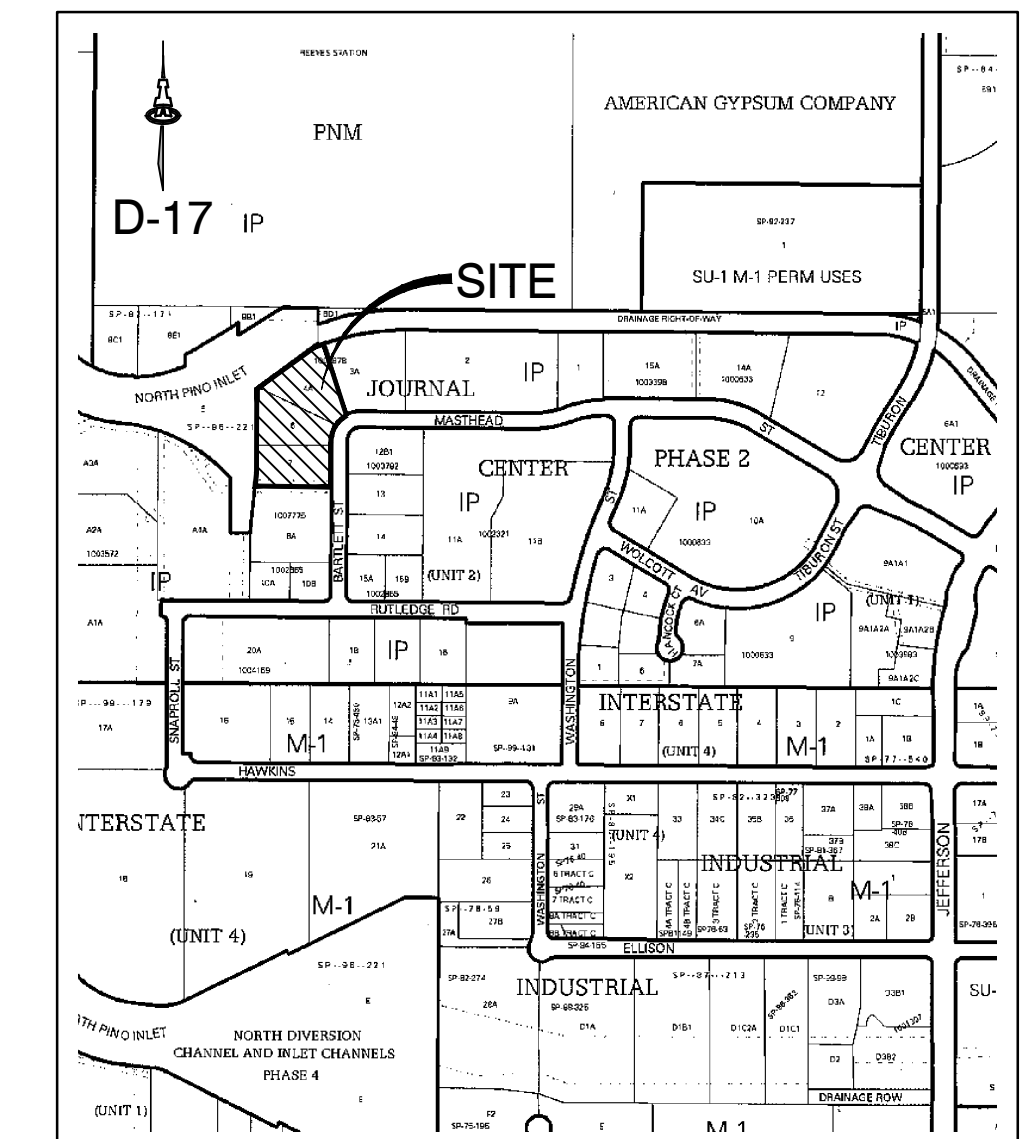


SKETCH PLAT FOR JOURNAL CENTER PHASE 2, UNIT 2

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2015
REV. JAN. 2016



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	37.35'	20.00'	107°00'19"	N 51°21'46" W	32.16'	27.03'
C2	44.29'	620.00'	4°05'35"	S 73°05'16" W	44.28'	22.16'
C3	219.70'	680.00'	18°30'41"	N 80°17'49" E	218.74'	110.81'
C4	195.77'	620.00'	18°05'29"	N 80°26'53" E	194.96'	98.71'
C5	3.91'	620.00'	0°21'40"	N 71°13'19" E	3.91'	1.95'
C6	143.83'	680.00'	12°07'10"	S 77°06'04" W	143.57'	72.19'
C7	27.69'	987.76'	1°36'22"	S 70°51'46" W	27.69'	13.85'
C8	3.31'	105.00'	1°48'24"	S 1°41'11" W	3.31'	1.66'
C9	209.69'	650.00'	18°29'00"	N 80°16'59" E	208.78'	105.76'
C10	220.78'	650.00'	19°27'39"	S 80°46'18" W	219.72'	111.46'

INFRASTRUCTURE / DEVELOPMENT COST	
DEVELOPER	C.O.A. - D.M.D
<ul style="list-style-type: none"> PRELIMINARY / FINAL PLAT MODIFY APPROVED GRADING / DRAINAGE PLAN 5' PCC SIDEWALKS ALONG LOT FRONTAGES 	<ul style="list-style-type: none"> LAND / ROW ACQUISITION CONSTRUCT MASTHEAD ST. EXTENSION 8" WATERLINE TO WEST PROPERTY LINE 4" SAS SERVICE EXTENSION TO LOT 5-A NEW SAS SERVICE TO LOT 6-A 1 1/2" WATER SERVICE TO LOTS 5-A & 6-A NEW FIRE LINES TO LOTS 6-A & 5-A. NEW FIRE HYDRANTS. <ol style="list-style-type: none"> SE CORNER - LOT 5A NE CORNER - LOT 7-A

FIRE FLOW DATA				
LOT No.	LOT SIZE (AC.)	F.A.R.	BUILDING SIZE (S.F.)	BUILDING TYPE
4-A-1	0.9931	0.35	12,069	V-N
6-A	0.6484	0.35	9,812	V-N
7-A	1.1217	0.35	17,205	V-N

RIGHT-OF-WAY TAKE (MASTHEAD ST. EXTENSION)
60' R.O.W. = 0.4408 AC. ; 19,200.982 SQ. FT.



ESRI UTILITY DATA

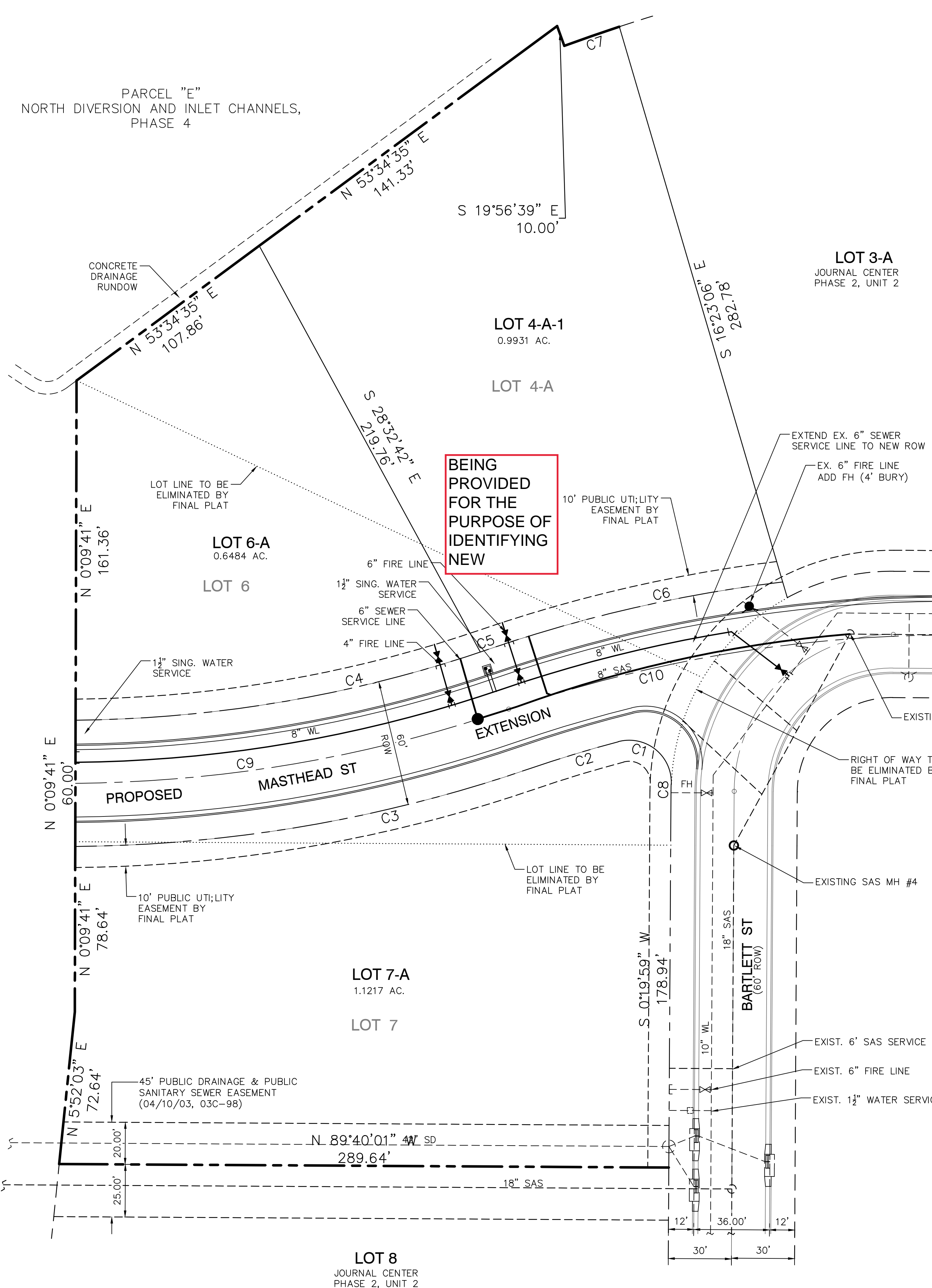
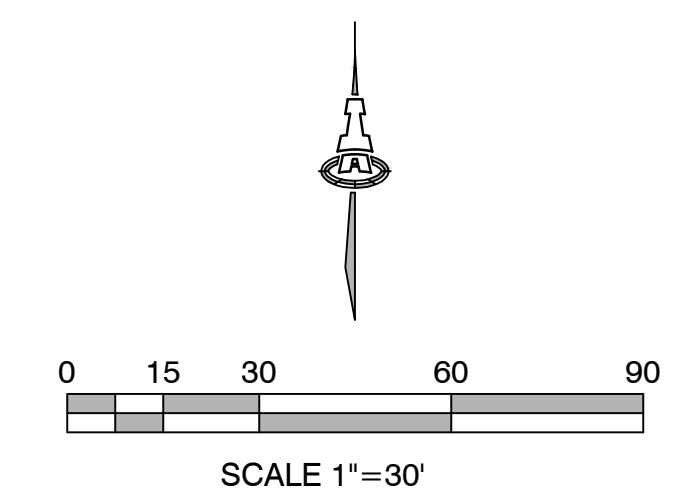
LEGAL DESCRIPTION
LOTS 4-A, 6 & 7
JOURNAL CENTER, PHASE 2

NOTES

- NUMBER OF EXISTING TRACTS: 3
- NUMBER OF PROPOSED TRACTS: 3
- SUBDIVISION ACREAGE: 3.2 Ac.
- ZONING: IP

OWNER

BUILDERS TRUST OF NEW MEXICO
5931 OFFICE BLVD. N.E.
ALBUQUERQUE, NM 87109



LOT 8
JOURNAL CENTER
PHASE 2, UNIT 2

ISAACSON & AREMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2108 SKETCH PLAT.dwg Jun 07, 2016

SHEET 1 OF 1

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