SUBMITTED TO PLANNING

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	-	6	8	9	9	.	8	3	-	2	0	1	3

PUBLIC IMPROVEMENT PLANS

FOR

BROADSTONE, SANTA MONICA

ALBUQUERQUE, NEW MEXICO

JULY 2012

PREPARED FOR:
BROADSTONE SANTA MONICA, LLC.
6300 RIVERSIDE PLAZA LANE NW, STE. 200
ALBUQUERQUE, NM 87120

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

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2 – 4	PLAT
5	SURVEY
6	OVERALL GRADING AND DRAINAGE PLAN
7	MASTER PAVING AND STORM DRAIN PLAN
8	OFFSITE IMPROVEMENTS
	OFFSITE STORM DRAIN PLAN & PROFILE SHEETS
9	DERICKSON AVE STORM DRAIN
10	MASTER UTILITY PLAN
11	UTILITY DETAILS
	UTILITY PLAN & PROFILE SHEETS
12	NORTH WATERLINE AND SAS
13	NORTH CONT. AND EAST WATERLINE AND SAS
14	SOUTH WATERLINE AND SAS
15	WEST WATERLINE AND SAS

CERTIFICATION OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman of the firm Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure Installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspection by me or personnel under my direction and survey information provided by Russ P. Hugg, NMPS No. 7950.

Fred C. Arfman 03-07-13 (PHASE ONE)
Fred C. Arfman NMPE No. 7322

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750

PHASE 1: March 7, 2013

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

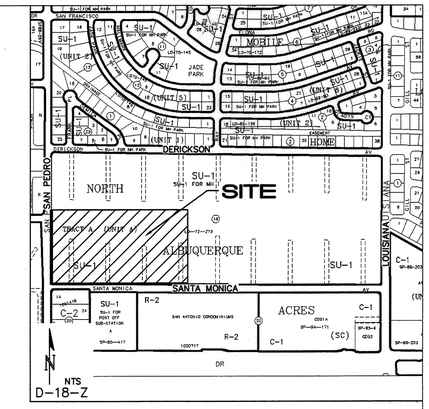
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Åsa Nilsson-Weber of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Russ P. Hugg of the firm Surv-Tek, Inc., NMPS number 9750.

Åsa Nilsson-Weber 6-14-13
Åsa Nilsson-Weber NMPE No. 17631

ASA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 12-05-2013



GENERAL NOTES

1. 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 1986 EDITION AS AMENDED WITH UPDATE #8.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260–1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #8.
6. THE CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: 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 CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE–FORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG #2415A.
10. SUPPLEMENTAL SPECIFICATION: ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D–1557.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR–18 REQUIREMENTS (6"–12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"–16").
13. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR–35 PIPE.
14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
15. THE 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 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. 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 UPDATE #8.
16. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'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.
17. WARNING––EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
18. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
19. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
20. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
21. 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.
22. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
23. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO–PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
24. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
25. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
26. 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/CONTENT/VIEW/463/729/.
27. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
28. 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 RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
30. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
31. RCP PIPE JOINTS 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.
32. IF A PAVEMENT DROP–OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
33. CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

RECORD DRAWING

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

APPROVALS	ENGINEER	DATE
DRC Chairman		7/13/12
Transportation		7-9-12
Water/Wastewater		7-9-12
Hydrology		7-9-12
Constr. Mngmt.		
Constr. Coord.		

* * * * * * * * * * * * * *
APPROVED FOR CONSTRUCTION
City Engineer 8-22-12 Date

ASA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER 7-9-12

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

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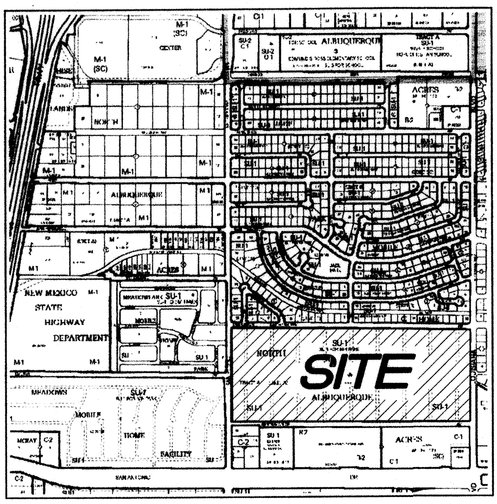
City Project No. 689983

Sheet 1 Of 15



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Distances shown along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are in parenthesis ( ).
5. All corners that were set are either a 5/8" rebar with cap stamped "HUG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon..
7. City of Albuquerque Zone Atlas Page: D-18-Z

SUBDIVISION DATA

Total number of existing Blocks: 2

Total number of new Tracts created: 4

Gross Subdivision acreage: 63.3832 acres

SHEET INDEX

SHEET 1 — General Notes, Approvals, Surveyors Certification

SHEET 2 — Legal Description, Free Consent and Dedication

SHEET 3 — Existing Boundary, Right of way Dedication and Existing Easements Vacated by 11DRB-70317

SHEET 4 — West Portion of Bulk Plat.

SHEET 5 — East Portion of Bulk Plat.

TREASURERS CERTIFICATION

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

101806739610540301

Del Rey Investments LLC

Bernalillo County Treasurer — Date 1/6/11

PUBLIC UTILITY EASEMENTS

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

A. 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.

B. 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.

C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. 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:

a. Create 4 new Tracts from existing Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres and a vacated portion of Del Rey Avenue. This Bulk land Plat is created to satisfy the conditions of the "Amendment to Zone Map" Project # 1003916, 11EPC-40037 approved by the EPC on July 18, 2011.

b. Grant the Public Utility Easements as shown hereon to the respective Utility Companies named hereon.

c. Dedicate the additional street right of way to the City of Albuquerque as shown hereon.

d. Show the existing easements Vacated by 11DRB-70317.

SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's; 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
NMPLS No. 9750
October 17, 2011

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE

(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

SCANNED FOR IMAGING

PROJECT NUMBER: 1003916

Application Number: 11DRB-70315, 11DRB-70316, 11DRB-70317

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	12-7-11 Date
New Mexico Gas Company	11-18-2011 Date
Qwest Corporation d/b/a CenturyLink QC	11-18-11 Date
Comcast	11-15-11 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	11-1-11 Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	12-14-11 Date
ABCWUA	12/14/11 Date
Parks and Recreation Department	12/14/11 Date
AMAFCA	12-14-11 Date
City Engineer	12-14-11 Date
DRB Chairperson, Planning Department	1-5-12 Date

DOC# 2012001338
01/06/2012 10:05 AM Page: 1 of 5
tyPLAT $25.00 B: 20120 P: 0002 R: Toulous Olivere, Bernalillo Cour

SHEET 1 OF 5

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

110517 BULKPLAT.dwg

BULK LAND PLAT OF TRACTS 1 THRU 4 SANTA MONICA PLACE

(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Blocks Eighteen (18) and Nineteen (19), as the same is shown and designated on the plat entitled "TRACT A – UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE – BERNALILLO COUNTY – NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937 in Volume D, Folio 129,

TOGETHER WITH:

That section of Del Rey Avenue between Blocks 18 and 19 as shown on said plat filed in Volume D, Folio 129, vacated by V-71-33, City Ordinance No. 22-1972, and all the land abutting Blocks 18 and 19 to the centerline of San Pedro Drive N.E., Derickson Avenue N.E. (formerly San Rafael Avenue), Louisiana Boulevard N.E., and Santa Monica Avenue N.E. as shown on said plat filed in Volume D, Folio 129. Blocks 18 and 19 and vacated portion of Del Rey Avenue are also shown and designated on plat entitled "REDIVISION, TRACT A UNIT A, BLOCKS 18 AND 19, NORTH ALBUQUERQUE ACRES", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 14, 1972 in Volume B7, Folio 9,
more particularly described by survey performed by Russ P. Hugg, Professional Land Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the southwesterly corner of the parcel herein described, whence the Albuquerque Survey Control Monument "I-25-14" bears N 72°26'16" W, 2,551.82 feet distant, said point also being the intersection of the centerline of Santa Monica Avenue N.E. and the centerline of San Pedro Drive N.E.; Thence, along said centerline of San Pedro Drive, N.E.,

N 00°14'31" E, 1,044.95 feet to the northwesterly corner of the parcel herein described, said point also being the intersection of said centerline of San Pedro Drive N.E. and the centerline of Derickson Avenue N.E. (formerly San Rafael Avenue); Thence, along said centerline of Derickson Avenue N.E.,

S 89°40'00" E, 2,637.94 feet to the northeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Derickson Avenue N.E. and the centerline of Louisiana Boulevard N.E.; Thence, along said centerline of Louisiana Boulevard N.E.,

S 00°09'31" W, 1,047.73 feet to the southeasterly corner of the parcel herein described, said point also being the intersection of said centerline of Louisiana Boulevard N.E. and said centerline of Santa Monica Avenue N.E.; Thence, along said centerline of Santa Monica Boulevard N.E.,

N 89°36'23" W, 2,639.47 feet to the point of beginning.

Said parcel contains 63.3832 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "BULK LAND PLAT OF TRACTS 1 THRU 4, SANTA MONICA PLACE (BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). 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 public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way, as shown hereon, to the City of Albuquerque in fee simple. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER

DEL REY INVESTMENTS, LLC
A New Mexico limited liability company

By: _____
Ben F. Spencer, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing Instrument was acknowledged before me this 1st day of November, 2011, by Ben F. Spencer, Manager

Valerie C. Altman My commission expires 11/5/2015
Notary Public

OFFICIAL SEAL
VALERIE C. ALTMAN
Notary Public
State of New Mexico
My Comm. Expires

NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS 3 AND 4
SANTA MONICA PLACE

The plat of TRACTS 3 AND 4, SANTA MONICA PLACE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for TRACTS 3 AND 4, SANTA MONICA PLACE, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 6, 2012 in Book _____ page _____. Doc. No. 2012001339

SECTION 14-14-4-7 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."

DOC# 2012001338
01/06/2012 10:05 AM Page: 2 of 5
tyPLAT $25.00 B: 20120 P: 0002 R: Toulous Olivere, Bernalillo Cour

SHEET 2 OF 5

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

FOR INFORMATION ONLY CPN# 689983

BULK LAND PLAT OF
TRACTS 1 THRU 4
SANTA MONICA PLACE

(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

GRAPHIC SCALE
(IN FEET)
1 inch = 130 ft.

EASEMENT LEGEND

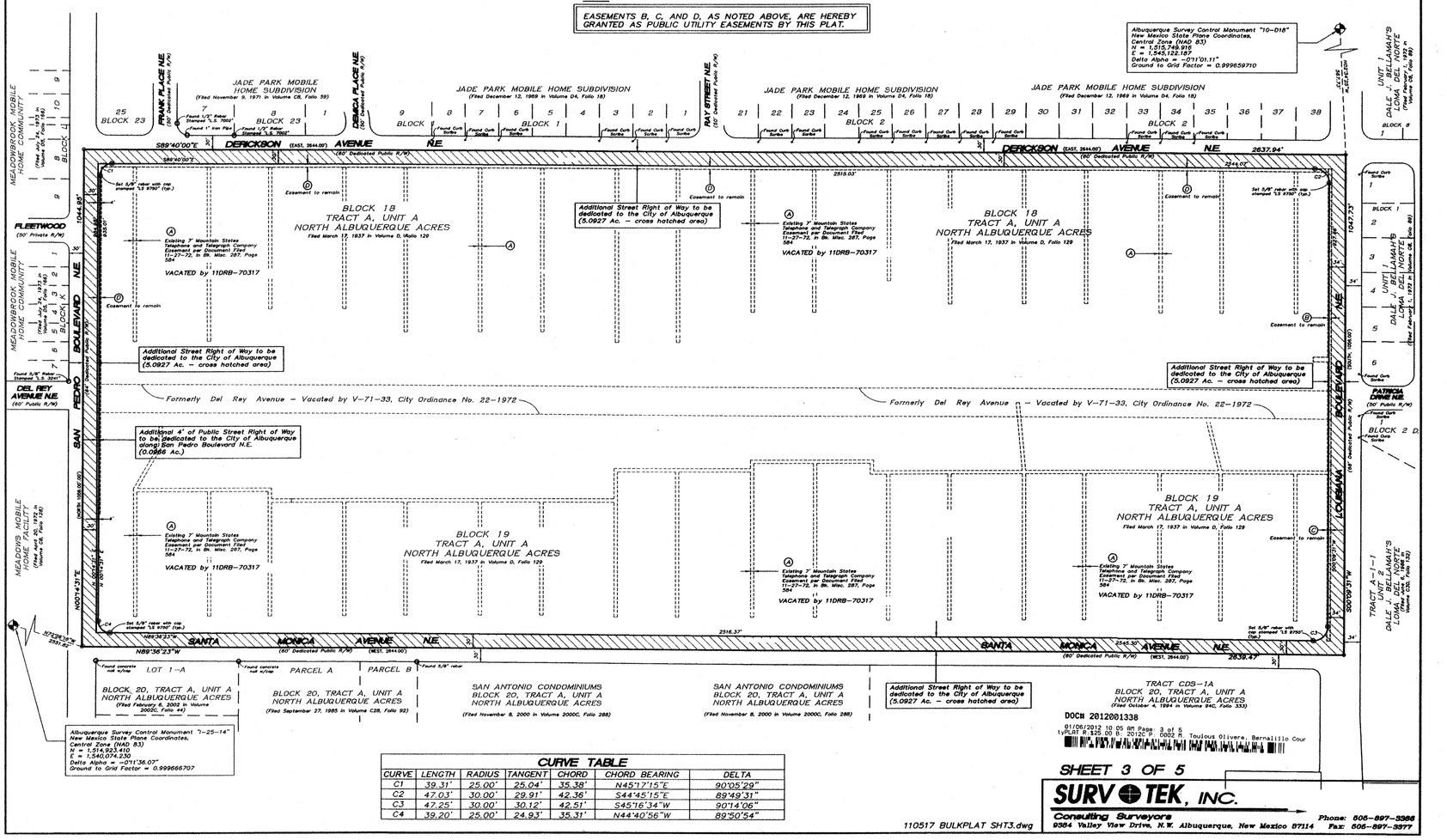
(A) Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584 (Typical) ALL INTERIOR EASEMENTS VACATED by 11 DRB-70317.

(B) Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69, in Bk. Misc. 129, Page 525 To remain in place.

(C) Existing 7' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement per Document Filed 2-18-69, in Bk. Misc. 129, Page 526. To remain in place

(D) Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584. Easements along the site perimeter adjacent to Derickson Avenue and San Pedro Boulevard shall remain in place.

EASEMENTS B, C, AND D, AS NOTED ABOVE, ARE HEREBY GRANTED AS PUBLIC UTILITY EASEMENTS BY THIS PLAT.



DOC# 2012001338
01/06/2012 10:05 AM Page: 3 of 5
1xPLAT R $25.00 D $0.00 P: 0002 M: Toulous Olivere, Bernalillo Cour

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31'	25.00'	25.04'	35.38'	N45°17'15"E	90°05'29"
C2	47.03'	30.00'	29.91'	42.36'	S44°45'15"E	89°49'31"
C3	47.25'	30.00'	30.12'	42.51'	S45°16'34"W	90°14'06"
C4	39.20'	25.00'	24.93'	35.31'	N44°40'56"W	89°50'54"

110517 BULKPLAT SHT3.dwg

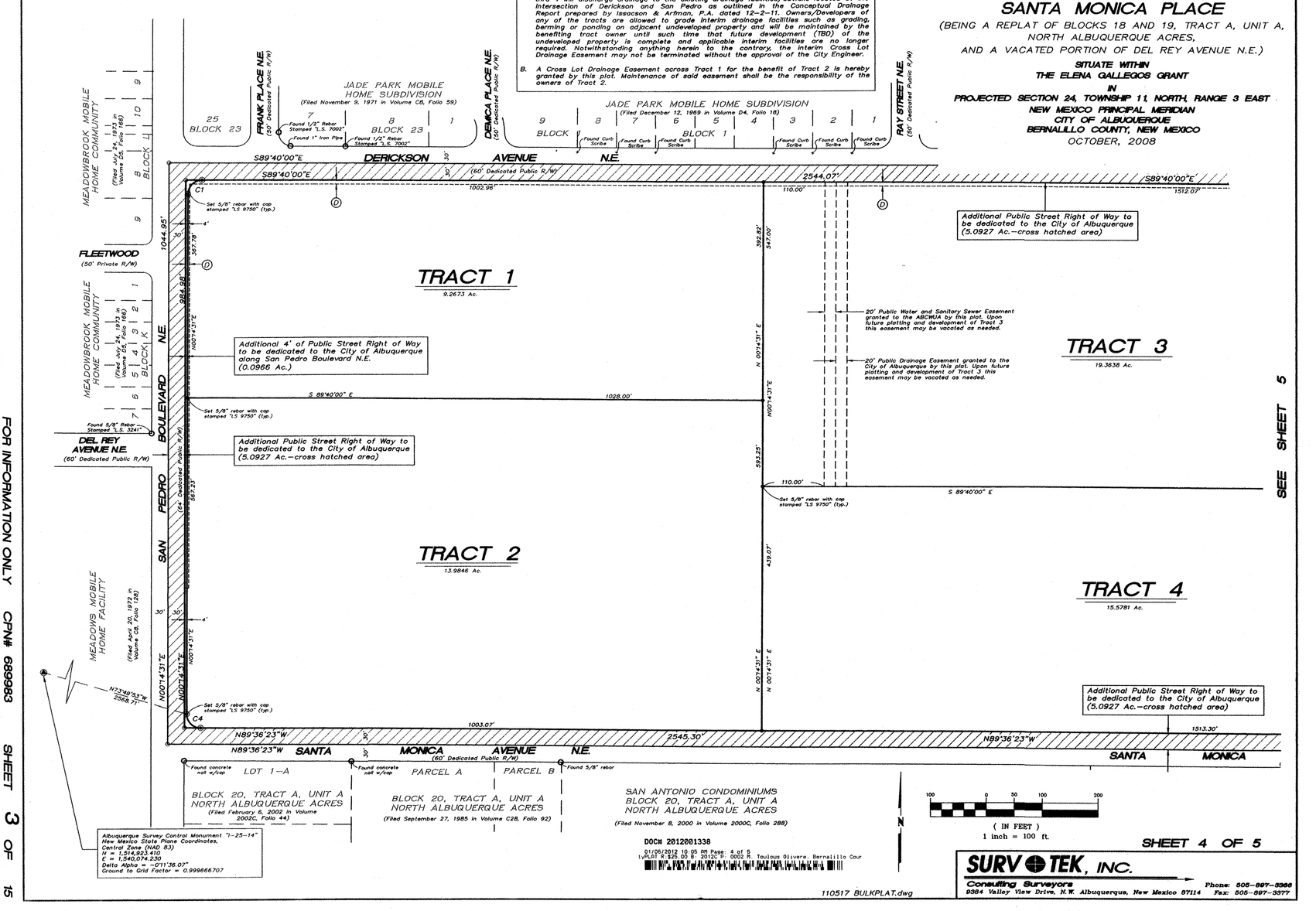
SHEET 3 OF 5

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

DRAINAGE EASEMENT NOTES

A. An interim Cross Lot Drainage Easement is granted by this plat for the mutual benefit of the owners of Tracts 1 thru 4 until future development occurs. Tracts 1 thru 4 will discharge drainage to the existing drainage facilities/outfalls located at the intersection of Derickson and San Pedro as outlined in the Conceptual Drainage Report prepared by Isaacson & Arfman, P.A. dated 12-2-11. Owners/Developers of any of the tracts are allowed to grade interim drainage facilities such as grading, berming or ponding on adjacent undeveloped property and will be maintained by the benefiting tract owner until such time that future development (TBD) of the undeveloped property is complete and applicable interim facilities are no longer required. Notwithstanding anything herein to the contrary, the interim Cross Lot Drainage Easement may not be terminated without the approval of the City Engineer.

B. A Cross Lot Drainage Easement across Tract 1 for the benefit of Tract 2 is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of Tract 2.



BULK LAND PLAT OF
TRACTS 1 THRU 4
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(BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, AND A VACATED PORTION OF DEL REY AVENUE N.E.)

SITUATE WITHIN
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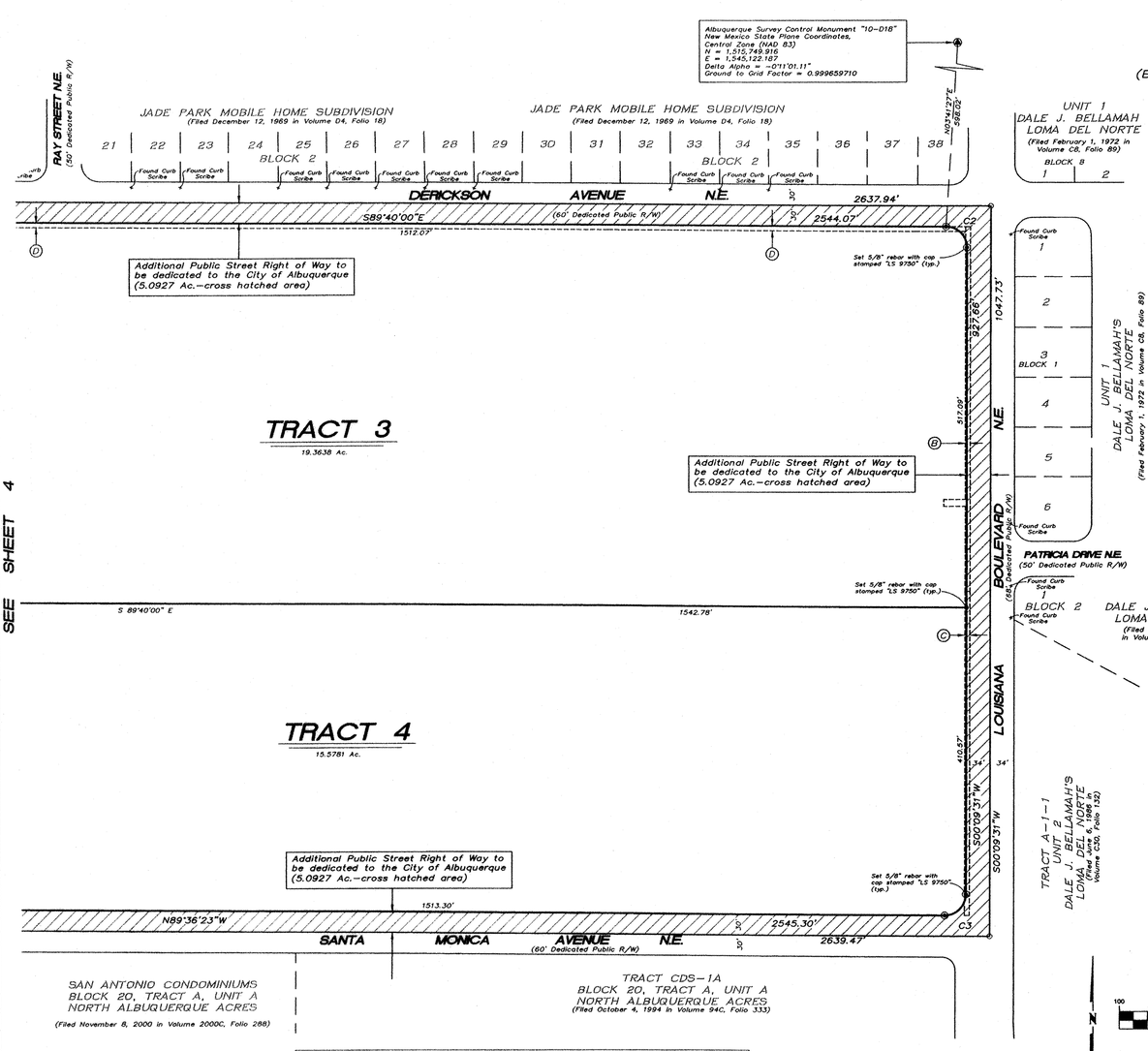
OCTOBER, 2011



EASEMENT LEGEND

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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31'	25.00'	25.04'	35.38'	N45°17'15"E	90°05'29"
C2	47.03'	30.00'	29.91'	42.36'	S44°45'15"E	89°49'31"
C3	47.25'	30.00'	30.12'	42.51'	S45°16'34"W	90°14'06"
C4	39.20'	25.00'	24.93'	35.31'	N44°40'56"W	89°50'54"

DOC# 2012001338
01/05/2012 10:05 AM Page: 5 of 5
TPLAT R-525.00 B: D0126 P: 0002 R Toulous Olivere, Bernalillo Cour

SEE SHEET 4

FOR INFORMATION ONLY CPN# 689983

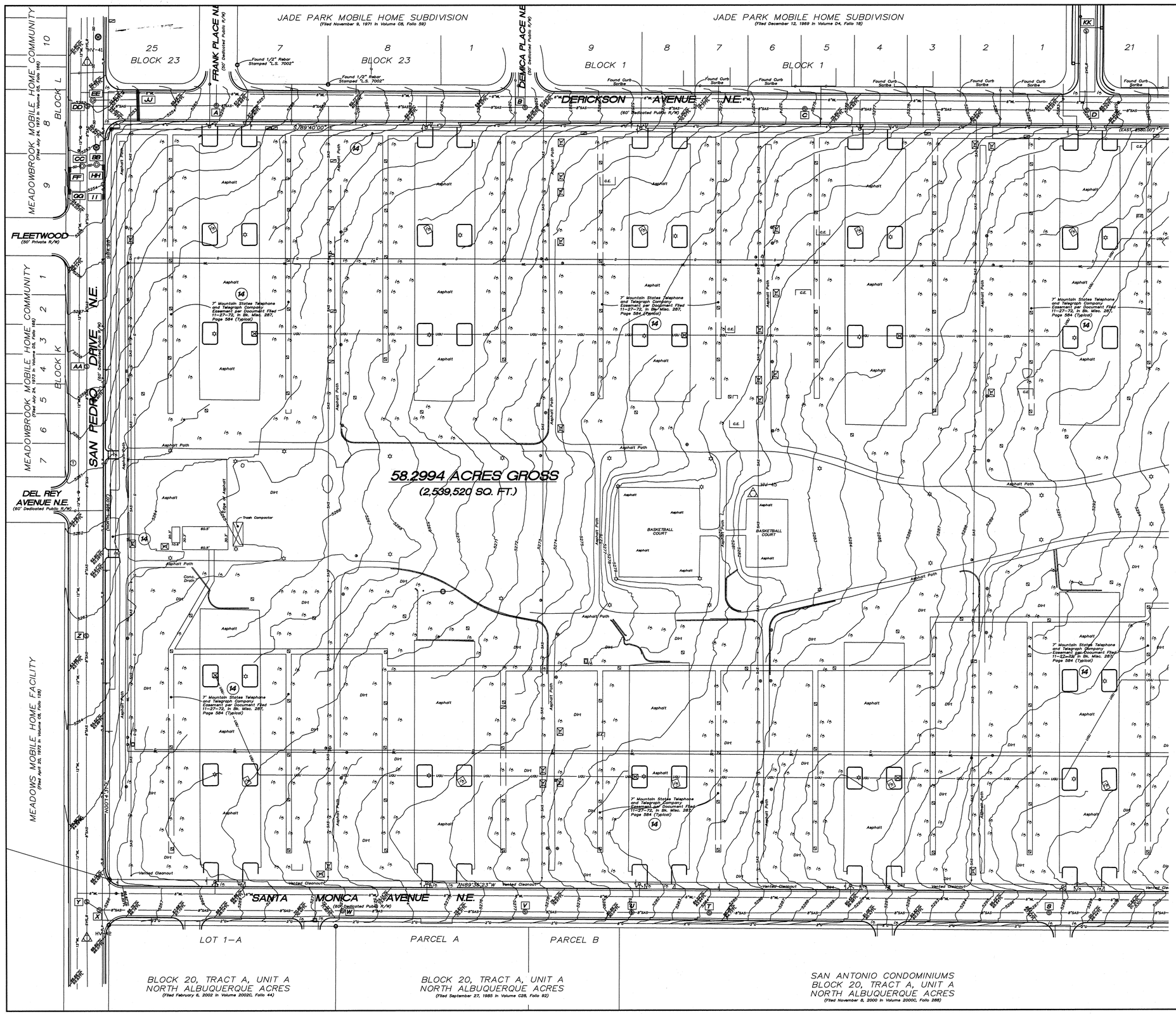
SHEET 4 OF 15

110517 BULKPLAT.dwg

SHEET 5 OF 5

SURVTEK, INC.
Consulting Surveyors
5364 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

SCANNED BY PLANNING



A PORTION OF

A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR

BLOCKS 18 AND 19
TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES

TOGETHER WITH

VACATED PORTIONS OF

DEL REY AVENUE N.E.

WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 24, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005
REVISED: AUGUST 7, 2007

PROJECT DATUM REVISED: SEPTEMBER 24, 2010

MEASURED LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico, comprising all of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on said plat filed August 14, 1972, in Volume B7, Folio 9, records of Bernalillo County, New Mexico, together with a vacated portion of Del Rey Avenue N.E., the same being described within City Ordinance No. 22-1972, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone - NAD83) and ground distances.

GENERAL NOTES

1. Vertical Datum is based upon the ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18", ELEVATION = 5269.166 (NAVD 88)

FLOOD ZONE DETERMINATION

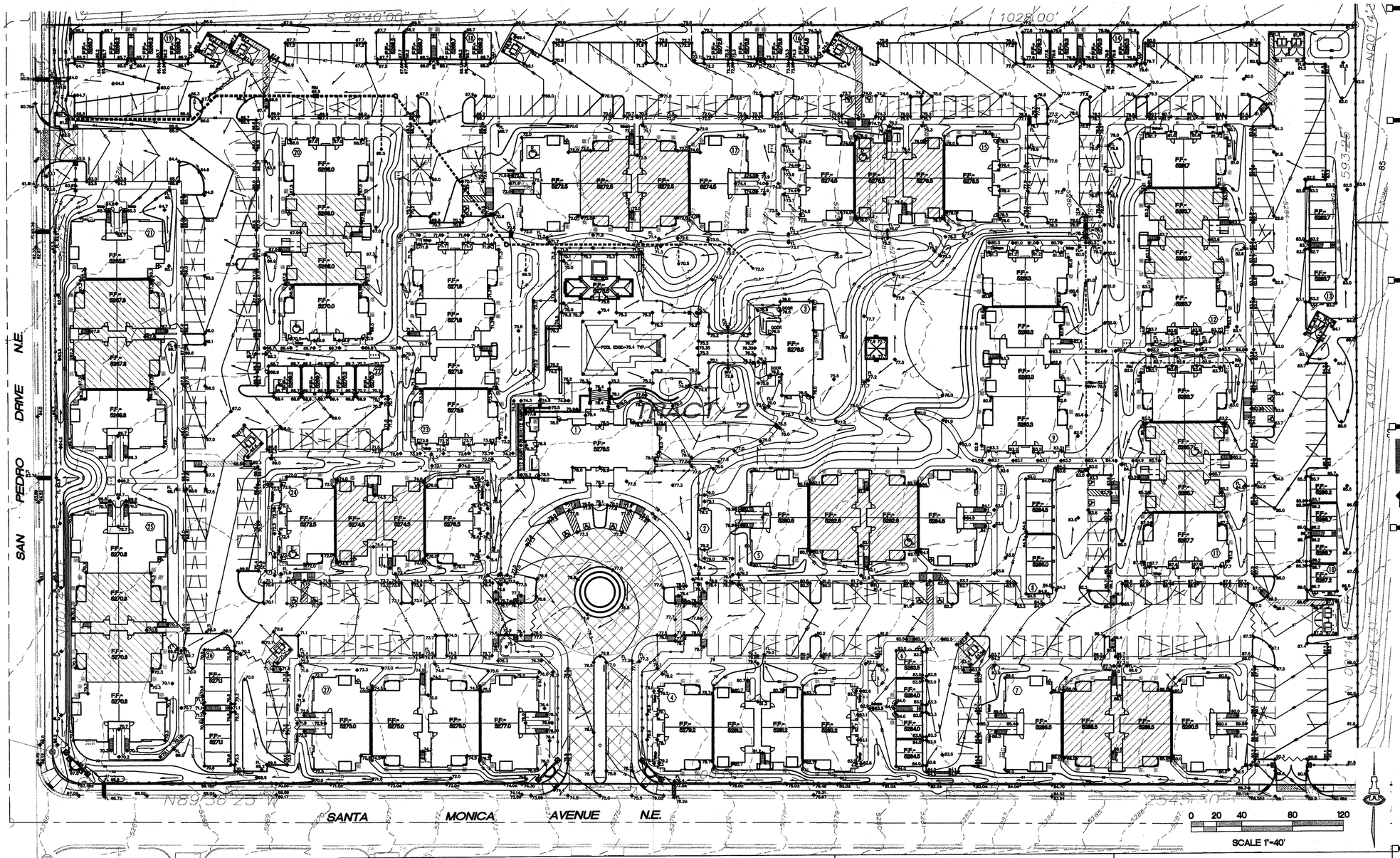
The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 F, Effective Date 11-19-03.

0 30 60 120 180
SCALE 1"=60'

CPN# 689983
FOR INFORMATION ONLY
SHEET 5 OF 15

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

SCANNED BY PLANNING



BROADSTONE SANTA MONICA

6401 SANTA MONICA AVENUE NE
Albuquerque, New Mexico

LLC Office of Rich Barber Architecture, ORB

WorldHQ@ORBArch.com

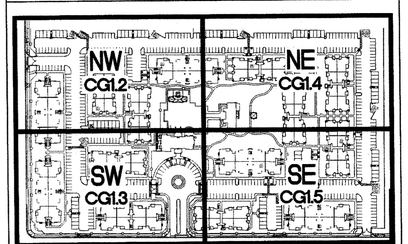
ASA M. NILSSON-WEBER, NEW MEXICO, 17631, LICENSED PROFESSIONAL ENGINEER
4-10-12

TITAN DEVELOPMENT

ALLIANCE RESIDENTIAL COMPANY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Ph. 505-268-8826 www.iacbml.com
1900 CG-101.dwg Apr 04,2012

DRAINAGE SHEET KEY



GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, PAVING PLAN, AND LANDSCAPE PLAN.

B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.

D. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.

E. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

F. ALL EXISTING UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.

G. COA REQUIRED NOTE: THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.

H. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

I. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH AND ADA ACCESSIBLE.

J. SIDESLOPES ≥ 3:1 SHALL HAVE PERMANENT EROSION CONTROL INSTALLED DURING LANDSCAPING PHASE AND WILL NOT BE INCLUDED IN ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. NO SLOPE SHALL BE STEEPER THAN 1:1.

K. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

SEE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES FOR SOIL ANALYSIS AND SPECIFIC OVEREXCAVATION REQUIREMENTS.

SEE STRUCTURAL PLANS FOR THICKNESS OF CONCRETE BLDG. SLABS AND SUB-SURFACE BASE COURSE TO ESTABLISH PAD GRADE AT BUILDINGS.

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED (MOBILE HOME) PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-18. THE SITE IS BOUND TO THE NORTH AND EAST BY ADDITIONAL PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTIES, TO THE WEST BY SAN PEDRO DRIVE NE AND TO THE SOUTH BY SANTA MONICA AVENUE NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 26 BUILDING APARTMENT COMPLEX (INCLUDING GARAGE / CARRIAGE UNITS, OFFICE BLDG., HEALTH FACILITY) WITH ASSOCIATED ASPHALT PAVED DRIVES, PARKING, PEDESTRIAN WALKS AND LANDSCAPING.

LEGAL: TRACT 2, SANTA MONICA PLACE, ALBUQUERQUE. NM
AREA: 13.9846 ACRES

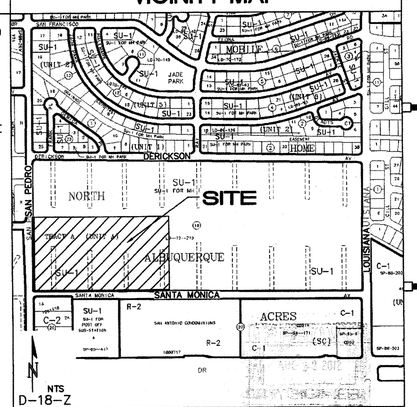
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18", ELEVATION = 5269.166 (NGVD88)

OFF-SITE: OFF-SITE DRAINAGE IMPACTING THIS PROPERTY WILL BE REROUTED TO THE NORTH USING BERMS / SWALES / DESILTATION / DETENTION BASINS (SAME OWNER). SEE OFF-SITE GRADING PLAN.

FLOOD HAZARD: THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0137 F, EFFECTIVE DATE 11-19-03.

SURVEYOR: RUSS P. HUGG, SURV-TEK, INC., (505)897-3366, ALBUQUERQUE, NEW MEXICO.

VICINITY MAP



Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© ORB Architecture, LLC 2011

REVISIONS

DATE: FEBRUARY 23, 2012 ORB # 11-218

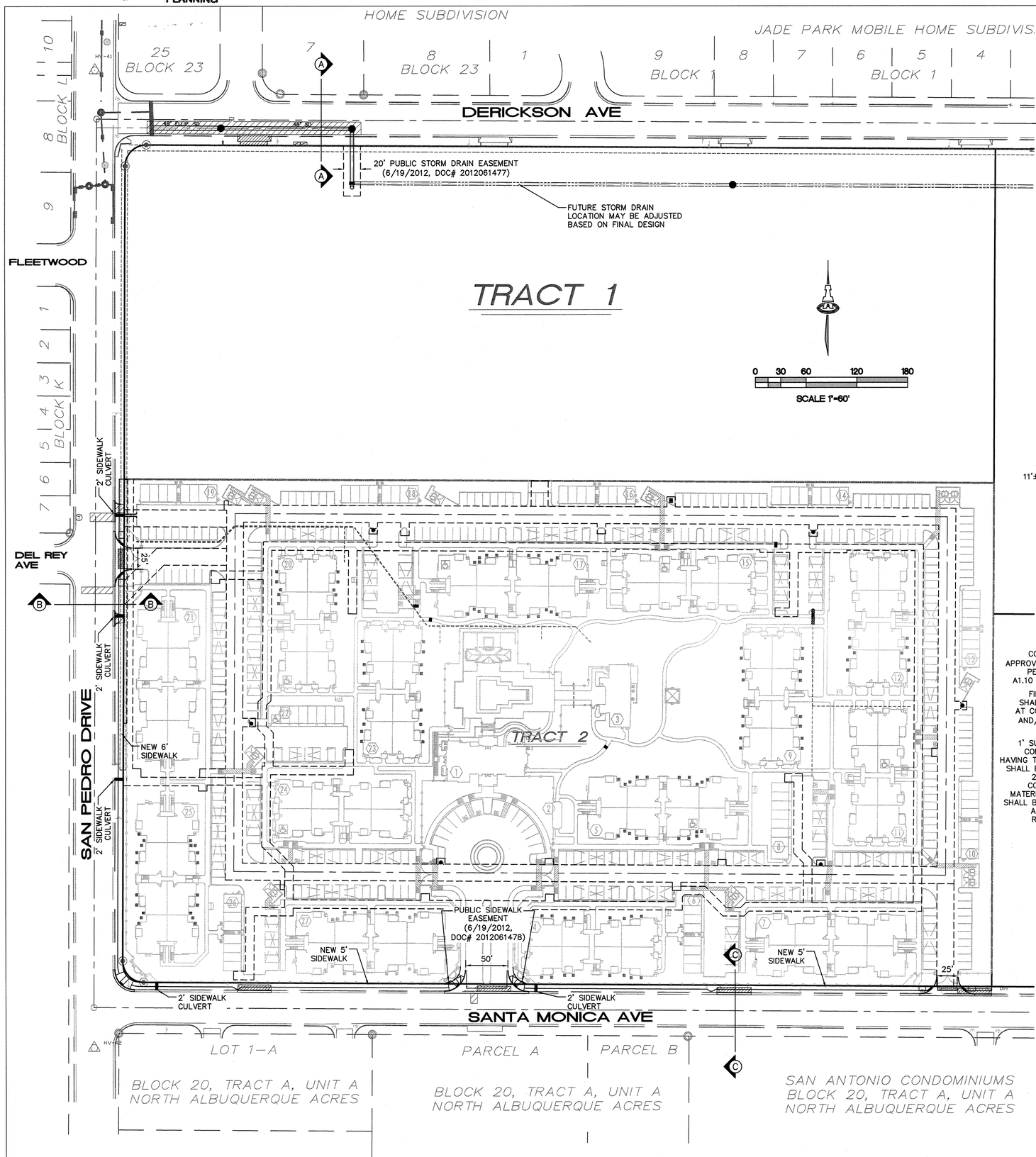
CG1.1

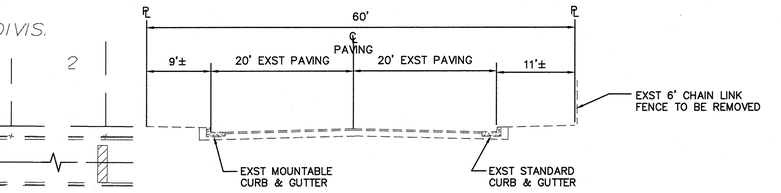
OVERALL GRADING AND DRAINAGE PLAN

FOR INFORMATION ONLY CPN# 689983

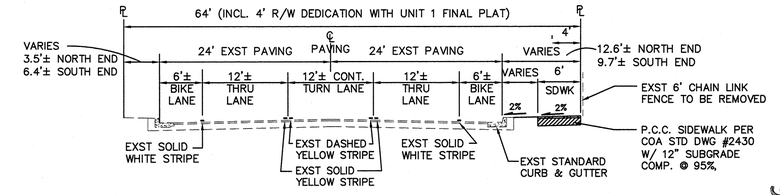
FILE:M:\CAD FILES\1900-1999\1900\dwg\1900 CG-101.dwg USER:Bryan DATE:Apr. 10 2012 TIME: 11:49 am

SCANNED BY PLANNING

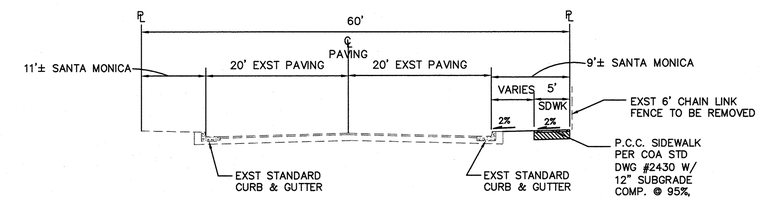




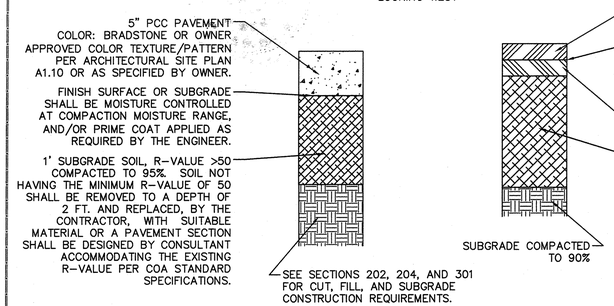
SECTION A-A
DERICKSON AVE--60' STREET SECTION
1"=10' LOOKING EAST



SECTION B-B
SAN PEDRO DRIVE--64' STREET SECTION
1"=10' LOOKING NORTH



SECTION C-C
SANTA MONICA AVE--60' STREET SECTION
1"=10' LOOKING WEST



CONCRETE PAVING SECTION
NTS

NOTE

CONCRETE PAVING SPECIFICATIONS PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2011, VOL. 12-0811.

ASPHALT PAVING SECTION
NTS PER COA STD DWG #2405B

LEGEND

- SAWCUT, REMOVE, & REPLACE EXISTING ASPHALT PER COA STD DWG #2465
- EXISTING CURB & GUTTER
- STD CURB & GUTTER PER COA STD DWG #2415A
- ACCESSIBLE RAMPS
- PCC FILLETS AND VALLEY GUTTER
- REMOVAL OF PCC DRIVEPAD
- SIDEWALK THIS CONTRACT
- CONCRETE PAVEMENT PER SECTION THIS SHEET
- ASPHALT PAVEMENT PER SECTION THIS SHEET

RECORD DRAWING

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
WORK INSPECTED BY		DATE
ACCEPTANCE BY		DATE
VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5269.166 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	ÅNW	DATE 02/2012
DRAWN BY	thor	DATE 02/2012
CHECKED BY	ÅNW	DATE 02/2012

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CP-101.dwg Jul 03,2012

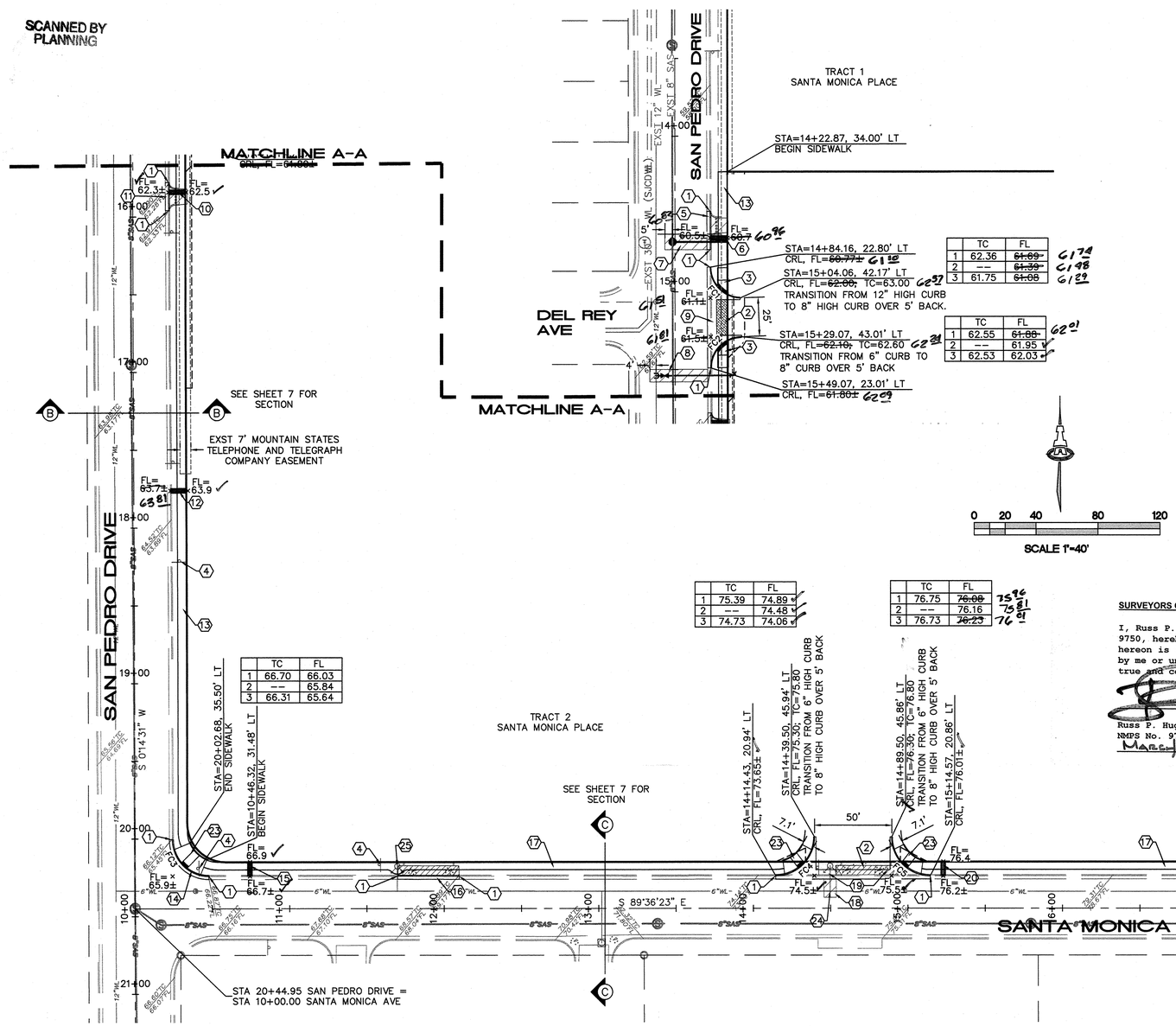
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BROADSTONE, SANTA MONICA**
MASTER PAVING AND STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 19 2012 DESIGN REVIEW COMMITTEE	APPROVED AUG 22 2012 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689983	D-18-Z	7	15

SCANNED BY PLANNING



	TC	FL
1	66.70	66.03
2	--	65.84
3	66.31	65.64

	TC	FL
1	62.36	~~61.69~~
2	--	~~61.39~~
3	61.75	~~61.08~~

	TC	FL
1	62.55	~~61.88~~
2	--	61.95
3	62.53	62.03

	TC	FL
1	75.39	74.89
2	--	74.48
3	74.73	74.06

	TC	FL
1	76.75	~~76.08~~
2	--	76.16
3	76.73	~~76.23~~

	TC	FL
1	89.99	~~89.49~~
2	--	89.19
3	89.55	88.88

	TC	FL
1	91.17	~~90.50~~
2	--	~~90.54~~
3	91.07	~~90.57~~

KEYED NOTES

1. MATCH EXISTING TC/FL ELEVATIONS.
2. PROVIDE 36" MIN. WIDE ADA PATH @ 2% MAX. CROSS SLOPE.
3. UNIDIRECTIONAL HANDICAP RAMP WITH TRUNCATED DOMES PER COA STD DWG #2426.
4. RELOCATE EXISTING TRAFFIC SIGN TO LANDSCAPE BUFFER BETWEEN CUB AND SIDWALK. COORDINATE WITH TRAFFIC OPERATIONS.

SAN PEDRO DRIVE NOTES:

5. REMOVE EXISTING PCC RUNDOWN/BOLLARDS. REPLACE WITH 25 LF COA STANDARD CURB & GUTTER PER COA STD DWG #2415A.
6. STA 14+65.36, 22.71' LT; 24" SIDEWALK CULVERT W/ STEEL PLATE (11 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET.
7. STA 14+67.81, 6.49' RT (STATIONING IS @ WEST MIDPOINT OF PAVEMENT CUT); REMOVE & REPLACE (27'X10') 30 SY ARTERIAL ASPHALT PAVING AND 10 FT COA STANDARD CURB & GUTTER AS PART OF THE SANITARY SEWER CONNECTION.
8. STA 15+53.91, 16.39' RT (STATIONING IS @ WEST MIDPOINT OF PAVEMENT CUT); REMOVE & REPLACE (37'X8') 33 SY ASPHALT PAVING AND 8 LF COA STANDARD CURB & GUTTER AS PART OF THE WATERLINE CONNECTION.
9. REMOVE & DISPOSE 65 LF STANDARD PCC CURB & GUTTER (SAW CUT) CONSTRUCT COA STD 6' VALLEY GUTTER AND PCC FILLETS PER COA STD DWG #2420.
10. STA 15+84.18, 23.03' LT; 24" SIDEWALK CULVERT W/ STEEL PLATE (11 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET.
11. REMOVE & DISPOSE PCC RUNDOWN & BOLLARDS. REPLACE WITH 18 LF COA STANDARD CURB & GUTTER PER COA STD DWG #2415A.
12. STA 17+76.12, 23.71' LT; 24" SIDEWALK CULVERT W/ STEEL PLATE (11 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET.
13. 6' WIDE COA PCC SIDEWALK PER COA STD DWG #2430.
14. REMOVE & DISPOSE 37 LF PCC CURB & GUTTER.

SANTA MONICA AVE. NOTES:

15. STA 10+74.33, 20.91' LT; 24" SIDEWALK CULVERT W/ STEEL PLATE (9 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET.
16. REMOVE & DISPOSE PCC DRIVEPAD, REPLACE W/ 40 LF STANDARD CURB & GUTTER PER COA STD DWG #2415A.
17. 5' WIDE COA PCC SIDEWALK PER COA STD DWG #2430.
18. STA 14+49.66, 7.03' LT (STATIONING IS @ SOUTH MIDPOINT OF PAVEMENT CUT); REMOVE & REPLACE (10'X12') 13 SY MAJOR LOCAL ASPHALT PAVING AS PART OF THE FIRE HYDRANT REMOVAL.
19. REMOVE & DISPOSE 40 LF PCC DRIVEPAD AND 60 LF PCC CURB & GUTTER. CONSTRUCT COA STANDARD VALLEY GUTTER AND PCC FILLETS PER COA STD DWG #2420.
20. STA 15+22.87, 20.86' LT; 24" SIDEWALK CULVERT W/ STEEL PLATE (9 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET.
21. REMOVE & DISPOSE 41 LF PCC DRIVEPAD. CONSTRUCT 42 LF STANDARD CURB & GUTTER PER COA STD DWG #2415A.
22. REMOVE & DISPOSE 40 LF PCC DRIVEPAD AND 45 LF PCC CURB & GUTTER. CONSTRUCT COA STANDARD 6' VALLEY GUTTER AND PCC FILLETS PER COA STD DWG #2420.
23. HANDICAP RAMP WITH TRUNCATED DOMES PER COA STD DWG #2441 CASE II.
24. REMOVE & SALVAGE EXISTING FIRE HYDRANT. REMOVE & DISPOSE FIRE LINE AND CAP AT MAIN W/BLOCKING PER COA STD DWG #2320. RETURN HYDRANT TO ABCWUA.
25. CONSTRUCT SIDEWALK AT 5' RADIUS FROM CENTER OF EXISTING FIRE HYDRANT PER COA STD DWG #2431.

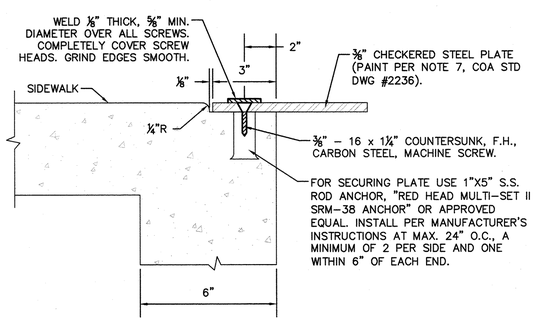
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 7, 2013

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

TRUNCATED DOMES NOTES:
1. DESIGN PER ADA GUIDELINES.
2. SUBMIT SPEC'S TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

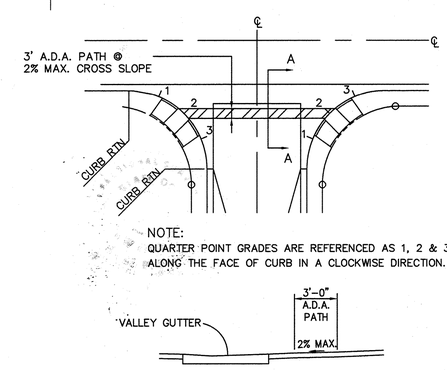


MODIFIED SECTION B-B FROM COA STD DWG #2236
N.T.S.

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	30.69'	20.00'	87°55'33"
FC2	31.42'	20.00'	90°00'40"
FC3	37.09'	23.67'	89°46'53"
FC4	39.34'	25.00'	90°09'51"
FC5	39.34'	25.00'	90°09'51"
FC6	31.48'	20.00'	90°10'55"
FC7	31.36'	20.00'	89°50'36"

LEGEND

- SAWCUT, REMOVE, & REPLACE EXISTING ASPHALT PER COA STD DWG #2465.
- EXISTING CURB & GUTTER
- CITY OF ABQ CURB & GUTTER DWG #2415A.
- ACCESSIBLE RAMPS
- PCC FILLETS AND VALLEY GUTTER
- REMOVAL OF PCC DRIVEPAD
- SIDEWALK THIS CONTRACT
- CONCRETE PAVEMENT PER SECTION SHEET 7
- ASPHALT PAVEMENT PER SECTION SHEET 7



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT & ADA PATH DETAIL
NTS

AS-BUILT INFORMATION
CONTRACTOR: ALLIANCE DATE 8/12
WORK STAKED BY: SUNCREE DATE 2/15
INSPECTOR'S ACCEPTANCE BY: I.S.A. DATE 2/15
FIELD VERIFICATION BY: SUNCREE DATE 3/13
DRAWINGS CORRECTED BY: SUNCREE DATE 3/13
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5269.169 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
7-9-12

RECORD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	ÅNW	02/2012
DRAWN BY	thor	02/2012
CHECKED BY	ÅNW	02/2012

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CP-301.dwg Jul 09,2012

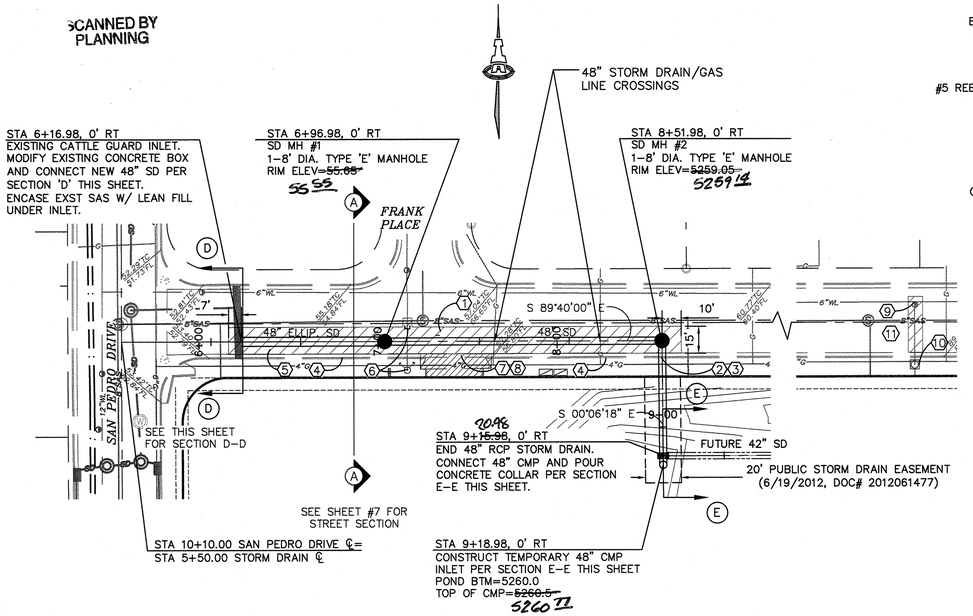
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
OFFSITE IMPROVEMENTS
SANTA MONICA AVE AND SAN PEDRO DRIVE

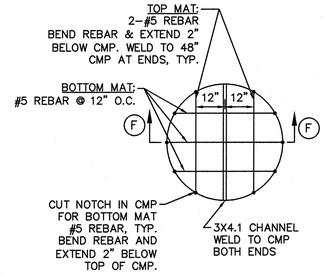
Design Review Committee: APPROVED JUL 13 2012 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED AUG 22 2012 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 689983 | Zone Map No. D-18-Z | Sheet 8 Of 15

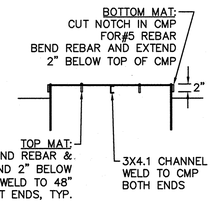
SCANNED BY PLANNING



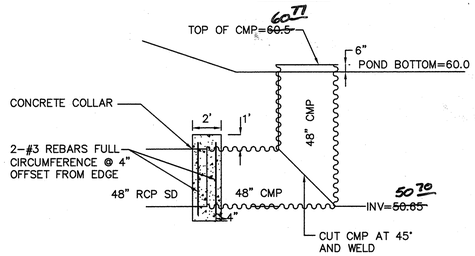
DERICKSON AVE STORM DRAIN



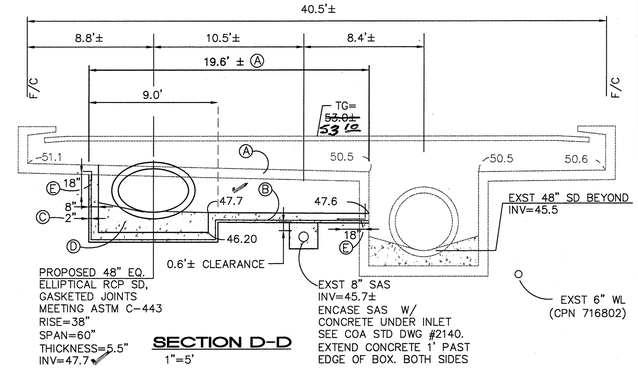
TOP VIEW CMP INLET



SECTION F-F



SECTION E-E
CMP INLET
1"=5'



SECTION D-D
1"=5'

NOTE: EXISTING CATTLE GUARD INLET BUILT WITH CITY OF ALBUQUERQUE PROJECT NO. 716802

GENERAL NOTES:

1. SEE COA STD DWG #2271 & #2272 FOR CATTLE GUARD INLET CONSTRUCTION NOTES AND DETAILS.
2. PAYMENT OF CONCRETE WORK AT EXST. CATTLE GUARD INLET IS PAID FOR BY LUMP SUM.
3. ELLIPTICAL RCP SD PIPE SHALL HAVE GASKETED JOINTS MEETING ASTM C-443.

◯ CONSTRUCTION NOTES:

A. SAWCUT & REMOVE EXST. CONCRETE WITHIN LIMITS SHOWN.
B. NEW 8" REINFORCED CONCRETE BOX.
C. NO. 4 BARS AT 6" O.C. EACH WAY
D. CONCRETE FILL
E. EXPOSE EXISTING REBARS AND BEND TO FIT INTO NEW REBAR SCHEDULE--PROVIDE 18" MIN. OVERLAP.

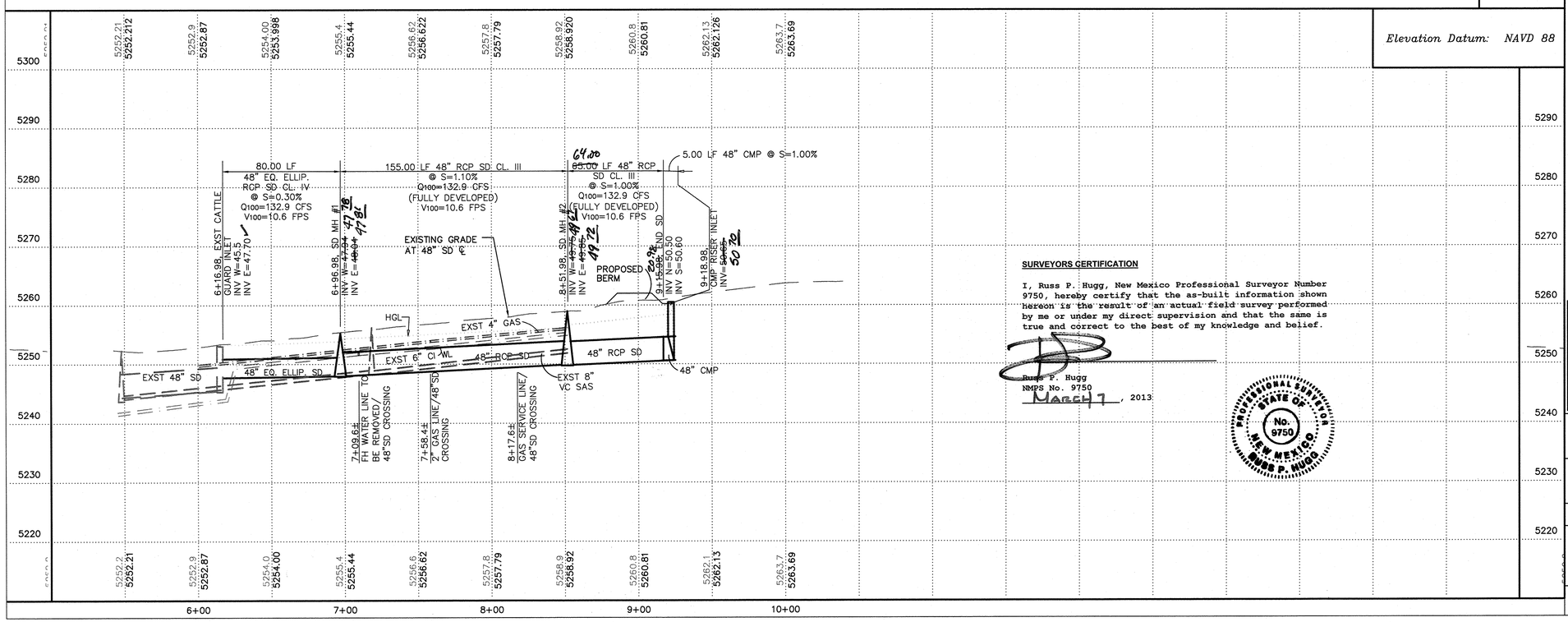
CATTLE GUARD INLET SECTION AND NOTES

KEYED CONSTRUCTION NOTES ◯

1. SAWCUT, REMOVE & REPLACE EXST MAJOR LOCAL ASPHALT FOR WL & SD CONSTRUCTION PER COA STD DWG #2465--420 SY±
2. REMOVE AT NEAREST JOINT & DISPOSE PCC CURB & GUTTER--14 LF.
3. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A--14 LF±
4. CONTRACTOR TO PROTECT AND LEAVE IN PLACE EXISTING CURB & GUTTER ADJACENT TO PAVEMENT REMOVAL FOR SD CONSTRUCTION.
5. MAINTAIN CROWN TO NO CROWN TRANSITION OVER 50' AT CATTLE GUARD INLET FOR PAVEMENT REPLACEMENT.
6. REMOVE & SALVAGE EXISTING FIRE HYDRANT. REMOVE & DISPOSE FIRE LINE FROM PAVEMENT REMOVAL LIMITS TO HYDRANT. CAP LINE AT END. INSTALL BLOCKING PER COA STD DWG #2320. RETURN FIRE HYDRANT TO ABCWUA.
7. REMOVE AT NEAREST JOINT & DISPOSE EXST CONCRETE--28 SY±.
8. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A--40 LF±.
9. 1-NON PRESSURE CONNECTION.
10. REMOVE & DISPOSE EXISTING METER BOX, INCLUDING CONCRETE PAD. REMOVE & DISPOSE 35 LF± 6" WATERLINE AND 6" GATE VALVE AND BOX. INSTALL 1-6" CAP W/ BLOCKING AT 6" TEE (LUMP SUM PAY ITEM).
11. SAWCUT, REMOVE & REPLACE EXST MAJOR LOCAL ASPHALT FOR WL CONSTRUCTION PER COA STD DWG #2465--28 SY±.

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 7, 2013

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

AS-BUILT INFORMATION
CONTRACTOR: ALLIANCE DATE 8/12
WORK STAKED BY: SURVTEK DATE 2/13
ASBUILT INSPECTED BY: I&A DATE 2/13
FIELD VERIFICATION BY: I&A DATE 2/13
DRAWINGS CORRECTED BY: SURVTEK DATE 3/13
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5269.165 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN	DATE	02/2012
DESIGNED BY ÅNW	DATE	02/2012
DRAWN BY thor	DATE	02/2012
CHECKED BY ÅNW		

RECORD DRAWING

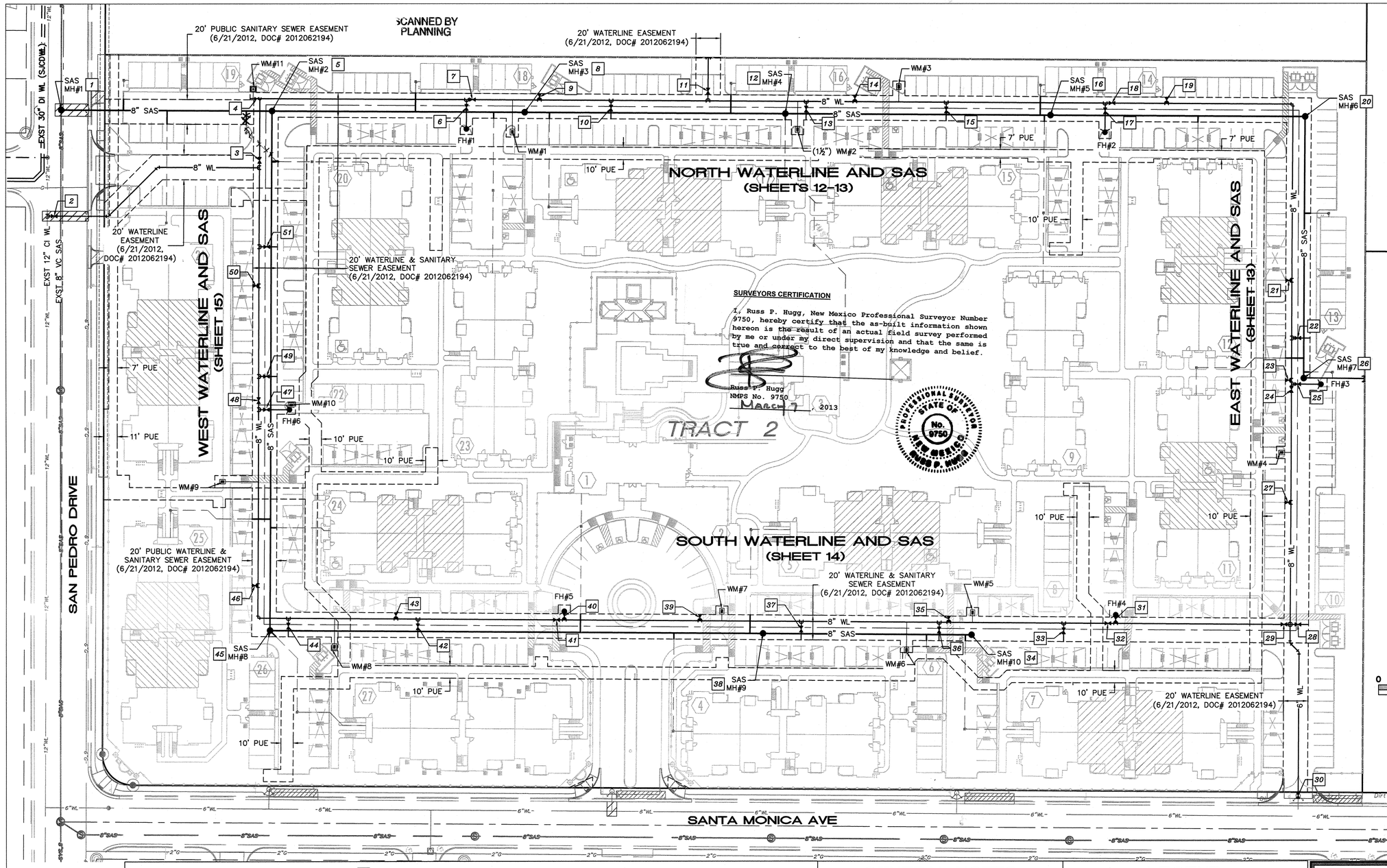
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CP-302.dwg Jul 02,2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
DERICKSON AVE STORM DRAIN
STORM DRAIN PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 12 2012 DESIGN REVIEW COMMITTEE	APPROVED AUG 22 2012 CITY ENGINEER			

City Project No. 689983 | Zone Map No. D-18-Z | Sheet 9 Of 15



RECORD DRAWING

AS-BUILT COORDINATES

X

NOS.	NORTHING	EASTING	ELEV.
1	1515245.17	1543032.32	5261.17
2	1515160.66	1543023.59	5262.00
3	1515203.71	1543194.56	5265.66
4	1515255.79	1543190.37	5266.76
5	1515245.18	1543204.97	5265.35
6	1515262.35	1543362.03	5268.06
7	1515254.56	1543365.65	5268.15
8	1515244.40	1543410.60	5268.12
9	1515256.47	1543421.87	5266.93
10	1515251.58	1543479.97	5270.11
11	1515261.87	1543559.93	5271.83
12	1515243.64	1543622.[illegible]	5271.61
13	1515250.23	1543638.86	5273.20
14	1515254.46	1543676.58	5274.25
15	1515249.22	1543752.89	5275.31
16	1515241.81	1543839.11	5276.18
17	1515244.42	1543882.44	5278.55
18	1515251.56	1543884.68	5278.65
19	1515253.22	1543938.68	5279.66
20	1515240.26	1544046.22	5280.[illegible]
21	1515106.67	1544032.26	5282.57
22	1515059.12	1544036.85	5283.12
23	1515026.32	1544032.28	5283.61
24	1515019.66	1544034.57	5283.26
25	1515023.27	1544036.60	5283.39
26	1515027.41	1544044.85	5283.[illegible]
27	1514927.46	1544031.40	5282.64
28	1514828.89	1544031.57	5286.61
29	1514828.89	1544031.60	5286.[illegible]
30	1514688.48	1544040.42	5289.[illegible]
31	1514836.[illegible]	1543892.[illegible]	5285.11
32	1514826.[illegible]	1543847.[illegible]	5284.[illegible]
33	1514827.[illegible]	1543800.[illegible]	5283.[illegible]
34	1514820.21	1543714.[illegible]	5282.73
35	1514832.67	1543754.[illegible]	5282.21
36	1514827.44	1543600.55	5283.03
37	1514829.11	1543634.[illegible]	5279.[illegible]
38	1514821.40	1543604.[illegible]	5278.[illegible]
39	1514833.[illegible]	1543552.74	5277.11
40	1514839.[illegible]	1543441.03	5276.[illegible]
41	1514831.[illegible]	1543437.42	5276.[illegible]
42	1514830.[illegible]	1543372.[illegible]	5272.61
43	1514835.[illegible]	1543304.[illegible]	5272.[illegible]
44	1514831.[illegible]	1543216.[illegible]	5269.[illegible]
45	1514823.[illegible]	1543202.[illegible]	5269.61
46	1514859.[illegible]	1543189.[illegible]	5268.[illegible]
47	1515003.03	1543194.03	5266.85
48	1515009.86	1543194.98	5266.79
49	1515030.08	1543198.48	5266.60
50	1515109.82	1543190.61	5265.29
51	1515135.41	1543185.35	5265.14

PROJECT SURFACE COORDINATES

GENERAL NOTES

1. SEE SHEET 9 FOR REMOVAL OF EXISTING FIRE HYDRANT IN DERICKSON AVE.
2. SEE SHEET 8 FOR REMOVAL OF EXISTING FIRE HYDRANT IN SANTA MONICA AVE.
3. SEE SHEET 9 FOR REMOVAL OF EXISTING 6" WATER METER BOX IN DERICKSON AVE.

ABCWUA COORDINATION NOTE

EXCAVATION FOR SAS ADJACENT TO THE 30" SAN JUAN CHAMA DISTRIBUTION WATERLINE SHALL BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE.

LEGEND

- 6"WL — EXISTING WATERLINE
- 8" SAS — EXISTING SANITARY SEWER
- 8"G — EXISTING GAS LINE
- EXISTING FIRE HYDRANT TO BE REMOVED
- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING, R&R PER COA STD DWG #2465 ARTERIAL PAVEMENT, TO ACCOMMODATE WATER AND SANITARY SEWER CONNECTION IN THE PUBLIC R/W.
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
- 8" WL — NEW WATERLINE (PUBLIC)
- PROPOSED FIRELINE (4" OR 6")
- NEW SAS SERVICE (4" OR 6")

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CU-101-C0A.dwg Jul 09,2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA

MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 13 2012 DESIGN REVIEW COMMITTEE	APPROVED AUG 22 2012 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689983	D-18-Z	10	15

AS-BUILT INFORMATION

CONTRACTOR	ALLIANCE	DATE 8/12
WORK STAKED BY	SUNTEK	DATE 2/13
INSPECTOR'S ACCEPTANCE BY	I.&A.	DATE 2/15
FIELD VERIFICATION BY	I.&A.	DATE 2/15
DRAWINGS CORRECTED BY	SUNTEK	DATE 3/13
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5269.166 (NAVD 88)

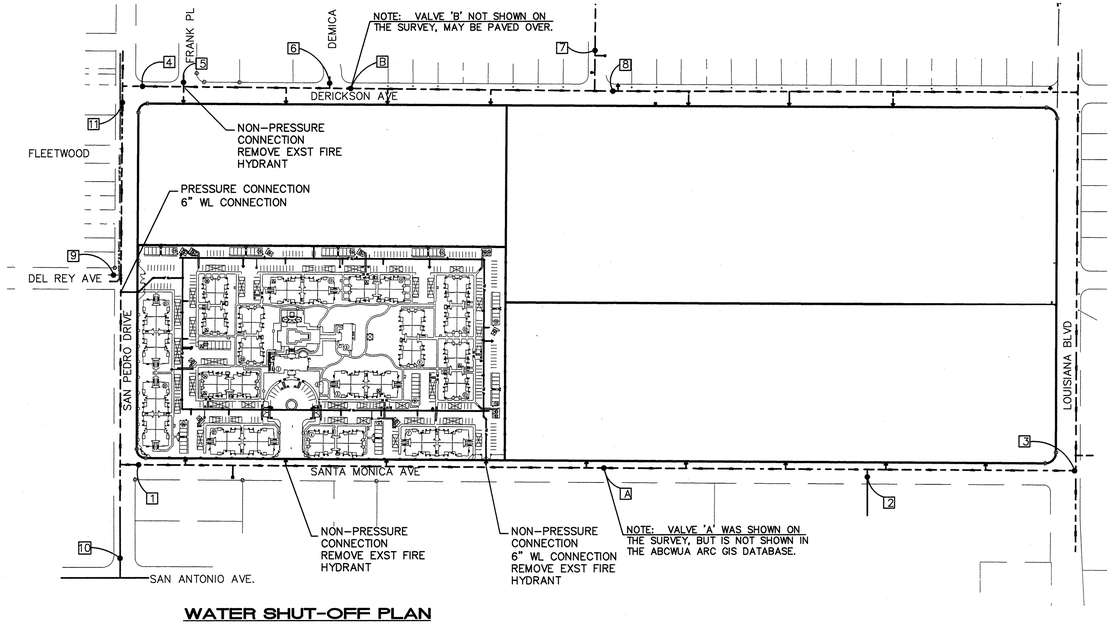
SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	ÅNW	DATE	02/2012
DRAWN BY	thor	DATE	02/2012
CHECKED BY	ÅNW	DATE	02/2012

SCANNED BY PLANNING



WATER SHUT-OFF PLAN

SHUT-OFF VALVES AS LISTED TO PROVIDE NON-PRESSURE CONNECTION.

DERICKSON FH REMOVAL:
SHUT OFF VALVES 4–8
OR IF VALVE 'B' IS INLINE, SHUT OFF VALVES 4–6 AND VALVE 'B'.

SANTA MONICA FH REMOVAL, NEW FH & 6" WL NON-PRESSURE CONNECTION:
SHUT OFF VALVES 1–3
OR IF VALVE 'A' IS INLINE, SHUT OFF VALVE 1 AND VALVE 'A'.

SAN PEDRO 6" WL PRESSURE CONNECTION:
THIS IS A PRESSURE CONNECTION. IN CASE OF A LINE BREAK, SHUT OFF VALVES 1, 9, 10 & 11.

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/CONTENT/VIEW/463/729/.

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.)
ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GM/SM – SILTY GRAVELS AND SILTY SANDS, GRAVEL–SAND–SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.)
MINIMUM UNOBSTRUCTED, STRAIGHT–RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

AS-BUILT INFORMATION
CONTRACTOR ALLIANCE
WORK STAKED BY SURVTEK DATE 8/12
INSPECTOR ACCEPTANCE BY I.A.A. DATE 2/13
FIELD VERIFICATION BY I.A.A. DATE 2/13
DRAWINGS CORRECTED BY SURVTEK DATE 2/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY BENCHMARK "18–E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18–E18".
ELEVATION = 5289.166 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER
NEW MEXICO
17631
LICENSED PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	ÅNW	02/2012
DRAWN BY	thor	02/2012
CHECKED BY	ÅNW	02/2012

RECORD DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CU–501–C0A.dwg Jul 02,2012

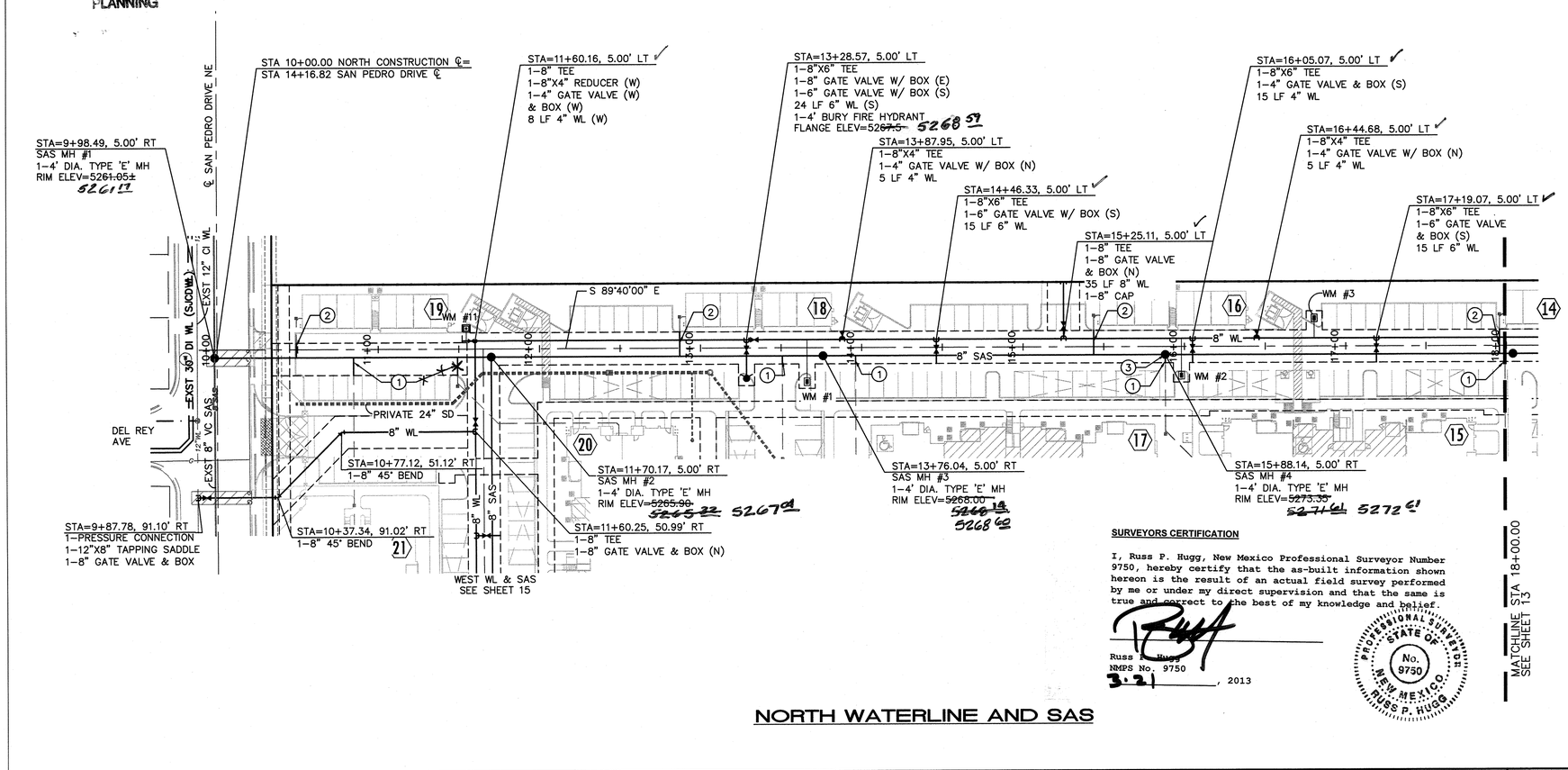
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
UTILITY DETAILS

Design Review Committee: APPROVED JUL 13 2012 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED AUG 22 2012 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 689983 | Zone Map No. D–18–Z | Sheet 11 Of 15

SCANNED BY PLANNING



NORTH WATERLINE AND SAS

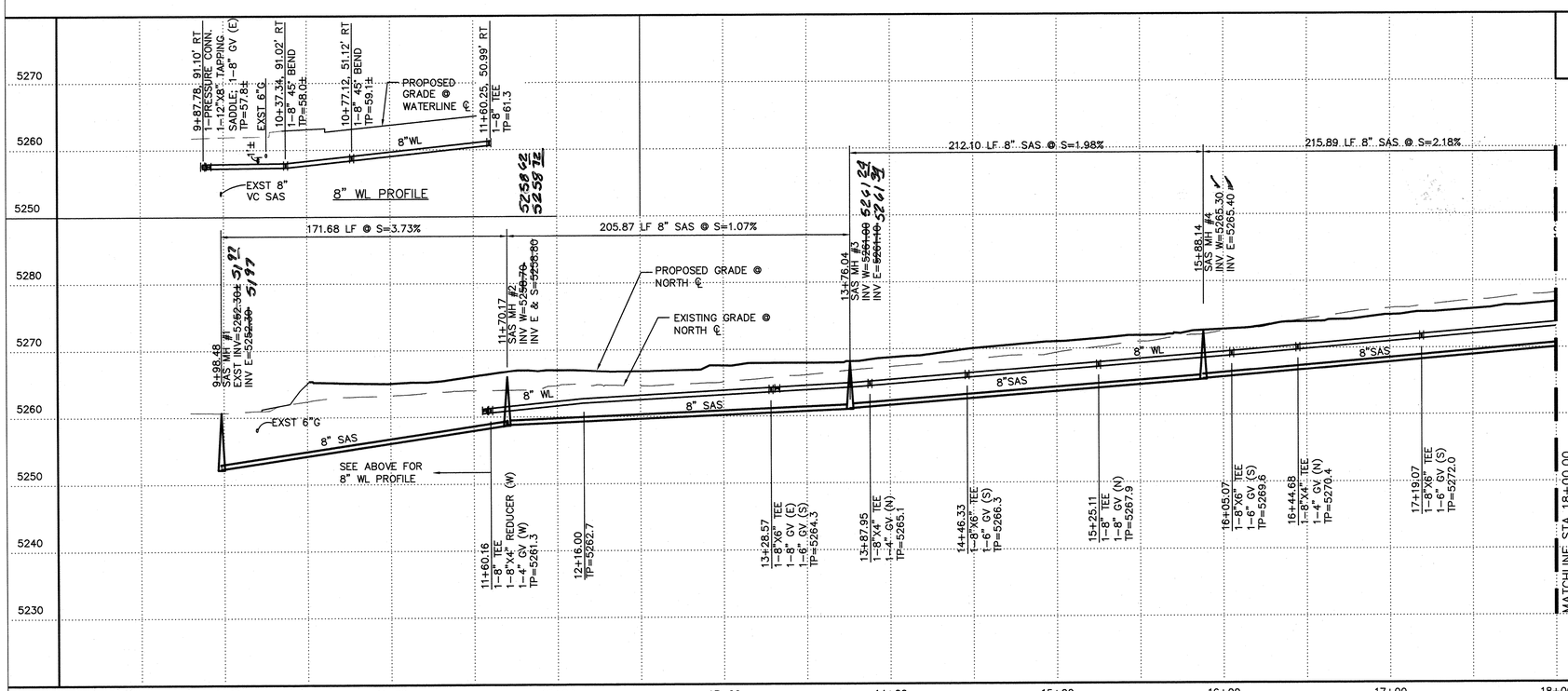
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
3-21, 2013

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

Elevation Datum: NAVD 88



SCALES:
1"=40' HOR.
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT 4" SAS SERVICES PER COA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.
2. CONSTRUCT ALL WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.
7. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.
8. SEE SHEET 10 FOR EASEMENT NOTES.
9. SEE SHEET 8 FOR PAVEMENT AND CURB REMOVAL AND REPLACEMENT IN SAN PEDRO DRIVE.
10. SEE SHEET 10 FOR VALVE & MH AS-BUILT COORDINATES.

○ KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.
2. 4" SAS SERVICE LINE.
3. CONNECTION TO MH PER COA STD DWG #2118. INV=65.66

RECORD DRAWING

AS-BUILT INFORMATION
CONTRACTOR ALLIANCE
WORK STAKED BY SURVTEK DATE 8/12
INSPECTOR'S ACCEPTANCE BY ISA DATE 8/13
FIELD VERIFICATION BY T.A DATE 7/13
DRAWINGS CORRECTED BY SURVTEK DATE 5/13
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5269.166 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

WATER METER TABLE

WM #	SIZE	STATION & OFFSET
1	2"	13+66.09, 21.0' RT
2	1 1/2"	15+98.17, 17.8' RT
3	2"	16+80.40, 17.3' LT
11	3/4"	11+54.66, 12.7' LT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

○BLDG #	SIZE	STATION & OFFSET	INV @ END
9	6"	17+99.03, 10' RT	70.91
14	4"	17+95.63, 10' LT	71.26
15	6"	15+88.14, 10' RT	66.29
16	4"	15+43.78, 10' LT	67.17
17	6"	13+96.22, 10' RT	62.49
18	4"	12+87.05, 10' LT	62.56
19	4"	10+49.02, 4' LT	56.96
~~20~~	~~6"~~	~~11+49.23, 16' RT~~	~~58.99~~
21	6"	10+84.70, 16' RT	56.64
23	6"	13+50.77, 10' RT	61.50

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING, R&R (SEE SHEET 8)
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
- 8" WL — NEW WATERLINE (PUBLIC)
- PROPOSED FIRELINE (4" OR 6")
- NEW SAS SERVICE (4" OR 6")

ENGINEER'S SEAL
ASA M. NILSSON-WEBER — NEW MEXICO — 17631 — LICENSED PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN

DESIGNED BY ÅNW DATE 02/2012
DRAWN BY thor DATE 02/2012
CHECKED BY ÅNW DATE 02/2012

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CU-301.dwg Jul 02,2012

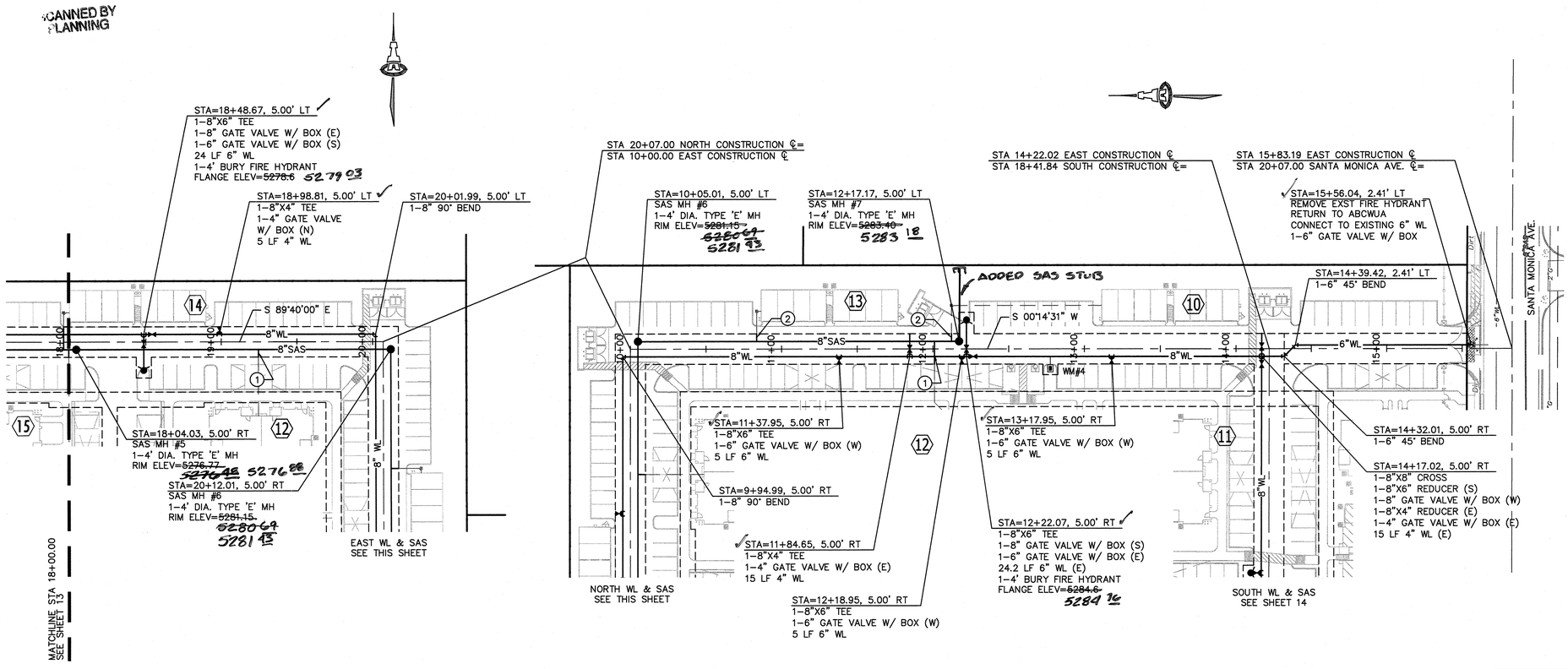
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
NORTH WATERLINE AND SAS
UTILITY PLAN AND PROFILE

Design Review Committee: APPROVED JUL 18 2012 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED AUG 22 2012 CITY ENGINEER
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 689983 | Zone Map No. D-18-Z | Sheet 12 Of 15

SCANNED BY PLANNING

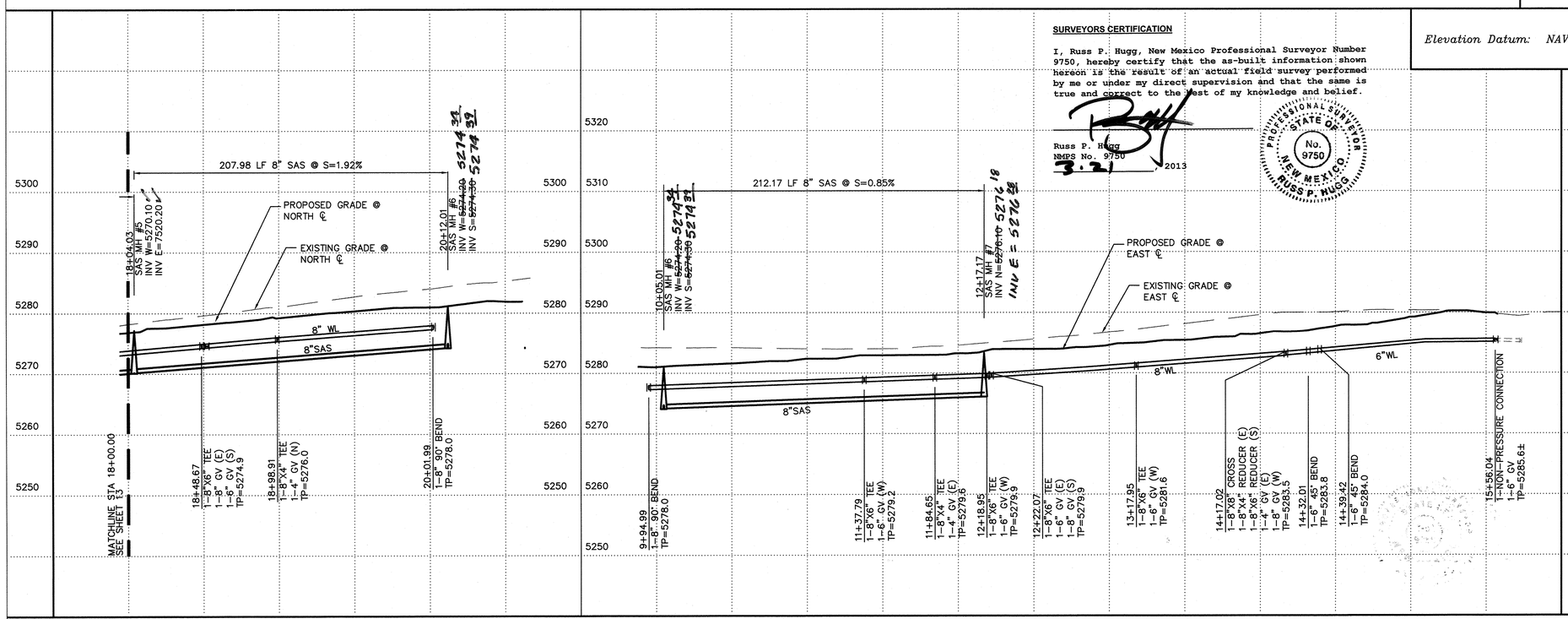


NORTH WATERLINE AND SAS CONT.

EAST WATERLINE AND SAS

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
3-21 2013

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

GENERAL NOTES

1. CONSTRUCT 4" SAS SERVICES PER COA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.
2. CONSTRUCT ALL WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.
7. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.
8. SEE SHEET 10 FOR EASEMENT NOTES.
9. SEE SHEET 10 FOR VALVE & MH AS-BUILT COORDINATES.

KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.
2. 4" SAS SERVICE LINE.

WATER METER TABLE

WM #	SIZE	STATION & OFFSET
4	2"	12+77.47, 12.8' RT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

BLDG #	SIZE	STATION & OFFSET	INV @ END
10	4"	12+12.17, 10' LT	76.95
11	6"	12+00.95, 10' RT	76.79
12	6"	19+24.53, 10' RT	73.88
13	4"	10+83.51, 10' LT	77.38

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
- 8" WL — NEW WATERLINE (PUBLIC)
- PROPOSED FIRELINE (4" OR 6")
- NEW SAS SERVICE (4" OR 6")

RECORD DRAWING

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

1900 CU-301.dwg Jul 02,2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
NORTH CONT. AND EAST WATERLINE AND SAS
UTILITY PLAN AND PROFILE

Design Review Committee: APPROVED JUL 13 2012 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED AUG 22 2012 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 689983 | Zone Map No. D-18-Z | Sheet 13 Of 15

AS-BUILT INFORMATION
CONTRACTOR ALLIANCE DATE 8/12
WORK STAKED BY SUNTEC DATE 2/13
SURVEY CHECKED BY I.A. DATE 2/13
FIELD VERIFICATION BY I.A. DATE 2/13
DRAWINGS CORRECTED BY SUNTEC DATE 3/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5289.168 (NAVD 88)

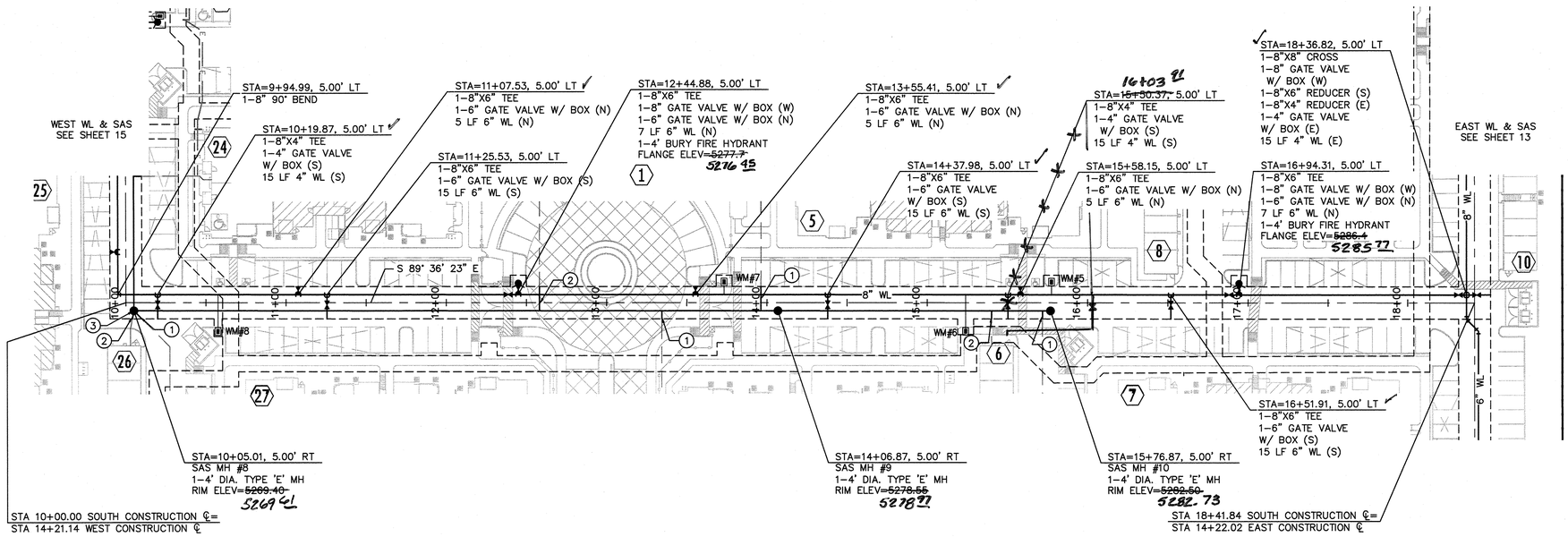
SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER — NEW MEXICO — 17631 — LICENSED PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ÅNW DATE 02/2012
DRAWN BY thor DATE 02/2012
CHECKED BY ÅNW DATE 02/2012

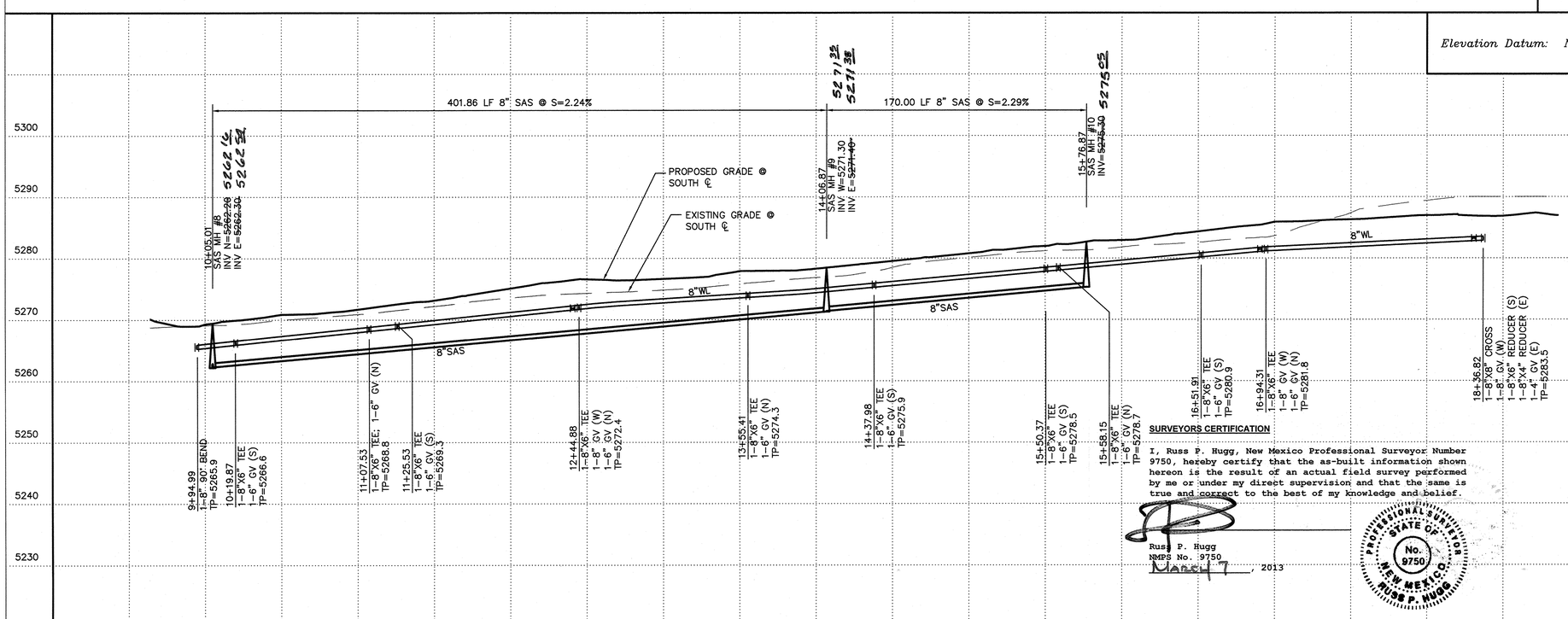
SCANNED BY PLANNING



SOUTH WATERLINE AND SAS

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 7, 2013

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

GENERAL NOTES

1. CONSTRUCT 4" SAS SERVICES PER COA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.
2. CONSTRUCT ALL WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.
7. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.
8. SEE SHEET 10 FOR EASEMENT NOTES.
9. SEE SHEET 10 FOR VALVE & MH AS-BUILT COORDINATES.

○ KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.
2. 4" SAS SERVICE LINE.
3. CONNECTIONS TO MH PER COA STD DWG #2118. INV=62.63

WATER METER TABLE

WM #	SIZE	STATION & OFFSET
5	2"	15+77.49, 12.8' LT
6	2"	15+23.98, 17.7' RT
7	2"	13+73.23, 12.8' LT
8	2"	10+57.50, 17.9' RT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

BLDG #	SIZE	STATION & OFFSET	INV @ END
1	4"	12+58.10, 10' LT	69.33
4	6"	13+34.31, 10' RT	70.53
5	6"	13+96.25, 10' LT	71.49
6	4"	15+40.18, 10' RT	76.54
7	6"	15+71.87, 10' RT	76.11
26	4"	10+02.82, 10' RT	64.26
27	6"	10+10.01, 10' RT	63.30

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
- 8" WL — NEW WATERLINE (PUBLIC)
- PROPOSED FIRELINE (4" OR 6")
- NEW SAS SERVICE (4" OR 6")

RECORD DRAWING

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

1900 CU-301.dwg Jul 02,2012

AS-BUILT INFORMATION
CONTRACTOR ALLIANCE DATE 8/12
WORK STAKED BY SURVTEK DATE 8/12
SUBSTANTIAL COMPLETION ACCEPTANCE BY I&A DATE 8/13
FIELD VERIFICATION BY I&A DATE 8/13
DRAWINGS CORRECTED BY SURVTEK DATE 9/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18"
THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE SE CORNER OF A CONCRETE TRAFFIC LIGHT BASE LOCATED IN THE SW QUADRANT OF THE SAN ANTONIO DR NE AND SAN PEDRO DR NE INTERSECTION, STAMPED "ACS BM 18-E18".
ELEVATION = 5269.186 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ÅSA M. NILSSON-WEBER
NEW MEXICO
17631
LICENSED PROFESSIONAL ENGINEER
7-9-12

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY ÅNW	DATE 02/2012	
DRAWN BY thor	DATE 02/2012	
CHECKED BY ÅNW	DATE 02/2012	

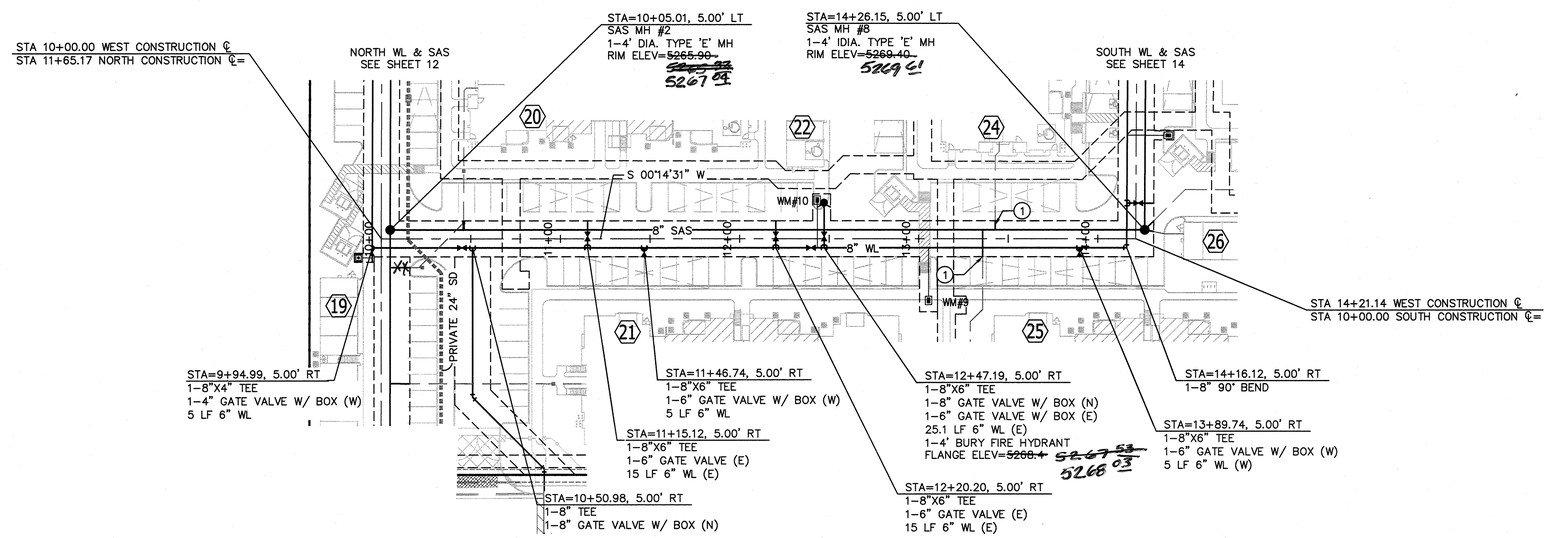
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
SOUTH WATERLINE AND SAS
UTILITY PLAN AND PROFILE

Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 23 2012 DESIGN REVIEW COMMITTEE	APPROVED AUG 22 2012 CITY ENGINEER	Last Design Update		

City Project No.	Zone Map No.	Sheet	Of
689983	D-18-Z	14	15

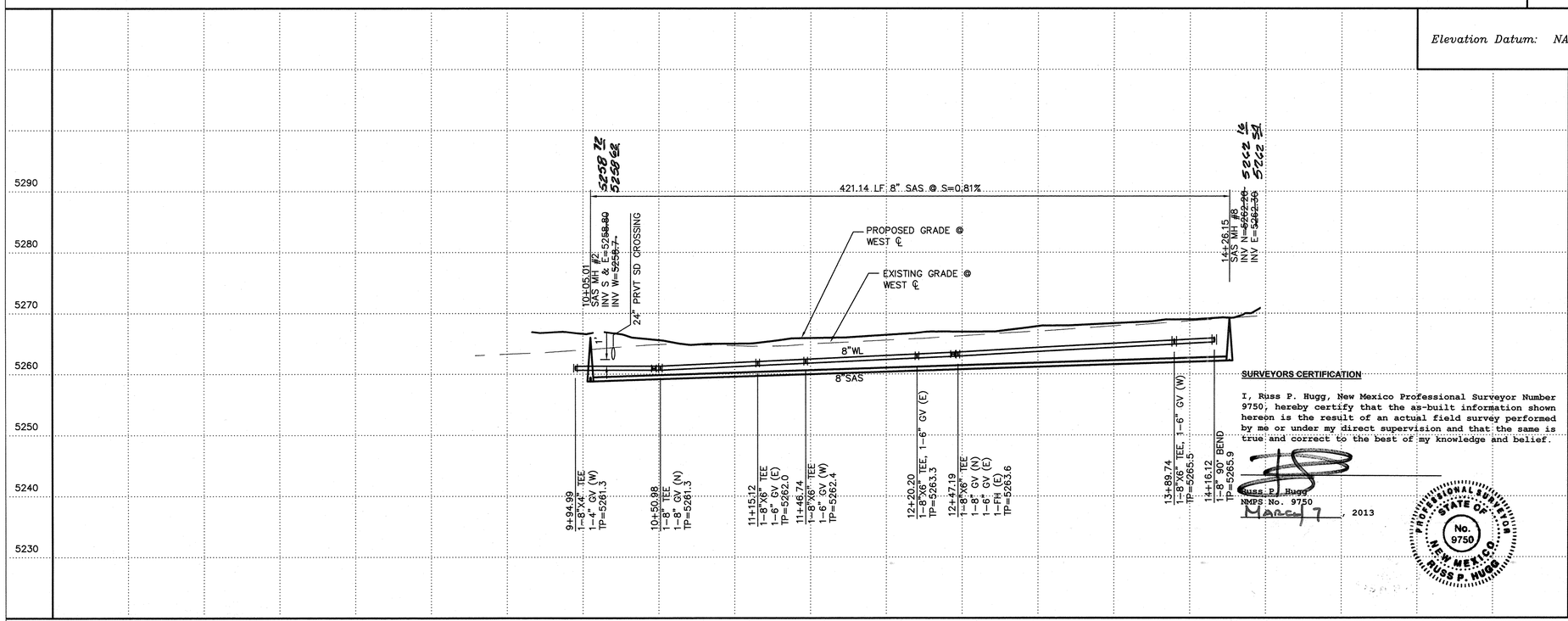
SCANNED BY PLANNING



WEST WATERLINE AND SAS

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 7, 2013

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

GENERAL NOTES

1. CONSTRUCT 4" SAS SERVICES PER COA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.
2. CONSTRUCT ALL WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
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4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
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8. SEE SHEET 10 FOR EASEMENT NOTES.
9. SEE SHEET 10 FOR VALVE & MH AS-BUILT COORDINATES.

⬡ KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.

WATER METER TABLE

WM #	SIZE	STATION & OFFSET
9	2"	13+05.54, 34.6' RT
10	2"	12+43.41, 21.3' LT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

⬡ BLDG #	SIZE	STATION & OFFSET	INV @ END
24	6"	13+42.74, 10' LT	62.80
25	6"	13+35.74, 10' RT	62.71
20	6"	10+46.00, 10' LT	60.12

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
- 8" WL — NEW WATERLINE (PUBLIC)
- PROPOSED FIRELINE (4" OR 6")
- NEW SAS SERVICE (4" OR 6")

RECORD DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1900 CU-301.dwg Jul 02,2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BROADSTONE, SANTA MONICA
WEST WATERLINE AND SAS
UTILITY PLAN AND PROFILE

Design Review Committee: APPROVED JUL 13 2012 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED AUG 22 2012 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
689983	D-18-Z	15	15

AS-BUILT INFORMATION
CONTRACTOR ALLIANCE
WORK STAKED BY SURVTEK DATE 8/12
WORK STAKING ACCEPTANCE BY I&A DATE 2/13
FIELD VERIFICATION BY I&A DATE 2/13
DRAWINGS CORRECTED BY SURVTEK DATE 3/13
MICRO-FILM INFORMATION
RECORDED BY DATE
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ELEVATION = 5269.166 (NAVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ÁSA M. NILSSON-WEBER LICENSED PROFESSIONAL ENGINEER NEW MEXICO 17631
7-9-12

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY ÅNW	DATE 02/2012	
DRAWN BY thor	DATE 02/2012	
CHECKED BY ÅNW	DATE 02/2012	