PUBLIC IMPROVEMENT PLANS

FOR

SANTA MONICA PLACE

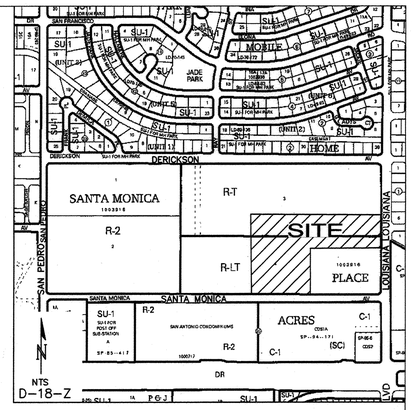
ALBUQUERQUE, NEW MEXICO

JANUARY 2015

PREPARED FOR:
DEL REY INVESTMENTS, LLC.
C/O TITAN DEVELOPMENT CO.
6300 RIVERSIDE PLAZA LANE SUITE 200
ALBUQUERQUE, NM 87120

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

RECORD DRAWING



INDEX TO DRAWINGS

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 installation of a non-potable waterline as a change order shown on sheets 16A and 17A along with a 4-foot valley gutter shown on sheet 11 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 Timothy Aldrich of the firm Aldrich Land Surveying, Inc., NMPS number 7719.

Åsa Nilsson-Weber 10-7-15
Åsa Nilsson-Weber Date
NMPE No. 17631

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

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 Timothy Aldrich of the firm Aldrich Land Surveying, Inc., NMPS number 7719.

Åsa Nilsson-Weber 7-22-15
Åsa Nilsson-Weber Date
NMPE No. 17631

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

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

07/22/15
Timothy Aldrich, P.S. No. 7719 Date

NEW MEXICO 7719 PROFESSIONAL SURVEYOR

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 11-3-15

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #8 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 AND SIDEWALK NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED TO NEAREST JOINT 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.
12. 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.
13. 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.
14. 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.
15. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION – AS ALLOWED BY THE CITY.
16. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
17. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
18. 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.
19. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
20. 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.
21. 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.
23. 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
24. 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.
25. 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.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
27. 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.
28. 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.
29. 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.
30. 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.
31. THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" AND ACCESSIBLE ROUTE GUIDANCE SIGNAGE PER MUTCD CHAPTER 6D.
32. CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
33. CONTRACTOR TO TEST SUBGRADE R–VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R–VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R–VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	16A, 17A		9/11/15	Tim Gross	8-27-15		8/27/15

ENGINEERS STAMP & SIGNATURE

ÅSA M. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
1-28-15

APPROVALS	ENGINEER	DATE
DRC Chairman		2-12-15
Transportation		1/29/15
Water/Wastewater		1/29/15
Hydrology		1/28/15
Constr. Mngmt.		
Constr. Coord.		

APPROVED FOR CONSTRUCTION

City Engineer Date 4/14/15

DRB NO. 1010144

City Project No. 689985

Sheet 1 Of 18

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

2048 CC–001.dwg Jan 28,2015

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

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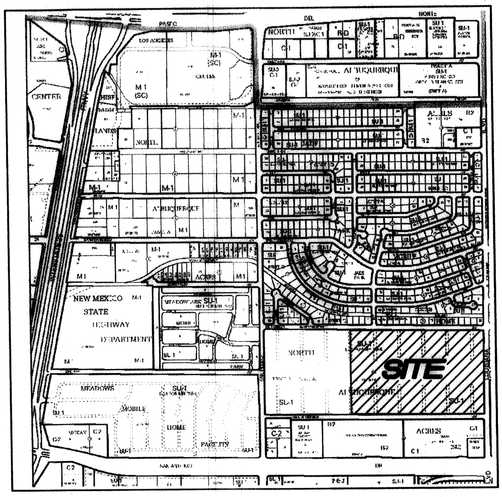
PLAT OF
TRACTS 3-A , 3-B , 4-A AND 4-B SANTA MONICA PLACE
(BEING A REPLAT OF TRACTS 3 AND 4, SANTA MONICA PLACE)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 24, TOWNSHIP 11, NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2014



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. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ⊛. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
8. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
9. City of Albuquerque Zone Atlas Page: D—18—Z

SUBDIVISION DATA

Total number of existing Tracts: 2

Total number of new Tracts created: 4

Public street right of way dedicated: 2.1003 acres

Gross Subdivision acreage: 34.9419 acres

Mileage of full width streets created: 0.25 mile

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."

140147.dwg

TREASURERS CERTIFICATION

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

101806344807440202, 101806344811940203

Del Rey investments LLC

1/22/15

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 d/b/a CenturyLink QC 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.

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

PURPOSE OF PLAT:

The Purpose of this plat is to:

a. Divide two (2) existing tracts into four (4) new tracts as shown hereon.
b. Grant the Public Utility Easements as shown hereon.
c. Dedicate the additional street right of way to the City of Albuquerque as shown hereon.
d. Acknowledge the Vacation of a portion of an existing Interim Drainage Easement VACATED by 14DRB—70355.

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
September 25, 2014

No. 9750 RUSS P. HUGG

DOC# 2015004957
01/22/2015 01:59 PM Page: 1 of 4
tyPLAT R:$25.00 B: 2015C P: 0004 M. Toulous Olivere, Bernalillo Cou

PROJECT NUMBER: 1010144

Application Number: 14DRB-70356

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vigil — 10-9-14
Public Service Company of New Mexico — Date

10/9/14
New Mexico Gas Company — Date

10/10/14
QWest Corporation d/b/a CenturyLink QC — Date

10/10/14
Comcast — Date

CITY APPROVALS:

Loren N. Risenhoover P.S. — 10/2/14
Acting City Surveyor
Department of Municipal Development — Date

NA — 1-22-15
Real Property Division — Date

N/A — 1-22-15
Environmental Health Department — Date

01-07-15
Traffic Engineering, Transportation Division — Date

Allan Porter — 01/07/15
ABCWUA — Date

Carol S. Dumont — 1-7-15
Parks and Recreation Department — Date

Curtis Cherne — 1-7-15
AMAFCA — Date

Curtis Cherne — 1-7-15
City Engineer — Date

1-22-15
DRB Chairperson, Planning Department — Date

SHEET 1 OF 4

SURV ● TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505—897—3366
Fax: 505—897—3377

PLAT OF
TRACTS 3-A , 3-B , 4-A AND 4-B SANTA MONICA PLACE
(BEING A REPLAT OF TRACTS 3 AND 4, SANTA MONICA PLACE)
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 , 2014

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 Tracts 3 and 4, 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 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", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 2012 in Plat Book 2012C, Page 2.

Said parcel contains 34.9419 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACTS 3—A, 3—B, 4—A AND 4—B, SANTA MONICA PLACE (BEING A REPLAT OF TRACTS 3 AND 4, SANTA MONICA PLACE) 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 with warranty covenants. 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

BFS 1-9-15

By:
Ben F. Spencer, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 08th day of October, 2014, by Ben F. Spencer, Manager

My commission expires May 06, 2017
Notary Public

OFFICIAL SEAL
NANCY T
NOTARY PUBLIC

140147_10—6—14.dwg

DRAINAGE EASEMENT NOTES

A. There is an existing Interim Cross Lot Drainage Easement granted by plat filed January 6, 2012 in Plat Book 2012C, Page 2 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, ponding or outfall structures 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.

Said Easement within Tracts 3 and 4, Santa Monice Place is VACATED by 14DRB—70355.

B. A New Public and Private Interim Drainage Easement shall be granted by this plat over Tract 3—A, for the benefit of Tracts 3—B and 4—A. Owners of said Tracts 3—B and 4—A shall be allowed to grade Interim Drainage Facilities on Tract 3—A. Said Interim Drainage Facilities shall be maintained by the owner of Tract 3—A until such time that future development (TBD) of Tract 3—A is complete and applicable Interim Facilities are no longer required.

DOC# 2015004957
01/22/2015 01:59 PM Page: 2 of 4
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LINE TABLE

LINE	LENGTH	BEARING
L1	75.03	S00°20'00"W
L2	20.82	N00°20'00"E
L3	256.33	N89°40'00"W
L4	120.09	N89°40'00"W
L5	214.63	N89°40'00"W
L6	266.87	S89°40'00"E
L7	18.13	N68°05'29"E
L8	18.13	S22°34'31"W
L9	31.36	N00°20'00"E
L10	169.66	N00°20'00"E
L11	74.97	N00°20'00"E
L12	43.38	N00°20'00"E
L13	278.89	S89°40'00"E
L14	119.66	N89°40'00"W
L15	3.77	N01°59'11"W
L16	64.74	N71°54'25"E
L17	31.61	S89°40'00"E
L18	2.84	S89°40'00"E
L19	42.97	S49°20'31"E
L20	153.78	S89°40'00"E
L21	30.00	S00°20'00"W
L22	35.00	S89°40'00"E
L23	30.00	N00°20'00"E
L24	330.86	S89°36'23"E
L25	35.00	N00°23'37"E
L26	35.00	S89°36'23"E
L27	35.00	S00°23'37"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"
C2	47.25'	30.00'	30.12'	42.51'	N45°16'34"E	90°14'06"
C3	39.24'	25.00'	24.97'	35.34'	S44°38'11"E	89°56'23"
C4	37.02'	150.00'	18.60'	36.92'	N06°40'35"W	14°08'24"
C5	35.79'	150.00'	17.98'	35.70'	S06°54'42"E	13°40'10"
C6	61.41'	330.00'	30.80'	61.32'	N05°24'30"W	10°39'46"
C7	52.18'	270.00'	26.17'	52.10'	S05°12'12"E	11°04'23"
C8	67.43'	270.00'	33.89'	67.25'	S07°29'15"W	14°18'31"
C9	23.17'	25.00'	12.49'	22.35'	S41°11'39"W	53°06'16"
C10	48.51'	62.00'	25.57'	47.28'	N45°20'00"E	44°49'34"
C11	23.17'	25.00'	12.49'	22.35'	S49°28'21"W	53°06'16"
C12	67.43'	270.00'	33.89'	67.25'	S83°10'44"W	14°18'31"
C13	123.73'	630.00'	62.07'	123.54'	N84°42'24"E	11°15'11"
C14	96.38'	570.00'	48.31'	96.27'	S83°55'28"W	9°41'18"
C15	42.63'	150.00'	21.46'	42.48'	N83°05'25"W	16°16'57"
C16	38.53'	150.00'	19.37'	38.43'	S82°18'28"E	14°43'04"
C17	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"
C18	117.84'	600.00'	59.11'	117.65'	S84°42'24"W	11°15'11"
C19	117.84'	600.00'	59.11'	117.65'	N84°42'24"E	11°15'11"
C20	116.46'	300.00'	58.97'	115.73'	S79°12'44"W	22°14'31"
C21	116.46'	300.00'	58.97'	115.73'	S11°27'16"W	22°14'31"
C22	57.98'	300.00'	29.08'	57.89'	S05°12'12"E	11°04'23"
C23	57.98'	300.00'	29.08'	57.89'	N05°12'12"W	11°04'23"
C24	39.30'	25.00'	25.03'	35.37'	N45°21'48"E	90°03'37"
C25	39.90'	150.00'	20.07'	39.78'	S08°00'48"W	15°14'22"
C26	51.80'	150.00'	26.16'	51.54'	N05°44'25"E	19°47'08"
C27	31.04'	270.00'	15.54'	31.02'	N07°26'45"W	6°35'14"
C28	63.78'	330.00'	31.99'	63.68'	S05°12'11"E	11°04'23"
C29	71.13'	330.00'	35.70'	70.99'	S06°30'30"W	12°20'59"
C30	18.11'	25.00'	9.48'	17.72'	N08°04'28"W	41°30'53"
C31	26.27'	25.00'	14.49'	25.07'	S31°47'57"E	60°12'02"
C32	18.11'	25.00'	9.48'	17.72'	S81°15'32"E	41°30'53"
C33	71.13'	330.00'	35.70'	70.99'	S84°09'30"W	12°20'59"
C34	111.95'	570.00'	56.16'	111.77'	N84°42'24"E	11°15'11"
C35	113.69'	630.00'	57.00'	113.54'	S84°15'00"W	10°20'23"
C36	36.64'	150.00'	18.41'	36.55'	N82°25'20"E	13°59'43"
C37	39.03'	150.00'	19.63'	38.92'	S82°52'44"W	14°54'32"
C38	47.22'	30.00'	30.09'	42.49'	N45°14'46"E	90°10'29"
C39	15.00'	570.00'	7.50'	15.00'	N89°34'46"E	1°30'29"
C40	96.95'	570.00'	48.59'	96.83'	N83°57'10"E	9°44'43"
C41	24.73'	62.00'	12.53'	24.57'	S17°24'17"E	22°51'15"
C42	16.71'	25.00'	8.68'	16.40'	N16°49'58"E	38°17'50"
C43	45.40'	62.00'	23.77'	44.40'	S15°00'07"W	41°57'33"
C44	1.51'	62.00'	0.76'	1.51'	N61°12'11"W	1°23'52"
C45	122.13'	645.00'	61.25'	121.95'	N84°54'31"E	10°50'57"

No. 9750 RUSS P. HUGG

SHEET 2 OF 4

SURV ● TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505—897—3366
Fax: 505—897—3377

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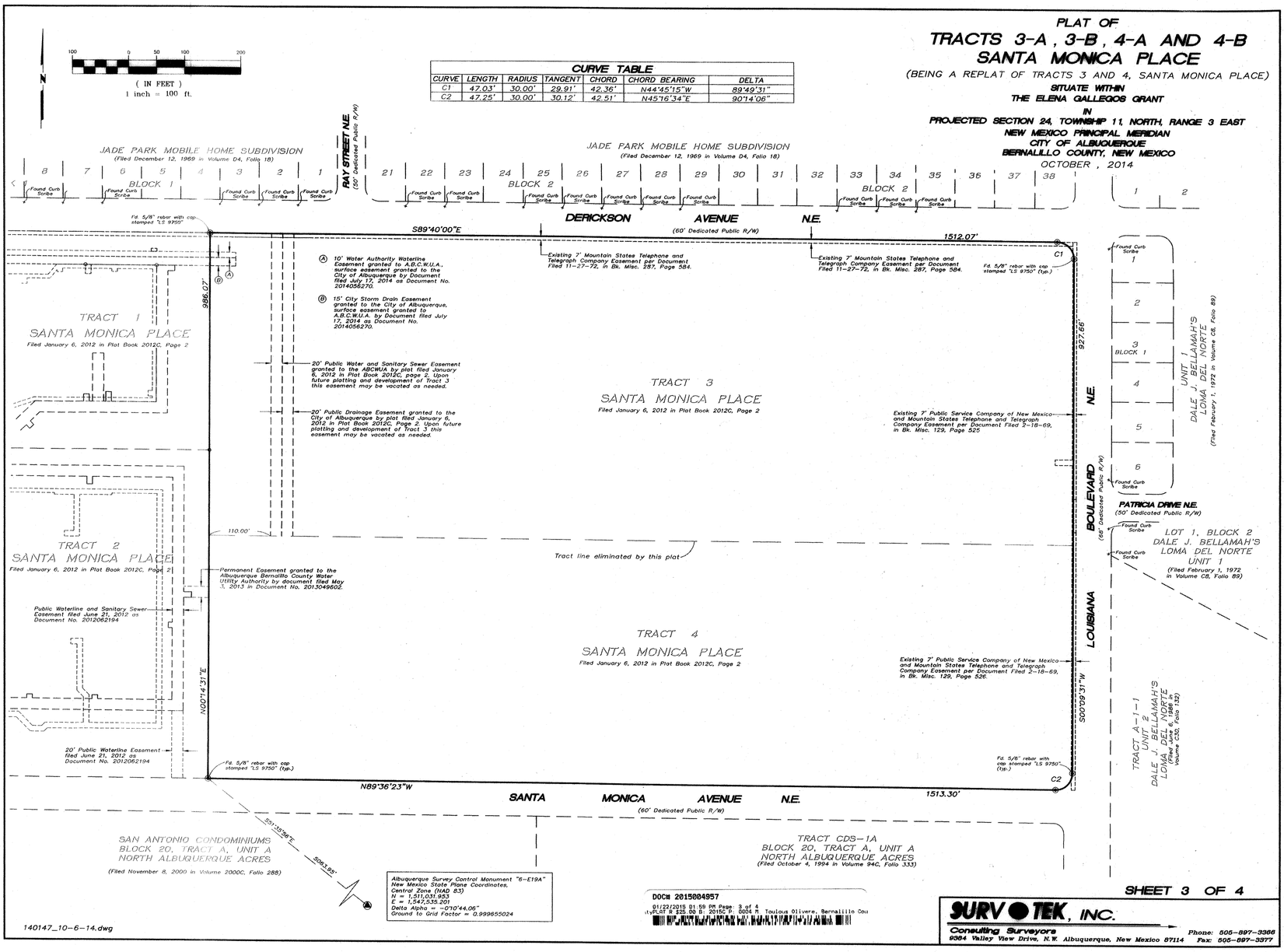
PLAT OF
TRACTS 3-A, 3-B, 4-A AND 4-B
SANTA MONICA PLACE

(BEING A REPLAT OF TRACTS 3 AND 4, SANTA MONICA PLACE)

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, 2014

(IN FEET)
1 inch = 100 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"
C2	47.25'	30.00'	30.12'	42.51'	N45°16'34"E	90°14'06"



SHEET 3 OF 4

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

PLAT OF
TRACTS 3-A, 3-B, 4-A AND 4-B
SANTA MONICA PLACE

(BEING A REPLAT OF TRACTS 3 AND 4, SANTA MONICA PLACE)

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OCTOBER, 2014

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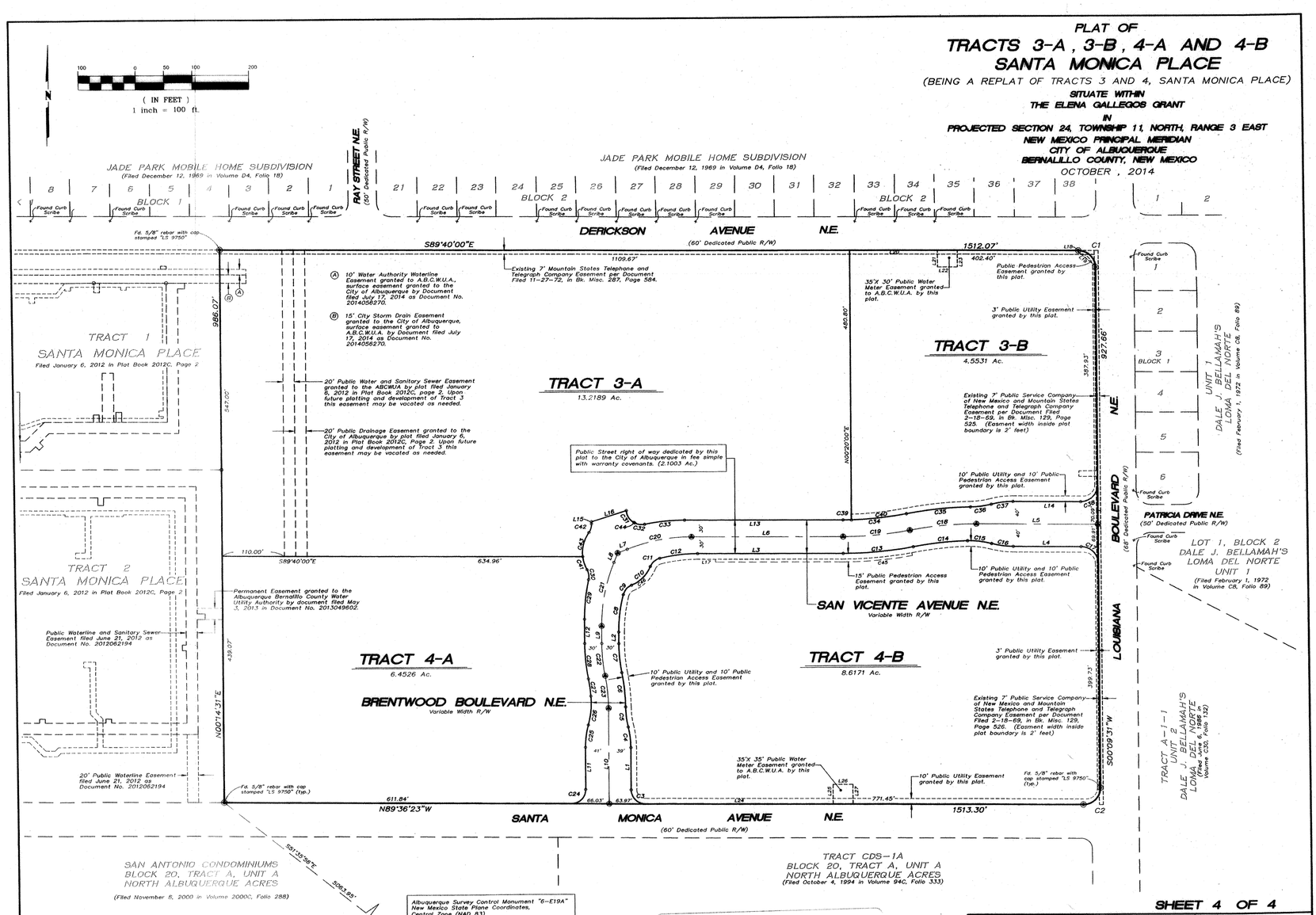

SHEET 4 OF 4

SURV TEK, 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# 689985

TOPOGRAPHIC AND BOUNDARY SURVEY OF

TRACTS 3 AND 4

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
SEPTEMBER, 2014

UTILITY DISCLAIMER

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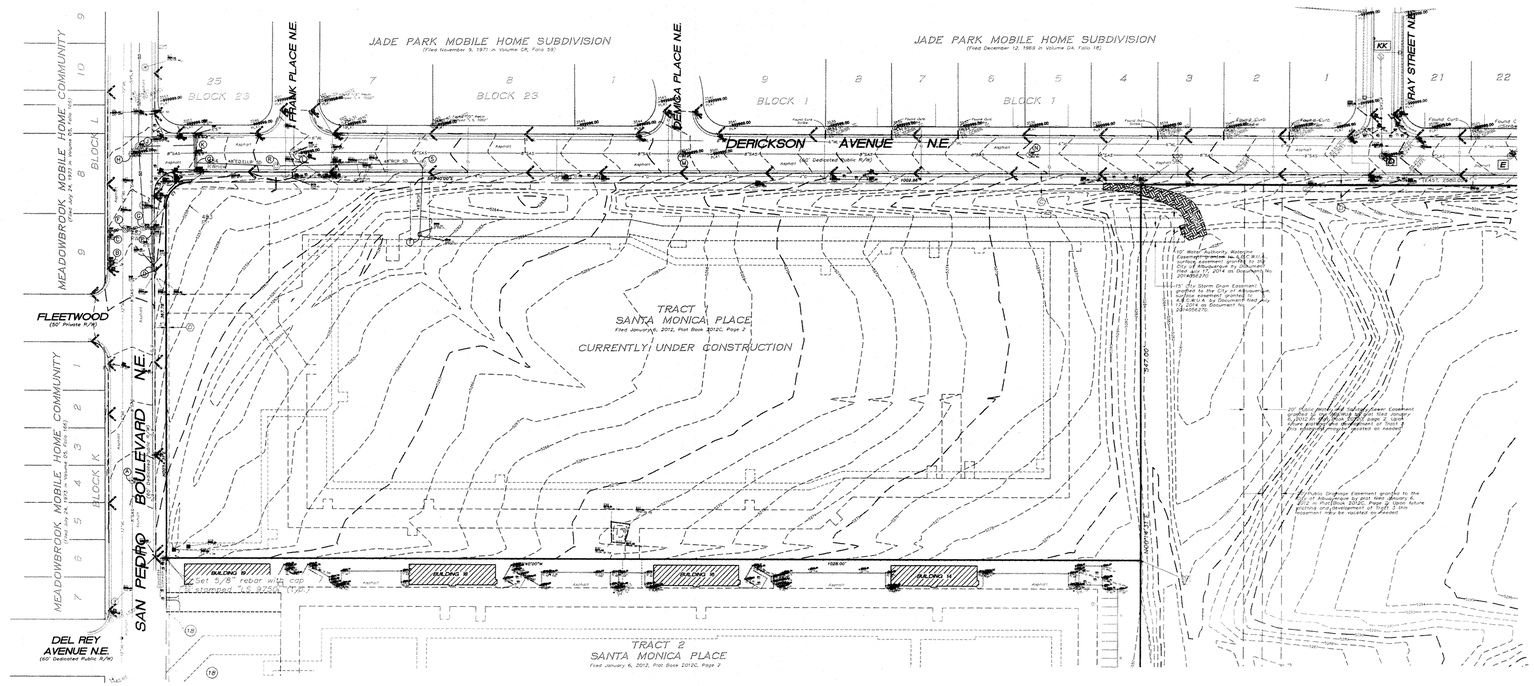
UTILITIES LABELED WITH AN ASTERISK (*) ARE TRANSCRIBED OR DERIVED FROM PROVIDED PLANS AND MUST BE VERIFIED BY LINE-SPOTTING.

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

LEGEND

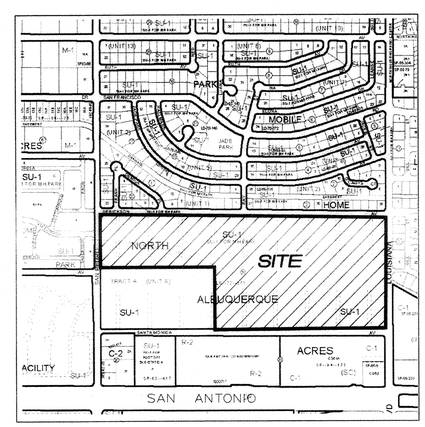
- CONCRETE AREA
- HANDICAP PARKING SPACE
- HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- STORM DRAIN MANHOLE
- STORM DRAIN DROP INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- GAS VALVE
- GAS MAIN
- UTILITY PEDESTAL
- LIGHT POLE
- POWER POLE WITH FEED
- POWER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

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



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	35.41'	30.00'	20.94'	33.45'	S40°17'15"E	90°30'28"
C2	47.03'	30.00'	29.91'	42.36'	N44°45'15"W	89°49'31"
C3	47.25'	30.00'	30.12'	42.51'	N45°16'34"E	90°14'07"



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. Original Aerial mapping by TP Mann & Associates performed in 2006 was utilized for the East portion of Tracts 3 and 4 which have not yet been disturbed by grading operations. Topographic Field surveys were performed during the month of January, 2014 for Tract 1 prior to construction which is currently underway. The area immediately adjacent to Tract 1 was field which was graded during the construction of Tract 1. Areas field surveyed in January, 2014 and in the vicinity of Tract 1 of the above above have been merged into one surface and re-contoured as shown hereon.
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.

LEGAL DESCRIPTION

Tracts 3 and 4, Santa Monica Place, as the same are 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.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) as shown on National Flood Insurance Program Flood Insurance Rate Map No. 35001C0139H, Map Revised August 16, 2012.

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 includes 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 existing land.

Russ P. Hugg
NM PLS No. 9750
September, 2014

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

SHEET 1 OF 2

140564.dwg

SURVTEK, INC.
Consulting Surveyors
8304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3373

TOPOGRAPHIC AND BOUNDARY SURVEY OF

TRACTS 3 AND 4

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
SEPTEMBER, 2014

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.31'	25.00'	25.04'	35.38'	S45°37'15"W	90°05'39"
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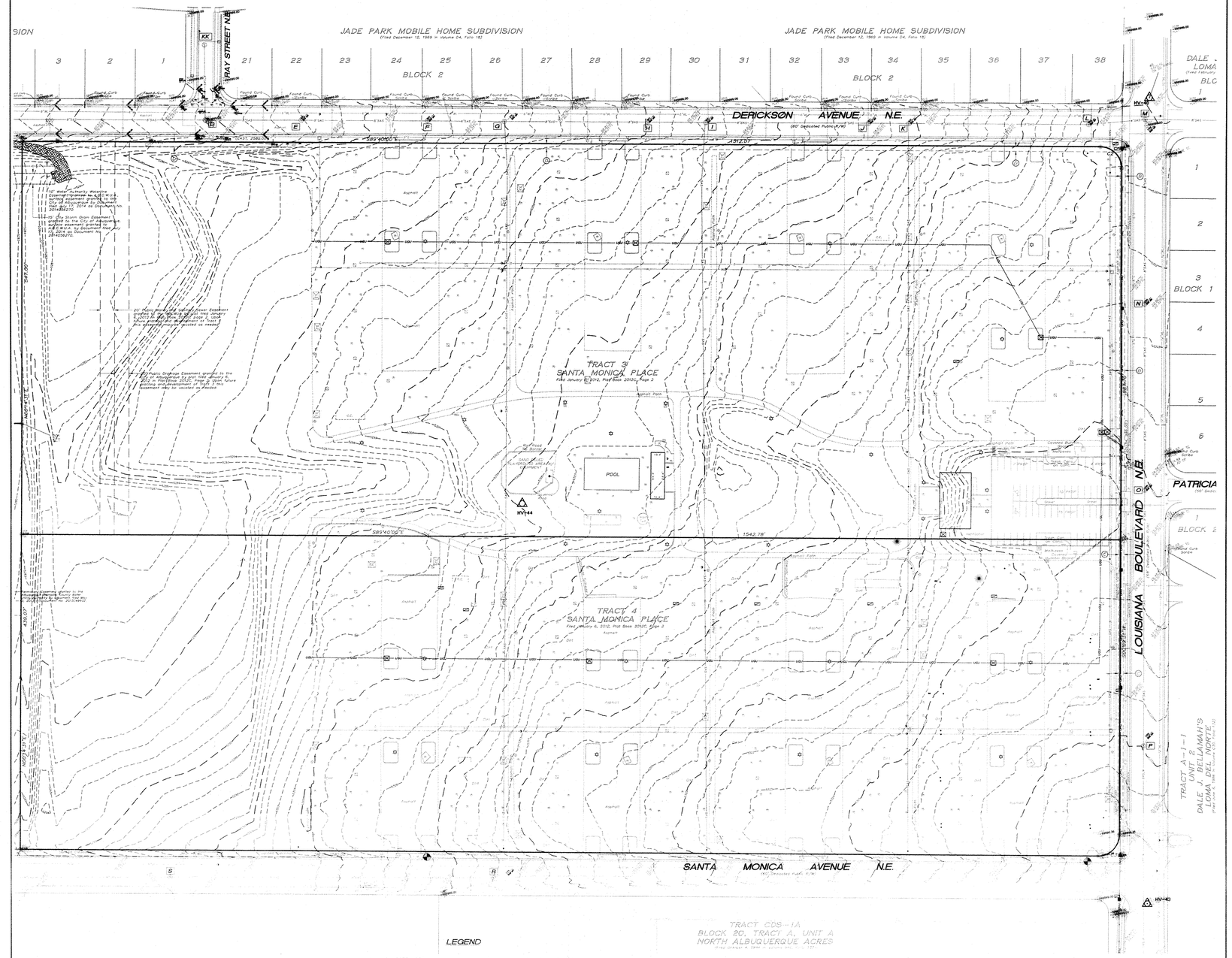
C3	47.25'	30.00'	30.12'	42.51'	N45°16'34"E	90°14'02"

EASEMENT LEGEND

(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. 128, Page 525 To remain in place.

(E) 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. 128, Page 526. To remain in place.

(F) Portion of Existing 7' Mountain States Telephone and Telegraph Company Easement per Document Filed 11-27-72, in Bk. Misc. 28 Page 349. Easement along the site perimeter adjacent to Louisiana Avenue and Sun Pointe Boulevard shall remain in place.



LEGEND

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- TELEPHONE PEDESTAL
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- SANITARY SEWER CLEAN OUT
- GAS VALVE
- FIRE MAIN
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE WITH GUYS
- POWER POLE
- MONITOR WELL
- CABLE PEDESTAL
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- TRANSFORMER
- GAS METER
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- CHAIN LINK FENCE
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PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 JESS P. HUGG

140554.dwg

SHEET 2 OF 2

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

GENERAL NOTES

A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY

B. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.

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

D. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

E. COORDINATE WORK WITH PUBLIC WORK ORDER PLANS FOR PAVING, UTILITY AND STORM DRAIN PLANS.

F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

G. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

H. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER REGARDING THE STATUS OF THE INSPECTIONS.

I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

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

N. 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.

O. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.

P. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

Q. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.

R. 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.

S. 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.

T. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" (0.44" LESS 0.1" FOR INITIAL ABSTRACTION) OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

U. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

V. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.

W. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

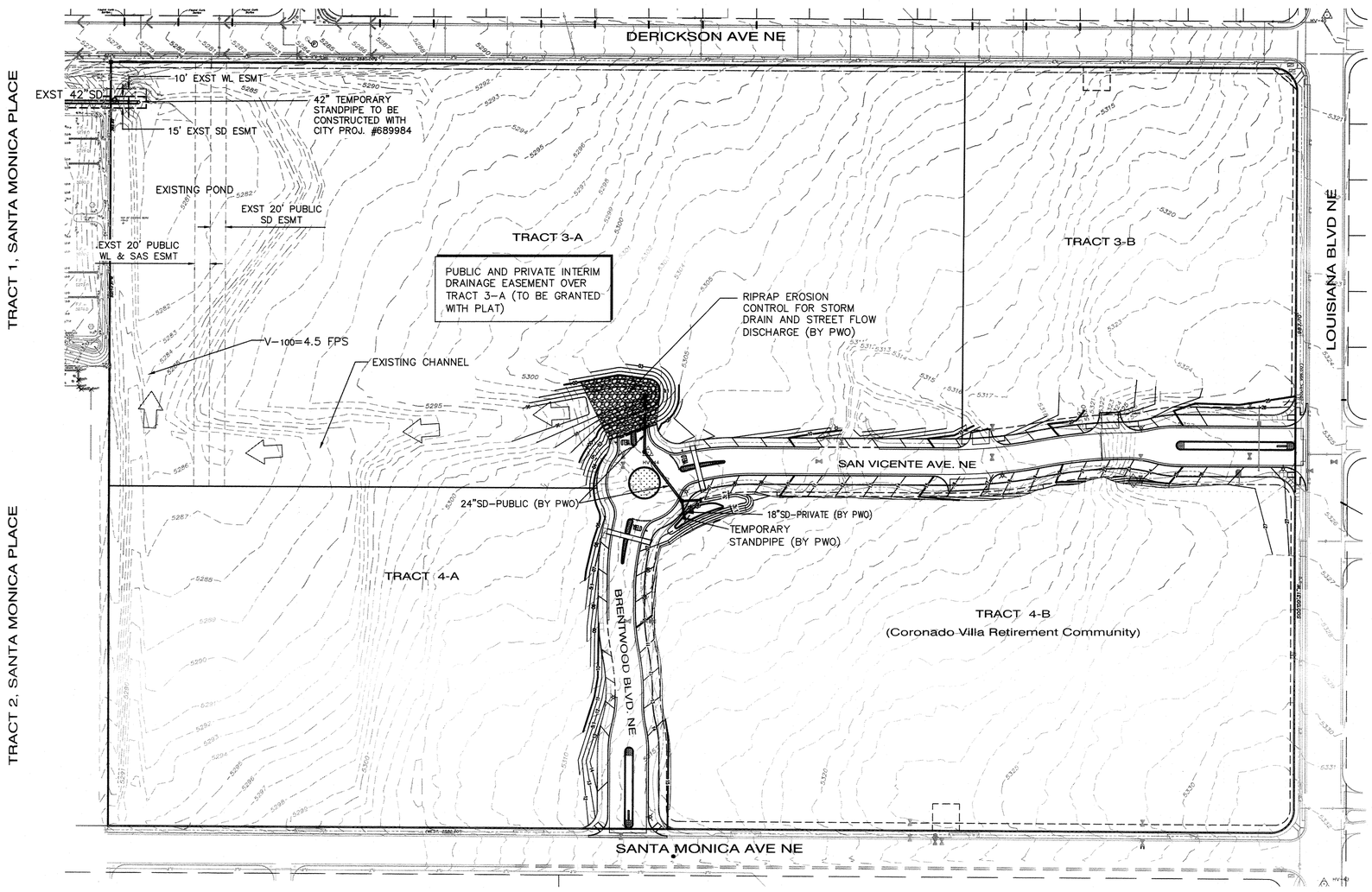
X. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

Y. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

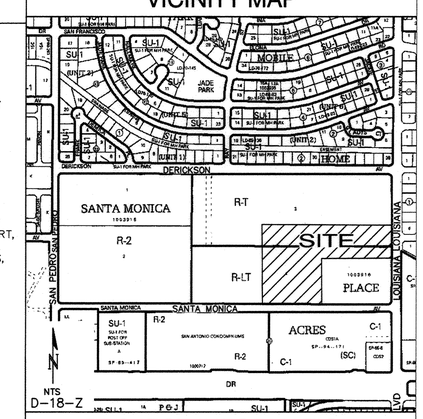
Z. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

AA. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)

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



VICINITY MAP



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 SOUTHWEST BY APARTMENTS, TO THE NORTHWEST BY A NEW APARTMENT COMPLEX CURRENTLY UNDER CONSTRUCTION, TO THE EAST BY LOUISIANA BLVD, AND TO THE NORTH BY DERICKSON AVENUE NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF ROADWAY, UTILITY AND STORM DRAIN INFRASTRUCTURE.

EXISTING LEGAL: TRACTS 3 & 4, SANTA MONICA PLACE, ALBUQUERQUE, NM

PROPOSED LEGAL: TRACTS 3-A, 3-B, 4-A & 4-B, SANTA MONICA PLACE, ALBUQUERQUE, NM

DISTURBED AREA: 6.0 AC. ±

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "10-D18", ELEVATION = 5321.79 (NGVD88)

DRAINAGE: PER THE MASTER DRAINAGE REPORT FOR TRACTS 3-A, 3-B, 4-A & 4-C, SANTA MONICA PLACE, BY ISAACSON & ARFMAN, DATED 10/9/14, DRAINAGE FROM THE UNDEVELOPED TRACTS WILL BE DIRECTED TO THE EXISTING TEMPORARY DETENTION POND ON TRACT 3. A TEMPORARY STANDPIPE WILL BE CONSTRUCTED ON TRACT 4-B WHICH WILL DISCHARGE TO THE EXISTING CHANNEL AND TO THE POND. STREET FLOWS WILL ALSO DISCHARGE TO THIS EXISTING CHANNEL.

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.

ORIGINAL AERIAL MAPPING BY TR MANN & ASSOCIATES PERFORMED IN 2006 WAS UTILIZED FOR THE EAST PORTION OF TRACTS 3 AND 4 WHICH HAVE NOT YET BEEN DISTURBED BY GRADING OPERATIONS. TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED DURING THE MONTH OF JANUARY, 2014 FOR TRACT 1 PRIOR TO CONSTRUCTION WHICH IS CURRENTLY UNDERWAY. THE AREA IMMEDIATELY EAST OF TRACT 1 WHICH WAS GRADED DURING THE CONSTRUCTION OF TRACT 2 WAS FIELD SURVEYED ON SEPTEMBER 22, 2014 AND ALL THREE SURVEY DATUMS DESCRIBED ABOVE HAVE BEEN MERGED INTO ONE SURFACE AND RE CONTOURED AS SHOWN HEREON.

LEGEND

EXISTING CONTOUR – 1' INCREMENT

17 PROPOSED CONTOUR – 1' INCREMENT

ROCK EROSION CONTROL

PROPOSED STORM DRAIN W/ MANHOLE

0 40 80 160 240

SCALE 1"=80'

ASA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER 1-14-15

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

2048 CG-101.dwg Jan 14,2015

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

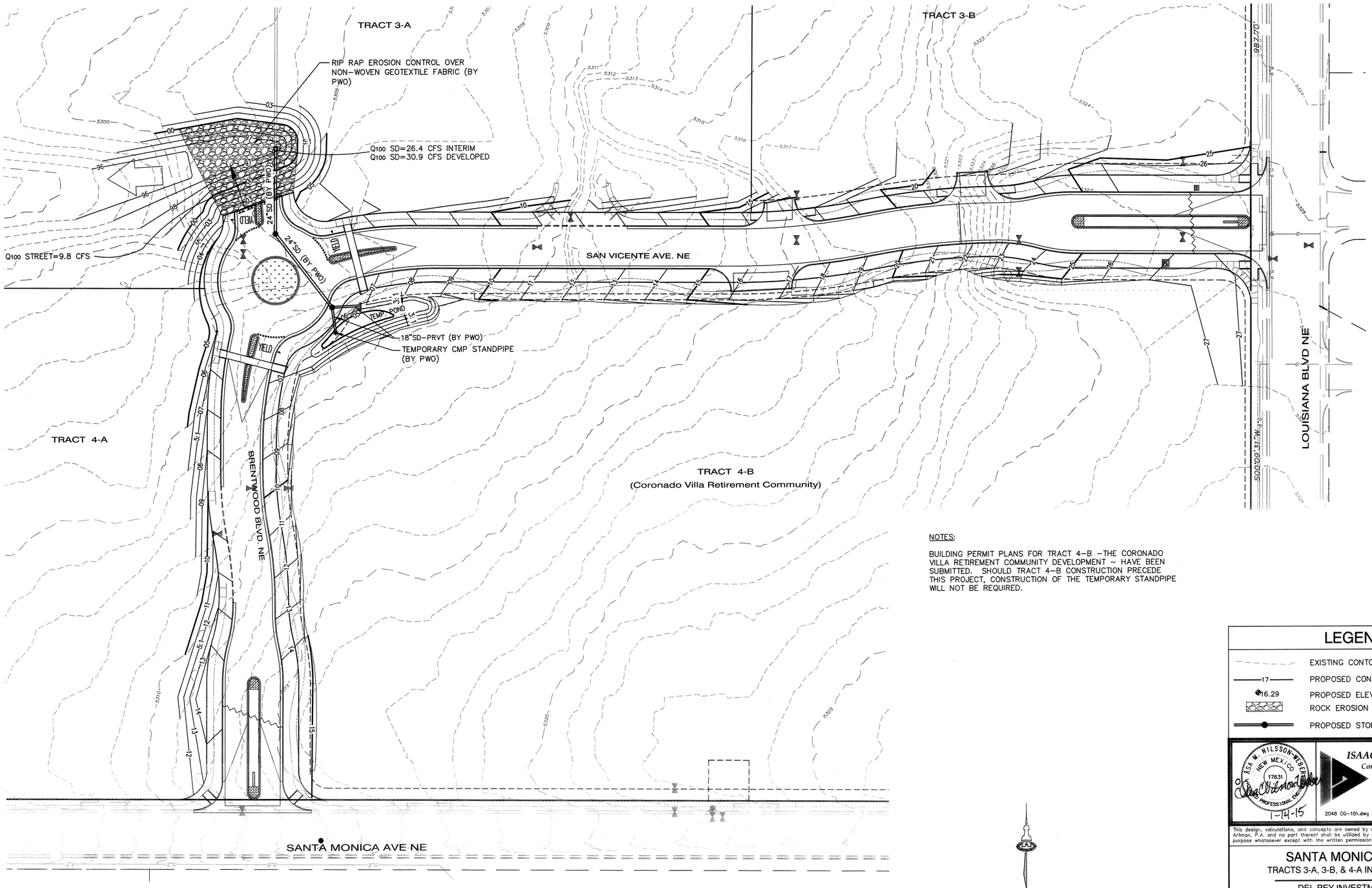
SANTA MONICA PLACE

TRACTS 3-A, 3-B, & 4-A INFRASTRUCTURE

DEL REY INVESTMENT, LLC

OVERALL GRADING & DRAINAGE PLAN

Date: 10/10/14	No.	Revision:	Date:	Job No. 2048
Drawn By: thor				CG-101
Ckd By: ANW				SH. 1 OF 2



NOTES:

BUILDING PERMIT PLANS FOR TRACT 4-B – THE CORONADO VILLA RETIREMENT COMMUNITY DEVELOPMENT – HAVE BEEN SUBMITTED. SHOULD TRACT 4-B CONSTRUCTION PRECEDE THIS PROJECT, CONSTRUCTION OF THE TEMPORARY STANDPIPE WILL NOT BE REQUIRED.

LEGEND

	EXISTING CONTOUR – 1' INCREMENT
17	PROPOSED CONTOUR – 1' INCREMENT
16.29	PROPOSED ELEVATION
	ROCK EROSION CONTROL
	PROPOSED STORM DRAIN W/ MANHOLE

0 20 40 80 120

SCALE 1"=40'

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JOHN A.S.A. M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER 1-14-15

2048 CG-101.dwg Jan 14,2015

SANTA MONICA PLACE

TRACTS 3-A, 3-B, & 4-A INFRASTRUCTURE

DEL REY INVESTMENT, LLC

ENLARGED GRADING & DRAINAGE PLAN

Date: 10/10/14	No.	Revision:	Date:	Job No. 2048
Drawn By: thor				CG-102
Ckd By: ANW				SH. 2 OF 2

RECORD DRAWING

DERICKSON AVE NE

REMOVE EXIST. DRIVEPAD & INSTALL STD. CURB & GUTTER, TYP.

DEFERRED 5' SIDEWALK TO BE CONSTRUCTED WITH TRACT 3-B

30'x35' WATER METER EASEMENT

TRACT 3-A

TRACT 3-B

DEFERRED 6' SIDEWALK TO BE CONSTRUCTED WITH TRACT 3-B

RIP RAP EROSION PROTECTION

24" RCP III SD

24" RCP III SD

PAVING SECTION PER SHEET 13

10' PEDESTRIAN ACCESS EASEMENT

SAN VICENTE AVE

10' PEDESTRIAN ACCESS EASEMENT

PAVING SECTION PER SHEET 13

PAVING SECTION PER SHEET 13

PAVING SECTION PER SHEET 13

18" RCP III SD (PRIVATE)

18" RCP III SD (PRIVATE)

15' PEDESTRIAN ACCESS EASEMENT

TEMPORARY CMP STANDPIPE (PRIVATE) 4/14/15

PAVING SECTION PER SHEET 13

TRACT 4-A

TRACT 4-B

LOUISIANA BLVD NE

DEFERRED 6' SIDEWALK TO BE CONSTRUCTED WITH TRACT 4-B

BRENTWOOD BLVD

10' PEDESTRIAN ACCESS EASEMENT

PAVING SECTION PER SHEET 13

25'x35' WATER METER EASEMENT

DEFERRED 5' SIDEWALK TO BE CONSTRUCTED WITH TRACT 4-B

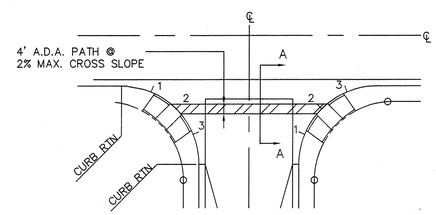
SANTA MONICA AVE NE

REMOVE AND REPLACE PAVEMENT FOR UTILITY CONSTRUCTION, TYP.

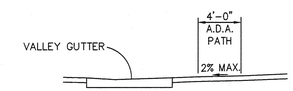
REMOVE EXIST. DRIVEPAD & INSTALL STD. CURB & GUTTER, TYP.

LEGEND

- EXISTING CURB & GUTTER
- STD CURB & GUTTER PER COA STD DWG #2415A
- ACCESSIBLE RAMPS AND VALLEY GUTTER
- ASPHALT CURB PER COA STD DWG #2415B
- REMOVAL OF PCC DRIVEPAD/C&G
- REMOVE AND REPLACE PAVEMENT FOR UTILITY CONSTRUCTION
- PROPOSED STREET LIGHT



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

0 25 50 100 150

SCALE 1"=50'

AS-BUILT INFORMATION

CONTRACTOR	SUNDANCE	
WORK STAKED BY	ALS	DATE 1/15
INSPECTED BY	FCA	DATE 1/21/15
ACCEPTANCE VERIFICATION BY	ALS	DATE 1/15
DRAWINGS CORRECTED BY	ALS	DATE 02/15
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
N= 1,515,749.916
E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.99965971O
ELEV.= 5321.79 (NGVD 88)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION

FIELD NOTES

ENGINEER'S SEAL

ISAA M. NILSSON-WEBER
NEW MEXICO
17631
REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	FCA	DATE 01/2015
DRAWN BY	thor/DEC	DATE 01/2015
CHECKED BY	FCA	DATE 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Ph. 505-268-8828 www.iacivil.com
2048 CP-101.dwg Jan 28,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE

MASTER PAVING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 12 2015 DESIGN REVIEW COMMITTEE	APPROVED APR 14 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689985	D-18-Z	8	18

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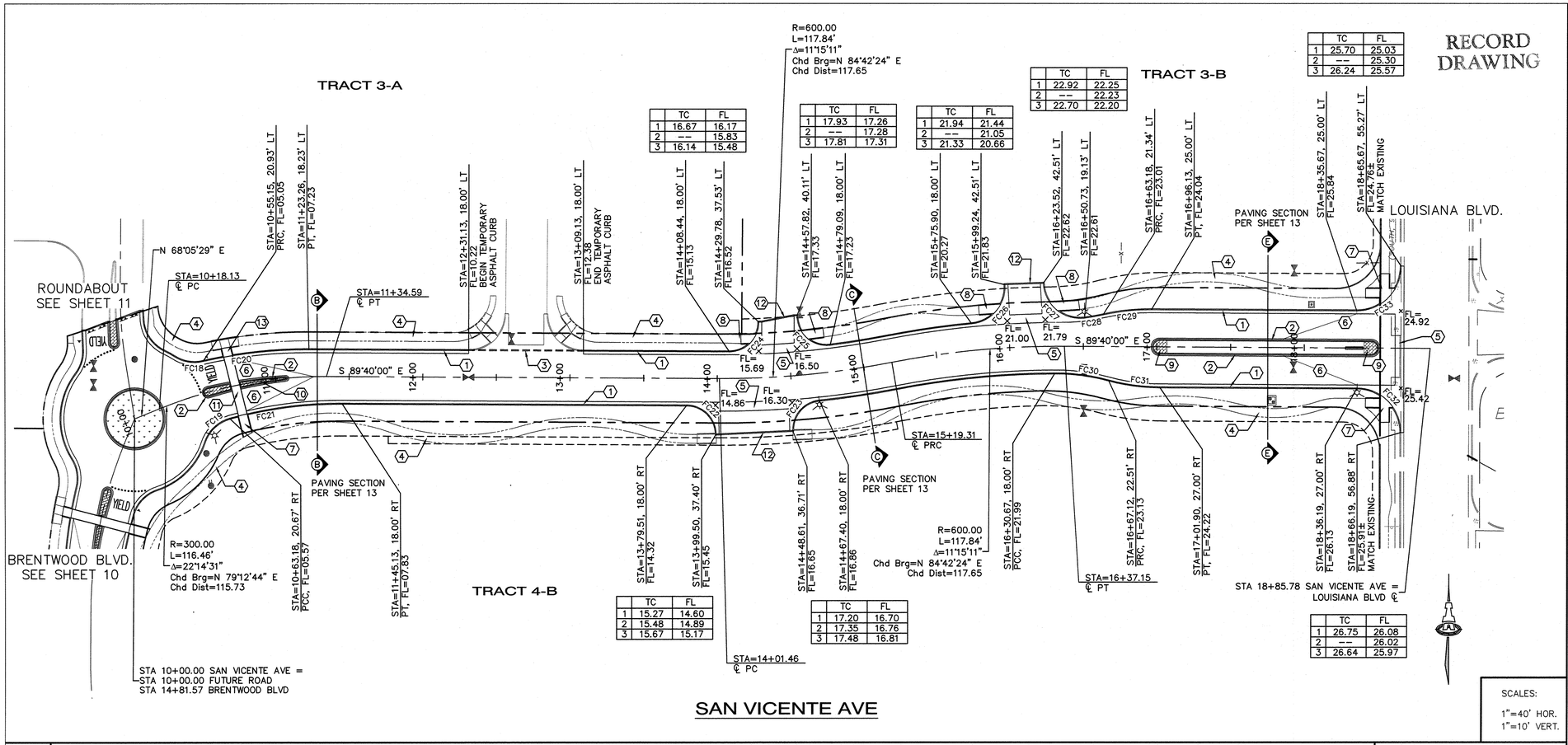


GENERAL NOTES

A. CONSTRUCT 3' WIDE ADA PATH BETWEEN ALL ADA RAMPS PER DETAIL ON SHEET 16.

B. SEE SHEETS 2 & 3 FOR EASEMENT NOTES.

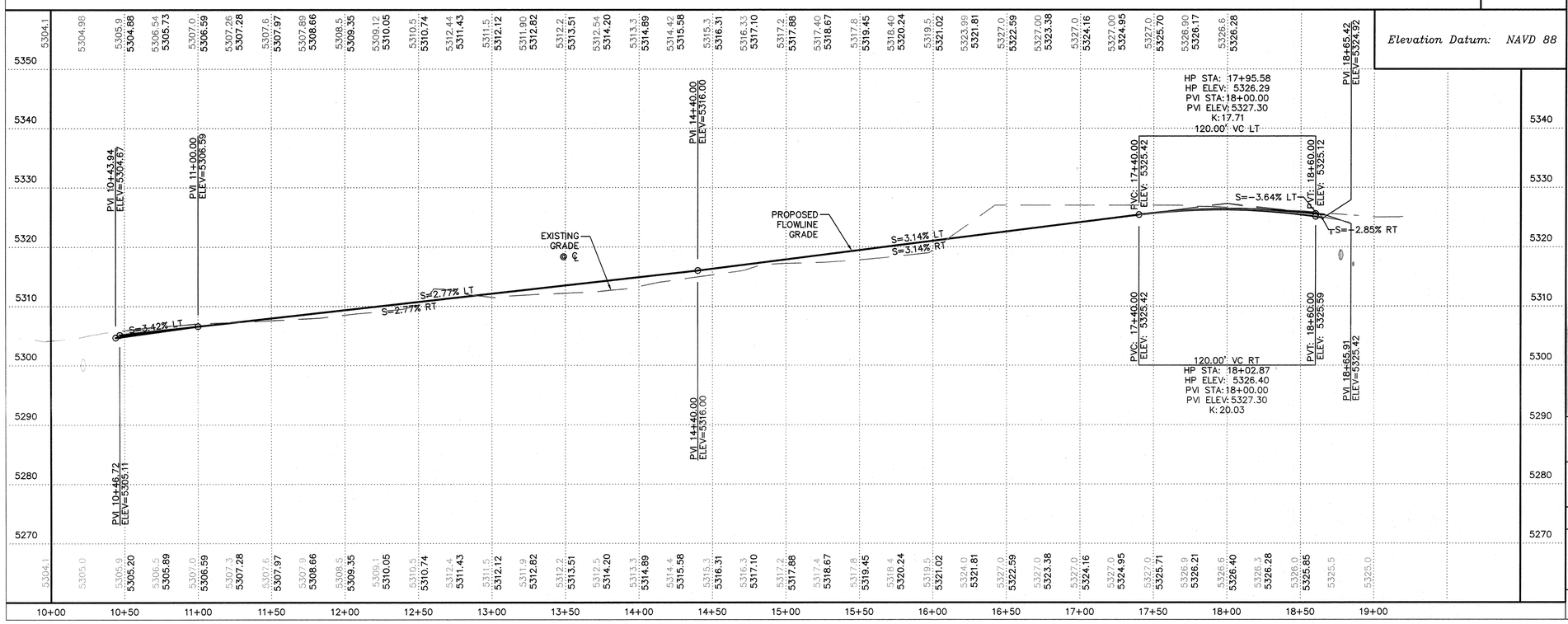
KEYED CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A.
2. CONSTRUCT MEDIAN CURB & GUTTER PER COA STD DWG #2415B.
3. CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG #2415B.
4. 6' DEFERRED SIDEWALK.
5. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
6. CONSTRUCT CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
7. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET 14.
8. CONSTRUCT HANDICAP RAMP TYPE 1 PER DETAIL ON SHEET 14.
9. CONSTRUCT 4" TEXTURED, COLORED (BAJA RED) MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE. PAINT MEDIAN NOSE YELLOW TO APPROXIMATELY 6' BEHIND PC/PT PER COA STD DWG 2502.
10. CONSTRUCT 4" TEXTURED, COLORED (BAJA RED) MEDIAN PAVEMENT PER COA STD DWG 2502. PAINT MEDIAN NOSE YELLOW TO APPROXIMATELY 6' BEHIND PC/PT PER COA STD DWG 2502.
11. PCC CROSSWALK PER DETAIL ON SHEET 13.
12. CONSTRUCT CUT-OFF WALL PER COA STD DWG #2415B.
13. CONSTRUCT HANDICAP RAMP TYPE 3 PER DETAIL ON SHEET 14.

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC17	7.51'	50.00'	8°36'39"
FC18	19.94'	25.00'	45°42'05"
FC19	24.47'	25.00'	56°04'42"
FC20	72.91'	318.00'	13°08'12"
FC21	77.37'	282.00'	15°43'11"
FC22	30.82'	20.00'	88°17'18"
FC23	29.82'	20.00'	85°24'54"
FC24	31.30'	20.00'	89°40'01"
FC25	33.89'	20.00'	97°04'47"
FC26	38.30'	25.00'	87°46'18"
FC27	40.92'	25.00'	93°46'50"
FC28	12.65'	137.00'	5°17'22"
FC29	33.22'	150.00'	12°41'25"
FC30	36.64'	137.00'	15°19'22"
FC31	35.16'	137.00'	14°42'16"
FC32	47.00'	30.00'	89°46'08"
FC33	47.40'	30.00'	90°31'14"

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

Elevation Datum: NAVD 88



AS-BUILT INFORMATION
CONTRACTOR SUNDANCE DATE 1-5
WORK STAKED BY ALS DATE 1/5/15
INSPECTOR'S ACCEPTANCE BY T&A DATE 1/5/15
FIELD INFORMATION BY ALS DATE 1-5
DRAWINGS CORRECTED BY ALS DATE 01/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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2048 CP-301.dwg Dec 23,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
SAN VICENTE AVE - PAVING PLAN & PROFILE

Design Review Committee: APPROVED FEB 12 2015 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED APR 14 2015 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 689985 | Zone Map No. D-18-Z | Sheet 9 Of 18

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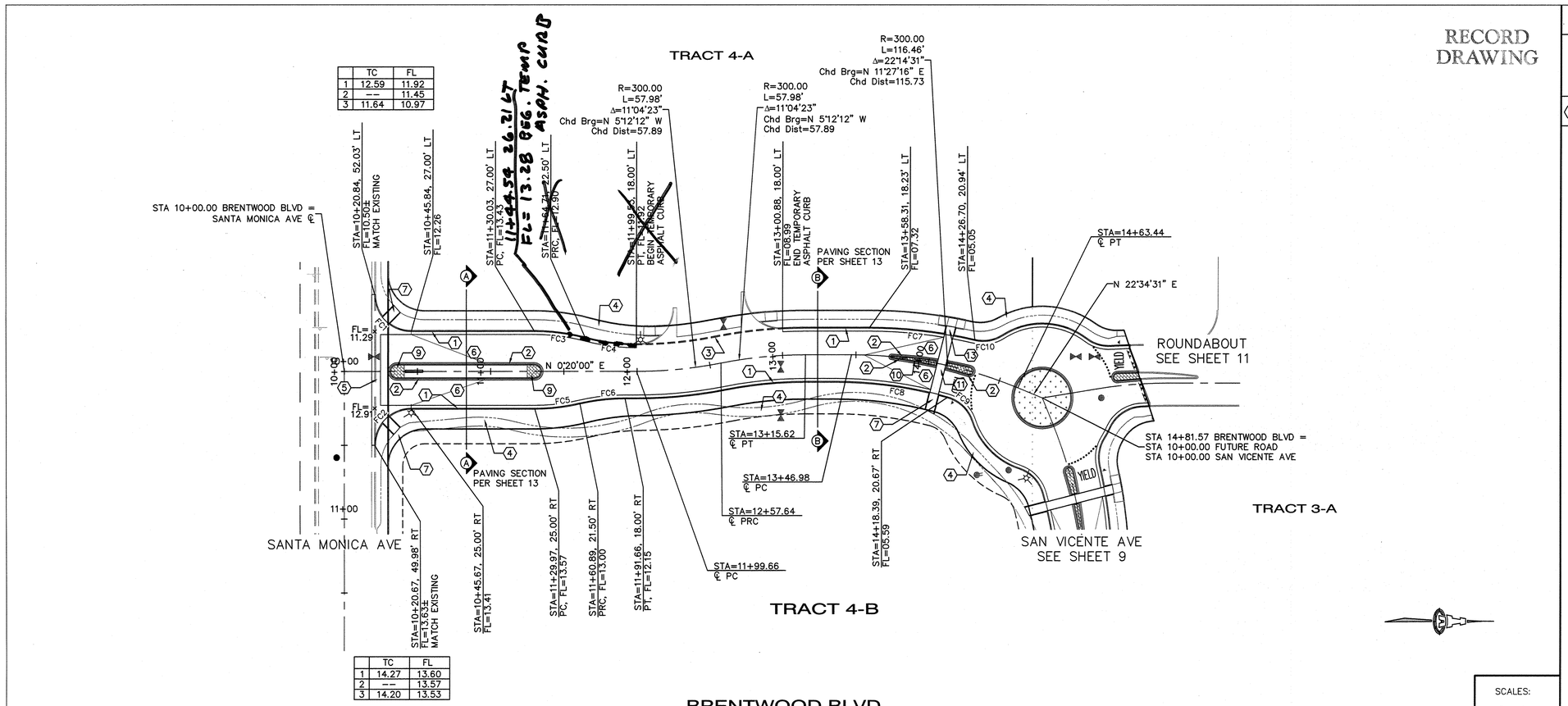
RECORD DRAWING

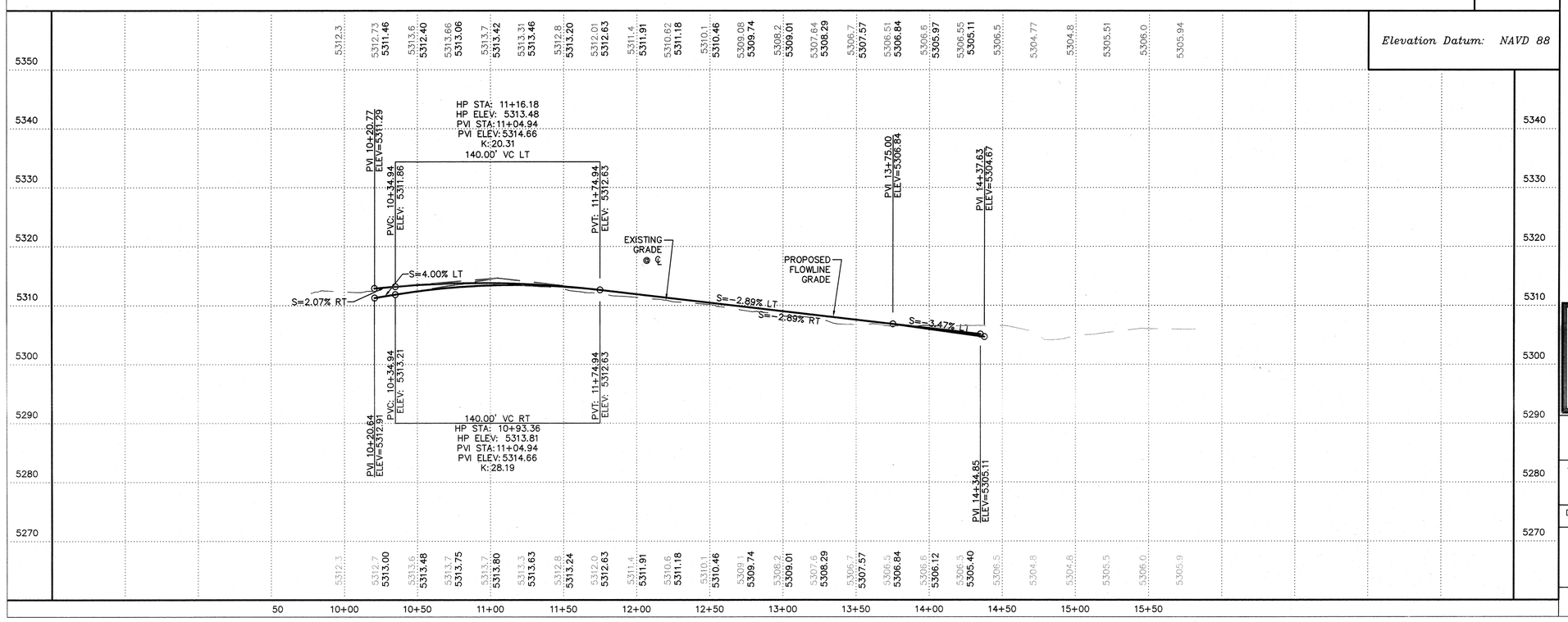


	TC	FL
1	12.59	11.92
2	--	11.45
3	11.64	10.97

	TC	FL
1	14.27	13.60
2	--	13.57
3	14.20	13.53

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

Elevation Datum: NAVD 88



GENERAL NOTES

A. CONSTRUCT 3' WIDE ADA PATH BETWEEN ALL ADA RAMPS PER DETAIL ON SHEET 16.

B. SEE SHEETS 2 & 3 FOR EASEMENT NOTES.

(X) KEYED CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A.
2. CONSTRUCT MEDIAN CURB & GUTTER PER COA STD DWG #2415B.
3. CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG #2415B.
4. 6' DEFERRED SIDEWALK.
5. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
6. CONSTRUCT CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
7. CONSTRUCT HANDICAP RAMP TYPE 2 PER DETAIL ON SHEET 14.
8. CONSTRUCT HANDICAP RAMP TYPE 1 PER DETAIL ON SHEET 14.
9. CONSTRUCT 4" TEXTURED, COLORED (BAJA RED) MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE. PAINT MEDIAN NOSE YELLOW TO APPROXIMATELY 6' BEHIND PC/PT PER COA STD DWG 2502.
10. CONSTRUCT 4" TEXTURED, COLORED (BAJA RED) MEDIAN PAVEMENT PER COA STD DWG 2502. PAINT MEDIAN NOSE YELLOW TO APPROXIMATELY 6' BEHIND PC/PT PER COA STD DWG 2502.
11. PCC CROSSWALK PER DETAIL ON SHEET 13.
12. CONSTRUCT CUT-OFF WALL PER COA STD DWG #2415B.
13. CONSTRUCT HANDICAP RAMP TYPE 3 PER DETAIL ON SHEET 14.

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	39.30'	25.00'	90°04'15"
FC2	39.25'	25.00'	89°57'42"
FC3	35.07'	137.00'	14°39'56"
FC4	35.21'	137.00'	14°43'33"
FC5	31.18'	137.00'	13°02'22"
FC6	31.03'	137.00'	12°58'45"
FC7	72.91'	318.00'	13°08'12"
FC8	77.37'	282.00'	15°43'11"
FC9	24.47'	25.00'	56°04'42"
FC10	19.94'	25.00'	45°42'05"

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE DATE 1-5
WORK STAKED BY ACS DATE 1-5
INSPECTOR ACCEPTANCE BY J.A.R. DATE 9/25/15
FIELD VERIFICATION BY ACS DATE 1-5
DRAWINGS CORRECTED BY ACS DATE 02/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. WILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2048 CP-302.dwg Dec 23,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
BRENTWOOD BLVD - PAVING PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 2015 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED APR 14 2015 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 689985 | Zone Map No. D-18-Z | Sheet 10 Of 18

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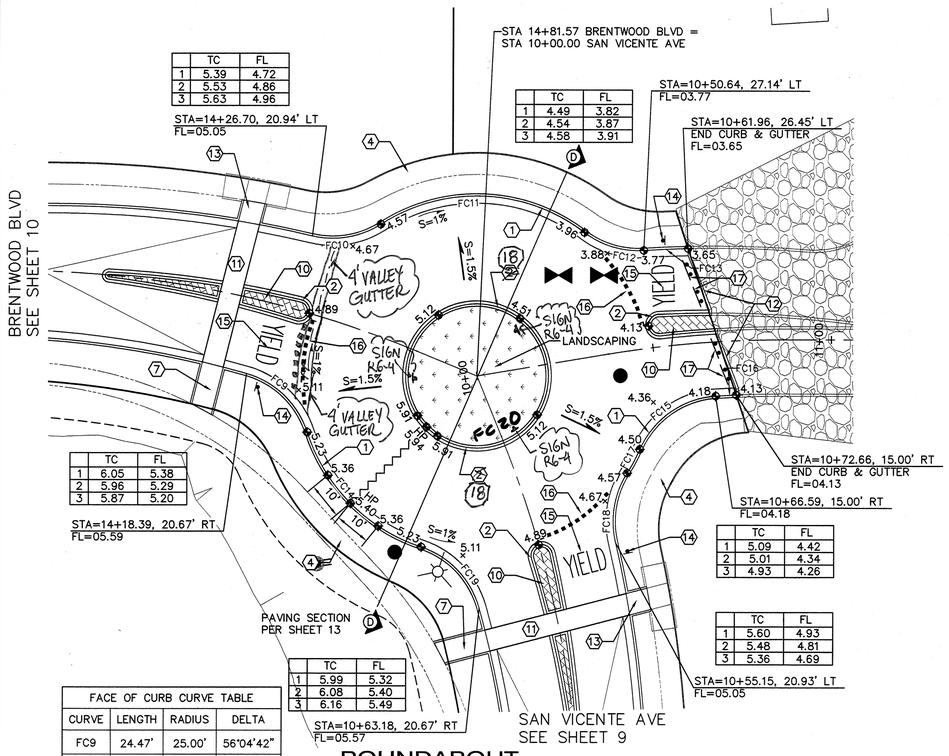
RECORD DRAWING



	TC	FL
1	5.39	4.72
2	5.53	4.86
3	5.63	4.96

	TC	FL
1	4.49	3.82
2	4.54	3.87
3	4.58	3.91

	TC	FL
1	6.05	5.38
2	5.96	5.29
3	5.87	5.20

	TC	FL
1	5.09	4.42
2	5.01	4.34
3	4.93	4.26

	TC	FL
1	5.60	4.93
2	5.48	4.81
3	5.36	4.69

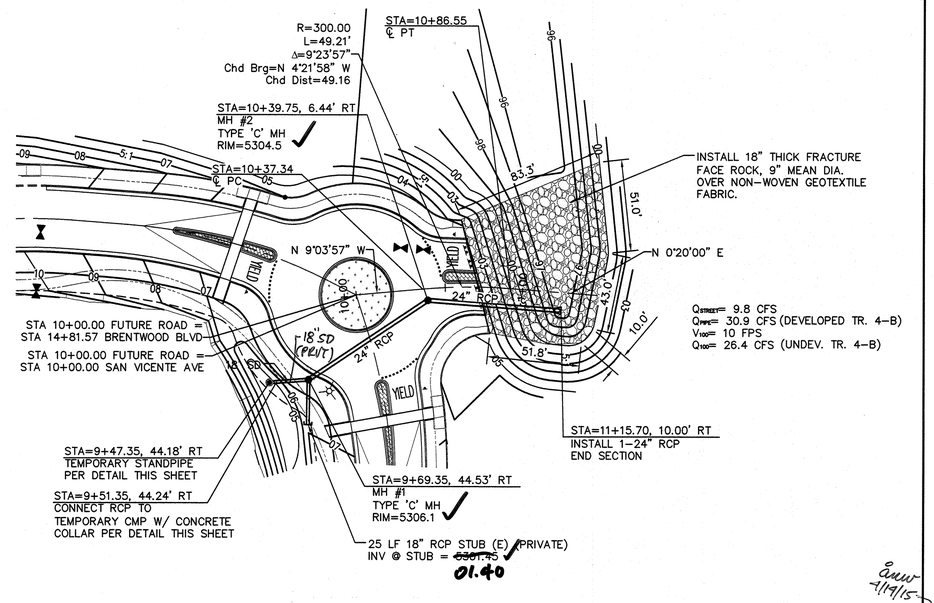
	TC	FL
1	5.99	5.32
2	6.08	5.40
3	6.16	5.49

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC9	24.47'	25.00'	56°04'42"
FC10	19.94'	25.00'	45°42'05"
FC11	60.73'	50.00'	69°35'30"
FC12	17.75'	25.00'	40°41'02"
FC13	12.35'	318.00'	2°13'31"
FC14	46.77'	50.00'	53°35'46"
FC15	27.15'	25.00'	62°13'59"
FC16	5.77'	285.00'	1°09'38"
FC17	7.51'	50.00'	8°36'39"
FC18	19.94'	25.00'	45°42'05"
FC19	24.47'	25.00'	56°04'42"

FC20 20.00' 360°

ROUNDABOUT

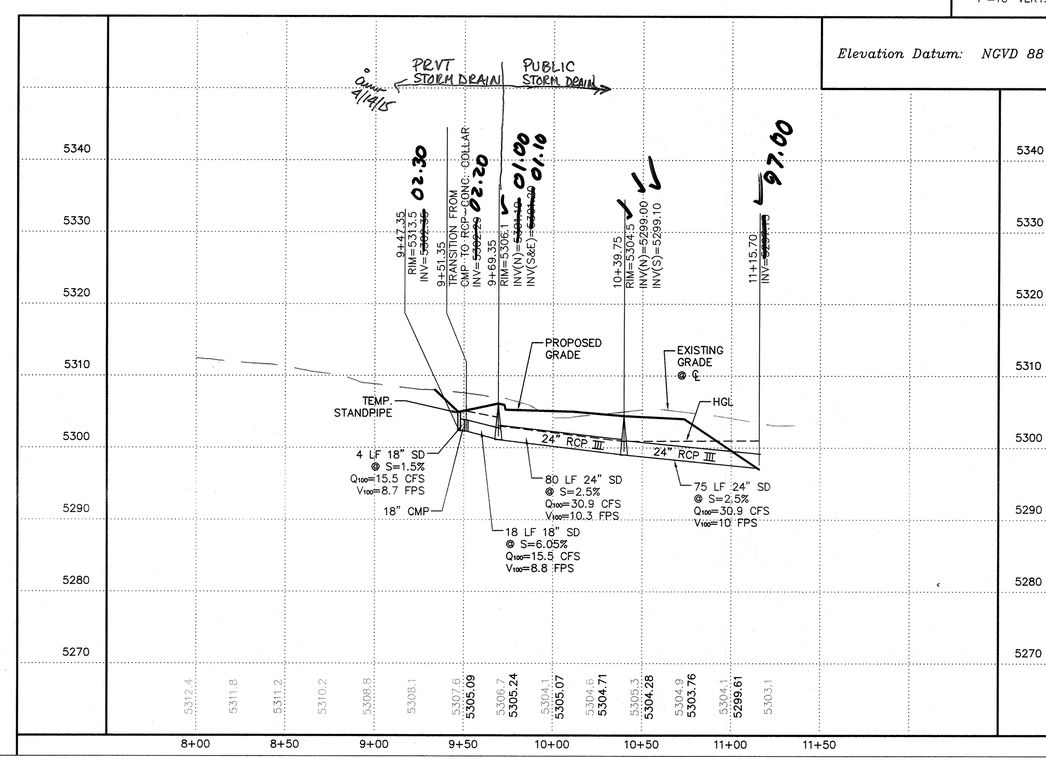
SCALE: 1"=20'

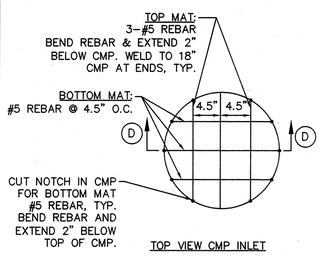


STORM DRAIN

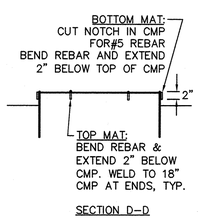
SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NGVD 88

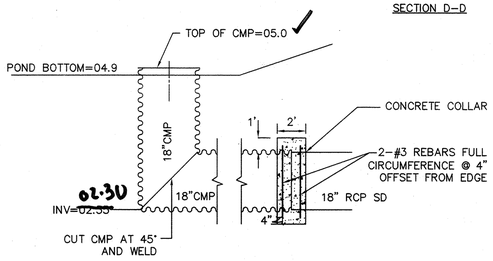




TOP VIEW CMP INLET



SECTION D-D



SECTION C-C
CMP STANDPIPE - PRIVATE

NTS

GENERAL NOTES

A. CONSTRUCT 3' WIDE ADA PATH BETWEEN ALL ADA RAMPS PER DETAIL ON SHEET 16.

B. SEE SHEETS 2 & 3 FOR EASEMENT NOTES.

ⓧ KEYED CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB & GUTTER PER COA STD DWG #2415A.
2. CONSTRUCT MEDIAN CURB & GUTTER PER COA STD DWG #2415B.
3. CONSTRUCT TEMPORARY ASPHALT CURB PER COA STD DWG #2415B.
4. 6' DEFERRED SIDEWALK.
5. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
6. CONSTRUCT CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
7. CONSTRUCT HANDICAP RAMP TYPE 2 PER DETAIL ON SHEET 14.
8. CONSTRUCT HANDICAP RAMP TYPE 1 PER DETAIL ON SHEET 14.
9. CONSTRUCT 4" TEXTURED, COLORED (BAJA RED) MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE. PAINT MEDIAN NOSE YELLOW TO APPROXIMATELY 6' BEHIND PC/PT PER COA STD DWG 2502.
10. CONSTRUCT 4" TEXTURED, COLORED (BAJA RED) MEDIAN PAVEMENT PER COA STD DWG 2502. PAINT MEDIAN NOSE YELLOW TO APPROXIMATELY 6' BEHIND PC/PT PER COA STD DWG 2502.
11. PCC CROSSWALK PER DETAIL ON SHEET 13.
12. CONSTRUCT CUT-OFF WALL PER COA STD DWG #2415B.
13. CONSTRUCT HANDICAP RAMP TYPE 3 PER DETAIL ON SHEET 14.
14. INSTALL "YIELD" SIGN, R1-2.
15. INSTALL WORD PAVEMENT MARKING "YIELD".
16. INSTALL 12"x12" WHITE DOTTED STRIPE, AT 12" SPACING, EXTENSION OF CIRCULATORY ROADWAY EDGE LINE.
17. INSTALL TYPE III BARRICADE WITH "ROAD CLOSED" SIGN, R11-2.
18. CONSTRUCT MOUNTABLE MEDIAN CURB PER COA STD DWG 2415B. EMW 4/14/15

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE DATE 1-5
WORK STAKED BY ALS DATE 7/21/15
WORK ACCEPTANCE BY IAM DATE 1-5
FIELD VERIFICATION BY ALS DATE 1-5
DRAWINGS CORRECTED BY ALS DATE 01/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ISAA M. NILSSON-WEBER
NEW MEXICO
17631
REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	FCA	DATE 01/2015
DRAWN BY	thor/DEC	DATE 01/2015
CHECKED BY	FCA	DATE 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2048 CP-303.dwg Jan 20,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
ROUNDABOUT & STORM DRAIN PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 2 9 2015 DESIGN REVIEW COMMITTEE	APPROVED APR 1 4 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689985	D-18-Z	11	18

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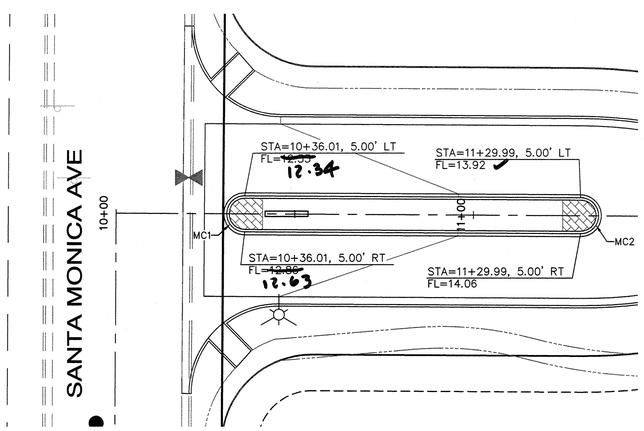
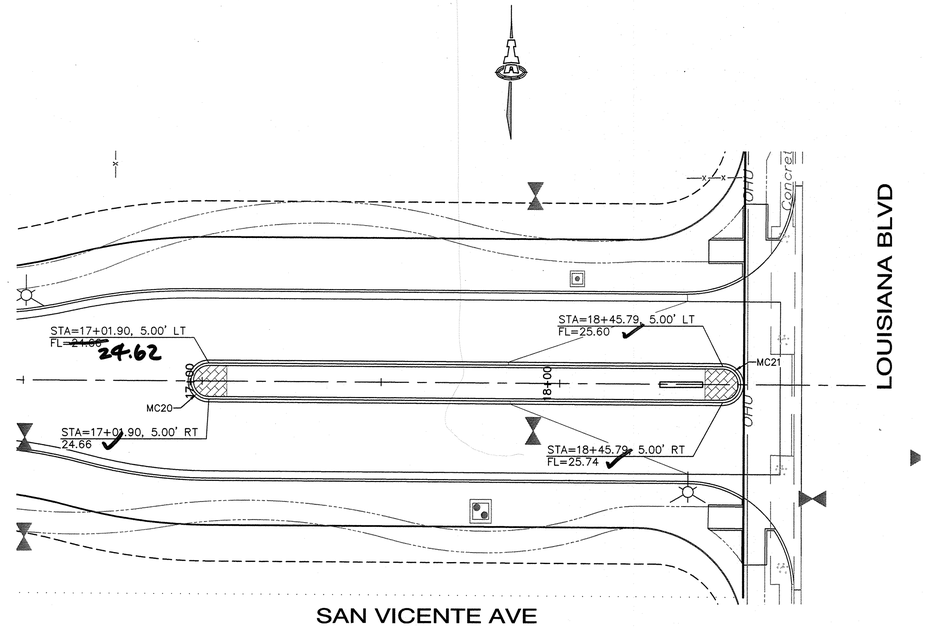
RECORD DRAWING



BRENTWOOD BLVD

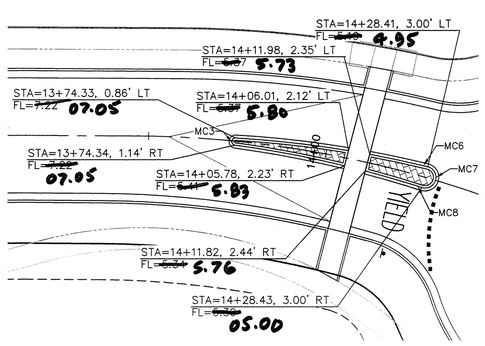
MEDIAN 'A'



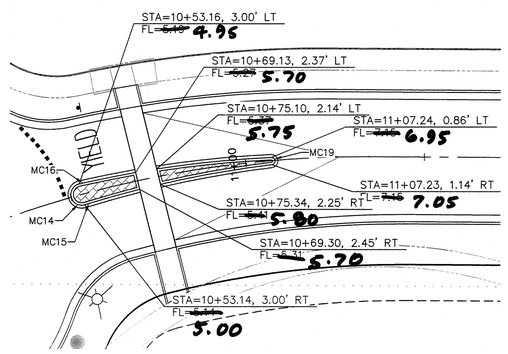
SAN VICENTE AVE

MEDIAN 'E'

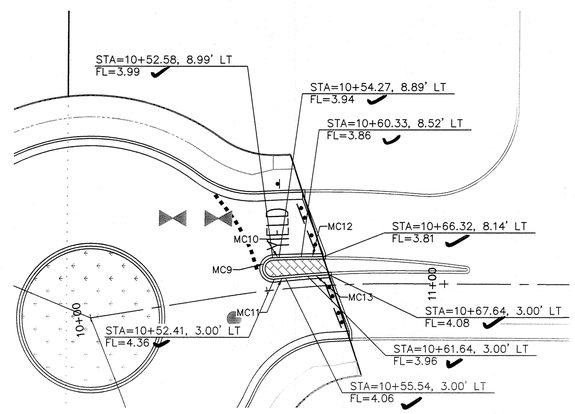
MEDIAN FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
MC1	15.71'	5.00'	180°00'00"
MC2	15.71'	5.00'	180°00'00"
MC3	3.07'	1.00'	175°42'31"
MC6	1.67'	300.00'	0°19'08"
MC7	9.64'	3.00'	184°09'11"
MC8	2.13'	300.00'	0°24'23"
MC9	9.60'	3.00'	183°26'24"
MC10	1.74'	300.00'	0°19'57"
MC11	3.16'	303.00'	0°35'52"
MC12	6.16'	300.00'	1°10'37"
MC13	6.06'	303.00'	1°08'48"
MC14	9.64'	3.00'	184°09'11"
MC15	2.13'	300.00'	0°24'23"
MC16	1.67'	300.00'	0°19'08"
MC19	3.07'	1.00'	175°42'31"
MC20	15.71'	5.00'	180°00'00"
MC21	15.71'	5.00'	180°00'00"



MEDIAN 'B'



MEDIAN 'C'



MEDIAN 'D'

0 10 20 40 60

SCALE 1"=20'

ISAACSON & ARFMAN, P.A.
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2048 CP-502.dwg Dec 23,2014

AS-BUILT INFORMATION

CONTRACTOR SUNDANCE
WORK STAKED BY ALS DATE 15
INSPECTOR DATE
ACCEPTANCE BY DATE
VERIFICATION BY ALS DATE 15
DRAWINGS CORRECTED BY ALS DATE 02/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
N= 1,515,749.916
E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
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ELEV.= 5321.79 (NGVD 88)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION

FIELD NOTES

ENGINEER'S SEAL

TASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE

MEDIAN DETAILS

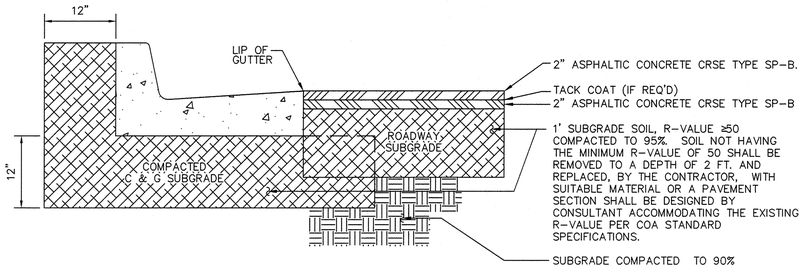
Design Review Committee: APPROVED APR 1 2 2015 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED APR 1 4 2015 CITY ENGINEER

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

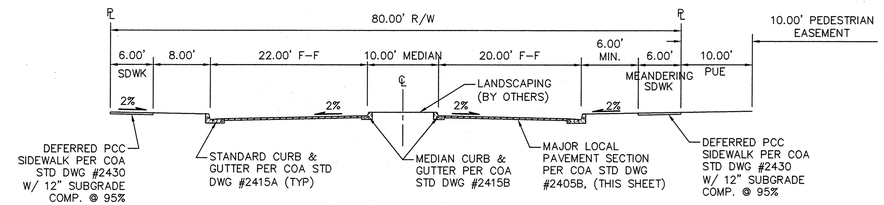
City Project No. 689985 | Zone Map No. D-18-Z | Sheet 12 Of 18

RECORD DRAWING



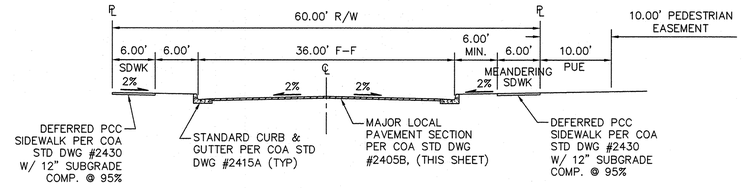
MAJOR LOCAL PAVING SECTION

SCALE: 1"= 1'-0"
(PER COA STD DWG # 2405B)



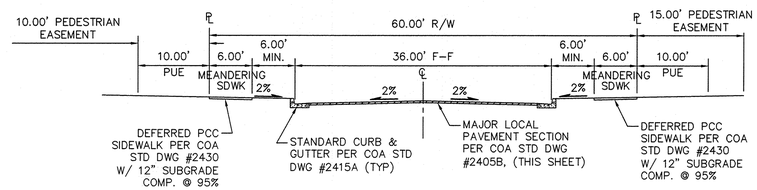
SECTION A-A

SCALE: 1"= 10'



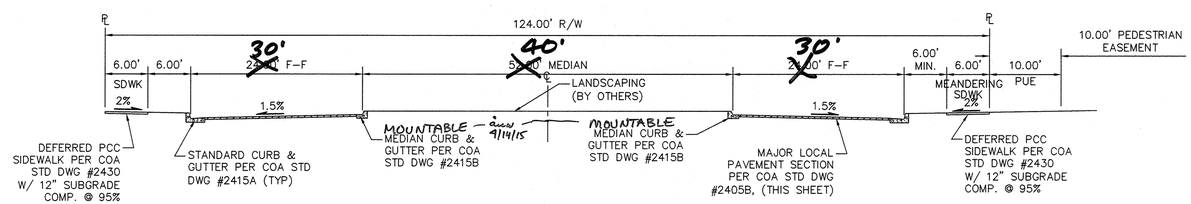
SECTION B-B

SCALE: 1"= 10'



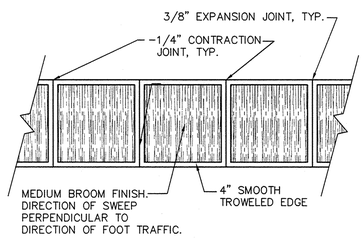
SECTION C-C

SCALE: 1"= 10'



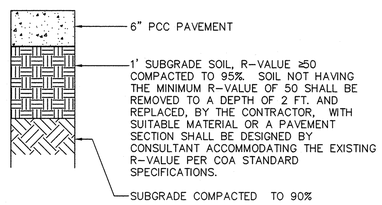
SECTION D-D

SCALE: 1"= 10'



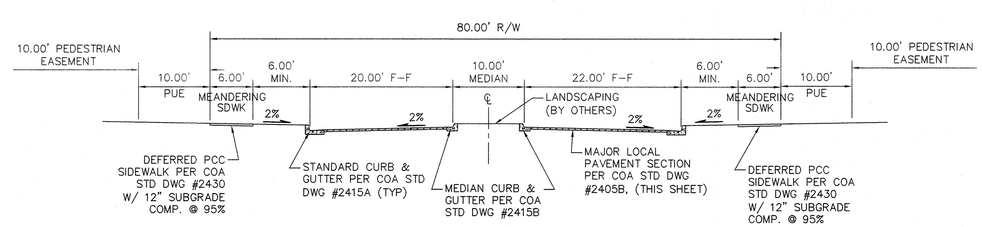
PCC CROSSWALK (W/ PICTURE FRAME FINISH)

NTS



PCC CROSSWALK SECTION

NTS



SECTION E-E

SCALE: 1"= 10'

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE DATE 1-5
WORK STAKED BY ALS DATE 1-22-15
FIELD VERIFICATION BY FCA DATE 1-5
DRAWINGS CORRECTED BY ALS DATE 01/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2048 CP-501.dwg Jan 19,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

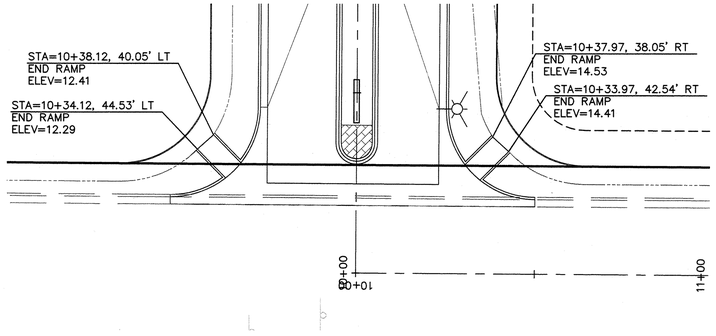
TITLE: SANTA MONICA PLACE
PAVING DETAILS

Design Review Committee: APPROVED FEB 12 2015 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED APR 14 2015 CITY ENGINEER
Lost Design Update | Mo./Day/Yr. | Mo./Day/Yr.

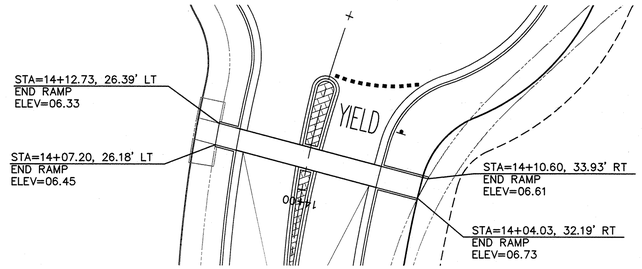
City Project No. 689985 | Zone Map No. D-18-Z | Sheet 13 Of 18

M:\PROJECTS\2000-2099\2048\DWG\PUBLIC WORK ORDER\2048 CP-501.dwg, 1/28/2015 1:48:59 PM, thor

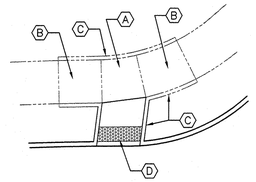
RECORD DRAWING



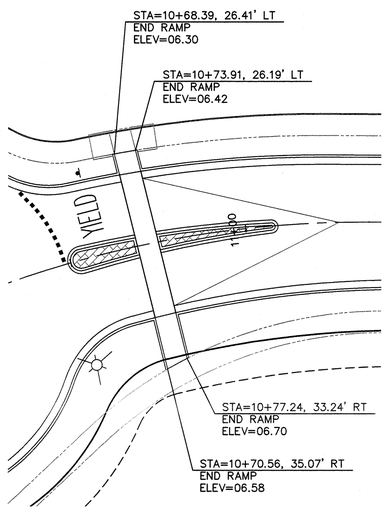
BRENTWOOD BLVD @ SANTA MONICA AVE
ADA RAMP DETAIL
1"=20'



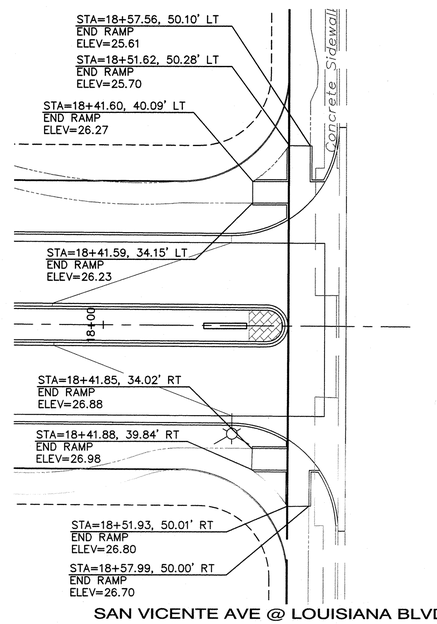
BRENTWOOD BLVD @ ROUNDABOUT
ADA RAMP DETAIL
1"=20'



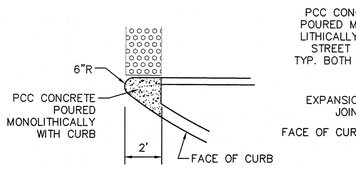
ADA RAMP - TYPE 3
1"=10'



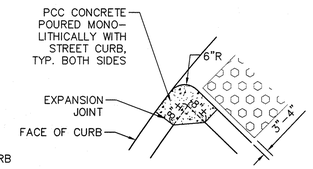
SAN VICENTE AVE @ ROUNDABOUT
ADA RAMP DETAIL
1"=20'



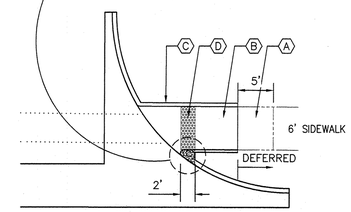
SAN VICENTE AVE @ LOUISIANA BLVD
ADA RAMP DETAIL
1"=20'



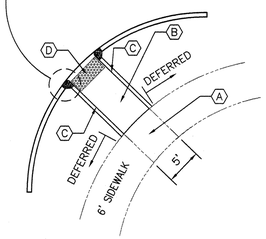
PCC NOSE CONCRETE
1"=4'



PCC CORNER CONCRETE
1"=2'



ADA RAMP - TYPE 1
1"=10'



ADA RAMP - TYPE 2
1"=10'

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.

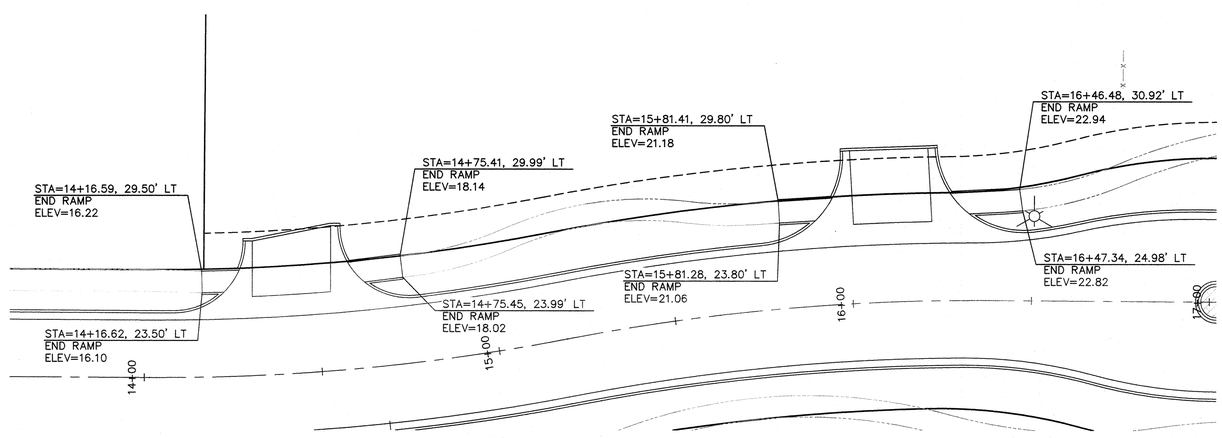
ADA RAMP KEYED NOTES

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.



SAN VICENTE AVE
ADA RAMP DETAIL
1"=20'

AS-BUILT INFORMATION

CONTRACTOR	SUNDANCE	
WORK STAKED BY	ALS	DATE 1-5
WORK INSPECTED BY	FCA	DATE 7-22-15
FIELD ACCEPTANCE BY	ALS	DATE 1-5
FIELD VERIFICATION BY	ALS	DATE 07/15
DRAWINGS CORRECTED BY	ALS	
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION

FIELD NOTES

ENGINEER'S SEAL

ASA M. WILSSON-WEBER
NEW MEXICO
17631
REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN	DESIGNED BY	FCA 01/2015
	DRAWN BY	thor/DEC 01/2015
	CHECKED BY	FCA 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2048 CP-503.dwg Dec 23,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

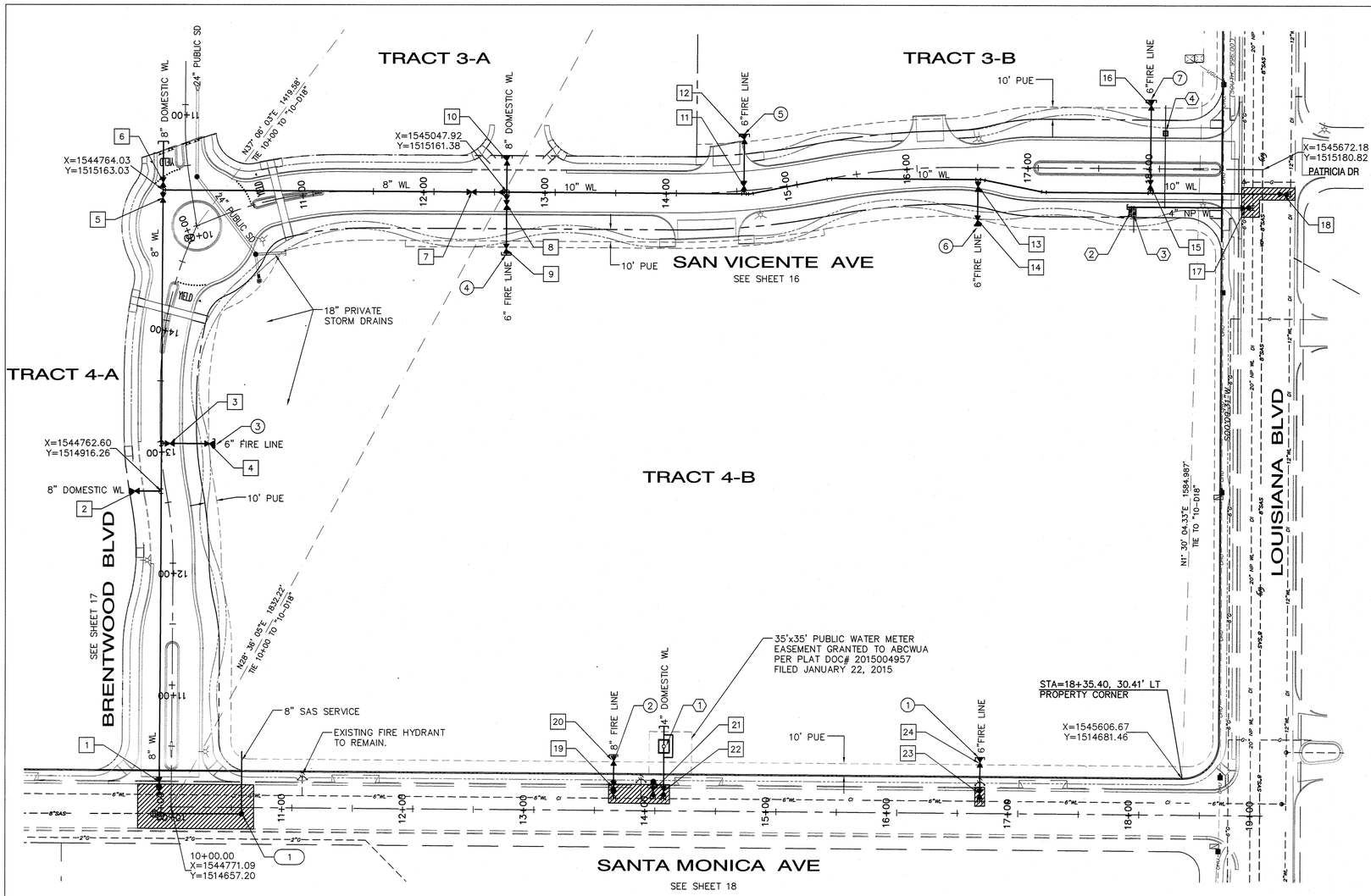
TITLE: SANTA MONICA PLACE

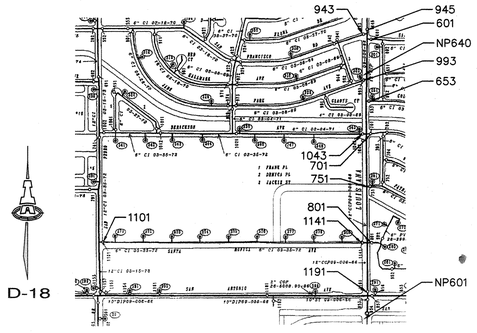
SIDEWALK DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 12 2015 DESIGN REVIEW COMMITTEE	APPROVED APR 14 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689985	D-18-Z	14	18

RECORD DRAWING





SHUT-OFF VALVES 943, 945, 601, 993, 653, 1043, 701, 751, 801, 1141, 1191, 1101 IN CASE OF EMERGENCY FOR PRESSURE CONNECTIONS.

SHUT-OFF VALVES NP601 AND NP640 IN CASE OF EMERGENCY FOR PRESSURE CONNECTIONS TO NON-POTABLE WATERLINE 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 SHUT-OFF PLAN

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN LARGE 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: 1.50
MATERIAL: PVC
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, 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	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

NOTES:

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

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

X	VALVE COORDINATES	
NOS.	~~X~~ N	~~X~~ E
1	1514672.3	1544761.5
2	1514916.5	1544742.1
3	1514955.5	1544766.5
4	1514955.2	1544800.0
5	1515159.4	1544764.2
6	1515167.2	1544764.3
7	1515161.8	1545019.0
8	1515156.4	1545047.9
9	1515115.9	1545046.8
10	1515189.2	1545048.4
11	1515163.5	1545243.7
12	1515207.4	1545244.4
13	1515169.7	1545436.0
14	1515136.7	1545436.4
15	1515164.2	1545579.4
16	1515235.1	1545579.2
17	1515149.3	1545663.5
18	1515160.5	1545690.5
19	1514669.4	1545137.1
20	1514695.6	1545137.2
21	1514667.1	1545691.1
22	1514667.0	1545178.3
23	1514667.2	1545439.5
24	1514694.5	1545439.6

X	MH COORDINATES	
NOS.	X	Y
1	1514651.7	1544829.6

WATER METER AND FIRE LINE SUMMARY FOR COMMERCIAL DEVELOPMENT				
WATER METERS				
#	SIZE	LOCATION *	USE (DOMESTIC/IRRIGATION)	No. UNITS SERVED
1	4"	14+07.01,10.1'LT (SANTA MONICA)	DOMESTIC (FUTURE)	1
2	1"	17+79.20,31'RT (SAN VICENTE)	IRRIGATION (ROW)	
3	1 1/2"	17+79.20,31'RT (SAN VICENTE)	IRRIGATION (TRACT 4-B)	
4	1"	18+04.60,31'RT (SAN VICENTE)	IRRIGATION (TRACT 3-B)	
* STATION, OFFSET & ALIGNMENT				
FIRE LINES				
#	SIZE	LOCATION (STATION/OFFSET)	STREET	
1	6"	16+68.35, 10.0' LT	SANTA MONICA AVE	
2	8"	13+65.64, 10.1' LT	SANTA MONICA AVE	
3	6"	12+98.80, 0.70' RT	BRENTWOOD BLVD.	
4	6"	12+63.53	SAN VICENTE AVE	
5	6"	15+04.15	SAN VICENTE AVE	
6	6"	18+06.86, 12.5' RT	SAN VICENTE AVE	
7	6"	14+56.87, 10.6' LT	SAN VICENTE AVE	

GENERAL NOTES

A. 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.

B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.

C. CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF ROAD ROW.

D. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (4"-12").

E. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

F. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLE THIS SHEET.

LEGEND

- NEW GATE VALVE W/ VALVE BOX
- NEW WATER LINE W/ FITTING
- NEW WATER SERVICE METERS
- 8" SEWER SERVICE
- EXISTING SAS LINE & MH
- EXISTING WL & GV
- REMOVE AND REPLACE EXISTING PAVEMENT

0 25 50 100 150
SCALE 1"=50'

Know what's below. Call before you dig.

AS-BUILT INFORMATION
CONTRACTOR: SUNDANCE DATE 1-5
WORK STAKED BY: ALS DATE 7-22-15
INSPECTOR'S CHANGES BY: I.C.A. DATE 1-5
FIELD VERIFICATION BY: ALS DATE 1-5
DRAWINGS CORRECTED BY: ALS DATE 01/15
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT "10-D18" (NAD 83)
N= 1,515,749.916
E= 1,545,122.187
DELTA ALPHA = -00°11'01.1"
G-G = 0.99965971
ELEV.= 5321.79 (NGVD 88)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. WILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

ISAACSON & ARFMAN, P.A.
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Ph. 505-268-8828 www.iacivil.com
2048 CU-101.dwg Jan 29,2015

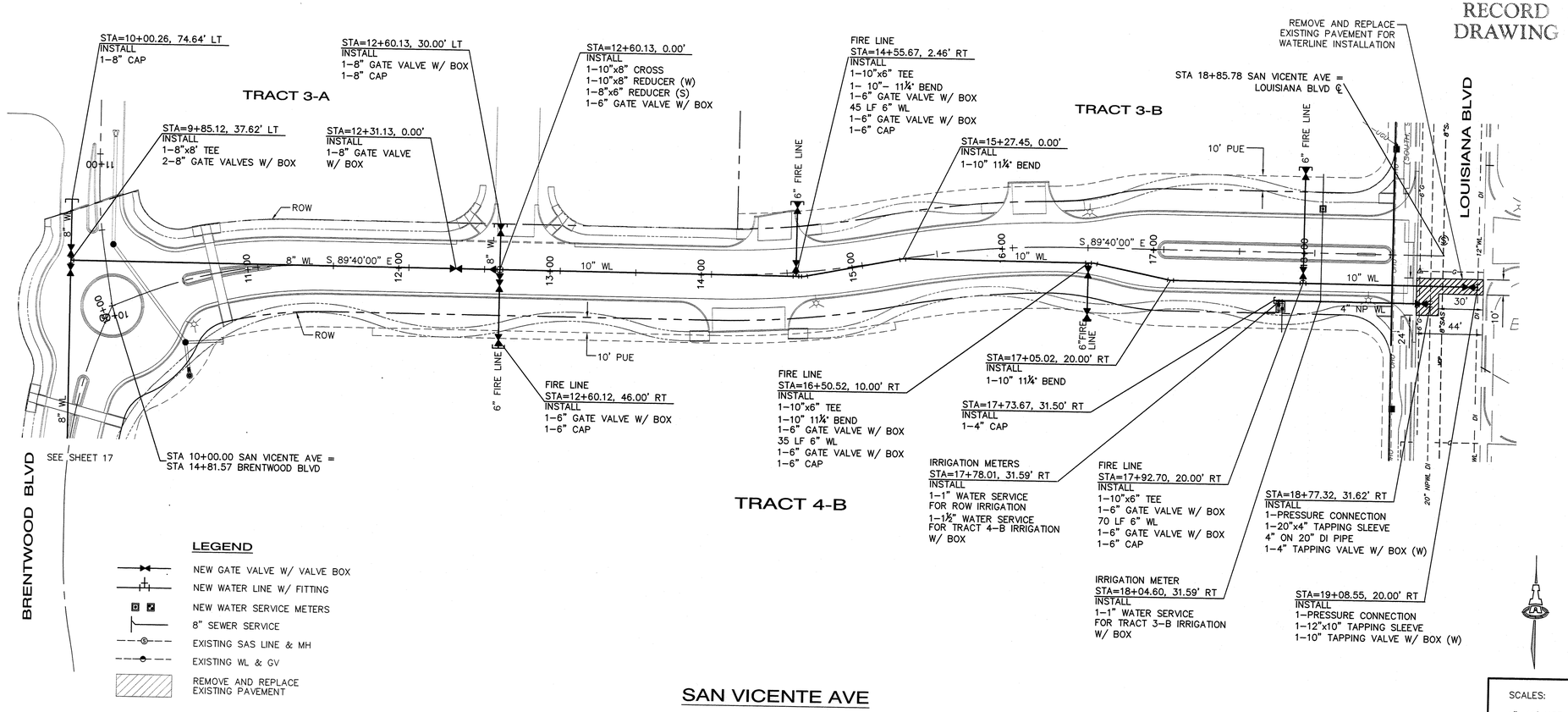
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
MASTER UTILITY PLAN

Design Review Committee: APPROVED FEB 12 2015 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 14 2015 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

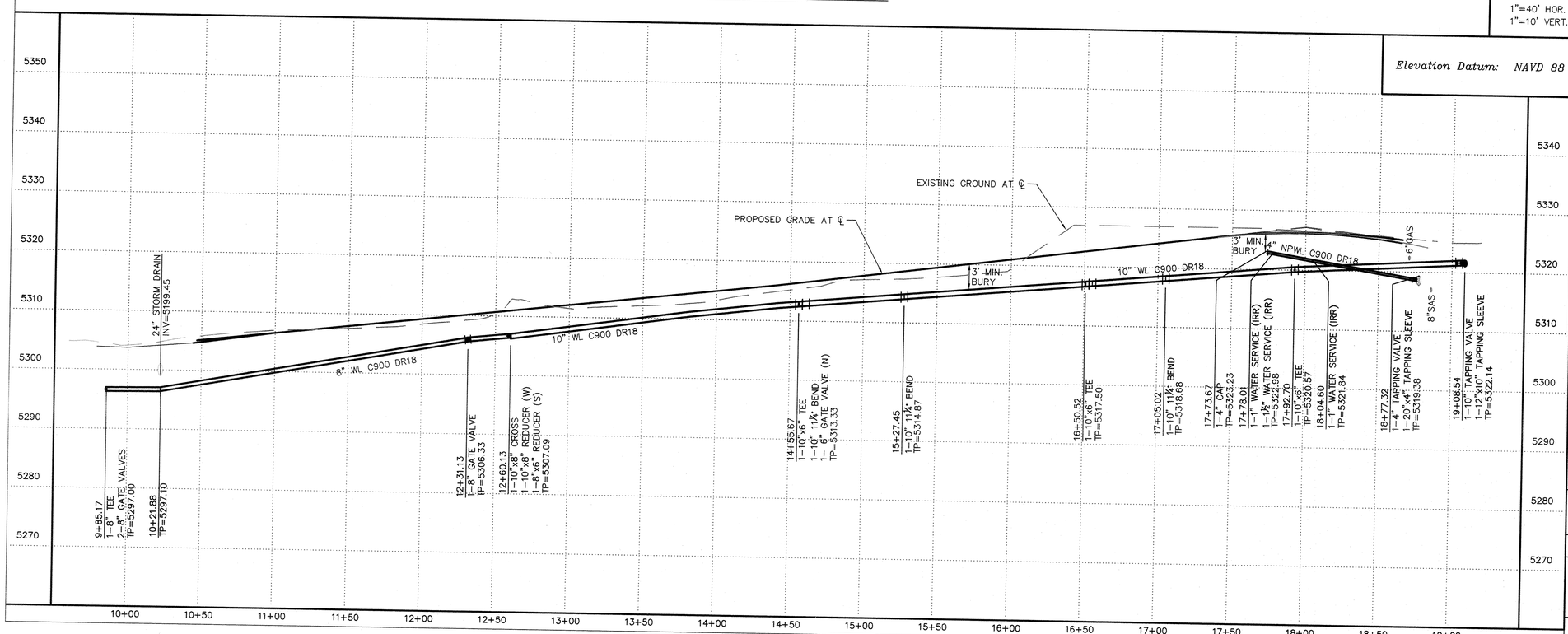
City Project No. 689985 | Zone Map No. D-18-Z | Sheet 15 Of 18

RECORD DRAWING



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

Elevation Datum: NAVD 88



GENERAL NOTES

A. SEE SHEET 15 FOR WATER SHUT-OFF PLAN.

B. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE SHEET 15 FOR RESTRAINED JOINT LENGTHS.

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

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

E. INSTALL 1½" WATER SERVICE PER ABCWUA STD DWG. 2361, 2363 & 2367.

F. INSTALL 1" WATER SERVICE PER ABCWUA STD DWG. 2361, 2362 & 2368.

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

H. SEE SHEETS 2 & 3 FOR EASEMENT NOTES.

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

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE DATE 1-22-15
WORK STAKED BY ALS DATE 15
AS-BUILT CHECKED BY ALS DATE 15
FIELD VERIFICATION BY ALS DATE 15
DRAWINGS CORRECTED BY ALS DATE 01/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
N= 1,515,749.916
E= 1,545,122.187
DELTA ALPHA = -00°11'01.11"
G-G = 0.99965971O
ELEV.= 5321.79 (NGVD 88)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER
NEW MEXICO
17631
LICENSED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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2048 CU-301.dwg Jan 29,2015

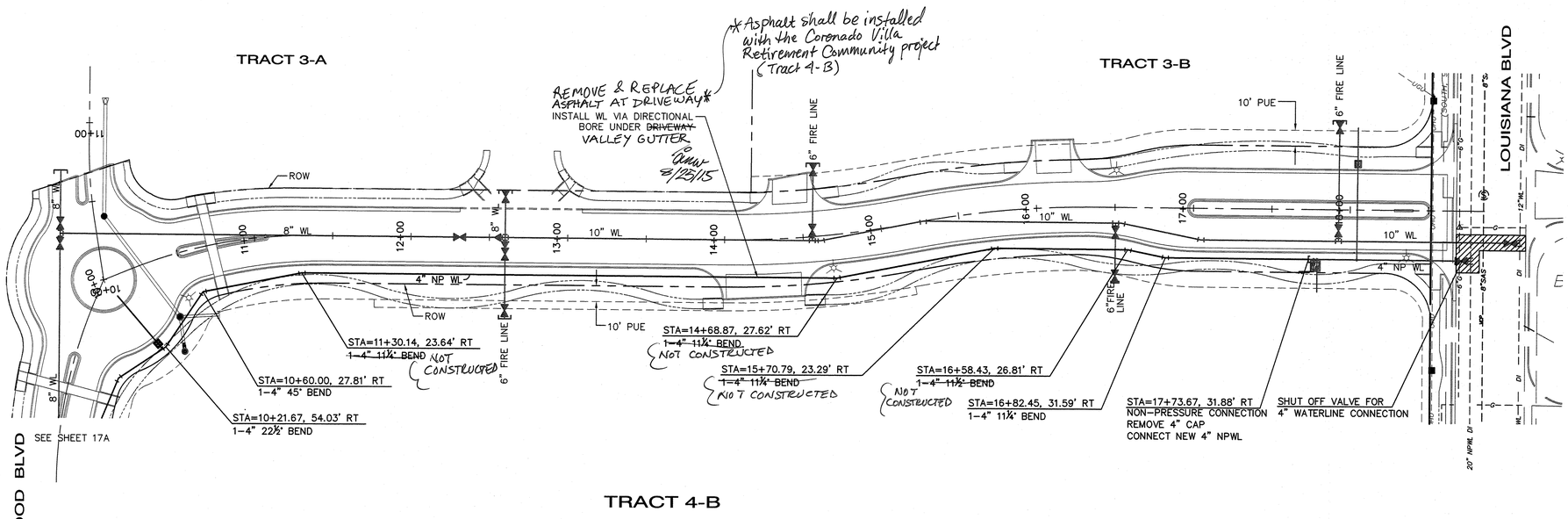
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
SAN VICENTE AVE -
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB 12 2015 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED APR 14 2015 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 689985 | Zone Map No. D-18-Z | Sheet 16 Of 18

RECORD DRAWING



GENERAL NOTES

A. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE SHEET 15 FOR RESTRAINED JOINT LENGTHS.

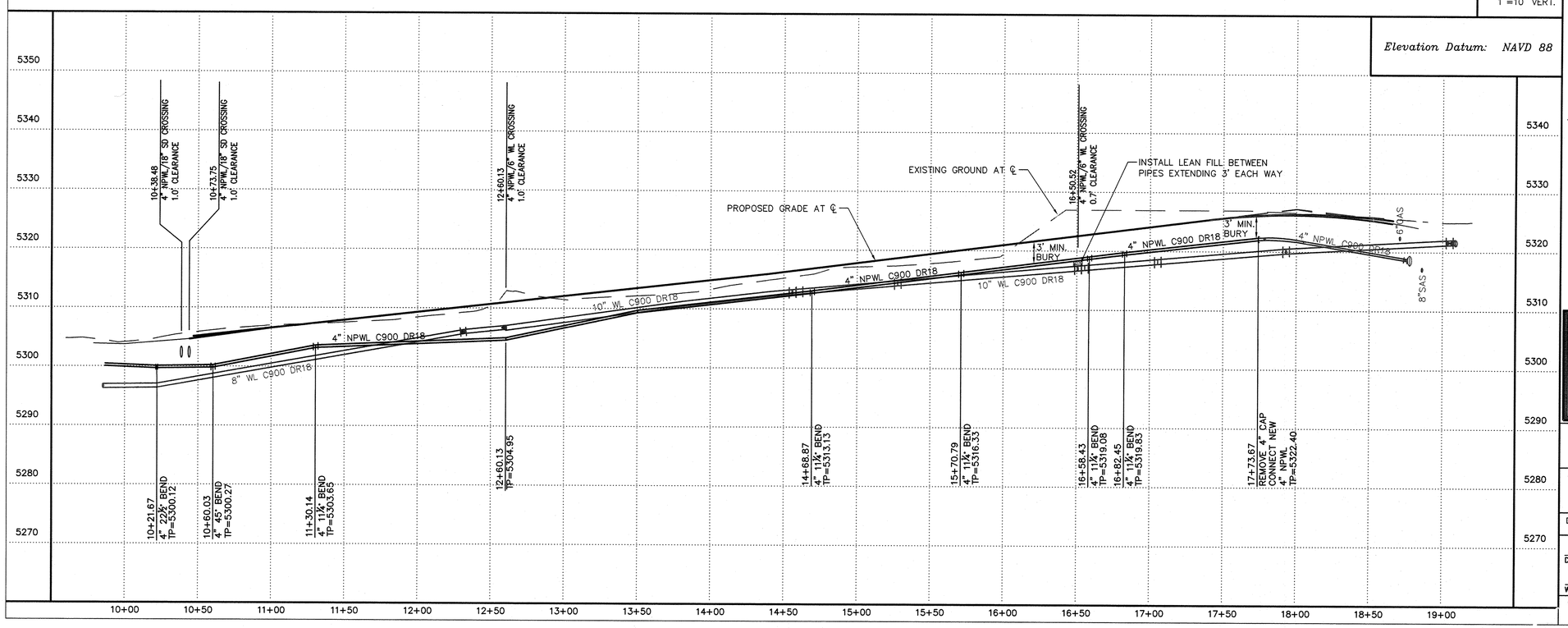
B. INSTALL 3/4" WATER SERVICE PER ABCWUA STD DWG. 2361, 2362 & 2368.

C. SPECIFICATION 170.4 SHALL BE STRICTLY ADHERED TO. SEE 170.4.2 FOR ELECTRONIC MARKER DEVICE PLACEMENT FOR WATER LINES.

SAN VICENTE AVE

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

Elevation Datum: NAVD 88



LEGEND

4" NP WL	4" NON-POTABLE IRRIGATION WATER LINE
⊡	NEW WATER SERVICE METER
—⋈—	GATE VALVE W/ VALVE BOX
—⊥—	WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR: SUNDANCE
WORK STAKED BY: ALS DATE 10/15
WORK INSPECTED BY: JRA DATE 10/15
ACCEPTANCE: DATE 9/15
FIELD VERIFICATION BY: ALS DATE 10/15
DRAWINGS CORRECTED BY: JRA DATE 10/15
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ISAAC M. NILSSON-WEBER
NEW MEXICO 17631
LICENSED PROFESSIONAL ENGINEER
8-13-15

NO.	DATE	REMARKS	BY
1	8-27-15	Added waterline	

REVISIONS

		DATE
DESIGNED BY	FCA	01/2015
DRAWN BY	thor/DEC	01/2015
CHECKED BY	FCA	01/2015

ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
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2048 CU-301A.dwg Aug 13,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
SAN VICENTE AVE - NON-POTABLE WL PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
9-1-15 DRC Chairman Date	9/1/15 City Engineer Date			
8-26-15 Water/Wastewater Date				

City Project No. 689985 | Zone Map No. D-18-Z | Sheet 16A Of 18

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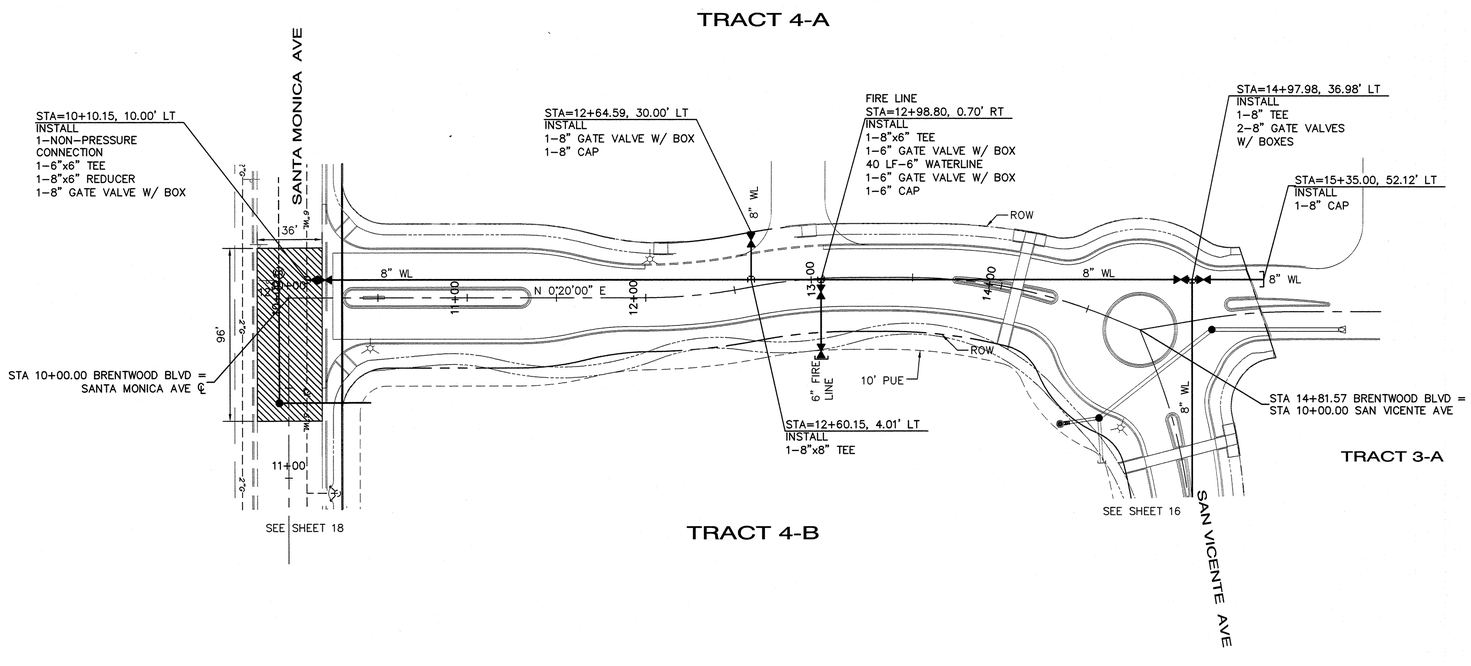


GENERAL NOTES

A. SEE SHEET 15 FOR WATER SHUT-OFF PLAN.

B. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE SHEET 15 FOR RESTRAINED JOINT LENGTHS.

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

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

E. INSTALL 1 ½" WATER SERVICE PER ABCWUA STD DWG. 2361, 2363 & 2367.

F. INSTALL 1" WATER SERVICE PER ABCWUA STD DWG. 2361, 2362 & 2368.

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

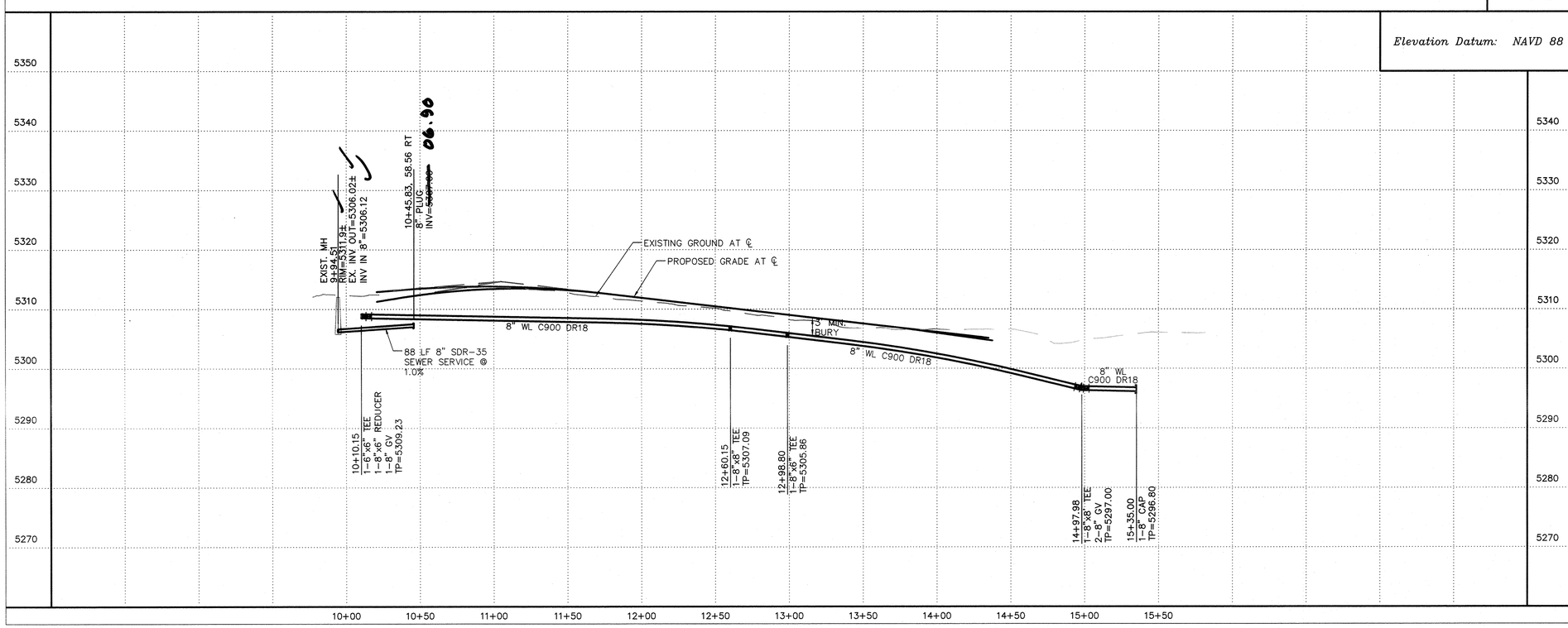
H. SEE SHEETS 2 & 3 FOR EASEMENT NOTES.

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

BRENTWOOD BLVD

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

Elevation Datum: NAVD 88



LEGEND

- NEW GATE VALVE W/ VALVE BOX
- NEW WATER LINE W/ FITTING
- NEW WATER SERVICE METERS
- 8" SEWER SERVICE
- EXISTING SAS LINE & MH
- EXISTING WL & GV
- REMOVE AND REPLACE EXISTING PAVEMENT

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Ph. 505-268-8828 www.iacivil.com
2048 CU-302.dwg Jan 29,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
BRENTWOOD BLVD -
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB 13 2015 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 14 2015 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 689985 | Zone Map No. D-18-Z | Sheet 17 Of 18

AS-BUILT INFORMATION
CONTRACTOR SUNRAVCE DATE 15
WORK STAKED BY ALS DATE 7-22-15
INSPECTOR'S ACCEPTANCE BY J.A. DATE
FIELD VERIFICATION BY ALS DATE 15
DRAWINGS CORRECTED BY ALS DATE 02/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. WILSSON-WEBER NEW MEXICO 17831 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

M:\PROJECTS\2000-2099\2048\DWG\PUBLIC WORK ORDER\046 CU-302.dwg, 1/29/2015 10:07:57 AM, thor

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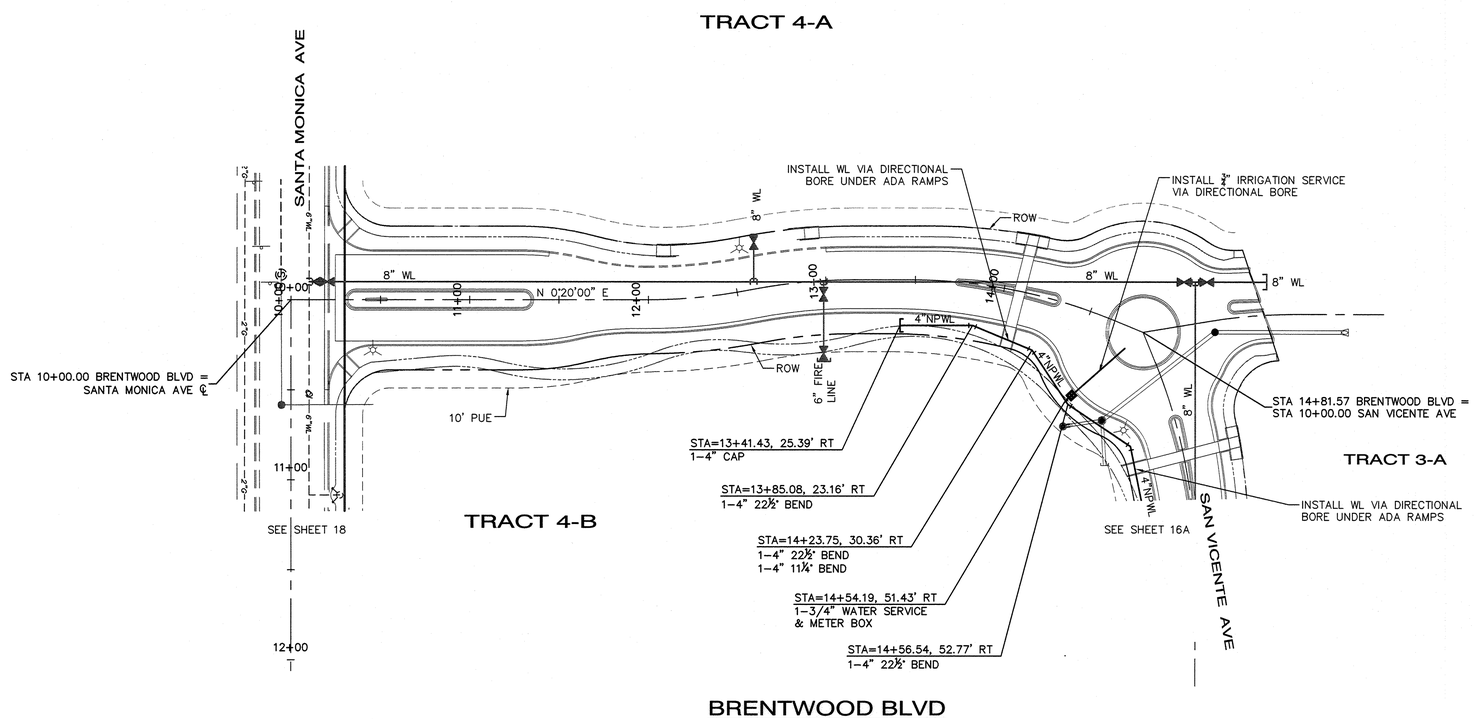
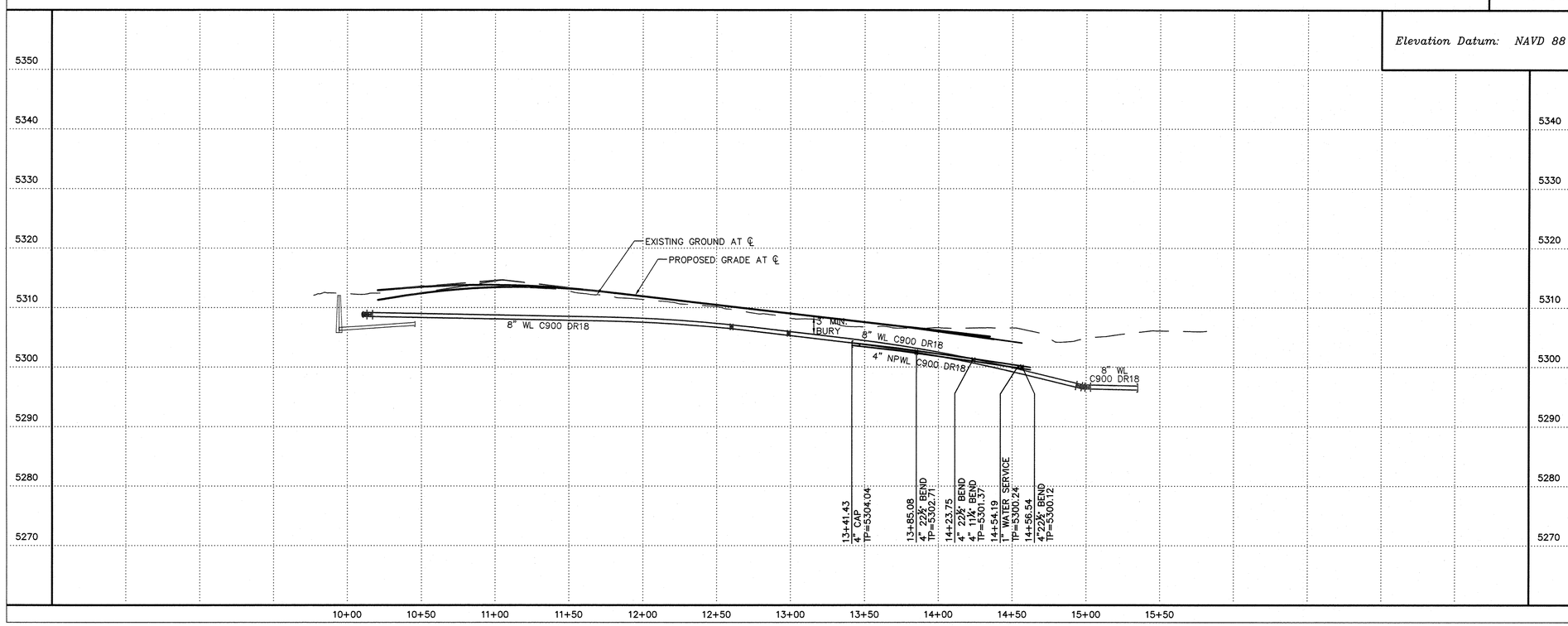


BRENTWOOD BLVD

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

Elevation Datum: NAVD 88



GENERAL NOTES

A. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE SHEET 15 FOR RESTRAINED JOINT LENGTHS.

B. INSTALL 3/4" WATER SERVICE PER ABCWUA STD DWG. 2361, 2362 & 2368.

C. SPECIFICATION 170.4 SHALL BE STRICTLY ADHERED TO. SEE 170.4.2 FOR ELECTRONIC MARKER DEVICE PLACEMENT FOR WATER LINES.

LEGEND

- 4" NP WL — 4" NON-POTABLE IRRIGATION WATER LINE
- NEW WATER SERVICE METER
- GATE VALVE W/ VALVE BOX
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2048 CU-302A.dwg Aug 13,2015

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE
WORK STAKED BY ALS DATE 15
INSPECTOR ACCEPTANCE BY I&A DATE 10/15
FIELD VERIFICATION BY ALS DATE 9/15
DRAWINGS CORRECTED BY I&A DATE 10/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ALBUQUERQUE CONTROL SURVEY MONUMENT
"10-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. WILSSON-WEBER NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
8-13-15

NO.	DATE	REMARKS	BY
1	8-22-15	Added waterline	

REVISIONS

DESIGN
DESIGNED BY FCA DATE 01/2015
DRAWN BY thor/DEC DATE 01/2015
CHECKED BY FCA DATE 01/2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
BRENTWOOD BLVD - NON-POTABLE WL PLAN & PROFILE

Design Review Committee
DRC Chairman 9-1-15 Date
Water/Wastewater 8-26-15 Date

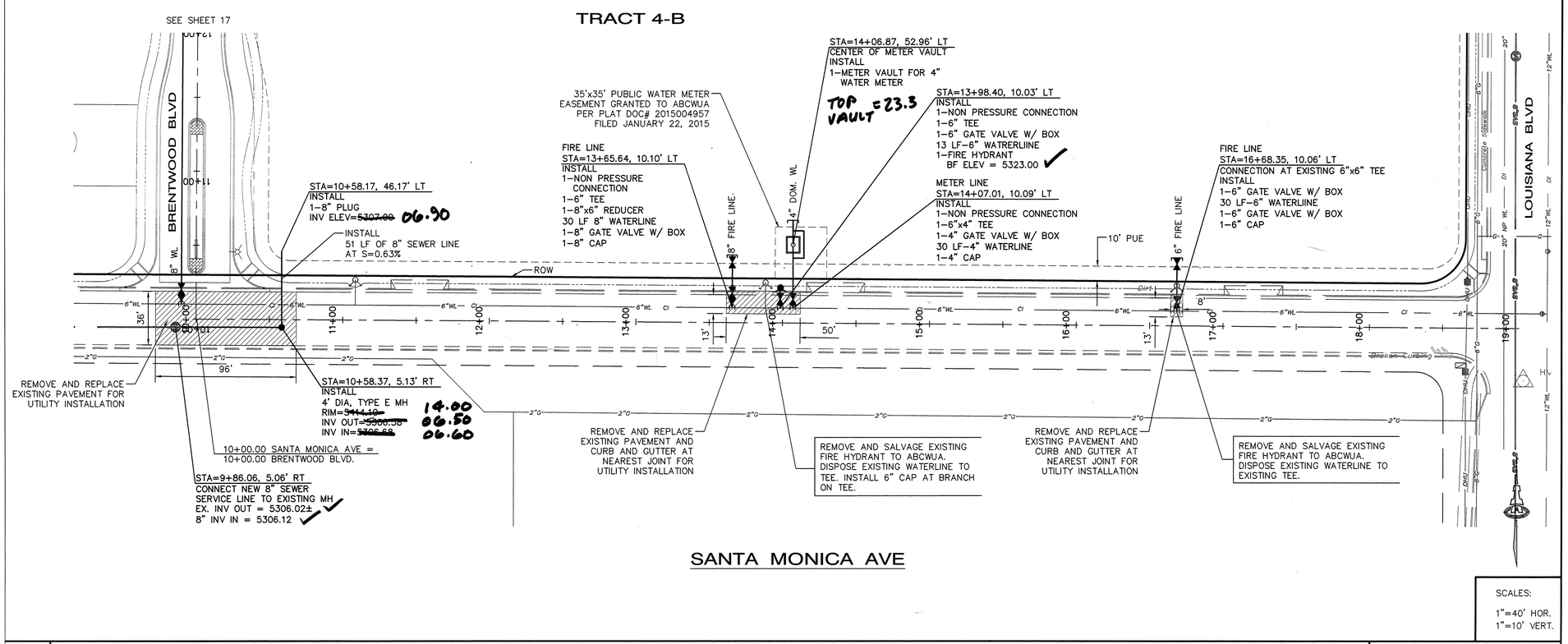
City Engineer Approval
City Engineer 9/1/15 Date

Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 689985
Zone Map No. D-18-Z
Sheet 17A Of 18

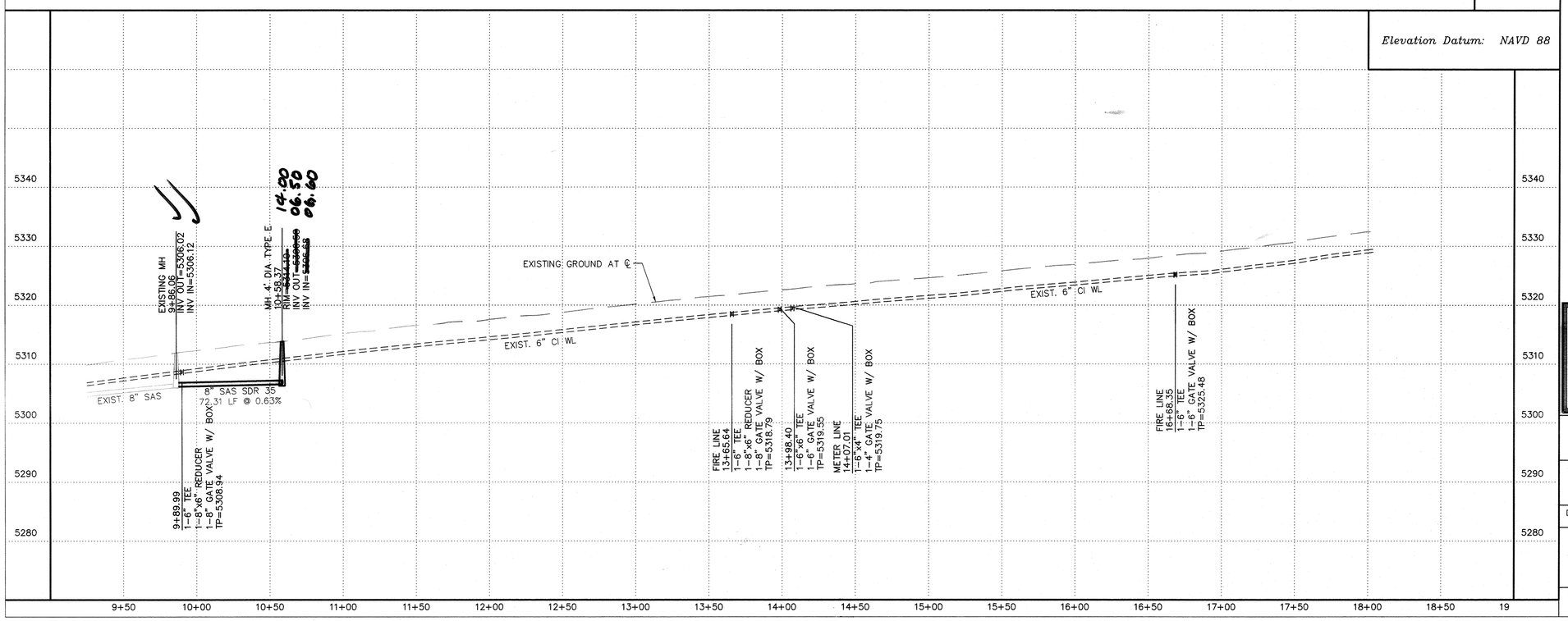
M:\PROJECTS\2000-2099\2048\DWG\PUBLIC WORK ORDER\2048 CU-302A.dwg, 8/13/2015 11:42:13 AM, thor

RECORD DRAWING



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

Elevation Datum: NAVD 88



GENERAL NOTES

A. SEE SHEET 15 FOR WATER SHUT-OFF PLAN.

B. ALL FITTINGS AND VALVES SHALL HAVE JOINT RESTRAINTS. SEE SHEET 15 FOR RESTRAINED JOINT LENGTHS.

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

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

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F. INSTALL 1" WATER SERVICE PER ABCWUA STD DWG. 2361, 2362 & 2368.

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

H. SEE SHEETS 2 & 3 FOR EASEMENT NOTES.

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

K. INSTALL TYPE E MANHOLE PER ABCWUA STD DWG 2102.

L. INSTALL METER VAULT FOR 4" METER PER ABCWUA STD DWG 2370.

LEGEND

- NEW GATE VALVE W/ VALVE BOX
- NEW WATER LINE W/ FITTING
- NEW WATER SERVICE METERS
- 8" SEWER SERVICE
- EXISTING SAS LINE & MH
- EXISTING WL & GV
- REMOVE AND REPLACE EXISTING PAVEMENT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2048 CU-303.dwg Jan 29,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SANTA MONICA PLACE
SANTA MONICA AVE -
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 19 2015 DESIGN REVIEW COMMITTEE	APPROVED APR 14 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
689985	D-18-Z	18	18

AS-BUILT INFORMATION

CONTRACTOR	SUNDANCE	
WORK STAKED BY	ACS	DATE 1-5
INSPECTOR'S ACCEPTANCE BY	I.R.A.	DATE 7-22-15
FIELD VERIFICATION BY	ACS	DATE 1-5
DRAWINGS CORRECTED BY	ACS	DATE 07/15

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT
"0-D18" (NAD 83)
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)
ACS BRASS TABLET AT N.E. CORNER OF LOUISIANA BLVD AND JADE PARK AVE NE

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
ASA M. NILSSON-WEBER
NEW MEXICO 17631 REGISTERED PROFESSIONAL ENGINEER
1-28-15

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	FCA	DATE 01/2015
DRAWN BY	thor/DEC	DATE 01/2015
CHECKED BY	FCA	DATE 01/2015

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