












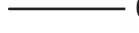






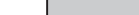


I, Darren Stewart, A LICENSED  
PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO  
HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF,  
THAT THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT  
HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON AND  
HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND  
SPECIFICATIONS APPROVED BY THE CITY ENGINEER AND THAT THE  
ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET,  
EXCEPT AS NOTED ON THE RECORD DRAWINGS. THIS CERTIFICATION  
IS BASED ON THE INSPECTIONS CONDUCTED AND AS-BUILT SURVEY  
PERFORMED BY Souder, Miller & Assoc., ON 7/26/23.  
Surveying Company Date

## ID INDEX

PROPOSED WATER		8 W
PROPOSED SEWER		8 SS
PROPOSED STORM DRAIN		8 SD
PROPOSED FORCE MAIN		FM
PROPOSED GAS		G
PROPOSED ELECTRIC		E
PROPOSED TELEPHONE AND FIBER OPTIC		T
PROPOSED PRIVATE IRRIGATION		IRR
SWALE		
EX MAJOR CONTOUR		6450
EX MINOR CONTOUR		6448
PR MAJOR CONTOUR		6450
PR MINOR CONTOUR		6448
EXISTING SIGN		
EXISTING GAS VALVE		
EXISTING POWER POLE		
EXISTING MANHOLE		
PROPOSED WATER VALVE		
EXISTING TREES		
EXISTING LIGHTPOLES		
EXISTING CONCRETE FOOTER		
MEDIUM DUTY PAVEMENT		

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
3. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION ENGINEER.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE)
8. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED BY THE CONTRACTOR PER PLAN.


9. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN, THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
10. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
11. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES, THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF EACH BARRICADING AT THE END AND BEGINNING OF EACH DAY.
12. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
13. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
14. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
15. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
16. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.652.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
18. ALL SWPPP EROSION CONTROL MEASURES MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO FINAL ACCEPTANCE.

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4"X 4"X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS.

10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.



ENT #: 4

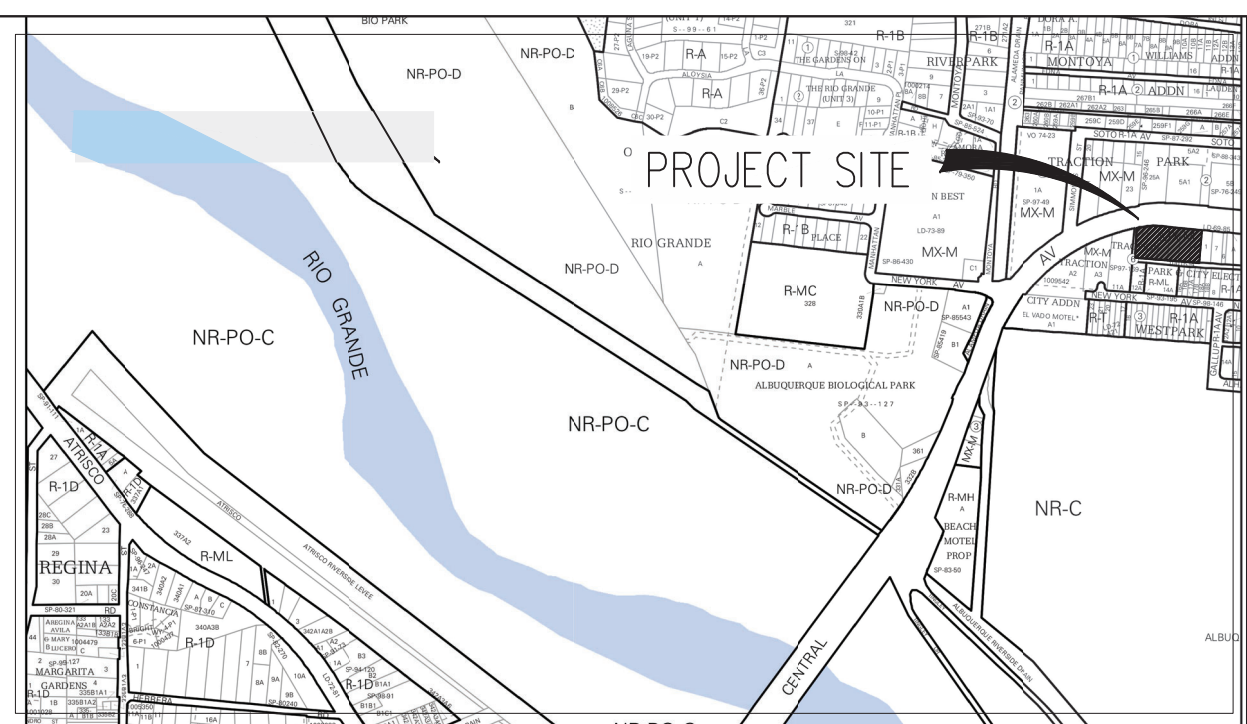
**Short Elliott  
Hendrickson, Inc.**

934 Main Avenue, Unit C  
Durango, Colorado 81301

Phone: (970) 385-4546

Fax: (970) 385-4502

APPROVED RECORD DRAWINGS	
City Inspector	<i>Matt Garduno</i>
Contractor	<i>PacifiCap Construction, LLC.</i>
Construction Engineer	<i>David Bishop</i>
Date	<i>10/5/2023</i>

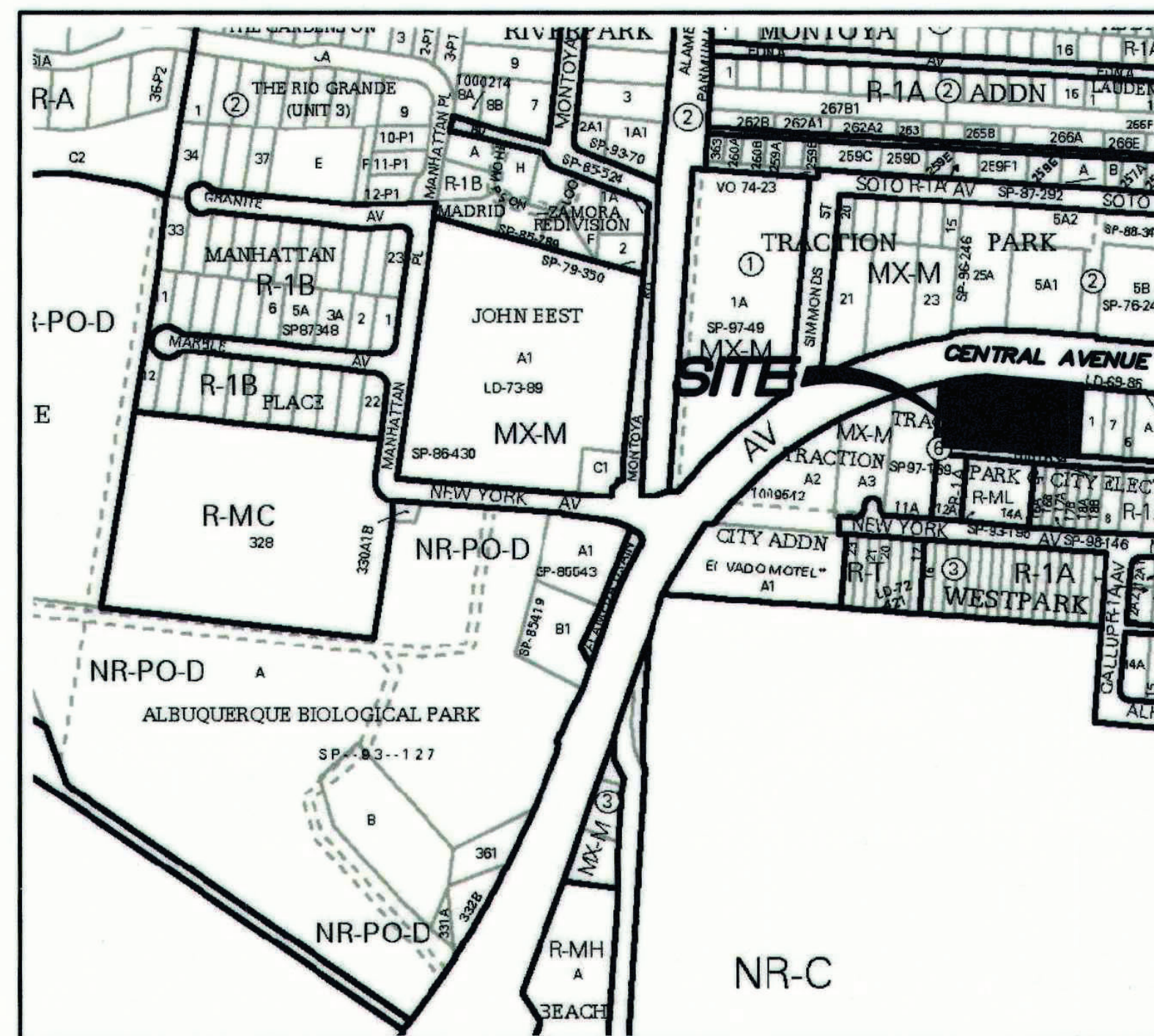


1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO 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 SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) 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 CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19.0 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE 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 ELEVATIONS 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 GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. 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.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY AUCWA PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF. VALVES TO BE SHUT OFF AND ADDITIONAL NOTES ARE SHOWN ON PAGE 5.

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE			
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****						
 HOLDEN DANE REINWATER NEW MEXICO 75618 02/12/2021 PROFESSIONAL ENGINEER	DRC Chairman			APPROVED FOR CONSTRUCTION						
	Transportation									
	Water/Wastewater									
	Hydrology									
	Parks									
	Const. Mngmt.									
	Const. Coord.									
DRB CASE NUMBER	CITY PROJECT NO.									
PR-2019-002331	631982	SHEET      OF								
		1                  7								





VICINITY MAP  
Not to Scale

# GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances do not differ from those established by the original plat of record.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page J-12.

# SUBDIVISION DATA

- Total number of existing Lots: 6
- Total number of Lots created: 1
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 1.1483 acres.

# TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

# PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

# DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

# PURPOSE OF PLAT

The purpose of this plat is to:

- Show the Public Easement VACATED by 19DRB-\_\_\_\_\_.
- Combine Six (6) existing lots into One (1) lot as shown hereon.
- Grant the new Public Access Easement as shown hereon.

# SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
February 26, 2019



PLAT OF  
**LOT 2-A, BLOCK 6**  
**TRACTION PARK**  
(BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7,  
BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION)  
SITUATE WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
IN  
PROJECTED SECTION 13  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MAY, 2019

PROJECT NUMBER: PR 2019-002331  
APPLICATION NUMBER: SD 2019-00108

# PLAT APPROVAL

# UTILITY APPROVALS:

Public Service Company of New Mexico	Date
<i>[Signature]</i>	6/11/19
New Mexico Gas Company	Date
<i>[Signature]</i>	06/26/2019
QWest Corporation d/b/a CenturyLink QC	Date
<i>[Signature]</i>	6/11/19
Comcast	Date

# CITY APPROVALS:

<i>[Signature]</i> J. Rincones P.S. 5/23/19	Date
City Surveyor	
Department of Municipal Development	
Real Property Division	Date
<del>Environmental Health Department</del>	Date
<del>CODE ENFORCEMENT</del>	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
<i>[Signature]</i> Marshall Greet	6/11/19
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 2A OF 7

**SURV TEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising Lots 2, 3, 4, 5, 6, and 7, in Block 6, Traction Park and City Electric Addition as the same are shown and designated on the plat entitled "SUBDIVISION PLAT OF TRACTION PARK AND CITY ELECTRIC ADDITION, OLD ALBUQUERQUE, N.M.," filed in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1934 in Volume D1, Folio 65

Beginning at the Southwest corner of Lot 7, Block 6 of said City Electric Addition (a 1" Iron pipe found in place) whence the Albuquerque Control Survey Monument "14-J12" bears S 37°02'52"W, 1948.15 feet distant; Thence,

N 05°07'54"E, 139.84 feet along the Westerly line of said Lot 7 to a non tangent point on curve on the Present Southerly right of way line of Central Avenue S.W. established by Right of Way Plat entitled "CITY OF ALBUQUERQUE RIGHT OF WAY MAP CENTRAL AVENUE WEST", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1958 in Volume C3, Folio 113 (a 5/8" Rebar found in place); Thence,

N 05°07'54"E, 10.11 feet the Northwest corner of said Lot 7 and a non tangent point on curve on the original Southerly right of way line of Central Avenue S.W. as shown and designated the plat filed December 31, 1934 in Volume D1, Folio 65; Thence along said original Southerly right of way line of Central Avenue S.W. for the following two (2) courses:

Northeasterly, 203.59 feet on the arc of a curve to the right (said curve having a radius of 841.95 feet, a central angle of 13°51'17" and a chord which bears N 88°16'43"E, 203.09 feet) to a point of tangency; Thence,

S 84°47'27"E, 98.31 feet to Northeast corner of said Lot 2, Block 6 and the Northeast corner of the parcel herein described; Thence,

S 05°07'33"W, 160.19 feet along the Easterly line of said Lot 2 to said Present Southerly right of way line of Central Avenue S.W.; Thence,

S 05°07'33"W, 160.19 feet along said Easterly line of Lot 2, Block 6 to the Southeast corner of said Lot 2 and the Southeast corner of the parcel herein described; Thence,

N 85°38'27"W, 300.00 feet along the Southerly line of said Block 6 to the Southwest corner and point of beginning.

Said parcel contains 1.1483 acre, more or less.

LESS THAN AND EXCEPTING:

Those certain parcels of land situate within the Town of Albuquerque Grant in projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the the Northerly Ten (10') feet of Lots 2, 3, 4, 5, 6, and 7, in Block 6, Traction Park and City Electric Addition as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1958 in Volume C3, Folio 119-120 and

Said remaining parcel contains 1.0804 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOT 2-A, BLOCK 6, TRACTION PARK (BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7, BLOCK 6, TRACTION PARK AND ELECTRIC CITY ADDITION) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

SUNDANCE VILLAGE LIMITED PARTNERSHIP  
a Nevada limited partnership

By: Chad I. Rennaker, President, its General Partner

ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11<sup>th</sup>  
day of July, 2019, by Chad I. Rennaker.

My commission expires 11-15-2021  
Notary Public

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0331H, Effective Date 8-16-2012.

PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

PLAT OF  
LOT 2-A, BLOCK 6  
TRACTION PARK

(BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7,  
BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION)

SITUATE WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
IN  
PROJECTED SECTION 13  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2019

PROJECT NUMBER: PR 2019-002331

APPLICATION NUMBER: SD 2019-00108

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled "TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1934 in Book 97C, Page 270.
- Plat entitled "LOTS 11-A & 12-A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1997 in Book 97C, Page 270.
- Plat entitled "LOT 14-A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 2, 1993 in Book 93C, Page 362.
- Plat entitled "LOTS 16-A, 16-B, 17-A AND 17-B BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1999, in Book 99C, Page 208.
- Plat entitled "LOTS 8A-1, 8A-2, AND 8A-3 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1992, in Book 92C, Page 194.
- Plat entitled "BOUNDARY SURVEY PLAT OF LOTS 8A-1, 8A-2, AND 8A-3 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION AND A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 15, 2012, in Book 2012S, Page 76M.
- Plat entitled "LOTS 8A-1A, 8A-2A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 1993, in Book 93C, Page 297.
- Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance Policy No. 0-sp000019127A and 0-sp000019127B, dated March 31, 2017.

SHEET 2B OF 7

SURV TEK

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



PLAT OF  
LOT 2-A, BLOCK 6  
TRACTION PARK

(BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7,  
BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION)

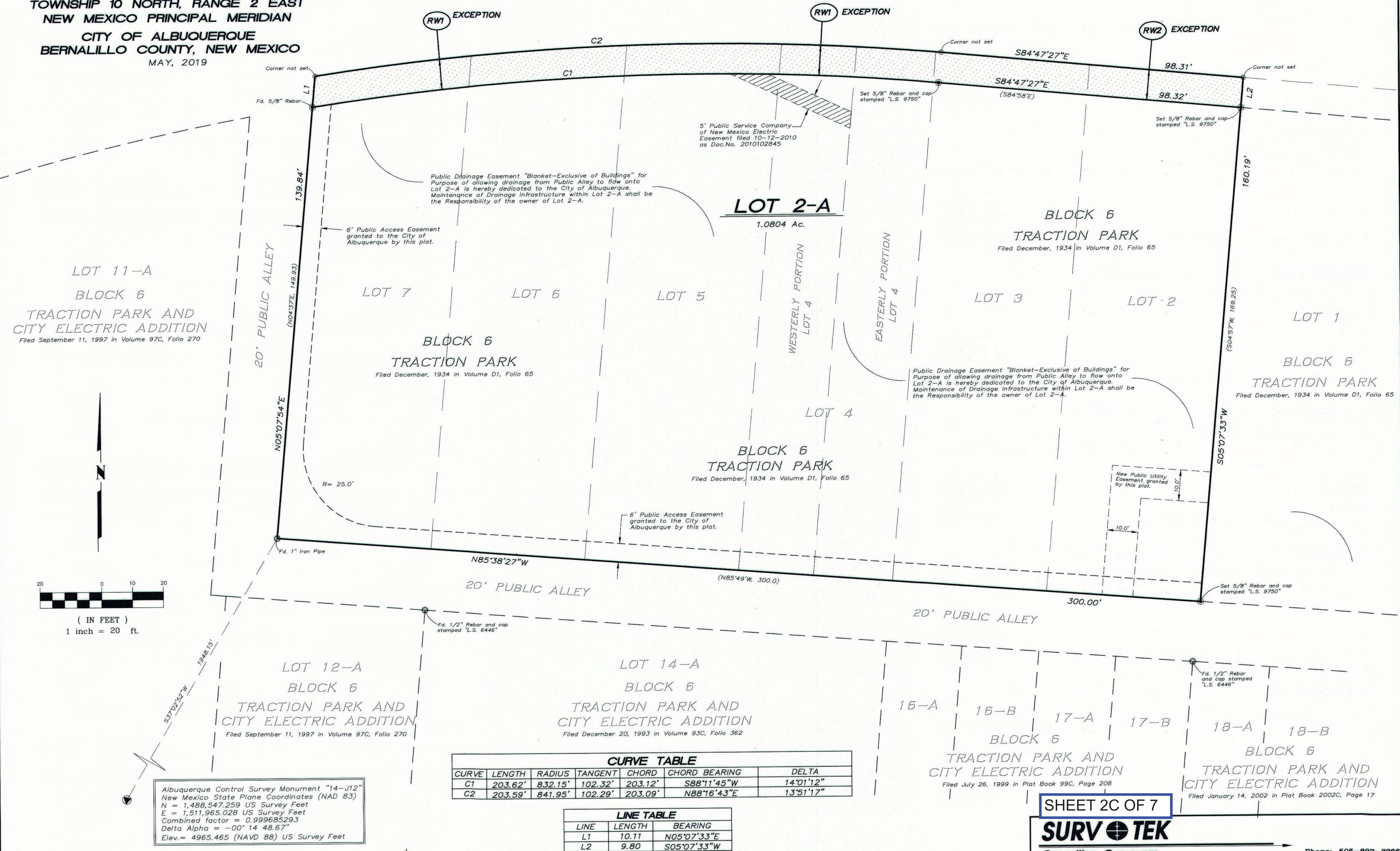
SITUATE WITHIN  
THE TOWN OF ALBUQUERQUE GRANT  
IN  
PROJECTED SECTION 13  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2019

CENTRAL AVENUE SW

(103' R/W)

RIGHT OF WAY DEDICATED ALONG CENTRAL AVENUE

- (RW1) Right of way conveyed to the City of Albuquerque by Warranty Deed recorded July 14, 1960 a Document No. 77874 and as shown and designated on Right of Way Map filed February 28, 1958 in Volume C3, Folio 119-120 (As to Lots 5, 6 7 and Westerly 24.32' Lot 4, Block 6)
- (RW2) Right of way conveyed to the City of Albuquerque by Warranty Deed recorded January 19, 1959 a Document No. 2213 and as shown and designated on Right of Way Map filed February 28, 1958 in Volume C3, Folio 119-120 (As to Lots 2 and 3, Block 6)



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	203.62'	832.15'	102.32'	203.12'	S88°11'45"W
C2	203.59'	841.95'	102.29'	203.09'	N88°16'43"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.11	N05°07'33"E
L2	9.80	S05°07'33"W

SHEET 2C OF 7

**SURV TEK**

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377



PAGE  
3A - 7



I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749  
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME  
OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE  
BEST OF MY BELIEF AND KNOWLEDGE.

*Jayson Natera*  
JAYSON NATERA, NM.P.S. 27749

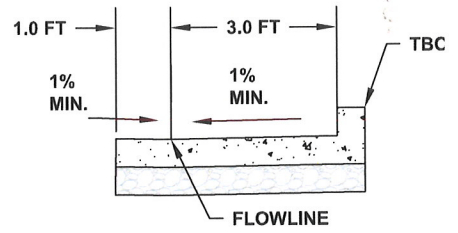
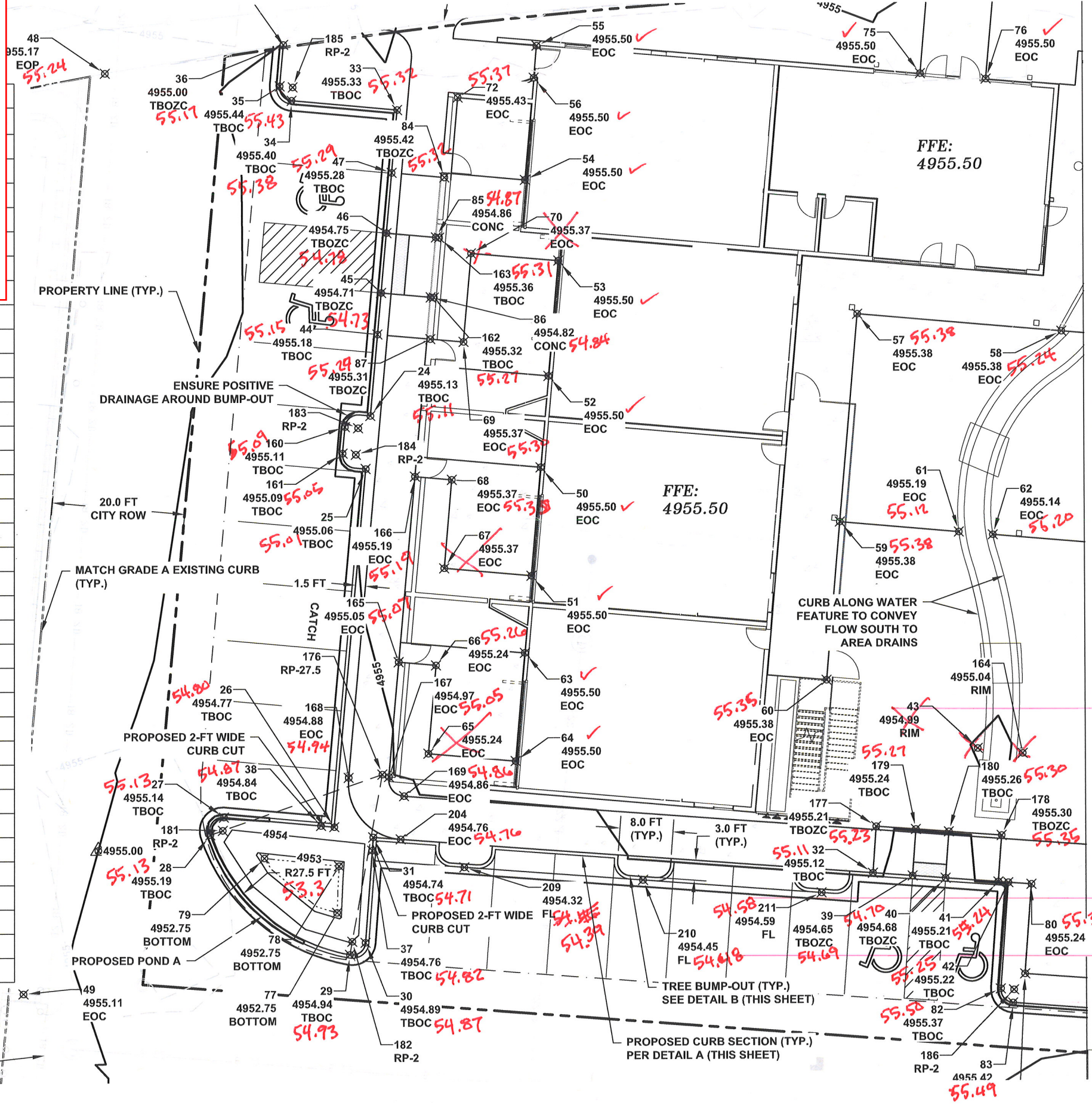


7/26/2023

DATE

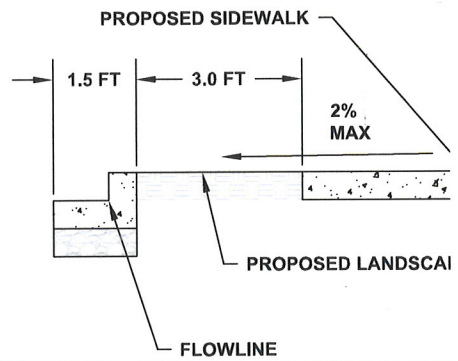
1513174.49	4955.18	TBOC
1513175.05	4954.71	TBOZC
1513175.86	4954.75	TBOZC
1513176.67	4955.28	TBOC
1513133.33	4955.17	EOP
1513120.94	4955.11	EOC
1513199.10	4955.50	EOC
1513197.67	4955.50	EOC
1513200.30	4955.50	EOC
1513201.82	4955.50	EOC
1513196.86	4955.50	EOC
1513198.62	4955.50	EOC
1513198.20	4955.50	EOC
1513246.98	4955.38	EOC
1513277.85	4955.38	EOC
1513244.25	4955.38	EOC
1513262.24	4955.19	EOC
1513267.36	4955.14	EOC
1513196.66	4955.50	EOC
1513195.23	4955.50	EOC
1513182.05	4955.24	EOC
1513183.21	4955.24	EOC
1513184.49	4955.37	EOC
1513185.66	4955.37	EOC
1513187.47	4955.37	EOC
1513188.63	4955.37	EOC
1513186.67	4955.43	EOC
1513256.62	4955.50	EOC
1513266.58	4955.50	EOC

85	1490217.13	1513183.33	4954.86	CONC
86	1490208.16	1513182.52	4954.82	CONC
87	1490201.89	1513182.46	4955.31	TBOZC
160	1490188.74	1513169.57	4955.11	TBOC
161	1490184.76	1513169.21	4955.09	TBOC
162	1490208.12	1513183.02	4955.32	TBOC
163	1490217.08	1513183.83	4955.36	TBOC
164	1490139.35	1513271.73	4955.04	RIM
165	1490153.40	1513177.61	4955.05	EOC
166	1490181.26	1513180.11	4955.19	EOC
167	1490136.17	1513176.10	4954.97	EOC
168	1490136.04	1513170.04	4954.88	EOC
169	1490133.28	1513178.39	4954.86	EOC
176	1490136.52	1513175.09		RP-27.5
177	1490128.46	1513249.53	4955.21	TBOZC
178	1490127.04	1513268.48	4955.30	TBOZC
179	1490128.01	1513255.52	4955.24	TBOC
180	1490127.64	1513260.50	4955.26	TBOC
181	1490128.16	1513151.00		RP-2
182	1490111.43	1513170.54		RP-2
183	1490188.56	1513171.56		RP-2
184	1490184.58	1513171.20		RP-2
185	1490239.64	1513161.75		RP-2
186	1490103.84	1513270.26		RP-2
204	1490126.79	1513177.86	4954.76	EOC
209	1490122.57	1513187.42	4954.32	FL
210	1490120.56	1513214.35	4954.45	FL
211	1490118.55	1513241.27	4954.59	FL



DETAIL A: SOUTH CURB DETAIL

MATCHLINE SEE SHEET C-202



DETAIL B: TREE BUMP OUT DETAIL

NOTE: NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

PREPARED BY:

Short Elliott  
Hendrickson Inc



I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749  
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME  
OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE  
BEST OF MY BELIEF AND KNOWLEDGE.

*Jayson Naterra*  
JAYSON NATERA, NM.P.S. 27749

7/26/2023

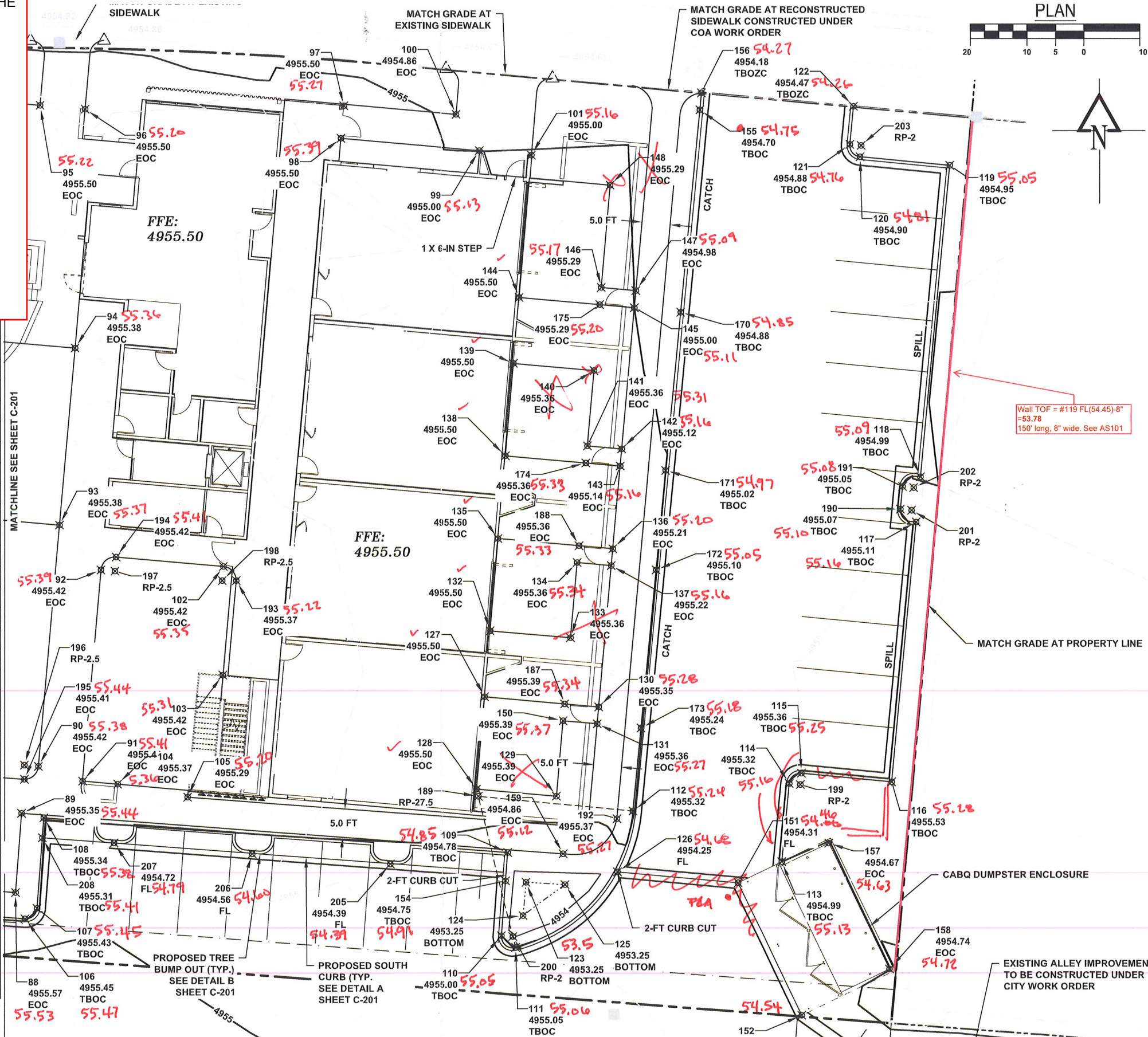
DATE



3361.15	4954.86	EOC
3374.57	4955.00	EOC
3319.84	4955.42	EOC
3319.72	4955.42	EOC
3301.18	4955.37	EOC
3313.53	4955.29	EOC
3284.77	4955.45	TBOC
3286.91	4955.43	TBOC
3288.10	4955.34	TBOC
3370.37	4954.78	TBOC
3369.28	4955.00	TBOC
3371.75	4955.05	TBOC
3392.47	4955.32	TBOC
3418.74	4954.99	TBOC
3420.06	4955.32	TBOC
3422.24	4955.36	TBOC
3438.17	4955.53	TBOC
3442.54	4955.11	TBOC
3443.31	4954.99	TBOC
3448.54	4954.95	TBOC
3432.61	4954.90	TBOC
3430.81	4954.88	TBOC
3431.45	4954.47	TBOZC
3373.61	4953.25	BOTTOM
3373.08	4953.25	BOTTOM
3380.47	4953.25	BOTTOM
3389.74	4954.25	FL
3366.21	4955.50	EOC
3364.78	4955.50	EOC
3378.96	4955.39	EOC
3386.37	4955.35	EOC
3386.11	4955.36	EOC
3367.23	4955.50	EOC
3381.41	4955.36	EOC
3382.57	4955.36	EOC

151	1490107.07	1513411.01	4954.31	FL
152	1490083.65	1513422.30	4954.39	FL
153	1490072.80	1513437.40	4954.45	FL
154	1490107.42	1513370.00	4954.75	TBOC
155	1490243.16	1513404.27	4954.70	TBOC
156	1490246.14	1513404.55	4954.18	TBOZC
157	1490114.07	1513427.06	4954.67	EOC
158	1490091.85	1513437.77	4954.74	EOC
159	1490112.18	1513380.14	4954.86	EOC
170	1490207.60	1513400.87	4954.88	TBOC
171	1490179.75	1513398.21	4955.02	TBOC
172	1490162.22	1513396.54	4955.10	TBOC
173	1490134.35	1513393.87	4955.24	TBOC
174	1490181.06	1513384.10	4955.36	EOC
175	1490208.93	1513386.55	4955.29	EOC
187	1490138.59	1513380.39	4955.39	EOC
188	1490166.48	1513382.89	4955.36	EOC
189	1490122.33	1513365.10		RP-27.5
190	1490172.92	1513439.75	4955.07	TBOC
191	1490176.90	1513440.13	4955.05	TBOC
192	1490118.36	1513389.63	4955.37	EOC
193	1490160.35	1513322.12	4955.37	EOC
194	1490164.51	1513300.91	4955.42	EOC
195	1490125.34	1513284.64	4955.41	EOC
196	1490127.84	1513284.64		RP-2.5
197	1490162.01	1513300.69		RP-2.5
198	1490160.35	1513319.62		RP-2.5
199	1490124.38	1513422.05		RP-2
200	1490097.59	1513371.27		RP-2
205	1490110.37	1513349.41	4954.39	FL
206	1490112.19	1513324.98	4954.56	FL
207	1490114.11	1513300.56	4954.72	FL
208	1490115.05	1513287.84	4955.31	TBOC

LEGEND



2415 PRINCETON DR. NE, SUITE E  
ALBUQUERQUE, NM 87107  
505.843.7587  
www.designplusllc.com

DESIGN PLUS LLC

MONTEREY PLACE  
APARTMENTS  
2306-2320 CENTRAL AVE SW

DATE: 02/03/2021

REVISIONS

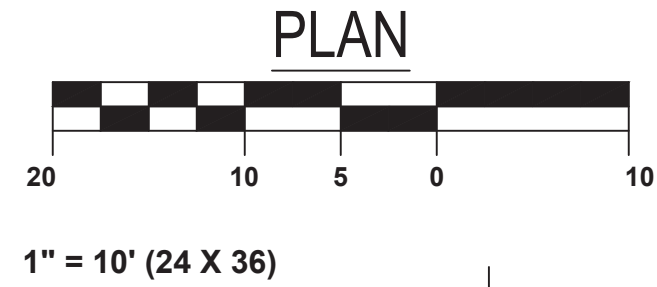
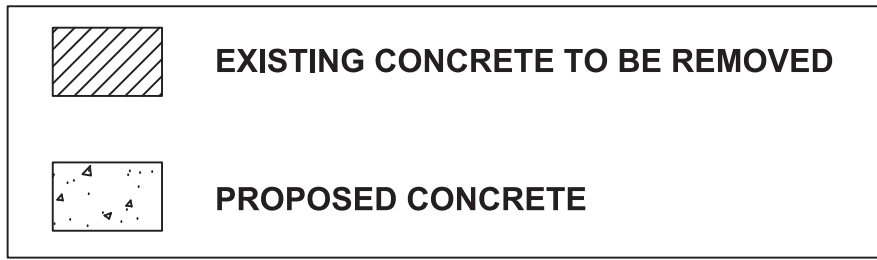
4/16	SKETCH PLAT
5/21	MINOR DRB
7/15	DRB RESUBMIT
10/02	FIRST DRC
11/14	G+D RESUB
02/11	TCL SUBMIT
03/12	TCL RESUBMIT
02/03	G+D RESUB

DRAWN BY: HR

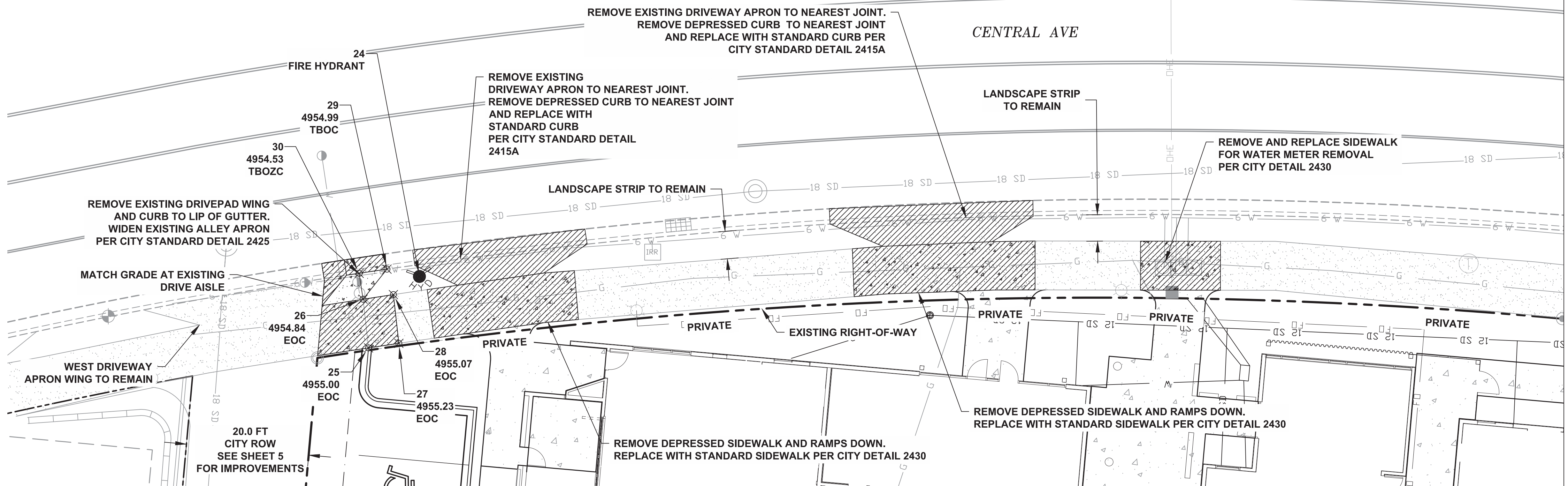


NOTES:

- ALL SIDEWALK AND CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO COA STANDARD DRAWING #2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION

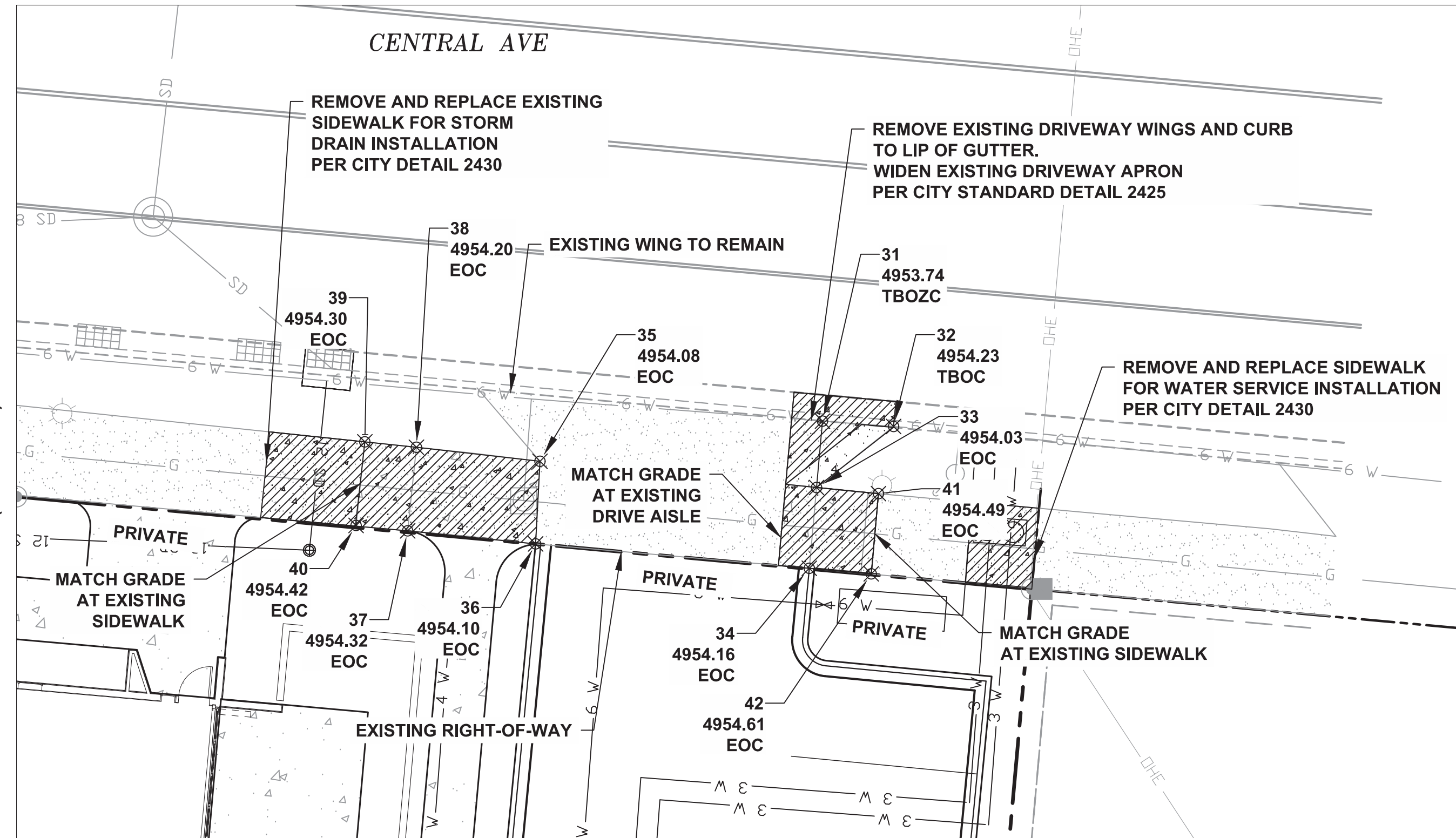


1" = 10' (24 X 36)



MATCHLINE  
SEE INSET BELOW

INSET




Point Table				
Point #	Northing	Easting	Elevation	Description
24	1490257.59	1513168.11		FIRE HYDRANT
25	1490245.94	1513159.81	4955.00	EOC
26	1490253.88	1513158.91	4954.84	EOC
27	1490246.68	1513164.76	4955.23	EOC
28	1490254.63	1513163.86	4955.07	EOC
29	1490258.79	1513162.82	4954.99	TBOC
30	1490258.11	1513158.28	4954.53	TBOZC
31	1490257.99	1513432.22	4953.74	TBOZC
32	1490257.47	1513439.08	4954.23	TBOC
33	1490251.58	1513431.65	4954.03	EOC
34	1490243.79	1513430.95	4954.16	EOC
35	1490254.11	1513404.98	4954.08	EOC
36	1490246.15	1513404.56	4954.10	EOC
37	1490247.40	1513392.22	4954.32	EOC
38	1490255.47	1513393.06	4954.20	EOC
39	1490255.99	1513388.09	4954.30	EOC
40	1490247.93	1513387.24	4954.42	EOC
41	1490250.99	1513437.62	4954.49	EOC
42	1490243.26	1513436.93	4954.61	EOC

LEGEND:

- EOC = EDGE OF CONCRETE
- TBOC = TOP BACK OF CURB
- TBOZC = TOP BACK OF ZERO CURB

PREPARED BY:



**Short Elliott  
Hendrickson, Inc.**  
934 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502

CITY OF ALBUQUERQUE PLANNING DEPARTMENT			
MONTEREY PLACE APARTMENTS CENTRAL AVENUE RIGHT-OF-WAY IMPROVEMENTS PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr. 10/02/2019 12/11/2019 2/3/2021
City Project No. 631982	Zone Map No. J-12Z	Sheet 4	Of 7

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS		REMARKS		DESIGNED BY		DRAWN BY		CHECKED BY	
CONTRACTOR	ALBUQUERQUE CONTROL SURVEY MONUMENT "14-J12"	DATE	NEW MEXICO STATE PLANE COORDINATES (NAD 83)	NO.	BY	DATE						HR	DATE	PR	DATE	PR	DATE
WORK SUBMITTED BY			N = 1,488,547,259 US SURVEY FEET										02/03/2021				02/03/2021
ACCEPTANCE BY			E = 1,511,965,028 US SURVEY FEET														
VERIFICATION BY			COMBINED FACTOR = 0.999685293														
DRAWINGS CORRECTED BY			DELTA ALPHA = -00° 14' 48.67"														
MICRO-FILM INFORMATION			ELEV. = 4965.465 (NAVD 88) US SURVEY FEET														
RECORDED BY																	
NO.																	

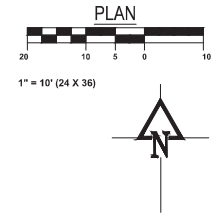
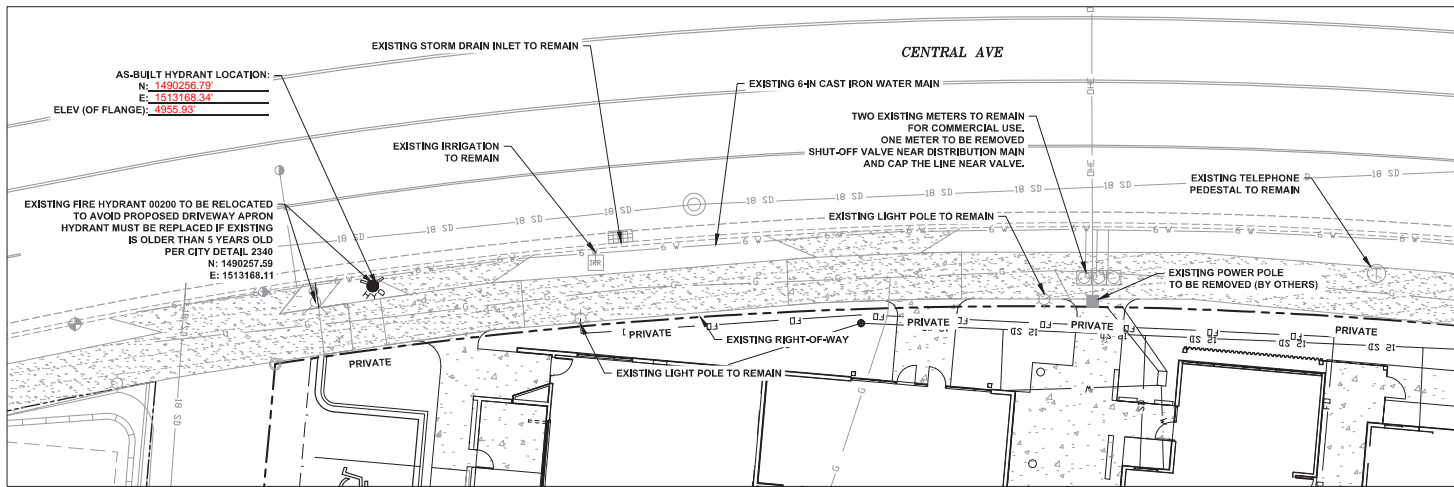
SUBMITTAL  
DATE: 02/03/2021

MONTEREY PLACE APARTMENTS

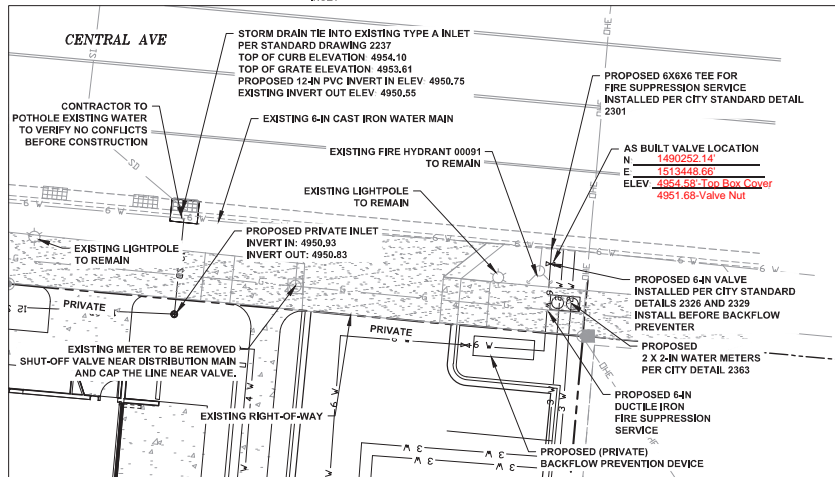
PROJECT #: 631982

RECORDED  
DATE:





NOTE: ALL WATER/SEWER MATERIALS SHALL BE PER THE ABCWUA APPROVED PRODUCTS LIST AND SUBMITTALS ARE DUE AT THE PRE-CONSTRUCTION MEETING



**LEGEND**

---	PROPERTY LINE	⊙	EXISTING FIRE HYDRANT
-8 SS	EXISTING 8-IN VITRIFIED CLAY SANITARY PIPE	— 6 V —	EXISTING 6-IN CAST IRON WATER MAIN
-18 SD	EXISTING 18-IN STORM DRAIN LINE	⊙	EXISTING STORM DRAIN INLET
---	EXISTING FENCE	⊙	EXISTING STORM DRAIN INLET
---	PROPOSED EDGE OF PAVEMENT	⊙	EXISTING LIGHTPOLE
---	EXISTING OVERHEAD ELECTRIC		
---	EXISTING FLOWLINE		
⊙	EXISTING POWER POLE		
⊙	EXISTING SANITARY MANHOLE		

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749 HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

JAYSON NATERA, N.M.P.S. 27749



8/10/2023  
DATE

AN ELECTRONIC REQUEST AND A SHUTOFF PLAN FOR THE WATER SHUT-OFF OR WATER TURN-ON SHALL BE SUBMITTED TO THE WATER AUTHORITY. ONLINE REQUEST FORMS CAN BE FOUND ON THE WATER AUTHORITY WEB SITE AT THE FOLLOWING LINK ADDRESS: [HTTP://WWW.ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES.ASPX](http://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)

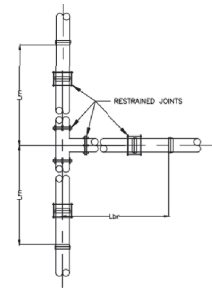
- APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
- SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.

**JOINT RESTRAINT TABLE FOR PROPOSED TEE**

IF BRANCH IS BEING REPLACED						
Lm / Lbr						
BRANCH SIZE	4"	6"	8"	10"	12"	
4"	3'/24"	3'/16"	3'/8"	3'/0"	3'/0"	
6"		3'/40"	3'/34"	3'/28"	3'/23"	
8"			3'/57"	3'/52"	3'/48"	
10"				3'/71"	3'/67"	
12"					3'/84"	

Lm = LENGTH OF PIPE RESTRAINED ON EITHER SIDE OF THE TEE. MUST BE GREATER THAN OR EQUAL TO 3'.

Lbr = LENGTH OF PIPE TO BE RESTRAINED ON THE BRANCH.



**PREPARED BY:**

**Short Elliott Hendrickson, Inc.**  
 934 Main Avenue, Unit C  
 Durango, Colorado 81301  
 Phone: (970) 385-4546  
 Fax: (970) 385-4502

CITY OF ALBUQUERQUE PLANNING DEPARTMENT			
MONTEREY PLACE APARTMENTS CENTRAL AVENUE RIGHT-OF-WAY UTILITY PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
		10/02/2019	
		12/11/2019	
		2/5/2021	
City Project No.	Zone Map No.	Sheet	Of
631982	J-12Z	5	7

SUBMITTAL DATE: 02/03/2021

MONTEREY PLACE APARTMENTS

PROJECT #: 631982

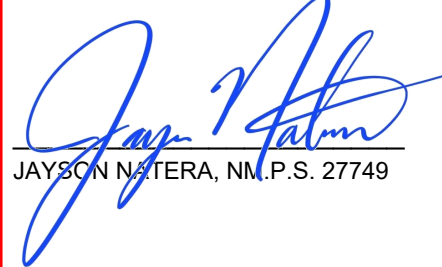
RECORDED DATE:



NOTES:

- SEE SHEETS 4 AND 5 FOR IMPROVEMENTS IN CENTRAL AVENUE RIGHT OF WAY
- SEE SHEET 7 FOR IMPROVEMENTS TO EAST/WEST ALLEY TO CLAYTON STREET
- FLOWS FROM PUBLIC ALLEY WERE DESIGNED TO BE CAPTURED BY PRIVATE PONDS AND CONVEYED VIA PRIVATE STORM DRAIN SYSTEM TO INLETS IN CENTRAL AVE.
- EXISTING ELEVATIONS ARE SHOWN IN GREY
- MATCH GRADE AT PROPERTY LINES

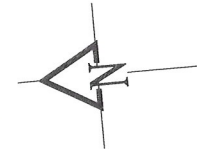
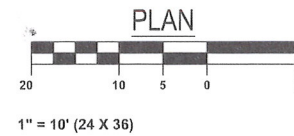
I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749 HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

  
JAYSON NATERA, NM.P.S. 27749

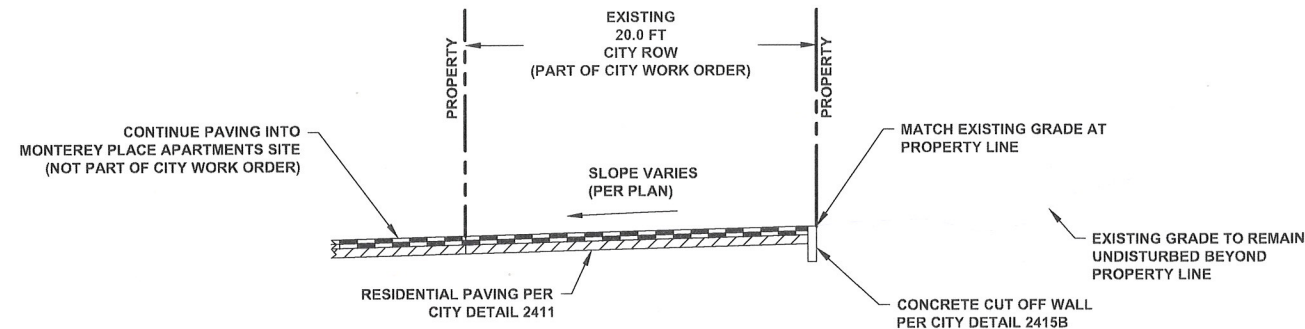
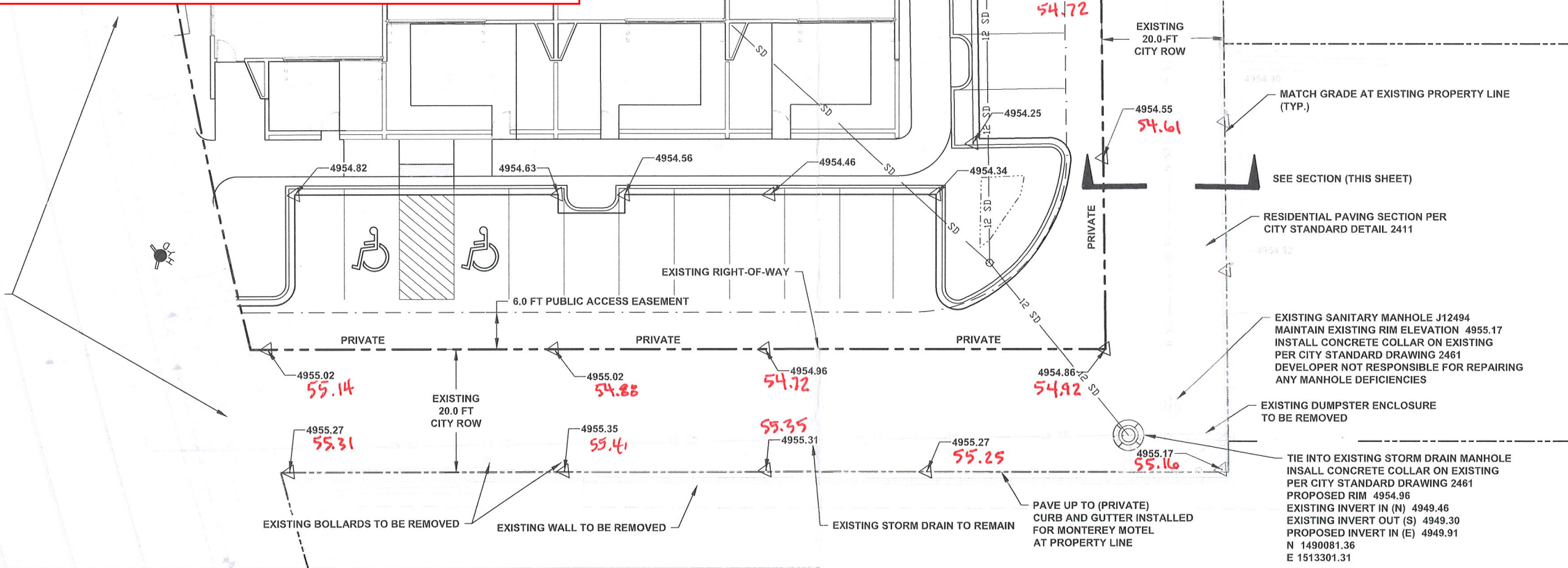


7/26/2023  
DATE

RECORD DRAWING



SEE SHEETS 4 AND 5 FOR CENTRAL AVENUE ROW IMPROVEMENTS



PROPOSED SECTION  
ADJACENT TO APARTMENTS

LEGEND

- PROPERTY LINE
- EXISTING 8-IN VITRIFIED CLAY SANITARY PIPE
- EXISTING 18-IN STORM DRAIN LINE
- EXISTING FENCE
- PROPOSED EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING FLOWLINE
- EXISTING POWER POLE
- EXISTING SANITARY MANHOLE
- PROPOSED ASPHALT IN CITY ROW

PREPARED BY:



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Hendrickson, Inc.**  
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Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502

CITY OF ALBUQUERQUE  
PLANNING  
DEPARTMENT

MONTEREY PLACE APARTMENTS  
ALLEY IMPROVEMENTS PLAN

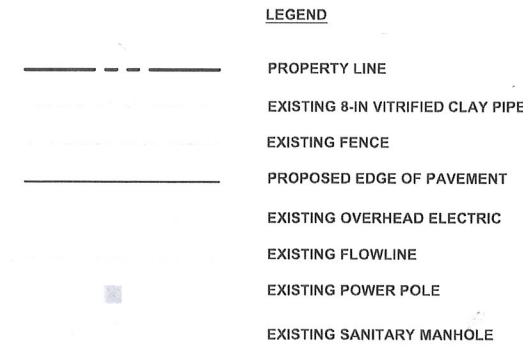
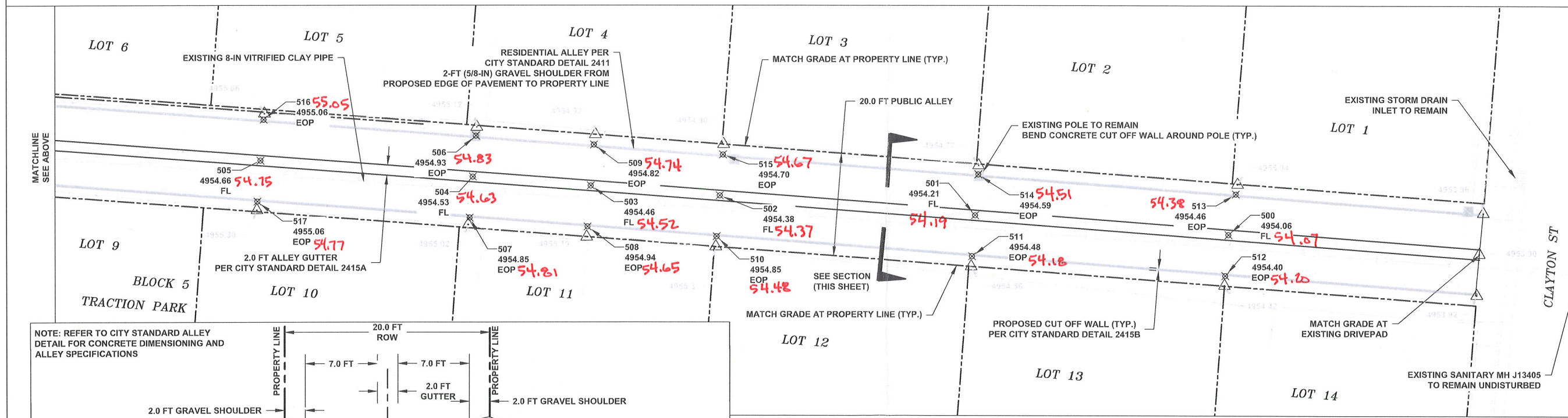
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
			10/02/2019	
			12/11/2019	
			2/3/2021	
City Project No.	Zone Map No.	Sheet	Of	
631982	J-12Z	6	7	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ARCHITECTURAL SEAL		REVISIONS	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY MONUMENT "14-J12"	DATE	NO.	BY	NO.	BY	NO.	BY
INSPECTOR'S NAME	DATE	NEW MEXICO STATE PLANE COORDINATES (NAD 83)	DATE						
FIELD NOTES BY	DATE	N = 1,488,547.259 US SURVEY FEET	DATE						
FIELD NOTES BY	DATE	E = 1,511,965.028 US SURVEY FEET	DATE						
VERIFICATION BY	DATE	COMBINED FACTOR = 0.999685293	DATE						
CHECKED BY	DATE	DELTA ALPHA = -00° 14' 48.67"	DATE						
MICRO-FILM INFORMATION	DATE	ELEV. = 4965.465 (NAVD 88) US SURVEY FEET	DATE						

MONTEREY PLACE APARTMENTS  
PROJECT #: 631982  
SUBMITTAL  
DATE: 02/03/2021  
RECORDED  
DATE:



LOT 5



**Short Elliott  
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MONTEREY PLACE APARTMENTS  
ALLEY IMPROVEMENTS PLAN

NOTES:

- SEE SHEETS 4-5 FOR IMPROVEMENTS IN CENTRAL AVENUE RIGHT OF WAY
- SEE SHEET 6 FOR IMPROVEMENTS TO NORTH/SOUTH ALLEY TO CLAYTON STREET
- FLOWS FROM PUBLIC ALLEY WERE DESIGNED TO BE CAPTURED BY PRIVATE PONDS AND CONVEYED VIA PRIVATE STORM DRAIN SYSTEM TO INLETS IN CENTRAL AVE.
- EXISTING ELEVATIONS ARE SHOWN IN GREY
- MATCH GRADE AT ALL PROPERTY LINES

RECORDED	CHECKED BY	DATE	PROJECT #	MONTEREY PLACE APARTMENTS	SUBMITTAL
DATE:		02/03/2021	631982		DATE: 02/03/2021