RECORD DRAWING

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE 10/31/2016

PUBLIC IMPROVEMENT PLANS

FOR

BROADSTONE PROMENADE

ALBUQUERQUE, NEW MEXICO

JULY 2014

PREPARED FOR:
DRI TSM, LLC.
c/o TITAN DEVELOPMENT
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

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
8-19, 2016

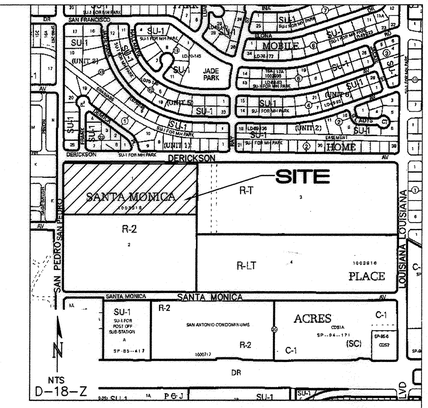
PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

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.

8-23-16
Åsa Nilsson-Weber Date
NMPE No. 17631

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



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWSE 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 INCLUDING AMENDMENT #1.
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 811, 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. 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.
11. 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.
12. 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.
13. 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.
14. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION – AS ALLOWED BY THE CITY.
15. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
16. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
17. 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.
18. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
19. 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.
20. ELECTRONIC MARKING 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 INCLUDING AMENDMENT #1.
21. 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://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx.
22. 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.
23. 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.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
25. 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.
26. 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.
27. 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.
28. CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING SIGNAGE, STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
29. THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
30. CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.

ADMINISTRATIVE INSTRUCTION NO. 9 – WORK AFFECTING SAN JUAN CHAMA TRANSMISSION LINES
http://abcwua.org/uploads/files/WUA_Admin_Inst_9.pdf

A 30" SAN JUAN CHAMA (SJC) TRANSMISSION WATERLINE IS LOCATED IN SAN PEDRO BLVD. CONTRACTOR SHALL NOTIFY ABCWUA INSPECTOR 7 DAYS IN ADVANCE OF EXCAVATION FOR THE SANITARY SEWER MANHOLE ADJACENT TO THE SJC WATER LINE. IF LINE SPOTS INDICATE THAT CLEARANCE BETWEEN THE SJC WATERLINE AND THE SANITARY SEWER LINE IS LESS THAN 10', CONTRACTOR SHALL POTHOLE THE SJC WATERLINE PRIOR TO CONSTRUCTION.

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

ENGINEERS STAMP & SIGNATURE

ÅSA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
7-29-14

APPROVALS	ENGINEER	DATE
DRC Chairman		9/24/14
Transportation		9/23/14
Water/Wastewater	Allen Porter	09/23/14
Hydrology		9/23/14
Constr. Mngmt.		
Constr. Coord.		

* * * * * * * * * * * * * * *
APPROVED FOR CONSTRUCTION

11-26-14
City Engineer Date

DRB NO. N/A

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2025 CC–001.dwg Jul 29,2014

City Project No. 689984

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RECORD DRAWING

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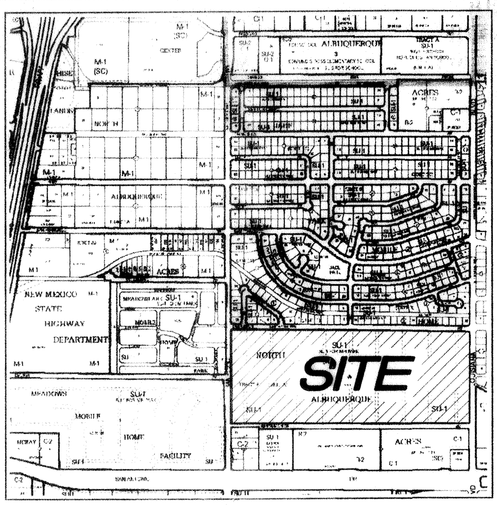

VICINITY MAP
NOT TO SCALE

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 "HUGG 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

TREASURERS CERTIFICATION

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

RECORDING DRAWING

Upc# 101396105407201

Del Rey Investments LLC

1/6/11

Bernalillo County Treasurer — Date

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:

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
NMPS 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

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	12/19/11 Date
Parks and Recreation Department	12/19/11 Date
AMAFCA	12-19-11 Date
City Engineer	12-19-11 Date
DRB Chairperson, Planning Department	1-5-12 Date

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tvPLAT R $25.00 B 2012C P 0002 R Toulous Olivere, Bernalillo Cour

SHEET 1 OF 5

110517 BULKPLAT.dwg

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

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. 2012000139

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."

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tvPLAT R $25.00 B 2012C 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# 689984

SHEET 2 OF 20

RECORD DRAWING

m:\PROJECTS\2000-2099\2025\DWG\PUBLIC WORK ORDER\2025 V-PLAT SHEETS 1-5.dwg, 7/29/2014 3:11:41 PM, ANW

RECORD DRAWING

GRAPHIC SCALE

(IN FEET)
1 inch = 100 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

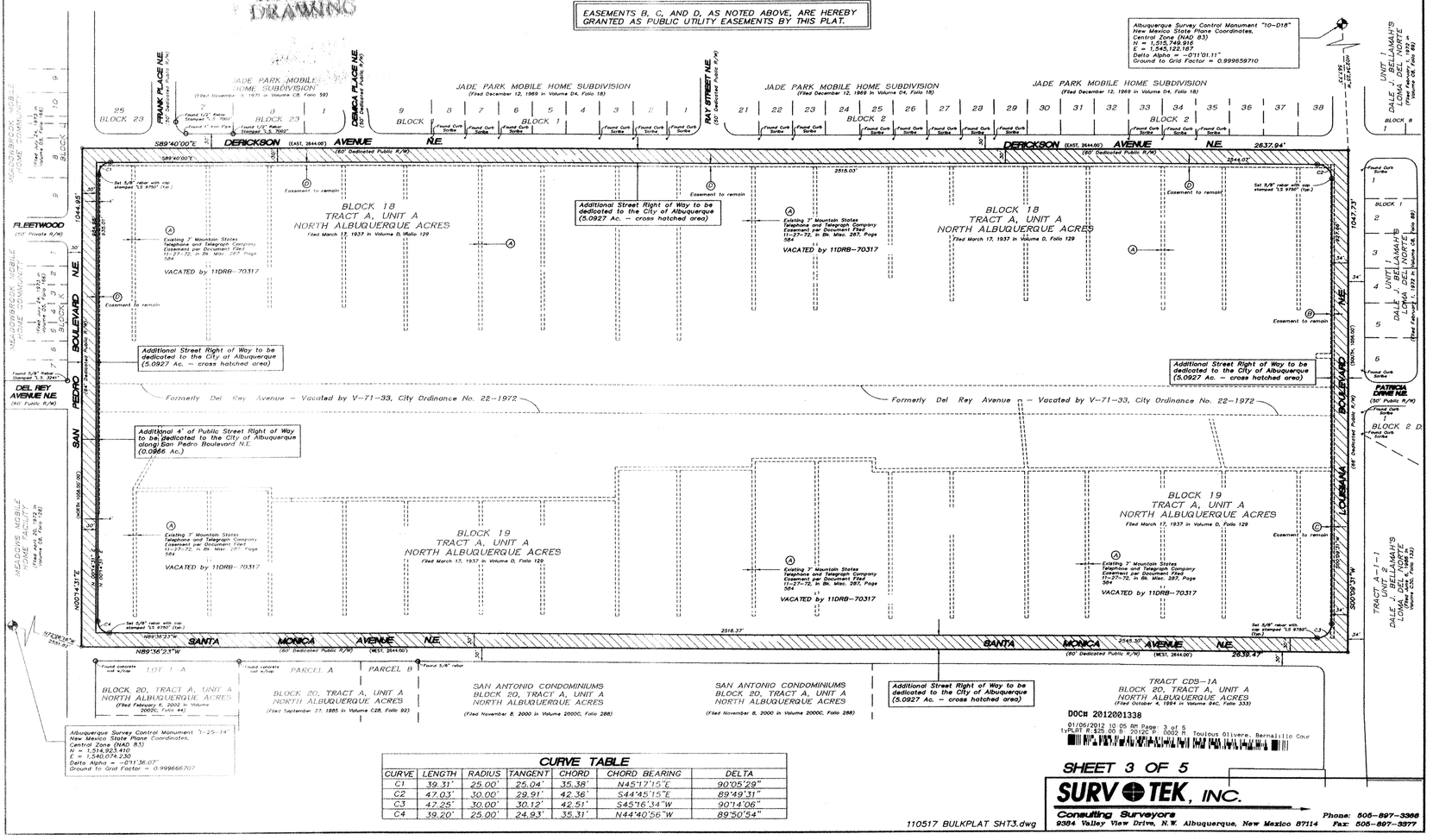
(D) Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 287, Page 584. Easements along the site perimeter adjacent to Derickson Avenue and San Pedro Boulevard shall remain in place.

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

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



DOC# 2012001338
01/06/2012 10:05 AM Page 3 of 5
TxPLAT R $25.00 D $ 20.00 P 0002 M Toulous Olivere, Bernalillo Cou

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"

SHEET 3 OF 5

110517 BULKPLAT SHT3.dwg

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

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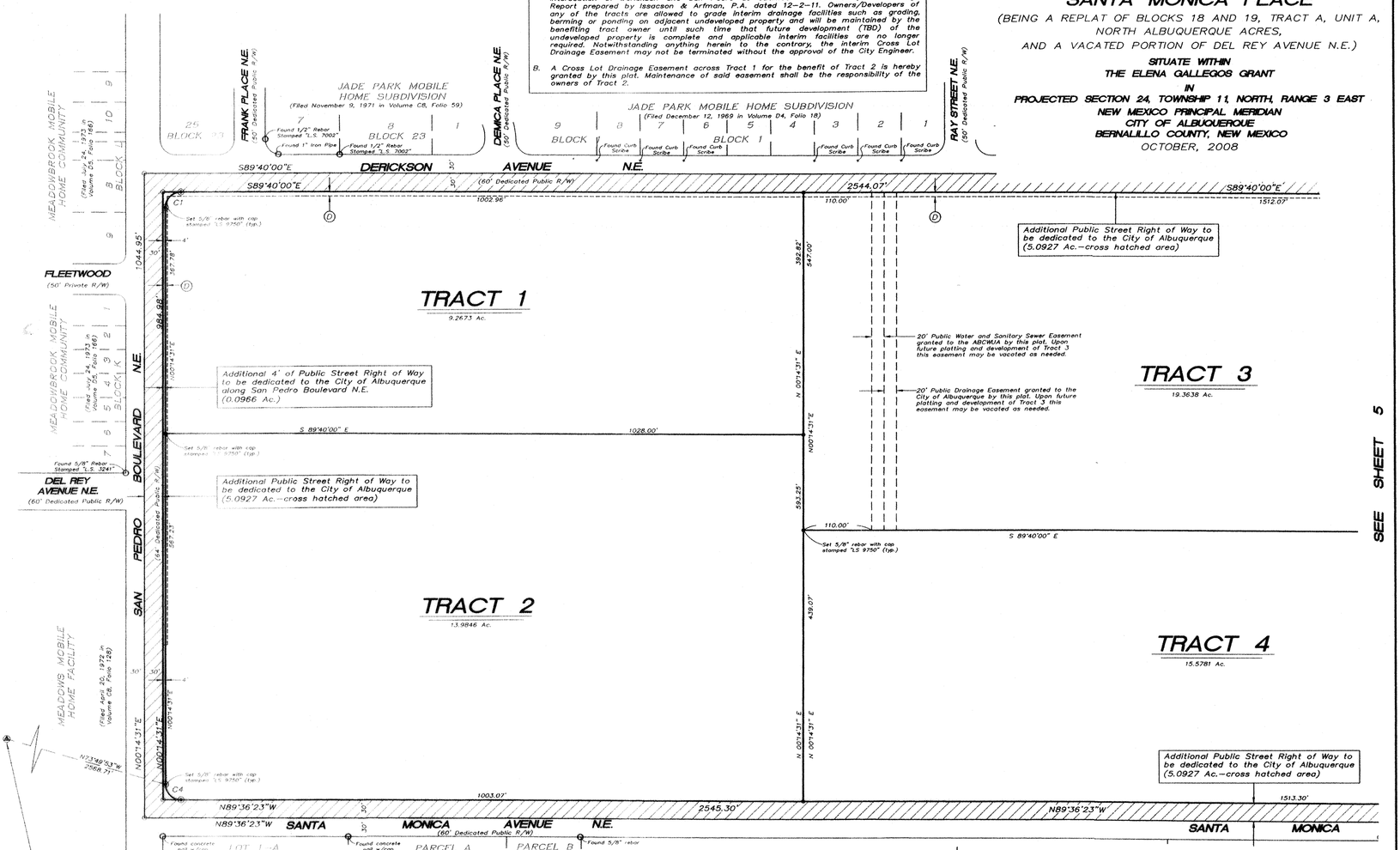
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2008



DOC# 2012001338
01/06/2012 10:05 AM Page 4 of 5
TxPLAT R $25.00 D $ 20.00 P 0002 M Toulous Olivere, Bernalillo Cou

(IN FEET)
1 inch = 100 ft.

SHEET 4 OF 5

110517 BULKPLAT.dwg

SURVTEK, INC.
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SEE SHEET 5

m:\PROJECTS\2000-2099\2025\DWG\PUBLIC WORK ORDER\2025 V-PLAT SHEETS 1-5.dwg, 7/29/2014 3:12:16 PM, ANW

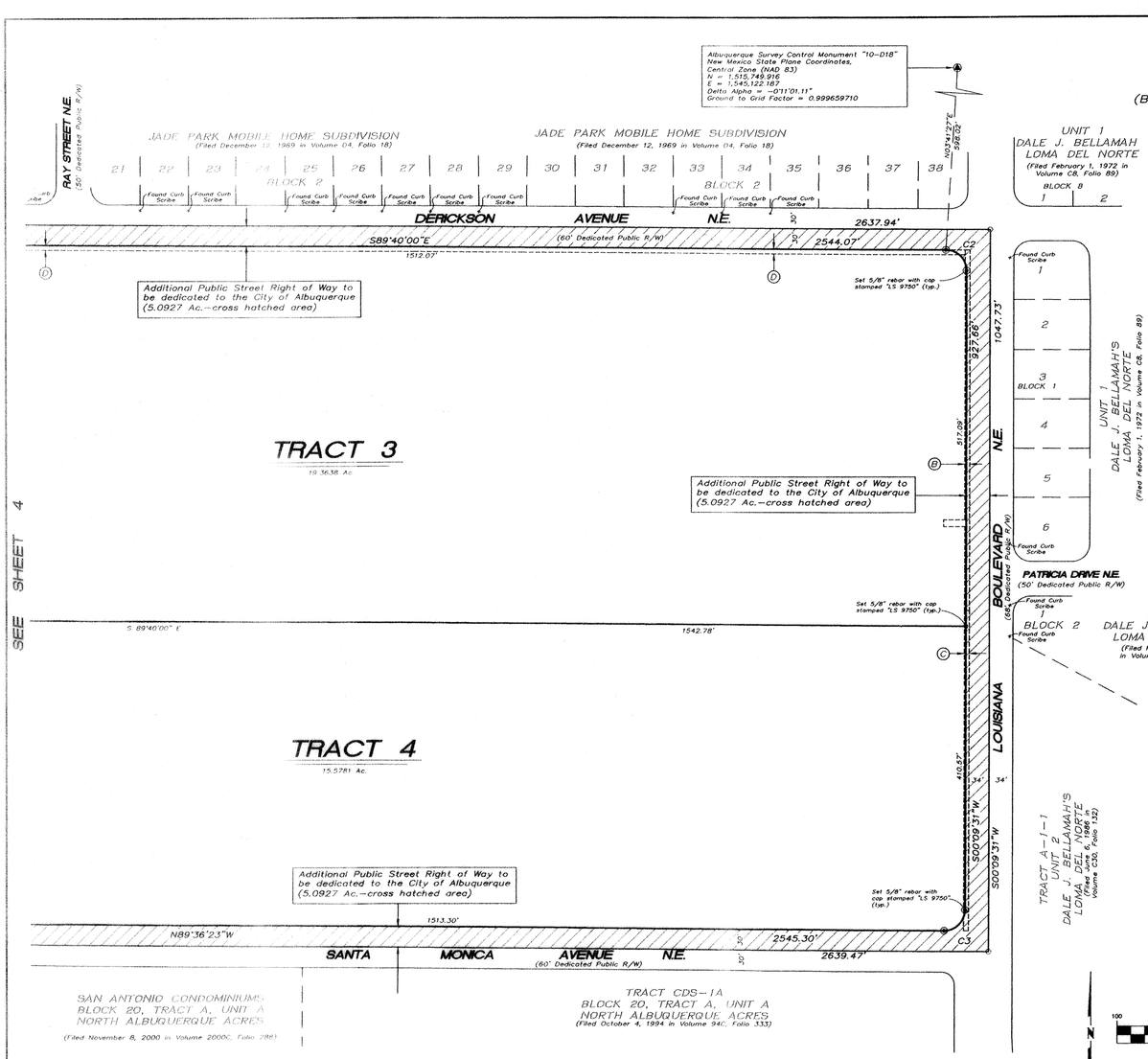
RECORD DRAWING

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



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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°21'15"E	90°05'29"
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DOC# 2012001338
01/06/2012 10:05 AM Page 5 of 5
TxRLPT R'126.00 B: 2012C3 Lots: 1 Teulmon Olivera Bernalillo Cour

110517 BULKPLAT.dwg

SHEET 5 OF 5

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

RECORD DRAWING

RECORD DRAWING

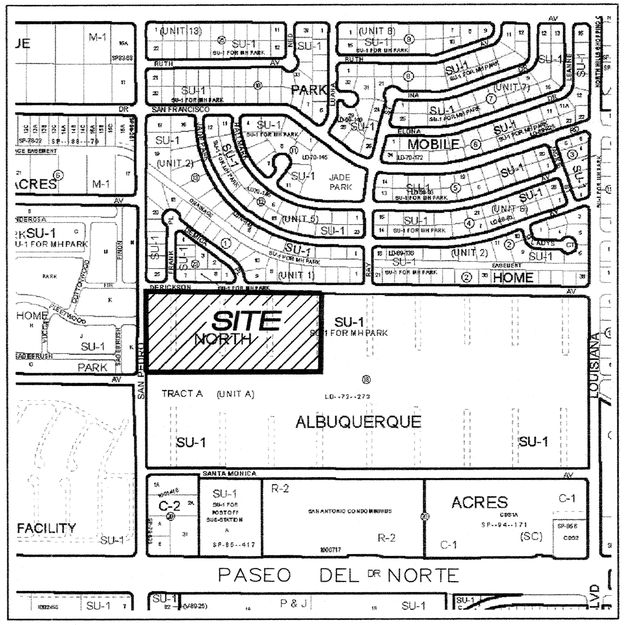
TOPOGRAPHIC AND BOUNDARY SURVEY OF

TRACT 1

SANTA MONICA PLACE

SITUATE WITHIN
THE ELANA GALLEGOS GRANT
IN
PROJECTED SECTION 24
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD83) originated at the Albuquerque Control Survey Monument "10–D18".
2. Distances are ground.
3. Distances 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 shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Vertical Datum is based upon the Albuquerque Control Survey Benchmark "10–D18", Elevation = 5321.79 (NGVD88)
8. Contour interval is one foot.
9. Field surveys were performed during the month of January, 2014.
10. Documents used in the preparation of this survey are as follows:

a. Plat entitled "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 VACTED 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2012 in Plat Book 2012C, Page 2, as Document No. 2012001338.

11. Source information from Plans and markings have been combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Utilities marked with an asterisk (*) are from transcribed or derived from provided plans.
12. A Title Commitment was not provided for this property as part of the survey preparation. Recorded or unrecorded easements, conditions or restrictions that may be disclosed by such a report are not covered by this survey.

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 as shown on National Flood Insurance Program Flood Insurance Rate Map No. 35001C0137H, Map Revised August 16, 2012.

LEGAL DESCRIPTION

Tract 1, Santa Monica Place, as the same is shown and designated on the plat entitled "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 VACTED 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2012 in Plat Book 2012C, Page 2, as Document No. 2012001338.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic and Boundary Survey Plat was prepared from and actual ground survey performed by me or under my direct supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Topographic and Boundary Survey Plat of one tract.

Russ P. Hugg
NMPS No. 9750
January 17, 2014

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

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

UTILITIES LABELED WITH AN ASTERISK (*) ARE TRANSCRIBED OR DERIVED FROM PROVIDED PLANS AND MUST BE VERIFIED BY LINE-SPOTTING.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

SHEET 1 OF 2

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

140006B.dwg

RECORD DRAWING

TOPOGRAPHIC AND BOUNDARY SURVEY OF

TRACT 1

SANTA MONICA PLACE

SITUATE WITHIN
THE ELANA GALLEGOS GRANT
IN
PROJECTED SECTION 24
TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2014

KEYED INVERT DATA

(A) Sanitary Sewer Manhole
Rim Elevation = 5258.81'
Inv Elev = 5250.51'(N)
Inv Elev = 5250.71'(S)

(B) Storm Drain Drop Inlet
Grate Elevation = 5253.35'
Inv Elev = 5249.60'(X)

(C) Storm Drian Drop Inlet
Grate Elevation = 5253.20'
Inv Elev = 5249.55'(X)

(D) Storm Drain Drop Inlet
Grate Elevation = 5254.01'
Inv Elev = 5250.41'(X)

(E) Storm Drain Drop Inlet
Grate Elevation = 5253.33'
Inv Elev = 5249.73'(X)

(F) Storm Drain Manhole
Rim Elevation = 5253.65'
Inv Elev = 5249.40'(E)
Inv Elev = 5249.40'(W)

(G) Storm Drain Manhole
Rim Elevation = 5253.60'
Inv Elev = 5246.80'(N)
Inv Elev = 5248.30'(W)
Inv Elev = 5248.70'(SE)

(H) Sanitary Sewer Manhole
Rim Elevation = 5252.24'
Inv Elev = 5243.99'(E)
Inv Elev = 5243.64'(S)
Inv Elev = 5243.64'(N)

(J) Storm Drain Manhole
Rim Elevation = 5252.21'
Inv Elev = 5244.01'(N)
Inv Elev = 5246.01'(S)
Inv Elev = 5244.31'(E)

(K) Storm Drain Drop Inlet
Grate Elevation = 5252.93'
Inv Elev = 5245.38'(W)

(L) Sanitary Sewer Manhole
Rim Elevation = 5256.13'
Inv Elev = 5248.38'(N)
Inv Elev = 5248.23'(E)
Inv Elev = 5248.19'(W)

(M) Sanitary Sewer Manhole
Rim Elevation = 5265.76'
Inv Elev = 5259.35'(E)
Inv Elev = 5259.26'(W)

(N) Sanitary Sewer Manhole
Rim Elevation = 5275.31'
Inv Elev = 5269.11'(E)
Inv Elev = 5269.06'(W)

(P) Sanitary Sewer Manhole
Rim Elevation = 5285.21'
Inv Elev = 5280.26'(N)
Inv Elev = 5280.51'(E)
Inv Elev = 5280.41'(W)

(Q) Inv.= 5247.70'

(R) Storm Drain MH
Rim= 5255.55'
Inv.= 5247.74' (W)
Inv.= 5247.81' (E)

(S) Storm Drain MH
Rim= 5259.14'
Inv.= 5249.67' (W)
Inv.= 5249.72' (S)

(T) Storm Drain Inlet
Top of Vert. 48"
CMP = 5260.70'
Inv.= 5250.70'

KEYED EASEMENTS

(A) 20' Public Water and Sanitary Sewer Easement granted to the ABCWUA by plat filed January 6, 2012, Plat Book 2012C, Page 2. Upon future platting and development of Tract 3 this easement may be vacated as needed.

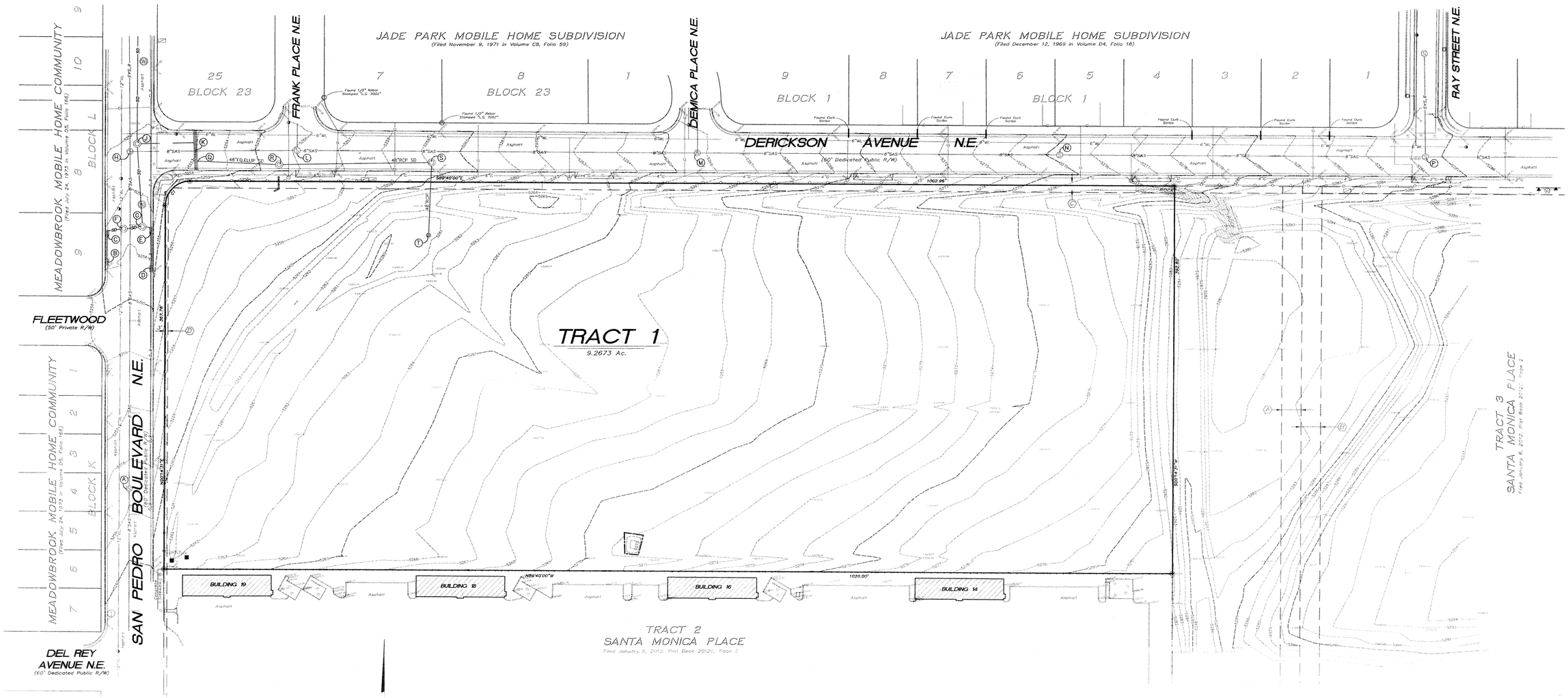
(B) 20' Public Drainage Easement granted to the City of Albuquerque by plat filed January 6, 2012, Plat Book 2012C, Page 2. Upon future platting and development of Tract 3 this easement may be vacated as needed.

(C) Portion of existing 7' Mountain States Telephone & Telegraph Company Easement per Document filed 11-27-72, in Book Misc. 287, Page 584.

(D) Remainder of existing 7' Mountain States Telephone & Telegraph Company Easement per Document filed 11-27-72, in Book Misc. 287, Page 584.

LEGEND

- CONCRETE AREA
- HANDICAP PARKING SPACE
- HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- STORM DRAIN MANHOLE
- STORM DRAIN DROP INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- GAS VALVE
- GAS MAIN
- UTILITY PEDESTAL
- LIGHT POLE
- POWER POLE WITH FEED
- POWER POLE
- MONITOR WELL
- CABLE PEDESTAL
- IRRIGATION BOX
- TRANSFORMER
- GAS METER
- BLOCK WALL
- CHAIN LINK FENCE
- SAS — SANITARY SEWER LINE
- G — GAS LINE
- WL — WATER LINE
- SD — STORM DRAIN LINE
- OHU — OVERHEAD UTILITY LINE
- UGU — UNDERGROUND UTILITY LINE



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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

140006B.dwg

SHEET 2 OF 2

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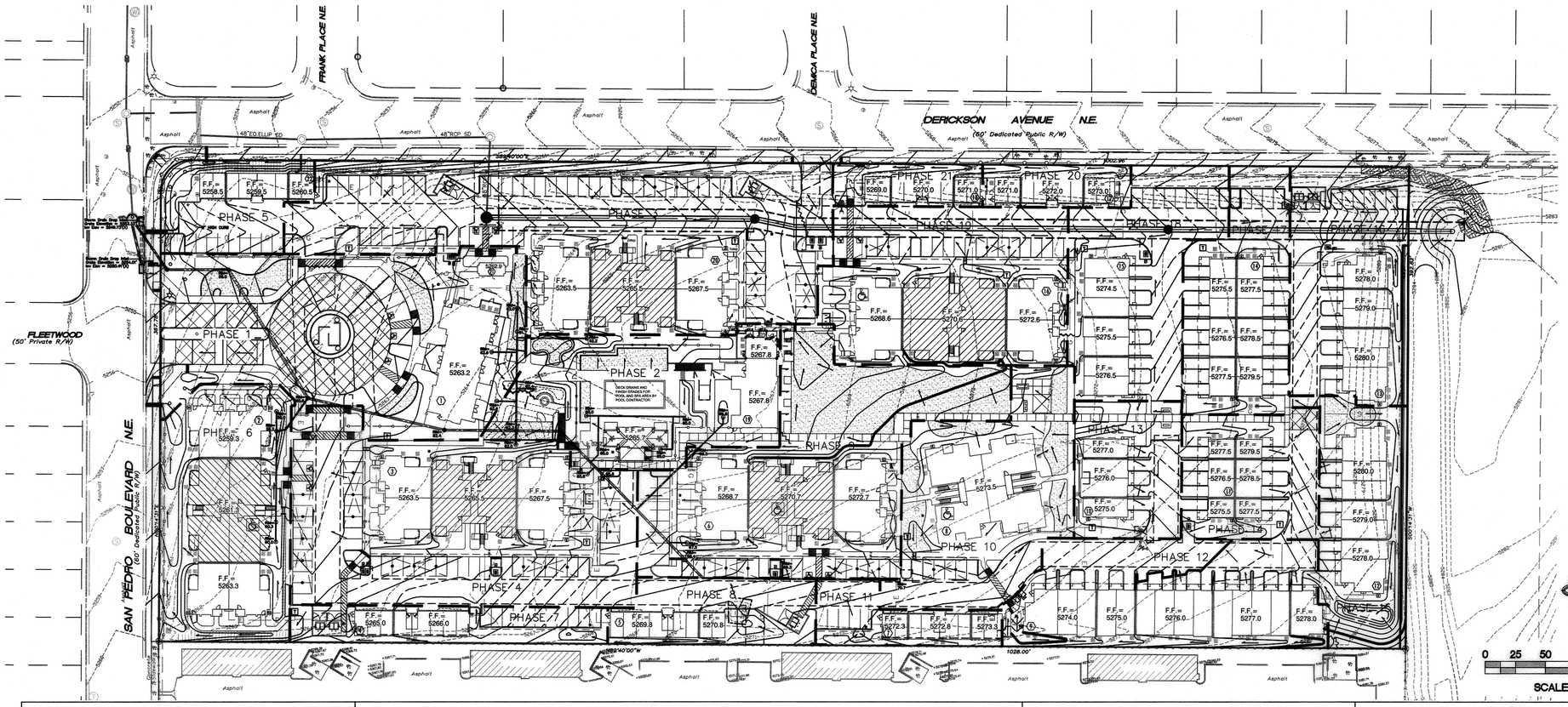
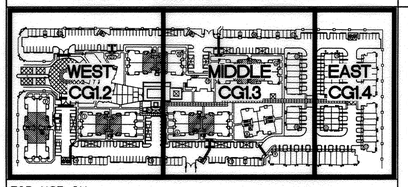
RECORD DRAWING



DRAINAGE SHEET KEY



FOR USE ON:
CG1.1, CG1.2, CG1.3, CG.14

LEGEND

79	PROPOSED CONTOUR – 1' INCREMENT
75.5	PROPOSED CONTOUR – 0.5' INCREMENT
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
F.F.=XXXX.XX	FINISH FLOOR ELEVATION
78.3±	EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
	ROCK EROSION CONTROL
	GRADE BREAK
	PROPOSED STORM DRAIN (SEE CG5.1)
PHASE 2	BUILDING PHASE LINE

GENERAL NOTES

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.

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

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

D. PROPOSED SPOT AND CONTOUR ELEVATIONS 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.

E. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM–811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.

F. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH AND ADA ACCESSIBLE.

G. 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.

H. 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.

I. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. DESIGN GRADES ARE APPROX. 1.8% TO ALLOW FOR CONSTRUCTION TOLERANCES.

J. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.

K. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.

L. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.

M. UTILITIES IN PAVED AREAS SHALL BE HS–25 TRAFFIC RATED..

N. ALL AREAS DISTURBED BY CONSTRUCTION (OUTSIDE PROPOSED TURF AREA) SHALL BE RESEEDED WITH NATIVE GRASS PER C.O.A. SPECIFICATIONS SECTION 1012 (FOR SANDY SOILS) OR AS SPECIFIED ON THE LANDSCAPE PLAN.

F. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.)FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE. A CITY–APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.

G. POST–CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.

H. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.44" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

SEE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES FOR SOIL ANALYSIS AND SPECIFIC OVEREXCAVATION AND COMPACTION 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 SOUTH BY RECENTLY CONSTRUCTED APARTMENTS, TO THE EAST BY UNDEVELOPED PROPERTY, TO THE WEST BY SAN PEDRO DRIVE NE AND TO THE NORTH BY DERICKSON AVENUE NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 21 BUILDING APARTMENT COMPLEX (INCLUDING GARAGE / CARRIAGE UNITS, OFFICE BLDG., HEALTH FACILITY) WITH ASSOCIATED ASPHALT PAVED DRIVES, PARKING, PEDESTRIAN WALKS AND LANDSCAPING.

LEGAL: TRACT 1, SANTA MONICA PLACE, ALBUQUERQUE. NM
AREA: 9.2673 ACRES

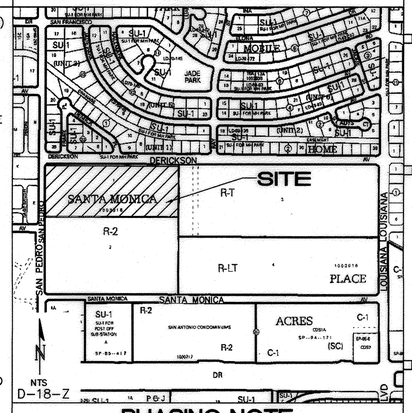
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "18–E18", ELEVATION = 5269.166 (NGVD88)

OFF–SITE: DRAINAGE FROM THE UNDEVELOPED TRACTS TO THE EAST (TRACTS 3 AND 4) PREVIOUSLY IMPACTING THIS PROPERTY WILL CONTINUE TO BE DETAINED IN AN EXISTING TEMPORARY DETENTION POND ON TRACT 3. THE PROPOSED 48"ø PUBLIC STORM DRAIN WILL BE EXTENDED EAST INTO TRACT 3 AND A TEMPORARY STANDPIPE WILL BE CONSTRUCTED WHICH WILL ACCEPT 100% OF THE DETAINED FLOW.

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



PHASING NOTE

CONSTRUCTION SEQUENCE OF BUILDINGS ARE DENOTED ON PLAN AS PHASES 1–21. ALL STORM DRAIN TRUNK LINES SHALL BE CONSTRUCTED PRIOR TO START OF BUILDING CONSTRUCTION. ALL OTHER DRAINAGE IMPROVEMENTS (AREA INLETS, SIDEWALK CULVERTS, SIDEWALK DRAIN PIPES) SHALL BE CONSTRUCTED WITH EACH BUILDING PHASE PRIOR TO CERTIFICATION.

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2025 CG 1.1.dwg May 26,2015

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5		
6		

CONSTRUCTION SET

DATE: JULY 28, 2014 ORB # 13-220

CG1.1

OVERALL
GRADING AND DRAINAGE PLAN

FOR INFORMATION ONLY CPN# 689984

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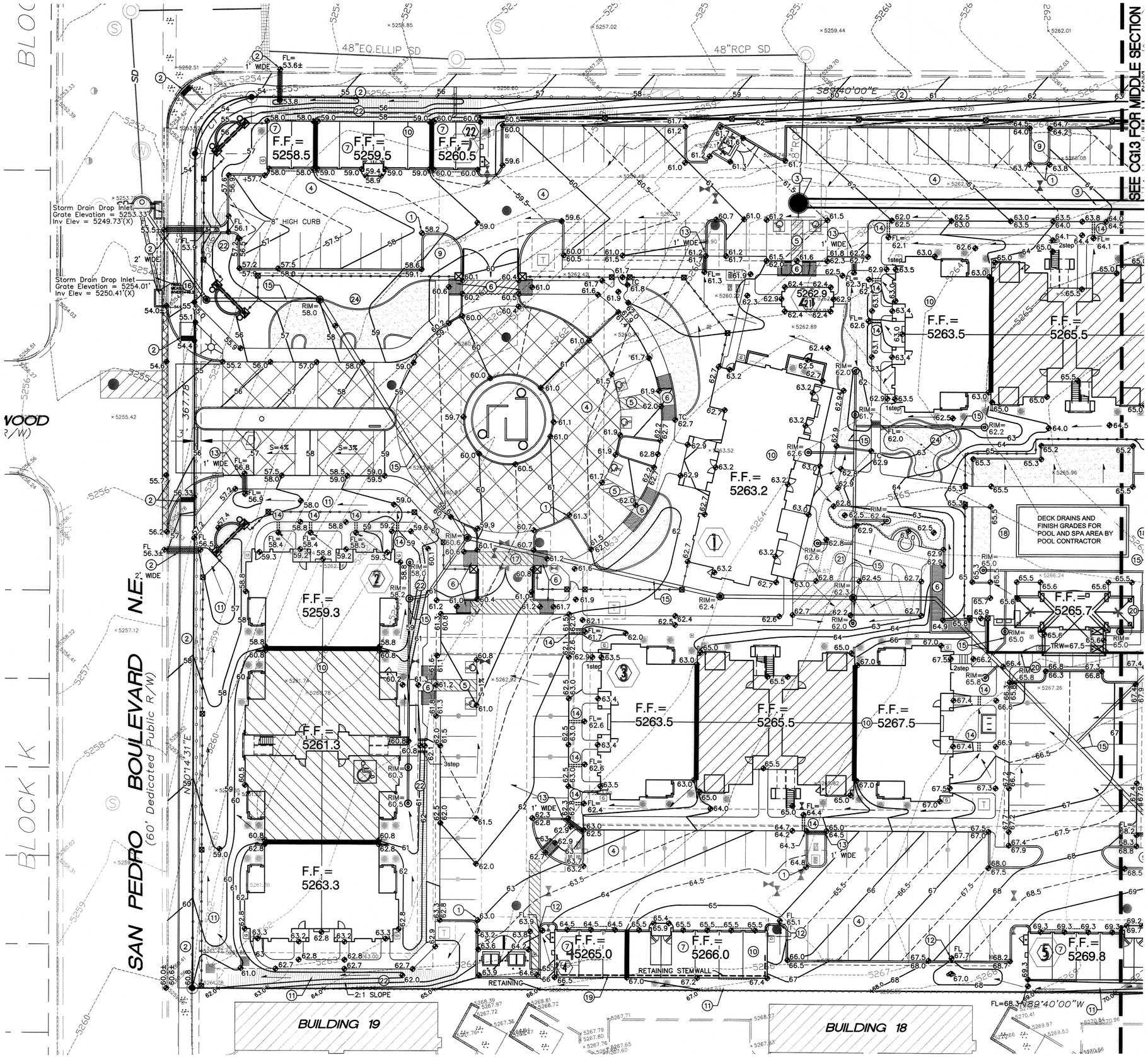

0 10 20 40 60

SCALE 1"=20'

RECORD DRAWING

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

1. SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, COVERED SIDEWALK CULVERTS, CURB OPENINGS ETC. GRADES SHOWN FOR INFORMATION ONLY.
3. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY TO ACHIEVE PEDESTRIAN ACCESS, STREET STORMWATER CAPACITIES, PIPE COVERAGE, ETC.
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6. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAILS.
7. F.F. ELEVATION WITHIN THIS UNIT REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR TO BE 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE.
8. REGRADE THIS AREA AS SHOWN TO ACCOMMODATE TEMPORARY STORM DRAIN STANDPIPE FOR TRACT 3 AND 4 UNDEVELOPED FLOW. SEE PUBLIC WORK ORDER DRAWINGS FOR ADDITIONAL INFORMATION.
9. DEPRESS LANDSCAPING TO 6" (TYPICAL) TO COLLECT LOCALIZED STORMWATER. FLOW IN EXCESS OF AREA CAPACITY WILL OVERFLOW AT LOW POINT. NOTE: DO NOT DEPRESS LANDSCAPING WITHIN 10' OF ANY STRUCTURE.
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14. INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK PER C.O.A. STD. DWG. 2235. GRADE WITHIN LANDSCAPE TO DIRECT FLOW TO OPENING.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.1 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
16. CONNECTION TO PUBLIC STORM SEWER ~~INLET TO BE CONSTRUCTED PER C.O.A. STD. DWG. 2237~~. SEE CG5.1 FOR ADDITIONAL INFORMATION.
17. NOTE: STORM DRAIN CROSSES PUBLIC UTILITY MAINS THIS AREA.
18. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
19. CONSTRUCT RETAINING STEMWALL THIS BUILDING TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL.
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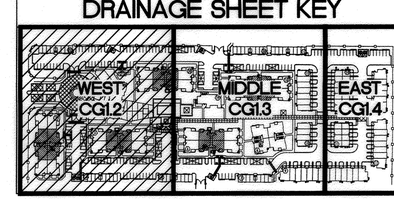
24. COORDINATE LANDSCAPING FEATURES I.E. MOW CURBS AND PUTTING GREEN WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.

DRAINAGE SHEET KEY



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2025 CG 1.2 THRU 1.4.dwg May 26,2015

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

REVISIONS

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5		
6		

CONSTRUCTION SET

DATE: JULY 28, 2014 ORB # 13-220

CG1.2

WEST
GRADING AND DRAINAGE PLAN

FOR INFORMATION ONLY CPN# 689984

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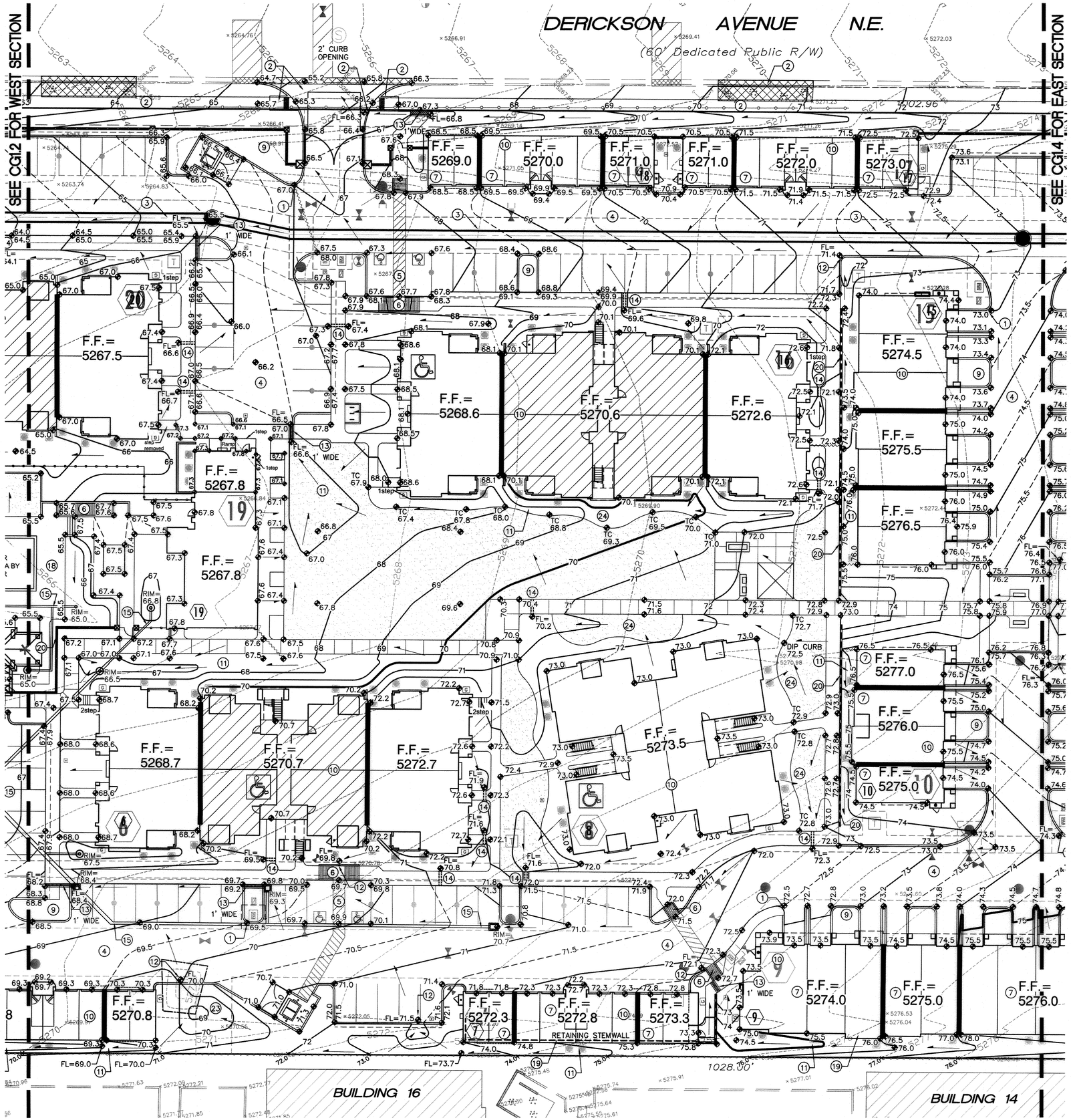

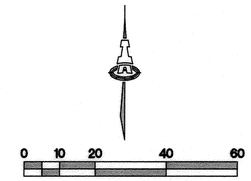

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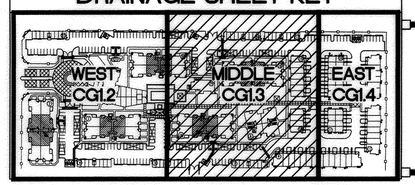
DRAINAGE SHEET KEY



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2025 CG 1.2 THRU 1.4.dwg May 26,2015

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5		
6		

CONSTRUCTION SET

DATE: JULY 28, 2014 ORB # 13-220

CG1.3

MIDDLE
GRADING AND DRAINAGE PLAN

FOR INFORMATION ONLY CPN# 689984

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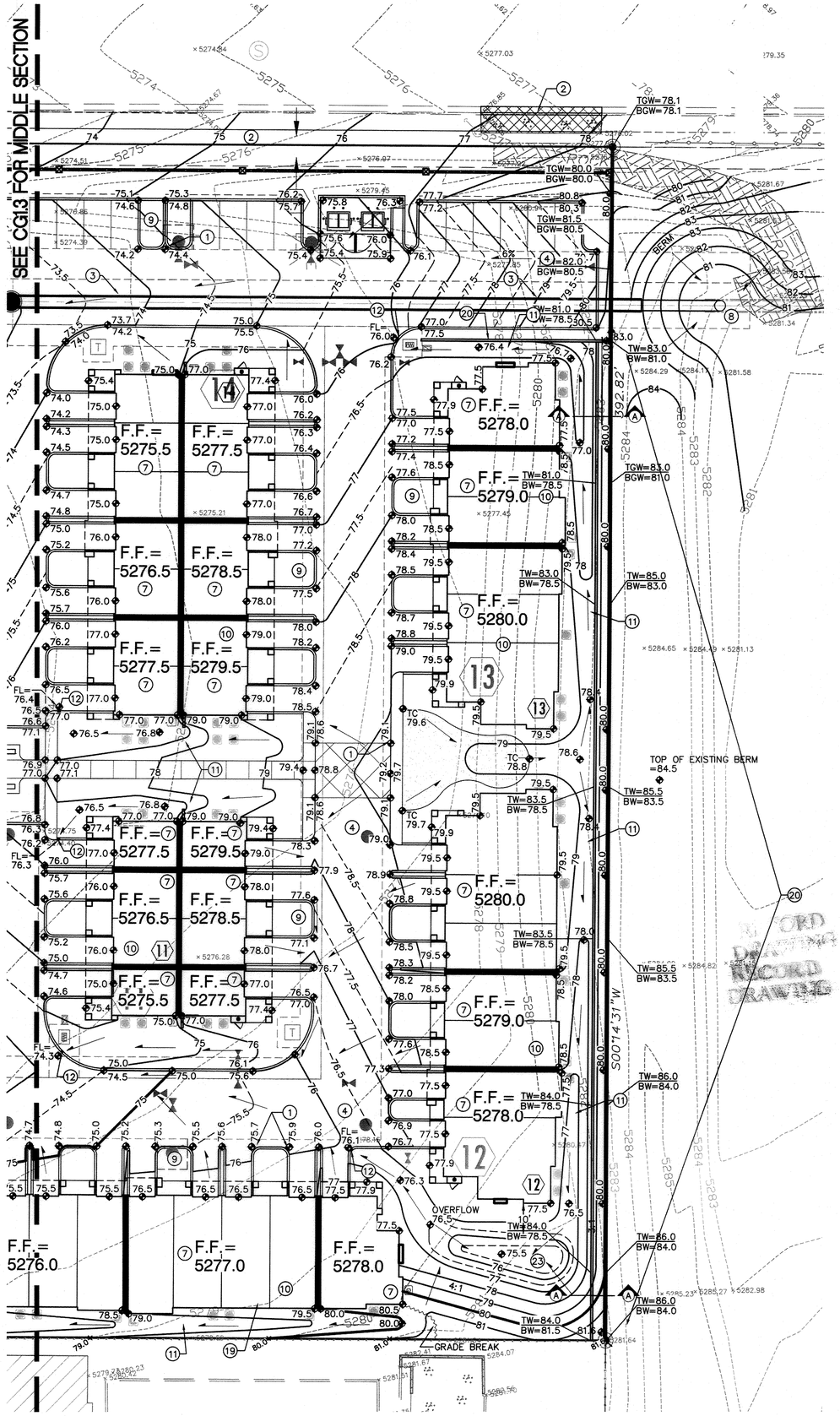
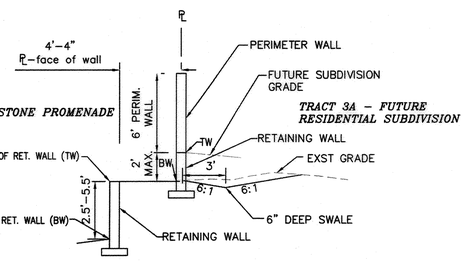
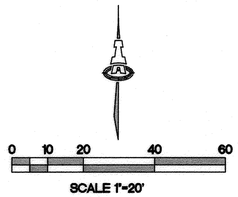




SECTION A-A
1"=5'

LEGEND

———	RETAINING WALL
TW= BW=	TOP/BOTTOM OF RETAINING WALL
TGW= BGW=	TOP/BOTTOM OF GARDEN WALL LESS THAN 1.5' RETAINING



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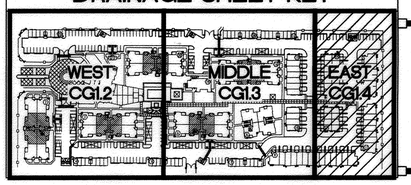
DRAINAGE SHEET KEY



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2025 CG 1.2 THRU 1.4.dwg May 26,2015

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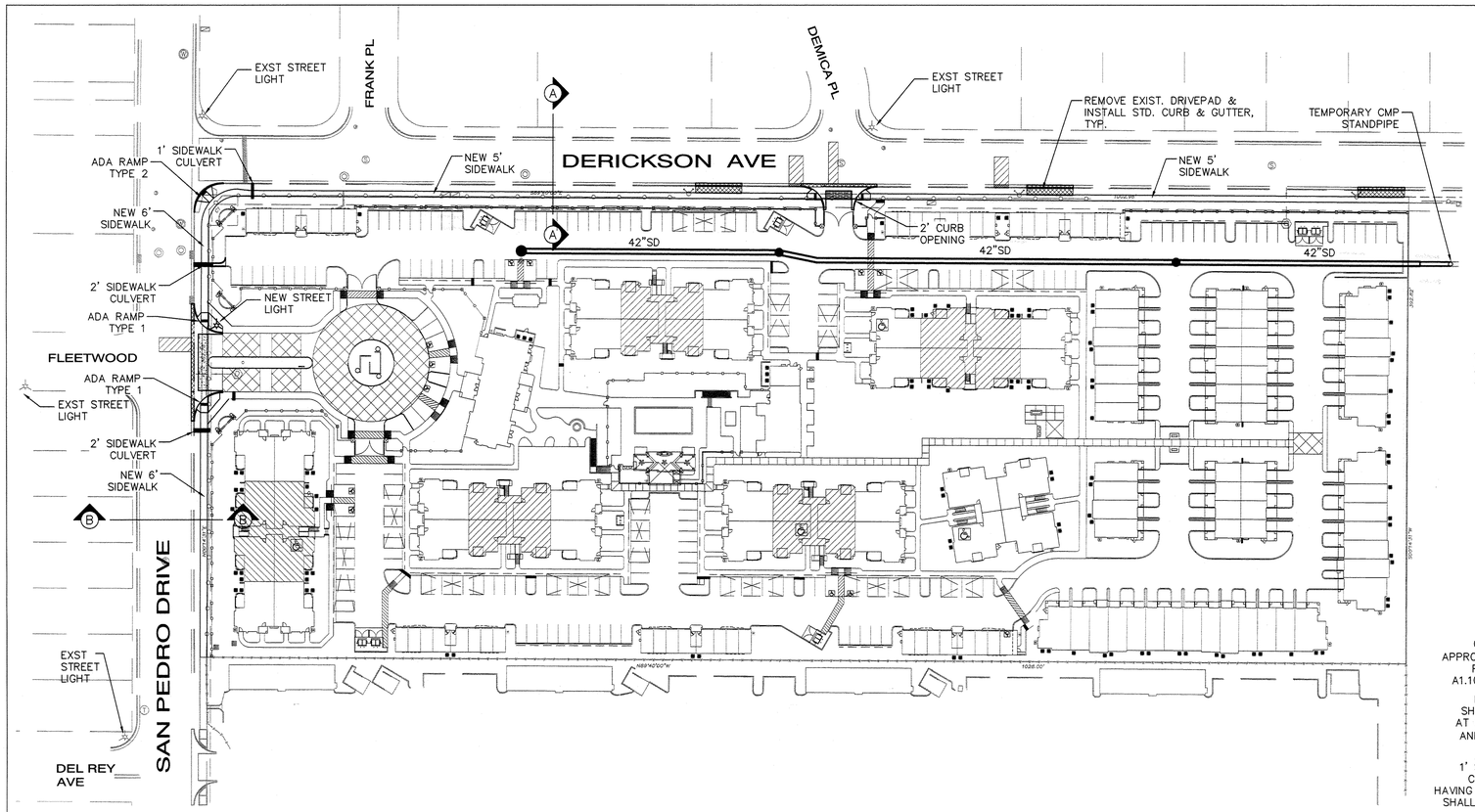
CONSTRUCTION SET

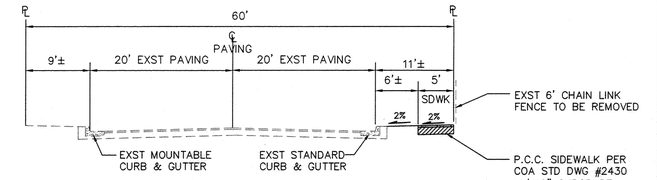
DATE: JULY 28, 2014 ORB # 13-220

CG1.4

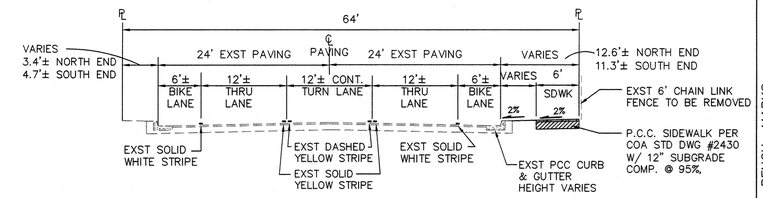
EAST
GRADING AND DRAINAGE PLAN

FOR INFORMATION ONLY CPN# 689984

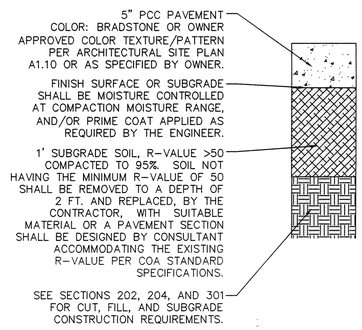




SECTION A-A
DERICKSON AVE-60' STREET SECTION
1"=10' MAJOR LOCAL LOOKING EAST

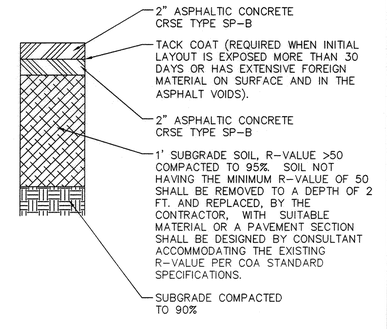


SECTION B-B
SAN PEDRO DRIVE--64' STREET SECTION
1"=10' COLLECTOR LOOKING NORTH

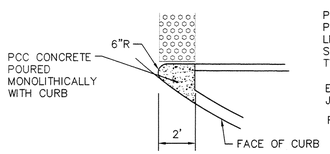


CONCRETE PAVING SECTION
NTS

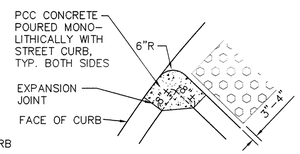
NOTE
CONCRETE PAVING SPECIFICATIONS PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2011, VOL. 12-0811.



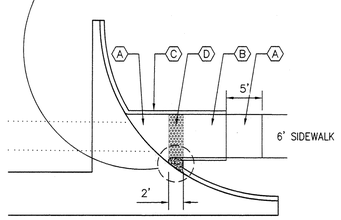
ASPHALT PAVING SECTION
NTS PER COA STD DWG #2405B



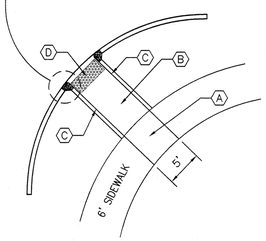
PCC NOSE CONCRETE
1"=4'



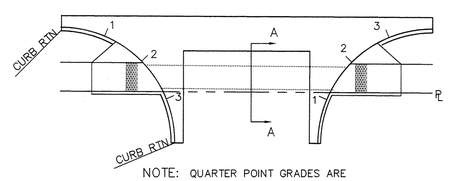
PCC CORNER CONCRETE
1"=2'



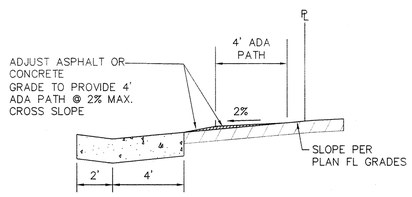
ADA RAMP - TYPE 1
1"=10' MODIFIED COA UNIDIRECTIONAL RAMP - COA STD DWG 2426



ADA RAMP - TYPE 2
1"=10' MODIFIED NMDOT TYPE 'A' RAMP - NMDOT STD DWG 'PAD-001'



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



SECTION A-A

QUARTER POINT & ADA PATH DETAIL
NTS

GENERAL NOTES

1. RAMPS AND TRUNCATED DOMES SHALL BE PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
2. PAYMENT FOR TRUNCATED DOMES IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
3. CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR TRUNCATED DOMES TO CONSTRUCTION ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

ADA RAMP KEYED NOTES

A. PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.
B. PCC RAMP AT 12:1 MAX. SLOPE AND 50:1 MAX CROSS SLOPE.
C. 6" HEADER CURB.
D. TRUNCATED DOMES, 2' DEEP.

RECORD DRAWING

LEGEND

- EXISTING CURB & GUTTER
- STD CURB & GUTTER PER COA STD DWG #2415A
- ACCESSIBLE RAMPS AND VALLEY GUTTER
- SIDEWALK THIS CONTRACT
- REMOVAL OF PCC DRIVEPAD/C&G
- REMOVAL & REPLACEMENT OF PAVEMENT AND C&G PER COA STD DWGS 2465 & 2415A FOR UTILITY CONSTRUCTION
- CONCRETE PAVEMENT PER SECTION THIS SHEET
- ASPHALT PAVEMENT PER SECTION THIS SHEET
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

0 30 60 120 180
SCALE 1"=60'

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

2025 CP-101.dwg Jul 29,2014

AS-BUILT INFORMATION
CONTRACTOR Python DATE 2014
WORK STAKED BY Surveyor DATE 8/16
WORK ACCEPTANCE BY ICA DATE 8/16
FIELD VERIFICATION BY JM DATE 8/16
DRAWINGS CORRECTED BY JM DATE 8/16
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL AND 30.5' WEST OF LOUISIANA BLVD. CL
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.99969710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DEC/ANW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ANW	07/29/14

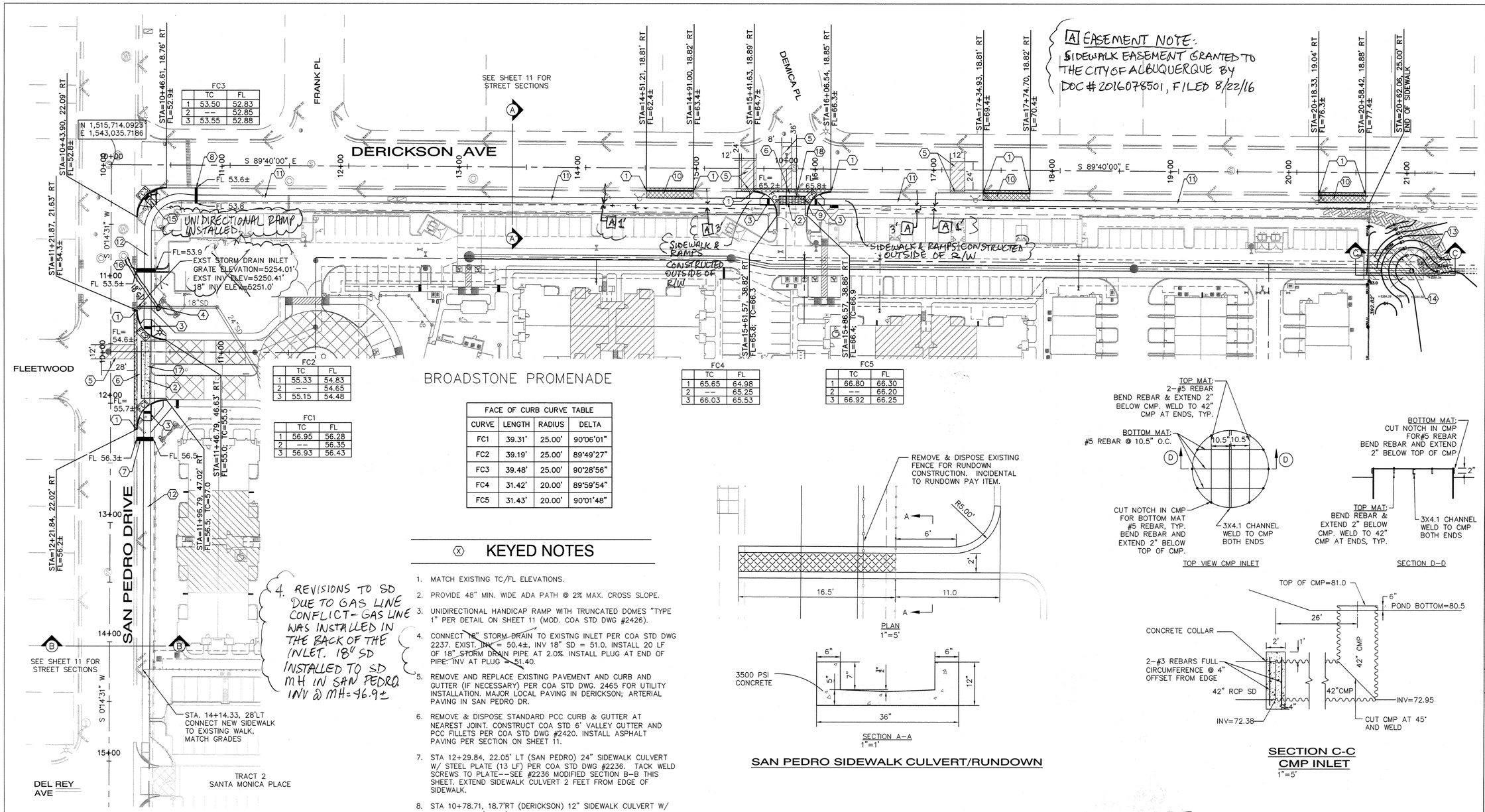
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	11	20

m:\PROJECTS\2000-2099\2025\DWG\PUBLIC WORK ORDER\2025 CP-101.dwg, 7/29/2014 3:16:28 PM, ANW



FC3	TC	FL
1	53.50	52.83
2	--	52.85
3	53.55	52.88

FC2	TC	FL
1	55.33	54.83
2	--	54.65
3	55.15	54.48

FC1	TC	FL
1	56.95	56.28
2	--	56.35
3	56.93	56.43

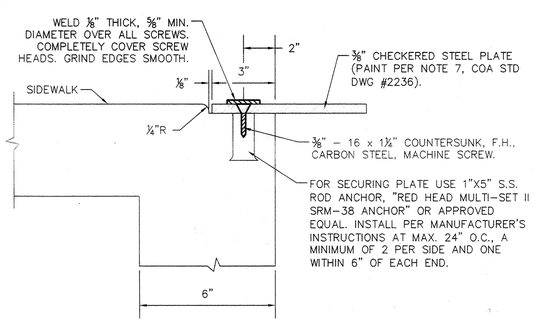
FC4	TC	FL
1	65.65	64.98
2	--	65.25
3	66.03	65.53

FC5	TC	FL
1	66.80	66.30
2	--	66.20
3	66.92	66.25

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	39.31'	25.00'	90°06'01"
FC2	39.19'	25.00'	89°49'27"
FC3	39.48'	25.00'	90°28'56"
FC4	31.42'	20.00'	89°59'54"
FC5	31.43'	20.00'	90°01'48"

ⓧ KEYED NOTES

1. MATCH EXISTING TC/FL ELEVATIONS.
2. PROVIDE 48" MIN. WIDE ADA PATH @ 2% MAX. CROSS SLOPE.
3. UNIDIRECTIONAL HANDICAP RAMP WITH TRUNCATED DOMES "TYPE 1" PER DETAIL ON SHEET 11 (MOD. COA STD DWG #2426).
4. CONNECT 18" STORM DRAIN TO EXISTNG INLET PER COA STD DWG 2237. EXIST. INV = 50.4±, INV 18" SD = 51.0. INSTALL 20 LF OF 18" STORM DRAIN PIPE AT 2.0% INSTALL PLUG AT END OF PIPE. INV AT PLUG = 51.40.
5. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB AND GUTTER (IF NECESSARY) PER COA STD DWG. 2465 FOR UTILITY INSTALLATION. MAJOR LOCAL PAVING IN DERICKSON; ARTERIAL PAVING IN SAN PEDRO DR.
6. REMOVE & DISPOSE STANDARD PCC CURB & GUTTER AT NEAREST JOINT. CONSTRUCT COA STD 6' VALLEY GUTTER AND PCC FILLETS PER COA STD DWG #2420. INSTALL ASPHALT PAVING PER SECTION ON SHEET 11.
7. STA 12+29.84, 22.05' LT (SAN PEDRO) 24" SIDEWALK CULVERT W/ STEEL PLATE (13 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET. EXTEND SIDEWALK CULVERT 2 FEET FROM EDGE OF SIDEWALK.
8. STA 10+78.71, 18.7'RT (DERICKSON) 12" SIDEWALK CULVERT W/ STEEL PLATE (13 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET. EXTEND SIDEWALK CULVERT 2 FEET FROM EDGE OF SIDEWALK.
9. STA 15+88.10, 31.18'RT (DERICKSON) 2-FOOT CURB OPENING. FL ELEV=66.3
10. REMOVE & DISPOSE PCC DRIVEPAD, REPLACE W/ 40 LF STANDARD CURB & GUTTER PER COA STD DWG #2415A.
11. 5' WIDE COA PCC SIDEWALK PER COA STD DWG #2430 & 2431.
12. 6' WIDE COA PCC SIDEWALK PER COA STD DWG #2430 & 2431.
13. REMOVE EXISTING ROCK RUNDOWN.
14. INSTALL TEMPORARY CMP STAND PIPE PER DETAIL THIS SHEET. SEE SHE ET 15 FOR STATION.
15. HANDICAP RAMP WITH TRUNCATED DOMES "TYPE 2" PER DETAIL ON SHEET 11 (MOD. NMDOT STD DWG "PAD-001").
16. STA 10+88.58, 21.44'LT (SAN PEDRO) 24" SIDEWALK CULVERT W/ STEEL PLATE (16.5 LF) PER COA STD DWG #2236. TACK WELD SCREWS TO PLATE--SEE #2236 MODIFIED SECTION B-B THIS SHEET. STEEL PLATE TO END AT PROPERTY WALL. RUNDOWN TO CONTINUE TO ONSITE PARKING LOT, SEE DETAIL THIS SHEET.
17. INSTALL CONCRETE PAVING PER SECTION ON SHEET 11.
18. INSTALL ASPHALT PAVING PER SECTION ON SHEET 11.



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

SAN PEDRO SIDEWALK CULVERT/RUNDOWN

SECTION C-C
CMP INLET
1"=5'

LEGEND

- EXISTING CURB & GUTTER
- STD CURB & GUTTER DWG #2415A.
- ACCESSIBLE RAMPS AND VALLEY GUTTER
- SIDEWALK THIS CONTRACT
- REMOVAL OF PCC DRIVEPAD/C&G
- REMOVAL & REPLACEMENT OF PAVEMENT AND CURB PER COA STD DWG 2465
- CONCRETE PAVEMENT PER SECTION SHEET 11
- ASPHALT PAVEMENT PER SECTION SHEET 11

RECORD DRAWING

0 20 40 80 120
SCALE 1"=40'

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
2025 CP-301.dwg Jul 29,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE
OFFSITE IMPROVEMENTS
DERICKSON AVE AND SAN PEDRO DRIVE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	12	20

AS-BUILT INFORMATION
CONTRACTOR Pyramid DATE 2014
WORK STAKED BY Sunwest DATE 2014
INSPECTOR'S ACCEPTANCE BY ISA DATE 8/16
FIELD VERIFICATION BY ISA DATE 8/16
DRAWINGS CORRECTED BY ISA DATE 8/16
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL AND 30.5' WEST OF LOUISIANA BLVD CL
N= 1,515,749.916 E= 1,545,122.187
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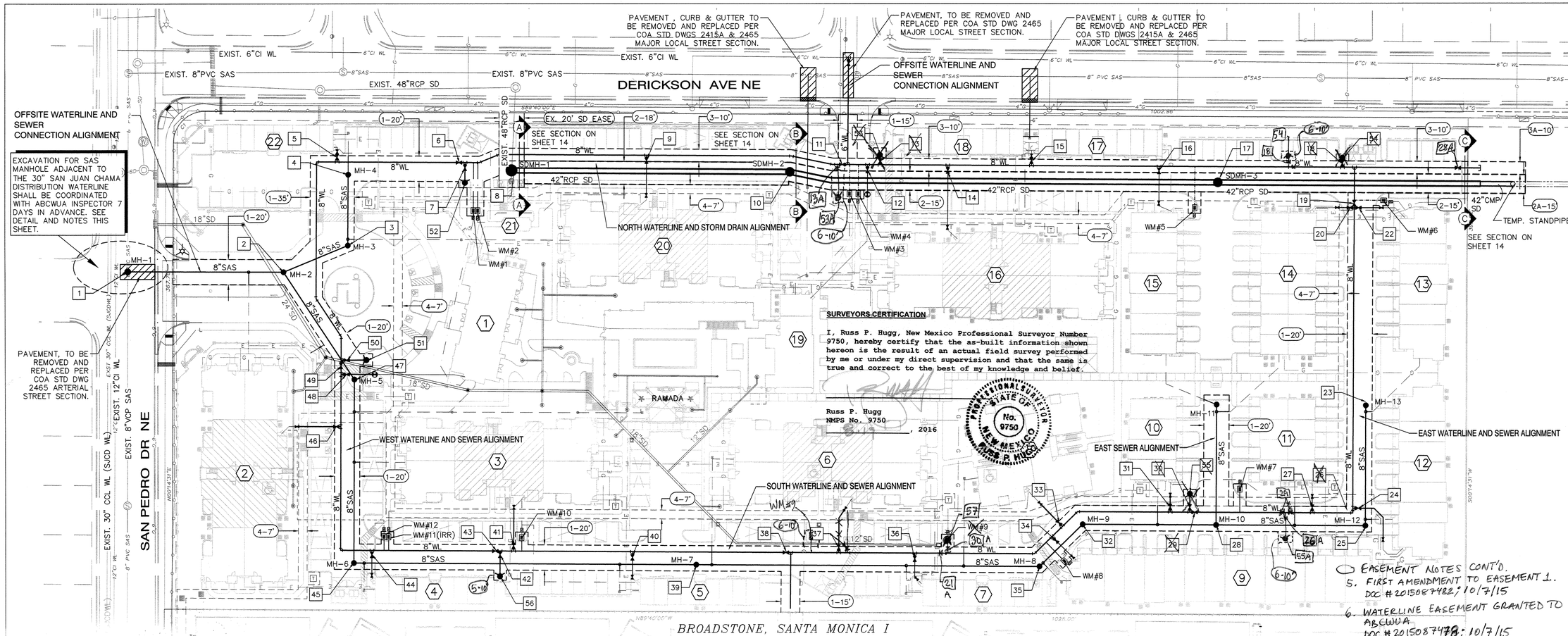
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

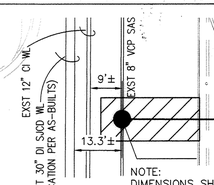
ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DEC/ÂNW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ÂNW	07/29/14



BROADSTONE, SANTA MONICA I



NOTE:
DIMENSIONS SHOWN ARE FROM CENTER OF MANHOLE TO EDGE OF EXISTING WATERLINES.

SAS MH-1 CONNECTION ADJACENT TO 30" SAN JUAN CHAMA WL

1"=20'

ADMINISTRATIVE INSTRUCTION NO. 9
REQUIREMENTS FOR PROTECTION OF SAN JUAN CHAMA TRANSMISSION LINES

3. Do **NOT** rely on the One-Call system for line locating requests. Problems with the One-Call system include: poor or vague location descriptions from the requestor, incomplete plans which do not show all the buried utilities, highly variable depths of cover, etc. If the presence of a large transmission line is suspected, specifically mark on the One-Call request: ***"San Juan Chama transmission line in the area; please have line locator contact and schedule field meeting with the Requestor".*** Allow extra time during planning and construction for the extra steps necessary to minimize any risk to these lines. Do not wait until the construction schedule is up against a 48 hour notice or use the "emergency" 2-hour response line location request. Such "short cuts" usually result in significant problems.
4. Use of boring tools/technology around these lines can be especially risky. The large pipe diameters and varying depths of cover make determination of the elevation dimension of the planned bore critical along with being able to carefully control the bore's progress. Designers and engineers should plan on using survey techniques and the as-built information to determine all coordinates and mitigate any potential three-dimensional conflicts. The ABCWUA does not perform surveying services and its existing line locating equipment may not be able to definitively determine location due to depth of cover and large diameter of some of the pipes. Again, do **NOT** rely on the One-Call system to solve this.
5. If any of these lines need to be taken out of service for either planned or emergency situations, the operational and engineering coordination, draining, repair, re-filling, etc. could take 10-30 days (or even longer), depending on the circumstances. These could be significant disruptions to work schedules. In planning to take a line out of service, allow for a minimum of 30 days into the scheduling. Emergency repairs could also take weeks so avoidance of these damages is in everyone's best interest.
6. Any damage to the SJC transmission lines has the potential for causing significant collateral damage, including loss of life, severe property damage, loss of other infrastructure, loss of business, short- and/or long-term water shortages throughout the Albuquerque Metro service area, etc. which could result in stiff penalties, astronomical claims and possible criminal prosecution for negligence.
7. In the event of damage to or a break of a SJC transmission line, Control Center Control should be contacted immediately at 342-3001 or 342-3002. Do **NOT** attempt to do anything until a Control Center or a Plant/Field Superintendent of the ABCWUA provides direction/instruction.
8. The large valve vaults on the SJC lines are confined spaces. Anyone entering these facilities is doing so at his/her own risk. Confined space entry involves many safety precautions including, but not limited to: air monitoring, active ventilation, buddy system, harnesses, etc. All confined space entry must be in compliance with OSHA requirements. The ABCWUA will not be held responsible or liable for contractors, engineers, and other non-ABCWUA persons that enter these vaults.
9. An ABCWUA Field Representative will need to be present at the jobsite during excavation around any SJC transmission lines.
NOTIFY ABCWUA INSPECTOR 7 DAYS IN ADVANCE OF CONSTRUCTION.
10. IF LINE SPOTS INDICATE THAT THE CLEARANCE BETWEEN THE SJC WL AND THE SANITARY SEWER IS <10', CONTRACTOR SHALL POTHOLE THE 30" SJC WL PRIOR TO STARTING CONSTRUCTION.

0 20 40 80 120
SCALE 1"=40'

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL 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.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF UTILITY EASEMENT.
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12").
5. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
6. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
7. SUPPLEMENTAL SPECIFICATION: ALL SEWER BACKFILL FOR WATER LINE AND SANITARY LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
8. 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.

EASEMENT NOTES

TYPE-WIDTH		
1	SANITARY SEWER AND/OR WATERLINE EASEMENT DOC: 2014056627	DATE: 7/18/14
2/2A	STORM DRAIN EASEMENT WITH SURFACE RIGHTS TO ABCWUA	
2	DOC: 2014056271	DATE: 7/17/14
2A	DOC: 2014056270	DATE: 7/17/14
3/3A	WATERLINE EASEMENT WITH SURFACE RIGHTS TO CITY OF ALBUQUERQUE	
3	DOC: 2014056271	DATE: 7/17/14
3A	DOC: 2014056270	DATE: 7/17/14
4	PUBLIC UTILITY EASEMENT DOC: 2014056269	DATE: 7/17/14

EASEMENT NOTES CONT'D.
5. FIRST AMENDMENT TO EASEMENT 1. DOC #2015087482; 10/7/15
6. WATERLINE EASEMENT GRANTED TO ABCWUA DOC #2015087478; 10/7/15

SAS SERVICE LINE TABLE

BLDG. No.	SERV. LINE DIA.	LENGTH OF SERV.
1/RAMADA	4"	5'
2	6"	10'
3	6"	5'
4	4"	5'
5	4"	5'
6	6"	15'
7	4"	5'
8	6"	15'
9	6"	5'
10	4"	15
11	4"	15'
12	4"	16'
13	4"	5'
14	4"	10'
15	4"	11'
*16/19	6"	30'
*17/18	4"	30'
21	NO SERVICE	
22	4"	5'

* CONNECTS TO 6" SERVICE LINE IN DERICKSON AVE.

FIRELINE TABLE

BLDG. No.	LINE DIA.	LENGTH
1	4"	27'
2	6"	35'
3	6"	30'
4	4"	20'
5	4"	20'
6	6"	36'
7	4"	20'
8	6"	25'
9	6"	23'
10	6"	13'
11	6"	13'
12	6"	45'
13	6"	22'
14	6"	14'
15	6"	30'
16	6"	50'
17/18	4"	7'
19	4"	7'
20	6"	32'
21	NO SERVICE	
22	4"	8'

WM TABLE

METER No.	METER SIZE	BLDG. No.	No. Units/ BLDG.
1	1"	1	Office
2	2"	20/22	22
3	1"	19	Fitness
4	2"	16/17/18	24
5	1.5"	15	7
6	2"	13/14	20
7	2"	10/11/12	19
8	2"	9	14
9	2"	6/7/8	30
10	2"	3/5	22
11	1.5"	IRRIG.	–
12	2"	2/4	22

BLDG. NO. 21–NO SERVICE

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
Joe Moraga 9/24/14
SIGNATURE & DATE

X AS-BUILT COORDINATES

NOS.	X	Y	Z	NOS.	X	Y	Z
1	1543033.16	1515556.70	5255.29	29A	1543952.61	1515364.71	5275.31
2	1543156.41	1515556.80	5258.97	30A	1543684.58	1515337.88	—
3	1543207.37	1515578.21	5260.09	31	1543861.78	1515369.77	5273.42
4	1543208.03	1515633.30	5259.25	32	1543770.85	1515357.60	5272.47
5	1543204.06	1515646.43	5259.68	33	1543772.79	1515358.32	5272.11
6	1543297.04	1515643.78	5261.00	34	1543767.44	1515345.87	5272.11
7	1543301.58	1515641.25	5261.04	35	1543755.76	1515224.17	5272.28
8	1543335.53	1515634.74	5261.36	36	1543655.23	1515332.96	5270.91
9	1543445.56	1515646.39	5263.48	37	1543606.75	1515339.14	
10	1543562.55	1515637.38	5266.16	38	1543556.92	1515336.51	5269.66
11	1543603.76	1515641.41	5266.76	39	1543484.77	1515325.36	5269.06
12	1543628.04	1515638.89	5267.20	40	1543431.39	1515333.87	5268.24
13A	1543595.81	1515637.22	5267.05	41	1543339.18	1515338.74	5264.89
14	1543686.45	1515638.78	5269.16	42	1543327.75	1515333.95	5264.83
15	1543750.45	1515643.26	5270.41	43	1543324.36	1515336.07	5264.77
16	1543852.33	1515637.92	5272.40	44	1543221.46	1515335.07	5263.60
17	1543902.60	1515628.81	5273.44	45	1543221.22	1515327.40	5263.75
18	1543954.80	1515641.33	5274.50	46	1543200.19	1515435.84	5261.00
19	1544007.77	1515609.33	5276.26	47	1543212.19	1515472.09	5260.74
20	1544005.23	1515606.93	5271.15	48	1543205.27	1515476.93	5260.52
21A	1543679.88	1515338.88	—	49	1543202.76	1515482.19	5260.47
22	1544009.85	1515606.87	5276.26	50	1543204.71	1515487.36	5260.44
23	1544016.20	1515451.54	5279.08	51	1543222.03	1515487.80	5261.70
24	1544008.43	1515370.37	5276.68	52	1543300.86	1515628.11	5261.73
25	1544016.11	1515356.79	5276.75	53A	1543595.82	1515615.17	5268.12
26A	1543952.61	1515364.71	—	54	1543753.90	1515641.04	5275.41
27	1543873.66	1515368.50	5275.77	55A	1543952.69	1515346.95	5276.48
28	1543896.96	1515356.80	5274.62	56	1543328.59	1515316.51	5265.76
28A	1544087.43	1515639.12		57	1543684.58	1515344.63	5272.38

LEGEND

- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING, R&R PER COA STD DWG #2465, TO ACCOMMODATE WATER AND SANITARY SEWER CONNECTION IN THE PUBLIC R/W.
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- NEW PUBLIC 8" SANITARY SEWER
- NEW PUBLIC WATERLINE (8" UNLESS OTHERWISE NOTED)
- BUILDING NUMBER
- PIV (BY OTHERS)
- FIRE LINE
- WATER SERVICE
- SEWER SERVICE

811 Know what's below. Call before you dig.

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
8-29, 2016

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

RECORD DRAWING

AS-BUILT INFORMATION
CONTRACTOR Pyramid
WORK INSPECTOR'S ACCEPTANCE BY Sucuick DATE 8/14-8/15
ENGINEER'S VERIFICATION BY IEA DATE 8/14
DRAWINGS REVIEWED BY IEA DATE 8/16
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL AND 30.5' WEST OF LOUISIANA BLVD CL
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.999659710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

	BY	DATE
DESIGN		
DESIGNED BY	DEC/ÄNW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ÄNW	07/29/14

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2025 CU-101.dwg Jul 25,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE

MASTER UTILITY AND STORM DRAIN PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No. 689984 | Zone Map No. D-18-Z | Sheet 13 Of 20

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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.
5. THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).
6. THE CONTRACTOR SHALL RESTRAIN THE COMPLETE LENGTH BETWEEN VERTICAL BENDS.

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	37	15	8	4	102
10	31	13	7	4	72
8	27	11	6	3	60
6	20	9	4	2	46
4	15	6	3	2	32

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

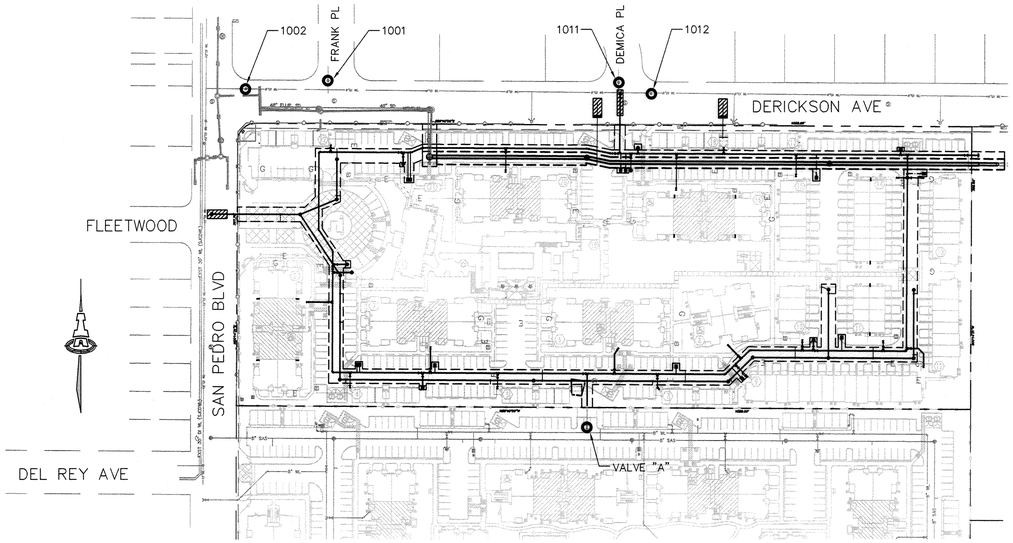
SIZE	LARGE SIDE		SIZE	LARGE SIDE	
12x10	30		10x6	53	
12x8	54		10x4	71	
12x6	74		8x6	31	
12x4	89		8x4	52	
10x8	29		6x4	29	

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.5
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., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

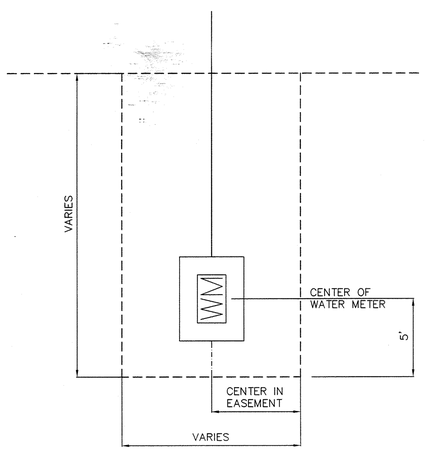
RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS



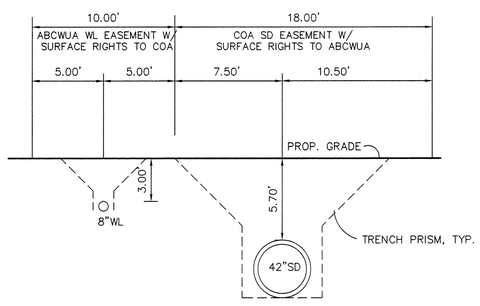
WATER SHUT-OFF PLAN

SHUT-OFF VALVES 1001, 1002, 1011, 1012 AND VALVE "A" TO PROVIDE NON-PRESSURE CONNECTION.

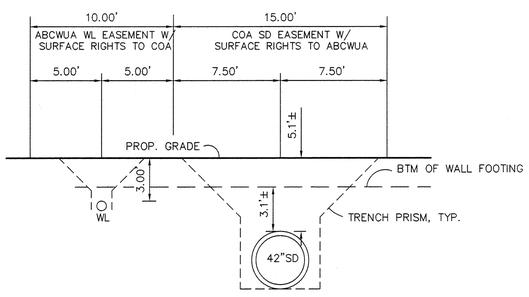
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.
WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED 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://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx



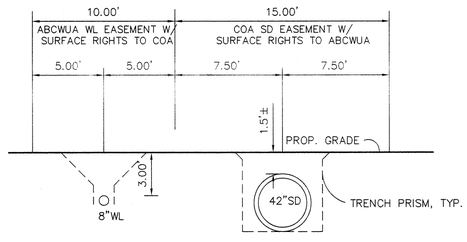
WATER METER EASEMENT



SECTION A-A
1"=5'



SECTION C-C
1"=5'



SECTION B-B
1"=5'

AS-BUILT INFORMATION

CONTRACTOR WORK STAKED BY	Python / Surveyor	DATE 7/14 / 2014
INSPECTOR'S FIELD VERIFICATION BY	JRA	DATE 8/14
FIELD VERIFICATION BY	JRA	DATE 8/18
DRAWINGS CORRECTED BY	LCA	DATE 8/18

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE. CL AND 30.5' WEST OF LOUISIANA BLVD. CL
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.999659710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION

FIELD NOTES

ENGINEER'S SEAL

ISA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		
DESIGNED BY	DEC/ANW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ANW	07/29/14

RECORD DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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2025 CU-501.dwg Jul 25,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE

UTILITY DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	14	20

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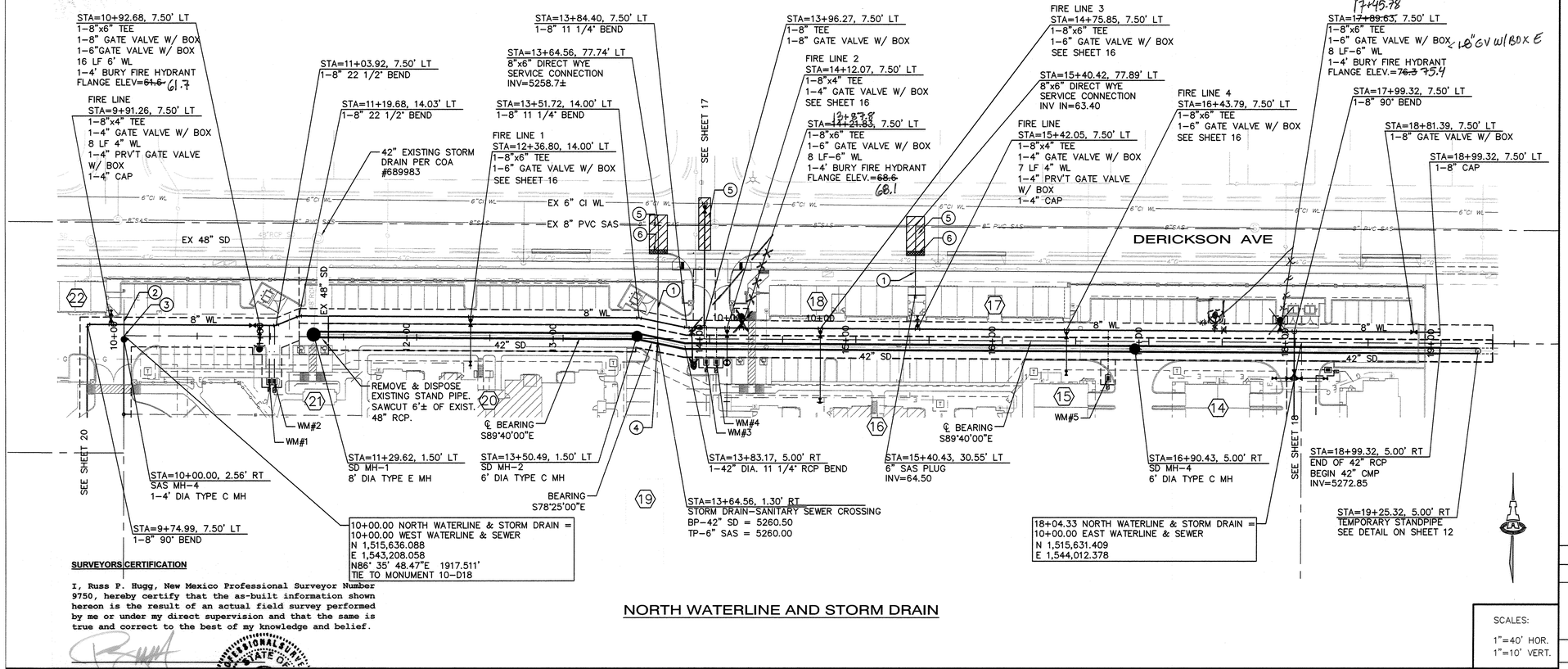
RECORD DRAWING



NORTH WATERLINE AND STORM DRAIN

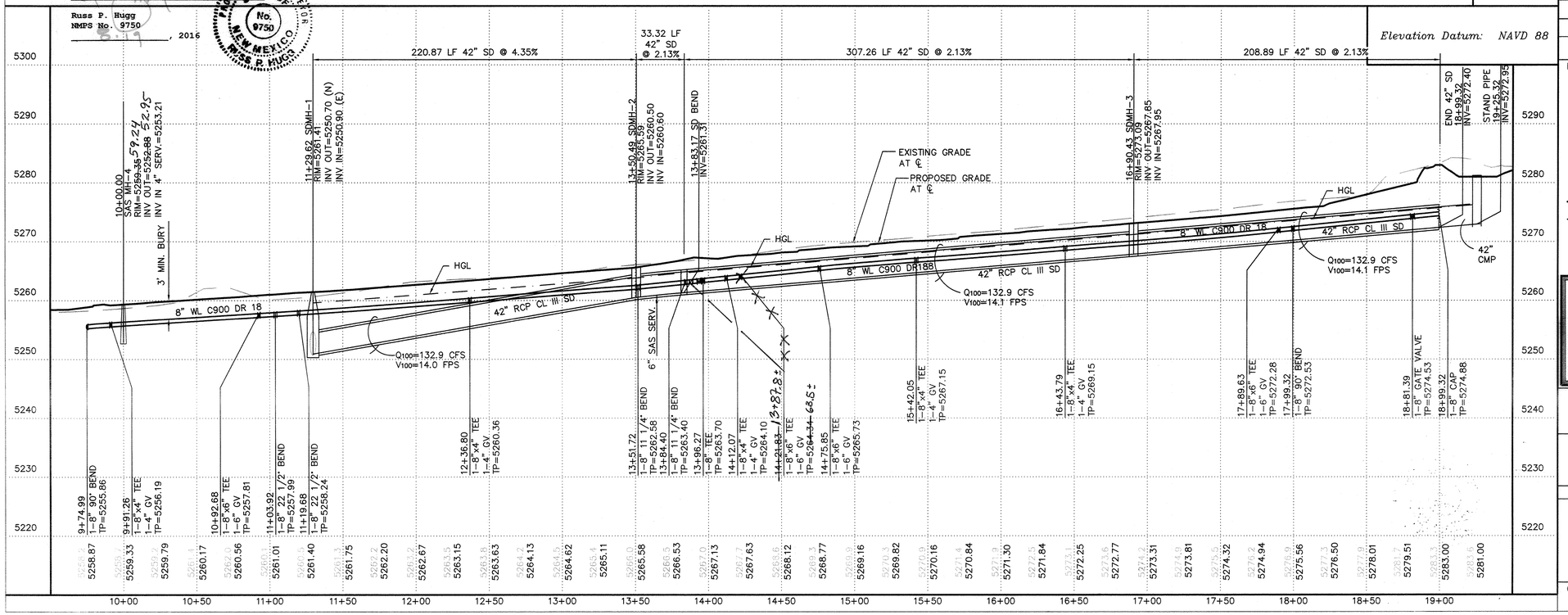
SCALES:
1"=40' HOR.
1"=10' VERT.

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
8-19, 2016

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



GENERAL NOTES

A. CONSTRUCT 4" SAS SERVICES PER ABCWUA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.

B. CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362, & #2363.

C. SEE SHEET 14 FOR WATER SHUT-OFF PLAN.

D. SEE SHEET 14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

E. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.

F. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

G. CONSTRUCT VERTICAL WATERLINE RELOCATION PER ABCWUA STD DWG 2381.

H. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.

I. SEE SHEET 13 FOR EASEMENT NOTES.

J. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB & GUTTER PER COA STD DWGS 2465 & 2415A.

K. SEE SHEET 13 FOR VALVE & MH AS-BUILT COORDINATES.

L. CONSTRUCT TYPE "C" MANHOLES PER COA STD DWG 2101 AND TYPE "E" MANHOLES PER COA STD DWG 2102.

KEYED NOTES

1. 6" SAS SERVICE LINE
2. 4" SAS SERVICE LINE.
3. CONNECTION TO MH PER COA STD DWG #2118. INV=53.21.
4. INSTALL LEAN FILL BETWEEN SANITARY SEWER AND STORM DRAIN.
5. REMOVE & REPLACE PAVING PER COA STD DWG 2465.
6. REMOVE & REPLACE STD CURB & GUTTER PER COA STD DWG 2415A.

DOMESTIC WATER METER TABLE

WM #	SIZE	STATION & OFFSET
1	1"	10+99.53, 30.4' RT
2	2"	11+02.94, 30.4' RT
3	1"	13+97.84, 15.2' RT
4	2"	14+04.91, 15.2' RT
5	1 1/2"	16+72.21, 25.1' RT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

BLDG #	SIZE	STATION & OFFSET	INV @ END
22	4"	10+00.00, 13' LT	53.51
16/19	6"	13+64.56, 9' RT	59.55

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING AND C&G REMOVAL & REPLACEMENT
- 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.
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iaciviil.com
2025 CU-301.dwg Jul 29,2014

AS-BUILT INFORMATION
CONTRACTOR Python DATE 2015
WORK STAKED BY Sury Tek DATE 2015
INSPECTOR'S ACCEPTANCE BY Jill DATE 8/16
FIELD VERIFICATION BY Jill DATE 8/16
DRAWINGS CORRECTED BY Jill DATE 8/16
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL AND 30.5' WEST OF LOUISIANA BLVD CL
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.99965710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY DEC/ANW DATE 07/29/14
DRAWN BY DEC DATE 07/29/14
CHECKED BY ANW DATE 07/29/14

RECORD DRAWING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE

NORTH WATERLINE AND STORM DRAIN

UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	15	20

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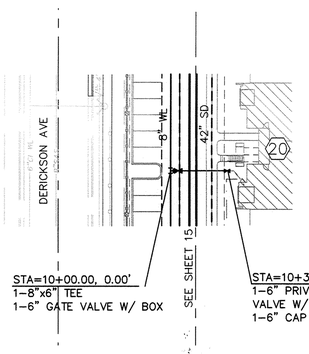
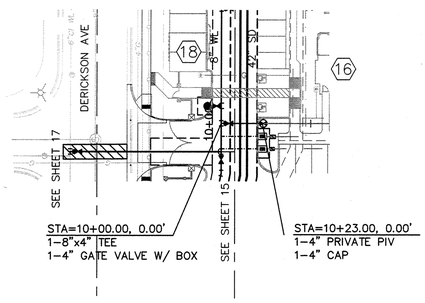
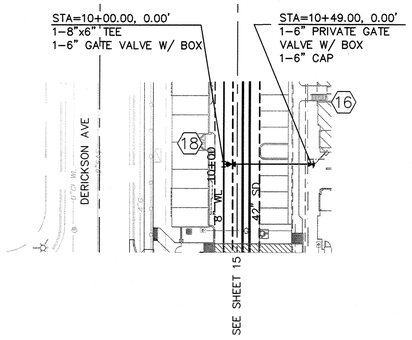


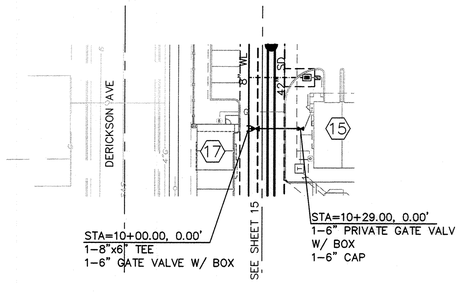
6" FIRELINE 1



4" FIRELINE 2



6" FIRELINE 3



6" FIRELINE 4

GENERAL NOTES

A. CONSTRUCT 4" SAS SERVICES PER ABCWUA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.

B. CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362, & #2363.

C. SEE SHEET 14 FOR WATER SHUT-OFF PLAN.

D. SEE SHEET 14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

E. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.

F. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

G. RESTRAIN ALL FIRE LINE JOINTS FROM TEE, GATE VALVE, BENDS AND CAP.

H. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.

I. SEE SHEET 13 FOR EASEMENT NOTES.

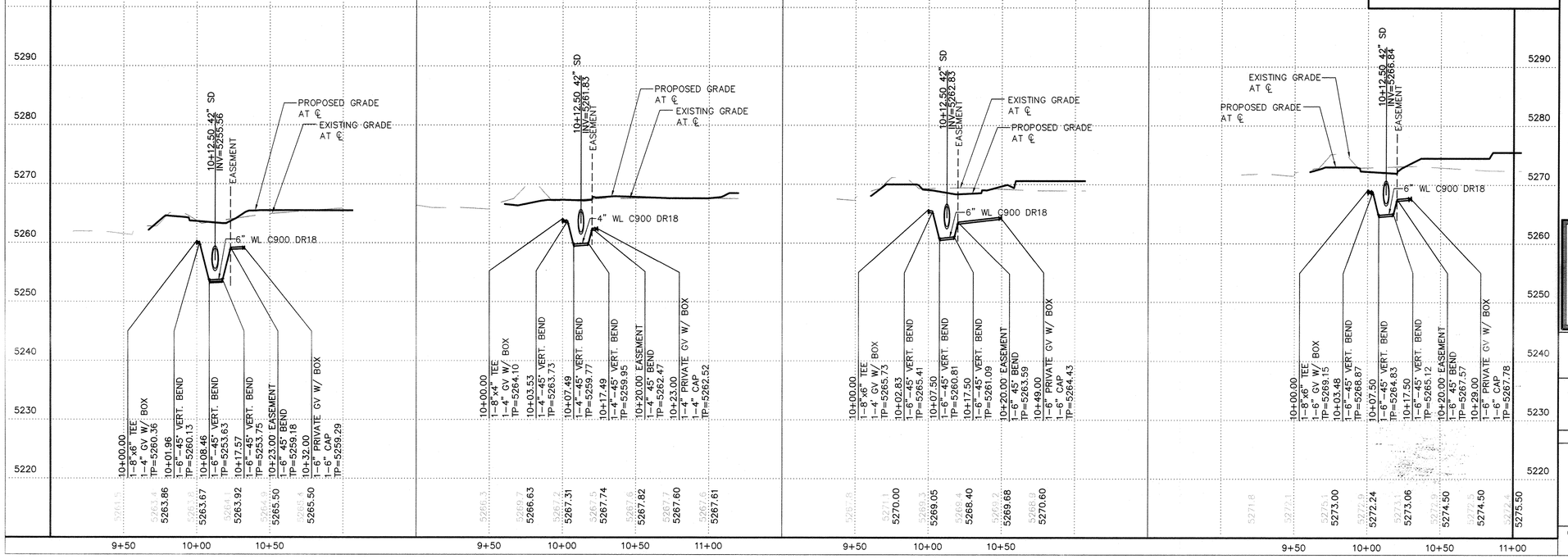
J. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB & GUTTER PER COA STD DWGS 2415A & 2465.

K. SEE SHEET 13 FOR VALVE & MH AS-BUILT COORDINATES.

L. PLACE LEAN FILL AT SD, SAS & WL CROSSINGS IF BOTTOM OF PIPE AND TOP OF PIPE SEPARATION IS LESS THAN 18".

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

Elevation Datum: NAVD 88



LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING AND C&G REMOVAL & REPLACEMENT
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
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2025 CU-302.dwg Jul 29,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE

NORTH FIRELINES

UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	16	20

AS-BUILT INFORMATION

		DATE
CONTRACTOR	Patton	2014
WORK STAKED BY	Surtec	2014
INSPECTOR'S ACCEPTANCE BY	JRA	8/16
FIELD VERIFICATION BY	JRA	8/16
DRAWINGS CORRECTED BY	JRA	8/16
INSPECTOR	MICRO-FILM INFORMATION	
RECORDED BY		DATE
NO.		

BENCH MARKS

ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED
"10-D18 1978" SET IN TOP OF CONC. POST
LOCATED 33.5' NORTH OF JADE PK. AVE CL AND
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G-G = 0.999659710
ELEV = 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

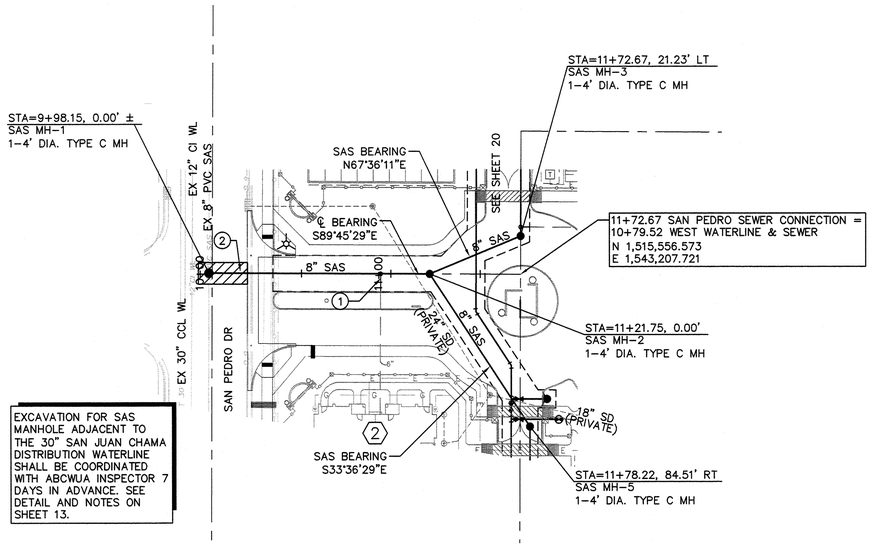
ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

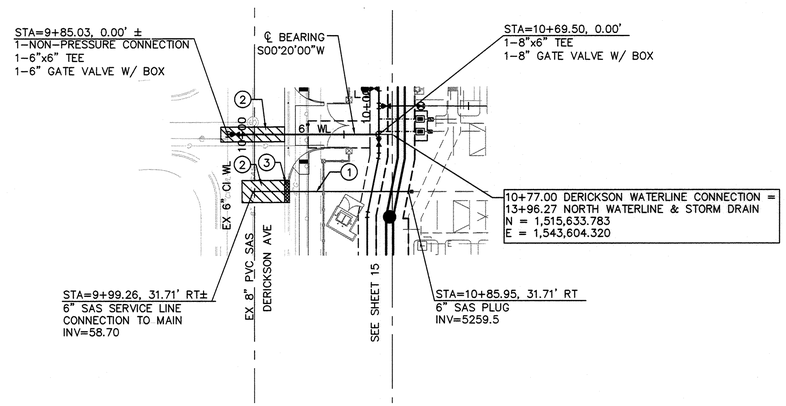
		DATE
DESIGN		
DESIGNED BY	DEC/ANW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ANW	07/29/14

RECORD DRAWING



EXCAVATION FOR SAS MANHOLE ADJACENT TO THE 30" SAN JUAN CHAMA DISTRIBUTION WATERLINE SHALL BE COORDINATED WITH ABCWUA INSPECTOR 7 DAYS IN ADVANCE. SEE DETAIL AND NOTES ON SHEET 13.

SAN PEDRO SEWER CONNECTION



DERICKSON WATERLINE CONNECTION

GENERAL NOTES

A. CONSTRUCT 4" SAS SERVICES PER ABCWUA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.

B. CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362, & #2363.

C. SEE SHEET 14 FOR WATER SHUT-OFF PLAN.

D. SEE SHEET 14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

E. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.

F. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

G. CONSTRUCT VERTICAL WATERLINE RELOCATION PER ABCWUA STD DWG 2381.

H. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.

I. SEE SHEET 13 FOR EASEMENT NOTES.

J. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB & GUTTER PER COA STD DWGS 2465 & 2415A.

K. SEE SHEET 13 FOR VALVE & MH AS-BUILT COORDINATES.

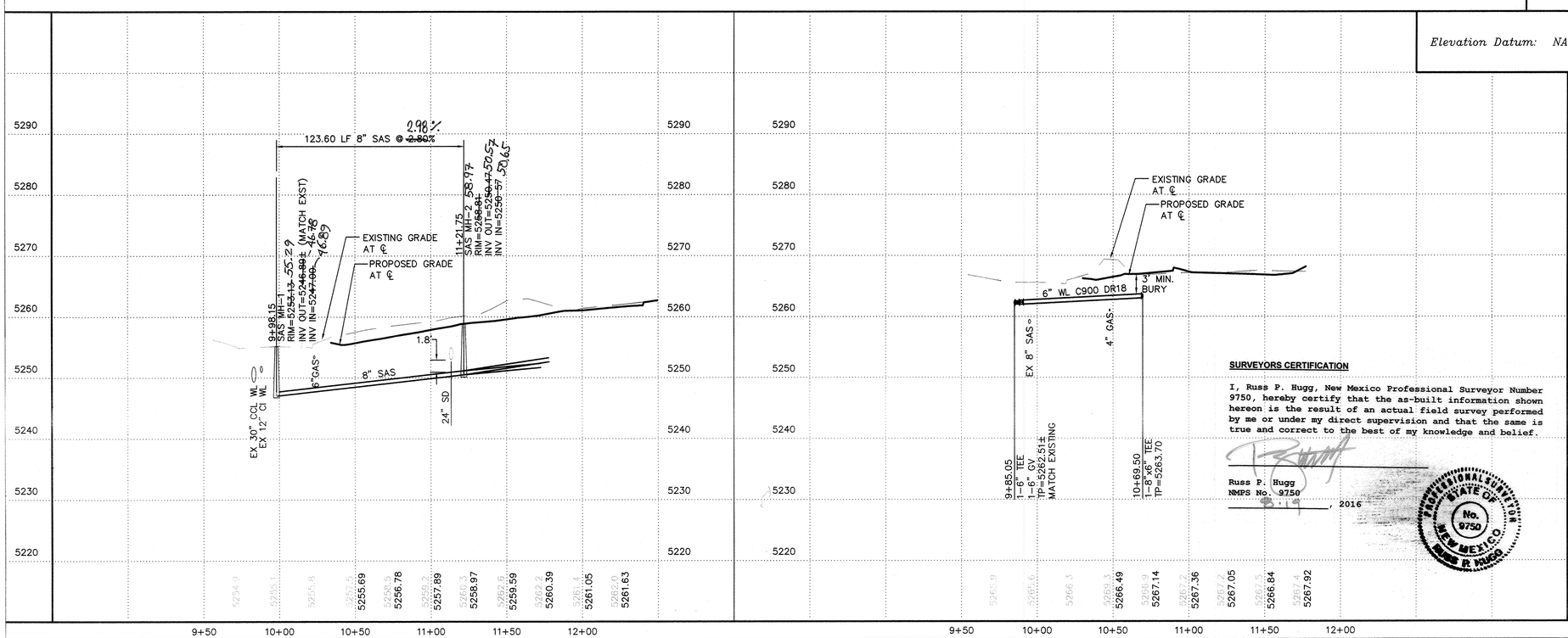
L. CONSTRUCT TYPE "C" MANHOLES PER COA STD DWG 2101.

KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.
2. REMOVE & REPLACE PAVING PER COA STD DWG 2465.
3. REMOVE & REPLACE STD CURB & GUTTER PER COA STD DWG 2415A.

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
, 2016

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

SAS SERVICE TABLE

BLDG #	SIZE	STATION & OFFSET	INV @ END
2	6"	10+94.31, 10' RT	51.28

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING AND C&G REMOVAL & REPLACEMENT
- 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
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2025 CU-303.dwg Jul 29,2014

AS-BUILT INFORMATION
CONTRACTOR: Pablo
WORK STAKED BY: Sam Lee DATE 2/17/2015
INSPECTOR'S ACCEPTANCE BY: TRA DATE 8/16
FIELD VERIFICATION BY: TRA DATE 8/16
DRAWINGS CORRECTED BY: TRA DATE 8/16
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL AND 30.5' WEST OF LOUISIANA BLVD CL
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.999659710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ISA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		
DESIGNED BY	DEC/ANW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ANW	07/29/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE
OFFSITE WATERLINE AND SEWER CONNECTIONS

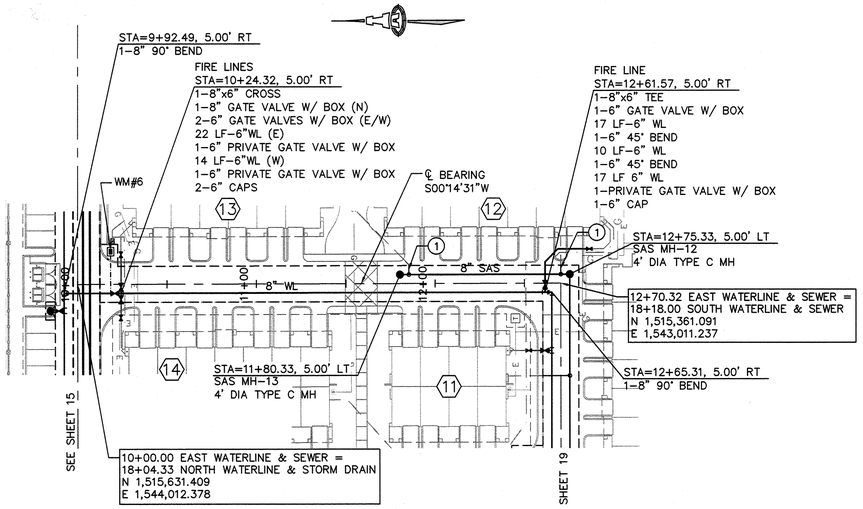
UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

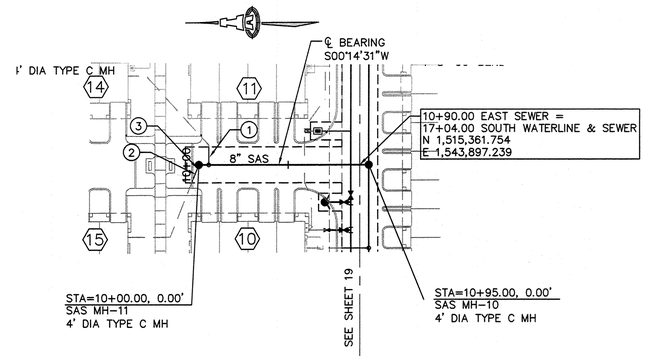
City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	17	20

m:\PROJECTS\2000-2099\2025\DWG\PUBLIC WORK ORDER\2025 CU-303.dwg, 7/29/2014 3:20:00 PM, ANW

RECORD DRAWING



EAST WATERLINE AND SEWER



EAST SEWER

GENERAL NOTES

A. CONSTRUCT 4" SAS SERVICES PER ABCWUA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.

B. CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362, & #2363.

C. SEE SHEET 14 FOR WATER SHUT-OFF PLAN.

D. SEE SHEET 14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

E. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.

F. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

G. CONSTRUCT VERTICAL WATERLINE RELOCATION PER ABCWUA STD DWG 2381.

H. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.

I. SEE SHEET 13 FOR EASEMENT NOTES.

J. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB & GUTTER PER COA STD DWGS 2465 & 2415A.

K. SEE SHEET 13 FOR VALVE & MH AS-BUILT COORDINATES.

L. CONSTRUCT TYPE "C" MANHOLES PER COA STD DWG 2101.

⬡ KEYED NOTES

1. 4" SAS SERVICE LINE W/ 8"X4" WYE AND 45° BEND.
2. 4" SAS SERVICE LINE.
3. CONNECTION TO MH PER COA STD DWG #2118. INV=68.38

DOMESTIC WATER METER TABLE

WM #	SIZE	STATION & OFFSET
6	2"	10+17.44, 18.3' LT

NOTE: STATIONING IS TO CENTER OF METER BOX

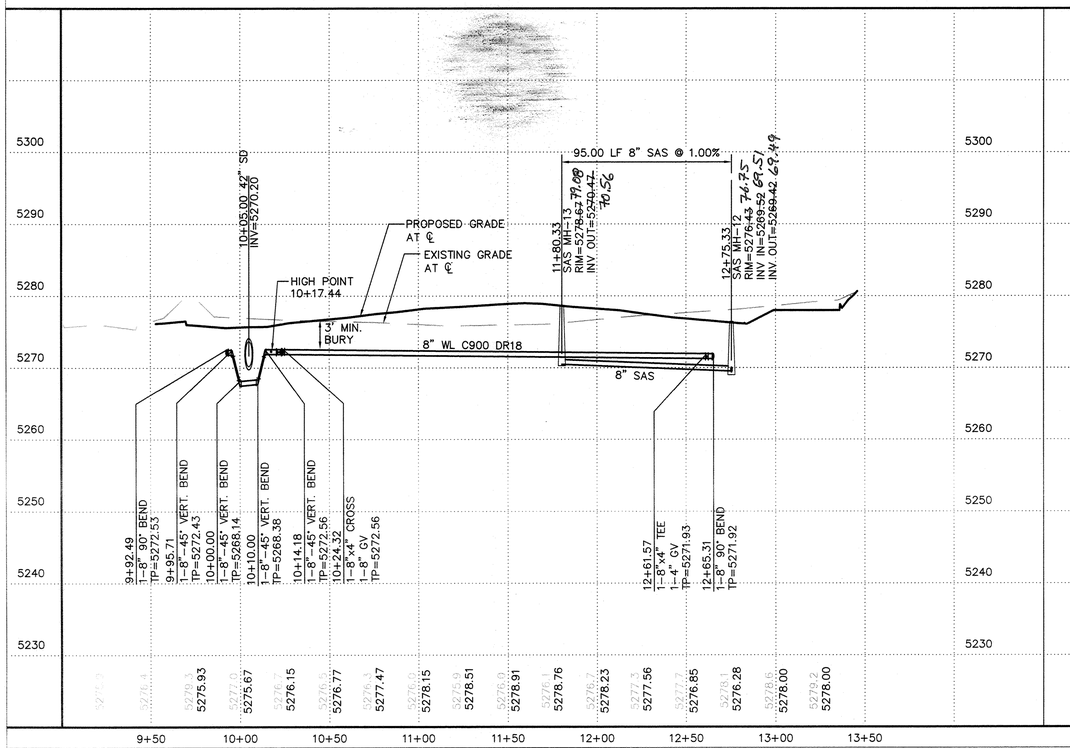
SAS SERVICE TABLE

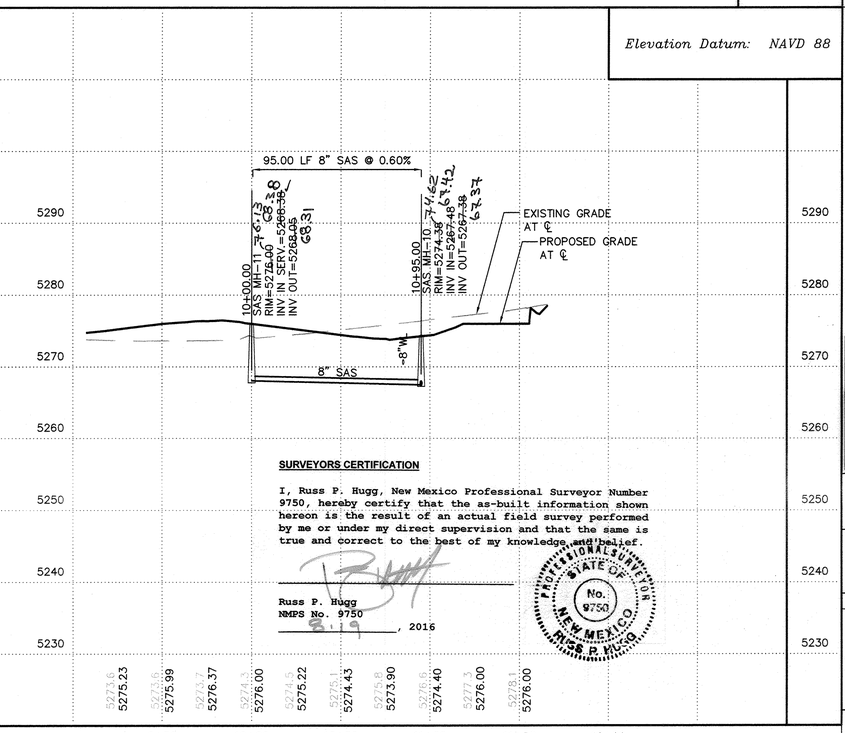
BLDG #	SIZE	STATION & OFFSET	INV @ END
13	4"	11+85.33, 10' RT	71.39
12	4"	12+70.34, 10' LT	71.33
15	4"	9+95.99, 10' RT	68.16
14	4"	10+05.63, 10' LT	69.03

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

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
8-19, 2016

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

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING AND C&G REMOVAL & REPLACEMENT
- 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")

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Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2025 CU-304.dwg Jul 29,2014

AS-BUILT INFORMATION

		DATE
CONTRACTOR	Patton	2014
WORK STAKED BY	Surtek	2014
ASSISTANCE BY	TRA	8/16
FIELD INSPECTION BY	TRA	8/16
DRAWINGS CORRECTED BY	TRA	8/16

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL AND 30.5' WEST OF LOUISIANA BLVD CL
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.999659710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. WILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	DEC/ANW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ANW	07/29/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE
EAST WATERLINE AND SEWER AND EAST SEWER
UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	18	20

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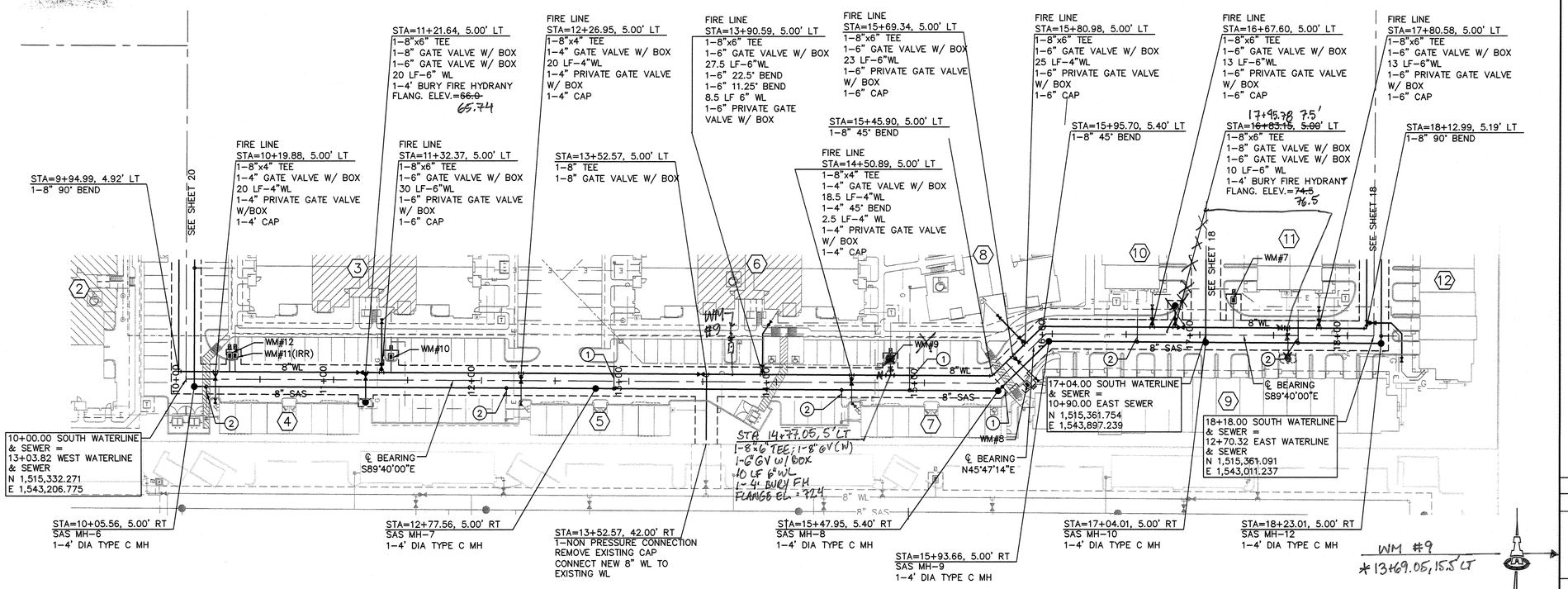
RECORD DRAWING



SOUTH WATERLINE AND SEWER

SURVEYORS CERTIFICATION

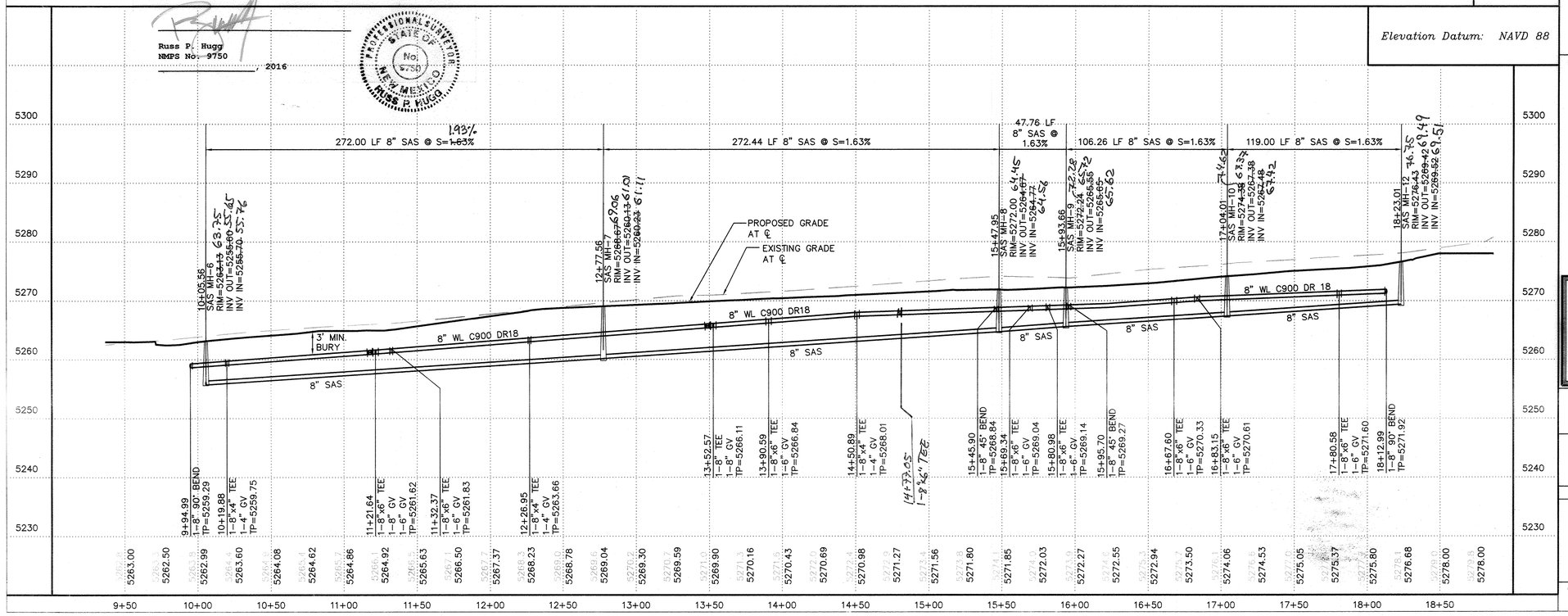
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
_____, 2016

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

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

Elevation Datum: NAVD 88



GENERAL NOTES

A. CONSTRUCT 4" SAS SERVICES PER ABCWUA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.

B. CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362, & #2363.

C. SEE SHEET 14 FOR WATER SHUT-OFF PLAN.

D. SEE SHEET 14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

E. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.

F. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

G. CONSTRUCT VERTICAL WATERLINE RELOCATION PER ABCWUA STD DWG 2381.

H. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.

I. SEE SHEET 13 FOR EASEMENT NOTES.

J. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB & GUTTER PER COA STD DWGS 2465 & 2415A.

K. SEE SHEET 13 FOR VALVE & MH AS-BUILT COORDINATES.

L. CONSTRUCT TYPE "C" MANHOLES PER COA STD DWG 2101.

KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.
2. 4" SAS SERVICE LINE W/ 8"x4" WYE AND 45° BEND.

DOMESTIC WATER METER TABLE (#11 IRRIGATION)

WM #	SIZE	STATION & OFFSET
12	2"	10+29.51, 15.9' LT
11(IRR)	1 1/2"	10+33.15, 15.9' LT
10	2"	11+38.92, 15.3' LT
9	2"	* ~~14+77.00, 16.6' LT~~
8	2"	15+63.00, 15.1" RT
7	2"	17+22.75, 23.4' LT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

BLDG #	SIZE	STATION & OFFSET	INV @ END
4	4"	10+13.81, 10' RT	57.31
5	4"	12+16.95, 10' RT	60.68
6	6"	12+89.91, 10' LT	61.48
7	4"	14+44.15, 10' RT	64.36
8	6"	14+89.91, 10' LT	65.34
9	4"	15+49.82, 10' RT	66.45
10	4"	16+57.60, 10' LT	69.26
11	4"	17+66.56, 10' LT	70.51

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING AND C&G REMOVAL & REPLACEMENT
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- 8" SAS — NEW SANITARY SEWER (PUBLIC)
- 8" WL — NEW WATERLINE (PUBLIC)
- PROPOSED FIRELINE (4" OR 6")
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ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2025 CU-305.dwg Jul 29,2014

AS-BUILT INFORMATION
CONTRACTOR Python
WORK STAKED BY Surv-Tek DATE 2014
SURVEYED BY DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY IAA DATE 8/14
DRAWINGS CORRECTED BY IAA DATE 8/14
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE CL. AND 30.5' WEST OF LOUISIANA BLVD CL.
N= 1,515,749.916 E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.999659710
ELEV= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ISAA W. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	DEC/ANW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ANW	07/29/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE

SOUTH WATERLINE AND SEWER

UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	19	20

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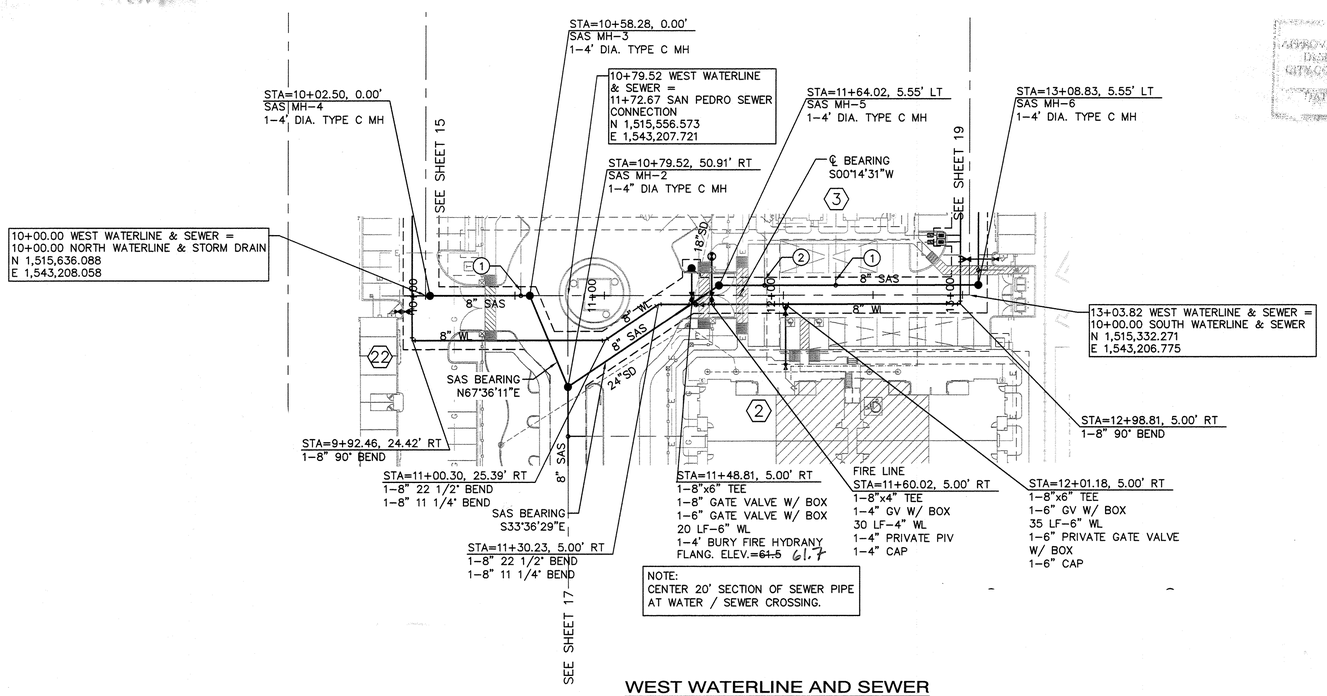
RECORD DRAWING



WEST WATERLINE AND SEWER

APPROVED AS RECORD DRAWING
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE

GENERAL NOTES

A. CONSTRUCT 4" SAS SERVICES PER ABCWUA STD DWG #2125. CONSTRUCT 6" SAS SERVICES WITH 1-8"X6" WYE AND 1-6" 45° BEND.

B. CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362, & #2363.

C. SEE SHEET 14 FOR WATER SHUT-OFF PLAN.

D. SEE SHEET 14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

E. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.

F. SEE ABCWUA STD DWG #2328 & 2329 FOR VALVE RING & COVER DETAIL. SEE ABCWUA STD DWG #2326 FOR VALVE BOX DETAIL.

G. CONSTRUCT VERTICAL WATERLINE RELOCATION PER ABCWUA STD DWG 2381.

H. COORDINATE WITH ONSITE UTILITY CONTRACTOR FOR FIRE LINE EXTENSIONS.

I. SEE SHEET 13 FOR EASEMENT NOTES.

J. REMOVE AND REPLACE EXISTING PAVEMENT AND CURB & GUTTER PER COA STD DWGS 2465 & 2415A.

K. SEE SHEET 13 FOR VALVE & MH AS-BUILT COORDINATES.

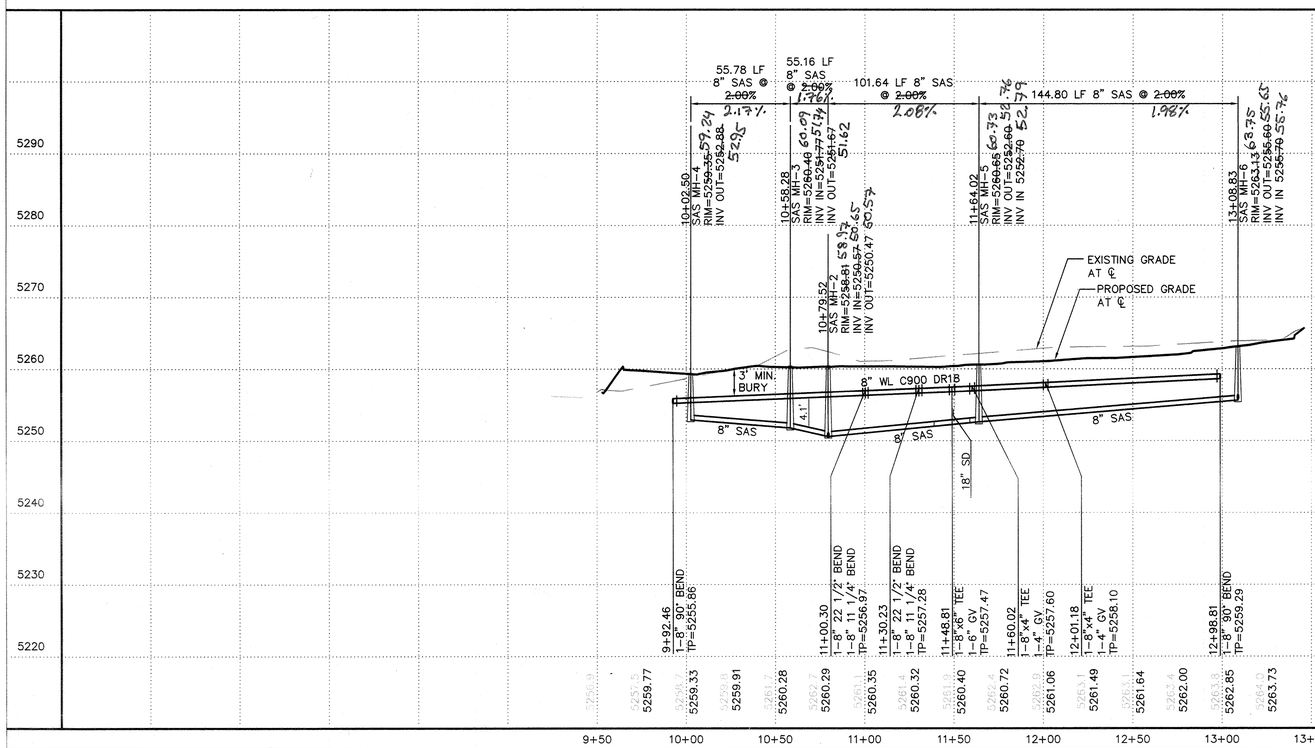
L. CONSTRUCT TYPE "C" MANHOLES PER COA STD DWG 2101.

○ KEYED NOTES

1. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.
2. 4" SAS SERVICE LINE W/ 8"X4" WYE AND 45° BEND.

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

Elevation Datum: NAVD 88



SAS SERVICE TABLE

BLDG #	SIZE	STATION & OFFSET	INV @ END
20	6"	10+53.29, 5' LT	52.76
1	4"	11+89.53, 10' LT	54.07
3	6"	12+29.38, 10' LT	55.15

LEGEND

- NEW FIRE HYDRANT WITH ISOLATION VALVE
- ASPHALT PAVING AND C&G REMOVAL & REPLACEMENT
- PROPOSED WATER METER
- NEW SANITARY SEWER MANHOLE
- —8" SAS— NEW SANITARY SEWER (PUBLIC)
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Russ P. Hugg
NMPS No. 9750
8-19, 2016

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

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

2025 CU-306.dwg Jul 29,2014

AS-BUILT INFORMATION

		DATE
CONTRACTOR	Pybbon	
WORK STAKED BY	Sanchez	2014
INSPECTOR'S AUTHORIZATION BY	TRA	8/16
FIELD VERIFICATION BY	TRA	8/16
DRAWINGS CORRECTED BY	LKA	8/16

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQ. CONTROL SURVEY MONU. "10-D18" (NAD 83)
ABQ. CONTROL SURVEY BRASS DISK STAMPED "10-D18 1978" SET IN TOP OF CONC. POST LOCATED 33.5' NORTH OF JADE PK. AVE. CL AND 30.5' WEST OF LOUISIANA BLVD. CL.
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DELTA ALPHA = -00°11'01.11"
G-G = 0.999659710
ELEV.= 5321.79 (NGVD 88)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER
NEW MEXICO
17631
LICENSED PROFESSIONAL ENGINEER
7-29-14

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	DEC/ÂNW	07/29/14
DRAWN BY	DEC	07/29/14
CHECKED BY	ÂNW	07/29/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BROADSTONE PROMENADE
WEST WATERLINE AND SEWER
UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED SEP 24 2014 DESIGN REVIEW COMMITTEE	APPROVED NOV 26 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689984	D-18-Z	20	20

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