

I, STEVEN J. SANDOVAL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12351, DO HEREBY CERTIFY: THAT THIS AS BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

September 22, 2023



PUBLIC IMPROVEMENT PLANS FOR HILAND PLAZA ALBUQUERQUE, NEW MEXICO AUGUST 2022

PREPARED FOR:
Greater Albuquerque Housing Partnership
320 Gold Avenue SE, Suite 918
Albuquerque, NM 87012

PREPARED BY:
ISAACSON & ARFMAN, INC.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

Fred C. Arfman
Fred C. Arfman
NMPE No. 7322



12-05-23
Date



APPROVED RECORD DRAWINGS

City Inspector	Ernest Gomez
Contractor	TLC Construction Services
Construction Engineer	David Bishop
Date	12/5/2023

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS 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 STANDARD SPECIFICATIONS SECTION 4.4.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY. LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (206-1999) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION BARRIERS UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- REMOVAL S SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

- 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 C&A STANDARD DRAWINGS 2460 AND 2461.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- 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://ABWCUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://abwcua.org/water_shut_off_and_turn_on_procedures.aspx)
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-300 DR18 REQUIREMENTS (8" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (8" - 48").
- 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.
- 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.
- 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.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5" POST AND DMS AT THE END OF EACH SANITARY SEWER SERVICE.
- TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- 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.
- ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABWCUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://www.abwcua.org/water_shut_off_and_turn_on_procedures.aspx)
- WATER AUTHORITY SPECIFICATIONS AND DRAWINGS CAN BE FOUND AT: <https://www.abwcua.org/info-454-buffers-construction-information-for-buffers/>

TRANSPORTATION

- ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC ELECTRONICIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAIL LINES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ADJUTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE CONTRACTOR FINDS THAT THE SUBGRADE MATERIAL IS NOT STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILL-OVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS. IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXTENDED TO COVER DAMAGES.
- 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 C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

- ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
- RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. 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 GROUDED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

OTHER COMMON NOTES

- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- WHEN DISTURBING MORE THAN 1/2 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, 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 CONTRACTOR.
- PMI WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PMI WHILE THE CONTRACTOR IS EXPOSING PMI'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. 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.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

- CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAIL TIER-2.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3063. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPD) AT 827-4330.
- WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-243-1137, CELL PHONE 505-206-0151, AND E-MAIL DOUGLASGOFF@CAGOV.GOV.
- STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.
- IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH C&A SPECIFICATION SECTION 204. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION.

GENERAL NOTES USED SELECTIVELY, BASED ON SCOPE OF WORK:



DRB NO. PR-2021-005390

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque NM 87108
505-268-8828 | www.isacv.com



APPROVALS	ENGINEER	DATE	*****	
DMC Chairman	<i>Ernest Gomez</i>	8/23/22	APPROVED FOR CONSTRUCTION	
Transportation	<i>David Bishop</i>	8/19/2022		
ABQ/RA	<i>David C. Brumfield</i>	8/23/12		
Hydrology	<i>David C. Brumfield</i>	08/18/22		

**Plat for
Lot 1-A, Block 34
Valley View Addition
Being Comprised of
Lots 1-22, Block 34
Valley View Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2021**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 101705745716542901
101705747017842904

PROPERTY OWNER OF RECORD

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Purpose of Plat

1. TO ELIMINATE ALL INTERIOR LOT LINES TO CREATE ONE TRACT.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON
3. GRANT AN EASEMENT AS SHOWN HEREON.

Purpose of Flat

Subdivision Data

GROSS ACREAGE 1.5900 ACRES
 ZONE ATLAS PAGE NO. K-17-Z
 NUMBER OF EXISTING LOTS 22
 NUMBER OF LOTS CREATED 1
 MILES OF FULL-WIDTH STREETS 0 MILES
 MILES OF HALF-WIDTH STREETS 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.1282 ACRES
 DATE OF SURVEY JANUARY 2019

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF DEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Vicinity Map - Zone Atlas K-17-Z

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 18065892 AND AN EFFECTIVE DATE OF OCTOBER 22, 2018.
2. PLAT OF RECORD FOR VALLEY VIEW ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 2, 1911 IN BOOK D1, PAGE 32.
3. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2020 AS DOCUMENT NO. 20200130572.

Free Consent and Dedication

[illegible]

FELIPE RAEL, EXECUTIVE DIRECTOR
 GREATER ALBUQUERQUE HOUSING PARTNERSHIP
 STATE OF NEW MEXICO } SS
 COUNTY OF _____ }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
 FELIPE RAEL, EXECUTIVE DIRECTOR, GREATER ALBUQUERQUE HOUSING PARTNERSHIP
 By _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

SHEET 3 PLAT (FOR REFERENCE ONLY)

Easement Notes

- 1 EXISTING COMCAST EASEMENT BENEFITING LOTS 6-22
(02/06/2011, DOC. NO. 2011013972)
- 2 EXISTING PNM & NSTAT EASEMENT BENEFITING LOTS 6-22
(06/19/1948, B* MISC. DBQ. PG. 35, AS DOC. NO. 1948039088)
- 3 PUBLIC WATER EASEMENT GRANTED TO ARROWIA WITH THE FLING O

**Plat for
Lot 1-A, Block 34
Valley View Addition
Being Comprised of
Lots 1-22, Block 34
Valley View Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2021**

Legend

MEASURED BEARINGS AND DISTANCES
 RECORD BEARINGS AND DISTANCES
 PER PLAN (04/02/1991, 181-232)

MEASURED BEARINGS AND DISTANCES
 RECORD BEARINGS AND DISTANCES
 PER PLAN (04/14/1978, 184-1508)

MEASURED BEARINGS AND DISTANCES
 RECORD BEARINGS AND DISTANCES PER
 AGREEMENT (03/31/2016, DUCK #201022874)

● FOLDED APPOINTMENT WAS INDICATED
 ○ SEE BATTERY MONITOR 181-4271
 UNLESS OTHERWISE NOTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C3	10.75'	5.00'	97.47°E	9.04'	N 40°50'00" E

Line Table	
[Line #]	[length {4}]
L1	S 89°49'04" E 30.03' [30.00°]
L2	S 03°14'26" W 5.00'
L3	S 00°14'28" W 8.95'
L4	N 02°11'52" E 29.48'
L5	N 89°48'08" W 35.00'
L6	S 20°11'52" W 29.48'

ACS Monument "STA. G-2"
NAD 1983 CENTRAL ZONE
X=1544945.85+
Y=1476630.47*
Z=5337.43* (NAVD 1988)
G-G=0.999659019
Mapping Angle=-0°10'59.70"

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplstnarr@gmail.com

Sheet 2 of 2

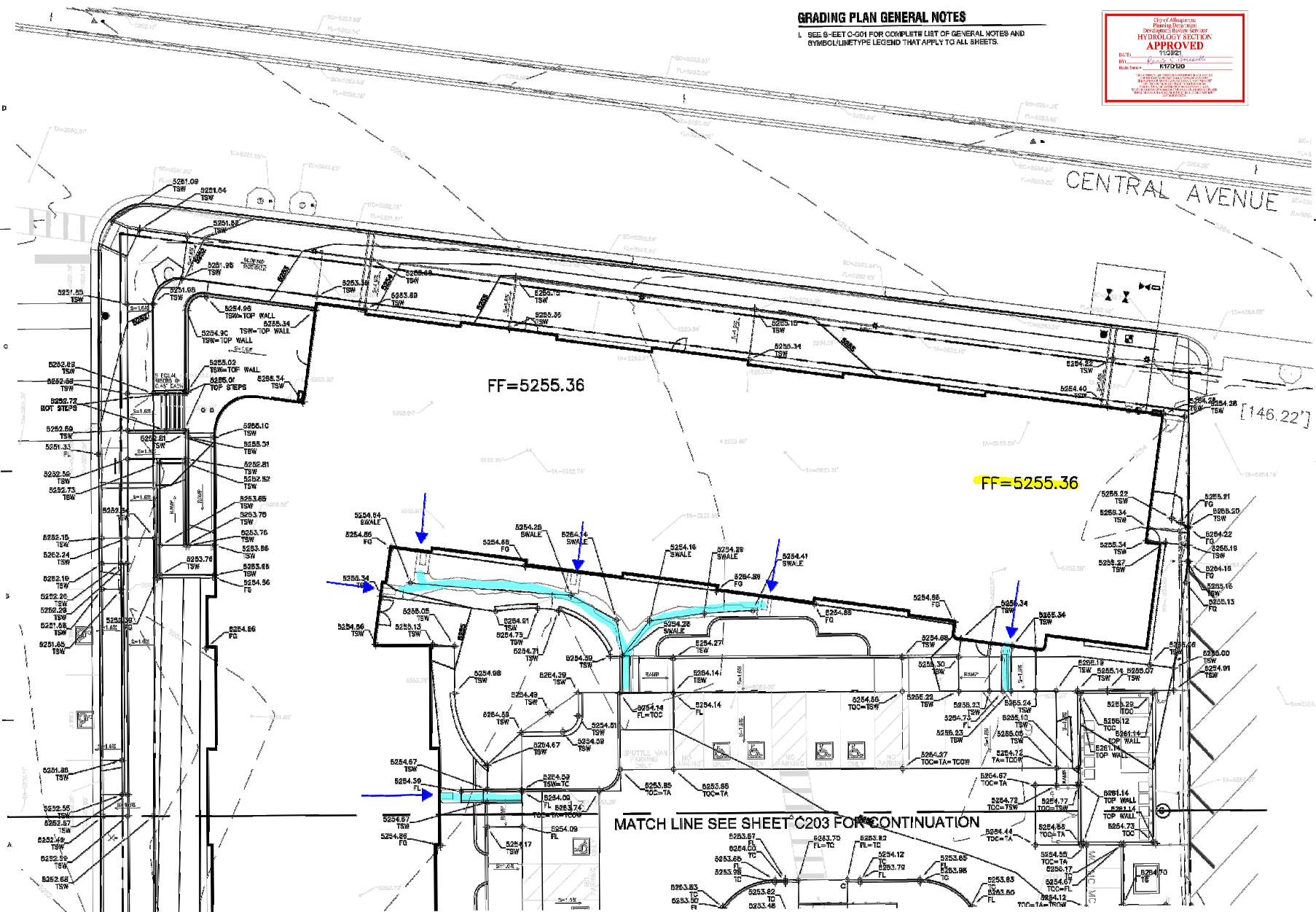
RECORD DRAWINGS

GRADING PLAN GENERAL NOTES

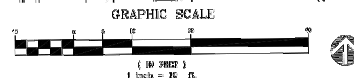
1. SEE SHEET C-201 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.



dg
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DESIGN GROUP
Architects • Engineers • Interior Design
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820 Vasear Drive Suite 100
Albuquerque, NM 87102
T 505 242 6888 • F 505 242 6881
CONSULTANT



A1 ENLARGED SITE GRADING PLAN
(1" = 10' 0")



SHEET 3 OF 11
FOR INFORMATION ONLY
SEE BUILDING PERMIT SET FOR CURRENT ASI

C-202

STAMP



PERMIT SET

PROJECT NAME

HILAND PLAZA

6000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group
Drawn by: DGA
Checked by: DGA
Date: September 30, 2021
Project number: 2021

SHEET TITLE

ENLARGED
SITE GRADING PLAN

SHEET NUMBER



THE ARTHUR J. MAJEWSKI
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Planners • Urban Designers • LEED®

120 West 1st Street Suite 100
Albuquerque, New Mexico 87102
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CONSULTANT

STAMP



David Aube

PERMIT SET

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87105

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: DMS
Checked by: DMS
Date: December 29, 2014
Project number: 2584

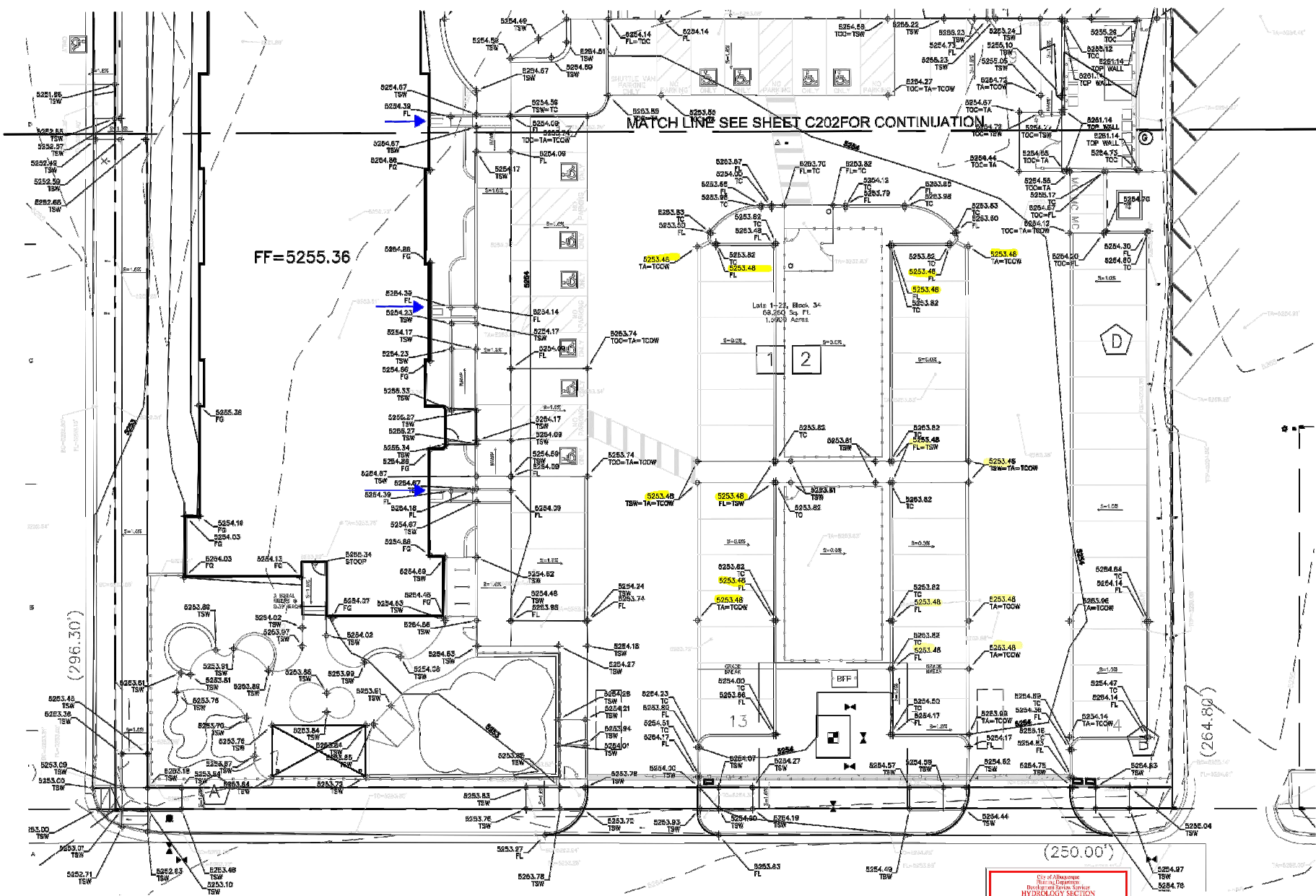
SHEET TITLE

ENLARGED
SITE GRADING PLAN

SHEET NUMBER

C-203

SHEET 4 OF 11
FOR INFORMATION ONLY
SEE BUILDING PERMIT SET FOR CURRENT ASI



MATCH LINE SEE SHEET C202 FOR CONTINUATION

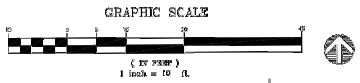
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GRADING PLAN GENERAL NOTES

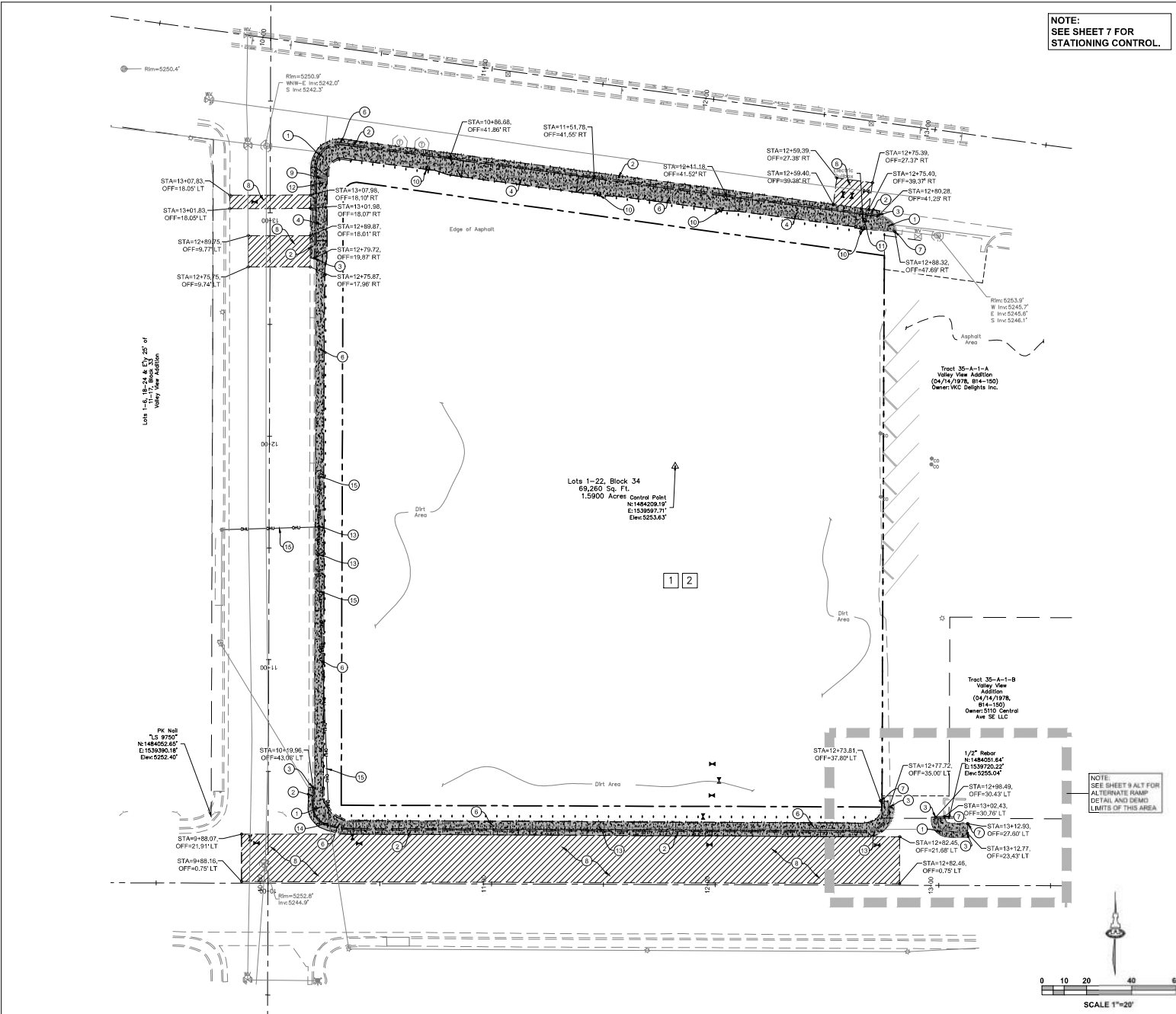
1. SEE SHEET C-201 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.



A1 ENLARGED SITE GRADING PLAN



RECORD DRAWINGS



GENERAL DEMOLITION NOTES

A. XXX

KEYED DEMOLITION NOTES

1. REMOVE AND DISPOSE OF CONCRETE CURB ACCESS RAMP AND HEADER CURB.
2. REMOVE CONCRETE CURB AND GUTTER, AND IF NECESSARY NEATLY SAWCUT 1" OF ASPHALT PAVEMENT ADJACENT TO CURB.
3. END REMOVAL OF CONCRETE CURB AND GUTTER.
4. REMOVE CONCRETE DRIVEWAY, AND IF NECESSARY NEATLY SAWCUT 1" OF ASPHALT PAVEMENT ADJACENT TO CURB.
5. NOT USED.
6. REMOVE CONCRETE SIDEWALK.
7. END REMOVAL OF CONCRETE SIDEWALK.
8. SAWCUT, REMOVE AND DISPOSE OF ASPHALT PAVEMENT TO ALLOW FOR INSTALLATION OF NEW UTILITY LINES.
9. REMOVE AND DISPOSE OF WATER METER, CAP LINE AT EDGE OF CURB.
10. REMOVE AND SALVAGE EXISTING LIGHT POLES, REMOVE AND DISPOSE OF EXISTING LIGHT POLE FOUNDATIONS. SEE SHEET 7 FOR REINSTALLATION LOCATION.
11. EXISTING ELECTRICAL PULL BOX TO BE ADJUSTED TO NEW SIDEWALK GRADE.
12. EXISTING STOP SIGN TO REMAIN, PROTECT DURING CONSTRUCTION OR REMOVE AND REINSTALL.
13. EXISTING POWER POLE TO BE RELOCATED BY PNM PRIOR TO CONSTRUCTION OF PUBLIC WORK ORDER.
14. EXISTING POWER POLE TO REMAIN, PROTECT DURING CONSTRUCTION.
15. EXISTING GUY WIRE TO BE REMOVED BY PNM PRIOR TO CONSTRUCTION OF PUBLIC WORK ORDER.
16. EXISTING OVERHEAD POWER LINE TO BE REMOVED BY PNM PRIOR TO CONSTRUCTION OF PUBLIC WORK ORDER.

LEGEND

--- PROPOSED PROPERTY LINE
- - - - - EXISTING PROPERTY LINE (VACATED)
- - - - - EXISTING CURB & GUTTER TO REMAIN
- - - - - EXISTING CURB & GUTTER TO BE REMOVE & DISPOSED
- - - - - EXISTING SIDEWALK TO BE REMOVE & DISPOSED

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP HILAND PLAZA

DEMOLITION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mr. DAYYR	Mr. DAYYR
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

City Project No. **685782** Zone Map No. **K-17-Z** Sheet **6** Of **11**

AS-BUILT INFORMATION

DATE	DATE
08/19/2022	

BENCH MARKS

A.C.S. Monument "1" LT
New Mexico State Plane Coordinates, Central
Zone 14NAD83 as published:
Y= 1,400,200.281
X= 1,334,991.165
Ground to grid factor: 0.9999602355
Datum Offset = -07'12"12.90"
Elevation = 5319.339 (NAVD88)

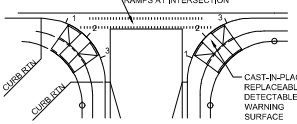
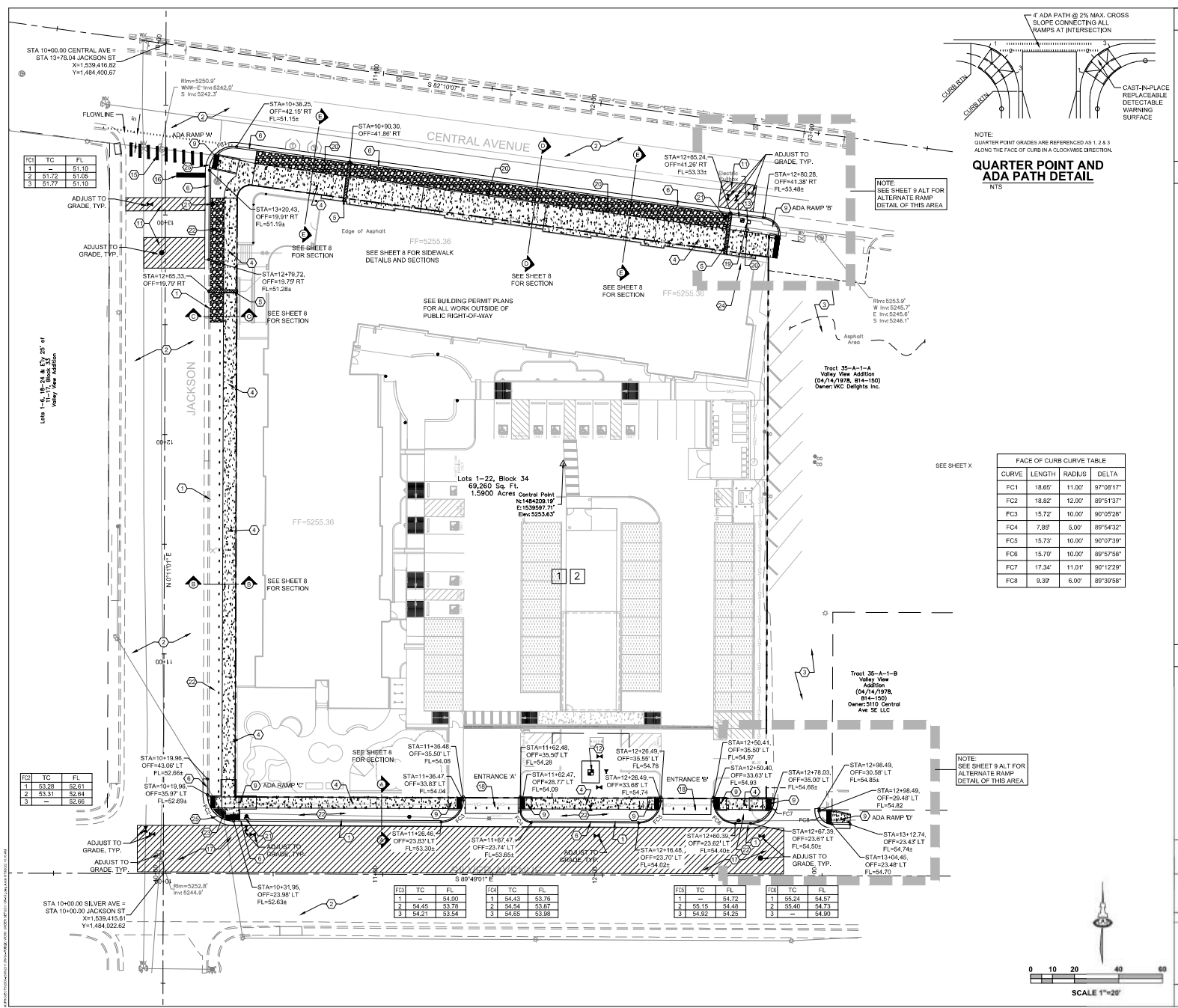
SURVEY INFORMATION

FIELD NOTES	DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY

DESIGNED BY: **PCAD** DATE: 07/2022
DRAWN BY: **BOF** DATE: 07/2022
CHECKED BY: **PCA** DATE: 07/2022



QUARTER POINT AND ADA PATH DETAIL
NTS

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	18.65	11.00'	97°08'17"
FC2	18.82	12.00'	89°51'37"
FC3	15.72	10.00'	90°05'28"
FC4	7.89	5.00'	89°54'32"
FC5	15.73	10.00'	90°07'39"
FC6	15.79	10.00'	89°59'58"
FC7	17.34	11.00'	90°12'29"
FC8	9.39	6.00'	89°39'58"

GENERAL PAVING NOTES

- SEE SHEET 8 FOR STREET SECTIONS AND DETAILS.
- CONSTRUCT SIDEWALKS PER COA STD DWG 2430. ALL SIDEWALKS ARE 5' WIDE (UNLESS OTHERWISE NOTED).
- CONSTRUCT STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- ALL STRIPING AND MARKINGS ARE PER MUTCD, CURRENT EDITION.
- ALL MARKINGS SHALL BE PERFORMED THERMOPLASTIC.
- ALL STREET STRIPING TO REMAIN THAT IS ALTERED OR DESTROYED SHALL BE REPLACED W/ REFLECTORIZED PAVERMENT MARKING BY CONTRACTOR TO THE SAME LOCATIONS AS WAS EXISTING OR AS OTHERWISE INDICATED BY APPROVED PLAN SET.

KEYED PAVING NOTES

- EXISTING CURB, GUTTER TO REMAIN.
- EXISTING ASPHALT TO REMAIN.
- EXISTING PRIVATE PAVED ALLEY TO REMAIN.
- CONCRETE SIDEWALK, PER COA STD DWG 2430.
- 18" WIDE CONCRETE SIDEWALK CULVERT PER COA STD DWG 2226.
- STANDARD CONCRETE CURB AND GUTTER, PER COA STD DWG 2415A.
- CONCRETE VALLEY GUTTER, PER COA STD DWG 2430.
- CONCRETE HEADER CURB, PER COA STD DWG 2415B.
- ADA RAMP, SEE SHEET 9 FOR DETAILS.
- CONCRETE PAVEMENT, 6" THICK WITH #4 BARS AT 12" OC/W.
- UTILITY PATCH ASPHALT, PER COA STD DWG 2465.
- 3" DOMESTIC WATER METER AND METER VALVE PER COA STD DWG 2370.
- 1" IRRIGATION METER PER COA STD DWGS 2362 AND 2366.
- POST INDICATOR VALVE.
- EXISTING CROSS WALK STRIPING TO BE ERADICATED BY WATER BLASTING. INSTALL 24" WHITE THERMOPLASTIC CONTINENTAL CROSS-WALK MARKINGS - 6" WIDE, 3" GAP.
- EXISTING STOP BAR TO BE ERADICATED BY WATER BLASTING. INSTALL 24" WHITE THERMOPLASTIC STOP BAR STRIPE.
- ARTERIAL PAVEMENT PER COA STD DWG 2405 OR WATCH PAVEMENT THICKNESS IF THICKER THAN 2405. MACHINE ASPHALT LAYDOWN REQUIRED ON SILVER AVENUE PAVEMENT.
- PRIVATE ENTRANCE PER COA STD DWG 2426 AND DETAIL ON SHEET 8.
- ELECTRICAL BOX, ADJUST TO NEW SIDEWALK GRADE.
- REINSTALL ART LIGHTPOLE, LOWER LIGHT FIXTURE TO BE ROTATED TO ILLUMINATE PROPOSED SIDEWALK.
- FIRE HYDRANT, SEE UTILITY PLANS, 6" TALL RED "NO PARKING FIRE LANE" ON FACE OF CURB PER FIRE DEPARTMENT REQUIREMENTS. ENTIRE CURB FACE AND TOP TO BE PAINTED RED. WORKING TO BE SPACED 50' ON CENTER, NEW "NO PARKING FIRE LANE" SIGN MOUNTED AT 7' ABOVE TOP OF CURB. INSTALL PER COA STD DWG 2900-701 AND 702.
- LANDSCAPING BUFFER STREET/SCAPE SWALE, PER COA STD DWG 2414.
- EXISTING POWER POLE TO REMAIN.
- PROVIDE STRIPING AT WALL INDICATOR VALVE, FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT. VERIFY EXACT LIMITS WITH FIRE DEPARTMENT PRIOR TO APPLICATION. INCLUDE 12" TALL RED "NO PARKING FIRE LANE" ON ASPHALT AND 6" TALL "NO PARKING FIRE LANE" ON FACE OF CURB.
- DUPRESSED STANDARD CONCRETE CURB AND GUTTER, PER COA STD DWG 2415A.

LEGEND

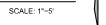
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE (VACATED)
- EXISTING STREET IMPROVEMENTS
- PROPOSED STD CURB & GUTTER

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.isacv.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
HILAND PLAZA

OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		Mn.DATYR.	
Aug. 23, 2022		Nov. 30, 2022			
DESIGN REVIEW COMMITTEE		CITY ENGINEER			
City Project No. 685782		Zone Map No. K-17-Z		Sheet 7 of 11	



ENGINEER'S SEAL

FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER

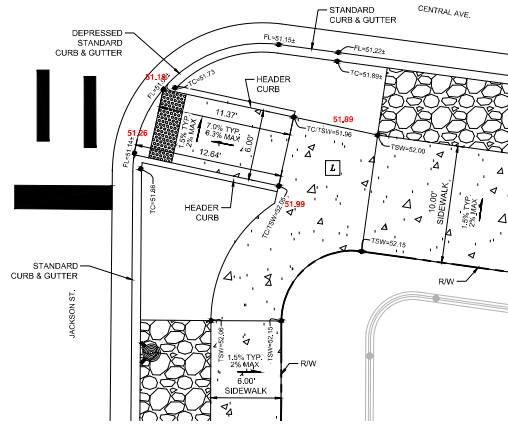
08/19/2022

	Isaacson & Artman, Inc. Civil Engineering Consultants		REVIEW	DATE	REVISION	DATE	REVISION
128 Monroe Street NE Albuquerque, NM 87108 505-266-8828 www.isacoi.com		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP HILAND PLAZA					
TYPICAL SECTIONS AND SIDEWALK DETAILS							
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST SECTION UPDATE			
				Mo./Day/Yr. 		Mo./Day/Yr. 	
City Project No: 685782		Zone Map No: K-17-Z		Sheet R		11	

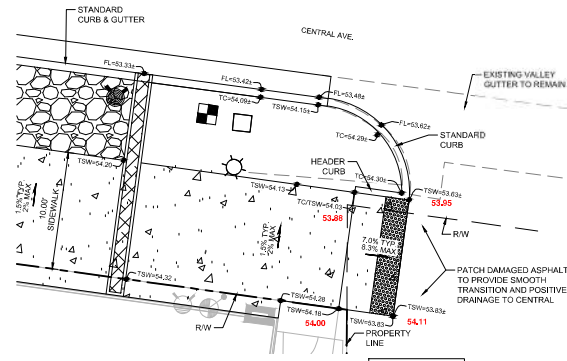
RECORD DRAWINGS

I, STEVEN J. SANDOVAL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12351, DO HEREBY CERTIFY: THAT THIS AS BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

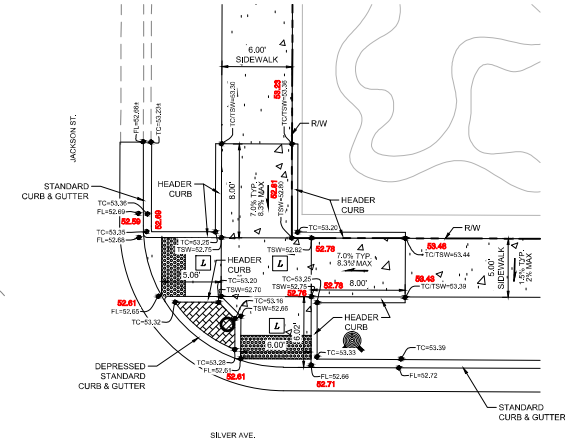
September 22, 2023



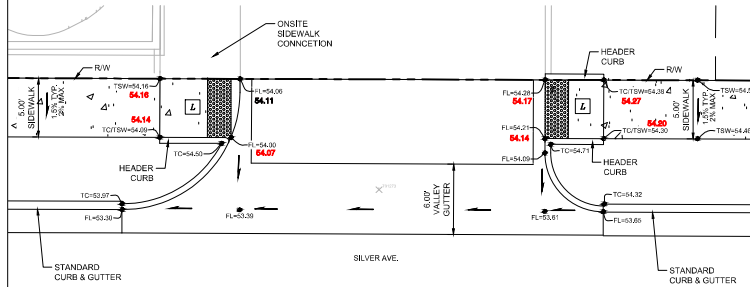
ADA RAMP 'A'
SCALE: 1"=5'



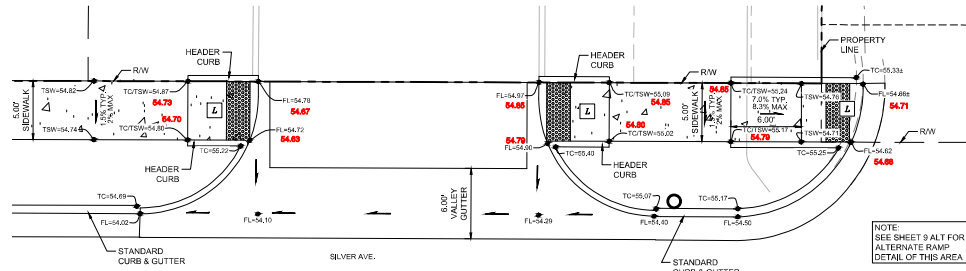
ADA RAMP 'B'
SCALE: 1"=5'



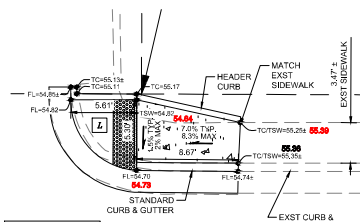
ADA RAMP 'C'
SCALE: 1"=5'



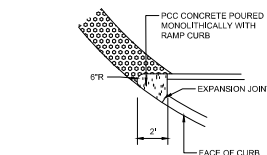
ENTRANCE 'A'
SCALE: 1"=5'



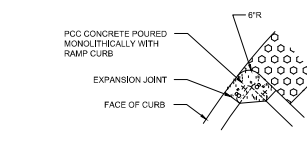
ENTRANCE 'B'
SCALE: 1"=5'



ADA RAMP 'D'
SCALE: 1"=5'



PCC NOSE CONCRETE
SCALE: 1"=4"



PCC CORNER CONCRETE
SCALE: 1"=2"

- SYMBOL LEGEND:**
- 1. SYMBOL LEGEND:
 - 2. INSTALL PER ADA ACCESSIBILITY GUIDELINES (ADAAG)
 - 3. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
 - 4. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
 - 5. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
 - 6. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

DETECTABLE WARNING SURFACE
SCALE: 1"=2"

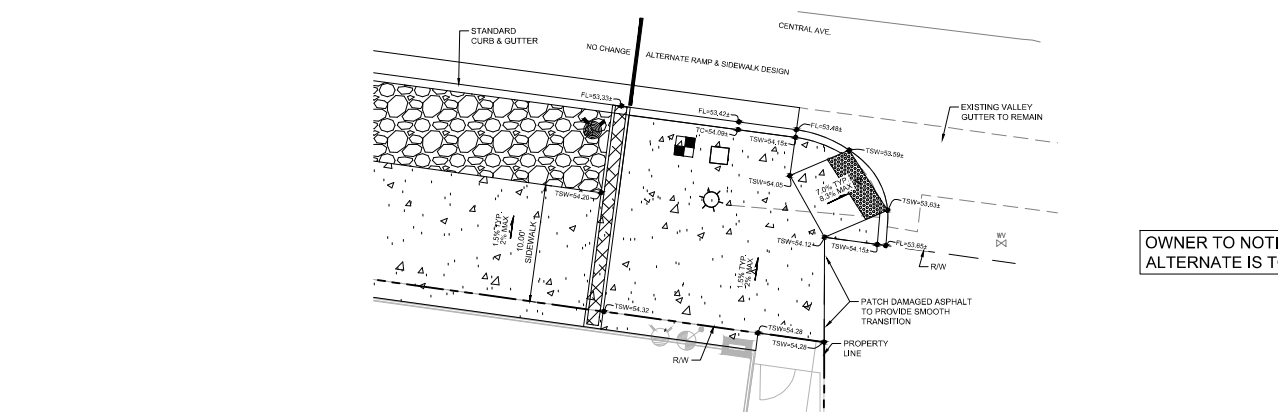


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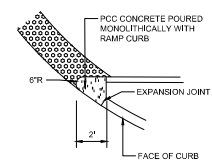
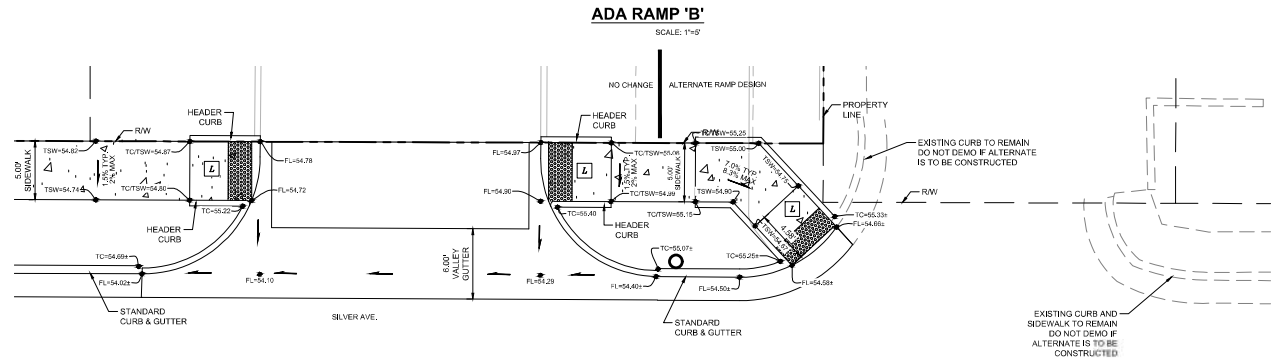
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
HILAND PLAZA
ADA RAMP DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	DATE
Aug. 23, 2022	Nov. 30, 2022		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No. 685782	Zone Map No. K-17-Z	Sheet 9	Of 11

AS-BUILT INFORMATION				SURVEY INFORMATION	
CONTRACT NO.	2020-0000000000	DATE	08/19/2022	FIELD NOTES	
PROJECT NAME	New Mexico State Police Coordinates, Central				
ZONE (NAD83) AS PUBLISHED	Zone 1400, 200, 281				
Y= 1,400,200.281	X= 1,343,991.165				
GROUND TO GRID FACTOR	0.9999602355				
DELTA ALPHA = -0.01212 90°	ELEVATION = 5319.339 (NAD83)				
MICROFILM INFORMATION					
RECORDED BY	PCAB	DATE	07/20/22		
DRAWN BY	PCAB	DATE	07/20/22		
CHECKED BY	PCA	DATE	07/20/22		
REVISIONS					
NO.	DATE	REMARKS	BY		
		DESIGN			
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MICROFILM INFORMATION					
RECORDED BY PCAB DATE 07/20/22					
DRAWN BY PCAB DATE 07/20/22					
CHECKED BY PCA DATE 07/20/22					
REVISIONS					
NO. DATE REMARKS BY					
DESIGN					
AS-BUILT INFORMATION					
CONTRACT NO. 2020-0000000000 DATE 08/19/2022					
PROJECT NAME New Mexico State Police Coordinates, Central					
ZONE (NAD83) AS PUBLISHED Zone 1400, 200, 281					
Y= 1,400,200.281 X= 1,343,991.165					
GROUND TO GRID FACTOR 0.9999602355					
DELTA ALPHA = -0.01212 90° ELEVATION = 5319.339 (NAD83)					
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PROJECT NAME New Mexico State Police Coordinates, Central					
ZONE (NAD83) AS PUBLISHED Zone 1400, 200, 281					
Y= 1,400,200.281 X= 1,343,991.165					

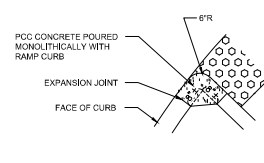


OWNER TO NOTIFY CONTRACTOR IF ALTERNATE IS TO BE CONSTRUCTED



PCC NOSE CONCRETE

SCALE: 1"=4'



PCC CORNER CONCRETE

SCALE: 1"=2'

- SYMBOL LEGEND:
- 1. SYMBOL LEGEND:
 - 2. INSTALL PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - 3. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
 - 4. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
 - 5. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACEABLE.
 - 6. SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

DETECTABLE WARNING SURFACE

SCALE: 1"=2'

Isaacson & Arfman, Inc.
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128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.isacivil.com

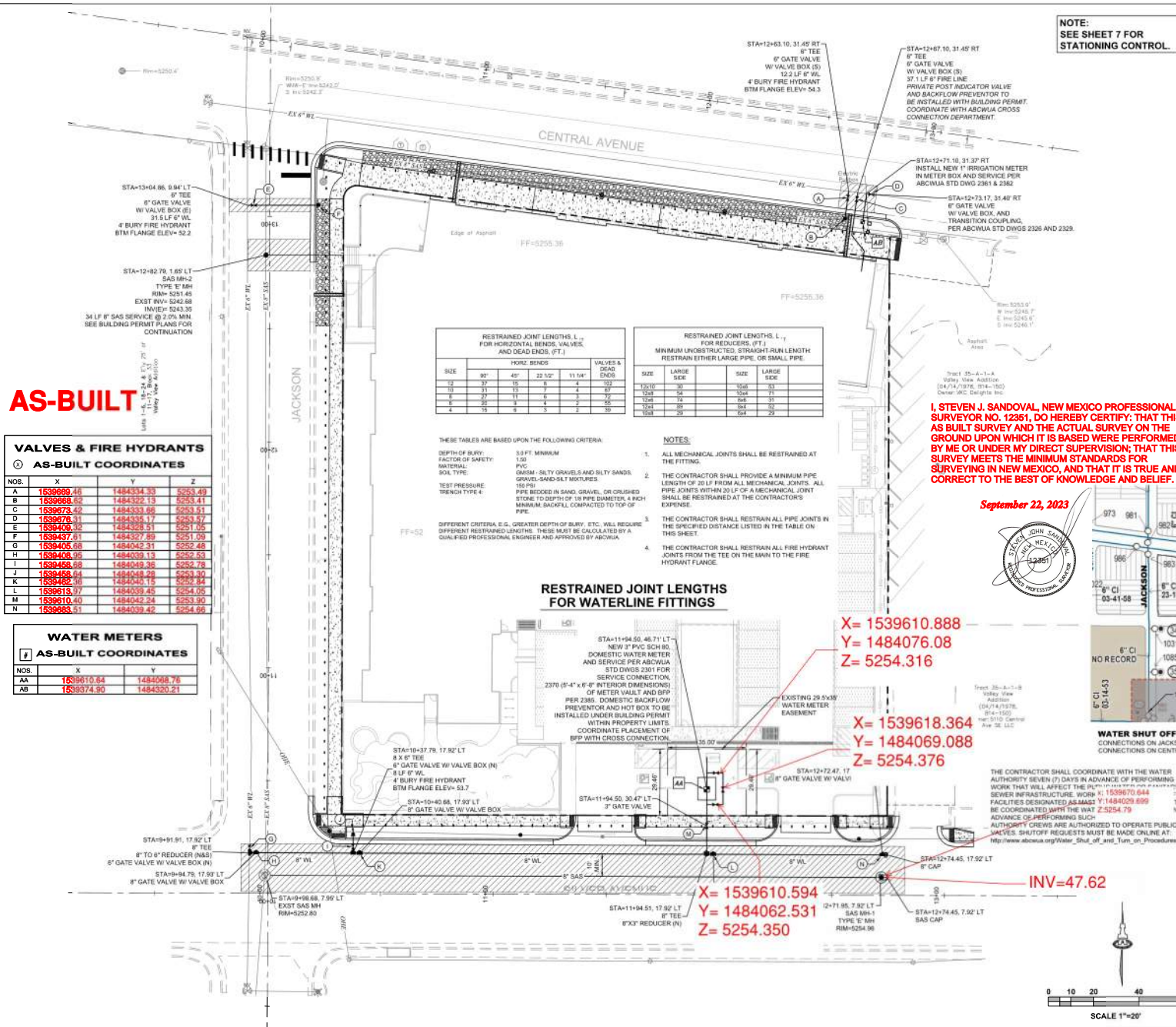
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
HILAND PLAZA

ADA RAMP DETAILS ALTERNATE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN DATE	NO.	DATE	REVISIONS	BY

City Project No. **685782** Zone Map No. **K-17-Z** Sheet **9** Of **11**

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES		A.C.S. Monument "4.1.17"		CONTRACT NO.	
		New Mexico State Plane Coordinates, Central		DATE	
		Zone (NAD83) as published:		REVISIONS	
		Y= 1,430,200.281		NO.	DATE
		X= 1,334,991.165		DESIGN	
		Ground to grid factor: 0.999602355		DATE	
		Delta Alpha = -00'12"12.90"		REVISIONS	
		Elevation = 5319.339 (NAD83)		NO.	DATE



GENERAL UTILITY NOTES

- RESTRAIN ALL JOINTS ON FIRE LINE SERVICE BETWEEN STREET CONNECTION AND BUILDING.
- CONSTRUCT NEW CONCRETE COLLAR AT EXISTING FIRE HYDRANT PER ABCWA STD DWG 2340. MAINTAIN REQUIRED CLEARANCES.
- PROVIDE TRACER WIRE ON ALL NEW WATER AND SANITARY SEWER SERVICE LINES.
- PROVIDE END AT ALL WATER AND SANITARY SEWER CONNECTIONS.
- ALL NEW FIRE HYDRANTS ARE PUBLIC.
- WATER LINES ARE PUBLIC UP TO THE DOWNSTREAM SIDE OF THE WATER METER VAULT. AT THE BACKFLOW PREVENTOR THE LINE BECOMES PRIVATE.
- SANITARY SEWER LINE ARE PUBLIC IF LOCATED WITHIN THE CITY ROW. SERVICE LATERAL INTO THE SITE BECOMES PRIVATE AT THE EASTERN ROW LINE OF JACKSON.
- ALL PAVEMENT PATCHES TO MATCH EXISTING GRADES.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWA STD DWG 2340.
- CONSTRUCT SAS MANHOLES W/ FRAME & COVER PER ABCWA STD DWGS 2102 & 2109 (CONCENTRIC).

LEGEND

- EX WATER VALVE
- PROP WATER VALVE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP WATER METER
- PROPERTY LINE
- EX SD MANHOLE
- EX SAS MANHOLE
- 8" SAS - PROPOSED SANITARY SEWER LINE
- SAS - EX SANITARY SEWER LINE
- 8" WL - PROPOSED WATER LINE
- WL - EX WATER LINE

AS-BUILT INFORMATION

DATE	BY	REVISIONS
08/19/2022	BY	DESIGN

ENGINEER'S SEAL

SEPTEMBER 22, 2023

STEVEN J. SANDOVAL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12351, DO HEREBY CERTIFY: THAT THIS AS BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

Isaacson & Arfman, Inc.

Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.isacsvi.com

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
HILAND PLAZA

DESIGN REVIEW COMMITTEE

Aug 23, 2022

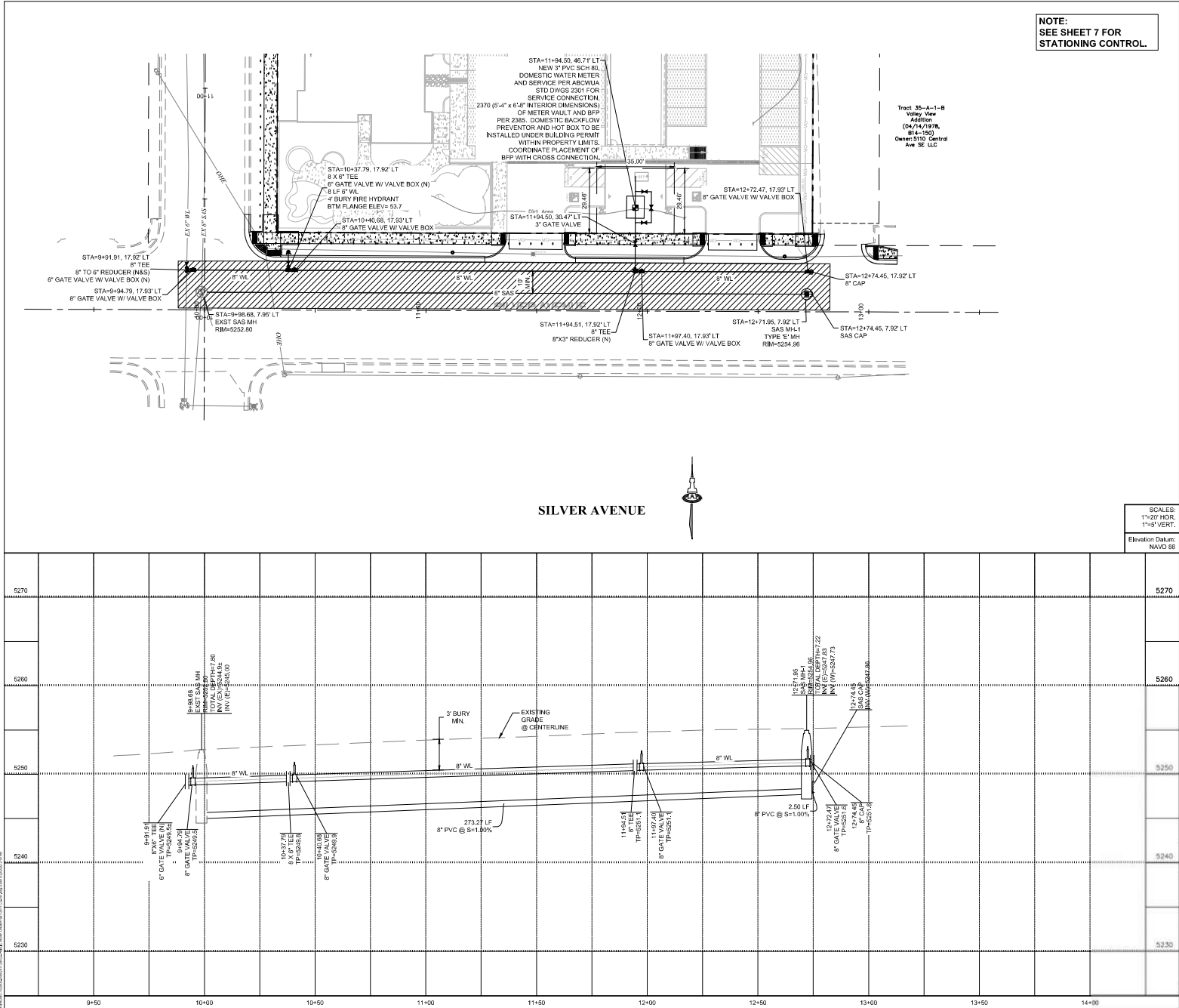
CITY ENGINEER APPROVAL

Nov 30, 2022

City Project No: 685782

Zone Map No: K-17-Z

Sheet 10 of 11



GENERAL UTILITY NOTES

A. RESTRAIN ALL JOINTS ON FIRE LINE SERVICE BETWEEN STREET CONNECTION AND BUILDING.

B. CONSTRUCT NEW CONCRETE COLLAR AT EXISTING FIRE HYDRANT PER COA STD DWG 2340. MAINTAIN REQUIRED CLEARANCES.

C. PROVIDE TRACER WIRE ON ALL NEW WATER AND SANITARY SEWER SERVICE LINES.

D. PROVIDE END AT ALL WATER AND SANITARY SEWER CONNECTIONS.

E. ALL NEW FIRE HYDRANTS ARE PUBLIC.

F. WATER LINES ARE PUBLIC UP TO THE DOWNSTREAM SIDE OF THE WATER METER VAULT. AT THE BACKFLOW PREVENTOR THE LINE BECOMES PRIVATE.

G. SANITARY SEWER LINE ARE PUBLIC IF LOCATED WITHIN THE CITY ROW. SERVICE LATERAL INTO THE SITE BECOMES PRIVATE AT THE EASTERN ROW LINE OF JACKSON.

H. ALL PAVEMENT PATCHES TO MATCH EXISTING GRADES.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACT NO.	DATE	AC'S Monument "14" LT"	Zone (NAD83) as published:	FIELD NOTES	REMARKS	NO.	DATE
		New Mexico State Plane Coordinates, Central	X= 1,480,200.281 Y= 1,334,991.165				
			Ground to grid factor: 0.999662355				
			Delta Alpha = -00' 12" 12.90"				
			Elevation: 5319.339 (NAVD88)				

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
HILAND PLAZA

UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	City Project No.	Zone Map No.	Sheet	Of
Aug. 23, 2022	Nov. 30, 2022		685782	K-17-Z	11	11