention Plan (SWPPP) requirements.
24. Private Streets: Developer will be responsible for providing and maintaining all street signing and striping within subdivision.

"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 responsible for any of the design concepts, calculations, engineering, or intent of the drawings.

Timothy Aldrich

Timothy Aldrich, P.S. No. 7719

NEW MEXICO
7710
12-13-07
Date

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows various land parcels, streets, and zoning designations. Key features include:

- Top Section:** Labeled "INTERSTATE BUSINESS" and "MIDTOWN". It shows a large "PARK" area and a "COMANCHE" street.
- Left Section:** Labeled "MIDTOWN" and "BUSINESS". It shows a "PARK" area and a "MEXALD TRACT".
- Center Section:** Labeled "SANTO". It shows a large "PARK" area and a "COMANCHE" street. A large black arrow points to a specific parcel labeled "SANTO".
- Right Section:** Labeled "SANTO" and "INDIAN". It shows a large "PARK" area and a "COMANCHE" street.
- Bottom Section:** Labeled "GROWNEY", "INDUSTRIAL", "PORTERS", and "SANDALARIA". It shows various industrial and commercial areas.

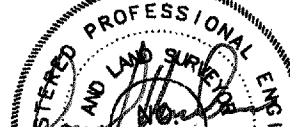
The map includes numerous labels for streets, parcels, and zoning designations. Specific labels include "M-1", "M-2", "R-2", "C-3", "I-1", "INDIAN", "GROWNEY", "INDUSTRIAL", "PORTERS", "SANTO", "SANDALARIA", "COMANCHE", "MEXALD TRACT", "PARK", "BUSINESS", "MIDTOWN", "INTERSTATE BUSINESS", "SANTO AVENUE", "MEXALD TRACT", "INDIAN", "GROWNEY", "INDUSTRIAL", "PORTERS", "SANTO", "SANDALARIA", "COMANCHE", "MEXALD TRACT", "PARK", "BUSINESS", "MIDTOWN", "INTERSTATE BUSINESS".

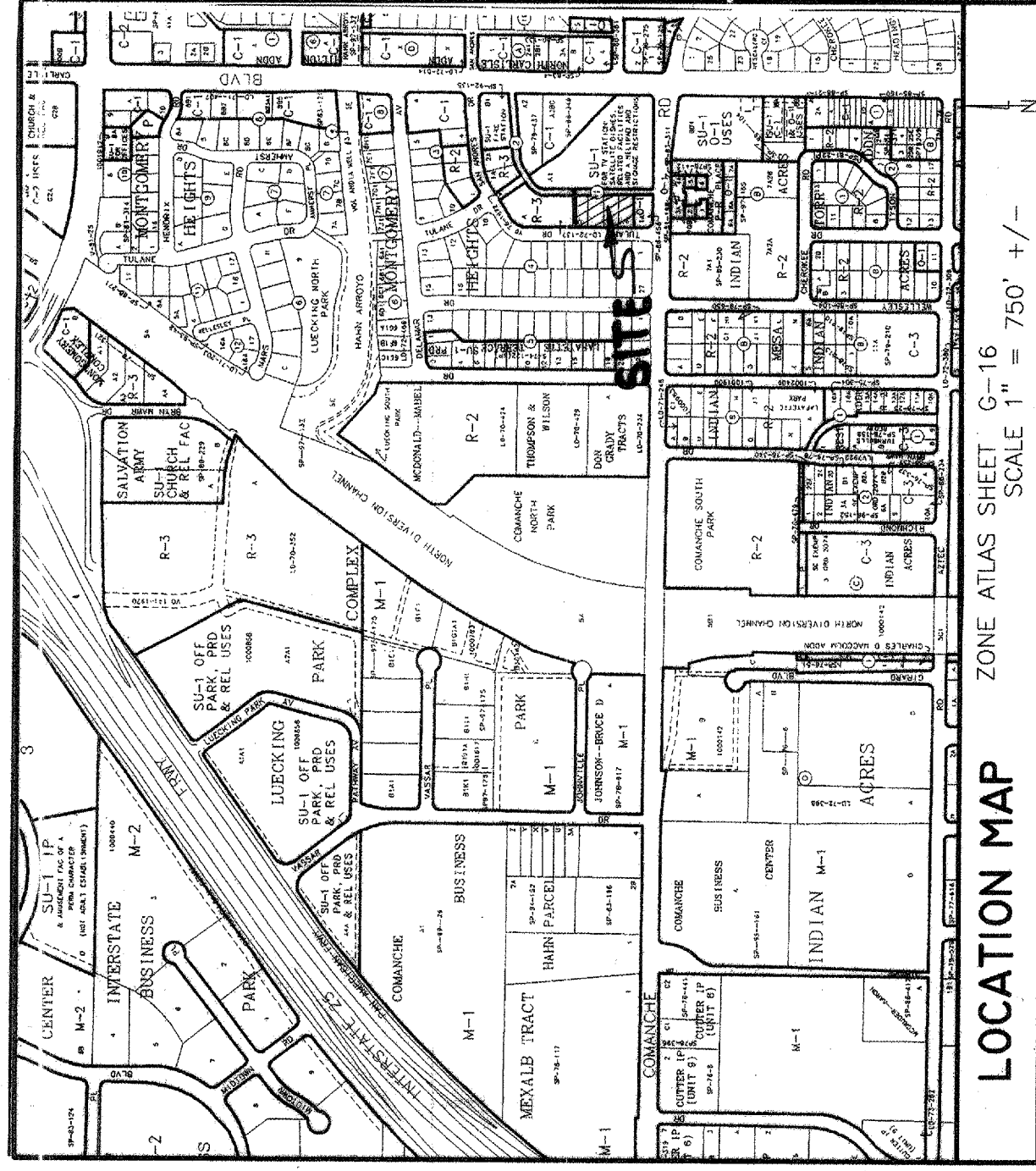
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	PLAT
3	SITE GRADING PLAN
4	PAVING LAYOUT - PAVING SECTIONS
5	ALLEY PAVING PLAN AND PROFILE
6	PRIVATE DRIVEWAY PAVING PLAN AND PROFILE
7	UTILITY LAYOUT
8	WATER PLAN AND PROFILE
9	ALLEY SANITARY SEWER PLAN AND PROFILE

I, J. Allen Gelineer of the firm of Smith Engineering Company, a Registered Professional Engineer in the State of New Mexico, do hereby state that to the best of my knowledge and belief, the infrastructure for this project as shown on the plans has been constructed in general accordance with the project design and specifications with the City of Albuquerque Standard Specifications for Public Works Construction (including all updates), and that the general intent of the plans has been met except as noted on the as-built construction drawings. The infrastructure construction has been observed by a qualified person from Smith Engineering Company and this statement covers infrastructure installation that was observed while a representative from Smith Engineering was on site. This statement is based on site observations by Smith Engineering Company personnel and on as-built information provided to Smith Engineering Company TIMOTHY ADRIEN (Surveyor's name), NMPS number 7719 (PS#).

NOTE:
The sanitary sewer design for Lots 3-11 in this project is based on the Environment One grinder pump system.

P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505) 823-1344 FAX (505) 821-9105

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
		APPROVAL	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC CHAIRMAN	<i>William J. Baker</i>	<i>2-15-07</i>			
		WATER/WASTEWATER		<i>2/1/07</i>			
		TRAI/S. DEV.	<i>MMJ</i>	<i>01/31/07</i>			
		HYDROLOGY	<i>Bradley L. Byler</i>	<i>2/1/07</i>			
		CONSTR. MNGMT.			<i>Richard P. Daulton</i> <i>2-27-07</i>		
		CONSTR. COORD.			ENGINEER DATE		
		CITY PROJECT NO. 776081				SHEET OF	
					1 9		



LOCATION MAP ZONE ATLAS SHEET 0-16
SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCH 101604048 30210317, 101606093 310318, 101604043 30 710 319,
PROPERTY OWNER OF RECORD: 101604 04 830 010 220

Albuquerque, New Mexico, U.S.A.

Albuquerque, New Mexico, U.S.A.

PUBLIC UTILITY EASEMENTS

QUEST COMMUNICATIONS
DATE 6-12-06
PNM GAS SERVICES
DATE 6-2-06
PNM GAS SERVICES
DATE 6-2-06
BROADCAST CABLE
DATE 6-9-06

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

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QUEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, SPACE FOR ELECTRIC TRANSMISSION LINES, AND OVERHEAD AND UNDERGROUND FACILITIES, INCLUDING SPOUTS, WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVE GROUND OR SUBSURFACE, HOT TUB, CONCRETE OR OTHER STRUCTURE SHALL BE ERRECTED OR OPERATED THEREON, UNLESS THE OWNER SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF THE CITY OF ALBUQUERQUE SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 5, T10N, R3E, N14PM, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, BEING THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF BLOCK 1, MONTGOMERY HEIGHTS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON JUNE 05, 1952 IN BK D1, PG. 54 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE (CENTRAL ZONE) BEARINGS AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS 7-G17 BEARS S70°28'45"E A DISTANCE OF 328.89 FEET; THENCE,

N00°24'44"E, 280.00 FEET TO A POINT; THENCE,

S89°35'16"E, 140.00 FEET TO A POINT; THENCE,

N00°24'44"W, 280.00 FEET TO A POINT; THENCE,

S89°35'16"W, 140.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.8999 ACRES MORE OR LESS.

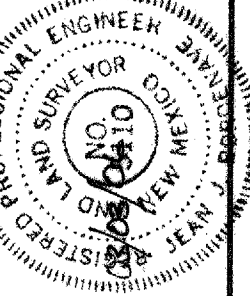
NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0 MILES.
- CURRENT SUBDIVISION ZONING OF ALL LOTS IS R-3
- TOTAL NUMBER OF TRACTS CREATED = 14
- BASIS OF BEARINGS (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE (CENTRAL ZONE).
ACS 7-G17 (NAD 1927 & NGVD 1929)
X = 394286.72 DELTA ALPHA = -00°12' 12"
Y = 1500475.69 GROUND TO GRID
ELEVATION = 5123.018 FACTOR = -0.9996678
ACS 6-G17 (NAD 1927 & NGVD 1929)
X = 394300.29 DELTA ALPHA = -00°12' 12"
Y = 1499148.11 GROUND TO GRID
ELEVATION = 5136.46 FACTOR = -0.9996671
NGS KOAT TVT (NAD 1927)
X = 440206.79 DELTA ALPHA = -00°06'56"
Y = 1533471.33 GROUND TO GRID
ELEVATION = NA FACTOR = NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS BASED ON THE BEARING FROM ACS 7-G17 TO ACS 6-G17 OF S00°35'08"E.
- ALL LOT CORNERS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- STREET CENTERLINE MONUMENTATION IS INSTALLED IN STREET AND IS SHOWN THUS: ②. ON THIS PLAT, MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS5110".

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE REQUIREMENTS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; MEETS THE SUBDIVISION REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBURBAN REQUIREMENTS OF MONUMENTATION AND SURVEYS OF RECORD AND/OR KNOWN TO ME BY THE OWNERS; AND THAT THIS PLAT SHOWS EASEMENTS OF RECORD AND/OR KNOWN TO ME BY THE OWNERS; AND BELIEF.

JEAN J. BORDENAVE, NPE&LS NO. 5110



PLAT OF TULANE TOWNHOUSES ALBUQUERQUE, NEW MEXICO MARCH, 2006

APPROVALS

PROJECT NO: 1004361 APPLICATION NO:06DRB-00307

CITY SURVEYOR
Christine Sandoval
PARKS AND RECREATION DEPARTMENT
DATE 3/15/06
CITY ENGINEER
Bradley D. Bynum
DATE 3/15/06
A.M.A. C.A.
Rogers A. Shum
DATE 3-15-06
UTILITIES DEVELOPMENT
DATE 3-15-06
TRANSPORTATION DIVISION
DATE 6/14/06
DRB CHAIRPERSON, PLANNING DEPARTMENT

TALOS LOG NO. 2006100629

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS COMBINE FOUR EXISTING LOTS; SUBDIVIDE THEM INTO 13 LOTS AND GRANT PUBLIC AND PRIVATE EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE LAND. THE OWNERS DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED.

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER, SANITARY SEWER, ACCESS AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE LOT 14 AS A "COMMON AREA AND STATE THAT MAINTENANCE OF THIS "COMMON AREA" IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 13. THIS "COMMON AREA" IS NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE, BUT IS SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNERS; AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT.

RIVERHORSE INVESTMENTS, A LIMITED PARTNERSHIP

Rogers A. Shum

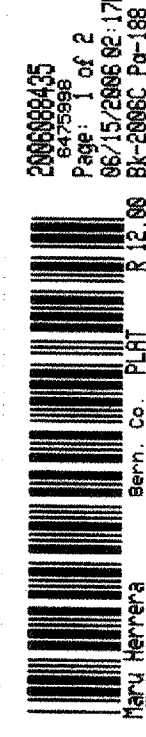
STATE OF NEW MEXICO } SS

COUNTY OF BERNILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/13/06 BY Rogers A. Shum.

Cheshire

NOTARY PUBLIC: Cheshire
MY COMMISSION EXPIRES: 10-20-06



BORDENAVE DESIGNS

P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



SHEET 1 OF 2

PLAT OF TULANE TOWNHOUSES ALBUQUERQUE, NEW MEXICO MARCH, 2006

NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0 MILES.
- CURRENT SUBDIVISION ZONING OF ALL LOTS IS R-3
- TOTAL NUMBER OF TRACTS CREATED = 14
- BASIS OF BEARINGS (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE (CENTRAL ZONE).
ACS 7-G17 (NAD 1927 & NGVD 1929)
X = 394286.72 DELTA ALPHA = -00°12' 12"
Y = 1500475.69 GROUND TO GRID
ELEVATION = 5123.018 FACTOR = -0.9996678
ACS 6-G17 (NAD 1927 & NGVD 1929)
X = 394300.29 DELTA ALPHA = -00°12' 12"
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ELEVATION = 5136.46 FACTOR = -0.9996671
NGS KOAT TVT (NAD 1927)
X = 440206.79 DELTA ALPHA = -00°06'56"
Y = 1533471.33 GROUND TO GRID
ELEVATION = NA FACTOR = NA
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. RECORD BEARING AND DISTANCE DATA IS SHOWN IN ().
- ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS BASED ON THE BEARING FROM ACS 7-G17 TO ACS 6-G17 OF S00°35'08"E.
- ALL LOT CORNERS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- CENTERLINE MONUMENTATION IS INSTALLED IN PRIVATE STREET AND IS SHOWN THUS: ②. ON THIS PLAT, MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS5110".
- PRIVATE SAS LINE EASEMENTS ARE CREATED ON LOTS 1 AND 13 FOR THE BENEFIT OF LOTS 2 AND 12 RESPECTIVELY. THE RESPONSIBILITY OF THE BENEFITING PARTY.
- PRIVATE PEDESTRIAN EASEMENTS (AS SHOWN) CREATED ON LOTS 1 THRU 13 ARE FOR THE BENEFIT OF THE PRIVATE PEDESTRIAN EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 14 IS DESIGNATED A "COMMON AREA" AND MAINTENANCE OF PRIVATE FACILITIES WITHIN THE "COMMON AREA" IS THE RESPONSIBILITY OF THE "HOME OWNERS ASSOCIATION".



SCALE 1" = 20 FEET
20 10 0 10 20 40 60

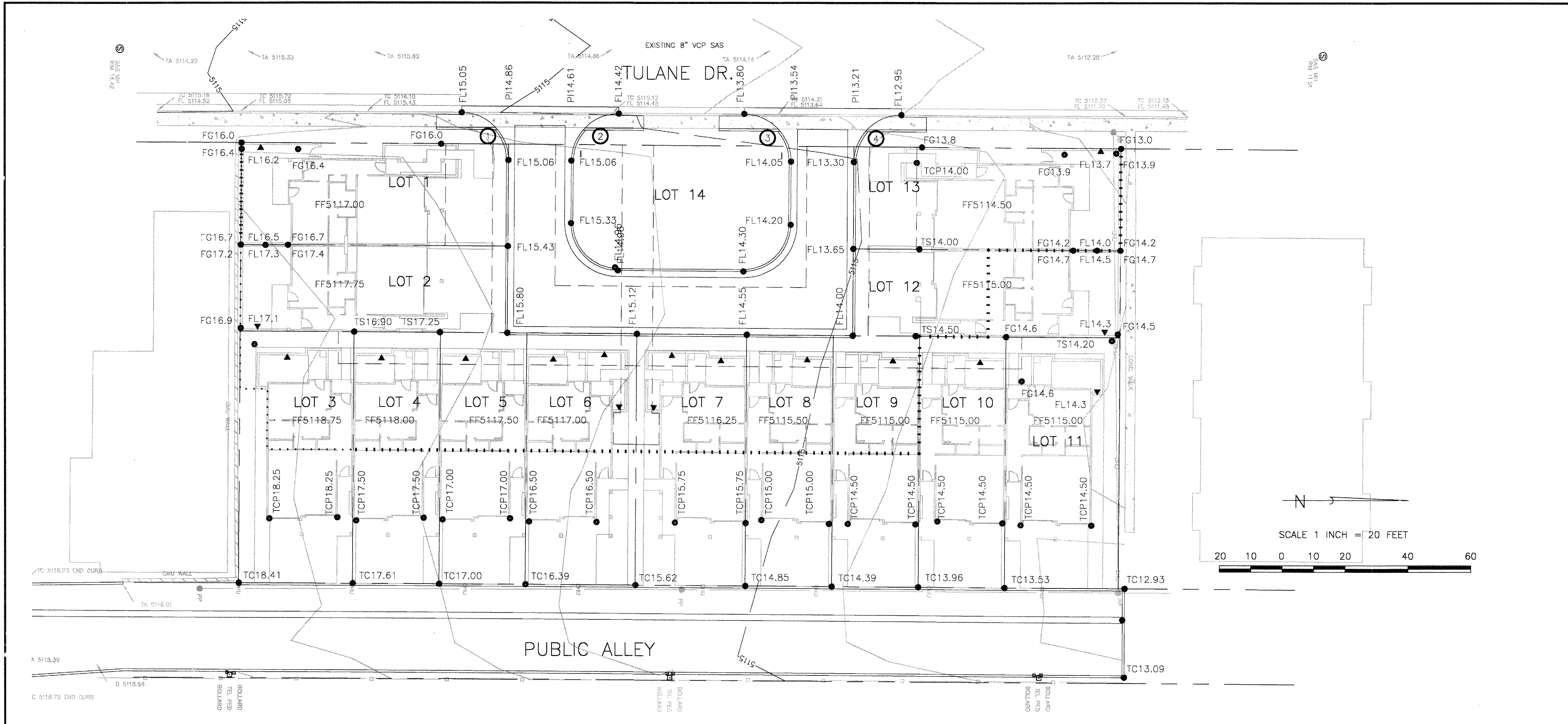


BORDENAVE DESIGNS

P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



SHEET 2 OF 2



LEGEND

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TCP TOP OF CONCRETE
- TC TOP OF CURB
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- RD ROOF DRAINAGE POINT
- DRAINAGE BASIN BOUNDARY
- EXISTING CONTOUR
- XX.XX EXISTING SPOT ELEVATION
- XX.XX PROPOSED SPOT ELEVATION
- XX.XX- RECORD SPOT ELEVATION

LEGAL DESCRIPTION

LOTS 1-14, TULANE TOWNHOUSES

DRAINAGE DATA

CONDITION	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
	year	(table 4)	sq. ft.	in	cfs/acre	cu. ft.	cfs
EXISTING	10	A	0	0.13	0.38	0	0.00
		B	0	0.28	0.95	0	0.00
		C	39200	0.52	1.71	1699	1.54
		D	0	1.34	3.14	0	0.00
		TOTAL	39200			1699	1.54
	100	A	0	0.53	1.56	0	0.00
		B	0	0.78	2.28	0	0.00
		C	39200	1.13	3.14	3691	2.83
		D	0	2.12	4.7	0	0.00
		TOTAL	39200			3691	2.83
DEVELOPED	10	A	0	0.13	0.38	0	0.00
		B	5920	0.28	0.95	138	0.13
		C	0	0.52	1.71	0	0.00
		D	17300	1.34	3.14	1932	1.26
		TOTAL	23220			2070	1.38
	100	A	0	0.53	1.56	0	0.00
		B	5920	0.78	2.28	385	0.31
		C	0	1.13	3.14	0	0.00
		D	17300	2.12	4.7	3056	1.87
		TOTAL	23220			3441	2.18
	10	A	0	0.13	0.38	0	0.00
		B	2885	0.28	0.95	67	0.06
		C	0	0.52	1.71	0	0.00
		D	13095	1.34	3.14	1462	0.94
		TOTAL	15980			1530	1.01
	100	A	0	0.53	1.56	0	0.00
		B	2885	0.78	2.28	188	0.15
		C	0	1.13	3.14	0	0.00
		D	13095	2.12	4.7	2313	1.41
		TOTAL	15980			2501	1.56

PERMANENT BENCHMARK

ACS 7-G17 ELEVATION 5123.018 (NGVD 1929)

ENGINEER'S CERTIFICATION

I, JEAN J. BORDENAVE, NMPE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED _____. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS AND/OR QUALIFICATIONS:

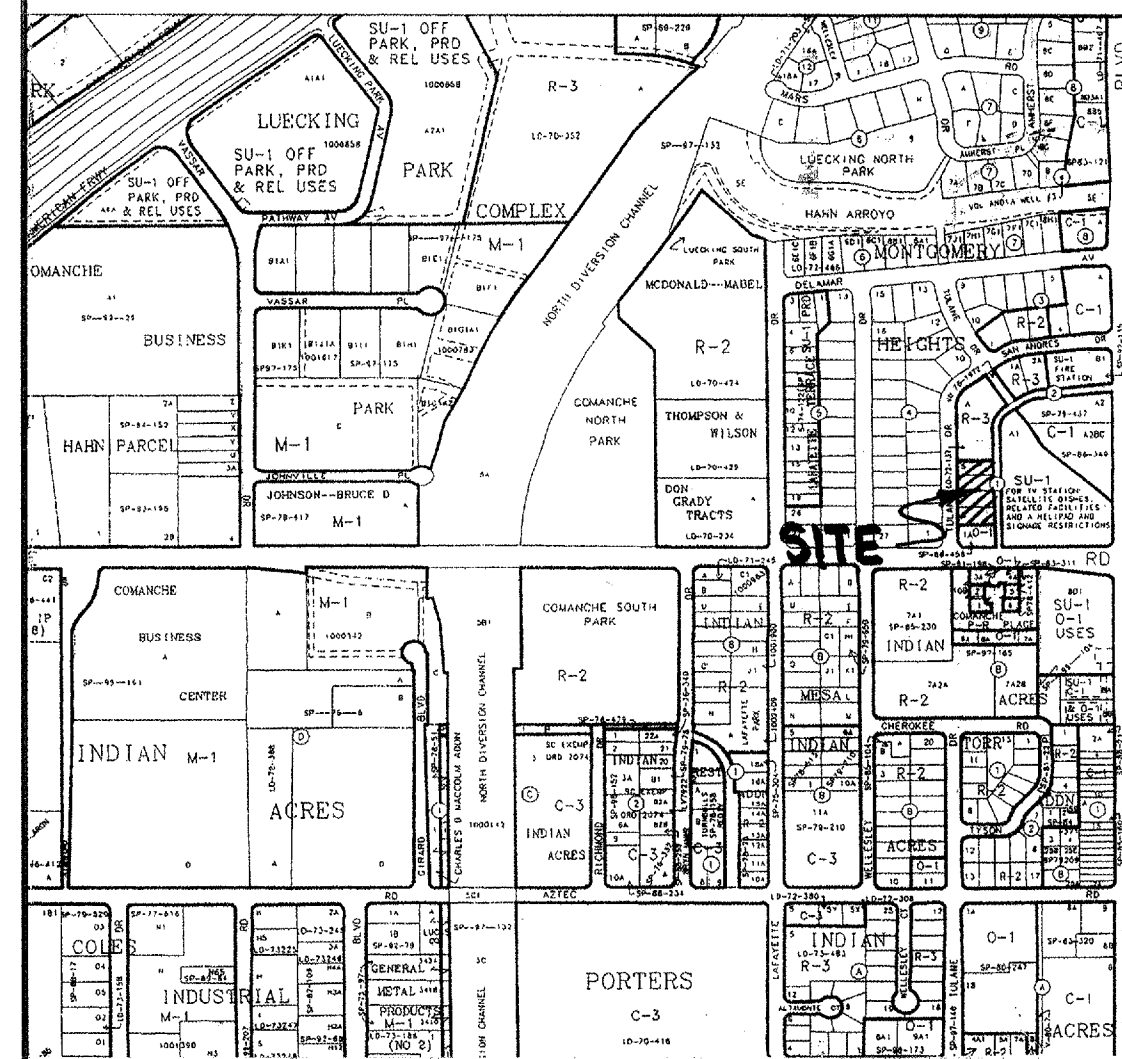
THE RECORD INFORMATION PRESENTED ON THE EDITED DESIGN DOCUMENT IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EDITED DESIGN DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



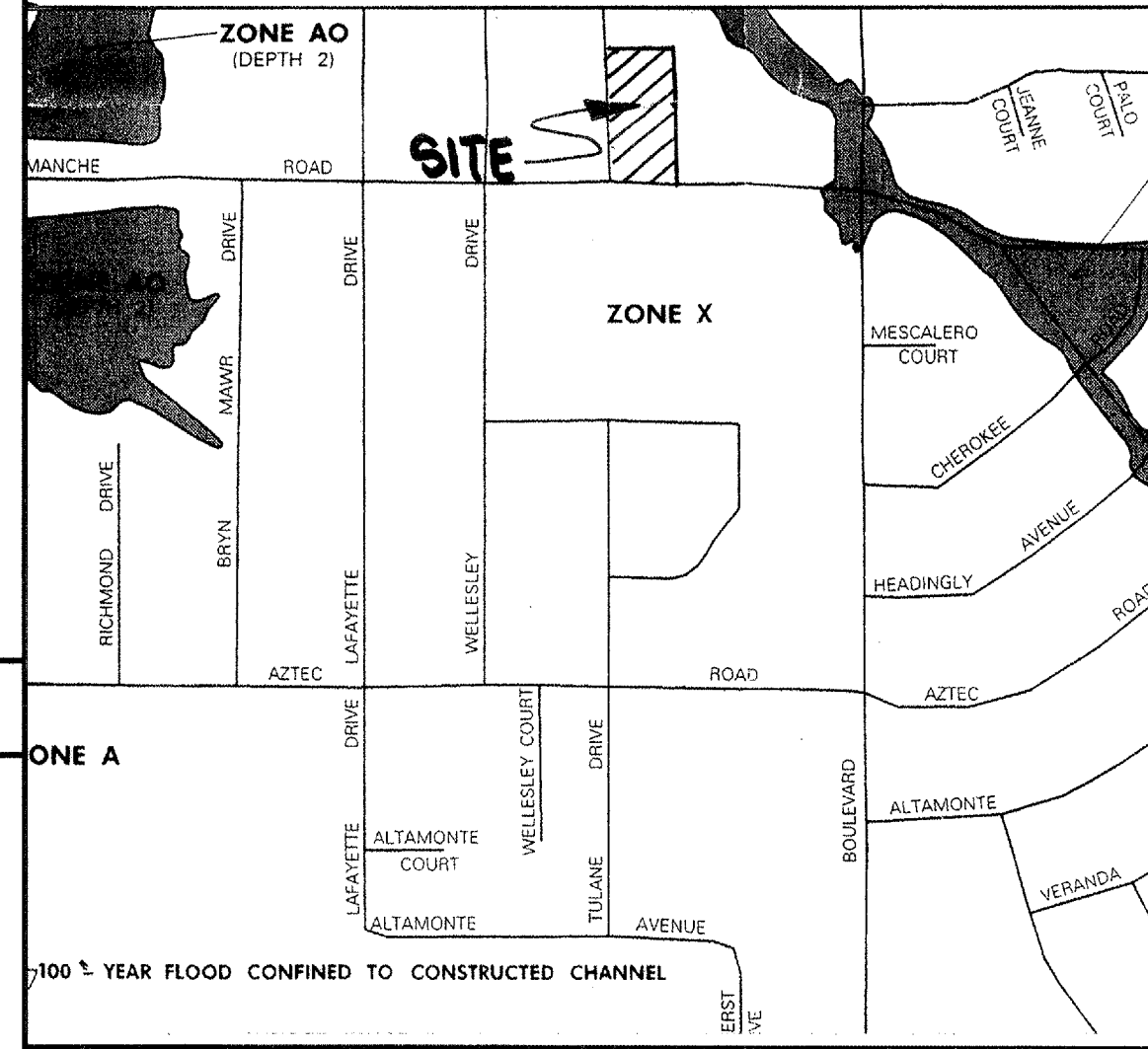
DRAINAGE NOTES

- THE SITE IS AN INFILL PROJECT LOCATED IN AN OLDER SUBDIVISION. THE SITE WAS GRADED WHEN THE SUBDIVISION WAS ORIGINALLY DEVELOPED. SLOPES ARE FROM EAST TO WEST. THERE IS AN EXISTING PUBLIC ALLEY ON THE EASTERLY SIDE OF THE SITE WHICH WILL BE DEVELOPED WITH THIS SITE. THE ALLEY INTERCEPTS UPLAND FLOWS AND DIRECTS THEM NORTHERLY TO AN EXISTING DEVELOPED STREET. GRADE OF THE ALLEY WILL BE MAINTAINED IN THE DEVELOPMENT OF THIS SITE.
- DEVELOPMENT OF THIS SITE WILL INCREASE 100 YEAR, 6 HOUR FLOW RATES FROM 2,034 cfs TO 3,744 cfs AND VOLUMES FROM 3401 cu. ft. TO 5982 cu. ft. THE FLOWS GENERATED ON THIS SITE ARE SPLIT AS SHOWN IN THE DRAINAGE DATA BETWEEN TULANE AND THE ALLEY. DRAINAGE WAS ROUTED TO TULANE TO THE EXTENT POSSIBLE TO MINIMIZE IMPACT TO THE ALLEY.
- WALLS, DRIVES AND WALKS WILL ROUTE STORMWATER IN PLATTED EASEMENTS TO PUBLIC FACILITIES.
- THE SITE IS LOCATED IN FLOOD HAZARD ZONE X PER THE FEMA FIRM MAP DATED NOVEMBER 19, 2003.

VICINITY MAP G-16



FEMA FIRM PANEL NO. 351



ROUGH GRADING APPROVAL

APPROVED FOR ROUGH GRADING (+/- 1 FOOT)

GRADING NOTES

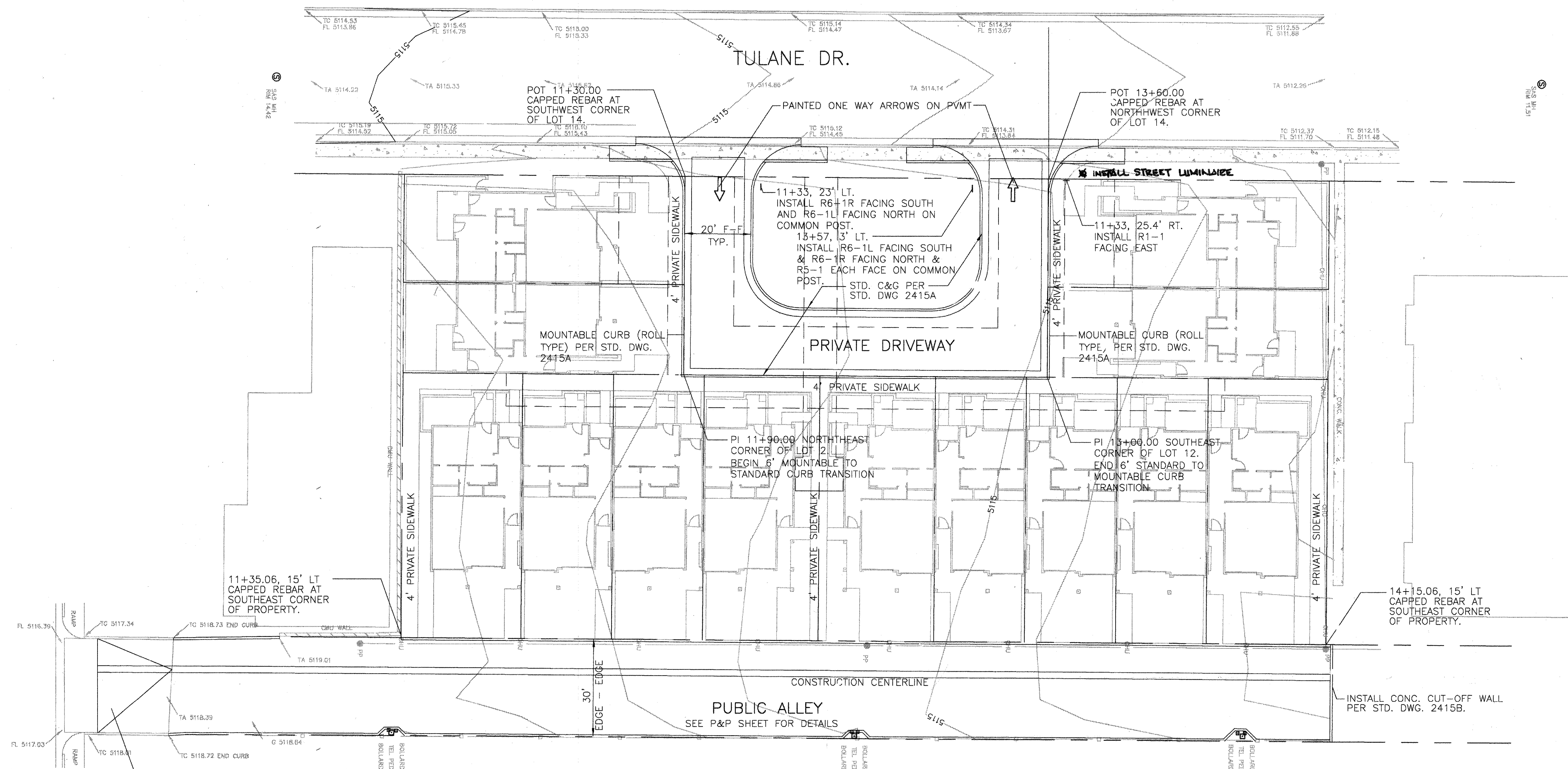
- TOPS OF CURBS/WALKS ARE EITHER 4 OR 8 INCHES ABOVE THE CURB FLOWLINE ELEVATION SHOWN. SEE PAVING LAYOUT FOR CURB TYPES AND HEIGHTS.
- ALL YARDS SHALL BE FINAL GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- INSTALL 2-3" DIAM. PVC PIPES THRU YARD WALL AT GROUND LEVEL TO PROVIDE DRAINAGE. LOCATE AS SHOWN (▲) ON EACH ENCLOSED YARD.
- THE COMBINED AREA OF THE PLATTED LOTS AND THE ALLEY IS GREATER THAN ONE ACRE.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

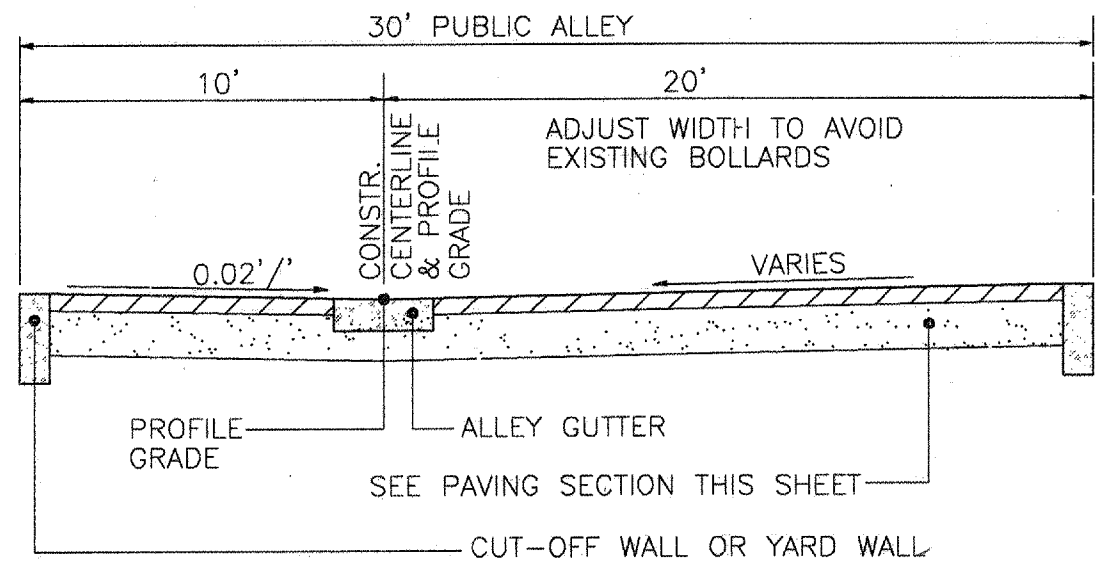
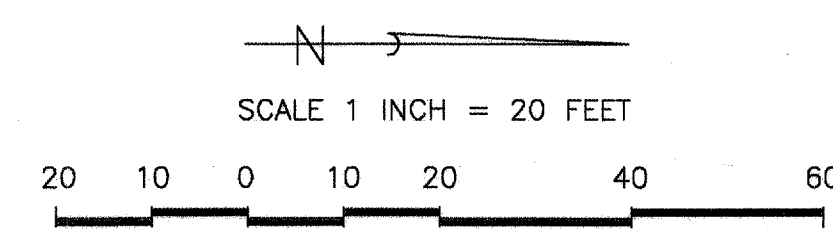
TITLE GRADING PLAN TULANE TOWNHOUSES			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
for information only			
CITY PROJECT NO. 776081	ZONE MAP NO. G-16	SHEET 3	OF 9

AS BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR	DATE
STAKED BY	DATE	FIELD CHECKED BY	DATE
REVISIONS			
NO.	DATE	BY	REMARKS
DESIGNED BY			
DRAWN BY			
CHECKED BY			
RECORDED BY			
NO.			
DATE			

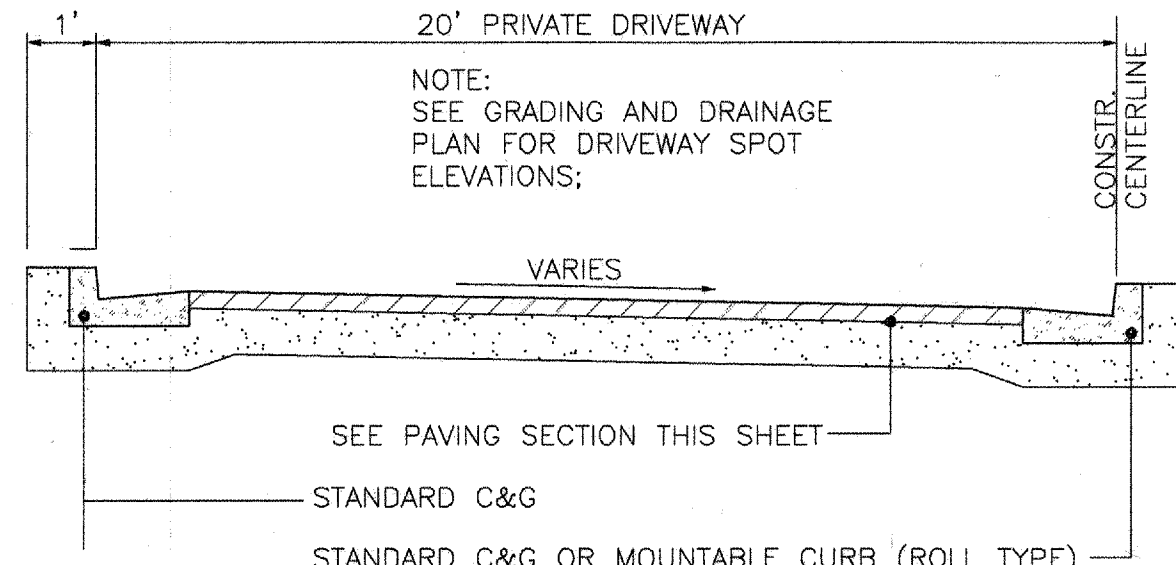
COMANCHE RD



NOTE:
PRIVATE EAST/WEST SIDEWALKS BETWEEN UNIT ON LOT 3 AND SOUTH SUBDIVISION BOUNDARY, BETWEEN UNITS ON LOTS 6 AND 7 AND UNIT ON LOT 11 AND NORTH SUBDIVISION BOUNDARY SHALL BE BUILT AS PART OF THE BUILDING PERMIT. GREEN TAGS, OR COPIES THEREOF, SHALL BE SUBMITTED BY THE DEVELOPER TO DRC-CONSTRUCTION IN ORDER TO RELEASE FINANCIAL GUARANTY FOR PRIVATE SIDEWALK.

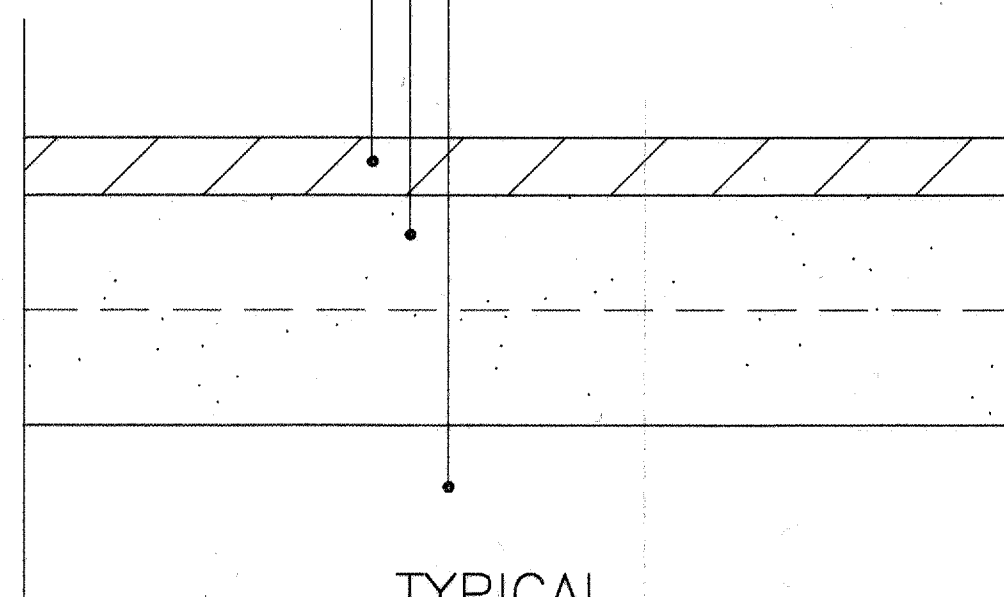


TYPICAL SECTION - ALLEY
(N.T.S.)



TYPICAL SECTION - DRIVE
(N.T.S.)

- 3" TYPE 'C' ASPHALT CONCRETE (2-1 1/2" LIFTS)
- 12" SUBGRADE PREP (2 LIFTS) 95% MODIFIED PROCTOR (R VALUE OF THE TOP 2 FEET OF SOIL MUST BE GREATER THAN 50), 95% MODIFIED PROCTOR
- SUBGRADE, 90% MODIFIED PROCTOR



TYPICAL PAVING SECTION
(N.T.S.)

- ONE WAY
R6-1R
(36" x 12")
- ONE WAY
R6-1L
(36" x 12")
- STOP
R1-1
(30" x 30")
- DO NOT ENTER
R5-1
(30" x 30")

LEGEND

- TBM TEMPORARY BENCHMARK
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- TA TOP OF ASPHALT
- TCP TOP OF CONCRETE
- TC TOP OF CURB
- TP TOP OF EARTH PAD
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- FH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- MH MANHOLE
- LP LIGHT POLE
- PP POWER POLE
- PED ELEC. OR TEL. PEDESTAL
- RD ROOF DRAINAGE POINT

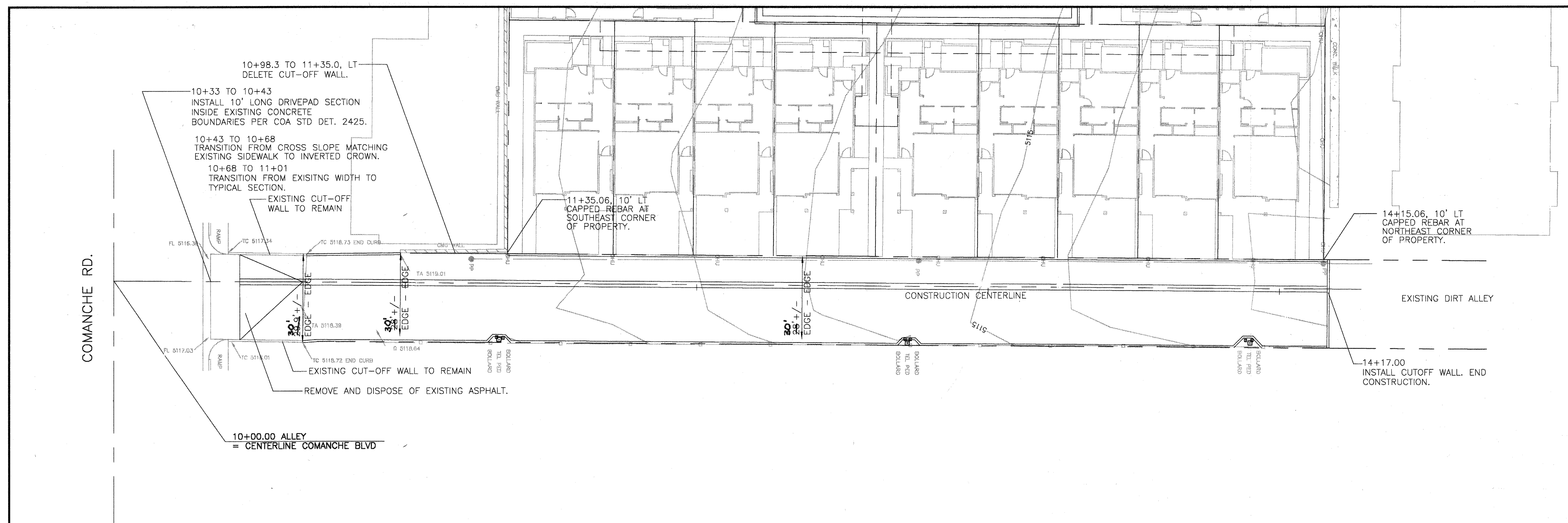
- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- CENTERLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- RECORD SPOT ELEVATION

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	INSPECTOR'S	DATE	ACS 7-G17	ELEVATION	5123.018	NGVD 1929	FIELD NOTES	DATE	BY	NO.	PROFESSIONAL	NO.	5110	DATE
STANDARD	DATE	STANDARD	DATE	ACS STANDARD	BRASS CAP	STAMPED	"7-G17"	09/05	09/05	09/05	09/05	09/05	09/05	09/05	09/05
SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET	SET IN TOP OF	65 FEET
NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE	NORTH OF THE	CARLISLE BLVD. NE
RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.	RECORDED BY	NO.

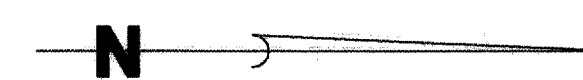
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE
**PAVING PROJECT LAYOUT
TULANE TOWNHOUSES**

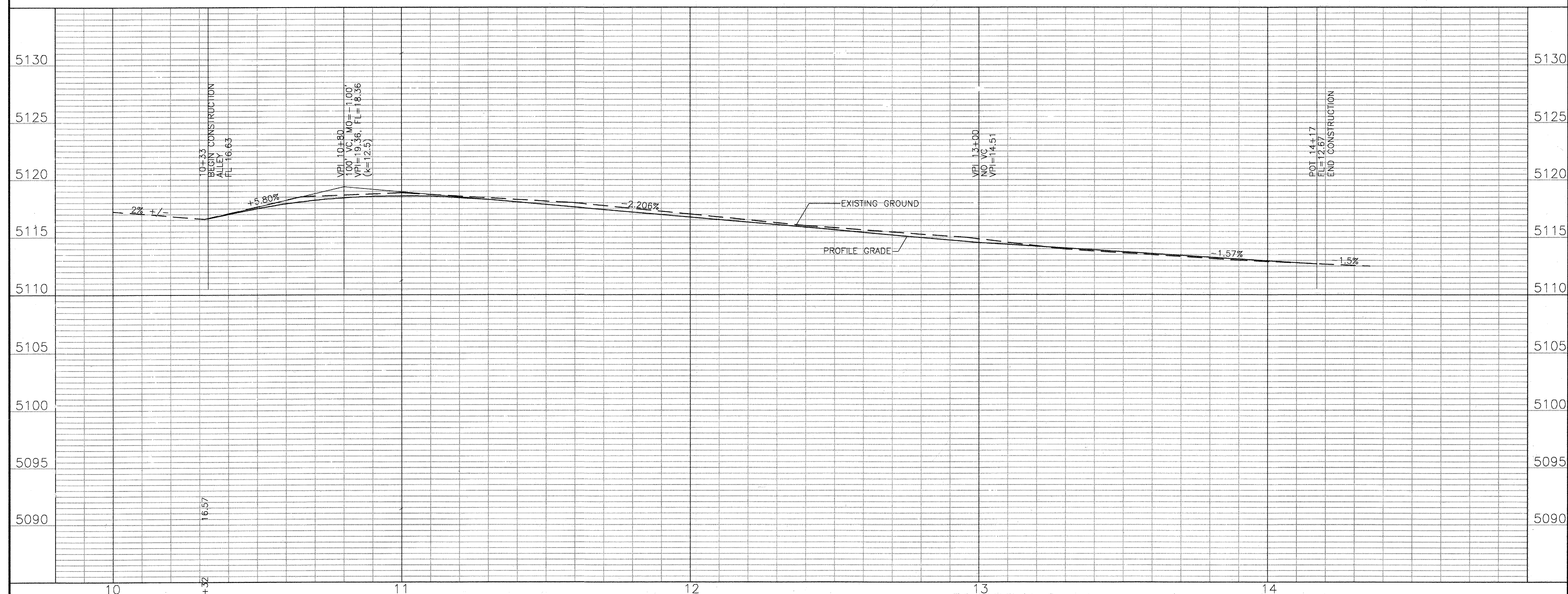
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
APPROVE FEB 15 2007 DESIGN REVIEW COMMITTEE	APPROVE FEB 27 2007 CITY ENGINEER		
CITY PROJECT NO. 776081	ZONE MAP NO. G-16	SHEET 4	OF 9



PUBLIC ALLEY



SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



NOTES:

1. SEE SHEET 2 FOR PLAT DIMENSIONS.
2. SEE SHEET 4 FOR PAVING LAYOUT PLAN (OVERALL STREET PLAN) AND TYPICAL STREET SECTIONS INCLUDING RELATIONSHIP TO RIGHT-OF-WAY LINES AND CONSTRUCTION CENTERLINE.
3. STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED PERPENDICULAR TO THE CONSTRUCTION CENTERLINE.
4. ALL PAVING DIMENSIONS ARE MEASURED TO THE THEORETICAL FACE OF CURB UNLESS OTHERWISE STATED.
5. STANDARD DRAWINGS
ALLEY SECTION - 2411
CURB AND GUTTER - 245A, 2415B
ALLEY INTERSECTION - 2428
SIDEWALK - 2430

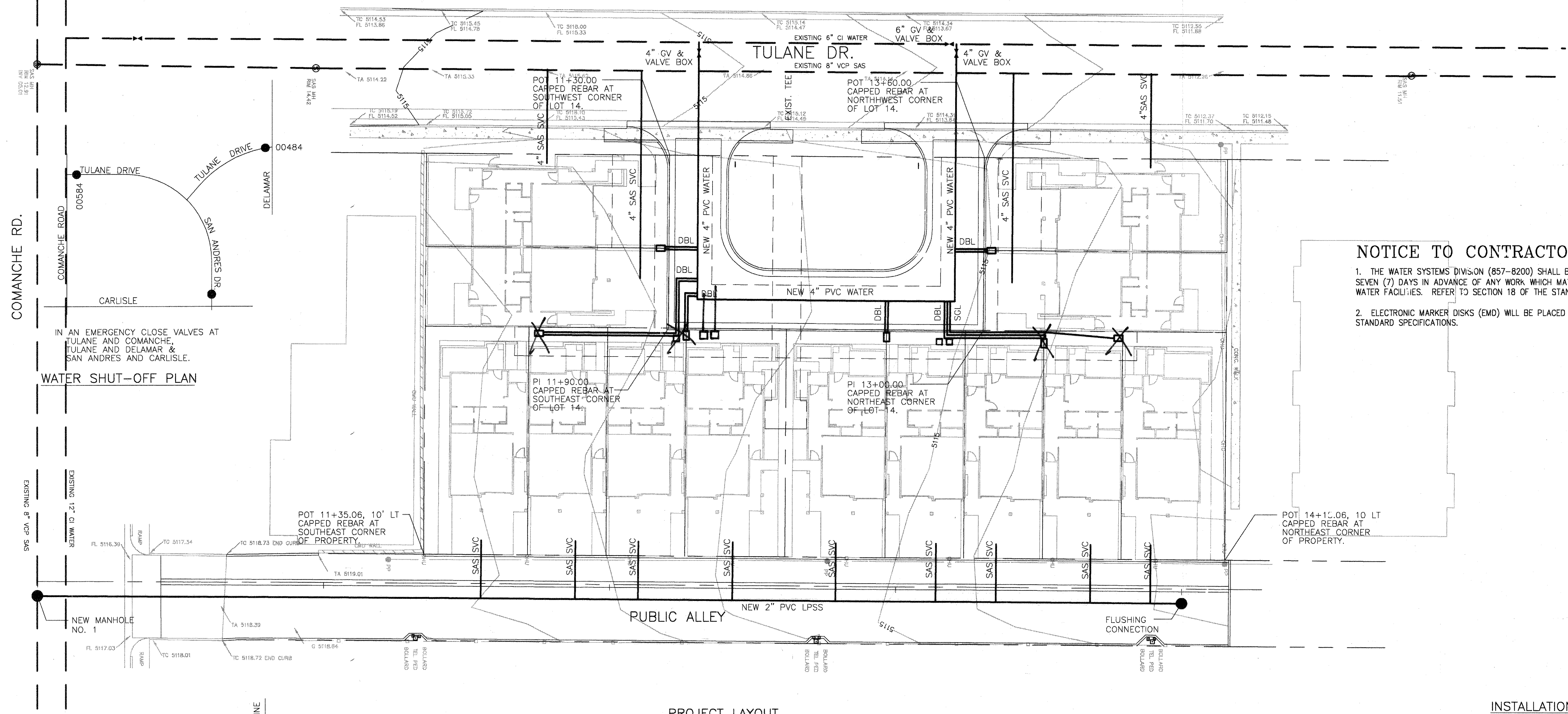
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**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

TITLE	PAVING PLAN AND PROFILE ALLEY
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
APPROVED FEB 16 2007 DESIGN REVIEW COMMITTEE	APPROVED FEB 27 2007 CITY ENGINEER		

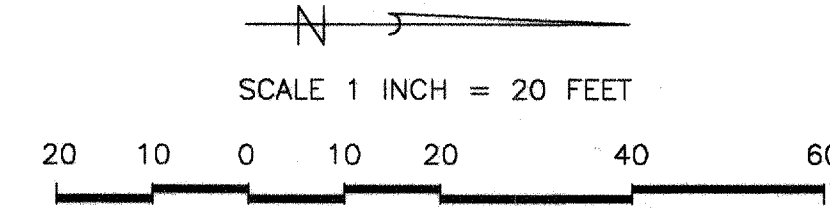
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
776081	G-16	5	9



NOTICE TO CONTRACTOR:

1. THE WATER SYSTEMS DIVISION (857-8200) SHALL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
2. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.

PROJECT LAYOUT
1" = 20'

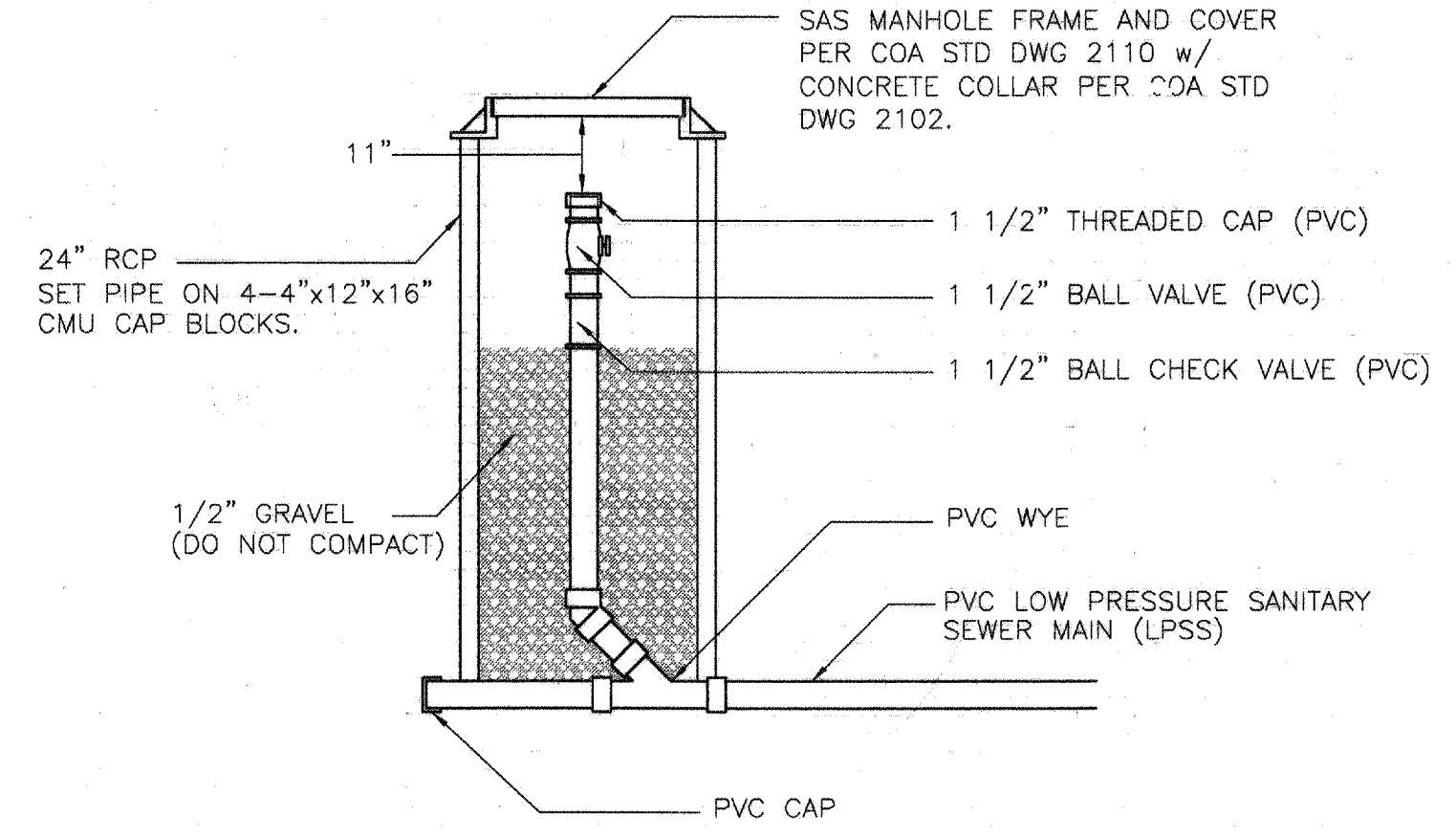
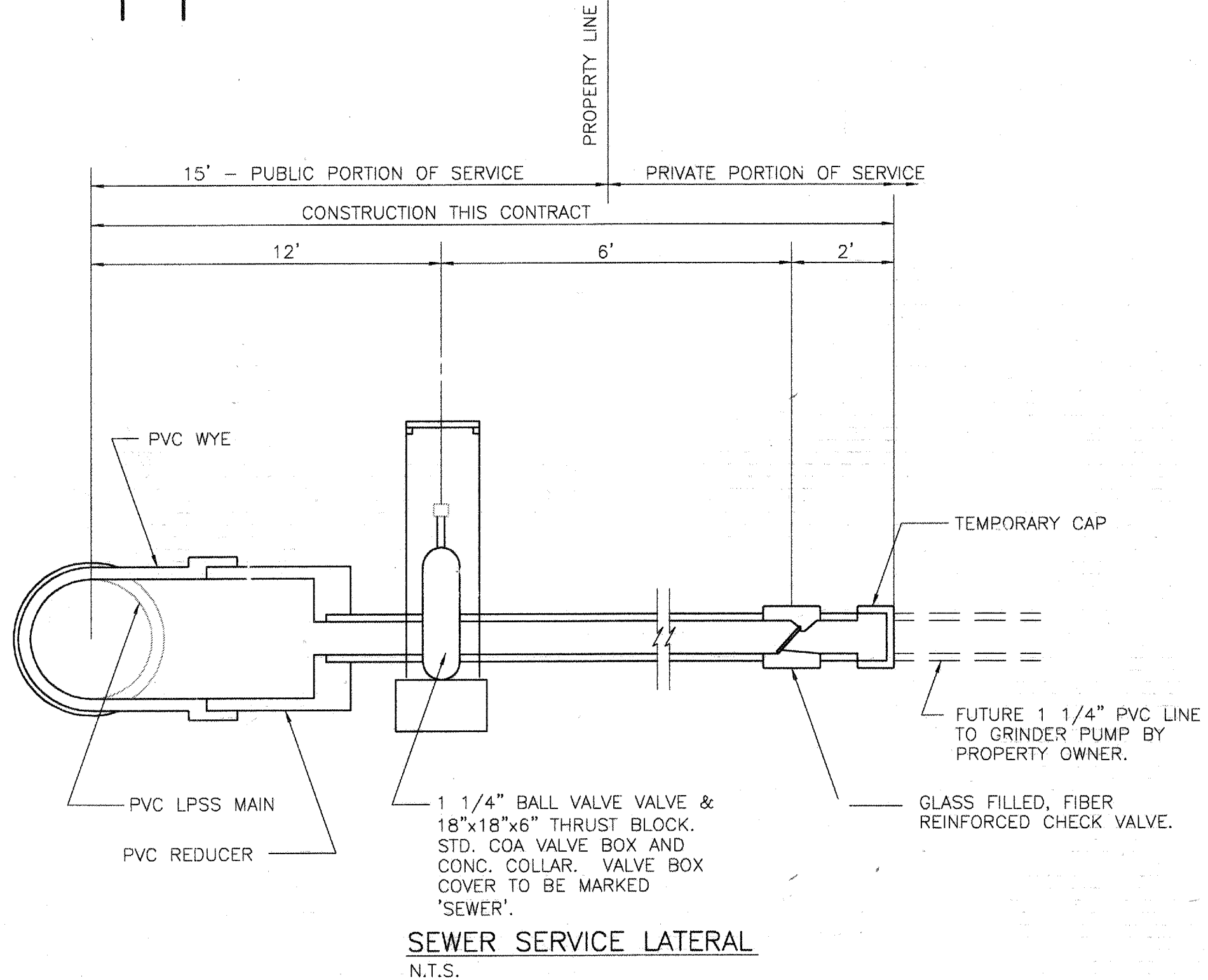


- INSTALLATION LEGEND**
- SAS SVC → INSTALL 1 1/4" SAS SERVICE
 - FC ● INSTALL FLUSHING CONNECTION
 - FH — INSTALL FIRE HYDRANT
 - DBL — INSTALL 1" DOUBLE WATER SERVICE
 - SGL — INSTALL 1" SINGLE WATER SERVICE
 - GV — INSTALL GATE VALVE (WATER OR SEWER)

JOINT RESTRAINT TABLE

FITTING	ANGLE	MAIN SIZE				
		4"	6"	8"	10"	12"
BENDS	90°	14'	21'	27'	33'	39'
	45°	6'	9'	11'	14'	18'
	22.5°	3'	4'	5'	7'	8'
	11.25°	1'	2'	3'	3'	4'
TEES	BRANCH	6"	8"	10"	12"	
		w/10' min. L. each side of Tee	—	3'	1'	1'
		8"	—	28'	17'	6'
		10"	—	47'	39'	30'
REDUCERS	MAIN	4"	6"	8"	10"	12"
		6"	—	28'	—	—
		8"	—	—	25'	—
		10"	—	—	—	43'
DEAD END	—	4"	6"	8"	10"	12"
		32'	47'	62'	74'	88'

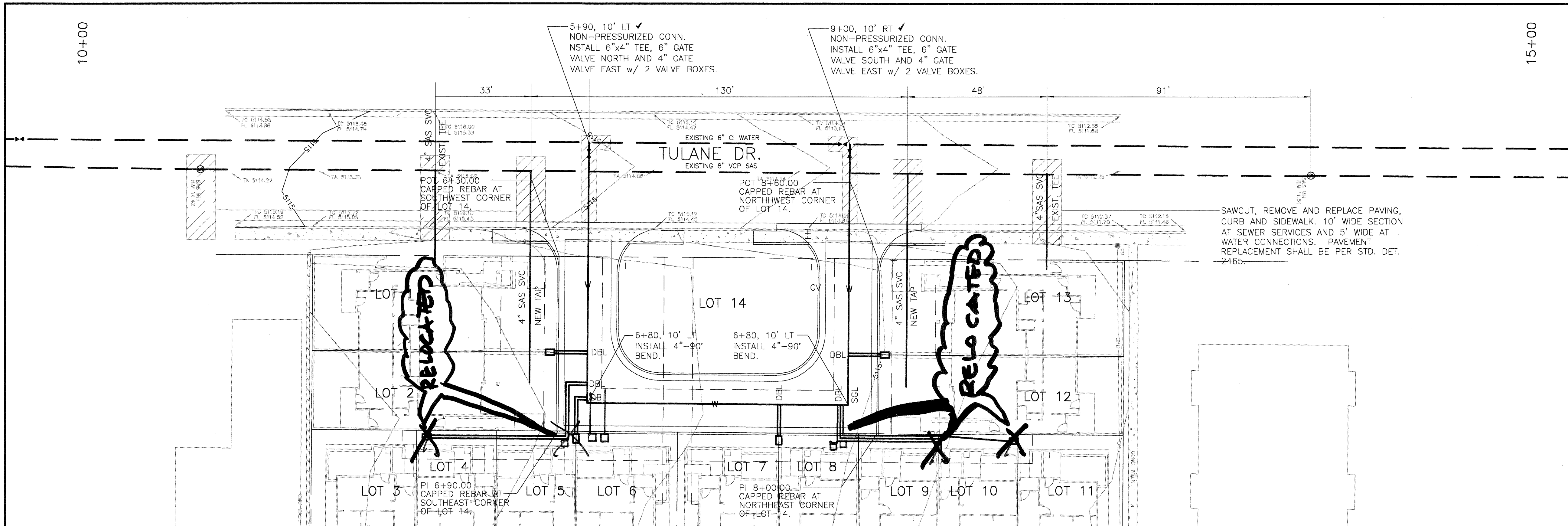
NOTE: DEAD END THRUST RESTRAINT TO BE USED ONLY WHEN BLOCKED CAPS CANNOT BE USED.



FLUSHING CONNECTION
N.T.S.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS 7-G17	ELEVATION 5123.018 NGVD 1929	DATE	NO.		REVISIONS NO. DATE DESIGN DATE
INSPECTOR'S	DATE	ACS STANDARD BRASS CAP, STAMPED "77-G17"	SET IN TOP OF MEDIAN CURB APPROXIMATELY 65 FEET NORTH OF THE INTERSECTION OF COMANCHE RD NE AND CARLISLE BLVD. NE.	BY	DATE		
FIELD	DATE						
CORRECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE WATER AND SEWER PROJECT LAYOUT TULANE TOWNHOUSES			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
APPROVED FEB 16 2007 DESIGN REVIEW COMMITTEE	APPROVED 13 27 CITY ENGINEER		
CITY PROJECT NO. 776081	ZONE MAP NO. G-16	SHEET 7	OF 9

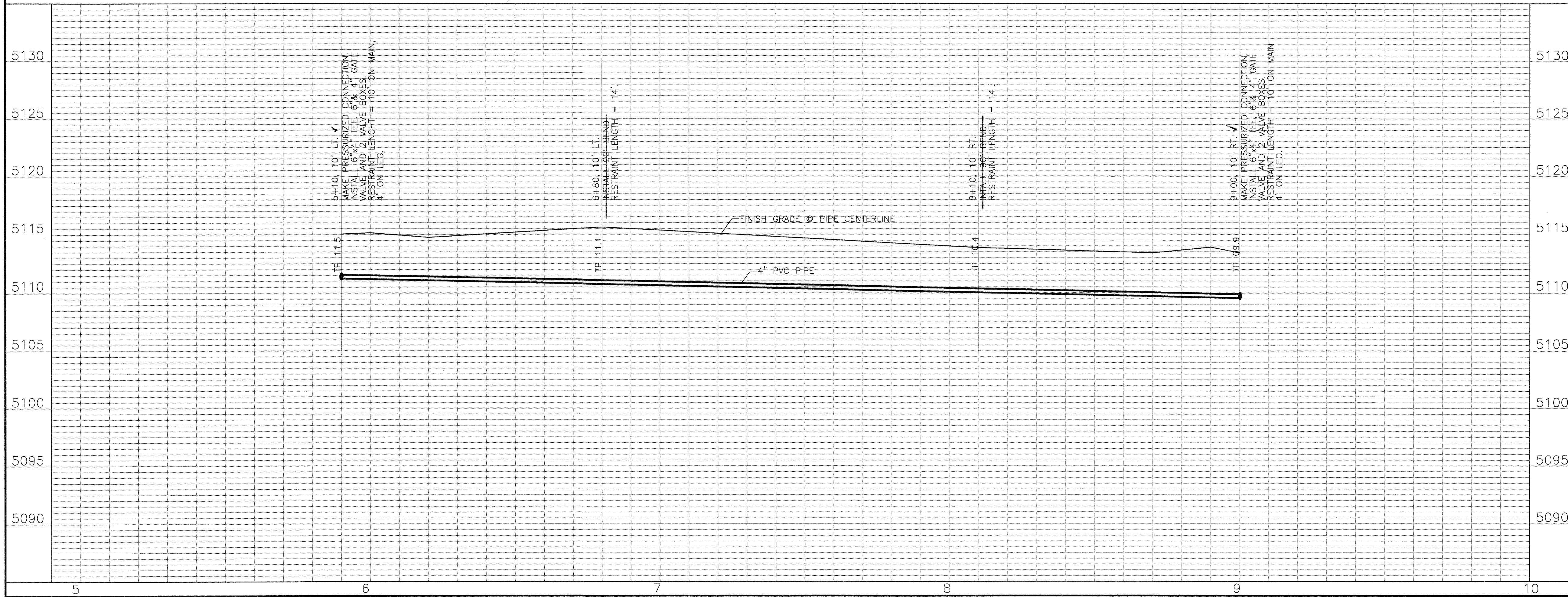


NOTICE TO CONTRACTOR:

1. THE WATER SYSTEMS DIVISION (857-8200) SHALL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
2. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.

PRIVATE DRIVEWAY

SCALE: 1" = 20' HORIZONTAL
1" = 5' VERTICAL



NOTES:

1. SEE SHEET 2 FOR PLAT DIMENSIONS.
2. SEE SHEET 7 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY PLAN).
3. STATIONING IS ALONG THE STREET ROW LINE. OFFSETS ARE MEASURED PERPENDICULAR TO THE STREET ROW LINE.
4. ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND EITHER TOP OF PIPE FOR PRESSURE FLOW LINES OR INVERT OF PIPE FOR GRAVITY FLOW LINES UNLESS OTHERWISE STATED.
5. STANDARD DRAWINGS

WATER
VALVE BOX -2326, 2328
FIRE HYDRANT -2340
SERVICE LINES
3/4"-1" METER -2361, 2362, 2366

NOTE: ALL WATER METER BOXES SHALL BE EQUIPPED WITH HEAVY DUTY LIDS.

WATER SERVICE LINES

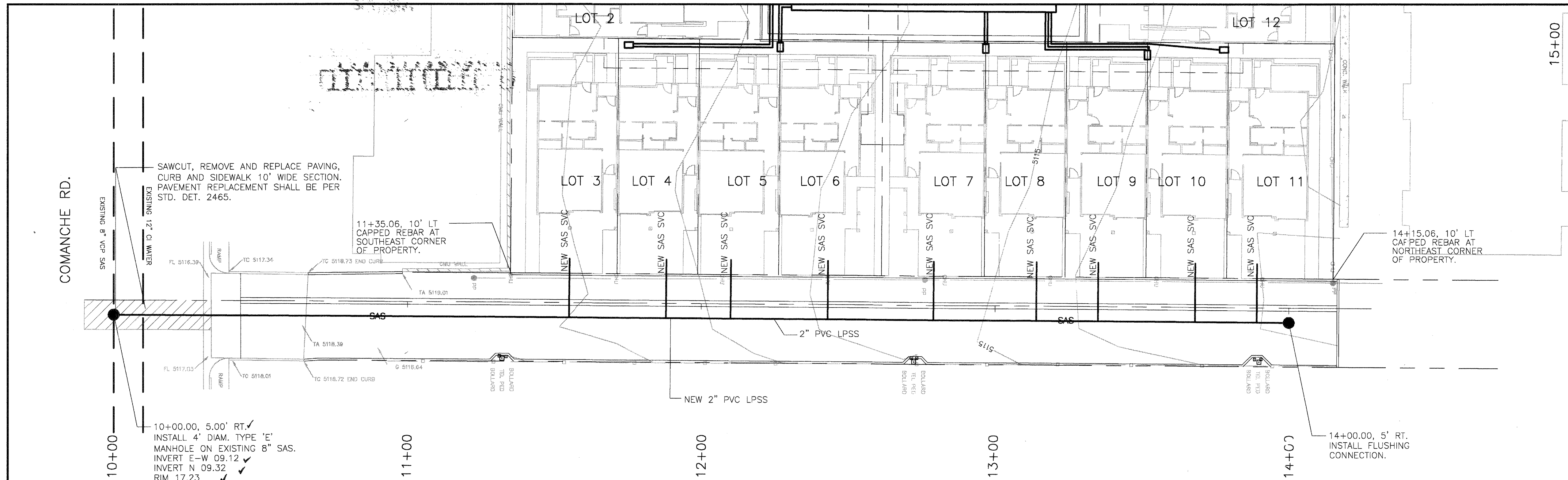
STATION	LT	RT	SGL	DBL
6+62	X			X
6+73	X			X
6+78	X			X
7+66	X			X
7+86	X			X
7+90			X	
8+27	X			X

NOTE: WATER SERVICE STATION IS AT THE INTERSECTION OF THE SERVICE LINE AND THE MAIN.

AS BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR'S	DATE
STAKED BY	DATE	FIELD	DATE
NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION			
RECORDED BY	DATE	NO.	
BENCH MARKS			
ACS 7-G17	ELEVATION 5123.018	NGVD 1929	
ACS STANDARD BRASS CAP STAMPED "7-G17"			
SET IN TOP OF MEDIAN CURB APPROXIMATELY 65 FEET NORTH OF THE INTERSECTION OF COMANCHE RD. NE. CARLUS E BLVD. NE.			
SURVEY INFORMATION			
FIELD NOTES	DATE	BY	
NO. 051220	09/05	CARTESIAN SURVEYS	
ENGINEER'S SEAL			
REVISIONS	DATE	BY	
DESIGN	DATE	DATE	
DESIGNED BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE		

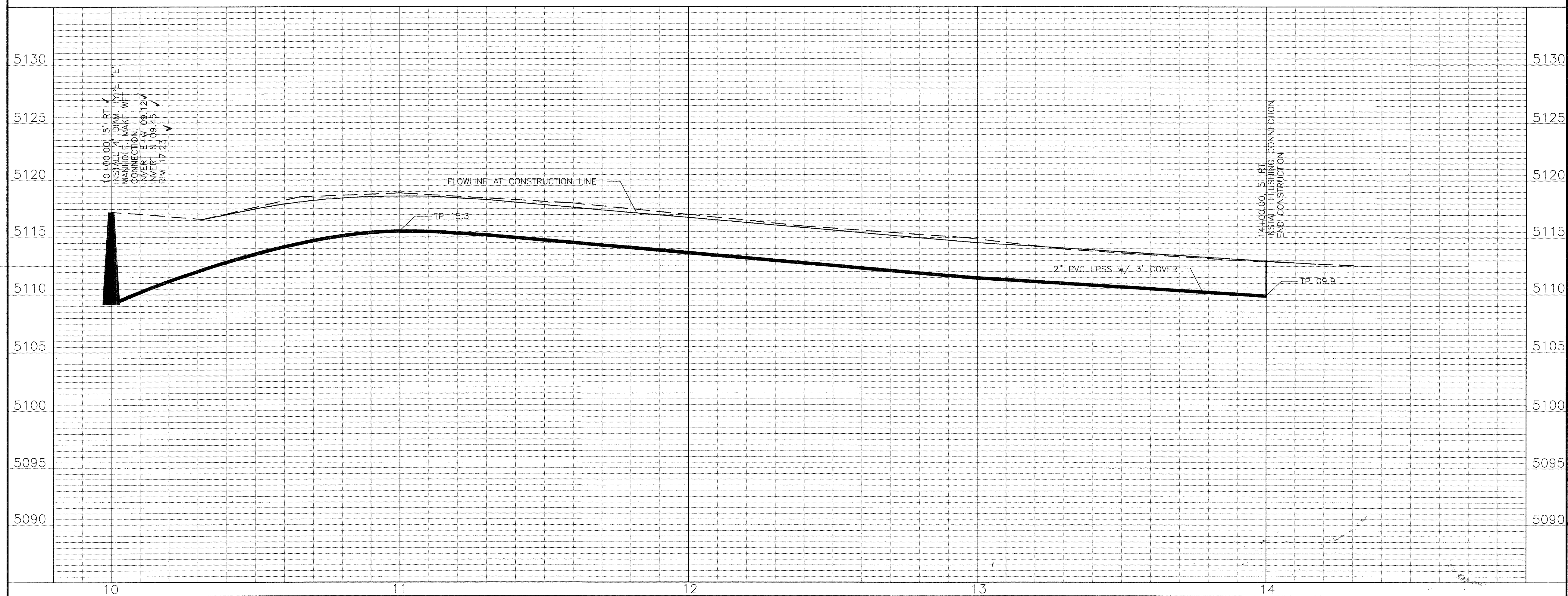
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE			
WATER PLAN AND PROFILE LOT 14			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
776081	G-16	8	9



NOTICE TO CONTRACTOR:

1. THE WATER SYSTEMS DIVISION (857-8200) SHALL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.



NOTES:

1. SEE SHEET 2 FOR PLAT DIMENSIONS.
2. SEE SHEET 7 FOR UTILITY LAYOUT PLAN (OVERALL UTILITY PLAN).
3. STATIONING IS ALONG THE CONSTRUCTION CENTERLINE. OFFSETS ARE MEASURED PERPENDICULAR TO THE CONSTRUCTION CENTERLINE.
4. ALL UTILITY DIMENSIONS ARE MEASURED TO CENTER OF PIPE HORIZONTALLY AND EITHER TOP OF PIPE FOR PRESSURIZED FLOW LINES OR INVERT OF PIPE FOR GRAVITY FLOW LINES UNLESS OTHERWISE STATED.
5. EMD'S SHALL BE INSTALLED ON WATER AND SANITARY SEWER LINE APPROPRIATENESS PER COA STD. SPEC. NO. 170.
6. CITY OF ALBUQUERQUE STANDARD DRAWINGS

SANITARY SEWER

MANHOLES
TYPE 'E' -2102, 2110

SERVICE LINES

GENERAL -2125
LPSS -SEE DETAIL SHEET 6

STATION	LT	RT	INV. ELEV.
11+55	X		59.3
11+88	X		59.3
12+10	X		59.3
12+43	X		59.3
12+79	X		59.3
13+14	X		59.3
13+35	X		59.3
13+68	X		59.3
13+89	X		59.3

NOTE: SEWER SERVICE STATION IS AT
CONNECTION WITH THE SEWER MAIN.
INV. ELEVATION SHOWN IS AT THE
END OF THE SERVICE LINE.

NOTE: PLACE POST & EMD AT END
OF SERVICE LINE.

[illegible]

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

TITLE **WATER AND SEWER PLAN AND PROFILE**
ALLEY

[illegible]

CITY PROJECT NO. 776081	ZONE MAP NO. G-16	SHEET 9	OF 9
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